



NW FRONT AVE

DOCK

BUILDING A

BASE POINT 1  
HEIGHT MEASUREMENT

NW 18TH AVE

BUILDING B





Pre-cast concrete planters



Wood & concrete seatwall benches



BBQ grill



Bike Rack



Grasspave



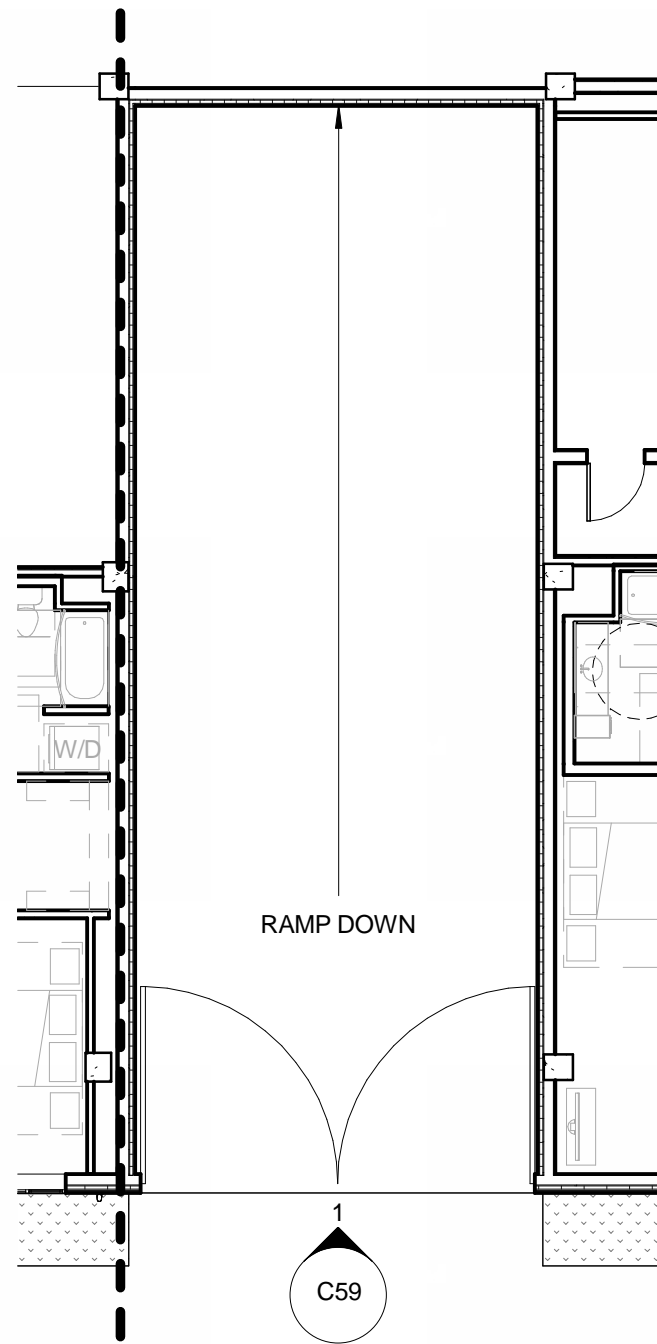
Mutual Materials Plank Pavers- courtyard



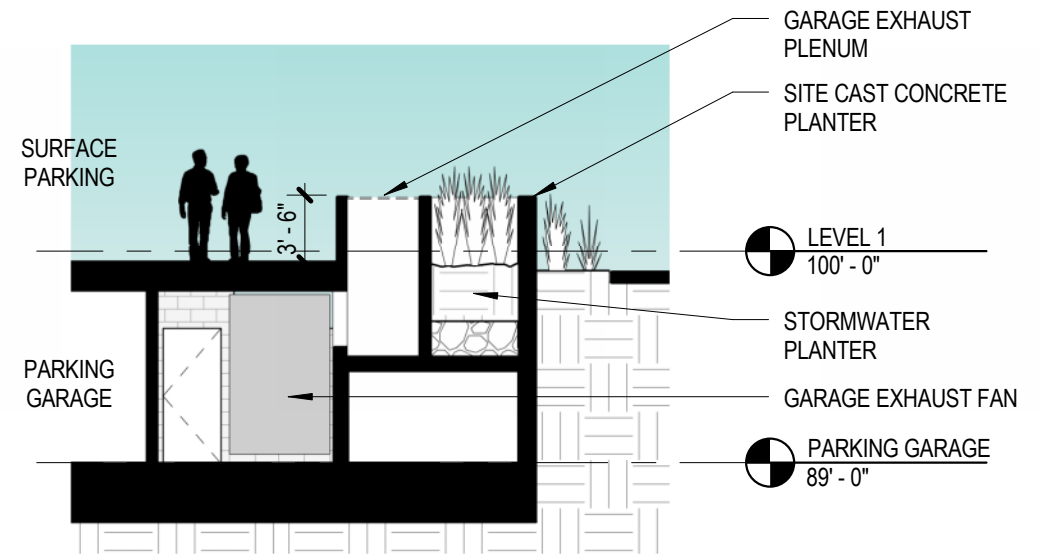
Mutual materials permeable Eco Pioria pavers- parking lot



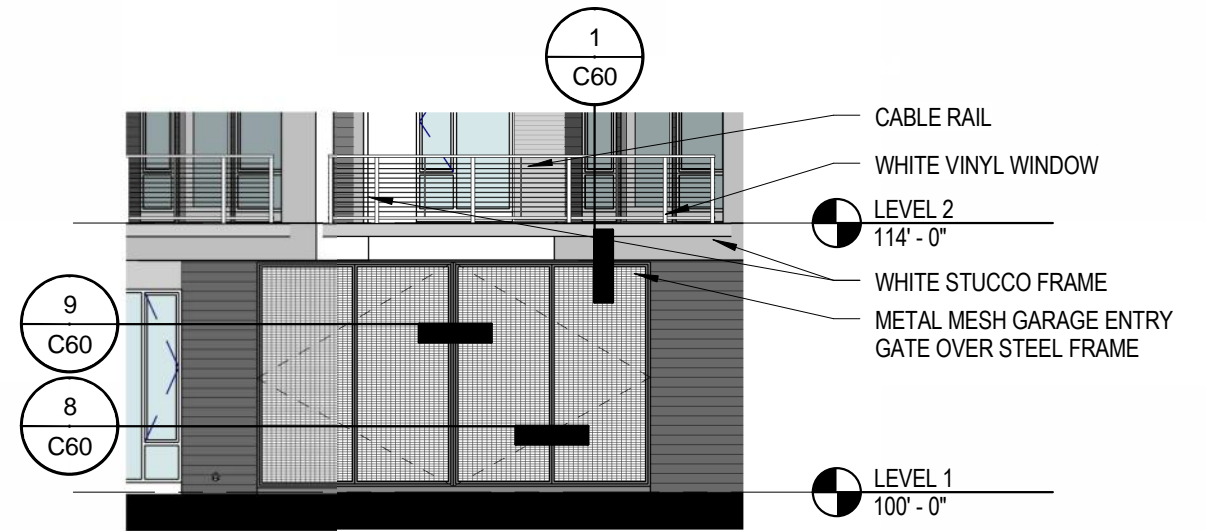
Greenway light fixture



RAMP PLAN 2



GARAGE EXHAUST / PLANTER 3



GARAGE GATE 1





**EXTERIOR LIGHTING FIXTURE SCHEDULE**

TYPE	COUNT	DESCRIPTION
G-1B	41	MOUNTED DOWNLIGHT
G-5	9	RECESSED WALL FIXTURE
G-6	20	LANDSCAPE UPLIGHT FIXTURE
G-7	24	POLE LIGHT
G-8	14	DIRECTED POLE LIGHT
R-1	15	RECESSED SQUARE DOWNLIGHT

BUILDING A

BUILDING B



WILLAMETTE RIVER

NW FRONT AVE

NW 18TH AVE

LOADING

BUILDING B

BUILDING A



SCALE: 1" = 50'



NORTH



ROOF	166' - 0"	
LEVEL 6	154' - 0"	12' - 0"
LEVEL 5	144' - 0"	10' - 0"
LEVEL 4	134' - 0"	10' - 0"
LEVEL 3	124' - 0"	10' - 0"
LEVEL 2	114' - 0"	10' - 0"
LEVEL 1	100' - 0"	14' - 0"
BASE POINT 1	99'-9 1/2" ARCH 32.9' CIVIL	

66' - 2 1/2"

CABLE RAILING AT DOCK

WHITE HVAC GRILL  
TYPICAL

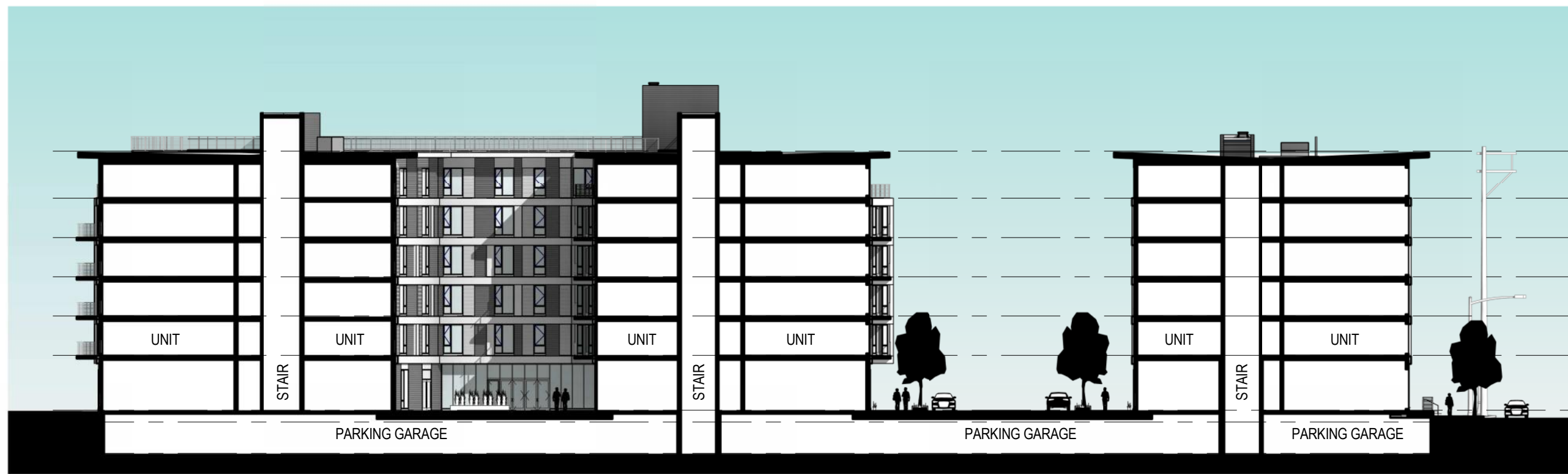
CONCEALED FASTENER  
METAL PANEL

WHITE ALUMINUM  
STOREFRONT

2  
C56

1  
C56





- ROOF  
166' - 0"
- LEVEL 6  
154' - 0"
- LEVEL 5  
144' - 0"
- LEVEL 4  
134' - 0"
- LEVEL 3  
124' - 0"
- LEVEL 2  
114' - 0"
- LEVEL 1  
100' - 0"
- GROUND LEVEL  
97' - 0"
- PARKING GARAGE  
89' - 0"

BUILDING B

BUILDING A

EAST - WEST BUILDING SECTION ①





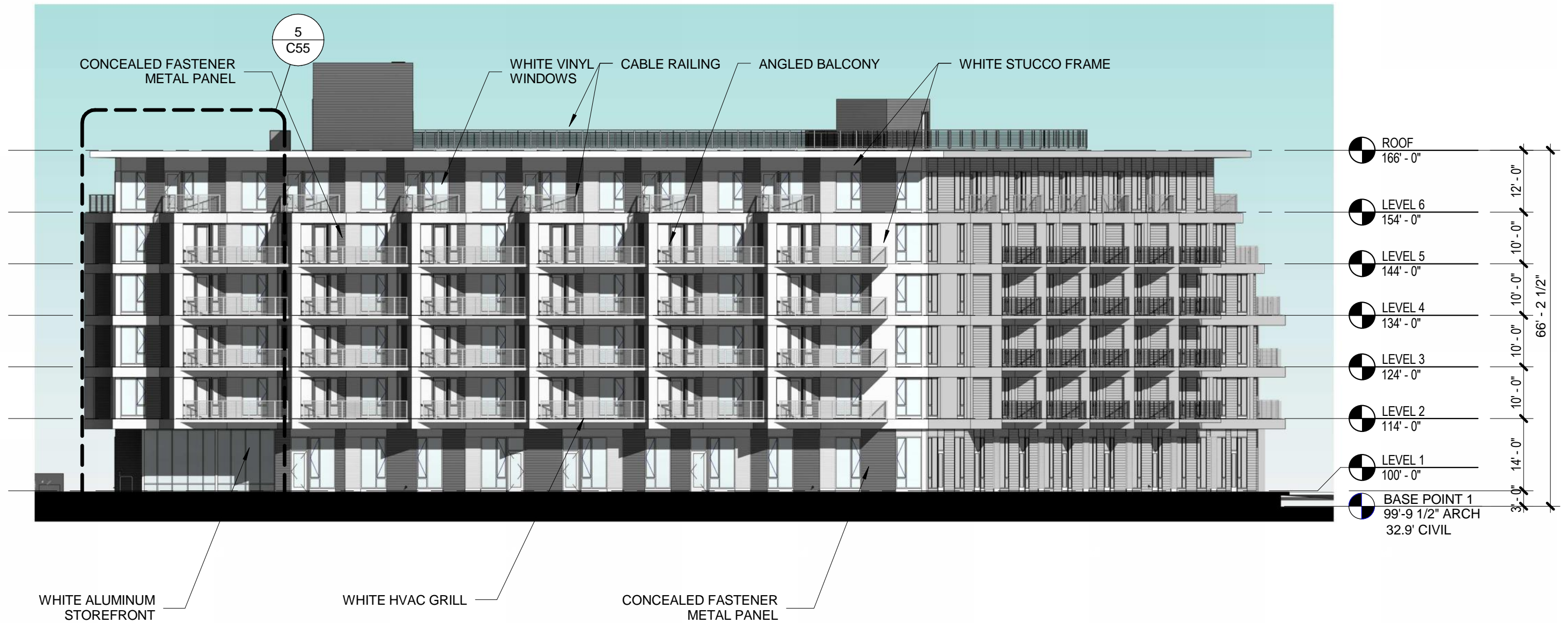




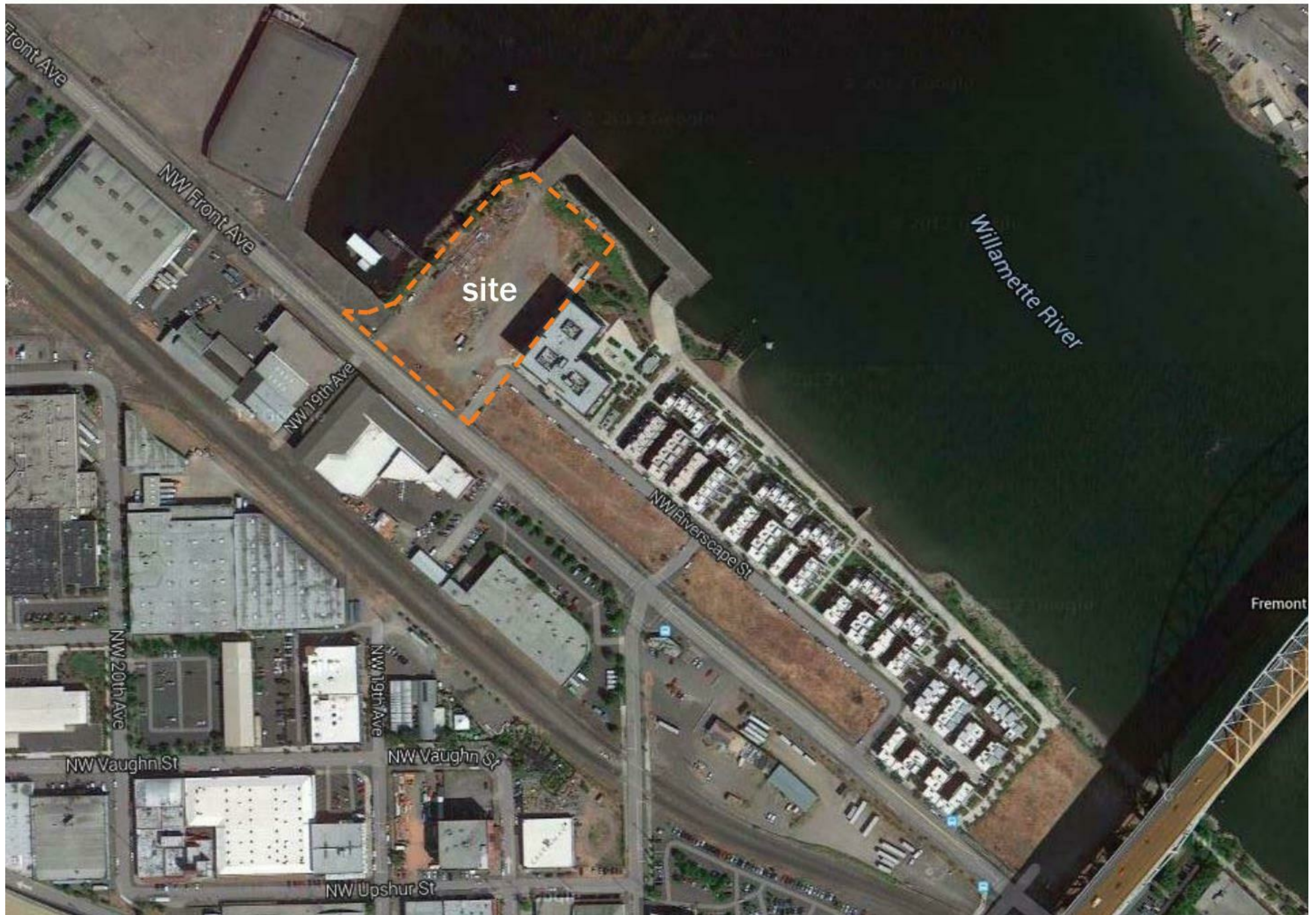




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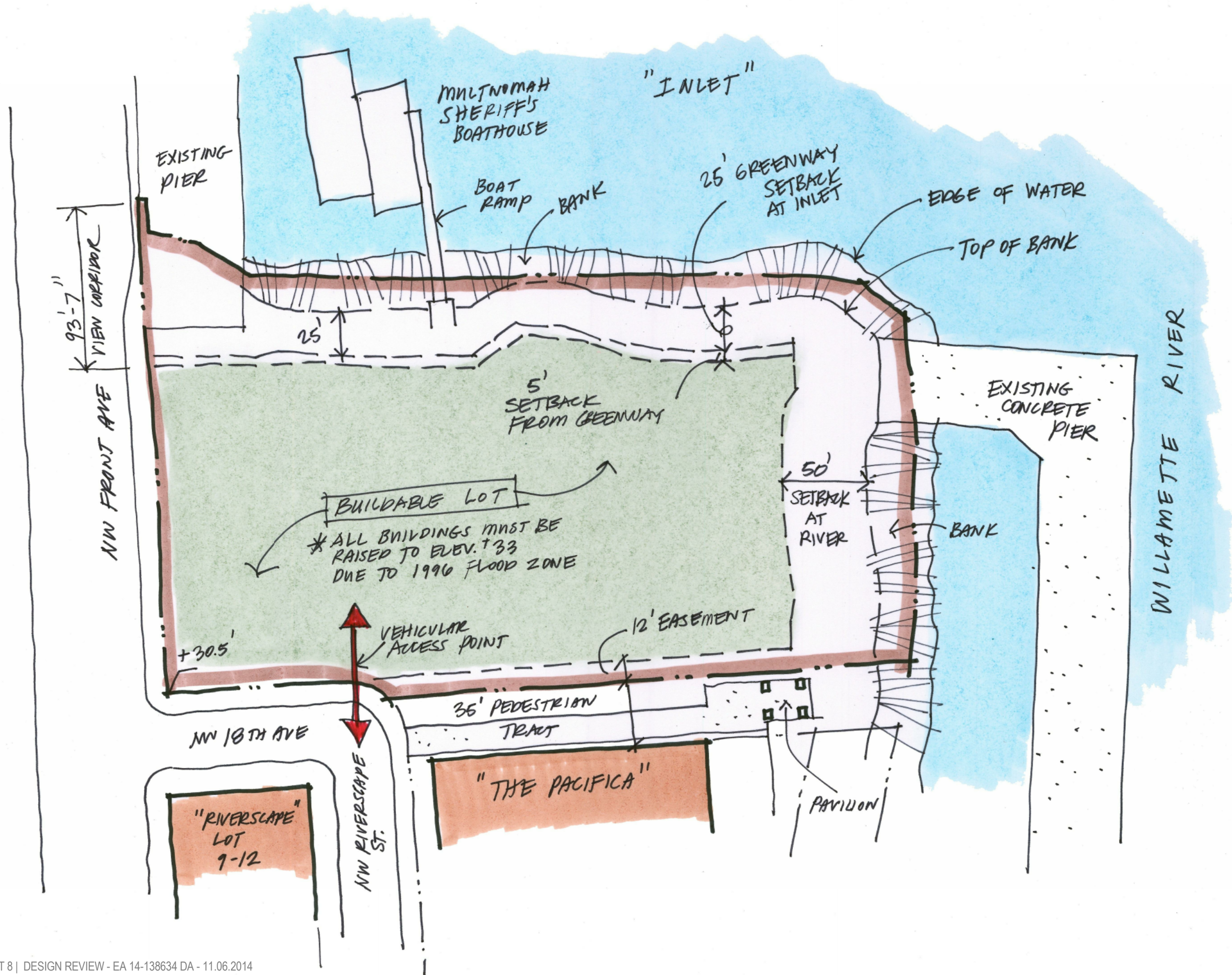
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**LEGAL DESCRIPTION:** PER NOTED TITLE REPORT  
 LOT 8, RIVERSCAPE, RECORDED IN PLAT BOOK 1263, PAGE 53, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

**BASIS OF BEARINGS:**  
 BASIS OF BEARING WAS DERIVED FROM THE FOUND AND HELD MONUMENTS MARKING THE CENTERLINE OF NW RIVERSCAPE STREET, PER THE PLAT OF RIVERSCAPE, MULTNOMAH COUNTY SURVEY RECORDS, NORTH 48°56'12" WEST, AS SHOWN HEREON.

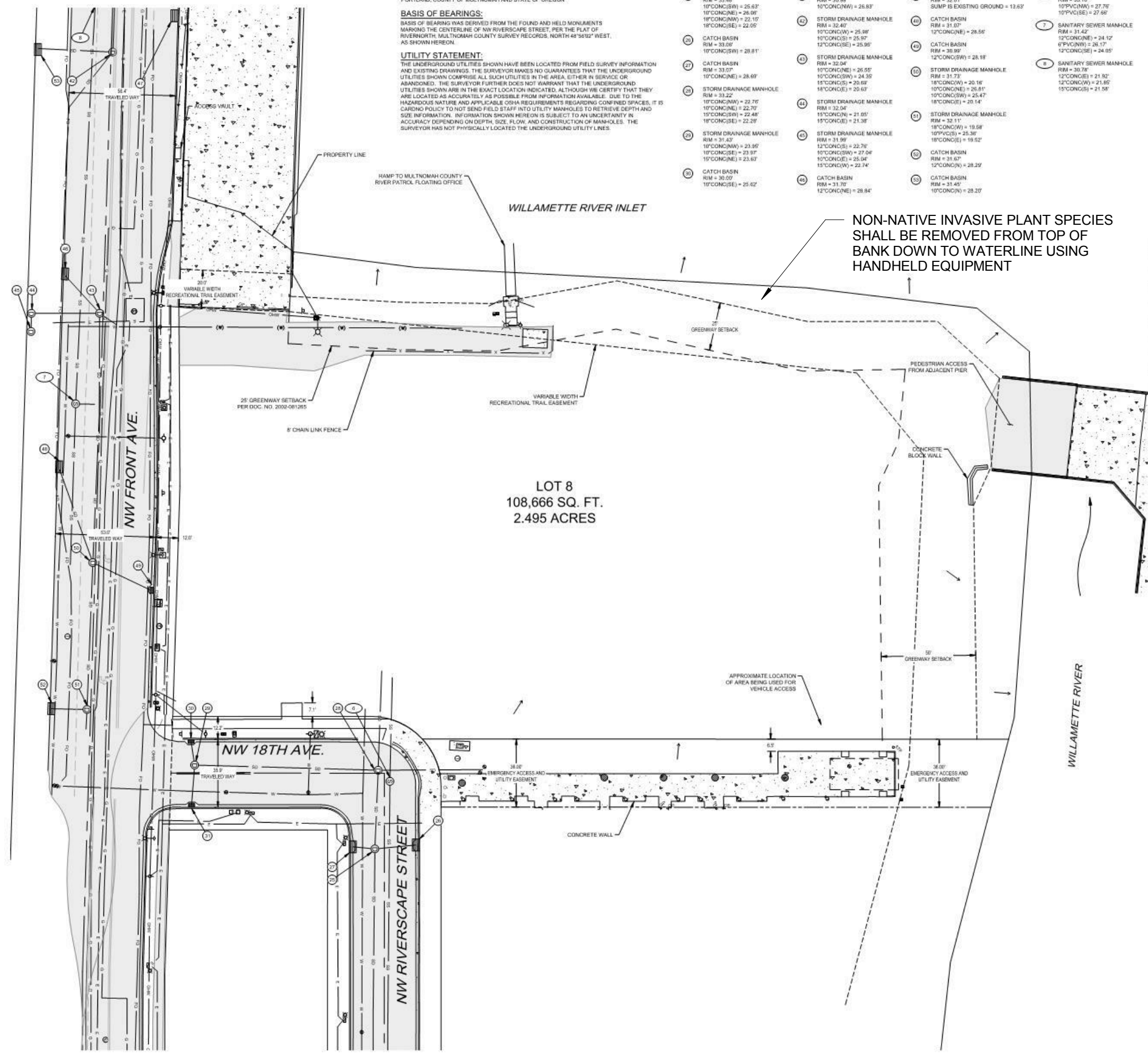
**UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH WE CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS CARDINO POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES.

