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garage entry features

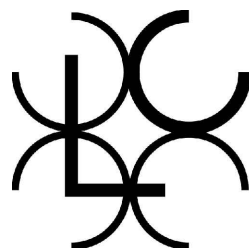
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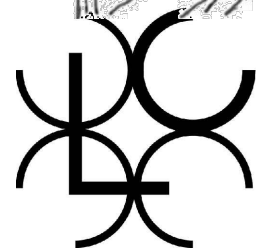
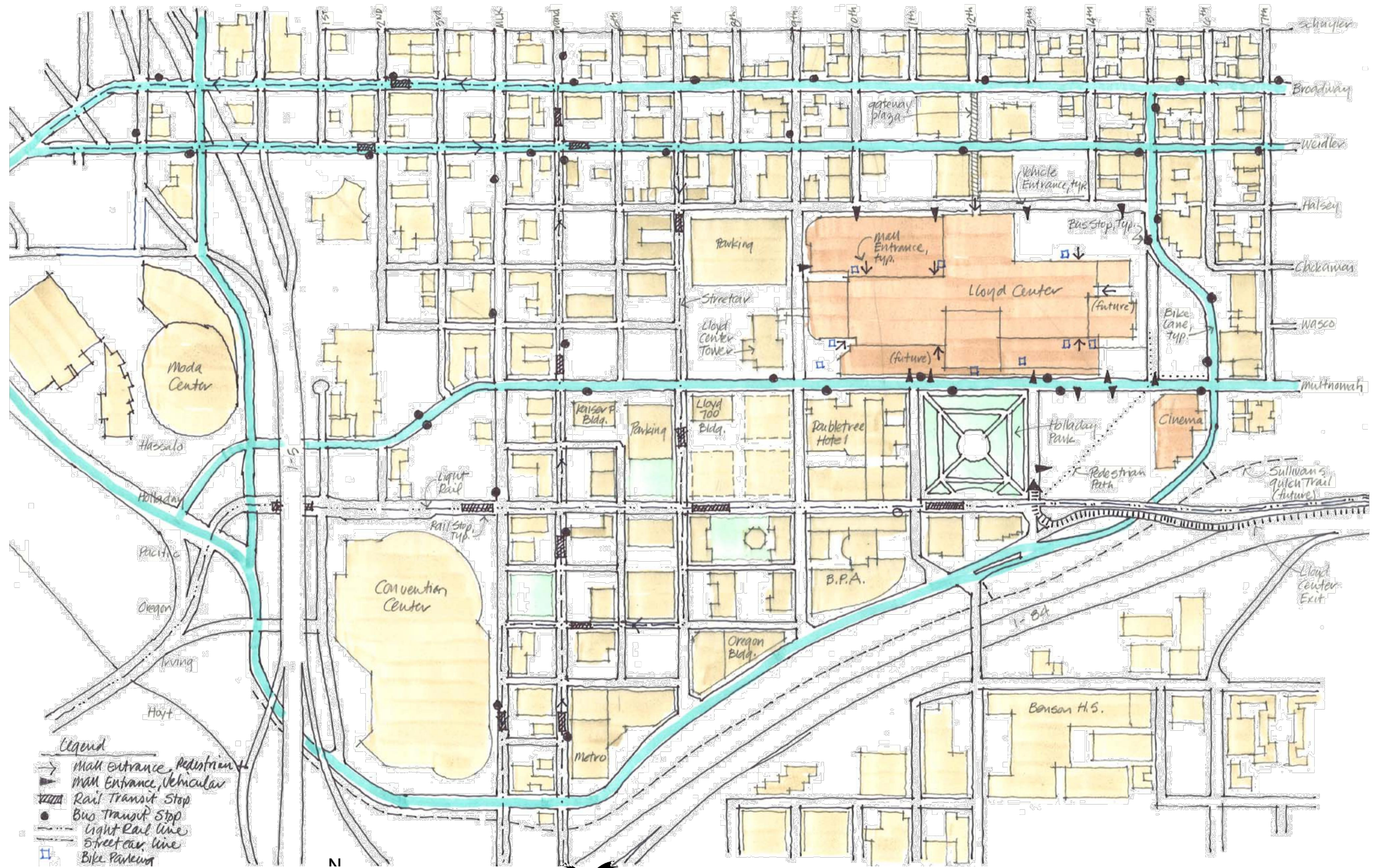
parking garage

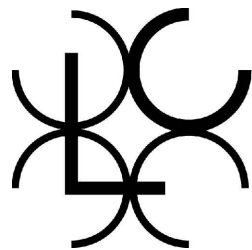
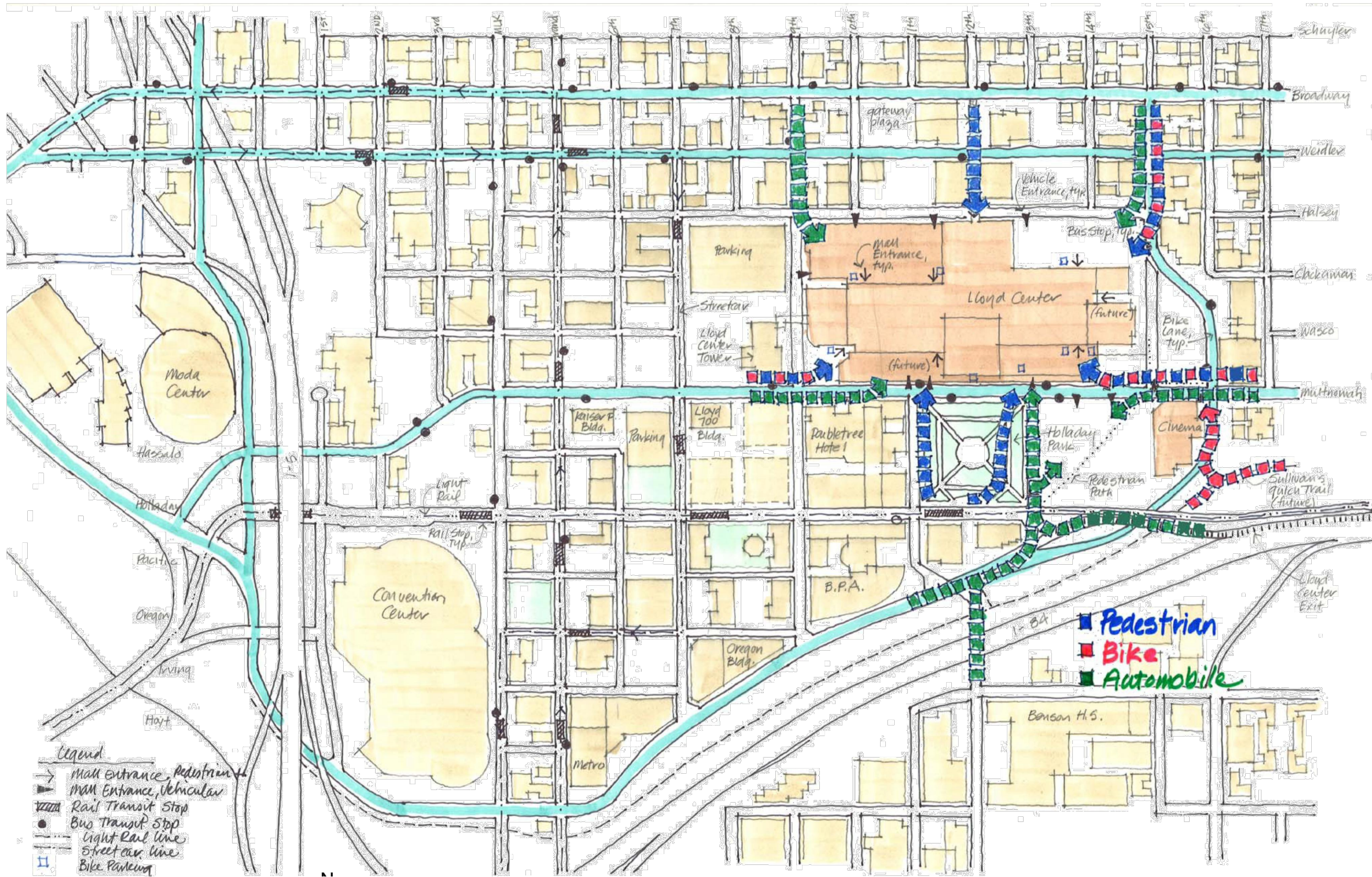
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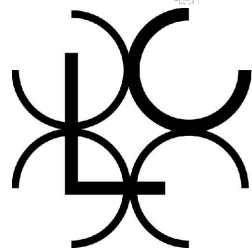
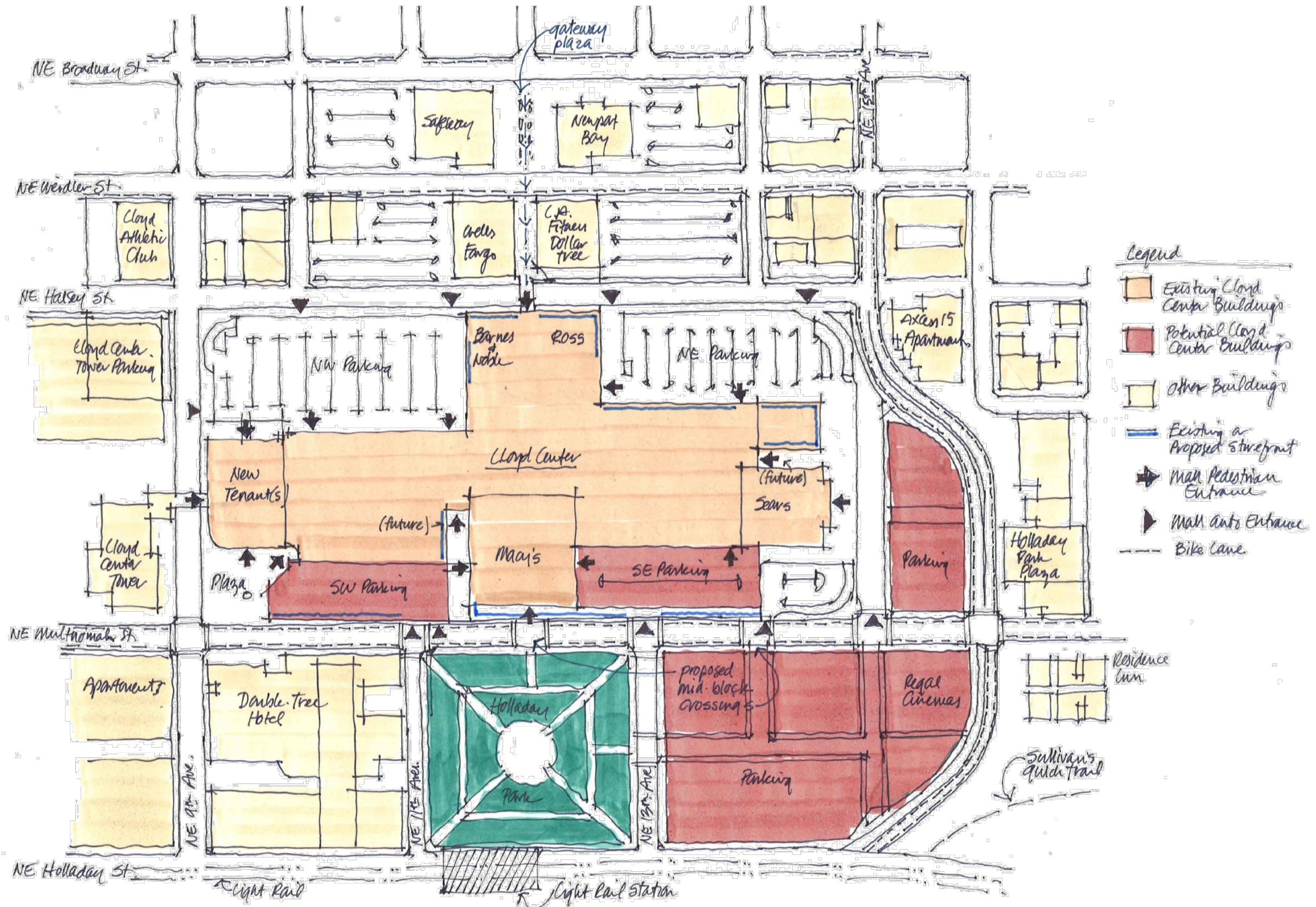
cooling tower screening

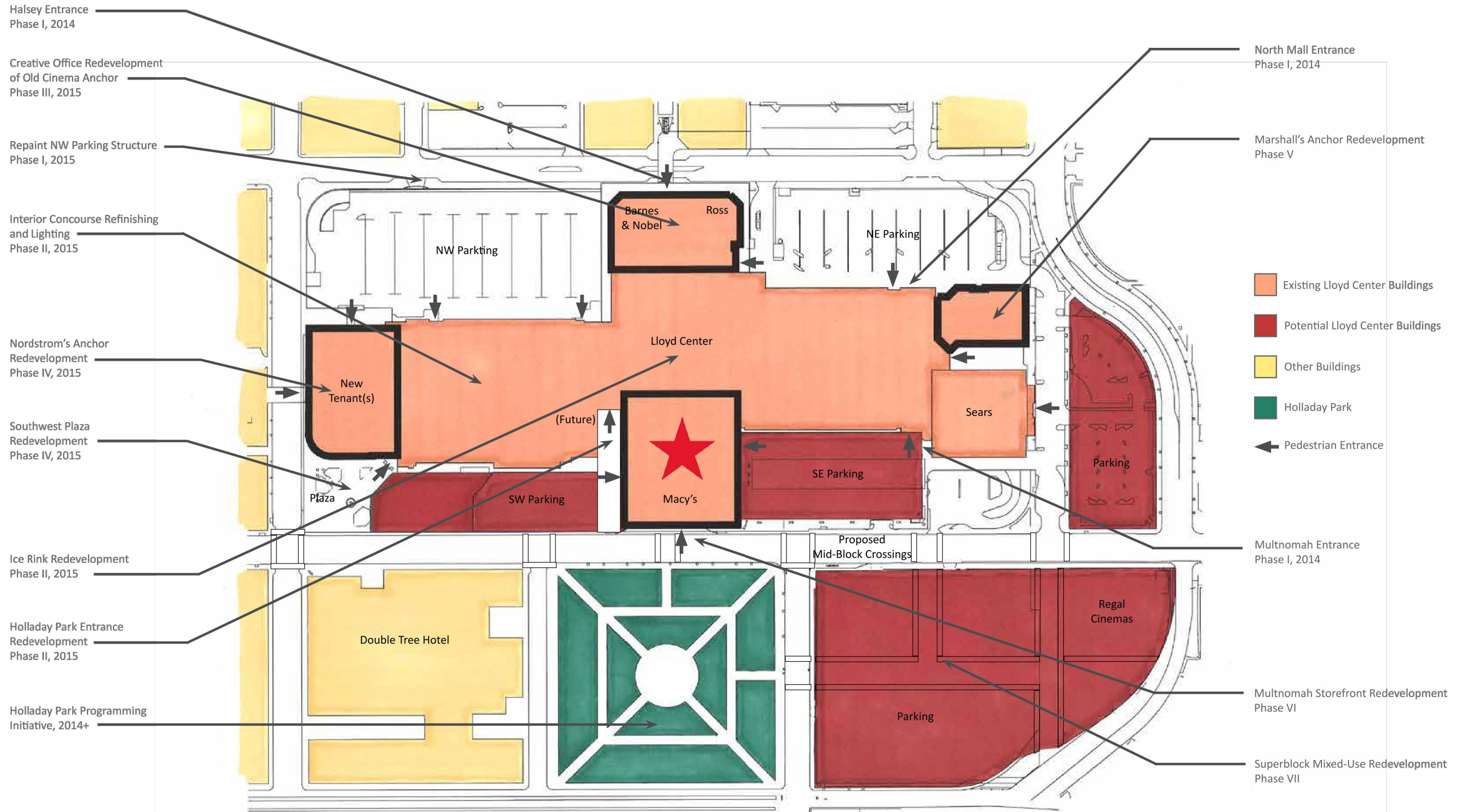
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Halsey Entrance
Phase I, 2014

Creative Office Redevelopment
of Old Cinema Anchor
Phase III, 2015

Repaint NW Parking Structure
Phase I, 2015

Interior Concourse Refinishing
and Lighting
Phase II, 2015

Nordstrom's Anchor
Redevelopment
Phase IV, 2015

Southwest Plaza
Redevelopment
Phase IV, 2015

Ice Rink Redevelopment
Phase II, 2015

Holladay Park Entrance
Redevelopment
Phase II, 2015

Holladay Park Programming
Initiative, 2014+

North Mall Entrance
Phase I, 2014

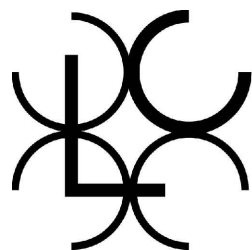
Marshall's Anchor Redevelopment
Phase V

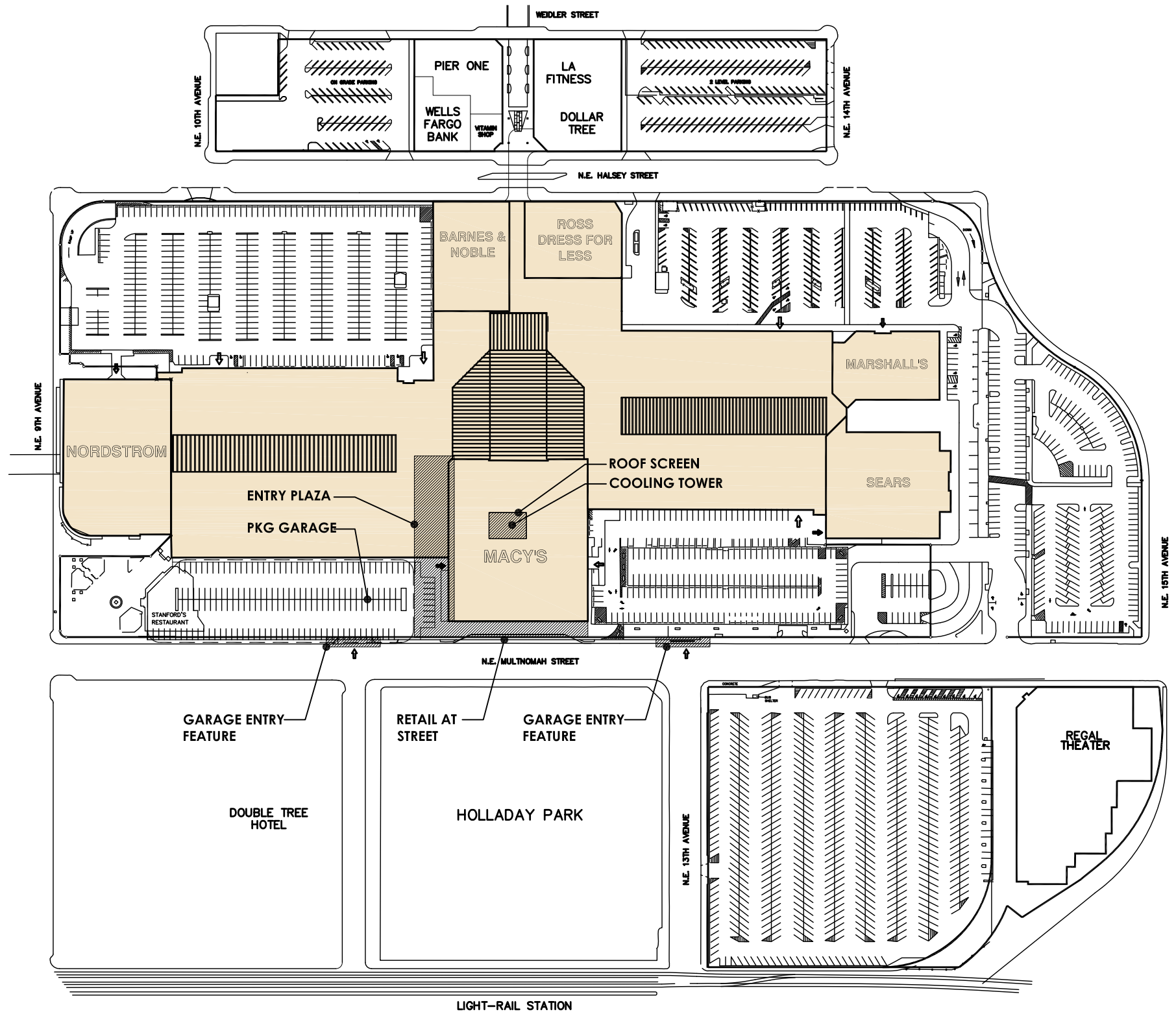
- Existing Lloyd Center Buildings
- Potential Lloyd Center Buildings
- Other Buildings
- Holladay Park
- Pedestrian Entrance

Multnomah Entrance
Phase I, 2014

Multnomah Storefront Redevelopment
Phase VI

Superblock Mixed-Use Redevelopment
Phase VII

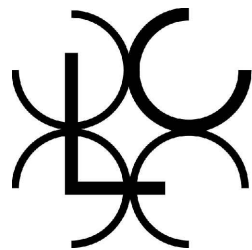






holladay park entrance
design review
multnomah street view - 1960
december 02, 2014

LU-14-215153D2M



LLOYD CENTER

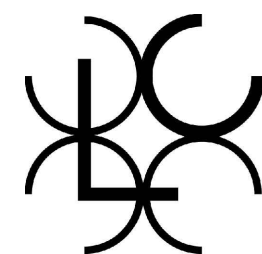
waterleaf
architecture, interiors & planning

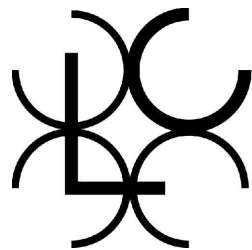
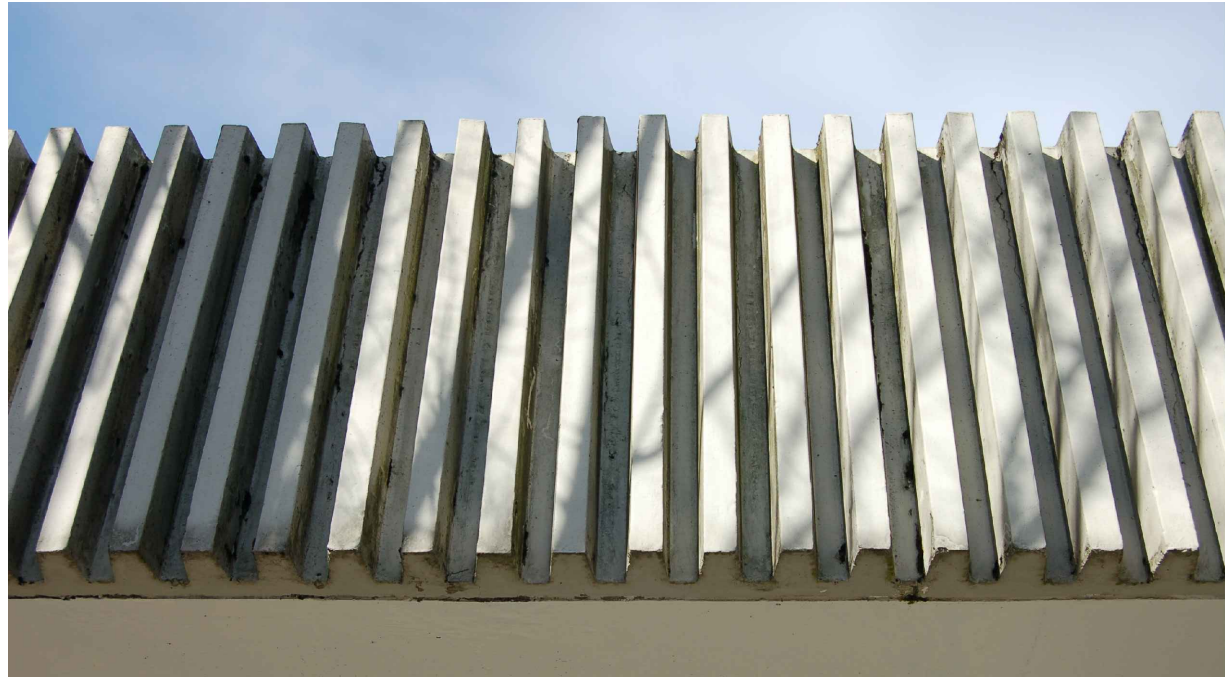


