

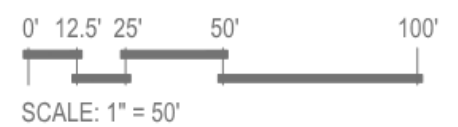


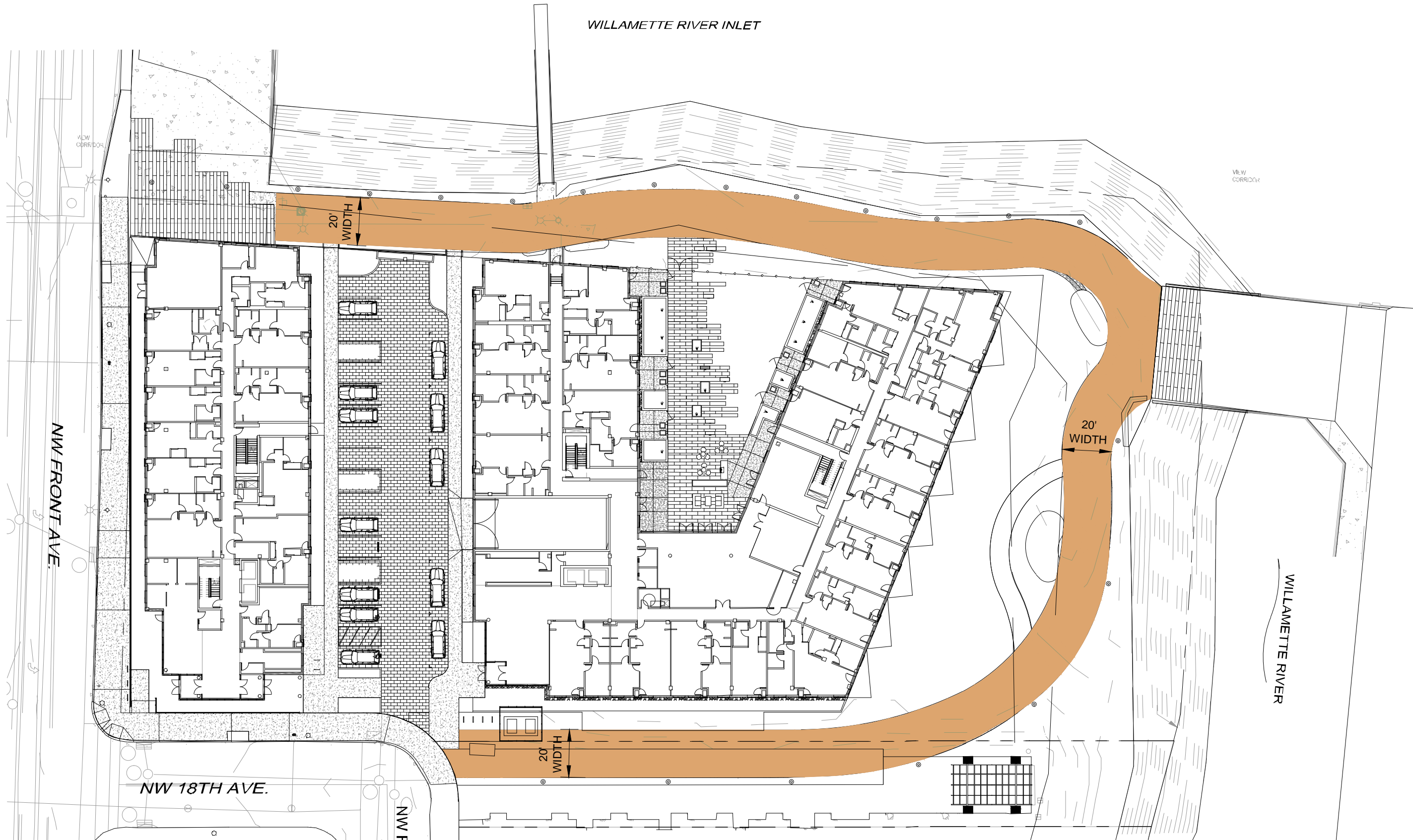




BUILDING A

BUILDING B





WILLAMETTE RIVER INLET

VIEW CORRIDOR

20' WIDTH

20' WIDTH

20' WIDTH

NW FRONT AVE.

NW 18TH AVE.

NW F

WILLAMETTE RIVER

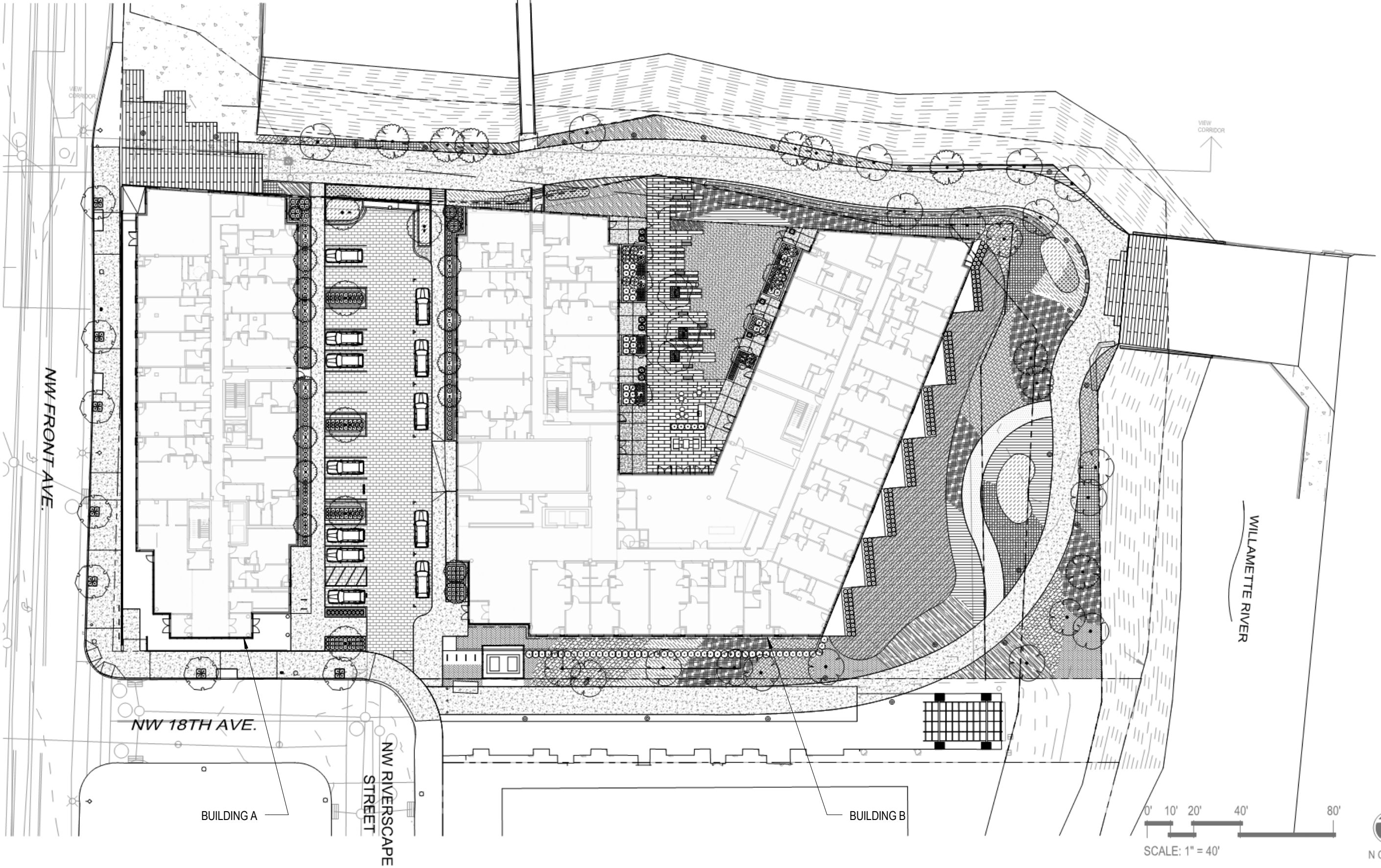


SCALE: 1" = 40'



NORTH

WILLAMETTE RIVER INLET



NW FRONT AVE.

NW 18TH AVE.

NW RIVERSCAPE STREET

BUILDING A

BUILDING B

WILLAMETTE RIVER

0' 10' 20' 40' 80'
SCALE: 1" = 40'







DOCK

BUILDING A

BASE POINT 1
HEIGHT MEASUREMENT

BUILDING B

RAMP DOWN

MAIL

LOBBY

COMMON ROOM

FITNESS

YOGA/
COMMON

COURTYARD
SEE LANDSCAPE

BOAT
RENTAL/
RETAIL

STUDIO

STUDIO

STUDIO

STUDIO

STUDIO

1 BR

RETAIL

LOBBY

MAIL

2 BR

1 BR

1 BR

1 BR

1 BR

1 BR

32.9'

