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PROJECT TEAM

OWNER
MAINLAND NORTHWEST

ARCHITECT
SERA DESIGN AND ARCHITECTURE

LANSCAPE ARCHITECT
SERA DESIGN AND ARCHITECTURE

STRUCTURAL ENGINEER
MADDEN BAUGHMAN ENGINEERING

PROJECT VALUATION

$12,600,000

ZONING SUMMARY

ZONE EX (CENTRAL EMPLOYMENT) STANDARDS

DEVELOPMENT FEATURE	STANDARD	PROPOSAL
MAXIMUM FAR	3:1	2.98:1
MAXIMUM HEIGHT	65 FEET	52 FEET
MINIMUM BUILDING STETBACKS (STREET LOT LINE)	0 FEET	0 FEET
MAXIMUM BUILDING SETBACKS (STREET LOT LINE)	10 FEET	9 FEET
MAXIMUM LOT COVERAGE	100%	78%
MINIMUM LANDSCAPED AREA	NONE	16.5%

ST JOHNS PLAN DISTRICT & RIVERFRONT
SUBDISTRICT STANDARDS

DEVELOPMENT FEATURE	STANDARD	PROPOSAL
MINIMUM RESIDENTIAL DENSITY	1 UNIT PER 1,000 SF SITE AREA	COMPLIES
MAXIMUM HEIGHT	45' (55')*	52 FEET
MAXIMUM LOT COVERAGE	85%	78%
MINIMUM LANDSCAPED AREA	15%	16.5%

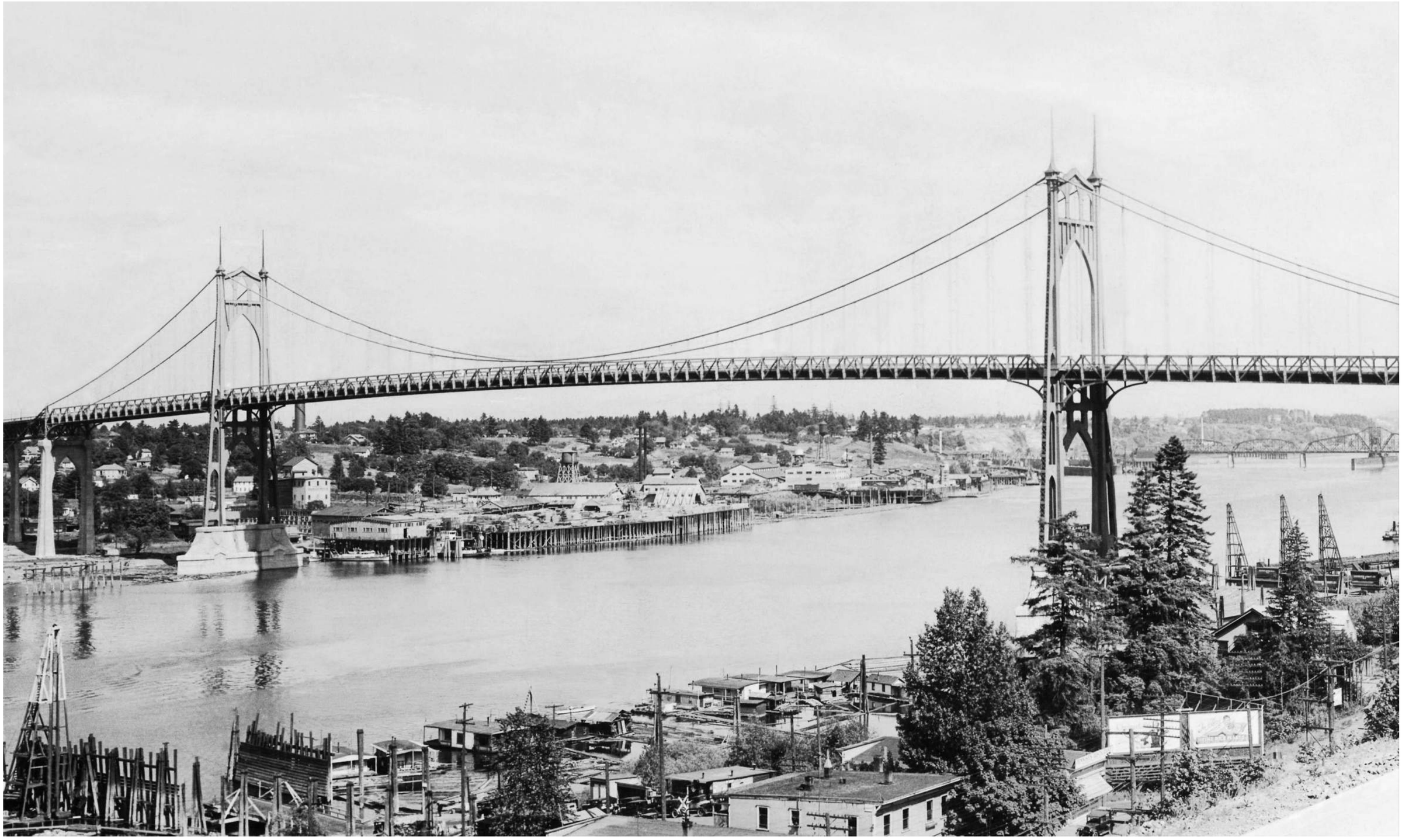
* MAXIMUM BUILDING HEIGHT: THE PROPERTY IS LOCATED IN AN EX ZONE, INCREASED HEIGHT IS REQUESTED AS A MODIFICATION UP TO THE MAXIMUM 55'.

REQUIRED PARKING

DEVELOPMENT FEATURE	REQUIRED	PROPOSED
AUTO PARKING SPACES (TABLE 266-1)	48	46*
LONG-TERM BIKE PARKING SPACES (TABLE 266-6)	106+10=116*	124
SHORT-TERM BIKE PARKING SPACES (TABLE 266-6)	5	0**
LOADING SPACES (33.266.310)	1 (STANDARD B)	1

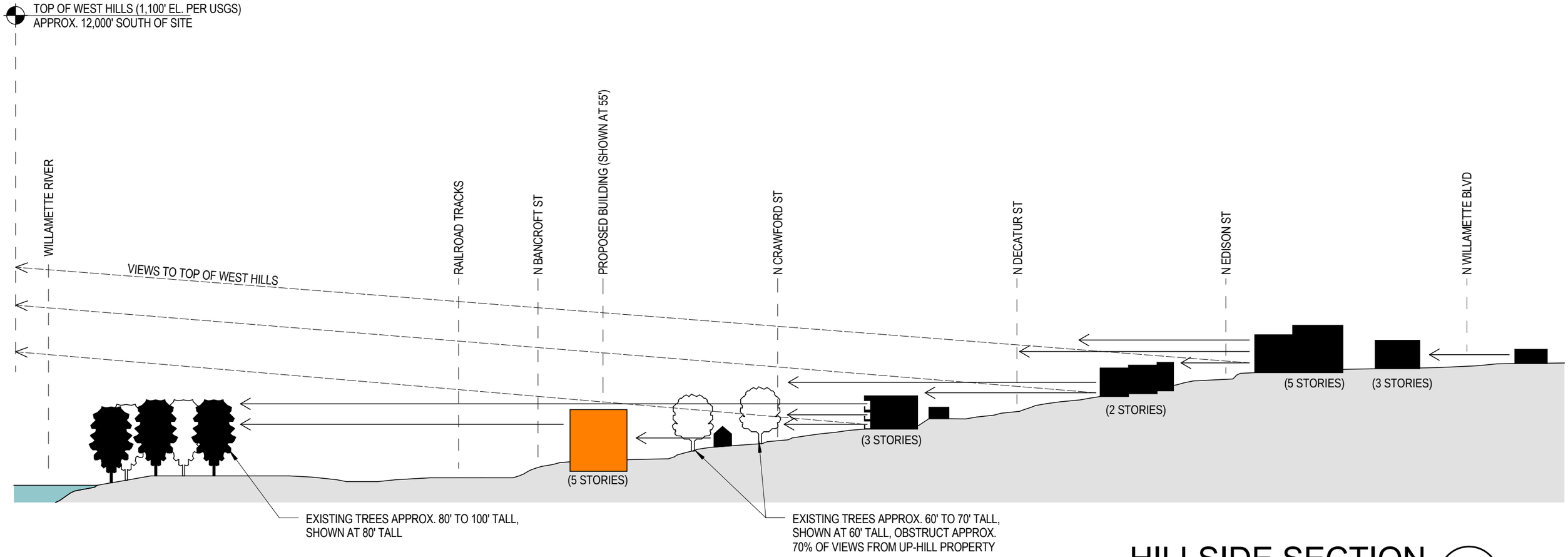
* TEN ADDITIONAL BIKE PARKING SPACES PROVIDED IN LIEU OF TWO AUTO PARKING SPACES IN ACCORDANCE WITH 33.266.110E3.

** PROJECT IS TO PAY INTO THE CITY BIKE PARKING FUND IN LIEU OF PROVIDING SHORT-TERM BIKE PARKING SPACES.



ST JOHNS BRIDGE 1931


CATHEDRAL PARK
ST JOHNS BRIDGE
CATHEDRAL PARK
N Pittsburg Ave
CONDOMINIUMS AT CATHEDRAL PARK
N Salem Ave
VERIDIAN RECLAIMED WOOD
PENINSULA IRON WORKS
N Burlington Ave
N Decatur St
N Edison St
N Willamette Blvd
N Charleston Ave
N Princeton St
N John Ave
COMMUNITY GARDEN
PRIMARY SITE ACCESS N RICHMOND AVE
N Albany St
Cathedral Park Trail
PACIFIC EQUIPMENT RENTAL
ST JOHNS TRUCK & EQUIPMENT REPAIR
N Crawford St
CRAWFORD APARTMENTS (5 STORIES)
ST JOHN'S MARINE CENTER
N RICHMOND AVE
BRIDGEVIEW CONDOMINIUMS (3 STORIES)
N Oswego Ave
N Mohawk Ave
VIEWS OF ST JOHNS BRIDGE
WATER POLUTION LAB
COLUMBIA FOREGE & MACHINE WORKS
GREEN STAR INTERNATIONAL
UNDEVELOPED
WILLAMETTE RIVER
UNDEVELOPED STEEL HAMMER SITE
OUTLINE OF EXISTING COMMERCIAL / INDUSTRIAL USE
RR CROSSING
SITE
UNDEVELOPED
N BRADFORD ST (UNDEVELOPED)
PUBLIC OPEN SPACE
RR ACCESS RD
UP RR
VIEWS OF RIVER & WEST HILLS
VIEW OF ST JOHNS BRIDGE FROM SITE



HILLSIDE SECTION 1

1" = 100'-0"

