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view to south



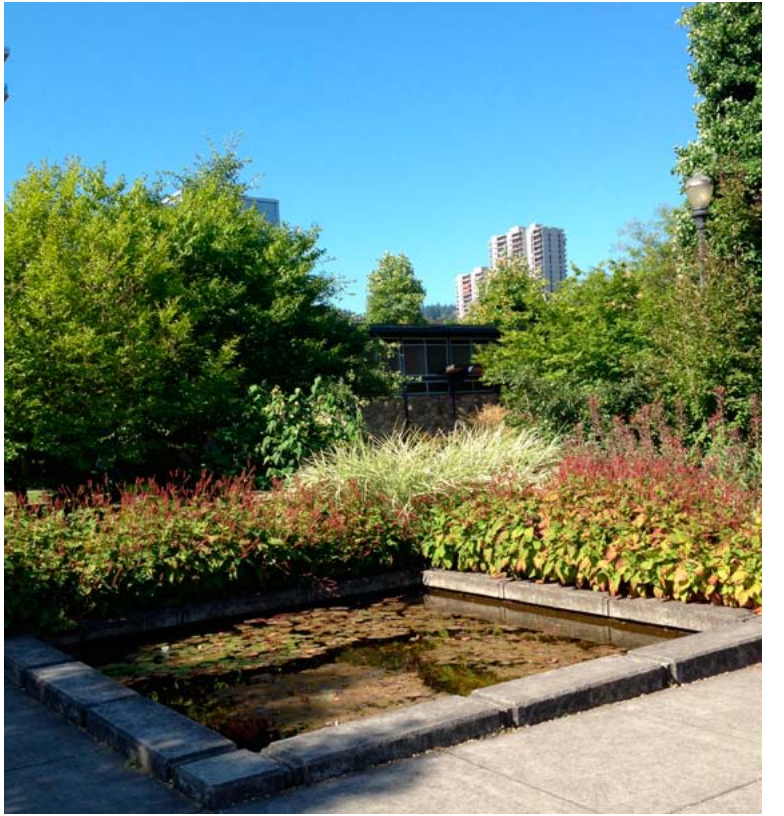
view to east

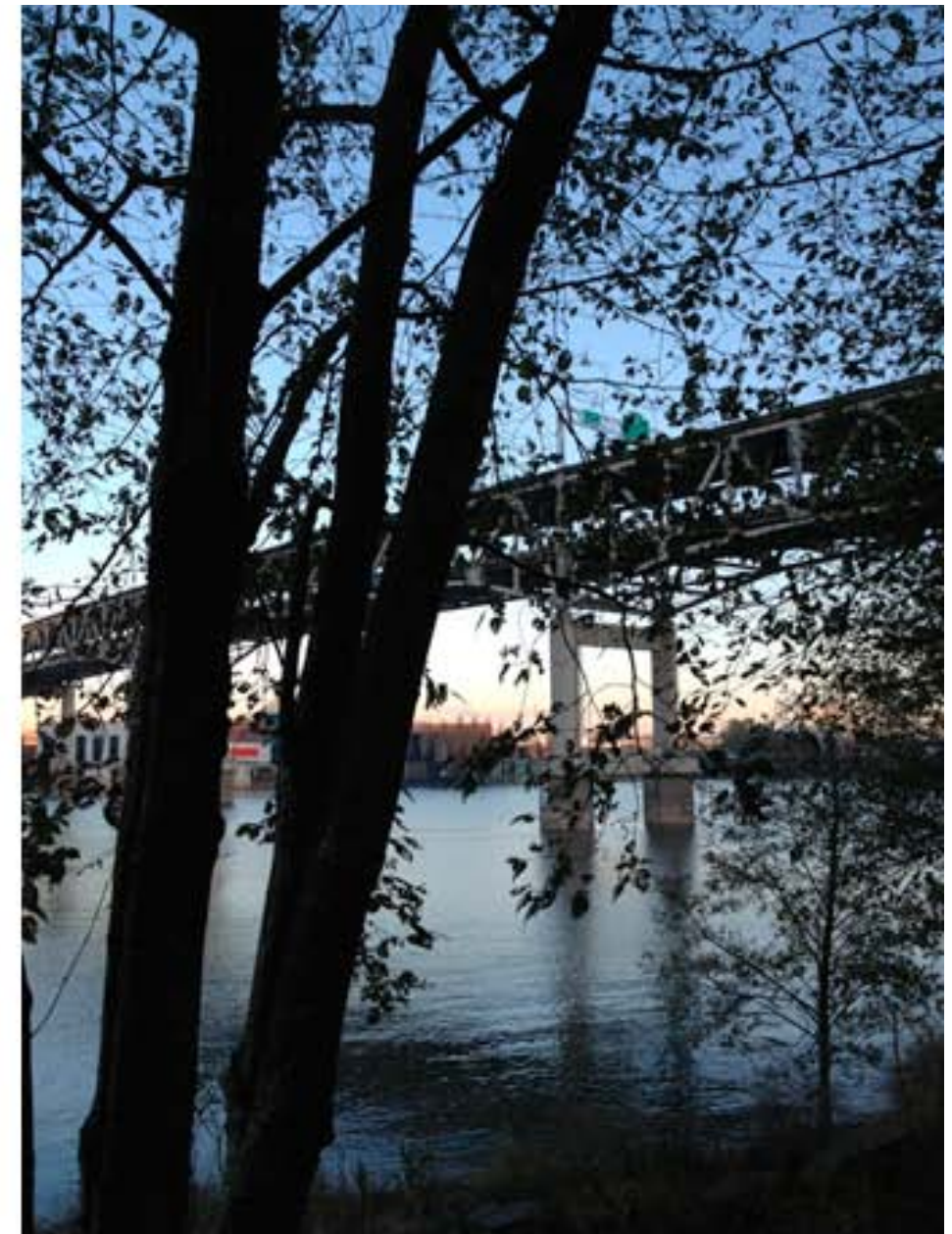


view to north



view to west

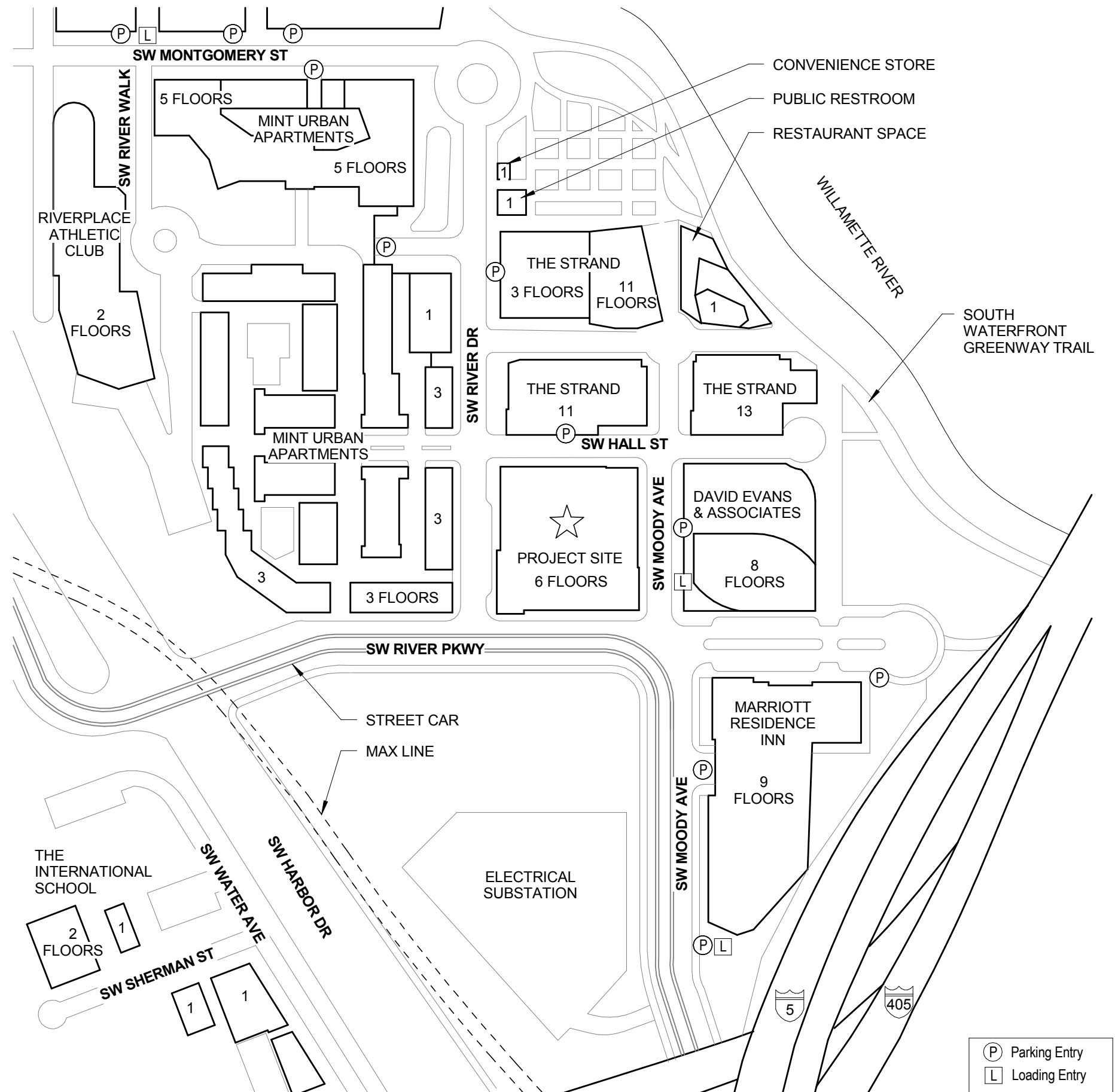




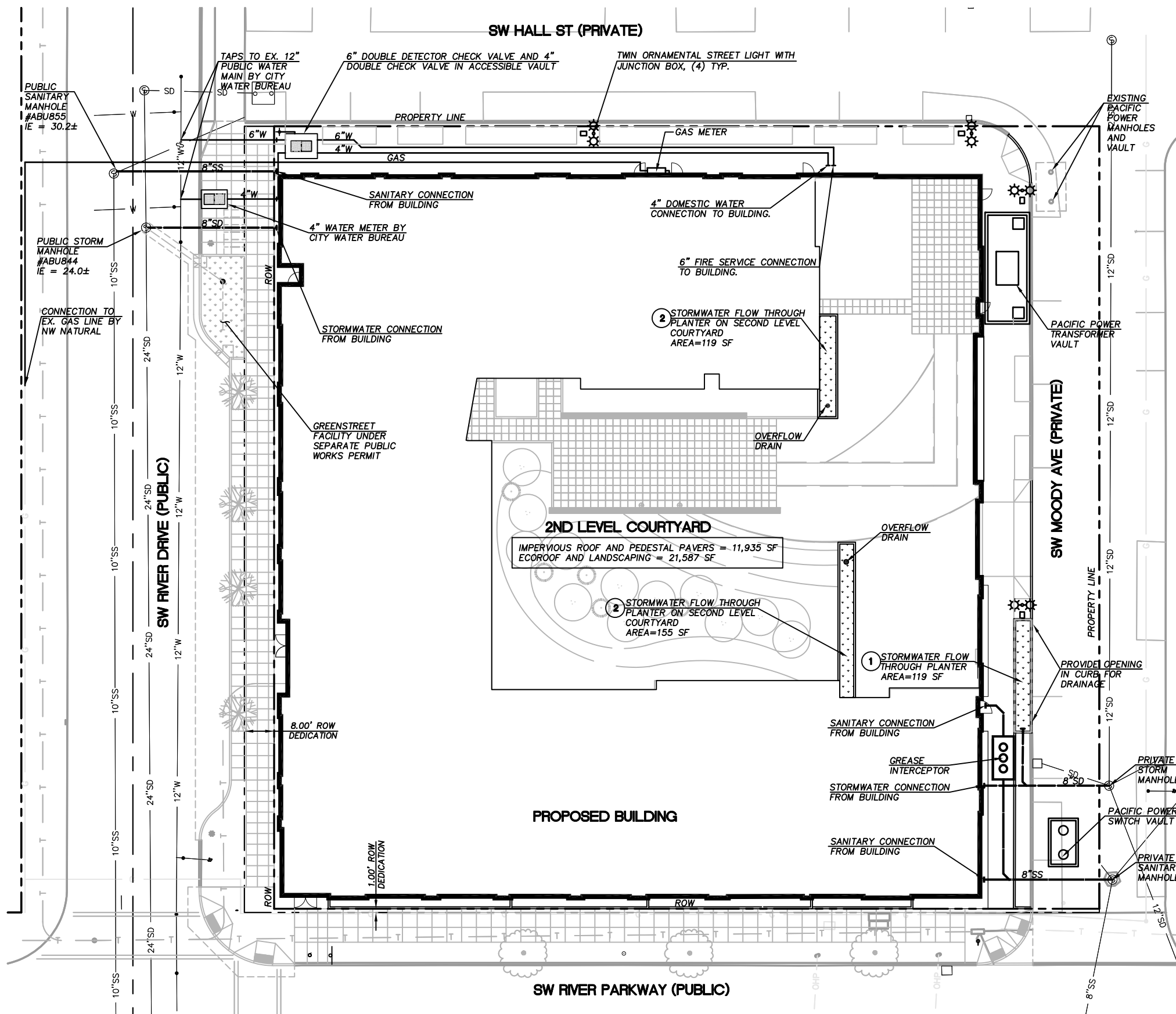


SITE
48,645 SF









STORMWATER NARRATIVE

PRIVATE:

WATER QUALITY

WATER QUALITY
WATER QUALITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS AND ECOROOF. THE PLANTERS AND ECOROOF ARE SIZED TO TREAT 93% OF THE ON-SITE IMPERVIOUS AREA. A SPECIAL CIRCUMSTANCE IS BEING REQUESTED FOR THE REMAINING IMPERVIOUS AREA.

WATER QUANTIT

WATER QUANTITY CONTROL IS NOT REQUIRED PER BES PRE-APPLICATION CONFERENCE RESPONSE. (STORM-ONLY SEWER THAT DISCHARGES TO THE WILLAMETTE).

DISPOSAL

A CONNECTION FROM THE SITE WILL BE MADE TO EXISTING PUBLIC STORM-ONLY SEWER. THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE STORMWATER DISPOSAL HIERARCHY.

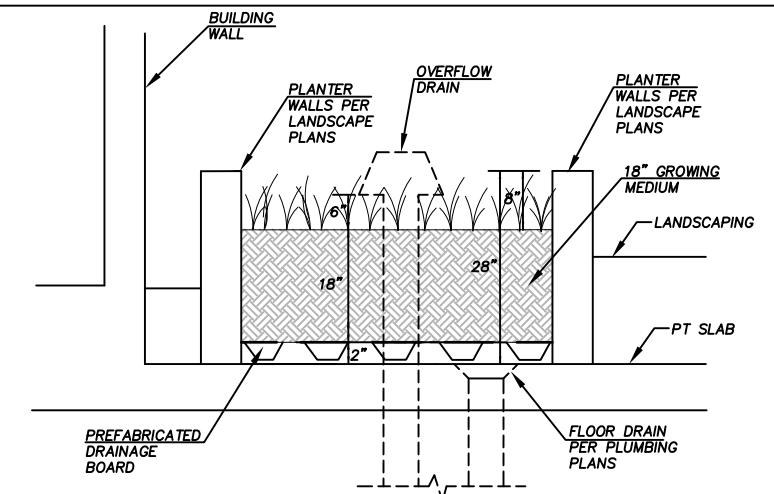
PUBLIC:

WATER QUALITY/QUANTITY

STORMWATER MANAGEMENT IS REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALK IN THE PUBLIC RIGHT OF WAY ON SW RIVER DR. GREENSTREET FLOW-THROUGH PLANTERS WILL MANAGE NEW IMPERVIOUS AREA CONSTRUCTED ON SW RIVER DR. EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

DISPOSAL

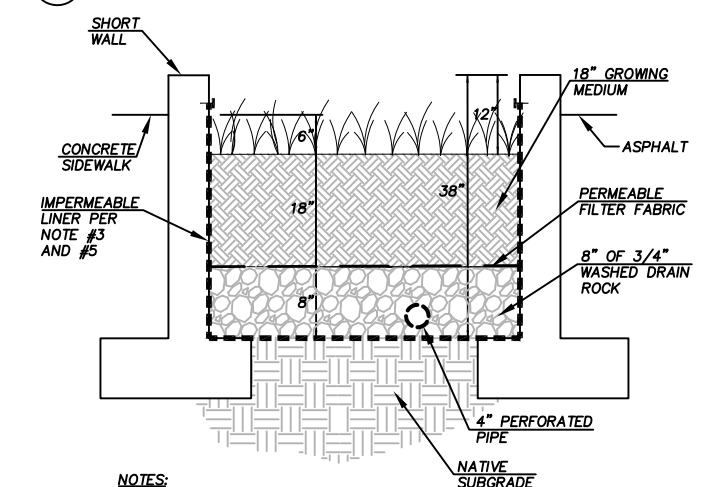
DISPOSAL FOR THE GREENSTREET FLOW-THROUGH PLANTERS WILL BE TO THE PUBLIC STORM SEWER IN SW RIVER DR.



NOTES:

1. PLANTING PER LANDSCAPE PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS.

2 STORMWATER FLOW THROUGH PLANTER



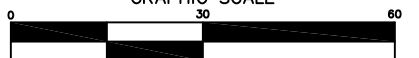
NOTES:

1. PLANTING PER LANDSCAPE PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS.
3. IMPERMEABLE LINER SHALL BE 30 MIL MINIMUM. ATTACH IMPERMEABLE LINER TO CONCRETE ABOVE OVERFLOW DRAIN.
4. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM OVERFLOW DRAIN.
5. CONCRETE PLANTER BOX SHALL BE POURED MONOLITHICALLY WITH NO COLD JOINTS TO AVOID THE REQUIREMENT FOR A LINER.

