

# DESIGN PLANS AND ELEVATIONS

*Block 37 Apartments*

*March 11th, 2014*

*Revised: March 26th, 2014*

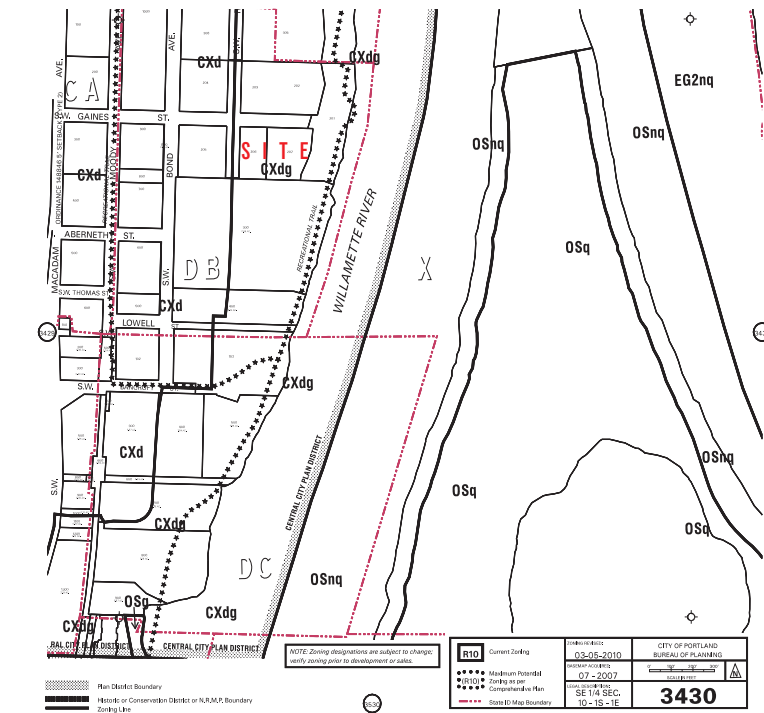
*Revised: April 30th, 2014*

*Revised: June 16th, 2014*

*Revised: July 30th, 2014*



**BLOCK 37 APARTMENTS**  
3700 SW RIVER PARKWAY  
PORTLAND, OR 97239



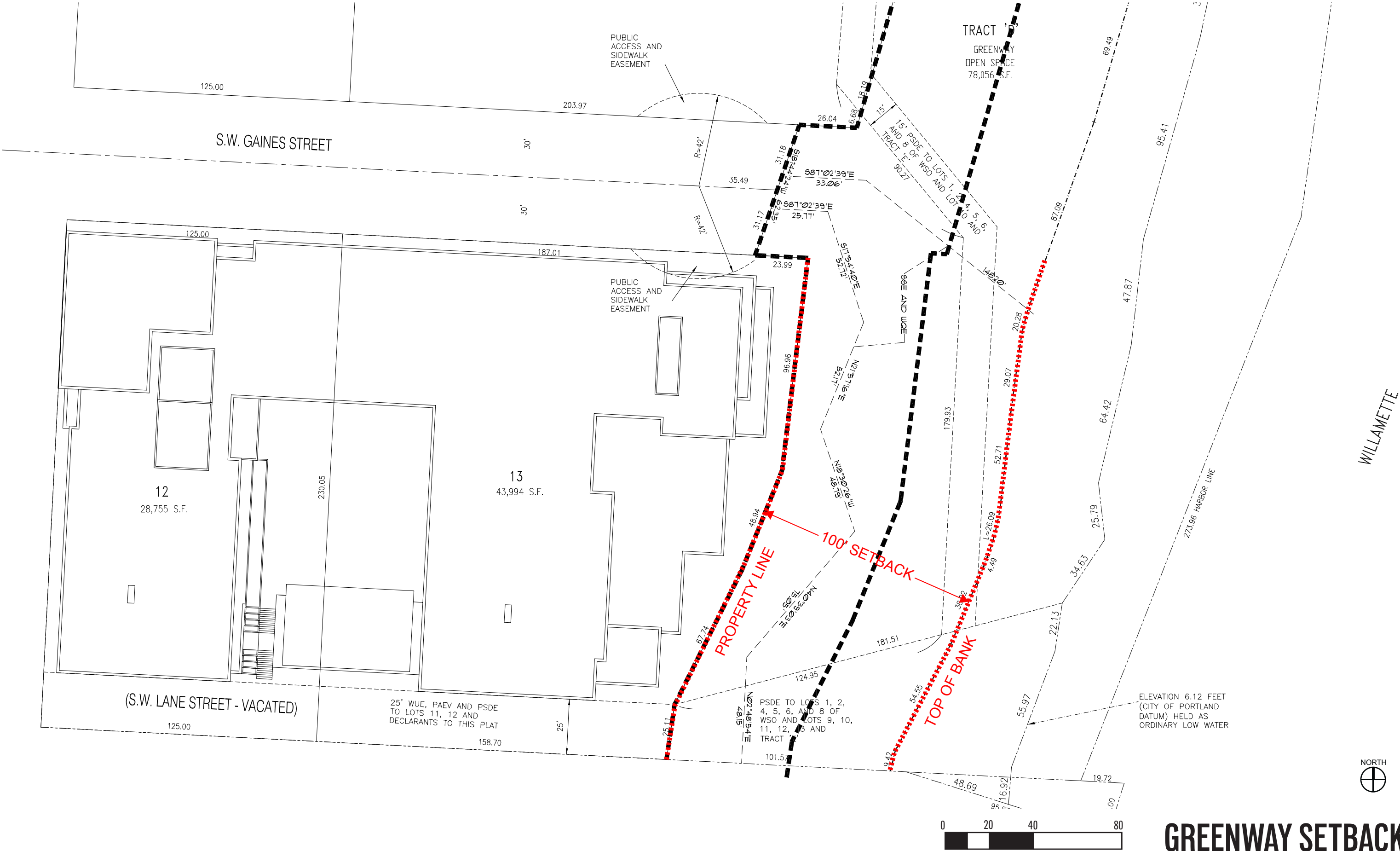
## SITE AERIAL PHOTOGRAPH





SITE PHOTOGRAPHY



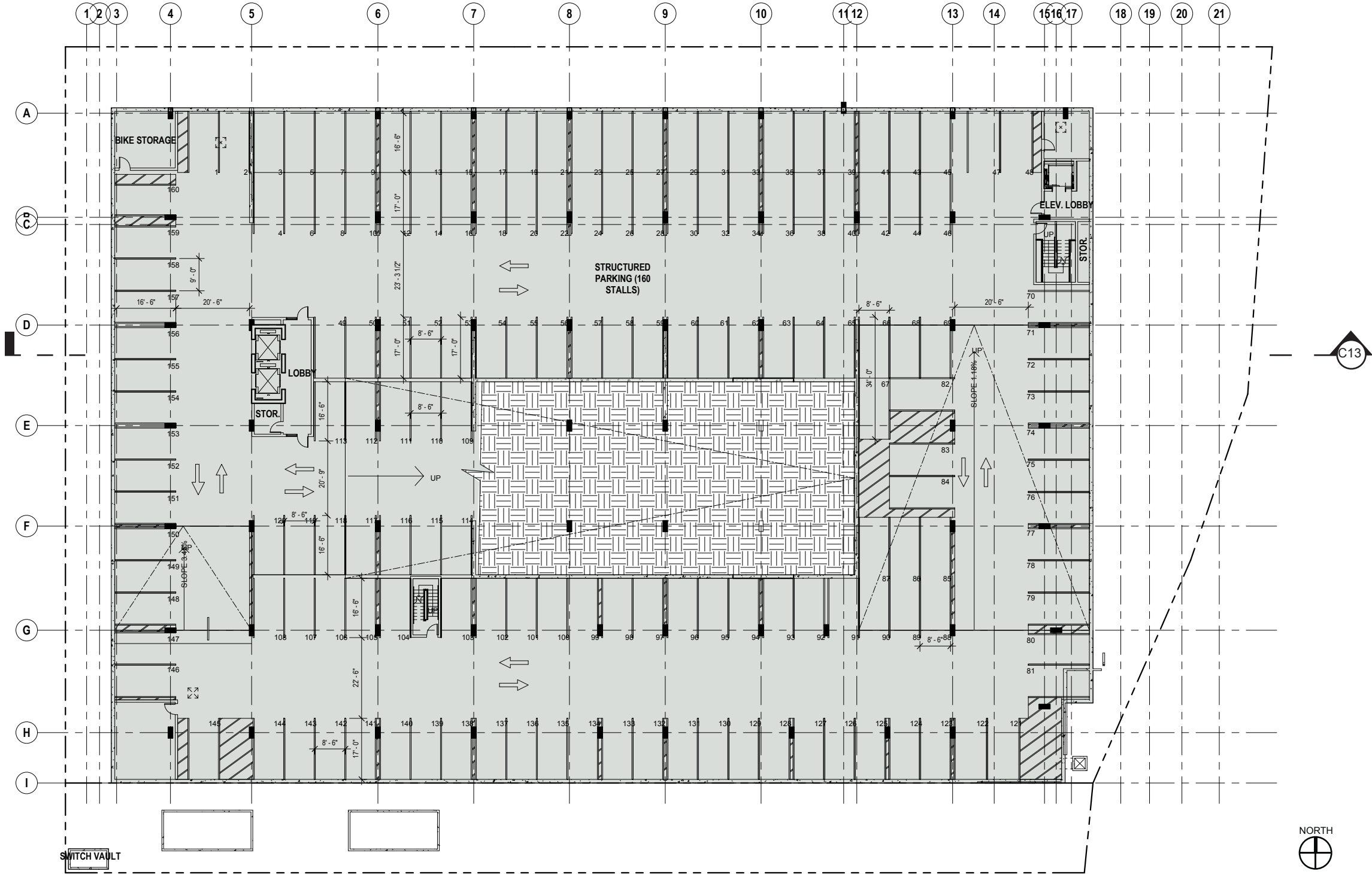




SEE LANDSCAPE PAGE C37 FOR SITE PLAN

SITE PLAN



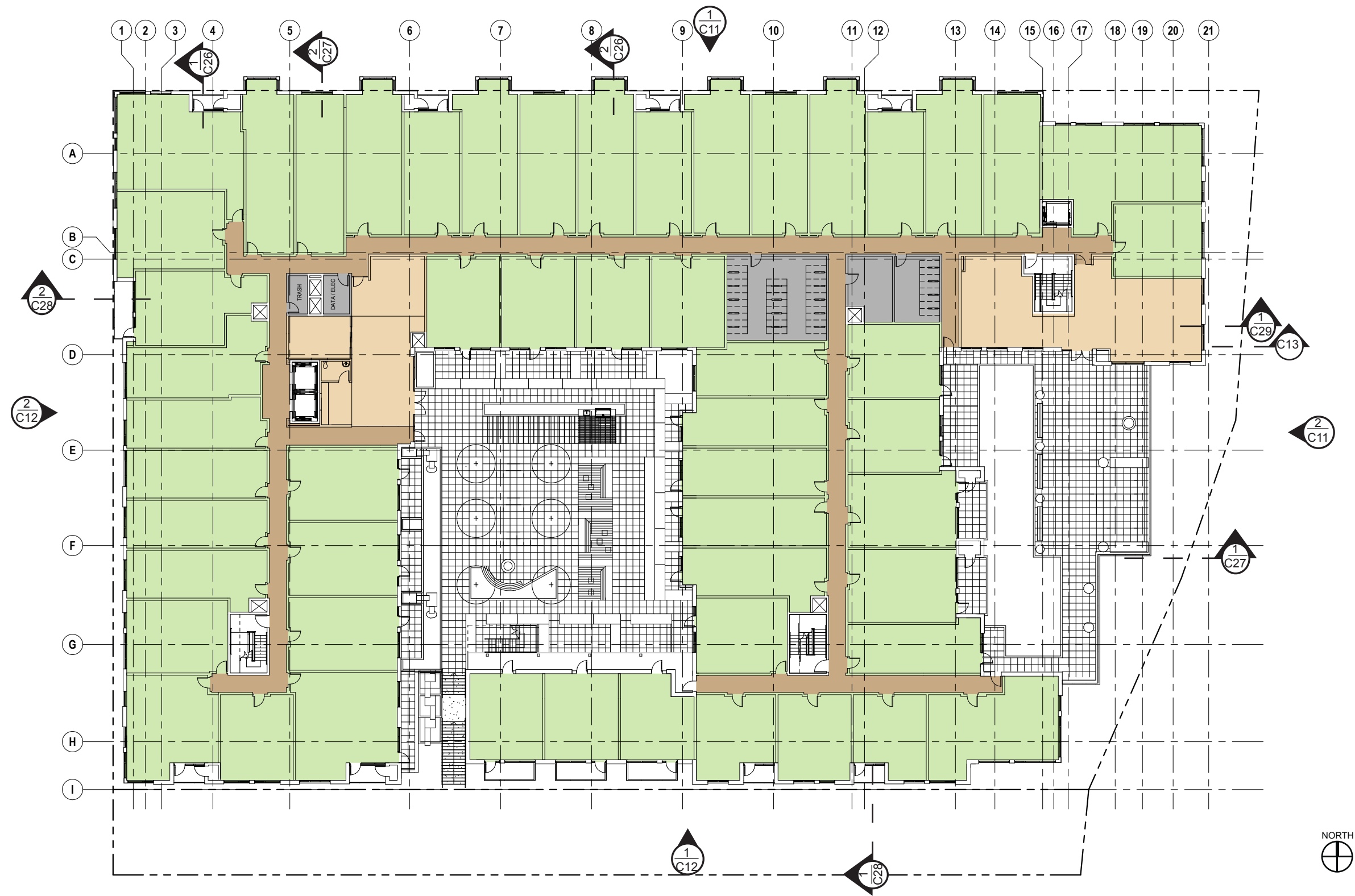


# PARKING PLAN



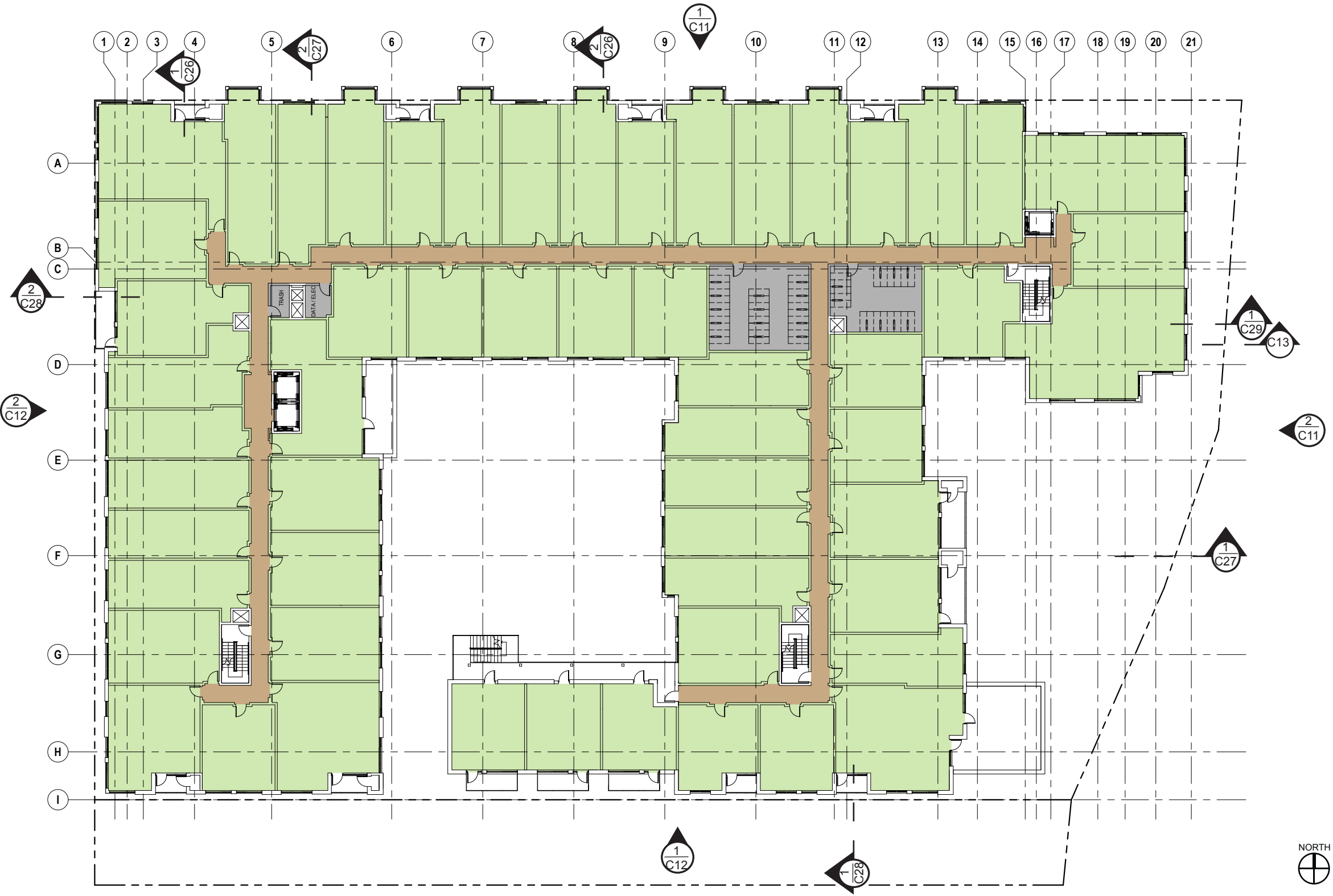






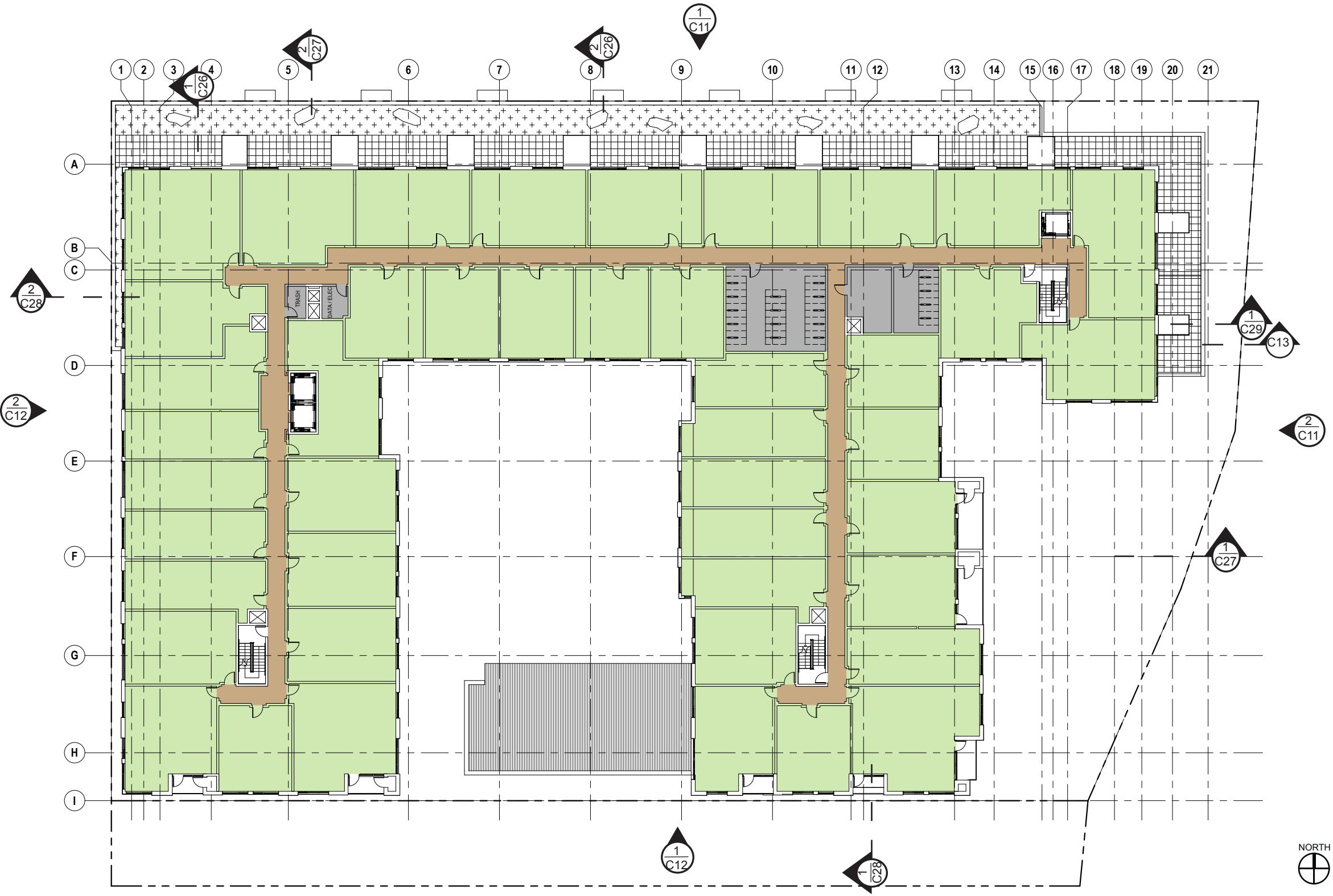
# SECOND FLOOR PLAN





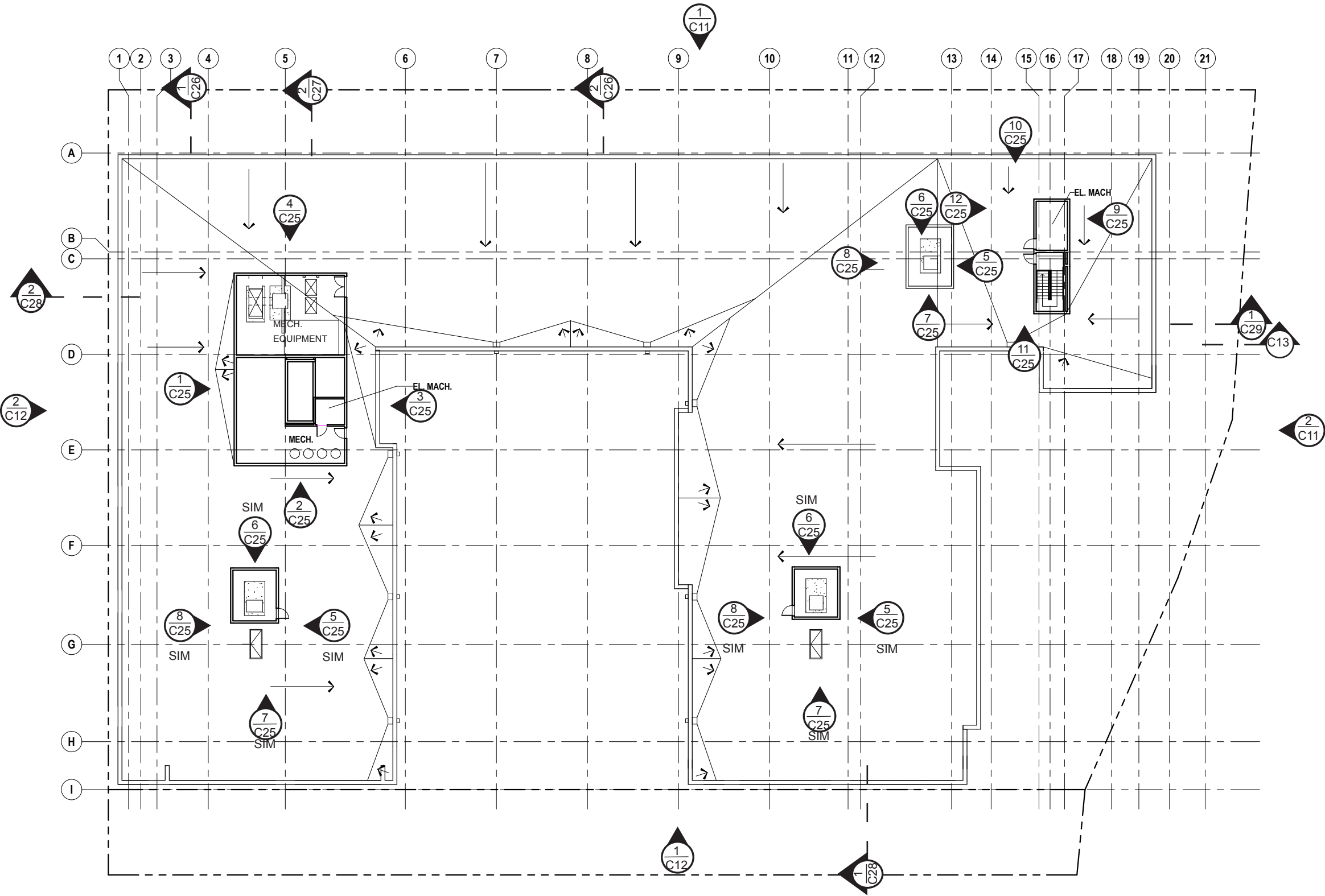
TYPICAL FLOOR PLAN





FIFTH/SIXTH FLOOR PLAN





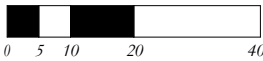
# ROOF PLAN



1 NORTH ELEVATION



2 EAST ELEVATION



# BUILDING ELEVATIONS

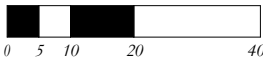




1 SOUTH ELEVATION



2 WEST ELEVATION



BUILDING ELEVATIONS

UNITS

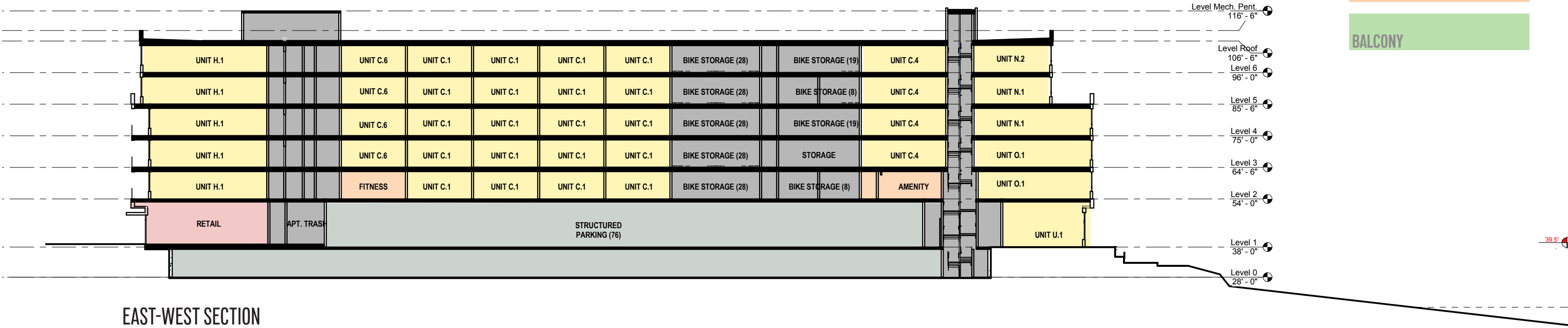
RETAIL

LOBBY

PARKING

AMENITY

BALCONY



BUILDING SECTION





RENDERING - GREENWAY RETAIL





RENDERING - GAINES ST. LOBBY





THE ATWATER REMOVED FROM IMAGE FOR CLARITY

RENDERING (NIGHT) - GAINES ST. FACADE





THE ATWATER REMOVED FROM IMAGE FOR CLARITY

RENDERING - GAINES ST. FACADE





# RENDERING - GREENWAY FACADE





RENDERING -LANE STREET FACADE





THE ARDEA REMOVED FROM IMAGE FOR CLARITY

# RENDERING - LANE ST. AND RIVER PARKWAY





RENDERING -GAINES ST. AND RIVER PARKWAY





ENLARGED PLAN NORTH ELEVATION A



ENLARGED PLAN NORTH ELEVATION B