AERIAL VIEW FROM RIVER

AERIAL VIEW FROM THE NORTH

WATER TOWER AT N WILLAMETTE BLVD AND N OSWEGO ST

ST JOHNS BRIDGE

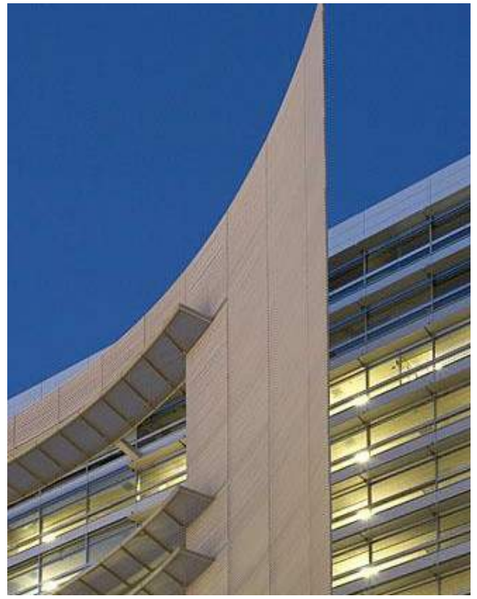
WATER POLUTION LAB

ROW HOUSES ON N EDISON ST

COLUMBIA FOREGE & MACHINE WORKS

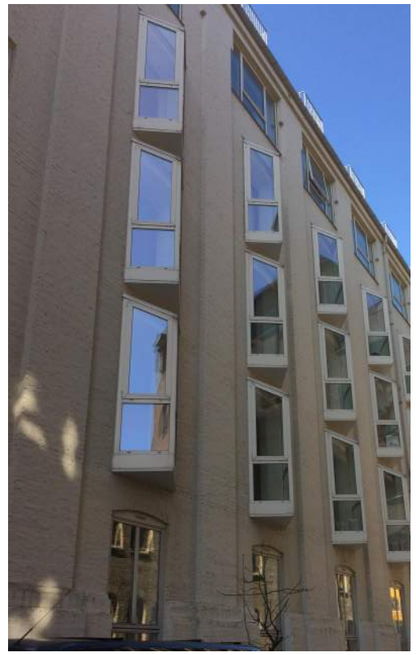
MODERN MULTIFAMILY DWELLING AT N WILLAMETTE BLVD & N JOHN ST

UNDER CONSTUCTION ON N. WILLAMS ST, PORTLAND, OR



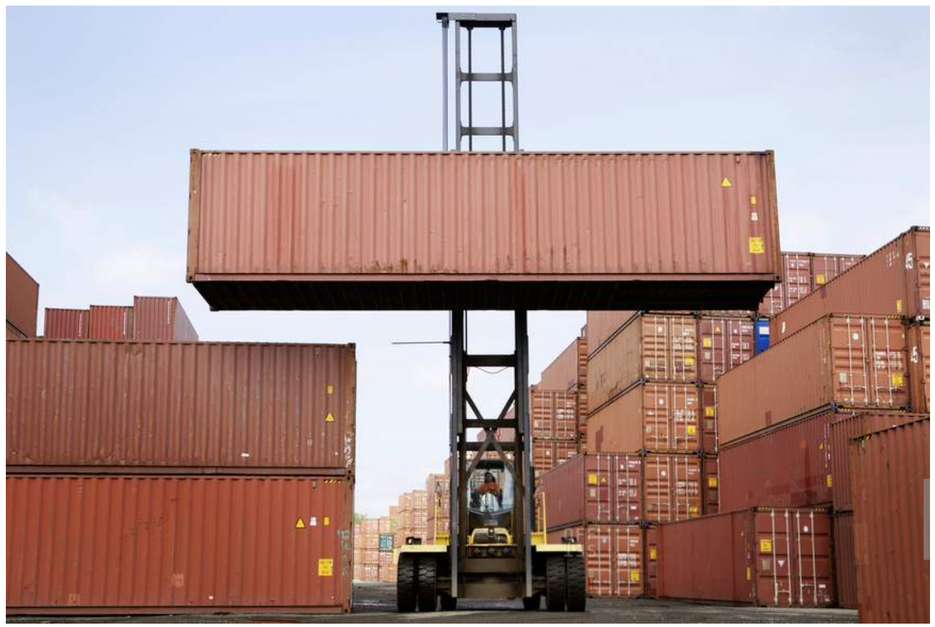
PLATOON KUNSTHALE, BERLIN GERMANY

COPENHAGEN, DK

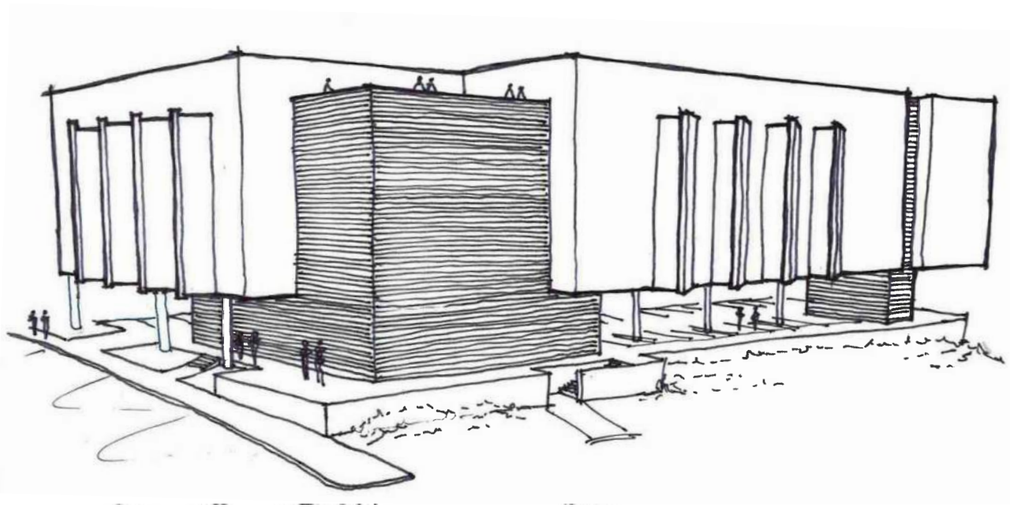


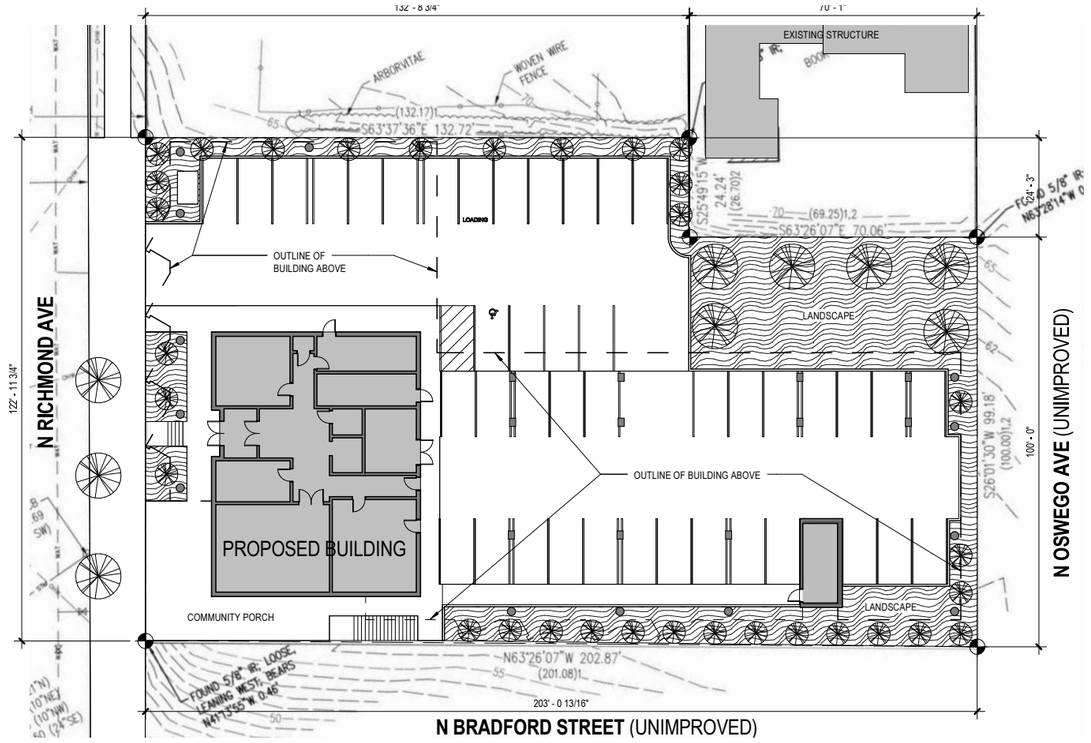
COPENHAGEN, DK

MW8 APARTMENTS - SW 5TH & COLLEGE

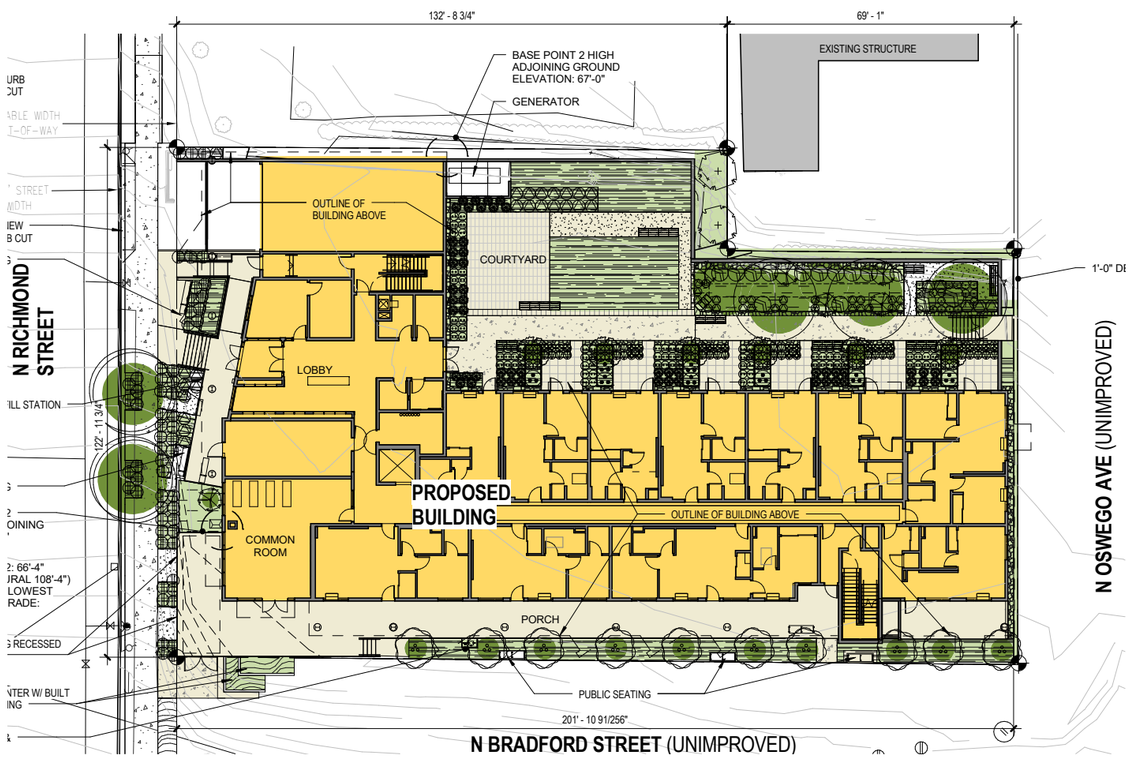


SHIPPING YARD





ORIGINAL CONCEPT



REVISED DESIGN

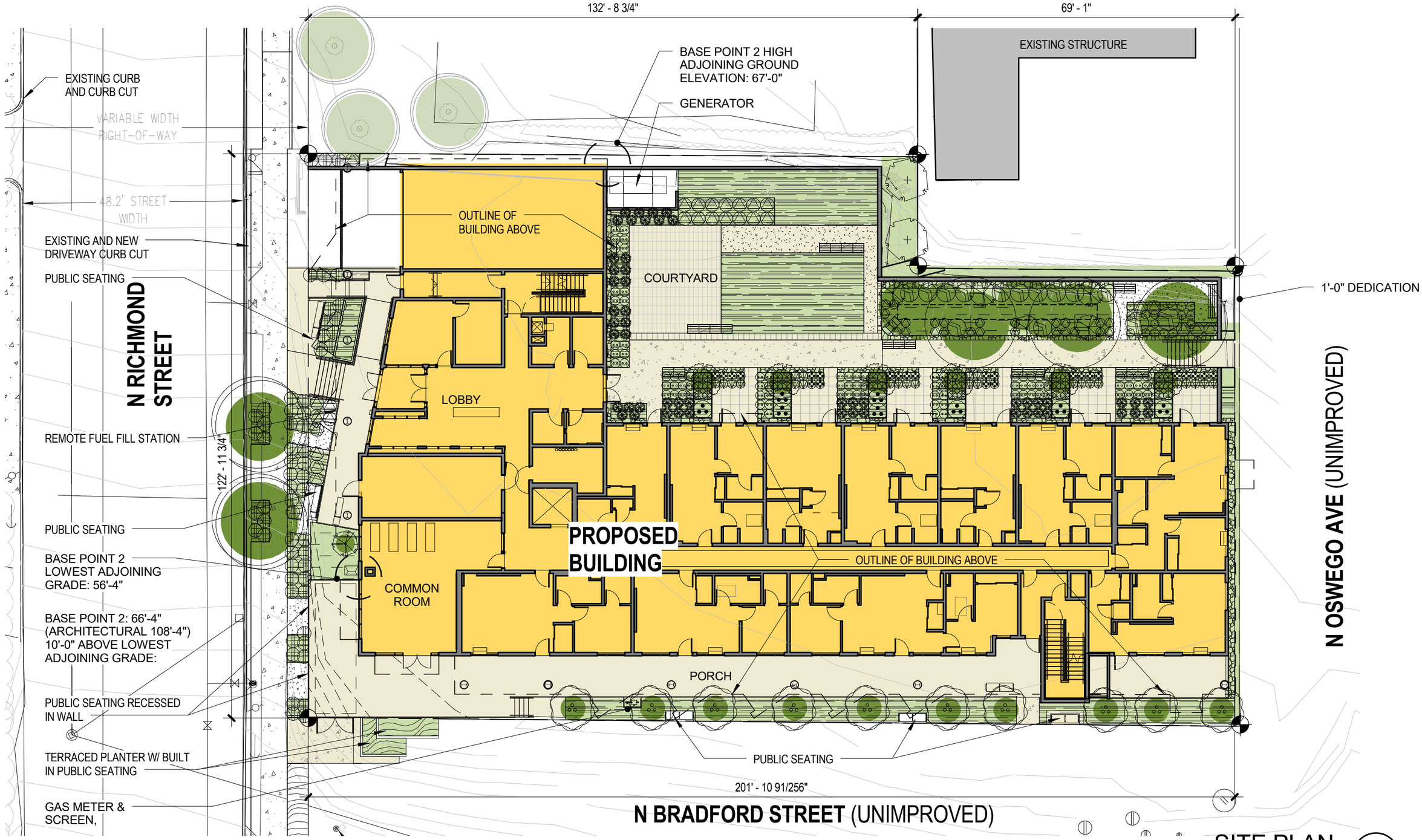

6620

N RICHMOND AVE AT BANCROFT ST

MAIN BUILDING ENTRY ON N RICHMOND AVE


Advise Image


St John's Mar
Advise Image



SITE PLAN 1

1" = 20'-0"

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUANTITY AND WATER QUALITY CONTROL REQUIREMENTS ARE MET WITH 11,500 SF OF ECOROOF AND 262 SF OF FLOW-THROUGH PLANTERS/BASINS. THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

N RICHMOND AVE (PUBLIC)

N OSWEGO AVE (PUBLIC)

N BRADFORD ST (PUBLIC)

PROPOSED BUILDING

INSTALL NEW UTILITY POLE WITH COBRAHEAD STREET LIGHT

NEW CONNECTION TO GAS LINE AT INTERSECTION OF N RICHMOND AND N CRAWFORD

REMOVE EXISTING POWER POLE.

NEW FIRE SERVICE BY WATER BUREAU

NEW METER BY WATER BUREAU

FIRE WATER

FDC

LIMITS OF BUILDING OVERHANG

75.00' ROW

NEW 48" DIA SANITARY SEWER MANHOLE

SANITARY

65 LF PUBLIC SANITARY SEWER EXTENSION

PROTECT EX. INLET

PROTECT EX. FIRE HYDRANT

NEW CONNECTION TO EX. STORM SEWER MANHOLE

NEW PUBLIC INLET AND LATERAL

NEW CONNECTION TO EX. SANITARY SEWER MANHOLE

PROTECT EXISTING POWER POLE WITH COBRAHEAD STREET LIGHT AND DOWN GUY ANCHORS.

EX. RAILROAD TRACKS

STORMWATER PLANTER STORAGE DEPTH=18" AREA=122 SF

OVERFLOW DRAIN

STORMWATER CONNECTION TO BUILDING

SANITARY SEWER CONNECTION FROM BUILDING

NEW 1018LA PGE TRANSFORMER VAULT INSIDE BUILDING

STORMWATER SEWER CONNECTION FROM BUILDING

PROPERTY LINE

LIMITS OF BELOW GRADE BASEMENT

STORMWATER CONNECTION TO BUILDING

OVERFLOW DRAIN

1.00' ROW DEDICATION

STORMWATER BASIN STORAGE DEPTH=6" BOTTOM AREA=140 SF

FOOTPRINT OF BUILDING ABOVE

LIMITS OF BELOW GRADE BASEMENT

ROW

NEW GAS METER

LIMITS OF BUILDING OVERHANG

GAS

STORM

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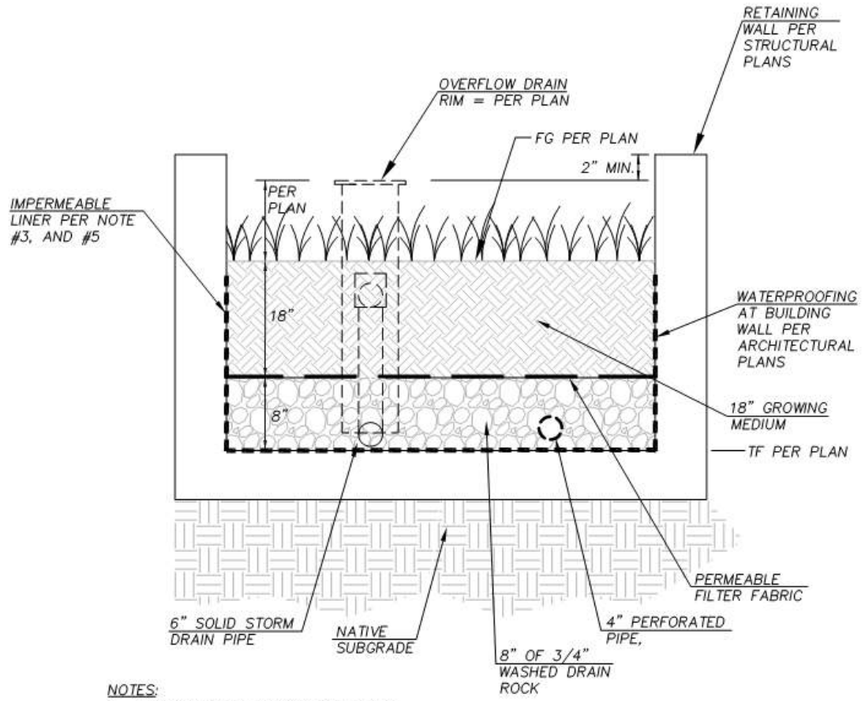
Portland, OR • 503.946.6690 • hdgpdx.com

GRAPHIC SCALE
0 20 40
1 inch = 20 ft.



NOTES:

1. PLANTING PER LANDSCAPE PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS
3. IMPERMEABLE LINER SHALL BE 30 MIL MINIMUM OR EQUIVALENT SPRAY ON LINER. COORDINATE WITH BES INSPECTOR. ATTACH IMPERMEABLE LINER TO CONCRETE 2" BELOW TOP OF SOIL.
4. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF AREA DRAIN.
5. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM AREA DRAIN.
6. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

1 **STORMWATER FLOW-THROUGH PLANTER**
NTS

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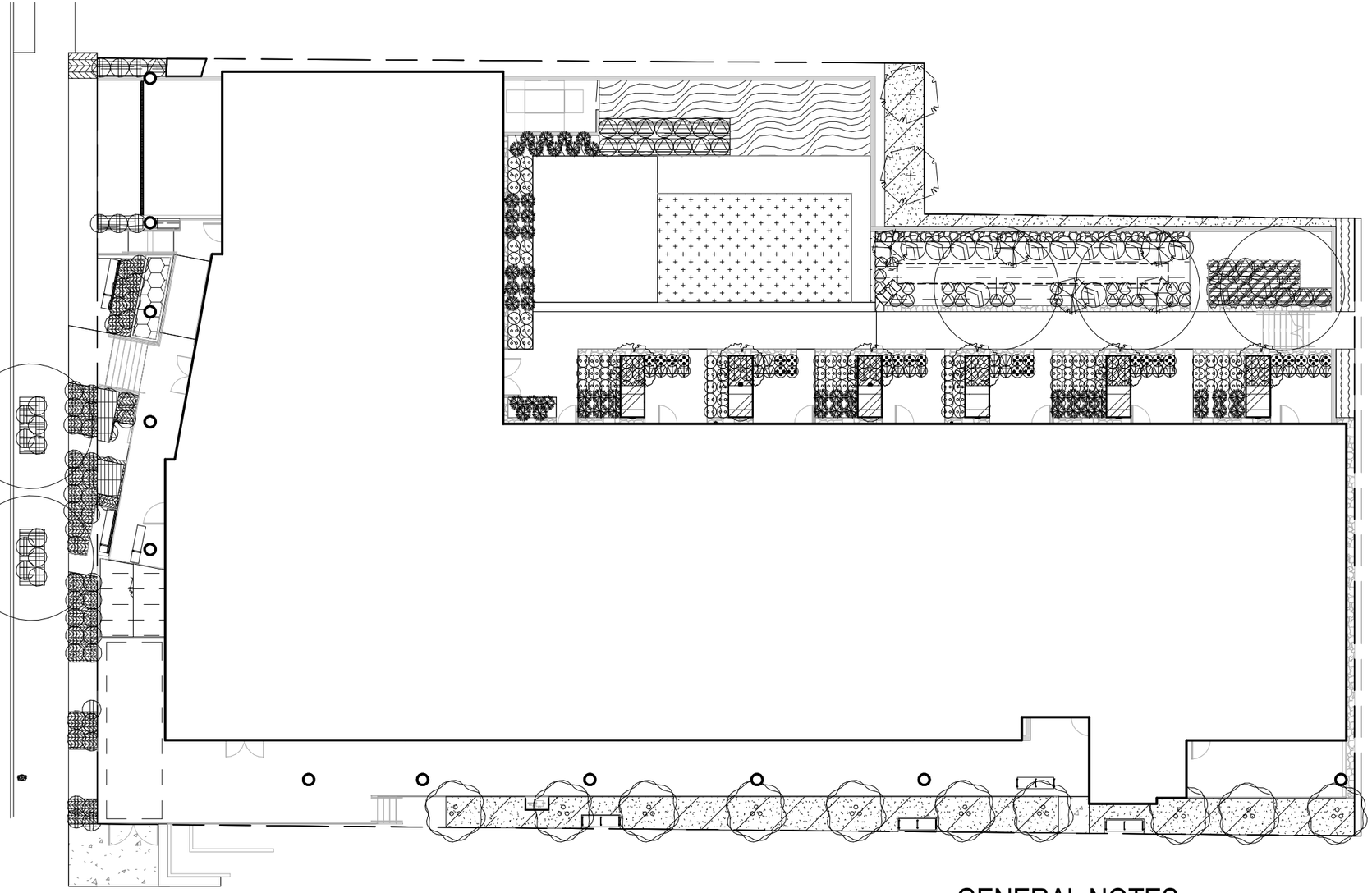
PLANT MATERIAL

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	O.C. SPACING
	STREET TREE SUCH AS:			
	TUPELO	*Nyssa sylvatica*	2.5" CAL.	PER PLAN
	MEDIUM TREE SUCH AS:			
	OREGON WHITE OAK	*QUERCUS GARRYANA*	2.5" CAL.	22' TYP.
	SMALL TREES SUCH AS:			
	CASCARA	*Rhamnus purshiana*	1.5" CAL.	PER PLAN
	VINE MAPE	*Acer circinatum*	1.5" CAL.	PER PLAN
	'NATCHEZ' CRAPE MYRTLE	*LAGERSTROEMIA INDICA*	1.5" CAL.	PER PLAN
	SCREENING SHRUBS | GRASSES SUCH AS:			
	COFFEEBERRY	*Rhamnus californica*	2 GAL	36" O.C.
	HIMALAYAN SARCOCOCCA	*Sarcococca hookeriana*	2 GAL	24" O.C.
	SPOTTED LAUREL	*Acuba japonica*	5 GAL	24" O.C.
	REGAL MIST PINK MUHLY GRASS	*Muhlenbergia capillaris 'Lenca'*	5 GAL	36" O.C.
	GROUNDCOVERS SUCH AS:			
	'JAYTEE' HEAVENLY BAMBOO	*Nandina domestica 'Jaytee'*	2 GAL	24" O.C.
	BOLWES' GOLDEN SEDGE	*Carex elata 'Aurea'*	2 GAL	24" O.C.
	BLACK NEGLIGEE SNAKEROOT	*Actaea simplex 'Black Negligee'*	2 GAL	24" O.C.
	ALTERNATIVE LAWN:			
	MEADOW SEDGE	*Carex pansa*	PLUGS	12" O.C.
	NATIVE GROUNDCOVER PLANTING SUCH AS:			
	KINNIKINICK	*Arctostaphyllos uva-ursi*	1 GAL	18" O.C.
	SWORD FERN	*POLYSTICHUM MUNITUM*	1 GAL	18" O.C.
	REDWOOD SORREL	*Oxalis oregana*	1 GAL	12" O.C.
	CREEPING MAHONIA	*Mahonia repens*	2 GAL	24" O.C.
	SUNNY NATIVE PLANTING SUCH AS:			
	BLUE WILDRYE	*Elymus glaucus*	1 GAL	18" O.C.
	TUFTED HAIRGRASS	*Deschampsia caespitosa*	1 GAL	18" O.C.
	MINIATURE LUPINE	*Lupinus bicolor*	1 GAL	12" O.C.
	COMMON YARROW	*Achillea millefolium*	1 GAL	18" O.C.
	CALIFORNIA POPPY	*Eschscholzia californica*	1 GAL	12" O.C.
	HABITAT NATIVE PLANTING SUCH AS:			
	RED CURRANT	*RIBES SANGUINEUM*	2 GAL	18" O.C.
	CREEPING SNOWBERRY	*SYMPHORICARPUS MOLLIS*	2 GAL	24" O.C.
	SALAL	*Gaultheria shallon*		
	CLIMBING VINES SUCH AS:			
	PINK JASMINE	*Jasminum polyanthum*	1 GAL	18" O.C.
	STORMWATER PLANTING SUCH AS:			
	SLENDER RUSH	*Juncus tenuis*	1 GAL	12" O.C.
	ORANGE SEDGE	*Carex testacea*	1 GAL	12" O.C.
	COMMON CAMAS	*Camassia quamash*	1 GAL	12" O.C.
	HIGHBUSH CRANBERRY	*Viburnum edule*	1 GAL	4' O.C.



