

CITY BLOCKS 42 & 45 BY:



LANDSCAPE ARCHITECTURE BY:



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OWNER/DEVELOPER

ALAMO MANHATTAN
WADE JOHNS
3012 FAIRMONT STREET, SUITE 100
DALLAS, TX 75201
PH: 469.941.4514
EMAIL: WADE.JOHNS@ALAMOMANHATTAN.COM

ARCHITECT - BLOCKS 42,45

HENSLEY LAMKIN RACHEL, INC.
JEANCARLO SAENZ
14881 QUORUM DRIVE ST. 550
DALLAS, TEXAS 75254
PH: 972.726.9400
EMAIL: JEANCARLO@HLRINC.NET

CIVIL ENGINEER

OTAK, INC
MIKE PEEBLES
808 SW 3RD AVE, SUITE 300
PORTLAND, OR 97204
PH: 503.415.2416
EMAIL: MIKE.PEEBLES@OTAK.COM

LANDSCAPE ARCHITECT

LINDA TYCHER & ASSOCIATES
LINDA TYCHER
11411 N. CENTRAL EXPRESSWAY, SUITE V
DALLAS, TX 75243
PH: 214.750.1210
EMAIL: LINDA@LINDATYCHERDESIGN.COM

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VOLUME 1 - BLOCK 42

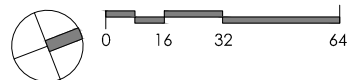
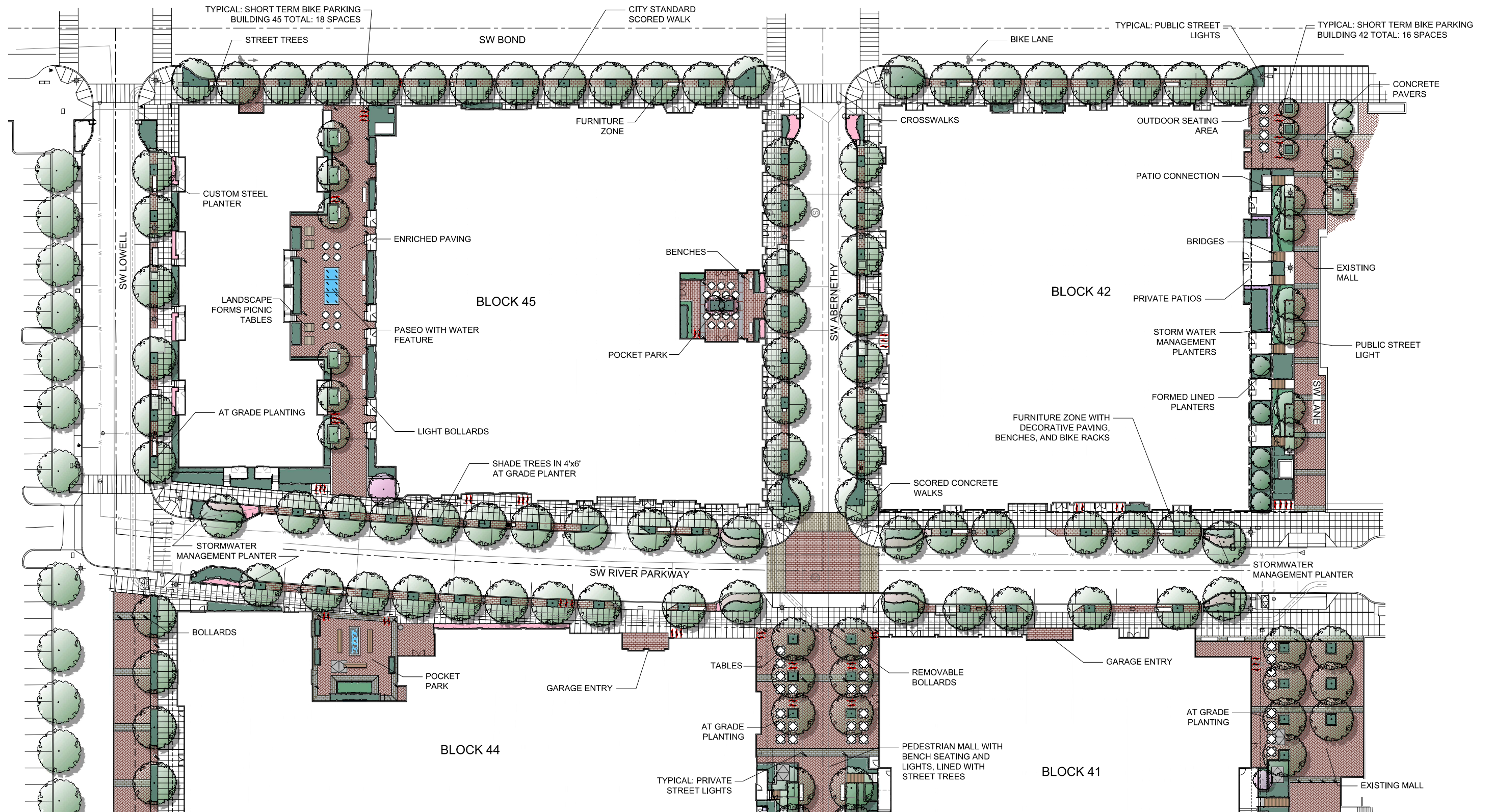
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C.03	BLOCK 42 - L01 CANOPY DIAGRAM
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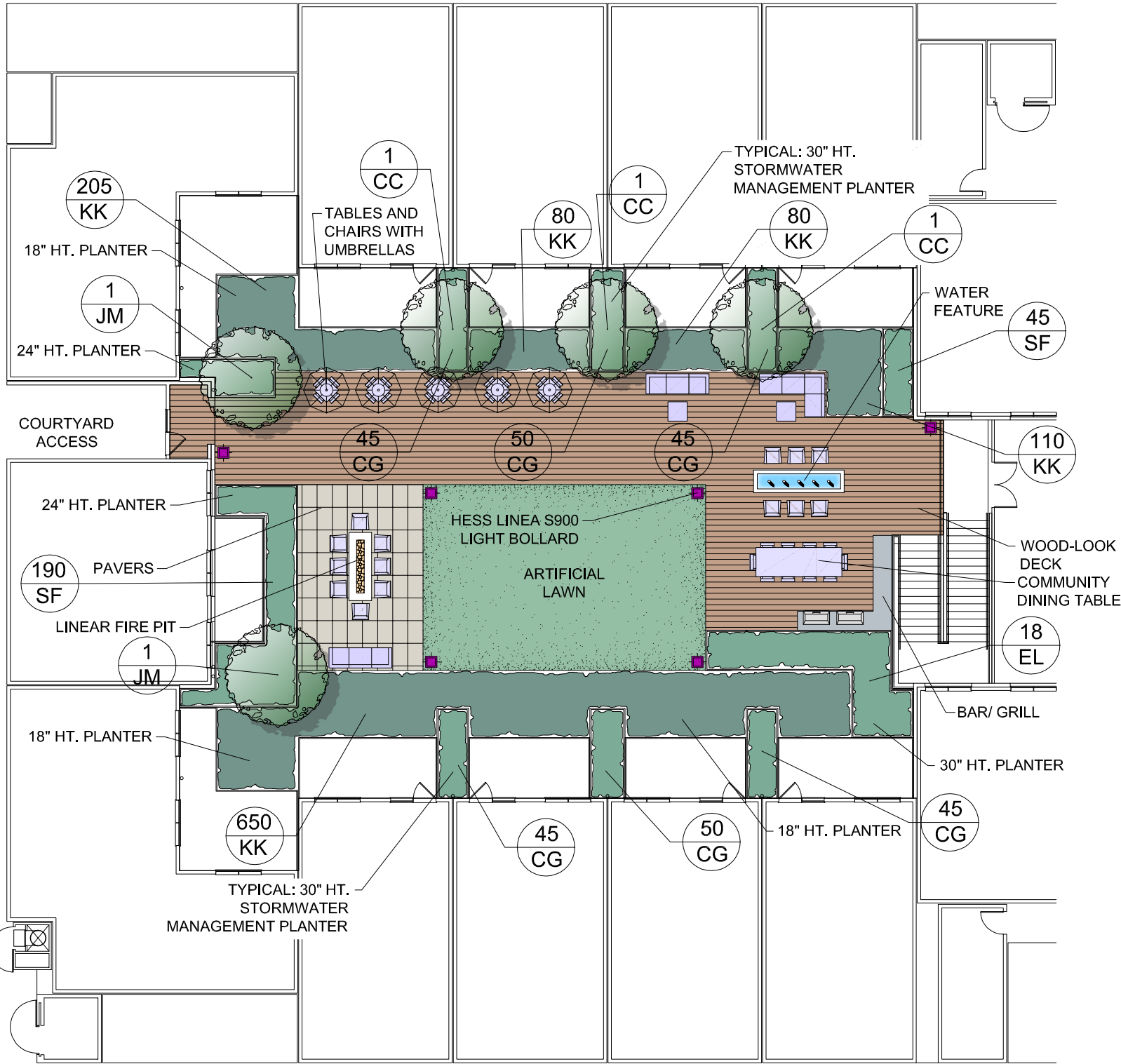


LANDSCAPE - CITY BLOCKS - B42 & B45

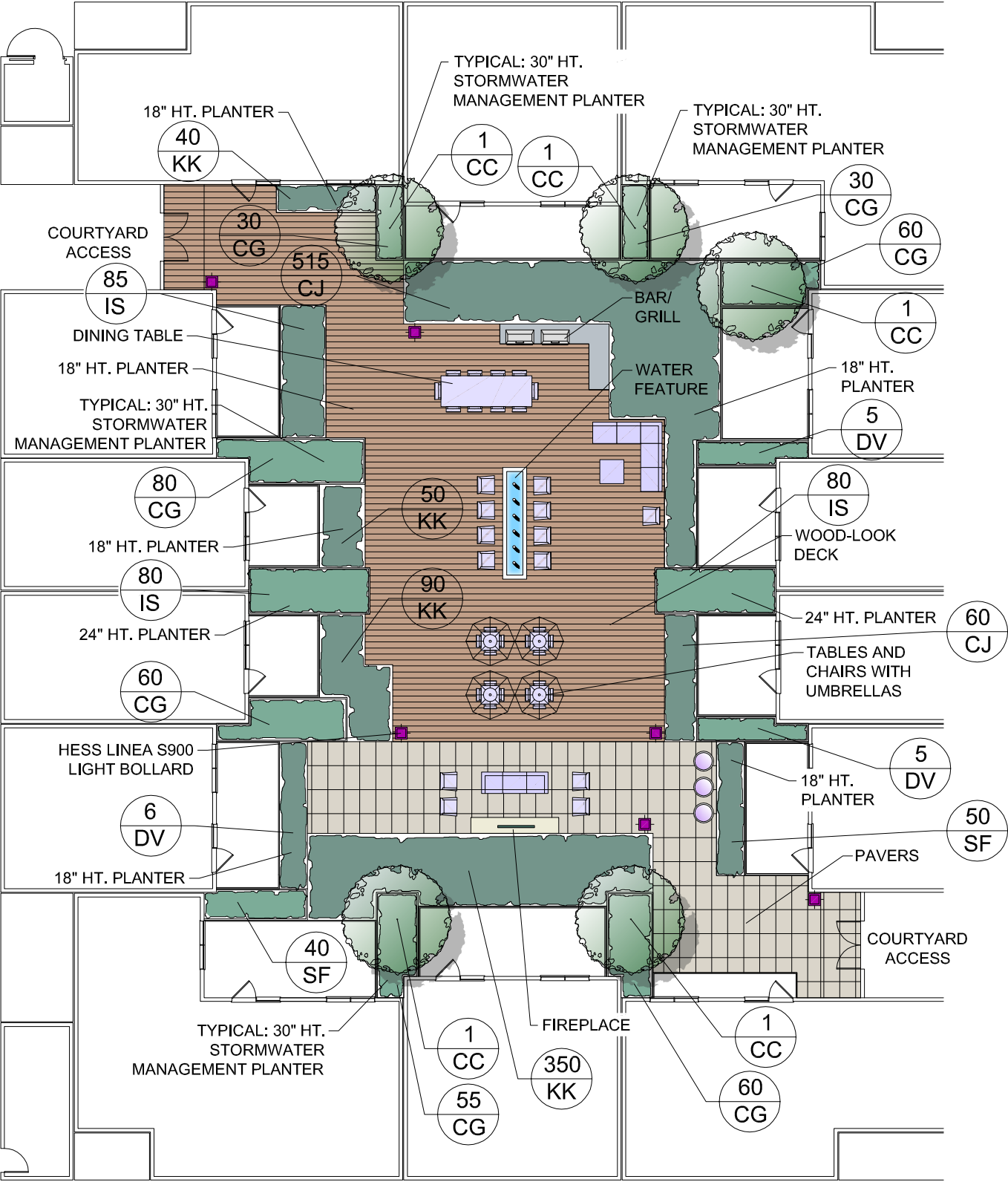
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.221

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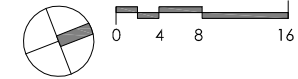
BUILDING 45



