

GREENWAY  
SETBACK

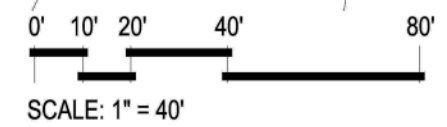
HIGH WATER MARK  
TOP OF BANK

RIVERBANK PLANTING AREA REFER TO  
RIVERBANK PLANT SCHEDULE AND  
NOTES

BUILDING  
A

BUILDING  
B

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



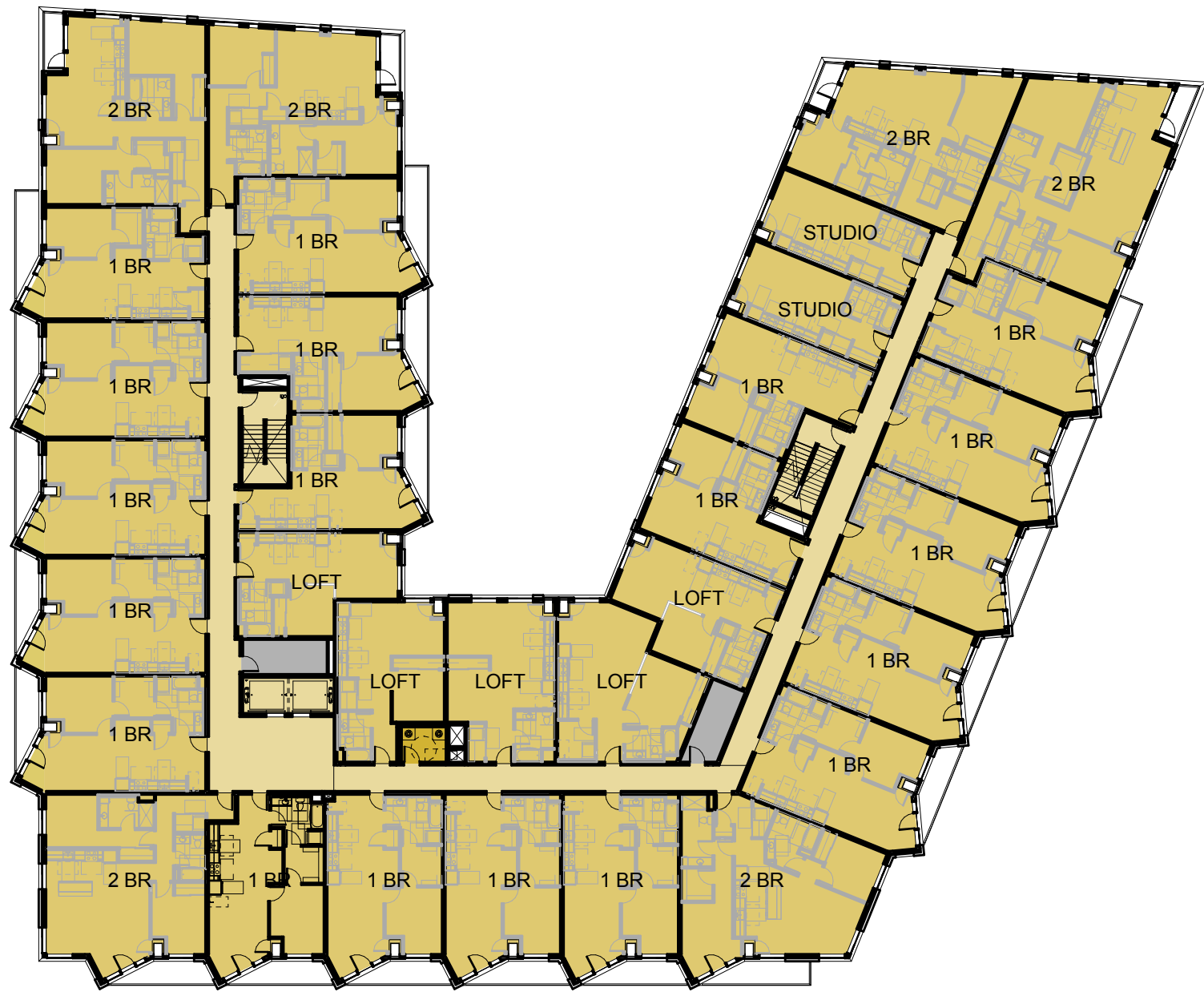




































ROOF	166' - 0"	
LEVEL 6	154' - 0"	12' - 0"
LEVEL 5	144' - 0"	10' - 0"
LEVEL 4	134' - 0"	10' - 0"
LEVEL 3	124' - 0"	10' - 0"
LEVEL 2	114' - 0"	10' - 0"
LEVEL 1	100' - 0"	14' - 0"
BASE POINT 1	99'-9 1/2" ARCH 32.9' CIVIL	

CABLE RAILING AT DOCK

WHITE HVAC GRILL  
TYPICAL

CONCEALED FASTENER  
METAL PANELS  
COLOR 1

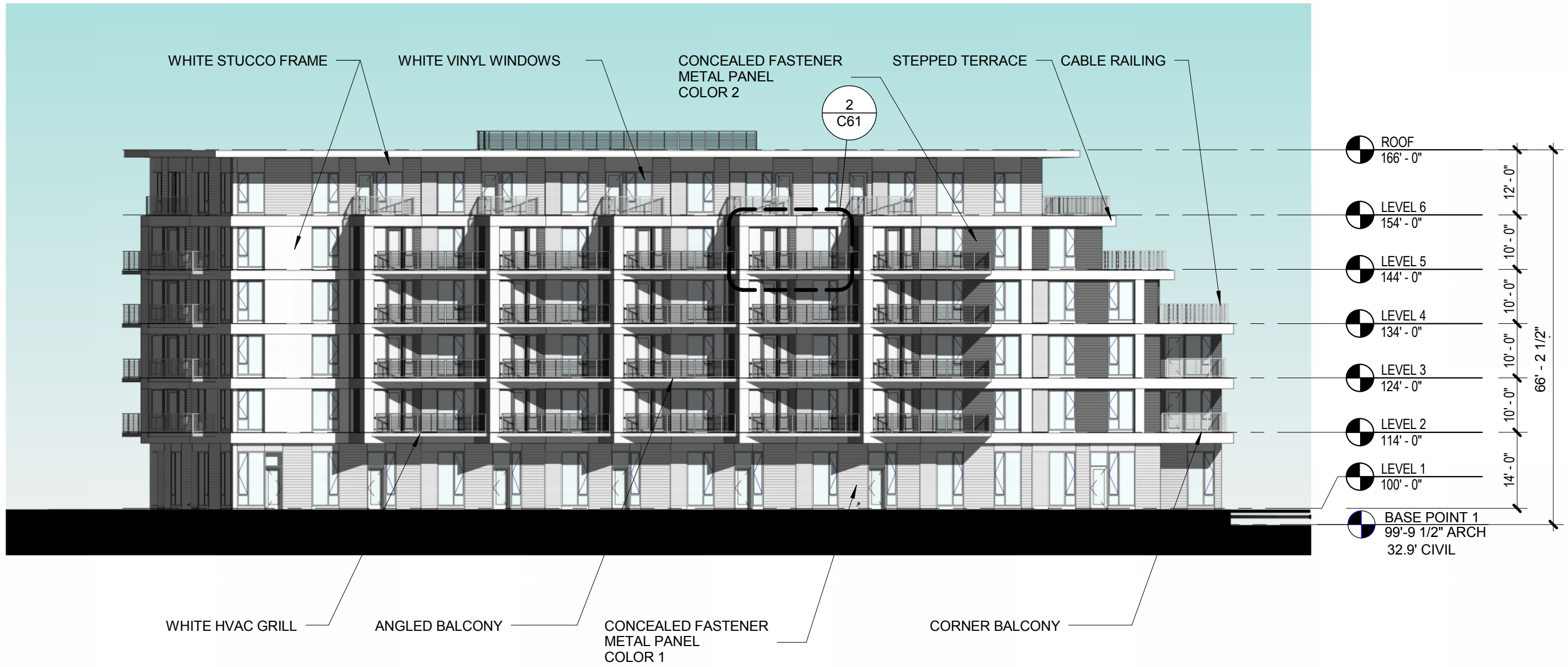
WHITE ALUMINUM  
STOREFRONT

2  
C56

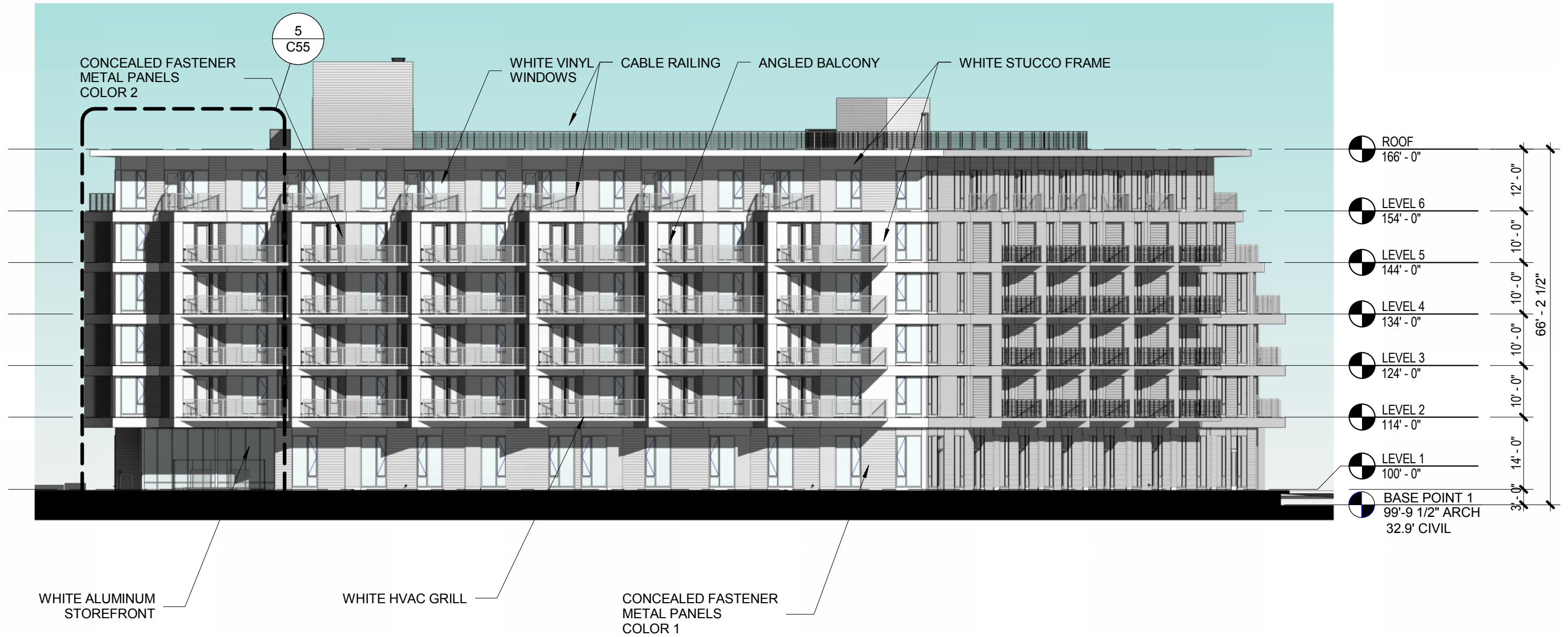
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C56

























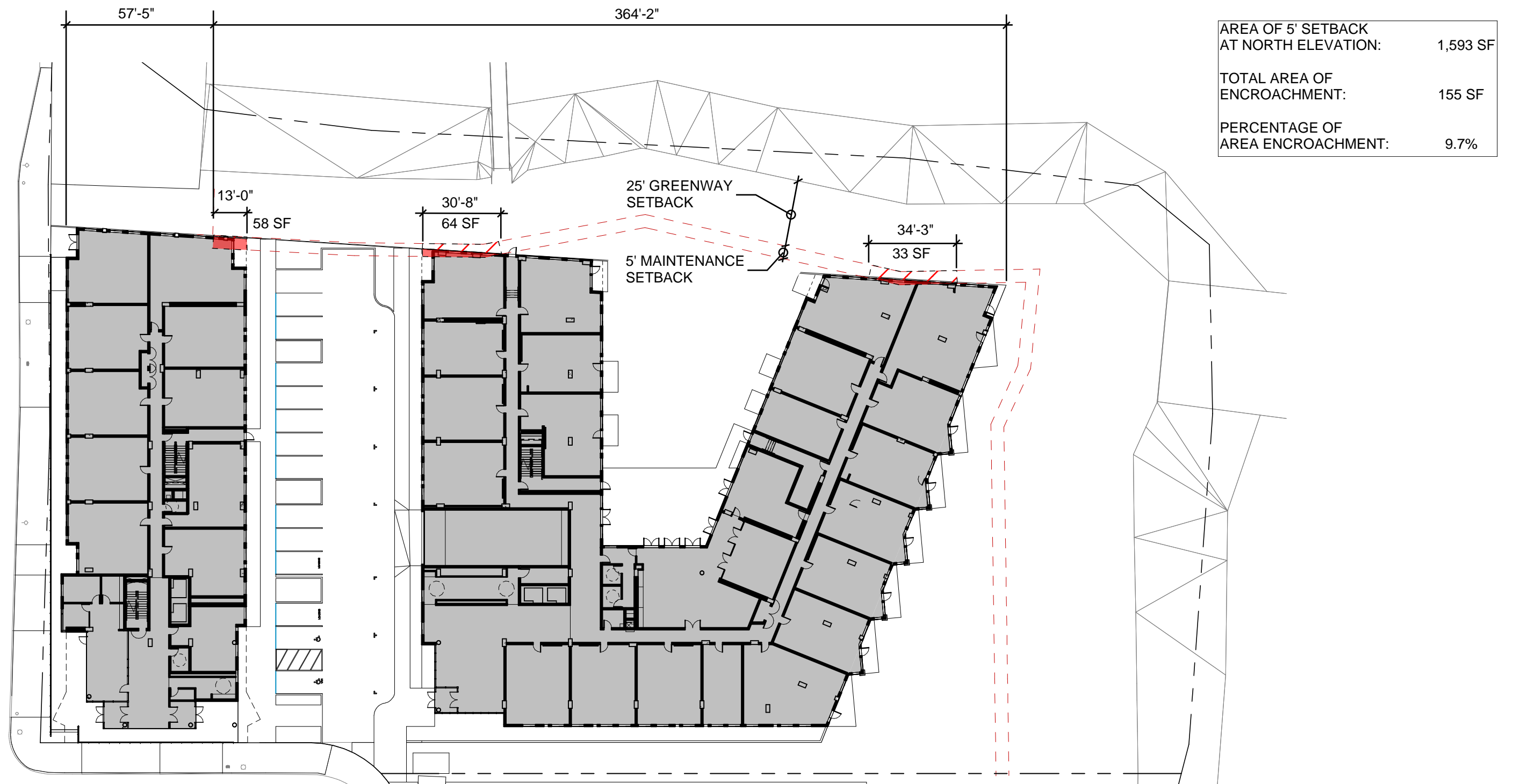




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**LEGAL DESCRIPTION:** PER NOTED TITLE REPORT  
 LOT 8, RIVERSCAPE, RECORDED IN PLAT BOOK 1263, PAGE 53, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

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

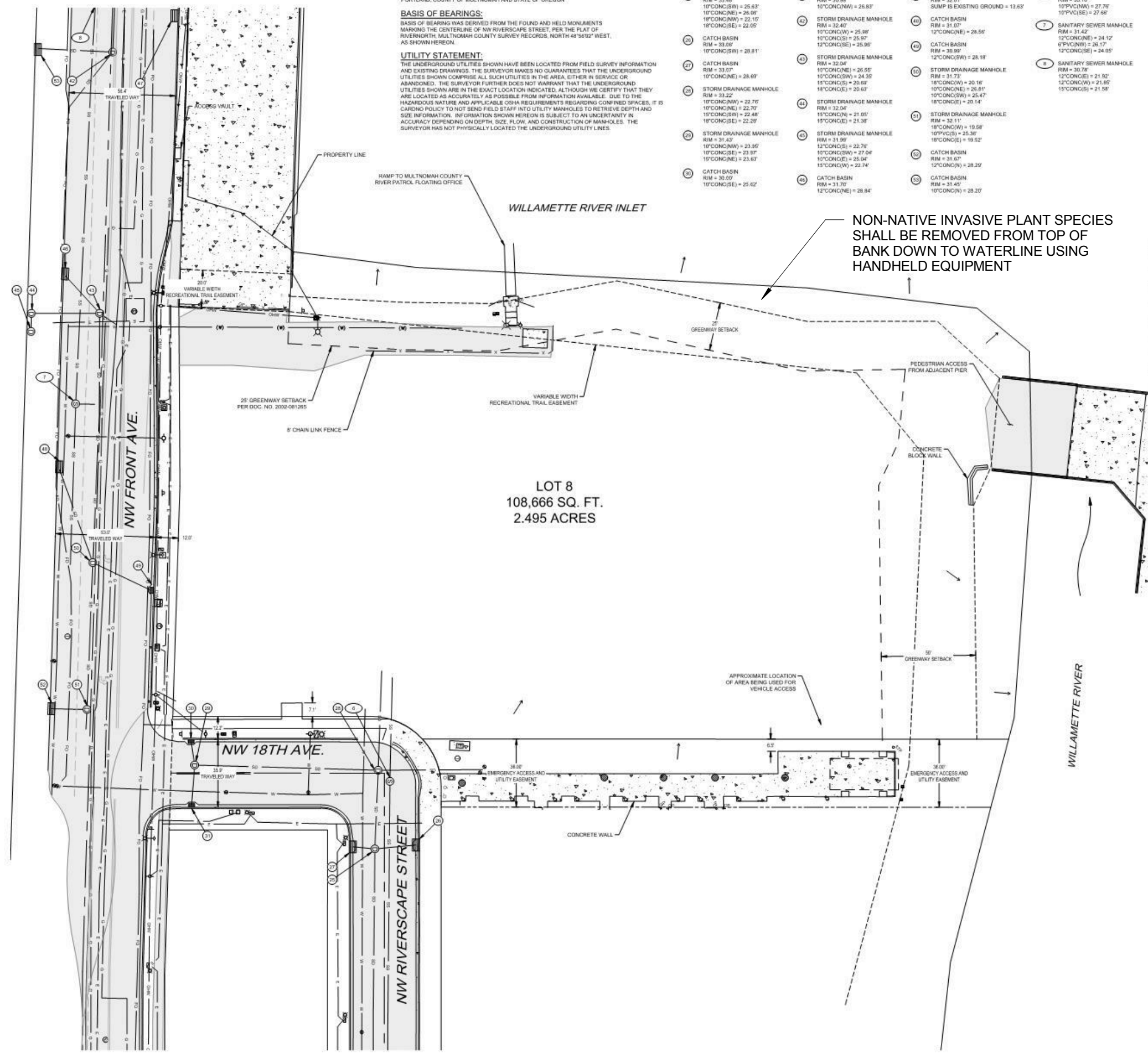
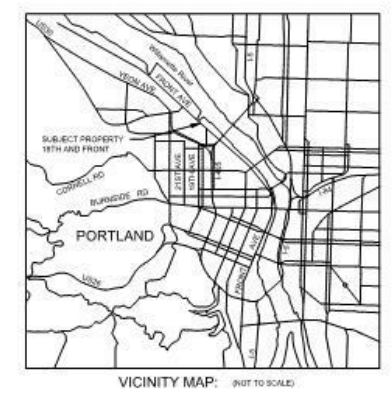
**UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT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

**STORM DRAINAGE TABLE:**

35	STORM DRAINAGE MANHOLE RM = 33.48' 10"CONC(SW) = 25.63' 12"CONC(NE) = 26.98' 18"CONC(NW) = 22.10' 18"CONC(SE) = 22.05'	37	CATCH BASIN RM = 30.98' 10"CONC(NW) = 25.83'	47	CATCH BASIN RM = 32.01' SUMP IS EXISTING GROUND = 13.65'		
36	CATCH BASIN RM = 33.08' 10"CONC(SW) = 28.81'	42	STORM DRAINAGE MANHOLE RM = 32.47' 10"CONC(SW) = 25.98' 12"CONC(S) = 25.95'	48	CATCH BASIN RM = 31.07' 12"CONC(NE) = 28.56'		
37	CATCH BASIN RM = 33.07' 10"CONC(NE) = 28.69'	43	STORM DRAINAGE MANHOLE RM = 32.04' 10"CONC(NE) = 26.95' 10"CONC(SW) = 24.50' 15"CONC(S) = 20.62' 18"CONC(E) = 20.62'	49	CATCH BASIN RM = 30.97' 12"CONC(SW) = 28.18'		
38	STORM DRAINAGE MANHOLE RM = 33.22' 10"CONC(NW) = 22.70' 10"CONC(NE) = 22.70' 15"CONC(SW) = 22.48' 18"CONC(E) = 22.28'	44	STORM DRAINAGE MANHOLE RM = 32.04' 15"CONC(N) = 21.85' 18"CONC(E) = 21.38'	50	STORM DRAINAGE MANHOLE RM = 31.73' 18"CONC(W) = 20.16' 10"CONC(NE) = 25.81' 10"CONC(SW) = 25.47' 18"CONC(E) = 20.14'	51	STORM DRAINAGE MANHOLE RM = 32.11' 18"CONC(W) = 19.58' 10"CONC(S) = 25.36' 18"CONC(E) = 19.52'
39	STORM DRAINAGE MANHOLE RM = 31.43' 10"CONC(NW) = 23.95' 10"CONC(S) = 23.95' 15"CONC(NE) = 23.63'	45	STORM DRAINAGE MANHOLE RM = 31.99' 12"CONC(S) = 22.70' 10"CONC(SW) = 27.04' 10"CONC(NE) = 25.94' 15"CONC(W) = 22.74'	52	CATCH BASIN RM = 31.67' 12"CONC(N) = 22.29'	53	CATCH BASIN RM = 31.70' 10"CONC(N) = 28.20'
40	CATCH BASIN RM = 30.00' 10"CONC(NE) = 25.42'	46	CATCH BASIN RM = 31.95' 12"CONC(NE) = 28.84'				

**SANITARY SEWER TABLE:**

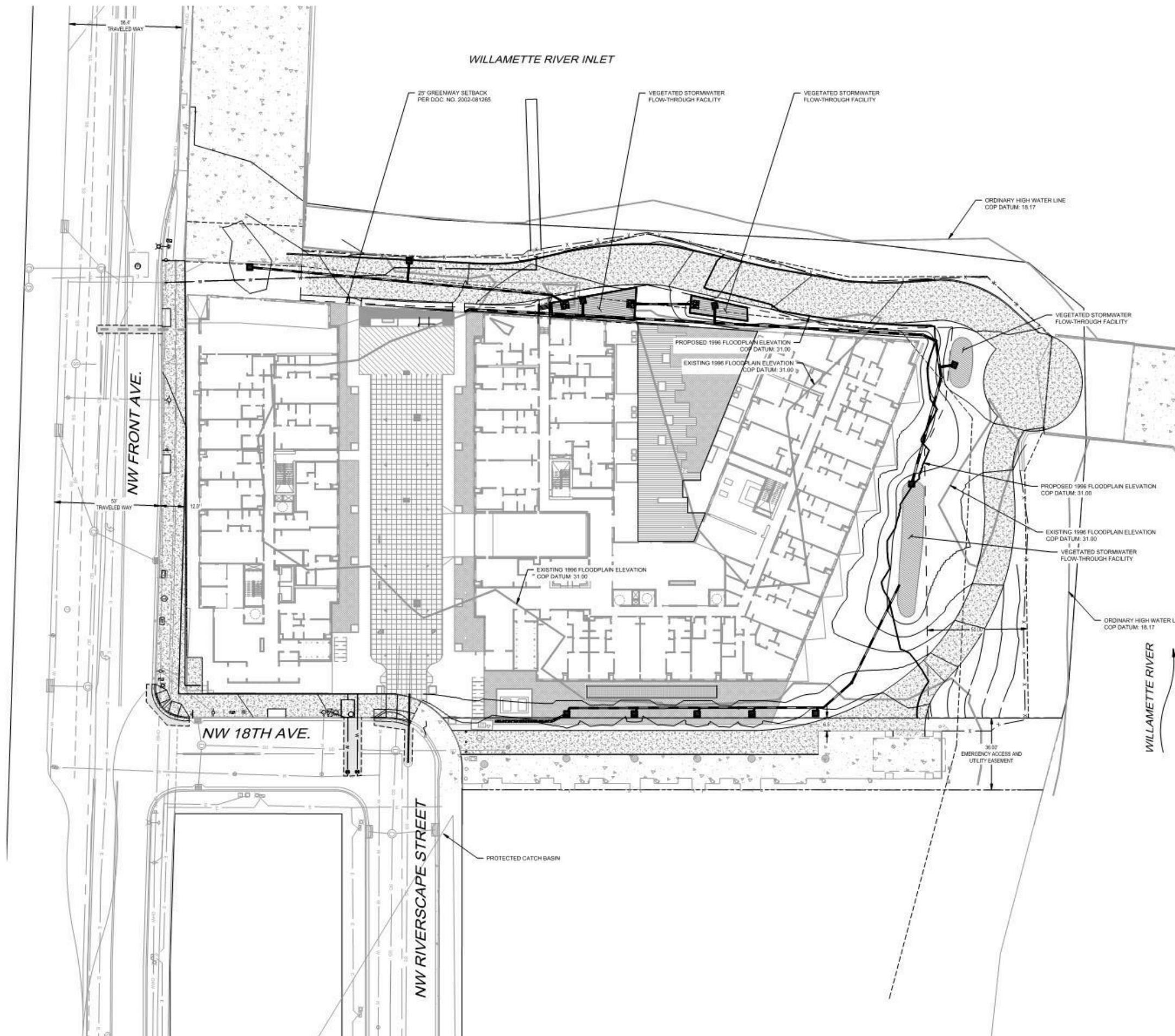
6	SANITARY SEWER MANHOLE RM = 33.18' 10"PV(NW) = 27.70' 10"PV(SE) = 27.68'
7	SANITARY SEWER MANHOLE RM = 31.42' 12"CONC(NE) = 24.12' 6"PV(NW) = 28.17' 12"CONC(SE) = 24.05'
8	SANITARY SEWER MANHOLE RM = 30.78' 12"CONC(W) = 21.92' 12"CONC(S) = 21.89' 15"CONC(S) = 21.58'