L1 PLANTING AREA

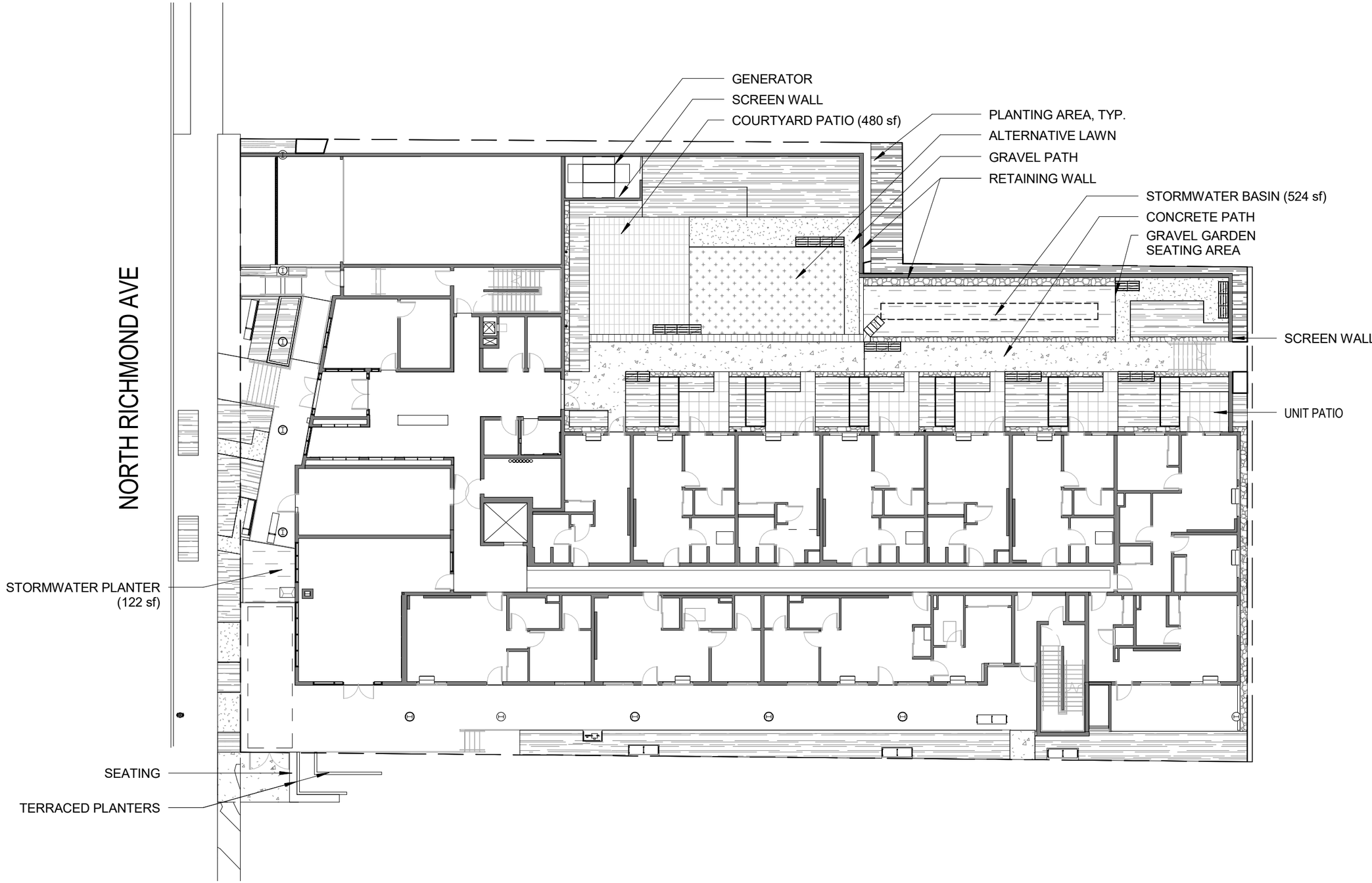
TOTAL SITE:			23,209 sf
MIN. LANDSCAPE AREA:	15%	=	3,481 sf
MAX. PLAZA HARDSCAPE:	33%	=	1,148 sf
LANDSCAPE AREA: (OFF-STRUCTURE)			2,692 sf
PLAZA HARDSCAPE: (OFF-STRUCTURE)			535 sf
LANDSCAPE AREA: (ON-STRUCTURE)			1,963.65 sf (500 sf APPLICABLE)
ACTUAL LANDSCAPE AREA:	16%	=	3,727

GENERAL NOTES - PLANTING

1. ALL STORMWATER PLANTERS SHALL RECEIVE A TWO INCH LAYER OF PEA GRAVEL MULCH. ALL OTHER PLANTING AREAS INCLUDING STREET TREES SHALL RECEIVE A TWO INCH LAYER OF BARK MULCH
2. ALL PLANTING SOIL SHALL BE AMENDED AS RECOMMENDED IN AN APPROVED AGRICULTURAL SOILS REPORT
3. A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL PLANTING AREAS, INCLUDING STORMWATER PLANTERS AND ECOROOF

GENERAL NOTES - STORMWATER PLANTING

1. ALL STORMWATER PLANTERS AND ECOROOF SHALL CONFORM TO THE CITY OF PORTLAND B.E.S. STORMWATER MANAGEMENT MANUAL FOR PLANTER FACILITIES.
2. CONTRACTOR SHALL MAINTAIN THE STORMWATER PLANTER AND ECOROOF PER CHAPTER 3 OF THE CITY OF PORTLAND B.E.S. STORMWATER MANAGEMENT MANUAL. SEE SPECIFICATIONS FOR SPECIFIC INFORMATION.


NORTH RICHMOND AVE
GENERATOR
SCREEN WALL
COURTYARD PATIO (480 sf)
PLANTING AREA, TYP.
ALTERNATIVE LAWN
GRAVEL PATH
RETAINING WALL
STORMWATER BASIN (524 sf)
CONCRETE PATH
GRAVEL GARDEN SEATING AREA
SCREEN WALL
UNIT PATIO
STORMWATER PLANTER (122 sf)
SEATING
TERRACED PLANTERS

ECOROOF

1. AREA CALCULATIONS:

   TOTAL ROOF AREA: 14,200 sf

   ECOROOF AREA:
   - PLANTED ECOROOF: 11,105.49 sf
   - GRAVEL PATHWAYS: 346.11 sf
   - MECHANICAL AREAS:
   - TOTAL ECOROOF: 11,451 sf

   ECOROOOF PERCENTAGES:
   - % NON-VEGETATED: 3%
   - % TOTAL ROOF COVERAGE: 80.6%

2. BASIS OF DESIGN: COLUMBIA GREEN TECHNOLOGIES: EXTENSIVE GROWING MEDIA

3. ECOROOF GROWING MEDIA SHALL CONTAIN A 70-85% VOLUME OF EXPANDED MEDIA, 8-12% VOLUME OF COMPOST, AND 15-35% VOLUME OF ORGANIC MATTER.

4. ECOROOF GROWING MEDIA SHALL MEET A MAXIMUM MEDIA DENSITY PER ASTM E 2399, 80 lb/cu ft

5. ECOROOF MAXIMUM MEDIA WATER RETENTION SHALL CONFORM TO ASTM E 2399, 35% TO 65% BY VOLUME

6. ECOROOF ASSEMBLY WILL HAVE A MAXIMUM WEIGHT OF 32 lbs./cu. ft INCLUDING SATURATED GROWING MEDIUM AND PLANTS.

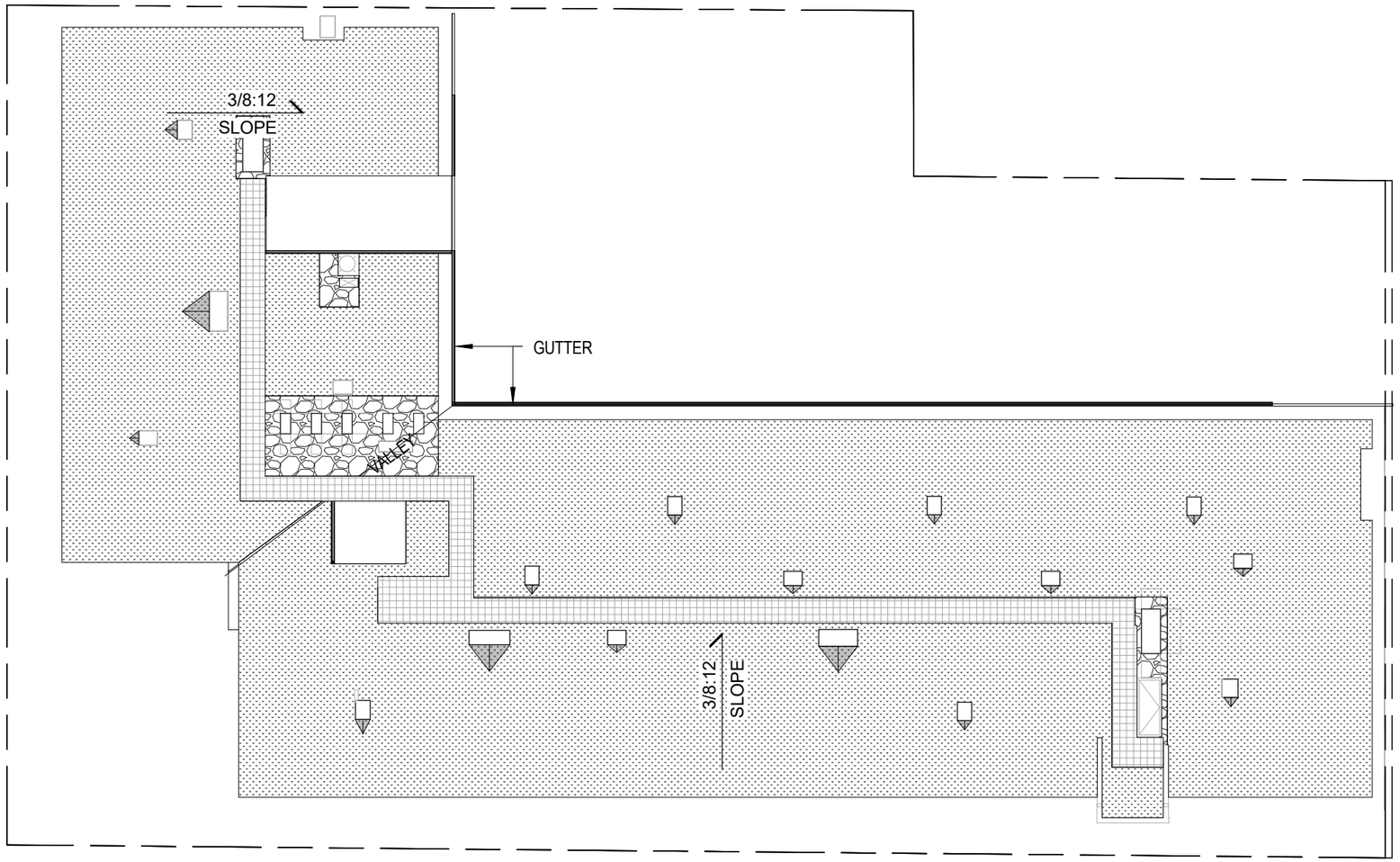
LEGEND - ECOROOF

SYMBOL

"ALL SEASONS" SEDUM PLANT MIX BY COLUMBIA GREEN TECHNOLOGIES. ECOROOF TRAY SYSTEM W/ PREGROWN TILES

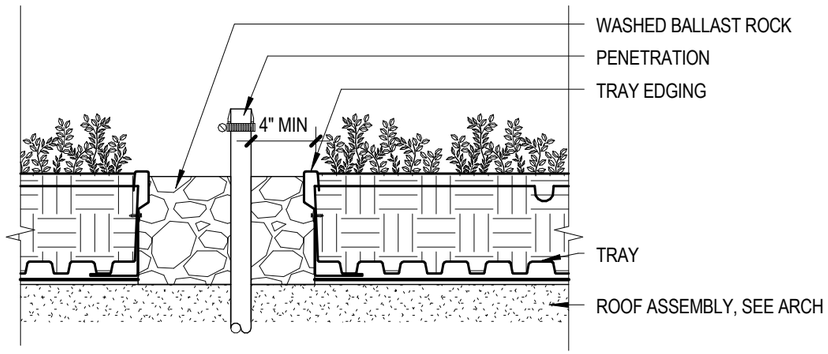
BOTANICAL NAME	COMMON NAME
SEDUM ALBUM 'CORAL CARPET'	WHITE STONECROP
SEDUM DISPANICUM 'IMMERGRUNCHEN'	SPANISH STONECROP
SEDUM FLORIFERUM	ORANGE STONECROP
SEDUM MIDDENDORFFIANUM DIFFUSUM	CHINESE MOUNTAIN STONECROP
SEDUM REFLEXUM 'GREEN SPRUCE'	SPRUCE STONECROP
SEDUM SPURIUM 'COCCINEUM'	RED CAUCASIAN STONECROP
SEDUM SPURIUM 'FULDAALUT'	CAUCASIAN STONECROP
SEDUM SPURIUM 'JOHN CREECH'	JON CREECH CAUCASIAN STONECROP
SEDUM SPURIUM 'ROSEUM'	RESEUM CAUCASIAN STONECROP
SEDUM STEFCO	STEFANOV STONECROP
SEDUM TAKESIMENSIS 'GOLDEN CARPET'	GOLDEN CARPTE SEDUM
SEDUM TETRACTINUM 'CORAL REEF'	FISH SCALE SEDUM

WASHED BALLAST MAINTENANCE PATH



0' 5' 10' 20' 30'

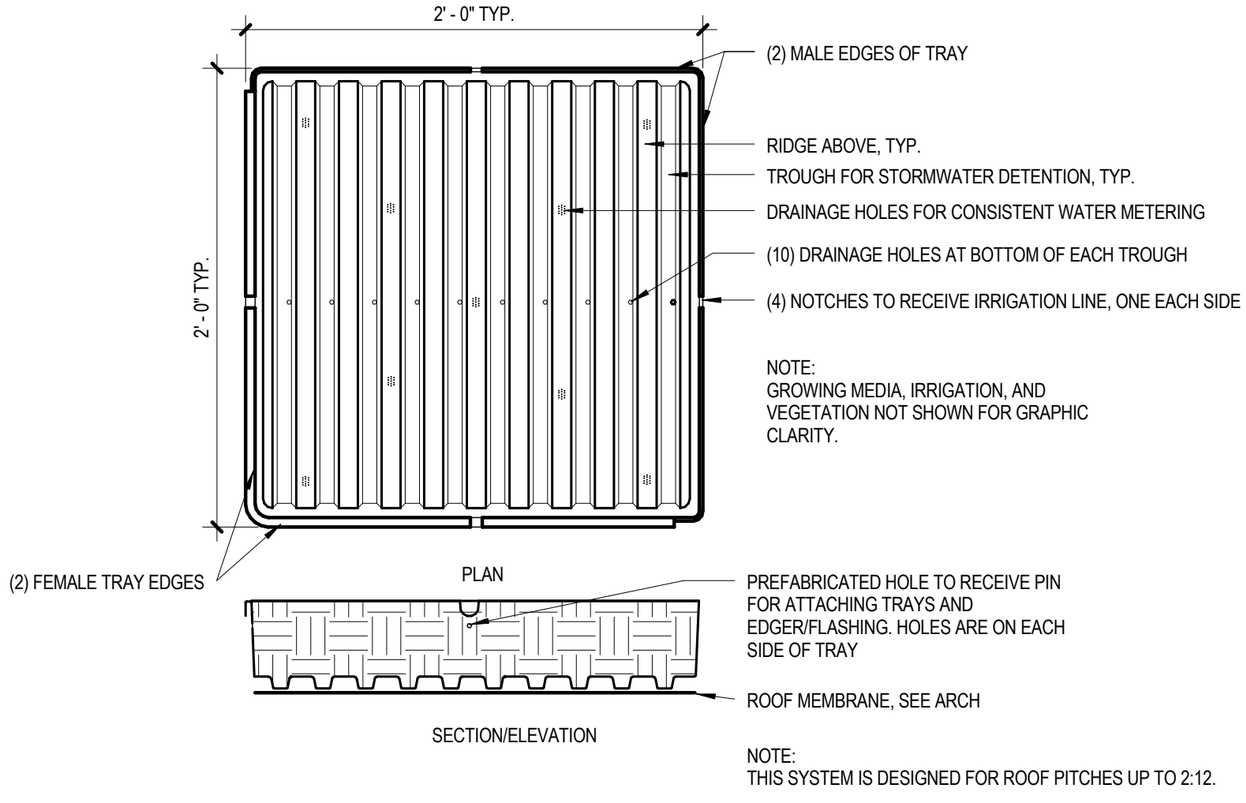
ECO ROOF PLAN C22



ECOROOF AT ROOF PENETRATION

1 1/2" = 1'-0"

3



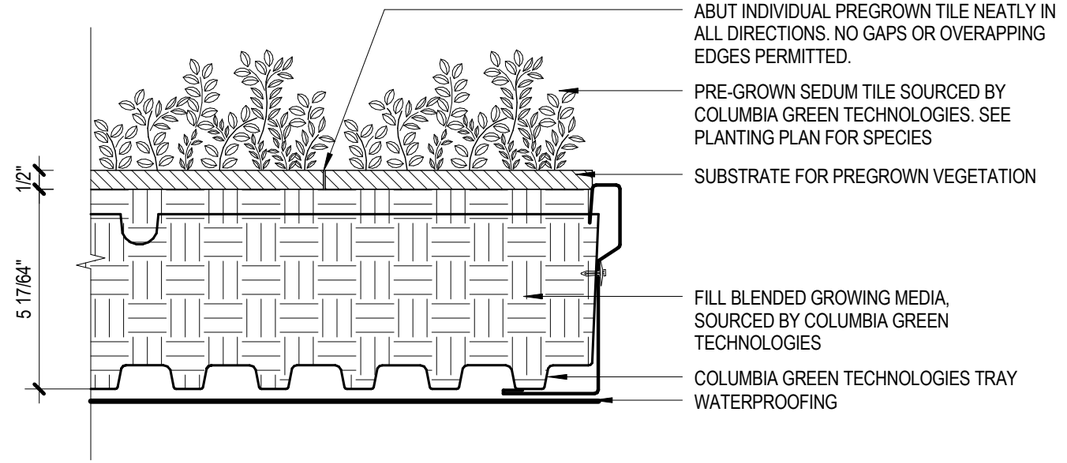
NOTE:
GROWING MEDIA, IRRIGATION, AND VEGETATION NOT SHOWN FOR GRAPHIC CLARITY.

NOTE:
THIS SYSTEM IS DESIGNED FOR ROOF PITCHES UP TO 2:12.

ECOROOF TRAY

1 1/2" = 1'-0"

1



ECOROOF PREGROWN TILE

3" = 1'-0"

2

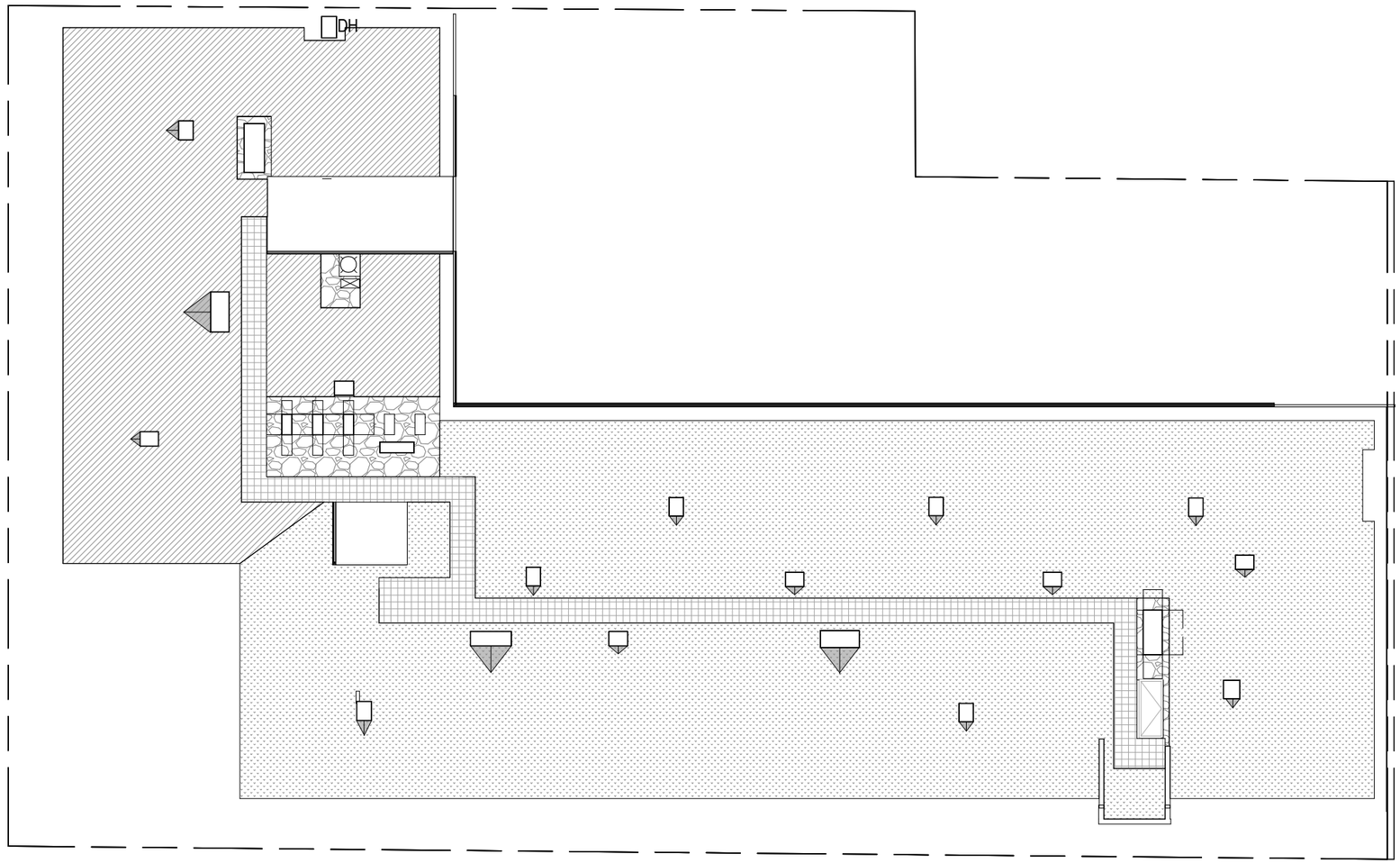
IRRIGATION EQUIPMENT

SYMBOL	COMPONENT	DETAIL
◎	QUICK COUPLER, LOCATION TBD	2 / C22
C	SMART CONTROLLER, LOCATION TBD	
P.O.C.	POINT OF CONNECTION, LOCATION TBD	
◓	REMOTE CONTROL VALVE, LOCATION TBD	1 / C22