**STORM DRAINAGE TABLE:**

35	STORM DRAINAGE MANHOLE RM = 33.48' 10"CONC(SW) = 25.63' 10"CONC(NE) = 26.98' 18"CONC(NW) = 22.10' 18"CONC(SE) = 22.05'	37	CATCH BASIN RM = 30.98' 10"CONC(NW) = 25.83'	47	CATCH BASIN RM = 30.98' SUMP IS EXISTING GROUND = 13.65'
36	CATCH BASIN RM = 33.08' 10"CONC(SW) = 28.81'	48	STORM DRAINAGE MANHOLE RM = 32.47' 10"CONC(SW) = 25.98' 12"CONC(S) = 25.95'	48	CATCH BASIN RM = 31.07' 12"CONC(NE) = 28.56'
37	CATCH BASIN RM = 33.07' 10"CONC(NE) = 28.69'	49	STORM DRAINAGE MANHOLE RM = 32.04' 10"CONC(NE) = 26.95' 10"CONC(SW) = 24.50' 15"CONC(S) = 20.62' 18"CONC(E) = 20.62'	50	STORM DRAINAGE MANHOLE RM = 31.73' 18"CONC(W) = 20.16' 10"CONC(NE) = 25.81' 10"CONC(SW) = 25.47' 18"CONC(E) = 20.14'
38	STORM DRAINAGE MANHOLE RM = 33.22' 10"CONC(NW) = 22.70' 10"CONC(NE) = 22.70' 15"CONC(SW) = 22.48' 18"CONC(E) = 22.28'	51	STORM DRAINAGE MANHOLE RM = 32.04' 15"CONC(N) = 21.85' 18"CONC(E) = 21.38'	51	STORM DRAINAGE MANHOLE RM = 31.99' 18"CONC(W) = 19.58' 10"CONC(S) = 25.36' 18"CONC(E) = 19.52'
39	STORM DRAINAGE MANHOLE RM = 31.43' 10"CONC(NW) = 23.95' 10"CONC(SW) = 23.95' 15"CONC(NE) = 23.63'	52	STORM DRAINAGE MANHOLE RM = 32.04' 10"CONC(SW) = 27.04' 10"CONC(NE) = 25.94' 15"CONC(W) = 22.74'	52	CATCH BASIN RM = 31.67' 12"CONC(N) = 23.29'
40	CATCH BASIN RM = 30.00' 10"CONC(NE) = 25.42'	53	CATCH BASIN RM = 31.70' 12"CONC(NE) = 28.84'	53	CATCH BASIN RM = 31.70' 10"CONC(N) = 28.20'

**SANITARY SEWER TABLE:**

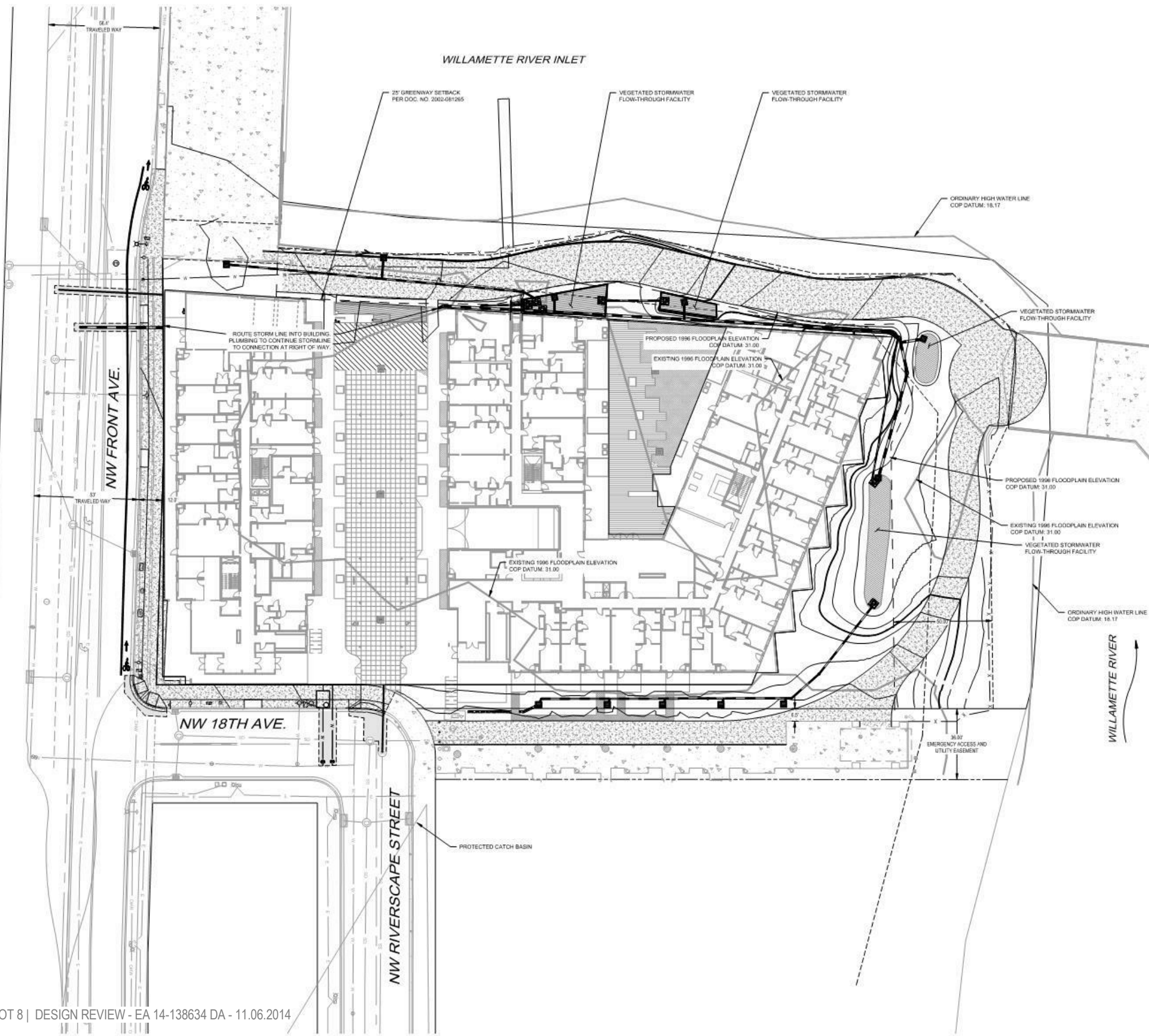
6	SANITARY SEWER MANHOLE RM = 33.18' 10"PVC(NW) = 27.70' 10"PVC(SE) = 27.68'
7	SANITARY SEWER MANHOLE RM = 31.42' 12"CONC(NE) = 24.12' 6"PVC(NW) = 28.17' 12"CONC(SE) = 24.05'
8	SANITARY SEWER MANHOLE RM = 30.78' 12"CONC(NE) = 21.92' 12"CONC(W) = 21.89' 15"CONC(S) = 21.58'



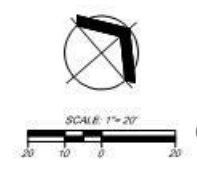
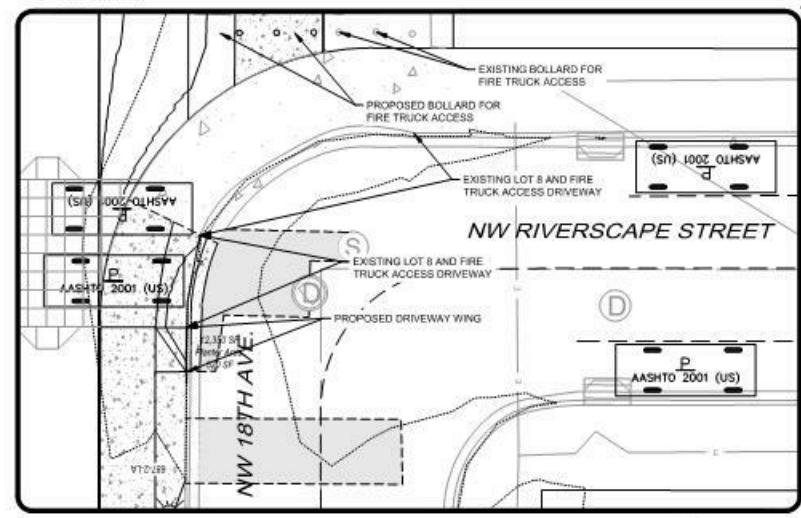
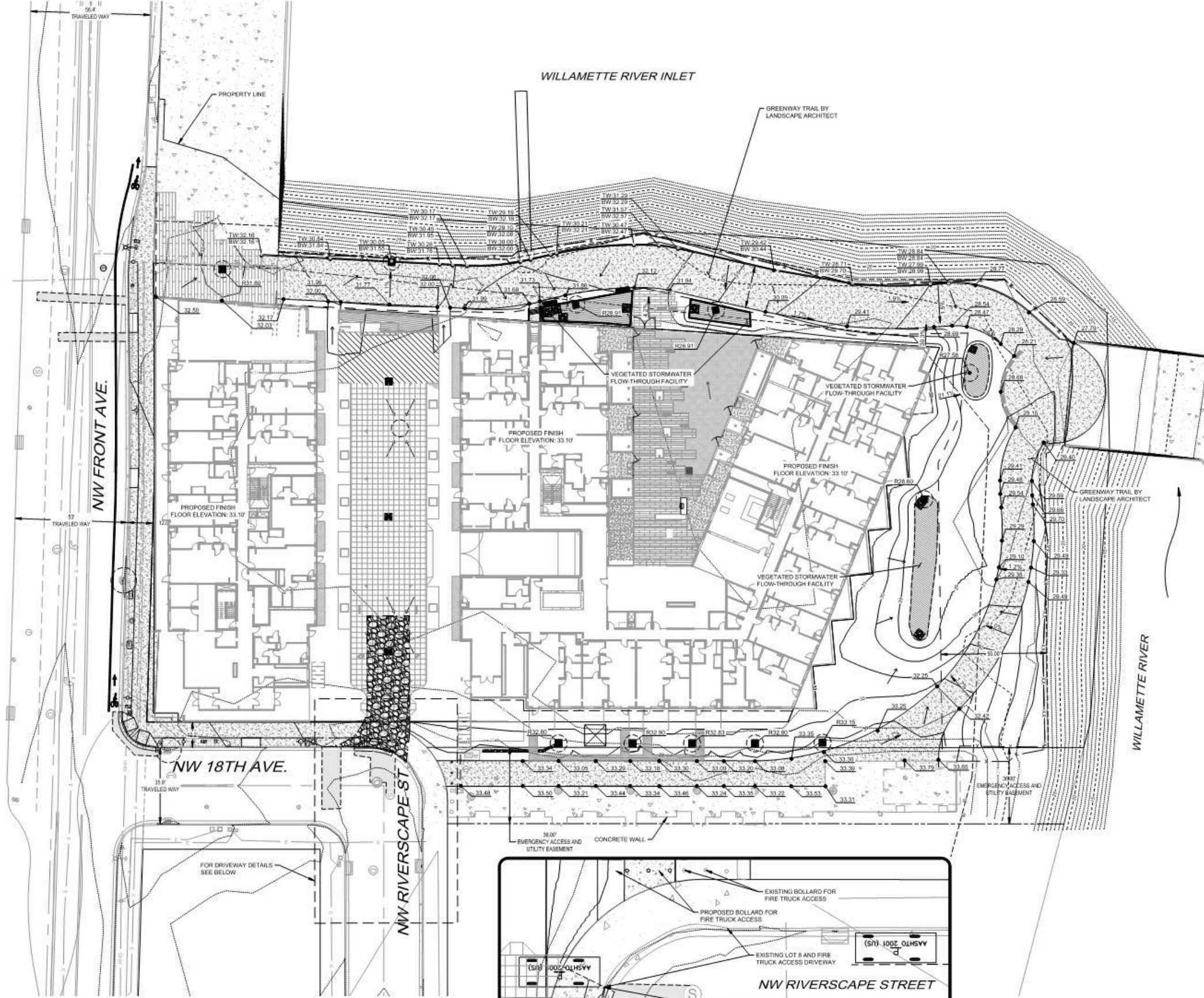
NON-NATIVE INVASIVE PLANT SPECIES SHALL BE REMOVED FROM TOP OF BANK DOWN TO WATERLINE USING HANDHELD EQUIPMENT

- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - - EASEMENT LINE
  - - - - - FENCE LINE, TYPE AS NOTED
  - - - - - STORM DRAINAGE LINE
  - - - - - SANITARY SEWER LINE
  - - - - - UNDERGROUND WATER LINE
  - - - - - UNDERGROUND ELECTRICAL LINE
  - - - - - UNDERGROUND FIBER OPTIC LINE
  - - - - - UNDERGROUND NATURAL GAS LINE
  - - - - - INDICATES DATA FROM AS BUILT INFORMATION
  - - - - - OVERHEAD WIRE
  - - - - - BUILDING OVERHANG LINE
  - - - - - EXISTING ASPHALT SURFACE
  - - - - - EXISTING CONCRETE SURFACE
  - - - - - GAS VALVE
  - - - - - GAS FNK
  - - - - - SANITARY SEWER MANHOLE
  - - - - - STORM DRAIN MANHOLE
  - - - - - CATCH BASIN
  - - - - - AREA DRAIN
  - - - - - FIRE HYDRANT
  - - - - - WATER VALVE
  - - - - - IRRIGATION CONTROL BOX
  - - - - - GROUND LIGHT
  - - - - - ACORN GLOBE LIGHT
  - - - - - STREET LIGHT (COBRA ARM)
  - - - - - STREET LIGHT JUNCTION BOX
  - - - - - ELECTRIC METER
  - - - - - ELECTRICAL VAULT
  - - - - - ELECTRICAL MANHOLE
  - - - - - ELECTRIC JUNCTION BOX
  - - - - - UTILITY POLE
  - - - - - GUY WIRE
  - - - - - TELEPHONE VAULT
  - - - - - TELEPHONE MANHOLE
  - - - - - CABLE TELEVISION VAULT
  - - - - - SIGNAL JUNCTION BOX
  - - - - - STAND PIPE
  - - - - - UNKNOWN UTILITY VAULT
  - - - - - UNKNOWN RISER
  - - - - - UNKNOWN JUNCTION BOX
  - - - - - BOLLARD
  - - - - - GATE POST
  - - - - - SIGN POST
  - - - - - DRAINAGE FLOW ARROW

- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - - EASEMENT LINE
  - — — — PROPOSED STORM LINE
  - — — — PROPOSED SANITARY LINE
  - — — — PROPOSED MAJOR CONTOUR
  - — — — PROPOSED MINOR CONTOUR
  - — — — EXISTING MAJOR CONTOUR
  - — — — EXISTING MINOR CONTOUR
  - — — — 1996 FLOOD ELEVATION (31.07)
  - — — — PROPOSED 1996 FLOOD ELEVATION (31.07)
  - — — — ORDINARY HIGH WATER LINE (18.17)
  - — — — FENCE LINE, TYPE AS NOTED
  - — — — STORM DRAINAGE LINE
  - — — — SANITARY SEWER LINE
  - — — — UNDERGROUND WATER LINE
  - — — — UNDERGROUND ELECTRICAL LINE
  - — — — UNDERGROUND FIBER OPTIC LINE
  - — — — UNDERGROUND NATURAL GAS LINE
  - — — — INDICATES DATA FROM AS BUILT INFORMATION
  - — — — OVERHEAD WIRE
  - — — — BUILDING OVERHANG LINE
  - ▭ EXISTING ASPHALT SURFACE
  - ▭ EXISTING CONCRETE SURFACE
  - ▭ PROPOSED CONCRETE SURFACE
  - ▭ PROPOSED STORMWATER TREATMENT FACILITY
  - ▭ PROPOSED GRASSCRETE PAVERS
  - ⊙ EXISTING SANITARY SEWER MANHOLE
  - ⊙ EXISTING STORM DRAIN MANHOLE
  - ⊙ EXISTING CATCH BASIN
  - ⊙ EXISTING AREA DRAIN
  - ⊙ PROPOSED INLET
  - ⊙ PROPOSED CLEANOUT
  - ⊙ PROPOSED WATER METER & VAULT
  - ⊙ PROPOSED WATER VALVE
  - DRAINAGE FLOW ARROW



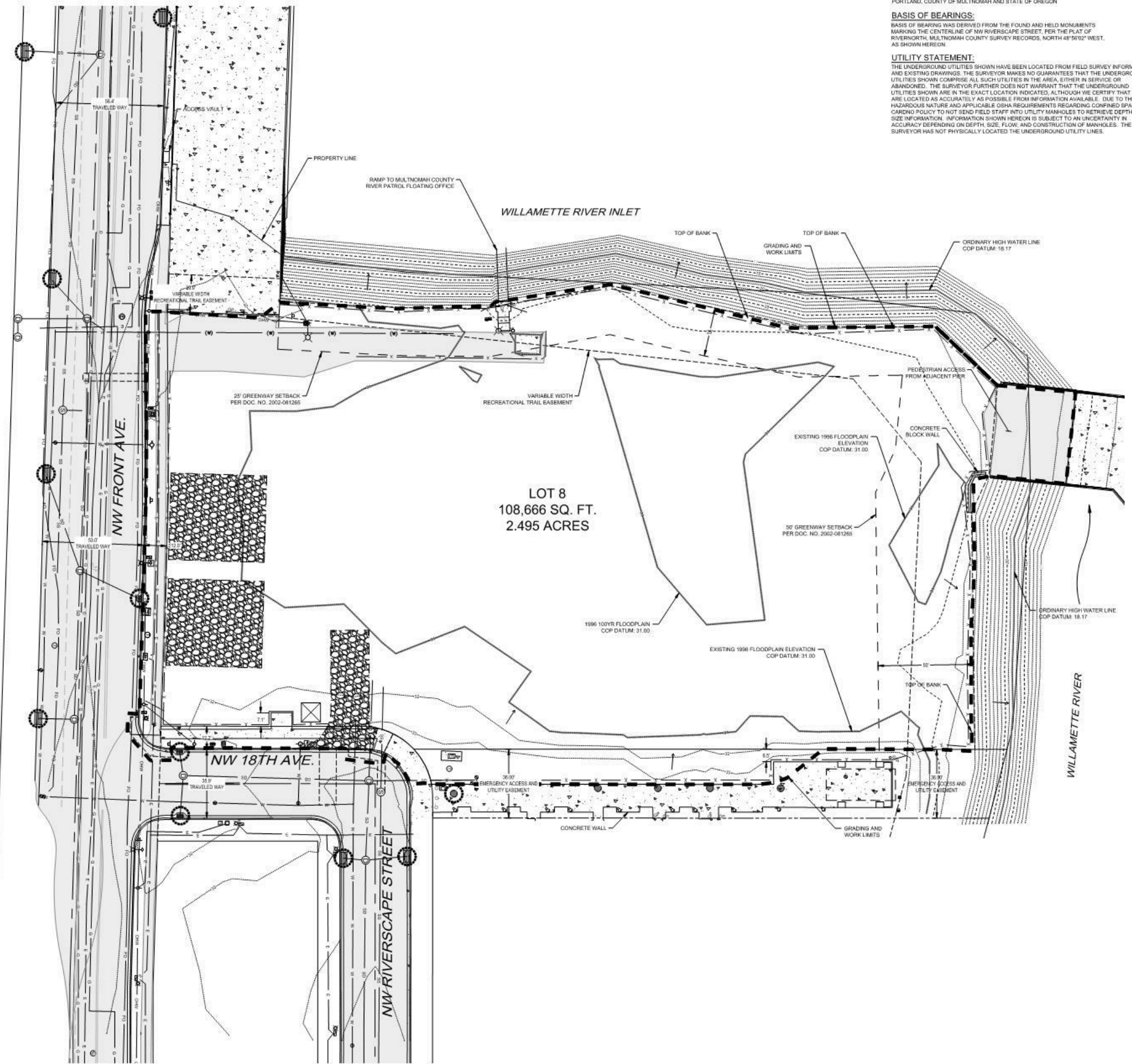
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- - - - - EXISTING BOUNDARY LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - - EASEMENT LINE
  - 10 — STORM DRAINAGE LINE
  - 12 — SANITARY SEWER LINE
  - 18 — UNDERGROUND WATER LINE
  - 24 — UNDERGROUND ELECTRICAL LINE
  - 30 — UNDERGROUND FIBER OPTIC LINE
  - 36 — UNDERGROUND NATURAL GAS LINE
  - OHW — OVERHEAD WIRE
  - - - - - BUILDING OVERHANG LINE
  - - - - - PROPOSED MAJOR CONTOUR
  - - - - - PROPOSED MINOR CONTOUR
  - - - - - EXISTING MAJOR CONTOUR
  - - - - - EXISTING MINOR CONTOUR
- 
- PROPOSED GRASSCRETE PAVERS
  - PROPOSED ASPHALT SURFACE
  - EXISTING CONCRETE SURFACE
  - PROPOSED CONCRETE SURFACE
  - PROPOSED STORMWATER PLANTER
  - GAS VALVE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING STORM DRAIN MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING AREA DRAIN
  - PROPOSED INLET
  - PROPOSED MANHOLE
  - DRAINAGE FLOW ARROW
  - SEDIMENT FENCE
  - STRAW WATTLES
  - BIO BAG
  - CONCRETE WASH
  - GRAVEL CONSTRUCTION ENTRANCE



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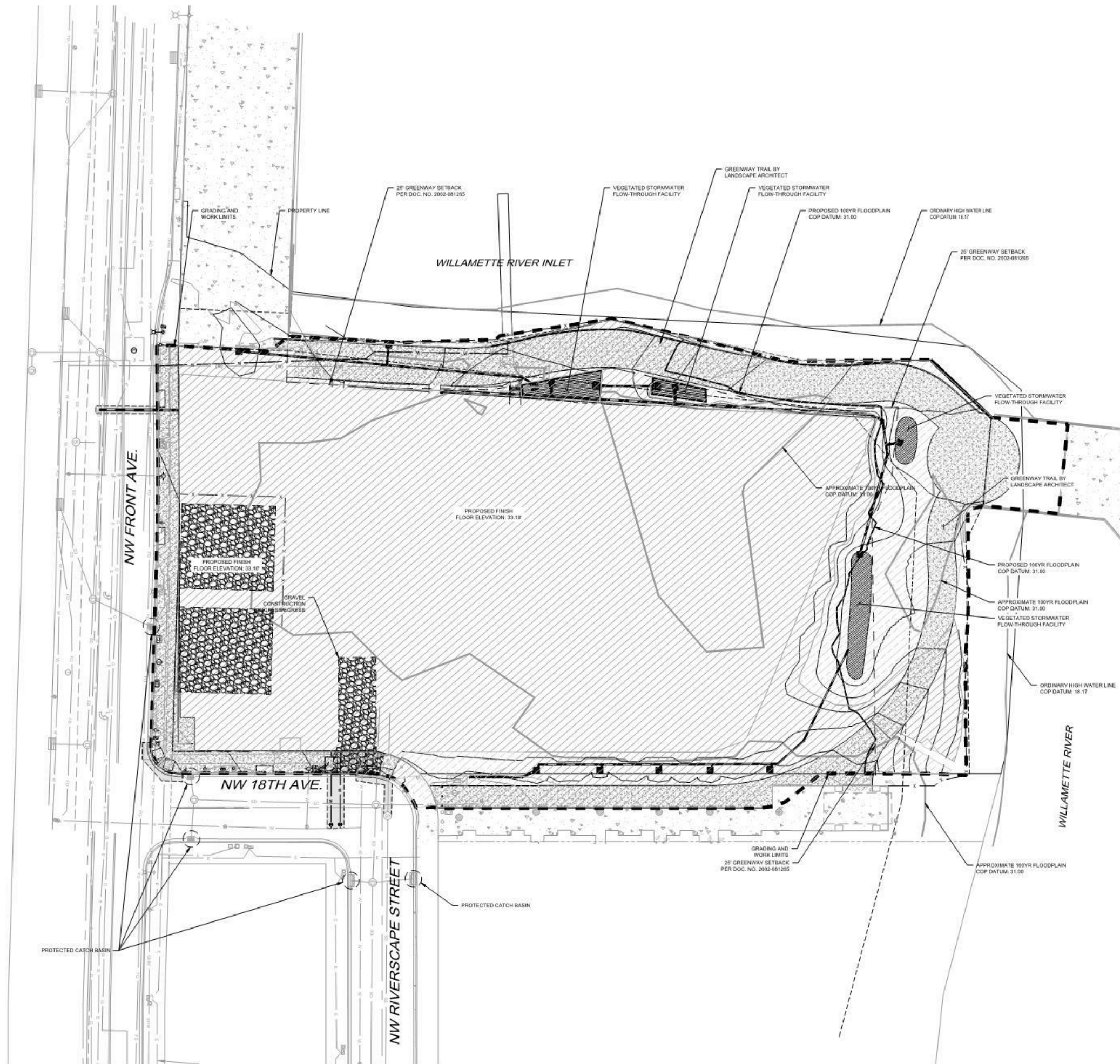
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- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - - EASEMENT LINE
  - - - - - PROPOSED MAJOR CONTOUR
  - - - - - PROPOSED MINOR CONTOUR
  - - - - - EXISTING MAJOR CONTOUR
  - - - - - EXISTING MINOR CONTOUR
  - - - - - PROPOSED SEDIMENT FENCE
  - - - - - LIMITS OF DISTURBANCE
  - - - - - 1996 FLOOD ELEVATION (31.00')
  - - - - - ORDINARY HIGH WATER LINE (18.17')
  - - - - - DRAINAGE FLOW ARROW
  - - - - - PROPOSED INLET PROTECTION
  - - - - - FENCE LINE, TYPE AS NOTED
  - - - - - STORM DRAINAGE LINE
  - - - - - SANITARY SEWER LINE
  - - - - - UNDERGROUND WATER LINE
  - - - - - UNDERGROUND ELECTRICAL LINE
  - - - - - UNDERGROUND FIBER OPTIC LINE
  - - - - - UNDERGROUND NATURAL GAS LINE
  - - - - - OVERHEAD WIRE
  - - - - - BUILDING OVERHANG LINE
  - - - - - EXISTING ASPHALT SURFACE
  - - - - - EXISTING CONCRETE SURFACE
  - - - - - GAS VALVE
  - - - - - GAS FINN
  - - - - - SANITARY SEWER MANHOLE
  - - - - - STORM DRAIN MANHOLE
  - - - - - CATCH BASIN
  - - - - - AREA DRAIN
  - - - - - FIRE HYDRANT
  - - - - - WATER VALVE
  - - - - - IRRIGATION CONTROL BOX
  - - - - - GROUND LIGHT
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  - - - - - ELECTRIC METER
  - - - - - ELECTRICAL VAULT
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  - - - - - ELECTRIC JUNCTION BOX
  - - - - - UTILITY POLE
  - - - - - GUY WIRE
  - - - - - TELEPHONE VAULT
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  - - - - - CABLE TELEVISION VAULT
  - - - - - SIGNAL JUNCTION BOX
  - - - - - STAND PIPE
  - - - - - UNKNOWN UTILITY VAULT
  - - - - - UNKNOWN RISER
  - - - - - UNKNOWN JUNCTION BOX
  - - - - - BOLLARD
  - - - - - GATE POST
  - - - - - SIGN POST





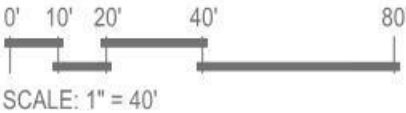
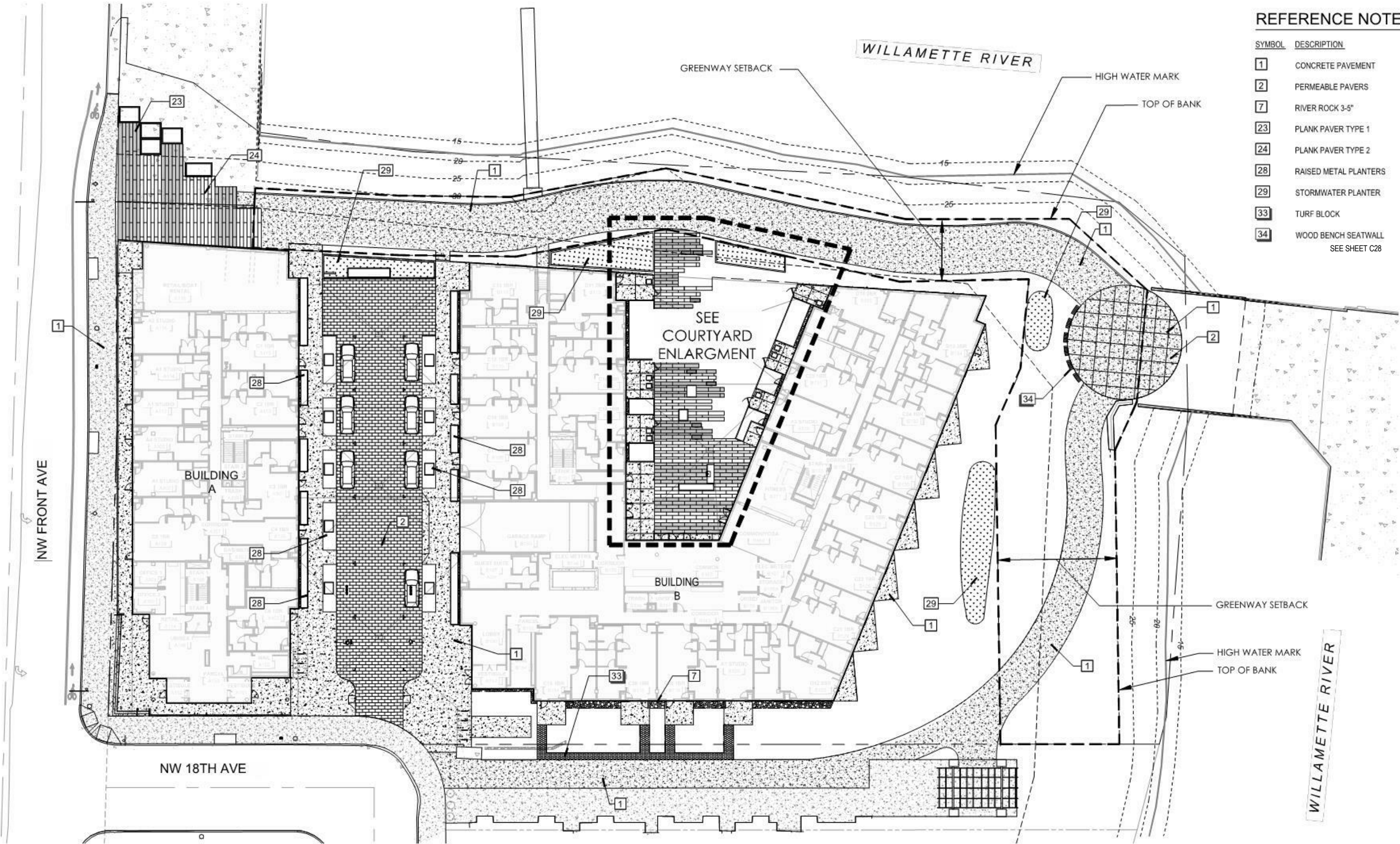