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

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



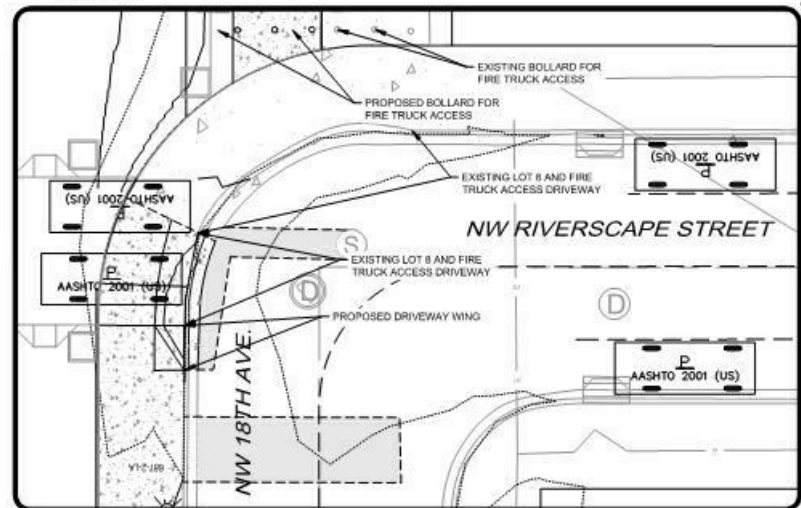
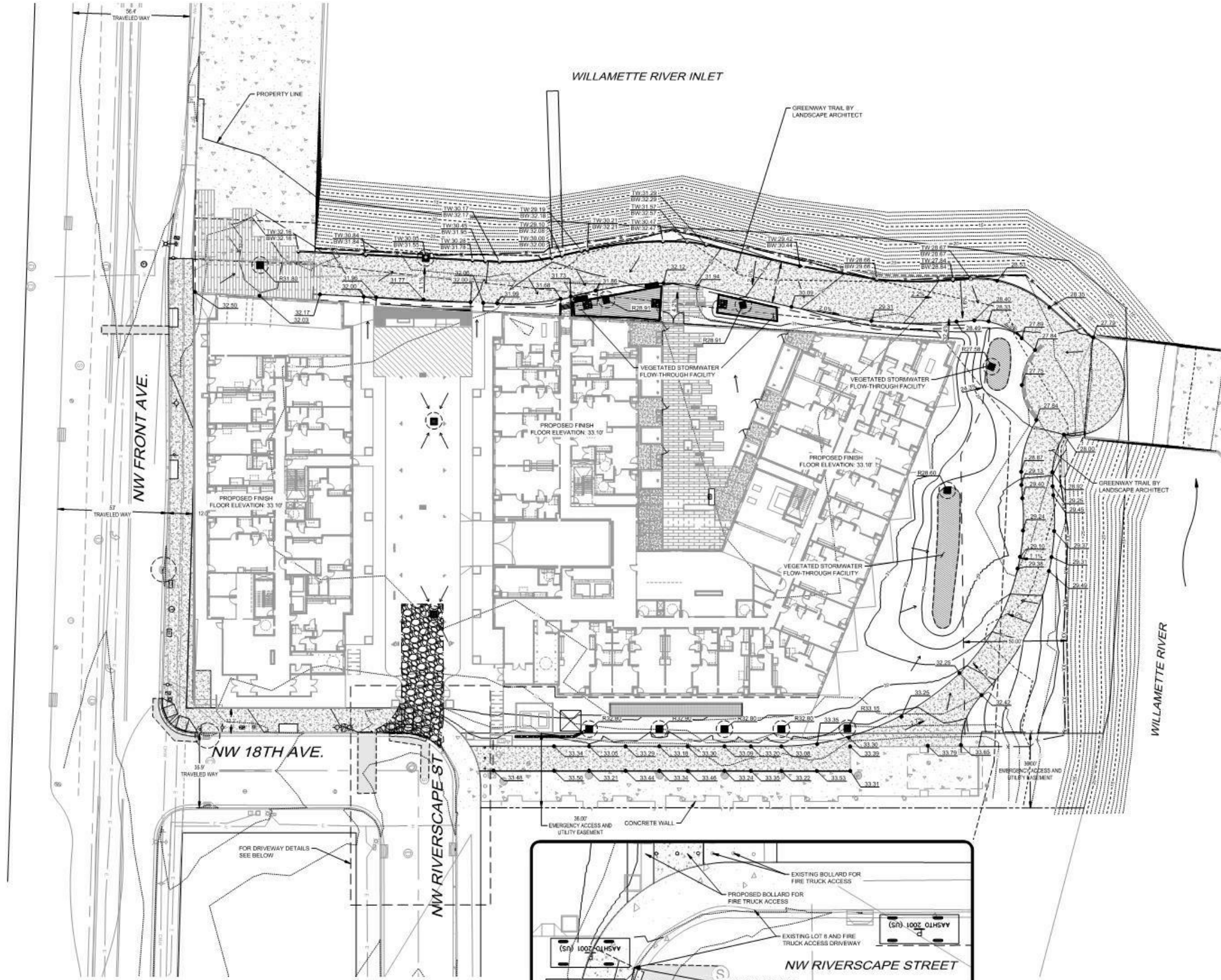


- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - - EASEMENT LINE
  - - - - - PROPOSED STORM LINE
  - - - - - PROPOSED SANITARY LINE
  - 30 - - - - - PROPOSED MAJOR CONTOUR
  - 31 - - - - - PROPOSED MINOR CONTOUR
  - 30 - - - - - EXISTING MAJOR CONTOUR
  - 31 - - - - - EXISTING MINOR CONTOUR
  - 1996 FLOOD ELEVATION (31.00')
  - PROPOSED 1996 FLOOD ELEVATION (31.00')
  - ORDINARY HIGH WATER LINE (18.17')
  - ORDINARY HIGH WATER LINE (18.17')
  - X - - - - - FENCE LINE, TYPE AS NOTED
  - SD - - - - - 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
  - 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
  - 8" — STORM DRAINAGE LINE
  - 12" — SANITARY SEWER LINE
  - 18" — UNDERGROUND WATER LINE
  - 1" — UNDERGROUND ELECTRICAL LINE
  - 10" — UNDERGROUND FIBER OPTIC LINE
  - 0" — UNDERGROUND NATURAL GAS LINE
  - 0/0/0 — OVERHEAD WIRE
  - — — — — BUILDING OVERHANG LINE
  - 30' — PROPOSED MAJOR CONTOUR
  - 37' — PROPOSED MINOR CONTOUR
  - 30' — 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
  - [Symbol] SEDIMENT FENCE
  - [Symbol] STRAW WATTLES
  - [Symbol] STRAW WATTLES
  - [Symbol] BIO BAG
  - [Symbol] CONCRETE WASH
  - [Symbol] GRAVEL CONSTRUCTION ENTRANCE

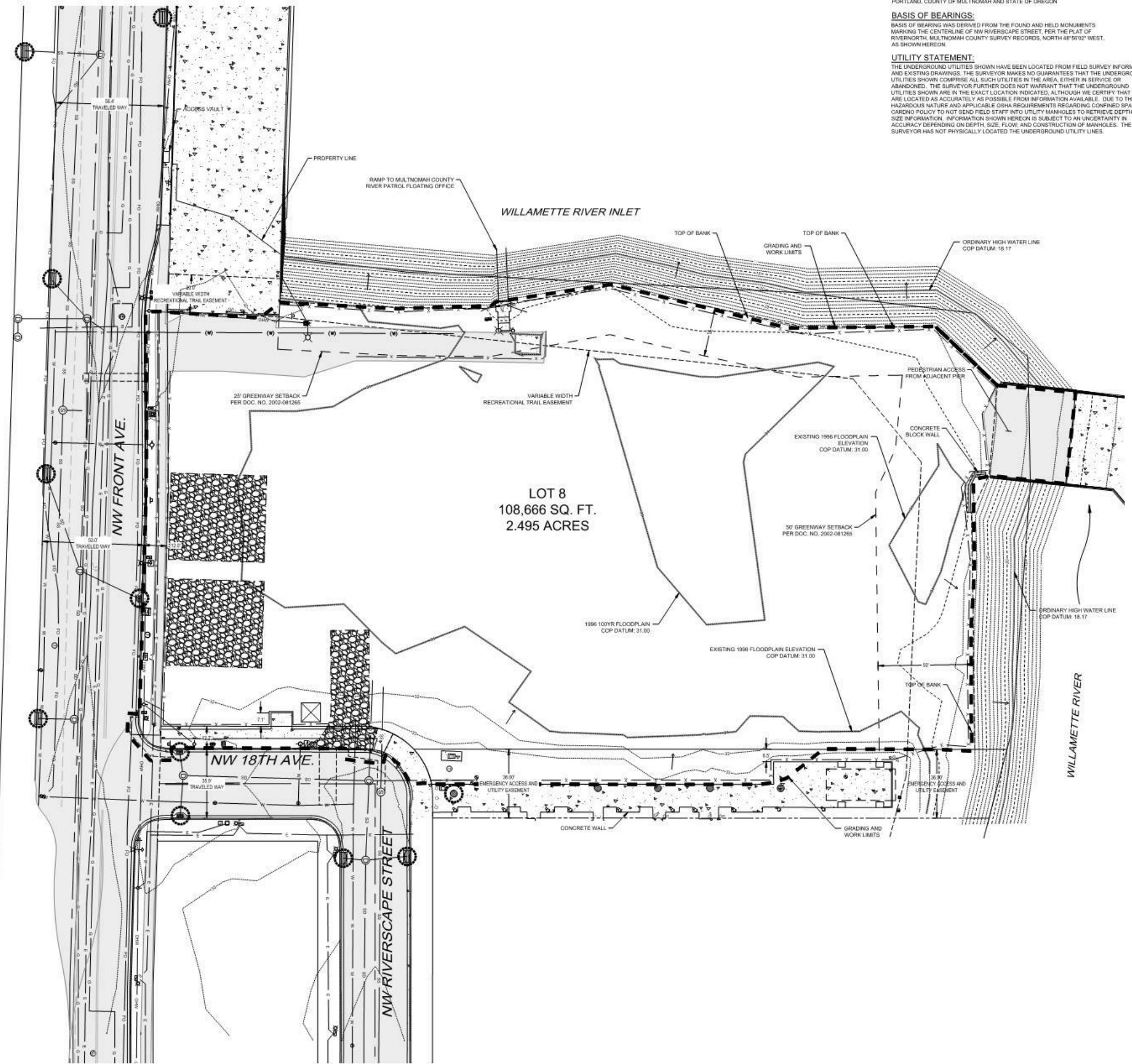




**LEGAL DESCRIPTION:** PER NOTED TITLE REPORT  
 LOT 8, RIVERSCAPE, RECORDED IN PLAT BOOK 1263, PAGE 53, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON

**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°50'2" 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.

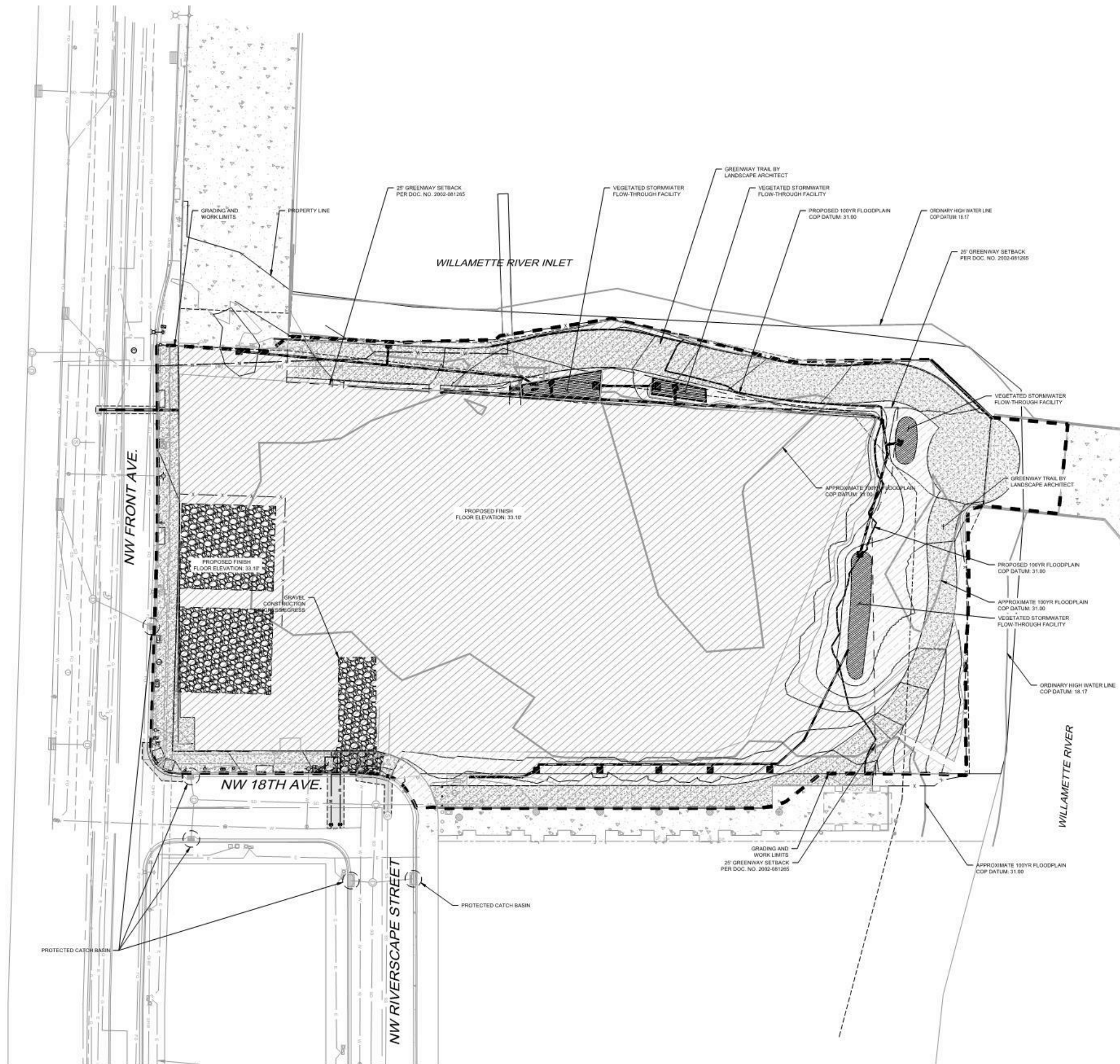


**LEGEND:**

	- EXISTING BOUNDARY LINE
	- EXISTING CENTERLINE
	- EXISTING RIGHT-OF-WAY LINE
	- EASEMENT LINE
	- PROPOSED MAJOR CONTOUR
	- PROPOSED MINOR CONTOUR
	- EXISTING MAJOR CONTOUR
	- EXISTING MINOR CONTOUR
	- PROPOSED SEDIMENT FENCE
	- LIMITS OF DISTURBANCE
	- 1996 FLOOD ELEVATION (31.00')
	- ORDINARY HIGH WATER LINE (18.17')
	- DRAINAGE FLOW ARROW
	- PROPOSED INLET PROTECTION
	- FENCE LINE, TYPE AS NOTED
	- STORM DRAINAGE LINE
	- SANITARY SEWER LINE
	- UNDERGROUND WATER LINE
	- UNDERGROUND ELECTRICAL LINE
	- UNDERGROUND FIBER OPTIC LINE
	- UNDERGROUND NATURAL GAS LINE
	- OVERHEAD WIRE
	- BUILDING OVERHANG LINE
	- EXISTING ASPHALT SURFACE
	- EXISTING CONCRETE SURFACE
	- GAS VALVE
	- GAS FINIK
	- 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







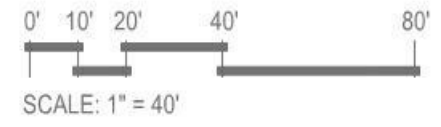
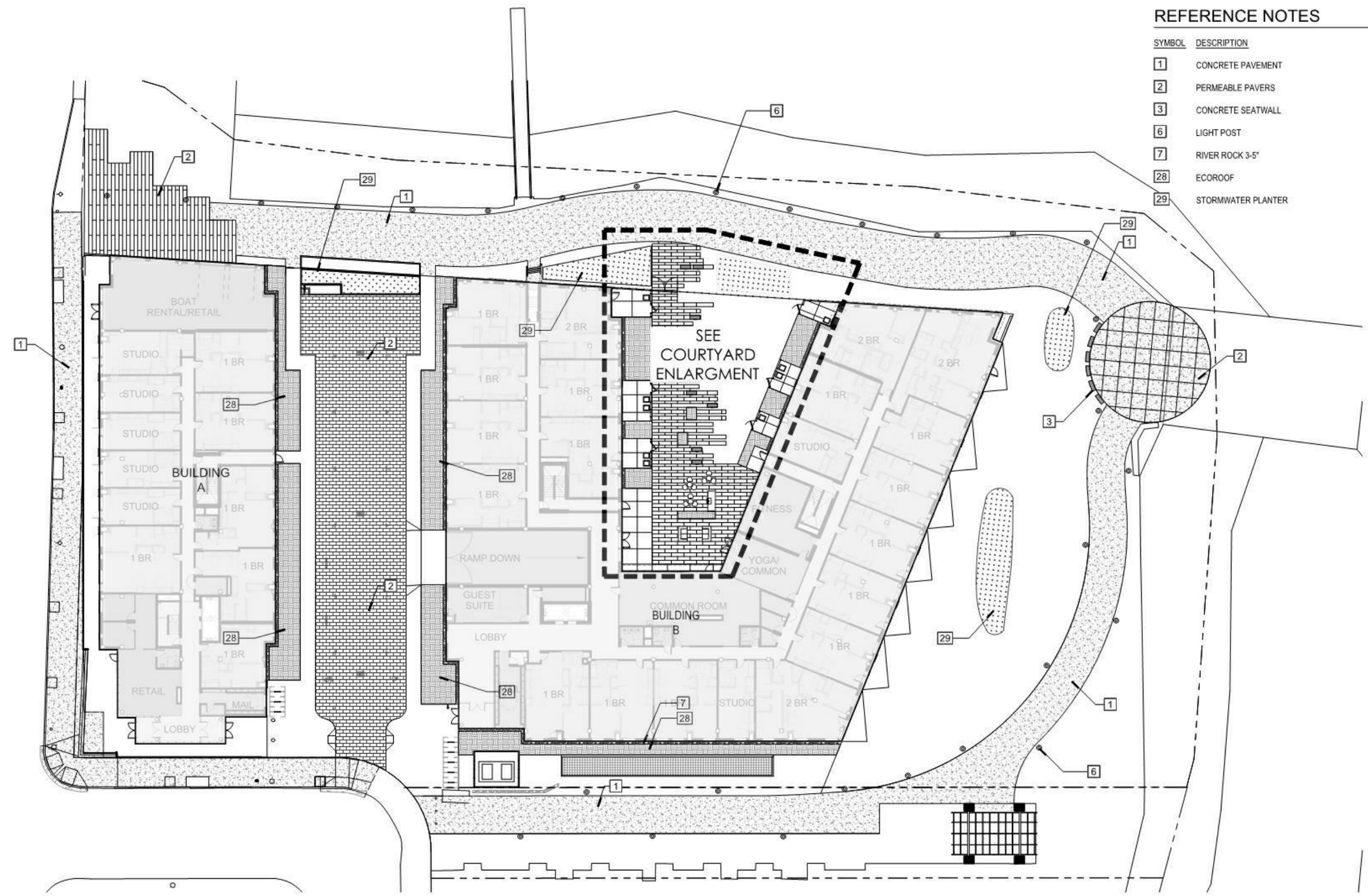
- LEGEND:**
- - - - - EXISTING BOUNDARY LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - - EASEMENT LINE
  - - - - - PROPOSED MAJOR CONTOUR
  - - - - - PROPOSED MINOR CONTOUR
  - - - - - EXISTING MAJOR CONTOUR
  - - - - - EXISTING MINOR CONTOUR
  - - - - - LIMITS OF DISTURBANCE
  - - - - - 100 YEAR FLOODPLAIN (31.02')
  - - - - - PROPOSED 100 YEAR FLOODPLAIN (31.00')
  - - - - - ORDINARY HIGH WATER LINE (18.17')
  - - - - - ORDINARY HIGH WATER LINE (18.17')
  - - - - - DRAINAGE FLOW ARROW
  - - - - - PROPOSED INLET PROTECTION
  - - - - - FENCE LINE, TYPE AS NOTED
  - - - - - STORM DRAINAGE LINE
  - - - - - SANITARY SEWER LINE
  - - - - - UNDERGROUND WATER LINE
  - - - - - UNDERGROUND ELECTRICAL LINE
  - - - - - UNDERGROUND FIBER OPTIC LINE
  - - - - - UNDERGROUND NATURAL GAS LINE
  - - - - - INDICATES DATA FROM AS BUILT INFORMATION
  - - - - - OVERHEAD WIRE
  - - - - - BUILDING OVERHANG LINE
  - - - - - EXISTING ASPHALT SURFACE
  - - - - - EXISTING CONCRETE SURFACE
  - - - - - PROPOSED CONCRETE SURFACE
  - - - - - PROPOSED STORMWATER TREATMENT FAC
  - - - - - EXISTING SANITARY SEWER MANHOLE
  - - - - - EXISTING STORM DRAIN MANHOLE
  - - - - - EXISTING CATCH BASIN
  - - - - - EXISTING AREA DRAIN
  - - - - - PROPOSED INLET
  - - - - - PROPOSED CLEANOUT
  - - - - - PROPOSED WATER METER & VAULT
  - - - - - PROPOSED WATER VALVE
  - - - - - PROPOSED CUT AREA
  - - - - - PROPOSED FILL AREA



