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		EXTERIOR DETAILS	C63



LEGAL DESCRIPTION: PER NOTED TITLE REPORT
 LOT 8, RIVERSCAPE, RECORDED IN PLAT BOOK 1283, 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.

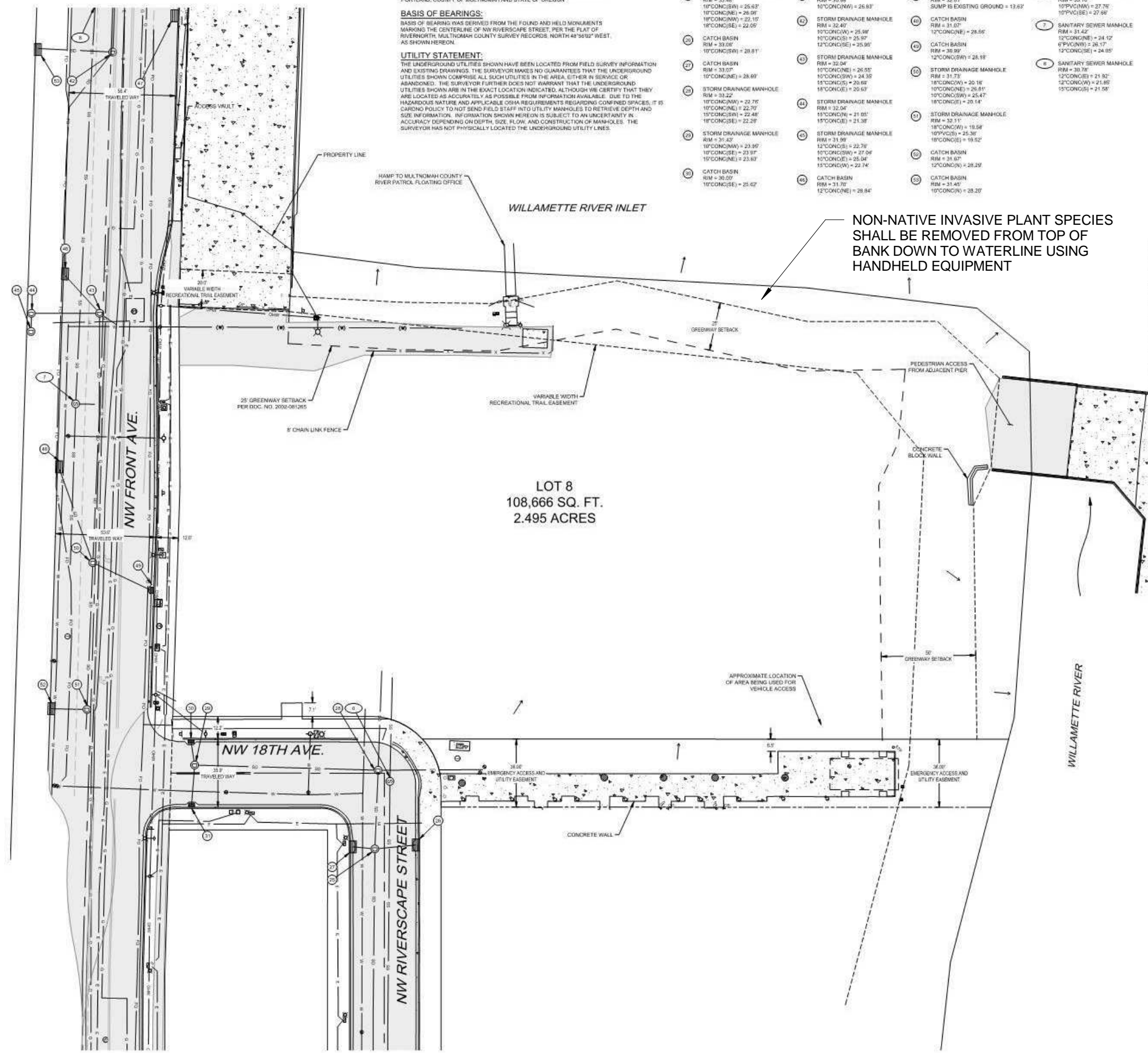
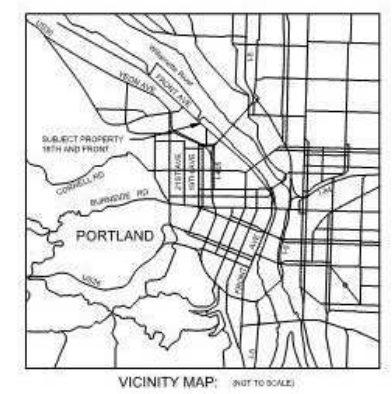
UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION
 AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND
 UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
 ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT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

32	STORM DRAINAGE MANHOLE RM = 33.48' 10" CONC(SW) = 25.93' 12" CONC(NE) = 26.99' 18" CONC(NW) = 22.10' 18" CONC(SE) = 22.05'	33	CATCH BASIN RM = 30.99' 10" CONC(NW) = 25.83'	34	CATCH BASIN RM = 31.07' 12" CONC(NE) = 26.56'		
35	CATCH BASIN RM = 33.06' 10" CONC(SW) = 28.91'	36	CATCH BASIN RM = 33.07' 18" CONC(NE) = 28.69'	37	CATCH BASIN RM = 31.73' 18" CONC(SW) = 20.16' 18" CONC(NE) = 20.51' 10" CONC(SW) = 25.47' 18" CONC(NE) = 20.14'		
38	CATCH BASIN RM = 33.22' 10" CONC(SW) = 22.76' 18" CONC(NE) = 22.70' 15" CONC(SW) = 22.48' 18" CONC(NE) = 22.39'	39	STORM DRAINAGE MANHOLE RM = 33.22' 10" CONC(SW) = 22.76' 18" CONC(NE) = 22.70' 15" CONC(SW) = 22.48' 18" CONC(NE) = 22.39'	40	STORM DRAINAGE MANHOLE RM = 32.04' 10" CONC(SW) = 27.04' 10" CONC(NE) = 25.94' 15" CONC(SW) = 22.74'	41	CATCH BASIN RM = 30.07' 10" CONC(NE) = 25.42'
42	STORM DRAINAGE MANHOLE RM = 31.47' 10" CONC(SW) = 23.99' 18" CONC(NE) = 23.99' 15" CONC(SW) = 23.83'	43	STORM DRAINAGE MANHOLE RM = 31.99' 12" CONC(SW) = 22.79' 10" CONC(SW) = 27.04' 10" CONC(NE) = 25.94' 15" CONC(SW) = 22.74'	44	CATCH BASIN RM = 31.67' 12" CONC(SW) = 22.29'	45	CATCH BASIN RM = 31.70' 12" CONC(NE) = 28.84'