ENLARGED PLAN NORTH ELEVATION C



ELEVATIONS - ENLARGED, TYP.





ENLARGED PLAN EAST ELEVATION A



ENLARGED PLAN WEST ELEVATION A



ENLARGED PLAN EAST ELEVATION B



ENLARGED PLAN WEST ELEVATION B



ENLARGED PLAN EAST ELEVATION C



ENLARGED PLAN WEST ELEVATION C



ELEVATIONS - ENLARGED, TYP.





ENLARGED PLAN SOUTH ELEVATION A



ENLARGED PLAN SOUTH ELEVATION B

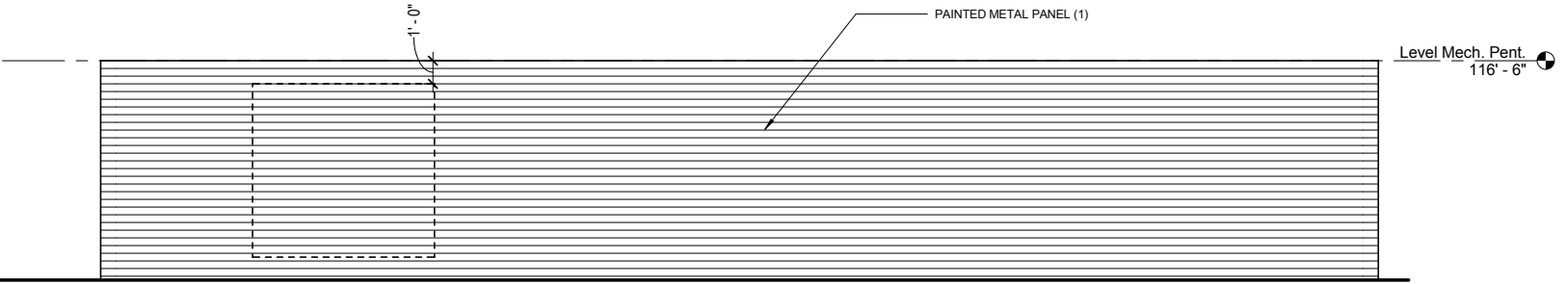


ENLARGED PLAN SOUTH ELEVATION C



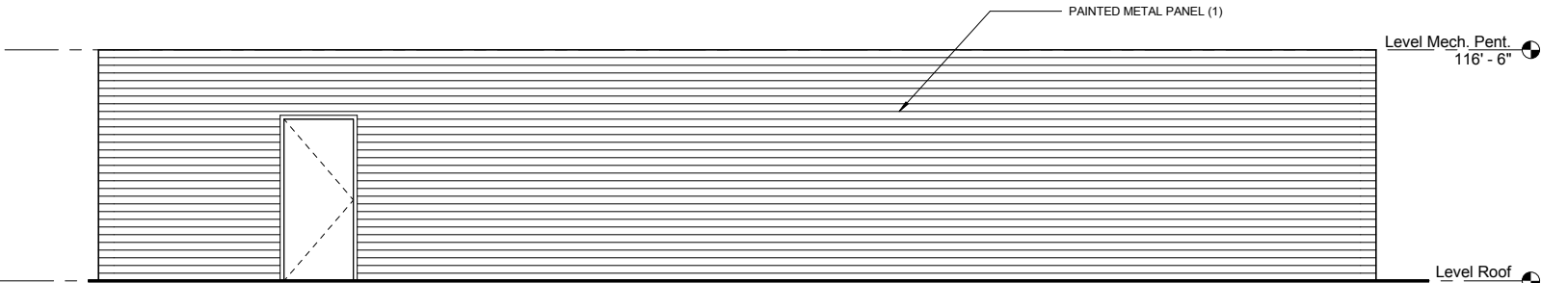
ELEVATIONS - ENLARGED, TYP.





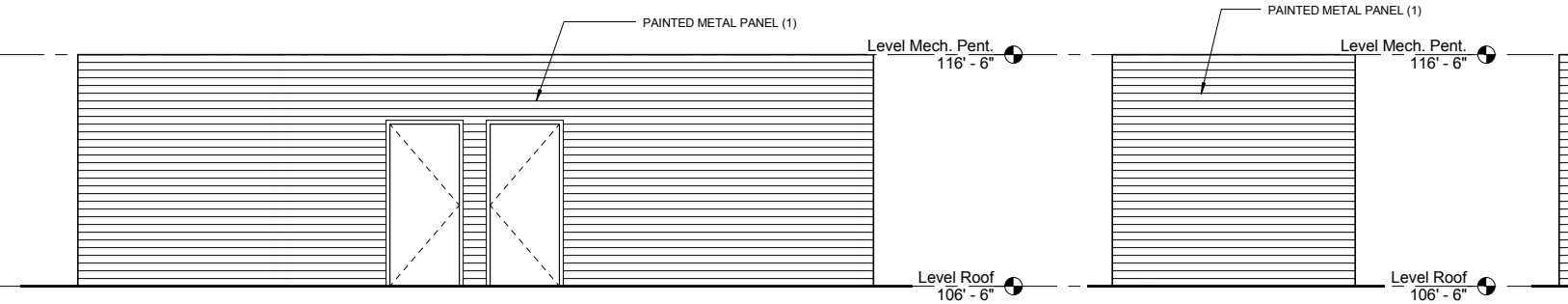
1 NW MECH. SCREENING - WEST ELEVATION

1/4" = 1'-0"



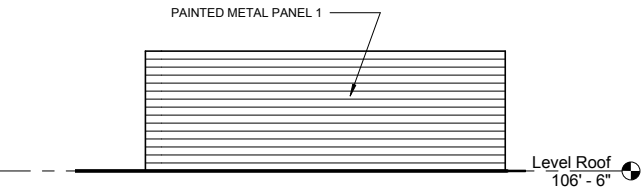
3 NW MECH. SCREENING - EAST ELEVATION

1/4" = 1'-0"



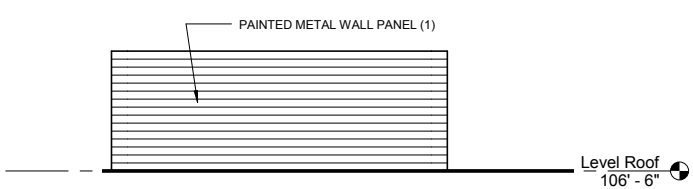
12 NE MECH. - WEST ELEVATION - DR

1/4" = 1'-0"



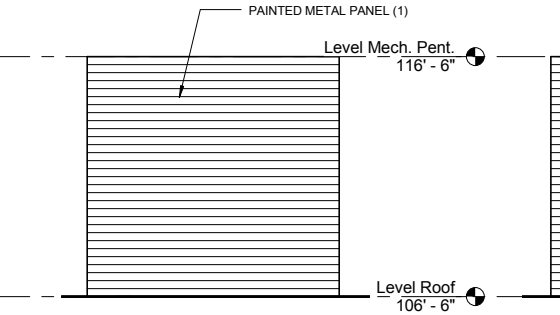
5 N. MECH. - EAST ELEVATION

1/4" = 1'-0"



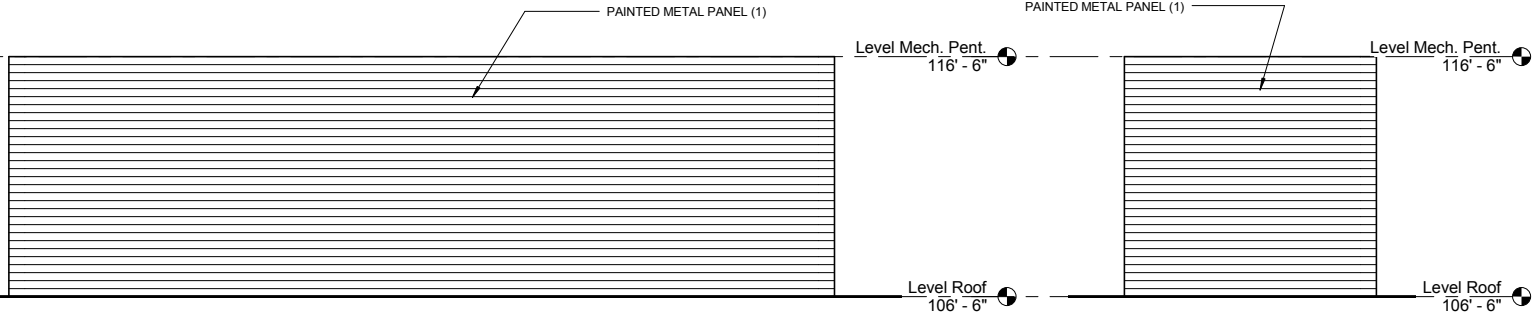
6 N. MECH. - NORTH ELEVATION

1/4" = 1'-0"



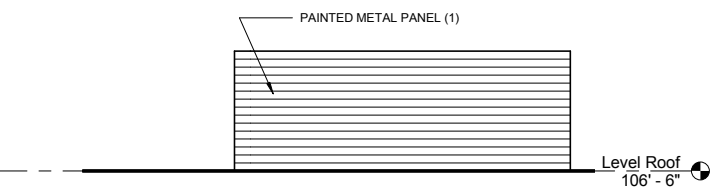
11 NE MECH. - SOUTH ELEVATION - DR

1/4" = 1'-0"



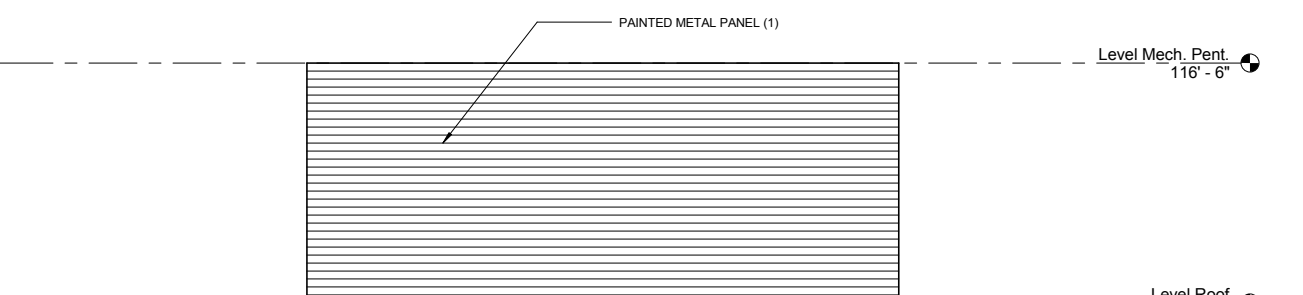
9 NE MECH. - EAST ELEVATION - DR

1/4" = 1'-0"



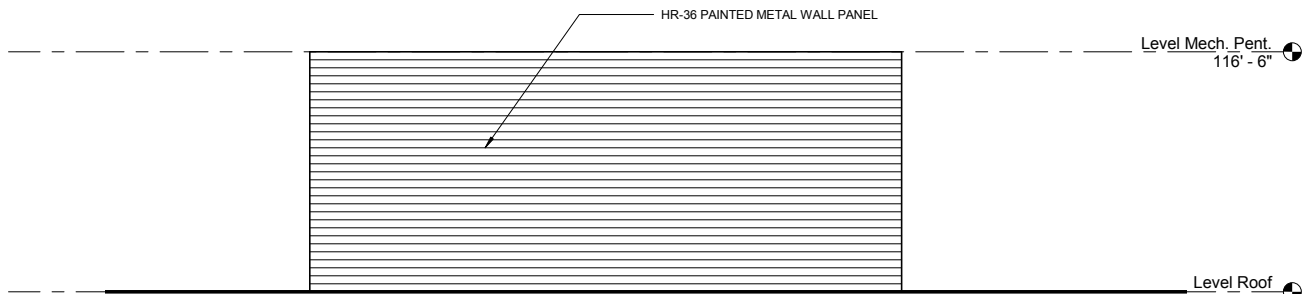
7 N. MECH. - SOUTH ELEVATION

1/4" = 1'-0"



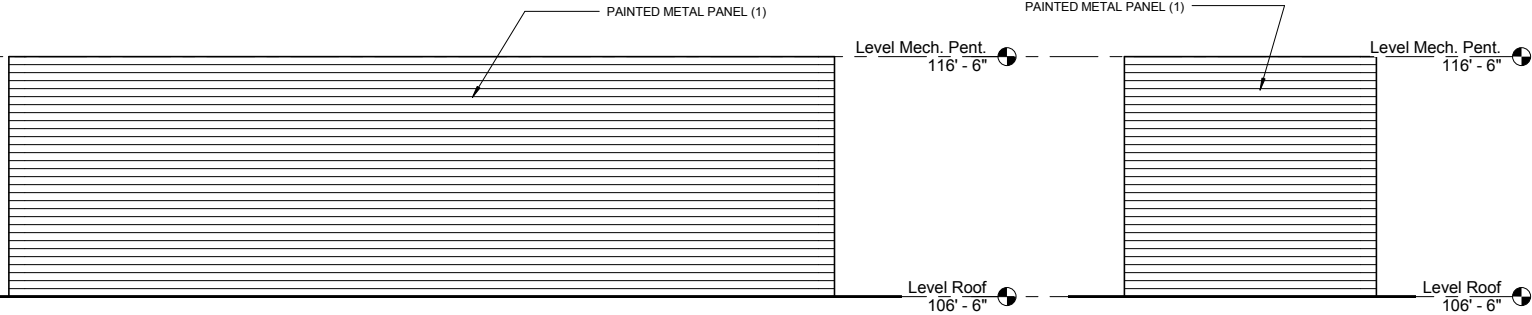
2 NW MECH. SCREENING - SOUTH ELEVATION

1/4" = 1'-0"



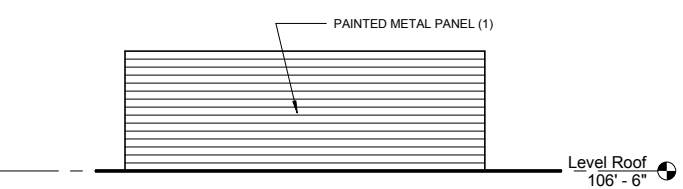
4 NW MECH. SCREENING - NORTH ELEVATION

1/4" = 1'-0"



10 NE MECH. - NORTH ELEVATION - DR

1/4" = 1'-0"

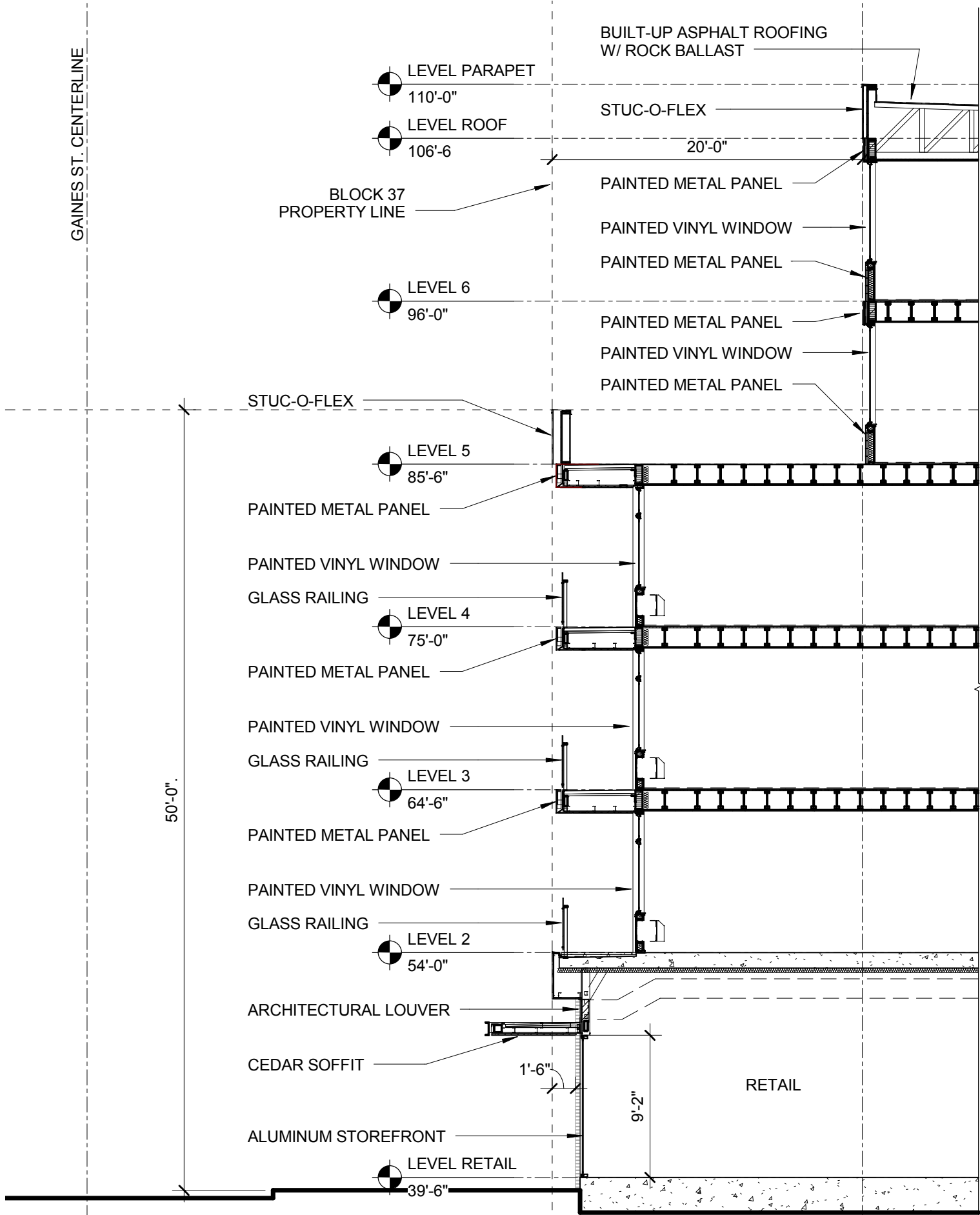


8 N. MECH. - WEST ELEVATION

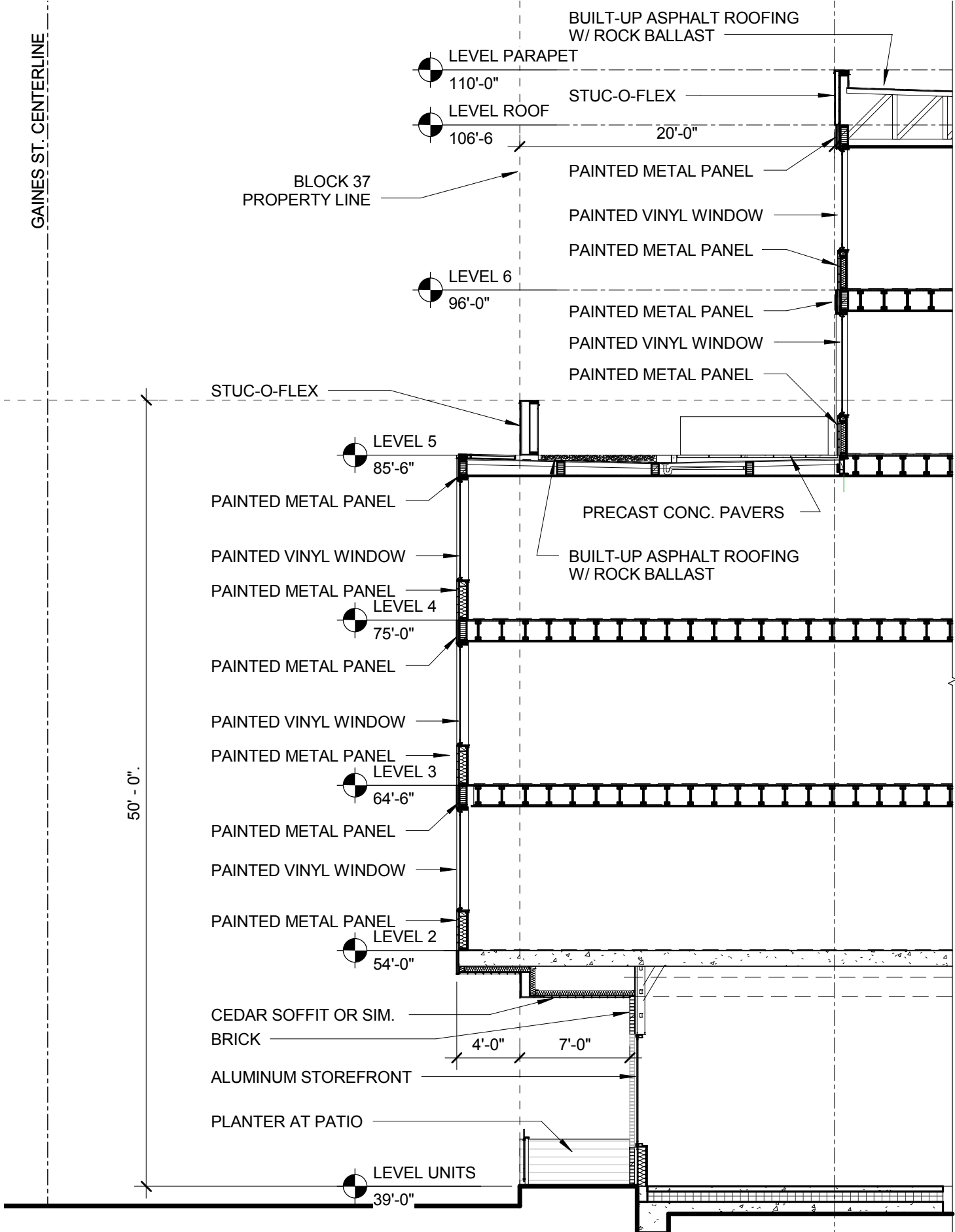
1/4" = 1'-0"