1 BR

1 BR

1 BR

1 BR

2 BR

1 BR

1 BR

1 BR

STUDIO

1 BR

1 BR

1 BR

1 BR

2 BR

1 BR

1 BR

1 BR

1 BR

1 BR

2 BR

1 BR

1 BR

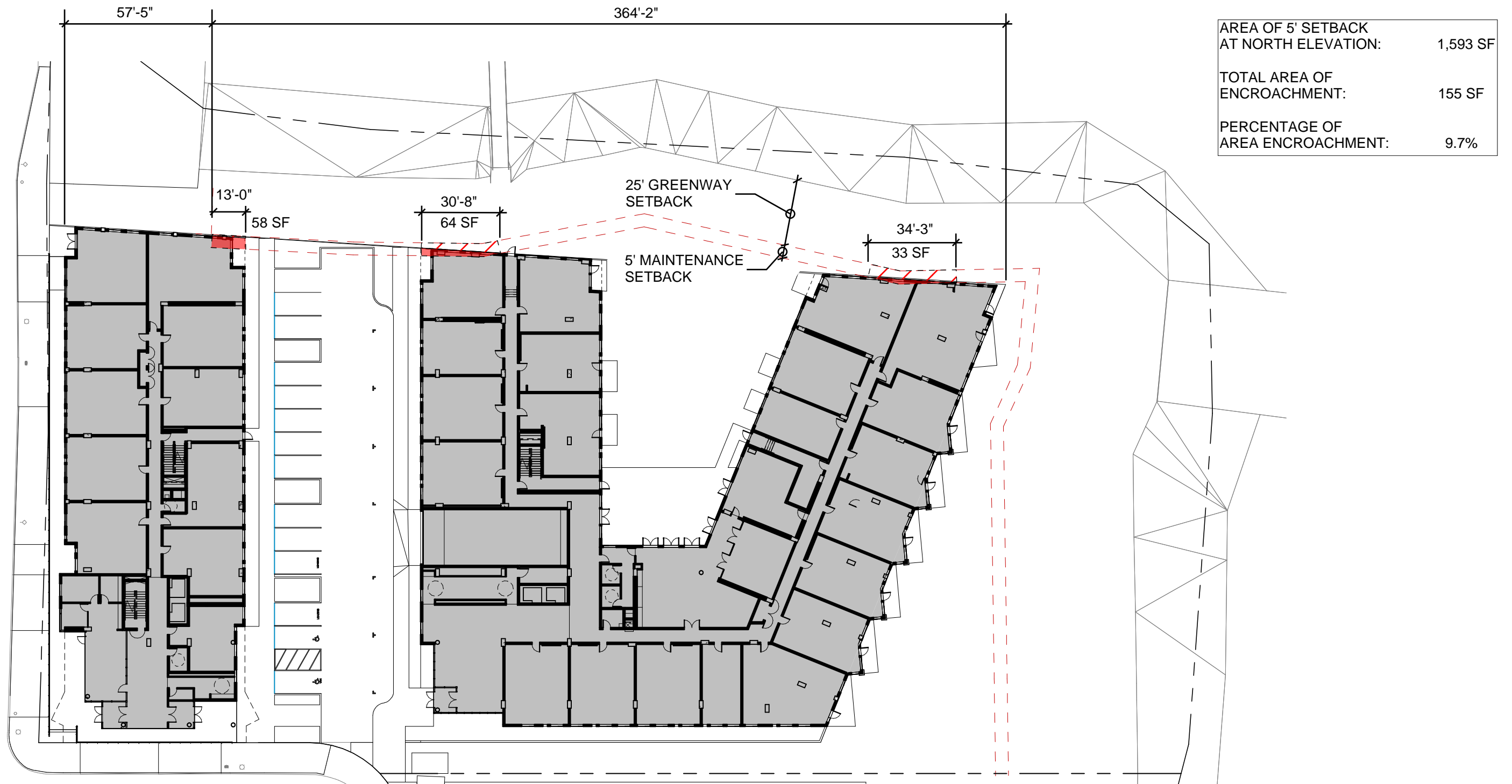
1 BR

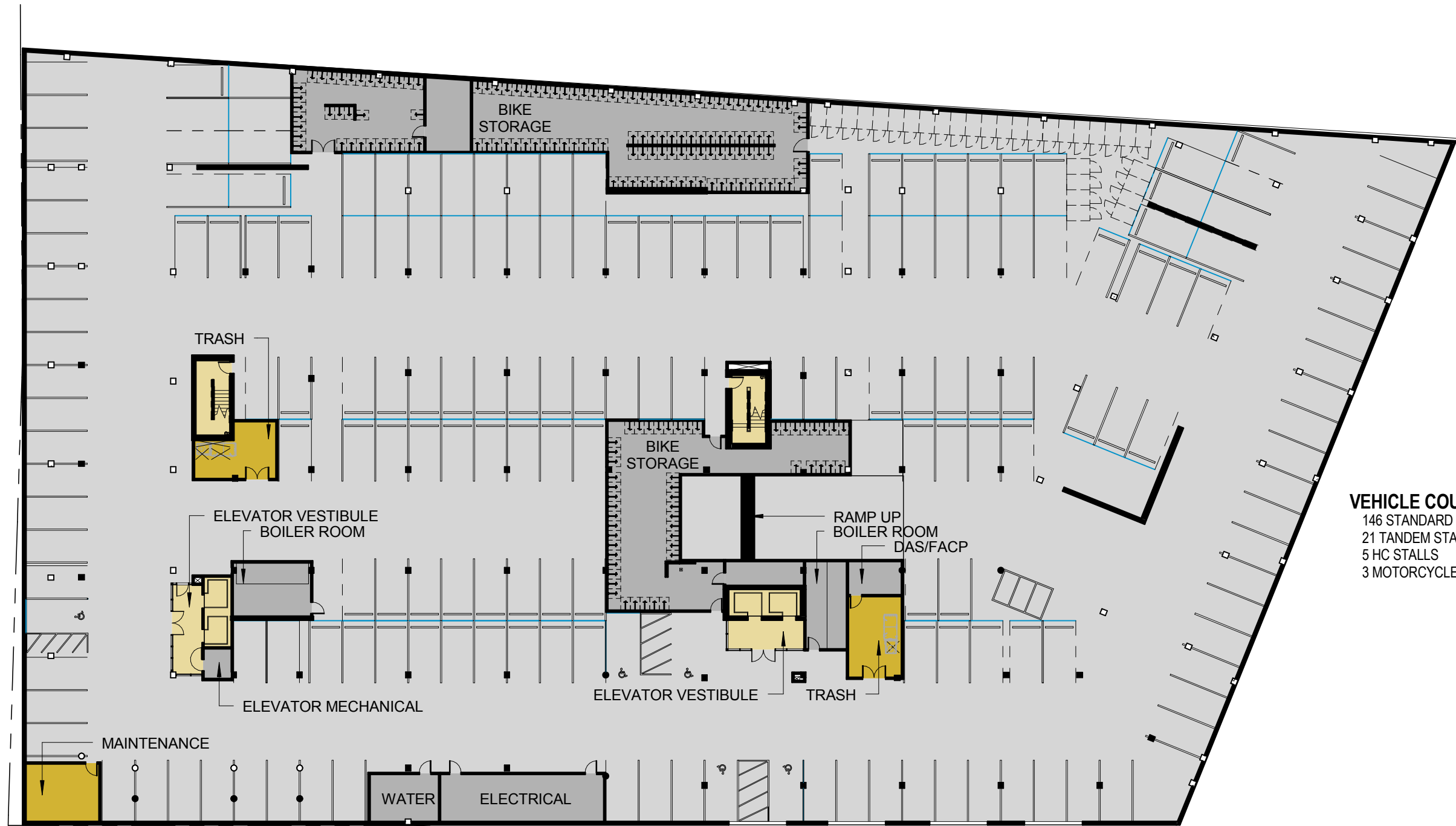
1 BR

1 BR

2 BR

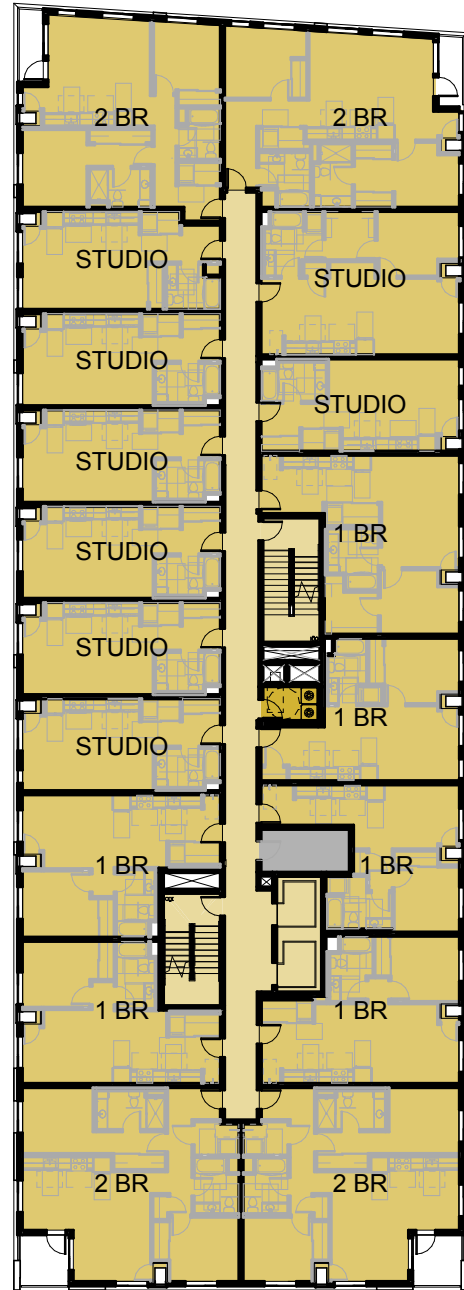
2 BR



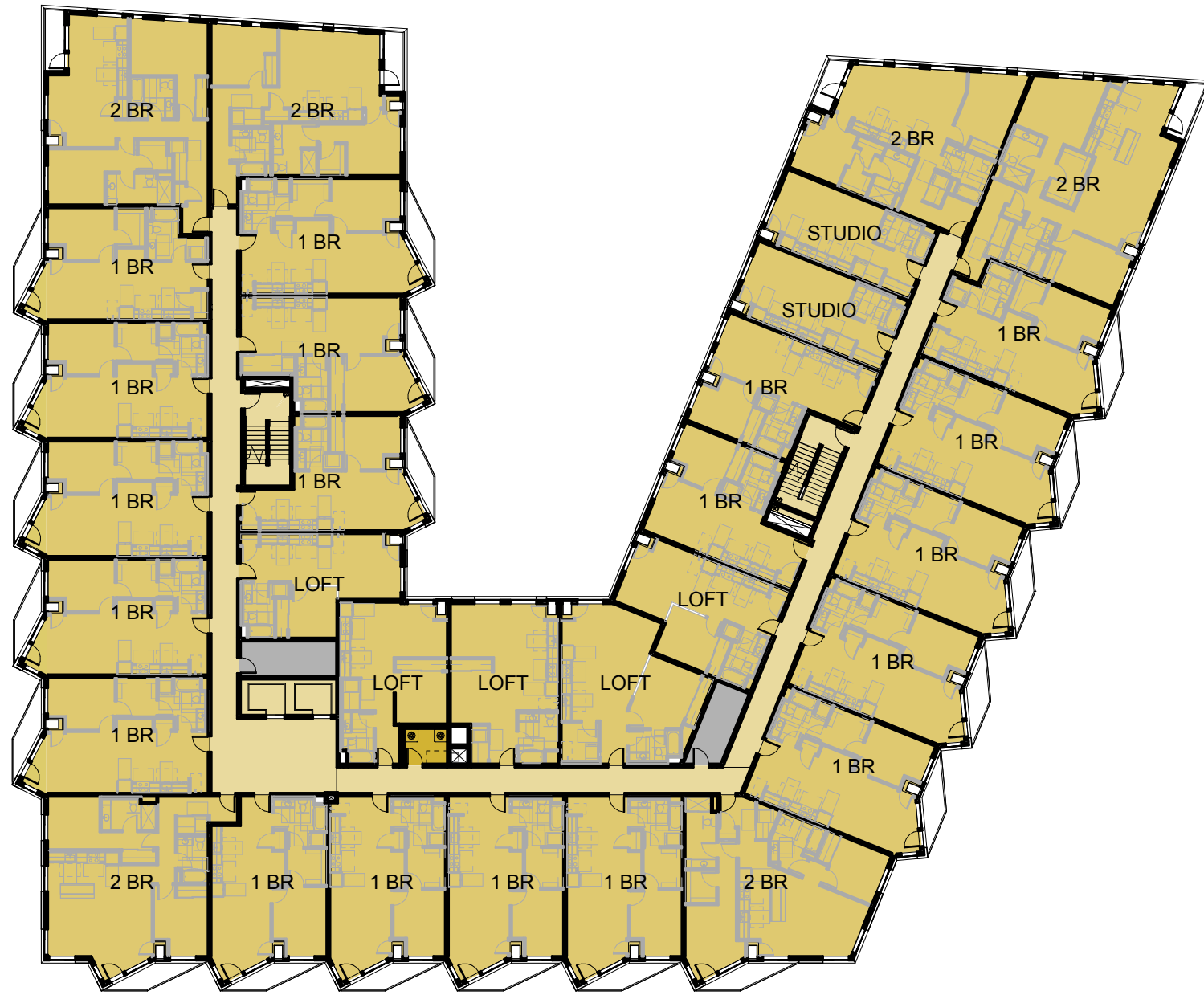


VEHICLE COUNT
 146 STANDARD STALLS
 21 TANDEM STALLS (42 STALLS)
 5 HC STALLS
 3 MOTORCYCLE STALLS



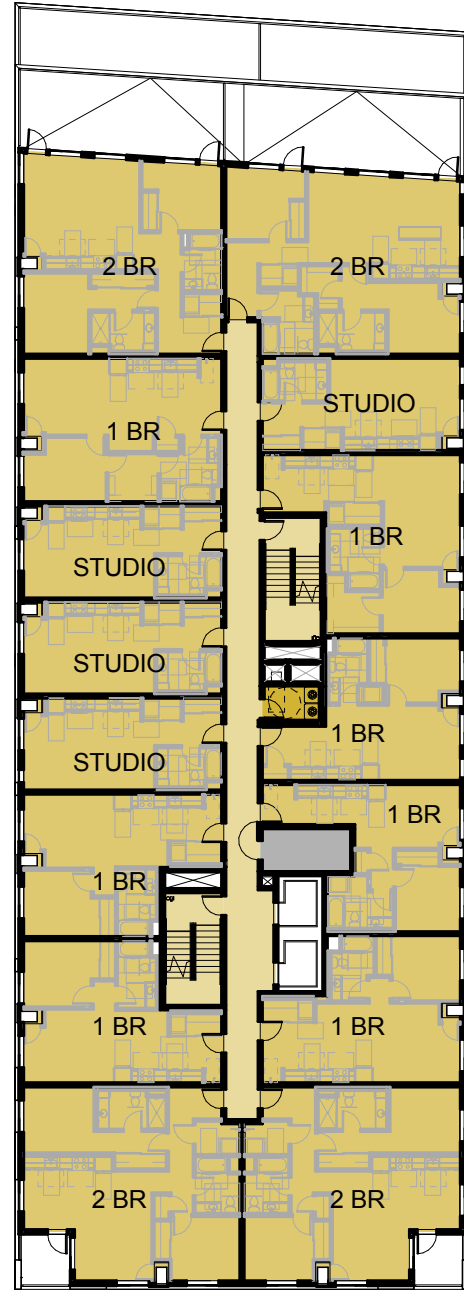


BUILDING A

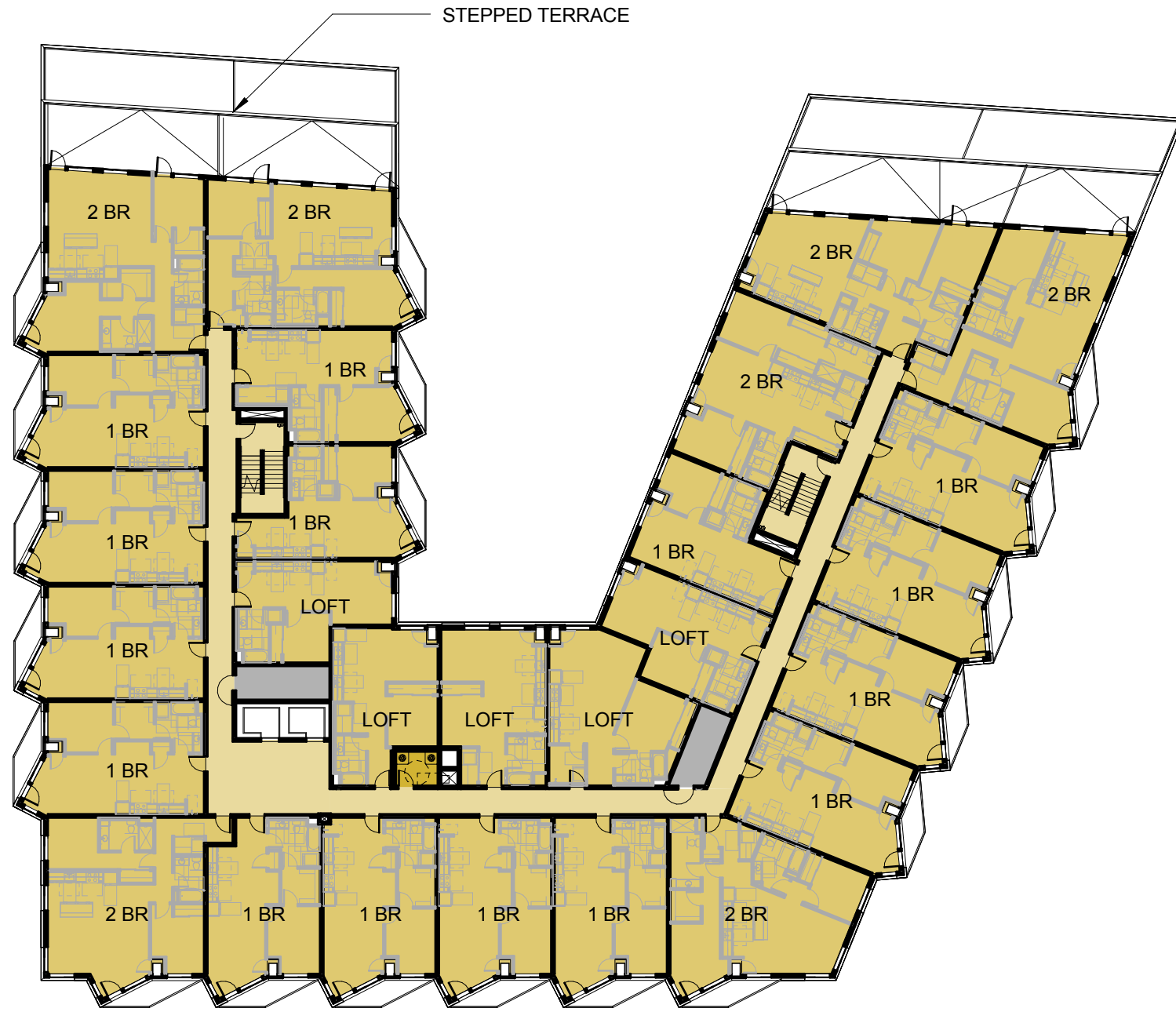


BUILDING B



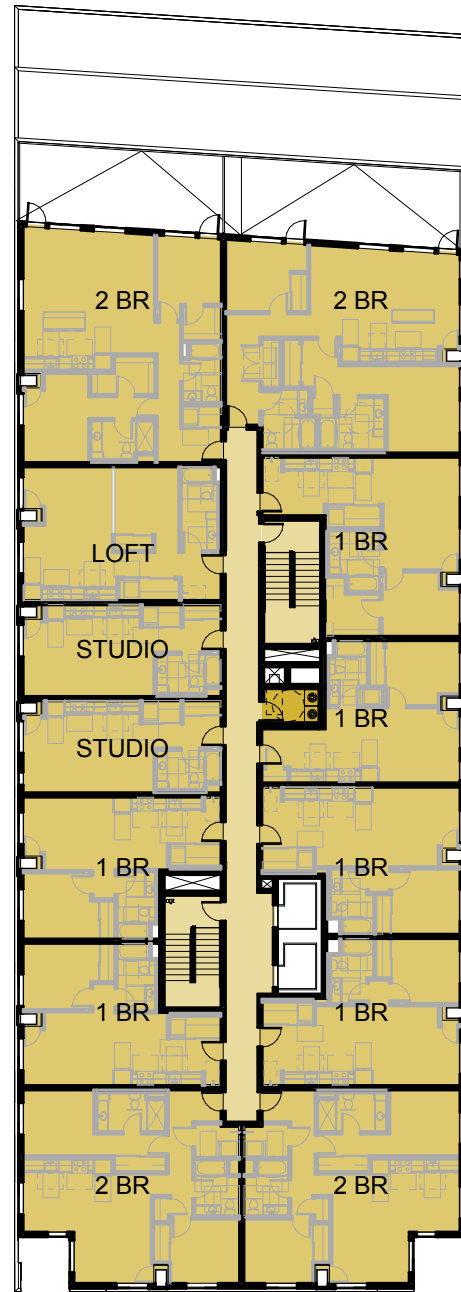


BUILDING A

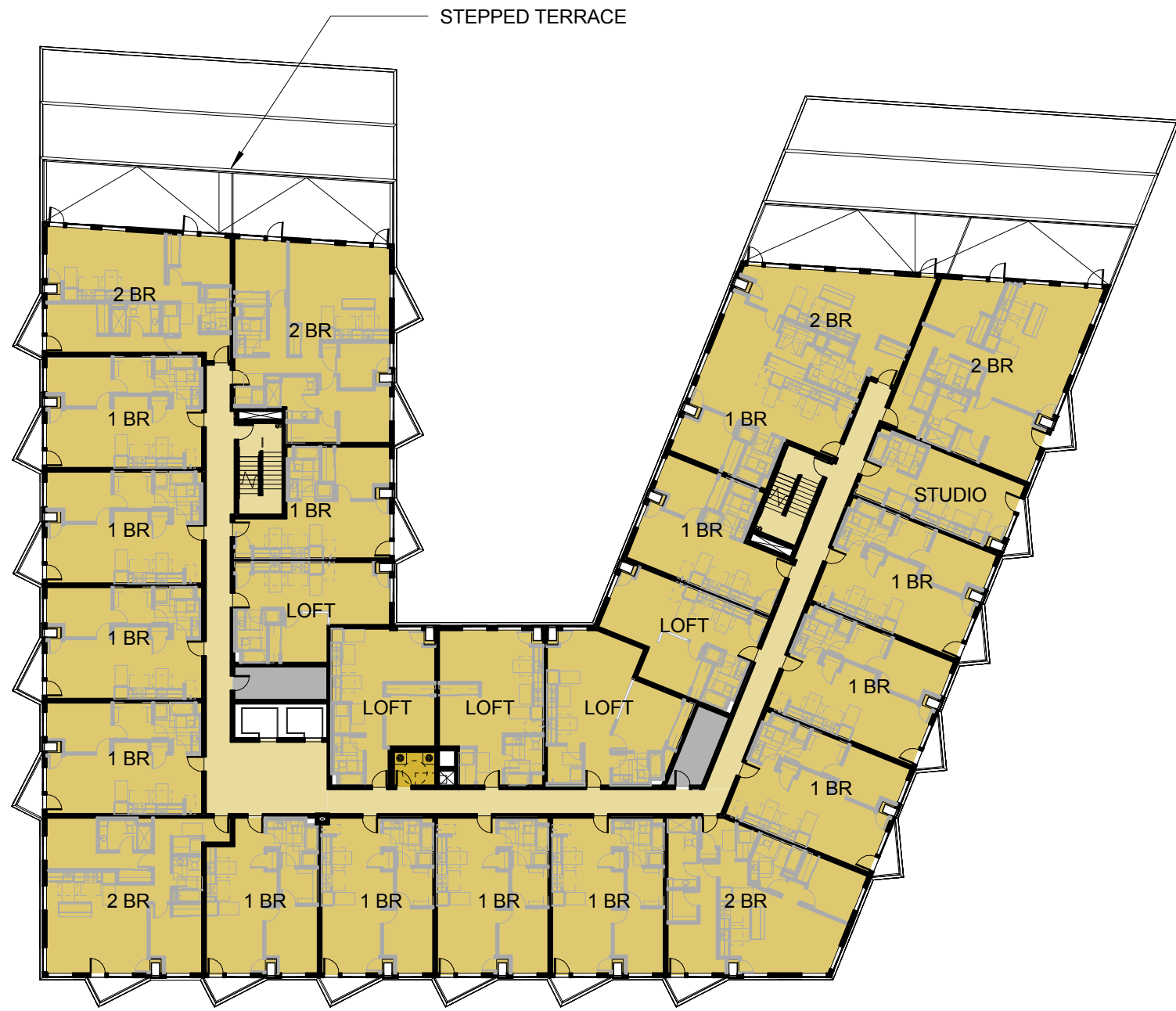


BUILDING B



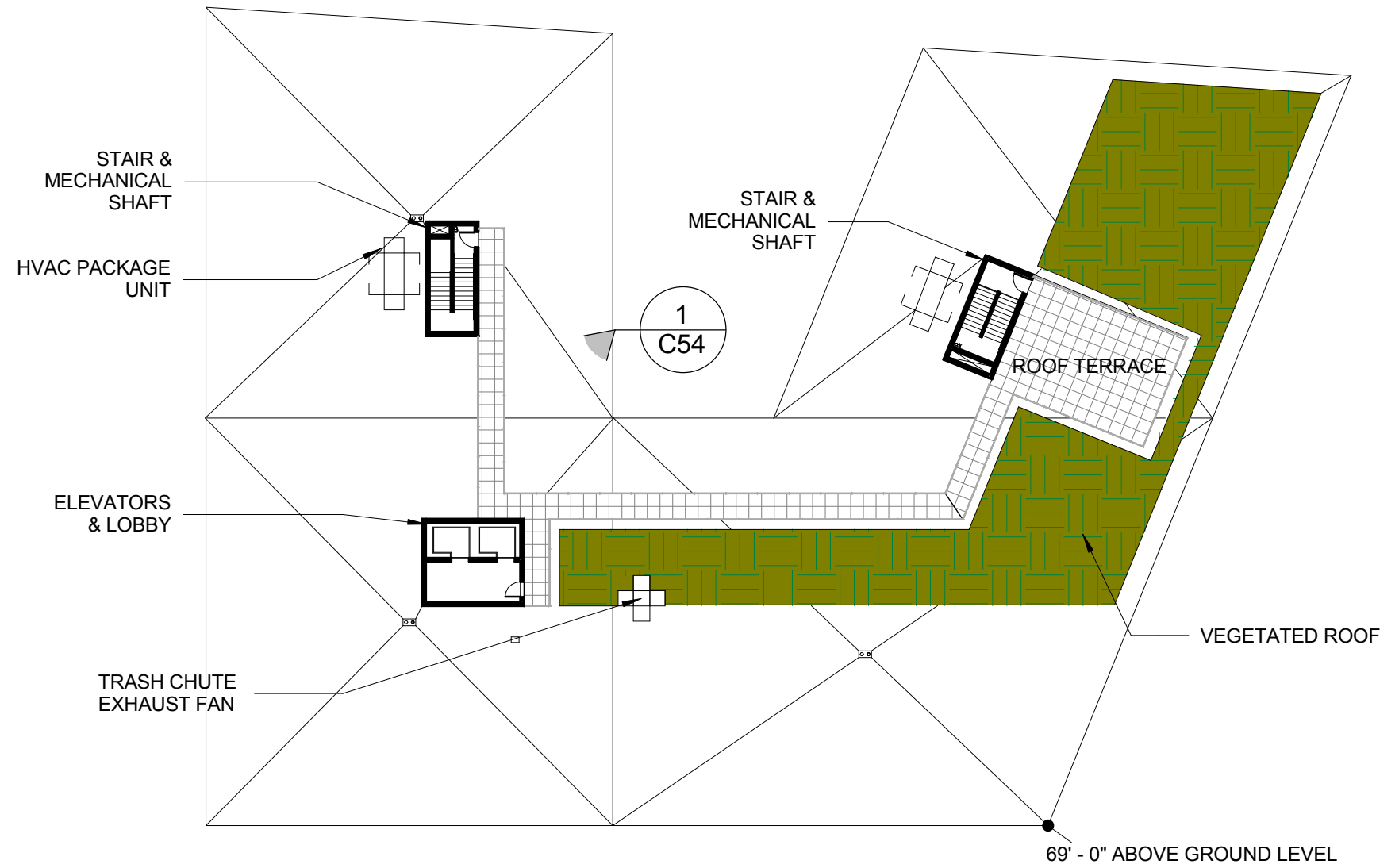
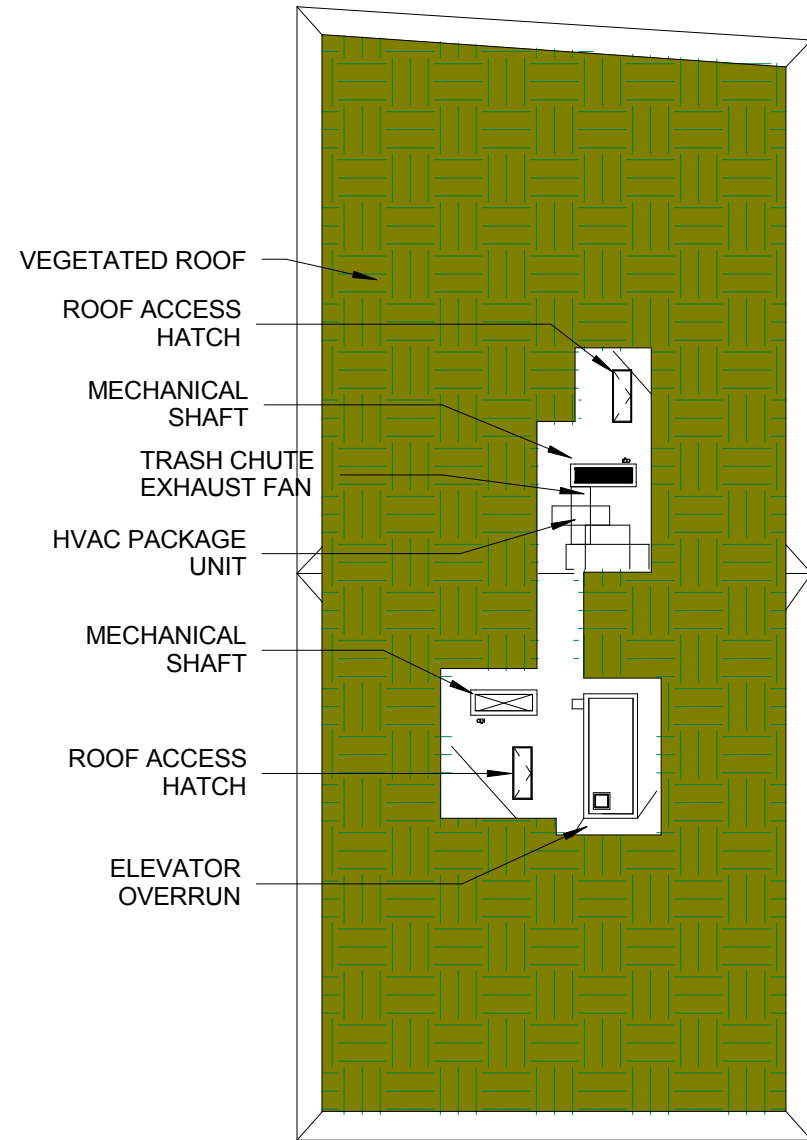


BUILDING A



BUILDING B













WHITE ALUMINUM STOREFRONT



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	

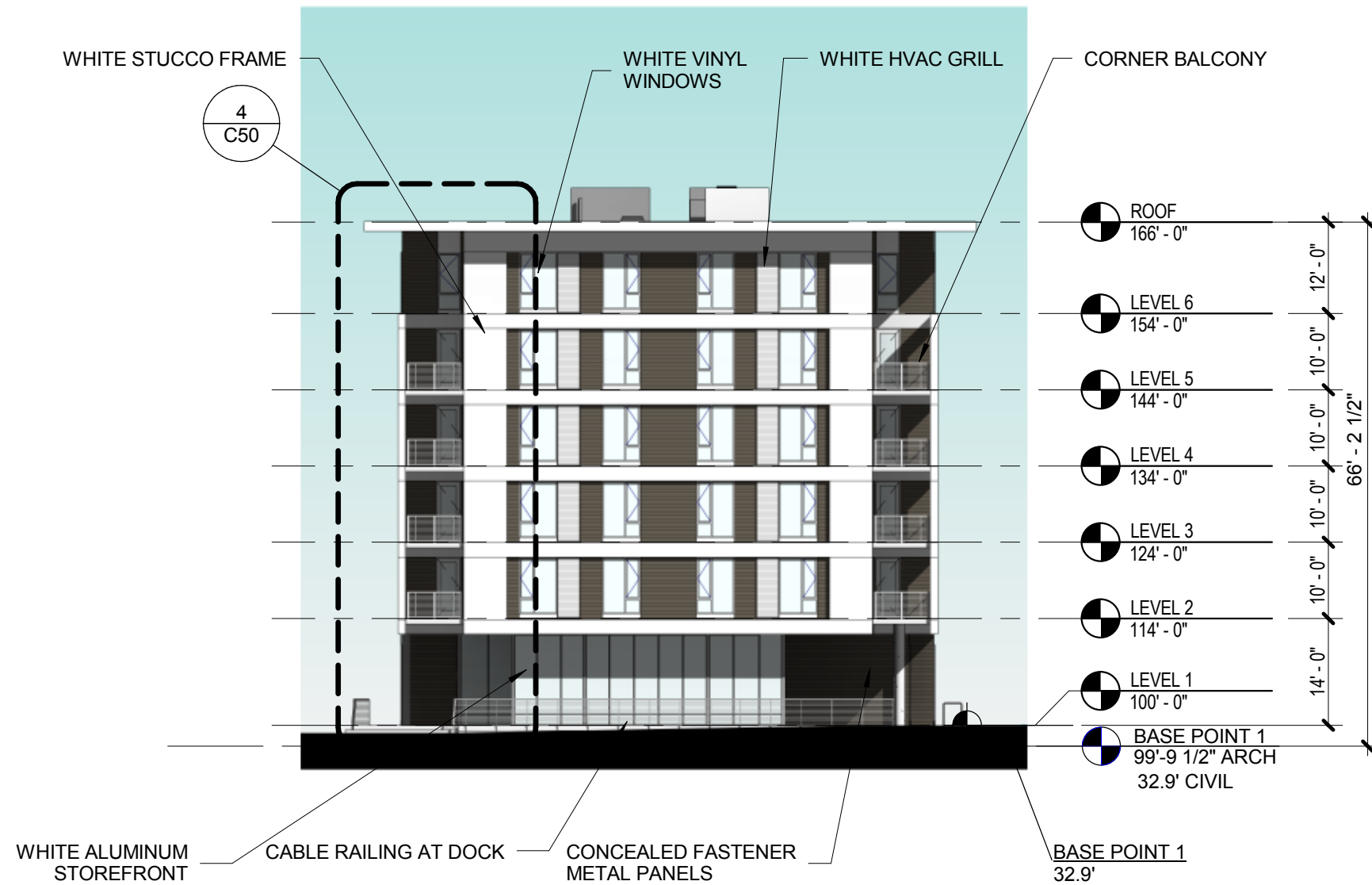
CABLE RAILING AT DOCK WHITE HVAC GRILL TYPICAL CONCEALED FASTENER METAL PANELS WHITE ALUMINUM STOREFRONT