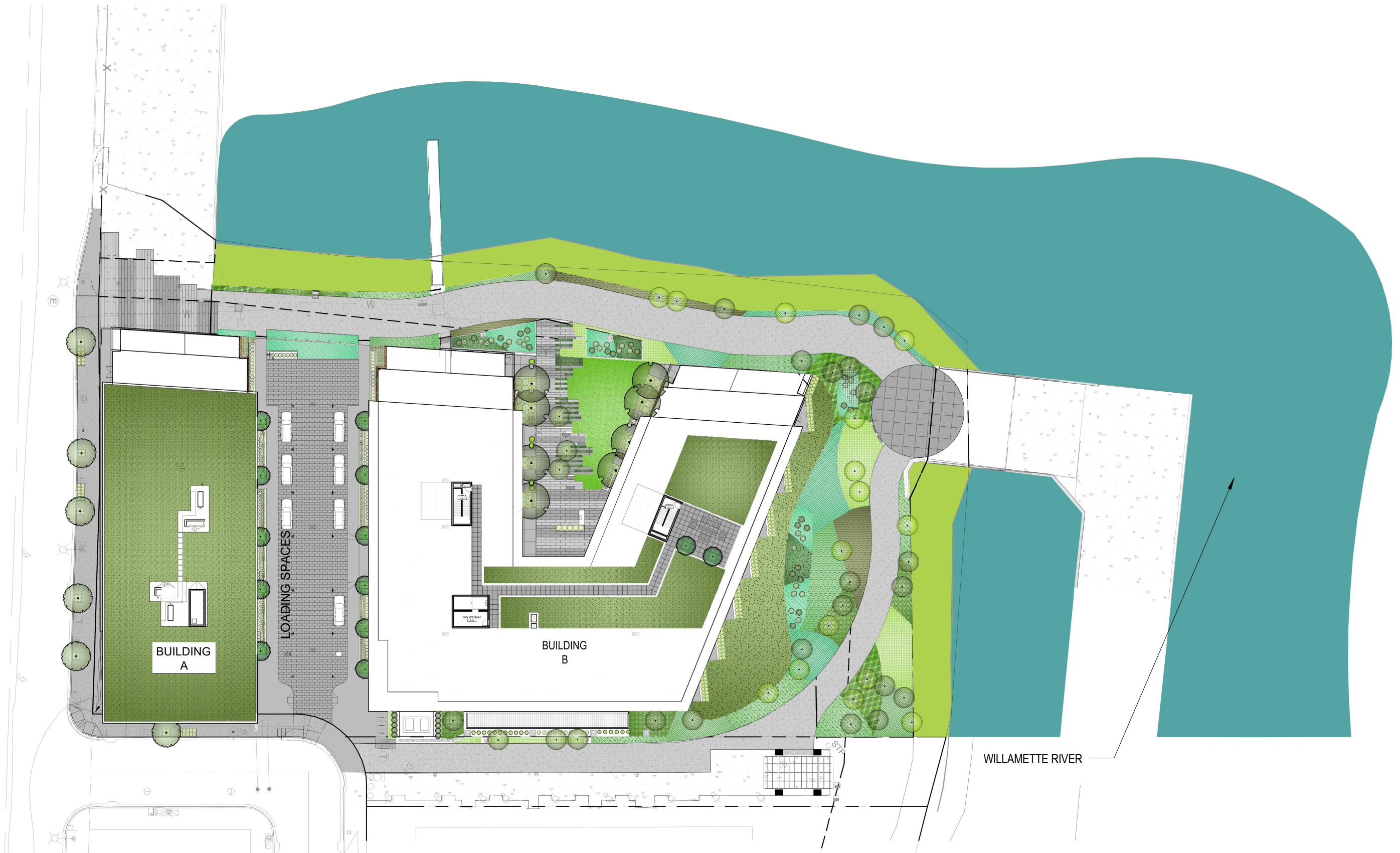
SANITARY SEWER TABLE:

1	SANITARY SEWER MANHOLE RM = 33.16' 10" PVC(MA) = 27.76' 10" PVC(SE) = 27.99'
2	SANITARY SEWER MANHOLE RM = 31.42' 12" CONC(NE) = 24.12' 6" PVC(NW) = 28.17' 12" CONC(SE) = 24.05'
3	SANITARY SEWER MANHOLE RM = 30.78' 12" CONC(NE) = 21.92' 12" CONC(SW) = 21.89' 15" CONC(SW) = 21.58'

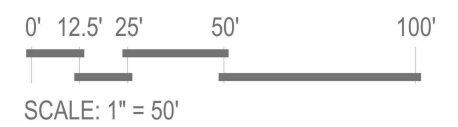


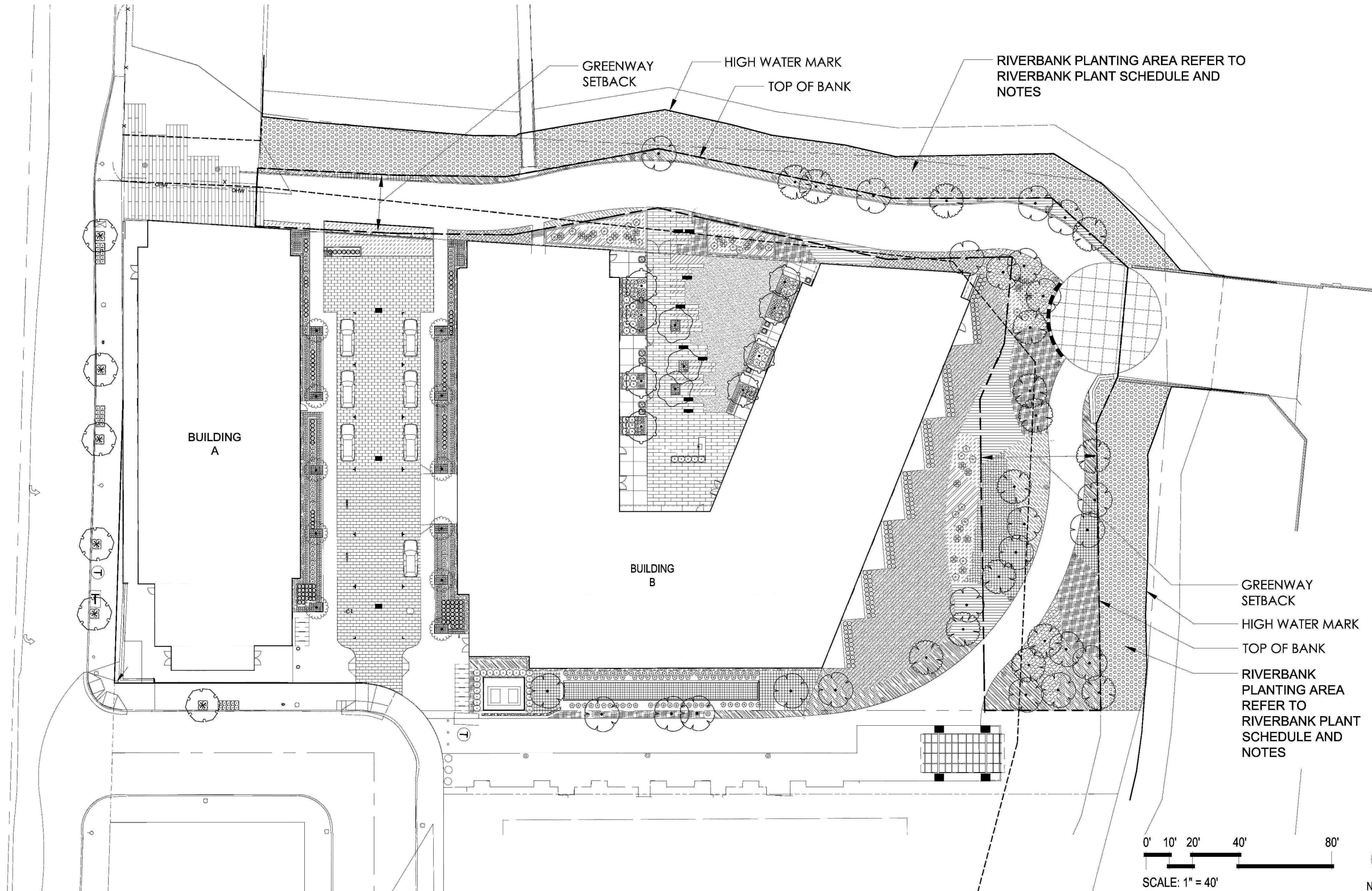
LEGEND:

- - - - - EXISTING BOUNDARY LINE
- - - - - EXISTING CENTERLINE
- - - - - EXISTING RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE
- - - - - FENCE LINE, TYPE AS NOTED
- SS - - - - - STORM DRAINAGE LINE
- SS - - - - - SANITARY SEWER LINE
- UW - - - - - UNDERGROUND WATER LINE
- UE - - - - - UNDERGROUND ELECTRICAL LINE
- UF - - - - - UNDERGROUND FIBER OPTIC LINE
- UG - - - - - UNDERGROUND NATURAL GAS LINE
- |--- INDICATES DATA FROM AS BUILT INFORMATION
- OW - - - - - OVERHEAD WIRE
- - - - - BUILDING OVERHANG LINE
- ASPH - - - - - EXISTING ASPHALT SURFACE
- CONC - - - - - EXISTING CONCRETE SURFACE
- GV - - - - - GAS VALVE
- GP - - - - - GAS PIV
- SM - - - - - SANITARY SEWER MANHOLE
- SDM - - - - - STORM DRAIN MANHOLE
- CB - - - - - CATCH BASIN
- AD - - - - - AREA DRAIN
- FH - - - - - FIRE HYDRANT
- WV - - - - - WATER VALVE
- ICB - - - - - IRRIGATION CONTROL BOX
- GL - - - - - GROUND LIGHT
- AGL - - - - - ACORN GLOBE LIGHT
- SLC - - - - - STREET LIGHT (COBRA ARM)
- SLJB - - - - - STREET LIGHT JUNCTION BOX
- EM - - - - - ELECTRIC METER
- EV - - - - - ELECTRICAL VAULT
- EMH - - - - - ELECTRICAL MANHOLE
- EJB - - - - - ELECTRIC JUNCTION BOX
- UP - - - - - UTILITY POLE
- GW - - - - - GUY WIRE
- TV - - - - - TELEPHONE VAULT
- TMH - - - - - TELEPHONE MANHOLE
- CTV - - - - - CABLE TELEVISION VAULT
- SJB - - - - - SIGNAL JUNCTION BOX
- SF - - - - - STAND PIPE
- UUV - - - - - UNKNOWN UTILITY VAULT
- UR - - - - - UNKNOWN RISER
- UJB - - - - - UNKNOWN JUNCTION BOX
- B - - - - - BOLLARD
- GP - - - - - GATE POST
- SP - - - - - SIGN POST
- DF - - - - - DRAINAGE FLOW ARROW