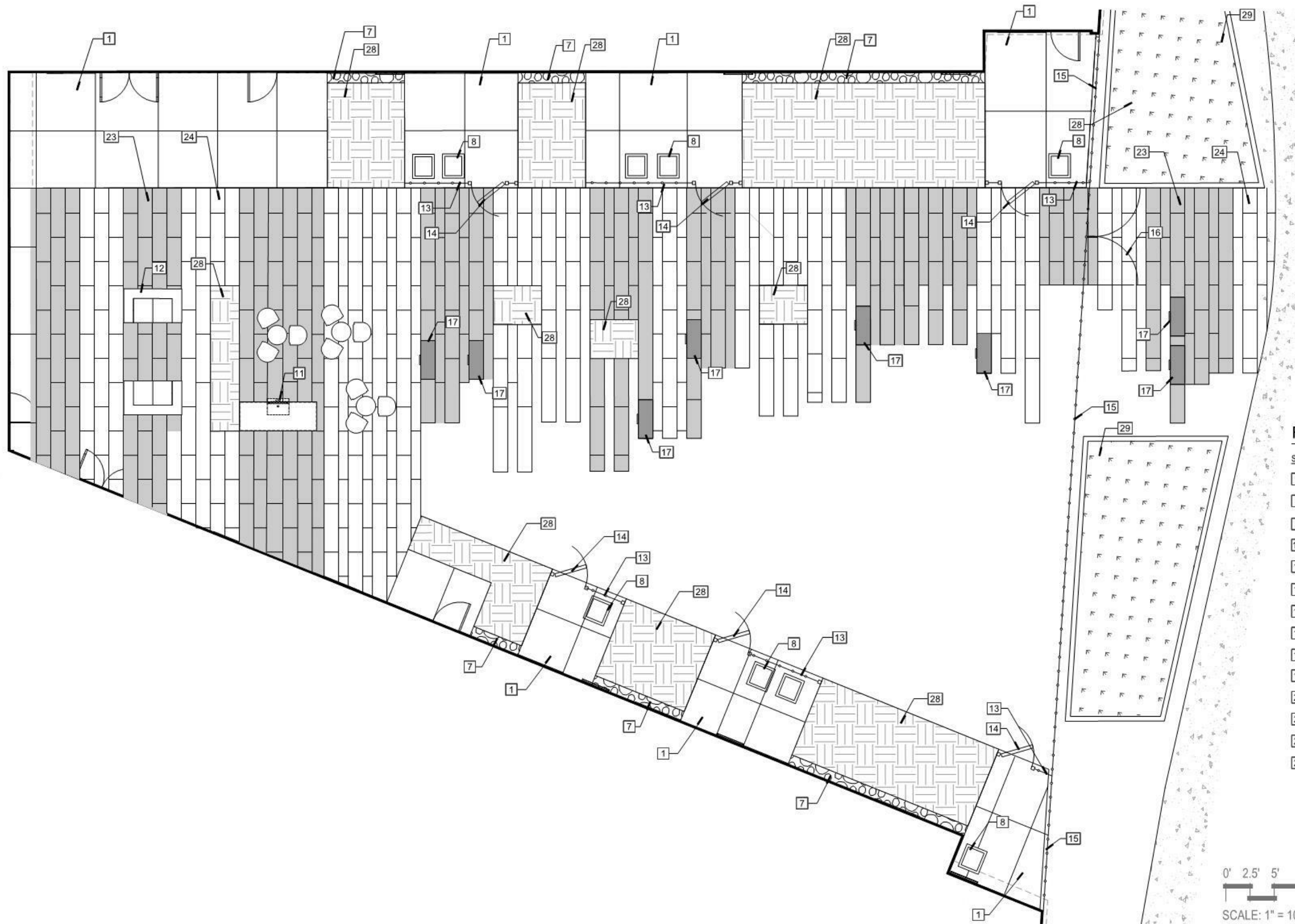


**REFERENCE NOTES**

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

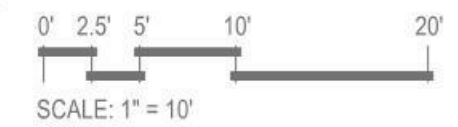




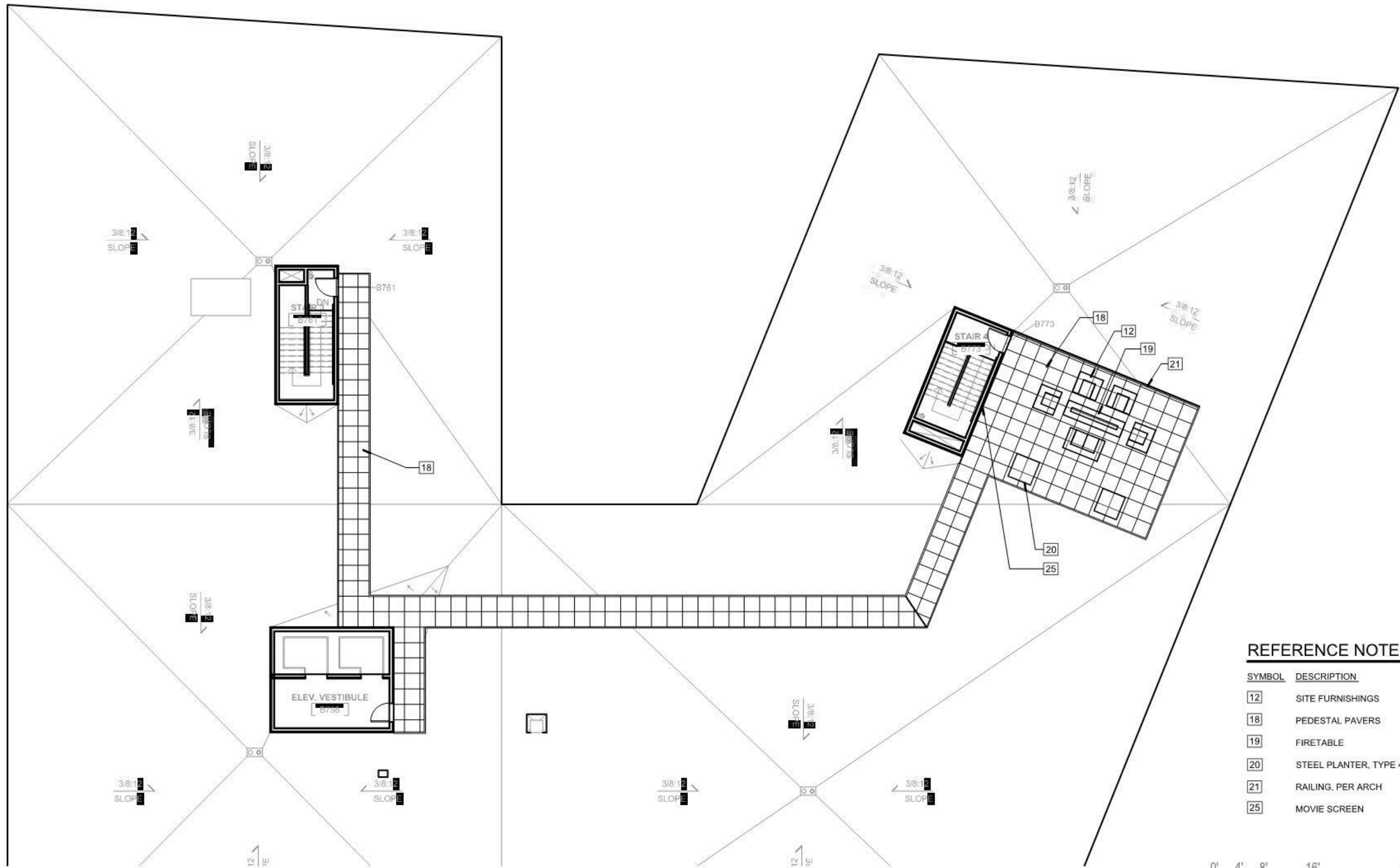


**REFERENCE NOTES**

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

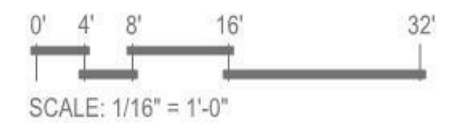











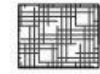

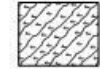

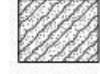











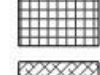

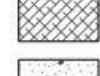




**REFERENCE NOTES**

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

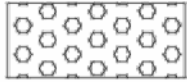
TREES					GROUND COVERS				
	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY		BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	QUERCUS GARRYANA / OREGON OAK	B & B	2" CAL	9		CAREX Densa / DENSE SEDGE	1 GAL	12" o.c.	1,604 SF
	RHAMNUS PURSHIANA / CASCARA	B & B	1.5" CAL	20		CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL	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		BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL		165		DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS	1 GAL	12" o.c.	1,418 SF
	CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL		25		FESTUCA IDAHOENSIS / IDAHO FESCUE	1" PLUG	6" o.c.	3,420 SF
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL		4		GAULTHERIA SHALLON 'SNOQUALMIE PASS' / DWARF SALAL	1 GAL	30" o.c.	1,157 SF
	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL		10		JUNCUS EFFUSUS / SOFT RUSH	1 GAL	12" o.c.	569 SF
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	3 GAL		10		JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	12" o.c.	155 SF
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	2 GAL		2		LAWN / SOD	SOD		1,673 SF
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL		54		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	30" o.c.	1,299 SF
	RHODODENDRON X DORA AMATEIS / WHITE DWARF RHODODENDRON	5 GAL		5		POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	24" o.c.	1,158 SF
	SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL		23		RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL	36" o.c.	558 SF
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL		17		SEDUM TILE / PREGROWN SEDUM TILES BY COLUMBIA GREEN	NONE		225 SF
						SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL	30" o.c.	772 SF
						SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL	36" o.c.	1,807 SF

**NOTE:**

- PLEASE SEE ECO ROOF DRAWINGS FOR PARKING LOT & COURTYARD PLANTING



Riverbank Plant List

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

Riverbank Seed Mixes

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

Specific Planting Notes

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

Irrigation Note

No Irrigation to be used in mitigation areas.

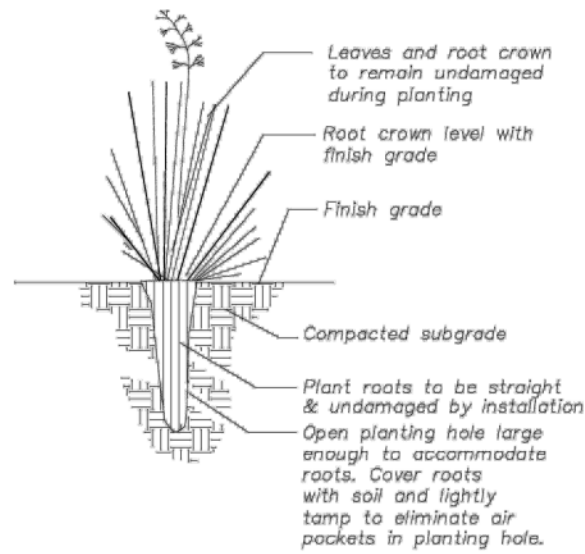
Topsoil

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

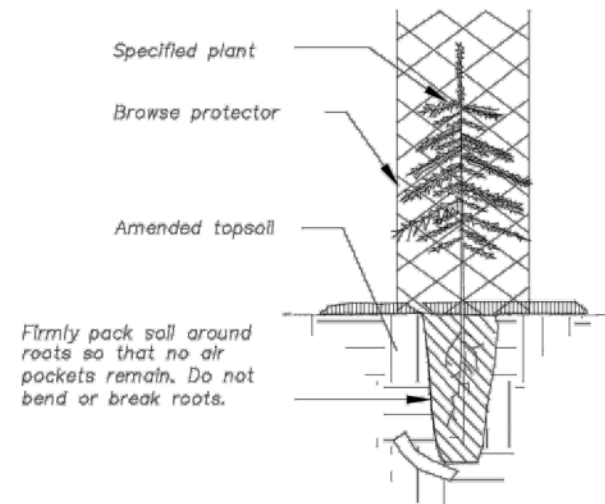
Permit Requirements

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

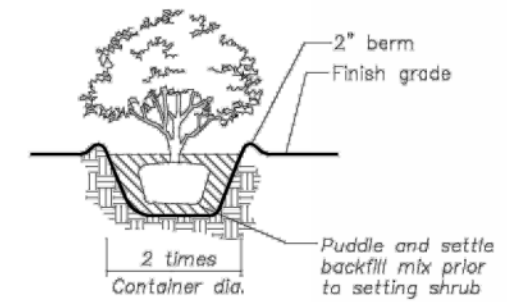




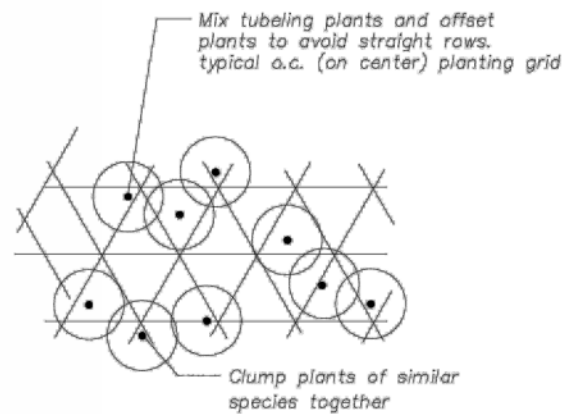
**CUTTING PLANTINGS**  
SCALE: NTS



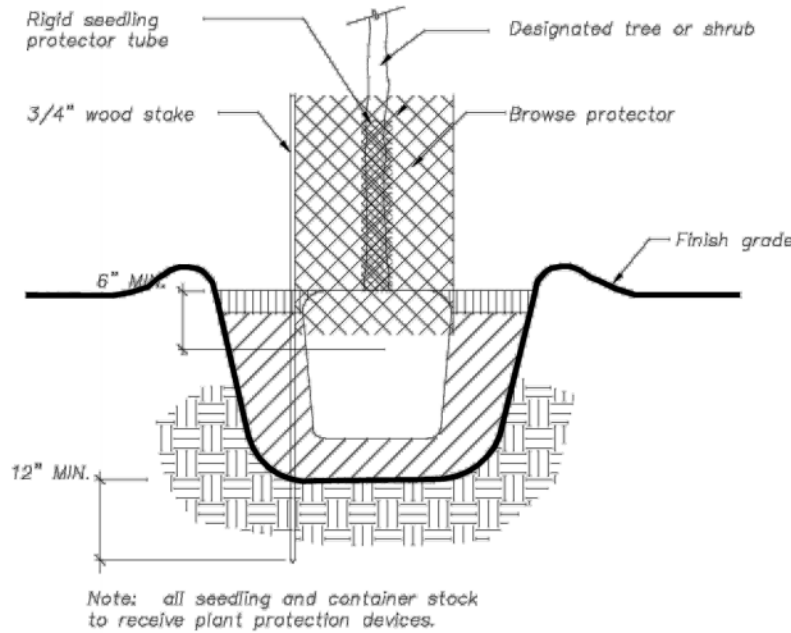
**BARE ROOT PLANTING**  
SCALE: NTS



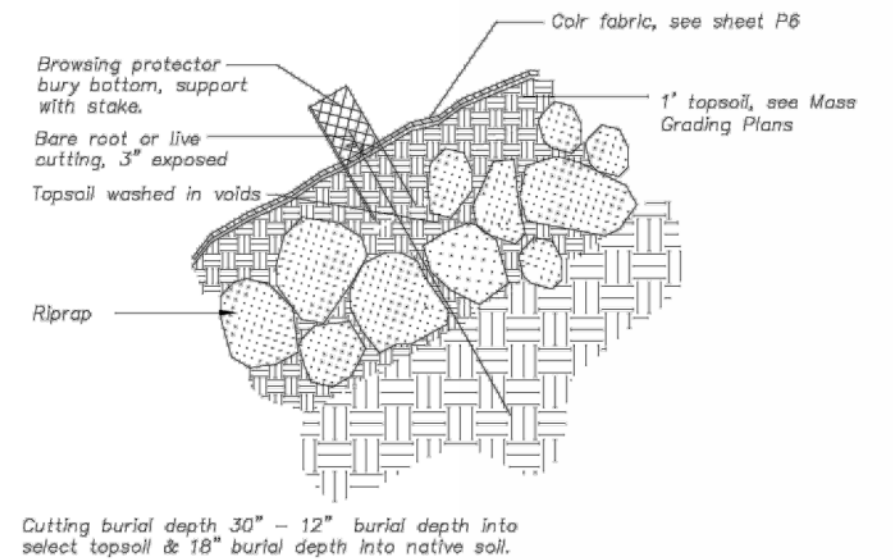
**SHRUB PLANTING**  
SCALE: NTS



**PLANT SPACING**  
SCALE: NTS

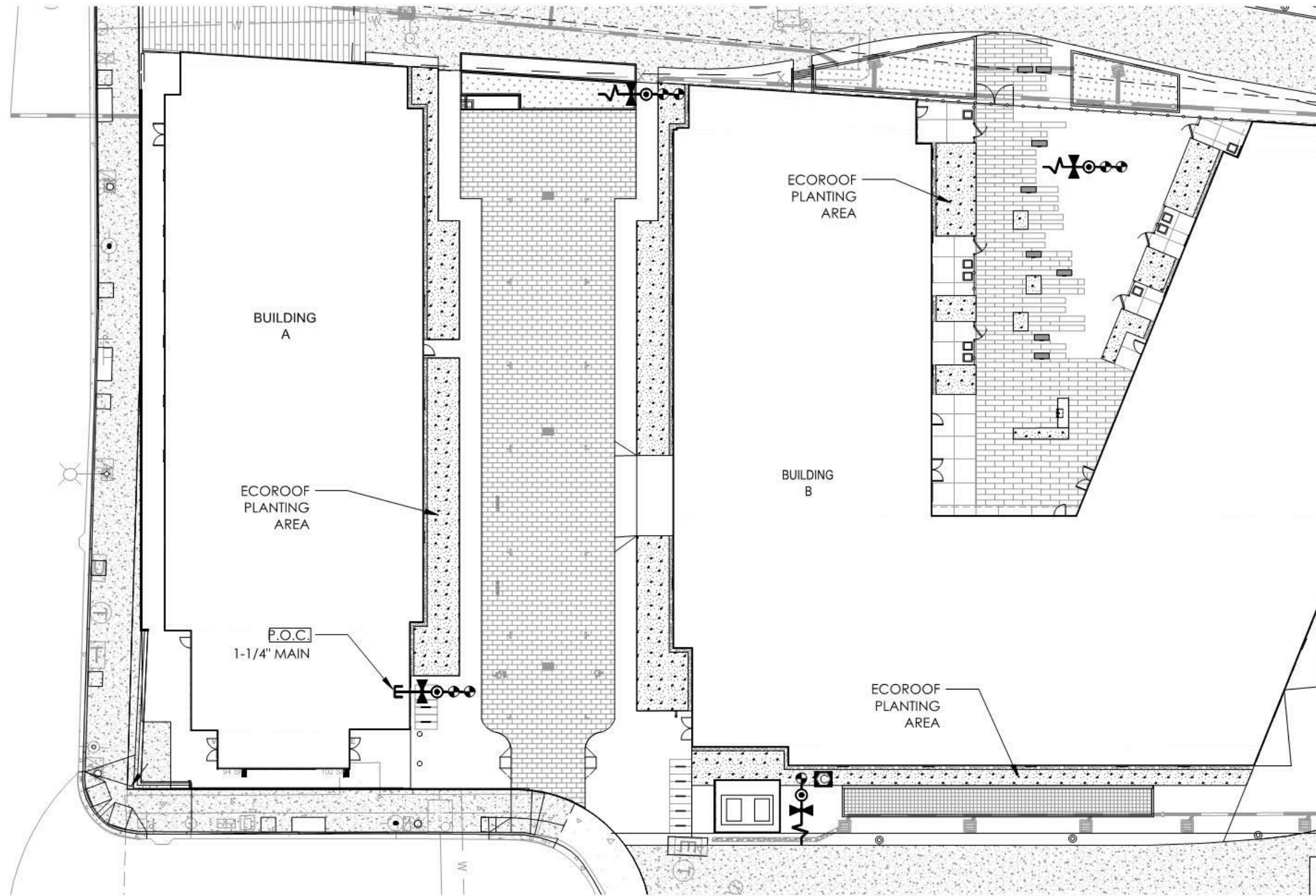


**PLANT PROTECTION**  
SCALE: NTS








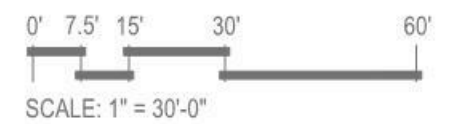
**PLANTING IN RIP RAP**  
SCALE: NTS





### IRRIGATION LEGEND

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





# 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

# Plant Palette - Shrubs & Ground covers



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



## Riverscape: Lot 8

## Plant Palette - Shrubs & Ground covers



Sedum Mix



Western Spirea



Compact Snowberry



# 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

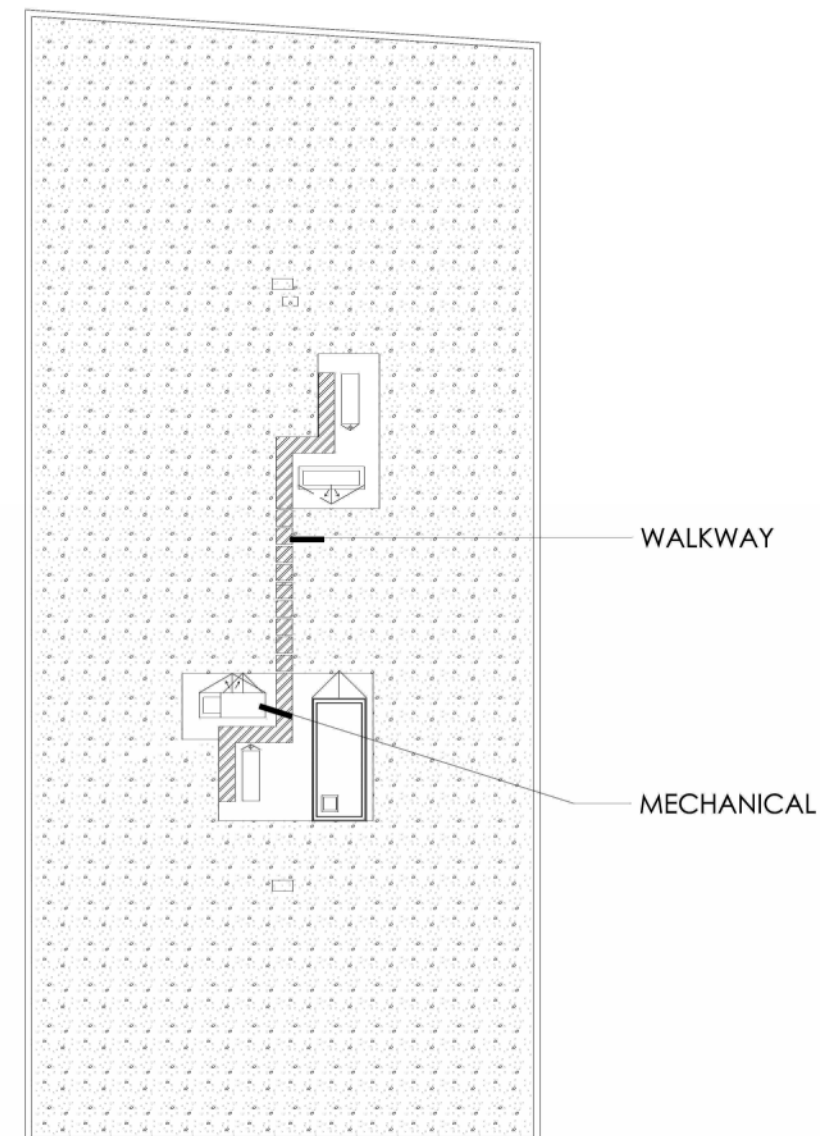


## PLANT SCHEDULE BUILDING A

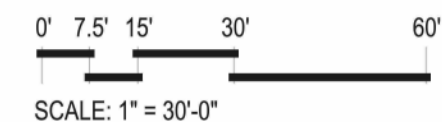
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	SEDUM TILE / PREGROWN SEDUM TILES BY COLUMBIA GREEN	NONE
	1. SEDUM ALBUM 'CORAL CARPET' / WHITE STONECROP	
	2. SEDUM HISPANICUM 'IMMERGRUNCHEN' / SPANISH STONECROP	
	3. SEDUM FLORIFERUM / ORANGE STONECROP	
	4. SEDUM MIDDENDORFFIANUM DIFFUSUM / CHINESE MOUNTAIN STONECROP	
	5. SEDUM REFLEXUM 'GREEN SPRUCE' / SPRUCE STONECROP	
	6. SEDUM SPURIUM 'COCINEUM' / 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 STEFCO / STEFANOV STONECROP	
	12. SEDUM TAKESIMENSIS 'GOLDEN CARPET' / GOLDEN CARPET SEDUM	
	13. SEDUM TETRACTINUM 'CORAL REEF' / FISH SCALE SEDUM	

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

1. TOTAL BUILDING FOOTPRINT: 63,203
2. ECOROOF PLANTING PLAN SQUARE FOOTAGE BREAKDOWN:
  - a. BUILDING A ROOF: 13,986 SF
  - b. BUILDING A ECOROOF: 12,719 SF
  - c. BUILDING A MECHANICAL /WALKWAY / GRAVEL (NON-ECOROOF): 1,183 SF
  - d. BUILDING B ROOF : 26,871 SF
  - e. BUILDING B ECOROOF: 4,853 SF
  - f. BUILDING B MECHANICAL /WALKWAY / PATIO (NON-ECOROOF): 22,018 SF
  - d. TOTAL ECOROOF (BOTH BUILDINGS): 17,572 SF
3. GROWING MEDIA: BASED ON FFL (GERMAN "GREEN ROOF GUIDELINES")
  - a. TILES TO BE INSTALLED ON 4" DEPTH GROWING MEDIA
  - b. GROWING MEDIA TO BE PRODUCED FROM ORGANIC RECYCLED MATERIAL AND INORGANIC BYPRODUCTS FOR USE AS A LIGHTWEIGHT GROWING MEDIA FOR HARDY, LONG-LASTING, SUCCULENT PLANTS THAT ARE BENEFICIAL TO A GREEN ROOF ENVIRONMENT
  - c. PRE-BLENDED REGIONALLY AND DELIVERED TO SITE FOR APPLICATION IN BULK
  - d. WATER-ABSORBANT ADDITIVE: ZEB, FROM ABSORBENT TECHNOLOGIES, INC., A BIO-DEGRADABLE, ENVIRONMENTALLY-SAFE, CORNSTARCH-BASED, SUPER ABSORBANT TECHNOLOGY, MAY BE PRE-BLENDED INTO SOIL MIX TO ENHANCE WATER RETENTION AND PHYTOREMEDIATION OF RAIN WATER.
4. ECO-ROOF WEIGHT WHEN LOADED, WITH MATURE PLANTS, GROWING MEDIA, AND FULLY SATURATED: NOT TO EXCEED 20lb. per SF
5. PLEASE SEE OPERATIONS & MAINTENANCE MANUAL FOR IRRIGATION SCHEDULE.
6. ALL NOTES AND SPECIFICATIONS ABOVE APPLY TO ECOROOF ON BUILDINGS A & B.