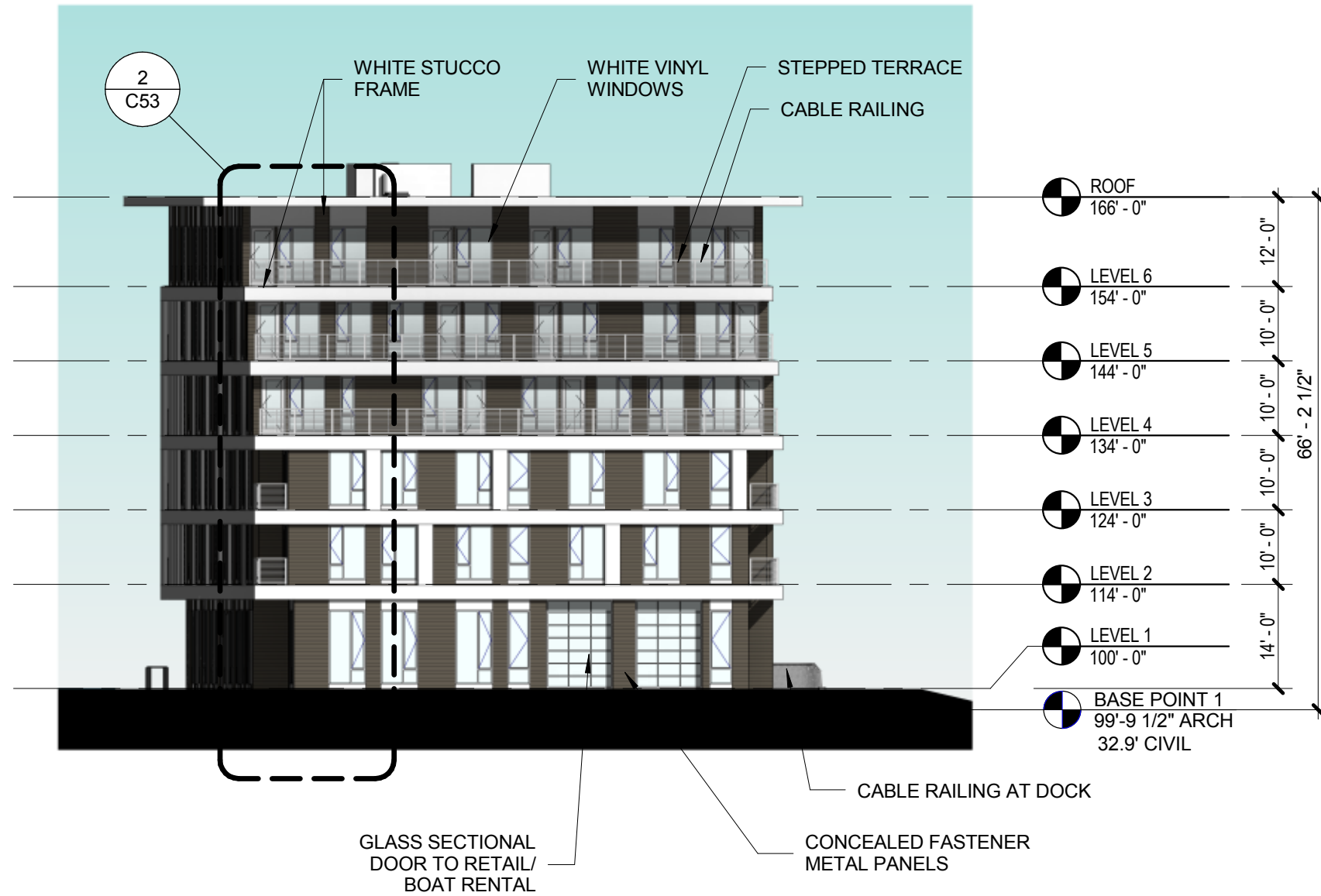
2
C52

1
C52

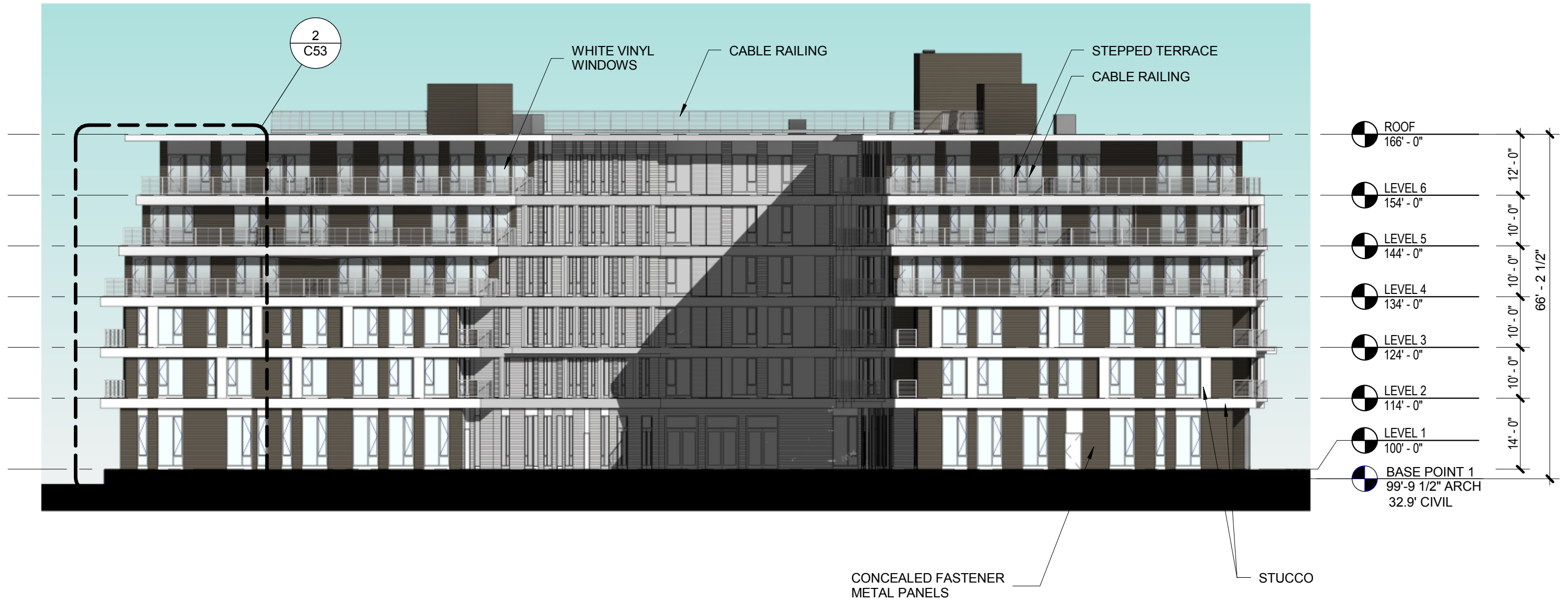




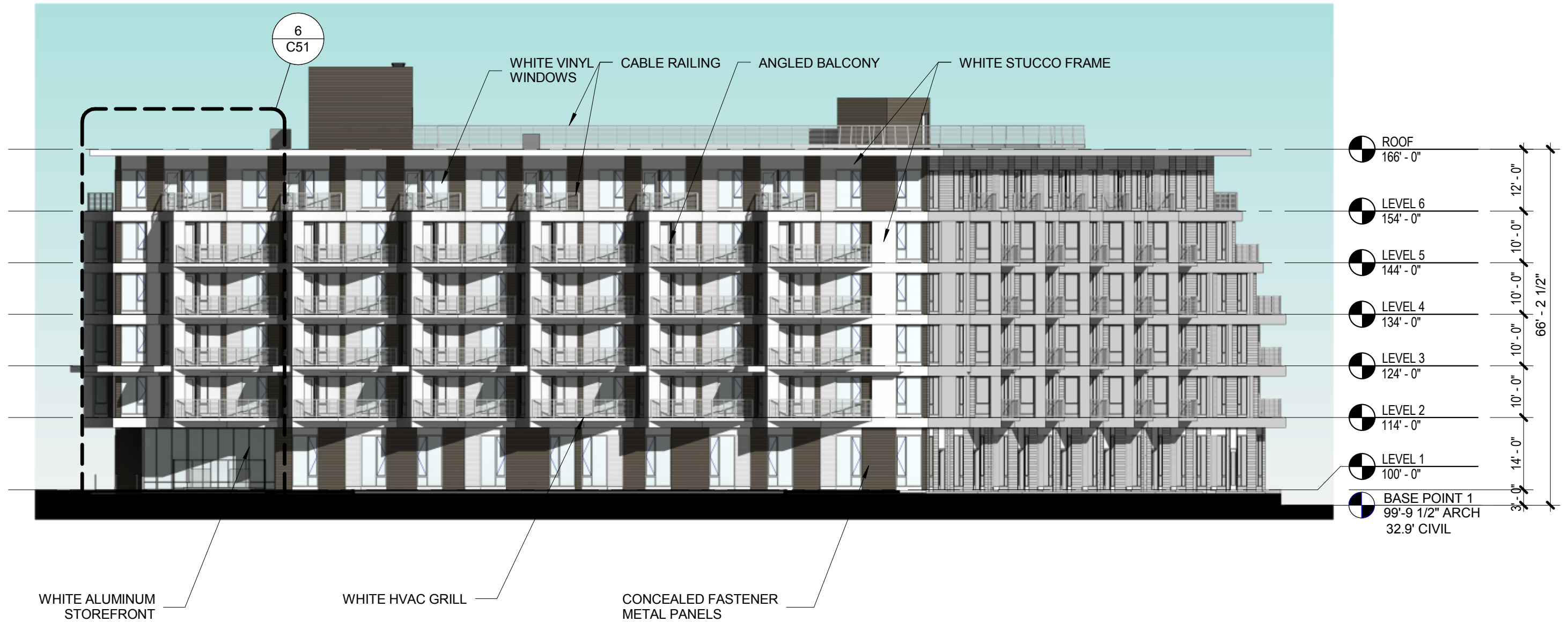


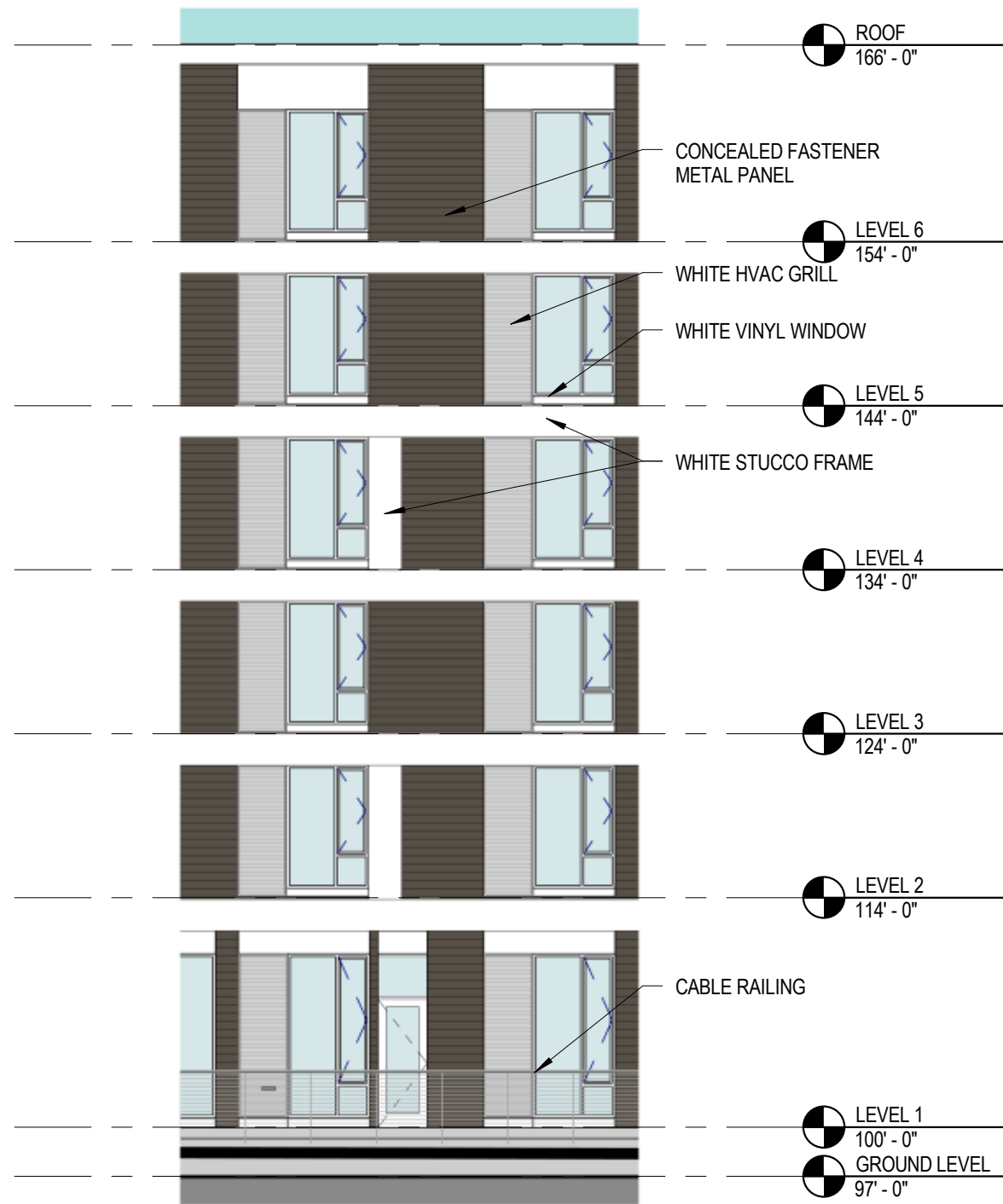










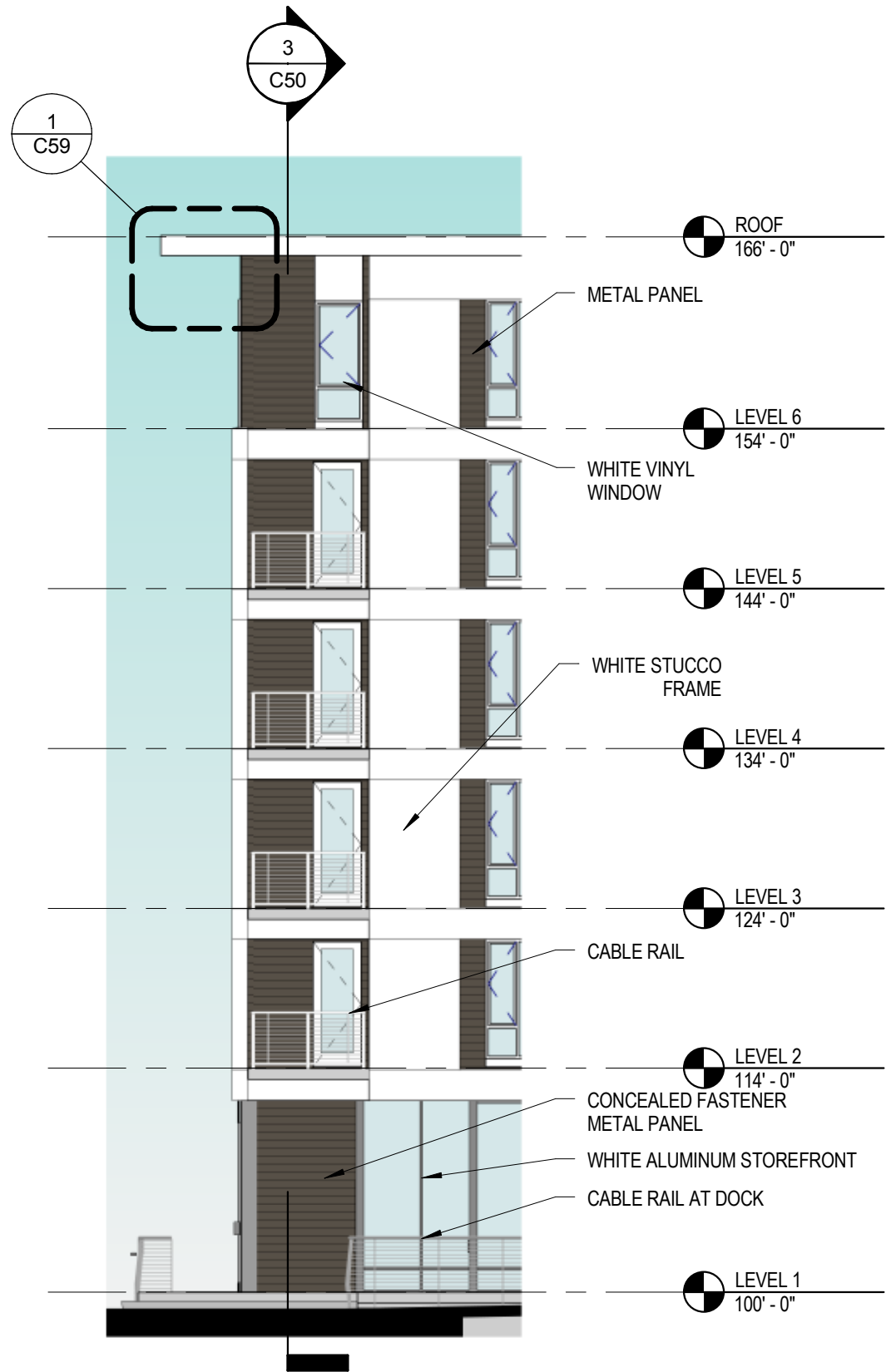


BUILDING A - TYPICAL ENLARGED ELEVATION ②

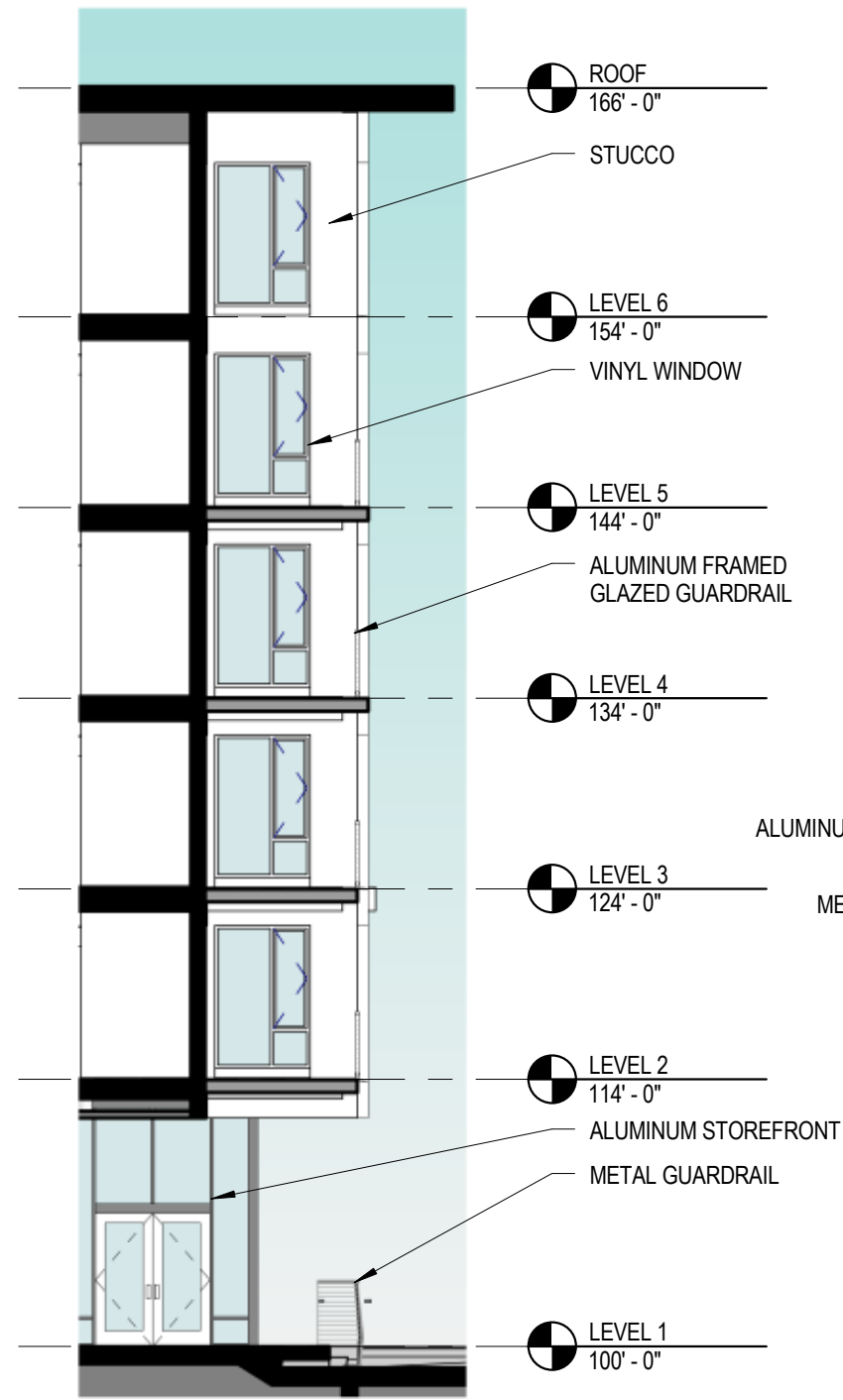


BUILDING A - ENLARGED WEST ELEVATION ①

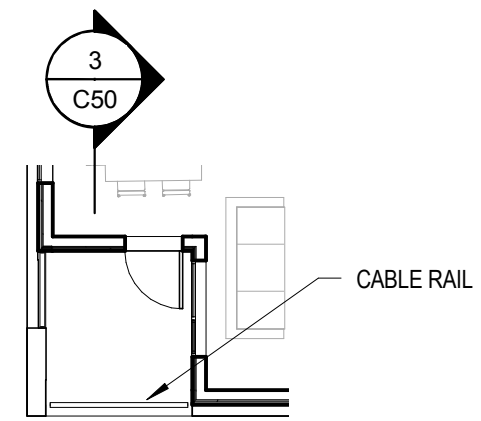




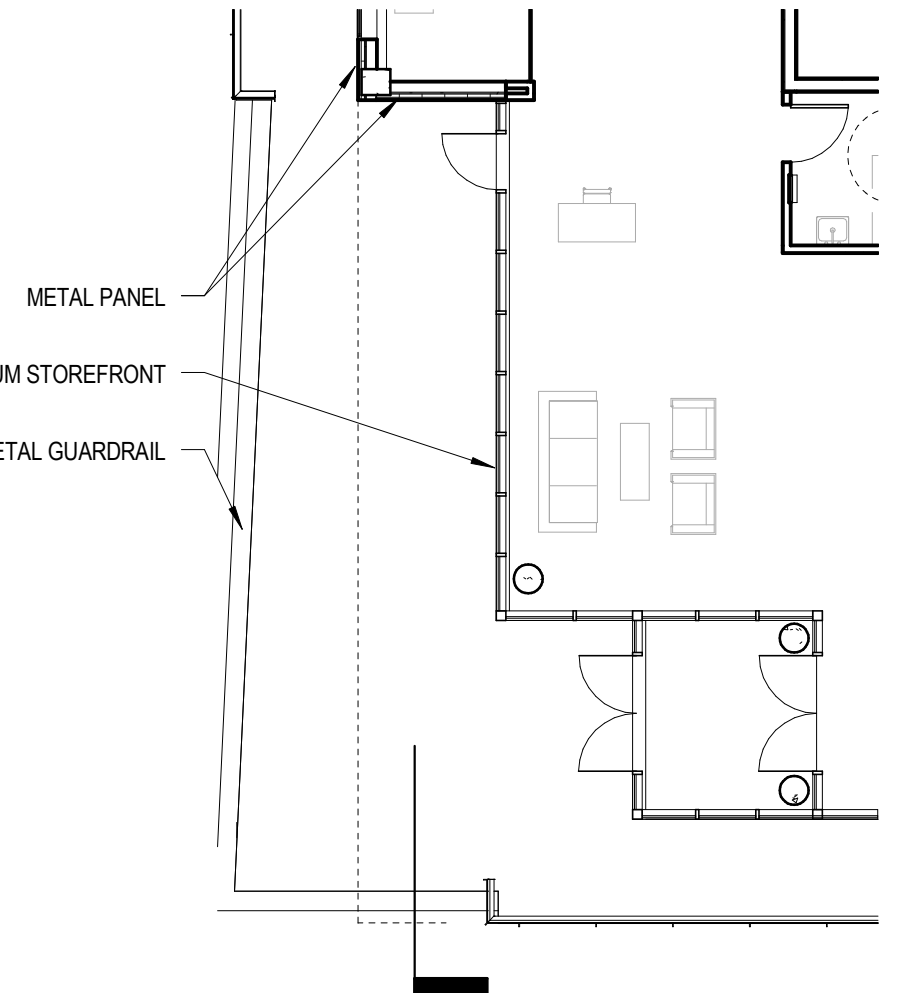
ENLARGED ELEVATION 4



WALL SECTION 3

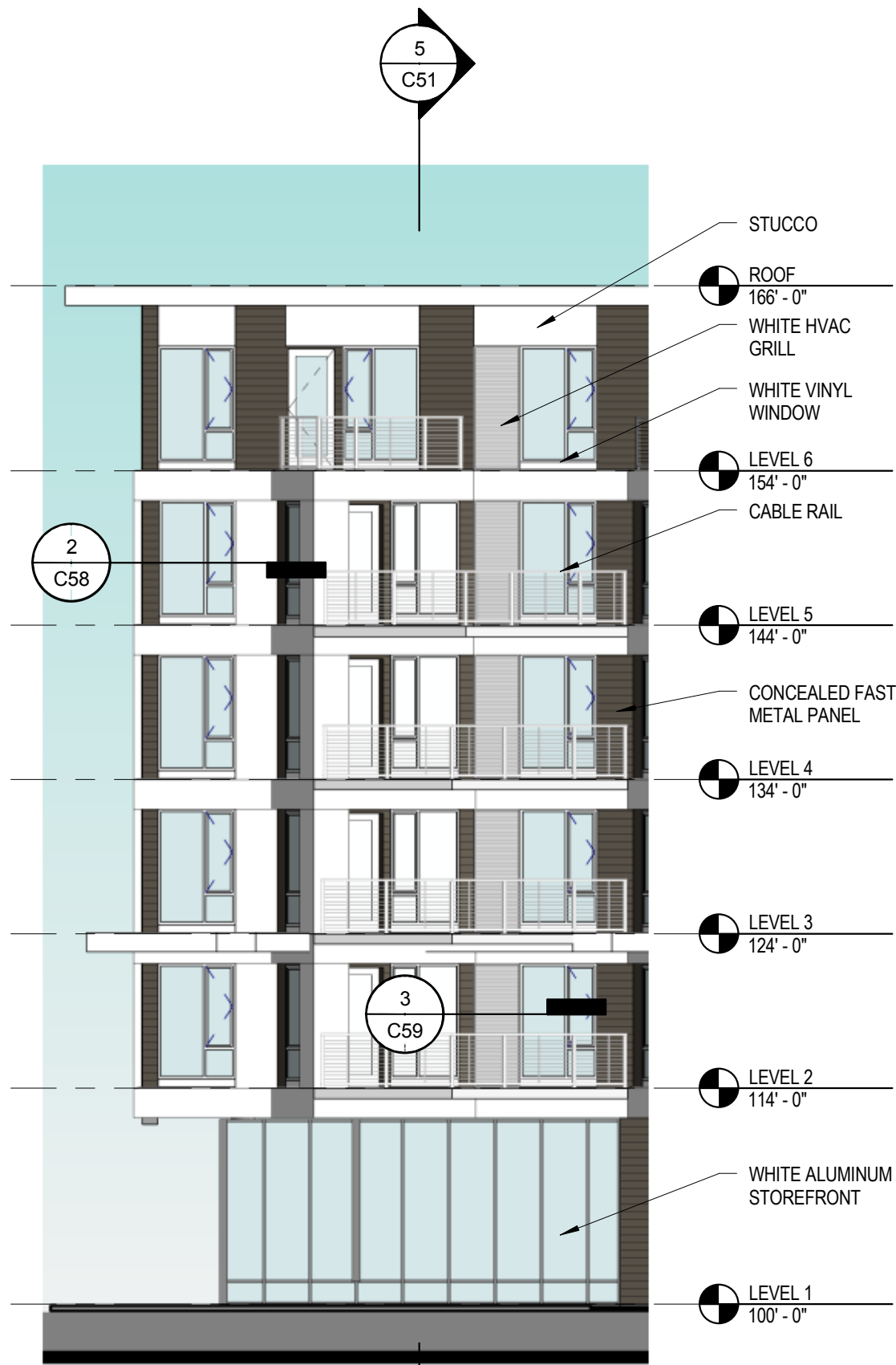


PLAN @ LEVEL 2-5 1

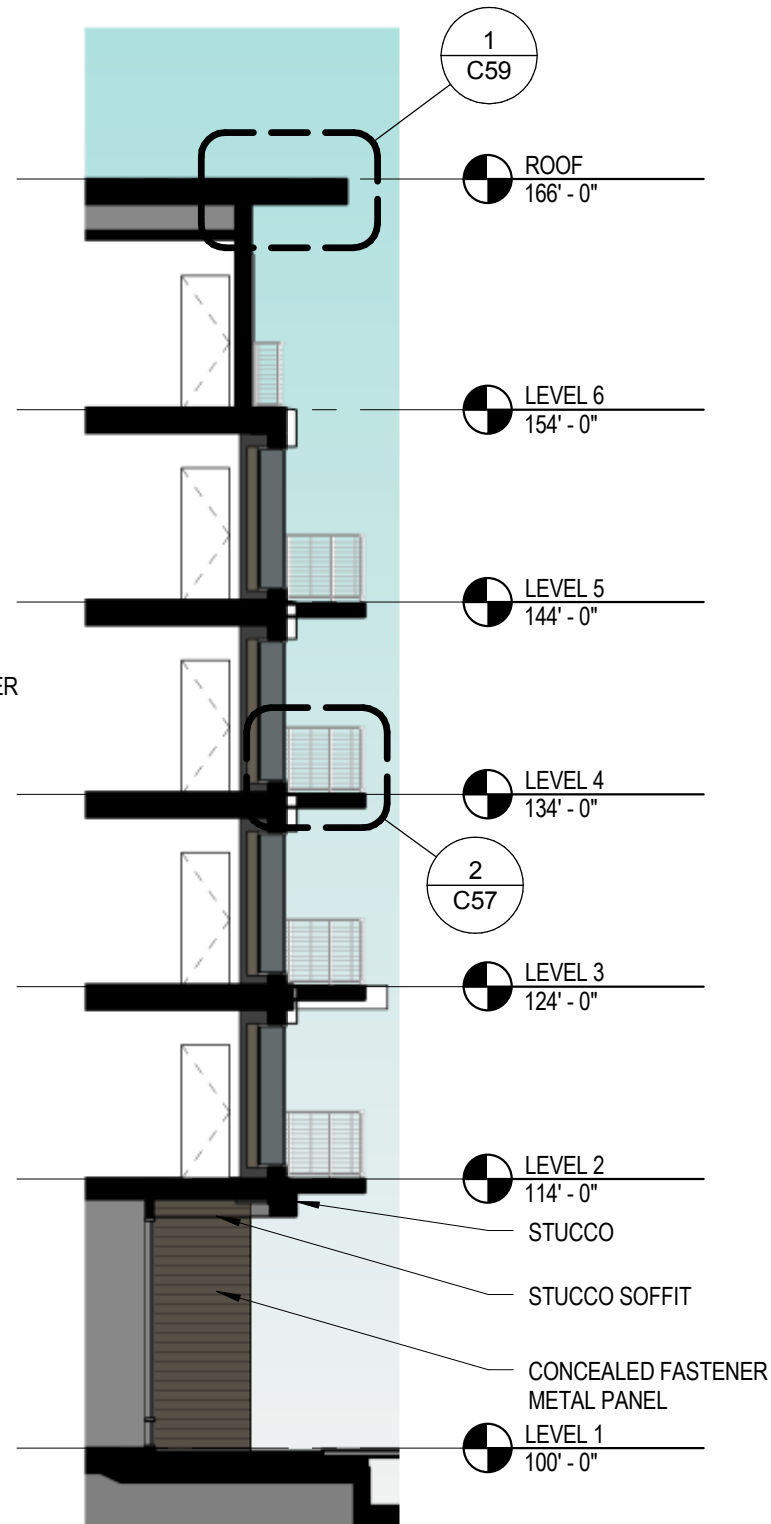


PLAN @ LEVEL 1 2

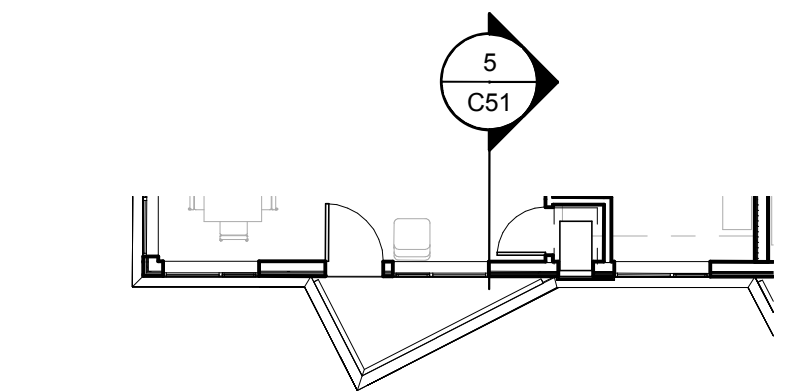




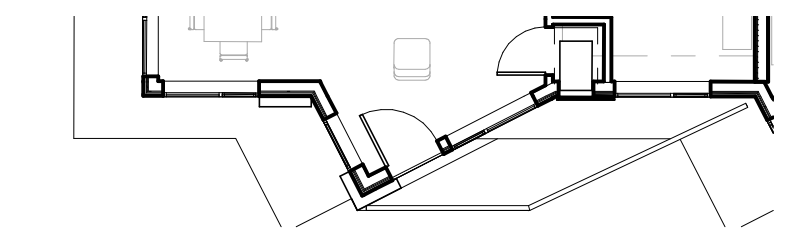
BUILDING B - ENLARGED ELEVATION 6