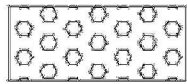


WILLAMETTE RIVER





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	Spike Bentgrass	Agrostis exarata	2.50%
	Slough Sedge	Carex obnupta	15.00%
	Sneezeweed	Helenium autumnale	2.25%
Application Rate: 27 lb. PLS/Acre	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 5-8, avg. plant spacing of 48" o.c.
- E. Clump in random groups of 2-3, avg. plant spacing of 48" o.c.

Irrigation Note

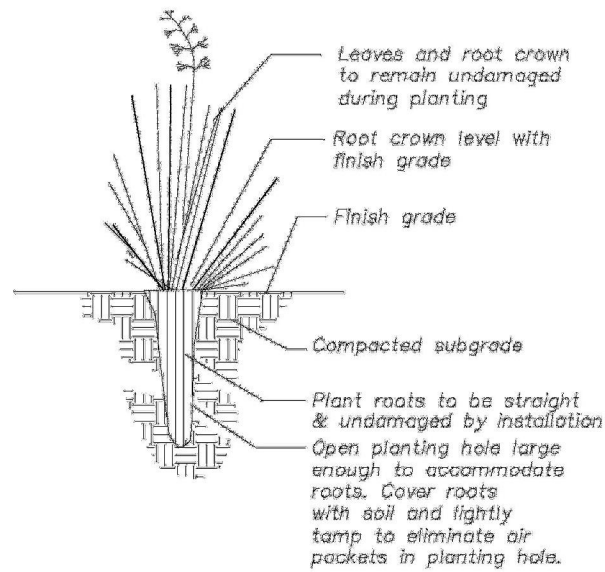
No Irrigation to be used in mitigation areas.

Topsoil

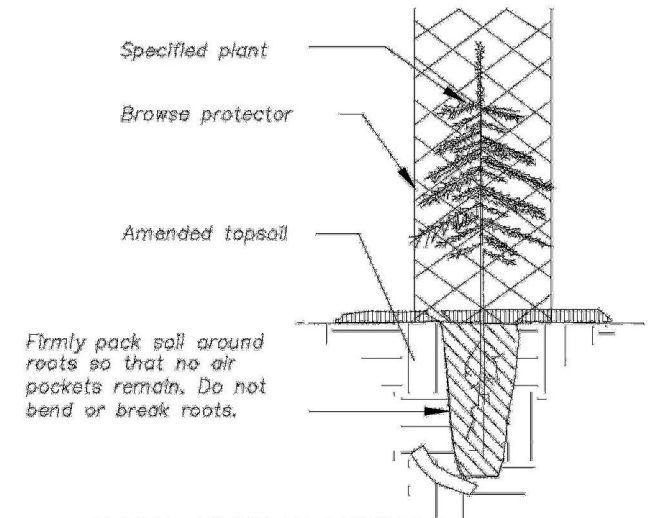
- A. Blend and place a mix of 60% topsoil, 15% soil conditioner, and 25% $\frac{3}{4}$ minus gravel in the following areas:
 - Joint Rip-Rap Planting Area
- B. Topsoil shall be a natural friable soil, possessing characteristics of representative productive fertile soils. The topsoil shall be reasonably 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

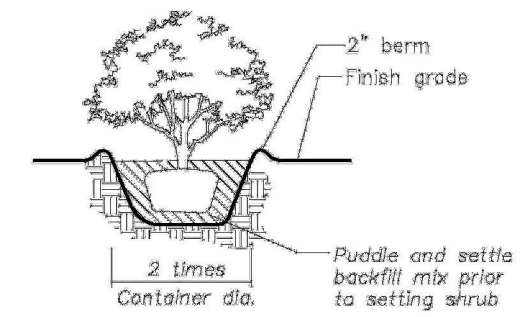
1. Prior to planting, non-native invasive plant species shall be removed from top of bank down to the waterline at time of planting, using handheld equipment.
2. Mitigation plantings shall be installed within six months after issuance of the final phase of building permits for residential and marina 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.



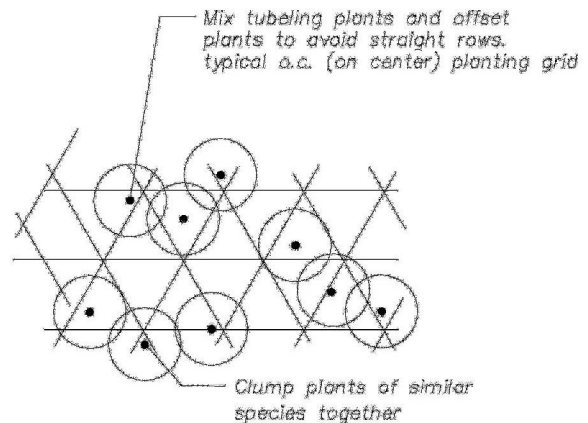
CUTTING PLANTINGS
SCALE: NTS



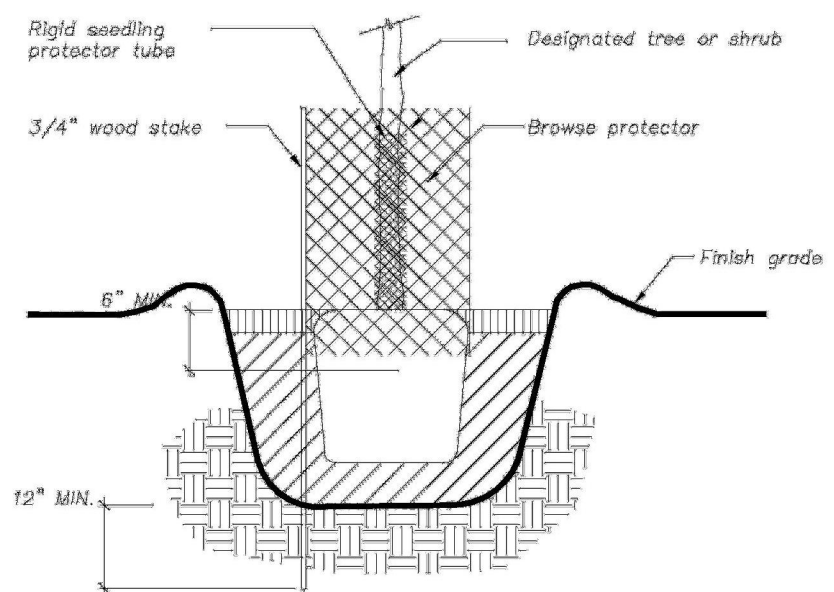
BARE ROOT PLANTING
SCALE: NTS



SHRUB PLANTING
SCALE: NTS

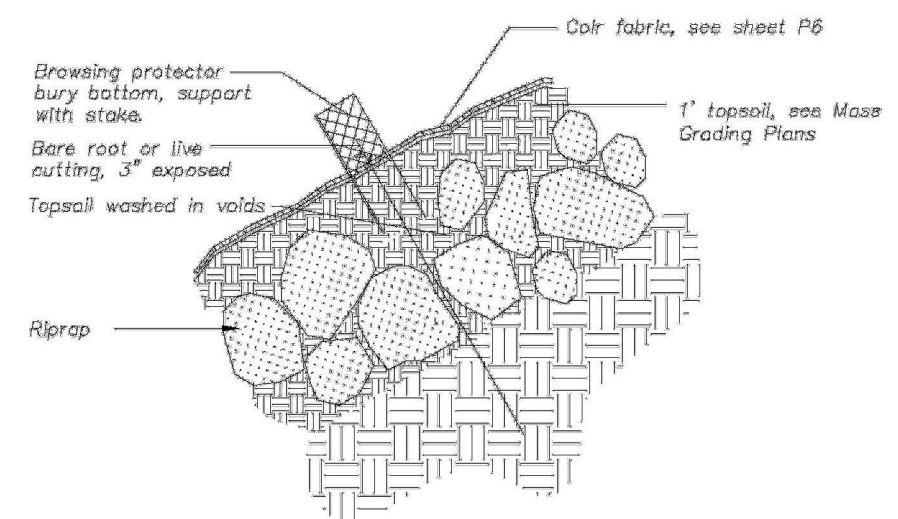


PLANT SPACING
SCALE: NTS



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.

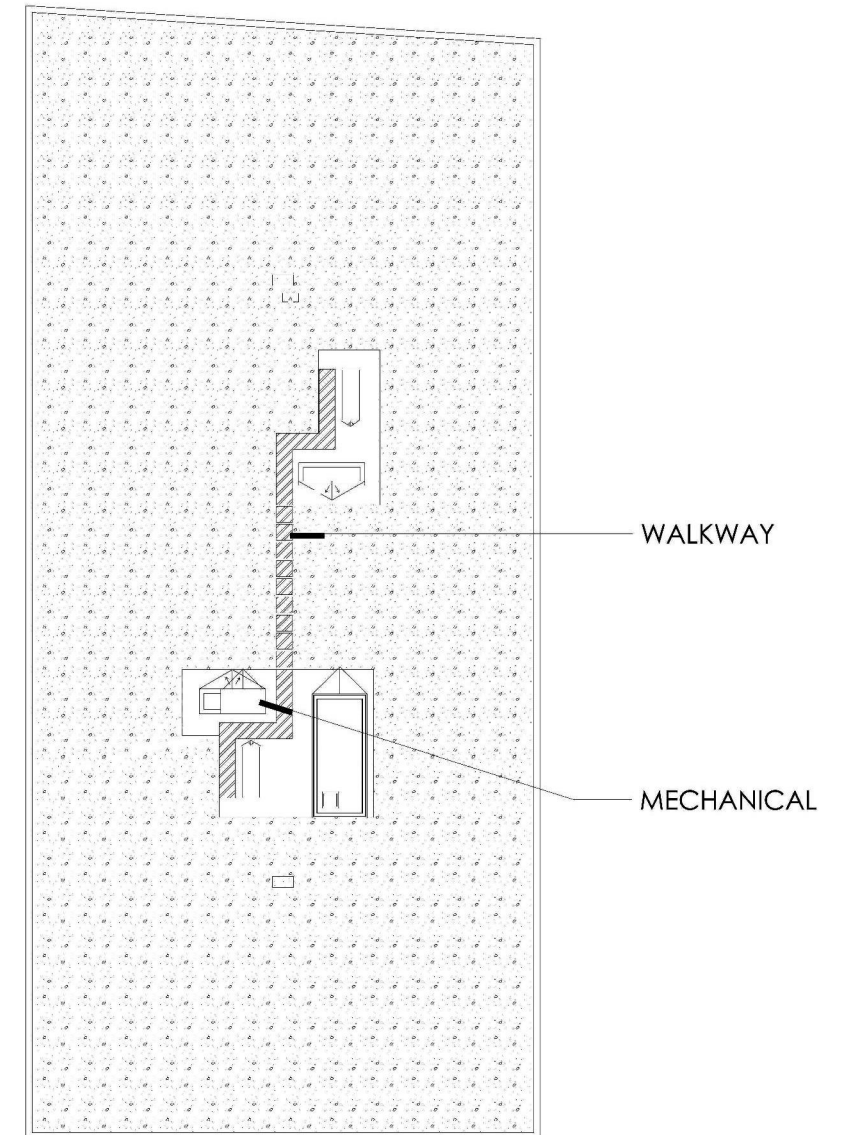
PLANTING IN RIP RAP
SCALE: NTS

PLANT SCHEDULE BUILDING A

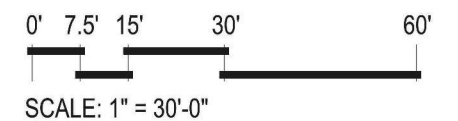
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	SEDUM TILE / PREGROWN SEDUM TILES BY COLUMBIA GREEN	NONE
	1. SEDUM ALBUM 'CORAL CARPET' / WHITE STONECROP	
	2. SEDUM HISPANICUM 'IMMERGRUNCHEN' / SPANISH STONECROP	
	3. SEDUM FLORIFERUM / ORANGE STONECROP	
	4. SEDUM MIDDENDORFFIANUM DIFFUSUM / CHINESE 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 STEFEO / 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.:



- TOTAL BUILDING FOOTPRINT: 63,203
- ECOROOF PLANTING PLAN SQUARE FOOTAGE BREAKDOWN:
 - BUILDING A ROOF: 13,986 SF
 - BUILDING A ECOROOF: 12,719 SF
 - BUILDING A MECHANICAL / WALKWAY / GRAVEL (NON-ECOROOF): 1,183 SF
 - BUILDING B ROOF : 26,871 SF
 - BUILDING B ECOROOF: 4,853 SF
 - BUILDING B MECHANICAL / WALKWAY / PATIO (NON-ECOROOF): 22,018 SF
 - TOTAL ECOROOF (BOTH BUILDINGS): 17,572 SF
- GROWING MEDIA: BASED ON FFL (GERMAN "GREEN ROOF GUIDELINES")
 - TILES TO BE INSTALLED ON 4" DEPTH GROWING MEDIA
 - 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
 - PRE-BLENDED REGIONALLY AND DELIVERED TO SITE FOR APPLICATION IN BULK
 - 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.
- ECO-ROOF WEIGHT WHEN LOADED, WITH MATURE PLANTS, GROWING MEDIA, AND FULLY SATURATED: NOT TO EXCEED 20lb. per SF
- PLEASE SEE OPERATIONS & MAINTENANCE MANUAL FOR IRRIGATION SCHEDULE.
- ALL NOTES AND SPECIFICATIONS ABOVE APPLY TO ECOROOF ON BUILDINGS A & B.



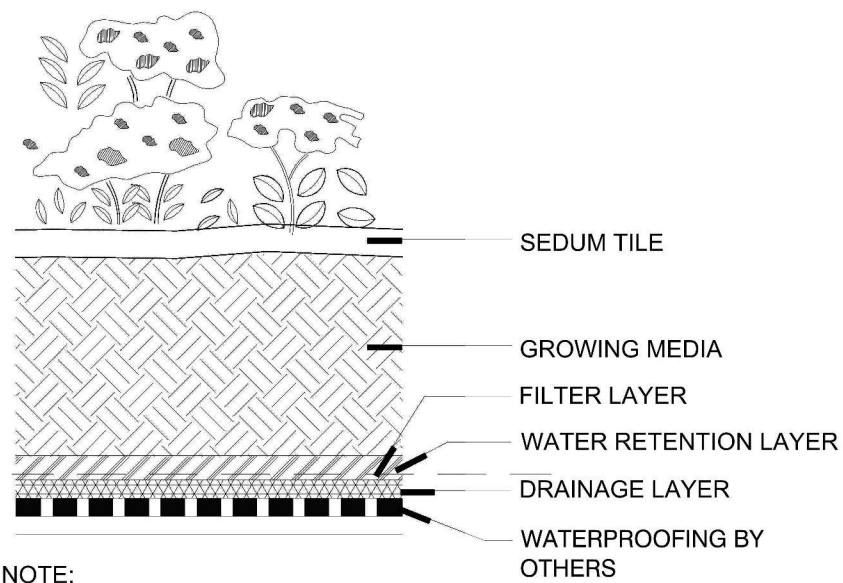
1 BUILDING A ECO ROOF



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

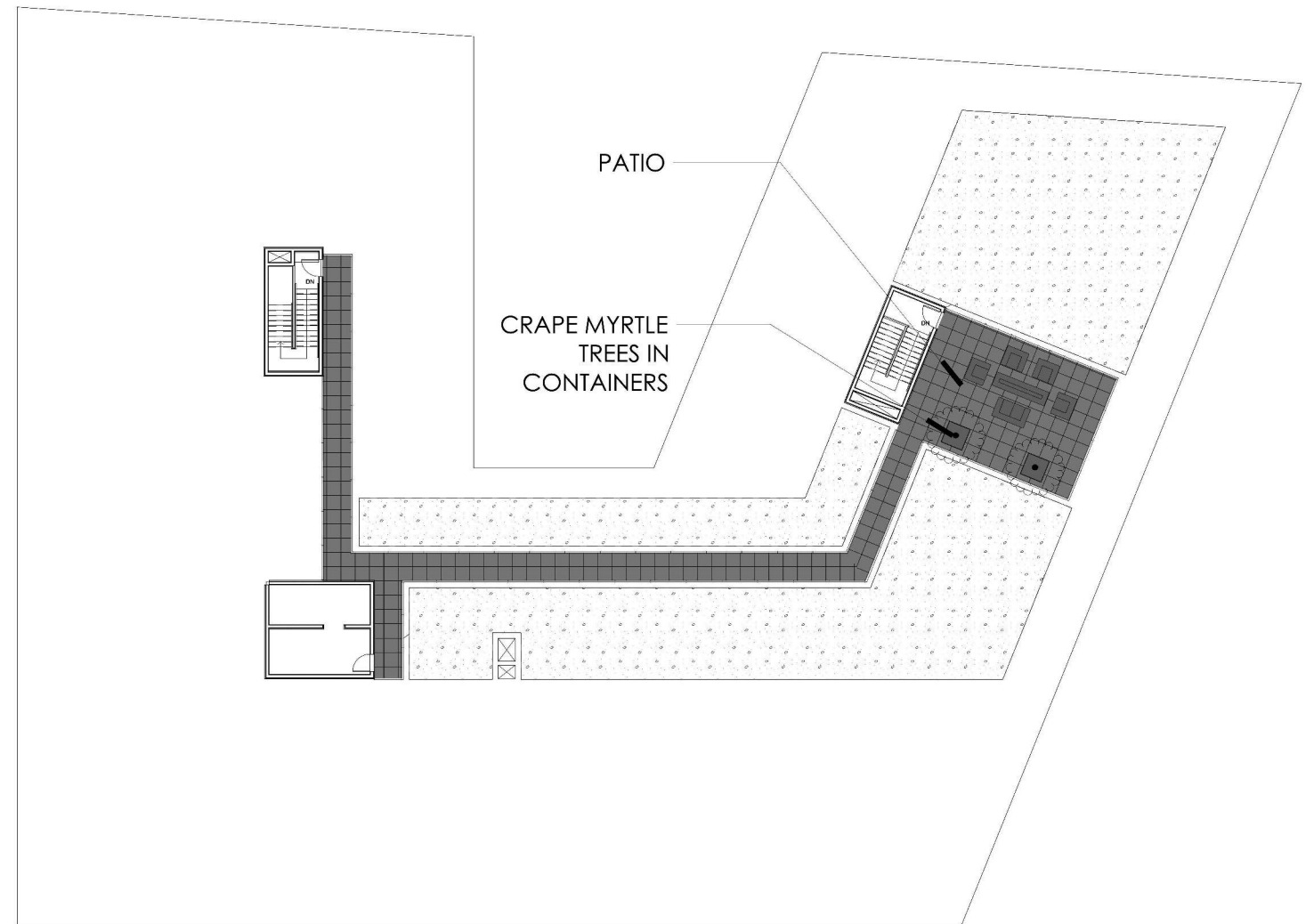
NOTE- SEE BUILDING A ECO ROOF PLANT SCHEDULE FOR FULL SEDUM SPECIES LIST



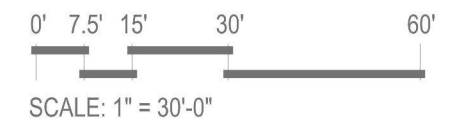
NOTE:

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

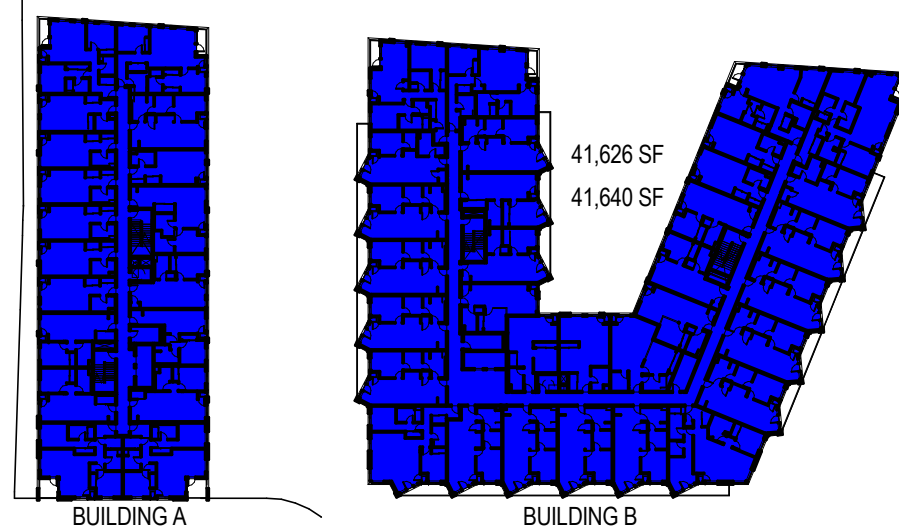




LEVEL 1

1" = 80'-0"

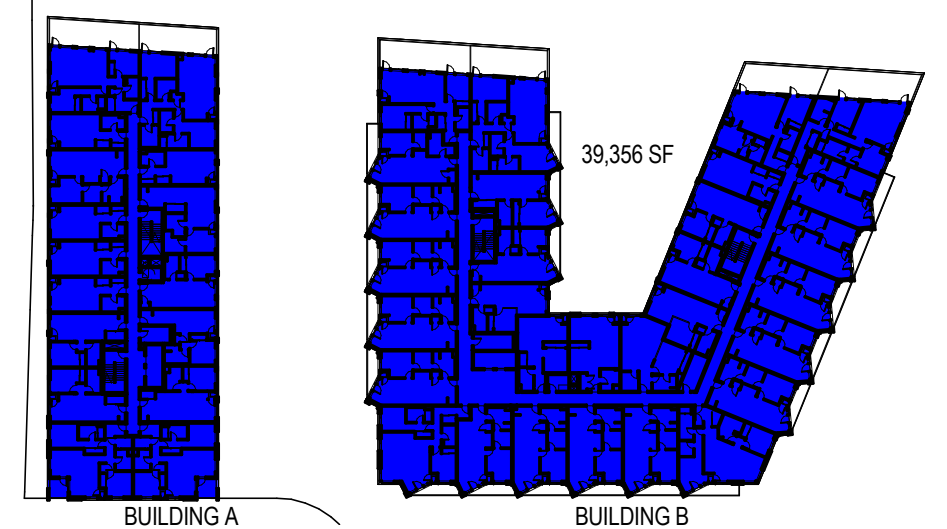
1



LEVELS 2-3

1" = 80'-0"

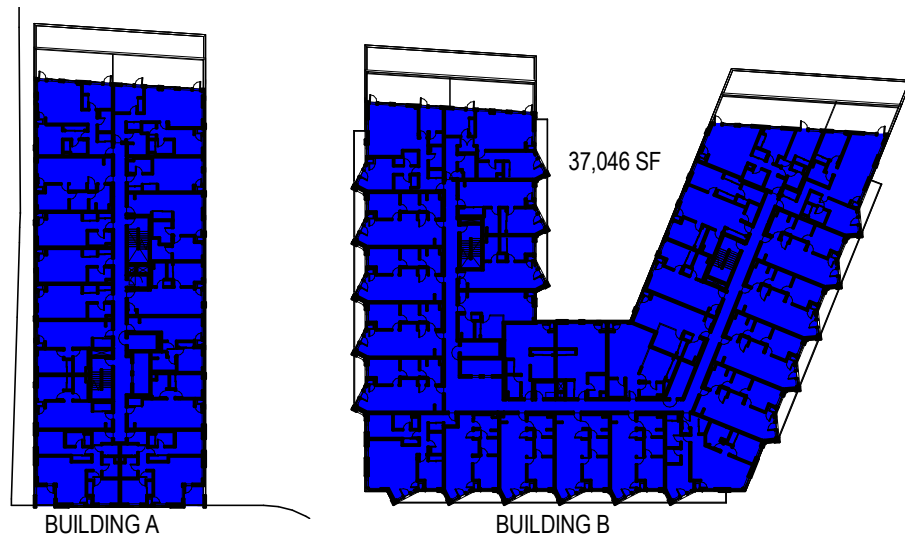
2



LEVEL 4

1" = 80'-0"