# ENLARGED ELEVATIONS - MECHANICAL SCREENING





1 WALL SECTION AT NORTH BALCONY

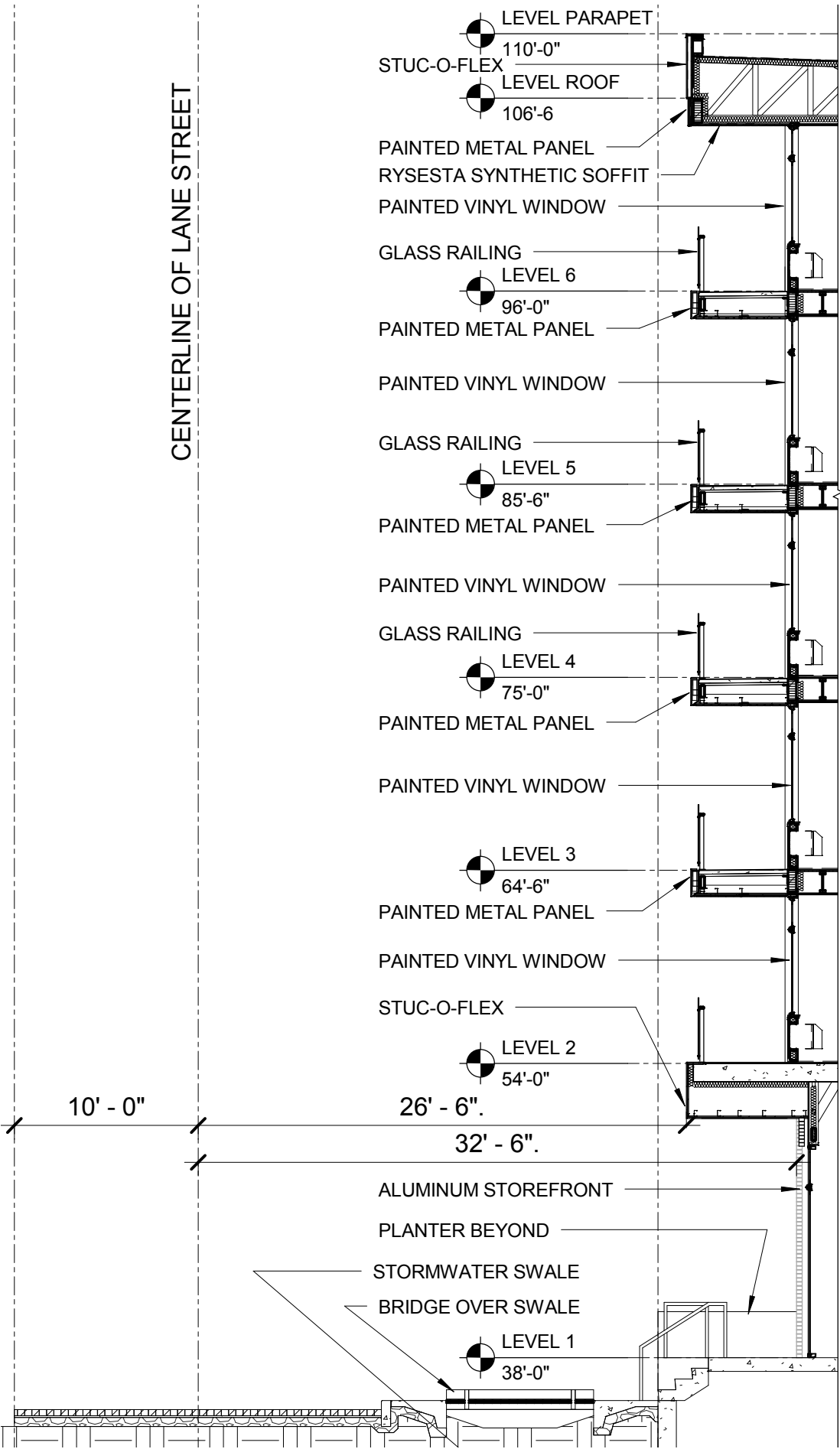


2 WALL SECTION AT ORIEL WINDOW BAY

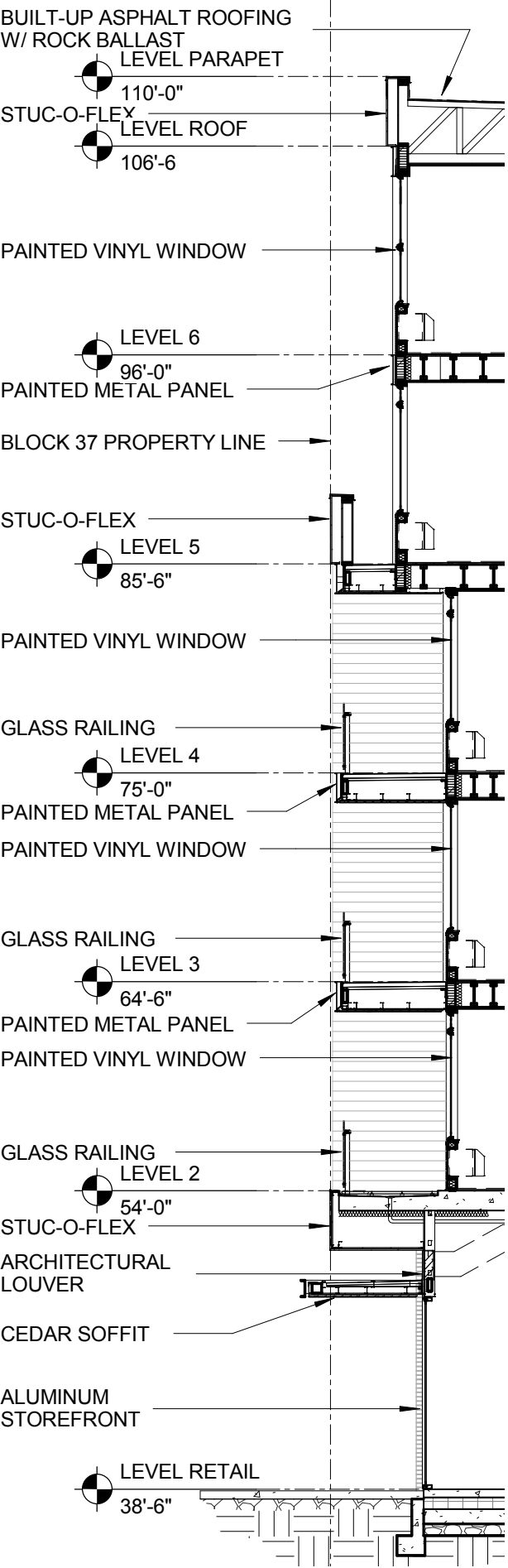








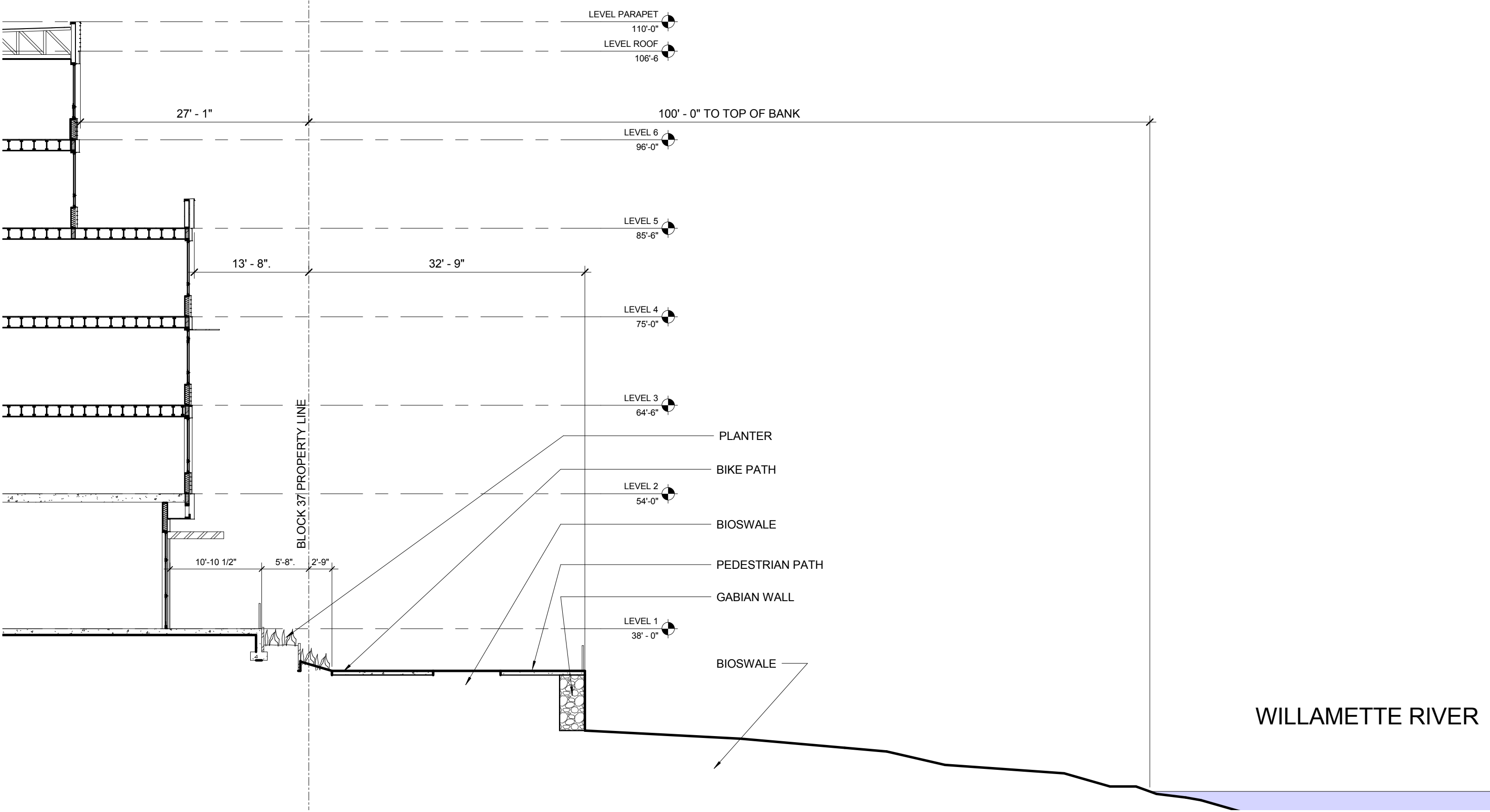
1 WALL SECTION AT SOUTH BALCONIES



2 WALL SECTION AT WEST BALCONIES

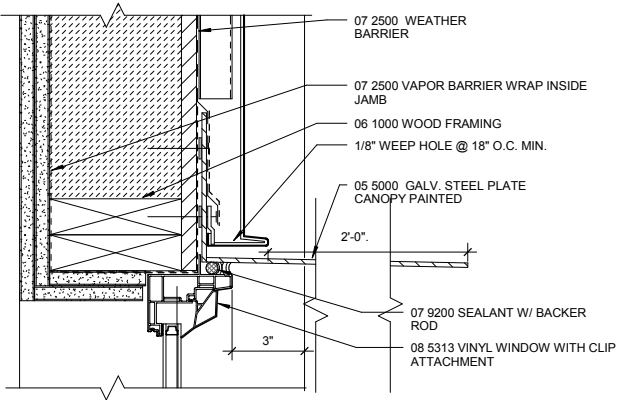






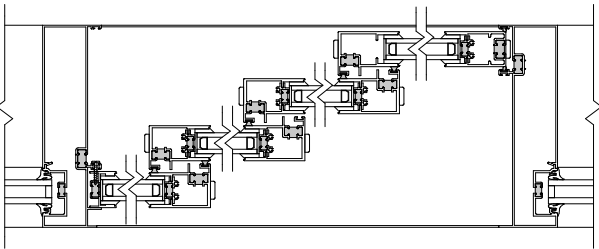
# GREENWAY SECTIONS





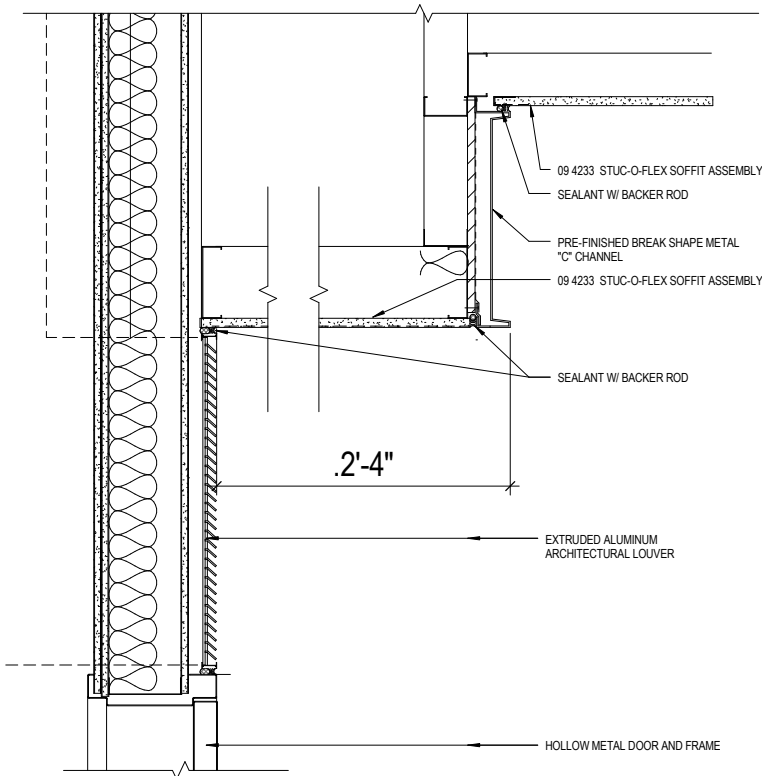
1 WINDOW/DOOR HEAD AT 2'-0" CANOPY

3" = 1'-0"



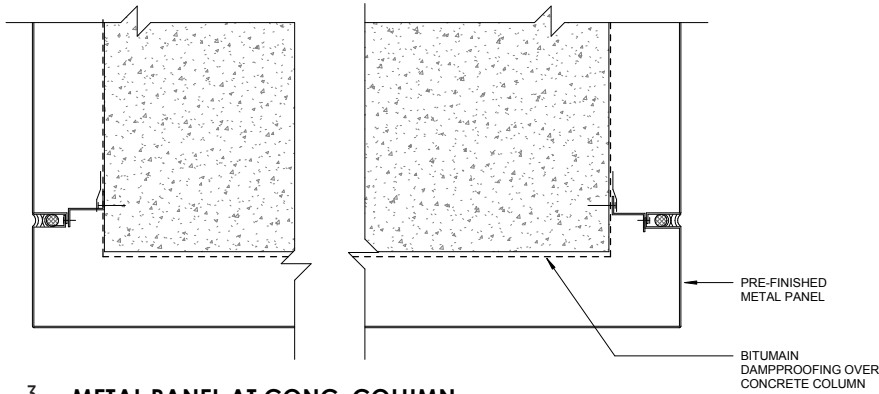
7 OPERABLE STOREFRONT JAMB DETAIL

3" = 1'-0"



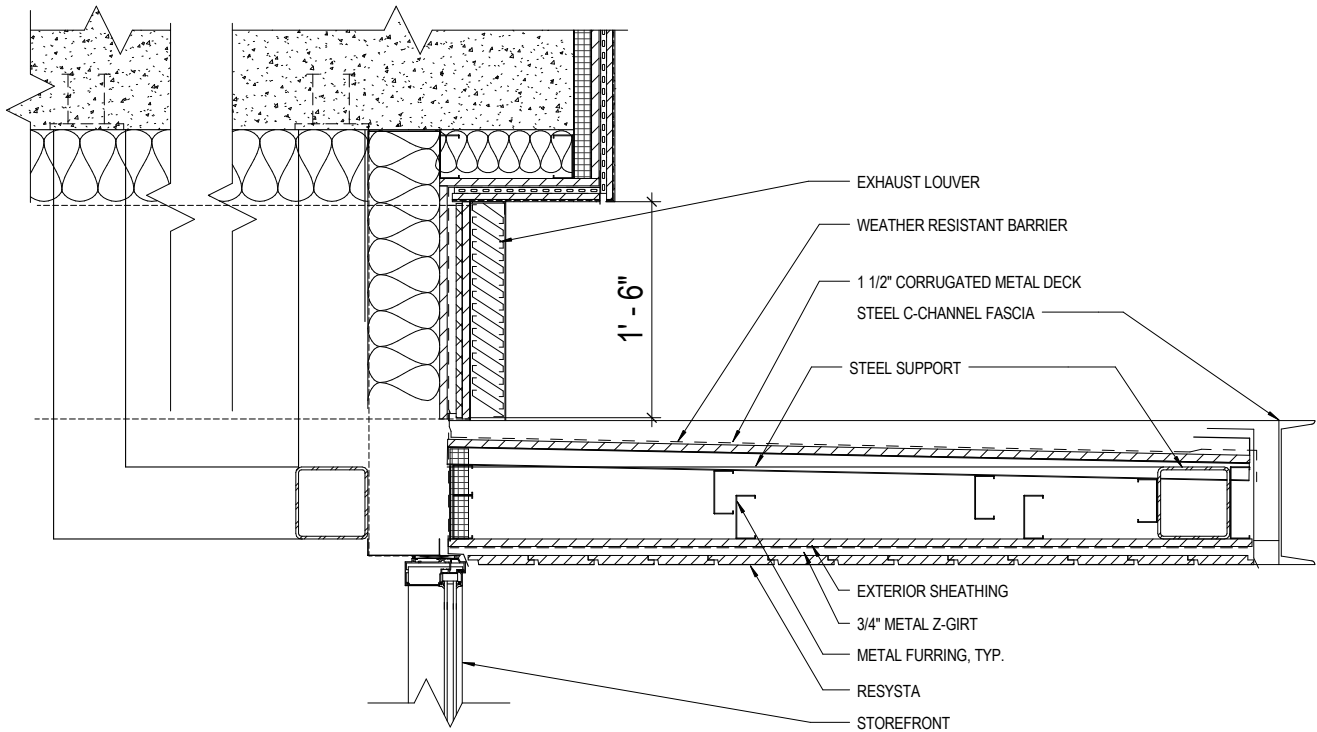
5 DOOR HEAD AT TRASH

1 1/2" = 1'-0"



3 METAL PANEL AT CONC. COLUMN

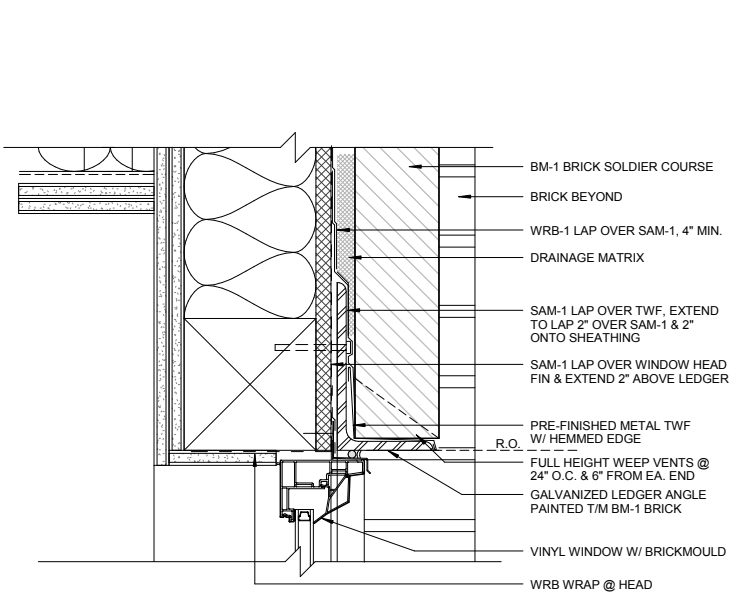
3" = 1'-0"