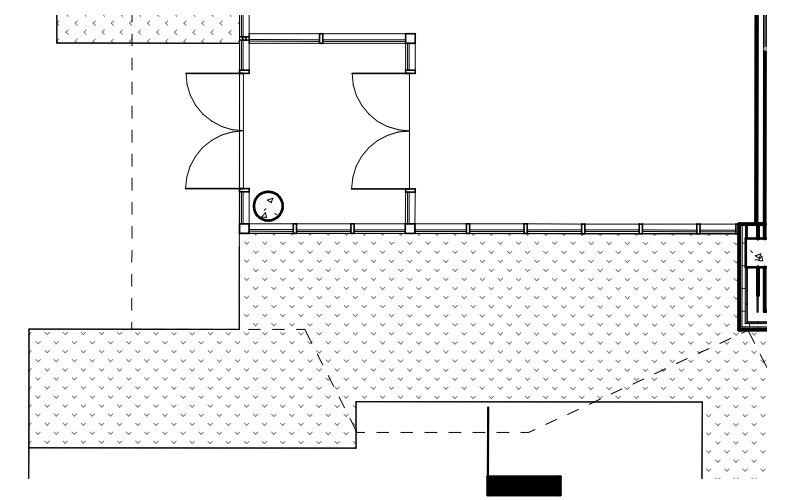
BUILDING B - WALL SECTION 5



TYPICAL BALCONY @ LEVEL 6 1

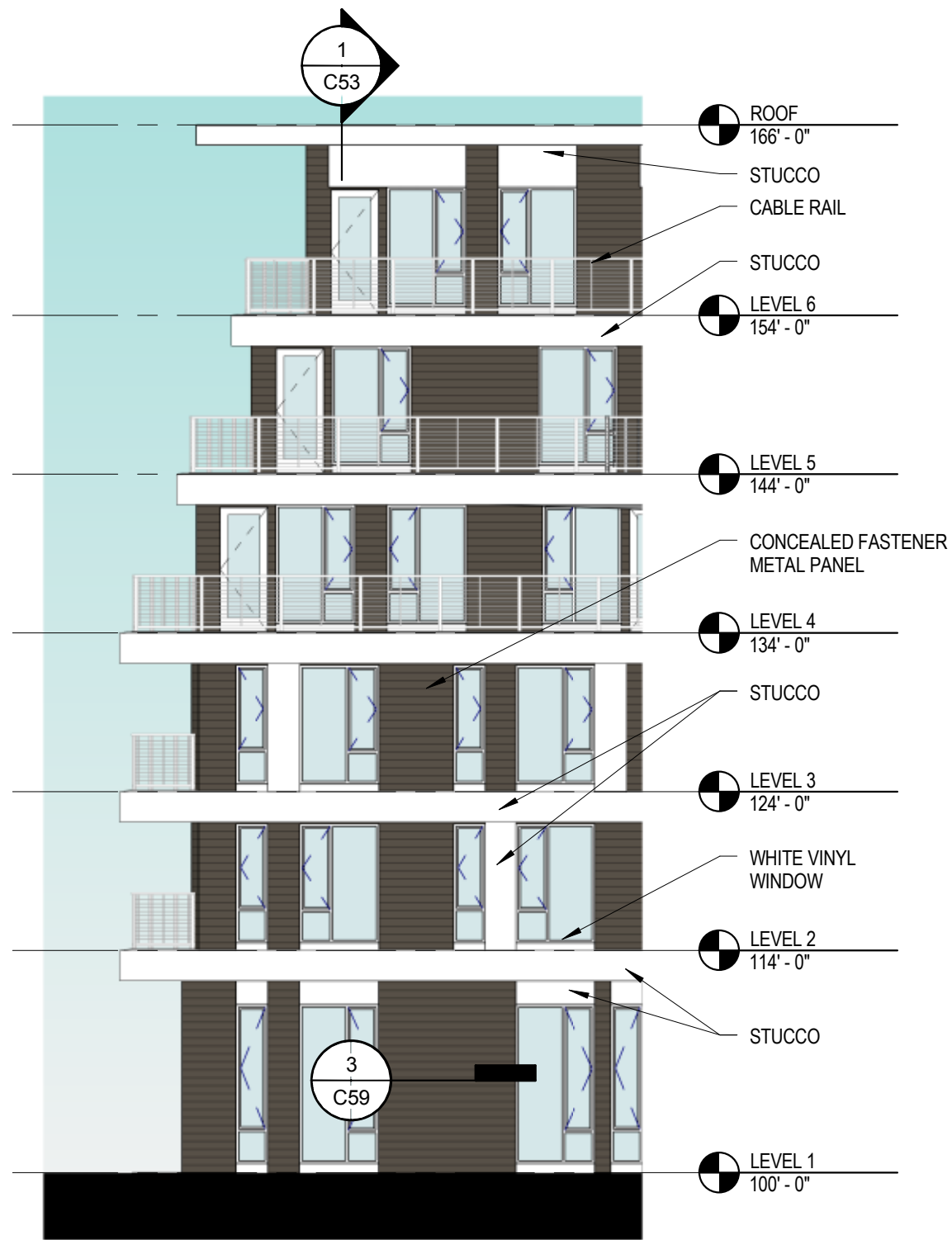


TYPICAL BALCONY @ LEVEL 3-5 3

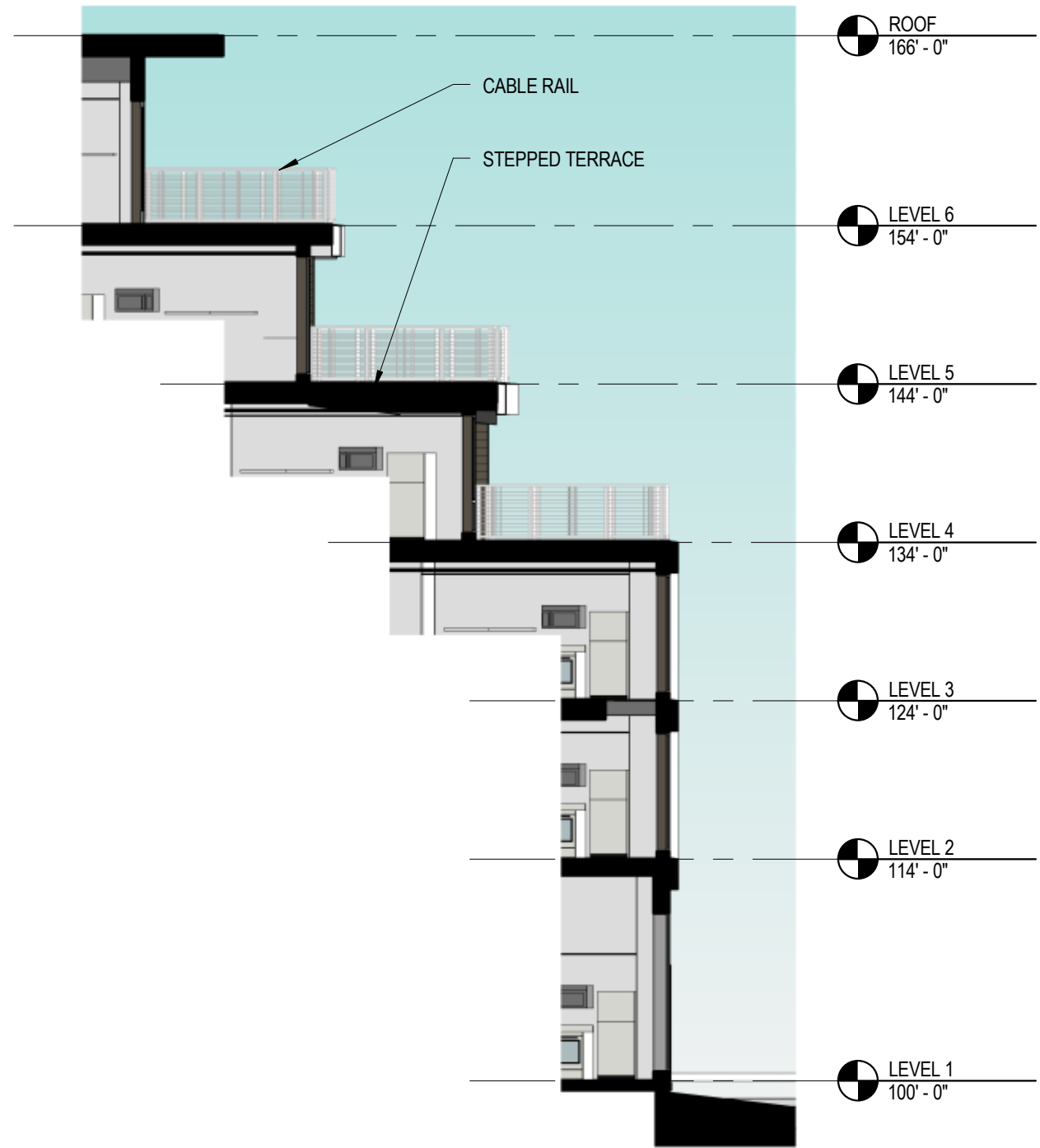


STREET ENTRY @ LEVEL 1 4

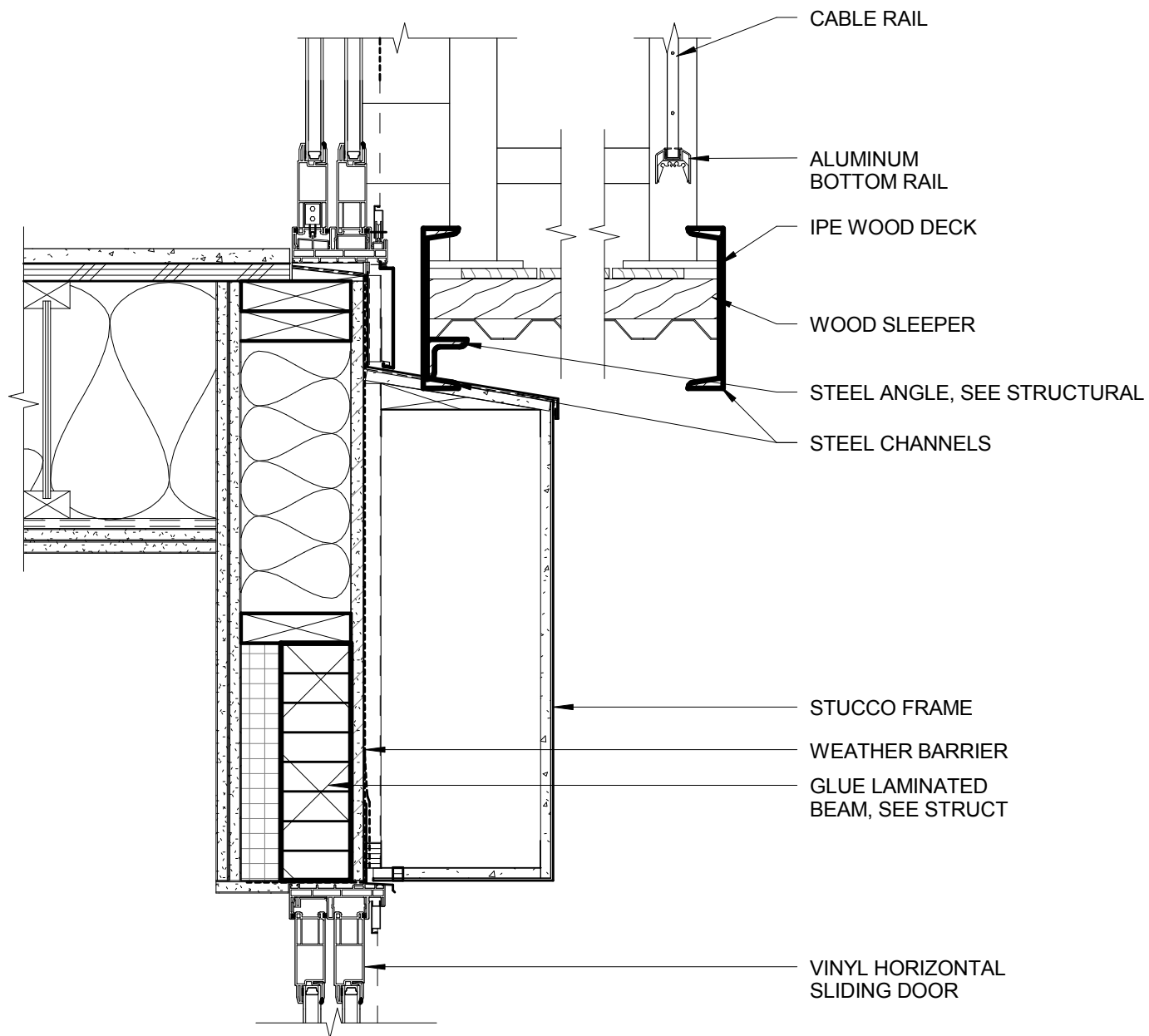




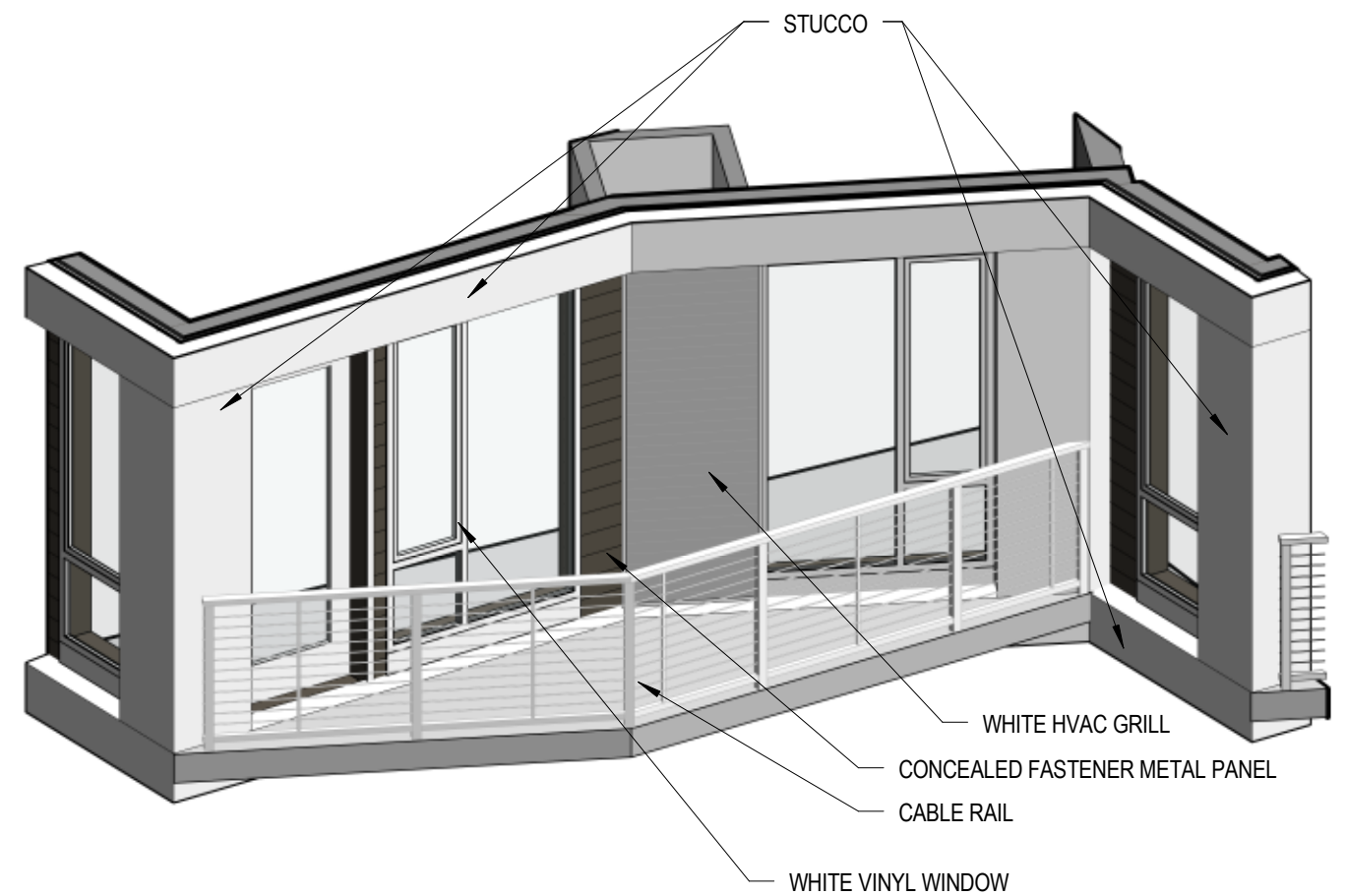
BUILDING B - ENLARGED ELEVATION ②



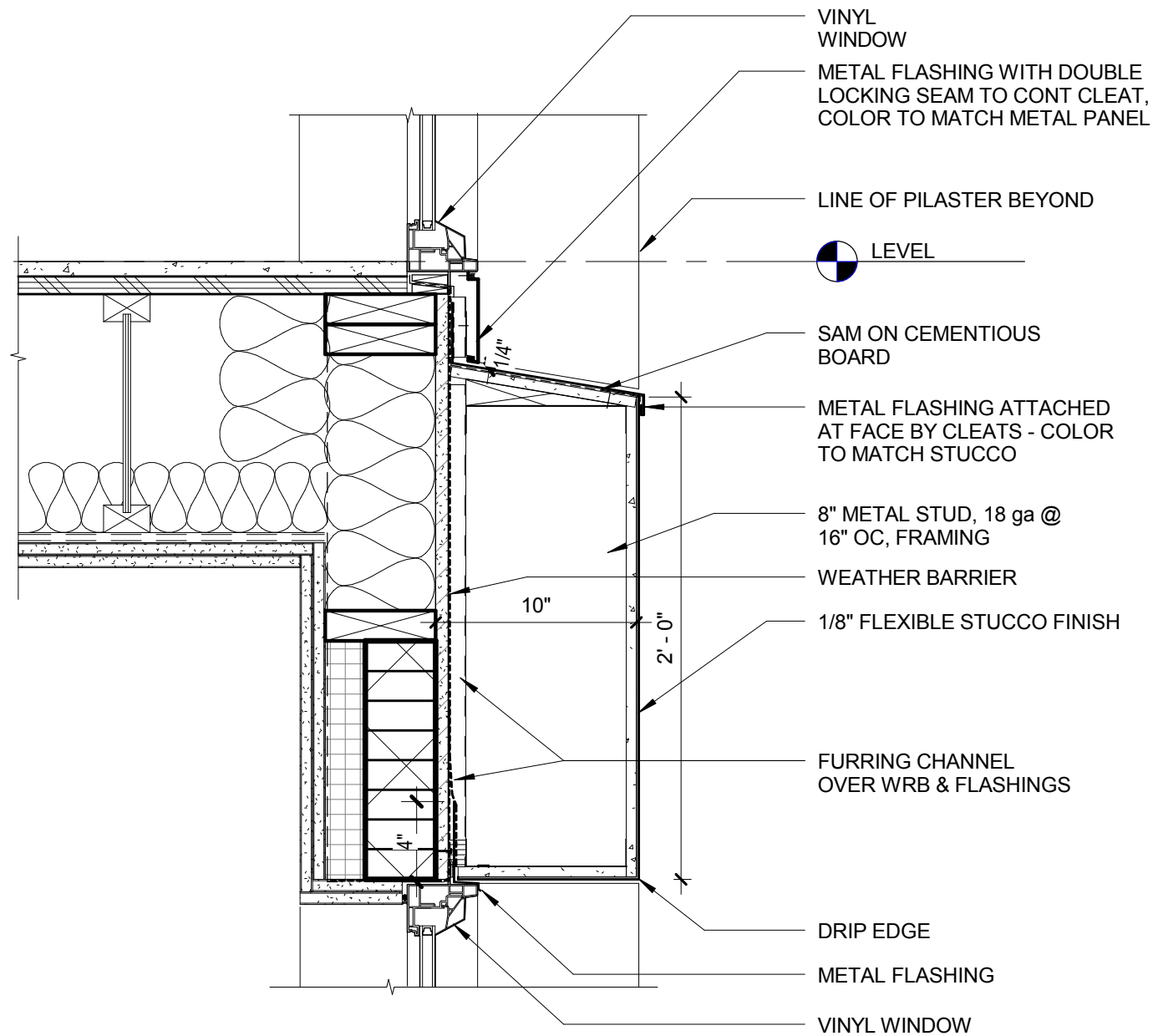
BUILDING B - WALL SECTION ①



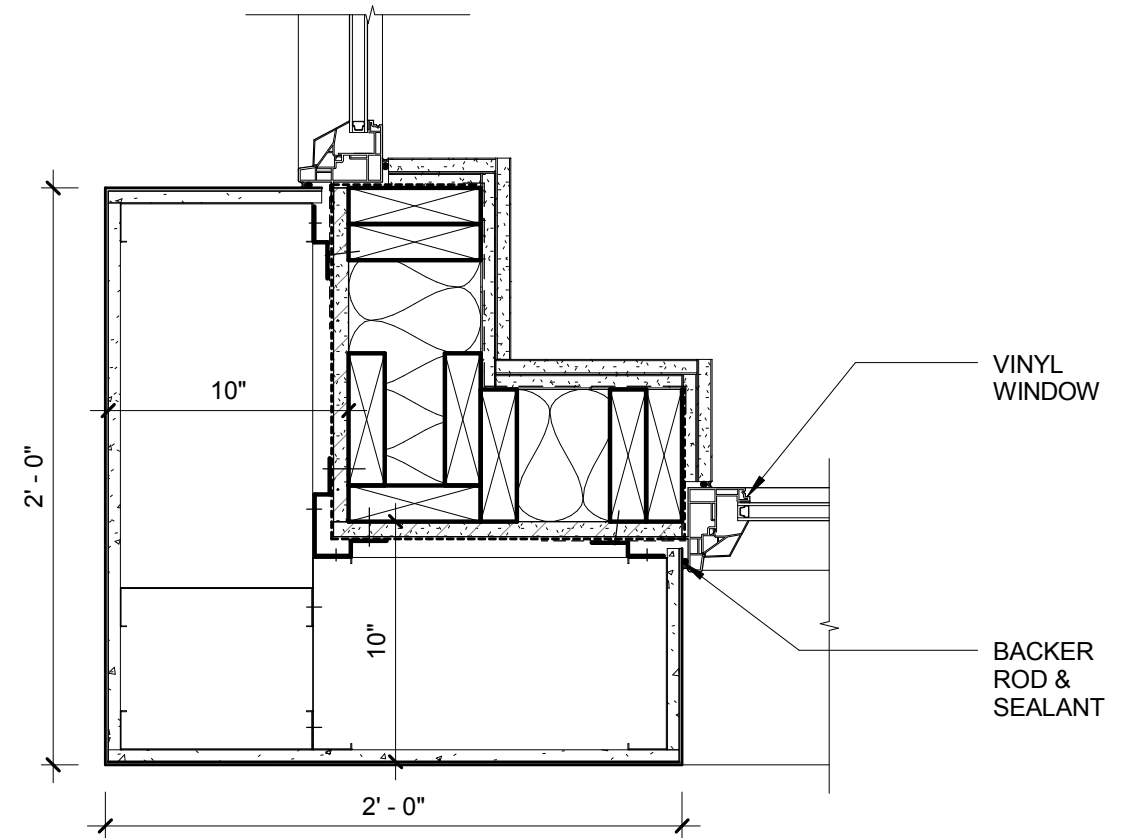
TYPICAL BALCONY SECTION 2



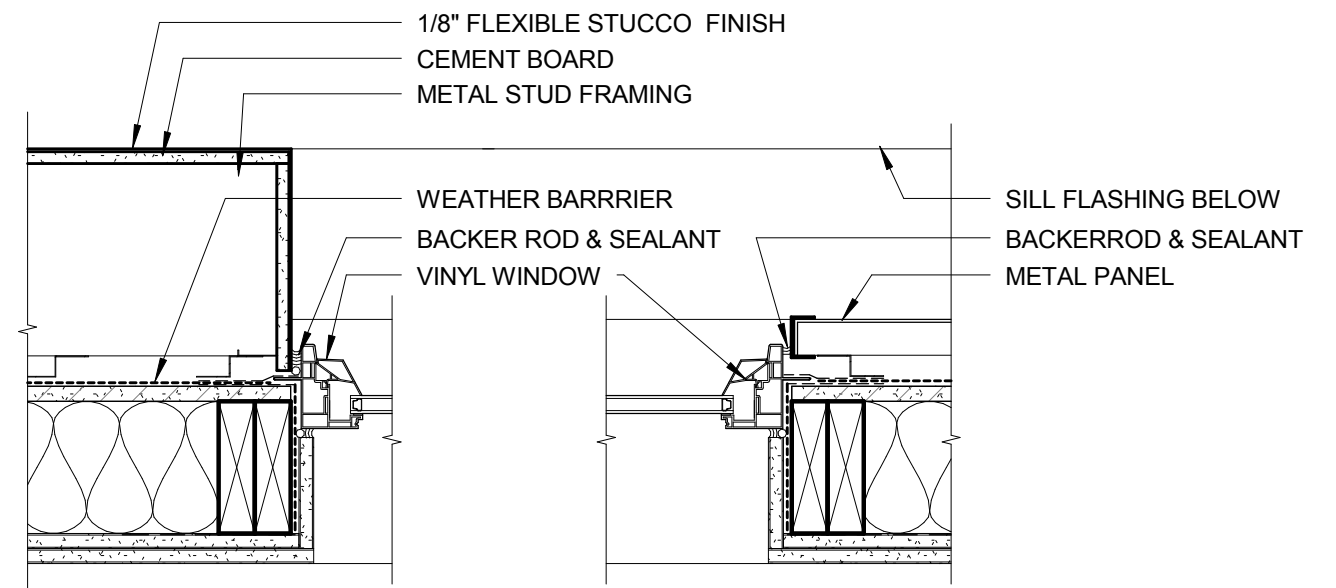
ANGLED BALCONY PERSPECTIVE 1



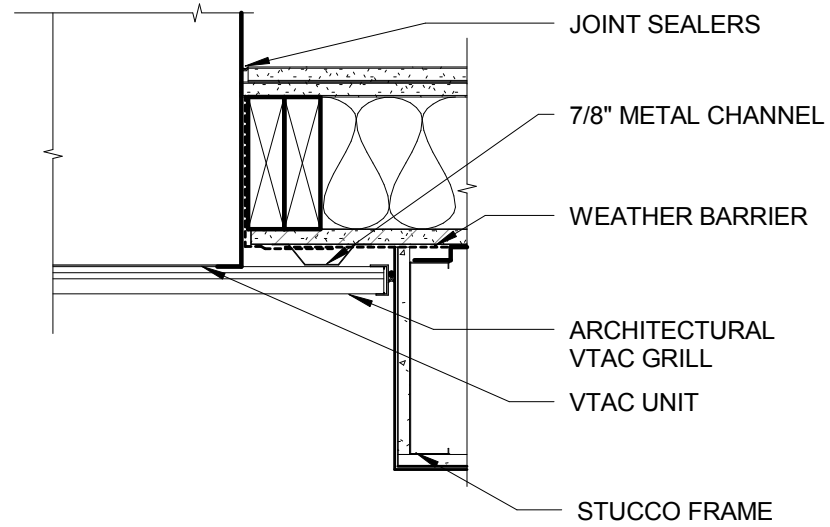
WINDOW HEAD & SILL @ STUCCO 3



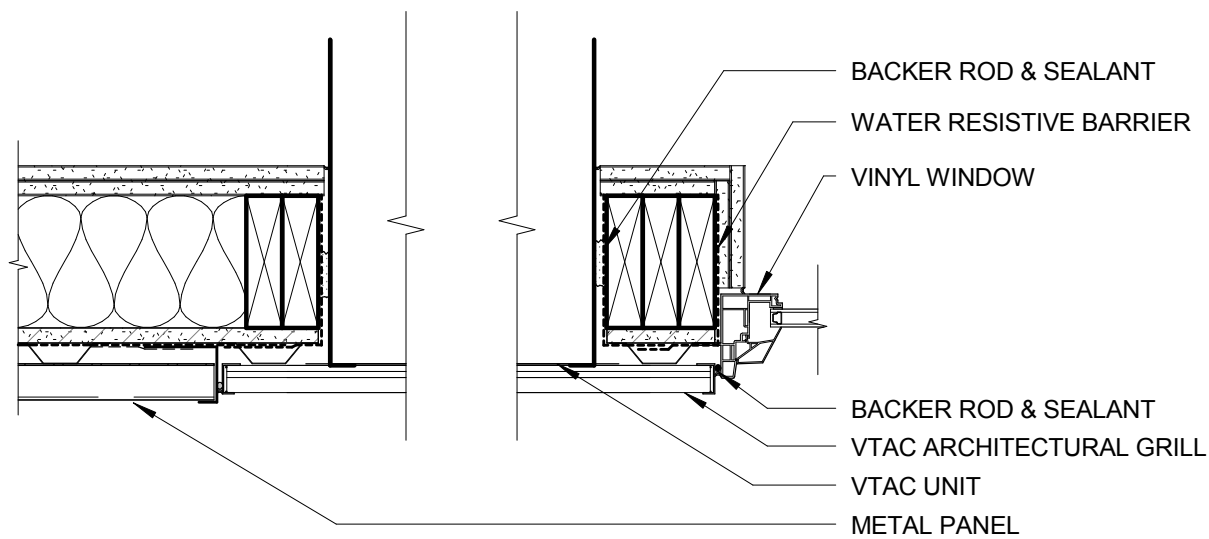
BUILDING CORNER & WINDOW JAMB @ STUCCO 1