IRRIGATION SCHEDULE

IN-LINE DRIP TUBING

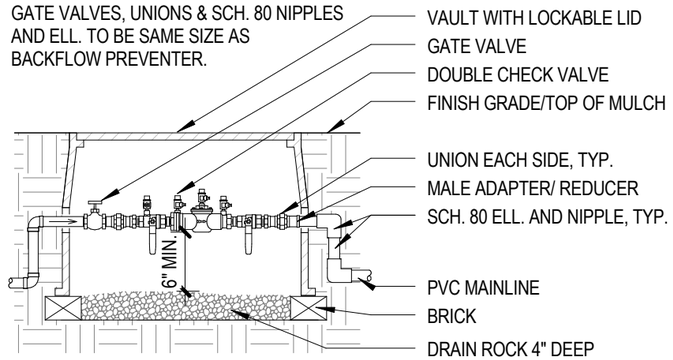
SPRAY IRRIGATION



0' 5' 10' 20' 30'

ROOF IRRIGATION PLAN C24

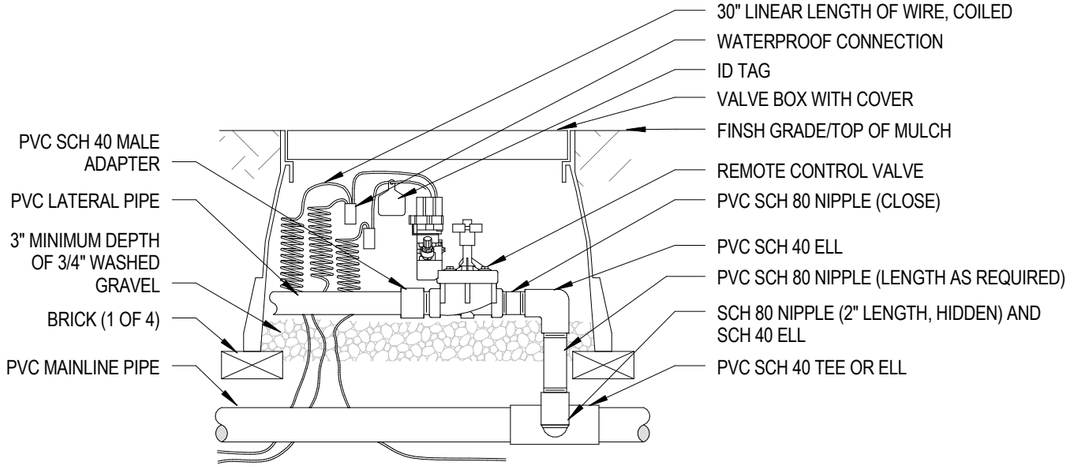
INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT.



BACKFLOW PREVENTER

1/2" = 1'-0"

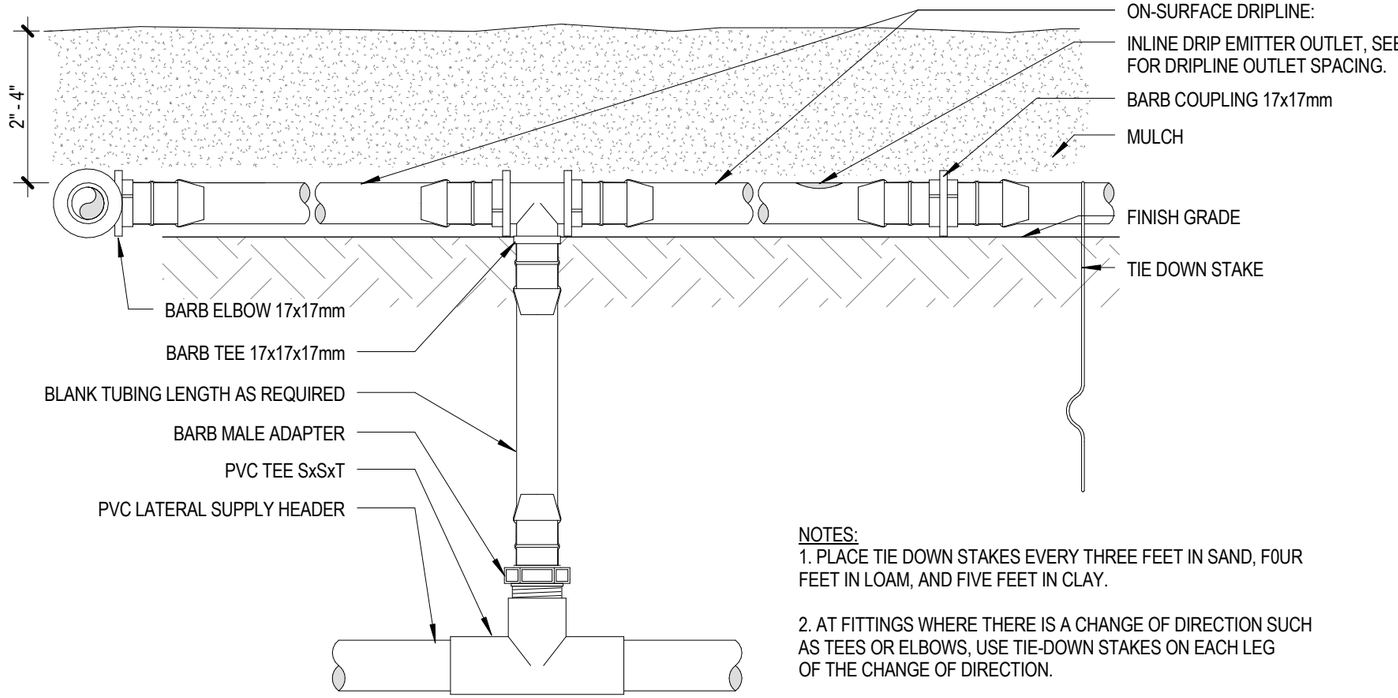
3



REMOTE CONTROL VALVE

1" = 1'-0"

1



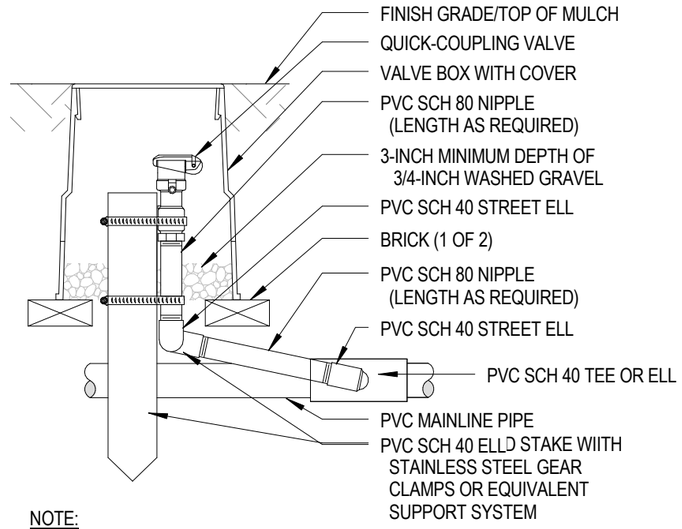
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.

2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

ON SURFACE DRIPLINE RISER ASSEMBLY

1/2" = 1'-0"

4



NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE

QUICK COUPLING VALVE

1" = 1'-0"

2

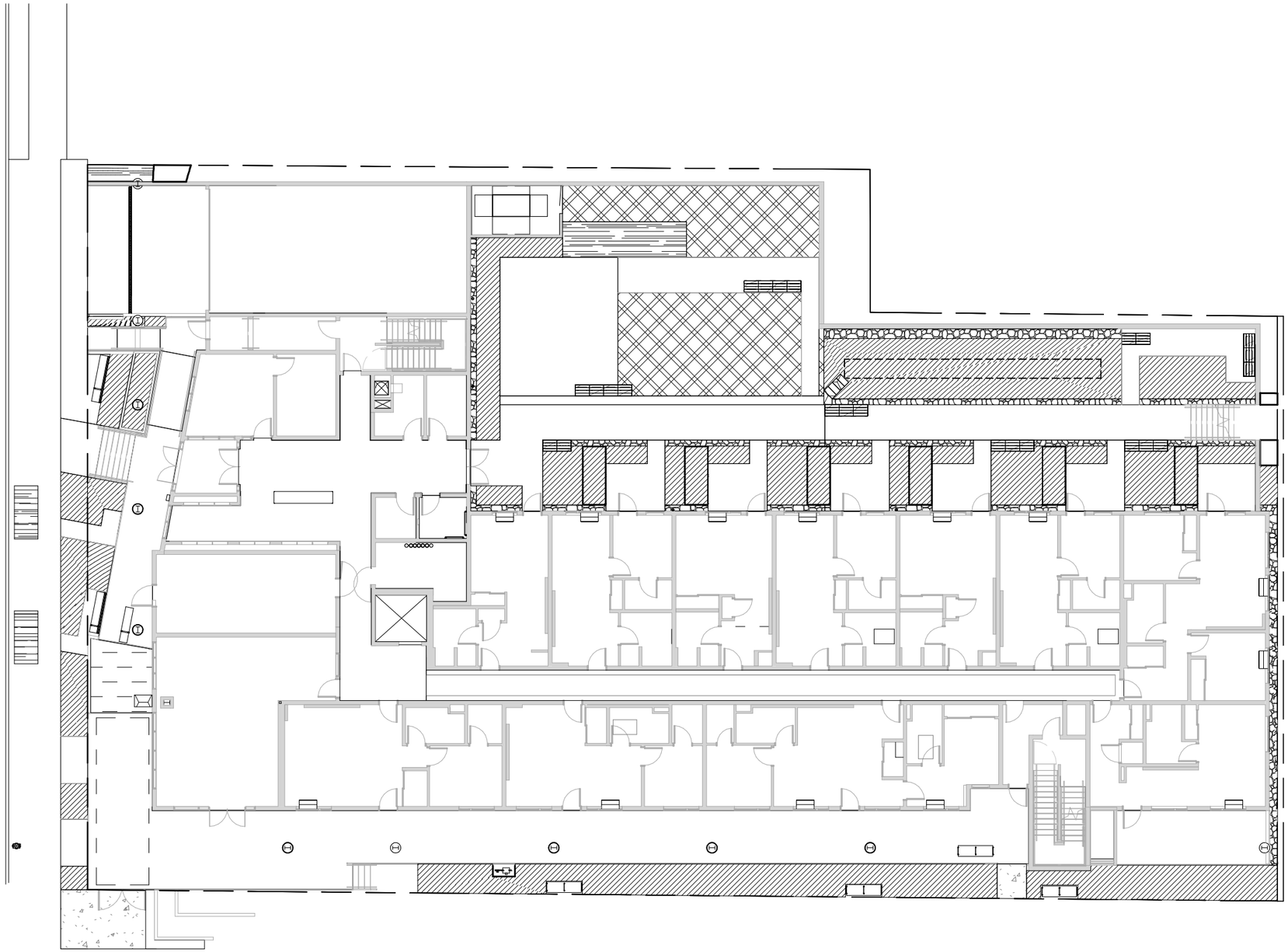
IRRIGATION EQUIPMENT

SYMBOL	COMPONENT	DETAIL
◎	QUICK COUPLER, LOCATION TBD	2 / C22
C	SMART CONTROLLER, LOCATION TBD	
P.O.C.	POINT OF CONNECTION, LOCATION TBD	
◓	REMOTE CONTROL VALVE, LOCATION TBD	1 / C22

IRRIGATION SCHEDULE

IN-LINE DRIP TUBING

SPRAY IRRIGATION



0' 5' 10' 20' 30'

GROUND IRRIGATION PLAN C26

ECOROOF OPERATIONS + MAINTENANCE PLAN

Ecoroofs are vegetative systems that retain and filter stormwater and provide aesthetic and energy conservation benefits. The Extensive Ecoroof filters stormwater with a plant palette composed primarily of sedum plants.
Soil medium, vegetation, irrigation and drains shall be inspected for proper operations throughout the life of the ecoroof. All elements shall be inspected annually. Facilities personnel shall keep a log, recording all inspection dates, observations, and maintenance activities. Work orders and invoices shall be kept on file and made available to City inspector upon request. The following items shall be inspected and maintained as stated:

Soil Substrate / Growing Medium shall sustain healthy plant cover and infiltrate within 48 hours

- Growing medium shall be inspected for evidence of erosion from wind, water and settlement. If erosion channels are evident, they shall be stabilized with additional soil substrate/growth medium and covered with additional plants. All depressions as the result of maintenance foot traffic activity, settlement, etc. shall be filled flush with adjacent medium. Plant mortality as a result of foot traffic shall be replaced immediately. Bare soil shall be planted per the planting design. Soil shall drain within 48 hours.

Ecoroof System shall be operated and maintained in accordance with manufacturer's requirements. Drain inlets shall be kept unrestricted

- Inlet pipe shall be cleared when soil substrate, vegetation, debris, litter or other materials clog the drain inlet. Sources of sediment and debris shall be identified and corrected.
- Determine if drain inlet pipe is in good condition and correct as needed.
- Contact membrane manufacturer if tears or perforations are found in the membrane.

Vegetation shall be maintained to provide 95% plant cover.

- During the Establishment Period, dead or damaged plants shall be replaced by contractor once per month as needed until expiration of warranty after which the Owner or building facilities shall be responsible for maintenance. During the Long-Term Period, dead plants shall generally be replaced once per year in the fall months.
- Fallen leaves and debris from deciduous plant foliage shall be removed.
- Nuisance and prohibited vegetation from the Portland Plant List shall be removed when discovered.
- Weeding shall be manual with no herbicides or pesticides used. Weeds shall be removed regularly and not allowed to accumulate.

Irrigation of Extensive Ecoroof

- During the Establishment Period (2 years), the irrigation timer shall be set to assure plant establishment at a rate of .25 inch every 14th day during the months of June and September (warm periods) and .25 inch every seventh day during July and August (hot dry periods).
- During Long-Term Period (after 2 full years), water at a rate of .25 inch every 14th day during the months of July and August to maintain plant cover. Irrigation at the same rate may be used during the months of May, June, September, and October only as needed. No irrigation is allowed from the beginning of November through the end of April.
- Irrigation watering times shall be modified as needed to accommodate fluctuations in dry and wet periods with the exception that at no time shall the irrigation exceed .5 inches per ten days. Accurate monitoring and assessment of temperature and rainfall shall dictate schedule and watering lengths. Automatic rain shut off valves are to be inspected and any debris removed during irrigation regime.

Spill prevention measures from mechanical systems located on roof shall be exercised when handling substances that can contaminate stormwater

- Release if pollutants shall be corrected as soon as identified.
- Best management practices shall be implemented to prevent hazardous wastes from contaminating stormwater. Record time, date, weather and site conditions when site activities contaminate stormwater.

Training and/or written guidance information

- A copy of O&M Plan for maintaining Ecoroofs shall be provided to the Owner's maintenance personnel for reference. Building facilities / maintenance personnel shall receive instruction as to needs and regular schedules for properly maintaining the health and vigor of the ecoroof plantings and associated drainage surface.

Access and Safety to the Ecoroof

- No tenant circulation or egress routes are proposed or allowed on extensive ecoroof areas. Maintenance personnel shall access roof via utility access points and tie into safety points as needed when inspecting or maintaining perimeter areas that pose a safety concern.

Aesthetics of the Ecoroof shall be maintained as an asset to the property owner and community

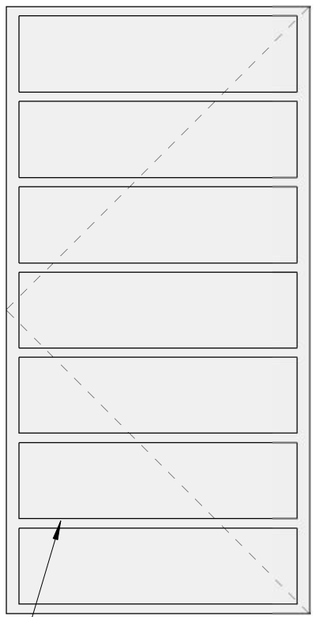
- Evidence of damage or vandalism shall be repaired and accumulation of trash debris shall be removed upon discovery.

Insects shall not be harbored at the Ecoroof

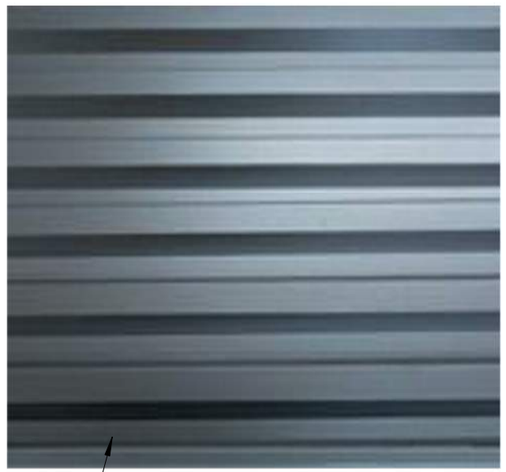
- Standing water creating an environment for development of insect larvae shall be eliminated by manual means. Chemical sprays shall not be used.
- Record time, date, weather, and site conditions when insect or rodent activity is observed. Record when insect or rodent activity abated or ended.

Annual Maintenance Schedule:

Summer: Make necessary repairs. Improve growing medium as needed. Clear drains. Irrigate as described above.
Fall: Replace exposed soil and dead plants. Remove sediment and debris from drains. Provide erosion controls for base soil if necessary.
Winter: Monitor infiltration/flow rates. Clear drains as needed.
Spring: Replant exposed soil and dead plants. Remove sediment and debris from drains.
All Seasons: Weed as necessary.