1 STORMWATER FLOW THROUGH PLANTER



GRAPHIC SCALE


$$1 \text{ inch} = 30 \text{ ft.}$$

Fixture type CF-1
LED in Canopy



Fixture type CF-2
LED in Soffit



Fixture type CF-3
Wall Mounted Fixture



Fixture type CF-4
Wall Mounted Downlight



Fixture type CG-1
LED Site Lightform



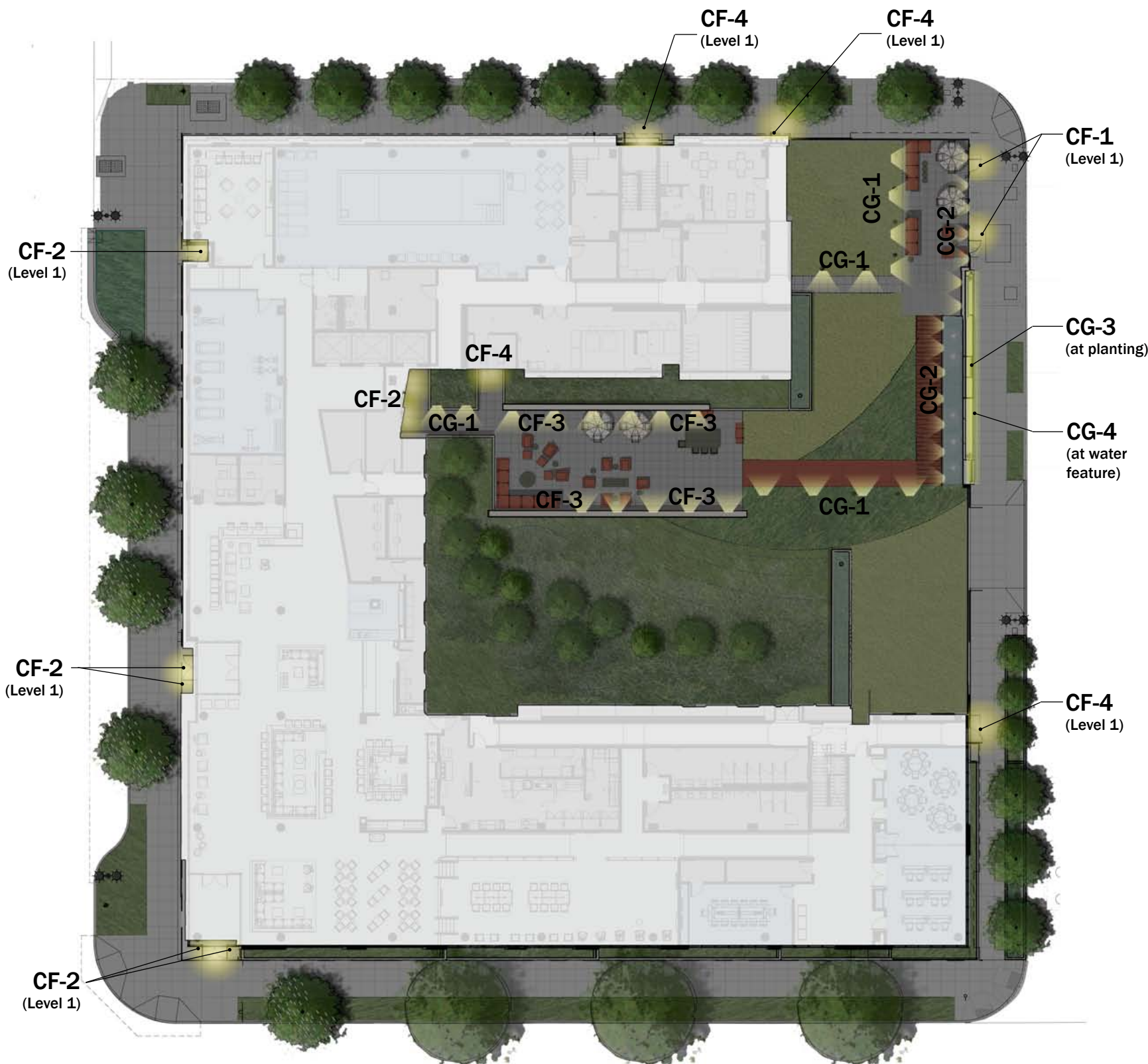
Fixture type CG-2
Uplight

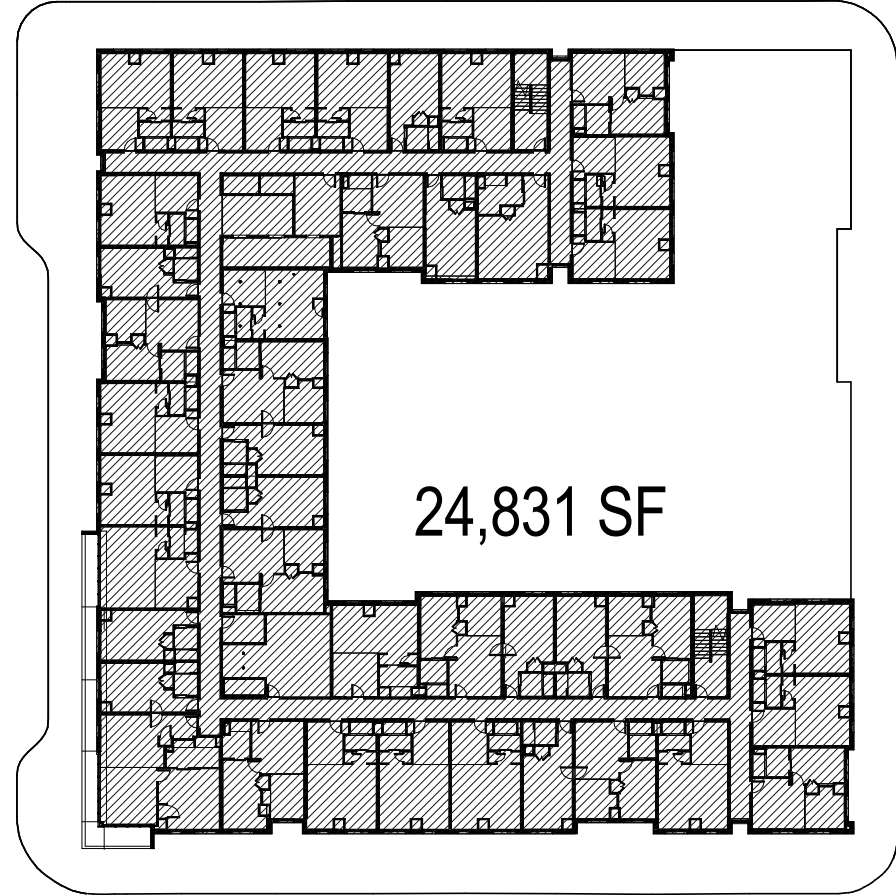


Fixture type CG-3
LED Accent Fixture



Fixture type CG-4
LED Linear Fixture

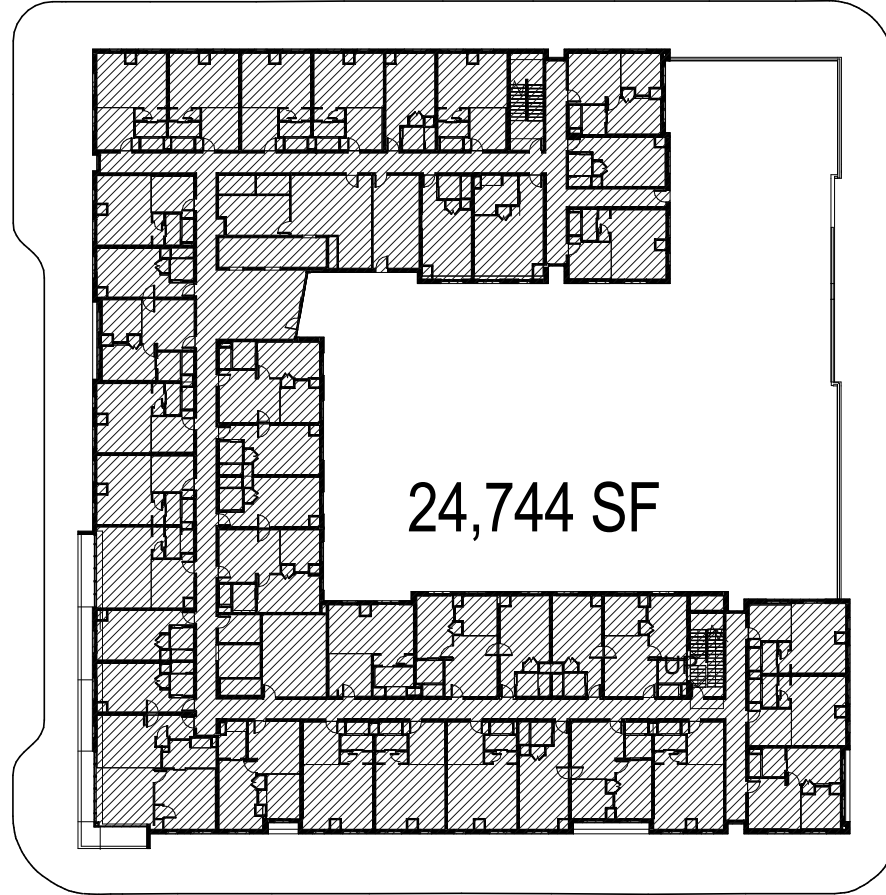




LEVEL 3 - LEVEL 6

1" = 50'-0"

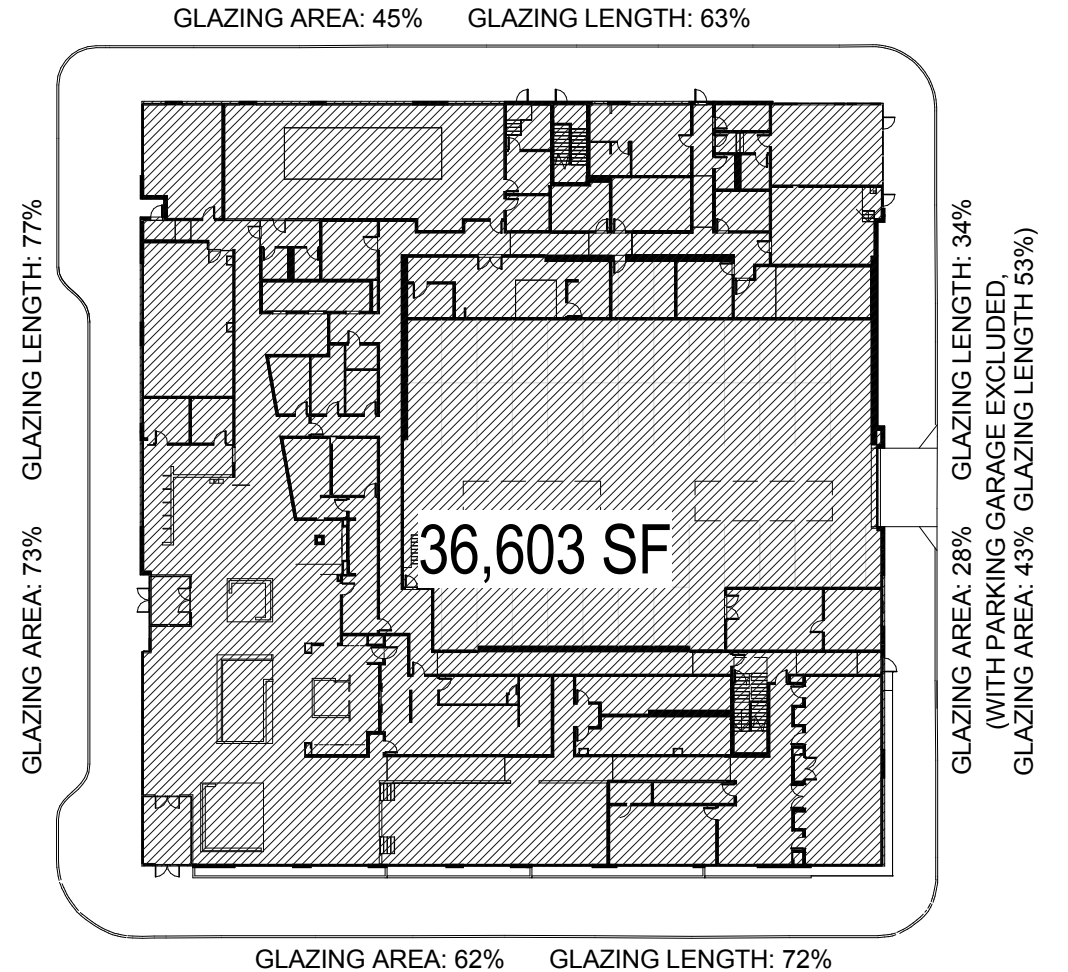
3



LEVEL 2

1" = 50'-0"

2

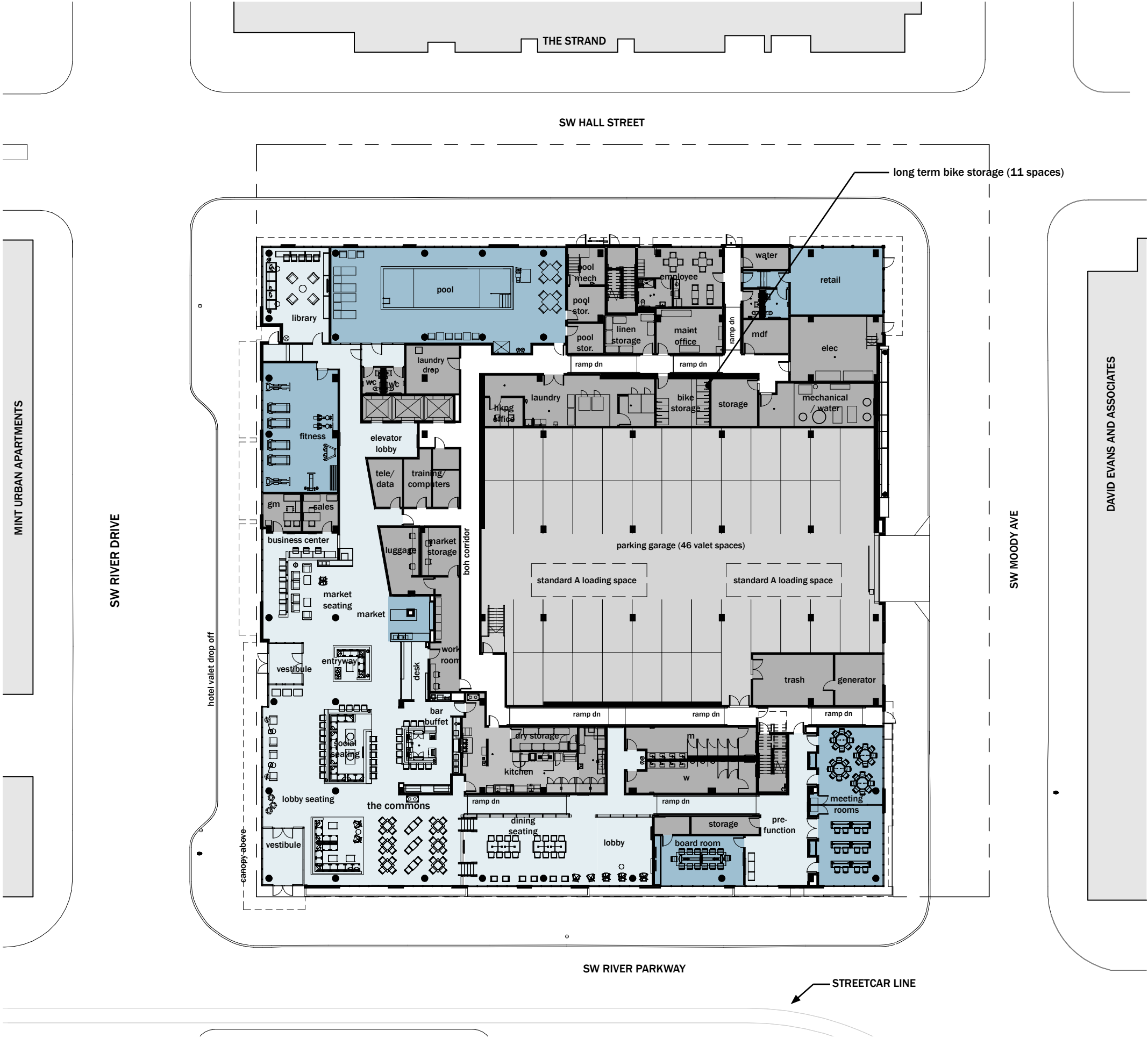


LEVEL 1

1" = 50'-0"

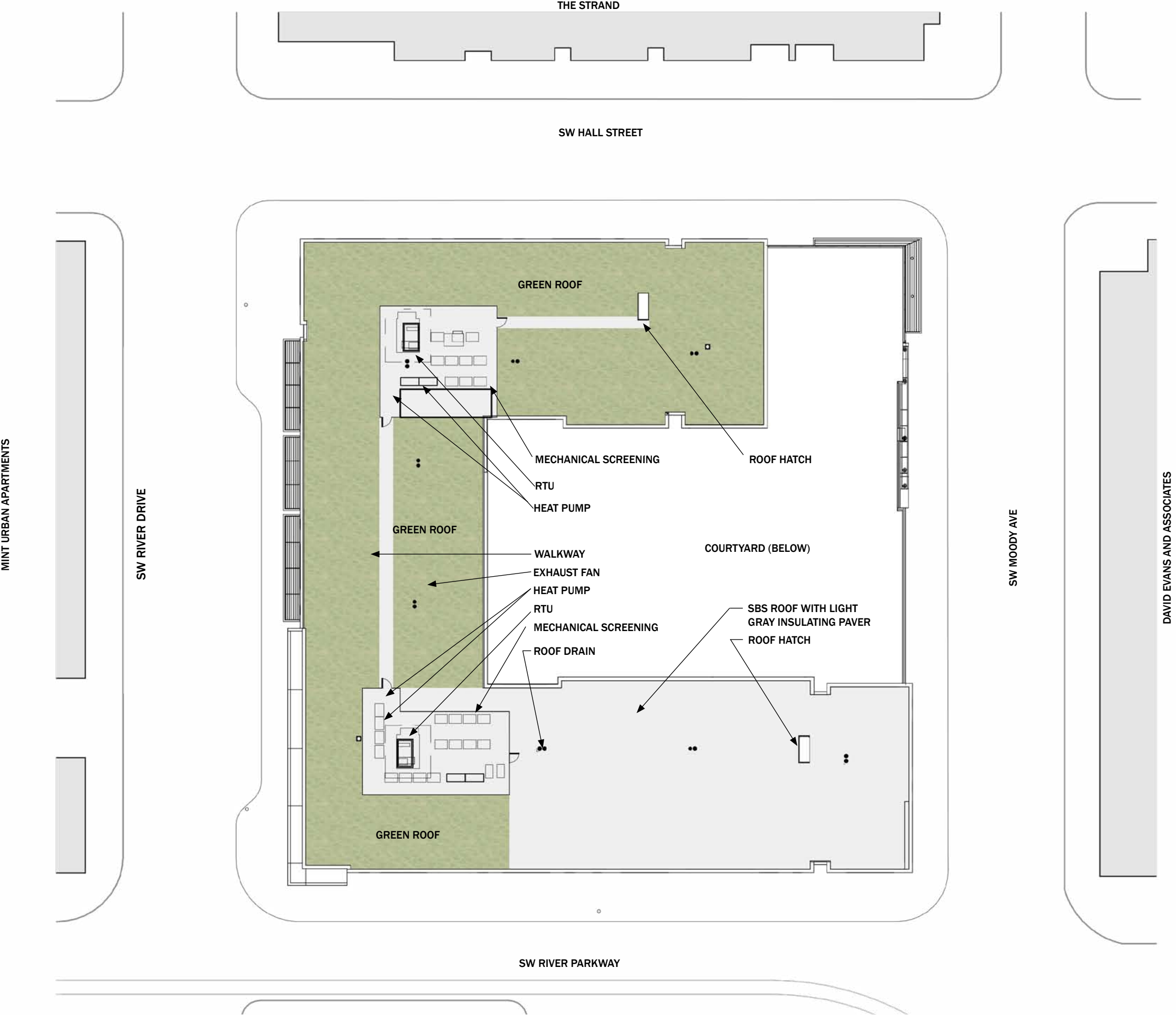
1

Note: Short term bike parking requirements to be accomplished by paying into bike parking fund per: 33.226.220