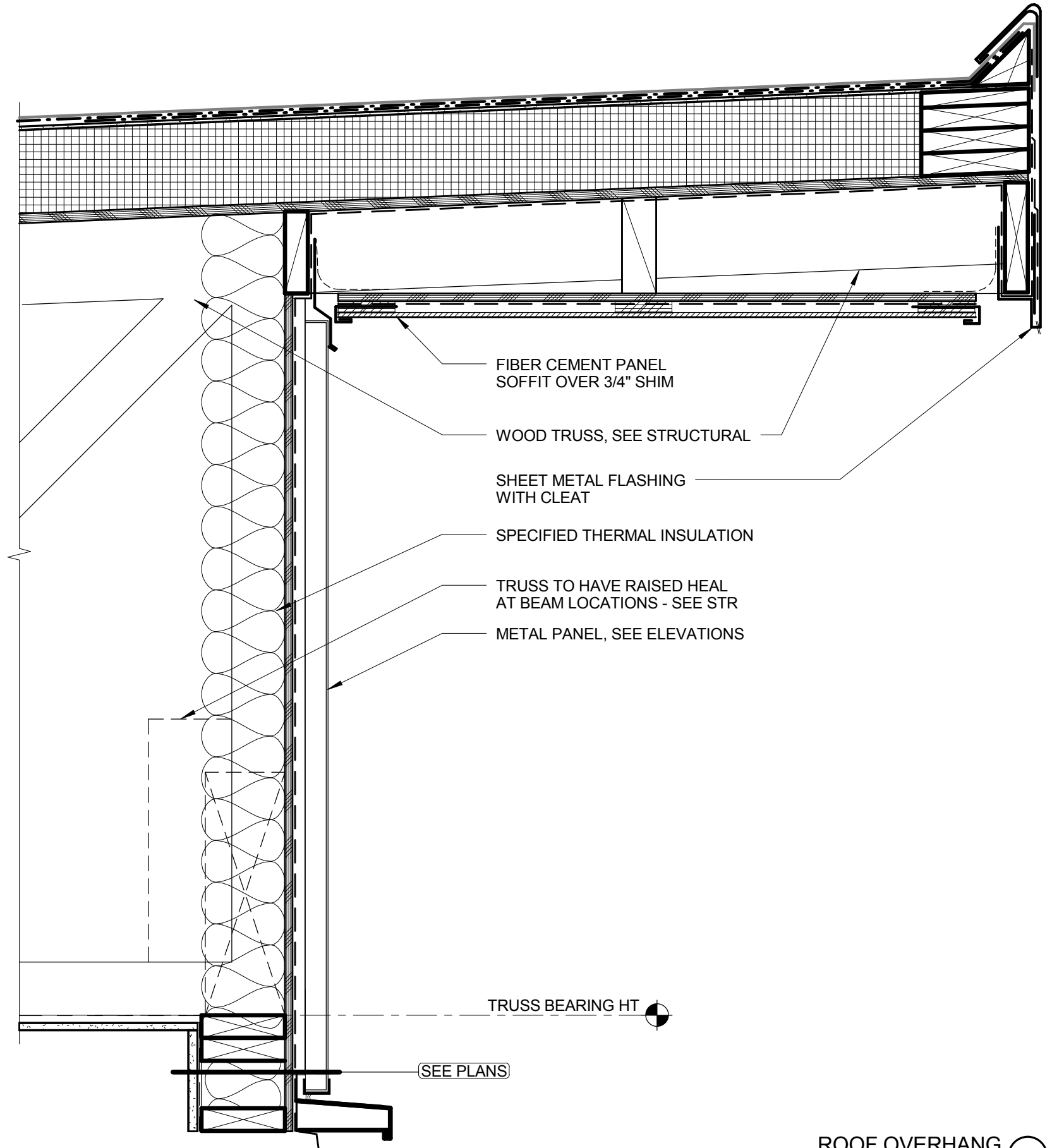
VINYL WINDOW - JAMB @ STUCCO & METAL PANEL 2



VTAC JAMB @ STUCCO 2



VTAC JAMB @ METAL PANEL 3



ROOF OVERHANG 1



TABLE OF CONTENTS

VIEW FROM NORTHWEST	C1	EXTERIOR MATERIALS	C31
INDEX	C2	FAR	C32
VIEW FROM NORTH	C3	BASEMENT	C33
VIEW FROM SOUTHWEST	C4	LEVEL 1	C34
VIEW FROM NORTHEAST	C5	LEVEL 2-3	C35
SITE LOCATION	C6	LEVEL 4	C36
CONTEXT IMAGES	C7	LEVEL 5	C37
SITE CONSTRAINTS	C8	LEVEL 6	C38
PRECEDENTS	C9	ROOF	C39
WATERFRONT CONTEXT IMAGES	C10	BICYCLE PARKING	C40
EXISTING CONDITIONS PLAN	C11	BUILDING A - WEST ELEVATION	C41
UTILITY PLAN	C12	BUILDING A - EAST ELEVATION	C42
GRADING PLAN	C13	BUILDING A - SOUTH ELEVATION	C43
DEMOLITION AND EROSION PLAN	C14	BUILDING A - NORTH ELEVATION	C44
SITE PLAN	C15	BUILDING B - NORTH ELEVATION	C45
LANDSCAPE PLAN - OVERALL	C16	BUILDING B - EAST ELEVATION	C46
LANDSCAPE PLAN - COURTYARD PLAN	C17	BUILDING B - SOUTH ELEVATION	C47
SITE ROOF	C18	BUILDING B - WEST ELEVATION	C48
PLANT PLAN	C19	BUILDING B - COURTYARD ELEVATIONS	C49
PLANT LEGEND	C20	STREET ENTRANCE & CORNER BALCONY - BUILDING A	C50
PLANT PALETTE - TREES	C21	STREET ENTRANCE & ANGLED BALCONY - BUILDING B	C51
PLANT PALETTE - SHRUBS	C22	BUILDING A - ENLARGED ELEVATIONS AND SECTIONS	C52
PLANT PALETTE - SHRUBS	C23	BUILDING B - ENLARGED ELEVATIONS AND SECTIONS - STEPPED TERRACE	C53
SITE FURNISHINGS & MATERIALS	C24	ROOFTOP ENCLOSURE	C54
ECOROOF	C25	GARAGE GATE	C55
GREEN ROOF FURNISHINGS & PRODUCTS	C26	GARAGE GATE & GREEN ROOF DETAILS	C56
LANDSCAPE PLAN - ROOF IRRIGATION	C27	BALCONY DETAILS	C57
LANDSCAPE PLAN - ECOROOF	C28	EXTERIOR DETAILS	C58
LANDSCAPE - 3D IMAGERY	C29	EXTERIOR DETAILS	C59
SITE LIGHTING PLAN	C30		

LEGAL DESCRIPTION: PER NOTED TITLE REPORT
 LOT 8, RIVERNORTH, RECORDED IN PLAT BOOK 1383, 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
 RIVERNORTH, MULTNOMAH COUNTY SURVEY RECORDS, NORTH 48°56'12" WEST,
 AS SHOWN HEREON.

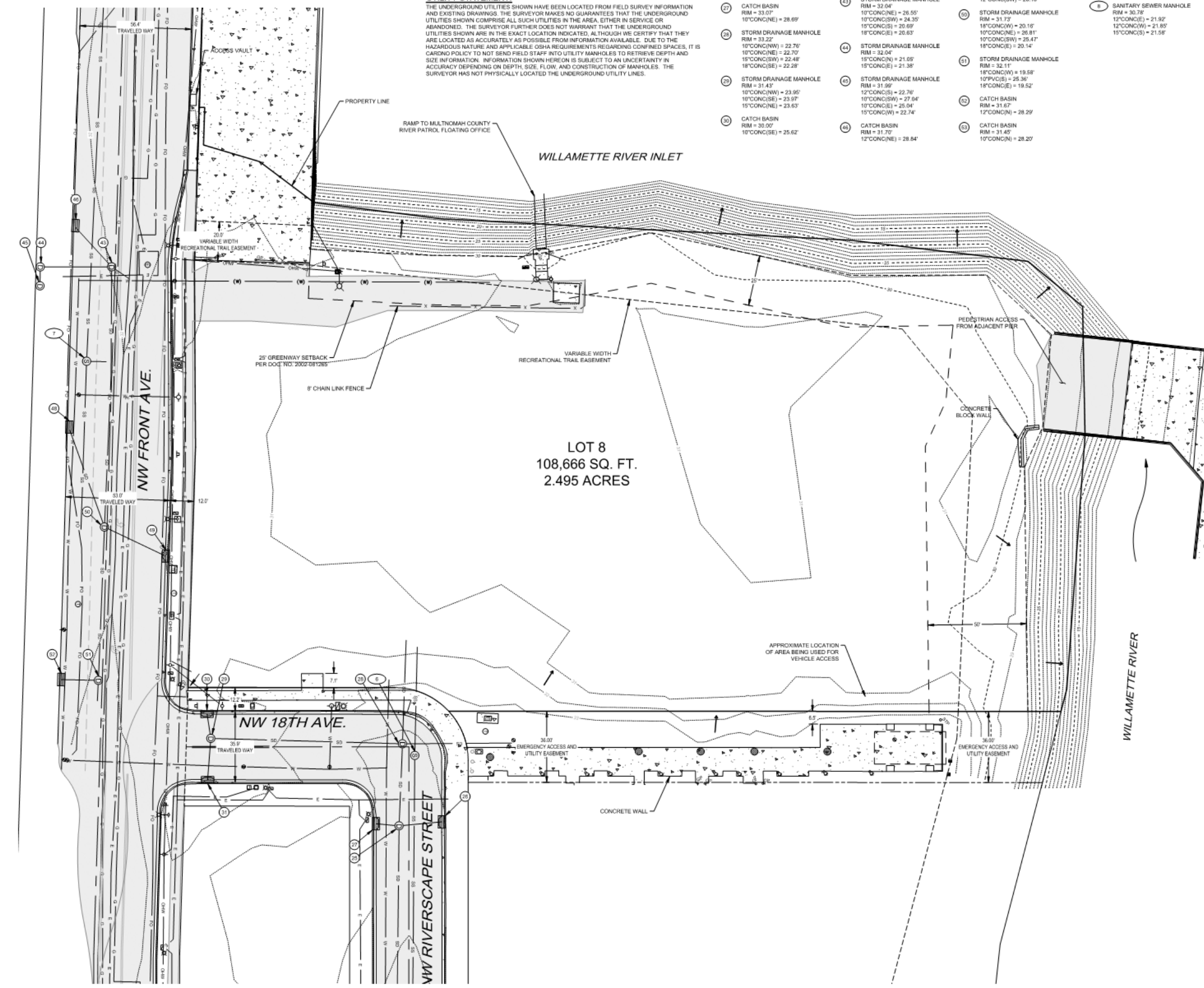
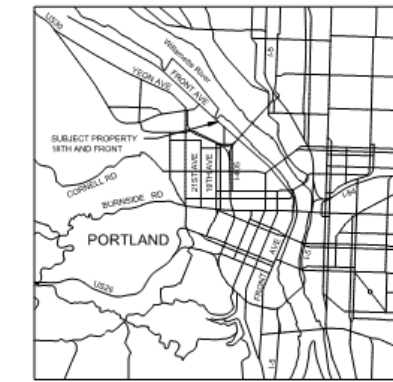
UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION
 AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND
 UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
 ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT 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
 CARINGO 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:

25	STORM DRAINAGE MANHOLE RIM = 33.48' 10"CONC(SW) = 25.63' 10"CONC(NE) = 26.96' 18"CONC(NW) = 22.15' 18"CONC(SE) = 22.05'	51	CATCH BASIN RIM = 30.99' 10"CONC(NW) = 26.83'	47	CATCH BASIN RIM = 32.91' SUMP IS EXISTING GROUND = 13.63'		
26	CATCH BASIN RIM = 33.08' 10"CONC(SW) = 28.81'	42	STORM DRAINAGE MANHOLE RIM = 32.40' 10"CONC(W) = 25.98' 10"CONC(S) = 25.97' 12"CONC(SE) = 25.95'	48	CATCH BASIN RIM = 31.07' 12"CONC(NE) = 28.56'		
27	CATCH BASIN RIM = 33.07' 10"CONC(NE) = 28.89'	43	STORM DRAINAGE MANHOLE RIM = 32.04' 10"CONC(N) = 26.55' 10"CONC(SW) = 24.35' 15"CONC(S) = 20.89' 18"CONC(E) = 20.63'	49	CATCH BASIN RIM = 30.99' 12"CONC(SW) = 28.18'		
28	STORM DRAINAGE MANHOLE RIM = 33.22' 10"CONC(NW) = 22.78' 10"CONC(NE) = 22.70' 15"CONC(SW) = 22.48' 18"CONC(SE) = 22.28'	44	STORM DRAINAGE MANHOLE RIM = 32.04' 15"CONC(N) = 21.05' 15"CONC(E) = 21.38'	50	STORM DRAINAGE MANHOLE RIM = 31.73' 18"CONC(NW) = 20.18' 10"PV(C) = 25.38' 18"CONC(E) = 19.52'	51	STORM DRAINAGE MANHOLE RIM = 32.11' 18"CONC(W) = 19.58' 10"PV(C) = 25.38' 18"CONC(E) = 19.52'
29	STORM DRAINAGE MANHOLE RIM = 31.43' 10"CONC(NW) = 23.95' 10"CONC(SE) = 23.97' 15"CONC(NE) = 23.63'	45	STORM DRAINAGE MANHOLE RIM = 31.99' 12"CONC(S) = 22.78' 10"CONC(SW) = 27.68' 10"CONC(E) = 25.04' 15"CONC(W) = 22.74'	52	CATCH BASIN RIM = 31.67' 12"CONC(N) = 28.29'	53	CATCH BASIN RIM = 31.70' 10"CONC(N) = 28.20'
30	CATCH BASIN RIM = 30.90' 10"CONC(SE) = 25.62'	46	CATCH BASIN RIM = 31.70' 12"CONC(NE) = 28.84'				

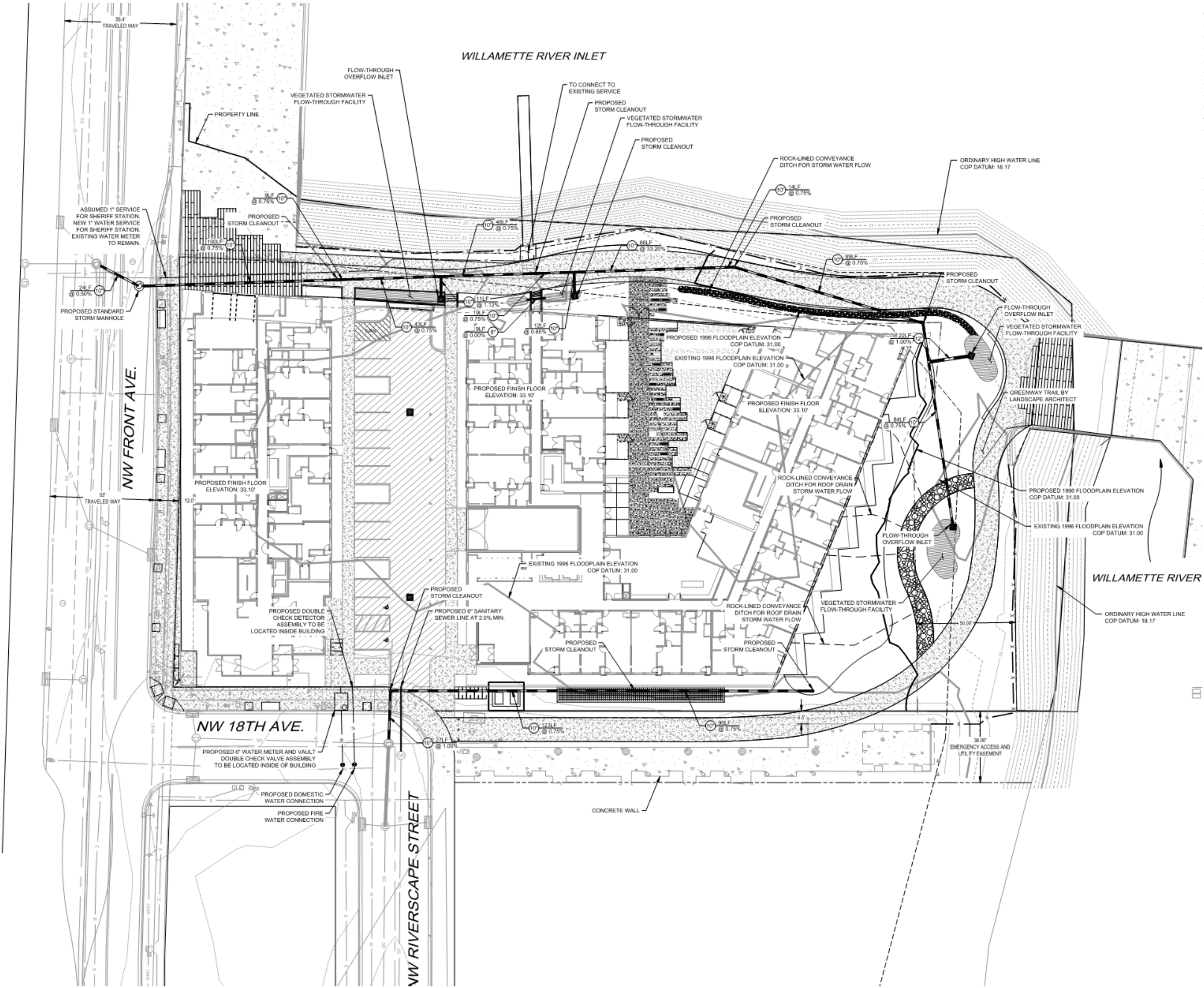
SANITARY SEWER TABLE:

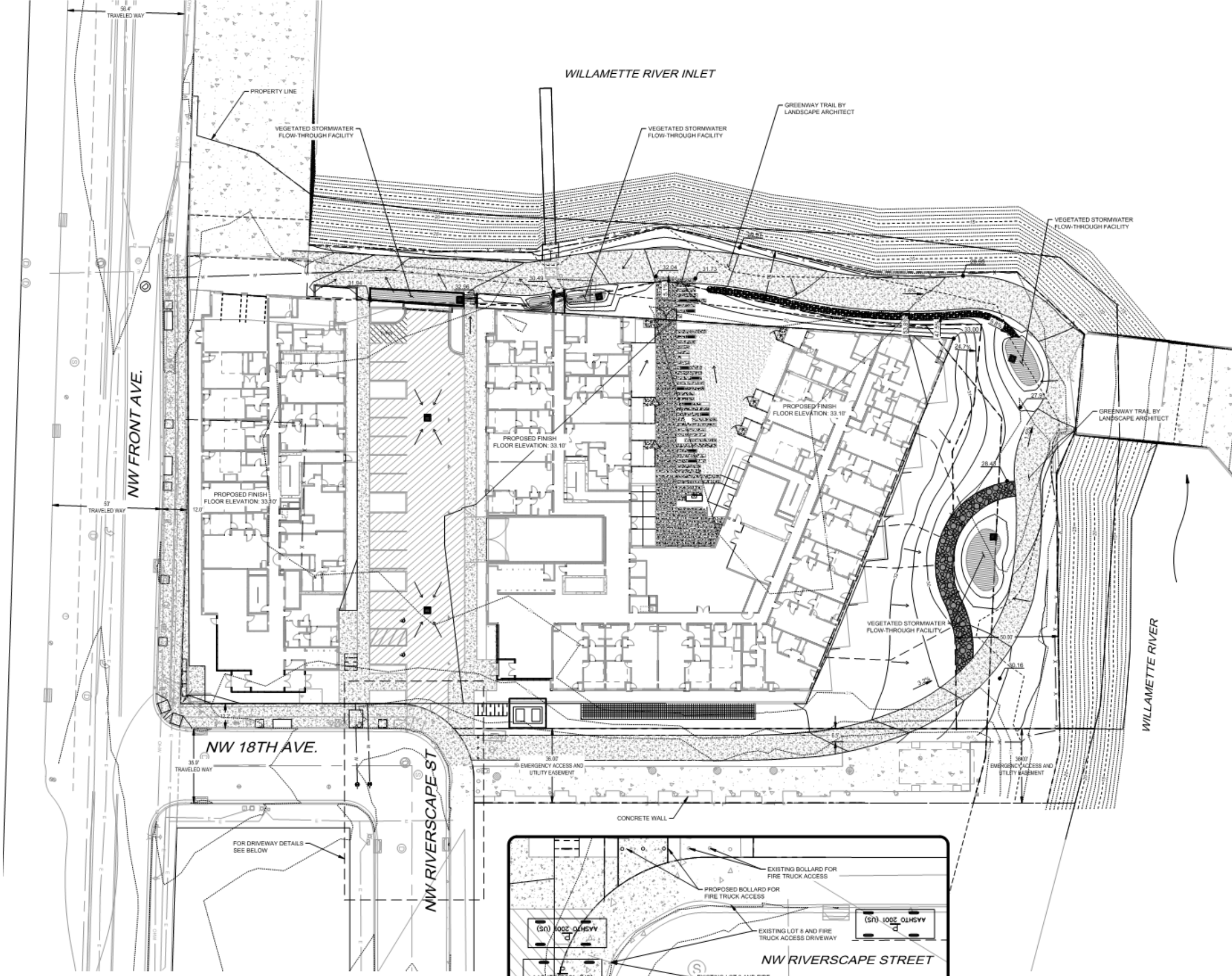
6	SANITARY SEWER MANHOLE RIM = 33.16' 10"PV(C/NW) = 27.76' 10"PV(C/SE) = 27.66'
7	SANITARY SEWER MANHOLE RIM = 31.42' 12"CONC(NE) = 24.12' 6"PV(C/NW) = 26.17' 12"CONC(SE) = 24.05'
8	SANITARY SEWER MANHOLE RIM = 30.78' 12"CONC(E) = 21.92' 12"CONC(W) = 21.85' 19"CONC(S) = 21.98'



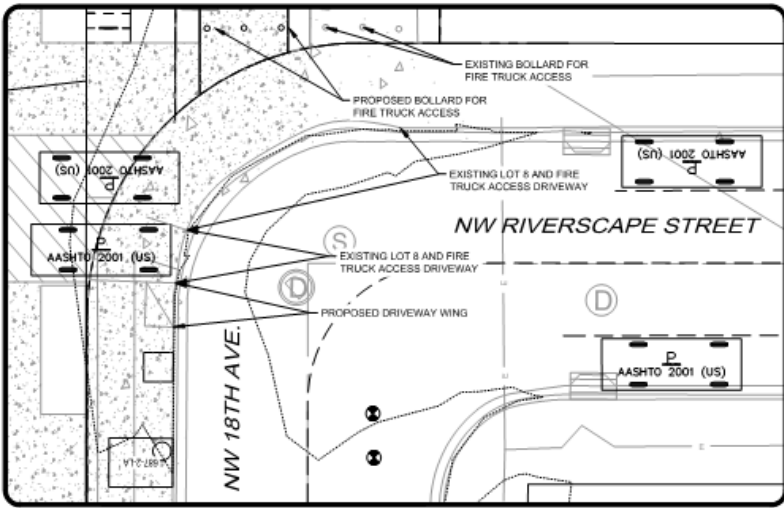
- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
 - - - - - EXISTING CENTERLINE
 - - - - - EXISTING RIGHT-OF-WAY LINE
 - - - - - EASEMENT LINE
 - X X X X X FENCE LINE, TYPE AS NOTED
 - 80 STORM DRAINAGE LINE
 - 25 SANITARY SEWER LINE
 - W UNDERGROUND WATER LINE
 - E UNDERGROUND ELECTRICAL LINE
 - FO UNDERGROUND FIBER OPTIC LINE
 - G UNDERGROUND NATURAL GAS LINE
 - () INDICATES DATA FROM AS BUILT INFORMATION
 - OHV OVERHEAD WIRE
 - - - - - BUILDING OVERHANG LINE
 - EXISTING ASPHALT SURFACE
 - EXISTING CONCRETE SURFACE
 - FOUND YELLOW PLASTIC CAP MARKED "DEA, INC." PER RIVERNORTH - HELD UNLESS OTHERWISE NOTED
 - FOUND ALUMINUM CAP MARKED "DEA, INC." PER RIVERNORTH - HELD UNLESS OTHERWISE NOTED
 - △ FOUND 1-3/8" BRASS PLUG MARKED "DEA, INC." PER RIVERNORTH - HELD UNLESS OTHERWISE NOTED
 - ⊗ GAS VALVE
 - ⊗ GAS FINK
 - ⊗ 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
 - ⊗ SQUARE FEET
 - DRAINAGE FLOW ARROW