BUILDING 42

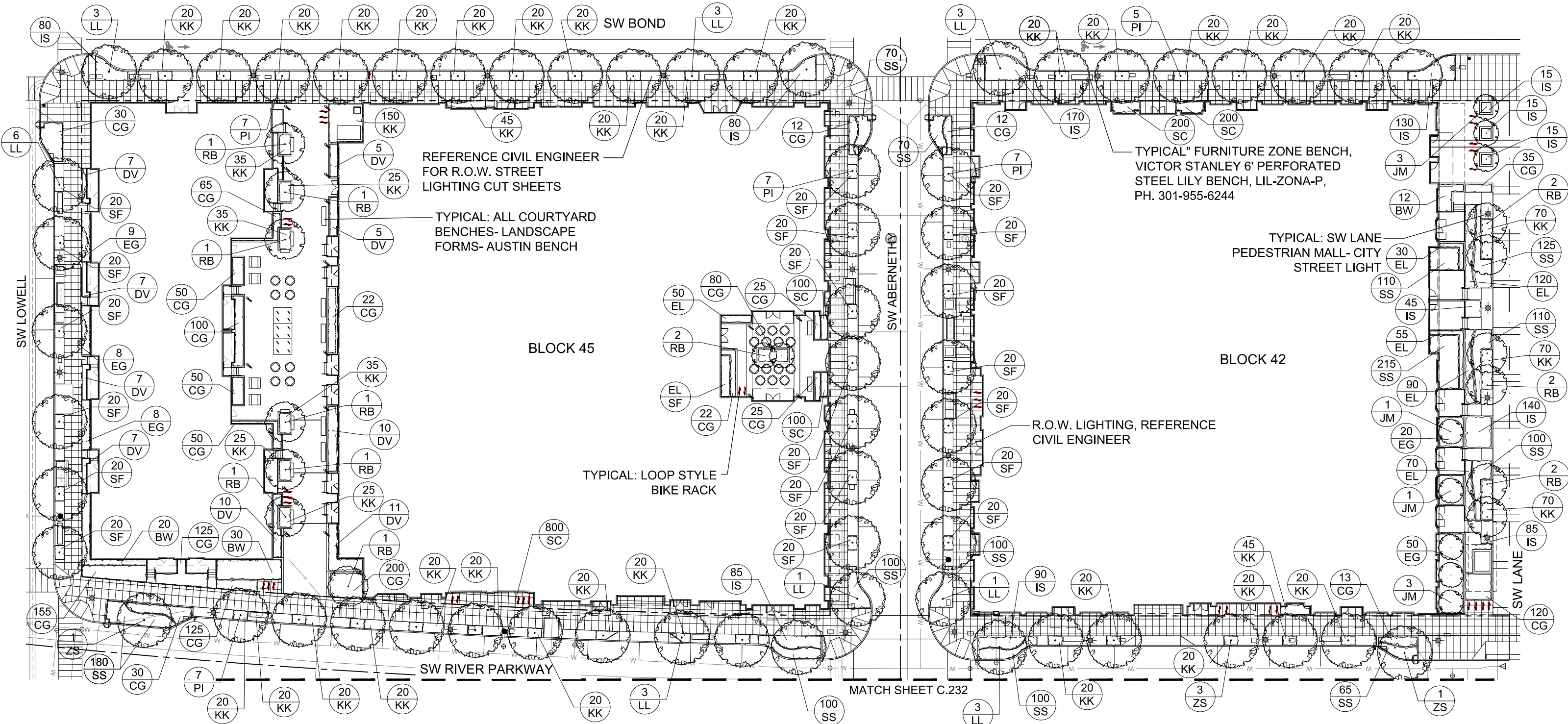


■ - HESS LINEA S900 LIGHT BOLLARD
6 TOTAL (BUILDING 45)
6 TOTAL (BUILDING 42)



LANDSCAPE - ROOF TERRACES - B42 & B45

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.225



R.O.W. STREET LIGHTING



LIGHT BOLLARD- FERRARA 900 LED LIGHT BOLLARD



BIKE RACK- LOOP STYLE RACK

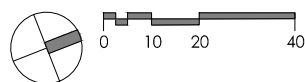
33.266.220 A- SHORT-TERM BICYCLE PARKING

	REQUIRED	PROVIDED
BLOCK 42	16	16
BLOCK 45	18	18

REFERENCE SHEET C.235 FOR PLANT CHART AND PLANT IMAGES

LANDSCAPE - R.O.W. PLANTING - CITY BLOCKS- B42 & B45

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.234



LANDSCAPE R.O.W. / LEVEL 2 PLANT LIST IMAGES



Prunus virginiana
'Canada Red'



Betula nigra
'Cully'



Parrotia persica
'Vanessa'



Acer palmatum
'Emperor I'



Tilia cordata
'Greenspire'



Zelkova serrata
'Village Green'



Abelia grandiflora
'Edward Goucher'



Buxus sempervirens
'Suffruticosa'



Iris sibirica



Lavandula angustifolia
'Hidcote Blue'



Mahonia repens



Polystichum munitum



Viburnum davidii



Carex obnupta



Arctostaphylos uva ursi



Trachelospermum
jasminoides

Public R.O.W. - Level 2 - Plant List

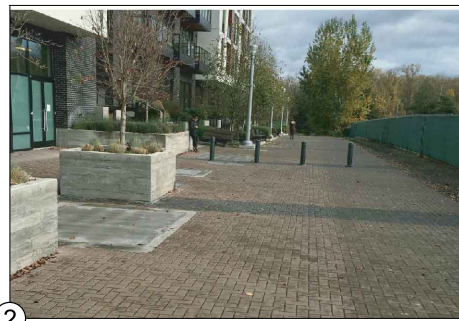
Key	Scientific Name	Common Name	SIZE	SPACING
Trees				
CC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	3" cal.	Per Plan
RB	Betula nigra 'Cully'	'Heritage' River Birch	3" cal.	Per Plan
PI	Parrotia persica 'Vanessa'	Persian Ironwood 'Vanessa'	4" cal.	Per Plan
JM	Acer palmatum 'Emperor 1'	Emperor 1 Japanese Maple	3" cal.	Per Plan
LL	Tilia cordata 'Greenspire'	'Greenspire' Littleleaf Linden	4" cal.	Per Plan
ZS	Zelkova serrata 'Village Green'	'Village Green' Zelkova	4" cal.	Per Plan
Shrubs				
EG	Abelia grandiflora	'Edward Goucher' Abelia	5 gal.	2'-6" o.c.
BW	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 gal.	2'-6" o.c.
IS	Iris sibirica	Siberian Iris	1 gal.	12" o.c.
EL	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	5 gal.	2'-6" o.c.
CG	Mahonia repens	Creeping Oregon Grape	1 gal.	12" o.c.
SF	Polystichum munitum	Sword Fern	1 gal.	12" o.c.
DV	Viburnum davidii	David Viburnum	5 gal.	2'-6" o.c.
Ground Cover				
SS	Carex obnupta	Slough Sedge	1 gal.	12" o.c.
KK	Arctostaphylos uva ursi	Kinnikinnick	1 gal.	12" o.c.
CJ	Trachelospermum jasminoides	Confederate Jasmine	1 gal.	12" o.c.
SC	Seasonal Color	Seasonal Color	4" pot	6" o.c.

LIGHTING LEGEND

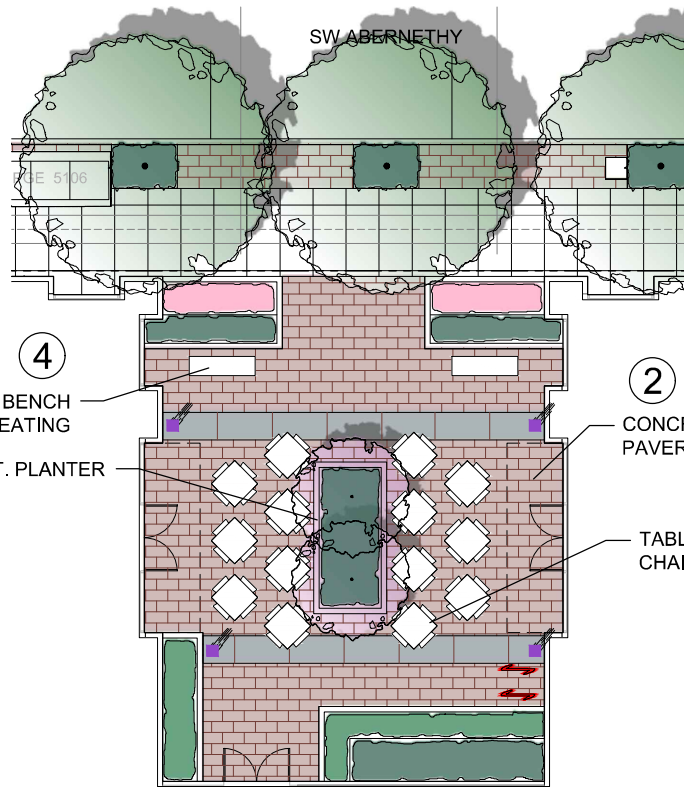
- R.O.W. STREET LIGHTING- REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
- LIGHT BOLLARD- FERRARA 900 LED LIGHT BOLLARD



1 R.O.W. STREET LIGHT



2 ENRICHED PAVEMENT AND FORM LINED PLANTERS



3 AT GRADE POP FOUNTAIN



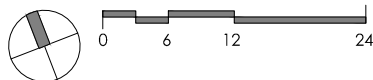
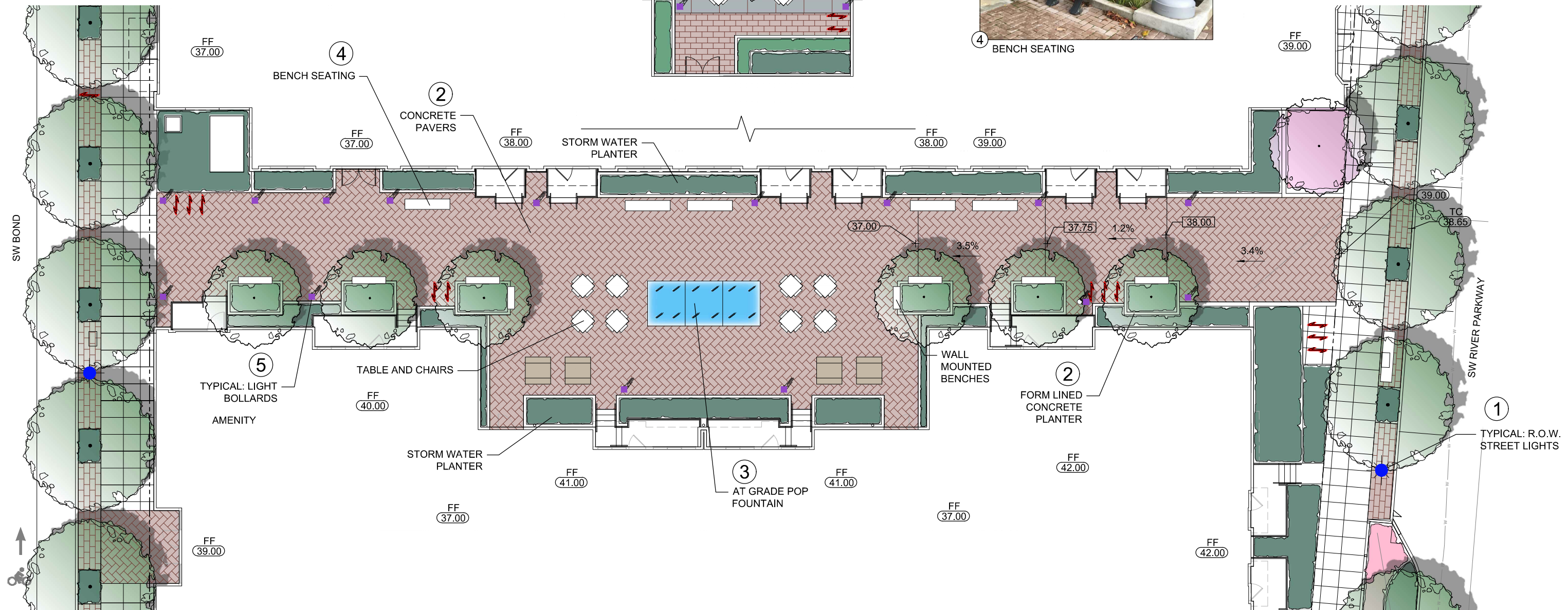
4 BENCH SEATING



