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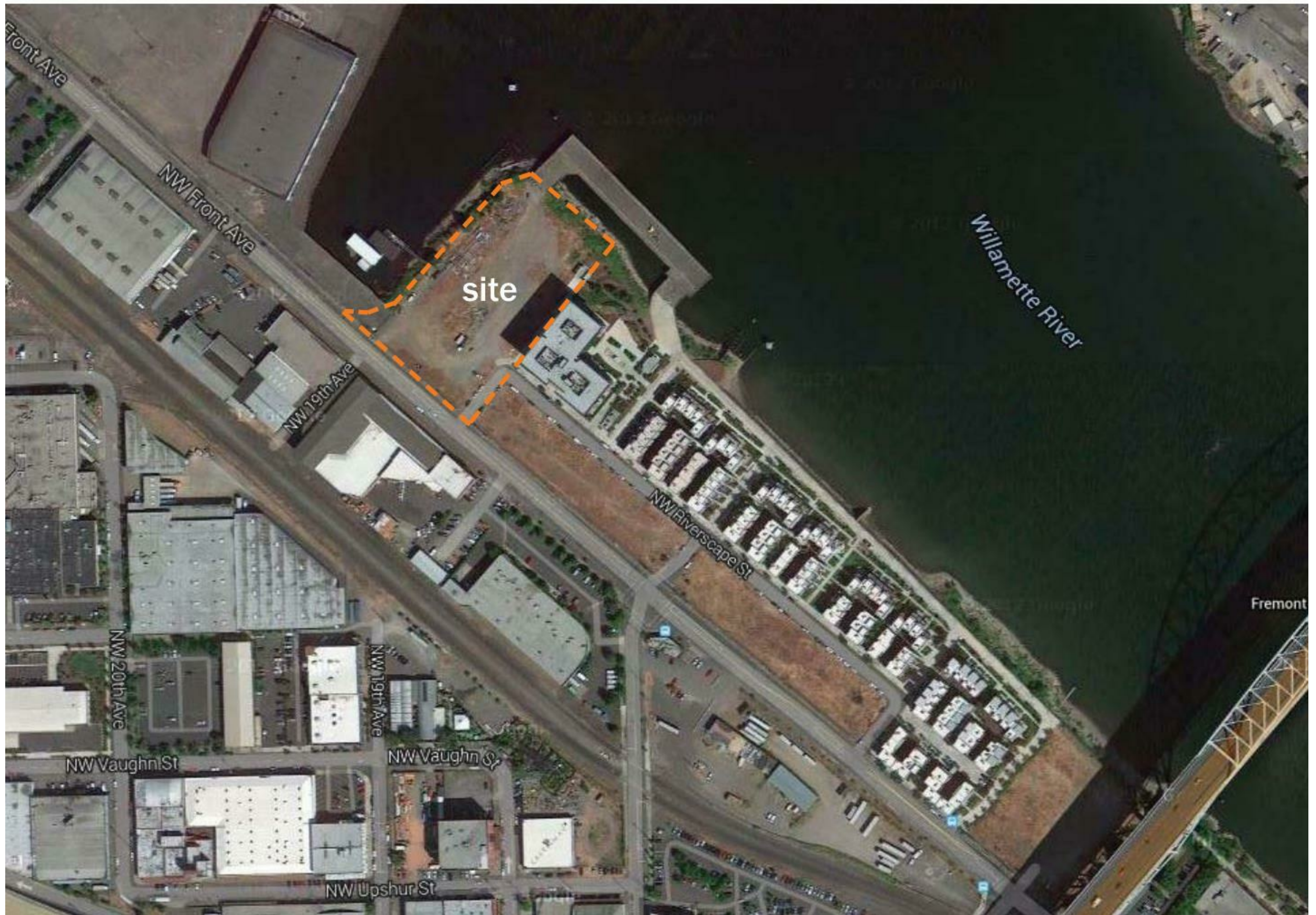
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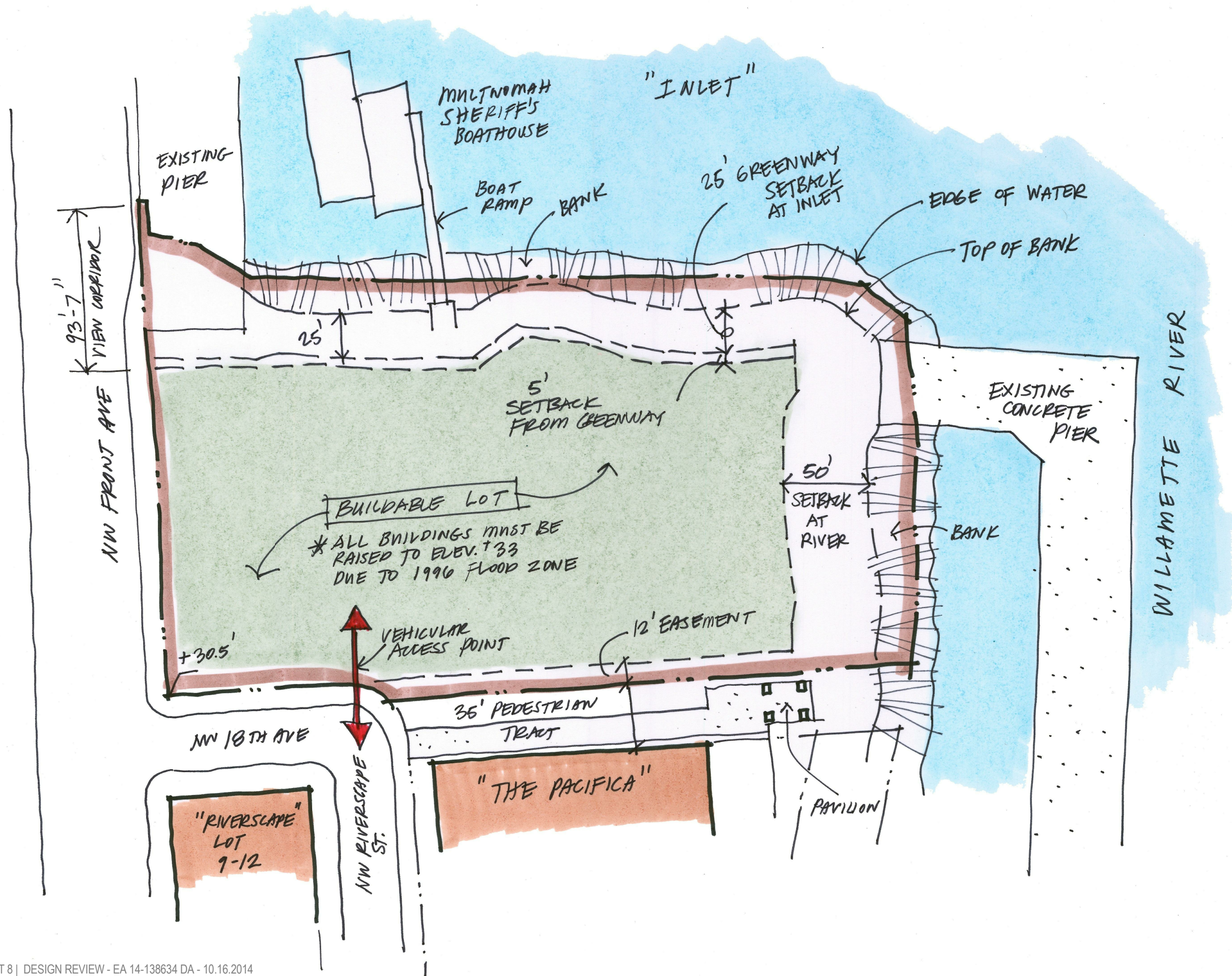
















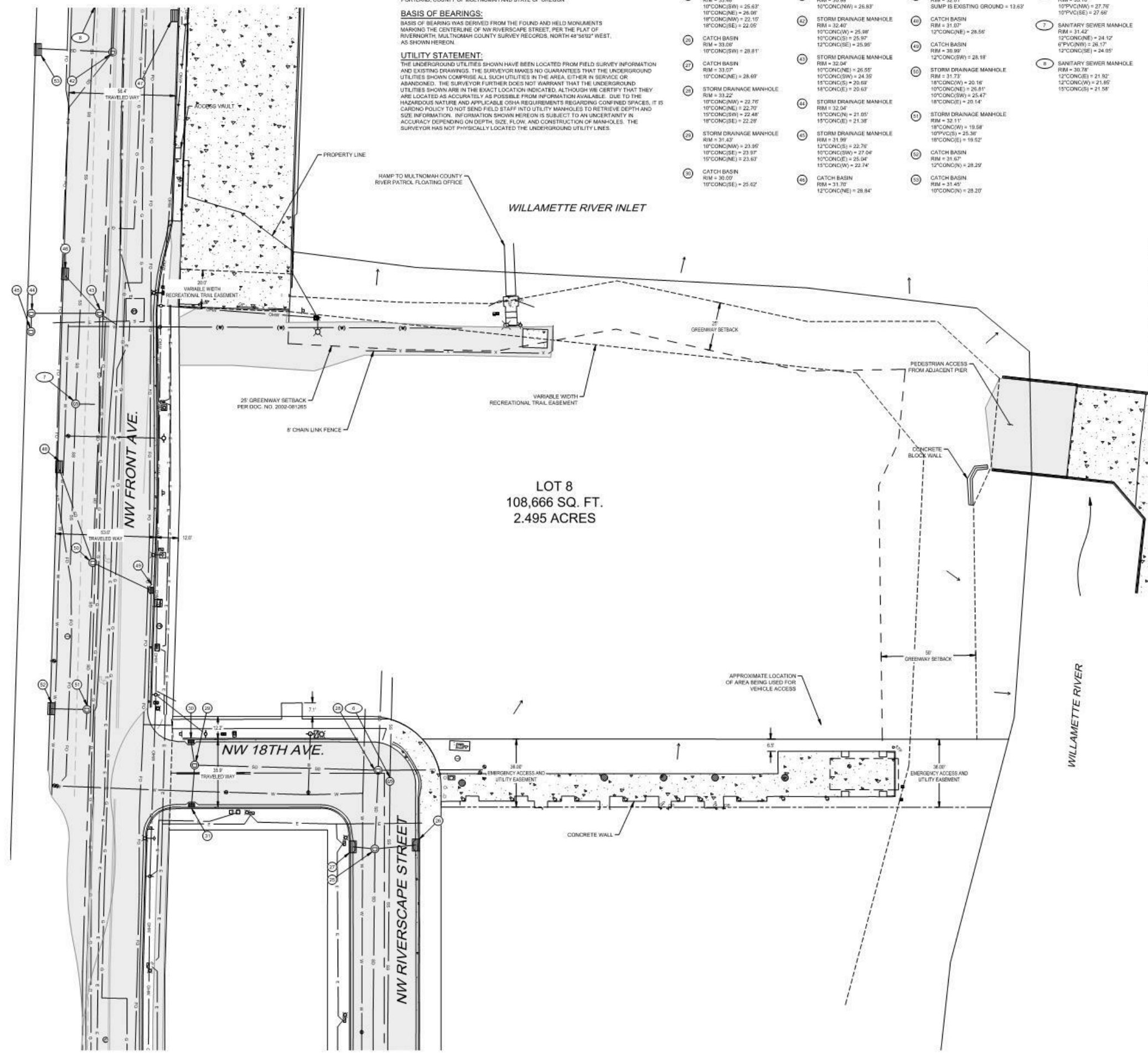
LEGAL DESCRIPTION: PER NOTED TITLE REPORT
LOT 8, RIVERSCAPE, RECORDED IN PLAT BOOK 1263, PAGE 53, IN THE CITY OF
PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

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.

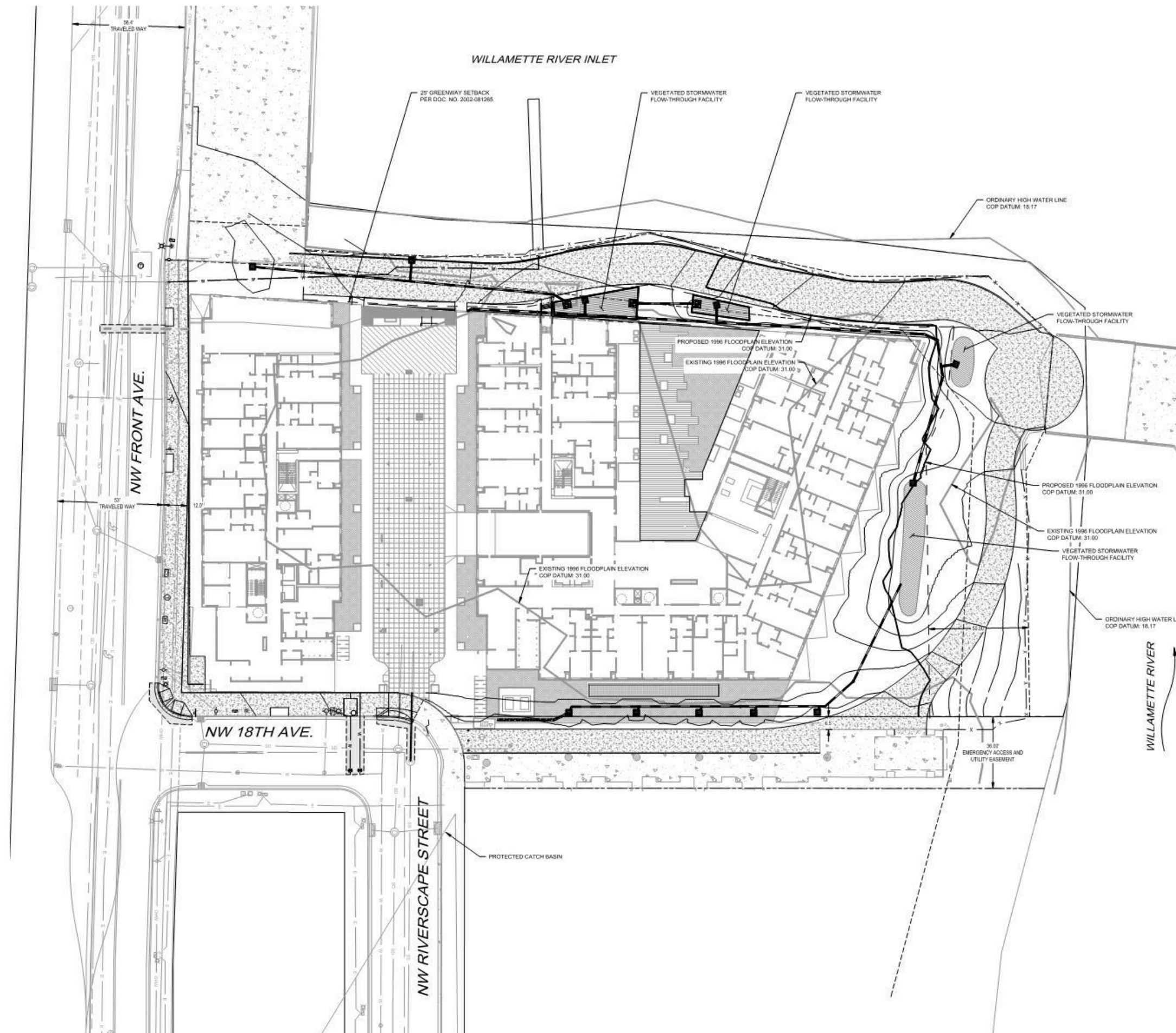
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION
AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND
UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT 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:			SANITARY SEWER TABLE:		
25	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'	31	CATCH BASIN RM = 30.99' 10"CONC(NW) = 25.83'	47	CATCH BASIN RM = 32.01' SUMP IS EXISTING GROUND = 12.63'
26	CATCH BASIN RM = 33.08' 10"CONC(SW) = 28.81'	42	CATCH BASIN RM = 32.47' 10"CONC(W) = 25.98' 12"CONC(SE) = 25.95'	48	CATCH BASIN RM = 31.87' 12"CONC(NE) = 26.56'
27	CATCH BASIN RM = 33.07' 10"CONC(NE) = 28.69'	43	STORM DRAINAGE MANHOLE RM = 32.04' 10"CONC(NE) = 26.95' 10"CONC(SW) = 24.35' 15"CONC(S) = 20.67' 18"CONC(E) = 20.67'	49	CATCH BASIN RM = 30.99' 12"CONC(SW) = 28.18'
28	STORM DRAINAGE MANHOLE RM = 33.22' 10"CONC(NW) = 22.76' 10"CONC(NE) = 22.70' 15"CONC(SW) = 22.48' 18"CONC(SE) = 22.28'	44	STORM DRAINAGE MANHOLE RM = 32.04' 10"CONC(NE) = 26.95' 10"CONC(SW) = 24.35' 15"CONC(S) = 20.67' 18"CONC(E) = 20.67'	50	STORM DRAINAGE MANHOLE RM = 30.99' 12"CONC(SW) = 28.18'
29	STORM DRAINAGE MANHOLE RM = 31.43' 10"CONC(NW) = 23.95' 10"CONC(SW) = 23.97' 15"CONC(NE) = 23.63'	45	STORM DRAINAGE MANHOLE RM = 31.99' 12"CONC(S) = 22.76' 10"CONC(SW) = 27.04' 15"CONC(E) = 25.04' 15"CONC(W) = 22.74'	51	STORM DRAINAGE MANHOLE RM = 32.11' 18"CONC(W) = 19.58' 10"CONC(S) = 25.36' 18"CONC(E) = 19.52'
30	CATCH BASIN RM = 30.00' 10"CONC(SE) = 25.42'	46	CATCH BASIN RM = 31.70' 12"CONC(NE) = 28.84'	52	CATCH BASIN RM = 31.67' 12"CONC(N) = 28.29'
		49	CATCH BASIN RM = 31.45' 10"CONC(N) = 28.20'	53	CATCH BASIN RM = 31.45' 10"CONC(N) = 28.20'

SANITARY SEWER TABLE:		
6	SANITARY SEWER MANHOLE RM = 33.18' 10"PV(NW) = 27.76' 10"PV(SE) = 27.98'	
7	SANITARY SEWER MANHOLE RM = 31.42' 12"CONC(NE) = 24.12' 6"PV(NW) = 26.17' 12"CONC(SE) = 24.85'	
8	SANITARY SEWER MANHOLE RM = 30.78' 12"CONC(NE) = 31.92' 12"CONC(W) = 21.85' 15"CONC(S) = 21.58'	



- 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 FM
 - 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

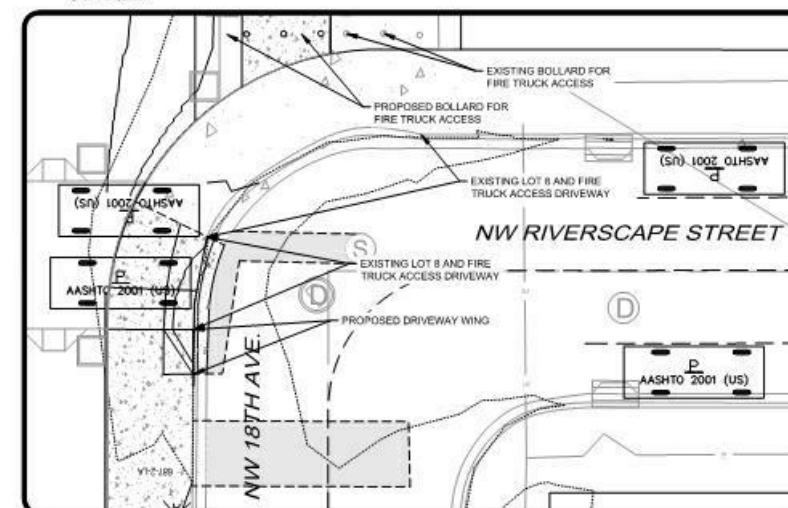
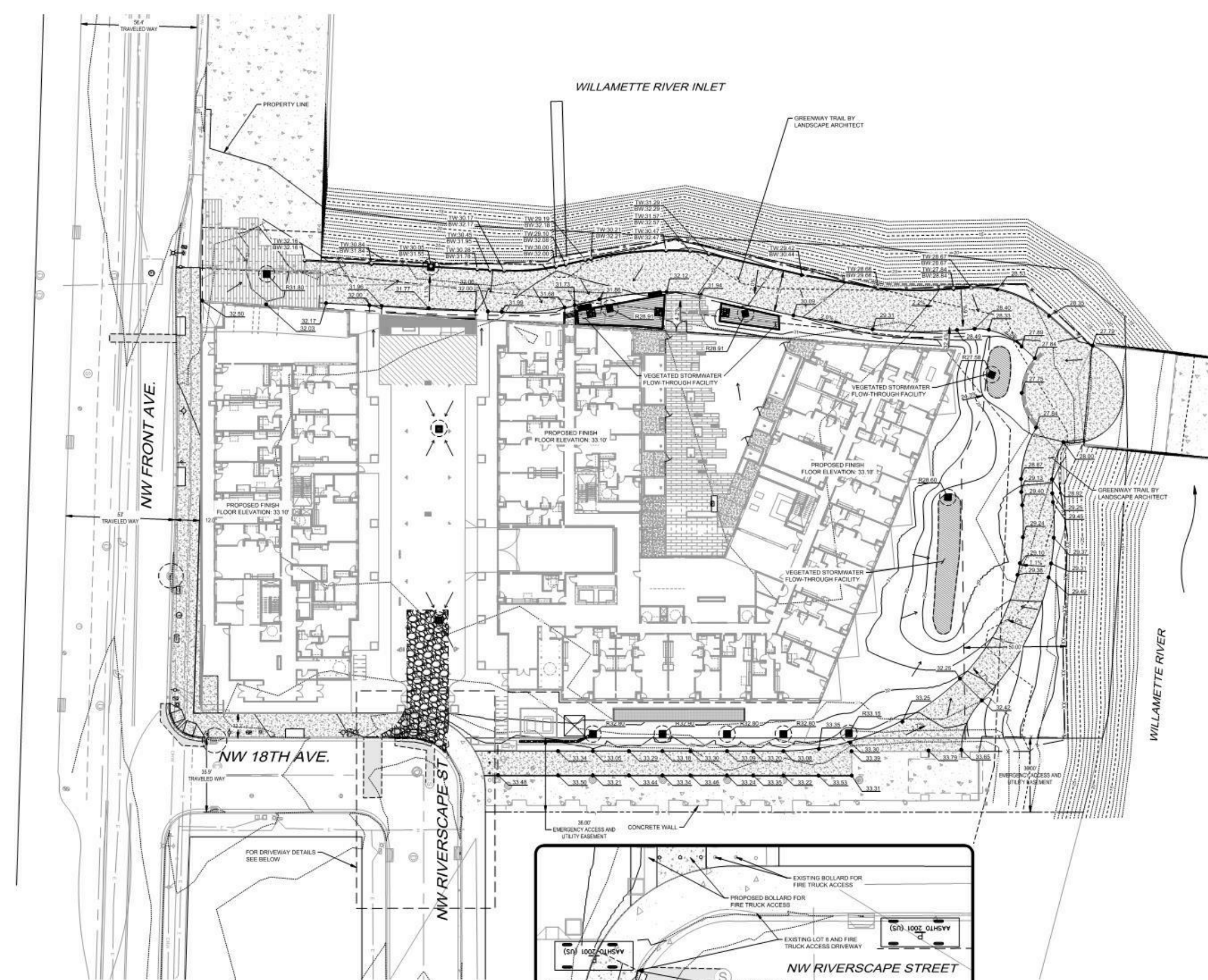


- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
 - - - - - EXISTING CENTERLINE
 - - - - - EXISTING RIGHT-OF-WAY LINE
 - - - - - EASEMENT LINE
 - - - - - PROPOSED STORM LINE
 - - - - - PROPOSED SANITARY LINE
 - - - - - PROPOSED MAJOR CONTOUR
 - - - - - PROPOSED MINOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 - - - - - 1996 FLOOD ELEVATION (31.00)
 - - - - - PROPOSED 1996 FLOOD ELEVATION (31.00)
 - - - - - 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
 - - - - - 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



LEGEND

	EXISTING BOUNDARY LINE
	EXISTING CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EASEMENT LINE
	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
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ASPHALT SURFACE
	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
	STRAW WATTLES
	BIO BAG
	CONCRETE WASH
	GRAVEL CONSTRUCTION ENTRANCE