**LEGEND:**

- - - - - EXISTING BOUNDARY LINE
- - - - - EXISTING CENTERLINE
- - - - - EXISTING RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- - - - - LIMITS OF DISTURBANCE
- - - - - 100 YEAR FLOODPLAIN (31.07')
- - - - - PROPOSED 100 YEAR FLOODPLAIN (31.00')
- - - - - ORDINARY HIGH WATER LINE (18.17')
- - - - - ORDINARY HIGH WATER LINE (18.17')
- - - - - DRAINAGE FLOW ARROW
- - - - - PROPOSED INLET PROTECTION
- - - - - FENCE LINE, TYPE AS NOTED
- - - - - STORM DRAINAGE LINE
- - - - - SANITARY SEWER LINE
- - - - - UNDERGROUND WATER LINE
- - - - - UNDERGROUND ELECTRICAL LINE
- - - - - UNDERGROUND FIBER OPTIC LINE
- - - - - UNDERGROUND NATURAL GAS LINE
- - - - - INDICATES DATA FROM AS BUILT INFORMATION
- - - - - OVERHEAD WIRE
- - - - - BUILDING OVERHANG LINE
- - - - - EXISTING ASPHALT SURFACE
- - - - - EXISTING CONCRETE SURFACE
- - - - - PROPOSED CONCRETE SURFACE
- - - - - PROPOSED STORMWATER TREATMENT FAC
- - - - - EXISTING SANITARY SEWER MANHOLE
- - - - - EXISTING STORM DRAIN MANHOLE
- - - - - EXISTING CATCH BASIN
- - - - - EXISTING AREA DRAIN
- - - - - PROPOSED INLET
- - - - - PROPOSED CLEANOUT
- - - - - PROPOSED WATER METER & VAULT
- - - - - PROPOSED WATER VALVE
- - - - - PROPOSED CUT AREA
- - - - - PROPOSED FILL AREA

**REFERENCE NOTES**

SYMBOL	DESCRIPTION
1	CONCRETE PAVEMENT
2	PERMEABLE PAVERS
7	RIVER ROCK 3-5"
23	PLANK PAVER TYPE 1
24	PLANK PAVER TYPE 2
28	RAISED METAL PLANTERS
29	STORMWATER PLANTER
33	TURF BLOCK
34	WOOD BENCH SEATWALL SEE SHEET C28

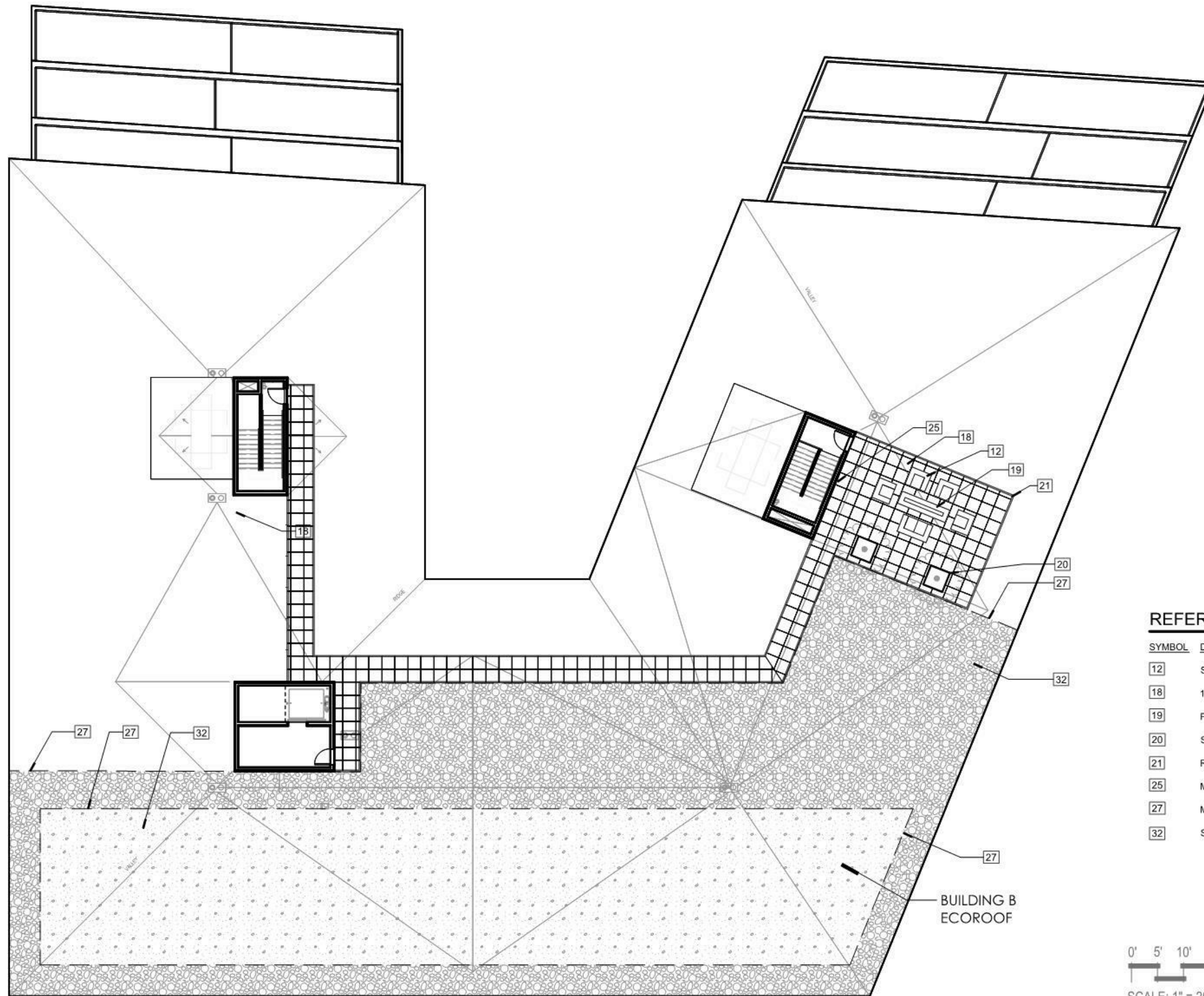




**REFERENCE NOTES**

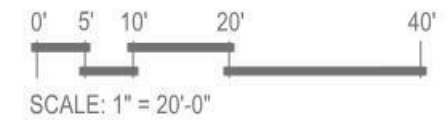
SYMBOL	DESCRIPTION
1	CONCRETE PAVEMENT
7	RIVER ROCK 3-5"
8	PATIO PLANTERS
11	BUILT-IN BARBEQUE GRILL
12	SITE FURNISHINGS
13	METAL PATIO FENCE, 3' HEIGHT
14	METAL PATIO GATE, 3' HEIGHT
17	CONCRETE BENCH
23	PLANK PAVER TYPE 1
24	PLANK PAVER TYPE 2
28	RAISED METAL PLANTERS
29	STORMWATER PLANTER

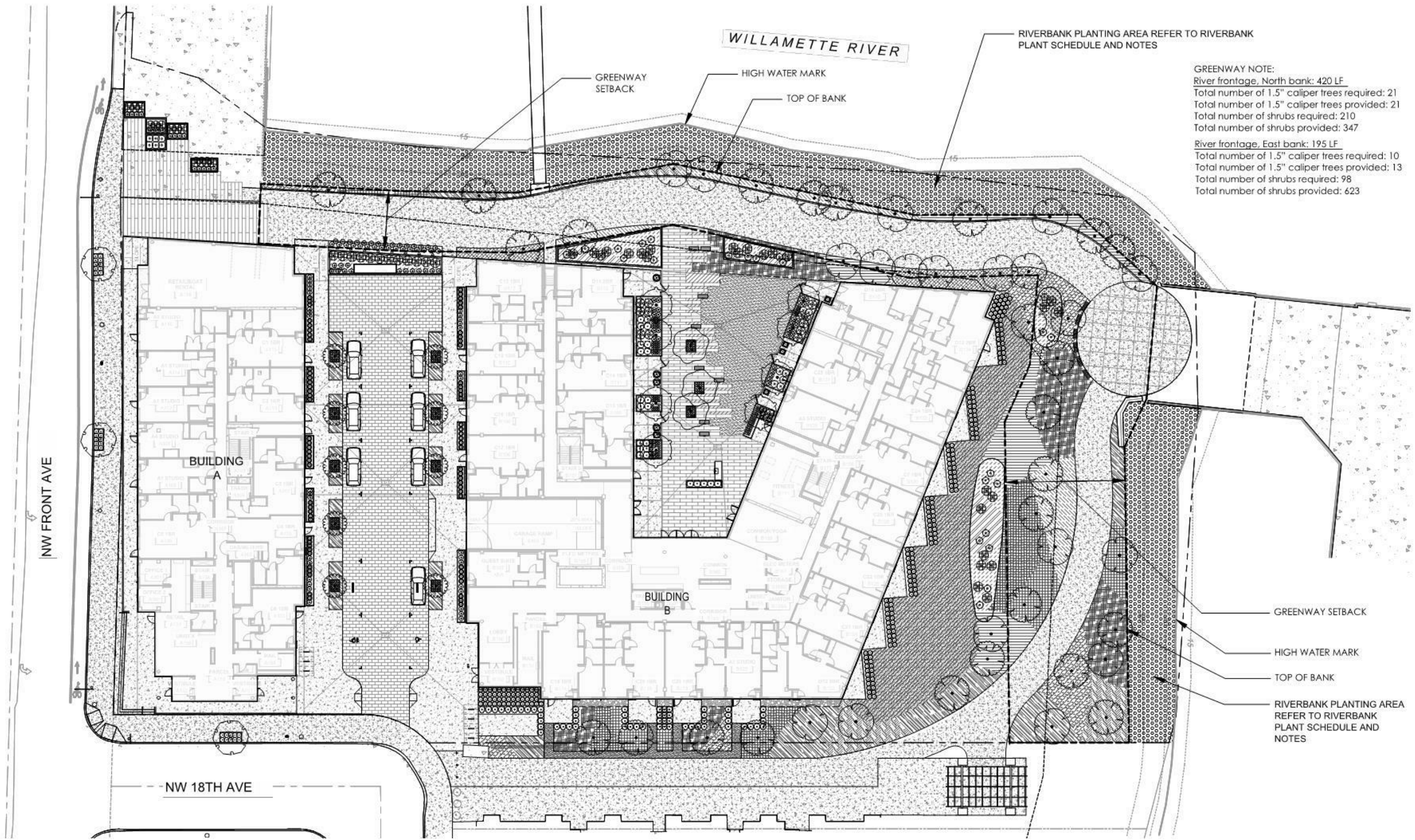




### REFERENCE NOTES

SYMBOL	DESCRIPTION
12	SITE FURNISHINGS
18	1-3/4" THICK PEDESTAL PAVERS
19	FIRETABLE
20	STEEL PLANTER, TYPE 4
21	RAILING, PER ARCH
25	MOVIE SCREEN
27	METAL EDGING
32	STONE ROOFING BALLAST - #2 (1.5" X 2.5")





RIVERBANK PLANTING AREA REFER TO RIVERBANK PLANT SCHEDULE AND NOTES

GREENWAY NOTE:  
 River frontage, North bank: 420 LF  
 Total number of 1.5" caliper trees required: 21  
 Total number of 1.5" caliper trees provided: 21  
 Total number of shrubs required: 210  
 Total number of shrubs provided: 347  
 River frontage, East bank: 195 LF  
 Total number of 1.5" caliper trees required: 10  
 Total number of 1.5" caliper trees provided: 13  
 Total number of shrubs required: 98  
 Total number of shrubs provided: 623

GREENWAY SETBACK  
 HIGH WATER MARK  
 TOP OF BANK  
 RIVERBANK PLANTING AREA REFER TO RIVERBANK PLANT SCHEDULE AND NOTES

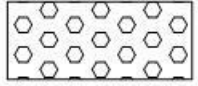


OVERALL PLANT SCHEDULE

TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY						
		ACER PALMATUM 'SEIRYU' / SEIRYU JAPANESE MAPLE	15 GAL			8				RHODODENDRON X DORA AMATEIS / WHITE DWARF RHODODENDRON	5 GAL	5
		LAGERSTROEMIA INDICA 'PETITE SNOW' TM / PETITE WHITE CRAPE MYRTLE	15 GAL			9				SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA	5 GAL	23
		QUERCUS GARRYANA / OREGON OAK	B & B	2" CAL		24				SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL	23
		RHAMNUS PURSHIANA / CASCARA	B & B	1.5" CAL		20				TRACHELOSPERMUM ASIATICUM / STAR JASMINE	5 GAL	28
		STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	25 GAL		12-15' H	3						
		ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B & B	2.5" CAL		3						
SHRUBS		BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY							
		CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / FEATHER REED GRASS	1 GAL			72				CAREX DENSE / DENSE SEDGE	1 GAL	12" o.c. 1,269 SF
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL			229				CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL	30" o.c. 1,017 SF
		CISTUS CORBARIENSIS / WHITE ROCKROSE	5 GAL			6				CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	1 GAL	30" o.c. 2,476 SF
		CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL			50				DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS	1 GAL	12" o.c. 1,619 SF
		DAPHNE TRANSATLANTICA SUMMER ICE / SUMMER DAPNE	5 GAL			9				FESTUCA IDAHOENSIS / IDAHO FESCUE	1" PLUG	6" o.c. 3,420 SF
		DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL			4				GAULTHERIA SHALLON 'SNOQUALMIE PASS' / DWARF SALAL	1 GAL	30" o.c. 1,157 SF
		HELLEBORUS X 'IVORY PRINCE' / IVORY PRINCE HELLEBORE	1 GAL			9				JUNCUS EFFUSUS / SOFT RUSH	1 GAL	12" o.c. 520 SF
		HYDRANGEA PANICULATA 'LITTLE LIME' / HARDY HYDRANGEA	5 GAL			12				JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	12" o.c. 155 SF
		LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF	1 GAL			305				LAWN / SOD	SOD	2,108 SF
		MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL			94				MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	30" o.c. 2,662 SF
		MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL			58				POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	24" o.c. 891 SF
		NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	2 GAL			2				RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL	36" o.c. 565 SF
		PARTHENOCESSUS QUINQUEFOLIA / VIRGINA CREEPER	1 GAL			8				SEDUM MIX X SEDUM MIX / MIXED SEDUM	CUTTINGS	12" o.c. 248 SF
		PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL			30				SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL	30" o.c. 1,199 SF
		POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL			14				SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL	36" o.c. 1,807 SF
		POLYSTICHUM POLYBLEPHARUM / JAPANESE TASSEL FERN	1 GAL			45						

NOTE:  
1. REFER TO RIVERBANK PLANT LEGEND AND NOTES FOR RIVERBANK PLANTING LIST.

### Riverbank Plant List

Plant Community	Common Name	Scientific Name	Size	Note
Joint Rip-rap Planting 	Columbia River Willow	Salix fluviatilis	Bare Root	B,E
	Columbia River Willow	Salix fluviatilis	Cutting	B,D
	Red-Osier Dogwood	Cornus stolonifera	1 Gal. Cont.	A,B,C
	Seed Mix A			

### Riverbank Seed Mixes

Seed Type	Common Name	Scientific Name	% PLS/Lb.
Seed Mix A NATIVE WETLAND MIX Application Rate: 27 lb. PLS/Acre	Spike Bentgrass	Agrostis exerata	2.50%
	Slough Sedge	Carex obnupta	15.00%
	Sneezeweed	Helenium autumnale	2.25%
	Dagger-leaf Rush	Juncus ensifolius	0.25%
	Waterpepper	Polygonum hydropiperoides	80.00%
	Total		100.00%

### Specific Planting Notes

- A. Group at lower elevations of zone.
- B. Distribute clumps evenly throughout zone.
- C. Clump in random groups of 10-12, avg. plant spacing of 36" o.c.
- D. Clump in random groups of 5-6, avg. plant spacing of 48" o.c.
- E. Clump in random groups of 2-3, avg. plant spacing of 48" o.c.

### Irrigation Note

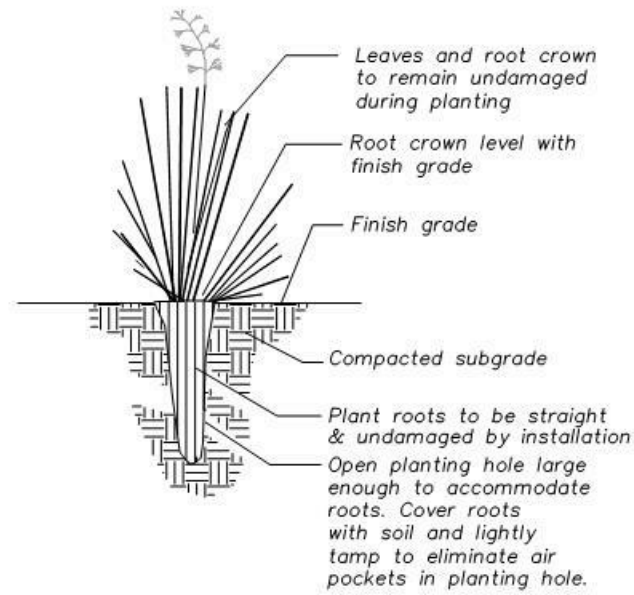
No irrigation to be used in mitigation areas.

### Topsoil

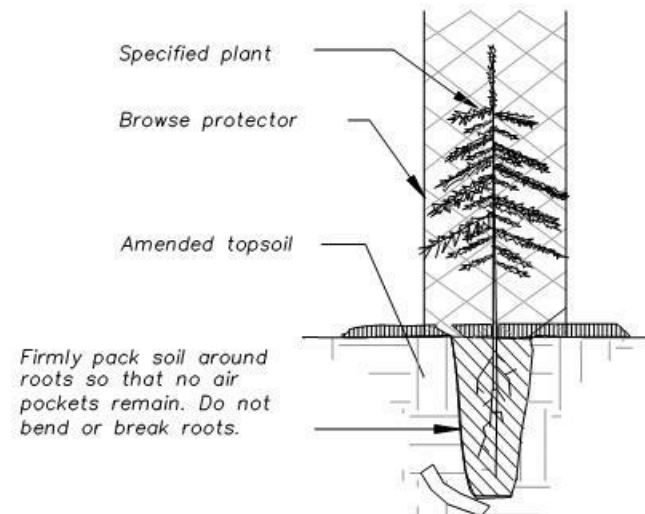
- A. Blend and place a mix of 60% topsoil, 15% soil conditioner, and 25%  $\frac{3}{4}$  minus gravel in the following areas:  
 - Joint Rip-Rap Planting Area
- B. Topsoil shall be a natural friable soil, possessing characteristics of representative productive fertile soils. The topsoil shall be reasonably free from subsoil, clay lumps, stones, or similar objects.
- C. Provide topsoil that is free from any noxious weeds, including; Blackberry, Canada Thistle, Dandelion, Horsetail, Morning Glory, Nut Sedge, Poison Oak, Rush Grass, Annual Bluegrass, Bermuda Grass, Brome, Crabgrass, Johnson Grass, Nut Grass, Quack Grass, and other plants designated as a noxious weed by authorized State and county officials. This may require pre-treatment of topsoil with a post emergent herbicide.
- D. Provide test results for soil testing of topsoil. Incorporate recommendations of test report with soil amendments, which may include:  
 - Lime  
 - Dolomite Lime  
 - Gypsum  
 - Rock, Diammonia, or other Phosphate  
 - Calcium or Potassium Nitrate  
 - Iron Sulfate
- E. Soil conditioner may include mushroom compost, peat moss, or composted yard debris. Provide soil conditioner sample prior to blending

### Permit Requirements

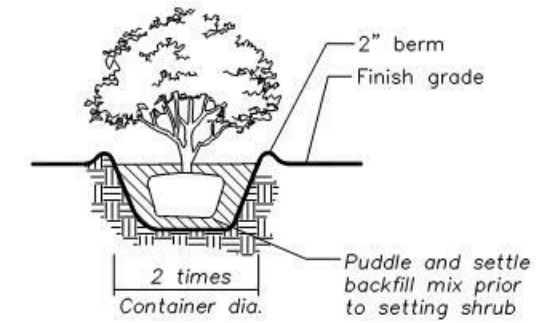
1. Prior to planting, non-native invasive plant species shall be removed from top of bank down to the waterline at time of planting, using handheld equipment.
2. Mitigation plantings shall be installed within six months after issuance of the final phase of building permits for residential and marina facilities on the site. If this six month period falls outside of the planting season, the applicant may have until March 1 of the following year to plant.



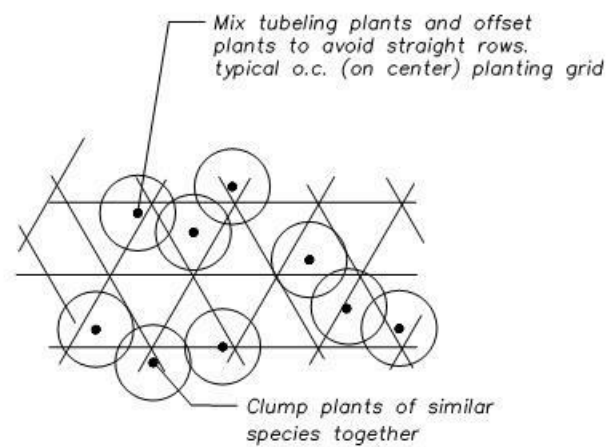
**CUTTING PLANTINGS**  
SCALE: NTS



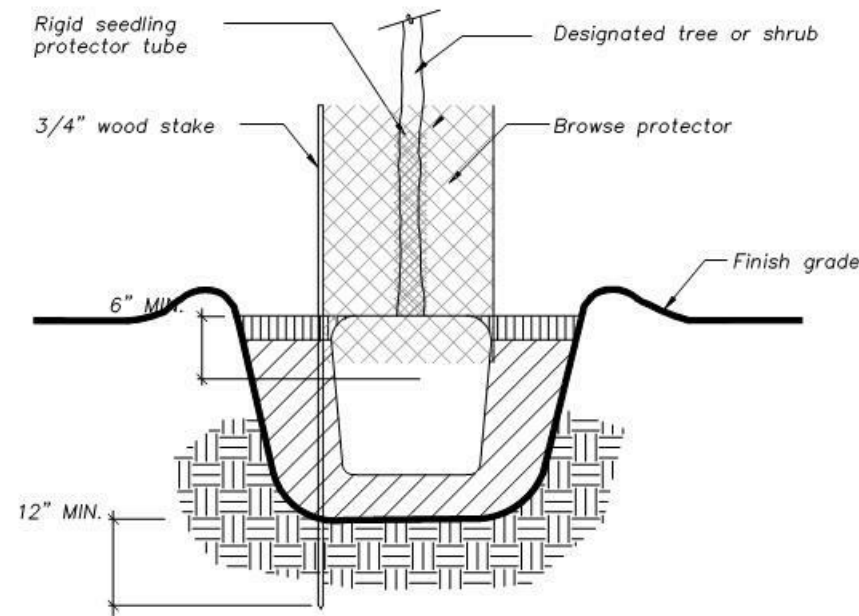
**BARE ROOT PLANTING**  
SCALE: NTS



**SHRUB PLANTING**  
SCALE: NTS

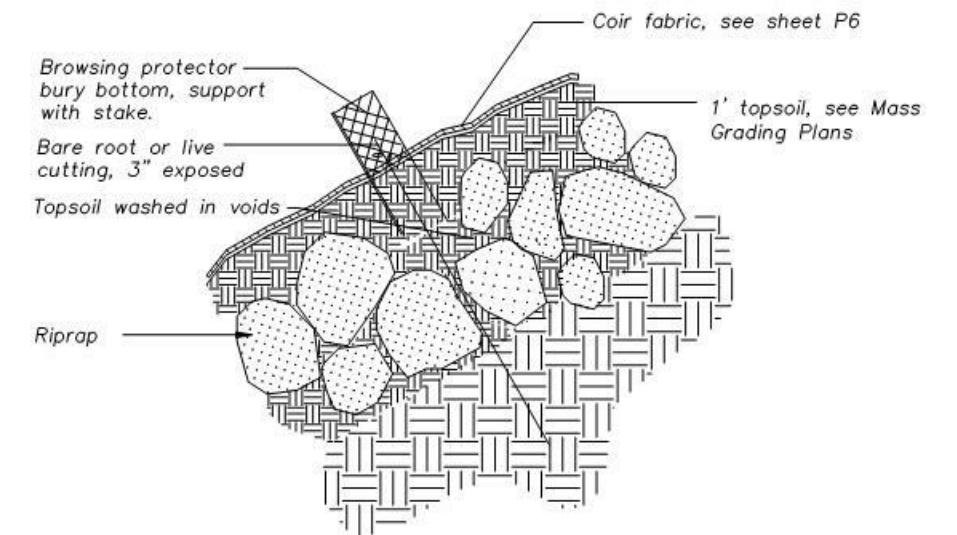


**PLANT SPACING**  
SCALE: NTS



Note: all seedling and container stock to receive plant protection devices.

**PLANT PROTECTION**  
SCALE: NTS



Cutting burial depth 30" - 12" burial depth into select topsoil & 18" burial depth into native soil.

**PLANTING IN RIP RAP**  
SCALE: NTS





Seiryu Japanese Maple



White Crape Myrtle



Oregon White Oak



Cascara Tree



Japanese Stewartia (fall color shown)



'Musashino' Zelkova



'Avalanche' Feather Reed Grass



'Karl Foerster' Feather Reed Grass



Red twig Dogwood- winter color shown



Daphne 'Summer Ice'



Tufted Hairgrass



Hellebore 'Ivory Prince'



Hydrangea Little Lime



'Silvery Sunproof' Liriope



Oregon Grape



Pacific Wax Myrtle



'Harbor Dwarf' Nandina



Virginia Creeper



Dwarf Fountaingrass



Western Sword Fern



Japanese Tassel Fern



White Dwarf Rhododendron



Fragrant Sarcococca



Western Spirea



Star Jasmine



Evergreen Huckleberry



Dense Sedge



'Kelsey' Dwarf Red twig Dogwood-  
winter color shown



Gold Dew Tufted Hair Grass



Idaho Fescue



Dwarf Salal



Soft Rush & California Gray Rush



Dwarf Oregon Grape



Red Flowering Currant



Mixed Sedum Tiles-Eco Roof Planting



Snowberry



Green Roof with Mixed Sedums



Concrete Pedestal Pavers- 24"x24" Mutual Materials



Raised metal planters



Small metal patio planters



Outdoor Movie Screen



Furniture



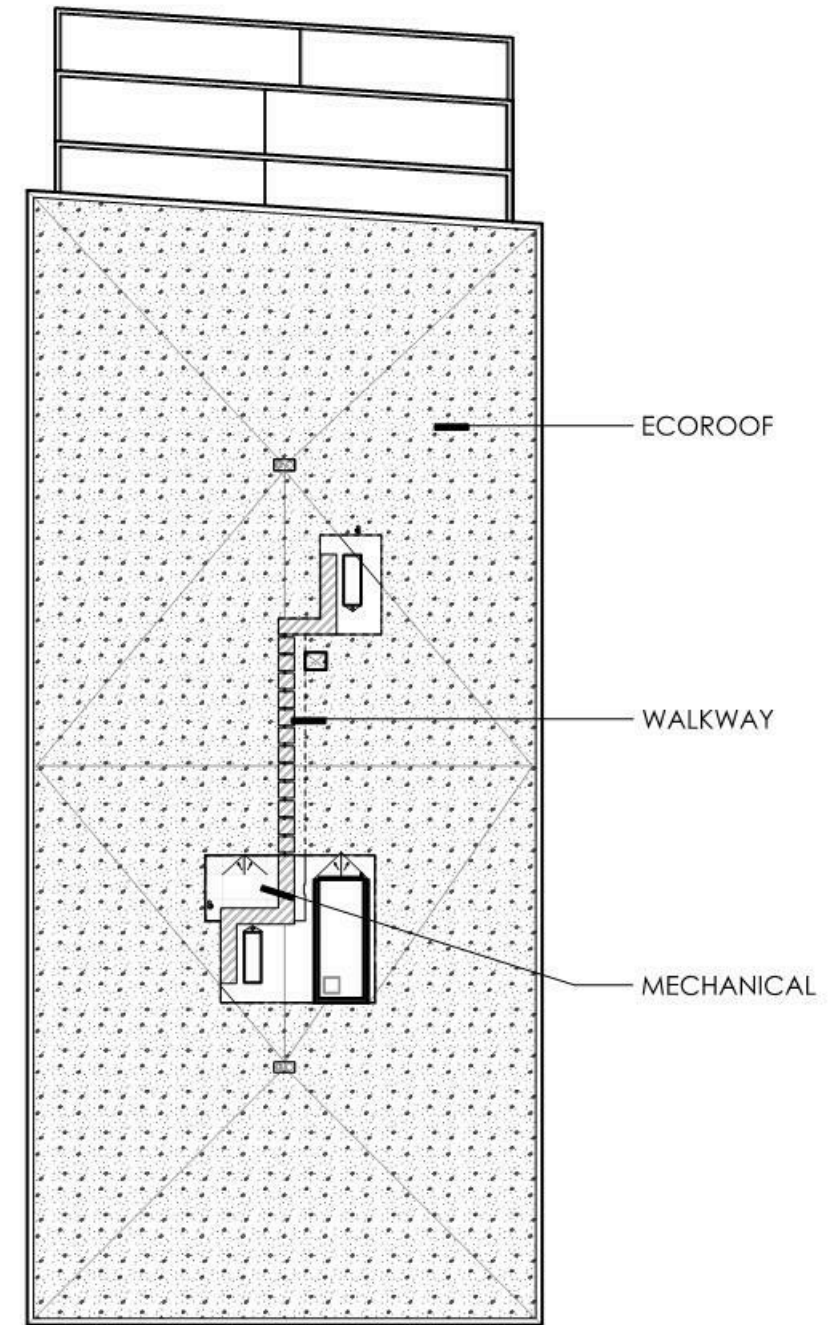
Concrete Fire Table

**PLANT SCHEDULE BUILDING A**

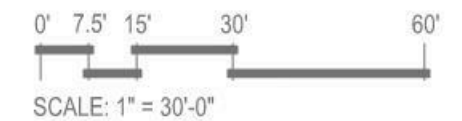
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	SEDUM TILE / PREGROWN SEDUM TILES BY COLUMBIA GREEN	NONE
	1. SEDUM ALBUM 'CORAL CARPET' / WHITE STONECROP	
	2. SEDUM HISPANICUM 'IMMERGRUNCHEN' / SPANISH STONECROP	
	3. SEDUM FLORIFERUM / ORANGE STONECROP	
	4. SEDUM MIDDENDORFFIANUM DIFFUSUM / CHINESE MOUNTAIN STONECROP	
	5. SEDUM REFLEXUM 'GREEN SPRUCE' / SPRUCE STONECROP	
	6. SEDUM SPURIUM 'COCCINEUM' / RED CAUCASIAN STONECROP	
	7. SEDUM SPURIUM 'FULDAALUT' / CAUCASIAN STONECROP	
	8. SEDUM SPURIUM 'JOHN CREECH' / JOHN CREECH CAUCASIAN STONECROP	
	9. SEDUM SPURIUM 'RED CARPET' / RED CARPET CAUCASIAN STONECROP	
	10. SEDUM SPURIUM 'ROSEUM' / 'ROSEUM' CAUCASIAN STONECROP	
	11. SEDUM STEFANOVI 'STEFANOV STONECROP	
	12. SEDUM TAKESIMENSIS 'GOLDEN CARPET' / GOLDEN CARPET SEDUM	
	13. SEDUM TETRACTINUM 'CORAL REEF' / FISH SCALE SEDUM	

**CITY OF PORTLAND ECO-ROOF FAR BONUS INFO.:**



1. TOTAL BUILDING FOOTPRINT: 63,203
2. ECOROOF PLANTING PLAN SQUARE FOOTAGE BREAKDOWN:
  - a. BUILDING A ROOF: 13,966 SF
  - b. BUILDING A ECOROOF: 12,719 SF
  - c. BUILDING A MECHANICAL / WALKWAY / GRAVEL (NON-ECOROOF): 1,183 SF
  - d. BUILDING B ROOF: 26,871 SF
  - e. BUILDING B ECOROOF: 4,853 SF
  - f. BUILDING B MECHANICAL / WALKWAY / PATIO (NON-ECOROOF): 22,018 SF
  - d. TOTAL ECOROOF (BOTH BUILDINGS): 17,572 SF
3. GROWING MEDIA: BASED ON FFL (GERMAN "GREEN ROOF GUIDELINES")
  - a. TILES TO BE INSTALLED ON 4" DEPTH GROWING MEDIA
  - b. GROWING MEDIA TO BE PRODUCED FROM ORGANIC RECYCLED MATERIAL AND INORGANIC BYPRODUCTS FOR USE AS A LIGHTWEIGHT GROWING MEDIA FOR HARDY, LONG-LASTING, SUCCULENT PLANTS THAT ARE BENEFICIAL TO A GREEN ROOF ENVIRONMENT
  - c. PRE-BLENDED REGIONALLY AND DELIVERED TO SITE FOR APPLICATION IN BULK
  - d. WATER-ABSORBANT ADDITIVE: ZEBA, FROM ABSORBENT TECHNOLOGIES, INC., A BIO-DEGRADABLE, ENVIRONMENTALLY-SAFE, CORNSTARCH-BASED, SUPER ABSORBANT TECHNOLOGY, MAY BE PRE-BLENDED INTO SOIL MIX TO ENHANCE WATER RETENTION AND PHYTOREMEDIATION OF RAIN WATER.
4. ECO-ROOF WEIGHT WHEN LOADED, WITH MATURE PLANTS, GROWING MEDIA, AND FULLY SATURATED: NOT TO EXCEED 20lb. per SF
5. PLEASE SEE OPERATIONS & MAINTENANCE MANUAL FOR IRRIGATION SCHEDULE.
6. ALL NOTES AND SPECIFICATIONS ABOVE APPLY TO ECOROOF ON BUILDINGS A & B.