3



LEVEL 5

1" = 80'-0"

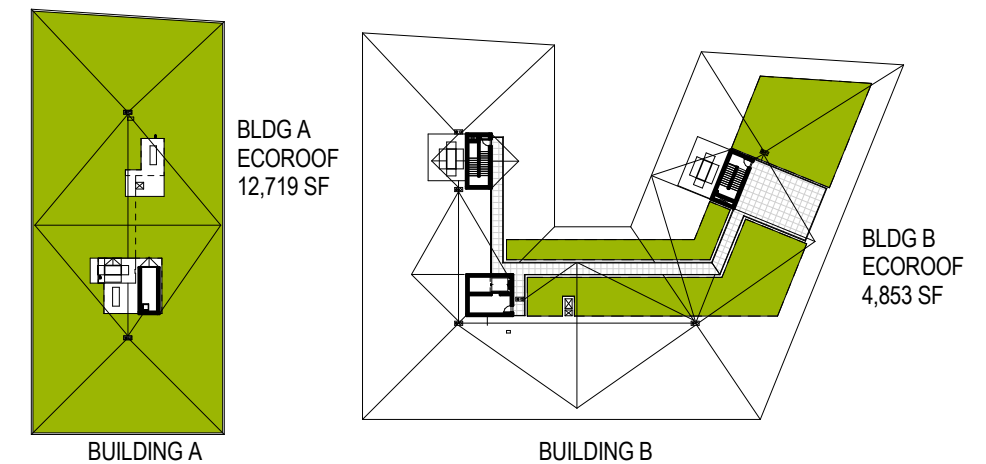
4



LEVEL 6

1" = 80'-0"

5

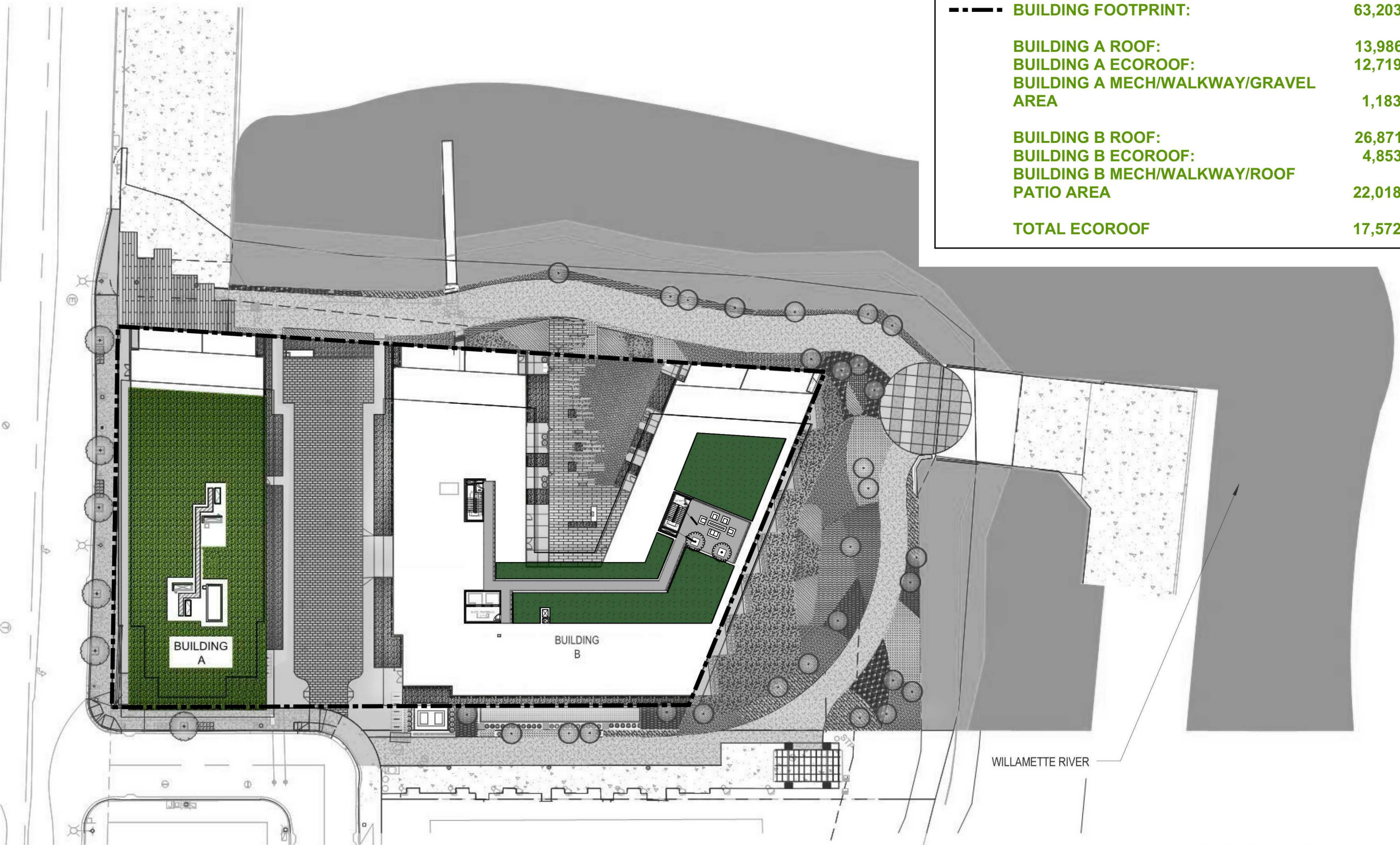


ROOF PLAN

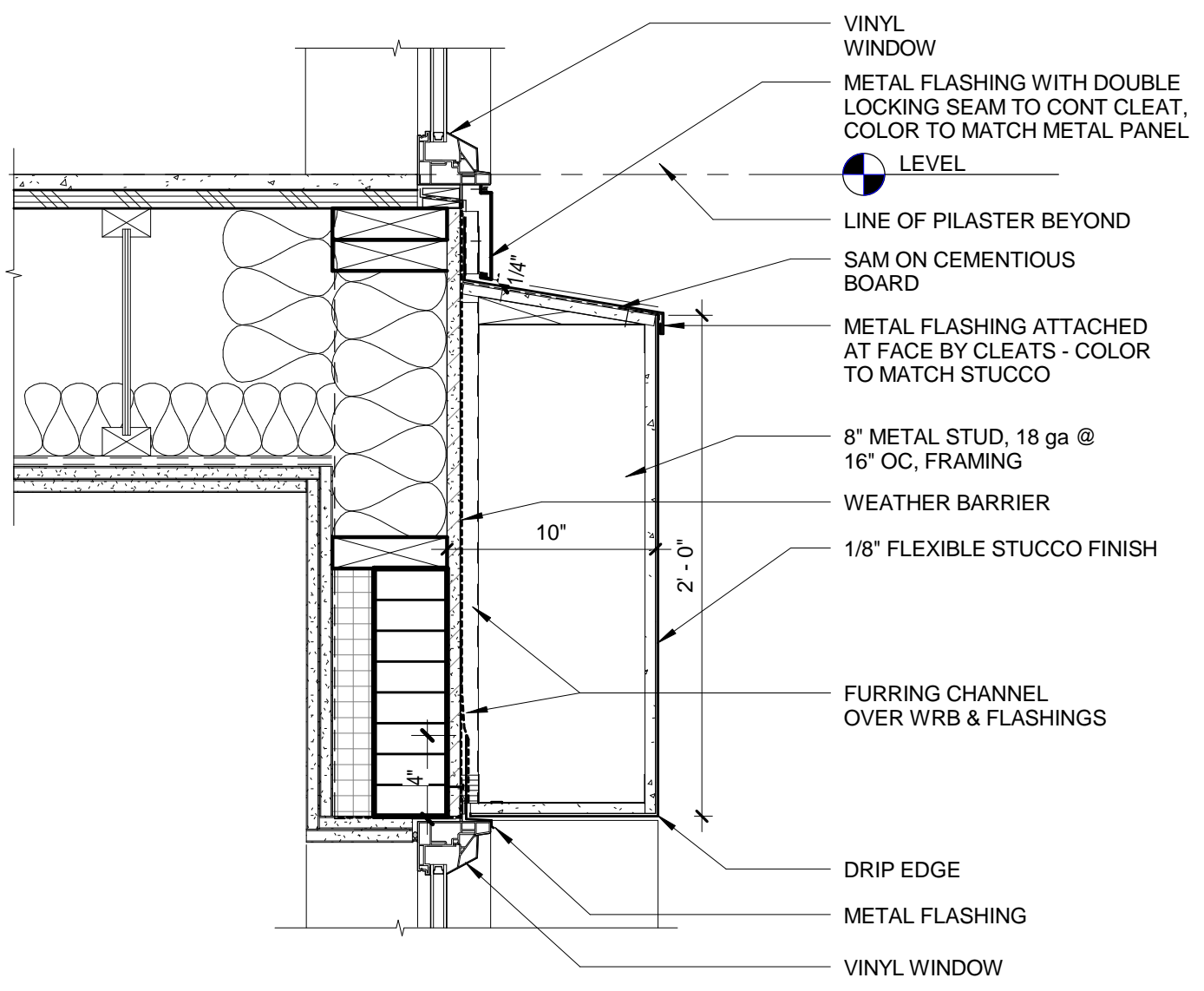
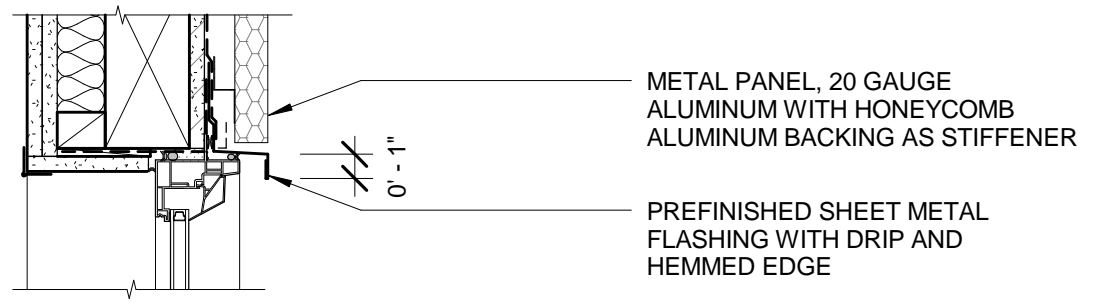
1" = 80'-0"