1 BUILDING A ECO ROOF

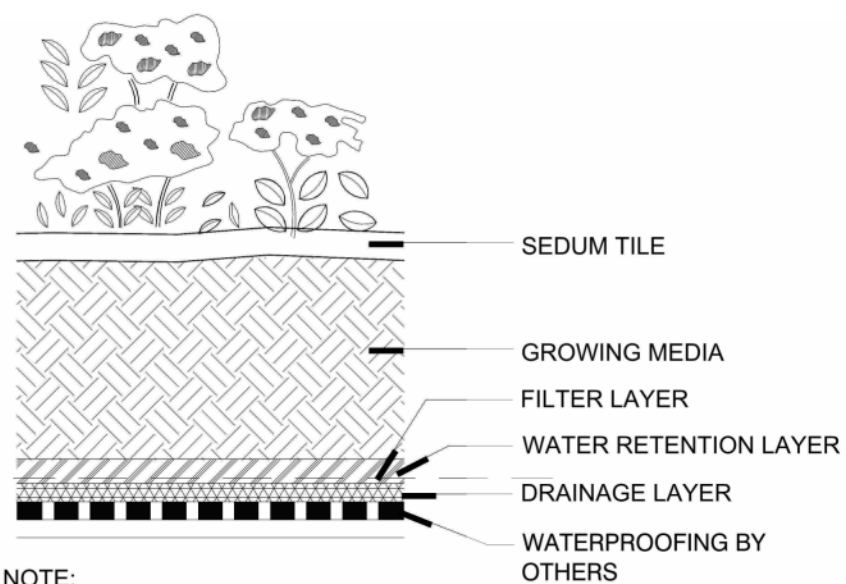




**PLANT SCHEDULE BUILDING B**

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

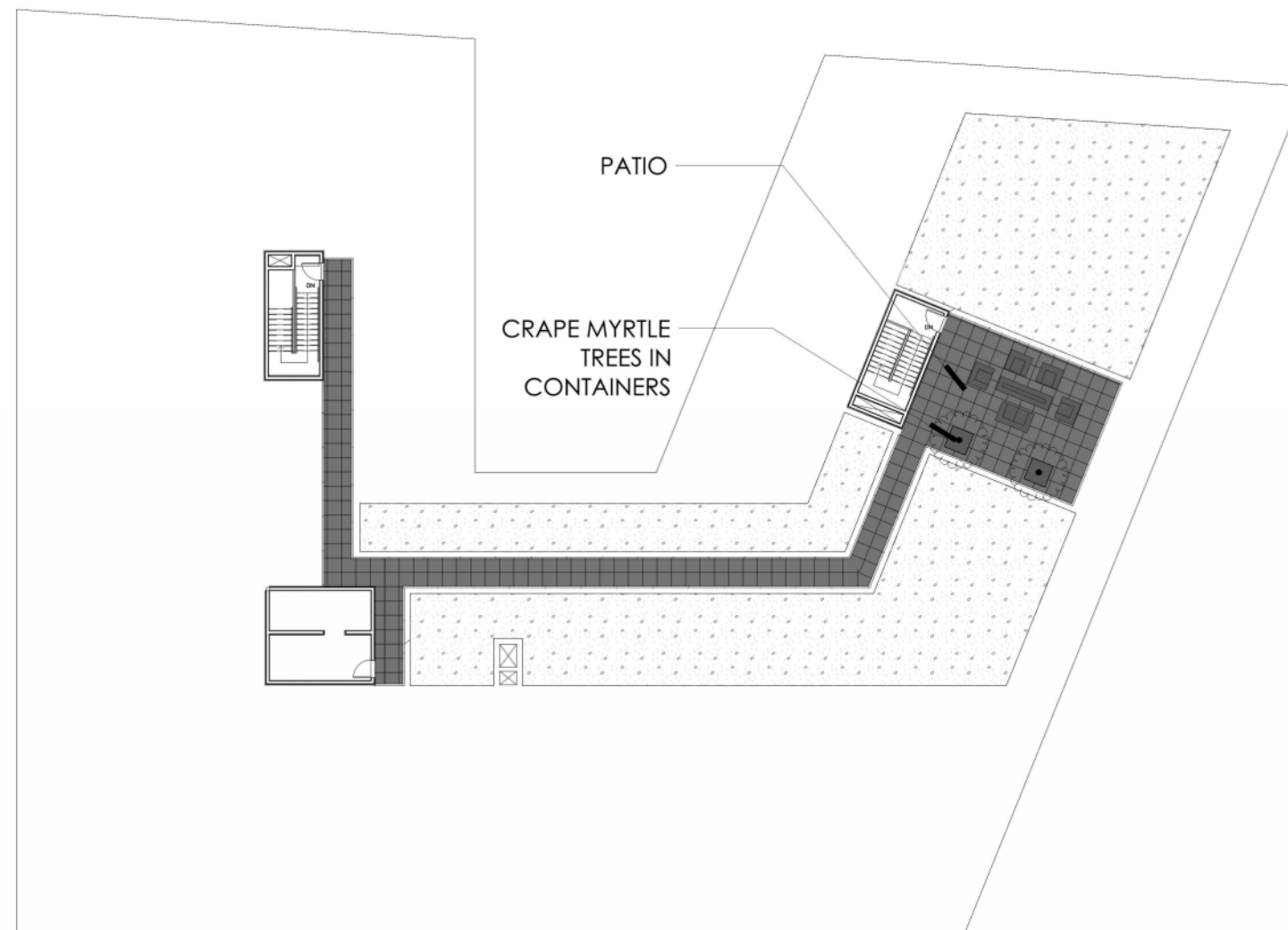
NOTE- SEE BUILDING A ECO ROOF PLANT SCHEDULE FOR FULL SEDUM SPECIES LIST



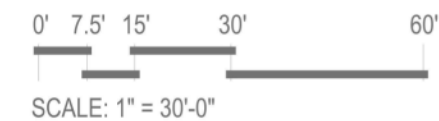
**NOTE:**

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

**1** ECOROOF DETAIL  
SCALE: NTS



**2** BUILDING B ECO ROOF





# 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

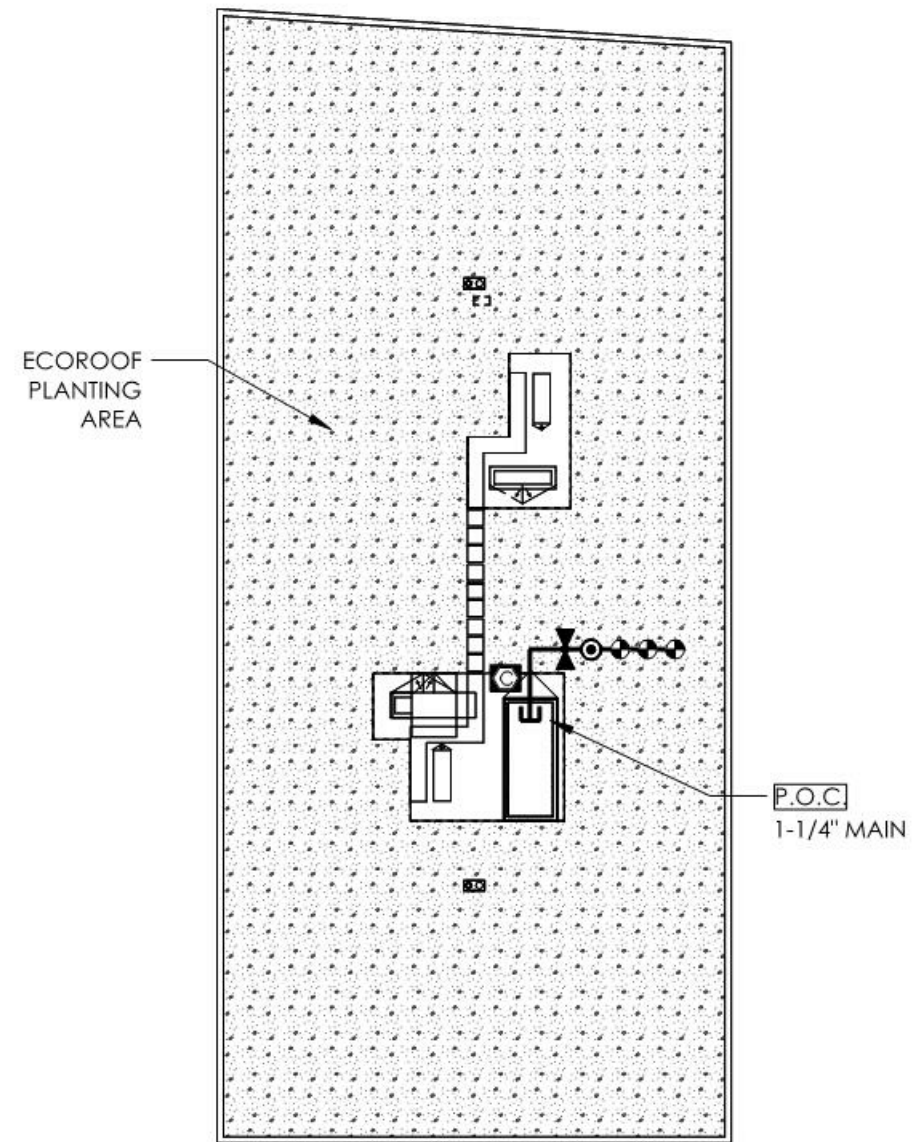


Furniture








Concrete Fire Table



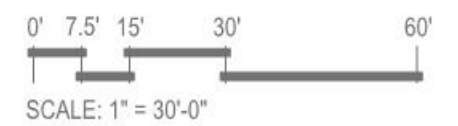


### IRRIGATION LEGEND

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

NOTE: BUILDING B ECOROOF WILL HAVE SIMILAR DRIP IRRIGATION SYSTEM

1 BUILDING A ECOROOF IRRIGATION





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.





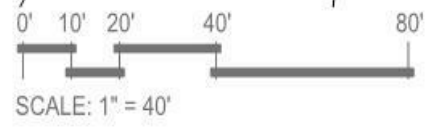
G-1B  
DOWNLIGHT

G-5  
RECESSED  
WALL  
FIXTURE

R-1  
RECESSED SQUARE  
DOWNLIGHT

G-6  
LANDSCAPE UPLIGHT  
FIXTURE

G-7 POLE LIGHT



EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	DESCRIPTION
G-1B	27	MOUNTED DOWNLIGHT
G-5	32	RECESSED WALL FIXTURE
G-6	32	LANDSCAPE UPLIGHT FIXTURE
G-7	18	POLE LIGHT
R-1	15	RECESSED SQUARE DOWNLIGHT

BUILDING A

BUILDING B



# Riverscape: Lot 8

# Courtyard & Ground level Furnishings & Products



Greenway light fixture

G-7: POLE LIGHT

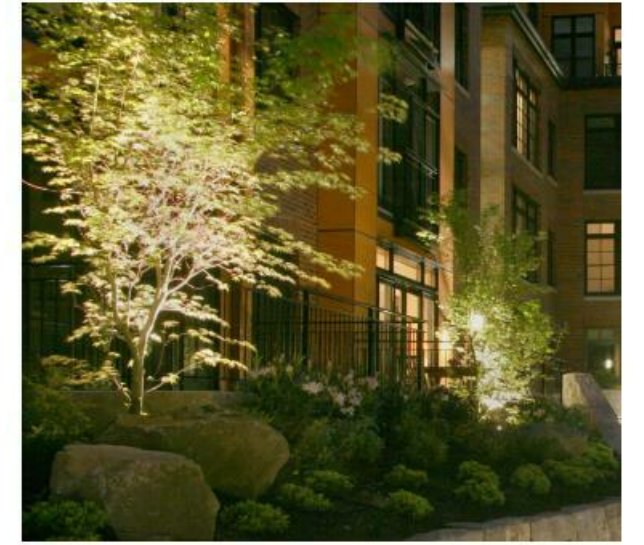


Bike Rack



Uplight fixtures

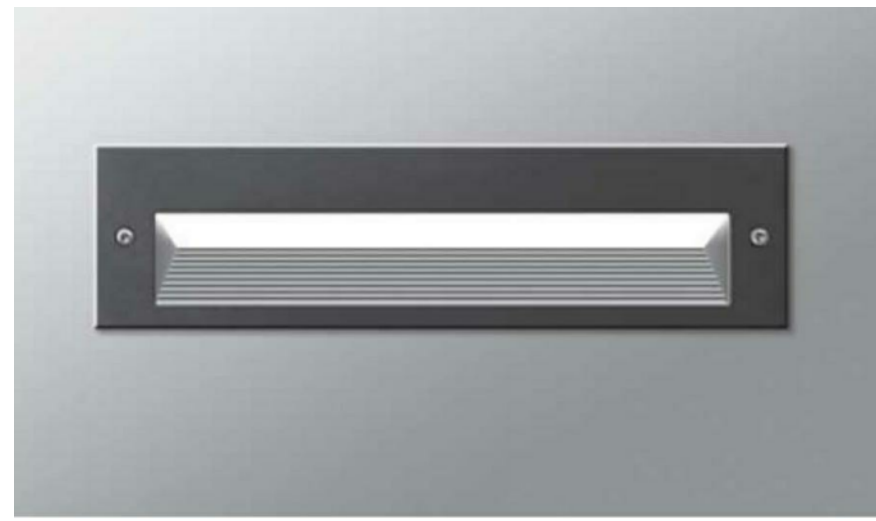
G-6: LANDSCAPE UPLIGHT



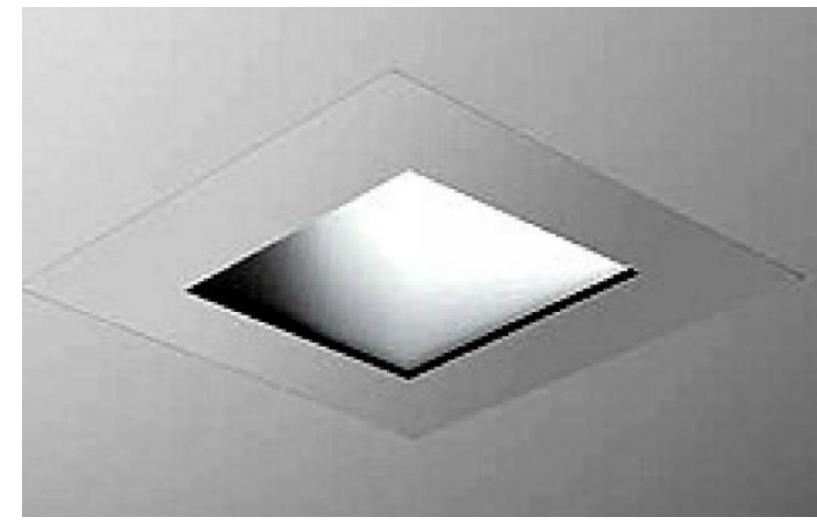
Uplight on trees



G-1B: MOUNTED DOWNLIGHT



G-5: RECESSED WALL FIXTURE DOWNLIGHT



R-1: RECESSED SQUARE DOWNLIGHT





WHITE ALUMINUM STOREFRONT

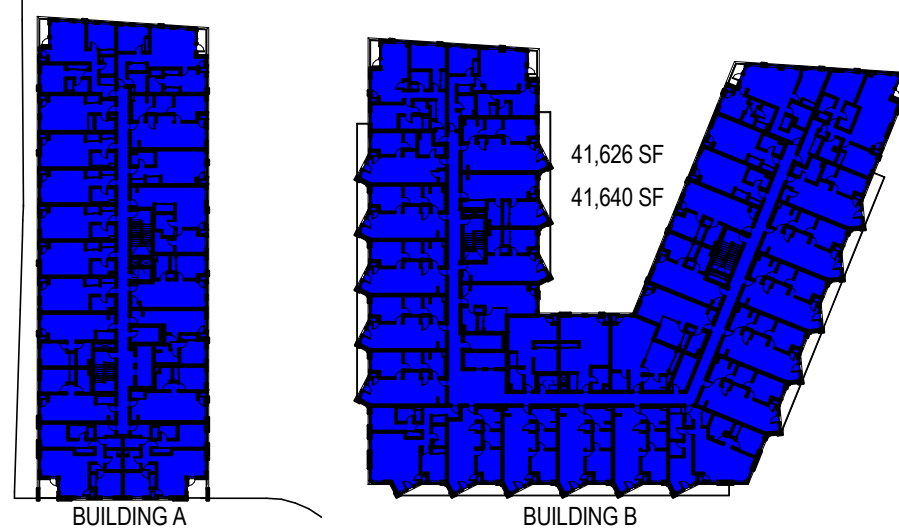




**LEVEL 1**

1" = 80'-0"

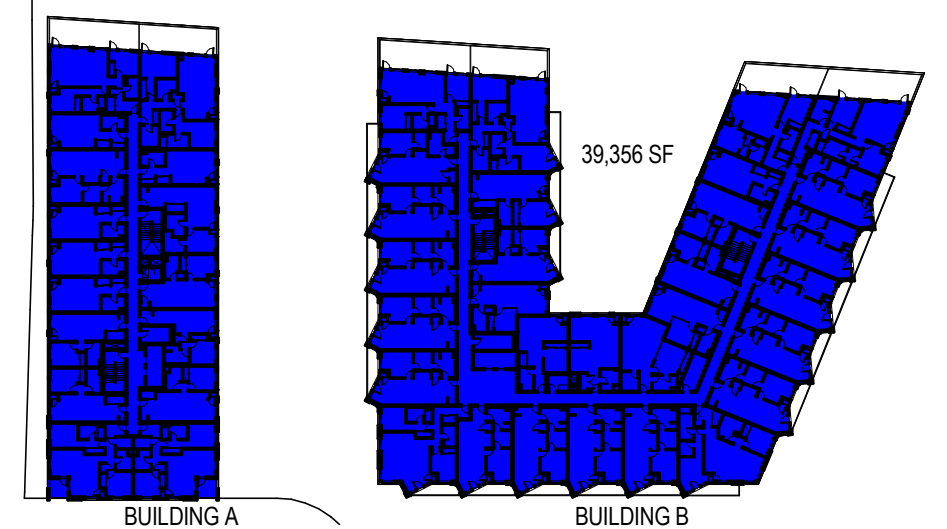
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**LEVELS 2-3**

1" = 80'-0"

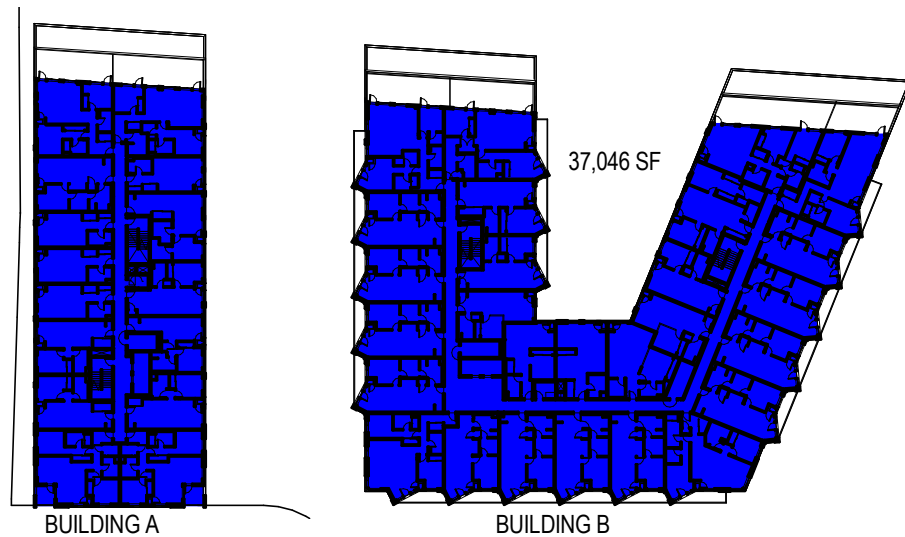
2



**LEVEL 4**

1" = 80'-0"

3



**LEVEL 5**

1" = 80'-0"

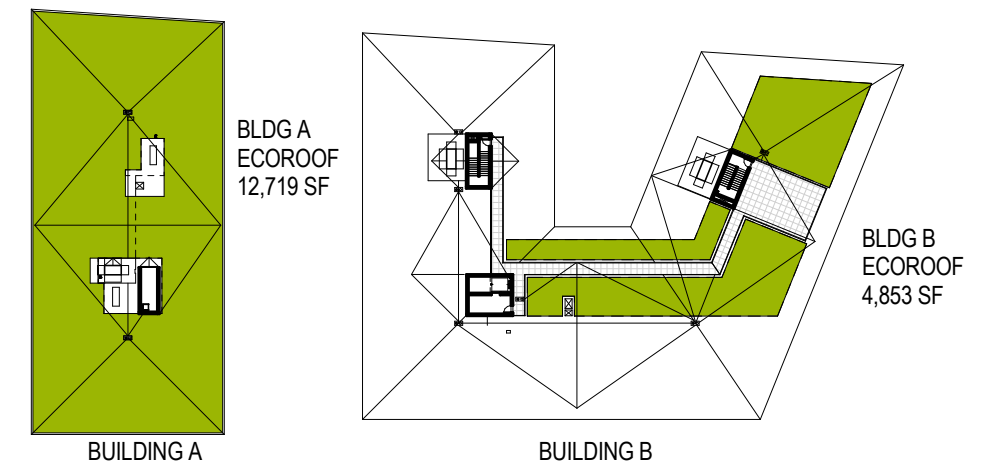
4



**LEVEL 6**

1" = 80'-0"

5



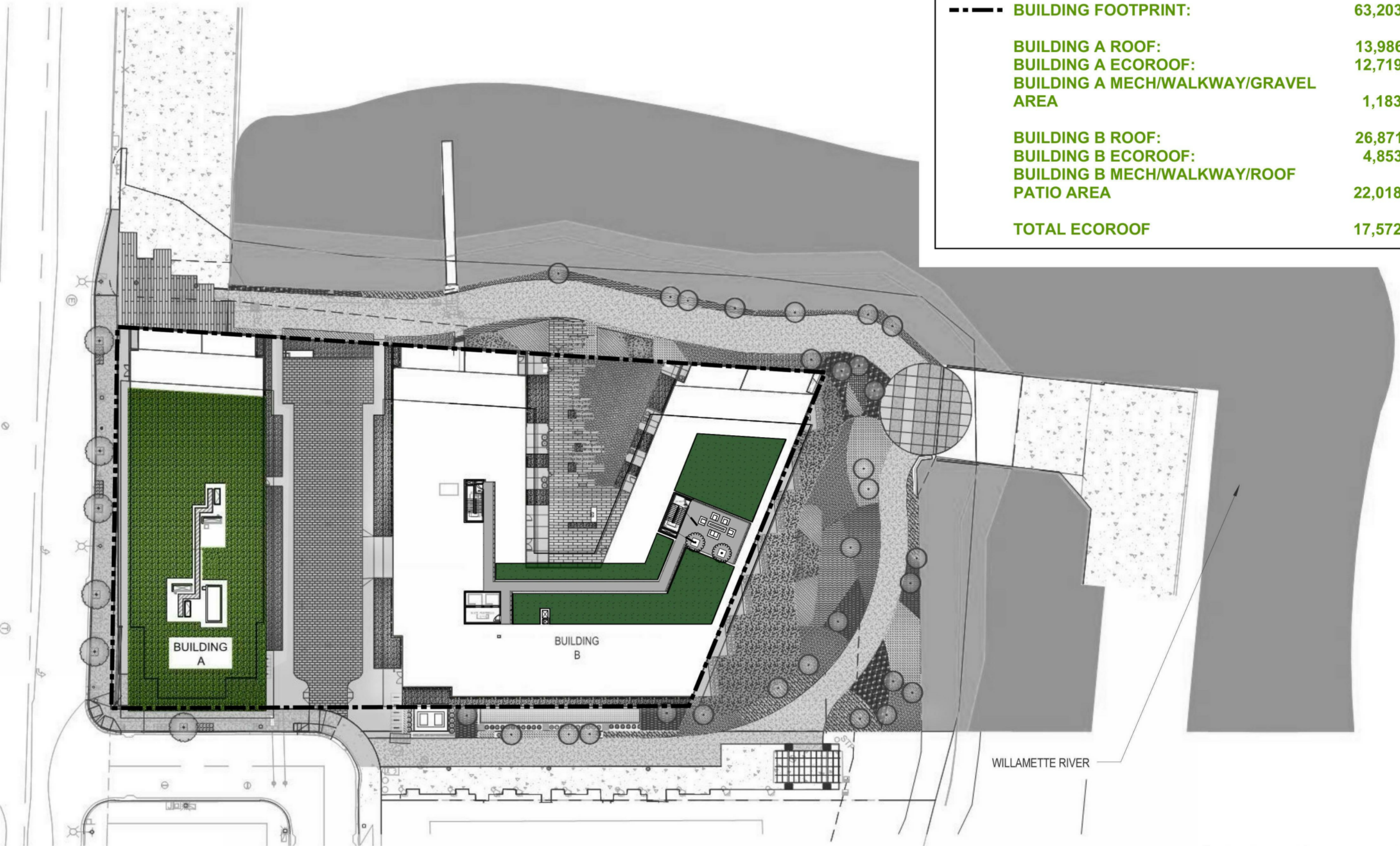
**ROOF PLAN**

1" = 80'-0"

6

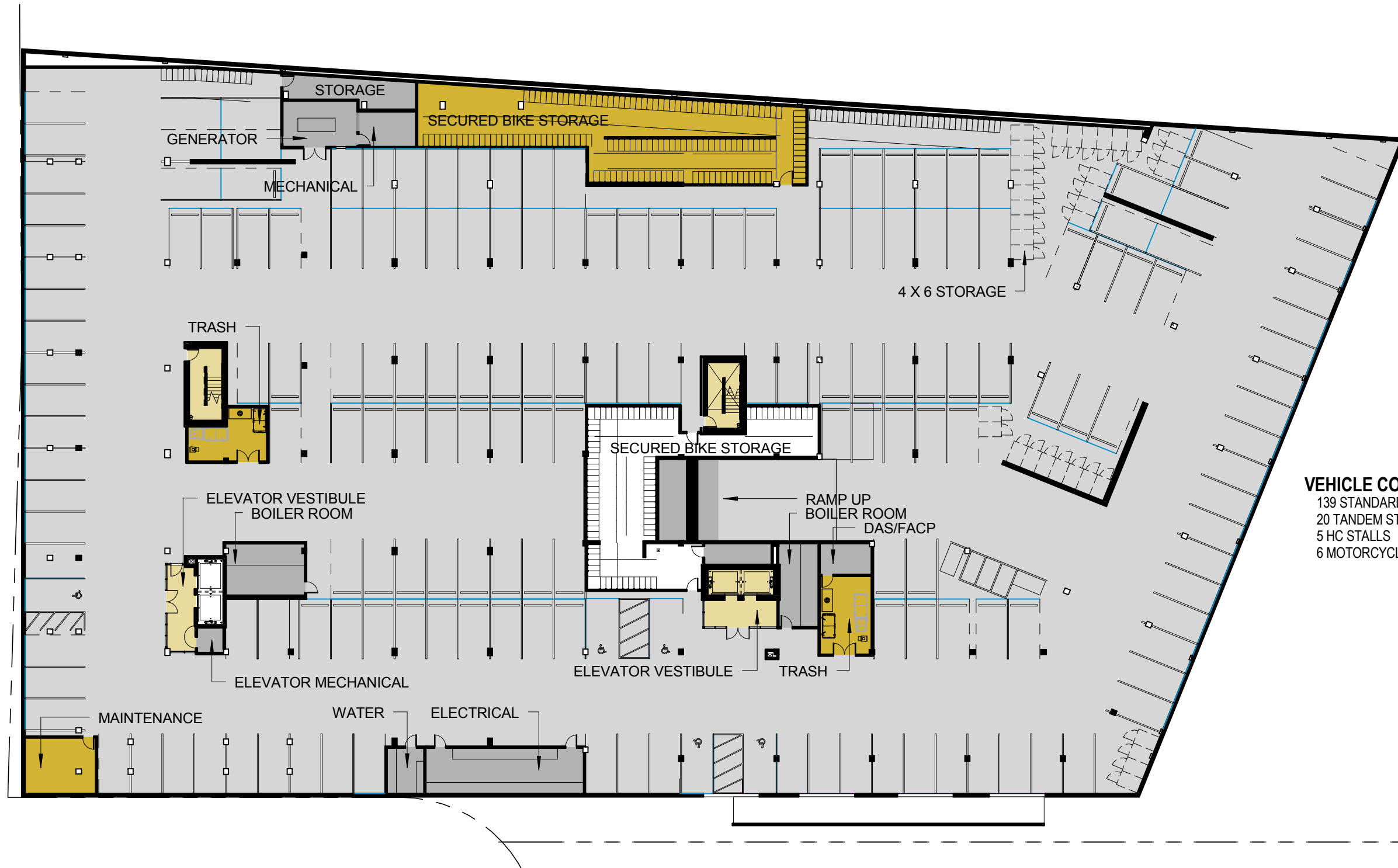
39,633 SF	LEVEL 1
41,626 SF	LEVEL 2
41,640 SF	LEVEL 3
39,356 SF	LEVEL 4
37,046 SF	LEVEL 5
34,738 SF	LEVEL 6
<hr/>	
234,039 SF	FAR TOTAL
217,334 SF	BASE FAR ALLOWABLE (no bonuses)
17,572 SF	ECO-ROOF BONUS
234,906 SF	FAR TOTAL ALLOWED