5 LIGHT BOLLARD- FERRARA 900 LED
LIGHT BOLLARD

45.00 - DENOTES CIVIL ENGINEER GRADES

42.00 - DENOTES LANDSCAPE ARCHITECT GRADES



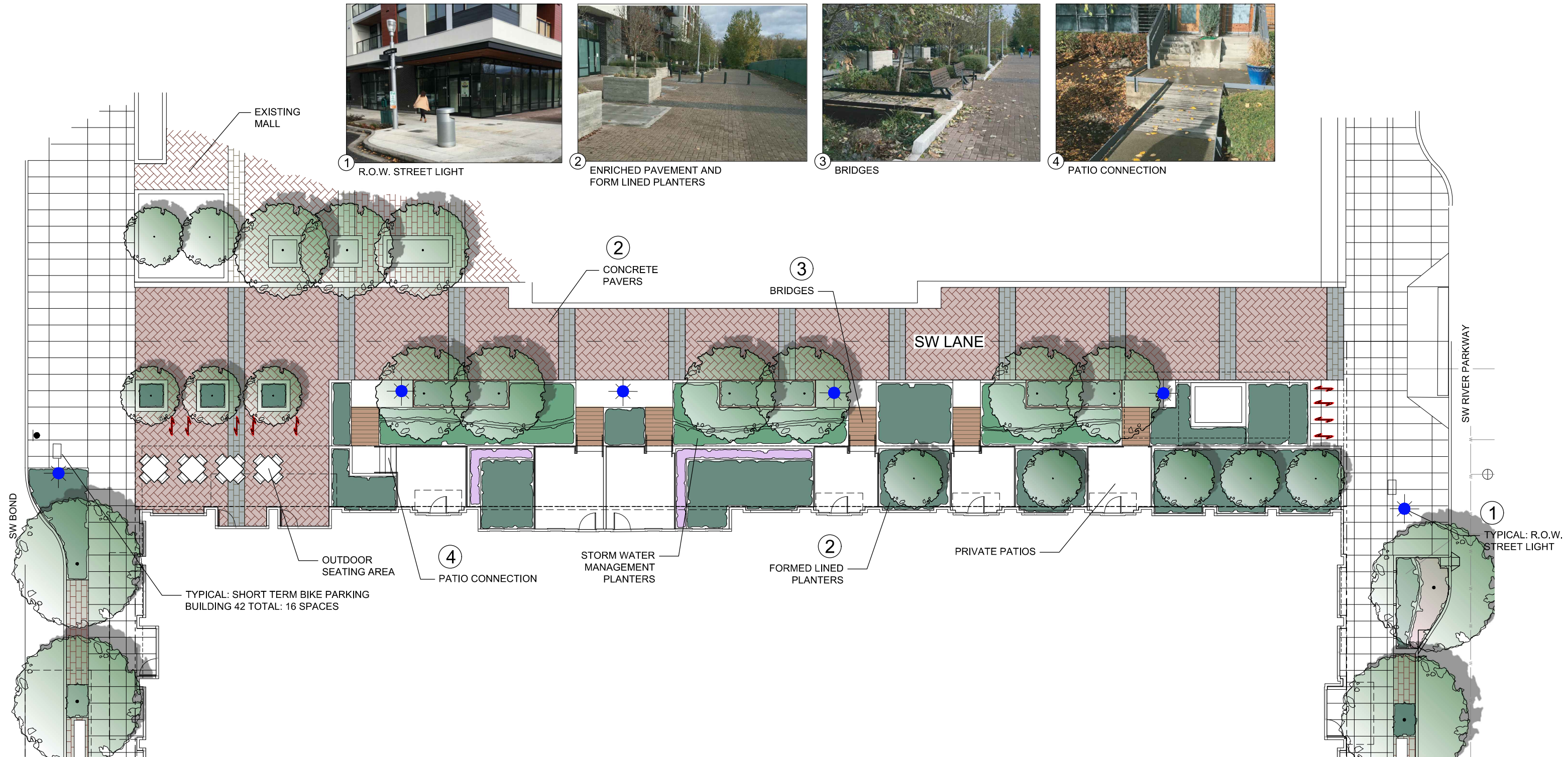
LANDSCAPE ARCHITECTS

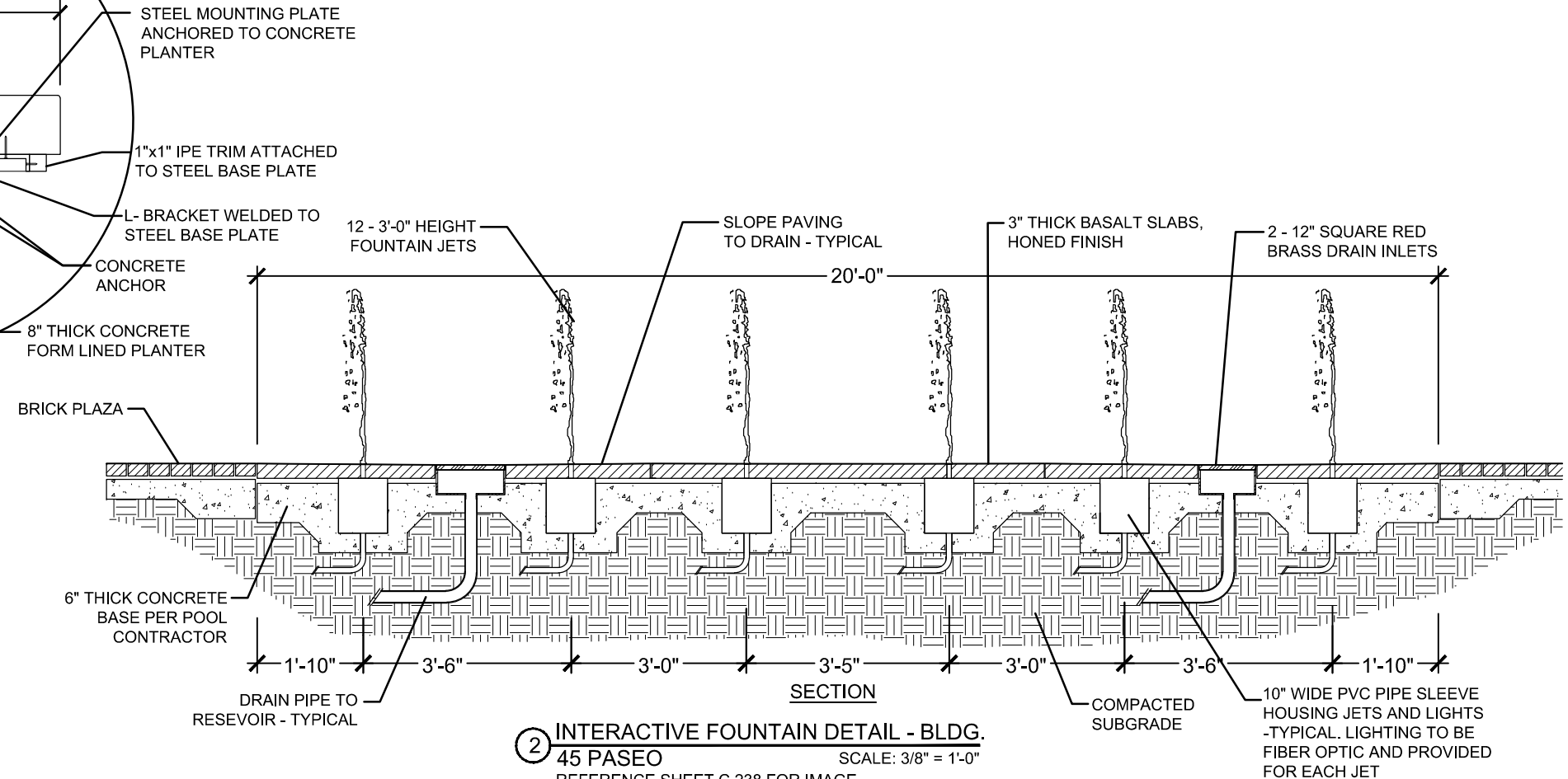
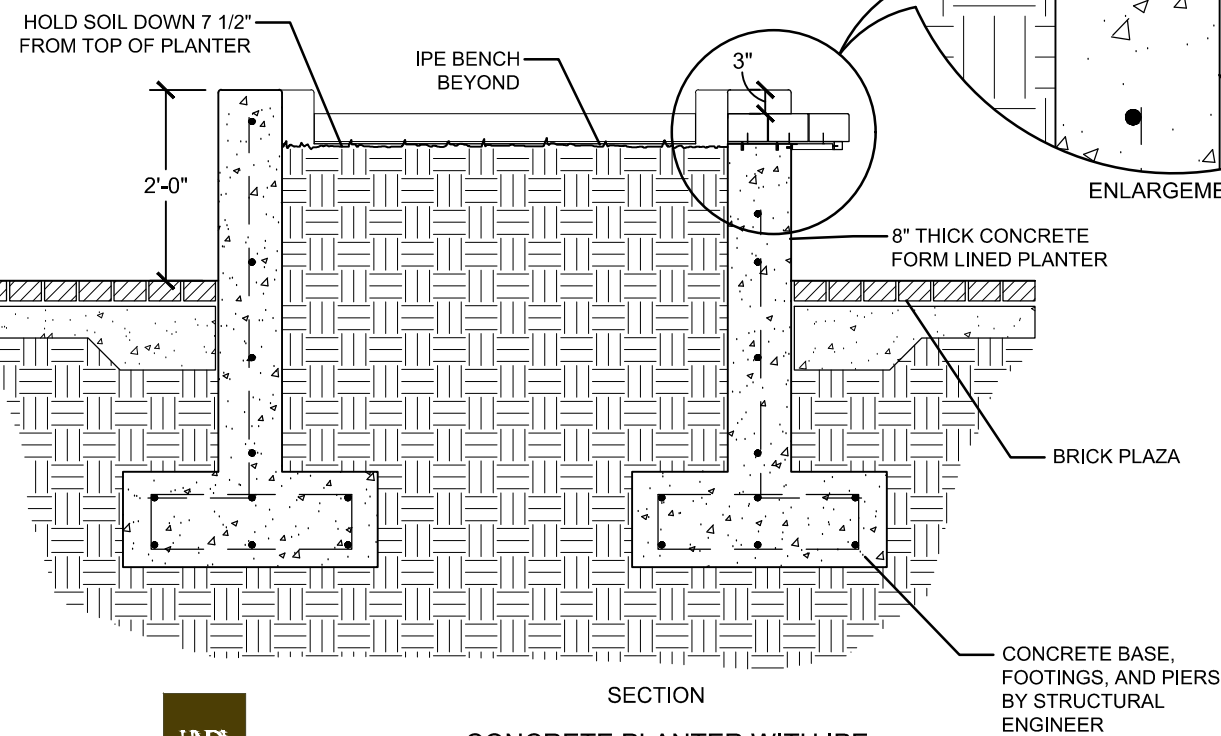
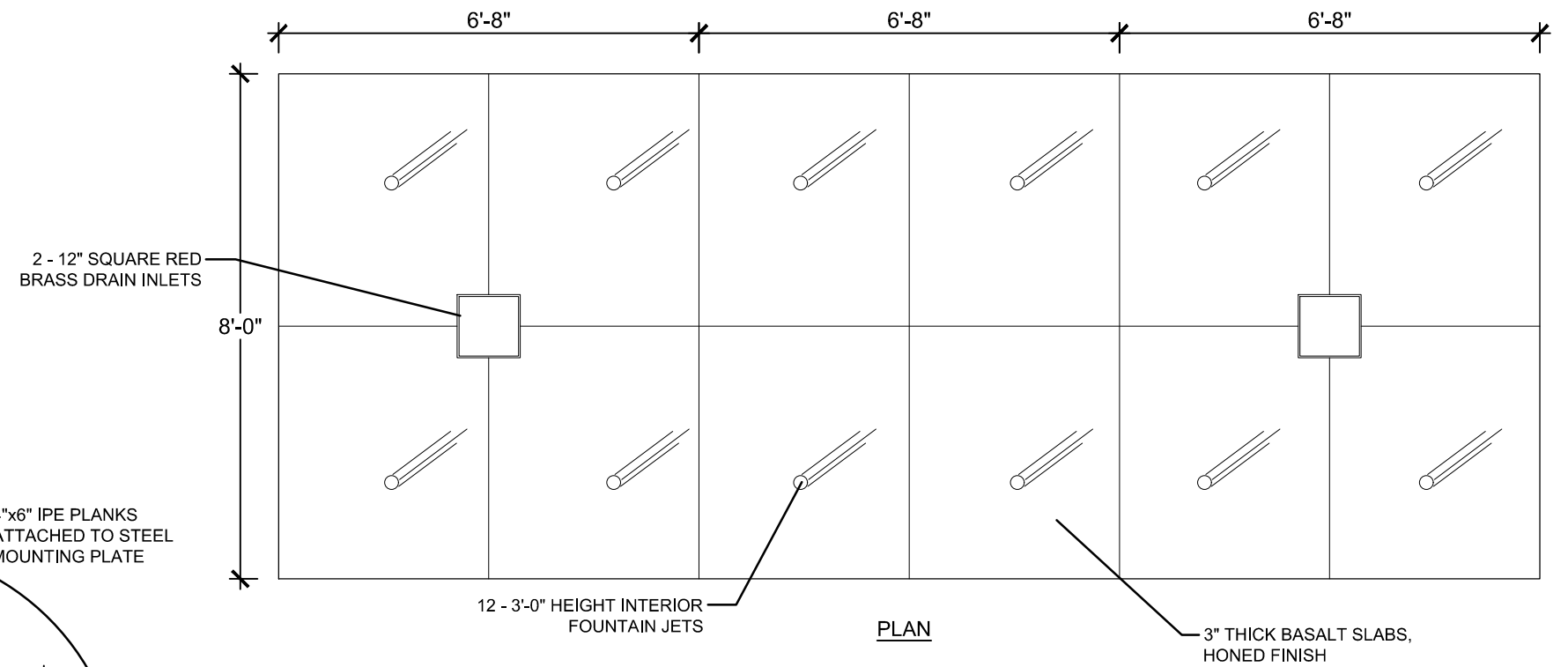
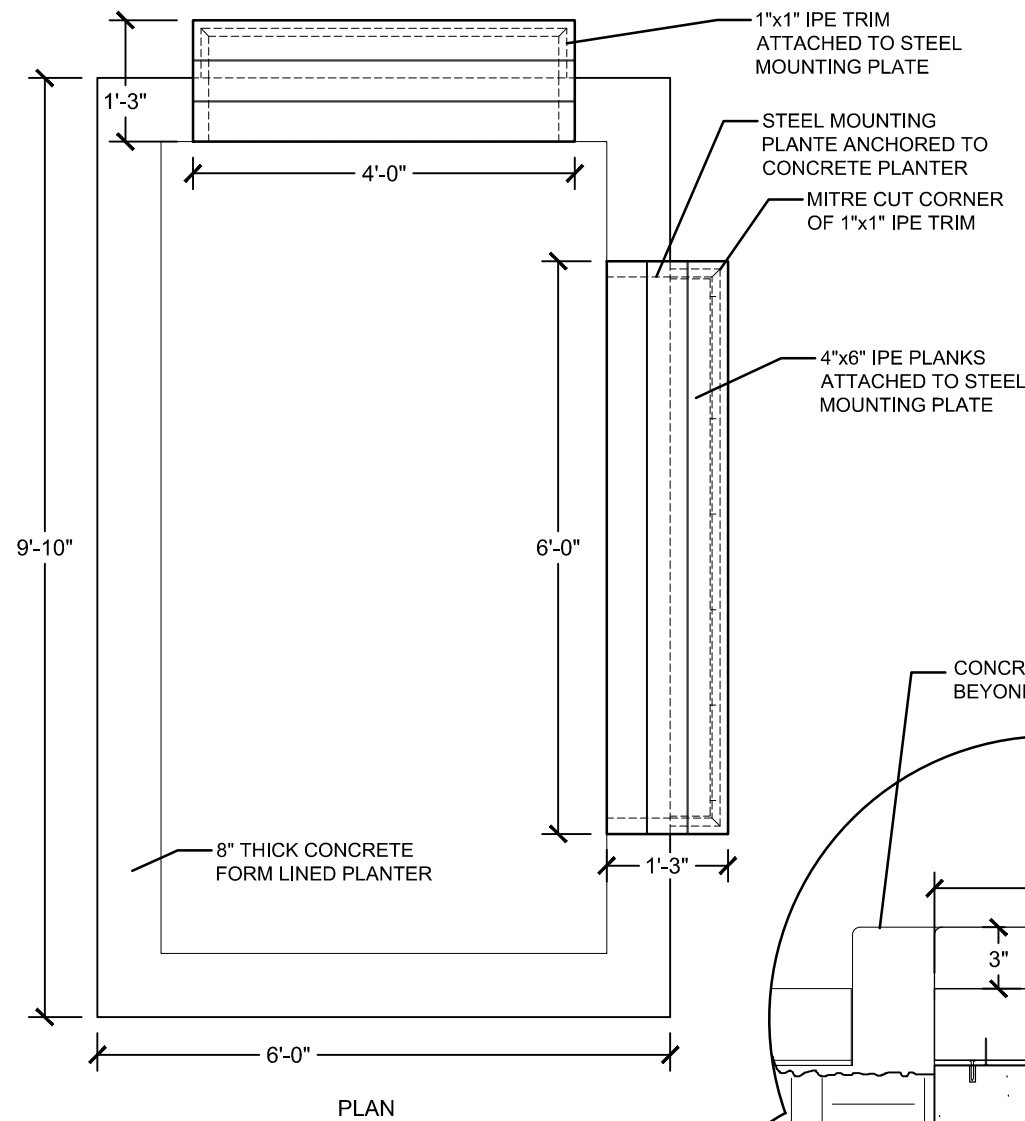
BLOCK 45 PASEO / POCKET PARK ENLARGEMENT / LIGHTING PLAN

