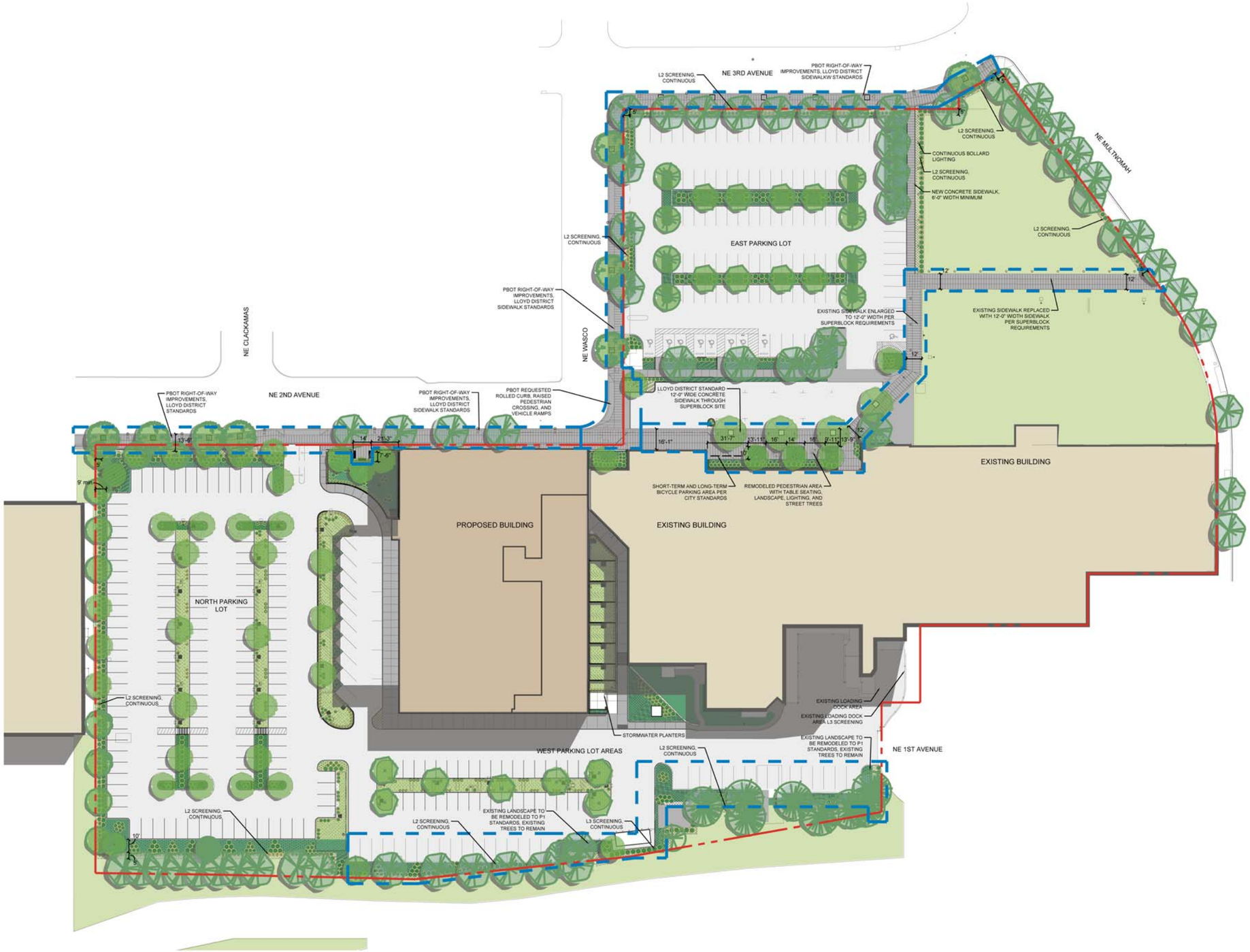

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

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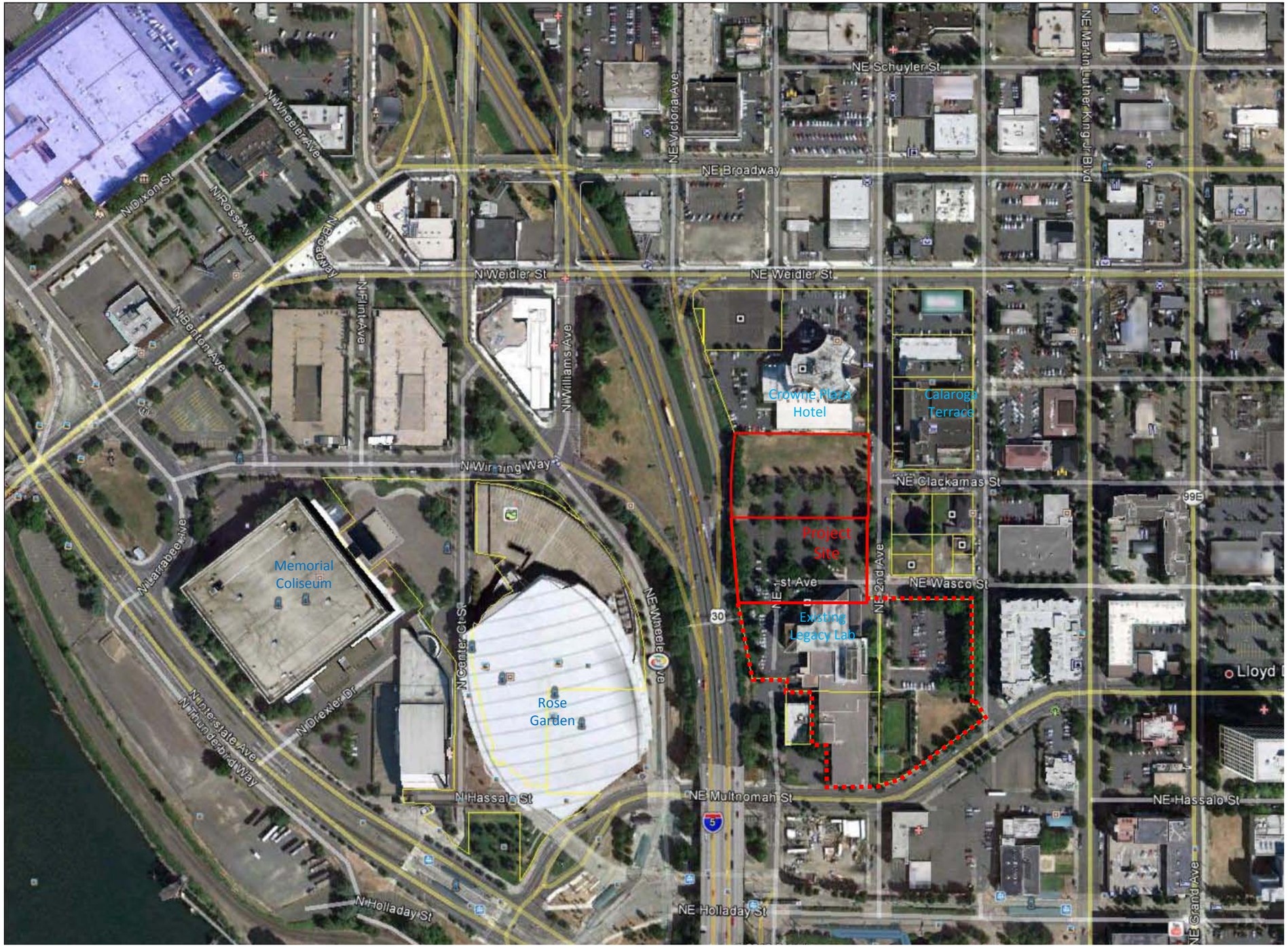
PORTLAND, OREGON 97232

LAND USE
LUR 13-139304 DZM PR

Design Review Submittal

LUR 13-139304 DZM PR



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1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

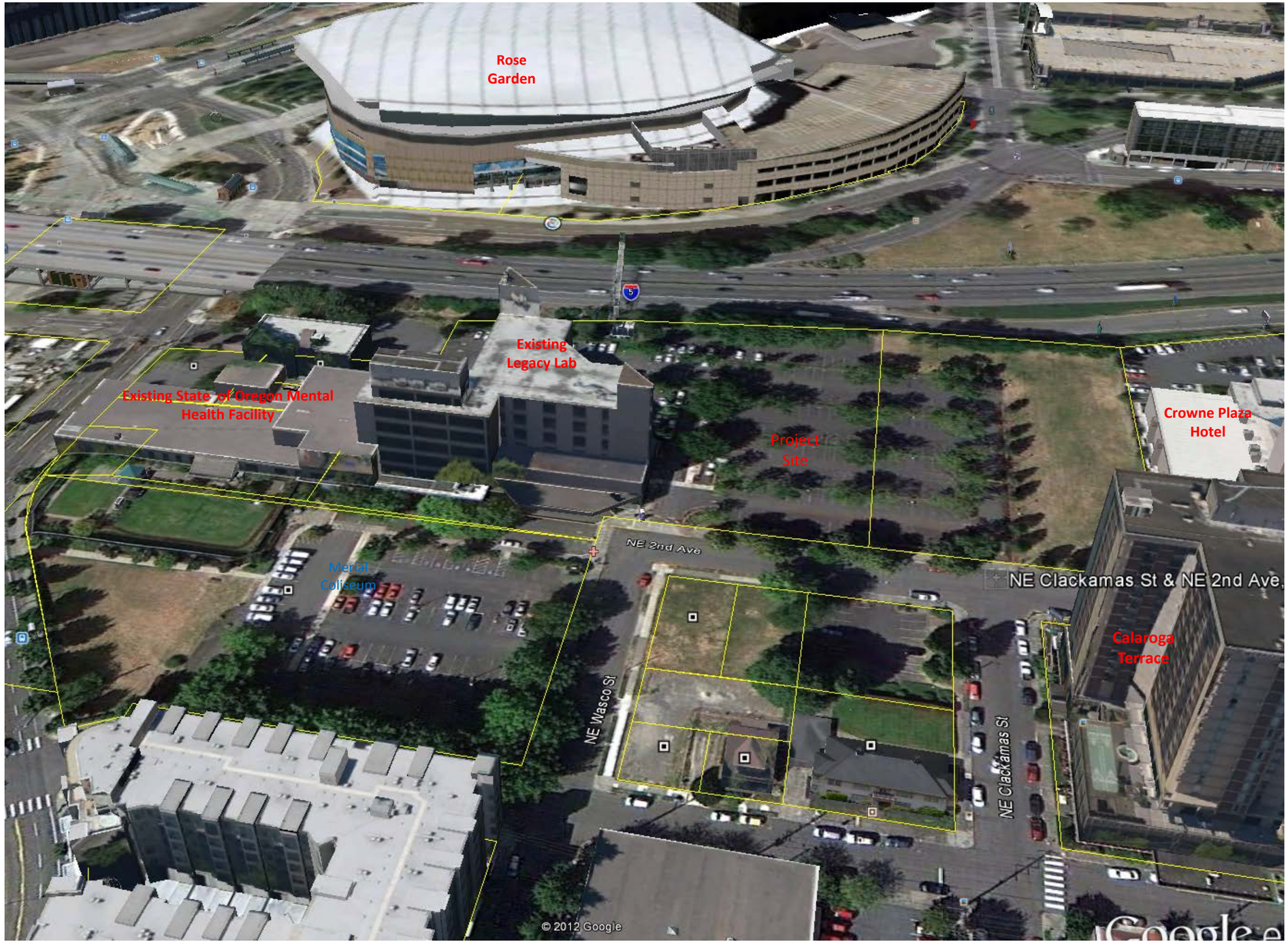
NOT TO SCALE

DATE : 03-12-2013

Vicinity Plan

LUR 13-139304 DZM PR

Exhibit C.1



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LEGACY HOLLADAY PARK
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1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 25' 50' 100' 200'

SCALE : 1" = 100'-0"

DATE : 03-12-2013

Aerial View

LUR 13-139304 DZM PR

Exhibit C.2

View looking south on NE 2nd at Clackamas

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LAND USE

0 25' 50' 100' 200'

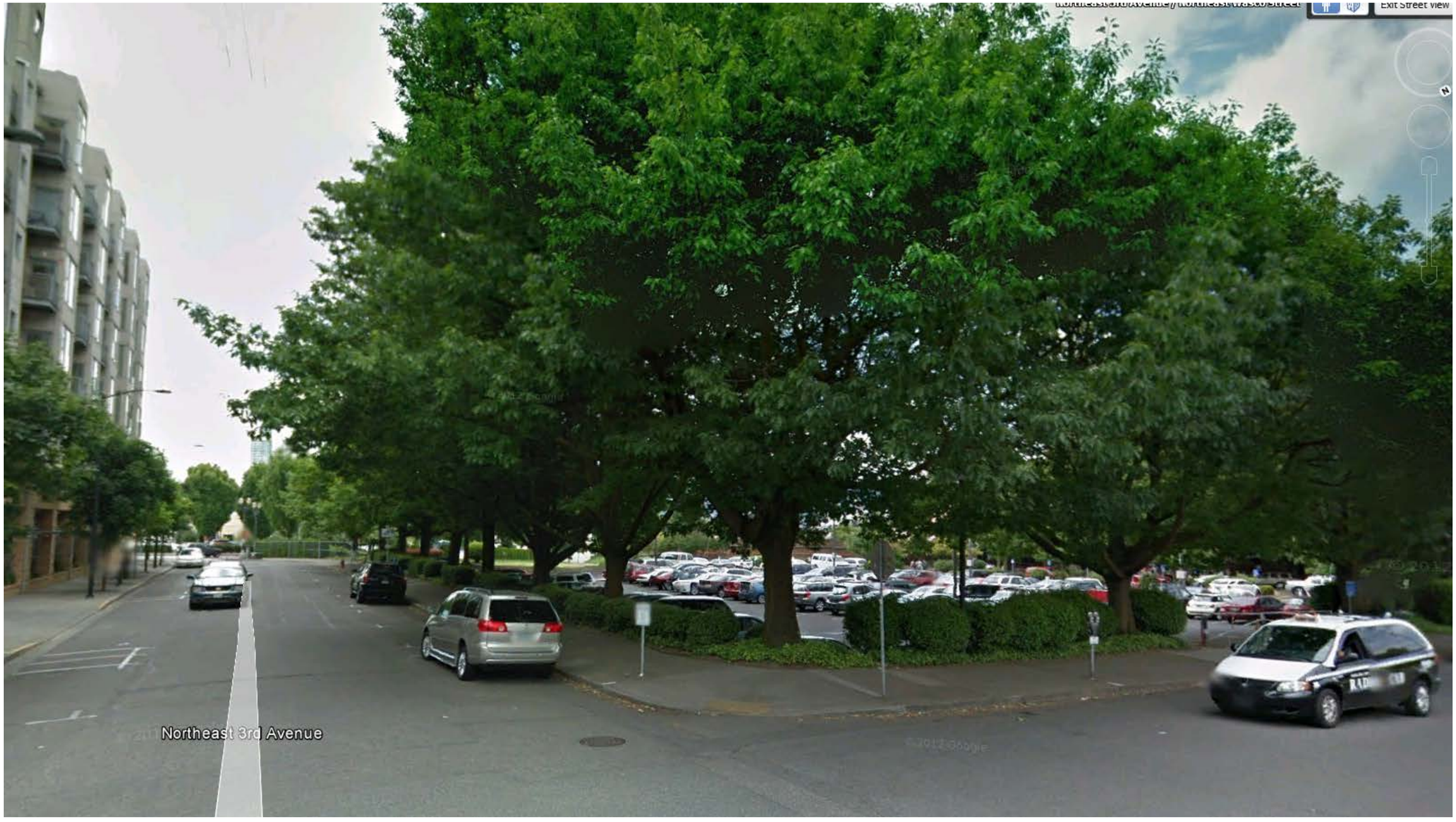
SCALE : 1" = 100'-0"

DATE : 03-12-2013

Site Photos

LUR 13-139304 DZM PR

Exhibit C.3



View looking south on NE 3rd at Wasco

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LAND USE

0 25' 50' 100' 200'

SCALE : 1" = 100'-0"

DATE : 03-12-2013

Site Photos

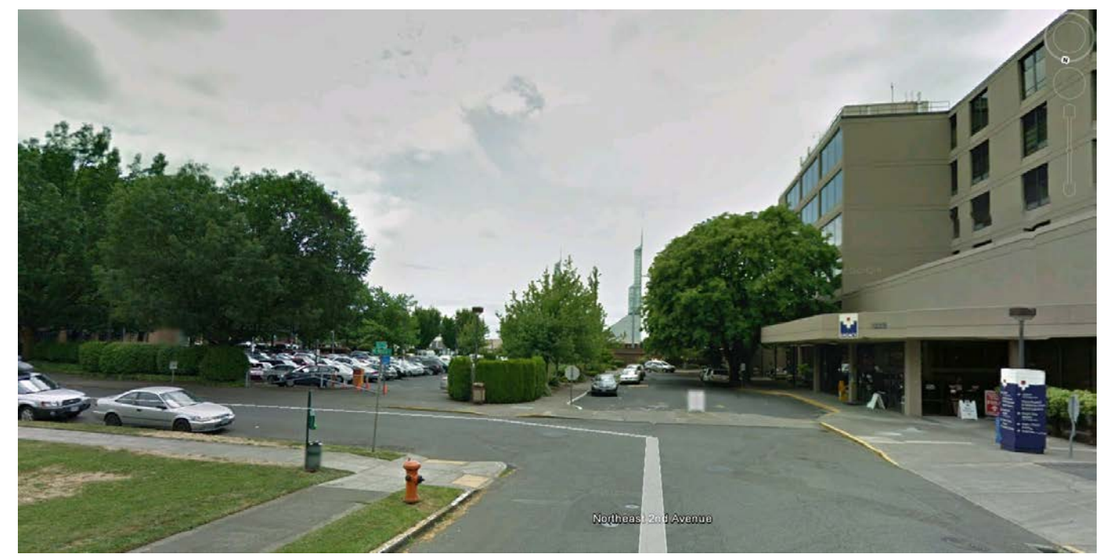
LUR 13-139304 DZM PR

Exhibit C.4

View looking west on NE Clackamas at 2nd

View looking west on NE Wasco at 3rd

View looking north on NE 2nd from existing main building entrance



View looking south on NE 2nd at north of Wasco

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LAND USE

0 25' 50' 100' 200'

SCALE : 1" = 100'-0"

DATE : 03-12-2013

Site Photos

LUR 13-139304 DZM PR

Exhibit C.5

View looking south on NE 2nd at NE Clackamas

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LAND USE

0 25' 50' 100' 200'

SCALE : 1" = 100'-0"

DATE : 03-12-2013

Site Photos

LUR 13-139304 DZM PR

Exhibit C.6

View of existing building looking west from existing parking lot

Existing east facade

Main building entrance at NE 2nd and Wasco

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LAND USE

0 25' 50' 100' 200'

SCALE : 1" = 100'-0"

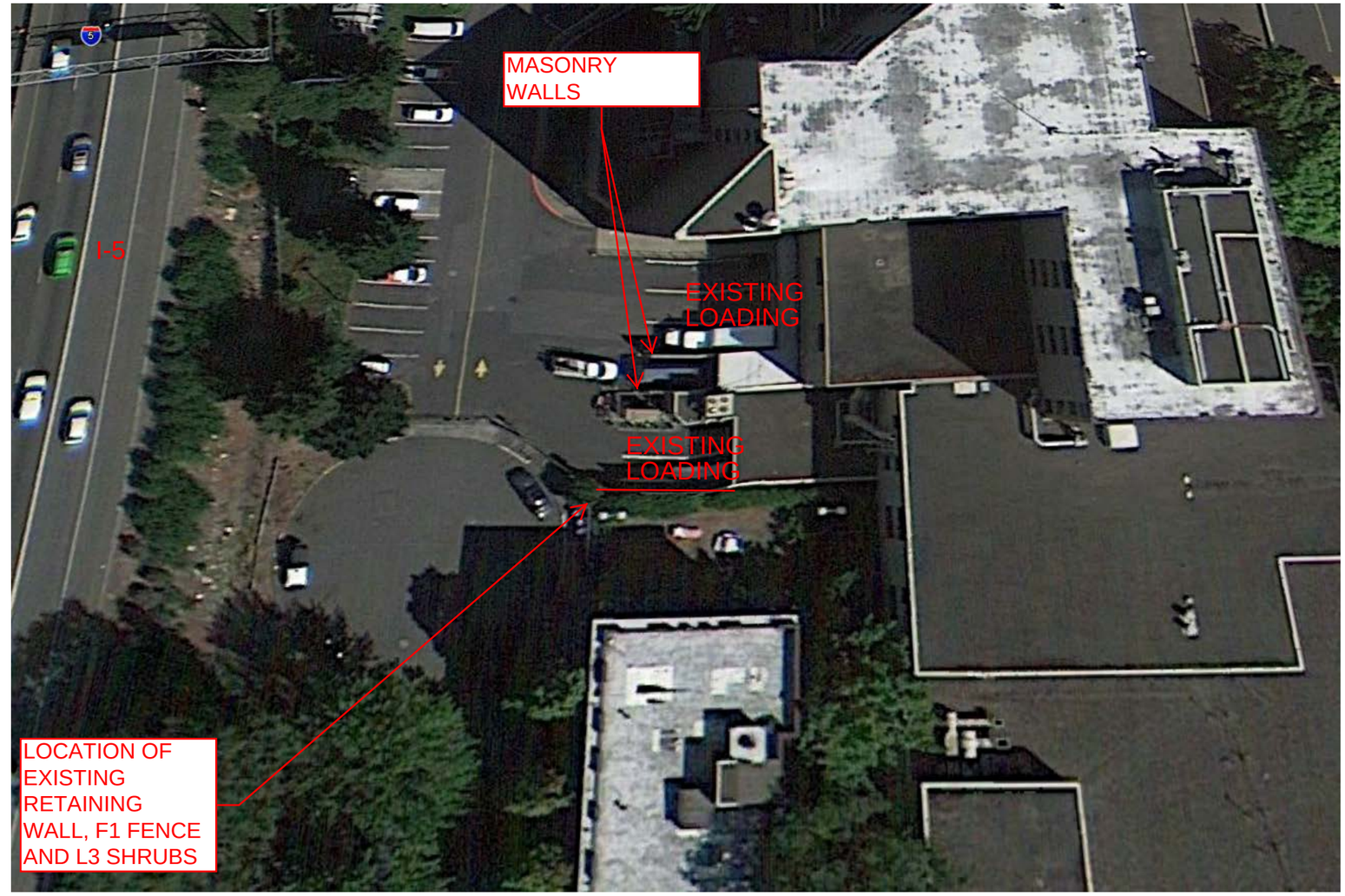
DATE : 03-12-2013
Reissued 06-20-2013

Site Photos

LUR 13-139304 DZM PR

Exhibit C.7

Existing pedestrian connection to NE Multnomah



View of existing loading areas between I-5 and the existing building. Existing loading areas are screened by existing full height masonry walls, L3 shrubs and F1 fence.

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LAND USE

0 25' 50' 100' 200'

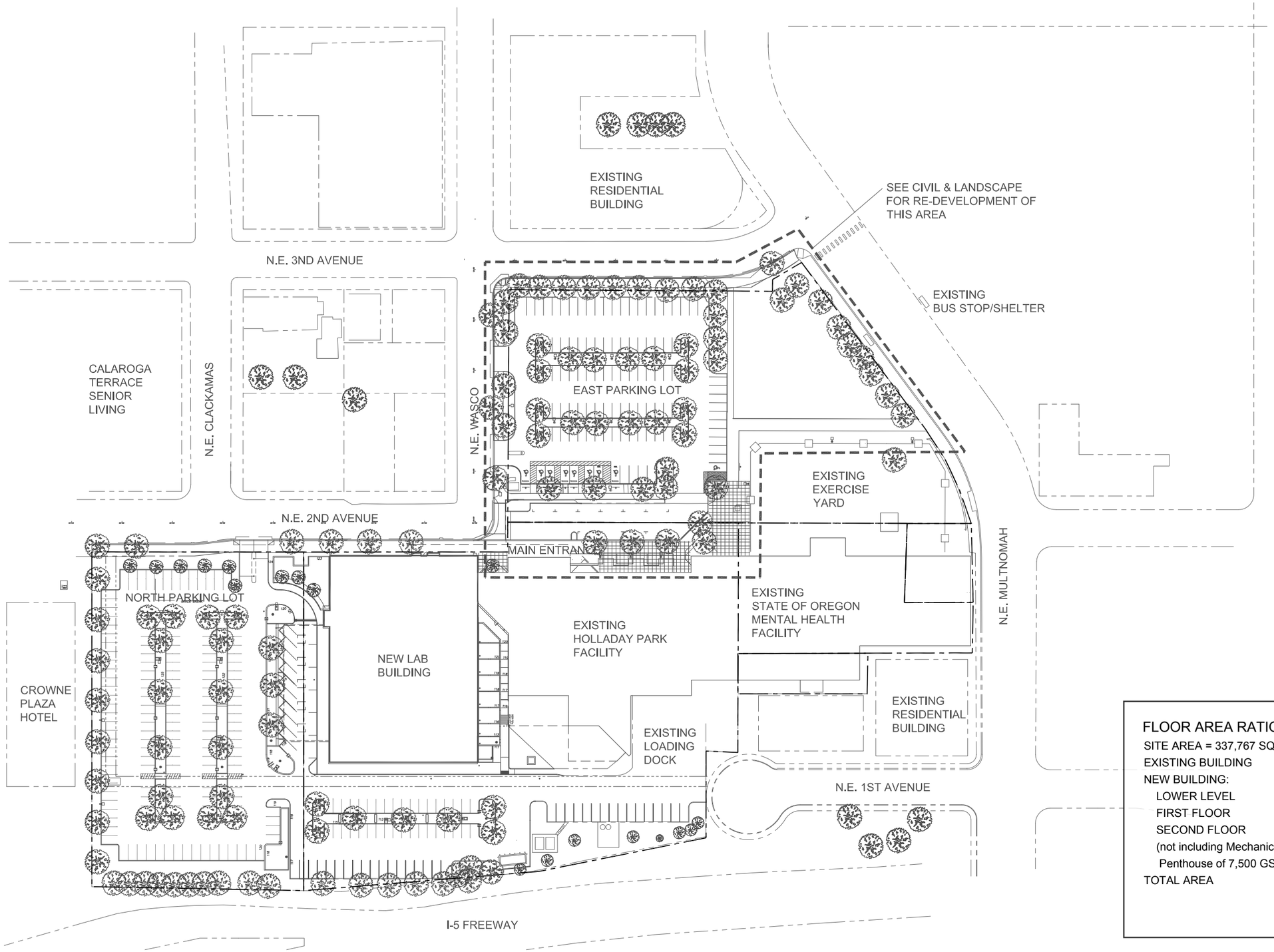
SCALE : 1" = 100'-0"

DATE : 03-12-2013
Reissued 06-20-2013

Site Photos

LUR 13-139304 DZM PR

Exhibit C.8



FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT	
EXISTING BUILDING	154,913 GSF
NEW BUILDING:	
LOWER LEVEL	14,850 GSF
FIRST FLOOR	30,900 GSF
SECOND FLOOR	31,090 GSF
(not including Mechanical Penthouse of 7,500 GSF)	
TOTAL AREA	231,423 GSF

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LAND USE

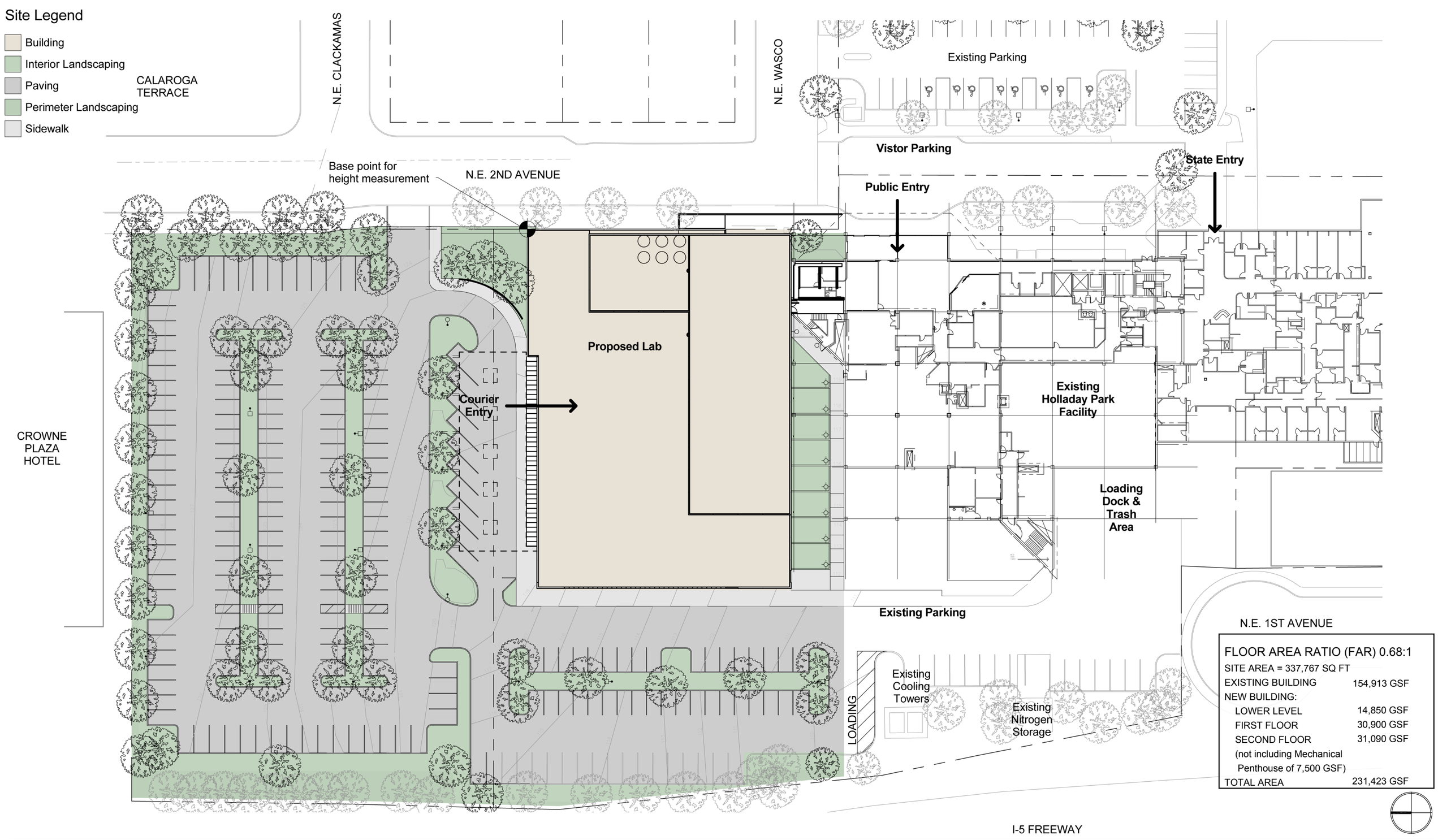
0 25' 50' 100' 200'

SCALE : 1" = 100'-0"

DATE : 03-12-2013
(Reissued: 07-18-2013)

Site Development Plan
LUR 13-139304 DZM PR

A-01
Exhibit C.9



FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT	
EXISTING BUILDING	154,913 GSF
NEW BUILDING:	
LOWER LEVEL	14,850 GSF
FIRST FLOOR	30,900 GSF
SECOND FLOOR	31,090 GSF
(not including Mechanical Penthouse of 7,500 GSF)	
TOTAL AREA	231,423 GSF

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LEGACY HOLLADAY PARK
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LAND USE

0 25' 50' 100'

SCALE : 1" = 50'-0"

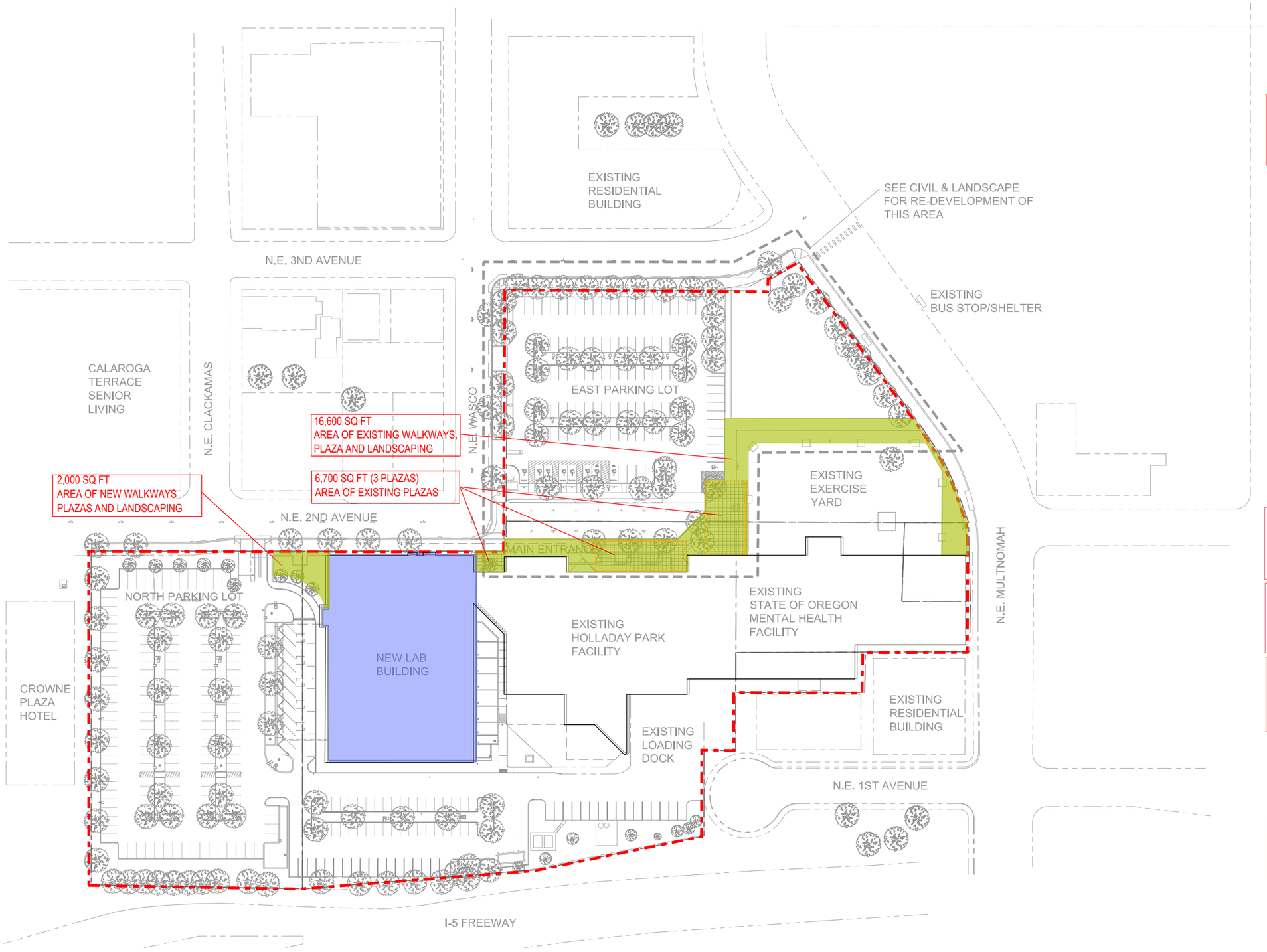
DATE : 03-12-2013

Site Plan

LUR 13-139304 DZM PR

A-02

Exhibit C.10



FLOOR AREA RATIOS

EXISTING SUPERBLOCK SITE FAR = 0.45:1
NEW SUPERBLOCK SITE FAR = 0.68:1

SUPERBLOCK DATA

TOTAL LAND AREA = 337,767 SQ FT
AREA OF VACATED R.O.W. = 117,830 SQ FT
AREA OF PROPOSED VACATED R.O.W. = 47,300 SQ FT

SUPERBLOCK REQUIREMENTS

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = 58,915 SQ FT
AREA OF REQUIRED PLAZA = 16,888 SQ FT

PROPOSED REDUCED SUPERBLOCK REQUIREMENTS

AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 23,650 SQ FT
AREA OF REQUIRED PLAZA = 16,888 SQ FT

SUPERBLOCK REQUIREMENTS MET

AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 18,600 SQ FT
AREA OF REQUIRED PLAZA = 6,700 SQ FT

SUPERBLOCK REQUIREMENTS REMAINING

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = 5,050 SQ FT
AREA OF REQUIRED PLAZA = 10,188 SQ FT

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LAND USE

0 25' 50' 100' 200'

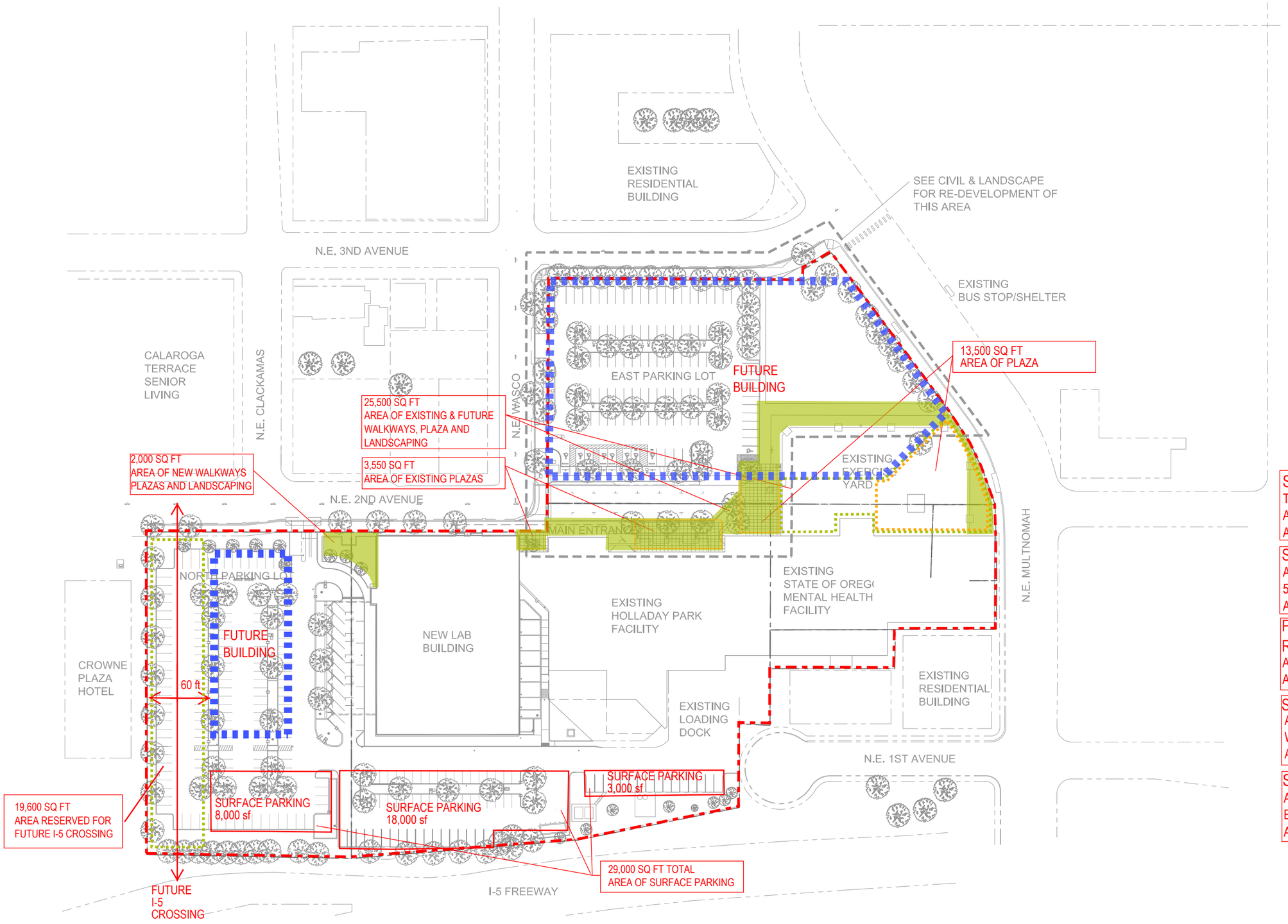
SCALE : 1" = 100'-0"

DATE : 03-12-2013
(Reissued: 06-20-2013 & 06-27-2013)

Superblock Improvements - Met

LUR 13-139304 DZM PR

A-03
Exhibit C.11



SUPERBLOCK DATA

TOTAL LAND AREA = 337,767 SQ FT
AREA OF VACATED R.O.W. = 117,830 SQ FT
AREA OF PROPOSED VACATED R.O.W. = 47,300 SQ FT

SUPERBLOCK REQUIREMENTS

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = 58,915 SQ FT
AREA OF REQUIRED PLAZA = 16,888 SQ FT

PROPOSED REDUCED SUPERBLOCK REQUIREMENTS

AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 23,650 SQ FT
AREA OF REQUIRED PLAZA = 16,888 SQ FT