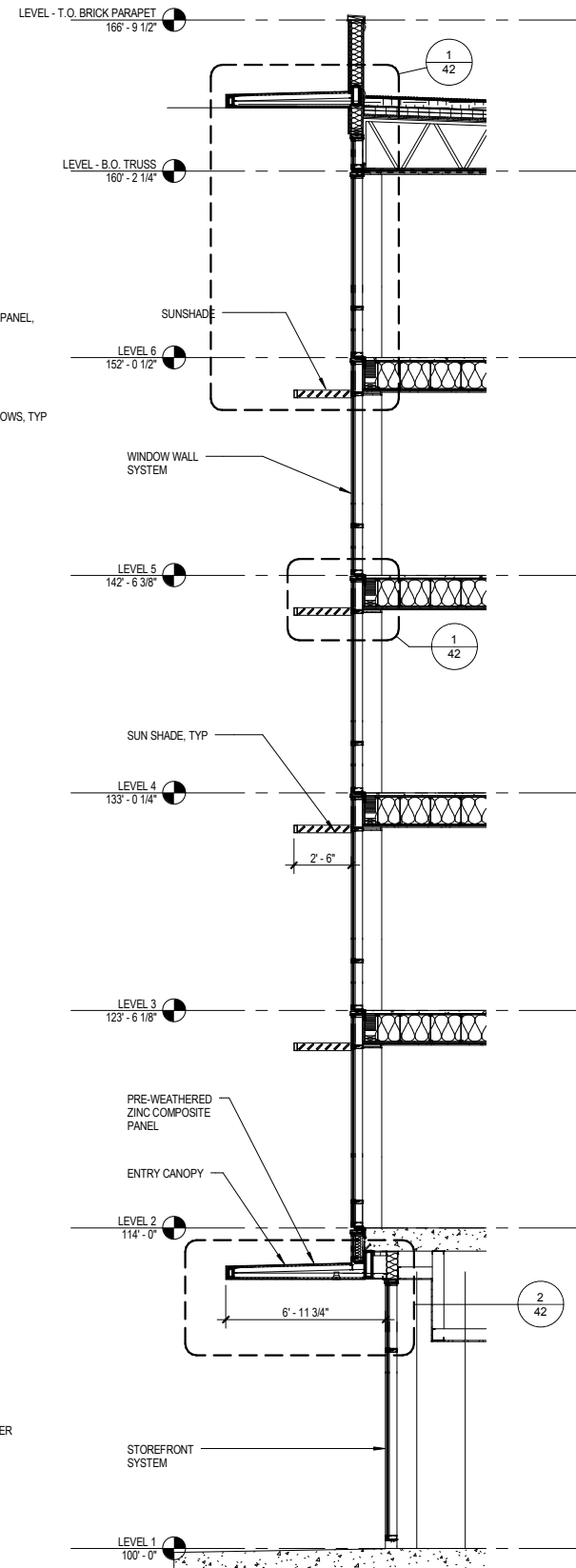
NORTH ELEVATION COURTYARD

EAST ELEVATION COURTYARD

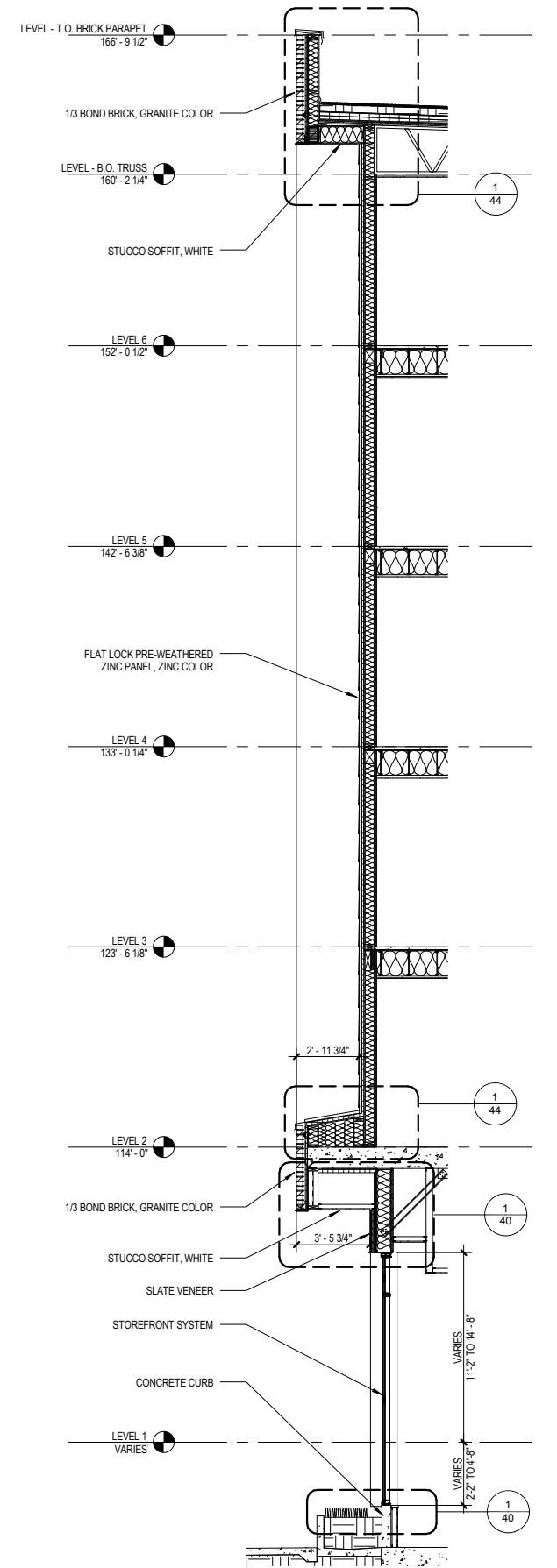
SOUTH ELEVATION COURTYARD



SOUTH ENLARGED ELEVATION 3
1/8" = 1'-0"



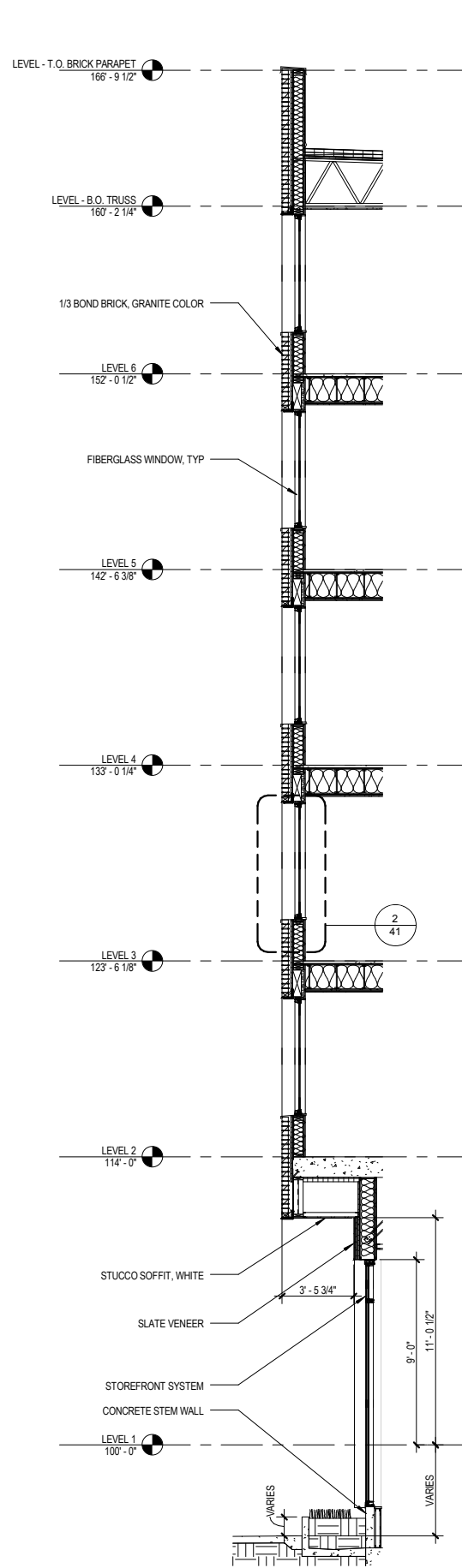
SECTION @ CURTAINWALL 2
1/8" = 1'-0"



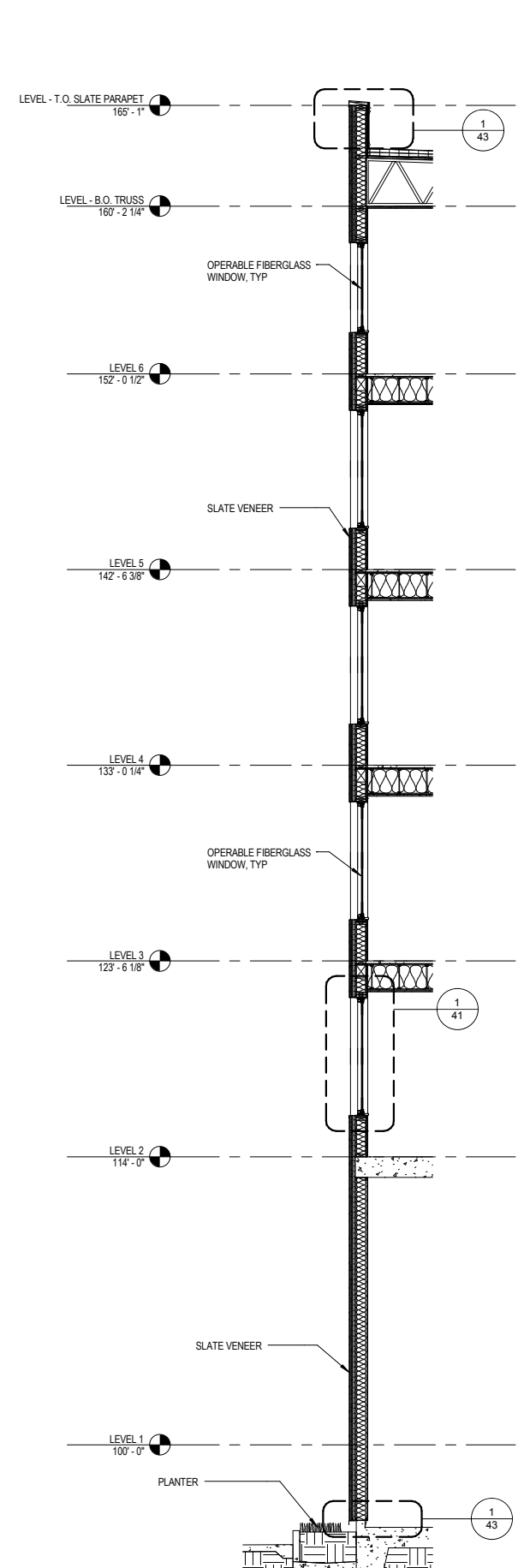
SECTION @ RECESS 1
1/8" = 1'-0"



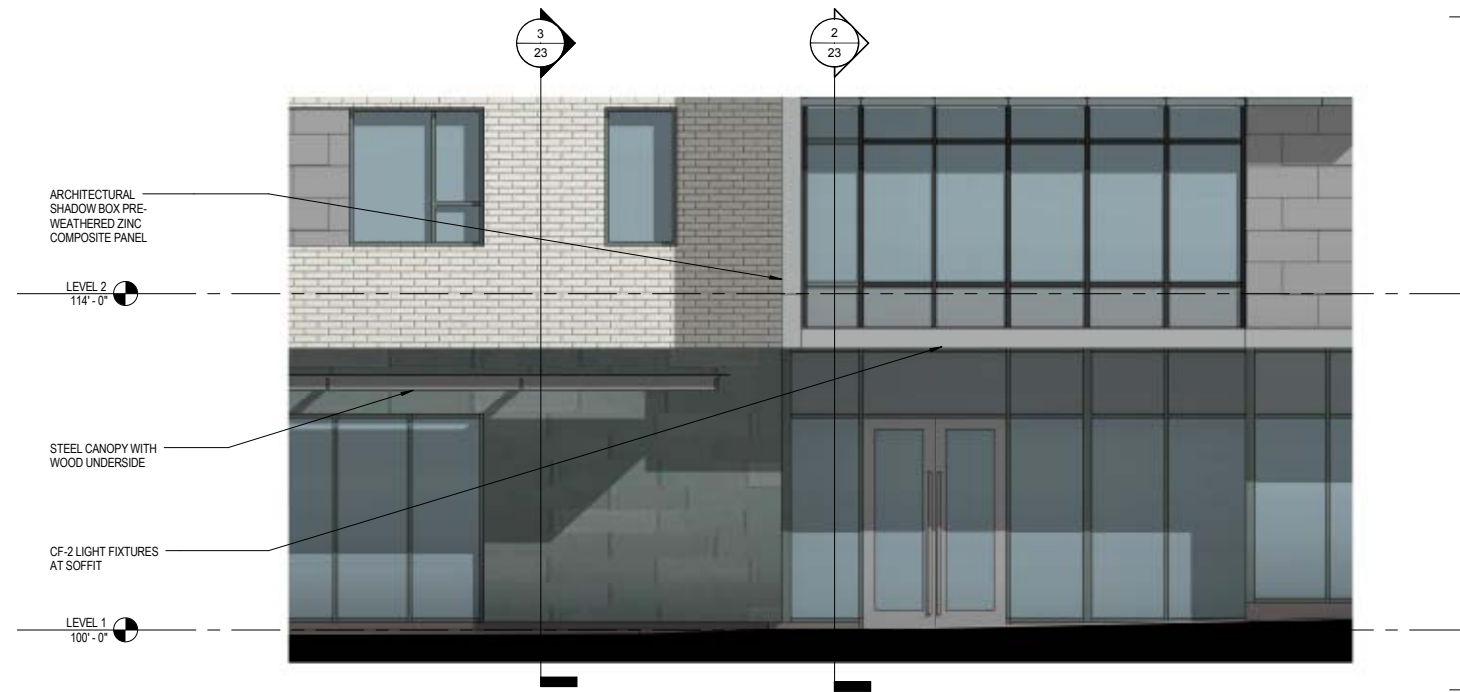
TYPICAL RECESSED BAY ENLARGED (3)
1/8" = 1'-0"



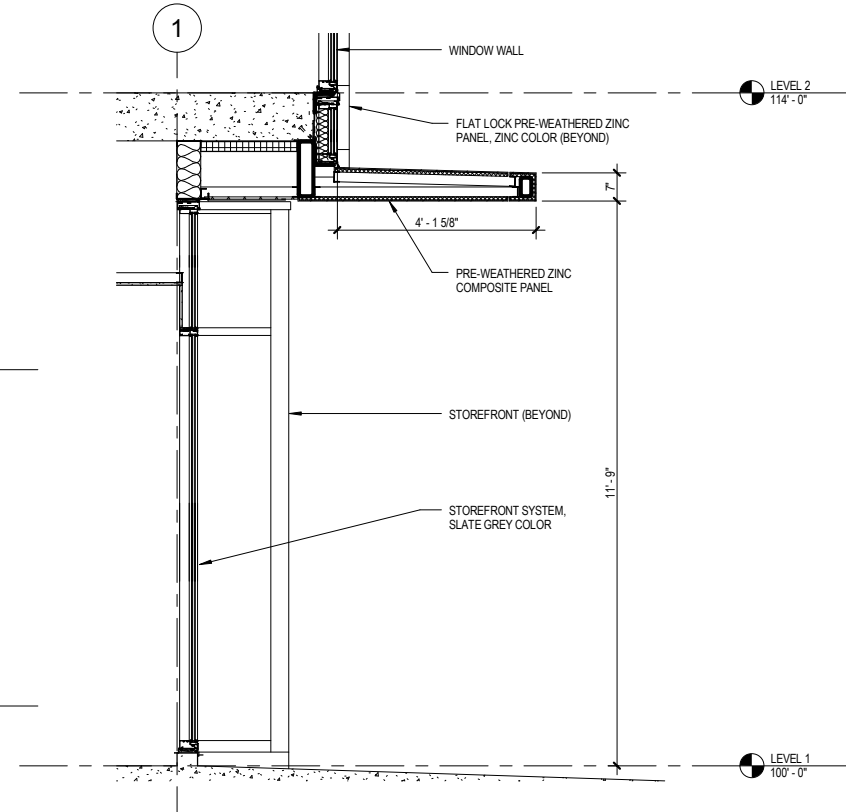
SECTION @ BRICK (2)
1/8" = 1'-0"



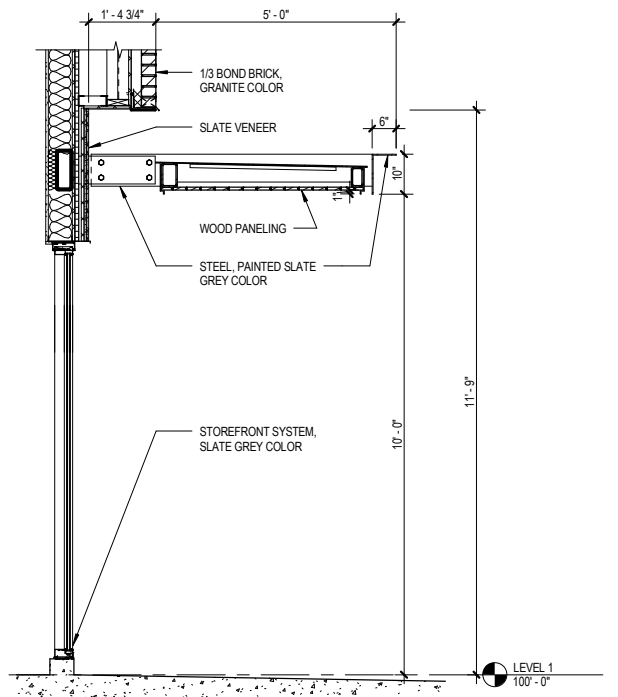
SECTION @ SLATE (1)
1/8" = 1'-0"