2 TYP RETAIL CANOPY SECTION

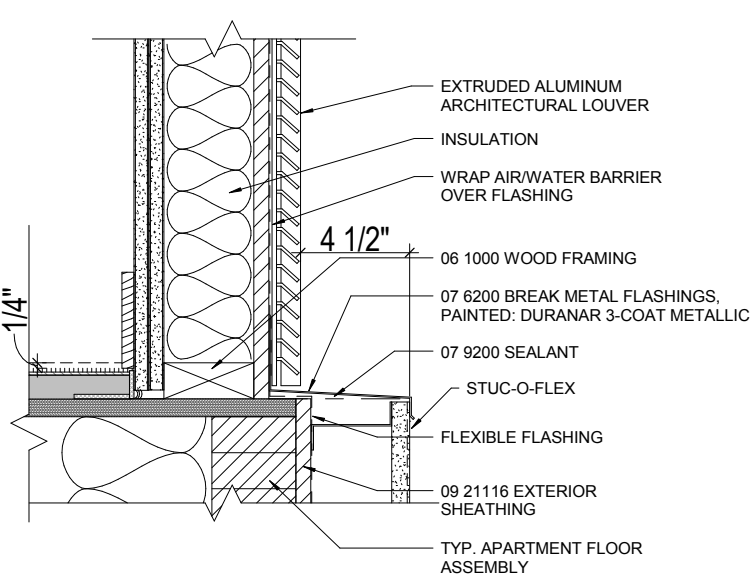
# DETAILS





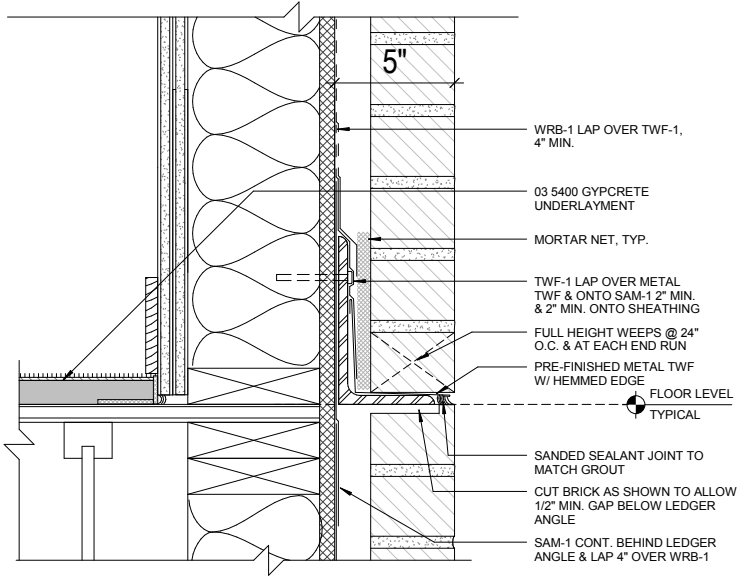
6 TYP. WINDOW HEAD AT BRICK

3" = 1'-0"



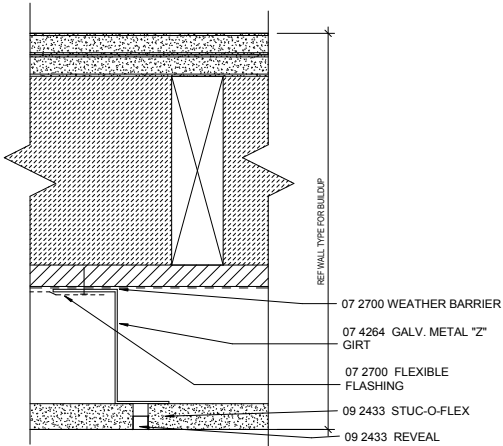
3 TYP. LOUVER SILL

3" = 1'-0"



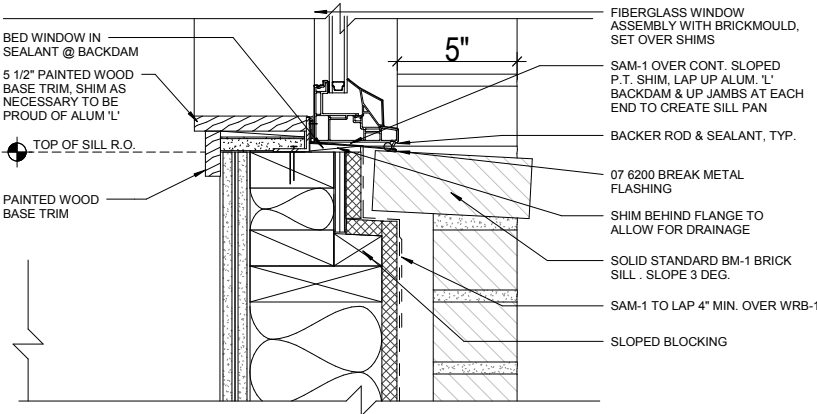
7 TYP. BRICK LEDGER CONDITION

3" = 1'-0"



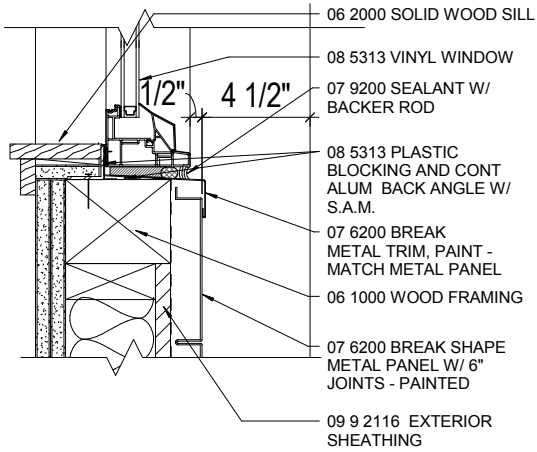
21 STUCCO REVEAL JNT PLAN

6" = 1'-0"



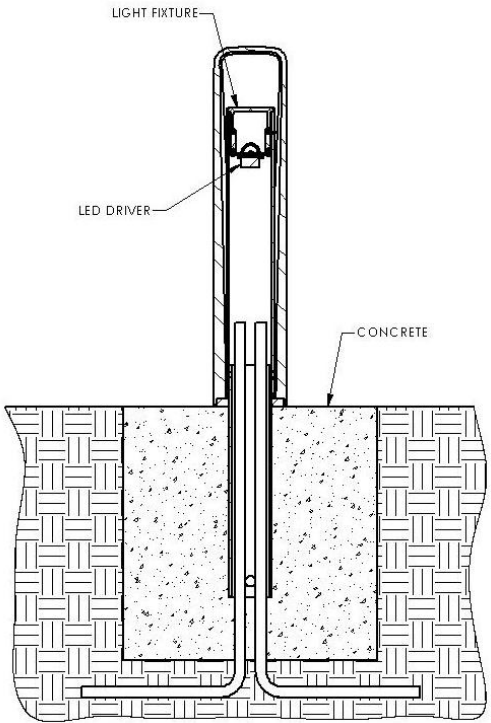
8 SILL DETAIL - BRICK

3" = 1'-0"

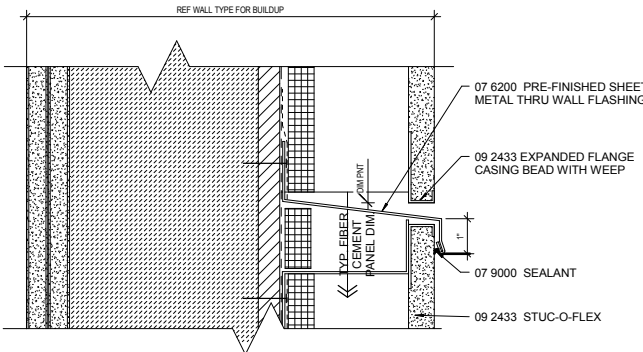


18 METAL PANEL AT WINDOW SILL

3" = 1'-0"



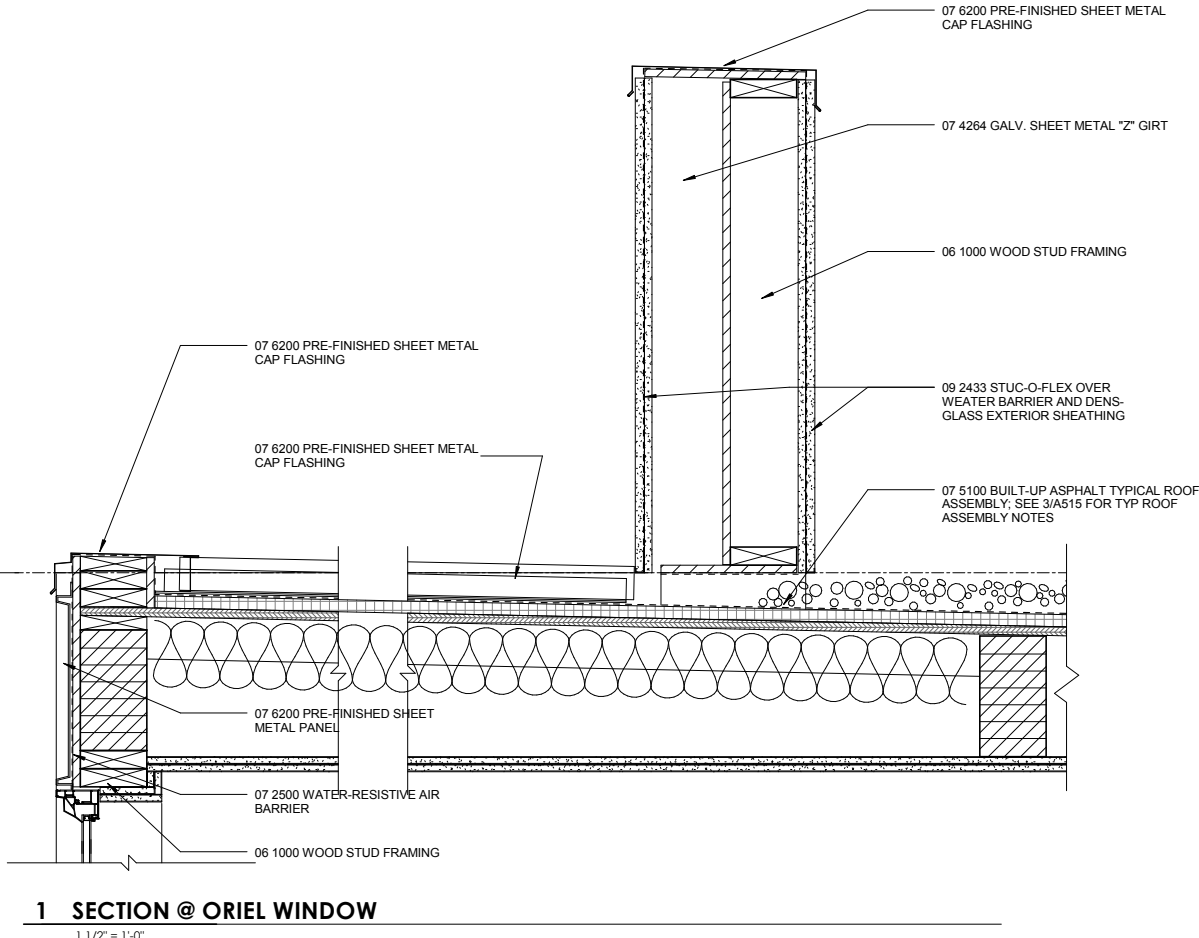
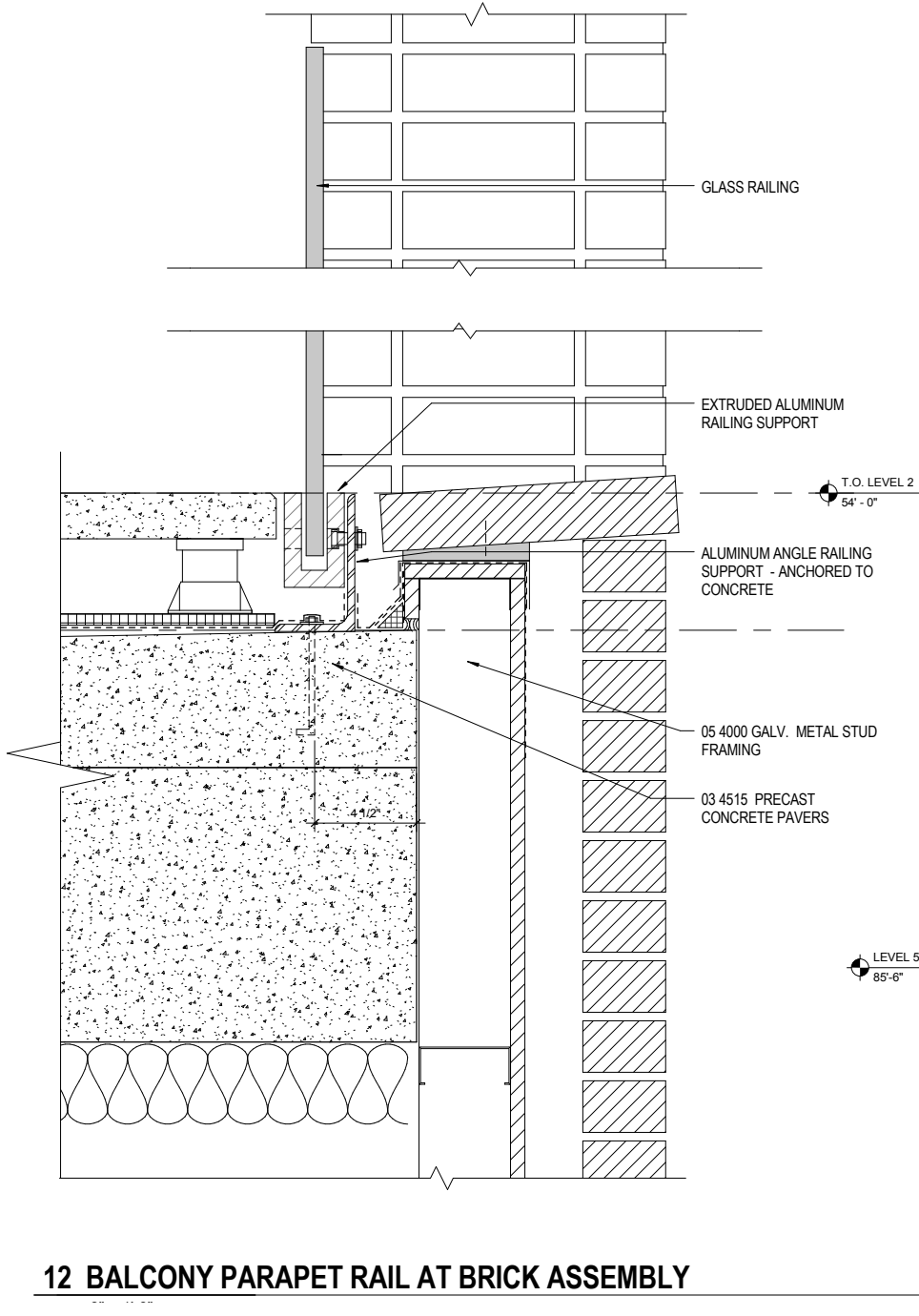
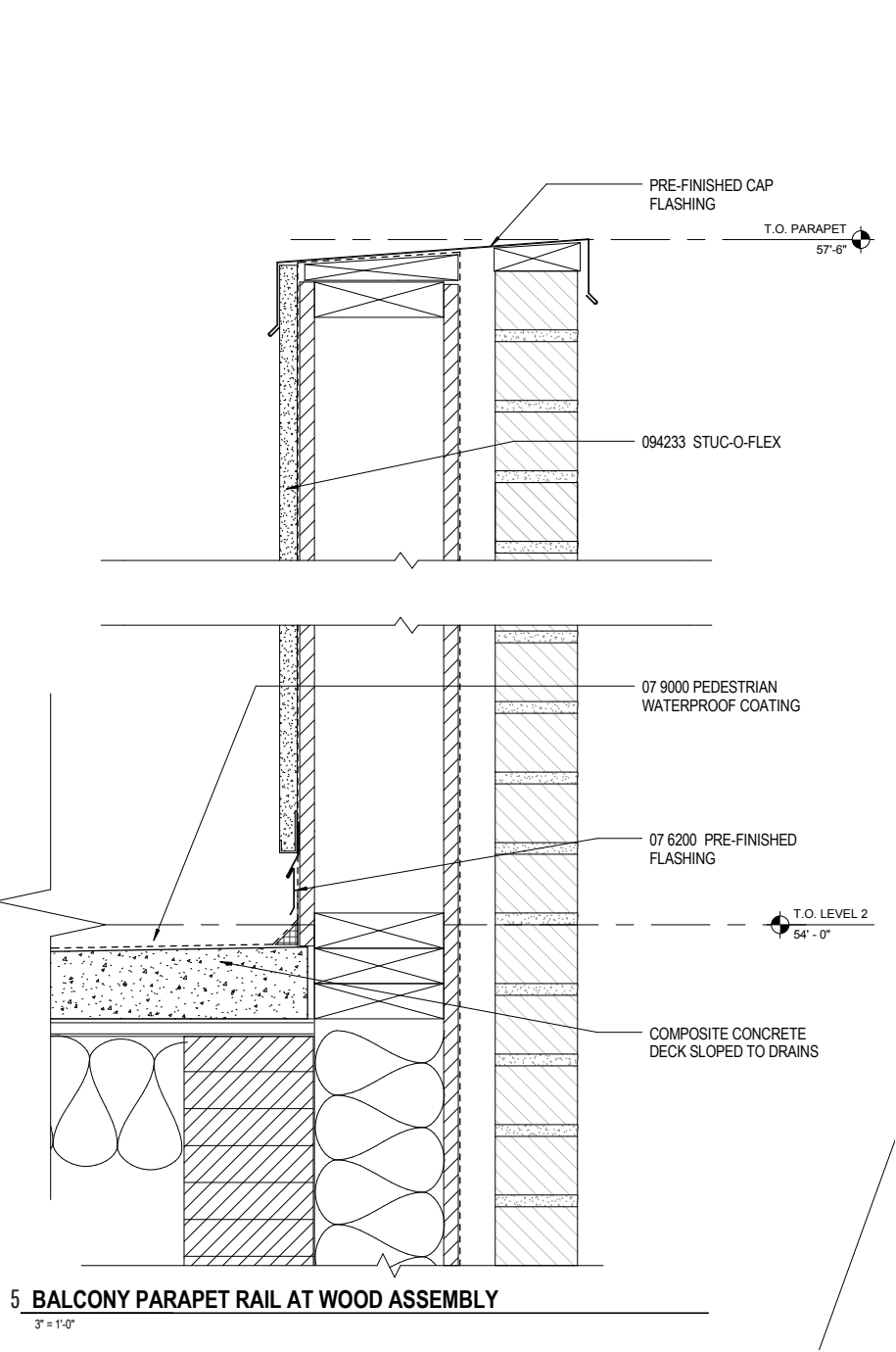
1 NON-REMOVABLE BOLLARD



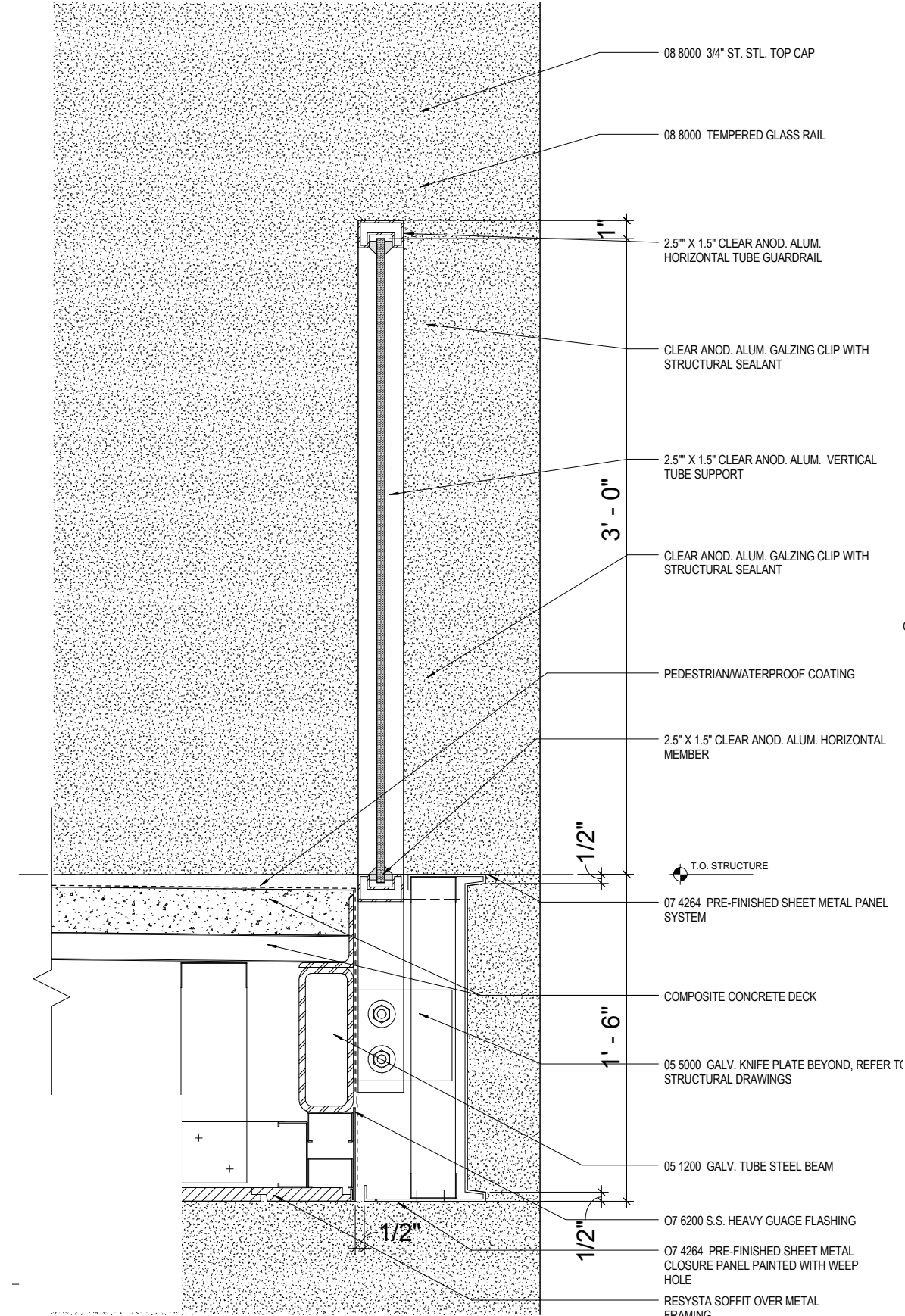
22 STUCCO REVEAL JNT - SECTION

6" = 1'-0"