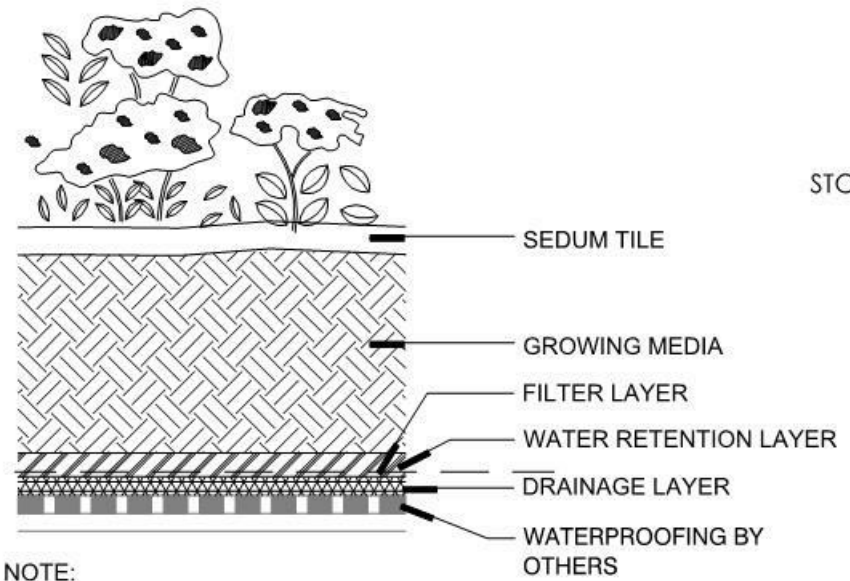
**1 BUILDING A ECO ROOF**



**PLANT SCHEDULE BUILDING B**

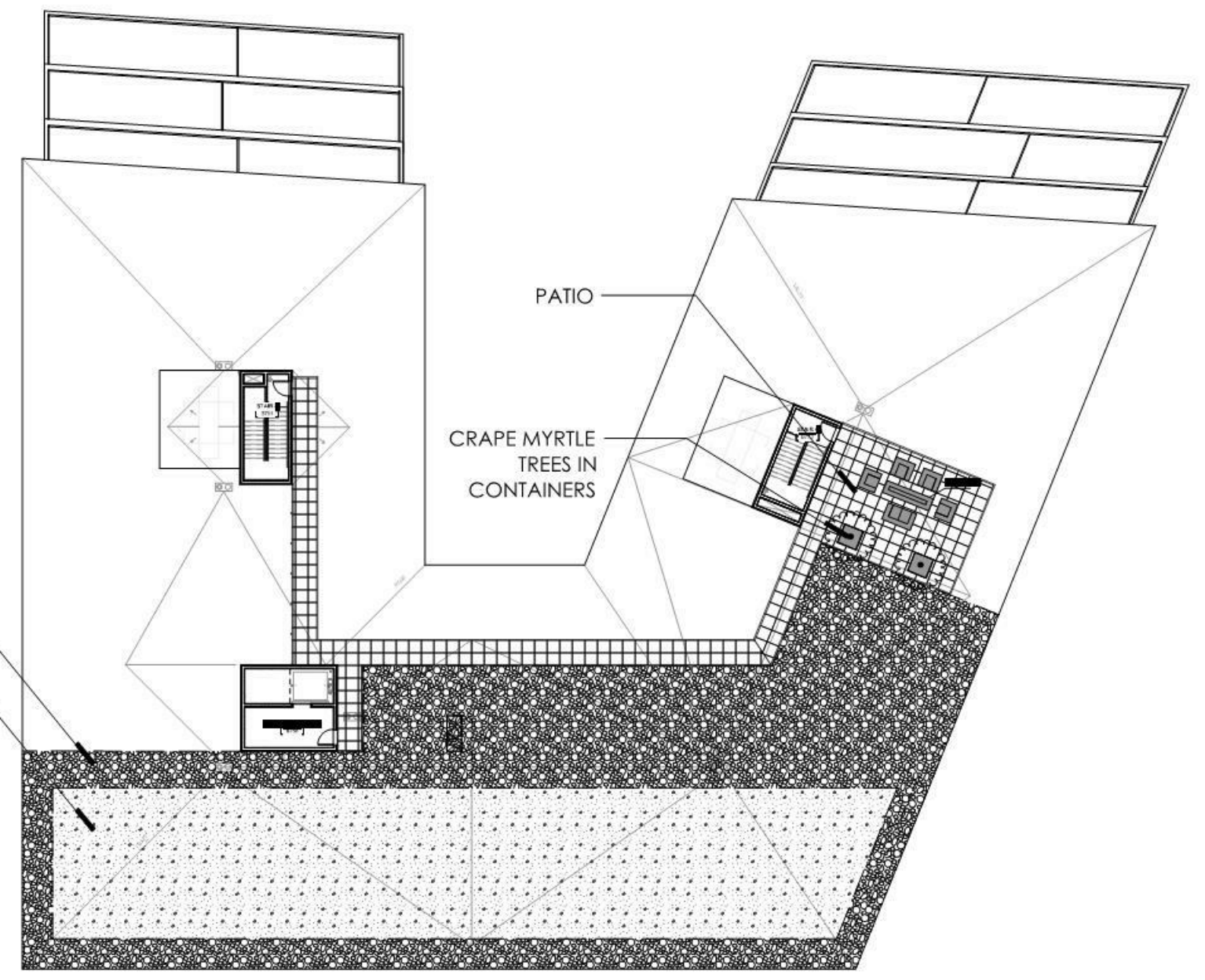
TREES	BOTANICAL NAME / COMMON NAME	CONT
	LAGERSTROEMIA INDICA 'PETITE SNOW' TM / PETITE WHITE CRAPE MYRTLE	15 GAL
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	SEDUM TILE / PREGROWN SEDUM TILES BY COLUMBIA GREEN	NONE

NOTE- SEE BUILDING A ECO ROOF PLANT SCHEDULE FOR FULL SEDUM SPECIES LIST



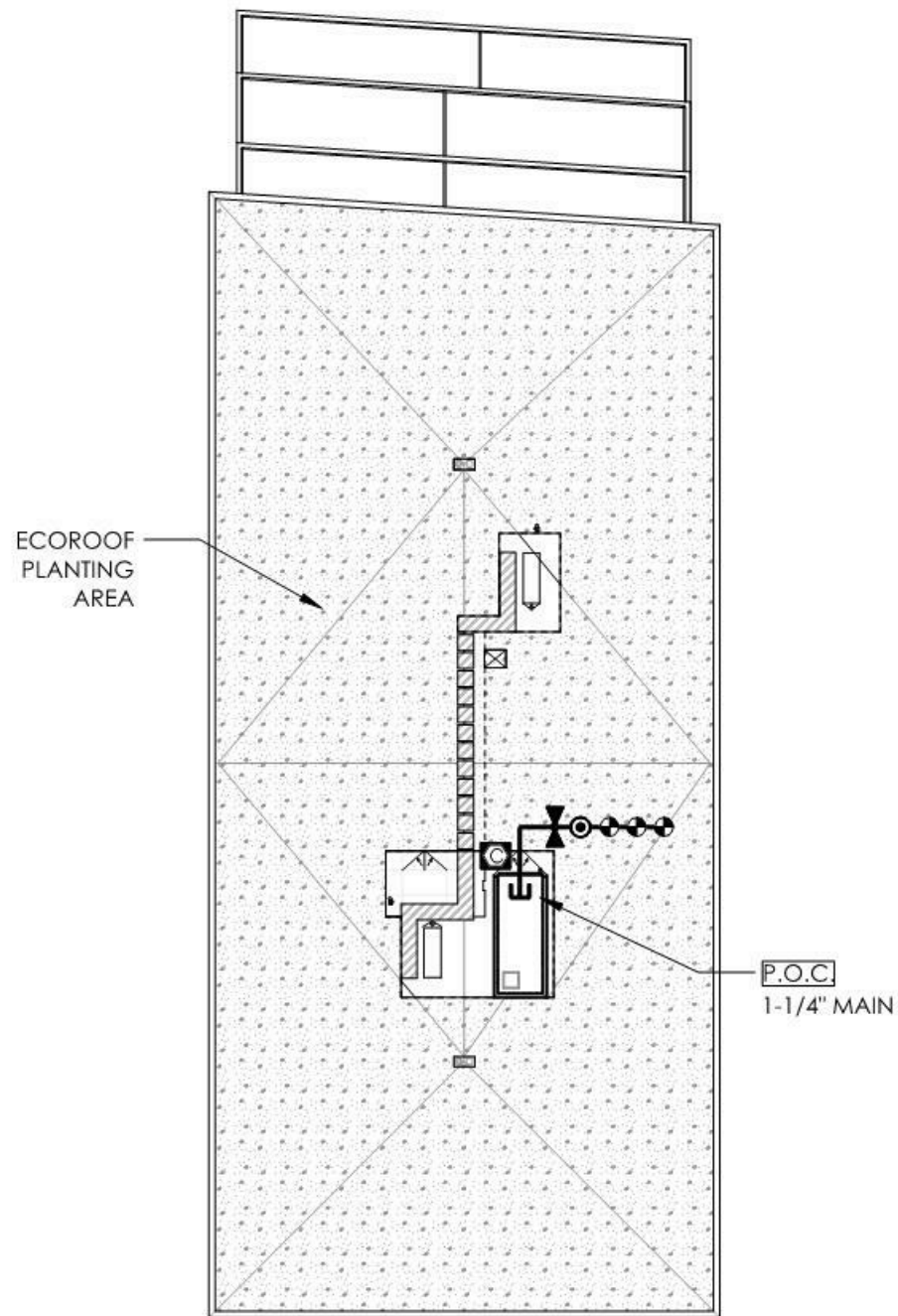
- NOTE:
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE, COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION 1/4" ±.
  2. THIS DETAIL APPLIES TO ECOROOF ON BUILDINGS A & B

**1** ECOROOF DETAIL  
SCALE: NTS



**2** BUILDING B ECO ROOF



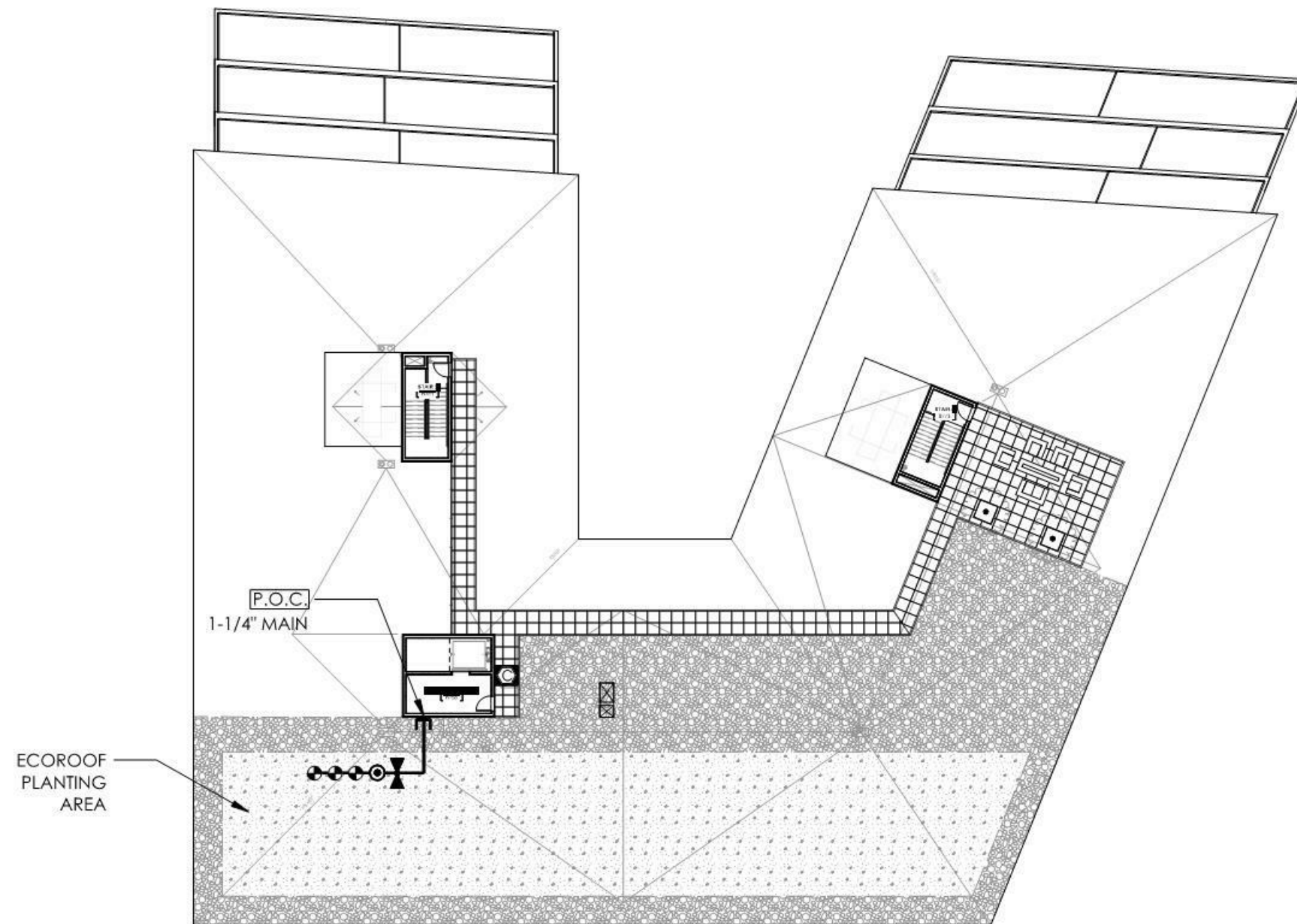


### IRRIGATION LEGEND

-  PROPOSED IRRIGATION MAINLINE
-  POINT OF CONNECTION
-  AUTOMATIC CONTROL VALVE
-  QUICK COUPLER
-  AUTOMATIC "SMART" CONTROLLER FINAL LOCATION TO BE DETERMINED

## 1 BUILDING A ECOROOF IRRIGATION

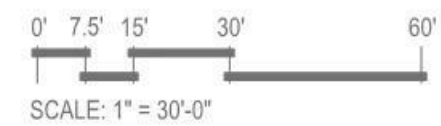




### IRRIGATION LEGEND

	PROPOSED IRRIGATION MAINLINE
	POINT OF CONNECTION
	AUTOMATIC CONTROL VALVE
	QUICK COUPLER
	AUTOMATIC "SMART" CONTROLLER FINAL LOCATION TO BE DETERMINED

1 BUILDING B ECOROOF IRRIGATION





## LOT 8 - ECOROOF OPERATIONS AND MAINTENANCE MANUAL

Ecoroofs are vegetated systems that retain and filter stormwater and provide aesthetic and energy conservation benefits. The extensive ecoroof filters stormwater with a plant palette composed primarily of sedum plants.

Soil medium, vegetation, irrigation, and drains shall be inspected for proper operations throughout the life of the ecoroof. All elements shall be inspected annually. Facilities personnel shall keep a log, recording all inspection dates, observations, and maintenance activities. Work orders and invoices shall be kept on file and made available to City inspector upon request. The following items shall be inspected and maintained as stated:

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

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

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

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

Vegetation shall be maintained to provide 95% plant cover.

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

Irrigation of Extensive eco-roof

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

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

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

Training and/or written guidance information

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

Access and Safety to the eco-roof

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

Aesthetics of the eco-roof shall be maintained as an asset to the property owner and community.

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

Insects shall not be harbored at the eco-roof.

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

Annual Maintenance Schedule:

*Summer:* Make necessary repairs. Improve growing medium as needed. Clear drains. Irrigate as described above.

*Fall:* Replace exposed soil and dead plants. Remove sediment and debris from drains. Provide erosion control for base soil if necessary.

*Winter:* Monitor infiltration/flow rates. Clear drains as needed.

*Spring:* Replant exposed soil and dead plants. Remove sediment and debris from drains.

*All Seasons:* Weed as necessary.

# Riverscape: Lot 8

# Courtyard & Ground level Furnishings & Products



Greenway light fixture

G-7: POLE LIGHT

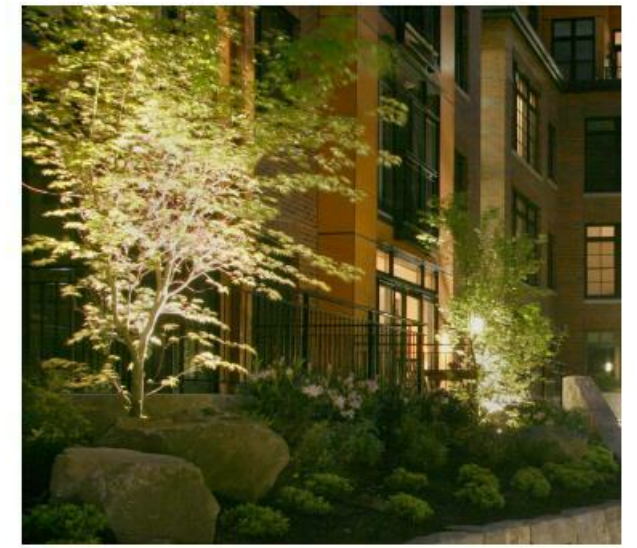


Bike Rack



Uplight fixtures

G-6: LANDSCAPE UPLIGHT



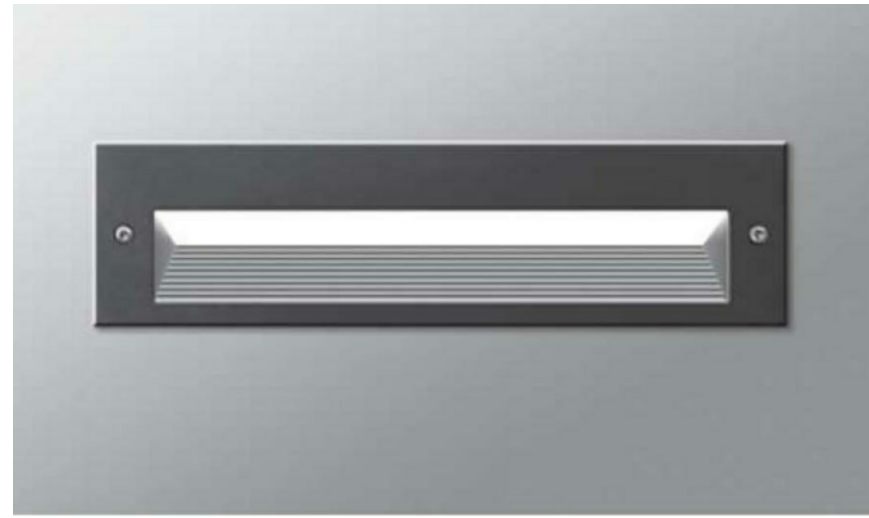
Uplight on trees



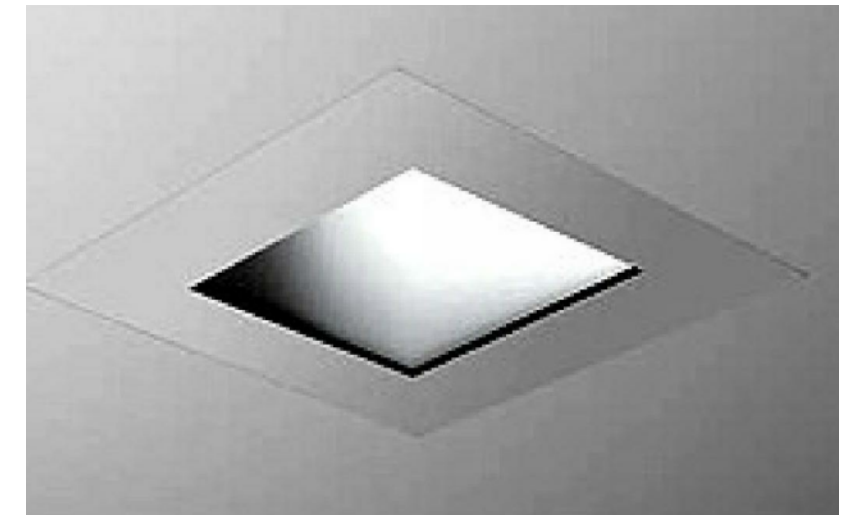
G-8: POST POLE LIGHT



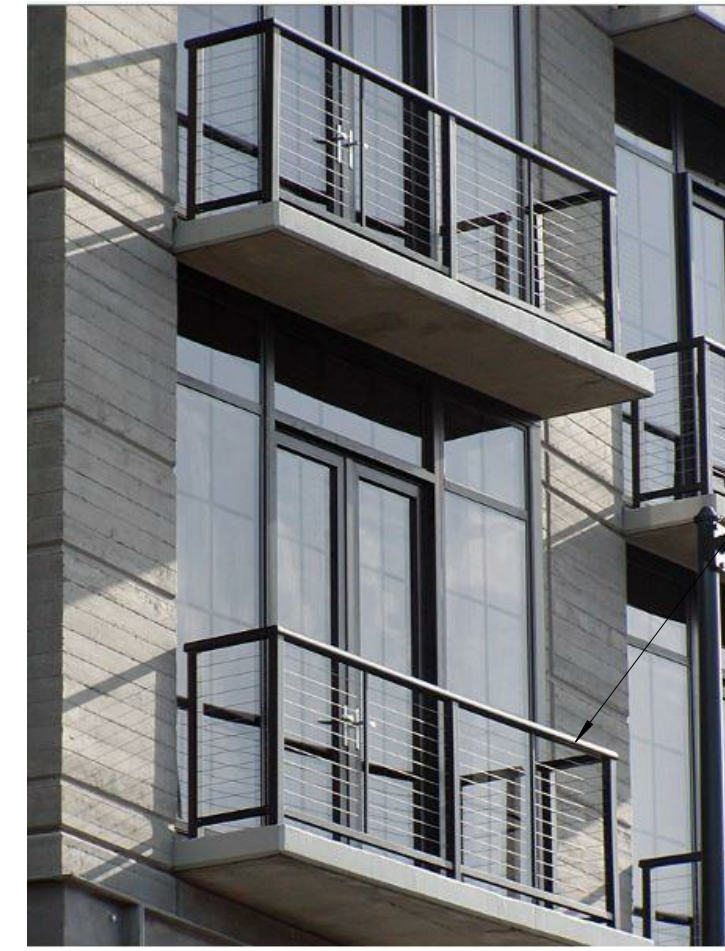
G-1B: MOUNTED DOWNLIGHT



G-5: RECESSED WALL FIXTURE DOWNLIGHT



R-1: RECESSED SQUARE DOWNLIGHT



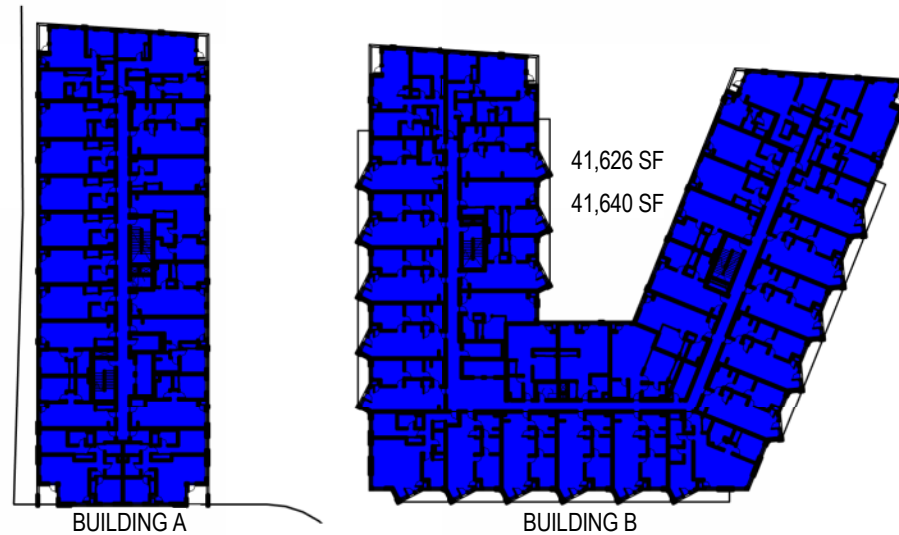
WHITE ALUMINUM STOREFRONT



**LEVEL 1**

1" = 80'-0"