SUPERBLOCK REQUIREMENTS MET

AREA OF WALKWAYS, PLAZAS & LANDSCAPING = 27,500 SQ FT WITH S.E. PARCEL DEVELOPMENT
AREA OF REQUIRED PLAZA = 17,050 SQ FT

SUPERBLOCK REQUIREMENTS REMAINING

AREA OF REQUIRED WALKWAYS, PLAZAS & LANDSCAPING = EXCEEDED BY 3,850 SQ FT
AREA OF REQUIRED PLAZA = EXCEEDED BY 162 SQ FT

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LAND USE

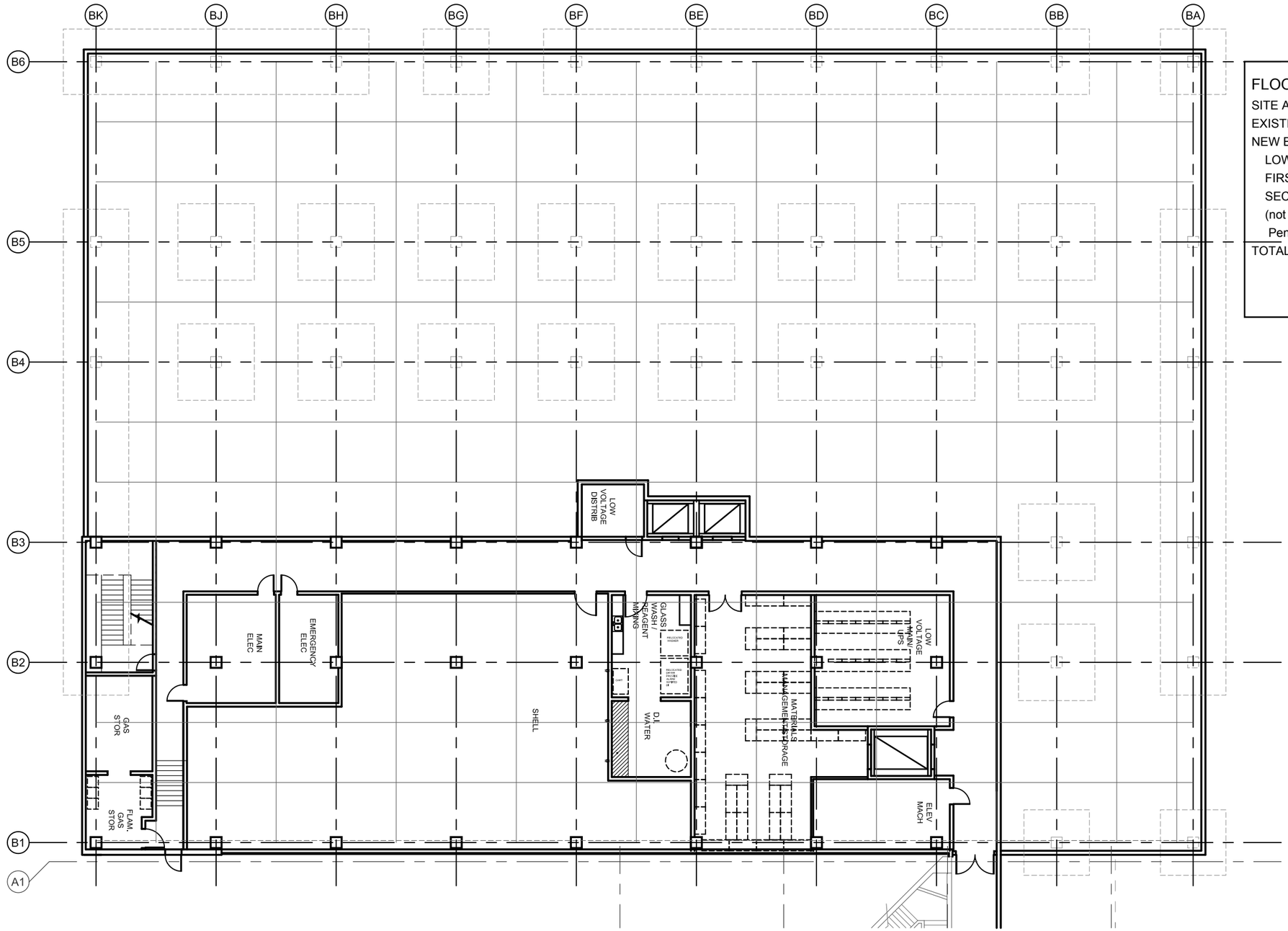
0 25' 50' 100' 200'

SCALE : 1" = 100'-0"
DATE : 03-12-2013
(Reissued: 05-10-2013 & 06-20-2013 & 06-27-2013)

Future Development and Surface Parking Areas

LUR 13-139304 DZM PR

A-04
Exhibit C.12



FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT

EXISTING BUILDING	154,913 GSF
NEW BUILDING:	
LOWER LEVEL	14,850 GSF
FIRST FLOOR	30,900 GSF
SECOND FLOOR	31,090 GSF
(not including Mechanical Penthouse of 7,500 GSF)	
TOTAL AREA	231,423 GSF

LEGACY HEALTH

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LAND USE

0 5' 10' 20' 40'

SCALE : 1" = 20'-0"

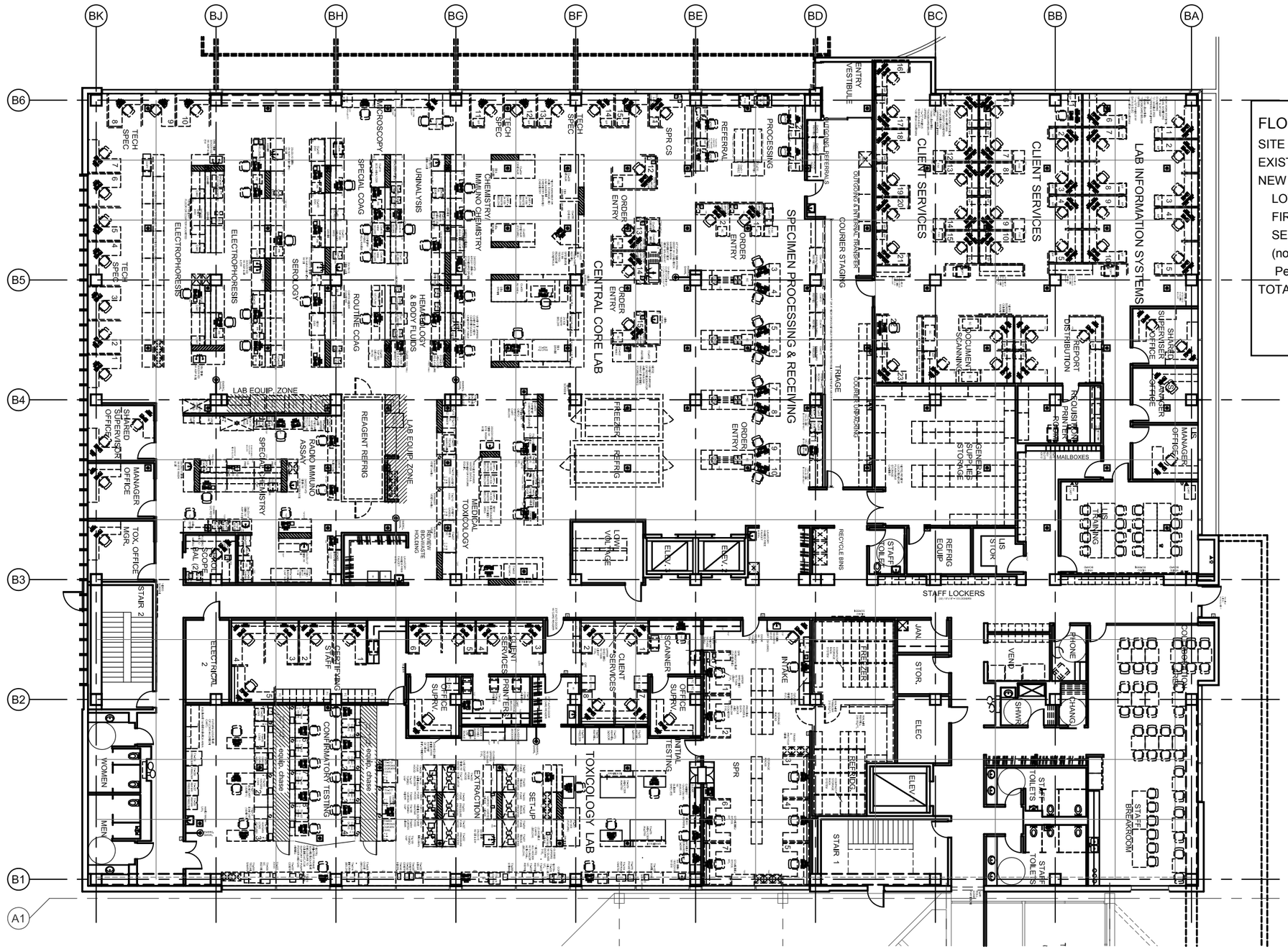
DATE : 03-12-2013

Lower Level Plan

LUR 13-139304 DZM PR

A-05

Exhibit C.13



FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT	
EXISTING BUILDING	154,913 GSF
NEW BUILDING:	
LOWER LEVEL	14,850 GSF
FIRST FLOOR	30,900 GSF
SECOND FLOOR	31,090 GSF
(not including Mechanical Penthouse of 7,500 GSF)	
TOTAL AREA	231,423 GSF

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LAND USE

0 5' 10' 20' 40'

SCALE : 1" = 20'-0"

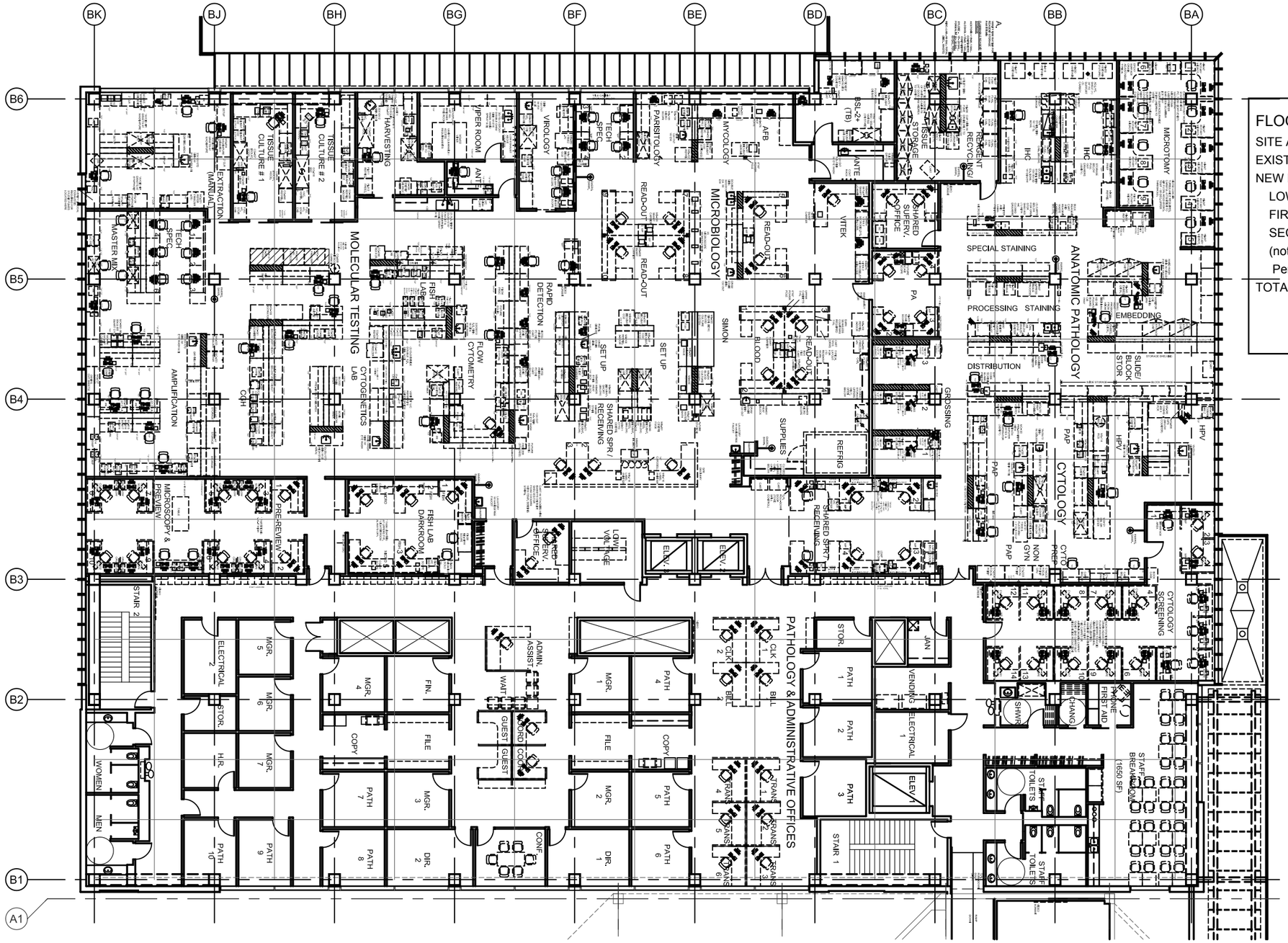
DATE : 03-12-2013

First Floor Plan

LUR 13-139304 DZM PR

A-06

Exhibit C.14



FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT	
EXISTING BUILDING	154,913 GSF
NEW BUILDING:	
LOWER LEVEL	14,850 GSF
FIRST FLOOR	30,900 GSF
SECOND FLOOR	31,090 GSF
(not including Mechanical Penthouse of 7,500 GSF)	
TOTAL AREA	231,423 GSF

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LAND USE

0 5' 10' 20' 40'

SCALE : 1" = 20'-0"

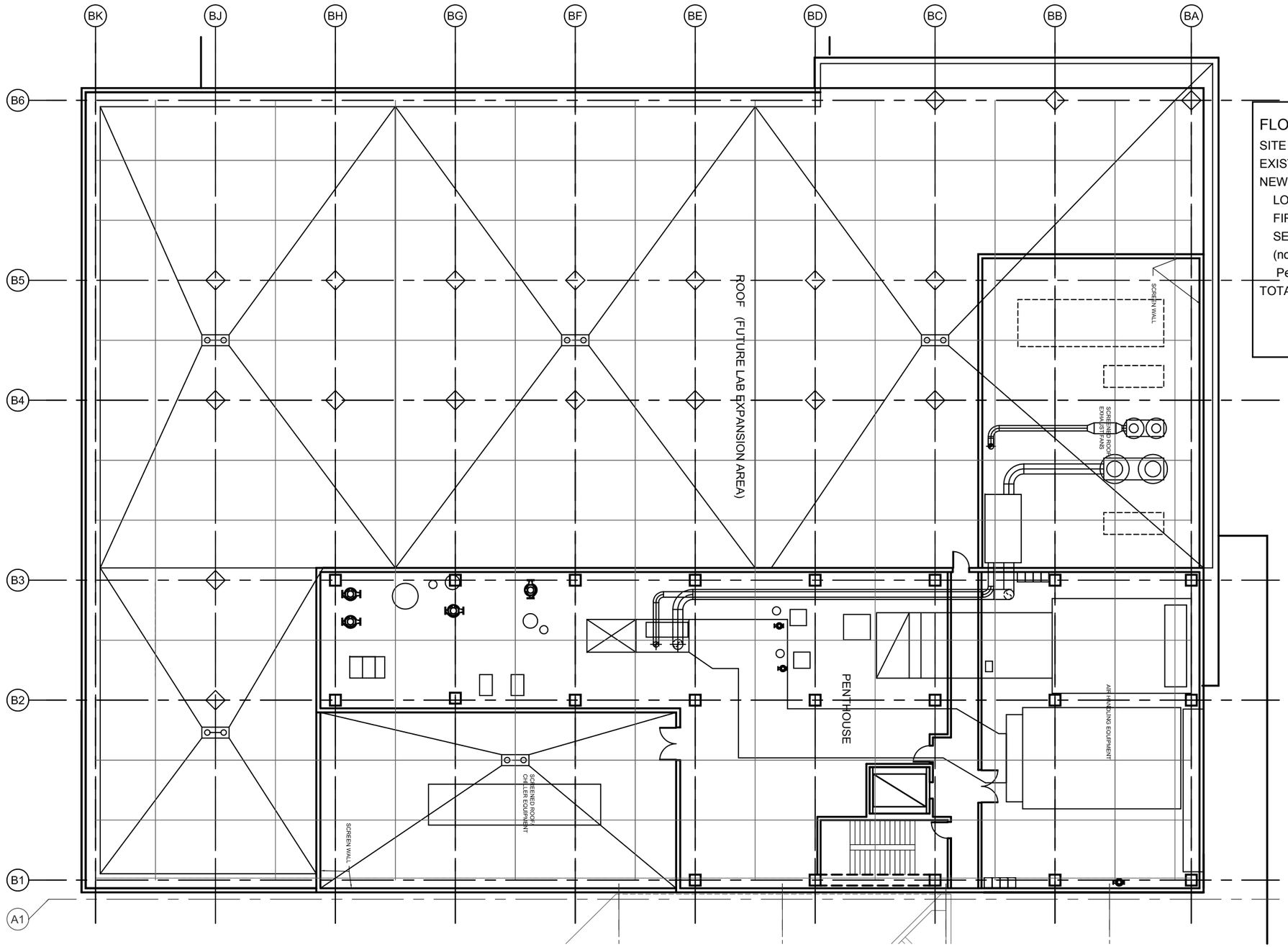
DATE : 03-12-2013

Second Floor Plan

LUR 13-139304 DZM PR

A-07

Exhibit C.15



FLOOR AREA RATIO (FAR) 0.68:1

SITE AREA = 337,767 SQ FT	
EXISTING BUILDING	154,913 GSF
NEW BUILDING:	
LOWER LEVEL	14,850 GSF
FIRST FLOOR	30,900 GSF
SECOND FLOOR	31,090 GSF
(not including Mechanical Penthouse of 7,500 GSF)	
TOTAL AREA	231,423 GSF

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LAND USE

0 5' 10' 20' 40'

SCALE : 1" = 20'-0"

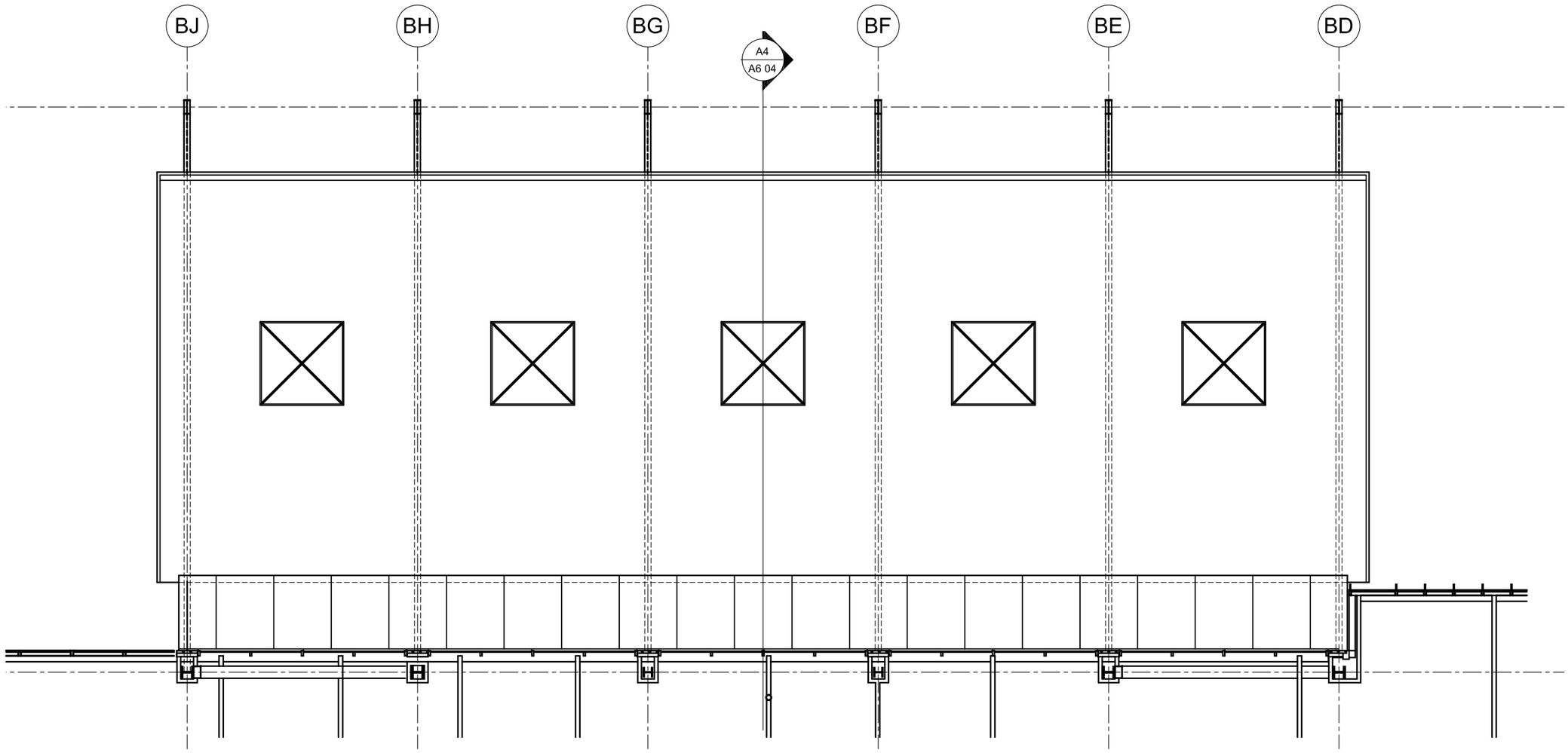
DATE : 03-12-2013

Third Floor Plan

LUR 13-139304 DZM PR

A-08

Exhibit C.16



North Canopy Plan: E1/A6.02

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LAND USE

0 2' 8' 16'

SCALE : 3/32" = 1'-0"

DATE : 06-20-2013

North Canopy Plan

A-09

LUR 13-139304 DZM PR

Exhibit C.17

Perspective - Looking North

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LAND USE

SCALE : Not To Scale

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Perspective

LUR 13-139304 DZM PR

A-10

Exhibit C.18

Perspective of Future Expansion - Looking North

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Perspective
Future Expansion
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A-11

Exhibit C.19

Perspective - Street View Looking South

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LAND USE

SCALE : Not To Scale

DATE : 03-12-2013
(Reissued: 07-17-2013)

Perspective

LUR 13-139304 DZM PR

A-12

Exhibit C.20

Perspective of Future Expansion - Street View Looking South

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LAND USE

SCALE : Not To Scale

DATE : 03-12-2013
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Perspective
Future Expansion

LUR 13-139304 DZM PR

A-13

Exhibit C.21

Perspective of Future Expansion - Street View Looking West

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SCALE : Not To Scale

DATE : 03-12-2013
(Reissued: 07-17-2013)

Perspective
Future Expansion
LUR 13-139304 DZM PR

A-14

Exhibit C.22

Perspective - Street View Looking West

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LAND USE

SCALE : Not To Scale

DATE : 03-12-2013
(Reissued: 07-17-2013)

Perspective

LUR 13-139304 DZM PR

A-15

Exhibit C.23

Perspective At Night - Street View Looking West

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LAND USE

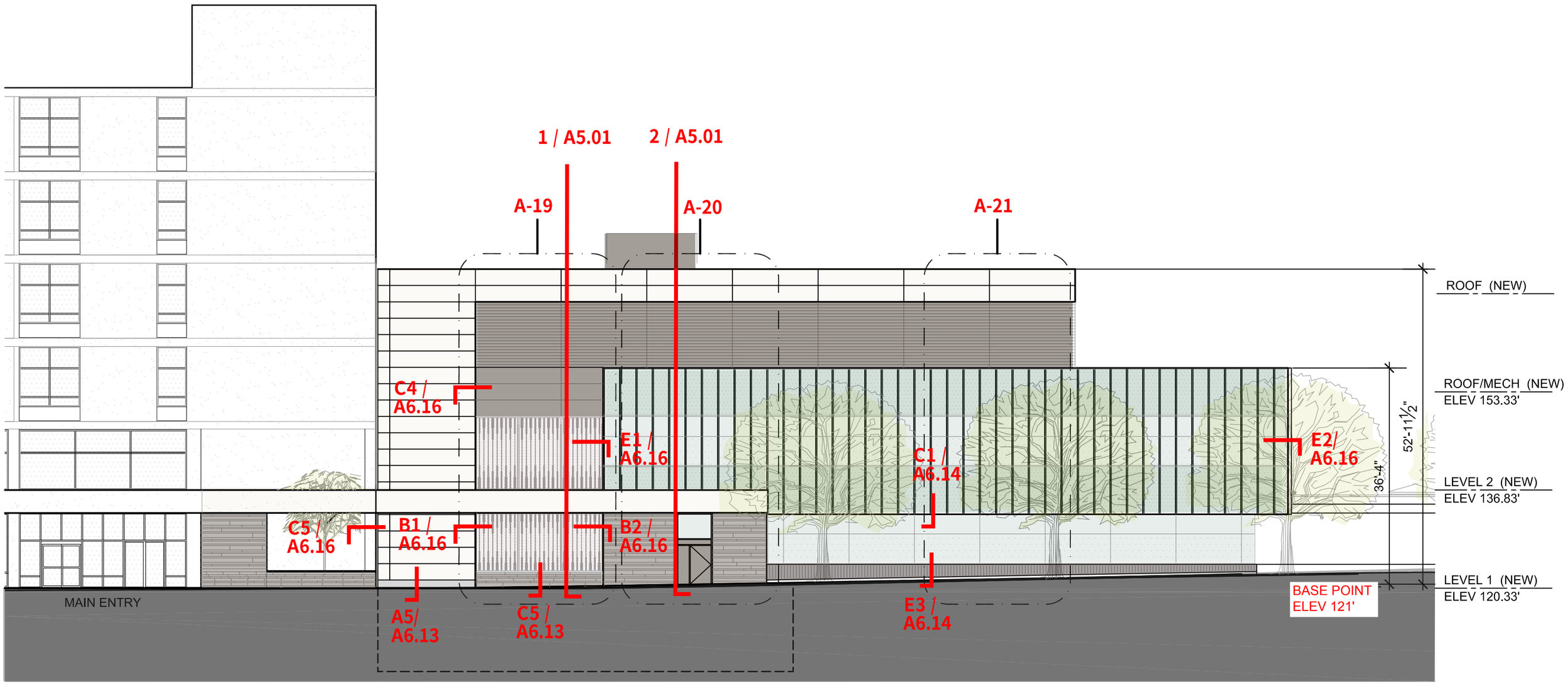
SCALE : Not To Scale

DATE : 03-12-2013
(Reissued: 07-17-2013)

Perspective
Future Expansion
LUR 13-139304 DZM PR

A-16

Exhibit C.24



East Elevation

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 6" 1' 5' 10'

SCALE : 1/16" = 1'-0"

DATE : 03-12-2013

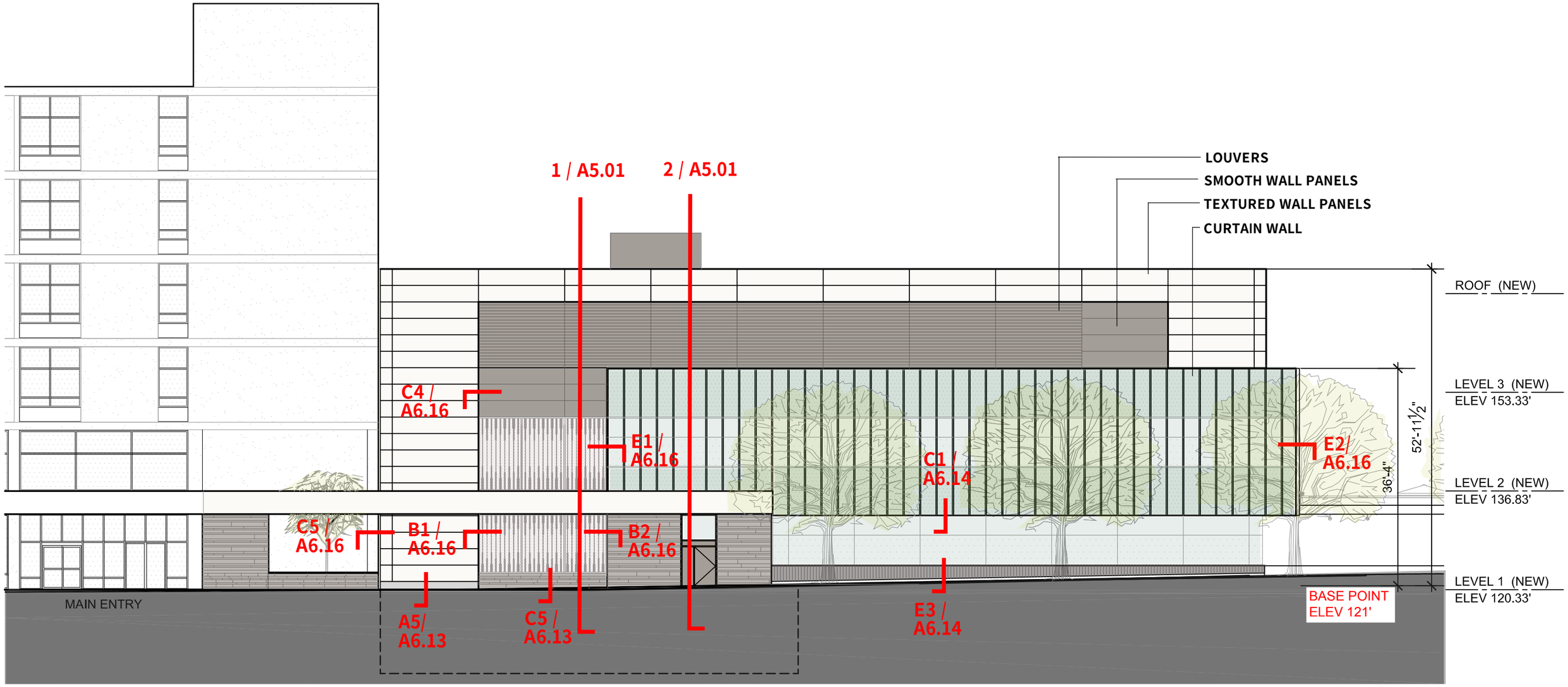
(Reissued: 05-10-2013, 06-12-2013, 07-17-2013)

Exterior Elevation

LUR 13-139304 DZM PR

A-17

Exhibit C.25



East Elevation - Future Expansion

GBJ ARCHITECTURE P.C.
815 SW Second Avenue
Portland, Oregon 97204
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F 503-294-3961
www.gbjarch.com

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CENTRAL LABORATORY RELOCATION

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PORTLAND, OREGON 97232

LAND USE

0 6" 1' 5' 10'

SCALE : 1/16" = 1'-0"

DATE : 03-12-2013

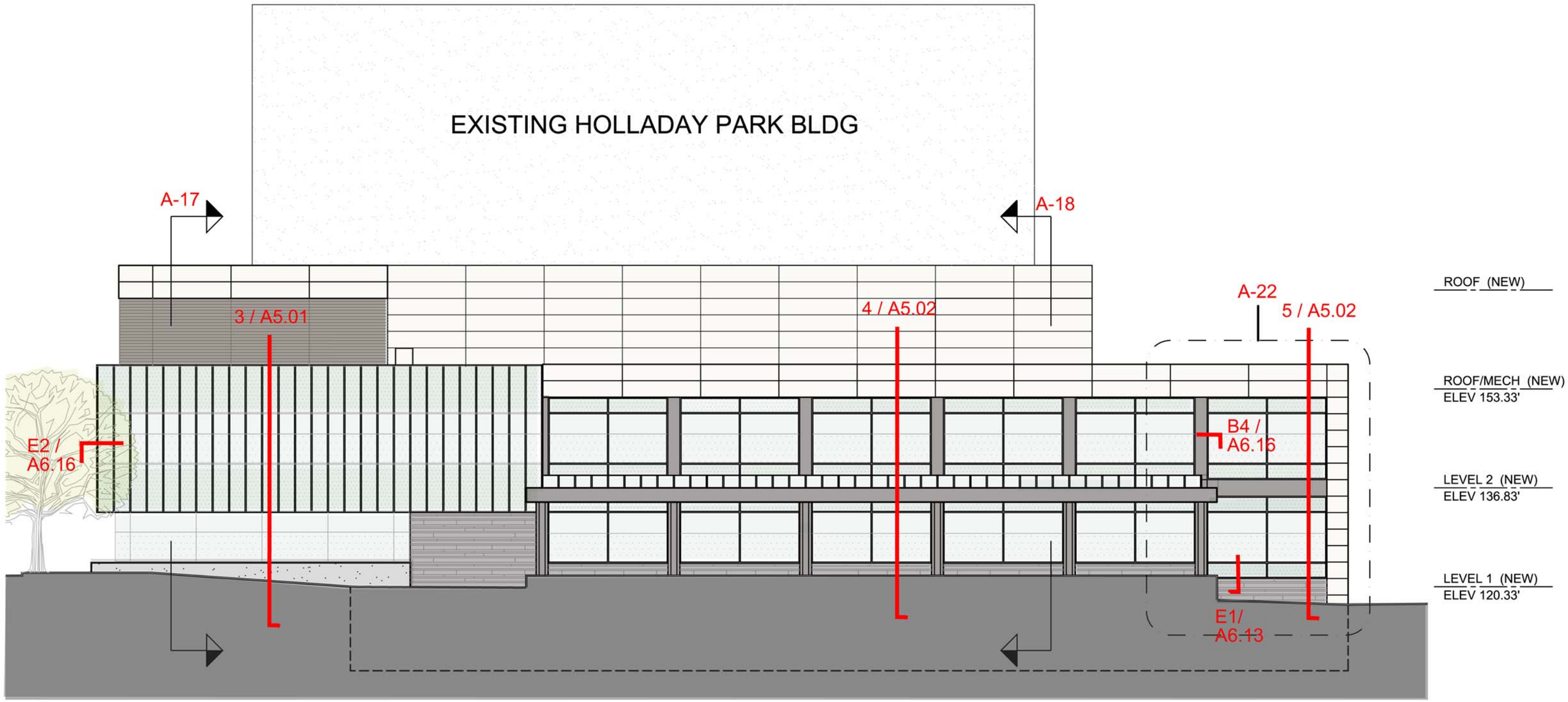
(Reissued: 05-10-2013, 06-12-2013, 07-17-2013)

Exterior Elevation
Future Expansion

LUR 13-139304 DZM PR

A-18

Exhibit C.26



North Elevation

GBJ ARCHITECTURE P.C.
815 SW Second Avenue
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www.gbjarch.com

LEGACY HOLLADAY PARK
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LAND USE

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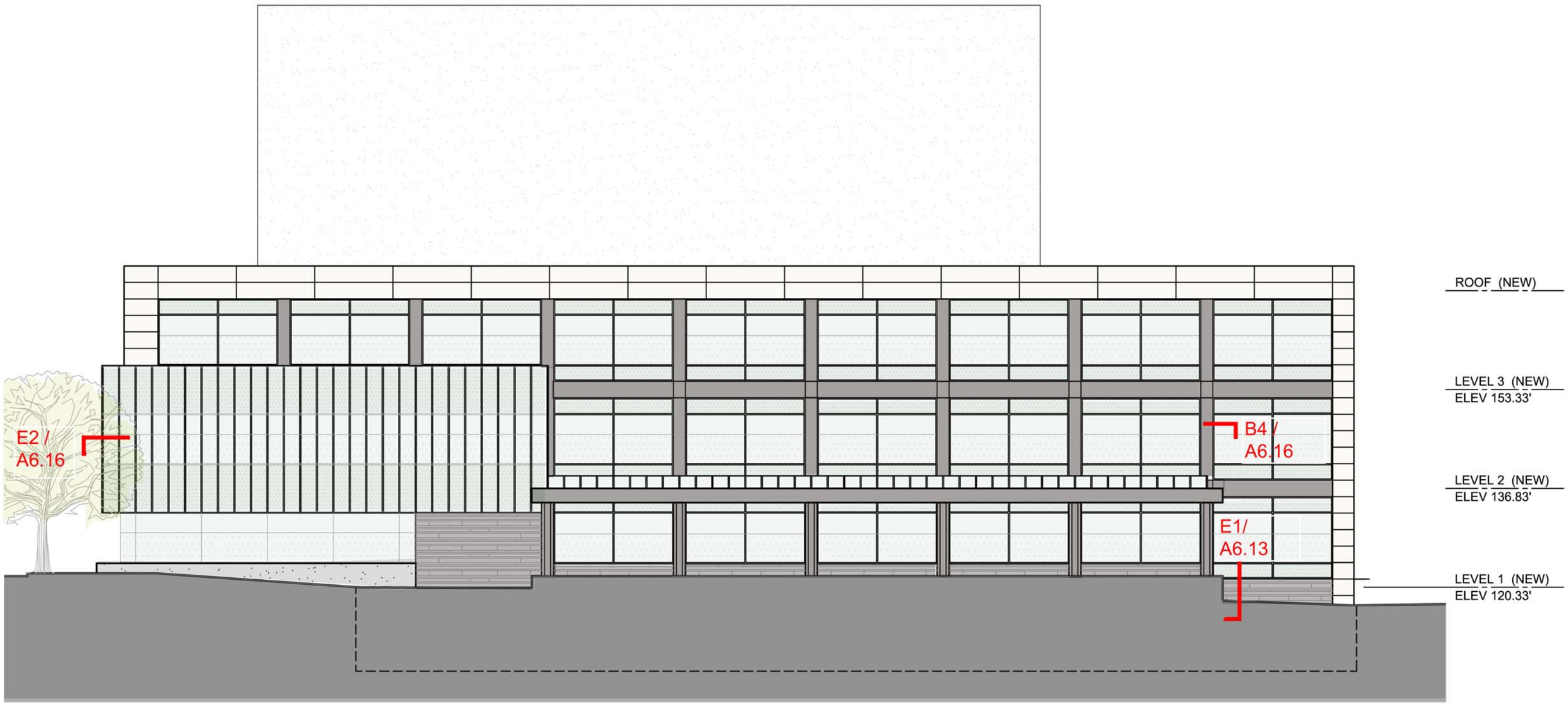
DATE : 03-12-2013
(Reissued: 05-10-2013, 06-12-2013, 7-17-2013)

Exterior Elevation

A-19

LUR 13-139304 DZM PR

Exhibit C.27



North Elevation - Future Expansion

GBJ ARCHITECTURE P.C.
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PORTLAND, OREGON 97232

LAND USE

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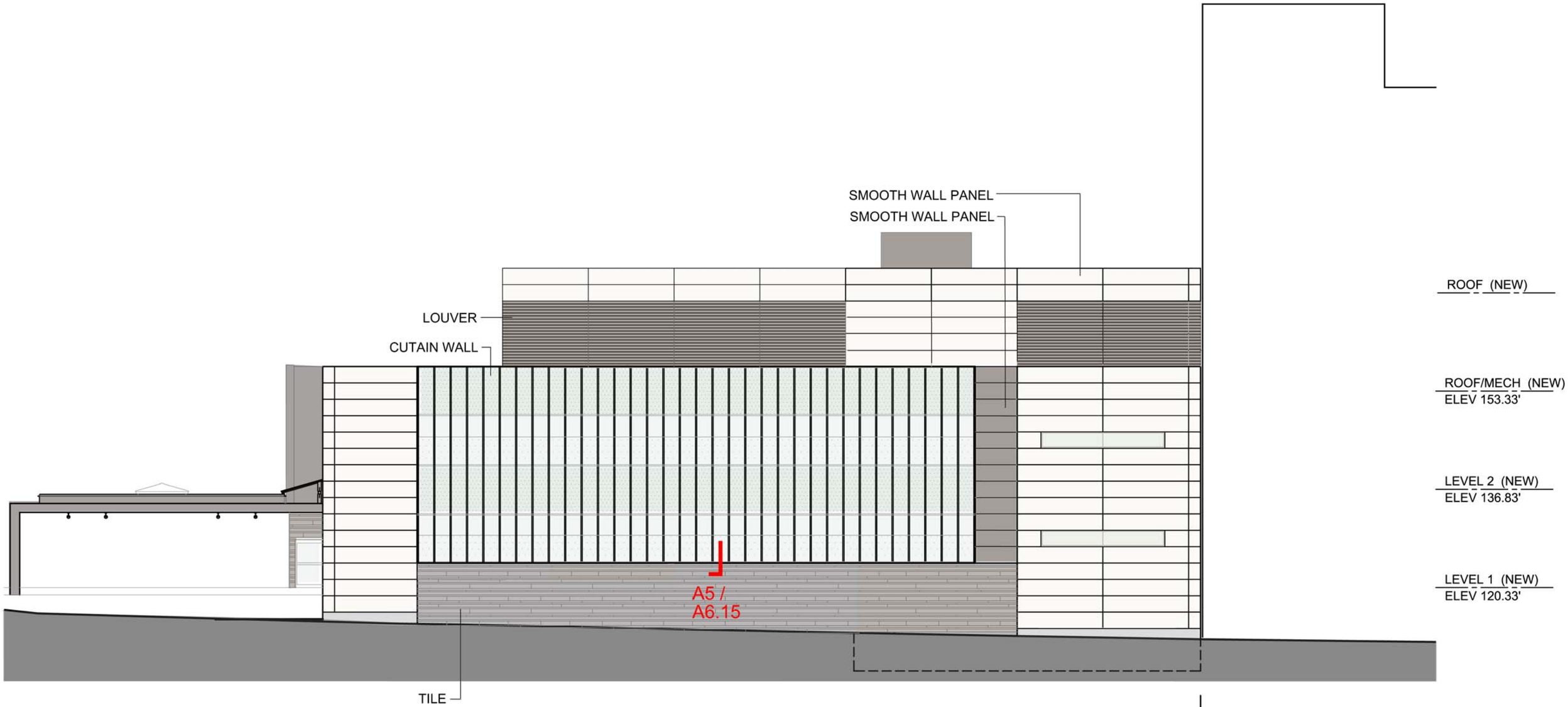
SCALE : 1/16" = 1'-0"