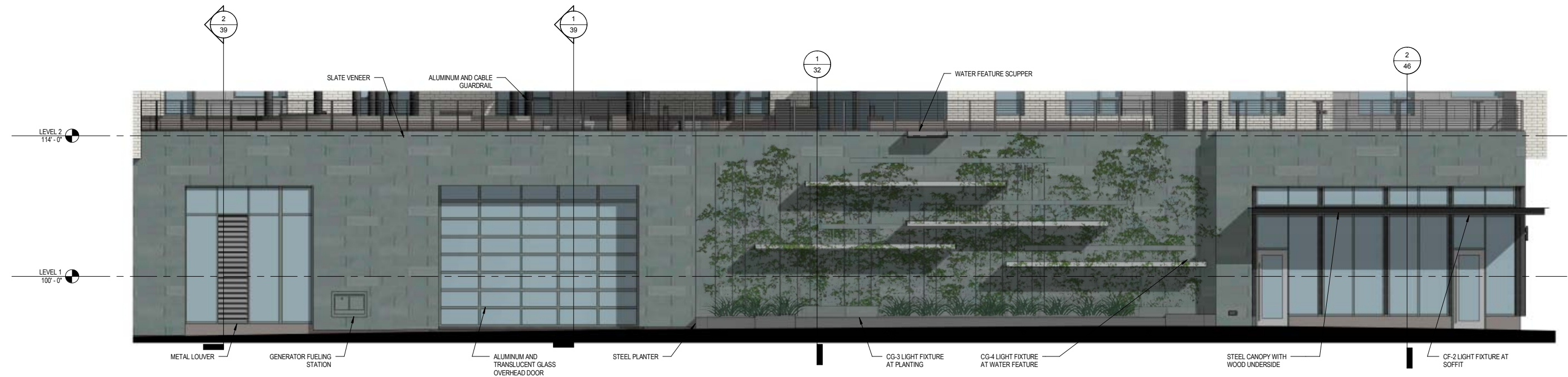
WEST ENTRY ELEVATION 1
1/8" = 1'-0"



WEST CANOPY ENTRY 2
1/4" = 1'-0"



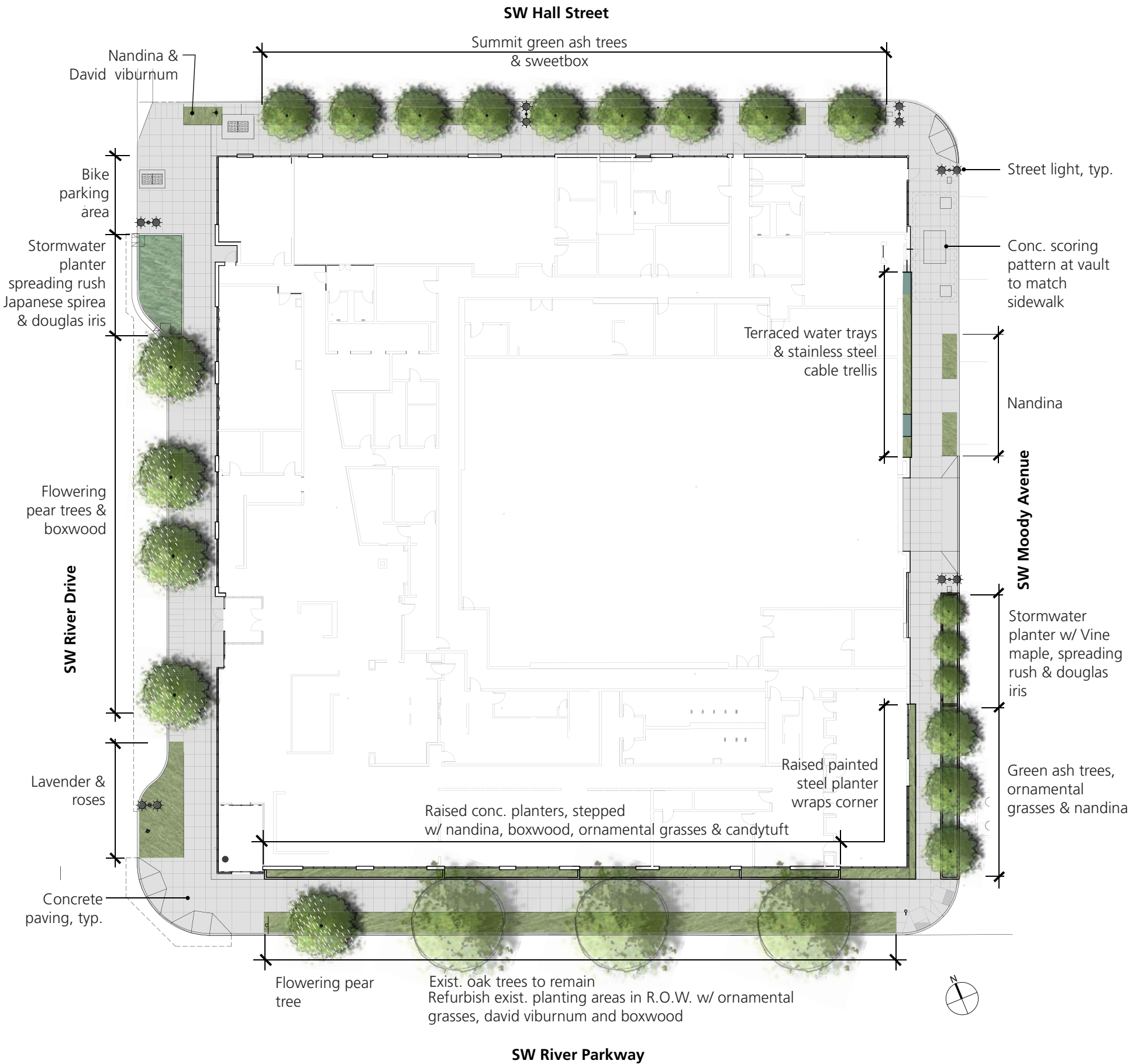
WEST CANOPY 3
1/4" = 1'-0"



PLANTER WALL ELEVATION 4
3/32" = 1'-0"







SE River Drive



Flowering pear



David viburnum



Boxwood

SW Entry



Flowering pear



Lavender



Rose

SE River Parkway



David viburnum



Boxwood



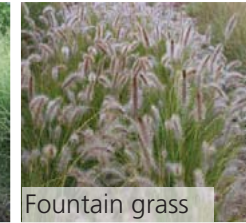
Nandina



Lavender



Maiden grass



Fountain grass

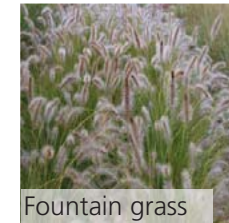


Candytuft

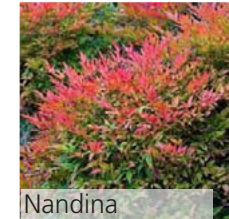
SW Moody



Vine maple



Fountain grass



Nandina

SW Hall



Green ash

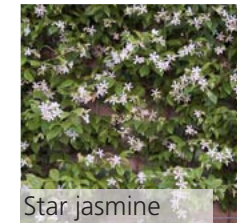


Sweet box

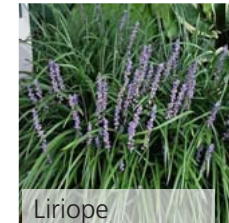


David viburnum

Trellis Planter

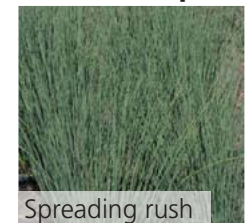


Star jasmine



Liriope

Stormwater planters



Spreading rush



Douglas iris



Flowering pear tree

Concrete raised planter, stepped, typ.

Exist. tree to remain & refurbished planting area (plants proposed in R.O.W. not shown for clarity), typ.

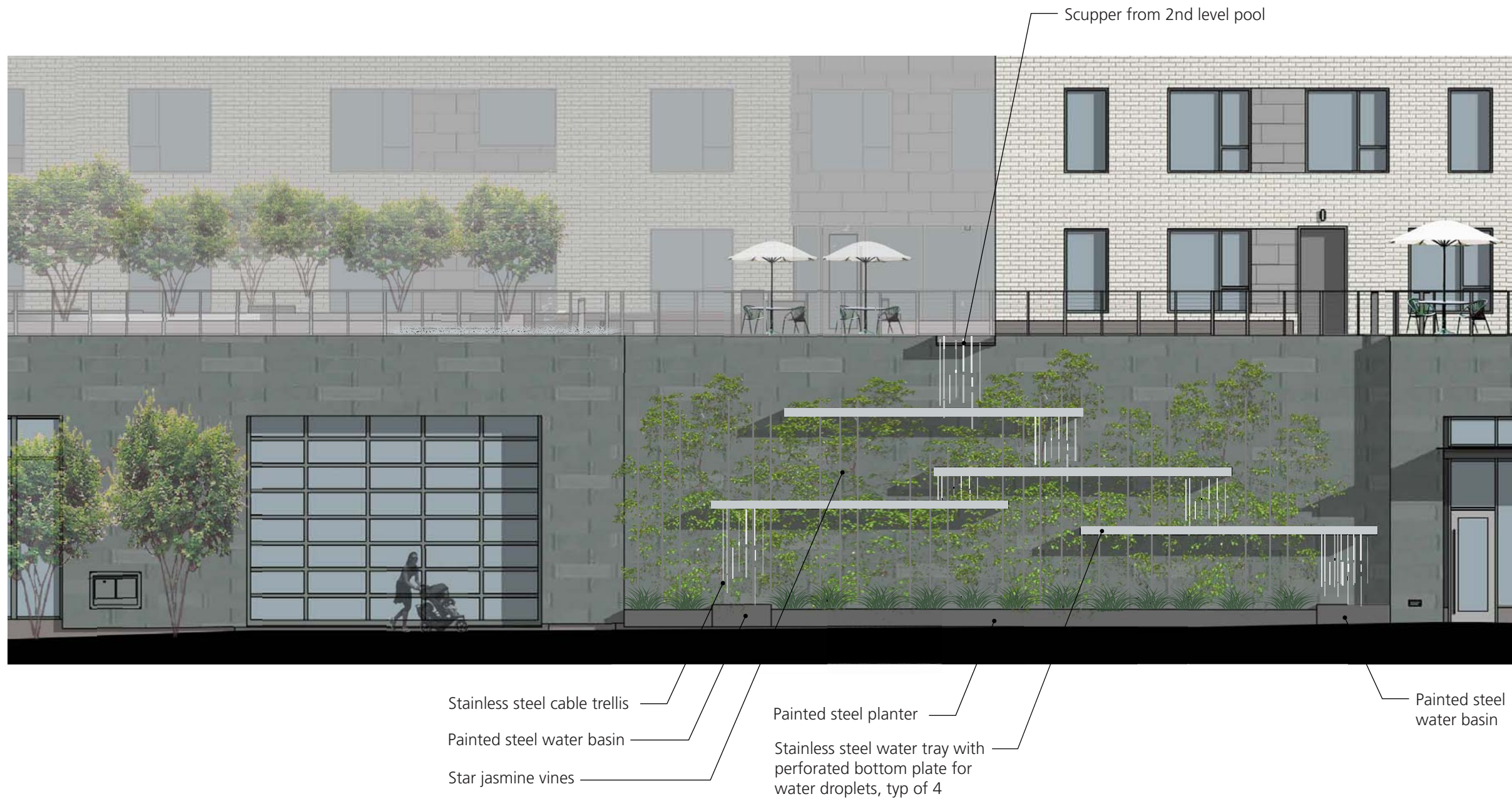
Painted steel raised planter, wraps corner



Low shrubs in painted steel planter
Street trees shown in front
Understory plantings not shown for clarity

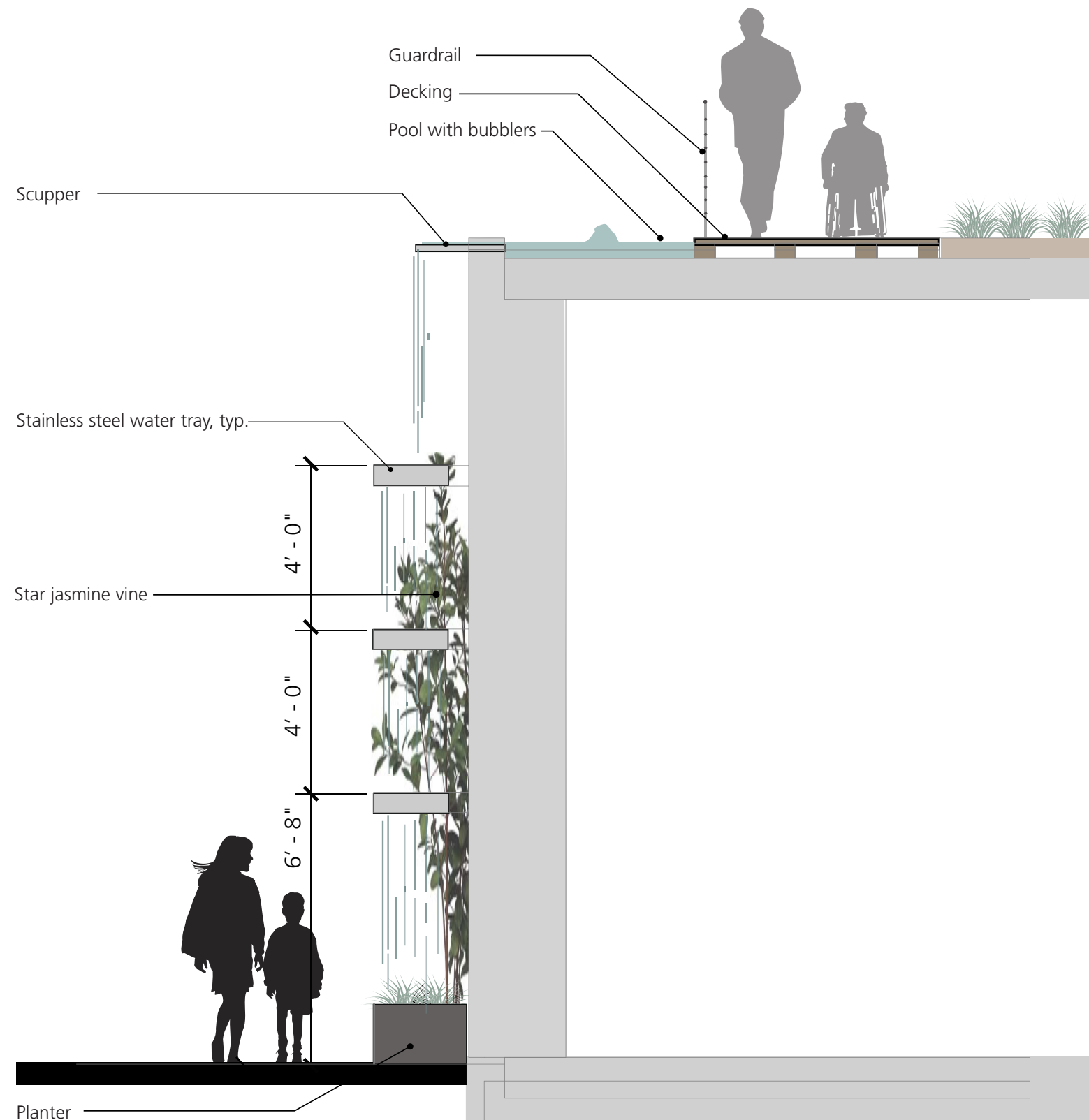
Street trees shown in front
Stormwater plantings not shown
for clarity

Terraced stainless steel water trays
Vines in painted steel planter
Stainless steel cable trellis









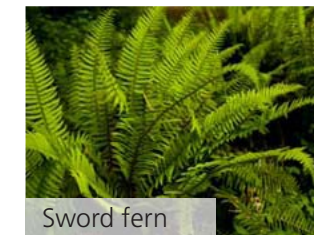
2nd Level



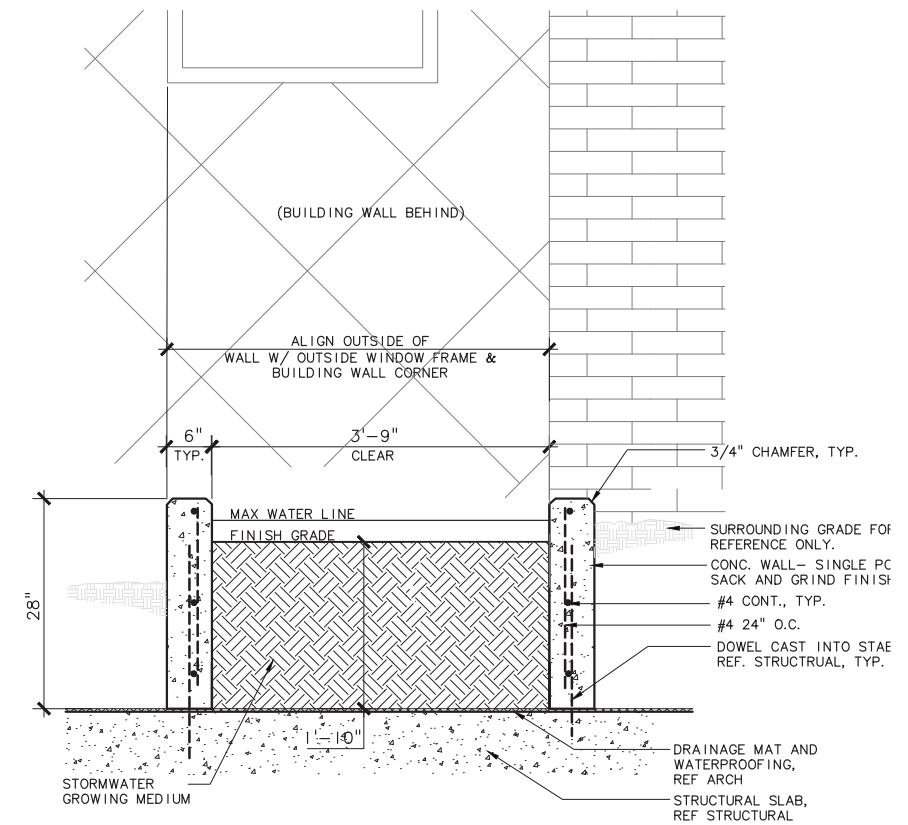
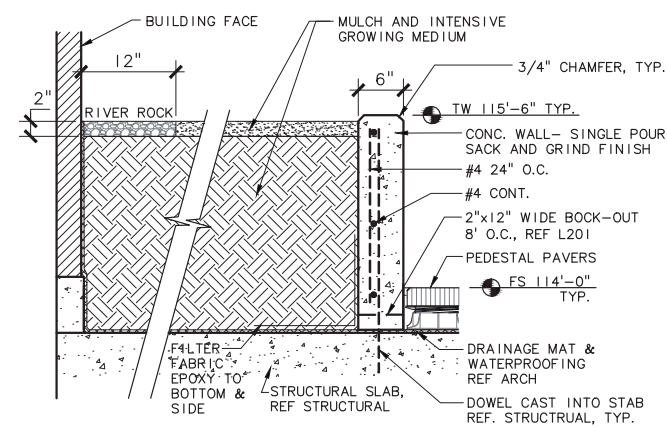
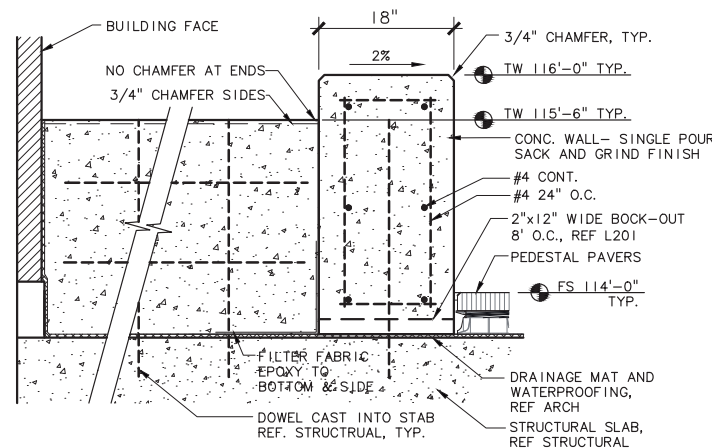
Street Level