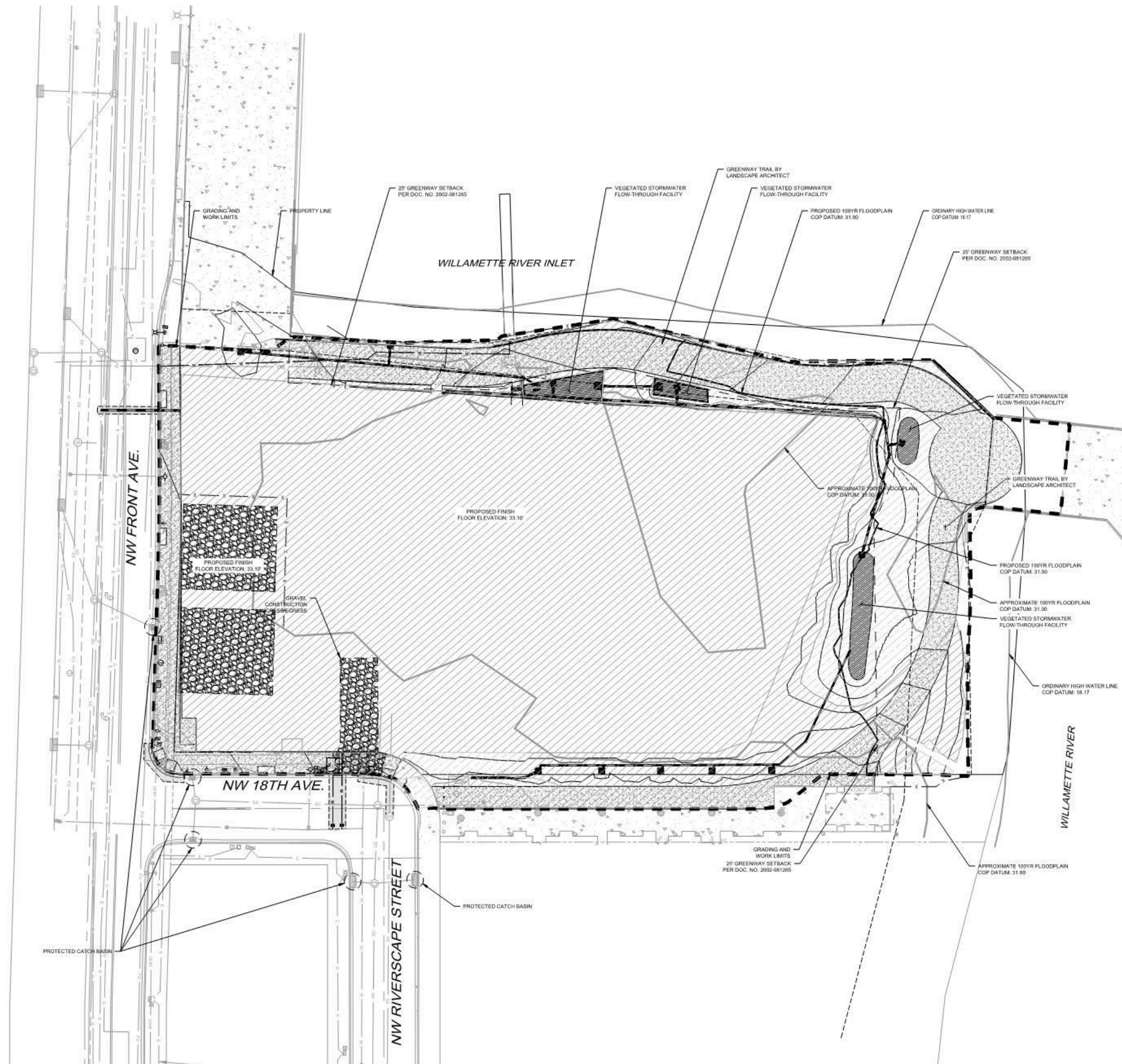
LOT 8 DRIVEWAY ENTRANCE DETAIL
SCALE: 1" = 10'

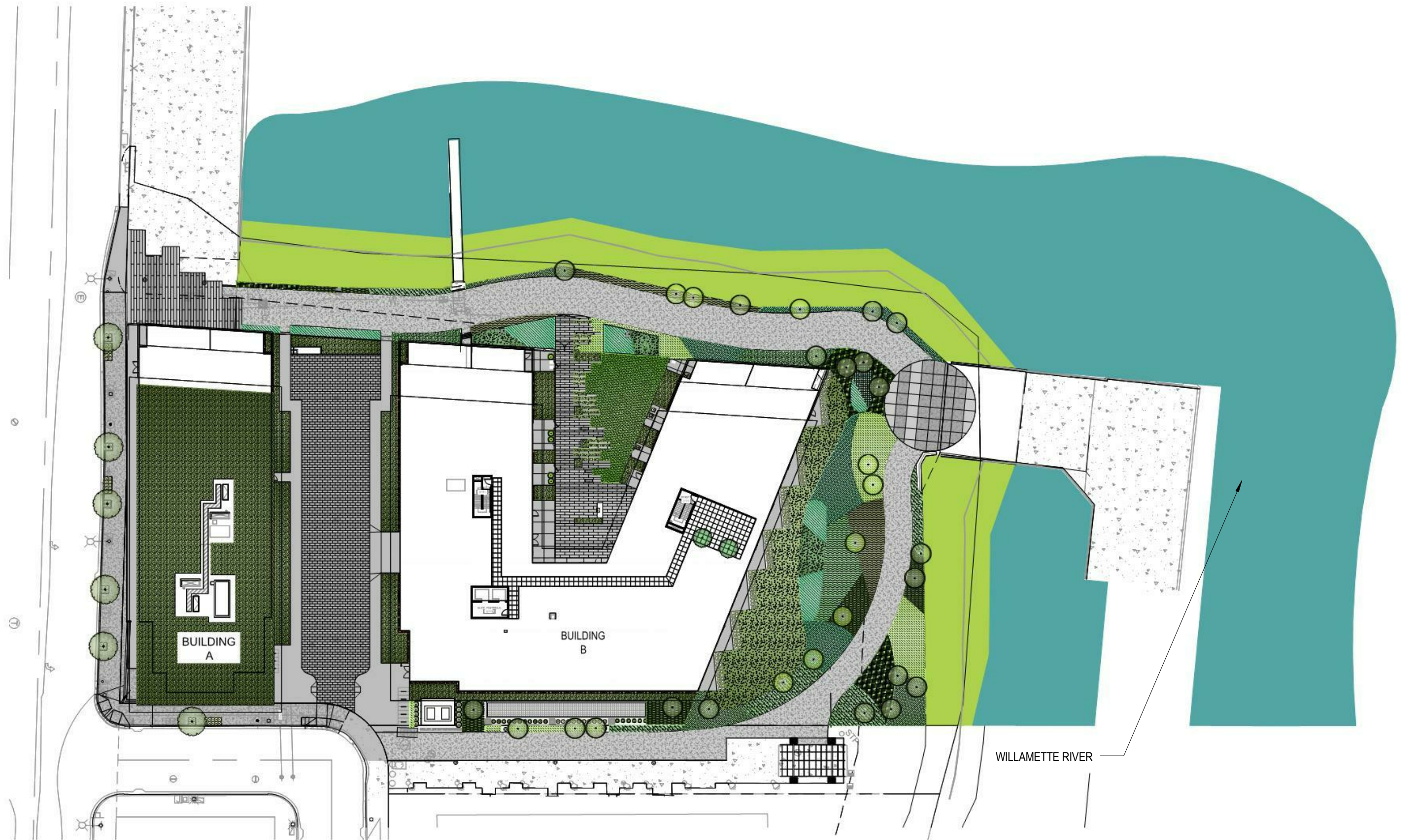
FLOODPLAIN GREENWAY STORAGE

EXISTING FLOODPLAIN STORAGE: 492.15 CY
PROPOSED FLOODPLAIN STORAGE: 912.08 CY

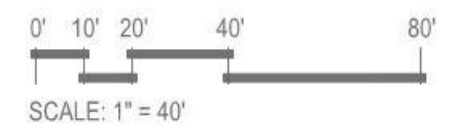
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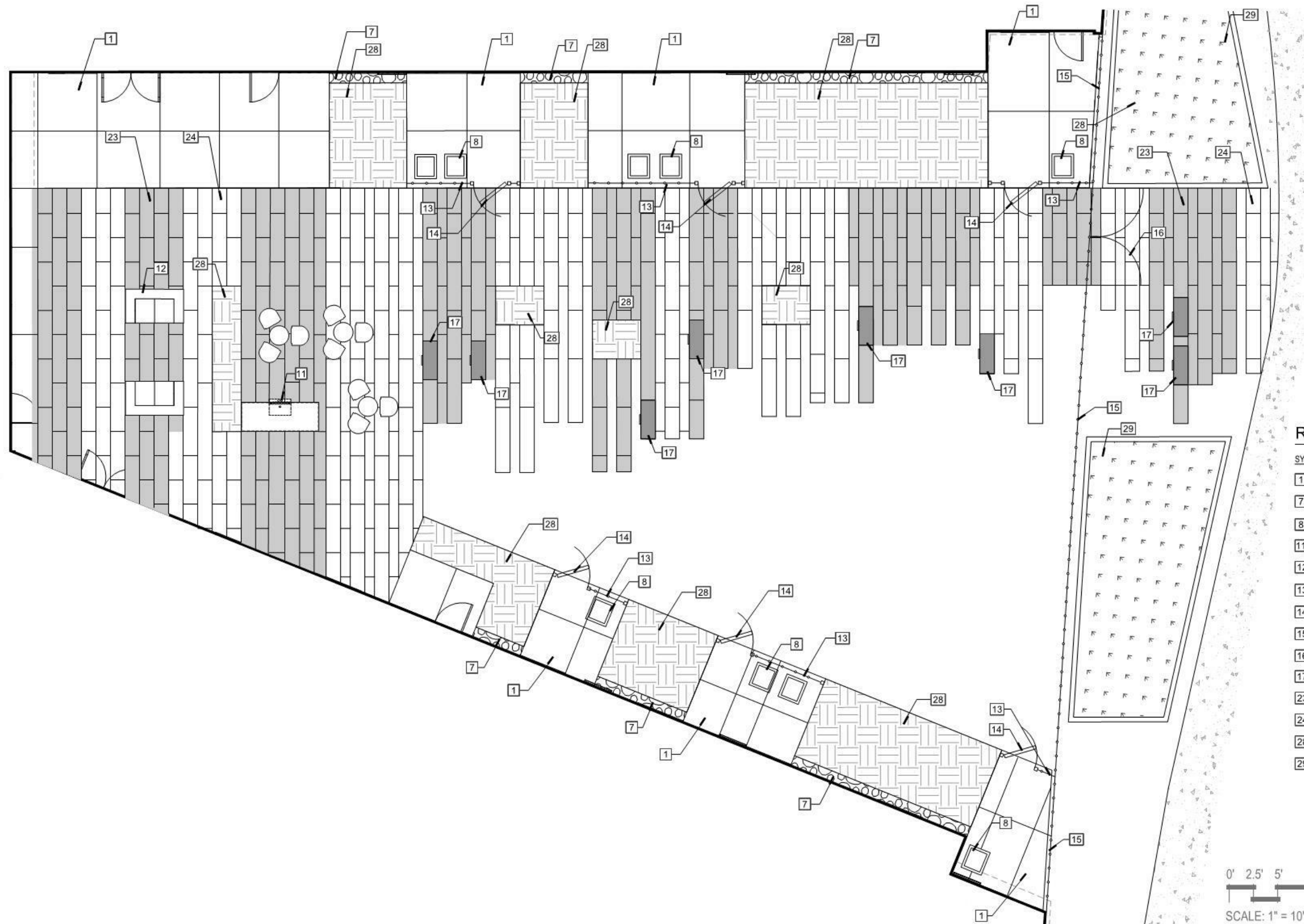
	EXISTING BOUNDARY LINE
	EXISTING CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EASEMENT LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	LIMITS OF DISTURBANCE
	100 YEAR FLOODPLAIN (31.00')
	PROPOSED 100 YEAR FLOODPLAIN (31.00')
	ORDINARY HIGH WATER LINE (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 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





<u>SYMBOL</u>	<u>DESCRIPTION</u>
1	CONCRETE PAVEMENT
2	PERMEABLE PAVERS
3	CONCRETE SEATWALL
6	LIGHT POST
7	RIVER ROCK 3-5"
28	ECOROOF
29	STORMWATER PLANTER



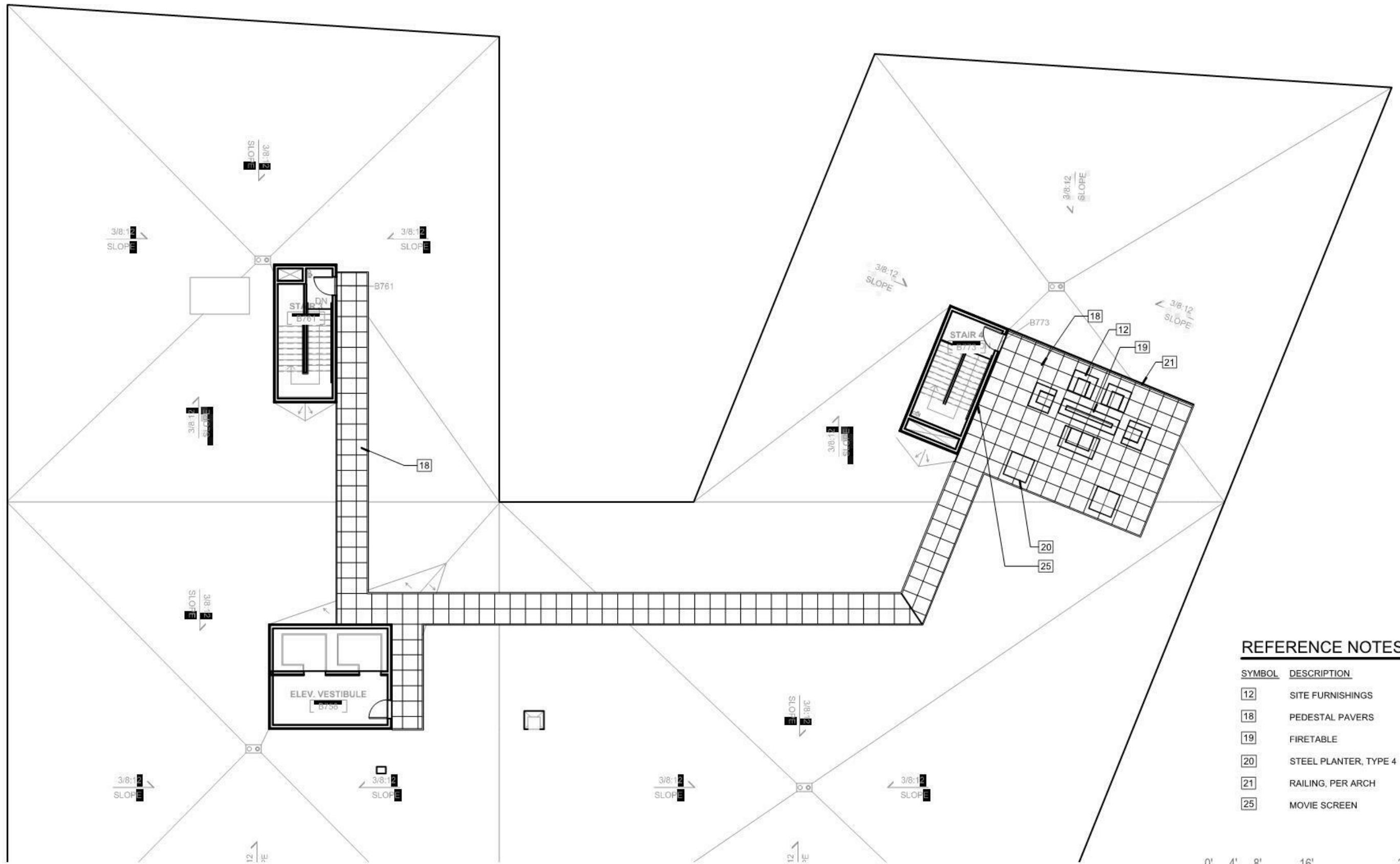


REFERENCE NOTES

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

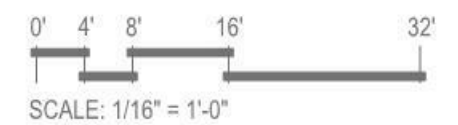
0' 2.5' 5' 10' 20'
SCALE: 1" = 10'

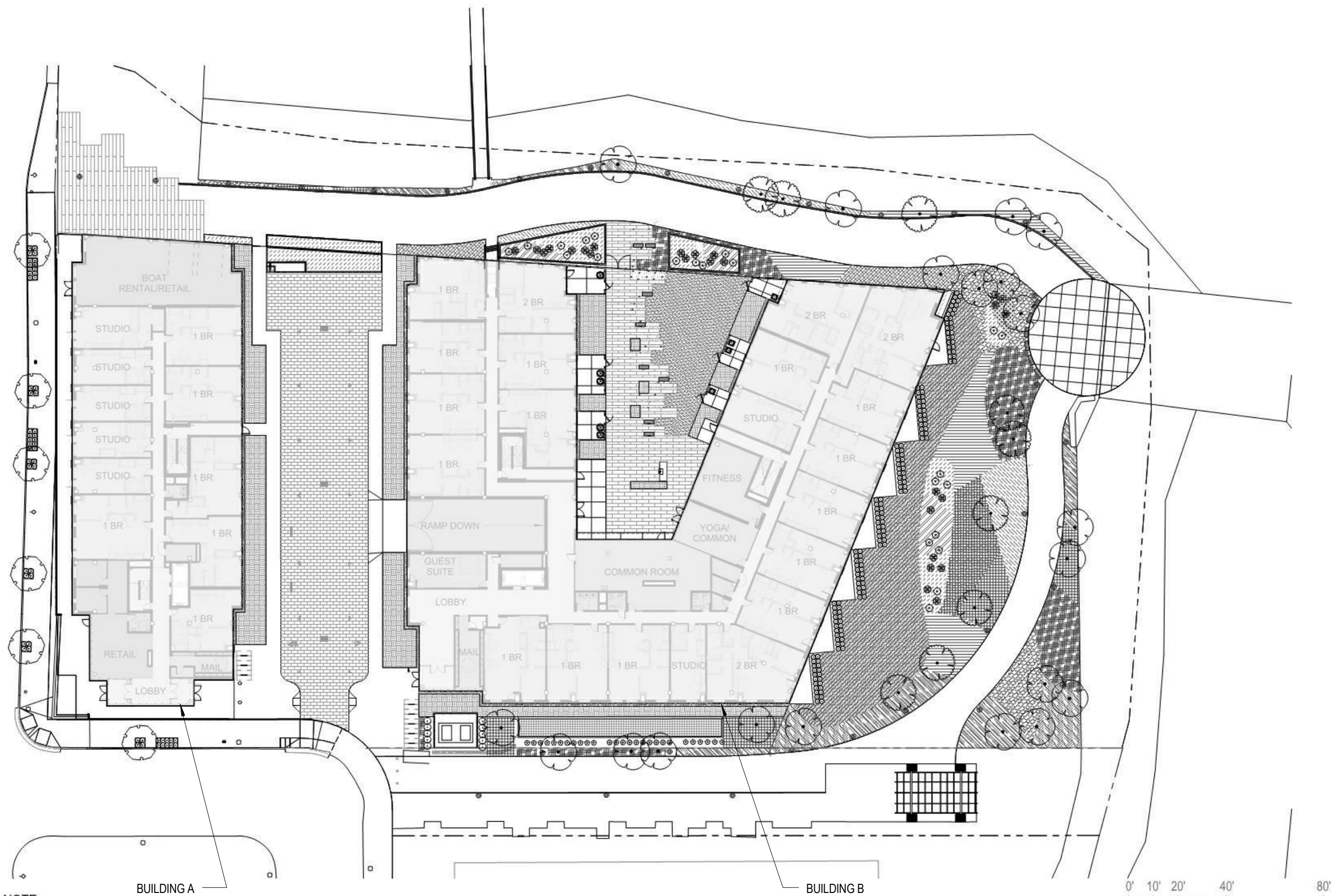




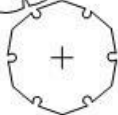
REFERENCE NOTES

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

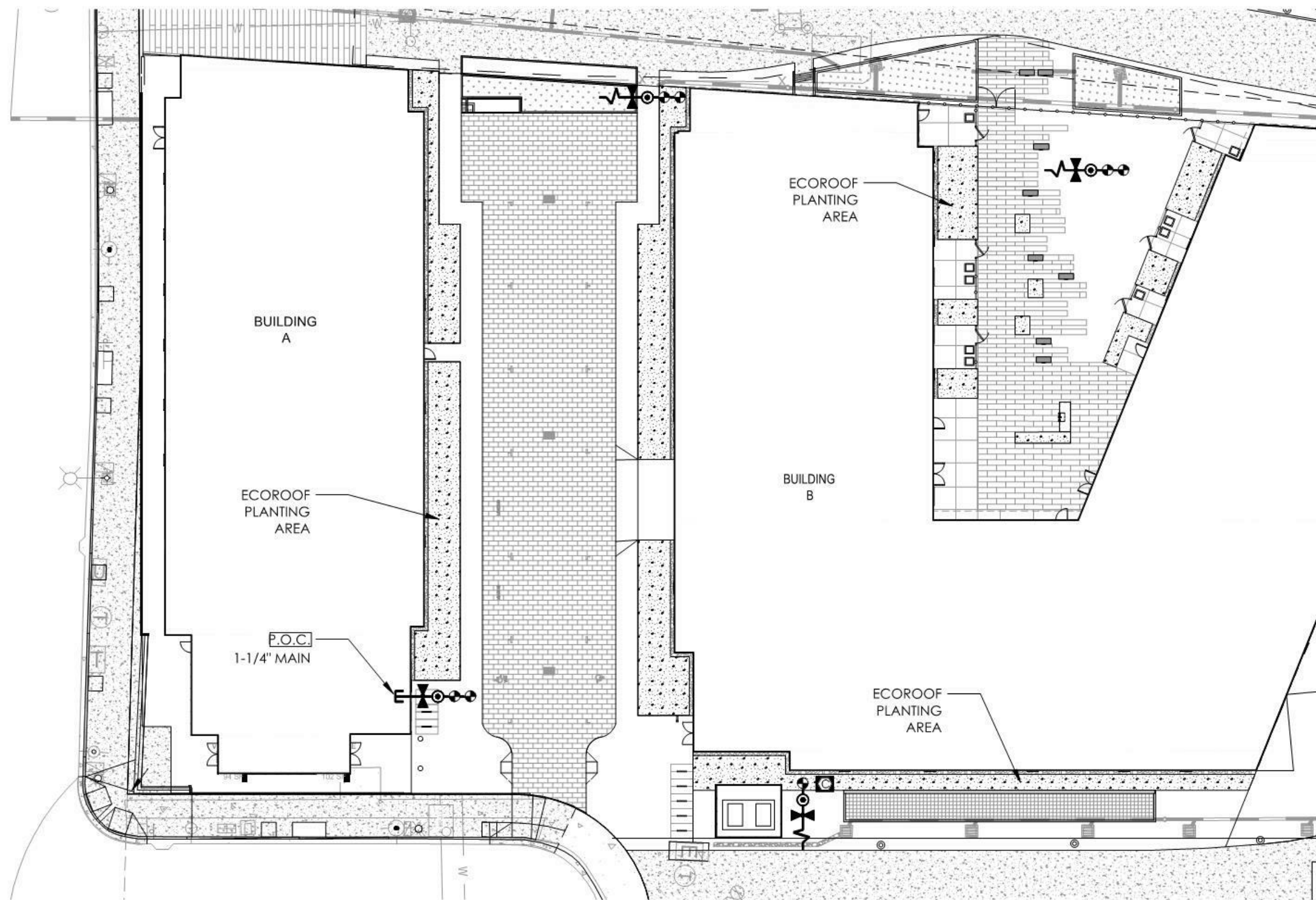




OVERALL PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	QUERCUS GARRYANA / OREGON OAK	B & B	2" CAL	9		CAREX Densa / DENSE SEDGE	1 GAL	12" o.c.	1,604 SF
	RHAMNUS PURSHIANA / CASCARA	B & B	1.5" CAL	20		CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL	30" o.c.	967 SF
	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B & B	2.5" CAL	6		CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	1 GAL	30" o.c.	2,327 SF
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL		165		FESTUCA IDAHOENSIS / IDAHO FESCUE	1" PLUG	6" o.c.	3,420 SF
	CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL		25		GAULTHERIA SHALLON 'SNOQUALMIE PASS' / DWARF SALAL	1 GAL	30" o.c.	1,157 SF
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL		4		JUNCUS EFFUSUS / SOFT RUSH	1 GAL	12" o.c.	569 SF
	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL		10		JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	12" o.c.	155 SF
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	3 GAL		10		LAWN / SOD	SOD		1,673 SF
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	2 GAL		2		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	30" o.c.	1,299 SF
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL		54		POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	24" o.c.	1,158 SF
	RHODODENDRON X DORA AMATEIS / WHITE DWARF RHODODENDRON	5 GAL		5		RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL	36" o.c.	558 SF
	SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL		23		SEDUM TILE / PREGROWN SEDUM TILES BY COLUMBIA GREEN	NONE		225 SF
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL		17		SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL	30" o.c.	772 SF
						SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL	36" o.c.	1,807 SF

NOTE:
1. PLEASE SEE ECO ROOF DRAWINGS FOR PARKING LOT & COURTYARD PLANTING



IRRIGATION LEGEND

- PROPOSED IRRIGATION MAINLINE
- P.O.C. POINT OF CONNECTION
- ⊗ AUTOMATIC CONTROL VALVE
- ⊙ QUICK COUPLER
- ⊠ AUTOMATIC "SMART" CONTROLLER FINAL LOCATION TO BE DETERMINED

0' 7.5' 15' 30' 60'
SCALE: 1" = 30'-0"



Riverscape: Lot 8

Plant Palette - Trees



Vine Maple



'Seiryu' Japanese Maple



'Heritage' River Birch



White Crape Myrtle



Oregon White Oak



Cascara Tree



Japanese Stewartia (fall color shown)