DATE : 03-12-2013
(Reissued: 05-10-2013, 06-12-2013, 7-17-2013)

Exterior Elevation
Future Expansion
LUR 13-139304 DZM PR

A-20

Exhibit C.28



West Elevation

GBJ ARCHITECTURE P.C.
815 SW Second Avenue
Portland, Oregon 97204
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F 503-294-3961
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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 6" 1' 5' 10'

SCALE : 1/16" = 1'-0"

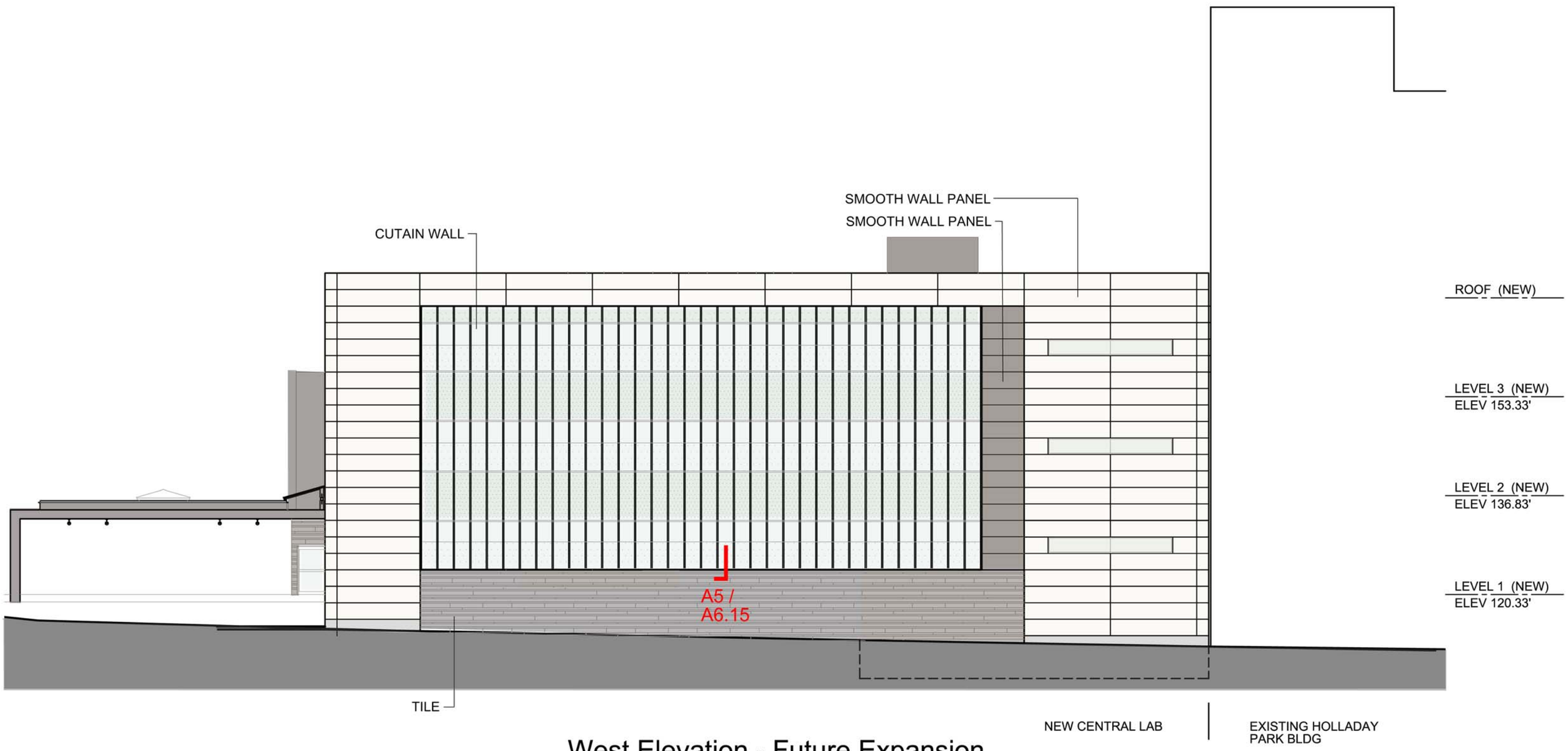
DATE : 03-12-2013
(Reissued: 05-10-2013, 06-12-2013, 7-17-2013)

Exterior Elevation

LUR 13-139304 DZM PR

A-21

Exhibit C.29



West Elevation - Future Expansion

GBJ ARCHITECTURE P.C.
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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

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PORTLAND, OREGON 97232

LAND USE

0 6" 1' 5' 10'

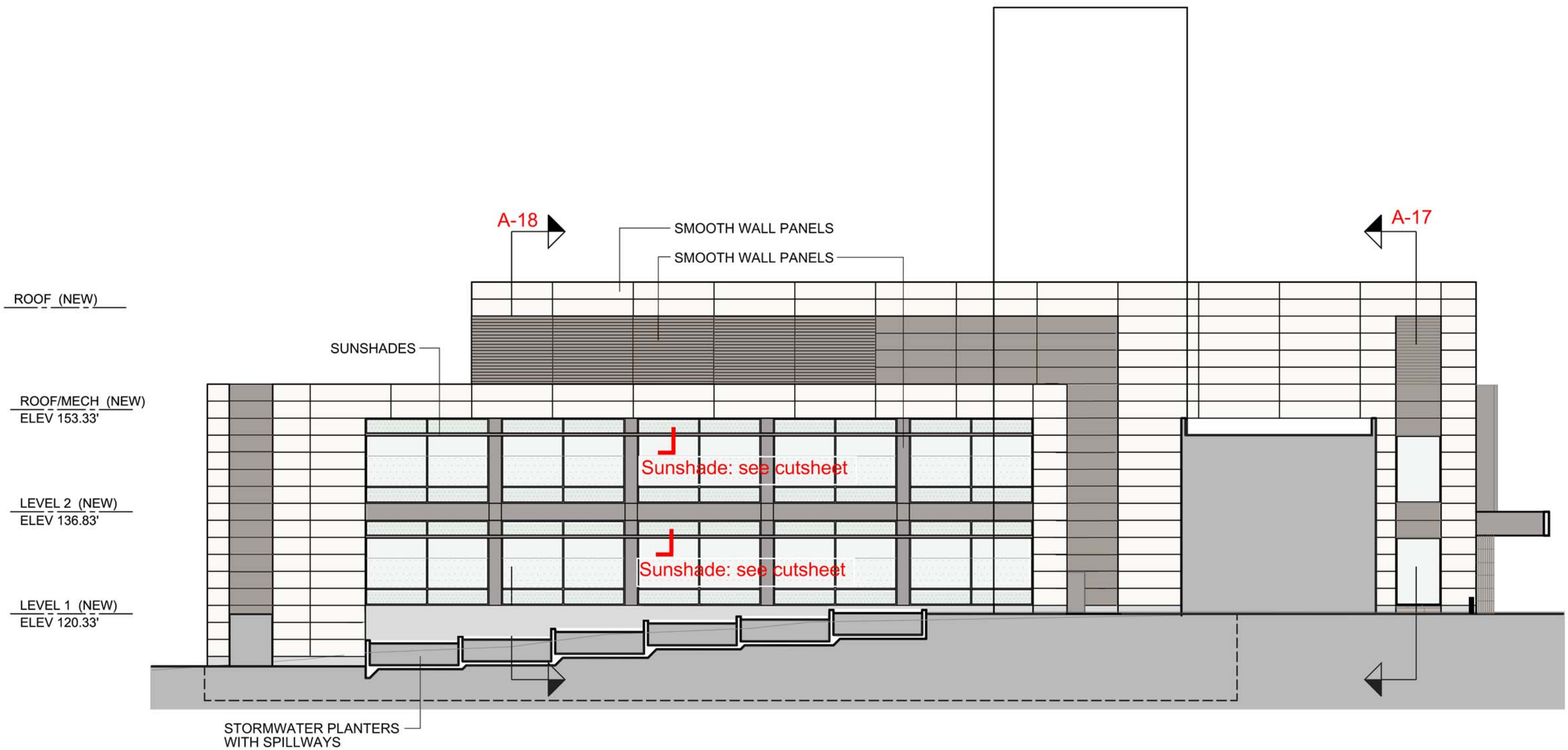
SCALE : 1/16" = 1'-0"

DATE : 03-12-2013
(Reissued: 05-10-2013, 06-12-2013, 7-17-2013)

Exterior Elevation
Future Expansion
LUR 13-139304 DZM PR

A-22

Exhibit C.30



South Elevation

GBJ ARCHITECTURE P.C.
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F 503-294-3961
www.gbjarch.com

LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 6" 1' 5' 10'

SCALE : 1/16" = 1'-0"

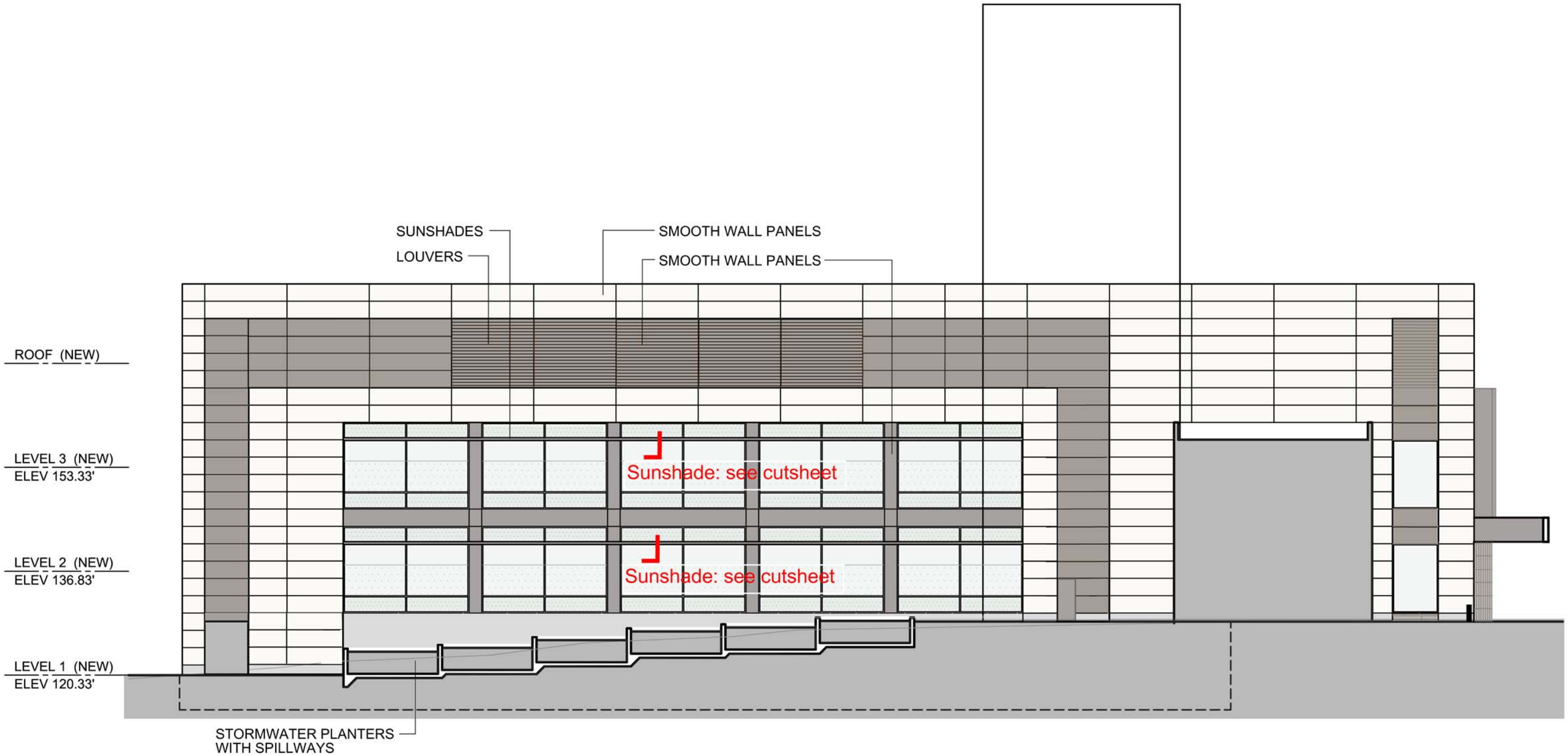
DATE : 03-12-2013
(Reissued: 05-10-2013, 7-17-2013)

Exterior Elevation

A-23

LUR 13-139304 DZM PR

Exhibit C.31



South Elevation - Future Expansion

GBJ ARCHITECTURE P.C.
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CENTRAL LABORATORY RELOCATION

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LAND USE

0 6" 1' 5' 10'

SCALE : 1/16" = 1'-0"

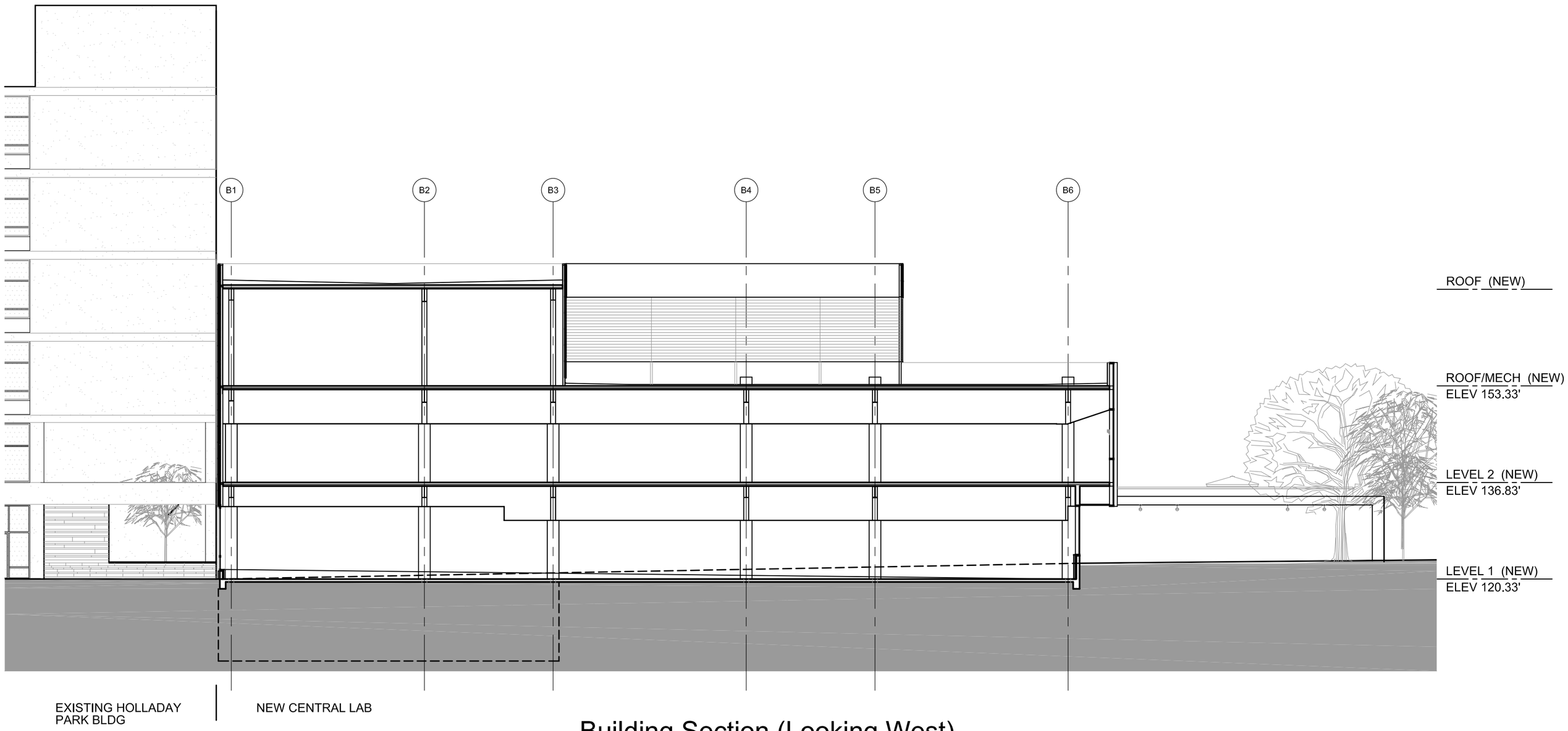
DATE : 03-12-2013
(Reissued: 05-10-2013, 7-17-2013)

Exterior Elevation
Future Expansion

LUR 13-139304 DZM PR

A-24

Exhibit C.32



Building Section (Looking West)

GBJ ARCHITECTURE P.C.
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LAND USE

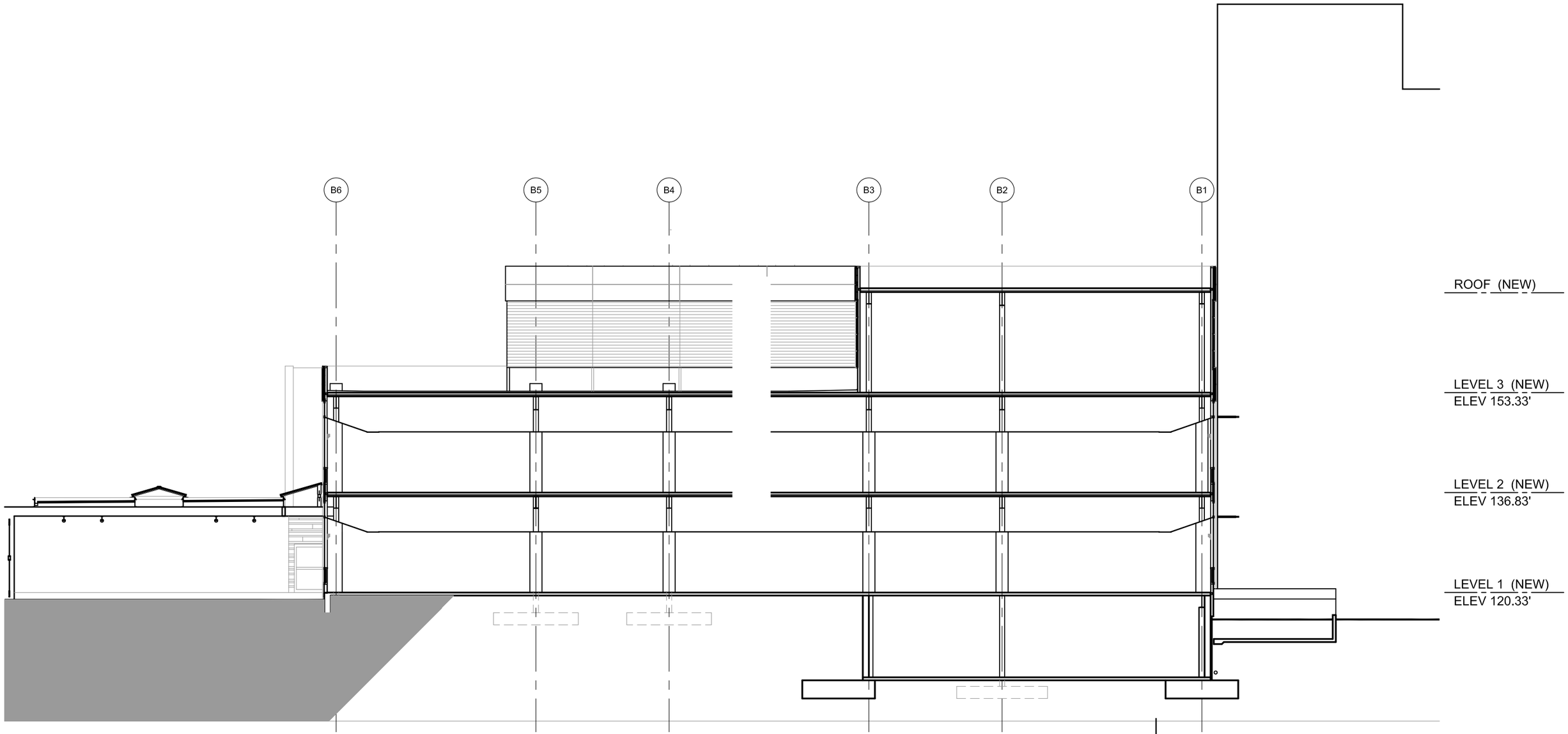
0 6" 1' 5' 10'

SCALE : 1/16" = 1'-0"

DATE : 03-12-2013
(Reissued: 07-17-2013)

Building Section
LUR 13-139304 DZM PR

A-25
Exhibit C.33



Building Section (Looking East)

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 6" 1' 5' 10'

SCALE : 1/16" = 1'-0"

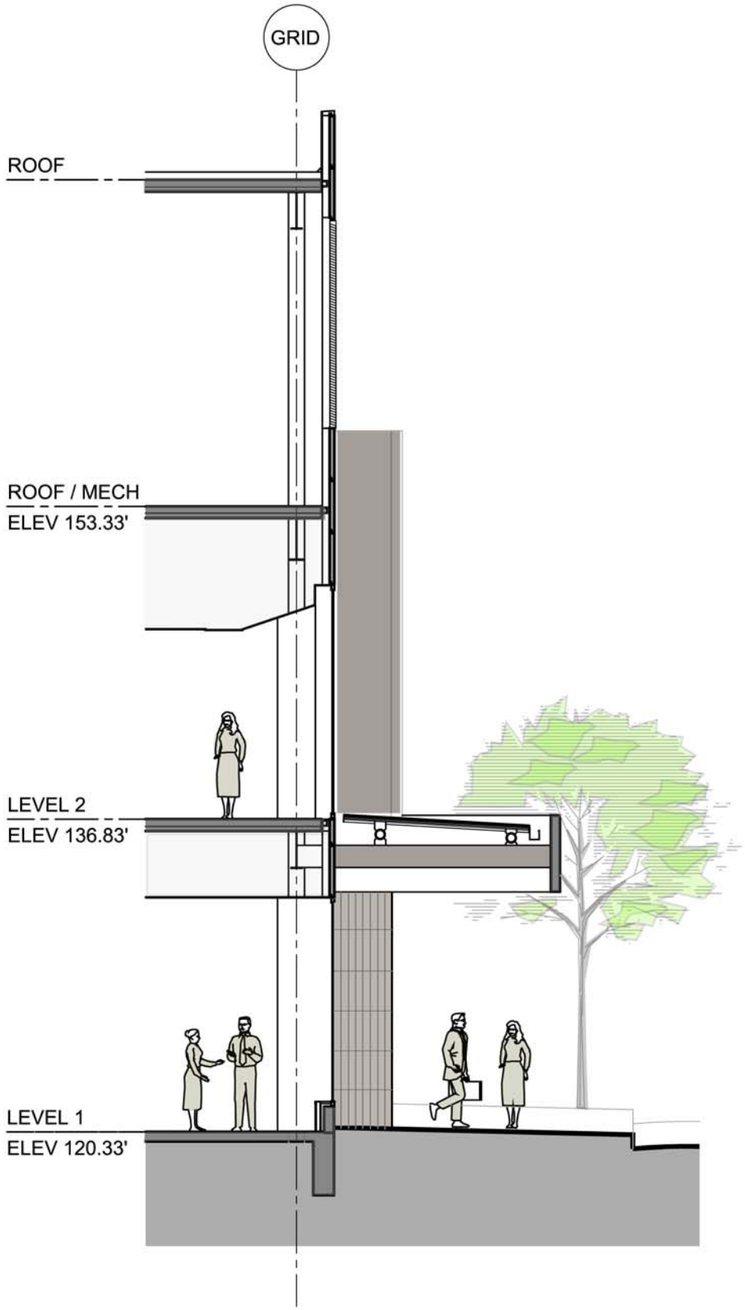
DATE : 03-12-2013
(Reissued: 05-10-2013)

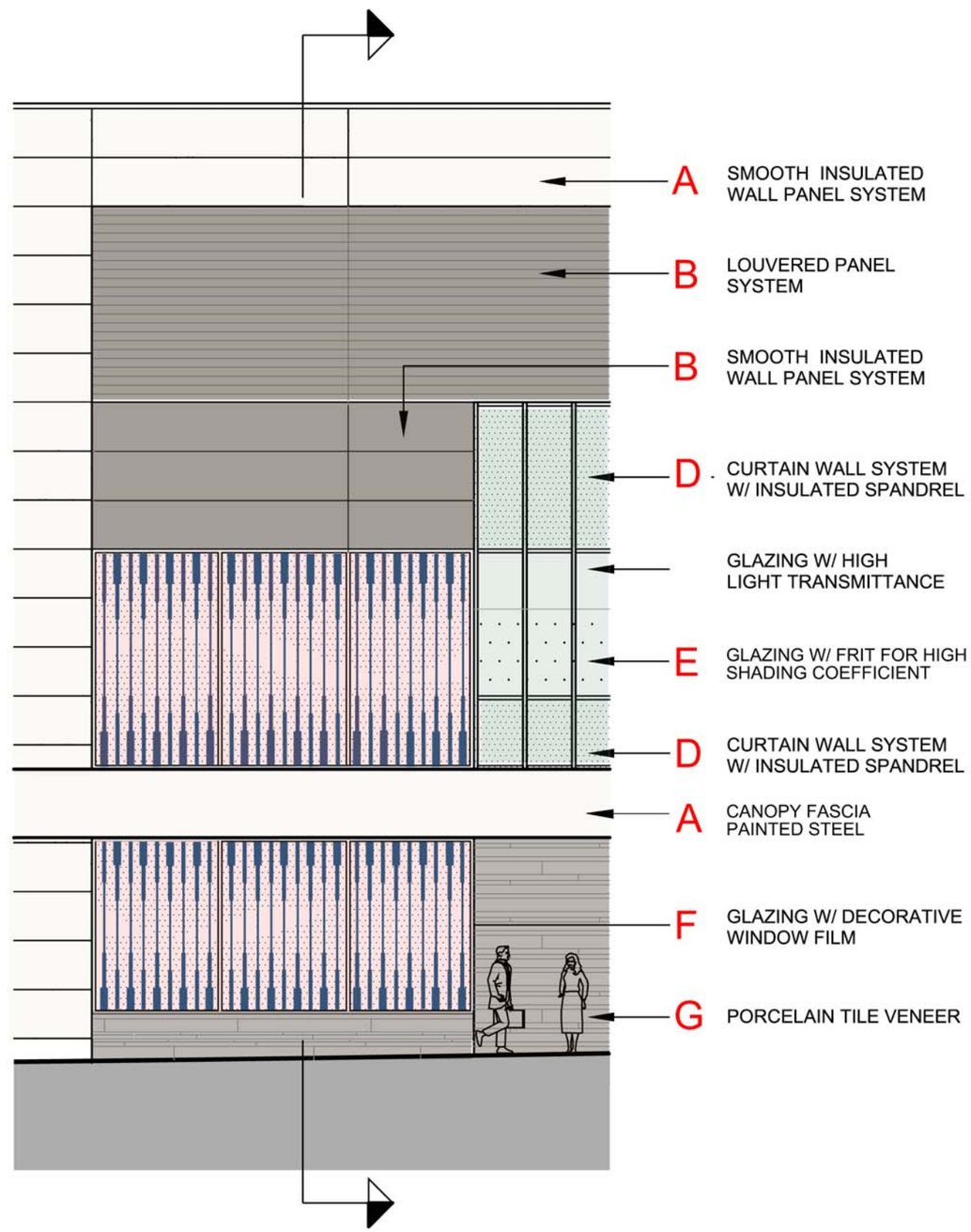
Building Section

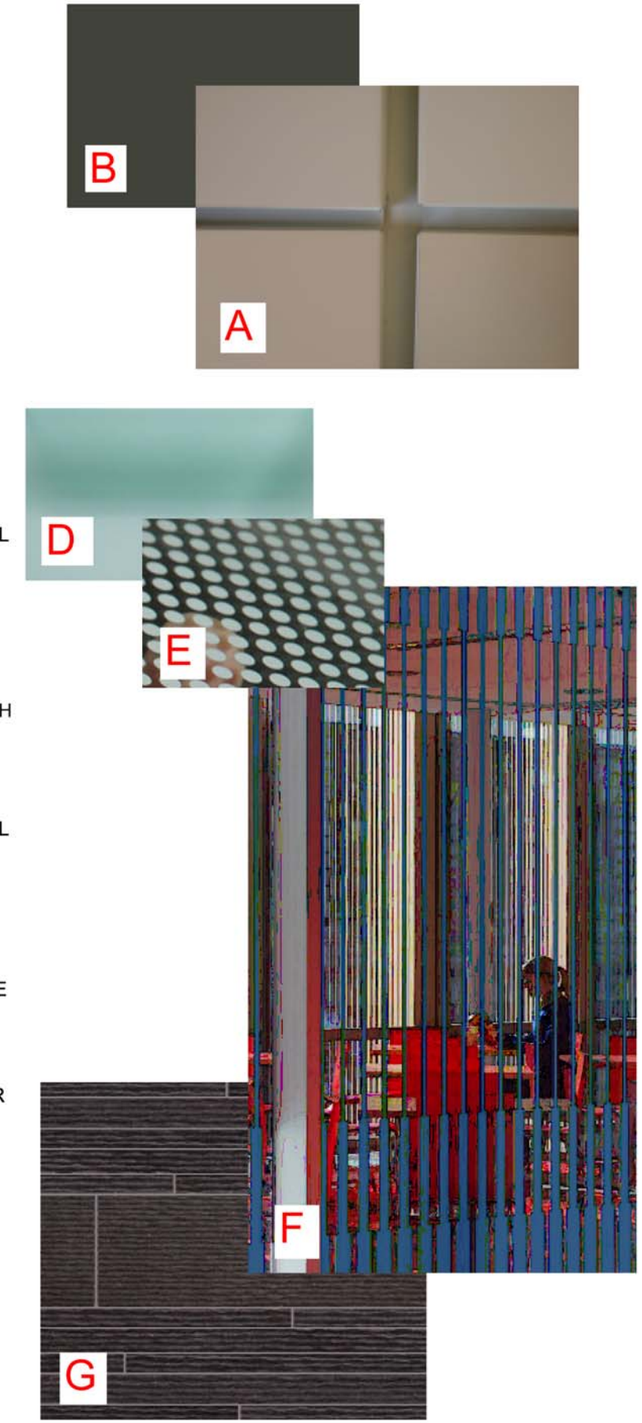
LUR 13-139304 DZM PR

A-26

Exhibit C.34







Wall Section / East Elevation

LEGACY HEALTH

GBJ ARCHITECTURE

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1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 2' 4' 8' 20'

SCALE : 1/8" = 1'-0"

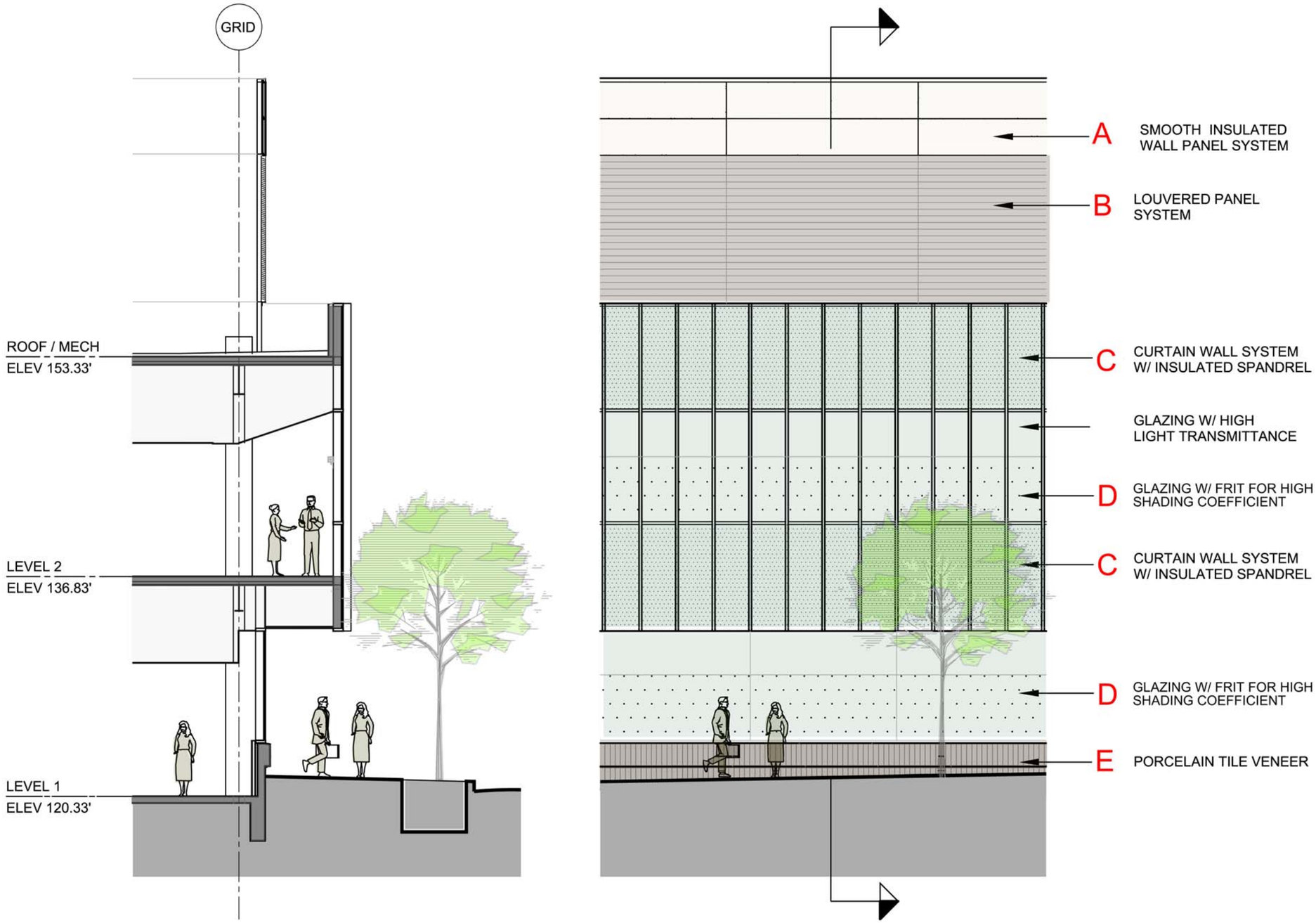
DATE : 03-12-2013
(Reissued: 7-17-2013)

Wall Section / Enlarged Elevation

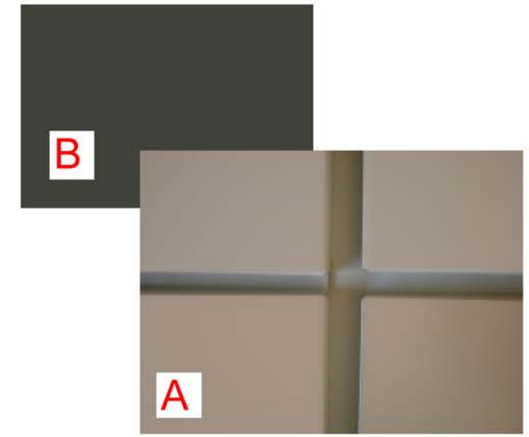
LUR 13-139304 DZM PR

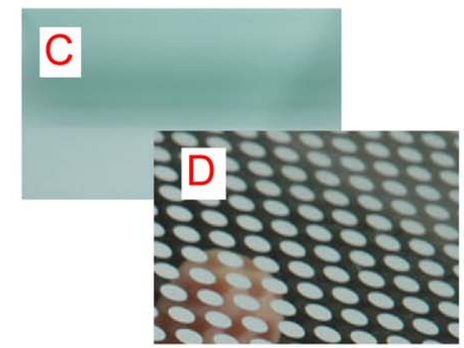
A-27

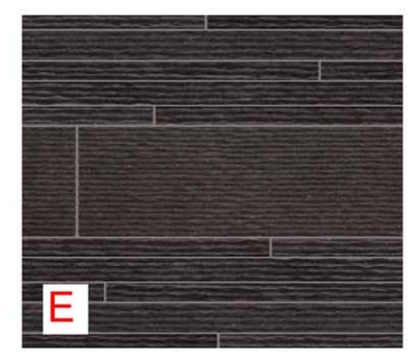
Exhibit C.35



Wall Section / East Elevation







LEGACY HEALTH

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SCALE : 1/8" = 1'-0"

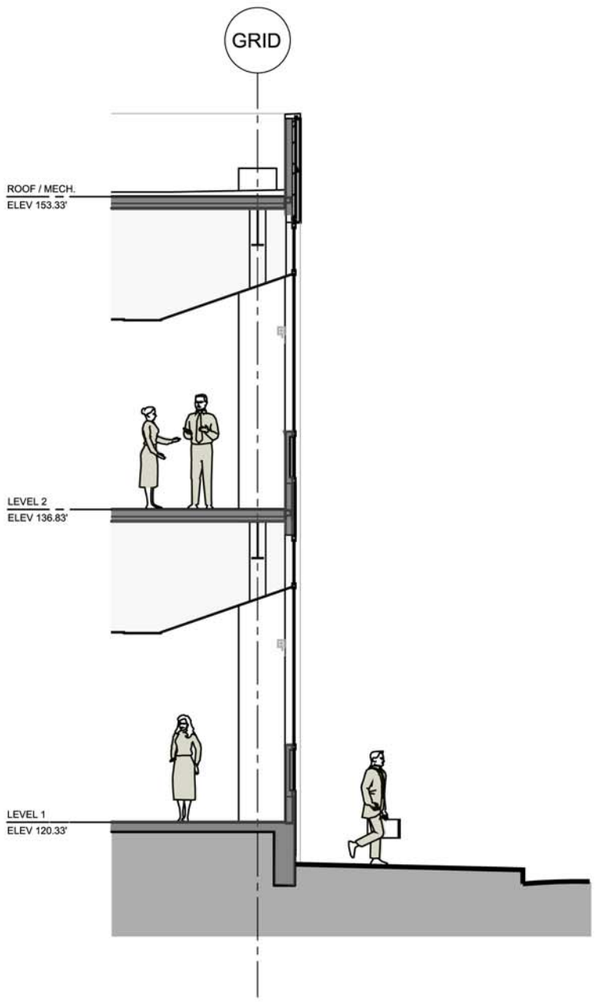
DATE : 03-12-2013
(Reissued: 7-17-2013)