CUSTOM INDUSTRIAL METAL DOOR (GREY)



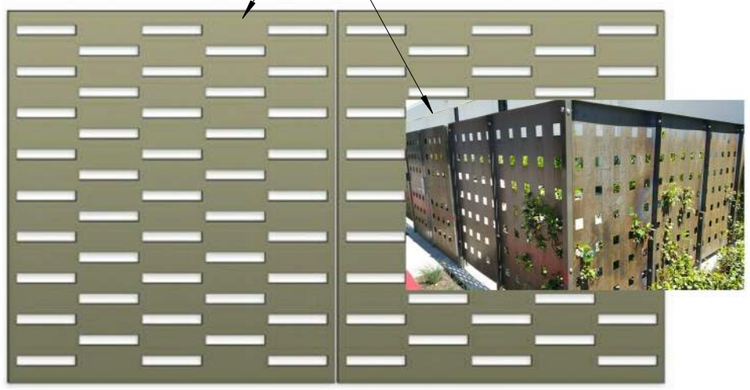
PROFILE METAL PANEL: 24 GAUGE; EXPOSED FASTENERS

WOOD SIDING, TONGUE AND GROOVE

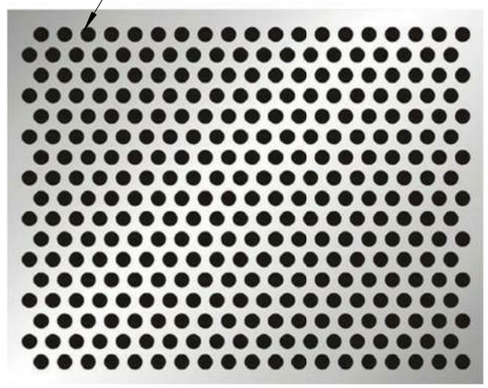
SMOOTH CEMENTITIOUS PANEL; 5/16" THICK; FACTORY COLOR - WHITE; TREATED WITH A UV POLYMERIZING SYSTEM; EXPOSED STAINLESS STEEL PAN HEAD FASTENERS

CONCRETE

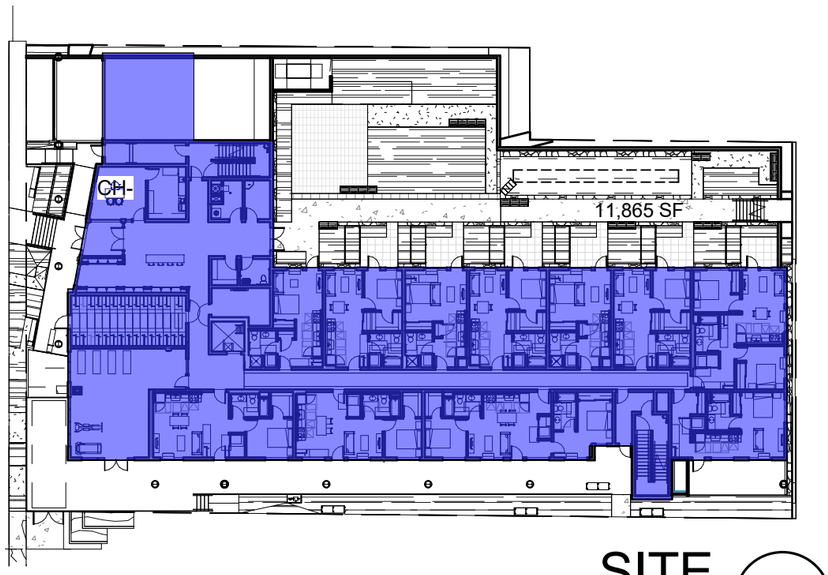
LANSCAPE SCREEN, METAL SCREEN



PERFORMATED METAL PANEL



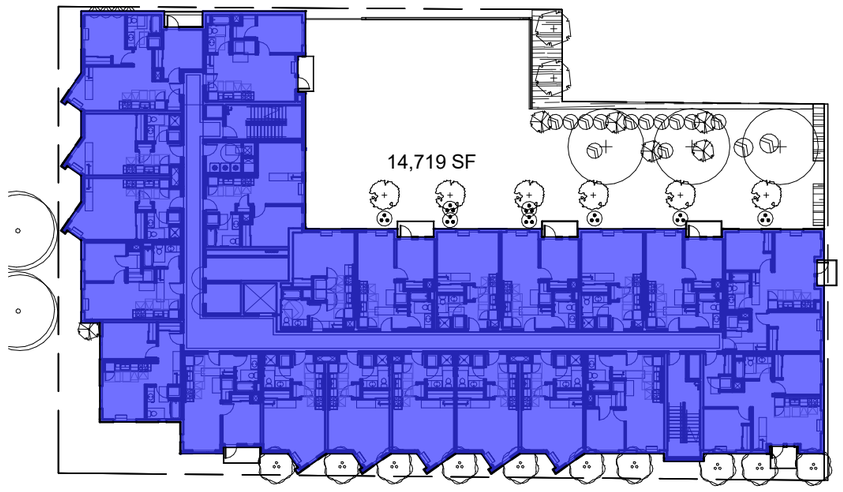
CABLE RAILING



SITE 1

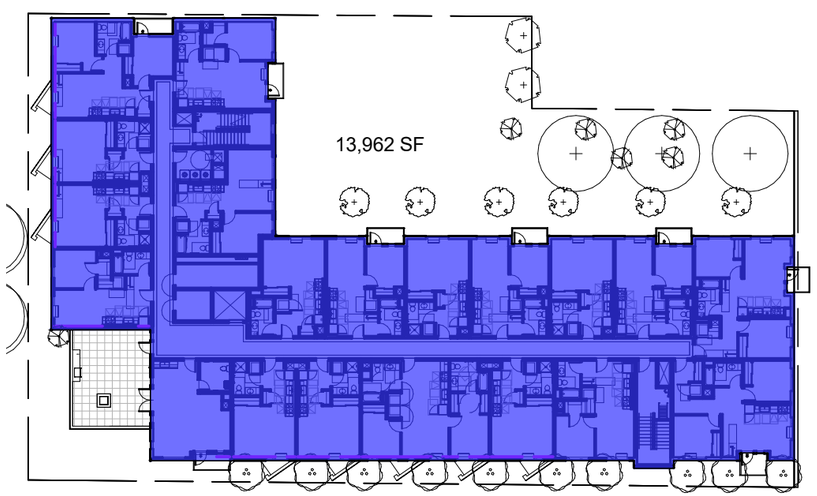
1" = 40'-0"

11,902 SF	LEVEL 1
14,719 SF	LEVEL 2
14,719 SF	LEVEL 3
14,719 SF	LEVEL 4
13,962 SF	LEVEL 5
70,021	FAR TOTAL
70,800	BASE FAR ALLOWANCE



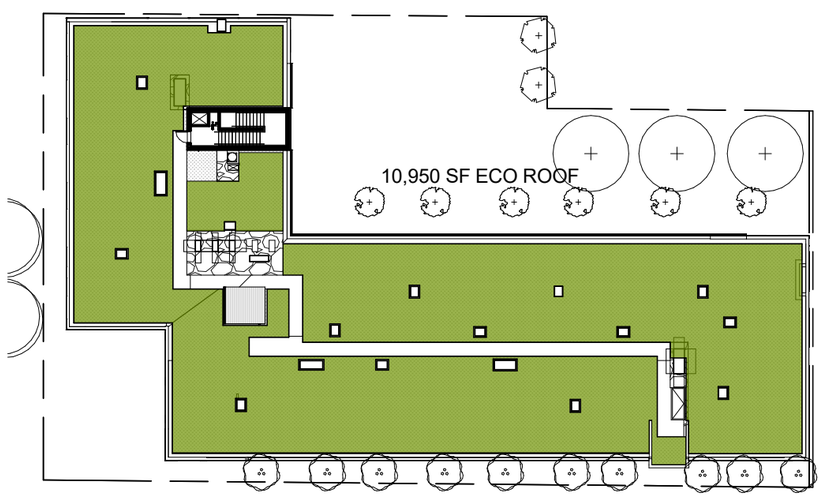
LEVELS 2- 4 2

1" = 40'-0"



LEVEL 5 3

1" = 40'-0"



ROOF 4

1" = 40'-0"


RAMP UP
18' - 0"
LOADING
9' - 0 1/2"
AREA OF 10'-0" CLEARANCE
WATER
TRASH
MECHANICAL
9'-0"
9'-0"
16'-0"
ELEVATOR VESTIBULE
ELEVATOR MECHANICAL
16' - 0" TYP
8' - 6" MIN
VEHICLE COUNT
46 STANDARD STALLS
1 HC STALL
1 LOADING
TRANSFORMER
ELECTRICAL

1
C54

GENERATOR

RAMP DOWN

G-4

G-3

G-4 IN SOFFIT OR CANOPY ABOVE, TYP

NORTH RICHMOND AVE

LEASING OFFICE

BATH ROOM

COURTYARD

G-1

TRASH/ RECYCLING

MOP CLOSET

LOBBY

MAIL

PARCEL

ELECTRICAL

BIKE STORAGE

COMMON ROOM

COMMUNITY PORCH

RECESSED SEATING BELOW

SEATING

PLANTER WITH RETAINING WALL

4
C51

G-2

STUDIO

1 BR

2 BR

G-1
LANDSCAPE UPLIGHT

G-2
WALL SCONCE

G-3
STEP LIGHT

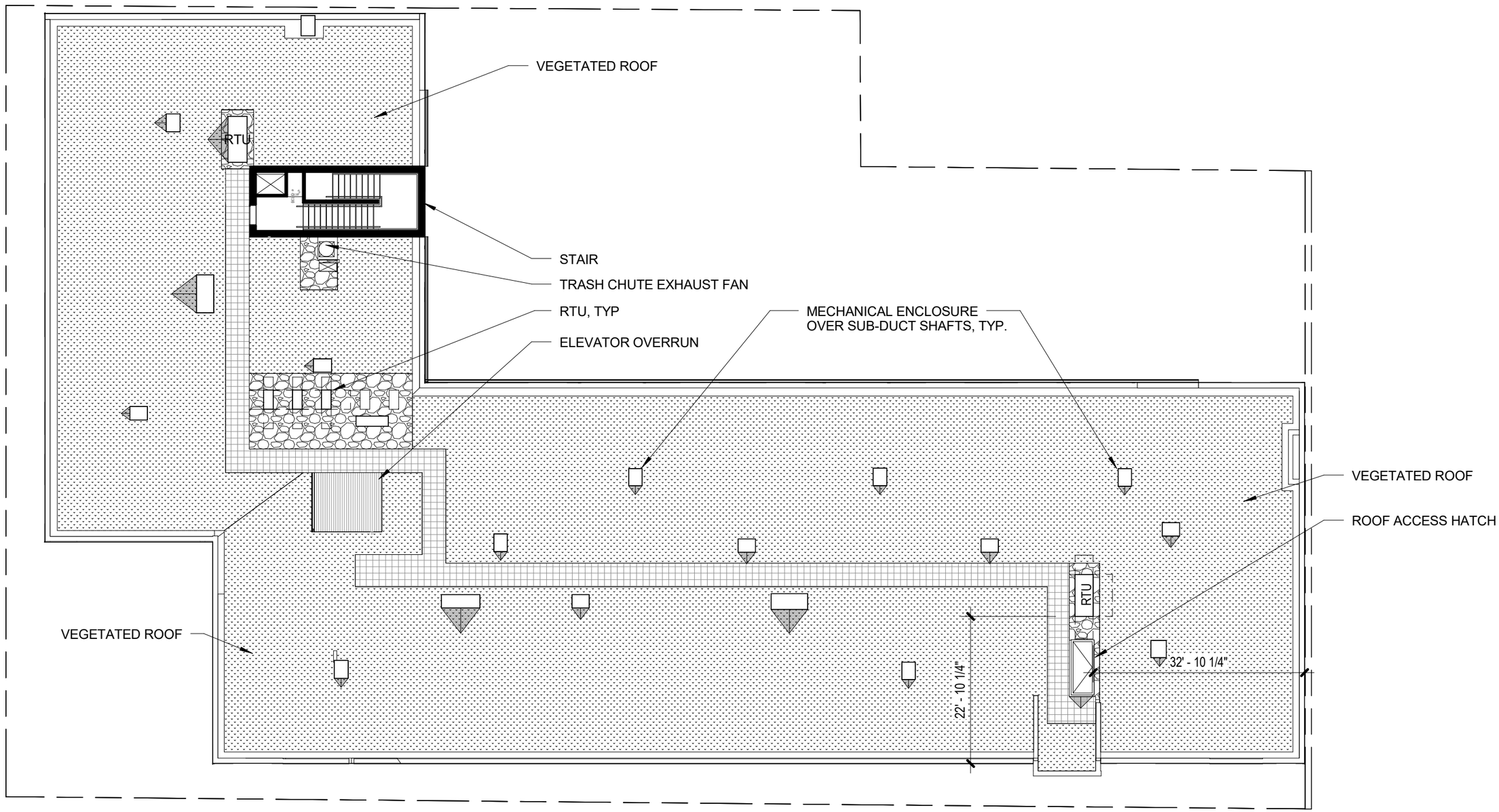
G-4
RECESSED DOWNLIGHT

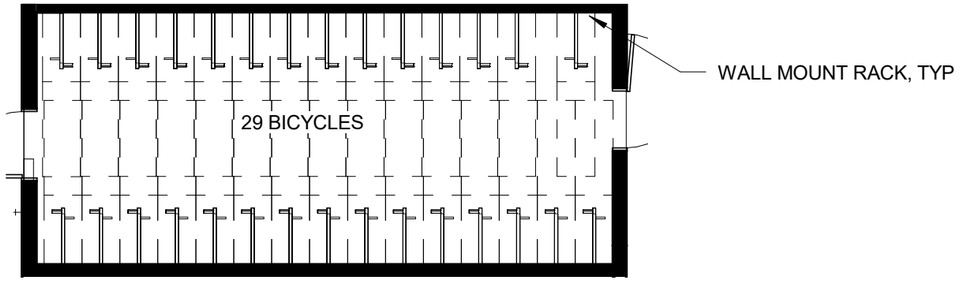
0' 4' 8' 16' 24'

LEVEL 1 C32


2 BR
1 BR
STUDIO
TRASH
1 BR
STUDIO
BALCONY, TYP
ELEC.
STUDIO
1 BR
STUDIO
1 BR
STUDIO
1 BR
2 BR
1 BR
STORAGE
1 BR
1 BR
1 BR
STUDIO
STUDIO
STUDIO
STUDIO
1 BR
2 BR


2 BR
1 BR
STUDIO
STUDIO
TRASH
1 BR
ELEC.
1 BR
STORAGE
BALCONY, TYP
STUDIO
1 BR
STUDIO
1 BR
STUDIO
1 BR
2 BR
COMMON TERRACE
COMMON ROOM
STUDIO
STUDIO
2 BR
STUDIO
1 BR
2 BR


VEGETATED ROOF
RTU
STAIR
TRASH CHUTE EXHAUST FAN
RTU, TYP
ELEVATOR OVERRUN
MECHANICAL ENCLOSURE
OVER SUB-DUCT SHAFTS, TYP.
VEGETATED ROOF
ROOF ACCESS HATCH
VEGETATED ROOF
RTU
22' - 10 1/4"
32' - 10 1/4"



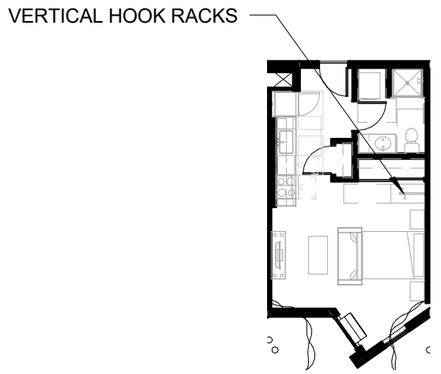
BICYCLE PARKING - LEVEL 1

1/8" = 1'-0"

1

LONG TERM BICYCLE PARKING REQUIREMENT

RESIDENTIAL : 1.1 SPACES PER UNIT
XX UNITS X 1.1 = XXX SPACES REQUIRED
96 UNITS X 1.1 = 106 REQUIRED IN PROJECT
10 ADDITIONAL FOR PARKING OFFSET
124 PROVIDED



UNIT WITH BIKE RACK

1/16" = 1'-0"

2

0' 4' 8' 16' 24'

SOUTH ELEVATION C40

0' 4' 8' 16' 24'

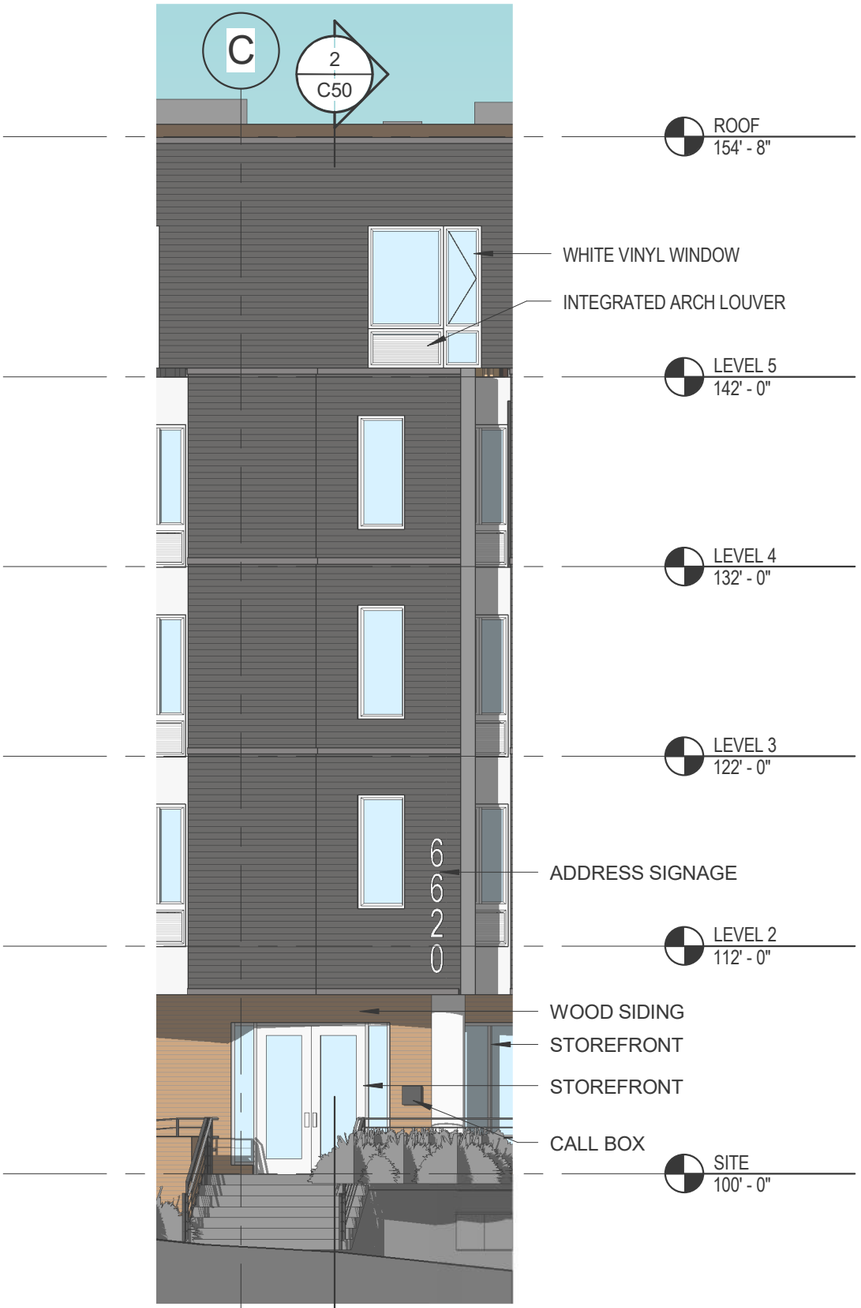
WEST ELEVATION C41

0' 4' 8' 16' 24'

NORTH ELEVATION C42

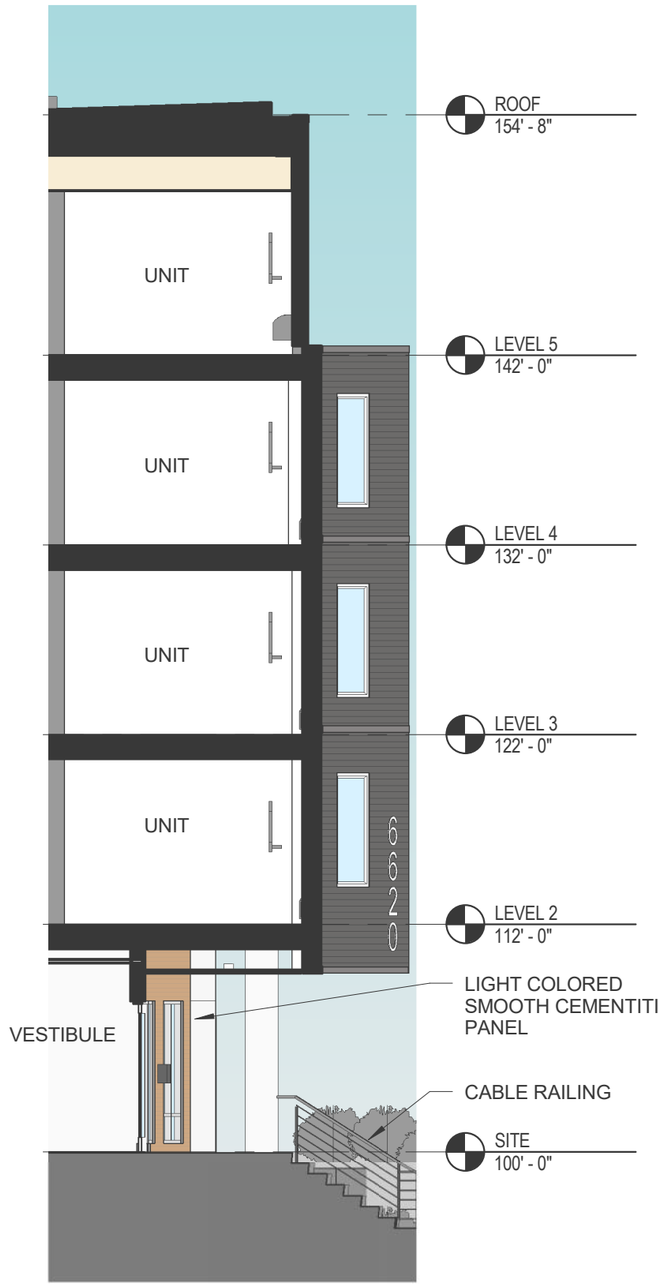
0' 4' 8' 16' 24'