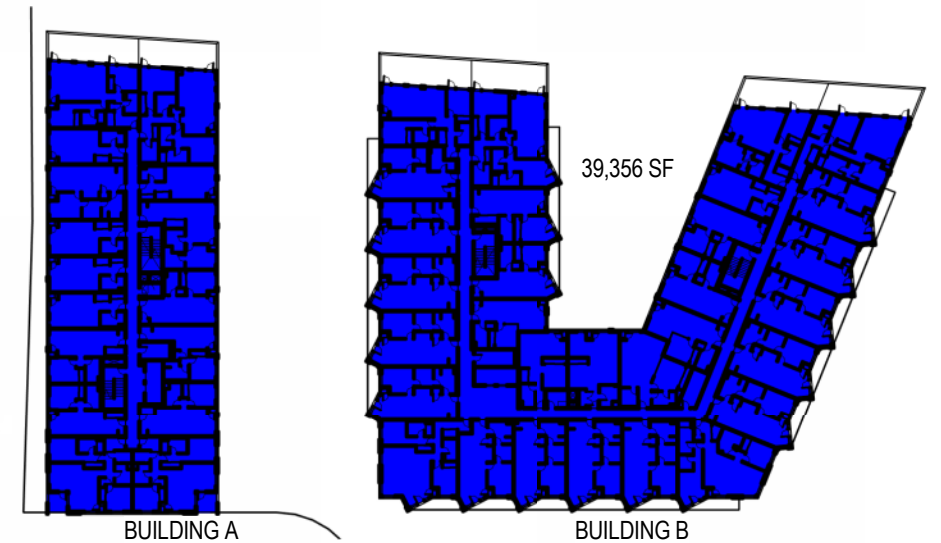
1



**LEVELS 2-3**

1" = 80'-0"

2



**LEVEL 4**

1" = 80'-0"

3



**LEVEL 5**

1" = 80'-0"

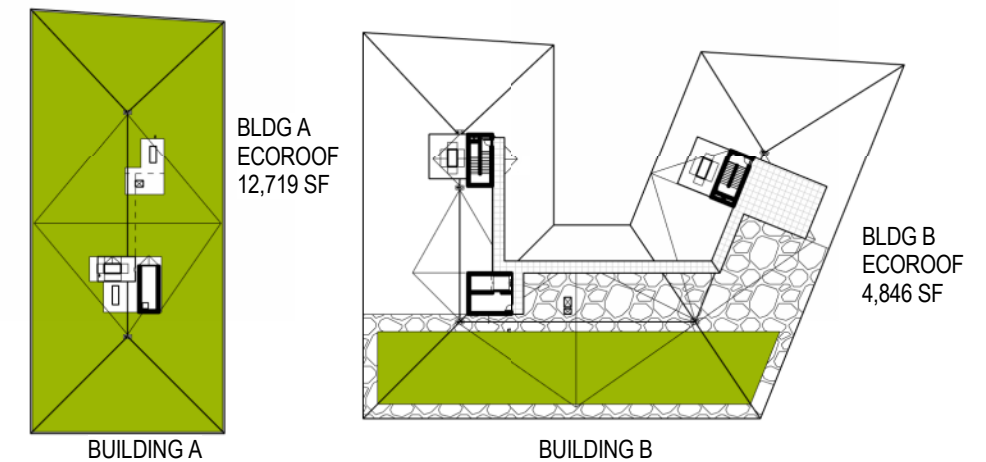
4



**LEVEL 6**

1" = 80'-0"

5

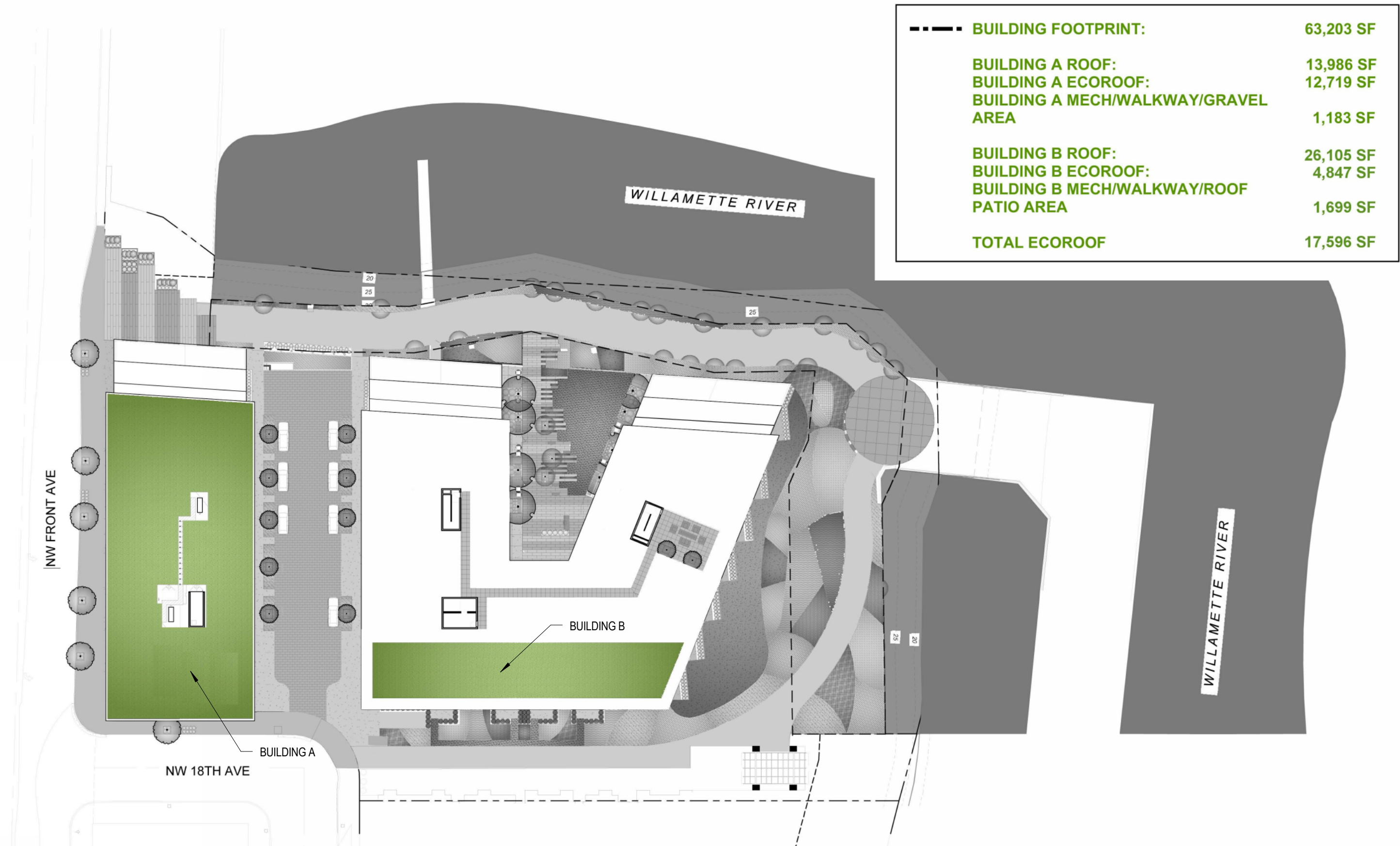


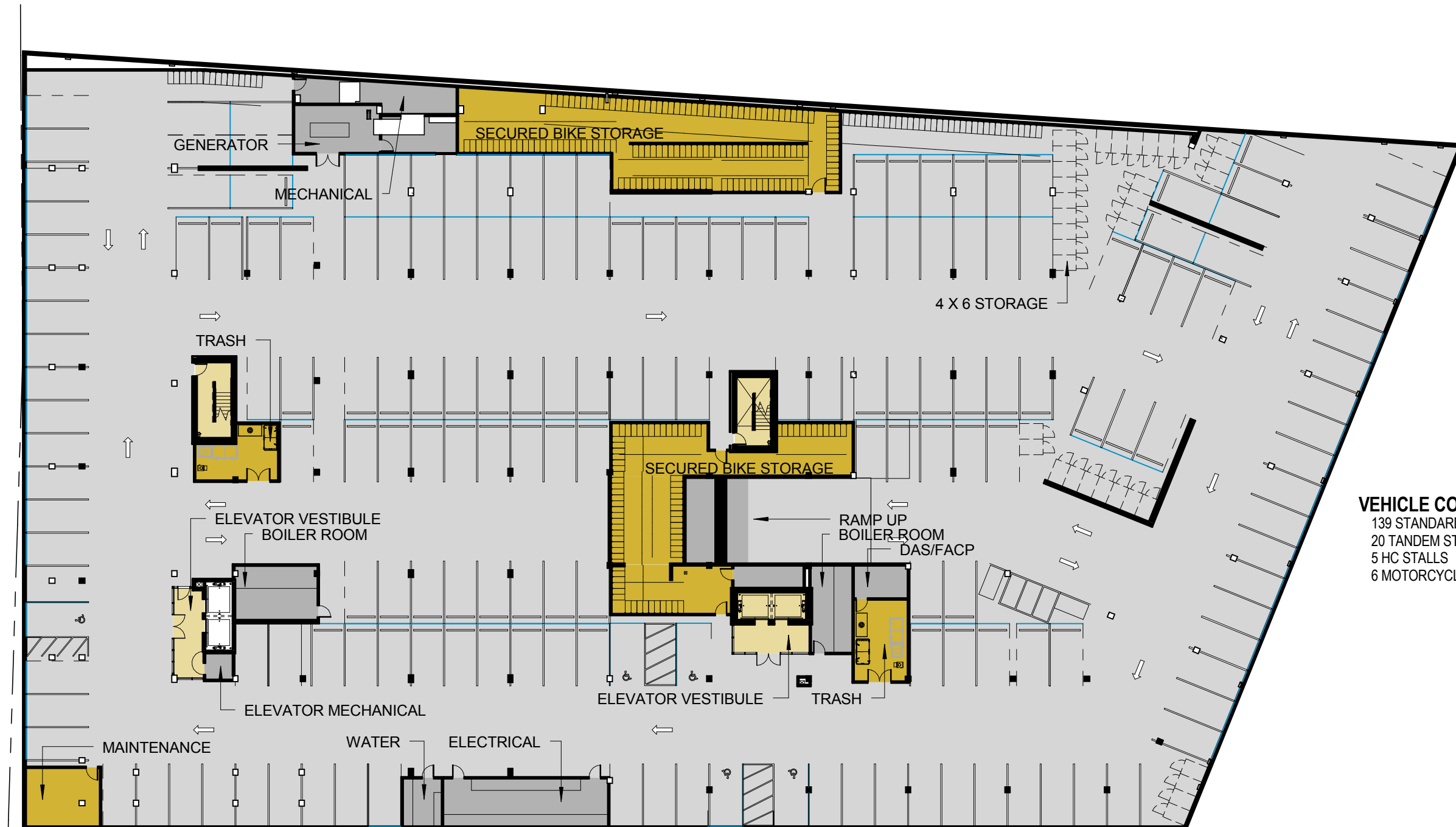
**ROOF PLAN**

1" = 80'-0"

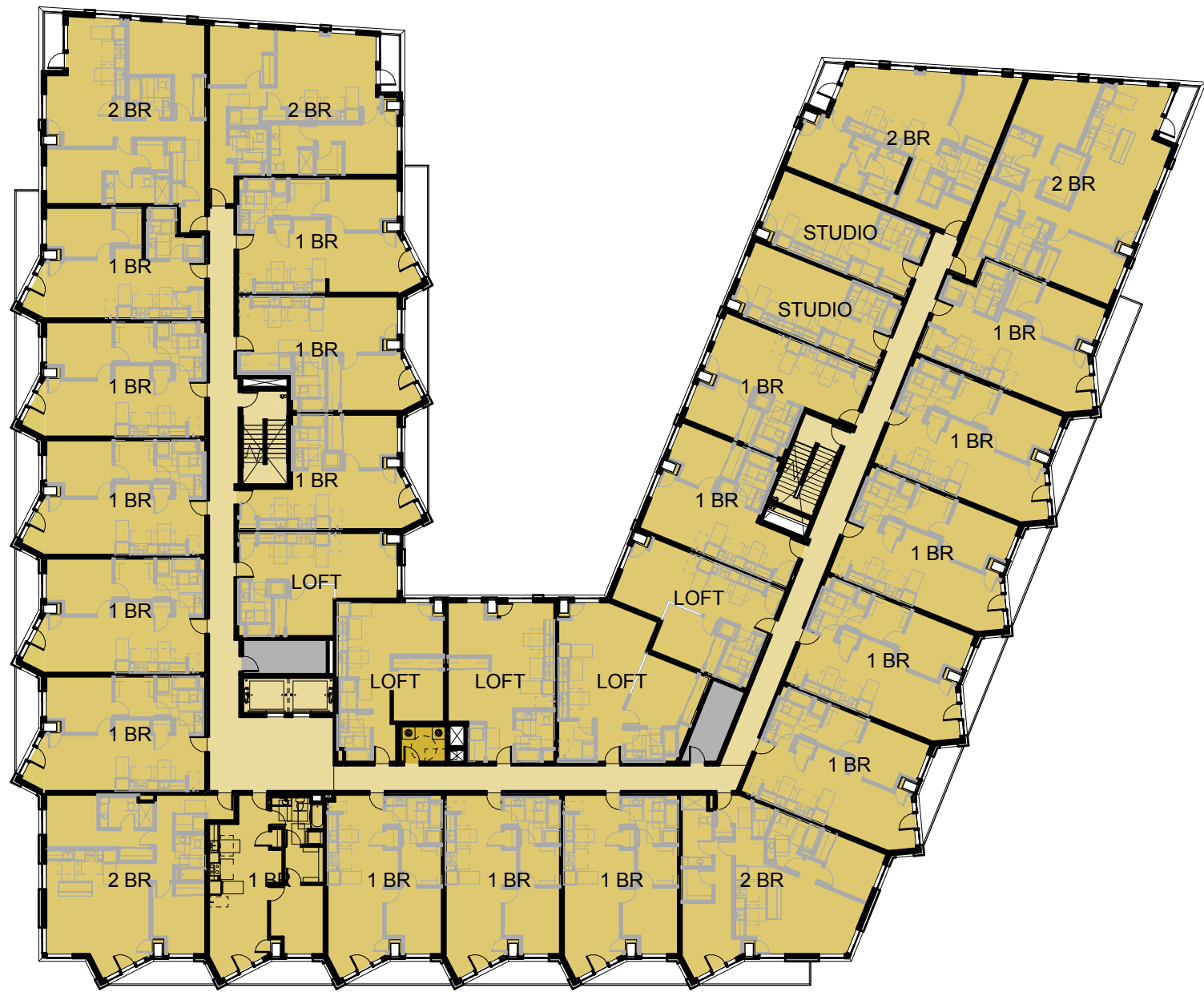
6

39,633 SF	LEVEL 1
41,626 SF	LEVEL 2
41,640 SF	LEVEL 3
39,356 SF	LEVEL 4
37,046 SF	LEVEL 5
34,738 SF	LEVEL 6
<hr/>	
234,039 SF	FAR TOTAL
217,334 SF	BASE FAR ALLOWABLE (no bonuses)
17,565 SF	ECO-ROOF BONUS
234,899 SF	FAR TOTAL ALLOWED





**VEHICLE COUNT**  
 139 STANDARD STALLS  
 20 TANDEM STALLS (42 STALLS)  
 5 HC STALLS  
 6 MOTORCYCLE STALLS





BUILDING A



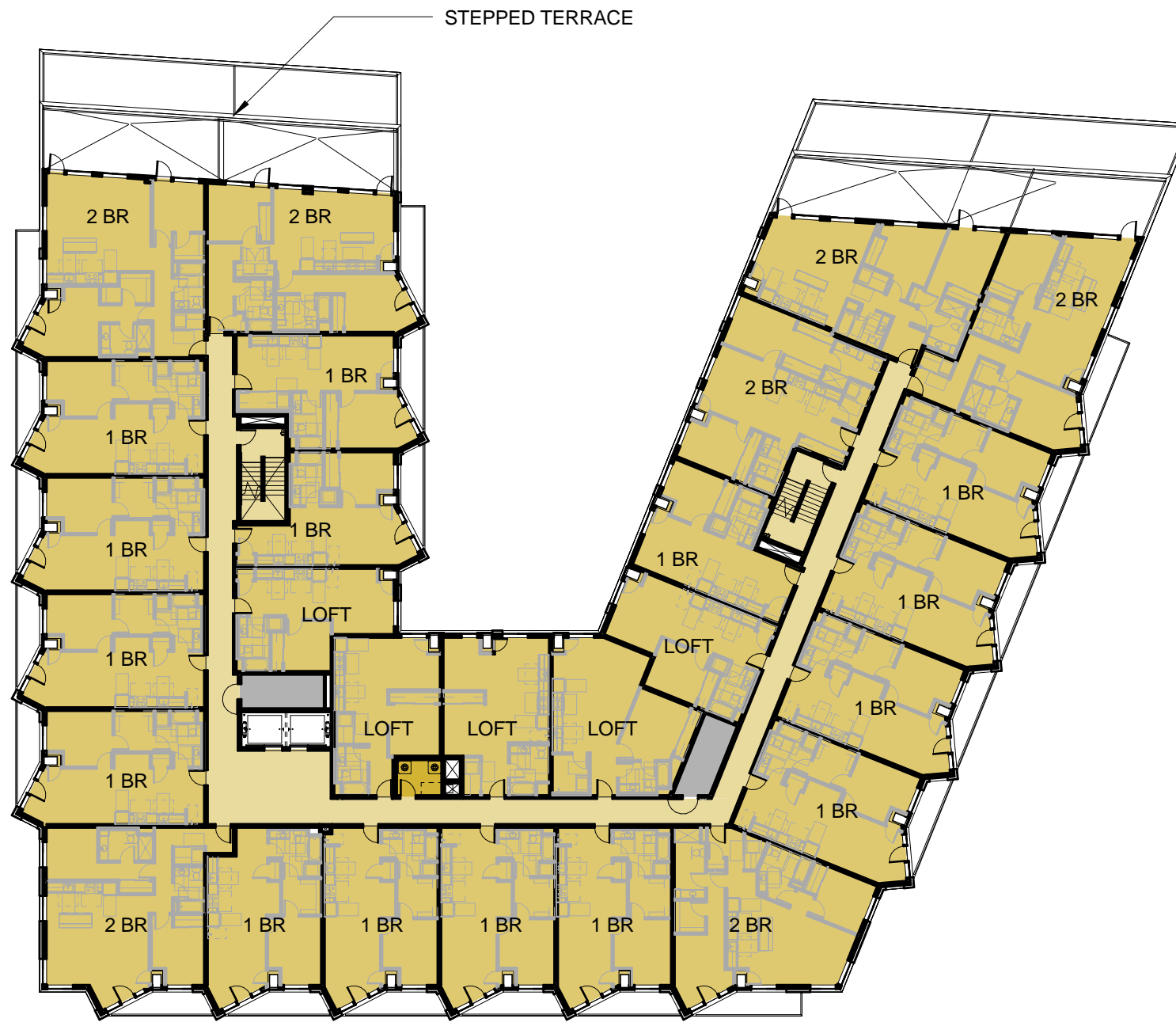
BUILDING B







BUILDING A



BUILDING B



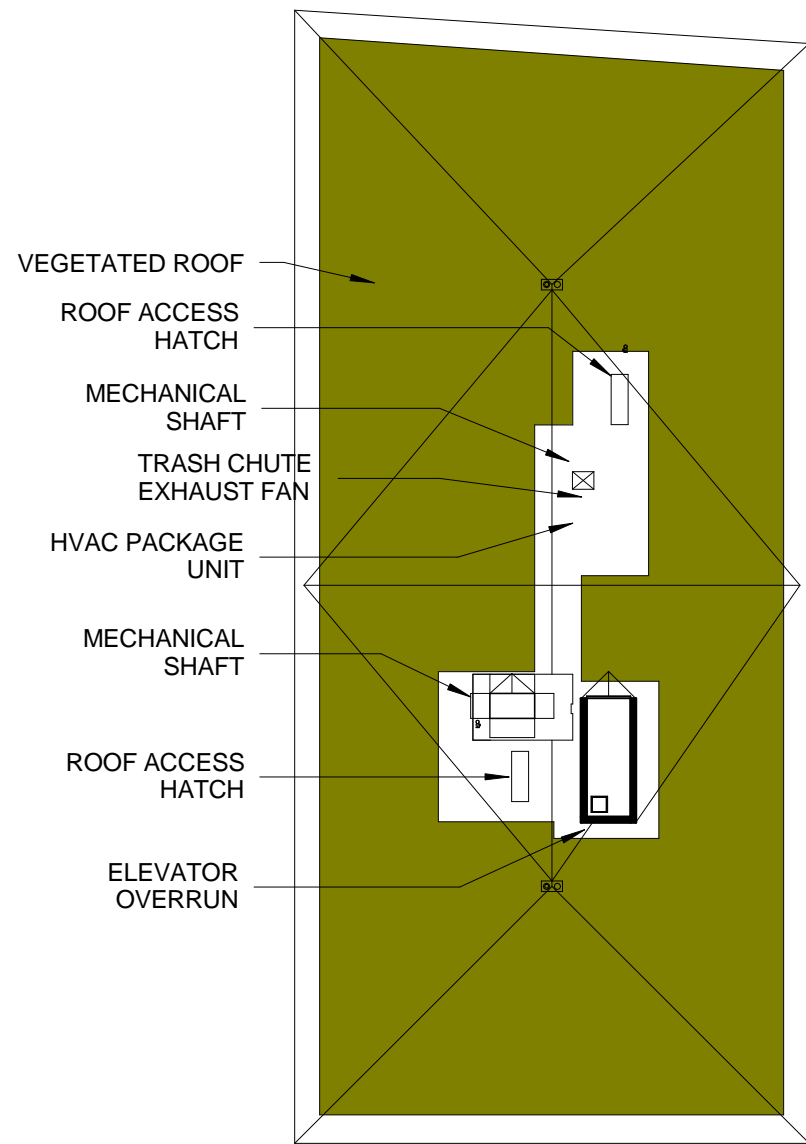


BUILDING A

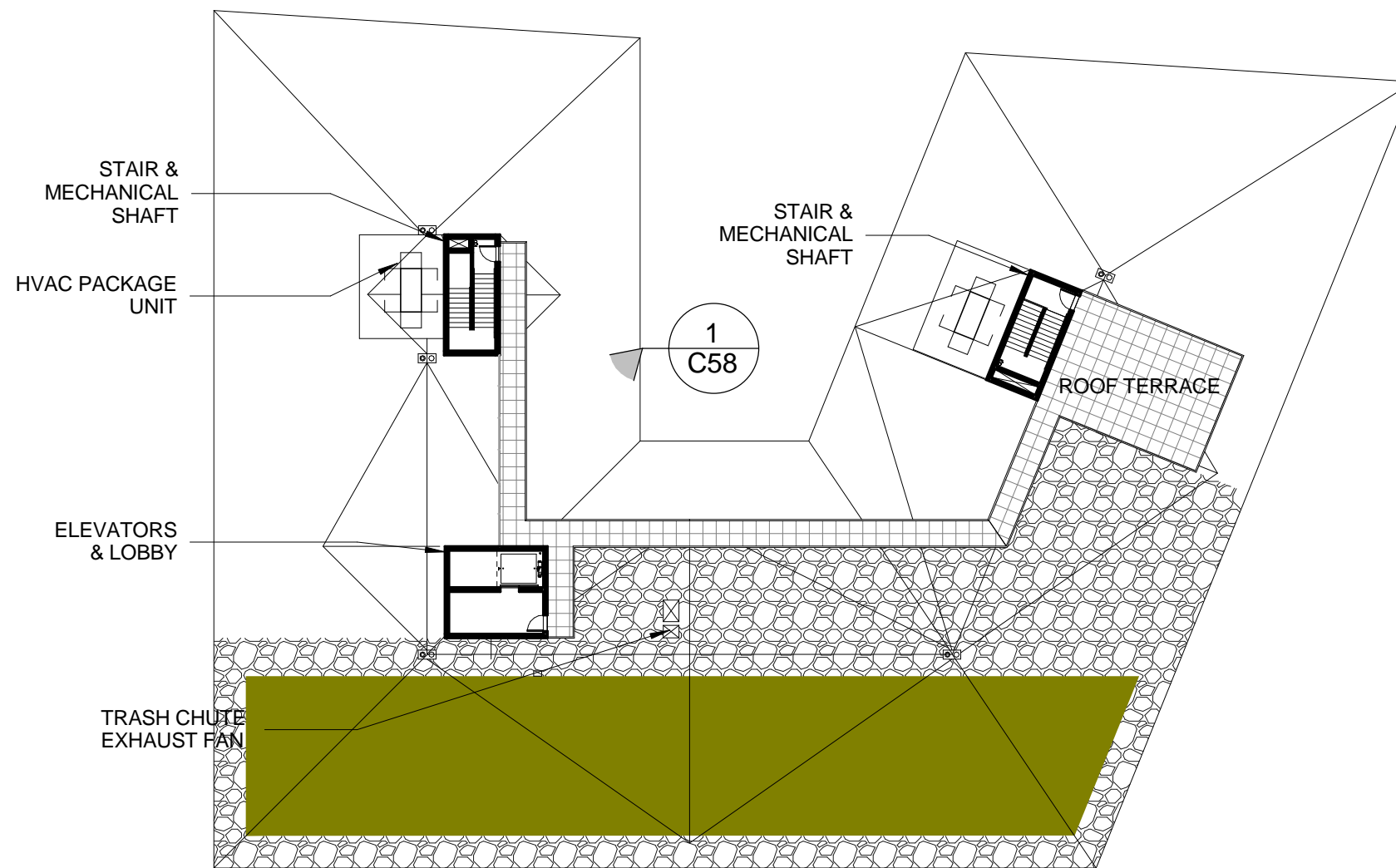


BUILDING B



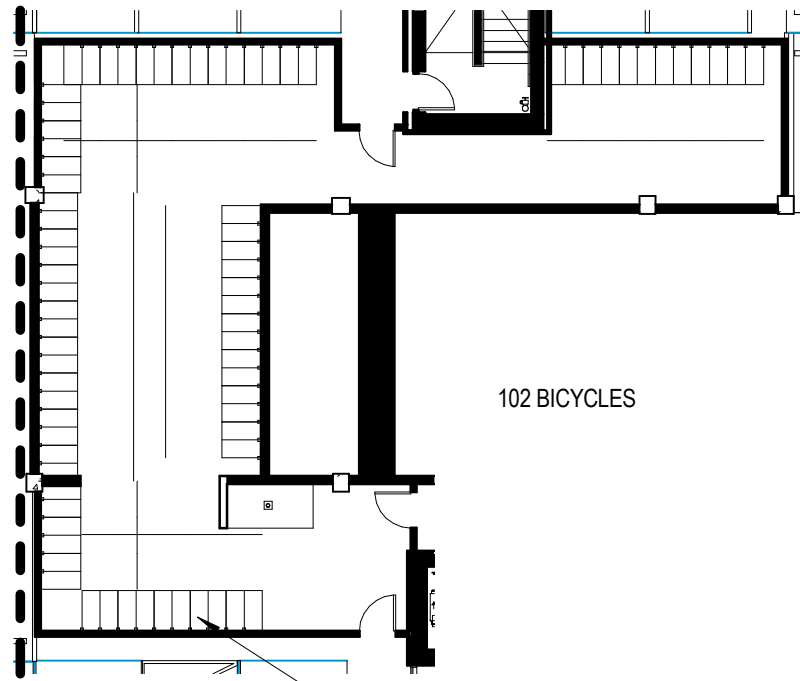


BUILDING A



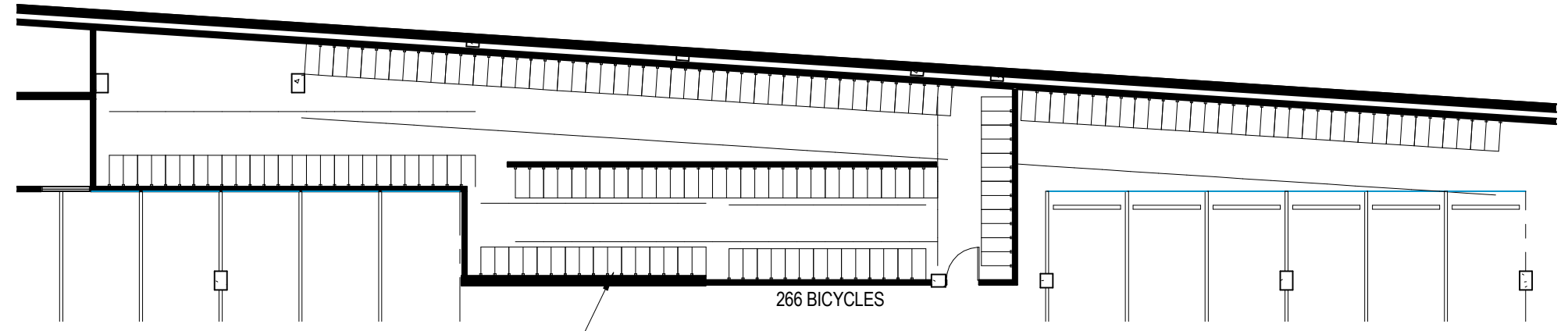
BUILDING B





102 BICYCLES

BICYCLE PARKING 2 ②



266 BICYCLES

BICYCLE PARKING 1 ①



**WALL MOUNT RACKS**

**LONG TERM BIKE PARKING REQUIREMENT**

RESIDENTIAL: 1.5 SPACES PER UNIT  
 260 UNITS X 1.5 = 390 SPACES REQUIRED  
 (NOTE: 1.5 SPACES PER UNIT IN CENTRAL CITY PLAN DISTRICT)