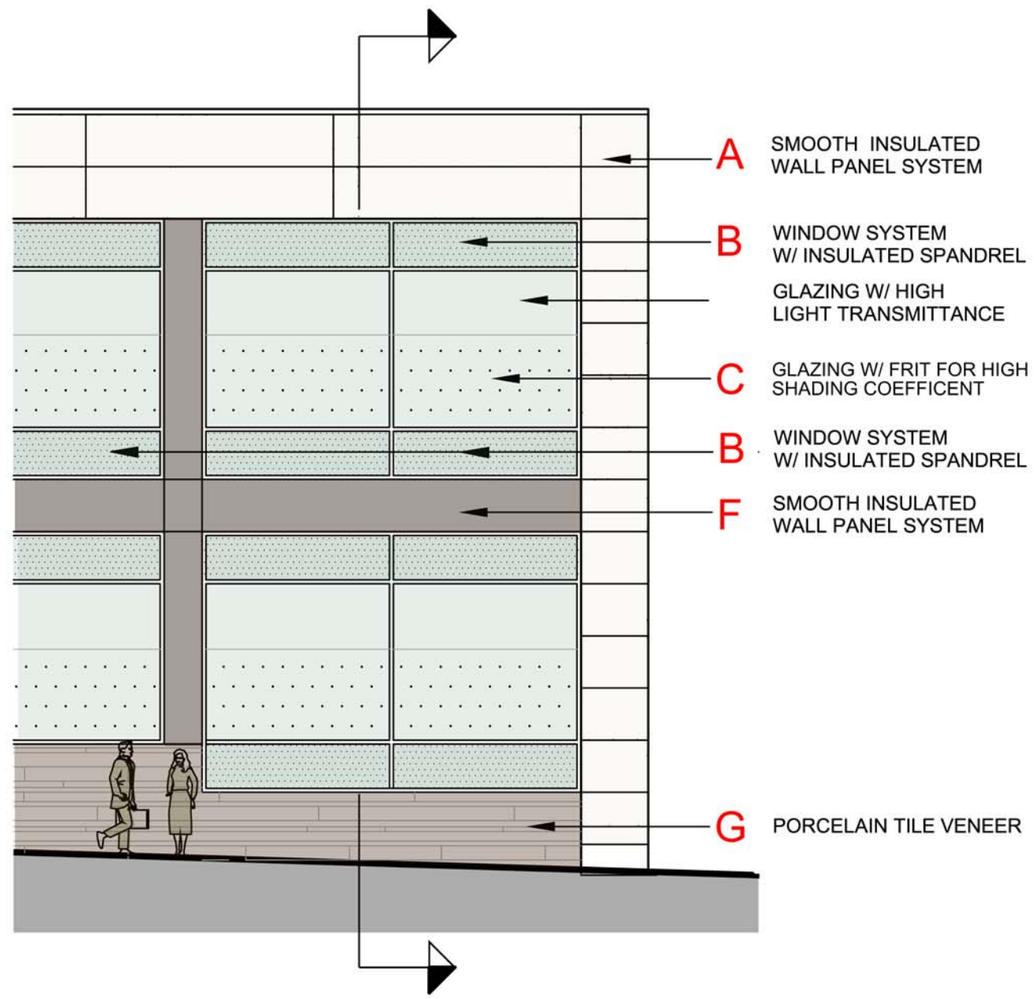
Wall Section / Enlarged Elevation

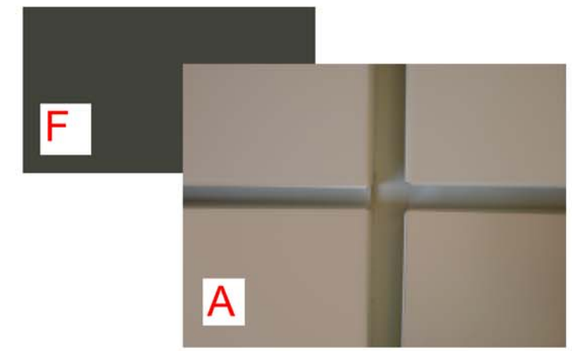
LUR 13-139304 DZM PR

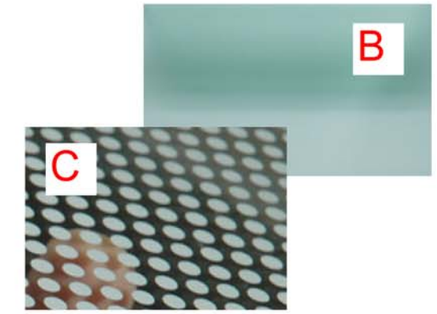
A-28

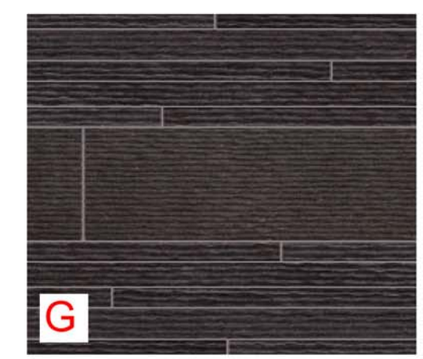
Exhibit C.36











Wall Section / North Elevation

LEGACY HEALTH

GBJ ARCHITECTURE

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LAND USE

0 2' 4' 8' 20'

SCALE : 1/8" = 1'-0"

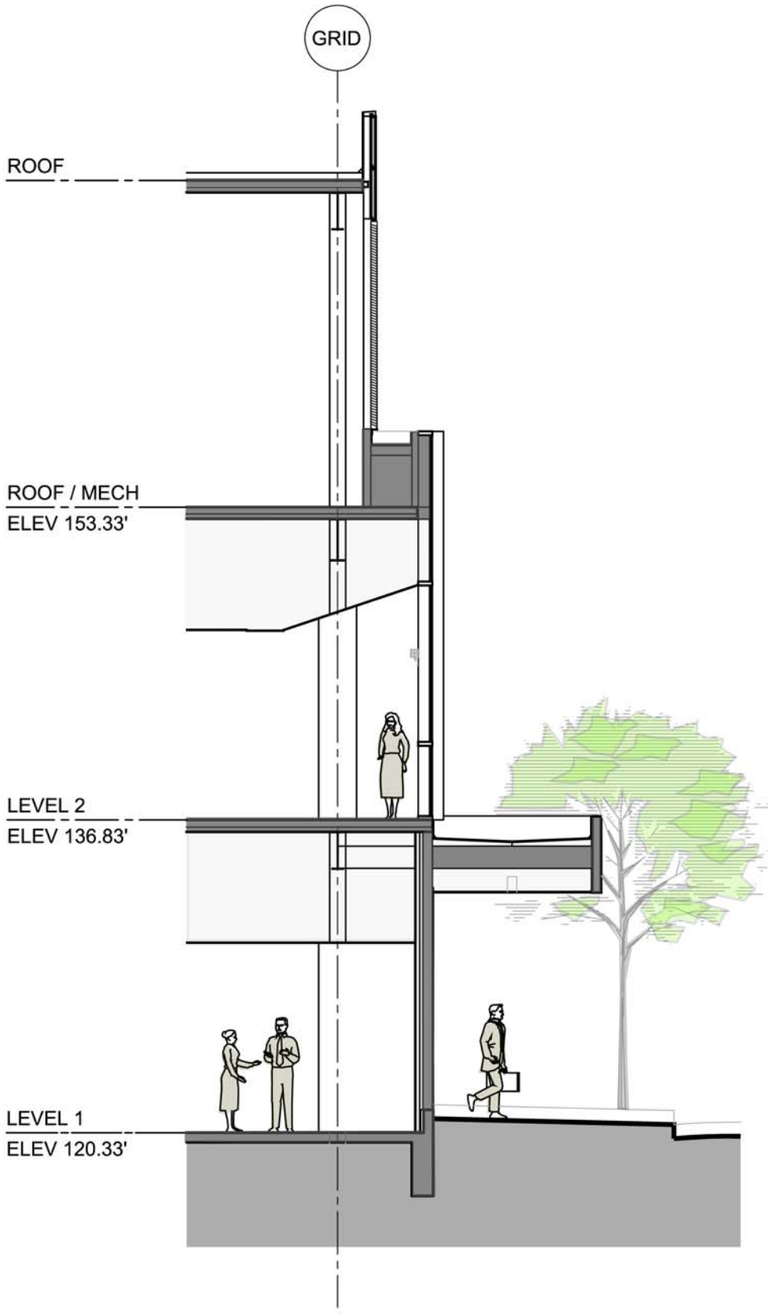
DATE : 03-12-2013
(Reissued: 7-17-2013)

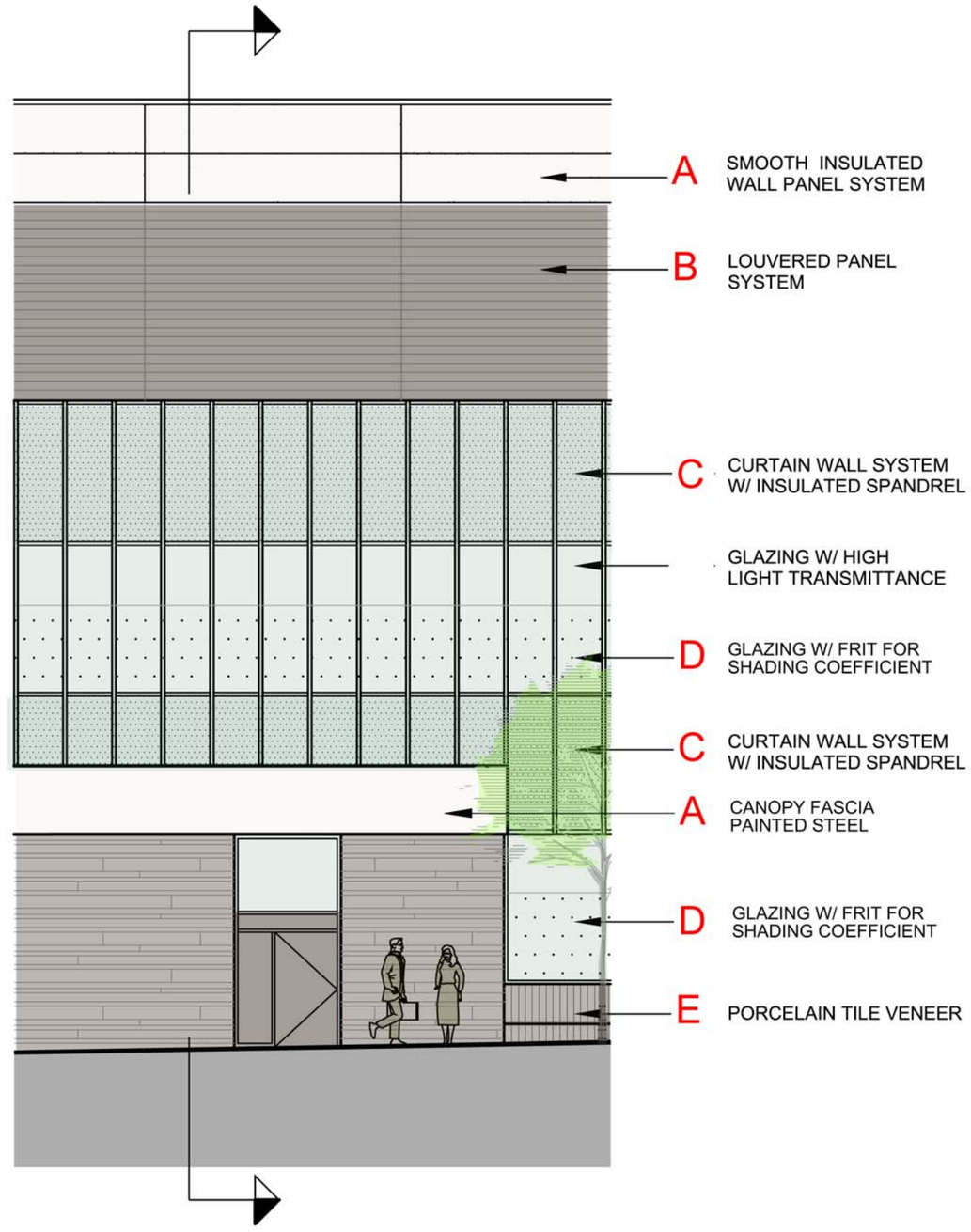
Wall Section / Enlarged Elevation

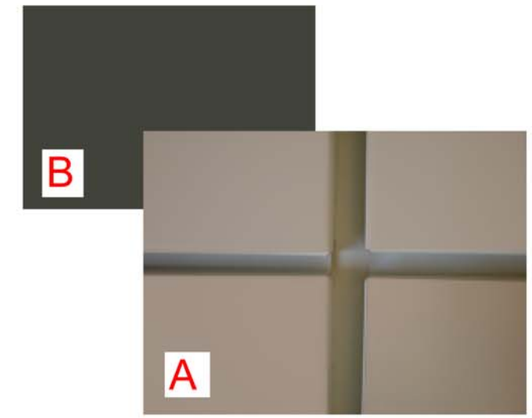
LUR 13-139304 DZM PR

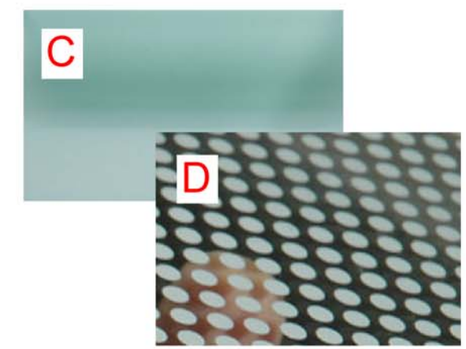
A-29

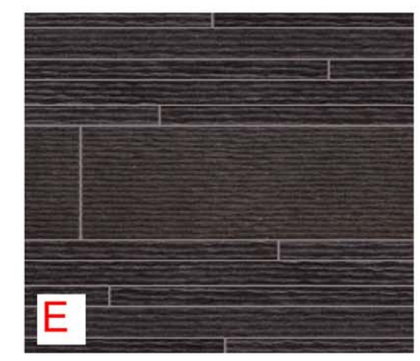
Exhibit C.37











Wall Section / East Elevation

LEGACY HEALTH

GBJ ARCHITECTURE

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LAND USE

0 2' 4' 8' 20'

SCALE : 1/8" = 1'-0"

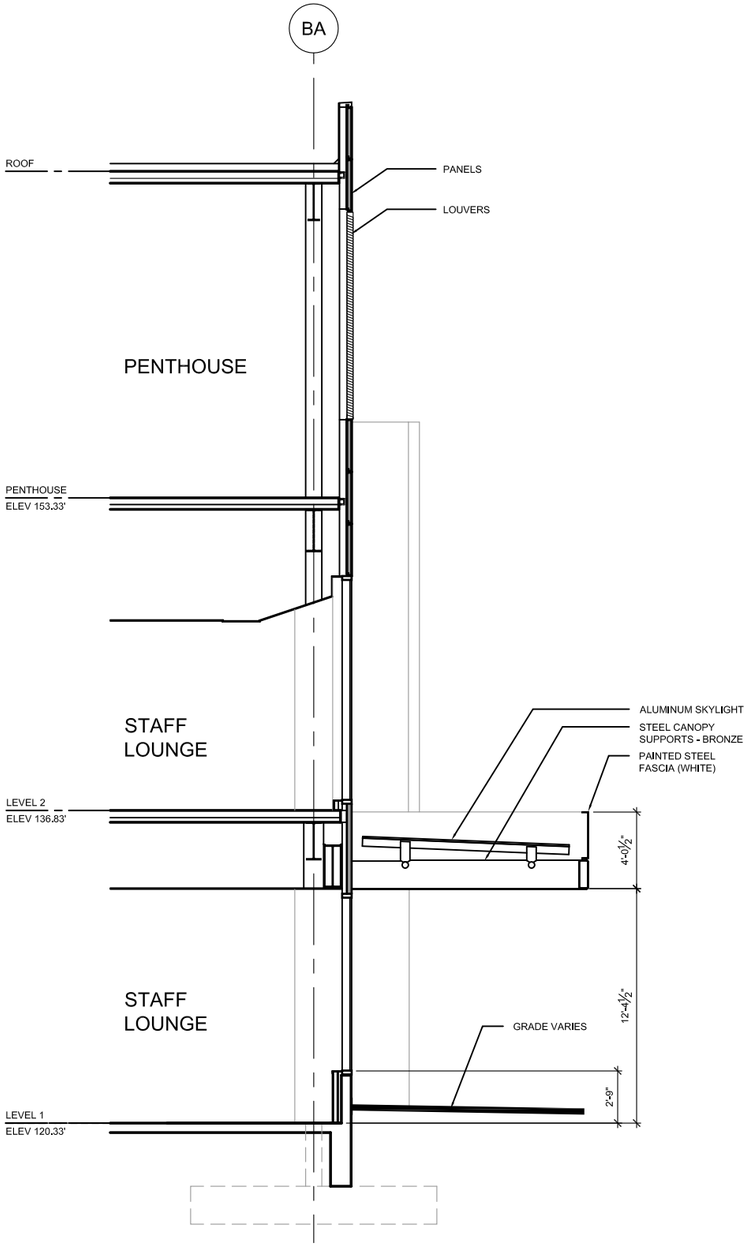
DATE : 03-12-2013
(Reissued: 7-17-2013)

Wall Section / Enlarged Elevation

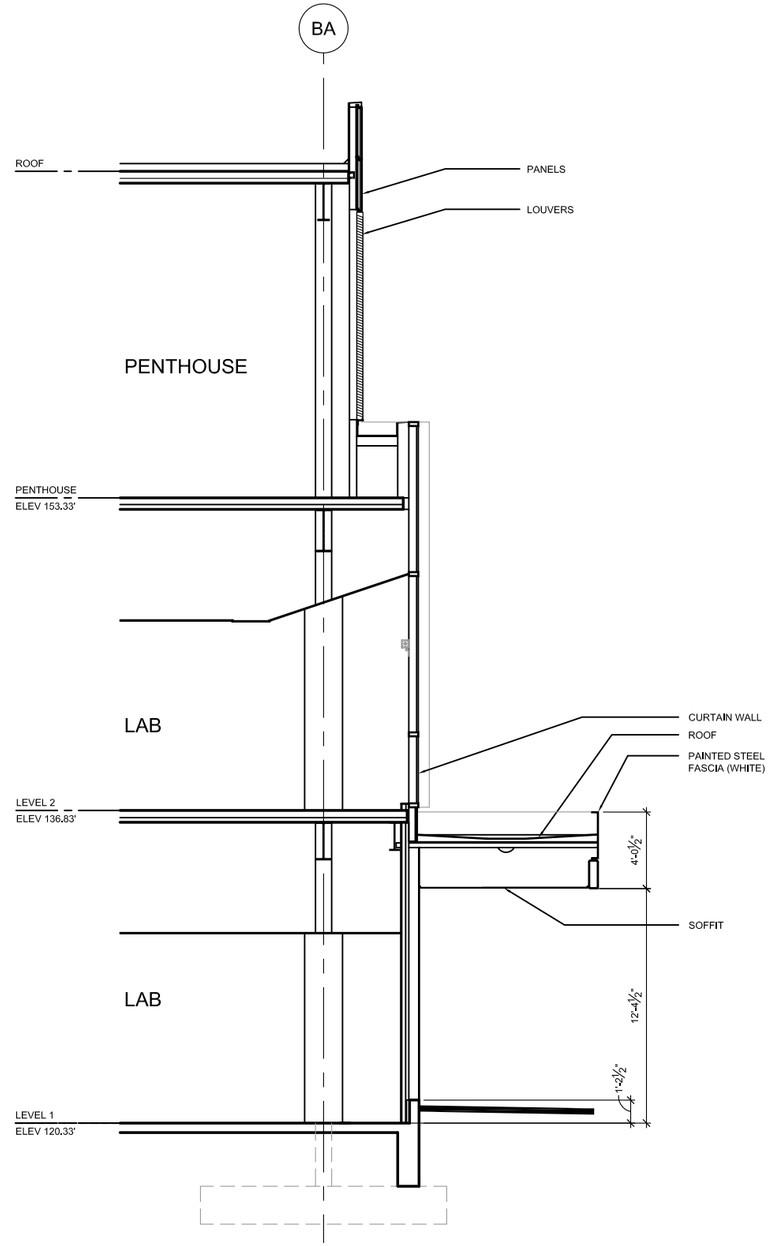
LUR 13-139304 DZM PR

A-30

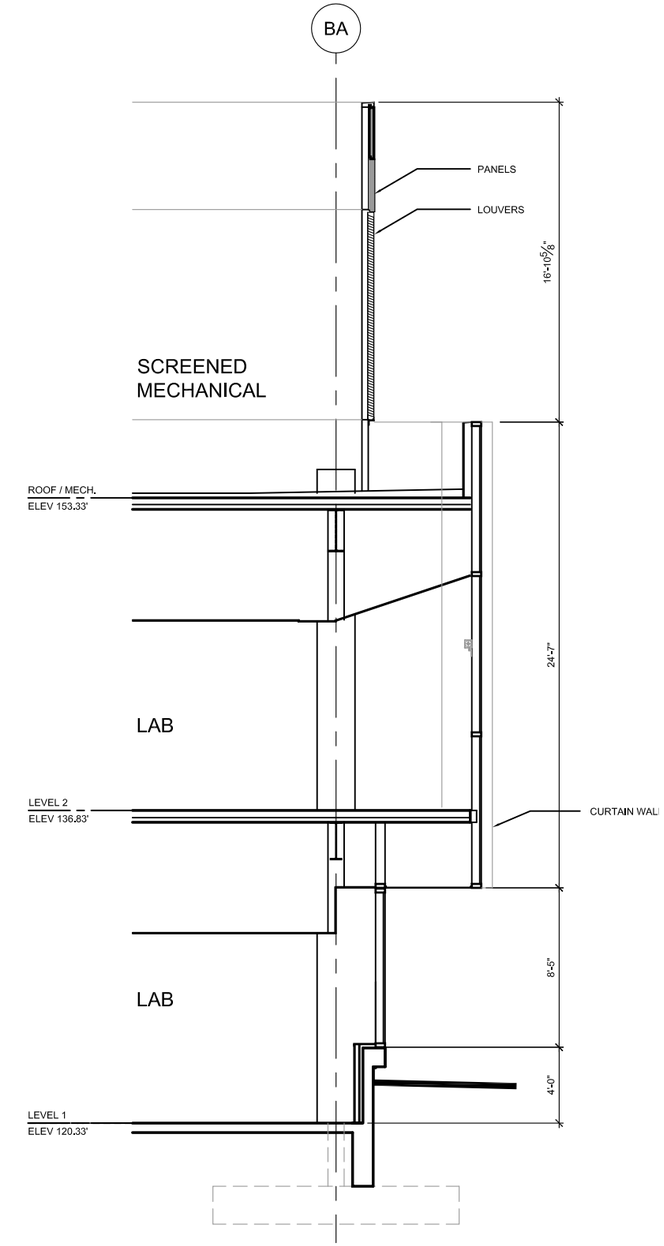
Exhibit C.38



SECTION: 1/A5.01



SECTION: 2/A5.01



SECTION: 3/A5.01

LEGACY HEALTH

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 2' 4' 8' 20'

SCALE : 1/8" = 1'-0"

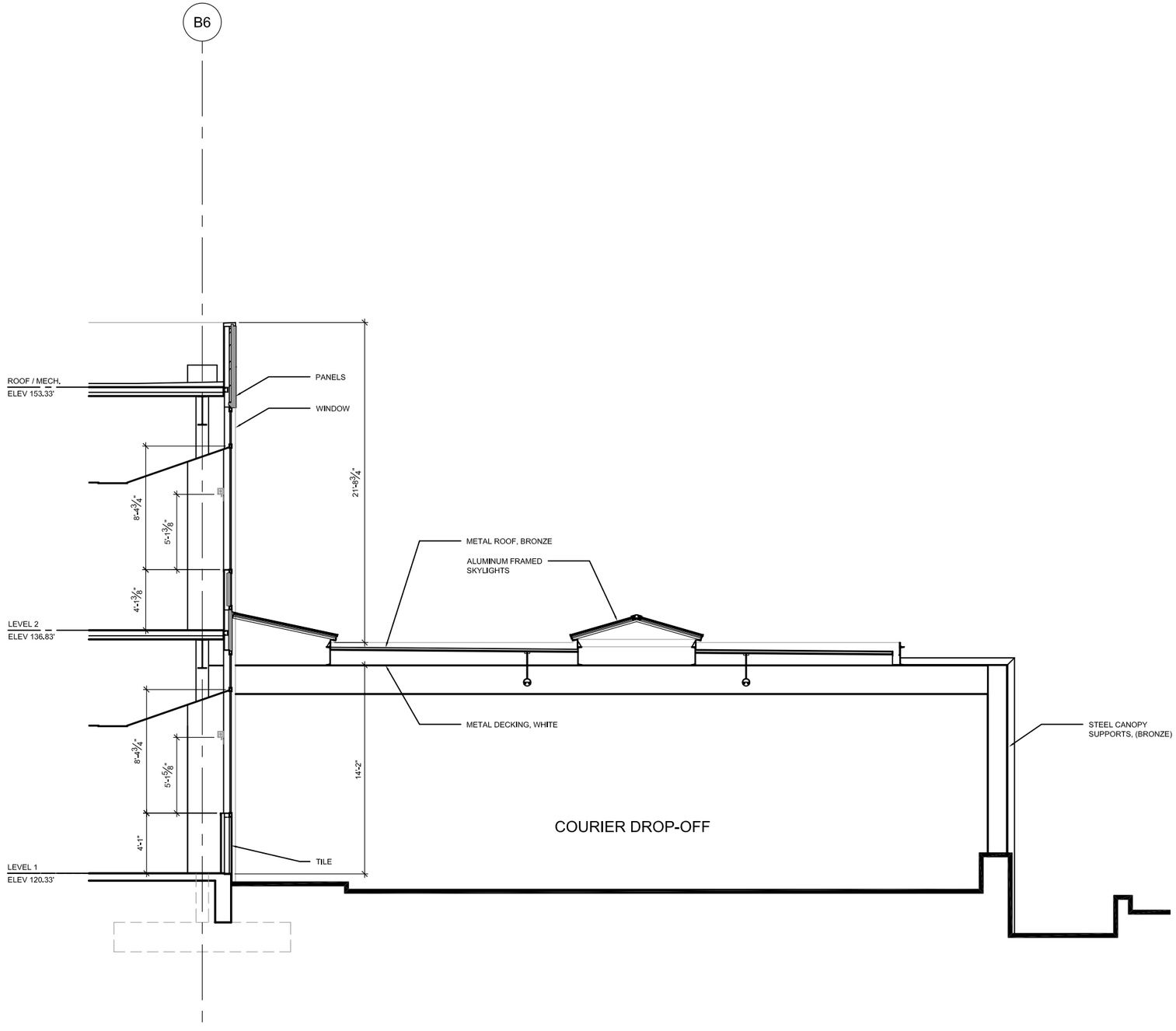
DATE : 06-20-2013
(Reissued: 07-17-2013)

WALL SECTIONS

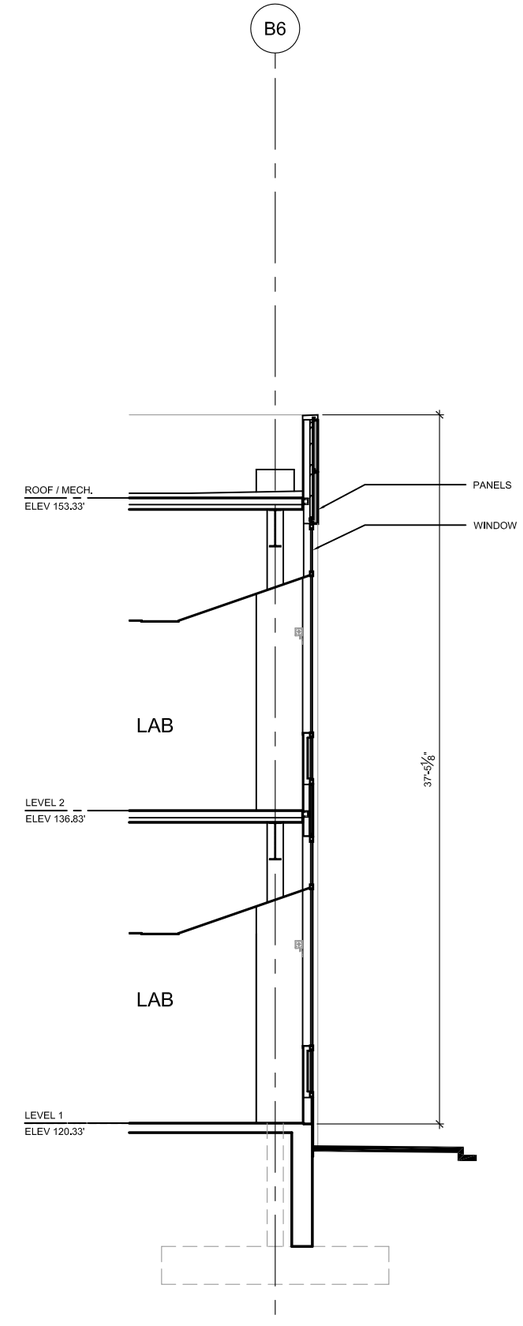
LUR 13-139304 DZM PR

A-31

Exhibit C.39



SECTION 4/A5.02



SECTION: 5/A5.02

GBJ ARCHITECTURE P.C.
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CENTRAL LABORATORY RELOCATION

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PORTLAND, OREGON 97232

LAND USE

0 2' 4' 8' 20'

SCALE : 1/8" = 1'-0"

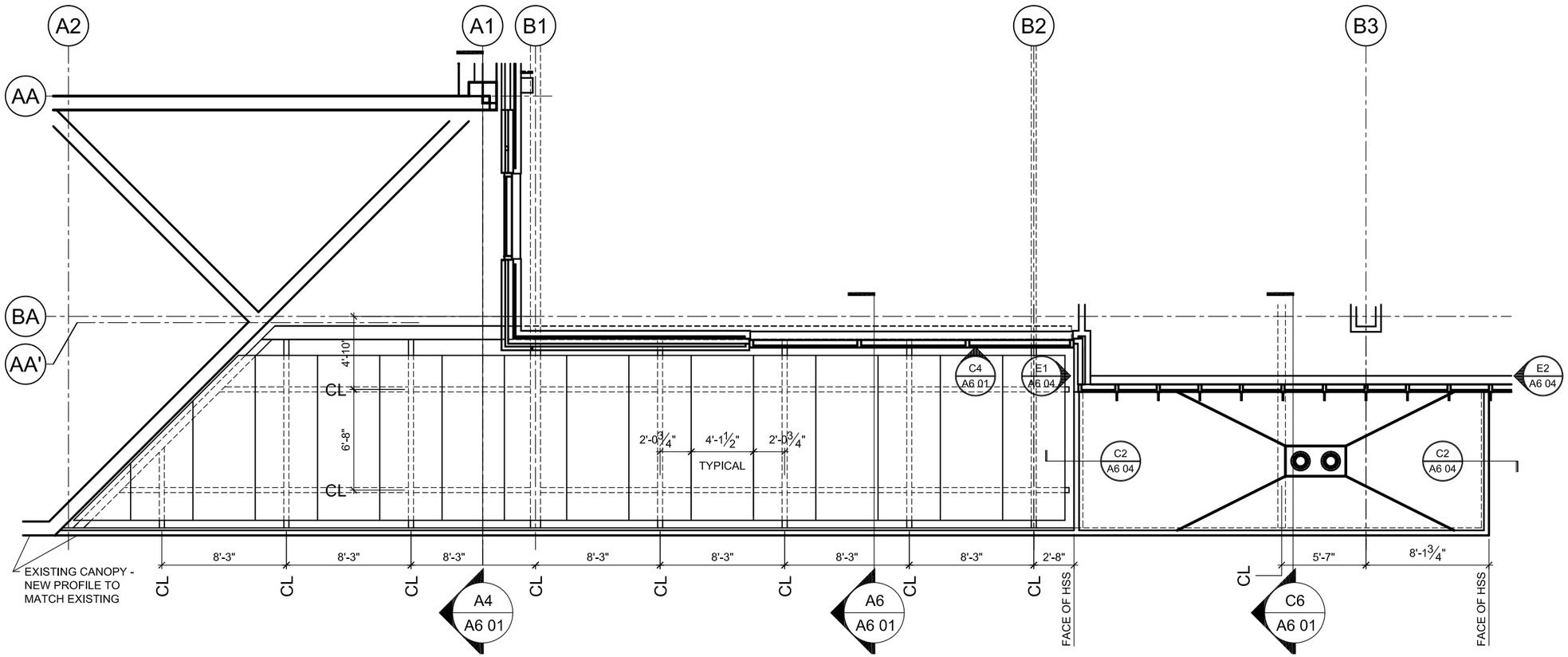
DATE : 06-20-2013

WALL SECTIONS

A-32

LUR 13-139304 DZM PR

Exhibit C.40



EAST CANOPY PLAN: C1/A6.01

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PORTLAND, OREGON 97232

LAND USE

0 1' 4' 8'

SCALE : 1/8" = 1'-0"

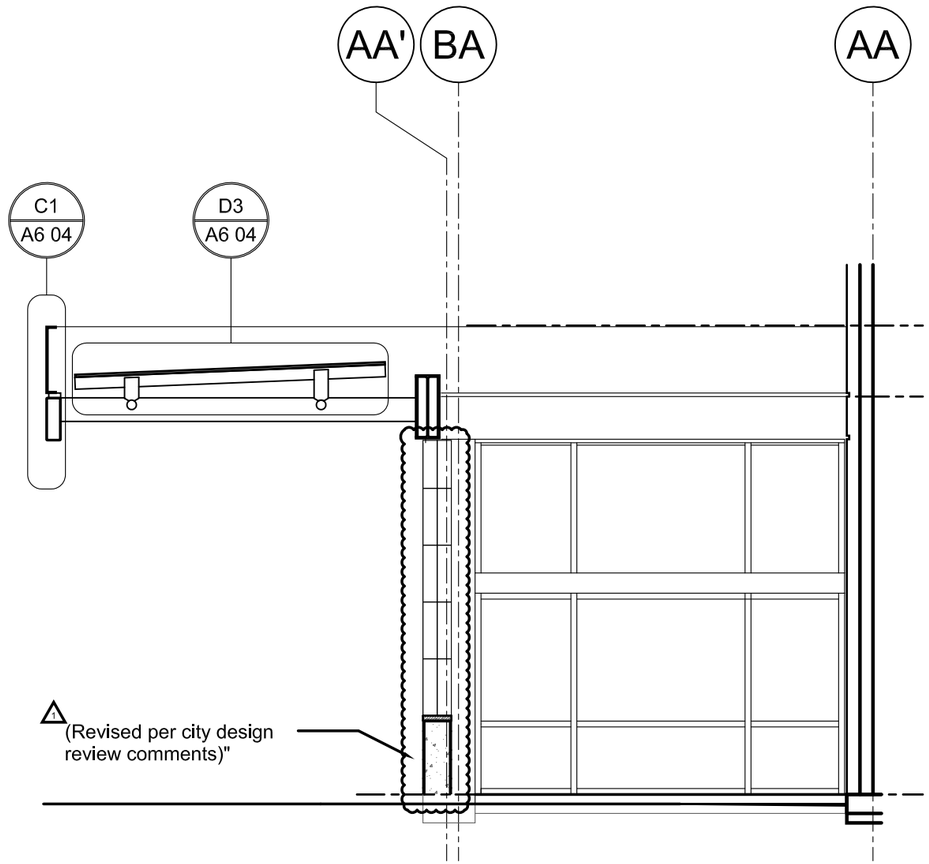
DATE : 06-20-2013

East Canopy Plan

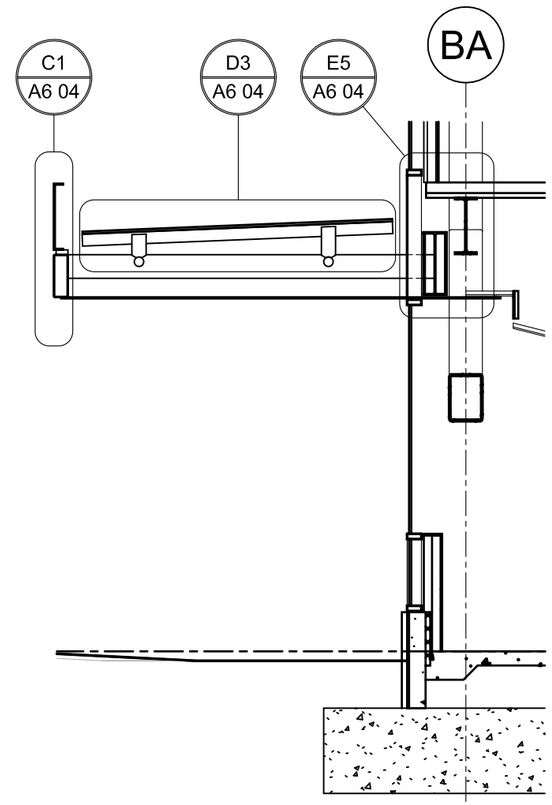
LUR 13-139304 DZM PR

A-33

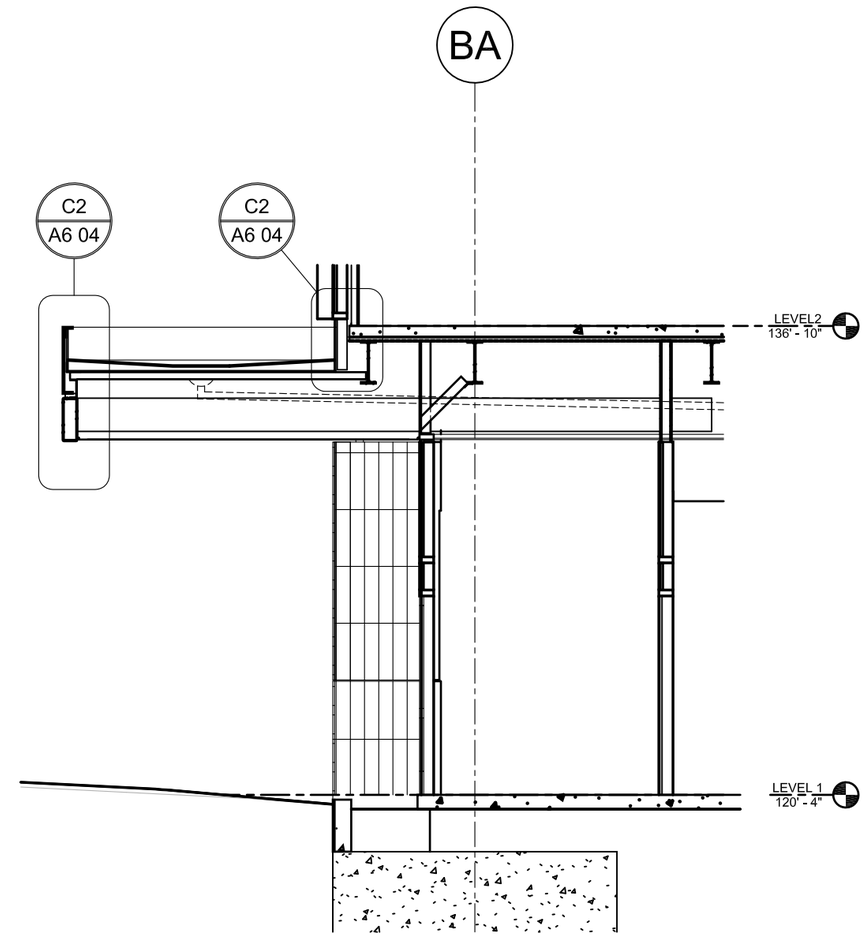
Exhibit C.41



SECTION: A4/A6.01



SECTION: A6/A6.01



SECTION: C6/A6.01

LEGACY HEALTH

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 1' 3' 6'

SCALE : 3/16" = 1'-0"

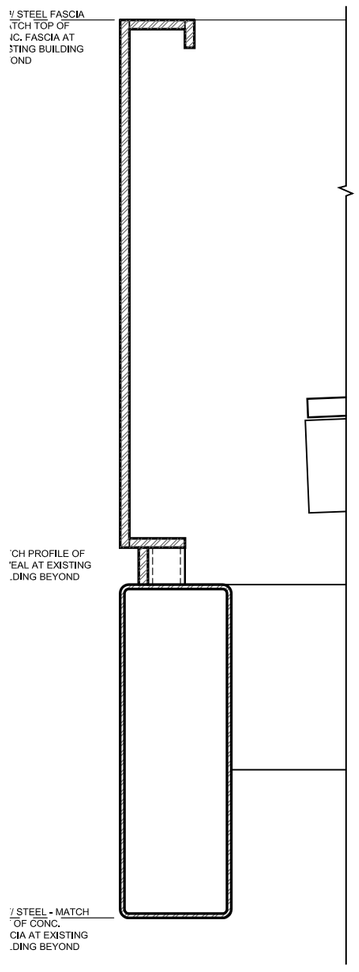
DATE : 06-20-2013
(Reissued: 07-17-2013)

East Canopy Sections

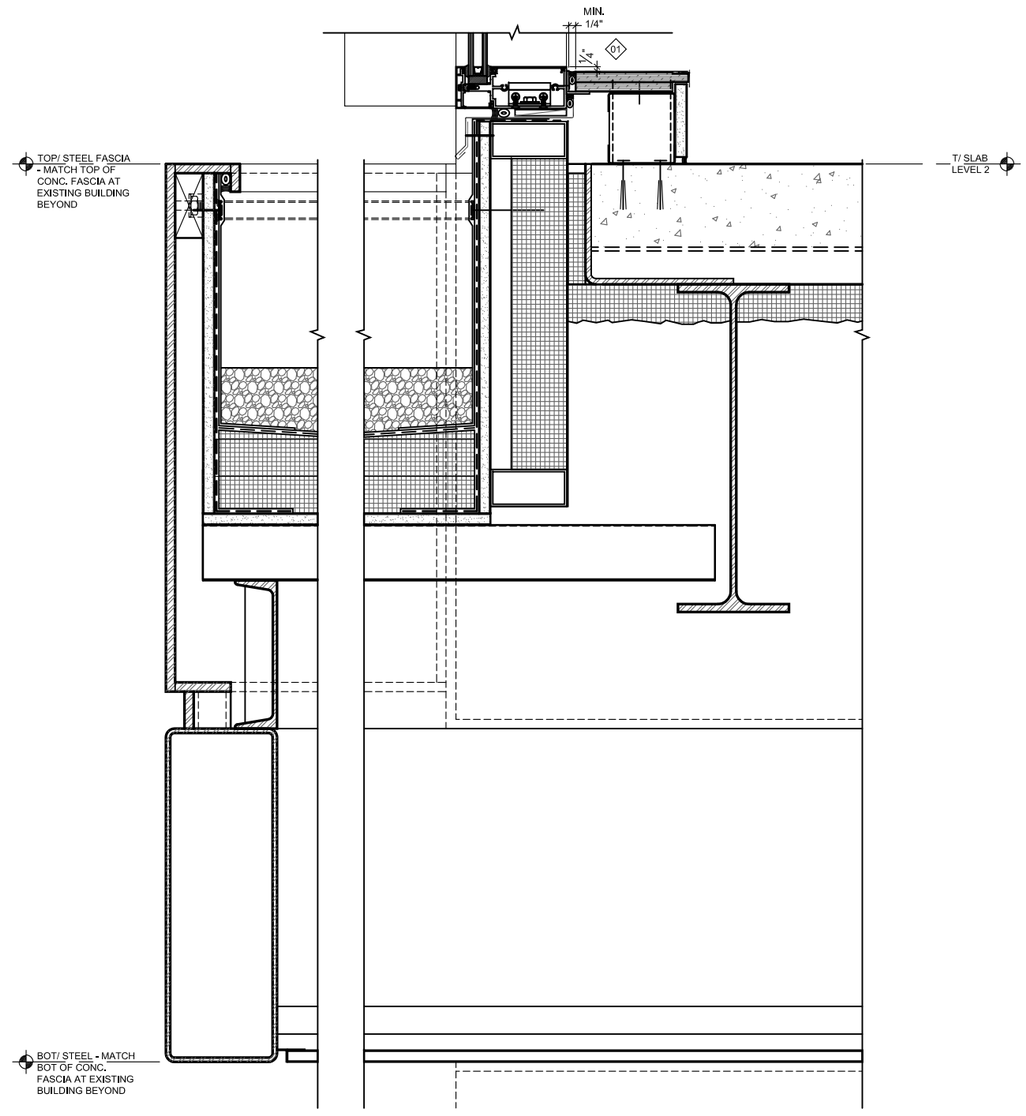
LUR 13-139304 DZM PR

A-34

Exhibit C.42



DETAIL: C1/A6.04



DETAIL: C2/A6.04

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LAND USE

0 3" 6" 1'-0"