<b>--- BUILDING FOOTPRINT:</b>	<b>63,203 SF</b>
<b>BUILDING A ROOF:</b>	<b>13,986 SF</b>
<b>BUILDING A ECOROOF:</b>	<b>12,719 SF</b>
<b>BUILDING A MECH/WALKWAY/GRAVEL AREA</b>	<b>1,183 SF</b>
<b>BUILDING B ROOF:</b>	<b>26,871 SF</b>
<b>BUILDING B ECOROOF:</b>	<b>4,853 SF</b>
<b>BUILDING B MECH/WALKWAY/ROOF PATIO AREA</b>	<b>22,018 SF</b>
<b>TOTAL ECOROOF</b>	<b>17,572 SF</b>

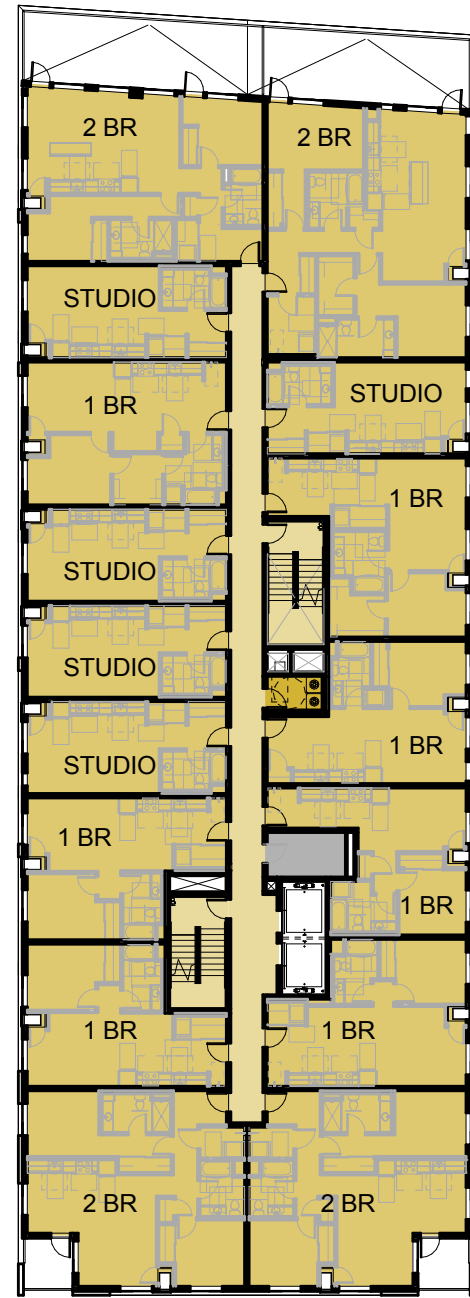




**VEHICLE COUNT**  
 139 STANDARD STALLS  
 20 TANDEM STALLS (42 STALLS)  
 5 HC STALLS  
 6 MOTORCYCLE STALLS







BUILDING A



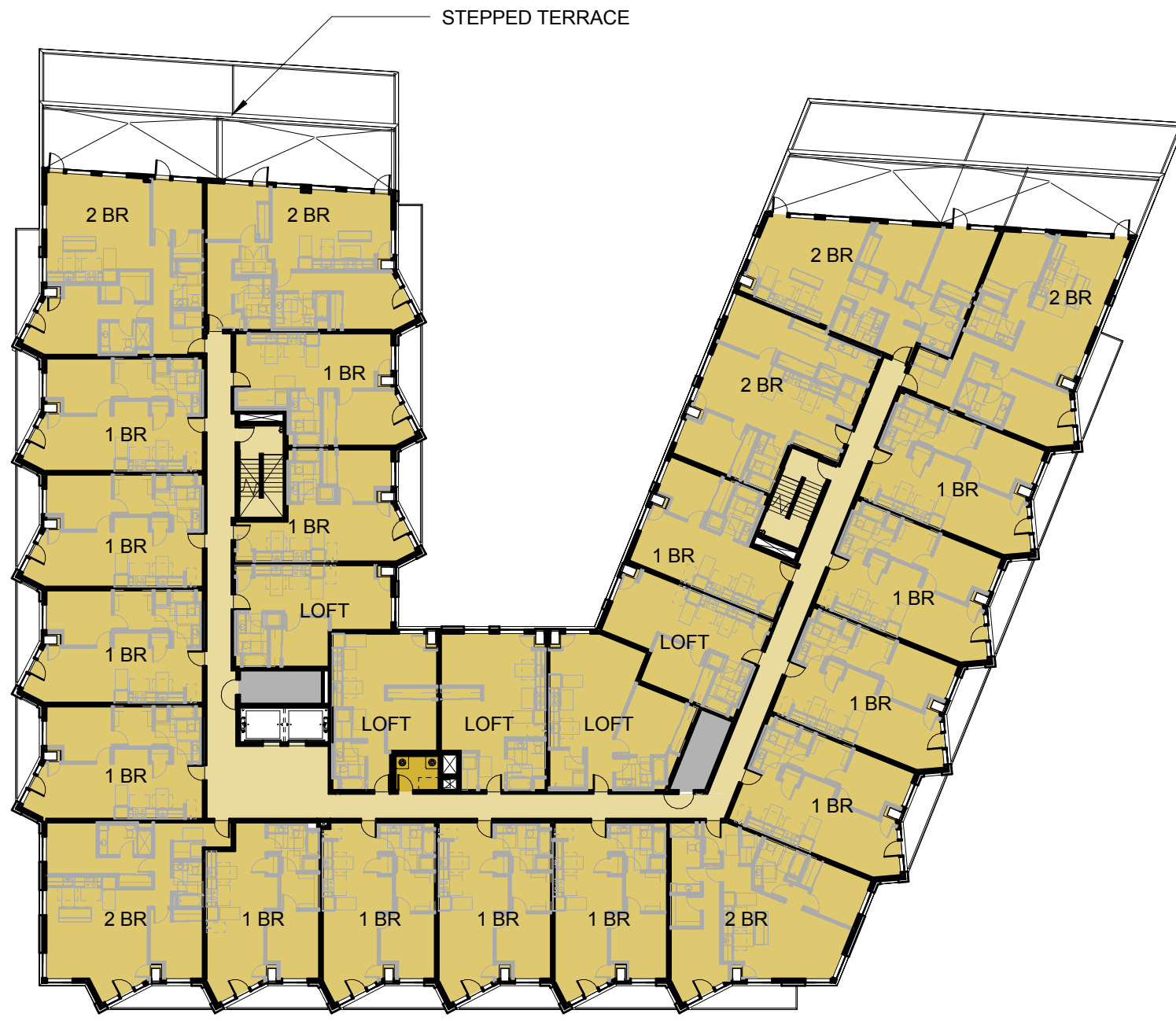
BUILDING B







BUILDING A



BUILDING B







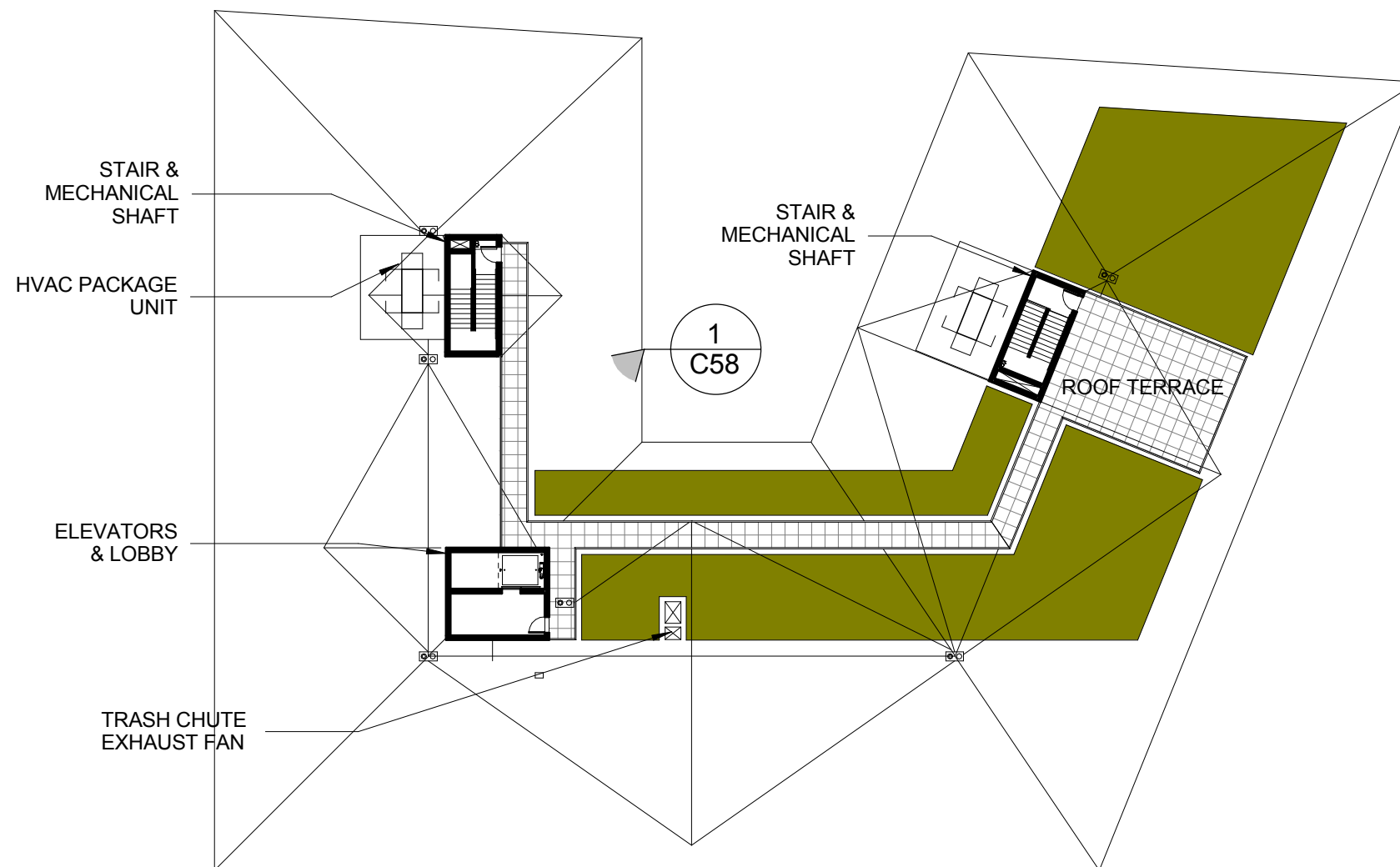
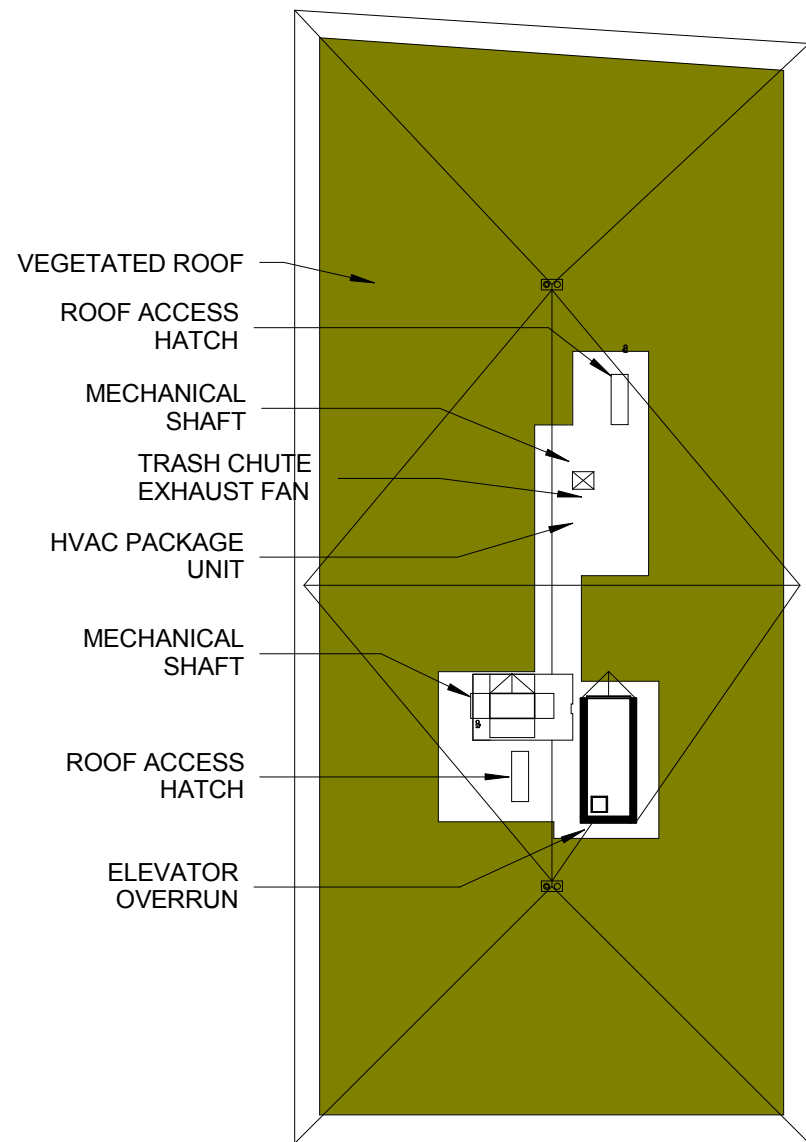
BUILDING A