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.238

LIGHTING LEGEND

- R.O.W. STREET LIGHTING- REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS





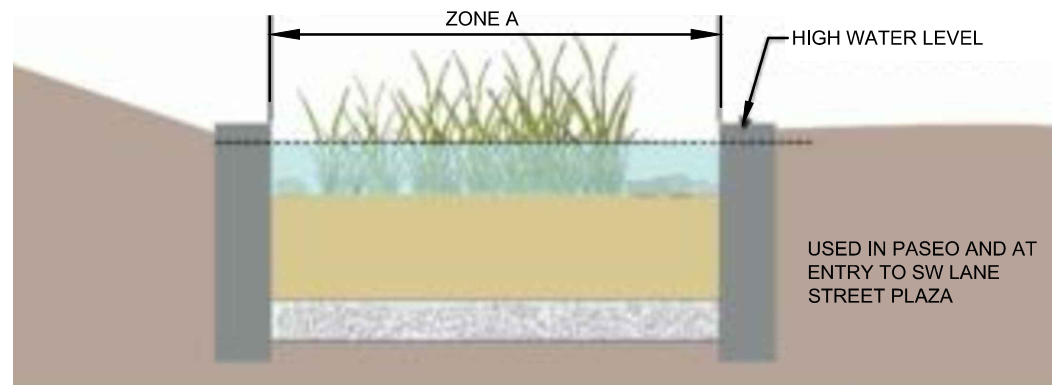
1 CONCRETE PLANTER WITH IPE
BENCH- B45 PASEO SCALE: 1/2" = 1'-0"

2 INTERACTIVE FOUNTAIN DETAIL - BLDG.
45 PASEO SCALE: 3/8" = 1'-0"
REFERENCE SHEET C.238 FOR IMAGE
OF INTERACTIVE FOUNTAIN.

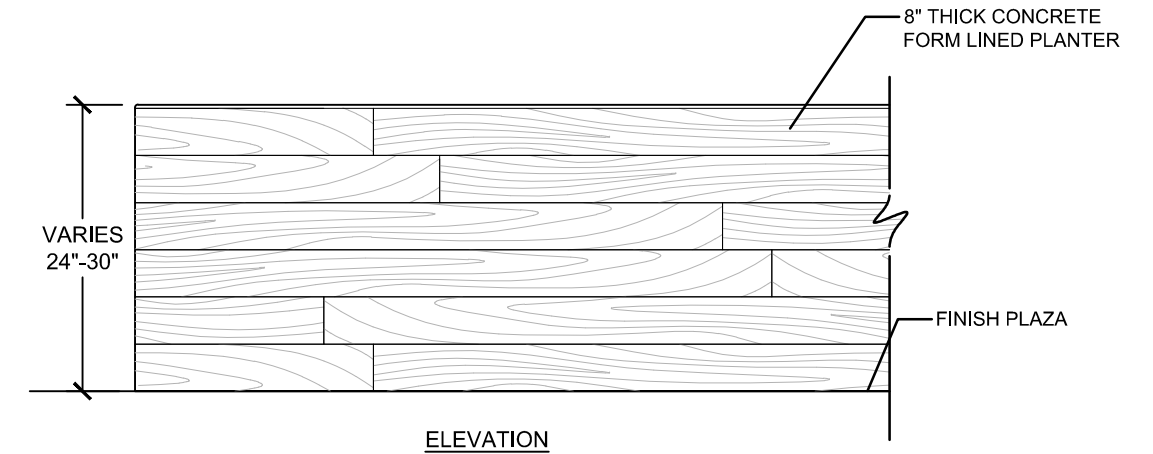
CONSTRUCTION DETAILS- CITY BLOCKS



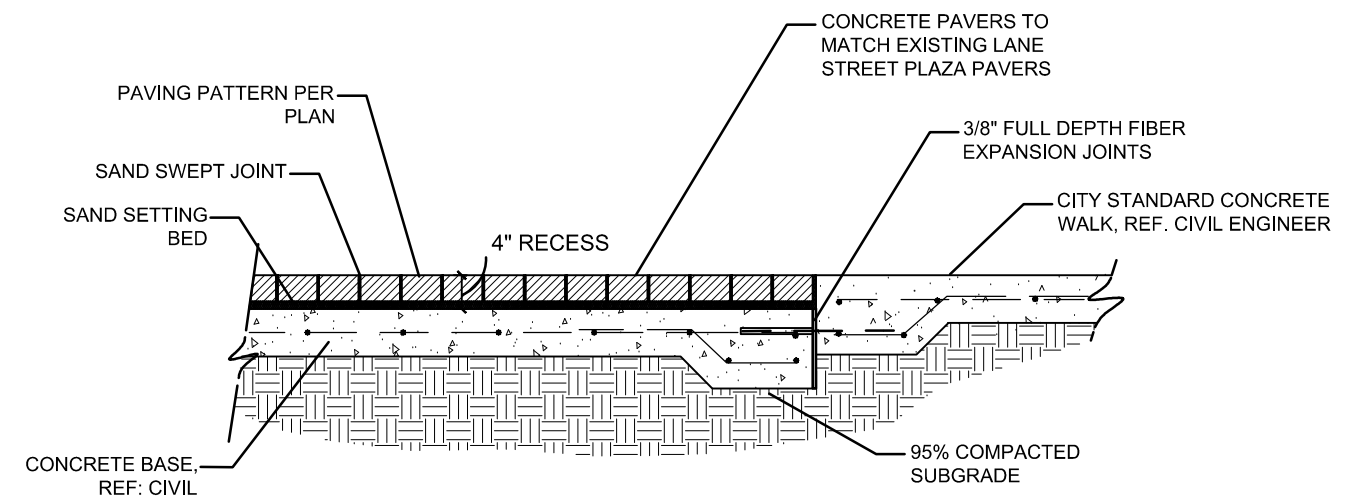
① TYPICAL PRIVATE PATIO SECTION AT SW LANE SCALE: 1/2" = 1'-0"



② STORM WATER PLANTER- FLAT BOTTOM FACILITY TYPICAL DETAIL- FIGURE 2-34 SCALE: NTS



③ FORM LINED CONCRETE PLANTER - B45 PASEO AND SW LANE STREET SCALE: 1/2" = 1'-0"



④ CONCRETE PAVERS AT SW LANE AND PASEO SCALE: 1" = 1'-0"

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GENERAL NOTES

1. ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE "ENGINEER OF RECORD". IF ERRORS OR OMISSIONS ARE FOUND AFTER THE PERMIT HAS BEEN ISSUED, THE PERMITTEE OR ITS CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD (BRIAN A. BALLERINI OF OTAK, INC. AT 503-415-2416) TO HAVE THE CORRECTIONS MADE. ALL CHANGES WILL REQUIRE THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE WORK BEGINNING.
2. THE CONTRACTOR SHALL HAVE AT ALL TIMES ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS & SPECIAL SPECIFICATIONS, CITY OF PORTLAND STANDARD SPECIFICATIONS & STANDARD DRAWINGS, AND ALL OTHER APPLICABLE SPECIFICATIONS BOOKS AND MANUALS. ELECTRONIC EQUIVLENT ARE ACCEPTABLE.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS AND THE APPLICABLE REQUIREMENTS OF THE 2010 EDITION OF THE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS AND ALL REVISIONS AND SPECIAL SPECIFICATIONS.
4. A PRECONSTRUCTION CONFERENCE WITH CITY STAFF AND AN APPROVED TEMPORARY TRAFFIC CONTROL PLAN (ISSUED IN CONJUNCTION WITH A STREET /SIDEWALK CLOSURE PERMIT) ARE REQUIRED BEFORE COMMENCING WORK. SEE PERMIT FOR SCHEDULING A PRECONSTRUCTION CONFERENCE AND ACQUISITION OF THE TTCP.
5. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM FROM BENCH MARK NO. 3754. ELEVATION = 35.449. LOCATED AT SW MOODY AVE AND SW WHITAKER ST.
6. **ATTENTION EXCAVATORS:** OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING [503.232.1987]. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL [811 OR 1-800-332-2344].

ENCROACHMENTS

7. STREET FURNISHINGS ARE SHOWN FOR REFERENCE ONLY. THE INSTALLATION OF ALL STREET FURNITURE INCLUDING BUT NOT LIMITED TO BENCHES, NON CITY INSTALLED BIKE RACKS, GARBAGE CANS, ELECTRICAL SYSTEMS (CONDUIT, CONDUCTORS, OUTLETS), AND PUBLIC ART, ARE NOT AUTHORIZED UNDER THIS PERMIT. A SEPARATE REVOCABLE PERMIT IS REQUIRED.

UNANTICIPATED CONTAMINATED MATERIAL

8. REMOVE AND DISPOSE (AT A PROPER LOCATION OR LANDFILL) ALL MATERIALS EXCAVATED FROM WORK IN THE RIGHT-OF-WAY. FOR DISPOSAL ON PRIVATE PROPERTY, SECURE A FILL PERMIT, PRIOR TO BEGINNING WORK FROM THE BUREAU OF DEVELOPMENT SERVICES (BDS). PROVIDE A COPY OF THE APPROVED FILL PERMIT TO THE STREET CONSTRUCTION INSPECTOR.

FOR UNANTICIPATED CONTAMINATED MEDIA ENCOUNTERED, THE PERMITTEE/APPLICANT OR ITS AGENT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE MANAGEMENT, AND DISPOSAL OF CONTAMINATED MEDIA ENCOUNTERED. THE PERMITTEE IS ALSO RESPONSIBLE FOR ALL RESULTANT DELAYS.

THE PERMITTEE OR ITS AGENT SHALL PROVIDE THE CITY (ENGINEERING AND INSPECTION) WITH COPIES OF ALL DISPOSAL PERMITS FROM THE PERMITTED DISPOSAL FACILITY, ANALYTICAL RESULTS USED TO GAIN ACCEPTANCE OF THE CONTAMINATED MEDIA, AND DISPOSAL RECEIPTS/DAILY WEIGH SLIPS. DAILY WEIGH SLIP AMOUNTS SHALL BE CHECKED AGAINST INSPECTOR'S DAILY REPORTS. THE PERMITTEE MUST USE AN OREGON FACILITY FOR DISPOSAL OF THE CONTAMINATED MEDIA.

UTILITIES

9. UTILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY AND ARE NOT AUTHORIZED FOR INSTALLATION UNDER THE PUBLIC STREET IMPROVEMENT PERMIT. PRIVATE AND PUBLIC UTILITY COMPANIES ARE REQUIRED TO SECURE SEPARATE UTILITY PERMITS FROM THE PBOT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
10. COORDINATION OF ALL UTILITY RELOCATES, REMOVALS, OR INSTALLATION WITHIN THE LIMITS OF WORK IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR.
11. STORM AND SANITARY SEWERS ARE BEING CONSTRUCTED UNDER JOB # ????, AS APPROVED BY THE BUREAU OF ENVIRONMENTAL SERVICES.
12. WATER MAINS AND SERVICES ARE BEING CONSTRUCTED UNDER JOB # ????, AS APPROVED BY THE WATER BUREAU.

STREET PAVEMENT

13. ALL MANHOLE LIDS AND VALVE BOXES SHALL BE ADJUSTED TO FINISHED STREET GRADE.

14. THE STREET INSPECTOR WILL MAKE THE FINAL DETERMINATION OF THE LIMITS OF PAVEMENT RESTORATION, INCLUDING SAWCUT LINES AND SKIN PATCHING. THE PERMITTEE/CONTRACTOR SHALL CONSULT WITH THE STREET INSPECTOR PRIOR TO SAWCUTTING OR DEMOLISHING OF PAVEMENT.

15. SAWCUTS SHALL BE STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT AND ALL NEW PAVEMENT JOINTS SHALL BE SAND SEALED.

16. EXISTING PAVEMENT SECTION WIDTHS OF 2 FEET OR LESS BETWEEN PROPOSED SAWCUT AND EXISTING PAVEMENT EDGE (I.E. UTILITY TRENCH REPAIR), SHALL BE RESTORED PER STD. DWG. P-505.

17. PAVEMENT SECTION SHALL BE AS SHOWN ON THE STREET TYPICAL SECTION(S) OR MATCH EXISTING PAVEMENT IF EXISTING IS A THICKER SECTION.

CURBS, SIDEWALKS, AND DRIVEWAYS

18. UTILITY LIDS, MANHOLE COVERS, VALVE COVERS (THAT ARE NOT SHOWN ON THESE CONSTRUCTION DRAWINGS) ARE NOT ALLOWED IN THE THROUGH PEDESTRIAN ZONE. THEY MUST BE PLACED IN THE SIDEWALK FURNISHING OR BUILDING ZONE IF THE PROPER PBOT UTILITY PERMIT HAS BEEN SECURED.

19. FULL HEIGHT CURBS SHALL BE CONSTRUCTED AT ALL LOCATIONS UNLESS A NEW DRIVEWAY IS CONSTRUCTED AT THE SAME TIME AS THE CURB.

20. ALL SIDEWALK CONTRACTION JOINTS SHALL BE PER SECTION 00759.49 - "CONTRACTION JOINTS" OF THE STANDARD CONSTRUCTION SPECIFICATION AND CITY STANDARD DWG P-551.

21. NO FUTURE DRIVEWAYS SHALL BE CONSTRUCTED UNLESS THERE IS A BUILDING PERMIT ISSUED FOR AN ON-SITE PARKING SPACE, OR OTHER APPROVAL FROM BDS.

22. CONTRACTOR MAY USE CONCRETE OR ASPHALT CONCETE FROM THE PRE-APPROVED MIX DESIGNS LIST IF AVAILABLE. IF NOT, THE CONTRACTOR WILL NEED TO SUMBIT A MIX DESIGN FOR APPROVAL.

23. USE ONLY APPROVED DETECTABLE WARNING DEVICES FROM THE CITY'S CONSTRUCTION PRODUCTS LIST (CPL).

24. ALL DRIVEWAYS ARE REQUIRED TO HAVE A MINIMUM OF 3 FEET OF HARD SURFACING BEHIND SIDEWALK (SEE STD DWG P-536).

STORM SEWER PIPE

25. THE ACCEPTABLE INLET LEAD PIPE MATERIALS ARE AS FOLLOWS:

- C.S.P. ASTM C_14, CLASS 3 WITH CLASS 'B' BEDDING AND BACKFILL
- HDPE D 3035 SDR 26 WITH FLEXIBLE PIPE BEDDING AND GRANULAR BACKFILL
- PVC ASTM D 3034 SDR 35 WITH FLEXIBLE PIPE BEDDING AND GRANULAR BACKFILL.
- PIPE BEDDING AND BACKFILL PER STANDARD PLAN NOS. P-100 AND P-101.
- SURFACING PER STD. DWG. P-515, P-516 AND P-517.

26. FOR PLUGGING OF ABANDONED SEWER PIPES, AND FILLING ABANDONED PIPES, MANHOLES, AND CATCH BASINS, SEE SECTIONS 00490.43 AND 00490.44 RESPECTIVELY OF THE STANDARD SPECIFICATION.

CATCH BASINS AND INLETS

27. ALL CATCH BASIN AND INLETS SHALL BE CAST-IN-PLACE. CONSTRUCT CAST-IN-PLACE CATCH BASINS AND INLETS ACCORDING TO SECTION 00470.

TRAFFIC AND PARKING CONTROL

28. THE CONTRACTOR MUST ACQUIRE AN APPROVED TEMPORARY STREET USE PERMIT (TSUP) PRIOR TO CLOSURE OF ANY STREET, SIDEWALK, TRAVEL LANE OR PARKING LANE. THE TSUP IS ACQUIRED FROM THE PERMIT CENTER LOCATED AT 1900 SW 4TH AVENUE.

29. THE CONTRACTOR SHALL NOT REMOVE OR COVER ANY TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, OR BARRICADES THAT ARE NOT IDENTIFIED ON THE APPROVED TEMPORARY TRAFFIC CONTROL PLAN.

30. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES (INCLUDING BUT NOT LIMITED TO THE FOLLOWING - SIGNS, PAVEMENT MARKINGS, AND BARRICADES) UNTIL THE PERMANENT TRAFFIC CONTROL DEVICES ARE INSTALLED.

31. WHEN WORK INTERFERES WITH THE OPERATION OF A TRIMET BUS OR BUS STOP, CONTACT TRIMET AT 503-962-4949 A MINIMUM OF 14 DAYS PRIOR TO CLOSING OR DISRUPTING TRIMET'S OPERATION.

32. THE CONTRACTOR SHALL INSTALL OR REINSTALL ALL PERMANENT TRAFFIC CONTROL SIGNING, CURB AND PAVEMENT MARKINGS, AND BARRICADES.

33. THE CONTRACTOR SHALL SUBMIT MATERIALS LIST FOR APPROVAL 14 DAYS PRIOR TO INSTALLING PERMANENT TRAFFIC CONTROL SIGNING, CURB AND PAVEMENT MARKINGS, AND BARRICADES.

34. ALL NEW SIGN MATERIALS SHALL COMPLY WITH SECTION 2910 OF THE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS. ALL SIGNS SHALL BE TYPE III OR IV BACKGROUND SHEETING ON ALUMINUM SIGN BLANKS. SIGN TYPES FOR EACH SIGN, AS SPECIFIED IN SECTION 2910.02, ARE NOTED IN THE PLANS.

35. SIGNS AND SIGN POSTS REMOVED BY THE PERMITEE OR ITS AGENT SHALL BE DELIVERED TO THE BUREAU OF MAINTENANCE, ALBINA YARD. CONTACT JIM BUHLER AT 503-823-4056 TO ARRANGE A DELIVERY TIME. REMOVE ALL SIGNS, CONCRETE AND DEBRIS FROM THE POST PRIOR TO DELIVERY.

36. ALL CURB AND PAVEMENT MARKING MATERIALS SHALL BE ON THE CITY'S CONSTRUCTION PRODUCTS LIST (CPL) OR THE STATE'S QUALIFIED PRODUCTS LIST (QPL). ALL MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS APPROVED APPLICATION PROCEDURE.

37. ALL LONGITUDINAL LINE WORK TO BE METHOD B (NON-PROFILE) EXTRUDED THERMOPLASTIC, 120 MILS THICK.

38. ALL TRANSVERSE LINE WORK, LEGENDS, SYMBOLS, AND ARROWS SHALL BE TYPE "B-HS" PREFORMED THERMOPLASTIC. BIKE LANE STENCILS, GREEN BICYCLE LANE MARKINGS, AND BIKE PATH RAILROAD MARKINGS SHALL BE 90 MILS THICK. ALL OTHER TRANSVERSE PAVMENT MARKINGS SHALL BE 120-125 MILS THICK.

39. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY CURB OR PAVEMENT MARKINGS DAMAGED, WORN OUT OR REMOVED DUE TO CONTRACTOR'S OPERATION.

40. IN METERED DISTRICTS: ALL PARKING CONTROL SIGNING, METERS, POSTS AND PAVEMENT STRIPING & MARKINGS WILL BE INSTALLED BY CITY FORCES. NOTIFY PARKING CONTROL AT 503-823-7275. ALL COSTS ASSOCIATED WITH THIS WORK WILL BE CHARGED TO THE PERMIT.
- OUTSIDE METERED DISTRICTS: PARKING CONTROL SIGNING WILL BE INSTALLED BY THE CONTRACTOR. CONTACT PARKING CONTROL AT 503-823-7275 14 DAYS PRIOR TO INSTALLATION TO IDENTIFY EXACT SIGN LOCATIONS.

STREET LIGHTING

41. IF UNDERGROUND CONDUITS AND WIRES FOR STREET LIGHT INSTALLATION IS REQUIRED OR IS DESIRED, THE PERMITTEE IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, AND COORDINATION OF INSTALLATION WITH THE APPROPRIATE UTILITY.

TREES

42. ALL TREE REMOVAL SHALL COMPLY WITH THE **FEDERAL MIGRATORY BIRD TREATY ACT**. SEE THE SPECIAL PROVISIONS FOR REQUIREMENTS PRIOR TO CUTTING OF ANY TREE.
43. ALL GROUND DISTURBANCES NEAR TREES REQUIRES ROOT INSPECTION!! CONTACT URBAN FORESTRY (URBAN FORESTRY AT 503-823-8733; FOR ROOT INSPECTIONS PRESS 3) PRIOR TO ALL EXCAVATIONS ADJACENT TO TREES. CONSULTATION WITH THE URBAN FORESTER IS REQUIRED BEFORE CUTTING OF ROOTS.

44. FOR ALTERNATE TREE SPECIES OR ALTERNATE TREE PLANTING LOCATION APPROVAL (PRIOR TO PLANTING), CONTACT URBAN FORESTRY AT 503-823-8733; TO LEAVE A MESSAGE FOR THE TREE INSPECTOR PRESS 5.

RETAINING WALLS

45. THE PERMITTEE OR ITS AGENT SHALL PROVIDE QUALITY ASSURANCE FOR ALL STRUCTURES AND STRUCTURAL EMBANKMENTS BY RETAINING THE SERVICES OF A COMPETENT CERTIFIED PROFESSIONAL TO MAKE ALL FIELD INSPECTIONS, MATERIAL TESTING AND REPORTS IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT, THE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS, ODOT MANUAL OF FIELD TEST PROCEDURES, ODOT NON-FIELDLED TESTED MATERIALS ACCEPTANCE GUIDE, AND ODOT CONSTRUCTION MANUAL.

THE PERMITTEE OR ITS AGENT SHALL SUBMIT THE INSPECTION REPORTS AND TEST RESULTS TO THE BUREAU OF TRANSPORTATION. SUBMIT TO THE FOLLOWING:

TODD LILES
BUREAU OF TRANSPORTATION
1120 SW 5TH AVENUE, SUITE 800
PORTLAND, OR 97204
FAX: 503-823-6992
EMAIL: TODD.LILES@PORTLANDOREGON.GOV

EROSION CONTROL

46. EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON THIS PROJECT. IMPLEMENTATION OF THE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE OR ITS AGENT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED. THE PERMITTEE OR ITS AGENT SHALL PROVIDE INLET PROTECTION TO DOWNSTREAM INLETS FROM THE SITE PER THE EROSION CONTROL MANUAL [MARCH 2008]. CATCH BASIN AND STORM DRAIN INLET PROTECTION SHALL BE INSTALLED PER DETAIL DRAWINGS 4.3-B AND 4.3-G.

47. AN EROSION/SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED ON THIS PROJECT. THE IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE OR ITS AGENT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND THE VEGETATION/LANDSCAPING IS ESTABLISHED.

48. CONSTRUCTION OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH OAR 340-41-55 AND THE CITY OF PORTLAND EROSION CONTROL MANUAL [MARCH 2008].

49. APPROVAL OF THIS EROSION / SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER PROPOSED PROJECT DESIGN ELEMENTS.

50. THE PERMITTEE OR ITS AGENT SHALL CLEARLY MARK WITH SURVEY FLAGGING THE CLEARING LIMITS OF THE WORK ZONE SHOWN ON THIS PLAN PRIOR TO BEGINNING EARTHWORK. DURING CONSTRUCTION, THE PERMITTEE OR ITS AGENT SHALL MAINTAIN THE MARKED CLEARING LIMITS AND SHALL NOT DISTURB THE AREAS OUTSIDE OF THE WORK ZONE.

51. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, THE PERMITTEE OR ITS AGENT SHALL INSPECT THESE MEASURES DAILY AND UPGRADE THEM TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE WORK ZONE.

52. INSTALL A "GRAVEL CONSTRUCTION ENTRANCE" AT EACH POINT OF ENTRY TO THE CONSTRUCTION SITE ACCORDING TO DETAIL DRAWING 4.2-A OF THE EROSION CONTROL MANUAL [MARCH 2008].

FOR GRADING PERMITS AND STRUCTURAL FILLS

53. THE PERMITTEE OR ITS AGENT SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO MAKE ALL INSPECTIONS, TO PROVIDE MATERIAL TESTING SERVICES, AND TO CERTIFY THAT THE PLACED STRUCTURAL FILLS MEET THE EMBANKMENT SPECIFICATION RECOMMENDED IN THE GEOTECHNICAL REPORT, AND SECTION 00330 - "EARTHWORK" OF THE STANDARD CONSTRUCTION SPECIFICATION.

54. THE PERMITTEE OR ITS AGENT SHALL ADHERE TO THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY GEODESIGN.

55. SCHEDULE AN IN-FIELD PRE-EARTHWORK MEETING WITH CITY STREET CONSTRUCTION INSPECTOR (PBOT), BUREAU OF DEVELOPMENT SERVICES (BDS) REPRESENTATIVE, GEOTECHNICAL ENGINEER, AND OTHER APPROPRIATE PARTIES PRIOR TO COMMENCING WORK. NOTIFY STREET CONSTRUCTION/INSPECTION 4 CALENDAR DAYS PRIOR TO THE MEETING. [503.823.7012]

56. PREPARE SUBGRADE BY REMOVING ALL SURFACE VEGETATION, DEBRIS, AND TOPSOIL PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL IN A FUTURE RIGHT-OF-WAY AREA.

57. THE GEOTECHNICAL ENGINEER SHALL SEND TEST AND INSPECTION RESULTS TO:

TODD LILES, BUREAU OF TRANSPORTATION
1120 SW 5TH AVENUE, SUITE 800
PORTLAND, OR 97204-1971
OR VIA EMAIL TO:
TODD.LILES@PORTLANDOREGON.GOV

FOR JOINT PBOT/BES PERMITS ONLY

58. DISPOSE OF ALL SEWER TRENCH SPOIL MATERIAL AT A PROPER LANDFILL, OR SHALL OBTAIN A PERMIT FROM THE BUREAU OF DEVELOPMENT SERVICES BEFORE BEING DISPOSED OF ON-SITE. A COPY OF THE GRADING PERMIT AND PLAN SHALL BE PROVIDED TO THE BUREAU OF ENVIRONMENTAL SERVICES FOR CONSTRUCTION INSPECTION AT THE PRE-CONSTRUCTION MEETING. ALL WORK OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING CUTS, FILLS, GRADING, AND CLEARING MAY REQUIRE PERMITS FROM THE BUREAU OF DEVELOPMENT SERVICES.

59. FOUNDATION STABILIZATION MAY BE NECESSARY AS PER CITY OF PORTLANDS STANDARD CONSTRUCTION SPECIFICATIONS AND APPROVED BY BES.

60. MARK THE ENDS OF ALL STUB OUTS AND LATERALS WITH CONTINUOUS PRESSURE TREATED 2" X4" LUMBER. THE TOP 12" SHALL BE PAINTED WHITE AND STENCILED WITH BLACK "ST" FOR STORM OR PAINTED GREEN AND STENCILED BLACK "SS" FOR SANITARY, AND WITH PIPE SIZE, MATERIAL TYPE, AND PIPE DEPTH. BURY THE 2" X 4" LUMBER TO THE STUB OR LATERAL.

61. PROPERLY SHORE AND BRACE ALL SEWER TRENCH LINES AND EXCAVATIONS TO PREVENT CAVING AS REQUIRED BY OREGON OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OR-OSHA) AND SECTION 00510 - "STRUCTURE EXCAVATION AND BACKFILL" OF THE STANDARD CONSTRUCTION SPECIFICATIONS.

62. THE PERMITTEE OR ITS AGENT SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER FACILITIES AS PRESCRIBED IN THE APPROVED "OPERATIONS & MAINTENANCE" PLAN FOR 2 YEARS AFTER ITS ACCEPTANCE BY THE CITY.

STORMWATER NARRATIVE

THE PROPOSED STORMWATER MANAGEMENT SYSTEM, DESIGNED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STORMWATER MANAGEMENT MANUAL AND SEWER AND DRAINAGE FACILITIES DESIGN MANUAL, WILL INCLUDE LINED VEGETATED PLANTERS FOR WATER QUALITY TREATMENT AND A PIPED CONVEYANCE SYSTEM WHICH CONNECTS TO AN EXISTING STORM SEWER IMMEDIATELY SOUTH OF SW LOWELL STREET. VEGETATED FLOW-THROUGH PLANTERS WERE SIZED USING THE CITY'S PRESUMPTIVE APPROACH CALCULATOR (PAC) TOOL MEET POLLUTION REDUCTION REQUIREMENTS BY FILTERING STORM WATER THROUGH THE TOPSOIL MIX SPECIFIED BY BES. THE PROPOSED IMPROVEMENTS MEET THE CRITERIA FOR EXEMPTION FROM FLOW CONTROL RUNOFF, PER SECTION 1.3.4 OF THE STORMWATER MANAGEMENT MANUAL, AS THE STORM LINE DISCHARGES DIRECTLY TO THE WILLAMETTE RIVER THROUGH THE EXISTING SW LOWELL STREET OUTFALL. THE STORMWATER CONVEYANCE SYSTEM HAS BEEN SIZED TO CONVEY AND CONTAIN THE 10-YEAR, 5-MINUTE EVENT WITHOUT SURCHARGING AND THE 25-YEAR, 5-MINUTE STORM EVENT WITH AT LEAST 6 INCHES OF FREEBOARD.

LEGEND

STORM DRAIN

STORM DRAIN MANHOLE



STORM DRAIN DRY WELL



STORM DRAIN CLEAN OUT



STORM DRAIN CATCH BASIN



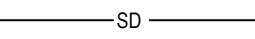
STORM DRAIN DROP INLET



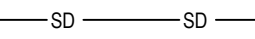
STORM DRAIN AREA DRAIN



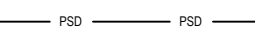
STORM DRAIN MAIN



STORM DRAIN LATERAL



PRIVATE STORM LINE



LIDA PLANTERS



SAND FILTER



SANITARY SEWER

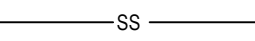
SANITARY SEWER MANHOLE



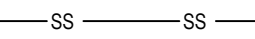
SANITARY SEWER CLEAN OUT



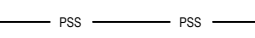
SANITARY SEWER MAIN



SANITARY SEWER LATERAL



PRIVATE SEWER LINE



WATER

WATER VALVE



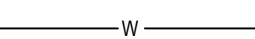
WATER BLOW-OFF



WATER METER (VAULT)



WATER MAIN



WATER MAIN (BY PWB)



FIRE HYDRANT



FIRE DEPT. CONNECTION



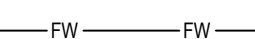
POST INDICATOR VALVE



DOUBLE CHECK VALVE



FIRE WATER MAIN



ELECTRIC

ELECTRIC JUNCTION BOX



UTILITY POLE & GUY



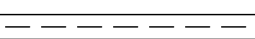
UTILITY POLE WITH LIGHT



ELECTRIC LINE



UNDERGROUND UTILITY TRENCH



NATURAL GAS

GAS VALVE



GAS BLOW OFF



GAS METER



GAS LINE



TELEPHONE

TELEPHONE MANHOLE



TELEPHONE RISER



TELEPHONE POLE



UNDERGROUND TELEPHONE



OVERHEAD LINES



CABLE TV / COMM

CABLE RISER



UNDERGROUND CABLE TV



UNDERGROUND COMM



STREET LIGHTING

STREET LIGHT POLE



STREET LIGHT JUNCTION BOX



STREET LIGHT CONTROLLER



UNDERGROUND CONDUIT

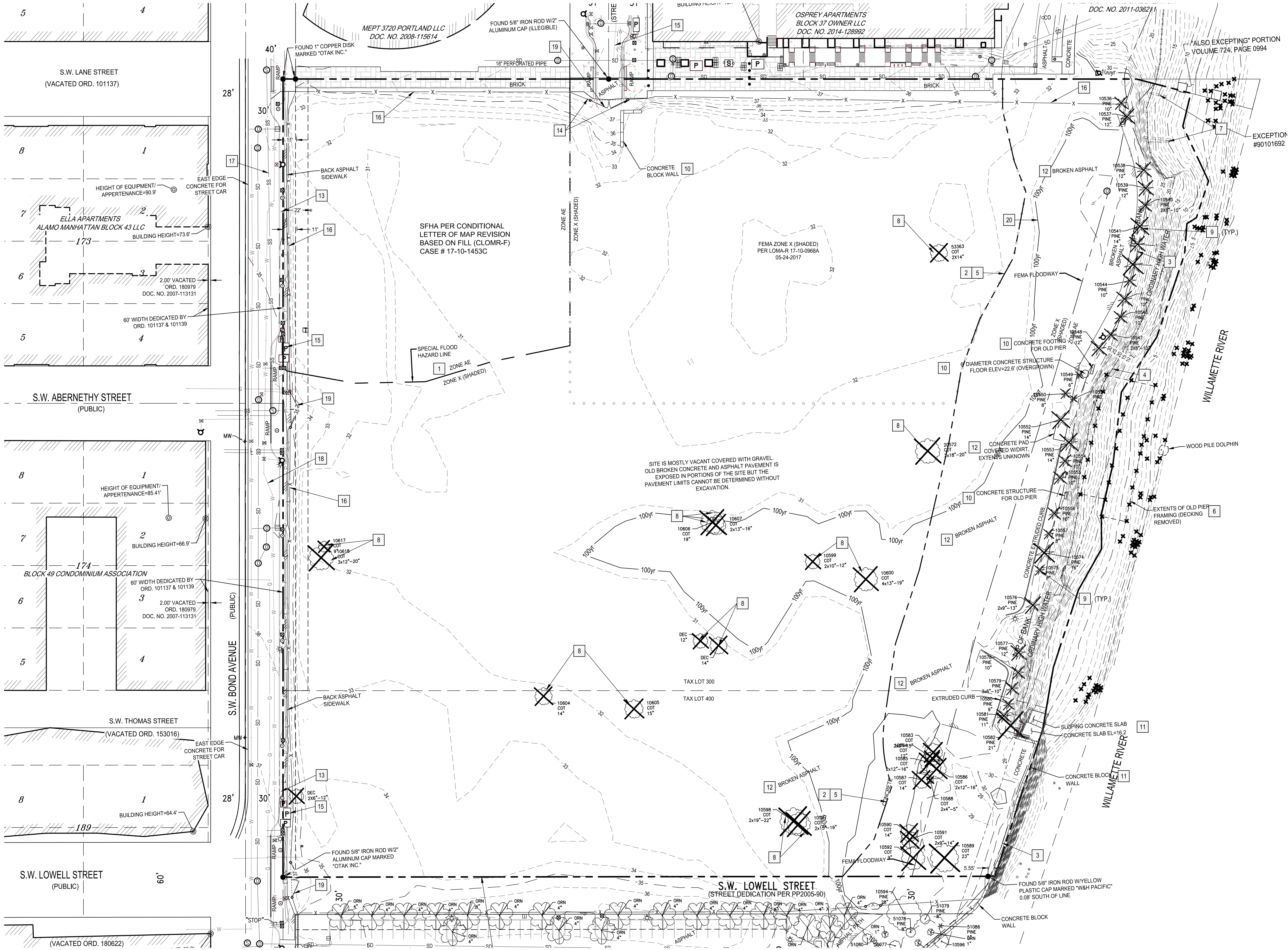


100-YR FLOOD PLAIN



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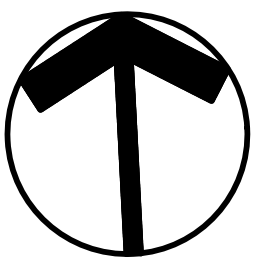
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EXISTING CONDITIONS AND DEMO NOTES

- 1 FEMA 100-YEAR FLOODWAY.
- 2 WILLAMETTE GREENWAY BOUNDARY.
- 3 TOP OF BANK 2002 SURVEY (TYPICAL).
- 4 ORDINARY HIGH WATER (OHW, ELEVATION 18.22').
- 5 LIMITS OF DISTURBANCE FOR BLOCK WORK.
- 6 PILINGS (TYPICAL) TO BE REMOVED.
- 7 EXISTING STORM DRAIN OUTFALLS TO REMAIN.
- 8 TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED.
- 9 TREES WITHIN THE GREENWAY TO REMAIN UNDISTURBED.
- 10 CONCRETE SLABS OR STRUCTURES TO BE REMOVED.
- 11 CONCRETE SLABS OR STRUCTURES TO REMAIN.
- 12 THE ENTIRE SITE HAS AREAS OF AC PAVEMENT OR CONCRETE COVERED WITH SOIL AND VEGETATION. EXPOSE AND COMPLETELY REMOVE.
- 13 THE SW BOND AVE PERMANENT IMPROVEMENTS INCLUDING STREET, CURB, AND PUBLIC UTILITIES HAVE BEEN CONSTRUCTED AS PART OF THE WATERFRONT SOUTH NO. 2 DEVELOPMENT AND ARE TO REMAIN UNLESS OTHERWISE NOTED. THE TEMPORARY ASPHALT SIDEWALK ON THE EAST SIDE OF BOND SHALL BE REMOVED AND REPLACED WITH A PERMANENT CONCRETE WALK.
- 14 THE EXISTING STREET IMPROVEMENTS (IN RIVER PARKWAY) ARE TO REMAIN OR TO BE REPLACED IN KIND.
- 15 EXISTING FRANCHISE UTILITIES (PGE, CENTURYLINK, COMCAST, AND NW NATURAL) TO REMAIN.
- 16 EXISTING TEMPORARY FENCE TO BE REMOVED.
- 17 EXISTING 15-INCH SANITARY SEWER PIPE TO REMAIN.
- 18 EXISTING 12-INCH DUCTILE IRON WATER MAIN TO REMAIN.
- 19 EXISTING GATE TO BE REMOVED.
- 20 100-YEAR FLOODPLAIN (ELEVATION: 30.9').