EAST ELEVATION C43



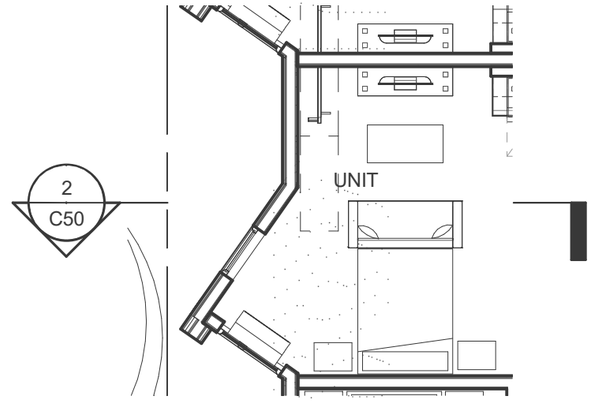
ENLARGED ELEVATION 1

1/8" = 1'-0"



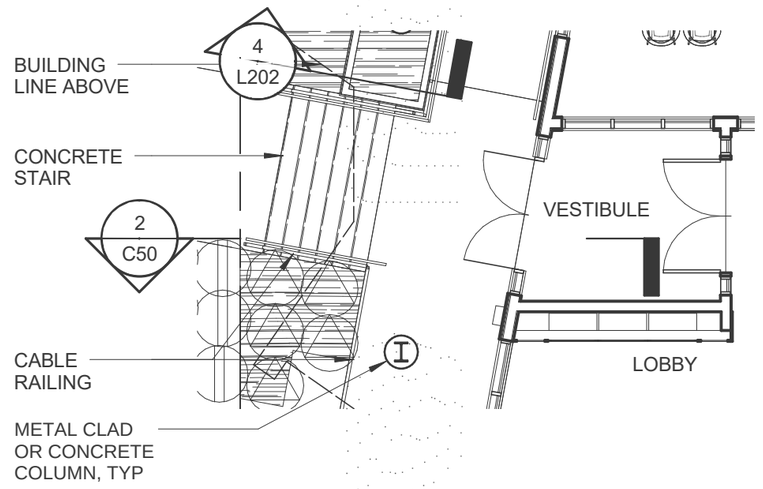
WALL SECTION 2

1/8" = 1'-0"



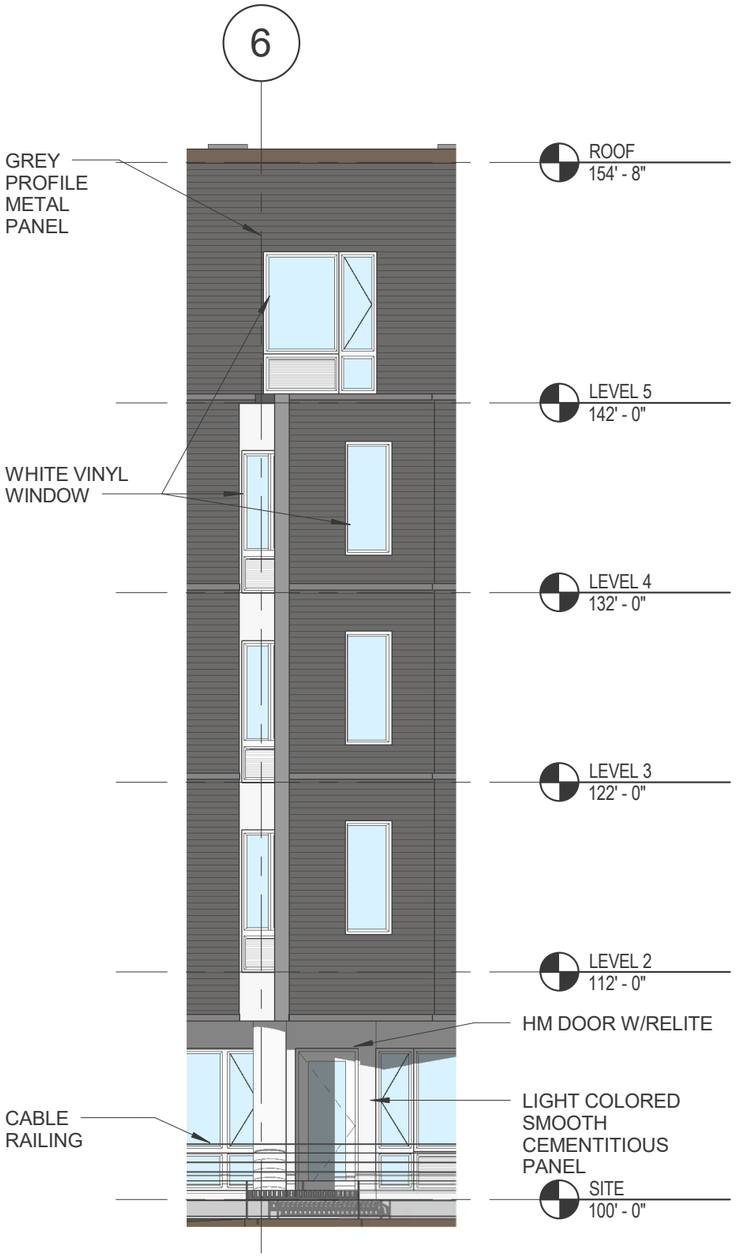
PLAN @ LVL 2-5 4

1/8" = 1'-0"



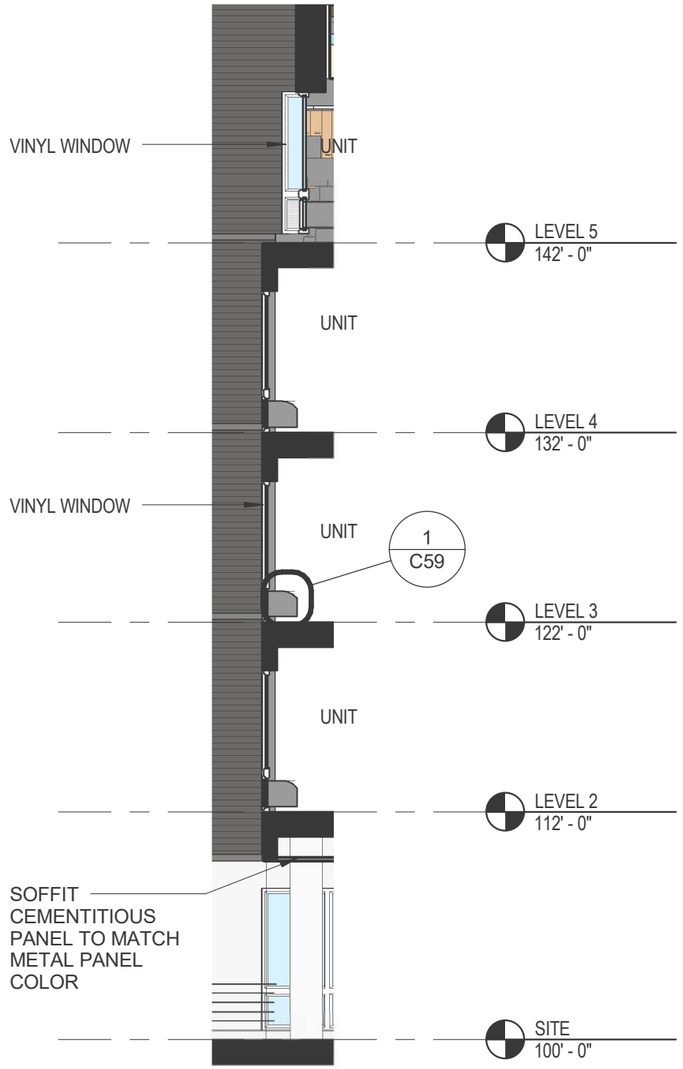
STREET ENTRY @ LEVEL 1 3

1/8" = 1'-0"



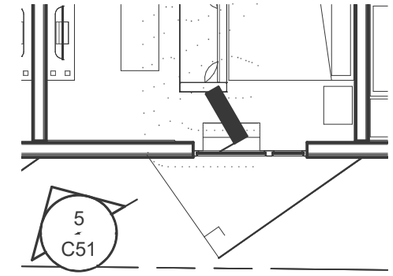
ENLARGED ELEVATION 1

1/8" = 1'-0"



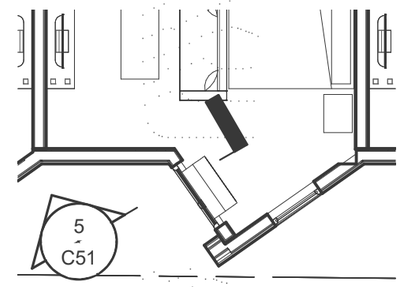
WALL SECTION 5

1/8" = 1'-0"



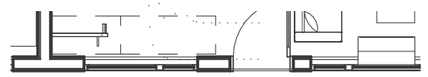
PLAN @ LEVEL 5 3

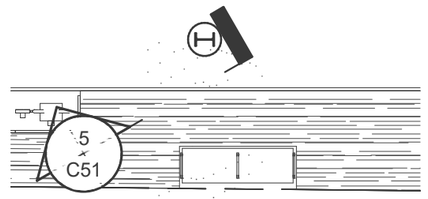
1/8" = 1'-0"



PLAN @ LEVEL 2-4 2

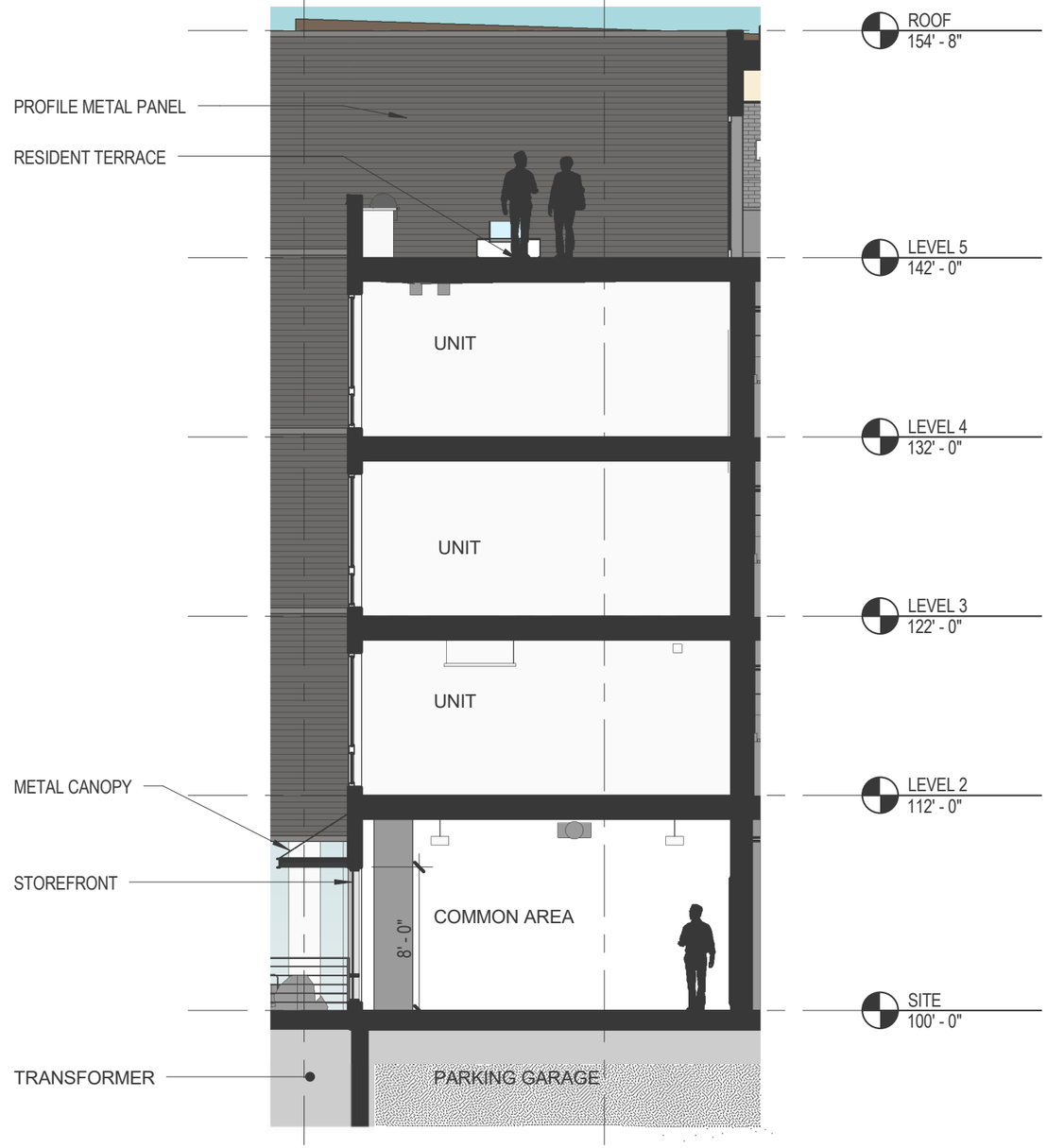
1/8" = 1'-0"





PLAN @ LEVEL 1 4

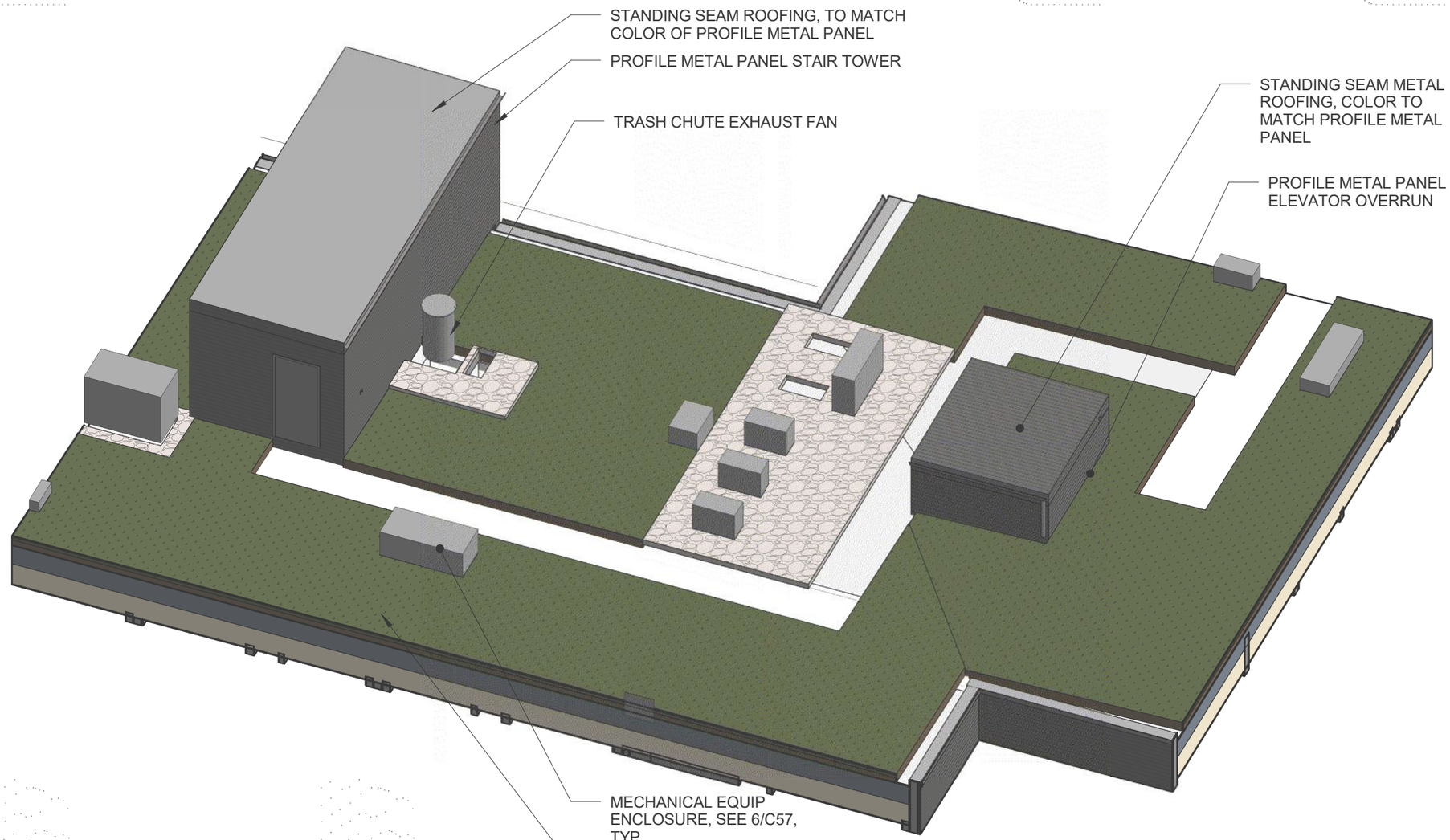
1/8" = 1'-0"



WALL SECTION 1

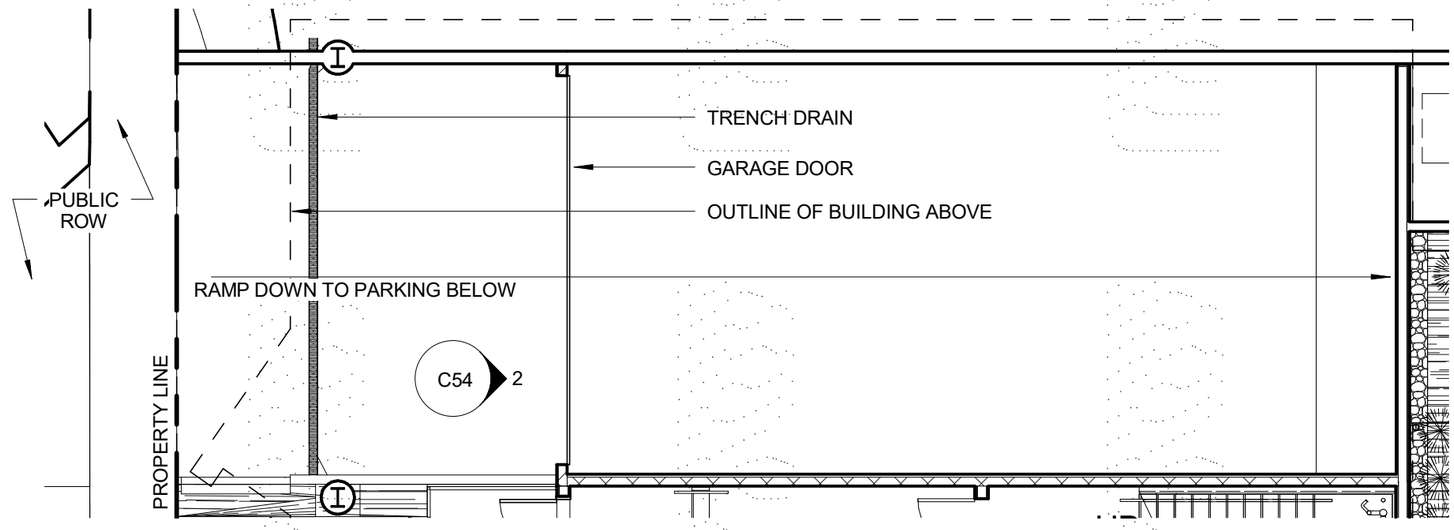
1/8" = 1'-0"

0' 4' 8' 16' 24'