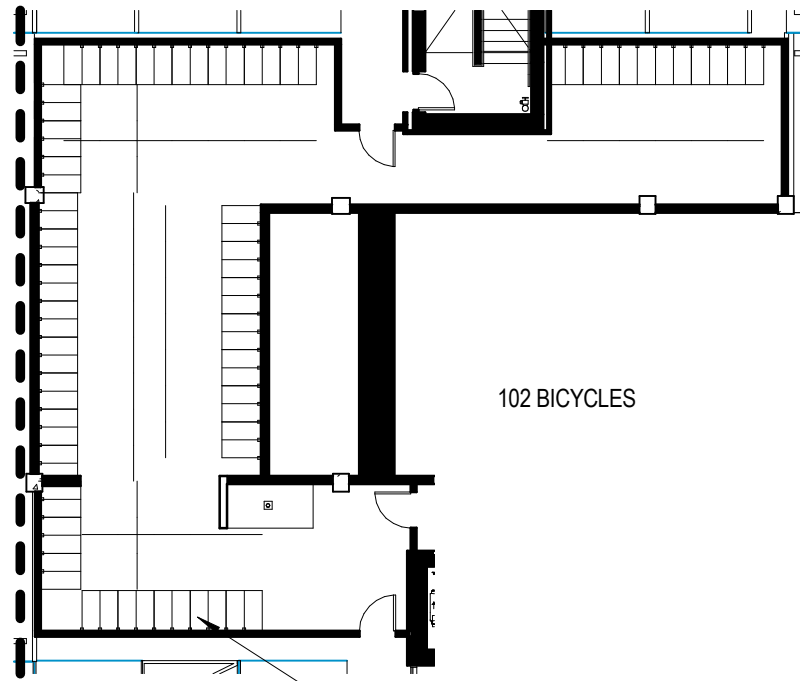
BUILDING B





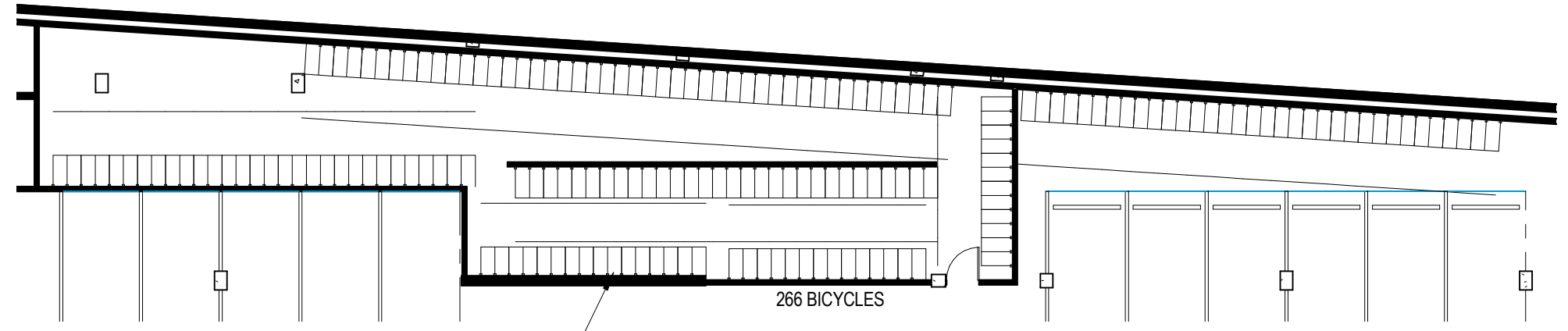






102 BICYCLES

BICYCLE PARKING 2 ②



266 BICYCLES

BICYCLE PARKING 1 ①

**WALL MOUNT RACKS**



**LONG TERM BIKE PARKING REQUIREMENT**

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

**INCLUDED IN PROJECT: 332 SPACES**

**BICYCLE PARKING**

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



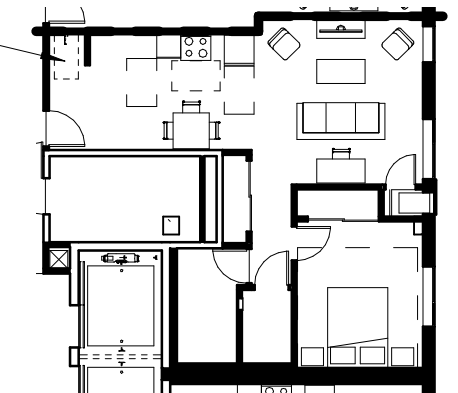
34.75

**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**

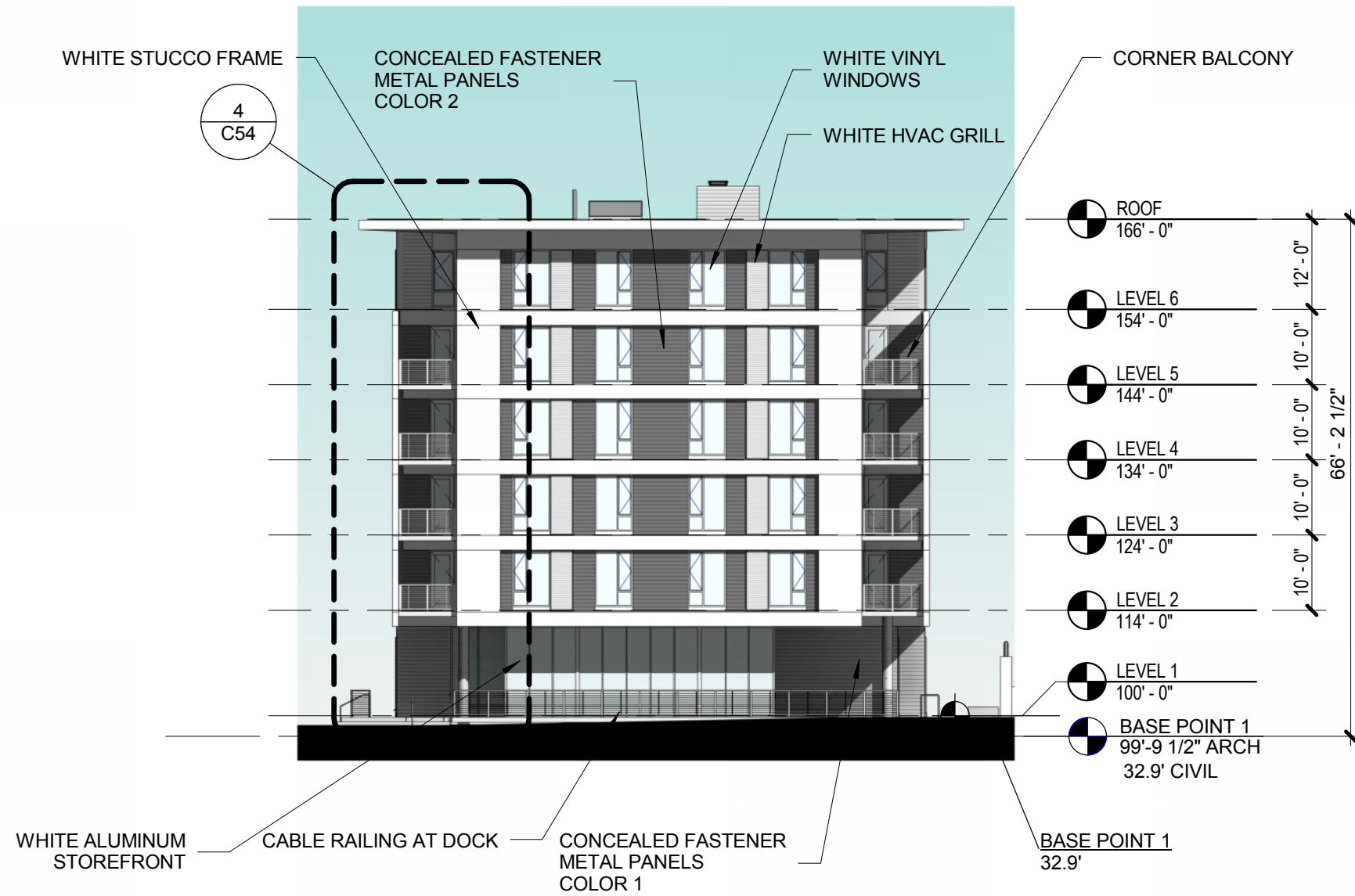


UNIT WITH BIKE RACK ③

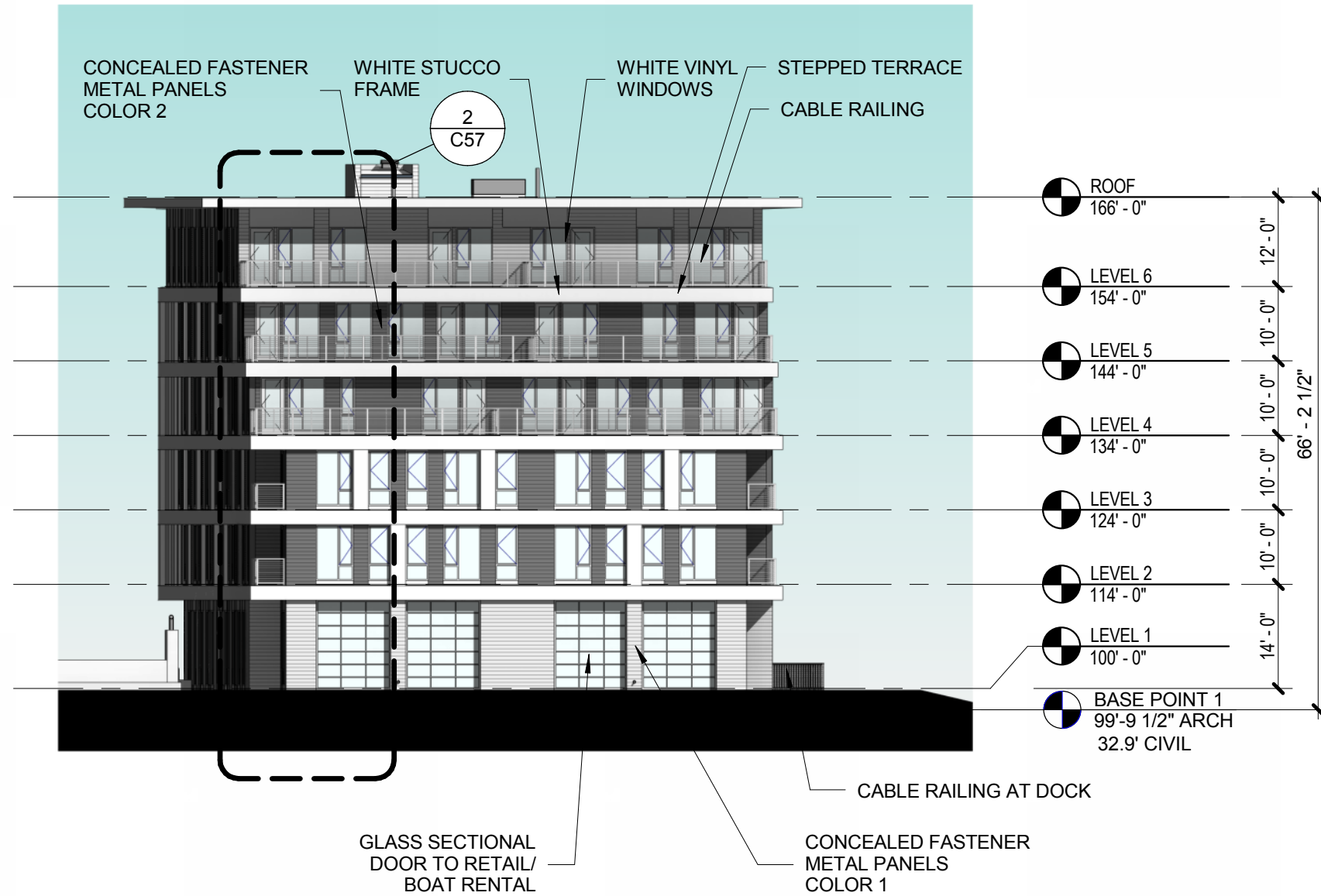




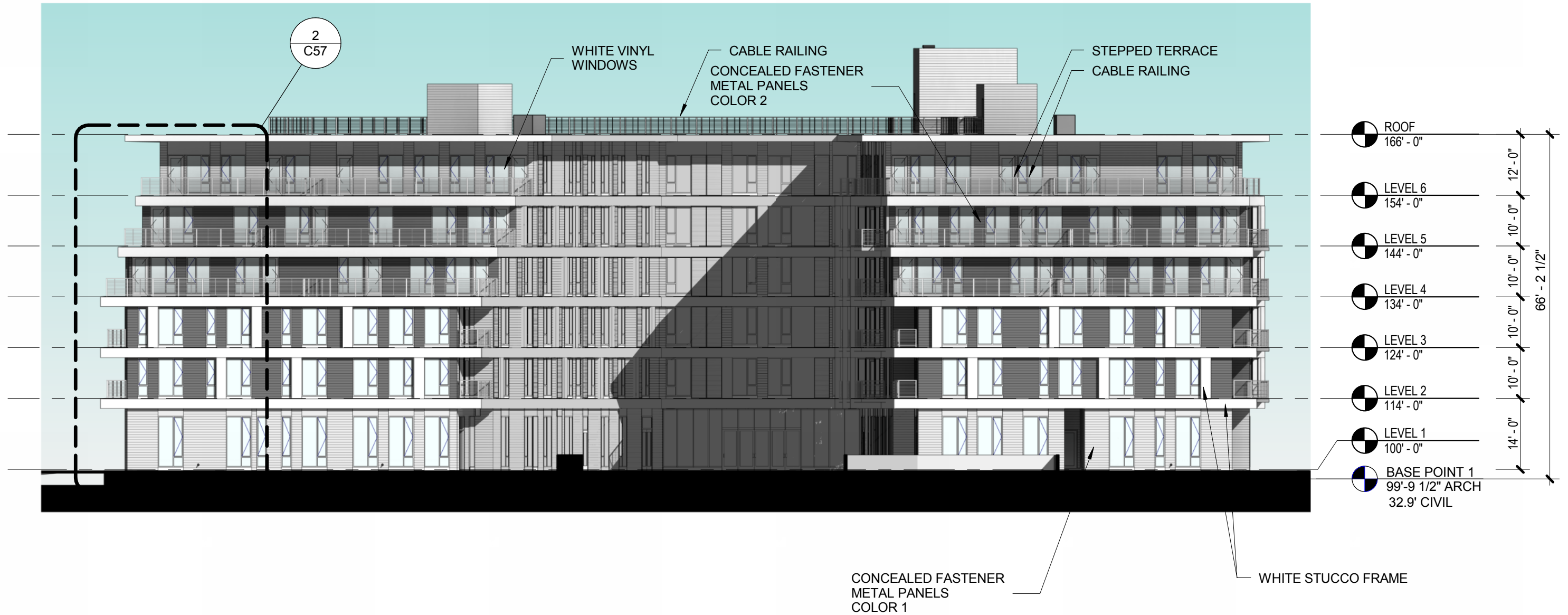








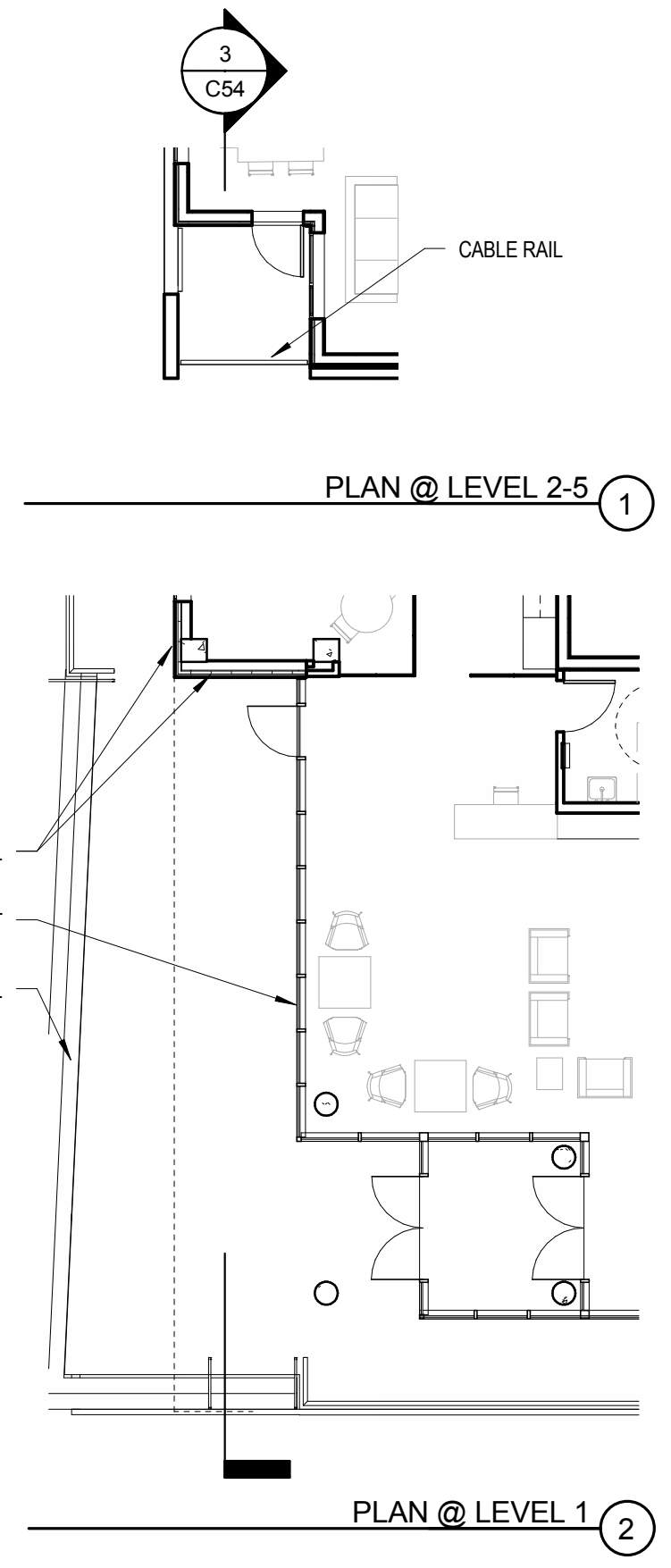
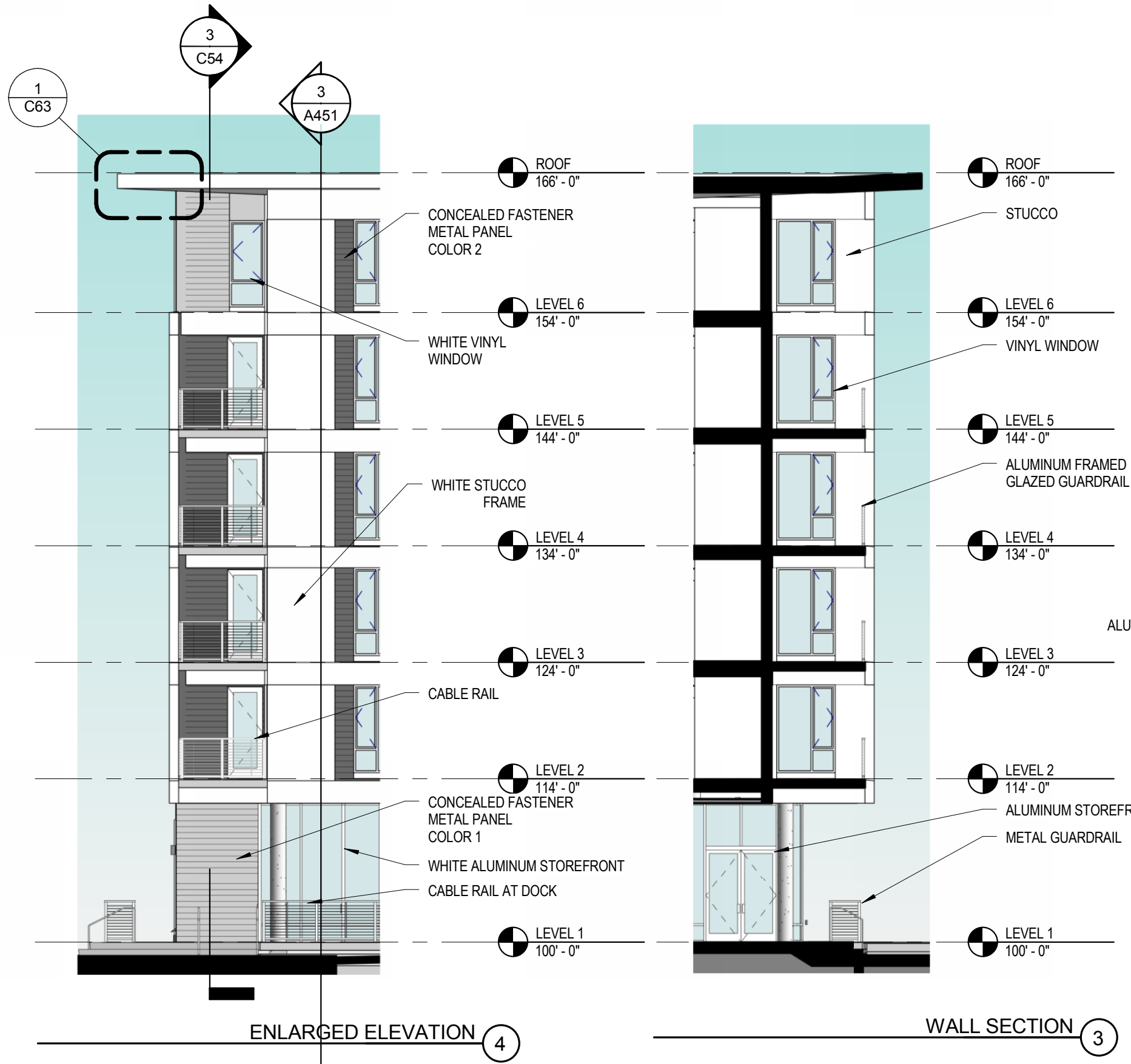