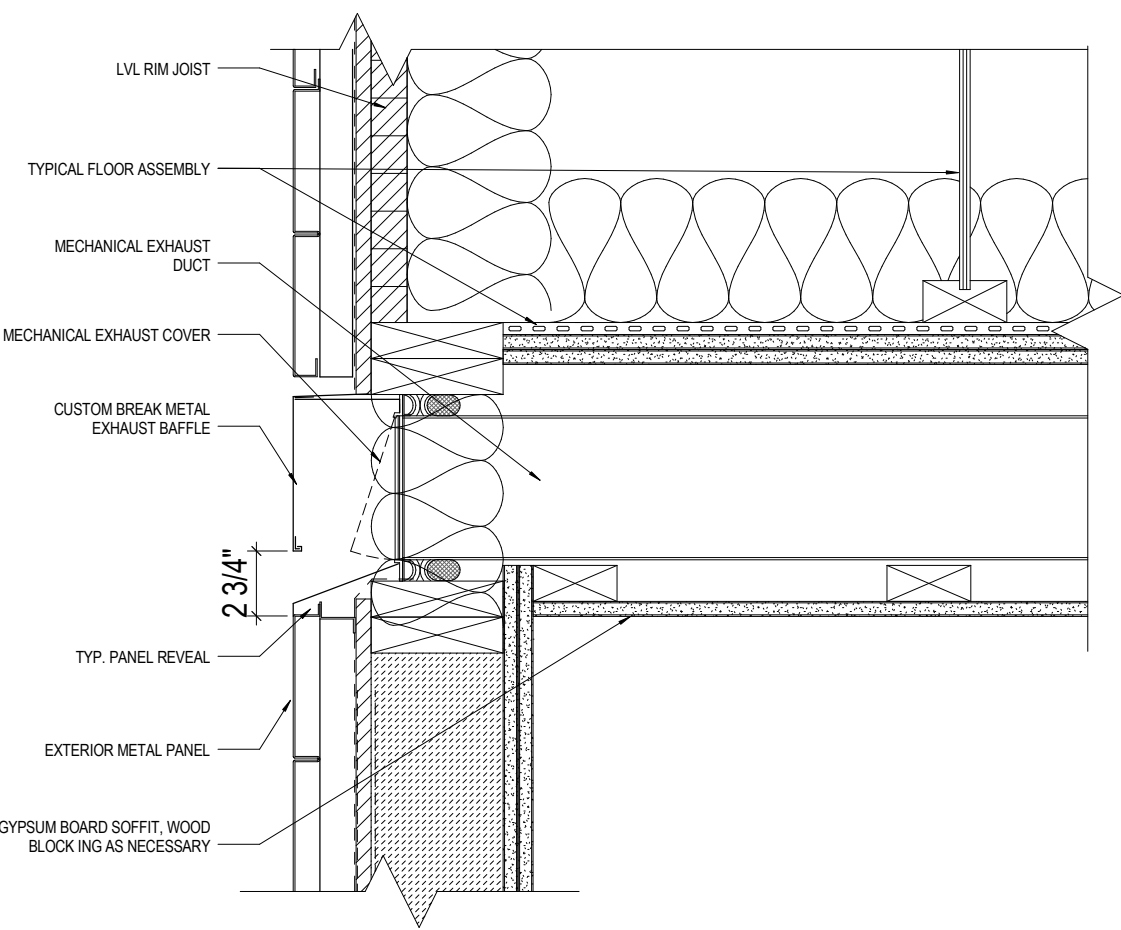






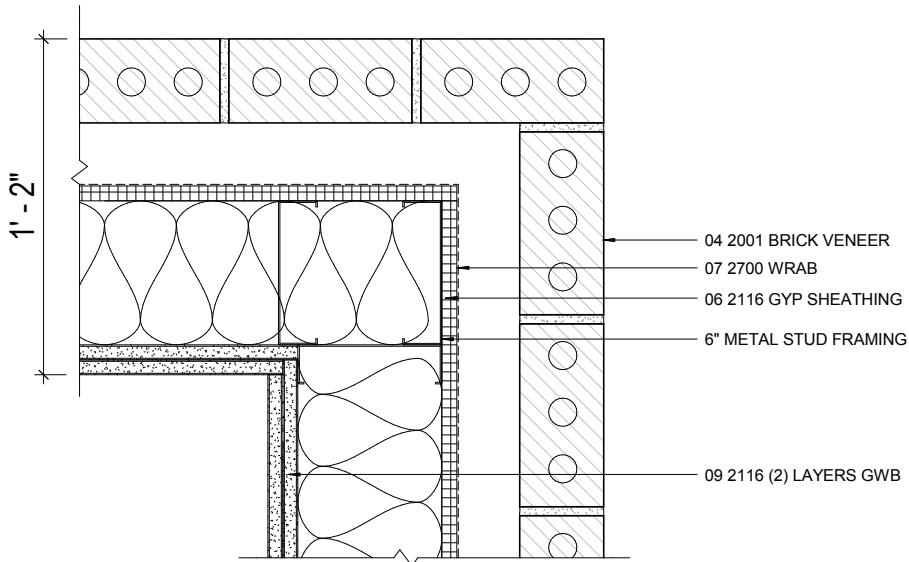


5 BALCONY RAILING AT WOOD ASSEMBLY



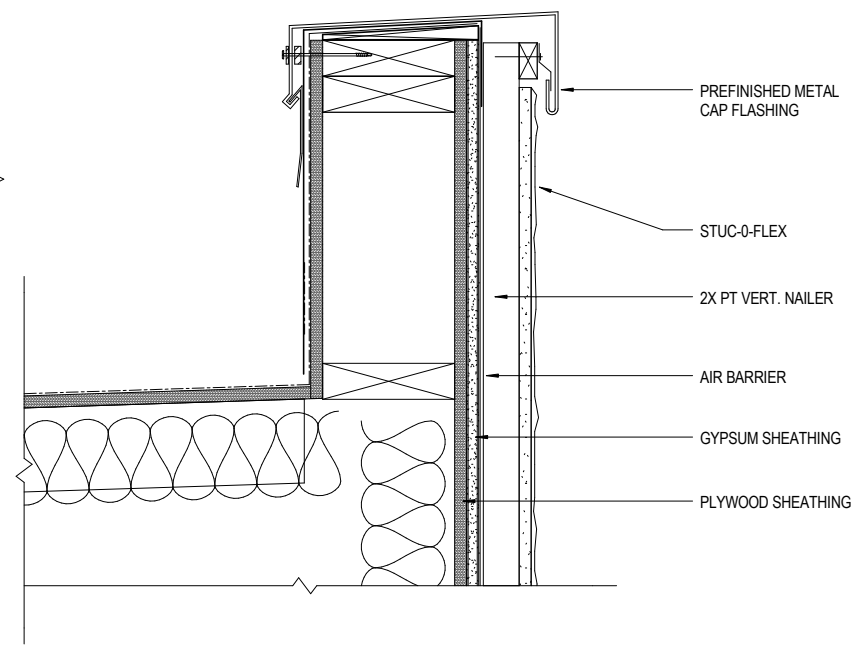
4 EXHAUST LOUVER DETAIL

3" = 1'-0"



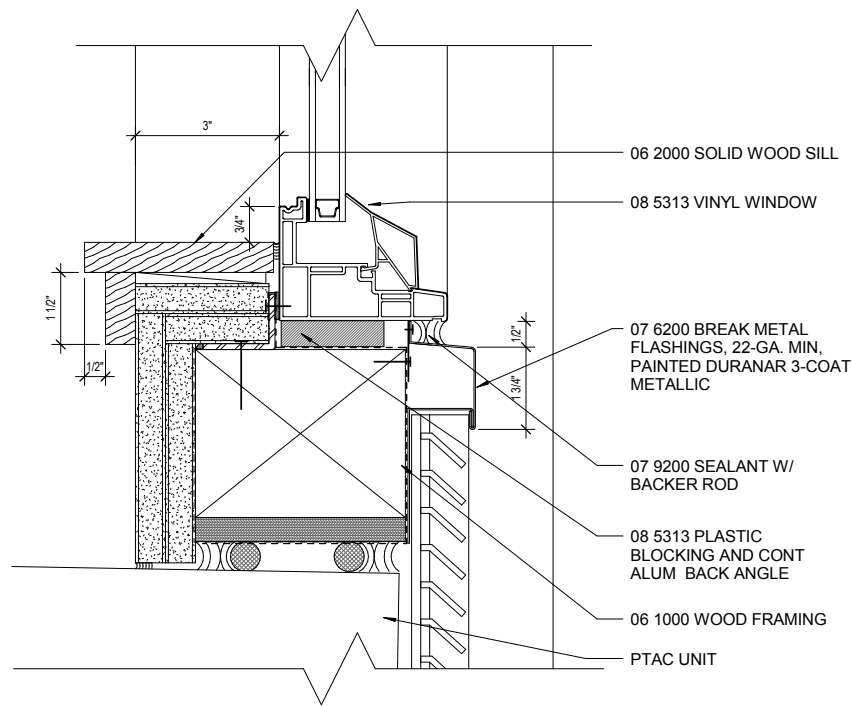
1 BRICK VENEER CORNER

3" = 1'-0"



6 ROOF PARAPET DETAIL

3" = 1'-0"

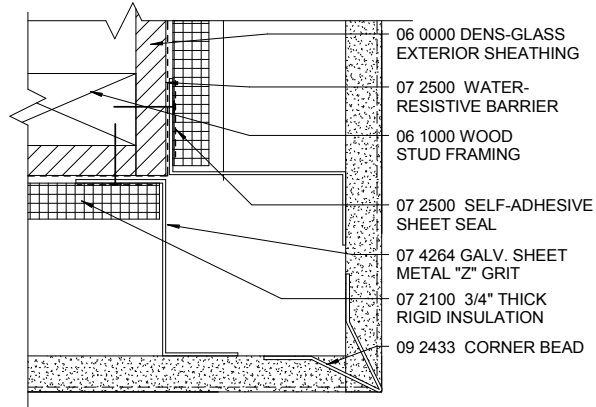


2 TYP. WINDOW SILL AT LOUVER

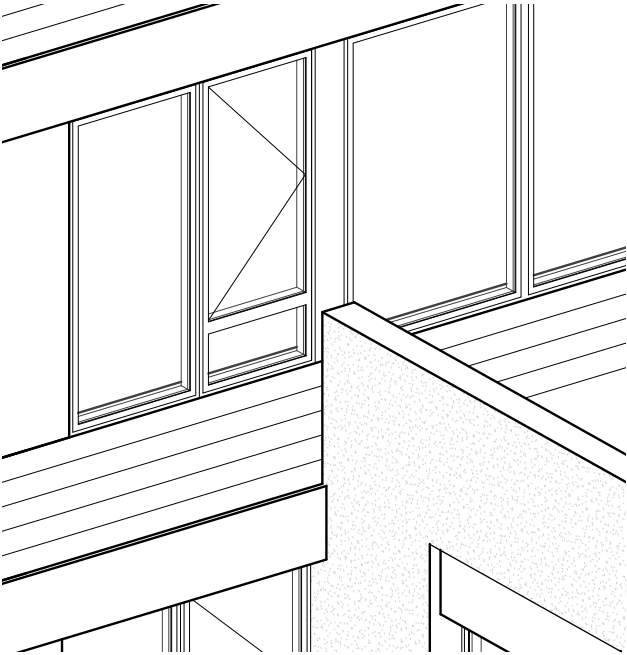
6" = 1'-0"