- 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
 - 1996 FLOOD ELEVATION (31.00')
 - PROPOSED 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
 - INDICATES DATA FROM AS BUILT INFORMATION
 - OVERHEAD WIRE
 - BUILDING OVERHANG LINE
 - EXISTING ASPHALT SURFACE
 - EXISTING CONCRETE SURFACE
 - PROPOSED CONCRETE SURFACE
 - PROPOSED STORMWATER TREATMENT FACIL
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING AREA DRAIN
 - PROPOSED INLET
 - PROPOSED MANHOLE
 - PROPOSED WATER METER & VAULT
 - PROPOSED WATER VALVE





- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
 - - - - - EXISTING CENTERLINE
 - - - - - EXISTING RIGHT-OF-WAY LINE
 - - - - - EASEMENT LINE
 - 30 --- STORM DRAINAGE LINE
 - 35 --- SANITARY SEWER LINE
 - 40 --- UNDERGROUND WATER LINE
 - 45 --- UNDERGROUND ELECTRICAL LINE
 - 50 --- UNDERGROUND FIBER OPTIC LINE
 - 55 --- UNDERGROUND NATURAL GAS LINE
 - 000 --- OVERHEAD WIRE
 - 00 --- BUILDING OVERHANG LINE
 - 20 --- PROPOSED MAJOR CONTOUR
 - 37 --- PROPOSED MINOR CONTOUR
 - 20 --- EXISTING MAJOR CONTOUR
 - 37 --- EXISTING MINOR CONTOUR
- [Pattern] - EXISTING ASPHALT SURFACE
 - [Pattern] - PROPOSED ASPHALT SURFACE
 - [Pattern] - EXISTING CONCRETE SURFACE
 - [Pattern] - PROPOSED CONCRETE SURFACE
 - [Pattern] - PROPOSED STORMWATER PLANTER
- [Symbol] - GAS VALVE
 - [Symbol] - EXISTING SANITARY SEWER MANHOLE
 - [Symbol] - EXISTING STORM DRAIN MANHOLE
 - [Symbol] - EXISTING CATCH BASIN
 - [Symbol] - EXISTING AREA DRAIN
 - [Symbol] - PROPOSED INLET
 - [Symbol] - PROPOSED MANHOLE
 - [Symbol] - DRAINAGE FLOW ARROW



GOOGLE EARTH STREET VIEW

LOT 8 DRIVEWAY ENTRANCE DETAIL
SCALE: 1" = 10'



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:

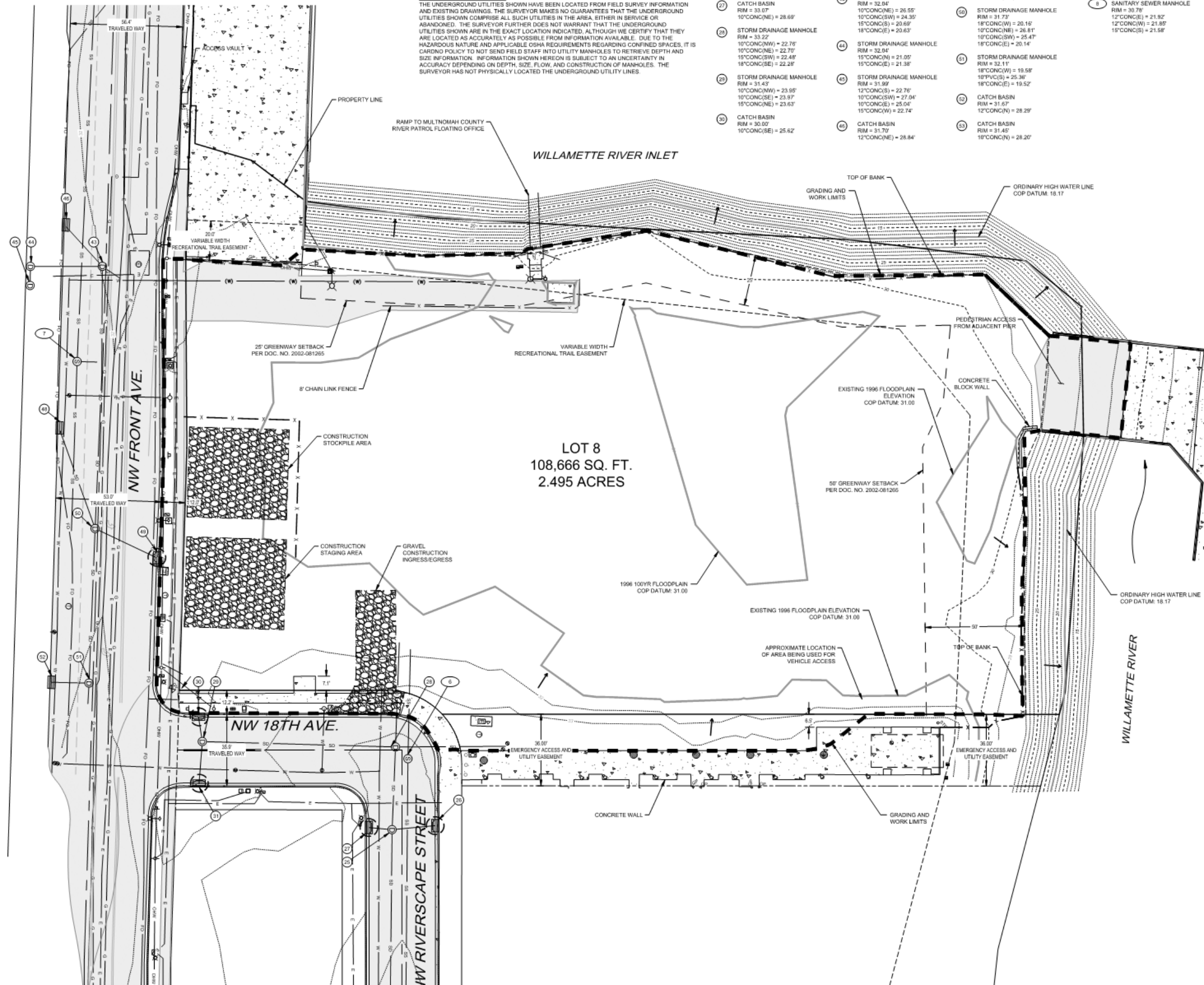
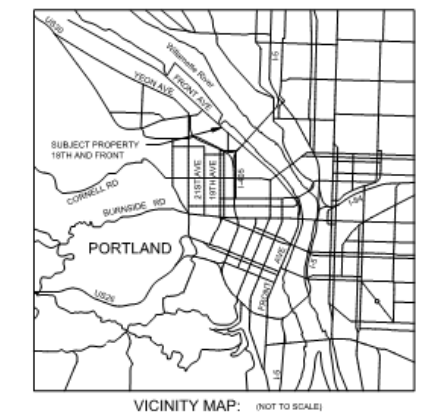
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION
 AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND
 UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
 ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND
 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
 CARDNO 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:

25	STORM DRAINAGE MANHOLE RIM = 33.48' 10"CONC(SW) = 25.63' 10"CONC(NE) = 26.06' 18"CONC(NW) = 22.15' 18"CONC(SE) = 22.05'	31	CATCH BASIN RIM = 30.99' 10"CONC(NW) = 25.83'	47	CATCH BASIN RIM = 32.01' SUMP IS EXISTING GROUND = 13.63'		
26	CATCH BASIN RIM = 33.99' 10"CONC(SW) = 28.81'	42	STORM DRAINAGE MANHOLE RIM = 32.40' 10"CONC(W) = 25.98' 10"CONC(S) = 25.97' 12"CONC(SE) = 25.95'	48	CATCH BASIN RIM = 31.07' 12"CONC(NE) = 28.58'		
27	CATCH BASIN RIM = 33.07' 10"CONC(NE) = 28.69'	43	STORM DRAINAGE MANHOLE RIM = 32.04' 10"CONC(NE) = 26.55' 10"CONC(SW) = 24.35' 15"CONC(S) = 20.69' 18"CONC(E) = 20.63'	49	CATCH BASIN RIM = 30.99' 12"CONC(SW) = 28.18'		
28	STORM DRAINAGE MANHOLE RIM = 33.22' 10"CONC(NW) = 22.76' 10"CONC(NE) = 22.70' 15"CONC(SW) = 22.48' 18"CONC(E) = 22.28'	44	STORM DRAINAGE MANHOLE RIM = 32.04' 15"CONC(NW) = 21.05' 15"CONC(E) = 21.38'	50	STORM DRAINAGE MANHOLE RIM = 31.73' 18"CONC(W) = 20.19' 10"CONC(NE) = 26.81' 10"CONC(SW) = 25.47' 18"CONC(E) = 20.14'	51	STORM DRAINAGE MANHOLE RIM = 32.11' 18"CONC(W) = 19.58' 10"CONC(S) = 25.39' 18"CONC(E) = 19.52'
29	STORM DRAINAGE MANHOLE RIM = 31.45' 10"CONC(NW) = 23.95' 10"CONC(SE) = 23.87' 15"CONC(NE) = 23.63'	45	STORM DRAINAGE MANHOLE RIM = 31.70' 12"CONC(S) = 22.76' 10"CONC(SW) = 27.04' 15"CONC(E) = 25.04' 15"CONC(W) = 22.74'	52	CATCH BASIN RIM = 31.67' 12"CONC(N) = 28.29'	53	CATCH BASIN RIM = 31.45' 10"CONC(N) = 28.20'
30	CATCH BASIN RIM = 30.07' 10"CONC(SE) = 25.62'	46	CATCH BASIN RIM = 31.70' 12"CONC(NE) = 28.84'				

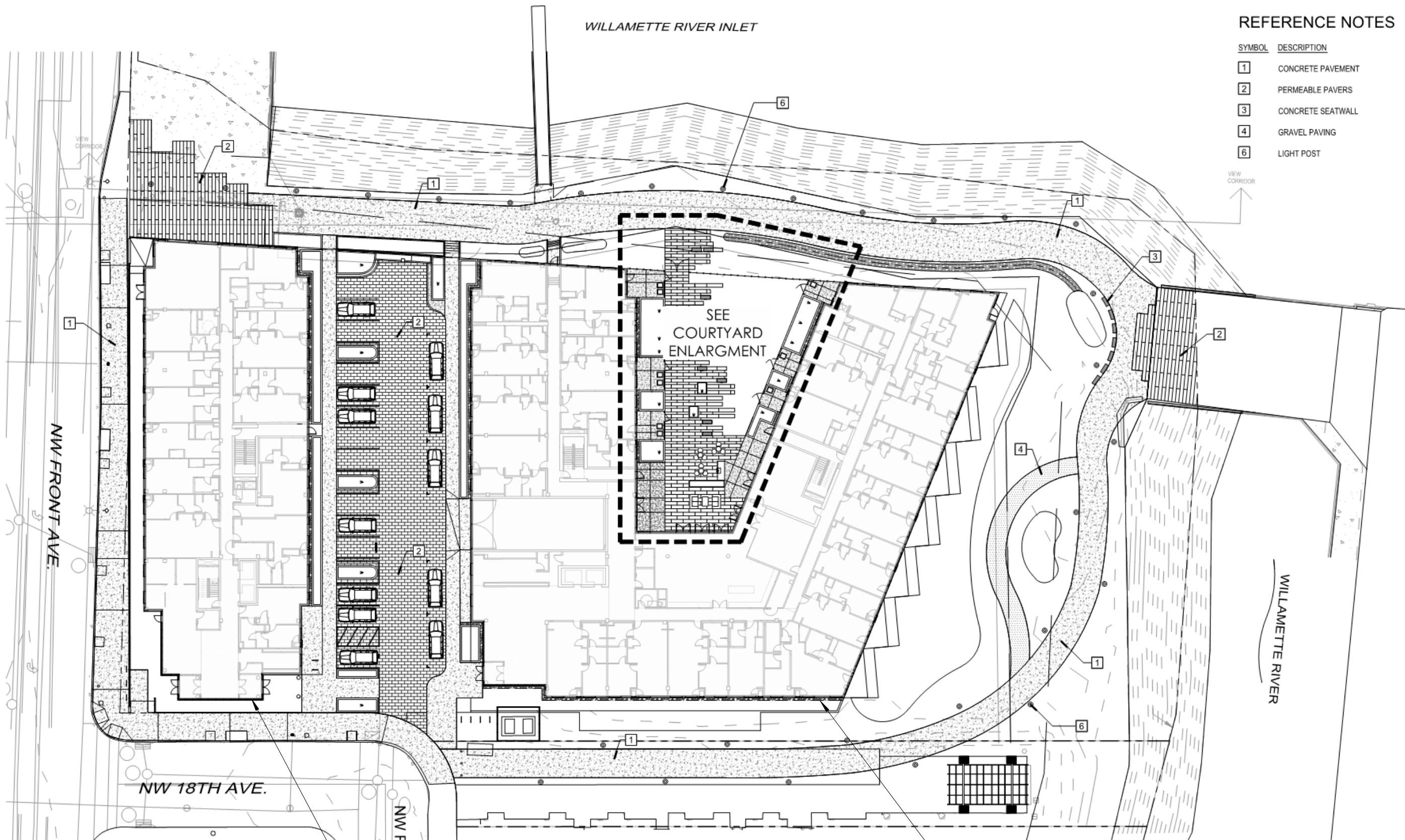
SANITARY SEWER TABLE:

6	SANITARY SEWER MANHOLE RIM = 33.10' 10"PVCI(W) = 27.76' 10"PVCI(SE) = 27.66'
7	SANITARY SEWER MANHOLE RIM = 31.42' 12"CONC(NE) = 24.12' 8"PVCI(W) = 26.17' 12"CONC(SE) = 24.05'
8	SANITARY SEWER MANHOLE RIM = 30.78' 12"CONC(E) = 21.92' 12"CONC(W) = 21.85' 15"CONC(S) = 21.58'



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
- x - x - x - PROPOSED SEDIMENT FENCE
- - - - - LIMITS OF DISTURBANCE
- 1996 FLOOD ELEVATION (31.00')
- ORDINARY HIGH WATER LINE (18.17')
- DRAINAGE FLOW ARROW
- PROPOSED INLET PROTECTION
- x - - - - 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 FINK
- 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
- ELECTRICAL 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

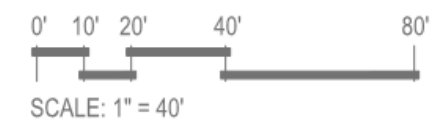


REFERENCE NOTES

SYMBOL	DESCRIPTION
1	CONCRETE PAVEMENT
2	PERMEABLE PAVERS
3	CONCRETE SEATWALL
4	GRAVEL PAVING
6	LIGHT POST

BUILDING A

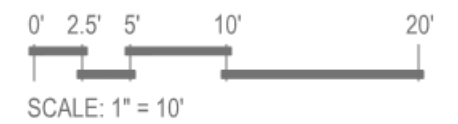
BUILDING B

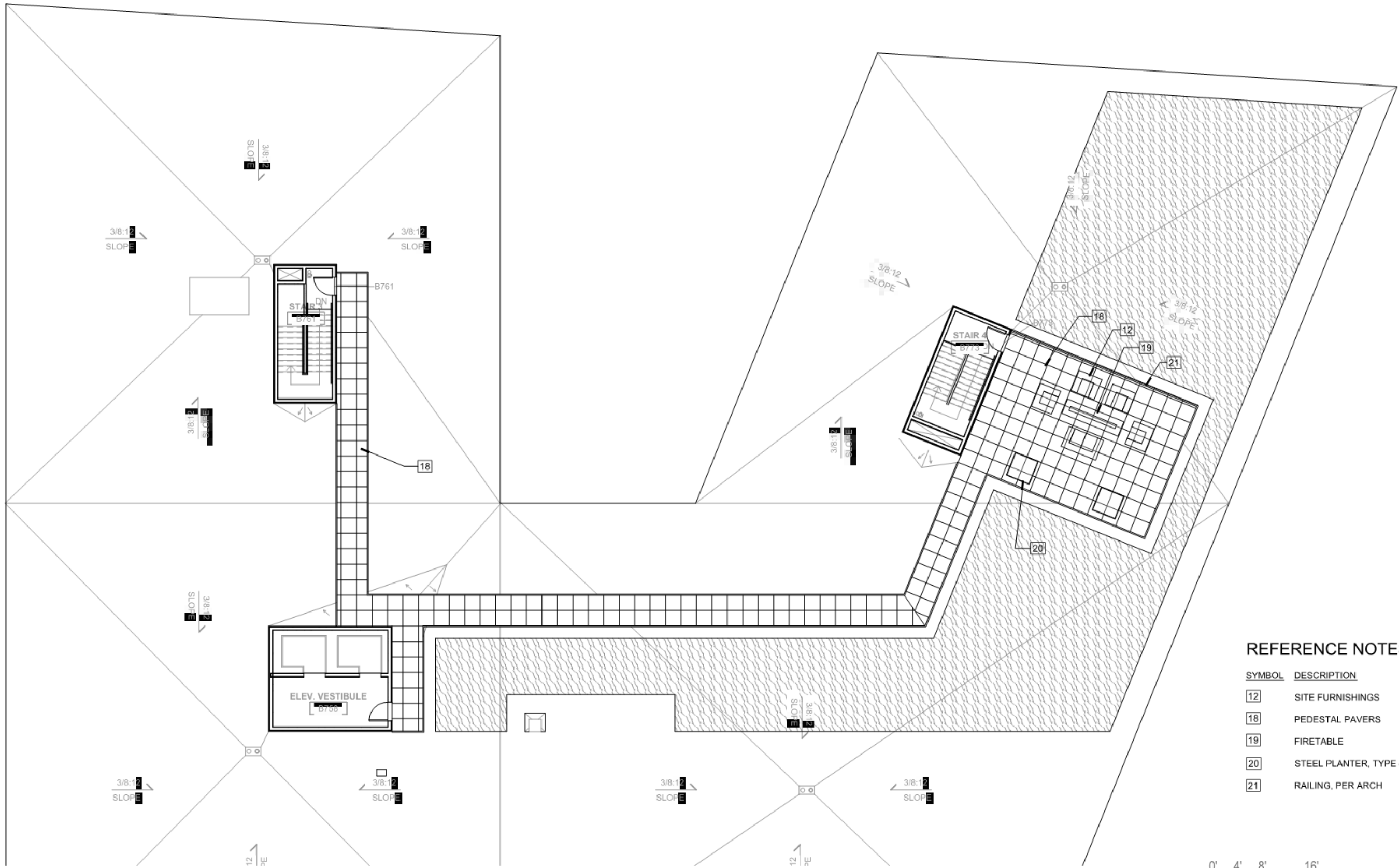




REFERENCE NOTES

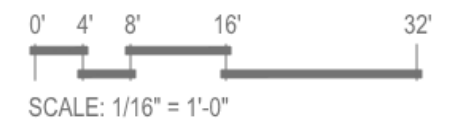
SYMBOL	DESCRIPTION
1	CONCRETE PAVEMENT
4	GRAVEL PAVING
5	CONCRETE PLANTER WALLS, 24" HT. ABOVE FINISH SURFACE
7	RIVER ROCK 3-5" W/ METAL EDGING
8	STEEL PLANTER, TYPE 1
9	STEEL PLANTER, TYPE 2
10	STEEL PLANTER, TYPE 3
11	BUILT-IN BARBEQUE GRILL
12	SITE FURNISHINGS
13	METAL PATIO FENCE, 4' HEIGHT
14	METAL PATIO GATE, 4' HEIGHT
15	METAL SECURITY FENCE, 8' HEIGHT
16	METAL SECURITY GATE, 8' HEIGHT
17	CONCRETE BENCH
22	TREE UPLIGHT
23	PLANK PAVER TYPE 1
24	PLANK PAVER TYPE 2





REFERENCE NOTES

SYMBOL	DESCRIPTION
12	SITE FURNISHINGS
18	PEDESTAL PAVERS
19	FIRETABLE
20	STEEL PLANTER, TYPE 4
21	RAILING, PER ARCH



PLANT SCHEDULE

TREES					SHRUBS				
	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY		BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	ACER CIRCINATUM 'PACIFIC FIRE' / VINE MAPLE	15 GAL		4		POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL		14
	ACER PALMATUM 'SEIRYU' / SEIRYU JAPANESE MAPLE	25 GAL		8		POLYSTICHUM POLYBLEPHARUM / JAPANESE TASSEL FERN	1 GAL		45
	BETULA NIGRA 'CULLY' TM / HERITAGE BIRCH	B & B	2" CAL	6		POTENTILLIA FRUTICOSA MCKAY'S WHITE / WHITE POTENTILLIA	1 GAL		40
	LAGERSTROEMIA INDICA 'PETITE SNOW' TM / PETITE WHITE CRAPE MYRTLE	15 GAL		15		RHODODENDRON X DORA AMATEIS / WHITE DWARF RHODODENDRON	5 GAL		6
	QUERCUS GARRYANA / OREGON OAK	B & B	2" CAL	9		SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA	5 GAL		25
	RHAMNUS PURSHIANA / CASCARA	B & B	1.5" CAL	20		TRACHELOSPERMUM ASIATICUM / STAR JASMINE	5 GAL		26
	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	25 GAL		3		VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL		24
	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B & B	2.5" CAL	7	GROUND COVERS				
SHRUBS						CAREX Densa / DENSE SEDGE	1 GAL	12" o.c.	966 SF
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / FEATHER REED GRASS	1 GAL		9		CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL	30" o.c.	2,045 SF
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL		167		CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	1 GAL	30" o.c.	2,914 SF
	DAPHNE TRANSATLANTICA SUMMER ICE / SUMMER DAPNE	5 GAL		10		DESCHAMPSIA CESPITOSA 'GOLDDAU' / GOLD DEW TUFTED HAIR GRASS	FLAT	12" o.c.	1,515 SF
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL		3		FESTUCA IDAHOENSIS / IDAHO FESCUE	1" PLUG	6" o.c.	3,279 SF
	HELLEBORUS X 'IVORY PRINCE' / IVORY PRINCE HELLEBORE	1 GAL		9		GAULTHERIA SHALLON 'SNOQUALMIE PASS' / DWARF SALAL	1 GAL	30" o.c.	1,404 SF
	HYDRANGEA PANICULATA 'LITTLE LIME' / HARDY HYDRANGEA	5 GAL		12		JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	12" o.c.	284 SF
	LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF	1 GAL		137		LAWN / SOD	SOD		1,745 SF
	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL		48		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	30" o.c.	1,542 SF
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	3 GAL		26		POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	24" o.c.	902 SF
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	2 GAL		50		RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL	36" o.c.	1,539 SF
	PARTHENOCESSUS QUINQUEFOLIA / VIRGINA CREEPER	1 GAL		9		SEDUM MIX X SEDUM MIX / MIXED SEDUM	CUTTING		229 SF
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL		158		SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL	30" o.c.	998 SF
	PHILADELPHUS LEWISII / WILD MOCKORANGE	3 GAL		21		SYMPHORICARPOS ALBUS 'MAGIC BERRY' / COMPACT SNOWBERRY	1 GAL	36" o.c.	1,596 SF

Riverscape: Lot 8

Plant Palette - Trees



Vine Maple



'Seiryu' Japanese Maple



'Heritage' River Birch



White Crape Myrtle



Cascara Tree



Japanese Stewartia (fall color shown)



'Musashino' Zelkova- street tree

Riverscape: Lot 8

Plant Palette - Shrubs & Groundcovers



'Avalanche' Feather Reed Grass



'Karl Foerster' Feather Reed Grass



'Summer Ice' Daphne



Tufted Hairgrass



'Ivory Prince' Hellebore



'Little Lime' Dwarf Hydrangea



'Silvery Sunproof' Liriope



'Big Blue' Liriope



Tall Oregon Grape



California Wax Myrtle



'Harbor Dwarf' Nandina



Dwarf Fountaingrass



Wild Mockorange



Western Sword Fern



Japanese Tassel Fern

Riverscape: Lot 8

Plant Palette - Shrubs & Groundcovers



White Potentilla



White Dwarf Rhododendron



Fragrant Sarcococca



Star Jasmine



Evergreen Huckleberry



Dense Sedge



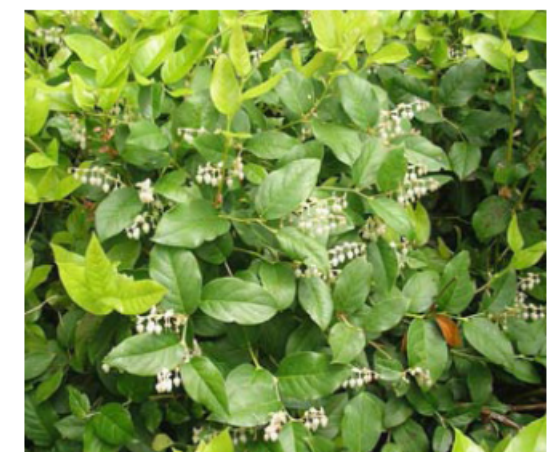
Redtwig Dogwood- winter color shown



'Kelsey' Dwarf Redtwig Dogwood- winter color shown



Idaho Fescue



Dwarf Salal



California Gray Rush



Compact Oregon Grape



Sedum Mix



Compact Snowberry

Courtyard & Groundlevel Furnishings & Products



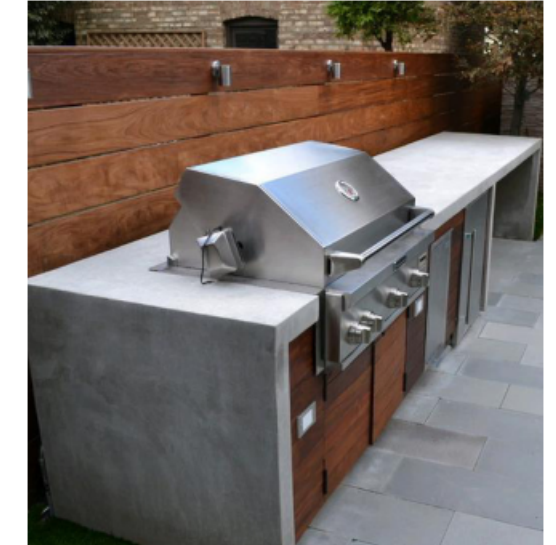
Poured in place raised concrete planters