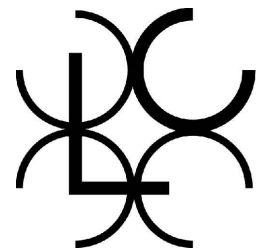
C-21

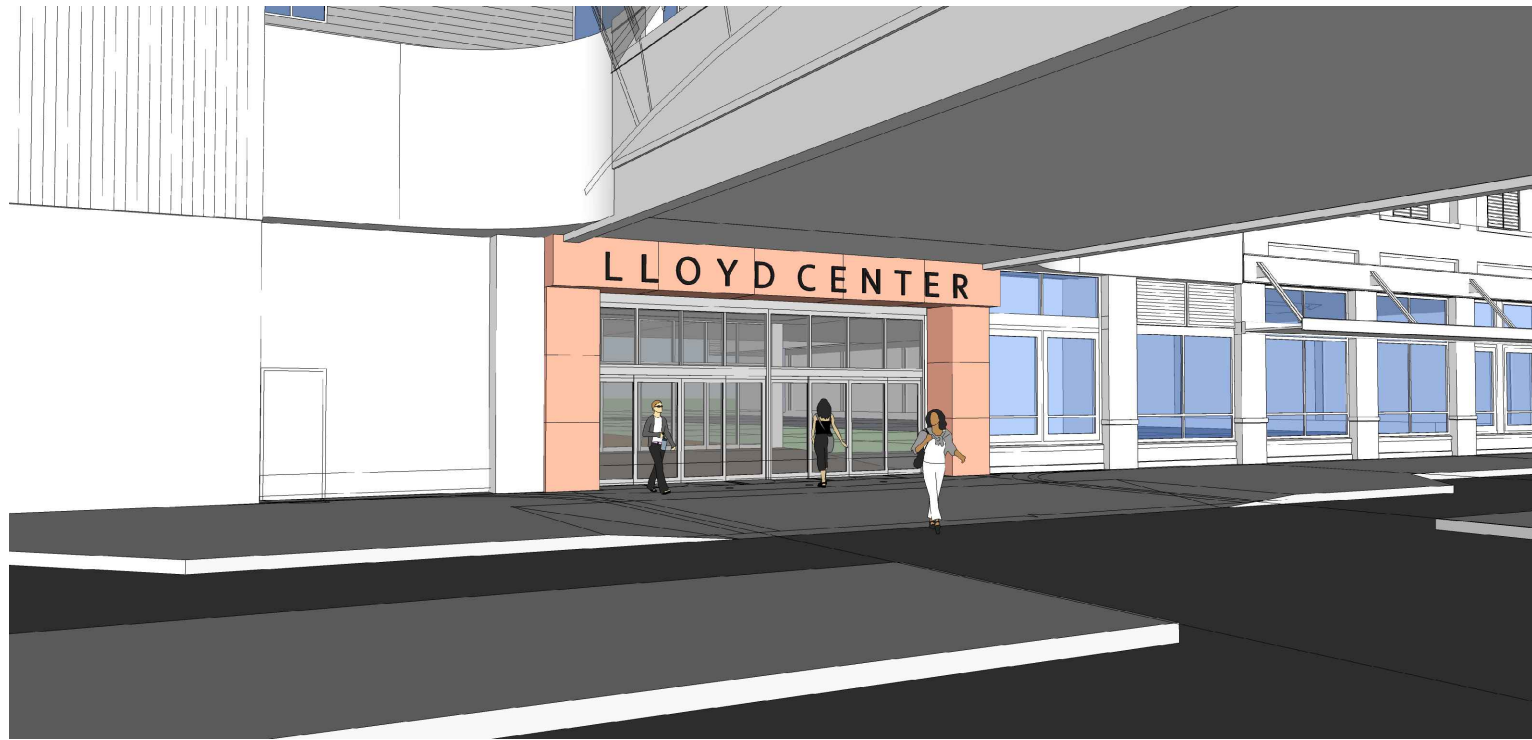


roof structure at existing parking garage stair









halsey street entrance



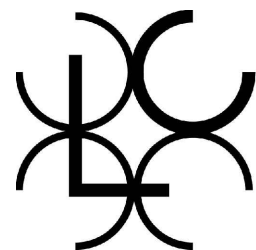
fish fountain entrance

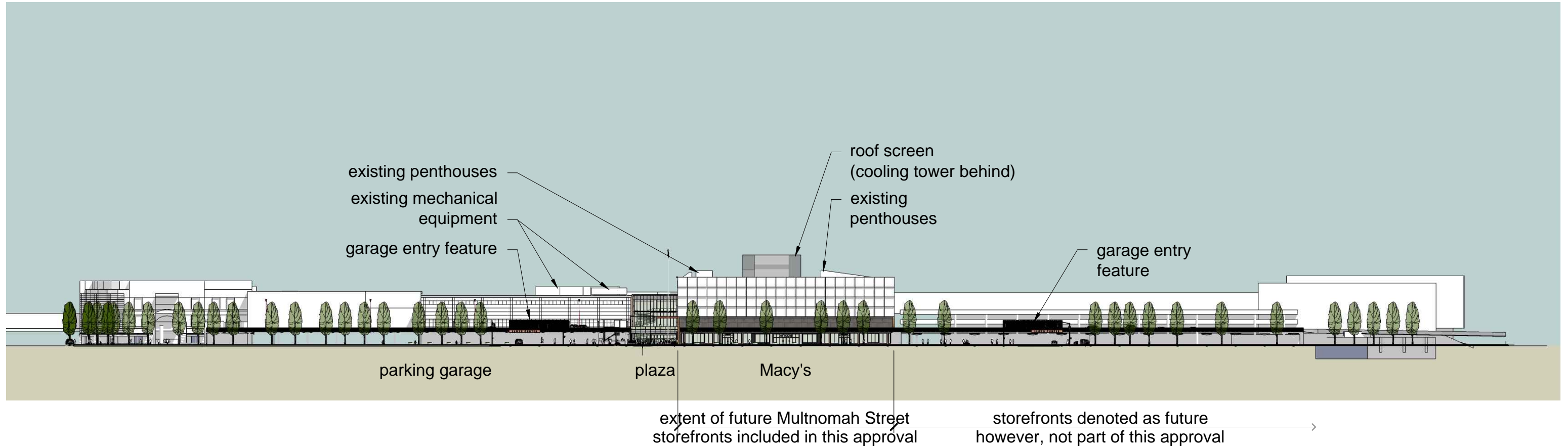


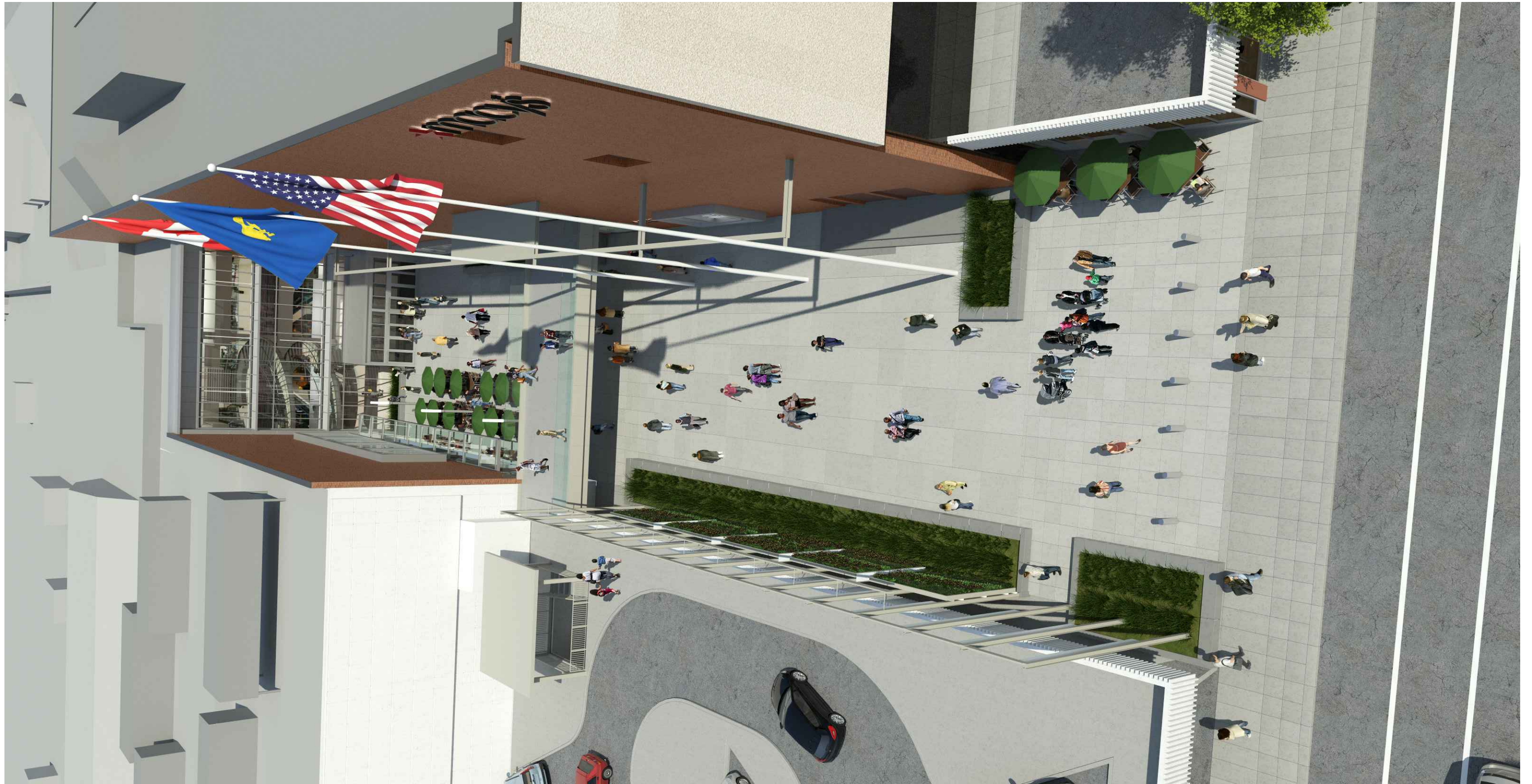
north mall entrance



ULTA storefront

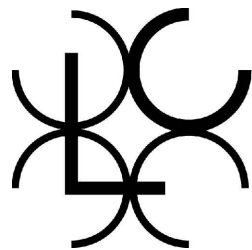






holladay park entrance
design review
aerial rendering
december 02, 2014

LU-14-215153D2M



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waterleaf
architecture, interiors & planning

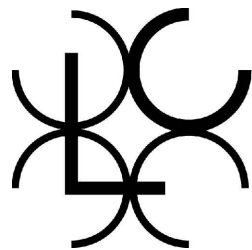


C-32



holladay park entrance
design review
multnomah rendering
december 02, 2014

LU-14-215153D2M



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architecture, interiors & planning

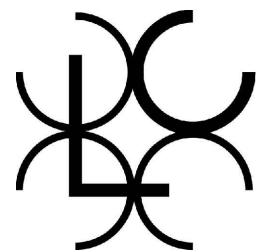


C-33



holladay park entrance
design review
multnomah night rendering
december 02, 2014

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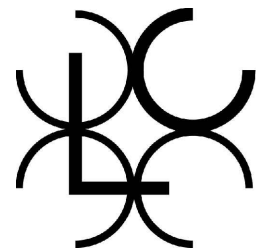


C-34



holladay park entrance
design review
plaza rendering
december 02, 2014

LU-14-215153D2M

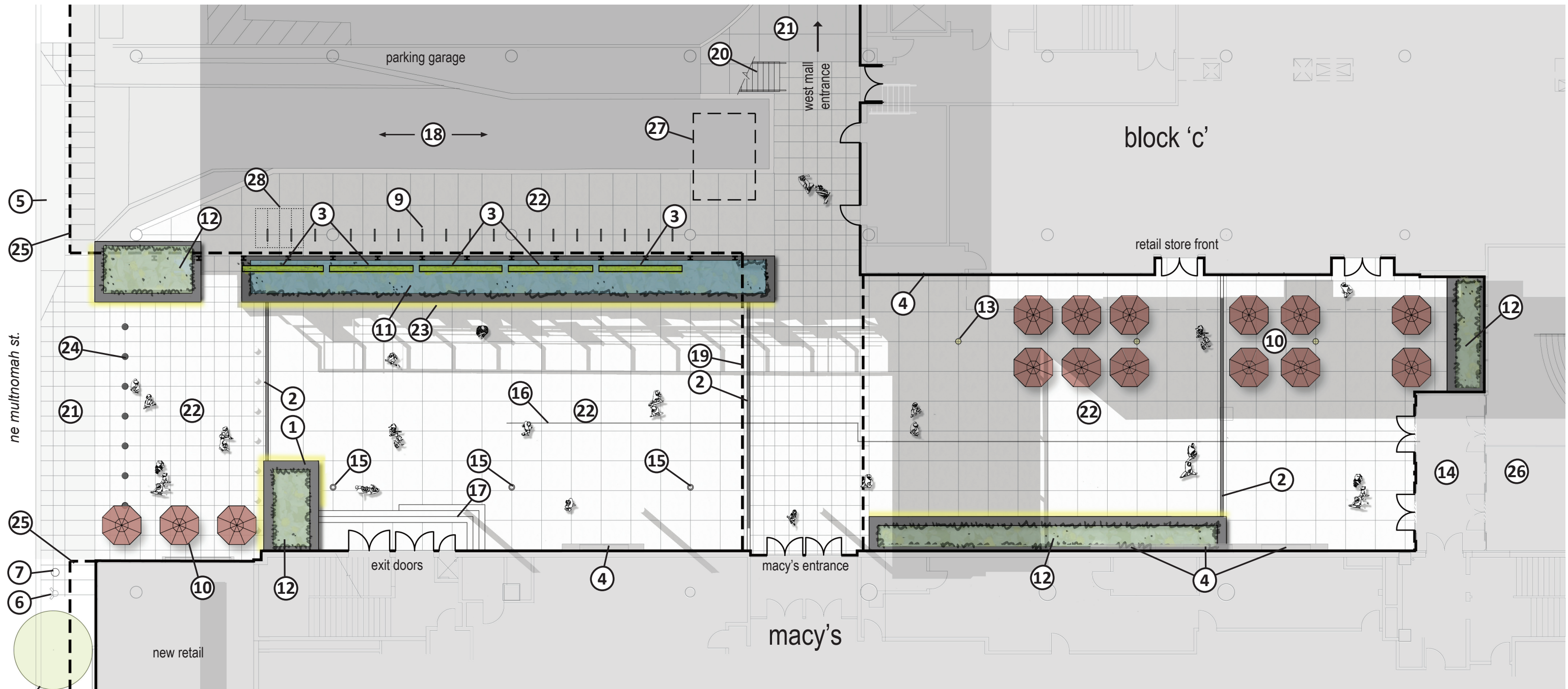


LLOYD CENTER

waterleaf
architecture, interiors & planning

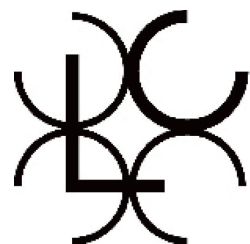
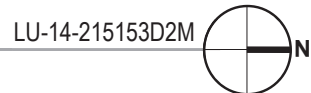


C-35



- ① planter wall, typ.
- ② trench drain
- ③ green wall
- ④ window display, typ.
- ⑤ reconfigured driveway apron
- ⑥ relocated fire hydrant
- ⑦ new double ornamental street light
- ⑧ existing street tree, typ.
- ⑨ bicycle rack, typ.
- ⑩ outdoor seating, typ. (provided by retail tenant)
- ⑪ stormwater planter
- ⑫ landscape planter
- ⑬ pole lighting, typ. of (3)
- ⑭ vestibule entrance
- ⑮ flagpole
- ⑯ existing expansion joint
- ⑰ stairs & landing
- ⑱ existing truck ramp
- ⑲ pedestrian bridge above
- ⑳ new stair access to upper parking deck
- ㉑ standard concrete paving
- ㉒ enhanced concrete paving
- ㉓ led lighting at base of planter walls, typ.
- ㉔ bollard, typ.
- ㉕ parking structure above
- ㉖ new lobby
- ㉗ proposed cut in parking structure deck
- ㉘ 2' x 6' bicycle parking space, typ.

holladay park entrance
 design review
 plaza entry at multnomah level - site plan
 december 02, 2014



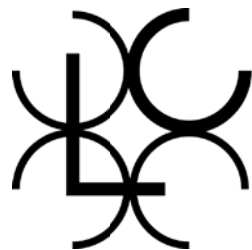
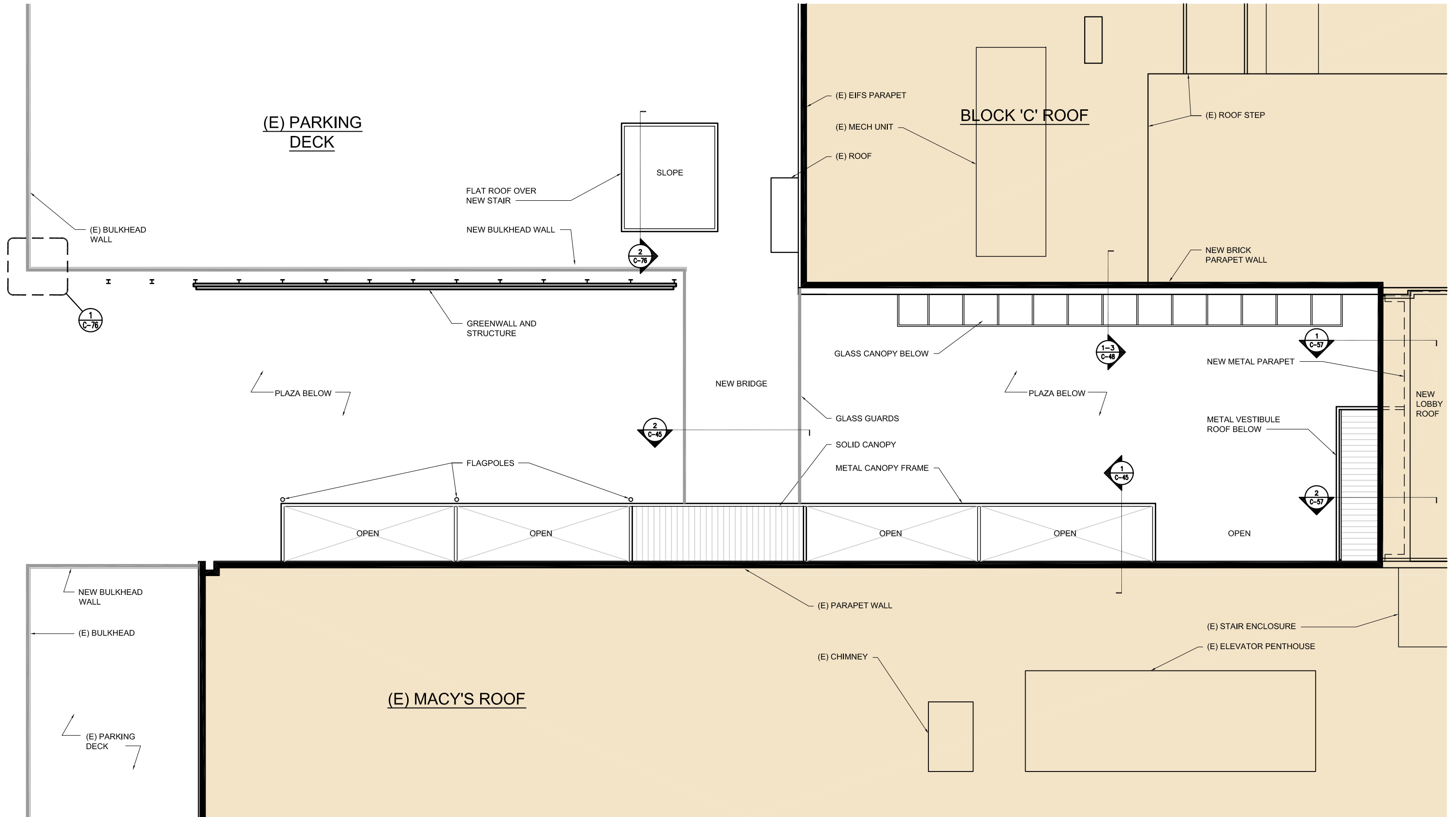
LLOYD CENTER

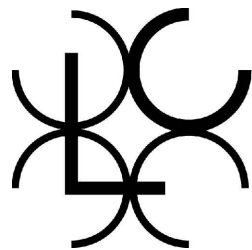
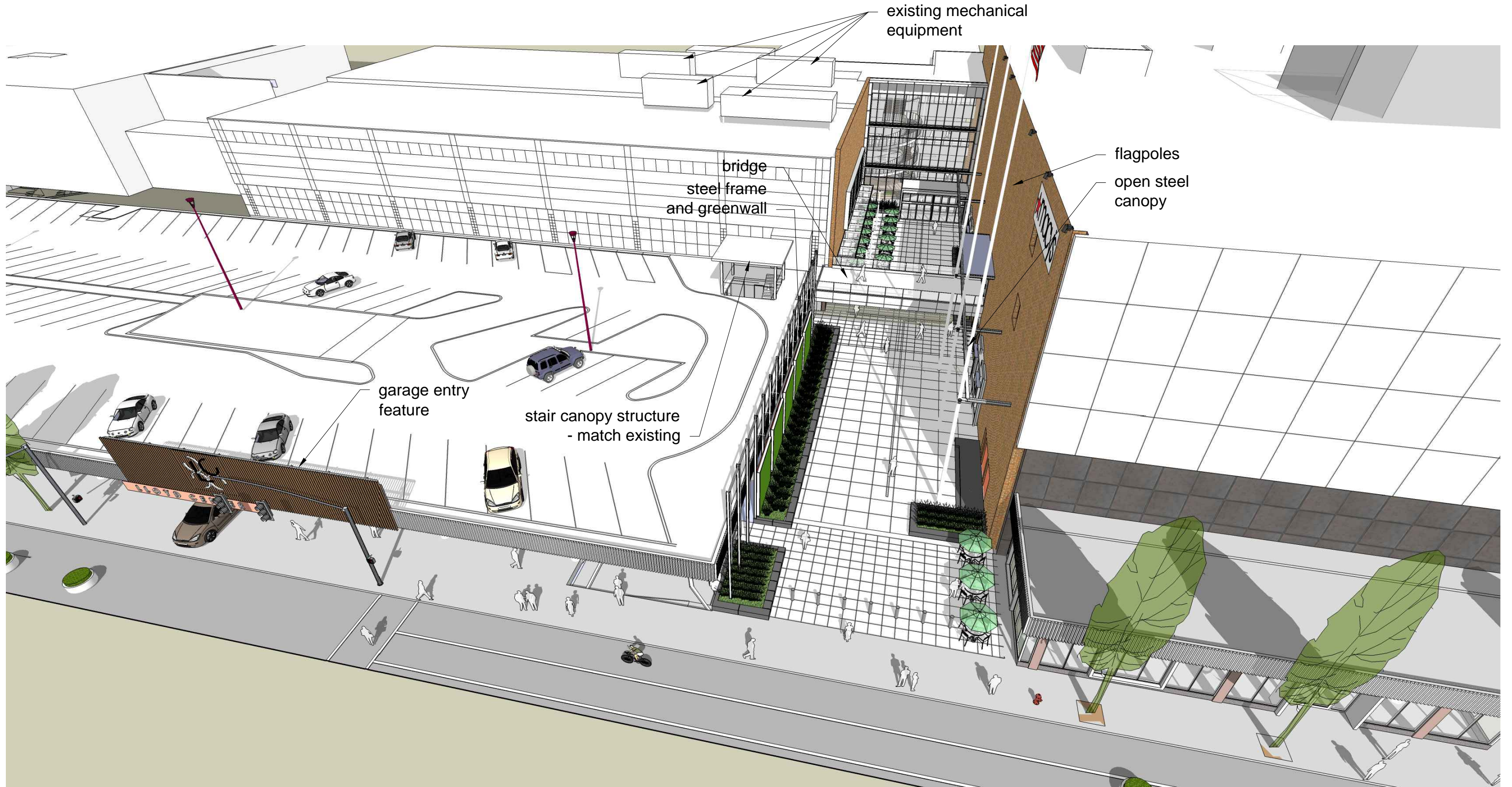


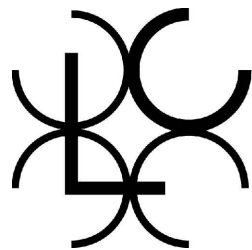
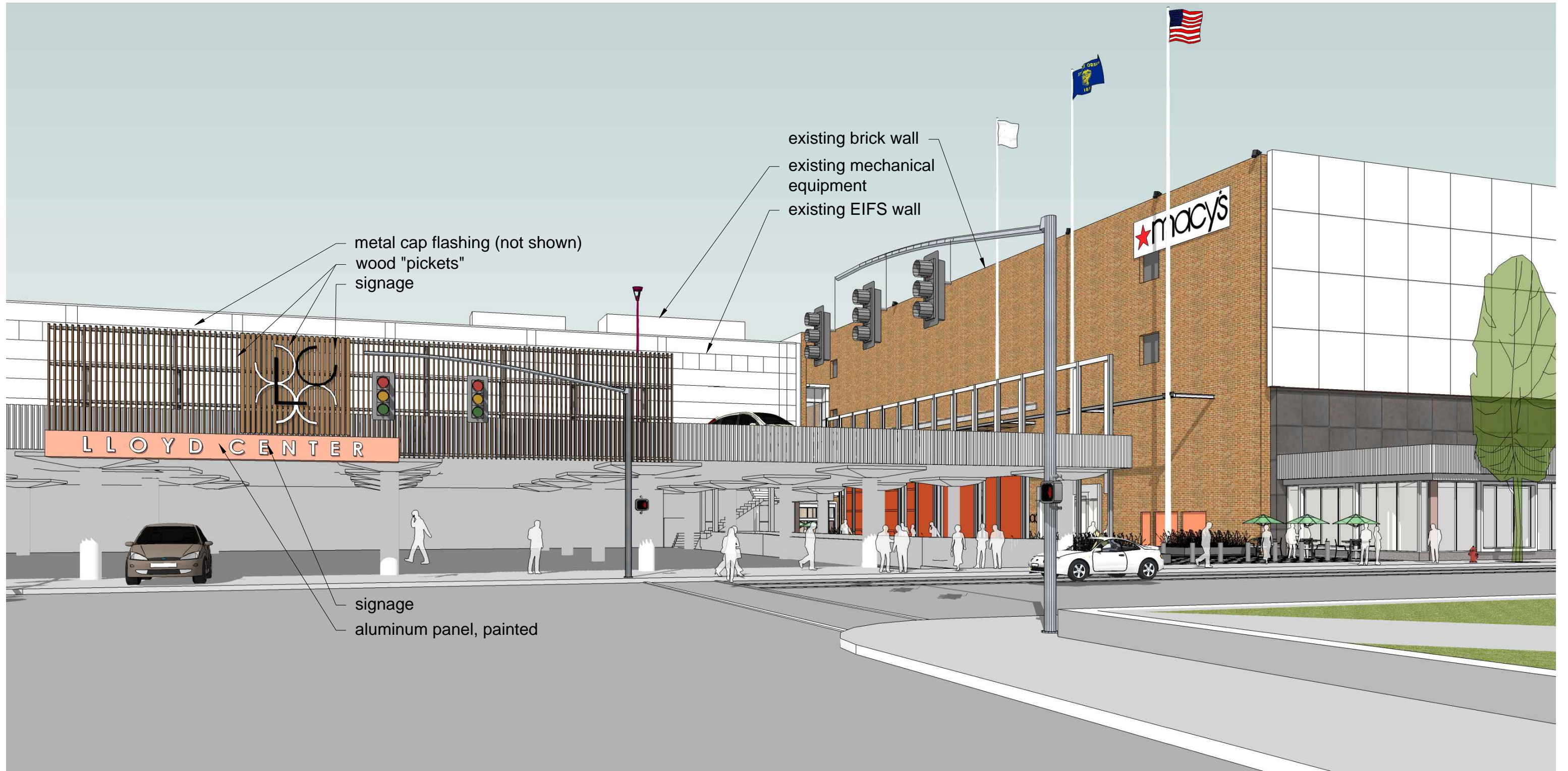
waterleaf
 architecture, interiors & planning