SCALE :1 1/2" = 1'-0"

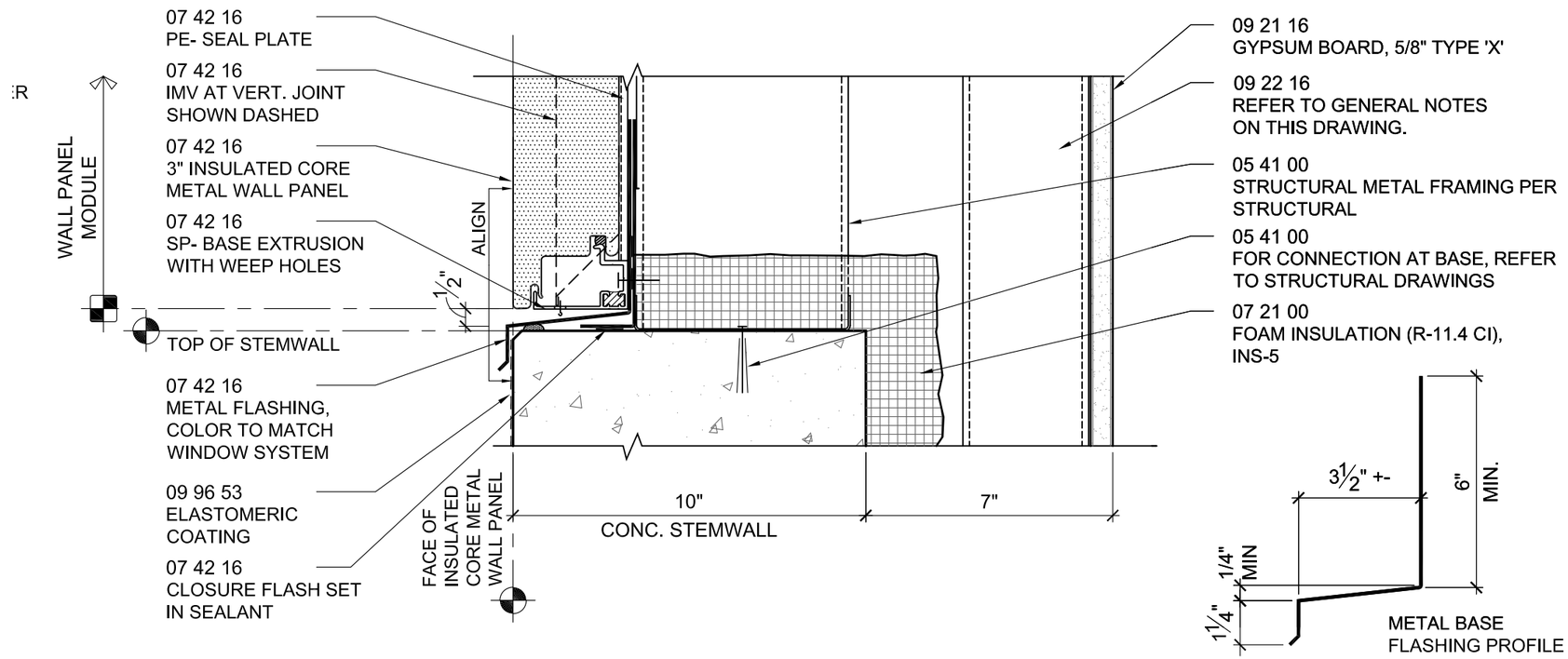
DATE : 06-20-2013

Exterior Details

A-35

LUR 13-139304 DZM PR

Exhibit C.43



DETAIL: A5/A6.13

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

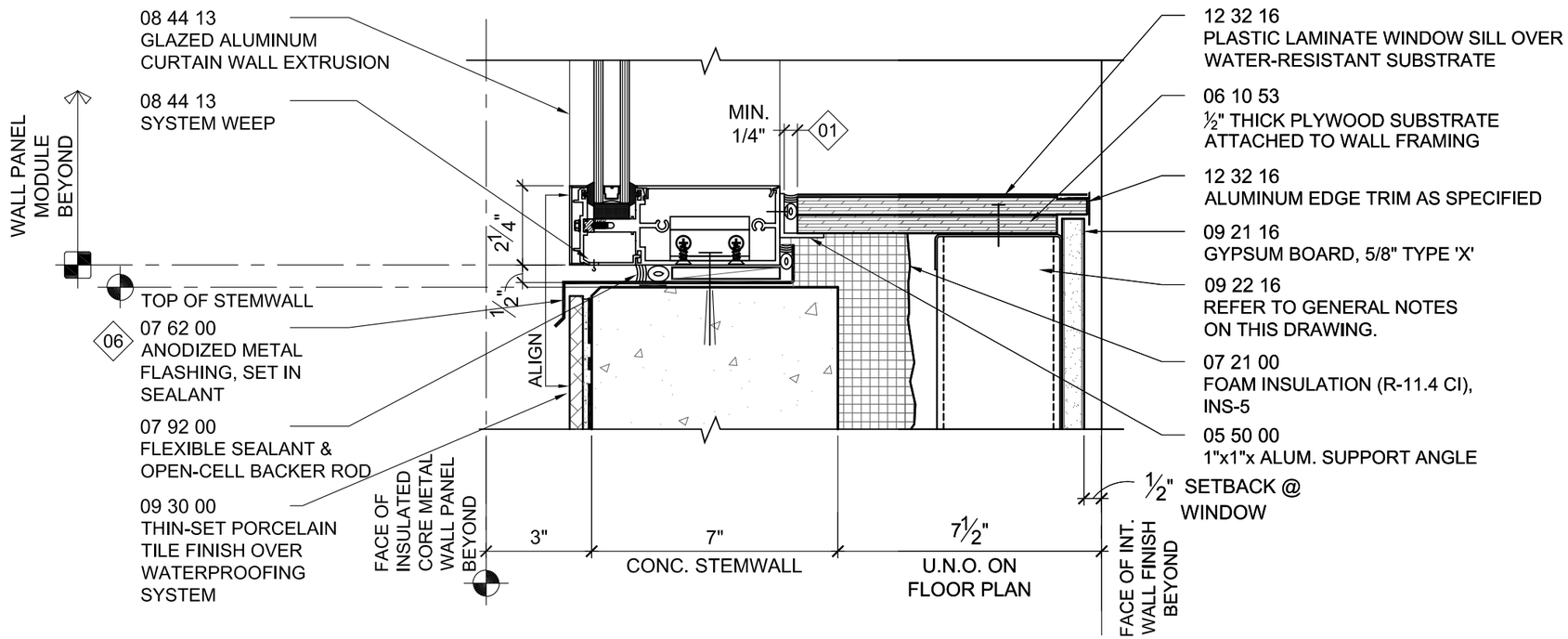
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-36

Exhibit C.44



DETAIL: C5/A6.13

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

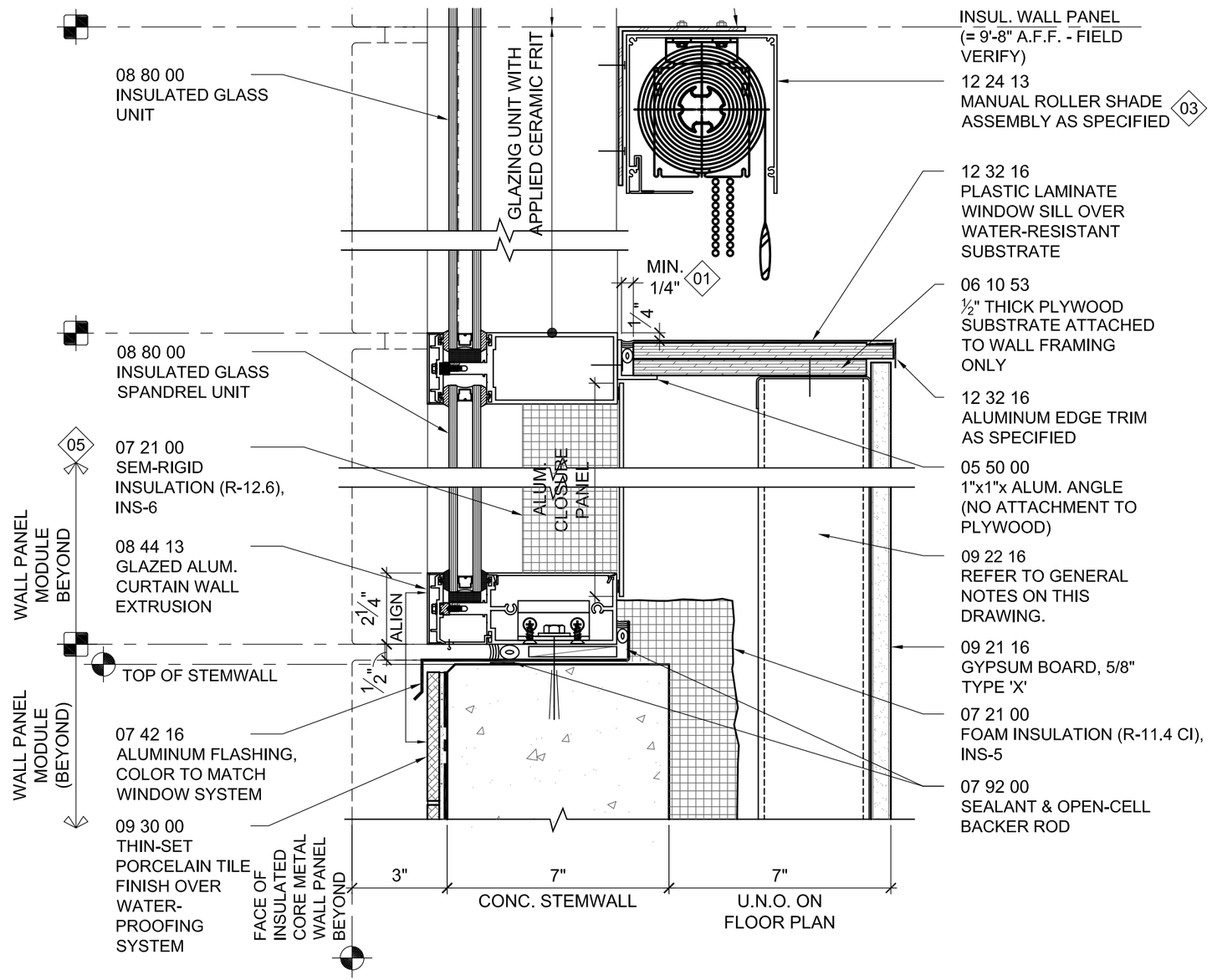
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-37

Exhibit C.45



DETAIL: E1/A6.13

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

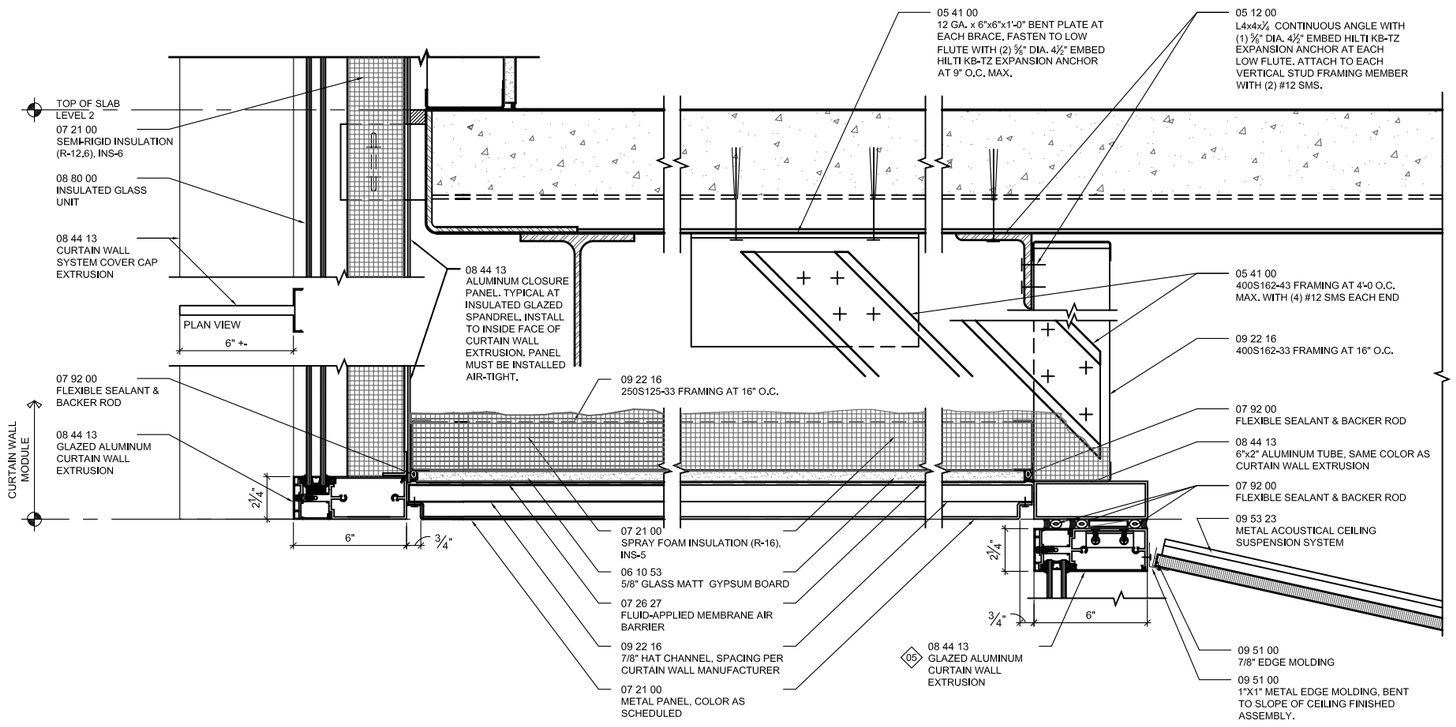
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-38

Exhibit C.46



DETAIL: C1/A6.14

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LEGACY HOLLADAY PARK
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1225 NE 2nd Ave.
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LAND USE

0 1" 6" 1'

SCALE : 1-1/2" = 1'-0"

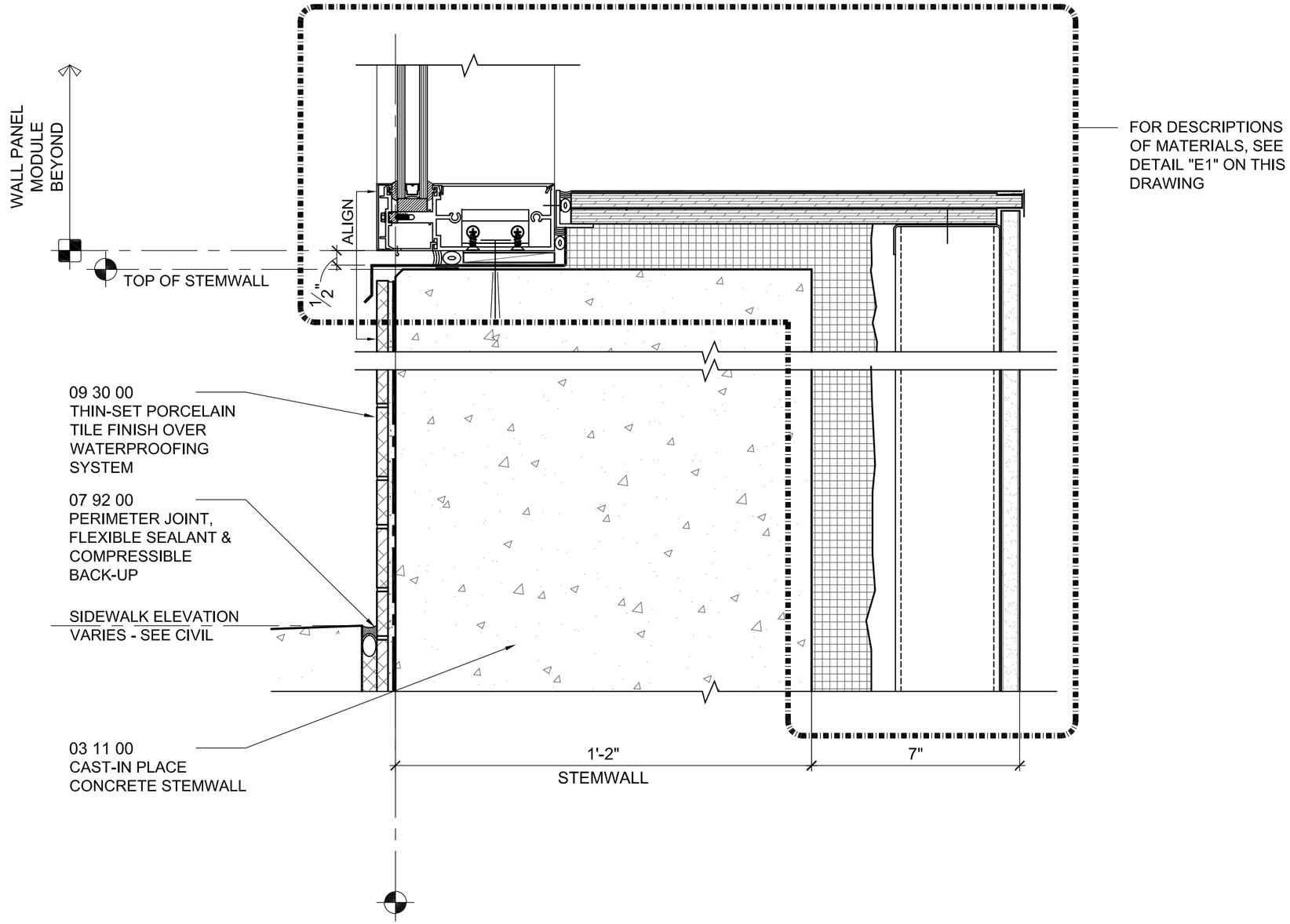
DATE : 06-20-2013

Exterior Details

LUR 13-139304 DZM PR

A-39

Exhibit C.47



DETAIL: E3/A6.14

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1225 NE 2nd Ave.
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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

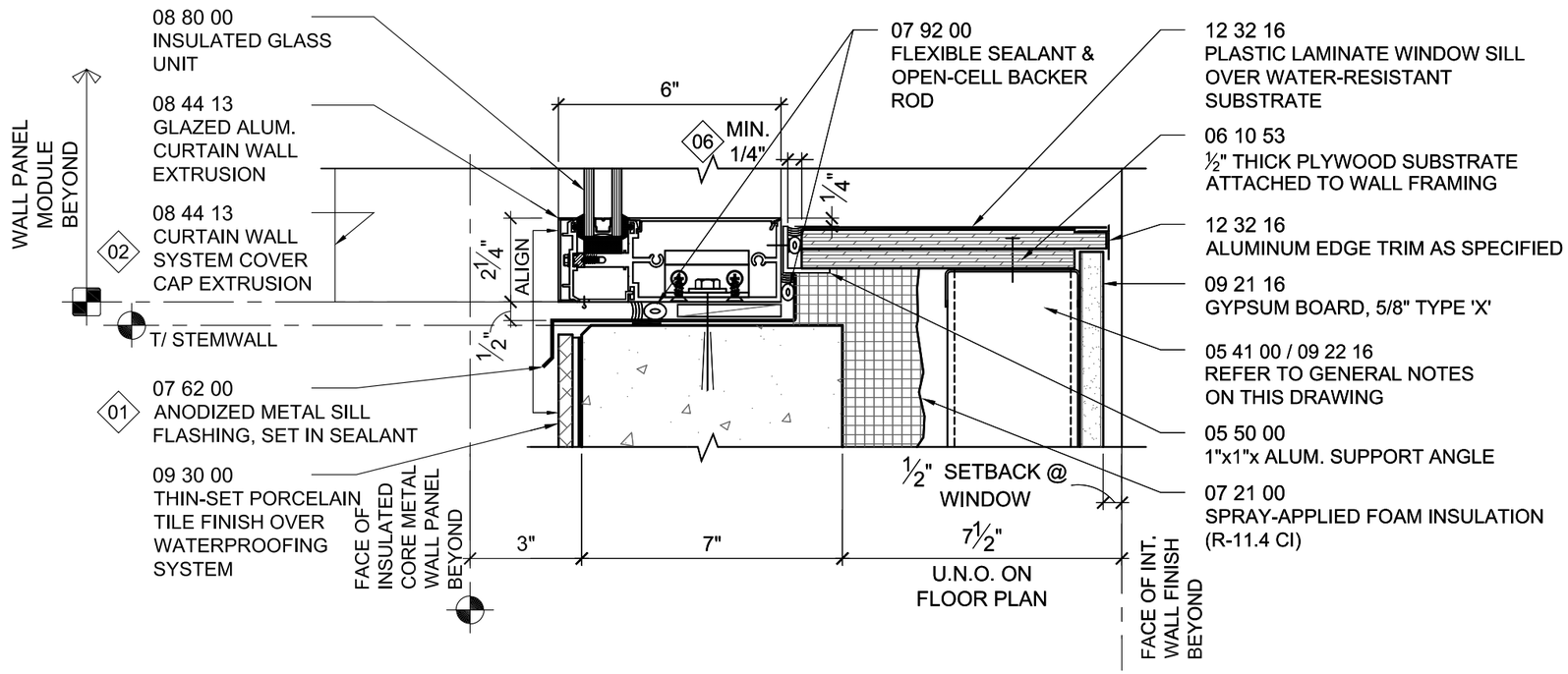
DATE : 06-20-2013

Exterior Details

LUR 13-139304 DZM PR

A-40

Exhibit C.48



DETAIL: A5/A6.15

LEGACY HEALTH

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

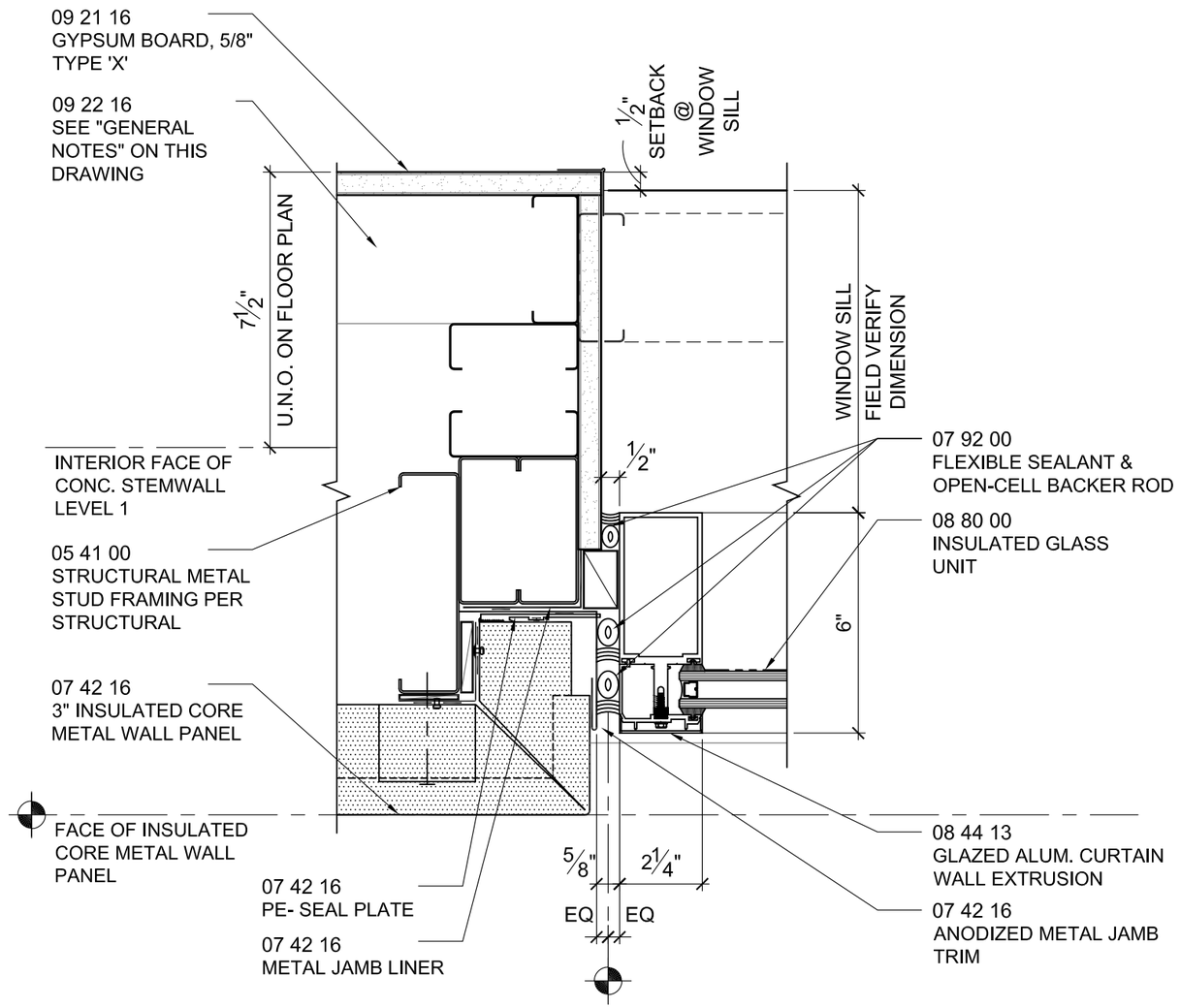
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-41

Exhibit C.49



DETAIL: B1/A6.16

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

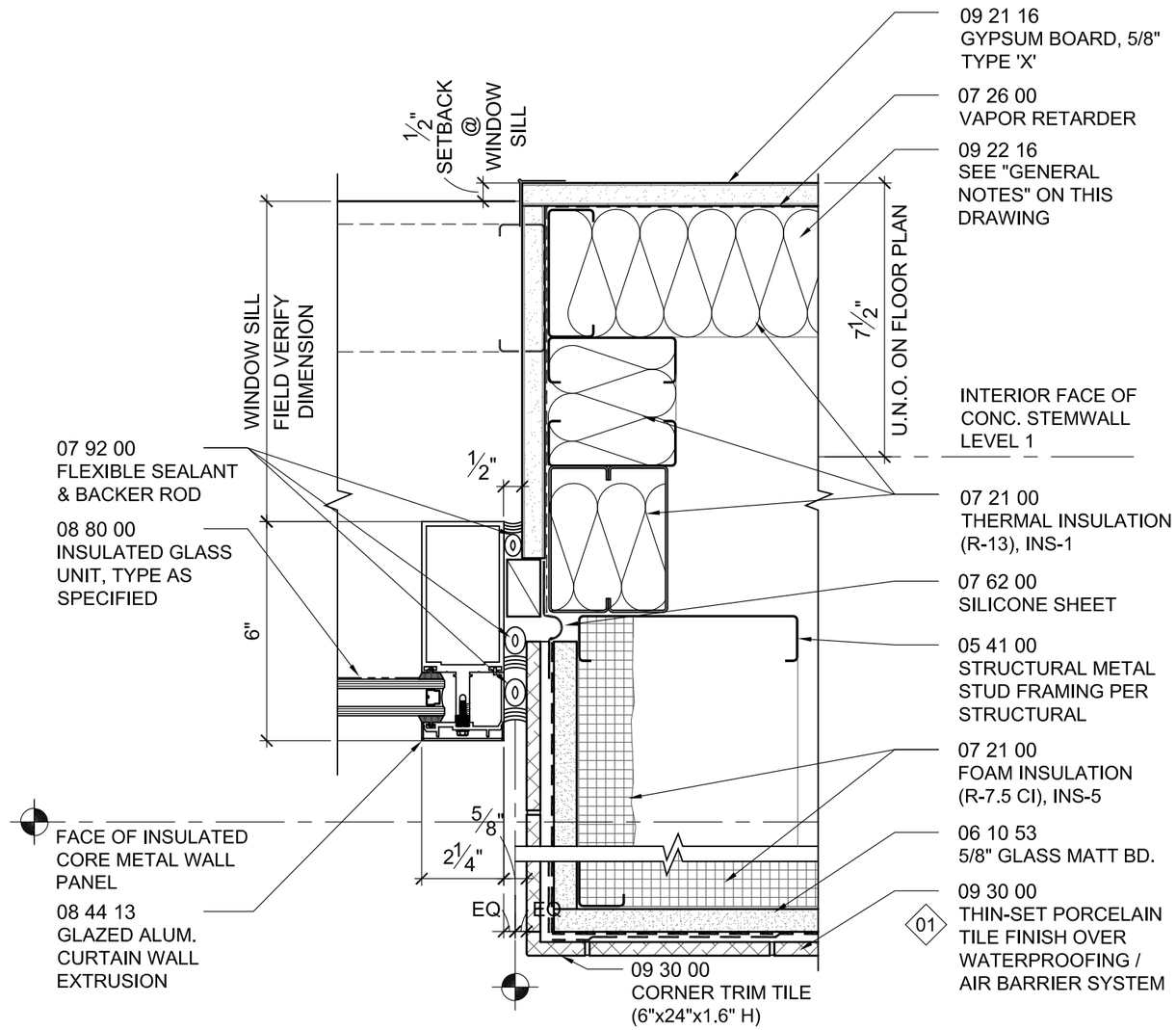
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-42

Exhibit C.50



DETAIL: B2/A6.16

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

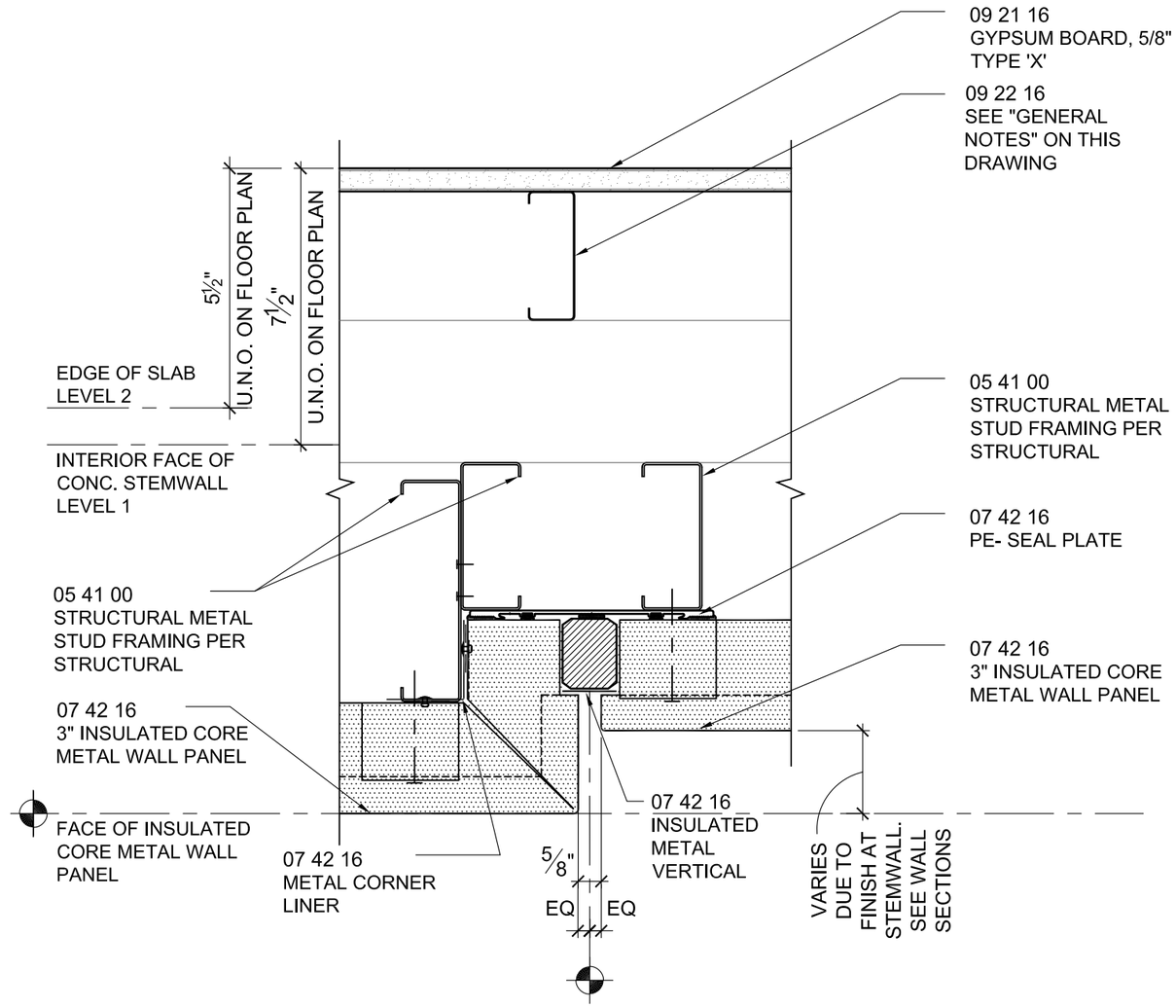
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-43

Exhibit C.51



DETAIL: C4/A6.16

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

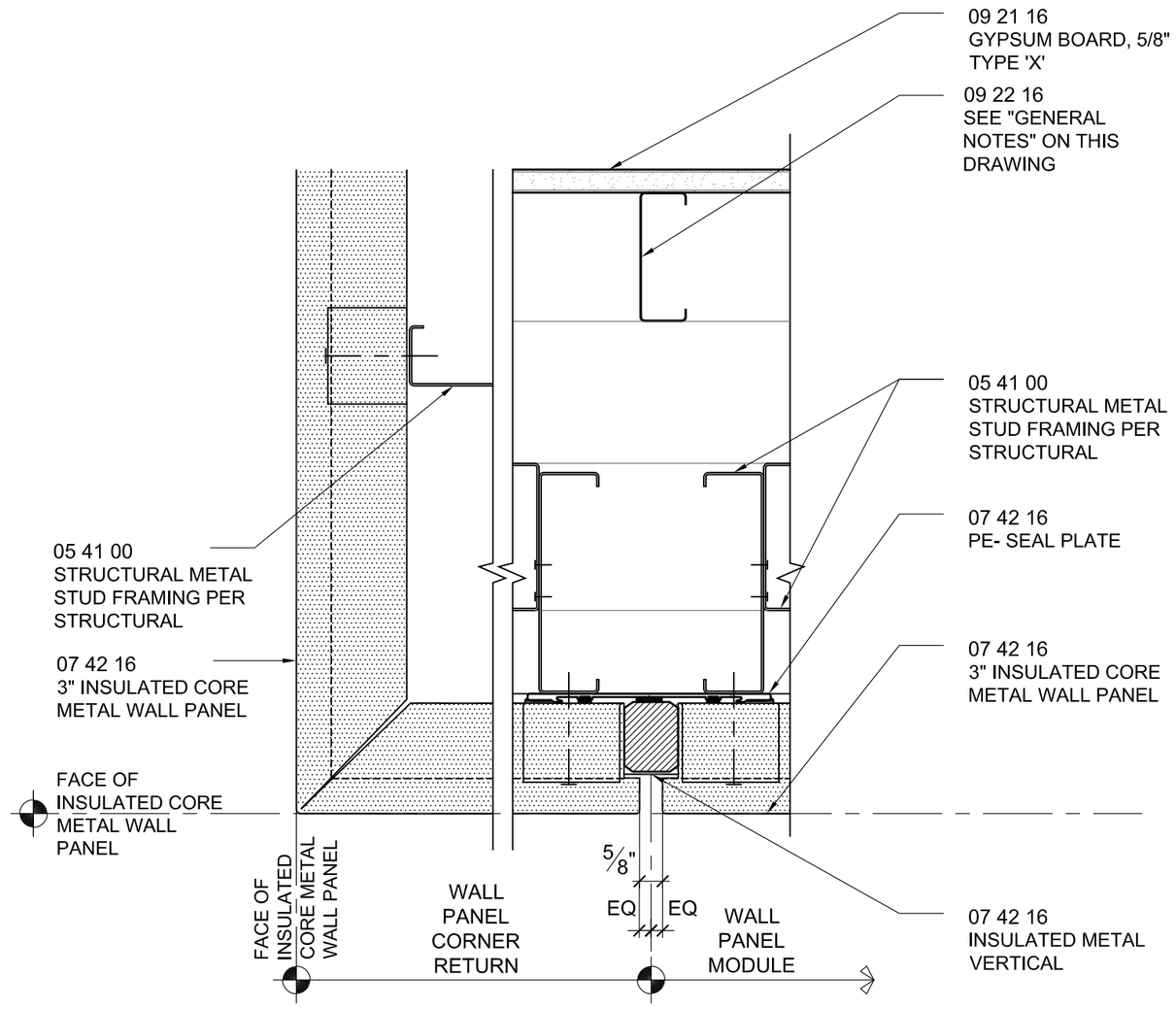
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-44

Exhibit C.52



DETAIL: C5/A6.16

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LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

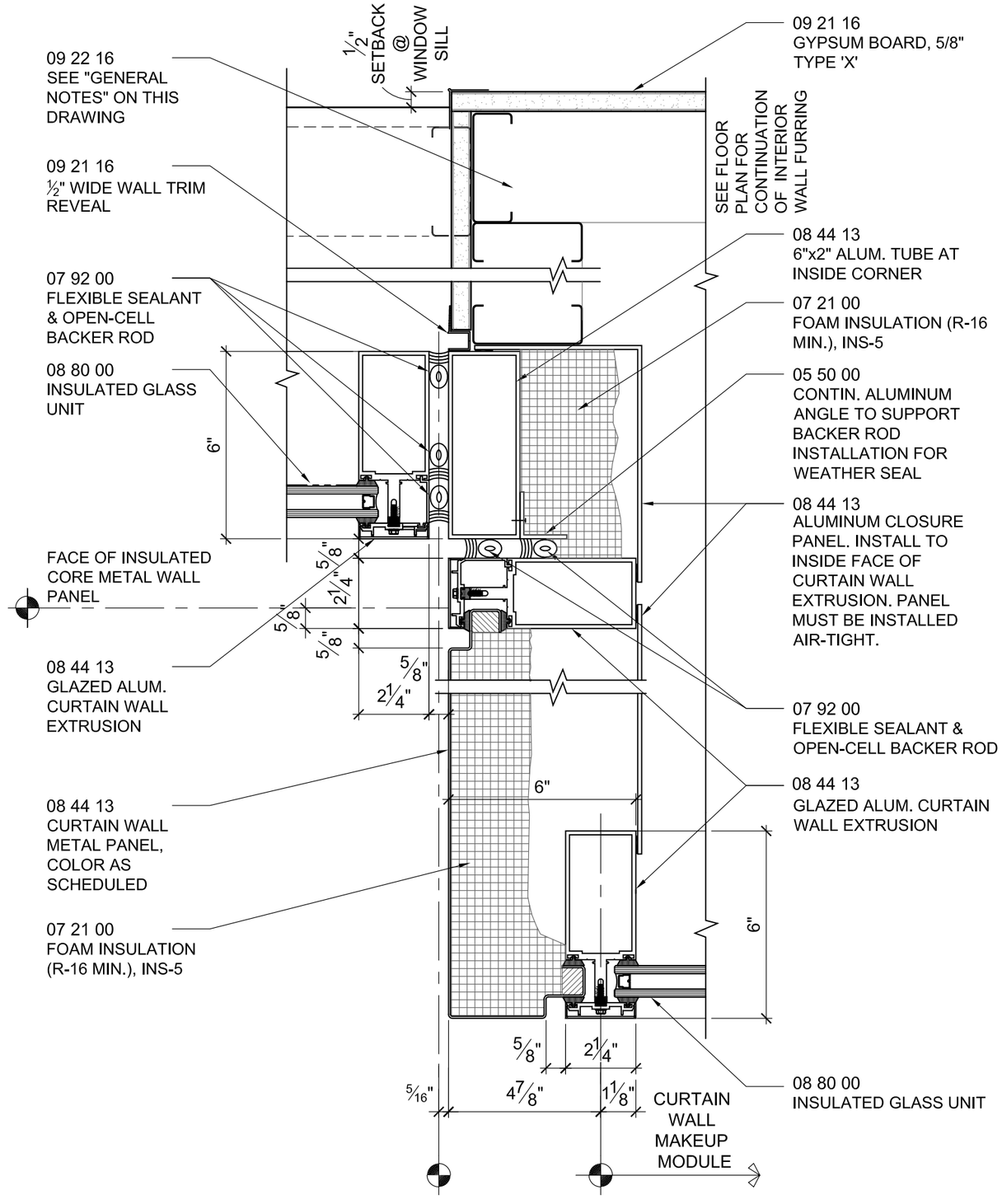
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-45