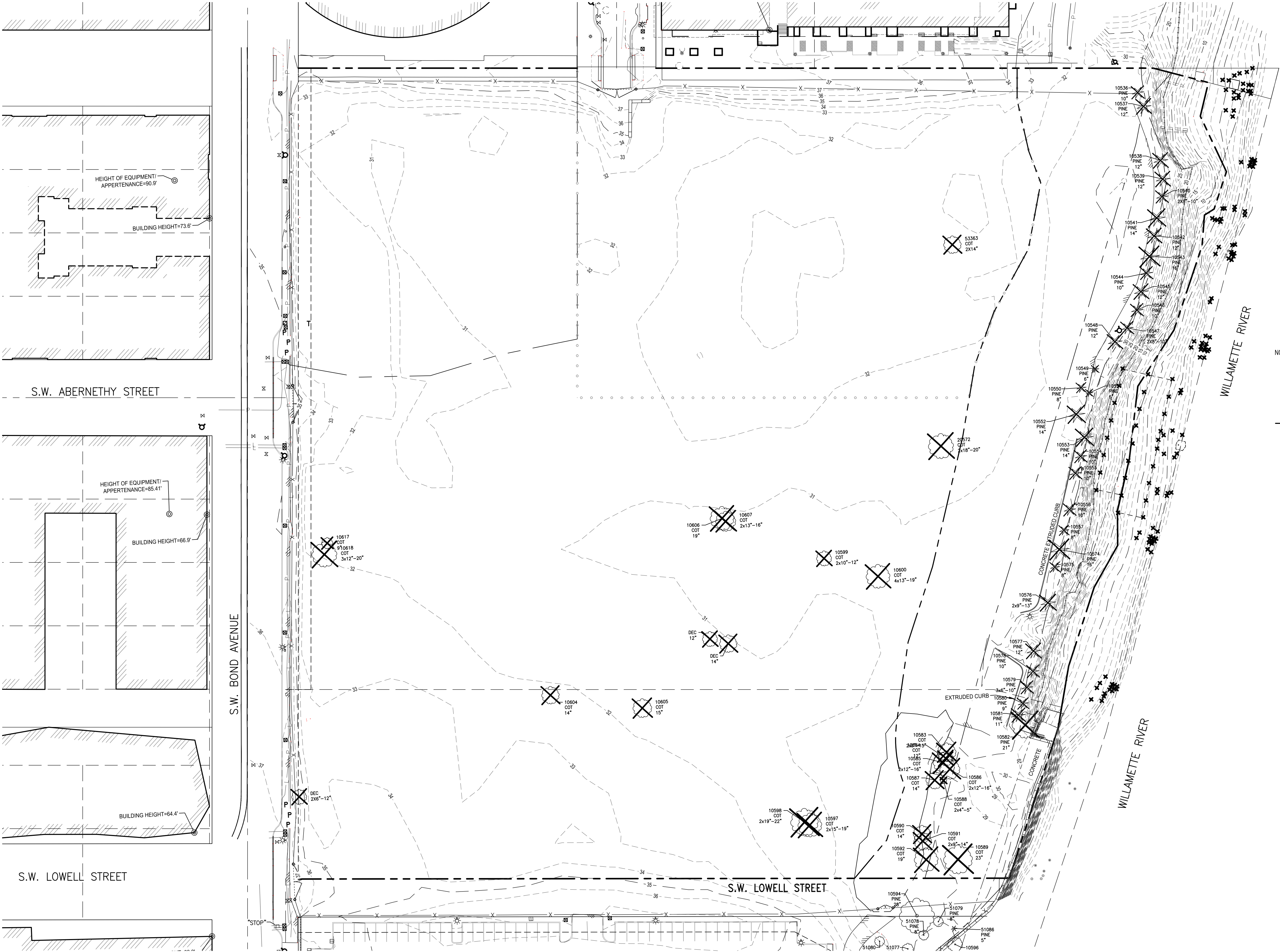
NOTE: ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.



EXISTING CONDITIONS AND DEMOLITION PLAN

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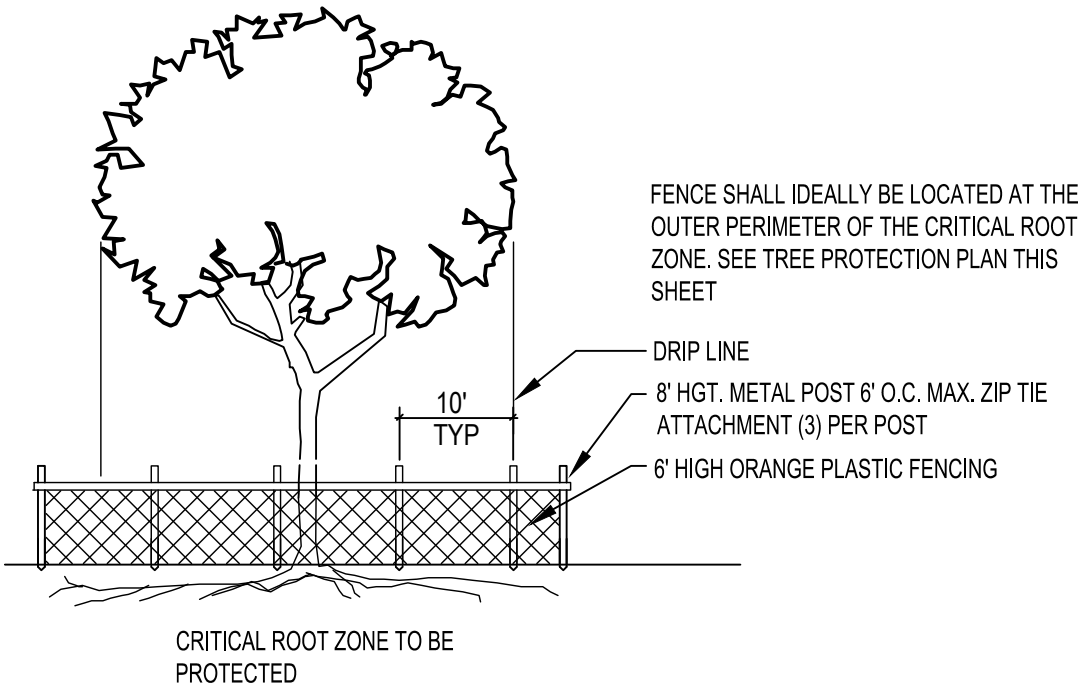
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LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN UNTIL IMPLEMENTATION OF GREEN WAY MASTER PLAN. SEE NARRATIVE
- DRIP LINE
- TREE PROTECTION FENCE

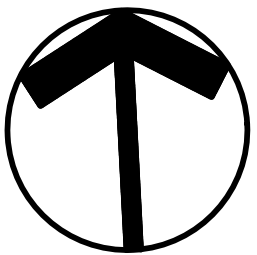
TOTAL	658" CALIPER : 50 TREES
REMOVED	658" CALIPER : 50 TREES



- NOTE:
- NOTIFY THE OWNER'S ARBORIST BEFORE CONDUCTING ANY WORK WITHIN THE CRITICAL ROOT ZONE OF TREES PROPOSED TO REMAIN.
 - FENCES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION! SEE GRADING PLAN

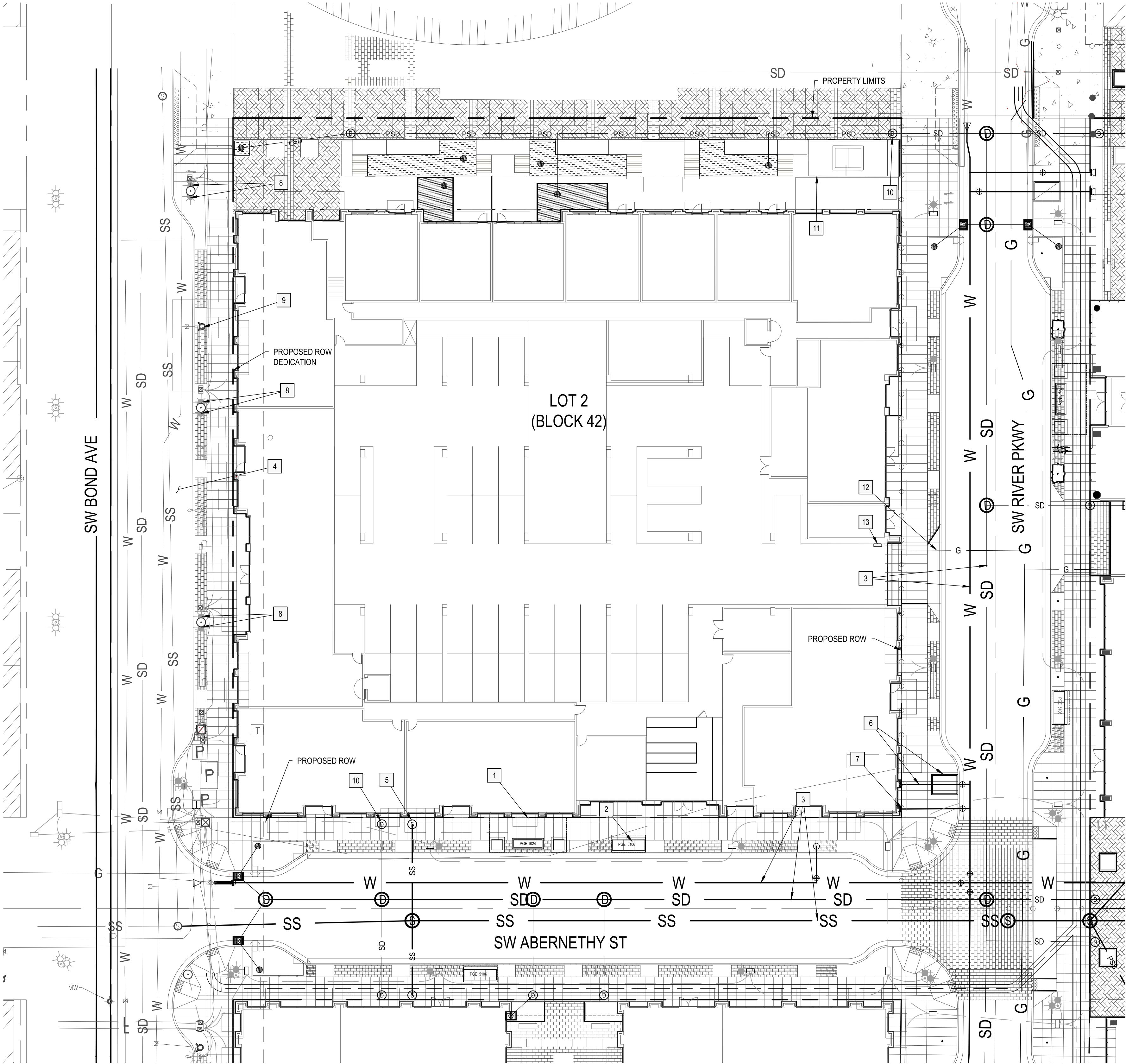
TREE PROTECTION DETAIL
(NOT TO SCALE)

- NOTES
- NO PERSON MAY CONDUCT ANY ACTIVITY BEYOND THE PROTECTED AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING SOLVENTS WITHIN THE AREA, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT AND LOCATING BURN HOLES. WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN THE CRITICAL ROOT ZONE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. USE NARROW-TINE SPADING FORKS, COMB SOIL TO EXPOSE ROOTS AND CLEANLY CUT ROOTS AS CLOSE TO EXCAVATION AS POSSIBLE. COVER EXPOSED ROOTS WITH BURLAP AND WATER REGULARLY.
 - DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.
 - MAINTAIN TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.
 - MAINTAIN THE PROTECTIVE BARRIERS IN PLACE UNTIL THE ARBORIST AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
 - ANY LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.
 - TREES TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME.
 - PRUNE PROTECTED TREES AS REQUIRED TO AVOID DAMAGE FROM CONSTRUCTION. PRIOR TO ANY PROPOSED PRUNING CONTACT AND COORDINATE WITH THE OWNER'S ARBORIST. PRUNE PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS.
 - REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION.



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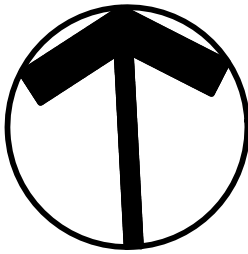


UTILITY NOTES

- 1 INSTALL NEW 1024 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 2 INSTALL NEW 5106 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 3 PROPOSED PUBLIC WORKS UTILITIES UNDER SEPARATE PUBLIC WORKS PERMIT.
- 4 PROPOSED BOND IMPROVEMENTS UNDER SEPARATE PUBLIC WORKS PERMIT.
- 5 INSTALL SEWER LATERAL FOR BUILDING SERVICE.
- 6 INSTALL 687 VAULT FOR METER AND WATER SERVICE TO BUILDING.
- 7 INSTALL 8" FIRE SERVICE FOR BUILDING.
- 8 INSTALL NEW LIGHTS ON EXISTING CATENARY POLE.
- 9 EXISTING HYDRANT TO REMAIN.
- 10 INSTALL STORM LATERAL FOR BUILDING SERVICE.
- 11 INSTALL NEW 1024 PGE VAULT (BUILDING TRANSFORMER). COORDINATE WITH PGE.
- 12 PROPOSED GAS SERVICE LATERAL. CONTINUATION IN BUILDING TO BE PART OF FINAL PLUMBING PLANS.
- 13 PROPOSED GAS METER LOCATION.