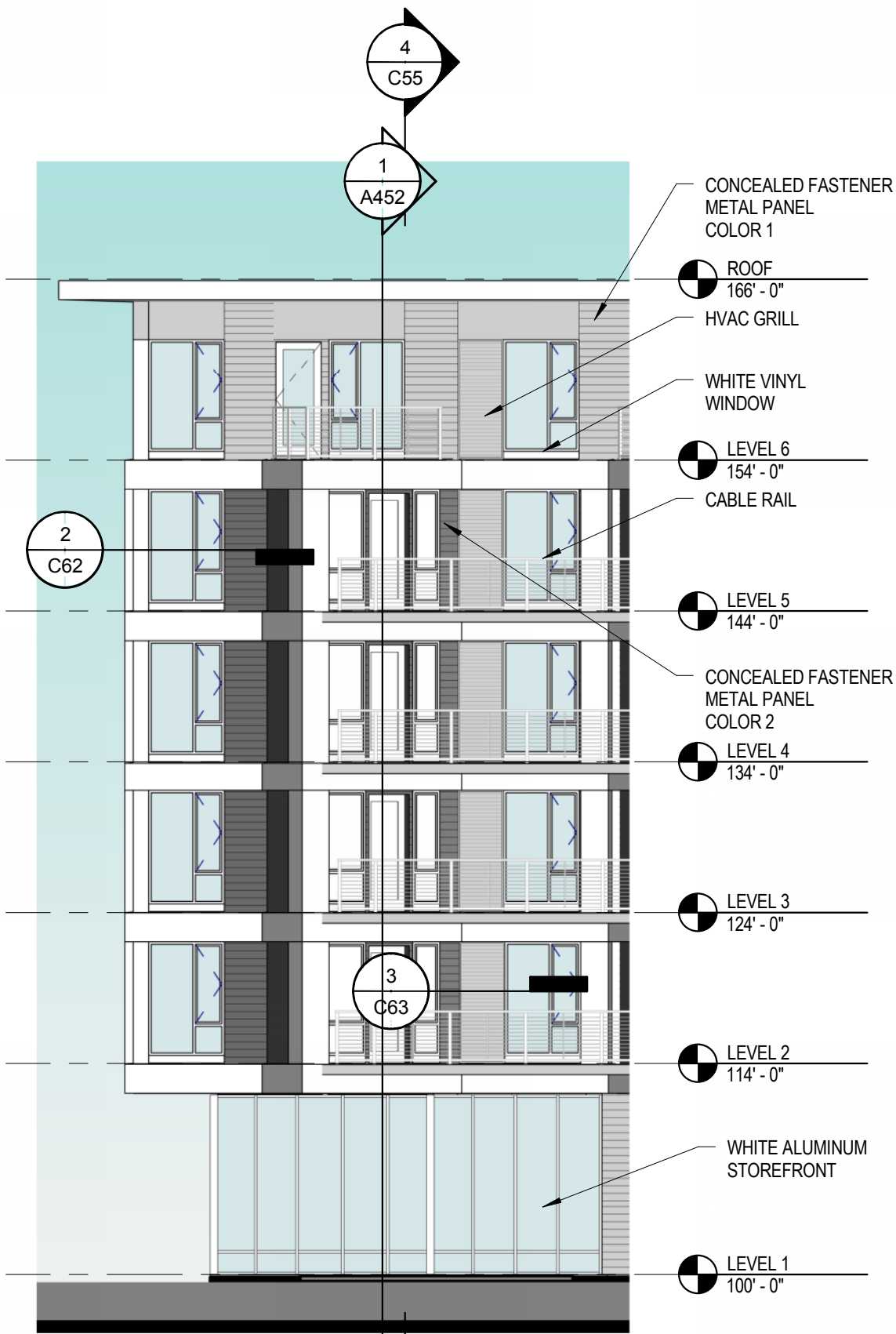




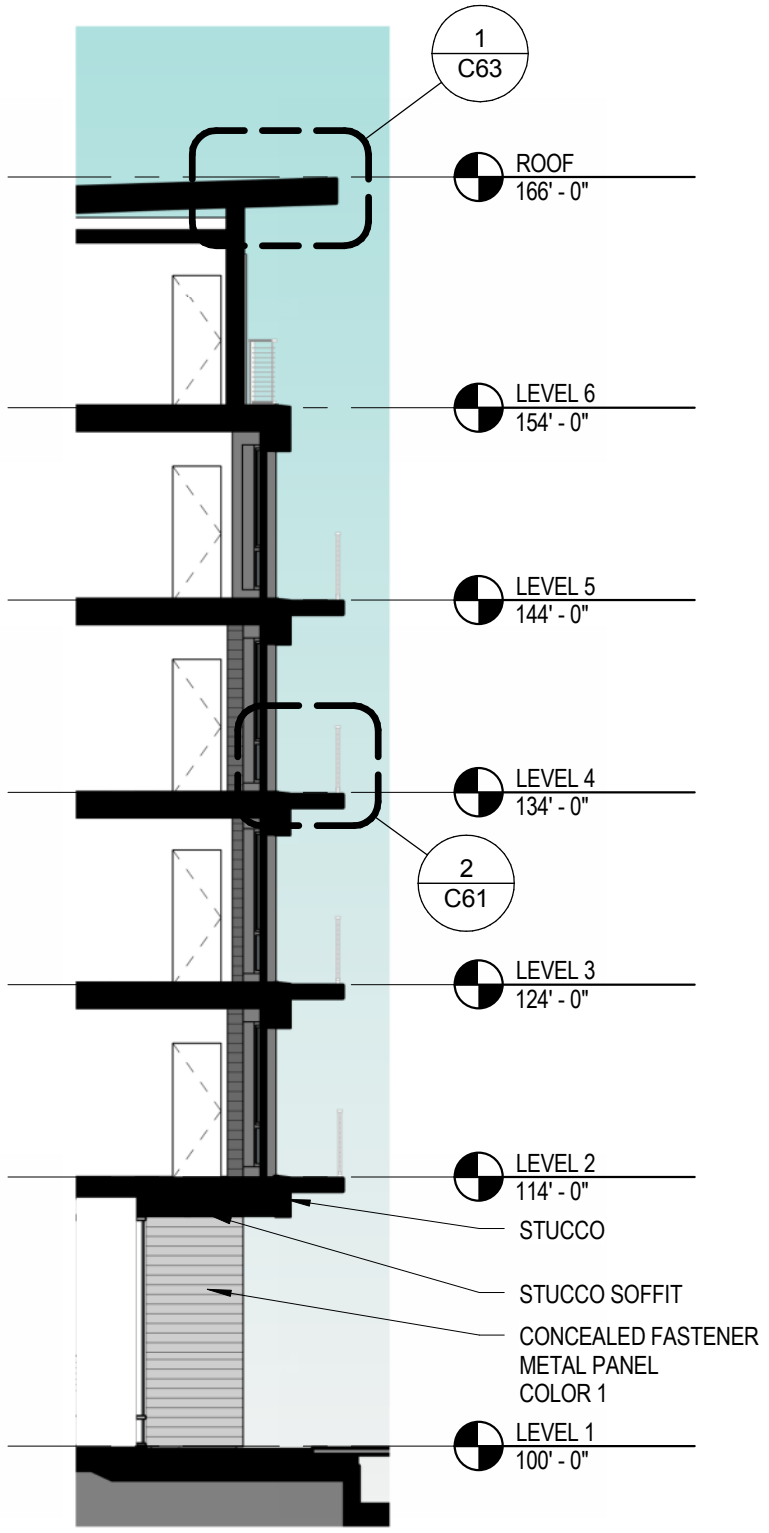




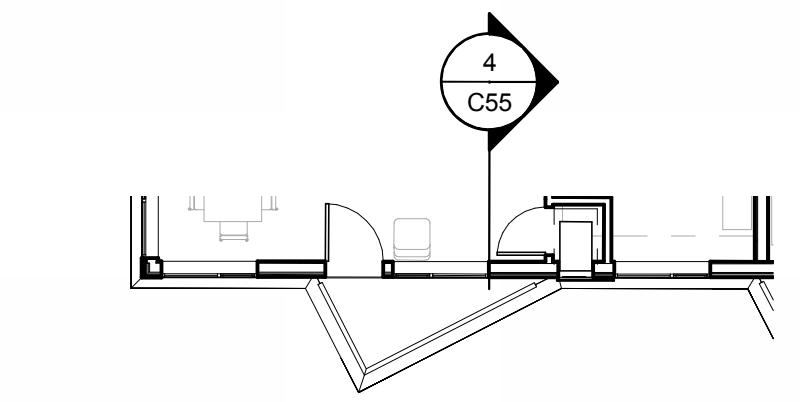




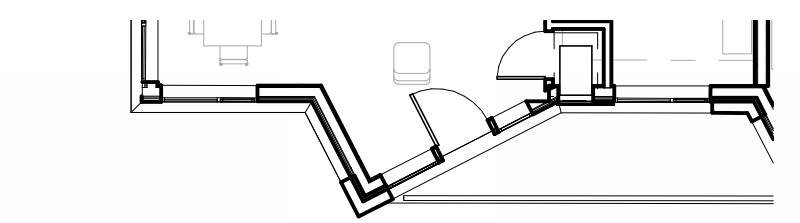
BUILDING B - ENLARGED ELEVATION 5



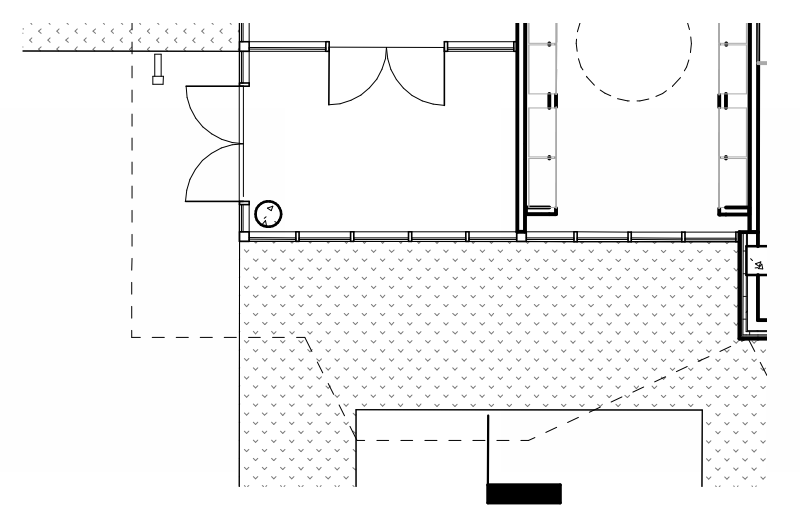
BUILDING B - WALL SECTION 4



TYPICAL BALCONY @ LEVEL 6 1



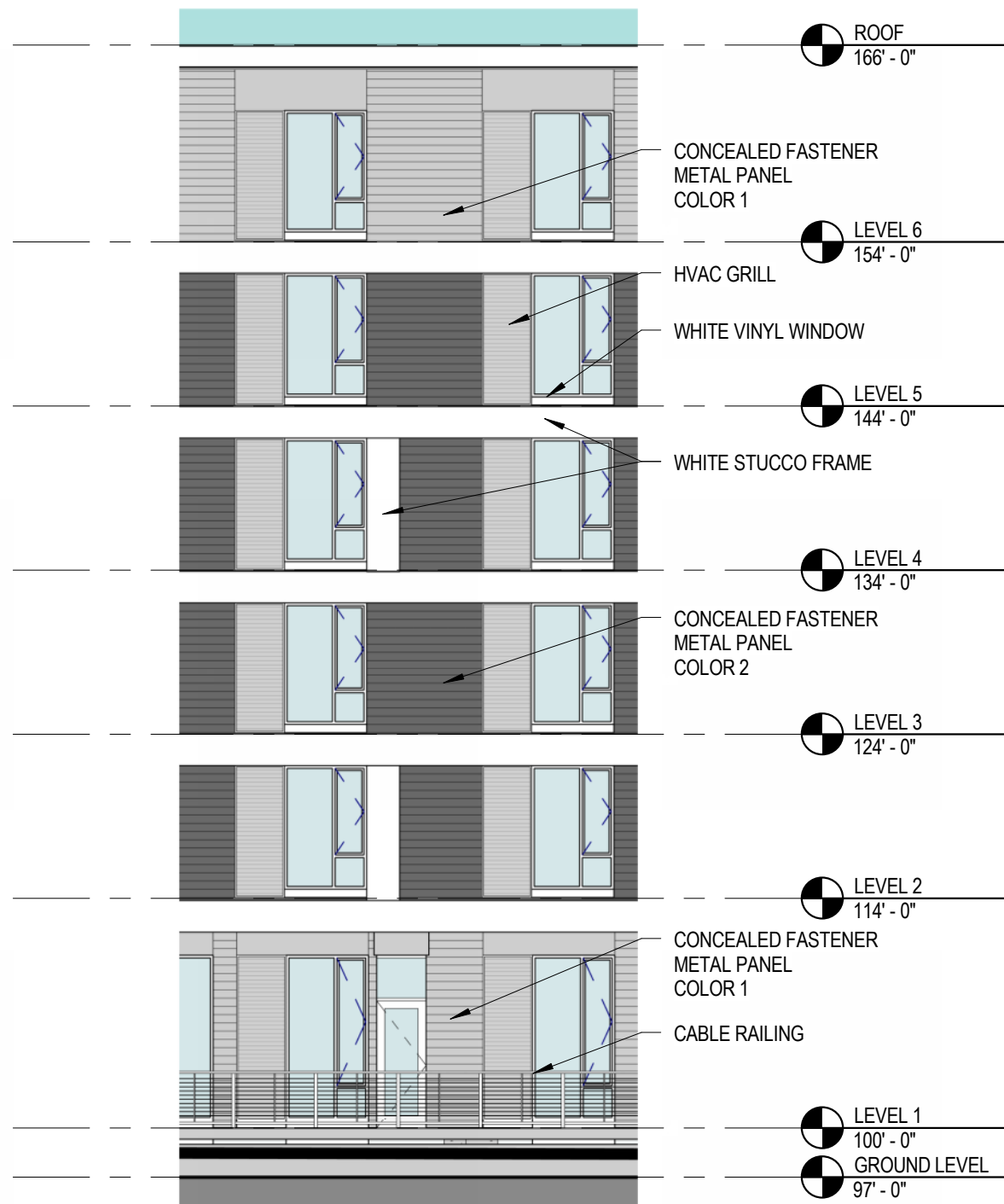
TYPICAL BALCONY @ LEVEL 3-5 2



STREET ENTRY @ LEVEL 1 3







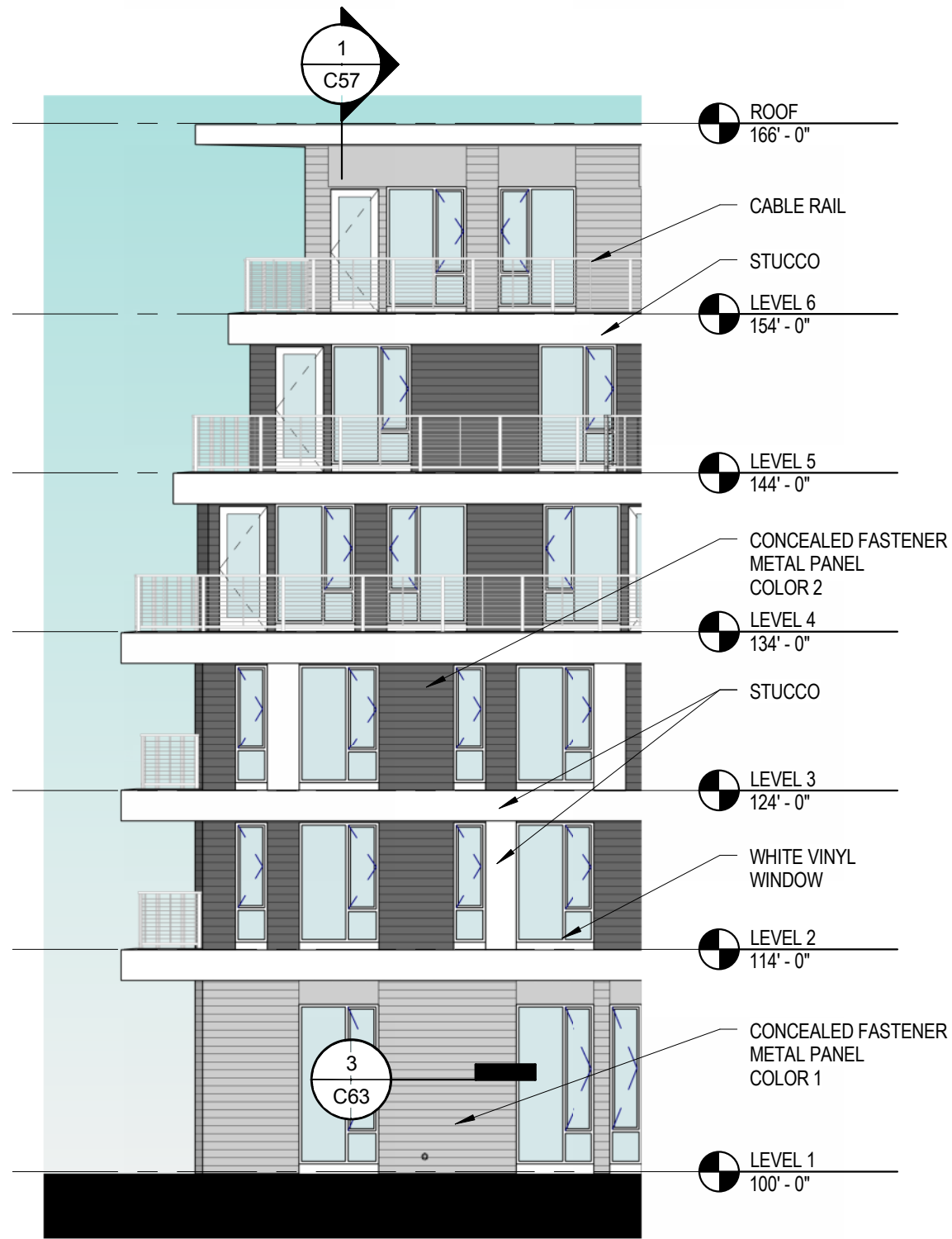
BUILDING A - TYPICAL ENLARGED ELEVATION ②



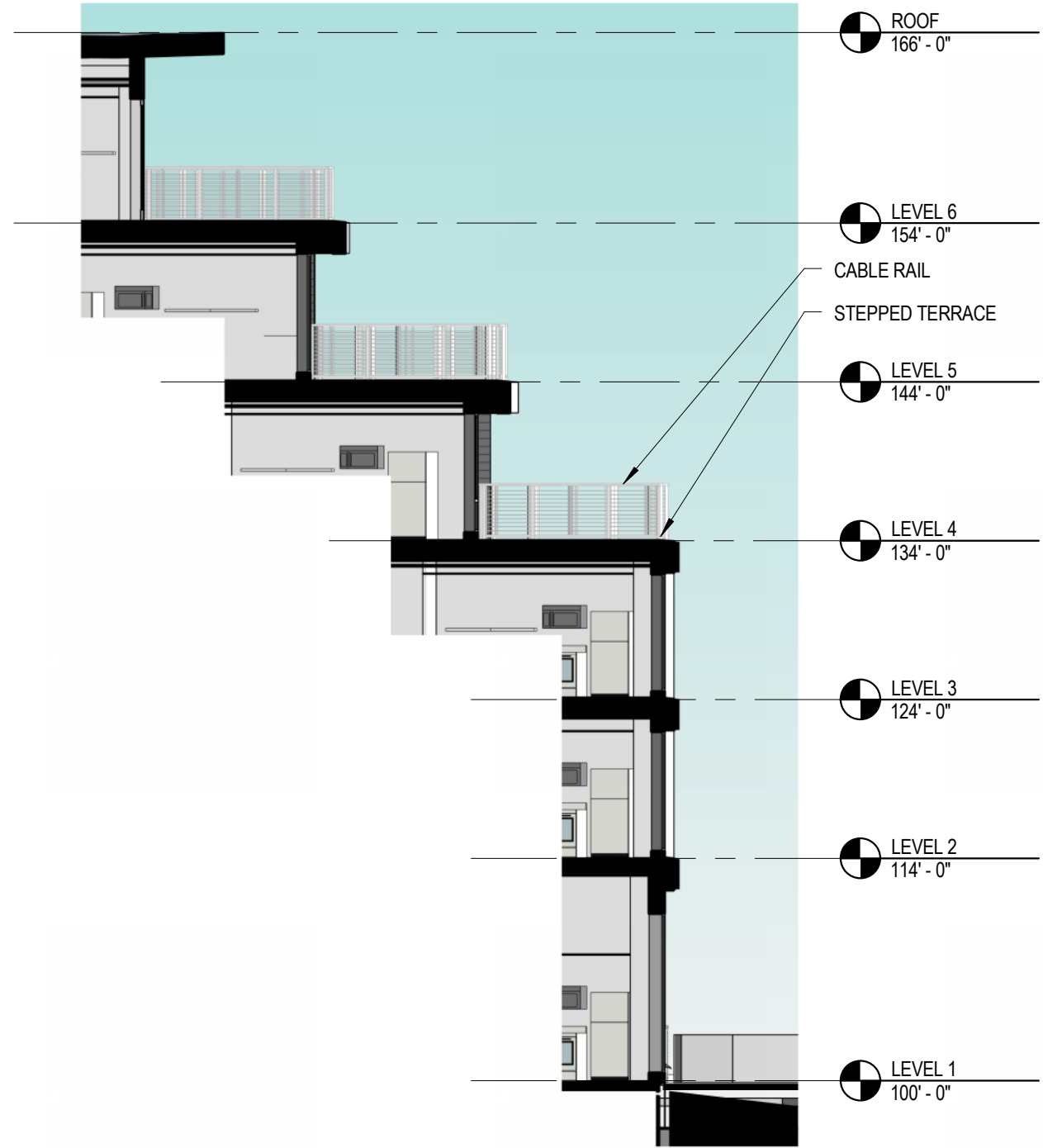
BUILDING A - ENLARGED WEST ELEVATION ①





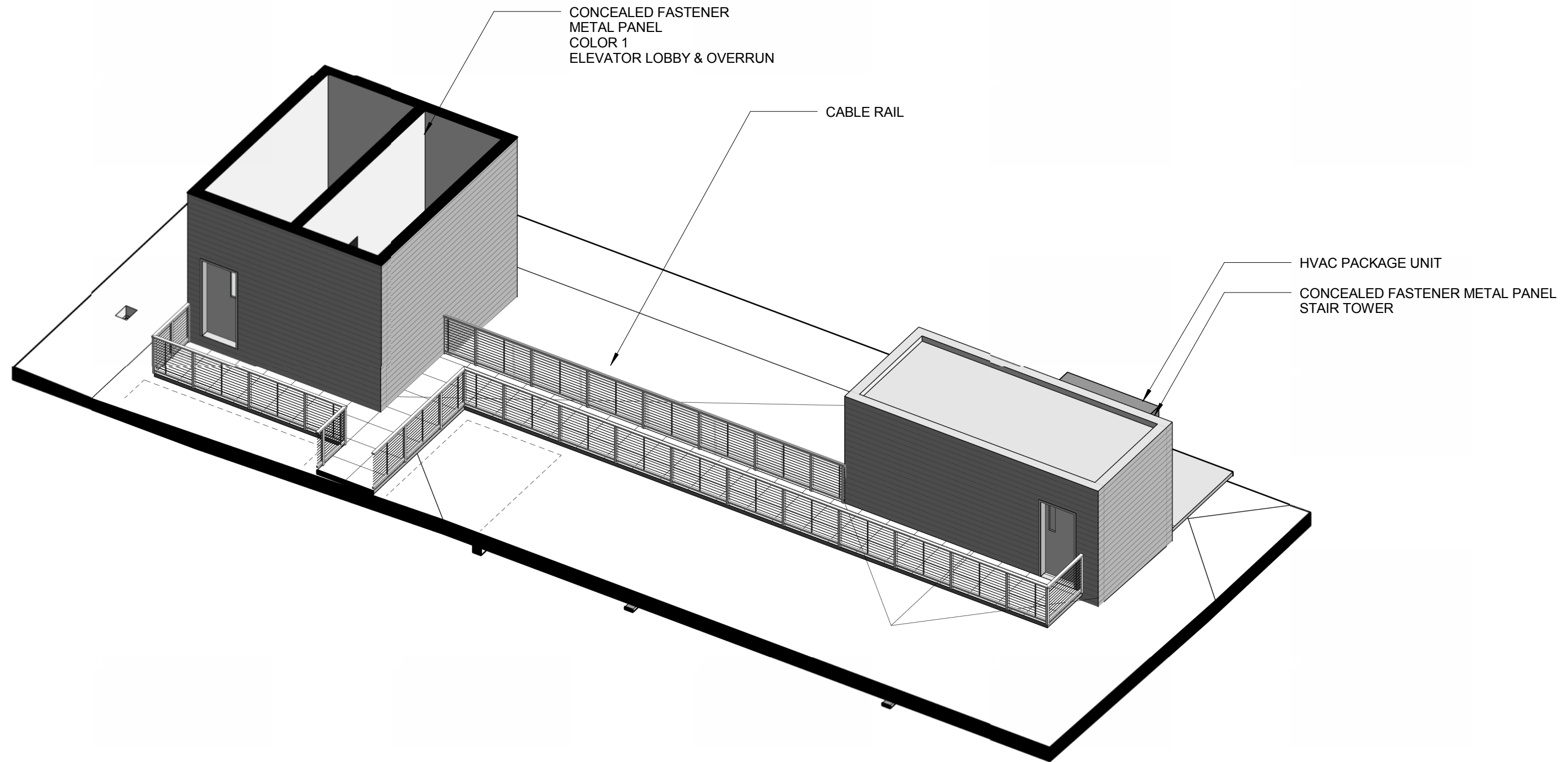


BUILDING B - ENLARGED ELEVATION ②

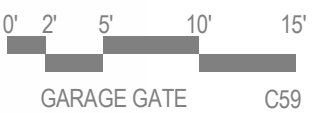
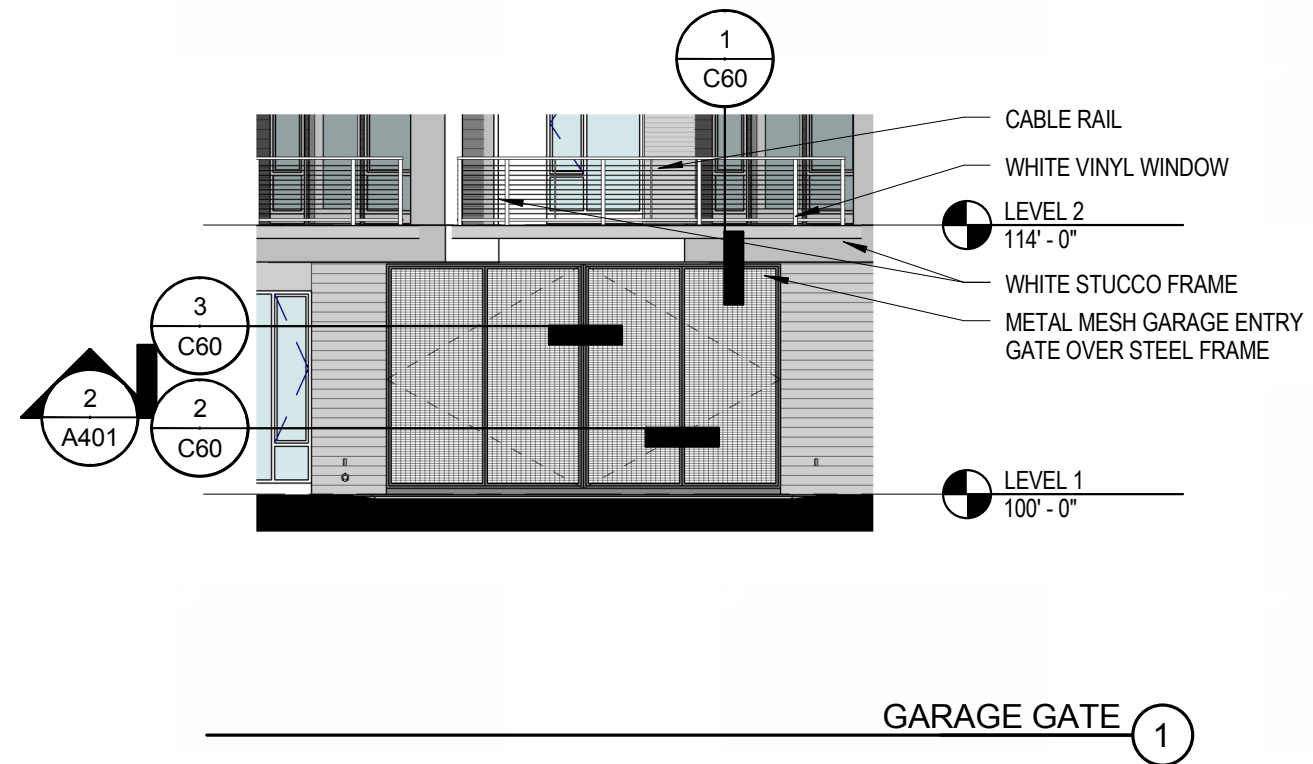
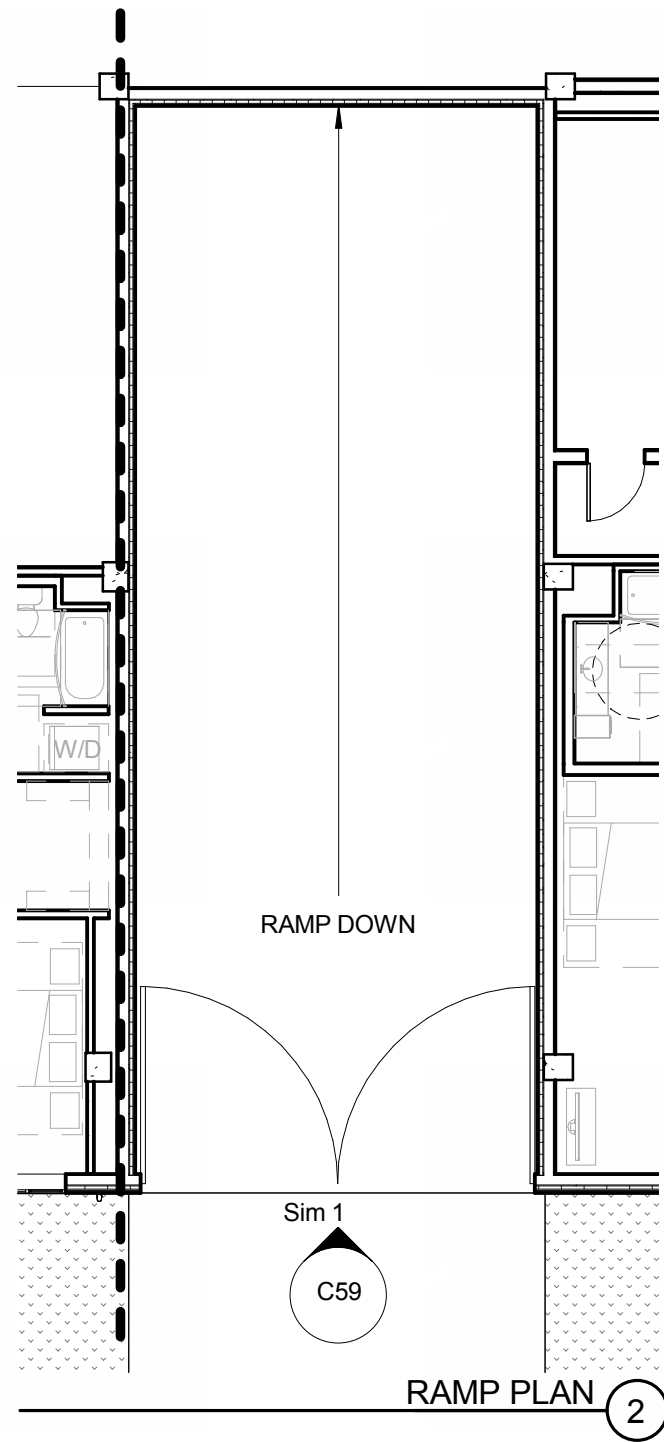