# DETAILS

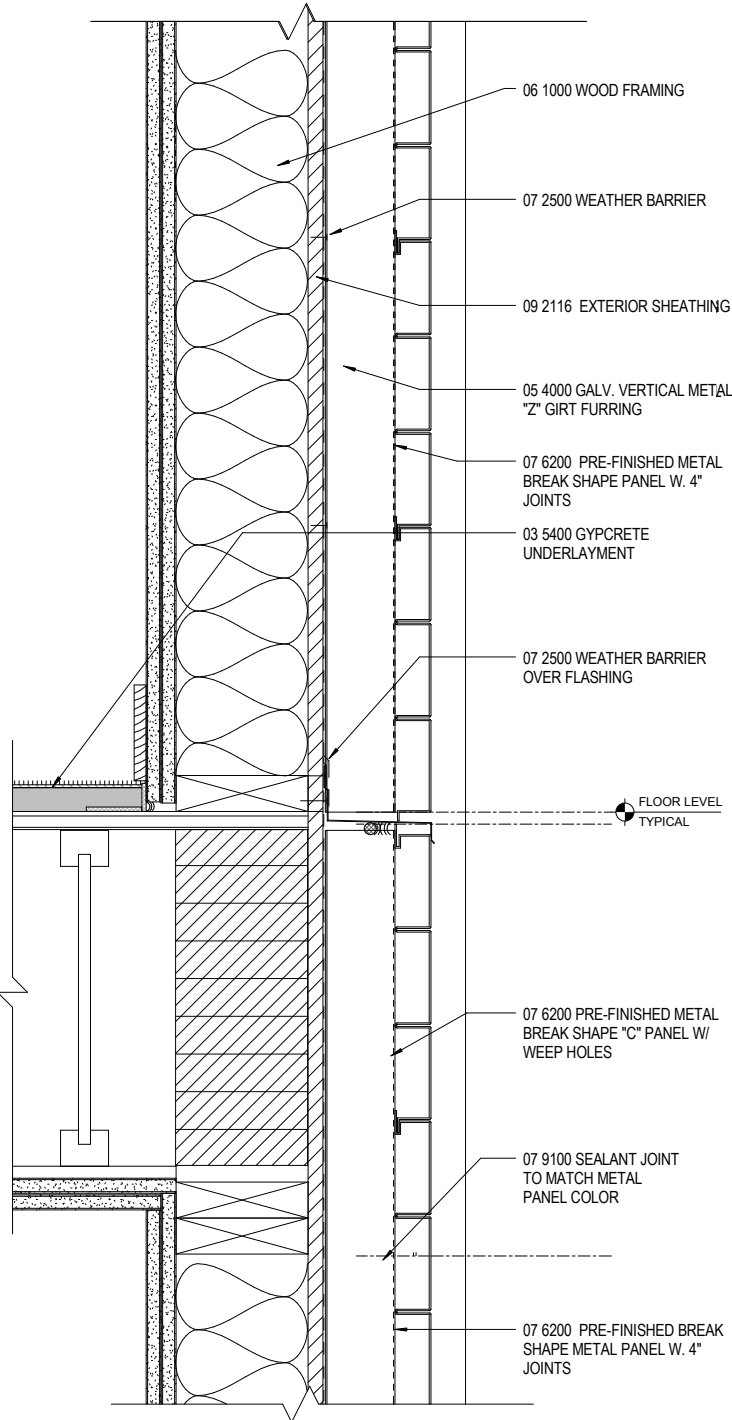




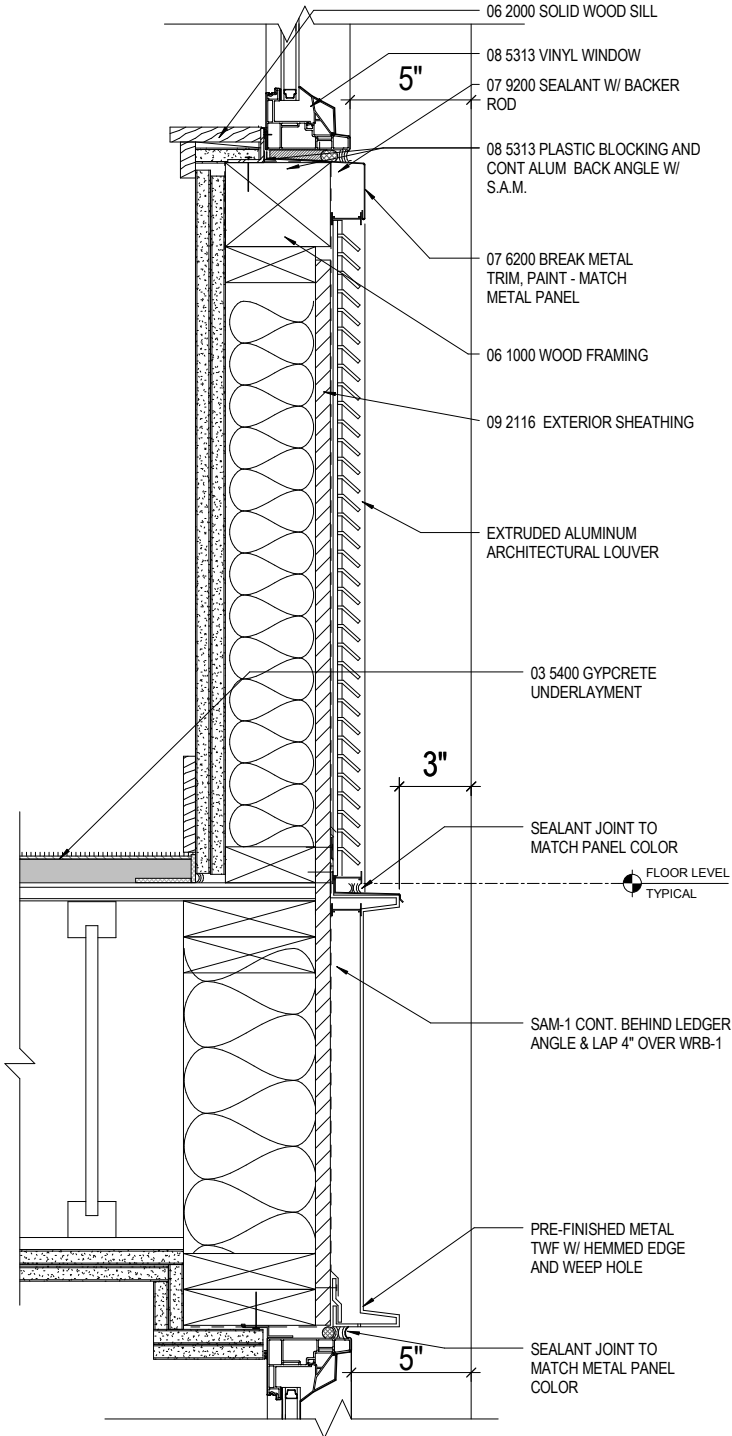
4 STUCCO OUTSIDE CORNER



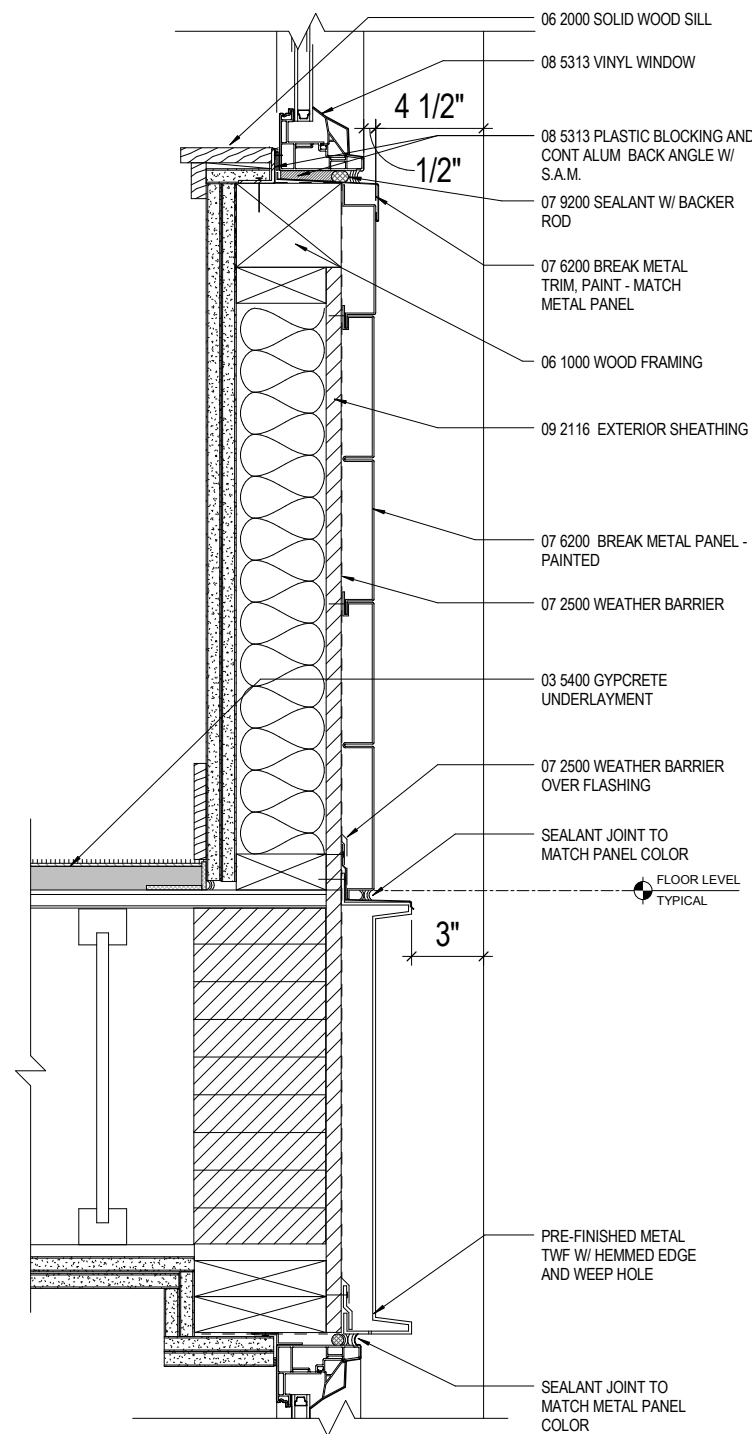
2 STUCCO PARAPET @ DOUBLE STUD WINDOW



39 METAL PANELS AT FLOOR LINE

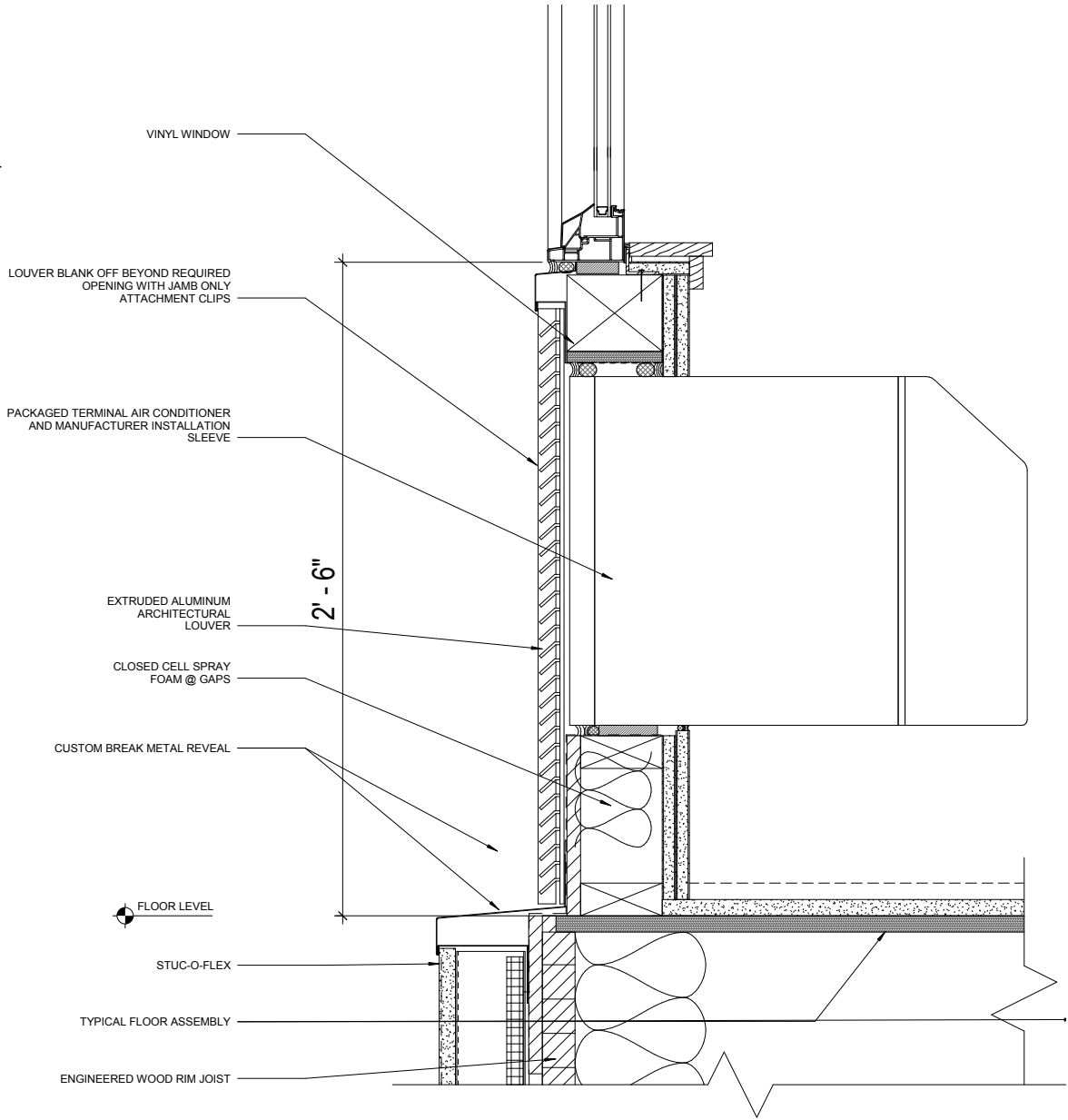


11 TYP. WINDOW SILL AT METAL LOUVER

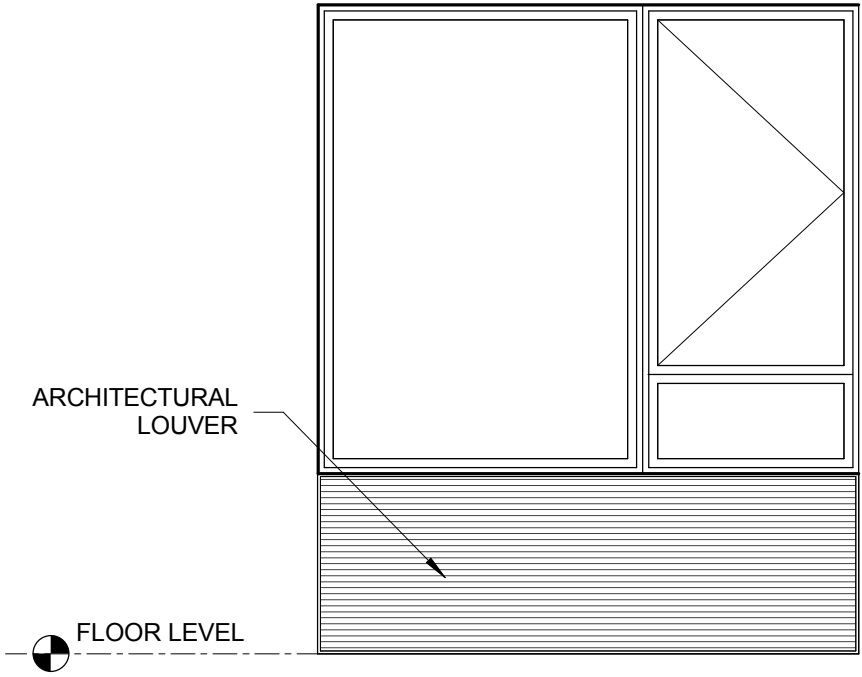


9 TYP. WINDOW SILL AT METAL PANEL





4 TYPICAL PTAC @ WOOD FRAMED EXTERIOR WALL  
3" = 1'-0"

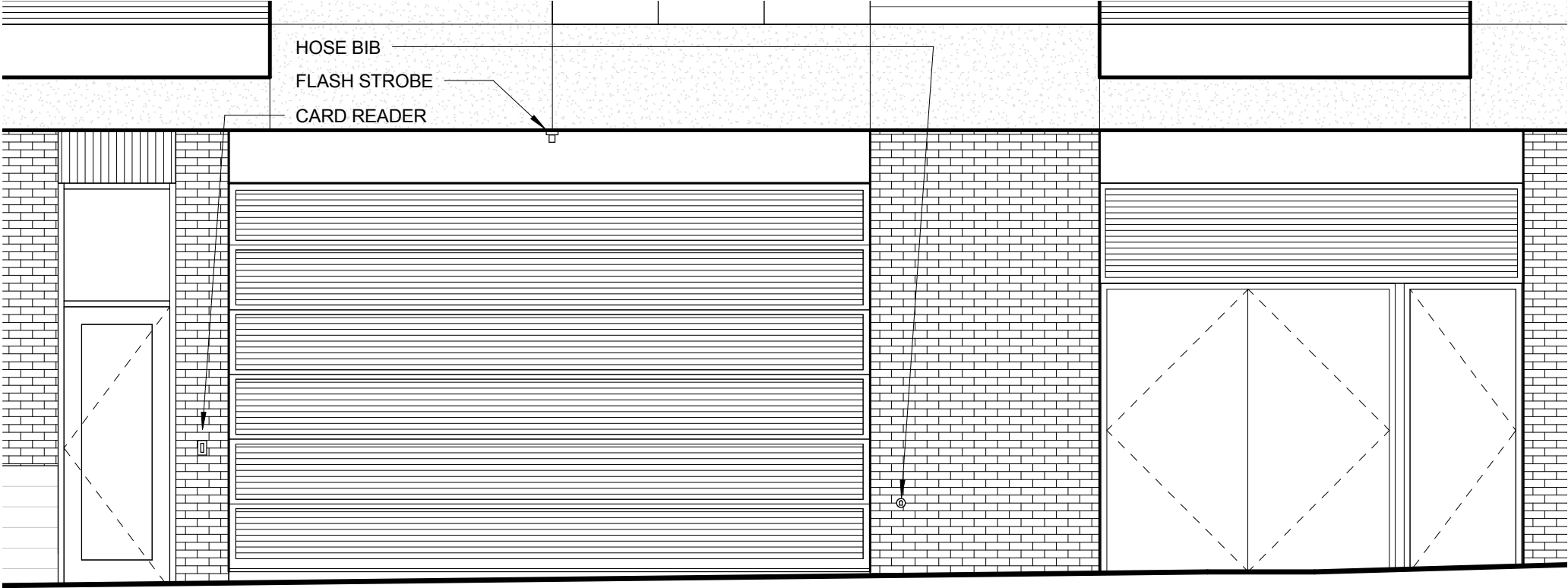
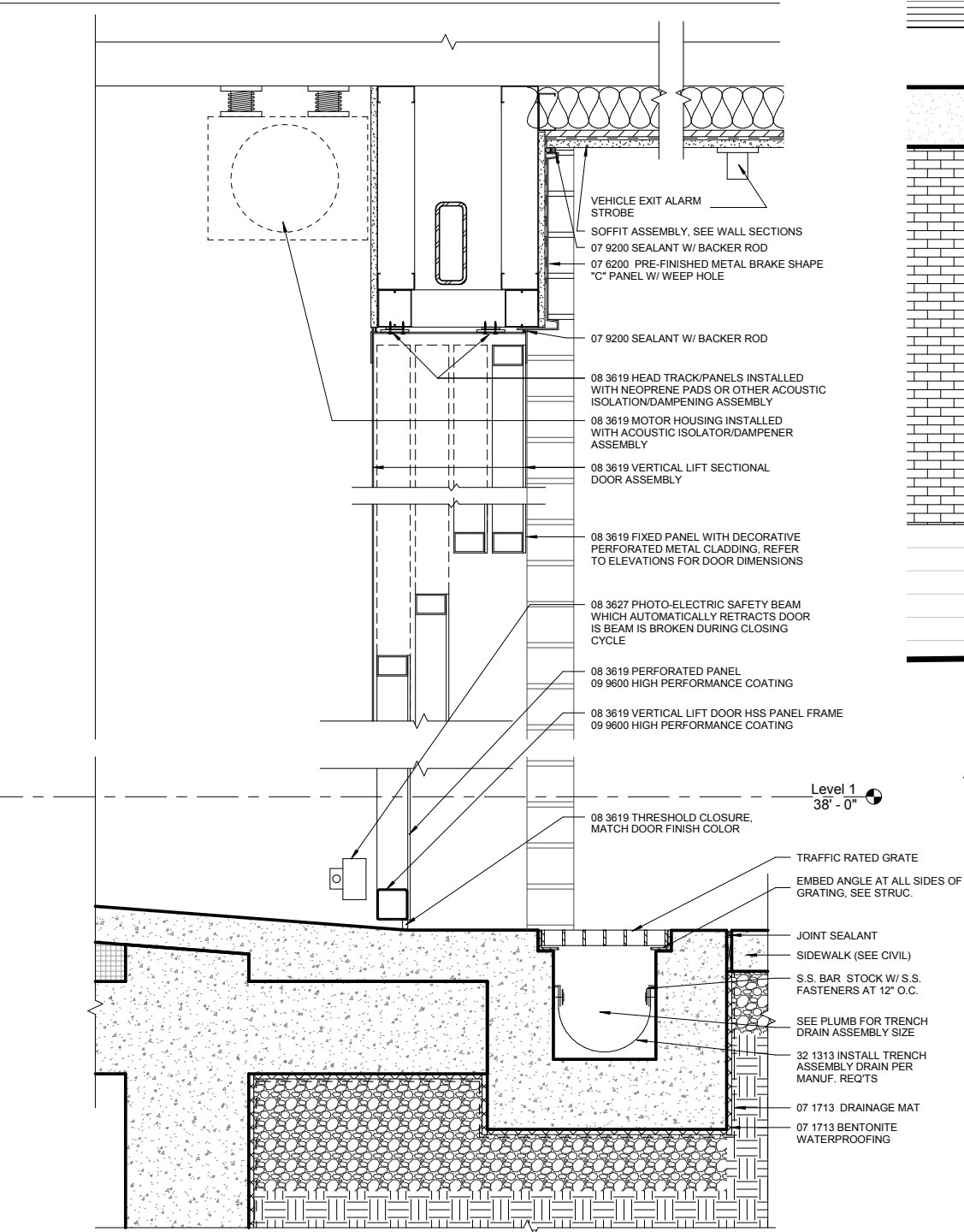


2 TYPICAL PTAC LOUVER  
3/8" = 1'-0"



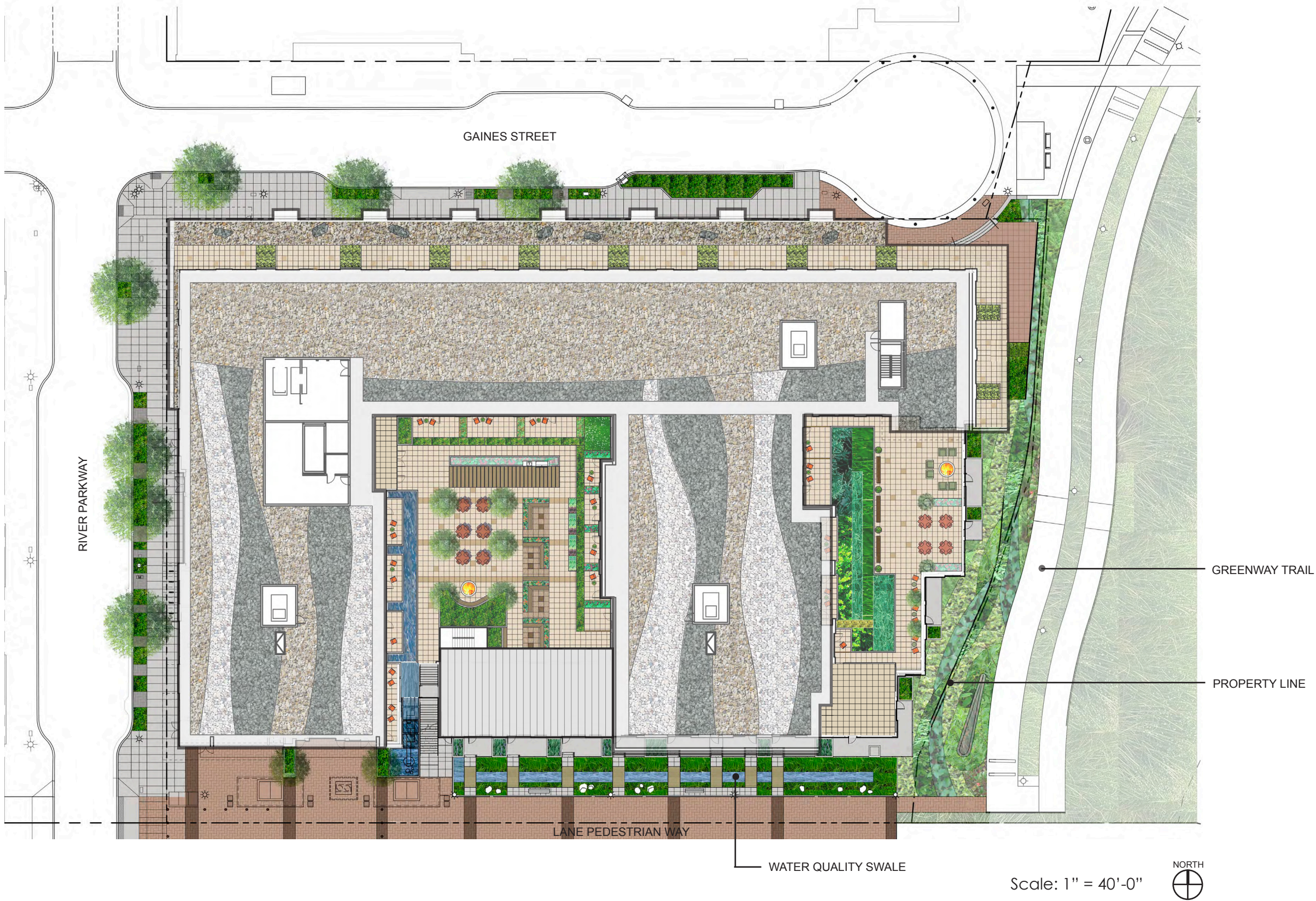
DETAILS





DETAILS





# OVERALL SITE PLAN



MATERIALS



A. Street Light - District Standard



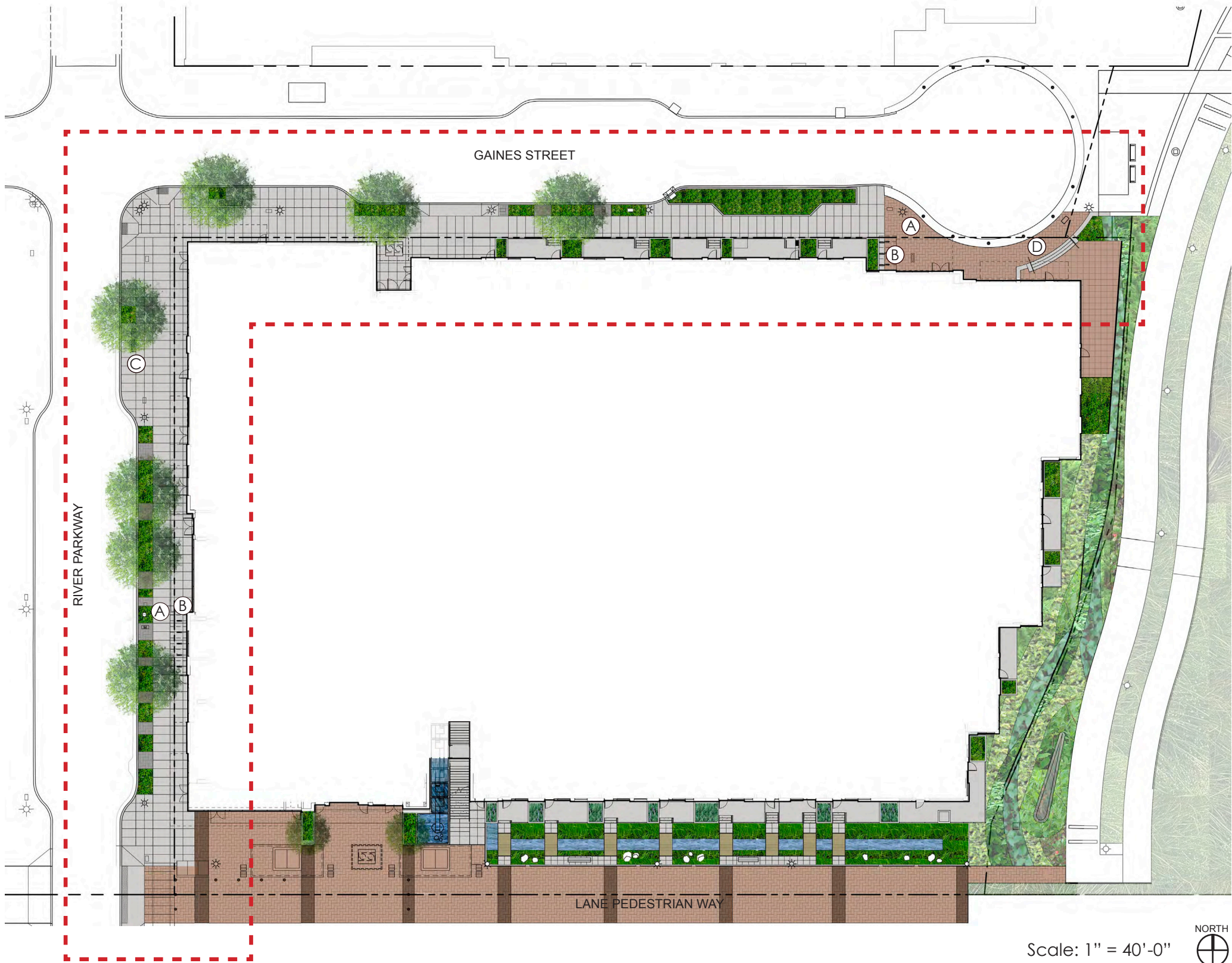
B. Bike Rack (8 Total) - District Standard



C. Bench - District Standard



D. Sand Set Pavers - District Standard



PLANT LIST

Street Trees



Accolade Elm



Black Tupelo

ROW Planting



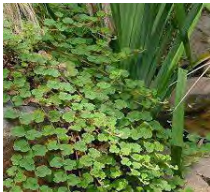
Lavender



Boxleaf Hebe



Dwarf Maiden Grass



Creeping Raspberry

RIVER PKWY. AND GAINES ST.



MATERIALS



A. Street Light - District Standard



B. Storm Swale Bridge



C. Water Steps



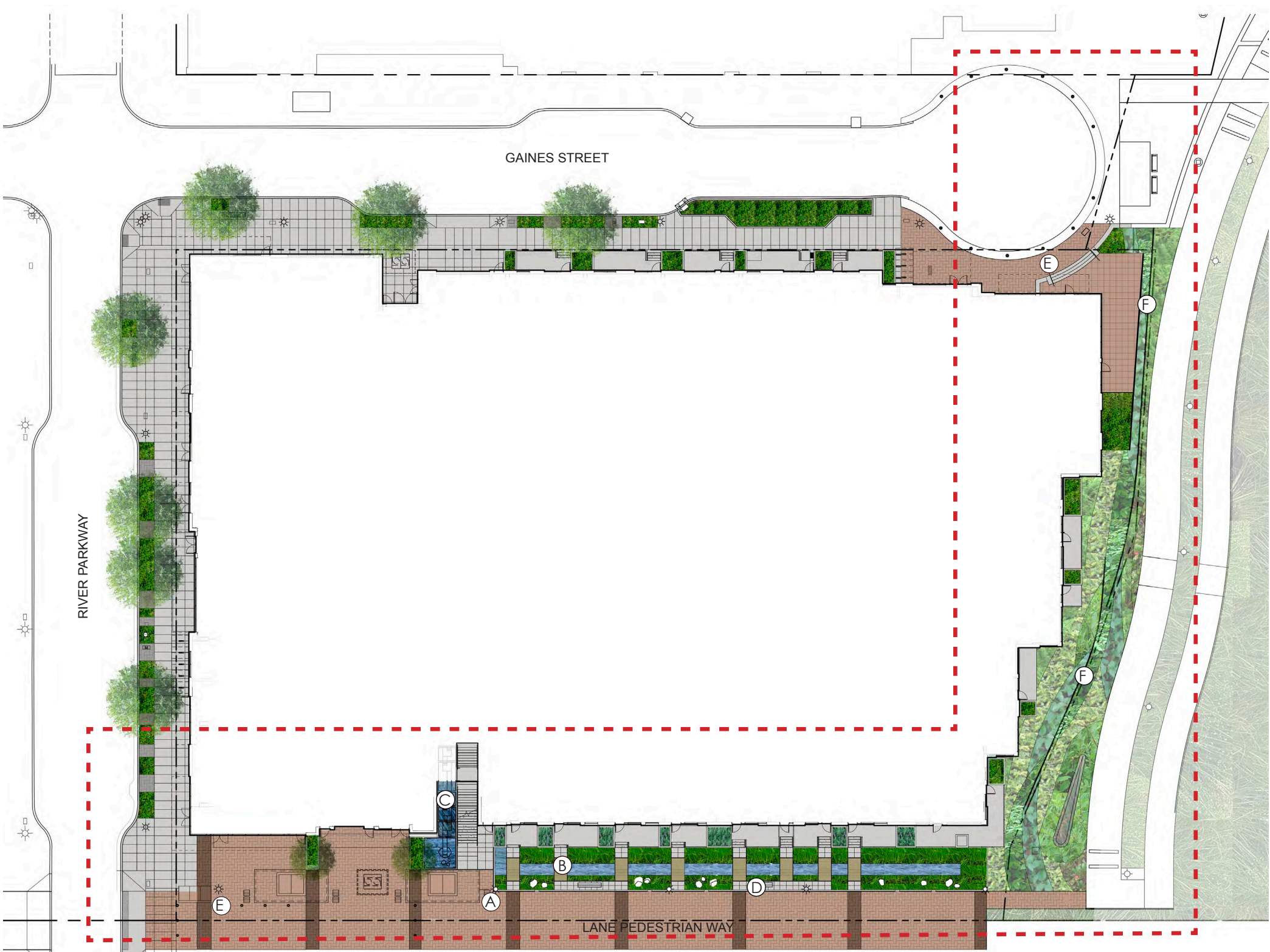
D. Bench - District Standard




E. Bollard & Pavers - District Standard



F. Planting Bed



Scale: 1" = 40'-0" 