PROFILE METAL PANEL

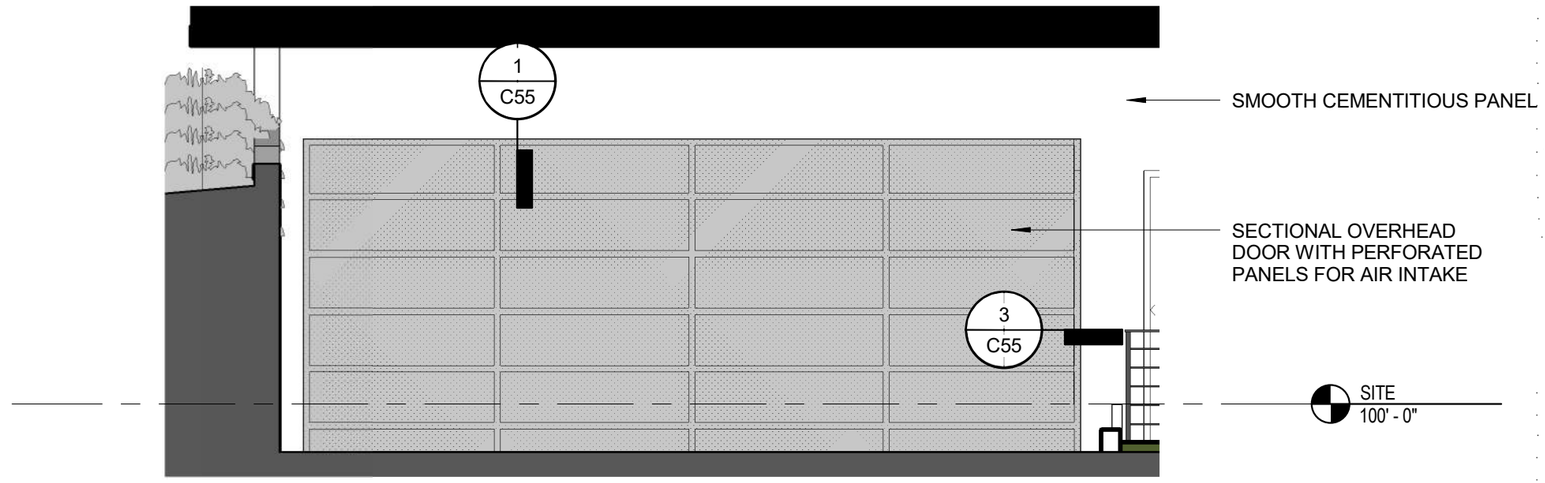
STANDING SEAM METAL ROOFING



RAMP PLAN

1/8" = 1'-0"

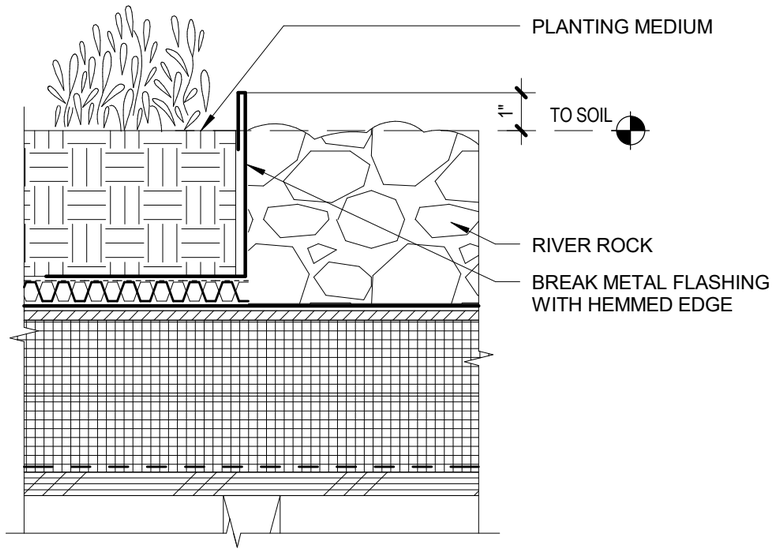
1



DOOR AT PARKING ENTRY

1/4" = 1'-0"

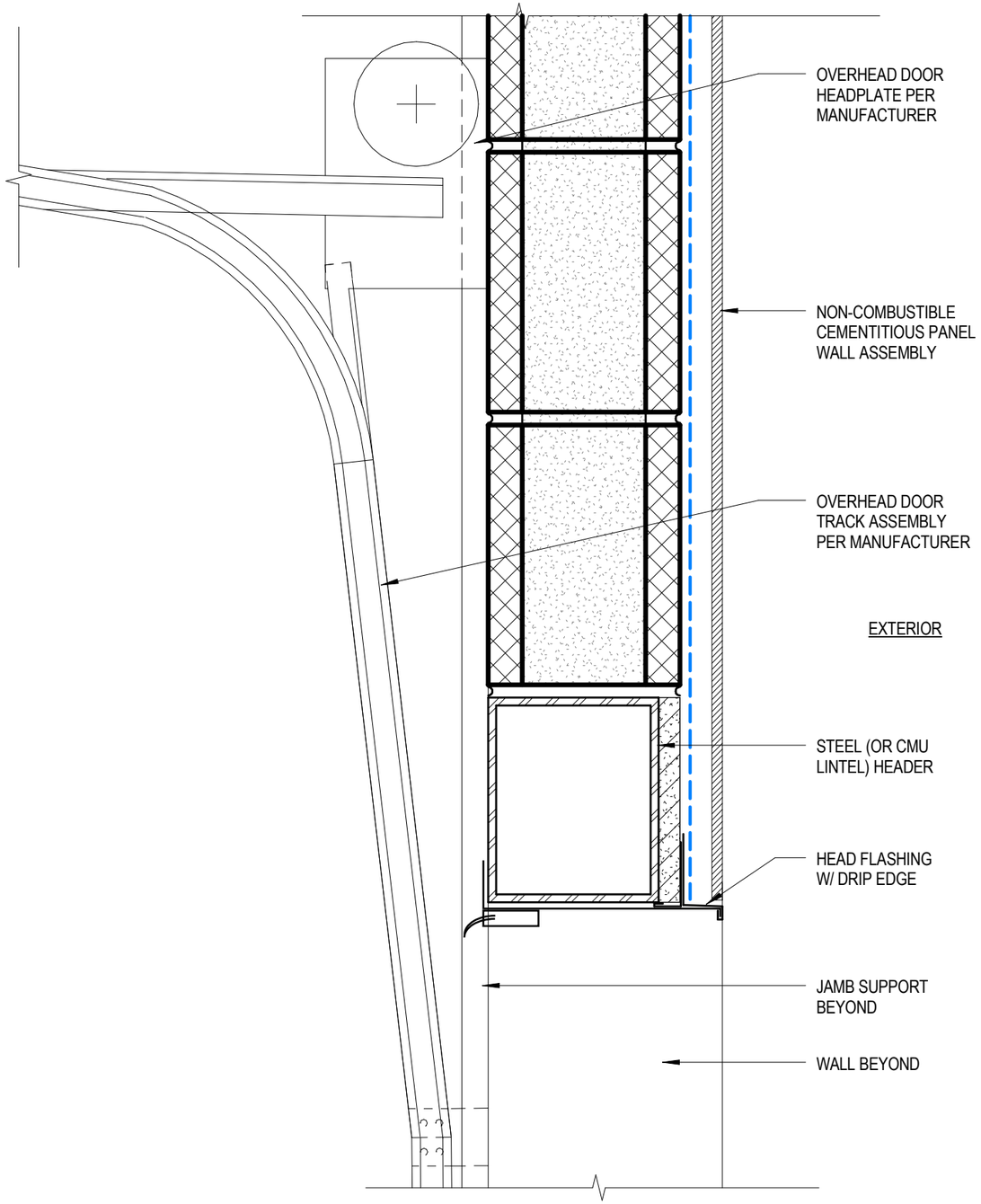
2



GREEN ROOF TO ROCK

3" = 1'-0"

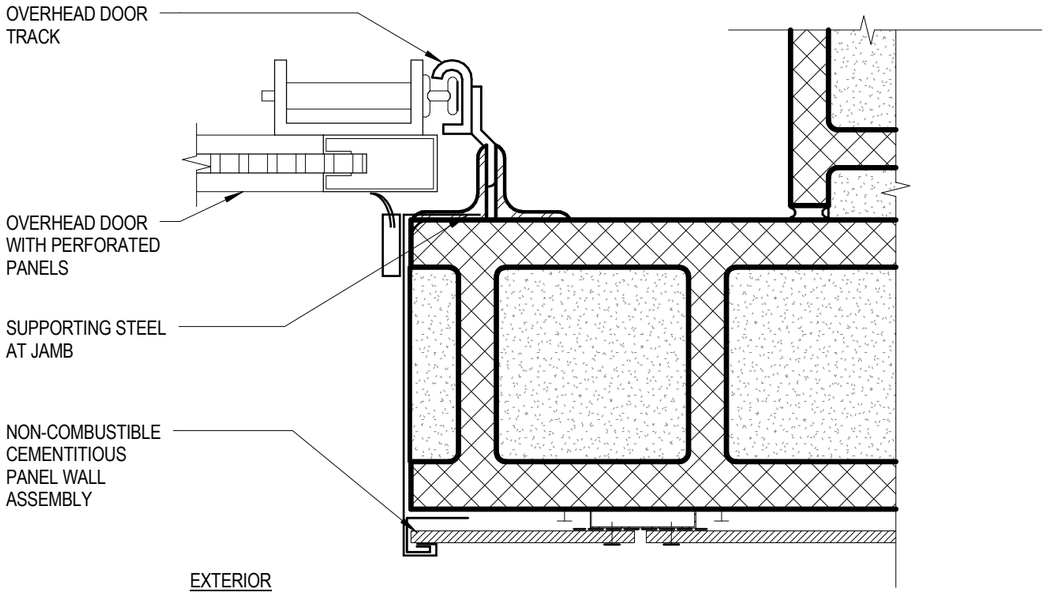
2



GARAGE DOOR HEAD

3" = 1'-0"

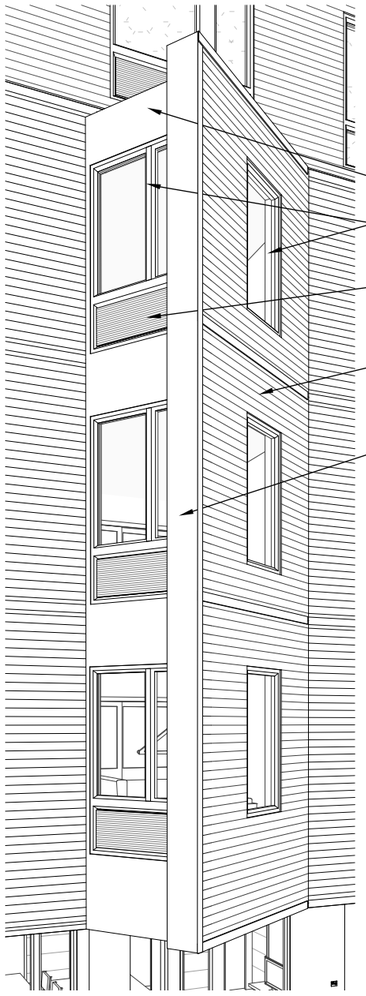
1

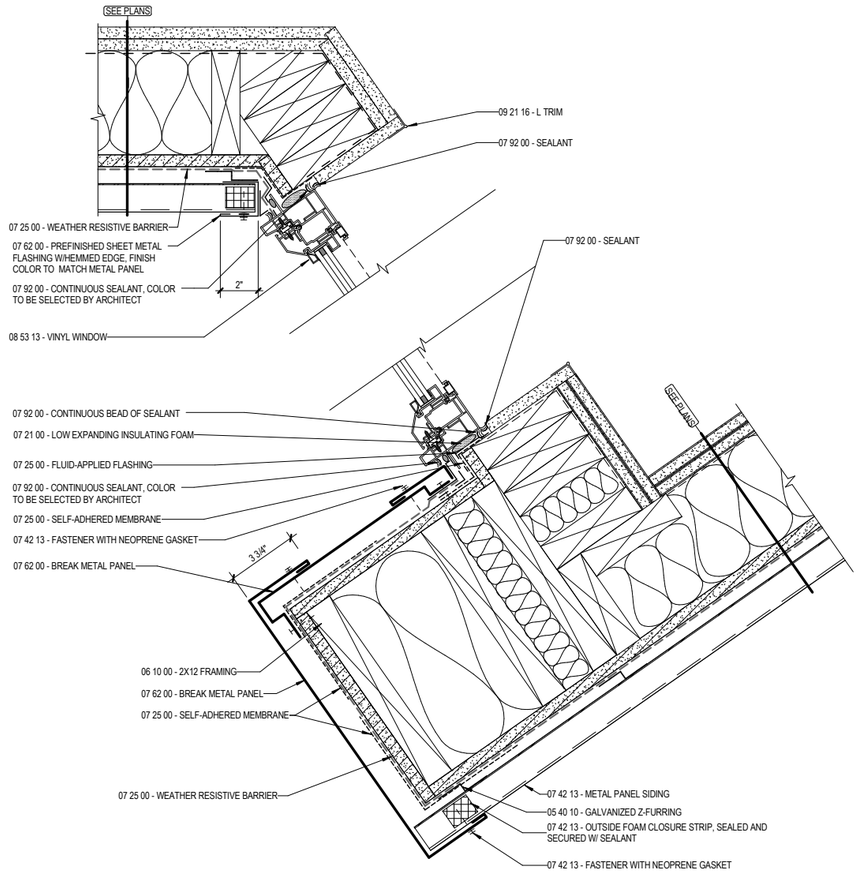


GARAGE DOOR JAMB

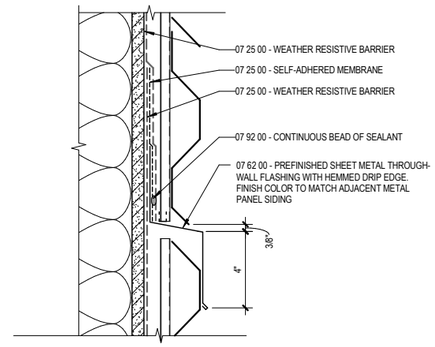
3" = 1'-0"

3

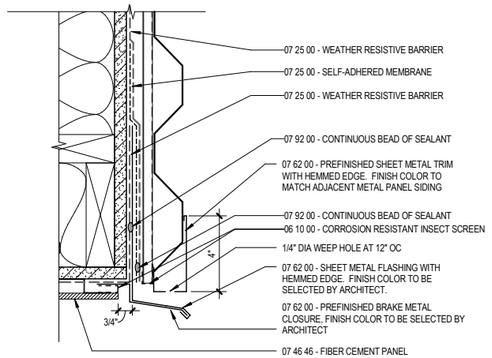




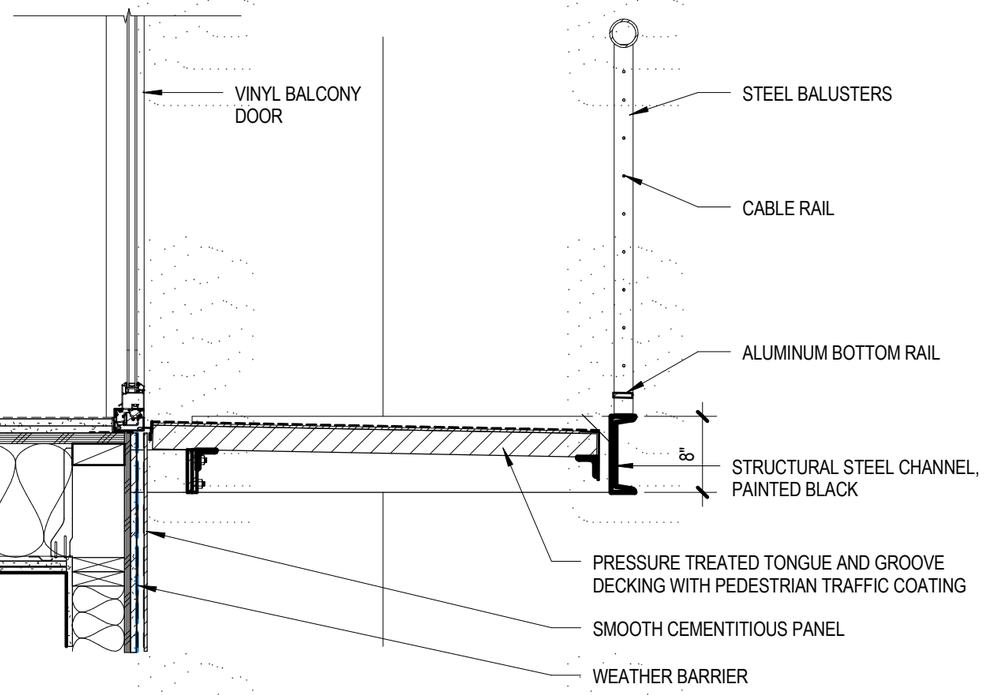
WINDOW JAMB @ BAY PROJECTION 1
1 1/2" - 1'-0"



MP - THROUGH-WALL FLASHING 10
1 1/2" - 1'-0"

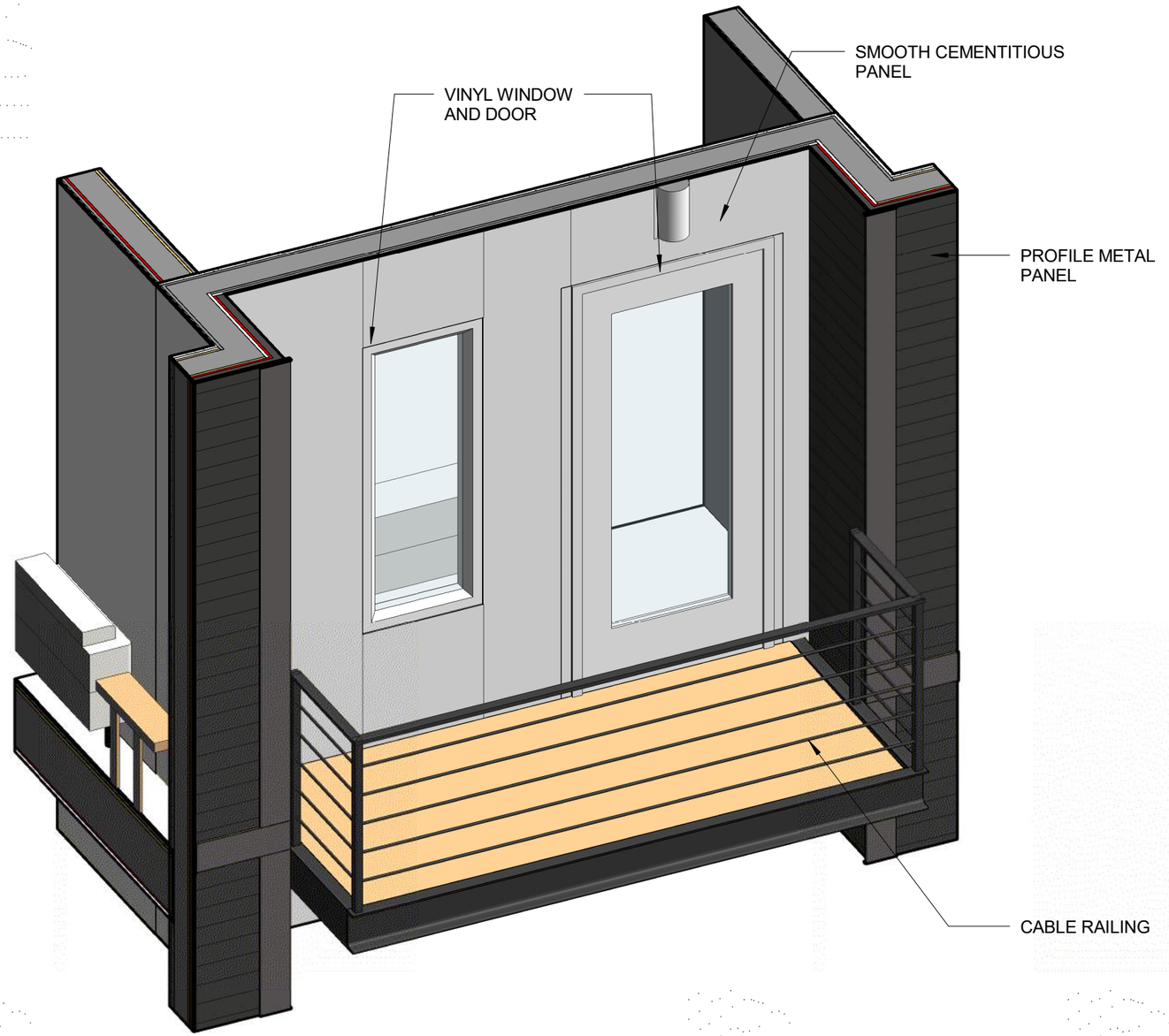


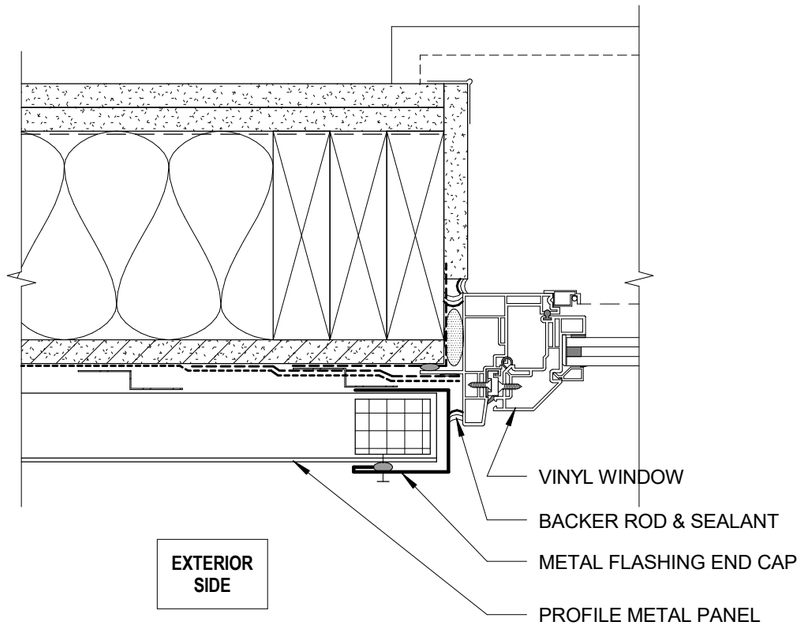
MP - WALL @ SOFFIT 9
1 1/2" - 1'-0"