BUILDING B - WALL SECTION ①



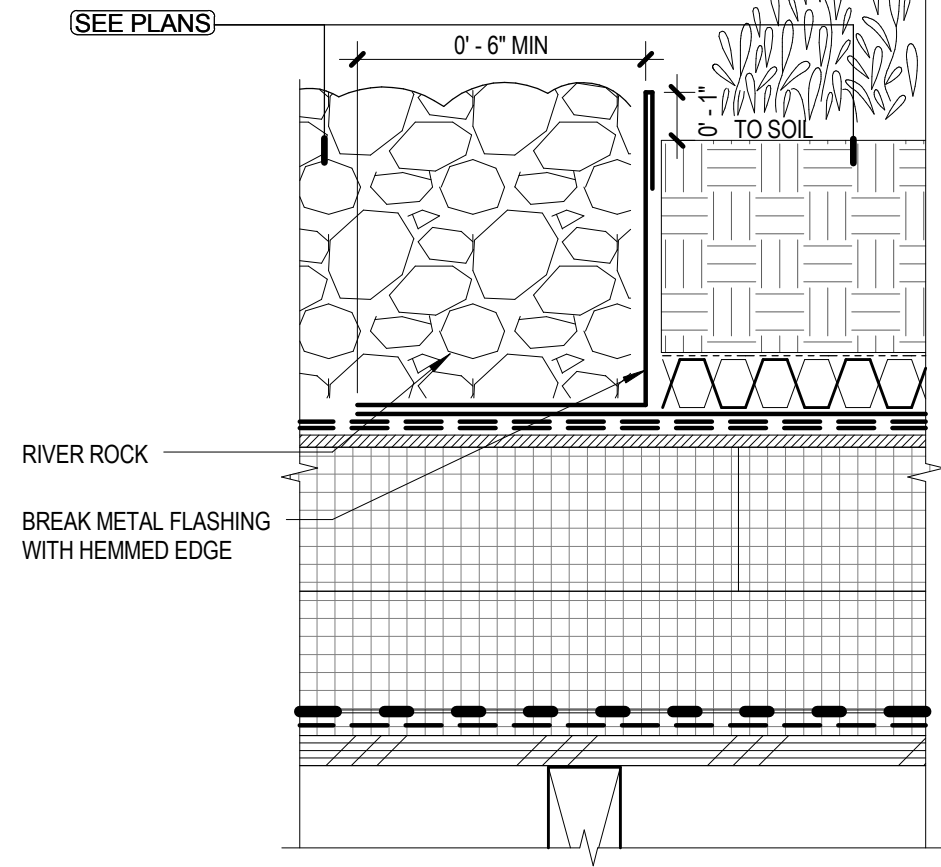




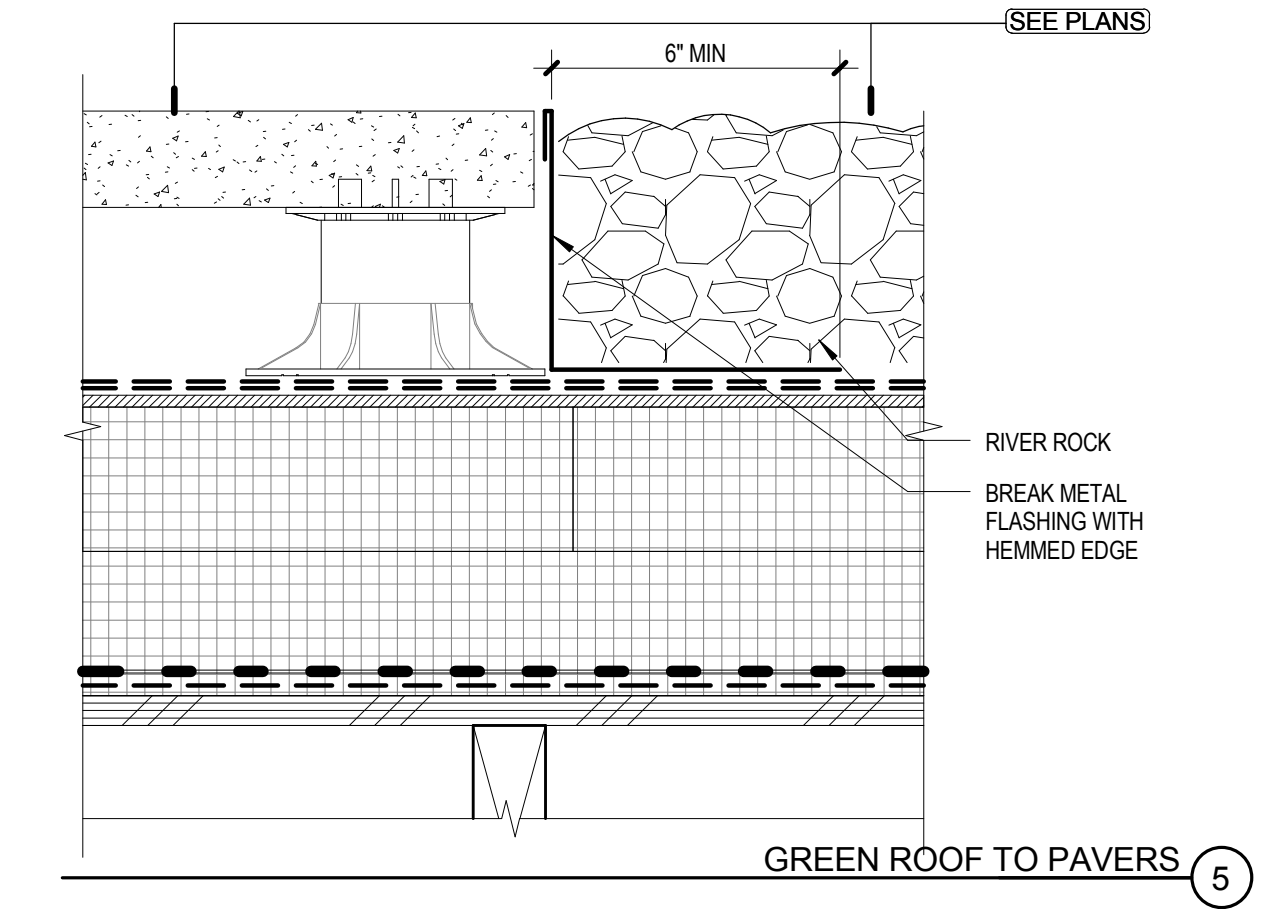




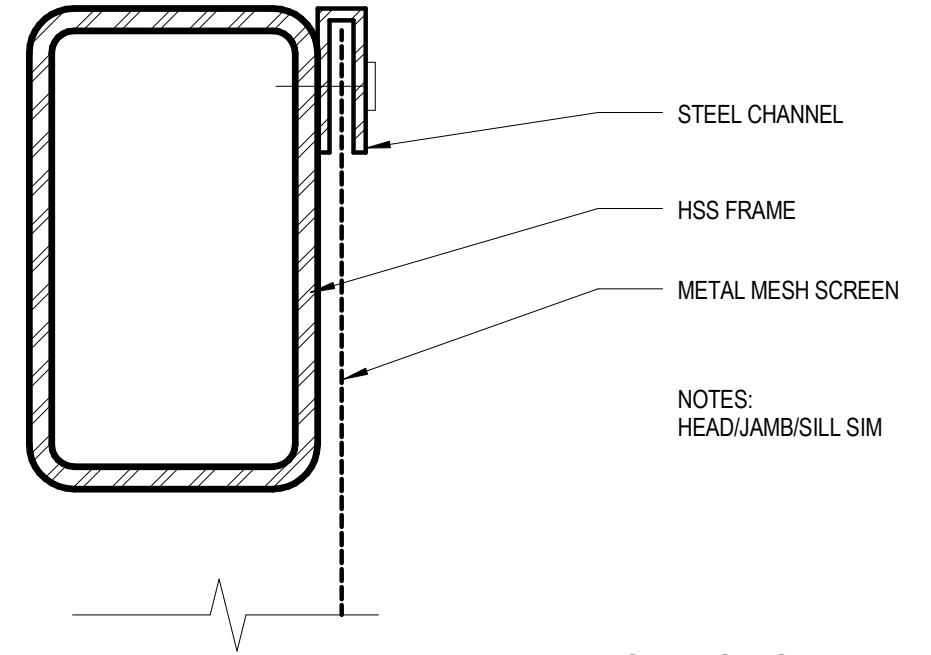
PLANTING, SEE LANDSCAPE



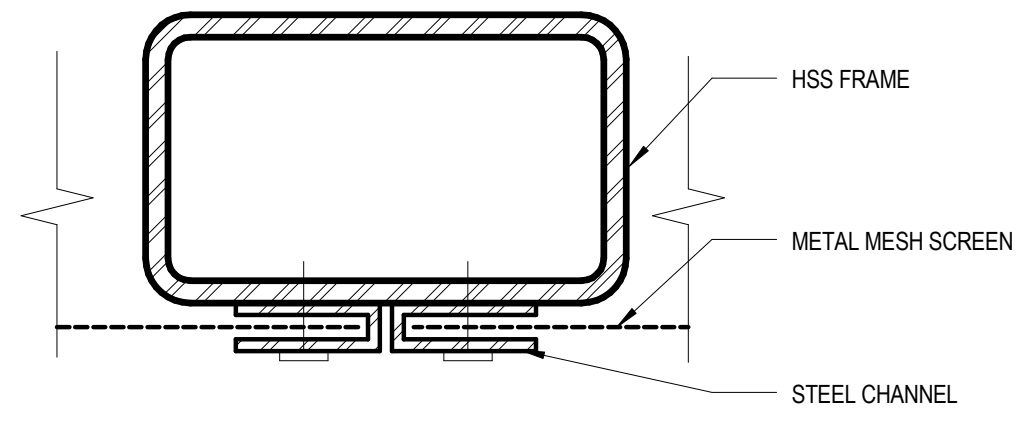
GREEN ROOF TO ROCK 4



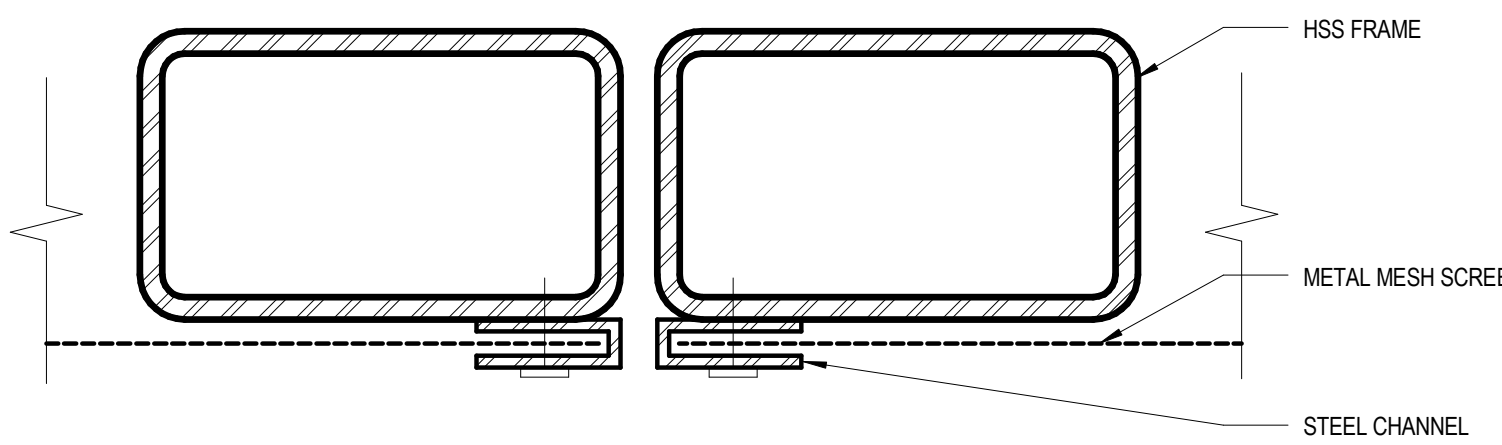
GREEN ROOF TO PAVERS 5



GARAGE GATE HEAD 1

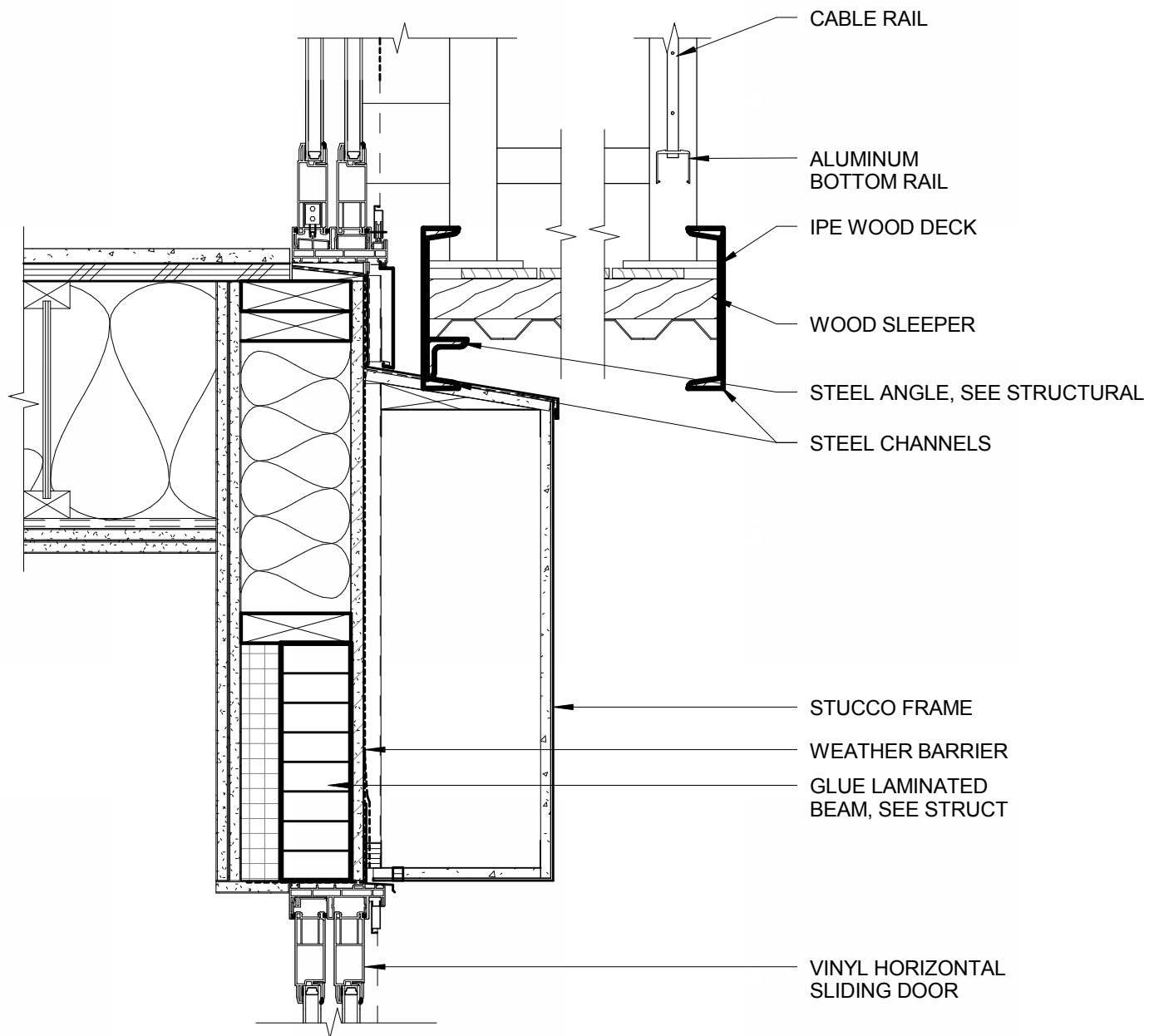


GARAGE GATE MULLION 2

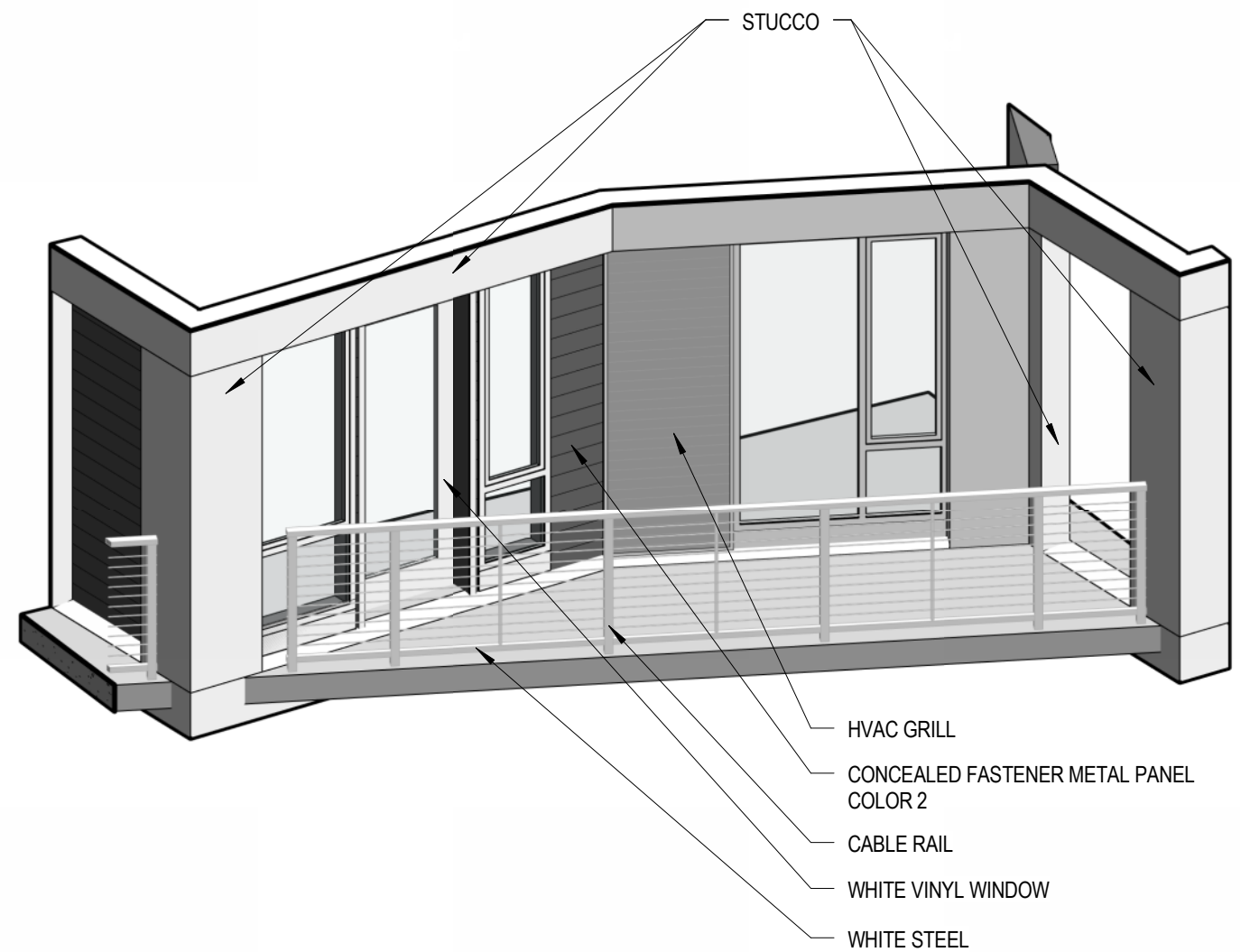


GARAGE GATE DOOR 3



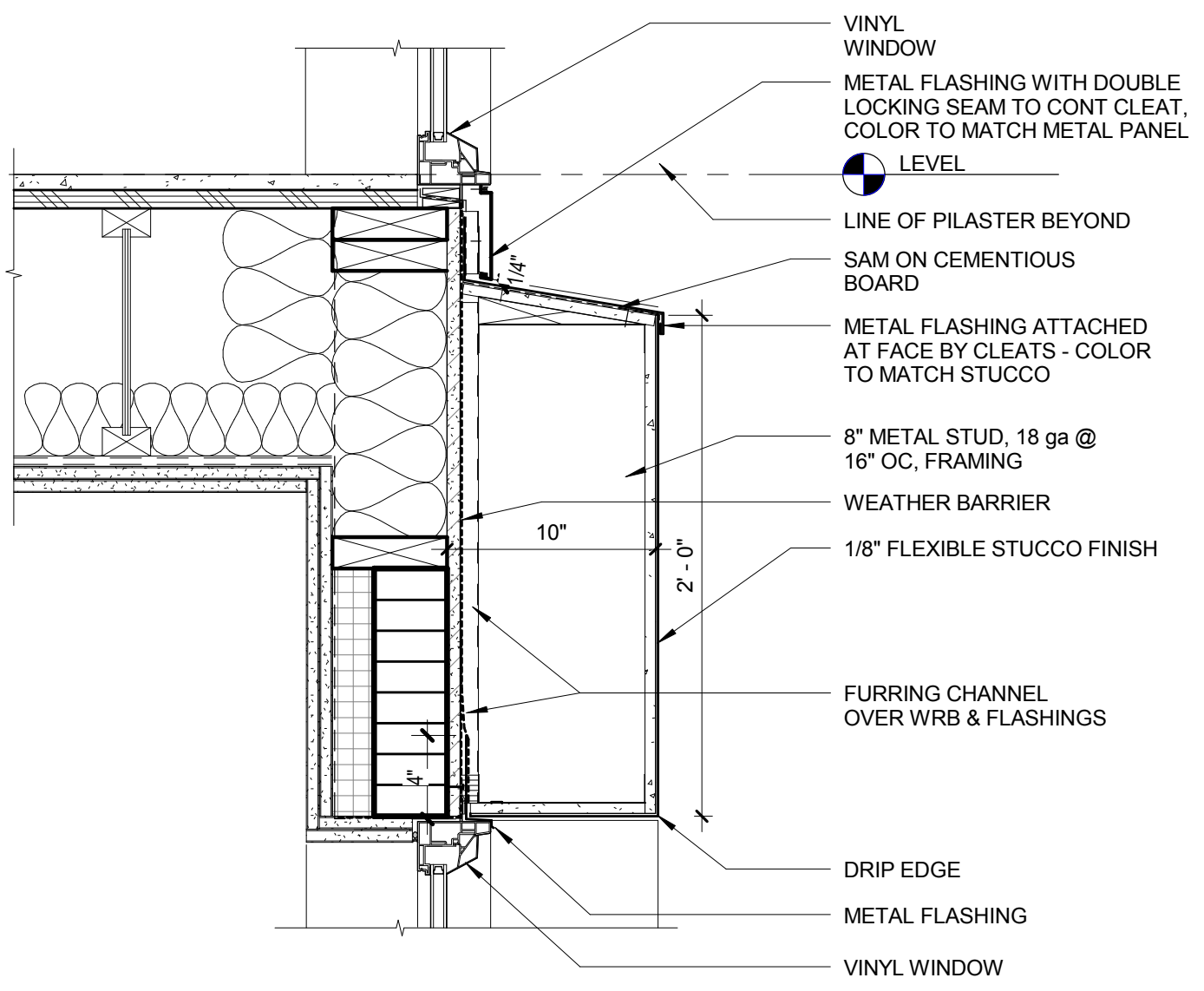
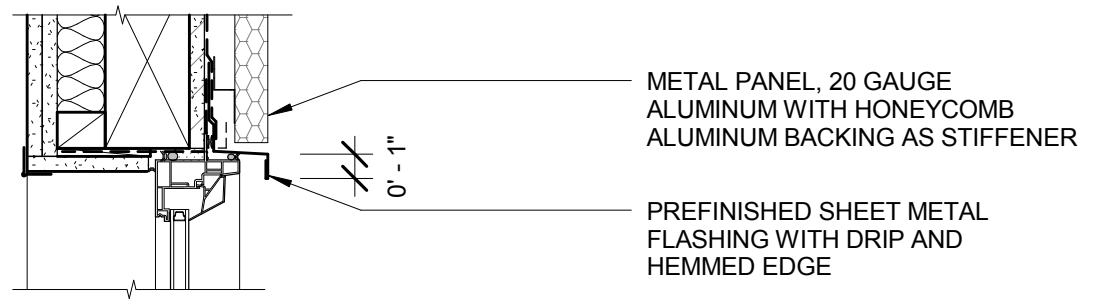


TYPICAL BALCONY SECTION 2

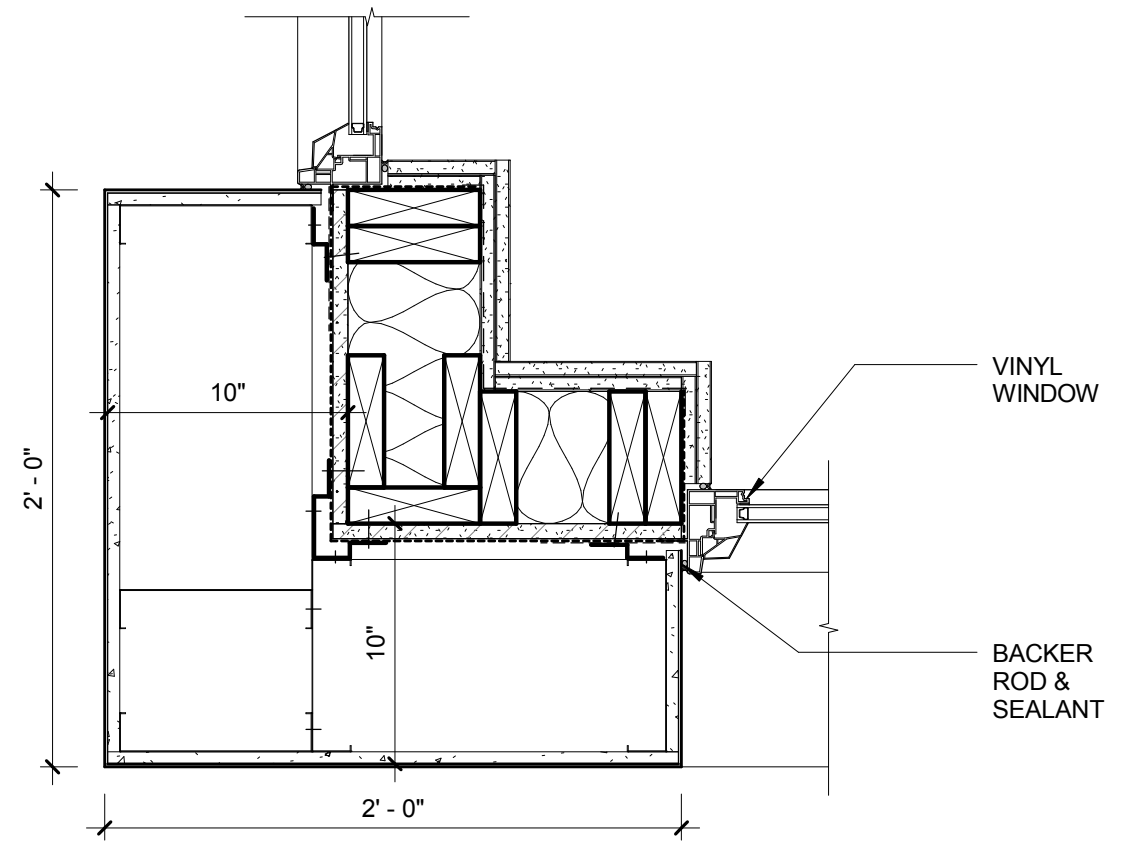


ANGLED BALCONY PERSPECTIVE 1

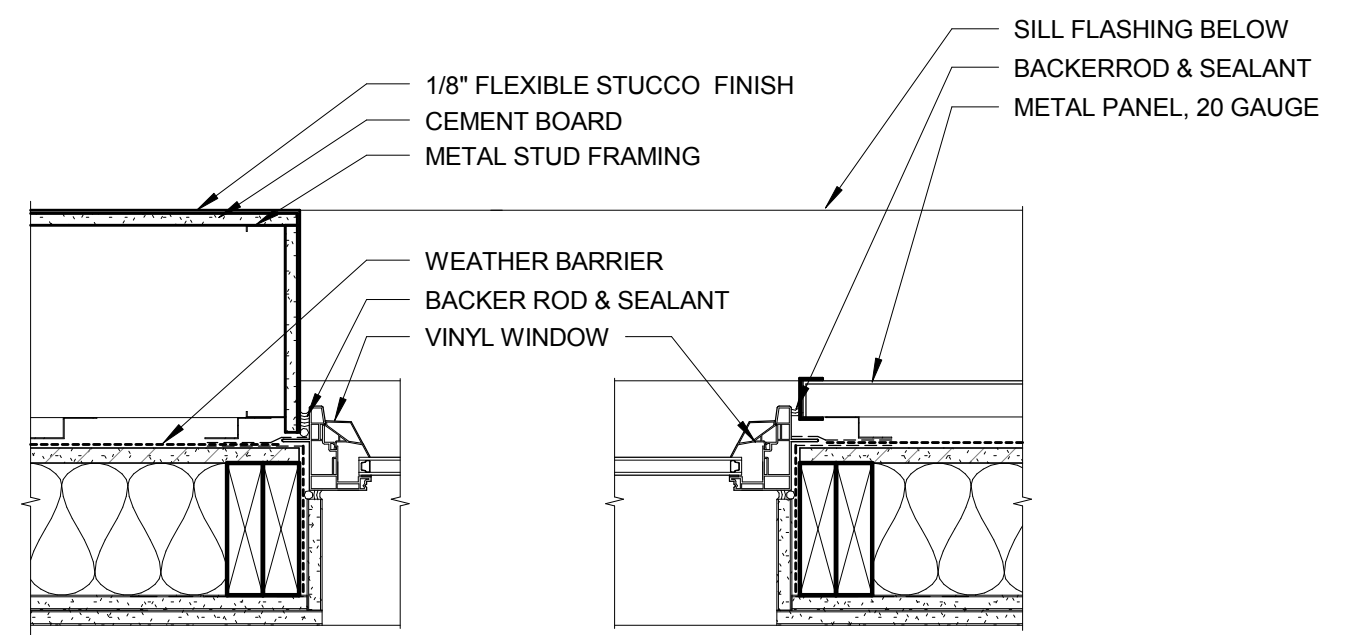




WINDOW HEAD & SILL @ STUCCO & METAL PANEL 3

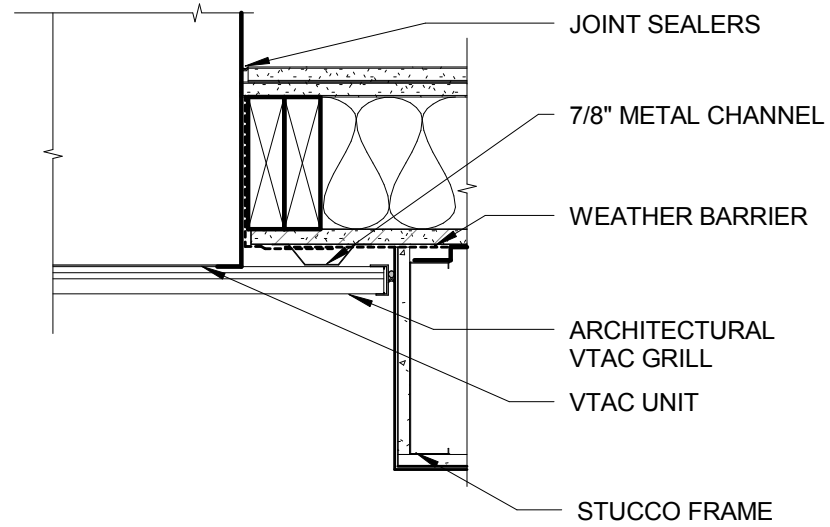


BUILDING CORNER & WINDOW JAMB @ STUCCO 1

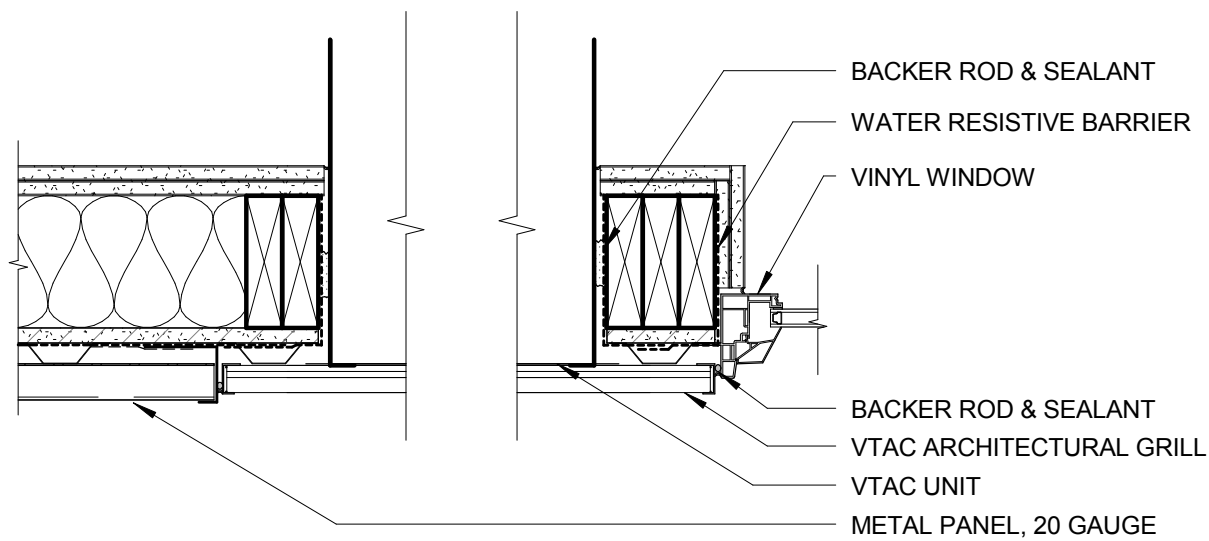


VINYL WINDOW - JAMB @ STUCCO & METAL PANEL 2

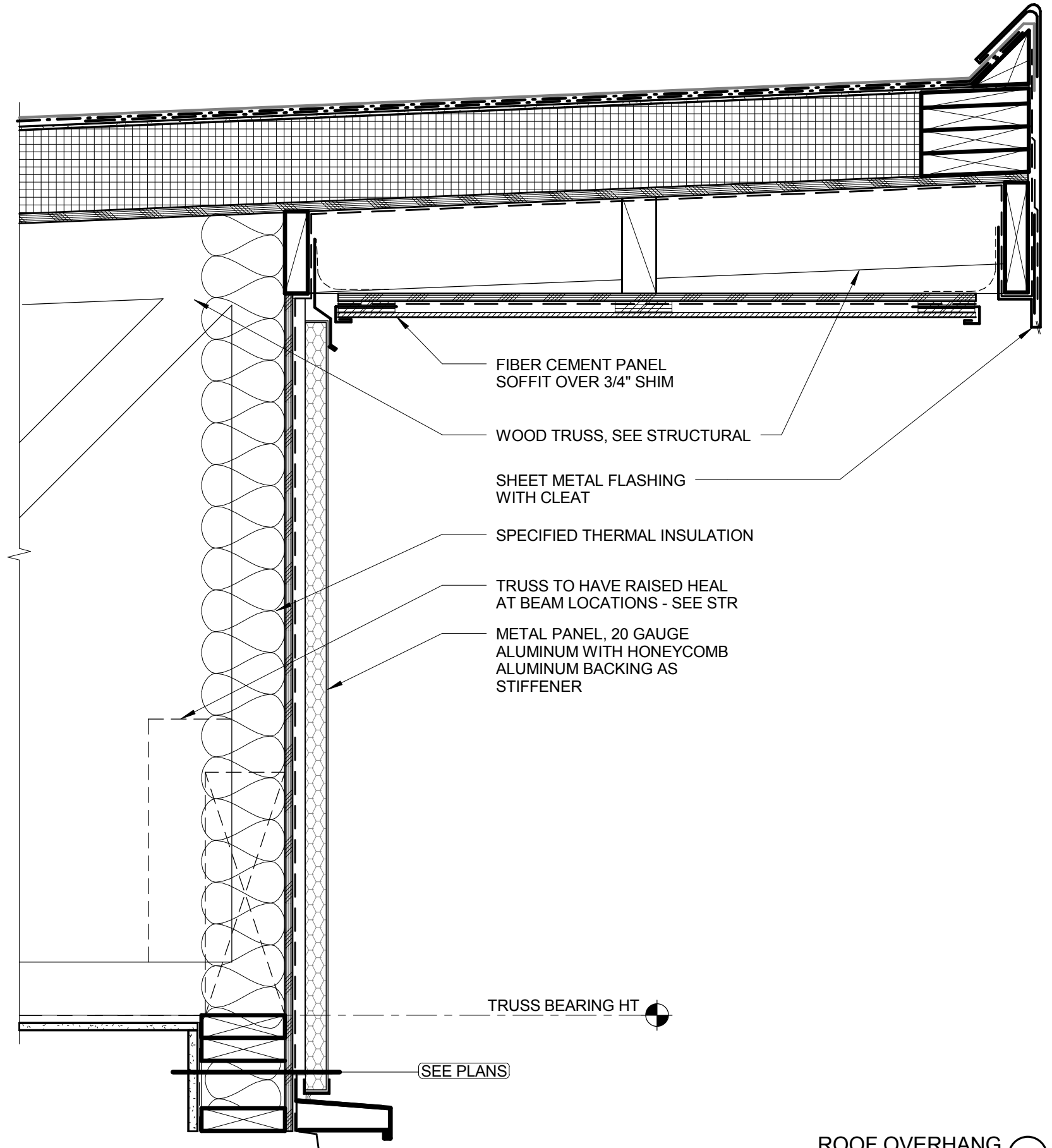




VTAC JAMB @ STUCCO 2



VTAC JAMB @ METAL PANEL 3



ROOF OVERHANG 1