Exhibit C.53



DETAIL: E1/A6.16

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1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

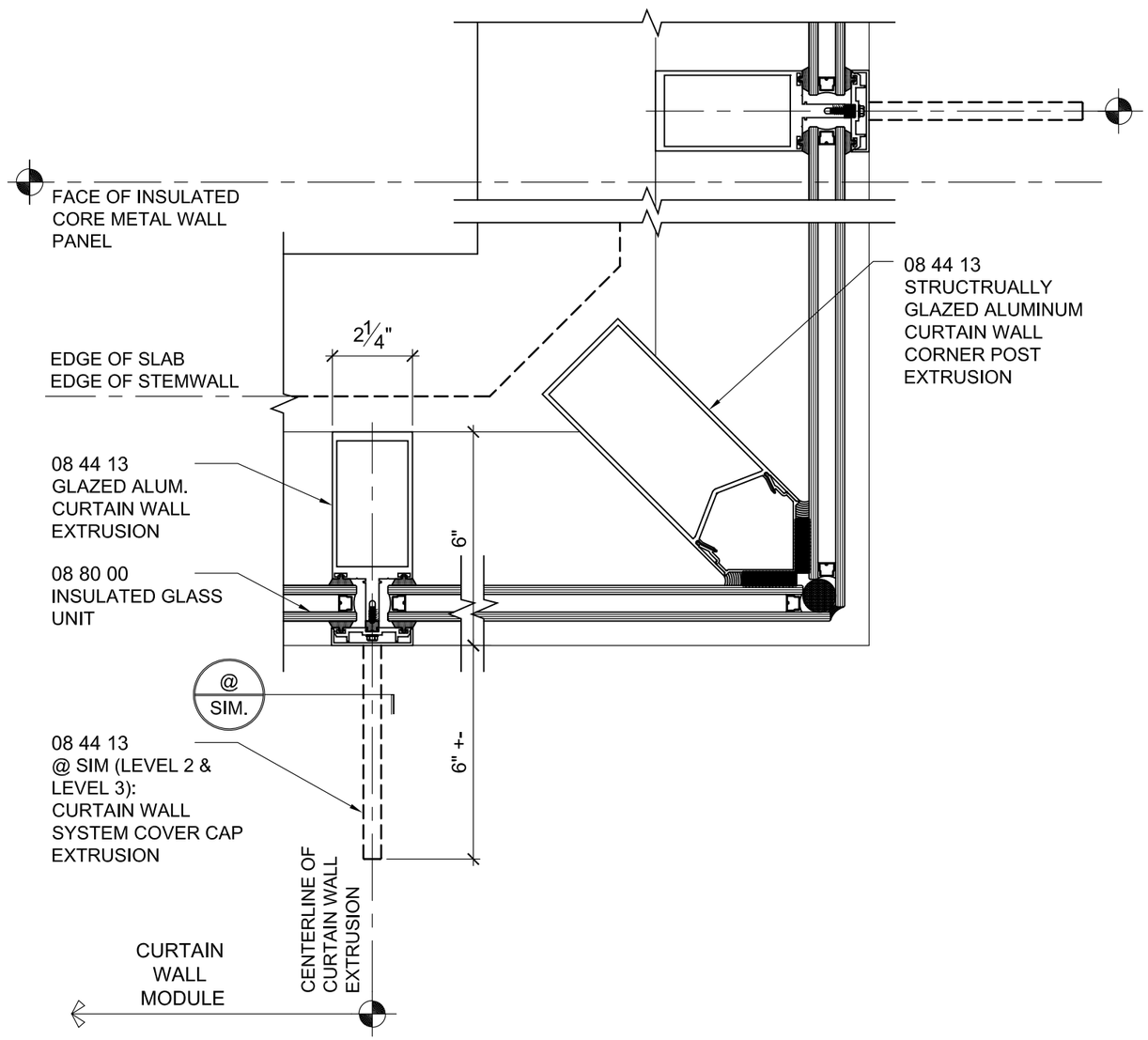
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-46

Exhibit C.54



DETAIL: E2/A6.16

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1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 1" 3" 6"

SCALE : 3" = 1'-0"

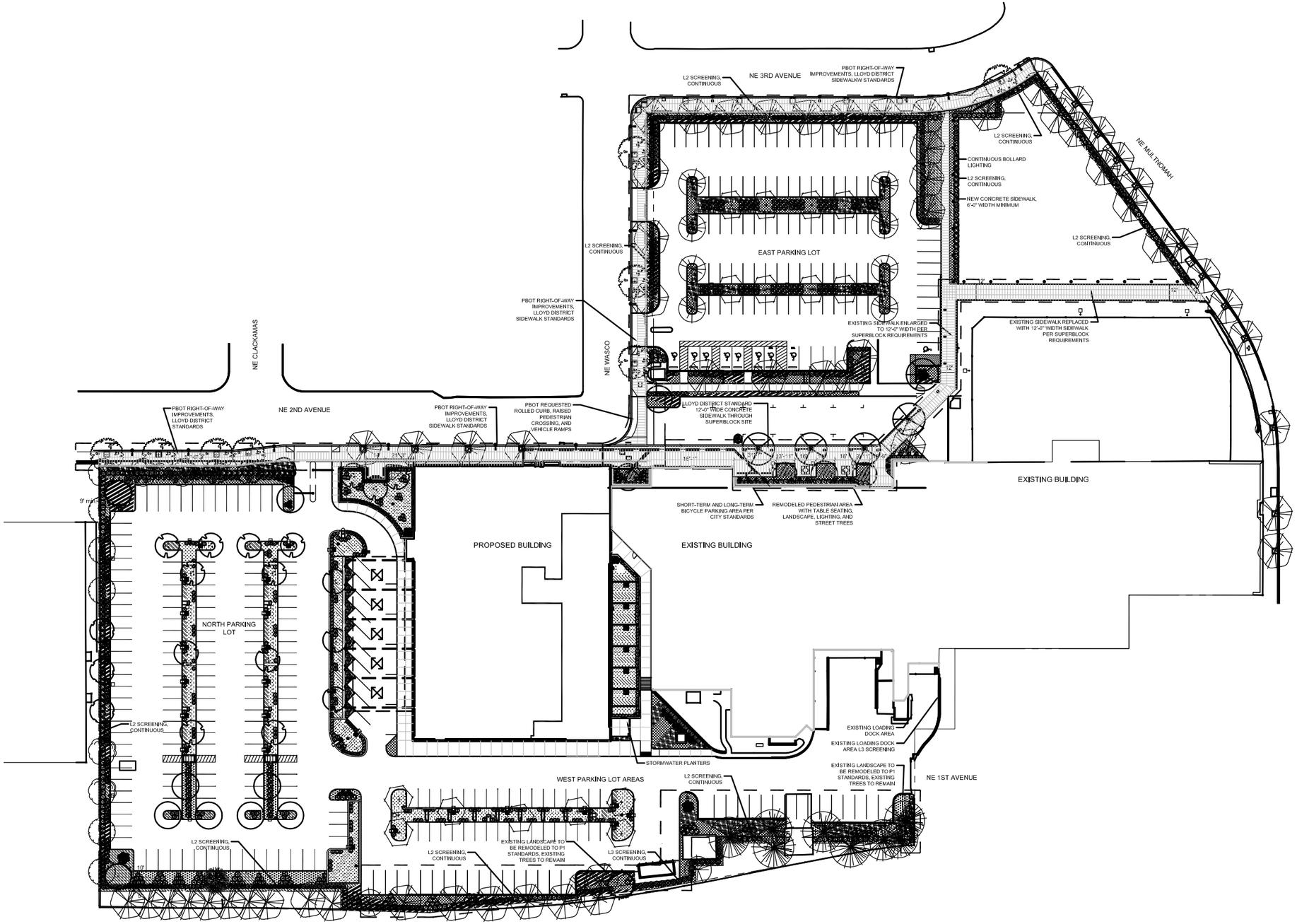
DATE : 06-20-2013
(Reissued: 07-17-2013)

Exterior Details

LUR 13-139304 DZM PR

A-47

Exhibit C.55



LANDSCAPE LEGEND

STORMWATER FILTRATION PLANTERS (4 SM, SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf) AND SWALES (4 SM, SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf.). NORTH LOT: 5527 SF, WEST LOT: 2661 SF, CENTRAL LAB BLDG: 4344 SF, EAST LOT: NONE REQUIRED

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ACER CAMPESTRE 'EVELYN'	QUEEN ELIZABETH HEDGE MAPLE	2" CAL., B&B
BETULA JACQUEMONTII	JACQUEMONTII BIRCH	2" CAL., B&B
PRUNUS VIRGINIANA 'CANADA RED'	CANADIAN RED CHOKECHERRY	2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	3 GAL., 36" O.C.
EUONYMOUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EVERGREEN	3 GAL., 36" O.C.
SPIREA JAPONICA 'DARTS RED'	DART'S RED JAPANESE SPIREA	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CAREX DENSA	DENSE SEDGE	1 GAL., 12" O.C.
CAREX MORROWII	ICE DANCE SEDGE	1 GAL., 12" O.C.
CAREX OBNUPTA	SLOUGH SEDGE	1 GAL., 12" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL., 12" O.C.
JUNCUS PATENS	SPREADING RUSH	1 GAL., 12" O.C.
RUBUS CALCYNOIDES & PENTALOBUS	CREEPING BRAMBLE	1 GAL., 12" O.C.

P1 PARKING LANDSCAPE (NORTH LOT:10,025 SF, WEST LOT: 3852 SF, EAST LOT 6734 SF)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-7' HT., B&B
CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS ALASKA YELLOW CEDAR	6'-7' HT., B&B
FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE GREEN ASH	2" CAL., B&B
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	1 1/2" CAL., B&B
QUERCUS FARNETTO 'SCHMIDT'	FOREST GREEN OAK	2" CAL., B&B
STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	1 1/2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
DAPHNE ODORA	SWEET DAPHNE	3 GAL., 36" O.C.
LAVANDULA ANGUSTIFOLIA	LAVENDER	3 GAL., 36" O.C.
LONICERA NITIDA	BOX HONEYSUCKLE	3 GAL., 36" O.C.
NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL., 12" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

L2 PLANTING AREAS (CONTINUOUS SCREEN OF 3' EVERGREEN SHRUBS AND ONE LARGE TREE PER 30 lf)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ACER RUBRUM	RED MAPLE	2" CAL., B&B
CORNUS KOUSA	KOUSA DOGWOOD	2" CAL., B&B
PARROTIA PERSICA	PERSIAN IRONWOOD	2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ABELIA x GRANDIFLORA	GLOSSY ABELIA	3 GAL., 36" O.C.
CISTUS	ROCK ROSE	3 GAL., 36" O.C.
DAPHNE x BURKWOODII	BURKWOOD DAPHNE	3 GAL., 36" O.C.
EUONYMUS JAPONICA 'GREEN SPIRE'	JAPANESE EUONYMUS	3 GAL., 36" O.C.
NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM HEAVENLY BAMBOO	3 GAL., 36" O.C.
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL., 12" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

EXISTING PLANTING AREAS

EXISTING DECIDUOUS AND EVERGREEN TREES

NOTES:

1. EXAMINE SPECIFICATIONS CAREFULLY BEFORE COMMENCING WORK SHOWN ON THESE DRAWINGS.

2. PLANT QUANTITIES SHOWN ON THE PLANS ARE ESTIMATES PROVIDED FOR CONTRACTOR CONVENIENCE ONLY. VERIFY ALL QUANTITIES SHOWN. SPACING INDICATED FOR SHRUBS AND GROUNDCOVERS TAKE PRECEDENCE OVER QUANTITIES INDICATED. IF A DISCREPANCY IS FOUND,

3. LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO THE FIELD APPROVAL OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT AFTER LAYOUT IS COMPLETE AND BEFORE INSTALLATION.

4. ALL STREETSCAPE PLANT BEDS TO RECEIVE 1" LAYER OF DECOMPOSED BARK MULCH.

5. FOR ALL STREETSCAPE PLANT BEDS PROVIDE TOPSOIL TO WITHIN 1" OF TOP OF SIDEWALK AND CURB.

6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATED WATERING SYSTEM WITH HEAD TO HEAD COVERAGE.

7. 234 REVIEXIST PARKING SPACES (NORTH AND WEST LOT AREA) WILL REQUIRE PER CITY OF PORTLAND CODE:45 SF PER SPACE OF P1 LANDSCAPING, 1 LARGE TREE PER 4 SPACES (20% TO BE EVERGREEN SPECIES) AND 1.5 SHRUBS PER SPACE.- 10,530 SF OF P1 LANDSCAPING, 59 TREES, AND 351 SHRUBS.

- THE EXISTING TREES BEING PRESERVED EQUALS A LARGE TREE CREDIT OF 34 TREES PER CITY OF PORTLAND CODE 33.248.030 D1.
- THE TOTAL NEW TREES REQUIRED FOR INSTALLATION: ~25 LARGE TREES
- NOTE: STORMWATER PLANTING WITHIN THE PARKING AREA WILL BE COUNTED AS P1 LANDSCAPING

8. 119 REALIGNED PARKING SPACES (EAST LOT AREA) WILL REQUIRE PER CITY OF PORTLAND CODE: 45 SF PER SPACE OF P1 LANDSCAPING, 1 MEDIUM TREE PER 3 SPACES (20% TO BE EVERGREEN SPECIES) AND 1.5 SHRUBS PER SPACE:~5,355 SF OF P1 LANDSCAPING, 40 TREES, AND 179 SHRUBS.

- THE EXISTING TREES BEING PRESERVED EQUALS A MEDIUM TREE CREDIT OF 98 TREES PER CITY OF PORTLAND CODE 33.248.030 D1.
- THE TOTAL NEW TREES REQUIRED FOR INSTALLATION: 0 MEDIUM TREES

9. SEE SHEET L1.10 FOR PLANTING DETAILS.

10. ALL EXISTING TREES THAT ARE TO REMAIN ARE TO BE PROTECTED DURING ALL PHASES OF CONSTRUCTION AND IRRIGATED.

LEGACY HEALTH
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F 503 224 2482
www.zgf.com

LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0' 20' 40' 80' 160'

SCALE : 1" = 80'-0"

DATE : 06-20-2013
(Reissued: 07-17-2013)

Overall Superblock Site Plan

L0.00

LUR 13-139304 DZM PR

Exhibit C.56

LANDSCAPE LEGEND

STORMWATER FILTRATION PLANTERS (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf) AND SWALES (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf), NORTH LOT: 5527 SF, WEST LOT: 2661 SF, CENTRAL LAB BLDG: 4344 SF, EAST LOT: NONE REQUIRED

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ACER CAMPESTRE 'EVELYN'	QUEEN ELIZABETH HEDGE MAPLE	2" CAL., B&B
BETULA JACQUEMONTII	JACQUEMONTII BIRCH	2" CAL., B&B
PRUNUS VIRGINIANA 'CANADA RED'	CANADIAN RED CHOKECHERRY	2" CAL., B&B

SHRUBS/L.G. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD	3 GAL., 36" O.C.
EUONYMOUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EVERGREEN	3 GAL., 36" O.C.
SPIREA JAPONICA 'DART'S RED'	DART'S RED JAPANESE SPIREA	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CAREX DENSA	DENSE SEDGE	1 GAL., 12" O.C.
CAREX MORROWII	ICE DANCE SEDGE	1 GAL., 12" O.C.
CAREX OBNUPTA	SLOUGH SEDGE	1 GAL., 12" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL., 12" O.C.
JUNCUS PATENS	SPREADING RUSH	1 GAL., 12" O.C.
RUBUS CALCYNOIDES & PENTALOBUS	CREEPING BRAMBLE	1 GAL., 12" O.C.

P1 PARKING LANDSCAPE (NORTH LOT:10,025 SF, WEST LOT: 3852 SF, EAST LOT 6734 SF)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-7' HT., B&B
CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS ALASKA YELLOW CEDAR	6'-7' HT., B&B
FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE GREEN ASH	2" CAL., B&B
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	1 1/2" CAL., B&B
QUERCUS FRANNETTO 'SCHMIDT'	FOREST GREEN OAK	2" CAL., B&B
STEWARTIA PSEUDOCAMILIA	JAPANESE STEWARTIA	1 1/2" CAL., B&B

SHRUBS/L.G. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
DAPHNE ODORA	SWEET DAPHNE	3 GAL., 36" O.C.
LAVANDULA ANGUSTIFOLIA	LAVENDER	3 GAL., 36" O.C.
LONICERA NITIDA	BOX HONEYSUCKLE	3 GAL., 36" O.C.
NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	1 GAL., 12" O.C.
HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL., 12" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

L2 PLANTING AREAS (CONTINUOUS SCREEN OF 3' EVERGREEN SHRUBS AND ONE LARGE TREE PER 30 lf)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ACER RUBRUM	RED MAPLE	2" CAL., B&B
CORNUS KOUSA	KOUSA DOGWOOD	2" CAL., B&B
PARROTIA PERSICA	PERSIAN IRONWOOD	2" CAL., B&B

SHRUBS/L.G. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ABELIA x GRANDIFLORA	GLOSSY ABELIA	3 GAL., 36" O.C.
CISTUS	ROCK ROSE	3 GAL., 36" O.C.
DAPHNE x BURKWOODII	BURKWOOD DAPHNE	3 GAL., 36" O.C.
EUONYMUS JAPONICA 'GREEN SPIRE'	JAPANESE EUONYMUS	3 GAL., 36" O.C.
NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM HEAVENLY BAMBOO	3 GAL., 36" O.C.
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
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POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

EXISTING PLANTING AREAS

EXISTING DECIDUOUS AND EVERGREEN TREES

NOTES:

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3. LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO THE FIELD APPROVAL OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT AFTER LAYOUT IS COMPLETE AND BEFORE INSTALLATION.

4. ALL STREETSCAPE PLANT BEDS TO RECEIVE 1" LAYER OF DECOMPOSED BARK MULCH.

5. FOR ALL STREETSCAPE PLANT BEDS PROVIDE TOPSOIL TO WITHIN 1" OF TOP OF SIDEWALK AND CURB.

6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATED WATERING SYSTEM WITH HEAD TO HEAD COVERAGE.

7. 234 NEW/EXIST PARKING SPACES (NORTH AND WEST LOT AREA) WILL REQUIRE PER CITY OF PORTLAND CODE: 45 SF PER SPACE OF P1 LANDSCAPING, 1 LARGE TREE PER 4 SPACES (20% TO BE EVERGREEN SPECIES) AND 1.5 SHRUBS PER SPACE: ~10,530 SF OF P1 LANDSCAPING, 59 TREES, AND 351 SHRUBS.

-THE EXISTING TREES BEING PRESERVED EQUALS A LARGE TREE CREDIT OF 34 TREES PER CITY OF PORTLAND CODE 33.248.030.D1.
-THE TOTAL NEW TREES REQUIRED FOR INSTALLATION: ~25 LARGE TREES
-NOTE: STORMWATER PLANTING WITHIN THE PARKING AREA WILL BE COUNTED AS P1 LANDSCAPING

8. 119 REALIGNED PARKING SPACES (EAST LOT AREA) WILL REQUIRE PER CITY OF PORTLAND CODE: 45 SF PER SPACE OF P1 LANDSCAPING, 1 MEDIUM TREE PER 3 SPACES (20% TO BE EVERGREEN SPECIES) AND 1.5 SHRUBS PER SPACE: ~5,355 SF OF P1 LANDSCAPING, 40 TREES, AND 179 SHRUBS.

-THE EXISTING TREES BEING PRESERVED EQUALS A MEDIUM TREE CREDIT OF 98 TREES PER CITY OF PORTLAND CODE 33.248.030.D1.
-THE TOTAL NEW TREES REQUIRED FOR INSTALLATION: 0 MEDIUM TREES

9. SEE SHEET L1.10 FOR PLANTING DETAILS.

10. ALL EXISTING TREES THAT ARE TO REMAIN ARE TO BE PROTECTED DURING ALL PHASES OF CONSTRUCTION AND IRRIGATED.

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1225 NE 2nd Ave.
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LAND USE

0' 25' 50' 100'

SCALE : 1" = 50'-0"

DATE : 06-20-2013
(Reissued: 7-17-2013)

Enlarged Superblock Site Plan

L0.01

LUR 13-139304 DZM PR

Exhibit C.57

LANDSCAPE LEGEND

STORMWATER FILTRATION PLANTERS (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf) AND SWALES (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf.). NORTH LOT: 5527 SF, WEST LOT: 2661 SF, CENTRAL LAB BLDG: 4344 SF, EAST LOT: NONE REQUIRED

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ACER CAMPESTRE 'EVELYN'	QUEEN ELIZABETH HEDGE MAPLE	2" CAL., B&B
BETULA JACQUEMONTII	JACQUEMONTII BIRCH	2" CAL., B&B
PRUNUS VIRGINIANA 'CANADA RED'	CANADIAN RED CHOKECHERRY	2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD	3 GAL., 36" O.C.
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SPIREA JAPONICA 'DART'S RED'	DART'S RED JAPANESE SPIREA	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CAREX DENSA	DENSE SEDGE	1 GAL., 12" O.C.
CAREX MORROWII	ICE DANCE SEDGE	1 GAL., 12" O.C.
CAREX OBNUPTA	SLOUGH SEDGE	1 GAL., 12" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL., 12" O.C.
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P1 PARKING LANDSCAPE (NORTH LOT:10,025 SF, WEST LOT: 3852 SF, EAST LOT 6734 SF)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-7 HT., B&B
CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS ALASKA YELLOW CEDAR	6'-7 HT., B&B
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GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	1 1/2" CAL., B&B
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SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
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LONICERA NITIDA	BOX HONEYSUCKLE	3 GAL., 36" O.C.
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SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.
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GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
HOKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	1 GAL., 12" O.C.
HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL., 12" O.C.
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L2 PLANTING AREAS (CONTINUOUS SCREEN OF 3' EVERGREEN SHRUBS AND ONE LARGE TREE PER 30 lf)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
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SHRUBS/LG. GRASS-LIKE PLANTS

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GROUND COVERS AND GRASS PLANTS

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EXISTING PLANTING AREAS

EXISTING DECIDUOUS AND EVERGREEN TREES

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LAND USE

0' 25' 50' 100'

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DATE : 06-20-2013
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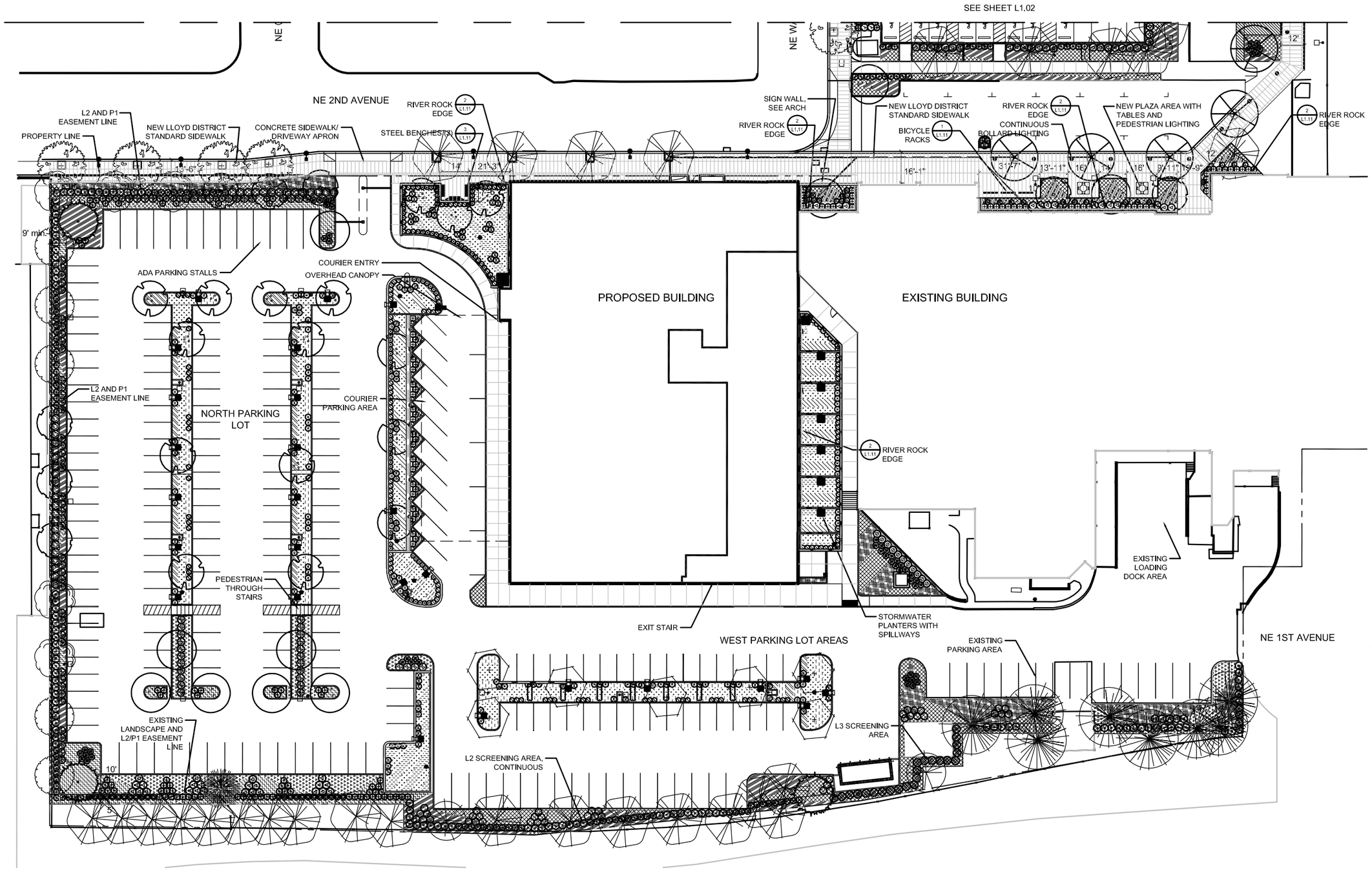
Enlarged Superblock Site Plan

L0.02

LUR 13-139304 DZM PR

Exhibit C.58



LANDSCAPE LEGEND

STORMWATER FILTRATION PLANTERS (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf) AND SWALES (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf.), NORTH LOT: 5527 SF. WEST LOT: 2661 SF. CENTRAL LAB BLDG: 4344 SF, EAST LOT; NONE REQUIRED

TREES

BOTANICAL NAME	COMMON NAME	SIZE-SPACING
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GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE-SPACING
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GROUND COVERS AND GRASS PLANTS

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GROUND COVERS AND GRASS PLANTS

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EXISTING PLANTING AREAS

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5. FOR ALL STREETSCAPE PLANT BEDS PROVIDE TOPSOIL TO WITHIN 1" OF TOP OF SIDEWALK AND CURB.

6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATED WATERING SYSTEM WITH HEAD TO HEAD COVERAGE.

7. 234 NEW/EXIST PARKING SPACES (NORTH AND WEST LOT AREA) WILL REQUIRE PER CITY OF PORTLAND CODE: 45 SF PER SPACE OF P1 LANDSCAPING. 1 LARGE TREE PER 8 SPACES (20% TO BE EVERGREEN SPECIES) AND 1.5 SHRUBS PER SPACE: ~10,530 SF OF P1 LANDSCAPING, 59 TREES, AND 351 SHRUBS.

-THE EXISTING TREES BEING PRESERVED EQUALS A LARGE TREE CREDIT OF 34 TREES PER CITY OF PORTLAND CODE 33.248.030 D1.
-THE TOTAL NEW TREES REQUIRED FOR INSTALLATION: ~25 LARGE TREES
-NOTE: STORMWATER PLANTING WITHIN THE PARKING AREA WILL BE COUNTED AS P1 LANDSCAPING

8. 119 REALIGNED PARKING SPACES (EAST LOT AREA) WILL REQUIRE PER CITY OF PORTLAND CODE: 45 SF PER SPACE OF P1 LANDSCAPING. 1 MEDIUM TREE PER 3 SPACES (20% TO BE EVERGREEN SPECIES) AND 1.5 SHRUBS PER SPACE: ~5,355 SF OF P1 LANDSCAPING, 40 TREES, AND 179 SHRUBS.

-THE EXISTING TREES BEING PRESERVED EQUALS A MEDIUM TREE CREDIT OF 98 TREES PER CITY OF PORTLAND CODE 33.248.030 D1.
-THE TOTAL NEW TREES REQUIRED FOR INSTALLATION: 0 MEDIUM TREES

9. SEE SHEET L1.10 FOR PLANTING DETAILS.

10. ALL EXISTING TREES THAT ARE TO REMAIN ARE TO BE PROTECTED DURING ALL PHASES OF CONSTRUCTION AND IRRIGATED.

LEGACY HEALTH

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PORTLAND, OREGON 97232

LAND USE

0' 25' 50' 100'

SCALE : 1" = 50'-0"

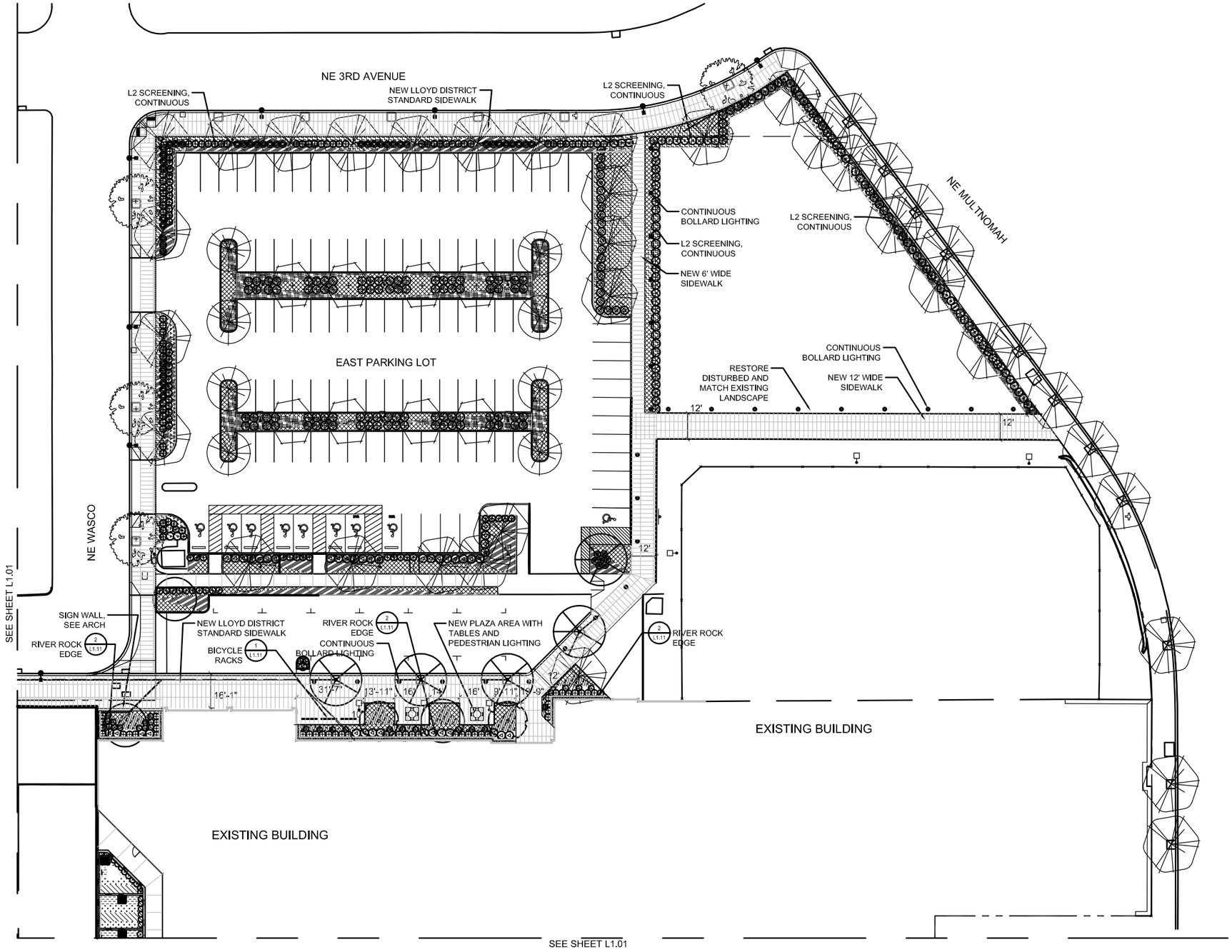
DATE : 06-20-2013
(Reissued: 07-17-2013)

Landscape Plan

LUR 13-139304 DZM PR

L1-01

Exhibit C.59



LANDSCAPE LEGEND

STORMWATER FILTRATION PLANTERS (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf) AND SWALES (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf.), NORTH LOT: 5527 SF, WEST LOT: 2661 SF, CENTRAL LAB BLDG: 4344 SF, EAST LOT: NONE REQUIRED

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ACER CAMPESTRE 'EVELYN'	QUEEN ELIZABETH HEDGE MAPLE	2" CAL., B&B
BETULA JACQUEMONTII	JACQUEMONT BIRCH	2" CAL., B&B
PRUNUS VIRGINIANA 'CANADA RED'	CANADIAN RED CHOKECHERRY	2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD	3 GAL., 36" O.C.
EUONYMOUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EVERGREEN	3 GAL., 36" O.C.
SPIREA JAPONICA 'DARTS RED'	DART'S RED JAPANESE SPIREA	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CAREX DENSA	DENSE SEDGE	1 GAL., 12" O.C.
CAREX MORROWII	ICE DANCE SEDGE	1 GAL., 12" O.C.
CAREX OBNUPTA	SLOUGH SEDGE	1 GAL., 12" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL., 12" O.C.
JUNCUS PATENS	SPREADING RUSH	1 GAL., 12" O.C.
RUBUS CALCYNOIDES & PENTALOBUS	CREEPING BRAMBLE	1 GAL., 12" O.C.

P1 PARKING LANDSCAPE (NORTH LOT:10,025 SF, WEST LOT: 3852 SF, EAST LOT 6734 SF)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CALOCEDRUS DECURRENS	INCENSE CEDAR	6-7'HT., B&B
CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS ALASKA YELLOW CEDAR	6-7'HT., B&B
FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE GREEN ASH	2" CAL., B&B
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	1 1/2" CAL., B&B
QUERCUS FRANNETTO 'SCHMIDT'	FOREST GREEN OAK	2" CAL., B&B
STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	1 1/2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
DAPHNE ODORA	SWEET DAPHNE	3 GAL., 36" O.C.
LAVANDULA ANGUSTIFOLIA	LAVENDER	3 GAL., 36" O.C.
LONICERA NITIDA	BOX HONEYSUCKLE	3 GAL., 36" O.C.
NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
HOKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	1 GAL., 12" O.C.
HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL., 12" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

L2 PLANTING AREAS (CONTINUOUS SCREEN OF 3' EVERGREEN SHRUBS AND ONE LARGE TREE PER 30 lf)

TREES

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ACER RUBRUM	RED MAPLE	2" CAL., B&B
CORNUS KOUSA	KOUSA DOGWOOD	2" CAL., B&B
PARROTIA PERSICA	PERSIAN IRONWOOD	2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ABELIA x GRANDIFLORA	GLOSSY ABELIA	3 GAL., 36" O.C.
CISTUS	ROCK ROSE	3 GAL., 36" O.C.
DAPHNE x BURKWOODII	BURKWOOD DAPHNE	3 GAL., 36" O.C.
EUONYMUS JAPONICA 'GREEN SPIRE'	JAPANESE EUONYMUS	3 GAL., 36" O.C.
NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM HEAVENLY BAMBOO	3 GAL., 36" O.C.
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL., 12" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

EXISTING PLANTING AREAS

EXISTING DECIDUOUS AND EVERGREEN TREES

NOTES:

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3. LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO THE FIELD APPROVAL OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT AFTER LAYOUTS COMPLETE AND BEFORE INSTALLATION.

4. ALL STREETSCAPE PLANT BEDS TO RECEIVE 1" LAYER OF DECOMPOSED BARK MULCH.

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-NOTE: STORMWATER PLANTING WITHIN THE PARKING AREA WILL BE COUNTED AS P1 LANDSCAPING

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-THE TOTAL NEW TREES REQUIRED FOR INSTALLATION: 0 MEDIUM TREES

9. SEE SHEET L1.10 FOR PLANTING DETAILS.

10. ALL EXISTING TREES THAT ARE TO REMAIN ARE TO BE PROTECTED DURING ALL PHASES OF CONSTRUCTION AND IRRIGATED.

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CENTRAL LABORATORY RELOCATION

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LAND USE

0' 25' 50' 100'

SCALE : 1" = 50'-0"

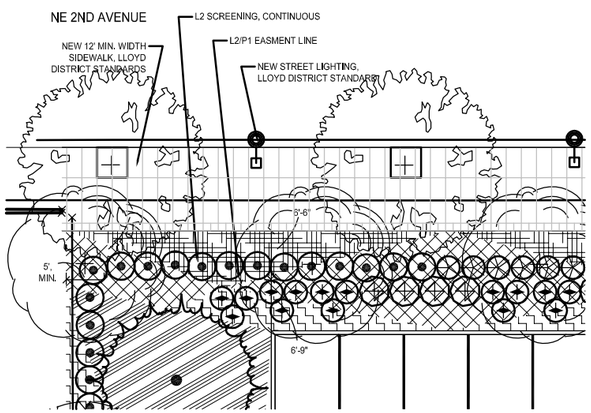
DATE : 06-20-2013
(Reissued: 07-17-2013)

Landscape Plan

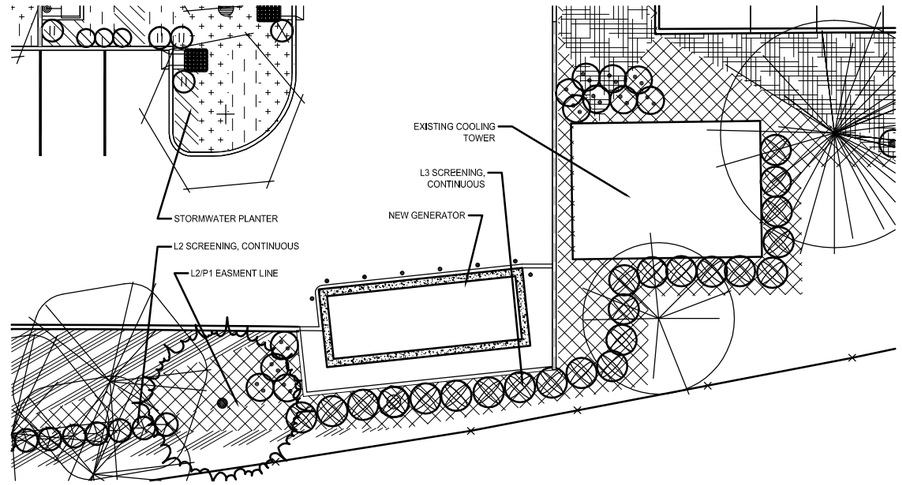
L1-02

LUR 13-139304 DZM PR

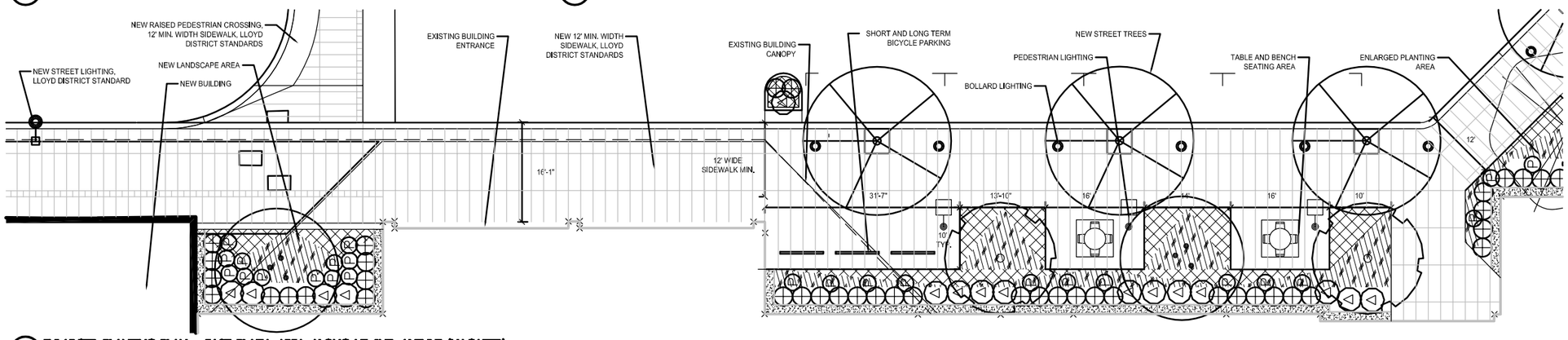
Exhibit C.60



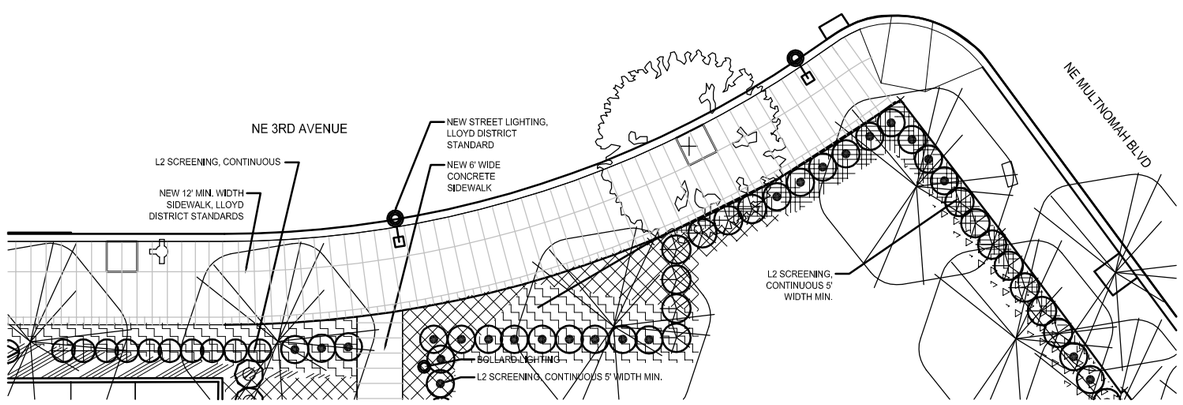
1 L1.03 **ENLARGED PLANTING PLAN – NORTHEAST CORNER, NORTH PARKING LOT**
SCALE: 1" = 20'-0"



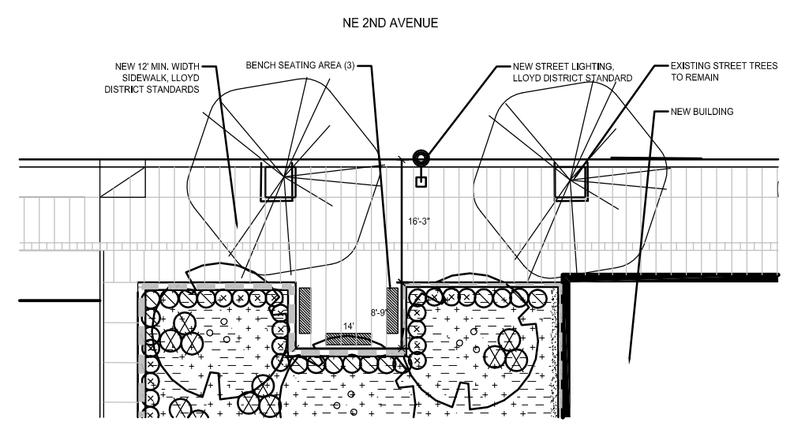
2 L1.03 **ENLARGED PLANTING PLAN – L2 & L3 SCREENING AT WEST LOT**
SCALE: 1" = 20'-0"



3 L1.03 **ENLARGED PLANTING PLAN – EAST PLAZA AREA ALONG NE 2ND AVENUE (VACATED)**
SCALE: 1" = 20'-0"



4 L1.03 **ENLARGED PLANTING PLAN – L2 SCREENING ALONG NE 3RD AVENUE AND NE MULTNOMAH BLVD**
SCALE: 1" = 20'-0"



5 L1.03 **ENLARGED PLANTING PLAN – NORTH BENCH SEATING AREA**
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

STORMWATER FILTRATION PLANTERS (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf) AND SWALES (4 SM. SHRUBS & 100 HERBACEOUS PLANTS PER 100 sf.), NORTH LOT: 5527 SF, WEST LOT: 2661 SF, CENTRAL LAB BLDG: 4344 SF, EAST LOT: NONE REQUIRED

TREES

BOTANICAL NAME	COMMON NAME	REF.SPACING
ACER CAMPESTRE 'EVELYN'	QUEEN ELIZABETH HEDGE MAPLE	2" CAL., B&B
BETULA JACQUEMONTII	JACQUEMONTI BIRCH	2" CAL., B&B
PRUNUS VIRGINIANA 'CANADA RED'	CANADIAN RED CHOKECHERRY	2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	REF.SPACING
CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD	3 GAL., 36" O.C.
EUONYMOUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EVERGREEN	3 GAL., 36" O.C.
SPIREA JAPONICA 'DARTS RED'	DARTS RED JAPANESE SPIREA	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	REF.SPACING
CAREX DENSA	DENSE SEDGE	1 GAL., 12" O.C.
CAREX MORROWII	ICE DANCE SEDGE	1 GAL., 12" O.C.
CAREX OBNUPTA	SLOUGH SEDGE	1 GAL., 12" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL., 12" O.C.
JUNCUS PATENS	SPREADING RUSH	1 GAL., 12" O.C.
RUBUS CALOYNODES & PENTALOBUS	CREEPING BRAMBLE	1 GAL., 12" O.C.