TERRACE SEAT WALL

1/2" = 1'-0"

3

TERRACE PLANTER WALL

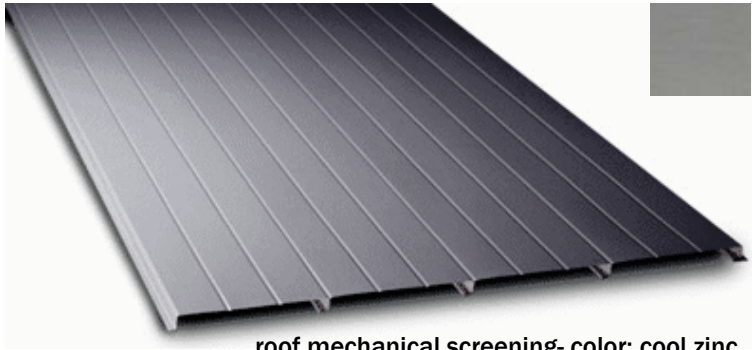
1/2" = 1'-0"

2

TERRACE STORMWATER

1/2" = 1'-0"

1



roof mechanical screening- color: cool zinc



aluminum & glass overhead door - mullion color: slate grey
glazing: translucent glass



composite metal panel -
color: preweathered zinc



flat-lock metal panel -
color: preweathered zinc



painted aluminum canopy - color: slate grey and wood
@ Retail and Hotel drop off



painted aluminum storefront - color: slate grey



norman size brick 1/3 running bond



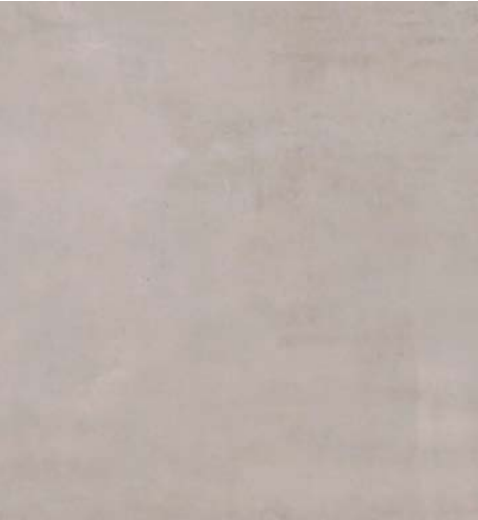
fiberglass window - color: slate grey



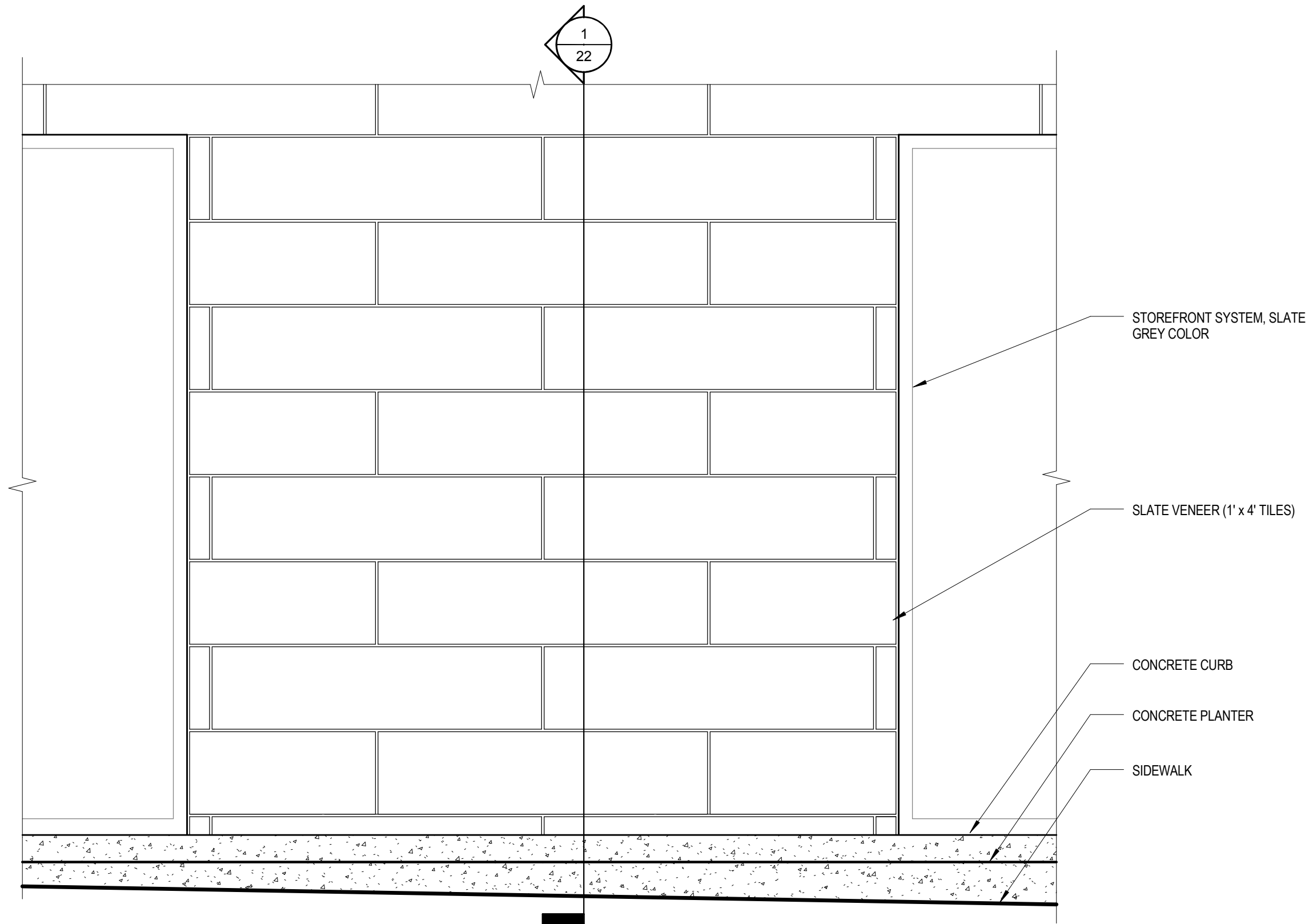
slate - Brazilian green



anodized aluminium cable rail



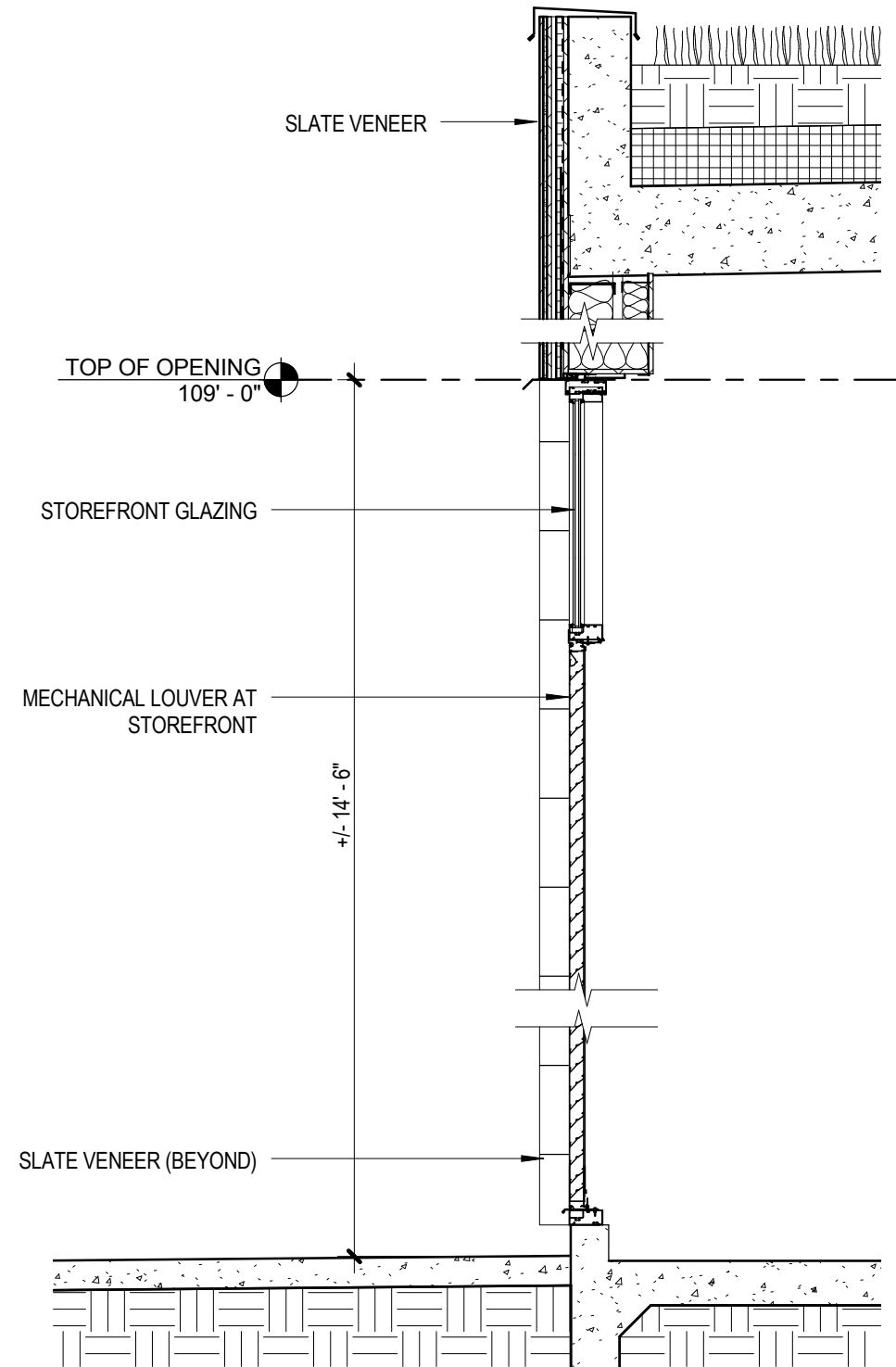
cast in place concrete



ENLARGED SLATE VENEER

3/4" = 1'-0"

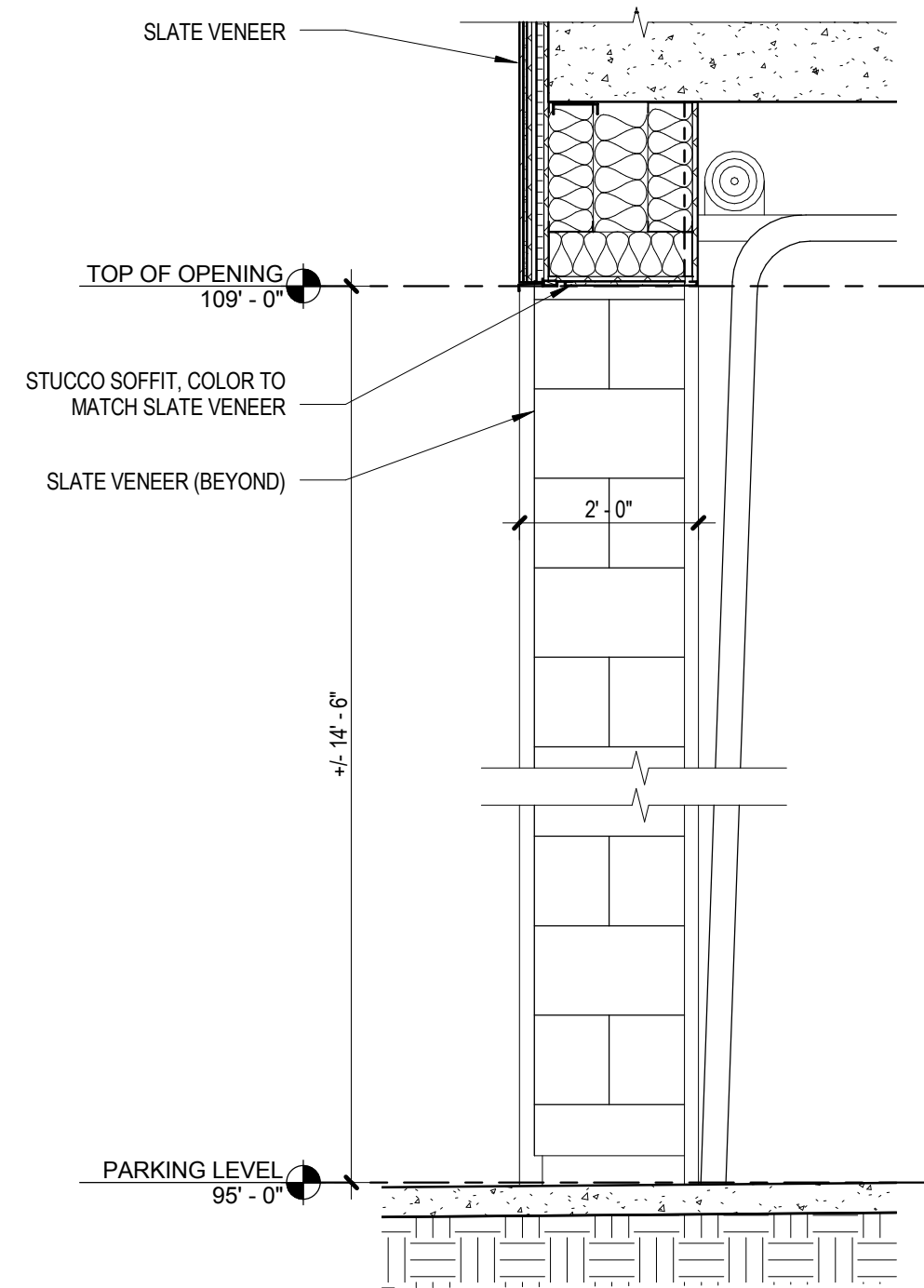
1



SECTION @ LOUVER

1/2" = 1'-0"

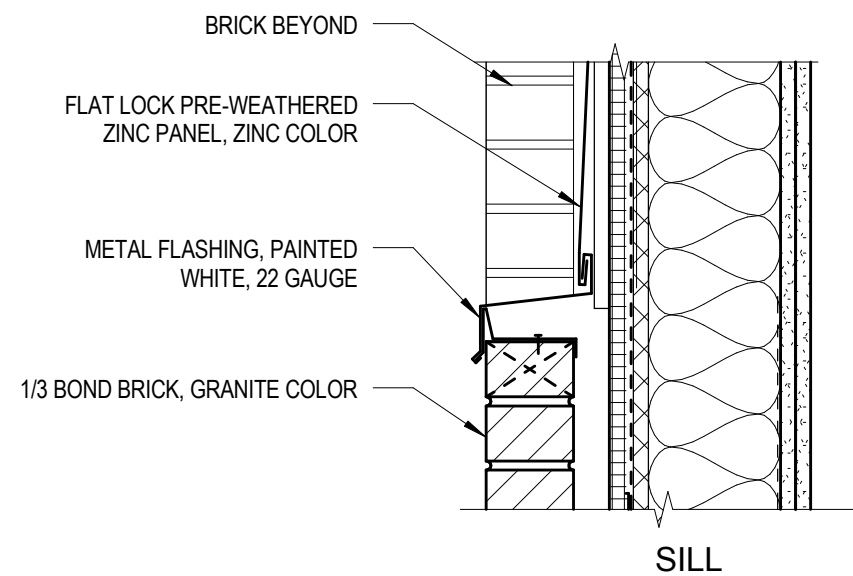
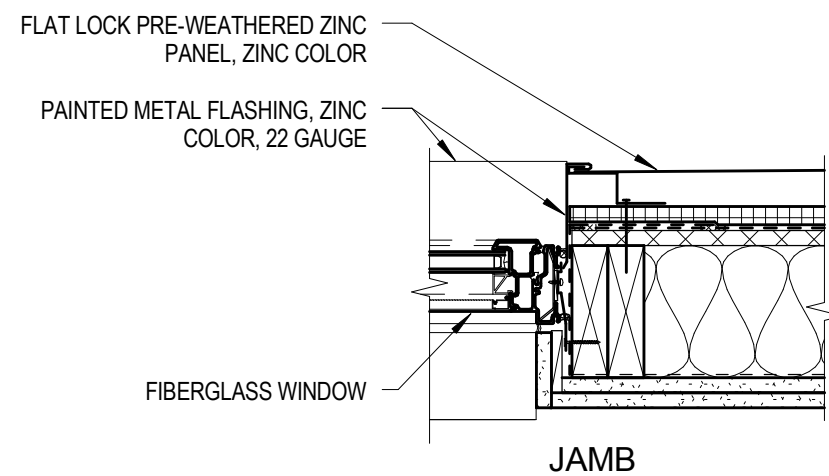
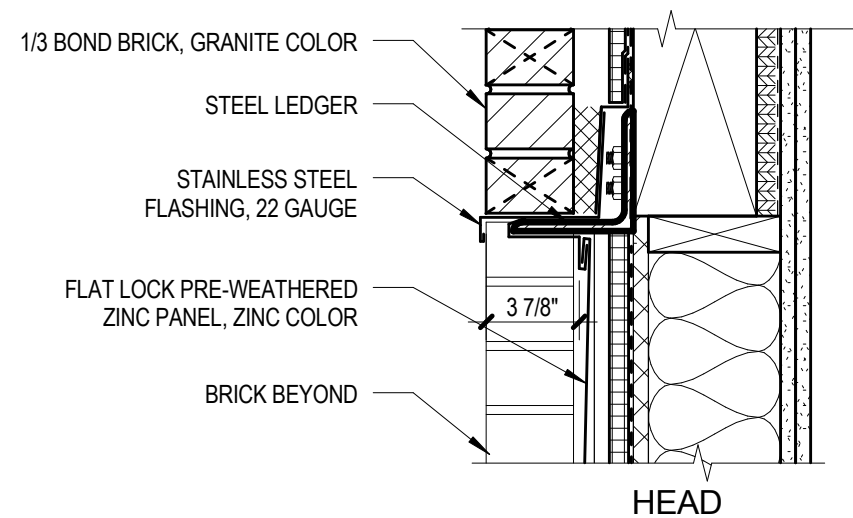
2