'Musashino' Zelkova- street tree

Riverscape: Lot 8

Plant Palette - Shrubs & Ground covers



'Avalanche' Feather Reed Grass



'Karl Foerster' Feather Reed Grass



'Summer Ice' Daphne



Tufted Hairgrass



'Ivory Prince' Hellebore



'Little Lime' Dwarf Hydrangea



'Silvery Sun-proof' Liriope



Tall Oregon Grape



California Wax Myrtle



'Harbor Dwarf' Nandina



Virginia Creeper



Dwarf Fountaingrass



Wild Mockorange



Western Sword Fern



Japanese Tassel Fern

Riverscape: Lot 8



White Potentilla



White Dwarf Rhododendron



Fragrant Sarcococca



Star Jasmine



Evergreen Huckleberry



Dense Sedge



Red twig Dogwood- winter color shown



'Kelsey' Dwarf Red twig Dogwood- winter color shown



Gold Dew Tufted Hair Grass



Idaho Fescue



Dwarf Salal



California Gray Rush



Lawn



Dwarf Oregon Grape



Dwarf Oregon Grape

Plant Palette - Shrubs & Ground covers

Riverscape: Lot 8



Sedum Mix



Western Spirea



Compact Snowberry

Plant Palette - Shrubs & Ground covers

Riverscape: Lot 8

Courtyard & Ground level Furnishings & Products



Poured in place raised concrete planters



Concrete seatwall benches



BBQ grill



Mutual Materials Plank Pavers- courtyard



Metal picket fence



Mutual materials permeable Eco Pioria pavers- parking lot



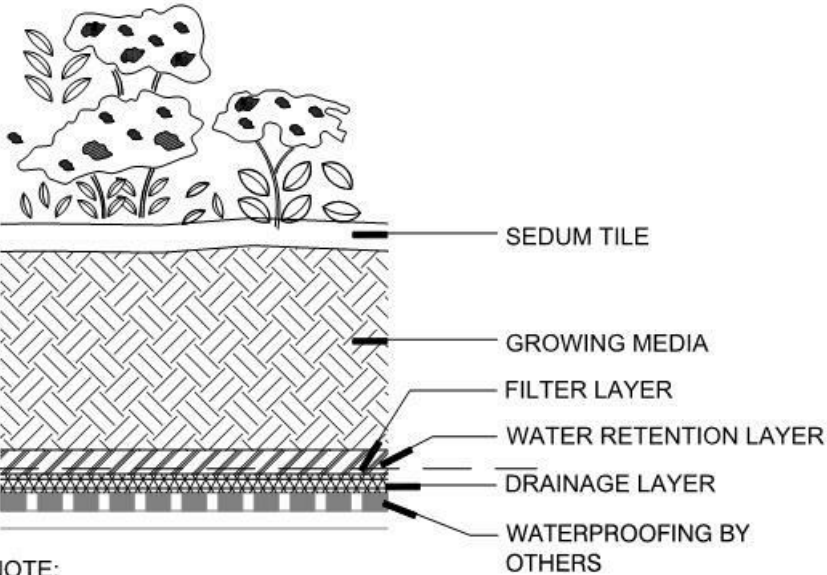
Gravel path at stormwater basin

PLANT SCHEDULE BUILDING A

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	SEDUM 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 STEFANO / STEFANOV STONECROP	
	12. SEDUM TAKESIMENSIS 'GOLDEN CARPET' / GOLDEN CARPET SEDUM	
	13. SEDUM TETRACINUM 'CORAL REEF' / FISH SCALE SEDUM	

CITY OF PORTLAND ECO-ROOF FAR BONUS INFO.:

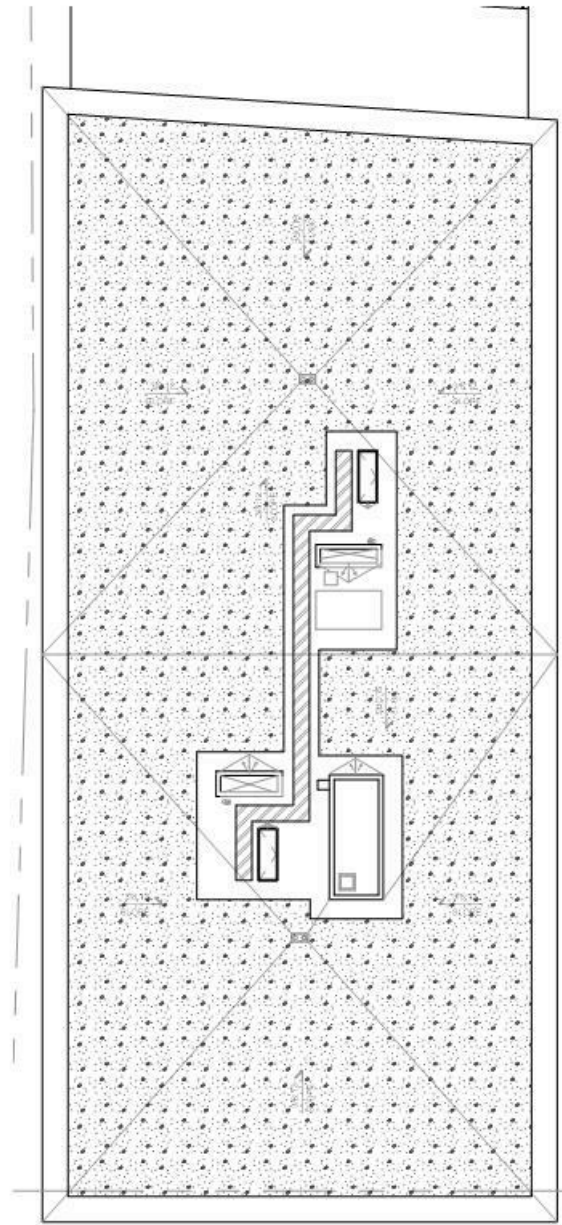
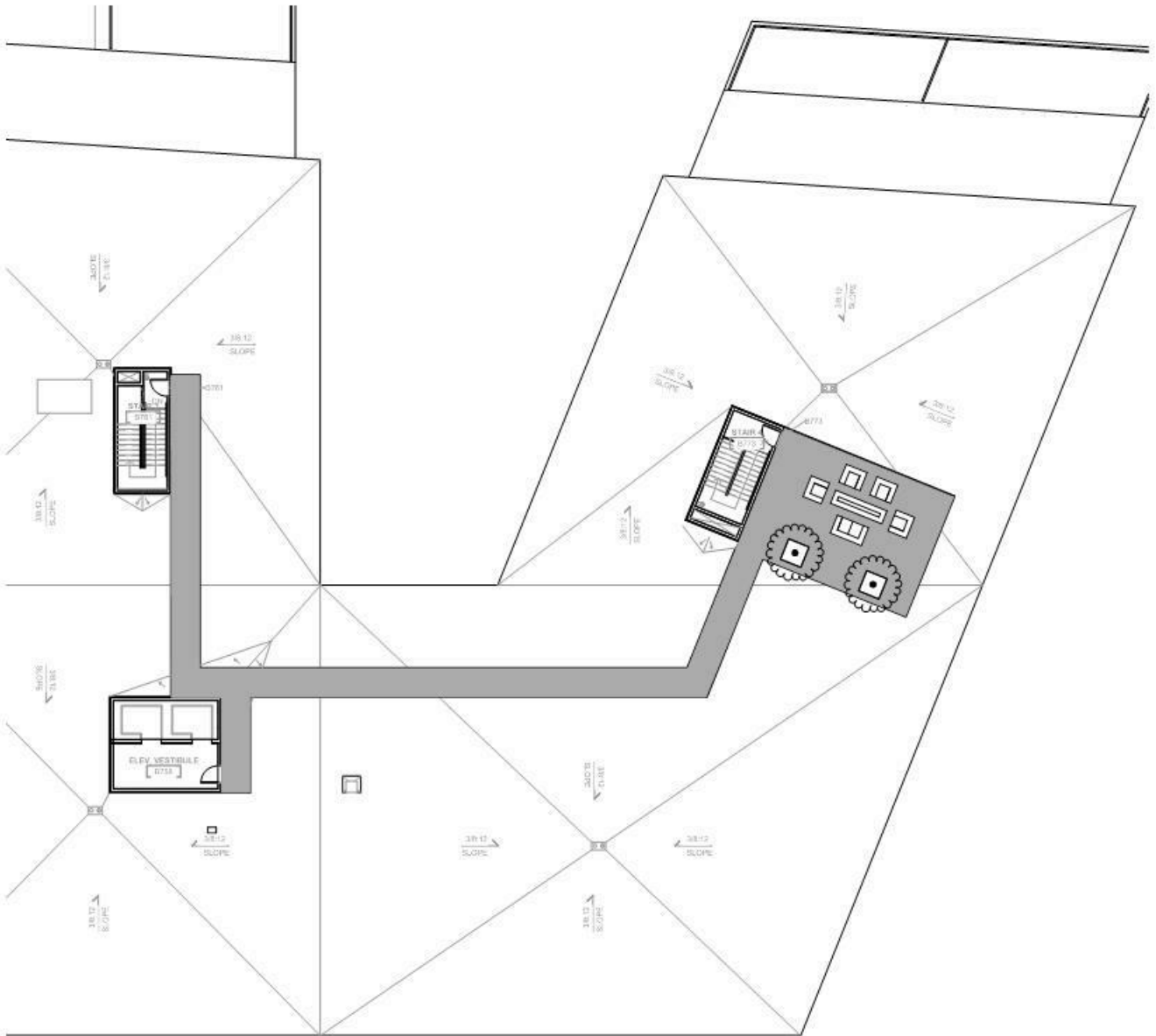
1. ECOROOF PLANTING PLAN SQUARE FOOTAGE BREAKDOWN:
 - a. BUILDING FOOTPRINT: 63,203 SF
 - b. BUILDING A ROOF: 13,986 SF
 - c. BUILDING A ECOROOF: 12,824 SF
 - d. PARKING GARAGE ECOROOF (GROUND LEVEL STORM PLANTERS) : 4,629
 - e. TOTAL ECOROOF: 17,453 SF
2. MECHANICAL & NON-VEGETATED ECOROOF AREA (POROUS SURFACING): 1,162 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.



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" ±.

PLANT SCHEDULE BUILDING B

TREES	BOTANICAL NAME / COMMON NAME	CONT
	LAGERSTROEMIA INDICA 'PETITE SNOW' TM / PETITE WHITE CRAPE MYRTLE	15 GAL



1 BUILDING A

2 ECO-ROOF DETAIL
SCALE: NTS

3 BUILDING B

0' 7.5' 15' 30' 60'
SCALE: 1" = 30'-0"



Riverscape: Lot 8

Roof Deck & Greenroof Furnishings & Products



Green Roof with Mixed Sedums



Concrete Pedestal Pavers- 24"x24" Mutual Materials



Black metal planters



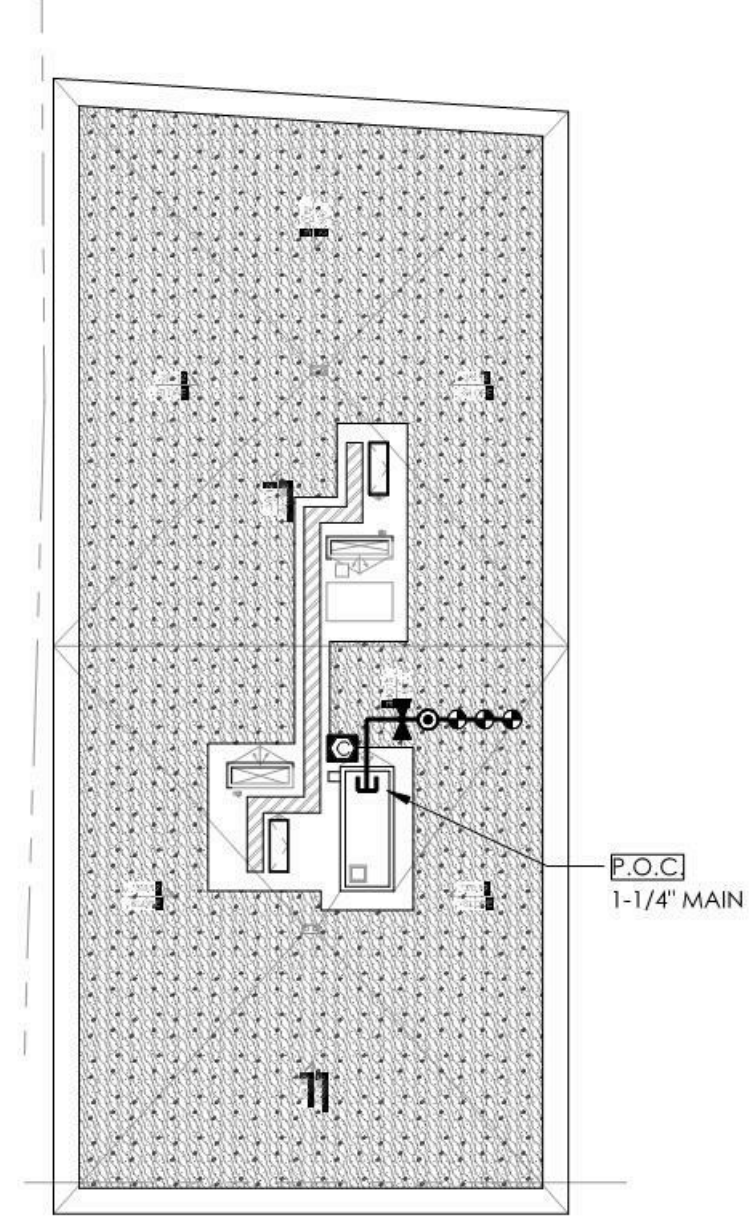
Outdoor Movie Screen



Furniture



Concrete Fire Table



IRRIGATION LEGEND

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

1 BUILDING A



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:

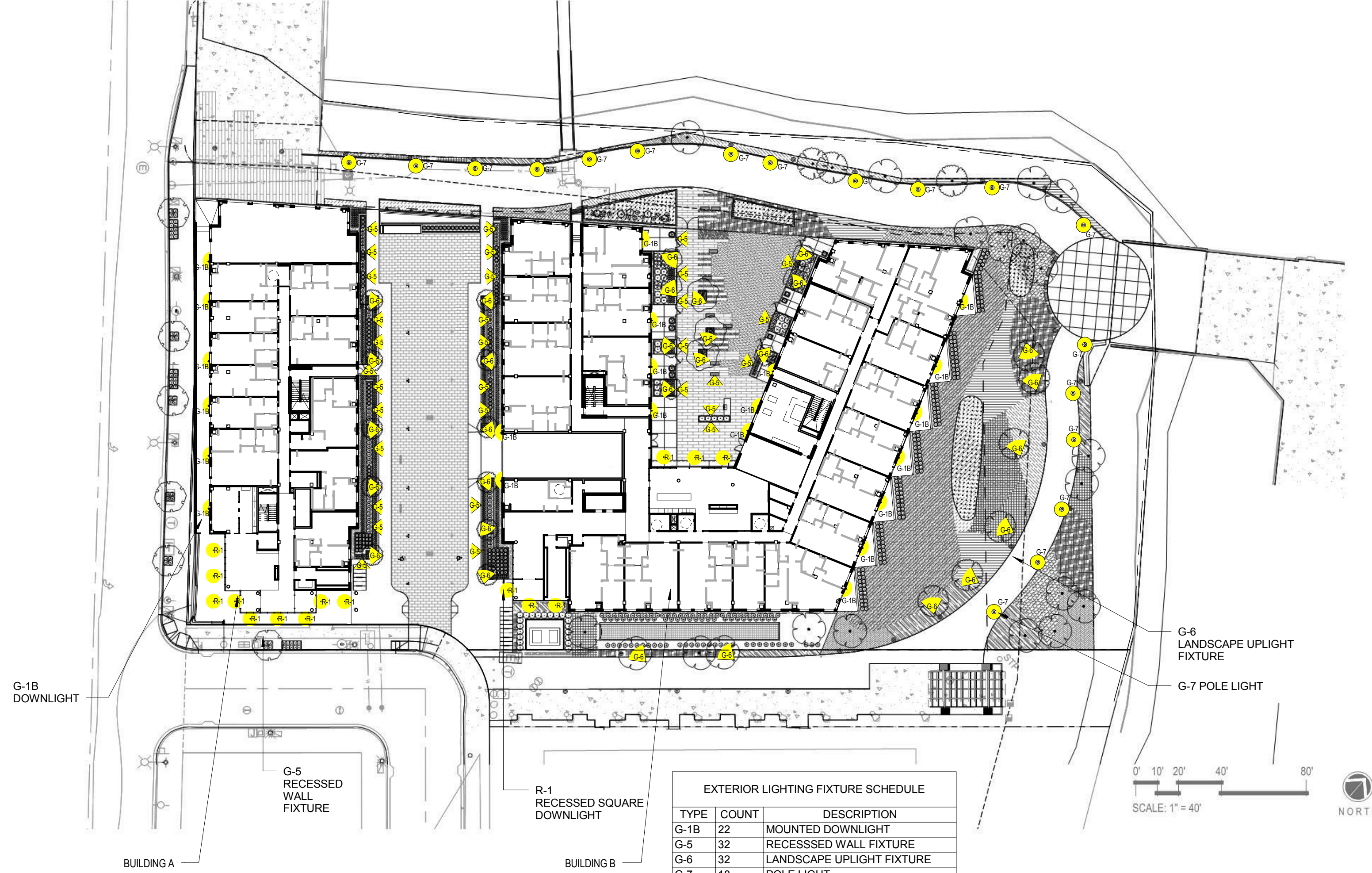
Summer: Make necessary repairs. Improve growing medium as needed. Clear drains. Irrigate as described above.

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.



Riverscape: Lot 8

Courtyard & Ground level Furnishings & Products



Greenway light fixture

G-7: POLE LIGHT



Bike Rack



Uplight fixtures

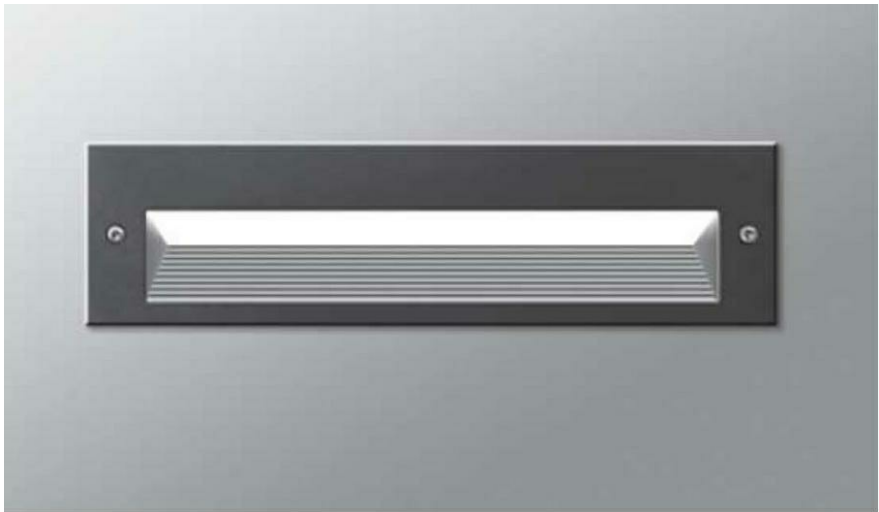
G-6: LANDSCAPE UPLIGHT



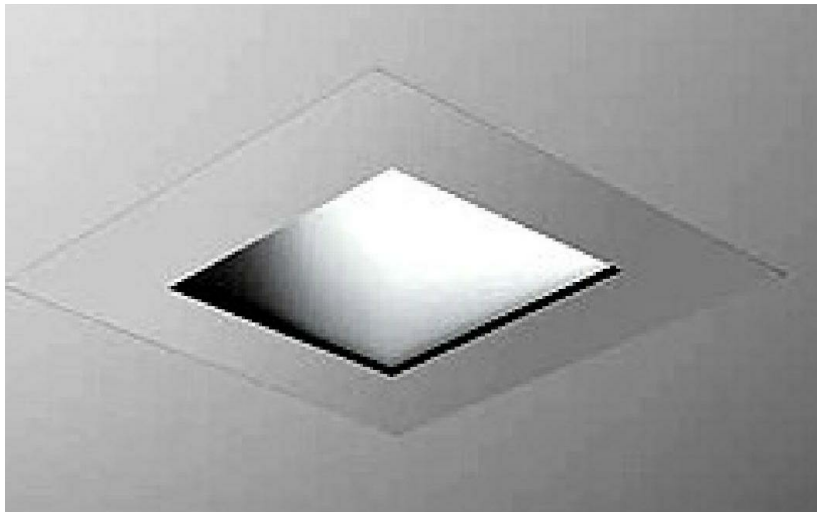
Uplight on trees



G-1B: MOUNTED DOWNLIGHT



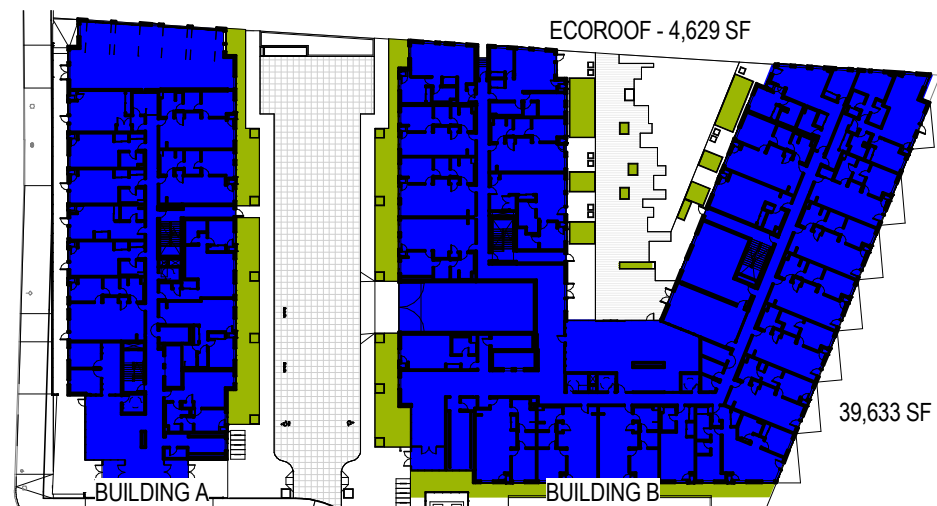
G-5: RECESSED WALL FIXTURE DOWNLIGHT



R-1: RECESSED SQUARE DOWNLIGHT



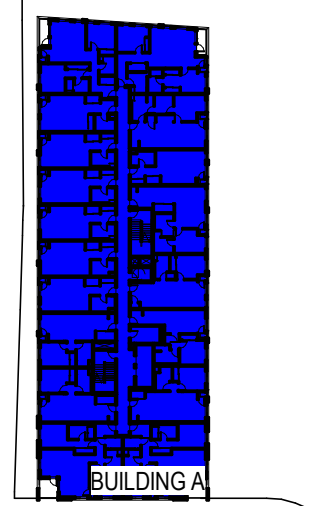
WHITE ALUMINUM STOREFRONT



LEVEL 1

1" = 80'-0"

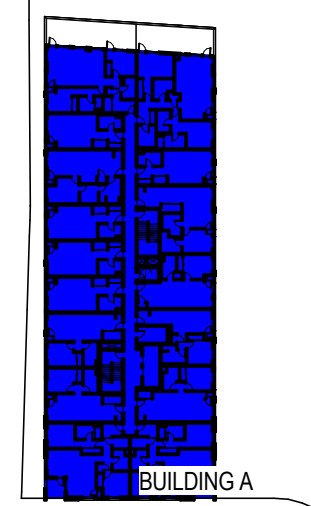
1



LEVELS 2-3

1" = 80'-0"

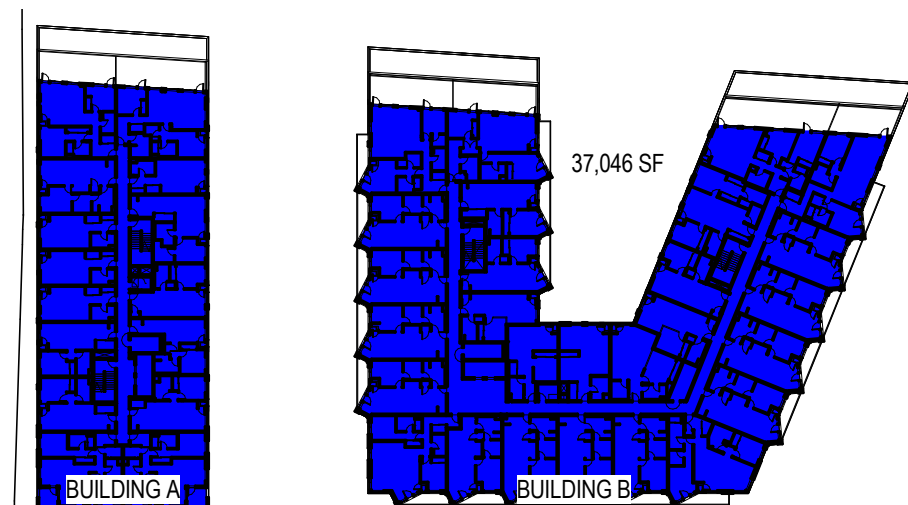
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LEVEL 4

1" = 80'-0"

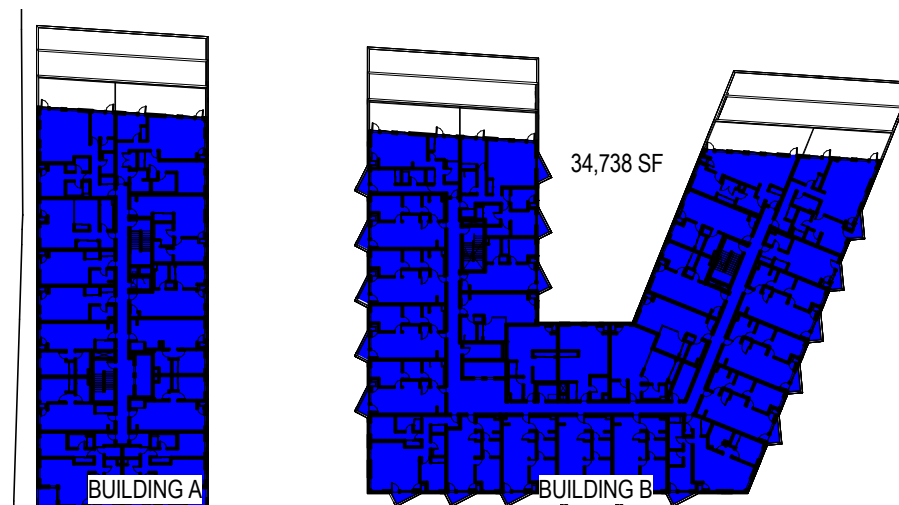
3



LEVEL 5

1" = 80'-0"