P1 PARKING LANDSCAPE (NORTH LOT:10,025 SF, WEST LOT: 3852 SF, EAST LOT 6734 SF)

TREES

BOTANICAL NAME	COMMON NAME	REF.SPACING
CALOCEDRUS DECURRENS	INCENSE CEDAR	6-7 HT., B&B
CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS ALASKA YELLOW CEDAR	6-7 HT., B&B
FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE GREEN ASH	2" CAL., B&B
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	1 1/2" CAL., B&B
QUERCUS FRAINETTO 'SCHMIDT'	FOREST GREEN OAK	2" CAL., B&B
STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	1 1/2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	REF.SPACING
DAPHNE ODORA	SWEET DAPHNE	3 GAL., 36" O.C.
LAVANDULA ANGUSTIFOLIA	LAVENDER	3 GAL., 36" O.C.
LONICERA NITIDA	BOX HONEYSUCKLE	3 GAL., 36" O.C.
NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	3 GAL., 36" O.C.
SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL., 36" O.C.
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	REF.SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
CEANOTHUS 'BLUE CUSHION'	BLUE BUSH CALIFORNIA LILAC	1 GAL., 12" O.C.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL., 12" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

L2 PLANTING AREAS (CONTINUOUS SCREEN OF 3' EVERGREEN SHRUBS AND ONE LARGE TREE PER 30 lf)

TREES

BOTANICAL NAME	COMMON NAME	REF.SPACING
ACER RUBRUM	RED MAPLE	2" CAL., B&B
CORNUS KOUSA	KOUSA DOGWOOD	2" CAL., B&B
PARROTIA PERSICA	PERSIAN IRONWOOD	2" CAL., B&B

SHRUBS/LG. GRASS-LIKE PLANTS

BOTANICAL NAME	COMMON NAME	REF.SPACING
ABELIA x GRANDIFLORA	GLOSSY ABELIA	3 GAL., 36" O.C.
CISTUS	ROCK ROSE	3 GAL., 36" O.C.
DAPHNE x BURKWOODII	BURKWOOD DAPHNE	3 GAL., 36" O.C.
EUONYMUS JAPONICA 'GREEN SPIRE'	JAPANESE EUONYMUS	3 GAL., 36" O.C.
NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM HEAVENLY BAMBOO	3 GAL., 36" O.C.
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	3 GAL., 36" O.C.

GROUND COVERS AND GRASS PLANTS

BOTANICAL NAME	COMMON NAME	REF.SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	1 GAL., 12" O.C.
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EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTER CREEPER	1 GAL., 12" O.C.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL., 12" O.C.
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POLYSTICHUM MUNITUM	SWORD FERN	1 GAL., 12" O.C.

EXISTING PLANTING AREAS

EXISTING DECIDUOUS AND EVERGREEN TREES

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0' 10' 20' 40'

SCALE : 1" = 20'-0"

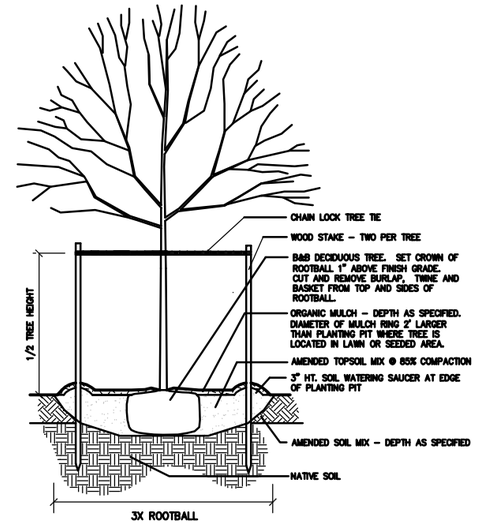
DATE : 06-20-2013
(Reissued: 07-17-2013)

Enlarged Landscape Plans

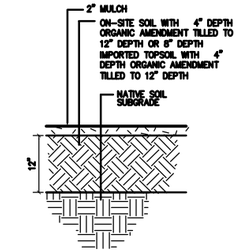
L1-03

LUR 13-139304 DZM PR

Exhibit C.61

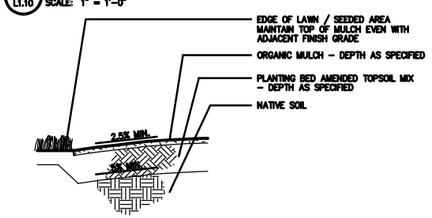


5 L1.10 DECIDUOUS TREE PLANTING / STAKING
SCALE: 1/2" = 1'-0"

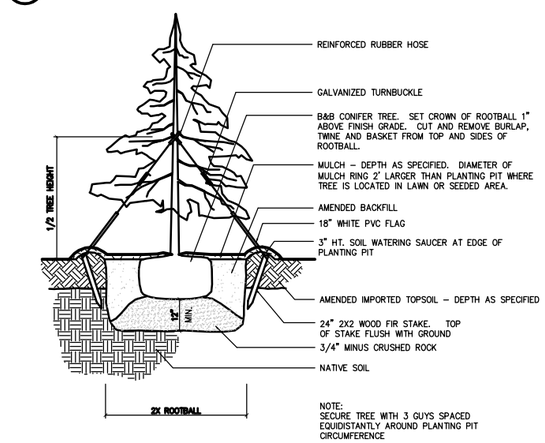


SHRUB TREE AND GROUNDCOVER PLANTINGS

1 L1.10 PLANTING AREA SOIL DEPTHS
SCALE: 1" = 1'-0"

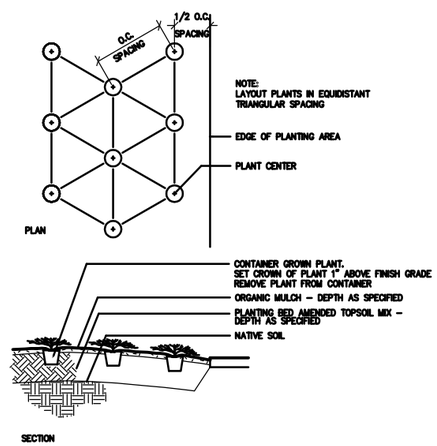


2 L1.10 PLANTING BED GRADING
SCALE: 1/2" = 1'-0"



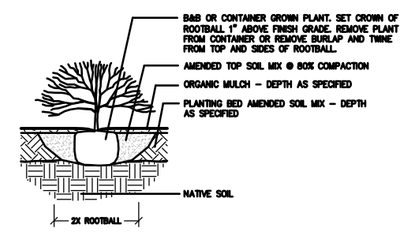
NOTE:
SECURE TREE WITH 3 GUYS SPACED EQUIDISTANTLY AROUND PLANTING PIT CIRCUMFERENCE

6 L1.10 SECTION: CONIFER TREE PLANTING/GUYING
SCALE: 1/2" = 1'-0"



NOTE:
LAYOUT PLANTS IN EQUIDISTANT TRIANGULAR SPACING

3 L1.10 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



4 L1.10 SHRUB PLANTING
SCALE: 1/2" = 1'-0"

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LAND USE

SCALE : N.T.S.

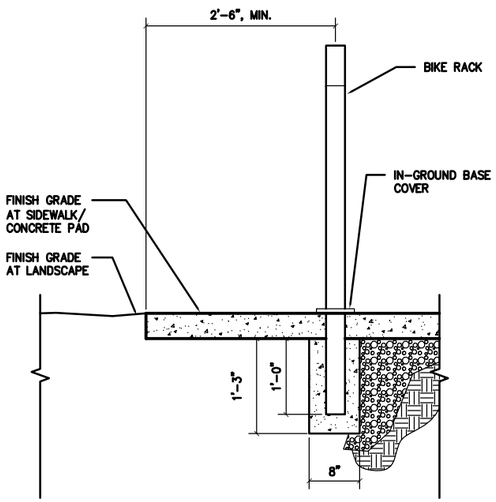
DATE : 06-20-2013

Landscape Details

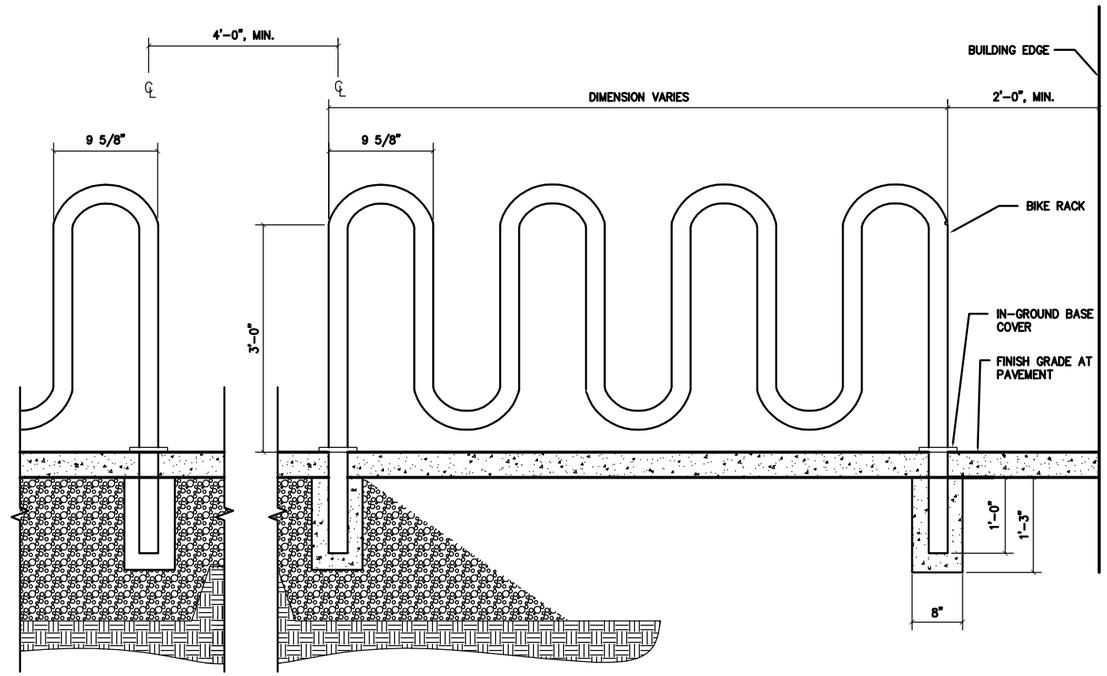
LUR 13-139304 DZM PR

L1-10

Exhibit C.62

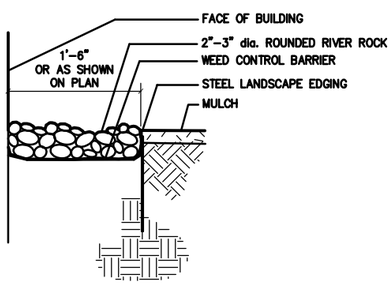


SECTION

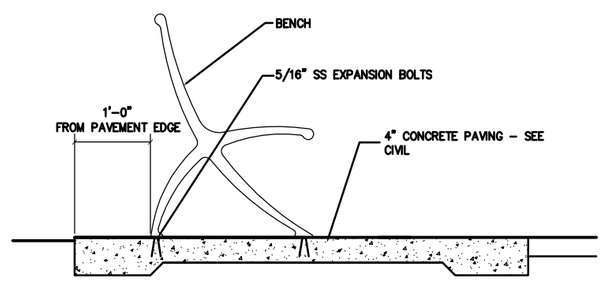


ELEVATION

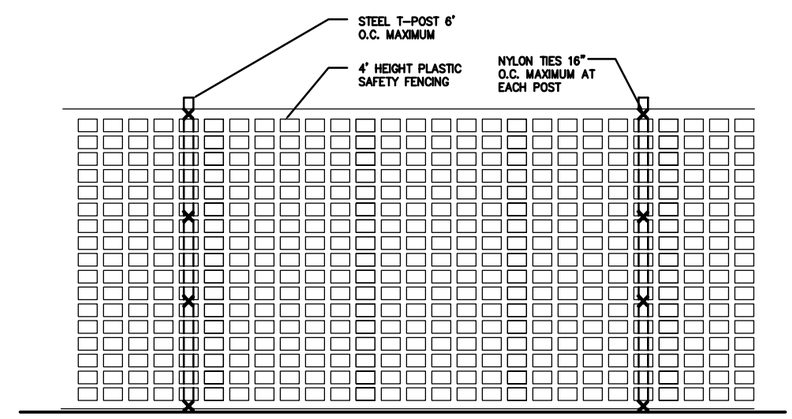
1 L1.11 BIKE RACK
SCALE: 1" = 1'-0"



2 L1.11 RIVER ROCK EDGE
SCALE: 1" = 1'-0"



3 L1.11 SECTION: BENCH
SCALE: 1" = 1'-0"



4 L1.11 TREE PROTECTION FENCING
SCALE: 1" = 1'-0"

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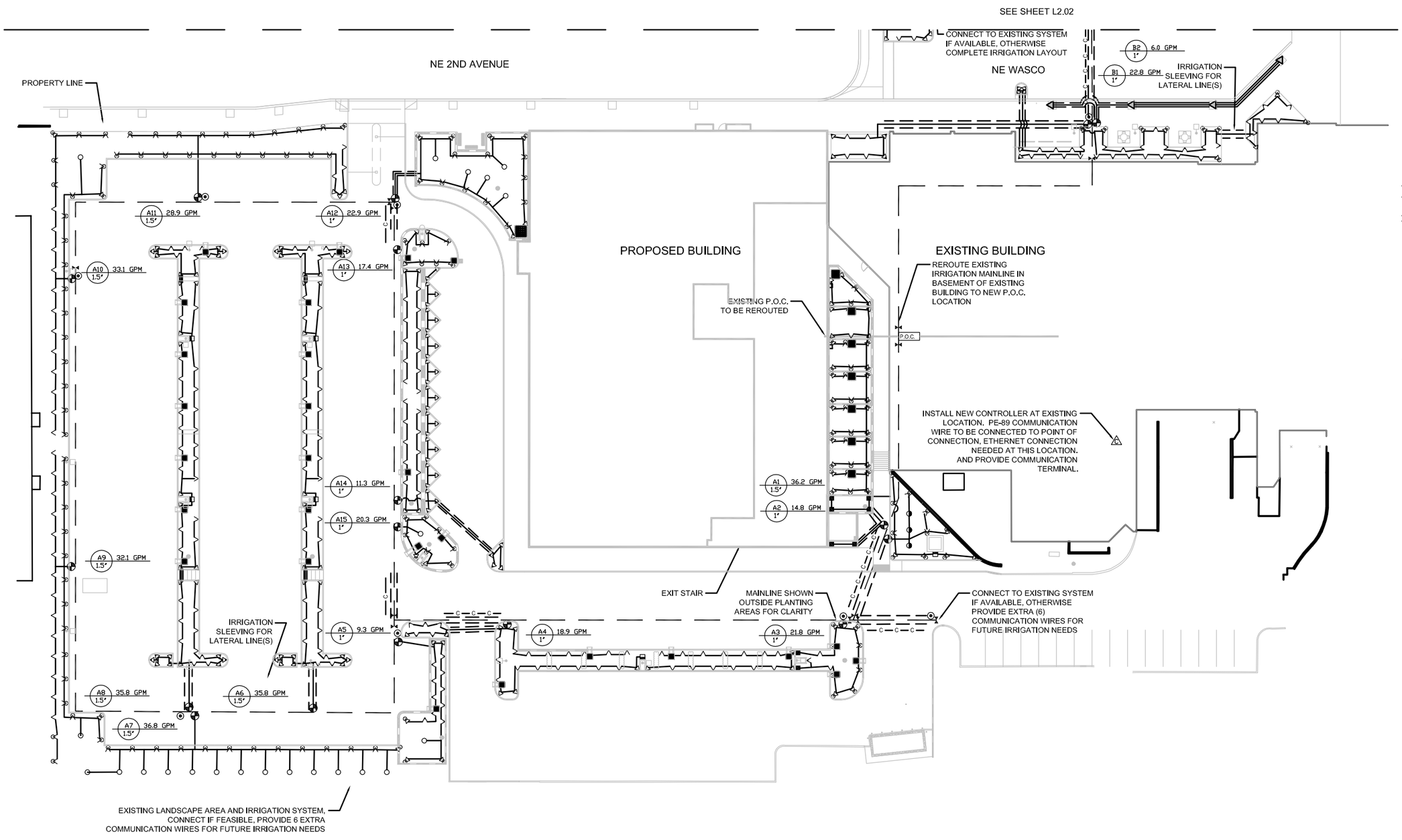
L1-11

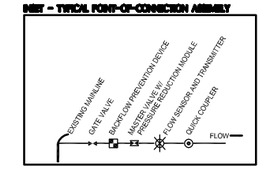
Exhibit C.63



LEGEND

		PSI	GPM
	RAINBIRD 1800 SAM SERIES SPRAY, 5' RADIUS (Q, H, F)	50	.10, .20, .41
	RAINBIRD 1800 SAM SERIES SPRAY, 8' RADIUS (Q, H, F)	50	.26, .52, 1.05
	RAINBIRD 1800 SAM SERIES SPRAY, 10' RADIUS (Q, H, F)	50	.39, .79, 1.58
	RAINBIRD 1800 SAM SERIES SPRAY, 12' RADIUS (Q, H, F)	50	.65, 1.30, 2.60
	RAINBIRD 1800 SAM SERIES SPRAY, 15' RADIUS (Q, H, F)	50	.92, 1.85, 3.70
	RAINBIRD 1800 SAM SERIES SPRAY, 15EST & 15SST	50	.61, 1.21
	-ALL SPRAY HEADS IN SHRUB AREAS TO BE 1812 SERIES, ALL SPRAY HEADS IN LAWN AREAS TO BE 1804 SERIES		
	RAINBIRD RWS-BG02, 4 UNITS PER SYMBOL	50	.50
P.O.C.	POINT OF CONNECTION ASSEMBLY, SEE INSET THIS SHEET		
	DOUBLE-CHECK BACKFLOW PREVENTION DEVICE - WATTS REGULATOR SERIES 007, LINE S		
	MASTER VALVE W/ PRESSURE REGULATING MODULE - RAINBIRD 200-GB-PRS-B		
	GATE VALVE - NIBCO T113-K, LINE SIZE		
	REMOTE CONTROL VALVE - RAINBIRD PEB SERIES, SIZE PER DWGS., 17 TOTAL		
	QUICK COUPLER - RAINBIRD 44LRC 1"		
	AUTOMATIC CONTROLLER - RAINBIRD ESP-24-SAT-LINK-SS		
	FLOW SENSOR AND TRANSMITTER - RAINBIRD FS-300-B -PT-322		
A1 1" 10.0 GPM	SYSTEM AND VALVE DESIGNATION; FLOW RATE; VALVE SIZE		
C	CONTROL WIRE/COMMUNICATION WIRE CONDUIT - SCH. 80 PVC, 2-1/2" DIA.		
	LATERAL LINE CLASS 200 PVC, SIZE AS NOTED		
	MAINLINE SCHEDULE 40 PVC, 2" DIA. UNLESS OTHERWISE NOTED		
	SLEEVE CLASS 200 PVC, 4" DIA. UNLESS OTHERWISE NOTED		

NOTE - TYPICAL POINT-OF-CONNECTION ASSEMBLY



NOTES

1. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PLANTING AREAS DONE FOR CLARITY. ALL EQUIPMENT TO BE INSTALLED WITHIN 1' OF CURB AND WALKWAYS.
2. USE VARIABLE ARC NOZZLES(VAN) ON SPRAY IRRIGATION FOR ADEQUATE HEAD TO HEAD COVERAGE.
3. 70 PSI AT POINT OF CONNECTION. FIELD VERIFY AFTER POINT OF CONNECTION HAS BEEN ESTABLISHED.
4. WHEREVER MAINLINE SLEEVING OCCURS, PROVIDE SEPARATE CONDUIT FOR CONTROL WIRE.
5. ANY SPRAYHEAD PLANTING AREA CAN BE ADAPTED WITH DRIP EMITTER TYPE SYSTEM, WITH OWNER APPROVAL.
6. EXISTING IRRIGATION TO BE MODIFIED AND MAINTAINED DURING CONSTRUCTION. OWNER TO BE NOTIFIED IF SYSTEM IS NON-FUNCTIONING.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE DESIGN PRESSURE (50 P.S.I.) AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S REPRESENTATIVE.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
3. PROVIDE MANUAL DRAIN VALVES, AS NEEDED, TO ALLOW COMPLETE GRAVITY DRAINAGE OF THE ENTIRE IRRIGATION SYSTEM FOR SYSTEM MAINTENANCE. SLOPE PIPE AT 1/2% MIN. TO DRAINS.
4. 120 VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO MAKE THE FINAL 120V HARDWIRE HOOKUP TO THE CONTROLLER.
5. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
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7. PERFORM TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES BY HAND TO AVOID ROOT DAMAGE.

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LAND USE

0' 25' 50' 100'

SCALE : 1" = 50'-0"

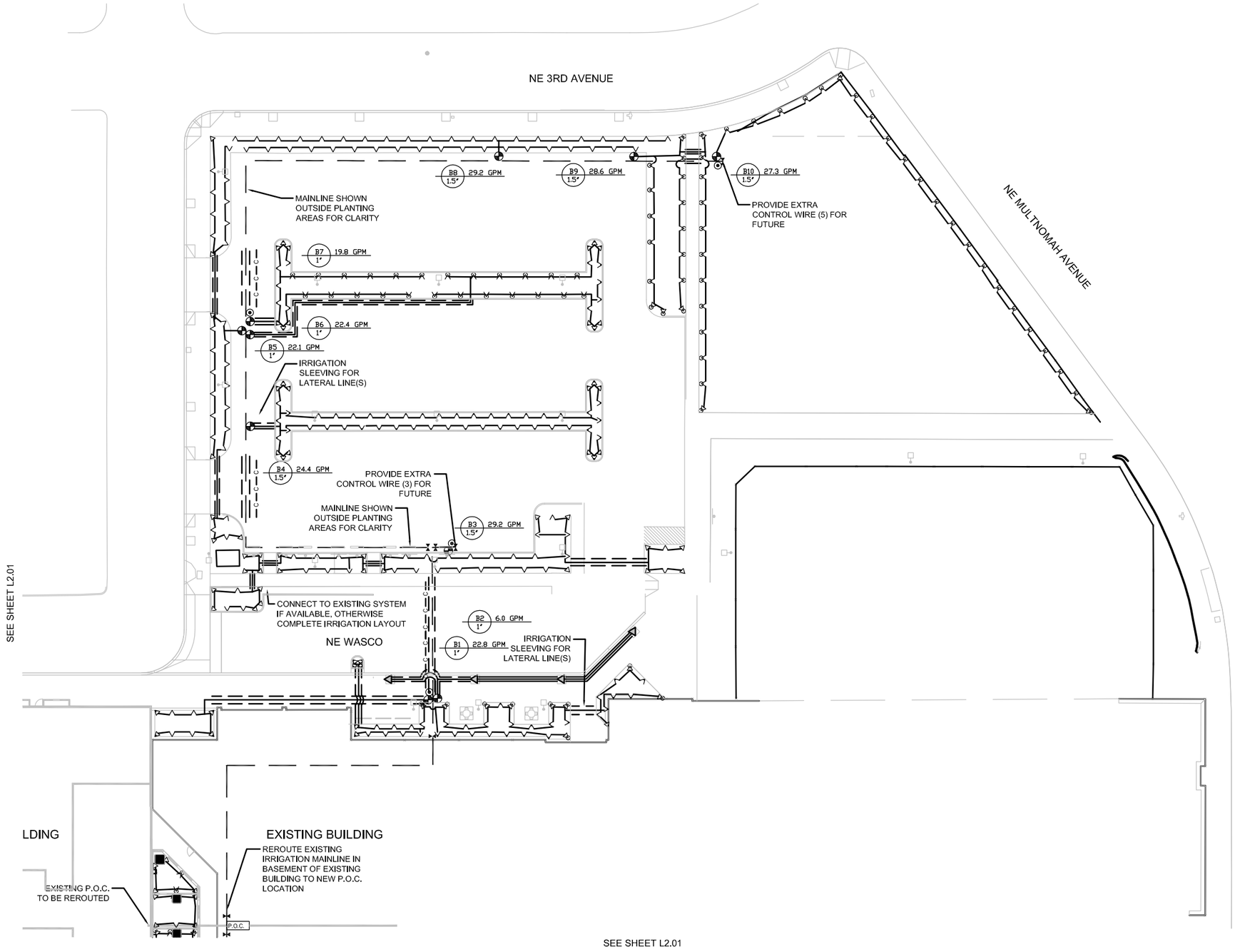
DATE : 06-20-2013
(Reissued: 07-17-2013)

Irrigation Plan

LUR 13-139304 DZM PR

L2-01

Exhibit C.64



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	QUICK COUPLER - RAINBIRD 44LRC 1"		
	AUTOMATIC CONTROLLER - RAINBIRD ESP-24-SAT-LINK-SS		
	FLOW SENSOR AND TRANSMITTER - RAINBIRD FS-300-B -PT-322		

A1 — SYSTEM AND VALVE DESIGNATION
10.0 GPM — FLOW RATE
1" — VALVE SIZE

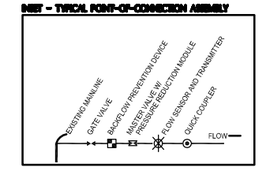
C — CONTROL WIRE/COMMUNICATION WIRE CONDUIT - SCH. 80 PVC, 2-1/2" DIA.

LATERAL LINE CLASS 200 PVC, SIZE AS NOTED

MAINLINE SCHEDULE 40 PVC, 2" DIA. UNLESS OTHERWISE NOTED

SLEEVE CLASS 200 PVC, 4" DIA. UNLESS OTHERWISE NOTED

INSET – TYPICAL POINT-OF-CONNECTION ASSEMBLY



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Irrigation Plan

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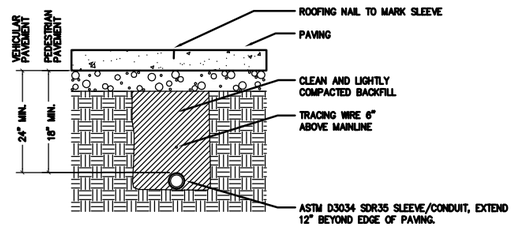
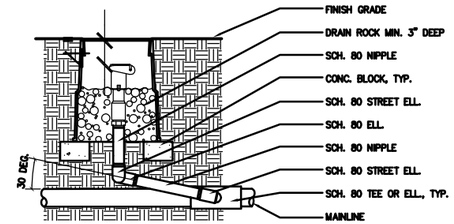
L2-02

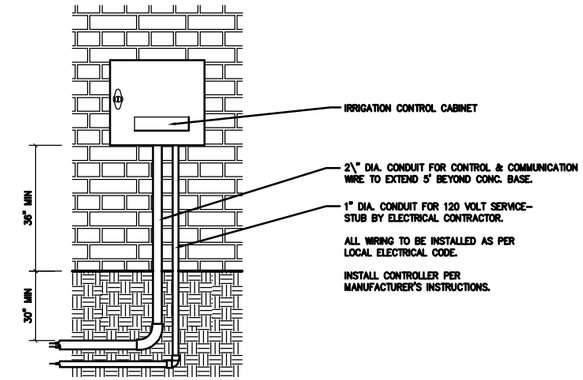
Exhibit C.65



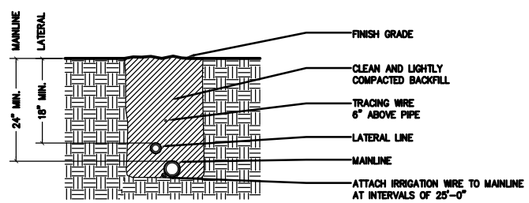
7 L2.10 **IRRIGATION SLEEVE / CONDUIT AT PAVING**
SCALE: N.T.S.



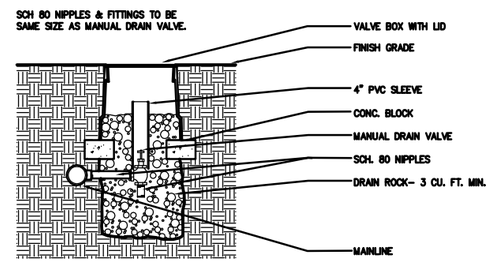
4 L2.10 **QUICK COUPLER**
SCALE: N.T.S.



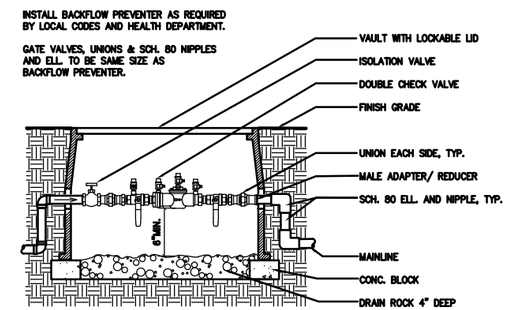
1 L2.10 **IRRIGATION CONTROLLER – WALL MOUNTED**
SCALE: N.T.S.



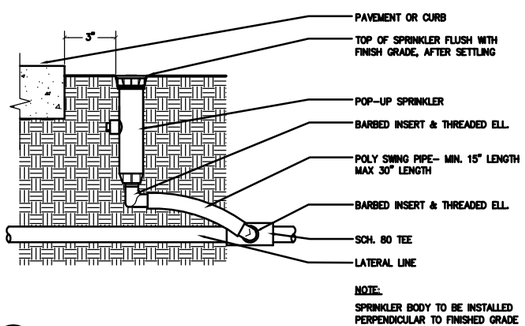
8 L2.10 **IRRIGATION TRENCH**
SCALE: N.T.S.



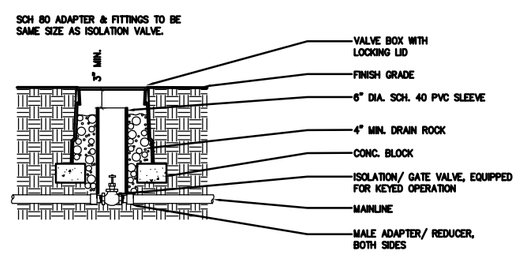
5 L2.10 **MANUAL DRAIN VALVE**
SCALE: N.T.S.



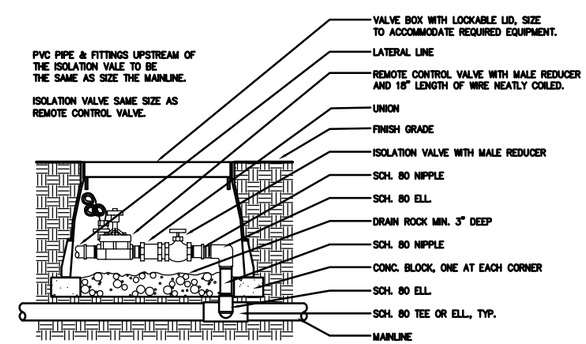
2 L2.10 **BACKFLOW PREVENTOR – BELOW GRADE**
SCALE: N.T.S.



9 L2.10 **SPRAY POP–UP SPRINKLER**
SCALE: N.T.S.



6 L2.10 **ISOLATION / GATE VALVE**
SCALE: N.T.S.



3 L2.10 **REMOTE CONTROL VALVE**
SCALE: N.T.S.

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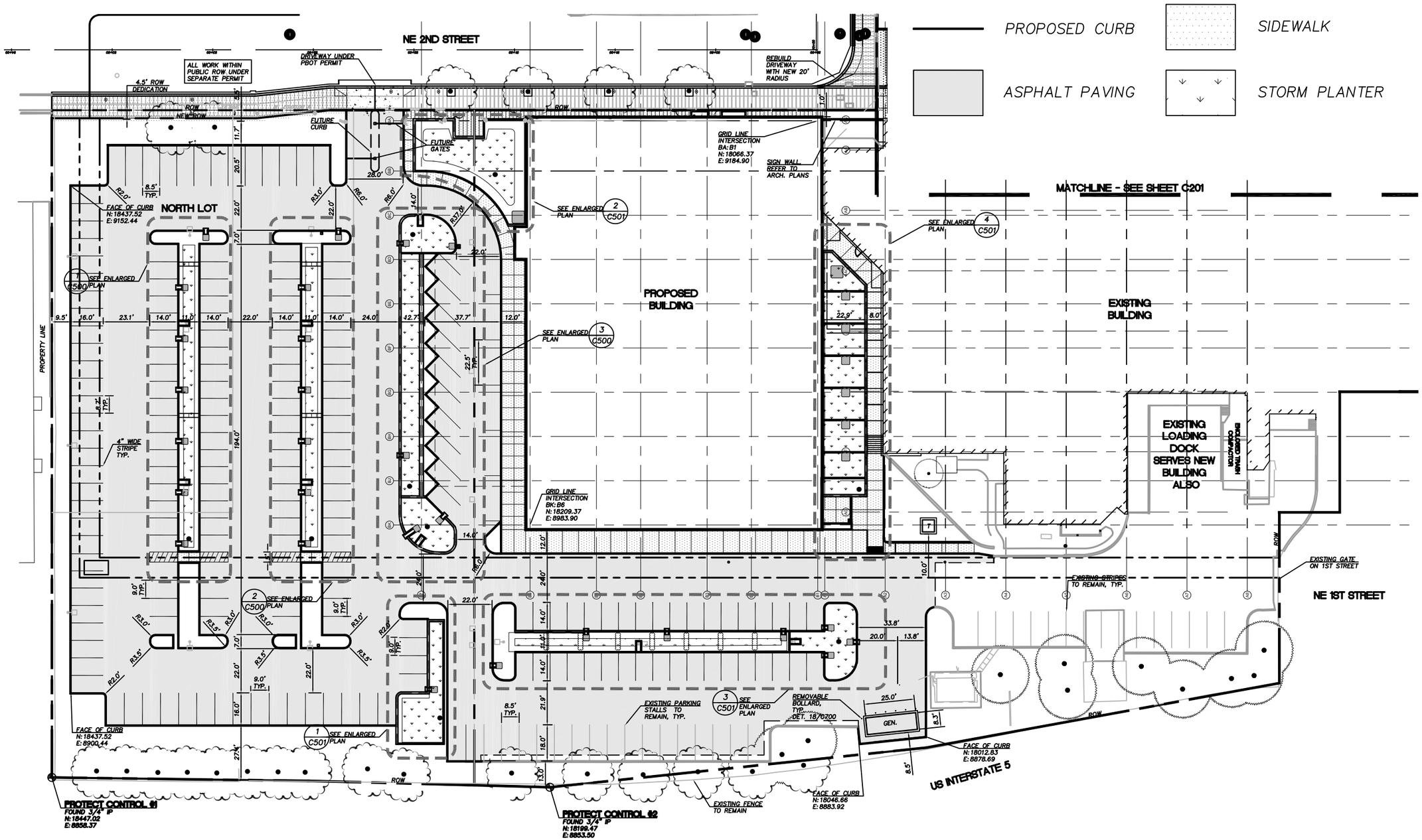
L2-10

Exhibit C.66



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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

GRAPHIC SCALE
0 50 100
1 inch = 50 ft.