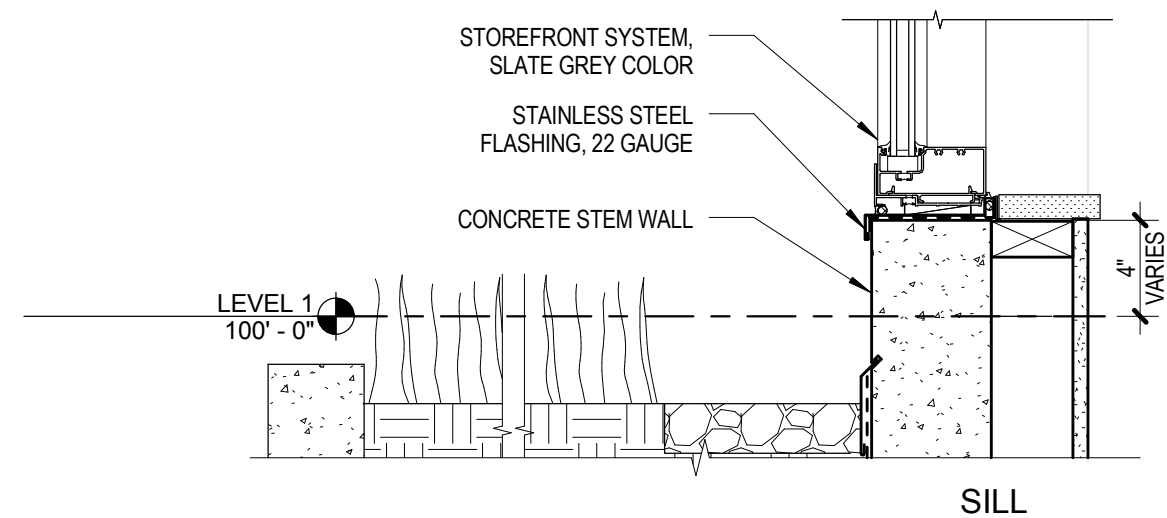
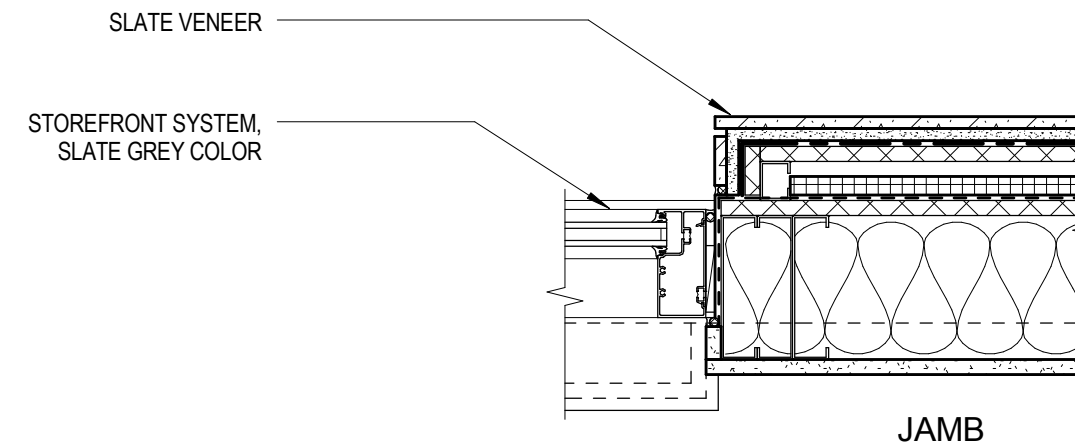
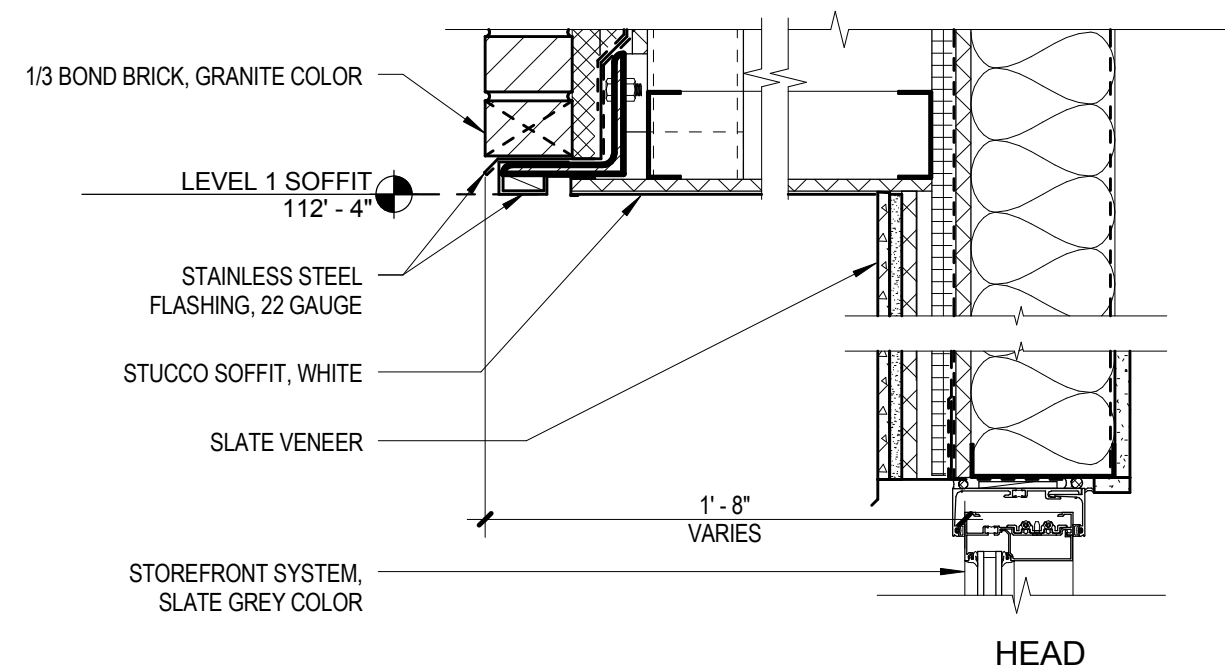
SECTION @ GARAGE ENTRY

1/2" = 1'-0"

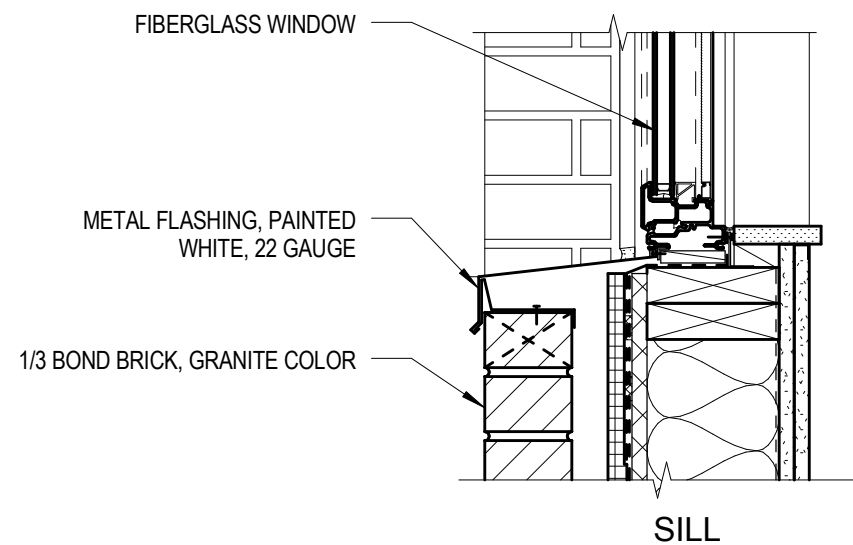
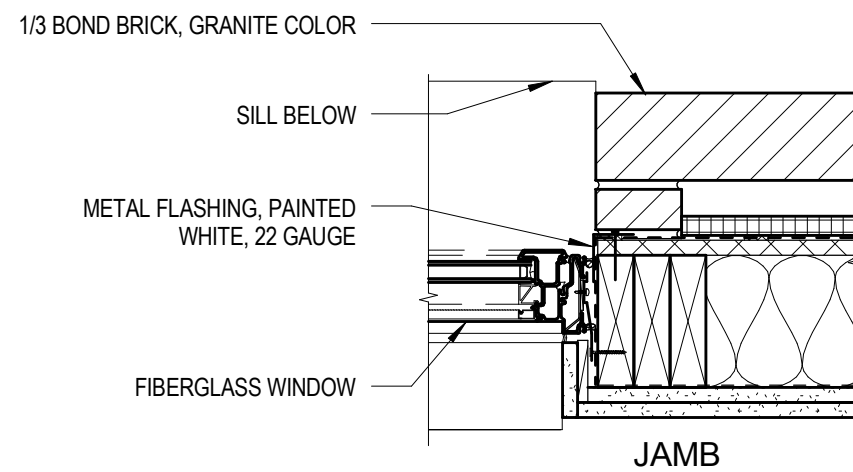
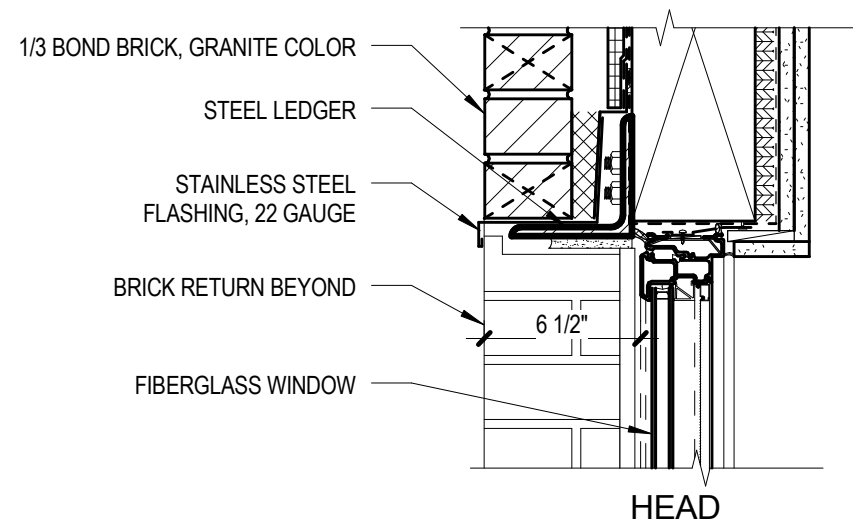
1



METAL PANEL @ BRICK 2
1 1/2" = 1'-0"



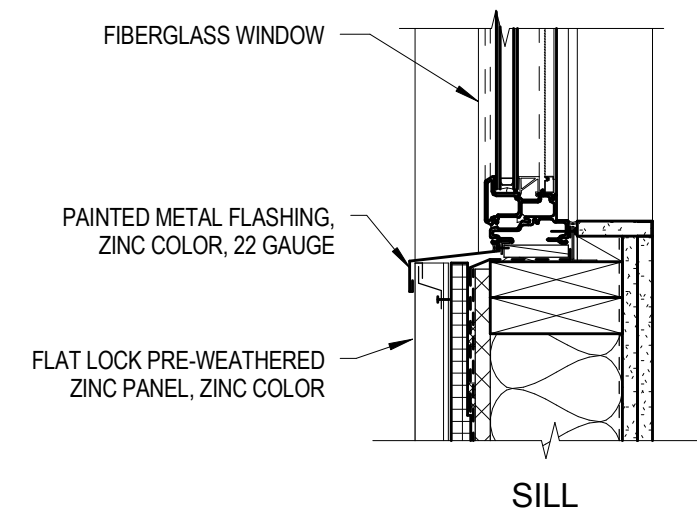
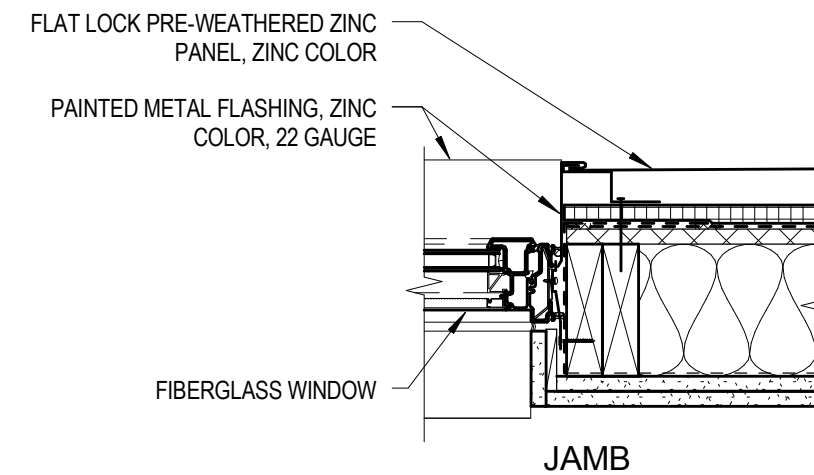
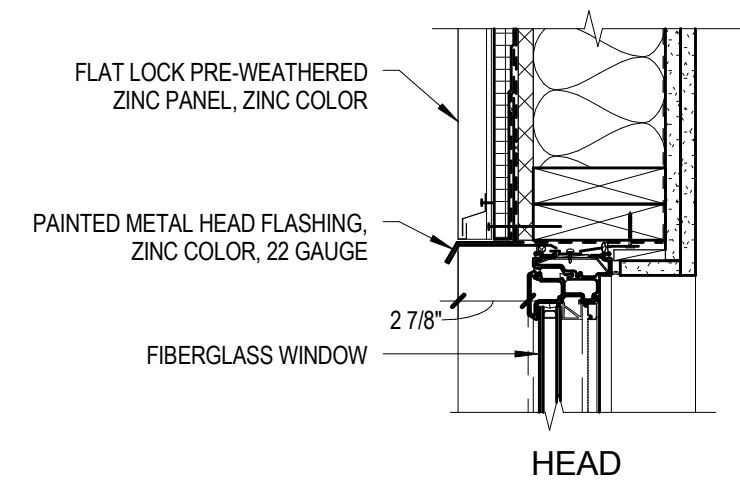
STOREFRONT DETAILS 1
1 1/2" = 1'-0"



WINDOW @ BRICK

1 1/2" = 1'-0"

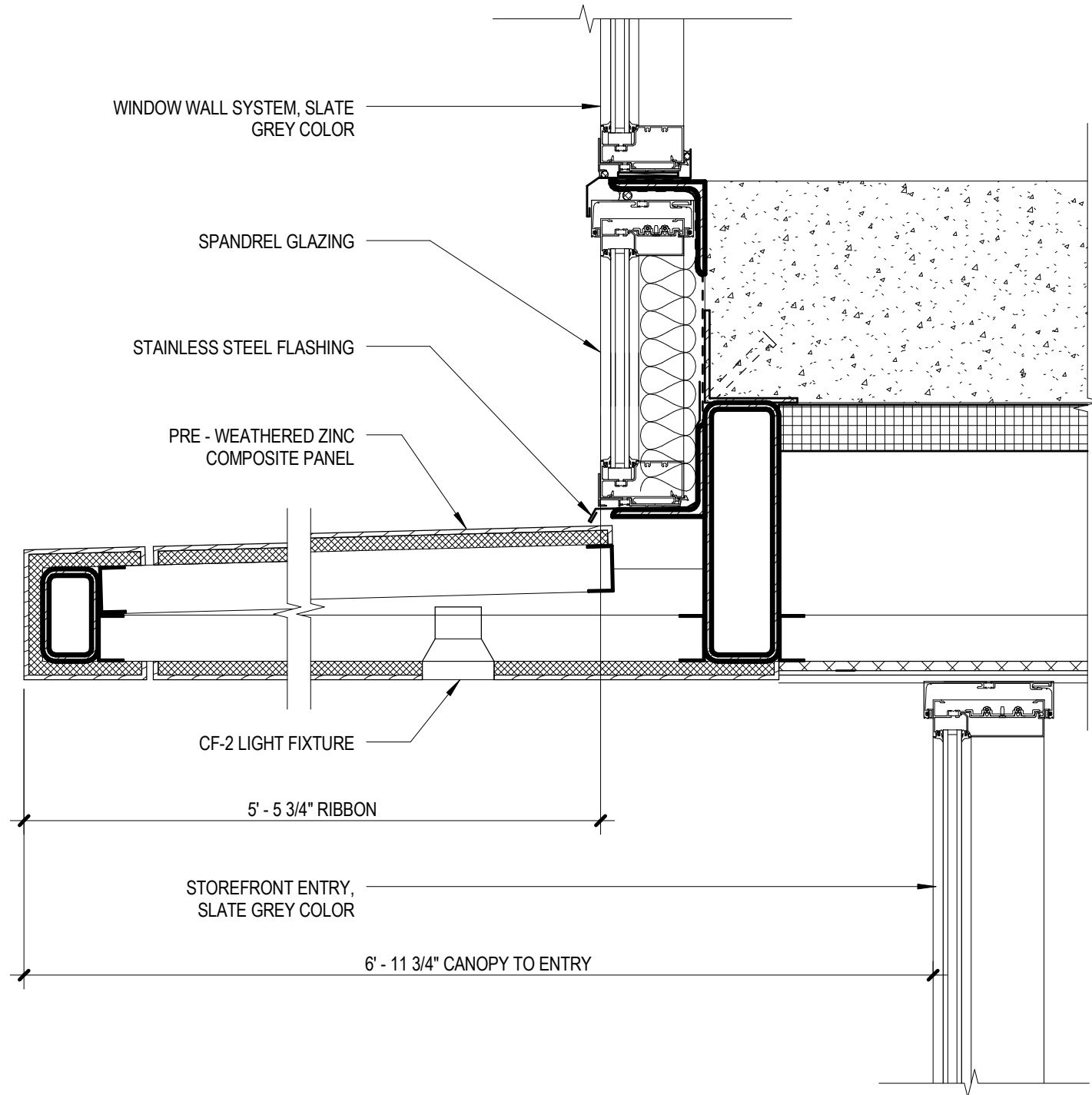
2



WINDOW @ METAL PANEL

1 1/2" = 1'-0"