Concrete Seatwall benches



Black metal planters



BBQ Grill



Mutual Materials Plank Pavers- courtyard



Metal picket fence




Mutual Materials permeable Eco Pioria pavers- parking lot





Gravel path at stormwater basin

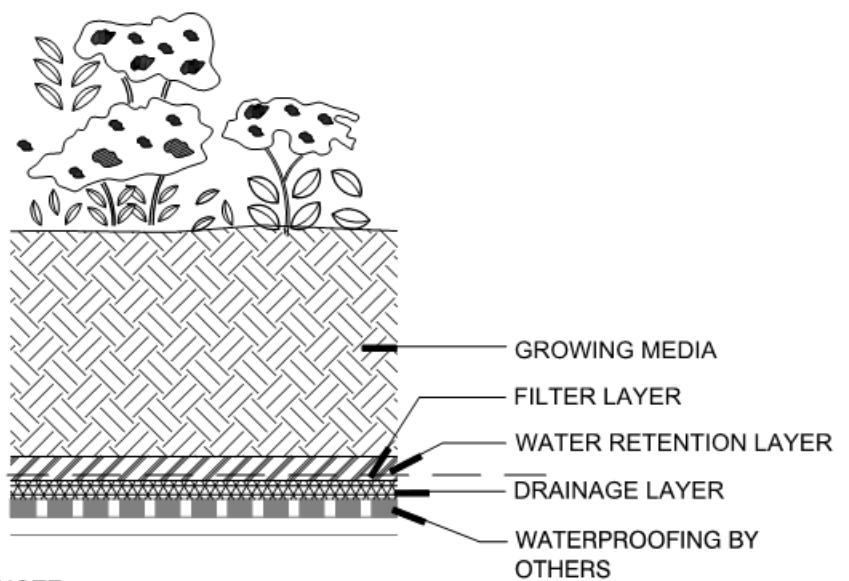
PLANT SCHEDULE BUILDING A

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	SEDUM MIX X SEDUM MIX / MIXED SEDUM CUTTING	
	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 STEFANO / STEFANOV STONECROP	
	12. SEDUM TAKESIMENSIS 'GOLDEN CARPET' / GOLDEN CARPET SEDUM	
	13. SEDUM TETRACTINUM 'CORAL REEF' / FISH SCALE SEDUM	

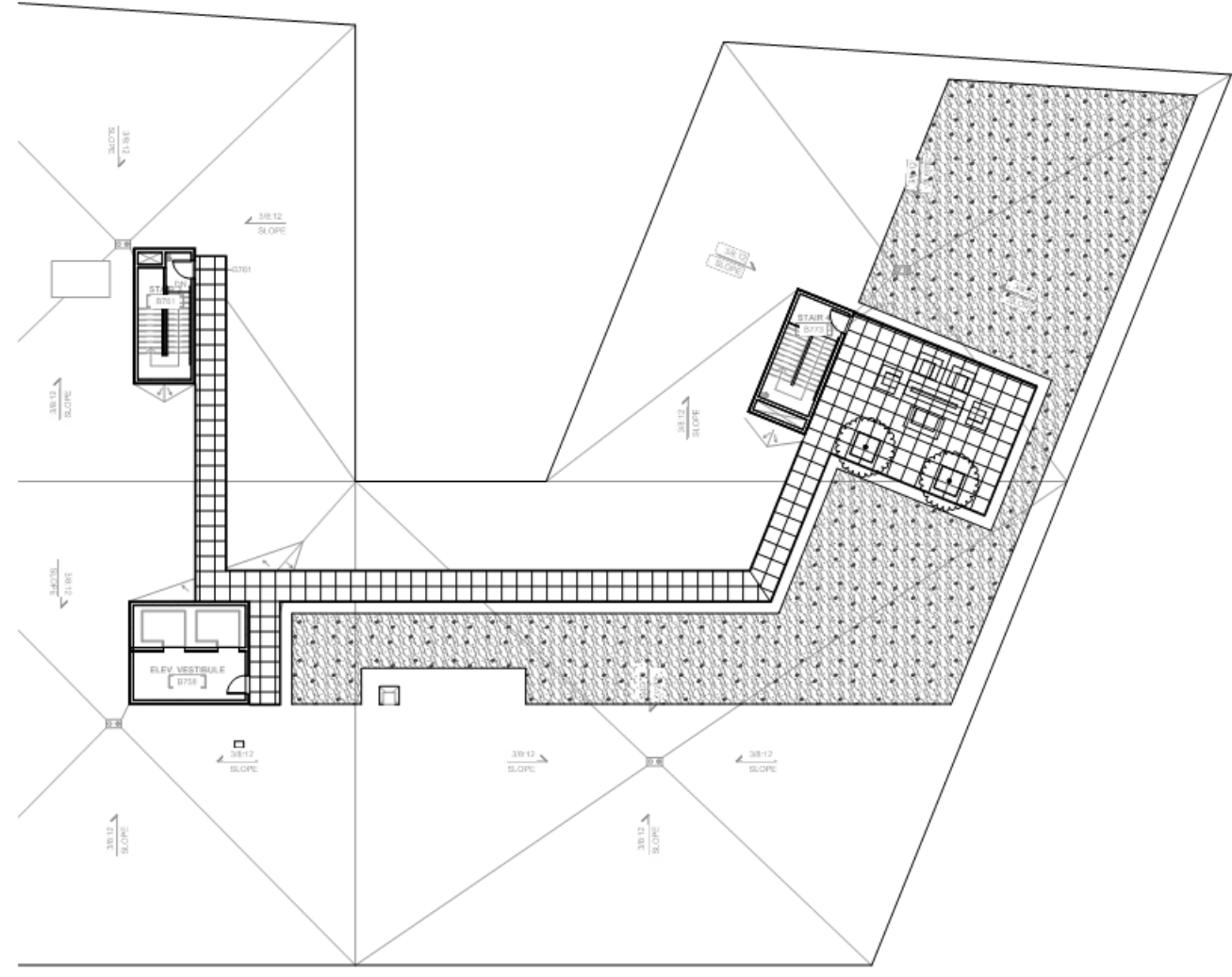
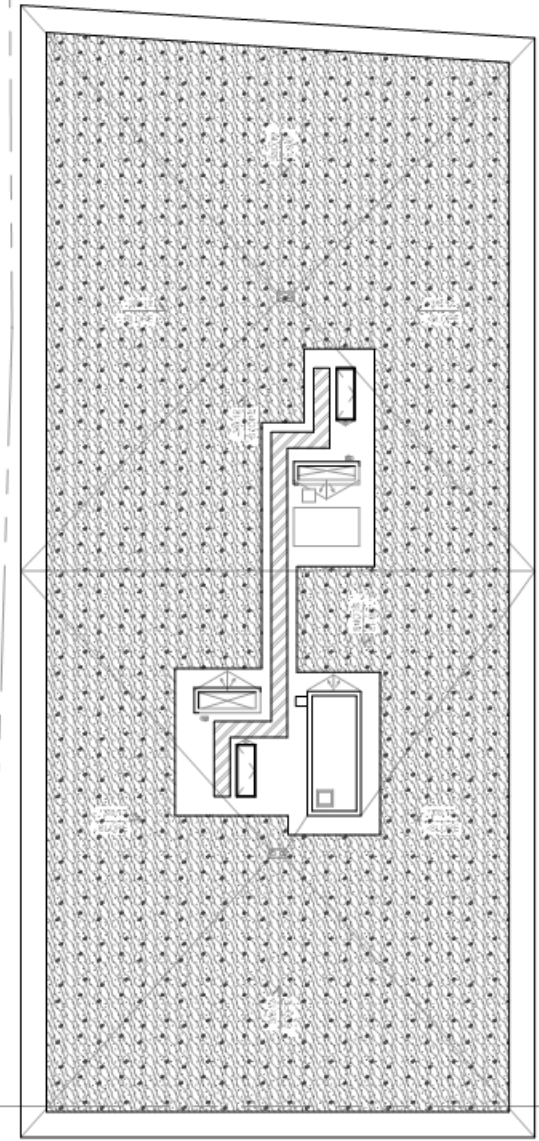
PLANT SCHEDULE BUILDING B

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 MIX X SEDUM MIX / MIXED SEDUM	CUTTING



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" ±.



1 BUILDING A

2 ECO-ROOF DETAIL
SCALE: NTS

3 BUILDING B



Roof Deck & Greenroof Furnishings & Products



Green Roof with Mixed Sedums



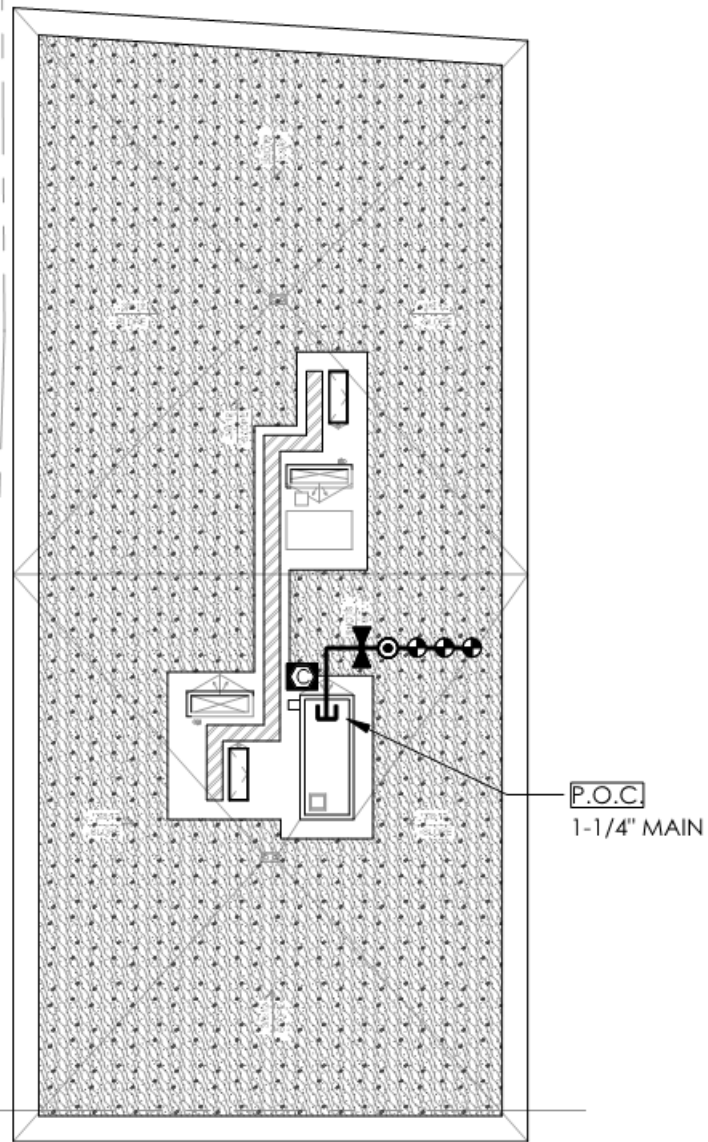
Concrete Pedestal Pavers- 24"x24" Mutual Materials



Black metal planters








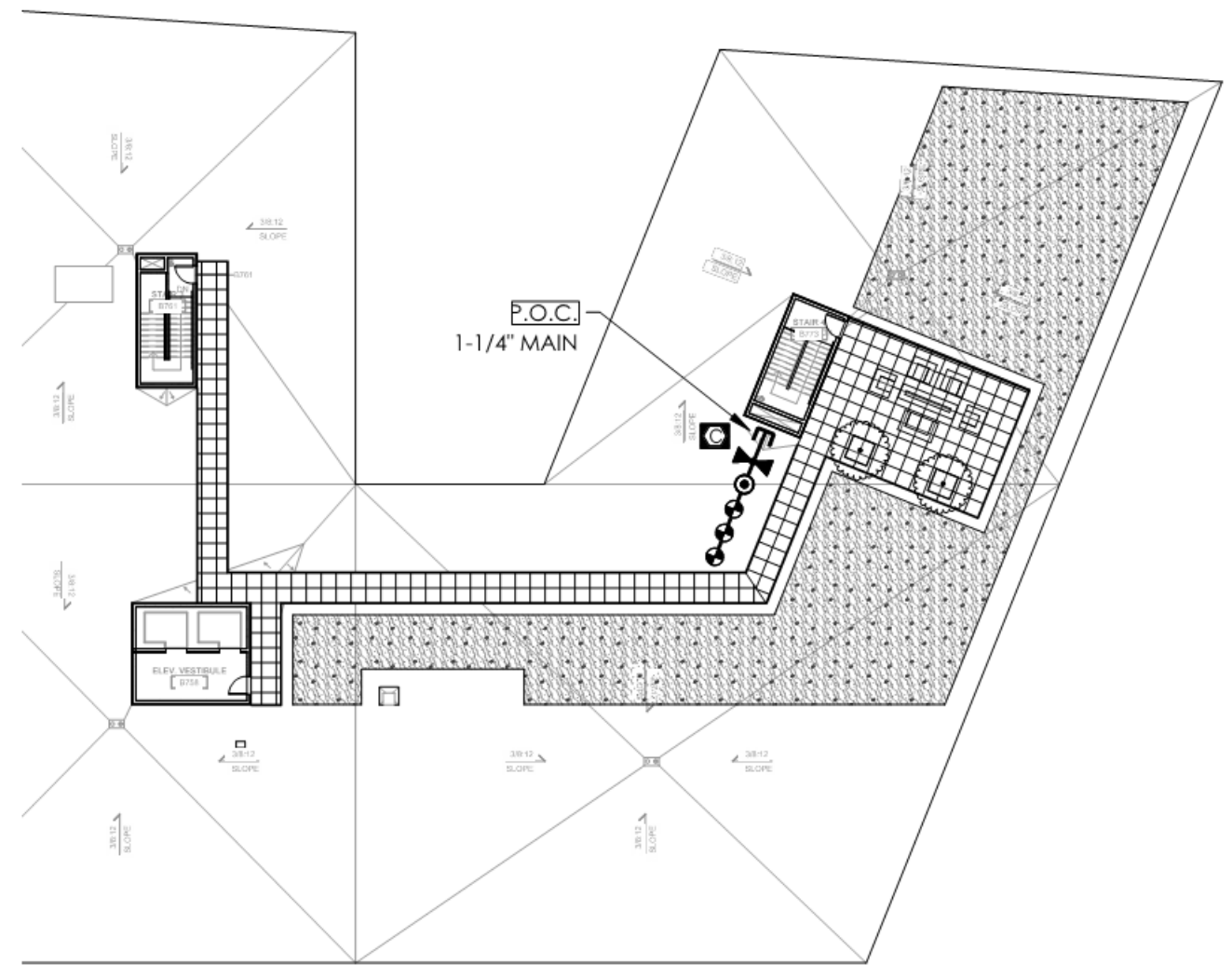
Concrete Fire Table



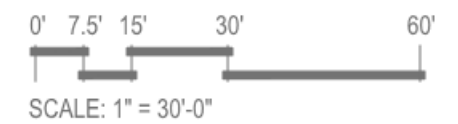
1 BUILDING A

IRRIGATION LEGEND

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



2 BUILDING B



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. 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. Removed sediment and debris from drains.

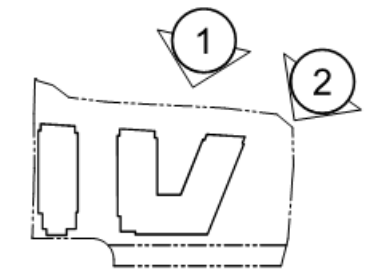
All Seasons: Weed as necessary.



1 COURTYARD



2 GREENWAY



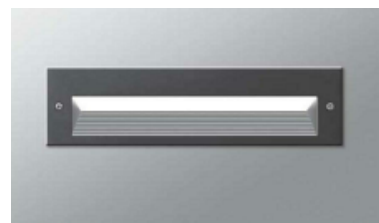


G-1B
DOWNLIGHT



BUILDING A

G-5
STEP LIGHT



R-1
RECESSED SQUARE
DOWNLIGHT



BUILDING B

EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	DESCRIPTION
G-1B	18	SQUARE MOUNTED DOWNLIGHT
G-5	35	STEP/BACK OF PLANTER FIXTURE
G-6	18	LANDSCAPE UPLIGHT FIXTURE
G-7	19	BOLLARD FIXTURE
R-1	7	RECESSED SQUARE DOWNLIGHT

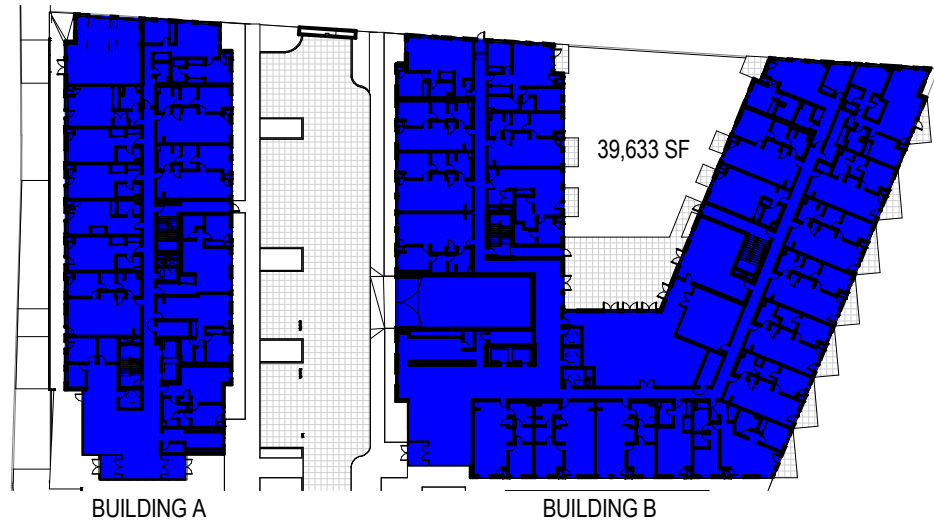
G-7
BOLLARD LIGHT



G-6
LANDSCAPE UPLIGHT
FIXTURE



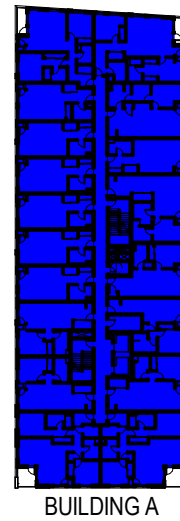
0' 10' 20' 40' 60'



LEVEL 1

1" = 80'-0"

1



LEVELS 2-3

1" = 80'-0"

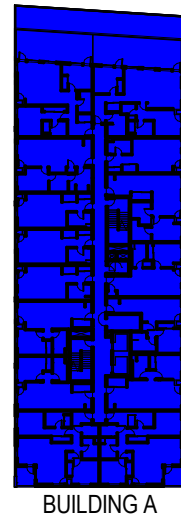
2



LEVEL 4

1" = 80'-0"

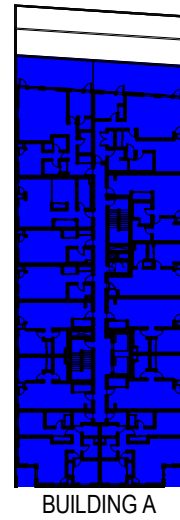
3



LEVEL 5

1" = 80'-0"

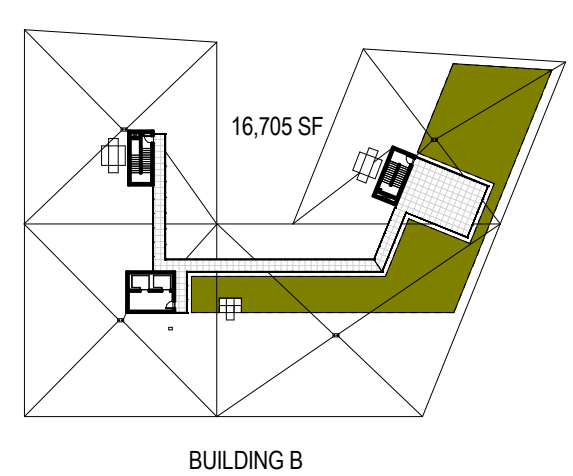
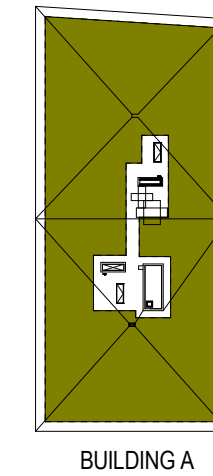
4



LEVEL 6

1" = 80'-0"

5

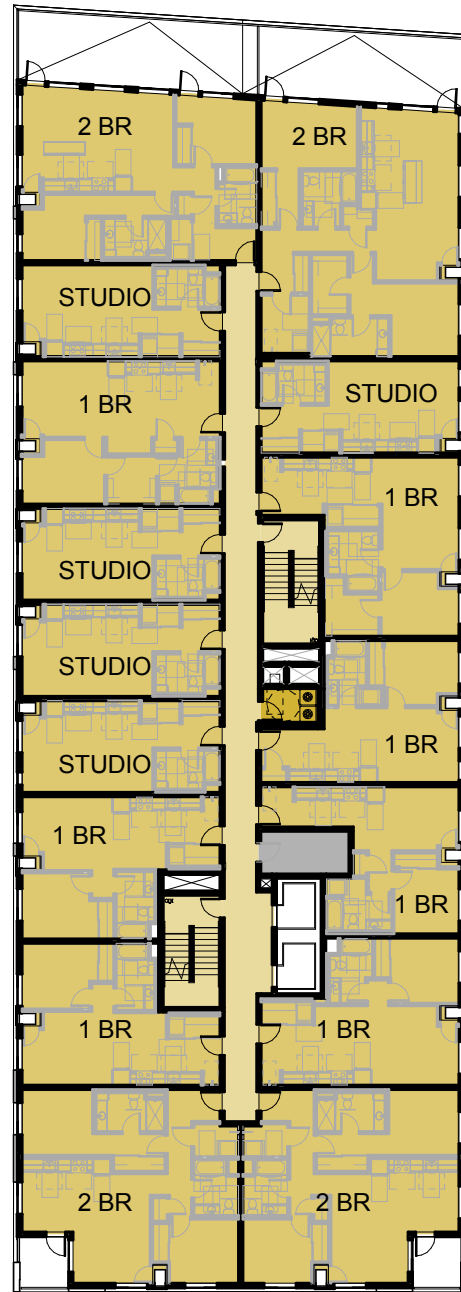


ROOF PLAN

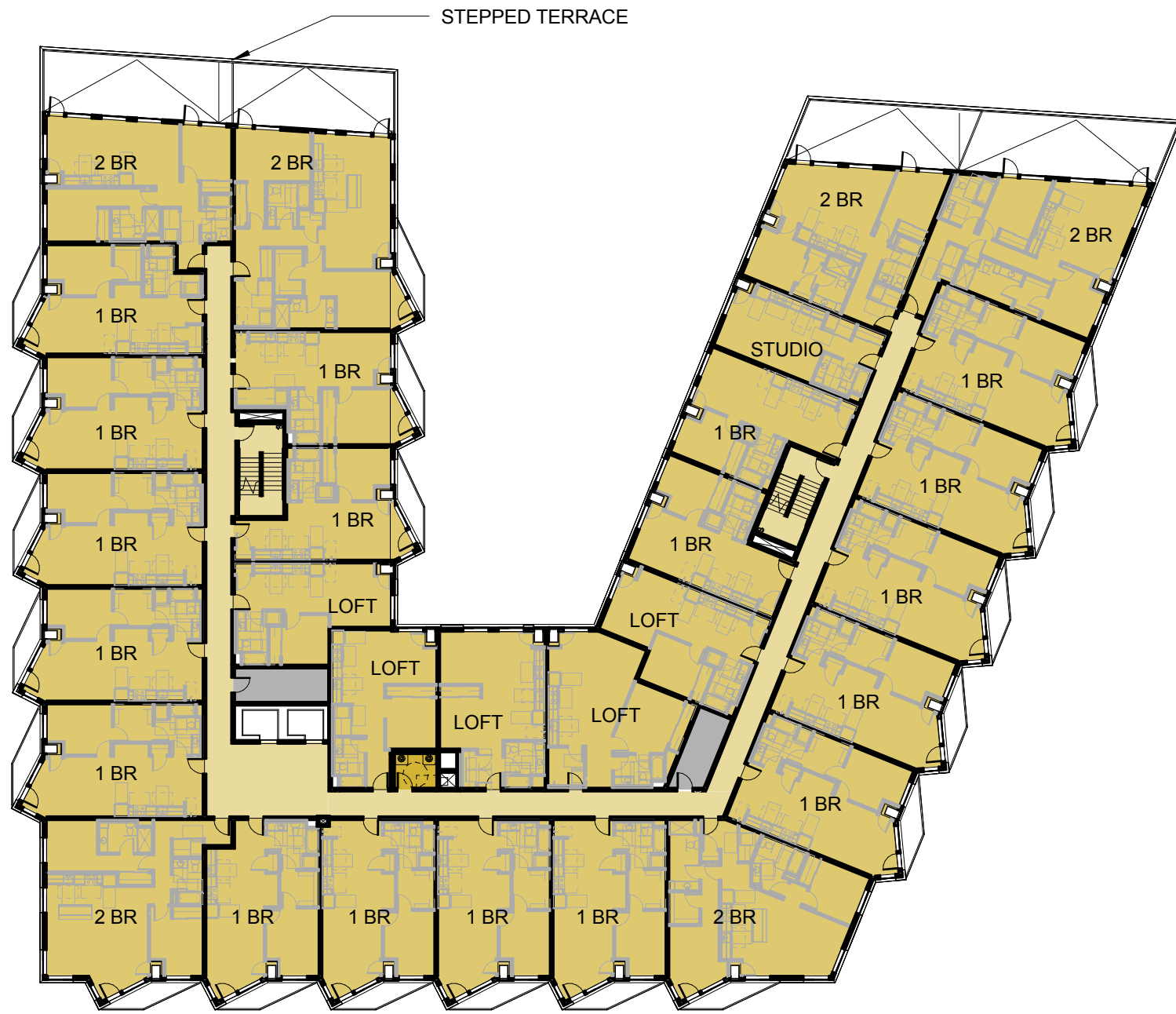
1" = 80'-0"