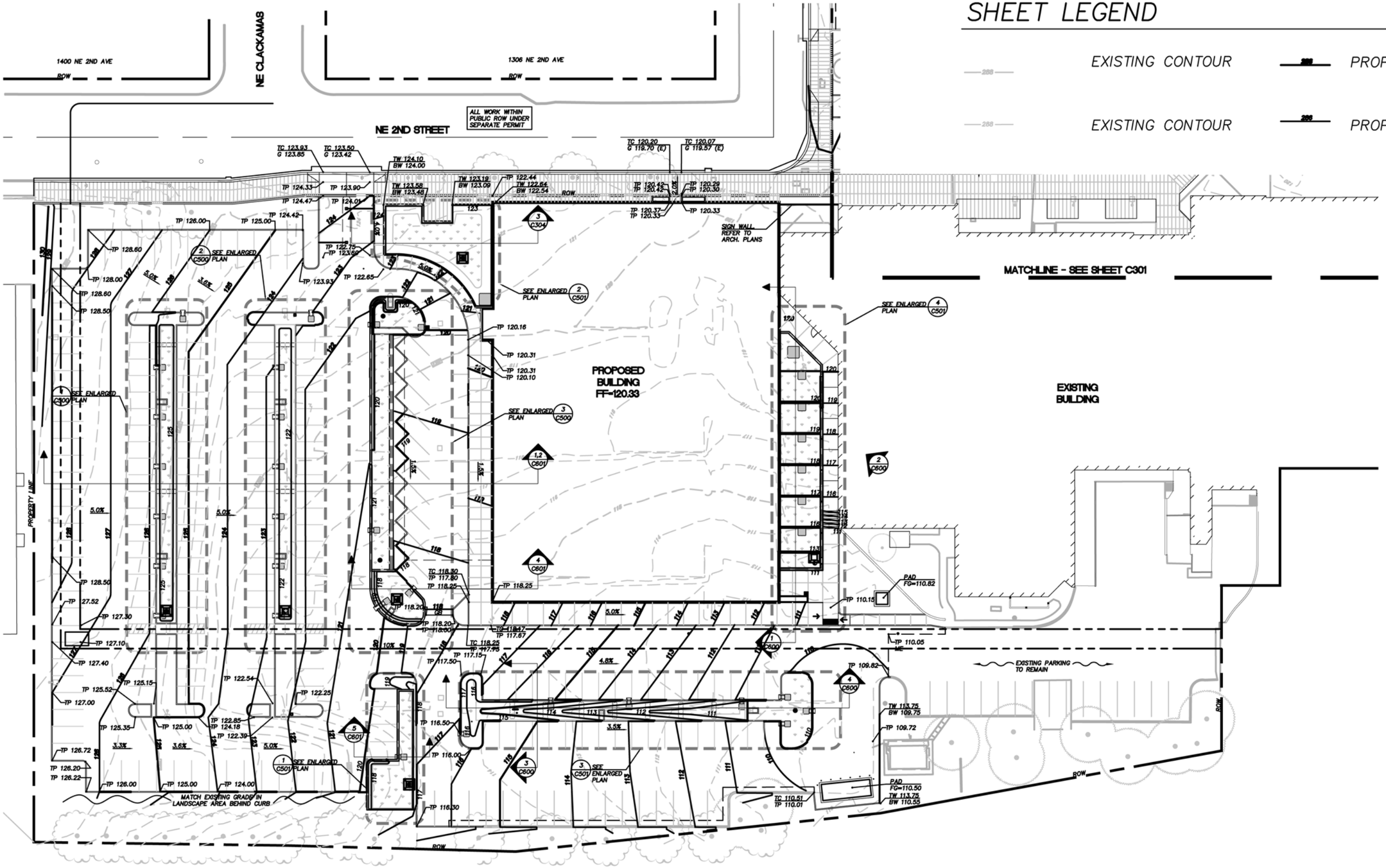
DATE : 04-26-2013
(Reissued: 07-17-2013)

Civil Layout and Paving Plan - North Lot

LUR 13-139304 DZM PR

C200

Exhibit C.67



SHEET LEGEND

EXISTING CONTOUR — PROPOSED CONTOUR

EXISTING CONTOUR — PROPOSED CONTOUR

LEGACY HEALTH

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PORTLAND, OREGON 97232

LAND USE

GRAPHIC SCALE
0 50 100
1 inch = 50 ft.

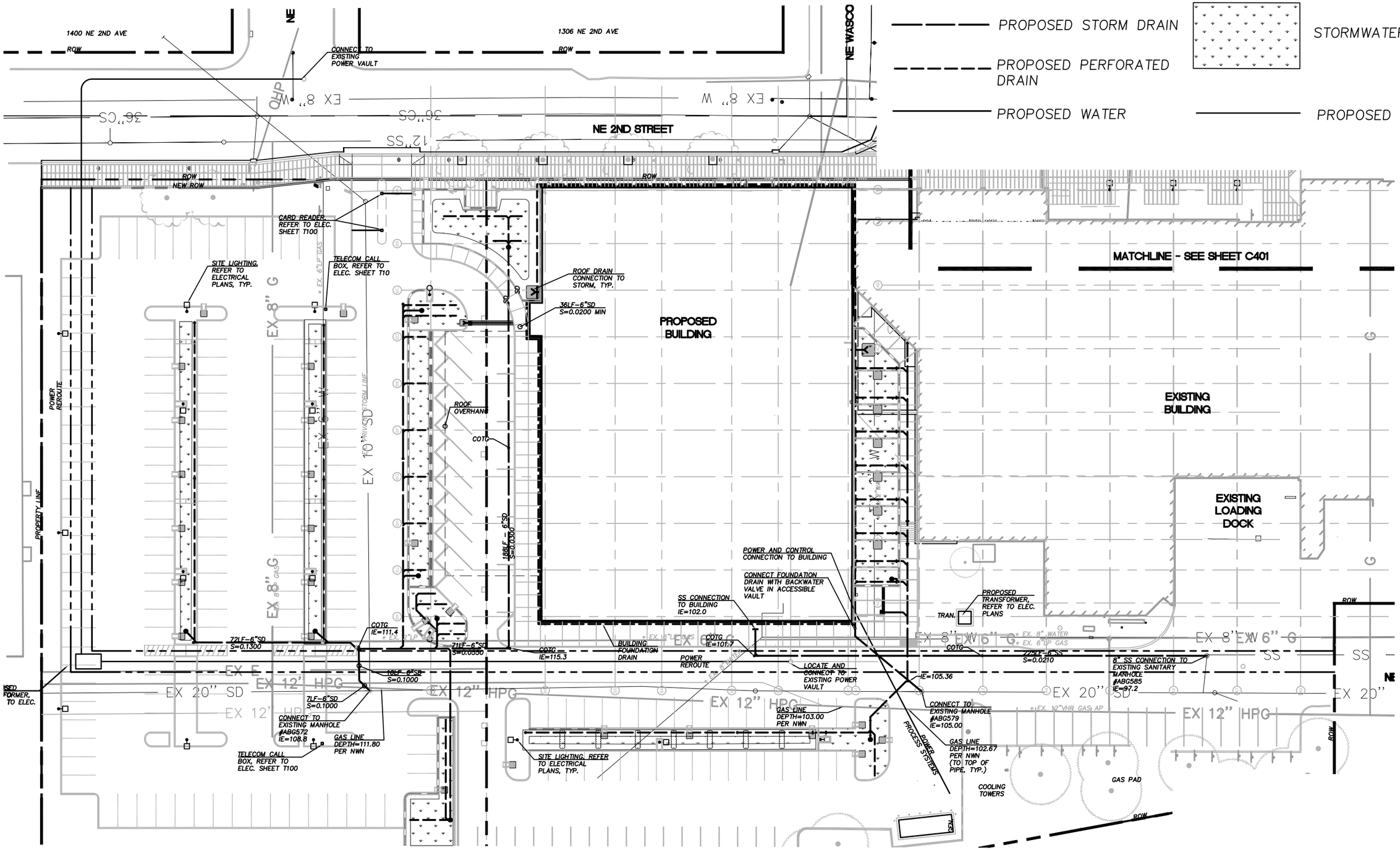
DATE : 04-26-2013
(Reissued: 7-17-2013)

Civil Grading Plan - North Lot

LUR 13-139304 DZM PR

C300

Exhibit C.68



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LAND USE

GRAPHIC SCALE
0 50 100
1 inch = 50 ft.

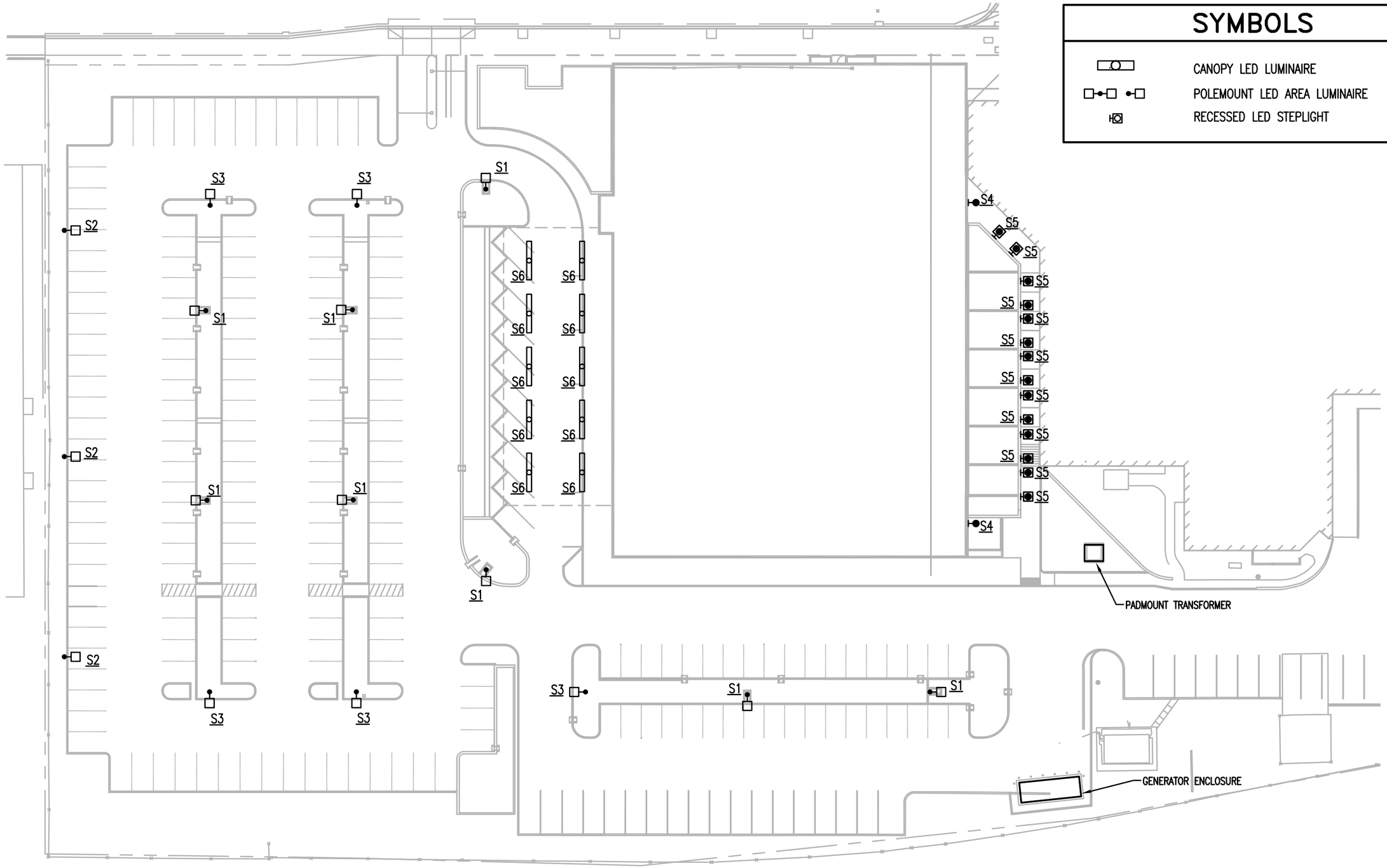
DATE : 04-26-2013
(Reissued: 07-17-2013)

Civil Site Utility Plan - North Lot

LUR 13-139304 DZM PR

C400

Exhibit C.69



SYMBOLS

	CANOPY LED LUMINAIRE
	POLEMOUNT LED AREA LUMINAIRE
	RECESSED LED STEPLIGHT

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 20' 40' 80'

SCALE : 1" = 40'-0"

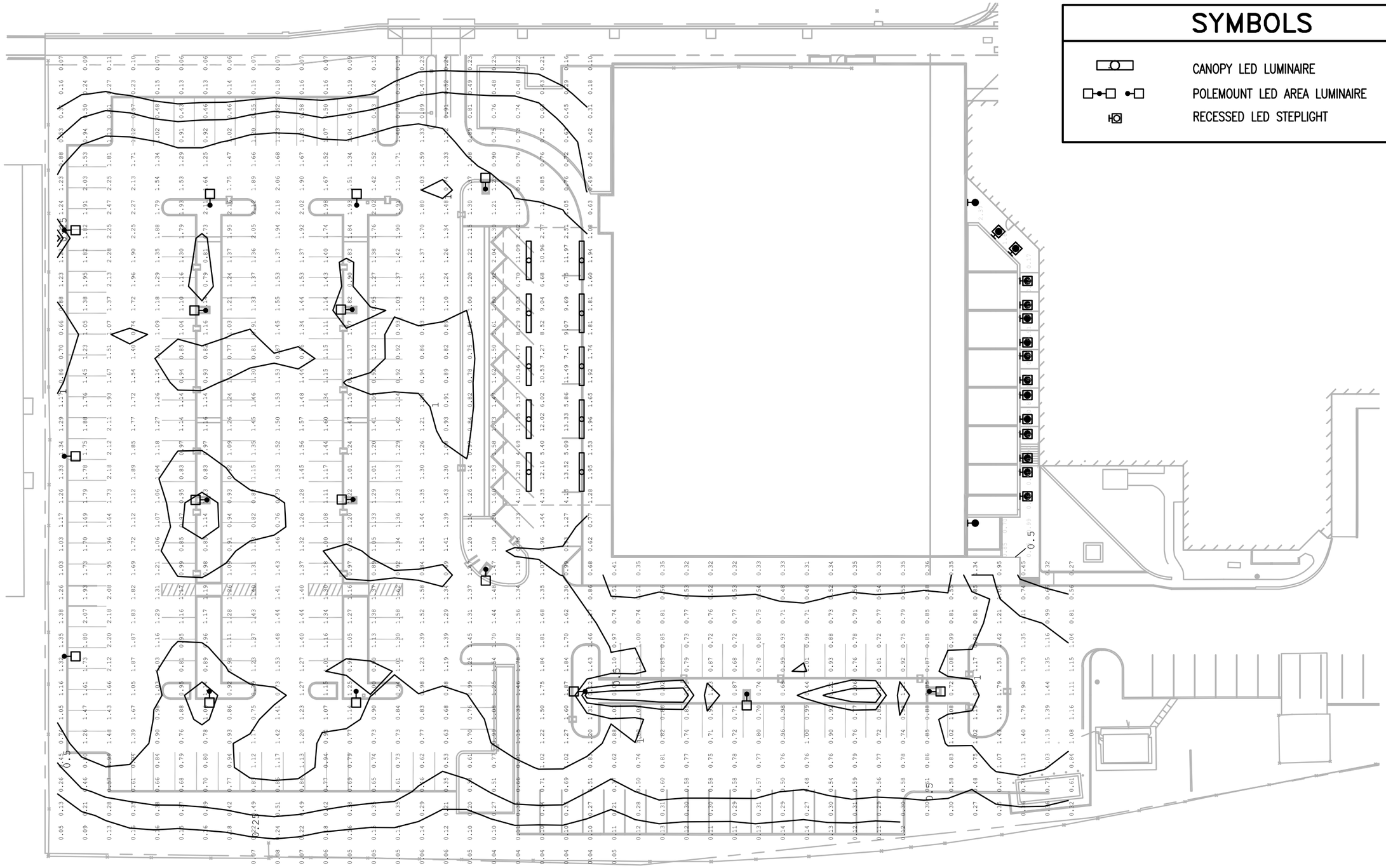
DATE : 03-12-2013

Site Lighting Plan North Lot

LUR 13-139304 DZM PR

E100

Exhibit C.70



SYMBOLS

	CANOPY LED LUMINAIRE
	POLEMOUNT LED AREA LUMINAIRE
	RECESSED LED STEPLIGHT

LEGACY HEALTH

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LAND USE

0 20' 40' 80'

SCALE : 1" = 40'-0"

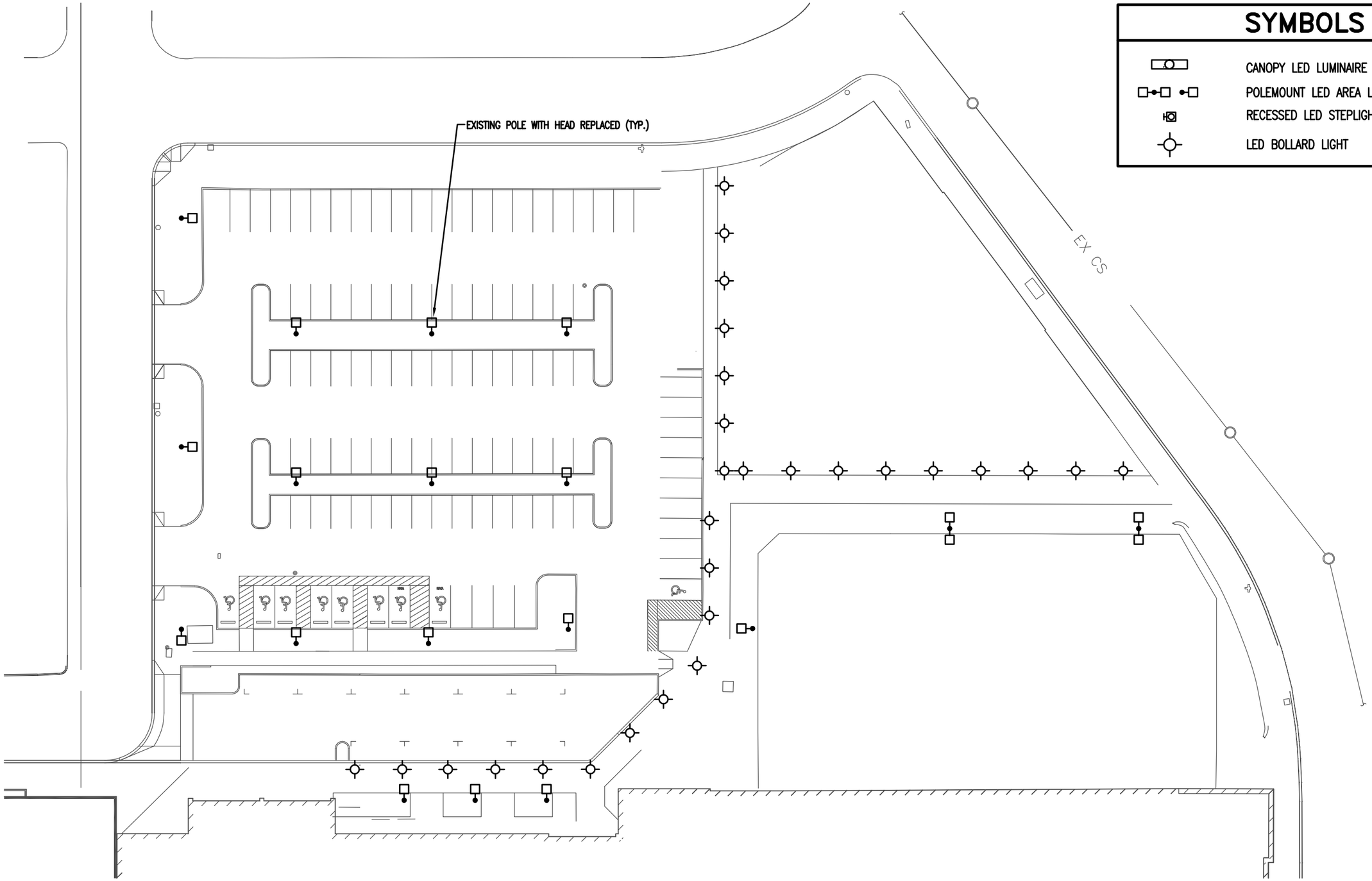
DATE : 03-12-2013

Site Lighting Plan North Lot

LUR 13-139304 DZM PR

E100P

Exhibit C.71



SYMBOLS

- CANOPY LED LUMINAIRE
- POLEMOUNT LED AREA LUMINAIRE
- RECESSED LED STEPLIGHT
- LED BOLLARD LIGHT

LEGACY HEALTH
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LAND USE

0 20' 40' 80'

SCALE : 1" = 40'-0"

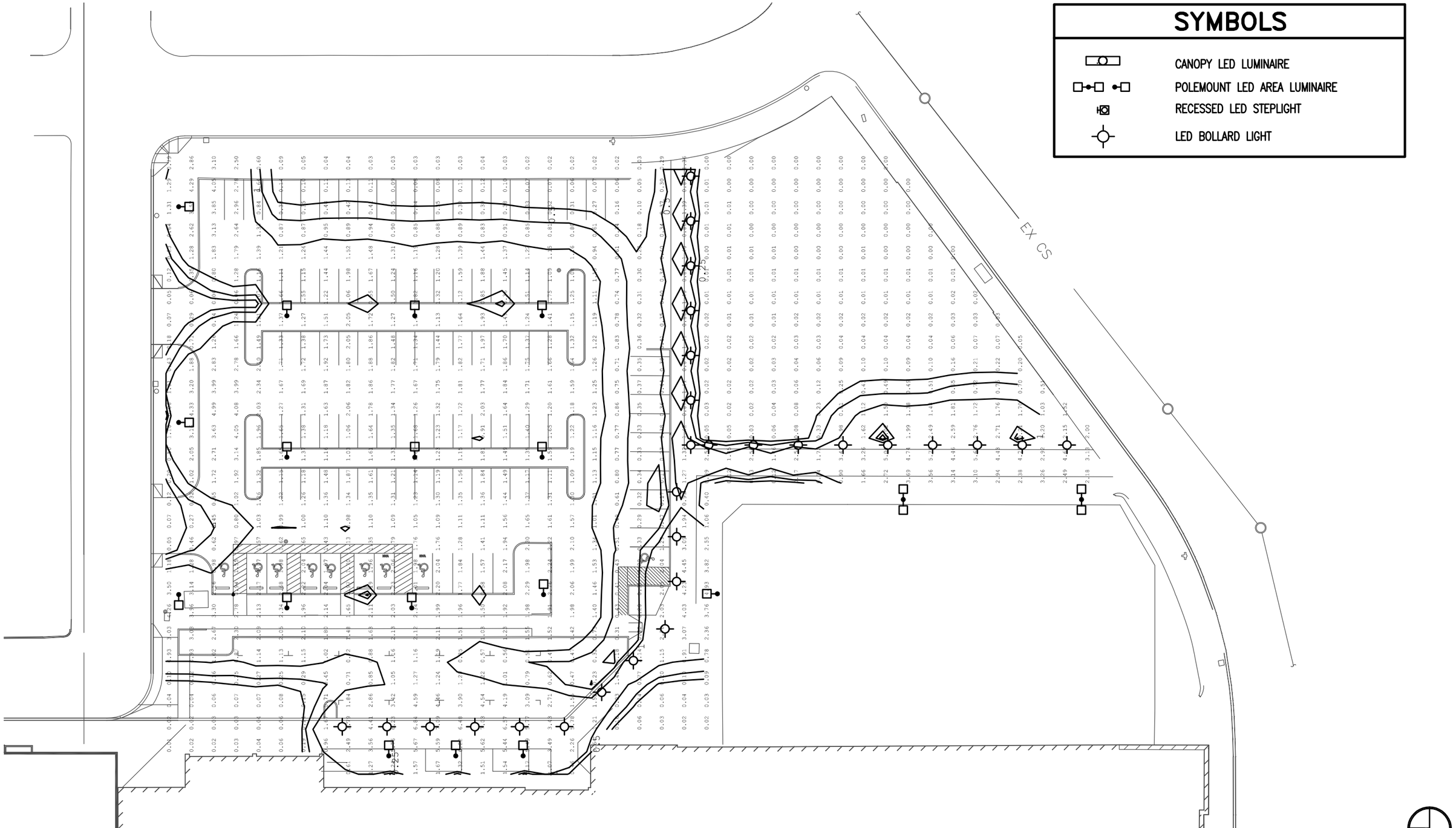
DATE : 03-12-2013
(Reissued: 7-17-2013)

Site Lighting Plan East Lot

LUR 13-139304 DZM PR

E101

Exhibit C.72



SYMBOLS

- CANOPY LED LUMINAIRE
- POLEMOUNT LED AREA LUMINAIRE
- RECESSED LED STEPLIGHT
- LED BOLLARD LIGHT

LEGACY HEALTH

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CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
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LAND USE

0 20' 40' 80'

SCALE : 1" = 40'-0"

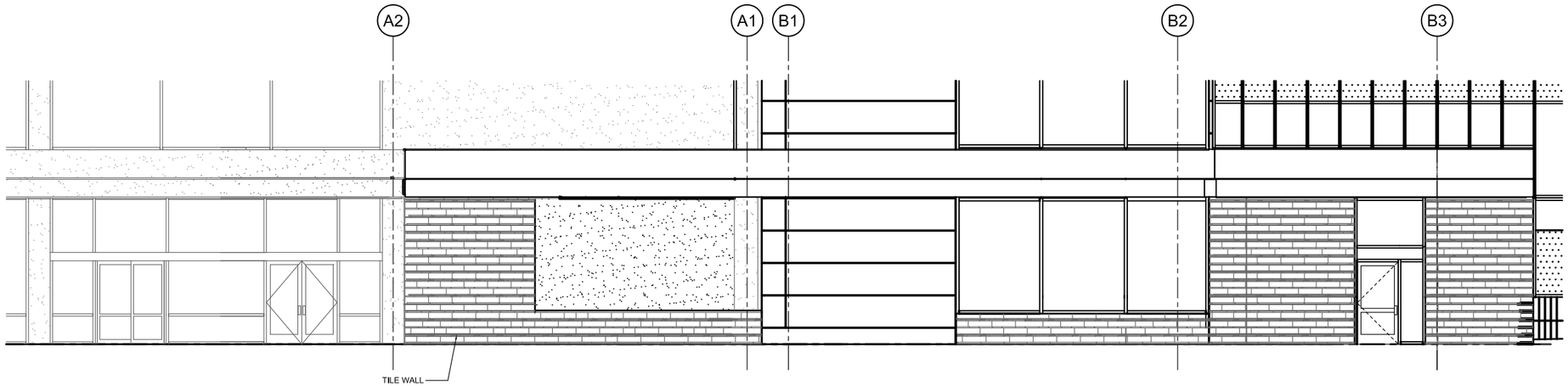
DATE : 03-12-2013
(Reissued: 7-17-2013)

Site Lighting Plan East Lot

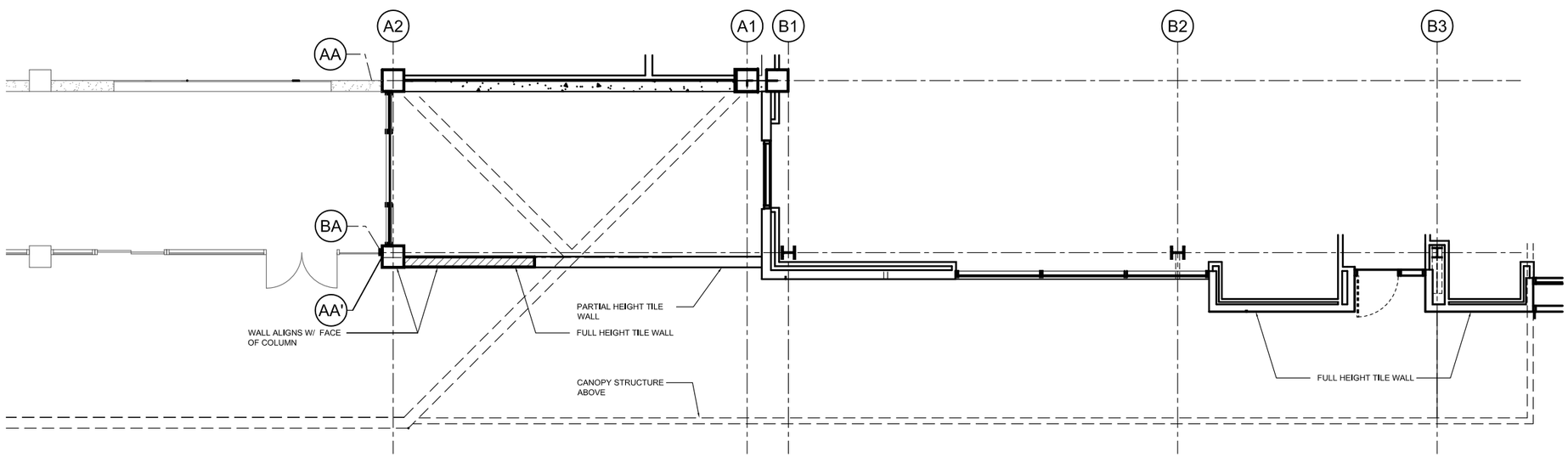
LUR 13-139304 DZM PR

E101P

Exhibit C.73



E1 EAST CANOPY ALCOVE ELEVATION
3/32"=1'-0"



E1 EAST CANOPY ALCOVE FLOOR PLAN
3/32"=1'-0"

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LEGACY HOLLADAY PARK
CENTRAL LABORATORY RELOCATION

1225 NE 2nd Ave.
PORTLAND, OREGON 97232

LAND USE

0 1' 4' 12'

SCALE : 3/32" = 1'-0"

DATE : 07-17-2013

East Alcove Infill Floor Plan & Eelevation

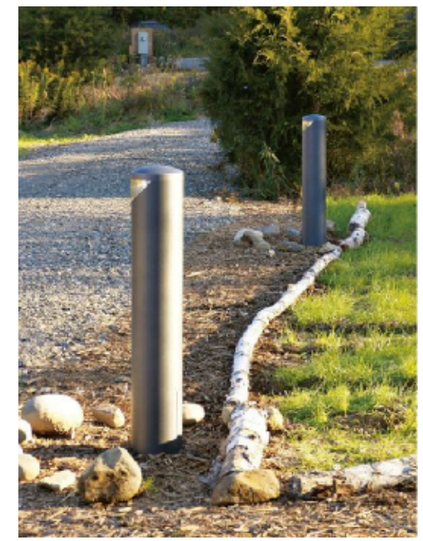
LUR 13-139304 DZM PR

A-48

Exhibit C.74

Table Seating

Bench Seating



Bollard Lighting

Parking Lot Lighting

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1225 NE 2nd Ave.
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LAND USE

SCALE : N.T.S.

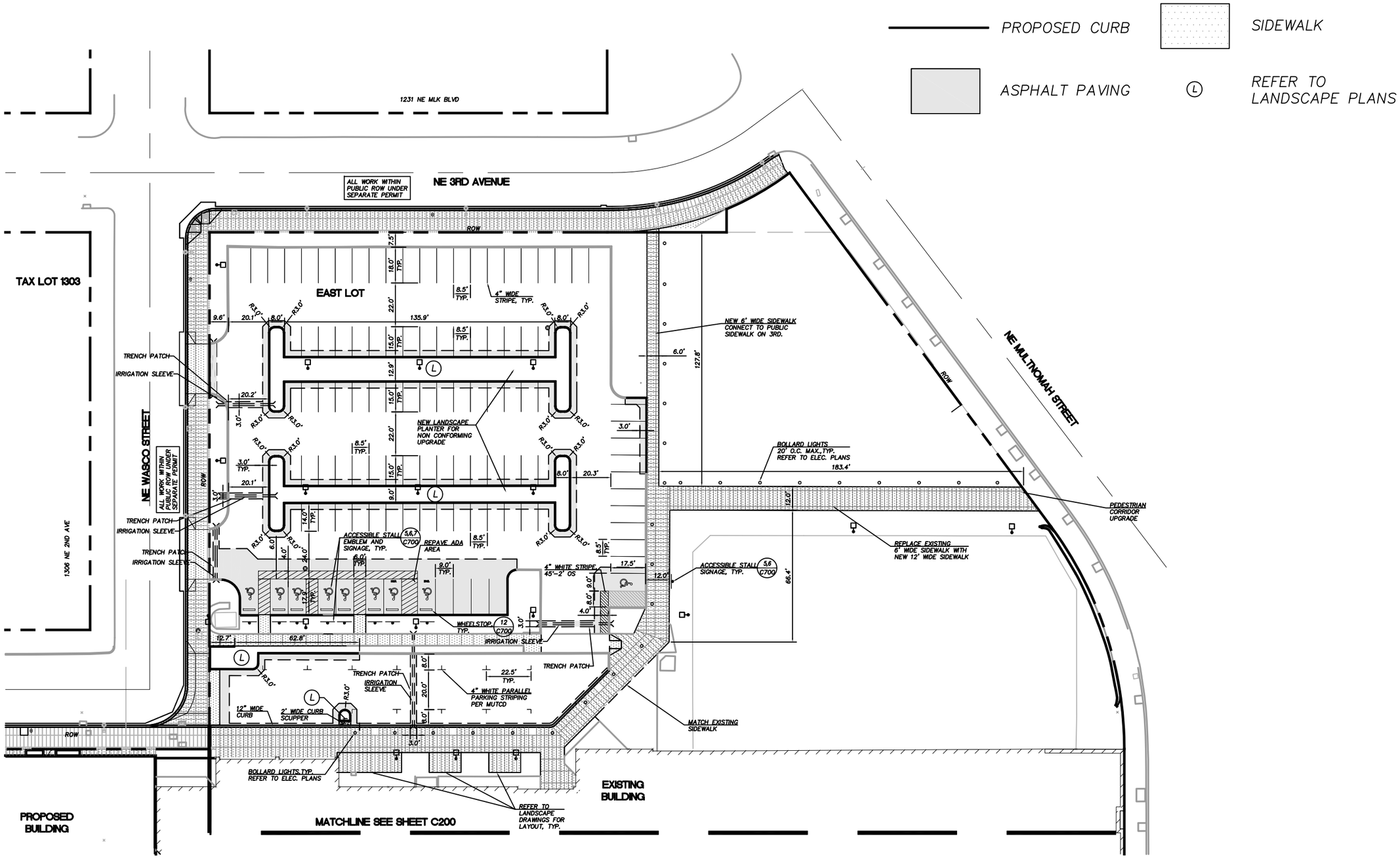
DATE : 07-17-2013

Site Furnishings

LUR 13-139304 DZM PR

L1-12

Exhibit C.75



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LAND USE

GRAPHIC SCALE
0 50 100
1 inch = 50 ft.

DATE: 07-17-2013

Civil Layout and Paving Plan-East Lot

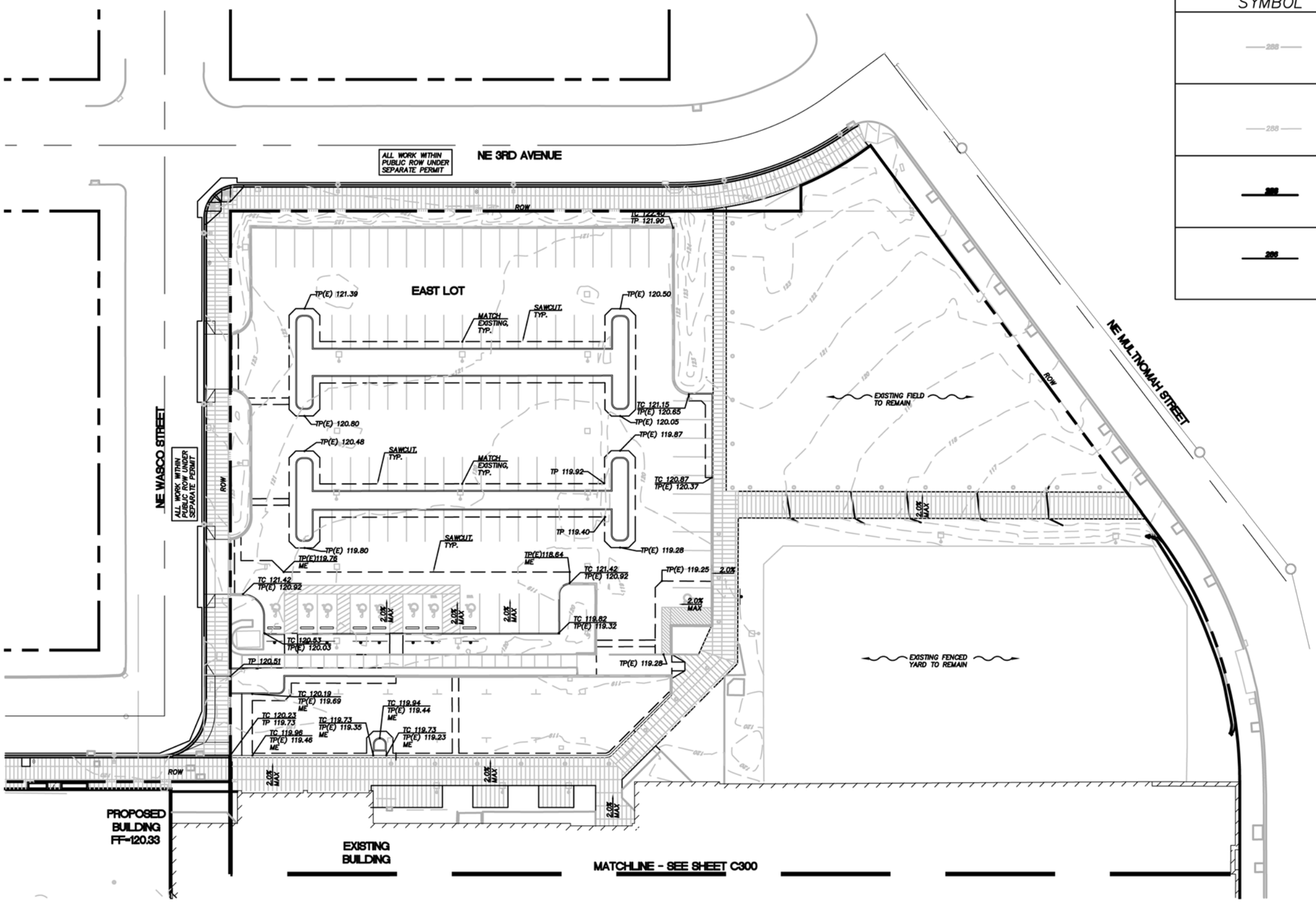
LUR 13-139304 DZM PR

C201

Exhibit C.76

SHEET LEGEND

SYMBOL	DESCRIPTION
288	EXISTING CONTOUR
288	EXISTING CONTOUR
288	PROPOSED CONTOUR
288	PROPOSED CONTOUR



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LAND USE

GRAPHIC SCALE
0 50 100
1 inch = 50 ft.

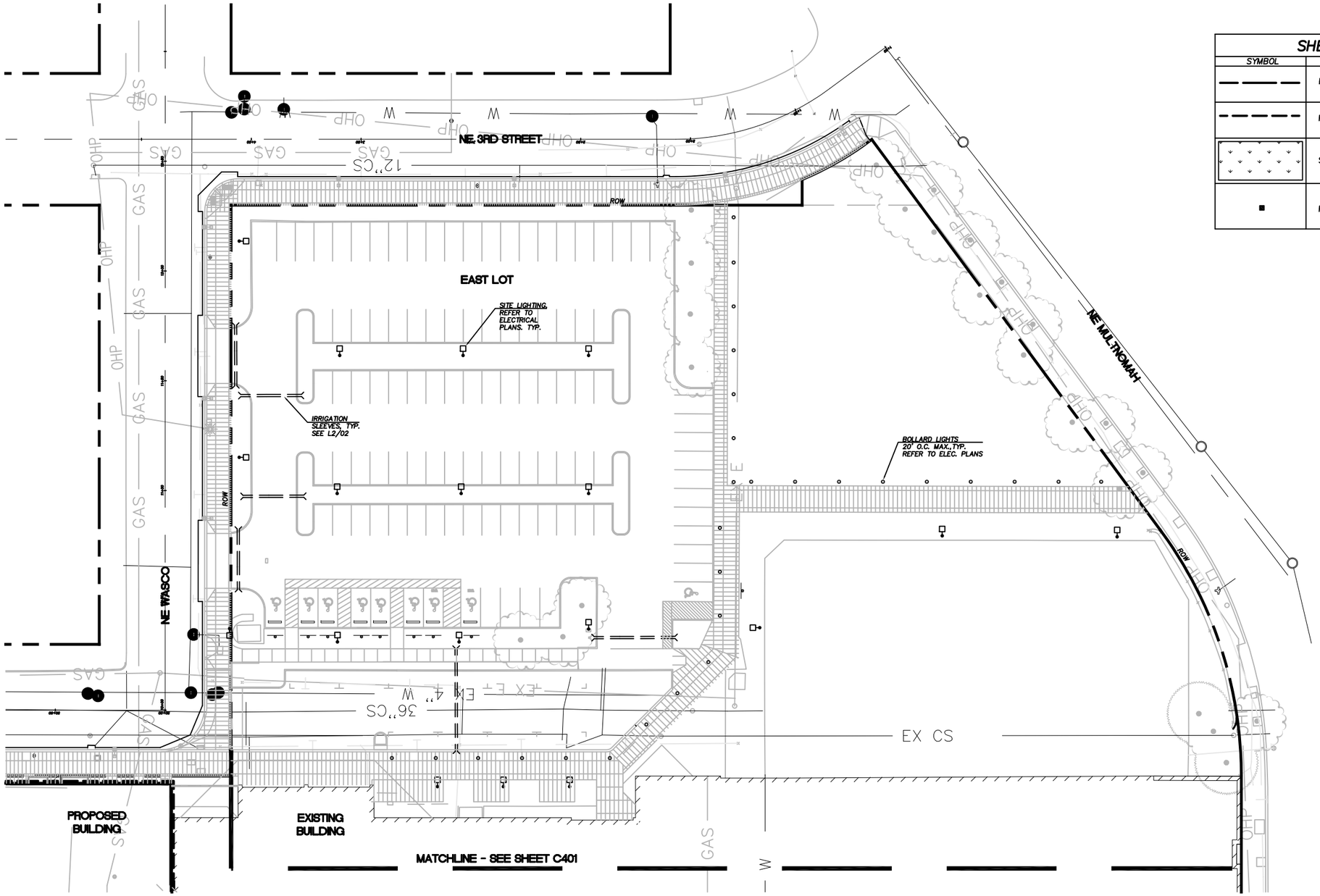
DATE : 07-17-2013

Civil Grading Plan- East Lot

LUR 13-139304 DZM PR

C301

Exhibit C.77



SHEET LEGEND

SYMBOL	DESCRIPTION	REFERENCE
	PROPOSED STORM DRAIN	
	PROPOSED PERFORATED DRAIN	
	STORMWATER PLANTER	
■	PROPOSED CB	

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GRAPHIC SCALE
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DATE : 07-17-2013

Civil Site Utility Plan - East Lot

LUR 13-139304 DZM PR

C401

Exhibit C.78