6

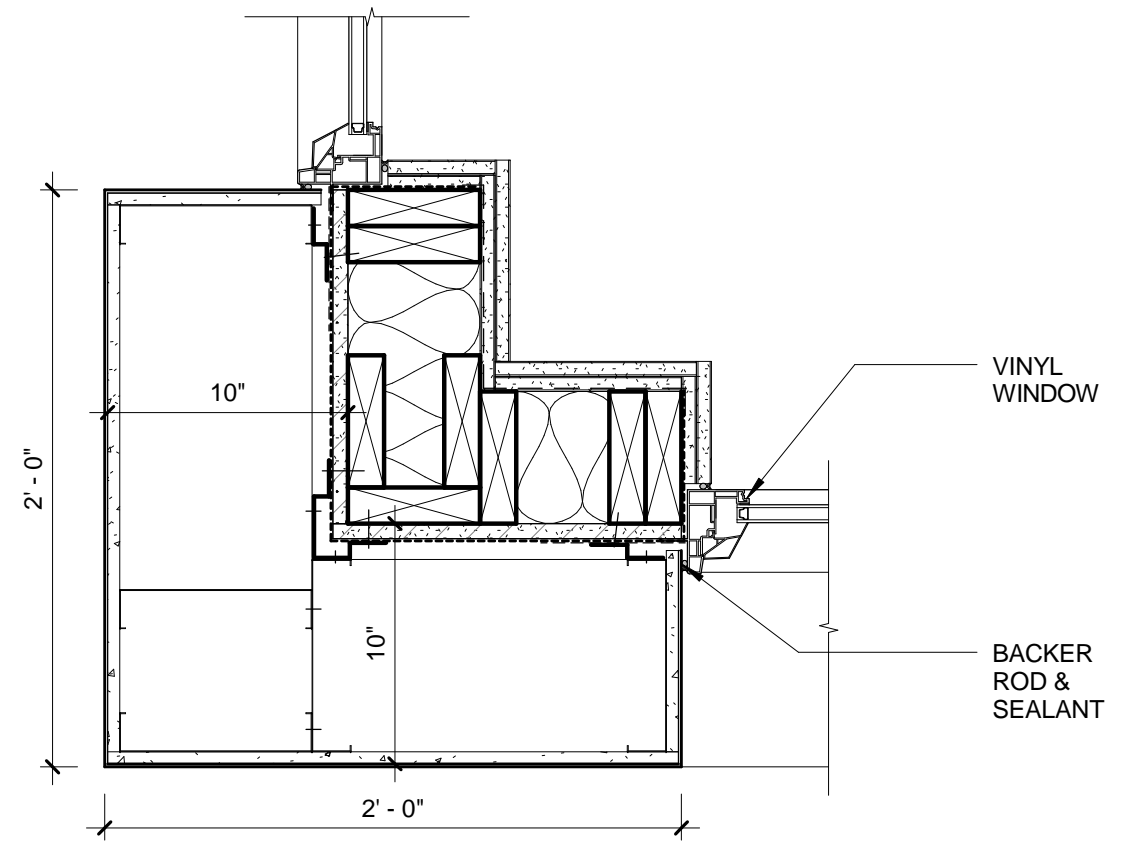
39,633 SF	LEVEL 1
41,626 SF	LEVEL 2
41,640 SF	LEVEL 3
39,356 SF	LEVEL 4
37,046 SF	LEVEL 5
34,738 SF	LEVEL 6
<hr/>	
234,039 SF	FAR TOTAL
217,334 SF	BASE FAR ALLOWABLE (no bonuses)
17,572 SF	ECO-ROOF BONUS
234,906 SF	FAR TOTAL ALLOWED