PLANT LIST

STORMWATER PLANTER



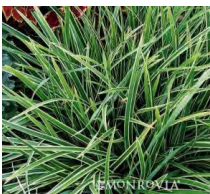
Kelsey Dogwood



Juncus



Carex



Variegated Sedge

GREENWAY



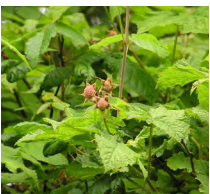
Red Twig Dogwood



Oregon Grape



Birchleaf Spirea



Thimbleberry

PATIO PLANTERS



Nandina



Boxleaf Hebe



Blue Fescue

LANE ACCESS AND WILLAMETTE GREENWAY



MATERIALS



A. Metal Planter



B. Wood Trellis



C. Fire Pit



D. Outdoor Kitchen



E. Wood Decking



F. Garden Planters



G. Movable Furniture



H. Flow Through Planter



I. 24"x24" Pedestal Paver

PLANT LIST



Japanese Maple



Italian Cypress



Boxleaf Hebe



Nandina



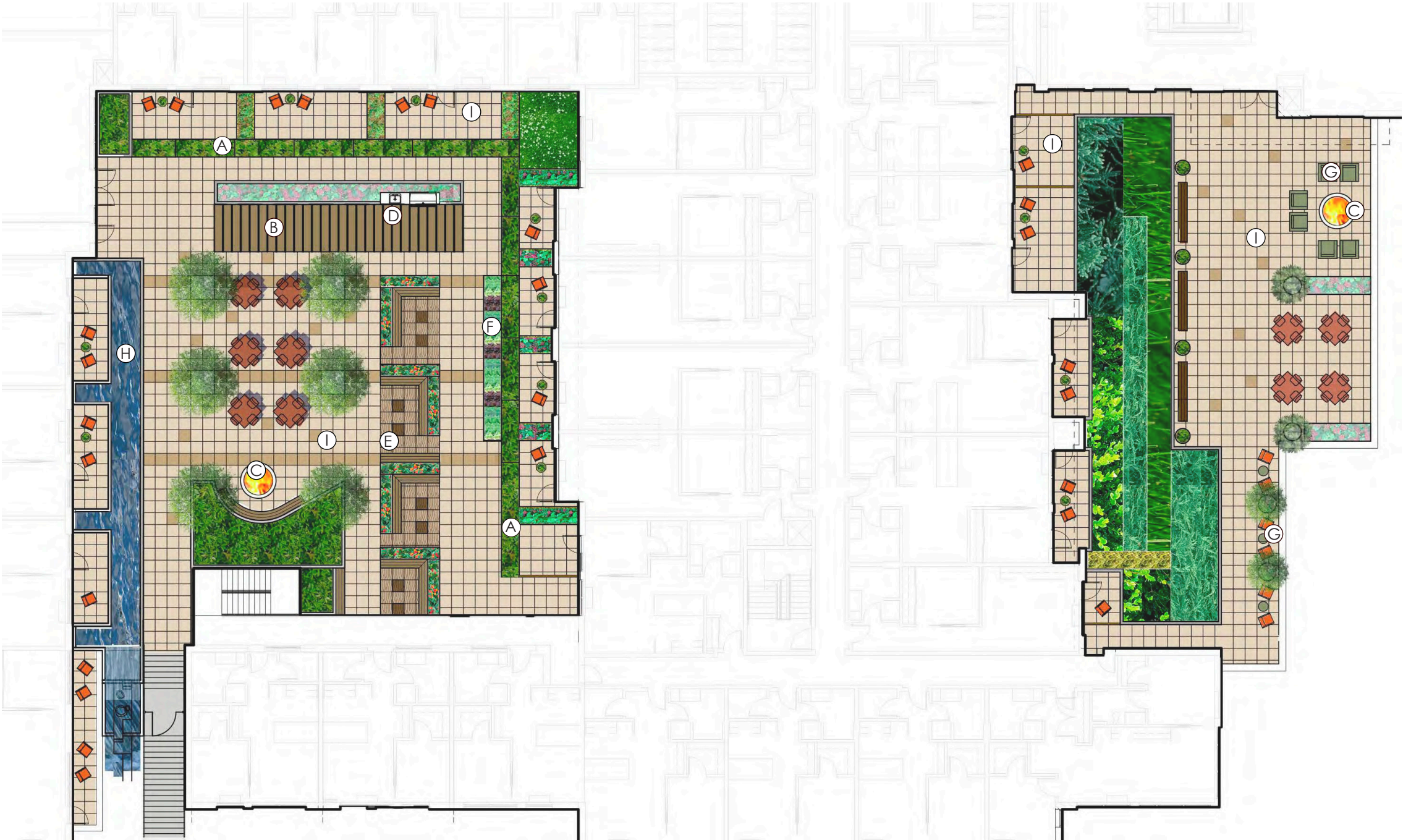
Lavender



Dwarf Fountain Grass



Blue Fescue



Scale: 1" = 20'-0" NORTH

LEVEL 2 TERRACES



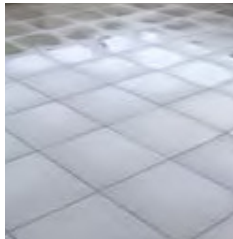
MATERIALS



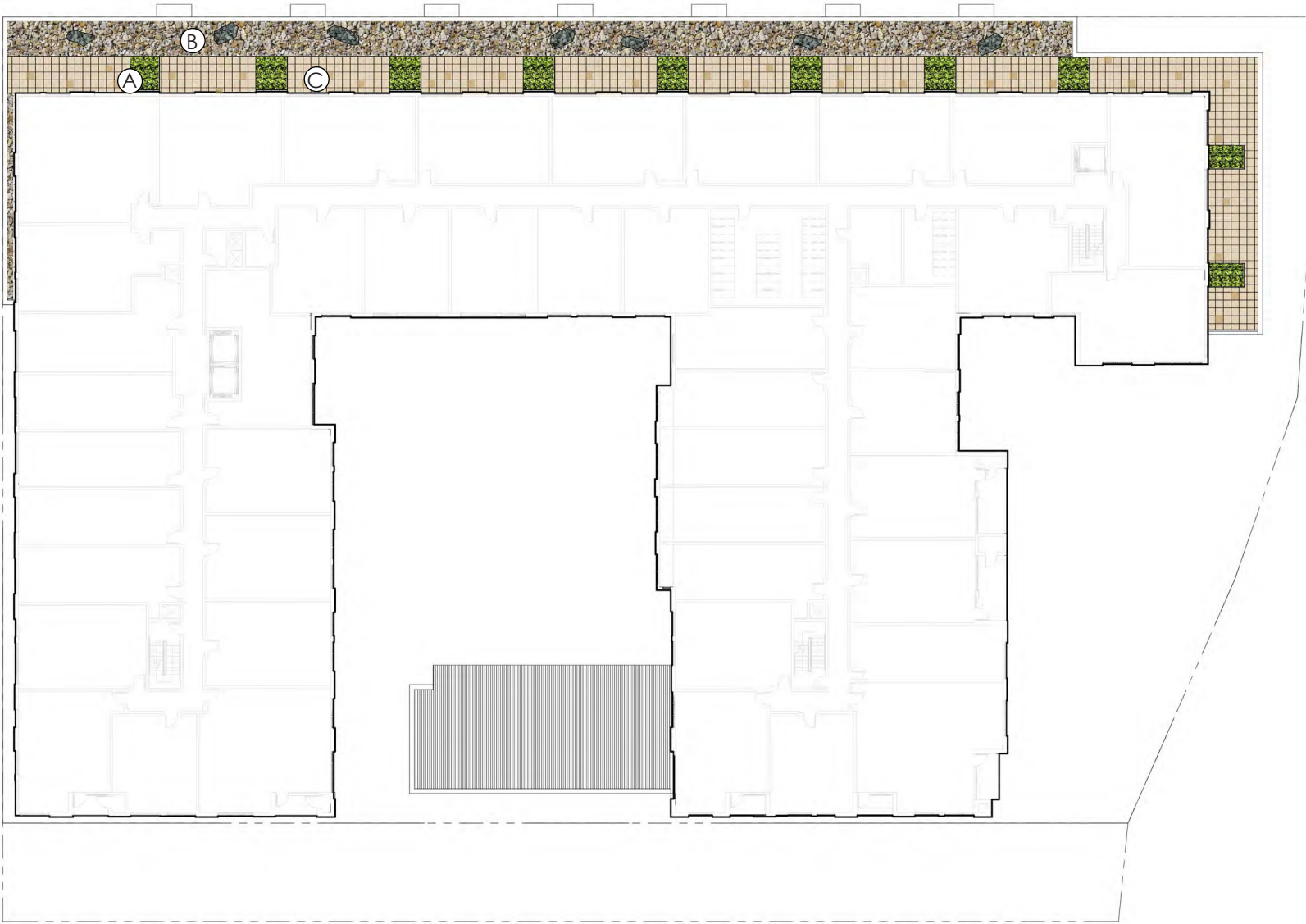
A. Metal Planter



B. Type C  
Decorative Rock



C. 24"x 24" Pedestal Paver



Scale: 1" = 40'-0"



LEVEL 5 TERRACES



MATERIALS



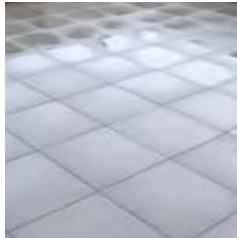
A. Type A  
Decorative Rock



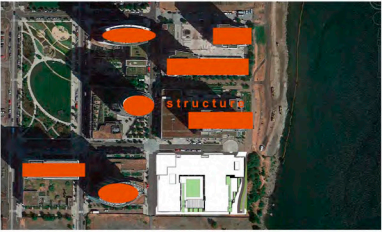
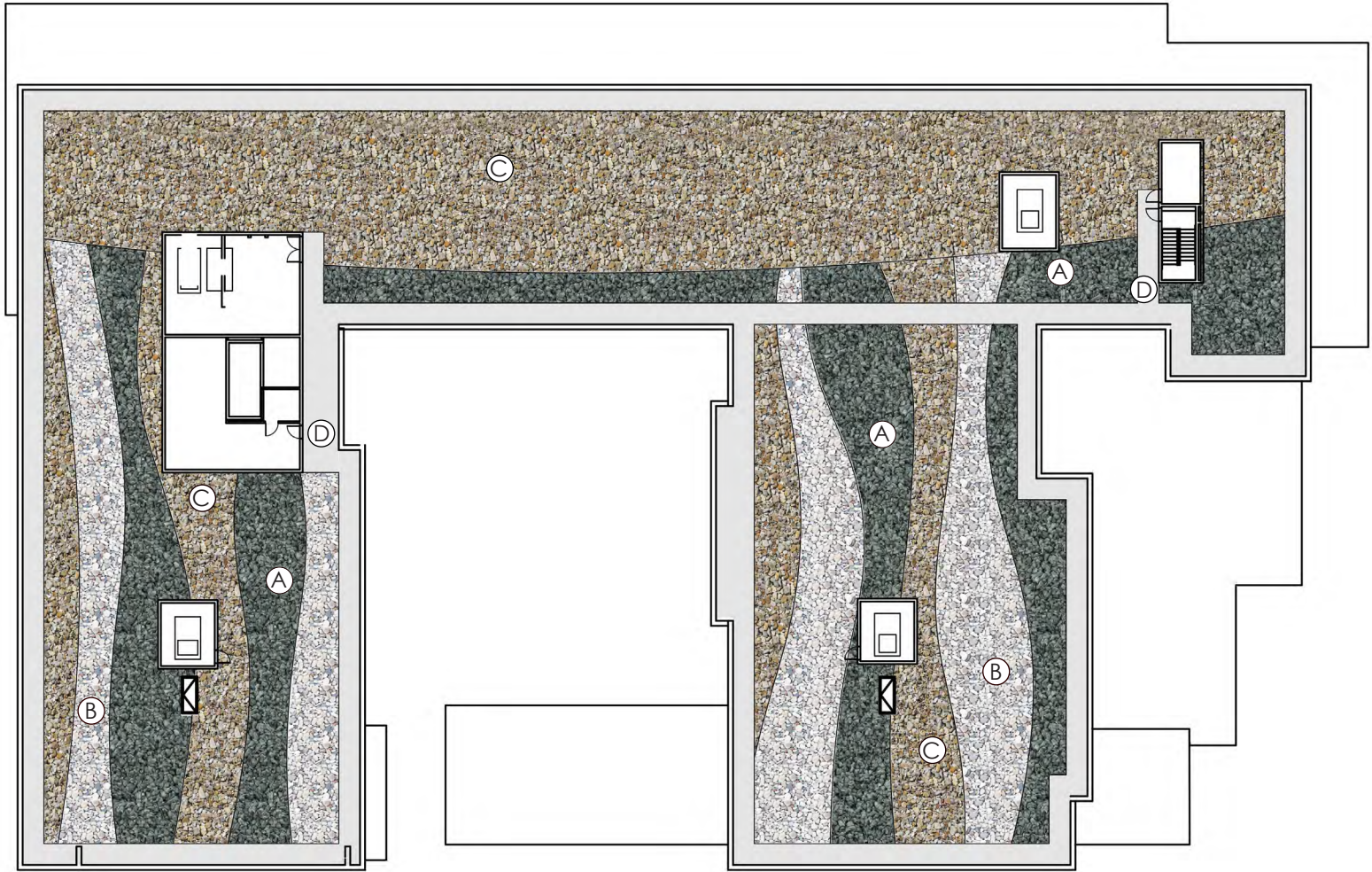
B. Type B  
Decorative Rock



C. Type C  
Decorative Rock



D. 24"x 24" Pedestal Paver



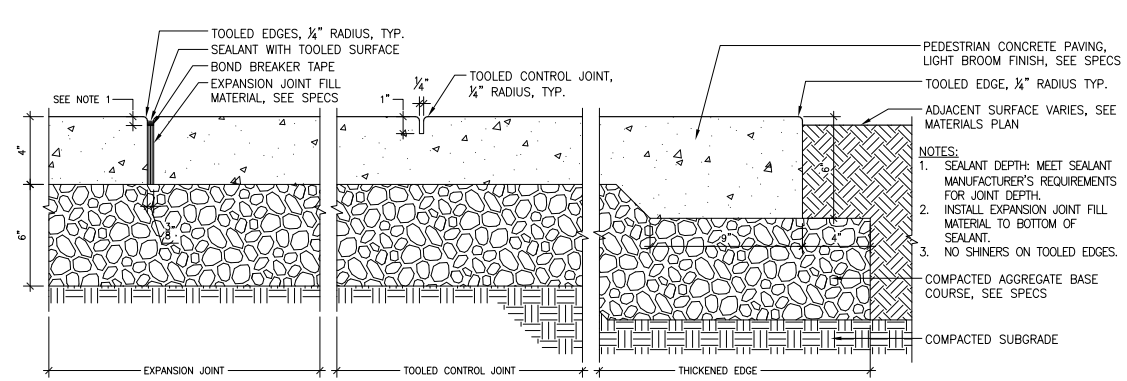
The rock design for the roof utilizes simple shapes that address the strong east/west building forms and the north/south flow of the river.

Scale: 1" = 40'-0"

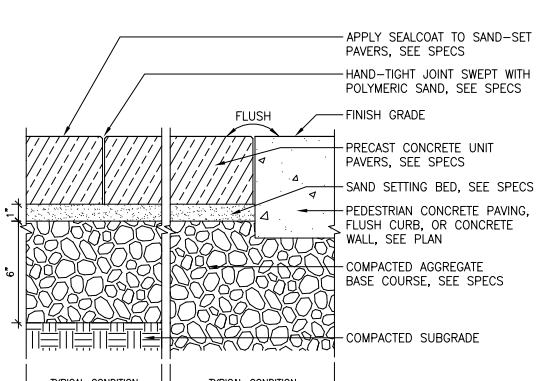


ROOF PLAN

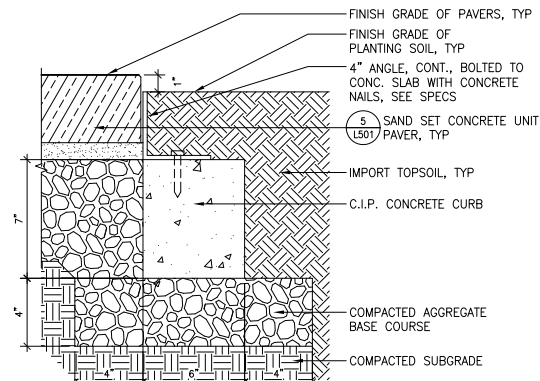




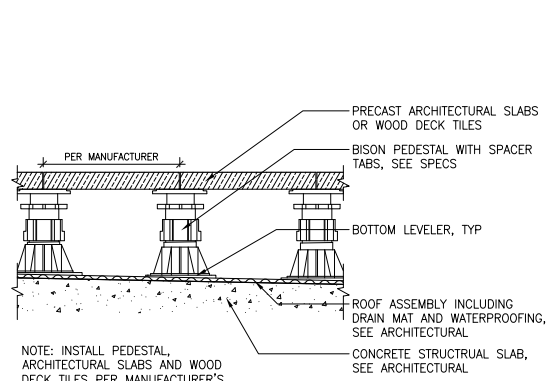
1 PEDESTRIAN CONCRETE PAVING  
Section  
SCALE: 3" = 1'-0"



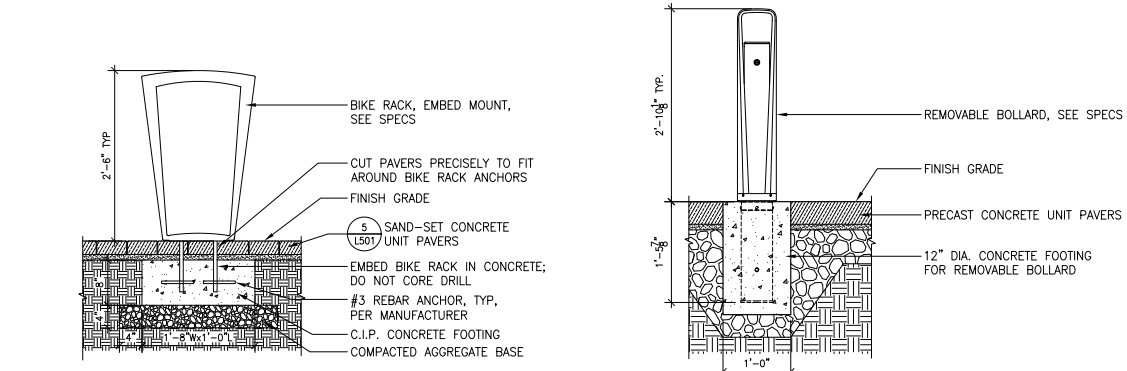
2 PRECAST CONCRETE UNIT PAVER  
Section  
SCALE: 3" = 1'-0"



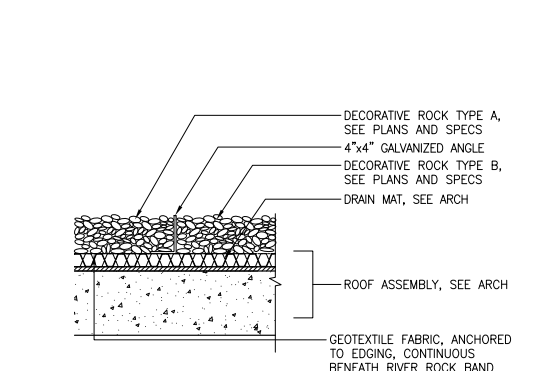
3 CONCRETE UNIT PAVER AT EDGE RESTRAINT  
Section  
SCALE: 3" = 1'-0"



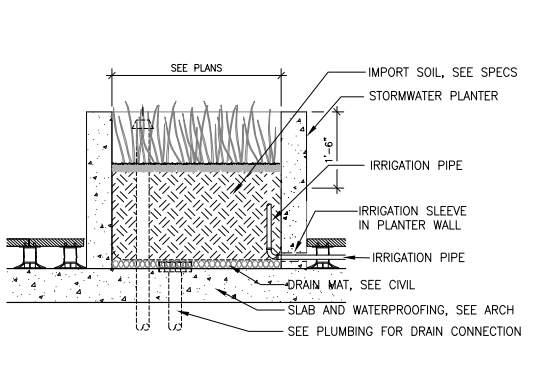
4 PEDESTAL PAVERS  
Section  
SCALE: 1 1/2" = 1'-0"



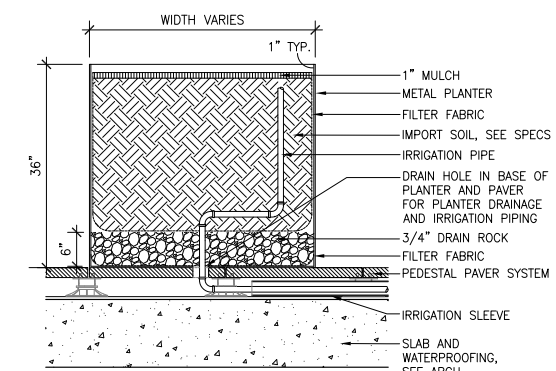
5 BIKE RACK  
Section  
SCALE: 1" = 1'-0"



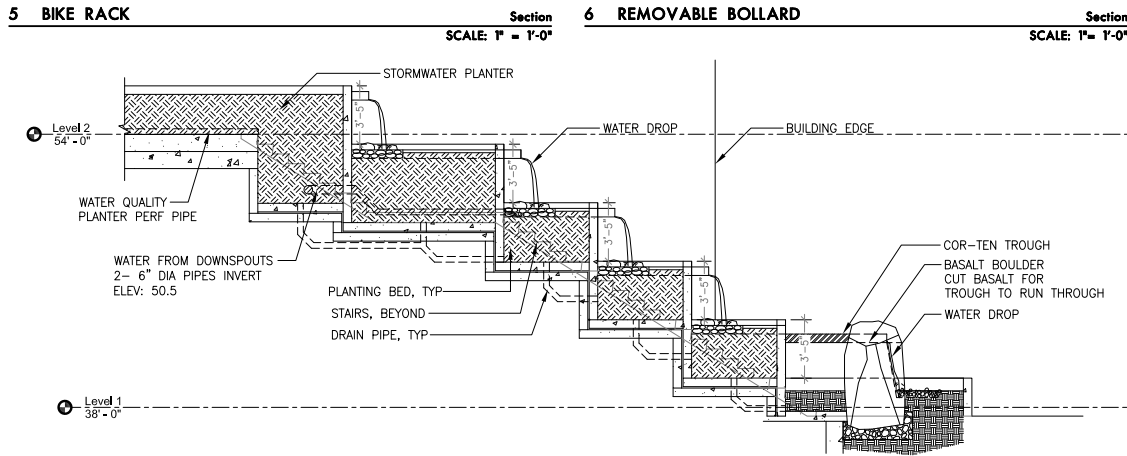
7 DECORATIVE ROCK  
Section  
SCALE: 1/8" = 1'-0"



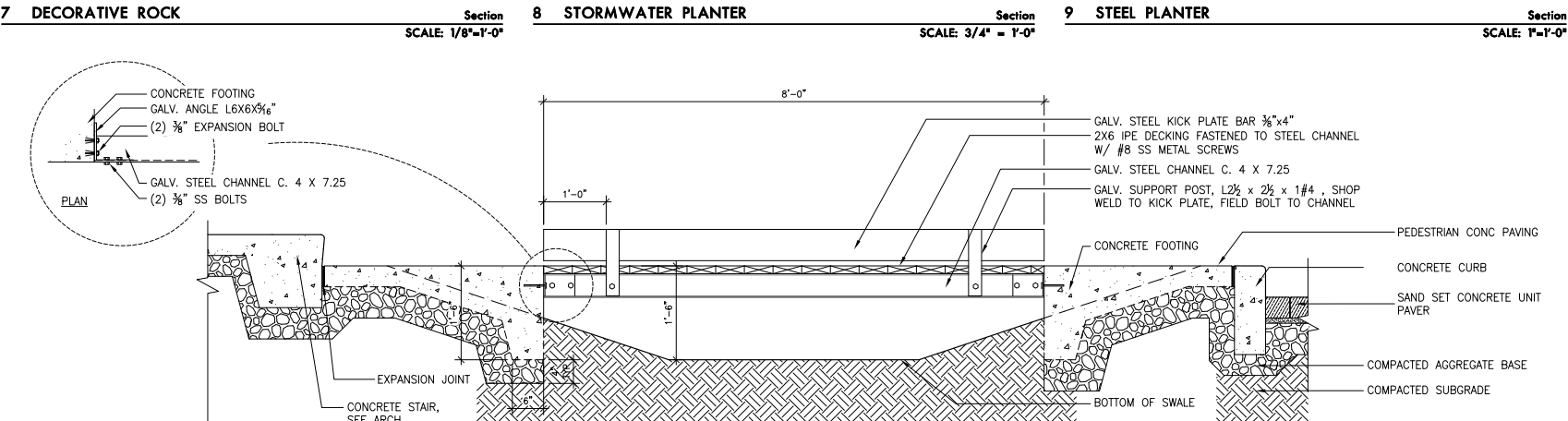
8 STORMWATER PLANTER  
Section  
SCALE: 3/4" = 1'-0"