**INCLUDED IN PROJECT: 332 SPACES**

**BICYCLE PARKING**

PER CITY OF PORTLAND PLANNING AND  
 ZONING CODE - CHAPTER 33.266, TABLE 266-6

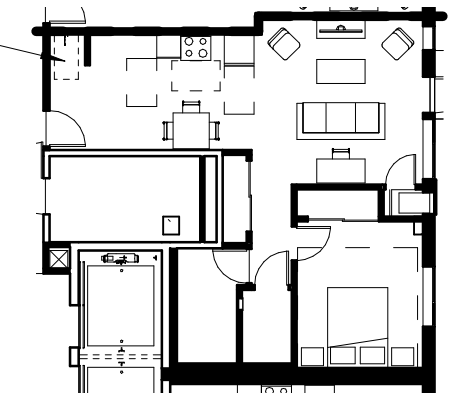


**VERTICAL HOOK RACKS**

**SHORT TERM BIKE PARKING REQUIREMENT**

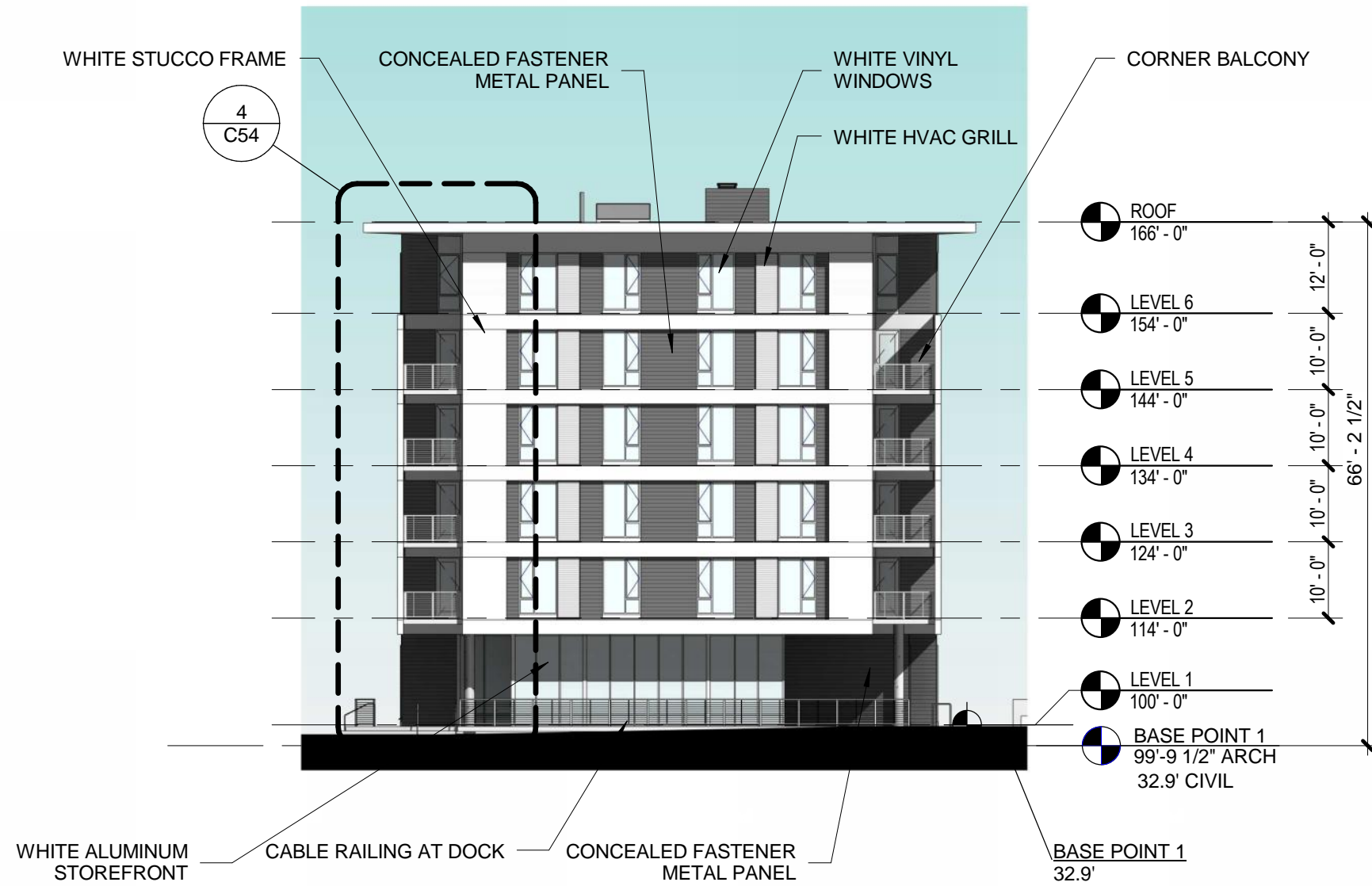
RESIDENTIAL: 1 SPACE PER 20 UNITS  
 260 UNITS / 20 = 13 SPACES REQUIRED

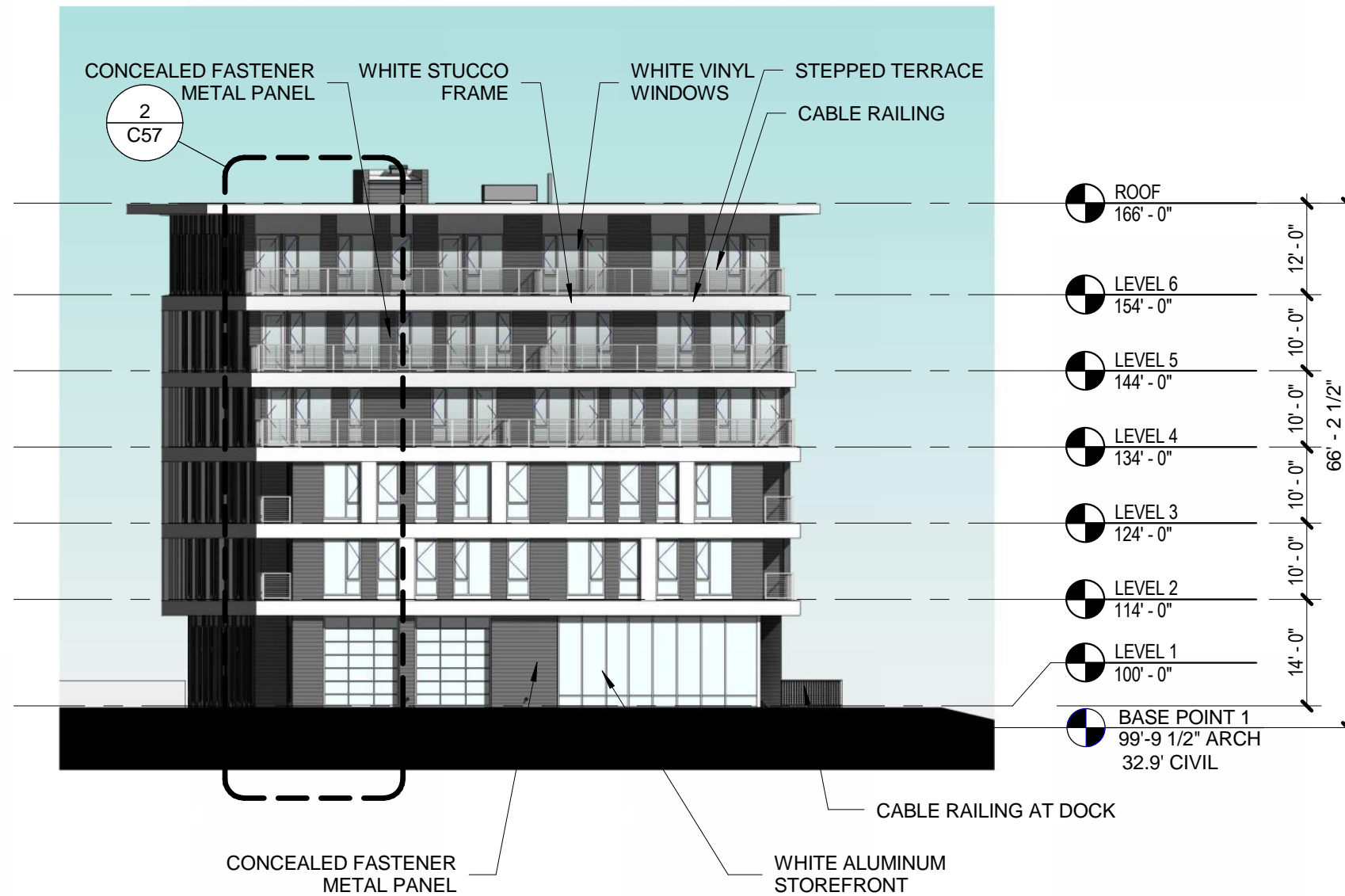
**INCLUDED IN PROJECT: 157 SPACES**

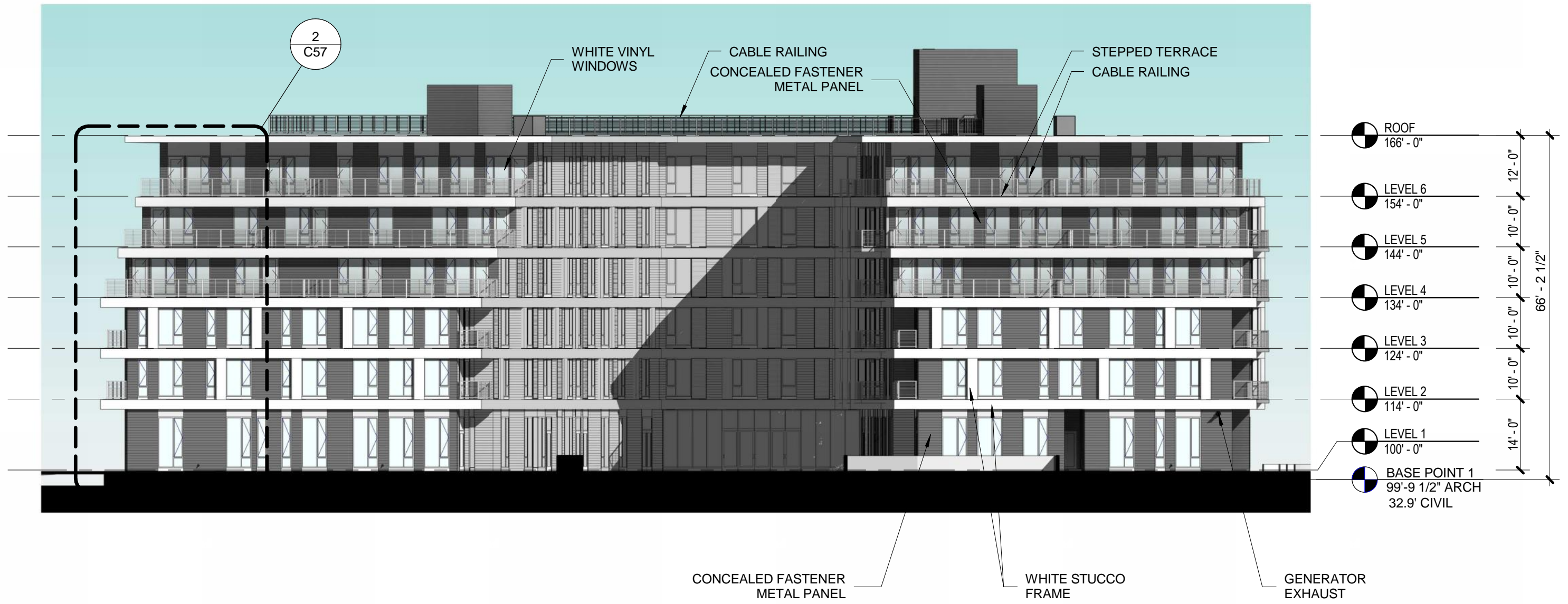


UNIT WITH BIKE RACK ③

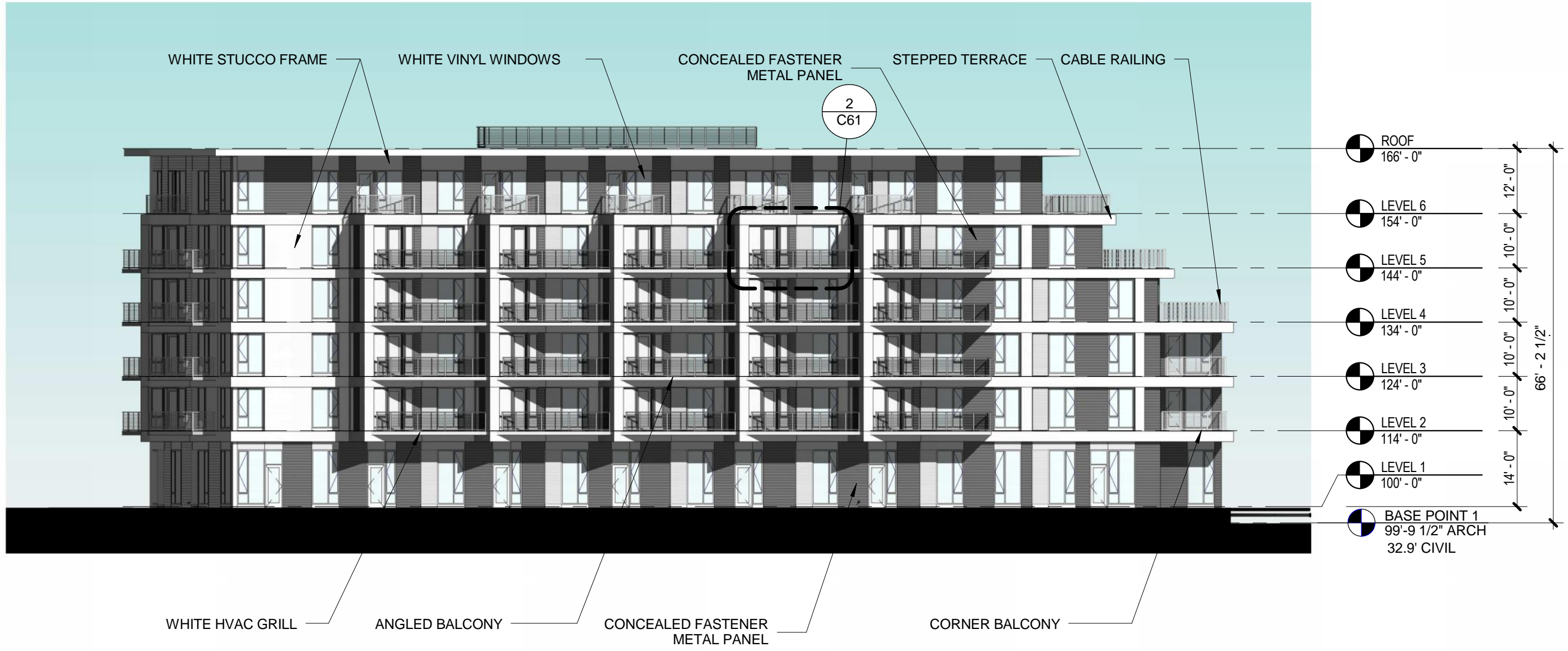




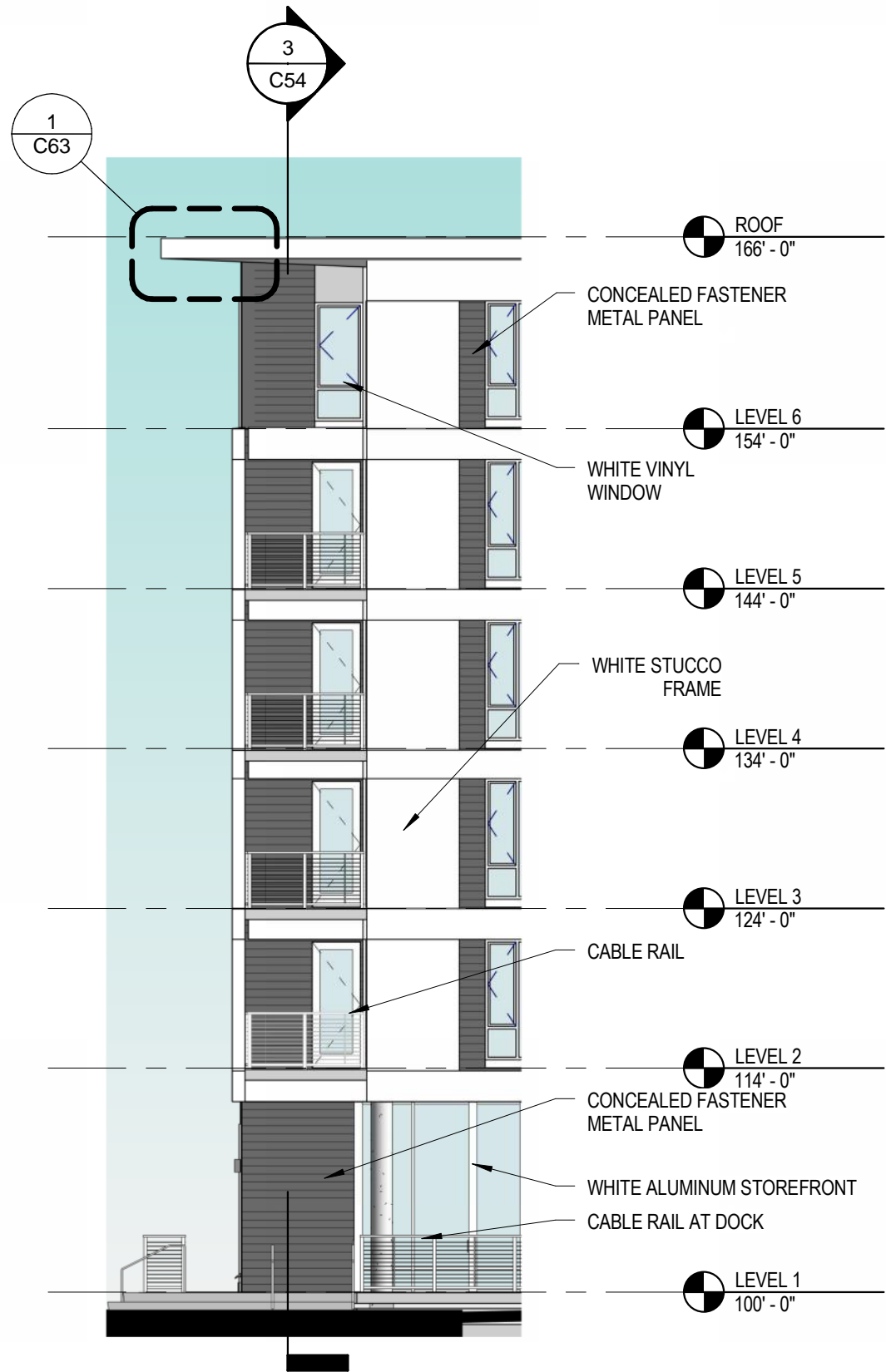




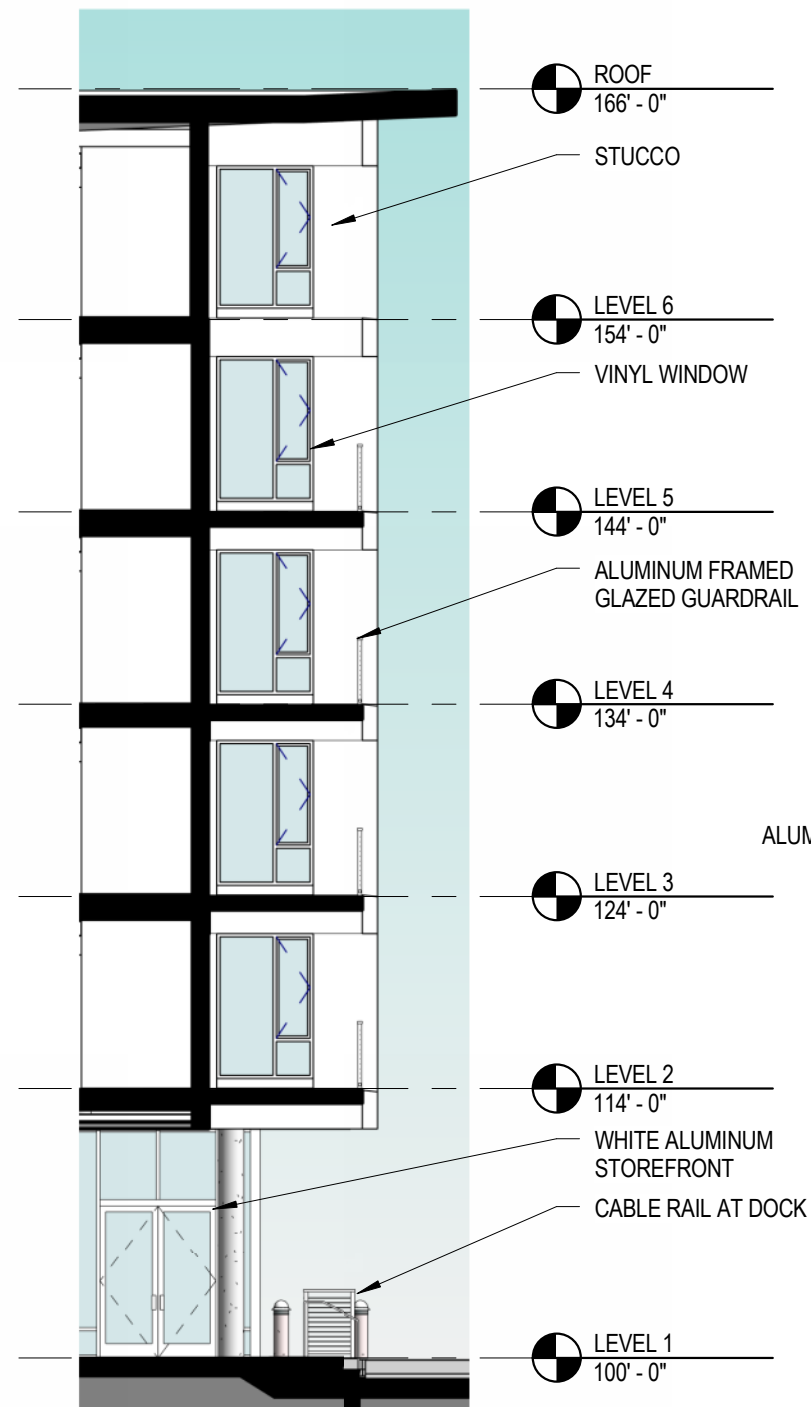




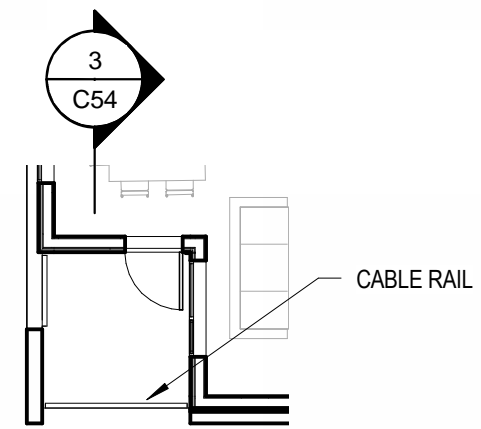




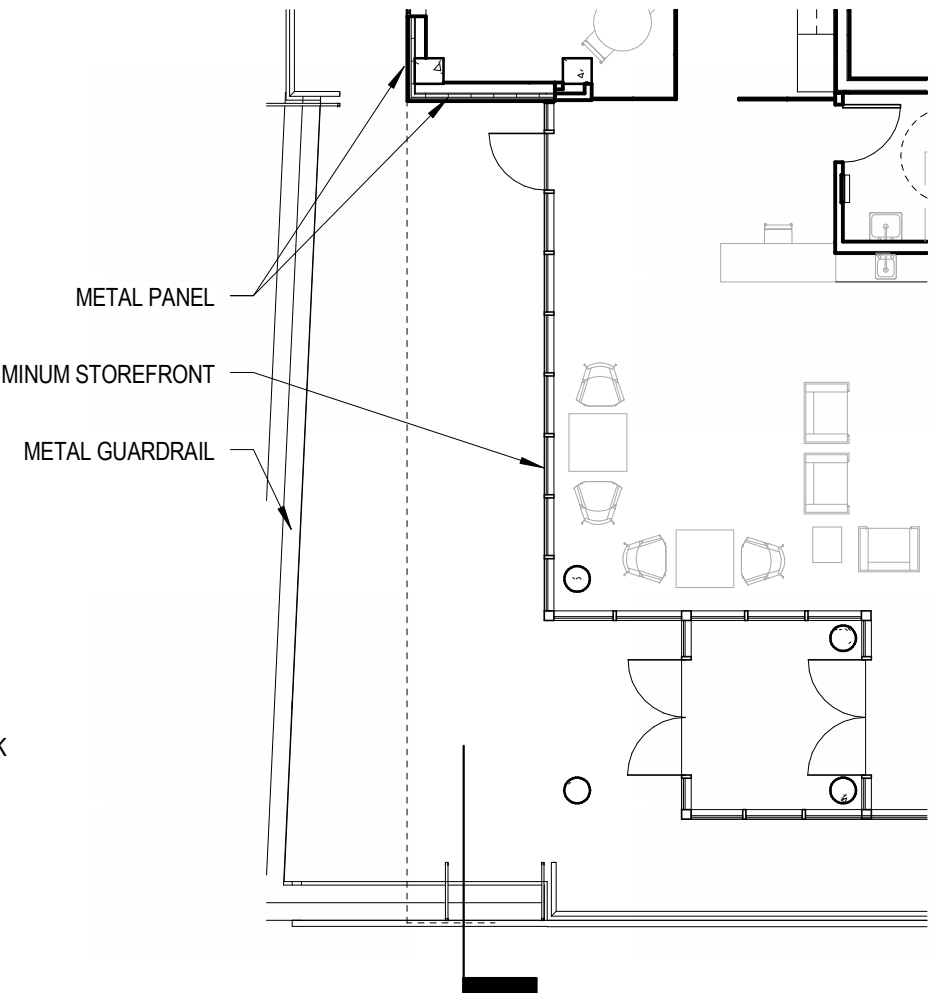
ENLARGED ELEVATION 4



WALL SECTION 3

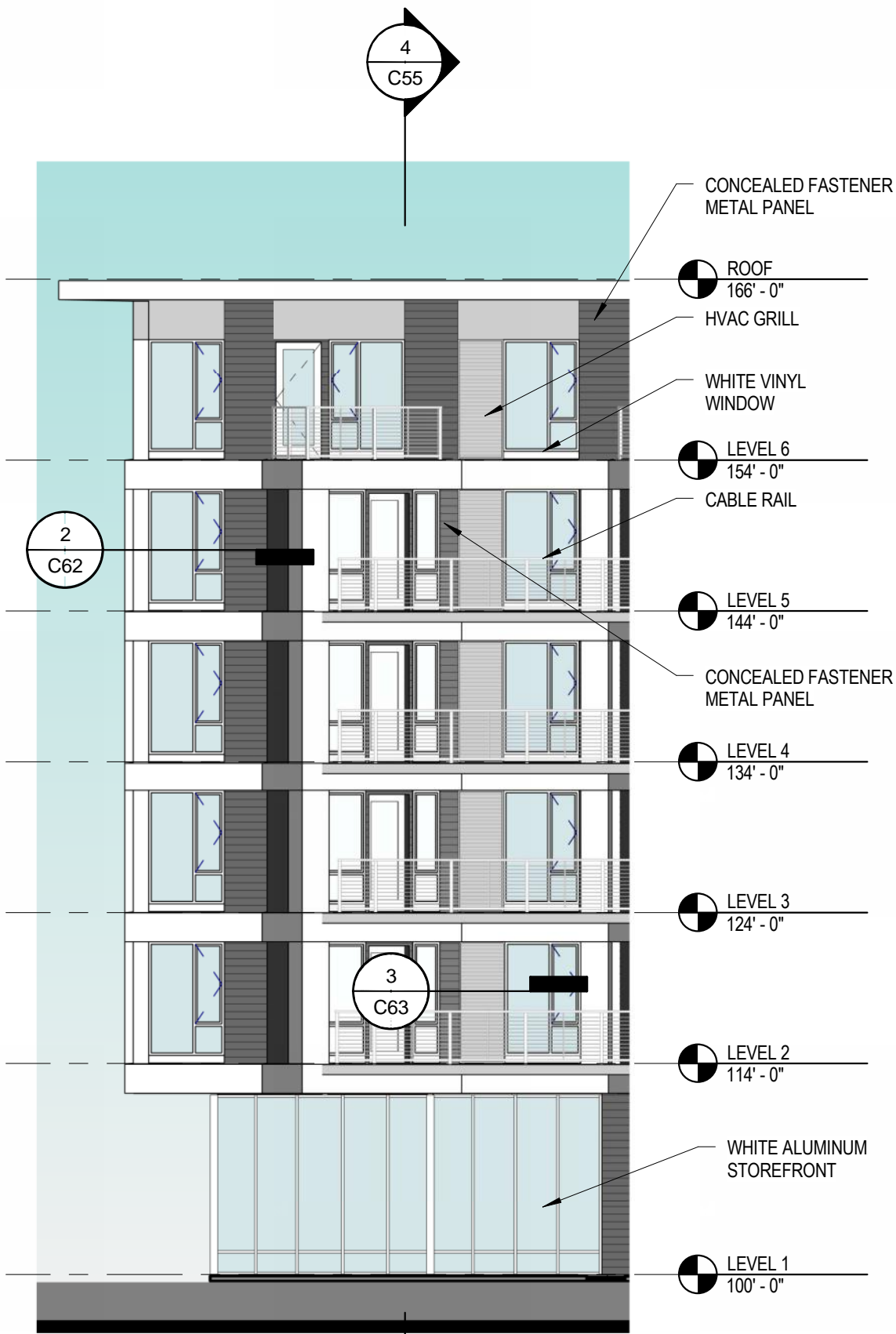


PLAN @ LEVEL 2-5 1

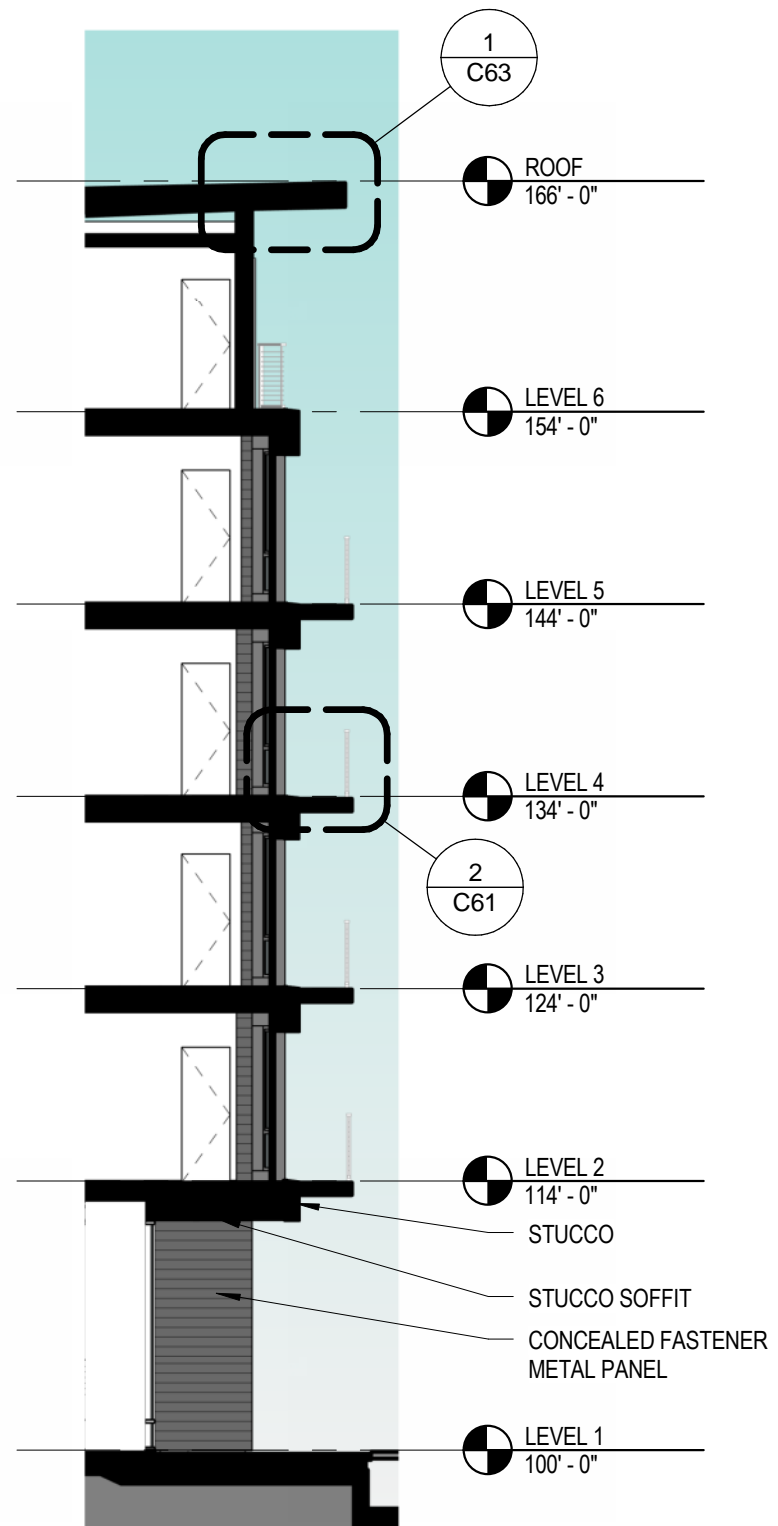


