



think ARCHITECTURE
1529 Columbia Park Trail
Suite B312
Richland, Washington 99352

PROJECT:

The 27 Elm Townhouses

Redmond, OR

CLIENT:

Hunter Renaissance Development

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MH | MH

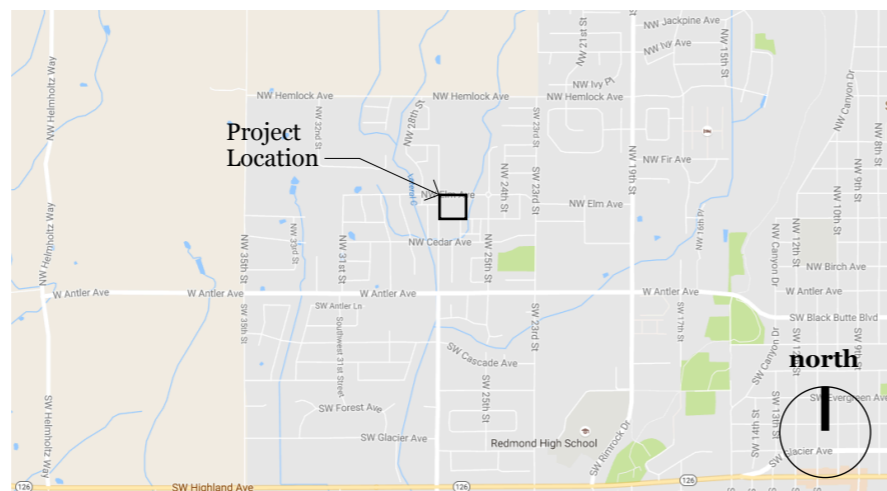
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- A0.3 First Floor Plan
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VICINITY MAP



A0.1



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SITE PLAN FOR REDMOND RENAISSANCE

A PORTION OF LOT 3 OF FAIRHAVEN, PHASE IV LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 8
TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN
CITY OF REDMOND, DESCHUTES COUNTY, OREGON
2016

PLANT LEGEND

Symbol	Type	Scientific Name	Common Name	Planting Size	Height	Width
	Tree	Picea abies 'Opresina'	Columnar Norway Spruce	4'-6" B & B	20'	5'-6"
	Tree	Cedrus atlantica 'Glauc Fastigiata'	Columnar Blue Atlas	6'-7" B & B	15'	6'
	Tree	Quercus robur 'Fastigiata'	Columnar English Oak	2 1/2" - Cal Min. 50'	15'	
	Tree	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	2 1/2" - CAL MIN 15'	12'	
	Tree	Acer pseudoplatanus 'Eck's Sunset'	Eck's Sunset Sycamore	1 1/2" - CAL MIN 15'	10'	
	Tree	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'-7" B & B	12-15'	24'
	Shrub	Cornus Alba 'Boothii'	Ivory Halo Dogwood	#5	6'	6'
	Shrub	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Manchurian Lilac	#5	48"	48"
	Shrub	Berberis thunbergii 'Helmold Pillar'	Helmold Pillar Barberry	#5	36"	24"
	Shrub	Hemerocallis 'Teton Sunlight'	Yellow daisy - Rebloemer	#2	18"	18"
	Shrub	Conyza japonica var. microcephala	White Daisy - Rebloemer	#2	18"	18"
	Shrub	Heuchera microbachne x 'Purple Purple'	Purple Coral Bells	#2	12"	18"
	Shrub	Heuchera x Lime Ricky	Lime Ricky Coral Bells	#2	8"	18"
	Shrub	Sedum reflexum 'Blue Spruce'	Blue Spruce Stone Crop	#2	6"-8"	15"-18"
	Shrub	Veronica 'Total Pool'	Total Pool Prostrate Speedwell	#2	12"-15"	15"
	Rock	Landscape Boulder	Landscape Boulder	12" @ 24" - 36"	36"	36"

LEGEND

	SUBDIVISION PHASE LINE	SIGN
	SUBDIVISION BOUNDARY	(e) FIRE HYDRANT
	EXISTING LOT LINE	(e) SANITARY SEWER CLEANOUT
	CENTER LINE	(e) CATCH BASIN
	SETBACK	(e) MONITOR WELL
	LOT NUMBER	(e) STORM DRAIN MANHOLE
	CONCRETE/PEDESTRIAN ACCESS 10.318 SF	(e) SANITARY SEWER MANHOLE
	ASPHALT/DRIVE AISLE 27.873 SF	
	LANDSCAPED AREA	EXISTING TREE(S)
	(e) ASPHALT ON-SITE	
	(e) ASPHALT OFF-SITE	

ARCHITECT

THINK ARCHITECTURE
MATT HUFFIELD
1529 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
(208) 850-7180

ACREAGE SUMMARY

TOTAL = 1.79 ACRES (78,141 SF)

PARKING SUMMARY

TOTAL PARKING STALLS = 72

BUILDING SUMMARY

TOTAL RESIDENTIAL BUILDINGS = 9
UNITS PER BUILDING = 4
UNITS (2 EA PER BUILDING) = 36
1,472 SF = 18
1,178 SF = 18
TOTAL = 47,673 SF

LOT SUMMARY & COVERAGE

TOTAL RESIDENTIAL LOTS = 36
STRUCTURES = 26,568 SF (34%)
LANDSCAPE = 13,182 SF (17%)
NON-PERMEABLE = 38,391 SF (49%)

ZONING

R-4 GENERAL RESIDENTIAL

SETBACK LINES

R-4 (TOWN HOMES)
15' FRONT
20' REAR
5/10' SIDE
15' STREET SIDE

SEWER, WATER, & ROADWAY JURISDICTION

PUBLIC WORKS (MAIN FACILITY):
CITY OF REDMOND PUBLIC WORKS
243 E ANTLER AVE.
REDMOND, OR 97756
PHONE: 541-504-2000
FAX: 541-548-0233

FIRE DISTRICT

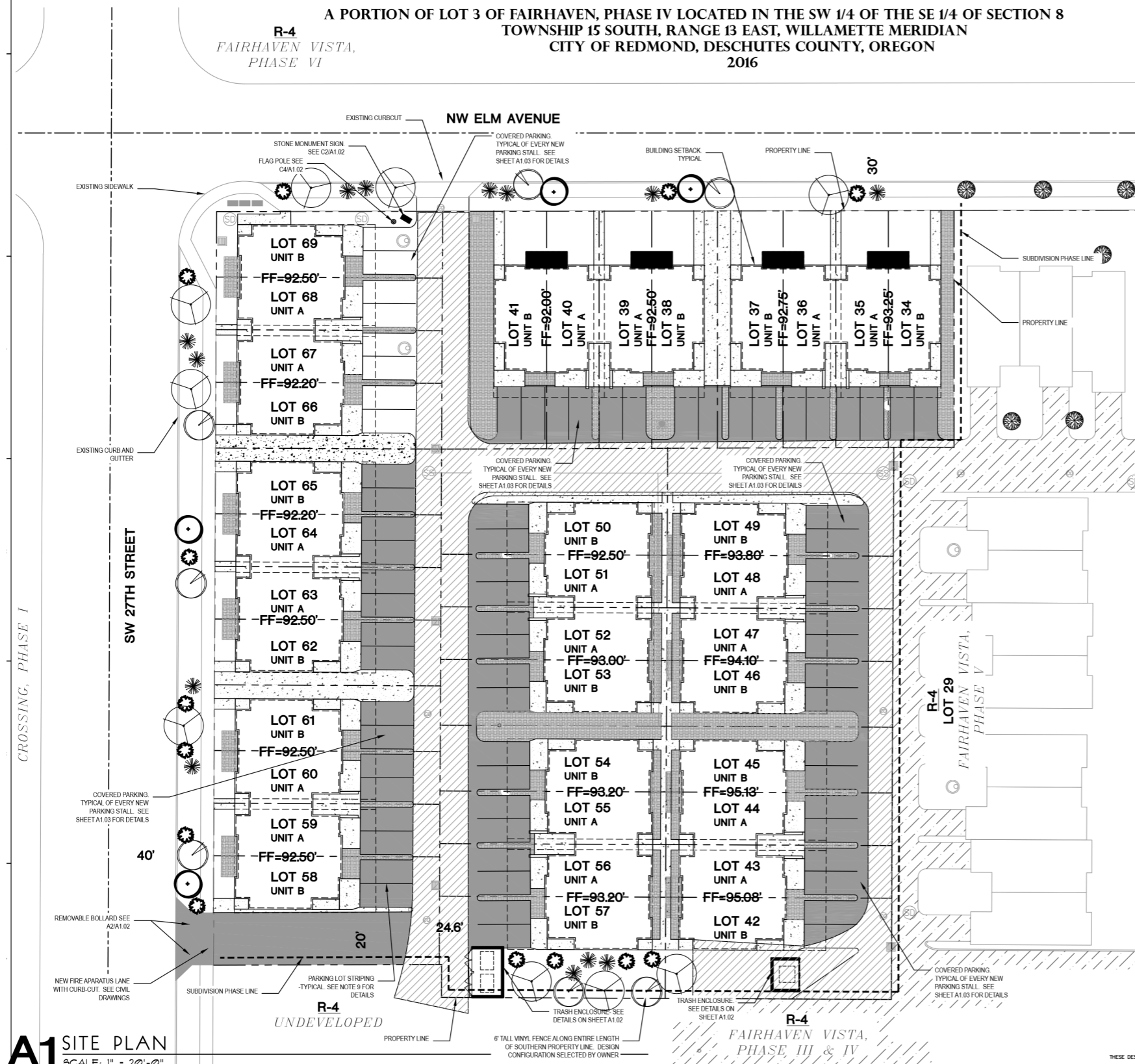
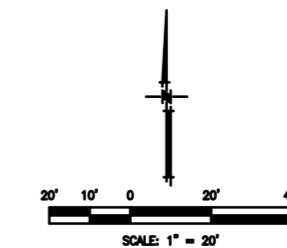
REDMOND FIRE DEPARTMENT

IRRIGATION DISTRICT

CENTRAL OREGON IRRIGATION DISTRICT

NOTES:

- STORM WATER RUN OFF SHALL BE CONTAINED ON SITE BY MEANS OF BORROW DITCHES AND DRAINAGE SWALES AS NEEDED. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR WASHINGTON CITIES AND COUNTIES.
- PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS WILL BE AS FOLLOWS:
 - 10 FEET WIDE ADJACENT TO THE SUBDIVISION BOUNDARY & PUBLIC RIGHT-OF-WAY
 - 5 FEET WIDE ON EACH SIDE OF INTERIOR LOT LINES. (INDIVIDUAL LOT DRAINAGE ONLY)
 - ALL OTHER EASEMENTS ARE PER FINAL PLAT INSTRUMENT #CS151710; PAGE G 1B2 & PIPING EASEMENT INSTRUMENT #2001-44616.
- NO PORTION OF THE SITE APPEARS TO BE WITHIN THE FEMA DESIGNATED FLOODWAY OR FLOODPLAIN.
- ALL LOTS WILL BE SERVED BY THE CITY OF REDMOND PUBLIC WORKS UTILITIES FOR WATER & SEWER.
- THE SITE IS ZONED R4 - GENERAL RESIDENTIAL.
- ALL ROADWAYS WILL BE CONSTRUCTED TO THE CITY OF REDMOND PUBLIC ROADWAY STANDARDS. THE ROADWAYS WILL BE DEDICATED FOR PUBLIC USE AND MAINTAINED BY THE CITY OF REDMOND PUBLIC WORKS.
- PRESSURE IRRIGATION WILL BE PROVIDED TO EACH LOT.
- NO LOT IN THIS SUBDIVISION SHALL TAKE DIRECT ACCESS TO SW 27TH STREET OR NW ELM AVENUE.
- PAVEMENT MARKING PAINT: LATEX WATERBORNE EMULSION LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, WITH DRYING TIME OF LESS THAN 45 MINUTES. COLOR TO BE YELLOW.
- SITE UTILITIES AND ENGINEERING IS EXISTING. USE DRAWINGS HICKMAN, WILLIAMS & ASSOCIATES DRAWINGS DATED 05/26/14 FOR GRADING AND PAVING ELEVATION INFORMATION. CONTRACTOR TO SITE VERIFY ACCURACY OF EXISTING CONDITIONS.



A1 SITE PLAN
SCALE: 1" = 20'-0"

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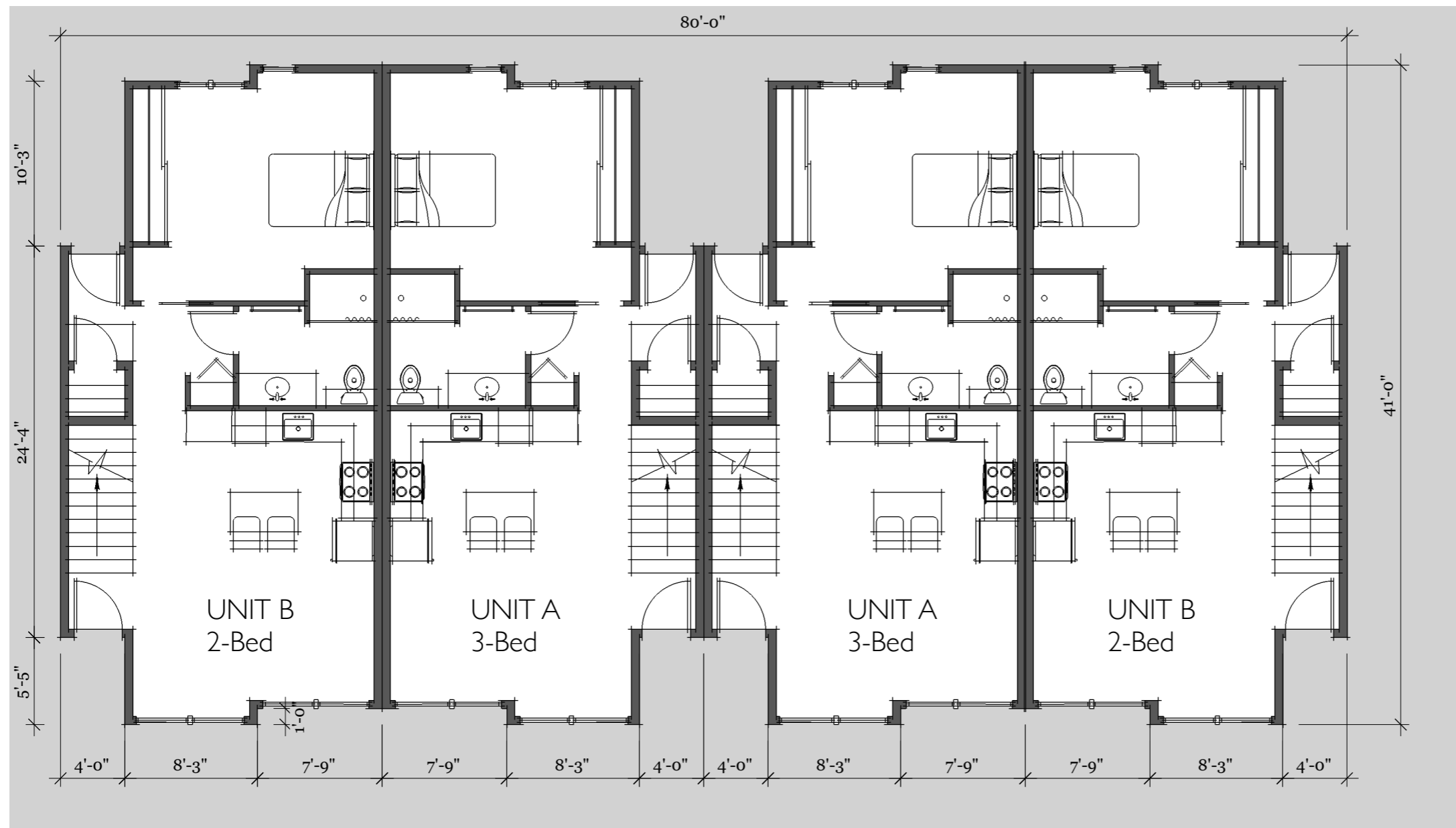
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A First Floor Plan
1 1/8" = 1'-0"

Floor Plan
2nd Floor

A0.3



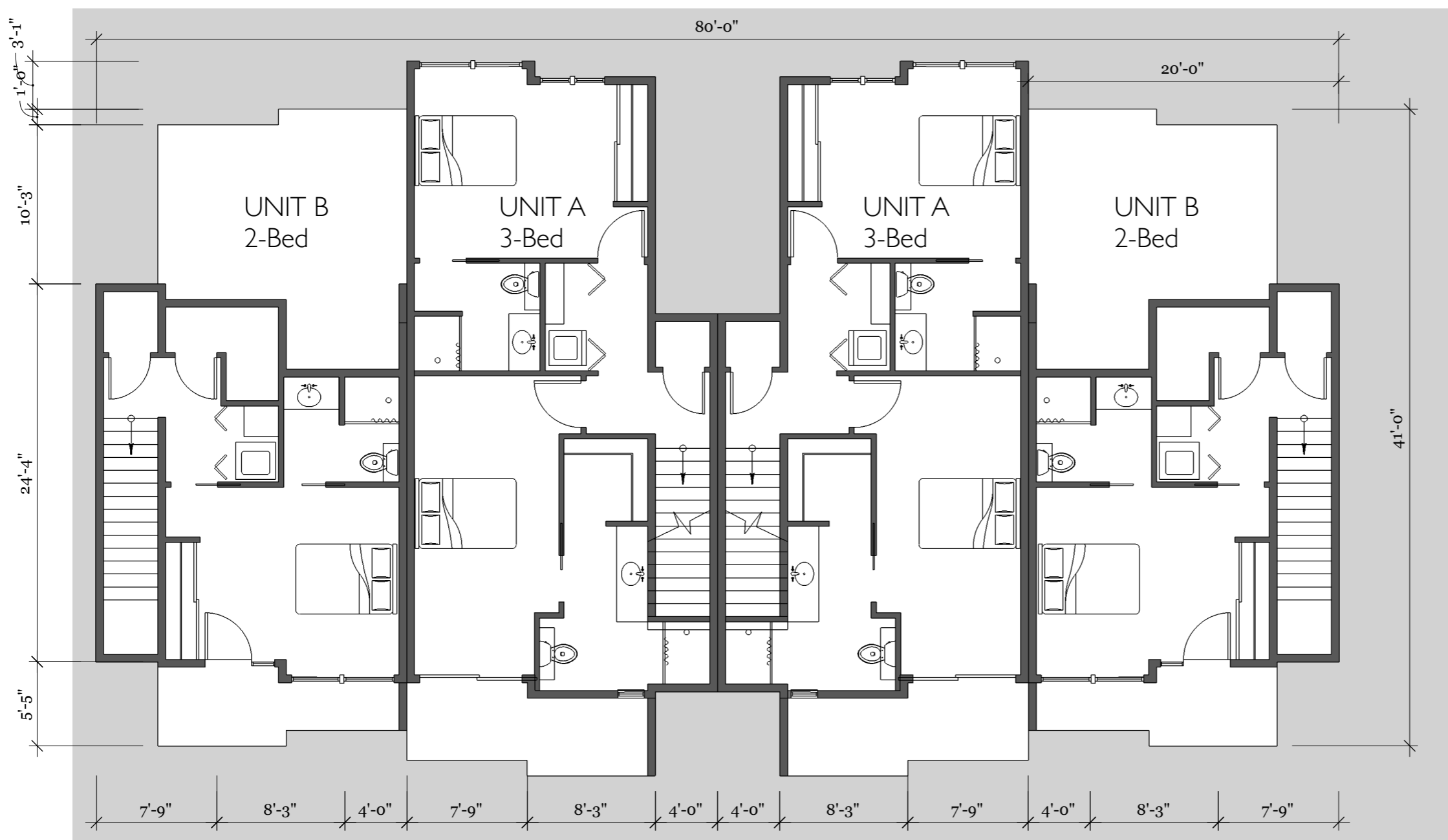
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A Second Floor Plan
1 1/8" = 1'-0"

Floor Plan
2nd Floor





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Elevations

A_{0.5}



A
1 Elevation - Front
1/8" = 1'-0"



A
2 Elevation - Rear
1/8" = 1'-0"



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Elevations

A_{0.6}



A
1 Elevation - Left Side
1/8" = 1'-0"



A
2 Elevation - Right Side
1/8" = 1'-0"