TYP BALCONY SECTION 1

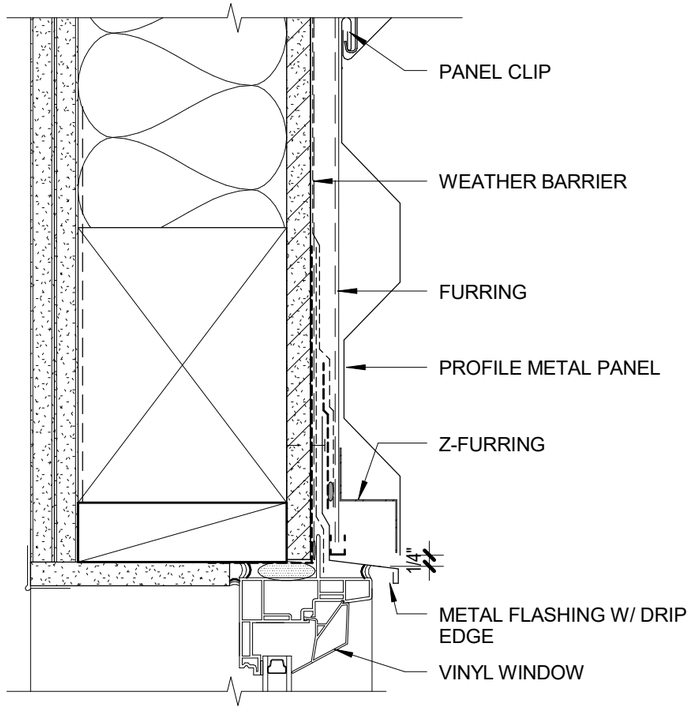
3/4" = 1'-0"





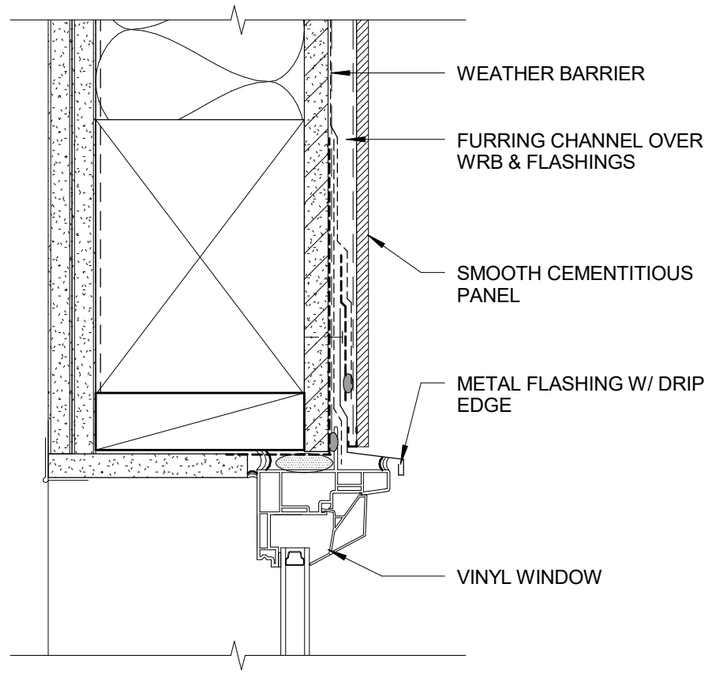
TYP WINDOW JAMB 5

3" = 1'-0"



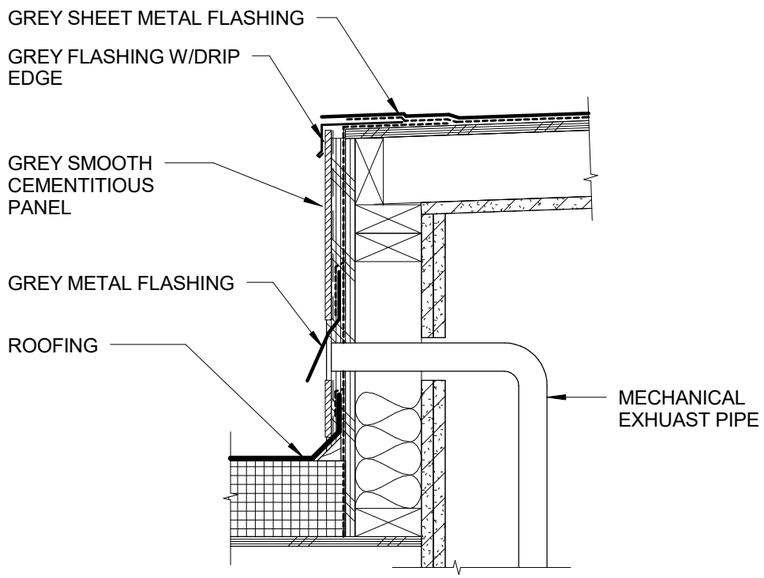
WINDOW HEAD @ METAL PANEL 3

3" = 1'-0"



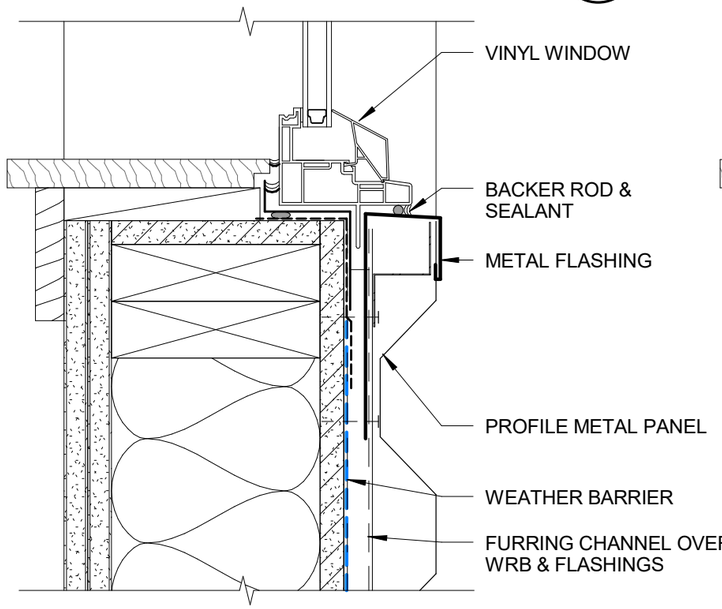
TYP WINDOW HEAD 1

3" = 1'-0"



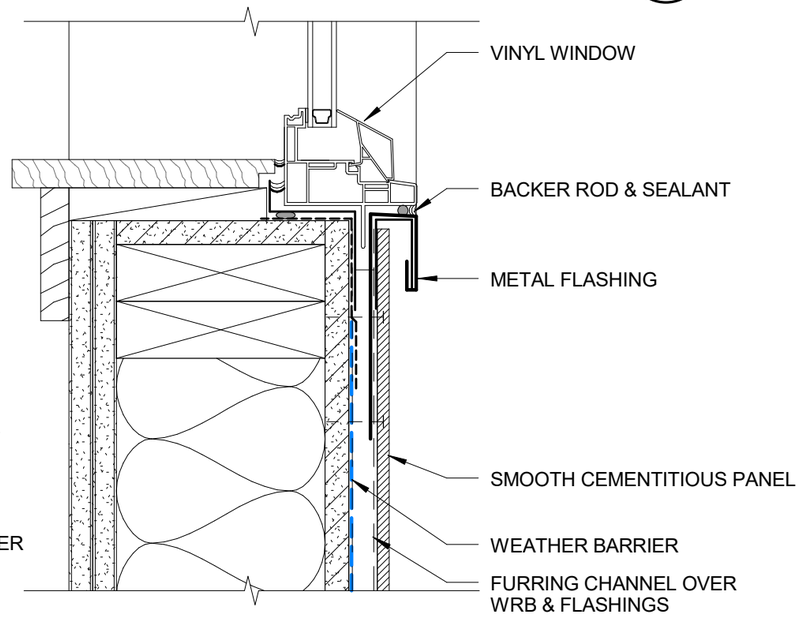
MECHANICAL ENCLOSURE 6

1 1/2" = 1'-0"



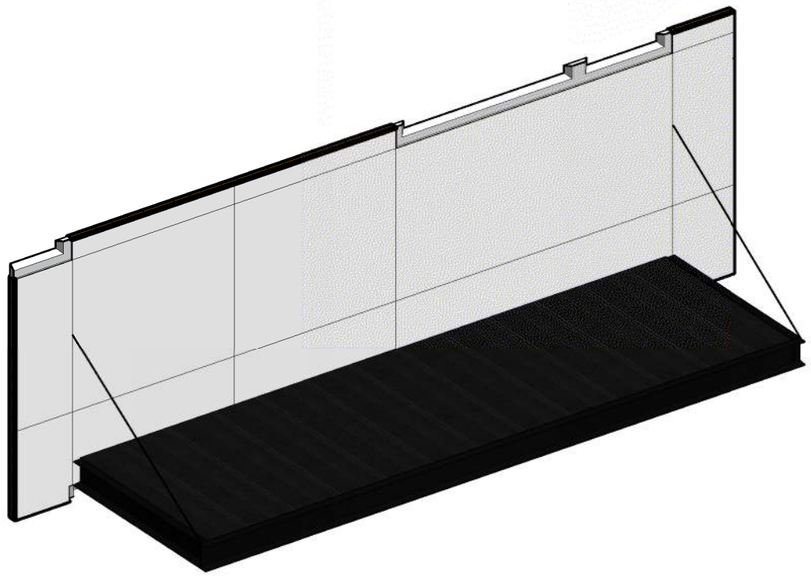
DR - WINDOW - SILL @ MP 4

3" = 1'-0"

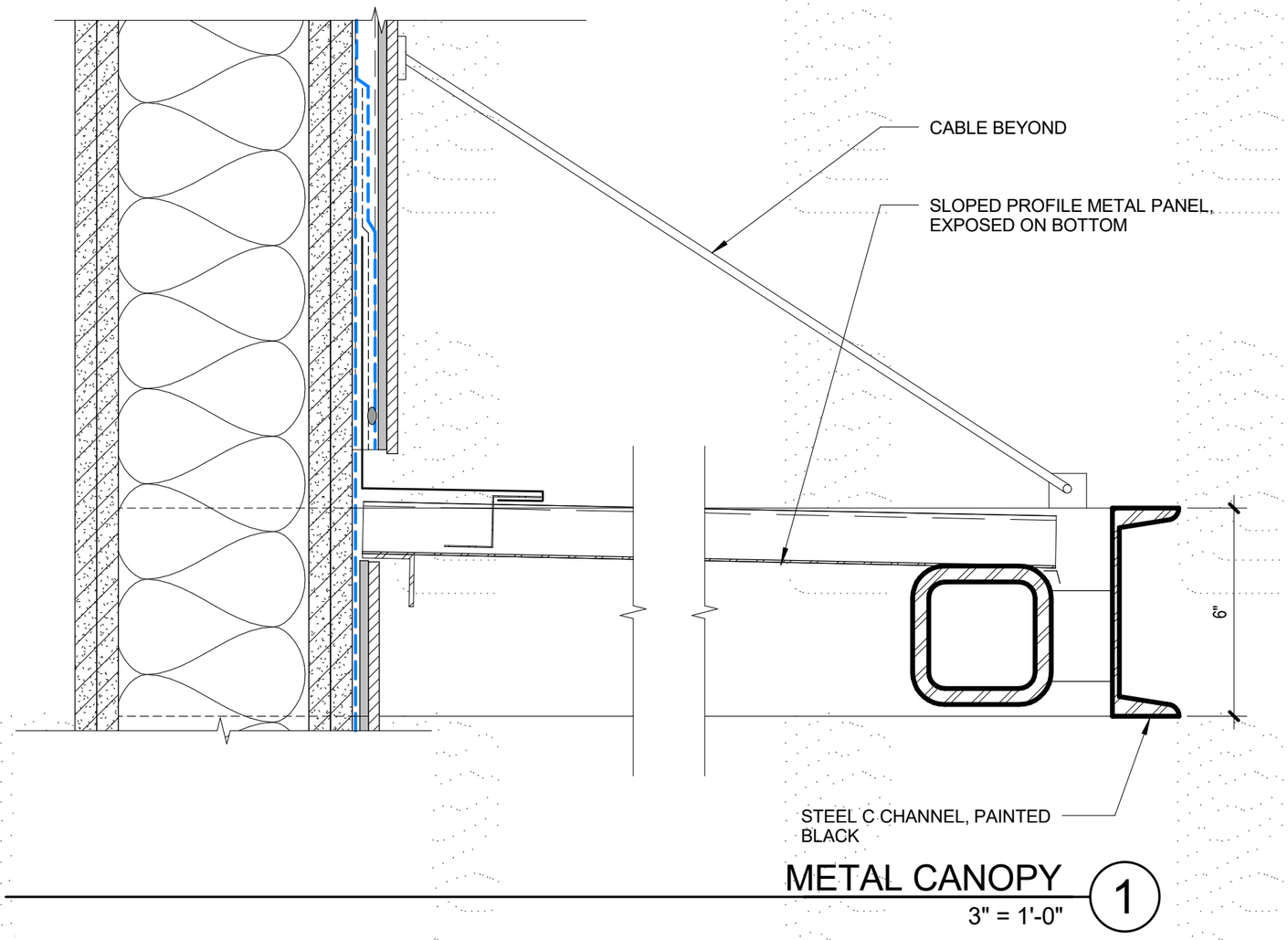


TYP WINDOW SILL 2

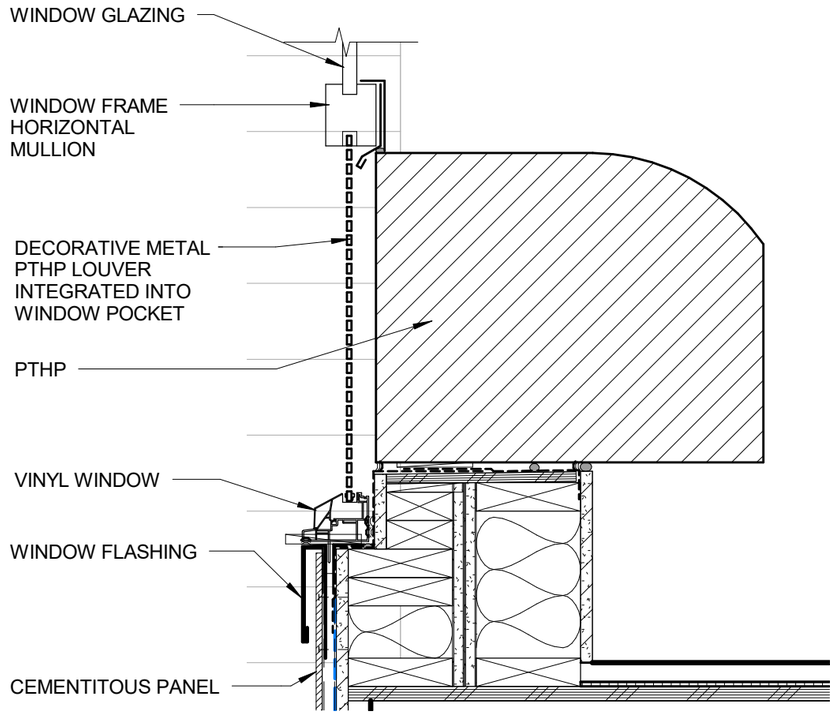
3" = 1'-0"



METAL CANOPY 2

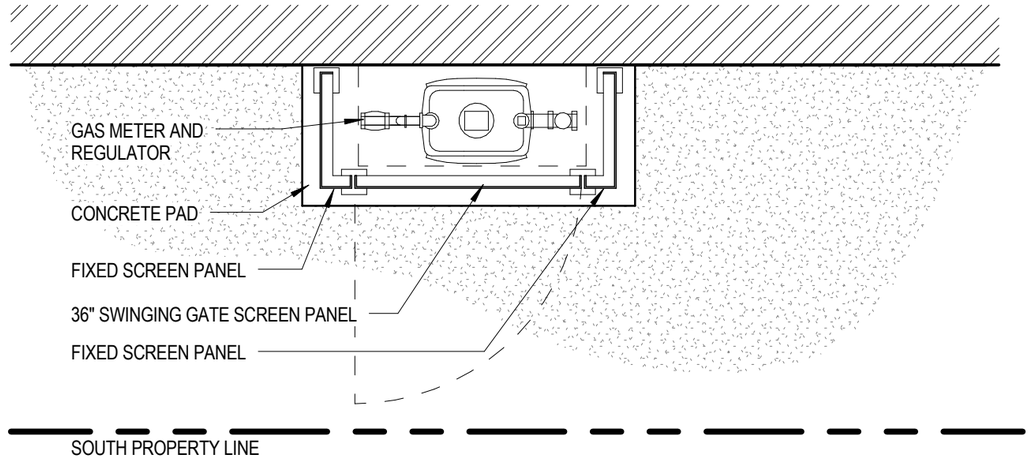


METAL CANOPY 1
3" = 1'-0"



PTHP @ WINDOW 2

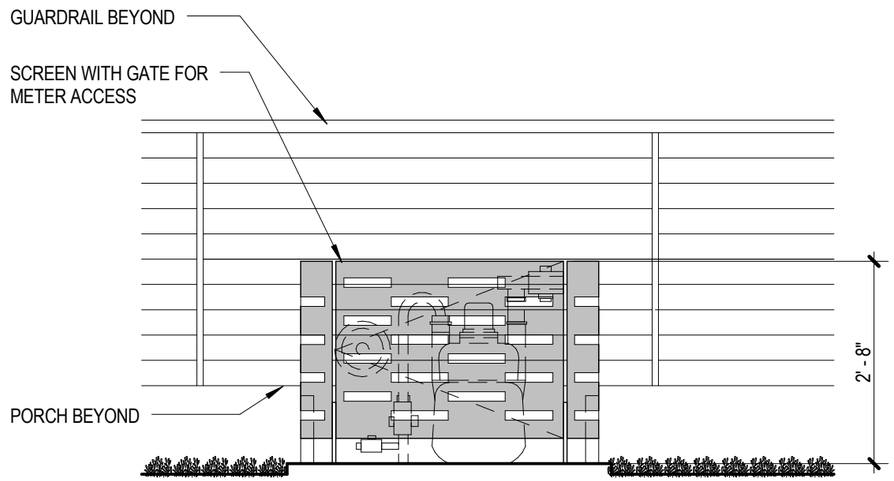
1 1/2" = 1'-0"



GAS METER SCREEN - PLAN

1/2" = 1'-0"

1



GAS METER SCREEN - ELEVATION

1/2" = 1'-0"

2