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)
16,705 SF	ECO-ROOF BONUS
234,039 SF	FAR TOTAL ALLOWED

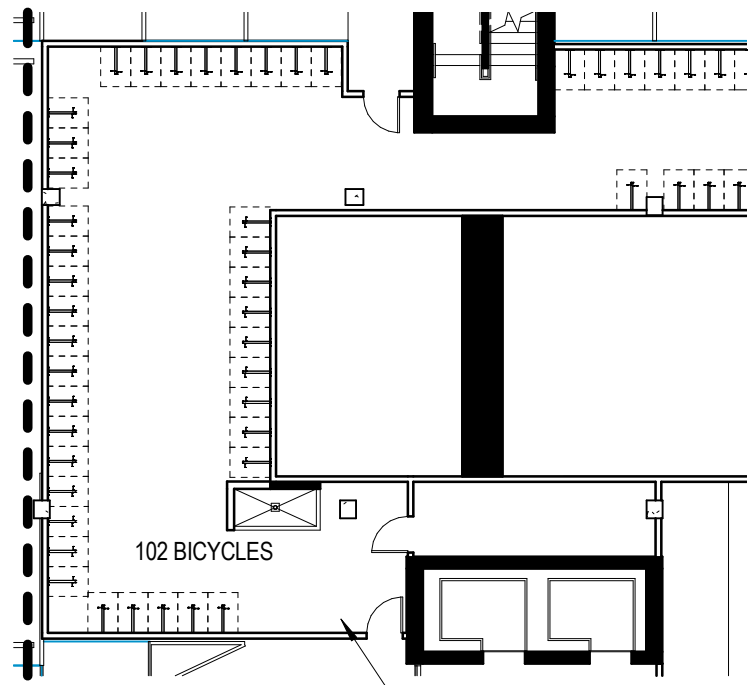


BUILDING A

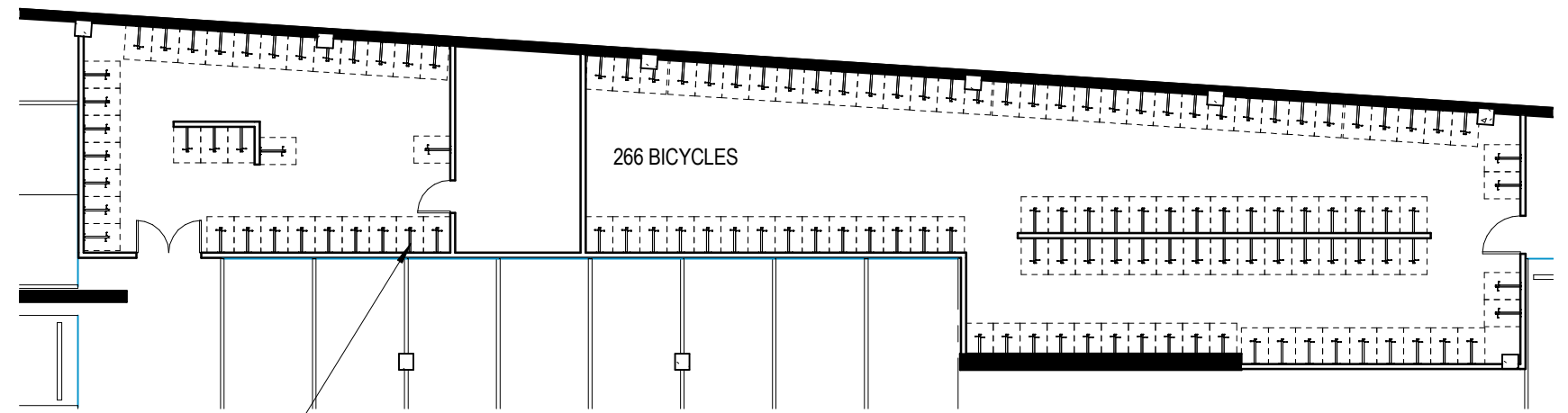


BUILDING B





BICYCLE PARKING 2 ②



BICYCLE PARKING 1 ①

WALL MOUNT RACKS

LONG TERM BIKE PARKING REQUIREMENT

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

INCLUDED IN PROJECT: 368 SPACES



BICYCLE PARKING

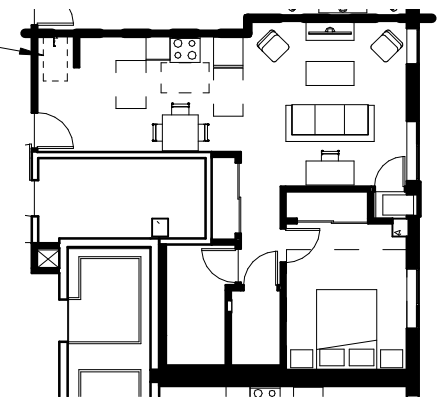
PER CITY OF PORTLAND PLANNING AND
 ZONING CODE - CHAPTER 33.266, TABLE 266-6

VERTICAL HOOK RACKS

SHORT TERM BIKE PARKING REQUIREMENT

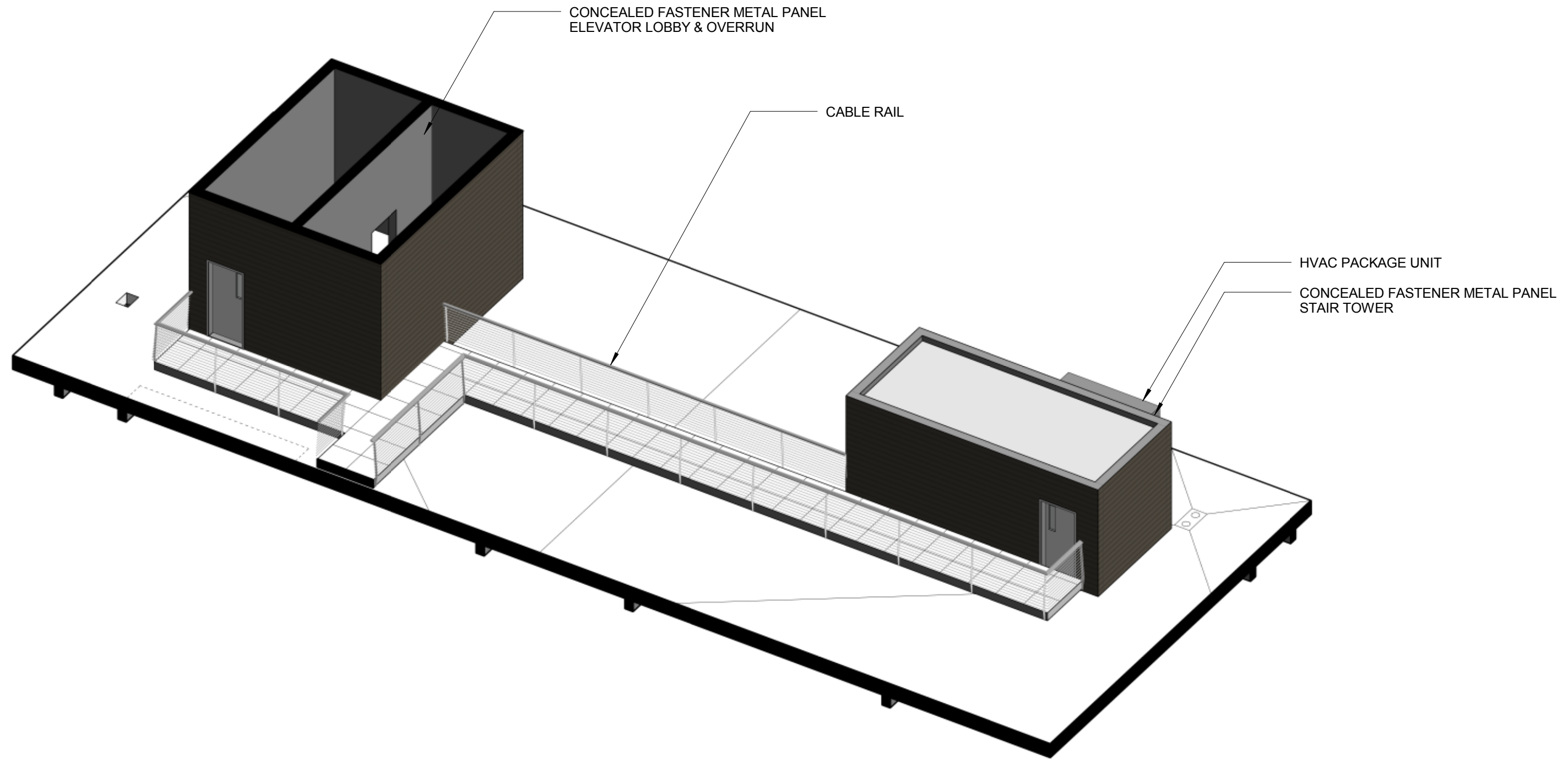
RESIDENTIAL: 1 SPACE PER 20 UNITS
 XXX UNITS / 20 = XX SPACES REQUIRED

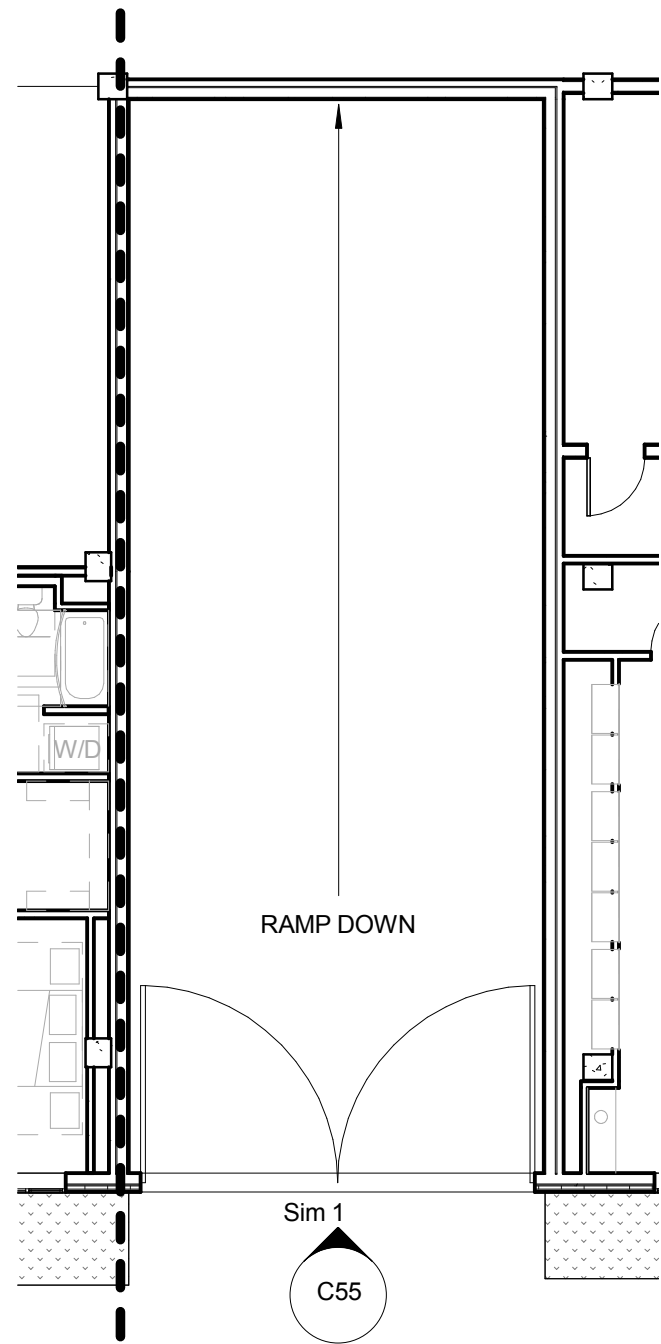
INCLUDED IN PROJECT: 153 SPACES



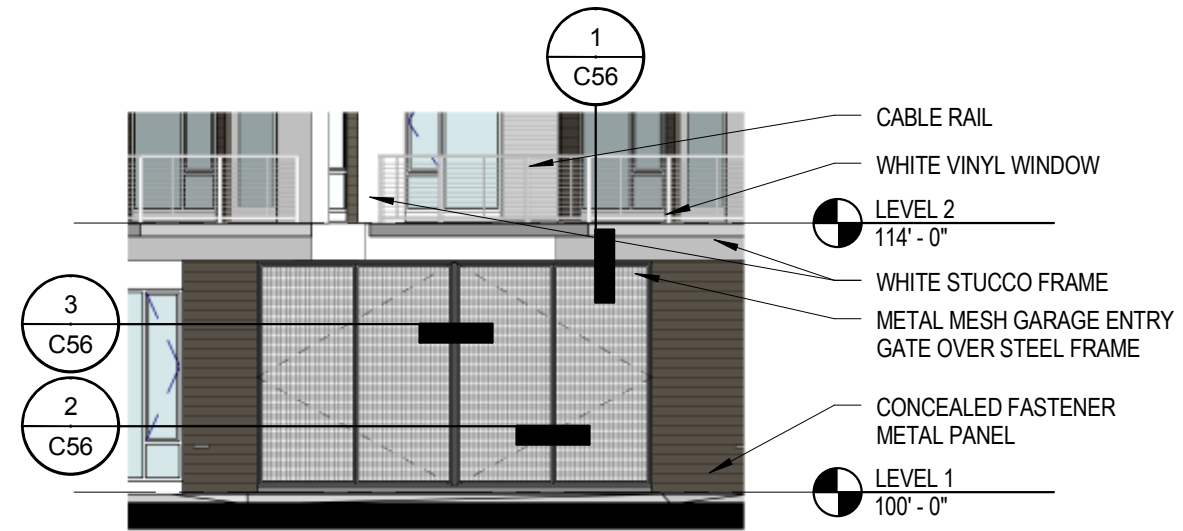
UNIT WITH BIKE RACK ③



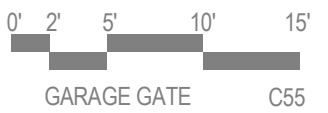


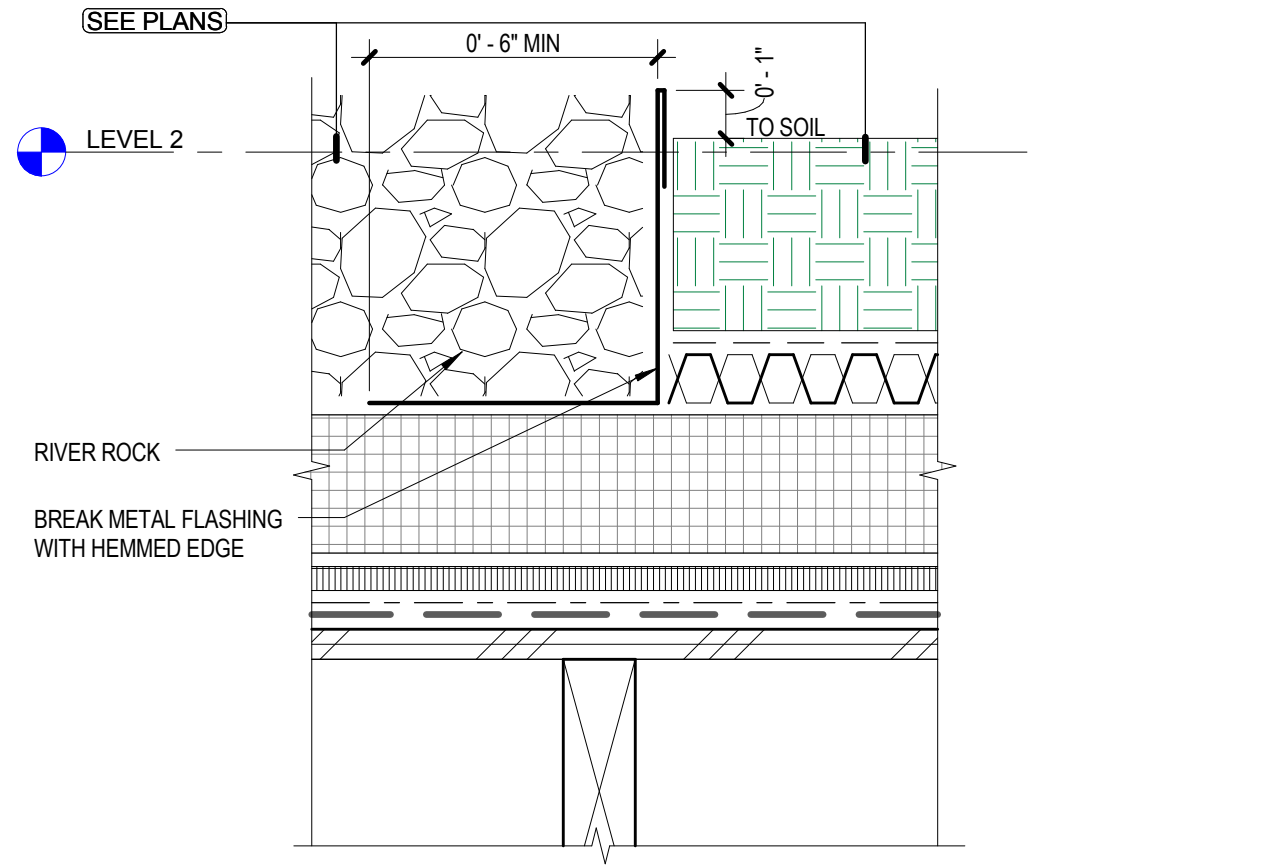


RAMP PLAN 2

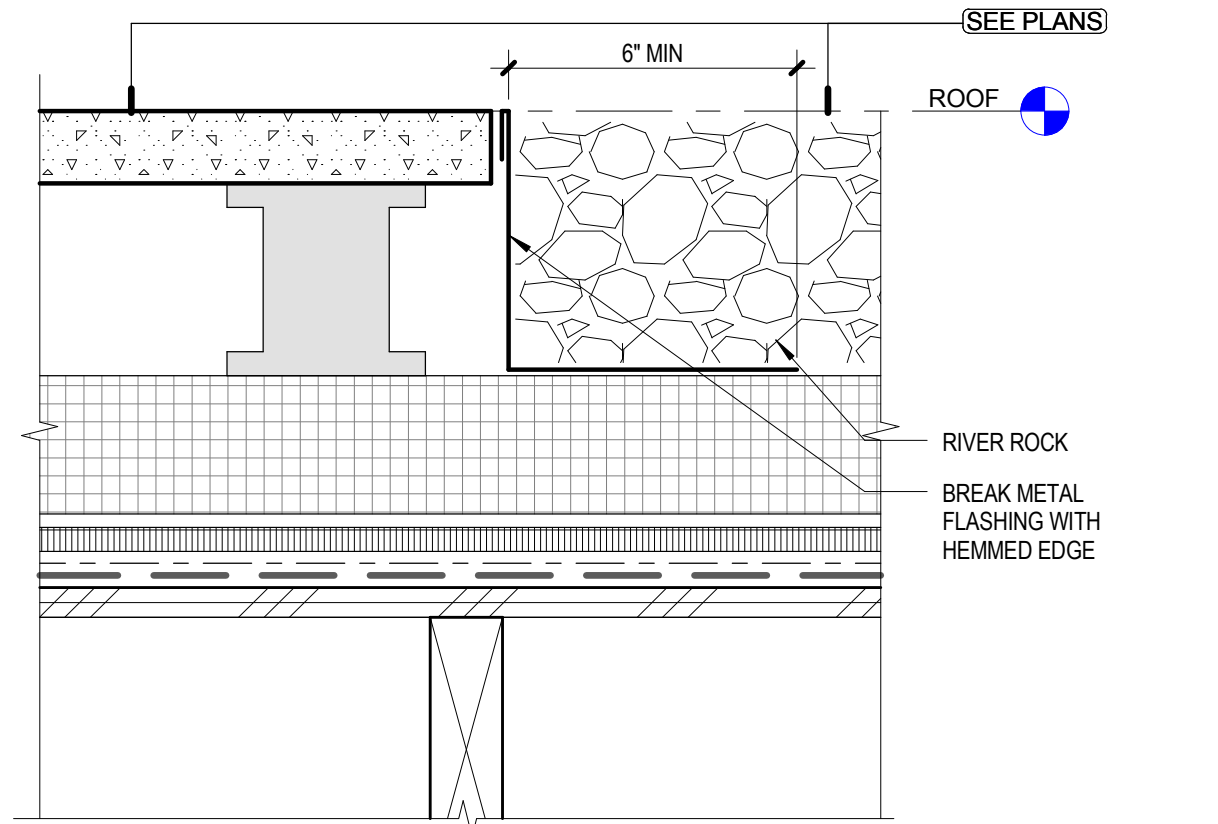


GARAGE GATE 1

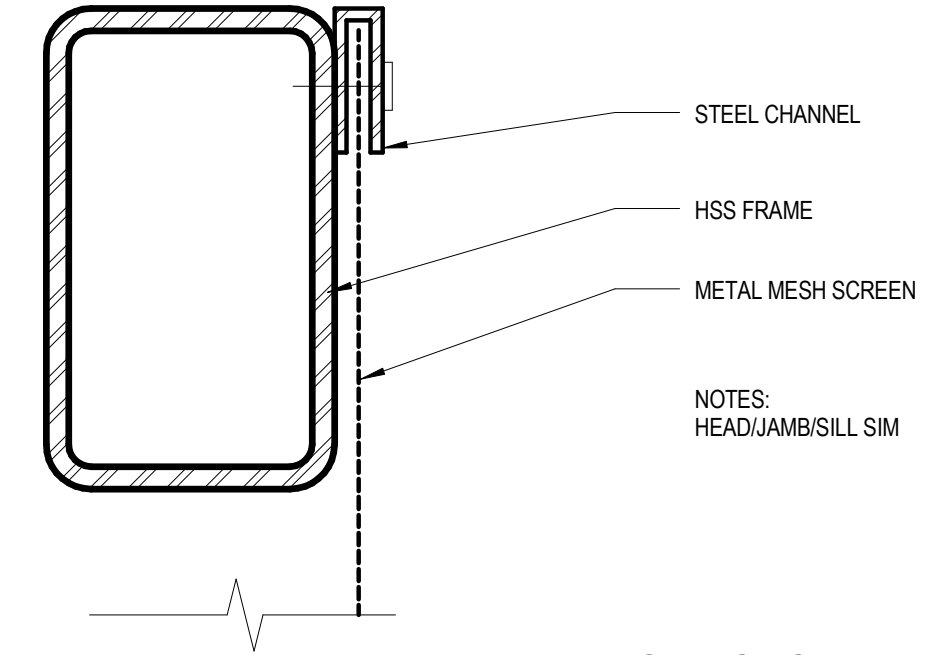




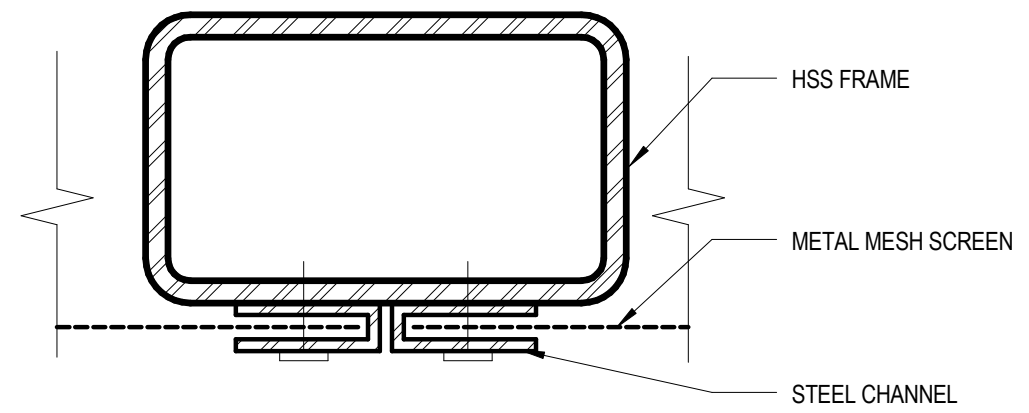
GREEN ROOF TO ROCK 4



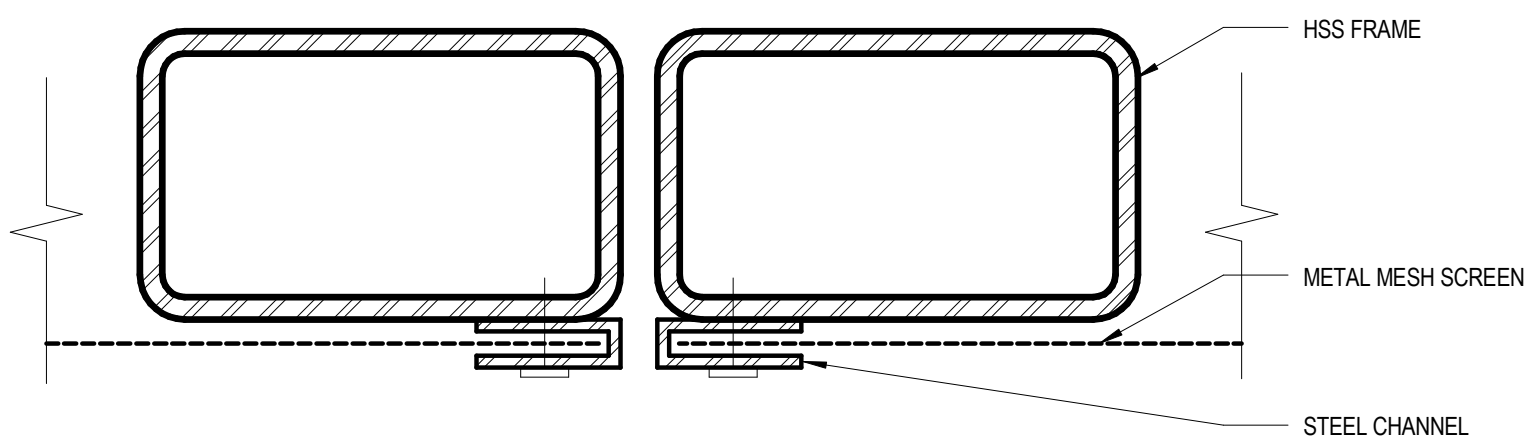
GREEN ROOF TO PAVERS 5



GARAGE GATE HEAD 1



GARAGE GATE MULLION 2



GARAGE GATE DOOR 3