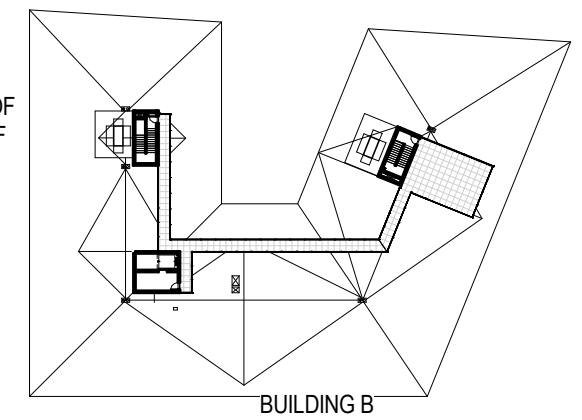
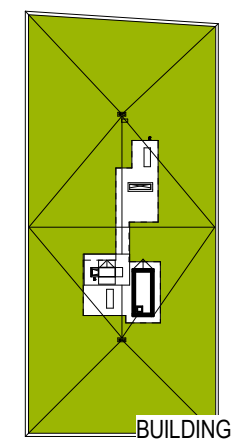
4



LEVEL 6

1" = 80'-0"

5



ROOF PLAN

1" = 80'-0"

6

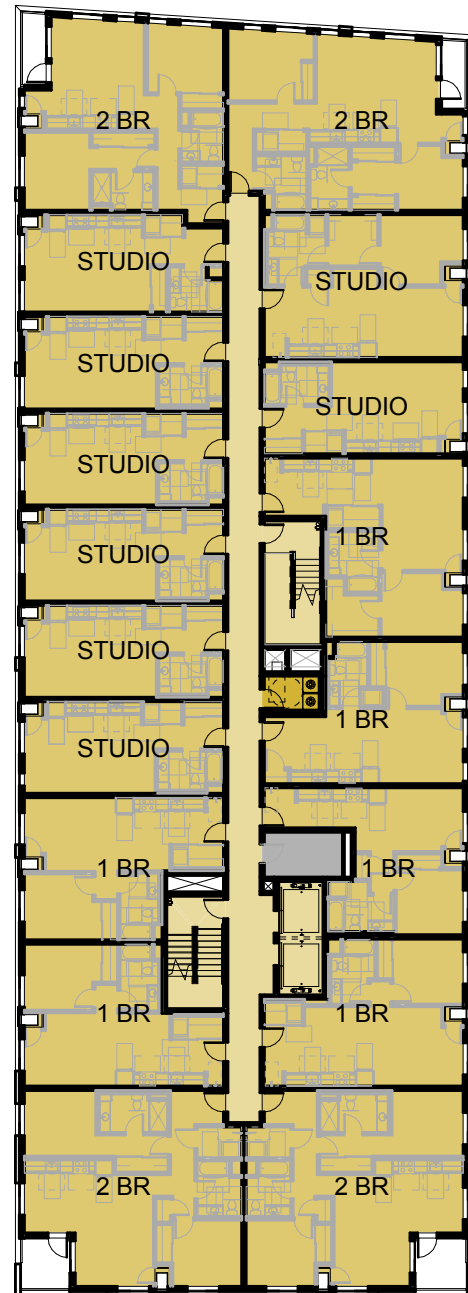
39,633 SF	LEVEL 1
41,626 SF	LEVEL 2
41,640 SF	LEVEL 3
39,356 SF	LEVEL 4
37,046 SF	LEVEL 5
34,738 SF	LEVEL 6
234,039 SF	FAR TOTAL
217,334 SF	BASE FAR ALLOWABLE (no bonuses)
17,453 SF	ECO-ROOF BONUS
234,787 SF	FAR TOTAL ALLOWED

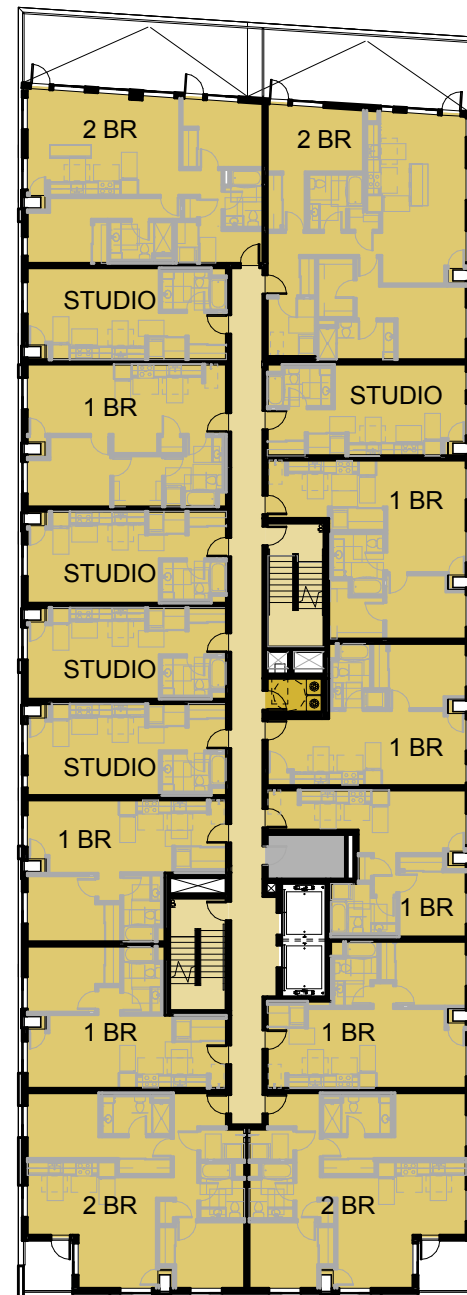


VEHICLE COUNT
 139 STANDARD STALLS
 20 TANDEM STALLS (42 STALLS)
 5 HC STALLS
 6 MOTORCYCLE STALLS

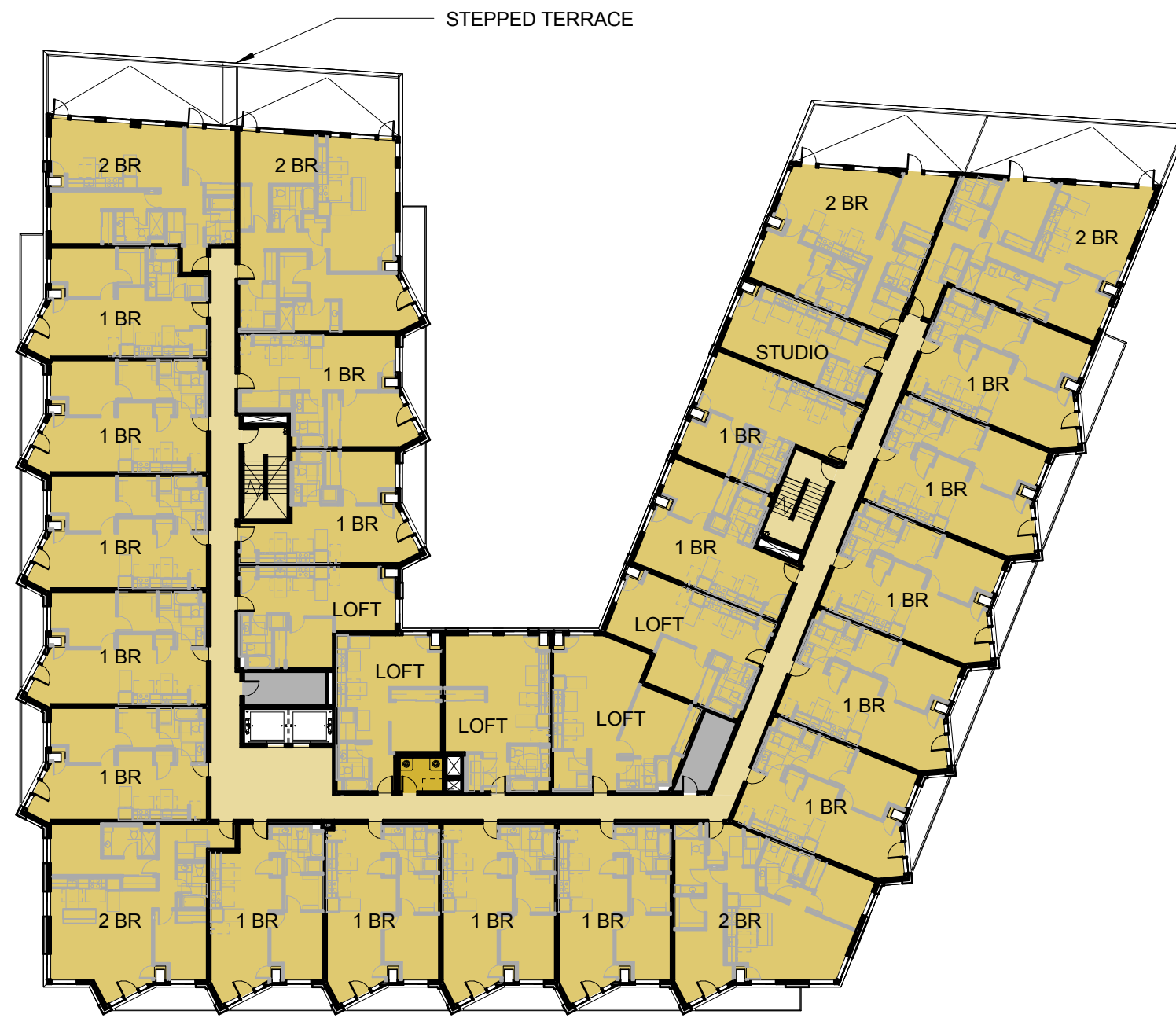






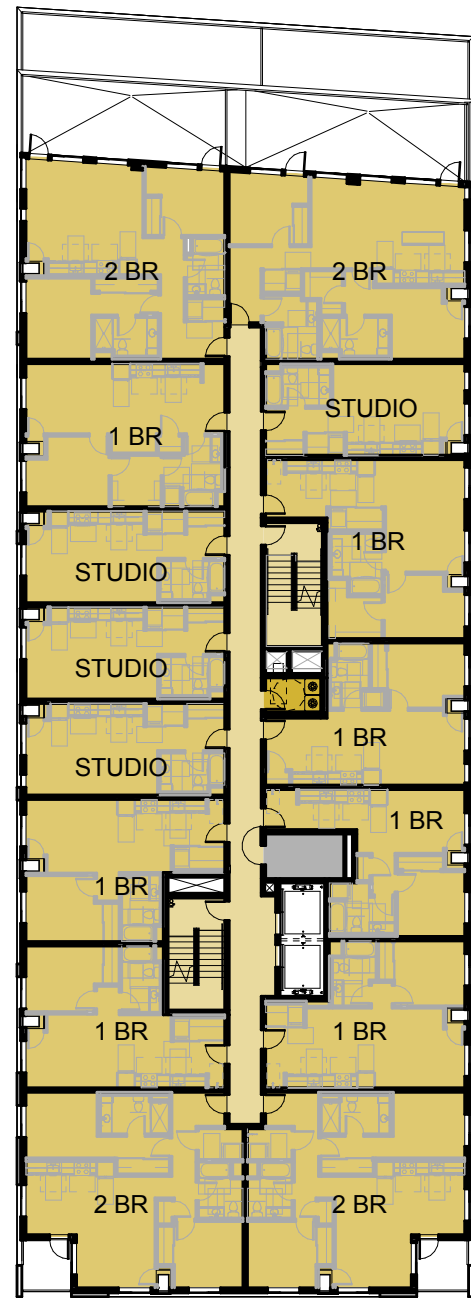


BUILDING A

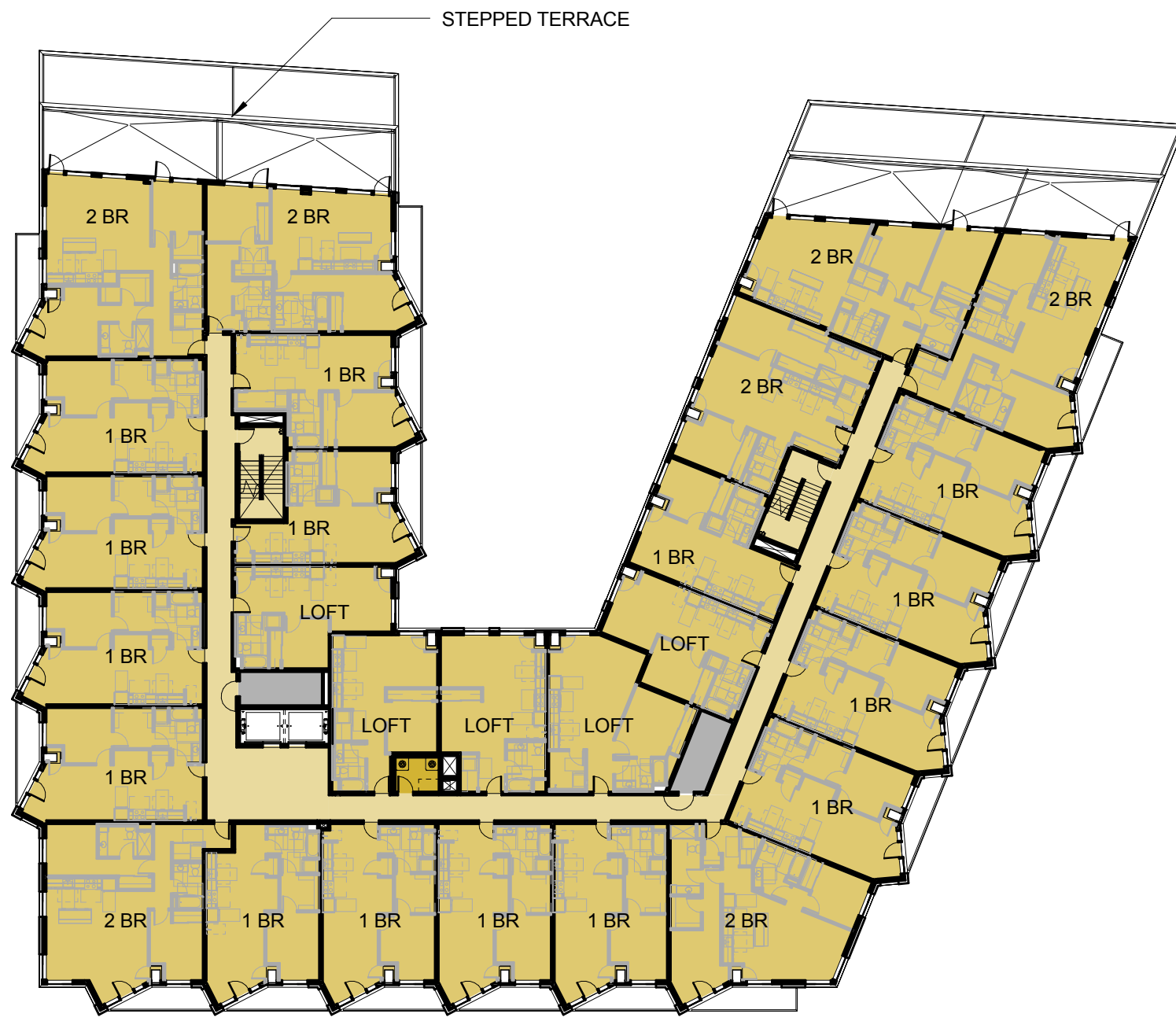


BUILDING B



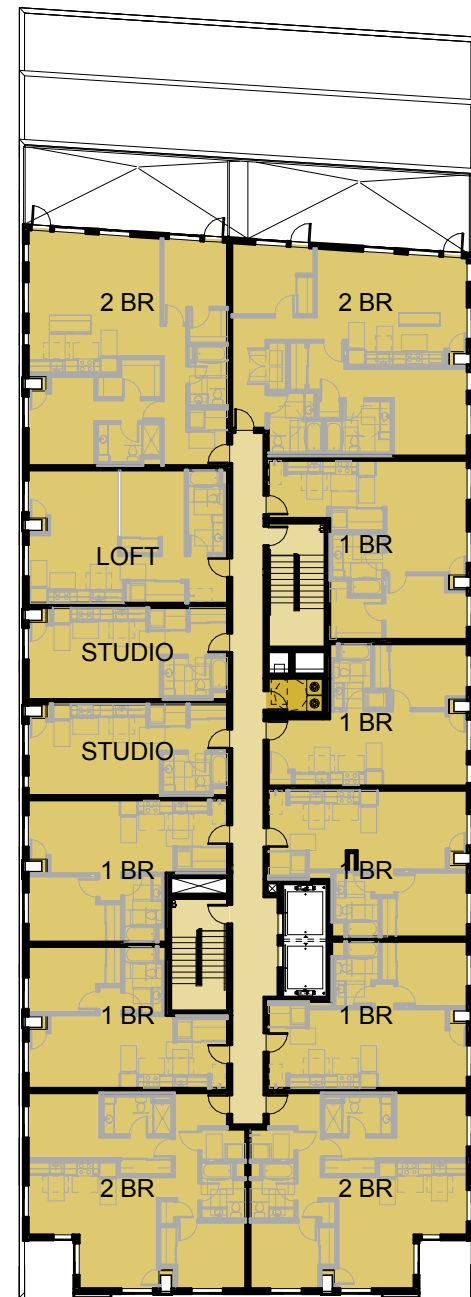


BUILDING A

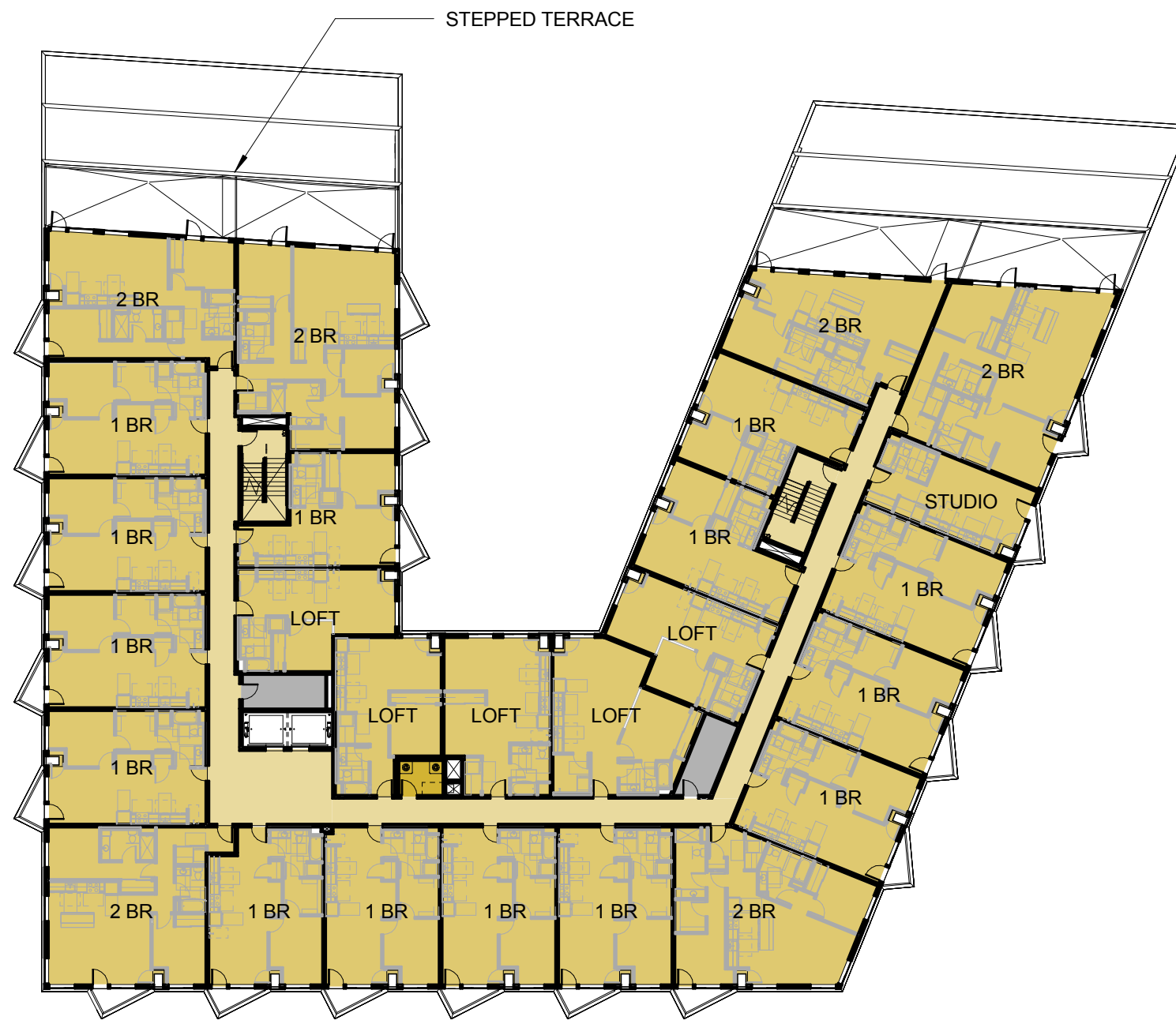


BUILDING B



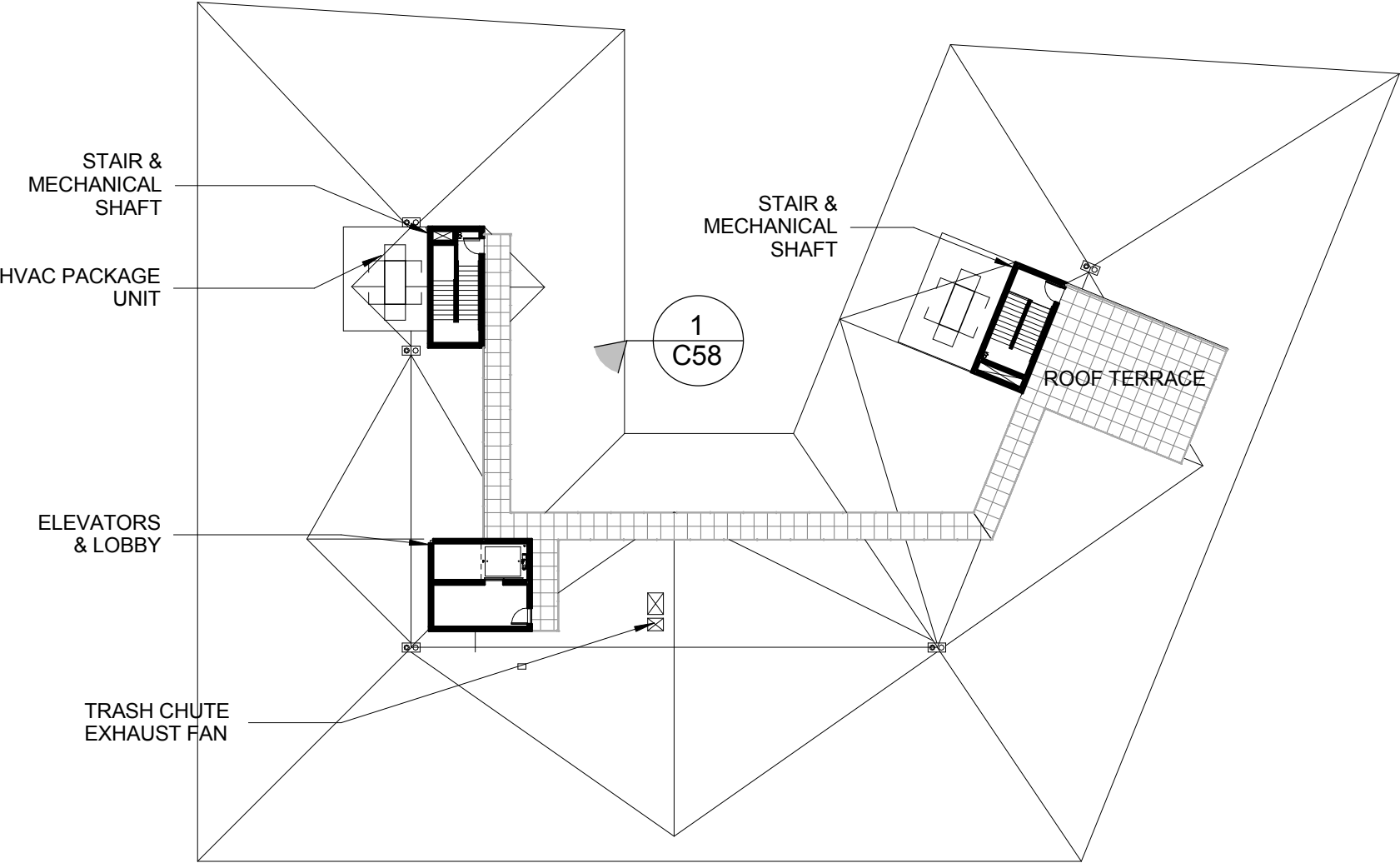
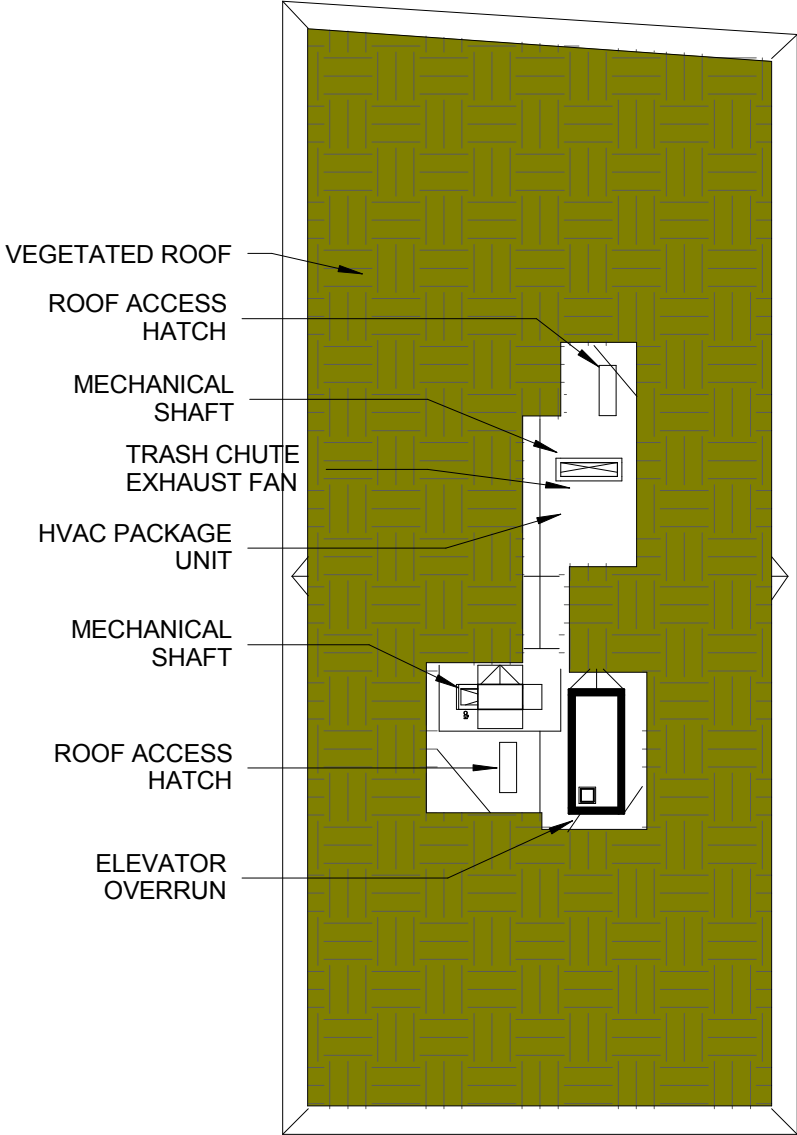


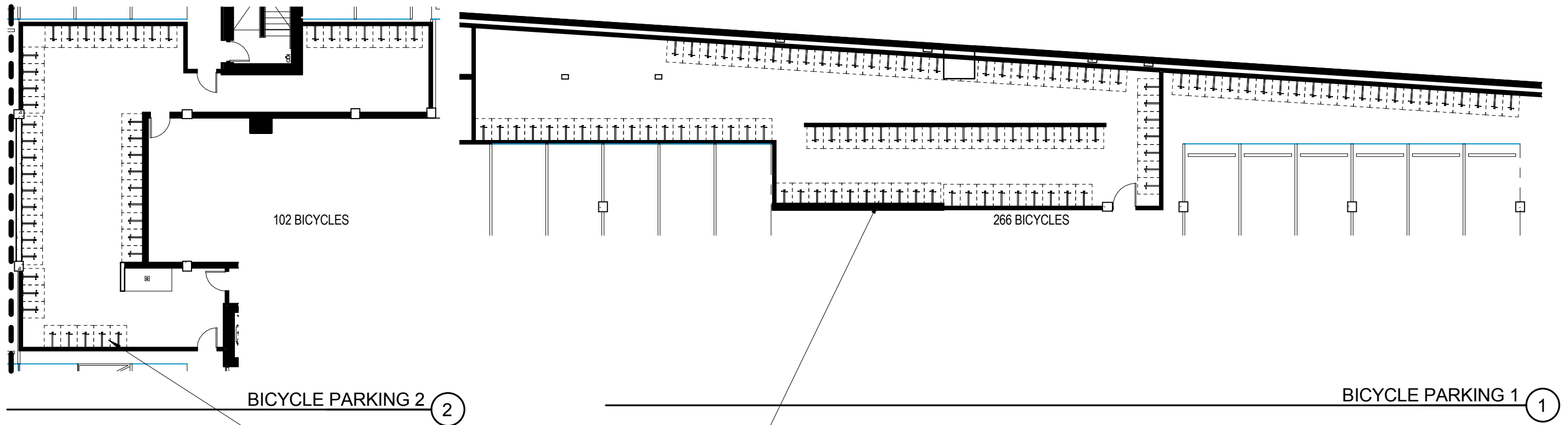
BUILDING A



BUILDING B







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

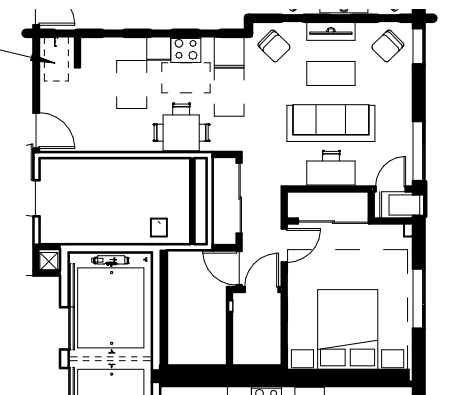
PER CITY OF PORTLAND PLANNING AND
 ZONING CODE - CHAPTER 33.266, TABLE 266-6

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)



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 COLOR 1

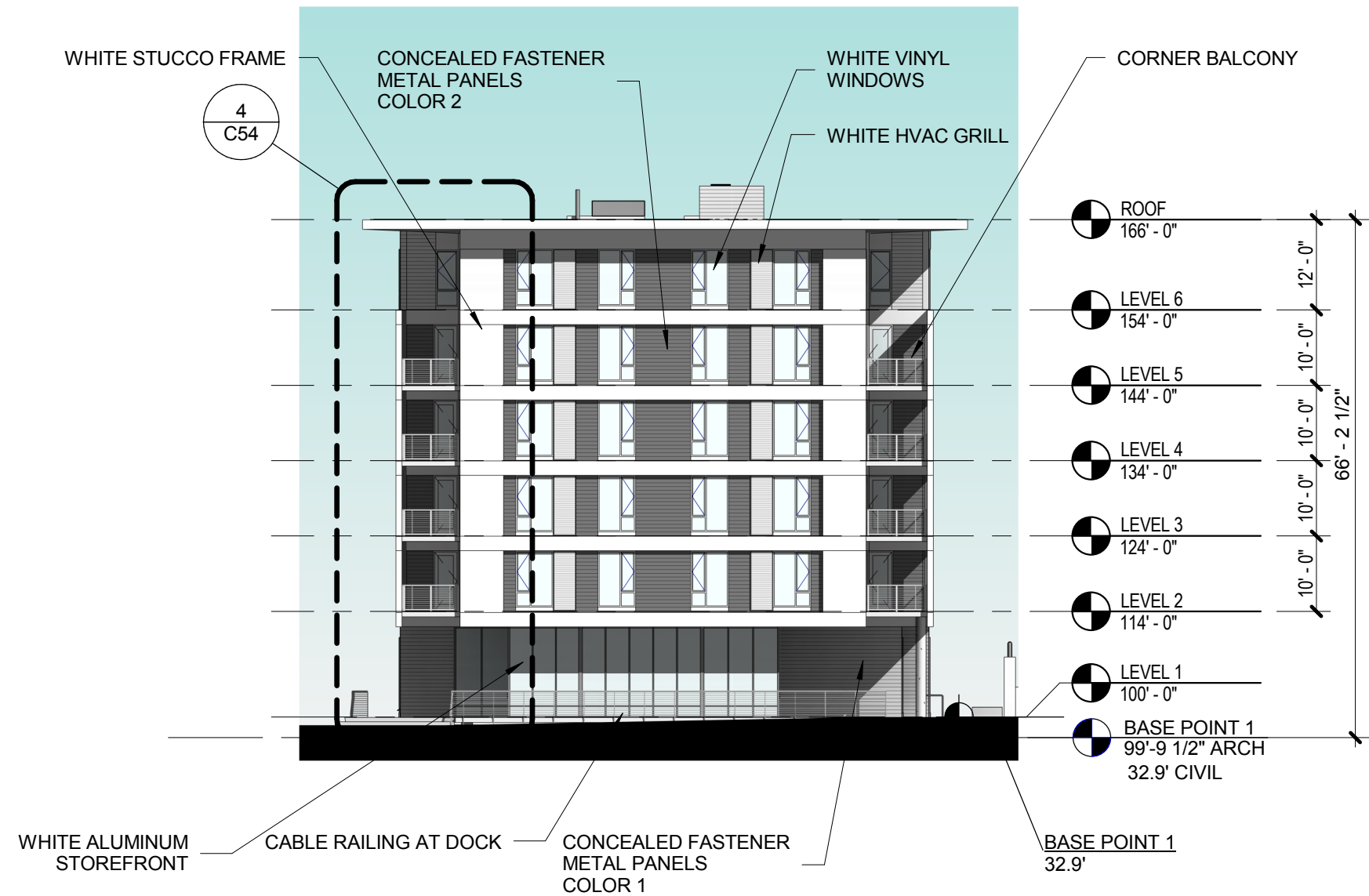
WHITE ALUMINUM STOREFRONT

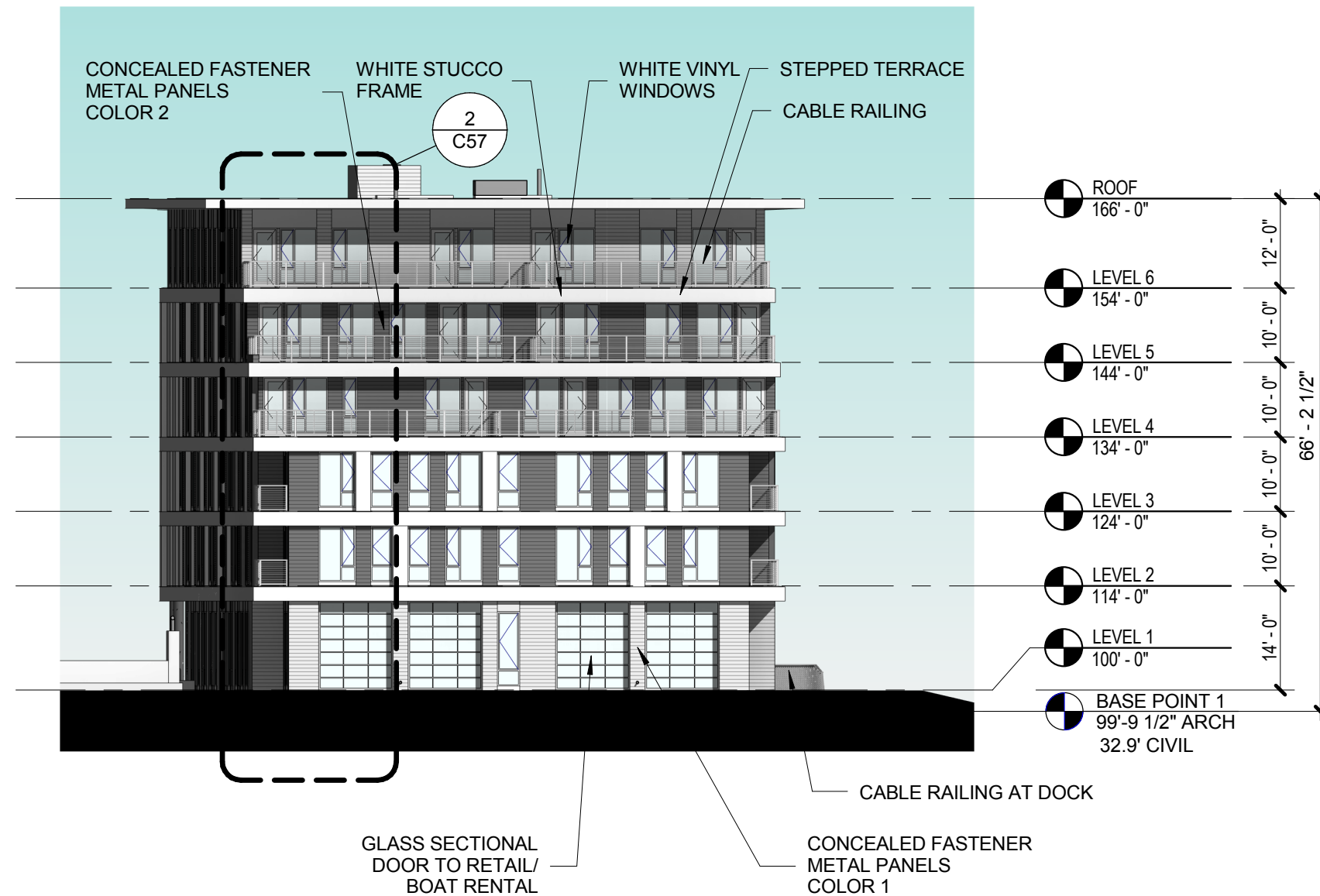
2
C56

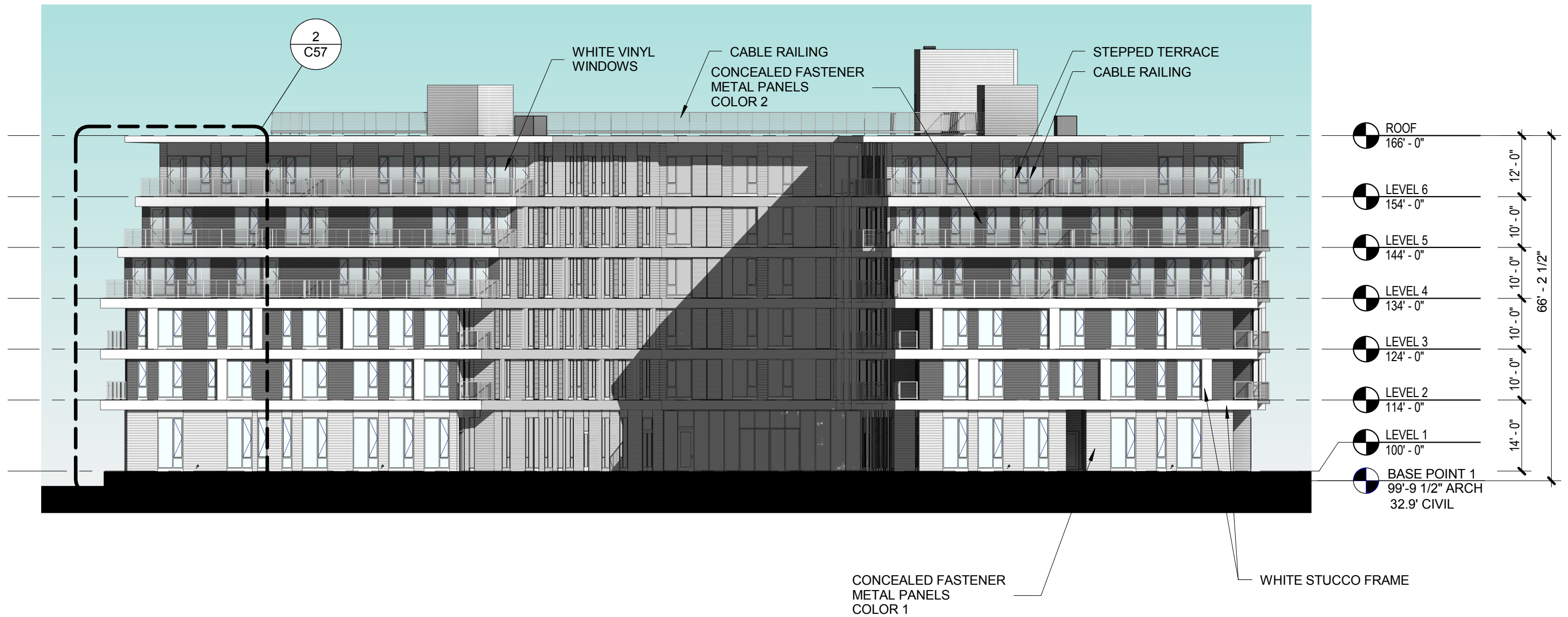
1
C56

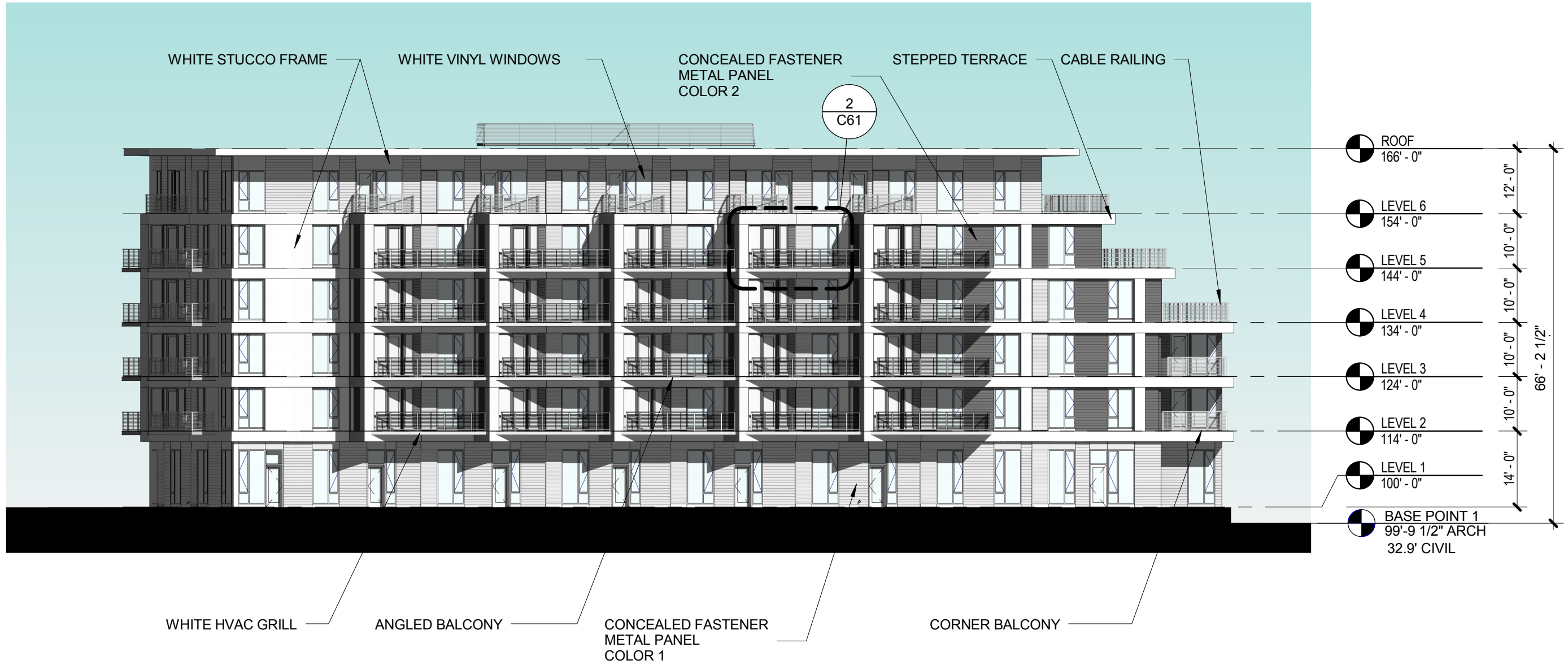


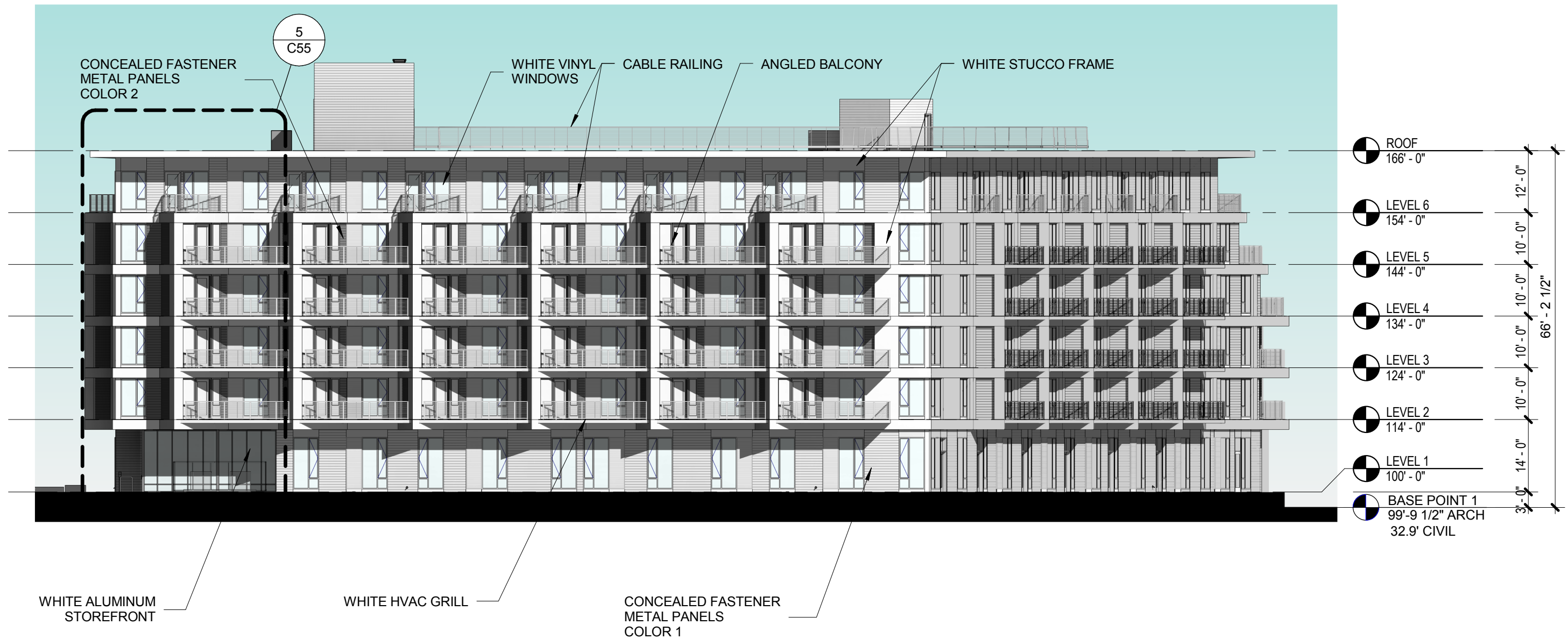






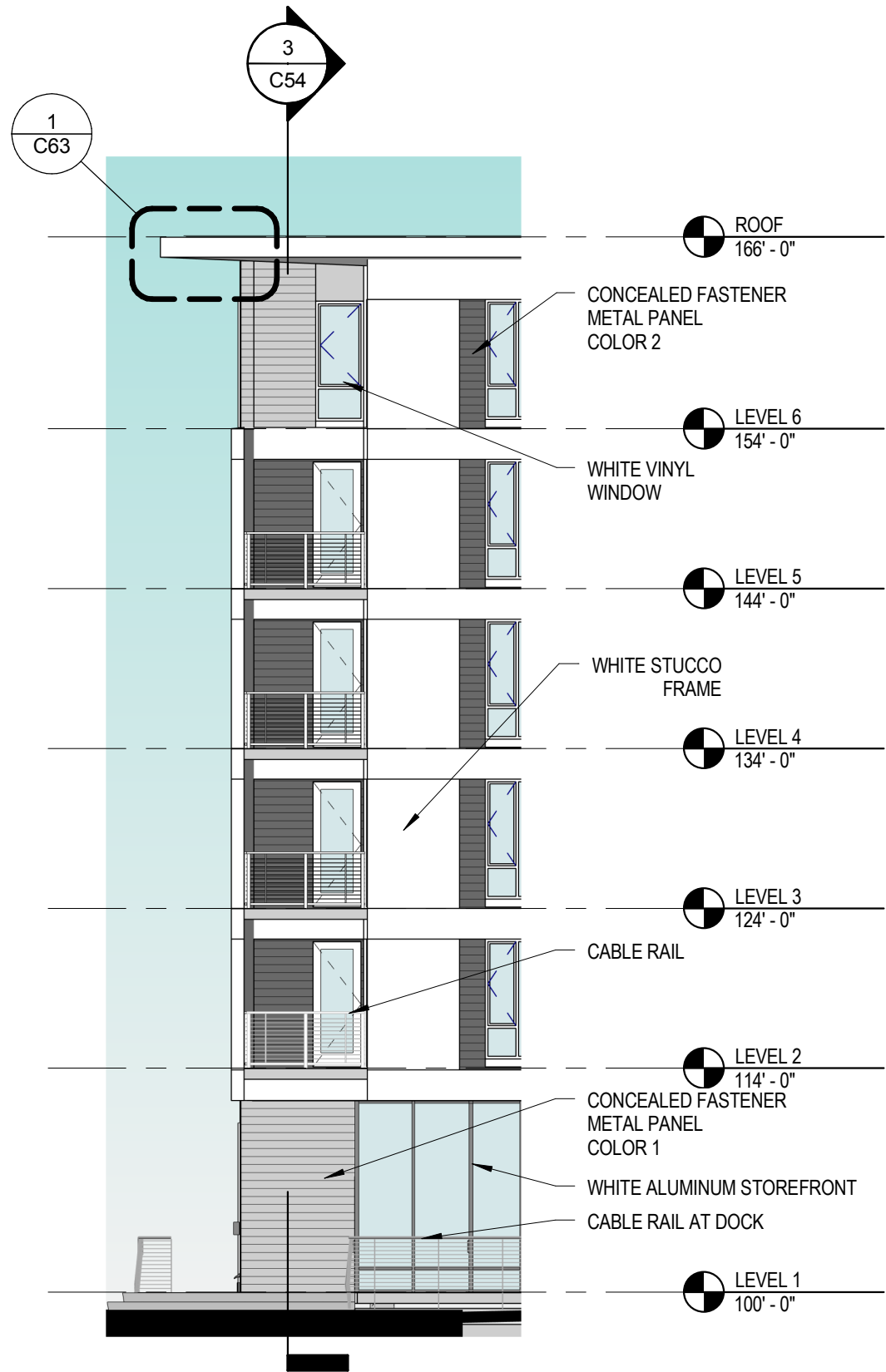




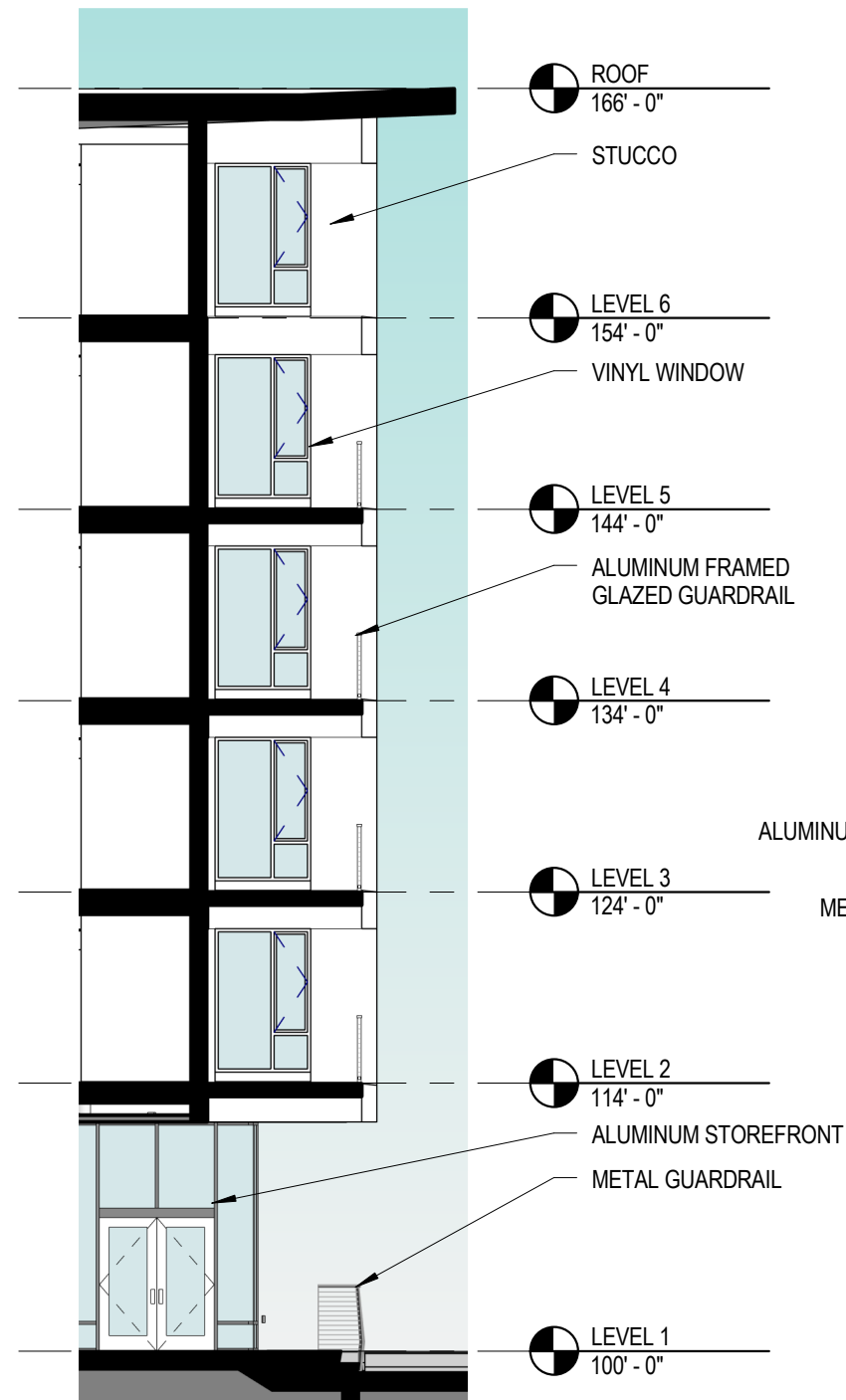




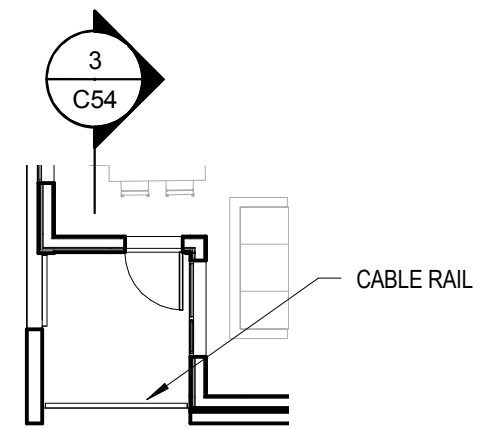




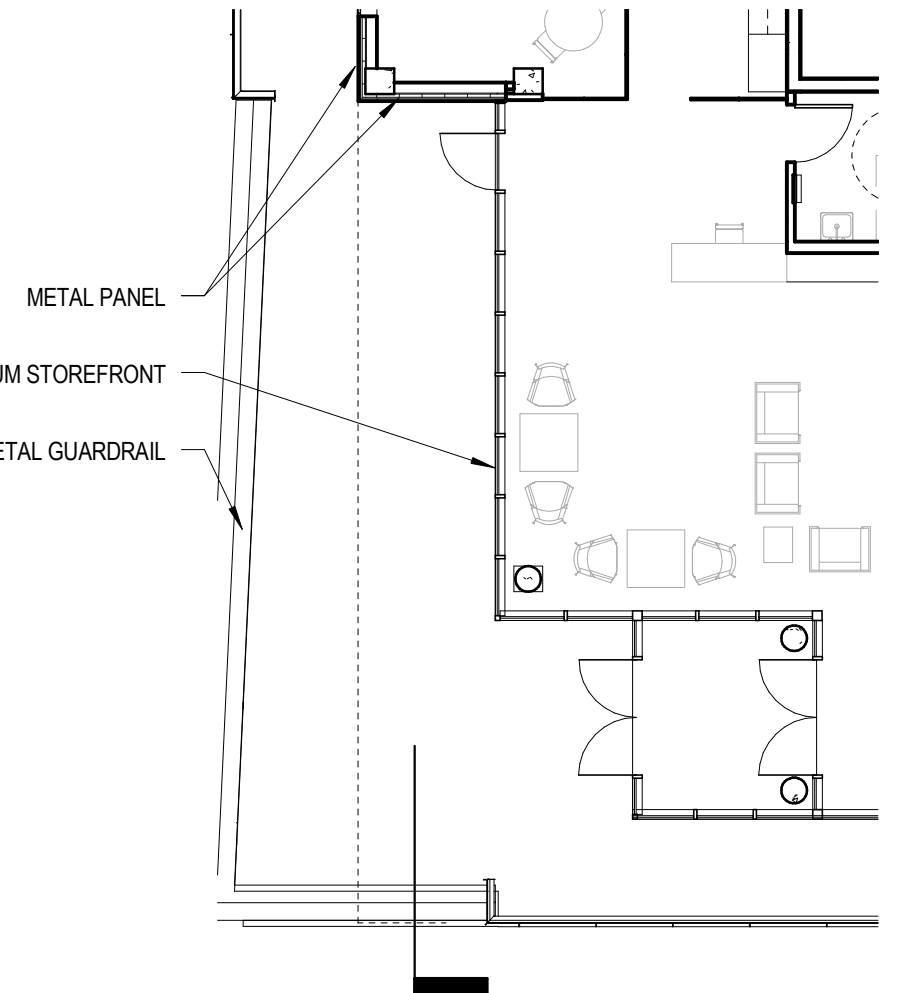
ENLARGED ELEVATION 4



WALL SECTION 3

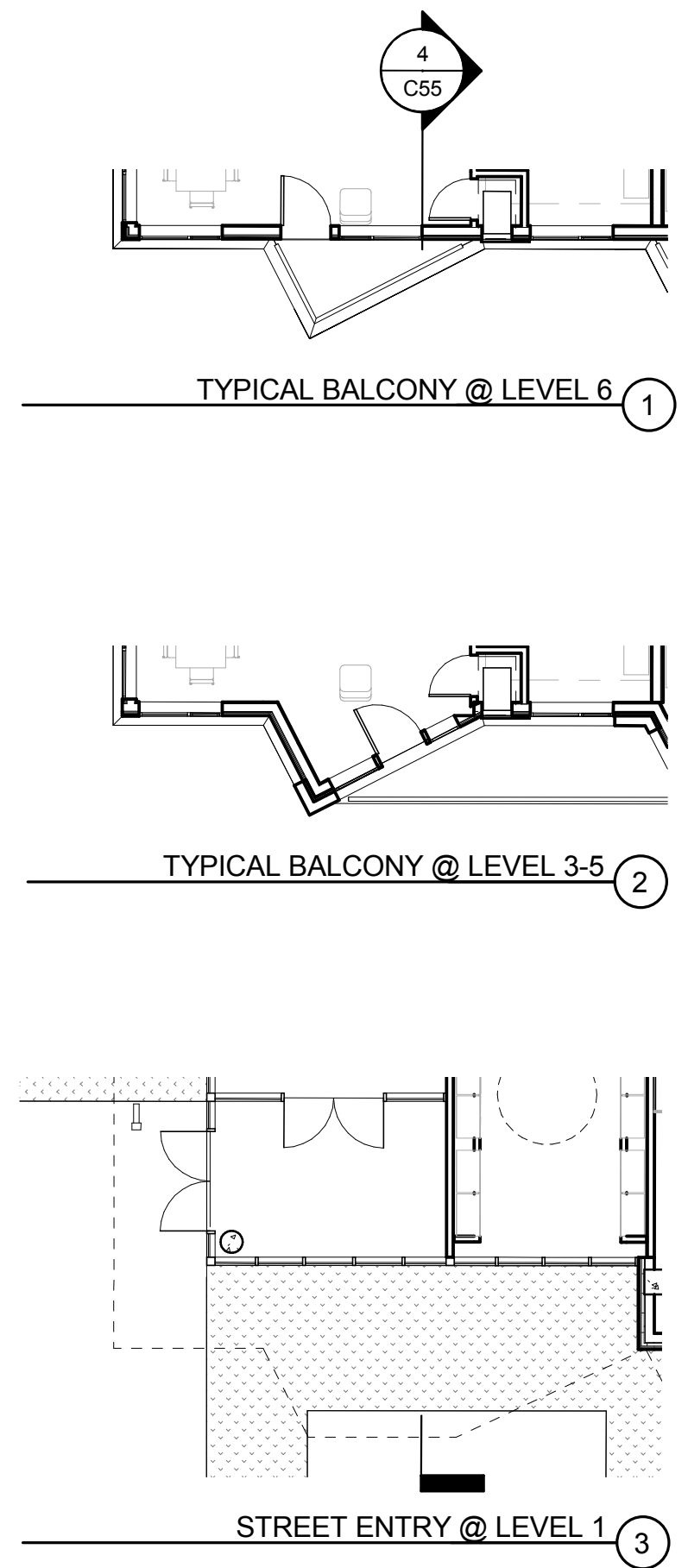
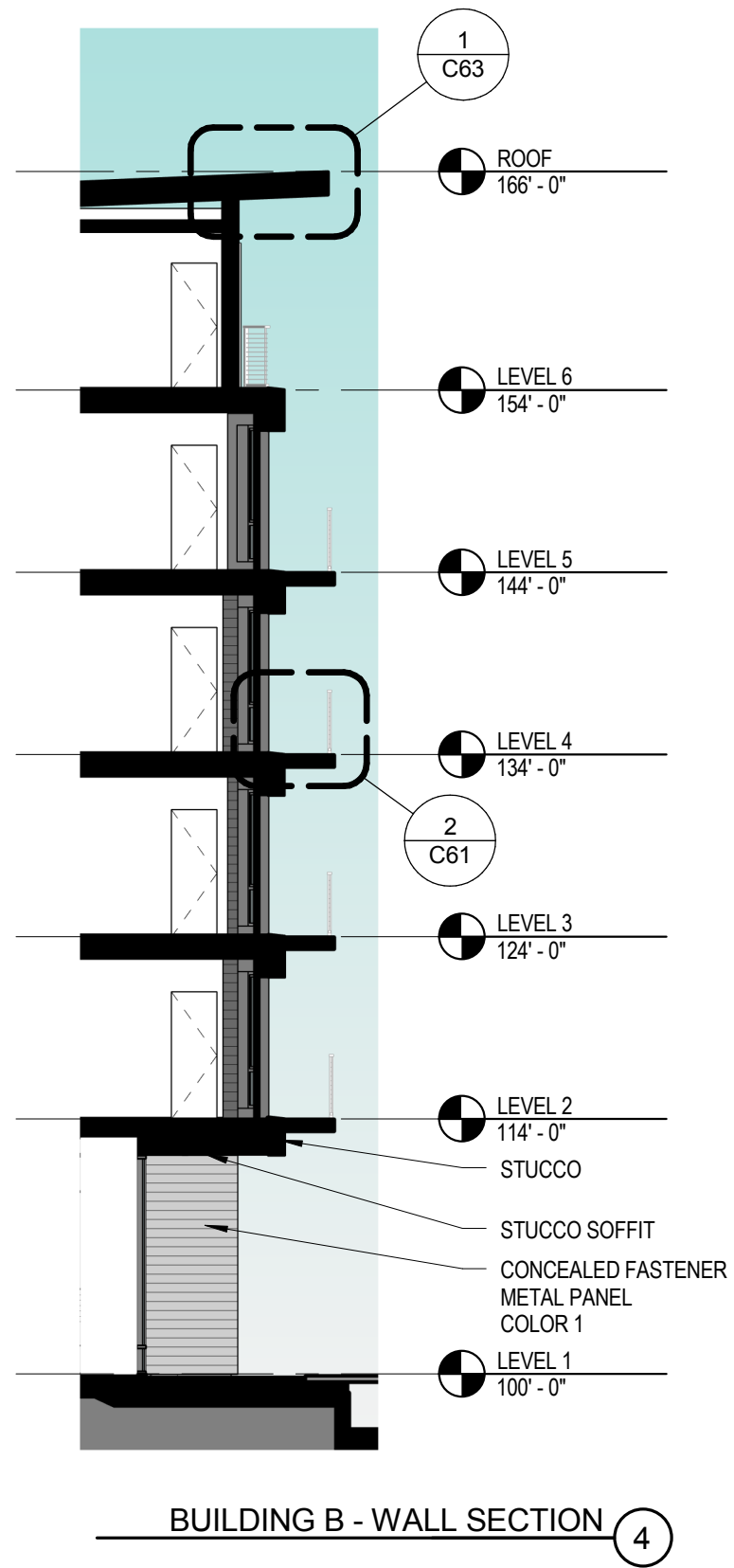
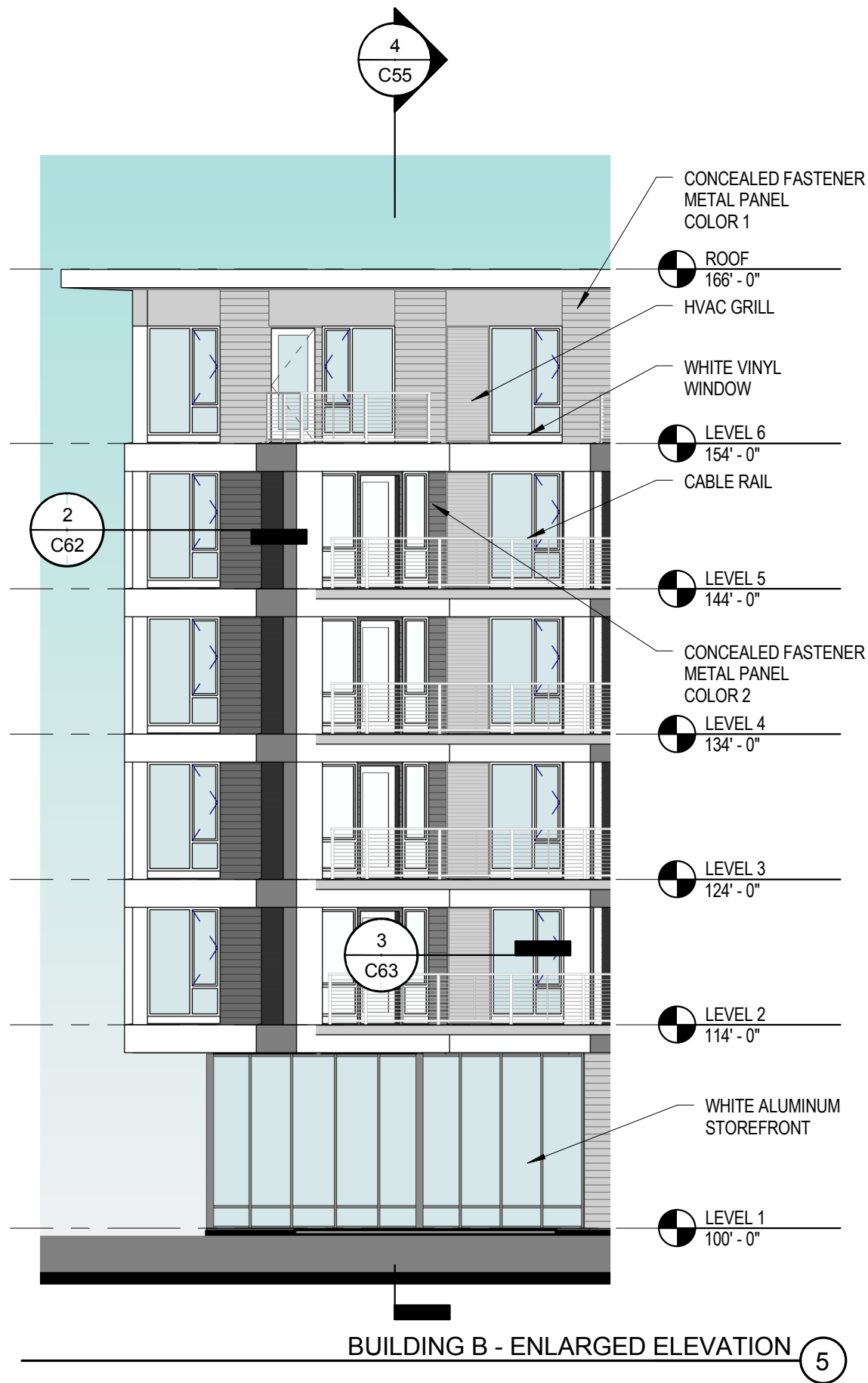