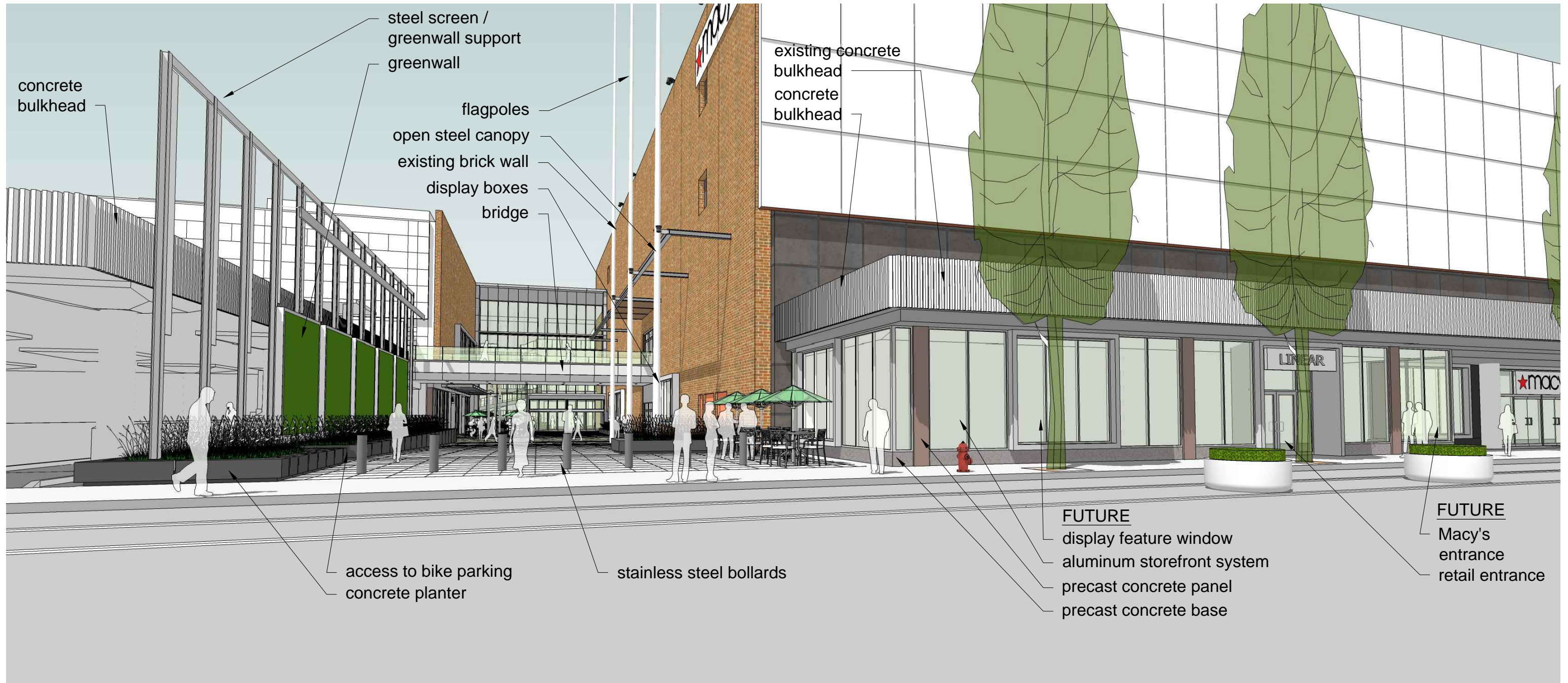


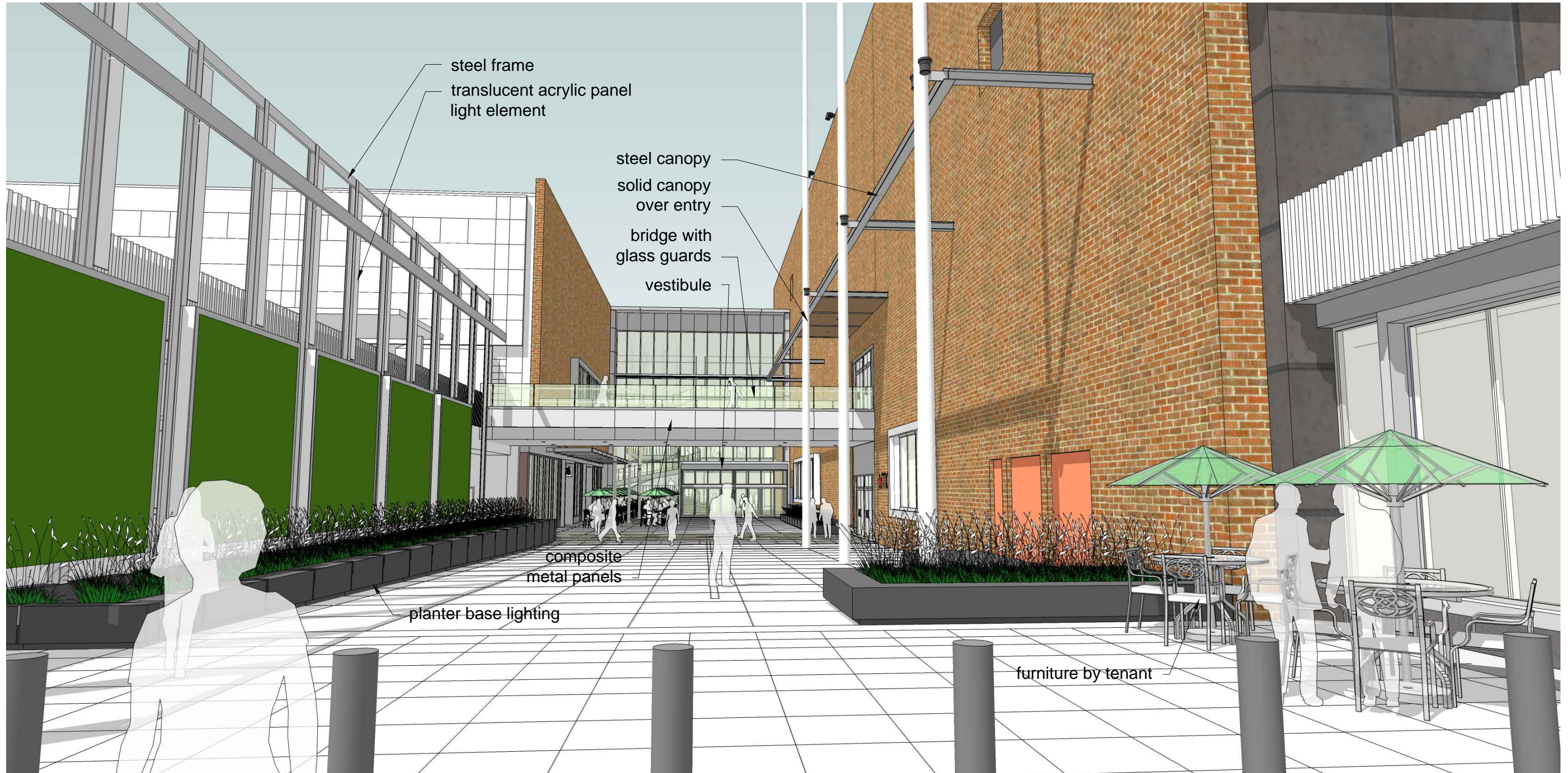
MULTNOMAH STREET

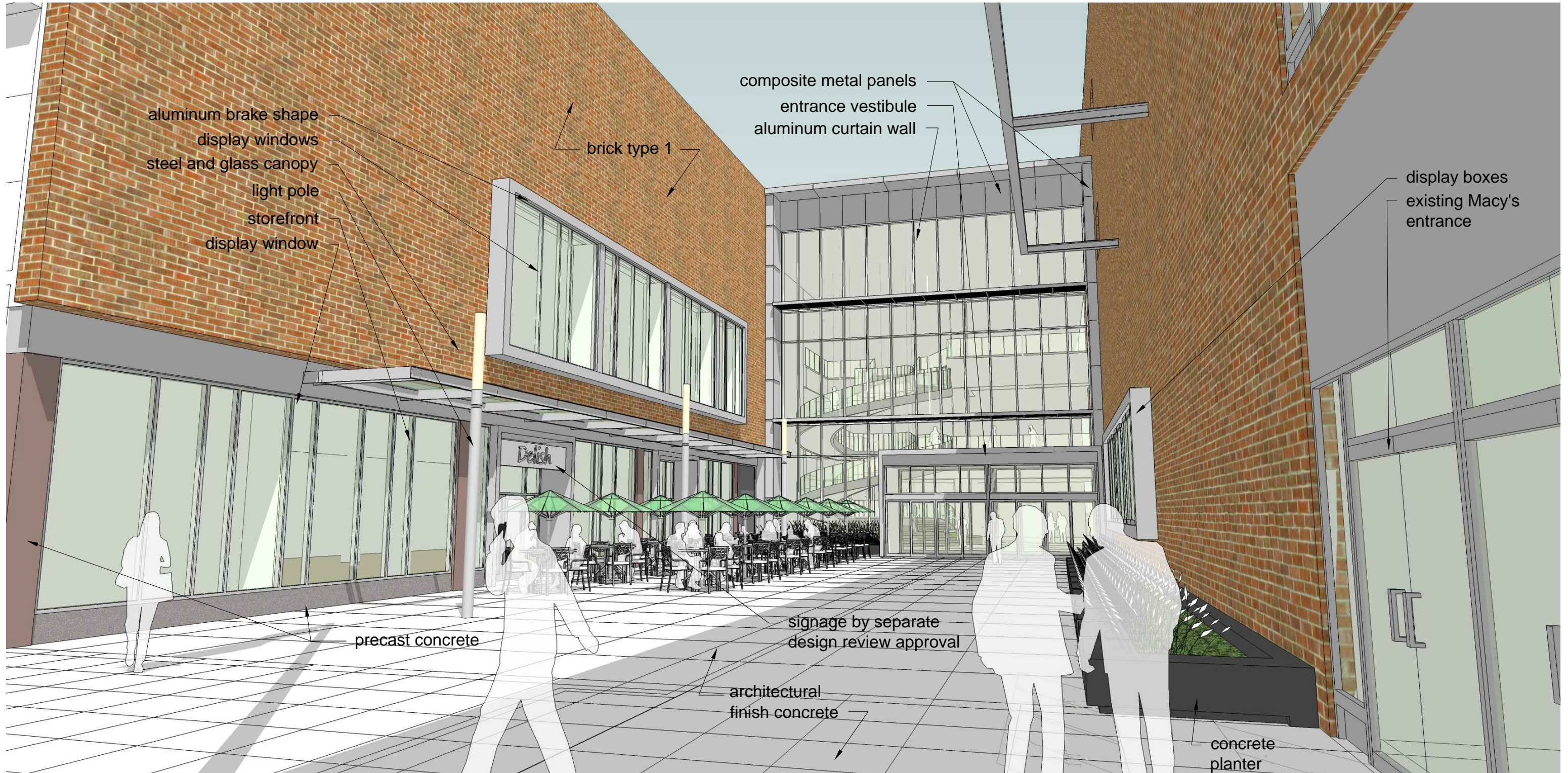


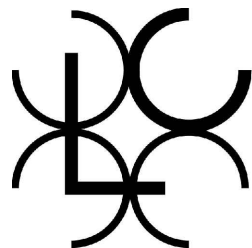
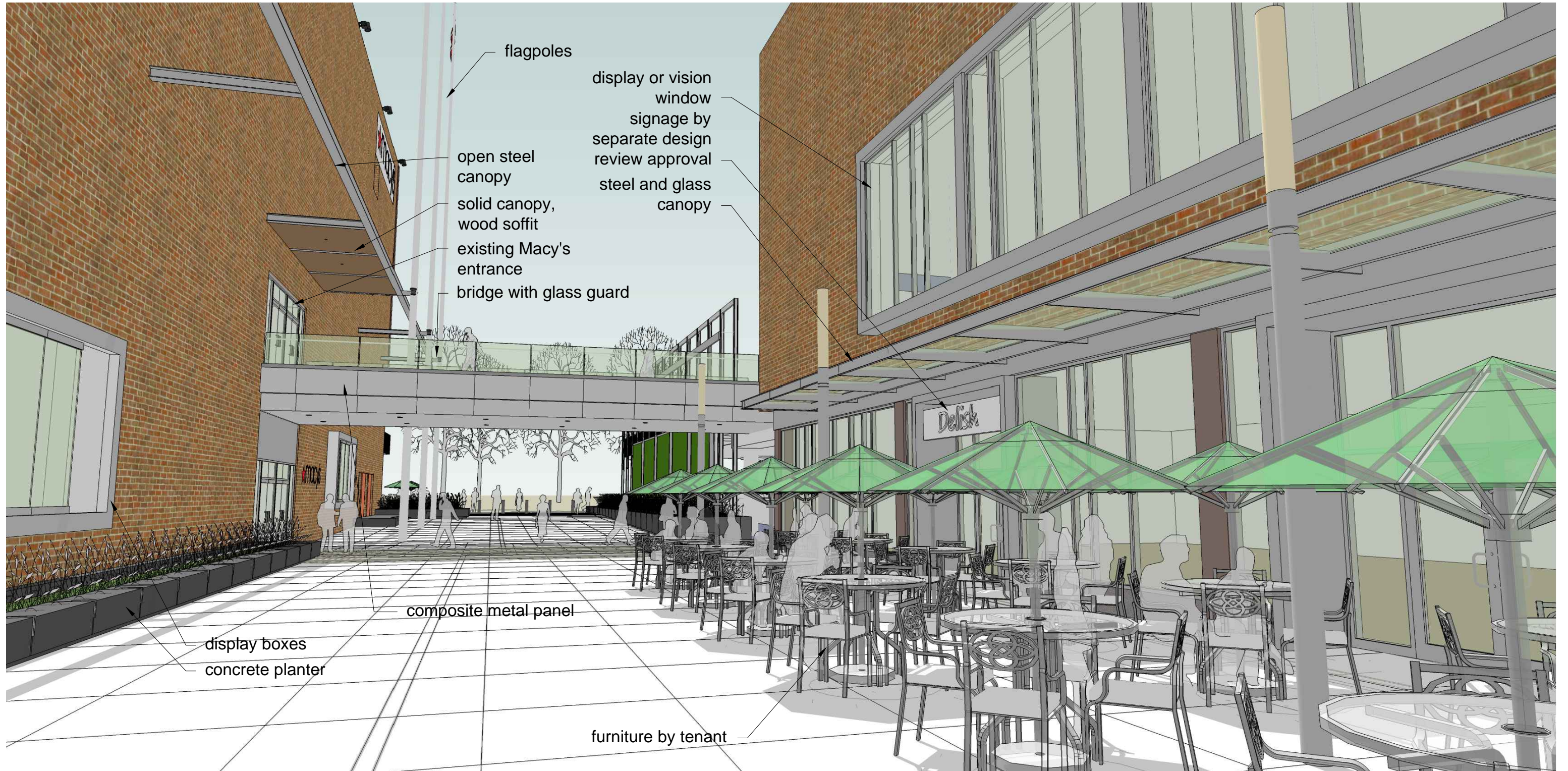


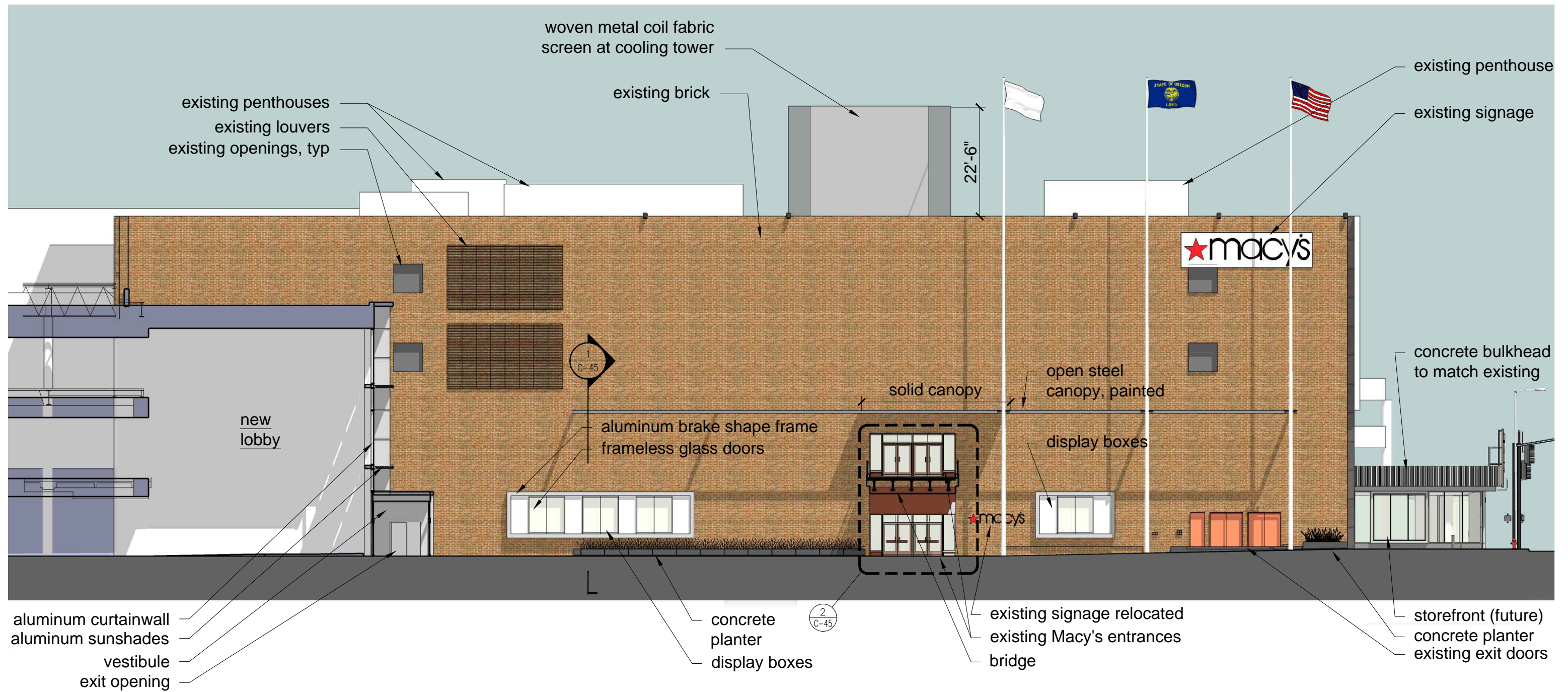


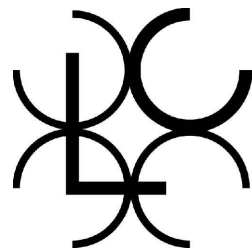
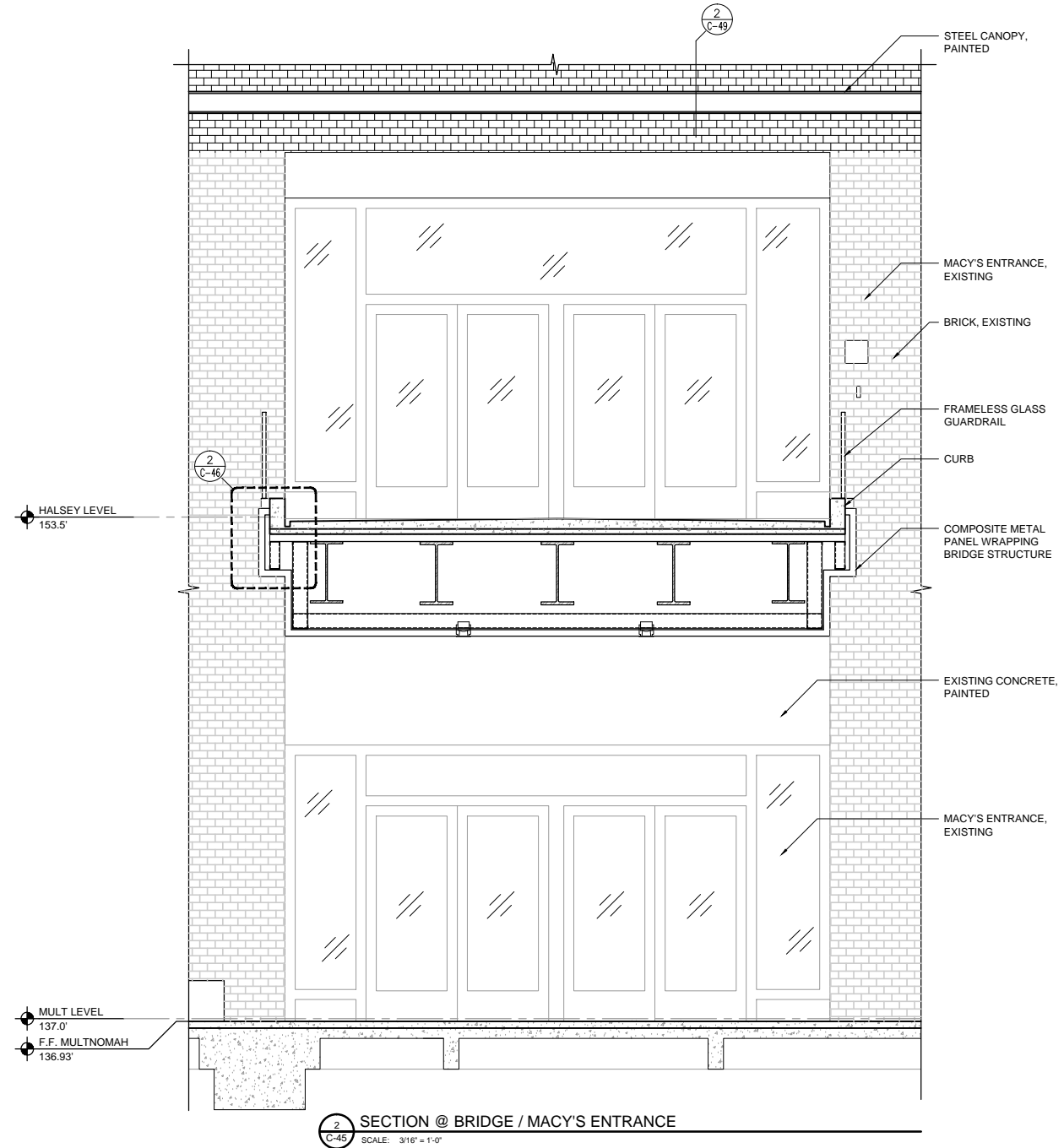
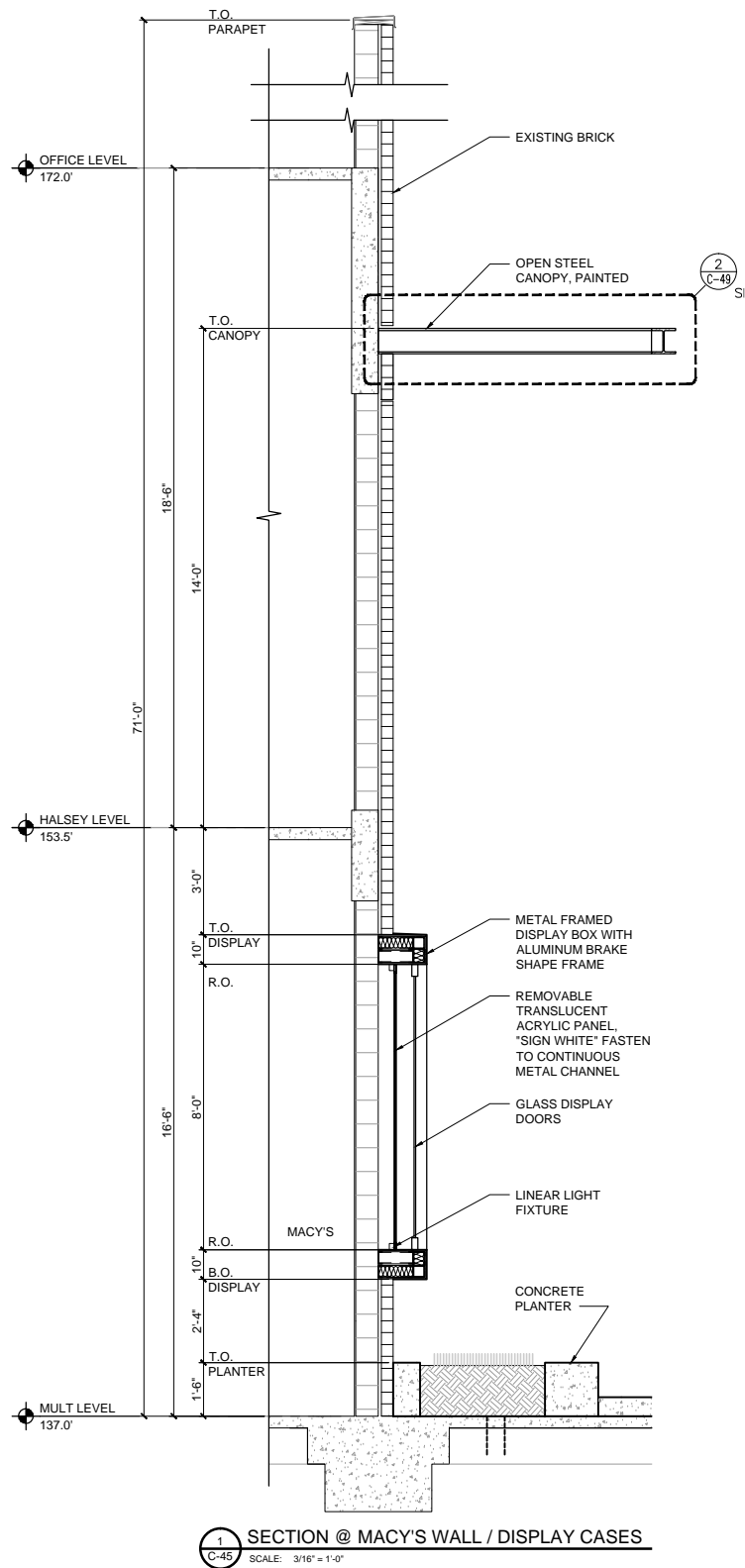


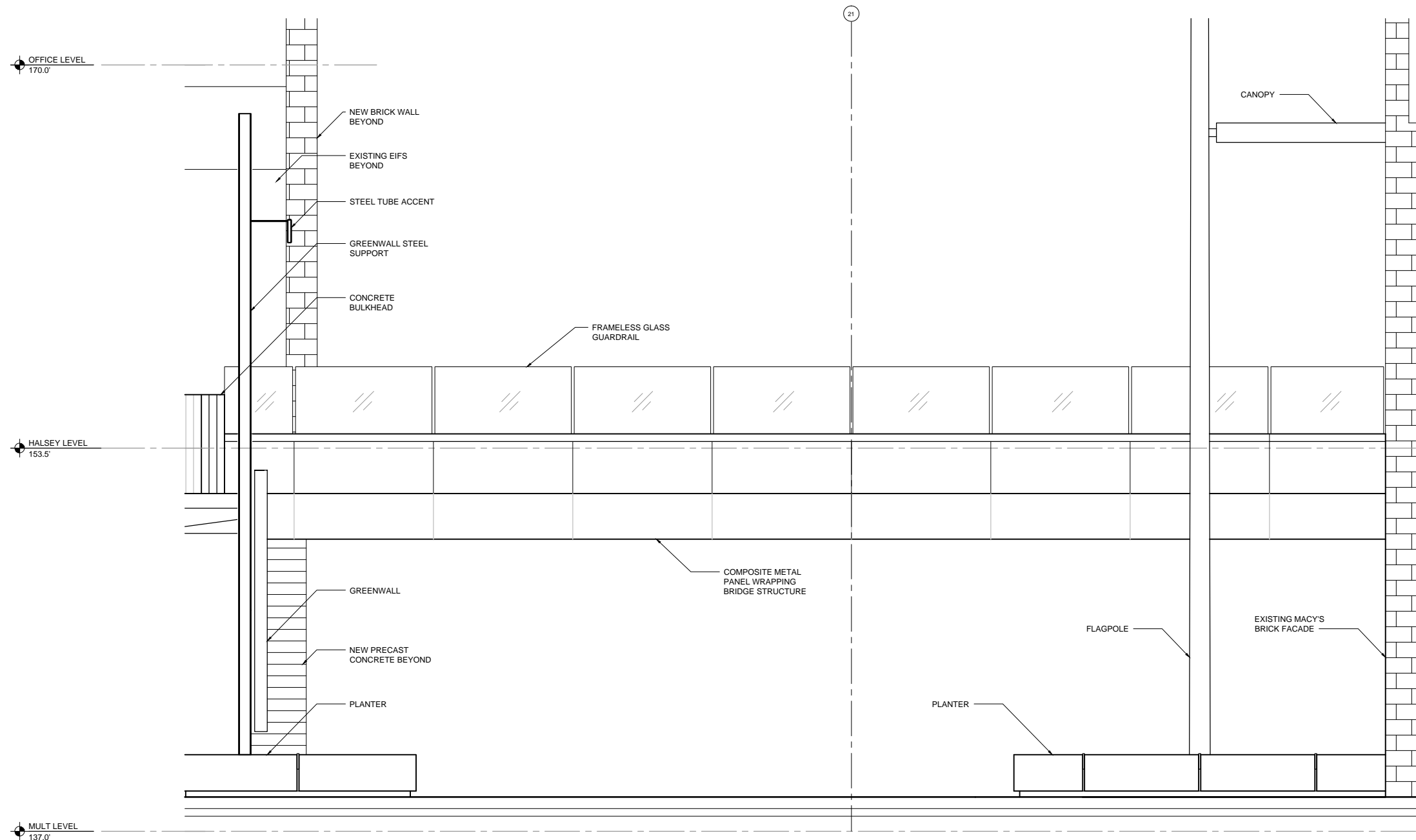




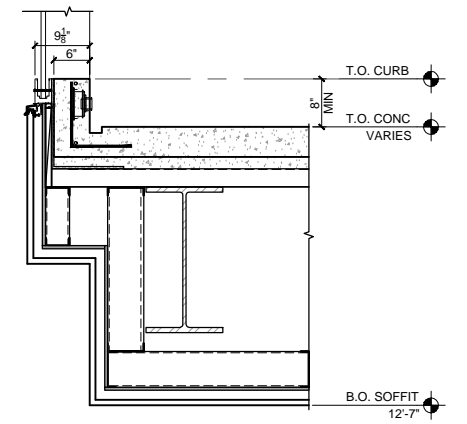




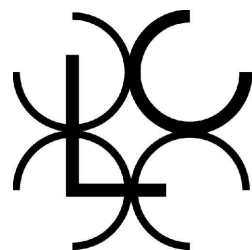


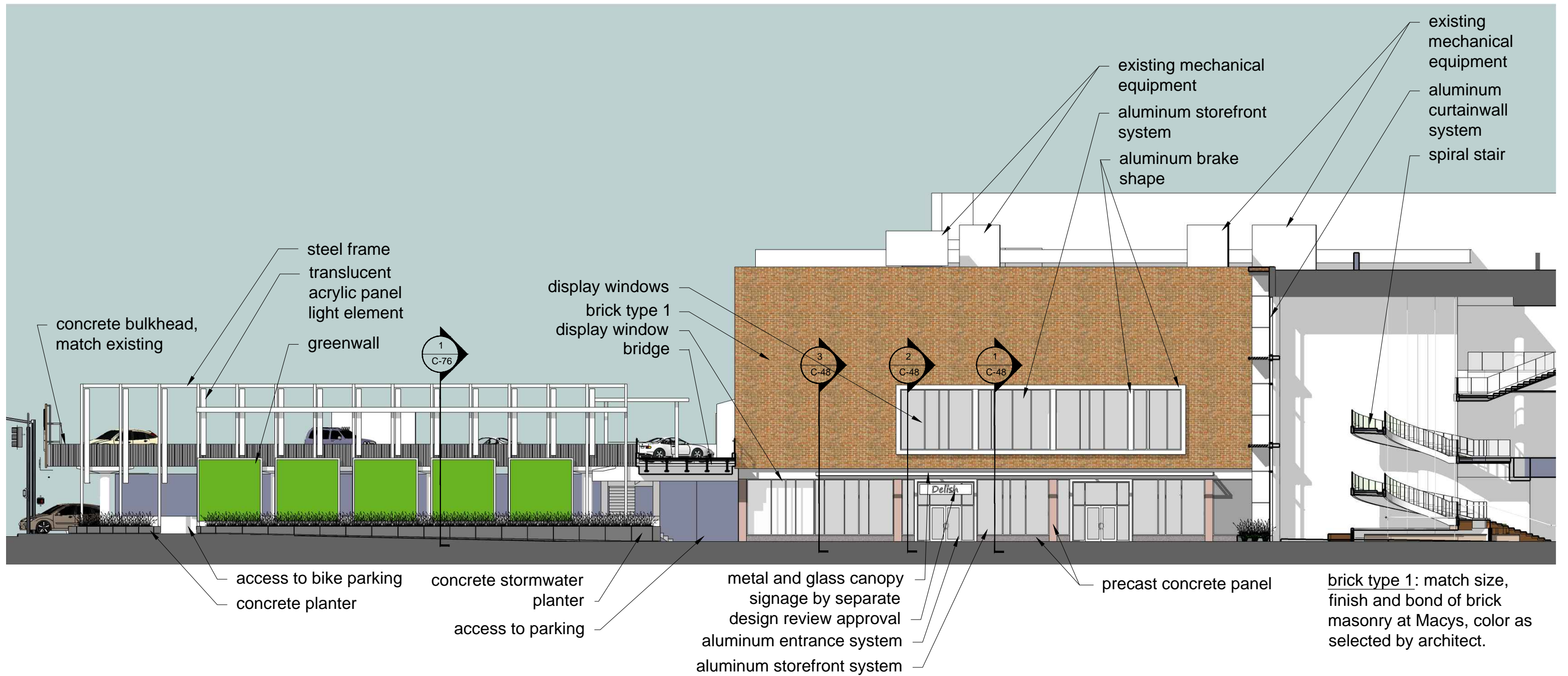


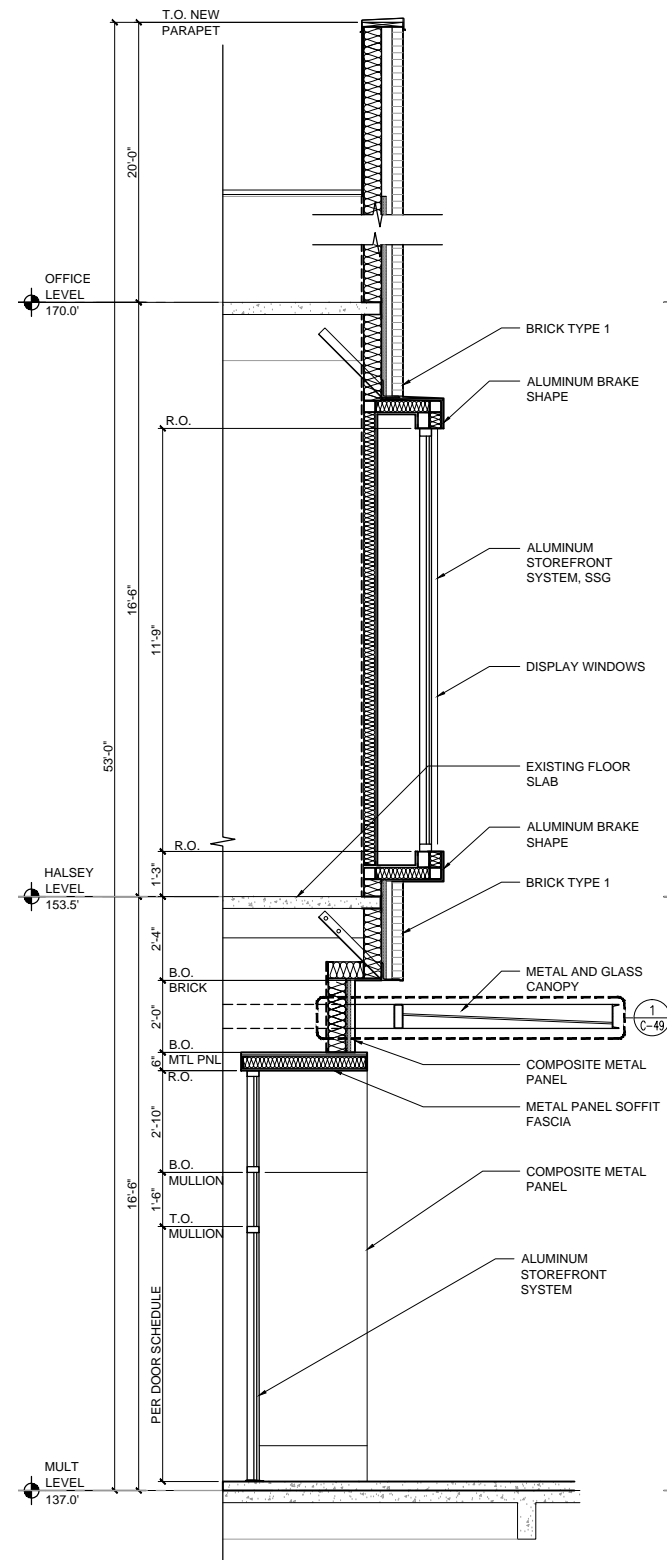
1 MACY'S BRIDGE ELEVATION
SCALE: 3/16" = 1'-0"



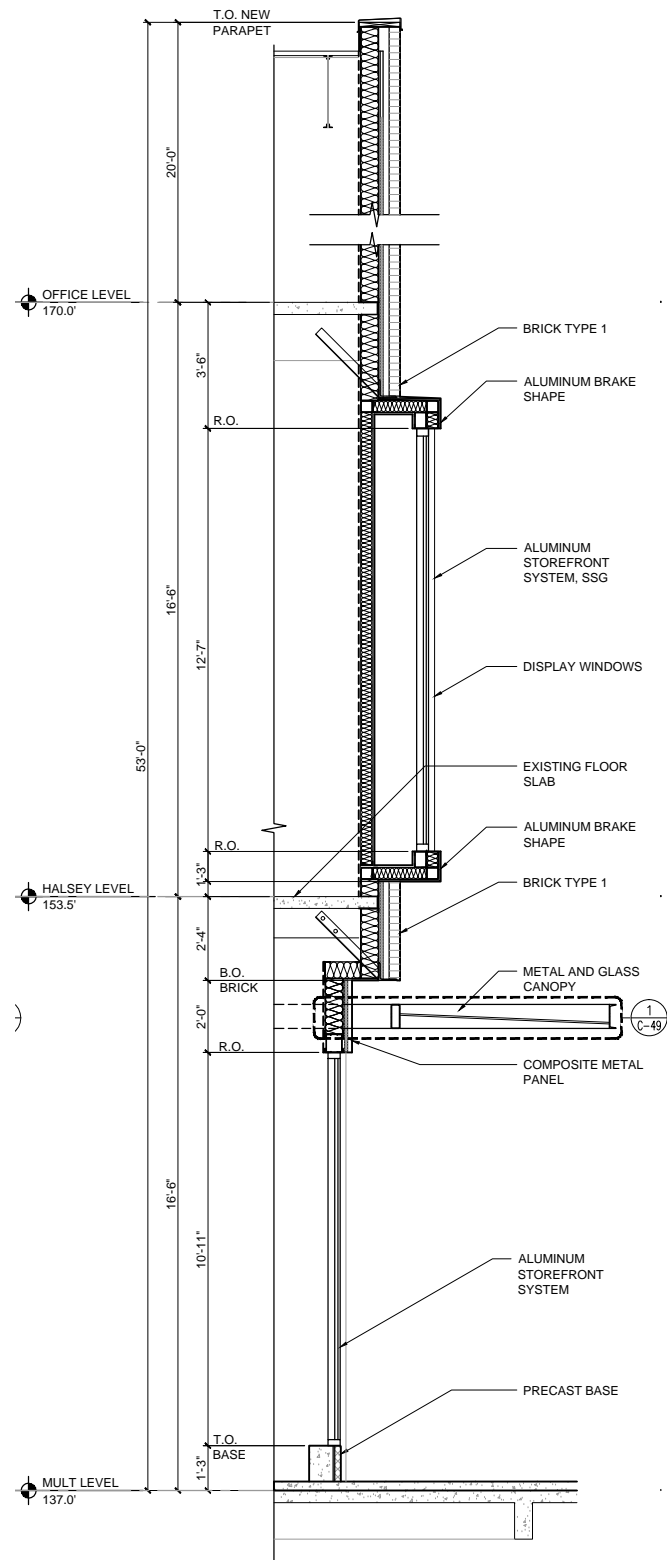
2 BRIDGE CURB DETAIL
SCALE: 3/8" = 1'-0"



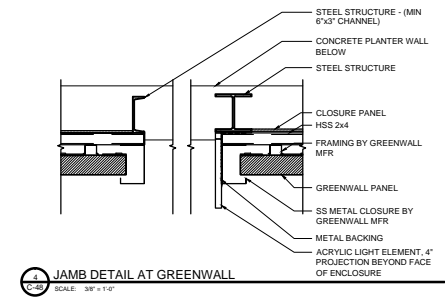




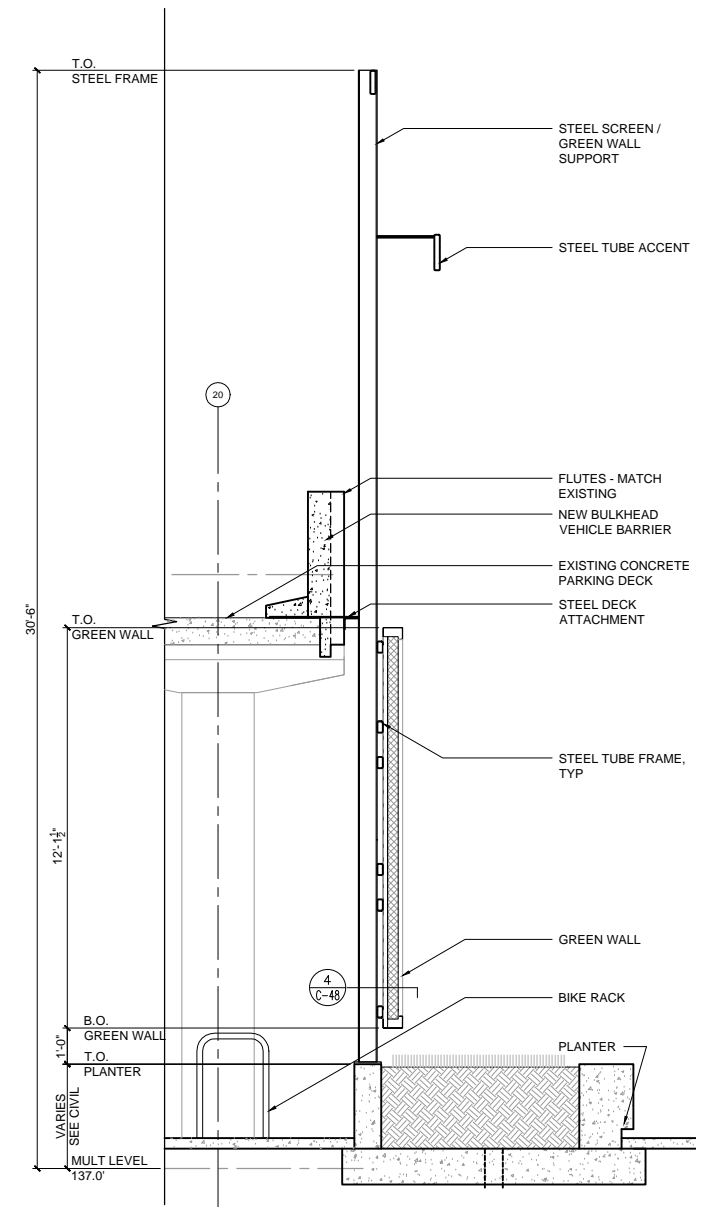
1 WALL SECTION @ WEST PLAZA WALL ENTRY
SCALE: 3/16" = 1'-0"



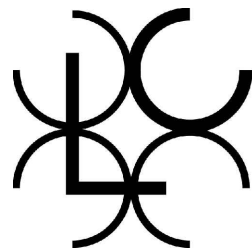
2 WALL SECTION @ WEST PLAZA WALL STOREFRONT
SCALE: 3/16" = 1'-0"

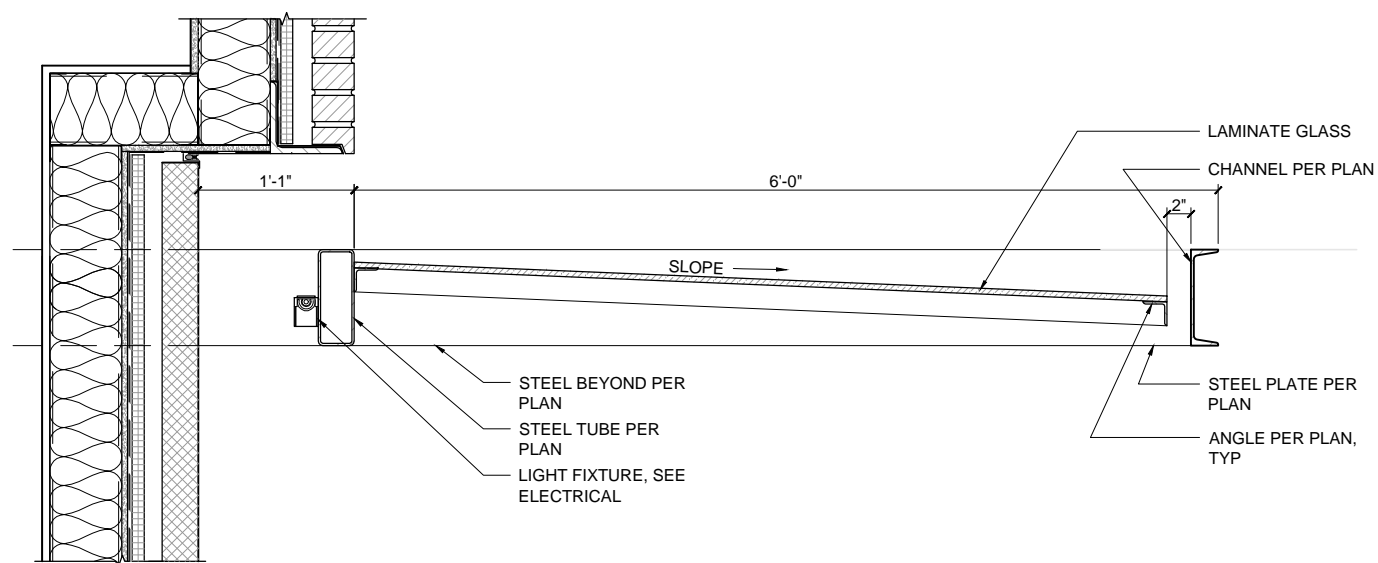


JAMB DETAIL AT GREENWALL
SCALE: 3/8" = 1'-0"

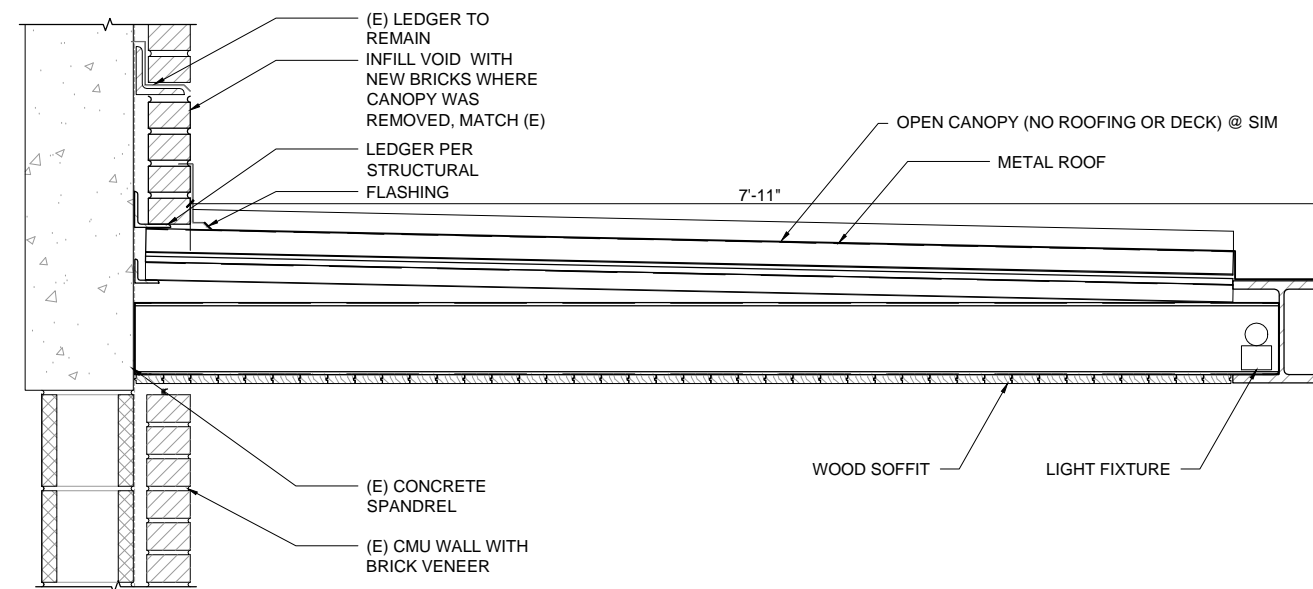


3 WALL SECTION @ GREEN WALL
SCALE: 3/16" = 1'-0"

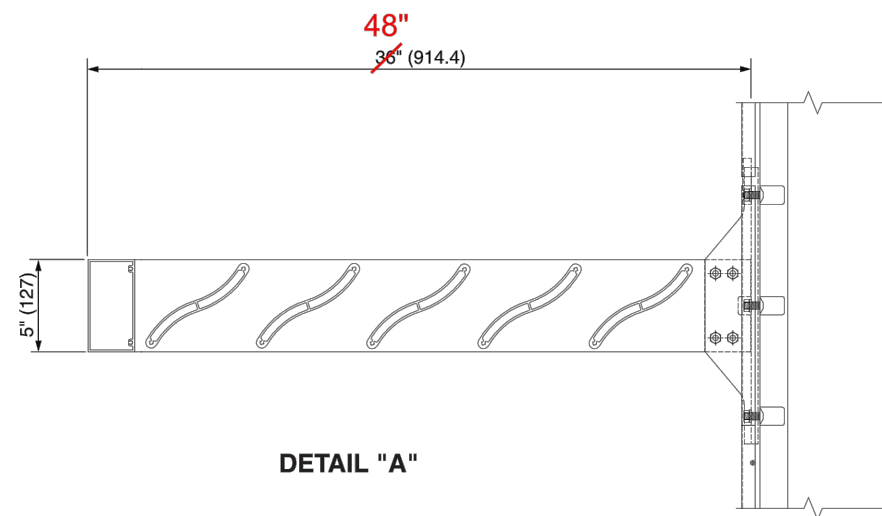




1 GLASS AND STEEL CANOPY SECTION
 C-49 SCALE: 3/4" = 1'-0"



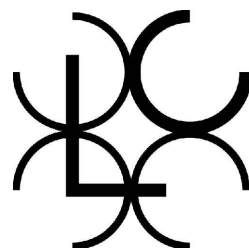
2 STEEL CANOPY SECTION
 C-49 SCALE: 3/4" = 1'-0"

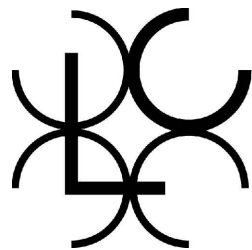
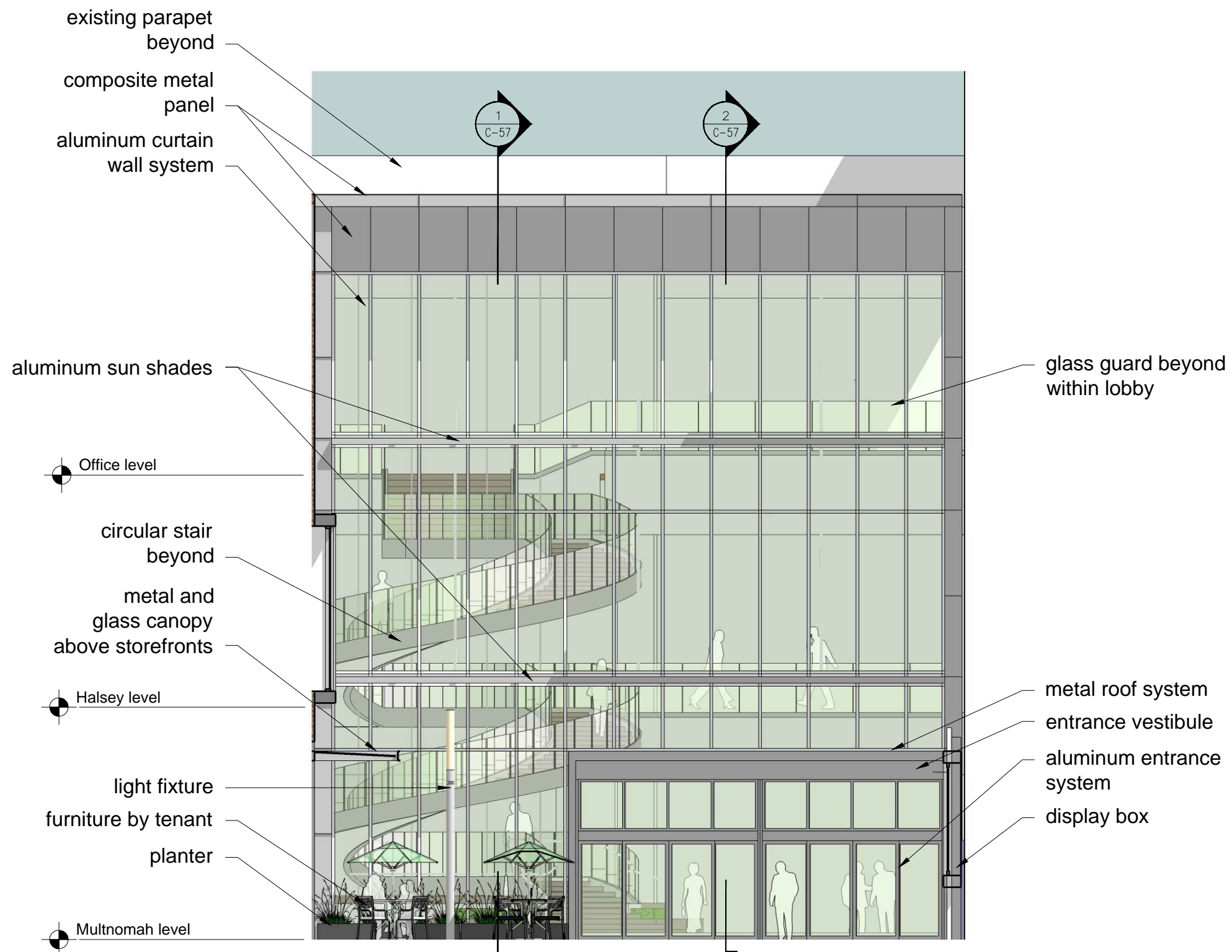


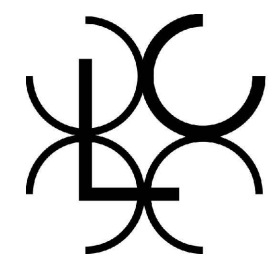
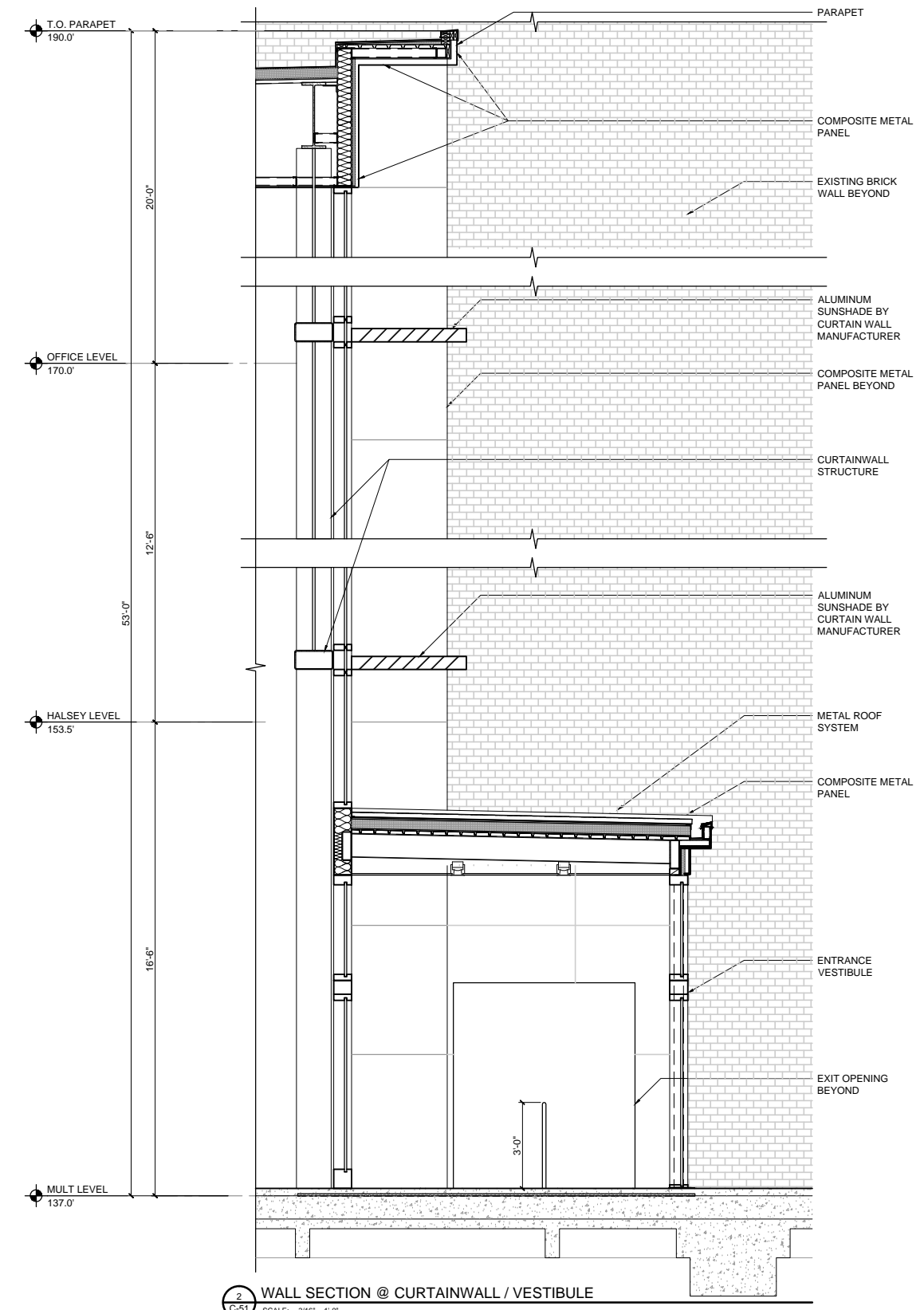
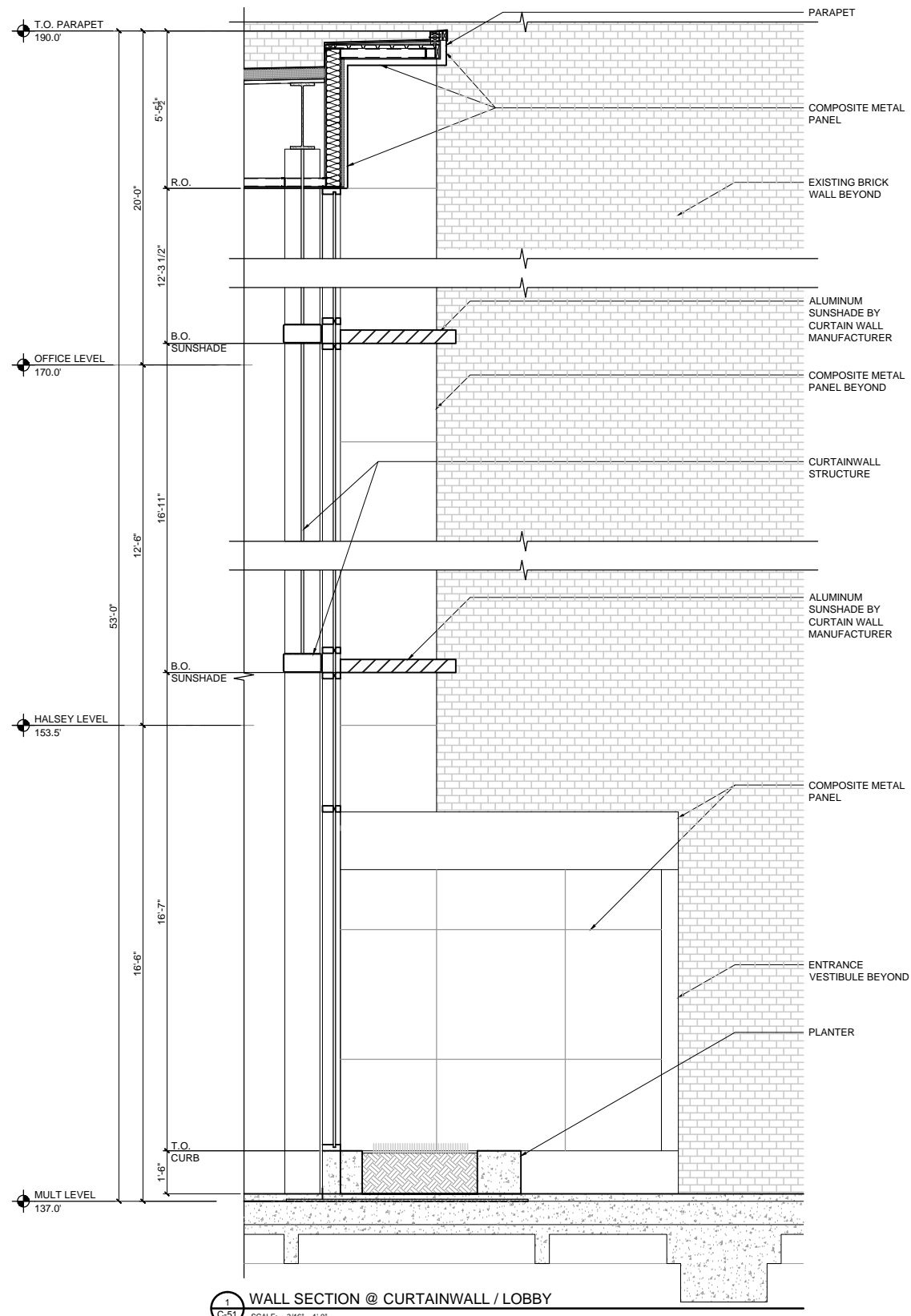
DETAIL "A"

SHOWN WITH 36" SQUARE OUTRIGGER,
 WAVE BLADE, RECTANGULAR FASCIA,
 AND SHALLOW COVER.

SUNSHADE DETAIL
 SCALE: NTS

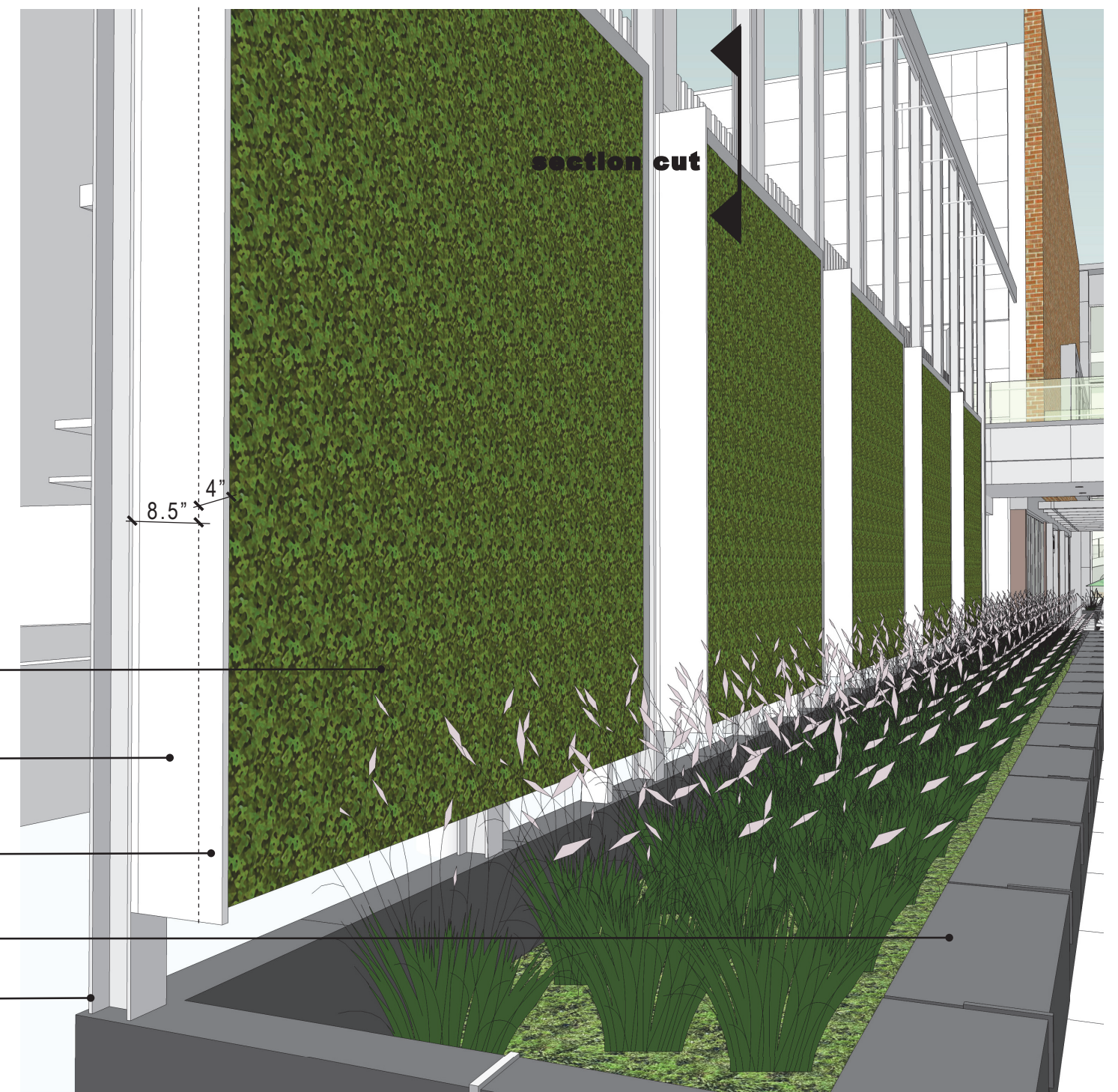
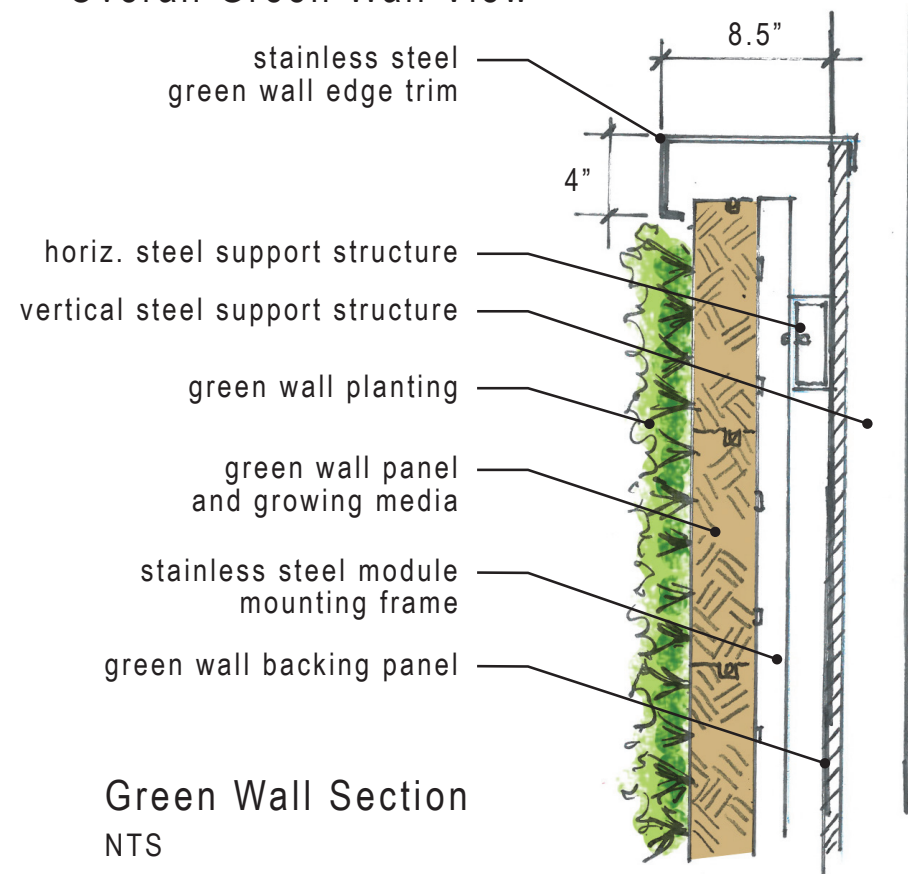






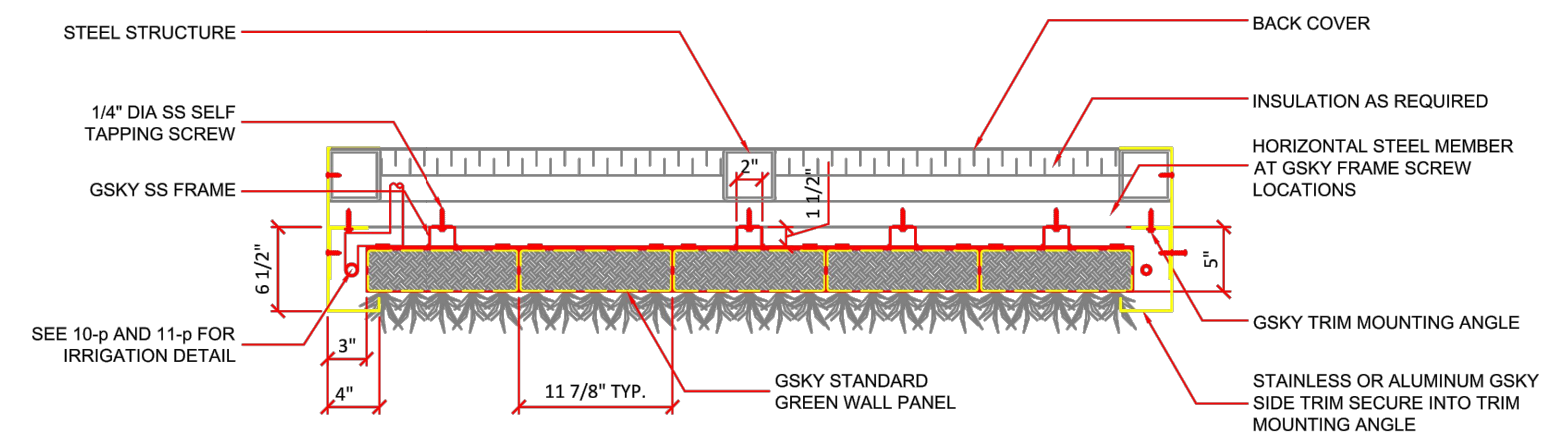
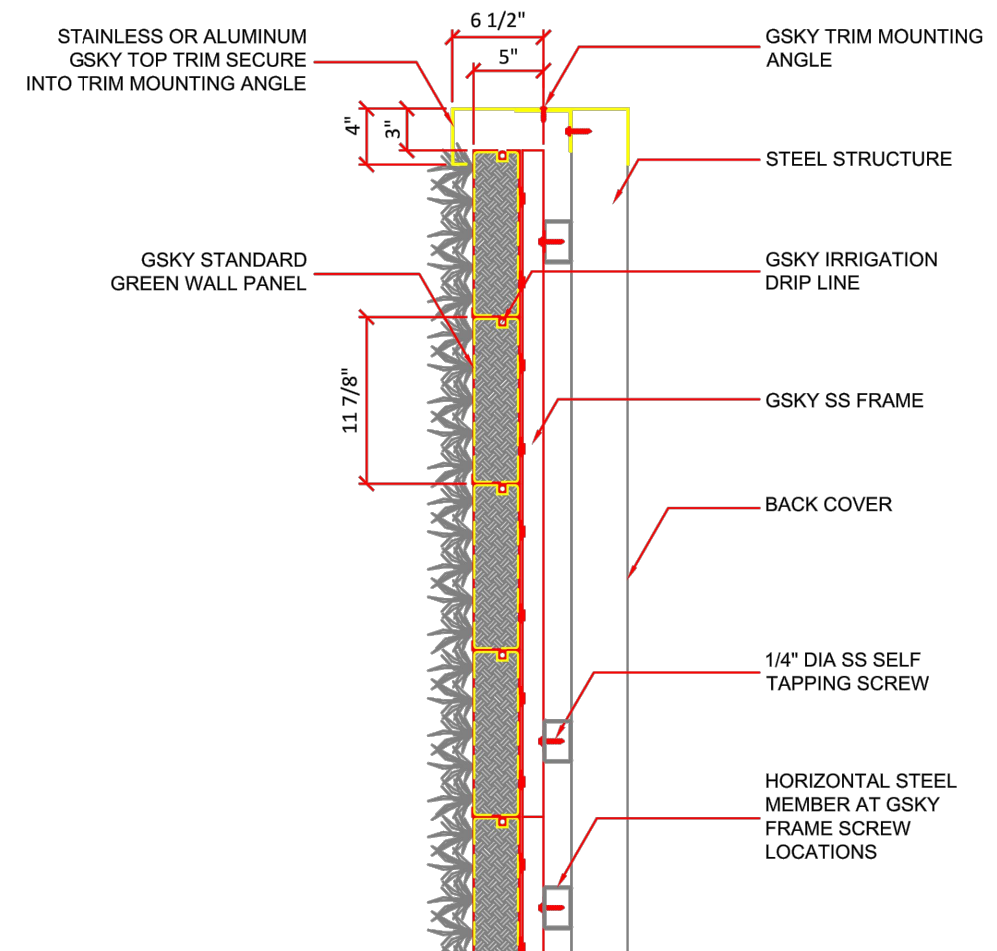


Overall Green Wall View

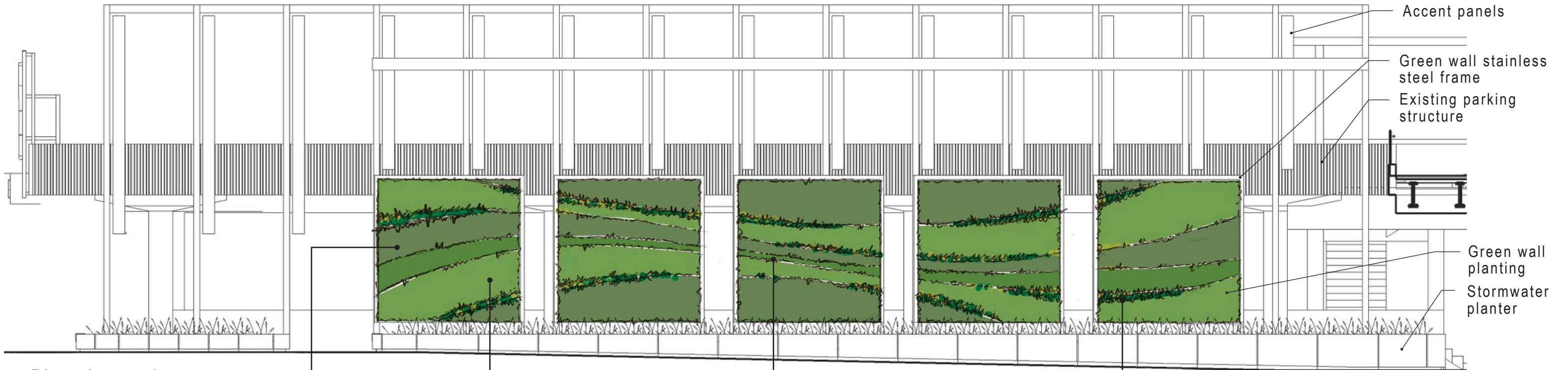


Green Wall View - Edge

Note: The green wall will be constructed using the ProWall modular living wall system by Gsky with a built in automatic irrigation system. Wall details provided with cut sheet information.



Green Wall Elevation



Plant Legend

Plant Grouping 1



Rubus calycinoides
Creeping Raspberry



Mahonia repens
Creeping Mahonia



Polygonatum odoratum
Salamon's Seal

Plant Grouping 2



Gualtheria procumbens
Wintergreen



Cotoneaster dammeri
Cotoneaster



Euonymus japonicus 'microphyllus'
Box Leaf Euonymus



Bergenia cordifolia 'winterglut'
Winterglow Bergenia

Plant Grouping 3



Polystichum munitum
Sword Fern



Vinca minor
Lesser Periwinkle



Ophiopogon japonicas 'nanus'
Dwarf Mondo Grass

Accent Plants



Belchnum spicant
Deer Fern



Heuchera micrantha 'Purple Palace'
Purple Palace Coral Bells



Dryopteris exansa
Wood Fern



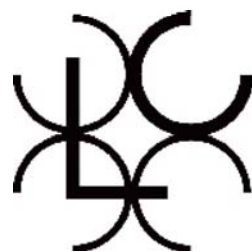
Polypodium glycyrrhiza
Licorice Fern

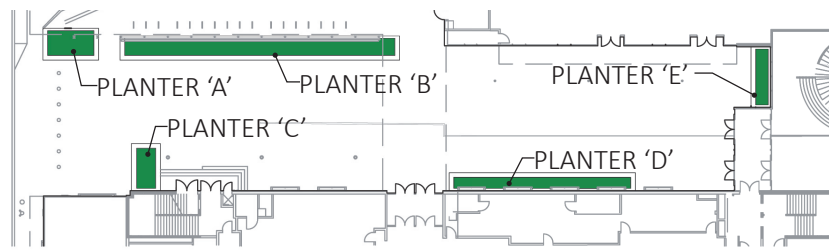


Ajuga reptans 'catlins' giant'
Catlin's Giant Carpet Bugle

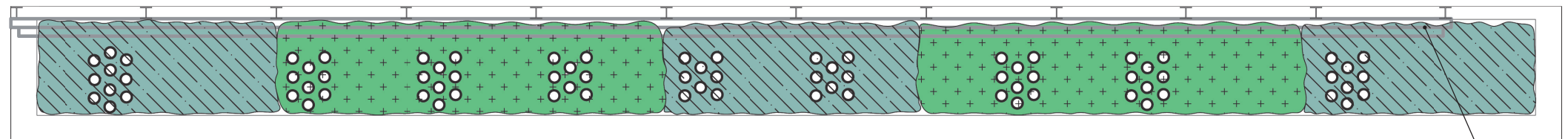


Tellima grandiflora
Finge Cup



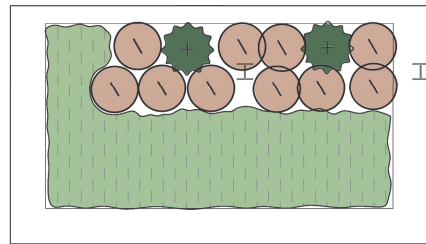


KEY PLAN

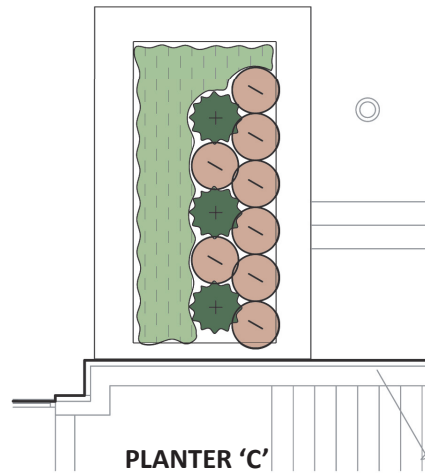


STORMWATER PLANTER
PLANTER 'B'

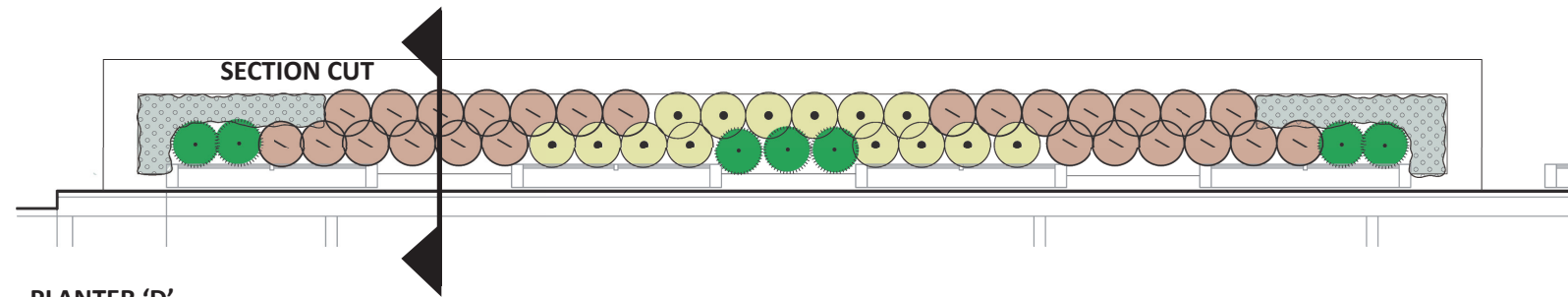
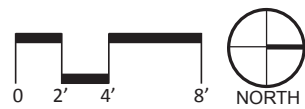
GREEN WALL



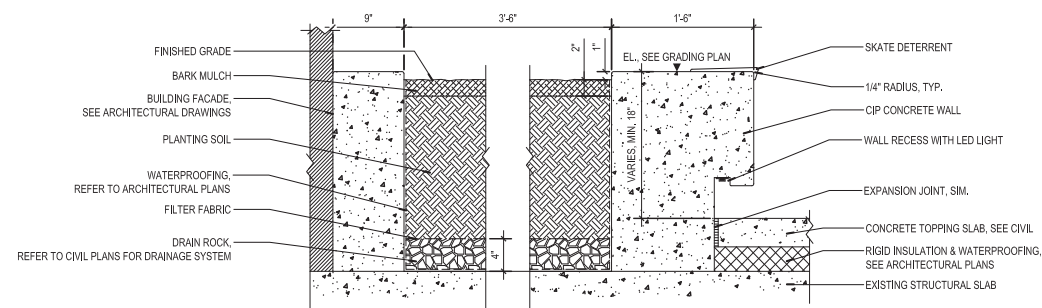
PLANTER 'A'



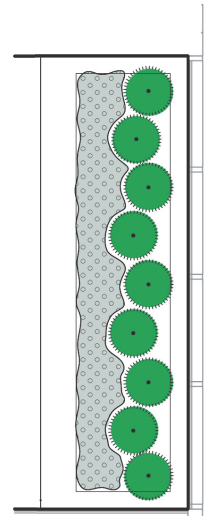
PLANTER 'C'



PLANTER 'D'

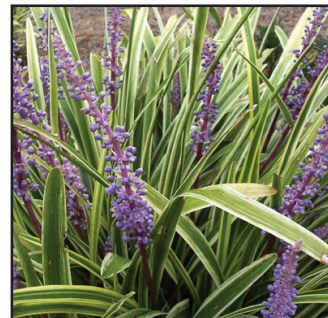


PLANTER SECTION



PLANTER 'E'

Carex densa
dense sedge
1 gal. cont., 12" o.c.



Liriope muscari variegata
lily turf
1 gal. cont., 15" o.c. spacing



Polystichum polyblepharum
tassel fern
3 gal. cont.



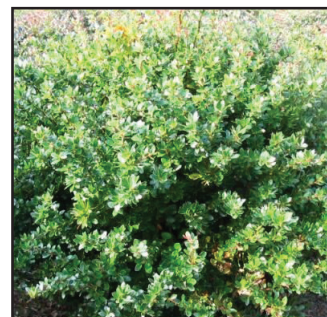
Nandina domestica 'jaytee'
harbor belle heavenly bamboo
3 gal. cont.



Juncus effusus 'quartz creek'
soft rush
1 gal. cont., 12" o.c.



Ophiopogon japonicus 'nanus'
dwarf mondo grass
1 gal. cont., 12" o.c. spacing



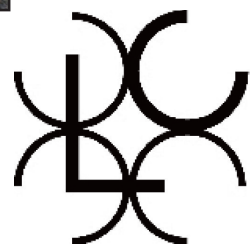
Berberis buxifolia 'nana'
dwarf magellan barberry
3 gal. cont.

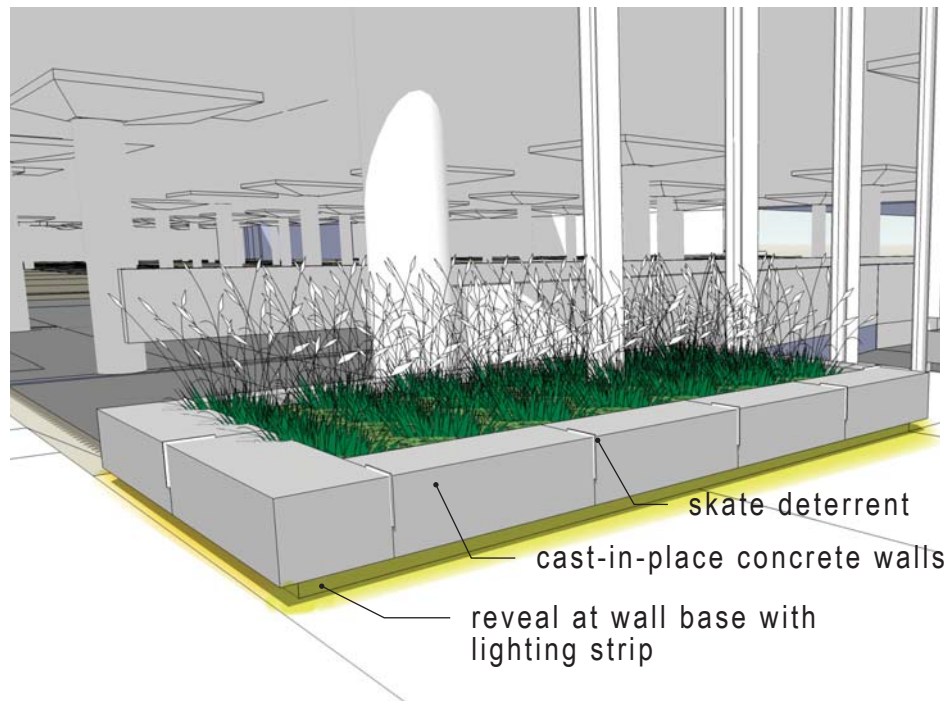


Ilex crenata 'sky pencil'
sky pencil japanese holly
5 gal. cont.



Allium 'mount everest'
flowering onion
bulbs





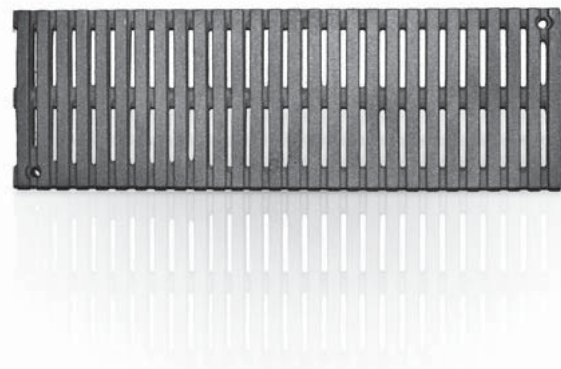
planter walls

Cast-in-place concrete with acid etch architectural finish



enhanced concrete paving

poured-in-place concrete paving with integral color and decorative aggregate with acid etch or light sandblast finish application.



trench grate

Iron Age Designs - Regular Joe
5" width - cast aluminum



bike rack

Huntco - HP Bike Rack
stainless steel, surface mount



ornamental pole light

Bega



skate deterrent

SkateStoppers
white brass metal fin integrated with wall

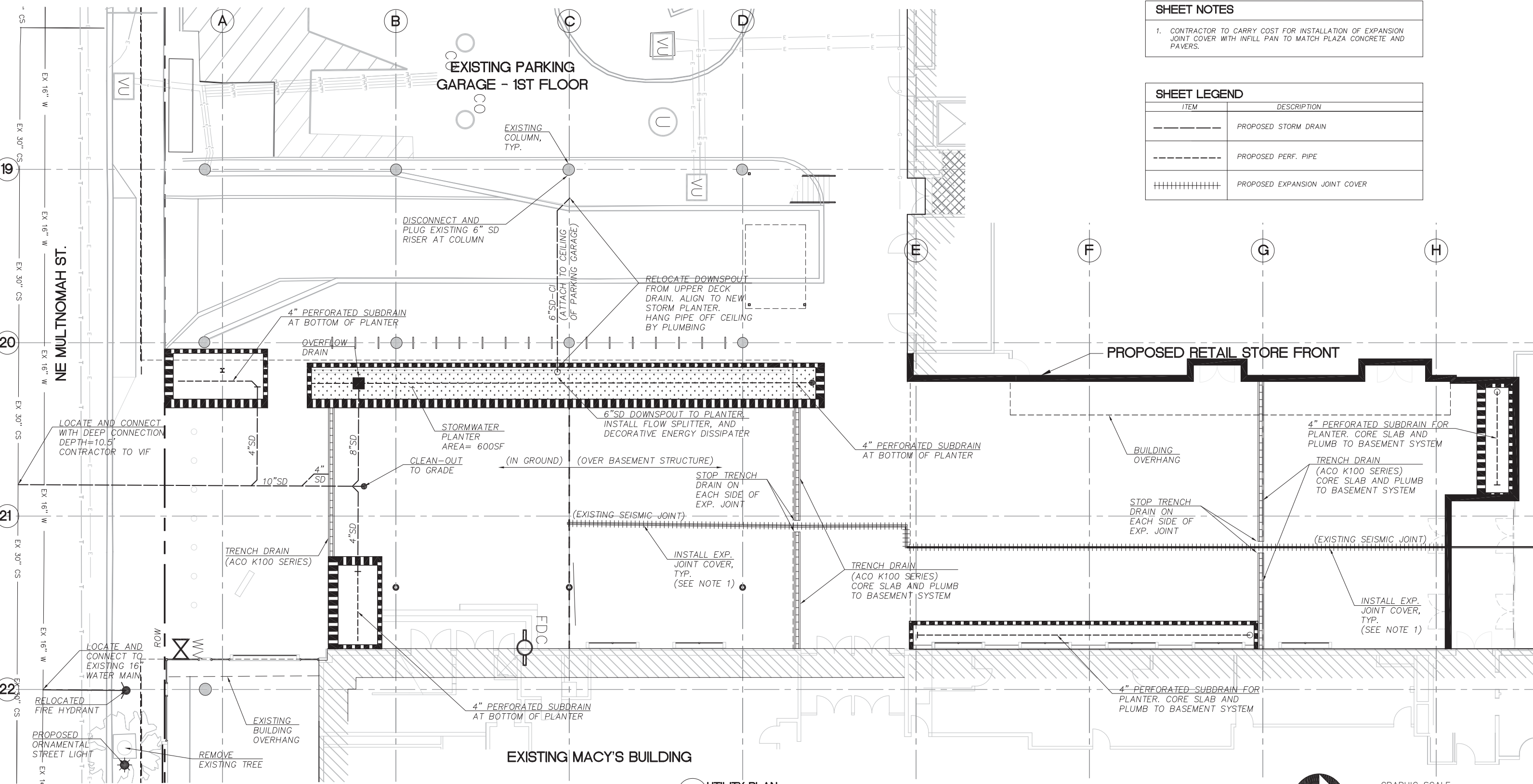


bollard

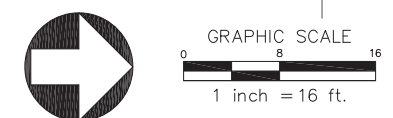
Landscapeforms
stainless steel - 8" dia. 36" ht.
embed mount (background)

SHEET NOTES	
1.	CONTRACTOR TO CARRY COST FOR INSTALLATION OF EXPANSION JOINT COVER WITH INFILL PAN TO MATCH PLAZA CONCRETE AND PAVERS.

SHEET LEGEND	
ITEM	DESCRIPTION
---	PROPOSED STORM DRAIN
----	PROPOSED PERF. PIPE
	PROPOSED EXPANSION JOINT COVER



1 UTILITY PLAN
SCALE: 1"=10'



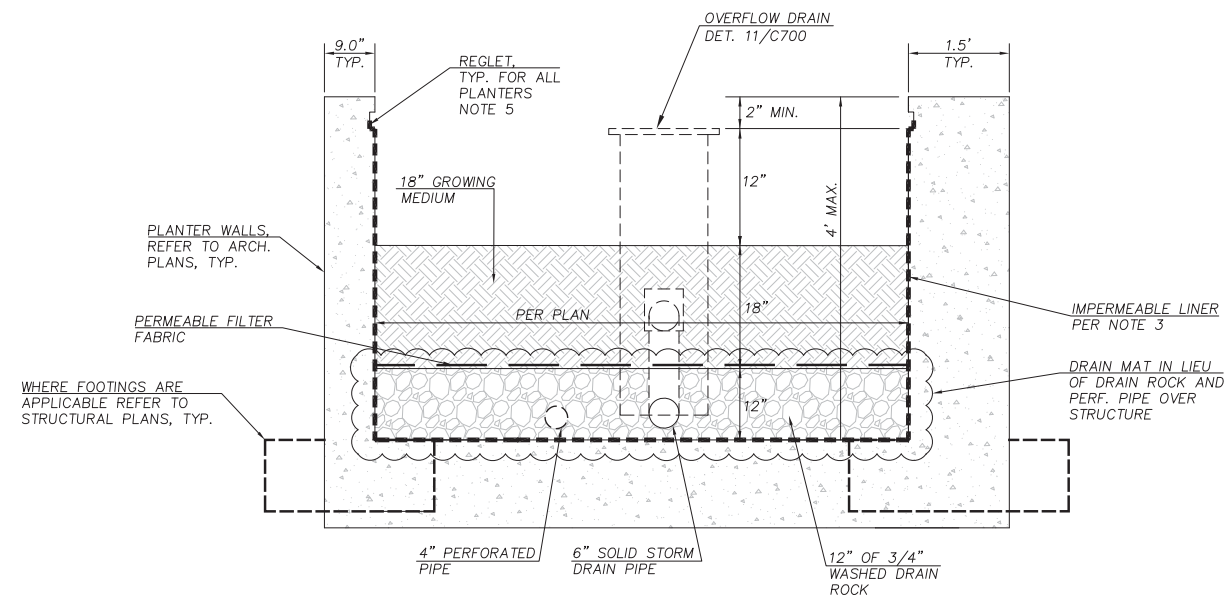
holladay park entrance
design review
utility plan
december 02, 2014

LU-14-215153D2M



PLANNING & ENGINEERING
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104 West 9th Street
Suite 207
Vancouver, WA 98660
www.mghassociates.com
PEOPLE MAKING PLACESSM
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P: 503.417.8639 (OR)
F: 360.750.0433

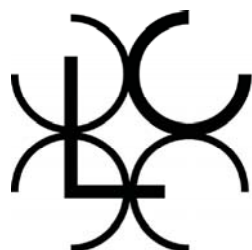
waterleaf
architecture, interiors & planning

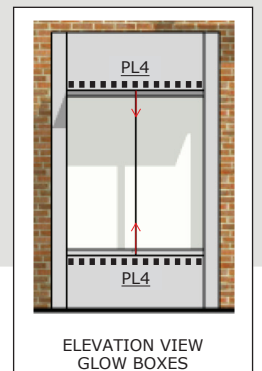
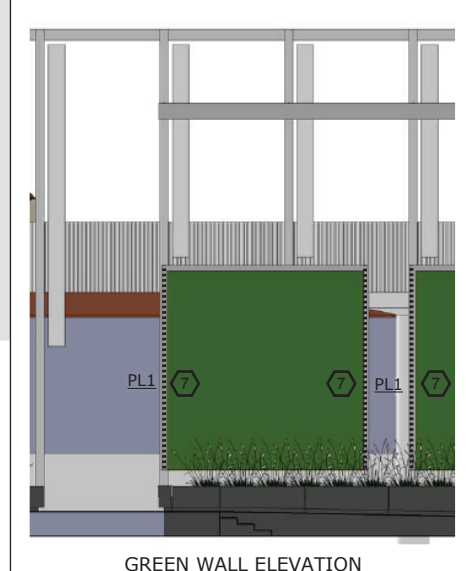
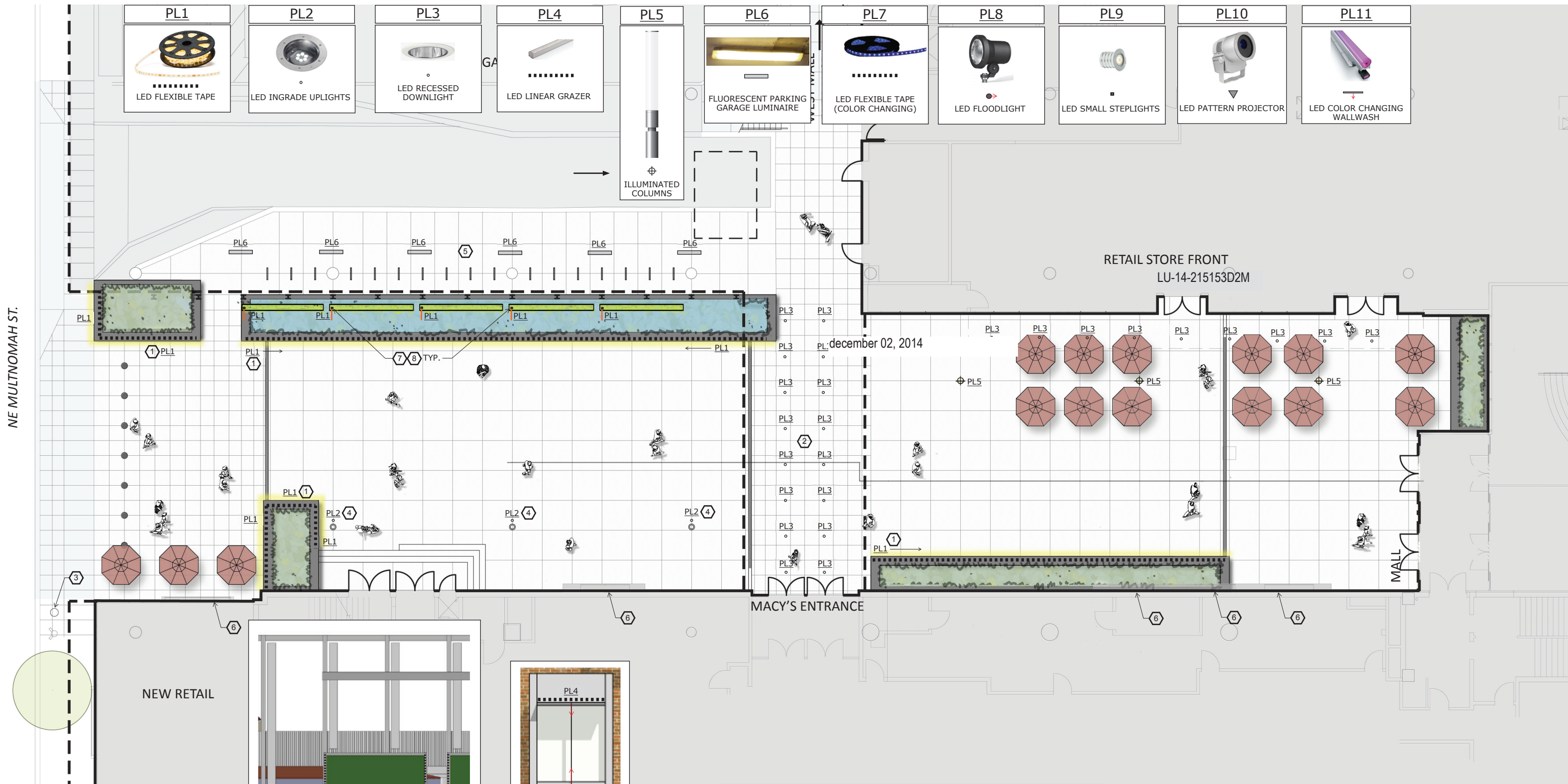


NOTES:

1. PLANTING PER 2014 STORMWATER MANAGEMENT MANUAL.
2. GROWING MEDIUM PER CITY SPECIFICATIONS
3. IMPERMEABLE LINER SHALL BE 60 MIL MINIMUM. ATTACH LINER TO CONCRETE. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF OVERFLOW DRAIN. EQUIVALENT 60 MIL SPRAY IN LINERS MAY BE USED WHEN THE PLANTER IS MONOLITHICALLY POURED.
4. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM OVERFLOW DRAIN.
5. CONTRACTOR SHALL PROVIDED PRODUCT SUBMITTAL FOR PROPOSED REGLET PRIOR TO START OF CONCRETE WORK FOR APPROVAL. REGLET SHALL BE STAINLESS STEEL, WITH CAST IN REVEL IN CONCRETE. REGLET NOT REQUIRED FOR SPRAY IN MONOLITHIC APPLICATIONS.

1 TYPICAL STORMWATER FLOW THROUGH PLANTER
NTS





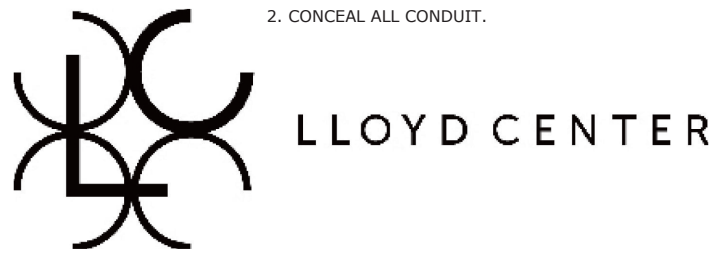
GENERAL NOTES:

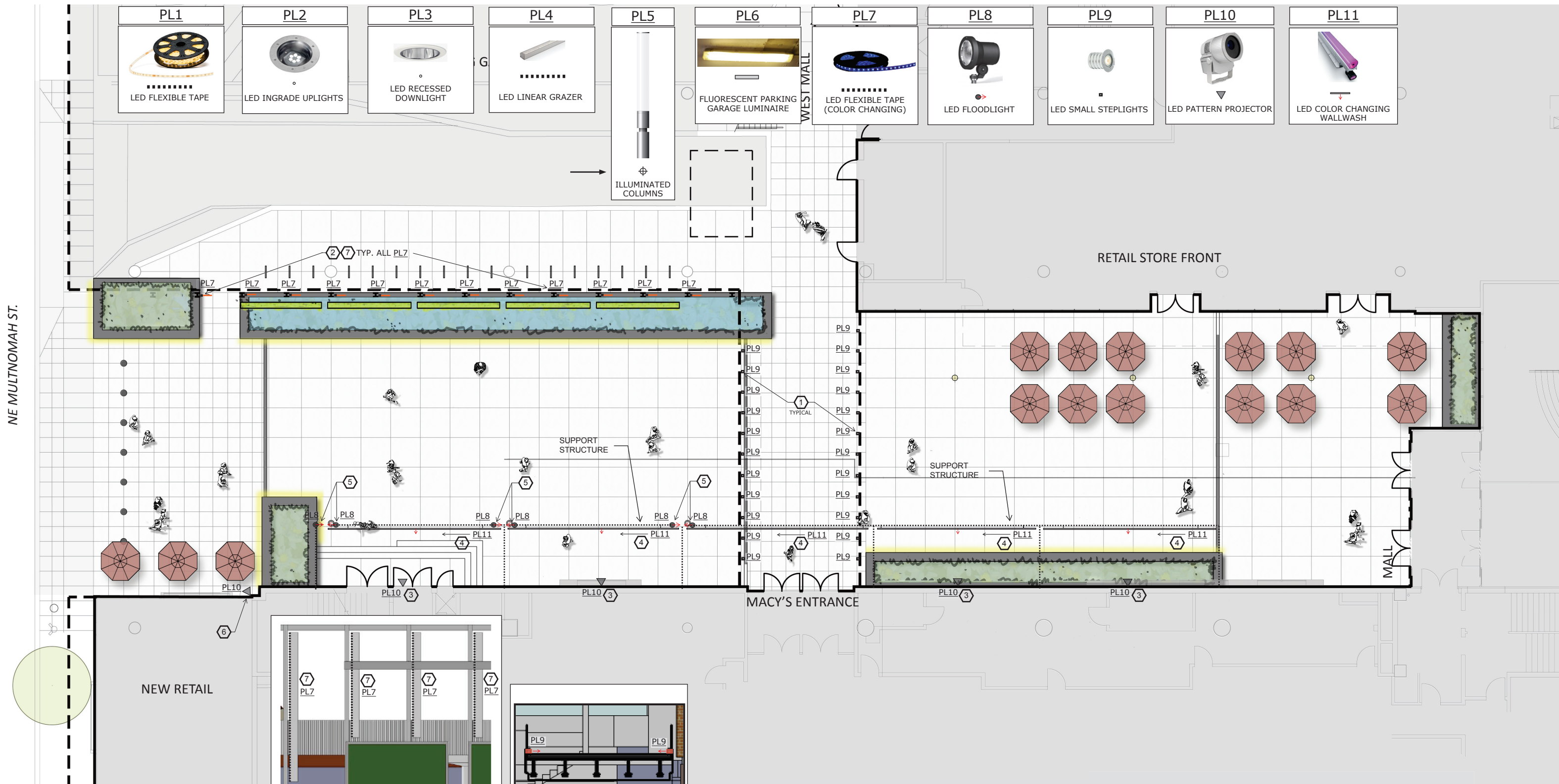
1. PROVIDE THE FOLLOWING CONTROL SYSTEM:
 - 12 ZONE DIMMING CONTROL
 - DMX CONTROLABILITY FOR ALL COLOR CHANGING FIXTURES
 - SEQUENCER AND POWER SUPPLIES FOR ALL COLOR CHANGING SYSTEMS
 - REMOTE LCD TOUCH SCREEN CONTROL LOCATED IN THE FACILITIES OFFICE
 - ASTRONOMIC TIME CLOCK CONTROL TO TURN LIGHTS OFF
 - AUTOMATED TIME CLOCK CONTROLLED PRESETS FOR DIFFERENT SCENES
 - INTEGRATION WITH REMOTE POWER AND DMX FOR TRAVELING SHOWS AND EVENTS
2. CONCEAL ALL CONDUIT.

SHEET NOTES:

- ① FLEXIBLE LED TAPE IS MOUNTED UNDER BENCH, REFER TO ARCHITECTURAL DETAILS.
- ② DOWNLIGHTS IN THIS AREA ARE MOUNTED TO UNDERSIDE OF BRIDGE.
- ③ EXISTING STREET LIGHT TO BE RELOCATED.
- ④ INGRADE UPLIGHTS TO ILLUMINATE FLAG POLES.
- ⑤ LUMINAIRES WITHIN GARAGE TO MATCH EXISTING LUMINAIRES IN GARAGE.
- ⑥ REFER TO ELEVATION VIEW FOR GLOW BOXES, TYPICAL FOR ALL GLOW BOXES.
- ⑦ CONTINUOUS LED TAPE MOUNTS VERTICAL, TO EDGE LIGHT TRANSLUCENT ACRYLIC.
- ⑧ REFER TO ELEVATION OF GREEN WALL FOR MOUNTING OF PL1 LUMINAIRES.

holladay park entrance/interior concourse LU-14-215153D2M
 design review
 plaza entry at multnomah level
 december 02, 2014





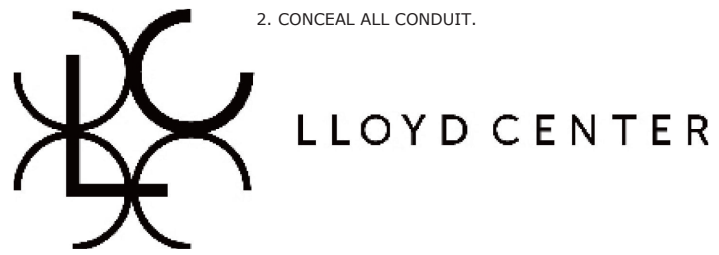
GENERAL NOTES:

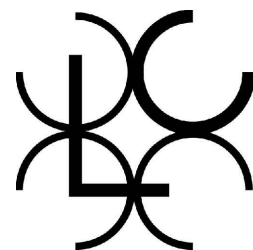
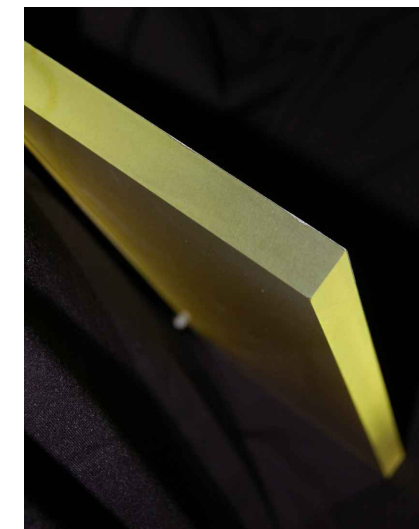
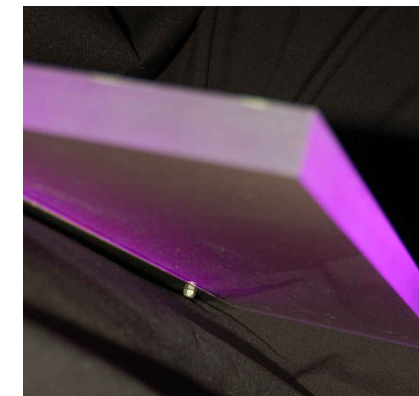
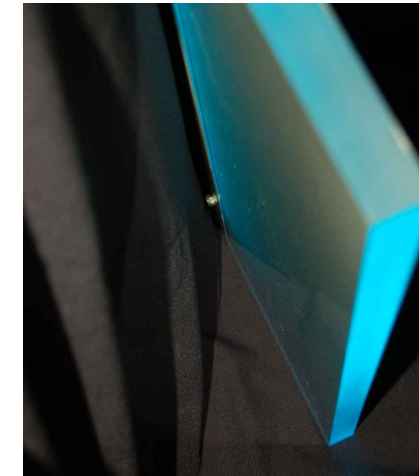
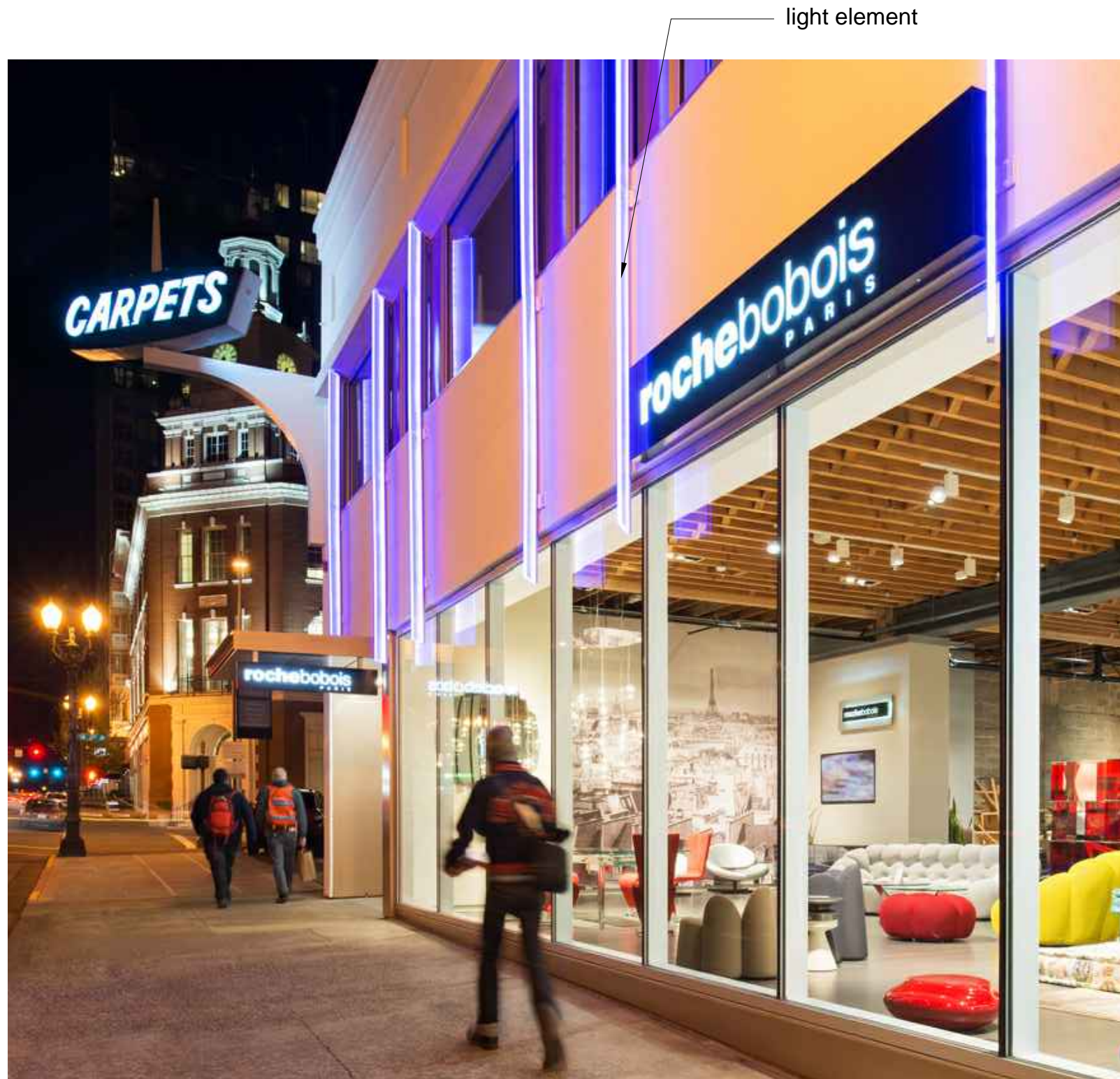
1. PROVIDE THE FOLLOWING CONTROL SYSTEM:
 - 12 ZONE DIMMING CONTROL
 - DMX CONTROLABILITY FOR ALL COLOR CHANGING FIXTURES
 - SEQUENCER AND POWER SUPPLIES FOR ALL COLOR CHANGING SYSTEMS
 - REMOTE LCD TOUCH SCREEN CONTROL LOCATED IN THE FACILITIES OFFICE
 - ASTRONOMIC TIME CLOCK CONTROL TO TURN LIGHTS OFF
 - AUTOMATED TIME CLOCK CONTROLLED PRESETS FOR DIFFERENT SCENES
 - INTEGRATION WITH REMOTE POWER AND DMX FOR TRAVELING SHOWS AND EVENTS
2. CONCEAL ALL CONDUIT.

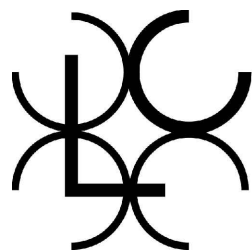
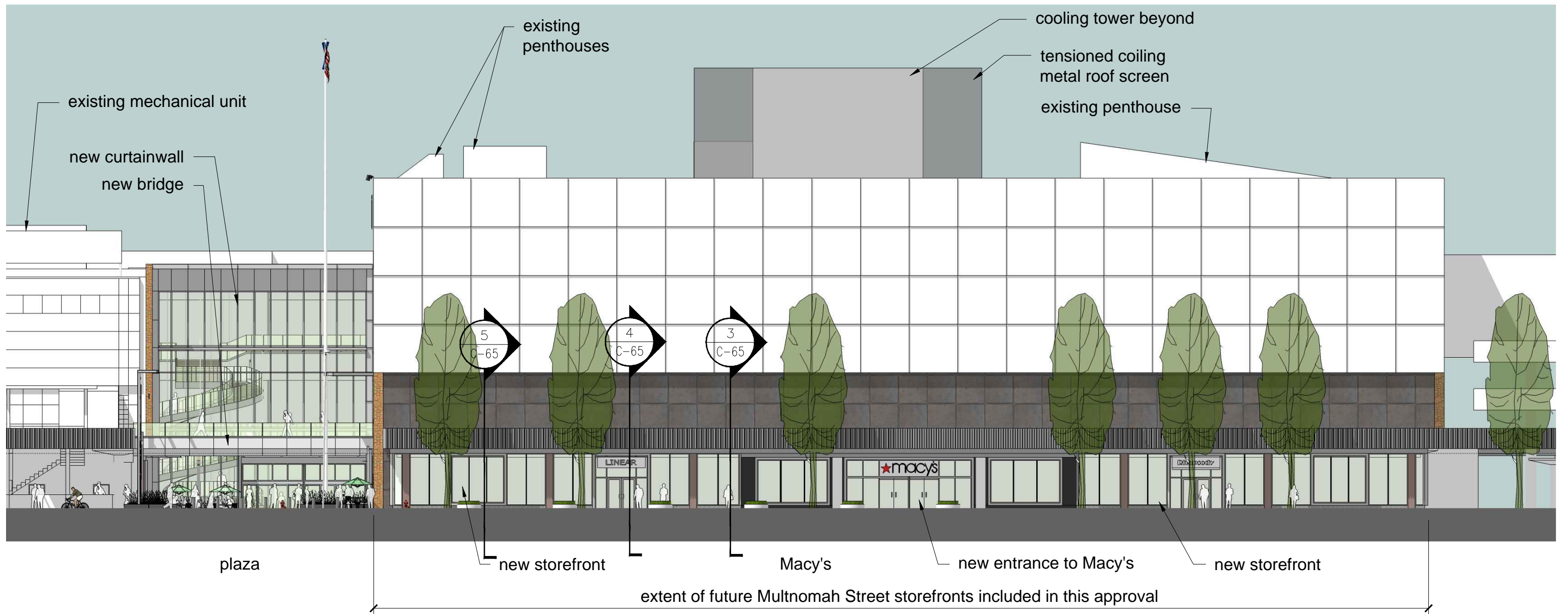
SHEET NOTES:

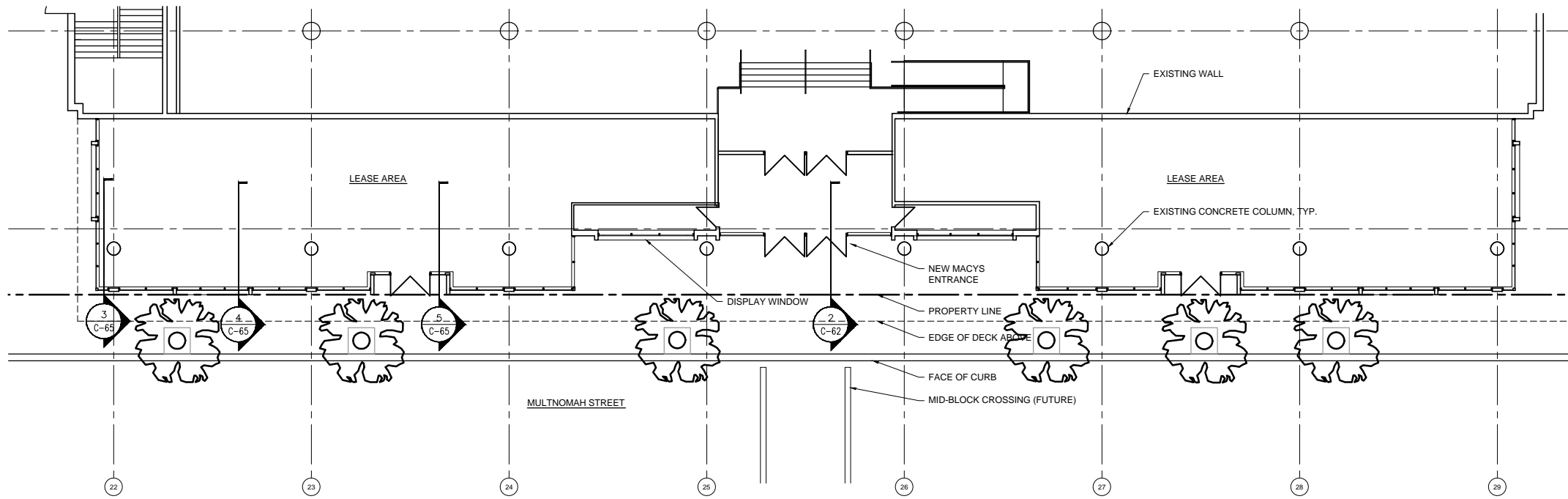
- 1 REFER TO BRIDGE SECTION. LOCATE STEPLIGHTS IN CONCRETE CURB.
- 2 REFER TO ELEVATION OF GREEN WALL FOR MOUNTING OF PL7 LUMINAIRES.
- 3 MOUNT PATTERN PROJECTOR ON MACYS ROOF PARAPET, AIMED AT PLAZA.
- 4 MOUNT LINEAR COLOR CHANGING LED ON SUPPORT STRUCTURE AIM AT BACK WALL.
- 5 LUMINAIRES ARE MOUNTED TO SUPPORT STRUCTURE, AIM AT FLAGS.
- 6 MOUNT PATTERN PROJECTOR ON ROOF, AIMED AT PLAZA.
- 7 CONTINUOUS (RGB) LED TAPE MOUNTS VERTICAL, TO EDGE LIGHT TRANSLUCENT ACRYLIC.

holladay park entrance/interior concourse LU-14-215153D2M
 design review
 plaza entry at halsey level
 december 02, 2014

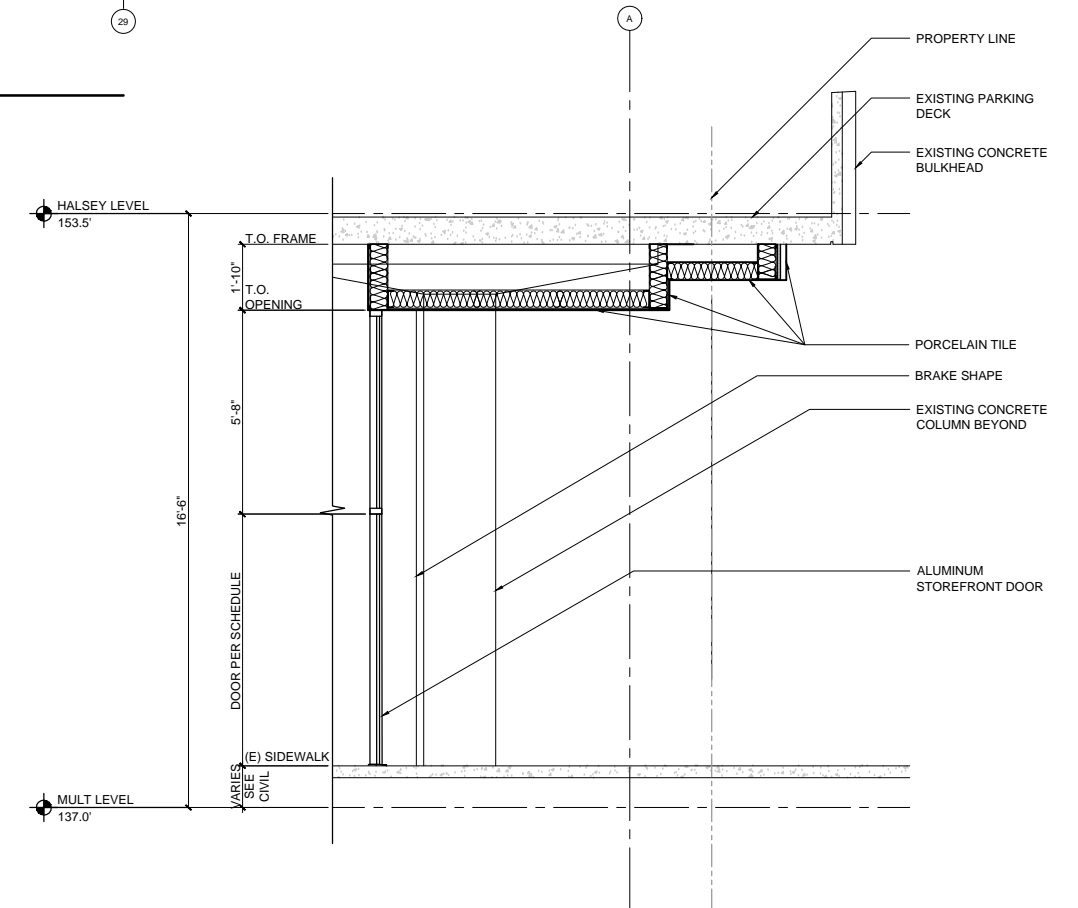




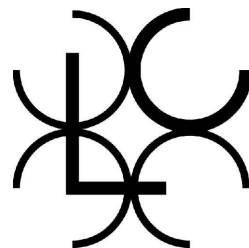


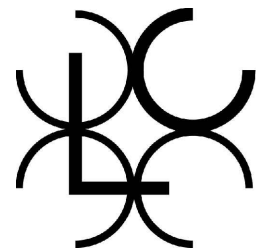


1 MACY'S MULTNOMAH ENTRANCE PLAN
 C-62 SCALE: 3/16" = 1'-0"

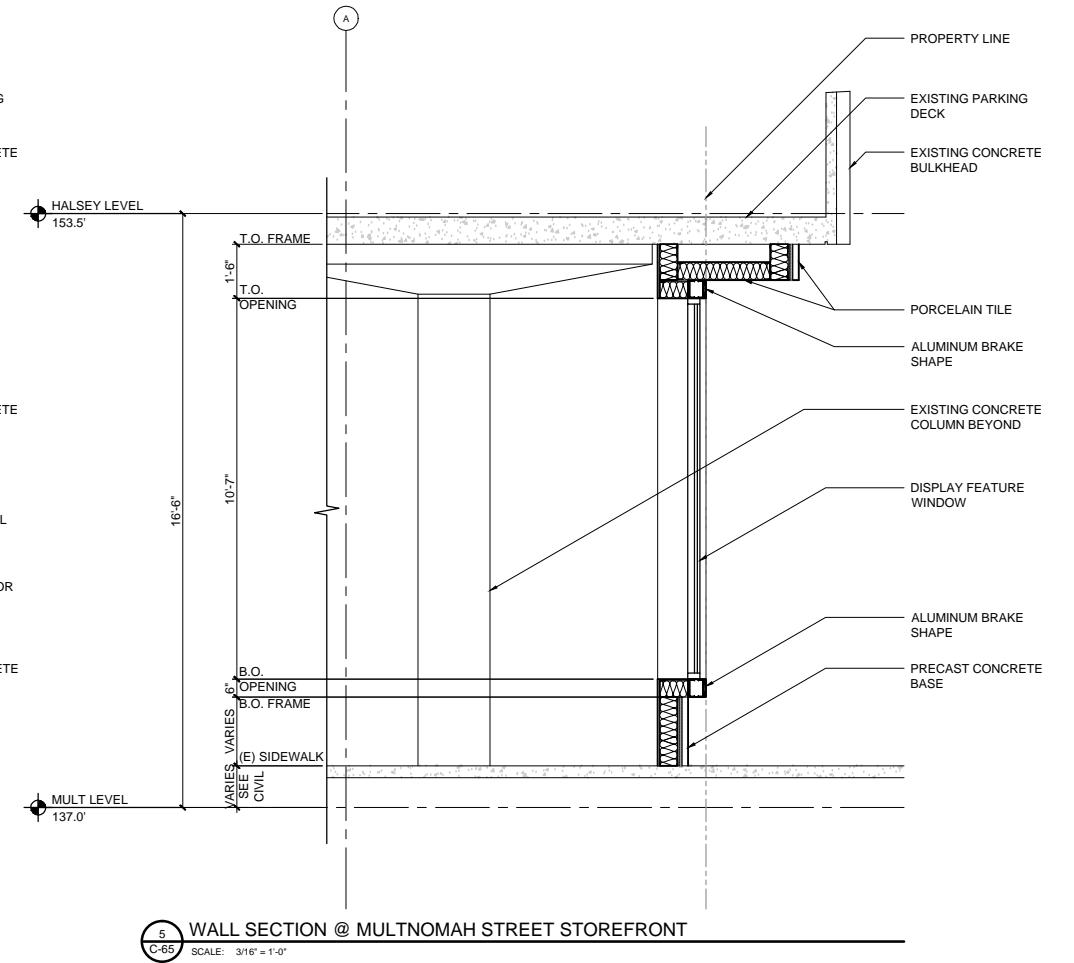
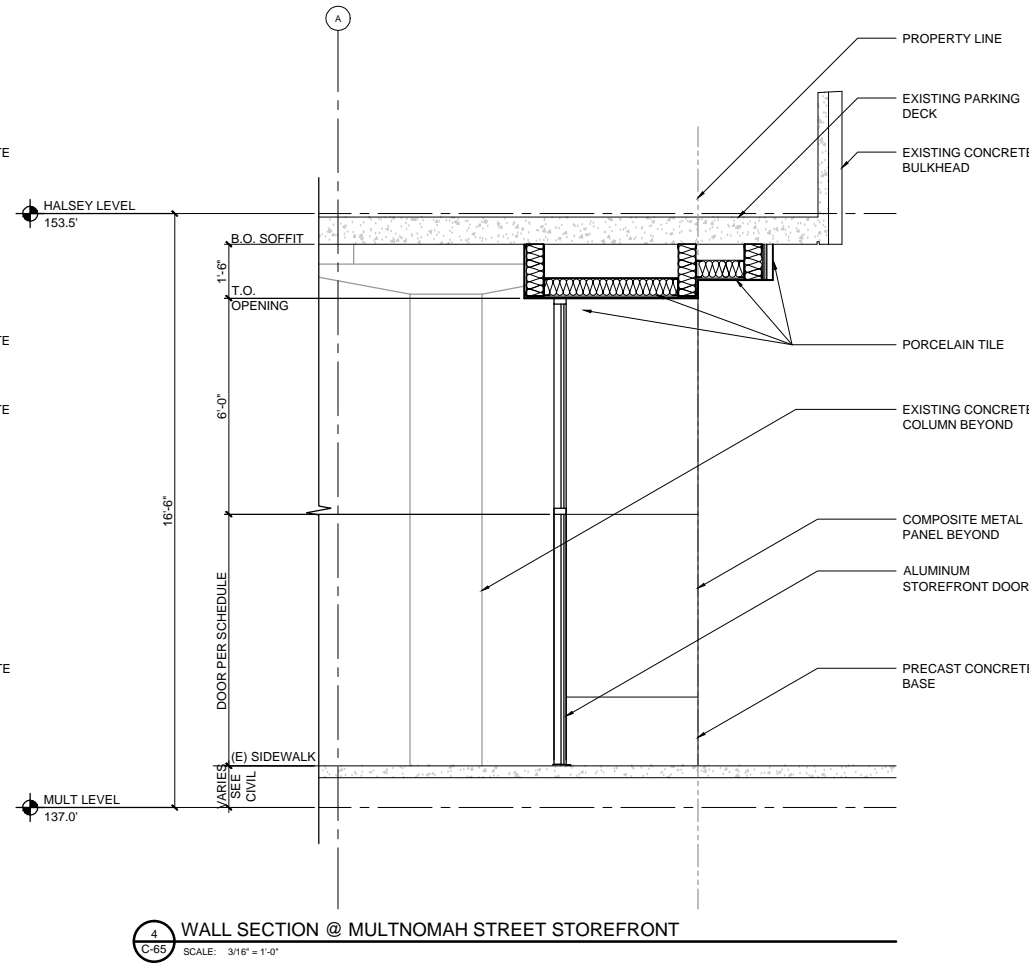
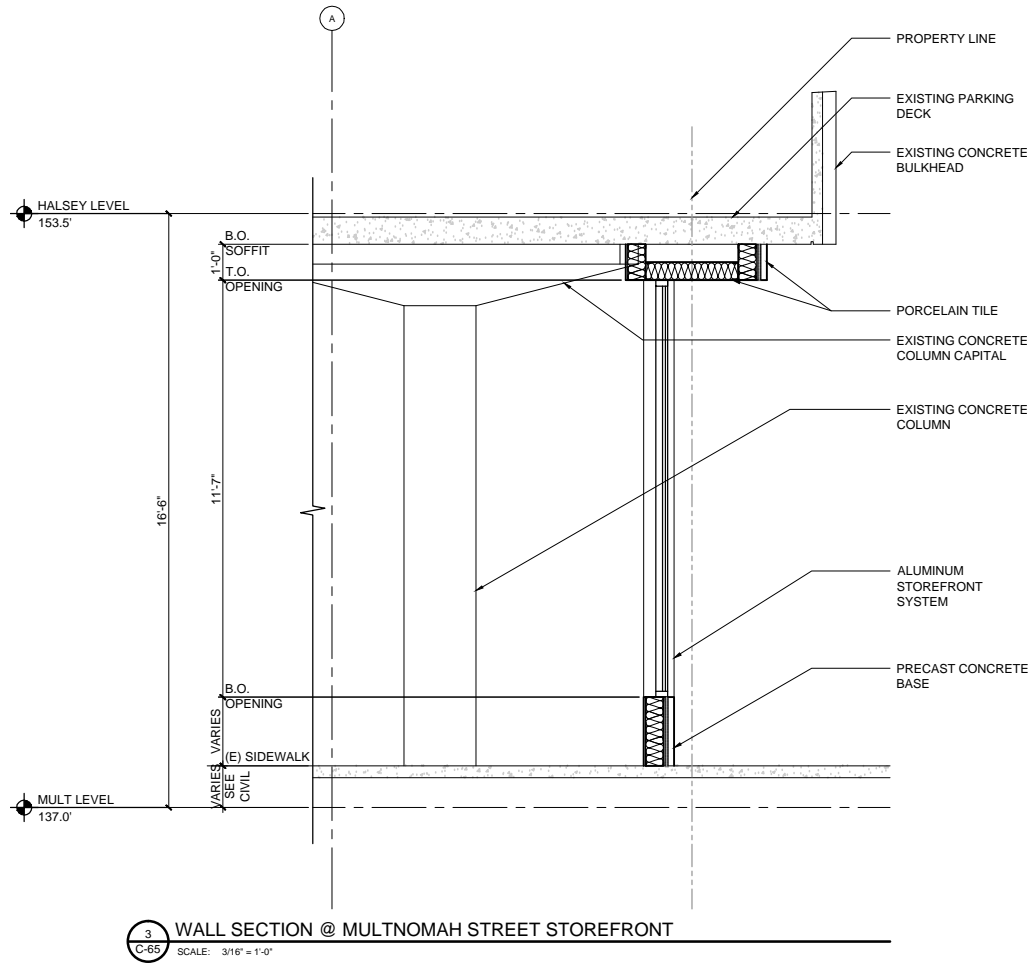
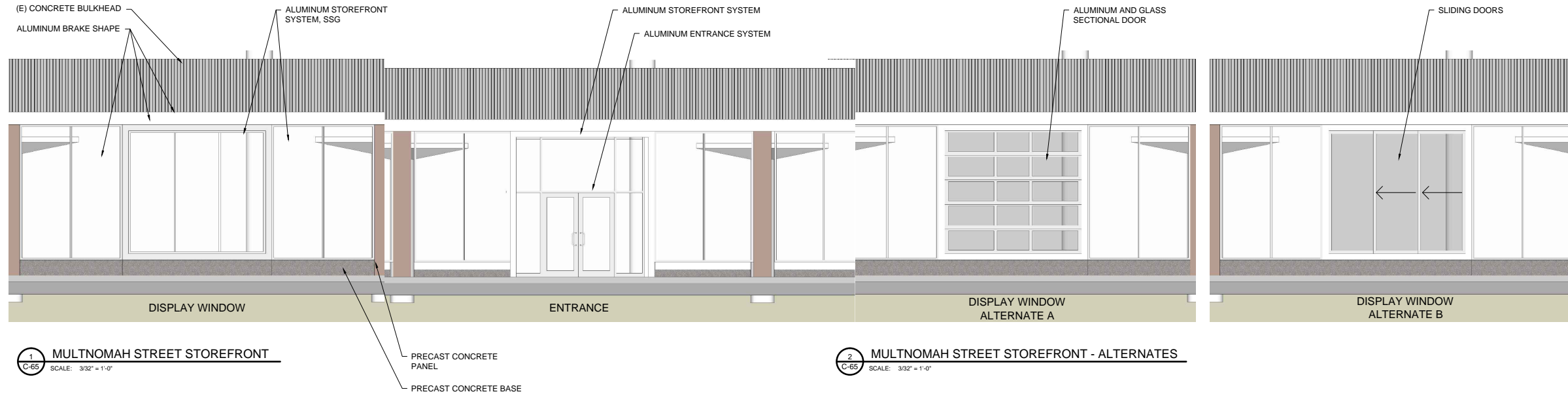


2 WALL SECTION @ MULTNOMAH STREET STOREFRONT
 C-62 SCALE: 3/16" = 1'-0"





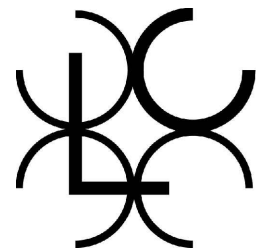






holladay park entrance
 design review
 multnomah street looking east
 december 02, 2014

LU-14-215153D2M



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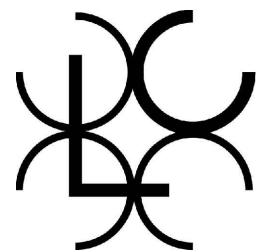


C-71



holladay park entrance
 design review
 garage entrance at multnomah street and 13th ave.
 december 02, 2014

LU-14-215153D2M

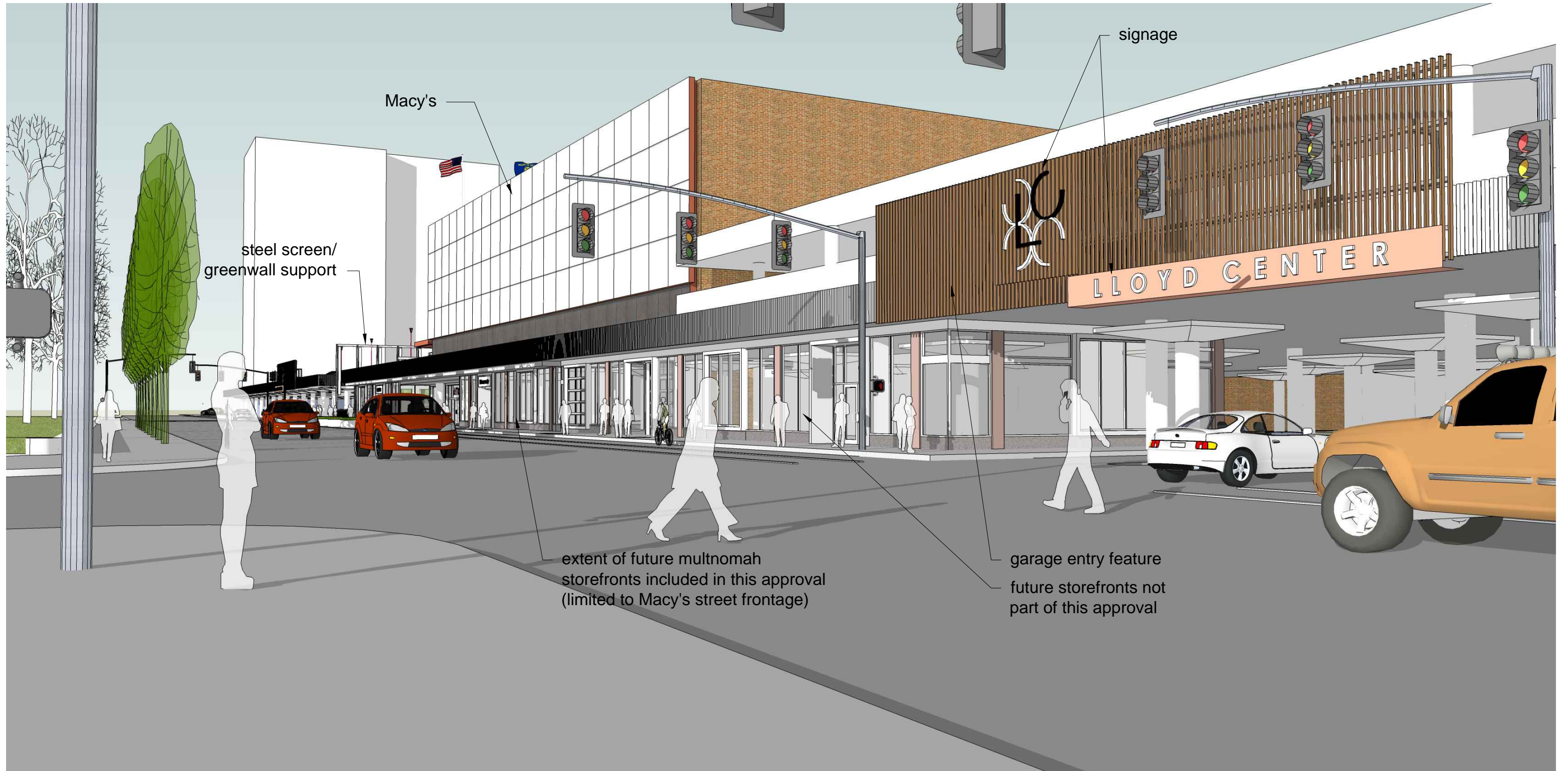


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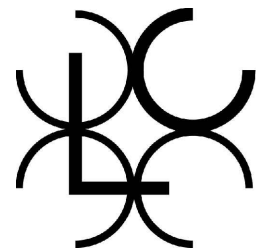


C-72



holladay park entrance
 design review
 multnomah street looking west from 13th ave.
 december 02, 2014

LU-14-215153D2M

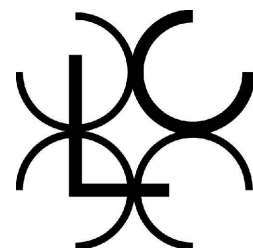


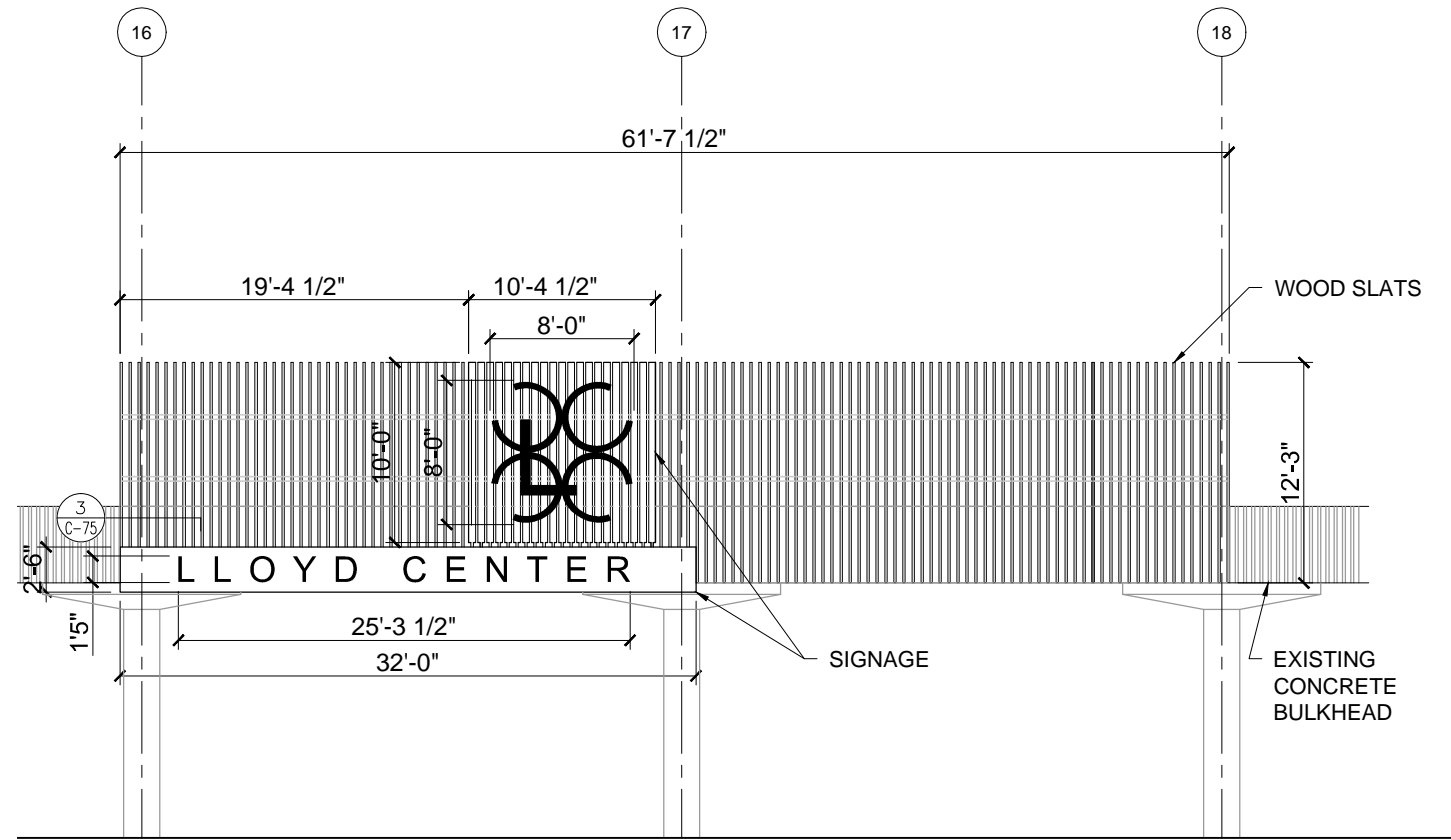
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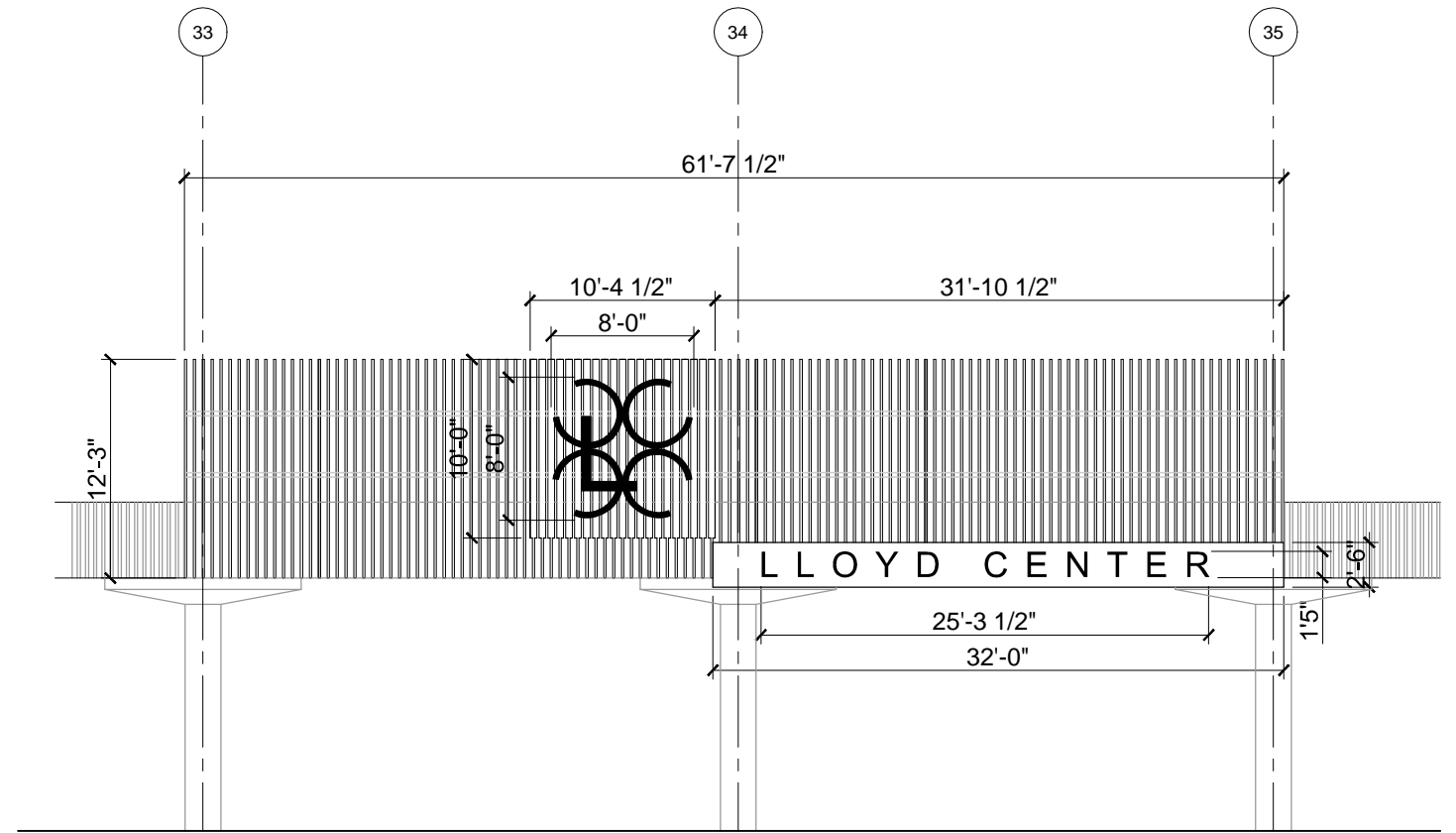


C-73

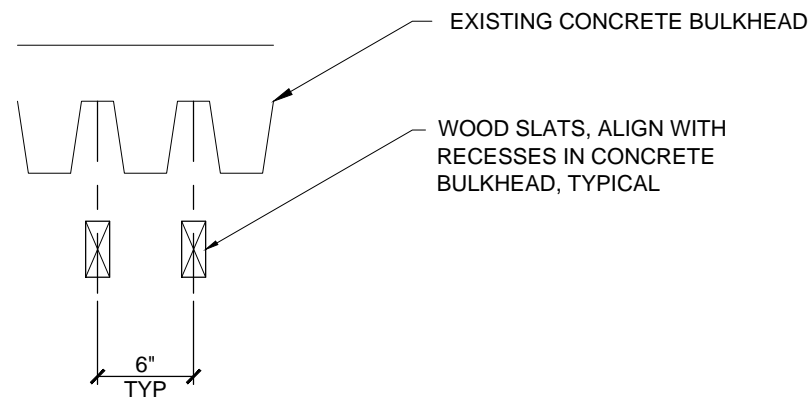




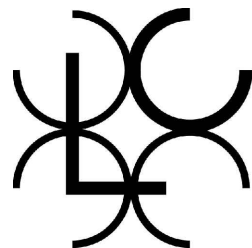
1 WEST AUTO ENTRY SIGN ELEVATION
SCALE: 3/8" = 1'-0"

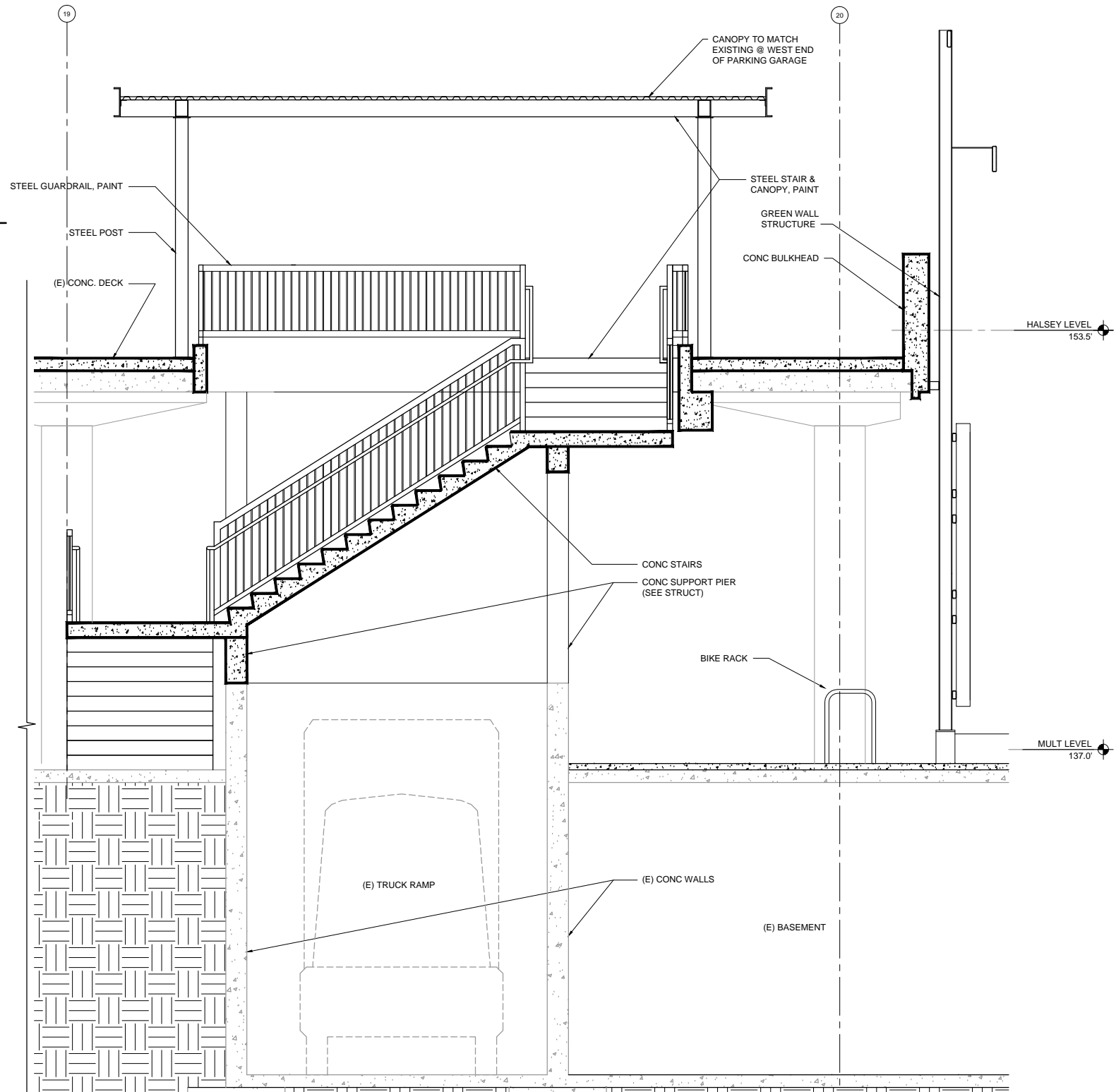
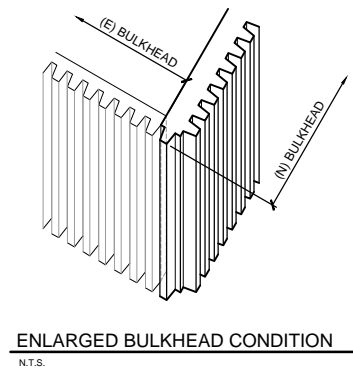


2 EAST AUTO ENTRY SIGN ELEVATION
SCALE: 3/8" = 1'-0"

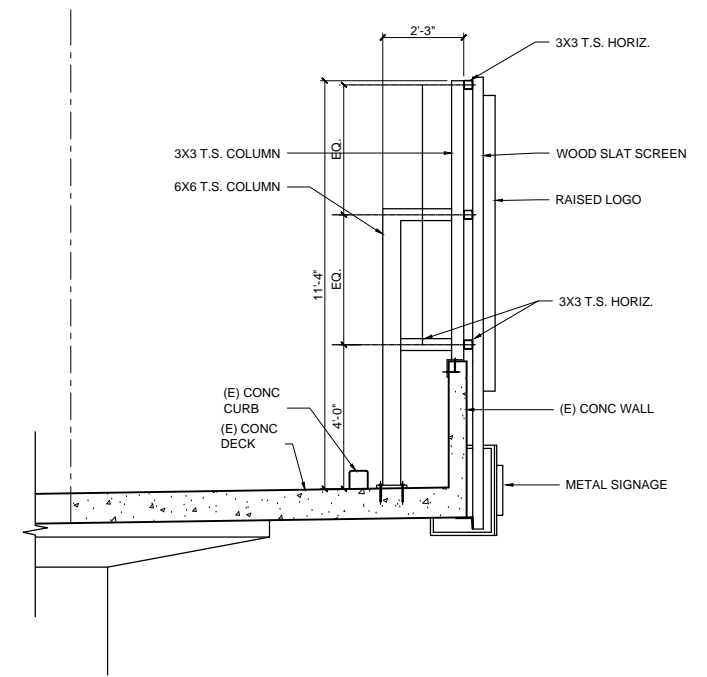


3 GARAGE ENTRY DETAIL
SCALE: 1" = 1'-0"

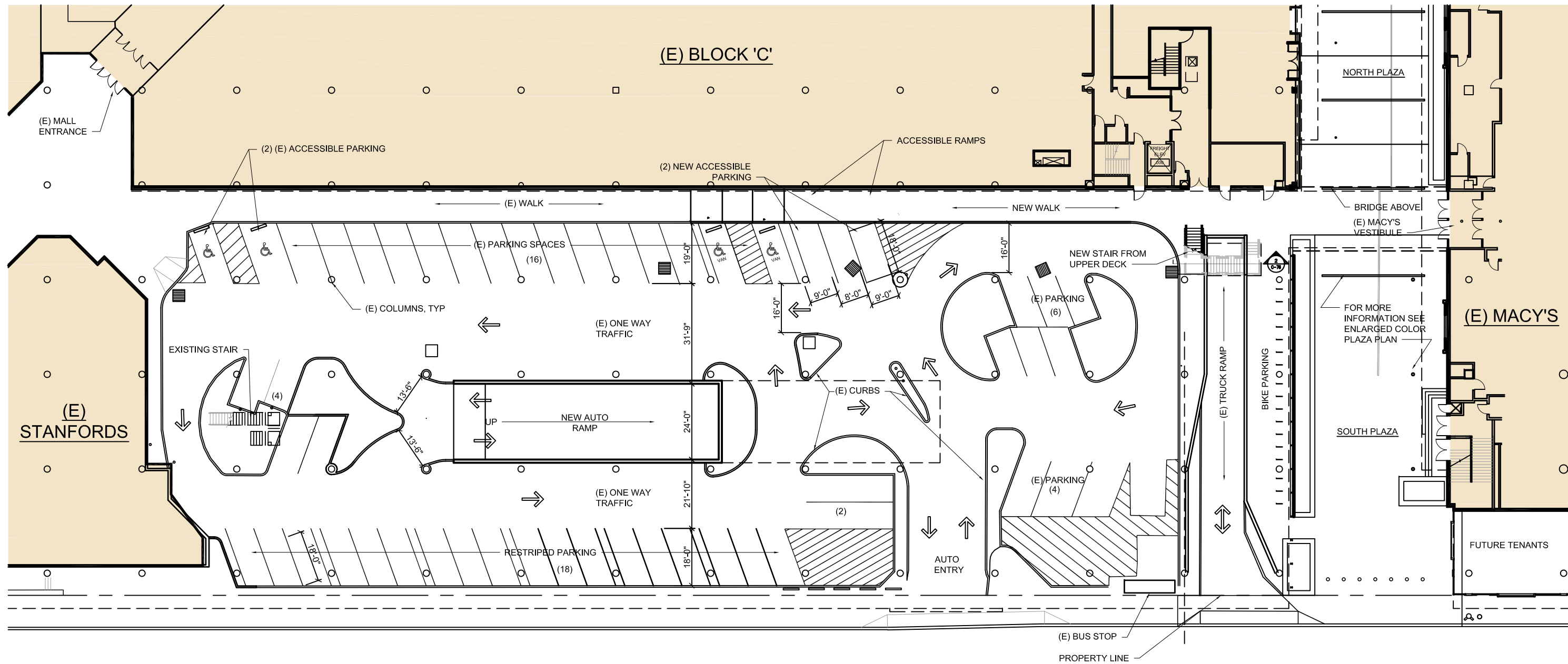




1 SECTION @ CONCRETE STAIR WITHIN SW PARKING GARAGE
 C-76 SCALE: 3/16" = 1'-0"



2 SECTION @ AUTO ENTRY SIGN FEATURE
 C-76 SCALE: 3/8" = 1'-0"

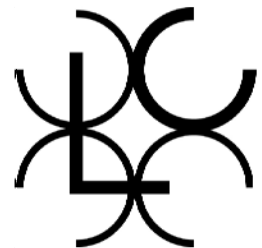


PARKING - LOWER LEVEL	TOTAL PARKING
(4) ACCESSIBLE PARKING SPACES	(8) ACCESSIBLE SPACES
(50) STANDARD PARKING SPACES	(174) STANDARD SPACES
(54) TOTAL PARKING SPACES	(182) TOTAL SPACES

NE MULTNOMAH STREET

holladay park entrance
 design review
 sw parking garage - lower level
 december 02, 2014

LU-14-215153D2M
 scale: 1/32" = 1'-0"



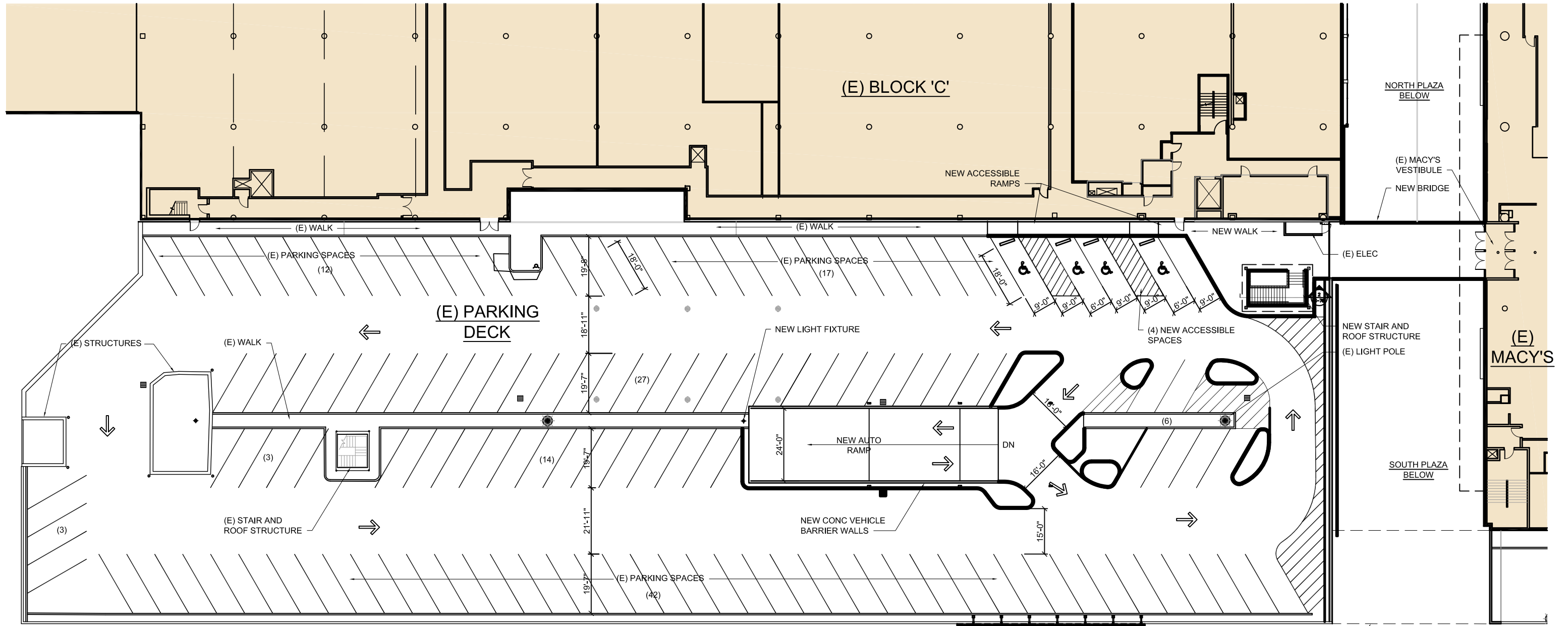
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11TH AVENUE

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C-81



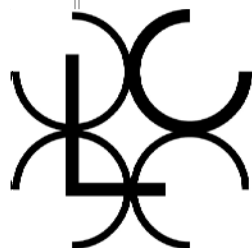
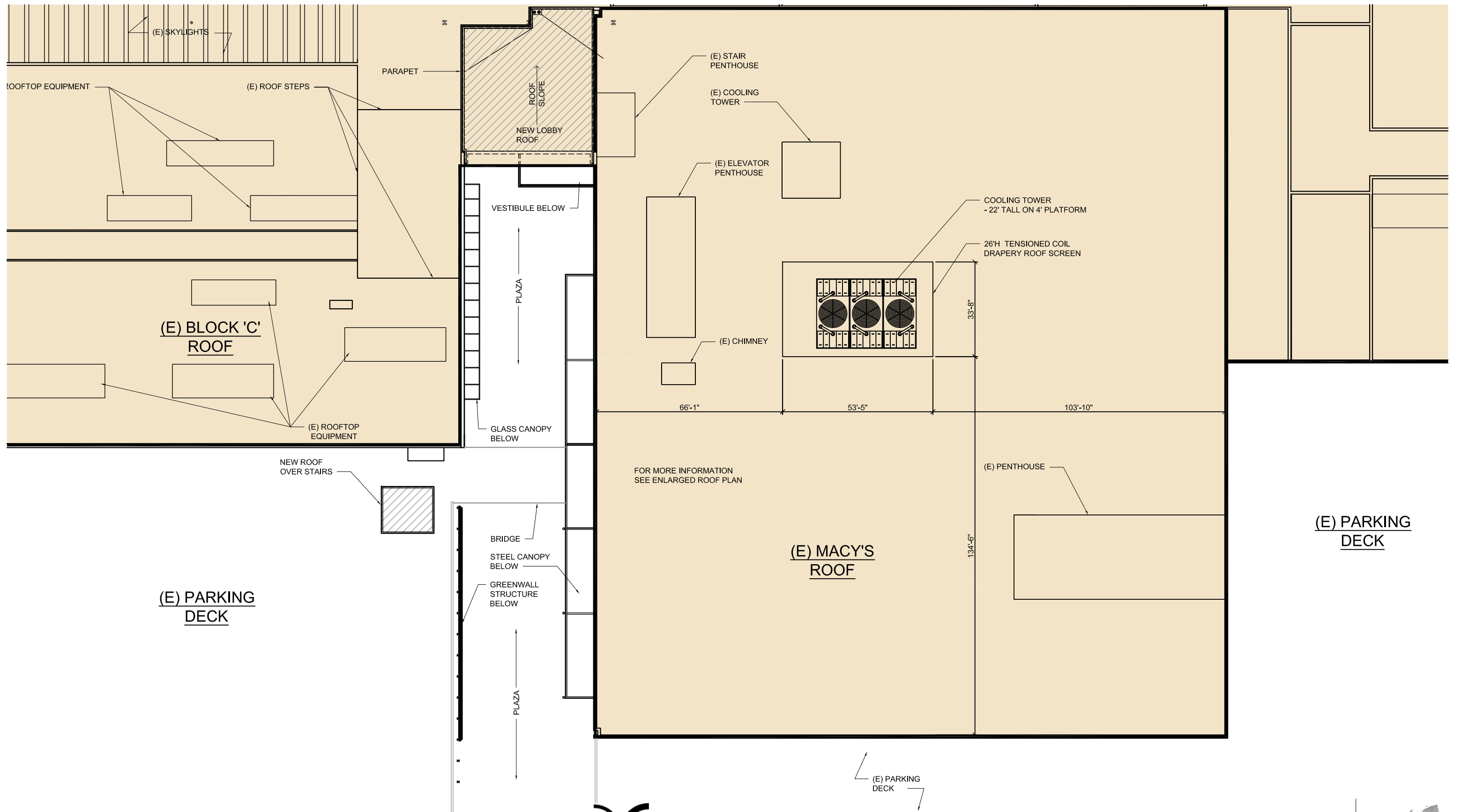
PARKING RE-STRIPED FROM TWO-WAY TO ONE-WAY TRAFFIC

PARKING - UPPER LEVEL
 (4) ACCESSIBLE PARKING SPACES
 (124) TYPICAL PARKING SPACES
 (128) TOTAL PARKING SPACES

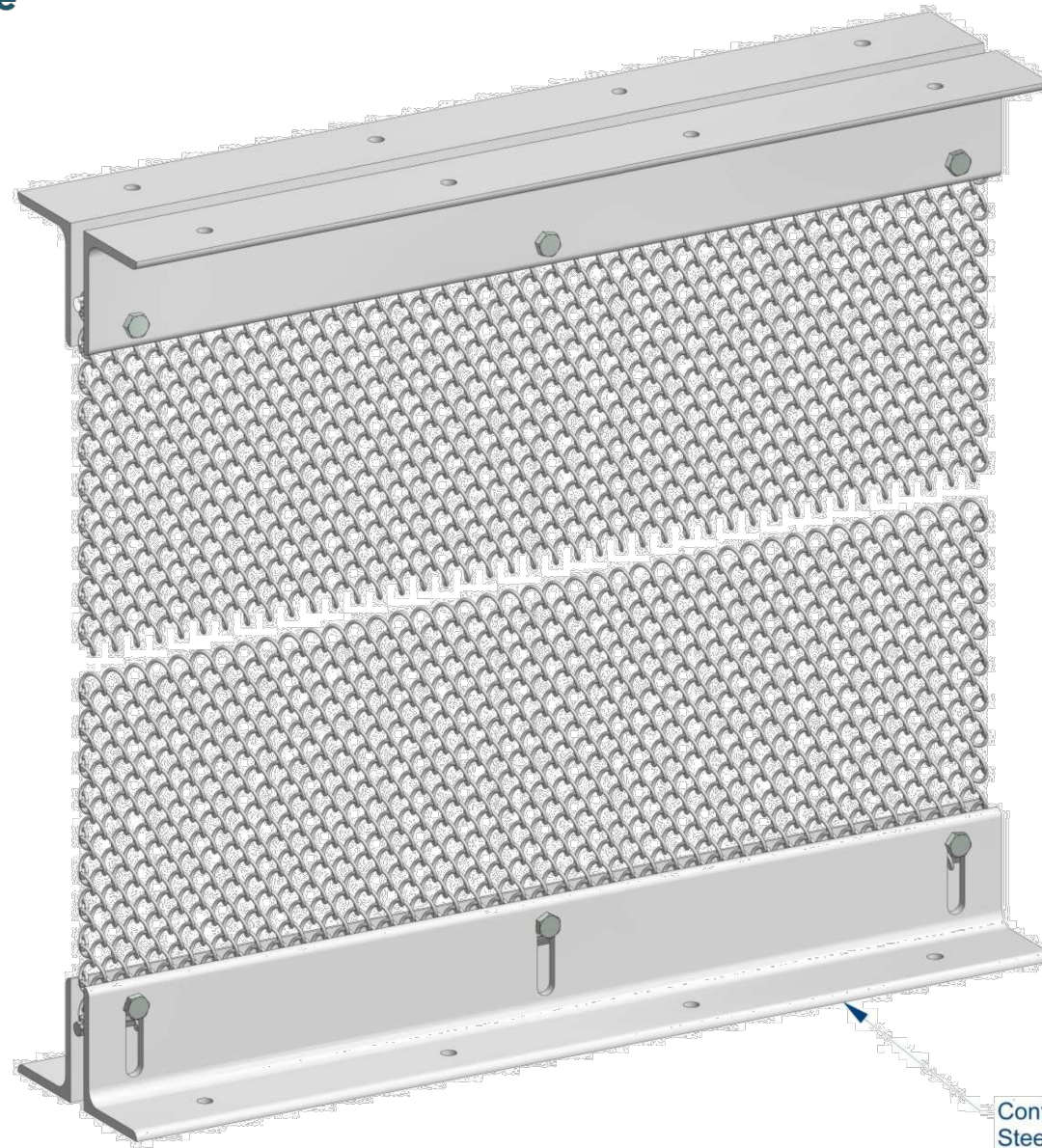
PREVIOUS AUTO ACCESS REMOVED

NE MULTNOMAH STREET

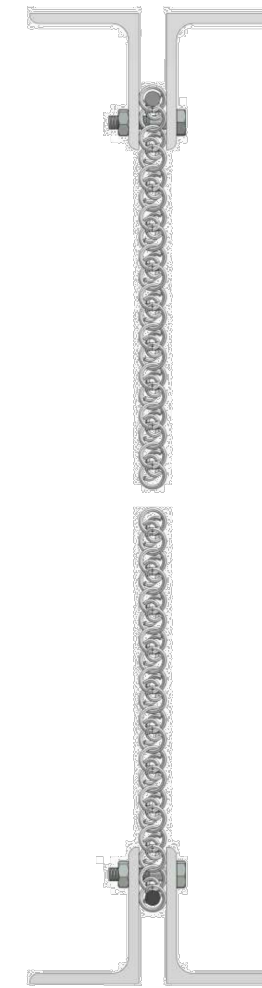




Vise



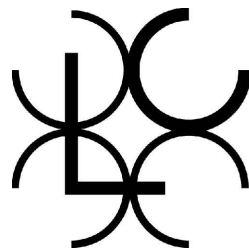
Continuous Galvanized / Stainless
Steel Angle
Each Side Fabric
Top and Bottom

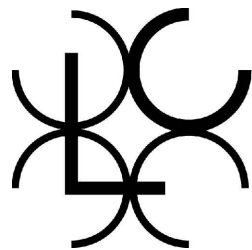
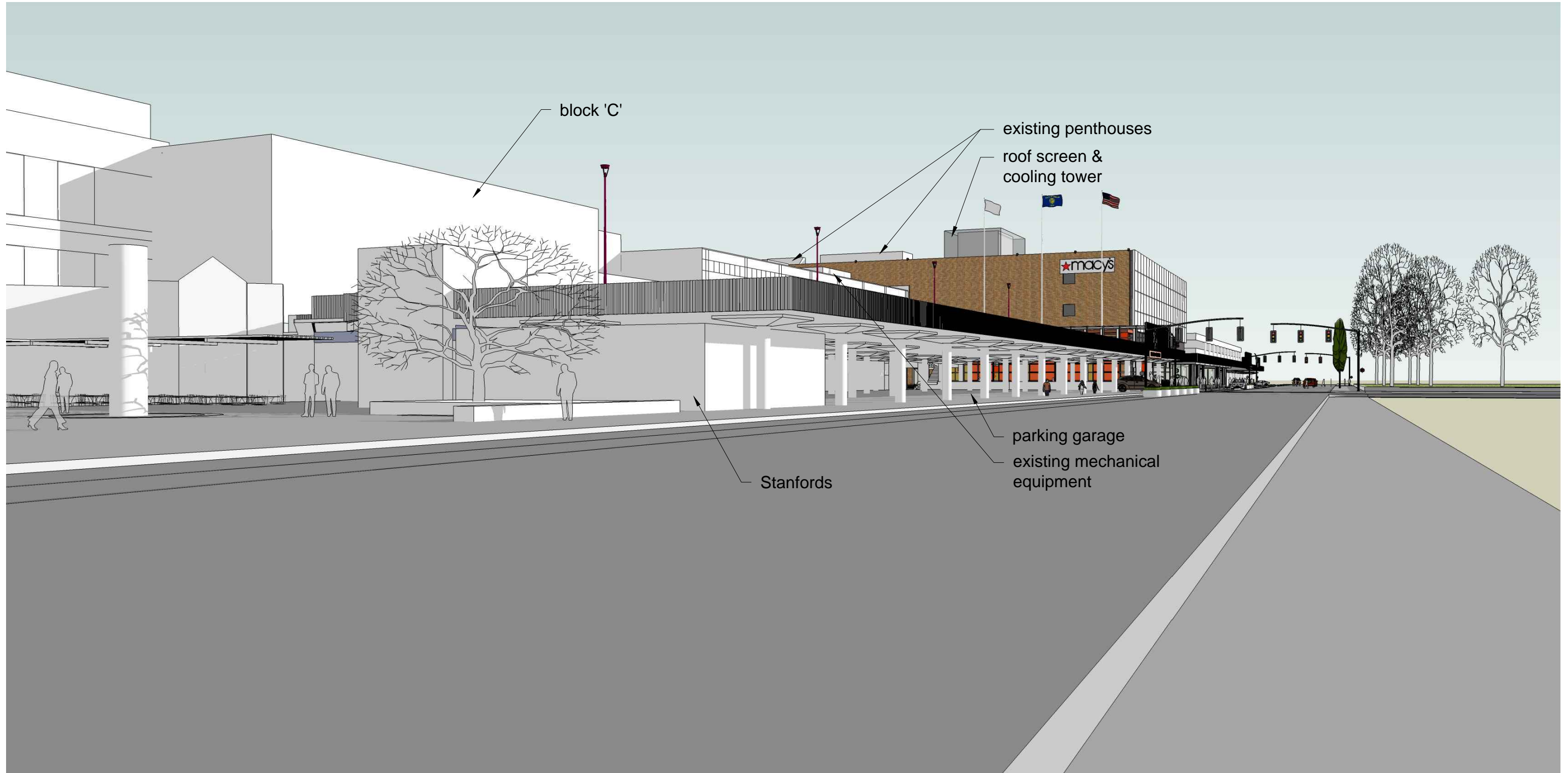


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cascade-architectural.com
inquiries@cascade-architectural.com

SDS-0003

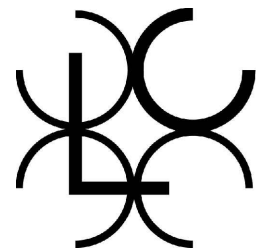






holladay park entrance
design review
view from 9th street with trees
december 02, 2014

LU-14-215153D2M

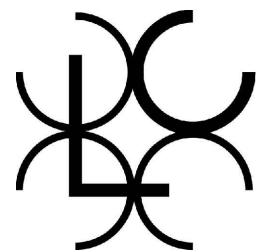
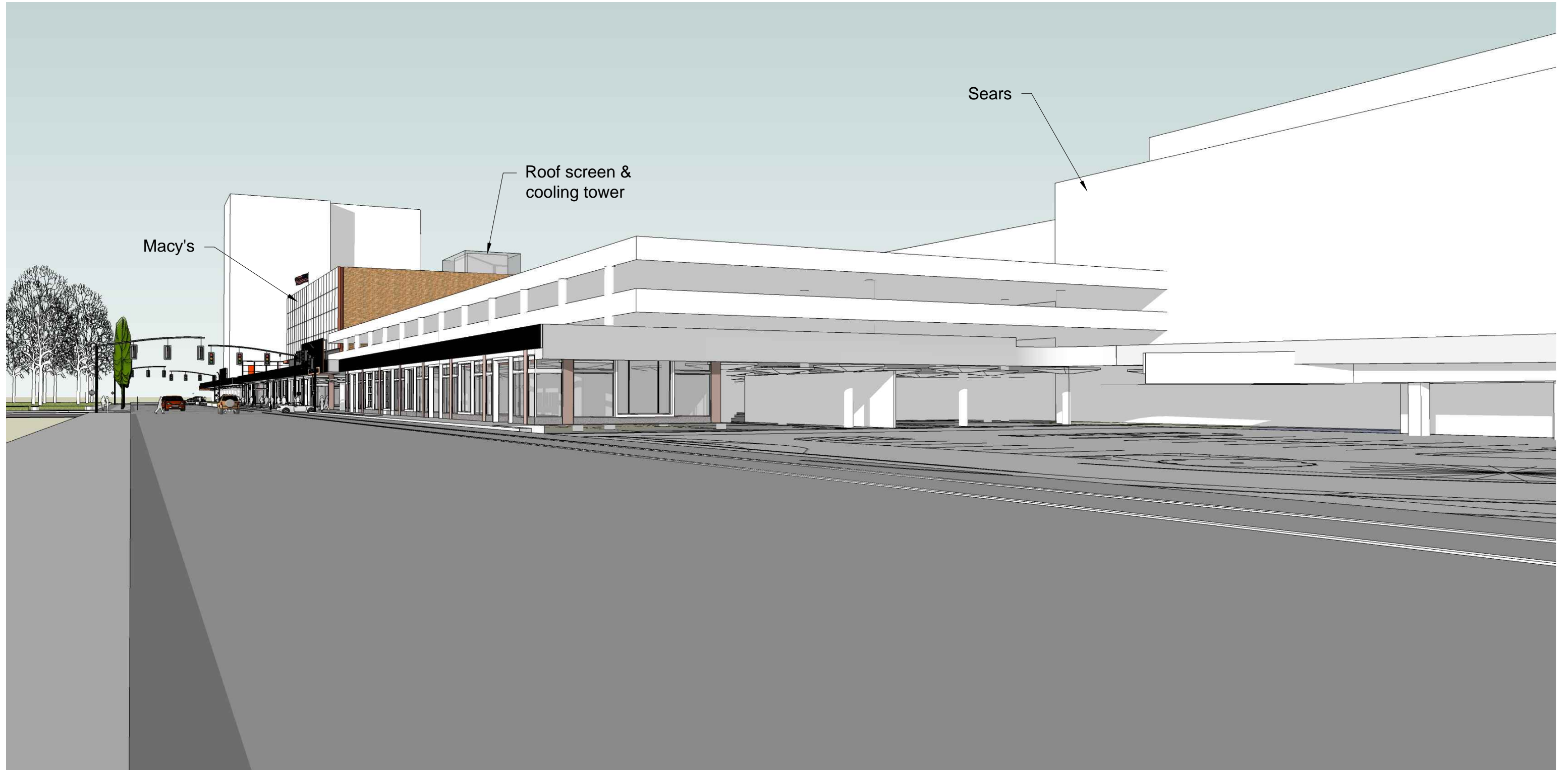


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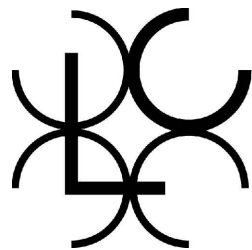
C-94





holladay park entrance
design review
view from 15th street with trees
december 02, 2014

LU-14-215153D2M



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C-96

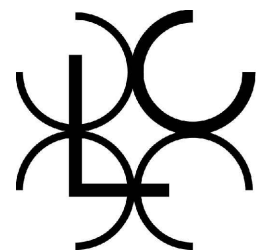


outline of cooling
tower screen



holladay park entrance
design review
Macy's elevation showing roof screen
december 02, 2014

LU-14-215153D2M



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C-98