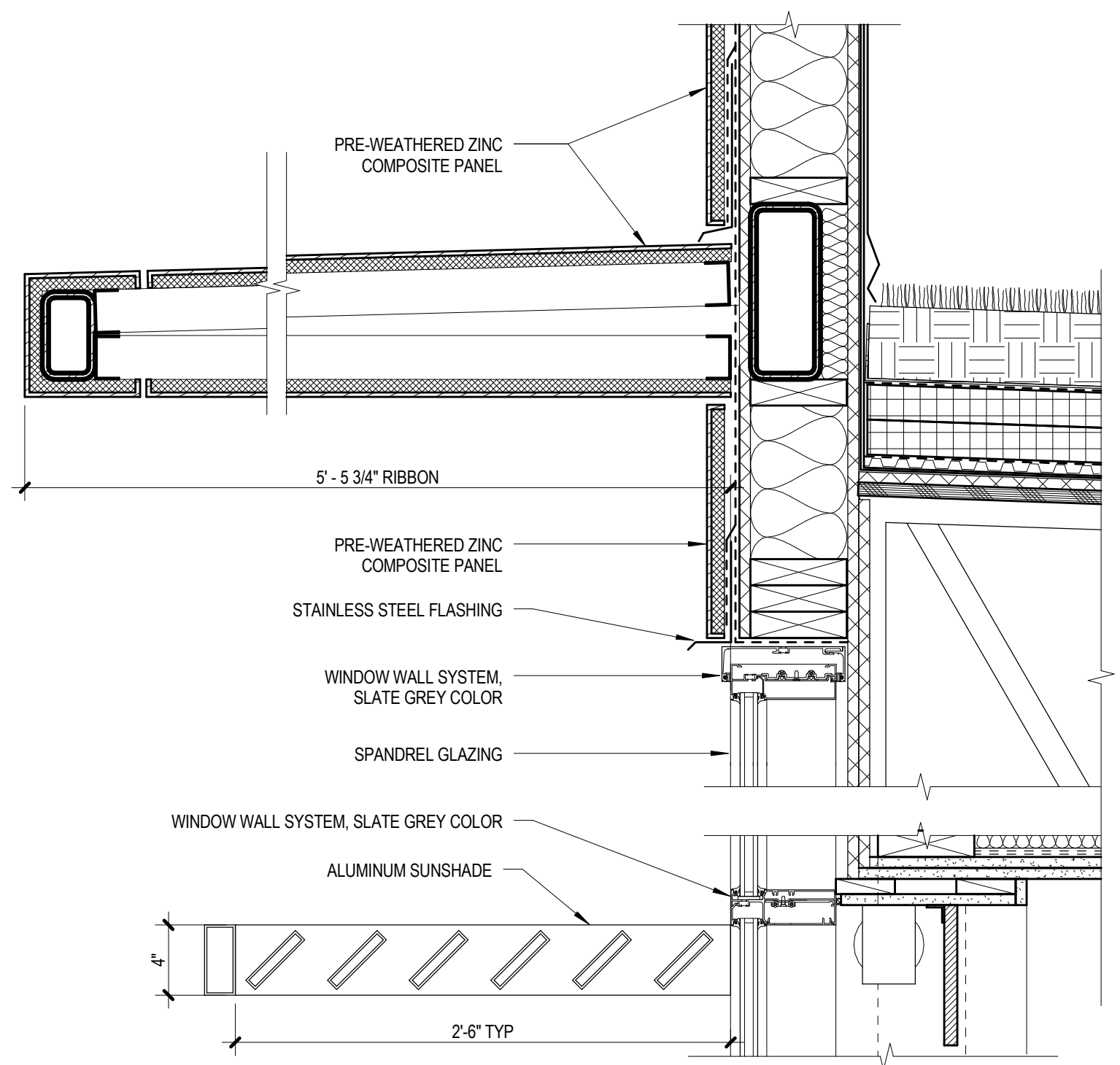
1



ENTRY CANOPY

1 1/2" = 1'-0"

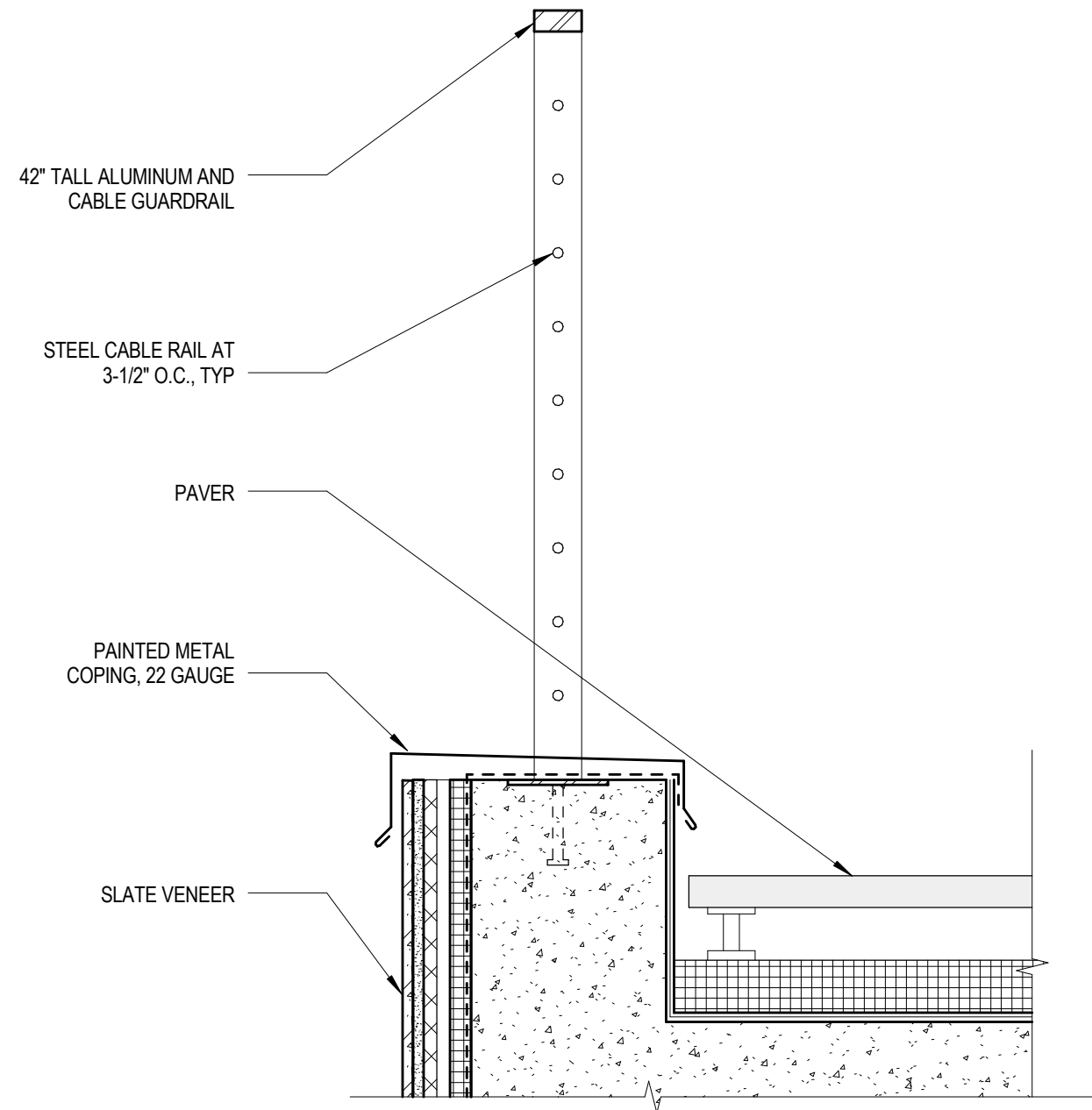
2



CANOPY @ WINDOW WALL

1 1/2" = 1'-0"

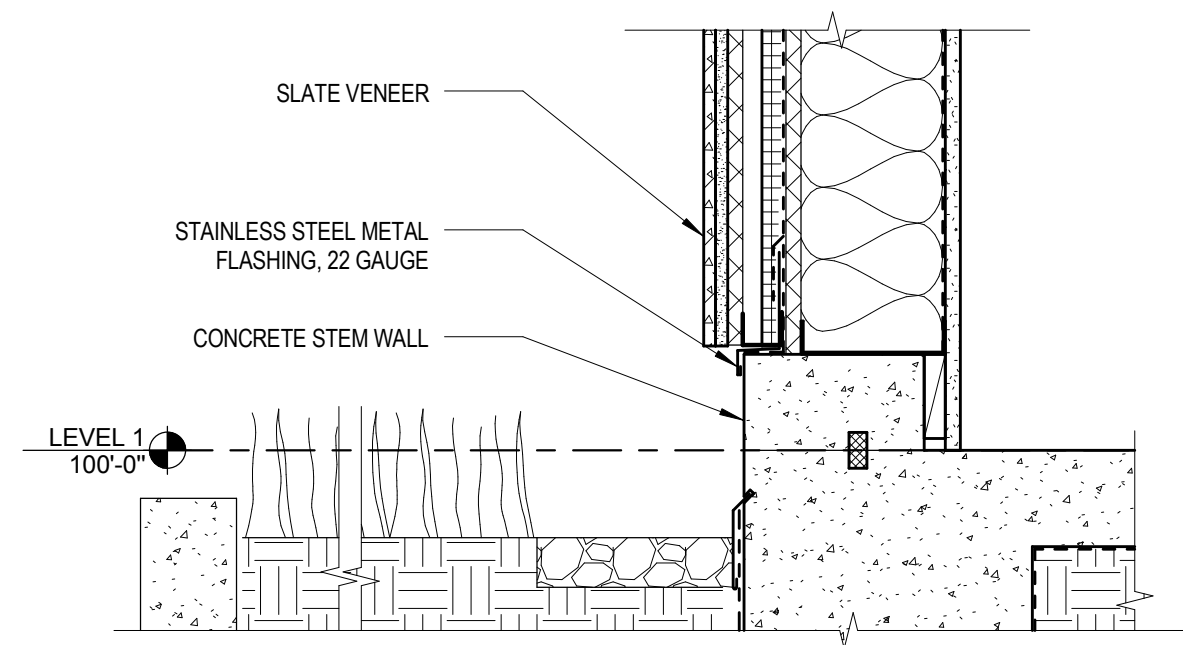
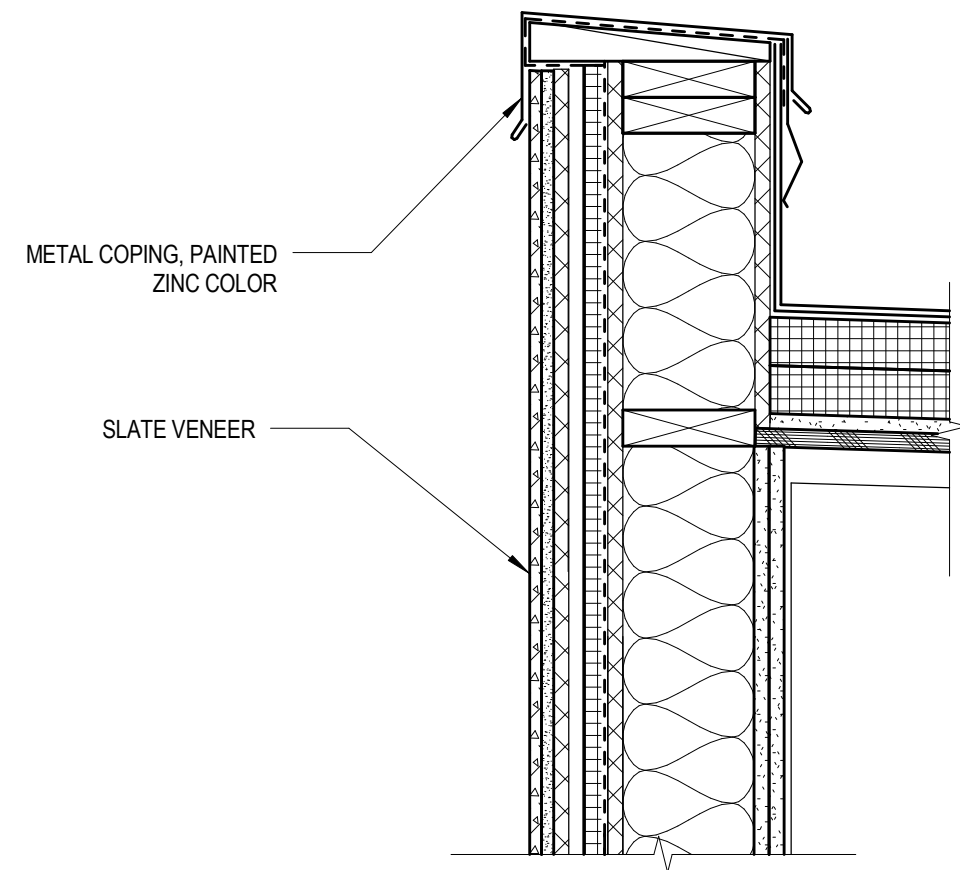
1



GUARDRAIL AT TERRACE ROOF

1 1/2" = 1'-0"

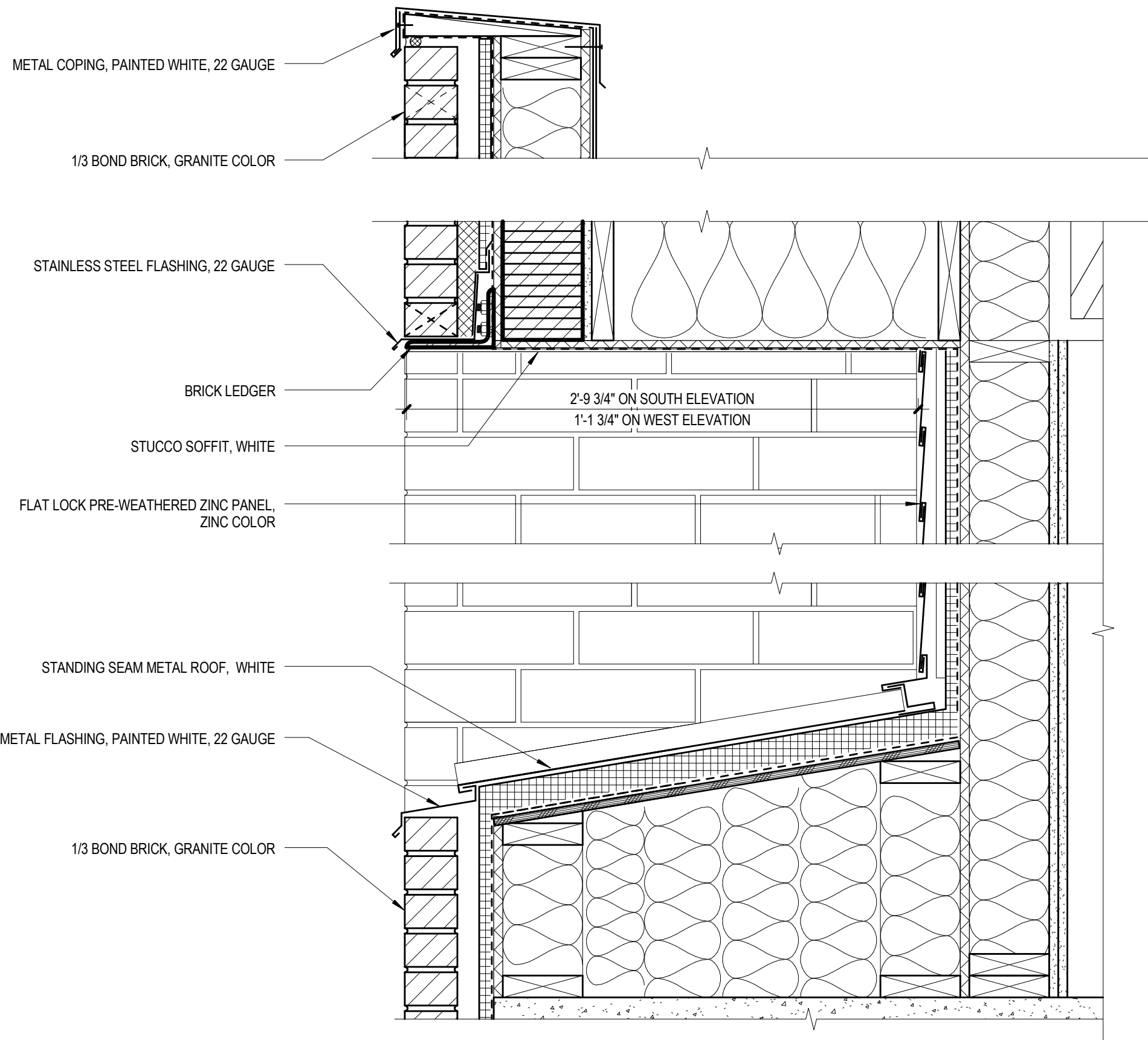
2



SECTION AT SLATE

1 1/2" = 1'-0"