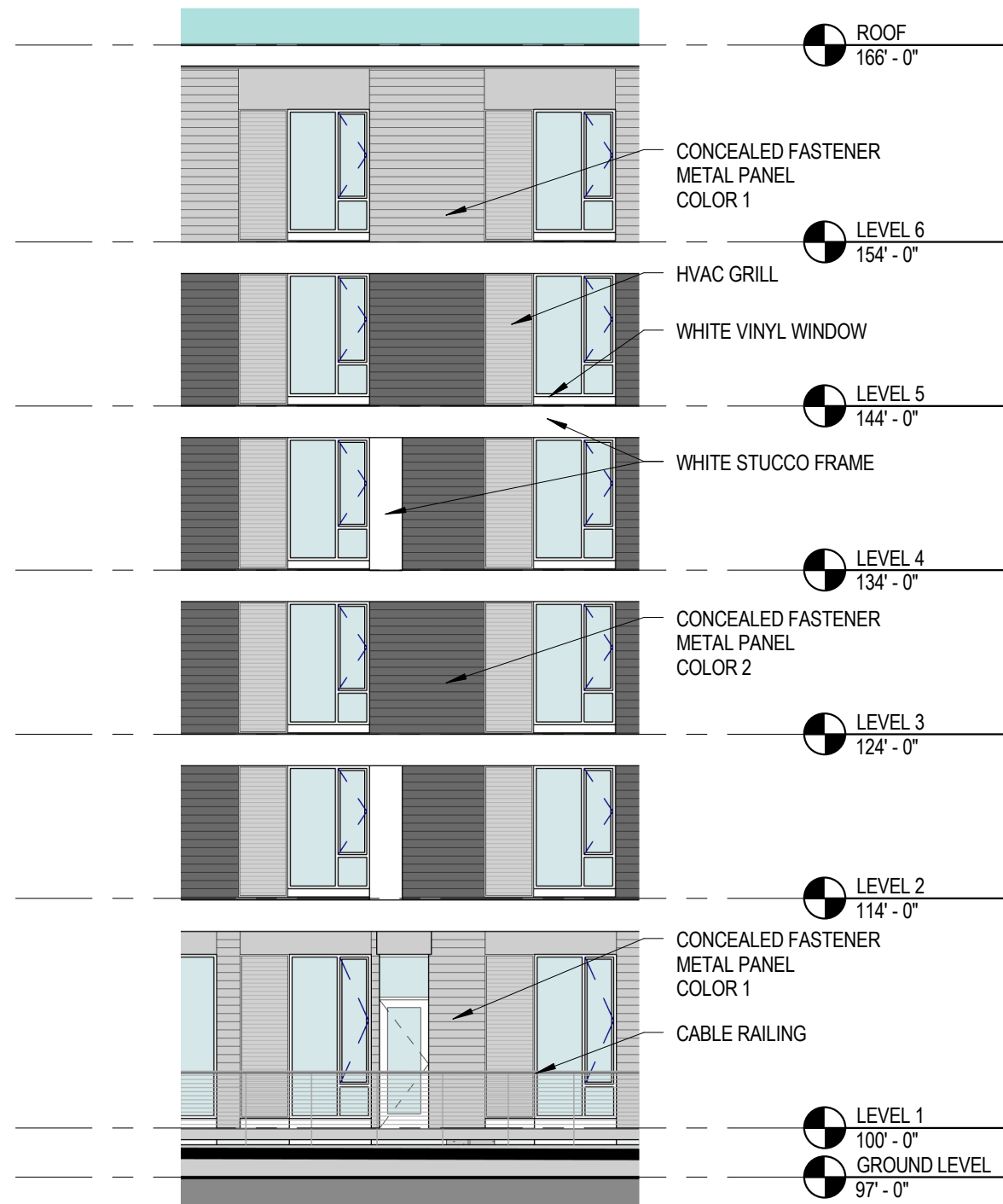
PLAN @ LEVEL 2-5 1



PLAN @ LEVEL 1 2





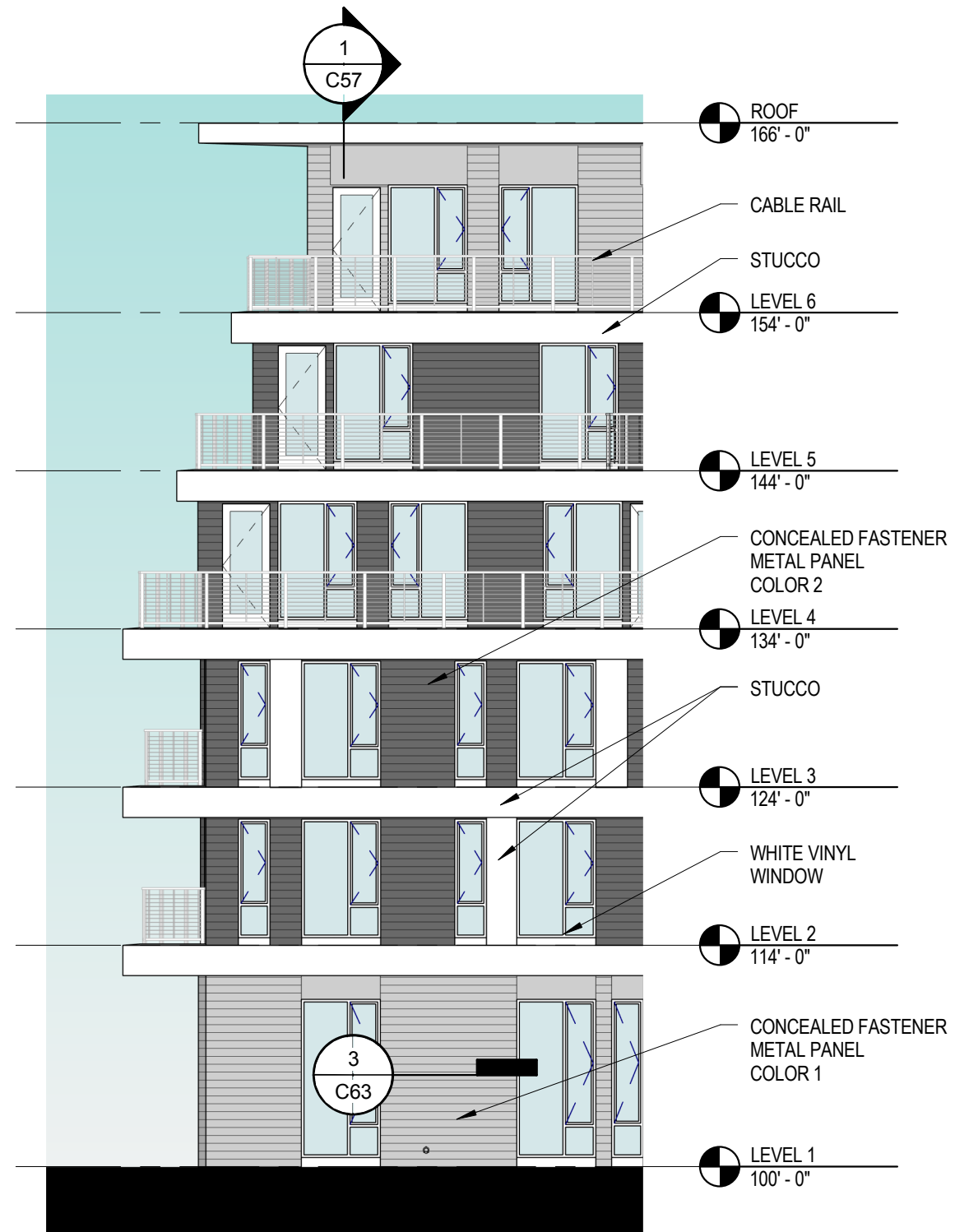


BUILDING A - TYPICAL ENLARGED ELEVATION ②

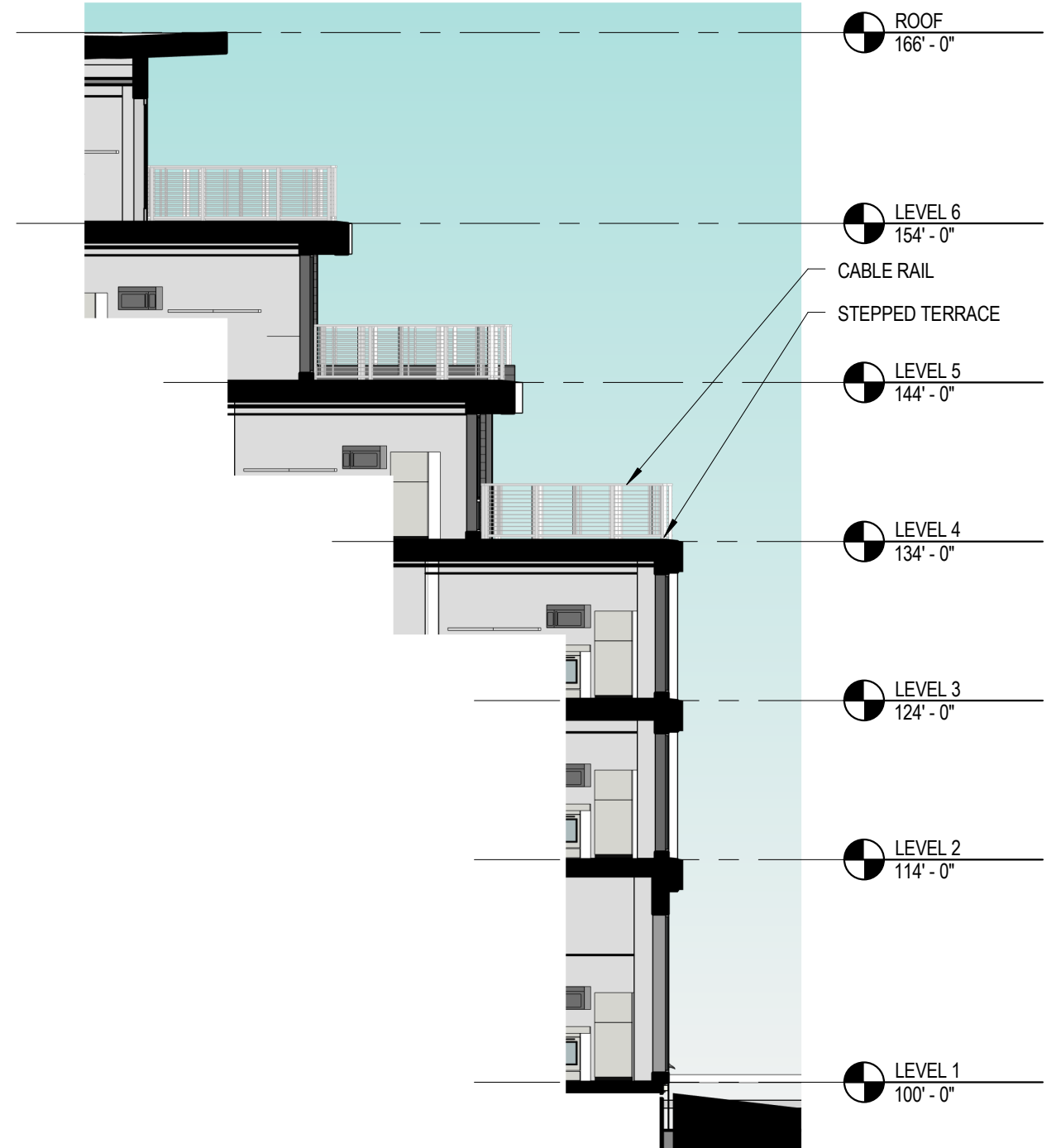


BUILDING A - ENLARGED WEST ELEVATION ①



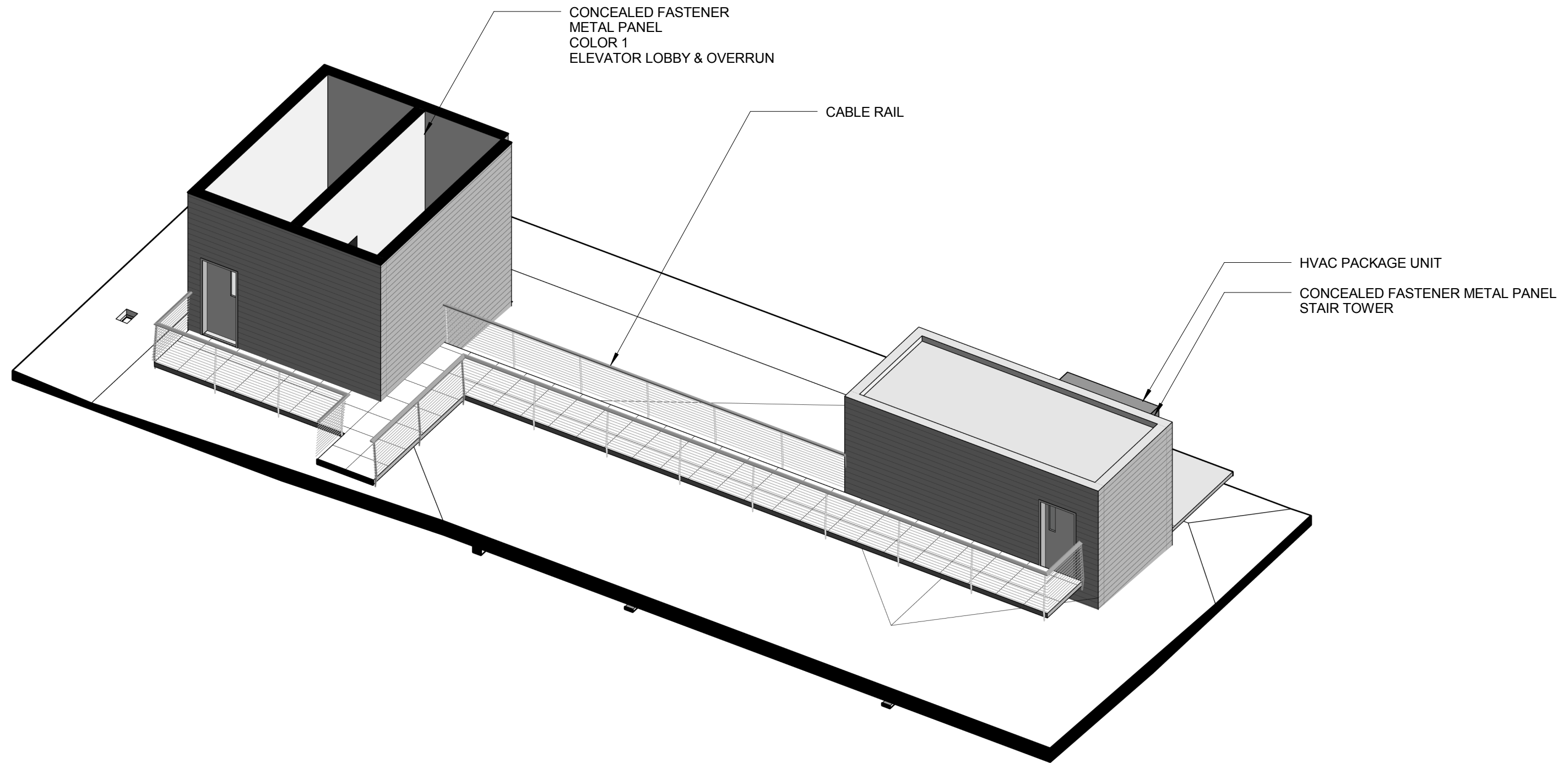


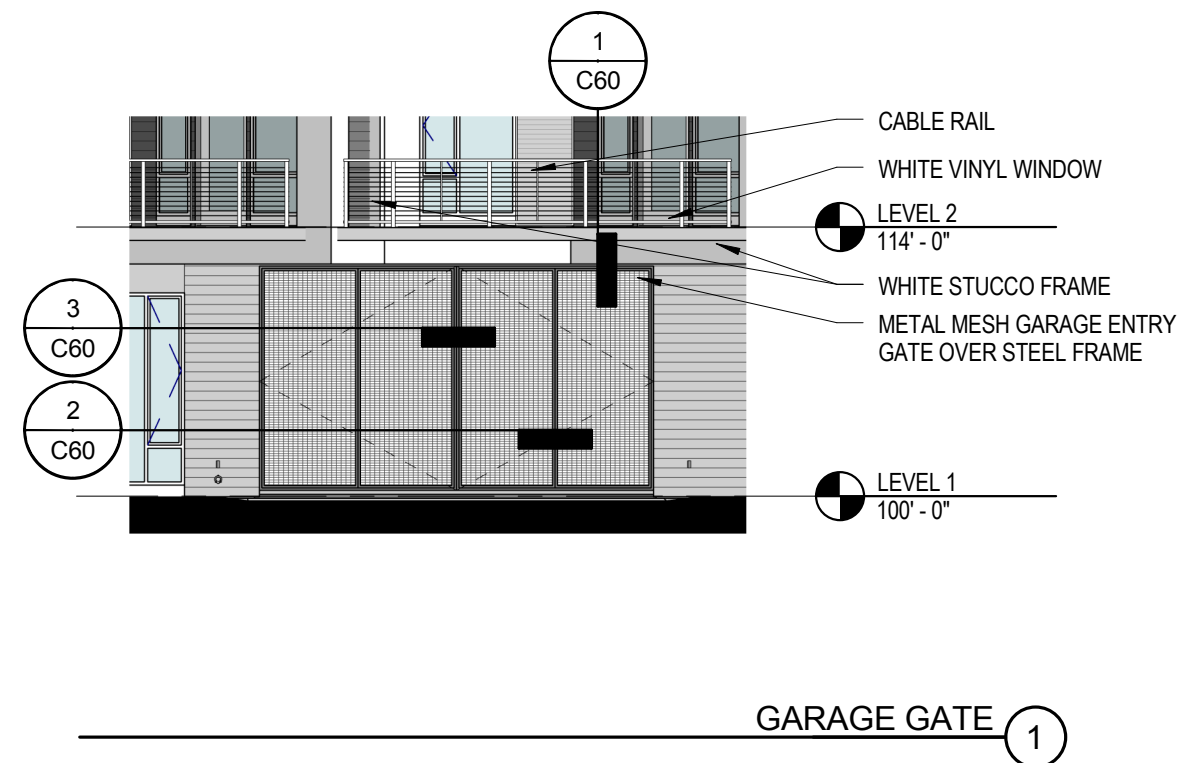
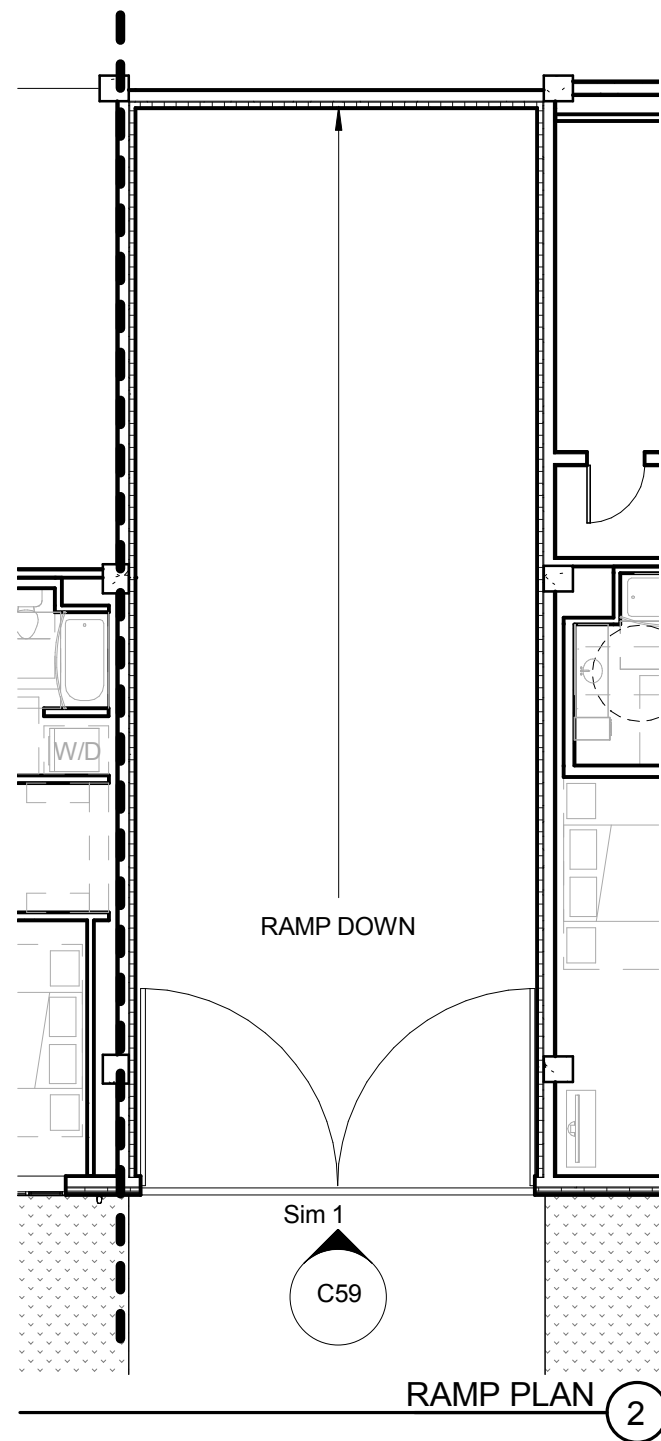
BUILDING B - ENLARGED ELEVATION ②

