

# LOCA at 11th and Belmont The Goat Blocks

Design Review Submittal (Pre-Application# EA-203772) (DAR# 13-224797)

PRESENTED BY: KILLIAN PACIFIC  
OWNER: BELMONT INVESTMENT, LLC  
ARCHITECT: ANKROM MOISAN ARCHITECTS  
03.11.2014



DAR# 13-224797

Ankrom Moisan Architects, Inc.  
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING  
ankrommoisan.com

6720 SW Macadam Ave / Suite 100  
Portland, OR 97219  
503.245.7100

117 S Main St / Suite 400  
Seattle, WA 98104  
206.576.1600







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<b>PROJECT TEAM:</b>	<b>Developer</b> Killian Pacific	<b>Architect</b> Ankrom Moisan Architects	<b>Landscape</b> Koch Landscape Architecture	<b>Civil Engineering</b> Cardno	<b>Contractor</b> Andersen Construction
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## Central Eastside at the Boundary

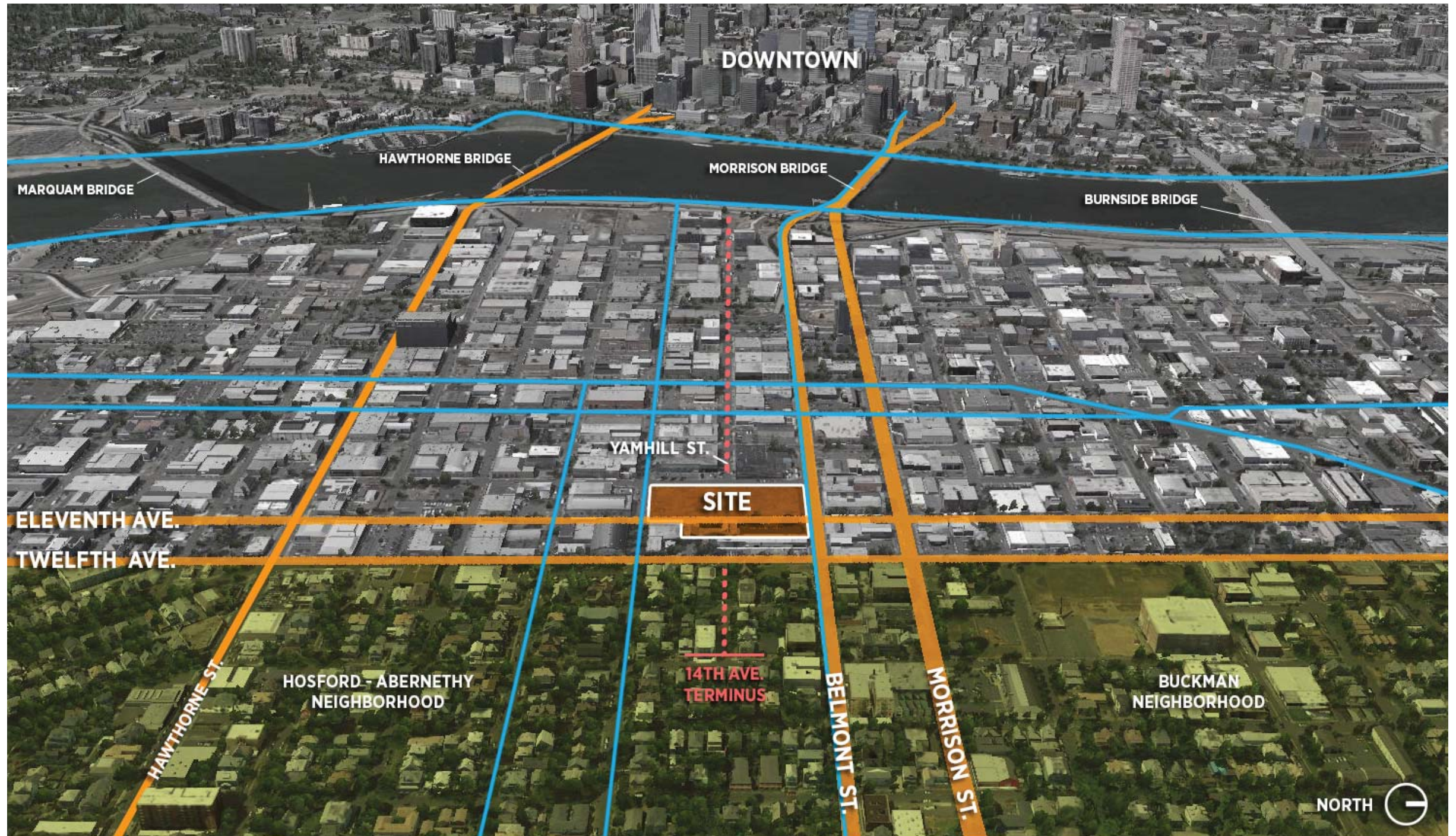
SE 11th and Belmont is one of the most unique sites in Portland. Straddling the Central Eastside's vibrant commercial areas to the west as well as historic residential neighborhoods to the East the site will connect and be fueled by these synergistic forces.

Being located on the crossroads of SE Belmont and SE 11th/12th the site has strong connection through all modes of transportation. The zoning is flexible allowing both residential and commercial development, of a variety of forms, aesthetics and user preferences.

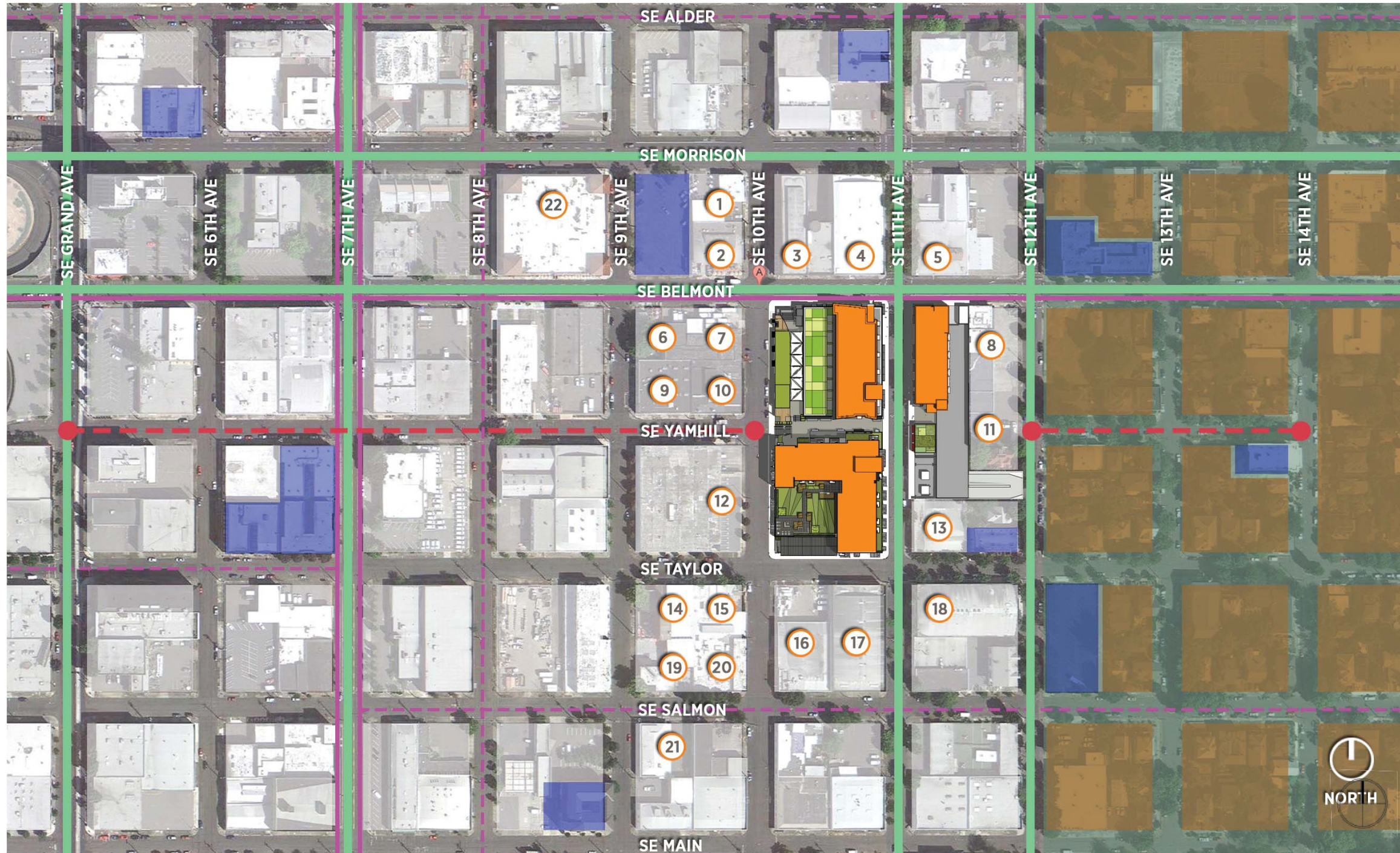
In recent times this area has become the Hub of creative types. It seems like everywhere you look creative things are happening.

We think that understanding and connecting to the creative nature of those that work, live and play in this area has a way of making a meaningful, unique "place."

Our vision connects and interweaves this creative energy within new development, with the goal of furthering the energy already building in the district.







**NEARBY BUSINESSES AND ORGANIZATIONS**

- 1 Vivo
- 2 Cascade Brewing
- 3 Yale Union
- 4 Multnomah County Elections
- 5 A&S Marketing
- 6 Green Dragon
- 7 Bar Tur Foods
- 8 Bradshaw's Transmissions
- 9 Integrity Spirits
- 10 Gatto & Sons Fruit Co.
- 11 Hawthorne House
- 12 National Builder's Hardware
- 13 GXI Exhibit Design & Fabrication
- 14 Crossfit Magnus
- 15 Dale's Draperies
- 16 Camfil Farr Air Filter Sales
- 17 Creative Woodworking
- 18 Portland Auto Glass
- 19 Dick's Color Center Paint
- 20 Primal Screens
- 21 New Deal Distillery
- 22 Grand Central Bowl

**COLOR KEY**

- LOCA Housing
- Single Family Residential Blocks
- Main Automotive Arterial Streets
- Nearby Multi-Family Housing
- Bicycle Lane
- Existing Yamhill St. is Interrupted
- Single Family Residential Neighborhood
- Priority Bicycling Streets



PROGRAM SUMMARY

For Design Review Applicable Area

SITE AREA:	
Superblock	92,000 SF
East of SE 11th:	20,500 SF
<b>TOTAL</b>	<b>112,500 SF</b>

EAST BUILDING (EXd zone only) 55,543 SF	
Residential SF	37,109 SF
Residential Units	39 units
Retail SF	8,478 SF
Retail parking SF/count	0 0 stalls
Residential parking SF/count	9,956 51 stalls
*3 level parking stack	

NORTH BUILDING 135,167 SF	
Residential SF	71,842 SF (4 floors)
Residential Units	76 (19 units per floor)
Retail SF	35,370 SF
Retail parking SF/count	27,955 SF 68 stalls
Residential parking SF/count	0 SF 0 stalls*

SOUTH BUILDING 261,525 SF	
Residential SF	126,911 SF (5 floors)
Residential Units	132 units
Retail SF	52,443 SF
Retail parking SF/count	63,488 SF 140 stalls
Residential parking SF/count	18,683 SF 105 stalls**

\* Common Garage shown

\*\* Does not include building area and parking stalls located in IG zone portion of Site.

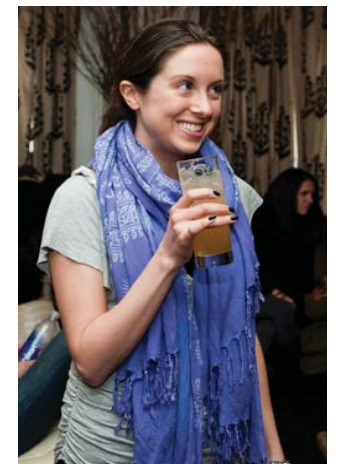
PROJECT SF:	
Residential GSF	235,862 SF
Residential Units	247 Units
Retail GSF	96,291 SF
Retail parking GSF/count	91,443 SF 208 stalls
Residential parking GSF/count	28,639 SF 156 stalls
364 Stalls (Total Not including IG site)	

PROJECT SF:	
Super block	396,692 SF
North OEG	55,543 SF (EXd zone only)

**TOTAL PROJECT SF 452,235 SF**

PLAZA AREA	
Superblock	13,500 SF (outside space)

FAR	
FAR	292,500 SF /92,000 = <b>3.18 FAR</b>









# ...those 'Goat Blocks'



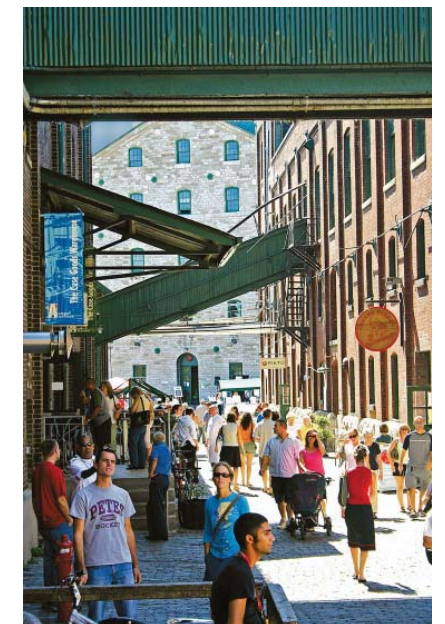




INSPIRED BY THE NEIGHBORHOOD



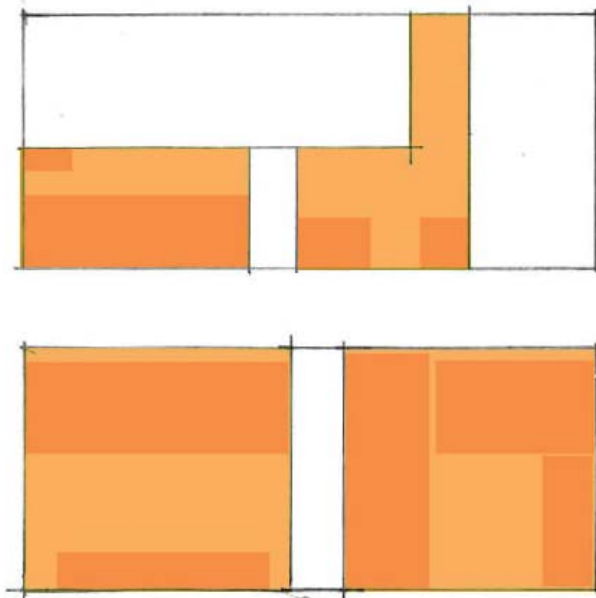
LOOKING TO THE FUTURE



INSPIRED BY THE HISTORY

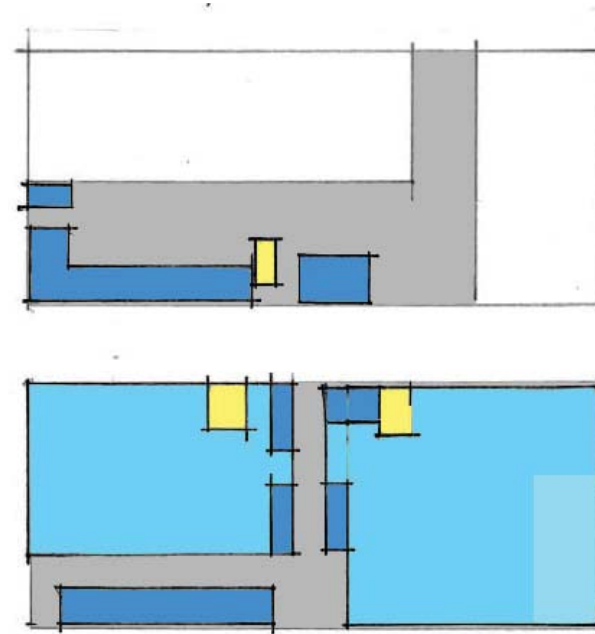






Break the Site down into Portland Scaled Blocks

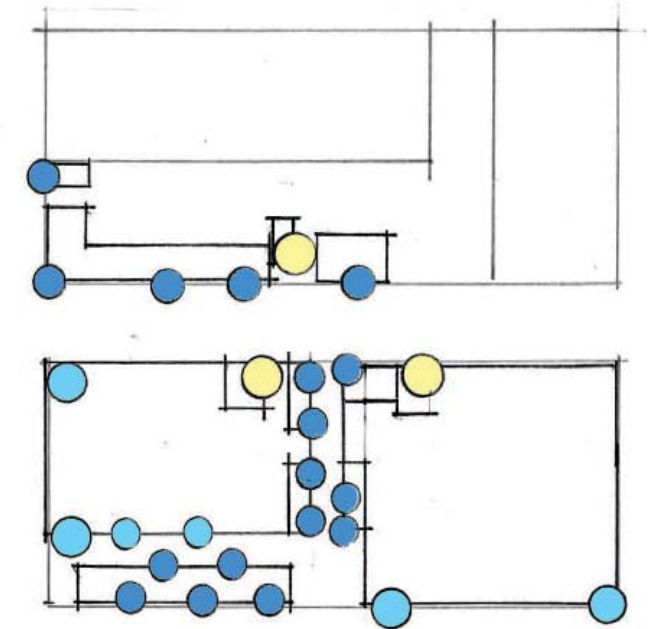
Guideline (A3) Respect the Portland Block Structures



Retail and Residential lobbies throughout project to support vibrant streetscape

Guideline (A8) Contribute to a vibrant streetscape

- Anchor Retail
- Small Retail: Makers & Restaurants, etc.
- Residential Lobbies

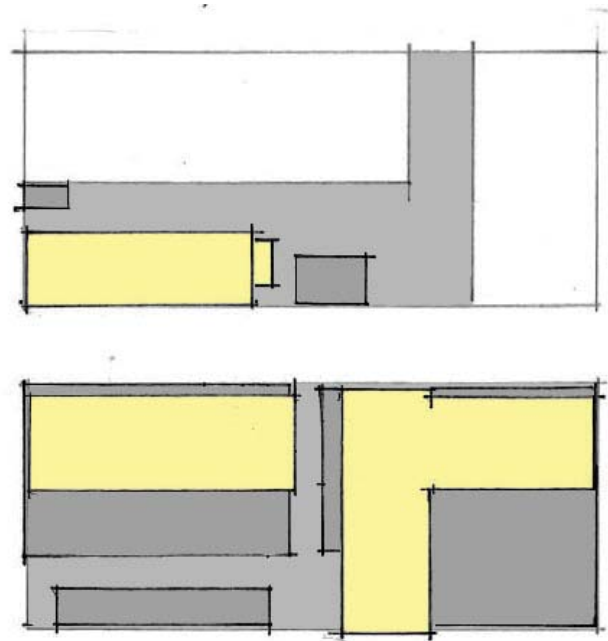


Ground level with multiple uses and entry points create a walkable place.

Guideline (B1) Reinforce and enhance the pedestrian system

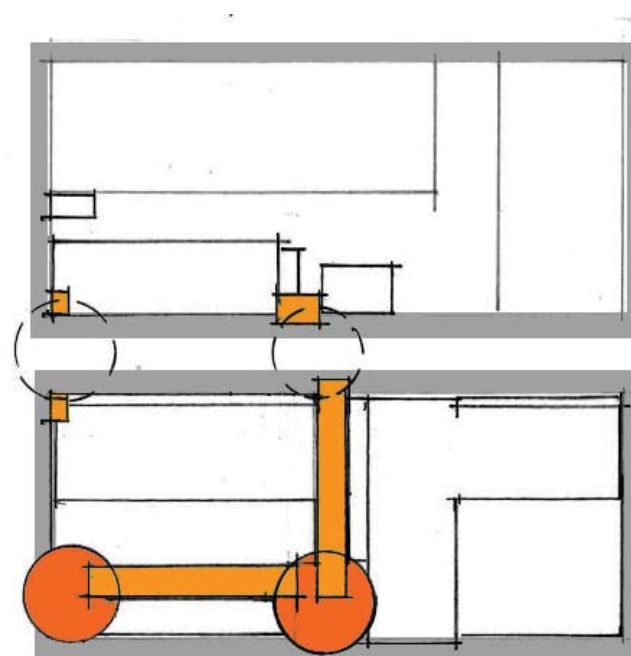
- Anchor Retail
- Small Retail: Makers & Restaurants, etc.
- Residential Lobbies





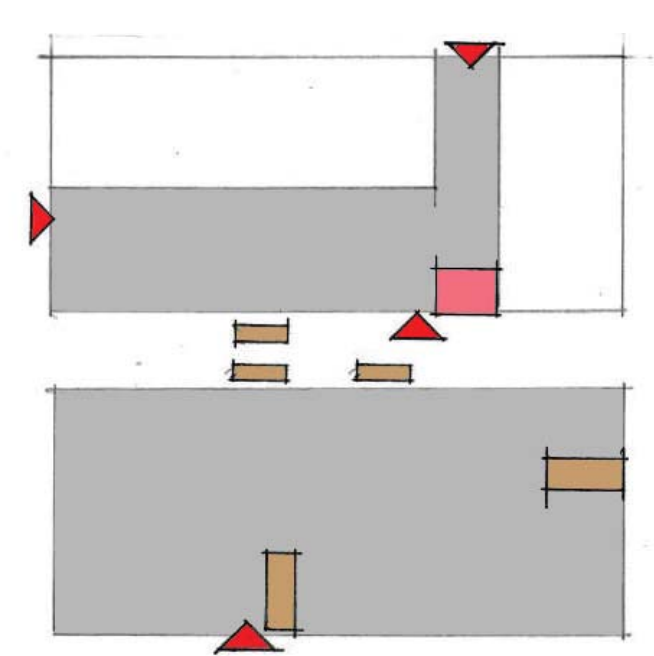
Housing on upper floors contributes to an active 24/7 place.

Guideline (A8) Contribute to a vibrant streetscape



Connected Outdoor Public Urban spaces

Guideline (B5) Make Plazas, Parks, and Open Space Successful



Parking Entries, Building Loading and Mechanical

Parking and Building entries have been located to meet (B2) Protect the Pedestrian, (B3) Bridge Pedestrian Obstacles.

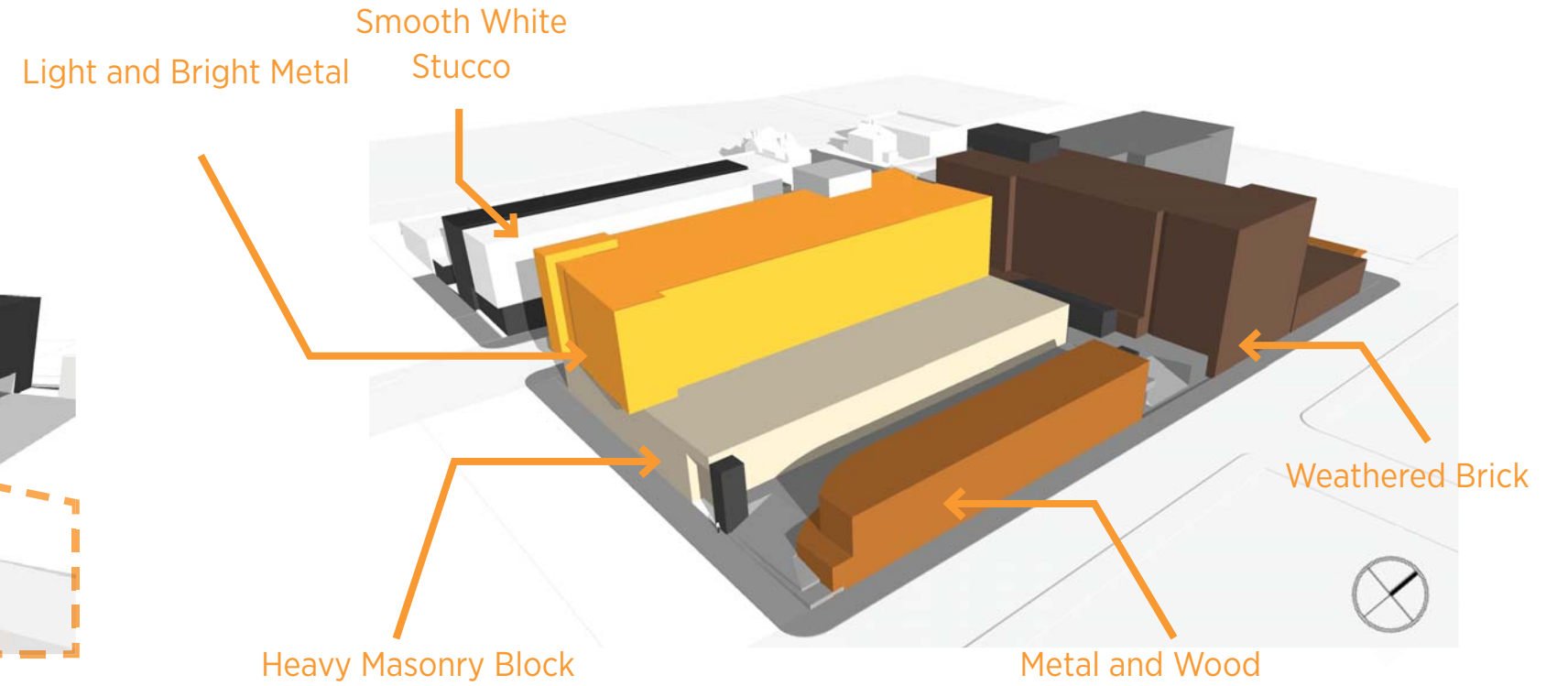
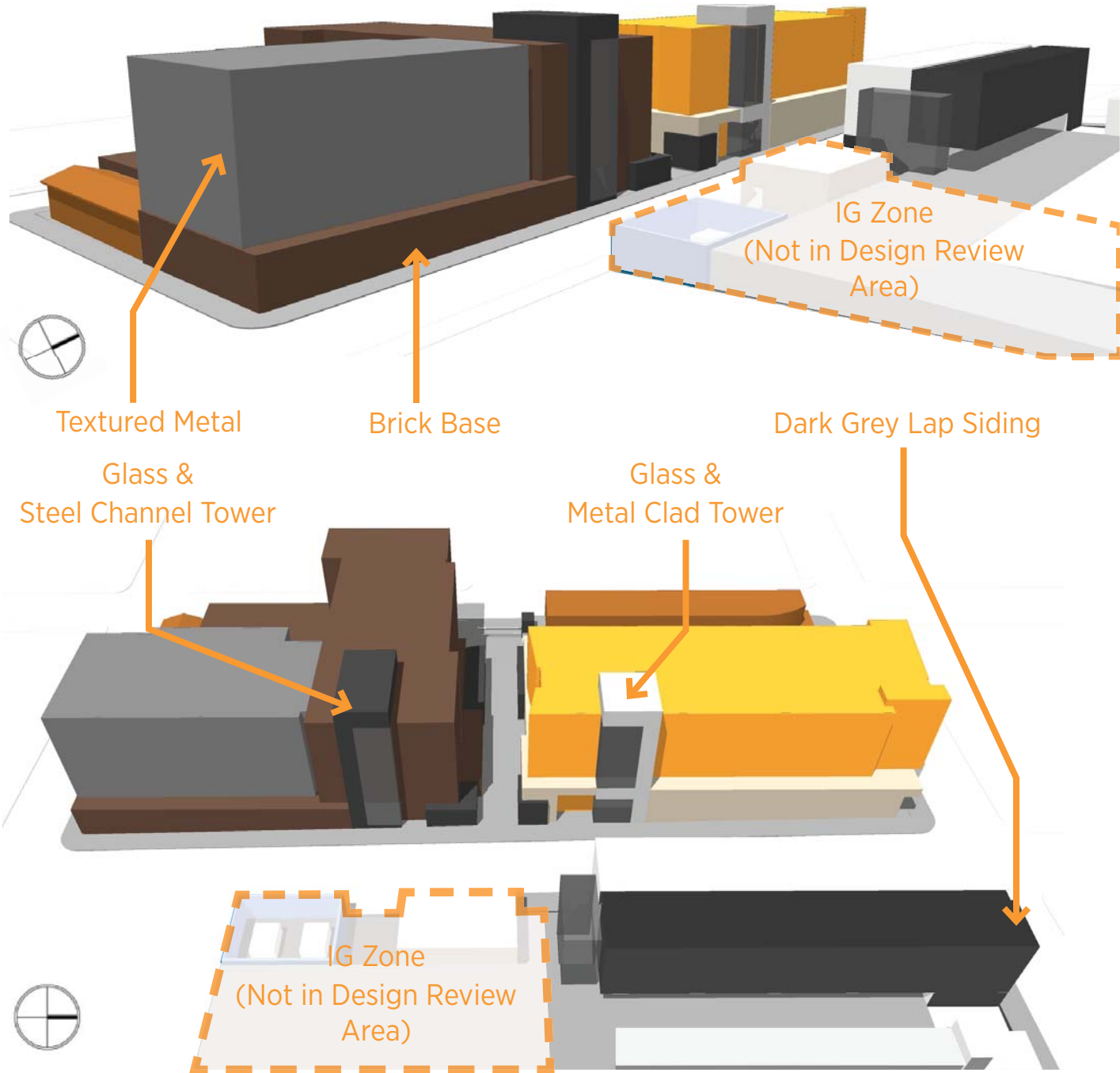
- Parking Entries
- Loading





# C.9 Cladding Concept Diagrams

Just like the CEID, this development is meant to be a balance of juxtapositions. Contrasts in color, scale and texture are part of what makes the Central Eastside so vibrant. These buildings will be reflective of those balanced contrasts.









DESIGN AS PRESENTED AT D.A.R. HEARING 1



What we heard...

Belmont Frontage

- Provide 12' sidewalk (vs. 8' existing)
- Eliminate building setback. Bring out to lot line.
- Make stairs special

Response

- Remove colonnade bring grocery store out
- Extend retail out to Belmont
- Shape retail and stair to open up market space beyond

Yamhill Alley

- Remove grade difference as much as possible
- Try to remove stairs on 11th (9'-6" vertical travel)
- Be 'authentic' about those spaces
- Activate with retail

Response

- Lower Yamhill; no steps from 11th
- ≈9"-6' stairs with city view from Yamhill to 10th
- Add storefronts to both sides



DESIGN AS PRESENTED AT D.A.R. HEARING 2



**What we heard...**

- cover the eastern site parking
- study taper window head
- open up/more inviting entry at 11th/Belmont
- Move Grocery west to SE 10th.
- add small retail on SE 11th
- North building
- let north residential use podium
- change color of north building metal panel
- explore different window sizes
- Refine SE corner

- Activate SE Taylor Elevation
- Move Grocery Loading south of Yamhill
- Eliminate ramps & stairs where possible
- Eliminate exterior elevators
- Improve garden building or make garden building integrate into main structure

- add small retail on Belmont
  - Enliven the Stair
- bring West Building out to Belmont Street
- change marketing building cladding / wood not durable

































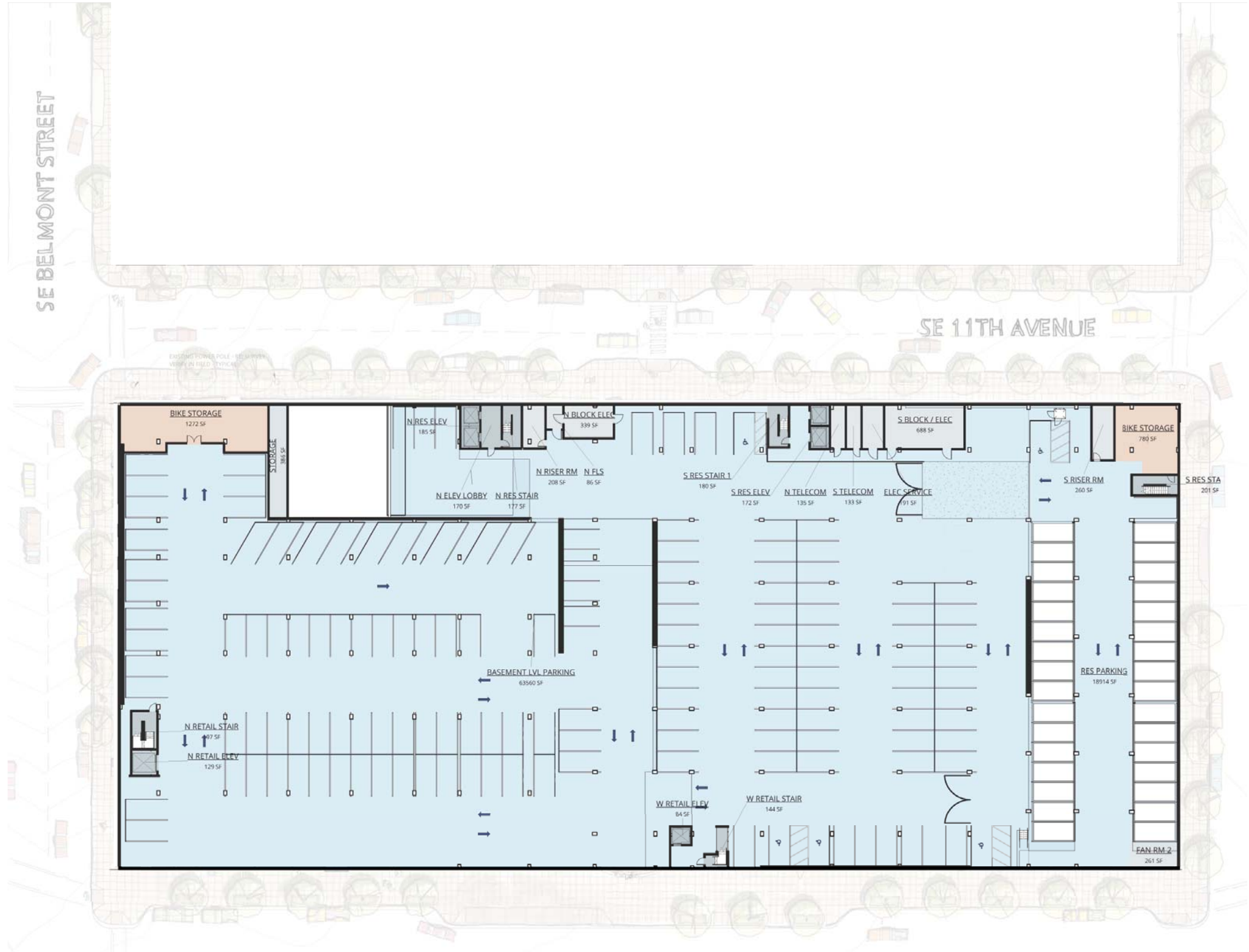




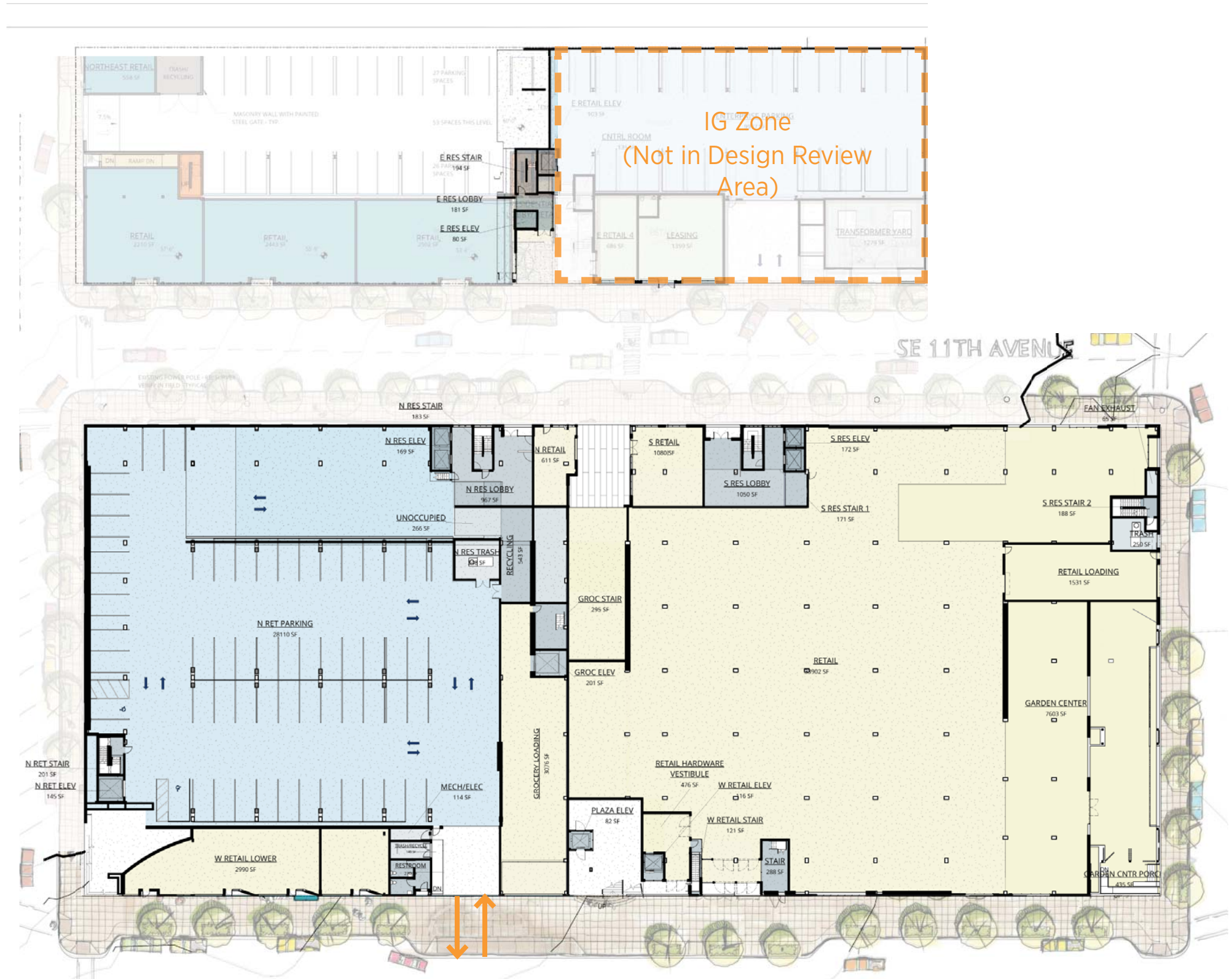




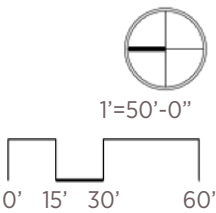
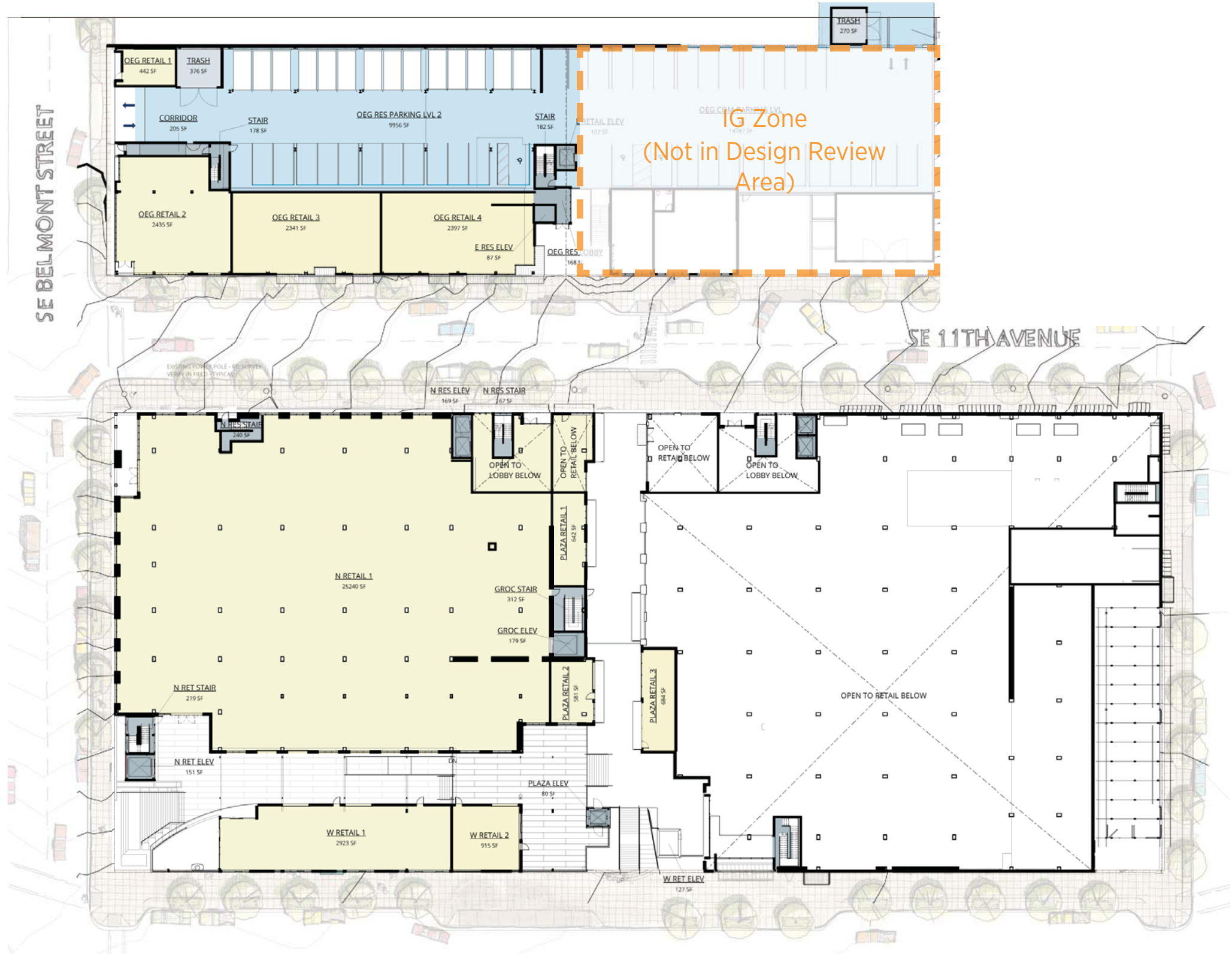




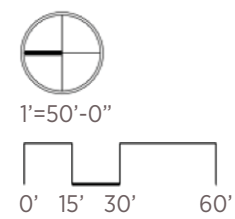




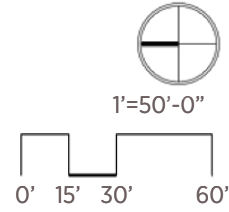




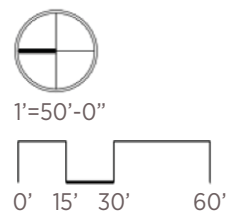
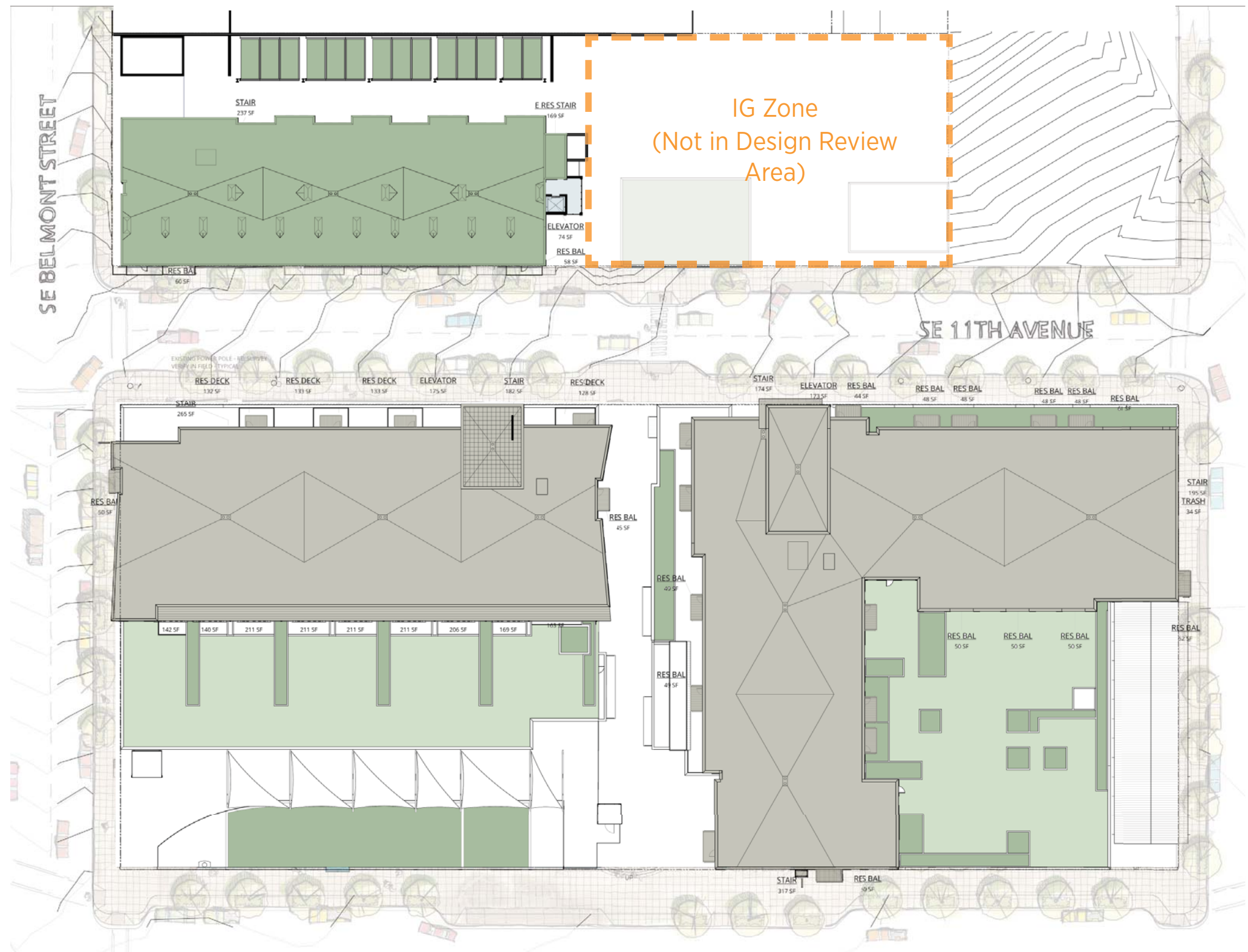




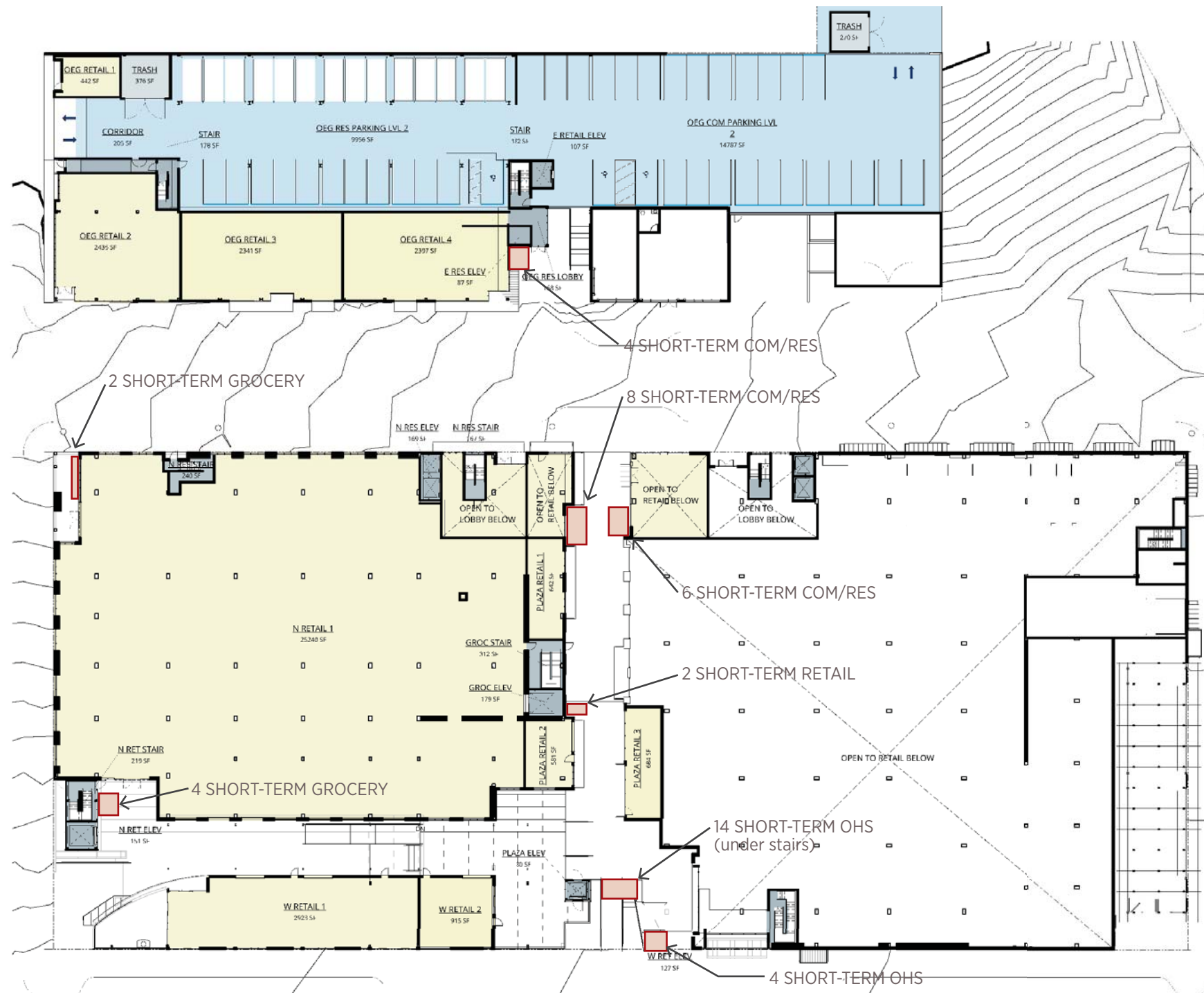






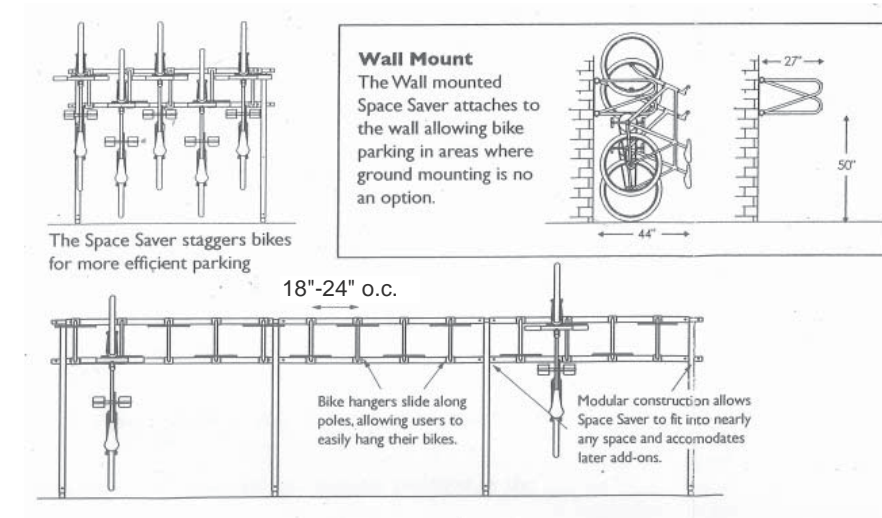






Short Term Bike Parking Plan

nts



**Standards for Bicycle Parking:**

A space 2'-0" by 6'-0" must be provided for each required bicycle parking space.

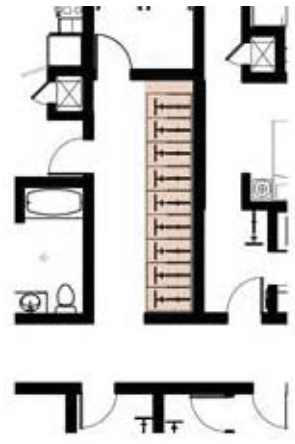
**Required Bicycle Parking:**

There are 247 apartments in The Goat Blocks. 371 bicycle parking spaces are required. An additional 12 bicycle parking spaces are required for the Retail uses of the site.