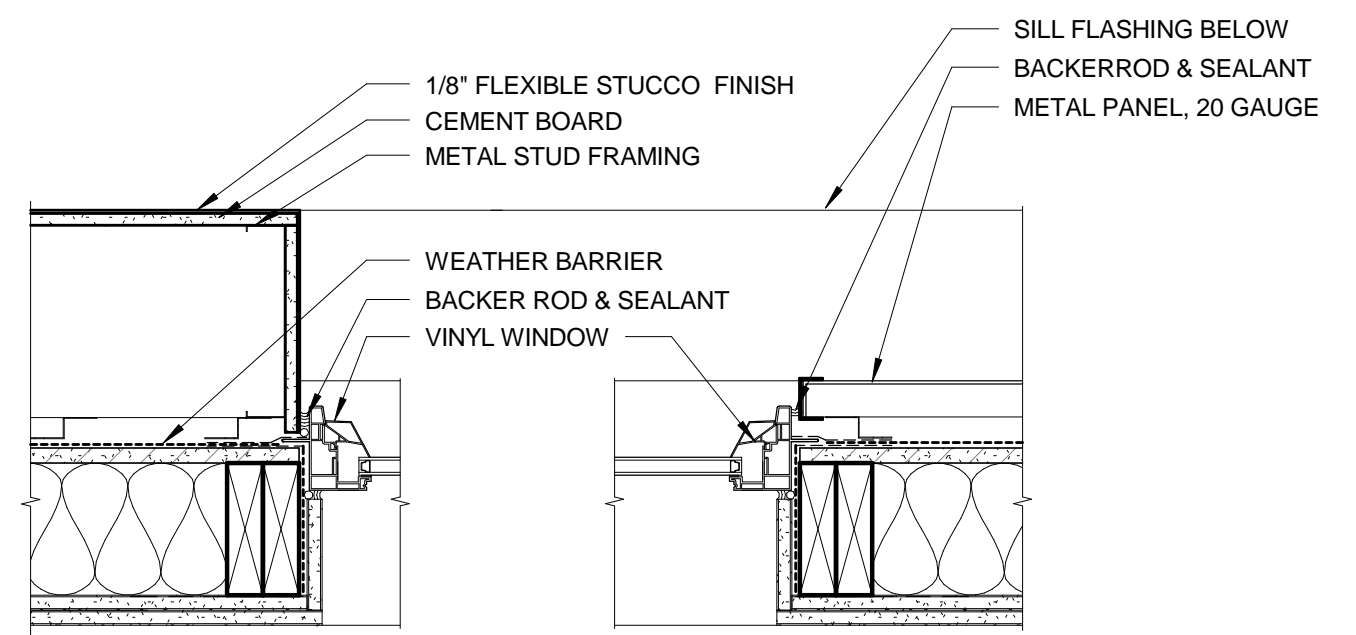




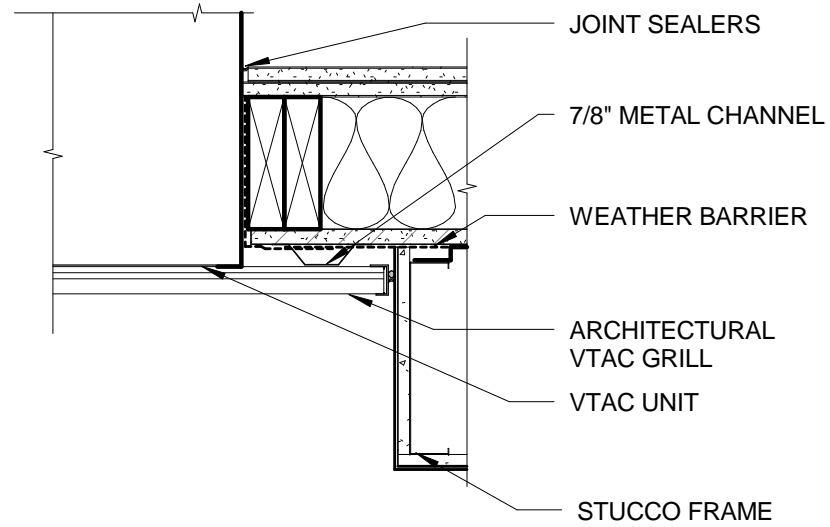
WINDOW HEAD & SILL @ STUCCO & METAL PANEL 3



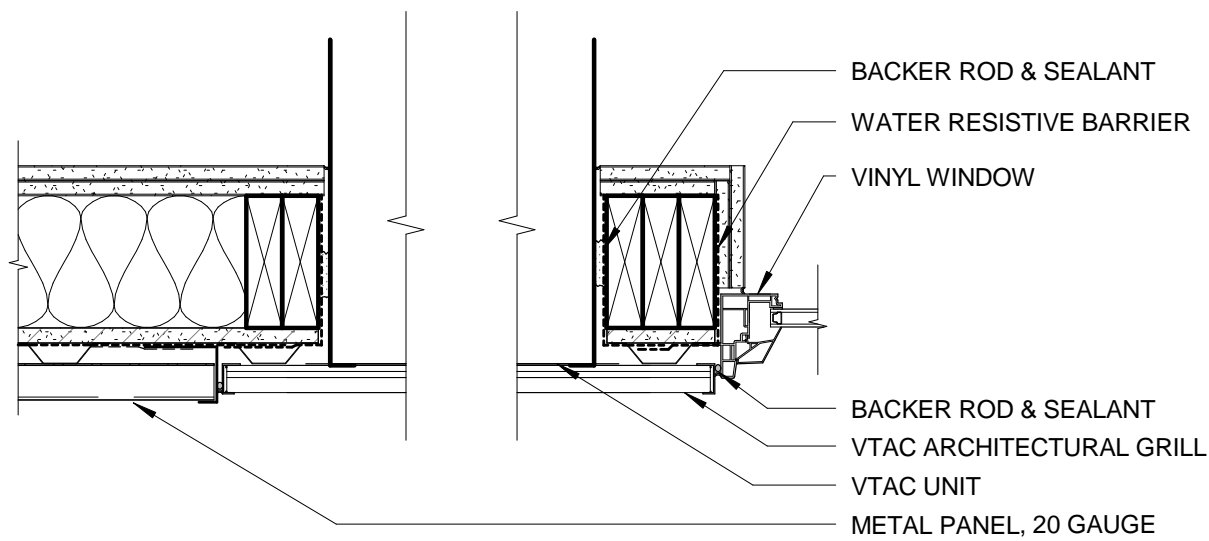
BUILDING CORNER & WINDOW JAMB @ STUCCO 1



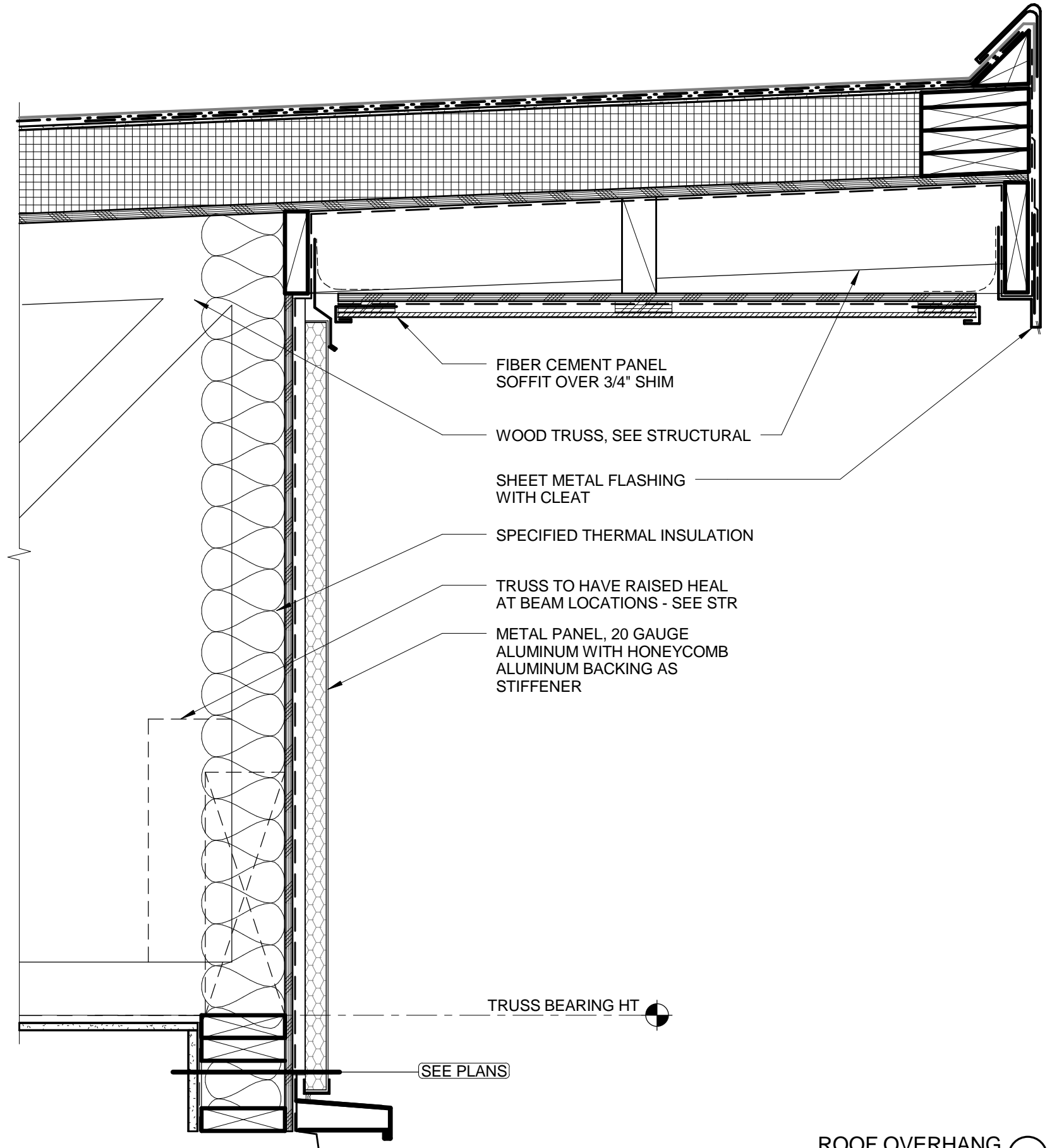
VINYL WINDOW - JAMB @ STUCCO & METAL PANEL 2



VTAC JAMB @ STUCCO 2



VTAC JAMB @ METAL PANEL 3



ROOF OVERHANG 1