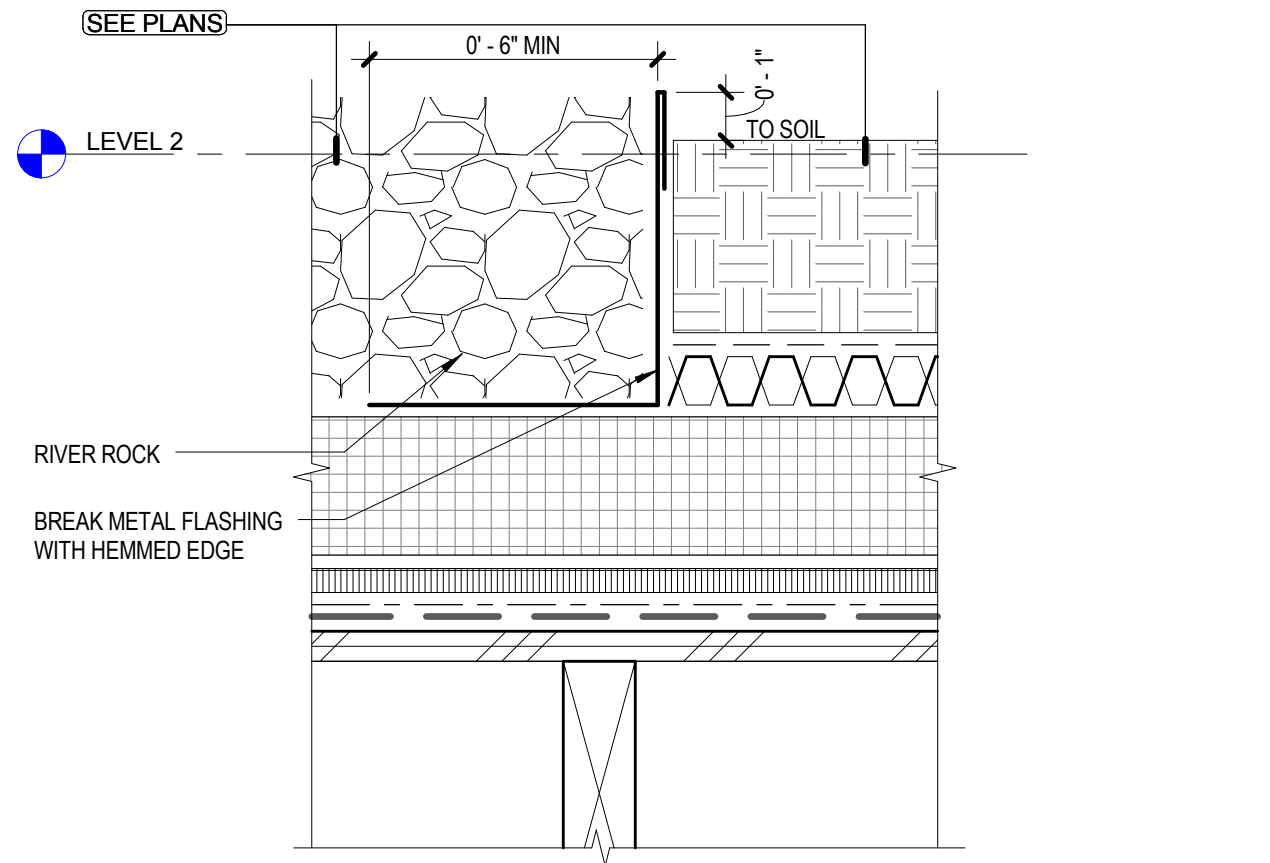


BUILDING B - WALL SECTION ①

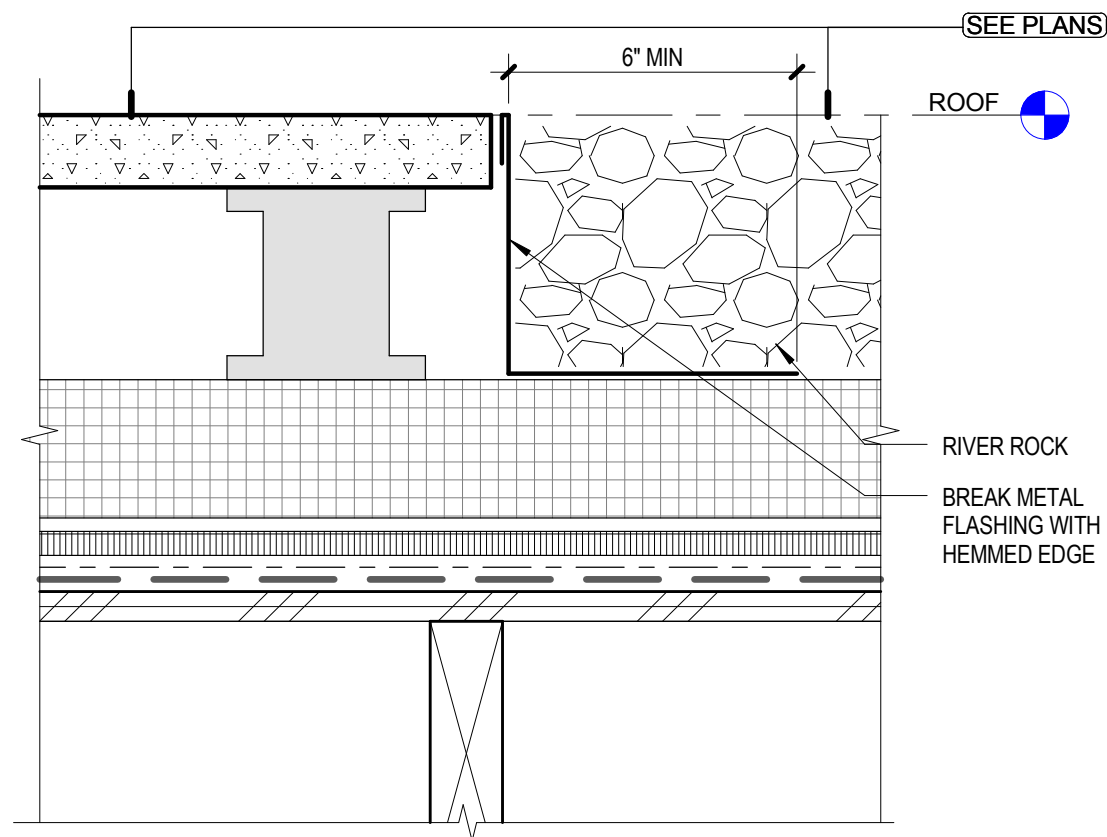




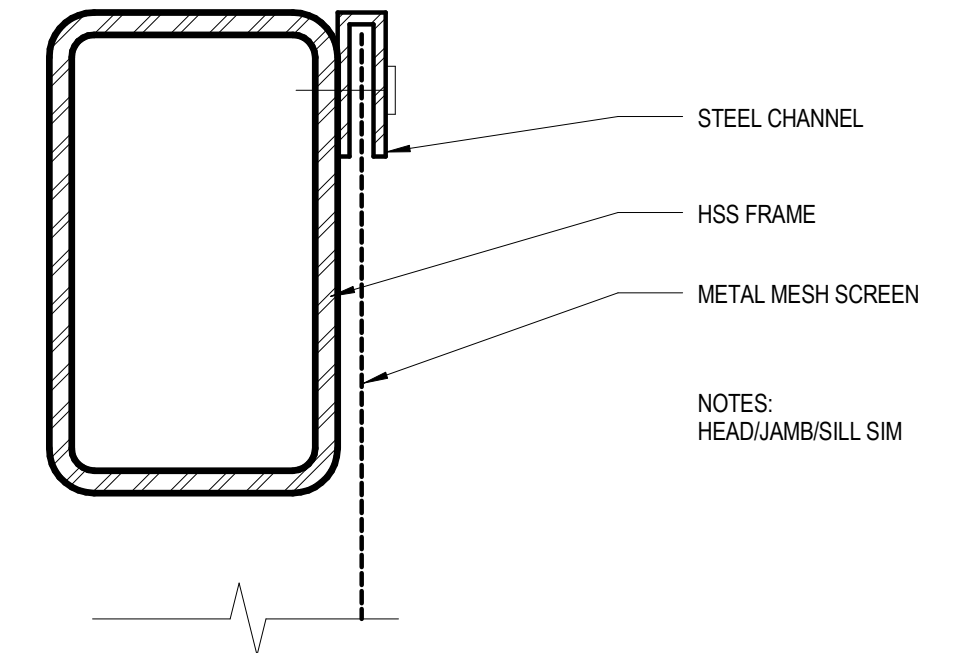




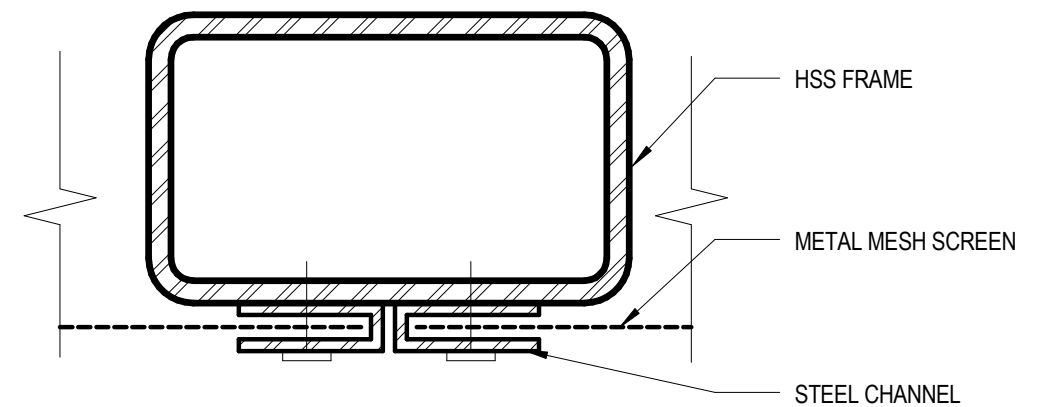
GREEN ROOF TO ROCK 4



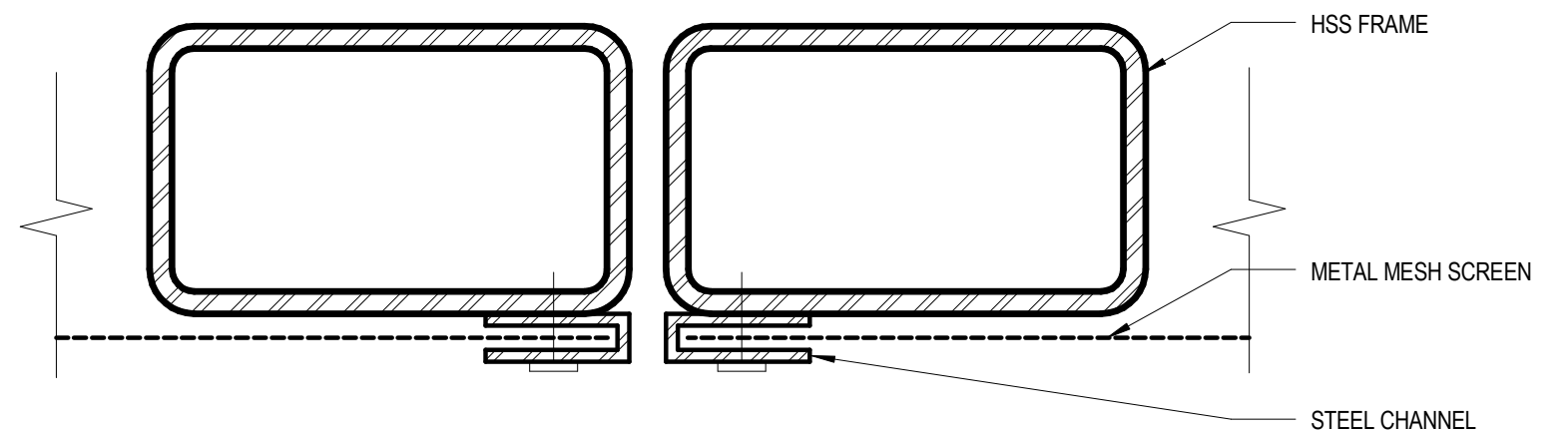
GREEN ROOF TO PAVERS 5



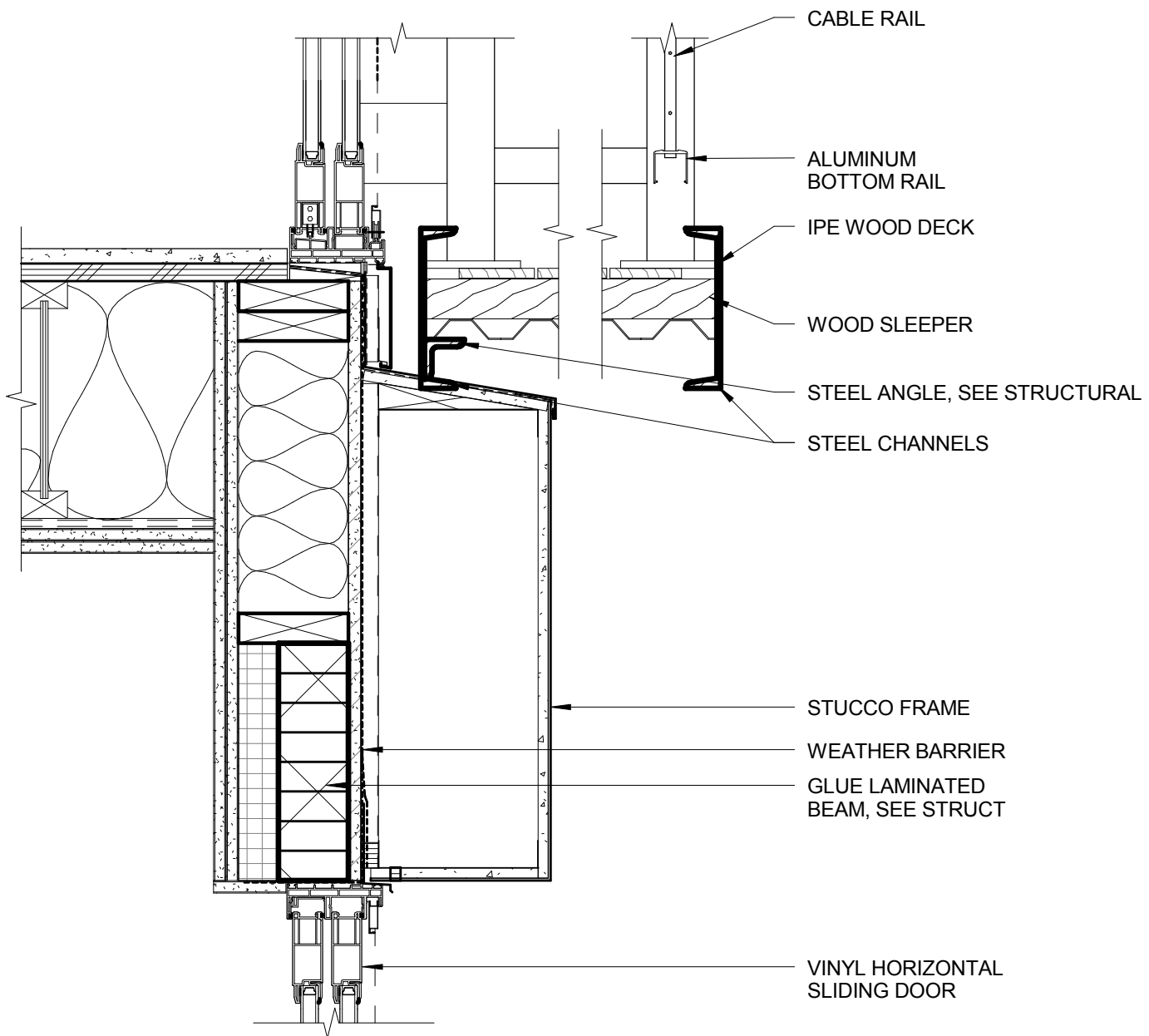
GARAGE GATE HEAD 1



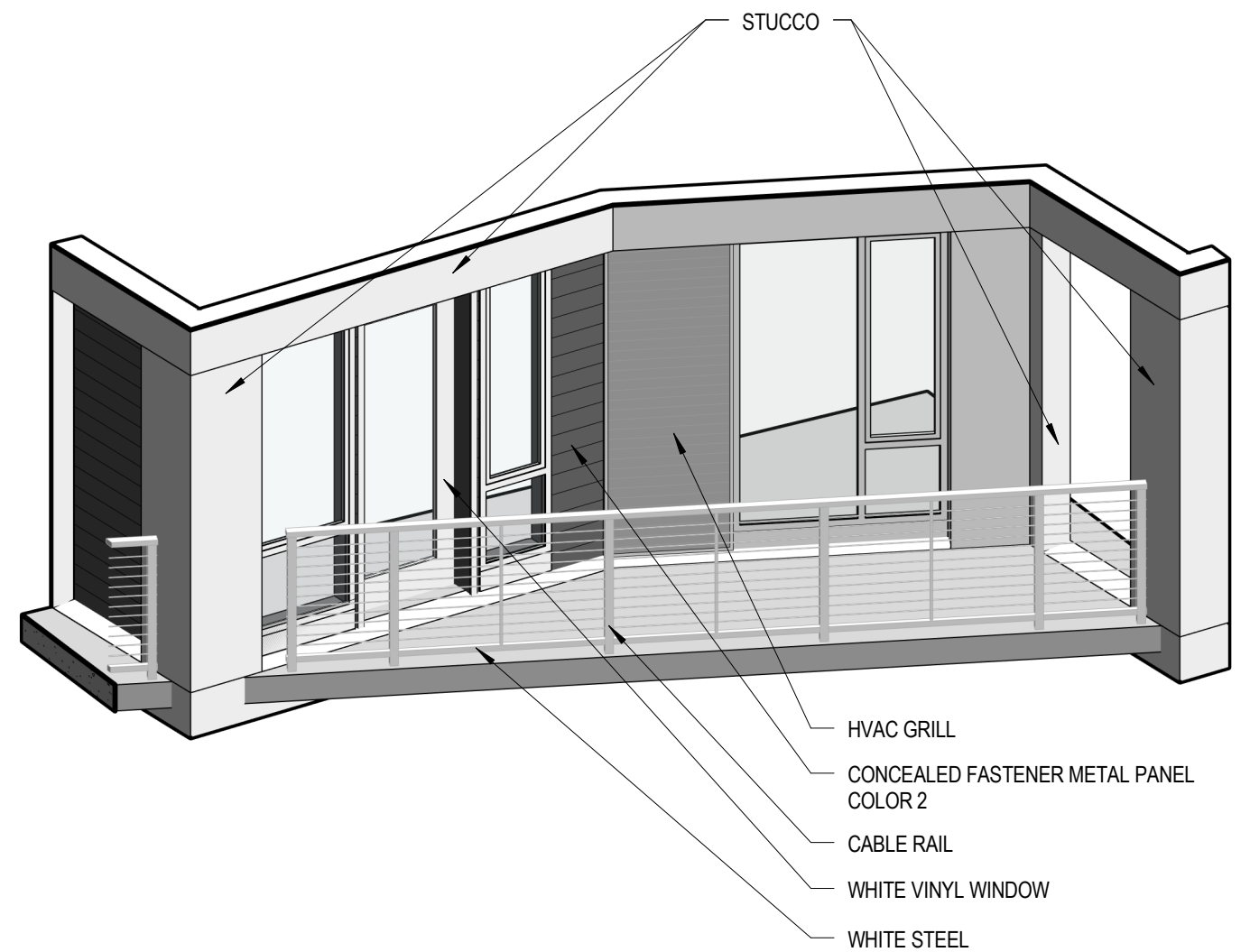
GARAGE GATE MULLION 2



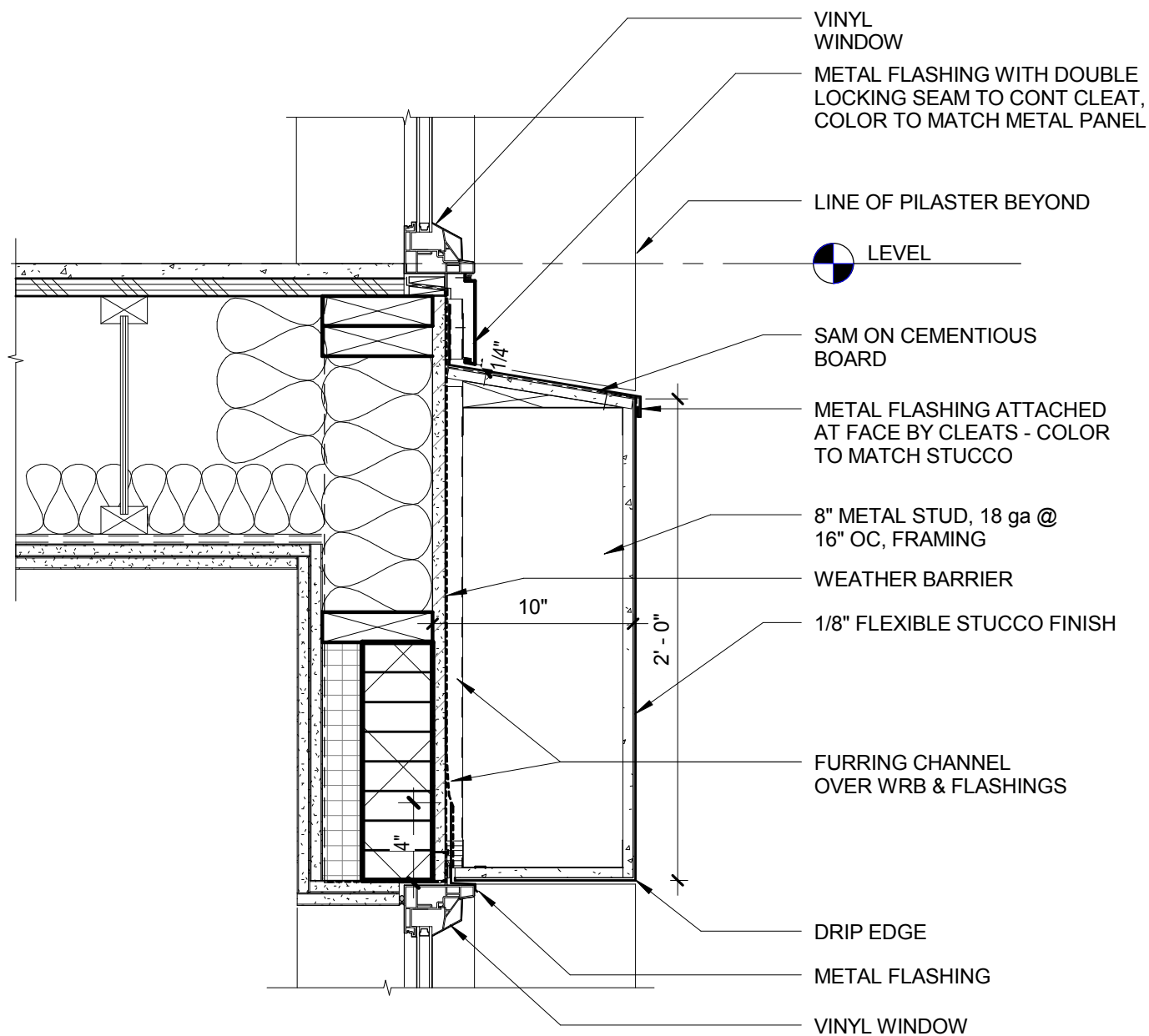
GARAGE GATE DOOR 3



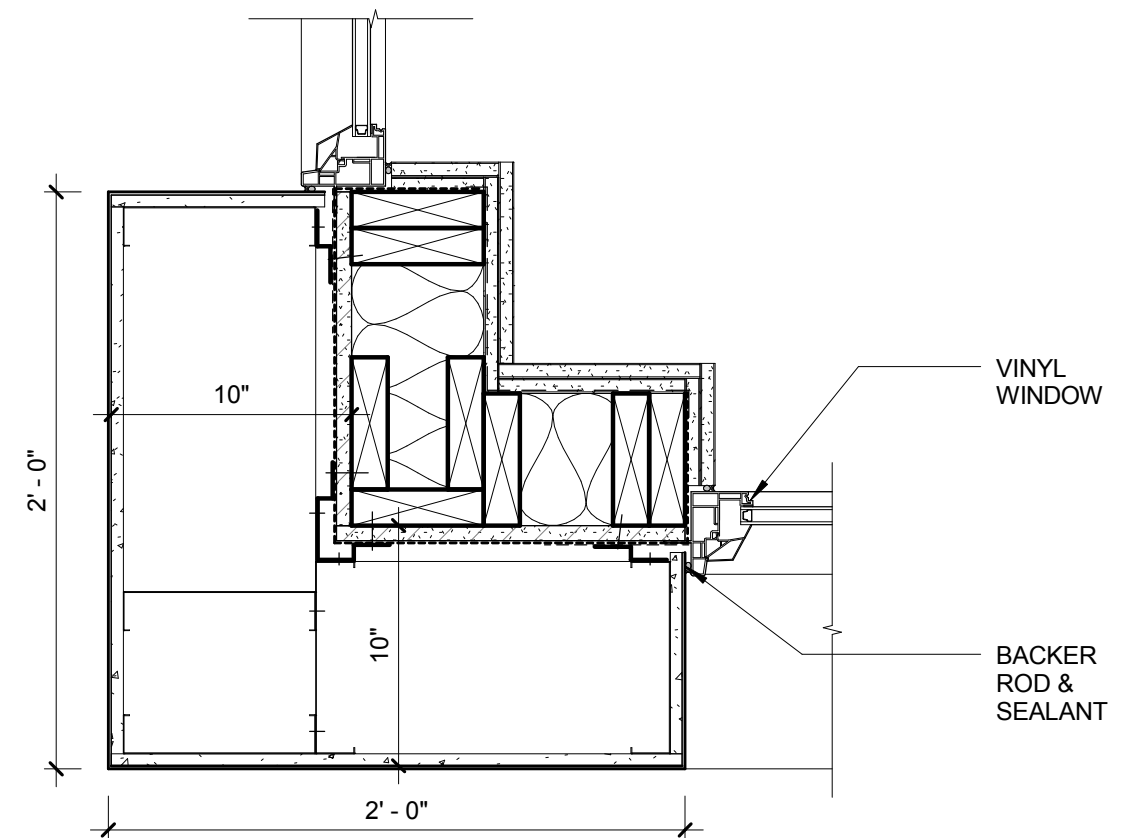
TYPICAL BALCONY SECTION 2



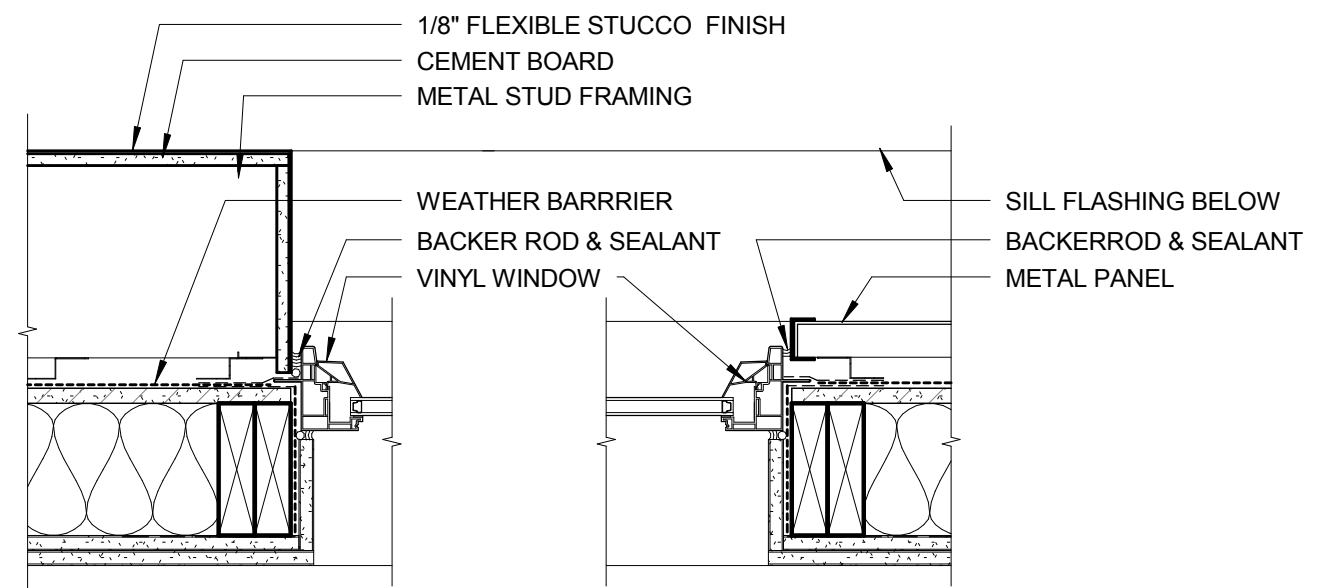
ANGLED BALCONY PERSPECTIVE 1



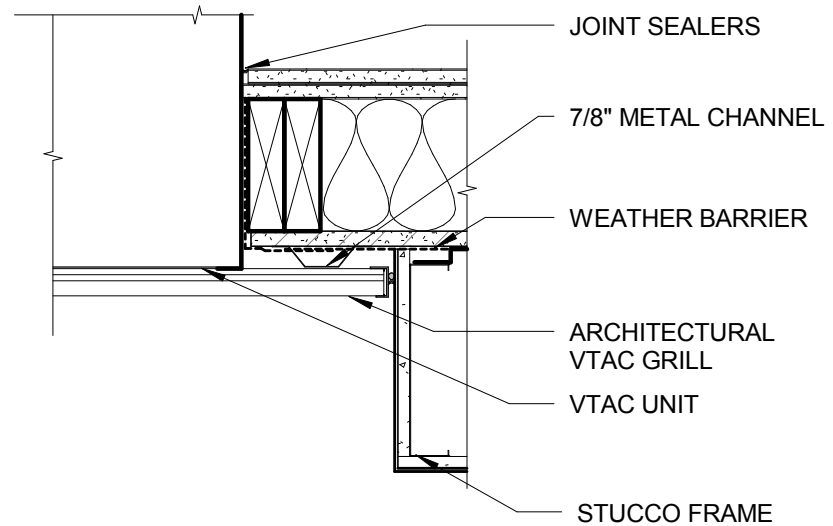
WINDOW HEAD & SILL @ STUCCO 3



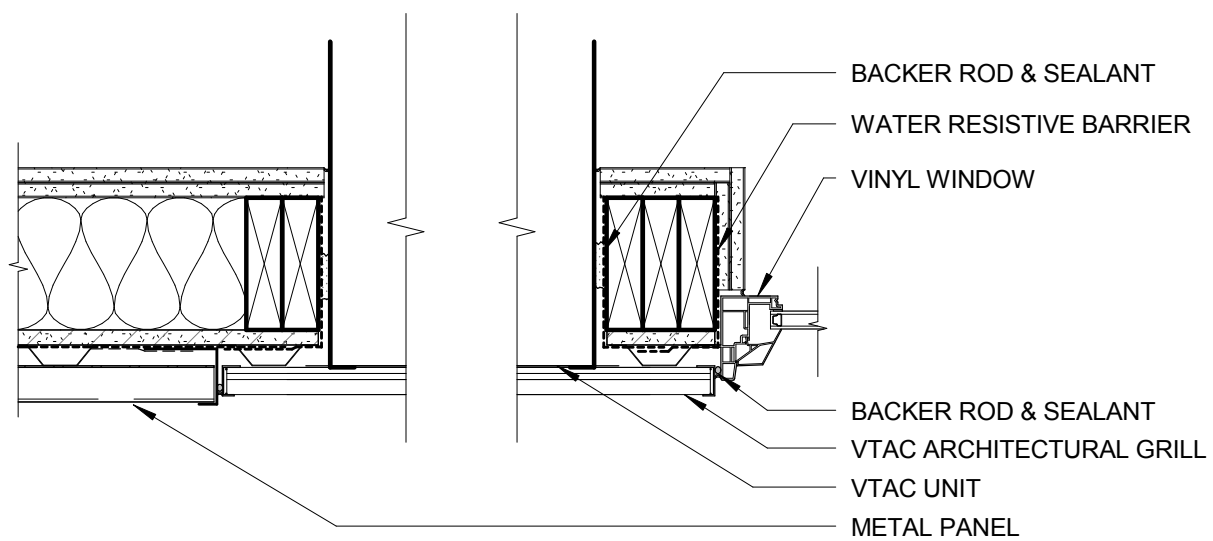
BUILDING CORNER & WINDOW JAMB @ STUCCO 1



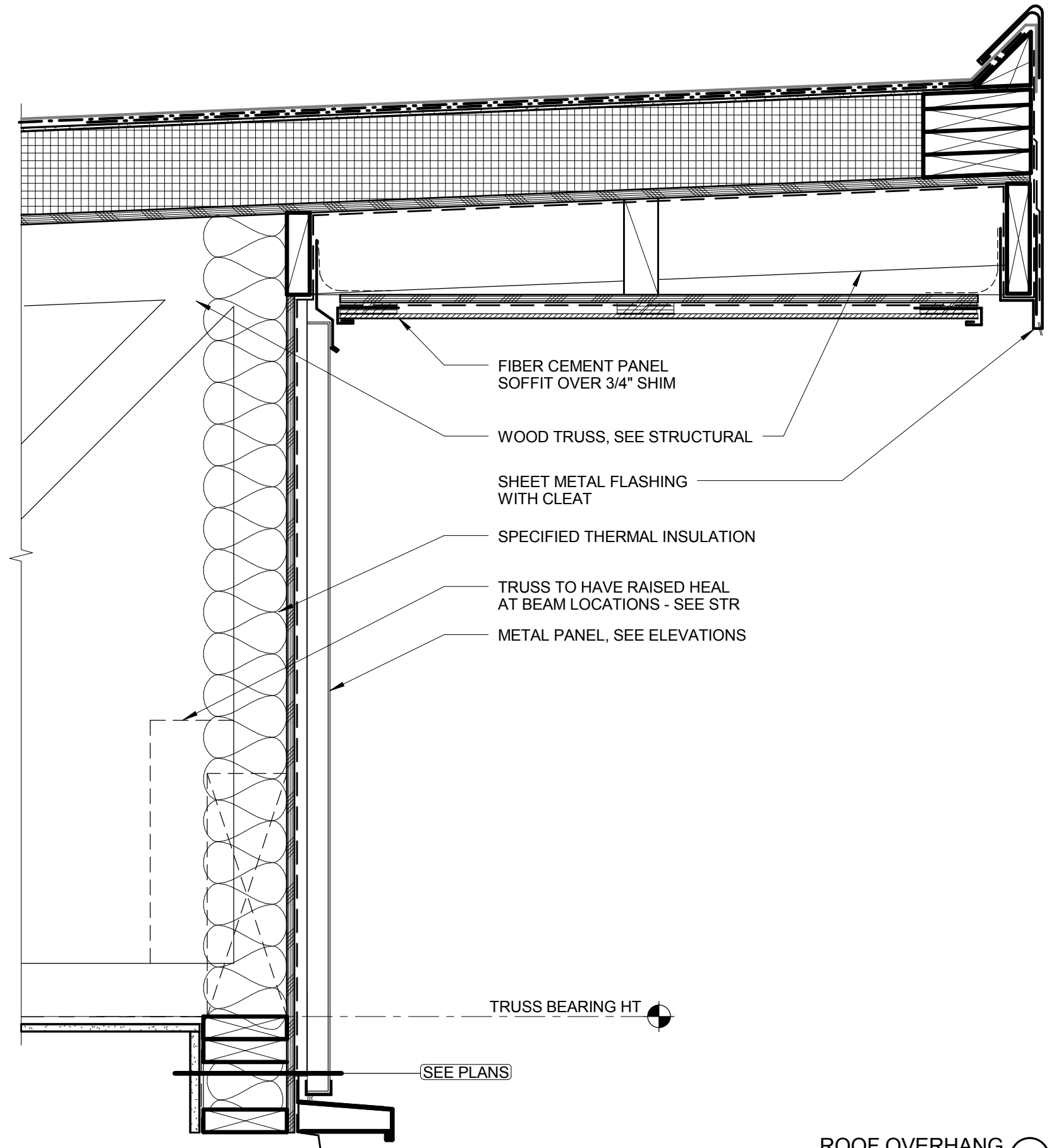
VINYL WINDOW - JAMB @ STUCCO & METAL PANEL 2



VTAC JAMB @ STUCCO 2



VTAC JAMB @ METAL PANEL 3



ROOF OVERHANG 1