The required bicycle can be provided in the space shown by providing:

North Residence	Corridor	In Units		
Level 1-4 Residence	22	19		
Mezzanine	83	-		
<b>Total</b>	<b>171</b>	<b>76</b>	<b>=</b>	<b>247</b>
South Residence	Corridor	In Units		
Level 2-5	20	27		
Level 1	20	24		
<b>Total</b>	<b>100</b>	<b>132</b>	<b>=</b>	<b>232</b>
East Residence	Corridor	In Units		
Level 1	-	20		
Level 2-3	-	19		
<b>Total</b>	<b>0</b>	<b>39</b>	<b>=</b>	<b>39</b>
Mezzanine	83	-		
Basement North	54			
Basement South	29			
<b>Total</b>	<b>166</b>		<b>=</b>	<b>166</b>
<b>Total Long-Term Bike Parking Provided</b>			<b>=</b>	<b>684</b>

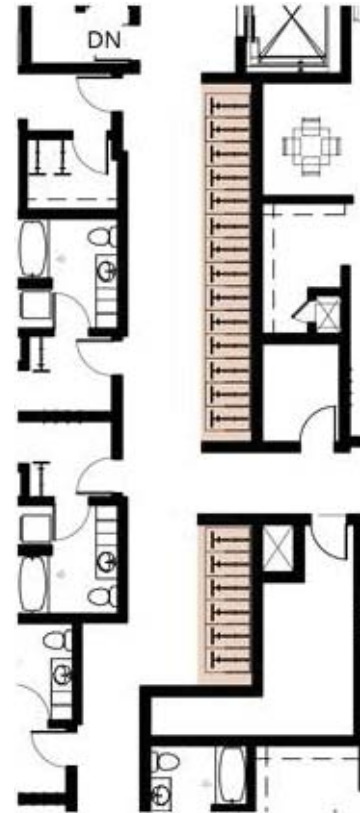




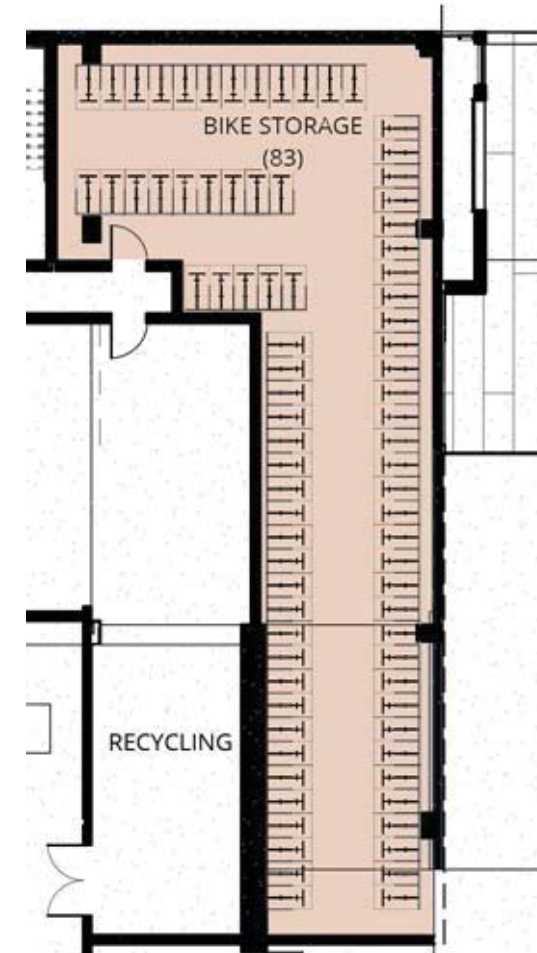
N Bldg, N Stair - Bike Parking  
1/16" = 1'-0"



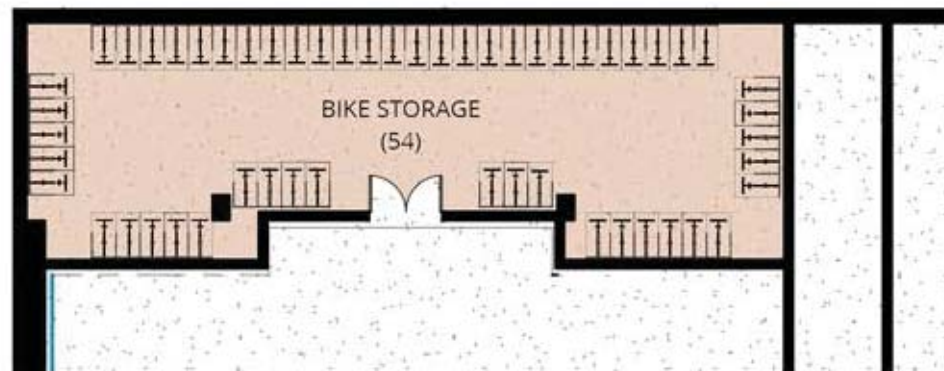
N Bldg, S Stair - Bike Parking  
1/16" = 1'-0"



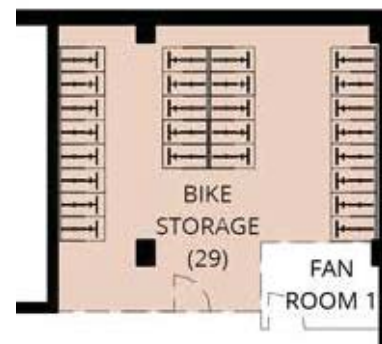
S Bldg, Stair - Bike Parking  
1/16" = 1'-0"



N Bldg Mezzanine - Bike Parking  
1/16" = 1'-0"



Basement Lvl, N Retail - Bike Parking  
1/16" = 1'-0"



Basement Lvl, S Resident - Bike Parking  
1/16" = 1'-0"



Basement Level Bike Storage

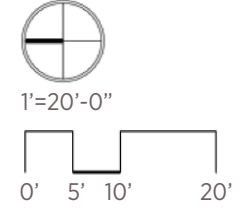
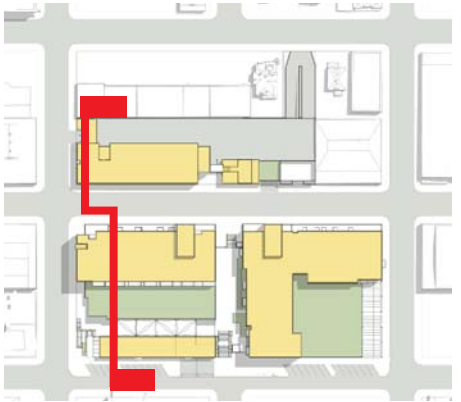
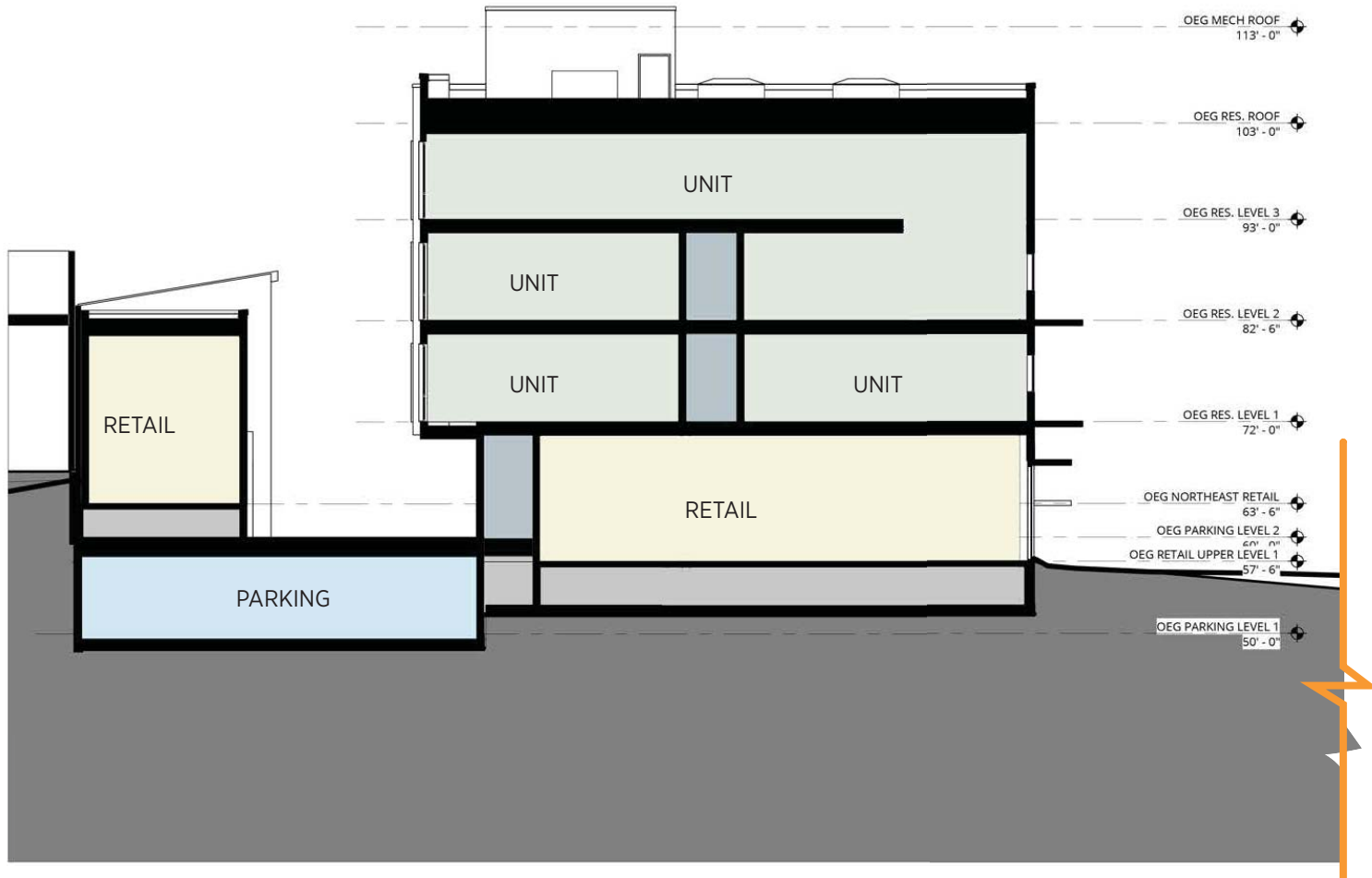


Typical Long-Term Wall Rack

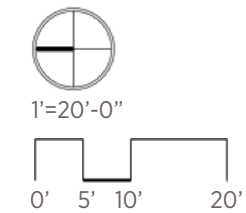
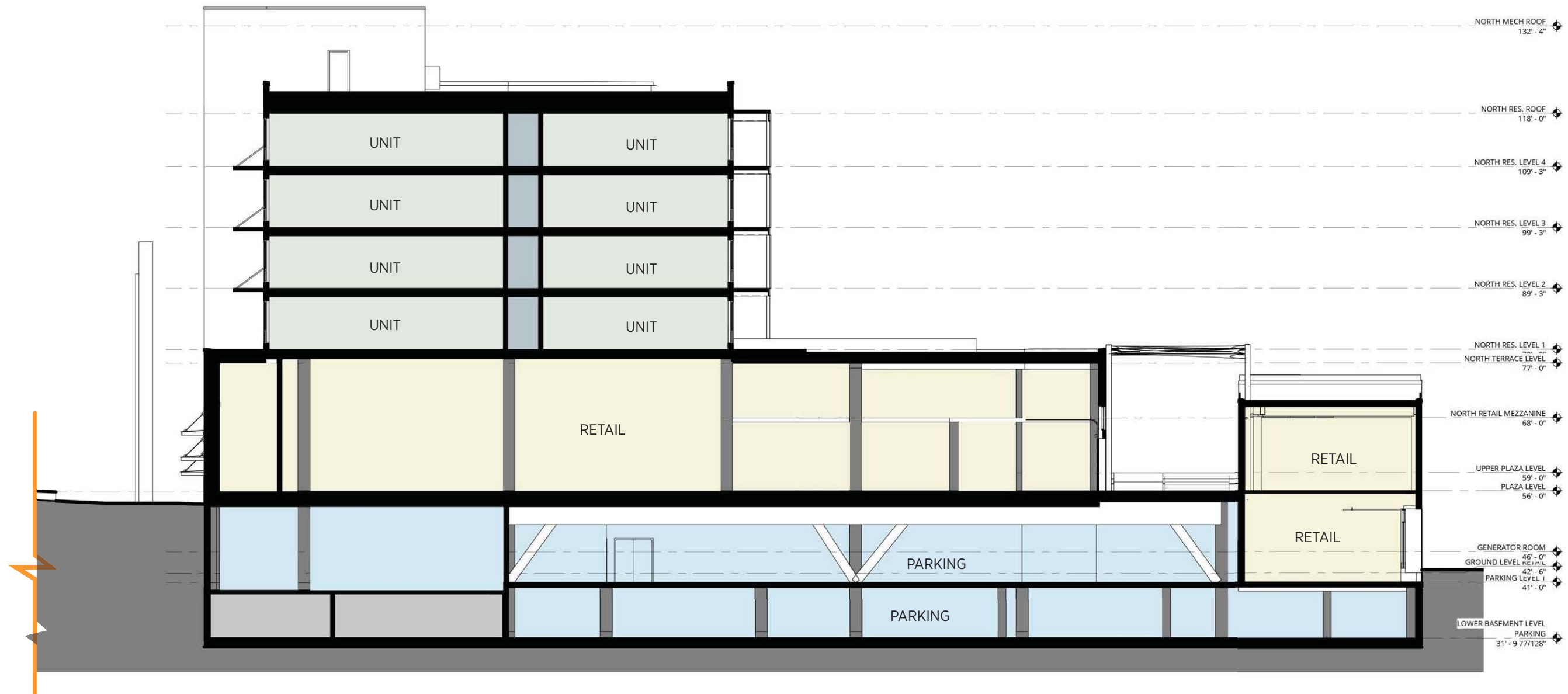


Typical Short-Term Wall Rack

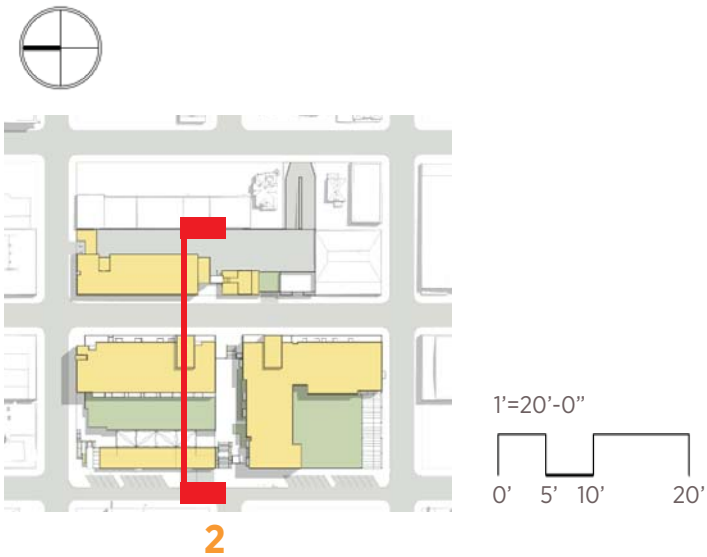




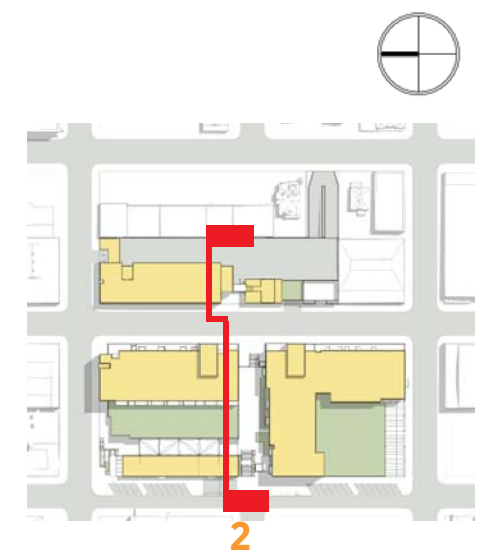
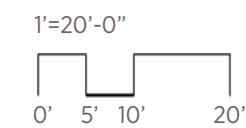
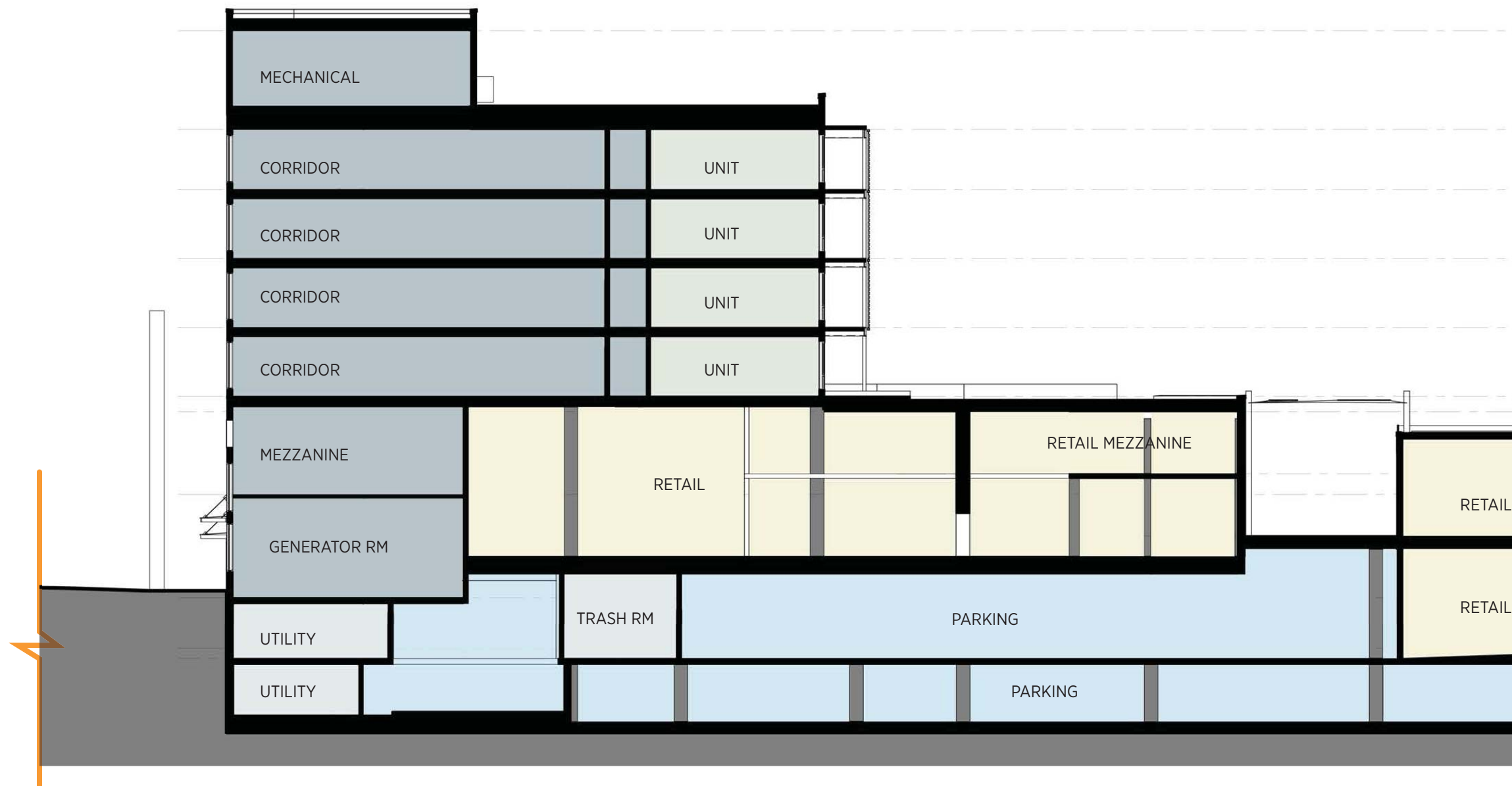




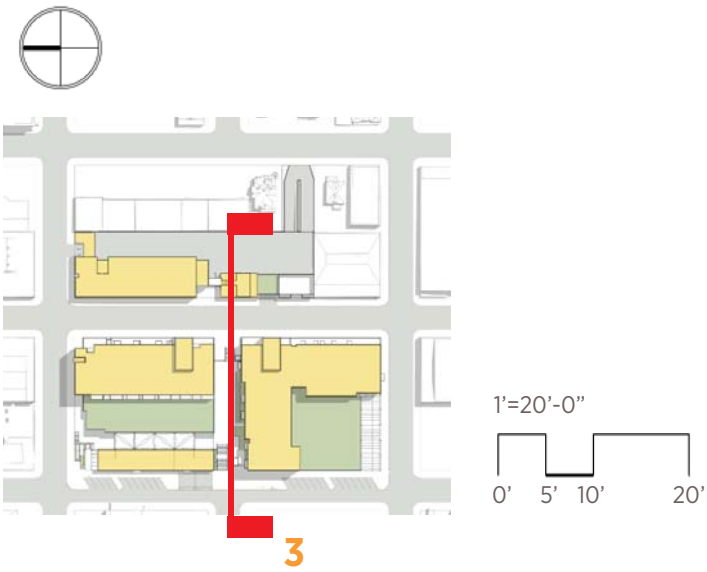
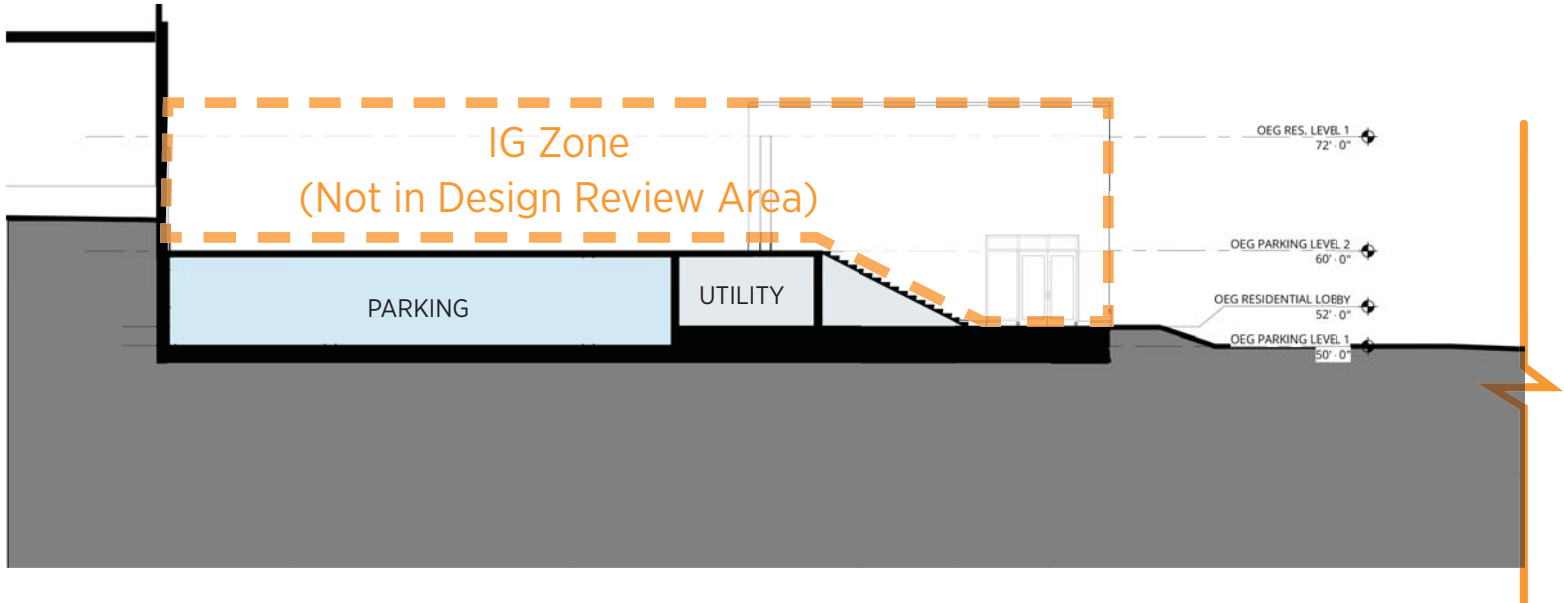
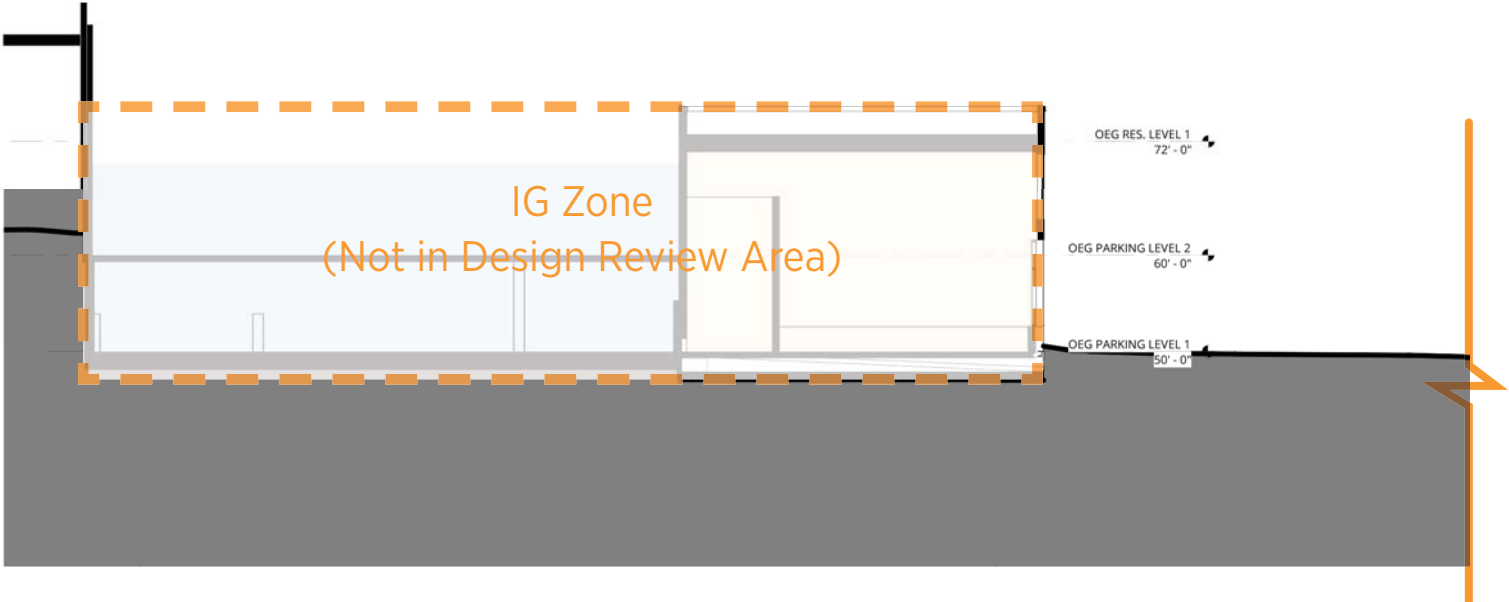




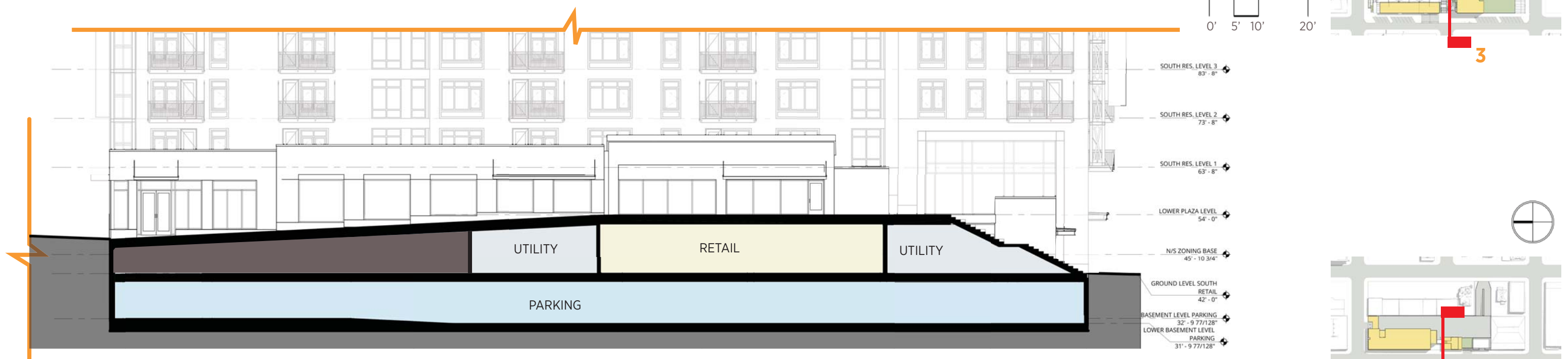




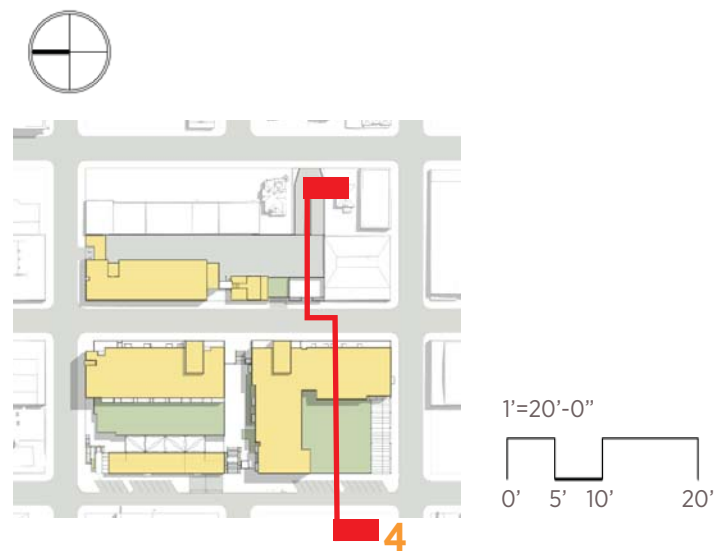




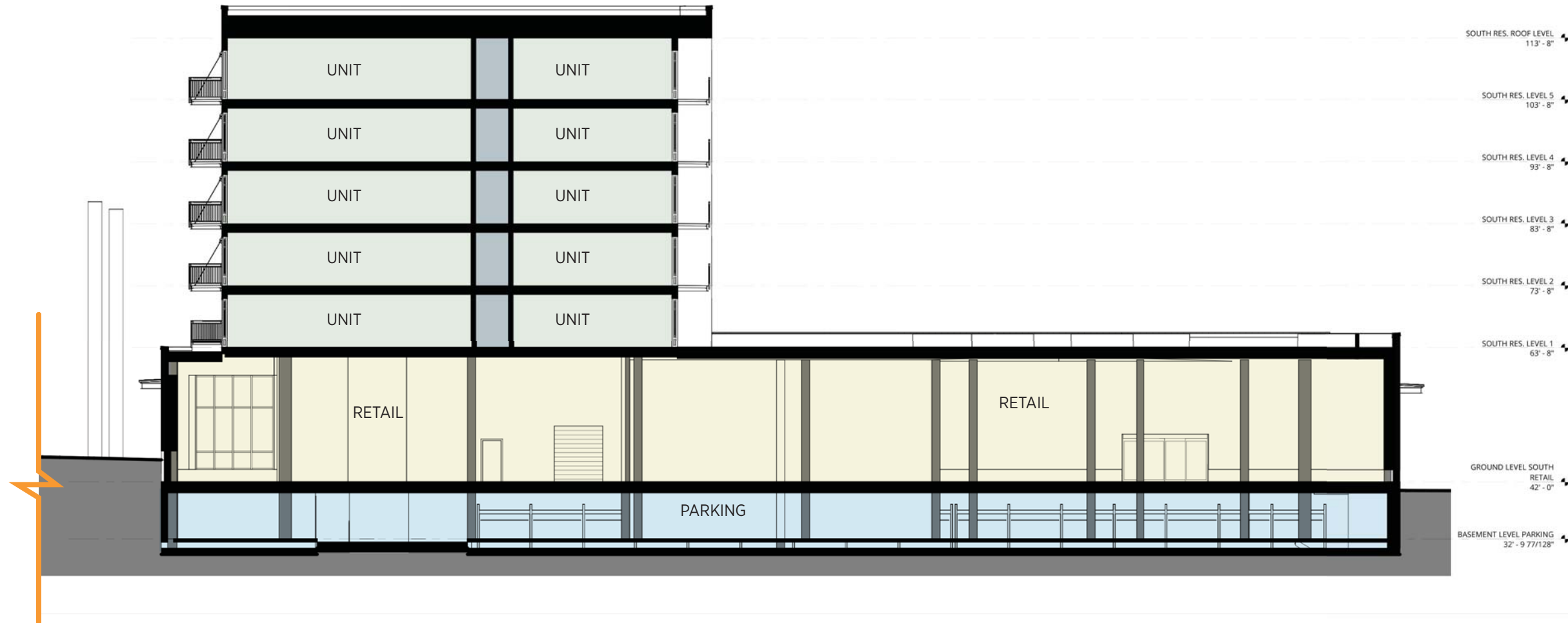












SOUTH RES. ROOF LEVEL  
113' - 8"

SOUTH RES. LEVEL 5  
103' - 8"

SOUTH RES. LEVEL 4  
93' - 8"

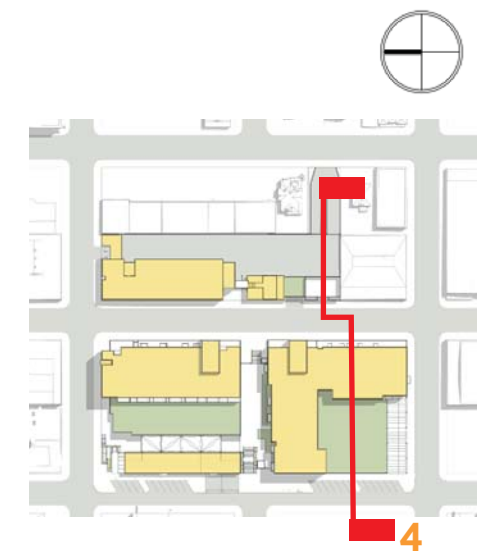
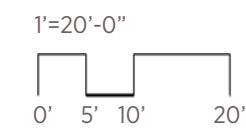
SOUTH RES. LEVEL 3  
83' - 8"

SOUTH RES. LEVEL 2  
73' - 8"

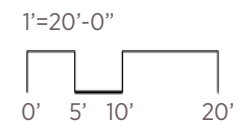
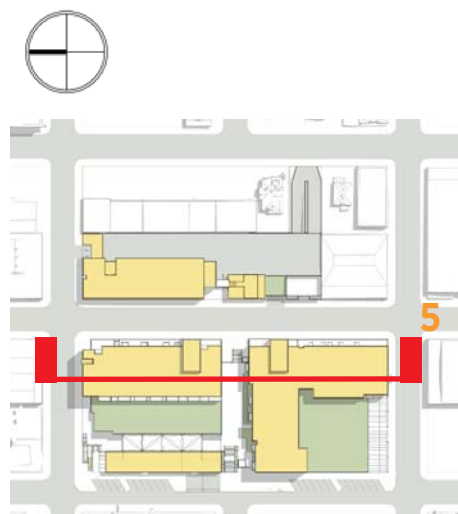
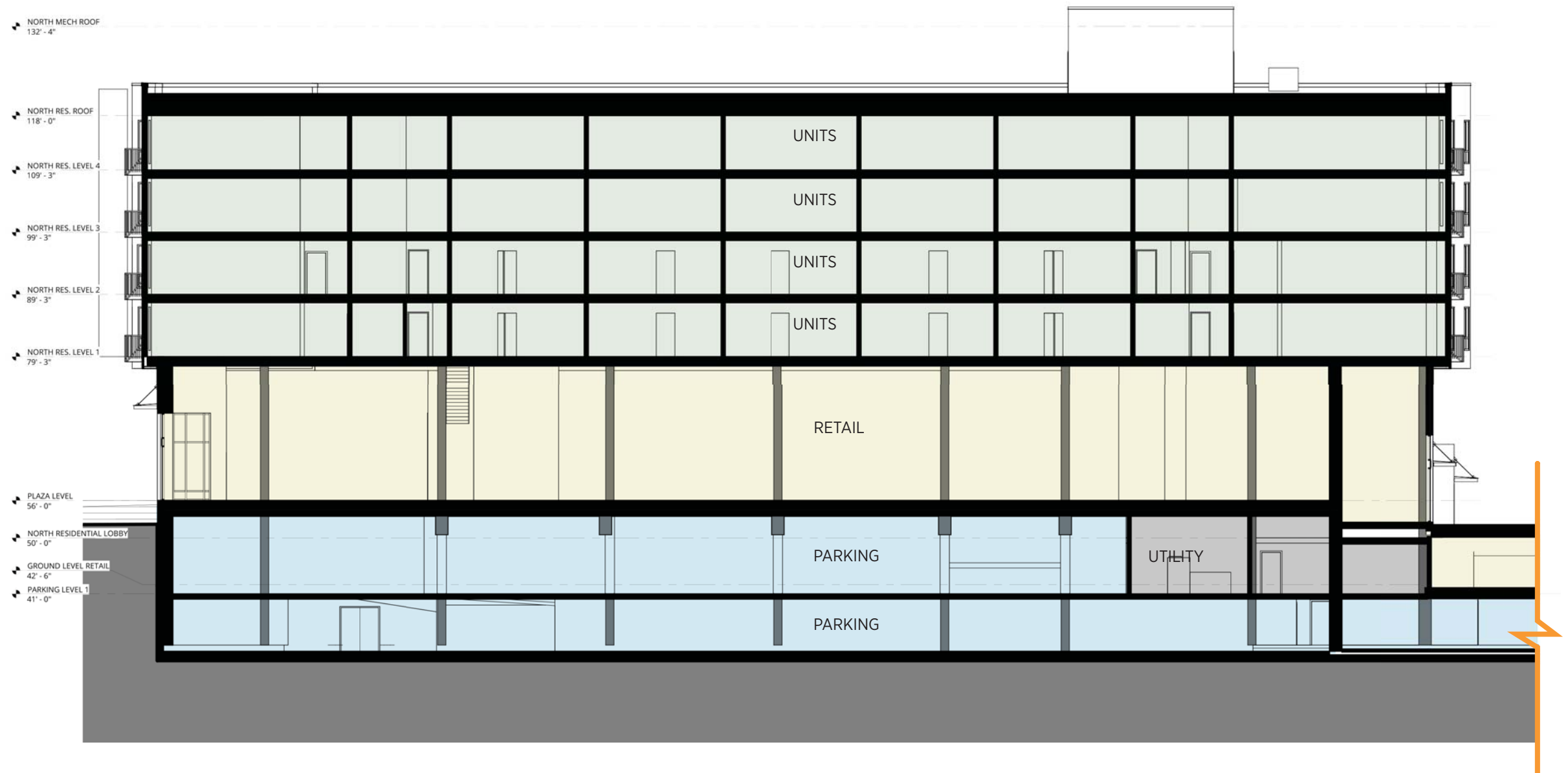
SOUTH RES. LEVEL 1  
63' - 8"

GROUND LEVEL SOUTH  
RETAIL  
42' - 0"

BASEMENT LEVEL PARKING  
32' - 9 77/128"



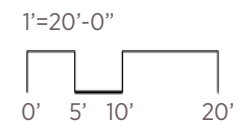
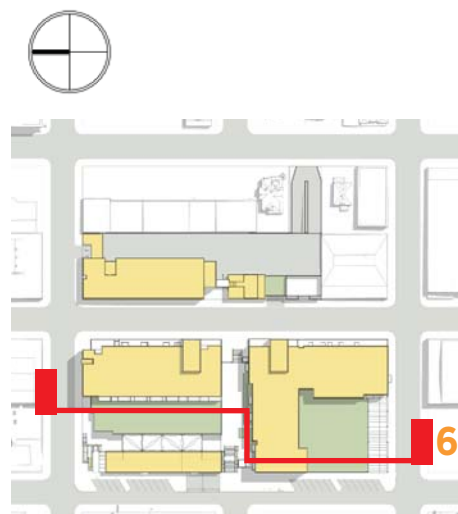




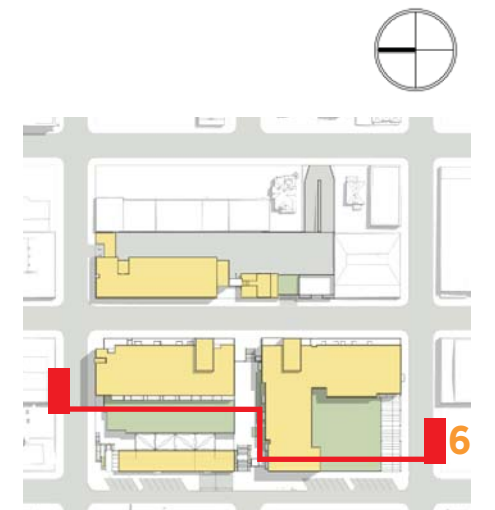
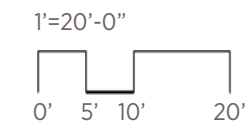
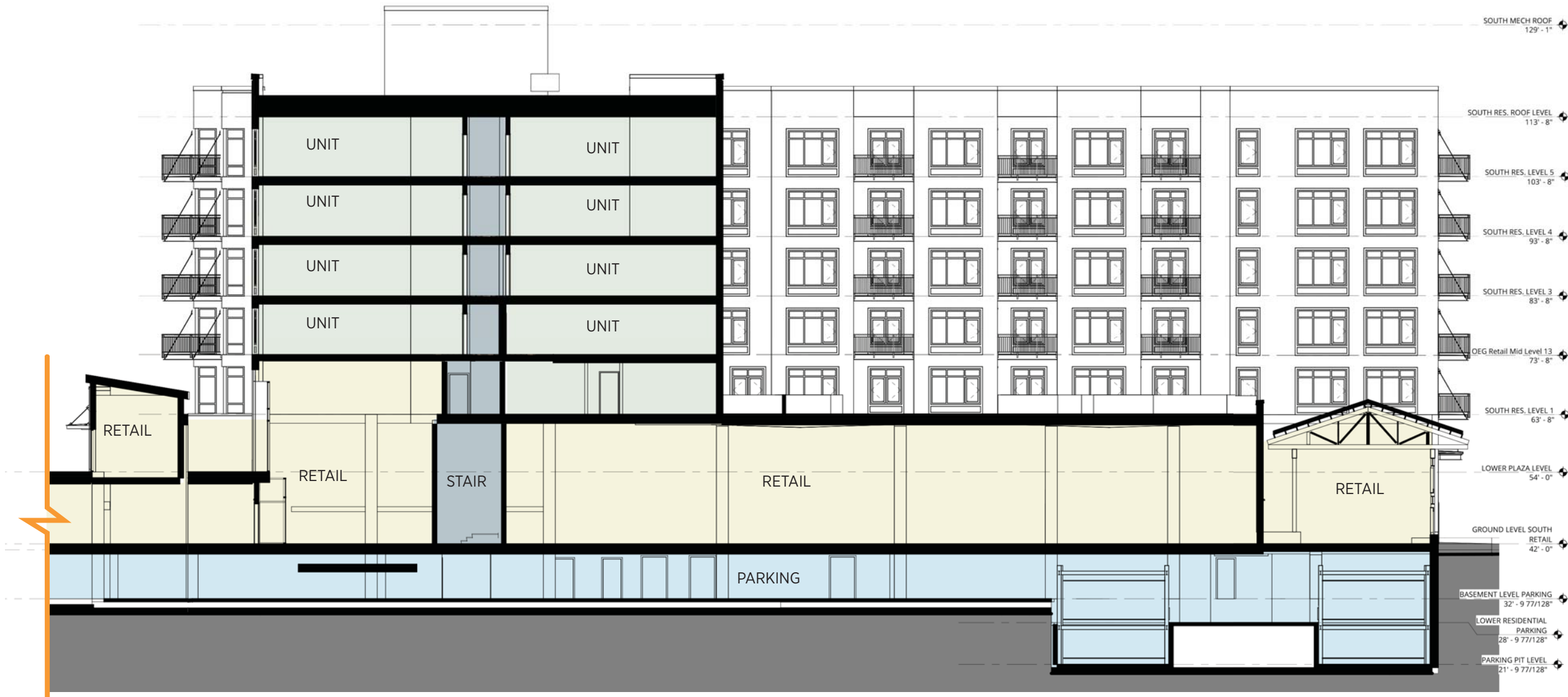
















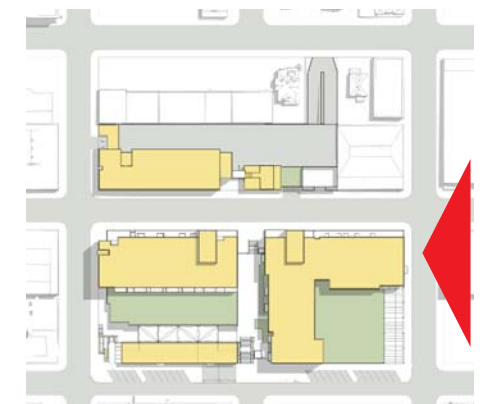
S.E. 10th Ave. Elevation - West Overall 1" = 32'-0"







S.E. Taylor St. Elevation - South Overall 1"=32'-0"







S.E. 11th Ave. Elevation - East Overall 1" = 32'-0"







S.E. 11th Ave. Elevation - West OEG Overall 1"=32'-0"







S.E. Belmont St. Elevation - North Overall 1" = 32'-0"



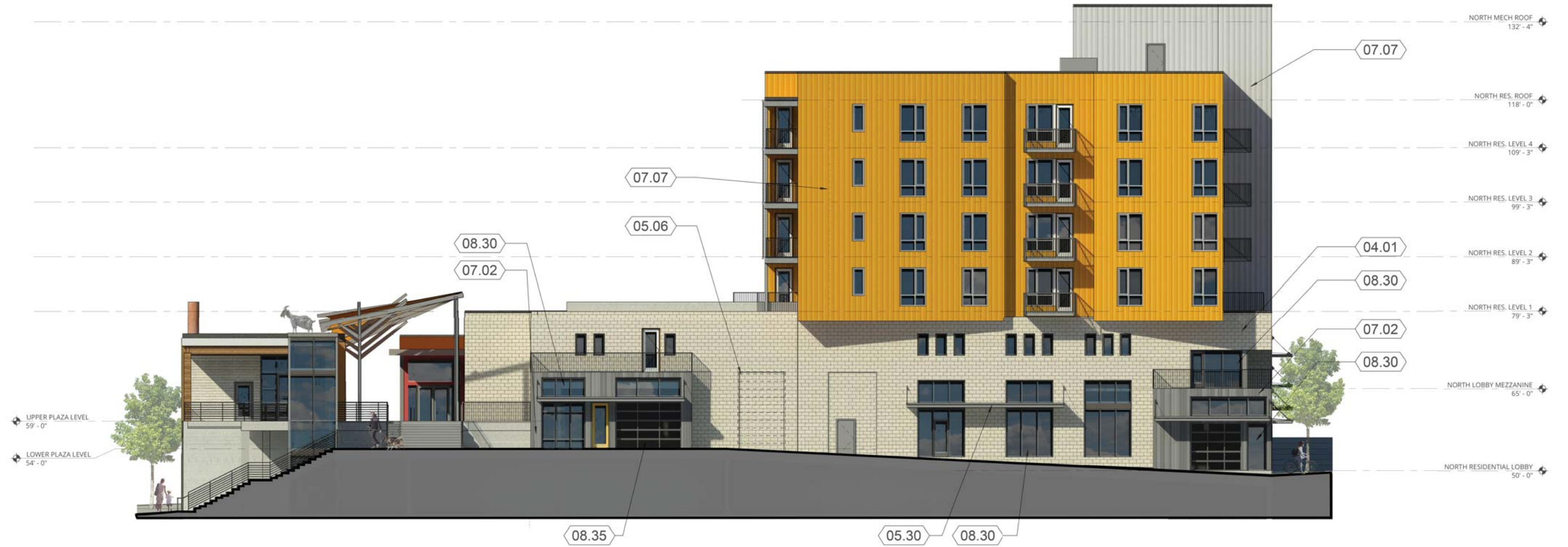




Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.44	PRECAST CONCRETE LINTEL
04.01	CONCRETE MASONRY UNITS
05.03	STEEL FRAME
05.06	METAL FRAMED CABLE TRELLIS
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.60	METAL PIPE RAILING
05.63	GALVANIZED METAL PIPE HANDRAIL
07.01	METAL PANEL SIDING
07.02	VERTICAL METAL PANEL SIDING
07.07	METAL PANEL SIDING, W-12 BY MORIN, CUSTOM COLOR AS SELECTED BY ARCHITECT
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.72	SPANDREL PANEL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.44	PRECAST CONCRETE LINTEL
04.01	CONCRETE MASONRY UNITS
05.03	STEEL FRAME
05.06	METAL FRAMED CABLE TRELLIS
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.60	METAL PIPE RAILING
05.63	GALVANIZED METAL PIPE HANDRAIL
07.01	METAL PANEL SIDING
07.02	VERTICAL METAL PANEL SIDING
07.07	METAL PANEL SIDING, W-12 BY MORIN, CUSTOM COLOR AS SELECTED BY ARCHITECT
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.72	SPANDREL PANEL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.44	PRECAST CONCRETE LINTEL
04.01	CONCRETE MASONRY UNITS
05.03	STEEL FRAME
05.06	METAL FRAMED CABLE TRELLIS
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.60	METAL PIPE RAILING
05.63	GALVANIZED METAL PIPE HANDRAIL
07.01	METAL PANEL SIDING
07.02	VERTICAL METAL PANEL SIDING
07.07	METAL PANEL SIDING, W-12 BY MORIN, CUSTOM COLOR AS SELECTED BY ARCHITECT
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.72	SPANDREL PANEL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - North 1"=20'-0"

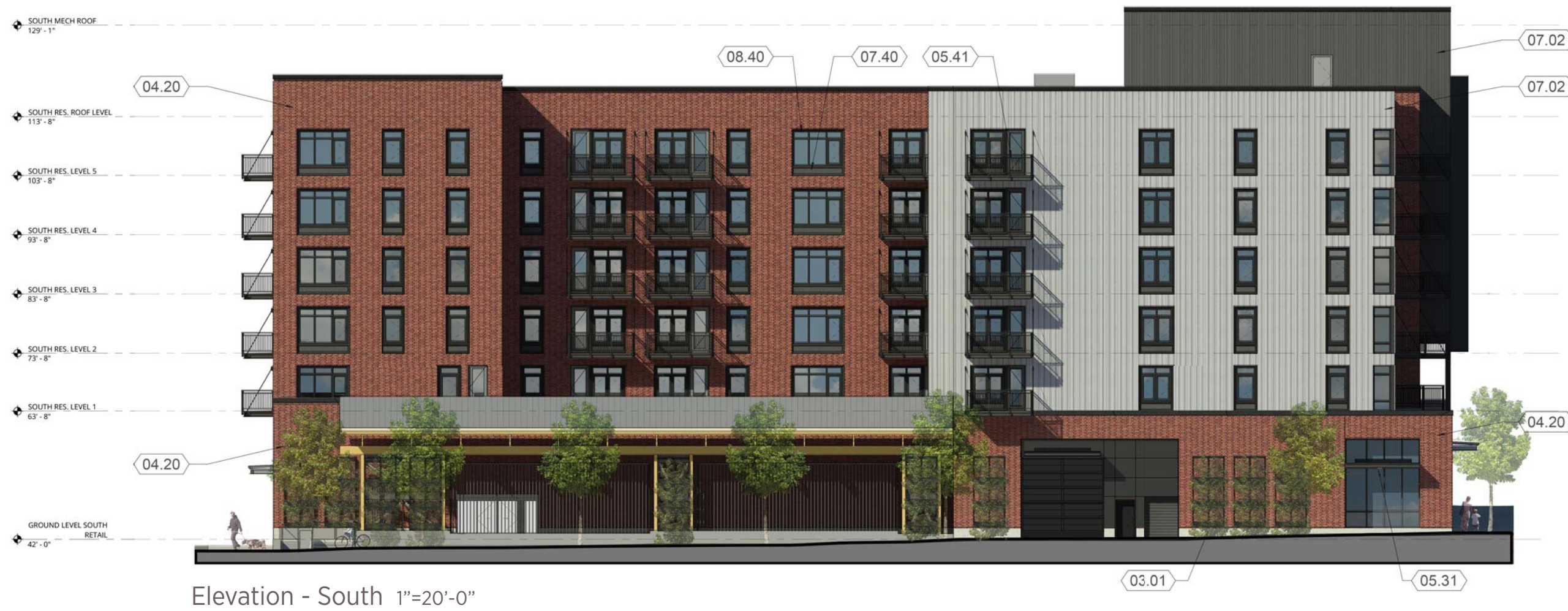
KEYNOTES - ELEVATIONS	
03.44	PRECAST CONCRETE LINTEL
04.01	CONCRETE MASONRY UNITS
05.03	STEEL FRAME
05.06	METAL FRAMED CABLE TRELLIS
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.60	METAL PIPE RAILING
05.63	GALVANIZED METAL PIPE HANDRAIL
07.01	METAL PANEL SIDING
07.02	VERTICAL METAL PANEL SIDING
07.07	METAL PANEL SIDING, W-12 BY MORIN, CUSTOM COLOR AS SELECTED BY ARCHITECT
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.72	SPANDREL PANEL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
04.20	BRICK VENEER
05.03	STEEL FRAME
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
07.02	VERTICAL METAL PANEL SIDING
07.32	HORIZONTAL WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
04.20	BRICK VENEER
05.03	STEEL FRAME
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
07.02	VERTICAL METAL PANEL SIDING
07.32	HORIZONTAL WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
04.20	BRICK VENEER
05.03	STEEL FRAME
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
07.02	VERTICAL METAL PANEL SIDING
07.32	HORIZONTAL WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - North 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
04.20	BRICK VENEER
05.03	STEEL FRAME
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
07.02	VERTICAL METAL PANEL SIDING
07.32	HORIZONTAL WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
08.20	FIBERGLASS DOOR
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
05.31	METAL FRAMED CANOPY WITH GLAZING
05.40	METAL FRAMED BALCONY
05.61	METAL PIPE GUARDRAIL
07.01	METAL PANEL SIDING
07.32	HORIZONTAL WOOD SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.20	MODIFIED CEMENT PLASTER (STUCCO)



Elevation - East 1"=20'-0"





Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
05.31	METAL FRAMED CANOPY WITH GLAZING
05.40	METAL FRAMED BALCONY
05.61	METAL PIPE GUARDRAIL
07.01	METAL PANEL SIDING
07.32	HORIZONTAL WOOD SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.20	MODIFIED CEMENT PLASTER (STUCCO)



KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
05.10	STEEL FIREPLACE
05.61	METAL PIPE GUARDRAIL
06.02	WOOD BEAM
07.01	METAL PANEL SIDING
07.02	VERTICAL METAL PANEL SIDING
07.30	WOOD SIDING
07.32	HORIZONTAL WOOD SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR



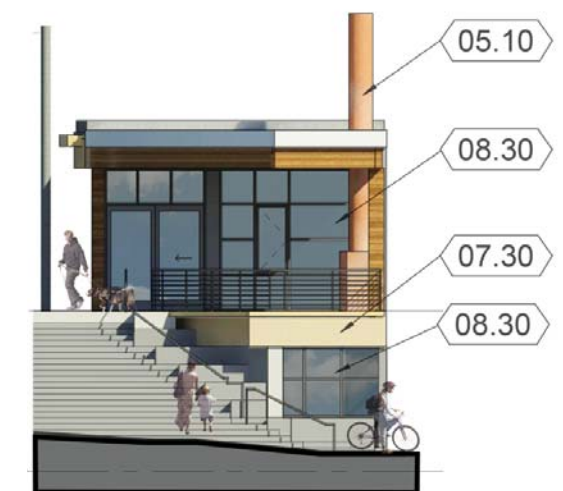
Elevation - West 1"=20'-0"  
Elevation



Elevations - South 1"=20'-0"



Elevation - East 1"=20'-0"



Elevations - North 1"=20'-0"

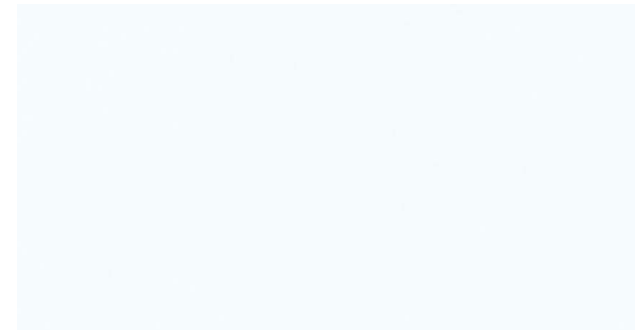




Brick Veneer Color 1-Mutual Materials  
Mediterranean 60%  
Modified Granite 40%  
Mission Texture / Norman Brick



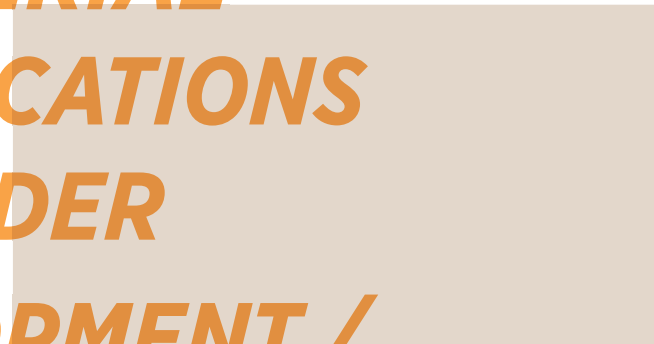
Color 1  
Painted Metal Panel  
Benjamin Moore Greenbrier Beige



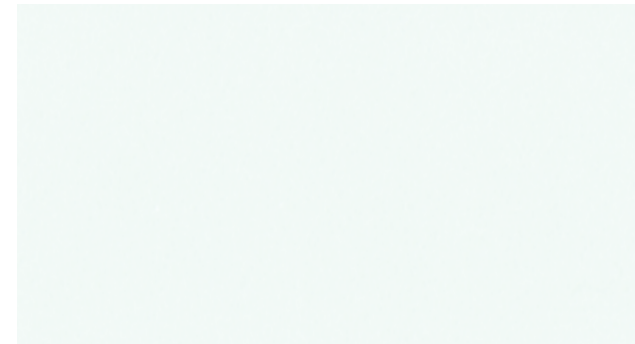
Color 6  
Laminated Glass with Colored Interlayer  
Pantone 317



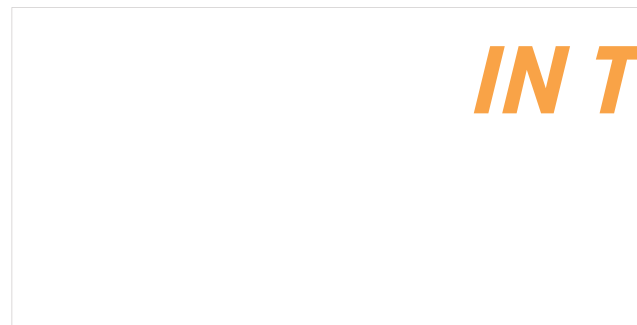
Brick Veneer Color 2 -Mutual Materials  
Mauna Loa 50%  
Ebony 50%  
Mission Texture / Norman Brick



Color 2  
Painted Metal Panel  
Benjamin Moore Greenfield Pumpkin



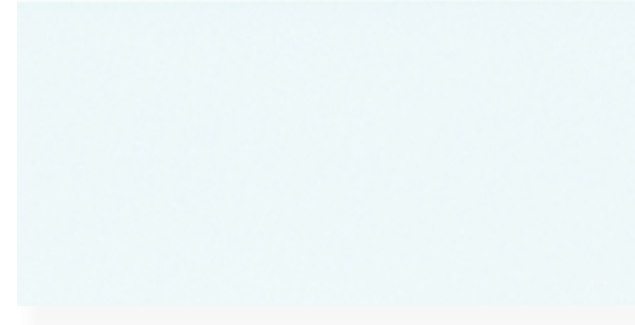
Color 7  
Laminated Glass with Colored Interlayer  
Pantone 325



Vinyl Windows White

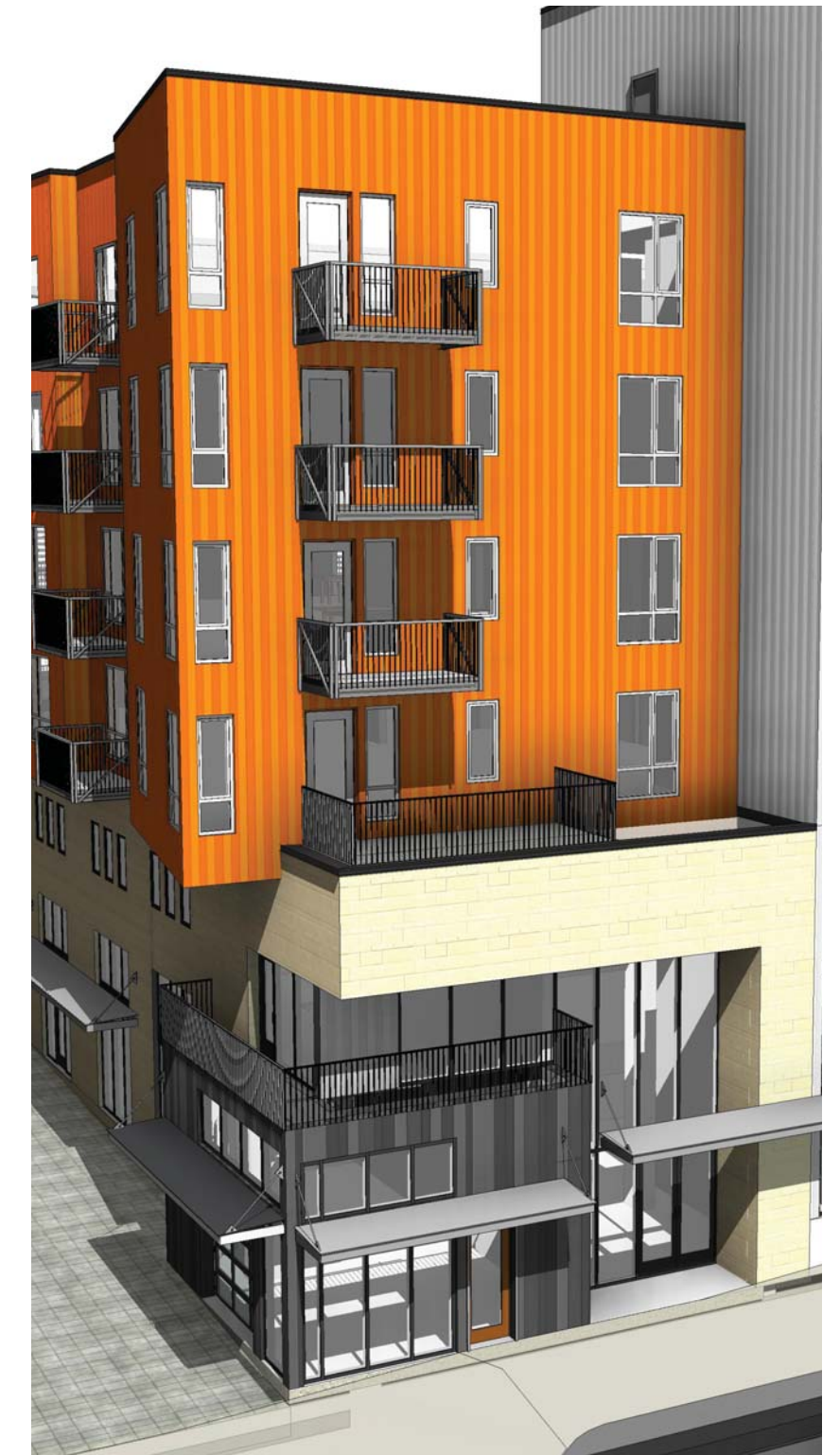


Color 3  
Painted Metal Panel  
Benjamin Moore Brown Tar



Color 8  
Laminated Glass with Colored Interlayer  
Pantone 337

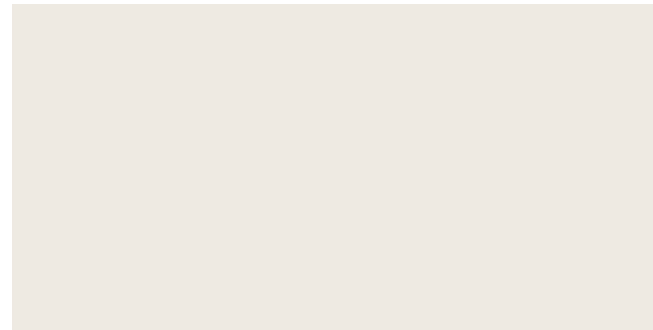
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SPECIFICATIONS  
UNDER  
DEVELOPMENT /  
NOT ISSUED  
IN THIS SET**







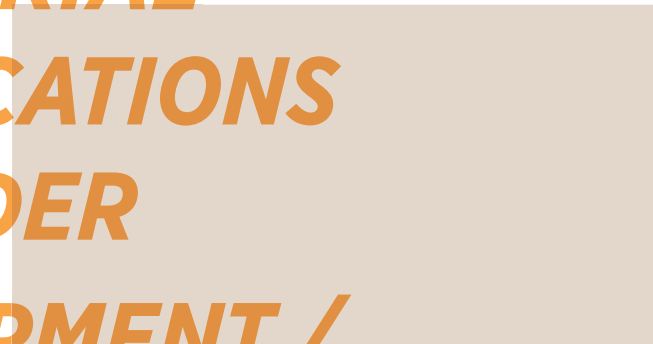
Brick Veneer Color 1-Mutual Materials  
Mediterranean 60%  
Modified Granite 40%  
Mission Texture / Norman Brick



Color 1  
Painted Metal Panel  
Benjamin Moore Greenbrier Beige



Brick Veneer Color 2 -Mutual Materials  
Mauna Loa 50%  
Ebony 50%  
Mission Texture / Norman Brick



Color 2  
Painted Metal Panel  
Benjamin Moore Greenfield Pumpkin



Vinyl Windows White



Color 3  
Painted Metal Panel  
Benjamin Moore Brown Tar

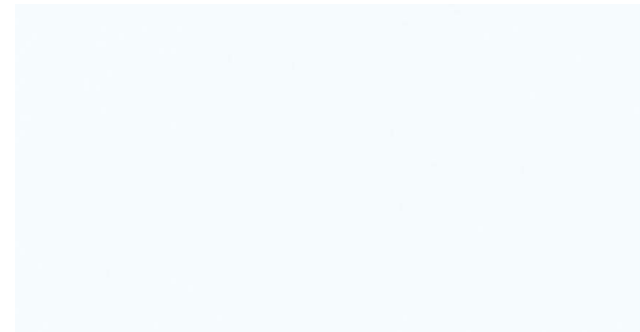
**MATERIAL  
SPECIFICATIONS  
UNDER  
DEVELOPMENT /  
NOT ISSUED  
IN THIS SET**







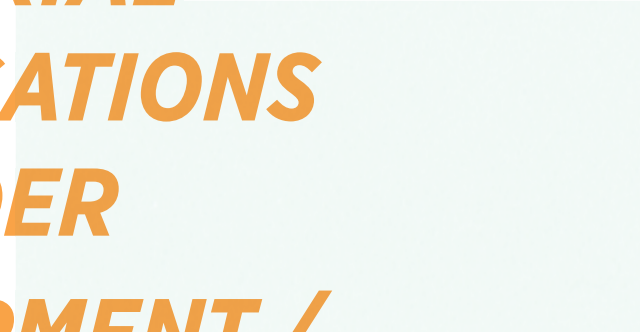
Brick Veneer Color 1-Mutual Materials  
Mediterranean 60%  
Modified Granite 40%  
Mission Texture / Norman Brick



Color 6  
Laminated Glass with Colored Interlayer  
Pantone 317



Brick Veneer Color 2 -Mutual Materials  
Mauna Loa 50%  
Ebony 50%  
Mission Texture / Norman Brick



Color 7  
Laminated Glass with Colored Interlayer  
Pantone 325



Vinyl Windows White



Color 8  
Laminated Glass with Colored Interlayer  
Pantone 337

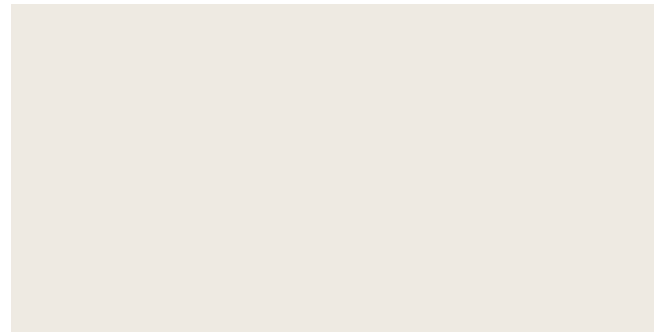
**MATERIAL  
SPECIFICATIONS  
UNDER  
DEVELOPMENT /  
NOT ISSUED  
IN THIS SET**



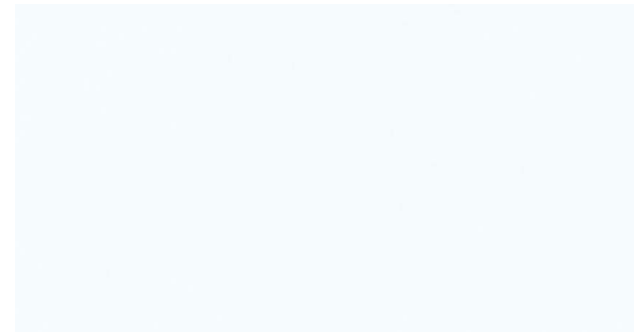




Brick Veneer Color 1-Mutual Materials  
Mediterranean 60%  
Modified Granite 40%  
Mission Texture / Norman Brick



Color 1  
Painted Metal Panel  
Benjamin Moore Greenbrier Beige



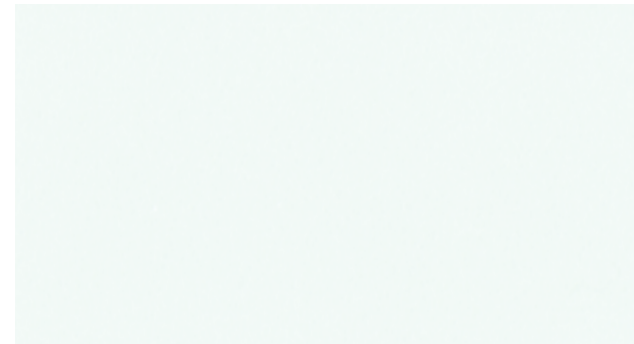
Color 6  
Laminated Glass with Colored Interlayer  
Pantone 317



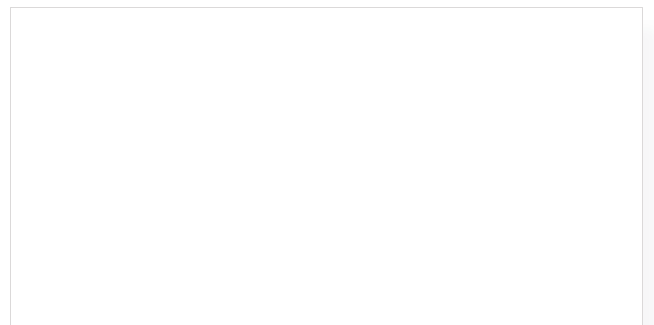
Brick Veneer Color 2 -Mutual Materials  
Mauna Loa 50%  
Ebony 50%  
Mission Texture / Norman Brick



Color 2  
Painted Metal Panel  
Benjamin Moore Greenfield Pumpkin



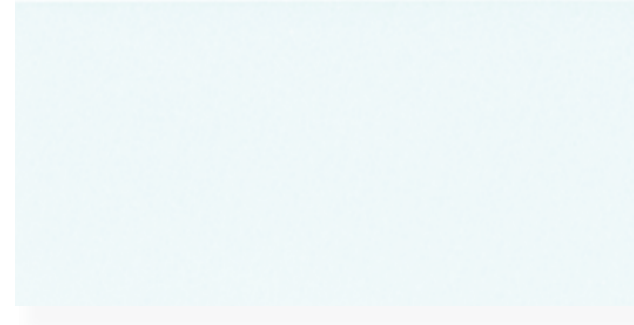
Color 7  
Laminated Glass with Colored Interlayer  
Pantone 325



Vinyl Windows White

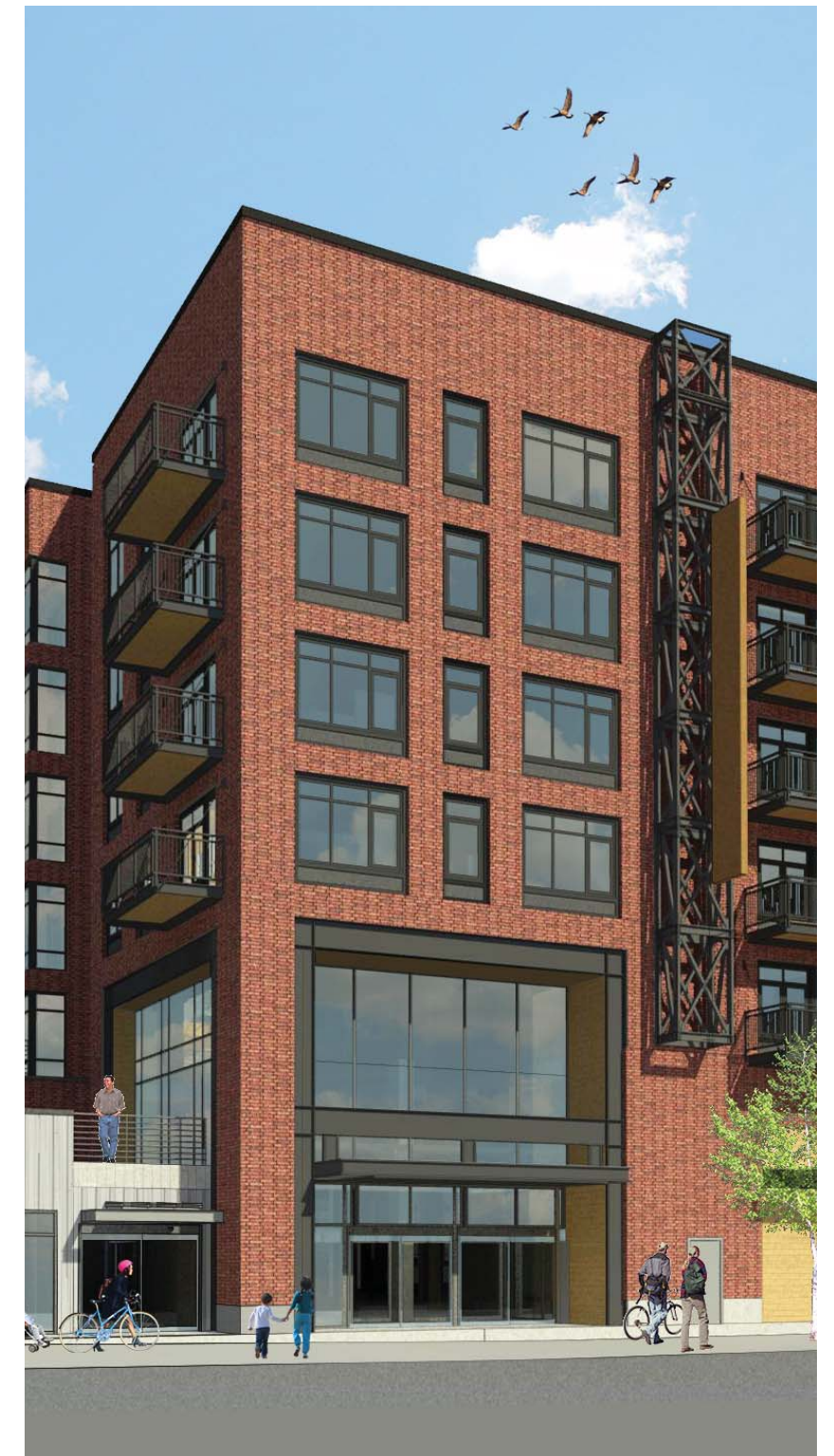


Color 3  
Painted Metal Panel  
Benjamin Moore Brown Tar



Color 8  
Laminated Glass with Colored Interlayer  
Pantone 337

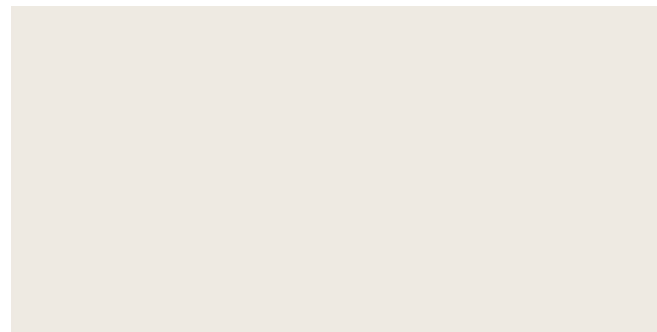
**MATERIAL  
SPECIFICATIONS  
UNDER  
DEVELOPMENT /  
NOT ISSUED  
IN THIS SET**







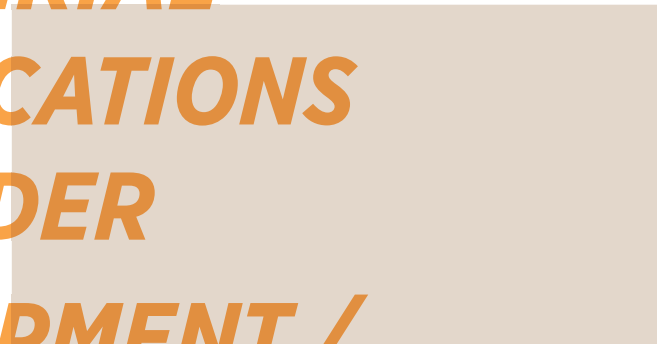
Brick Veneer Color 1-Mutual Materials  
Mediterranean 60%  
Modified Granite 40%  
Mission Texture / Norman Brick



Color 1  
Painted Metal Panel  
Benjamin Moore Greenbrier Beige



Brick Veneer Color 2 -Mutual Materials  
Mauna Loa 50%  
Ebony 50%  
Mission Texture / Norman Brick



Color 2  
Painted Metal Panel  
Benjamin Moore Greenfield Pumpkin



Vinyl Windows White

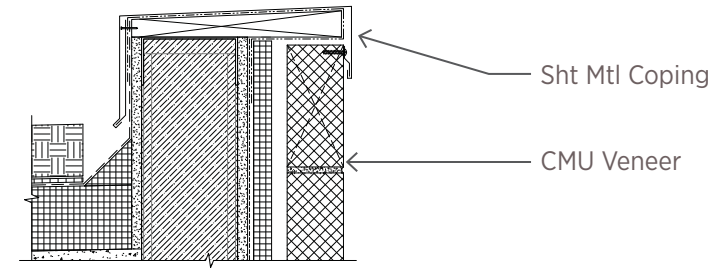
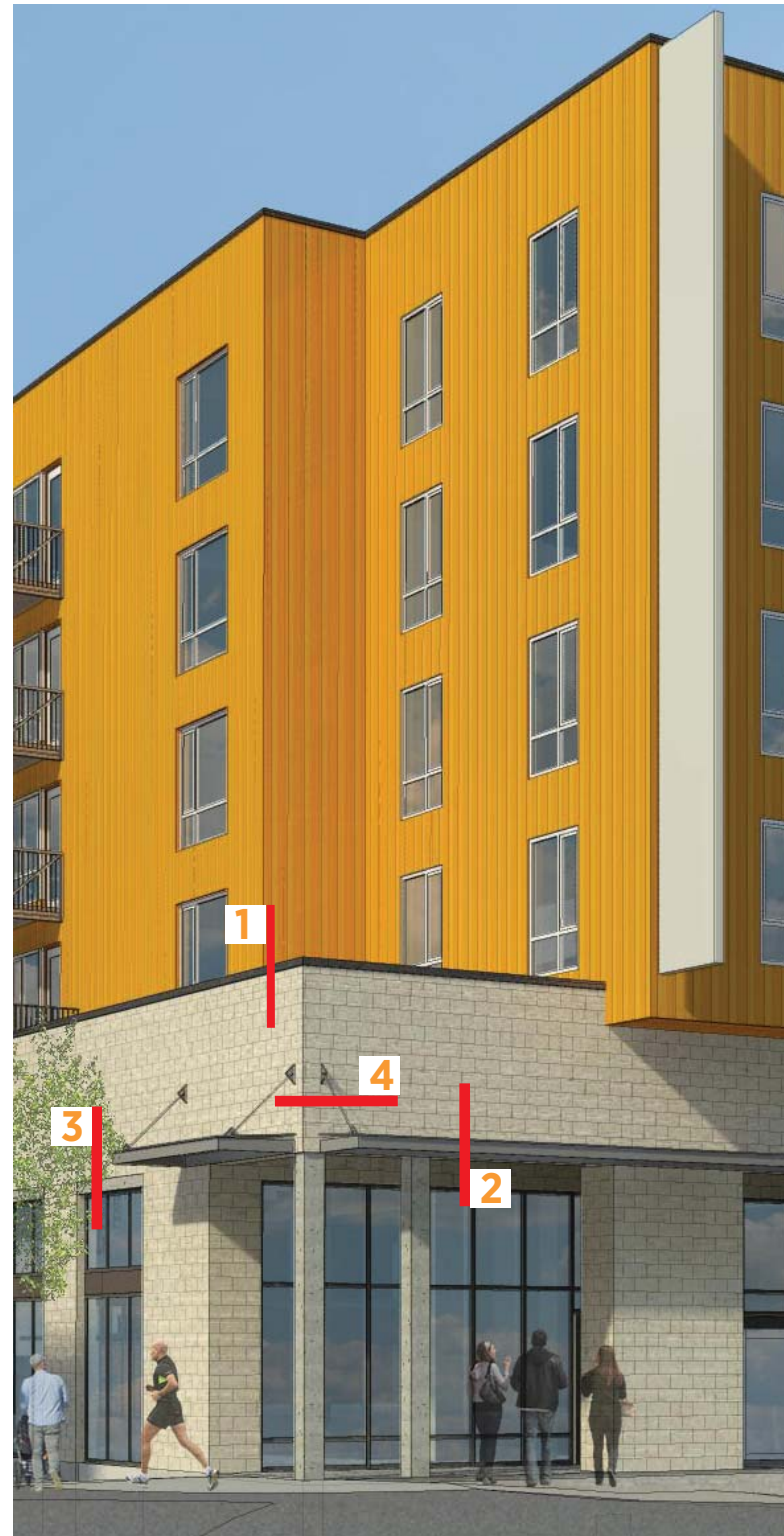
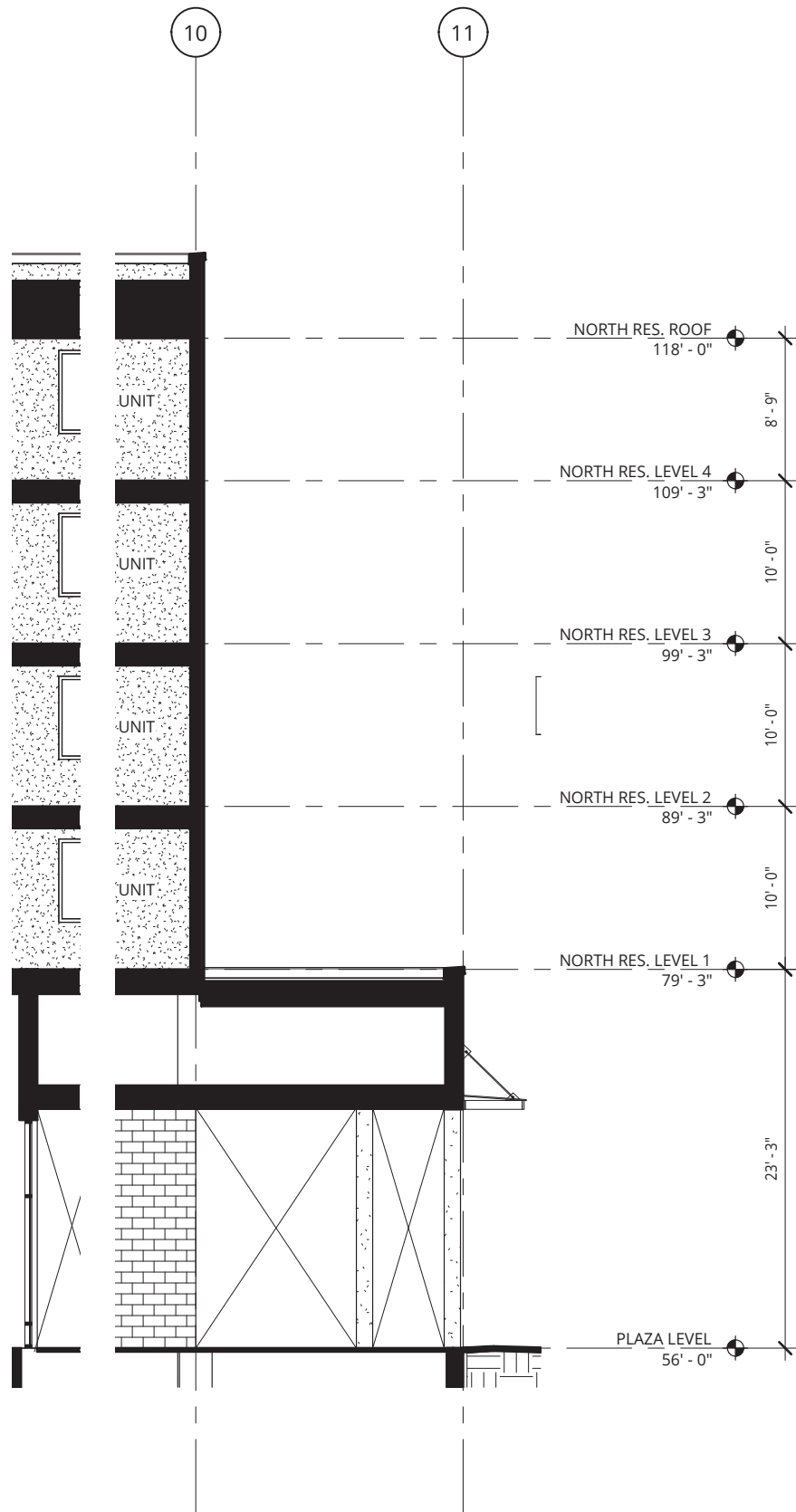


Color 3  
Painted Metal Panel  
Benjamin Moore Brown Tar

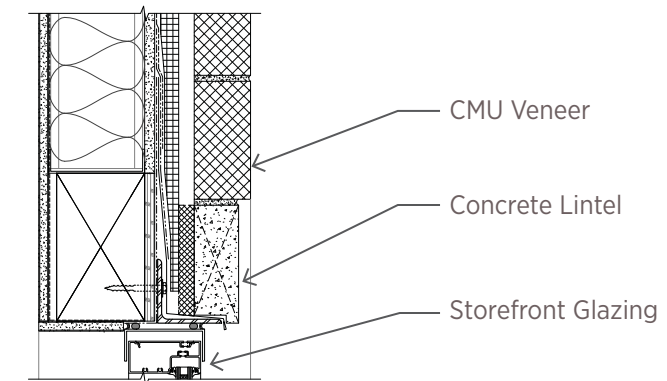
**MATERIAL  
SPECIFICATIONS  
UNDER  
DEVELOPMENT /  
NOT ISSUED  
IN THIS SET**



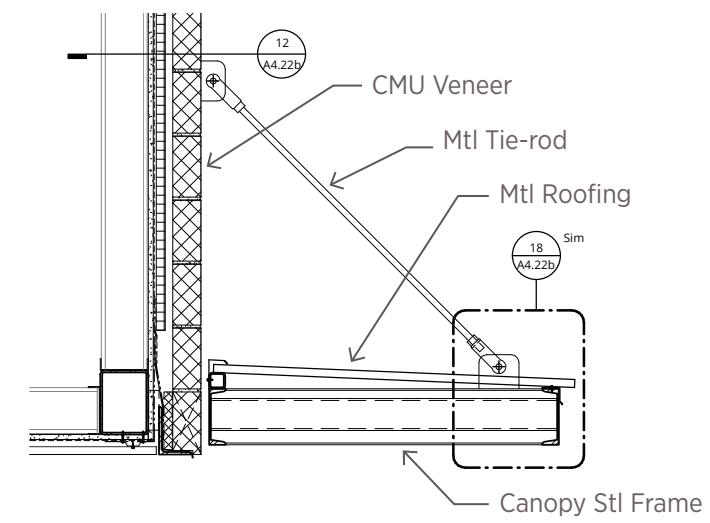




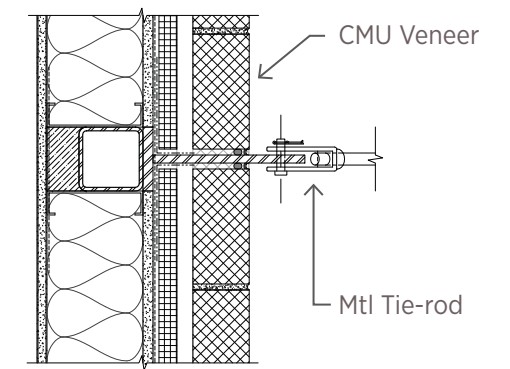
1 - Parapet @ CMU Veneer - 1" = 1'-0"



2 - Storefront Lintel @ CMU Veneer - 1" = 1'-0"

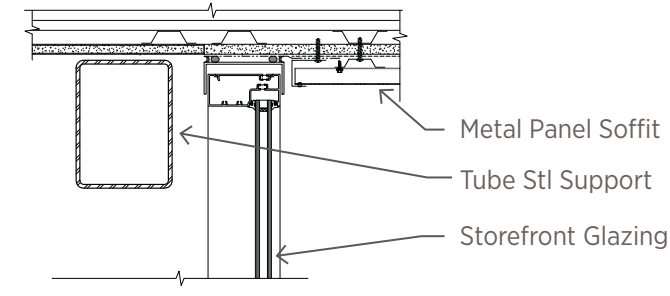
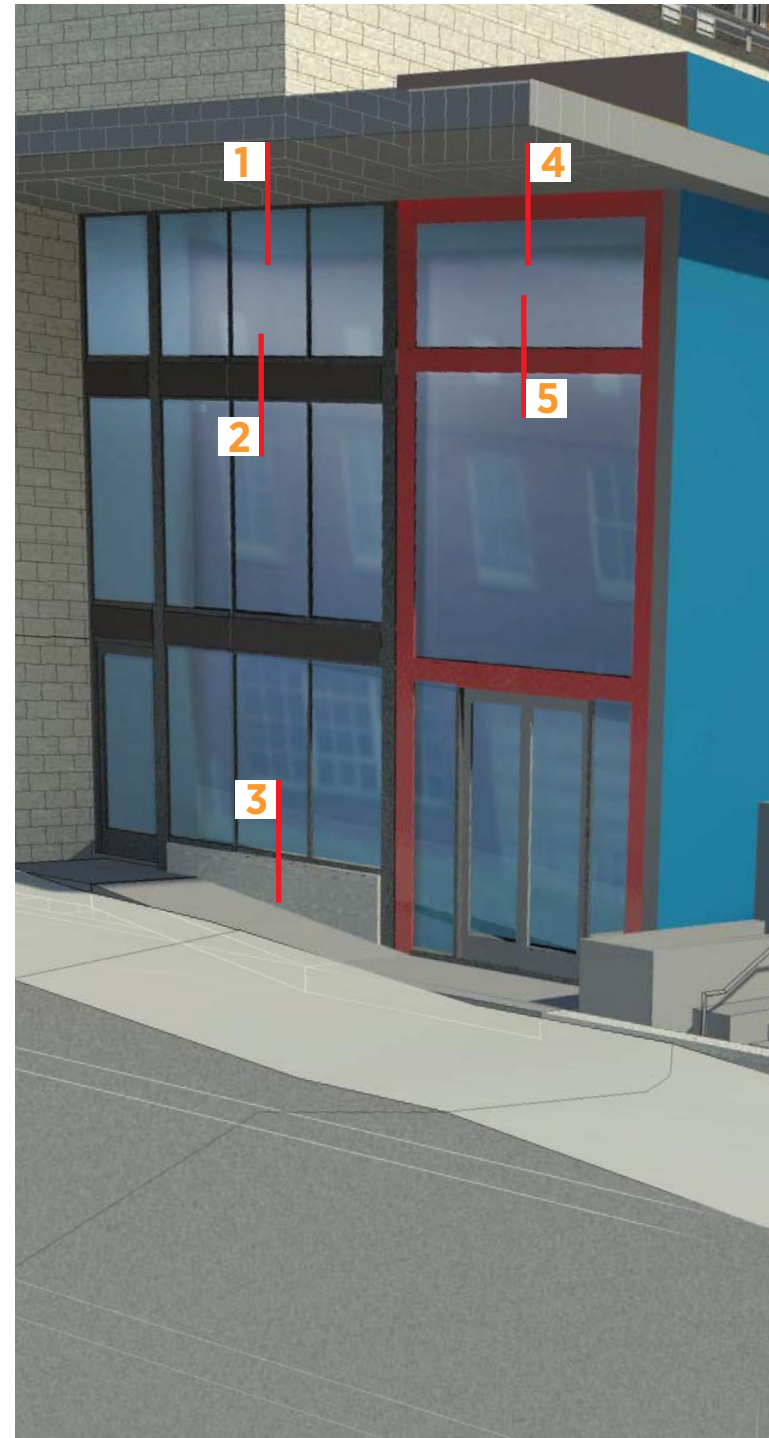
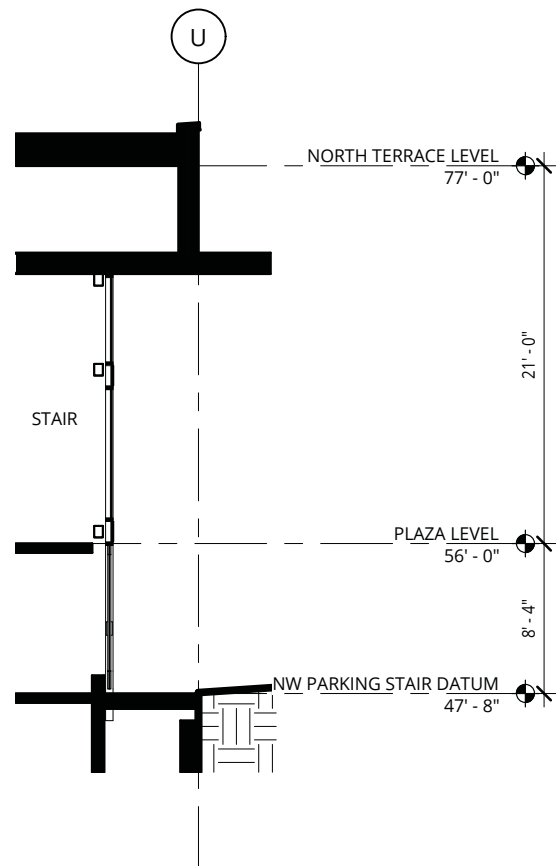


3 - Canopy @ CMU Veneer - 1/2" = 1'-0"

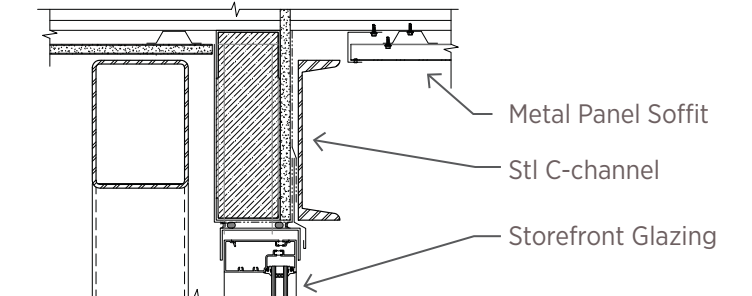


4 - Canopy Tie-rod - 1" = 1'-0"

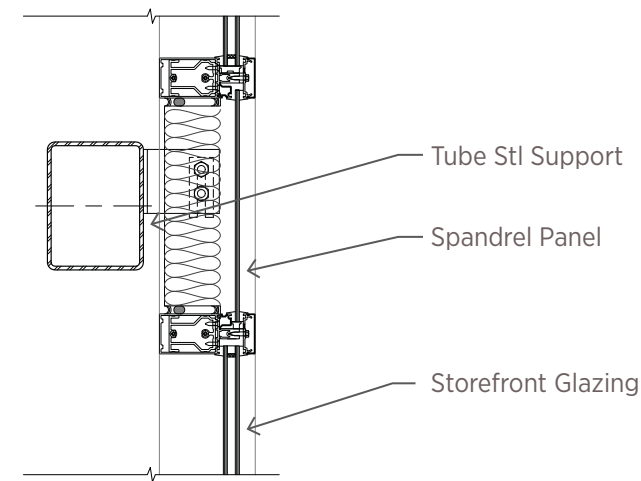




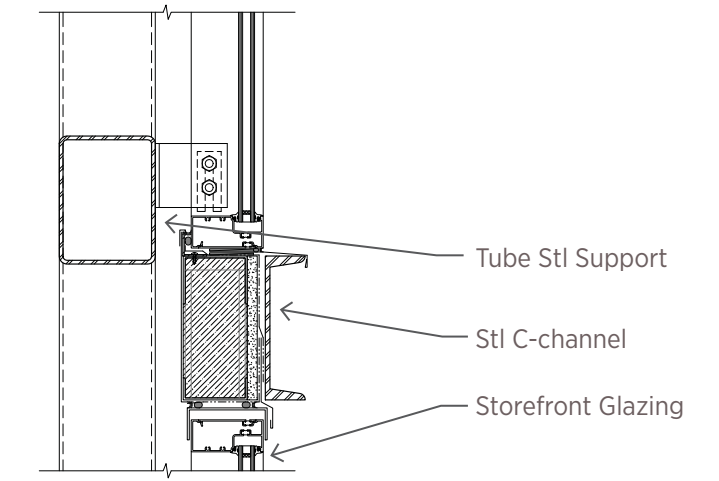
1 - Storefront Head - 1" = 1'-0"



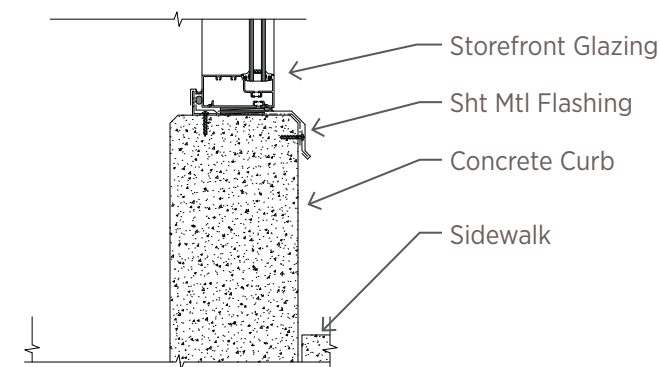
4 - Storefront Head @ Elevator - 1" = 1'-0"



2 - Storefront Spandrel - 1" = 1'-0"

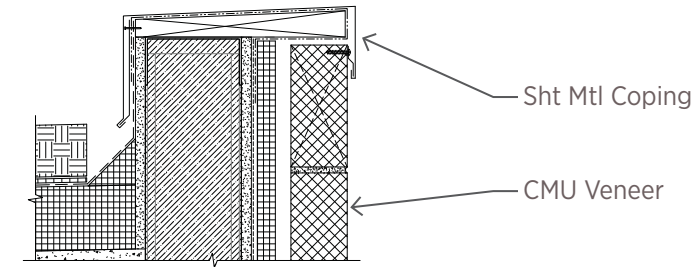
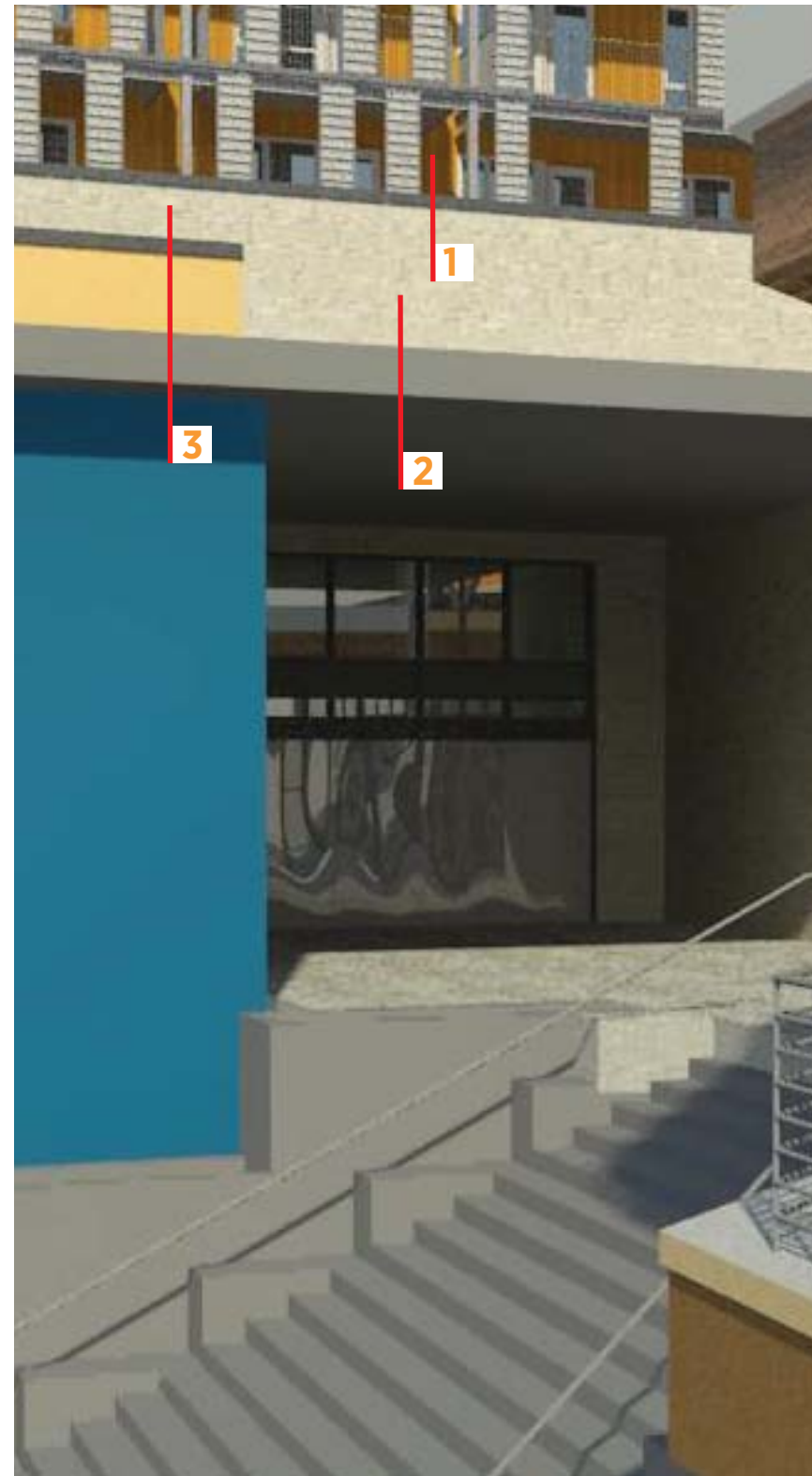
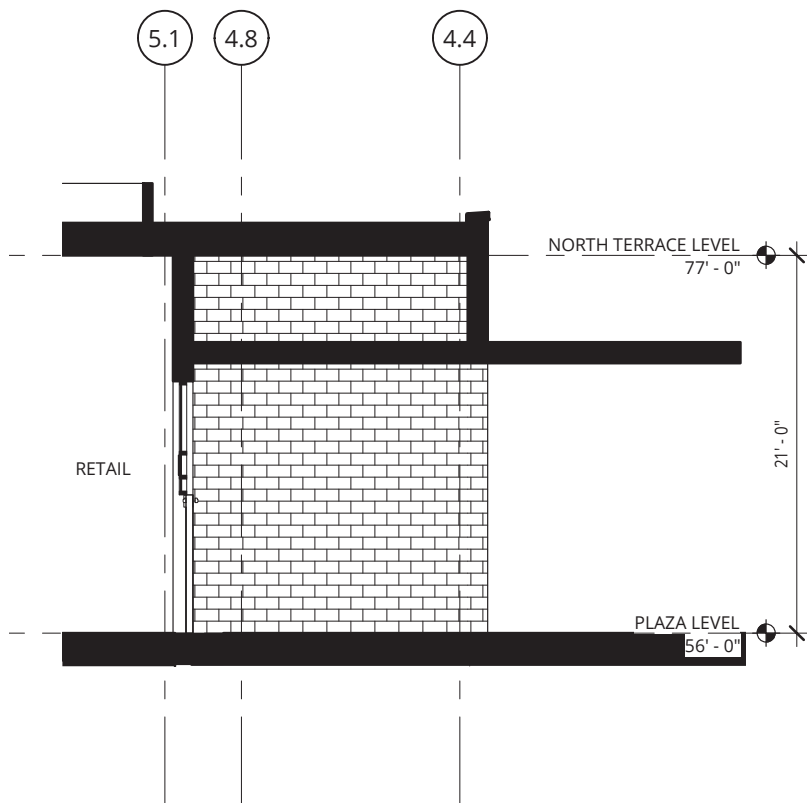


5 - Mid-support @ Elevator - 1" = 1'-0"

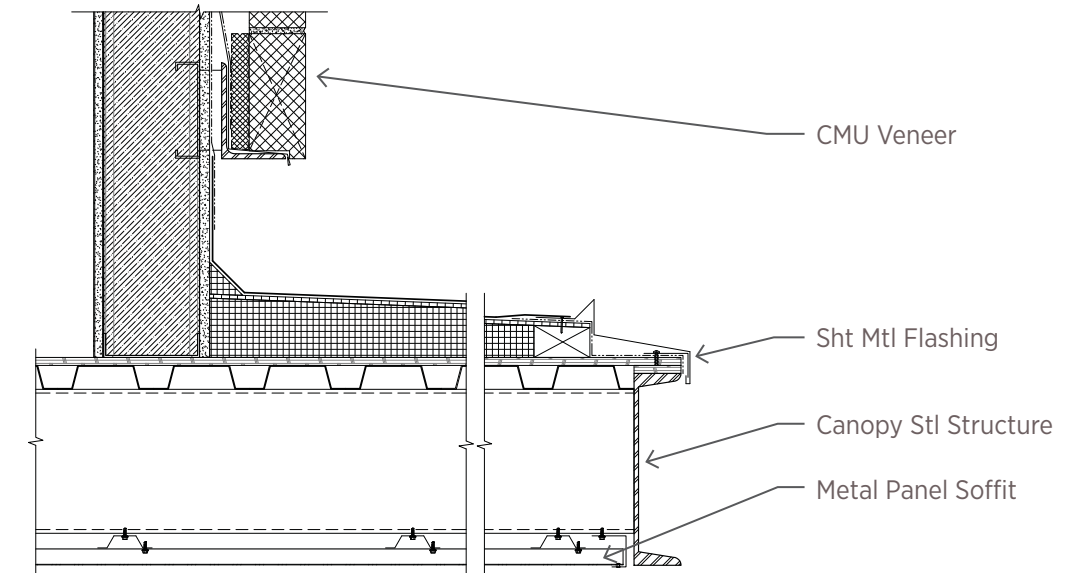


3 - Storefront Curb - 1" = 1'-0"

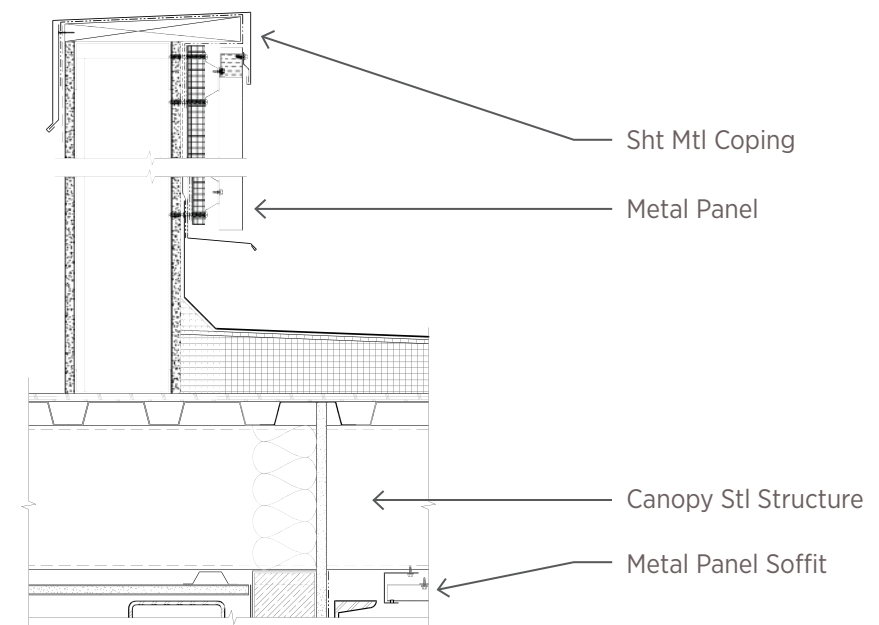




1 - Parapet @ CMU Veneer - 1" = 1'-0"

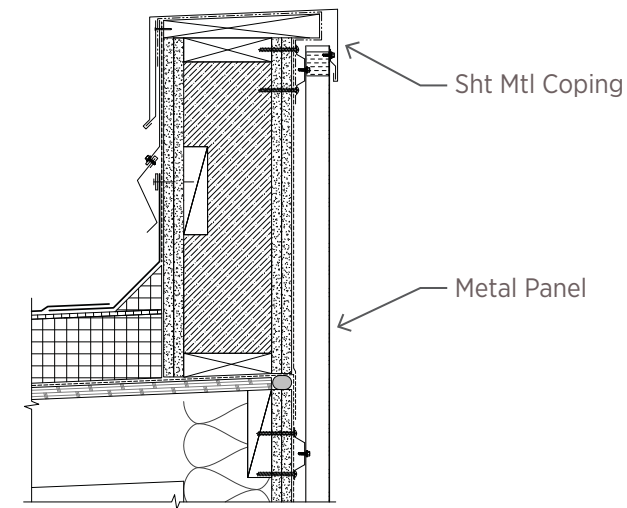
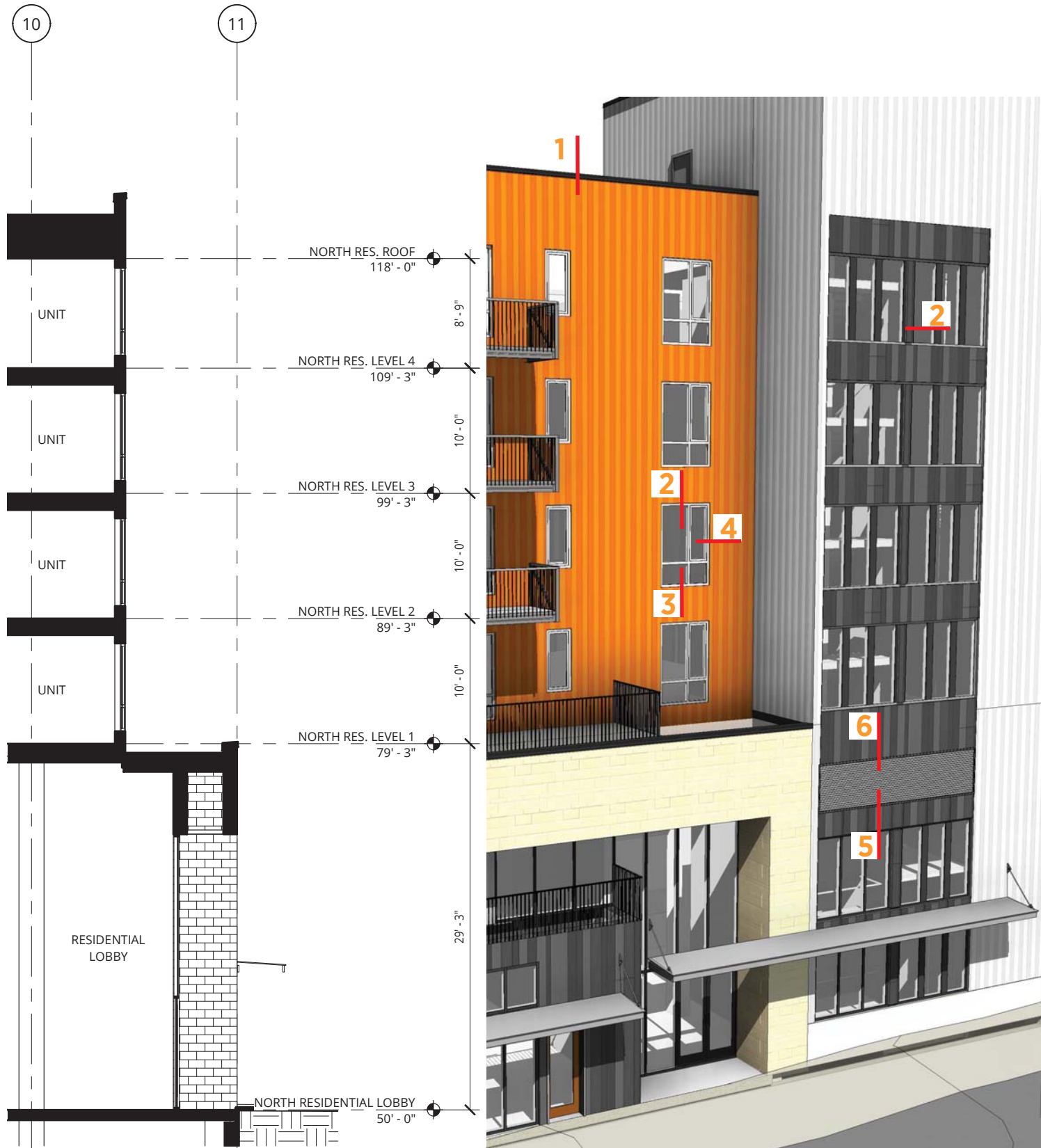


2 - Canopy @ CMU Veneer - 1" = 1'-0"

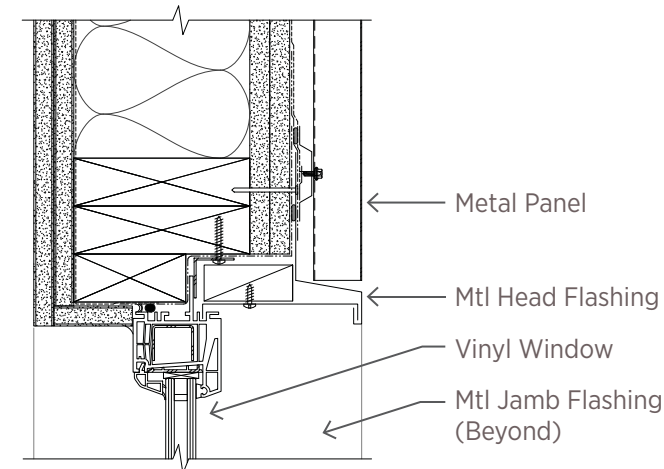


3 - Canopy @ Elevator Overrun - 1" = 1'-0"

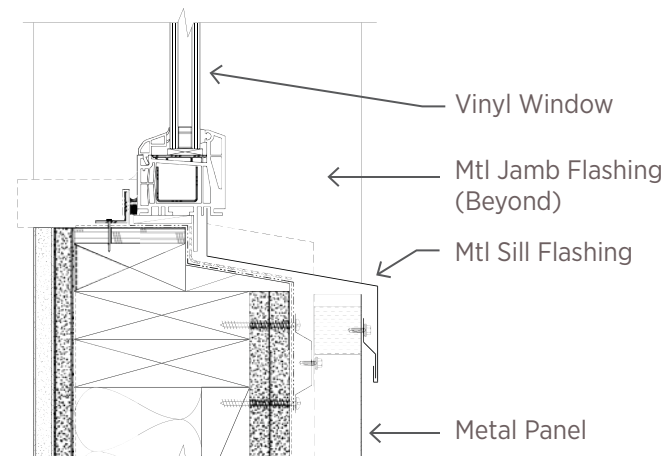




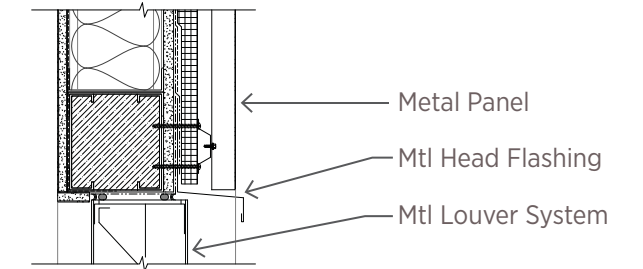
1 - Parapet @ Metal Panel - 1" = 1'-0"



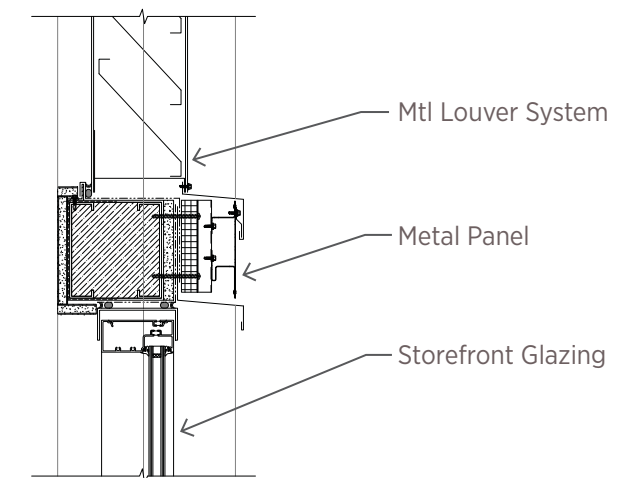
2 - Vinyl Window Head @ Metal Panel - 2" = 1'-0"



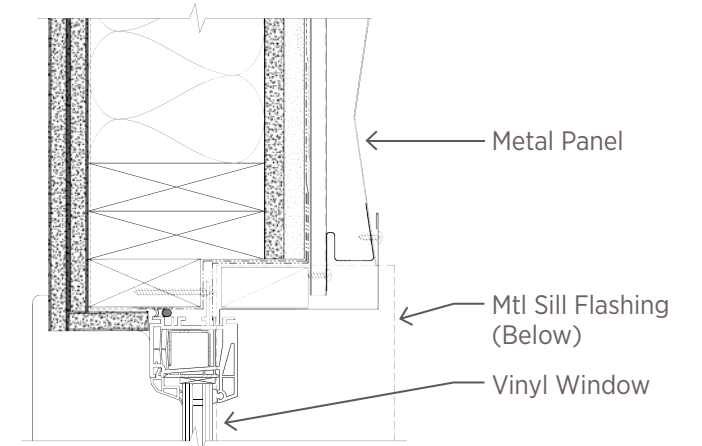
3 - Vinyl Window Sill @ Metal Panel - 2" = 1'-0"



6 - Louver Head @ Metal Panel - 1" = 1'-0"

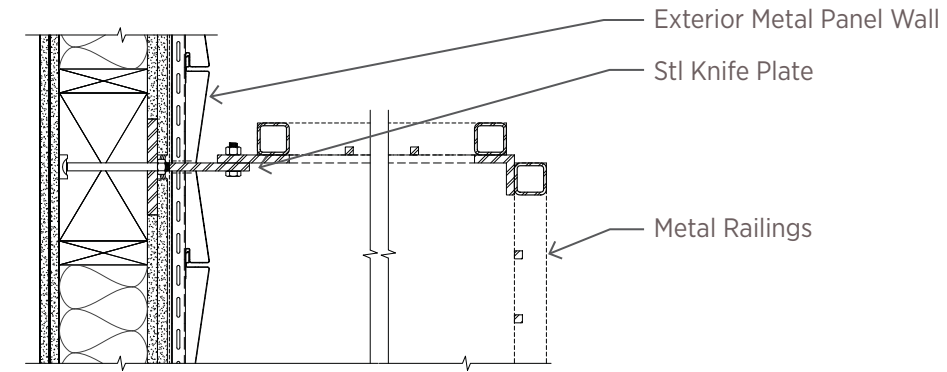
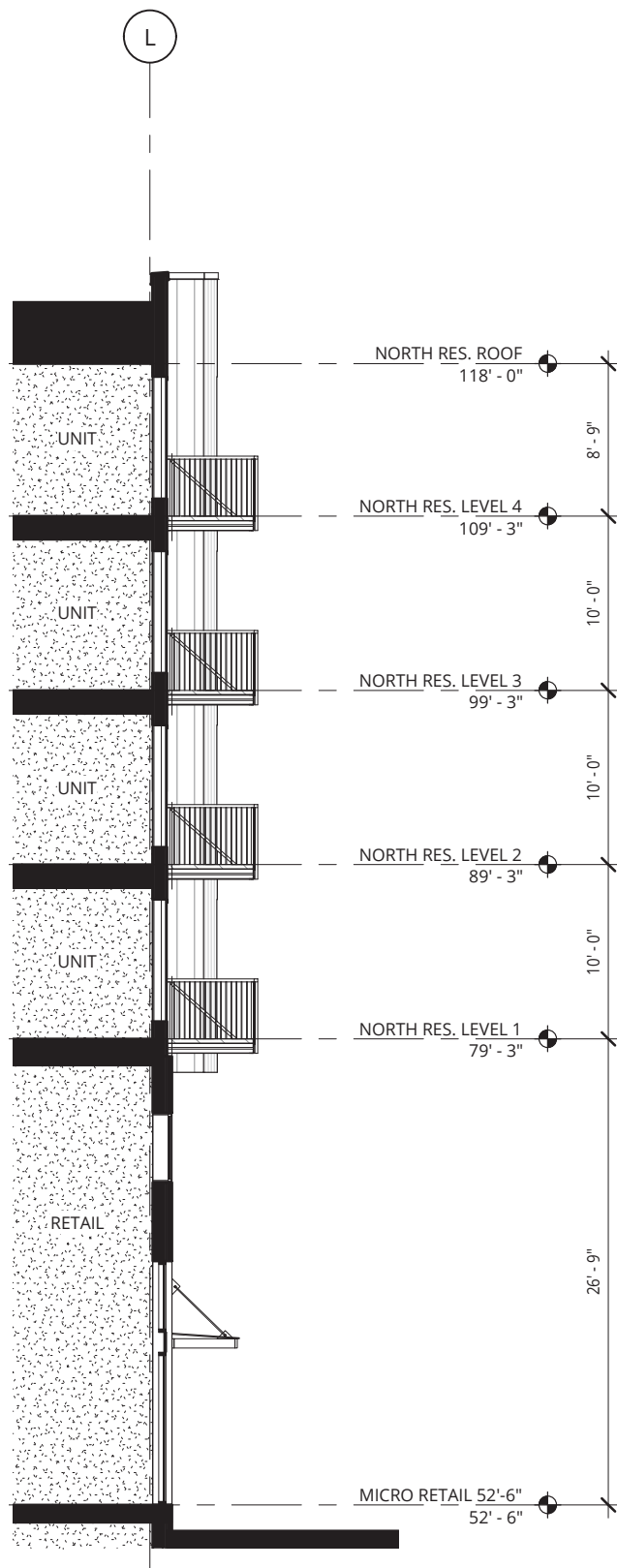


5 - Louver Sill @ Metal Panel - 1" = 1'-0"

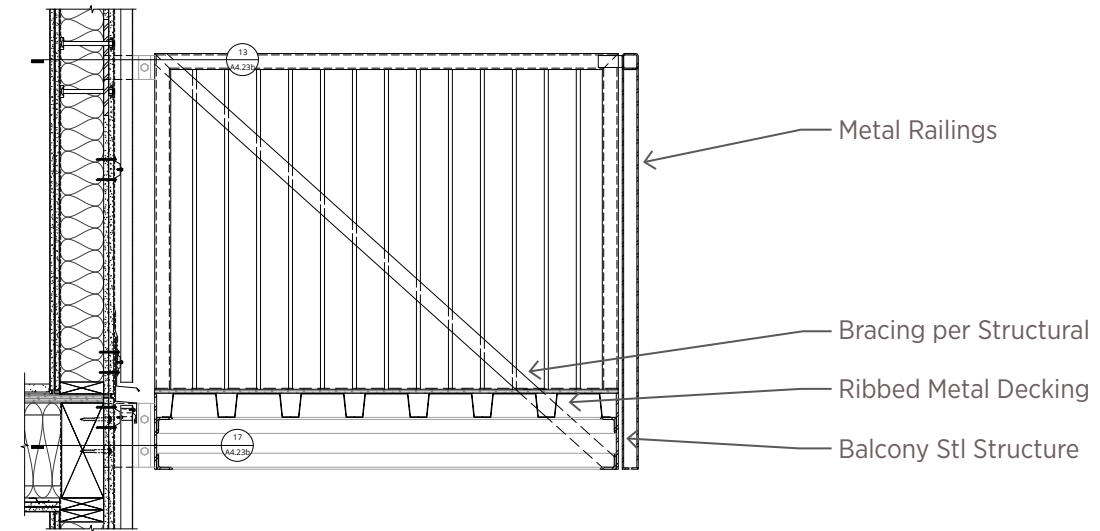


4 - Vinyl Window Jamb @ Metal Panel - 2" = 1'-0"

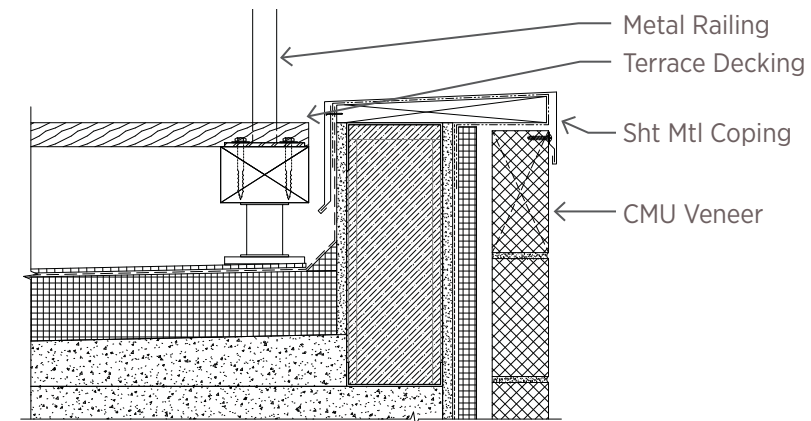




1 - Balcony Connection @ Metal Panel - 1" = 1'-0"

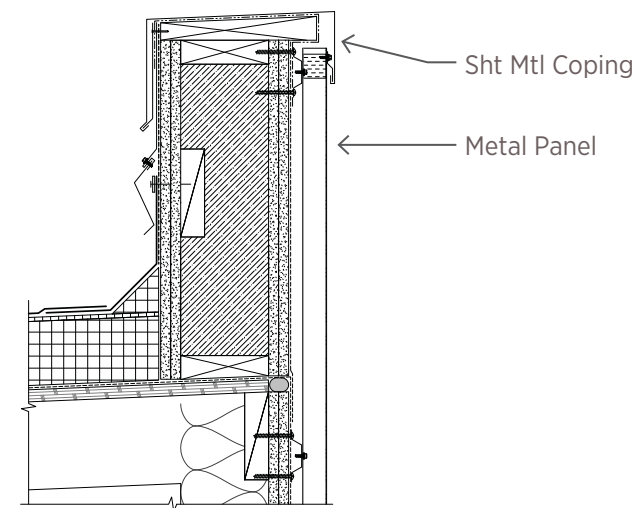
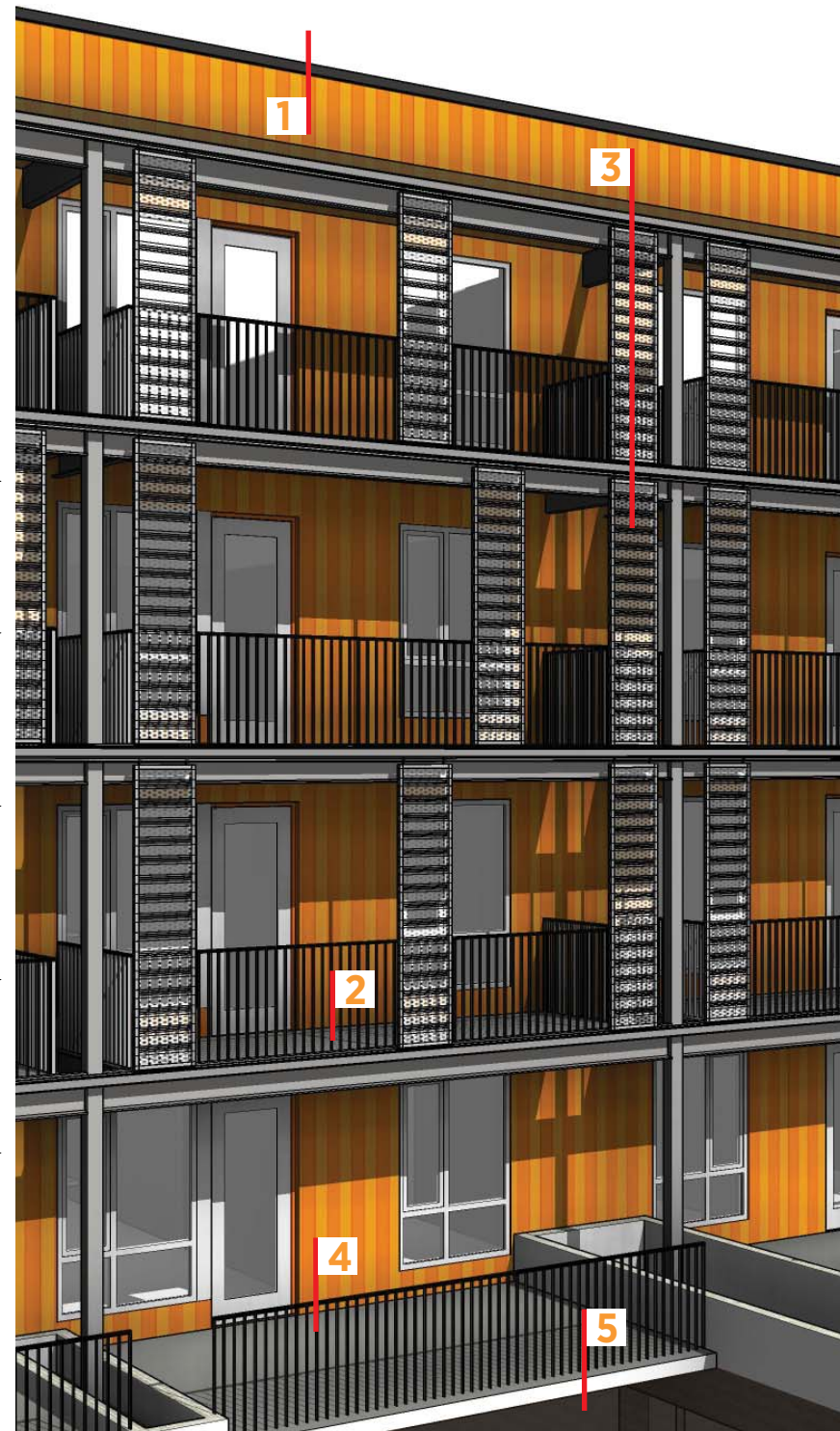
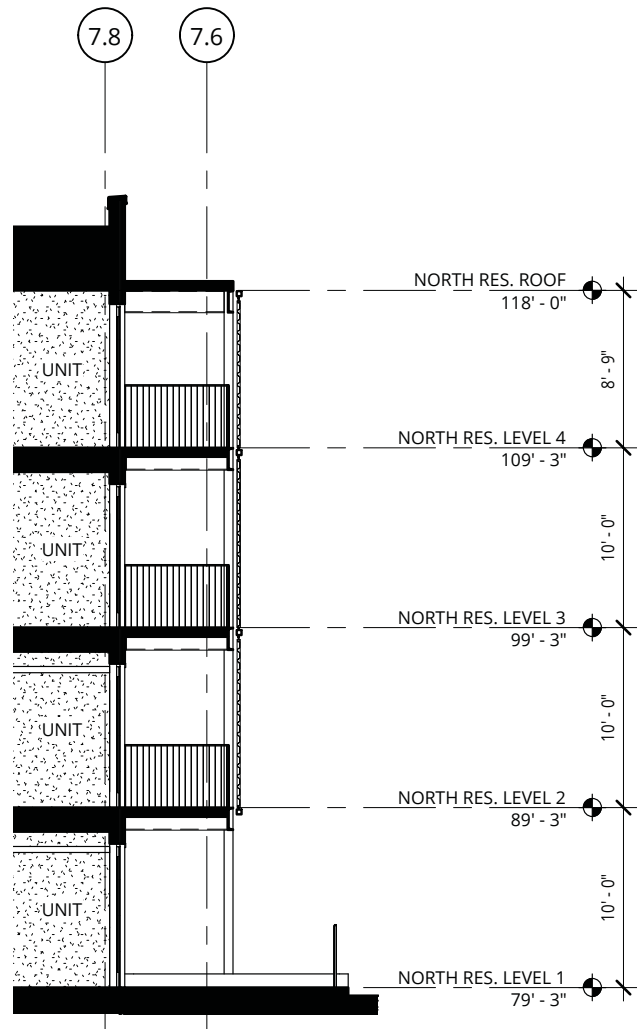


2 - Balcony @ Metal Panel - 1/2" = 1'-0"

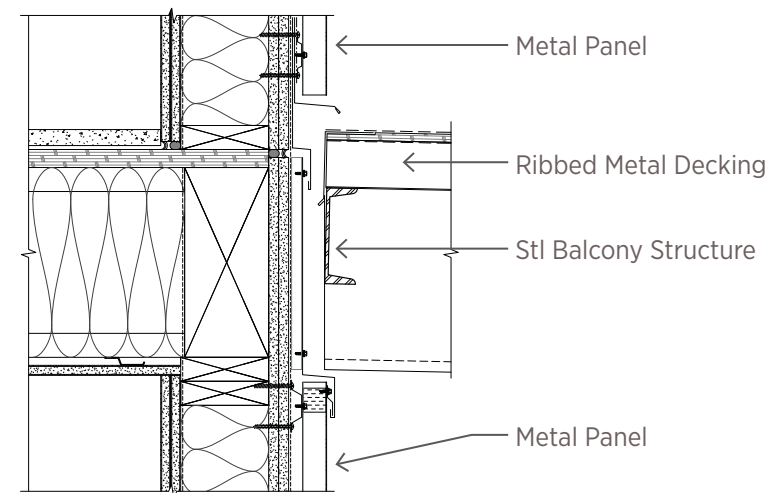


3 - Terrace @ CMU Parapet - 1" = 1'-0"

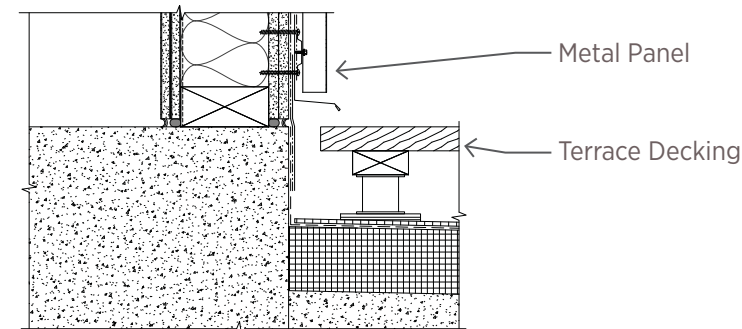




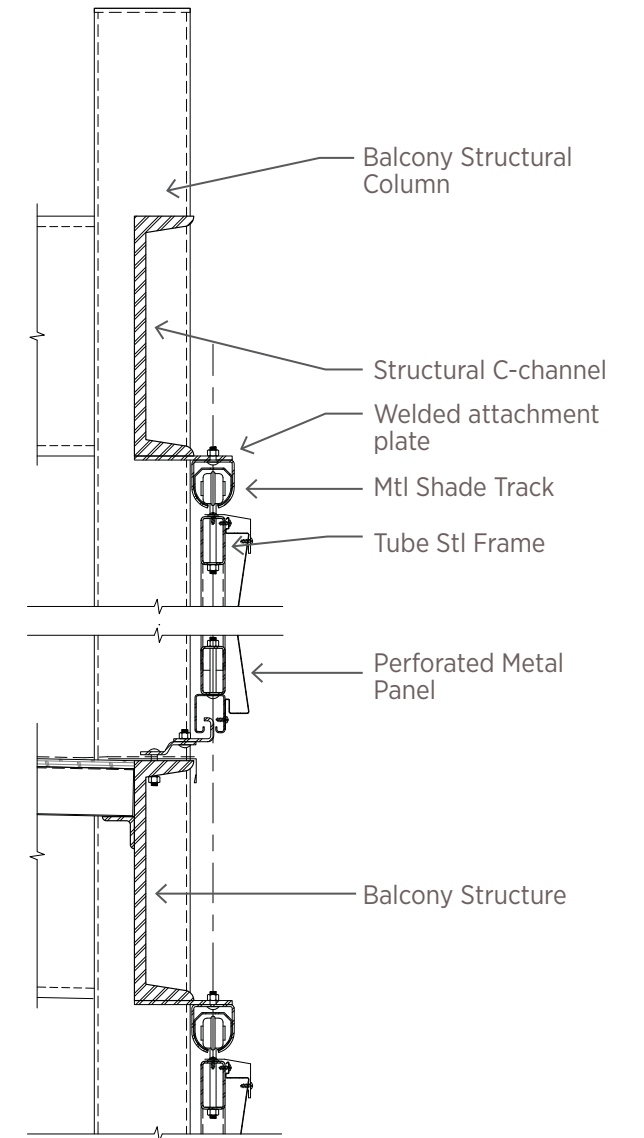
1 - Parapet @ Metal Panel - 1" = 1'-0"



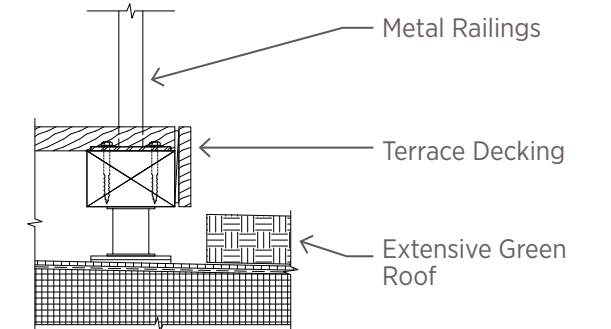
2 - Deck Connection @ Metal Panel - 1" = 1'-0"



4 - Terrace Curb @ Metal Panel - 1" = 1'-0"

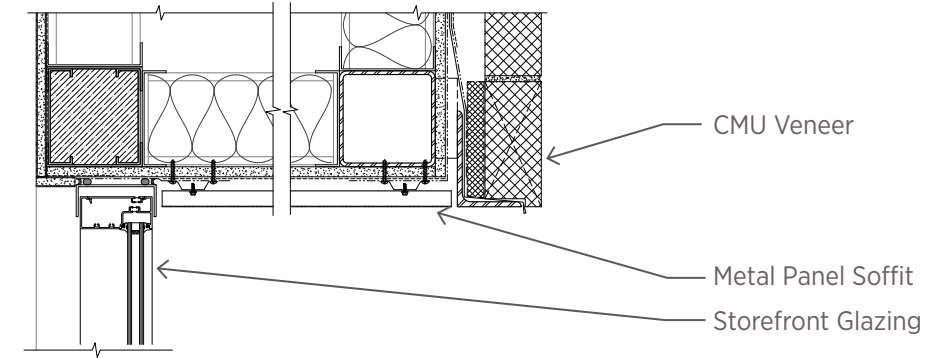
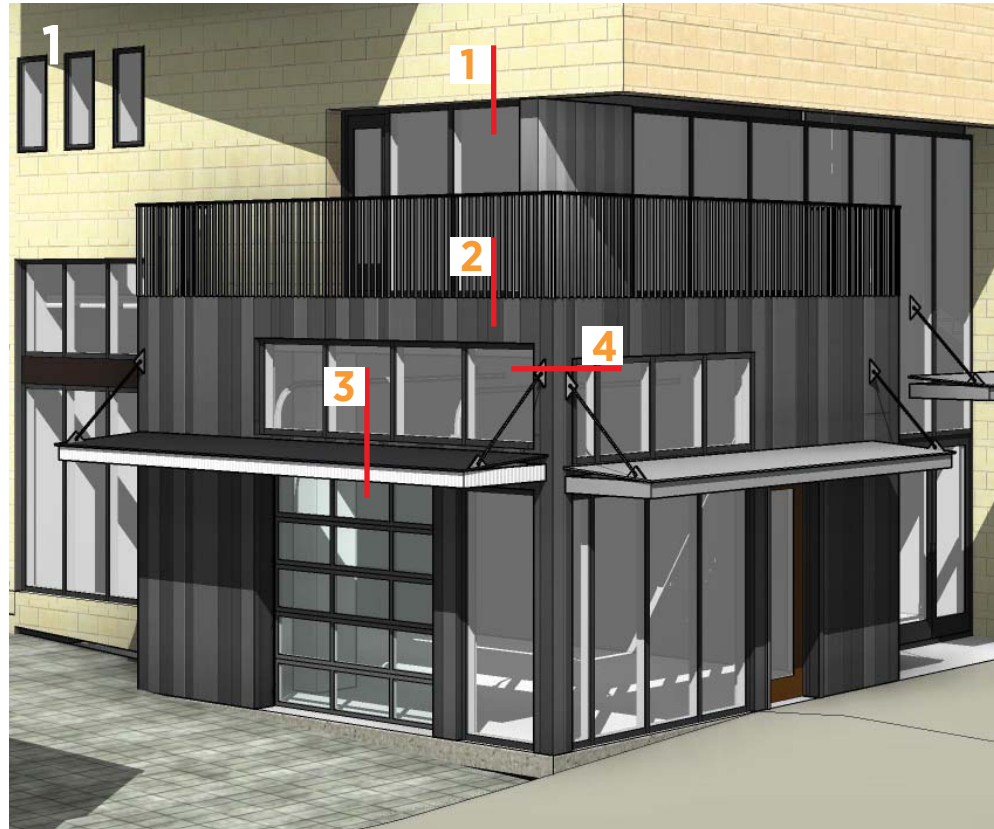
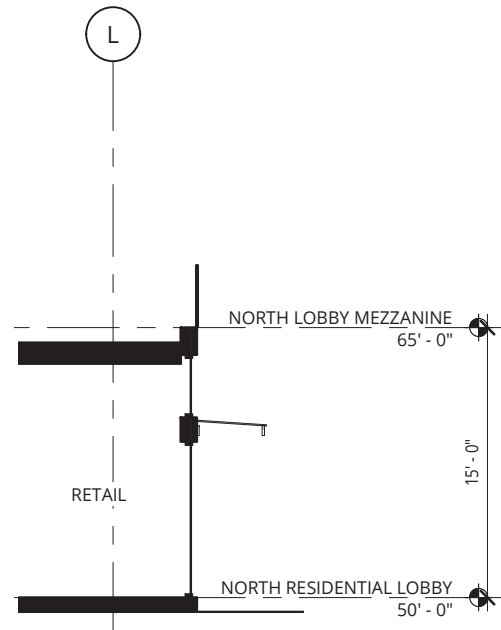


3 - Sliding Panels @ Balcony - 1" = 1'-0"

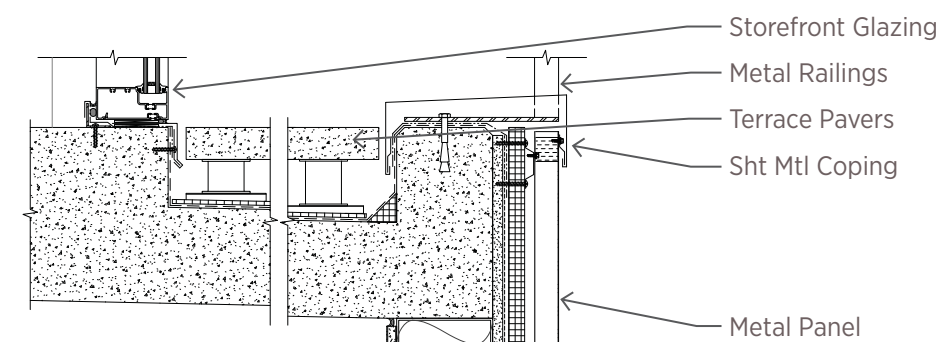


5 - Terrace Edge - 1" = 1'-0"

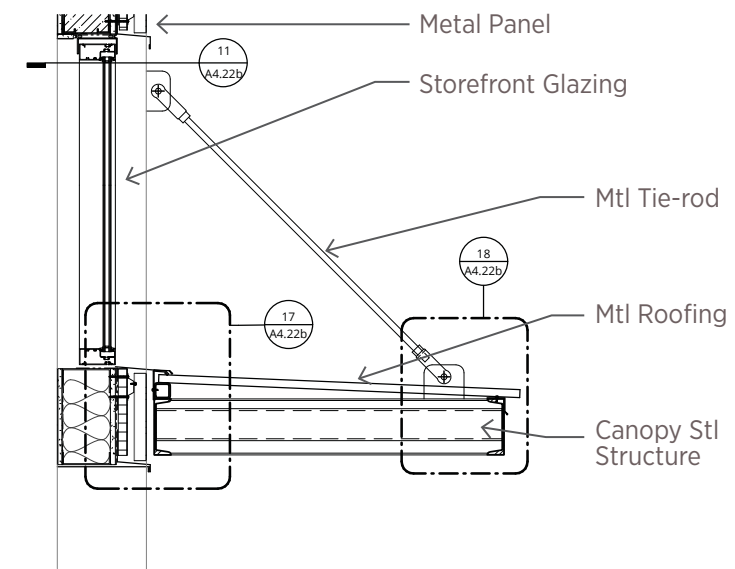
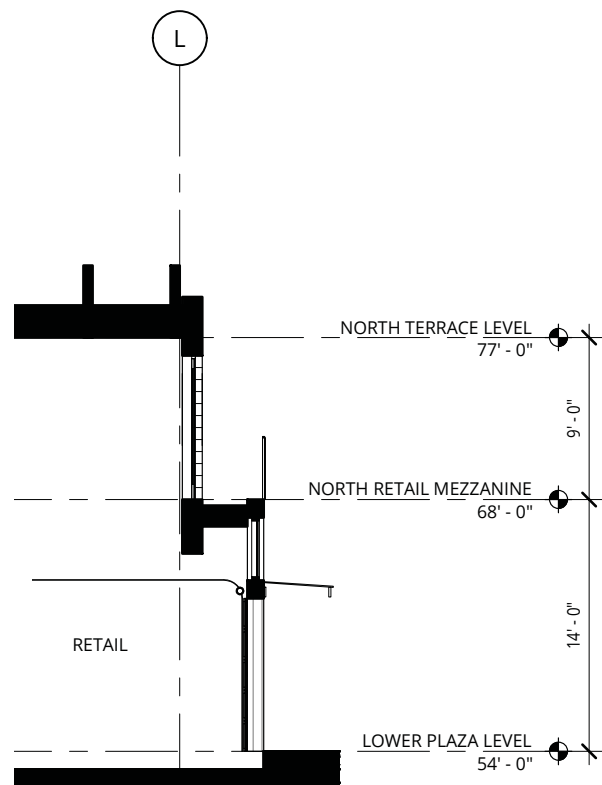




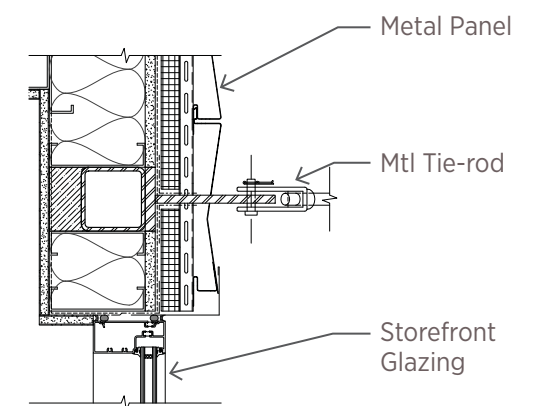
1 - Lobby Soffit @ CMU Veneer - 1" = 1'-0"



2 - Terrace @ Micro Retail - 1" = 1'-0"

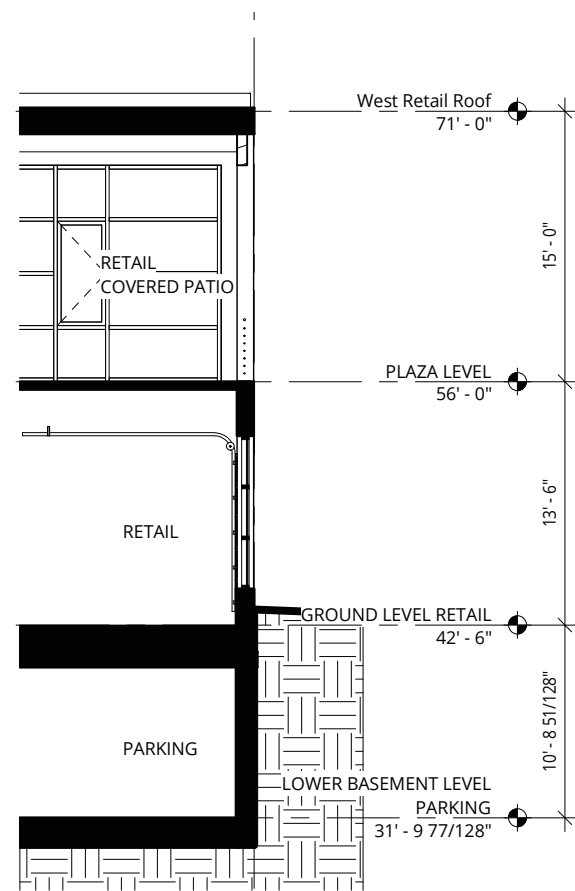
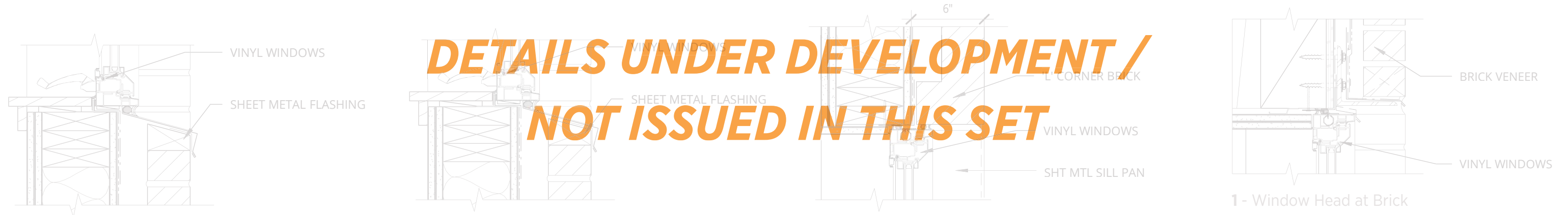


3 - Canopy @ Micro Retail - 1/2" = 1'-0"



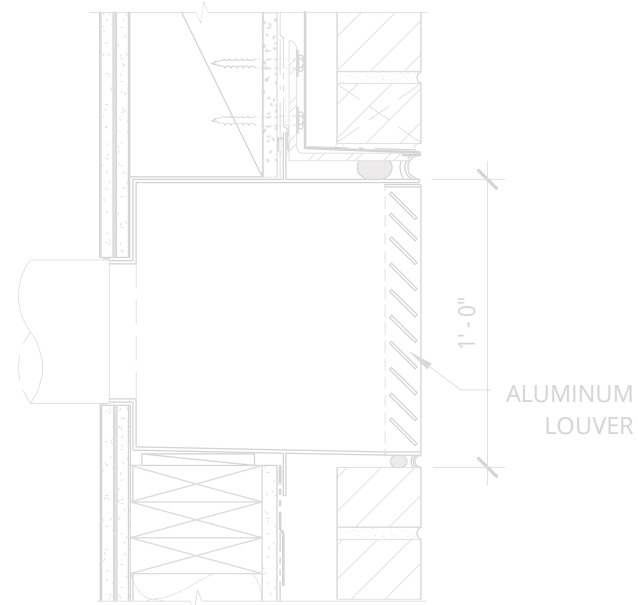
4 - Canopy Tie-rod - 1" = 1'-0"



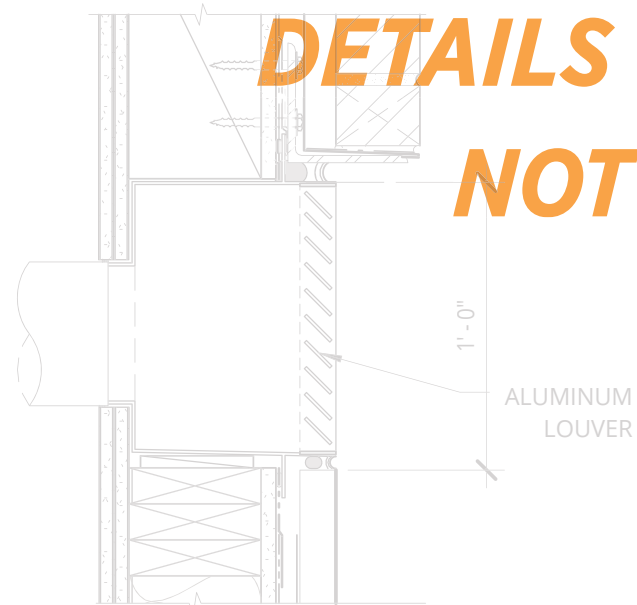




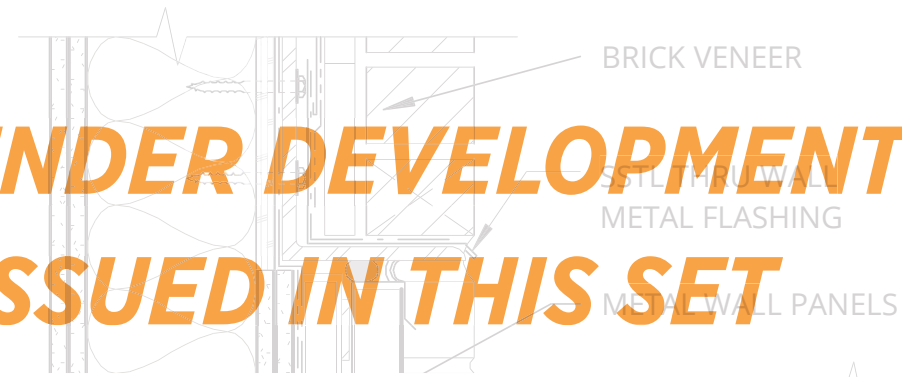
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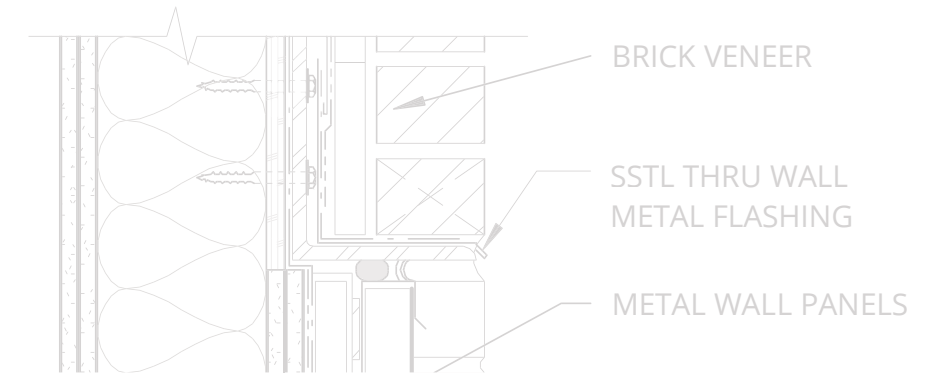
1 - Unit Exhaust Louver at Brick



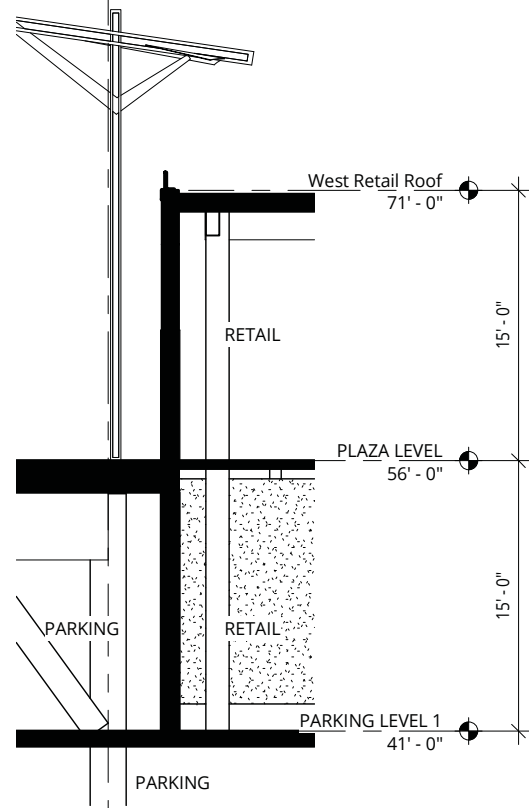
2 - Unit Exhaust Louver at Metal Panel



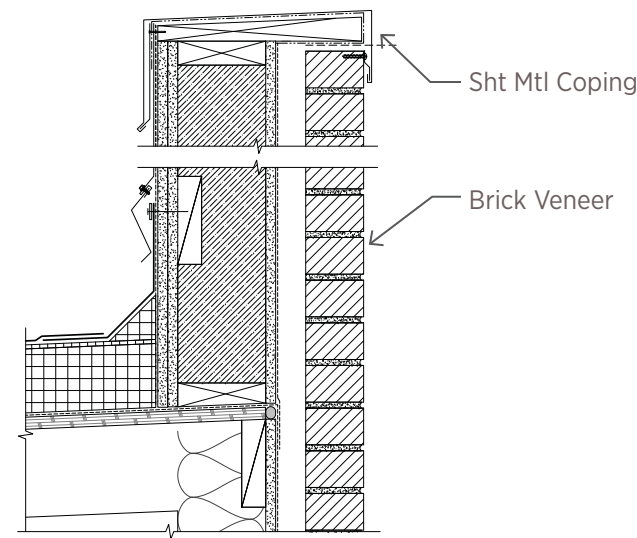
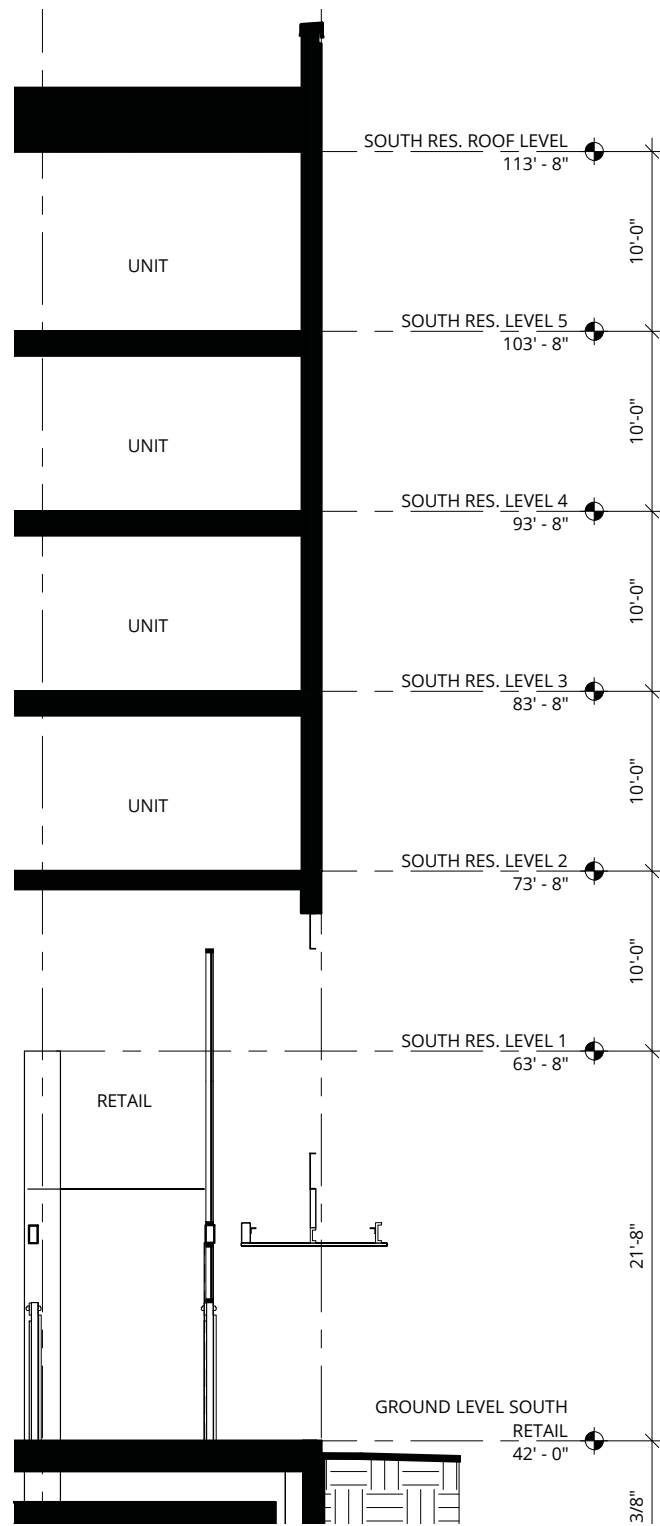
3 - Metal Wall Panel Head at Brick



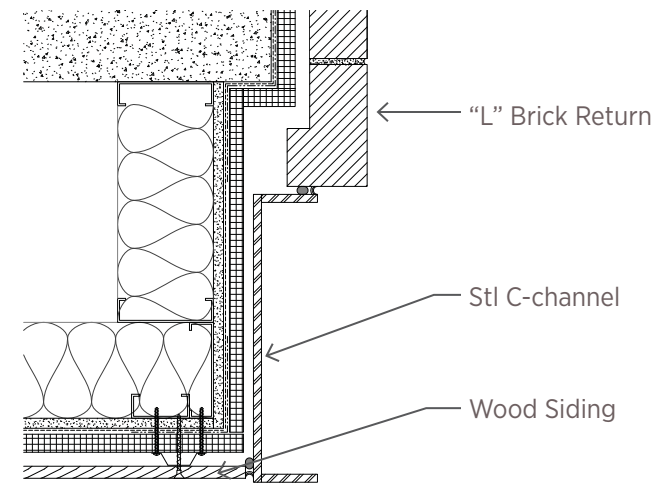
3 - Metal Wall Panel Head at Brick



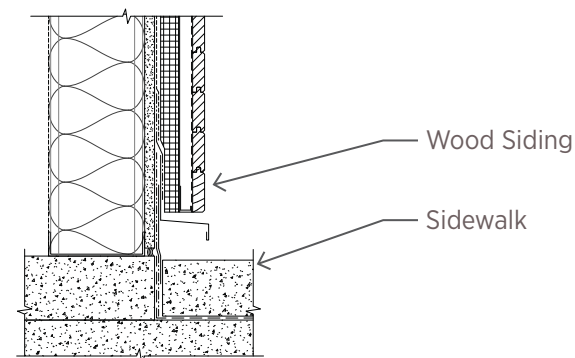




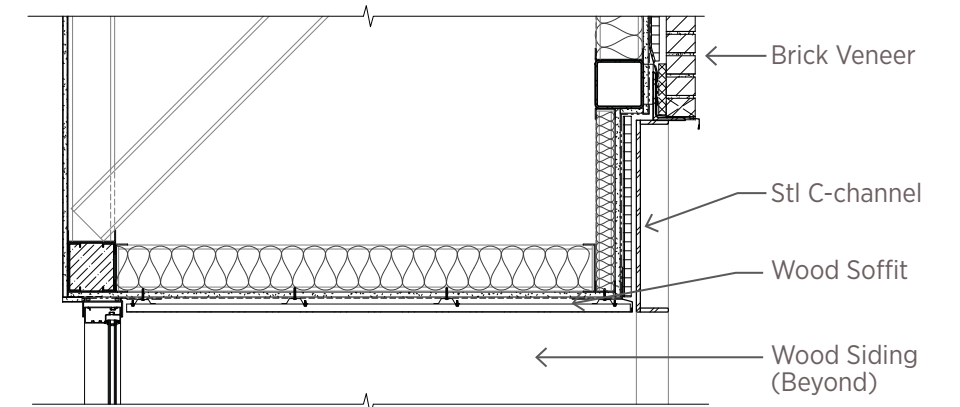
1 - Parapet @ Brick Veneer - 1" = 1'-0"



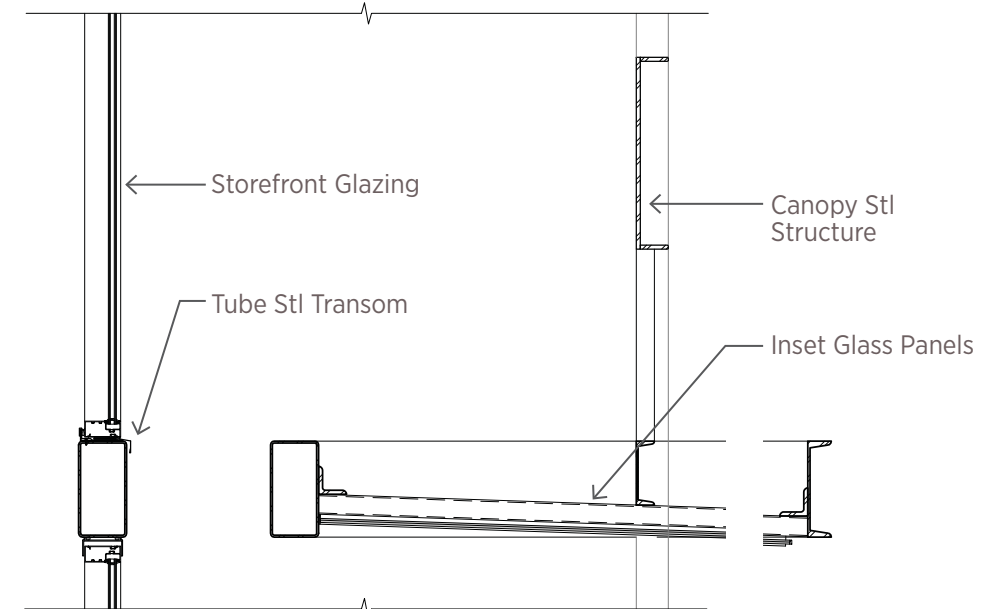
2 - Steel Column @ Retail Entry - 1" = 1'-0"



3 - Wood Paneling @ Grade - 1" = 1'-0"

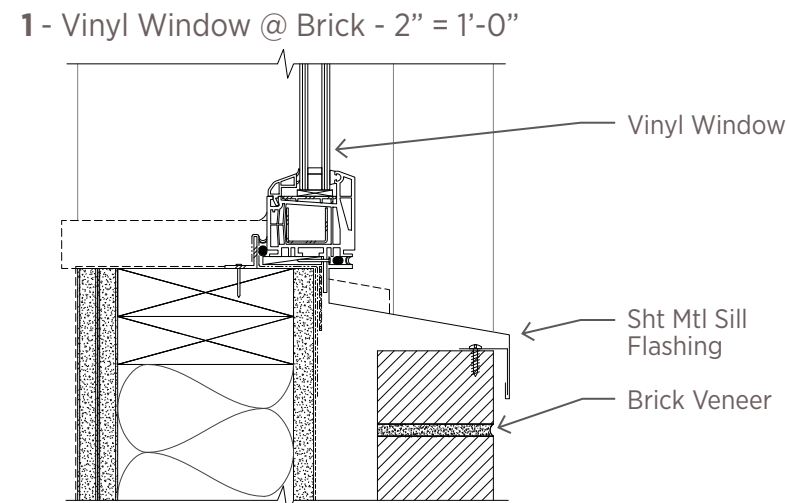
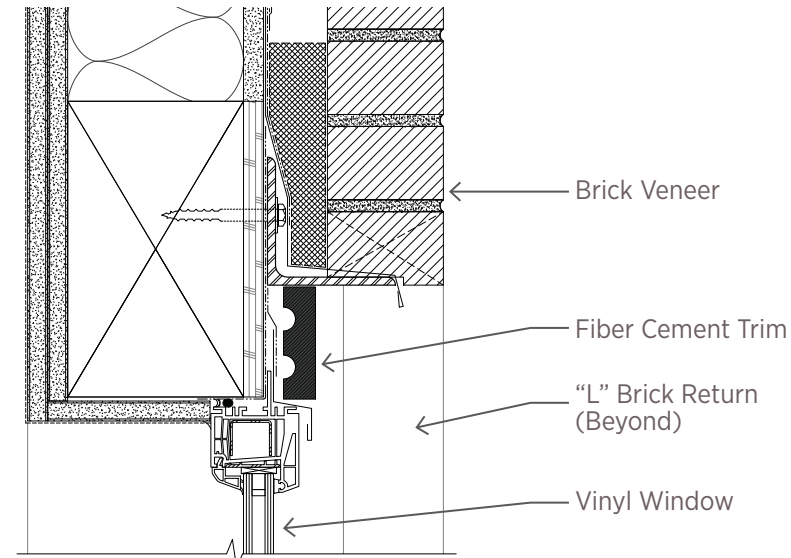
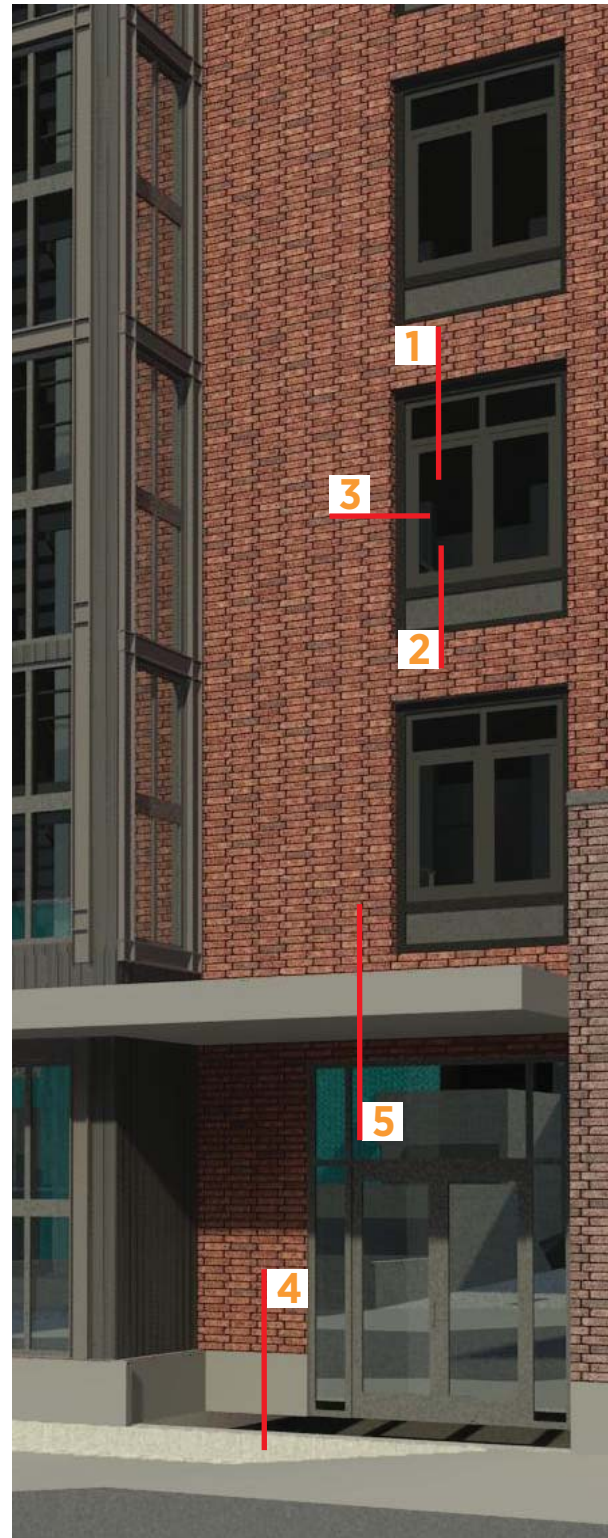
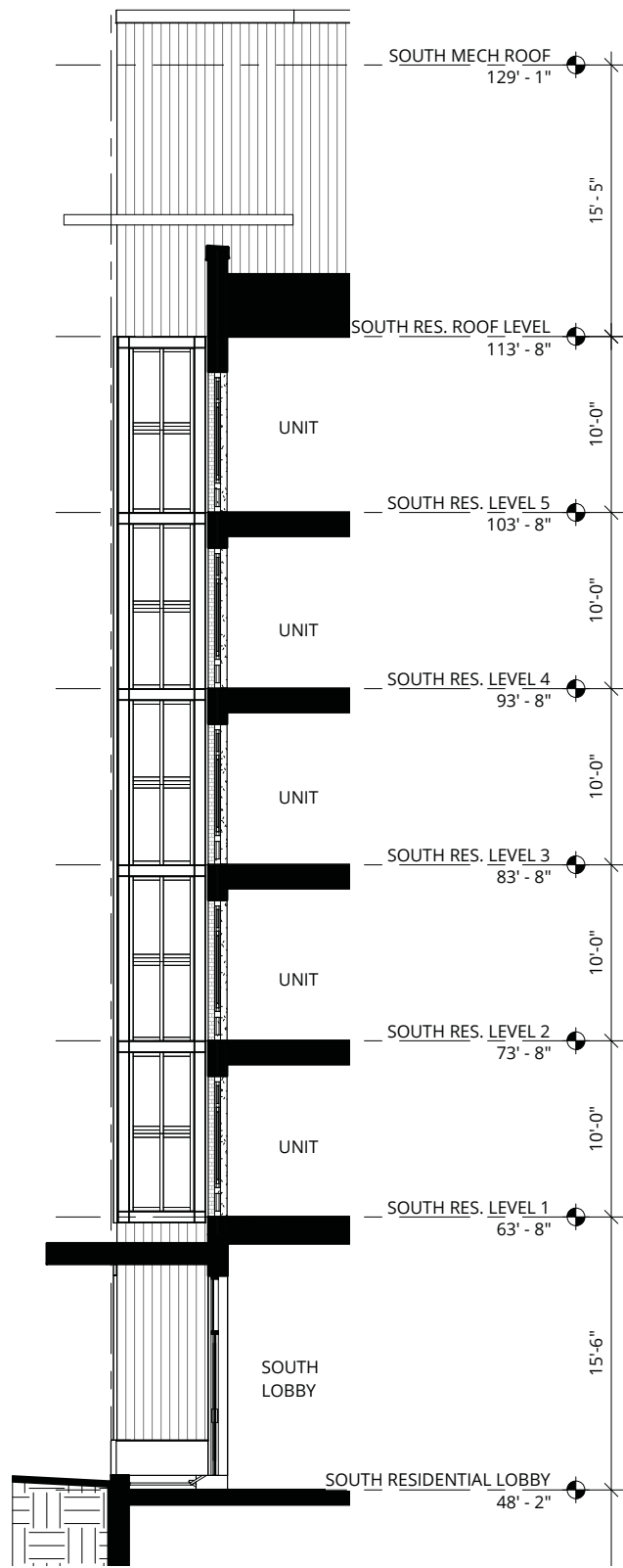


4 - Soffit @ Retail Entry - 1/2" = 1'-0"

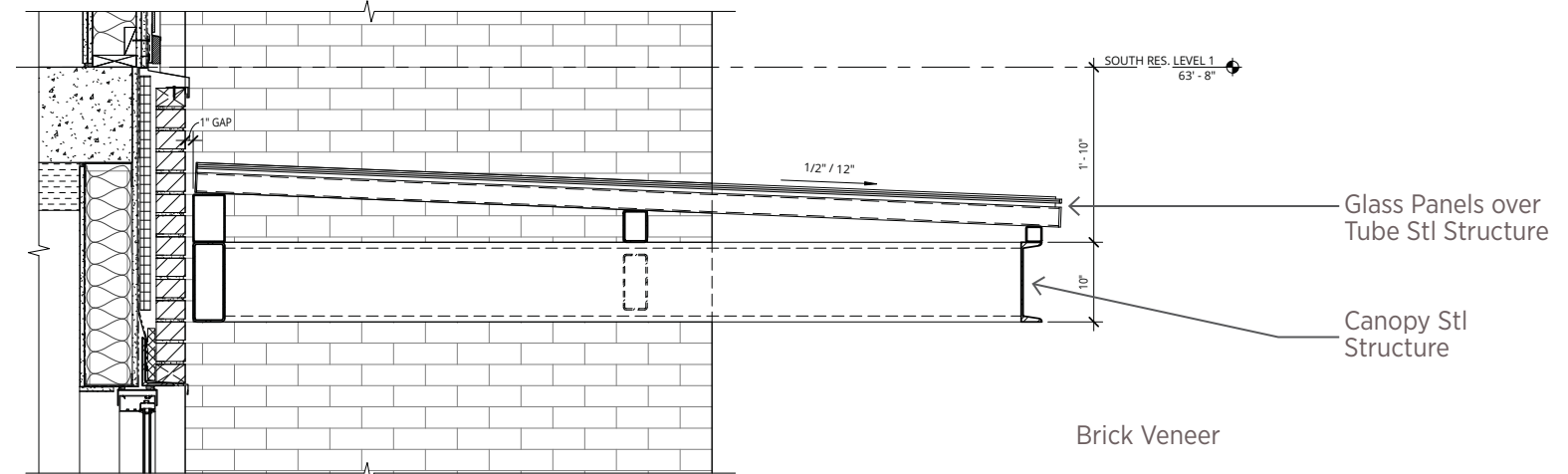


5 - Glass Canopy @ Retail Entry - 1/2" = 1'-0"

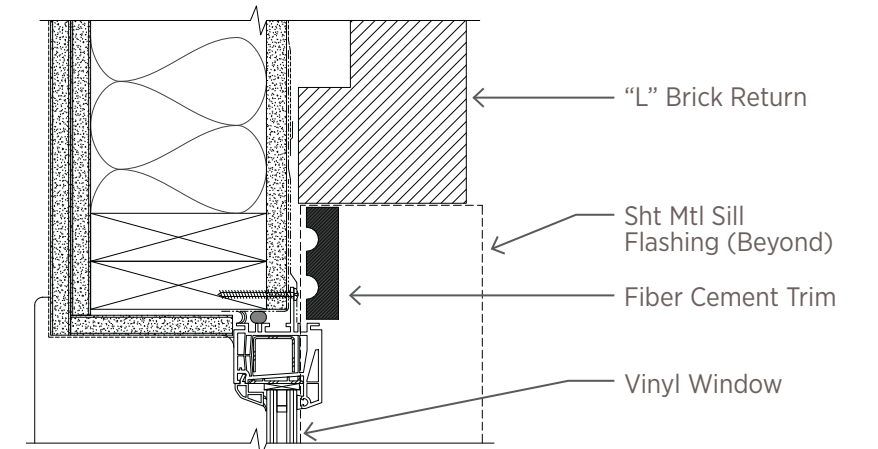




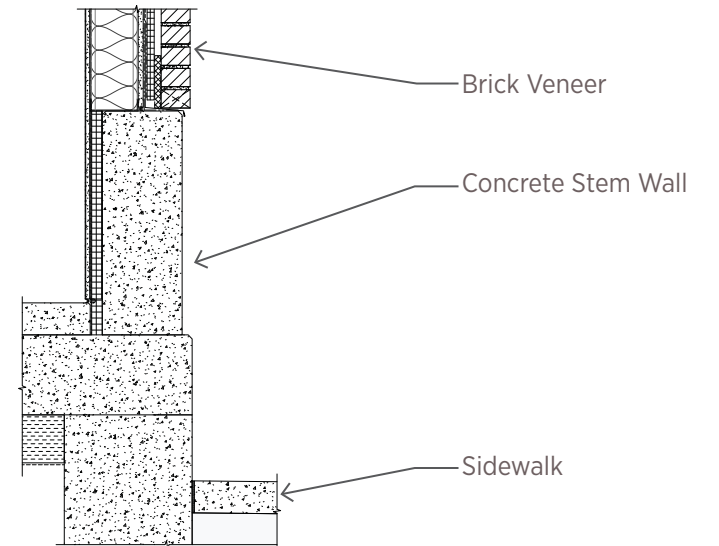
2 - Vinyl Window Sill @ Brick - 2" = 1'-0"



5 - Glass Canopy @ Residential Entry - 1/2" = 1'-0"

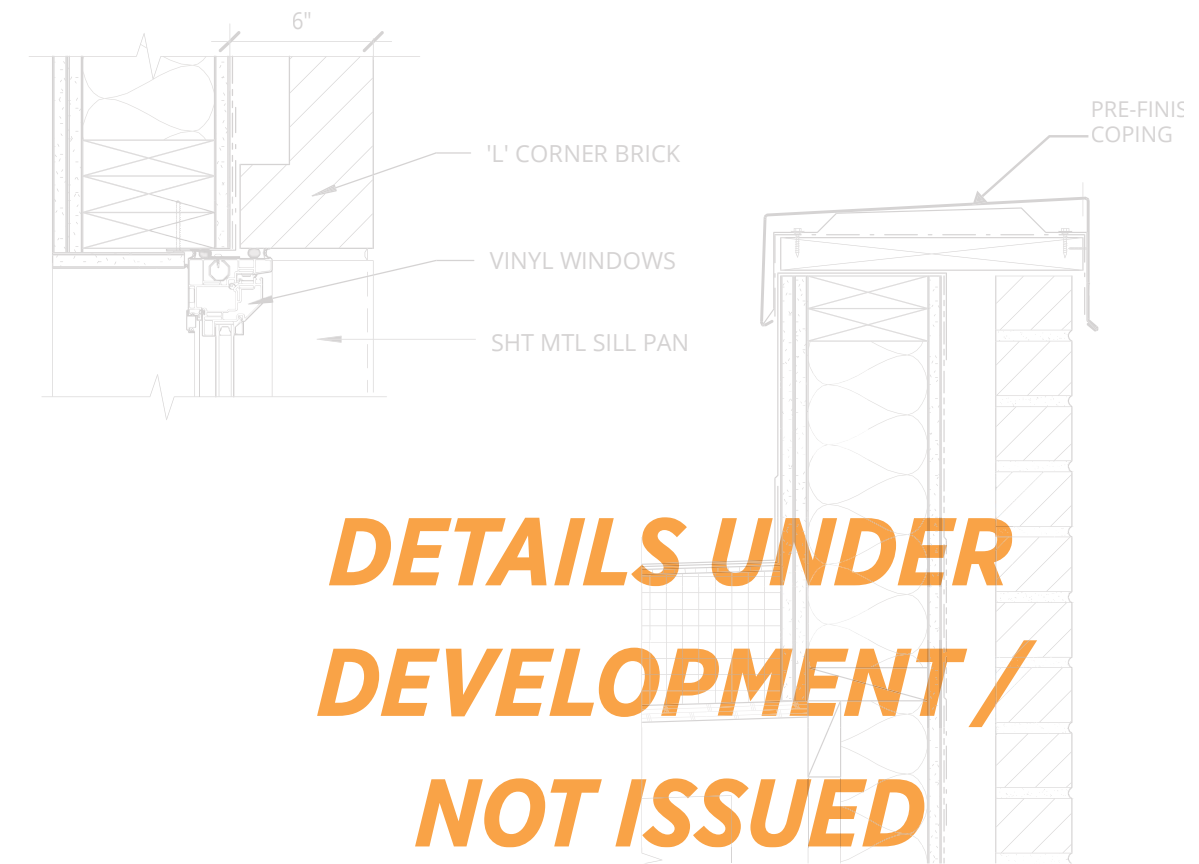


3 - Vinyl Window Jamb @ Brick - 2" = 1'-0"

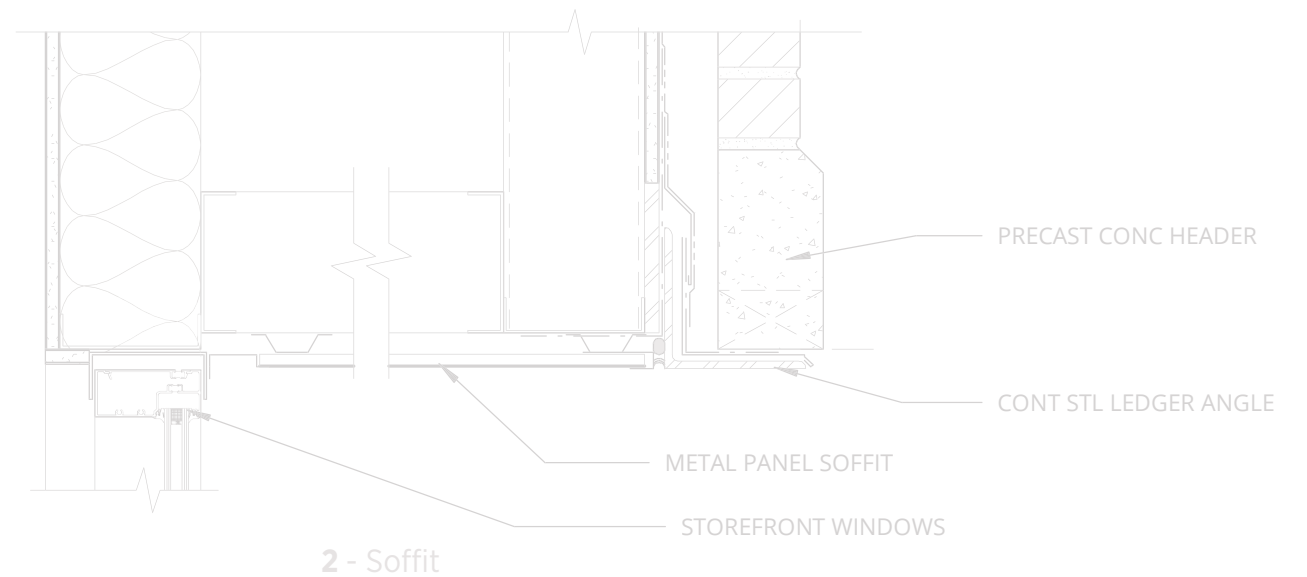
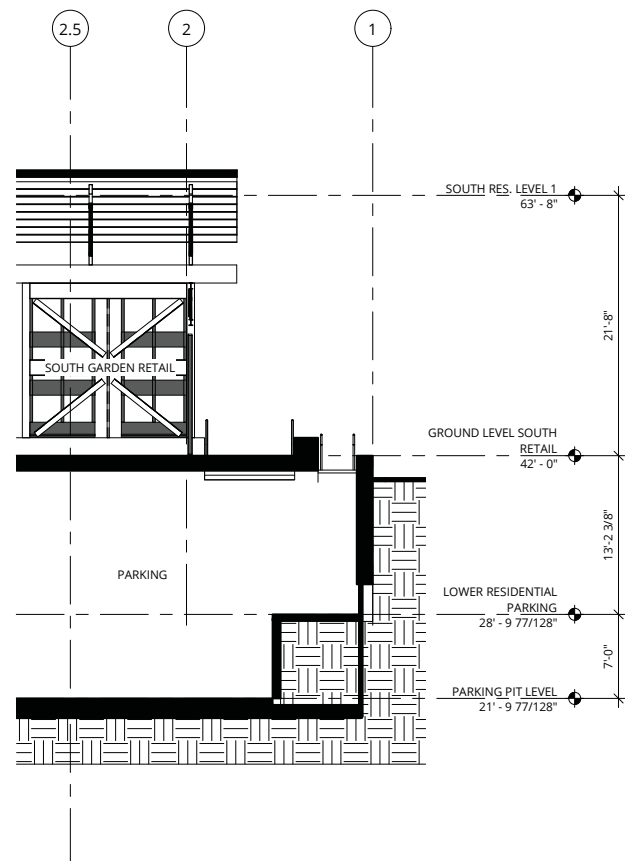


4 - Concrete Base @ Brick - 1/2" = 1'-0"

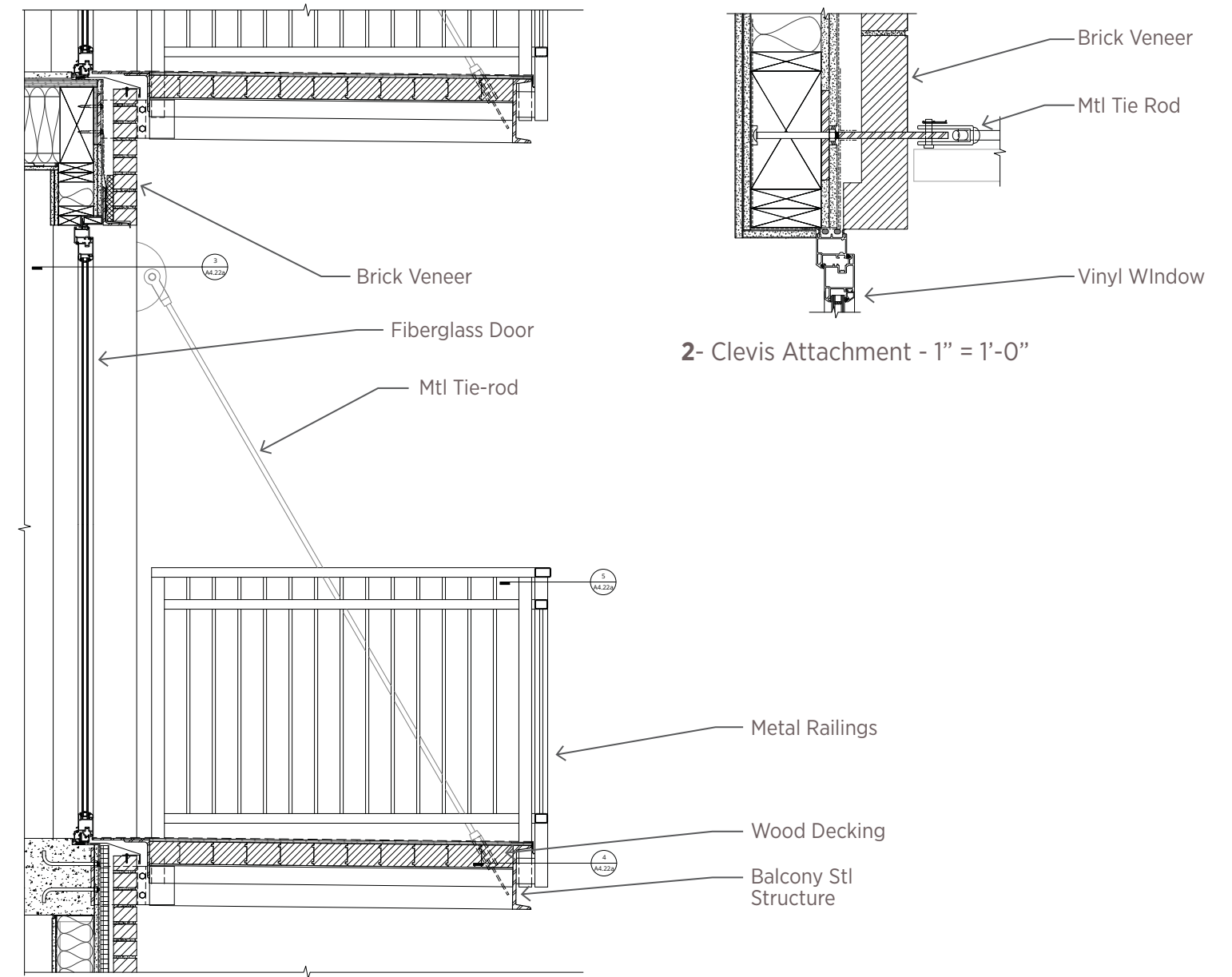
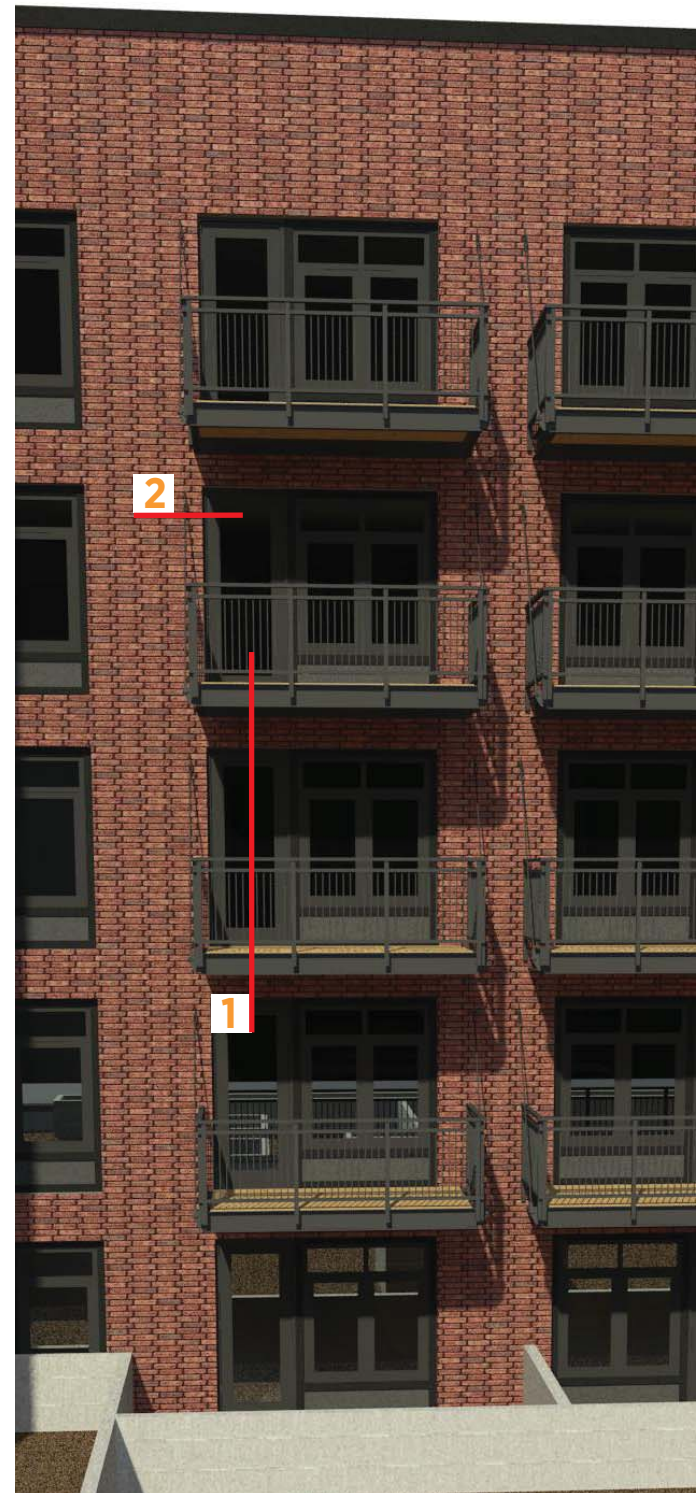
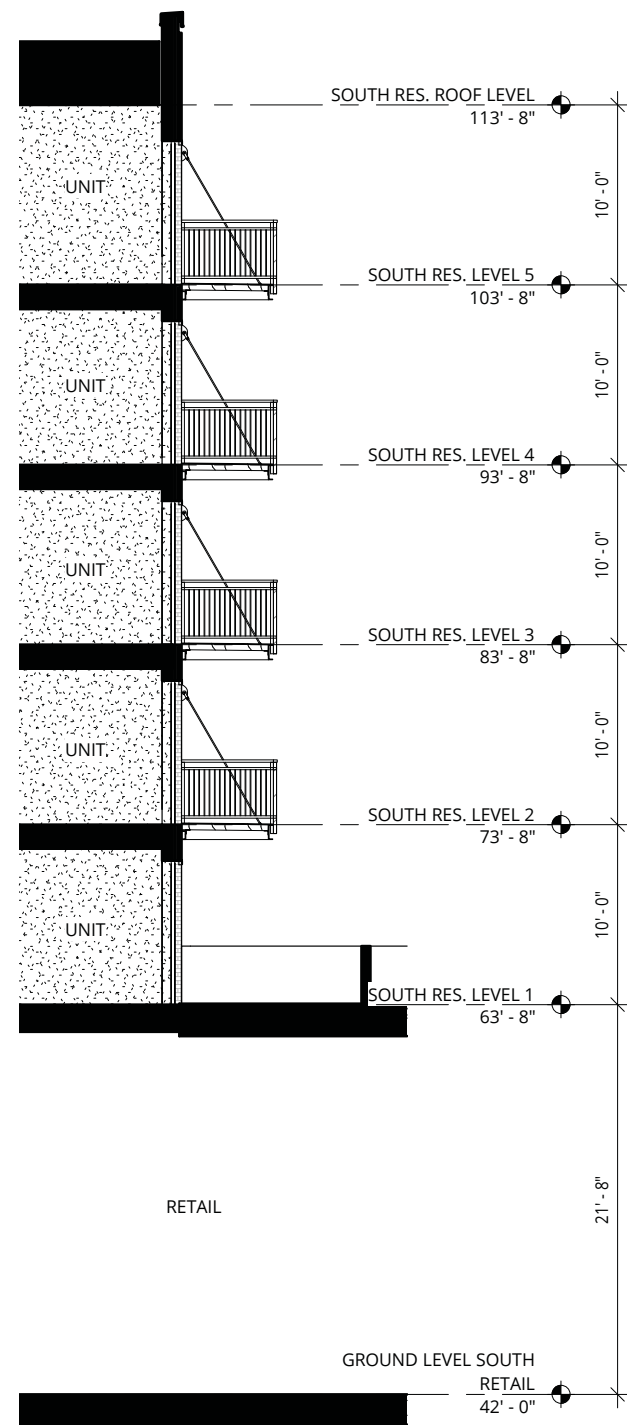




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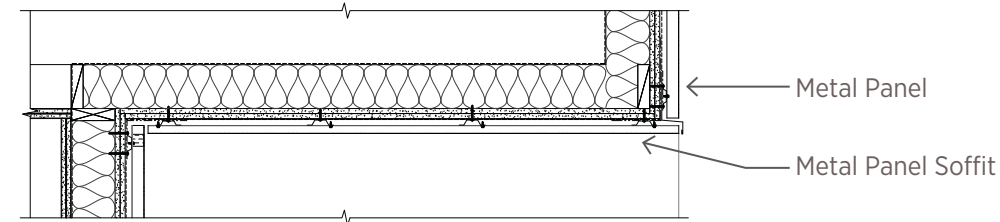
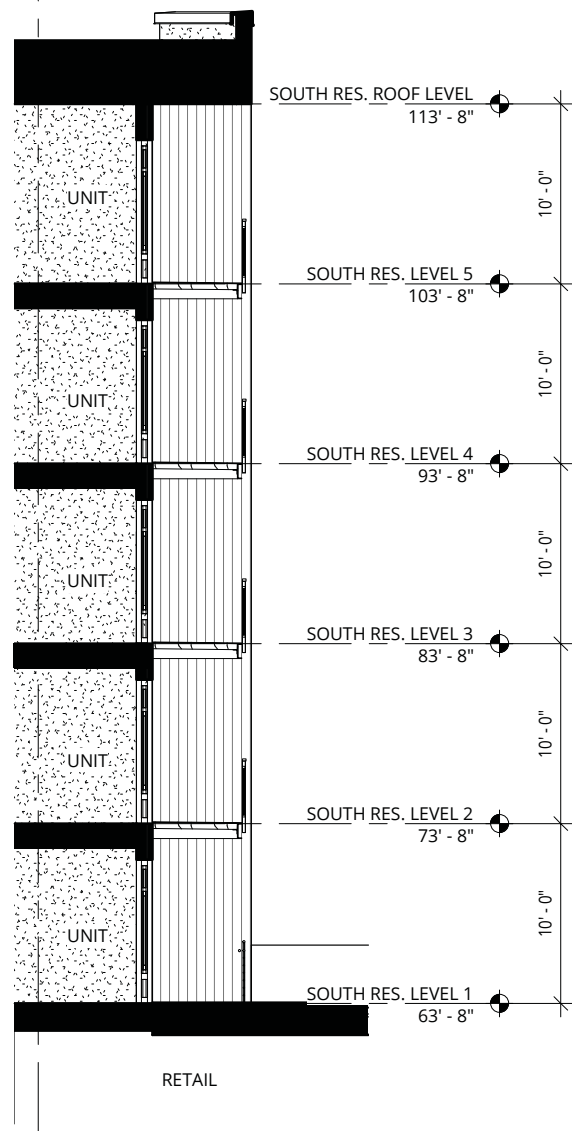




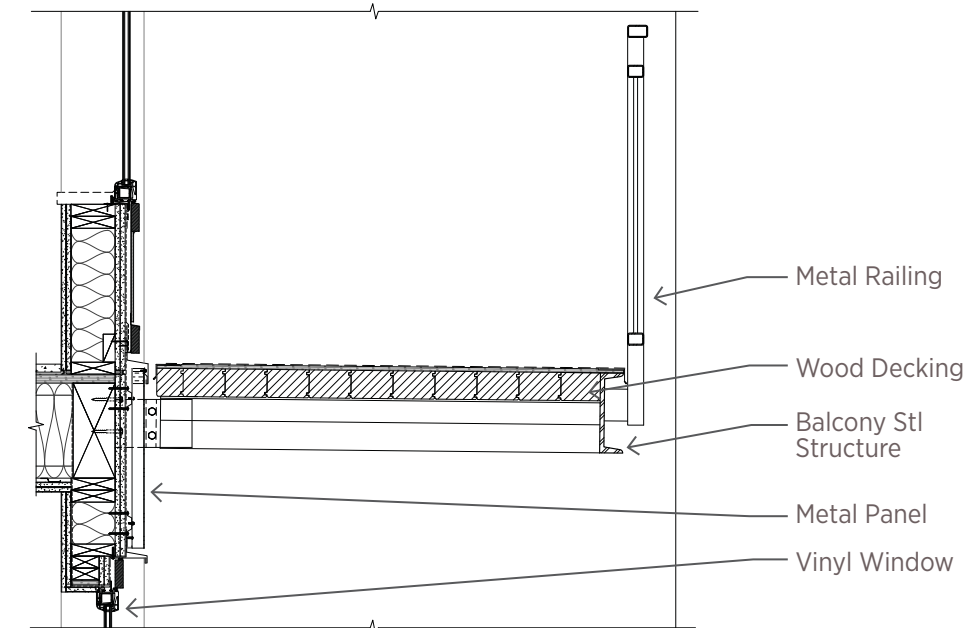


1 - Deck Connection @ Wood Studs - 1/2" = 1'-0"

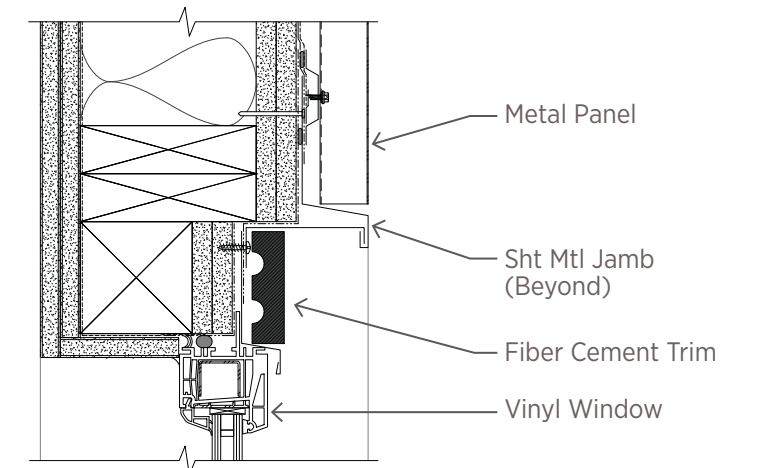




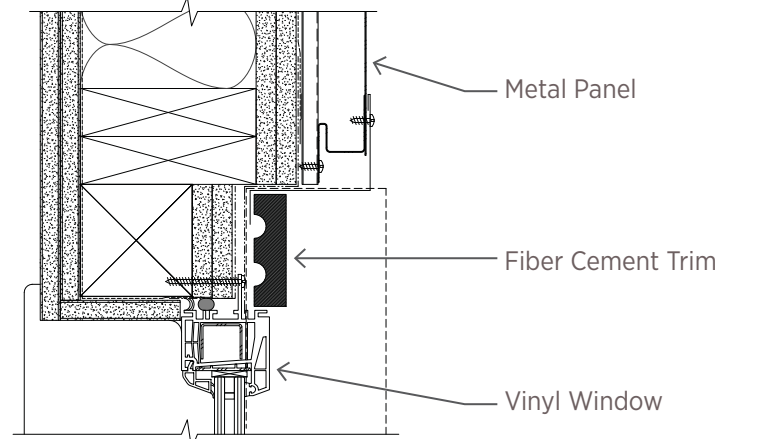
1 - Recessed Deck Soffit - 1/2" = 1'-0"



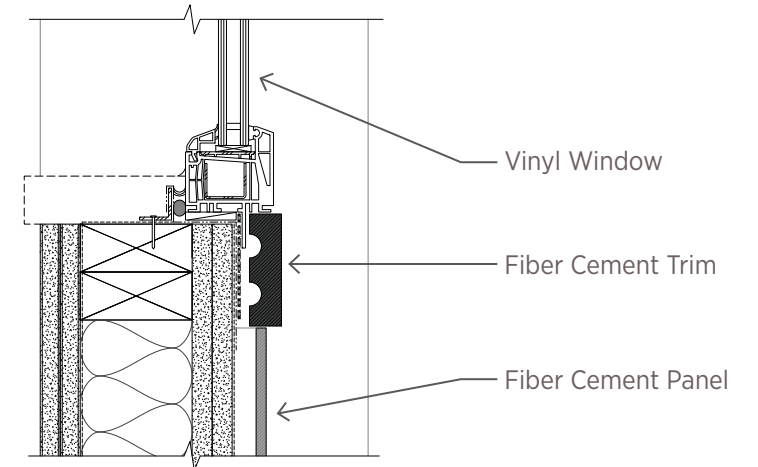
2 - Recessed Deck - 1/2" = 1'-0"



3 - Vinyl Window Head @ Metal Siding - 2" = 1'-0"

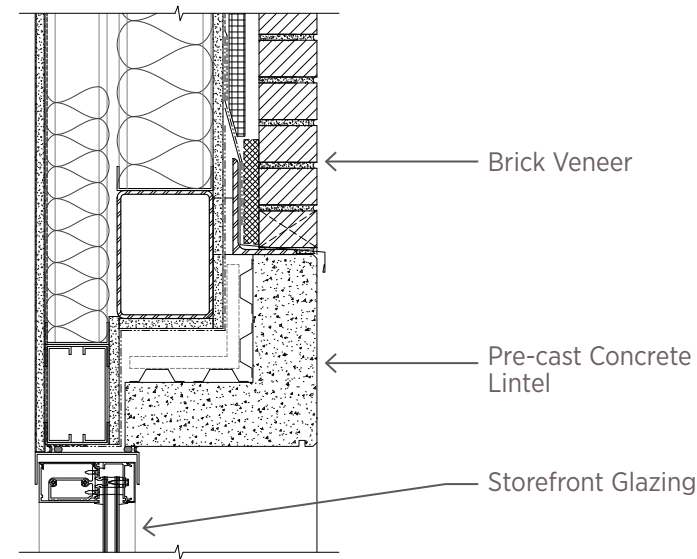
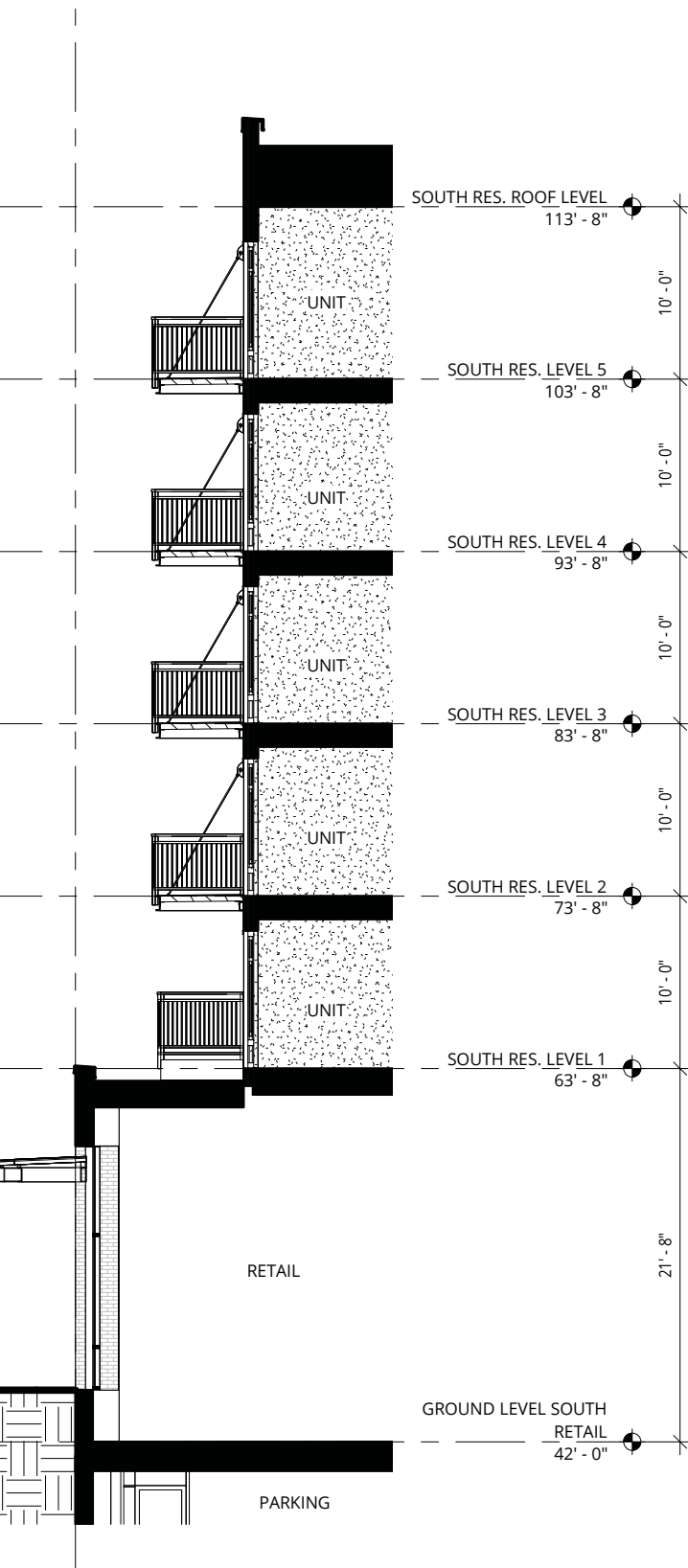


4 - Vinyl Window Jamb @ Metal Panel - 2" = 1'-0"

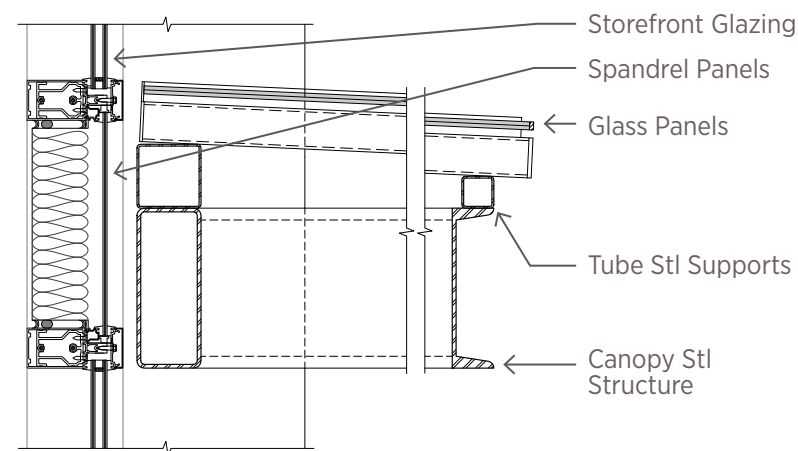


5 - Vinyl Window Sill @ Metal Panel - 2" = 1'-0"

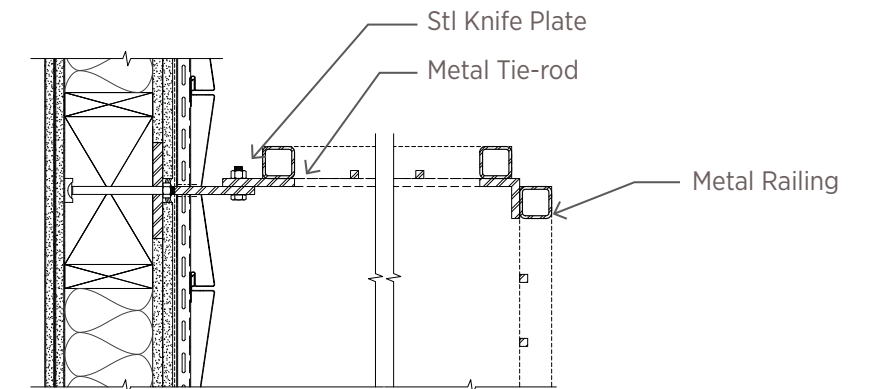




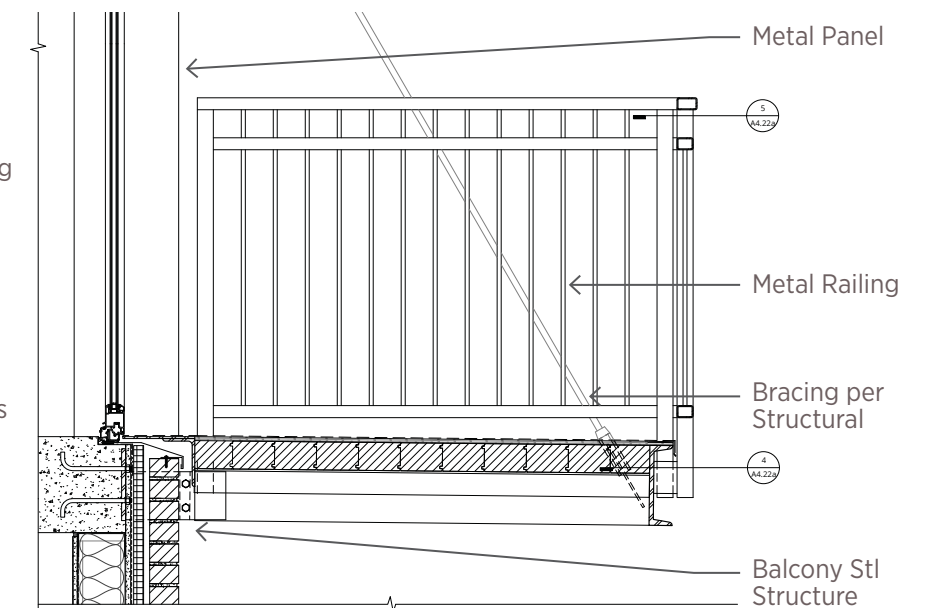
1 - Storefront Lintel @ Brick - 1" = 1'-0"



2 - Glass Canopy @ Storefront - 1" = 1'-0"

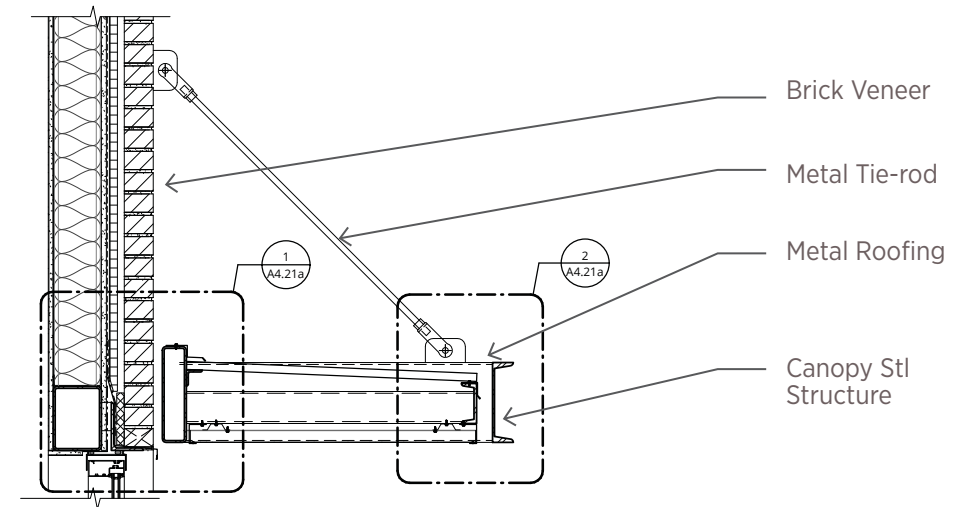
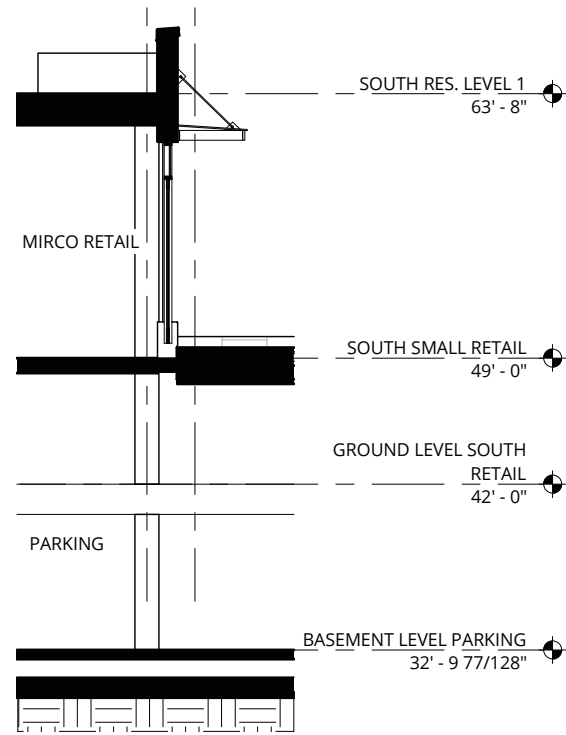


3 - Balcony Connection @ Metal Panel (SIM to North B.) - 1" = 1'-0"

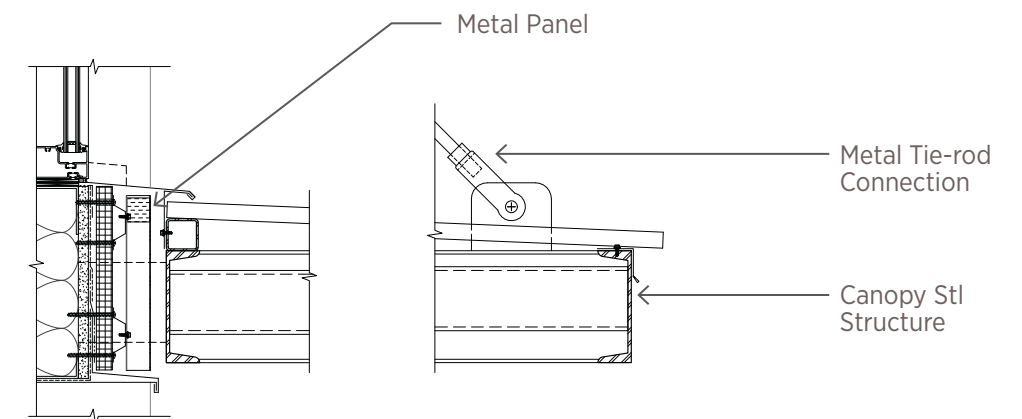
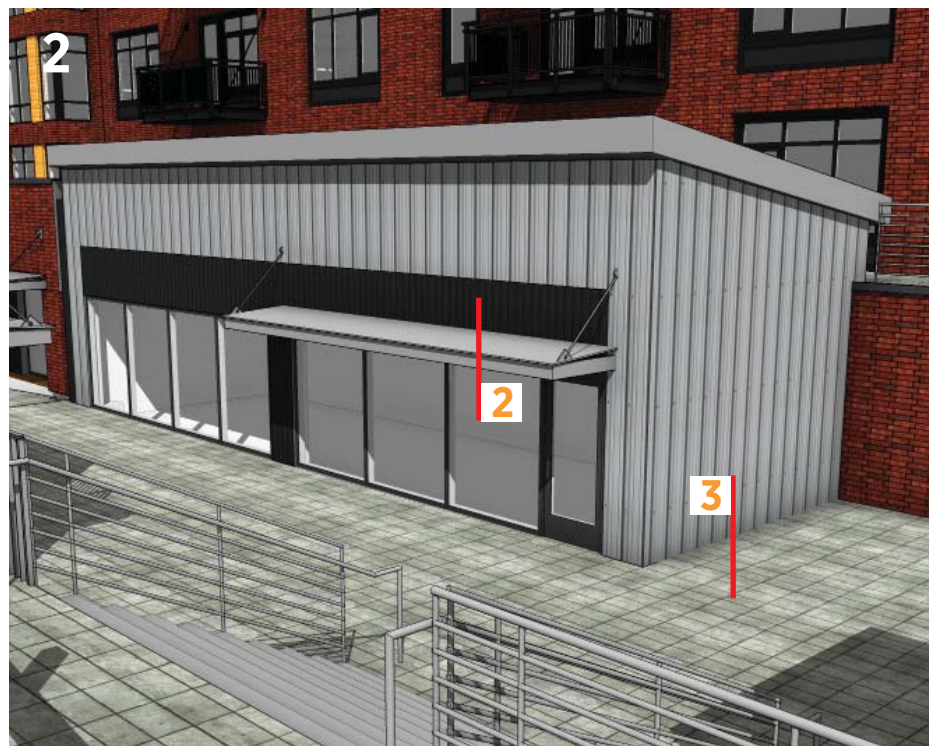
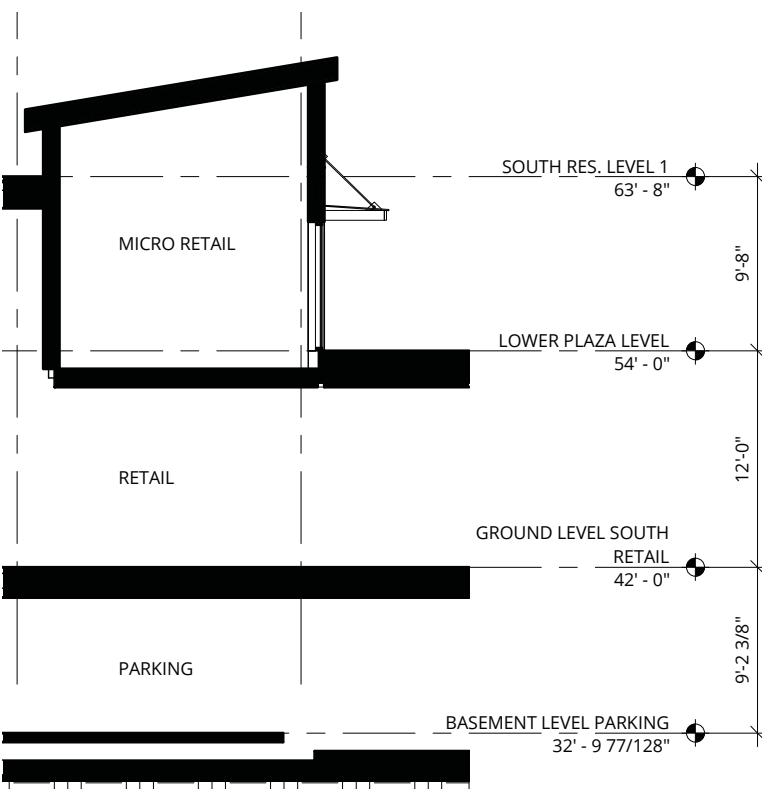


4 - Attached Balcony @ Metal Panel (SIM w/ Metal Panel Cladding) - 1/2" = 1'-0"

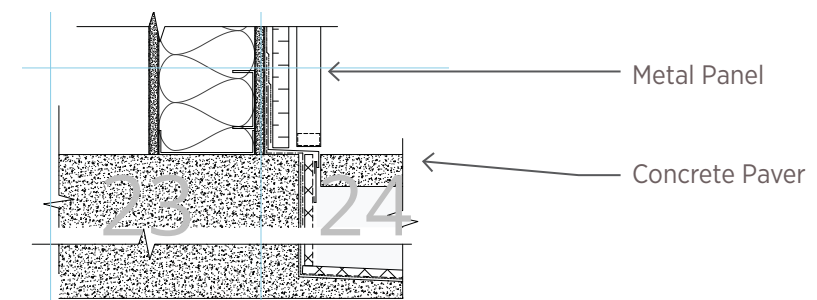




1- Steel Canopy @ Brick - 1/2" = 1'-0"

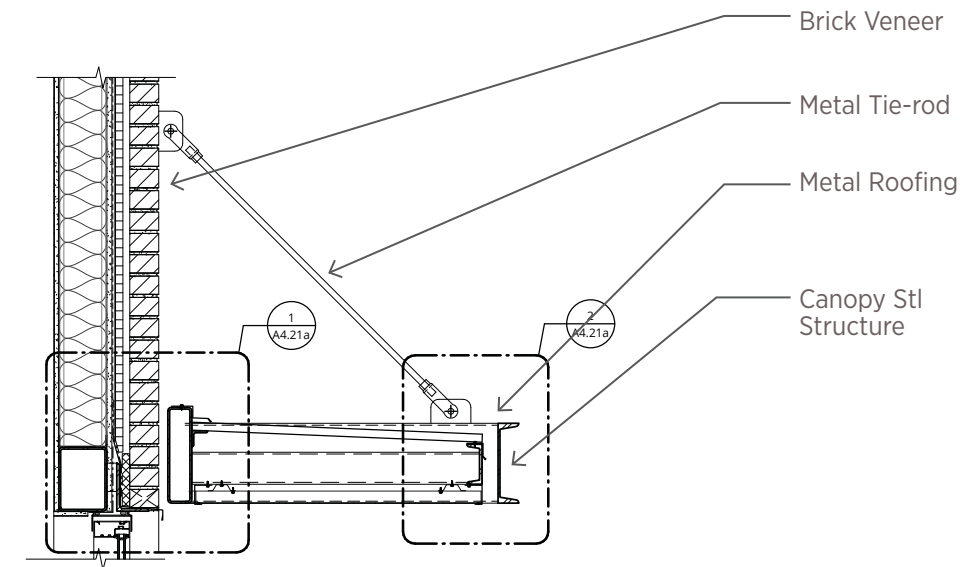


2 - Steel Canopy @ Metal Panel - 1" = 1'-0"

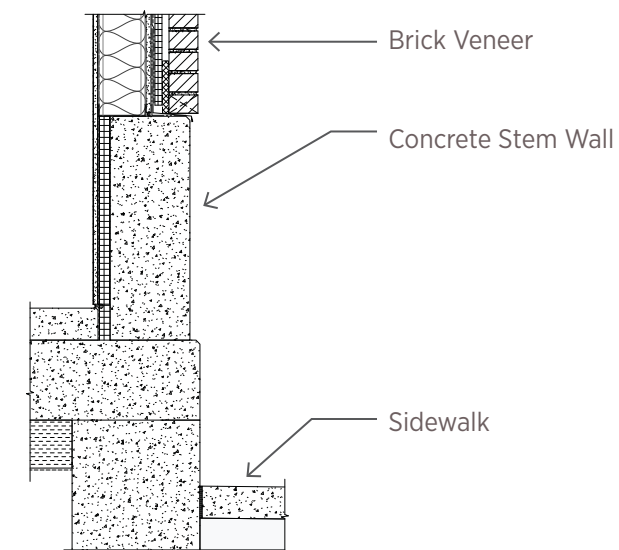


3 - Micro Retail Base - 1" = 1'-0"

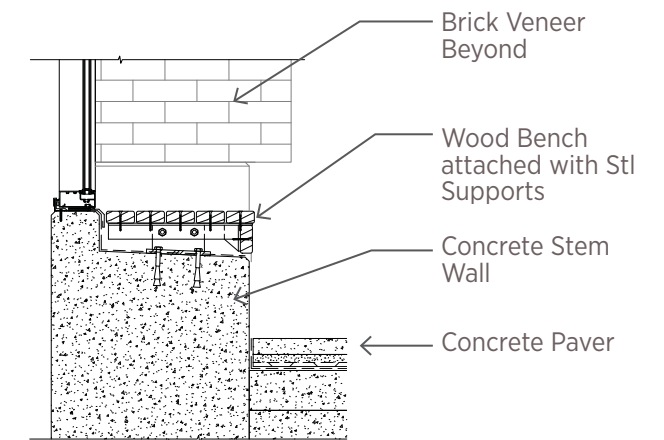




1 - Steel Canopy @ Brick - 1/2" = 1'-0"

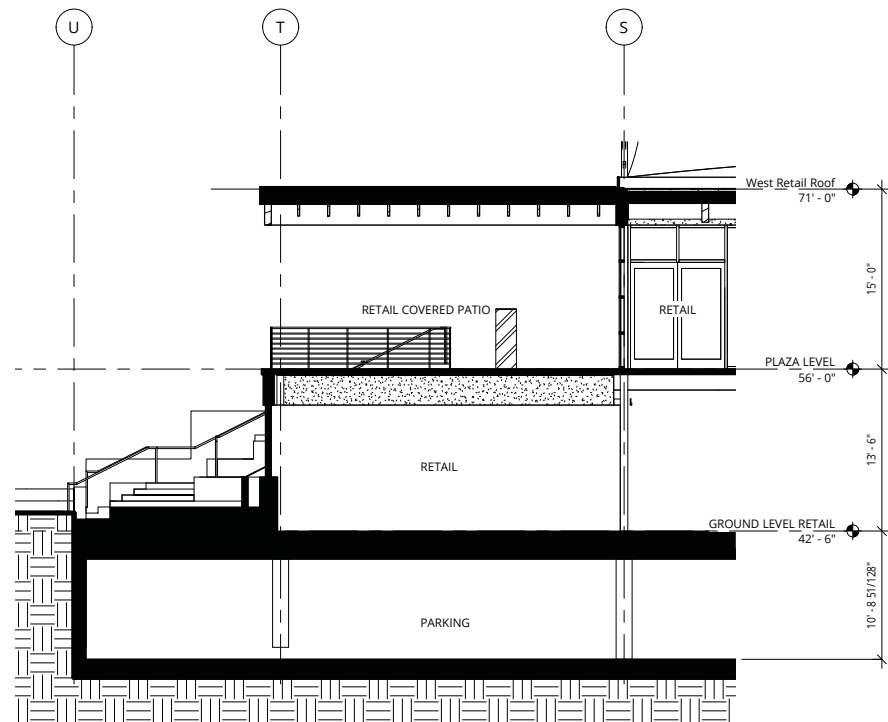
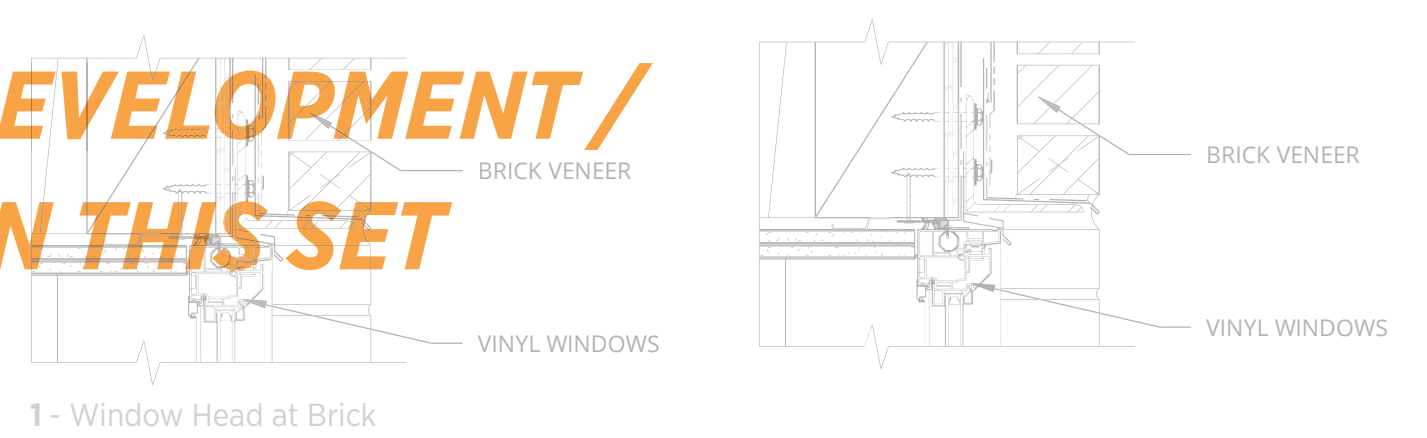
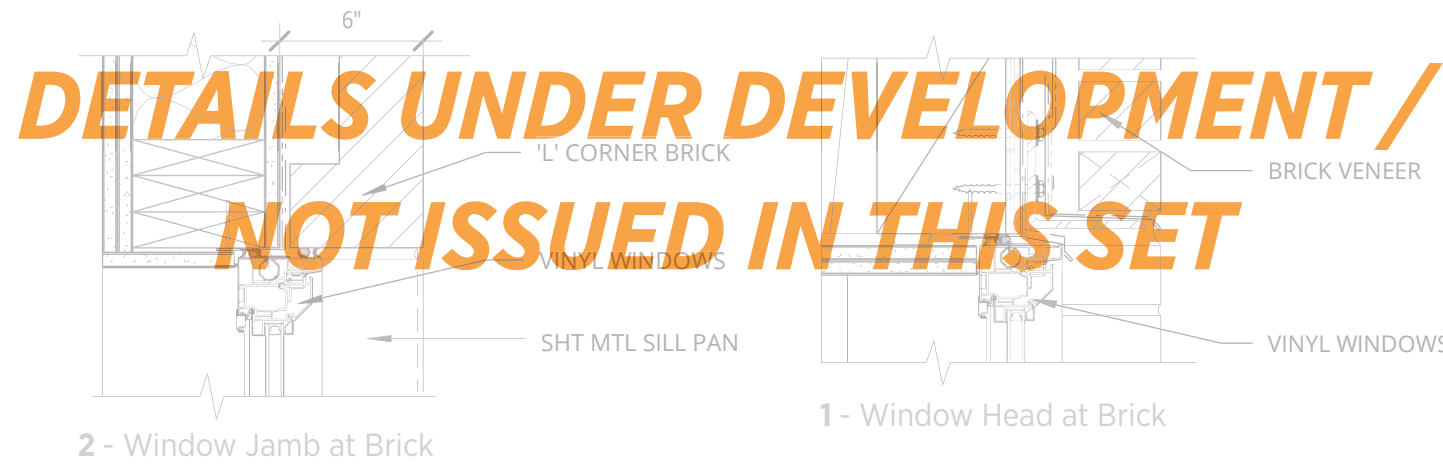
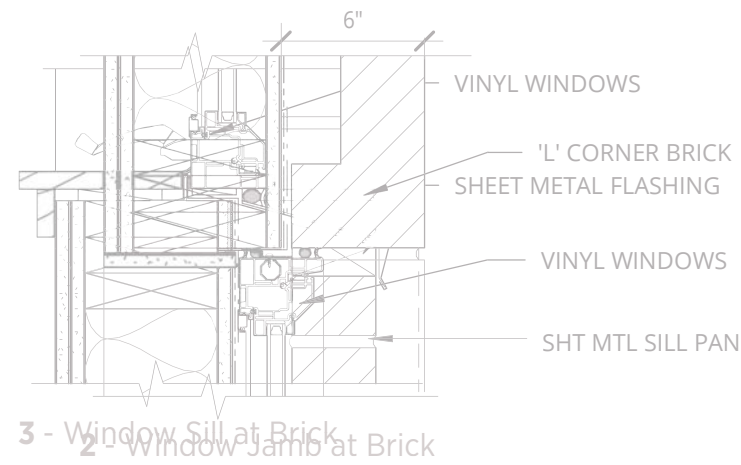


2 - Concrete Base @ Brick - 1/2" = 1'-0"

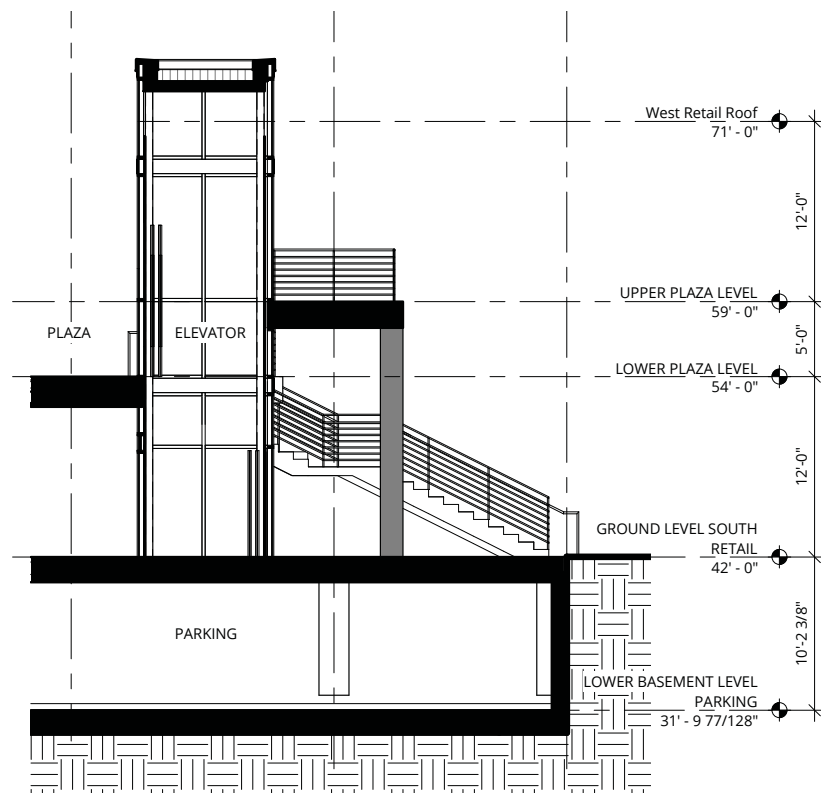
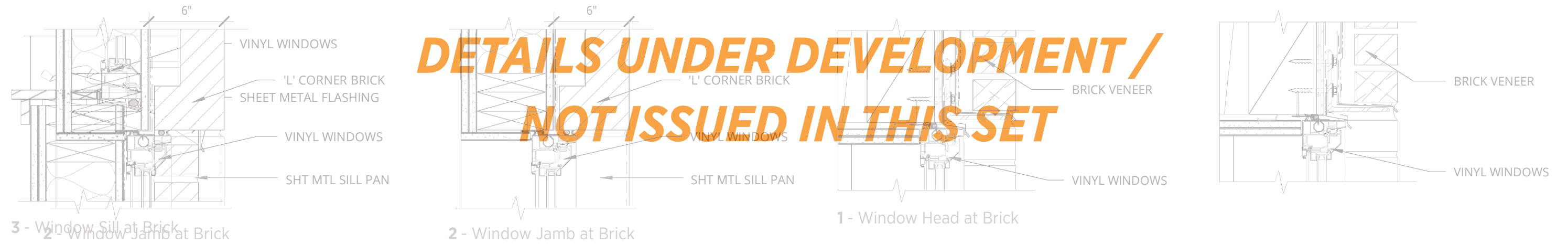


3 - Wood Bench @ Concrete Base - 1/2" = 1'-0"

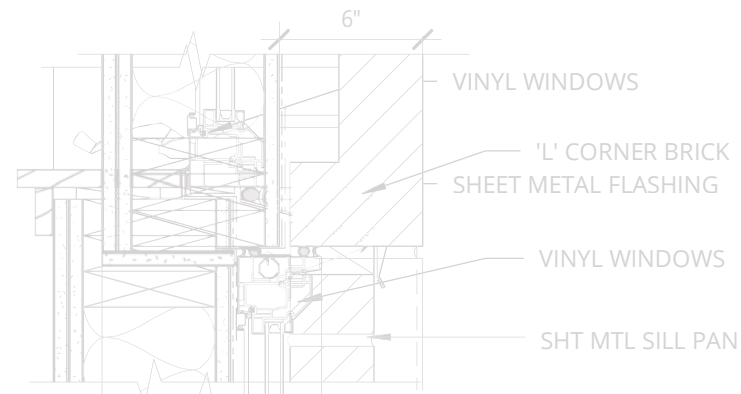




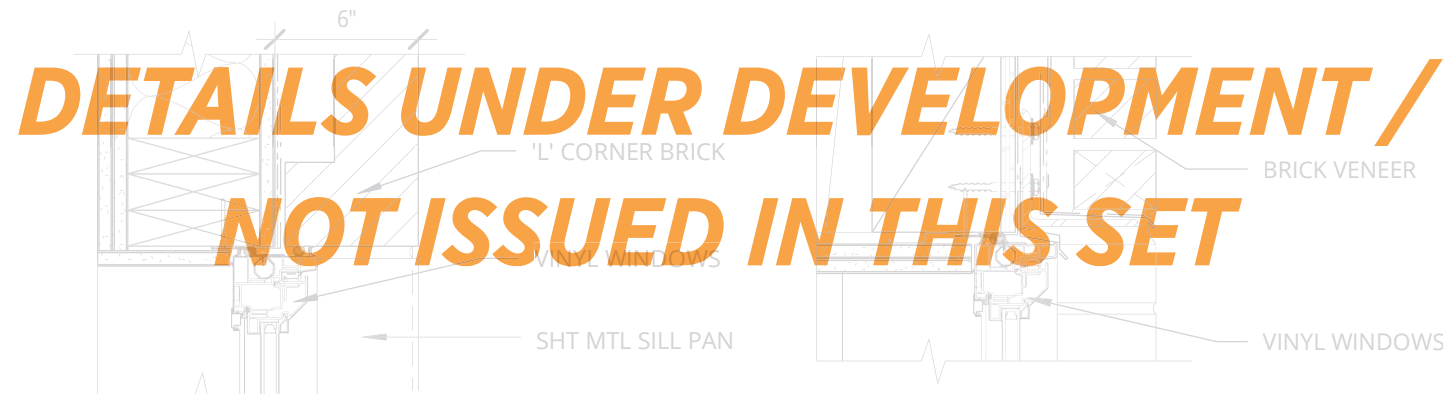




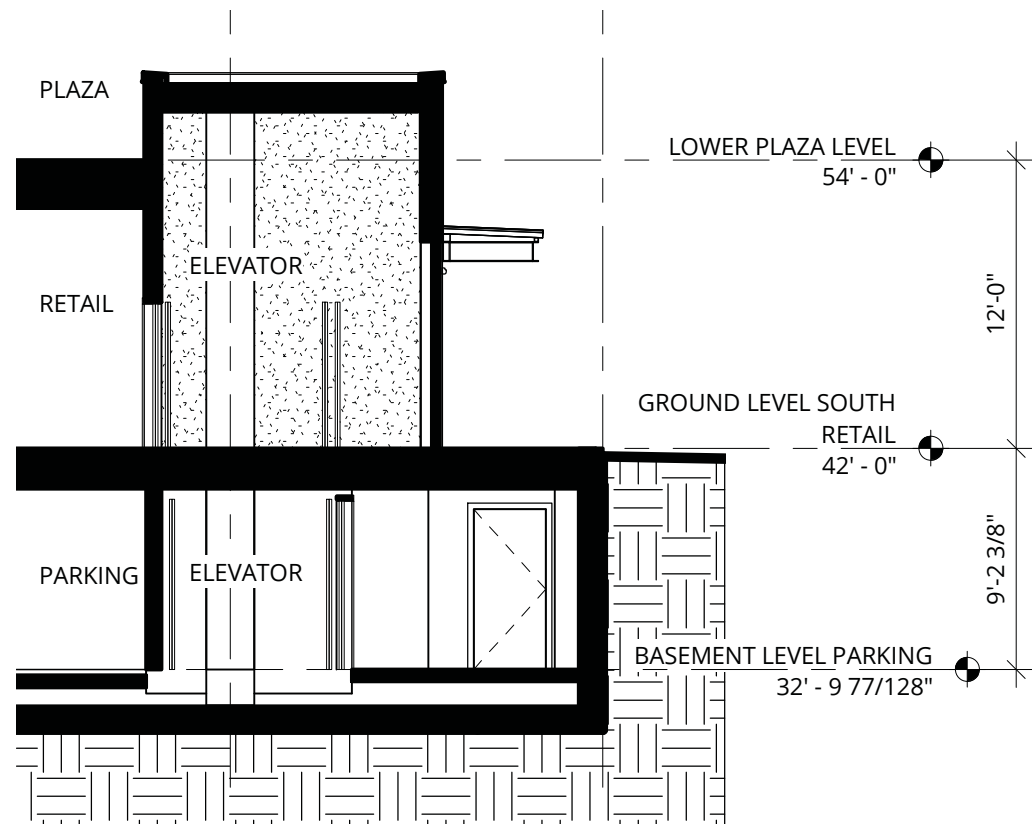
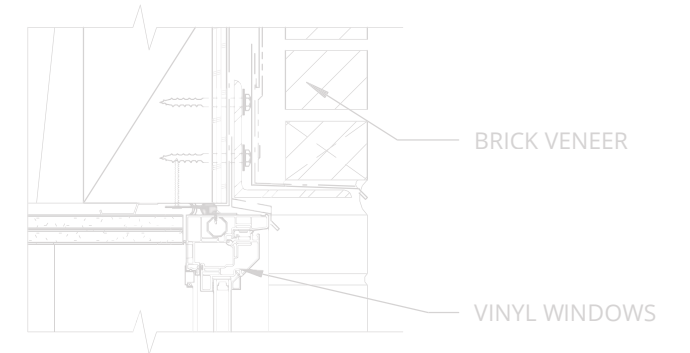




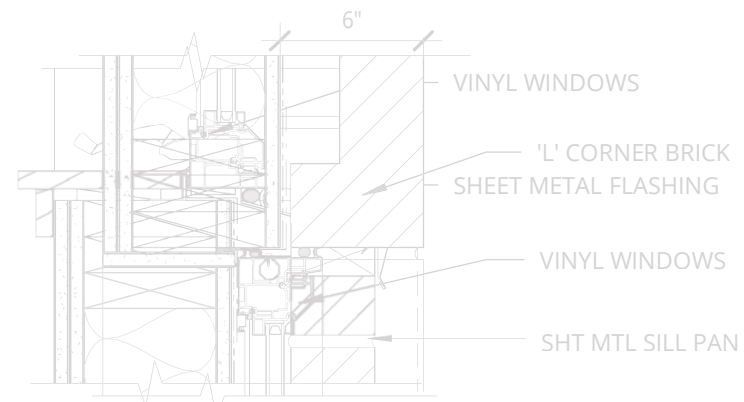
3 - Window Sill at Brick  
2 - Window Jamb at Brick



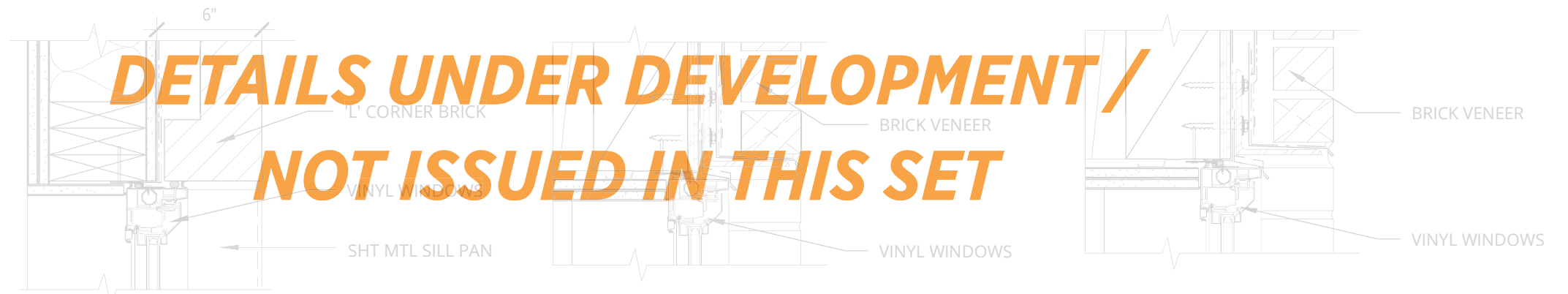
1 - Window Head at Brick



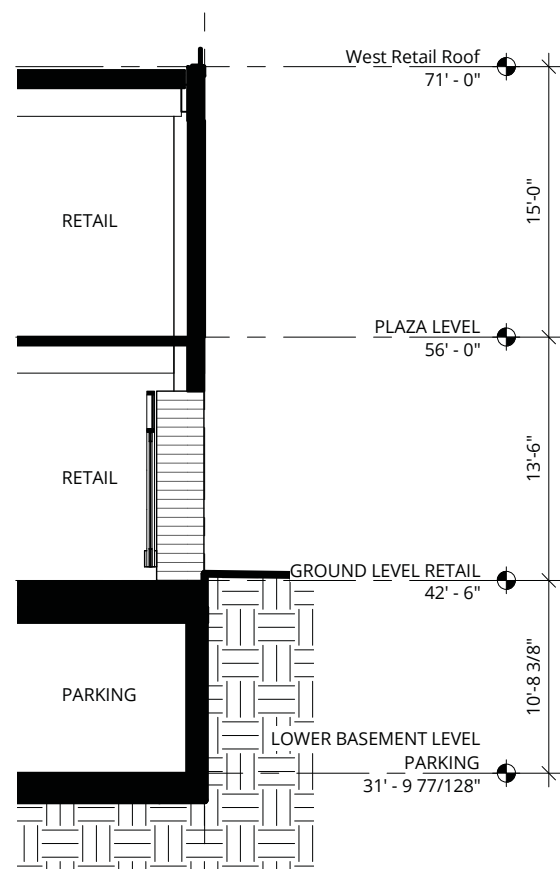




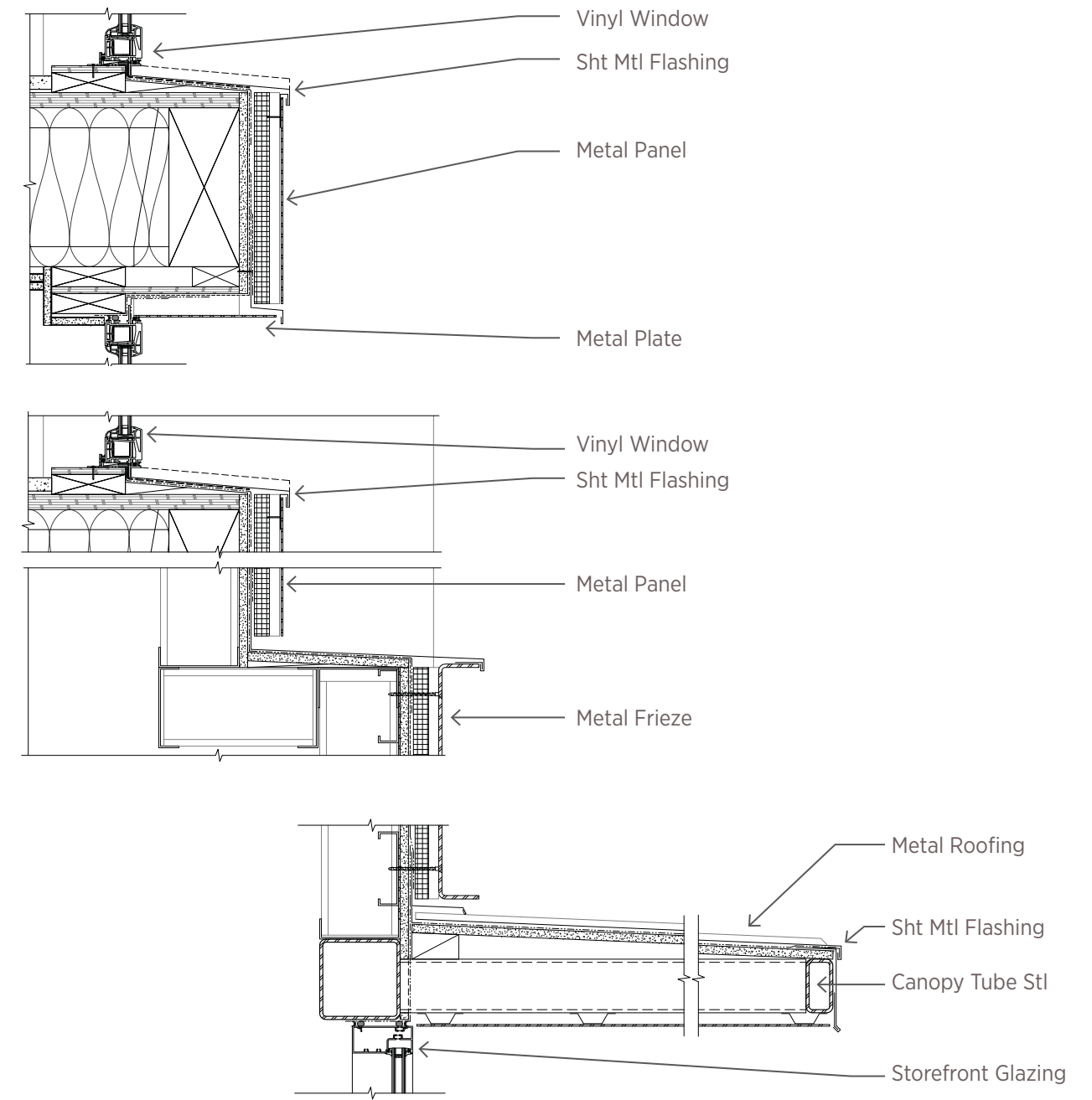
3 - Window Sill at Brick



1 - Window Head at Brick

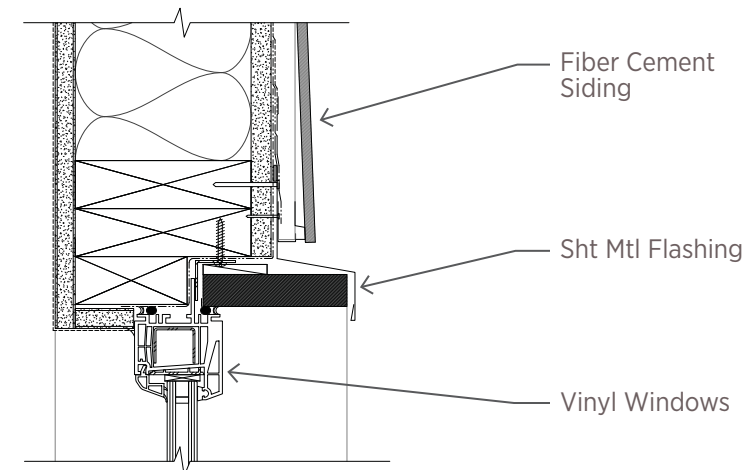




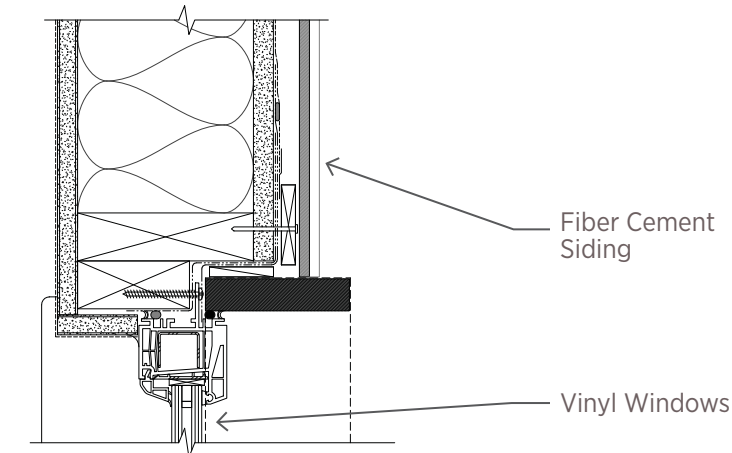


1- Metal Panels @ Vinyl Windows w/ Canopy - 1" = 1'-0"

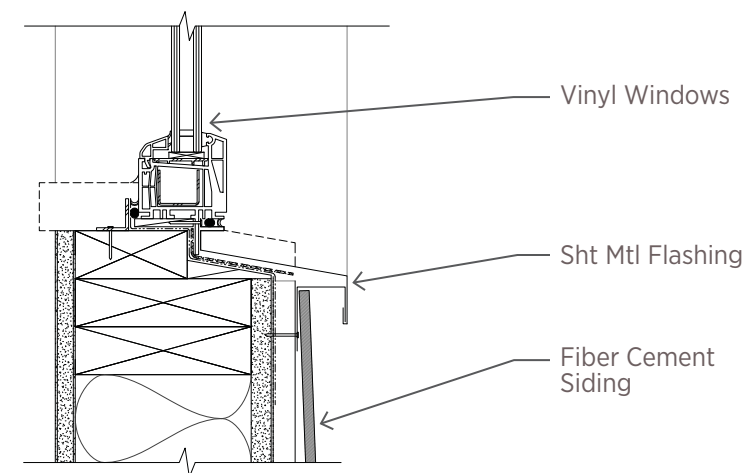




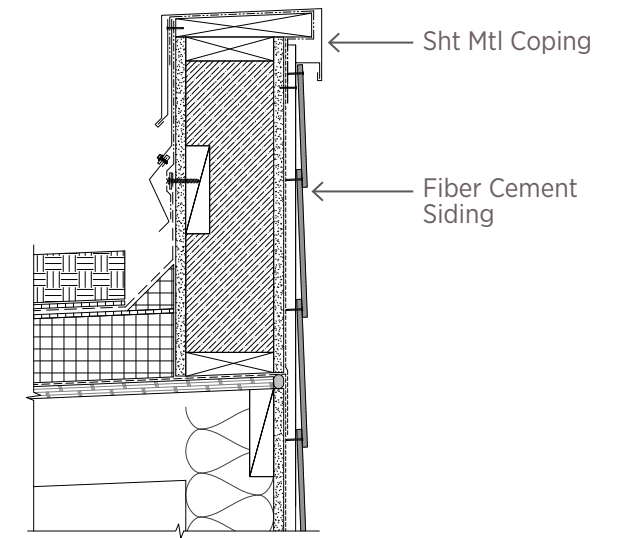
1 - Vinyl Window Head @ FCP Plank - 2" = 1'-0"



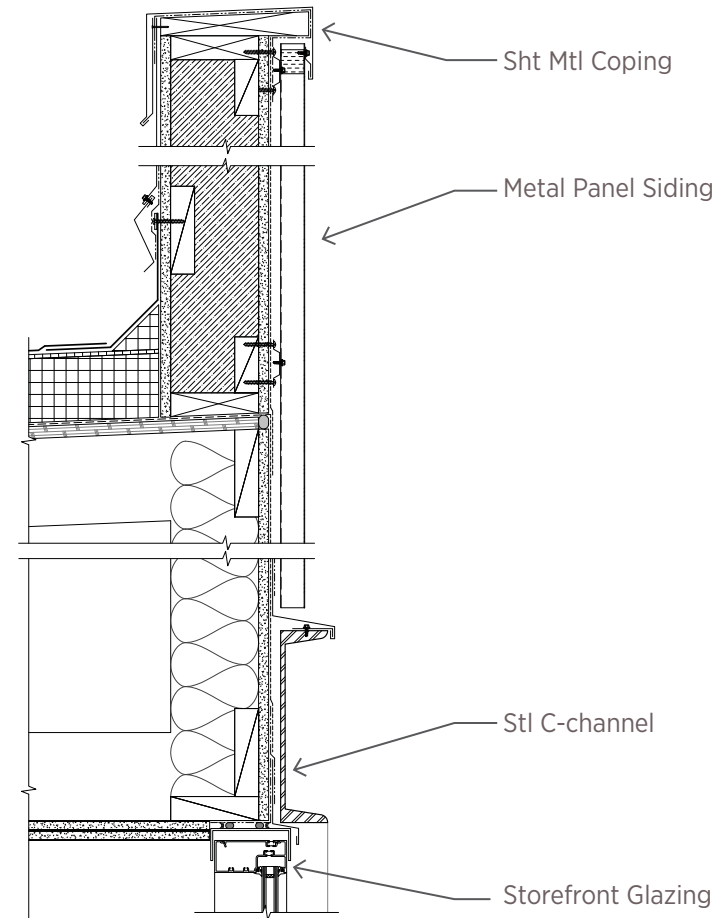
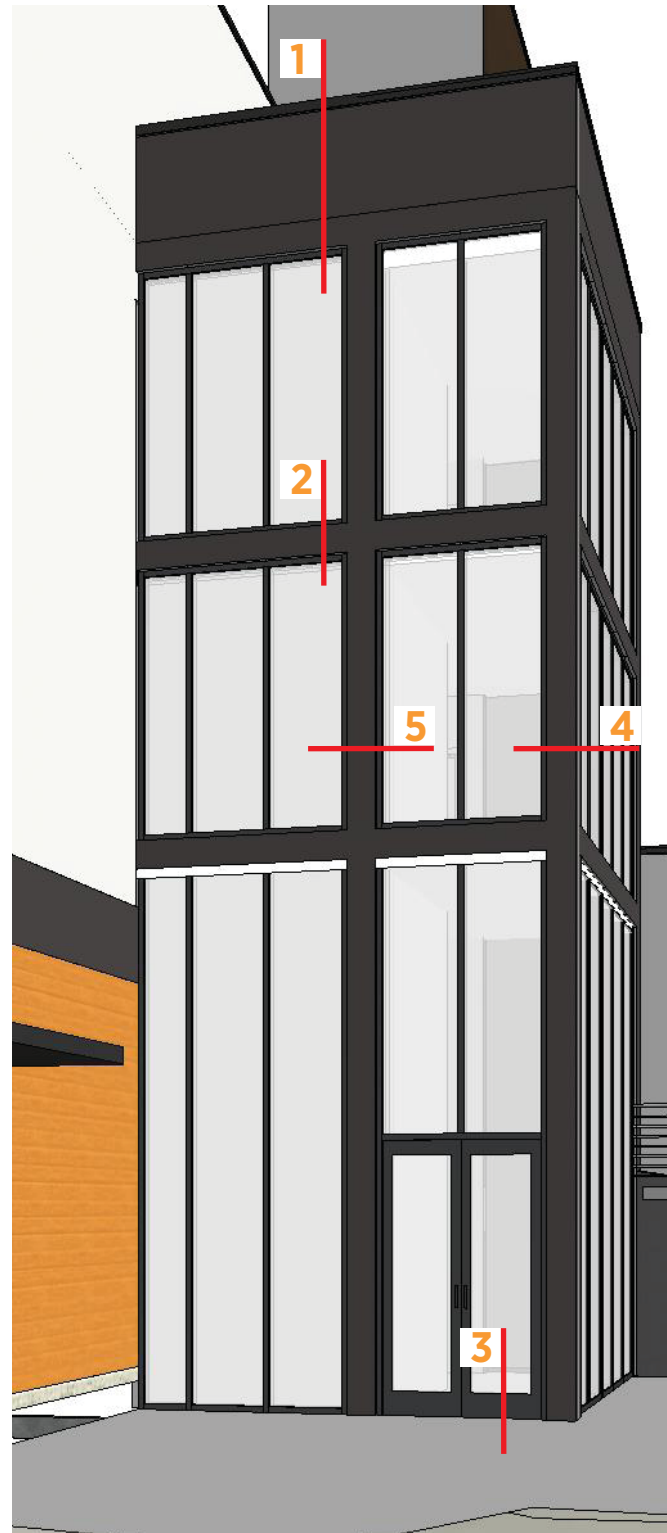
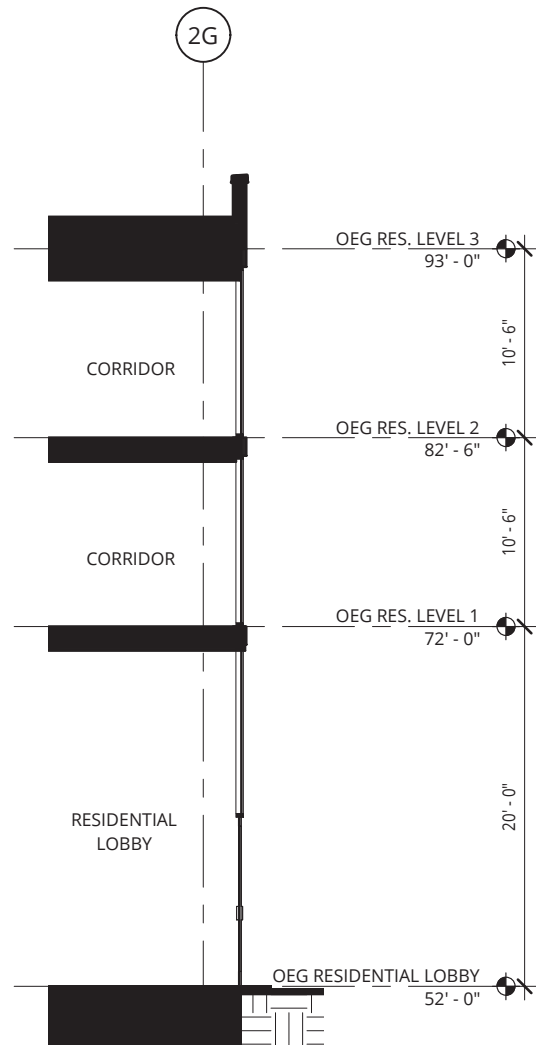
2 - Vinyl Window Jamb @ FCP Plank - 2" = 1'-0"



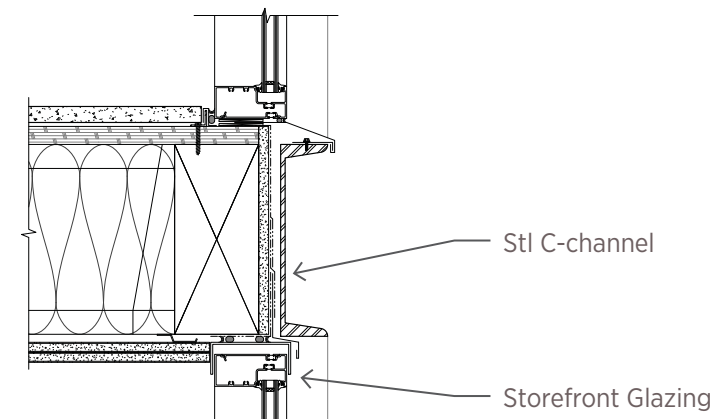
3 - Vinyl Window Sill @ FCP Plank - 2" = 1'-0"



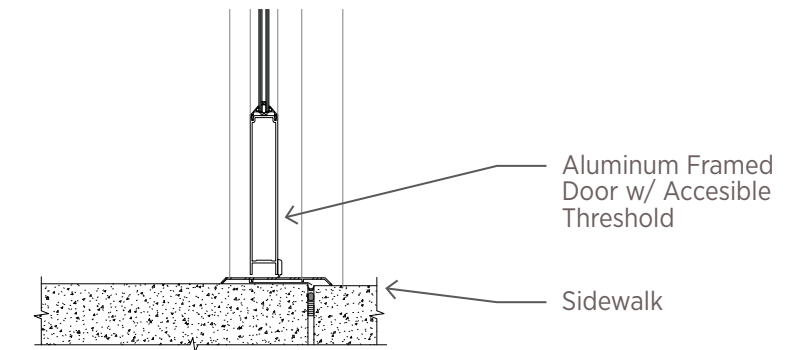
4 - Parapet @ FCP Plank - 1" = 1'-0"



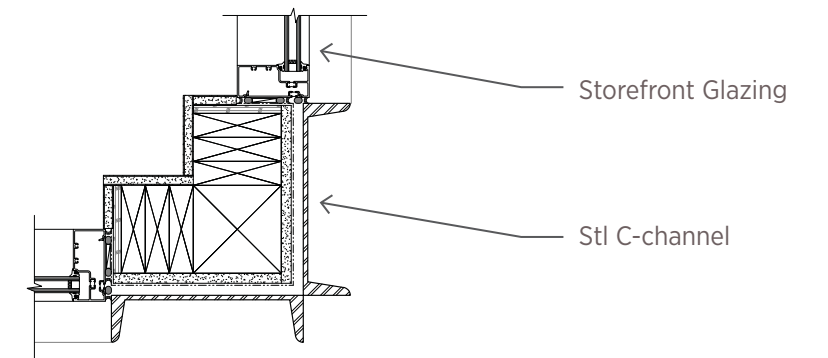
1 - Metal Panels @ Elevator Lobby - 1" = 1'-0"



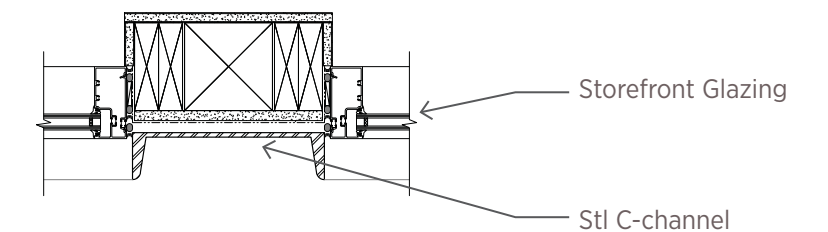
2 - Steel Channels @ Elevator Lobby - 1" = 1'-0"



3 - Door Threshold @ Elevator Lobby - 1" = 1'-0"

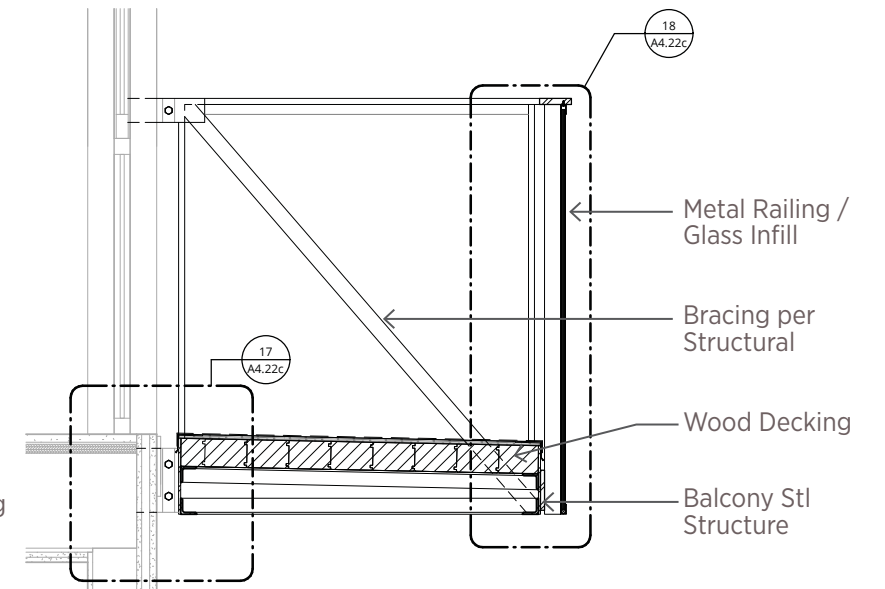
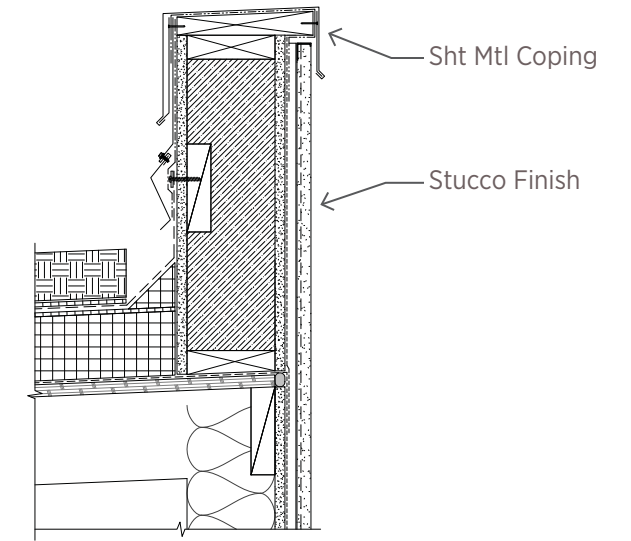
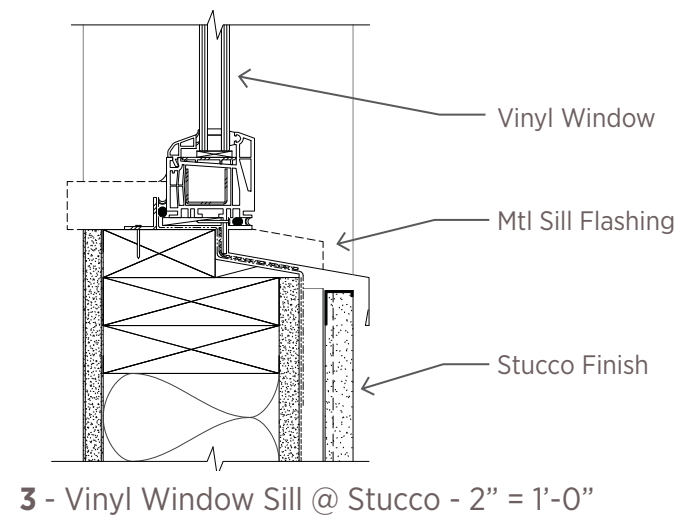
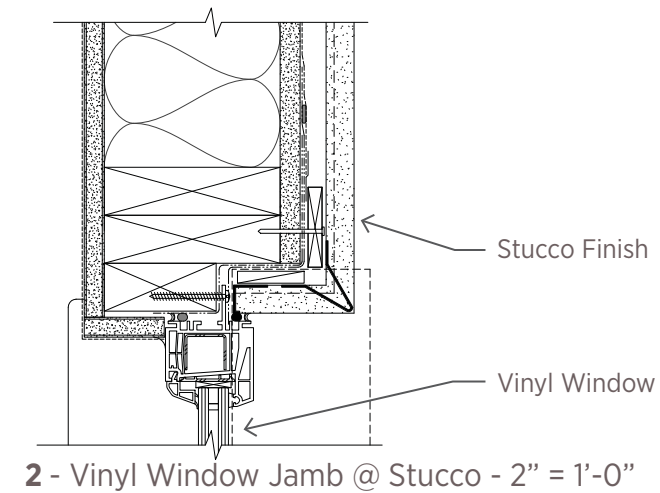
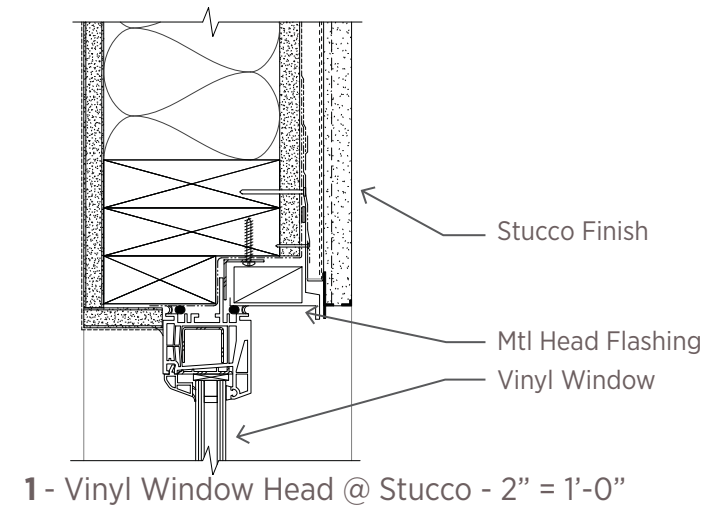


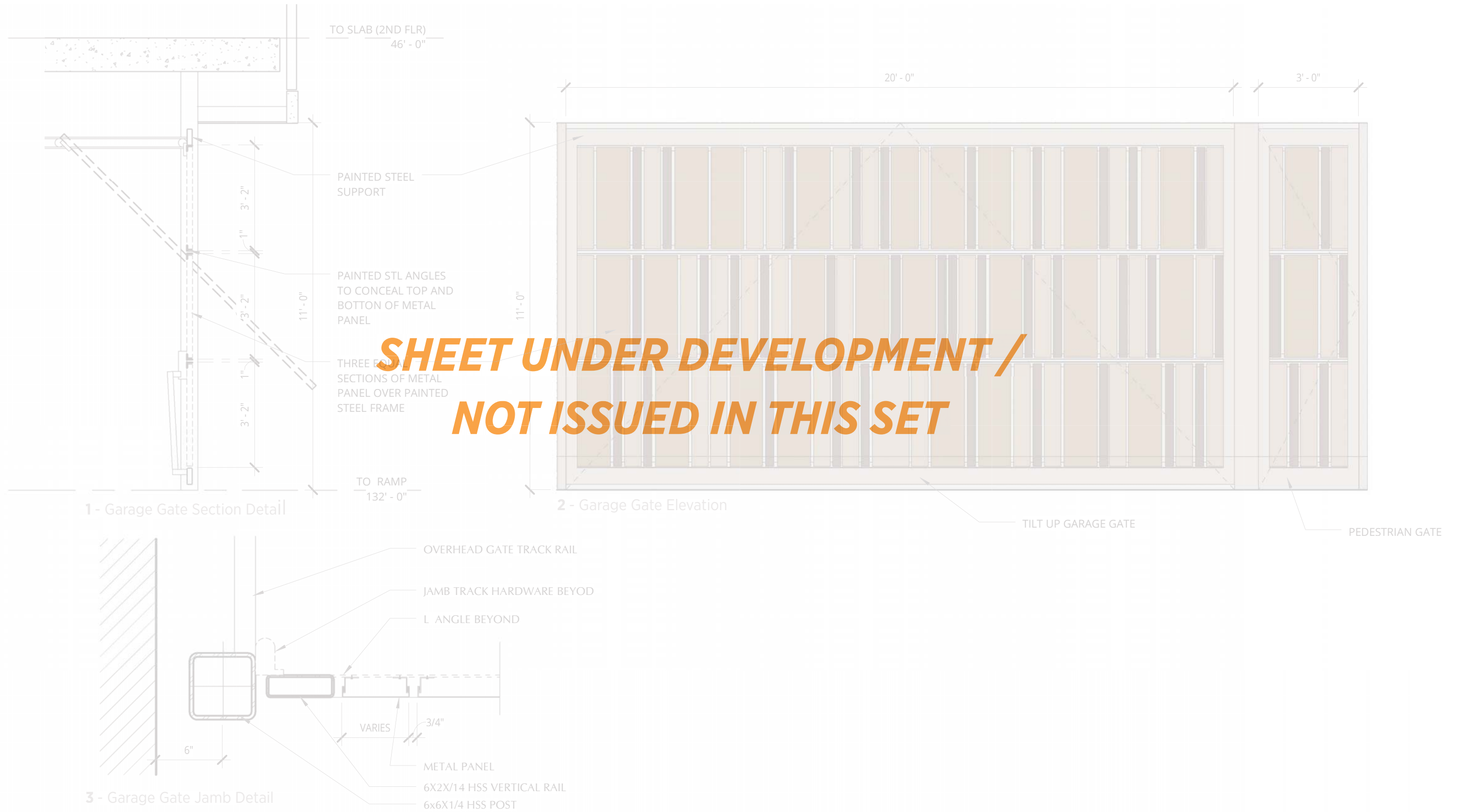
4 - Corner Column @ Elevator Lobby - 1" = 1'-0"



5 - Column @ Elevator Lobby - 1" = 1'-0"



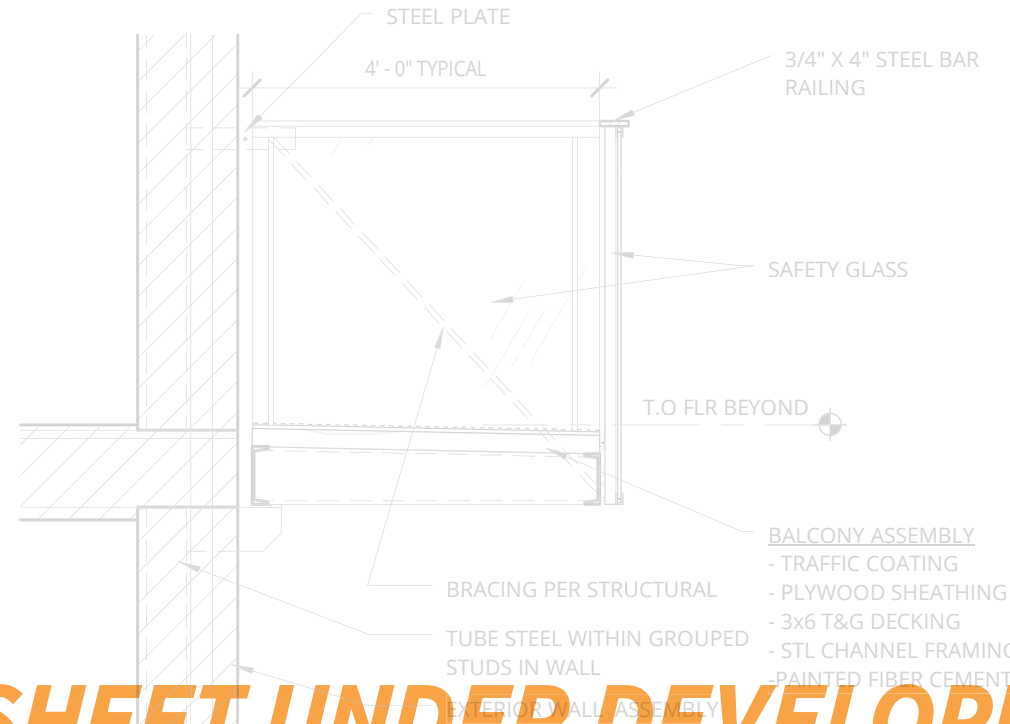




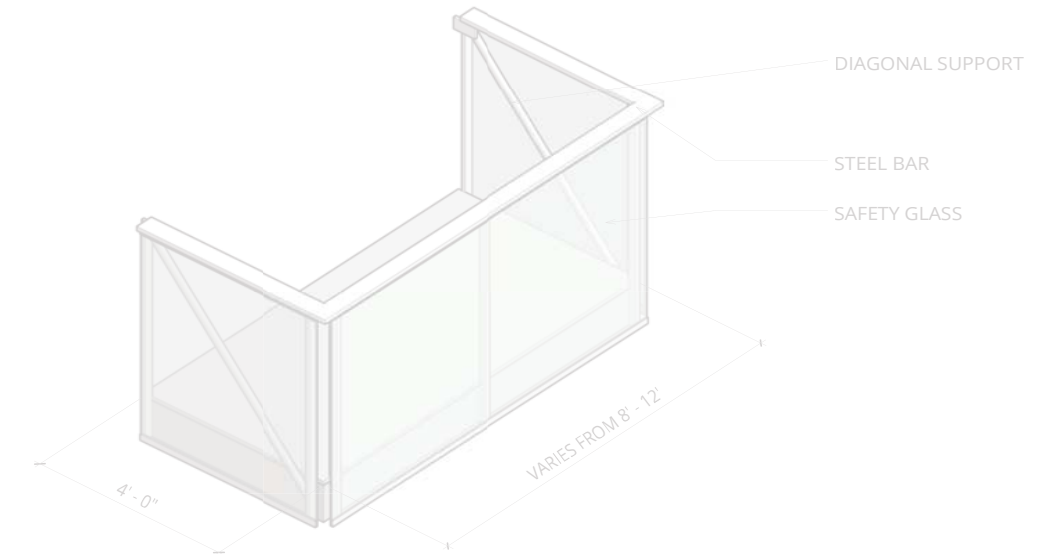




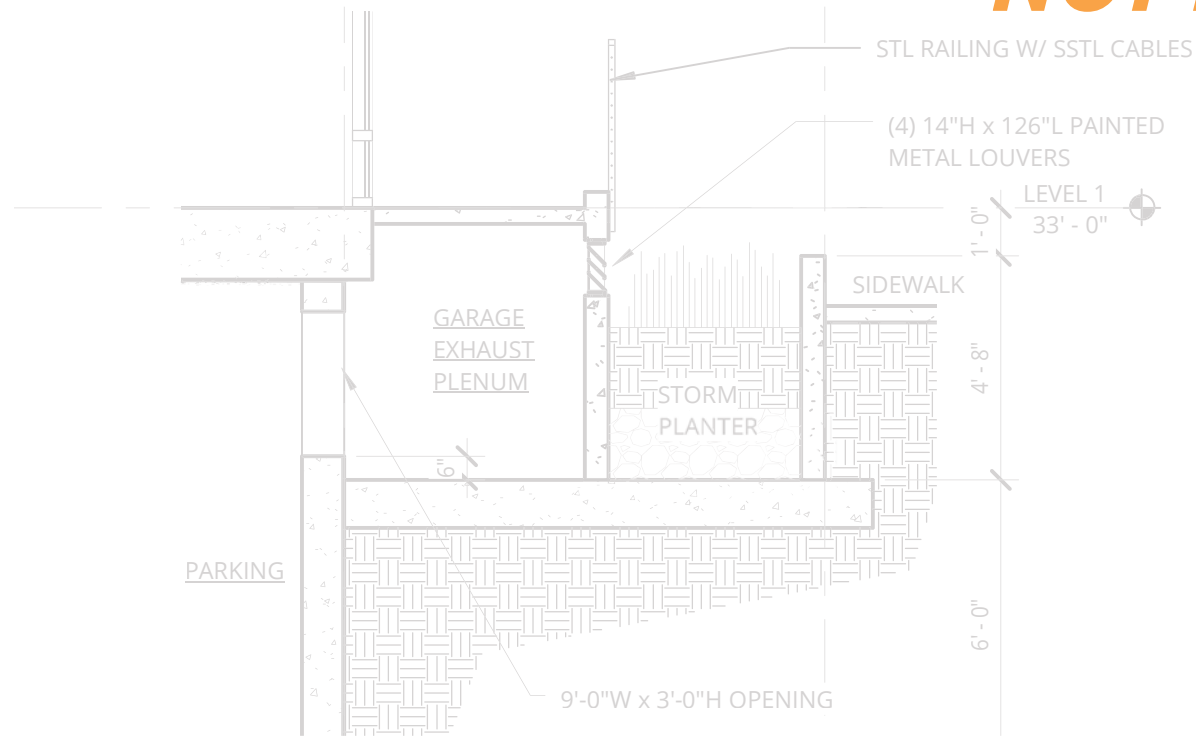
GARAGE EXHAUST AT STORM WATER PLANTER



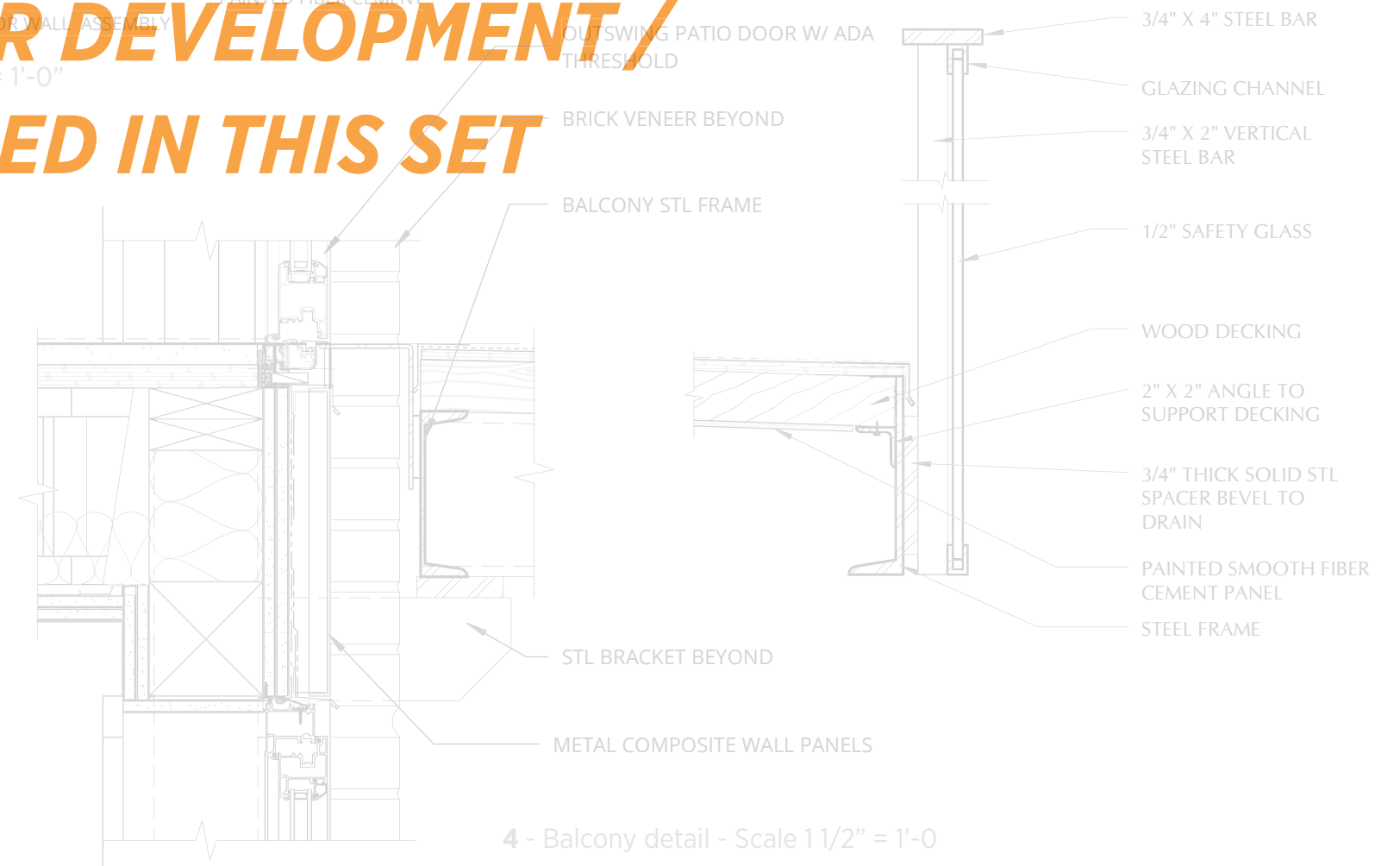
**SHEET UNDER DEVELOPMENT / NOT ISSUED IN THIS SET**



2 - Balcony Axonometric



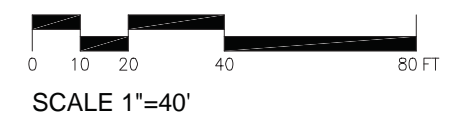
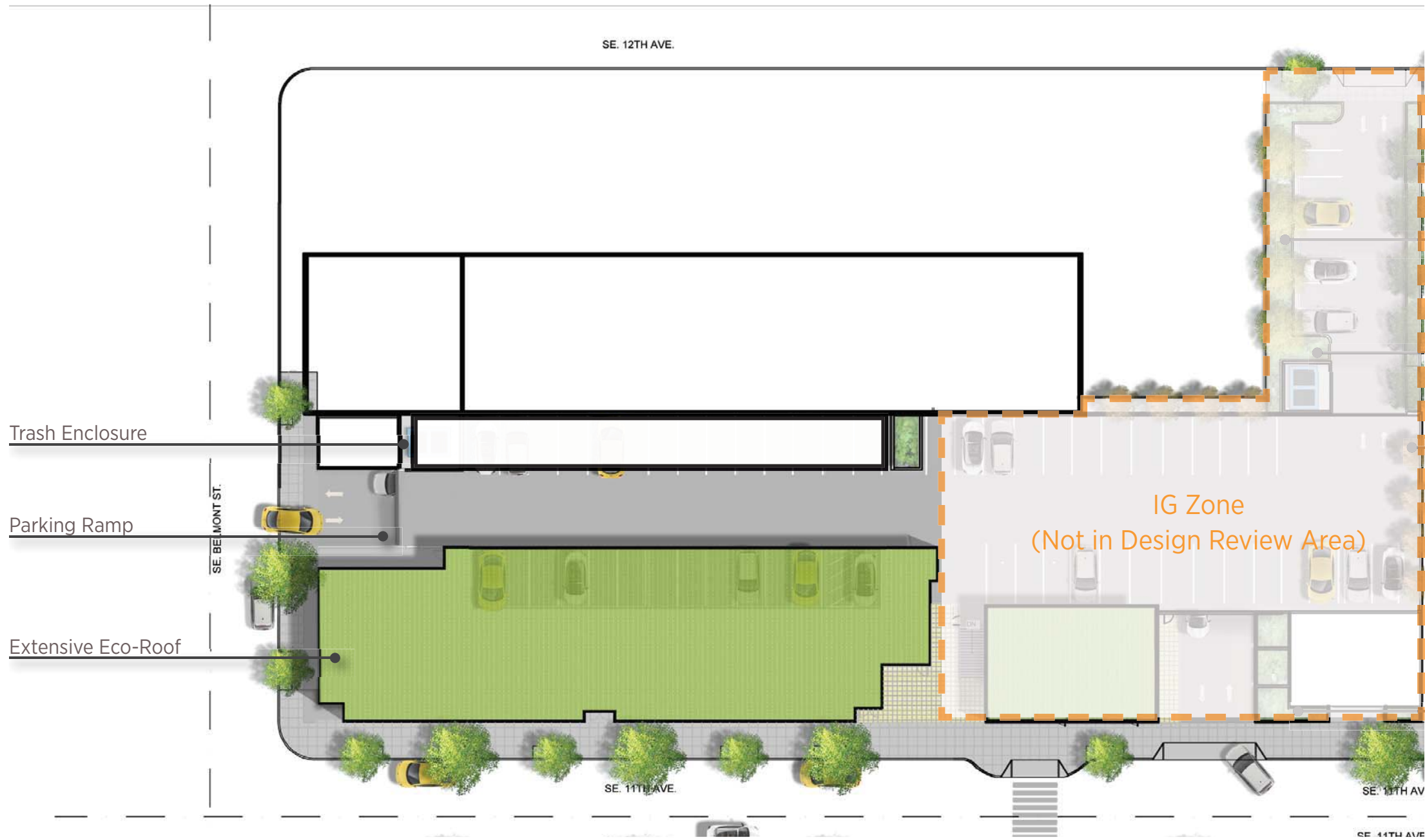
3 - Garage Exhaust - Scale 1/4" = 1'-0"



4 - Balcony detail - Scale 1 1/2" = 1'-0"















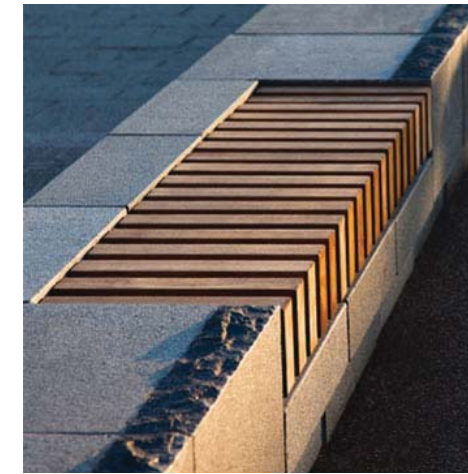
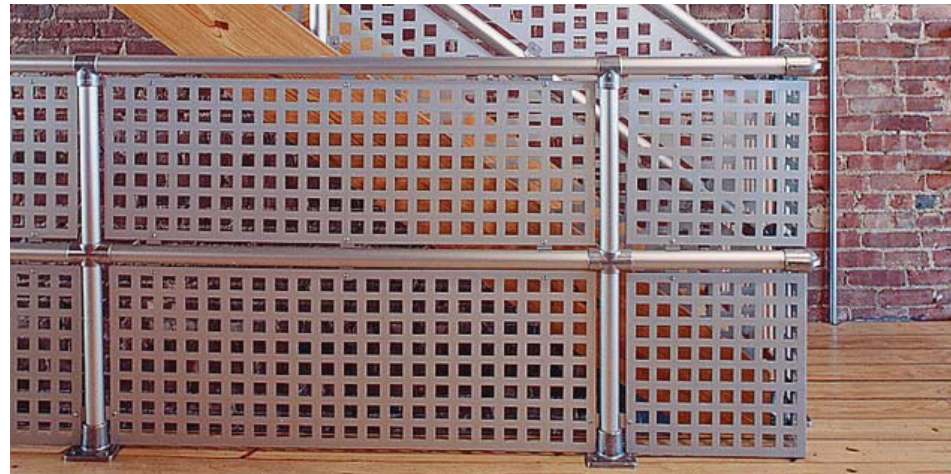
Paving



Railings & Steps



Furnishings







The Mint Plaza, San Francisco, CA



Public Market, Granville Island, Canada



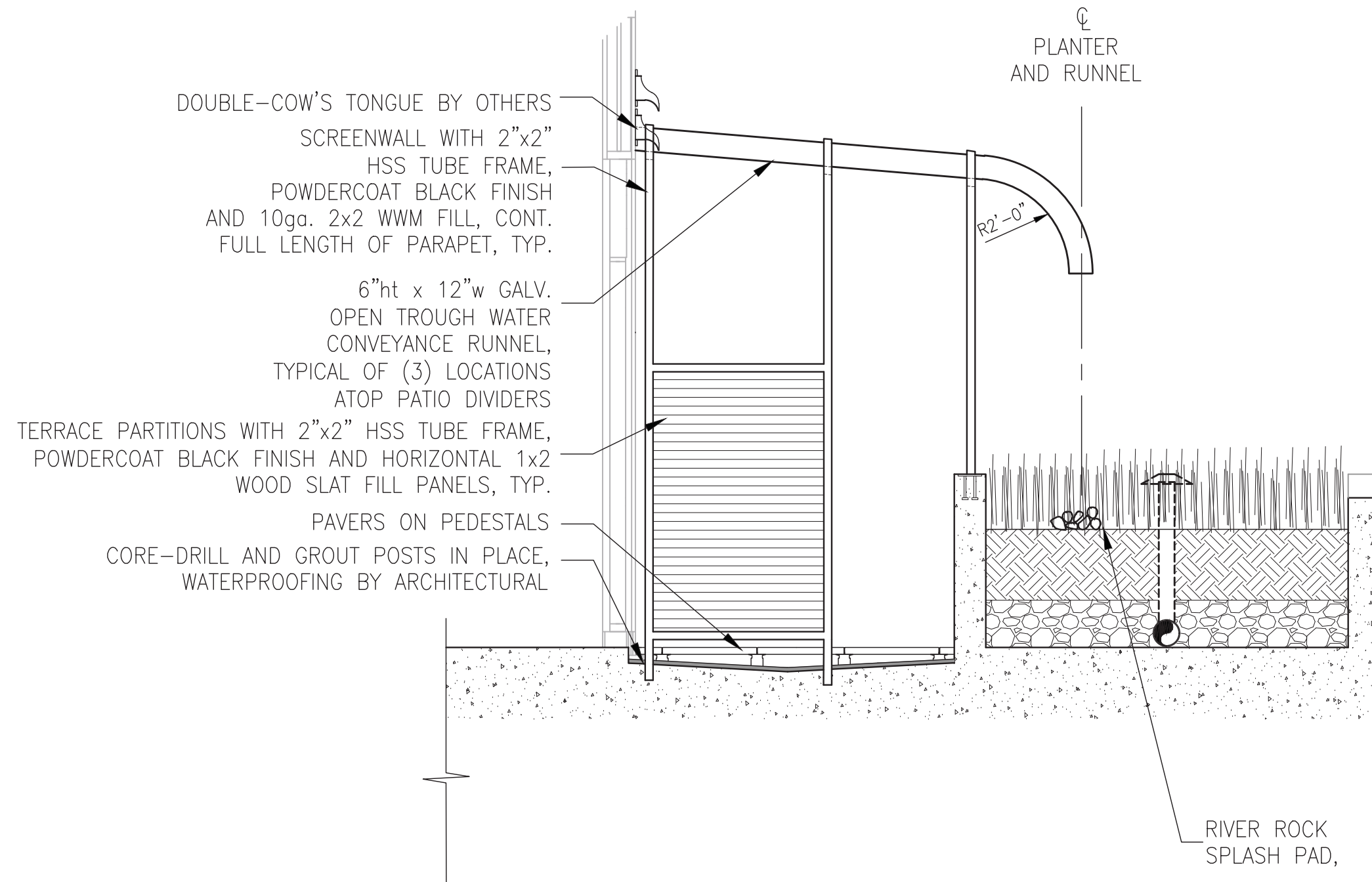
Chelsea Market, New York, NY



Angel Place, Sydney, Australia

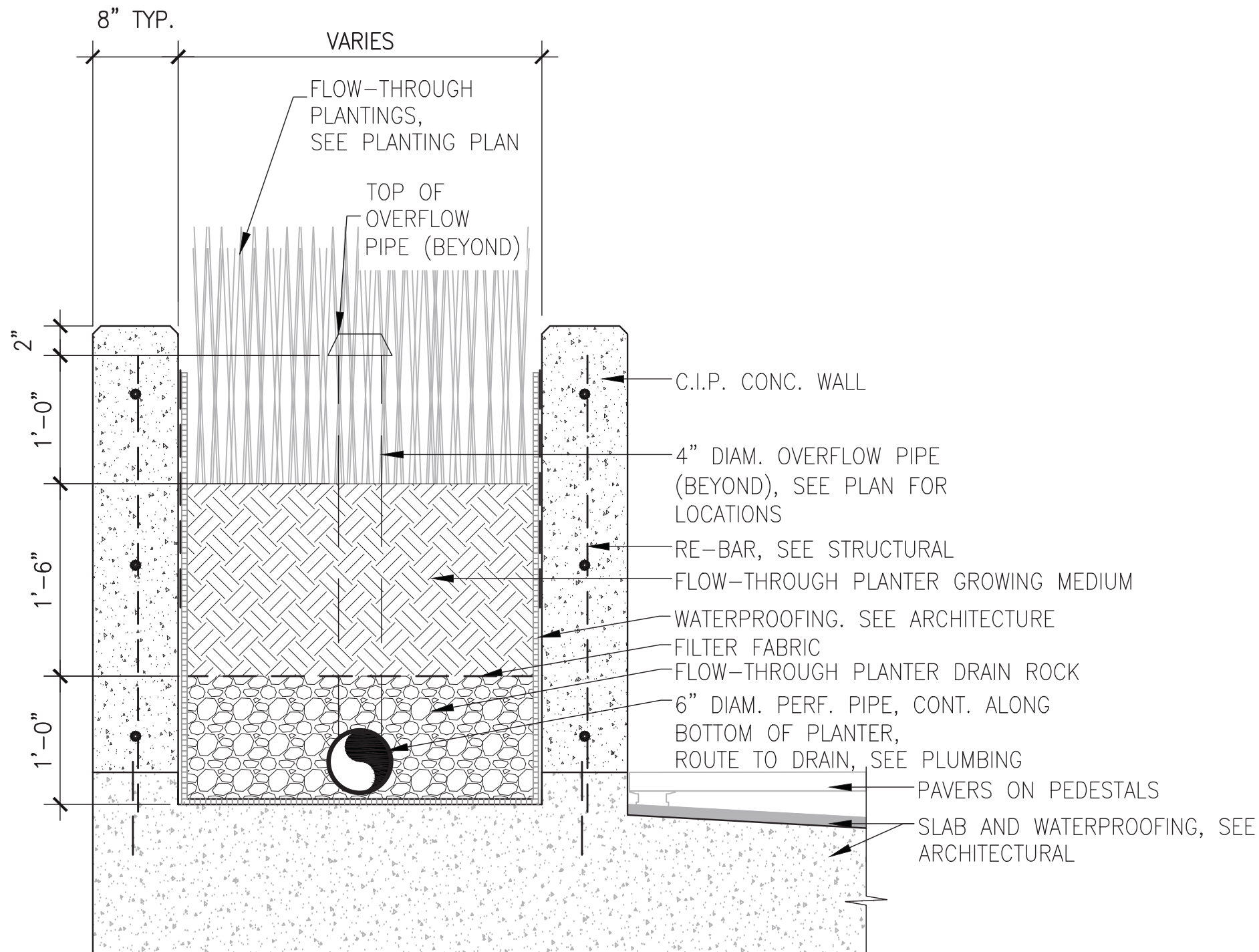




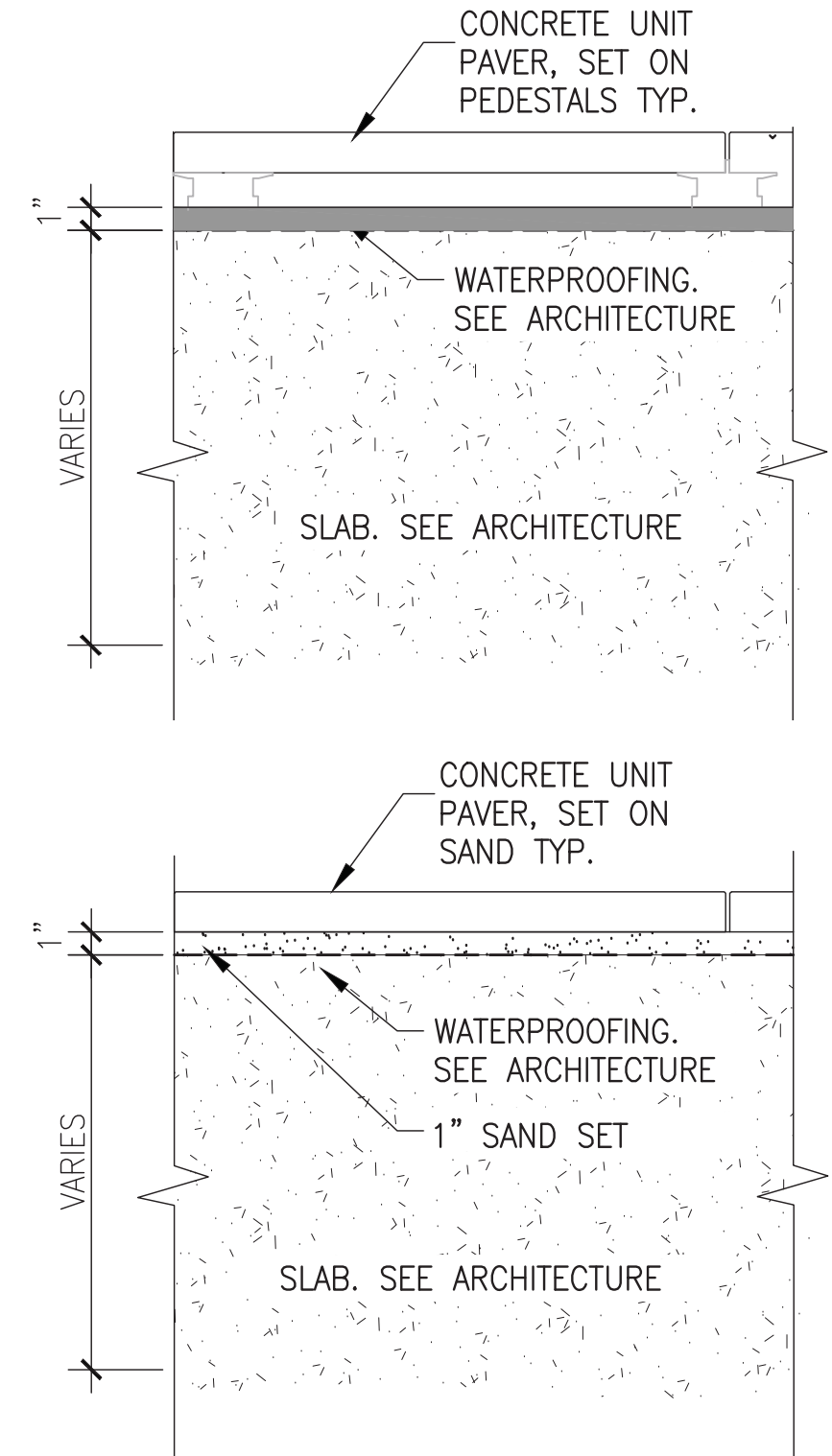


1. Partition and Storm Water Rill

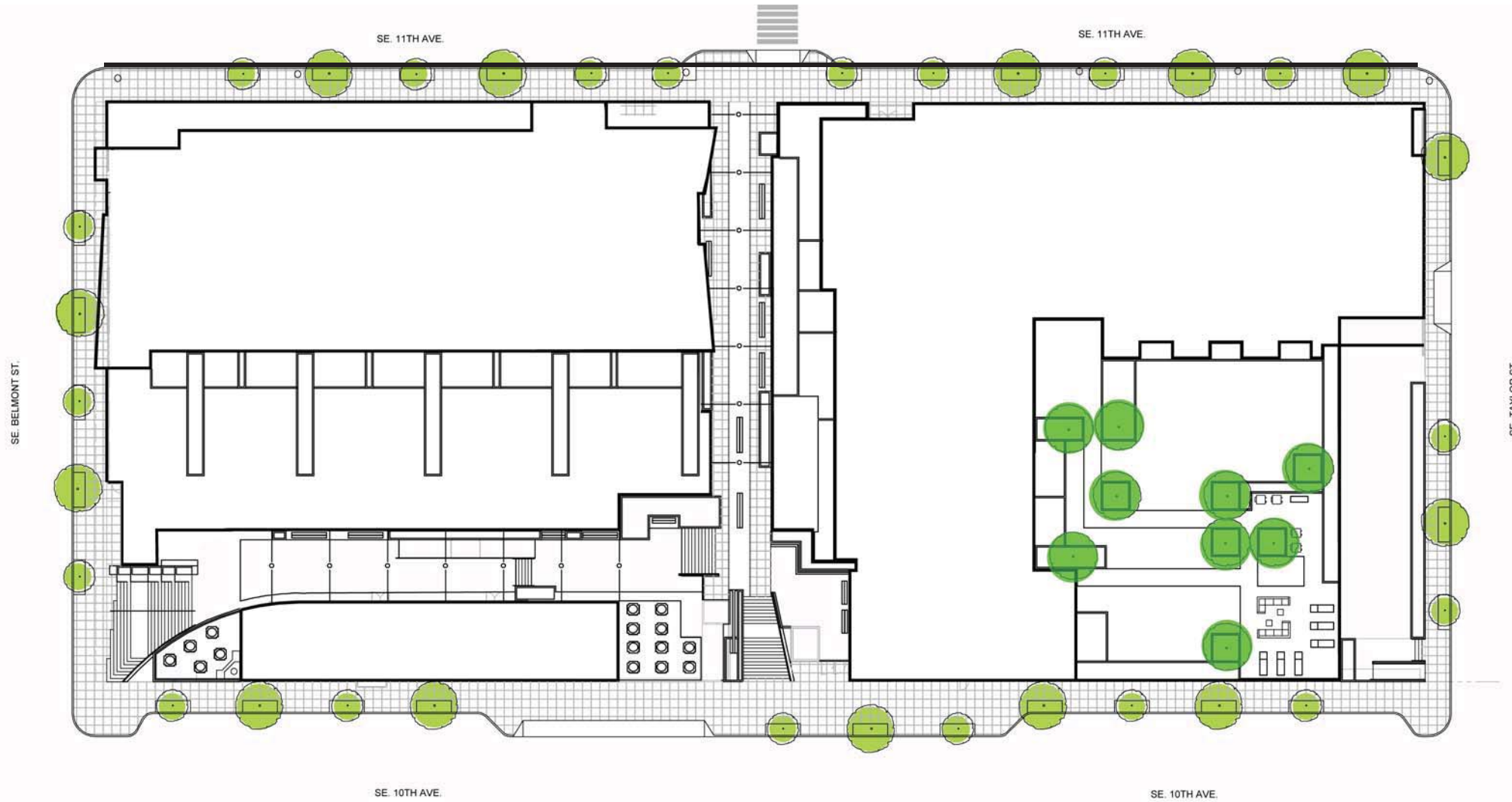








2. Typical Flow Through Planter



3. Typical Paving Details



**PLANTING PLAN LEGEND**

- 
**STREET TREE TYPE I**  
 BOTANICAL NAME: FRAXINUS EXCELSIOR 'AUREAFOLIA'  
 COMMON NAME: GOLDDENDESERT ASH  
 SIZE: 3" CALIPER MIN.  
 SPACING: AS SHOWN ON PLAN
- 
**STREET TREE TYPE II**  
 BOTANICAL NAME: PYRUS CALLERYANA  
 NAME: CALLERY PEAR  
 SIZE: 3" CALIPER MIN.  
 SPACING: AS SHOWN ON PLAN
- 
**EXISTING TREE**  
 SEE SURVEY FOR SPECIES
- 
**STORMWATER TREE CREDIT**  
 BOTANICAL NAME: PINUS CONTORTA VAR. CONTORTA  
 NAME: CONTORTED SHORE PINE  
 SIZE: 3" CALIPER MIN.  
 SPACING: AS SHOWN ON PLAN
- 
**ROOF DECK TREE**  
 BOTANICAL NAME ACER PALMATUM var. DISSECTUM 'SEIRYU'  
 JAPANESE MAPLE 'SEIRYU'  
 SIZE: 1" CALIPER  
 SPACING: AS SHOWN ON PLAN



Fraxinus excelsior "Auriefolia"



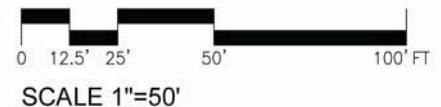
Pyrus caleryana "Capital"



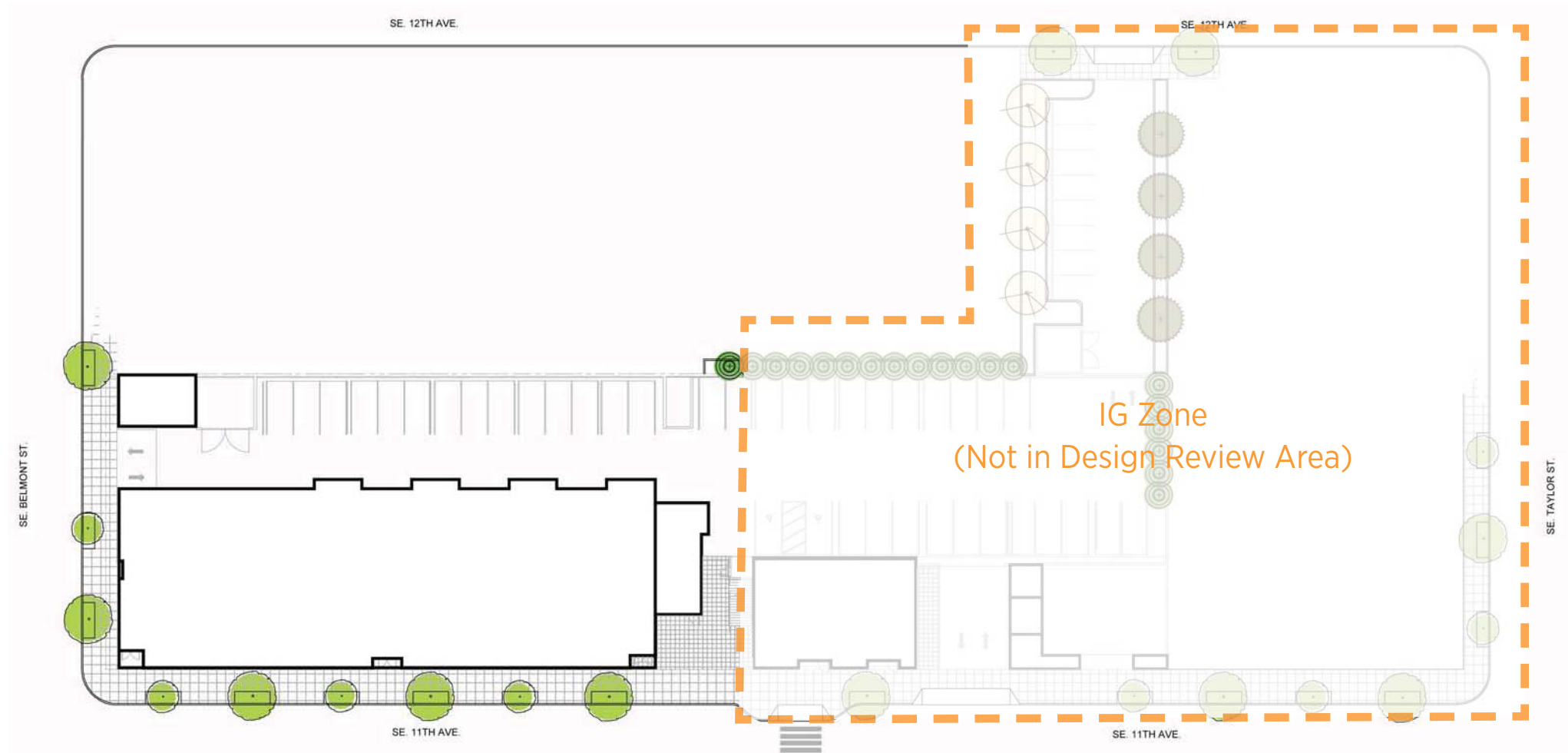
Pinus contorta var. contorta



Acer palmatum "Seiryu"







PLANTING PLAN LEGEND

- 

**STREET TREE TYPE I**  
 BOTANICAL NAME: FRAXINUS EXCELSIOR 'AUREAFOLIA'  
 COMMON NAME: GOLDDENDESERT ASH  
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 BOTANICAL NAME: PYRUS CALLERYANA  
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- 

**EXISTING TREE**  
 SEE SURVEY FOR SPECIES
- 

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 SIZE: 1" CALIPER  
 SPACING: AS SHOWN ON PLAN



Fraxinus excelsior "Auriefolia"



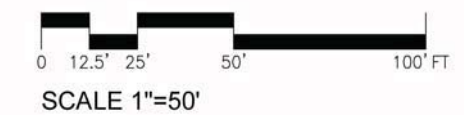
Pyrus caleryana "Capital"



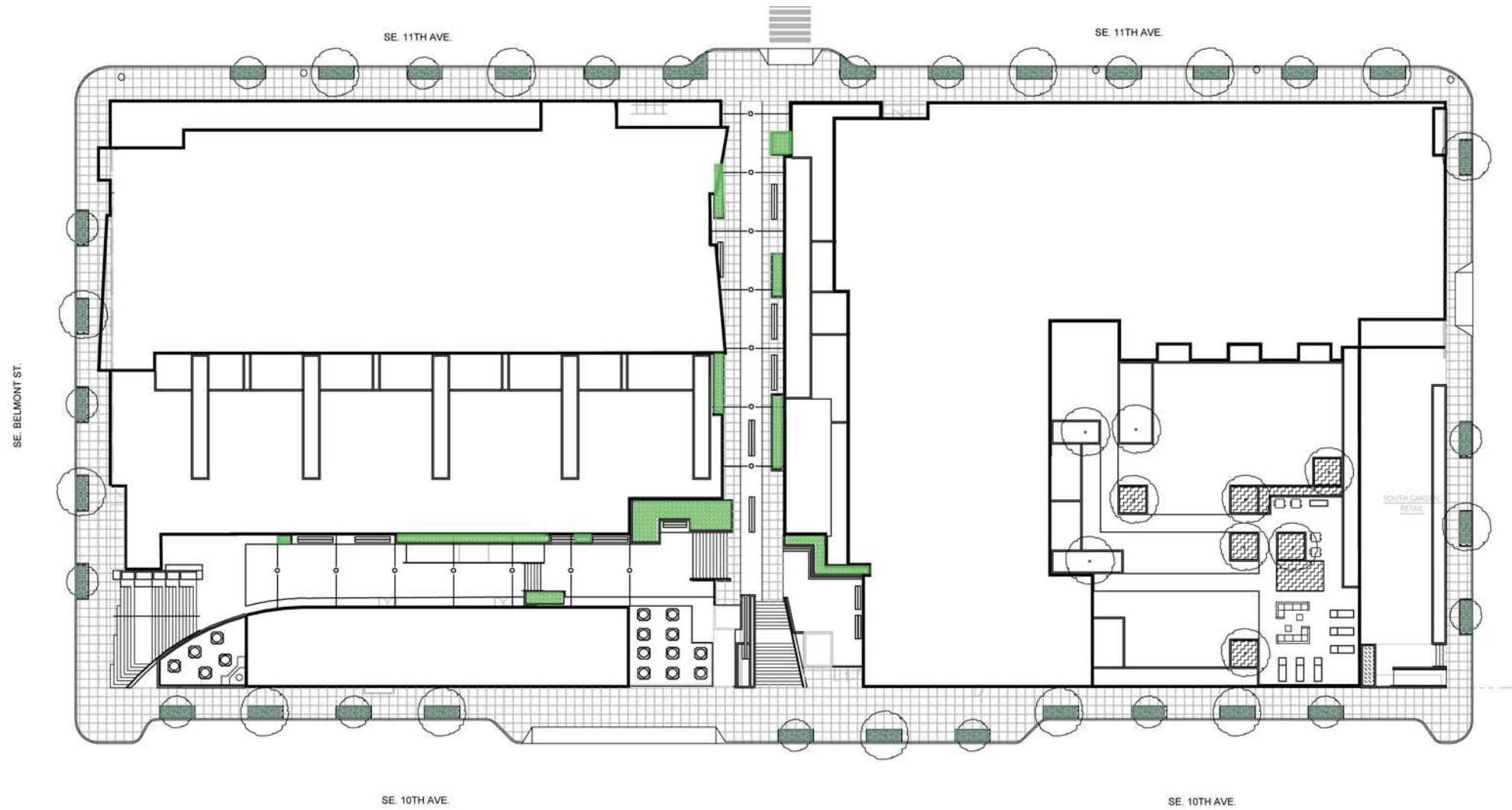
Pinus contorta var. contorta



Acer palmatum "Seiryu"







INTERIOR SHRUBS AND PERENNIALS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
AG	AZALEA 'GUMPO WHITE' GUMPO WHITE AZALEA	2 GAL	30" O.C.
AGG	ABELIA X. 'ROSE CREEK' ROSE CREEK ABELIA	2 GAL	36" O.C.
AV	AQUILEGIA VULGARIS VAR. STELLATA BLACK BLACK BARLOW COLUMBINE	1 GAL	18" O.C.
BS	BLECHNUM SPICANT DEER FERN	1 GAL	18" O.C.
CD	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.
EP	ECHINACEA PURPUREA PURPLE CONE FLOWER	1 GAL	18" O.C.
FJ	FATSIA JAPONICA JAPANESE ARALIA	5 GAL	60" O.C.
HN	HOSTA NIAGARA FALLS NIAGARA PLANTAIN LILY	2 GAL	36" O.C.
HM	HYDRANGEA MACROPHYLLA 'LACECAP' BIG LEAF HYDRANGEA	5 GAL	60" O.C.
HS	HEMEROCALLIS X 'STELLA DE ORO' DWARF DAYLILY	2 GAL	12" O.C.
IC	ILEX CRENATA 'NORTHERN BEAUTY' JAPANESE HOLLY	BB 24 Ø	30" O.C.
LA	LAVANDULA ANGUSTIFOLIA BLUE LAVENDAR	1 GAL	24" O.C.
LS	LIRIOPE SPICATA LILY TURF	1 GAL	20" O.C.
MS	MAINTHEMUM STELLATUM STAR-FLOWERED SOLOMON SEAL	1 GAL	16" O.C.
PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	BB 24 Ø	48" O.C.
PM	POLYSTICHUM POLYBEPHARUM TASSEL FERN	1 GAL	18" O.C.
PTR	PHORMIUM TENAX 'RAINBOW WARRIOR' RAINBOW WARRIOR NEW ZEALAND FLAX	5 GAL	36" O.C.
RU	RHODODENDRON 'UNIQUE' UNIQUE RHODODENDRON	BB 24 Ø	36" O.C.
SJ	SARCOCOCCA CONFUSA FRAGRANT SWEETBOX	2 GAL	30" O.C.
TM	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	BB 24 Ø	48" O.C.
VT	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	BB 24 Ø	42" O.C.
VD	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	36"

GROUNDCOVERS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
PT	PACHYSANDRA TERMINALIS JAPANESE SPURGE	1 GAL	12" O.C.
RCN	RUBUS CALYCINOIDES CREEPING BRAMBLE	1 GAL	12" O.C.

R.O.W SHRUBS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
MS	MAHONIA NERVOSA DWARF OREGON GRAPE	2 GAL	30" O.C.
VD	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	30" O.C.



Azalea 'Gumpo White'



Hosta Niagara Falls



Polystichum polybepharum

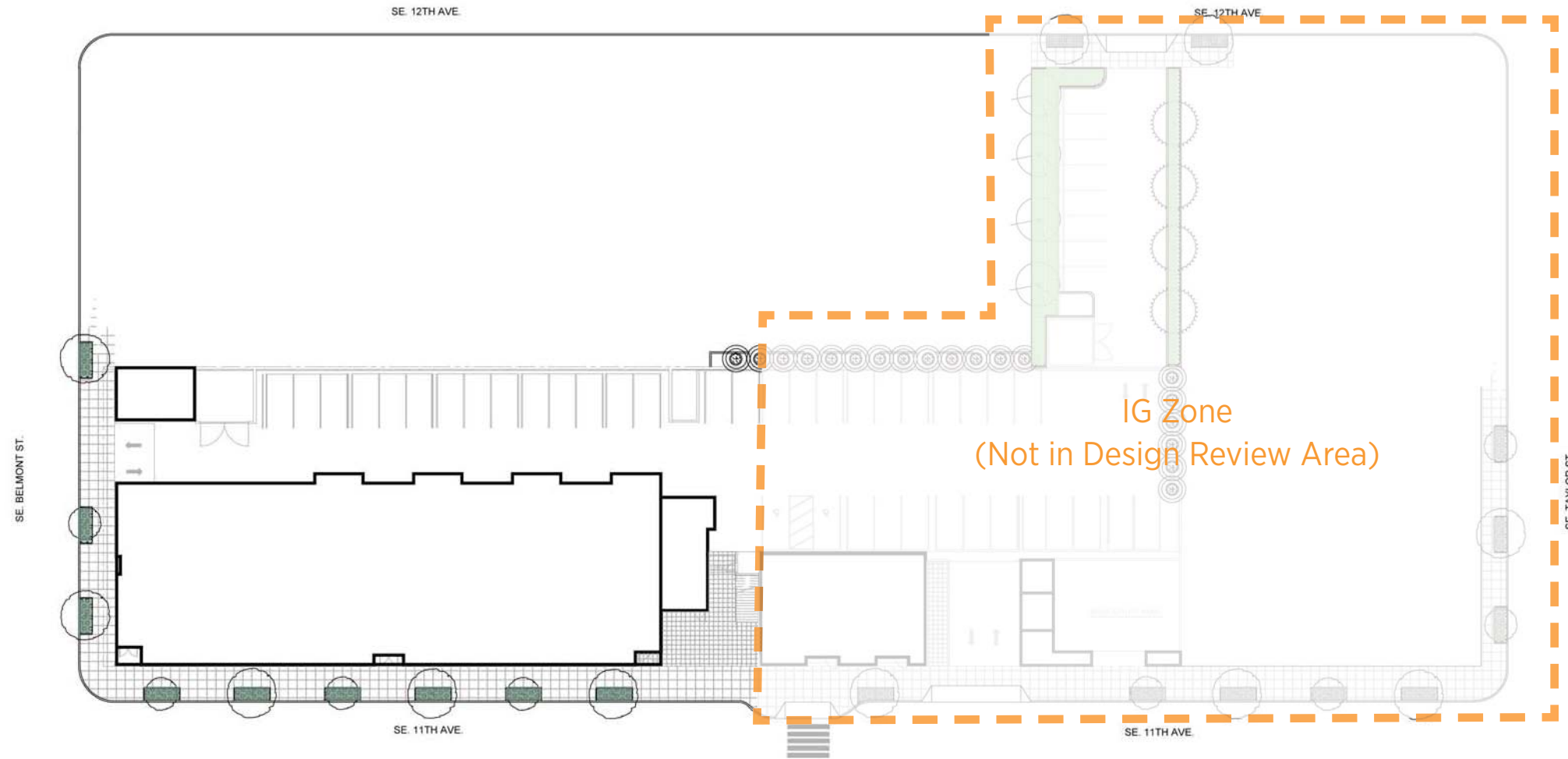


Phormium tenax



Viburnum davidii





INTERIOR SHRUBS AND PERENNIALS

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RU	RHODODENDRON 'UNIQUE' UNIQUE RHODODENDRON	BB 24 Ø	36" O.C.
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GROUNDCOVERS

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R.O.W SHRUBS

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MS	MAHONIA NERVOSA DWARF OREGON GRAPE	2 GAL	30" O.C.
VD	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	30" O.C.



Abelia x. 'Rose Creek'



Blechnum spicant



Lavandula angustifolia

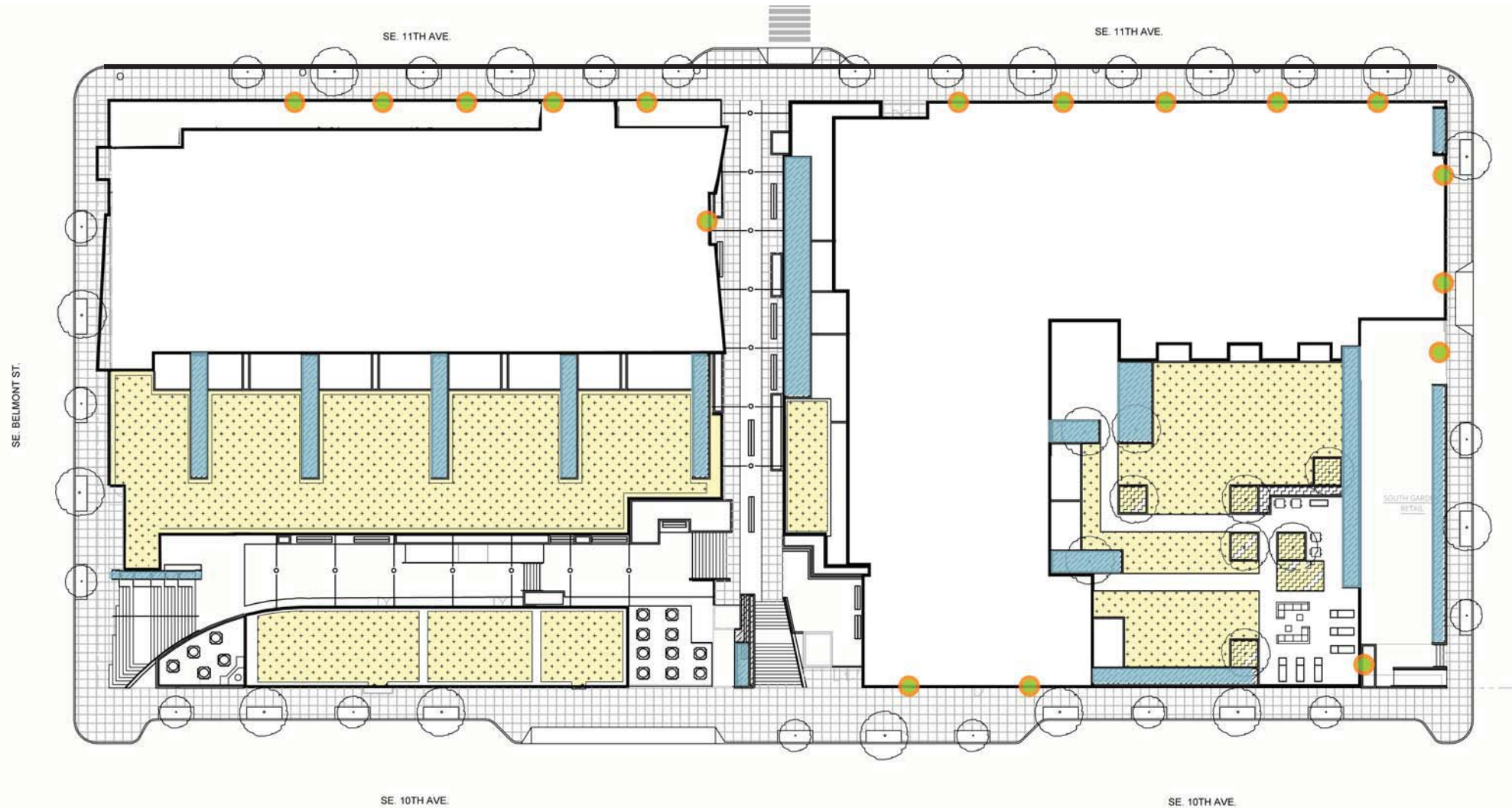


Liriope



Pachysandra





FLOW THROUGH PLANTS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
CS	CORNUS STOLONIFERA 'ARTIC FIRE' ARTIC FIRE RED-OSIER DOGWOOD	1 GAL	36" O.C.
JF	JUNCUS PACIFICUS PACIFIC RUSH	1 GAL	12" O.C.
AV	IRIS TENAX OREGON IRIS	1 GAL	6" O.C.
CD	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.

VINES

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
TJ	TRACHELOSPERNUM JASMINOIDES STAR JAZMINE	5 GAL	AS SHOWN
CL	CLEMATIS X. 'BLUE RAVINE' BLUE RAVINE CLEMATIS	5 GAL	AS SHOWN
CL	AKEBIA QUINATA FIVELEAF AKEBIA	5 GAL	AS SHOWN

GREEN ROOF PLANTS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
AT	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4" POTS	AS SHOWN
EC	ERIOGONUM COMPOSITUM VAR. 'COMPOSITUM' HEARTLEAF BUCKWEAT	4" POTS	AS SHOWN
ES	ERIOGONUM STRICTUM VAR. PROLIFERUM STRICT BUCKWEAT	4" POTS	AS SHOWN
FR	FESTUCA RUBRA RED FESCUE	FROM SEED	-
SA	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	AS SHOWN
SO	SEDUM OREGANUM OREGON STONECROP	4" POTS	12" O.C.
RO	ROSMARINUS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	4" POTS	48" O.C.



Cornus stolonifera 'Artic Fire'

Juncus pacificus

Iris tenax

Akebia quinata

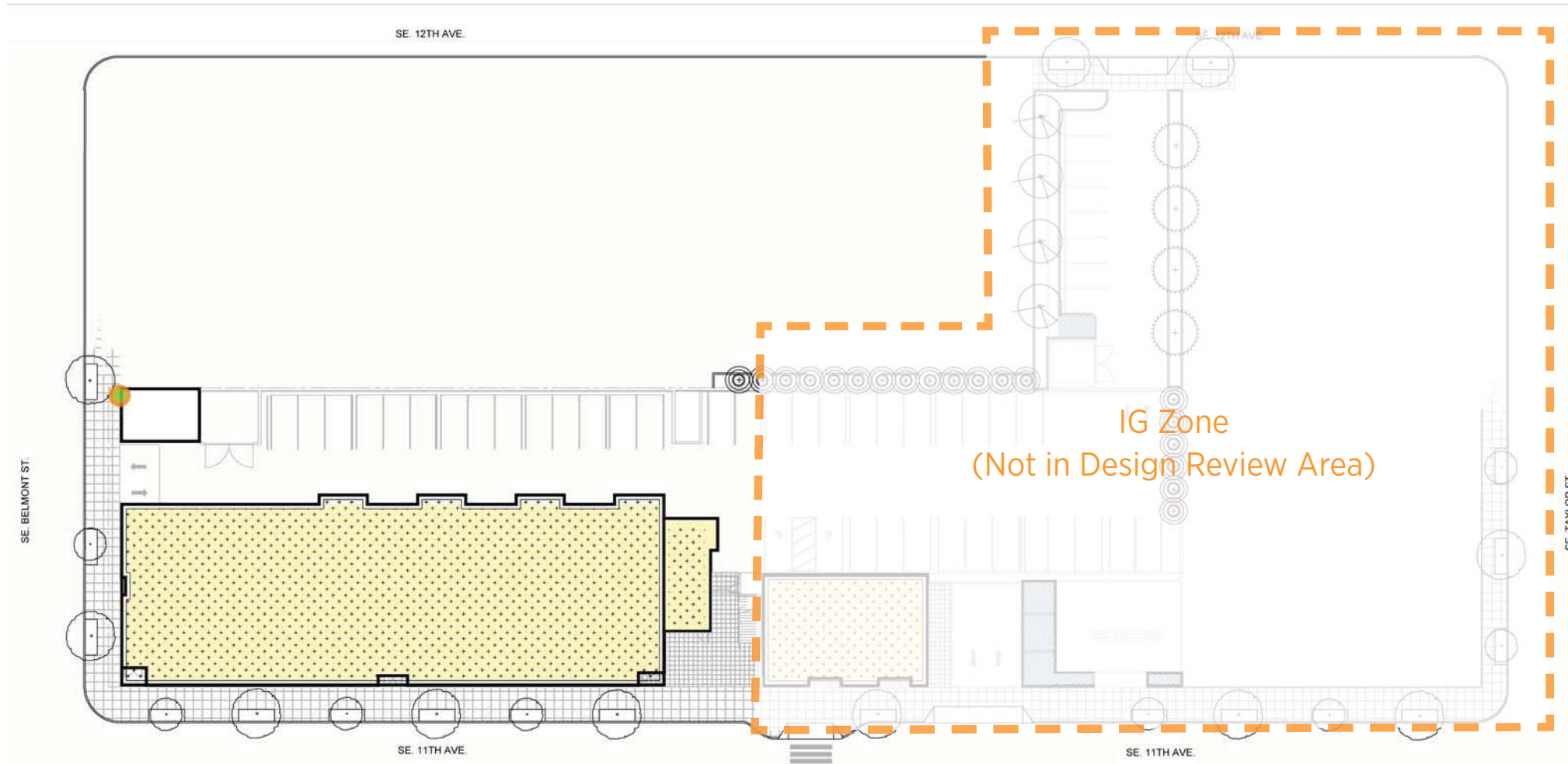
Clematis sp.



SCALE 1"=50'







FLOW THROUGH PLANTS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
CS	CORNUS STOLONIFERA 'ARTIC FIRE' ARTIC FIRE RED-OSIER DOGWOOD	1 GAL	36" O.C.
JF	JUNCUS PACIFICUS PACIFIC RUSH	1 GAL	12" O.C.
AV	IRIS TENAX OREGON IRIS	1 GAL	6" O.C.
CD	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.

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ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
TJ	TRACHELOSPERNUM JASMINOIDES STAR JAZMINE	5 GAL	AS SHOWN
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GREEN ROOF PLANTS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
AT	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4" POTS	AS SHOWN
EC	ERIOGONUM COMPOSITUM VAR. 'COMPOSITUM' HEARTLEAF BUCKWEAT	4" POTS	AS SHOWN
ES	ERIOGONUM STRICTUM VAR. PROLIFERUM STRICT BUCKWEAT	4" POTS	AS SHOWN
FR	FESTUCA RUBRA RED FESCUE	FROM SEED	-
SA	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	AS SHOWN
SO	SEDUM OREGANUM OREGON STONECROP	4" POTS	12" O.C.
RO	ROSMARINUS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	4" POTS	48" O.C.



Artemesia tridentata



Eriogonium compositum



Festuca rubra



Sedum  
'Autumn Joy'

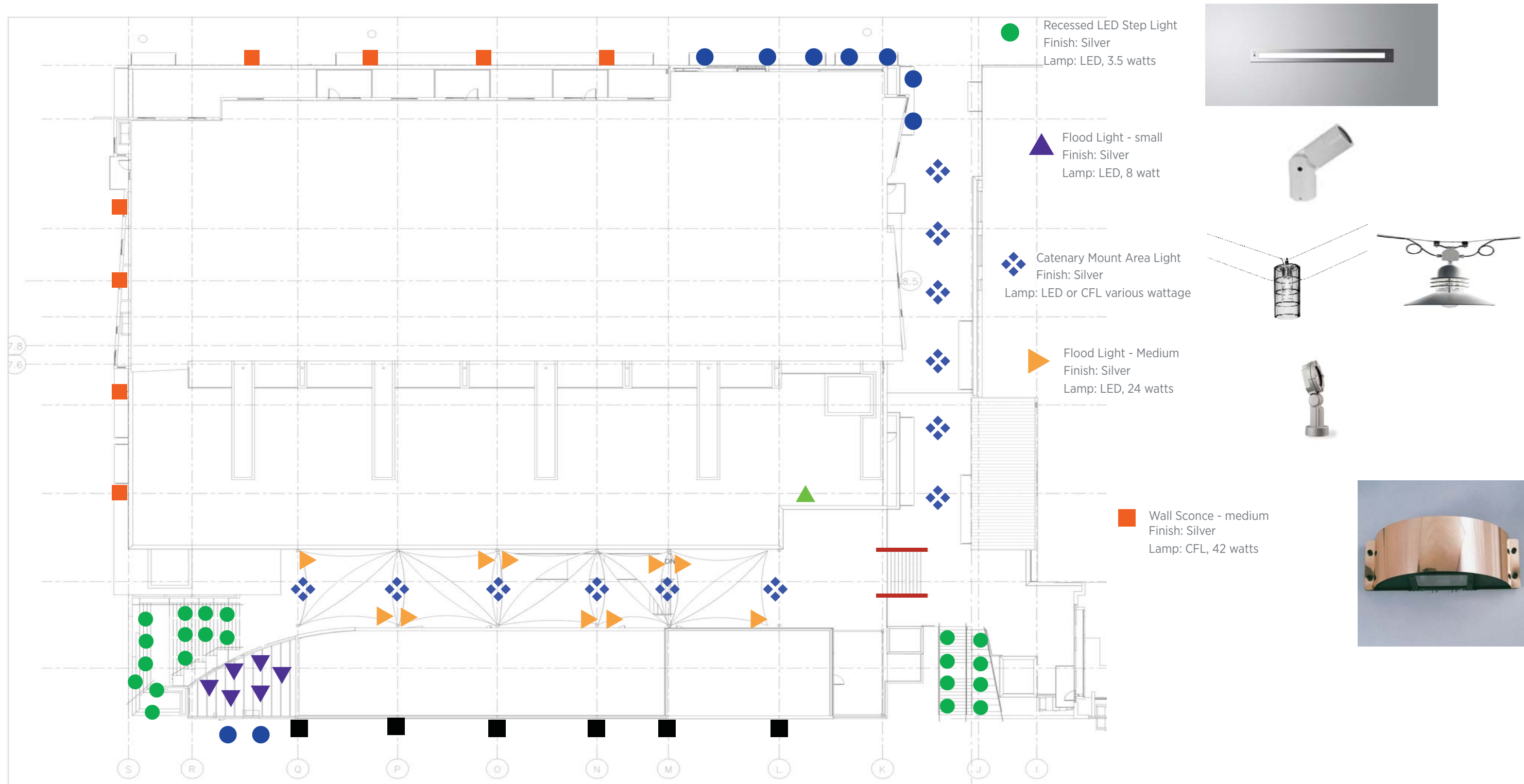
Sedum  
oreganum



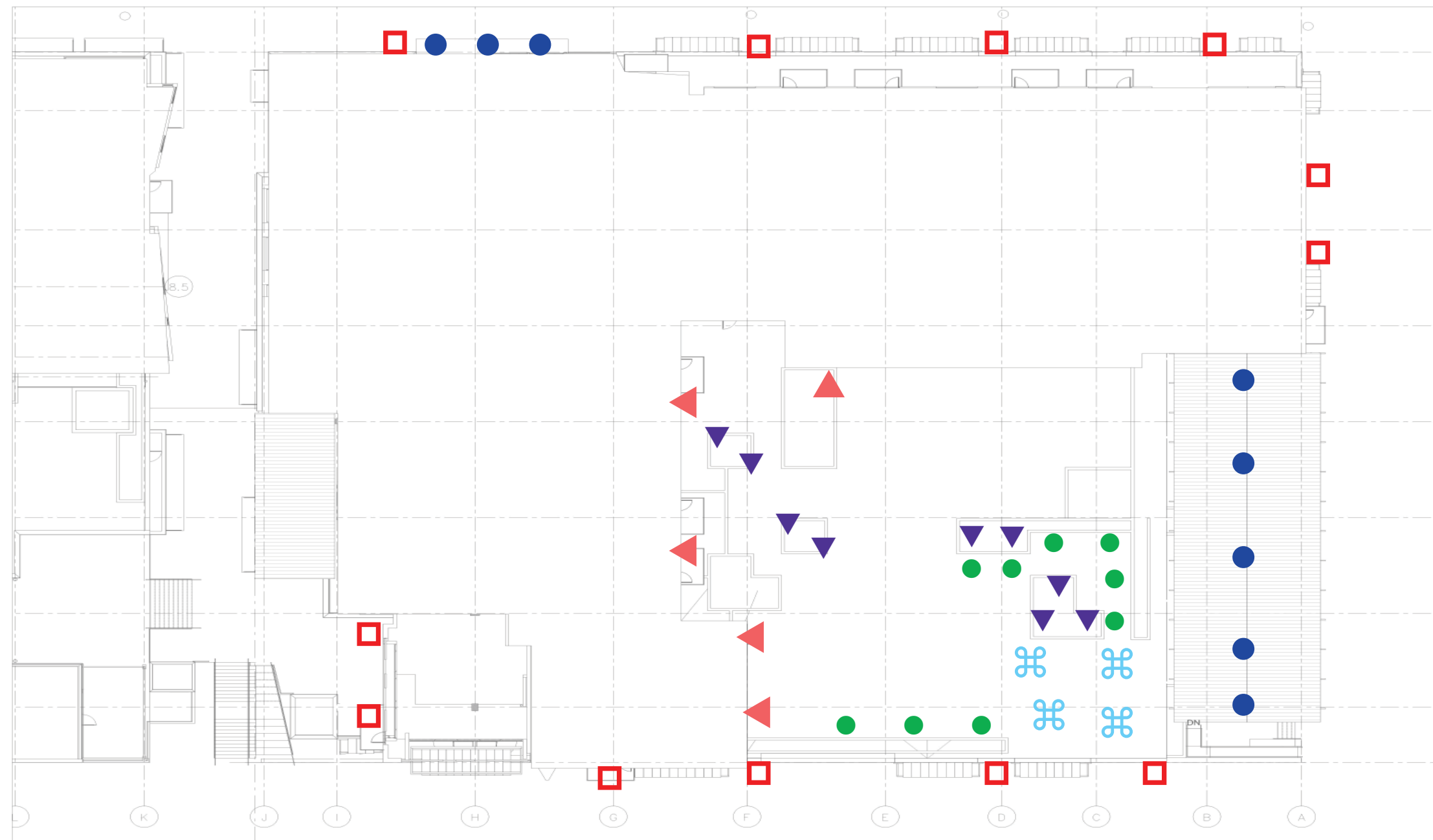
SCALE 1"=50'











□ Wall Sconce  
Finish: Silver / Black  
Lamp: CFL, 18 watts



● Surface Cylinder Downlight  
Finish: Black  
Lamp: LED, 20 watts



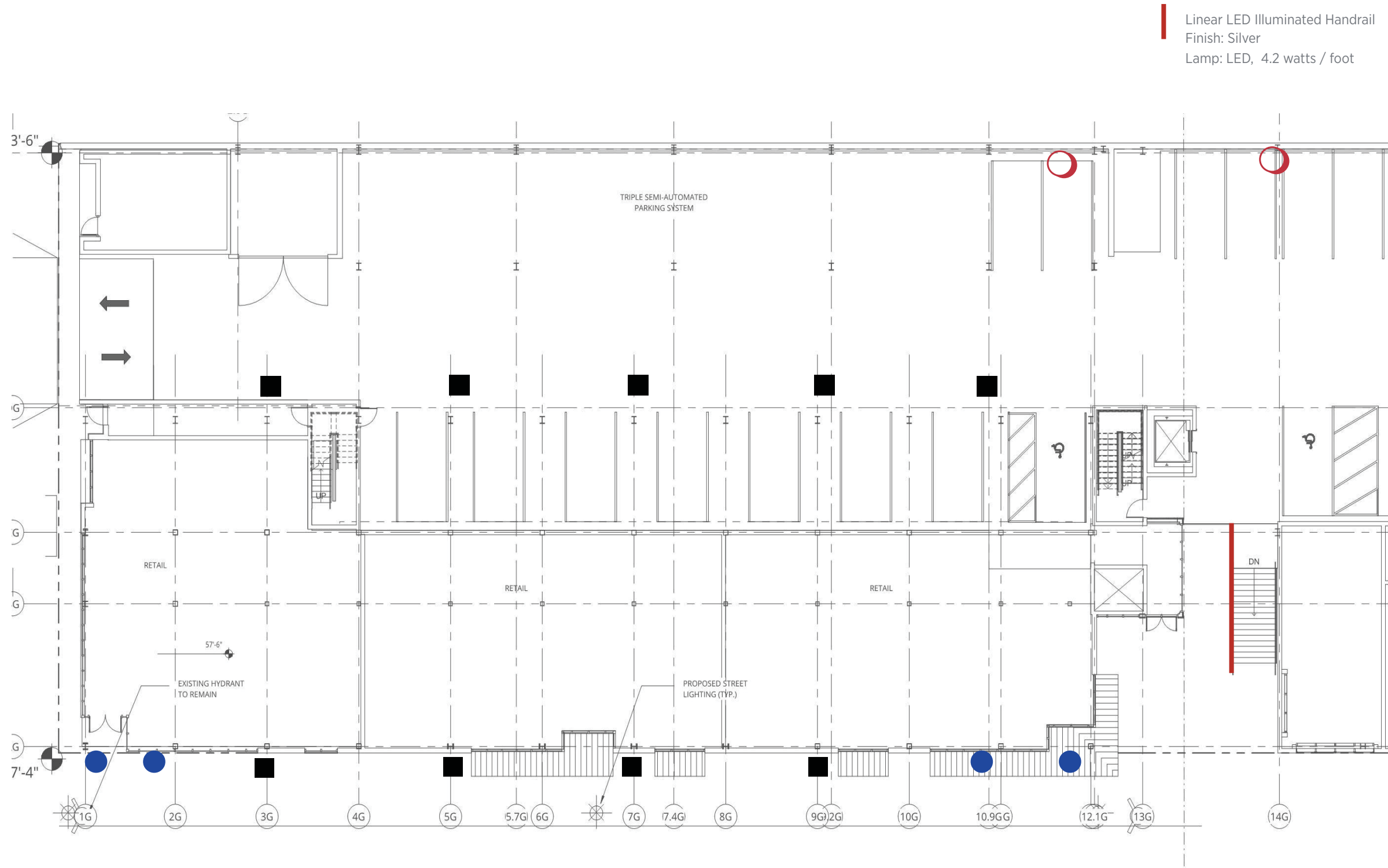
⊕ Outdoor Floor Lamp  
Finish: Silver  
Lamp: LED, 20 watts



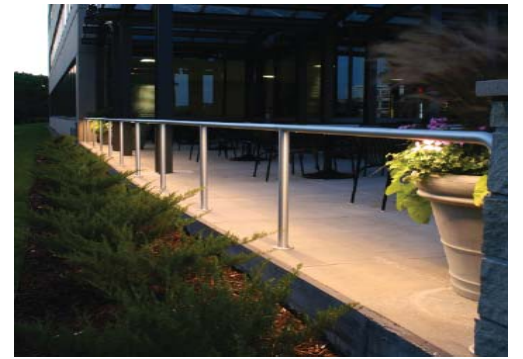
▲ Flood Light - large  
Finish: Silver  
Lamp: LED, 36 watts







Linear LED Illuminated Handrail  
 Finish: Silver  
 Lamp: LED, 4.2 watts / foot



Pedestrian-scaled Pole  
 Finish: Silver  
 Lamp: LED, 70 watts



Wall Sconce  
 Finish: Silver / Black  
 Lamp: CFL, 18 watts





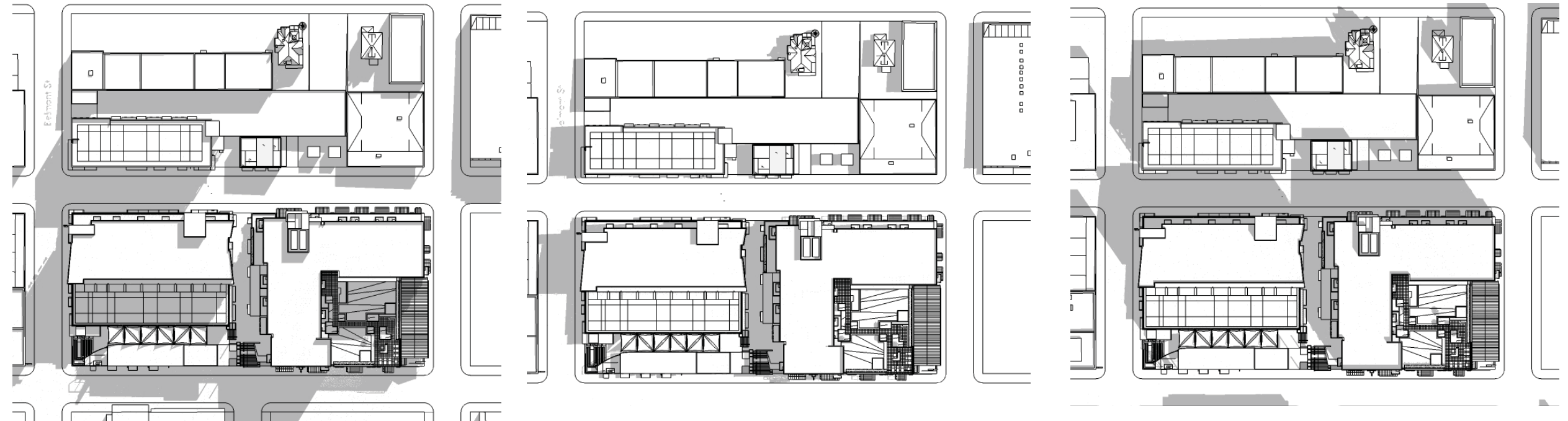
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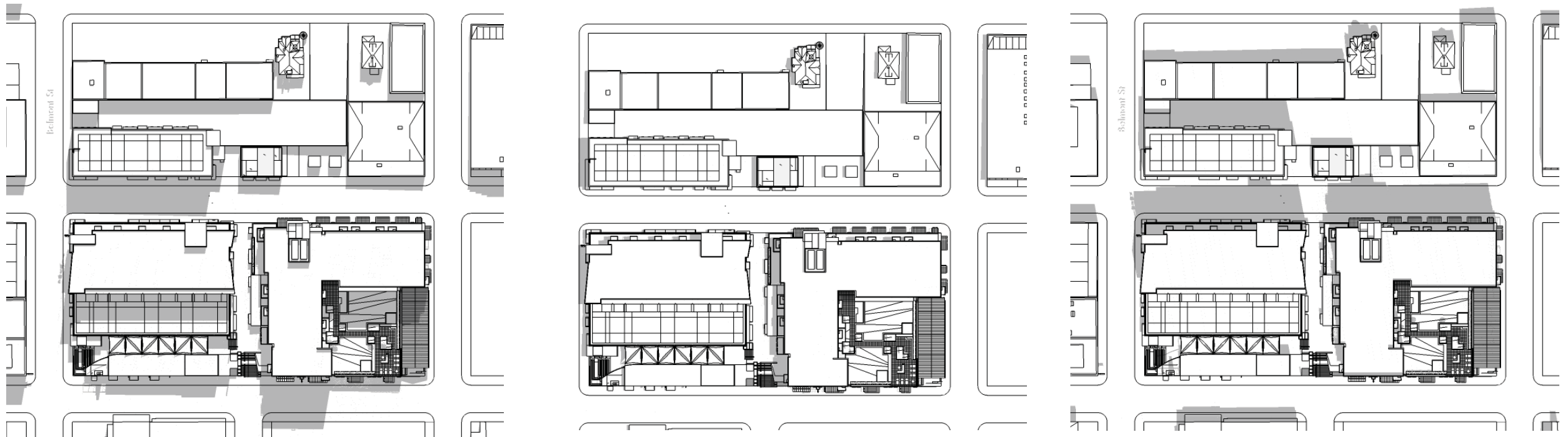
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SPRING  
EQUINOX



SUMMER SOLSTICE



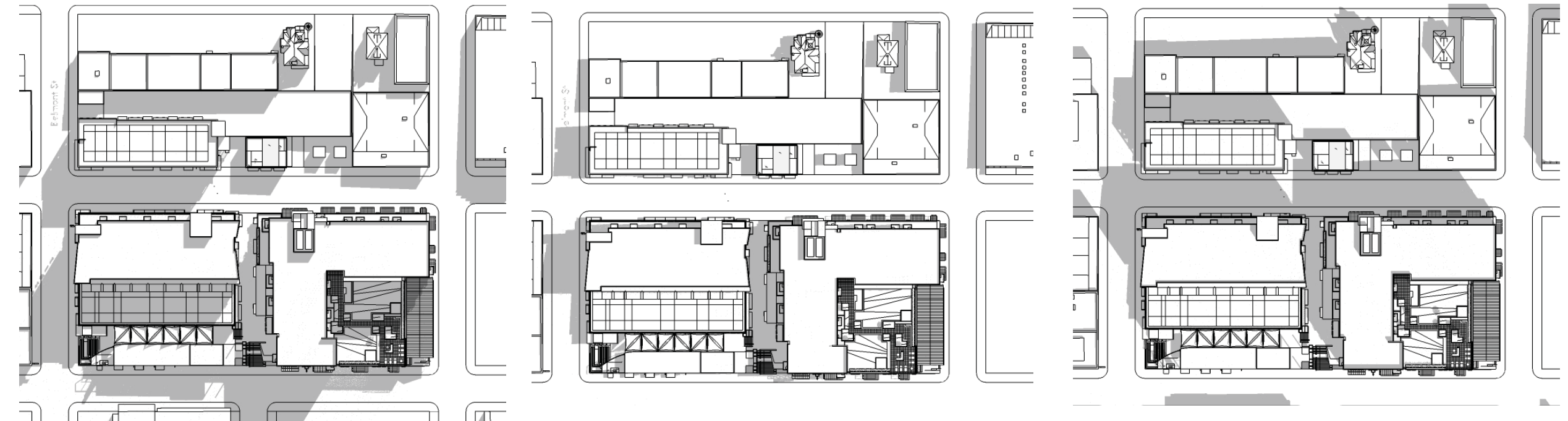


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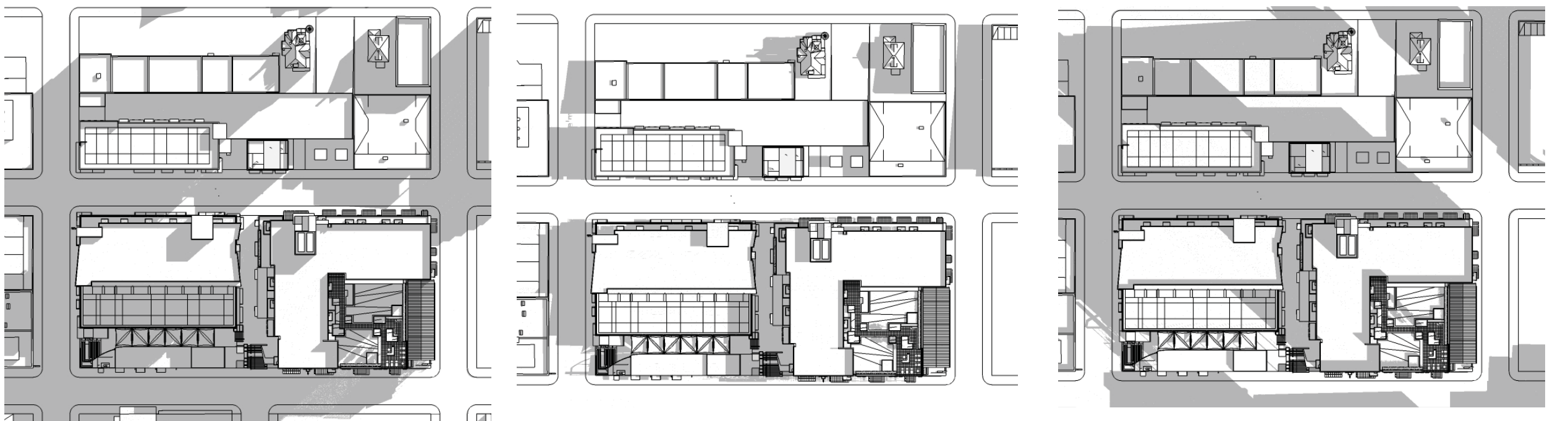
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FALL  
EQUINOX



WINTER SOLSTICE



***SHEET UNDER DEVELOPMENT /  
NOT ISSUED IN THIS SET***

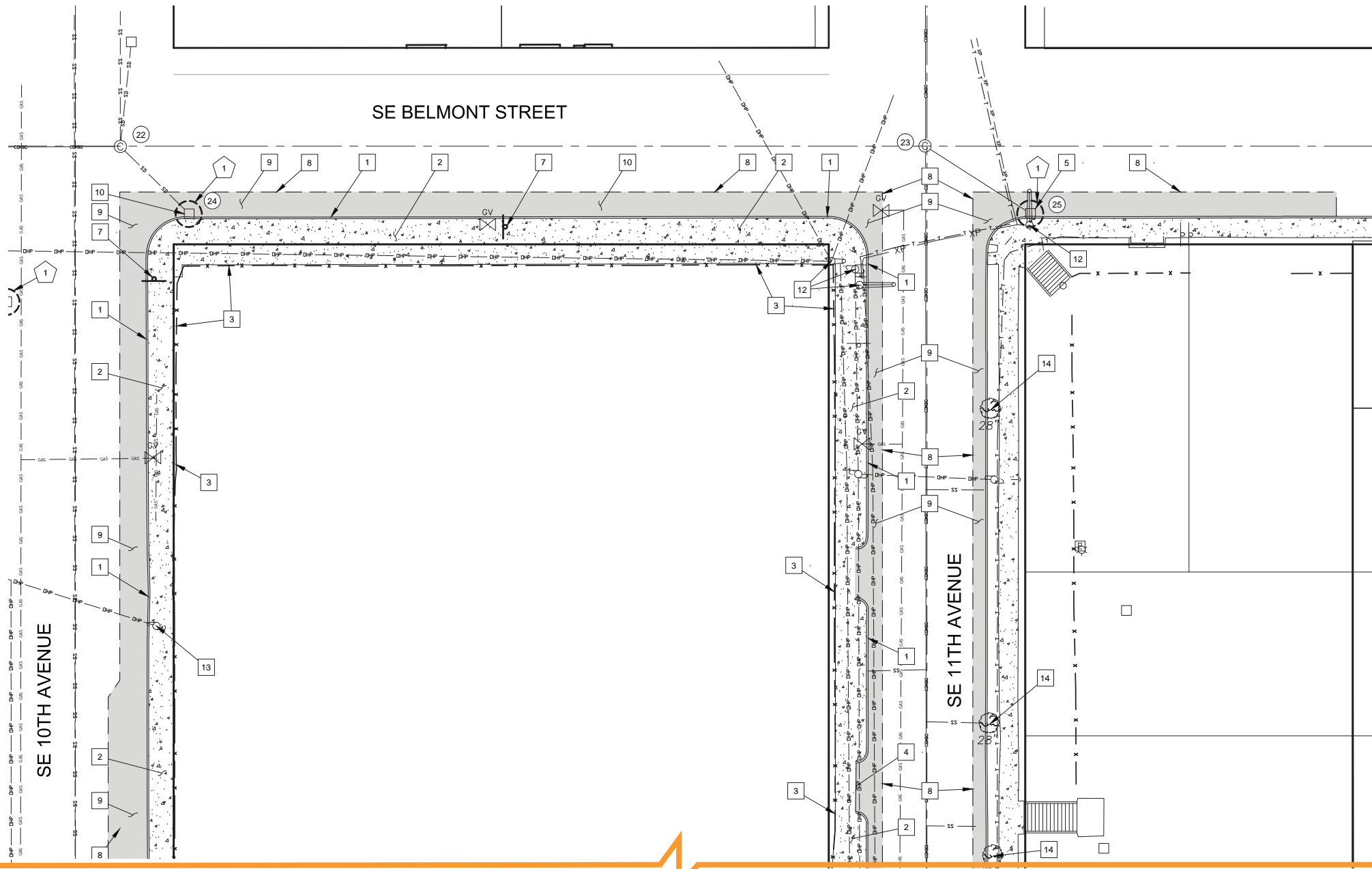


***SHEET UNDER DEVELOPMENT /  
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**COMBINED SANITARY AND STORM TABLE**

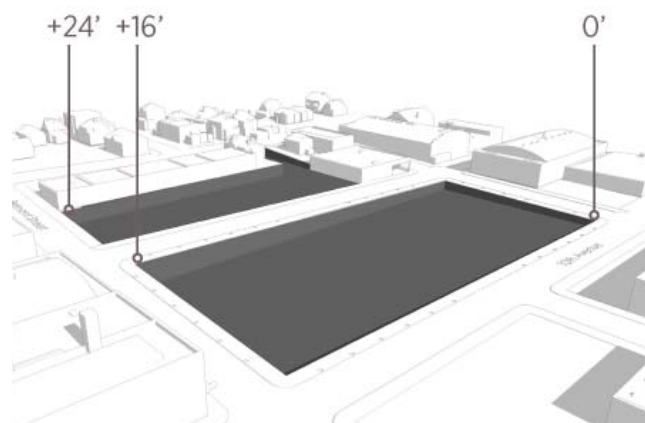
21 COMBINED SEWER MANHOLE RIM: 43.16 IE IN (8" N): 28.2 IE OUT (8" SE): 28.1	22 COMBO MANHOLE RIM: 43.97 IE IN (10" E): 28.63 IE OUT (8" N): 28.53	23 COMBO MANHOLE RIM: 57.28 IE (10" S): 45.20
24 STORM DRAIN CATCH BASIN RIM: 43.79 IE IN (10" E): 28.63 IE IN (8" N): 28.53 IE OUT (8" W): UNKNOWN	25 STORM DRAIN CATCH BASIN RIM: 56.96 IE OUT (8" NW): 55.20	

**DEMOLITION NOTES**

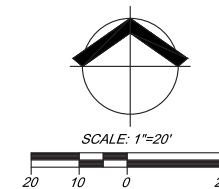
- 1 REMOVE EXISTING CURB
- 2 REMOVE EXISTING CONCRETE
- 3 EXISTING FENCE TO BE REMOVED AS A PART OF ONSITE CONSTRUCTION ACTIVITIES.
- 4 REMOVE EXISTING DRIVEWAY
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- 6 REMOVE EXISTING SANITARY LINE
- 7 REMOVE EXISTING SIGN
- 8 SAWCUT EXISTING ASPHALT PAVEMENT WITH CLEAN VERTICAL EDGE
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- 10 PROTECT EXISTING CATCH BASIN IN PLACE
- 11 EXISTING UTILITY POLE TO REMAIN IN PLACE
- 12 EXISTING UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE RELOCATION WITH PGE AND FRANCHISE UTILITIES.
- 13 EXISTING UTILITY POLE TO BE REMOVED. CONTRACTOR TO COORDINATE REMOVAL WITH PGE AND FRANCHISE UTILITIES.
- 14 EXISTING TREE TO BE REMOVED.

**EROSION CONTROL NOTES**

- 1 PROPOSED INLET PROTECTION. REFER TO DETAIL SHEET #### FOR MORE INFORMATION.



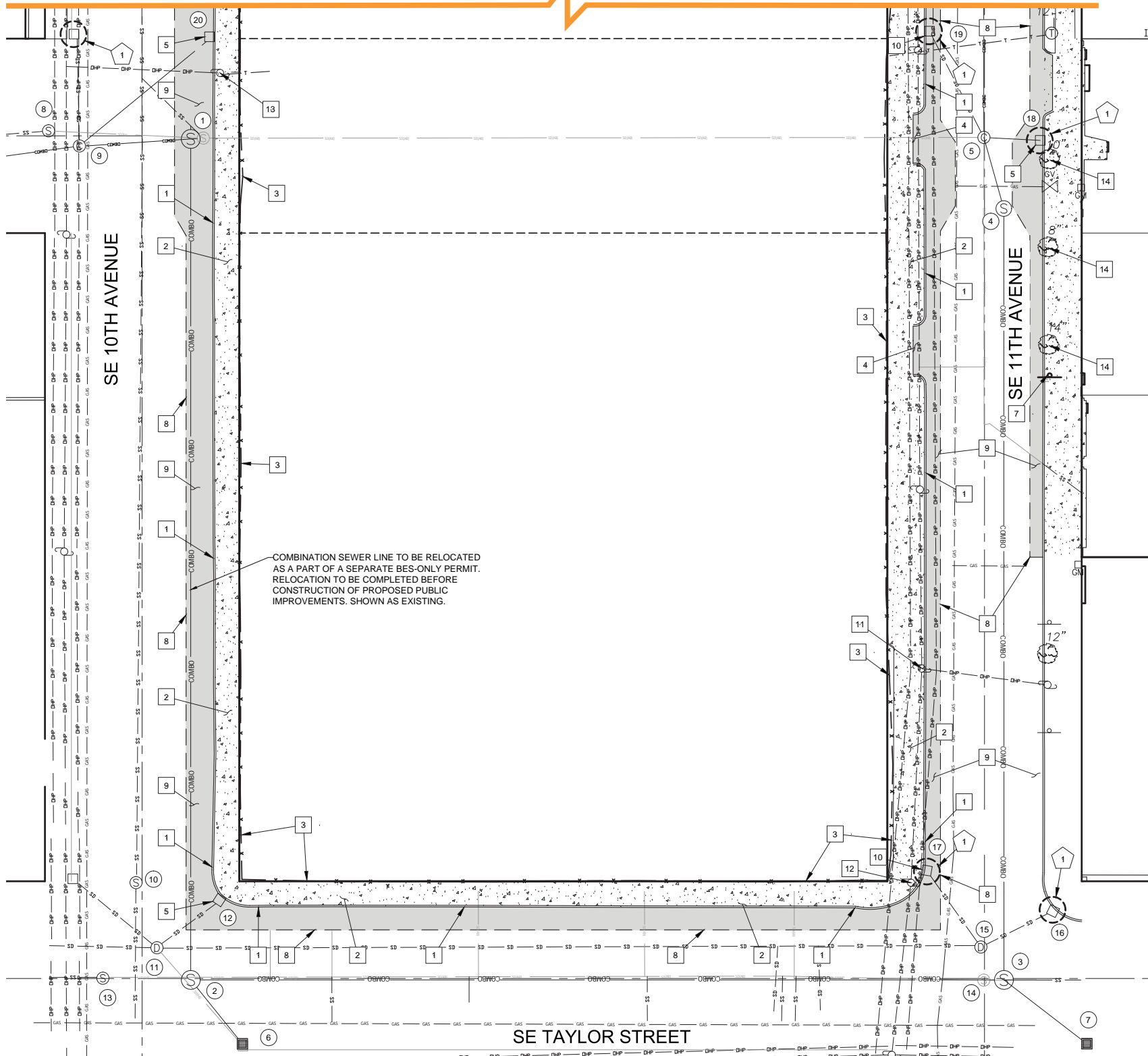
AERIAL PERSPECTIVE OF GRADE CHANGE



OREGON UTILITY NOTIFICATION CENTER  
1-800-332-2344







**COMBINED SANITARY AND STORM TABLE**

1	COMBINED SEWER MANHOLE RIM: 41.35 IE IN (12" E): 28.42 IE IN (8" NW): 28.60 IE OUT (18" W): 28.60	COMBINED SEWER 60" DIVERSION MANHOLE* RIM: 41.45 IE IN (21" S): 27.65 IE OUT (8" N): 27.65 IE OUT (18" W): 28.45	2	COMBINED SEWER MANHOLE* RIM: 40.58 IE IN (21" E): 29.24 IE OUT (21" N): 28.94	3	COMBINED SEWER MANHOLE* RIM: 43.80 IE IN (12" N): 31.58 IE IN (8" E): 31.93 IE OUT (21" W): 30.83	4	COMBINED SEWER MANHOLE RIM: 49.60 IE IN (12" N): 35.25 IE OUT (12" S): 35.15	
5	COMBINED SEWER MANHOLE RIM: 50.01 IE IN (10" N): 35.87 IE IN (10" E): UNKNOWN IE IN (8" S): 35.87 IE OUT (12" W): 35.77	COMBINED SEWER MANHOLE* RIM: 50.01 IE IN (10" N): 35.87 IE IN (10" E): UNKNOWN IE IN (8" SE): ABANDON IE OUT (12" W): ABANDON IE OUT (12" S): FIELD FIT	6	STORM DRAIN CATCH BASIN* RIM: MATCH EXISTING IE OUT (8" NW): MATCH EXISTING	7	STORM DRAIN CATCH BASIN* RIM: MATCH EXISTING IE OUT (8" NW): MATCH EXISTING			
8	SANITARY SEWER MANHOLE RIM: 41.59 IE IN (8" E): 27.10 IE OUT (8" W): 27.00	9	COMBINED SEWER MANHOLE RIM: 41.73 IE IN (18" E): 27.08 IE IN (8" N): 31.93 IE IN (8" E): 31.98 IE OUT (12" W): 26.04	10	SANITARY SEWER MANHOLE RIM: 40.45 IE IN (78" N): 21.41 IE OUT (78" S): 21.31	11	STORM DRAIN MANHOLE RIM: 40.56 IE IN (8" NE): 34.50 IE IN (8" NW): 34.50 IE IN (10" E): 34.16 IE OUT (12" S): 34.06	12	STORM DRAIN CATCH BASIN RIM: 39.6 IE OUT (8" SW): 37.10
13	SANITARY SEWER MANHOLE RIM: 40.57 IE IN (10" E): 28.63 IE OUT (12" W): 28.53	SANITARY SEWER MANHOLE* RIM: 40.57 IE IN (10" E): ABANDON IE OUT (12" W): 28.53	14	STORM DRAIN MANHOLE RIM: 43.74 IE IN (8" E): 31.91 IE OUT (10" W): 31.81		STORM DRAIN MANHOLE* MANHOLE TO BE REMOVED	15	STORM DRAIN MANHOLE RIM: 43.85 IE IN (8" NE): 37.81 IE IN (8" NW): 38.70 IE OUT (8" W): 37.71	
16	STORM DRAIN CATCH BASIN RIM: 42.97 IE OUT (8" SW): 41.02	17	STORM DRAIN CATCH BASIN RIM: 42.95 IE OUT (8" SE): 41.27	18	STORM DRAIN CATCH BASIN RIM: 49.34 IE OUT (8" W): UNKNOWN	19	STORM DRAIN CATCH BASIN RIM: 49.32 IE OUT (6" SE): 47.20	20	STORM DRAIN CATCH BASIN RIM: 41.20 IE OUT (8" SW): 39.30

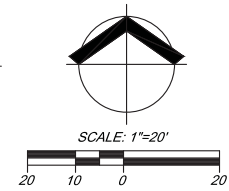
\*RIM, INVERT, AND SIZE INFORMATION PER HHPR S.E. 10TH AVE. & S.E. BELMONT ST. SANITARY SEWER EXTENSION PROJECT 60% PLANS

**DEMOLITION NOTES**

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**EROSION CONTROL NOTES**

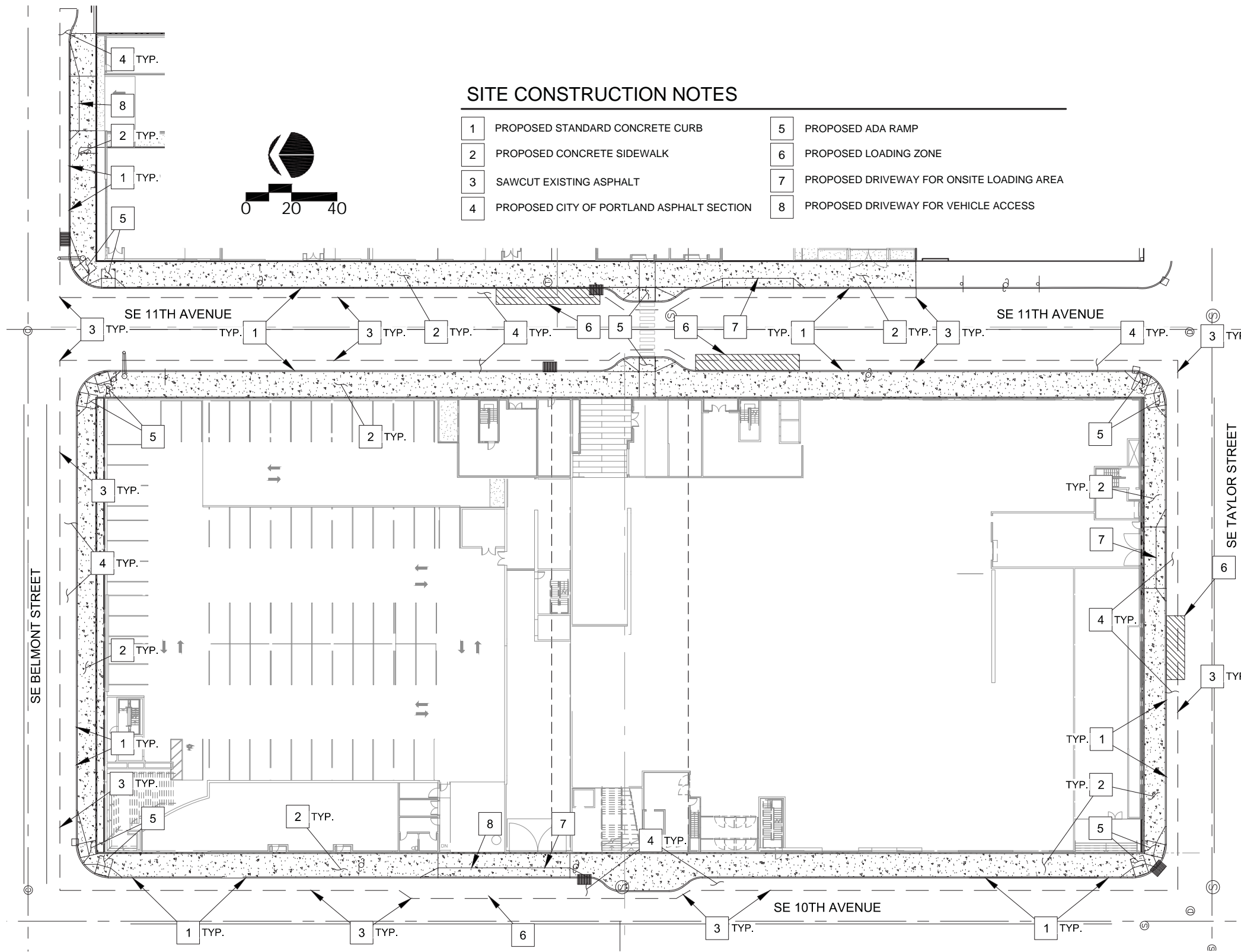
- 1 PROPOSED INLET PROTECTION. REFER TO DETAIL SHEET #### FOR MORE INFORMATION.



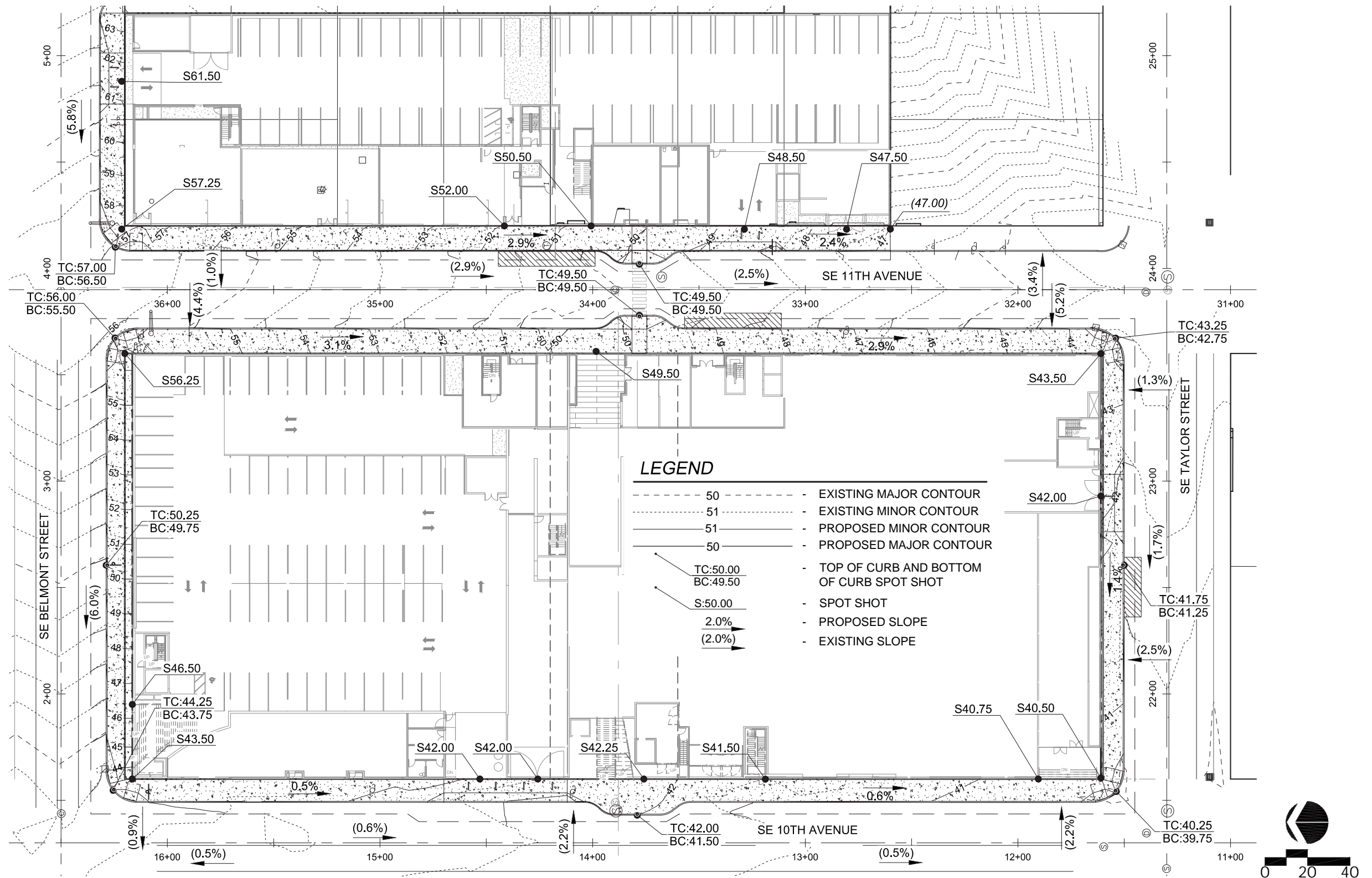
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1-800-332-2344

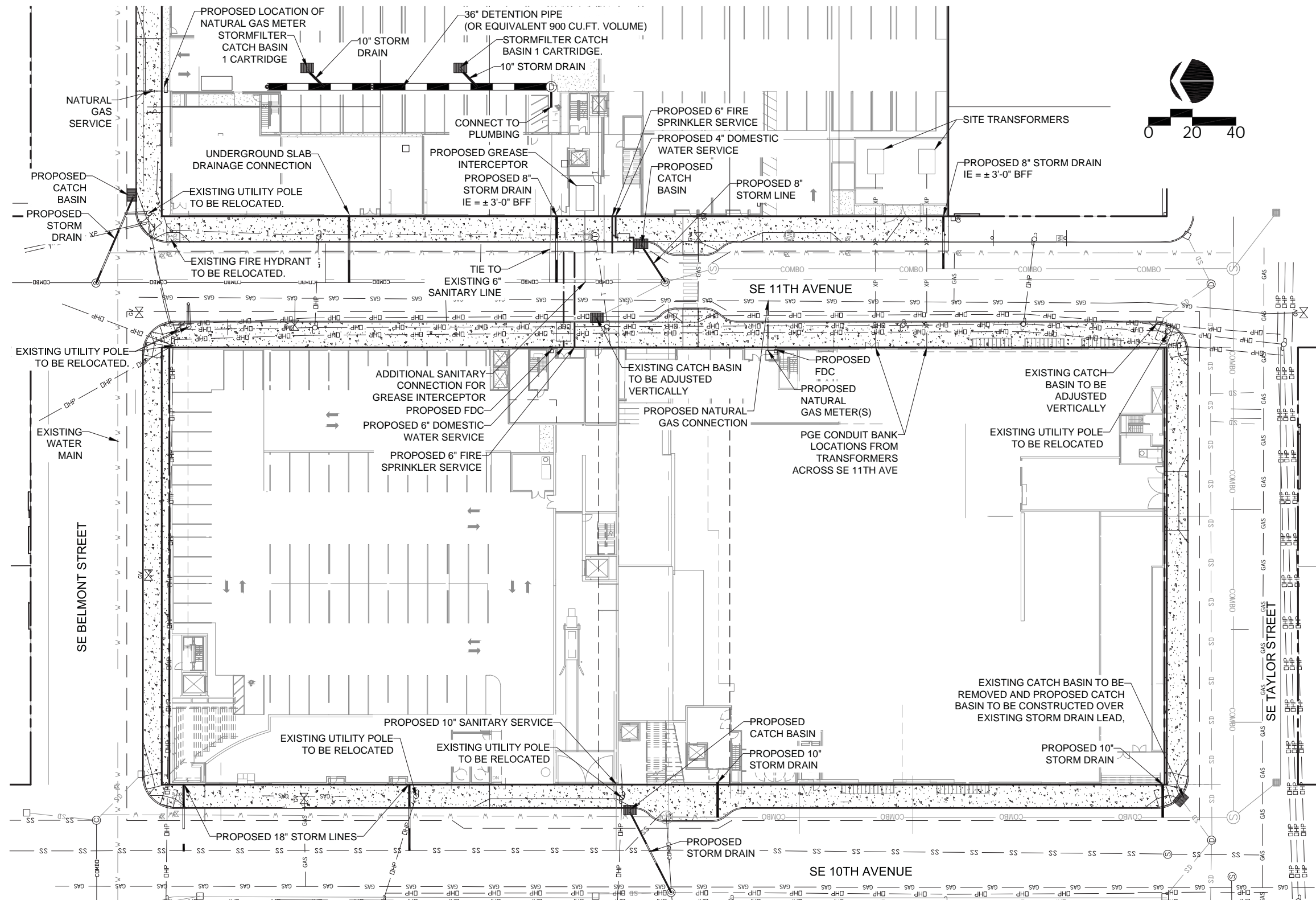


200% SET

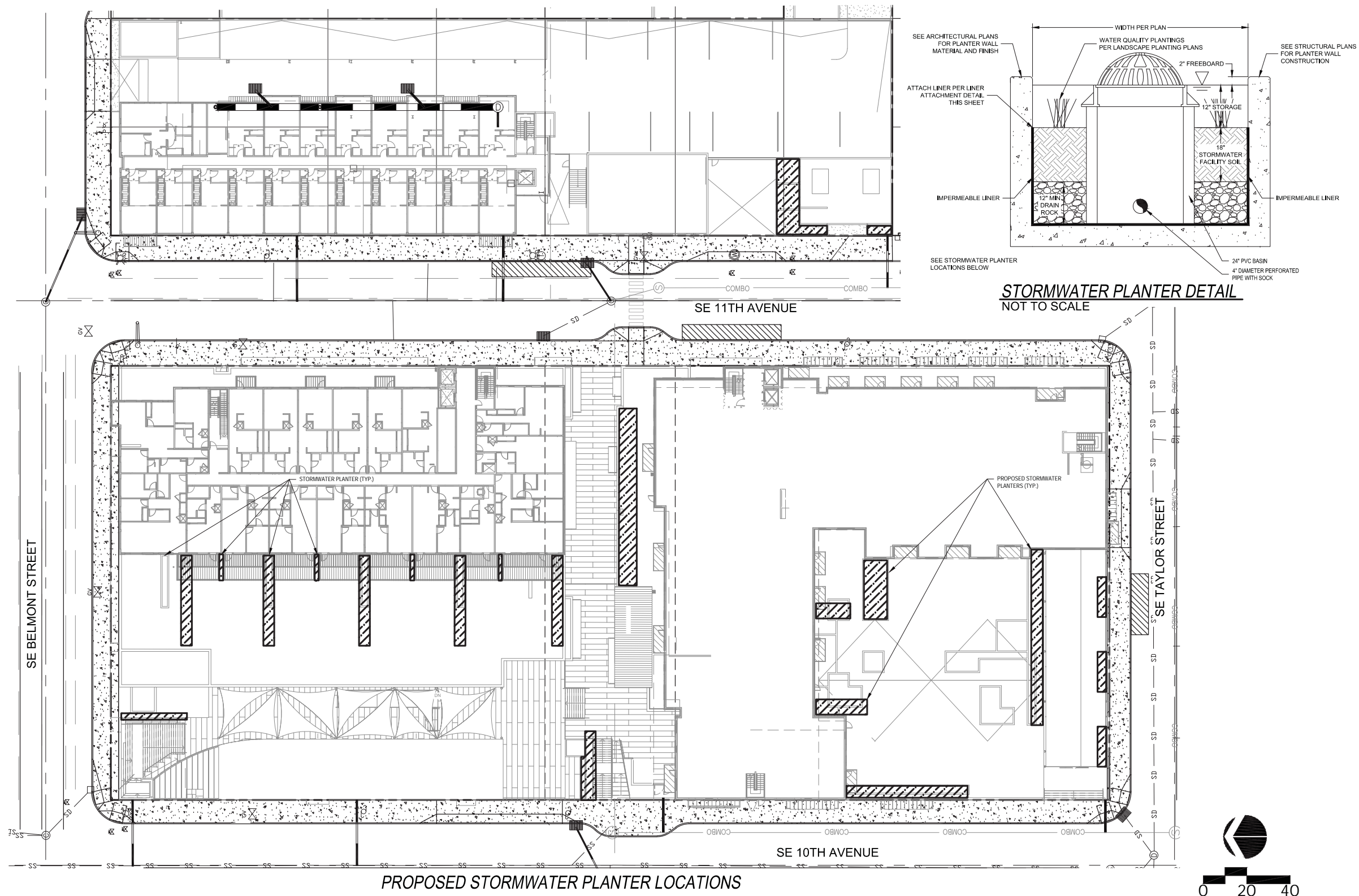


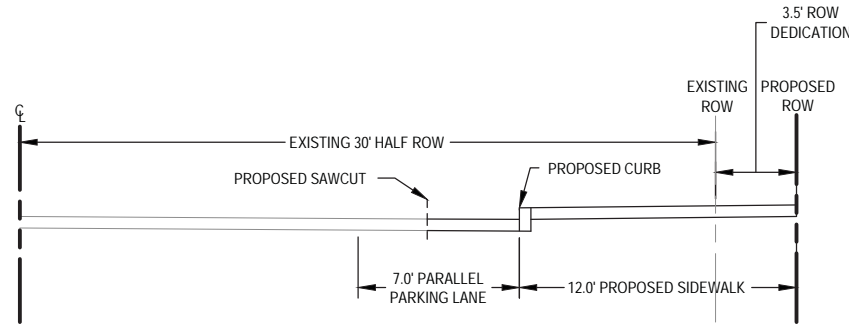




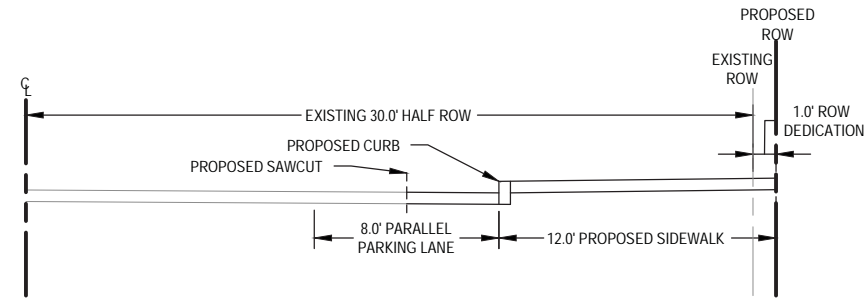




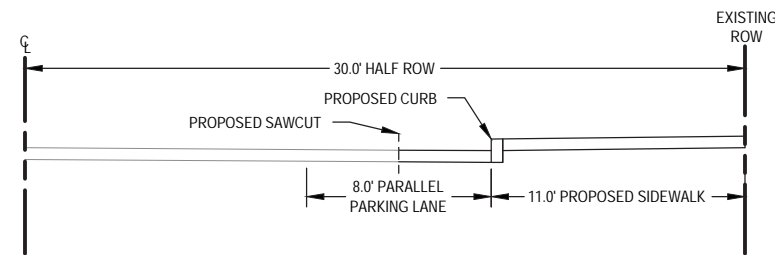
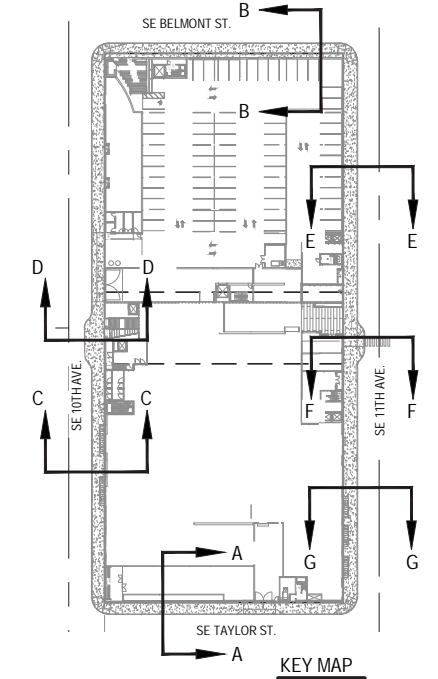




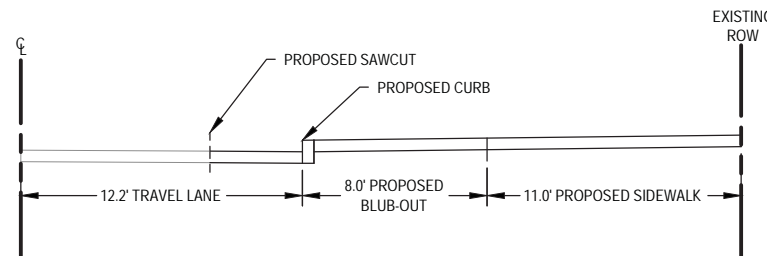
**SECTION A-A: SE BELMONT STREET**  
NOT TO SCALE



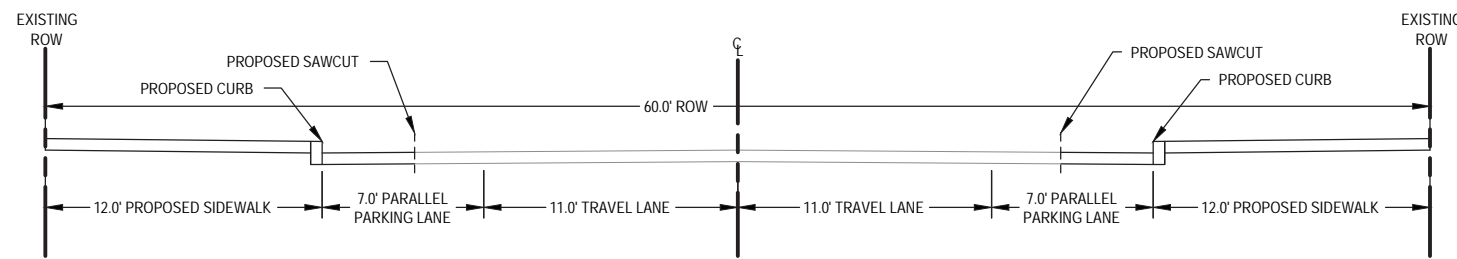
**SECTION B-B: SE TAYLOR STREET**  
NOT TO SCALE



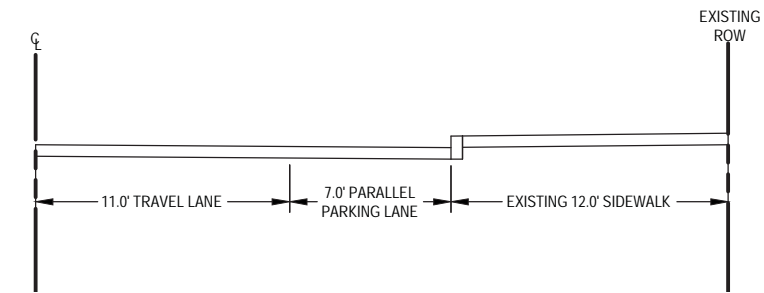
**SECTION C-C: SE 10TH AVENUE WITH NO BULB-OUT**  
NOT TO SCALE



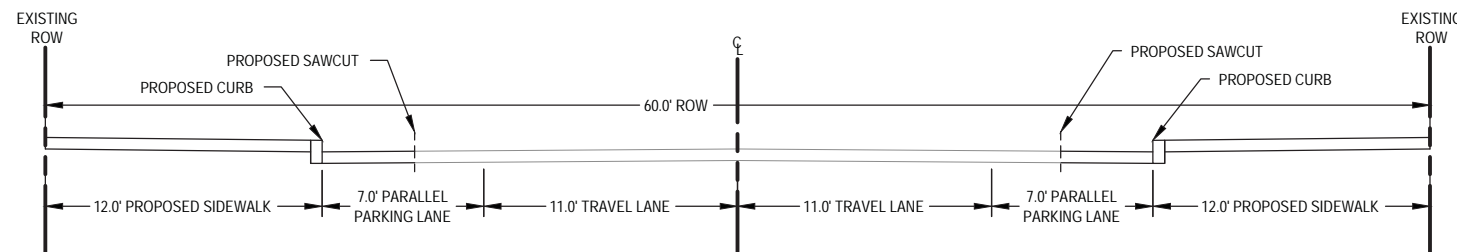
**SECTION D-D: SE 10TH AVENUE WITH BULB-OUT**  
NOT TO SCALE



**SECTION E-E: SE 11TH AVENUE WITH SIDEWALK IMPROVEMENTS**  
NOT TO SCALE



**SECTION G-G: SE 11TH AVENUE WITHOUT SIDEWALK IMPROVEMENTS**  
NOT TO SCALE



**SECTION F-F: SE 11TH AVENUE WITH SIDEWALK IMPROVEMENTS AND BULB-OUTS**  
NOT TO SCALE



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