PLAN @ LEVEL 1 2

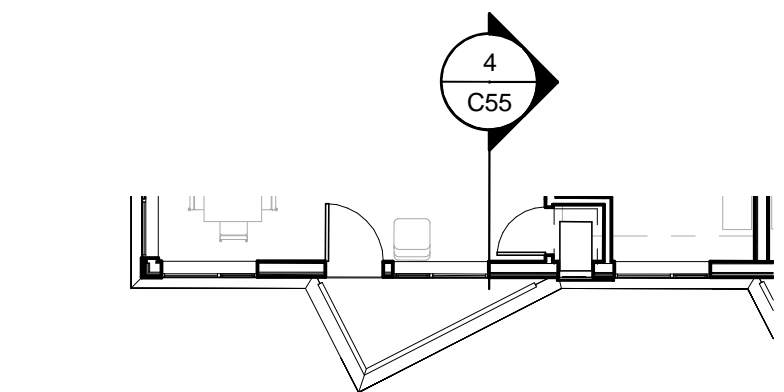




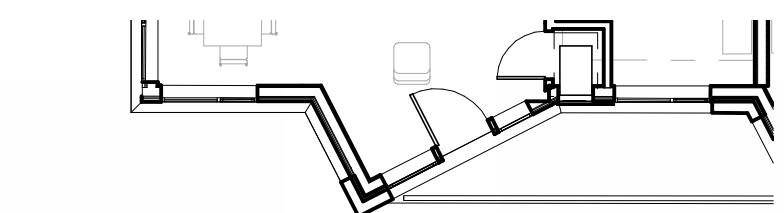
BUILDING B - ENLARGED ELEVATION 5



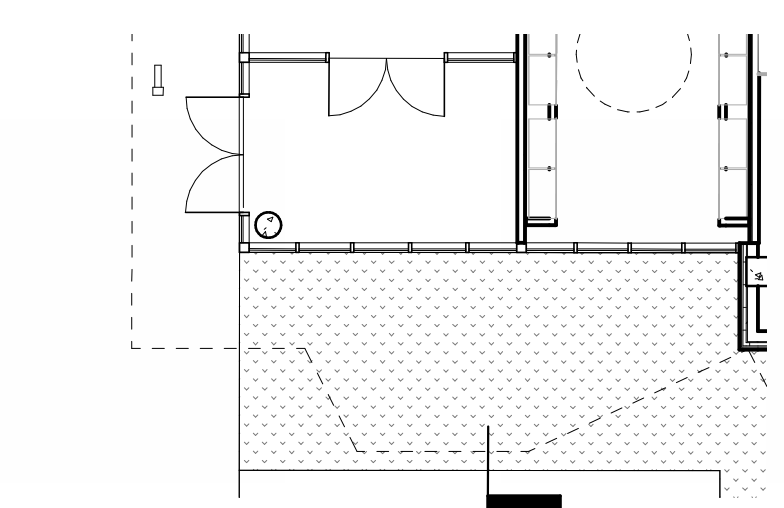
BUILDING B - WALL SECTION 4



TYPICAL BALCONY @ LEVEL 6 1



TYPICAL BALCONY @ LEVEL 3-5 2

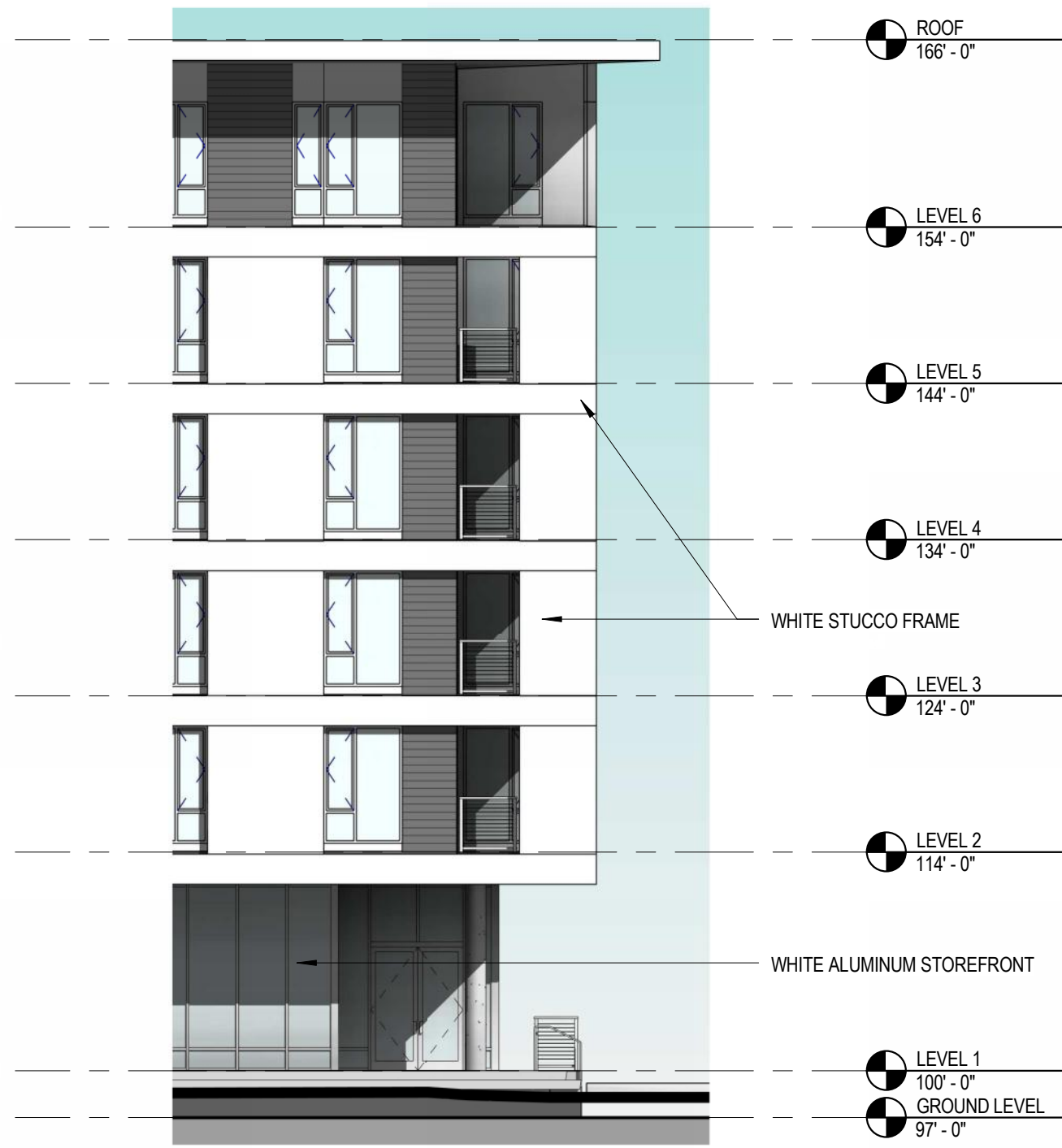


STREET ENTRY @ LEVEL 1 3



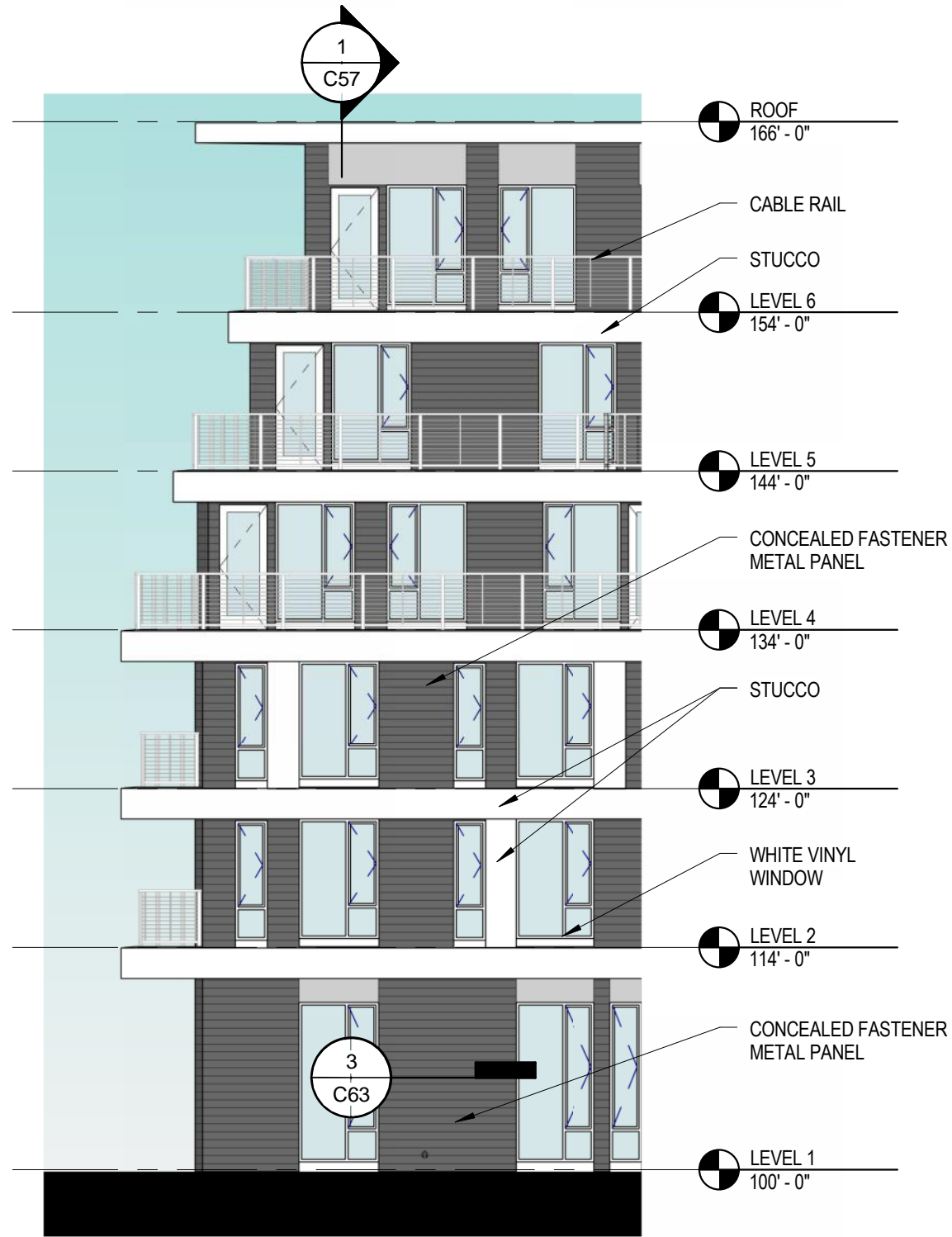


BUILDING A - TYPICAL ENLARGED ELEVATION ②

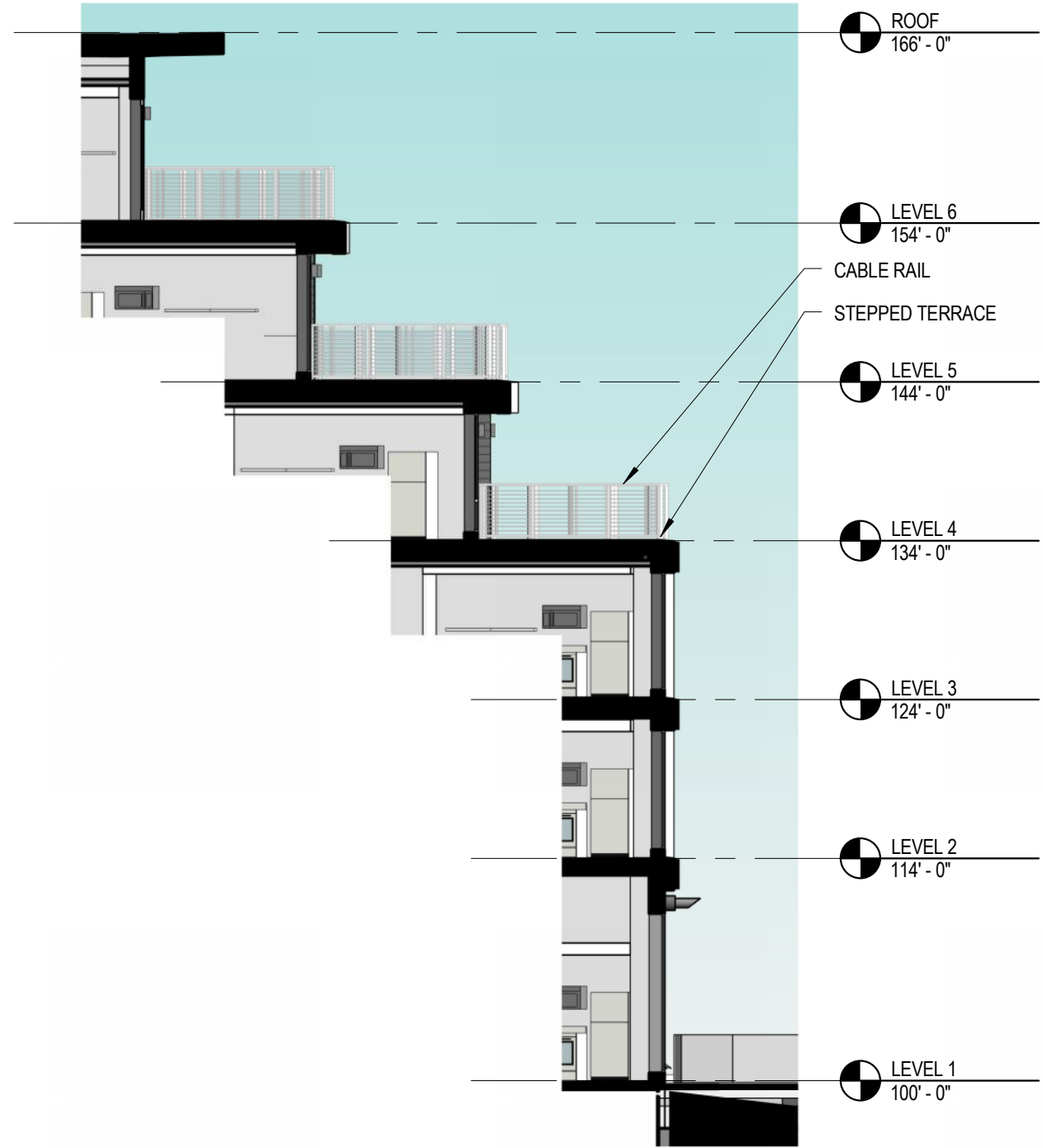


BUILDING A - ENLARGED WEST ELEVATION ①

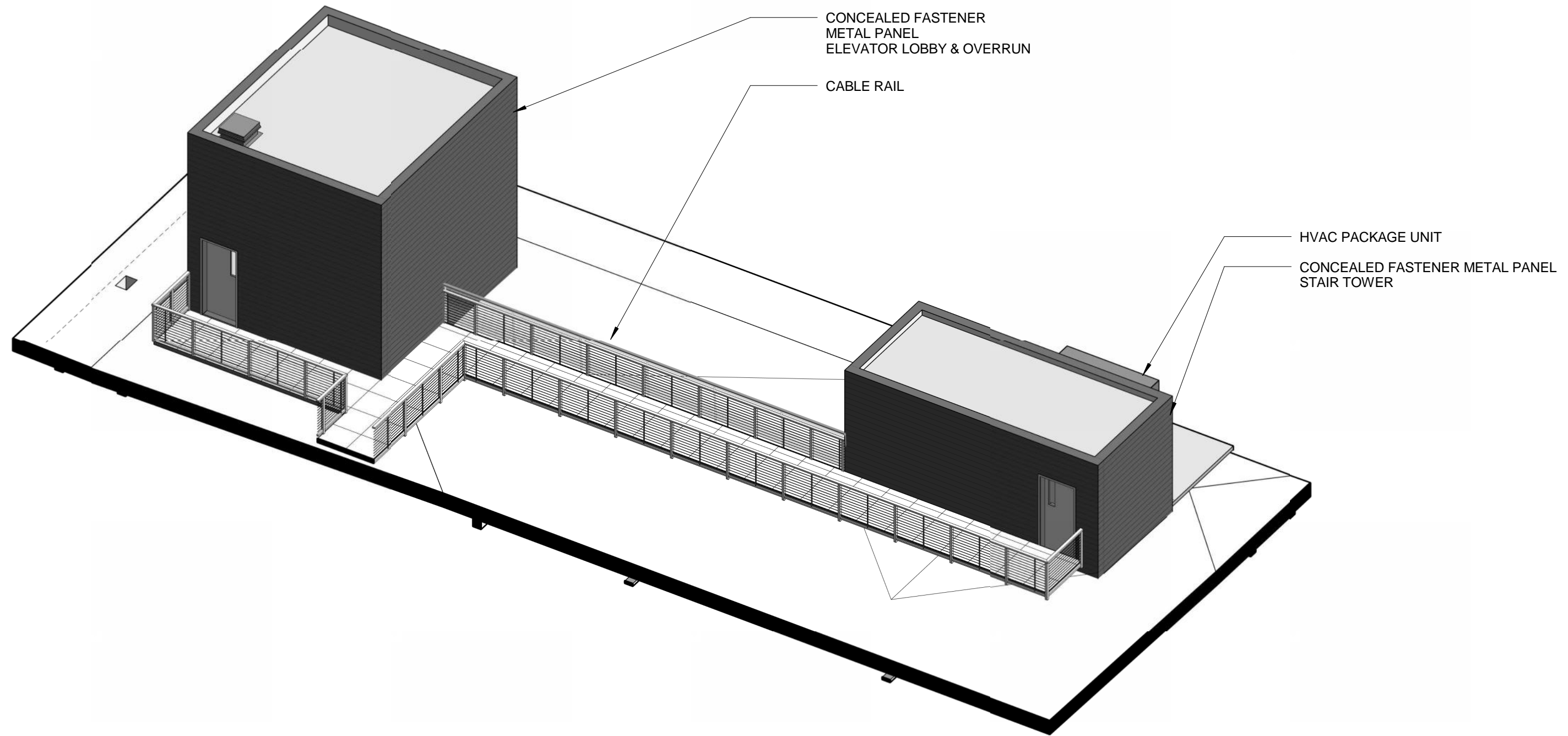


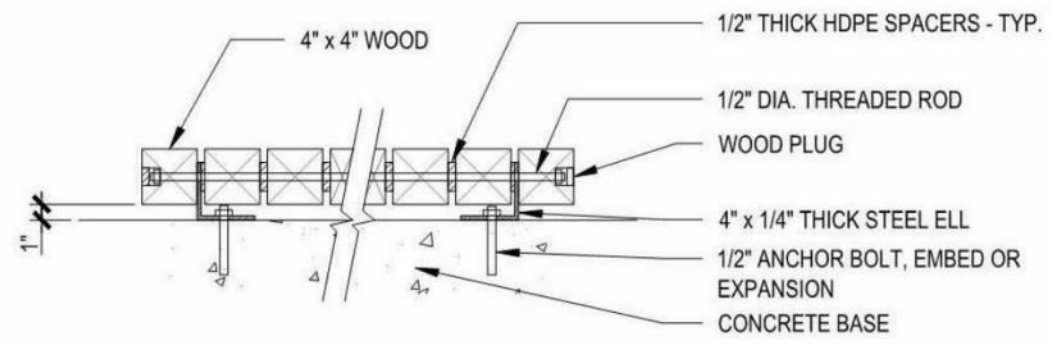


BUILDING B - ENLARGED ELEVATION ②

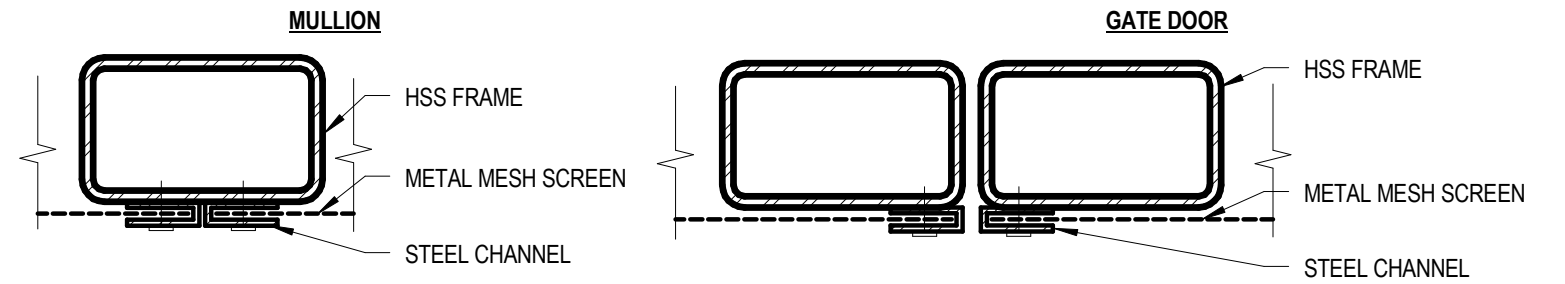
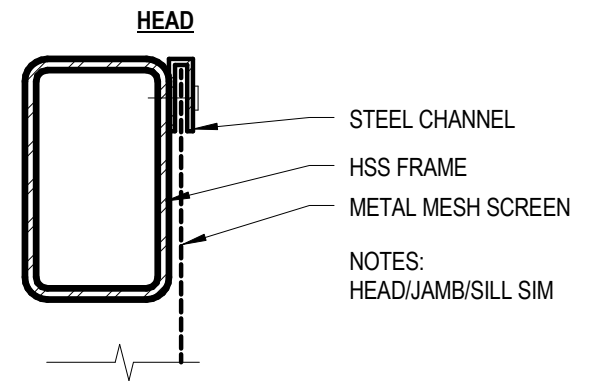


BUILDING B - WALL SECTION ①

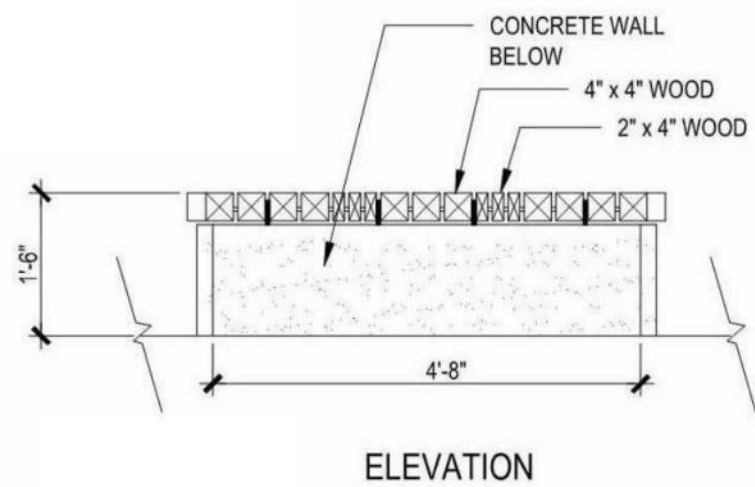
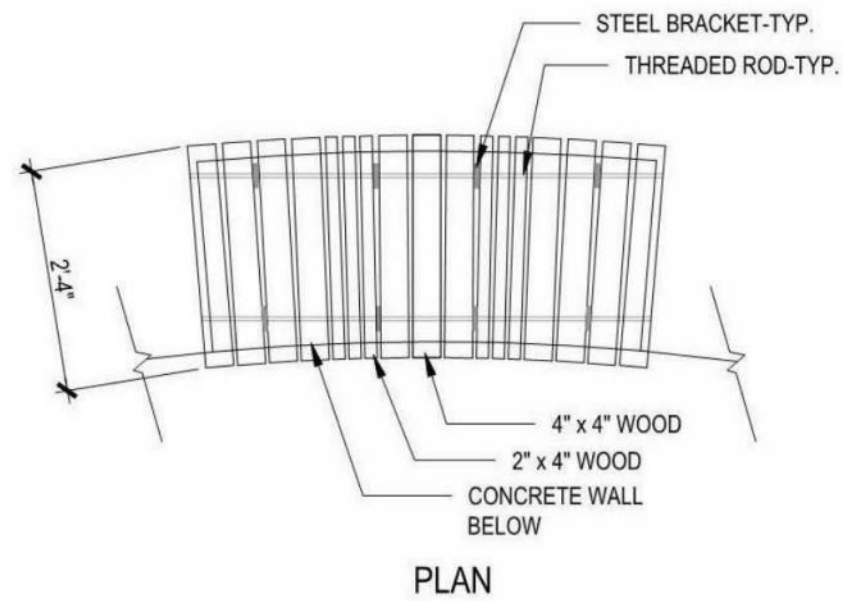