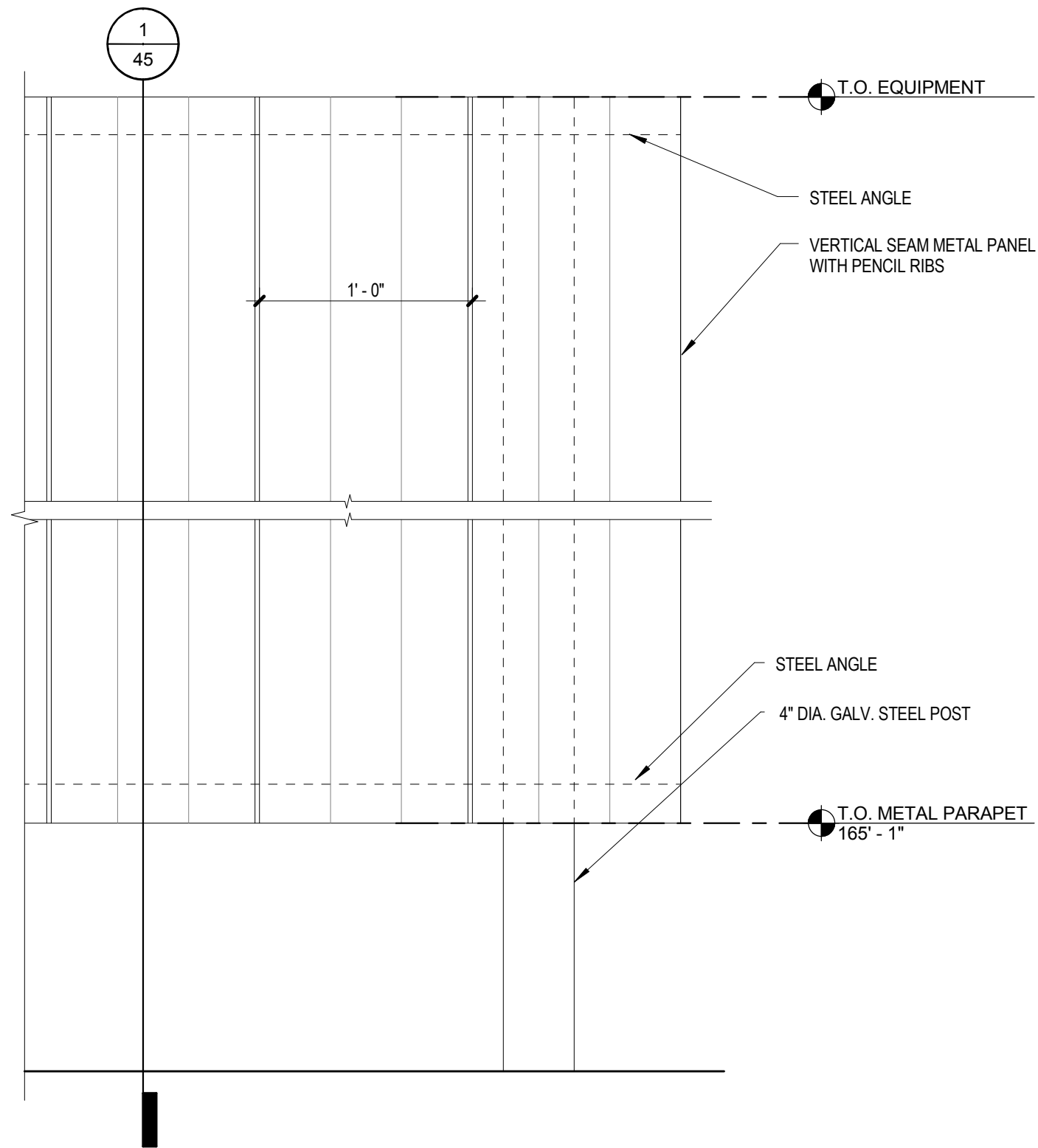
1



FLAT LOCK PANEL RECESS

1 1/2" = 1'-0"

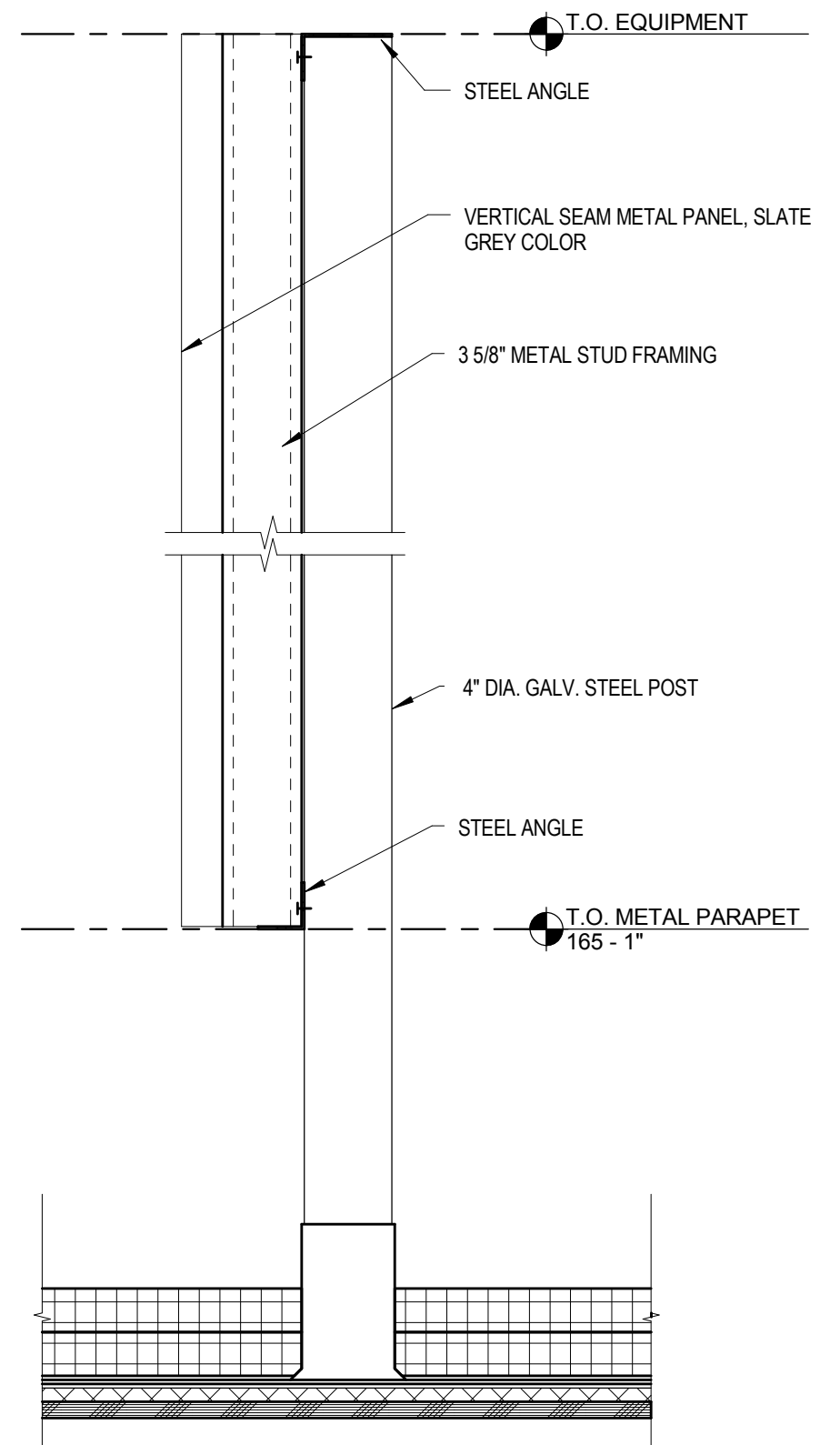
1



ROOF SCREEN ELEVATION

1 1/2" = 1'-0"

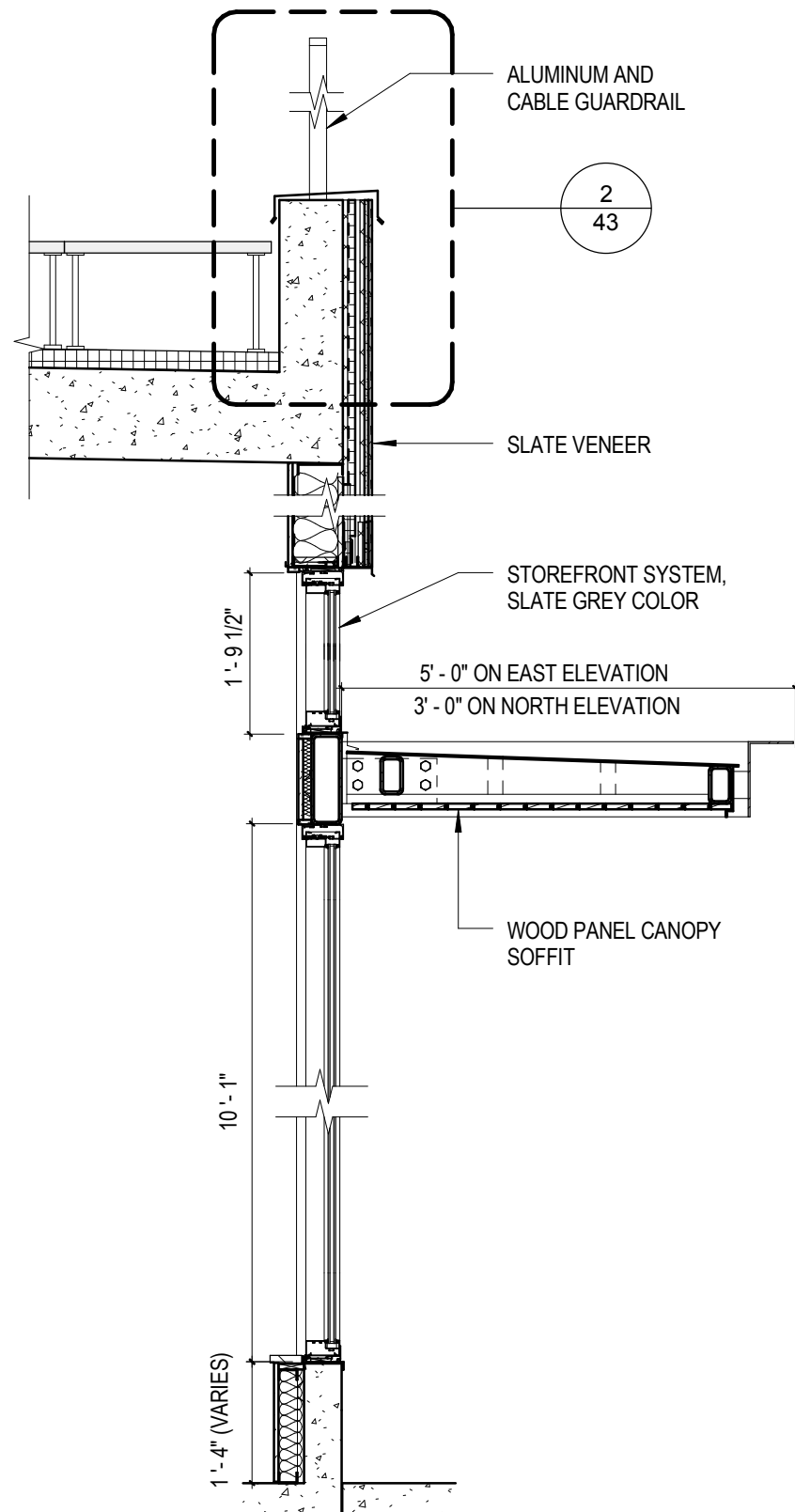
2



SECTION @ ROOF SCREEN

1 1/2" = 1'-0"

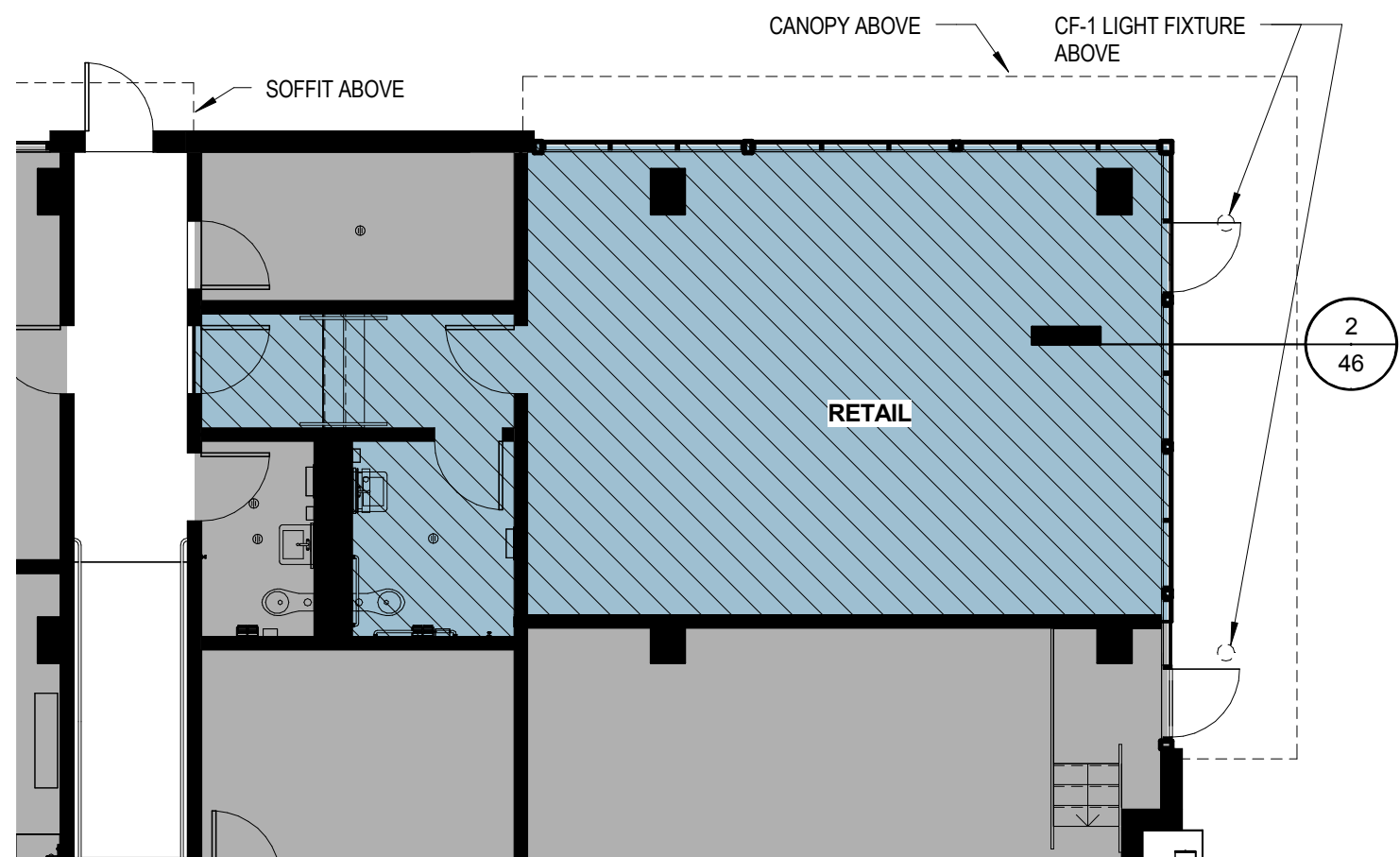
1



CANOPY @ RETAIL

1/2" = 1'-0"

2

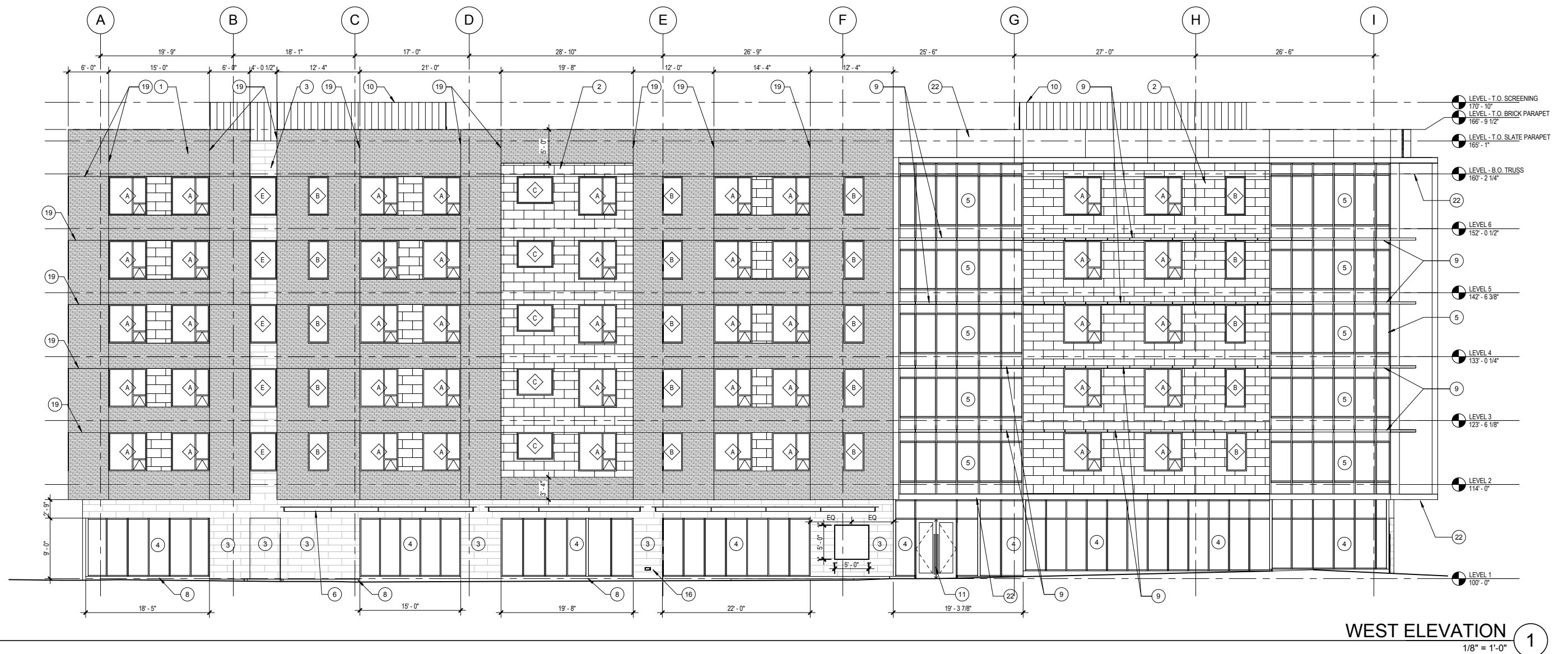


RETAIL AREA 763 SF*
*147 SF SUPPORT AREA

LEVEL 1 RETAIL

1/8" = 1'-0"

1







EAST ELEVATION 1
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 STEEL CANOPY WITH WOOD UNDERSIDE
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 LANDSCAPE PLANTER AND WATER FEATURE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER
- 22 PRE-WEATHERED ZINC COMPOSITE PANEL

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE



SOUTH ELEVATION 2
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 STEEL CANOPY WITH WOOD UNDERSIDE
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 LANDSCAPE PLANTER AND WATER FEATURE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER
- 22 PRE-WEATHERED ZINC COMPOSITE PANEL

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE



NORTH COURTYARD ELEVATION 1
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 STEEL CANOPY WITH WOOD UNDERSIDE
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 LANDSCAPE PLANTER AND WATER FEATURE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER
- 22 PRE-WEATHERED ZINC COMPOSITE PANEL

LEGEND - EXTERIOR ELEVATIONS

- FLAT LOCK METAL PANEL
- BRICK
- SLATE VENEER
- CONCRETE



SOUTH COURTYARD ELEVATION

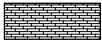
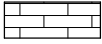
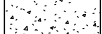
1/8" = 1'-0"

3

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
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- 5 WINDOW WALL GLAZING SYSTEM
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- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER
- 22 PRE-WEATHERED ZINC COMPOSITE PANEL

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE



KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
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- 22 PRE-WEATHERED ZINC COMPOSITE PANEL

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE