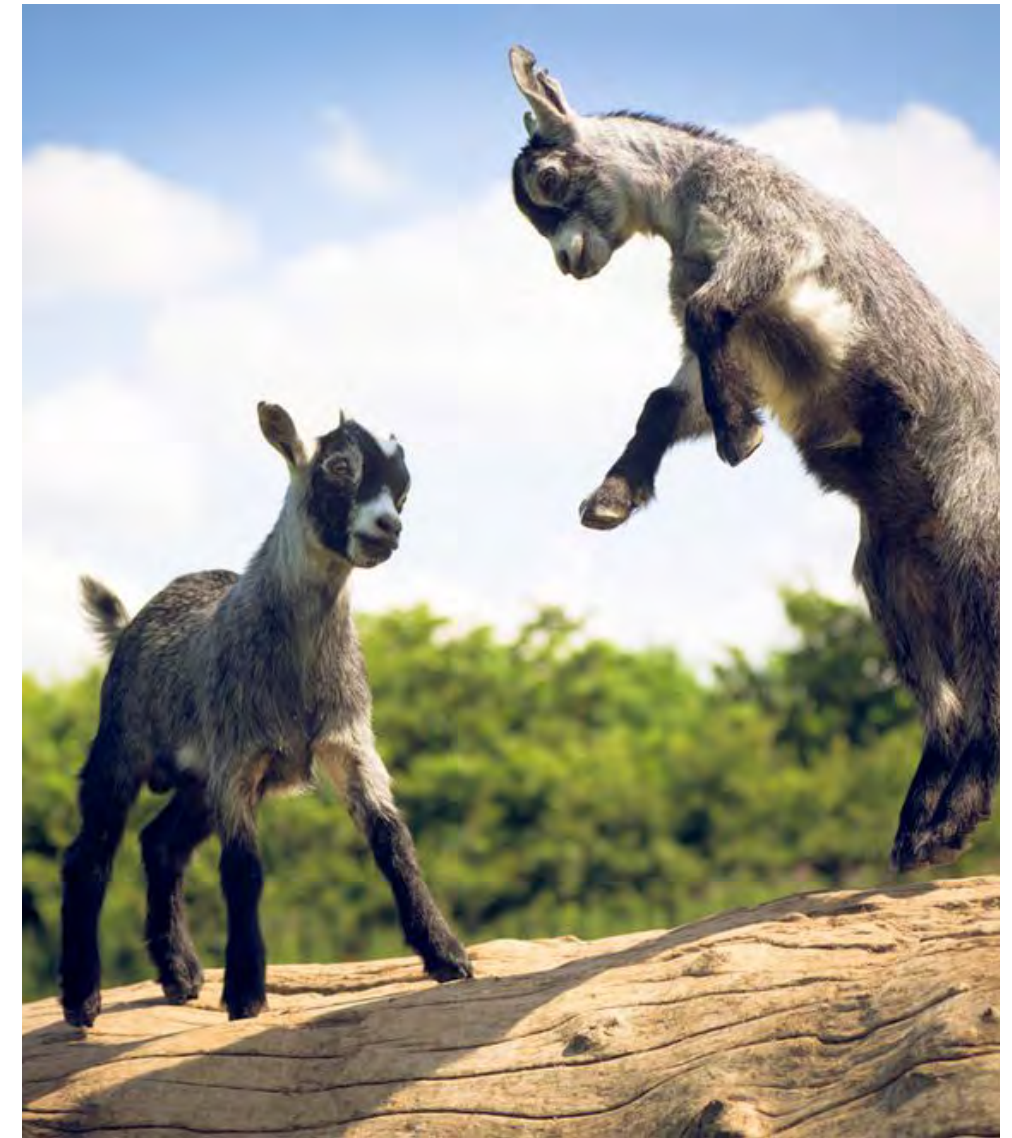


LOCA at 11th and Belmont The Goat Blocks

Design Review Submittal (LU# 14-125908 DZM AD) (DAR# 13-224797) (Pre-Application# EA-203772)

PRESENTED BY: KILLIAN PACIFIC
OWNER: BELMONT INVESTMENT, LLC
ARCHITECT: ANKROM MOISAN ARCHITECTS
05.05.2014



LU# 14-125908 DZM AD

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ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
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PROJECT TEAM: **Developer** Killian Pacific **Architect** Ankrom Moisan Architects **Landscape** Koch Landscape Architecture **Civil Engineering** Cardno **Contractor** Andersen Construction

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Central Eastside at the Boundary

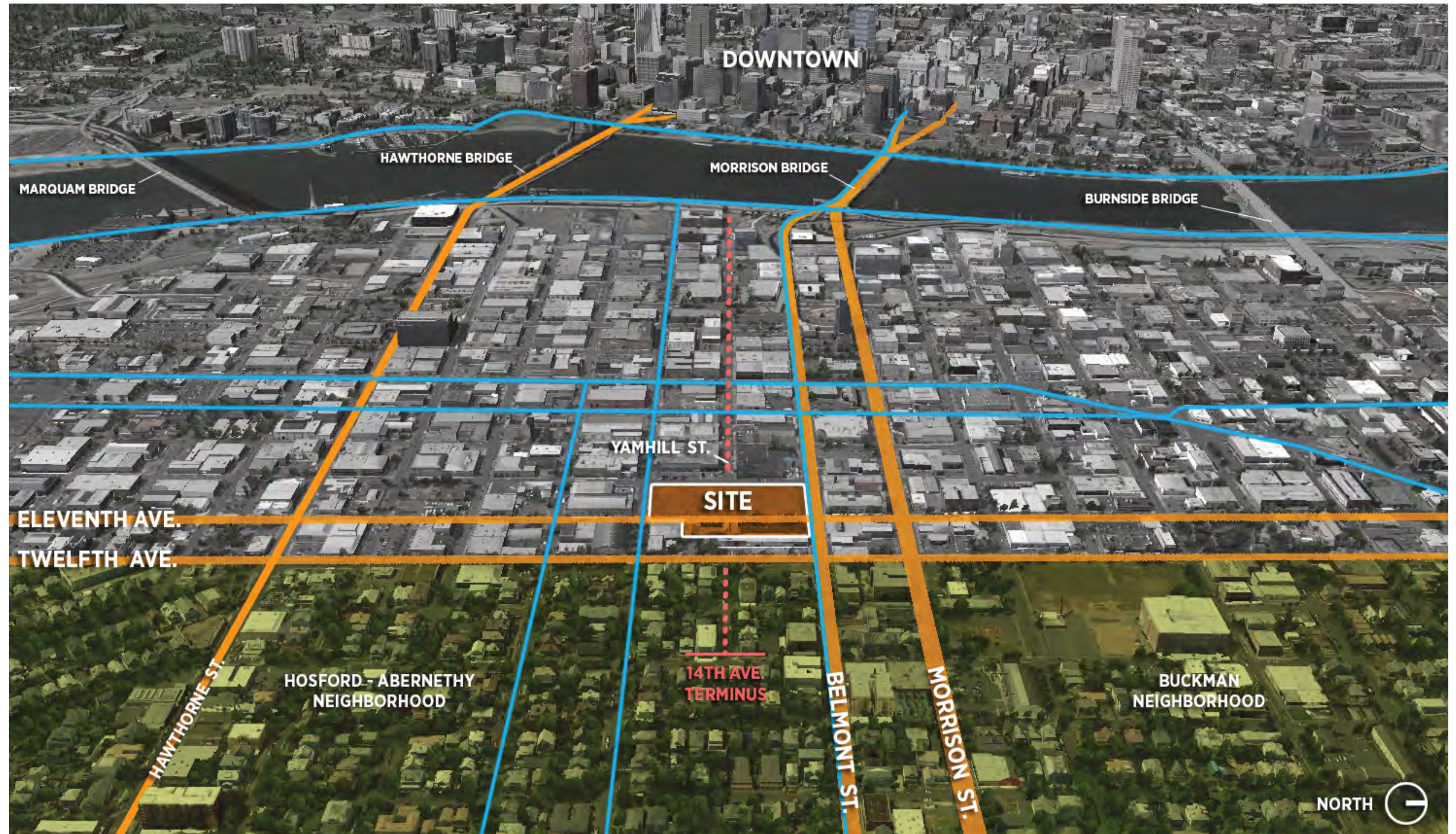
SE 11th and Belmont is one of the most unique sites in Portland. Straddling the Central Eastside's vibrant commercial areas to the west as well as historic residential neighborhoods to the East the site will connect and be fueled by these synergistic forces.

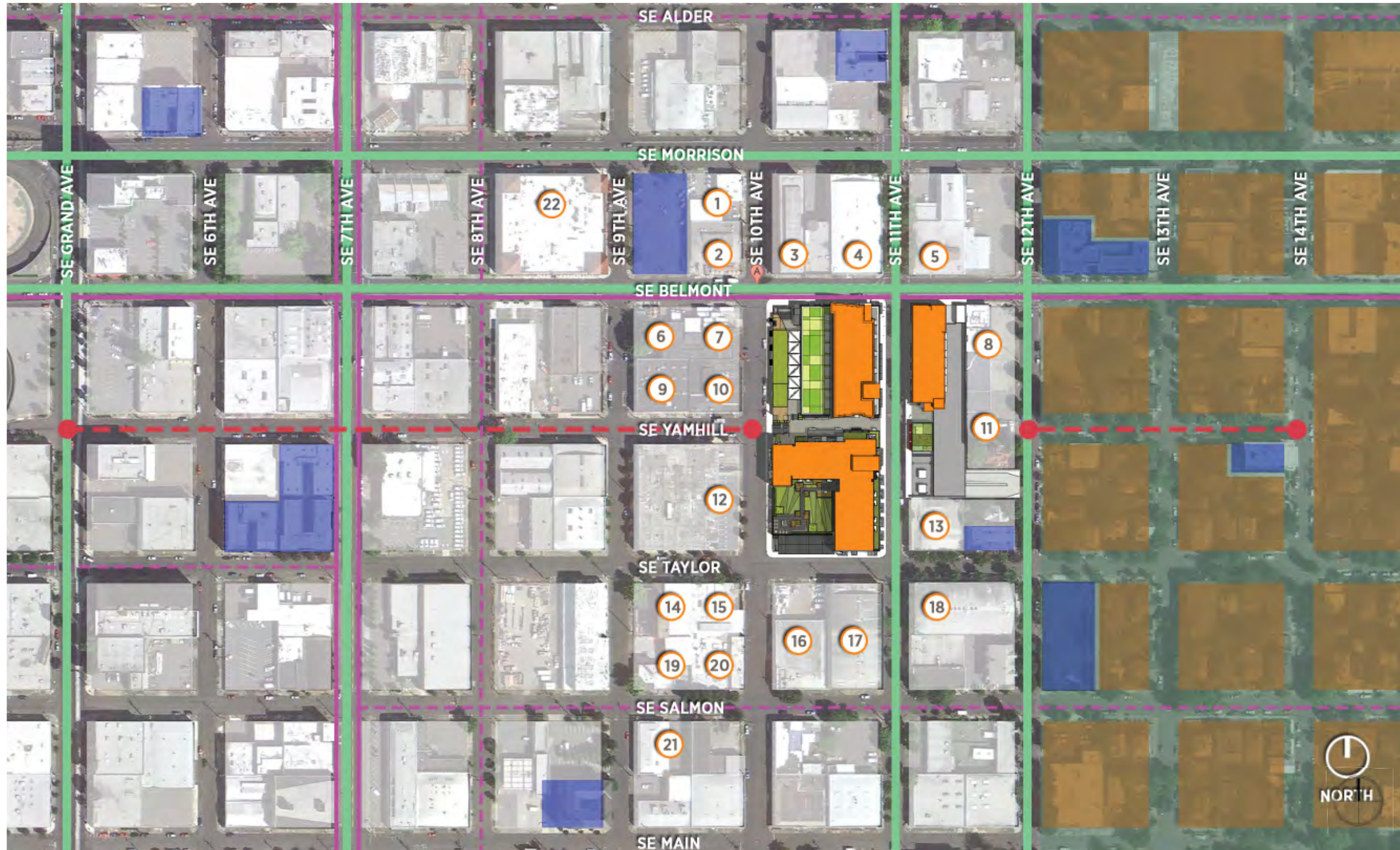
Being located on the crossroads of SE Belmont and SE 11th/12th the site has strong connection through all modes of transportation. The zoning is flexible allowing both residential and commercial development, of a variety of forms, aesthetics and user preferences.

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	91,050 SF
East of SE 11th:	19,567 SF
TOTAL	110,617 SF

EAST BUILDING (EXd zone only) 54,961 SF	
Residential SF	36,536 SF
Residential Units	39 units
Retail SF	8,554 SF
Retail parking SF/count	0 0 stalls
Residential parking SF/count	9,871 50 stalls
*3 level parking stack	

NORTH BUILDINGS 153,701 SF	
Residential SF	72,999 SF (4 floors)
Residential Units	76 (19 units per floor)
Retail SF	54,909 SF
Retail parking SF/count	25,793 SF 59 stalls
Residential parking SF/count	0 SF 0 stalls*

SOUTH BUILDING 248,221 SF	
Residential SF	122,451 SF (5 floors)
Residential Units	132 units
Retail SF	45,361 SF
Retail parking SF/count	61,628 SF 136 stalls
Residential parking SF/count	18,781 SF 102 stalls**

* Common Garage shown

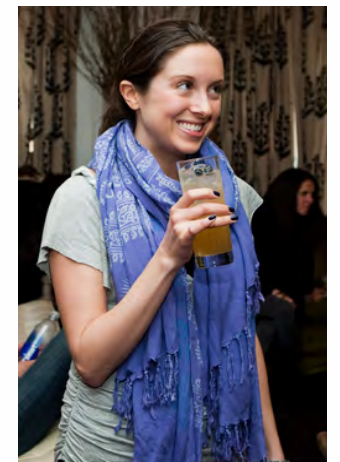
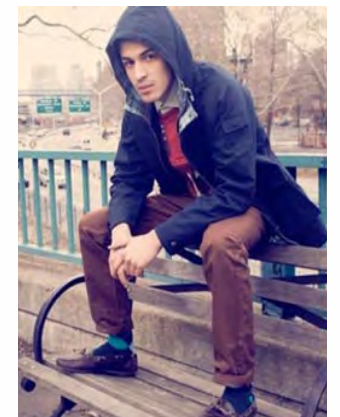
** Does not include building area and parking stalls located in IG zone portion of Site.

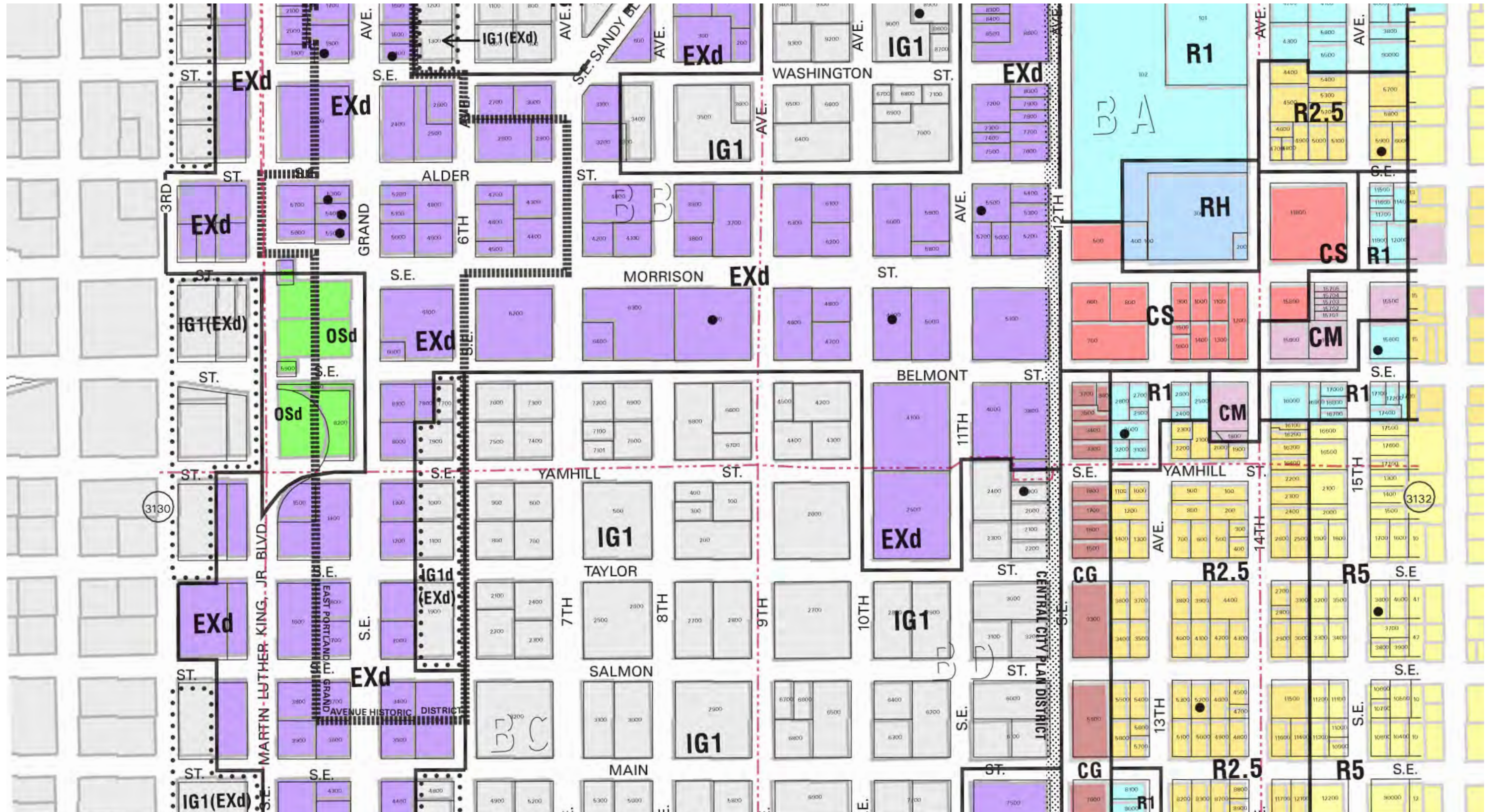
PROJECT SF:	
Residential GSF	231,986 SF
Residential Units	247 Units
Retail GSF	108,824 (Accounts for unitlity SF)
Retail parking GSF/count	87,421 SF 195 stalls
Residential parking GSF/count	28,652 SF 152 stalls
347 Stalls (Total Not including IG site)	

PROJECT SF:	
Super block	401,922 SF
North OEG	54,961 SF (EXd zone only)

TOTAL PROJECT SF 456,883 SF

PUBLIC SPACE	
Superblock	12,400 SF (outside space)





...those 'Goat Blocks'



SITE

VIEW TO NORTH
YU AND MULTNOMAH COUNTY BUILDINGS



LOOKING WEST OVER NORTH PORTION OF SUPERBLOCK



SITE

CORNER OF BELMONT AND 11TH



SITE

LOOKING EAST FROM 10TH AND BELMONT



SITE



SE TAYLOR STREET BETWEEN 10TH AND 11TH



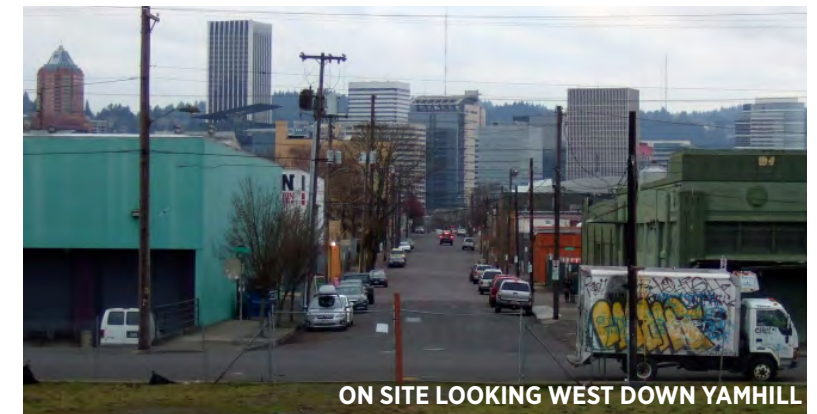
SITE

LOOKING WEST FROM 11TH AND BELMONT

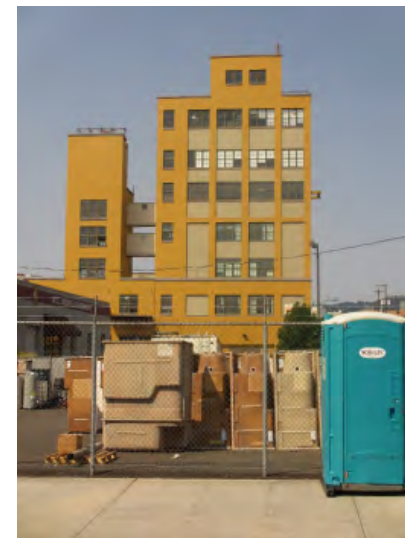


SITE

LOOKING EAST FROM 9TH AND YAMHILL



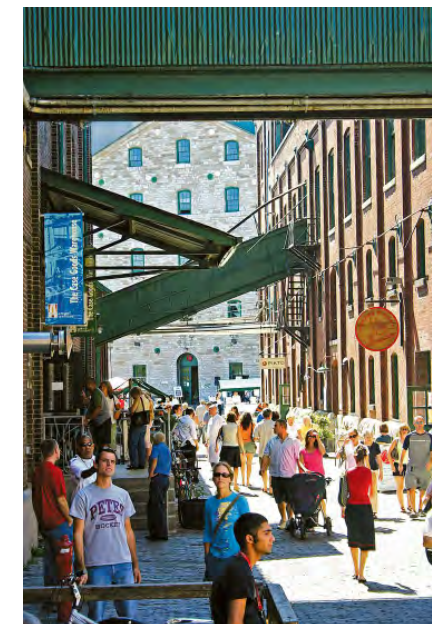
ON SITE LOOKING WEST DOWN YAMHILL



INSPIRED BY THE NEIGHBORHOOD



LOOKING TO THE FUTURE



INSPIRED BY THE HISTORY





Zoning Context

The Peninsula Effect

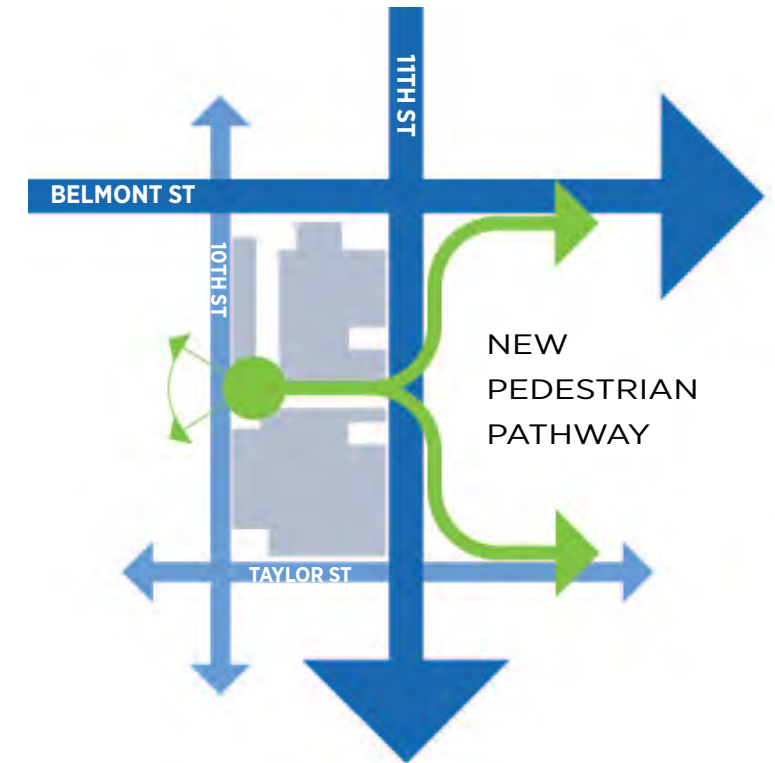
Over two thirds of the project site's frontage (800' of 1,200') borders the adjacent IG1 Zone.



The IG Wall

One Sided Streets - 10th, Taylor, 11th

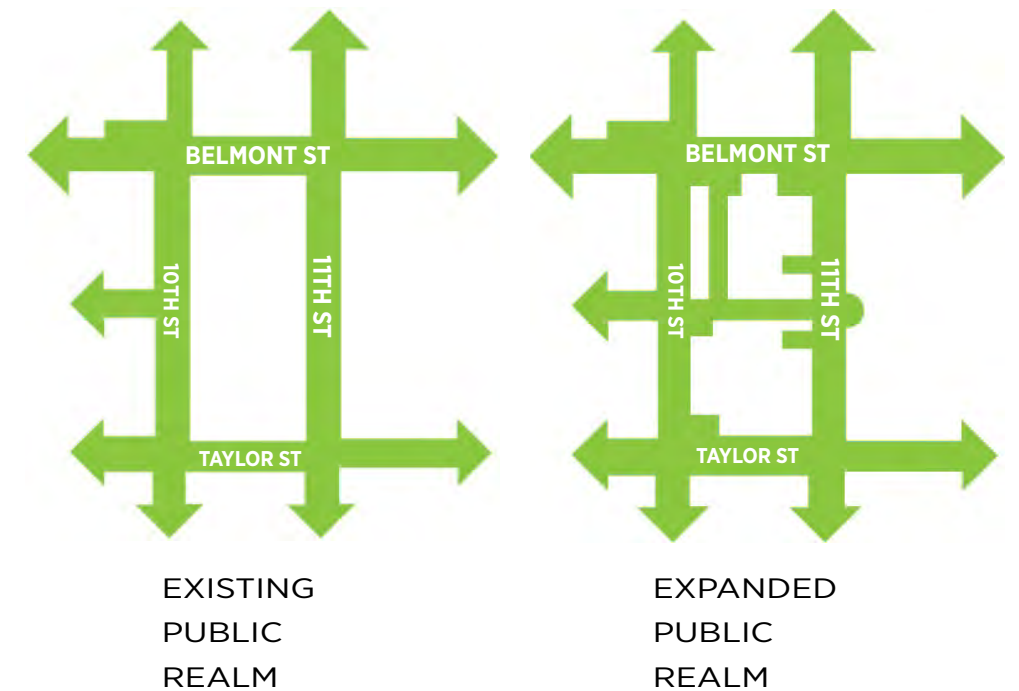
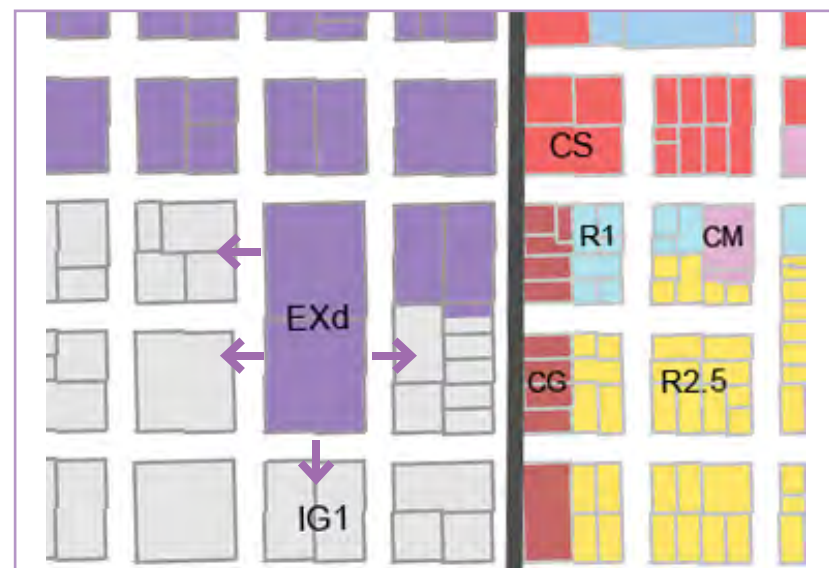
Potential for incompatible use and development standards.

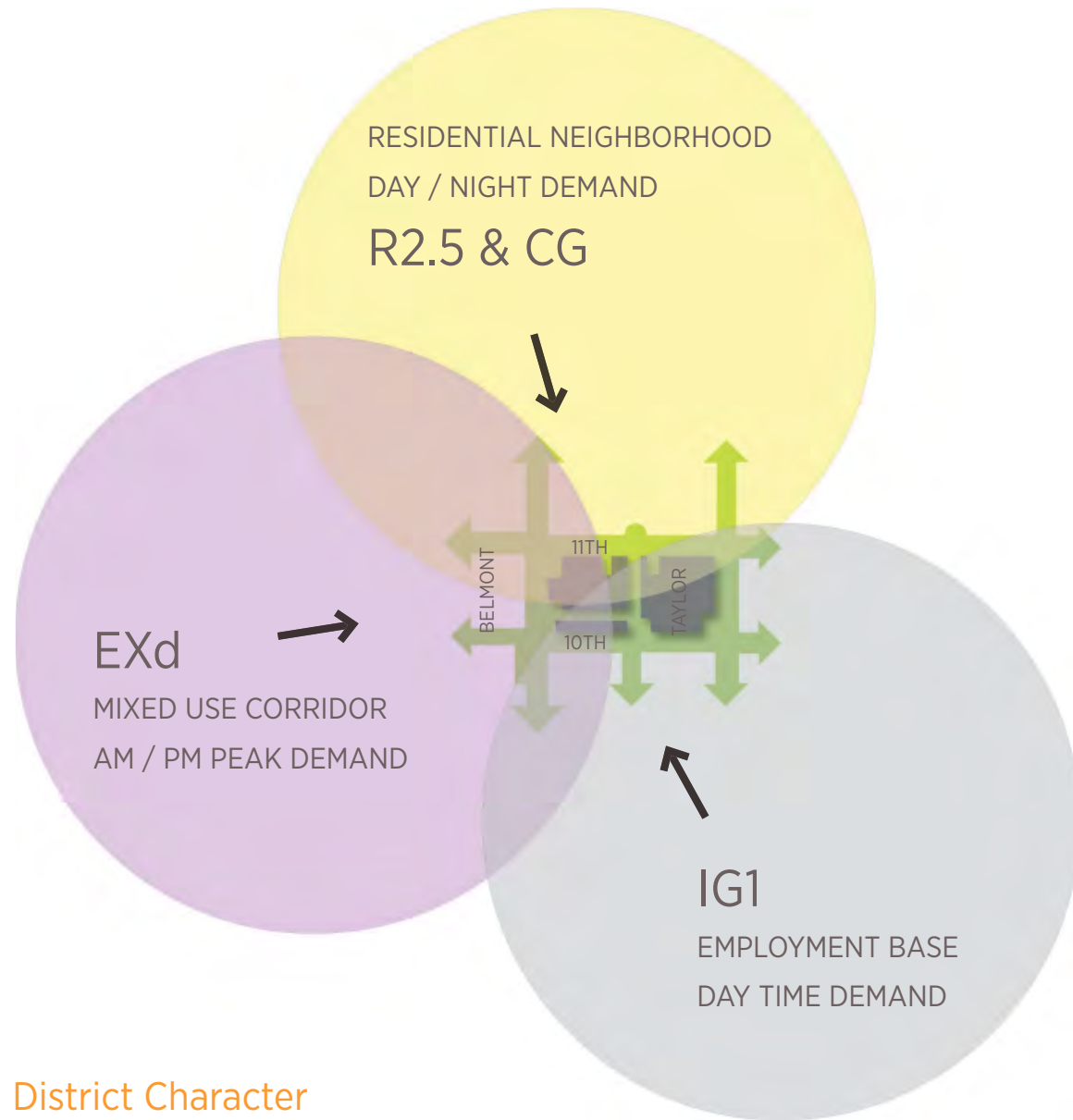


Movement Patterns

New Pathways

Enhance Existing / Create New





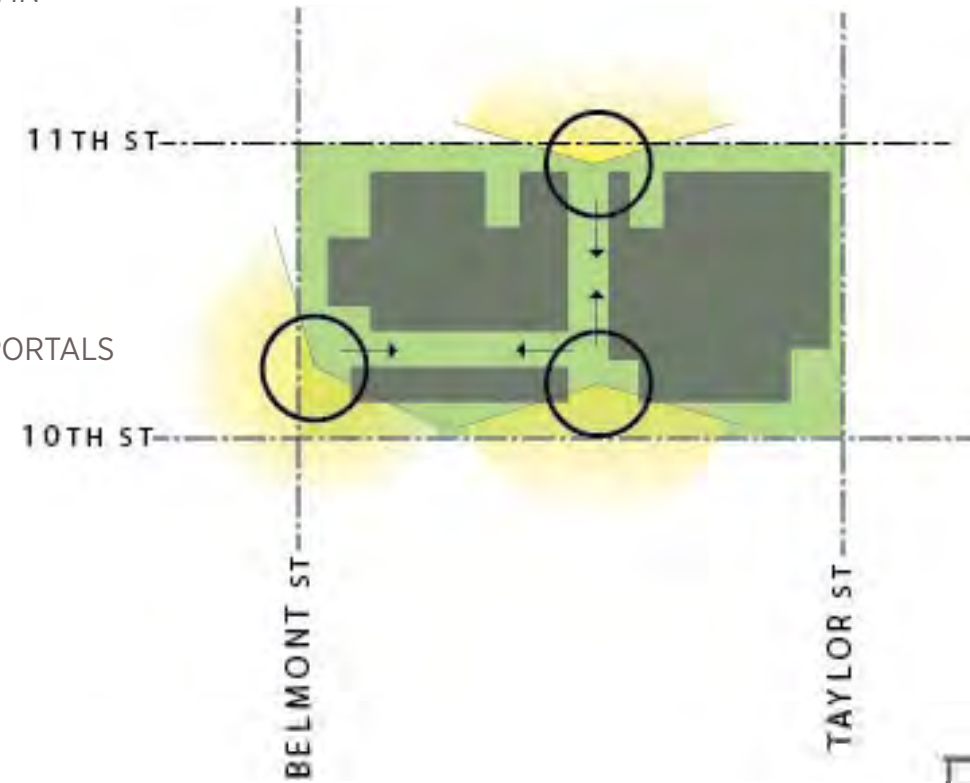
**District Character
Cultural Convergence**

Three distinct neighborhoods converging on the goats represents 24/7 draw potential.

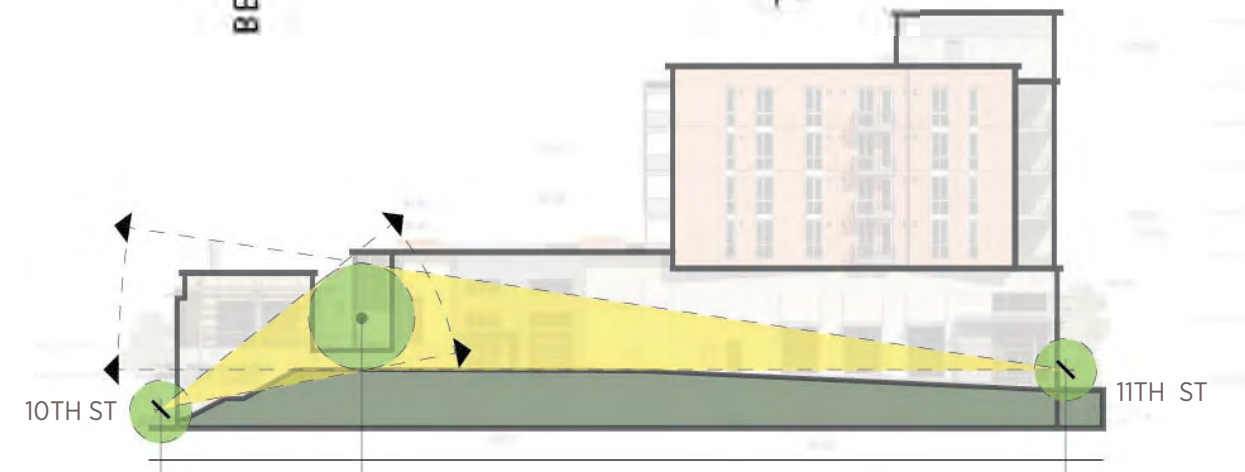
The Importance of Grade - Ascending Views & Uplifted Procession

VERTICAL PLACE-MAKING / UP & IN

EXPANDED PUBLIC
CONNECTIVITY -
VISIBLE, WELCOMING PORTALS

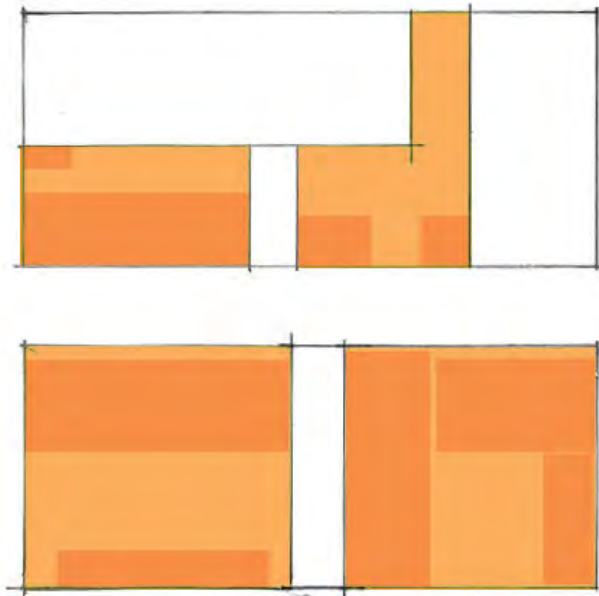


ALLURING VIEWS UP & IN



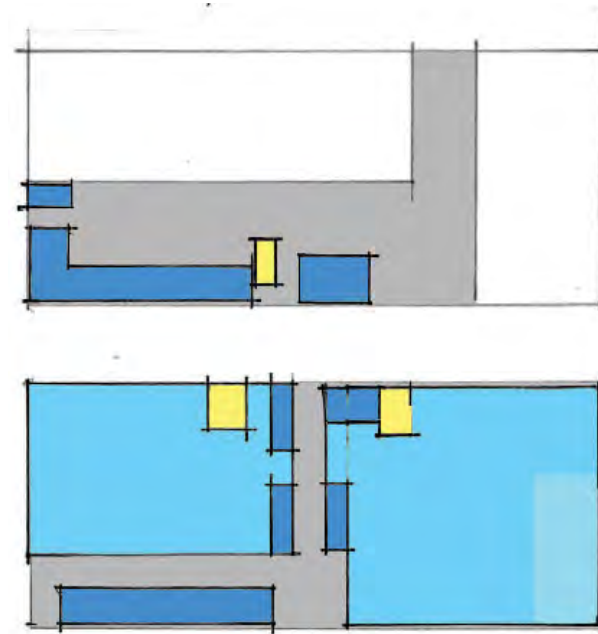
VERTICALLY LAYERED PUBLIC
REALM





Break the Site down into Portland Scaled Blocks

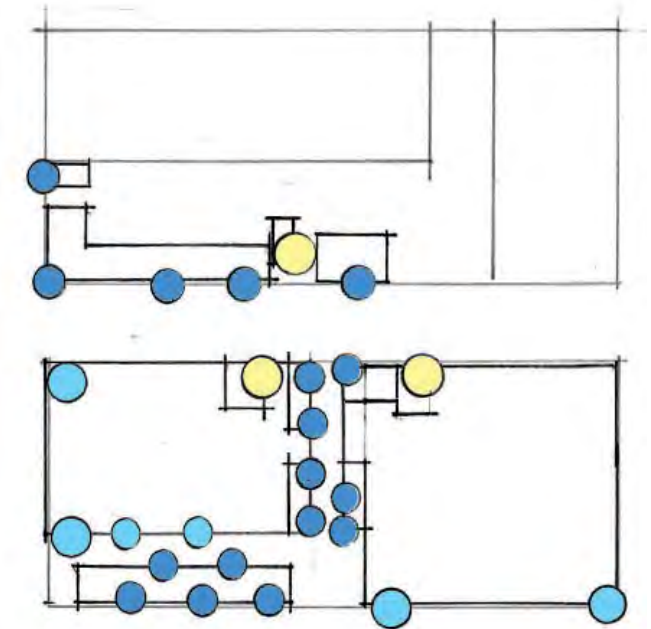
Guideline (A3) Respect the Portland Block Structures



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

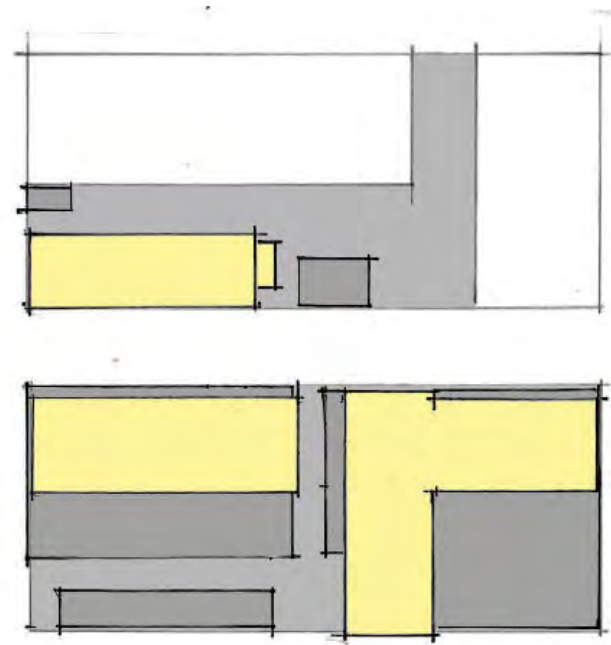


Ground level with multiple uses and entry points create a walkable place.

Guideline (B1) Reinforce and enhance the pedestrian system

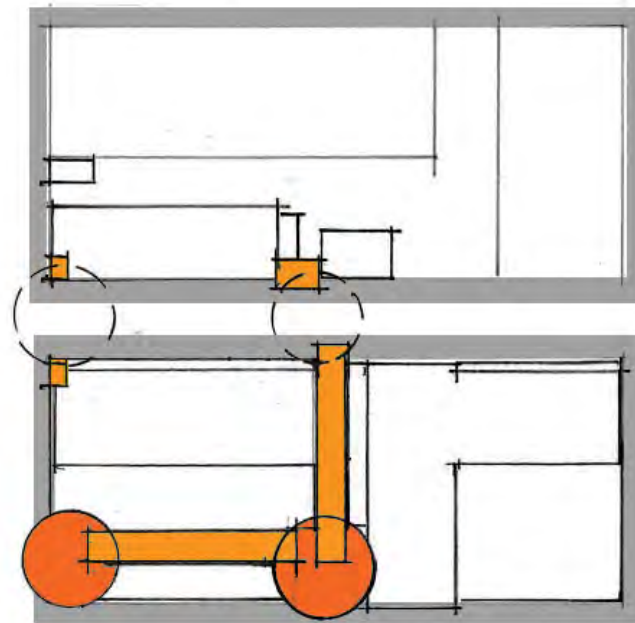
- Anchor Retail
- Small Retail: Makers & Restaurants, etc.
- Residential Lobbies





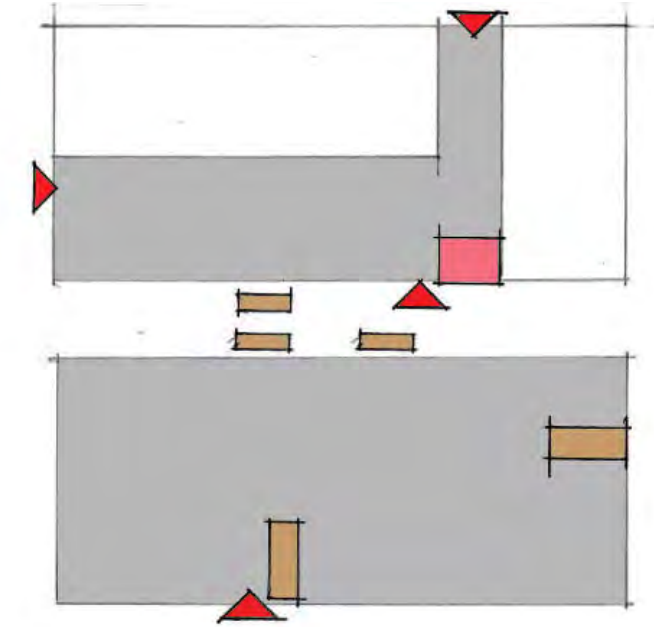
Housing on upper floors contributes to an active 24/7 place.

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

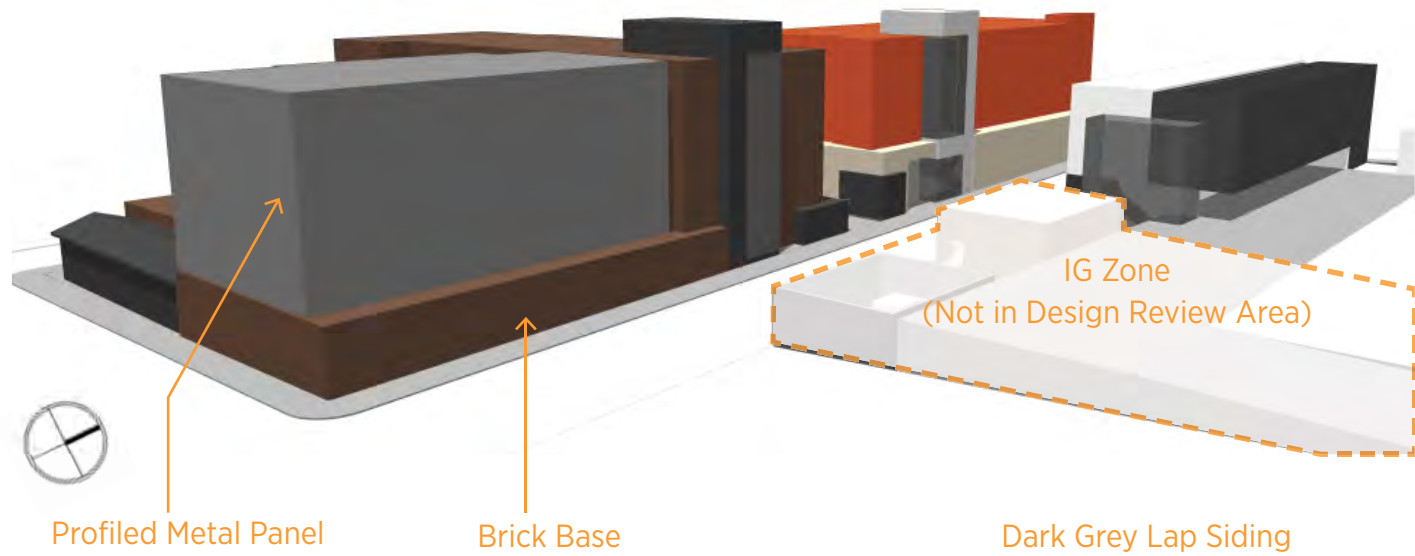
Parking and Building entries have been located to meet (B2) Protect the Pedestrian, (B3) Bridge Pedestrian Obstacles.

- Parking Entries
- Loading



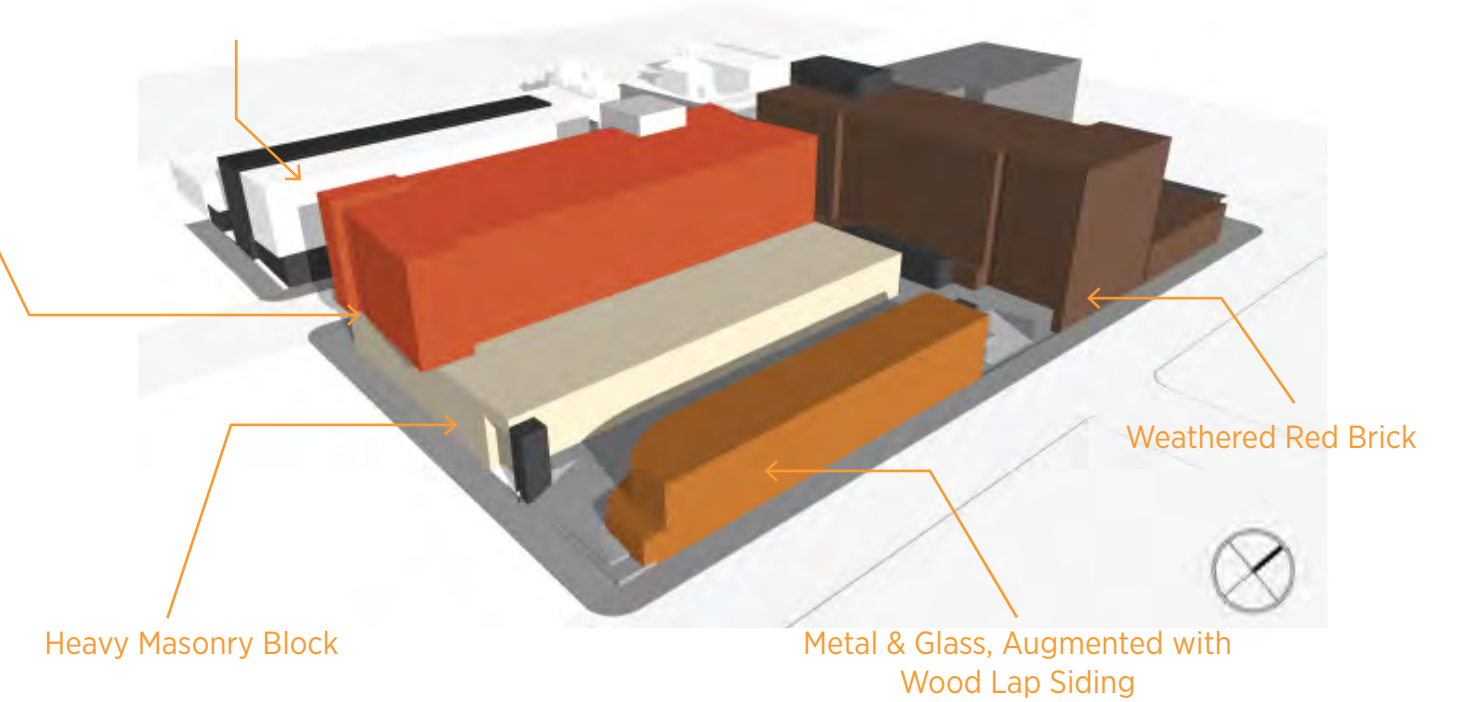
C.11 Cladding Concept Diagrams

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.



Vibrant Vertical Profile Metal Panels

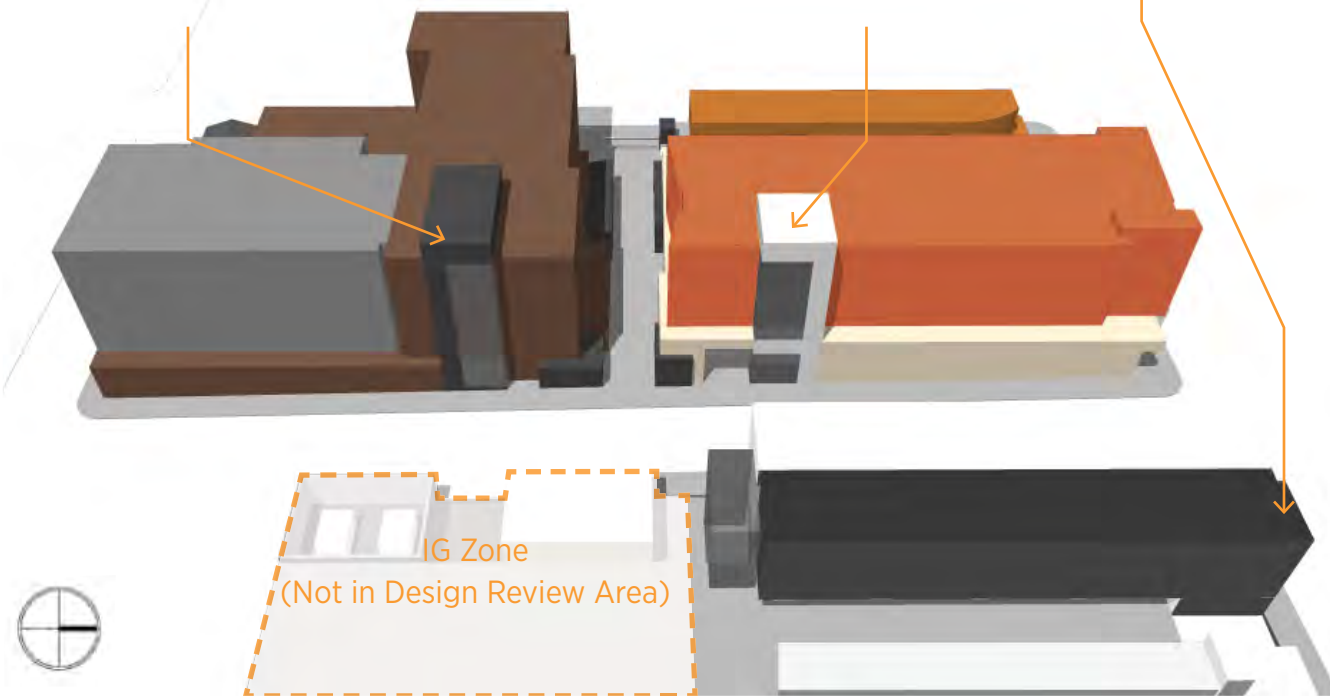
Smooth White Stucco

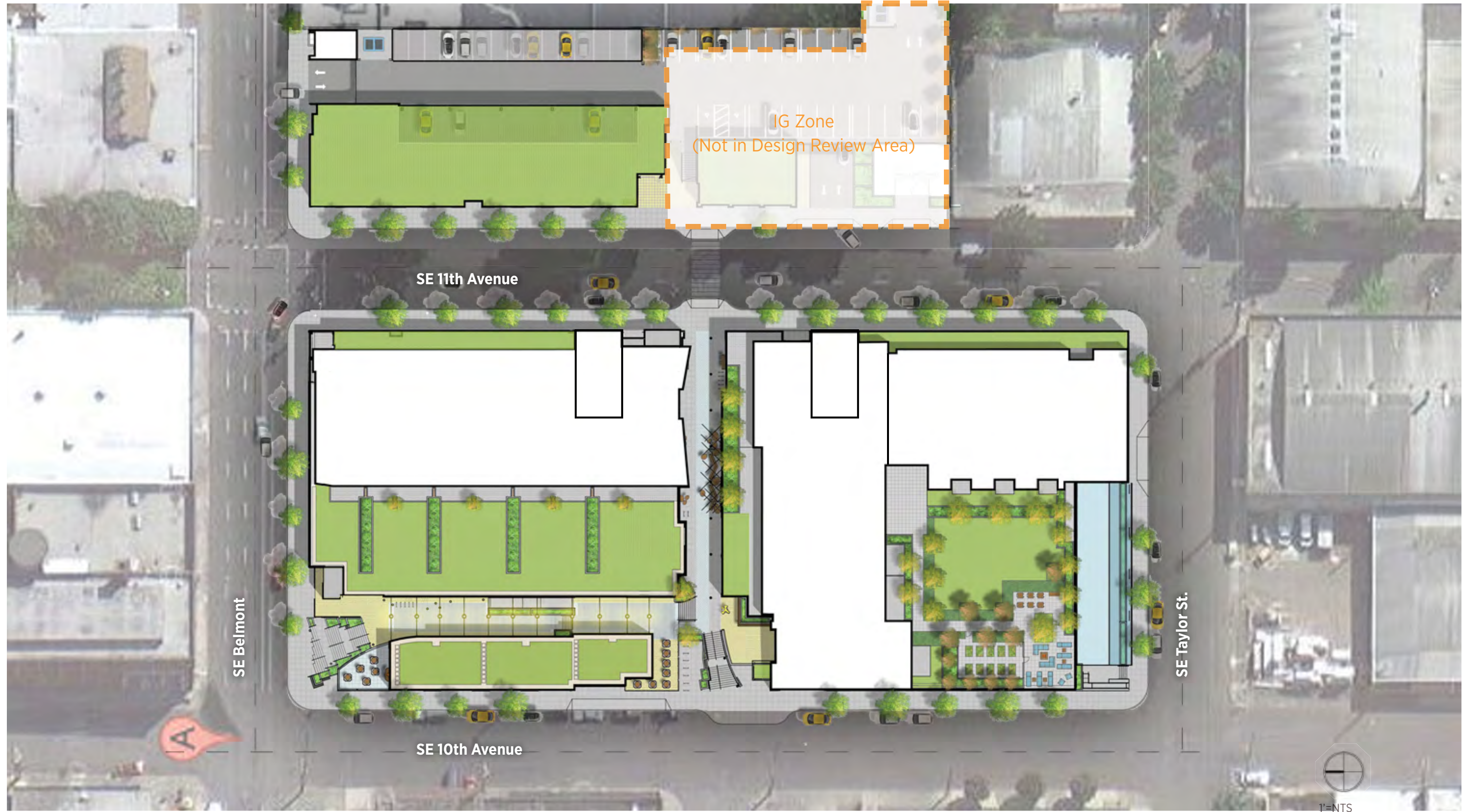


Weathered Red Brick

Metal, Glass & Steel Channel Tower

Glass & Metal Clad Tower





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















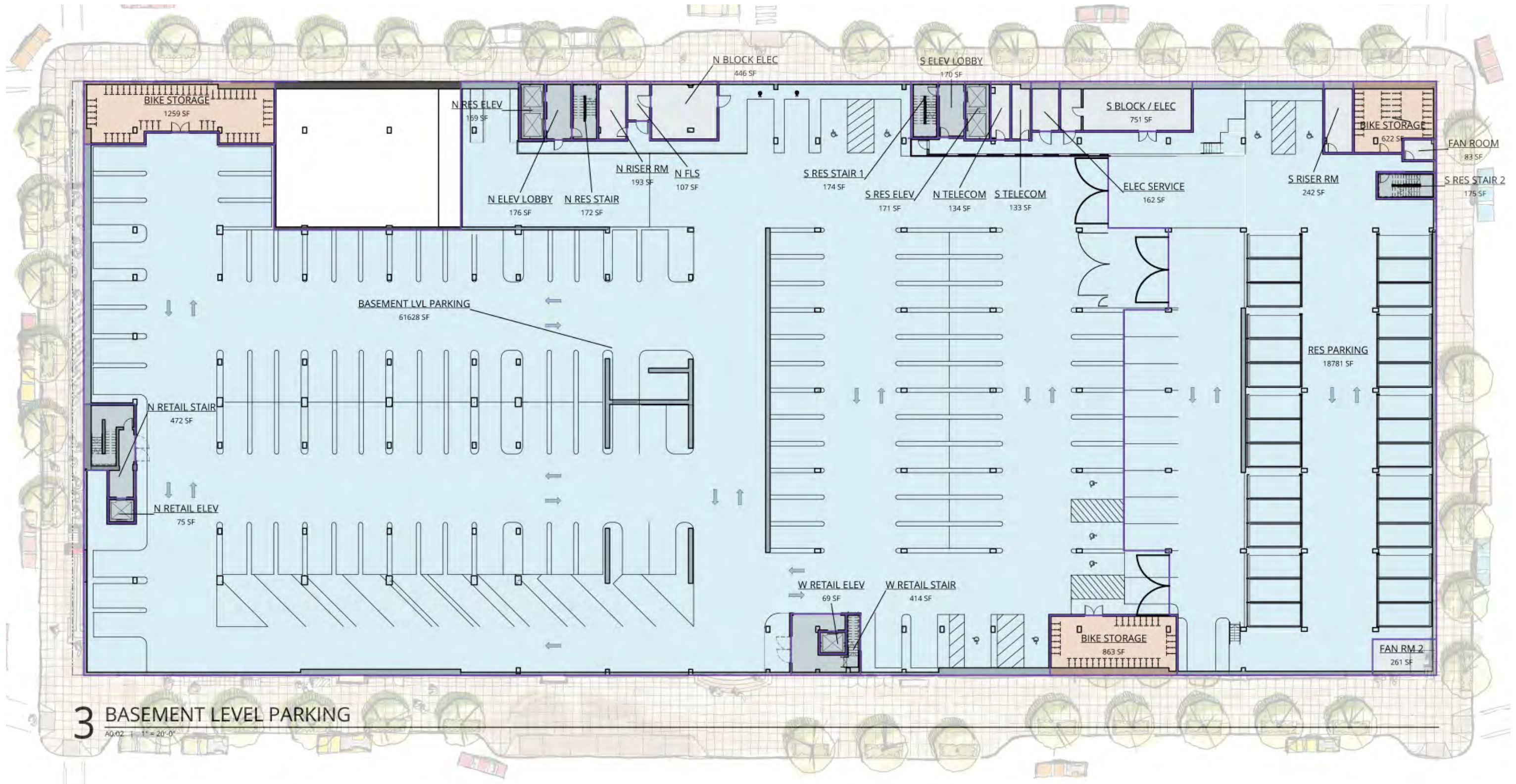






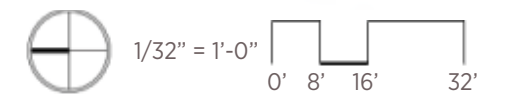




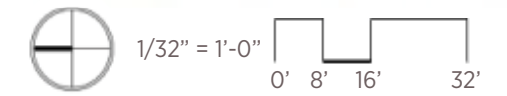
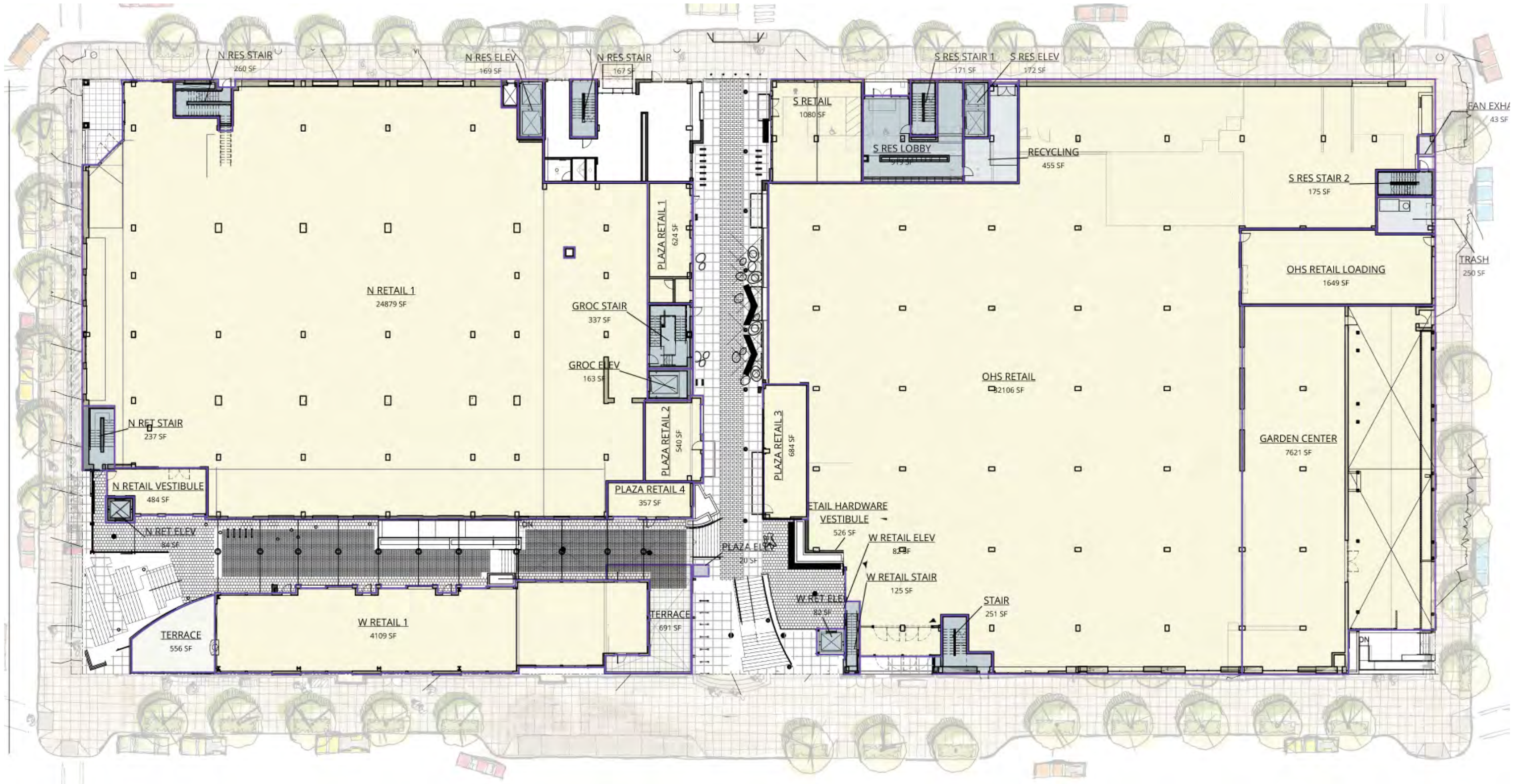


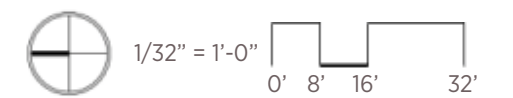
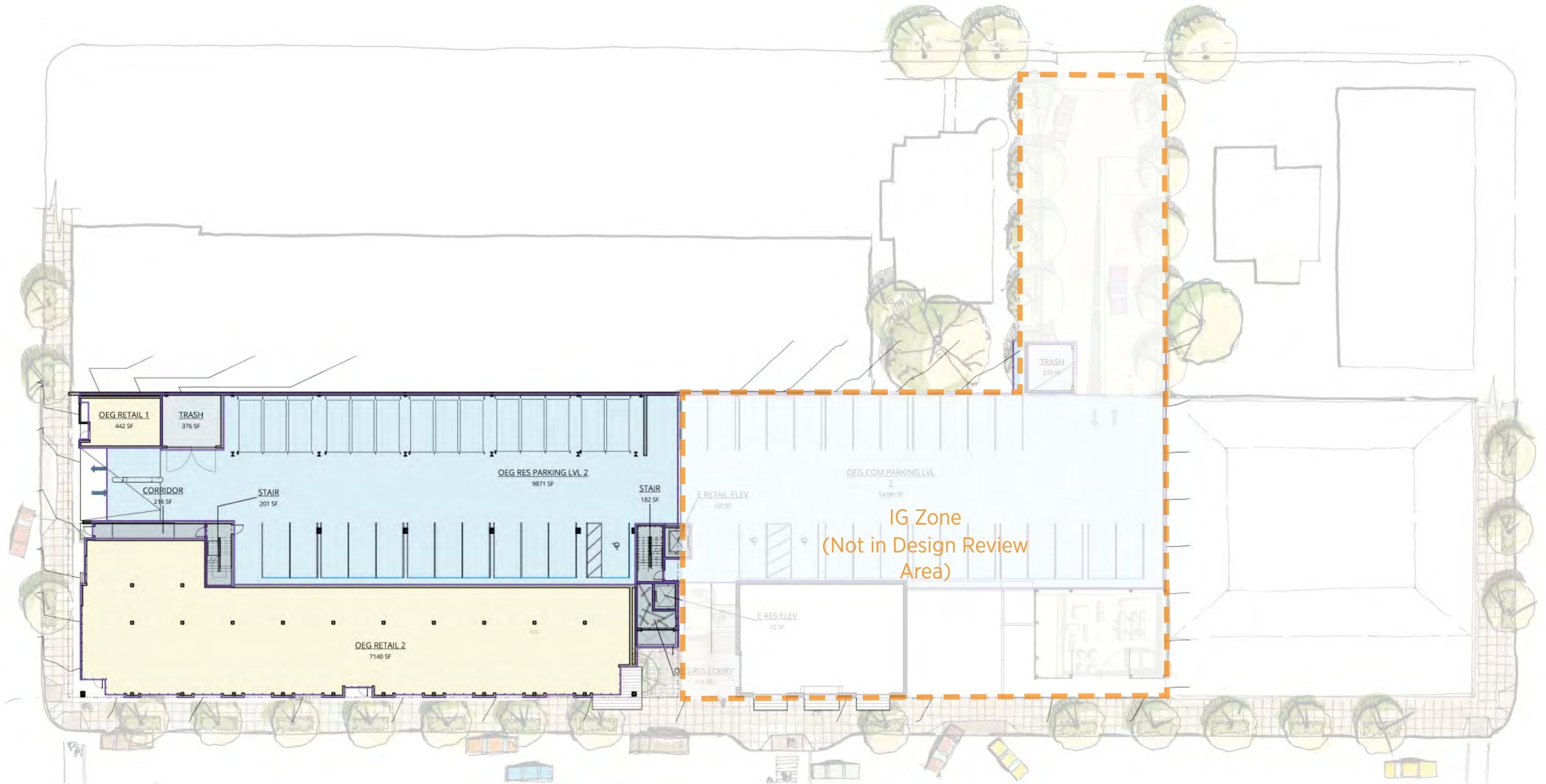
3 BASEMENT LEVEL PARKING

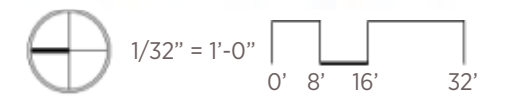
A0.02 1" = 20'-0"

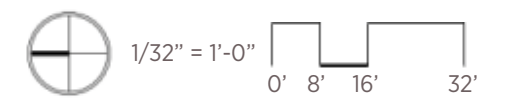


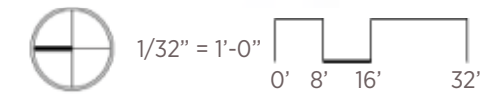
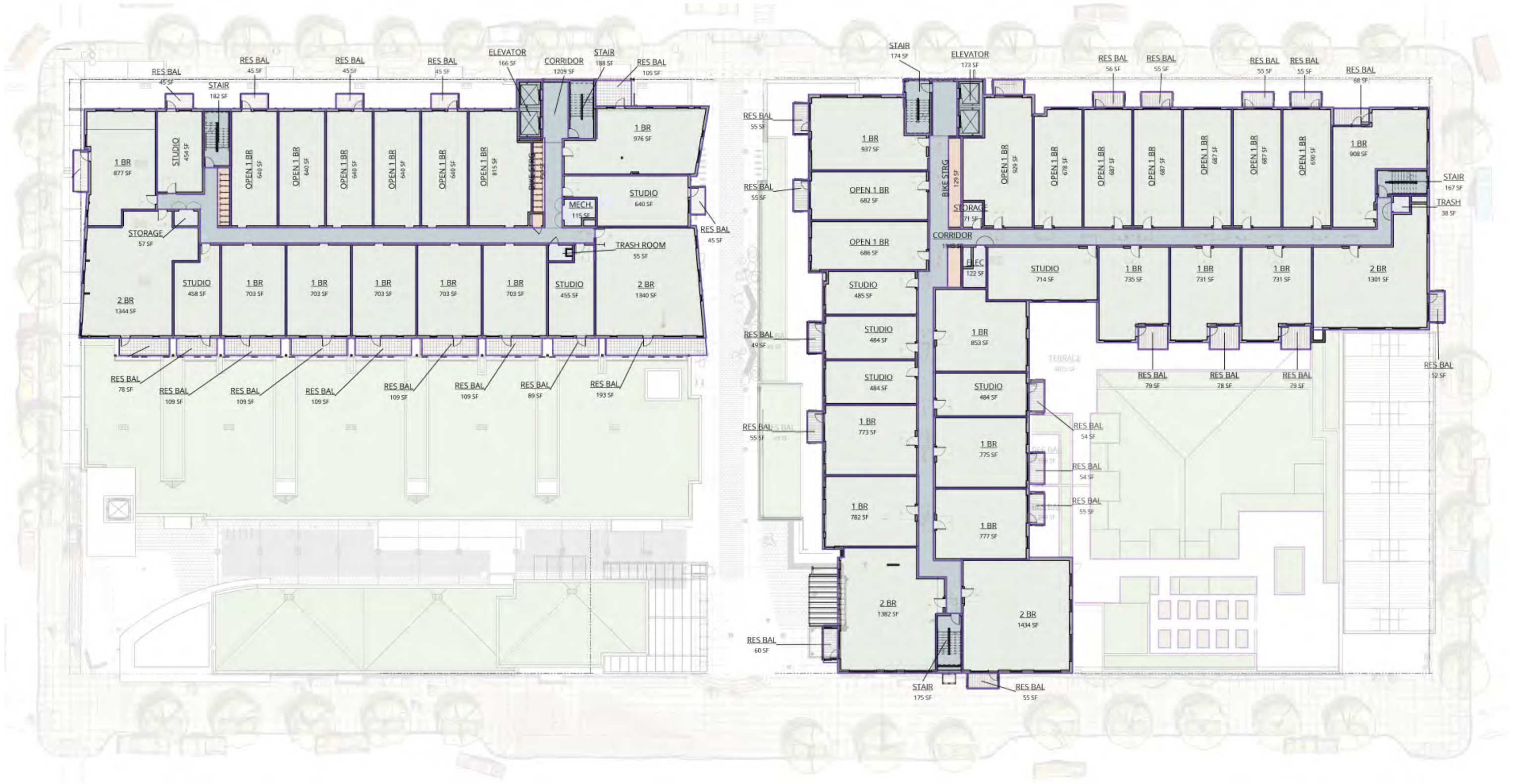


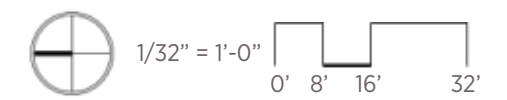
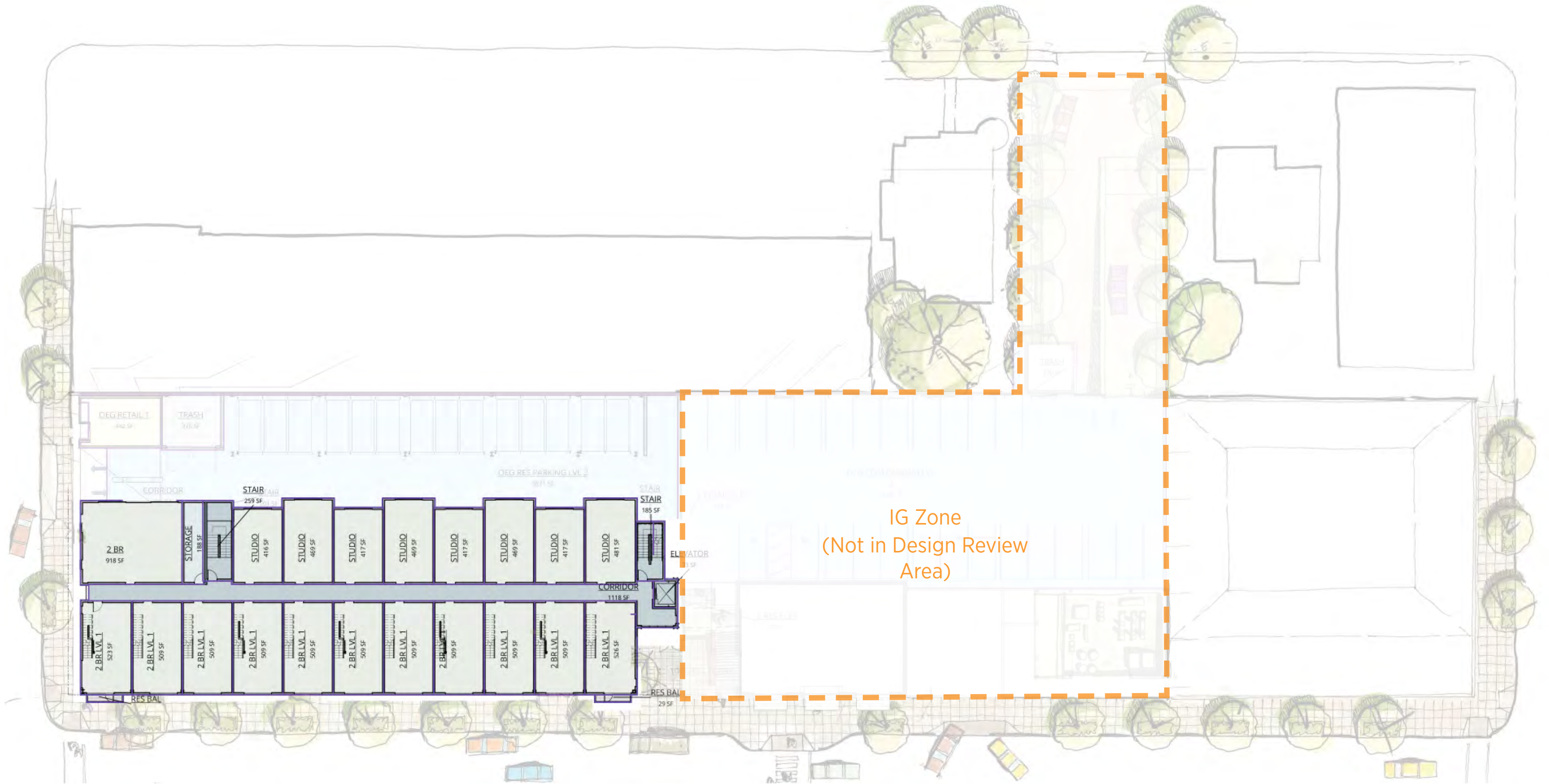


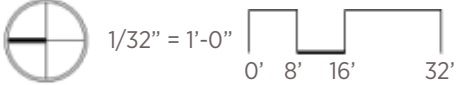


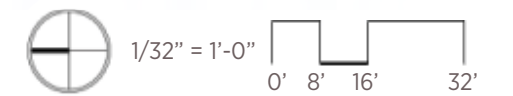
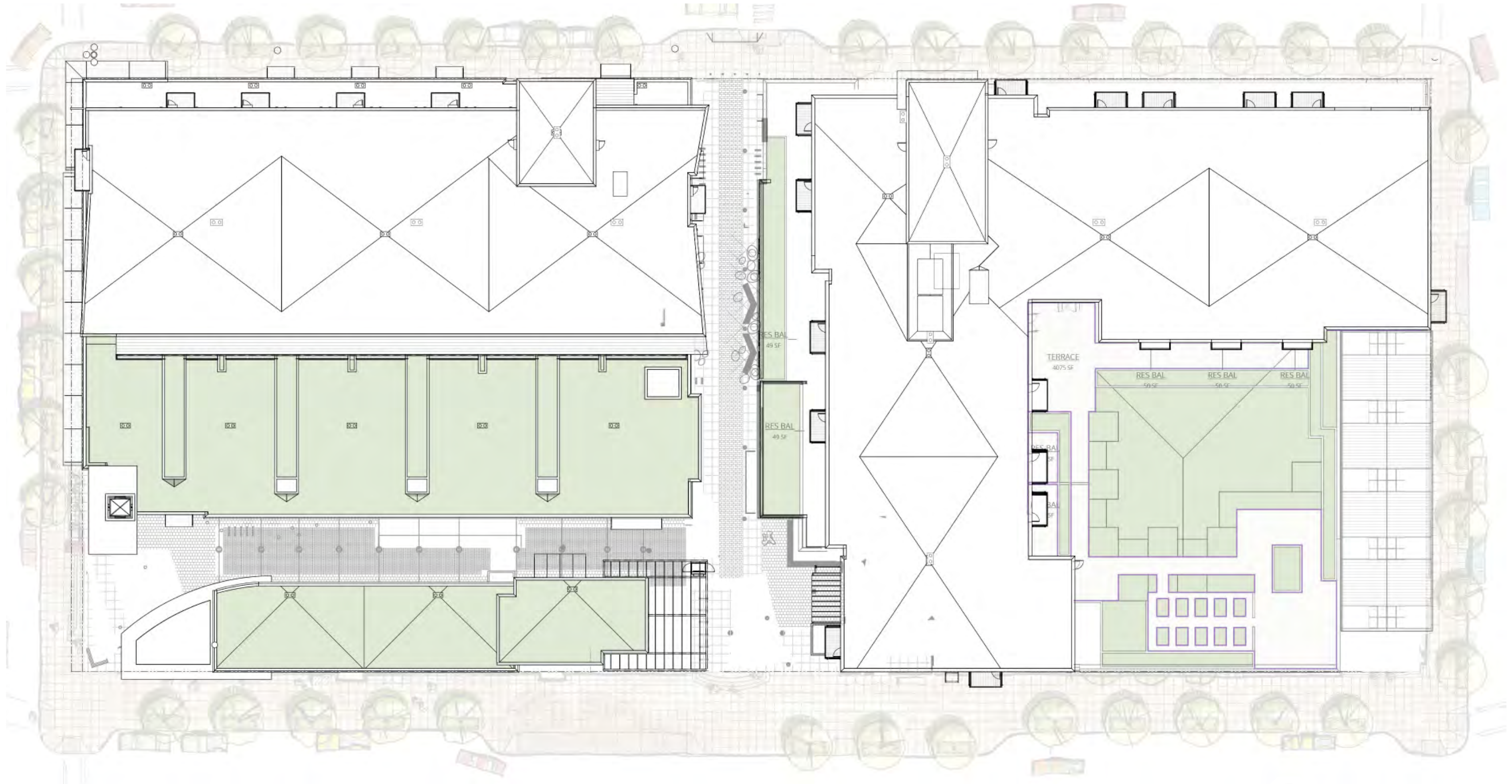


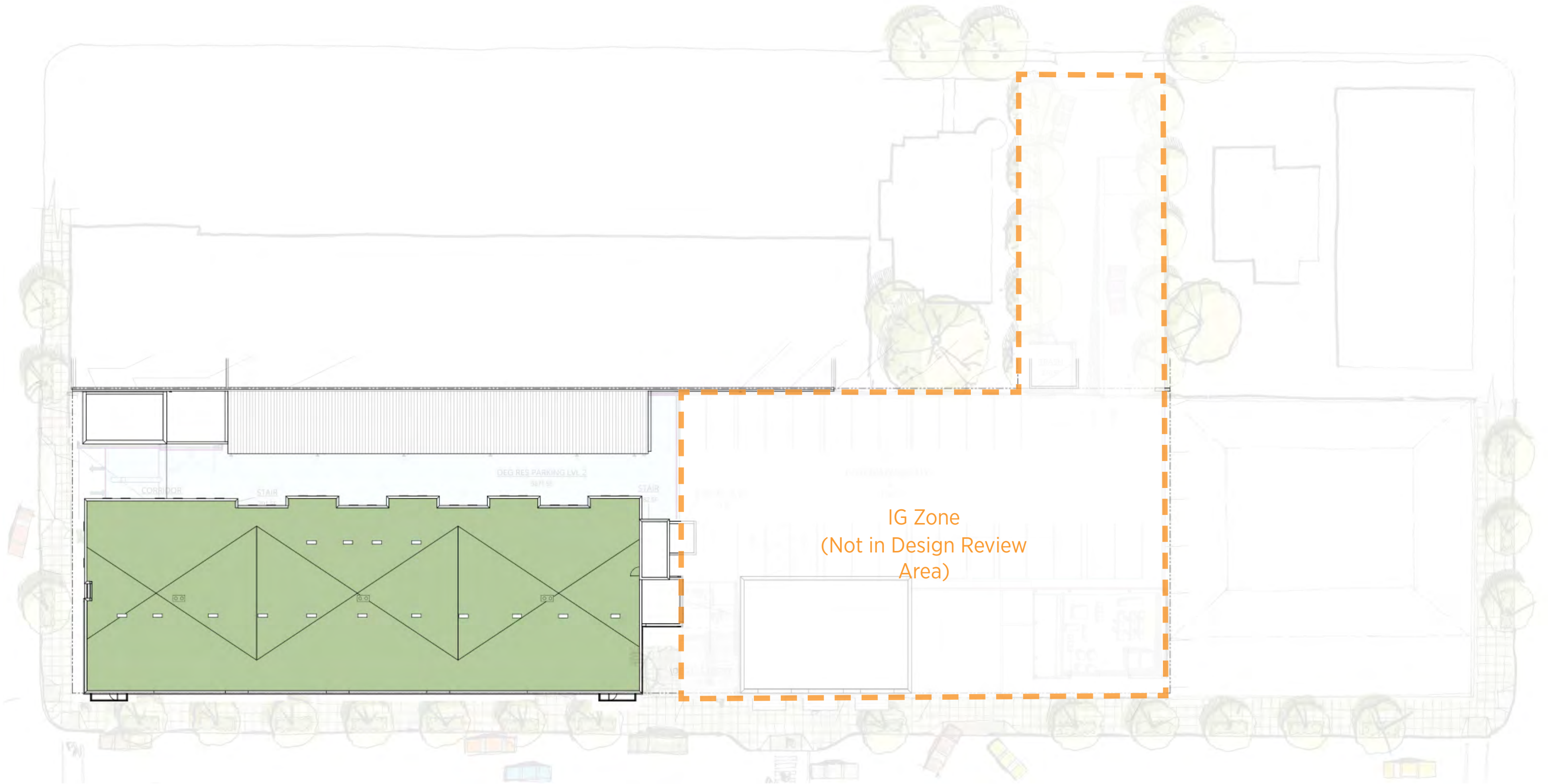




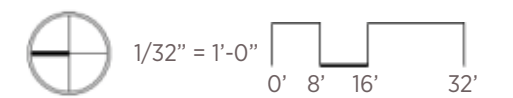




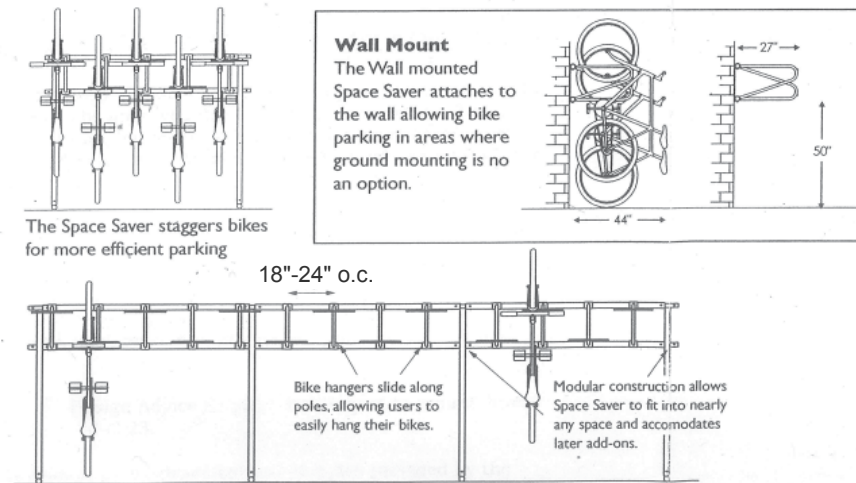
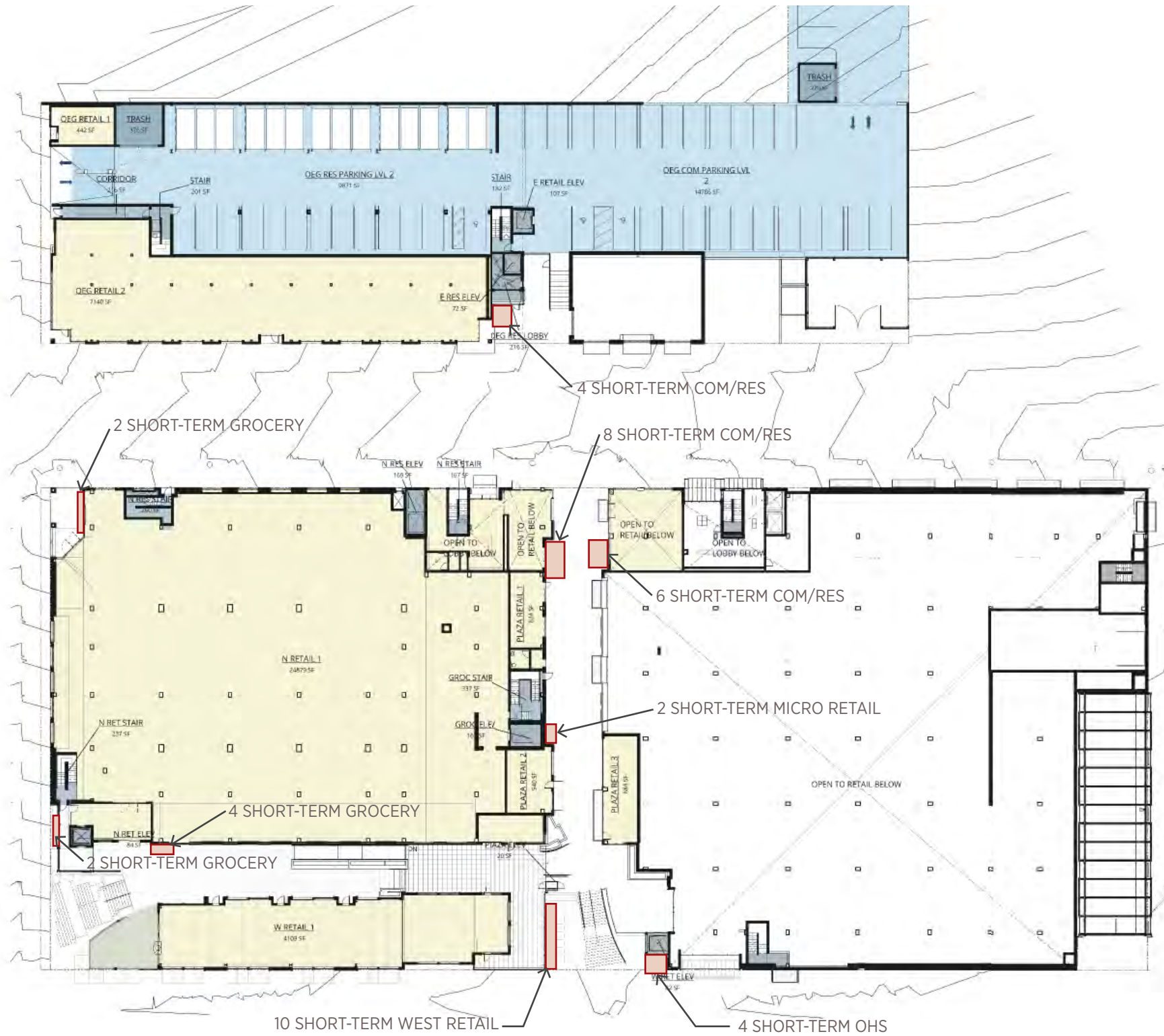




IG Zone
(Not in Design Review
Area)



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Standards for Bicycle Parking:

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

Required Bicycle Parking:

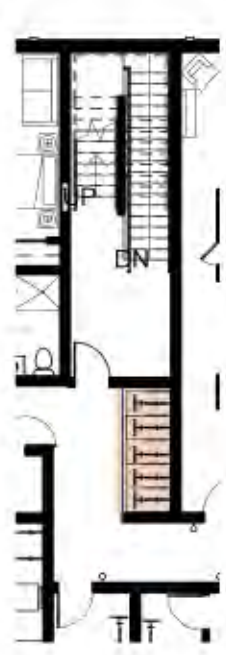
There are 247 apartments in The Goat Blocks. 371 bicycle parking spaces are required. An additional 12 bicycle parking spaces are required for the Retail uses of the site.

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

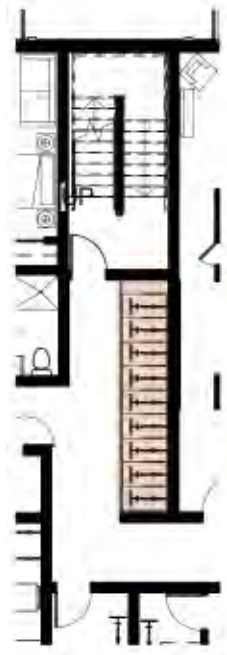
North Residence	Corridor	In Units		
Level 2-4	20	21		
Level 1	16	18		
Total	76	81	=	157
South Residence	Corridor	In Units		
Level 2-5	20	29		
Level 1	14	24		
Total	94	140	=	234
East Residence	Corridor	In Units		
Level 1	-	18		
Level 2	-	20		
Total	0	38	=	38
Mezzanine	77	-		
Basement North (Commercial)	54	-		
Basement South (Commercial)	26	-		
Total	191	-	=	191
Total Long-Term Bike Parking Provided			=	620

Short Term Bike Parking Plan

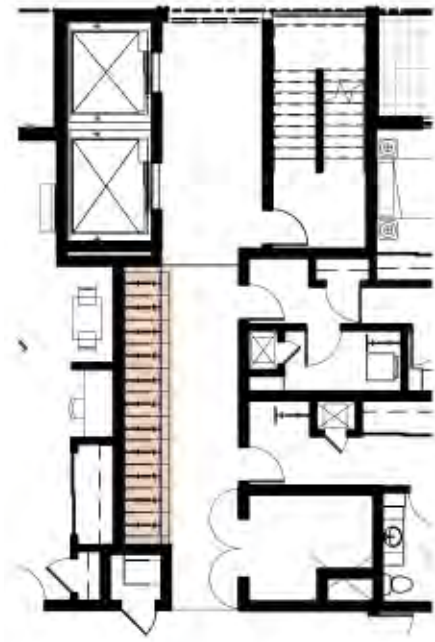
nts



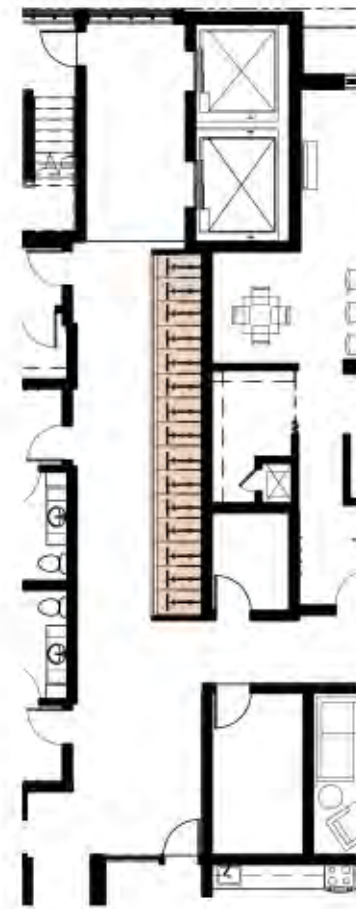
N Bldg, N Stair Resident Lvl 1 - Bike Parking
1/16" = 1'-0"



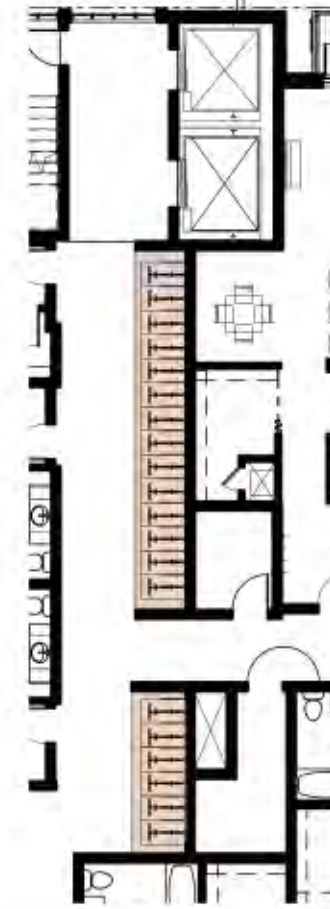
N Bldg, N Stair Typical - Bike Parking
1/16" = 1'-0"



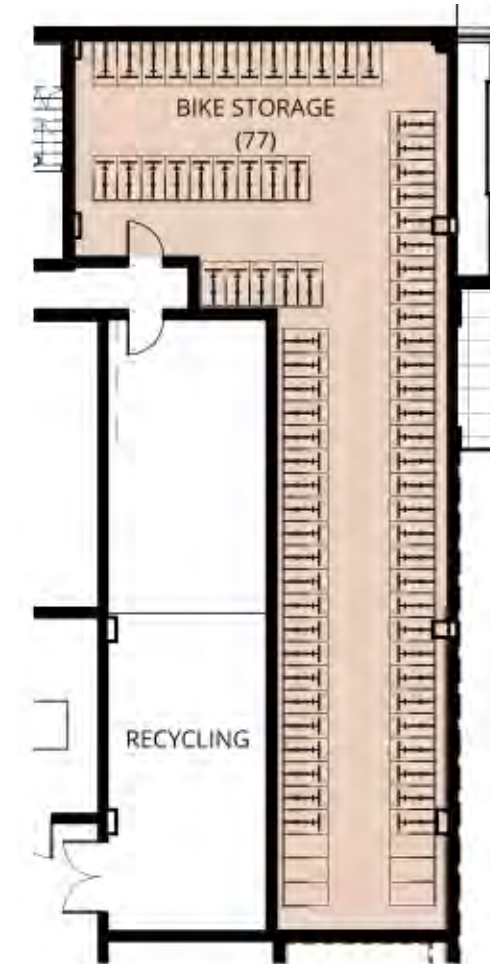
N Bldg, S Stair - Bike Parking
1/16" = 1'-0"



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



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



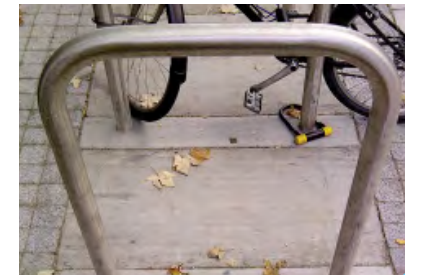
N Bldg Mezzanine Resident - Bike Parking
1/16" = 1'-0"



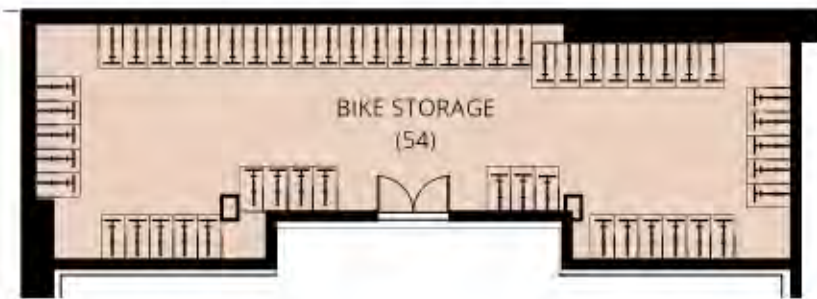
Basement Level Bike Storage



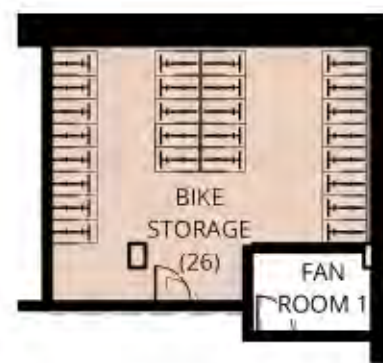
Typical Long-Term Wall Rack



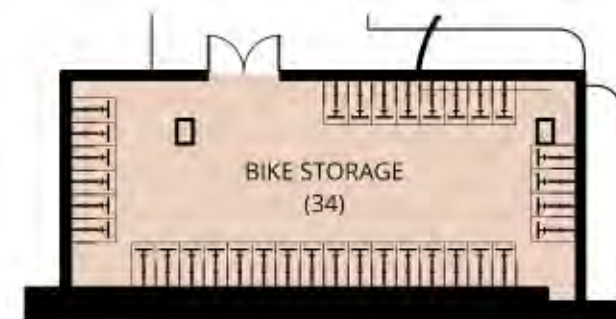
Typical Short-Term Wall Rack



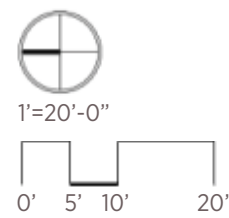
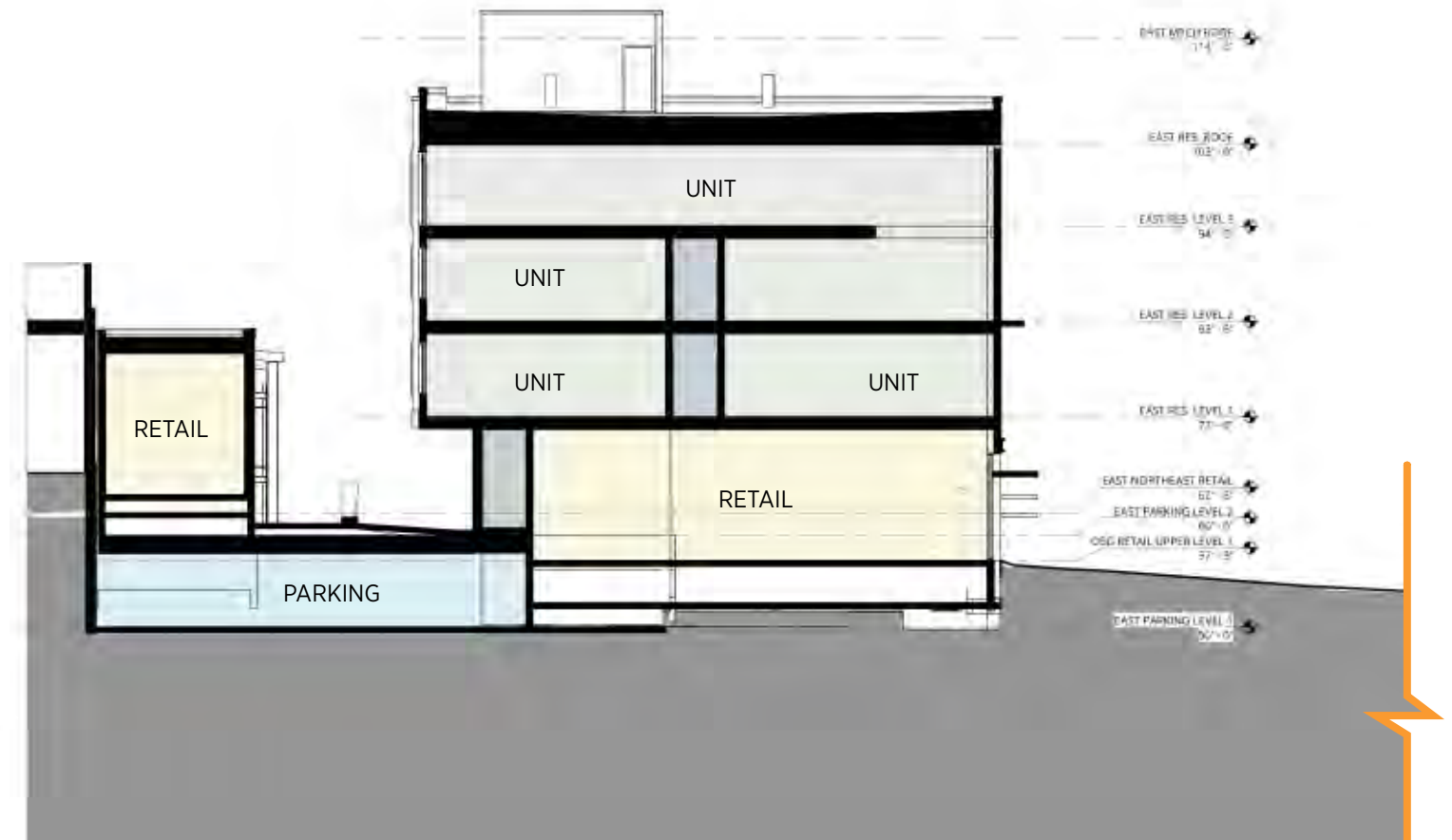
Basement Lvl, N Commercial - Bike Parking
1/16" = 1'-0"

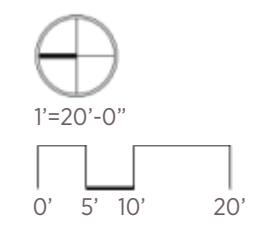
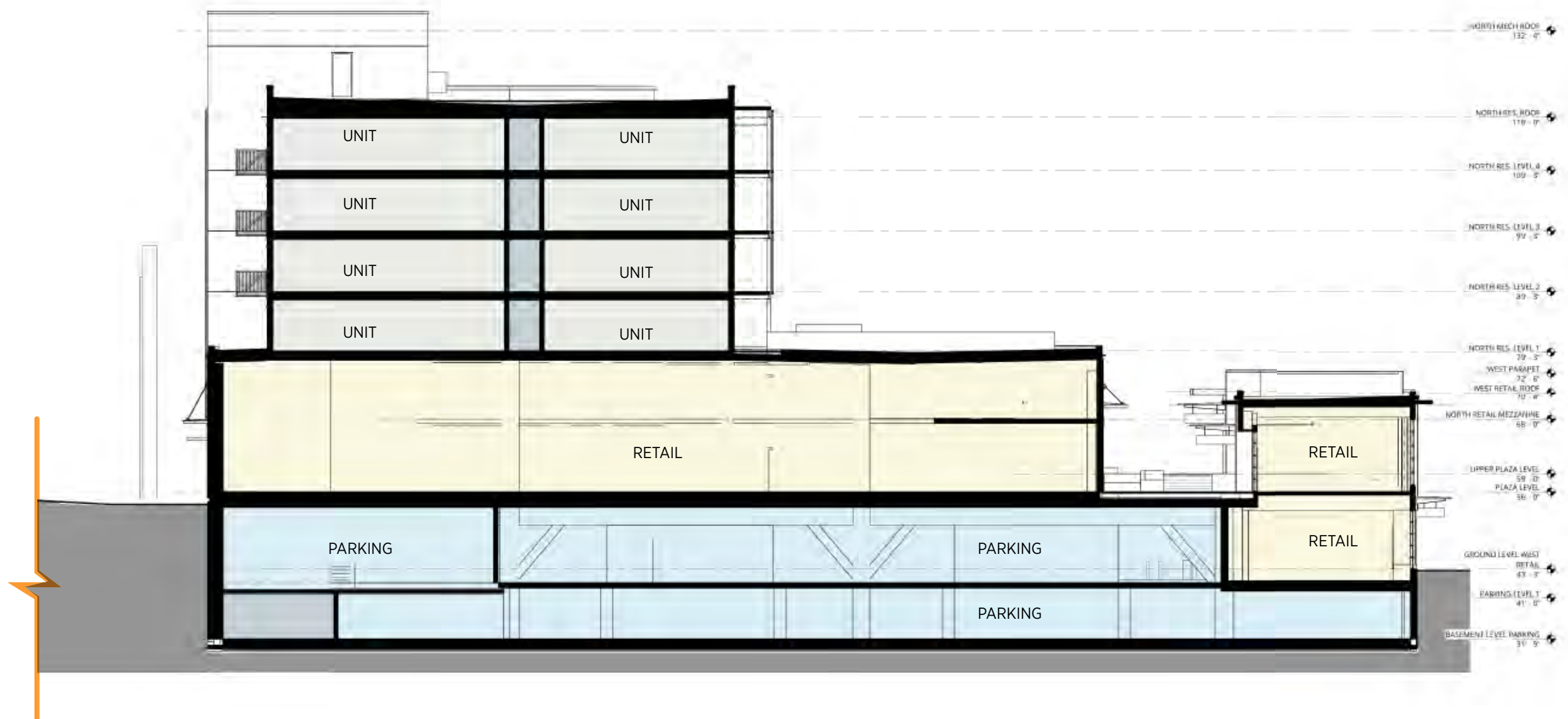


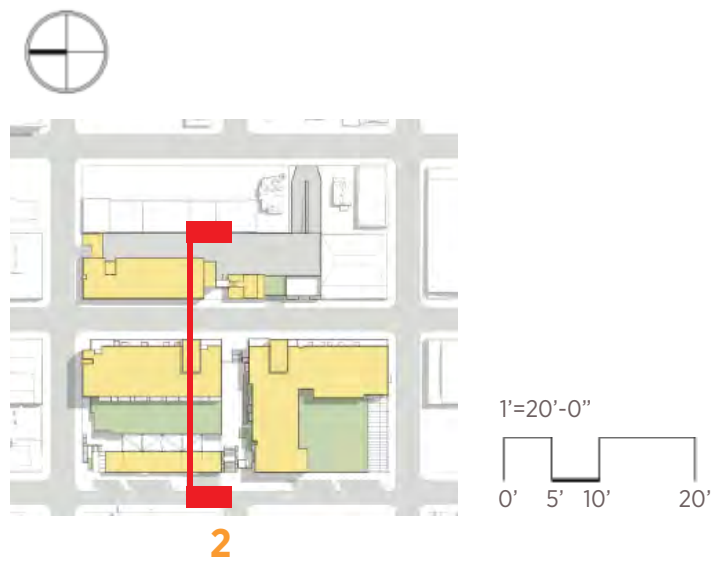
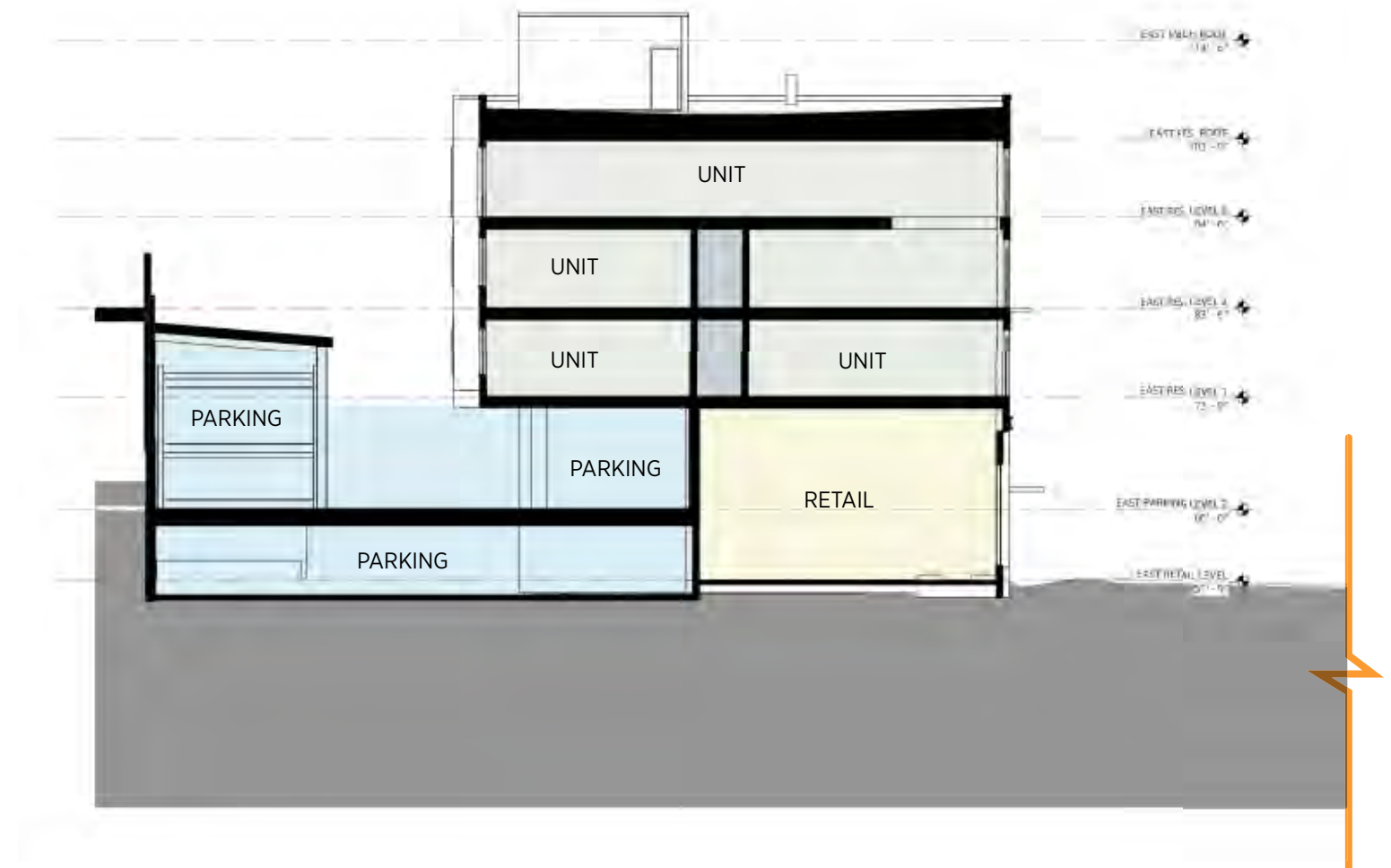
Basement Lvl, SE Resident - Bike Parking
1/16" = 1'-0"

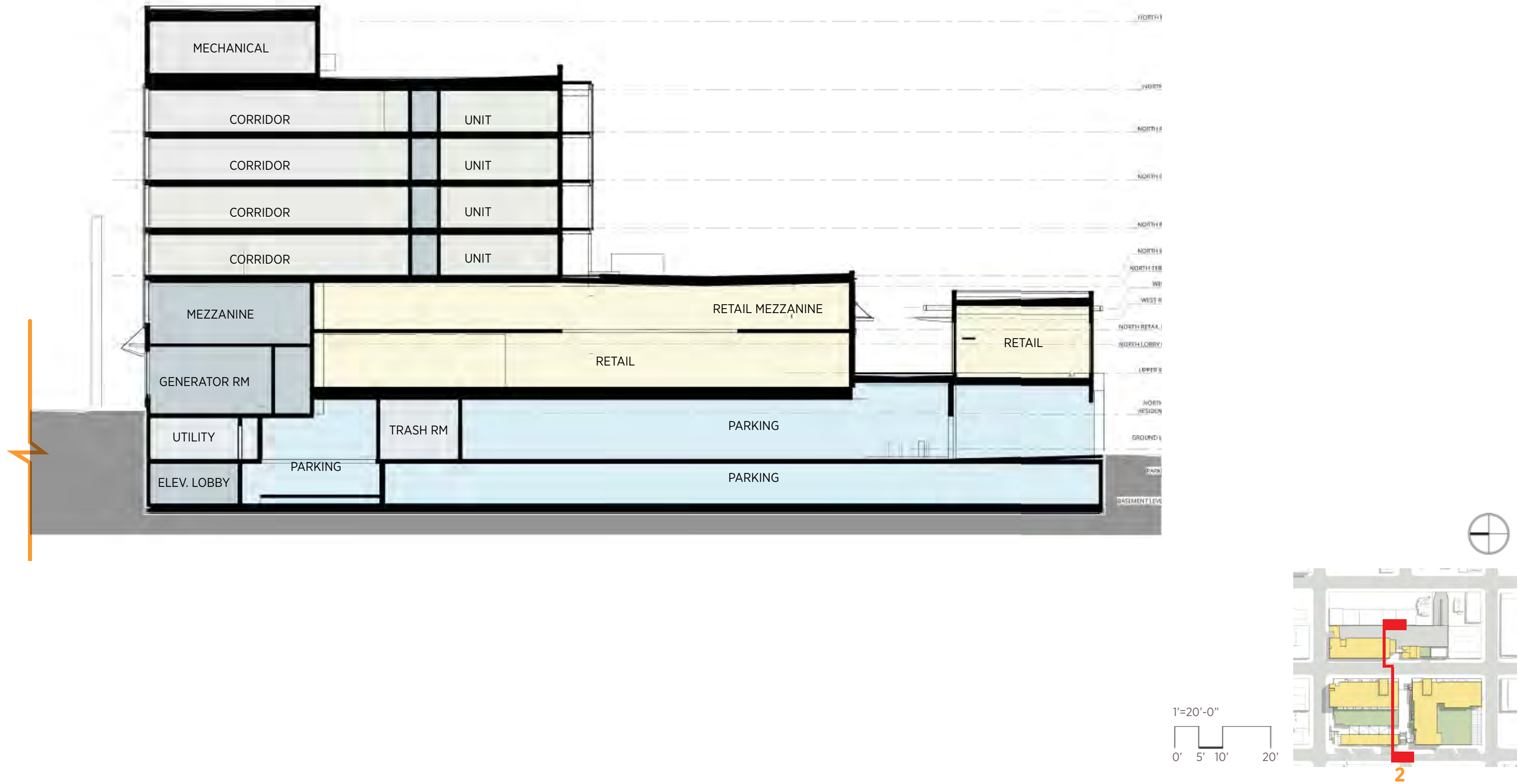


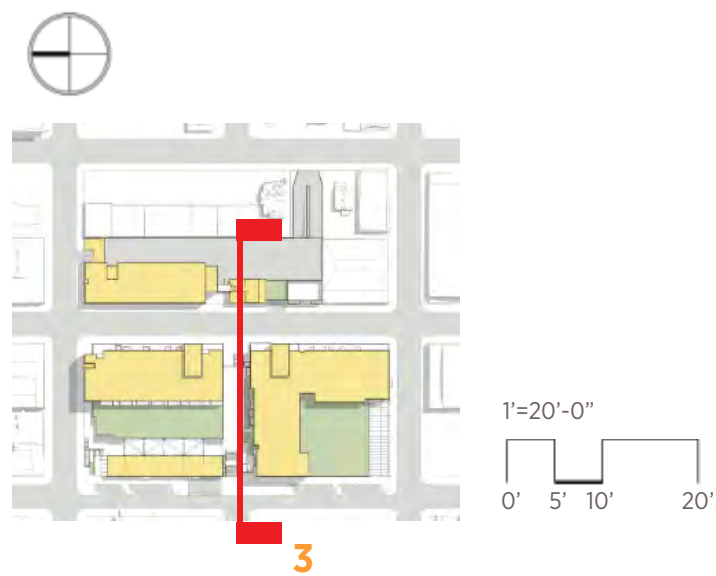
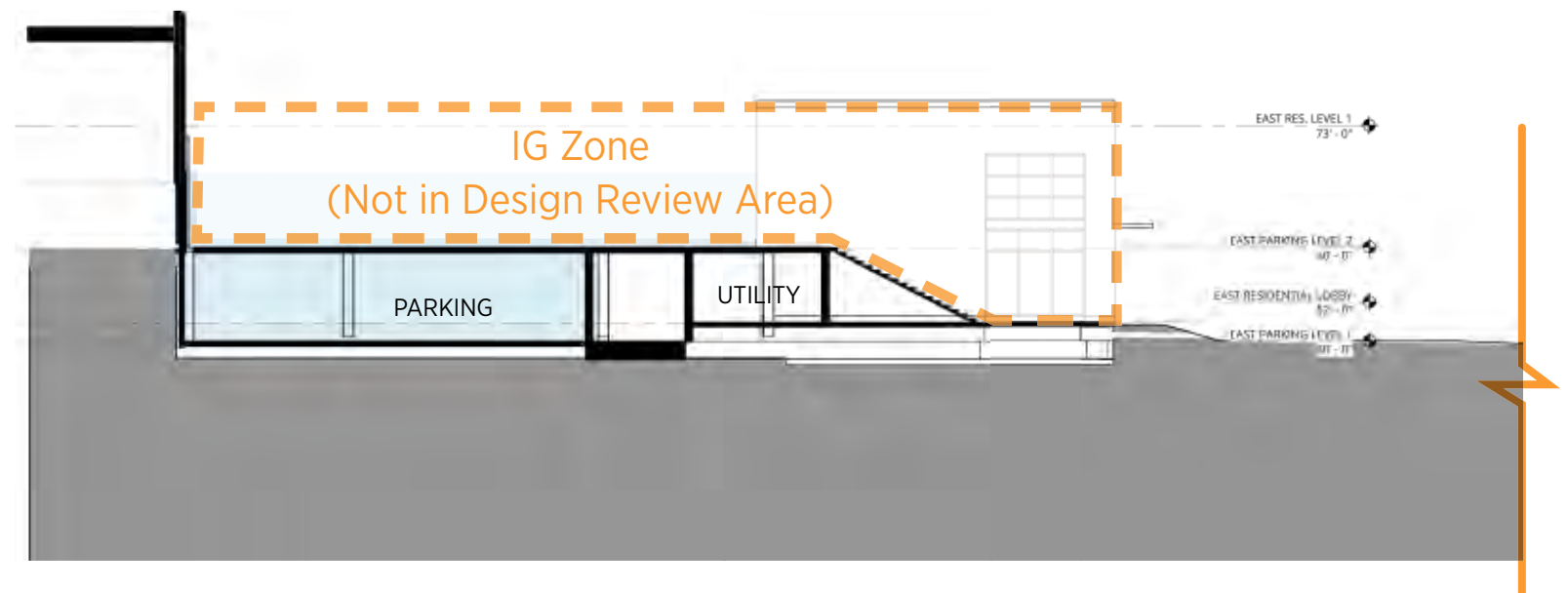
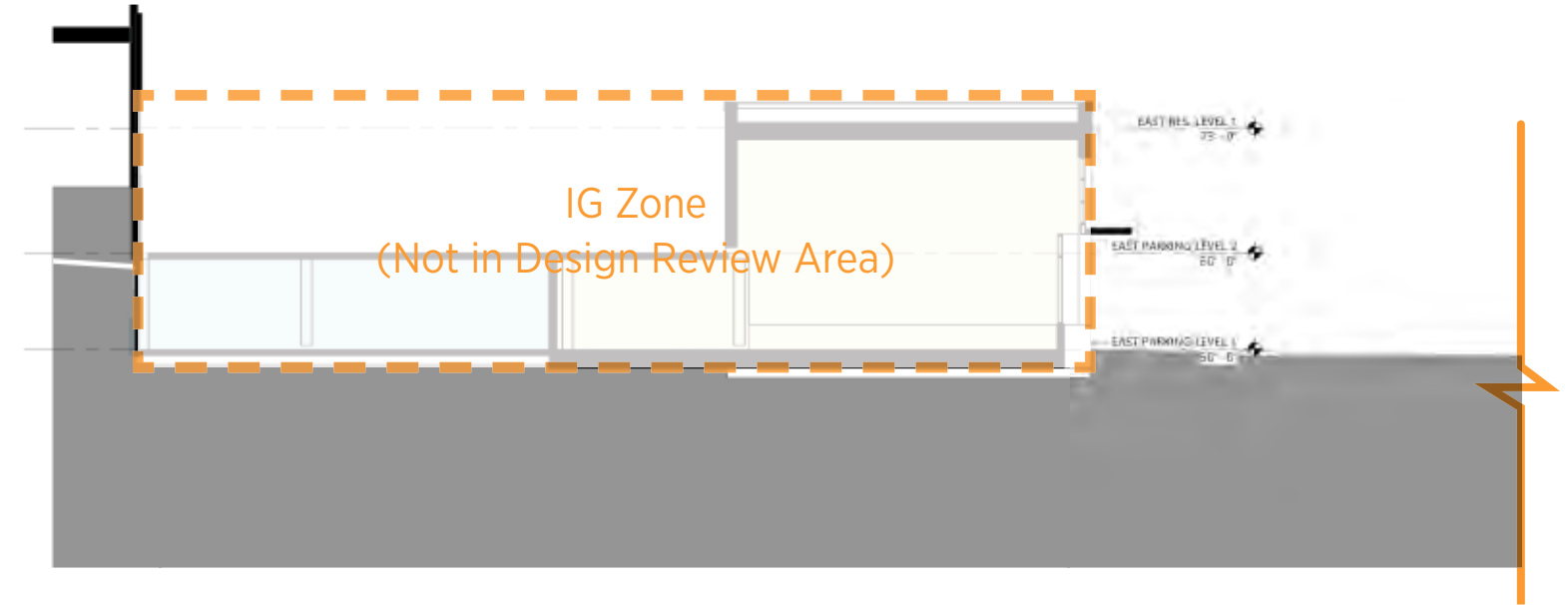
Basement Lvl, SW Commercial - Bike Parking
1/16" = 1'-0"



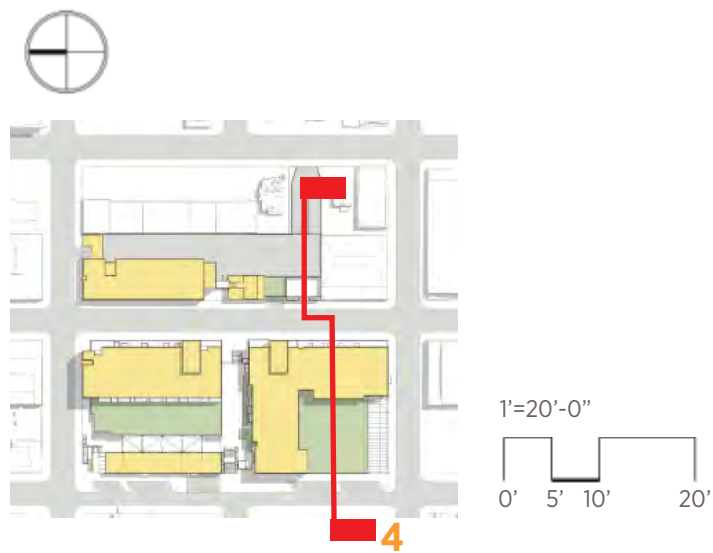
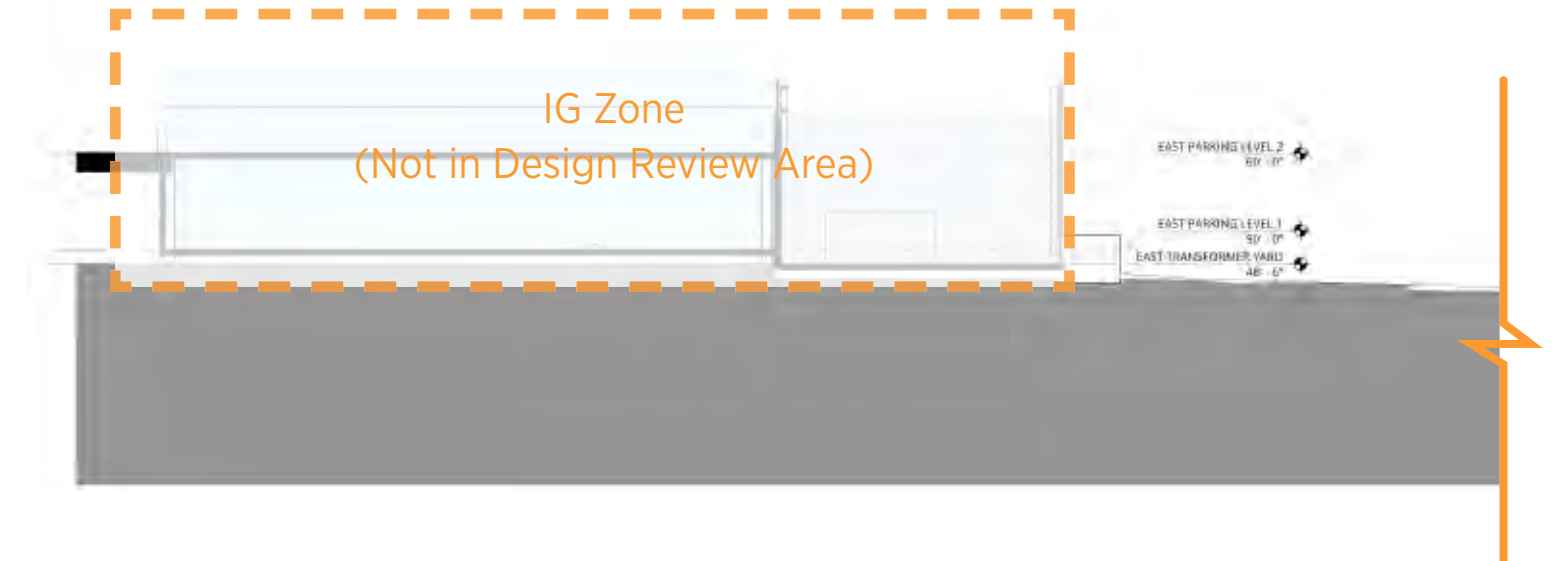


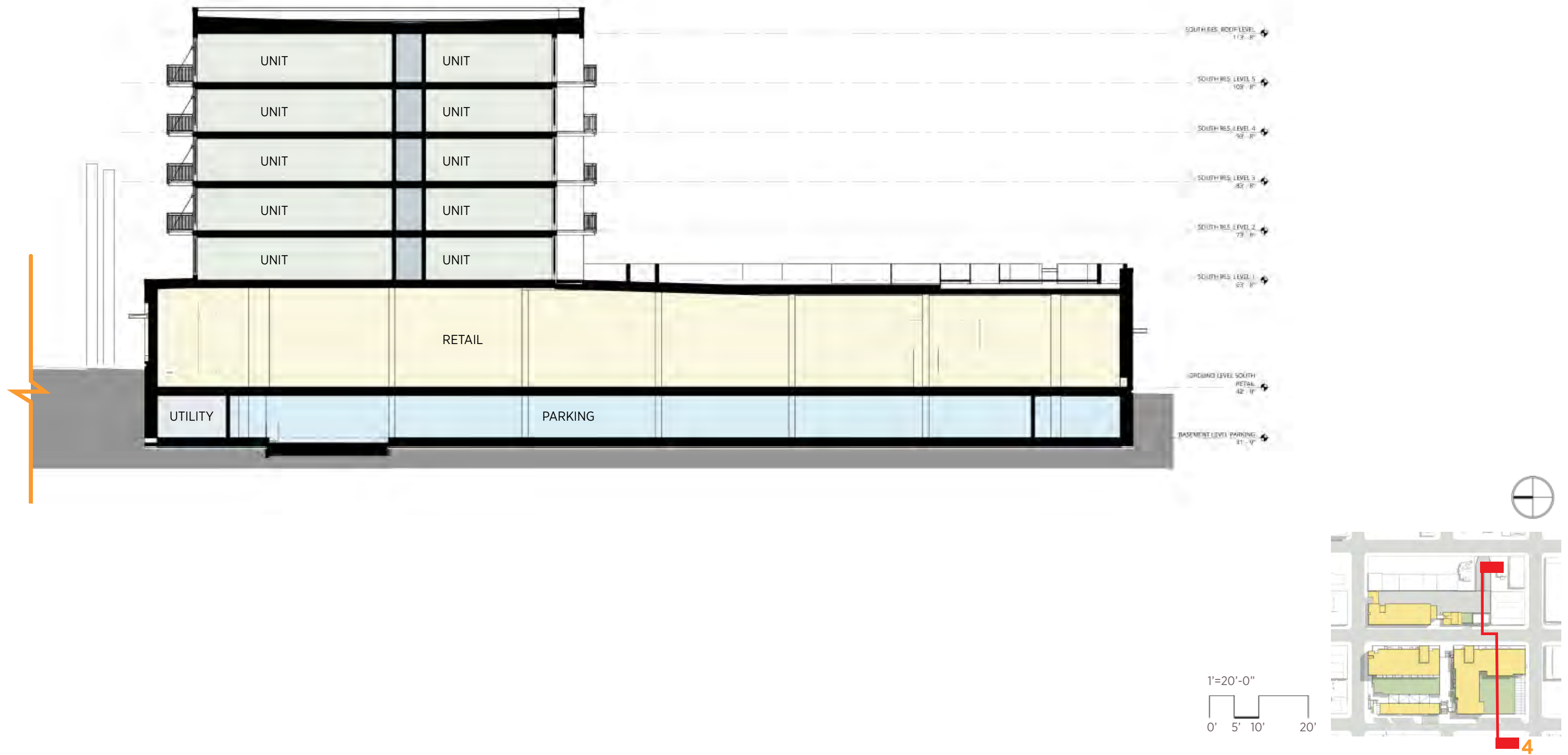


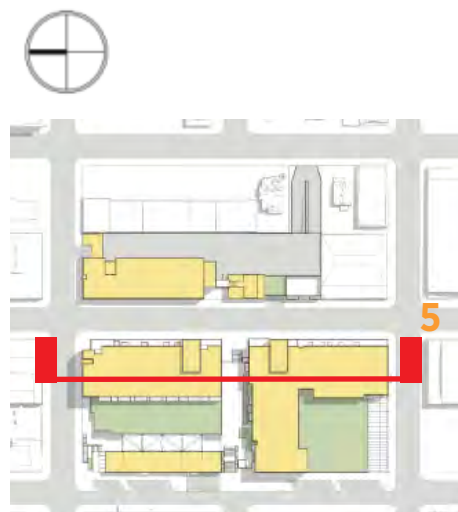
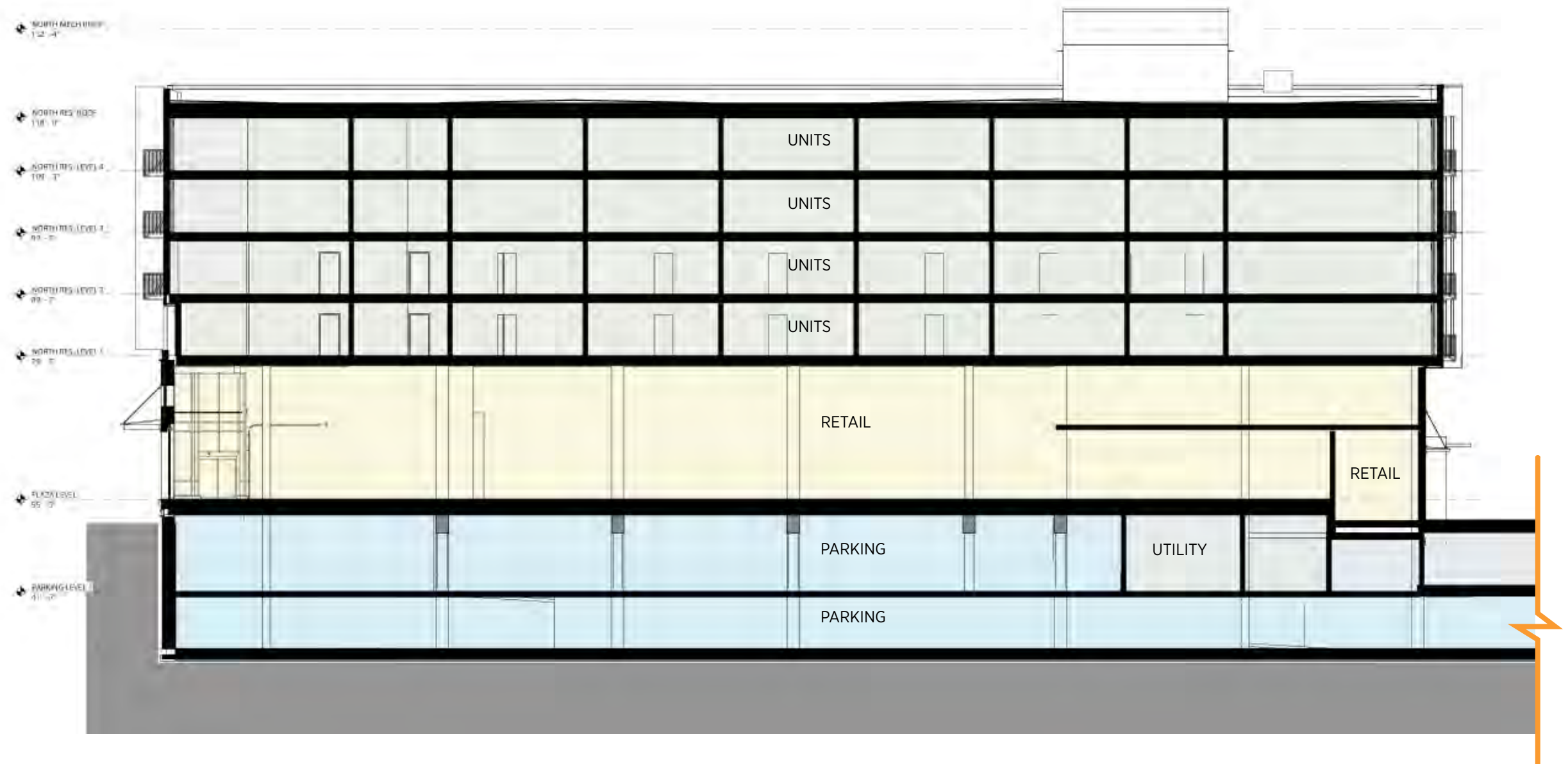


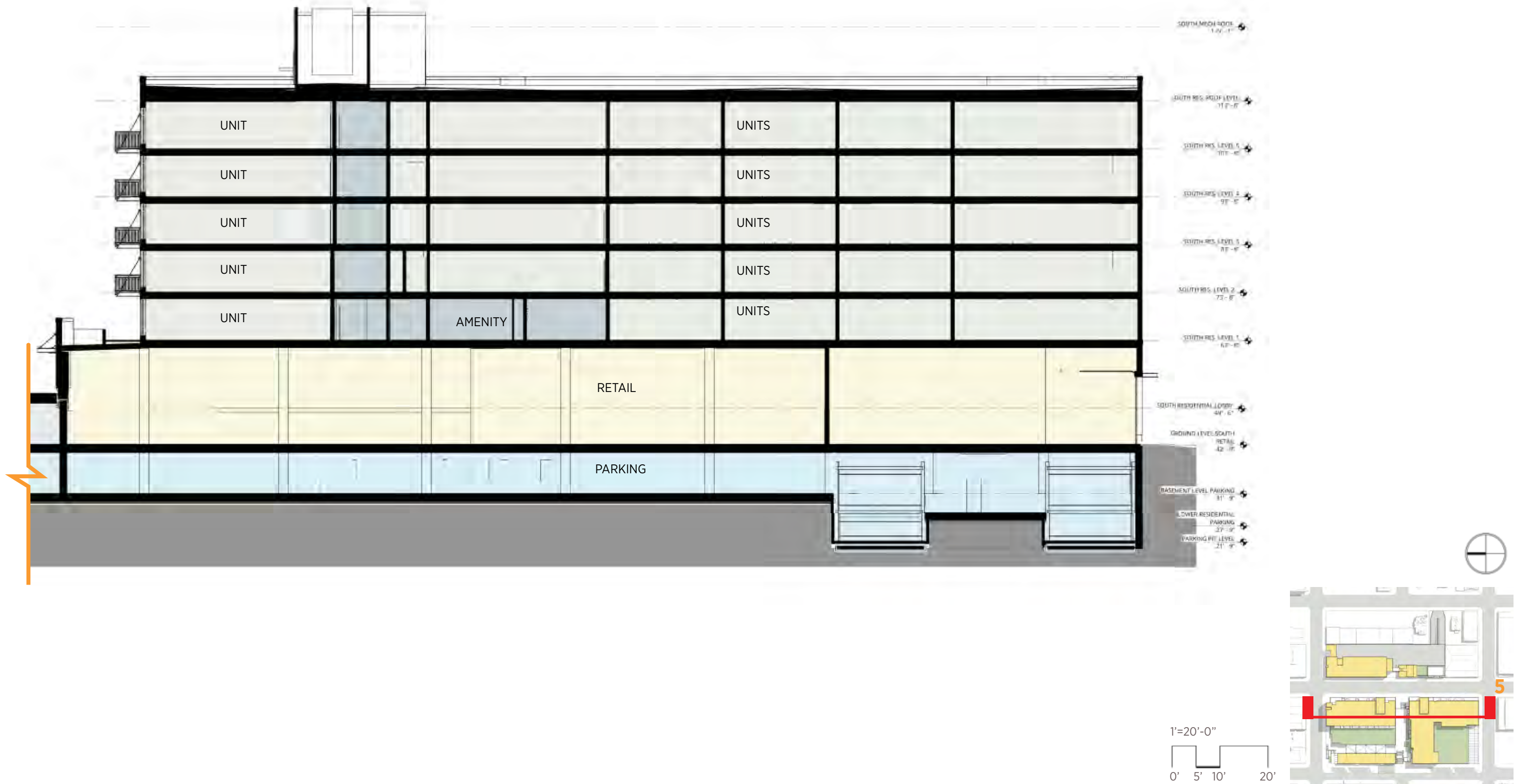


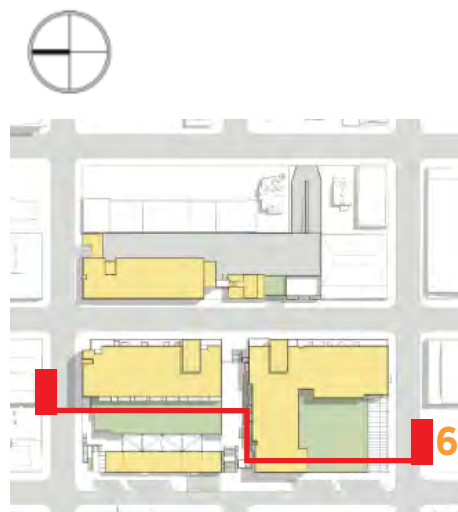
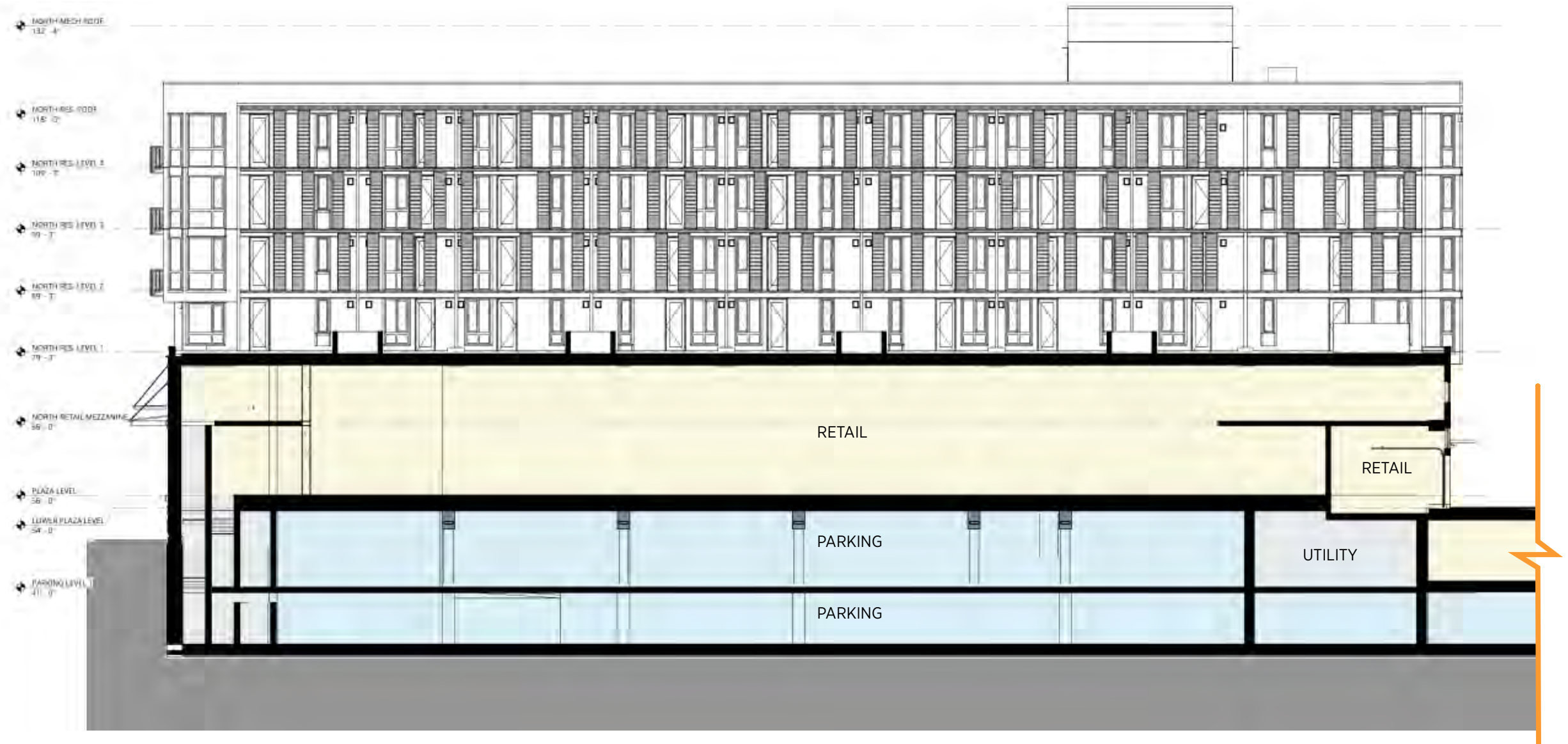


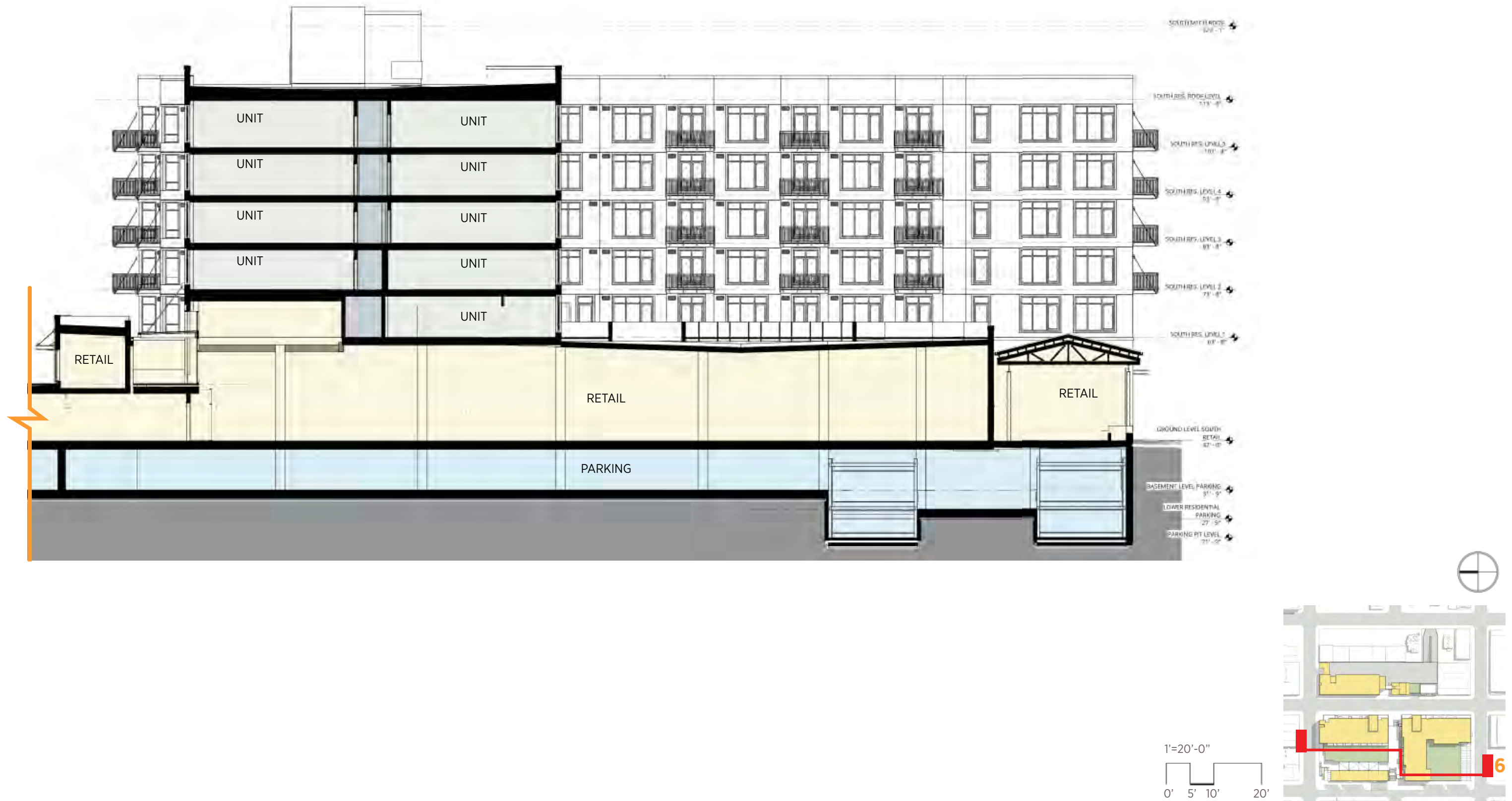














S.E. 10th Ave. Elevation - West Overall 1" = 32'-0"





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"

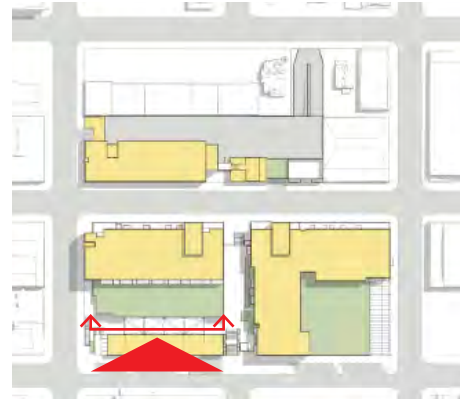


Elevation - West 1"=20'-0"

Area designated for permanent public art installation

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X-12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS





Elevation - West 1"=20'-0"

Area designated for permanent public art installation

KEYNOTES - ELEVATIONS	
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08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS



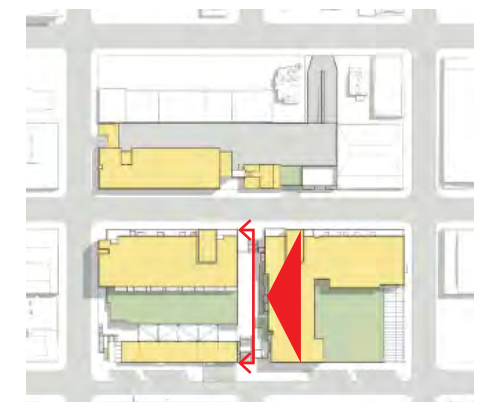


Elevation - South 1"=20'-0"

Area designated for permanent public art installation

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

05.47	DECORATIVE CORTEN METAL PLATES
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07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS



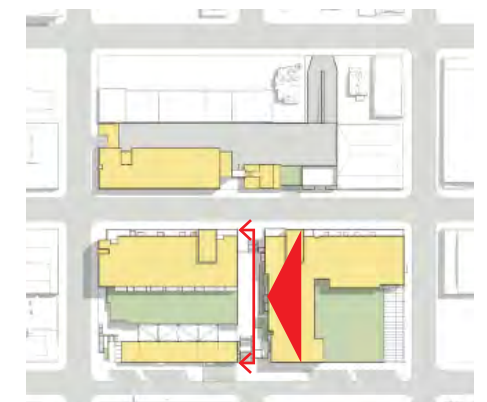


Elevation - South 1"=20'-0"

Area designated for permanent public art installation

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
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05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
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05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
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08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS

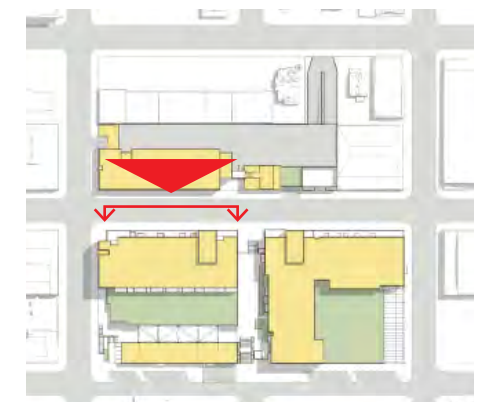




Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
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05.13	DECORATIVE STEEL PANEL
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05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

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07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.74	GLASS PANELS IN METAL CHANNEL SUPPORTS

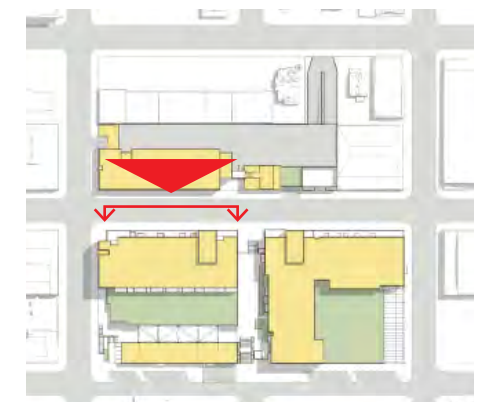




Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
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07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
08.93	GALVANIZED LOUVERS

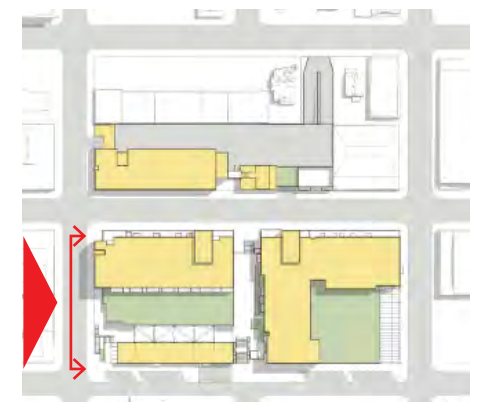




Elevation - North 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
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08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS

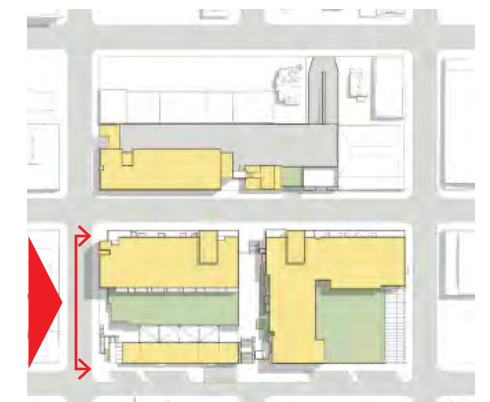




Elevation - North 1"=20'-0"

KEYNOTES - ELEVATIONS	
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05.03	STEEL FRAME
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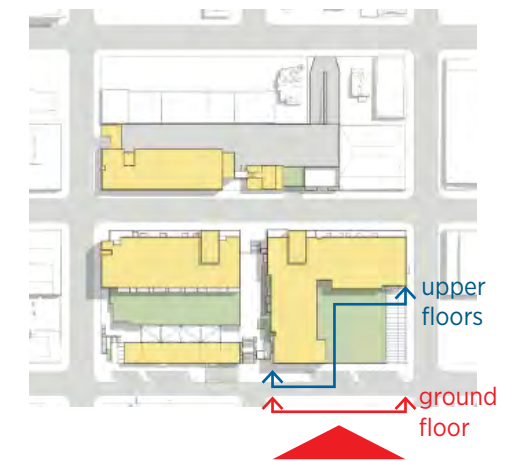




Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

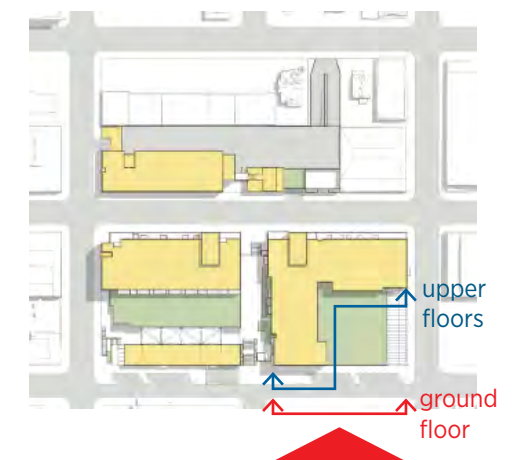




Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

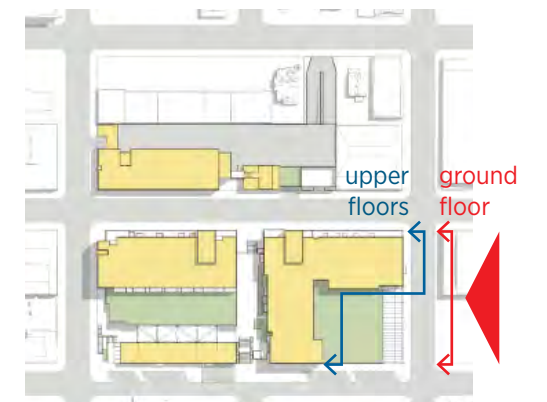




Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

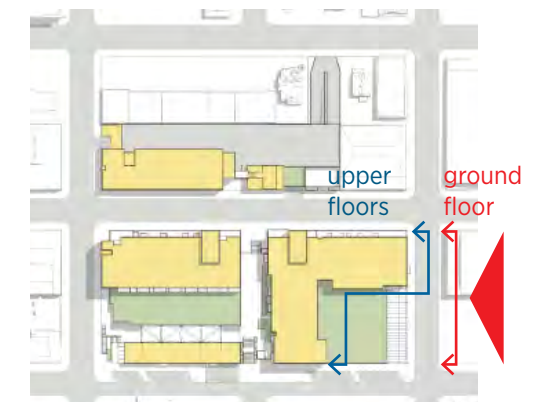




Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
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
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE



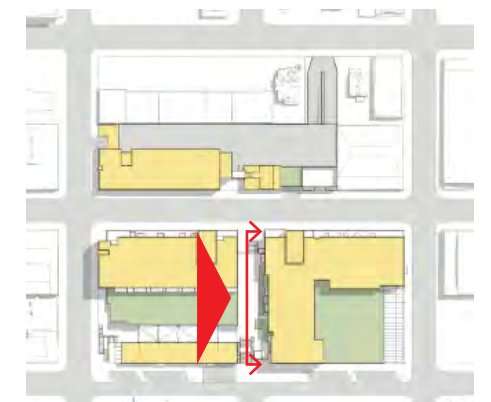


Elevation - North 1"=20'-0"

Area designated for permanent public art installation

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE



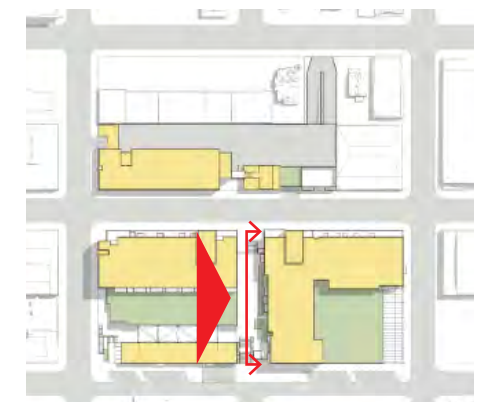


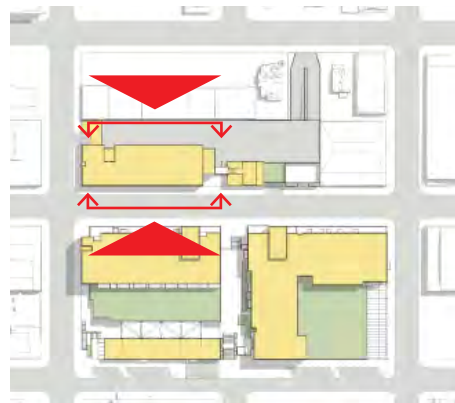
Elevation - North 1"=20'-0"

Area designated for permanent public art installation

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE





Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.81	DECORATIVE METAL GUARDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO



Elevation - East 1"=20'-0"



Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.81	DECORATIVE METAL GUARDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO



Elevation - East 1"=20'-0"



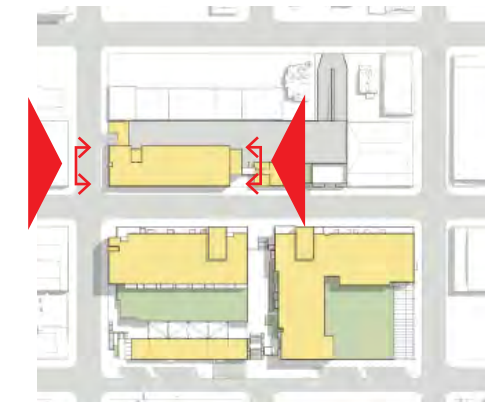
Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"

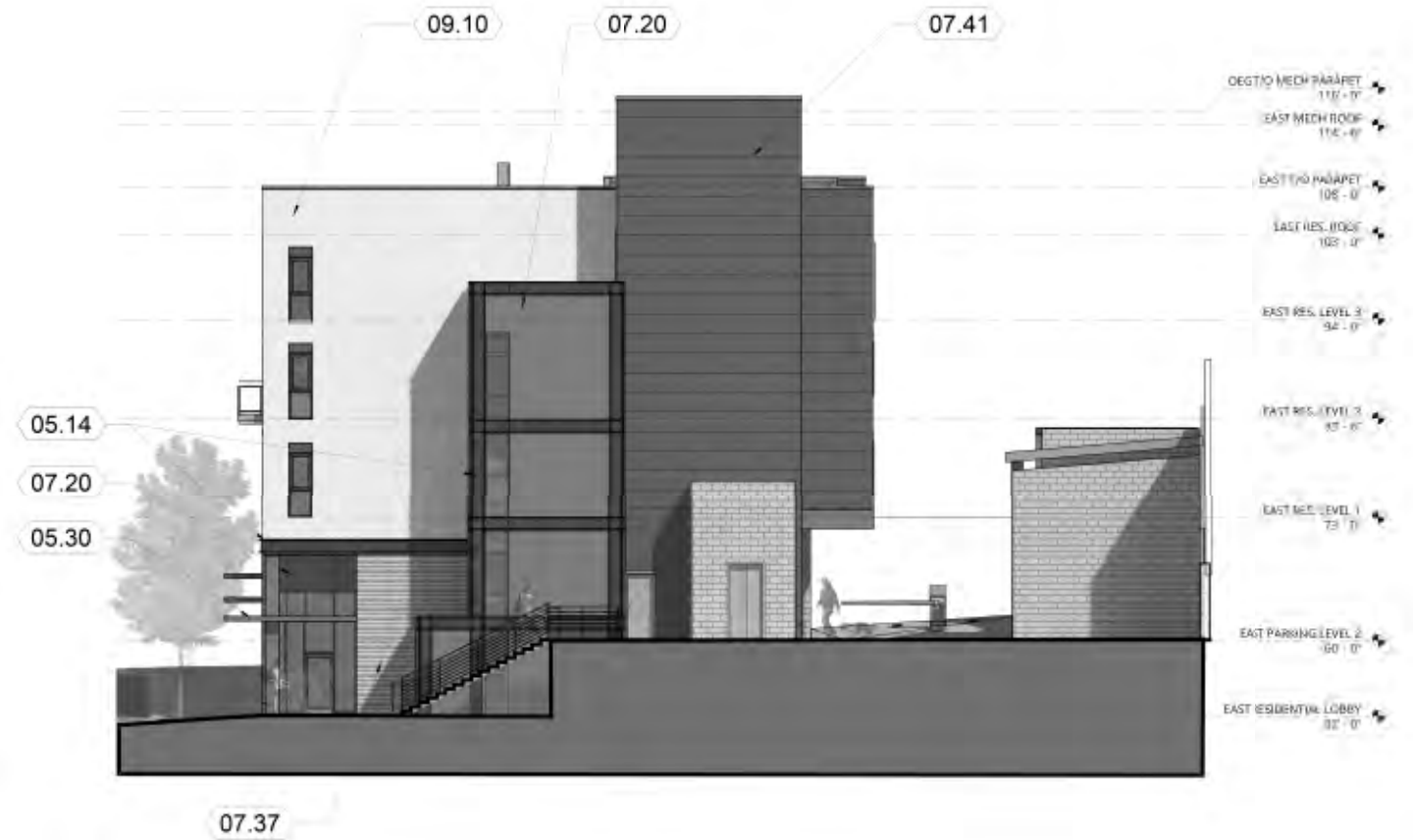
KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.81	DECORATIVE METAL GUARDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING

08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO





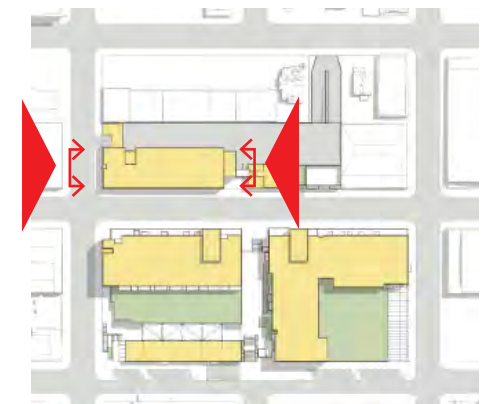
Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.81	DECORATIVE METAL GUARDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING

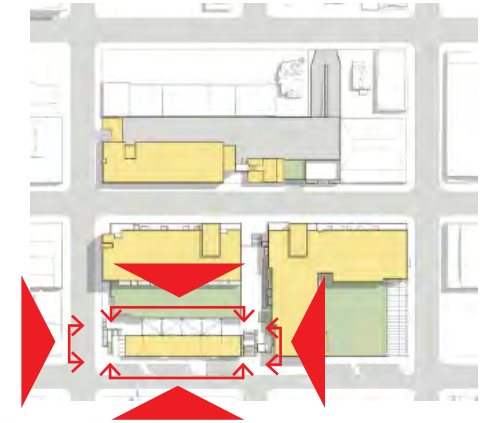
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO



KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
05.10	STEEL FIREPLACE
05.32	METAL FRAMED CANOPY WITH GLASS AND WOOD COVER
05.33	METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT

05.34	METAL FRAMED TRELLIS WITH WOOD PURLINS
05.61	METAL PIPE GUARDRAIL
07.18	MORIN F-12 PROFILE METAL PANEL
07.25	METAL COMPOSITE PANELS
07.37	WOOD SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR

08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY
14.01	EXTERIOR LIFT ENCLOSURE



Elevation - West 1"=20'-0"



Elevations - South 1"=20'-0"



Elevation - East 1"=20'-0"

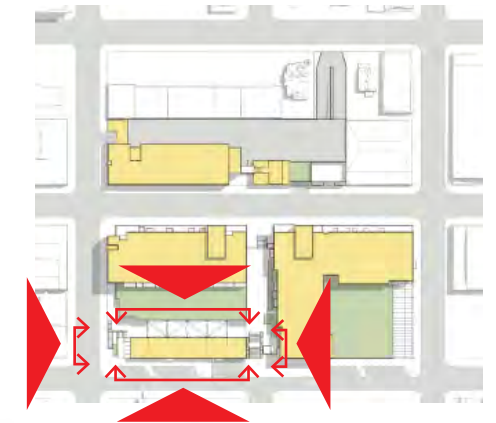


Elevations - North 1"=20'-0"

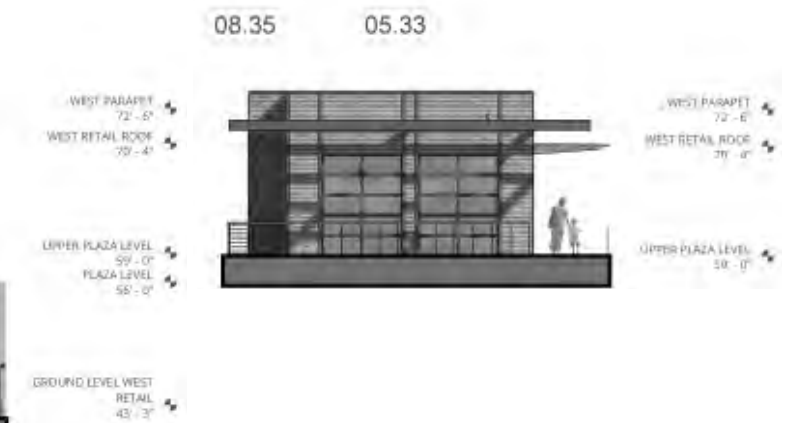
KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
05.10	STEEL FIREPLACE
05.32	METAL FRAMED CANOPY WITH GLASS AND WOOD COVER
05.33	METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT

05.34	METAL FRAMED TRELLIS WITH WOOD PURLINS
05.61	METAL PIPE GUARDRAIL
07.18	MORIN F-12 PROFILE METAL PANEL
07.25	METAL COMPOSITE PANELS
07.37	WOOD SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR

08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY
14.01	EXTERIOR LIFT ENCLOSURE



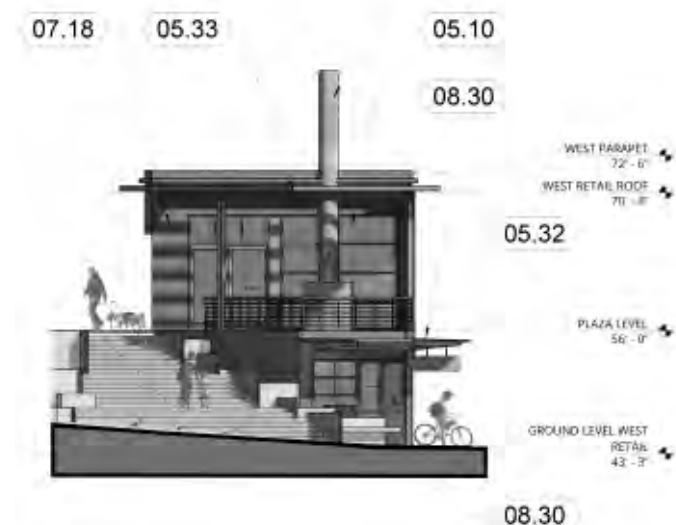
Elevation - West 1"=20'-0"



Elevations - South 1"=20'-0"



Elevation - East 1"=20'-0"



Elevations - North 1"=20'-0"



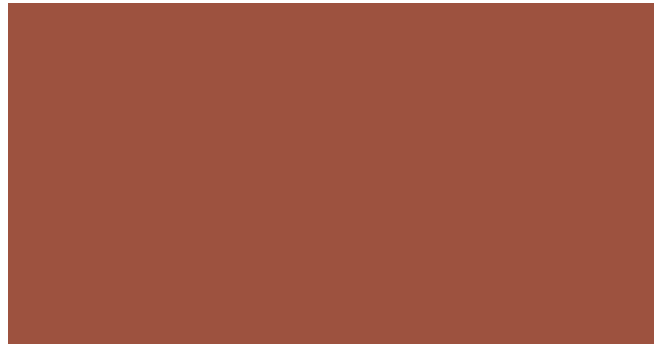
(04.70) LG Retail Ground Floor Base
Arriscraft Renaissance Masonry Units
Olive



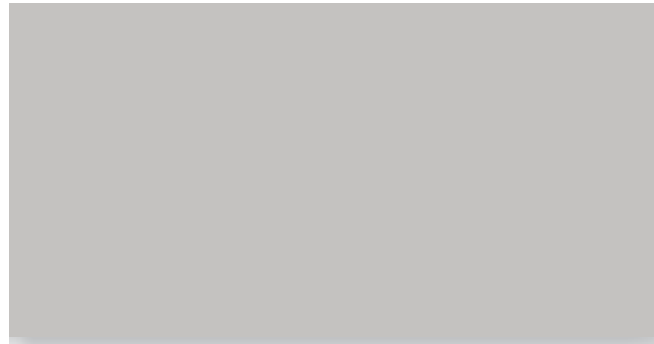
Aluminum Storefront and Garage Doors
Kawneer Dark Bronze



(05.45) LG Retail Entry & S. Micro Retail
Steel Plate Panels w/ Exposed Fasteners



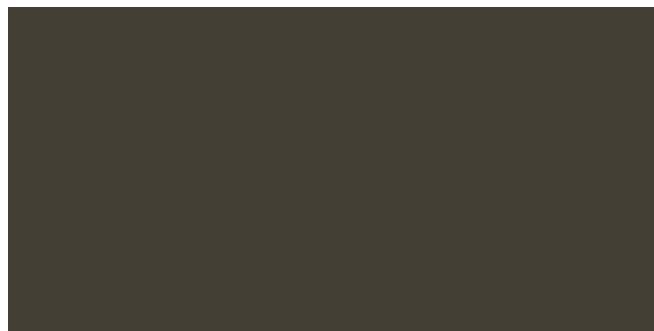
(07.07) Color 1 Redwood
Morin W-12 Profil Metal Panel



(07.20) Color 2 - Chromium Gray
Morin W-12 Profile Metal Panel



(07.27) Color 3 - Off White
Larson Composite Panel



(07.09) Color 4 Dark Bronze
Morin X-12 Profile Metal Panel



(05.63) Balcony Pipe Gaurdrails
Galvanized Finish



(05.30) Ground Floor Canopies
Exposed Roof Decking
Galvanized Steel Finish





Squared Lap Wood Rainscreen System



Color 1 Weathered Zinc
Morin F-12-S Profile Metal Panels



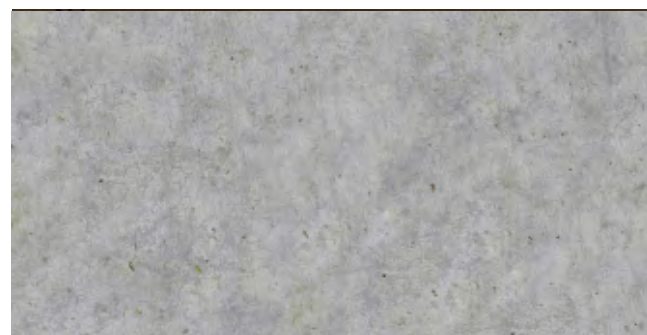
Weathering Steel Plate Fire place



Flat Composite Metal Panels - Various colors at
retail entries



Aluminum Storefront and Roll-up Doors
Anodize Black finish



Concrete





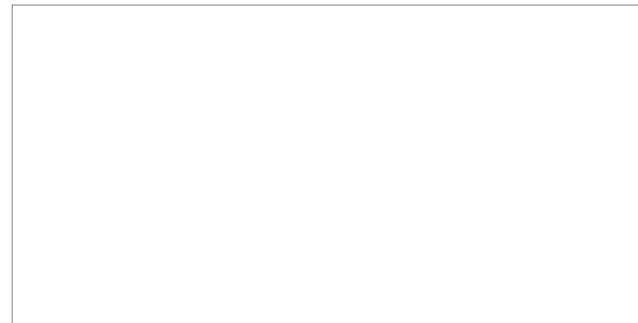
White Stucco



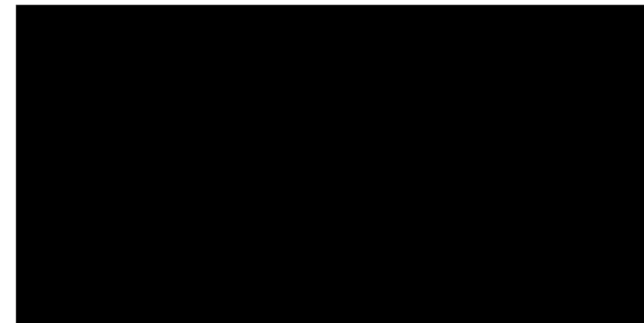
Horizontal Cement Board Siding
Charoal Color



Squared Lap Wood Rainscreen System



VPI High Performance Vinyl Windows - White



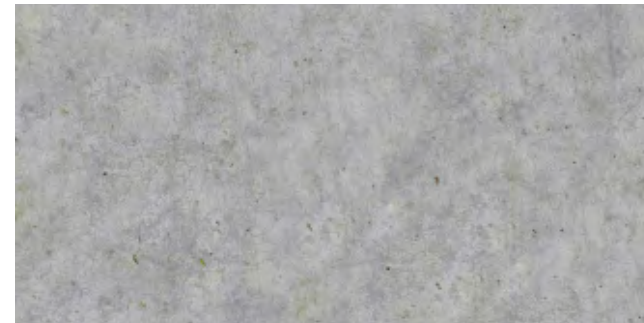
Black Windows



Color 1 Dark Bronze
Morin Profile Metal Panels



Aluminum Storefront and Roll-up Doors
Anodize Black finish



Cast In Place Concrete Base





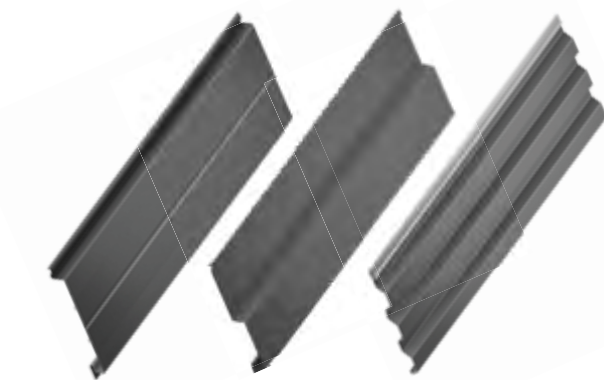
Brick Veneer - Mutual Materials
Classic Used / Tumbled



Squared Lap - Wood Rainscreen System



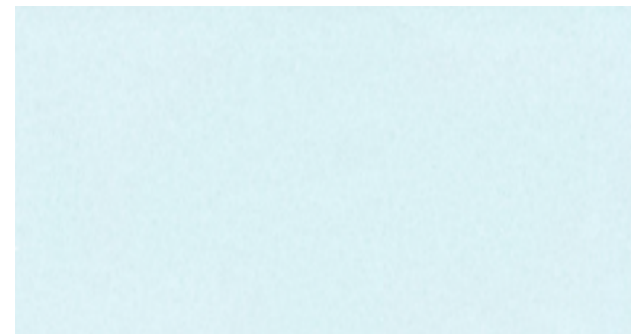
Aluminum Storefront and Roll-up Doors
Anodized Black finish



Morin A12-1 Morin N12-1 Morin X12-1
Morin CF & XF Series Concealed Fastener
Metal Panel



Medium Grey Metallic / Black
Morin Metal Panel Color System



Laminated Glass at Storefront Window System



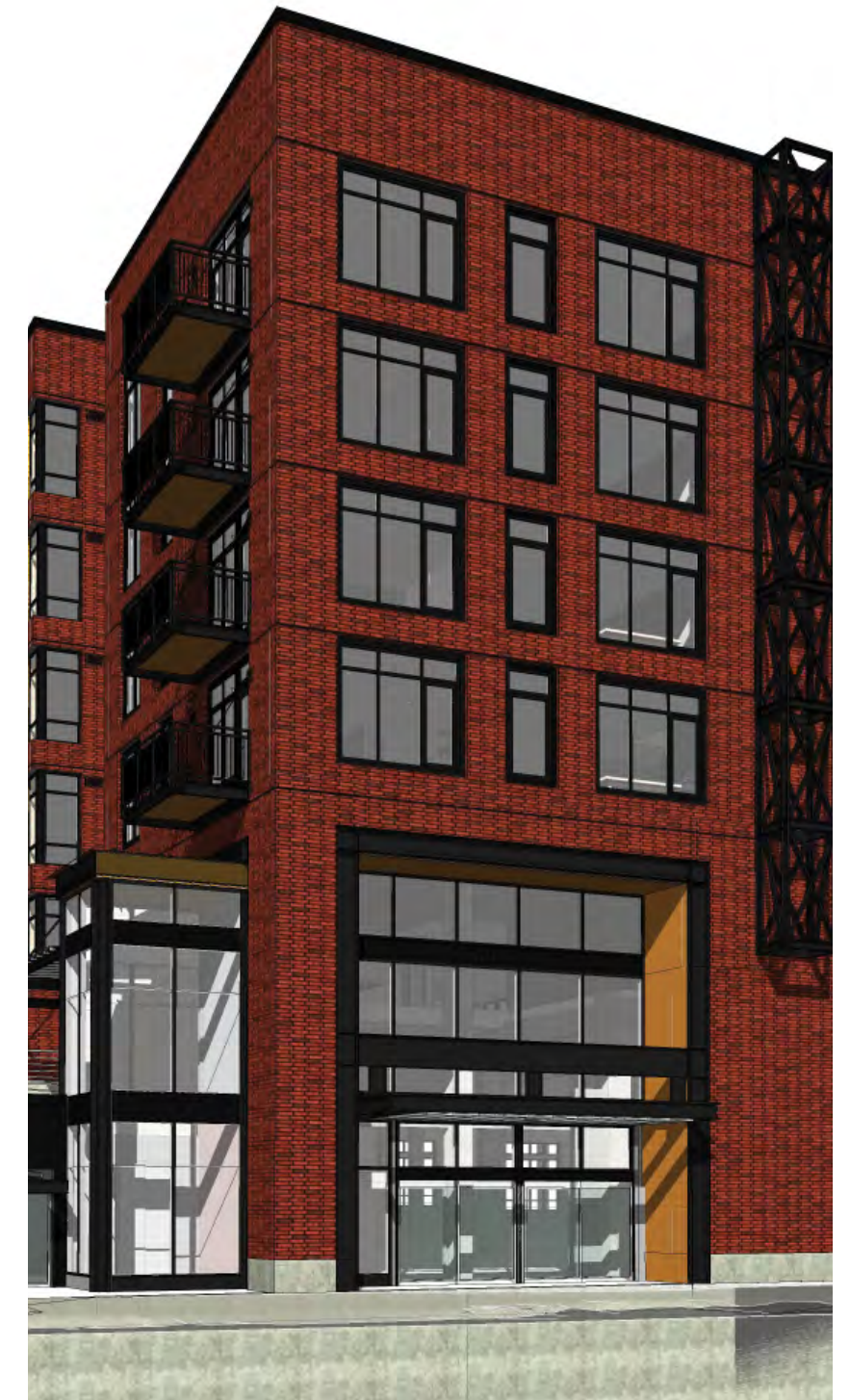
VPI High Performance Vinyl Windows - Black

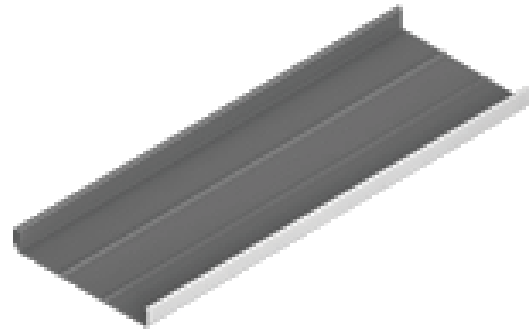


Cast In Place Concrete Base



Prefinished Metal Trim &
Painted Steel Channel - Black





Morin Roofing Panel - Silver

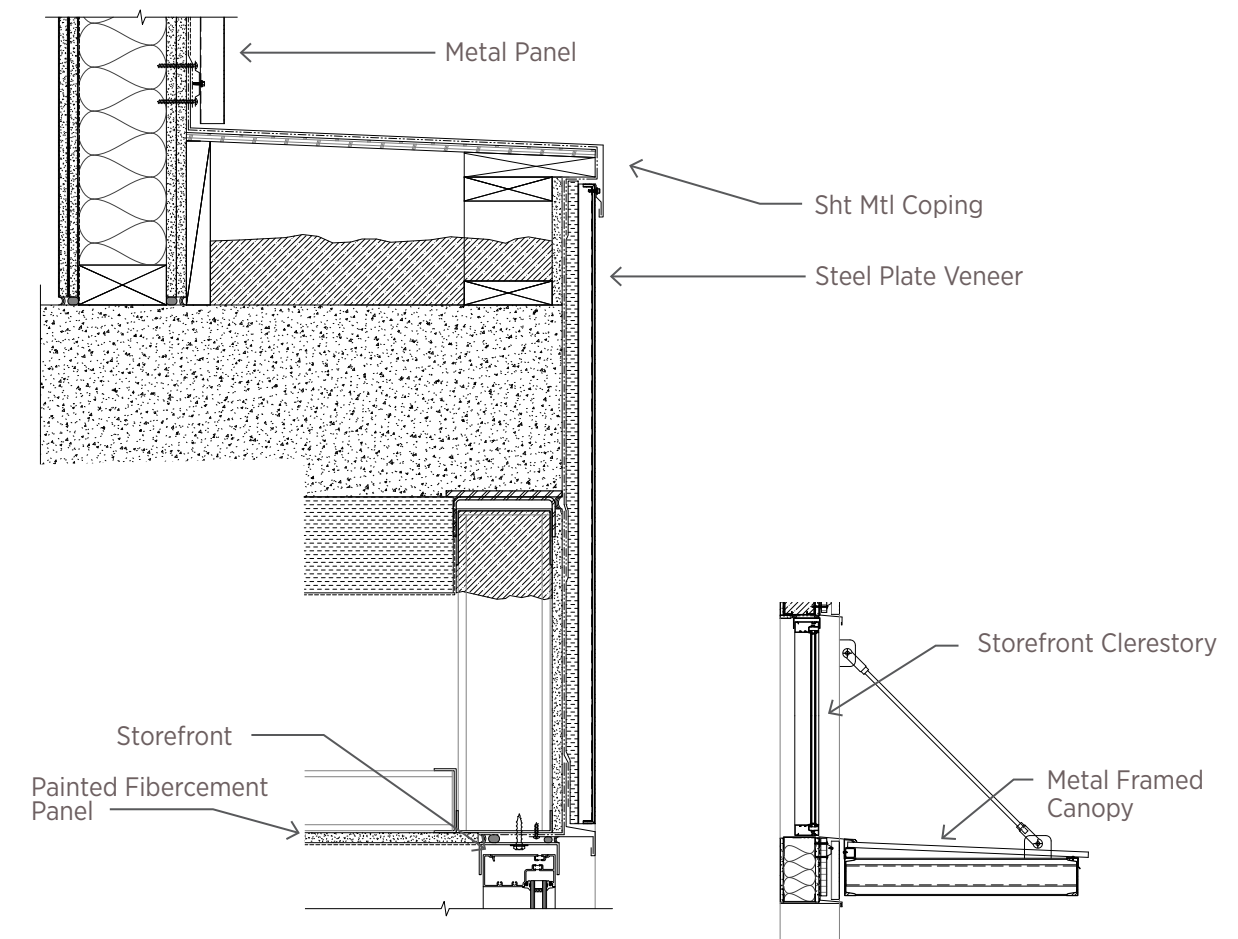
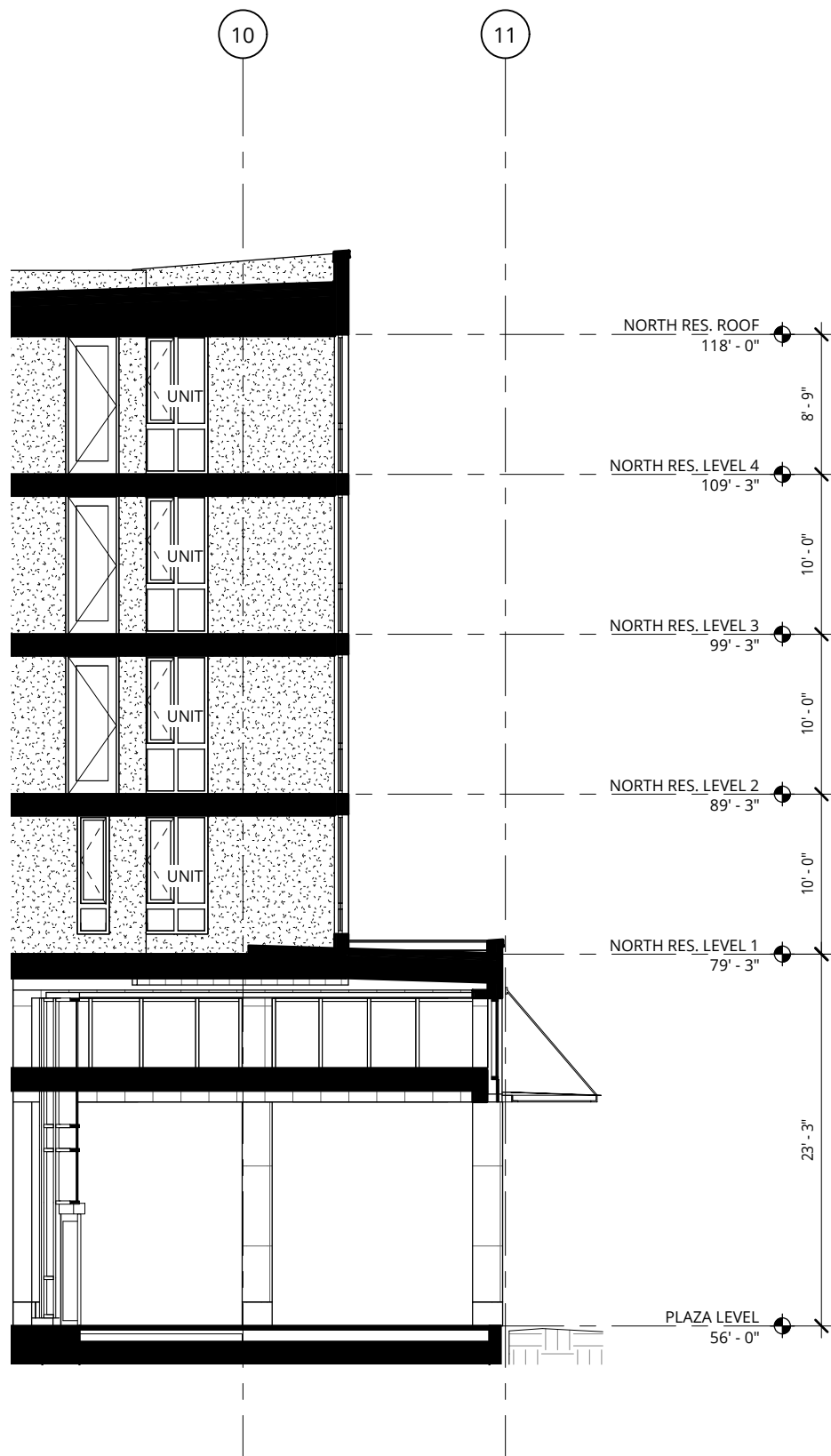


Painted Steel Channel, Painted Structural Steel & Prefinished Metal Trim - Black

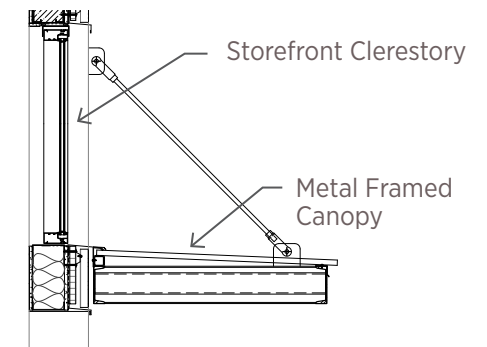


Cast In Place Concrete Base & Planter Walls

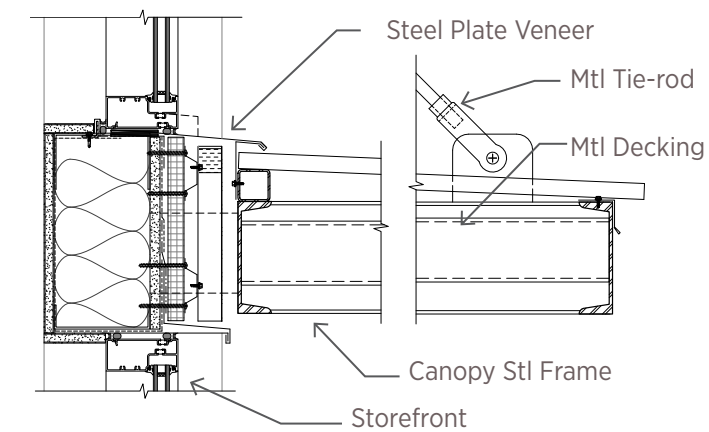




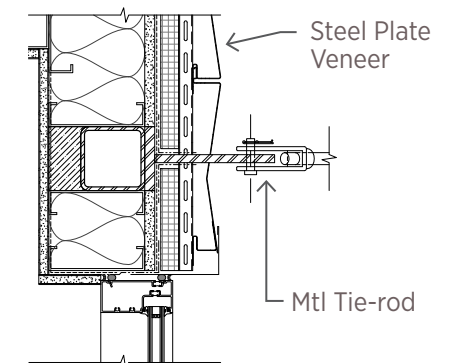
1 - Parapet @ NE Entry - 1" = 1'-0"



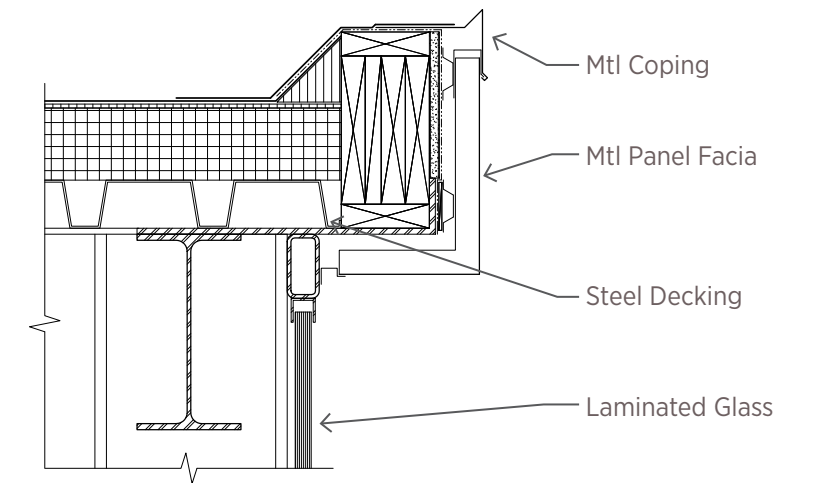
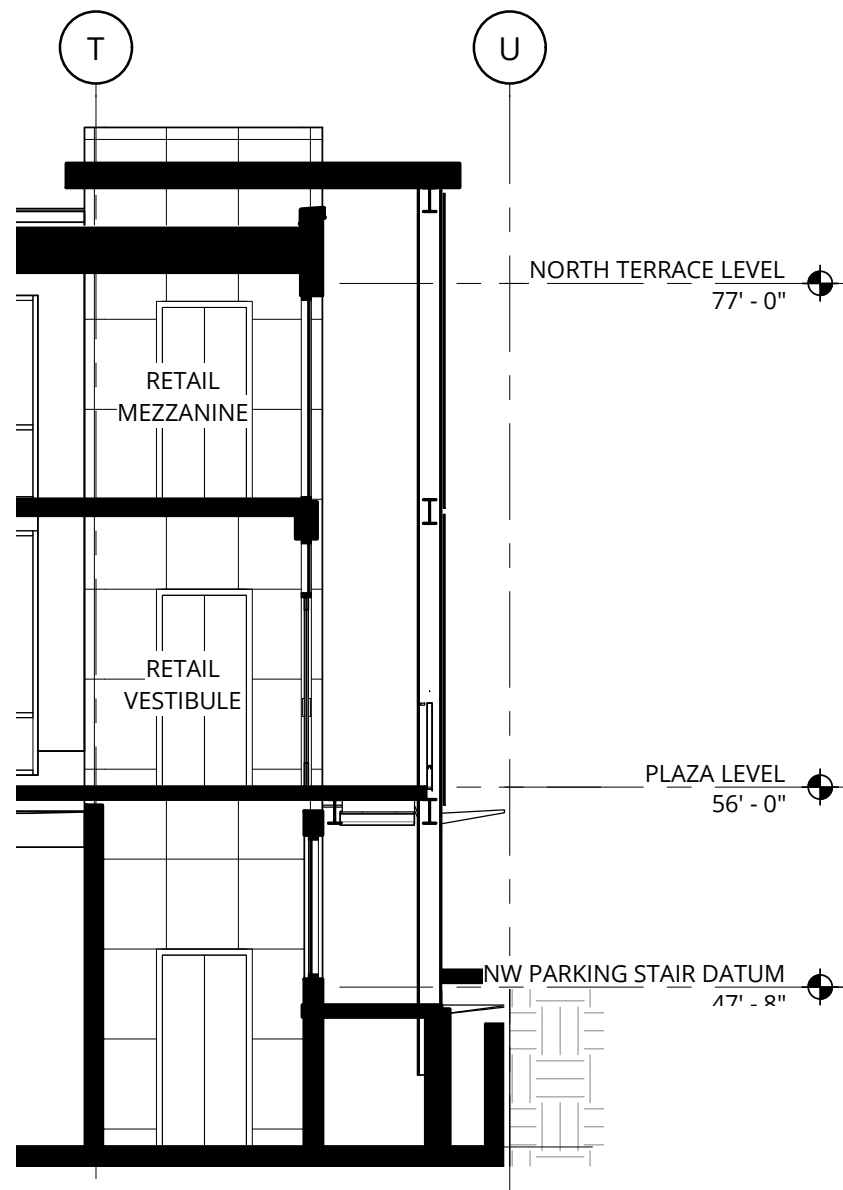
2 - Storefront Canopy @ Steel Plate Veneer - 1" = 1'-0"



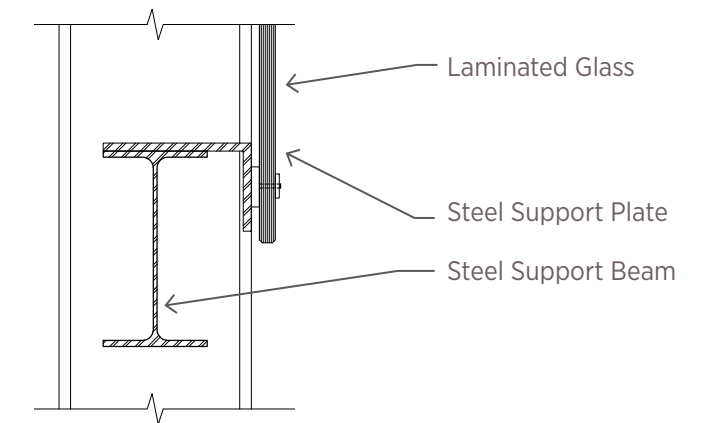
3 - Canopy @ CMU Veneer - 1" = 1'-0"



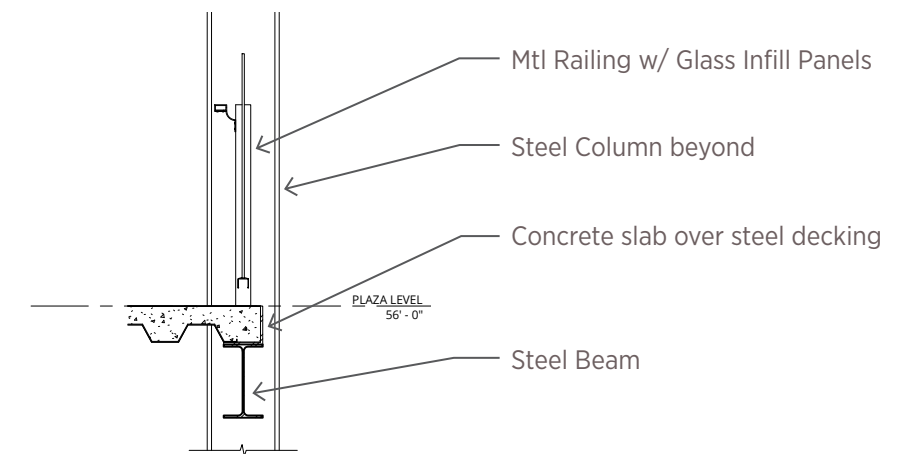
4 - Canopy Tie-rod - 1" = 1'-0"



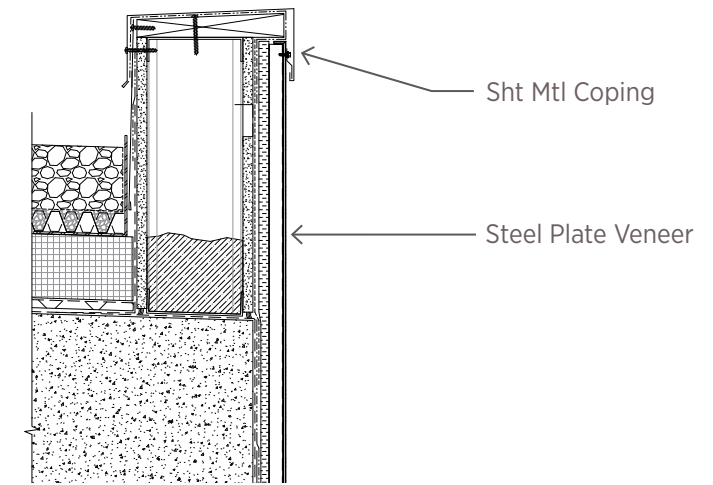
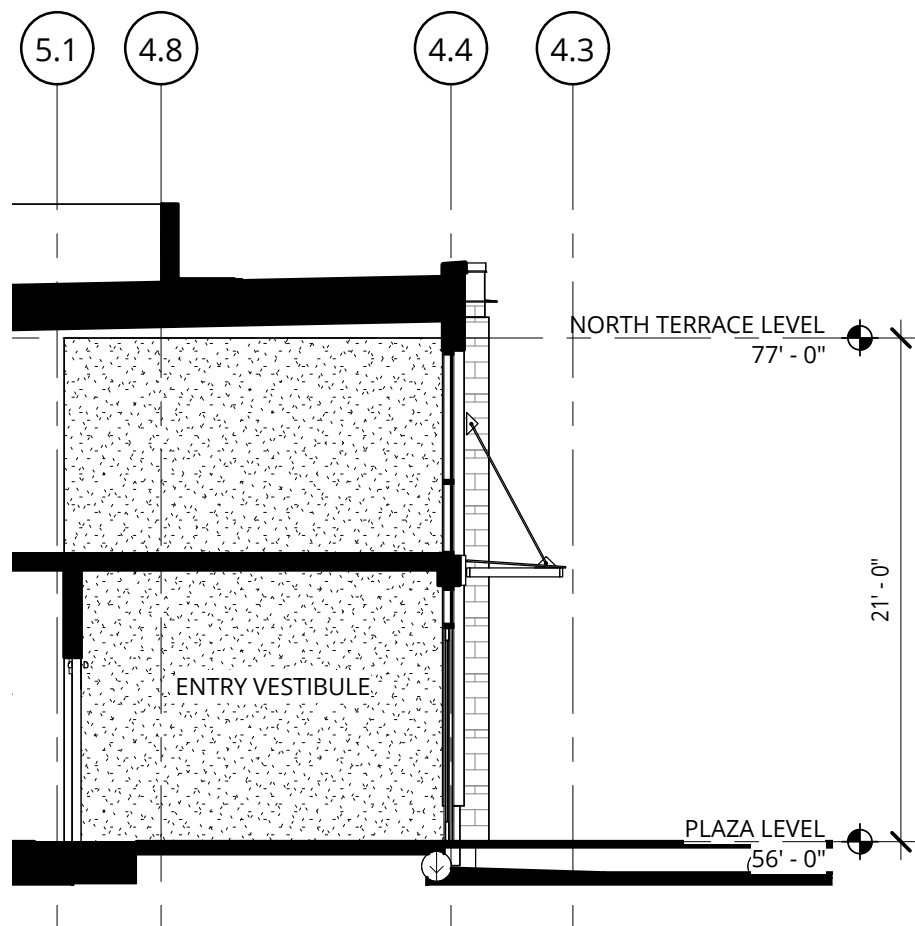
1 - Roof Coping - 1" = 1'-0"



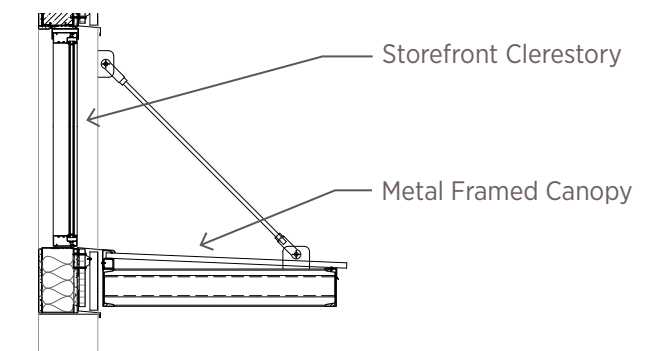
2 - Glass Connection @ Beam - 1" = 1'-0"



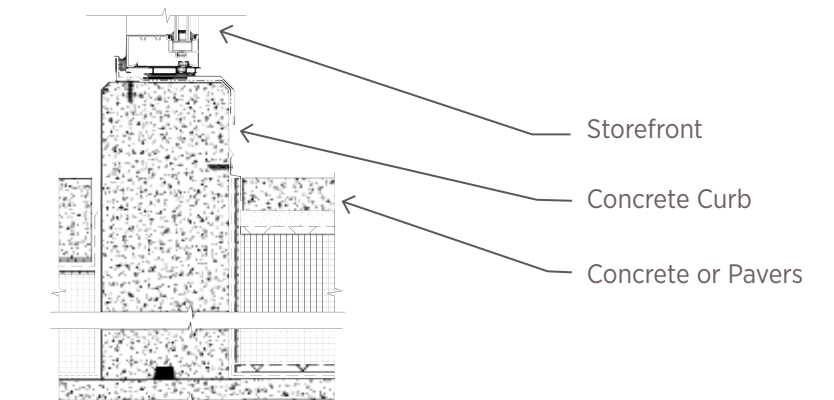
3 - Railing @ Plaza Level - 1" = 1'-0"



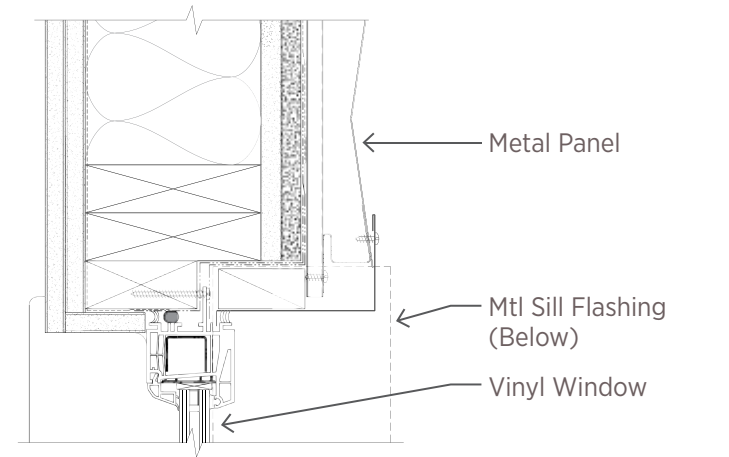
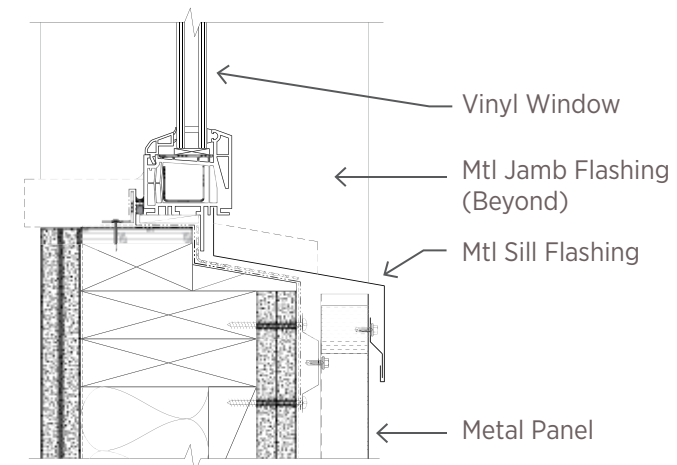
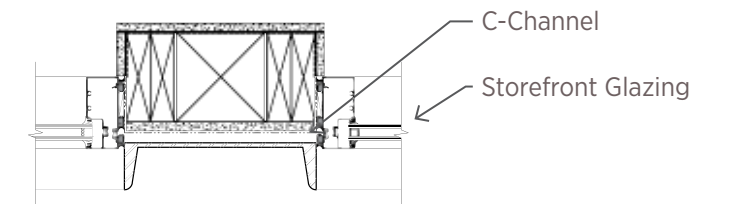
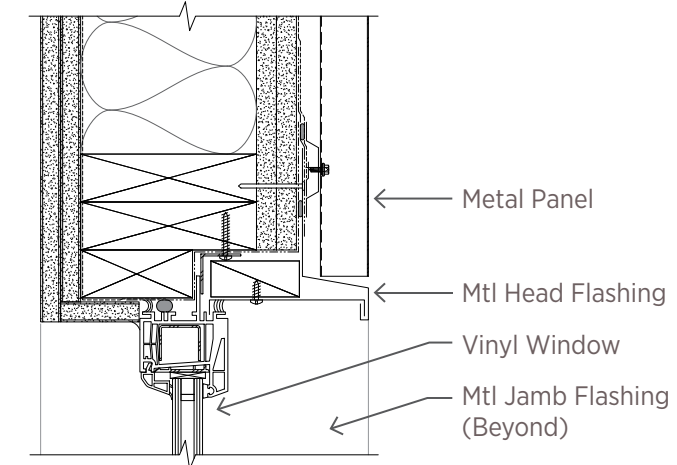
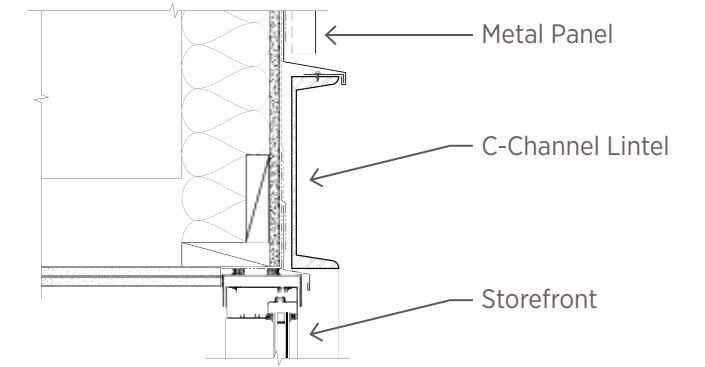
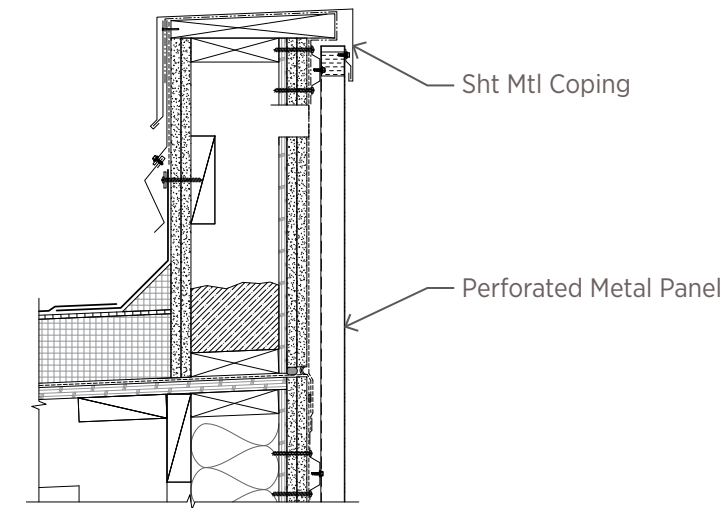
1 - Parapet @ Steel Plate Veneer - 1" = 1'-0"

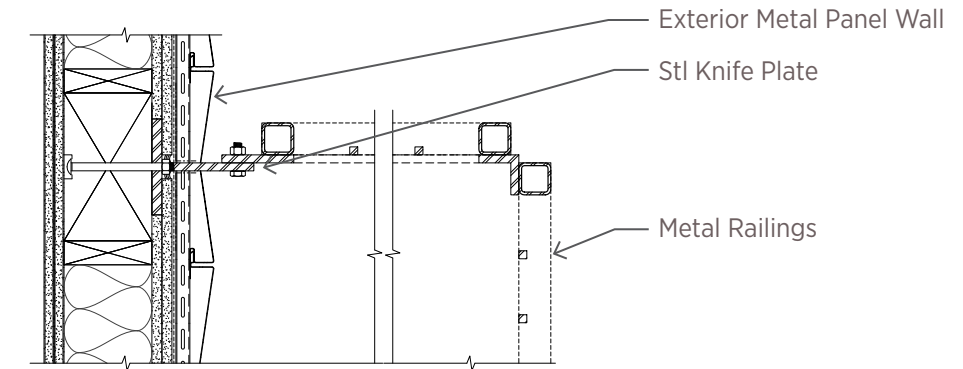
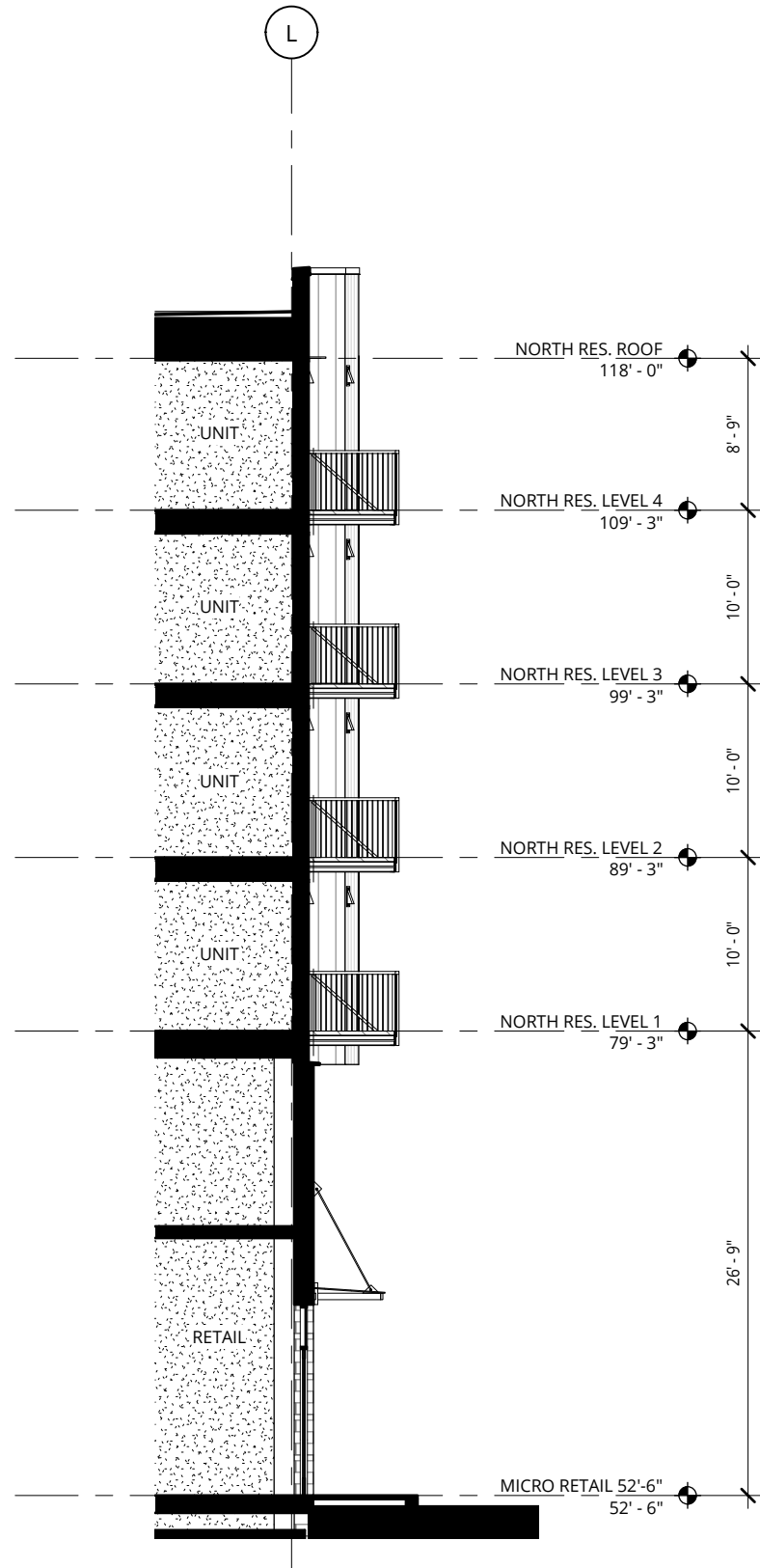


2 - Storefront Canopy @ Steel Plate Veneer - 1" = 1'-0"

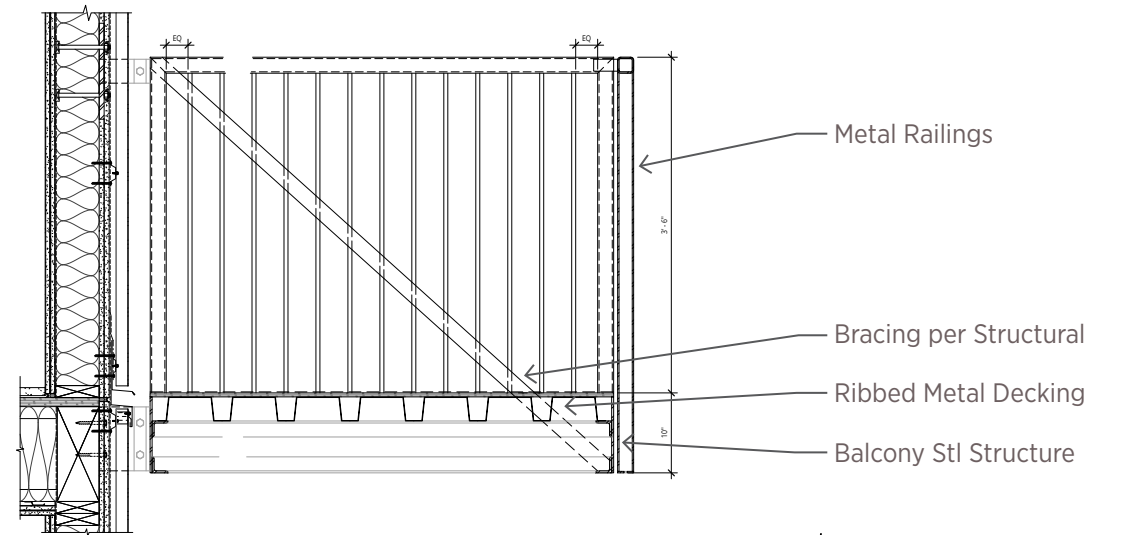


3 - Storefront Sill @ Plaza Level - 1" = 1'-0"

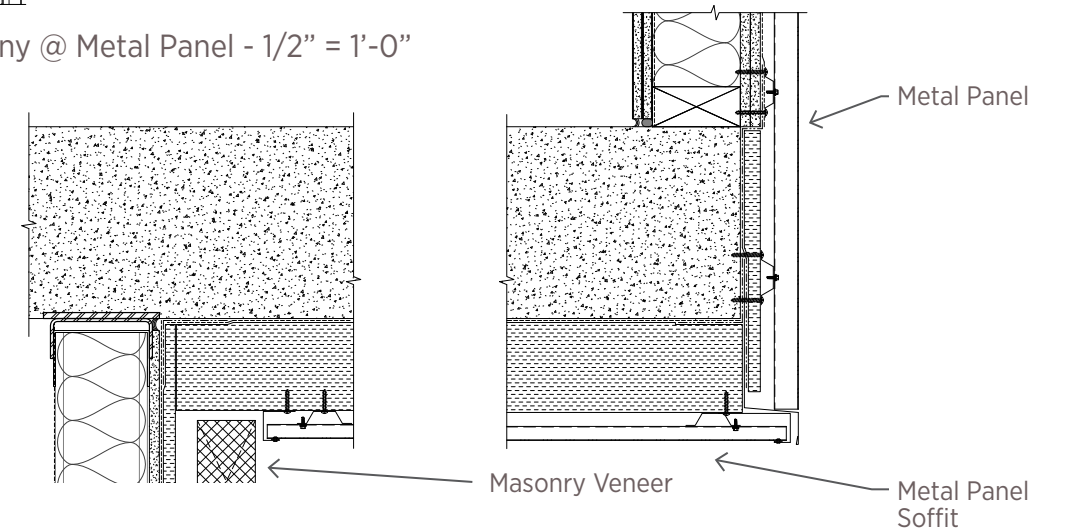




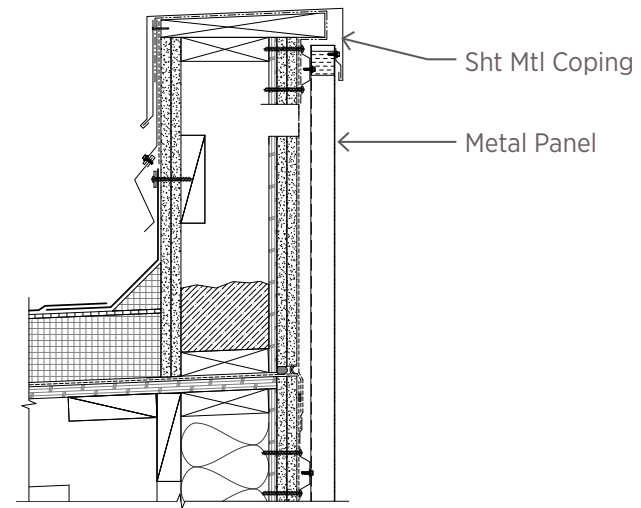
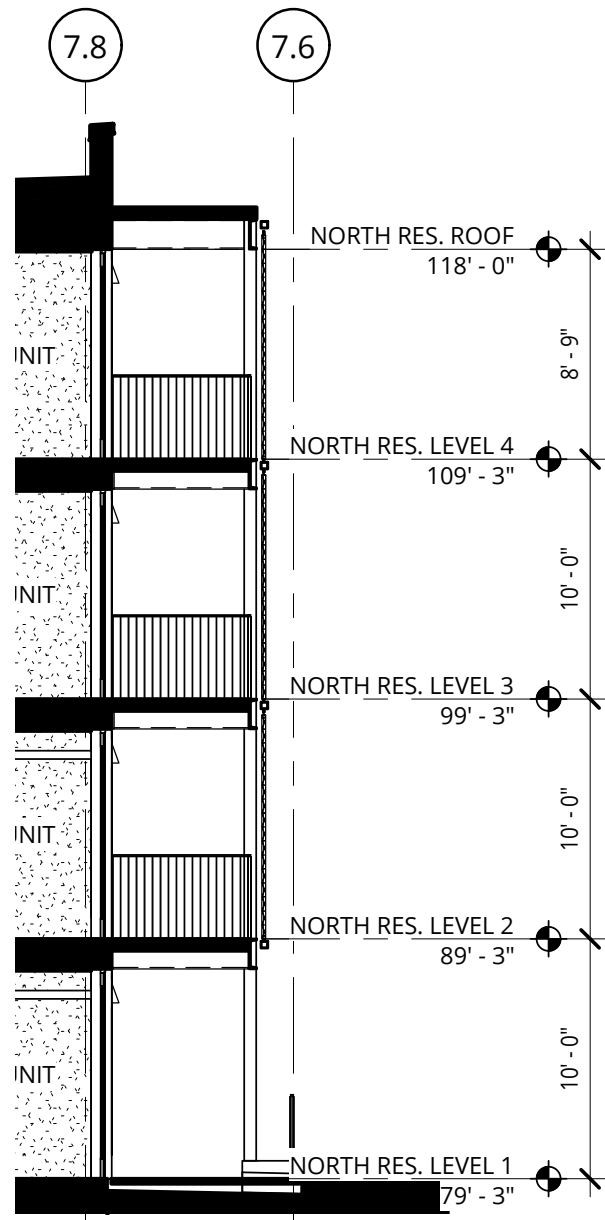
1 - Balcony Connection @ Metal Panel - 1" = 1'-0"



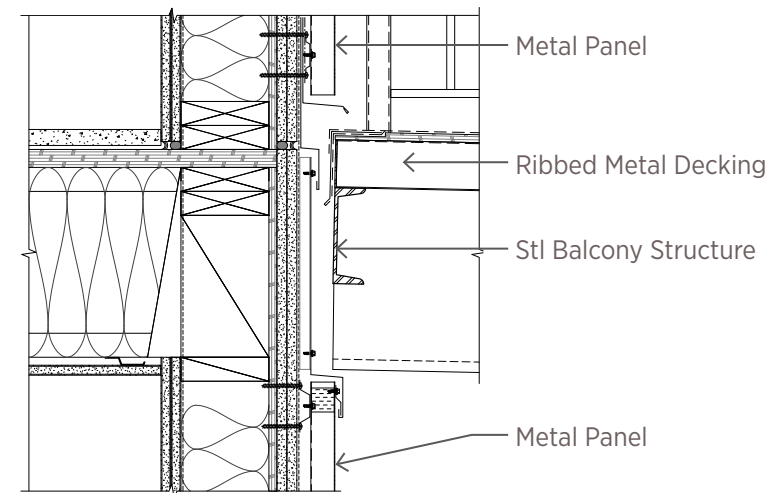
2 - Balcony @ Metal Panel - 1/2" = 1'-0"



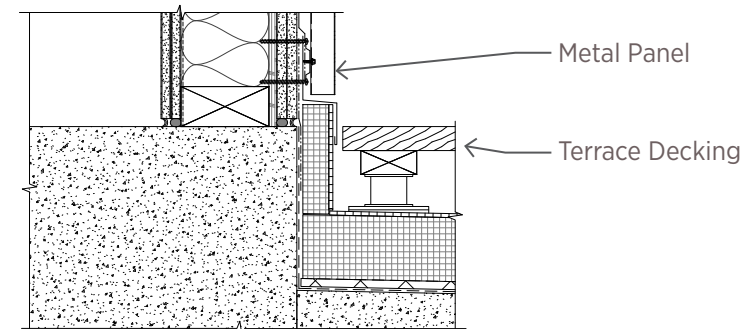
3 - Terrace @ CMU Parapet - 1" = 1'-0"



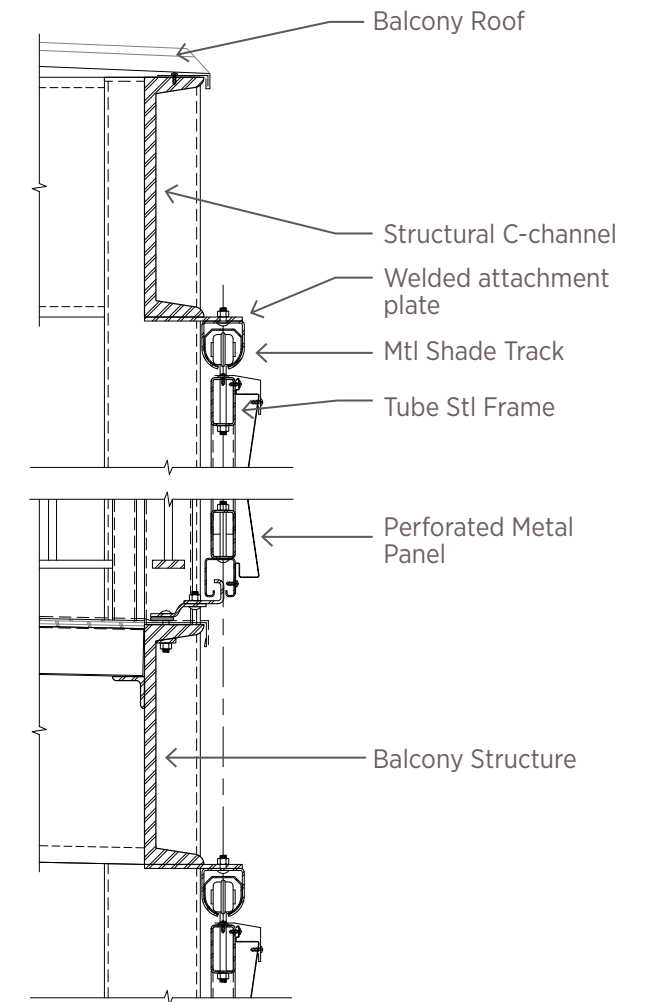
1 - Parapet @ Metal Panel - 1" = 1'-0"



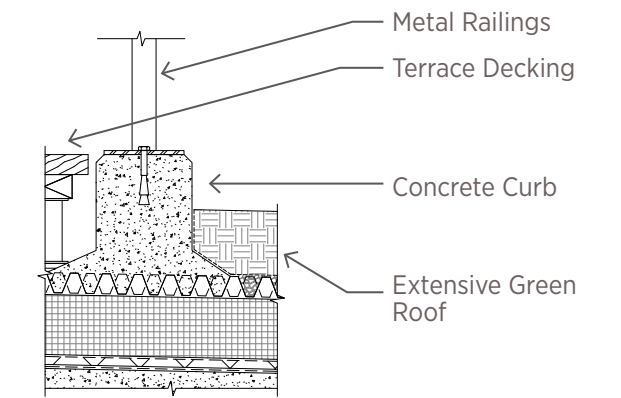
2 - Deck Connection @ Metal Panel - 1" = 1'-0"



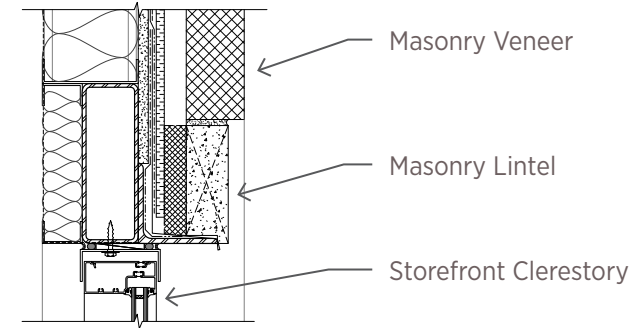
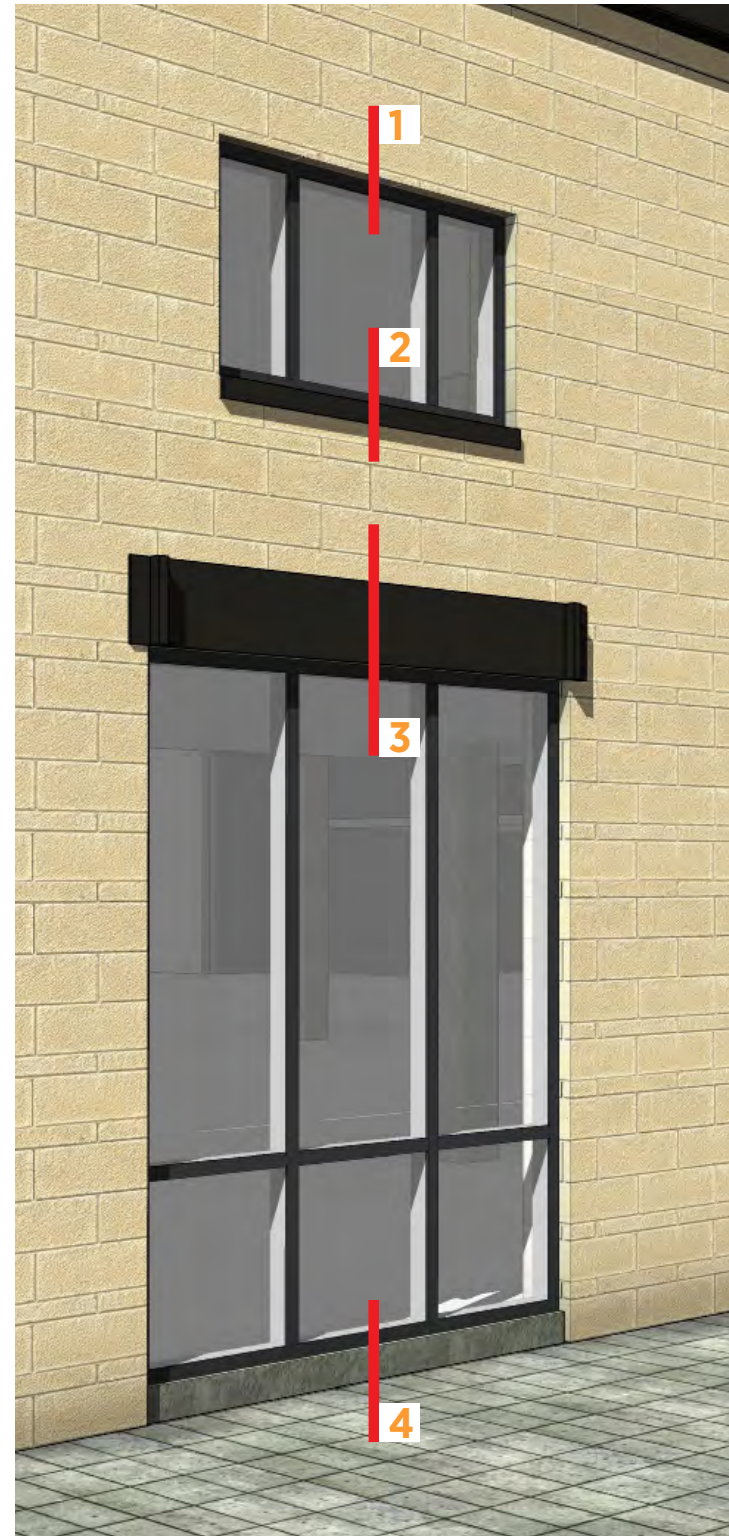
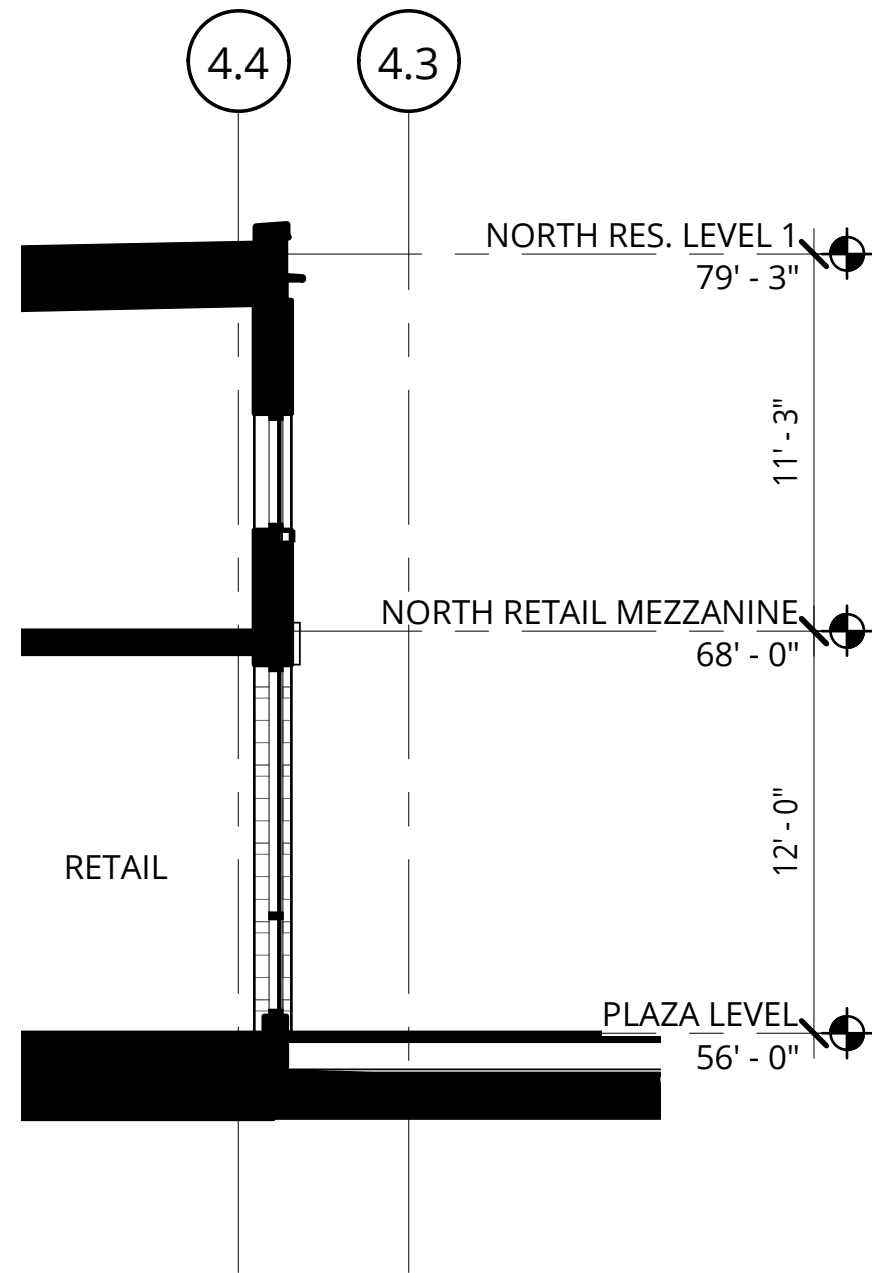
4 - Terrace Curb @ Metal Panel - 1" = 1'-0"



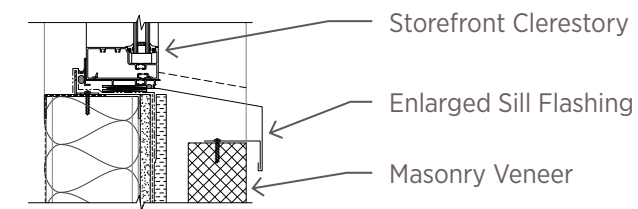
3 - Sliding Panels @ Balcony - 1" = 1'-0"



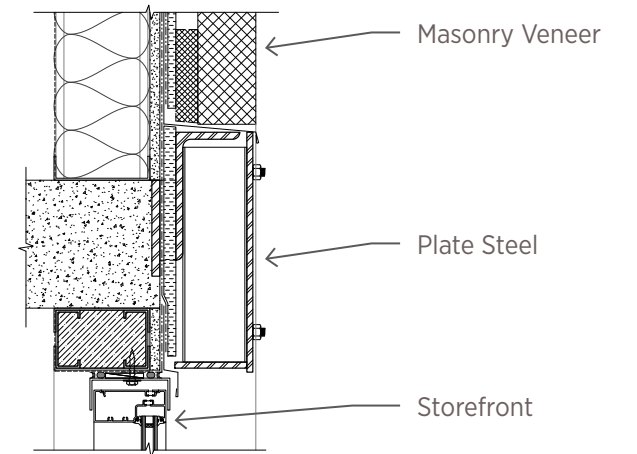
5 - Terrace Edge - 1" = 1'-0"



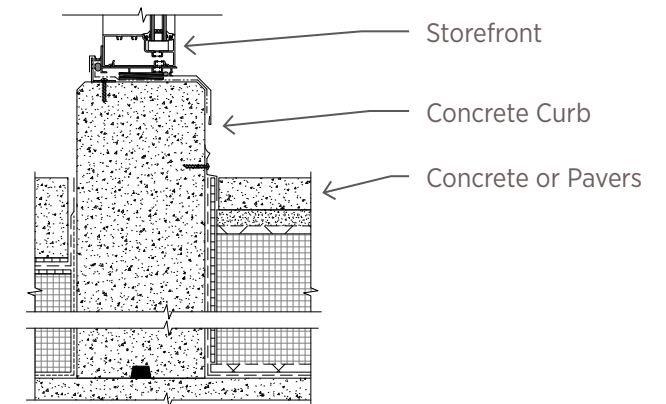
1 - Masonry Lintel @ Storefront Head - 1" = 1'-0"



2 - Enlarged Sill @ Masonry - 1" = 1'-0"



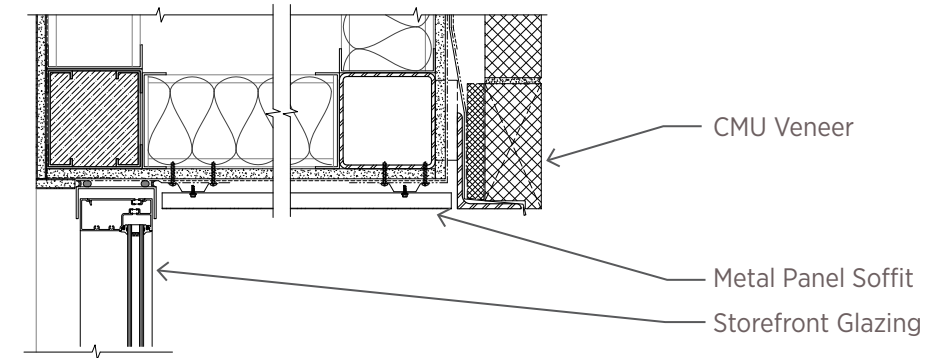
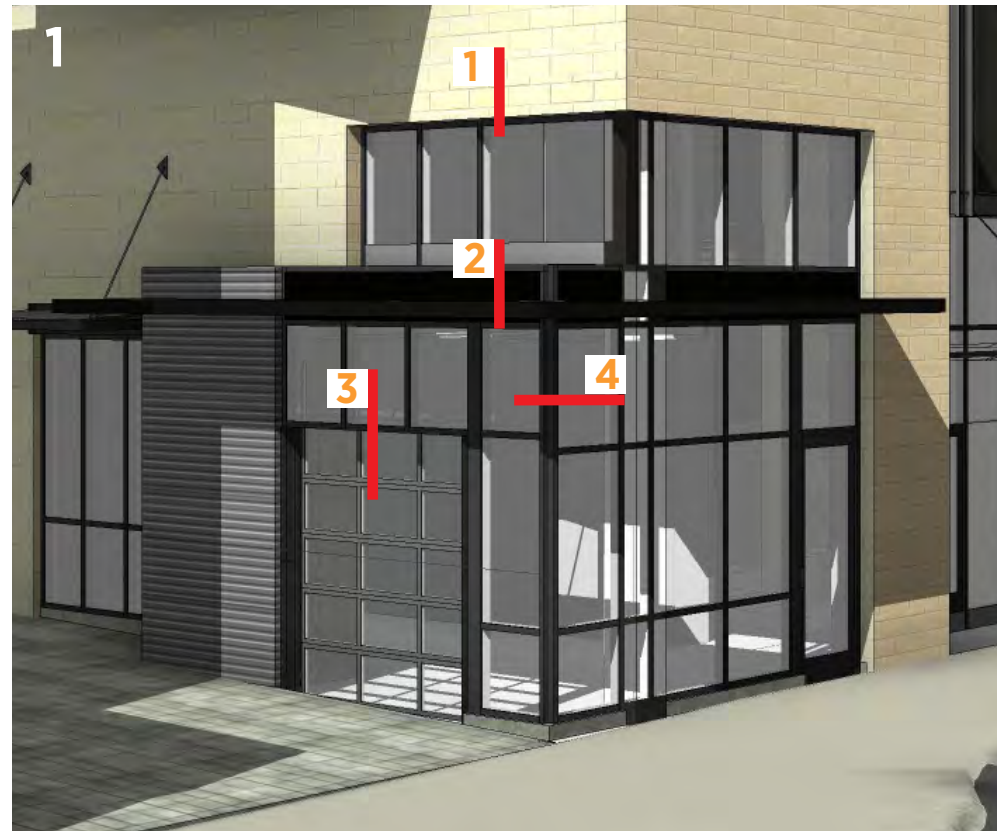
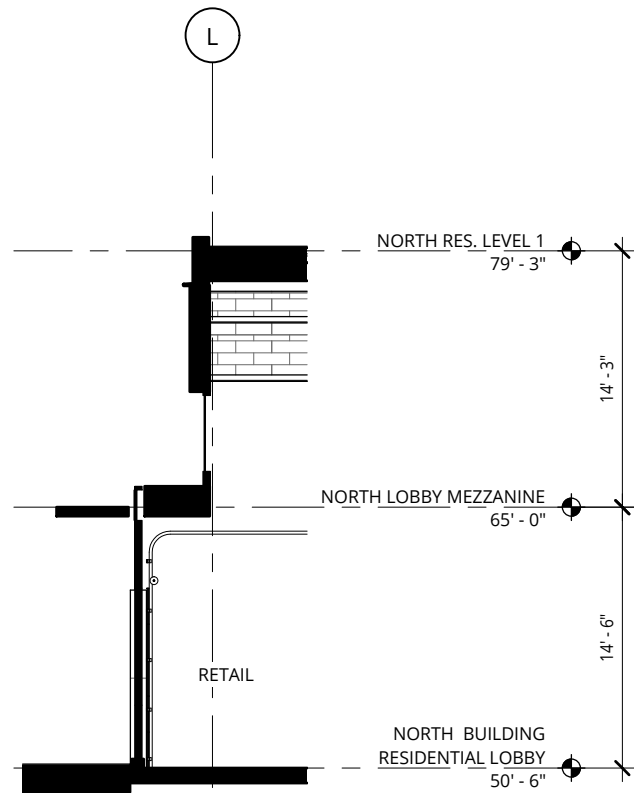
3 - Steel Lintel @ Storefront Head - 1" = 1'-0"



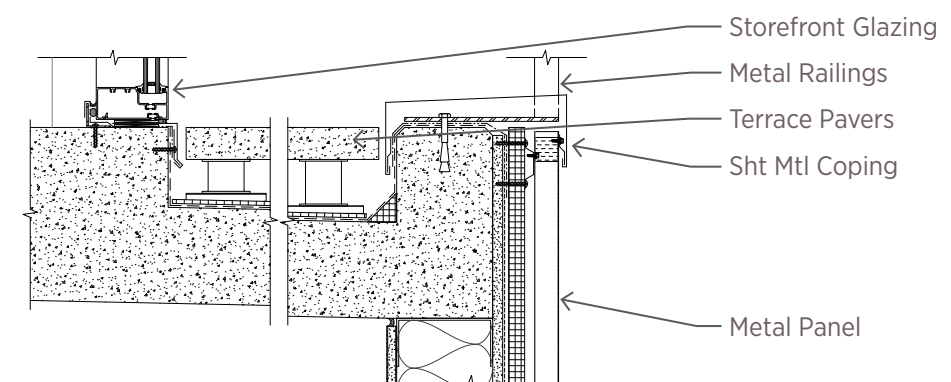
4 - Concrete Curb @ Storefront Sill - 1" = 1'-0"

C.91 Enlarged Section / Details - North Micro Retail 1 and 2

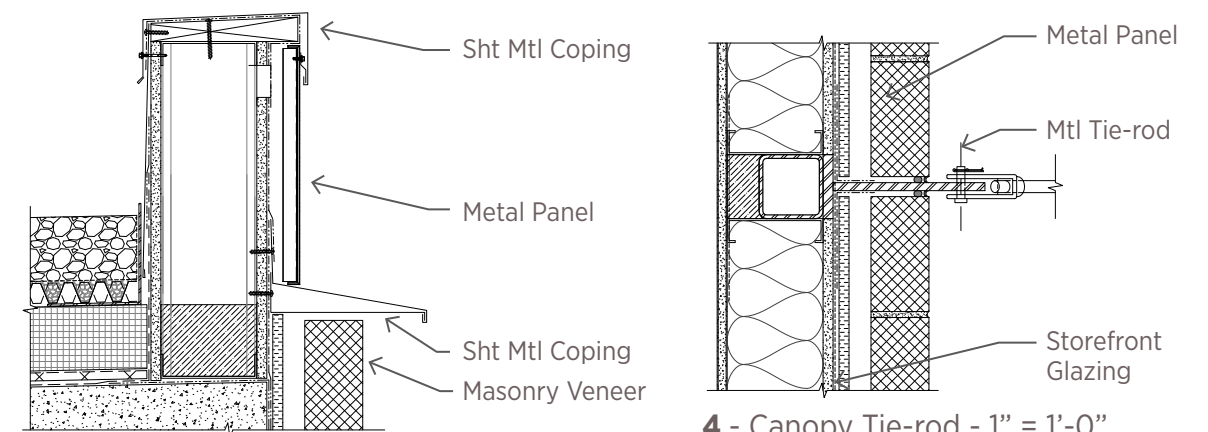
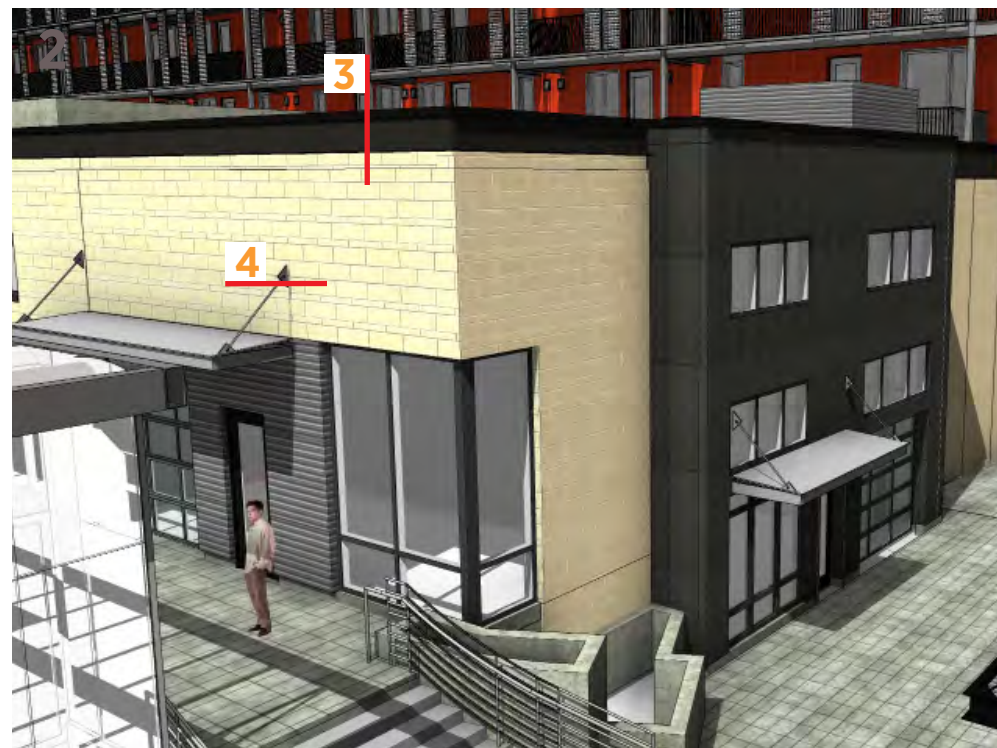
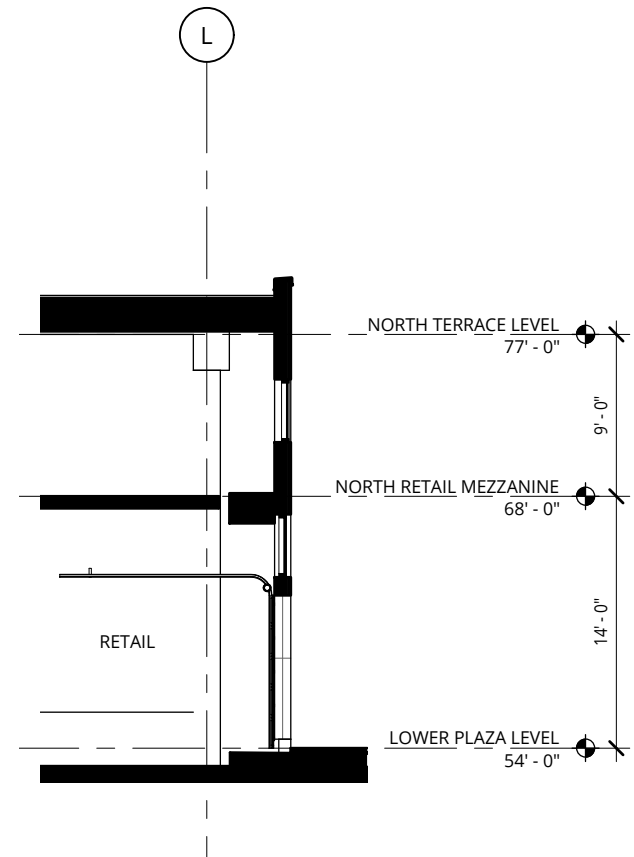
LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



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

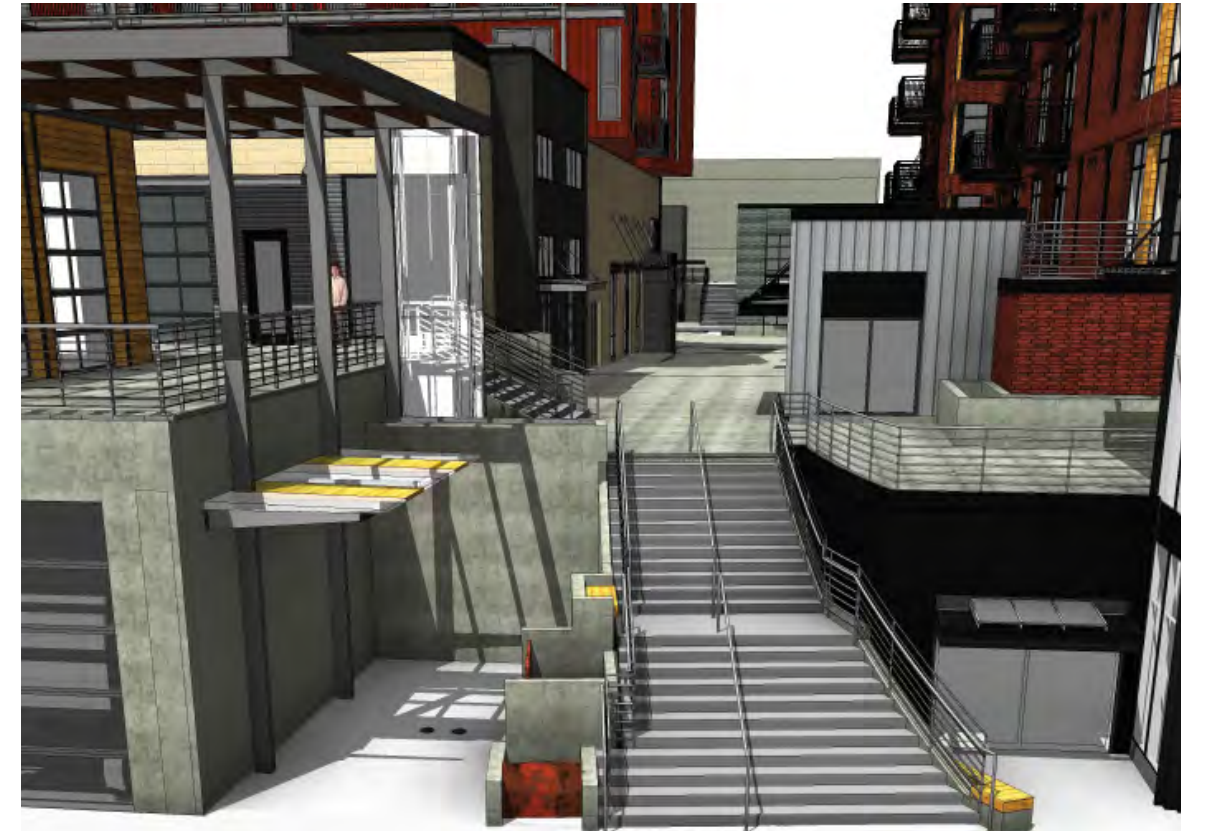
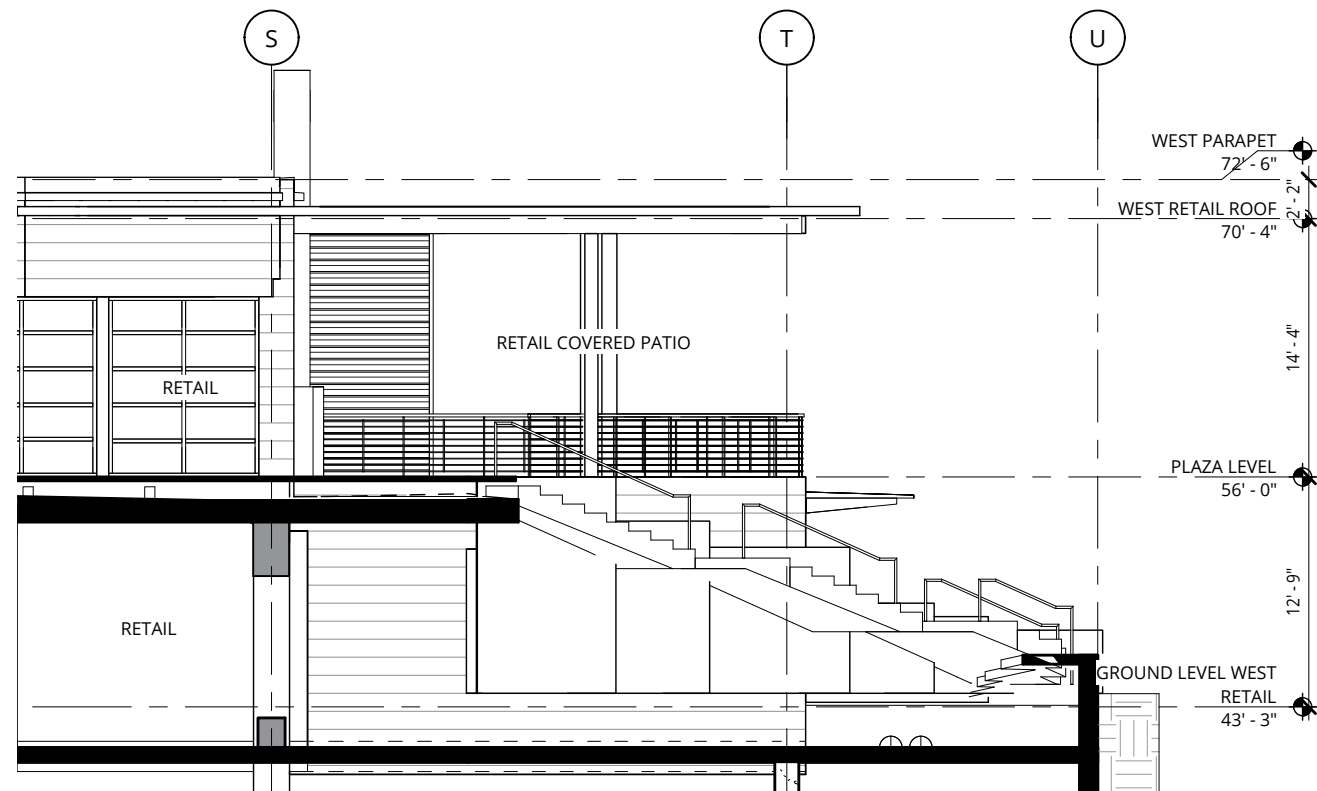
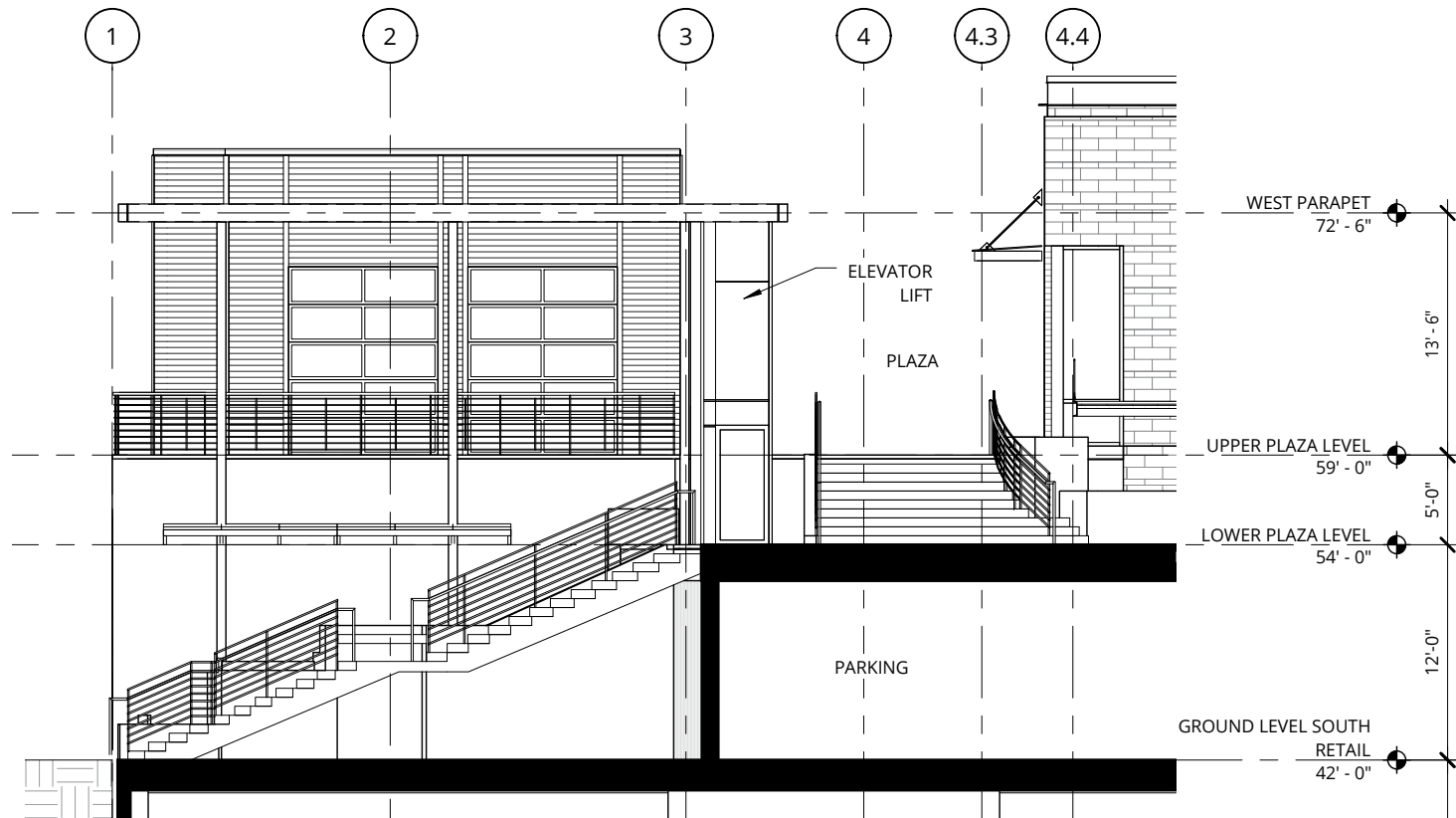


2 - Terrace @ Micro Retail - 1" = 1'-0"

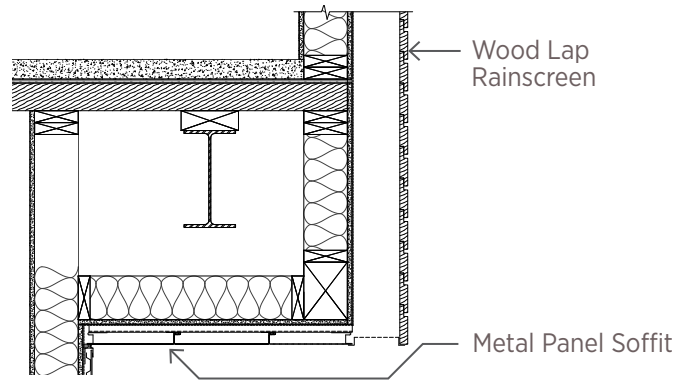


3 - Metal Panel @ Retail Frieze - 1/2" = 1'-0"

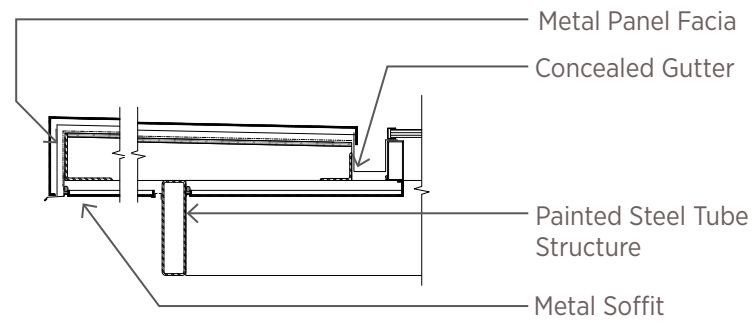
4 - Canopy Tie-rod - 1" = 1'-0"



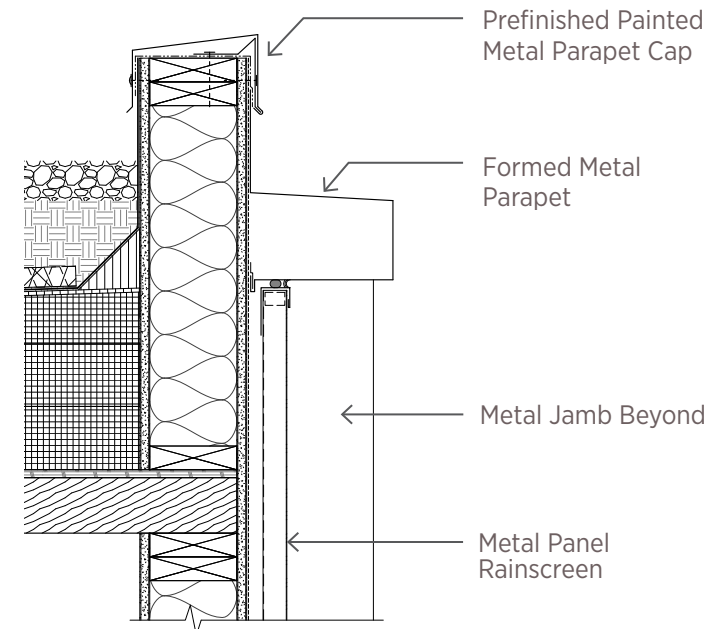
Area designated for permanent public art installation



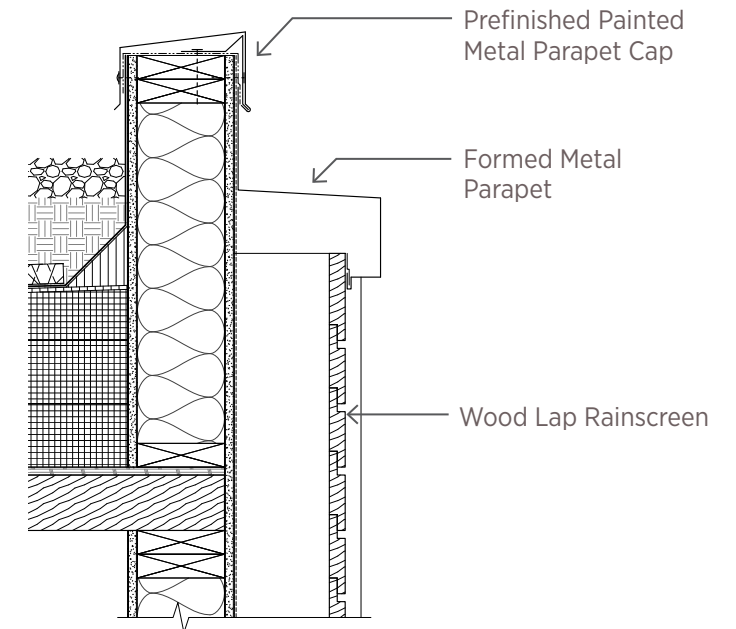
1 - Metal Soffit @ Ground Level Retail - 1/2" = 1'-0"



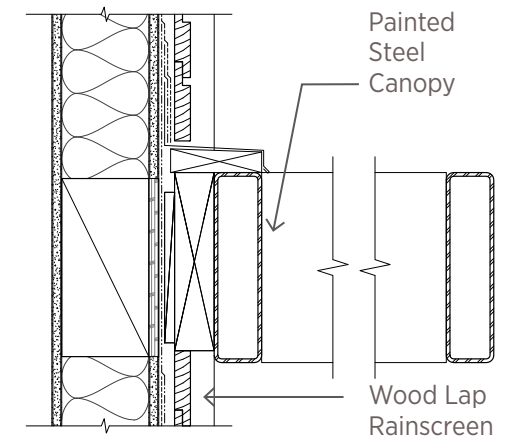
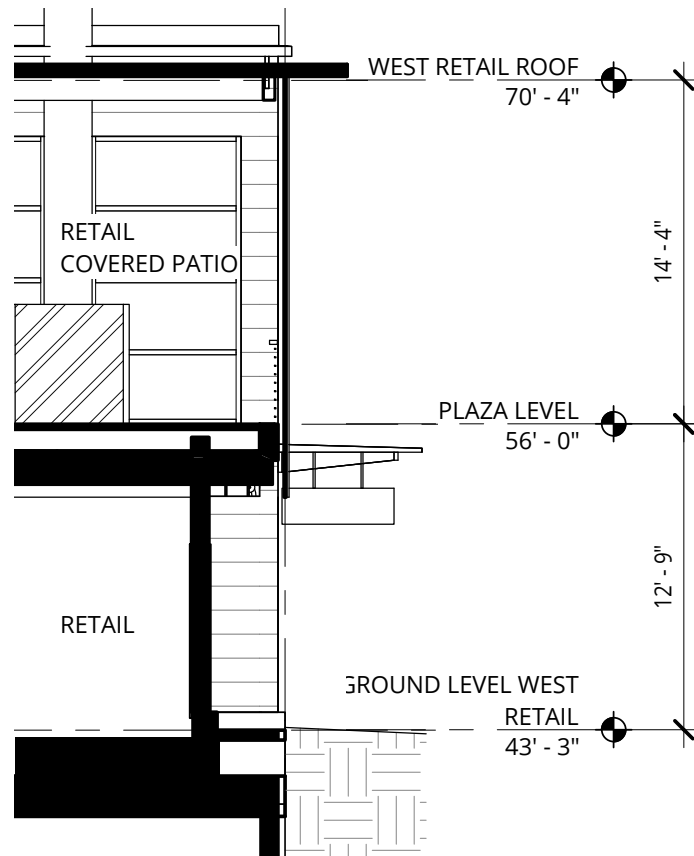
2 - Fascia @ Trellis - 1/2" = 1'-0"



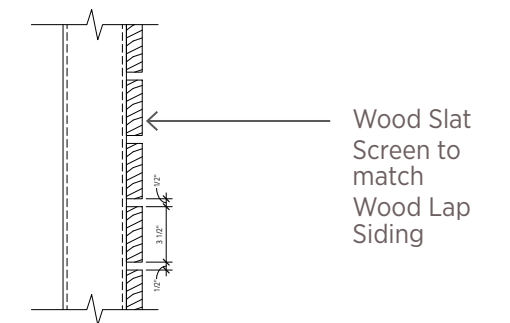
3 - Parapet @ Metal Siding - 1" = 1'-0"



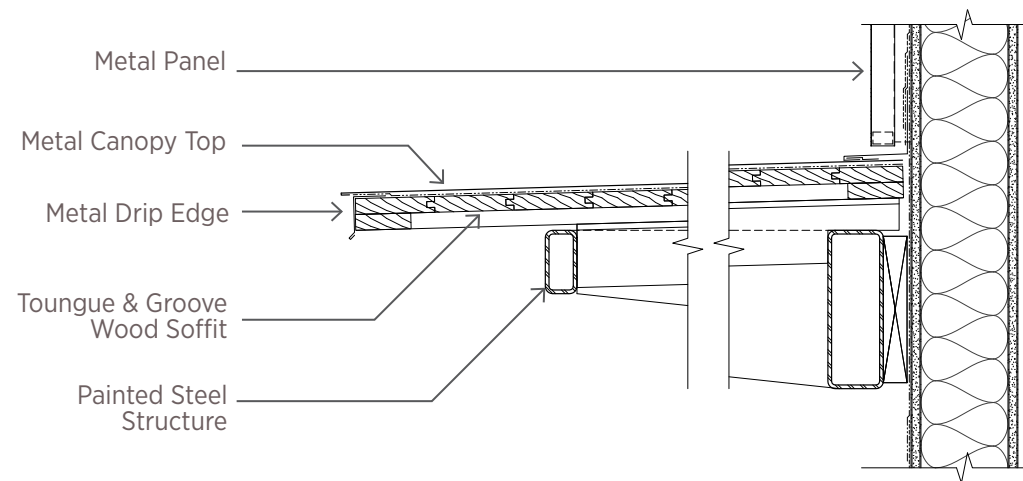
4 - Parapet @ Wood Siding - 1" = 1'-0"



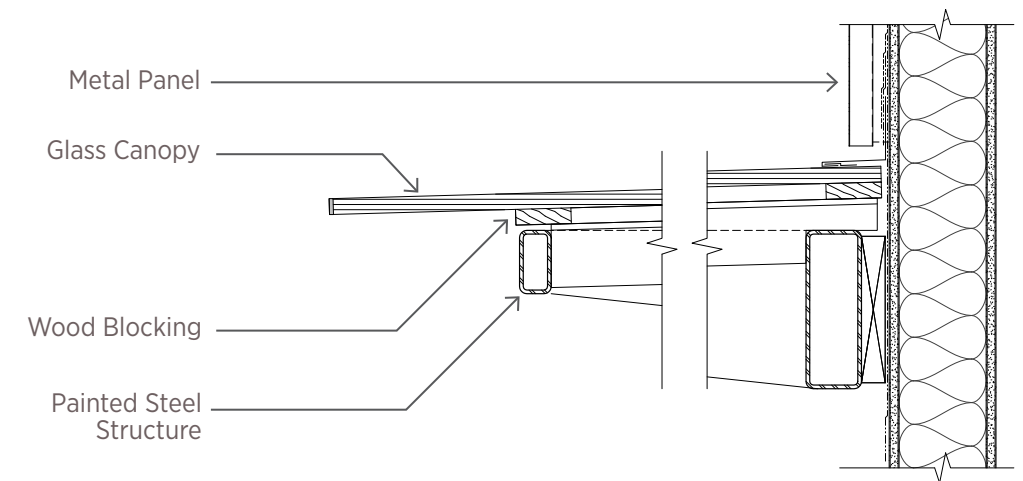
5 - Trellis at Wall - 1" = 1'-0"



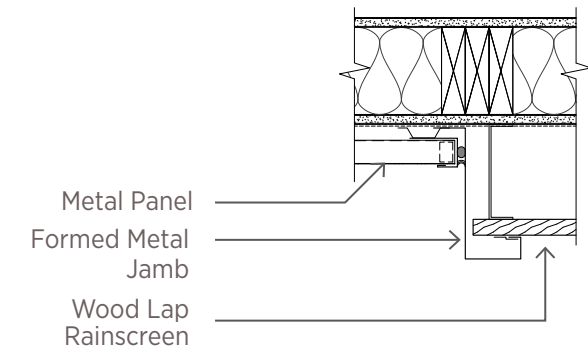
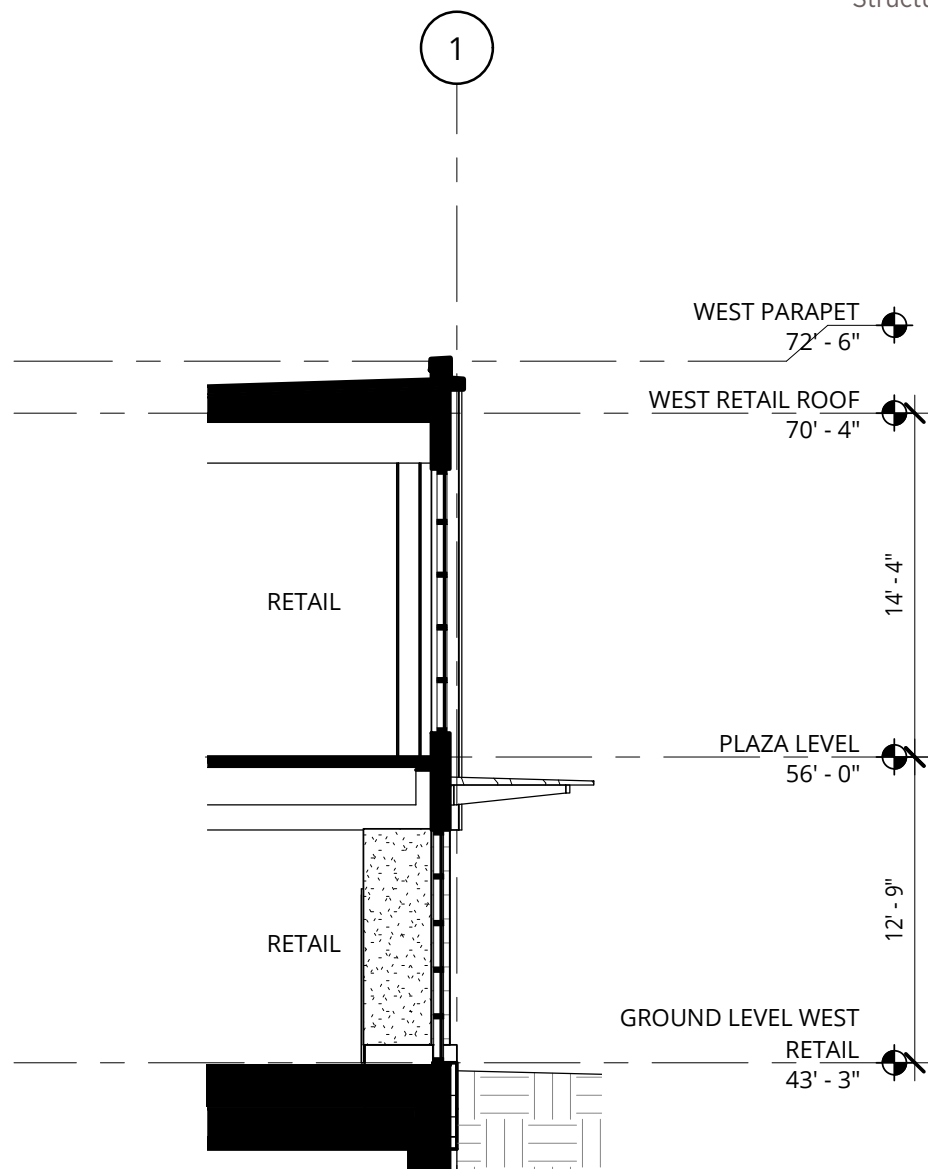
6 - Wood Screen @ Deck - 1" = 1'-0"



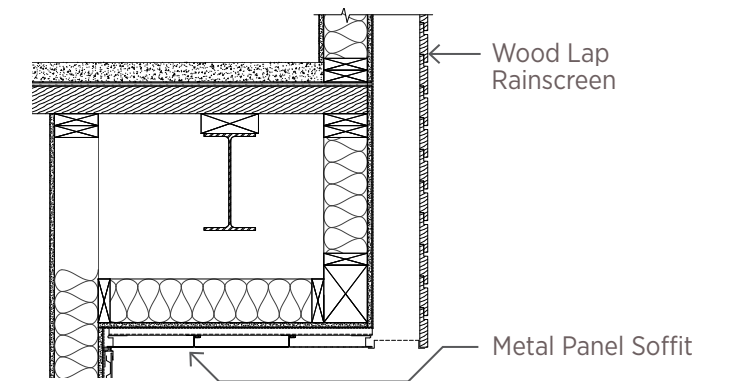
1 - Canopy (Wood) at Retail - 1" = 1'-0"



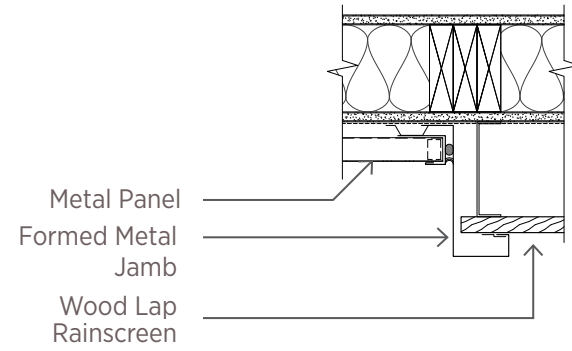
2 - Canopy (Glass) at Retail - 1" = 1'-0"



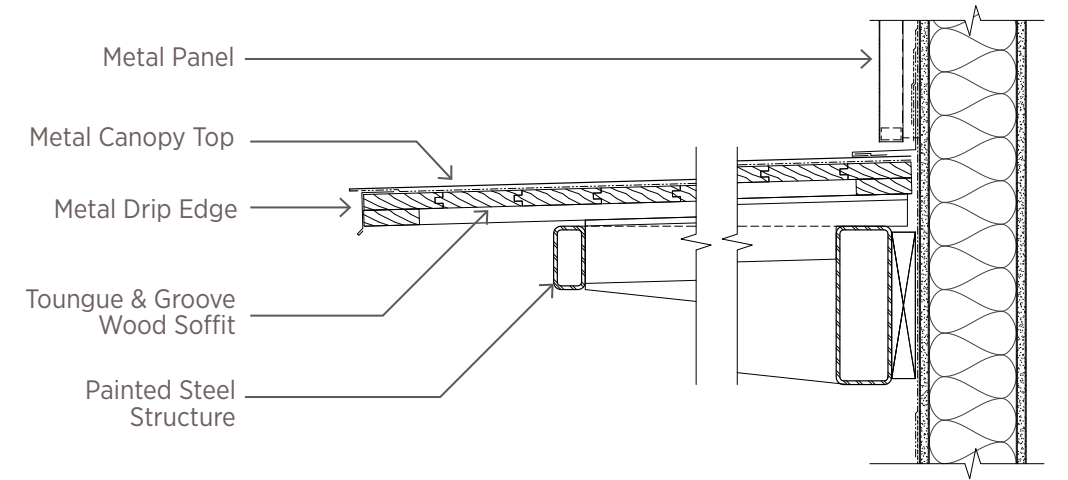
3 - Metal Jamb @ Wood Siding - 1" = 1'-0"



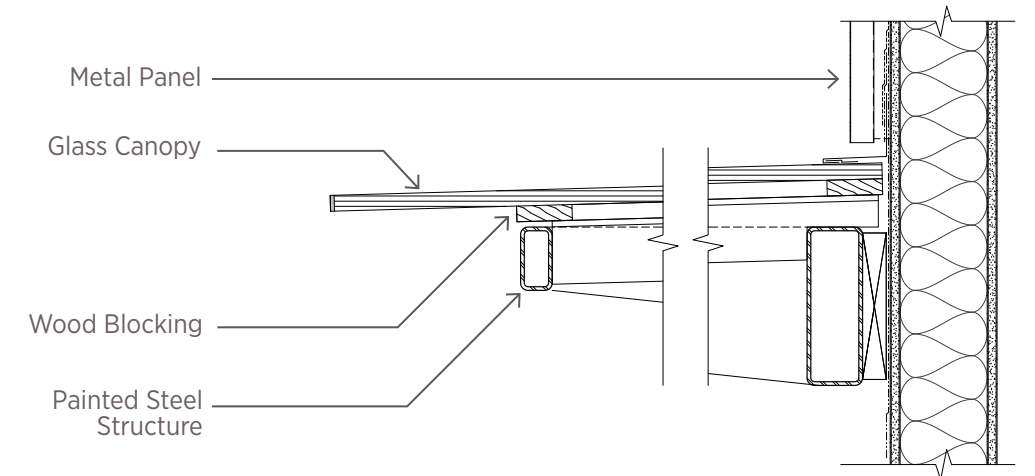
4 - Metal Soffit @ Ground Level Retail - 1/2" = 1'-0"



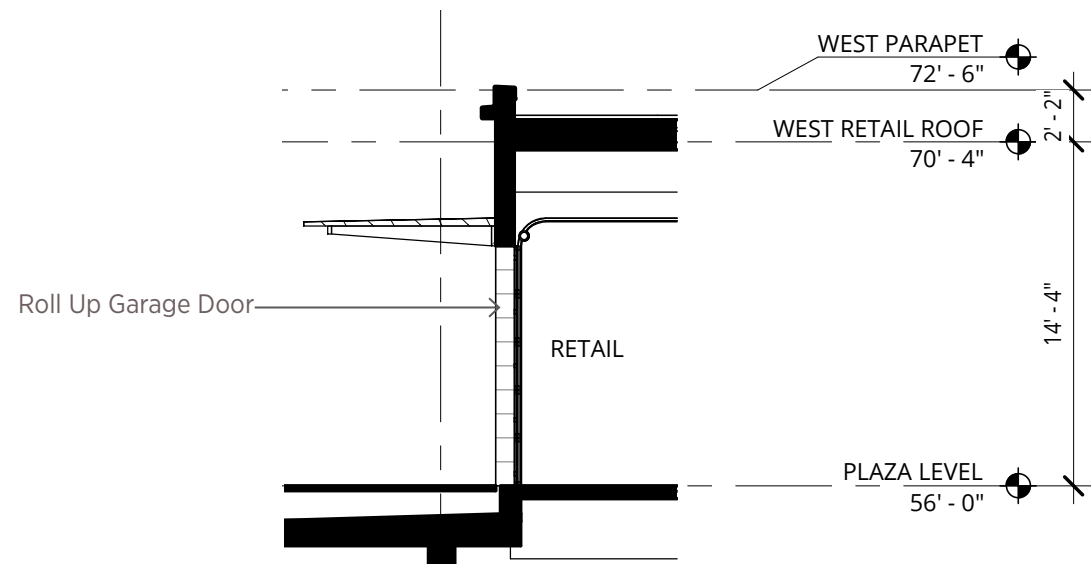
1 - Metal Jamb @ Wood Siding - 1" = 1'-0"



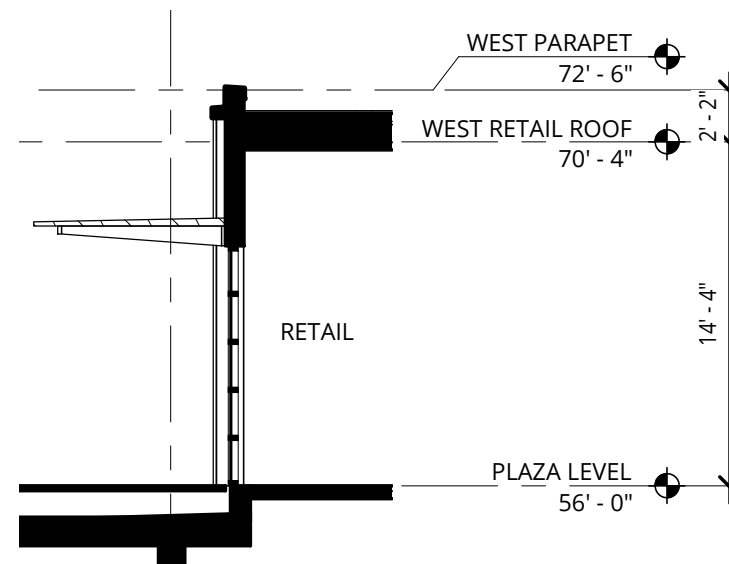
2 - Canopy (Wood) at Retail - 1" = 1'-0"



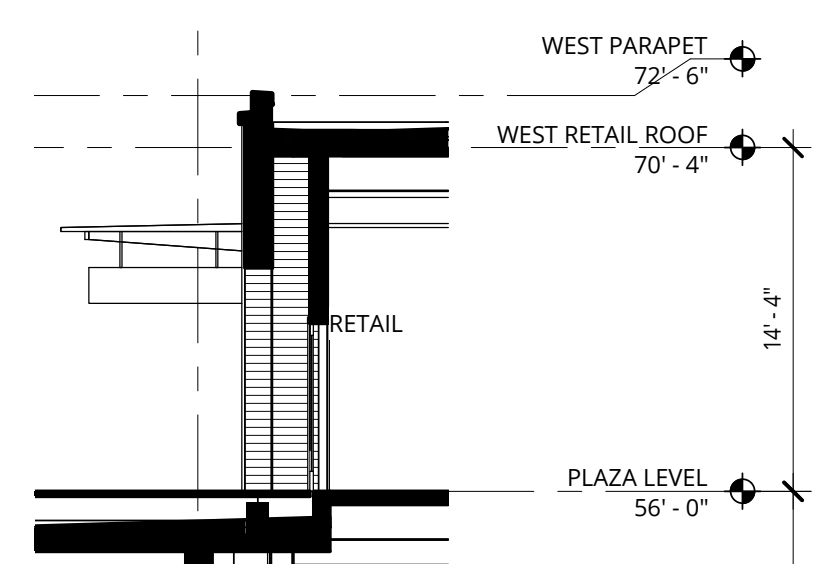
3 - Canopy (Glass) at Retail - 1" = 1'-0"



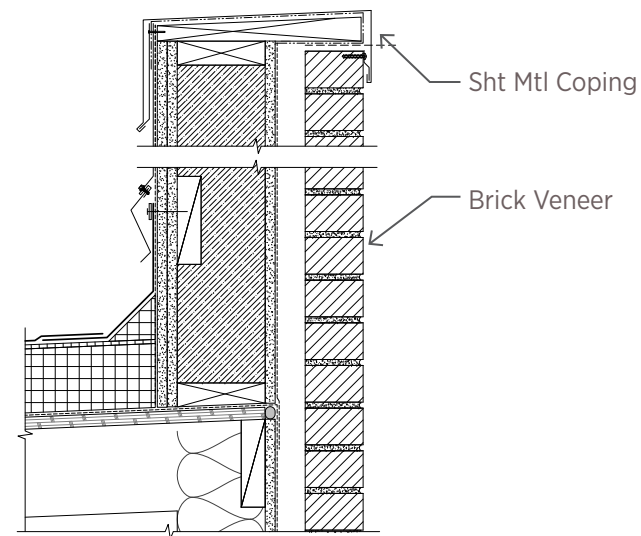
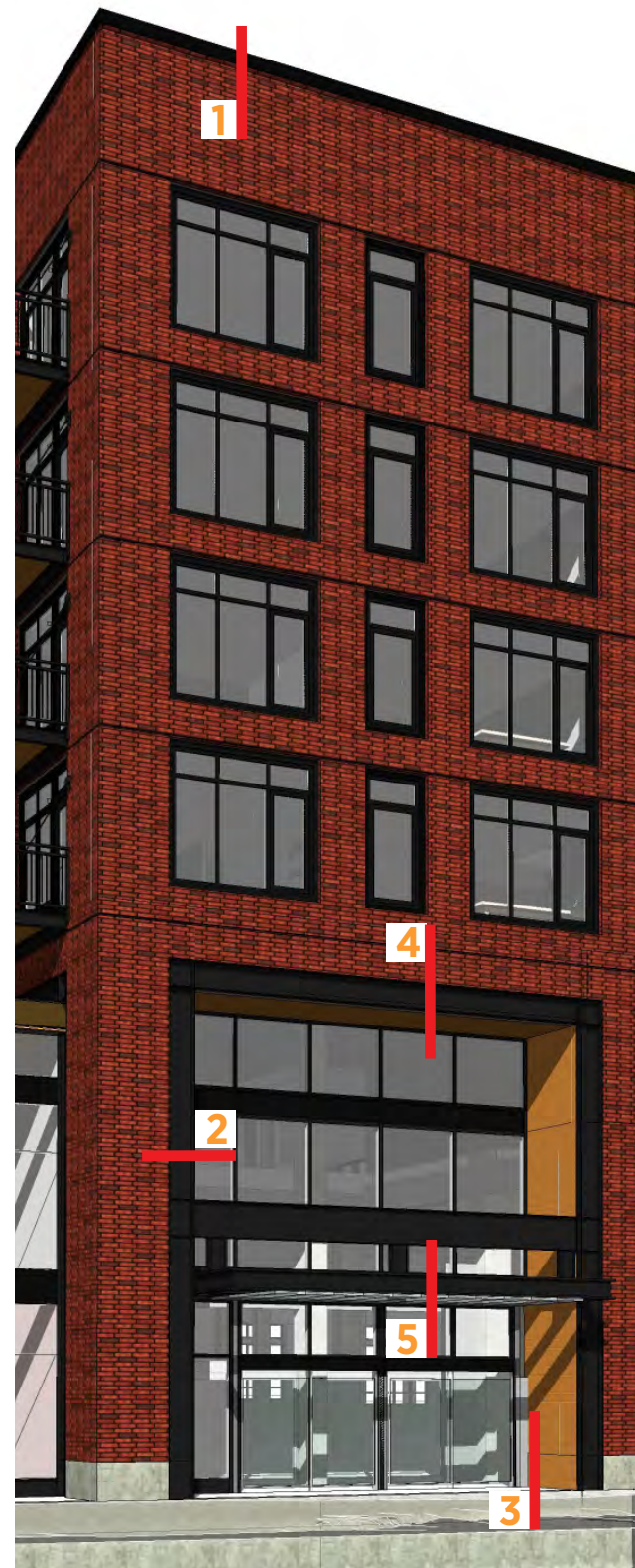
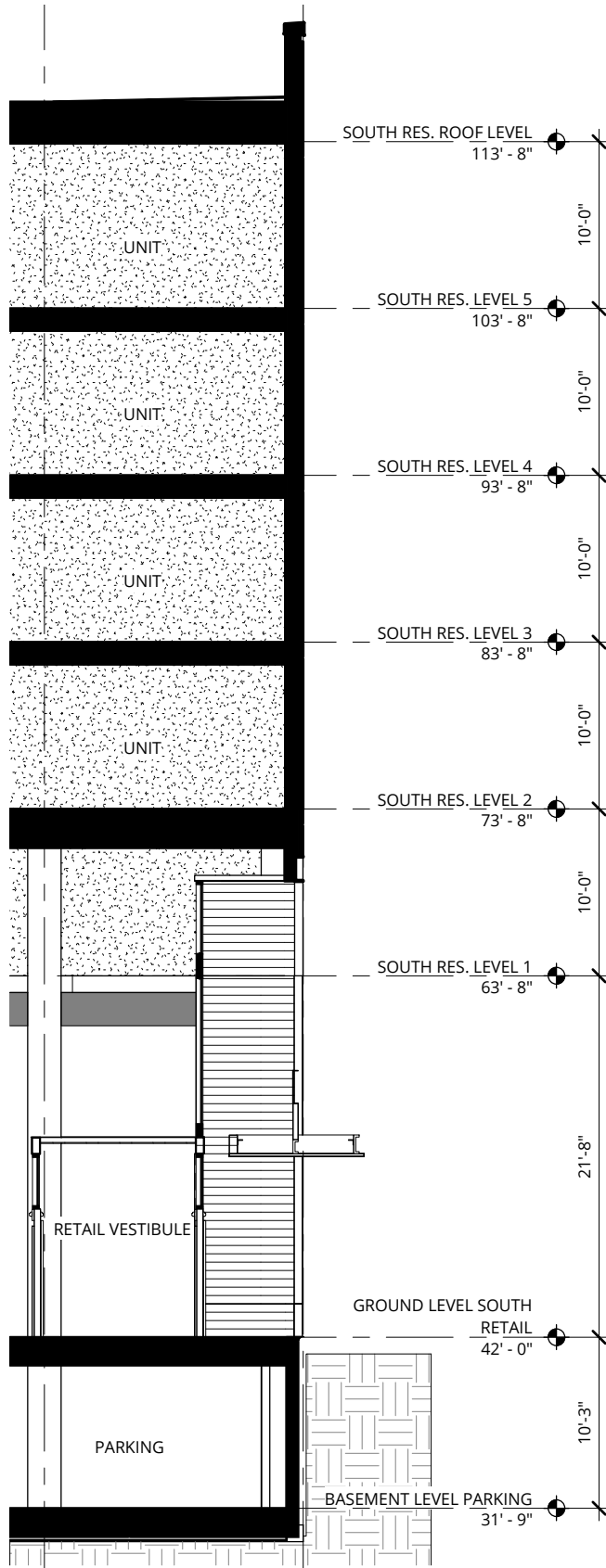
4 - Roll Up Garage Door / Glass



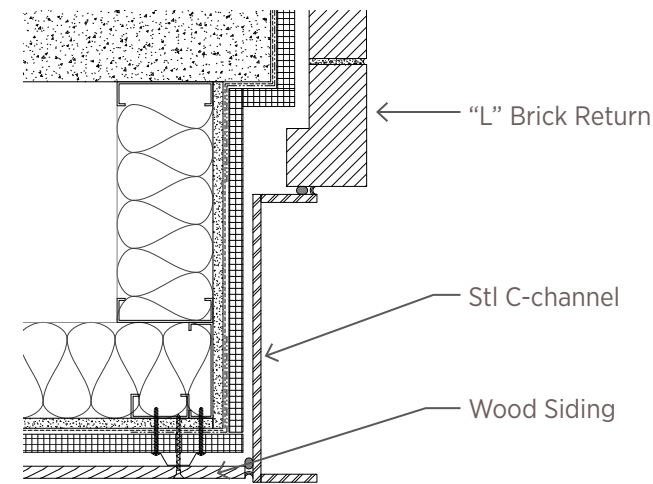
5 - Storefront Window System



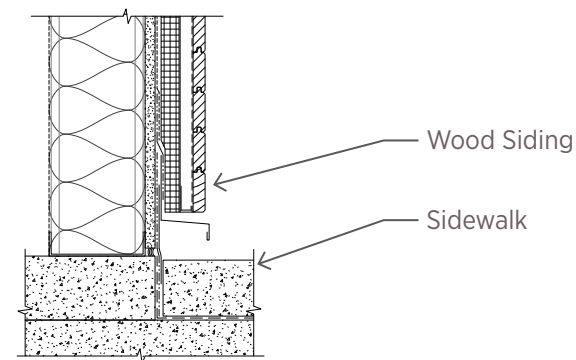
6 - Retail Entry Door



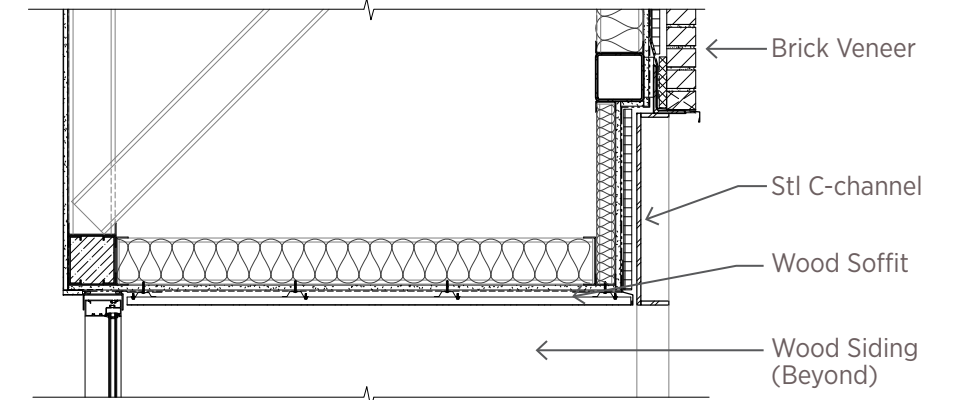
1 - Parapet @ Brick Veneer - 1" = 1'-0"



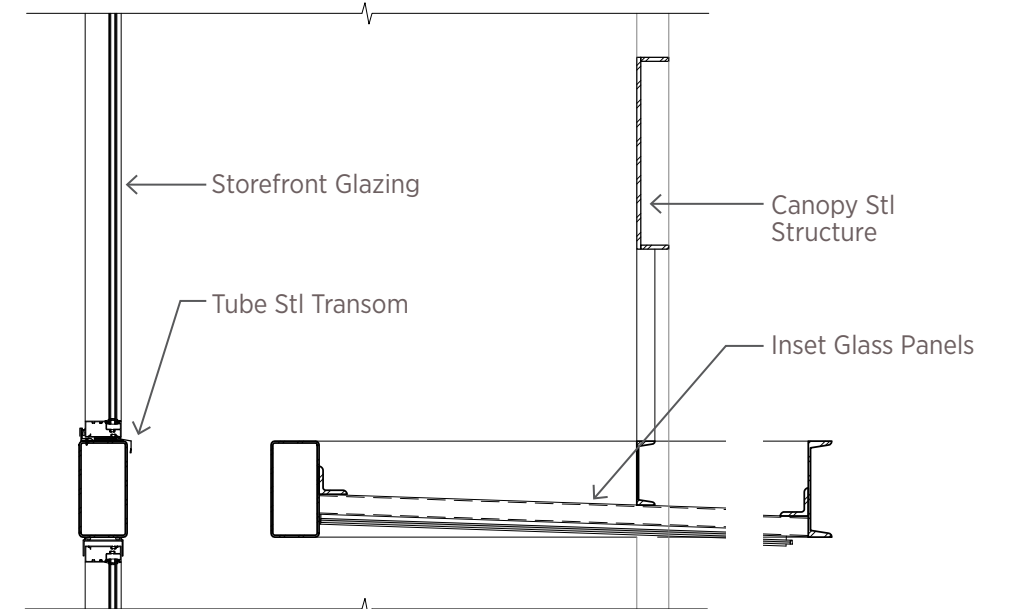
2 - Steel Column @ Retail Entry - 1" = 1'-0"



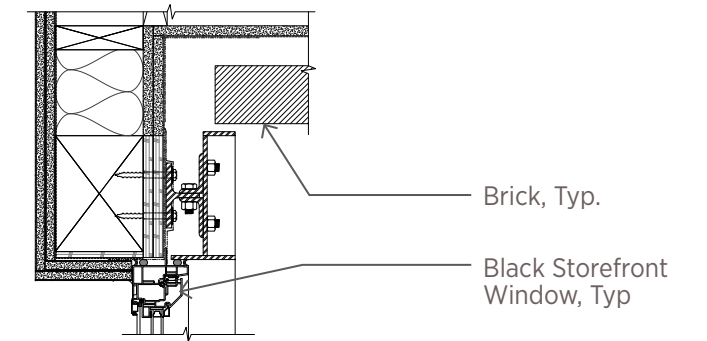
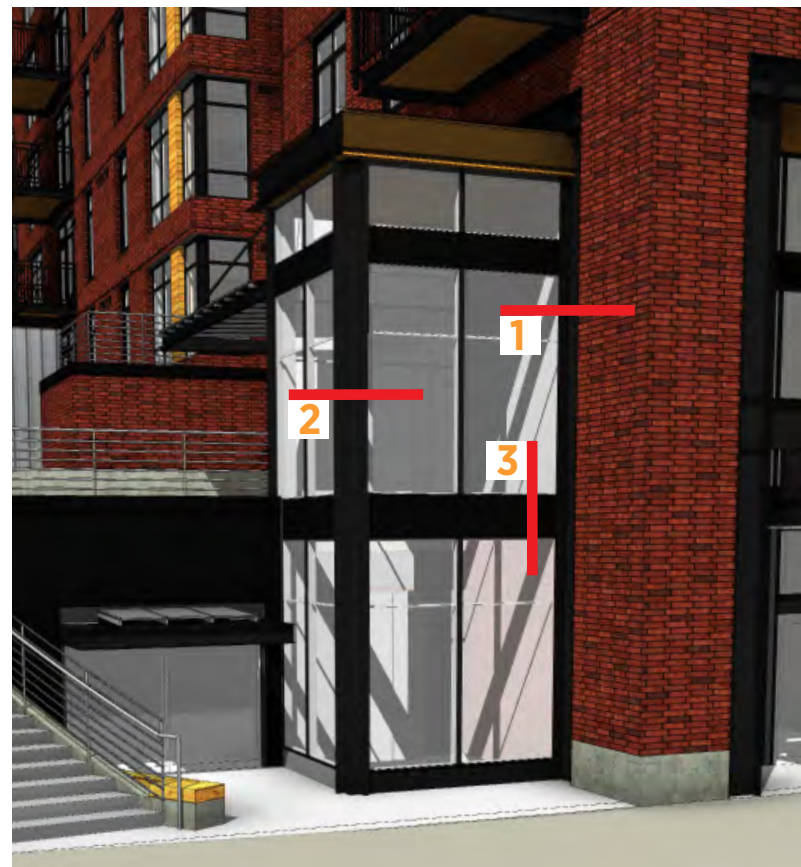
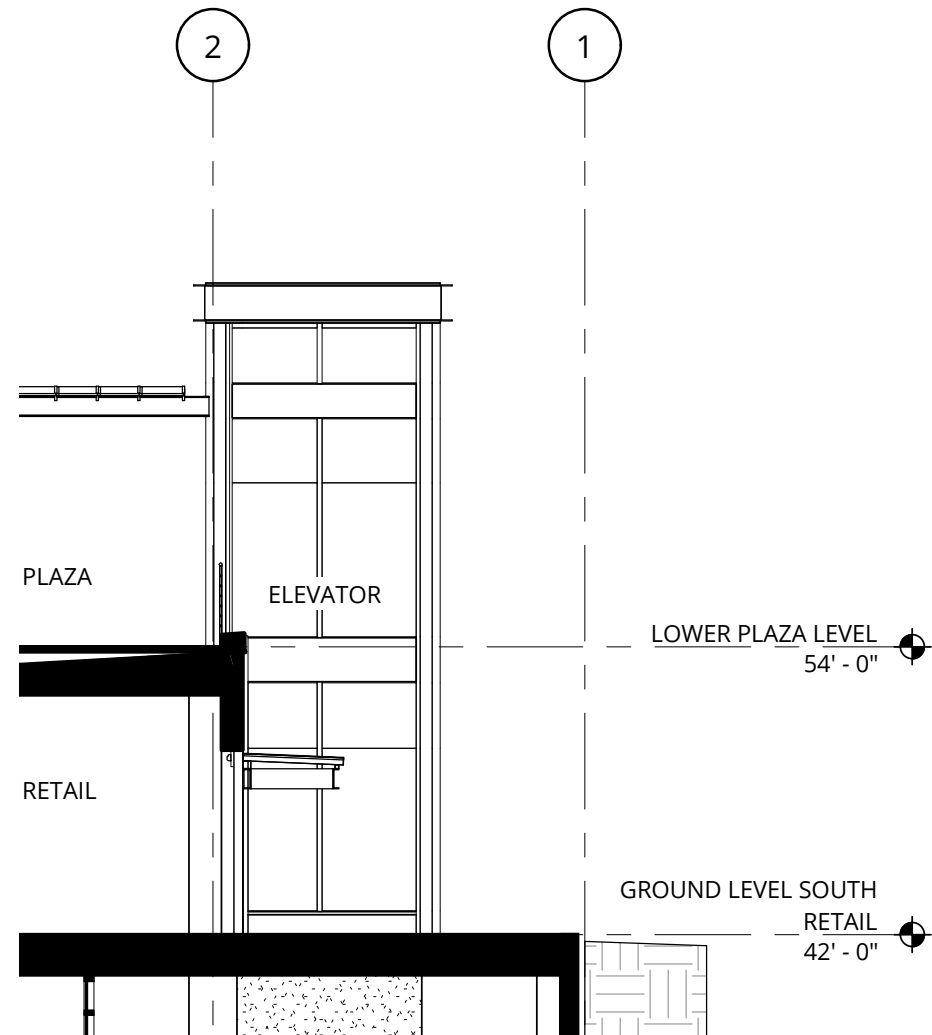
3 - Wood Paneling @ Grade - 1" = 1'-0"



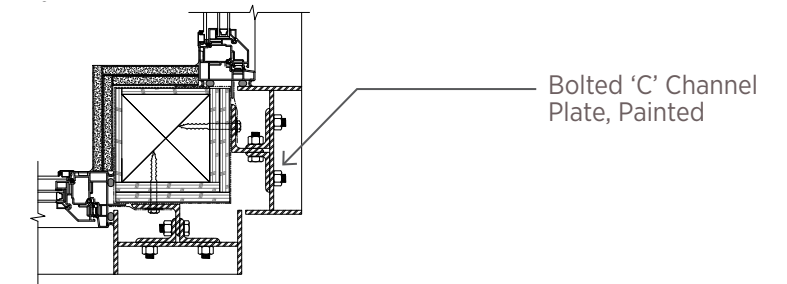
4 - Soffit @ Retail Entry - 1/2" = 1'-0"



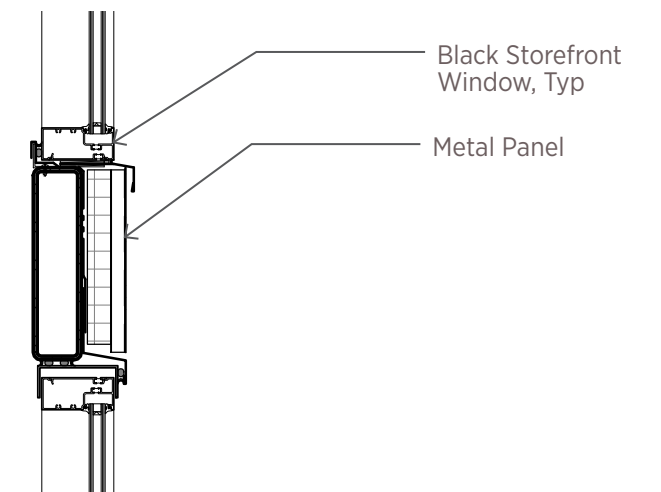
5 - Glass Canopy @ Retail Entry - 1/2" = 1'-0"



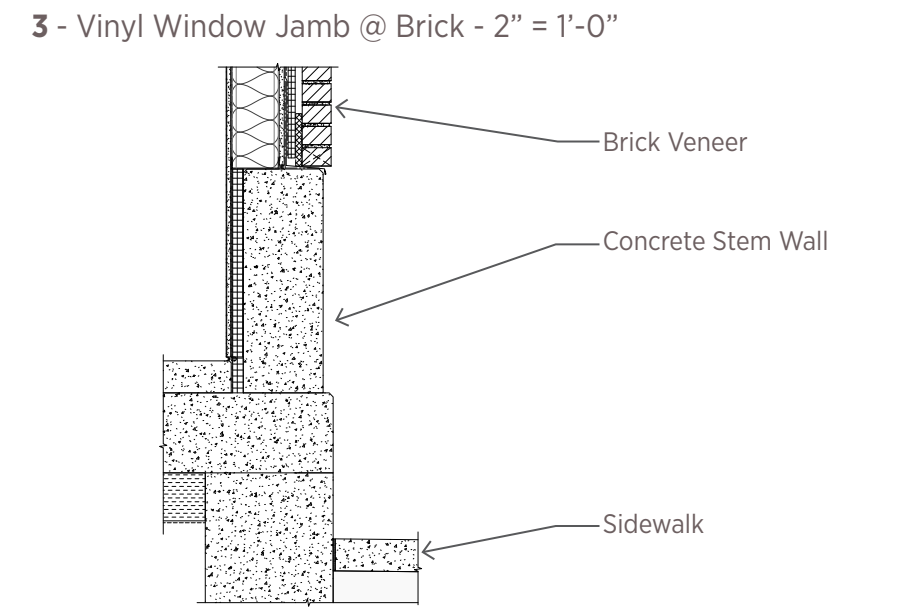
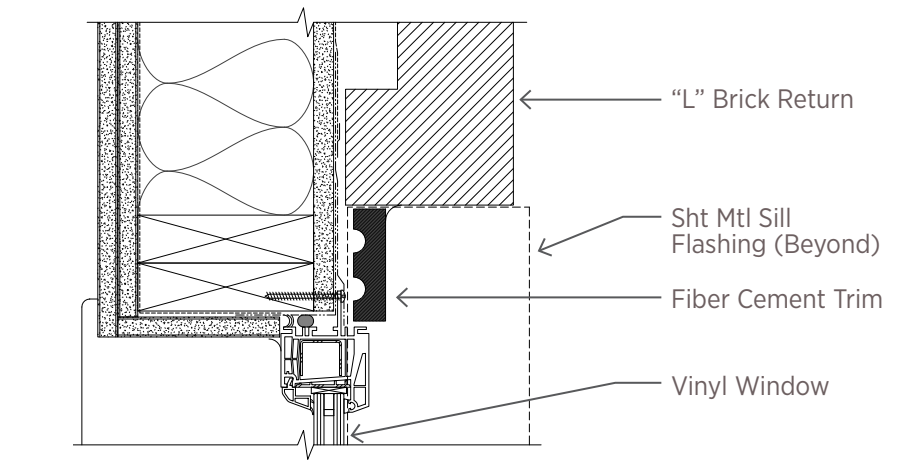
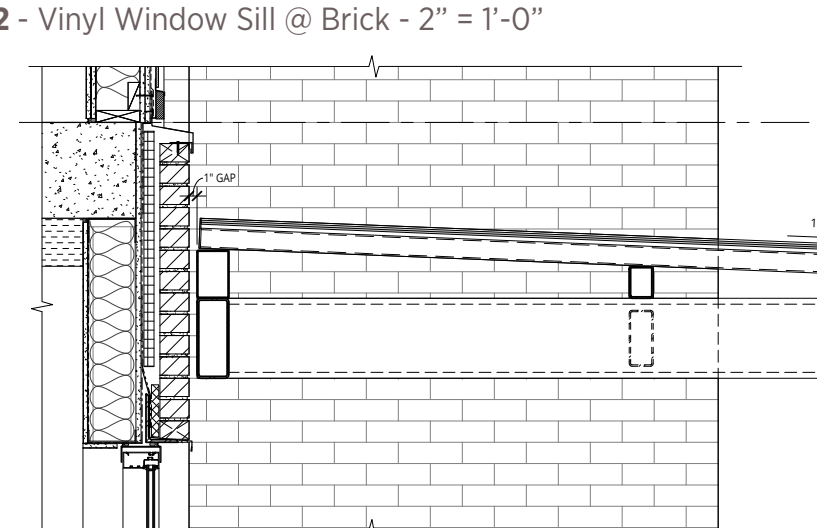
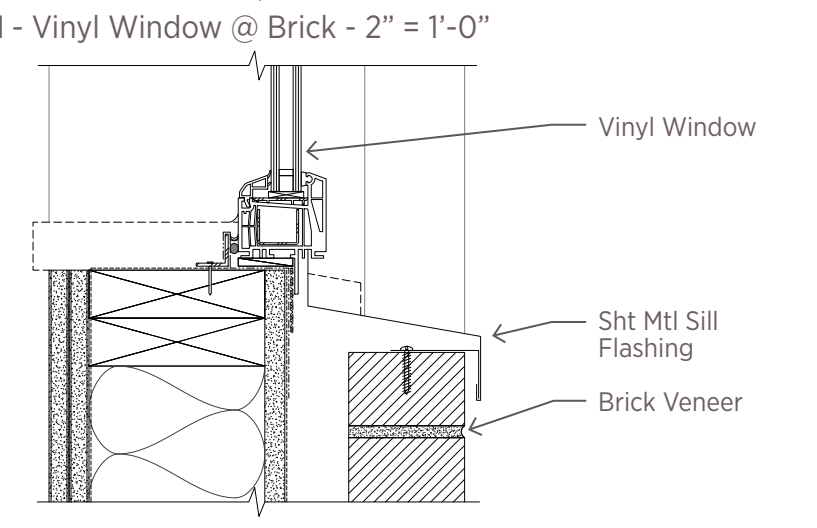
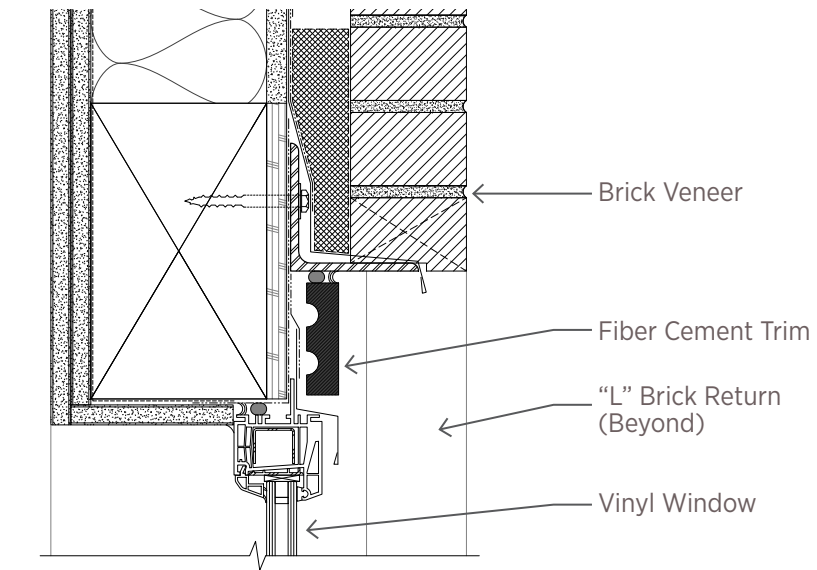
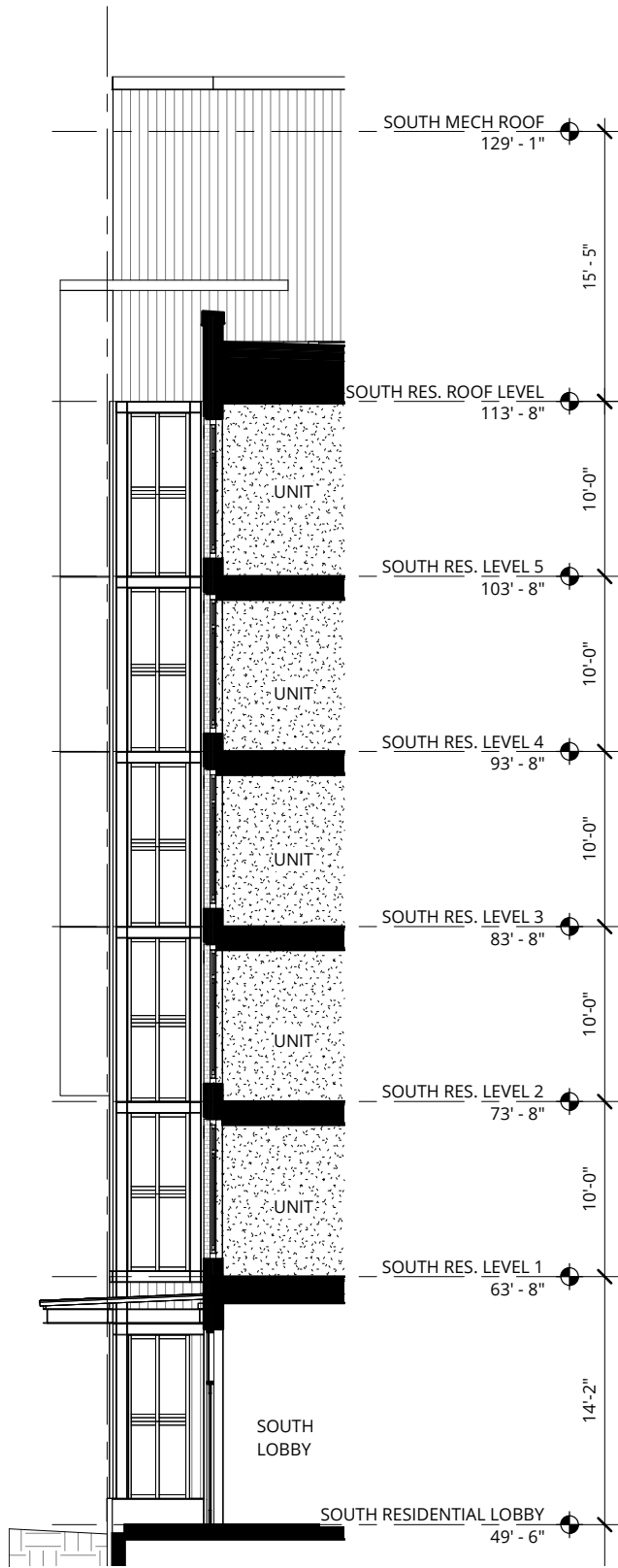
1 - 'C' Channel @ Brick - 1" = 1'-0"

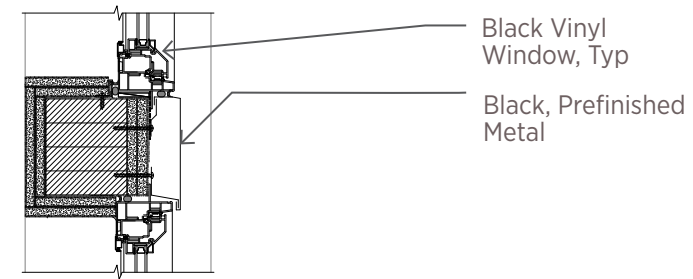
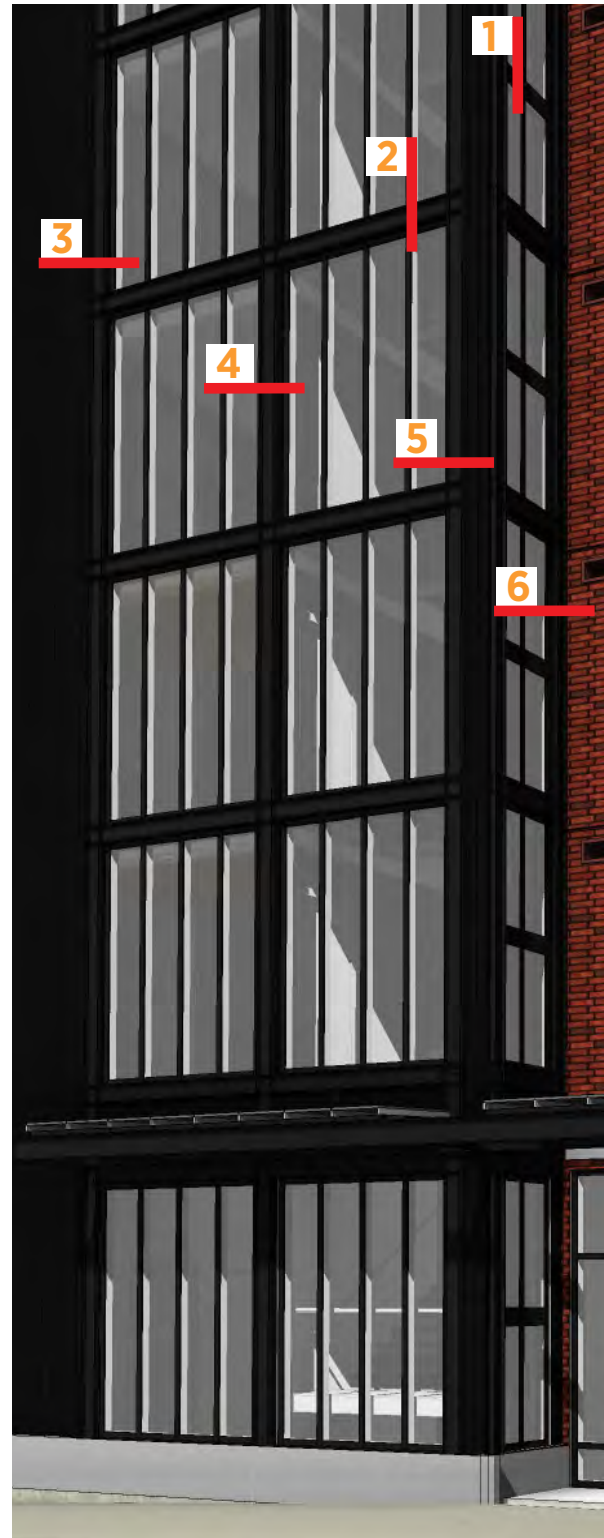
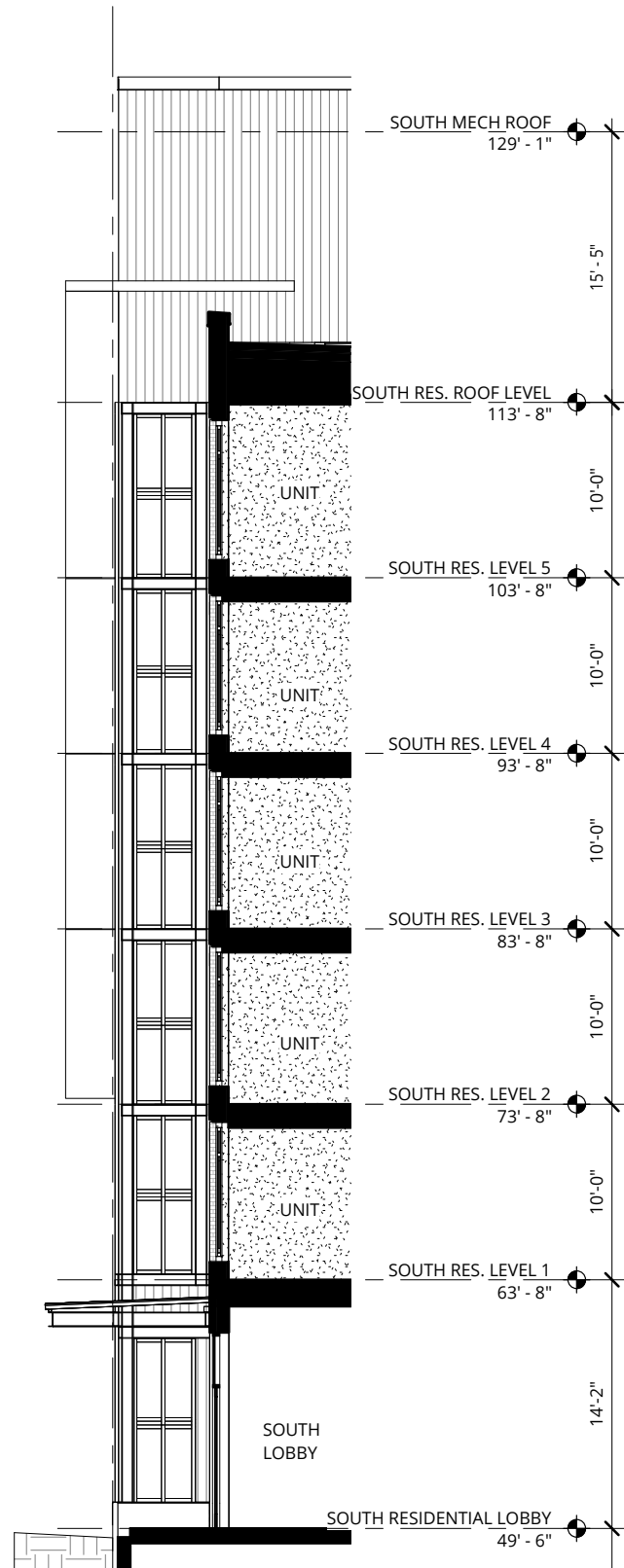


2 - Corner @ 'C' Channel - 1" = 1'-0"

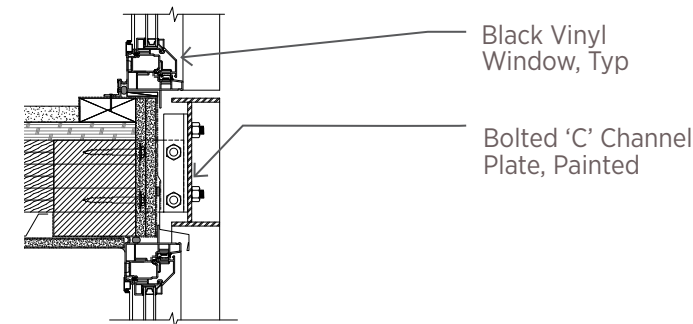


3 - Storefront Sill/Head @ Elevator - 1" = 1'-0"

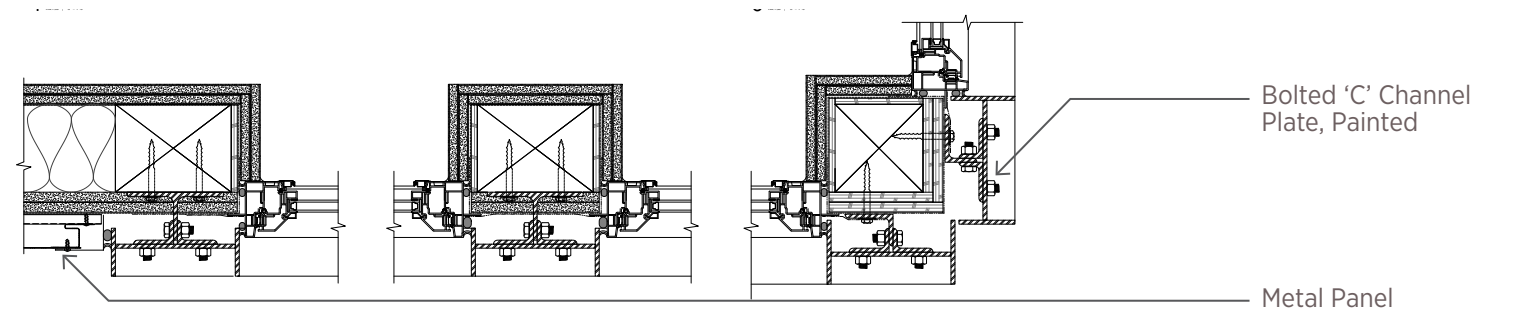
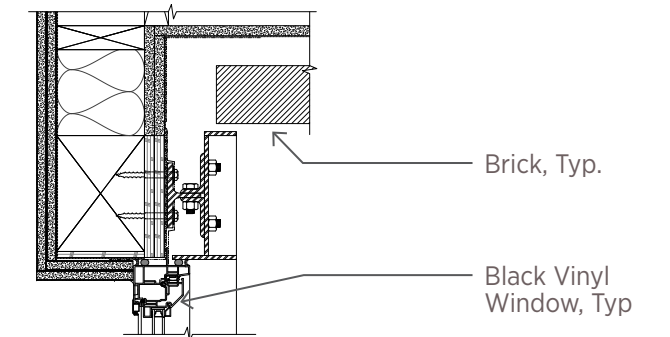




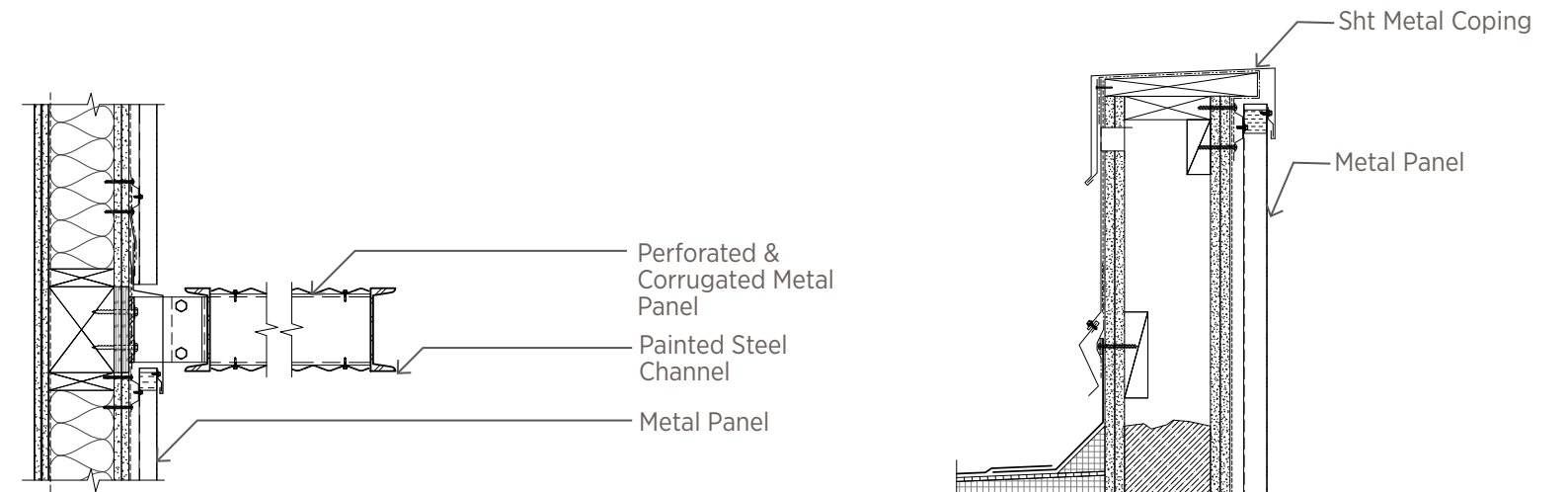
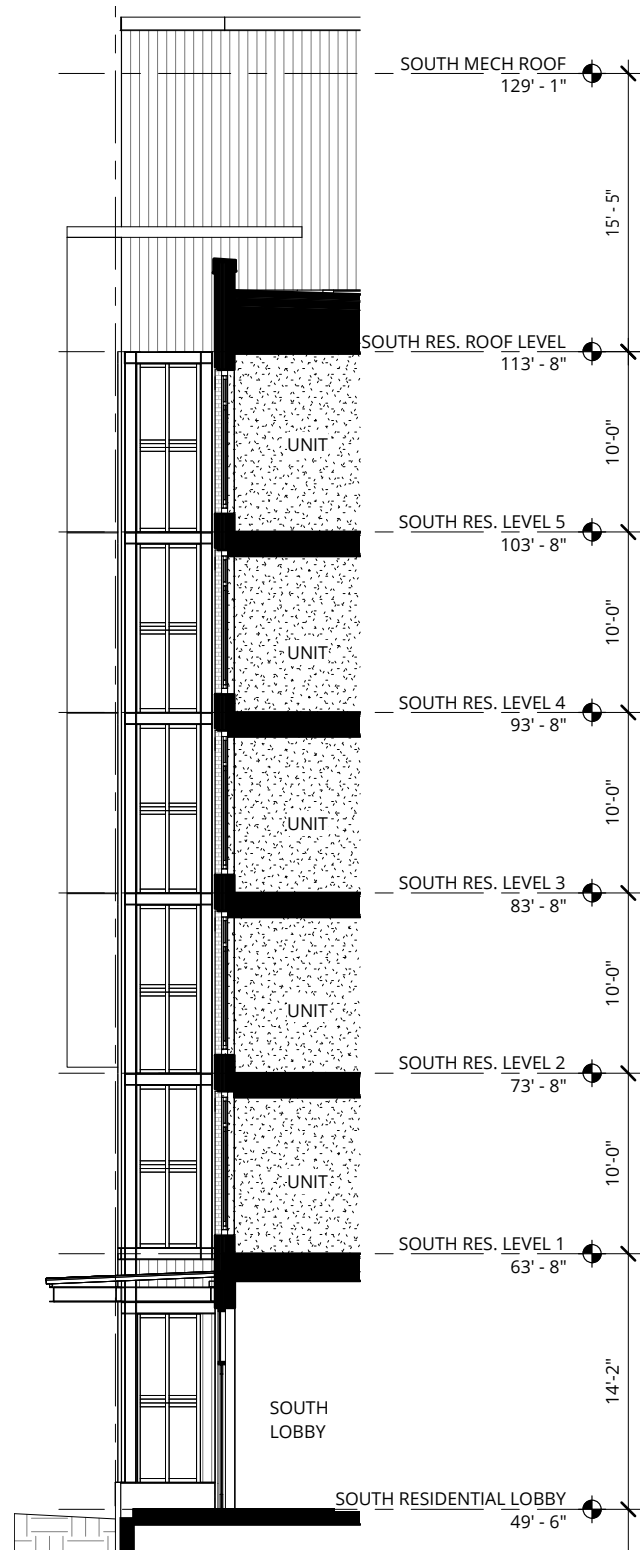
1 - Storefront Window Transom @ Residential Entry - 3" = 1'-0"



2 - Storefront Window Head @ Floor / Residential Entry - 3" = 1'-0"

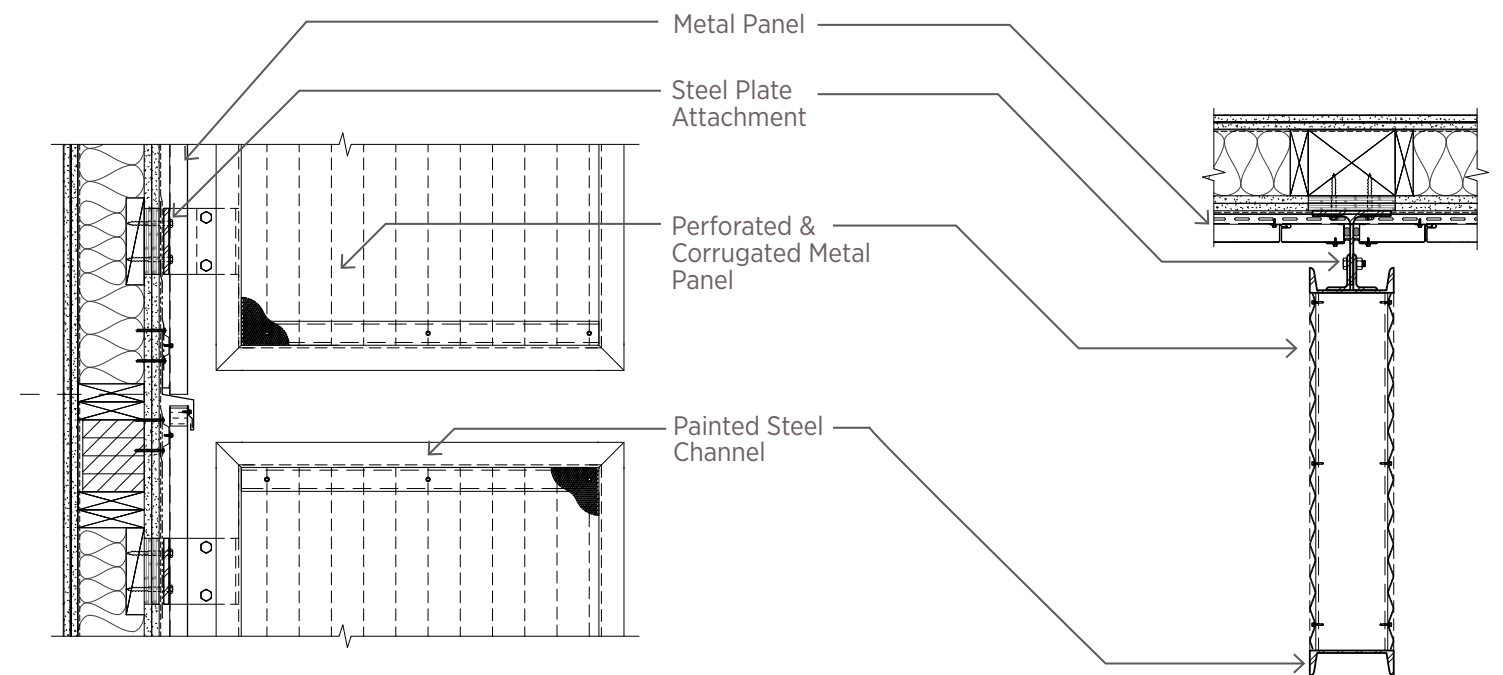


3 / 4 / 5 / 6 - Storefront Window Jambs @ 'C' Channel - 3" = 1'-0"



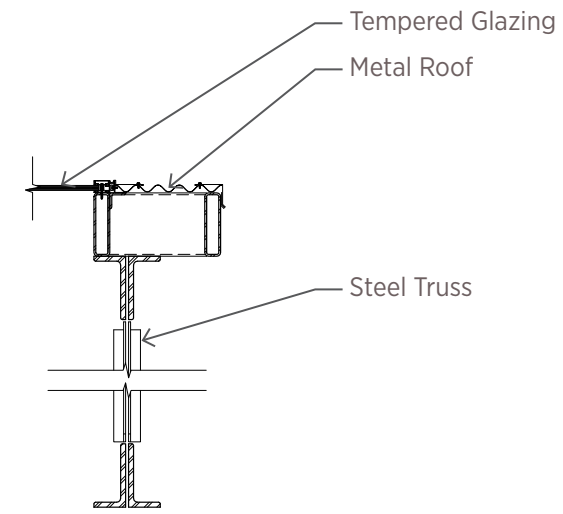
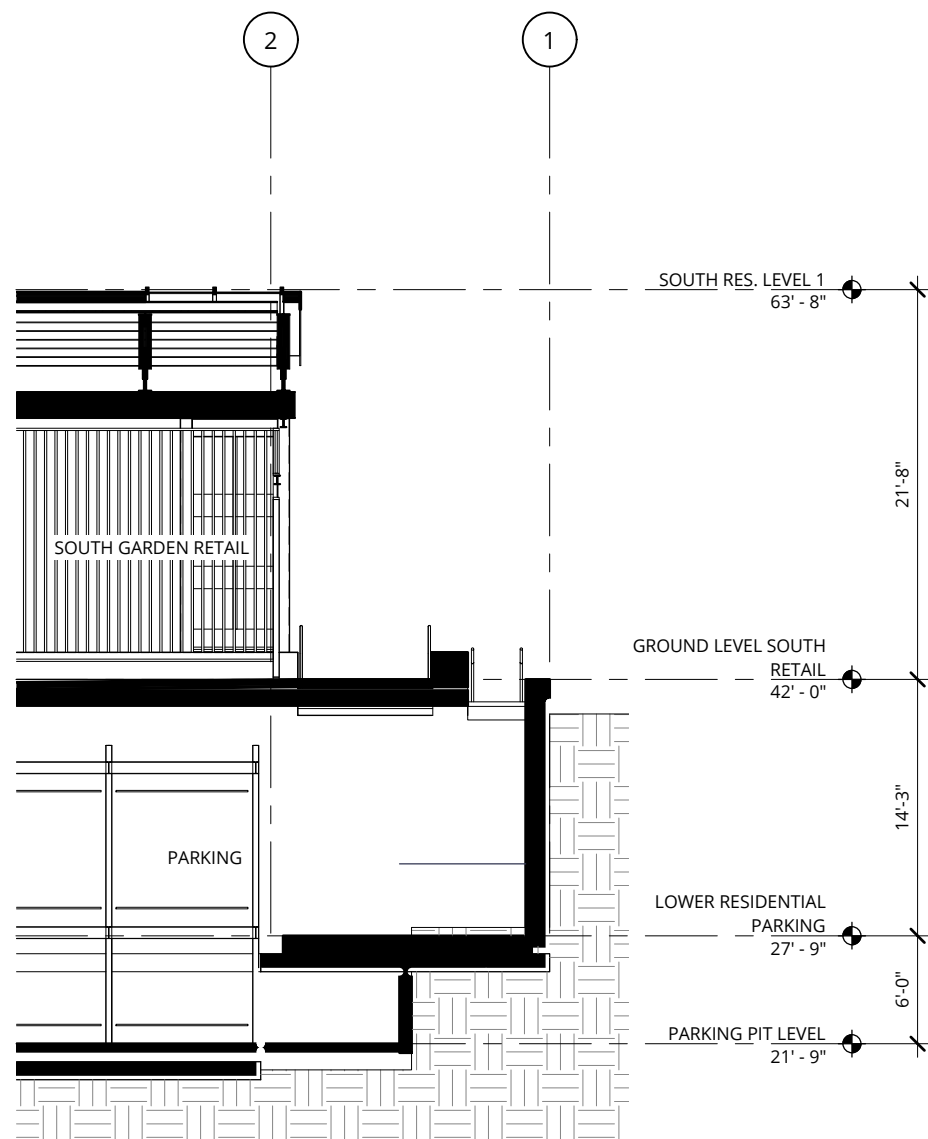
1 - Decorative Fin @ Residential Entry - 3" = 1'-0"

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

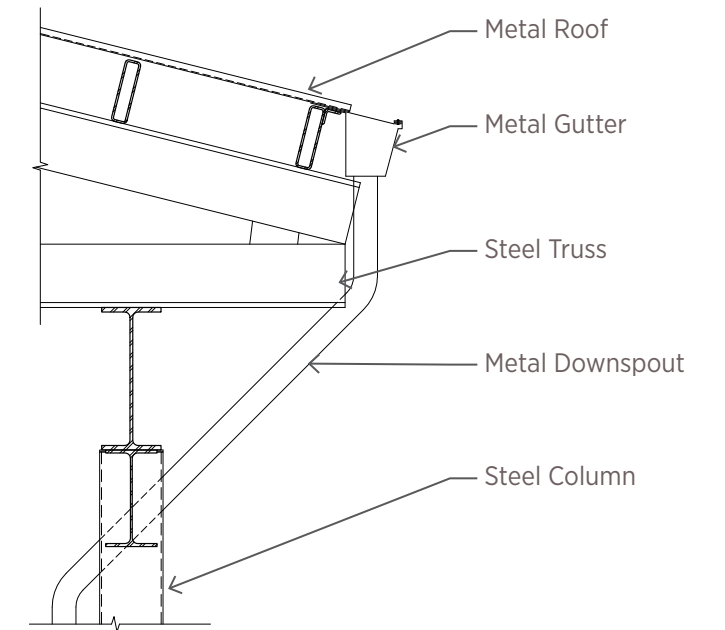


2 - Decorative Fin @ Residential Entry - 3" = 1'-0"

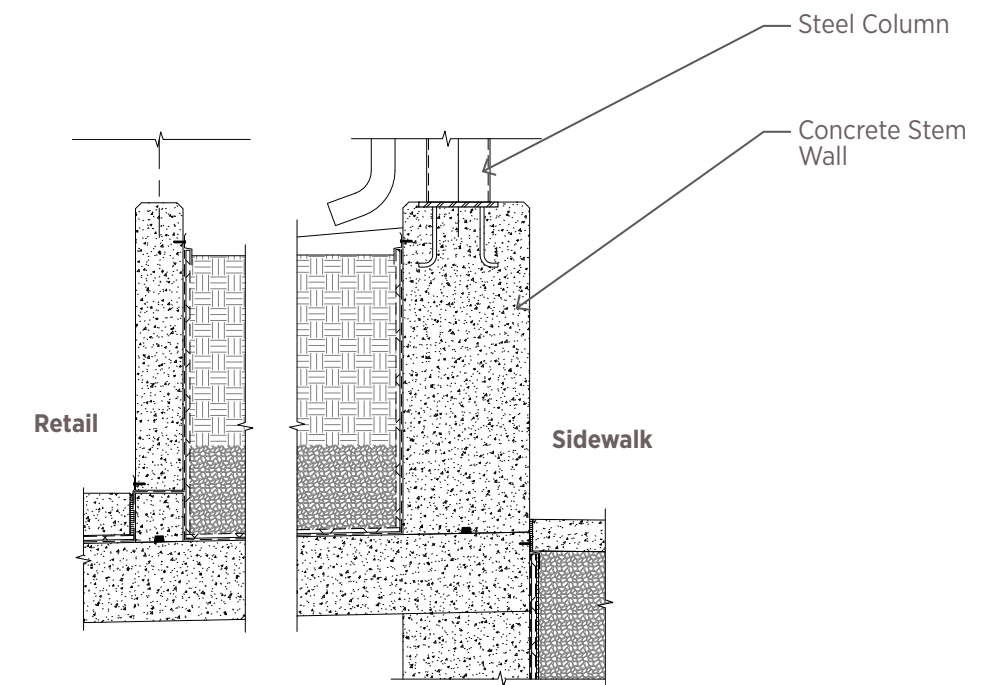
3 - Decorative Fin @ Residential Entry - 3" = 1'-0"



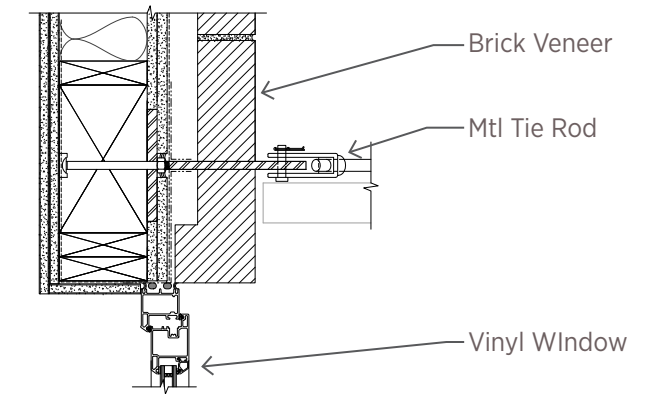
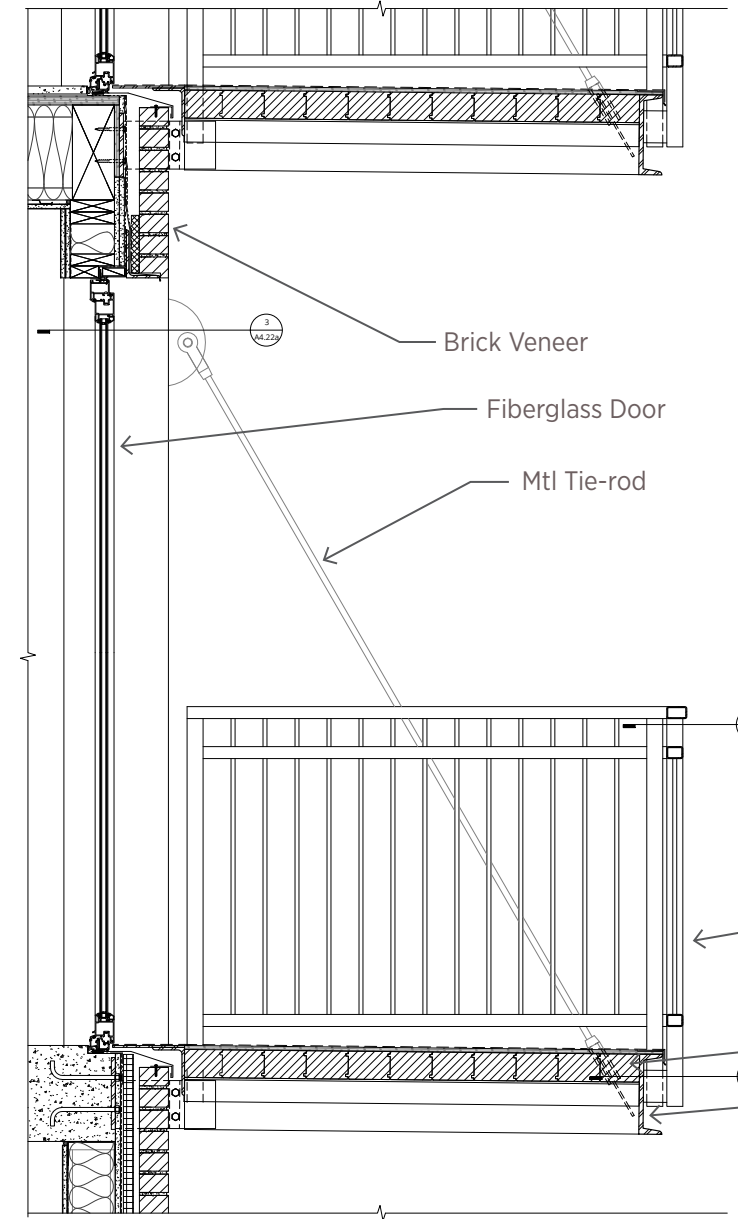
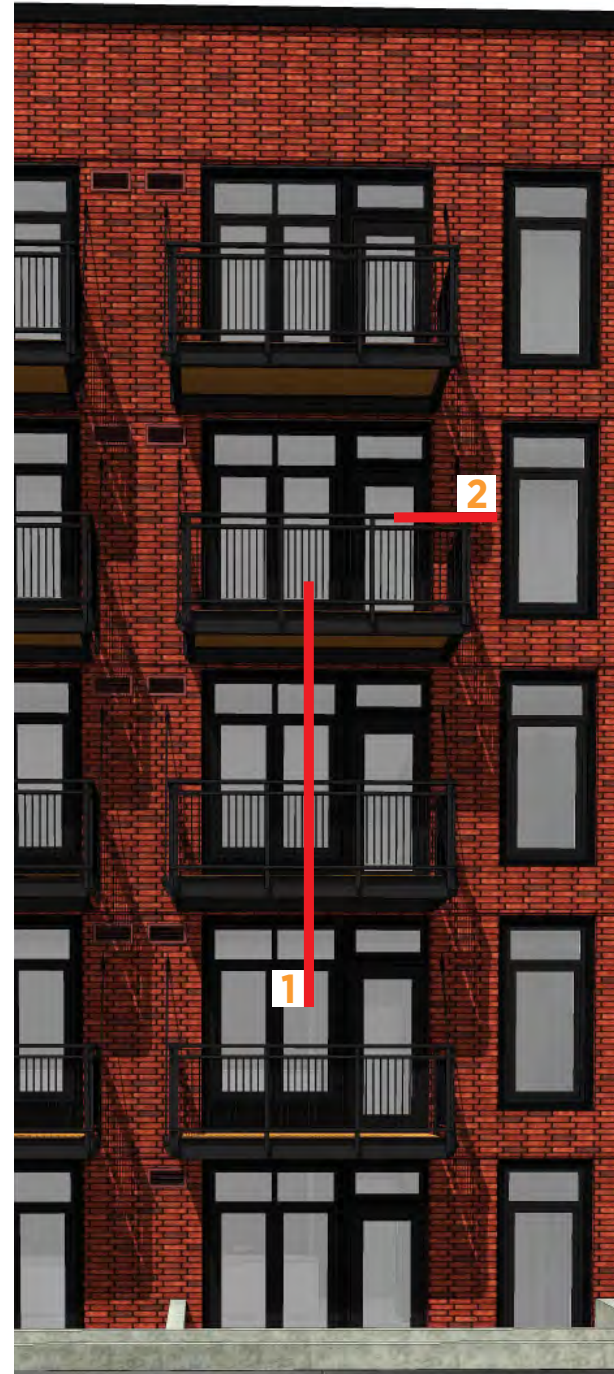
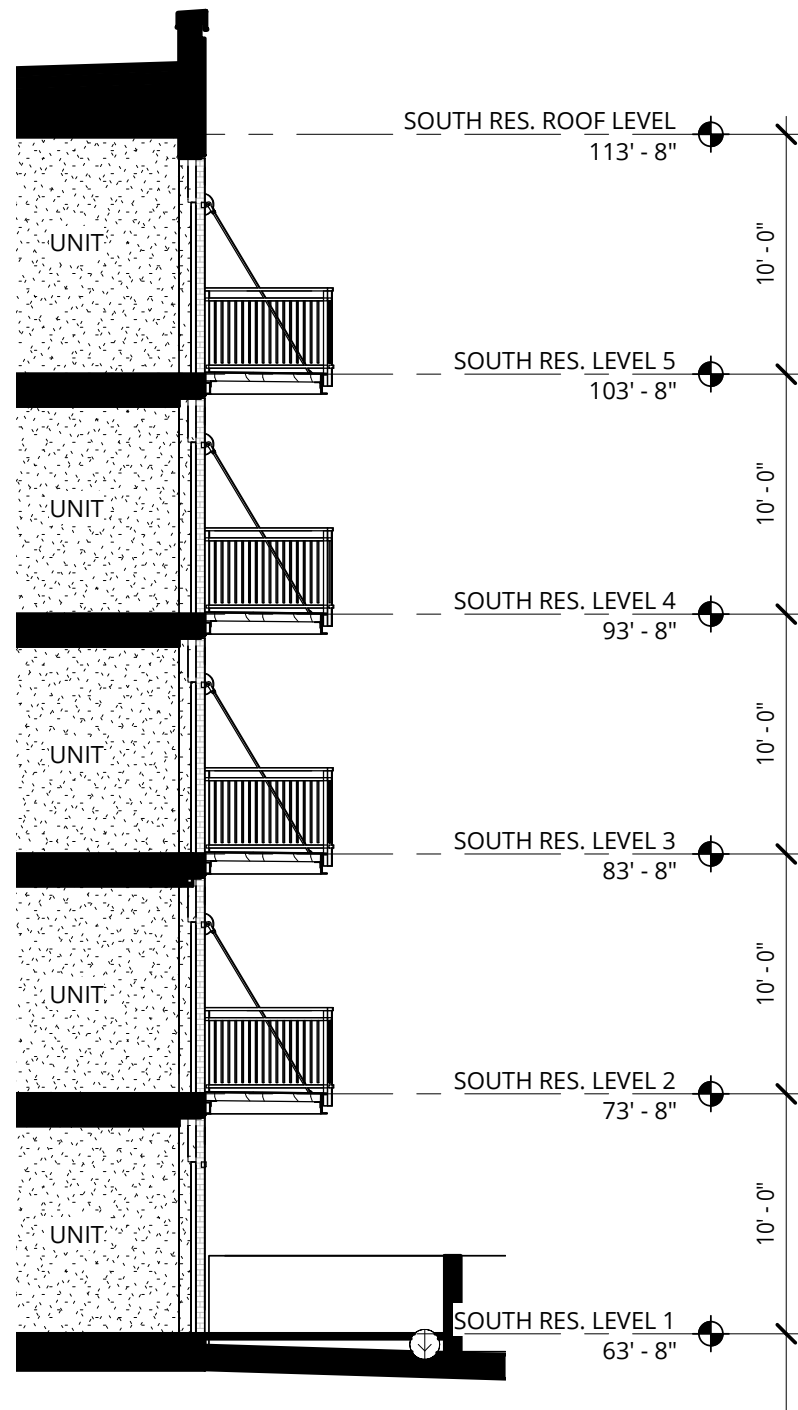
1 - Roof Rake @ Garden Center 1" = 1'-0"



2 - Roof Eave @ Garden Center 1" = 1'-0"

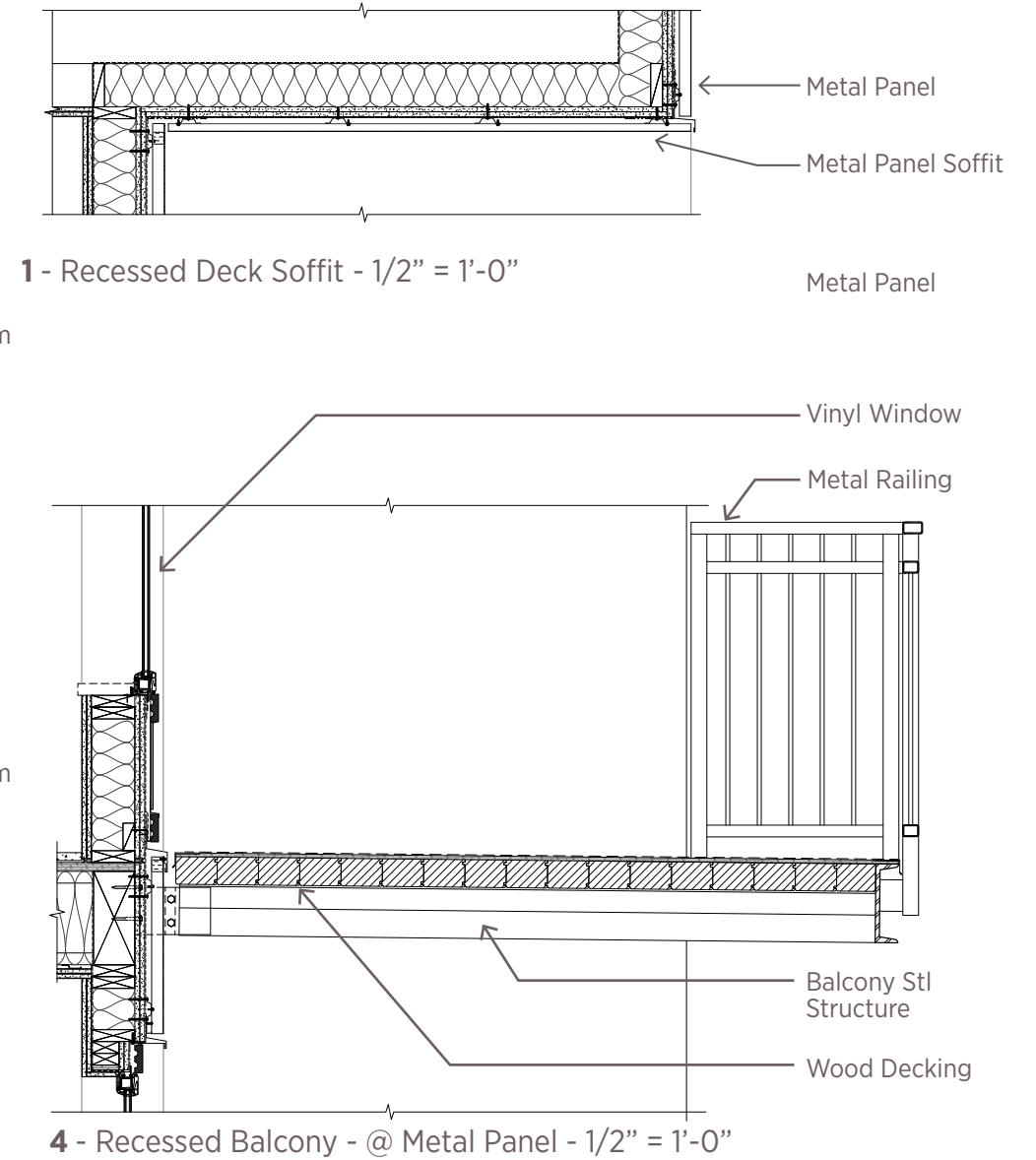
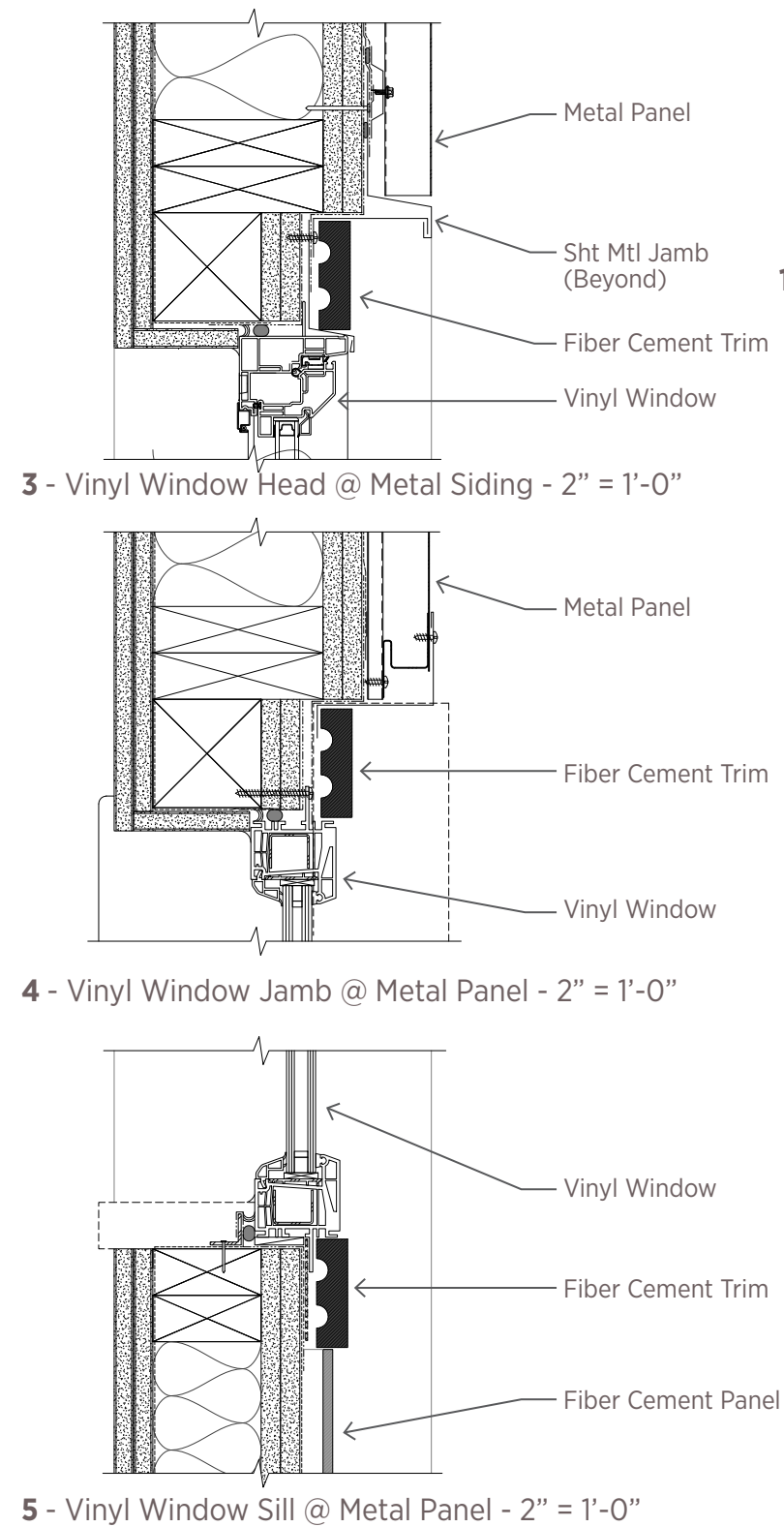
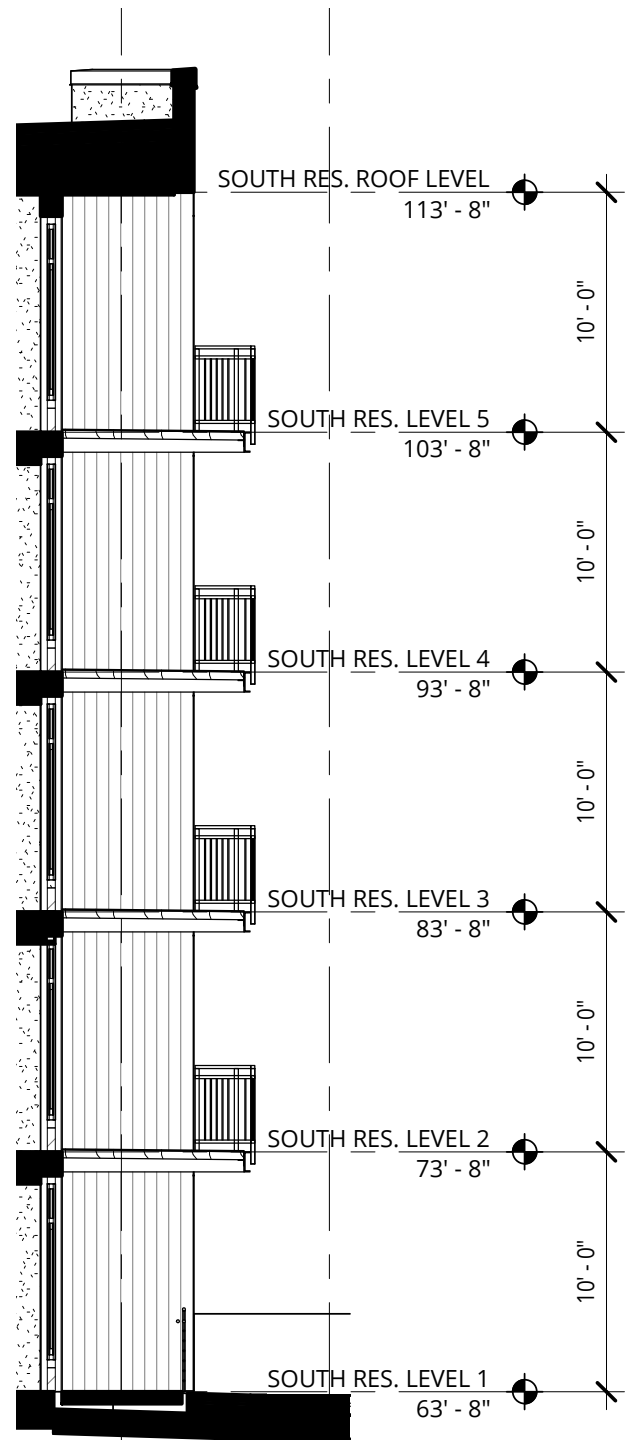


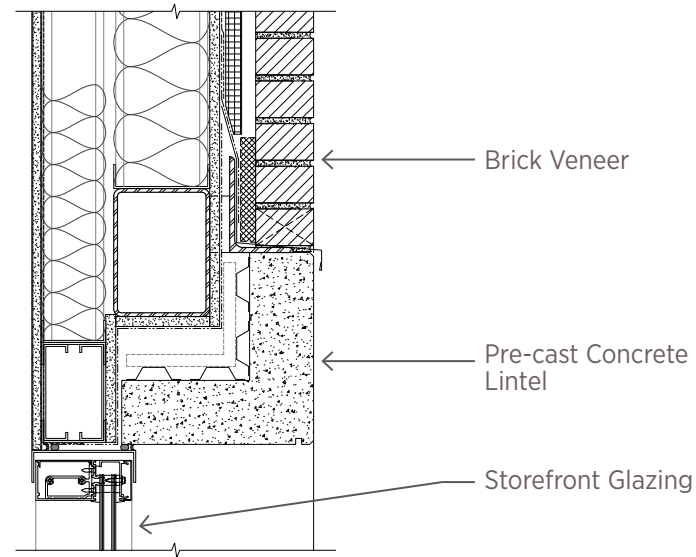
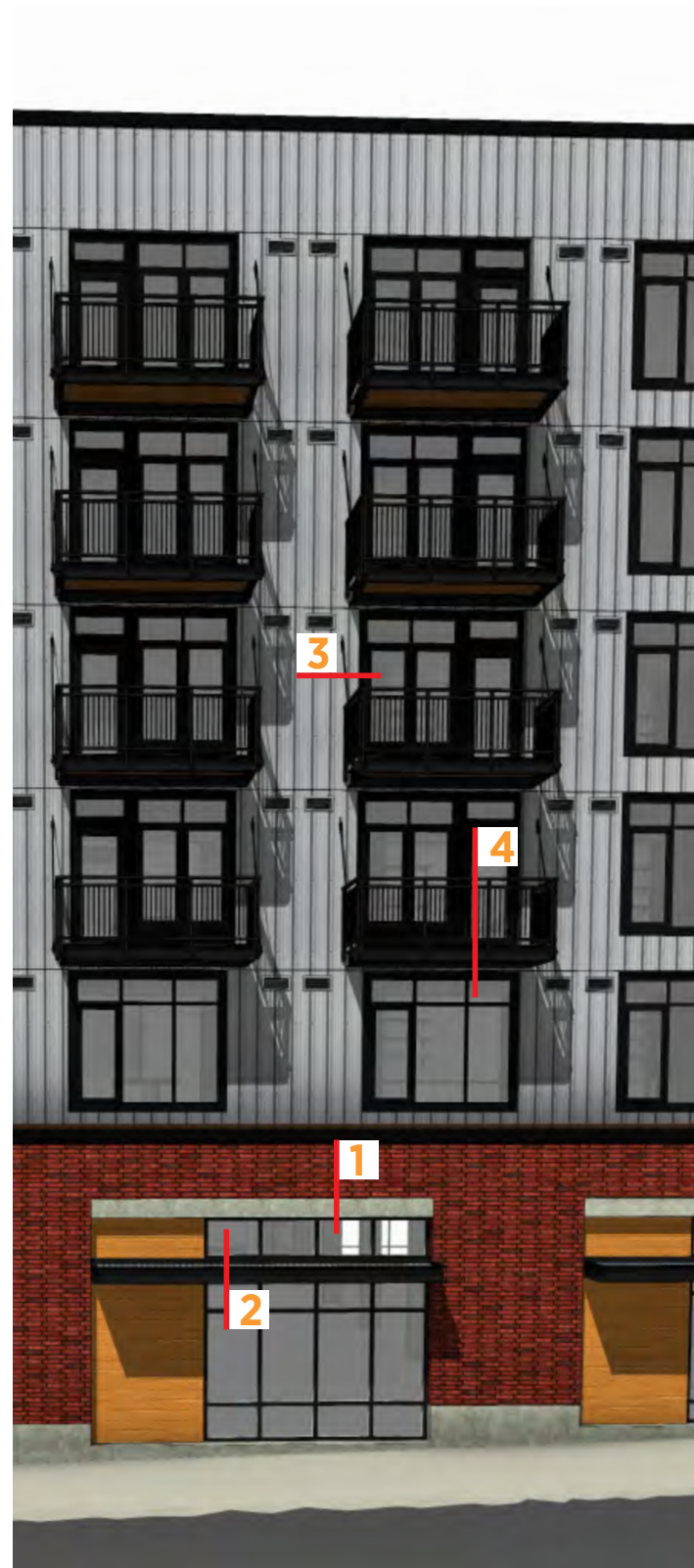
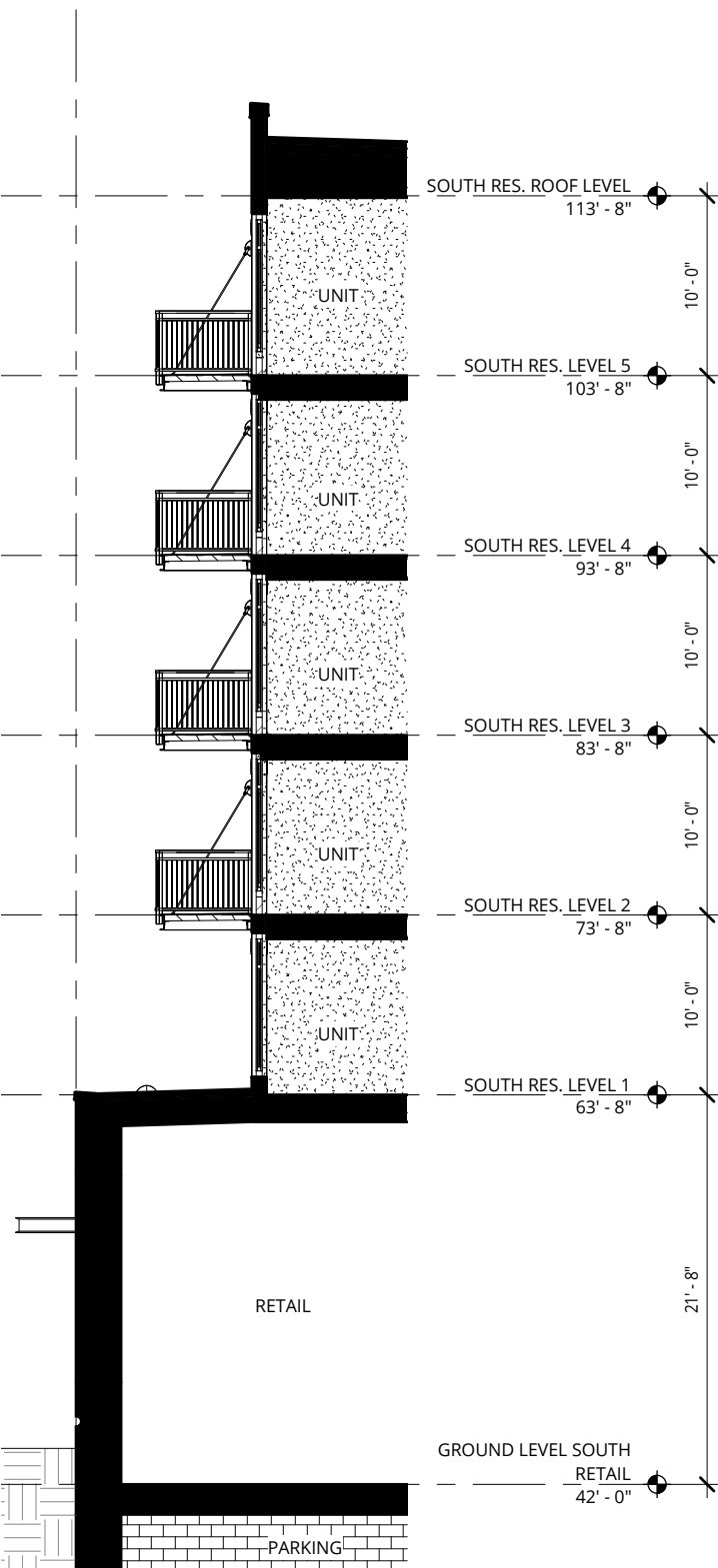
3 - Stormwater Planter @ Garden Center 1" = 1'-0"



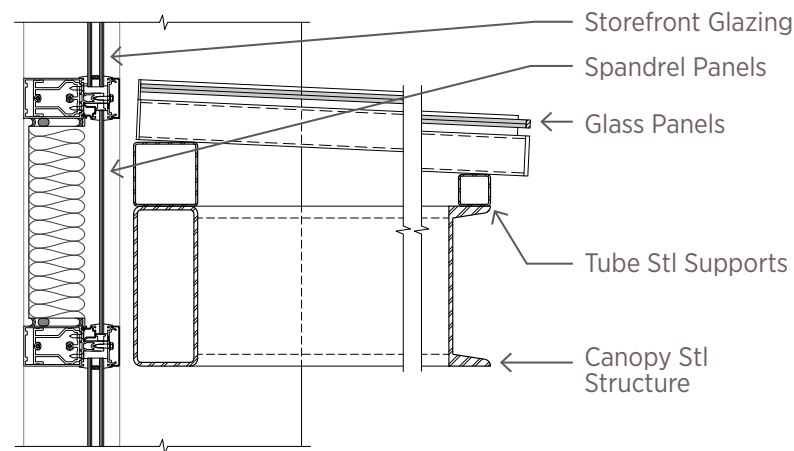
2- Clevis Attachment - 1" = 1'-0"

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

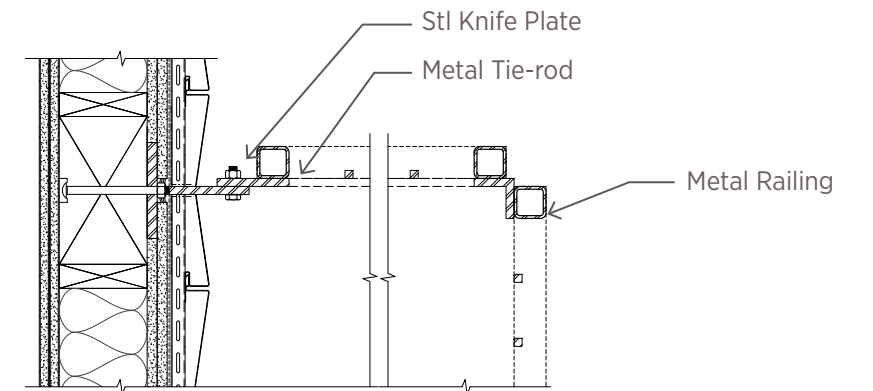




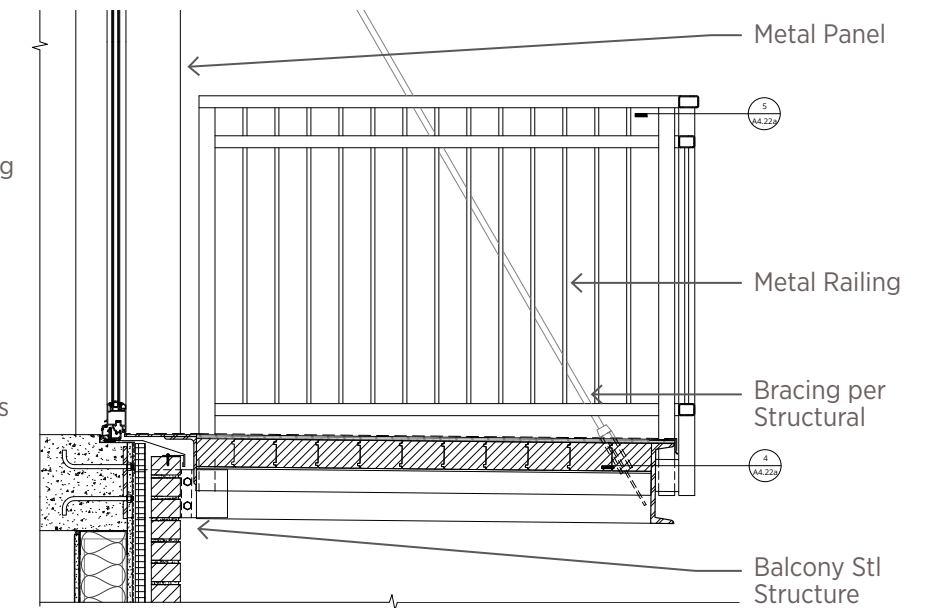
1 - Storefront Lintel @ Brick - 1" = 1'-0"



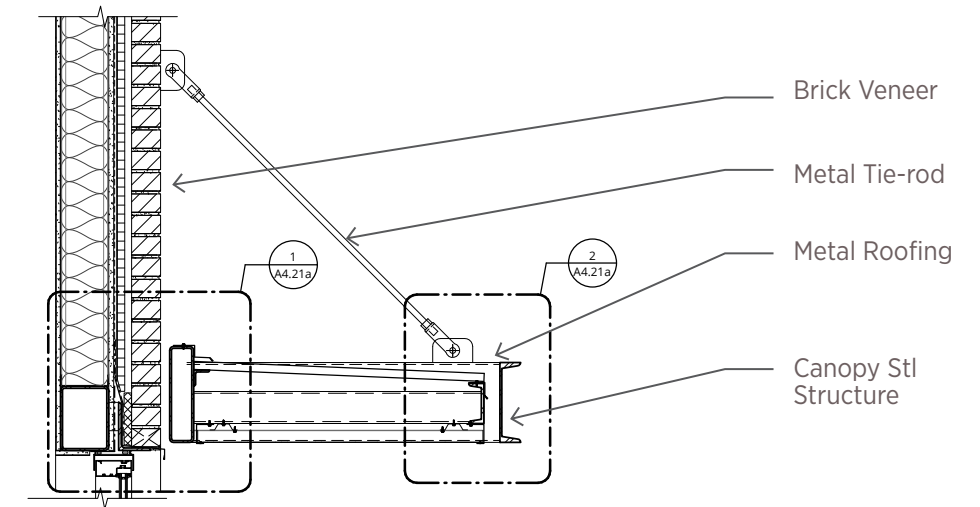
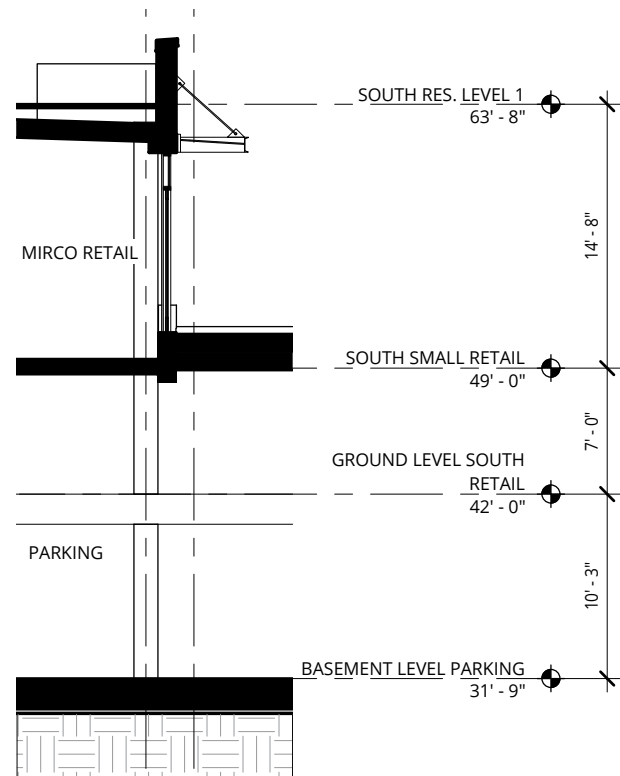
2 - Glass Canopy @ Storefront - 1" = 1'-0"



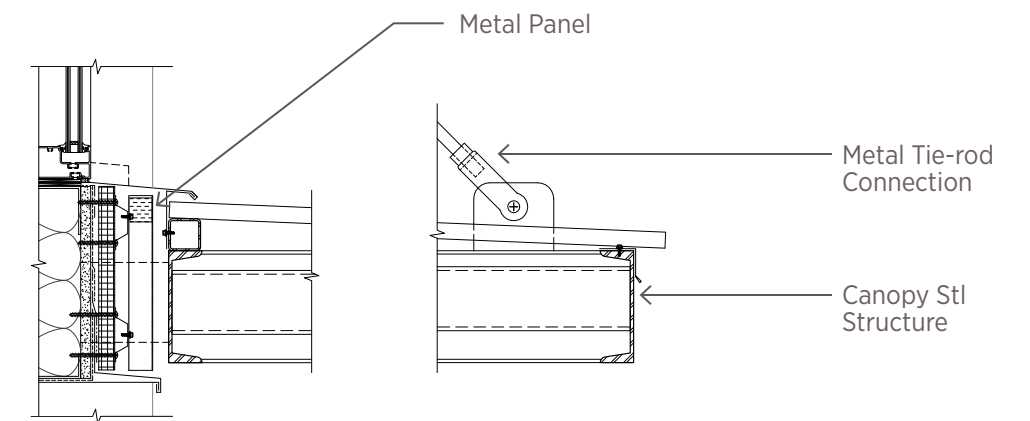
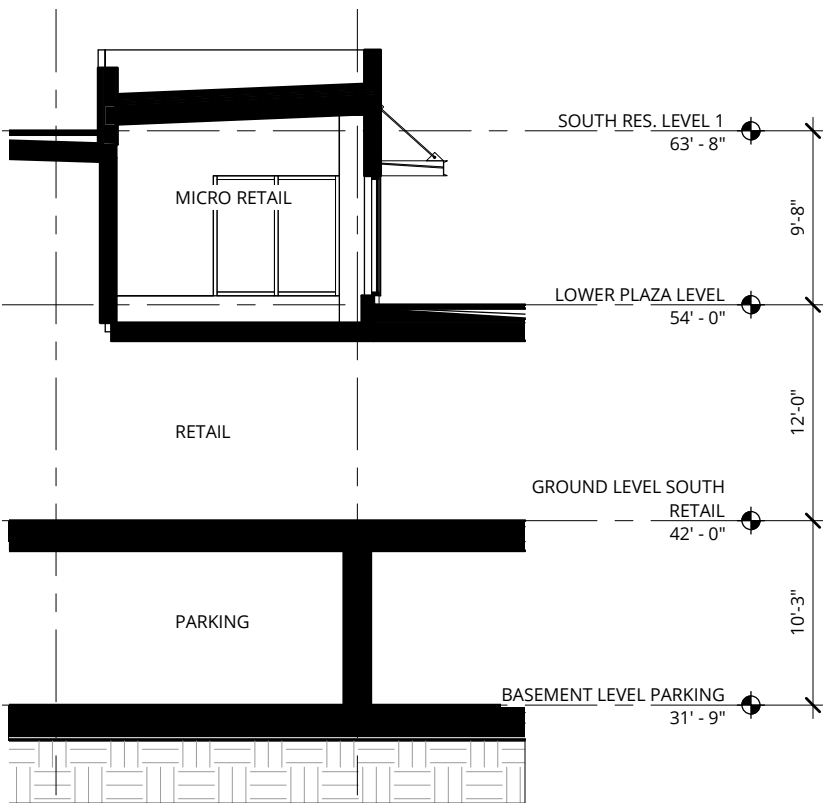
3 - Balcony Connection @ Metal Panel (SIM to North B.) - 1" = 1'-0"



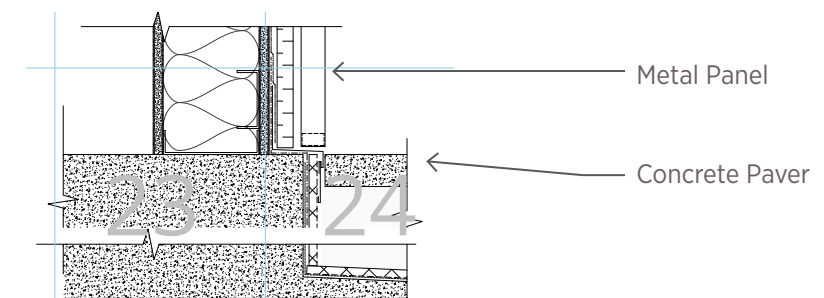
4 - Attached Balcony @ Metal Panel (SIM w/ Metal Panel Cladding) - 1/2" = 1'-0"



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

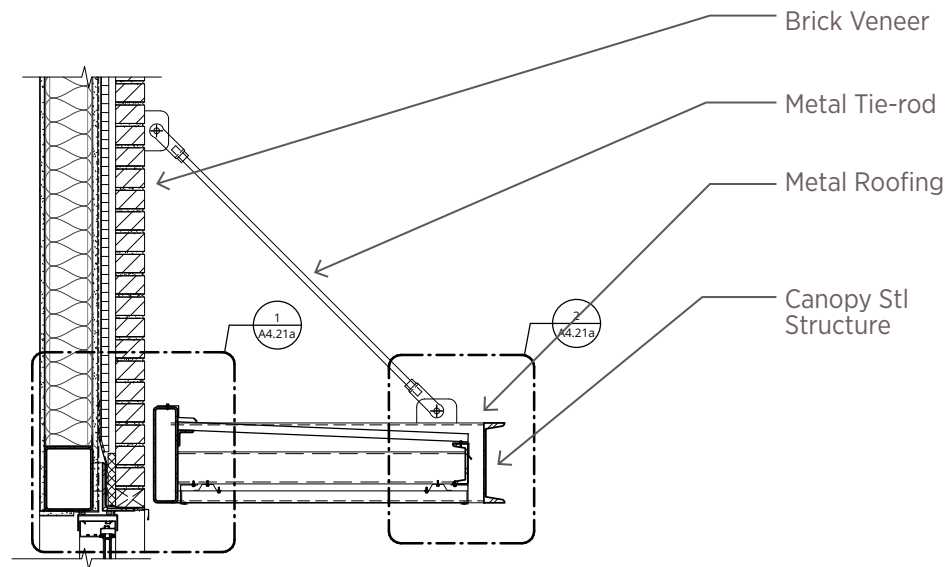


2 - Steel Canopy @ Metal Panel - 1" = 1'-0"

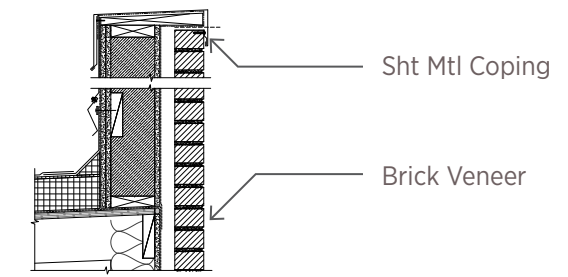


3 - Micro Retail Base - 1" = 1'-0"

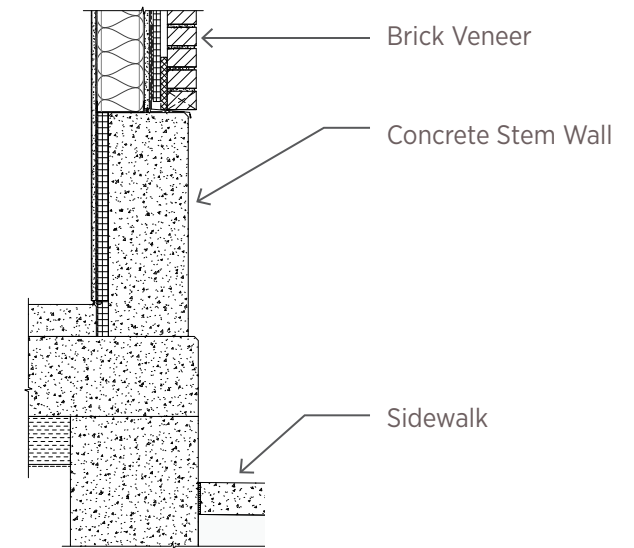
Area designated for permanent public art installation



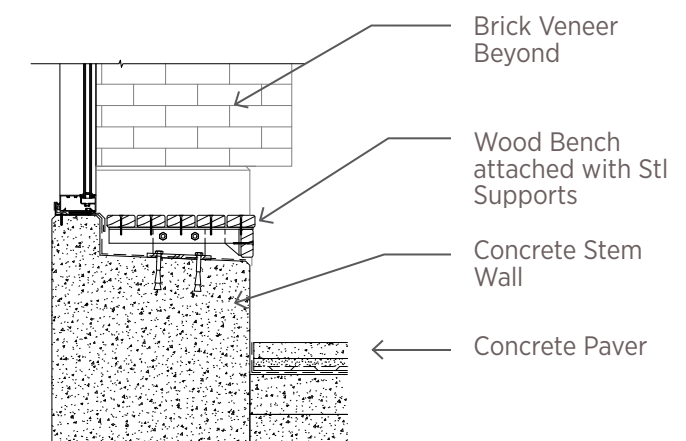
1 - Steel Canopy @ Brick - 1/2" = 1'-0"



4 - Parapet @ Brick Veneer - 1/2" = 1'-0"

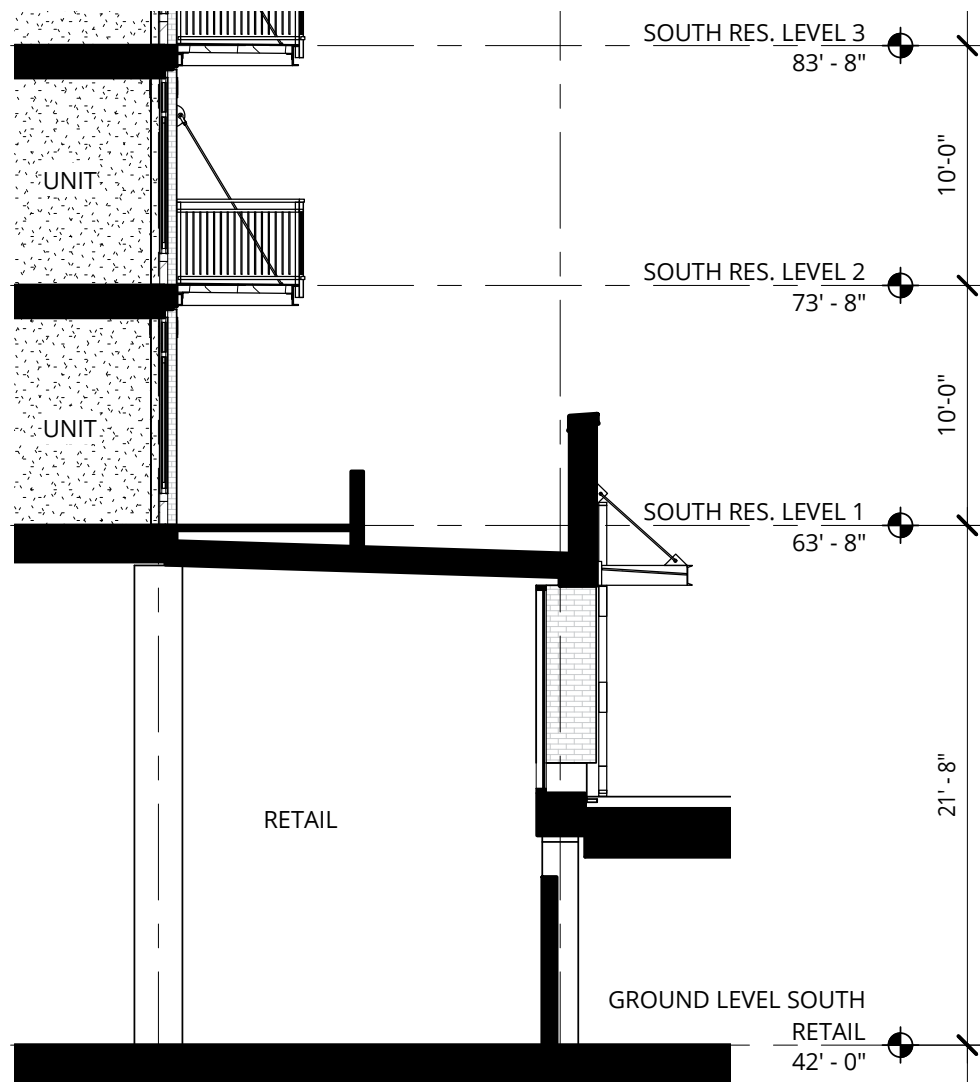


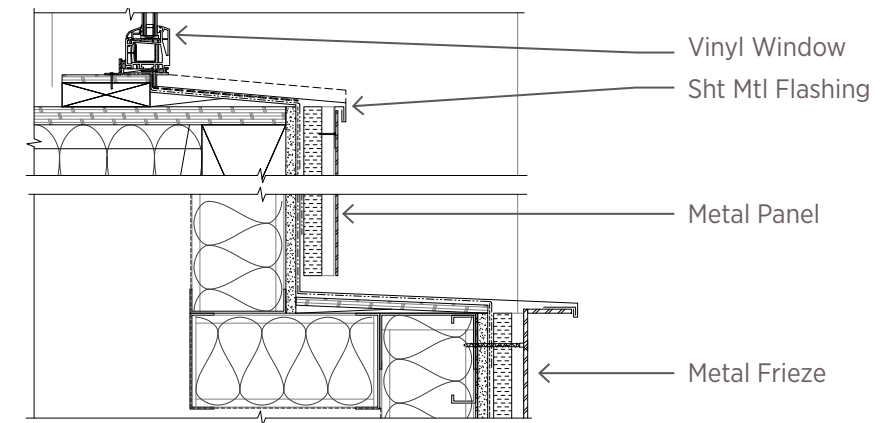
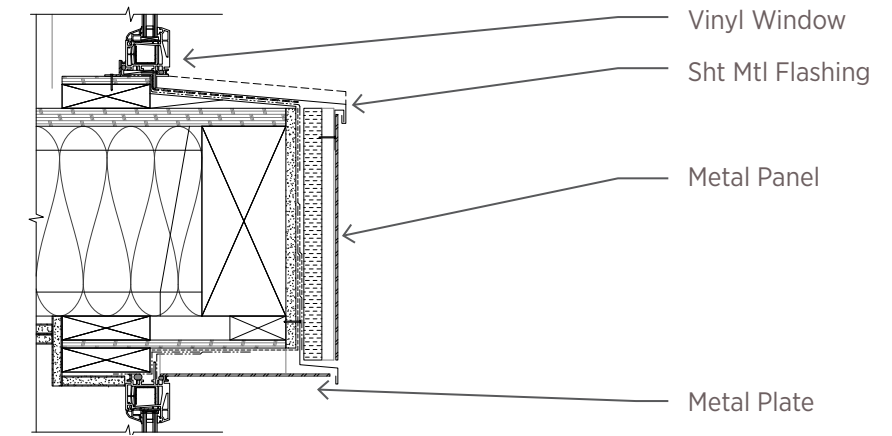
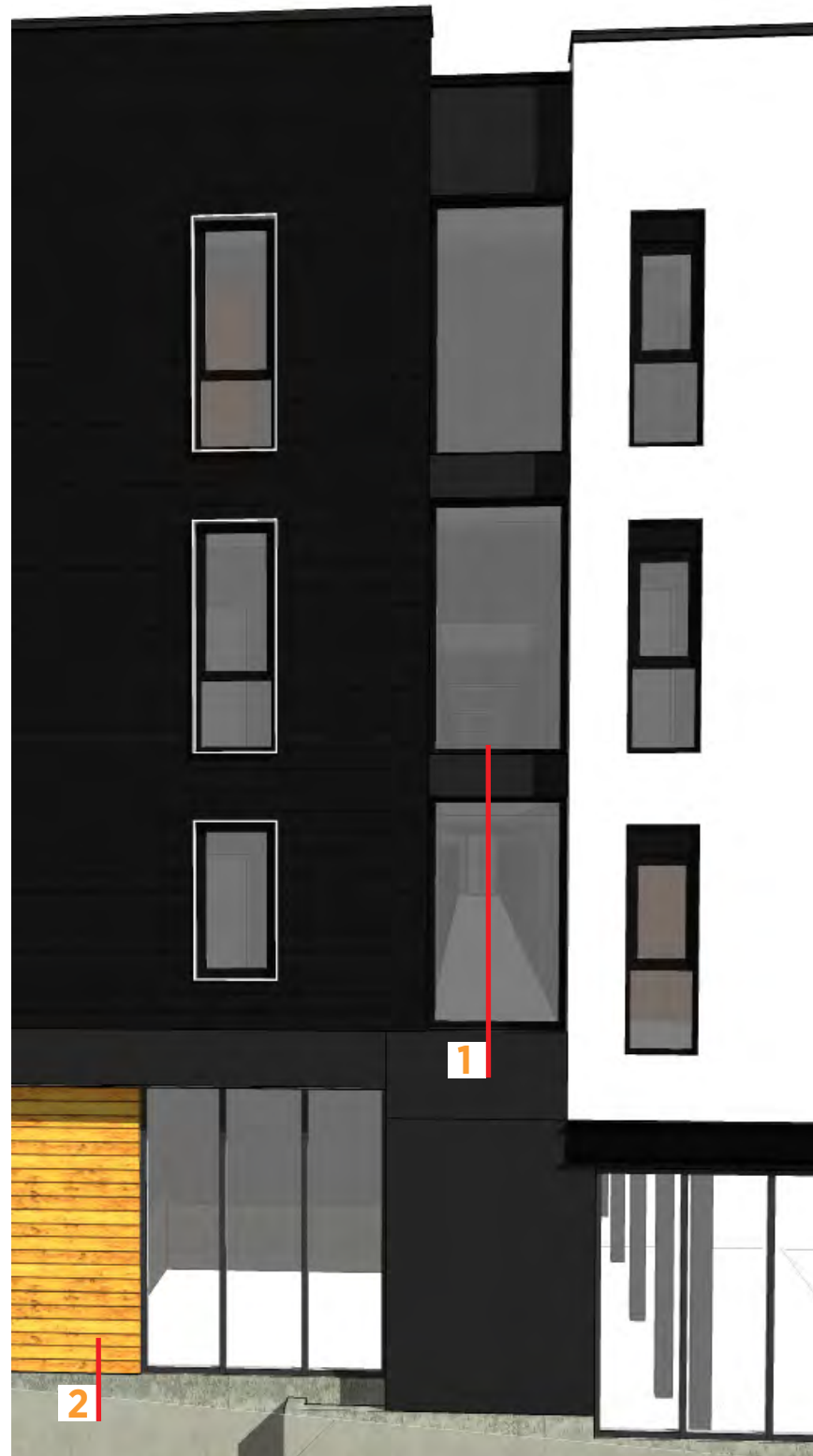
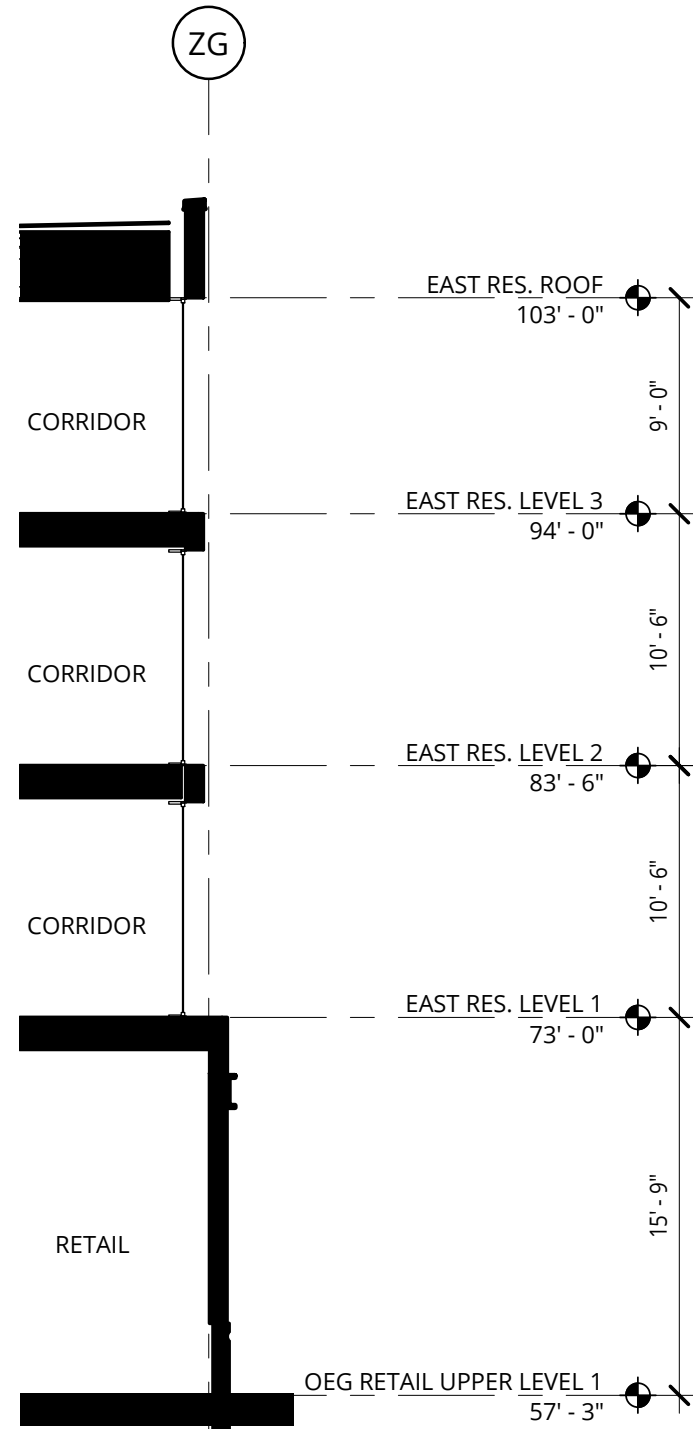
2 - Concrete Base @ Brick - 1/2" = 1'-0"



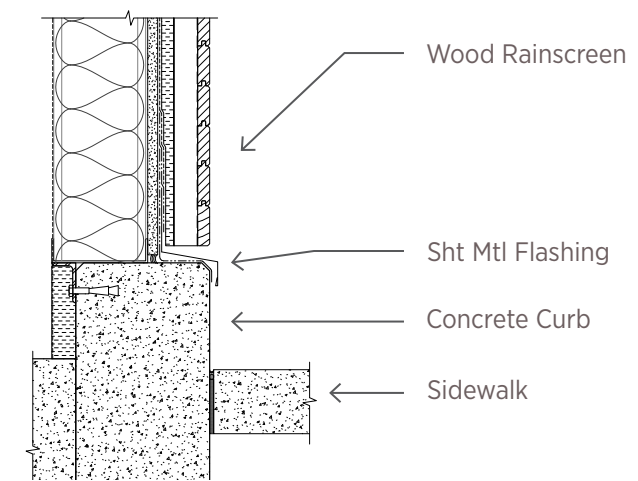
3 - Wood Bench @ Concrete Base - 1/2" = 1'-0"

Area designated for permanent public art installation

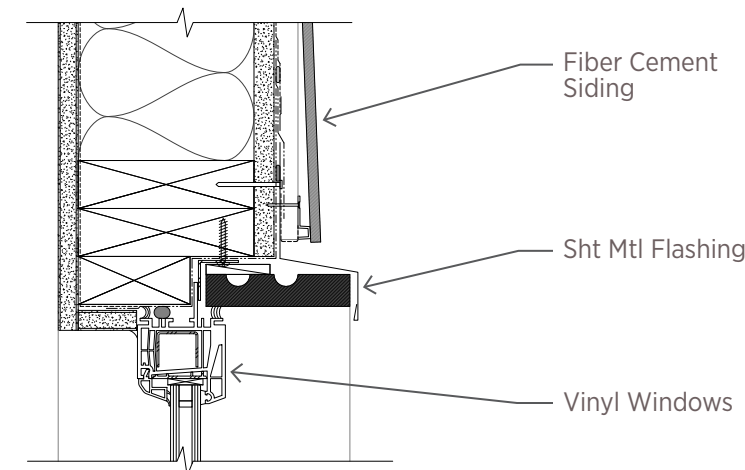
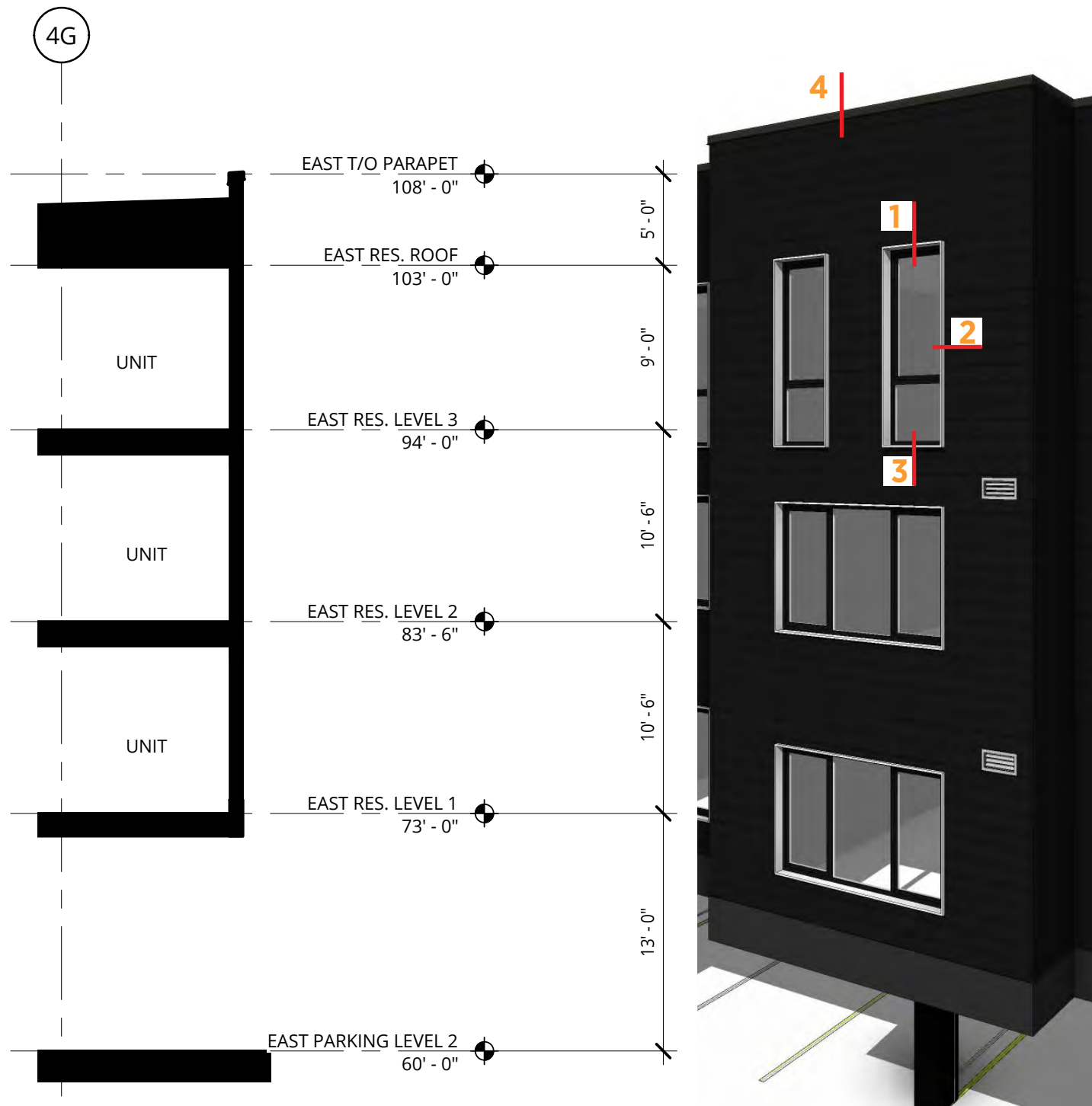




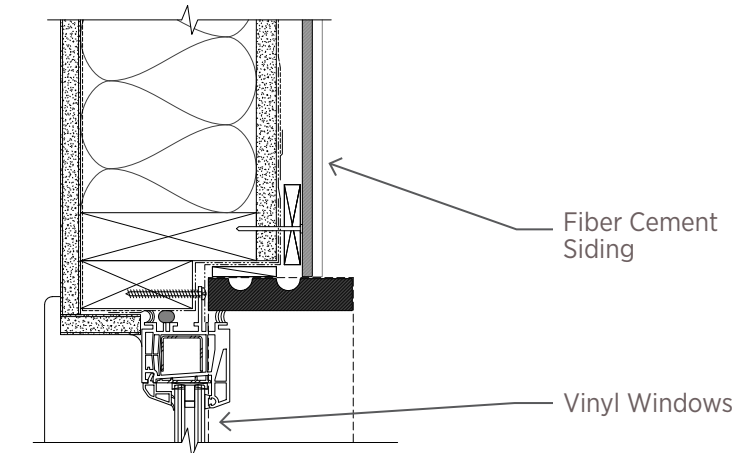
1- Metal Panels @ Vinyl Windows - 1" = 1'-0"



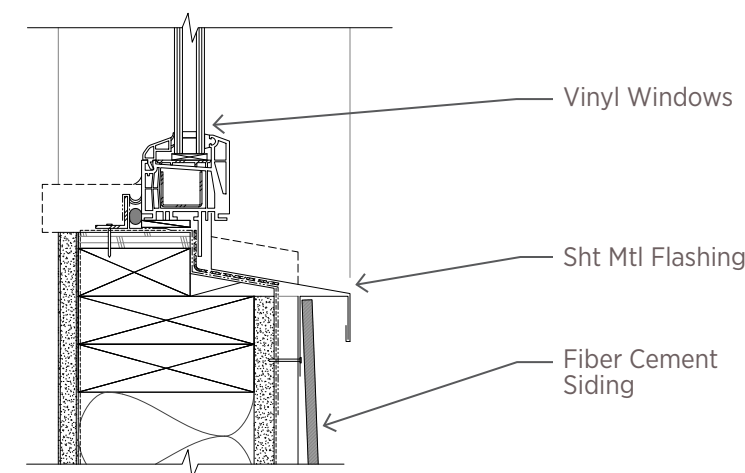
2- Wood Siding @ Concrete Curb - 1" = 1'-0"



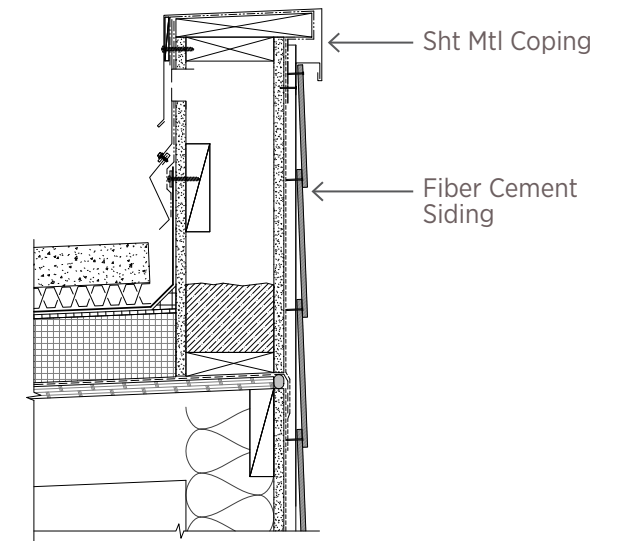
1 - Vinyl Window Head @ FCP Plank - 2" = 1'-0"



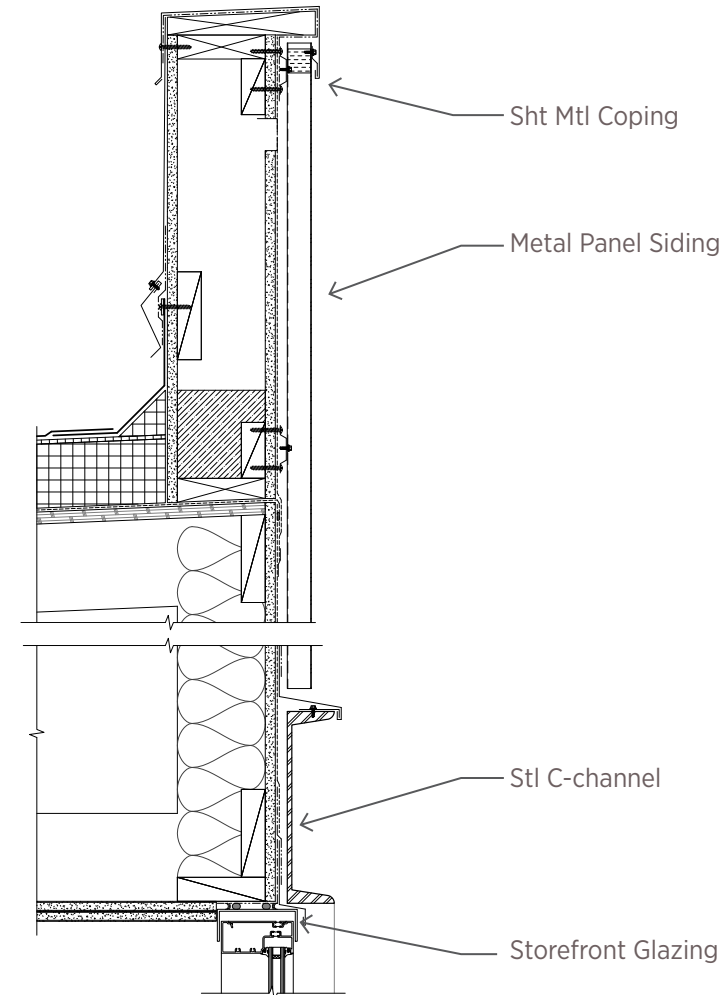
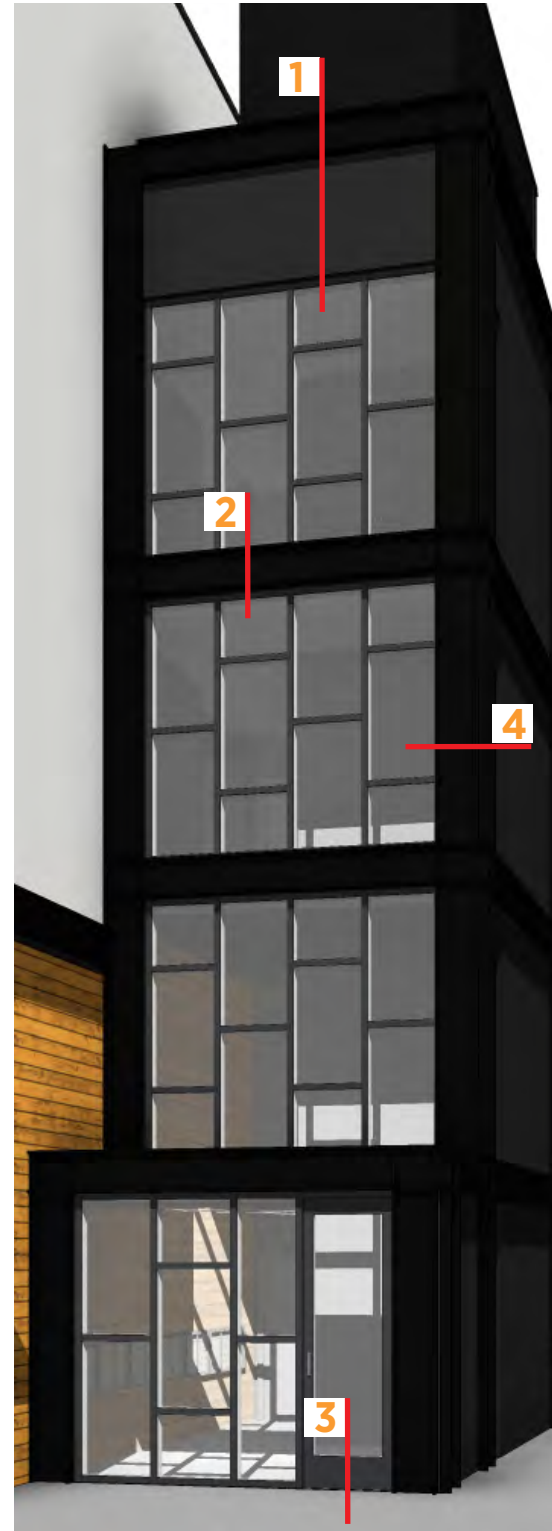
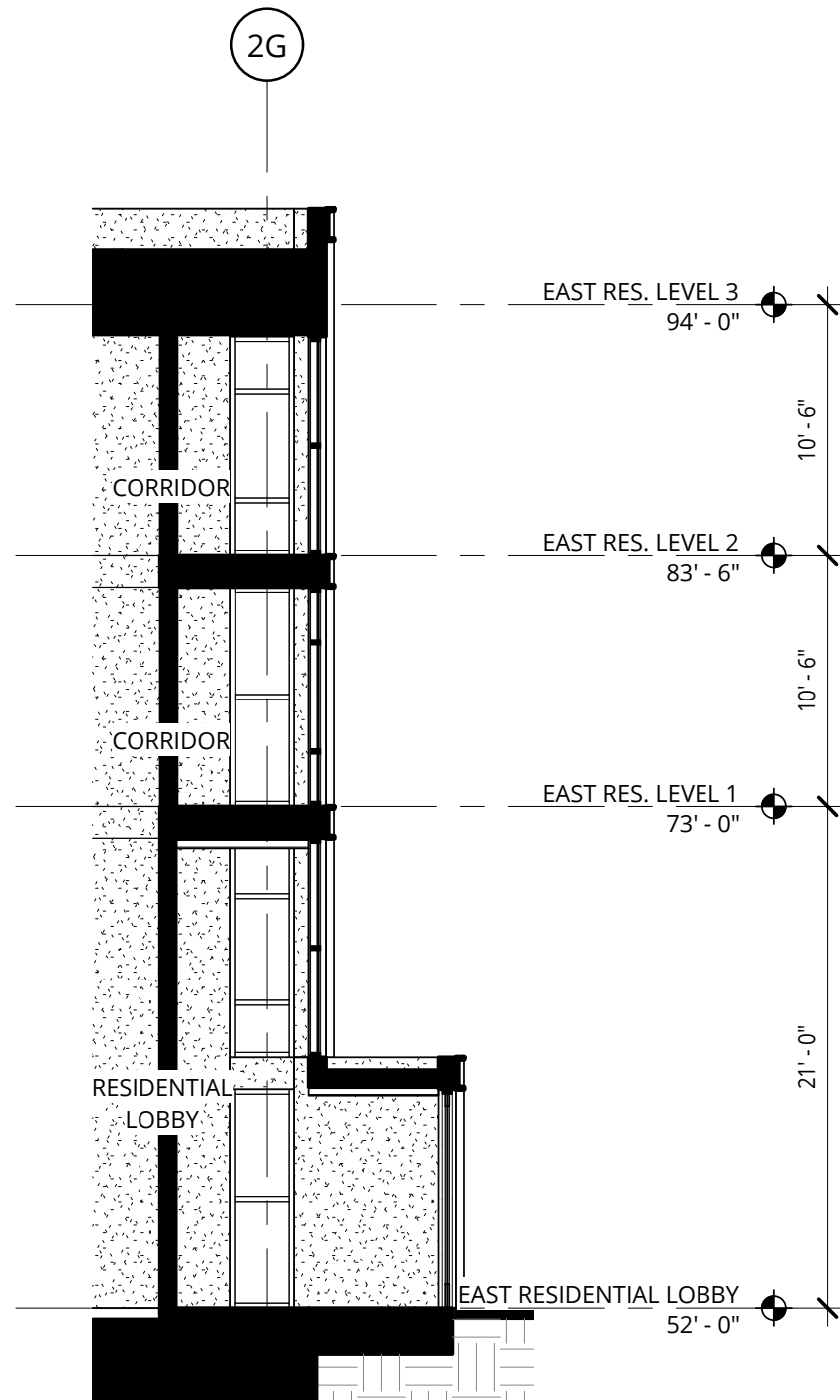
2 - Vinyl Window Jamb @ FCP Plank - 2" = 1'-0"



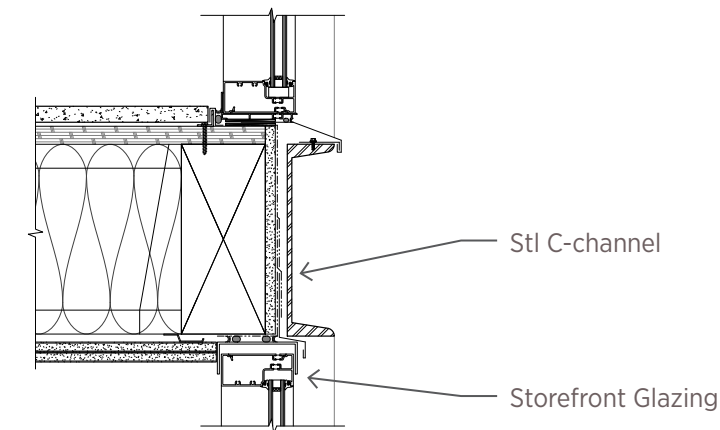
3 - Vinyl Window Sill @ FCP Plank - 2" = 1'-0"



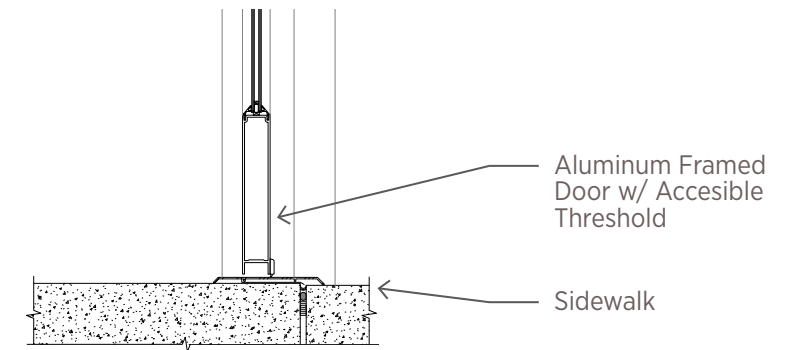
4 - Parapet @ FCP Plank - 1" = 1'-0"



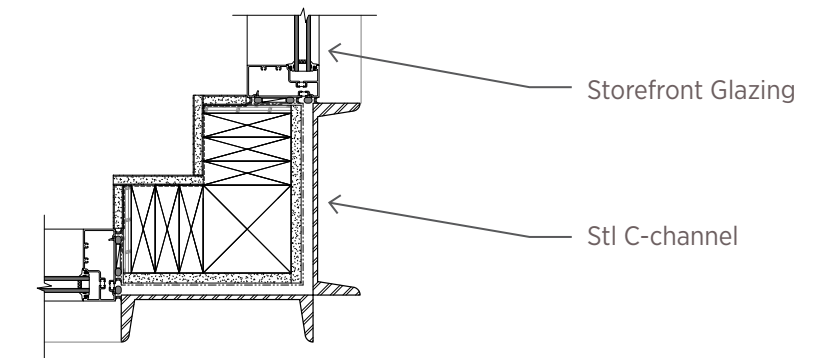
1 - Metal Panels @ Elevator Lobby - 1" = 1'-0"



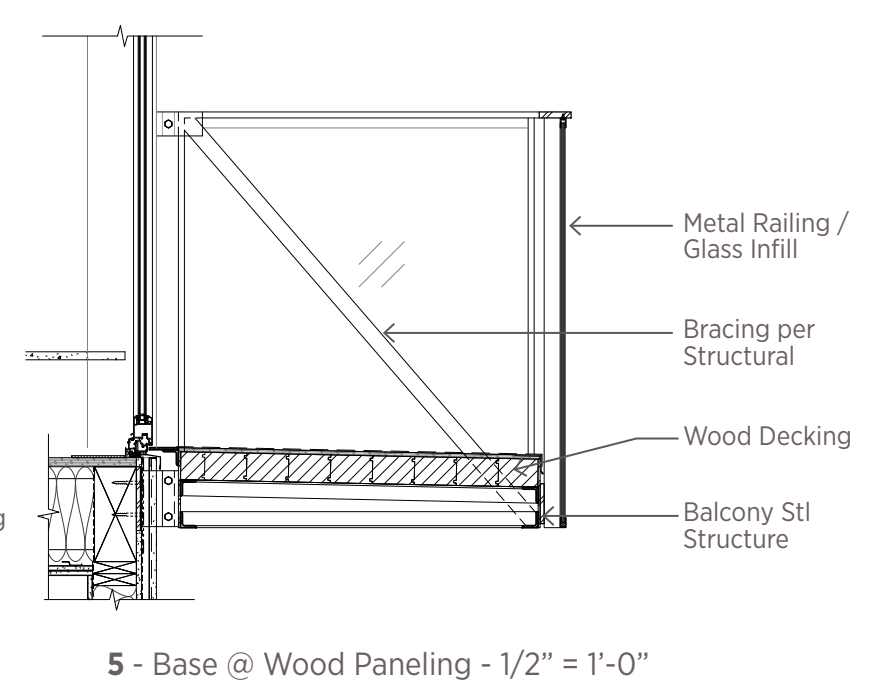
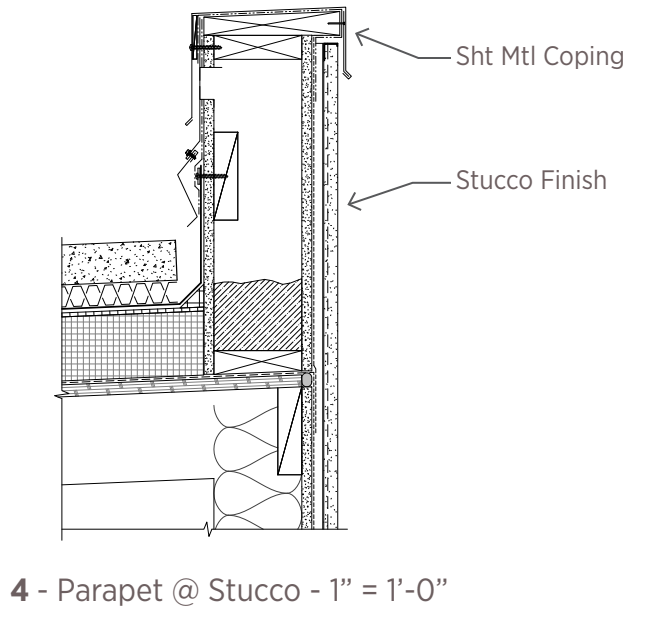
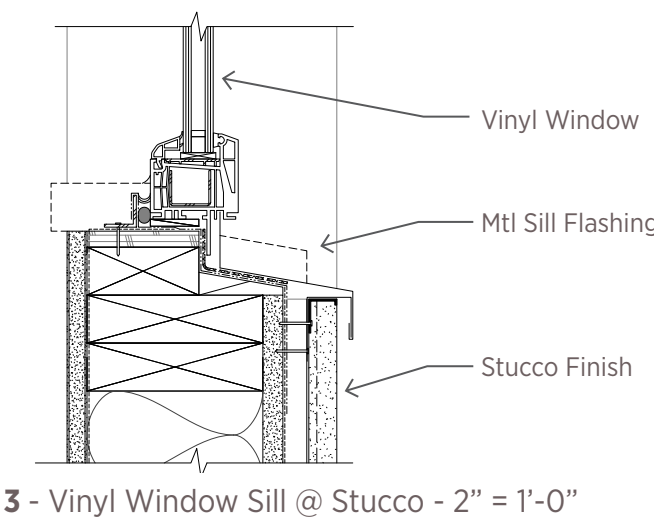
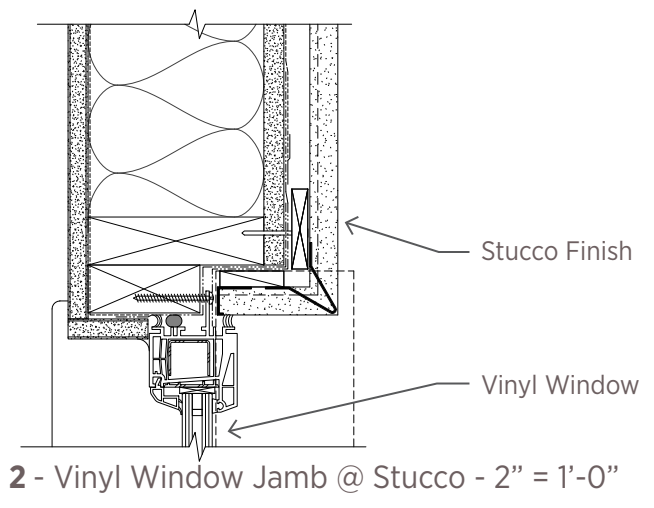
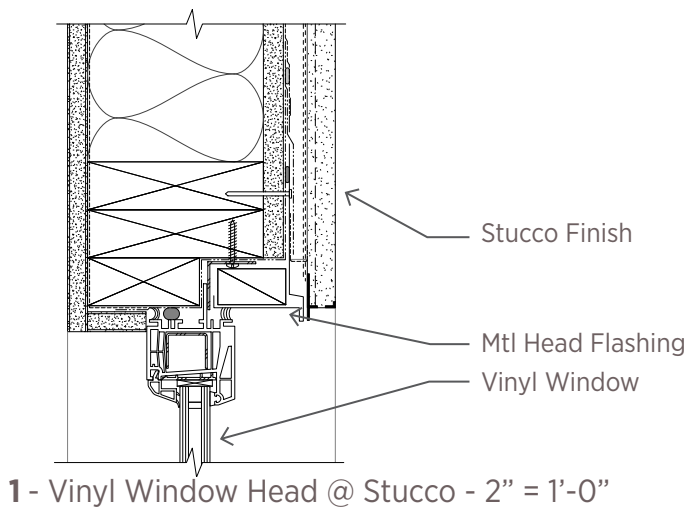
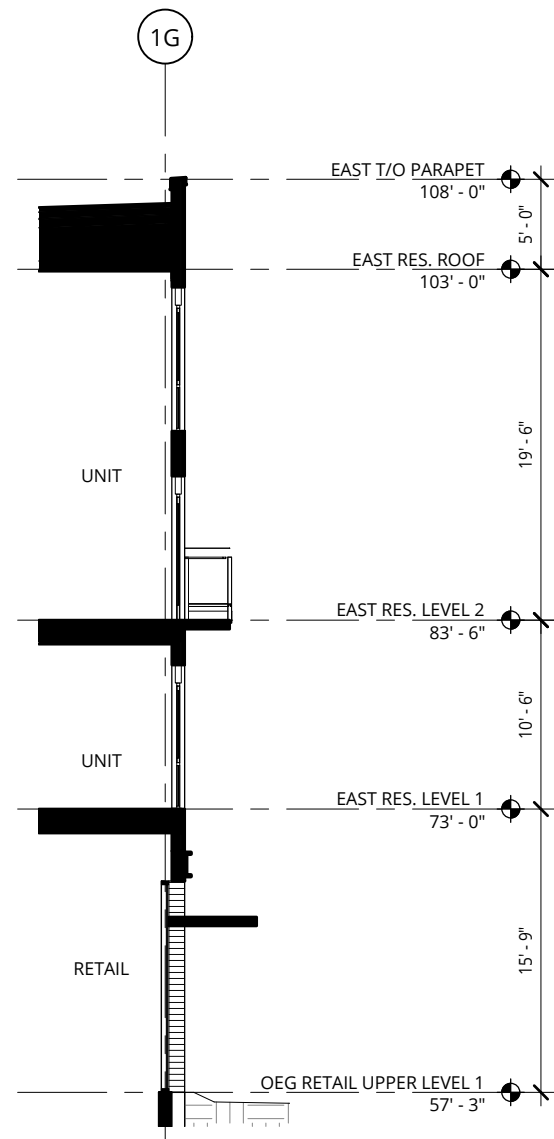
2 - Steel Channels @ Elevator Lobby - 1" = 1'-0"

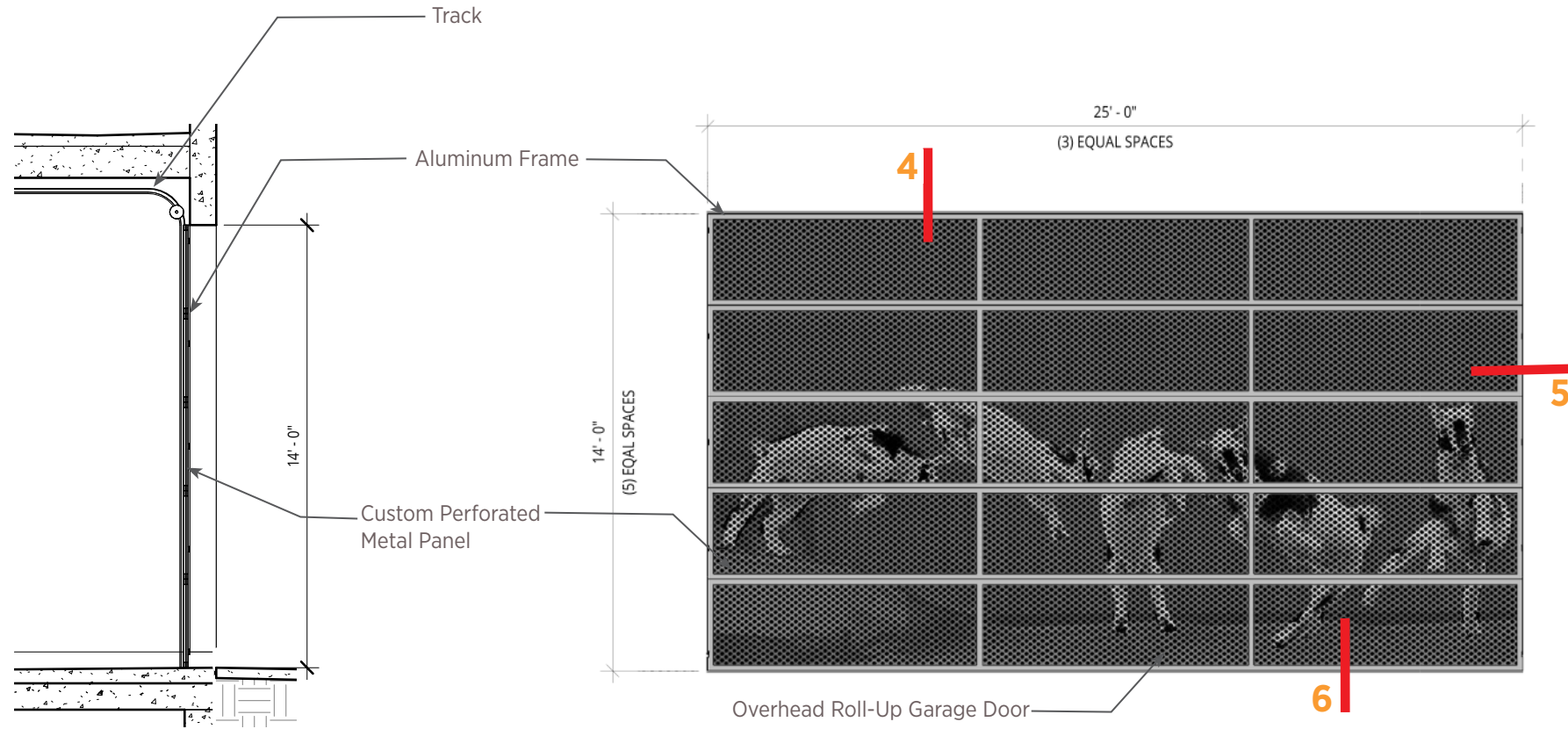


3 - Door Threshold @ Elevator Lobby - 1" = 1'-0"



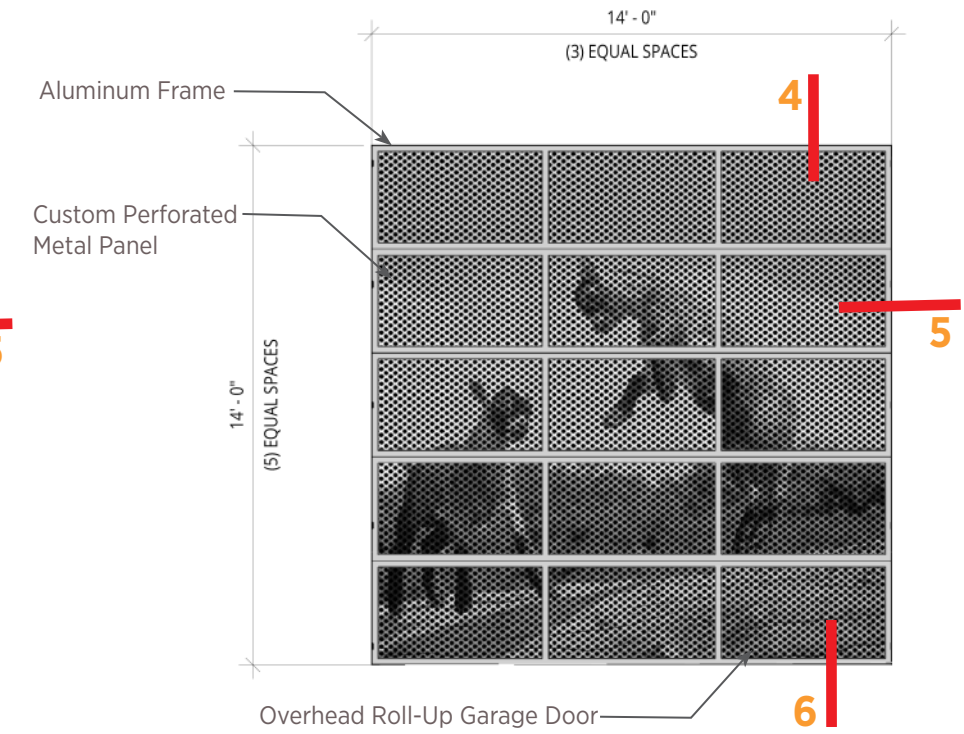
4 - Corner Column @ Elevator Lobby - 1" = 1'-0"



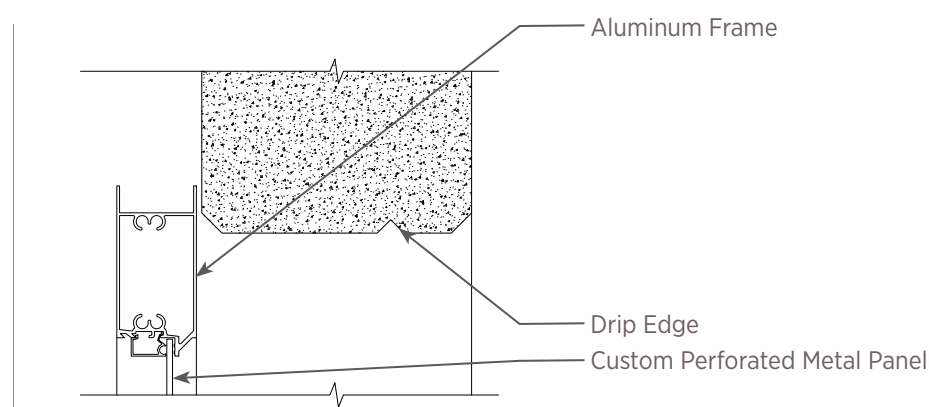


1 - Garage Gate Section

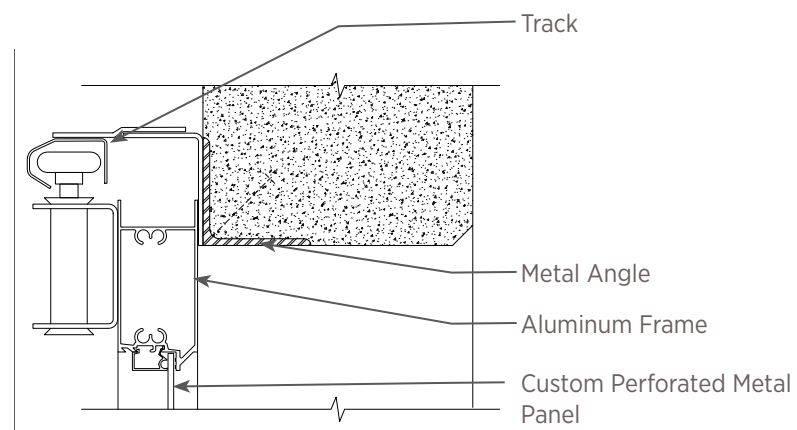
2 - Garage Gate Elevation - West Building



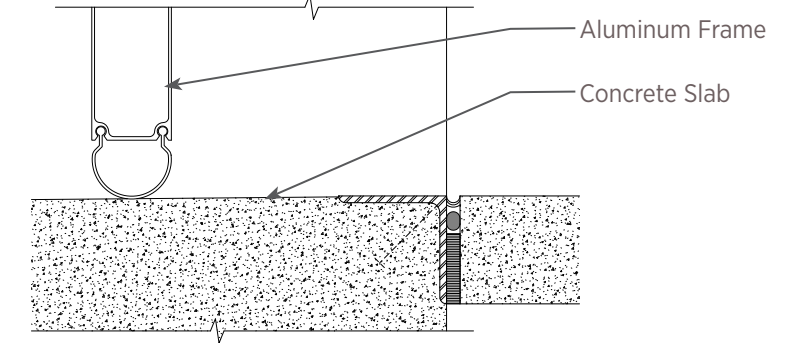
3 - Garage Gate Elevation - South Building



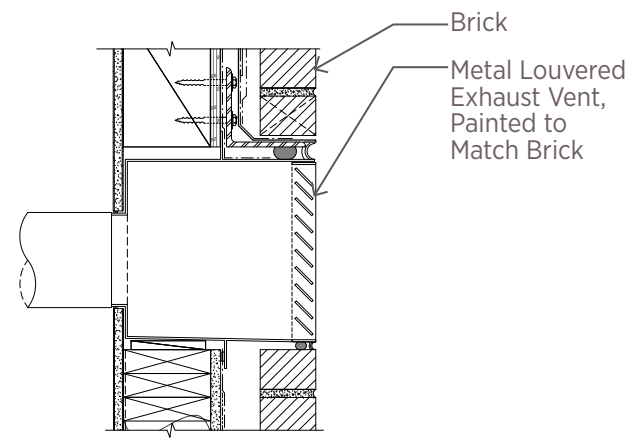
4 - Garage Gate Head Detail



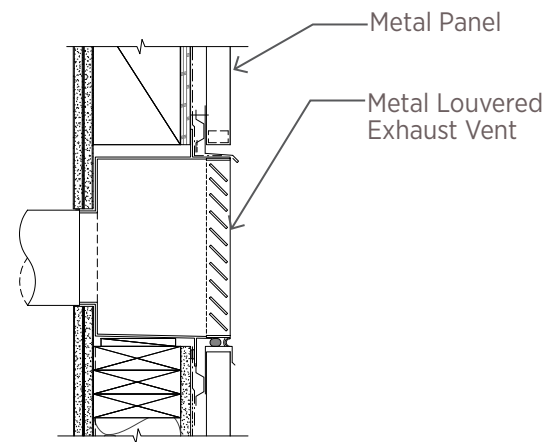
5 - Garage Gate Jamb Detail



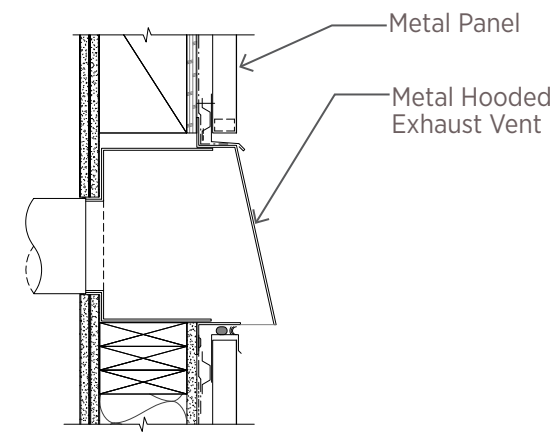
6 - Garage Gate Sill Detail



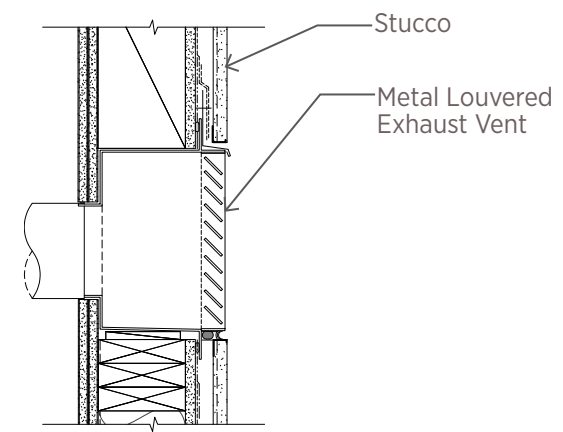
1 - Louvered Vent @
Brick - 1" = 1'-0"



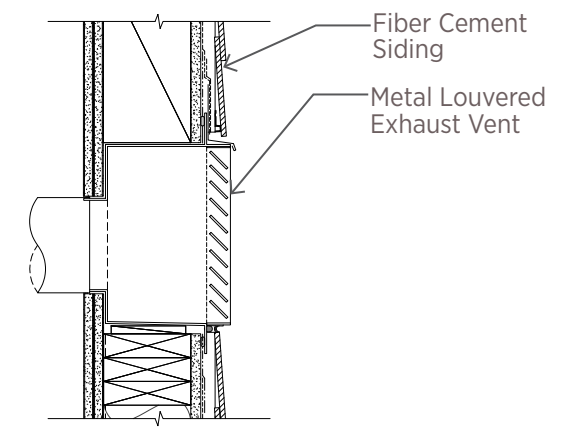
2 - Louvered Vent @
Metal Panel - 1" = 1'-0"



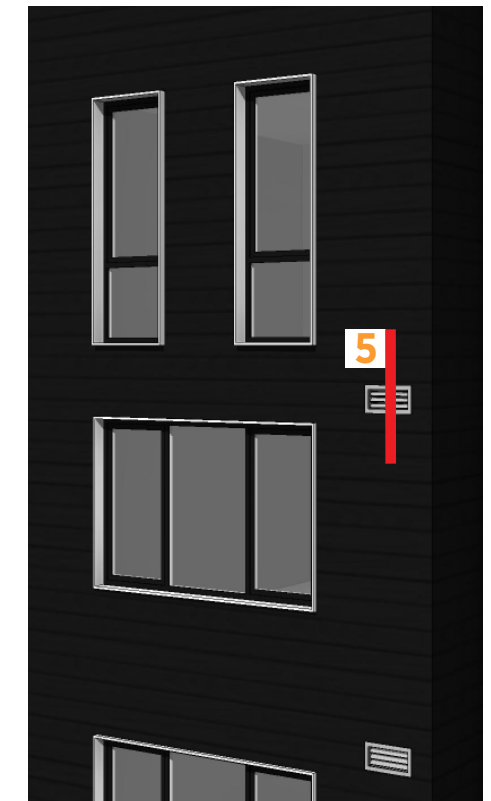
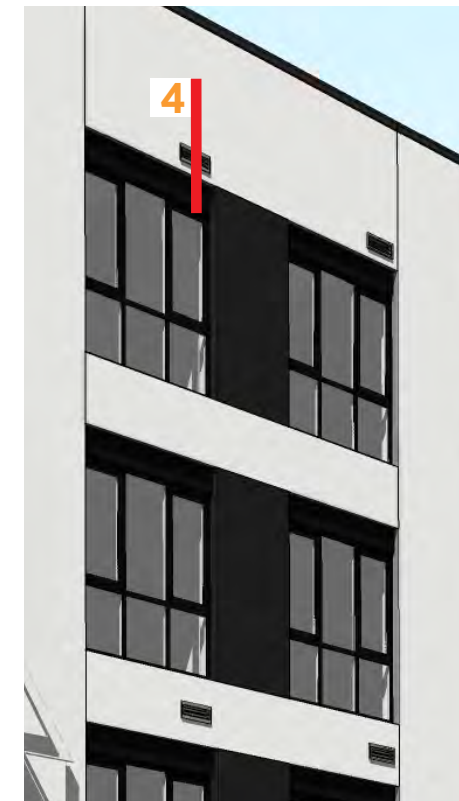
3 - Hooded Vent @
Metal Panel - 1" = 1'-0"

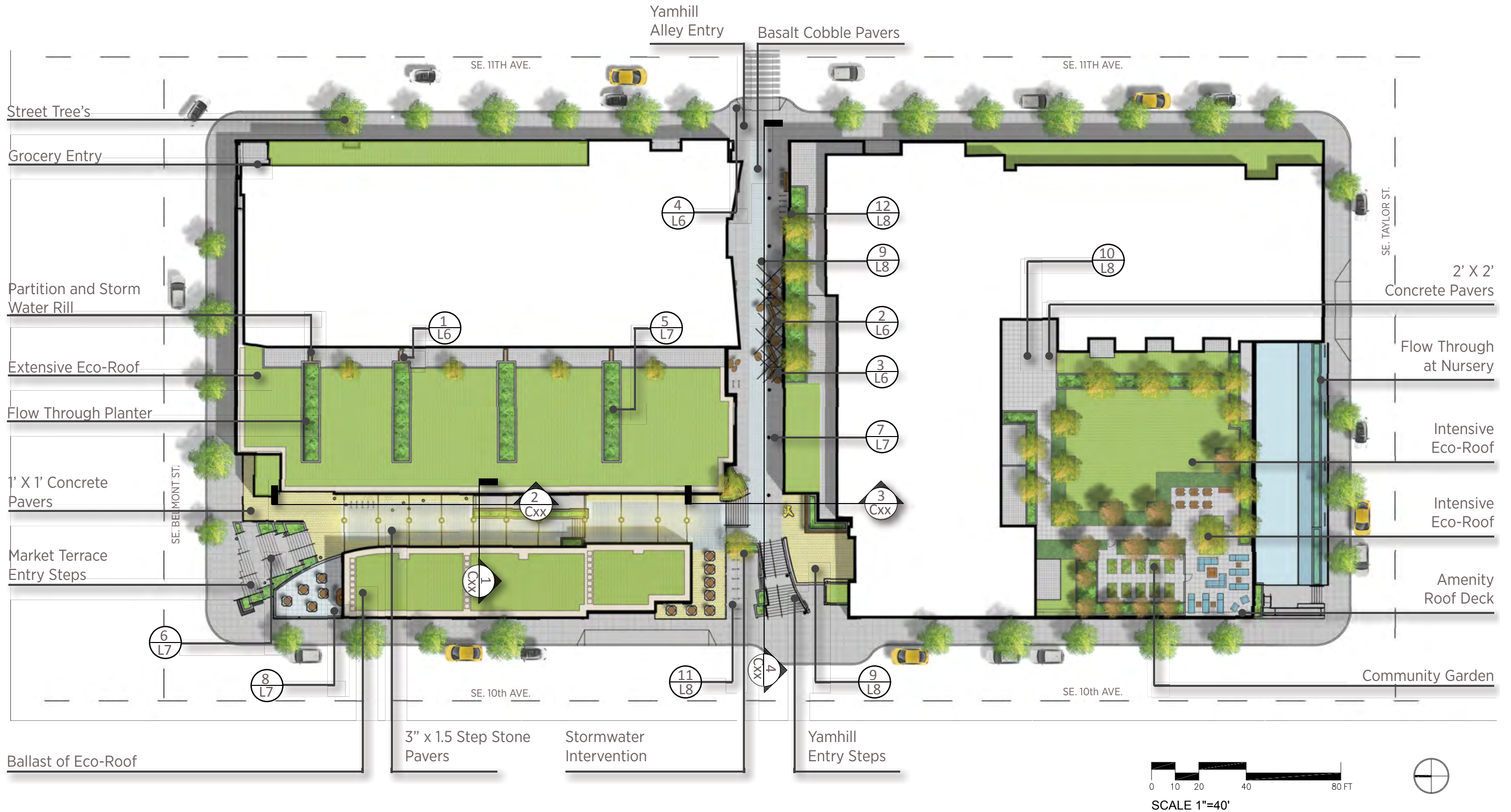


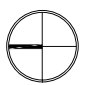
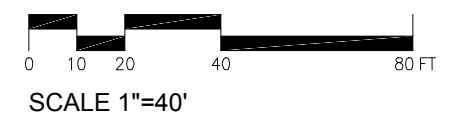
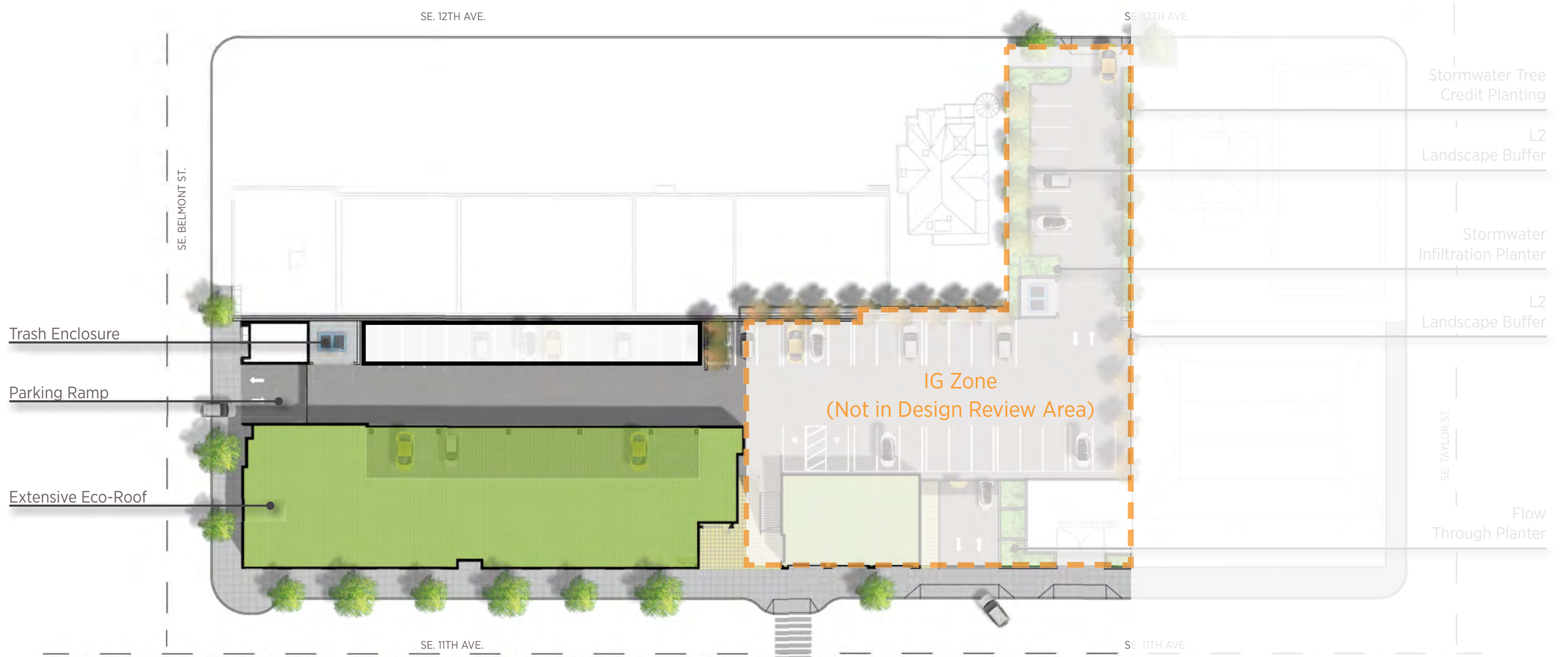
4 - Louvered Vent @
Stucco - 1" = 1'-0"



5 - Louvered Vent @ Fiber
Cement Siding - 1" = 1'-0"









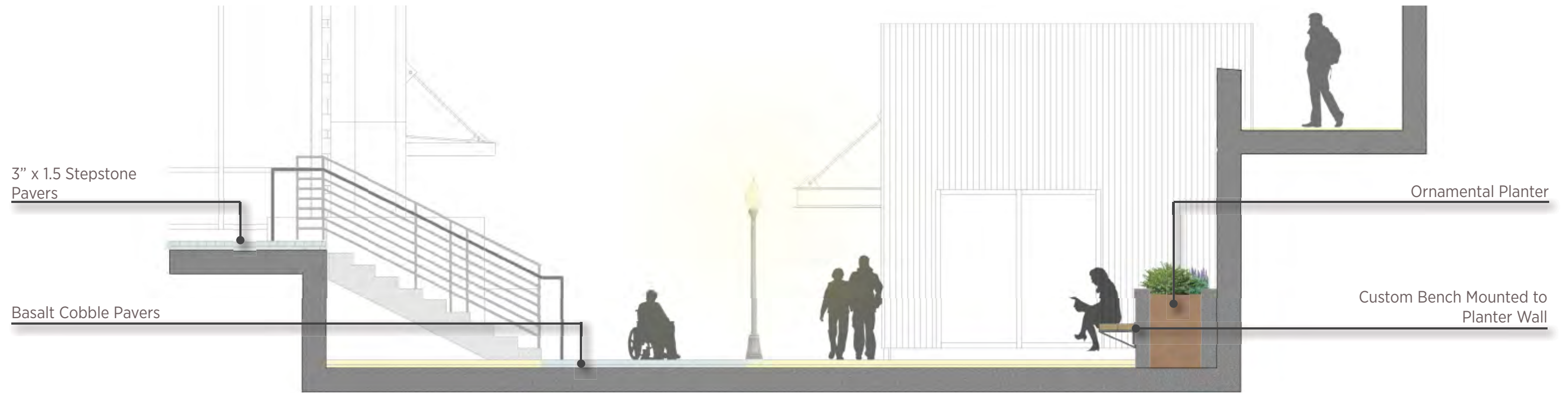
1. Market Terrace at Ramp and Stairs

1/8" = 1'



2. Market Terrace

1/8" = 1'



3. Yamhill Alley

1/8" = 1'



4. Yamhill Alley

1/16" = 1'

DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC



The Mint Plaza, San Francisco, CA



Public Market, Granville Island, Canada

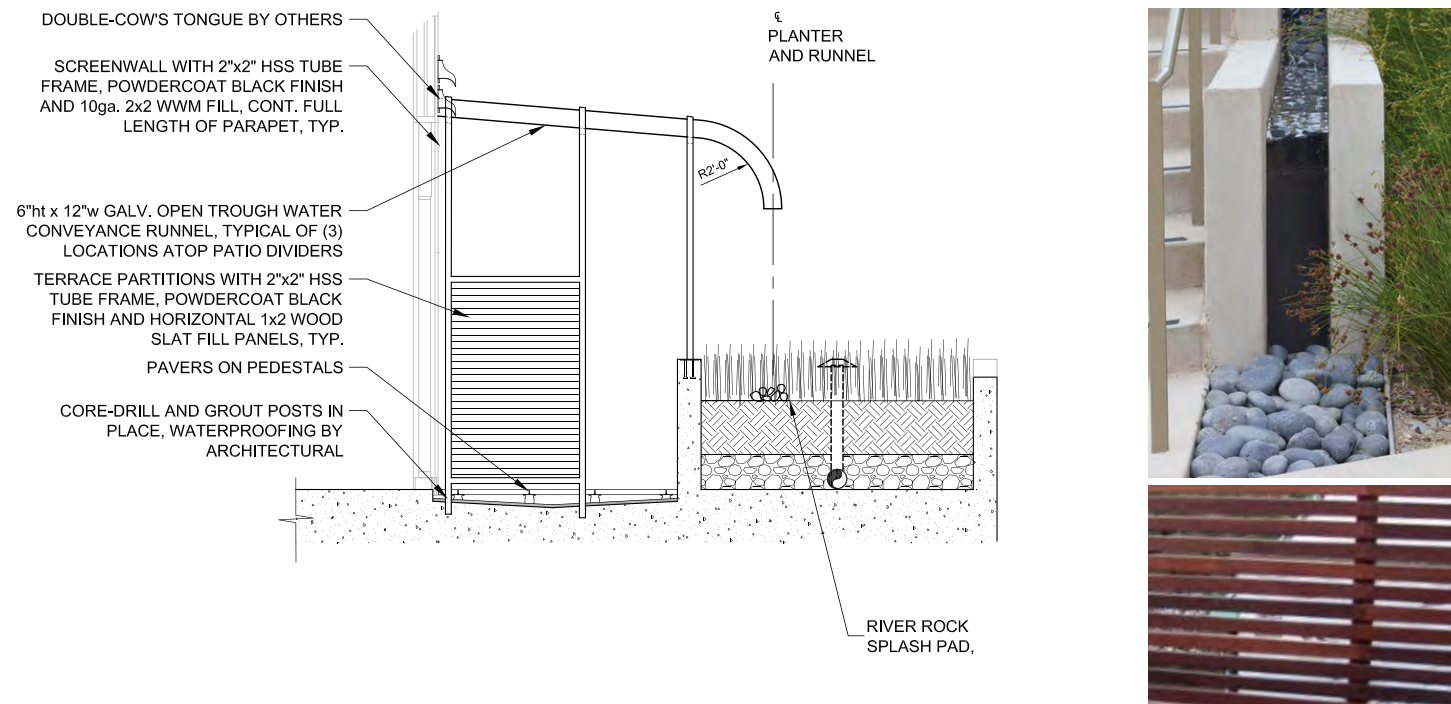


Chelsea Market, New York, NY

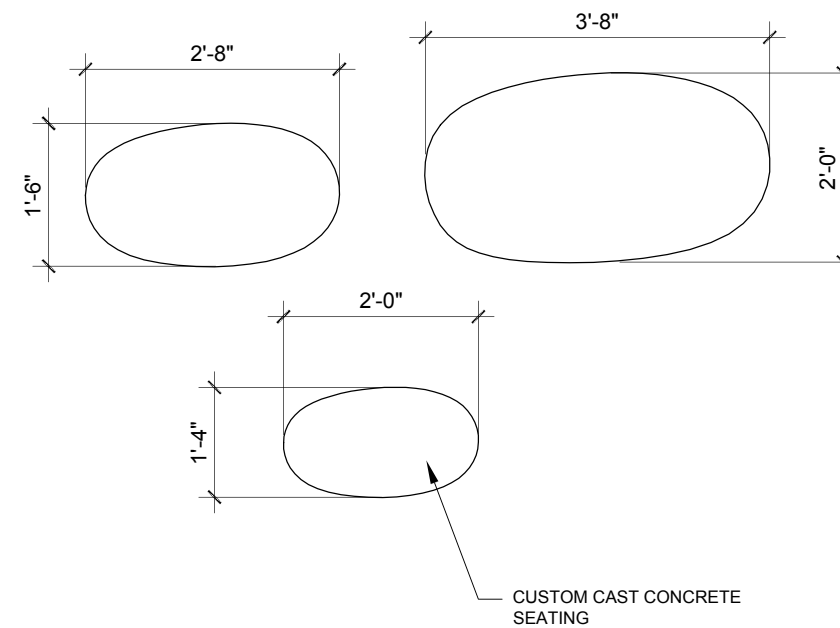


Angel Place, Sydney, Australia

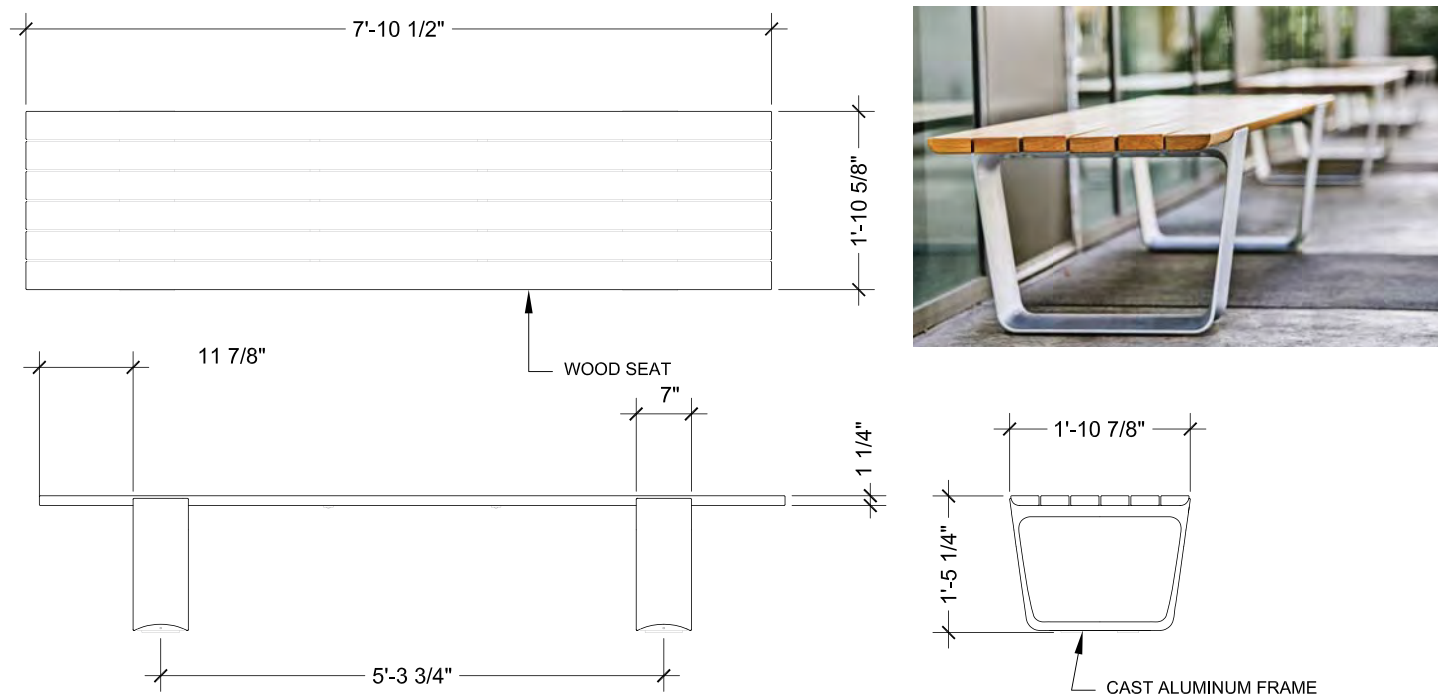




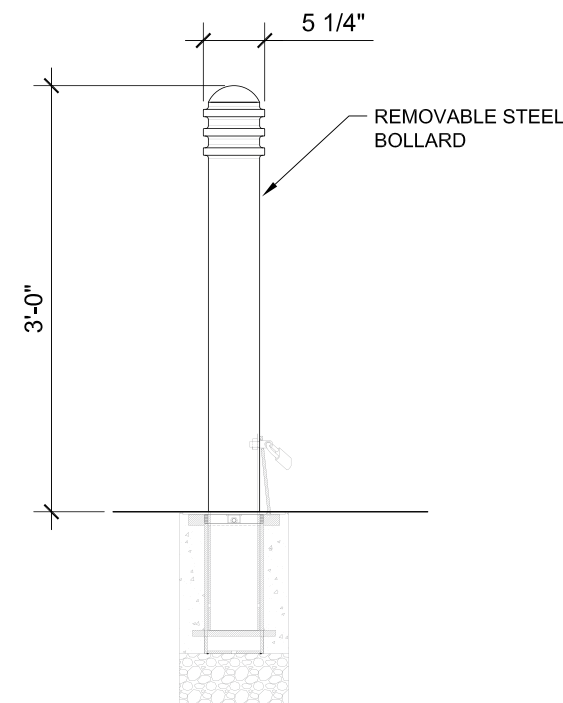
1. Partition and Storm Water Rill 3/16" = 1'



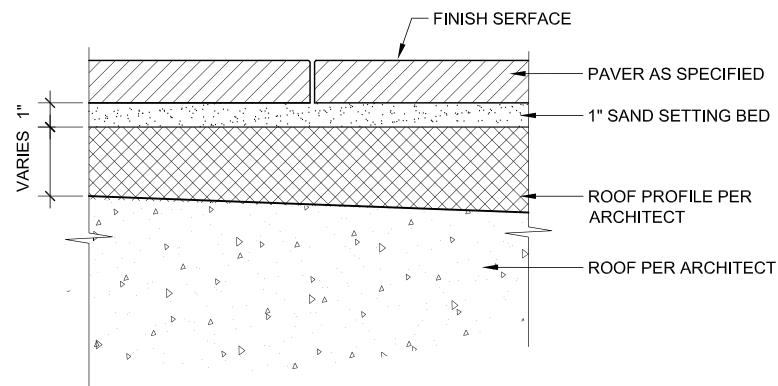
3. Bench 2 1/2" = 1'



2. Bench 1 1/2" = 1'

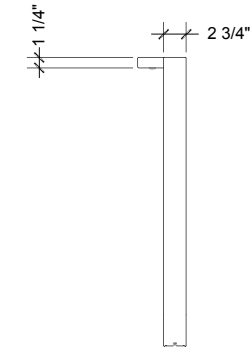
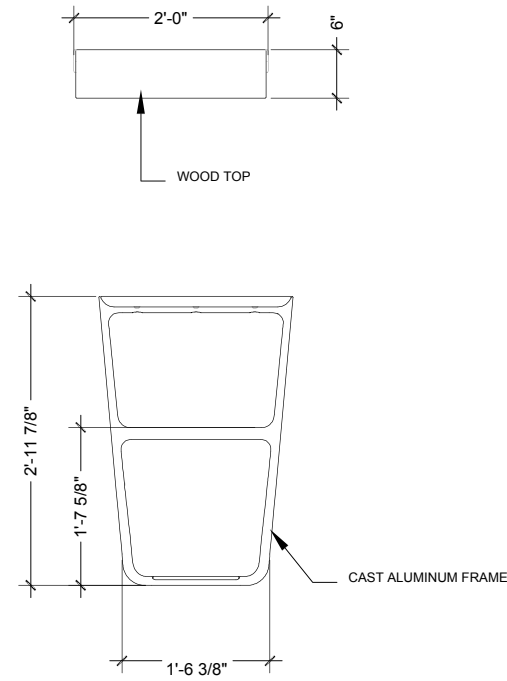


4. Bollard 3/4" = 1'



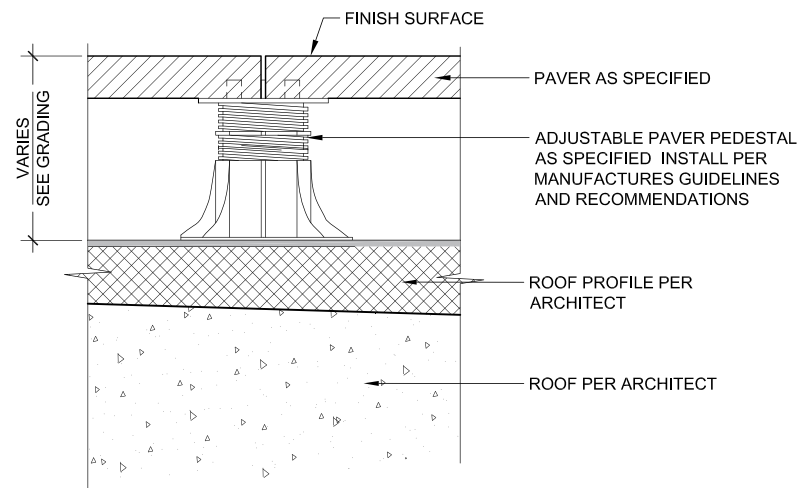
9. Sand Set Paving Details

1 1/2" = 1'

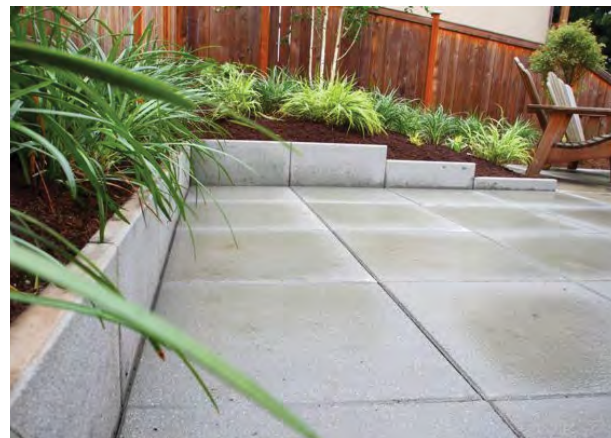


11. Bike Rack 1

1/2" = 1'

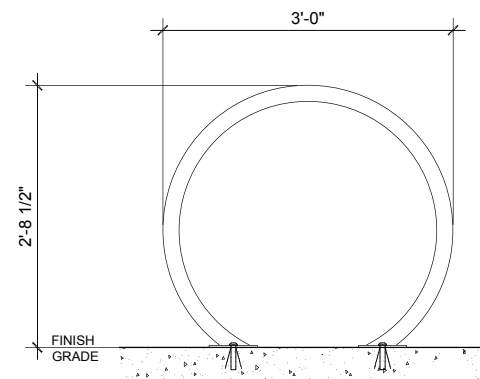


- NOTE:
1. ADJACENT CONDITIONS VARY SEE MATERIALS PLAN.
 2. PAVERS ARE TO BE FLUSH WITH EACH OTHER, AND ADJACENT SURFACES UNLESS OTHERWISE NOTED ON THE GRADING PLAN.
 3. PROVIDE PEDESTALS AT ALL EDGE CONDITIONS.



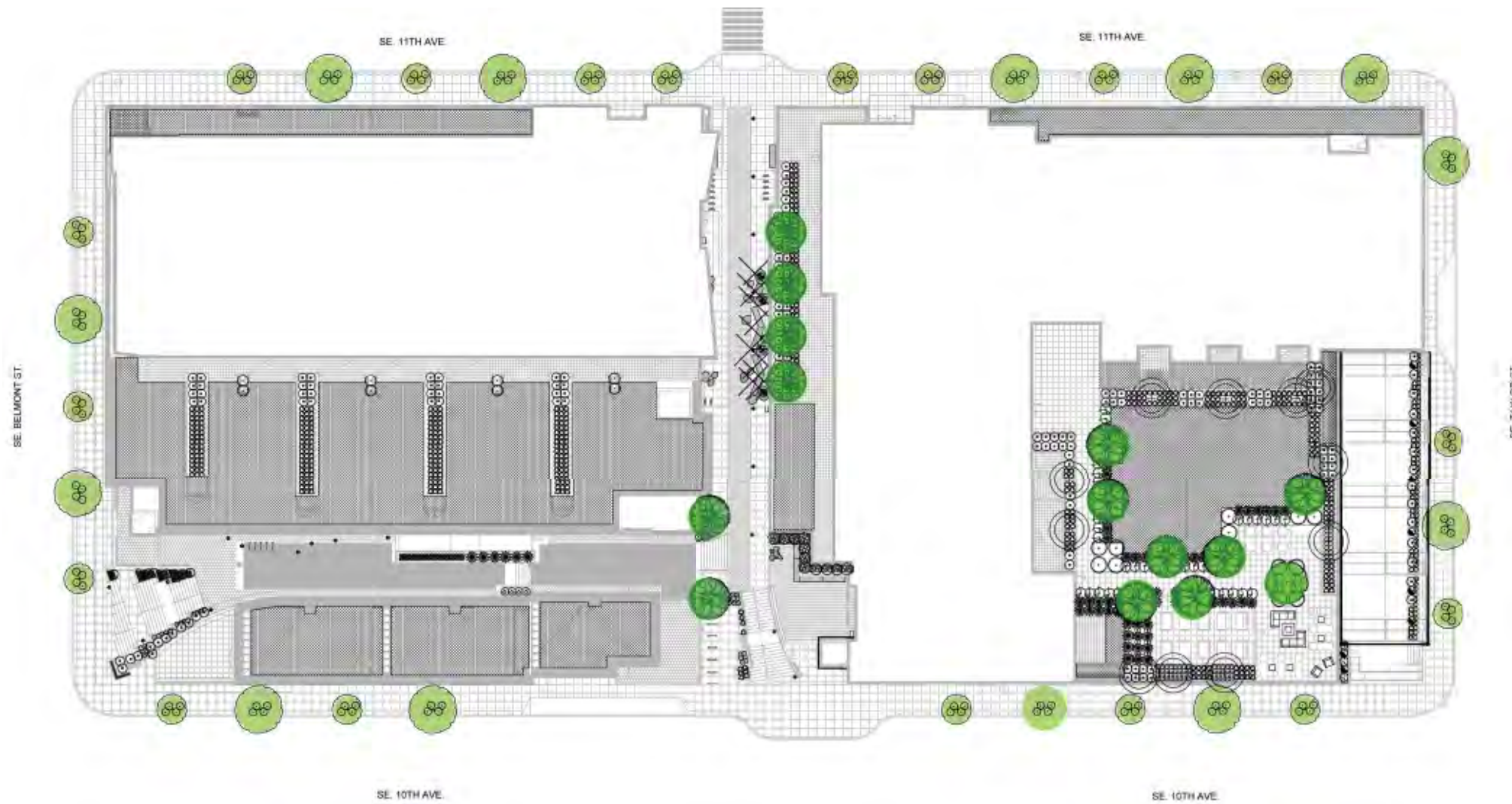
10. Pedestal Paving Details

1 1/2" = 1'



12. Bike Rack 2

1/4" = 1'



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 "Aurifolia"



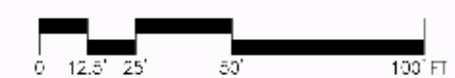
Pyrus caleryana "Capital"



Pinus contorta var. contorta

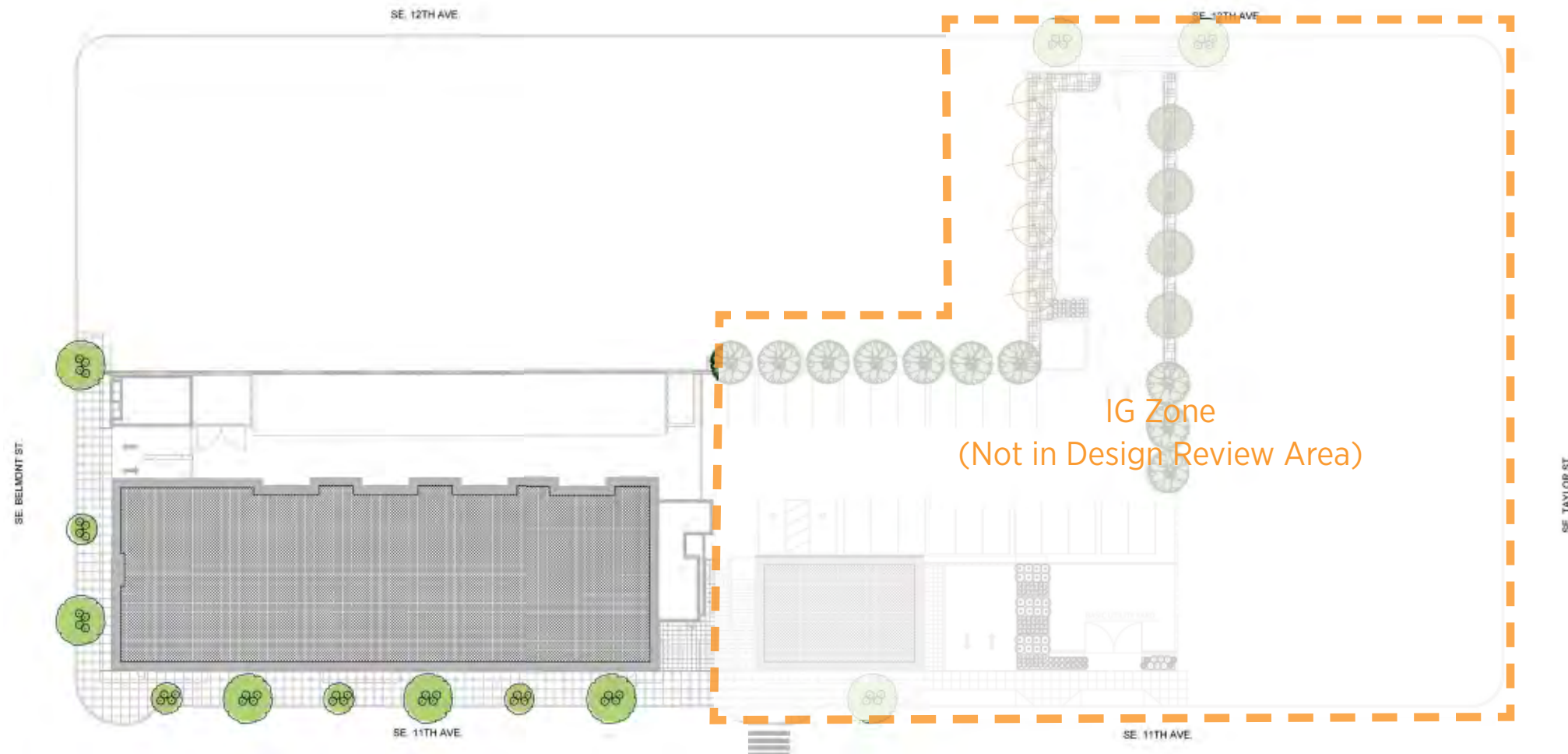


Acer palmatum "Seiryu"



SCALE 1"=50'





PLANTING PLAN LEGEND

- 
STREET TREE TYPE I
 BOTANICAL NAME: FRAXINUS EXCELSIOR 'AUREAFOLIA'
 COMMON NAME: GOLDENDESERT 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"



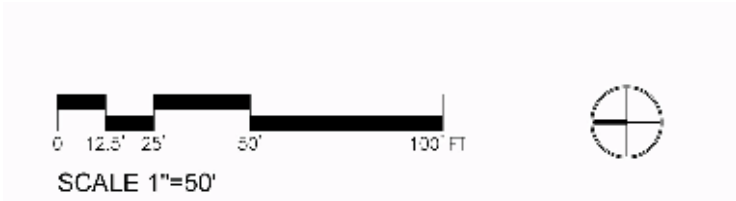
Pyrus caleryana "Capital"

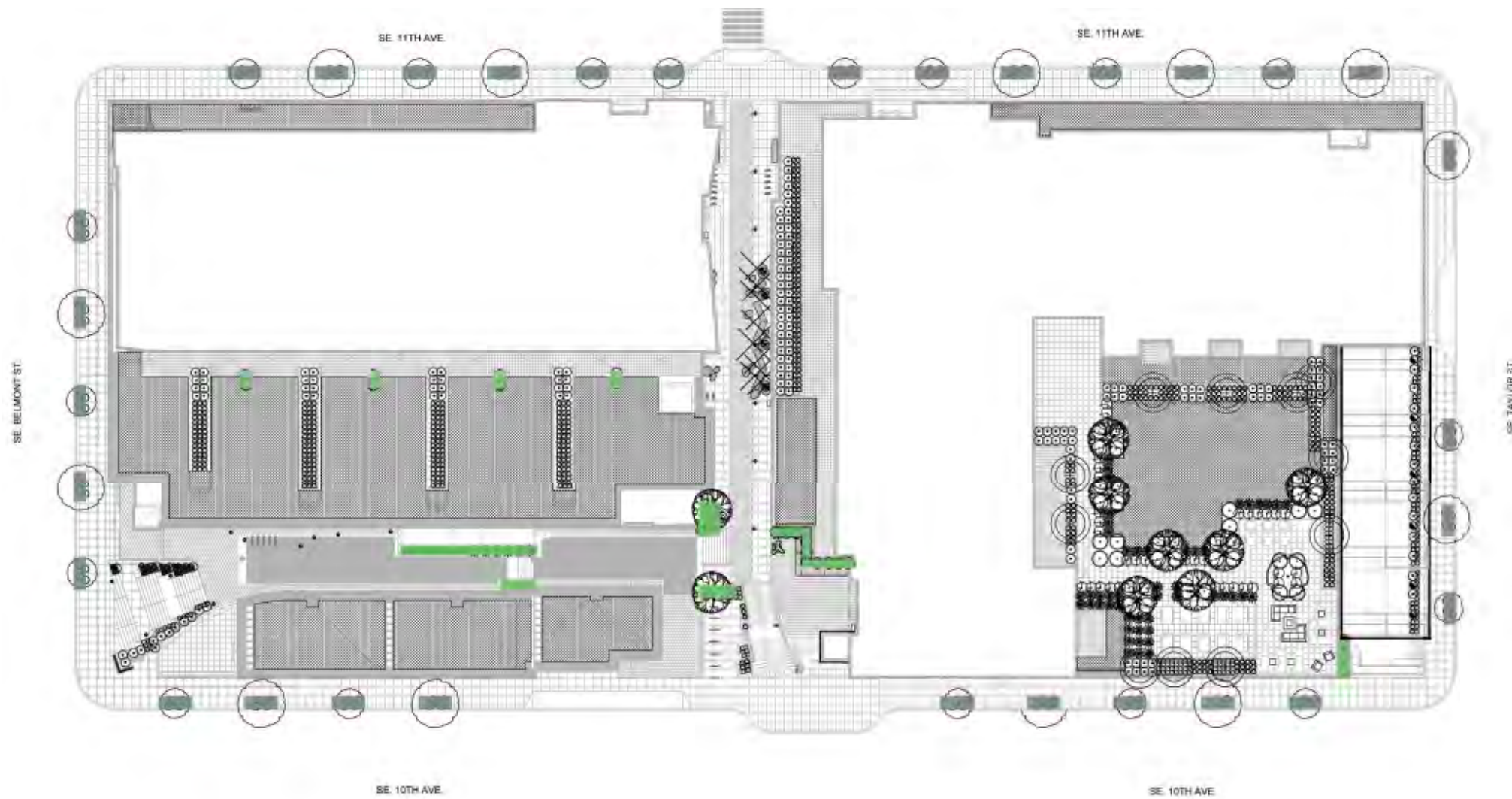


Pinus contorta var. contorta



Acer palmatum "Seiryu"





INTERIOR SHRUBS AND PERENNIALS

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

GROUNDCOVERS

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

R.O.W SHRUBS

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



Azalea 'Gumpo White'



Hosta Niagara Falls



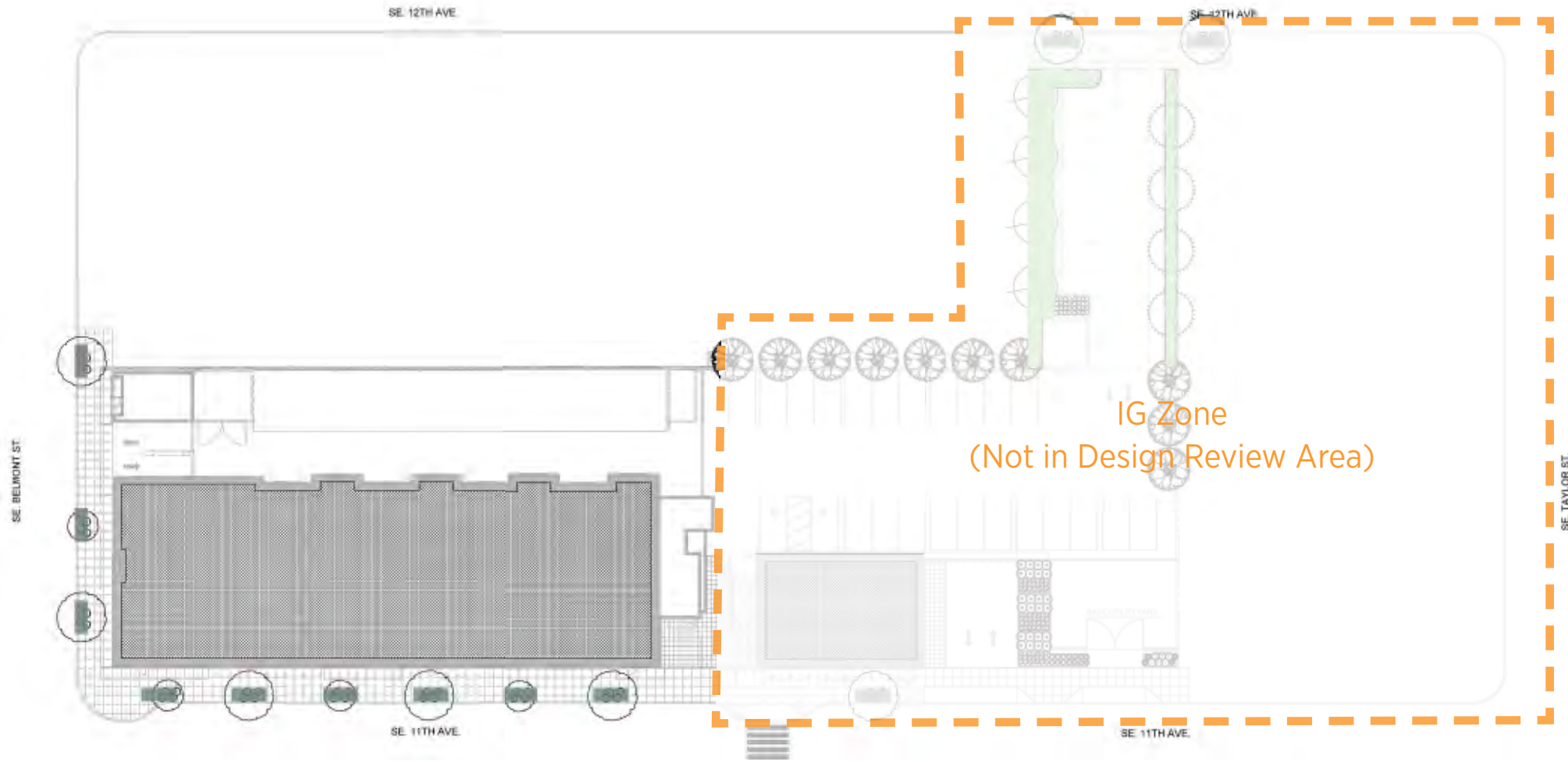
Polystichum polybepharum



Phormium tenax



Viburnum davidii



IG Zone
(Not in Design Review Area)

INTERIOR SHRUBS AND PERENNIALS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
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	HOSTA NIAGARA FALLS NIAGARA PLANTAIN LILY	2 GAL	36" O.C.
	HYDRANGEA MACROPHYLLA 'LACECAP' BIG LEAF HYDRANGEA	5 GAL	60" O.C.
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	RHODODENDRON 'UNIQUE' UNIQUE RHODODENDRON	BB 24 Ø	36" O.C.
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	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	BB 24 Ø	48" O.C.
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	BB 24 Ø	42" O.C.
	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	36"

GROUNDCOVERS

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



Abelia x. 'Rose Creek'



Blechnum spicant



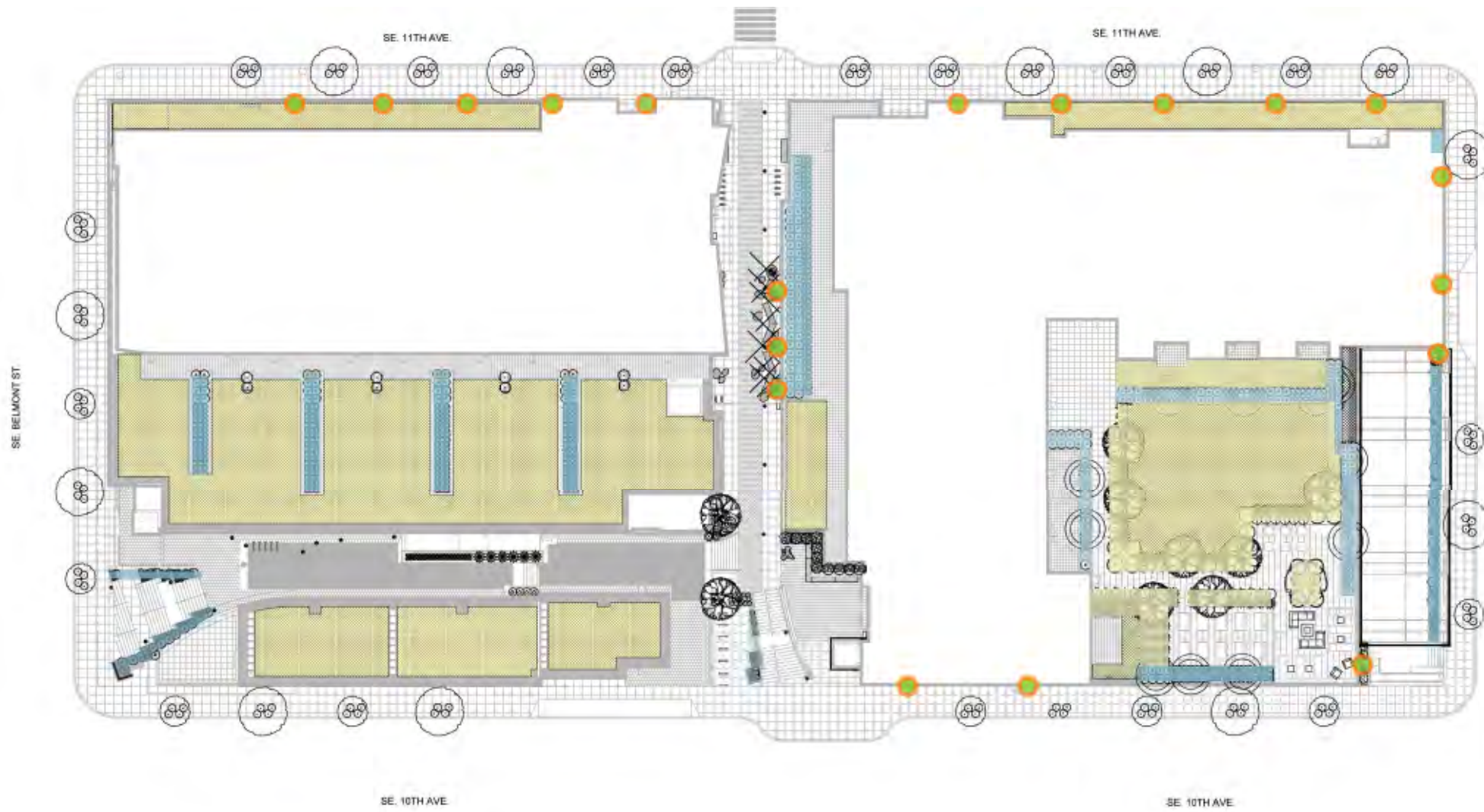
Lavandula angustifolia



Liriope



Pachysandra



FLOW THROUGH PLANTS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	CORNUS STOLONIFERA 'ARTIC FIRE' ARTIC FIRE RED-OSIER DOGWOOD	1 GAL	36" O.C.
	JUNCUS PACIFICUS PACIFIC RUSH	1 GAL	12" O.C.
	IRIS TENAX OREGON IRIS	1 GAL	6" O.C.
	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
PT	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4" POTS	AS SHOWN
CL	ERIOGONUM COMPOSITUM VAR. 'COMPOSITUM' HEARTLEAF BUCKWEAT	4" POTS	AS SHOWN
ST	ERIOGONUM STRICTUM VAR. PROLIFERUM STRICT BUCKWEAT	4" POTS	AS SHOWN
FR	FESTUCA RUBRA RED FESCUE	FROM SEED	-
JA	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	AS SHOWN
OR	SEDUM OREGANUM OREGON STONECROP	4" POTS	12" O.C.
RB	ROSMARINUS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	4" POTS	48" O.C.



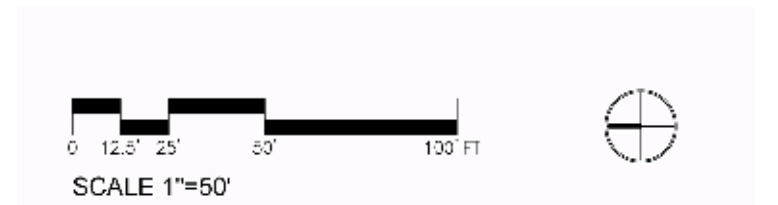
Cornus stolonifera 'Artic Fire'

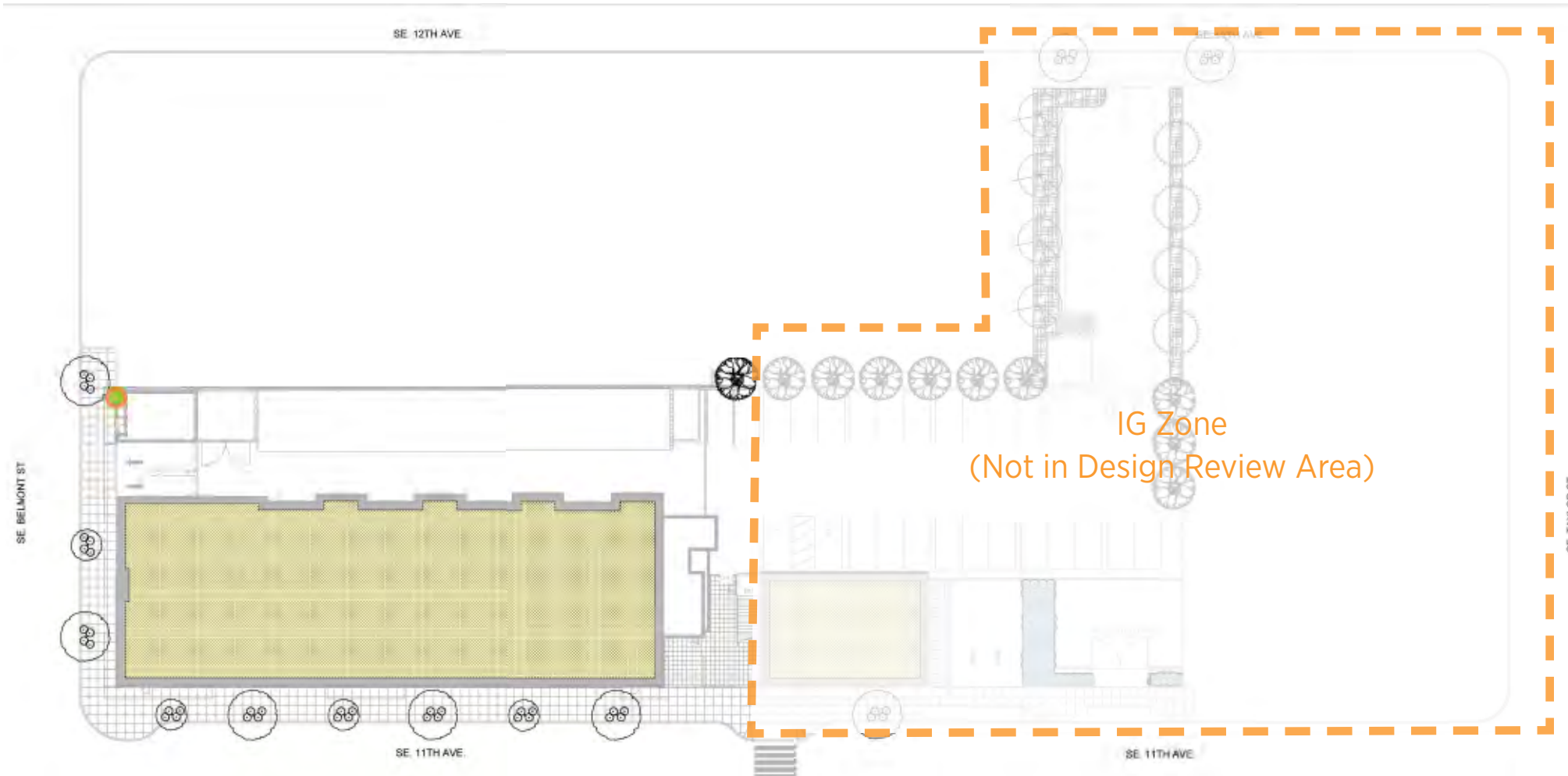
Juncus pacificus

Iris tenax

Akebia quinata

Clematis sp.





FLOW THROUGH PLANTS

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

VINES

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
TJ	TRACHELOSPERNUM JASMINOIDES STAR JASMINE	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
A	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4" POTS	AS SHOWN
	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	-
J	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	AS SHOWN
O	SEDUM OREGANUM OREGON STONECROP	4" POTS	12" O.C.
	ROSMARINUS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	4" POTS	48" O.C.



Artemesia tridentata



Eriogonium compositum

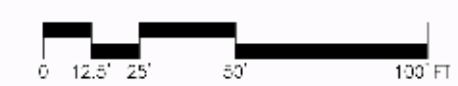


Festuca rubra



Sedum
'Autumn Joy'

Sedum
oreganum



SCALE 1"=50'





▲ Surface LED linear flood
 Finish: Silver
 Lamp: LED, 10.52 watts per foot



▲ Flood Light - small
 Finish: Silver
 Lamp: LED, 8 watt



◆ Acorn post top
 Finish: Black
 Lamp: LED, 44 watts



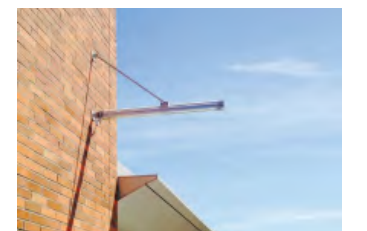
▶ Flood Light - Medium
 Finish: Silver
 Lamp: LED, 24 watts

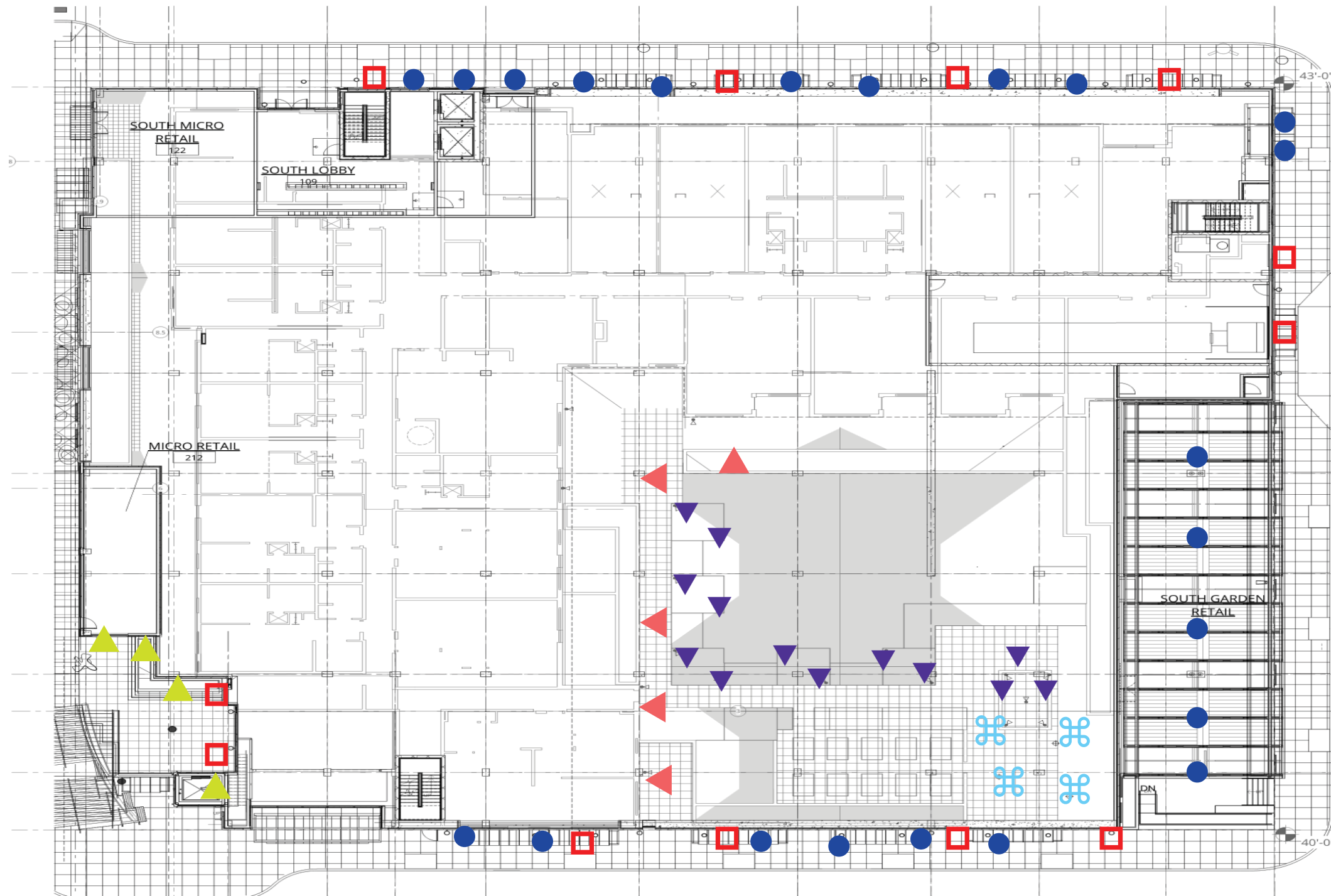


■ Wall Sconce - medium
 Finish: Silver
 Lamp: CFL, 42 watts




⌒ Wall mount LED arm
 Finish: Silver
 Lamp: LED, 32 watts






 Custom Light Tower
Finish: Silver / Black
Lamp: LED, 24 watts



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




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

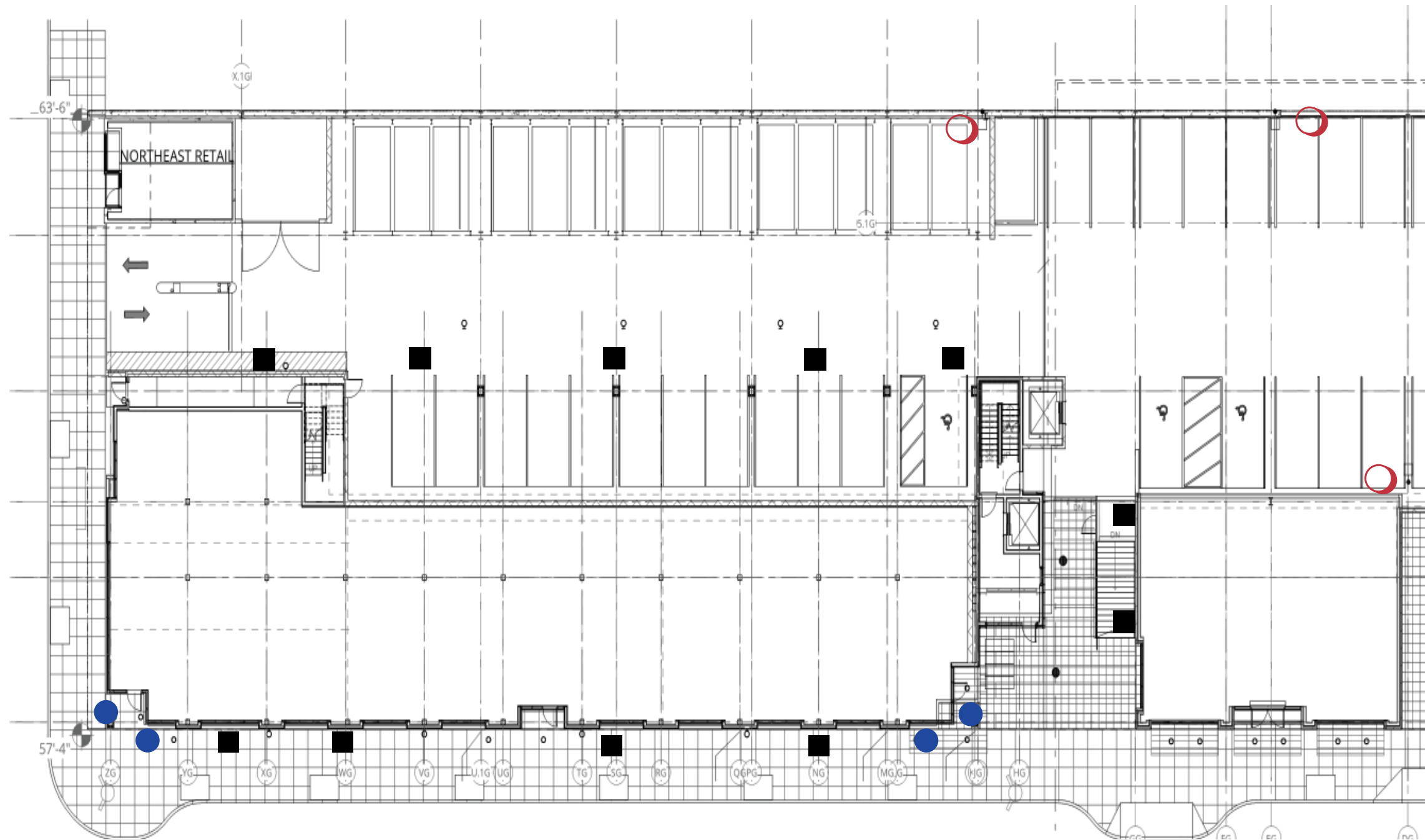


 Outdoor Floor Lamp
Finish: Silver
Lamp: LED, 20 watts



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





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



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



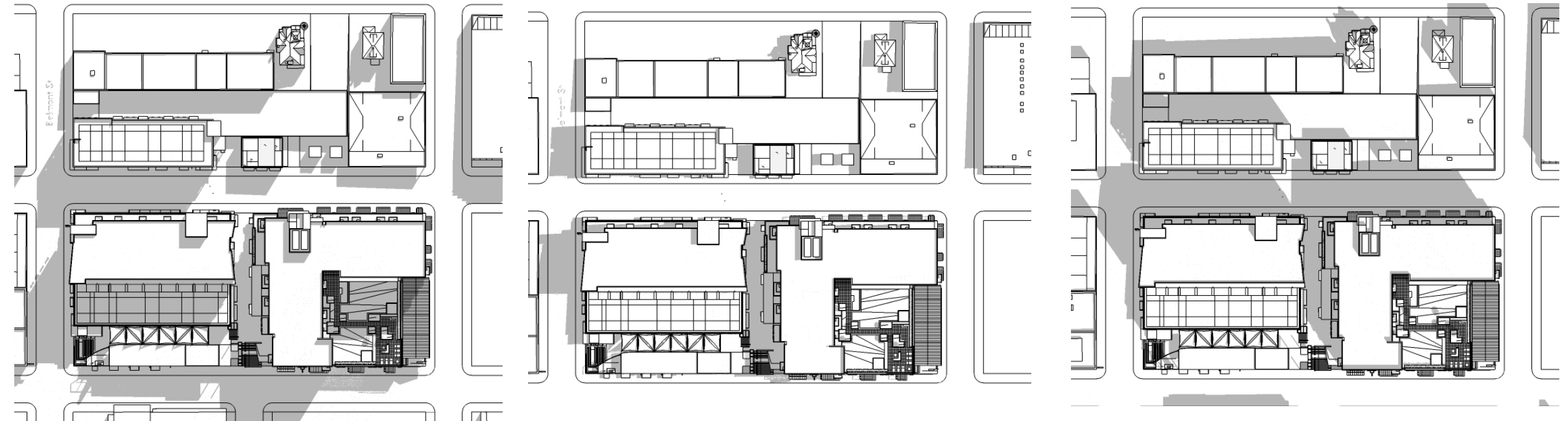
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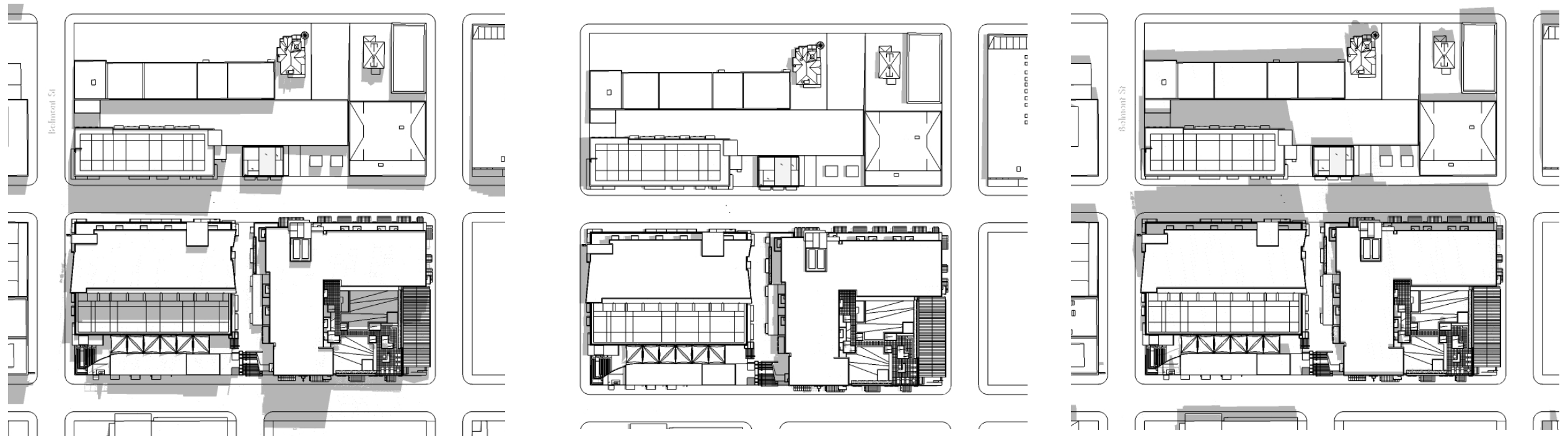
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SPRING
EQUINOX



SUMMER SOLSTICE

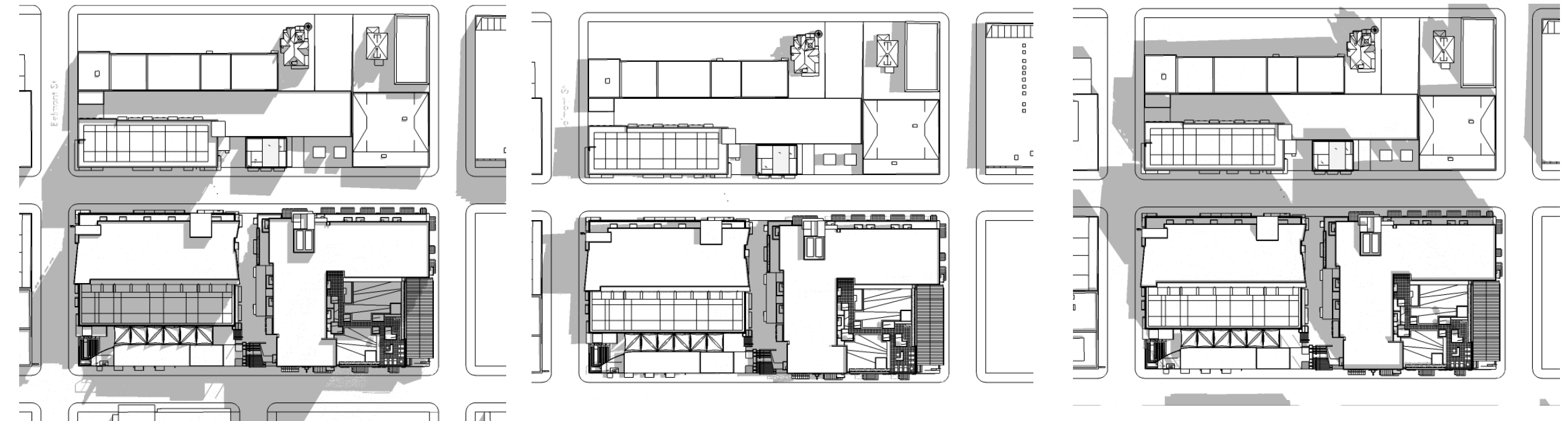


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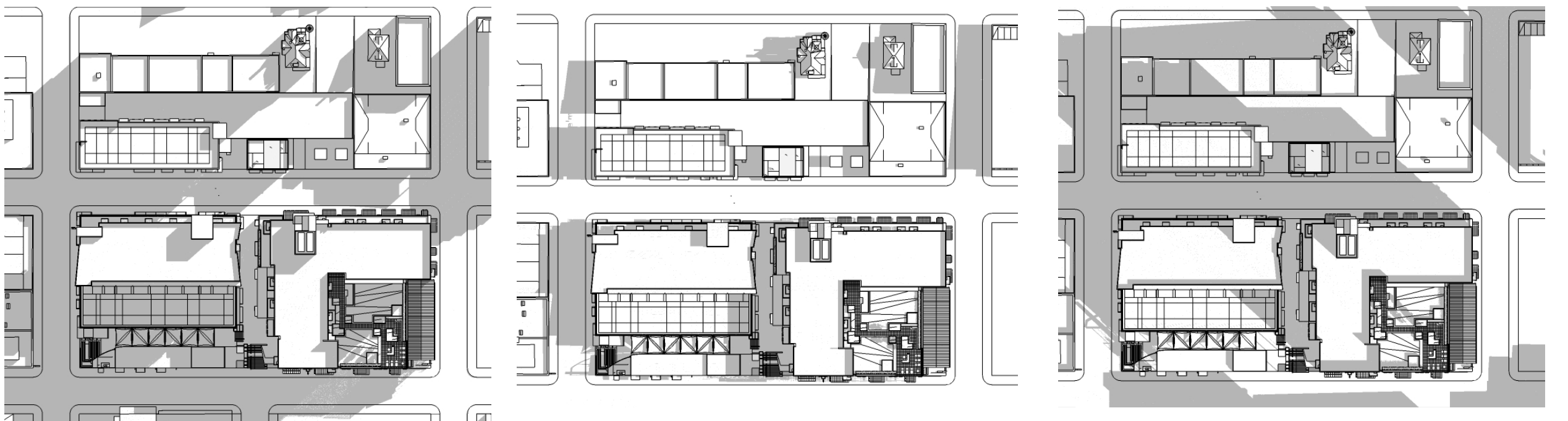
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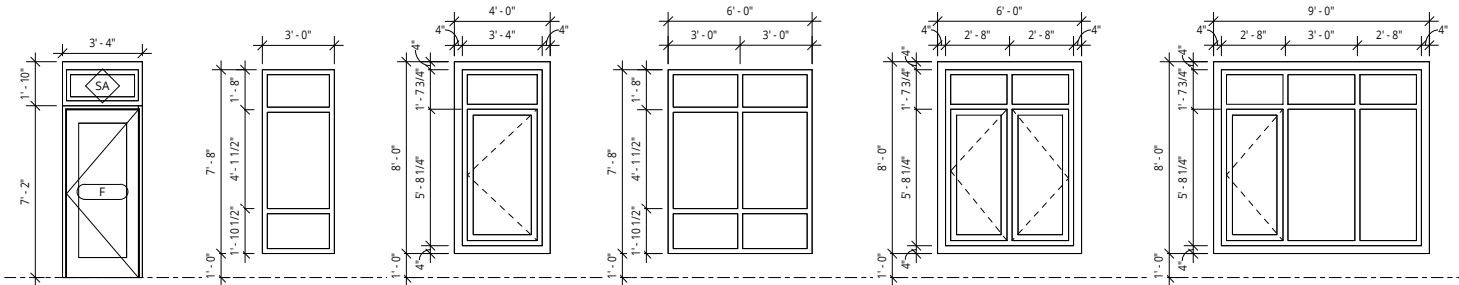
FALL
EQUINOX



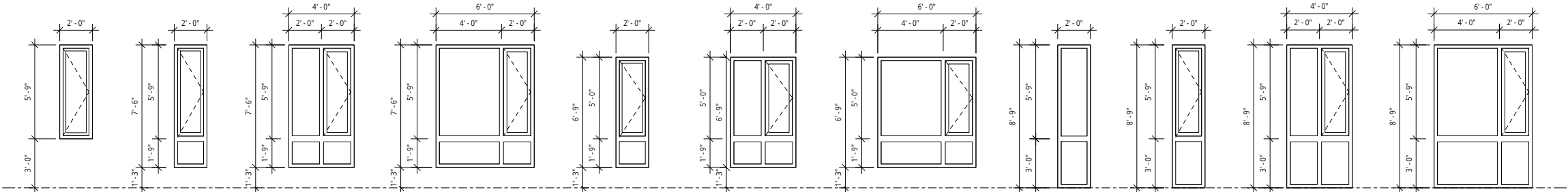
WINTER SOLSTICE



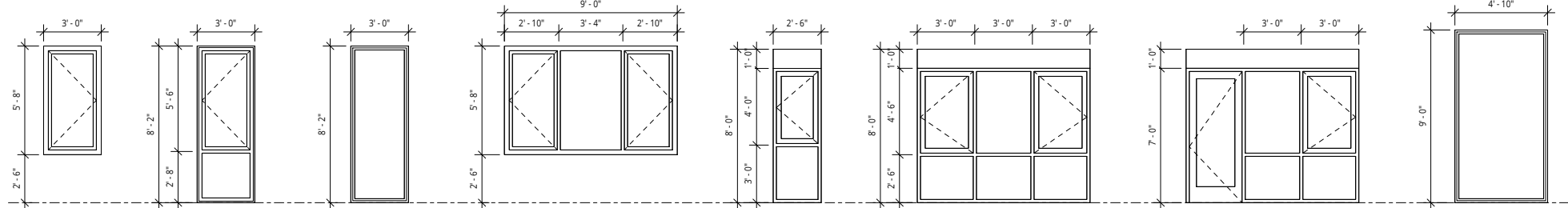
VPI Vinyl Windows



South Building Residential Window Types

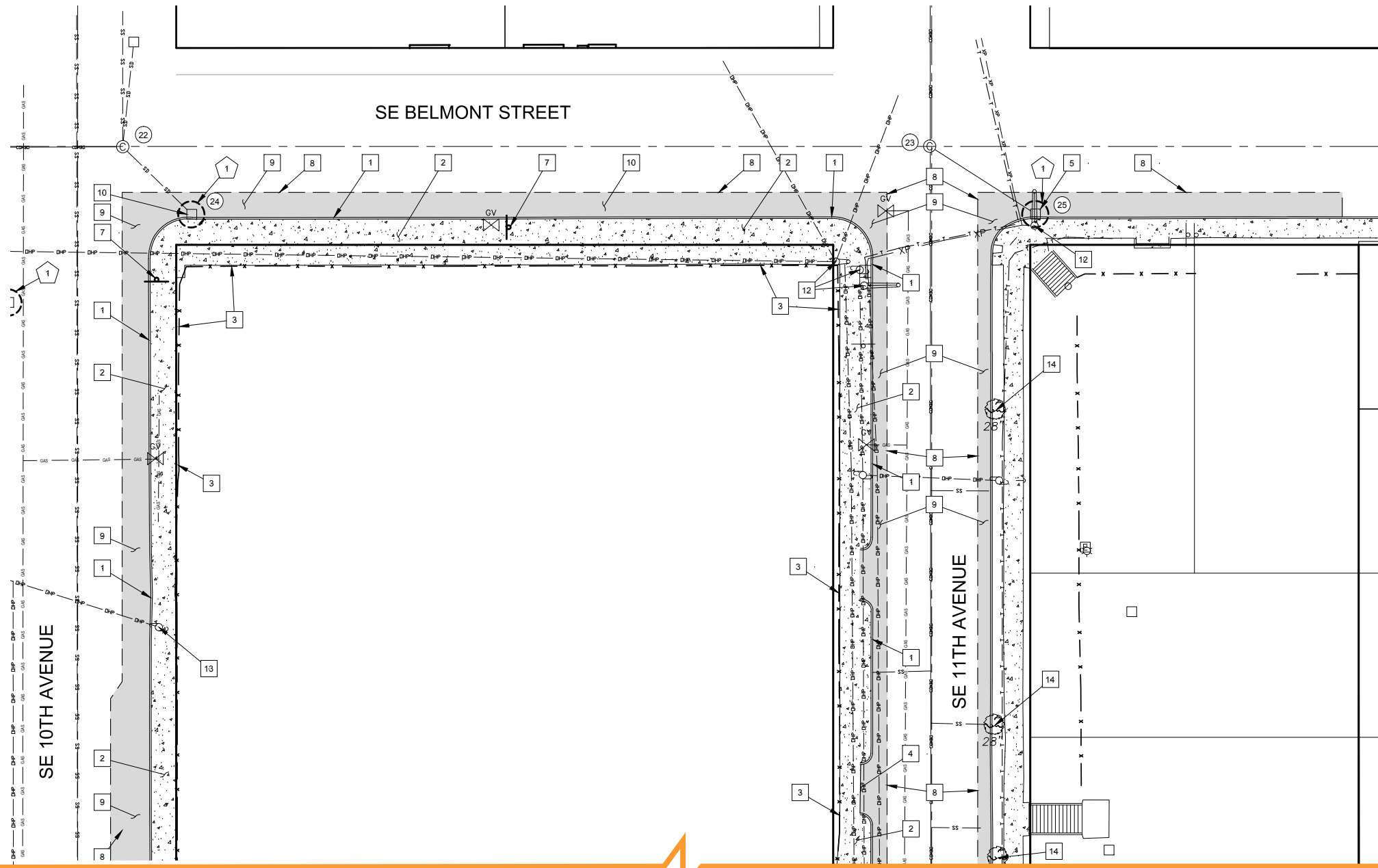


North Building Residential Window Types



OEG Building Residential Window Types

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



COMBINED SANITARY AND STORM TABLE

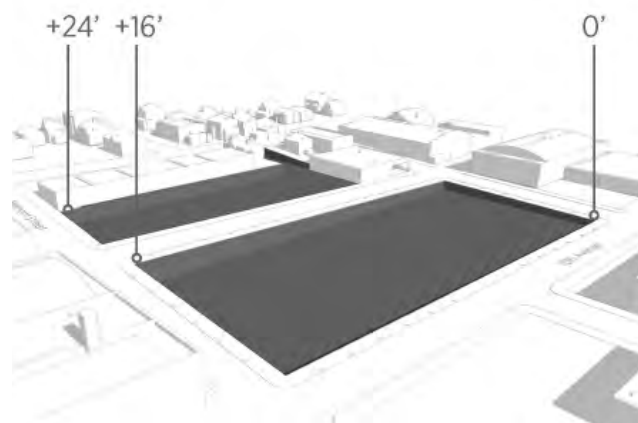
21	COMBINED SEWER MANHOLE RIM: 43.16 IE IN (8" N): 28.2 IE OUT (8" SE): 28.1	22	COMBO MANHOLE RIM: 43.97 IE IN (10" E): 28.63 IE OUT (8" N): 28.53	23	COMBO MANHOLE RIM: 57.28 IE (10" S): 45.20
24	STORM DRAIN CATCH BASIN RIM: 43.79 IE IN (10" E): 28.63 IE IN (8" N): 28.53 IE OUT (8" W): UNKNOWN	25	STORM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

DEMOLITION NOTES

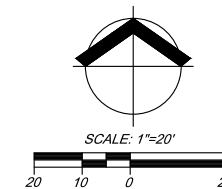
- 1 REMOVE EXISTING CURB
- 2 REMOVE EXISTING CONCRETE
- 3 EXISTING FENCE TO BE REMOVED AS A PART OF ONSITE CONSTRUCTION ACTIVITIES.
- 4 REMOVE EXISTING DRIVEWAY
- 5 REMOVE EXISTING CATCH BASIN
- 6 REMOVE EXISTING SANITARY LINE
- 7 REMOVE EXISTING SIGN
- 8 SAWCUT EXISTING ASPHALT PAVEMENT WITH CLEAN VERTICAL EDGE
- 9 REMOVE EXISTING ASPHALT PAVEMENT
- 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.

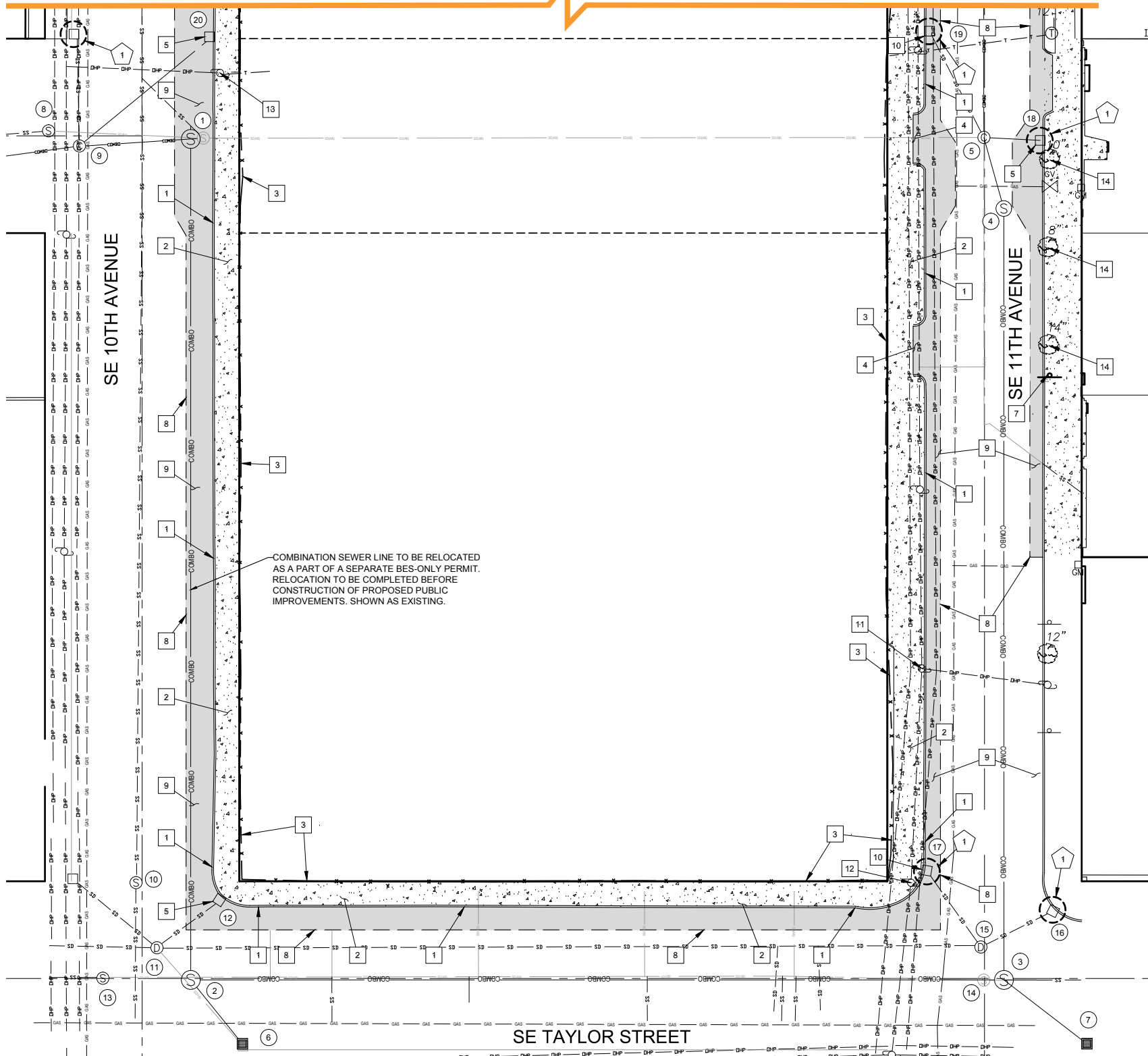


AERIAL PERSPECTIVE OF GRADE CHANGE



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 (12" S): 27.65 IE IN (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

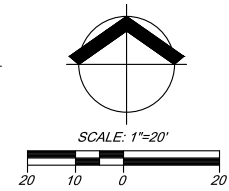
*RIM, INVERT, AND SIZE INFORMATION PER HHPR S.E. 10TH AVE. & S.E. BELMONT ST. SANITARY SEWER EXTENSION PROJECT 60% PLANS

DEMOLITION NOTES

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EROSION CONTROL NOTES

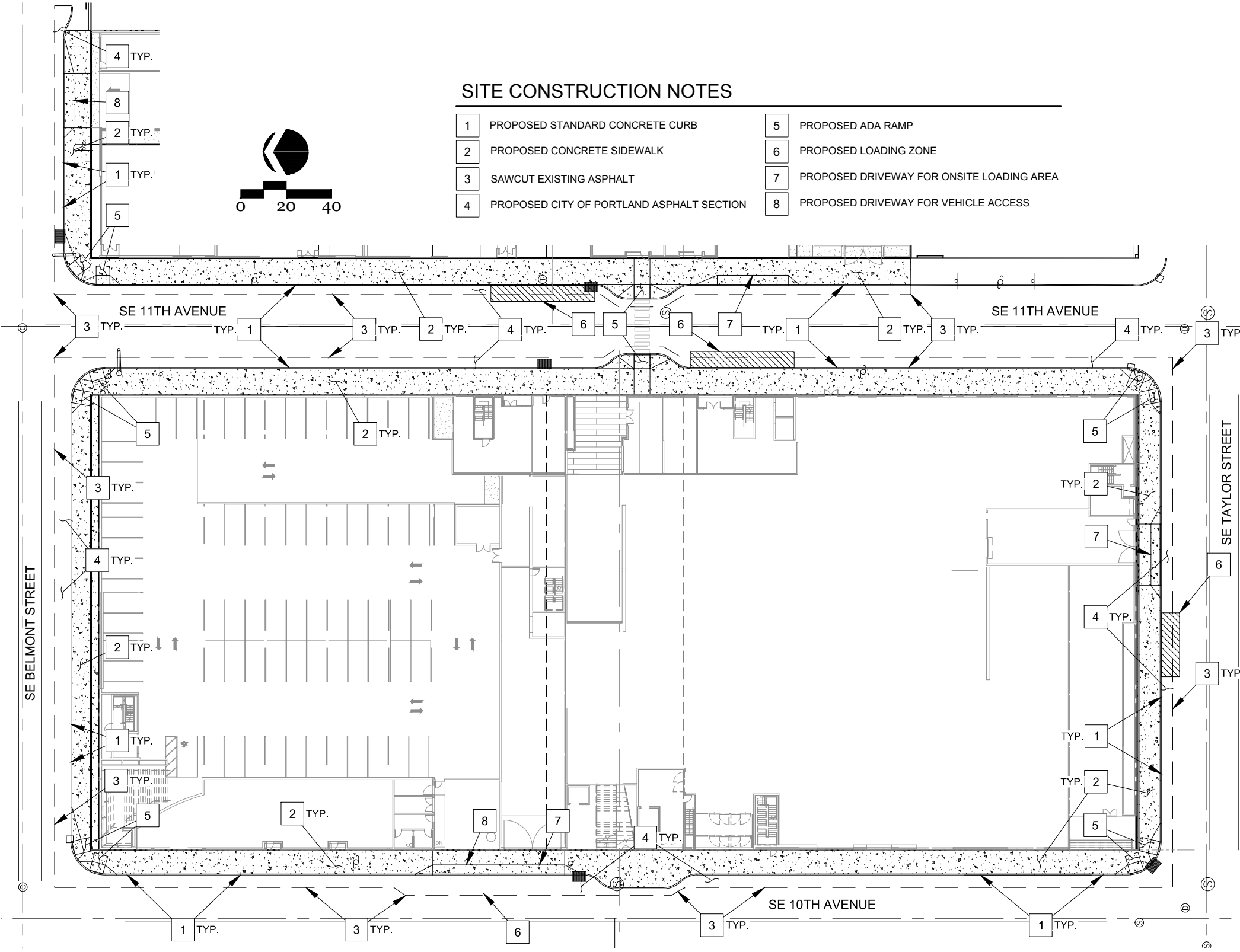
- 1 PROPOSED INLET PROTECTION. REFER TO DETAIL SHEET #### FOR MORE INFORMATION.

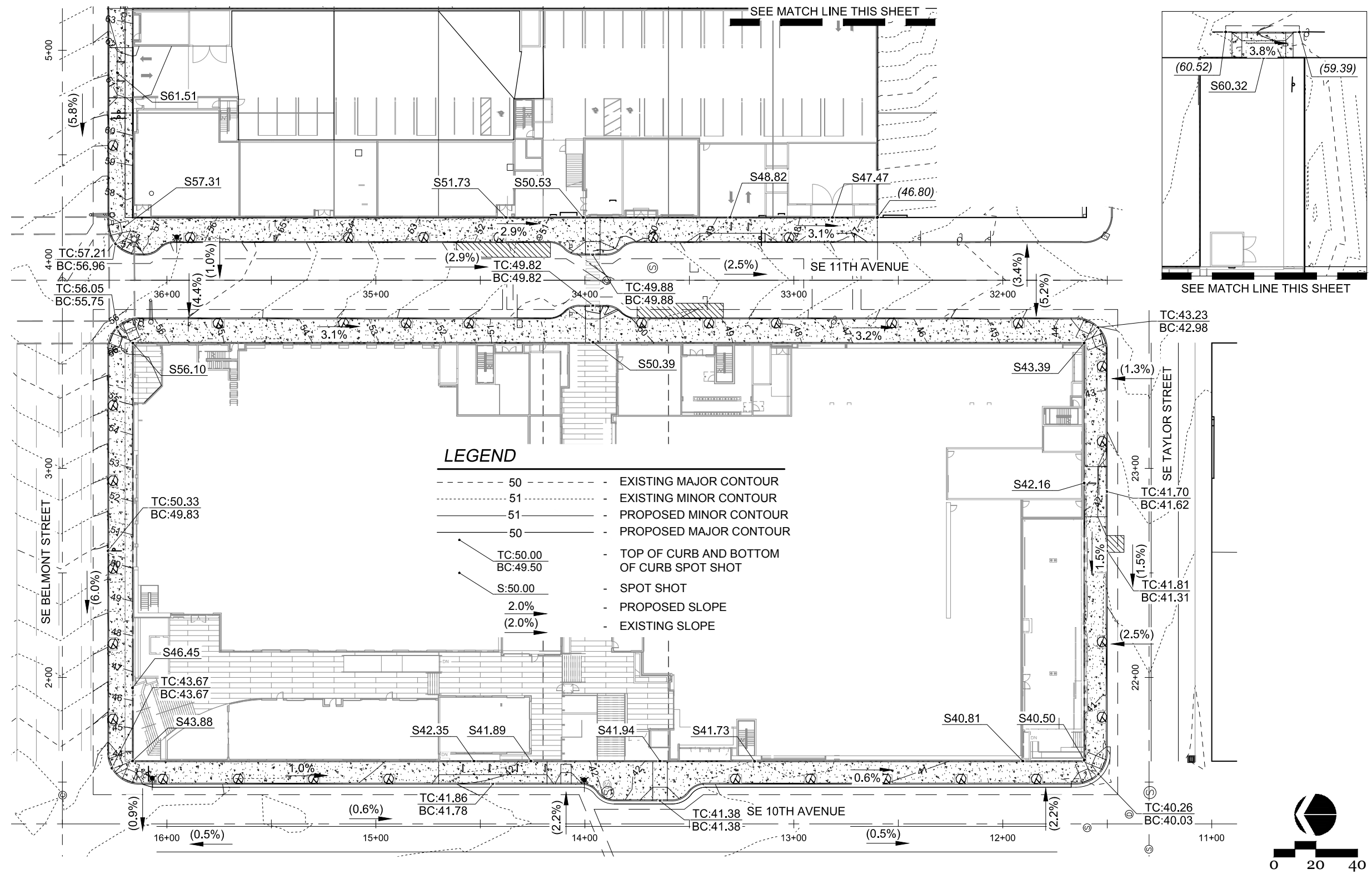


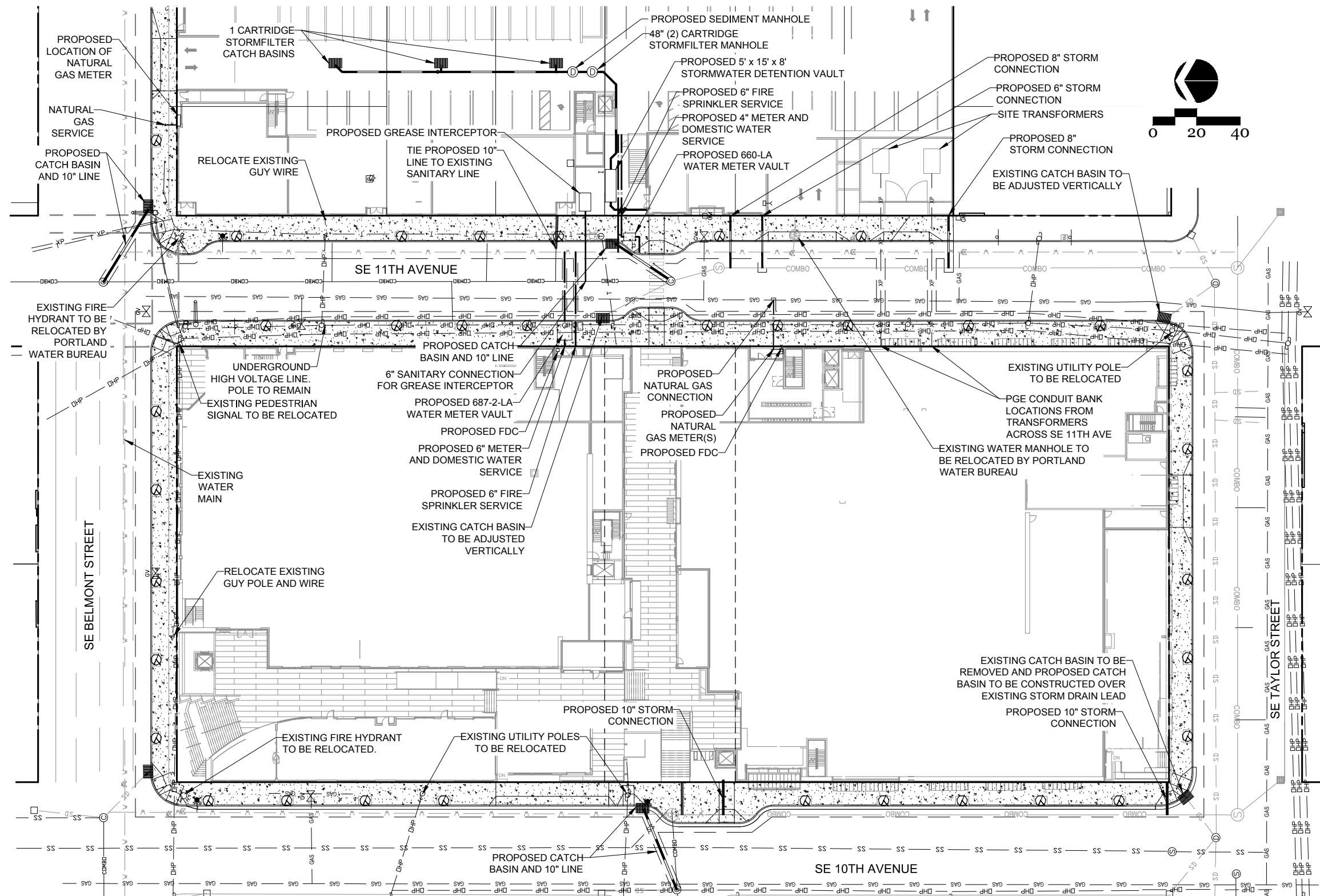
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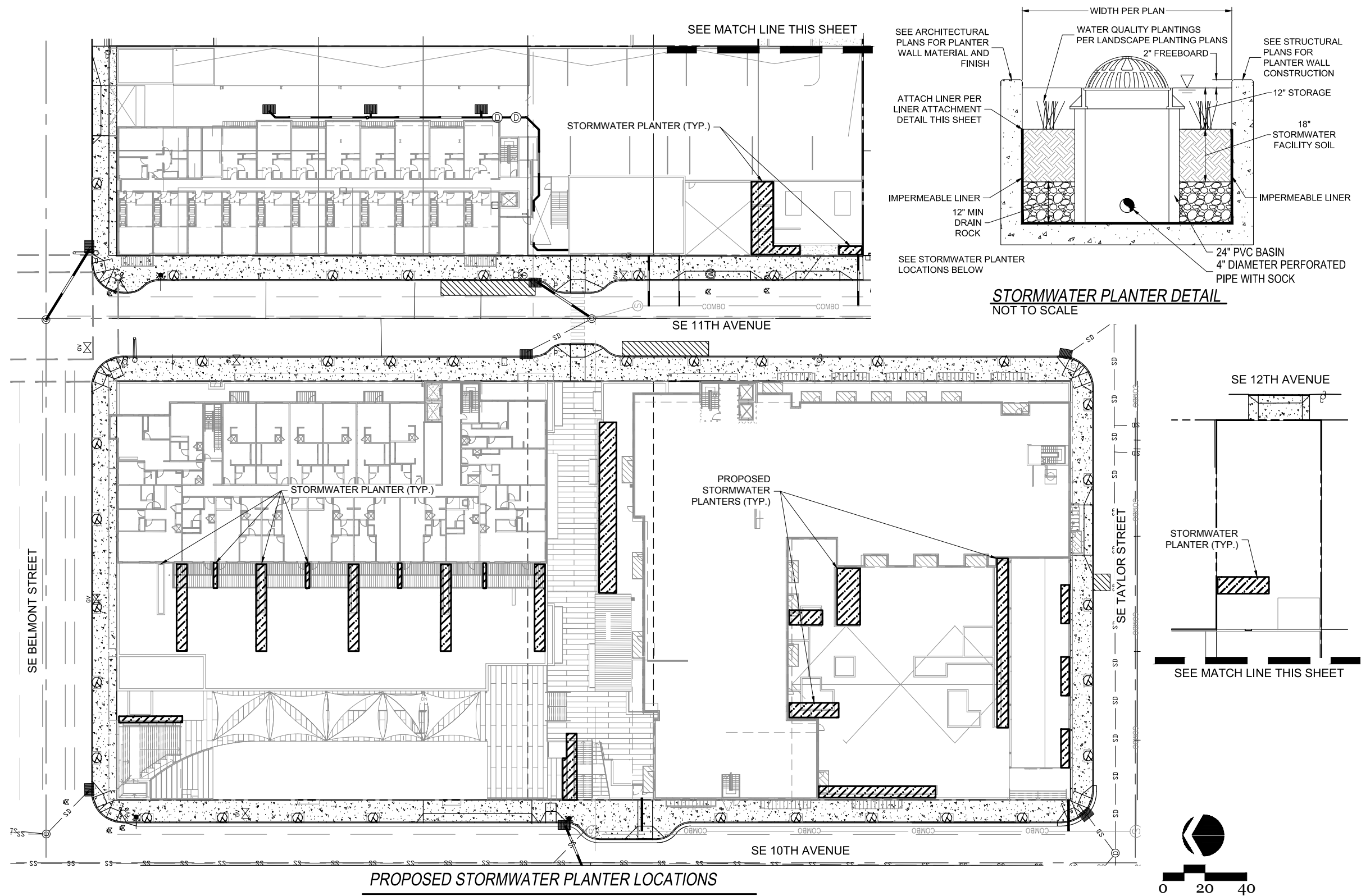


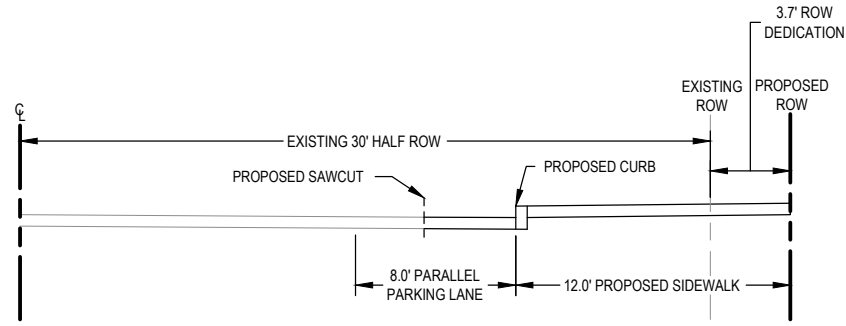
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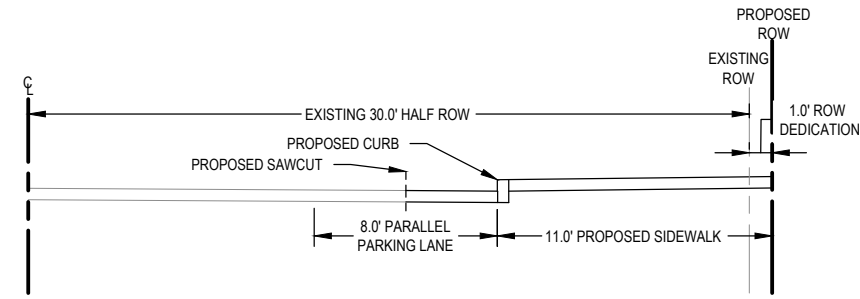




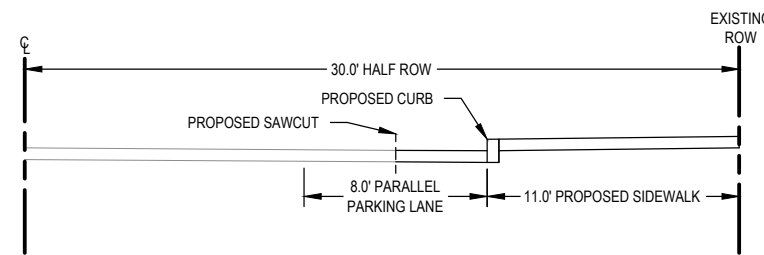




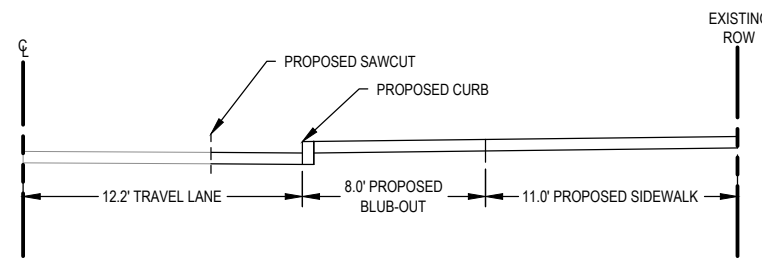
SECTION A-A: SE BELMONT STREET
NOT TO SCALE



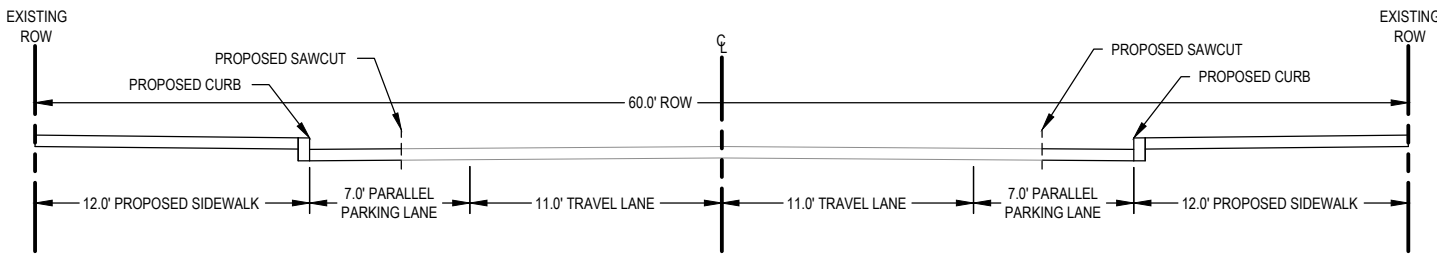
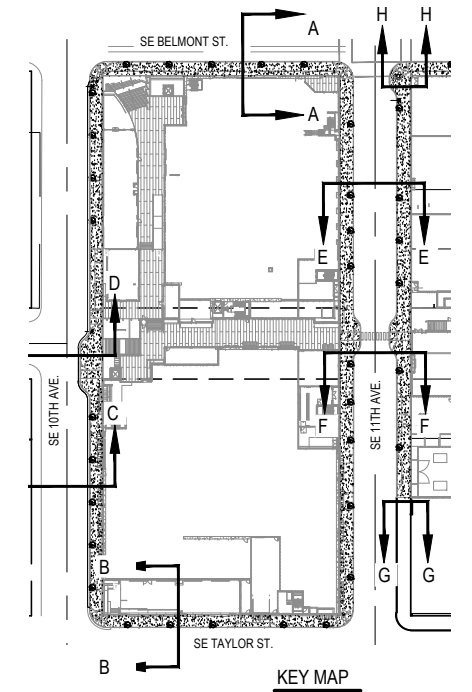
SECTION B-B: SE TAYLOR STREET
NOT TO SCALE



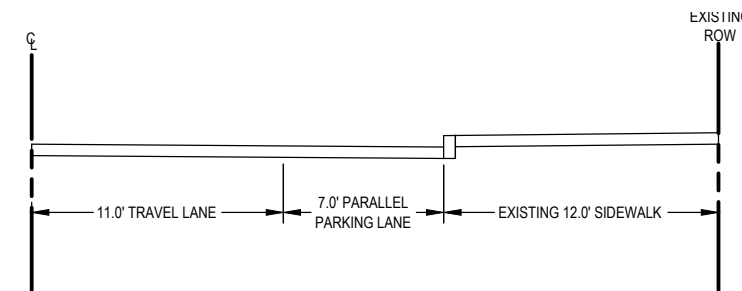
SECTION C-C: SE 10TH AVENUE WITH NO BULB-OUT
NOT TO SCALE



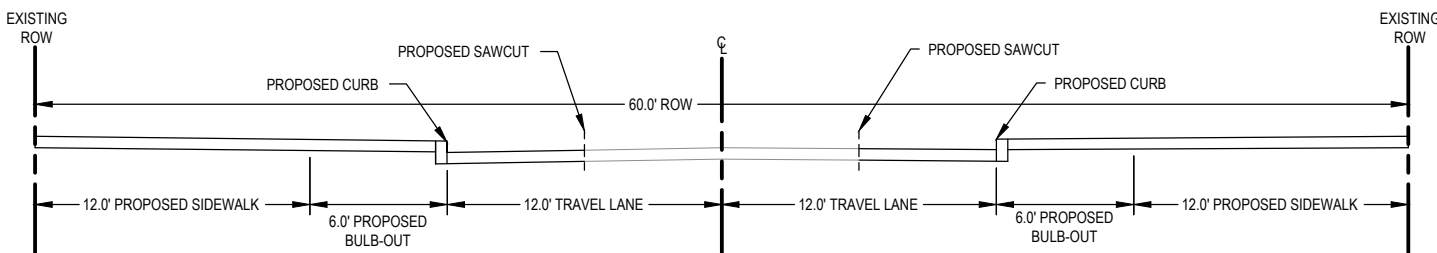
SECTION D-D: SE 10TH AVENUE WITH BULB-OUT
NOT TO SCALE



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



Split System Heat Pump - East Building



Rooftop Water Source Heat - North and South Buildings



RQ Series



Acoustic Louvers at Cooling Towers



Cooling Tower Type