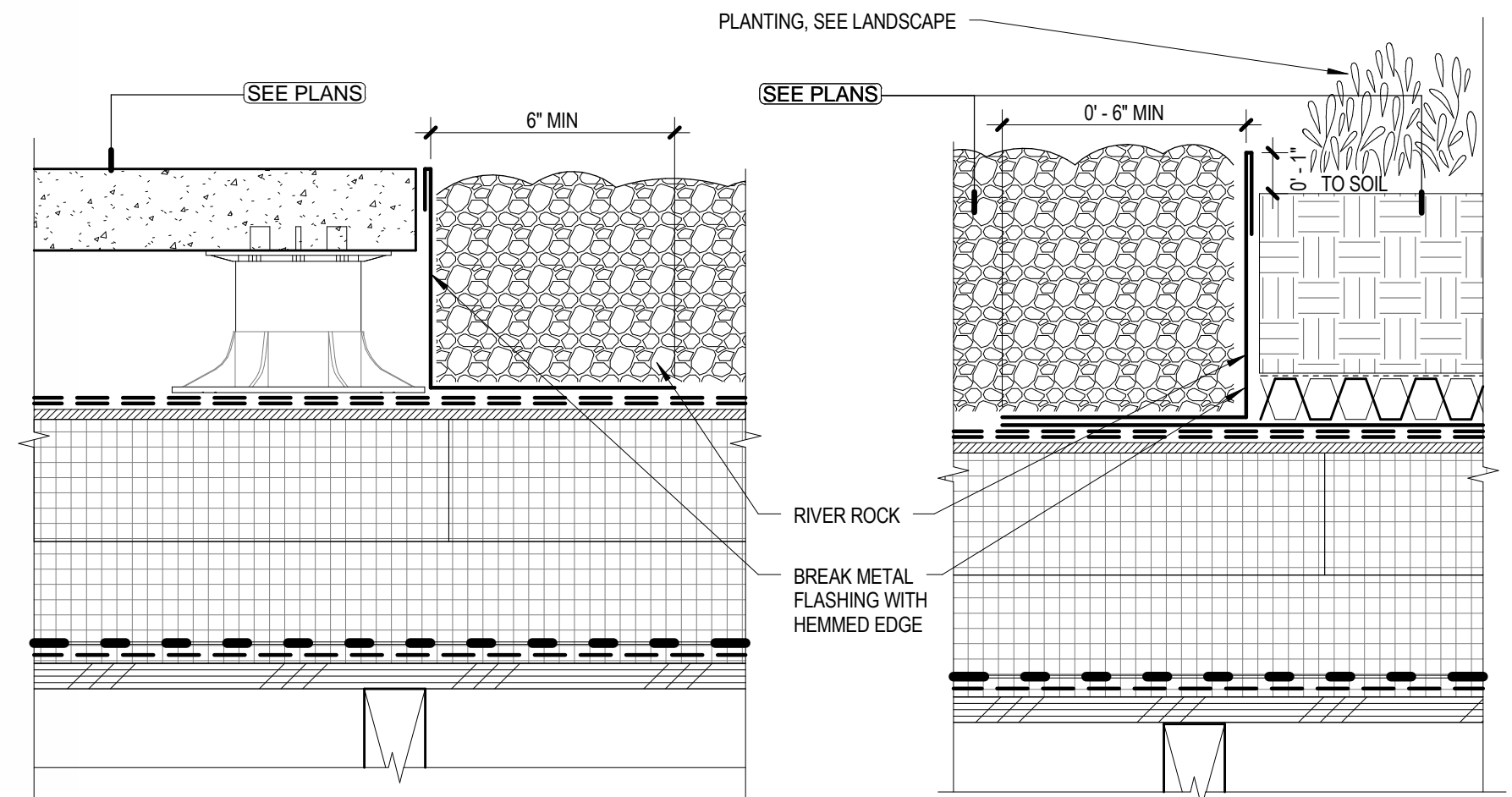
WOOD ATTACHMENT ENLARGEMENT



GARAGE GATE HEAD, MULLION AND GATE DOOR 1



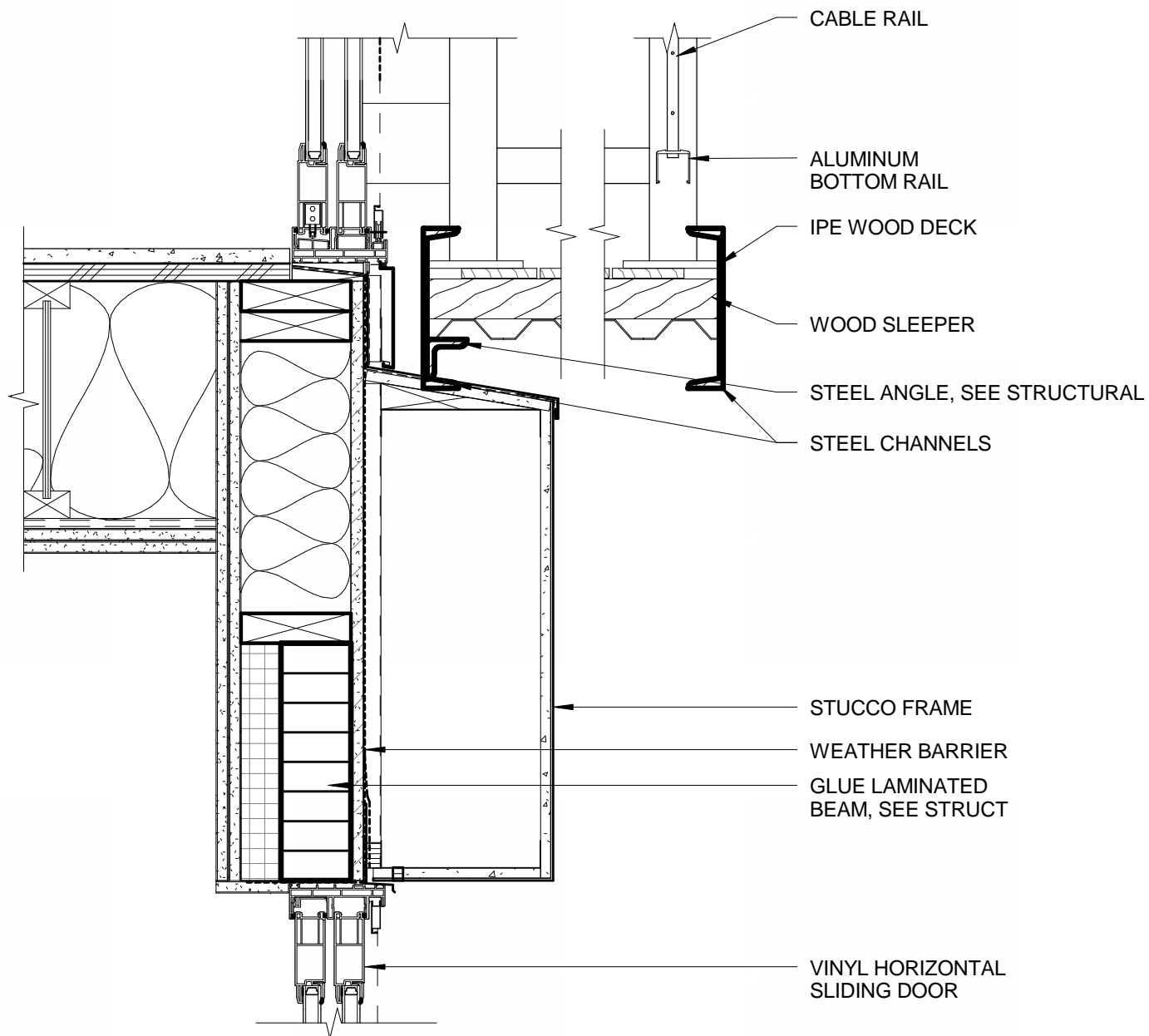
GREENWAY BENCH DETAIL 4



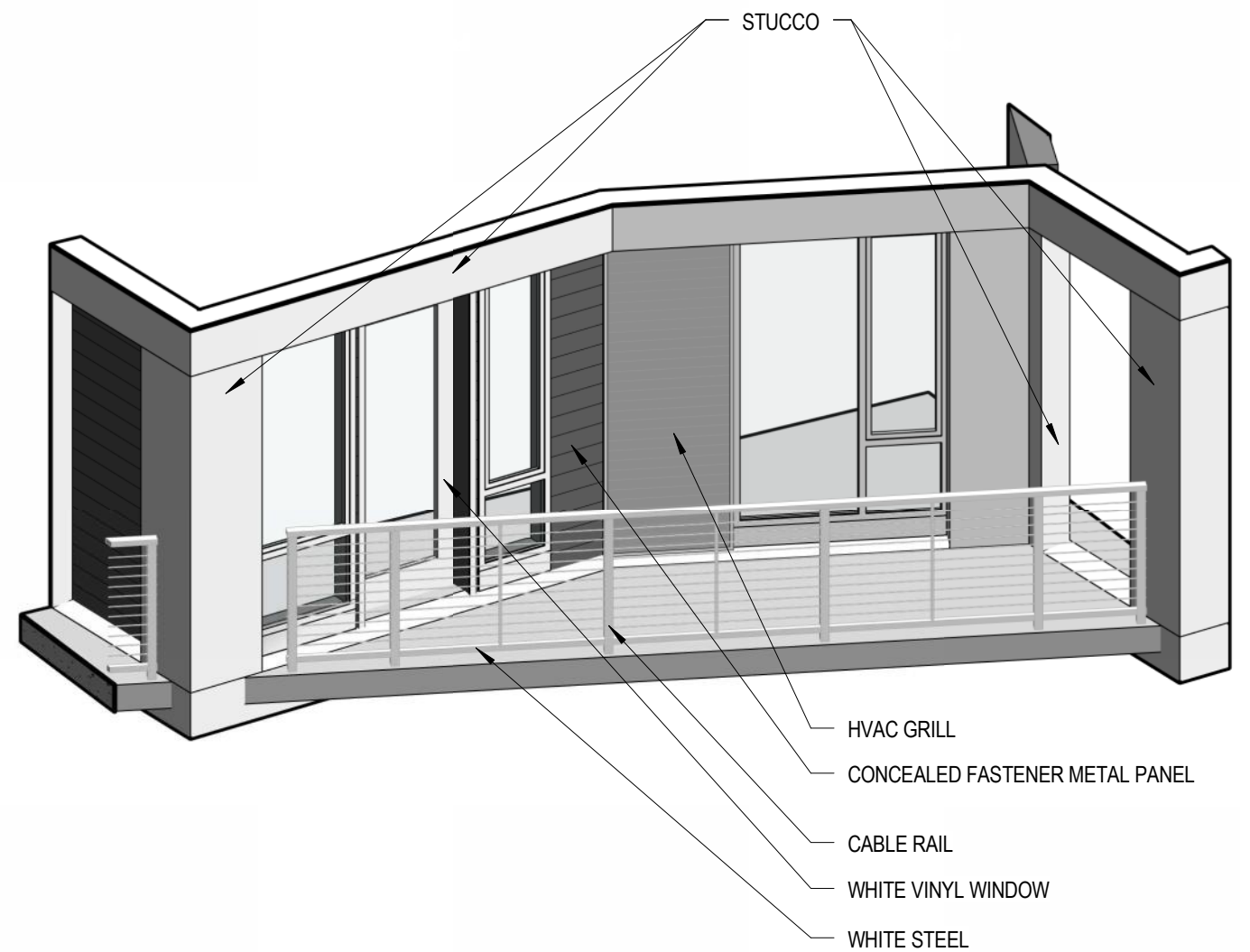
GREEN ROOF TO PAVERS 3

GREEN ROOF TO ROCK 2

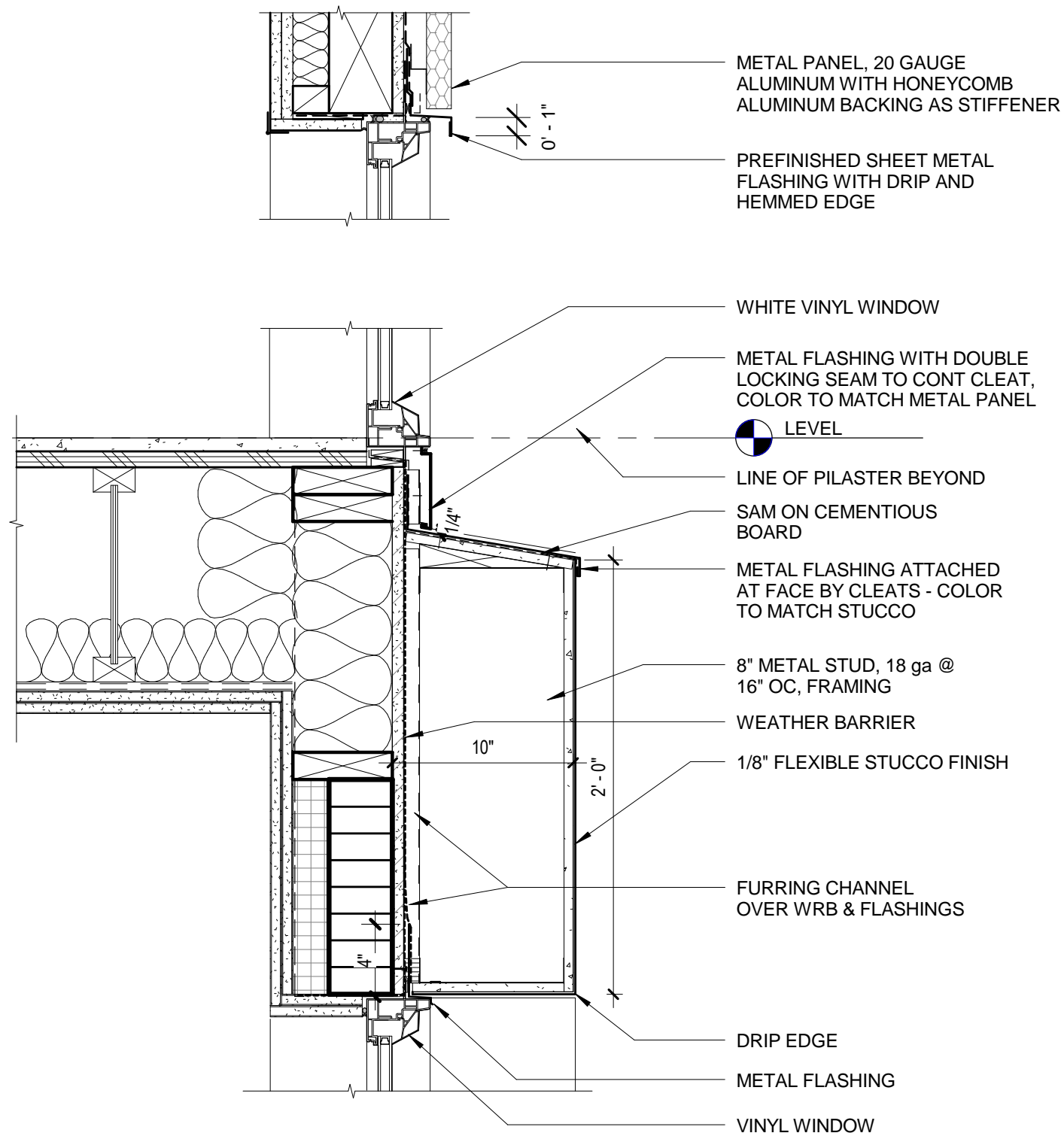




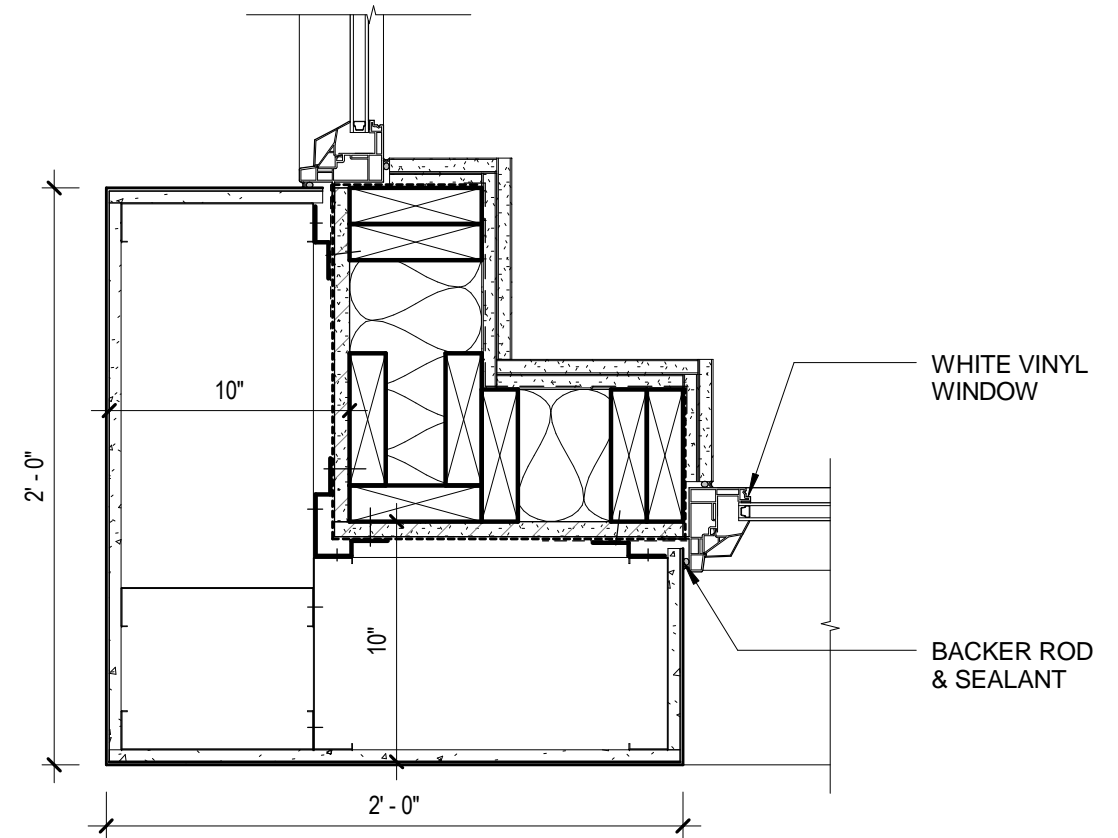
TYPICAL BALCONY SECTION 2



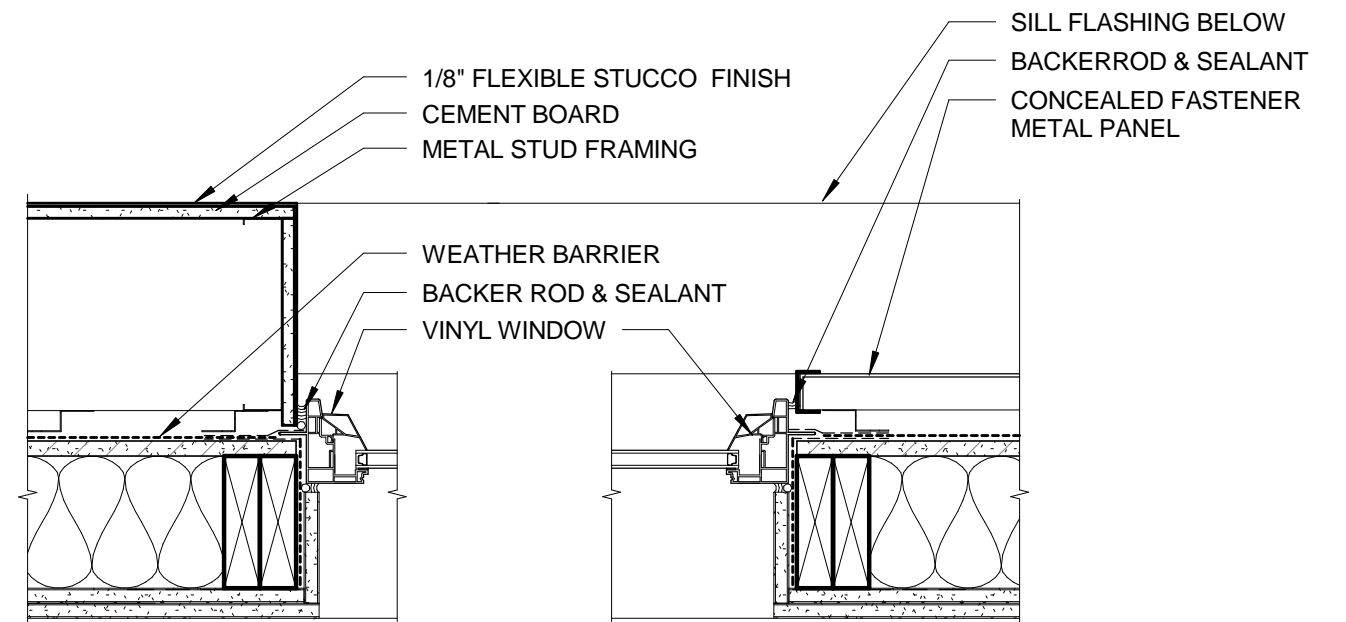
ANGLED BALCONY PERSPECTIVE 1



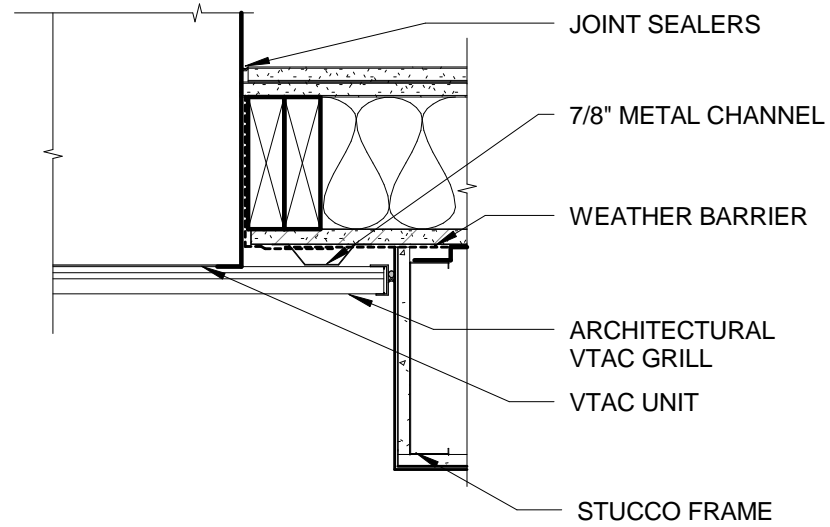
WINDOW HEAD & SILL @ STUCCO & METAL PANEL 3



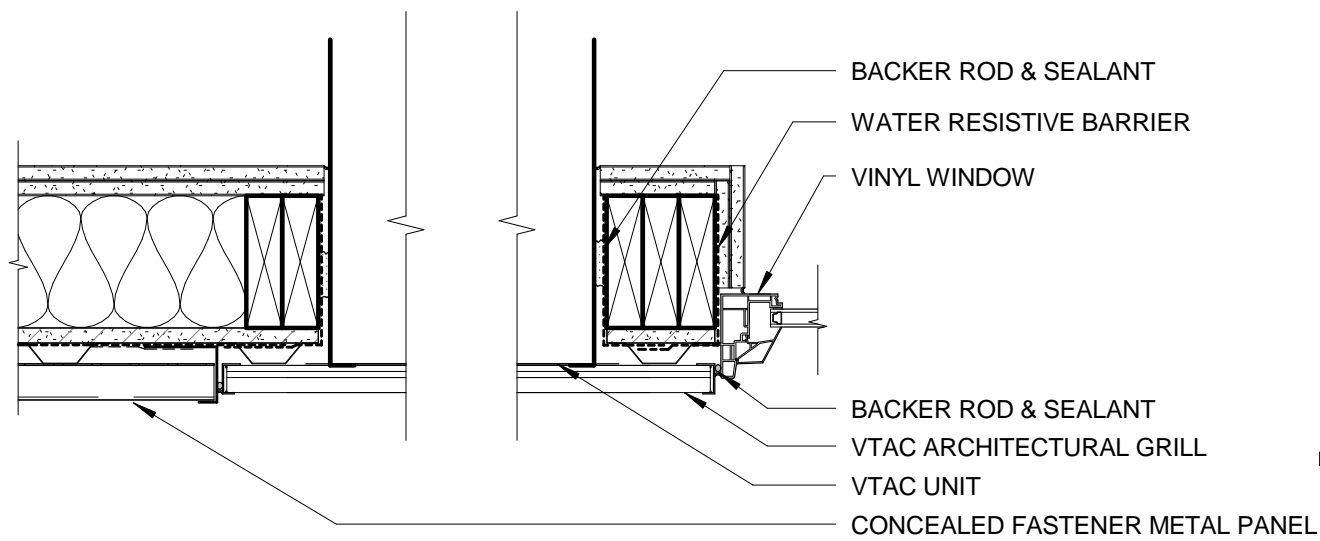
BUILDING CORNER & WINDOW JAMB @ STUCCO 1



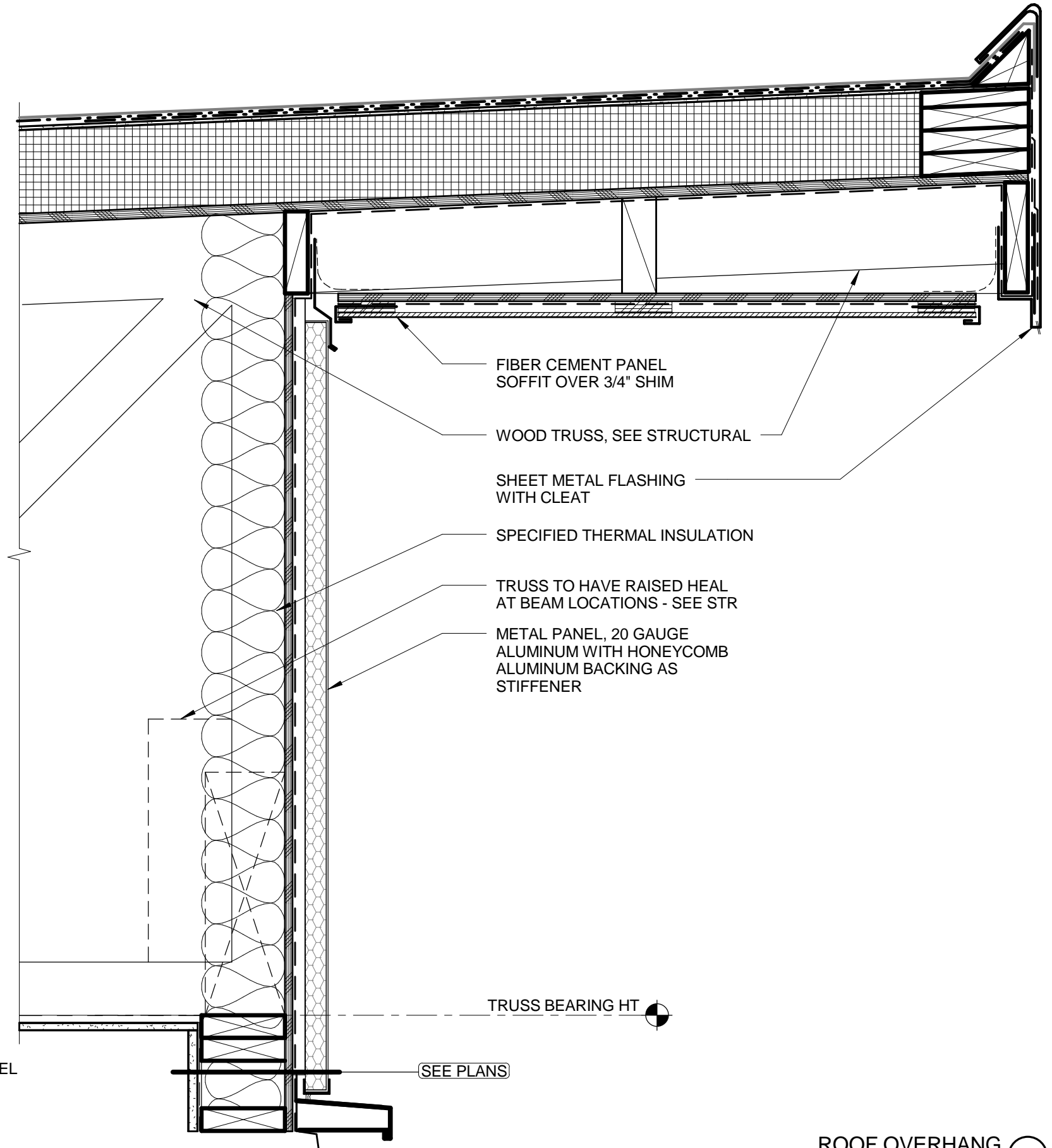
VINYL WINDOW - JAMB @ STUCCO & METAL PANEL 2



VTAC JAMB @ STUCCO 2



VTAC JAMB @ METAL PANEL 3



ROOF OVERHANG 1