9 STEEL PLANTER  
Section  
SCALE: 1" = 1'-0"



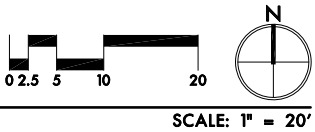
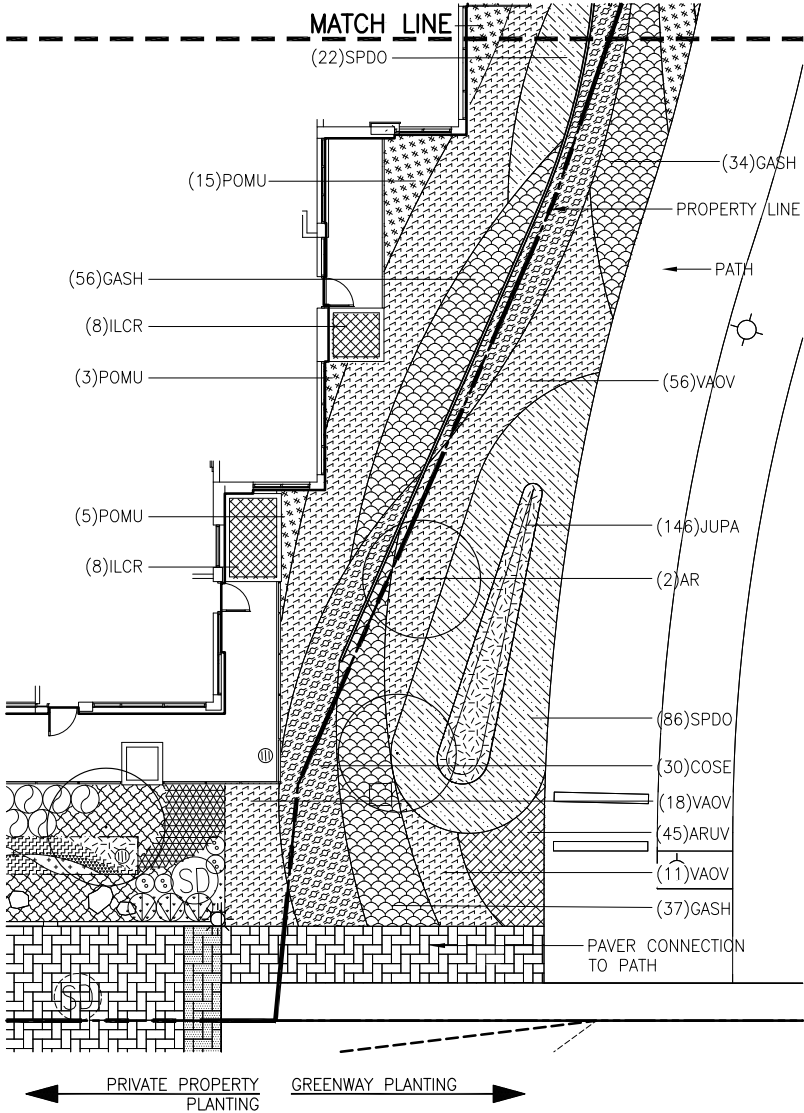
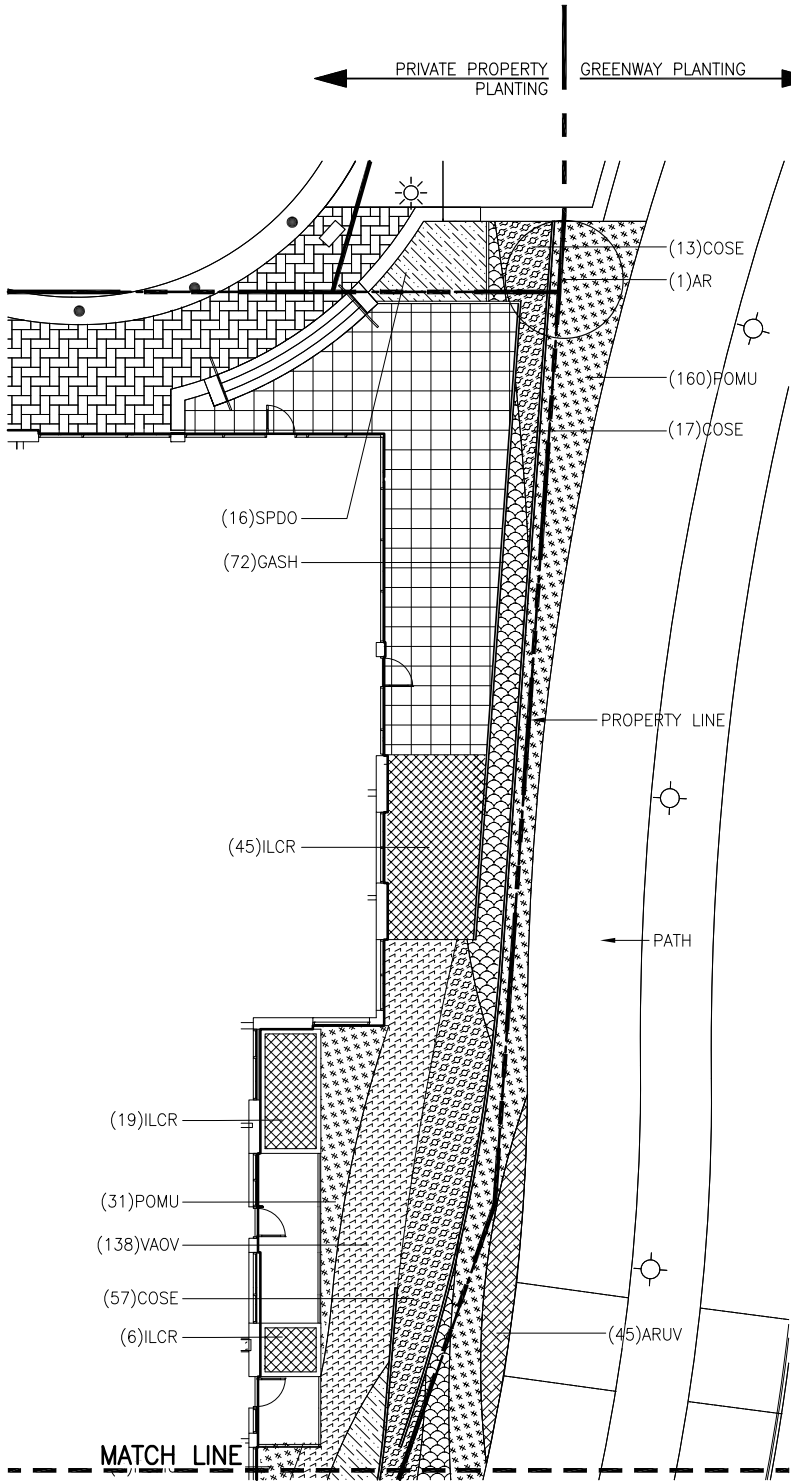
10 WATER STAIRS  
Section  
SCALE: 1/4" = 1'-0"



11 BRIDGE DETAIL  
Section  
SCALE: 1" = 1'-0"

# SECTIONS / DETAILS





PLANT SCHEDULE - GREENWAY (SUBAREA 3)					
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE/COND	SPACING
TREES					
	AR	Alnus rubra	Red Alder	2" CAL/ B&B	AS SHOWN
SHRUBS, GRASSES AND GROUNDCOVERS					
*	ARUV	Arctostaphylos uva ursi	Kinnikinnick	#1/CONT	18" O.C. Δ
*	COSE	Cornus sericea	Red-osier Dogwood	#1/CONT	3' O.C. Δ
*	GASH	Gaultheria shallon	Salal	#1/CONT	30" O.C. Δ
*	JUPA	Juncus patens	Spreading Rush	#1/CONT	12" O.C. Δ
*	POMU	Polystichum munitum	Sword Fern	#1/CONT	2' O.C. Δ
*	SPDO	Spirea douglasii	Douglas Spirea	#1/CONT	30" O.C. Δ
*	VAOV	Vaccinium ovatum	Evergreen Huckleberry	#1/CONT	30" O.C. Δ

\* Denotes plant is on approved Table 510-3 (Planning and Zoning Code Title 33)

PLANT SCHEDULE - PRIVATE PROPERTY ADJACENT TO GREENWAY					
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE/COND	SPACING
SHRUBS, GRASSES AND GROUNDCOVERS					
*	COSE	Cornus sericea	Red-osier Dogwood	#1/CONT	3' O.C. Δ
*	GASH	Gaultheria shallon	Salal	#1/CONT	30" O.C. Δ
	ILCR	Ilex crenata 'Helleri'	Japanese Holly	#1/CONT	2' O.C. Δ
*	POMU	Polystichum munitum	Sword Fern	#1/CONT	2' O.C. Δ
*	SPDO	Spirea douglasii	Douglas Spirea	#1/CONT	30" O.C. Δ
	VAOV	Vaccinium ovatum	Evergreen Huckleberry	#1/CONT	30" O.C. Δ

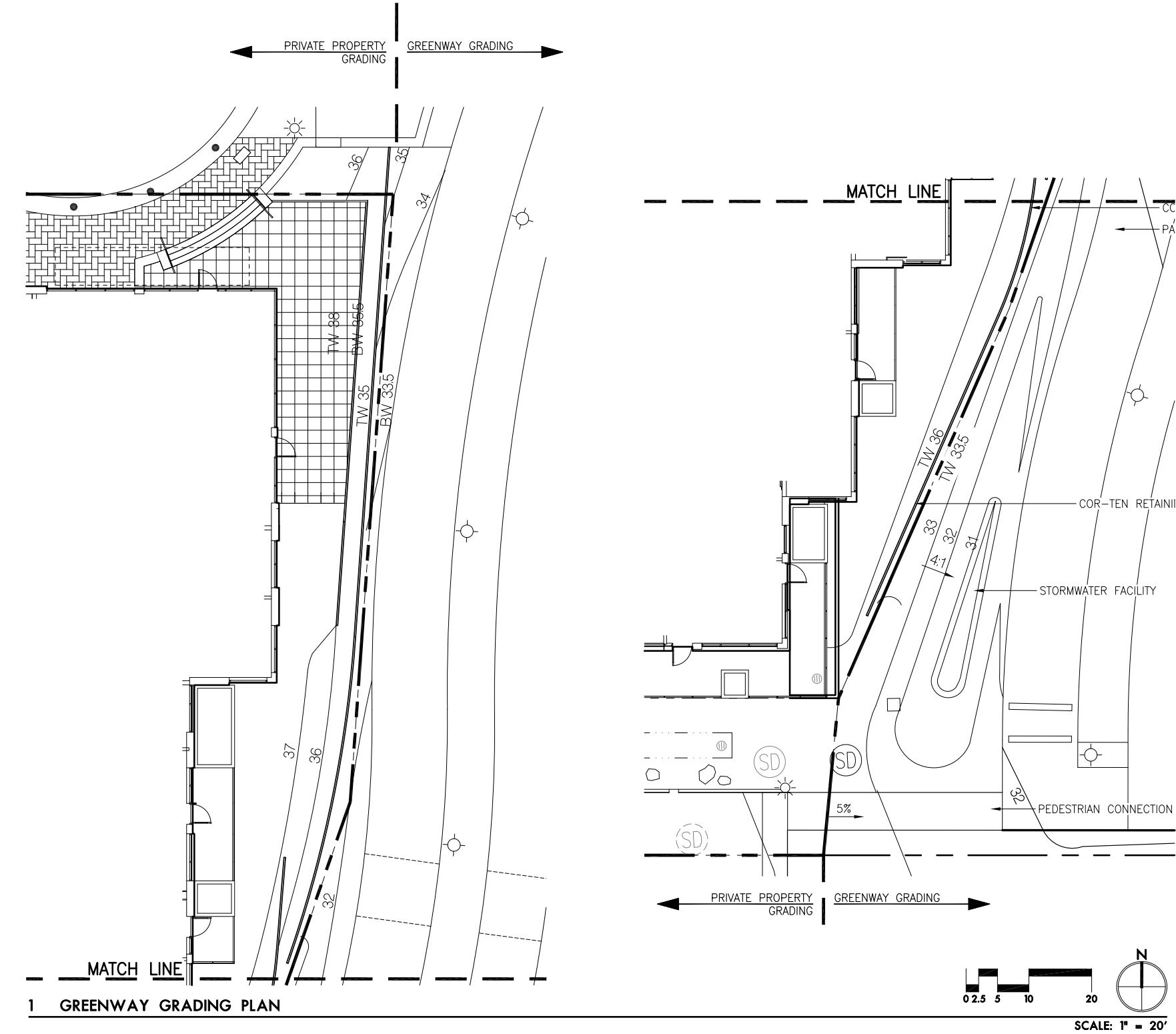
\* Denotes plant is on approved Table 510-3 (Planning and Zoning Code Title 33)

- GREENWAY NOTES**
- TOTAL GREENWAY AREA (SUBAREA 3): 2,243 SF
  - REQUIRED PLANTING:
    - 1 TREE PER 1000 SF = 2.2 TREES (3 PROVIDED)
    - 60% PLANTED IN SHRUBS = 1,346 SF (2,243 SF PROVIDED)
  - ALL PLANT MATERIAL PLANTED IN THE GREENWAY IS FROM TABLE 510-3. (ONLY 50% REQUIRED).
  - ALL PLANTING WILL BE PLANTED AT A SUFFICIENT SIZE AND NUMBER TO MEET THE COVERAGE STANDARDS WITHIN FIVE YEARS.

1 GREENWAY PLANTING PLAN

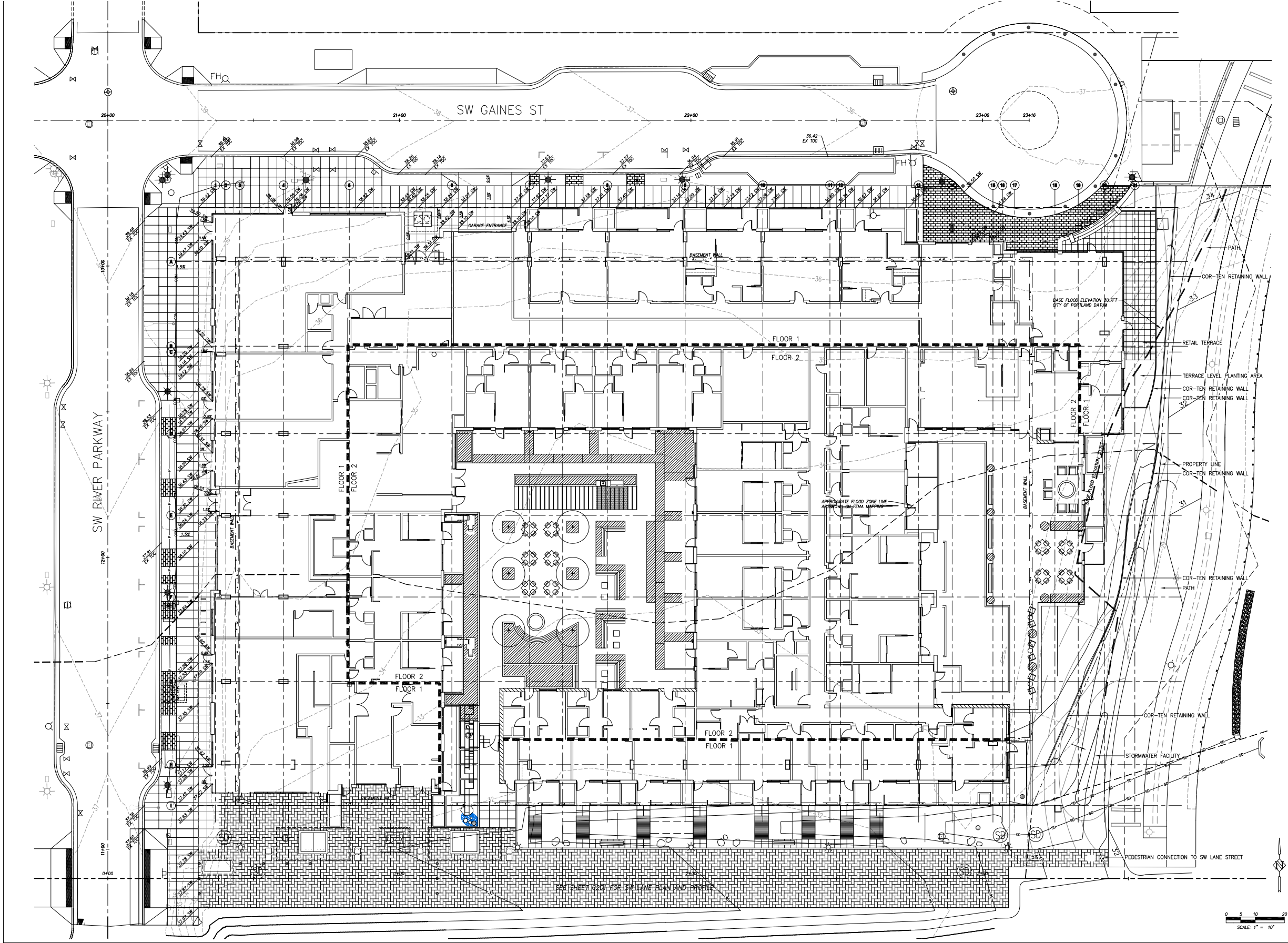
# WILLAMETTE GREENWAY PLANTING PLAN





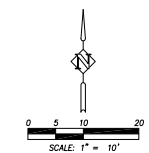
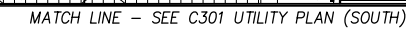
# WILLAMETTE GREENWAY GRADING PLAN





CIVIL GRADING PLAN

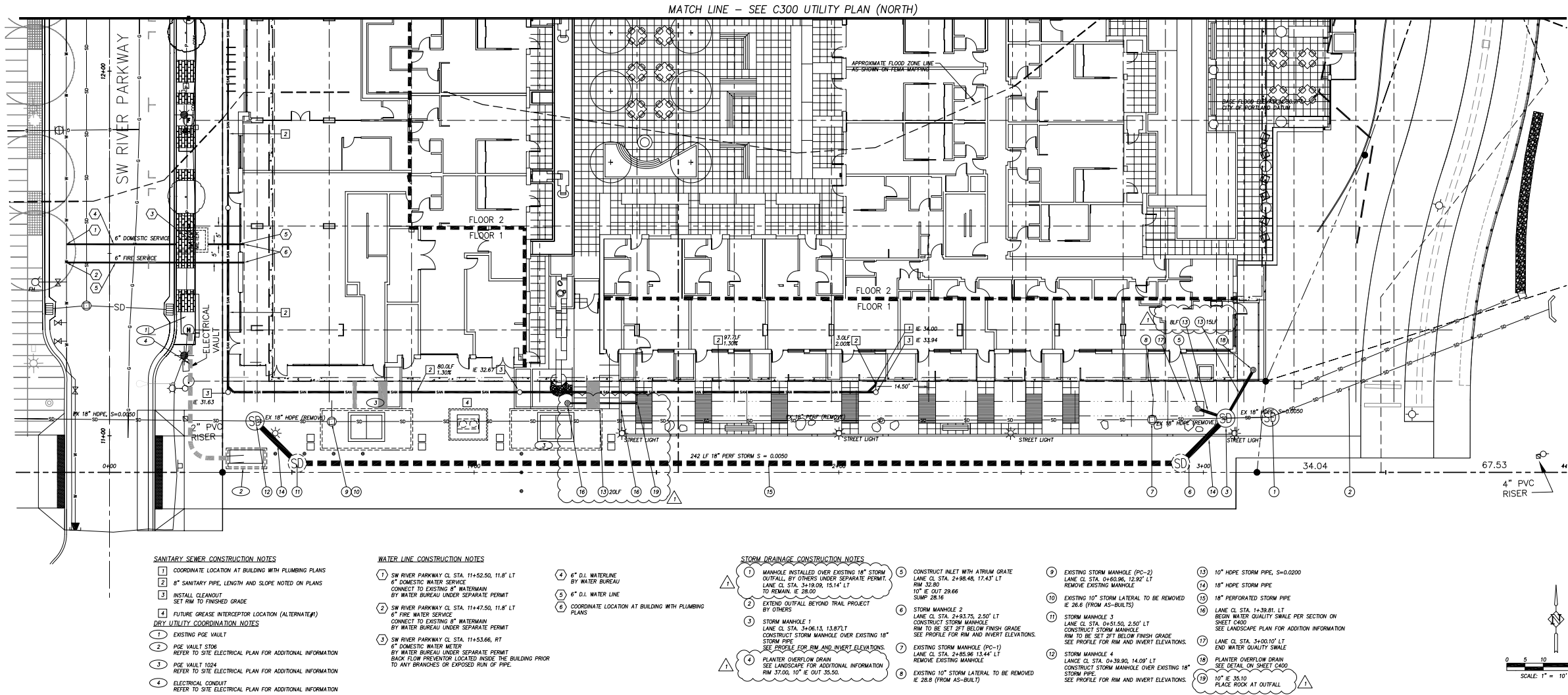
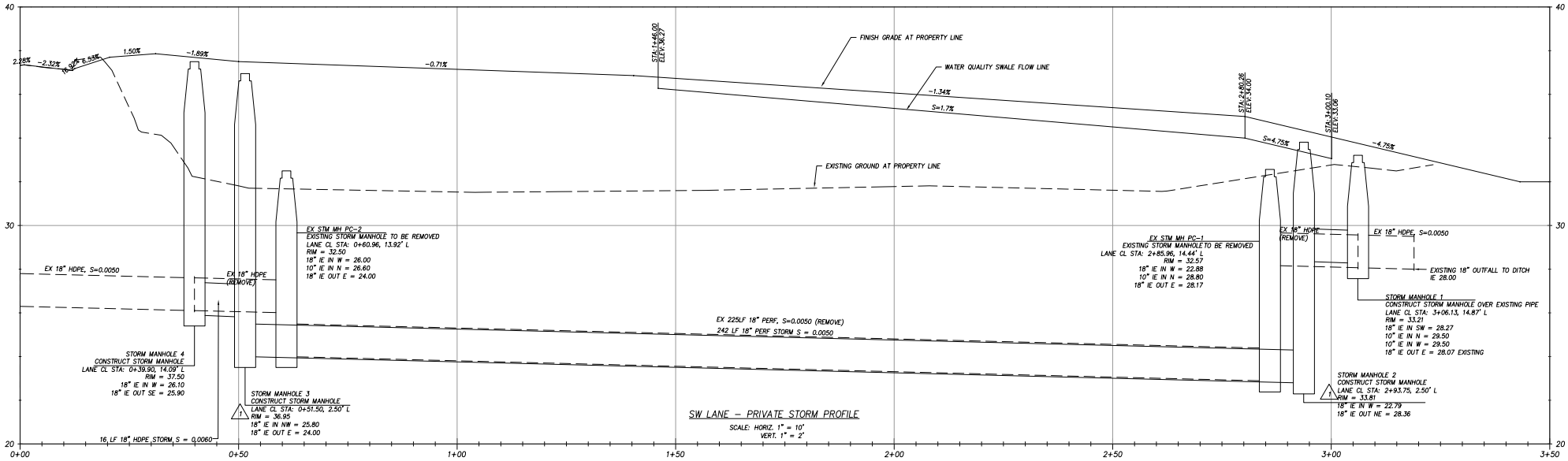




STORM DRAINAGE CONSTRUCTION NOTES

- 1 PUBLIC STORMWATER FACILITY  
CONSTRUCTED UNDER SEPARATE PUBLIC WORKS  
PERMIT
- 2 SW GAINES CL STA. 22+52.54' RT  
INSTALL INLET  
CONSTRUCTED UNDER SEPARATE PUBLIC WORKS  
PERMIT





# UTILITIES PLAN SOUTH