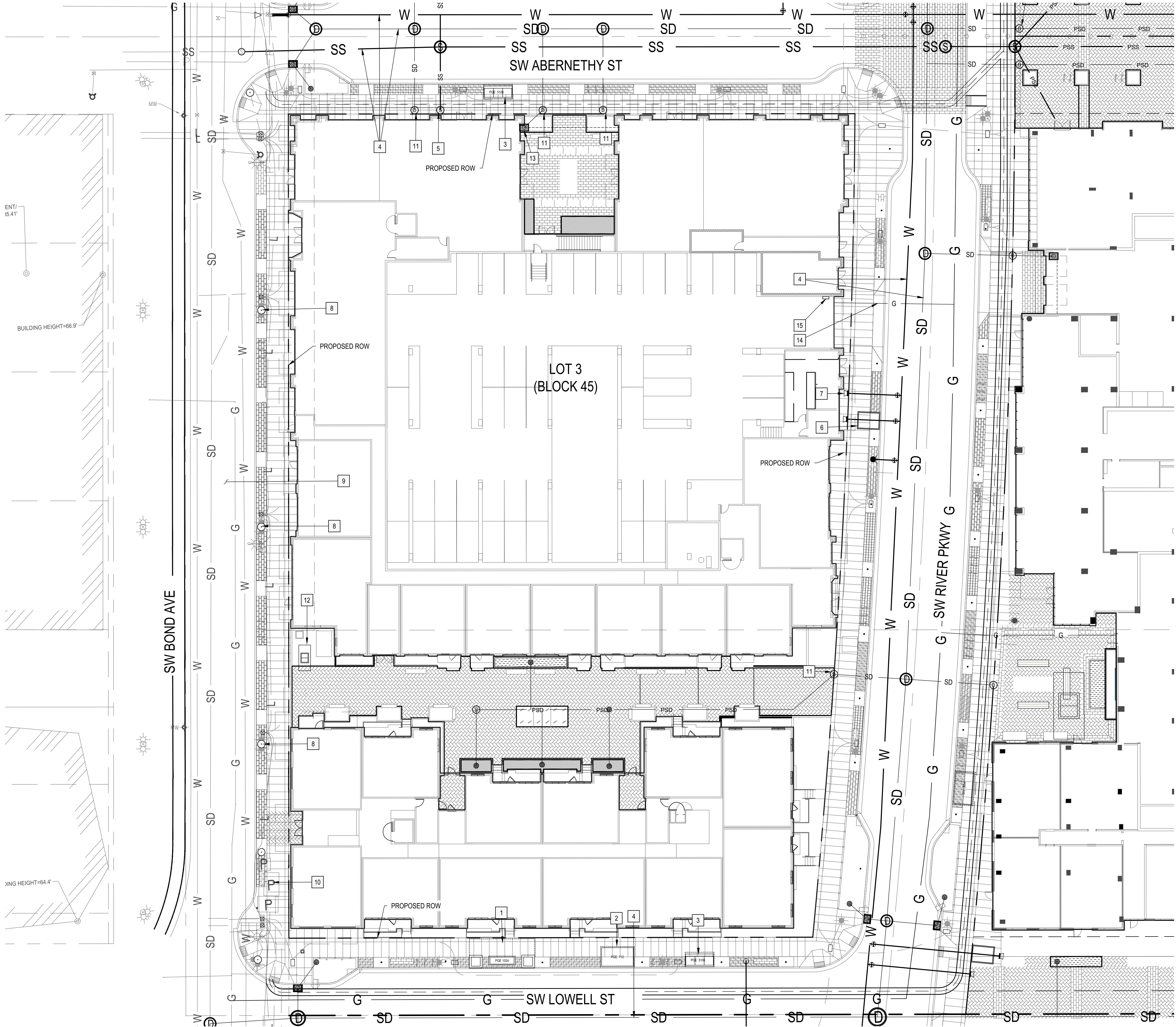
LEGEND

PUBLIC WATER LINE	W
PUBLIC SANITARY SEWER	SS
PUBLIC STORM DRAIN	SD
PRIVATE SEWER LINE	PSS
PRIVATE STORM LINE	PSD
FRANCHISE UTILITY CONDUIT	
FRANCHISE UTILITY VAULTS	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
STORMWATER PLANTER (ROOF TREATMENT)	
STORMWATER PLANTER (AT GRADE TREATMENT)	
SWALE	
CONVEYANCE CHANNEL	
GAS LINE	G



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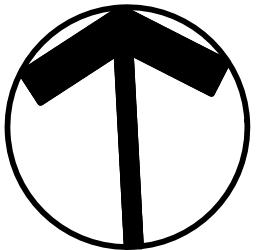


UTILITY NOTES

- 1. INSTALL NEW 1024 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 2. INSTALL NEW 712 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 3. INSTALL NEW 5106 PGE VAULT (BACKBONE). COORDINATE WITH PGE.
- 4. PROPOSED PUBLIC WORKS UTILITIES UNDER SEPARATE PUBLIC WORKS PERMIT.
- 5. INSTALL SEWER LATERAL FOR BUILDING SERVICE.
- 6. INSTALL 687 VAULT FOR METER AND WATER SERVICE TO BUILDING.
- 7. INSTALL 8" FIRE SERVICE FOR BUILDING.
- 8. INSTALL NEW LIGHTS ON CATENARY POLE.
- 9. PROPOSED BOND IMPROVEMENTS UNDER SEPARATE PUBLIC WORKS PERMIT.
- 10. EXISTING 1020 PGE VAULT TO REMAIN.
- 11. INSTALL STORM LATERAL FOR BUILDING SERVICE.
- 12. INSTALL NEW 1024 PGE VAULT (BUILDING TRANSFORMER). COORDINATE WITH PGE.
- 13. PROPOSED PRIVATE STORMFILTER CATCH BASIN.
- 14. PROPOSED GAS SERVICE LATERAL. CONTINUATION IN BUILDING TO BE PART OF FINAL PLUMBING PLANS.
- 15. PROPOSED GAS METER LOCATION.

LEGEND

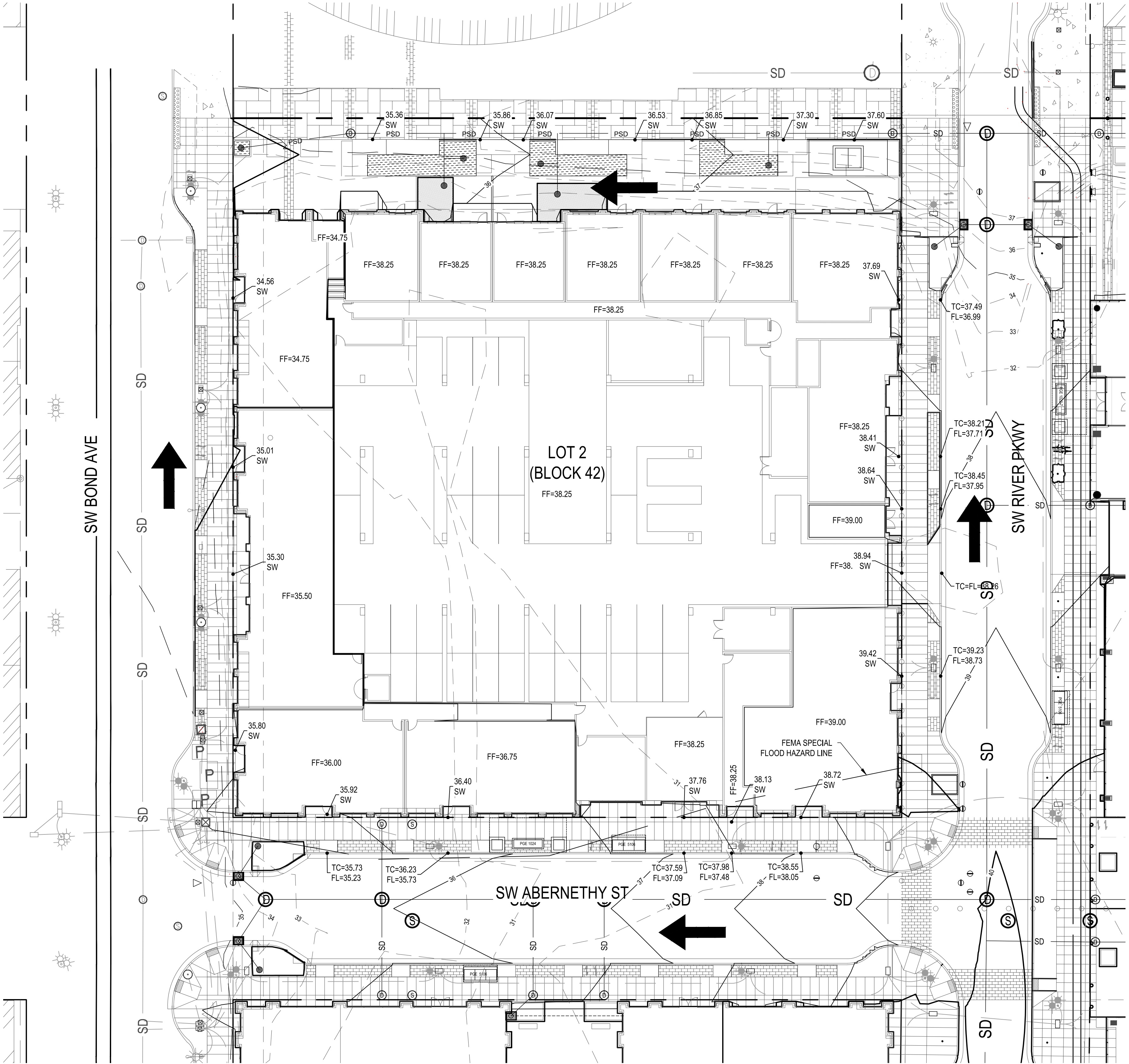
PUBLIC WATER LINE	W
PUBLIC SANITARY SEWER	SS
PUBLIC STORM DRAIN	SD
PRIVATE SEWER LINE	PSS
PRIVATE STORM LINE	PSD
FRANCHISE UTILITY CONDUIT	
FRANCHISE UTILITY VAULTS	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
STORMWATER PLANTER (ROOF TREATMENT)	
STORMWATER PLANTER (AT GRADE TREATMENT)	
SWALE	
CONVEYANCE CHANNEL	
GAS LINE	G



XREF LIST
Ltscale: 40
Resolved
C19050X002
C19050X230
C19050X600
S19050X190
C19050X430
C19050X101
L19050X230
O19050X440

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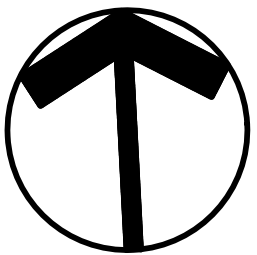
GRADING LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED STORM LINE
- PROPOSED PRIVATE STORM LINE
- DRAINAGE FLOW DIRECTION
- PROPOSED FF ELEVATION
- SPOT ELEVATION
- STORMWATER PLANTER (ROOF TREATMENT)
- STORMWATER PLANTER (AT GRADE TREATMENT)
- SWALE

NOTE: ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.

SPOT ELEV ABBREVIATIONS

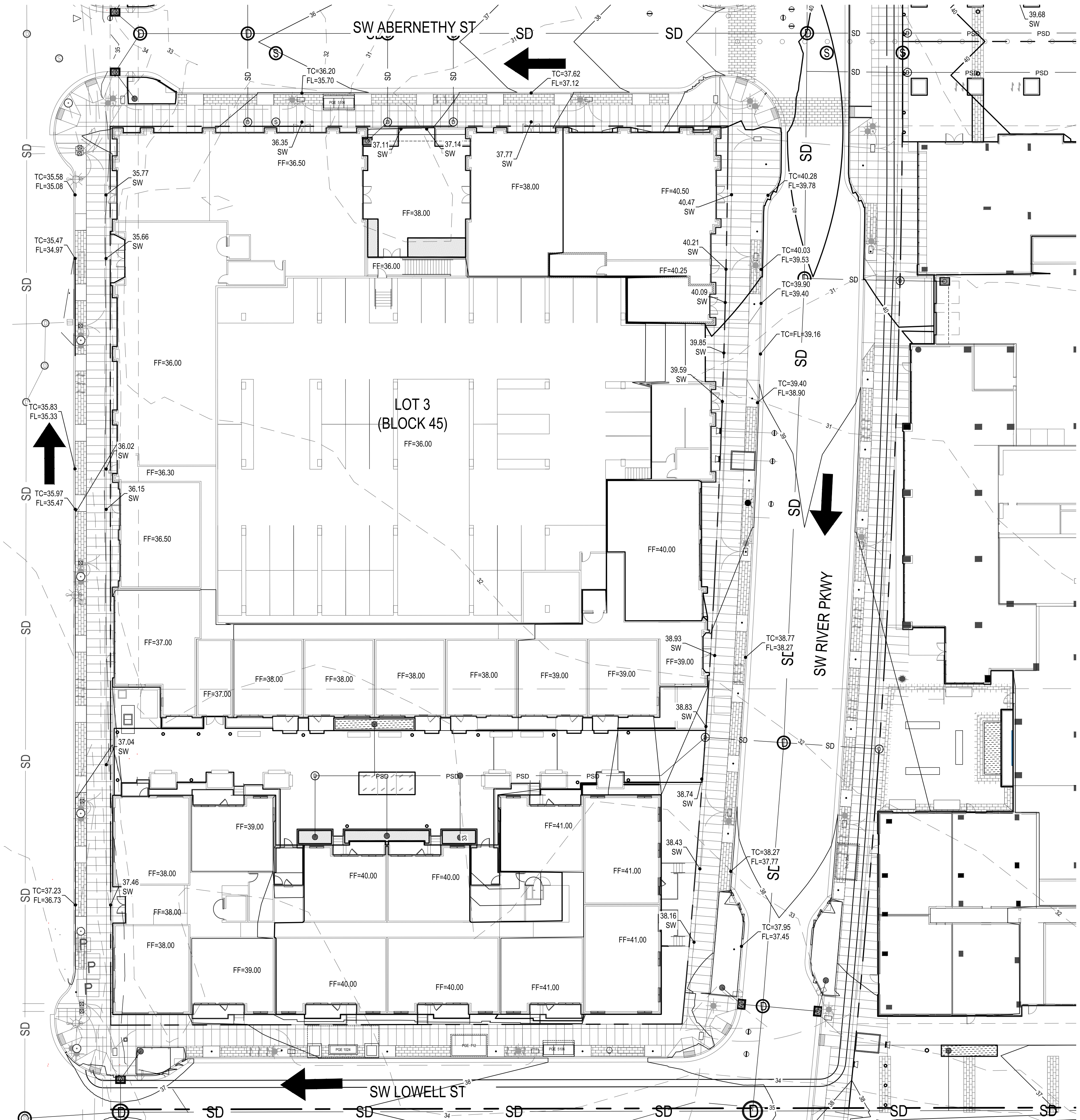
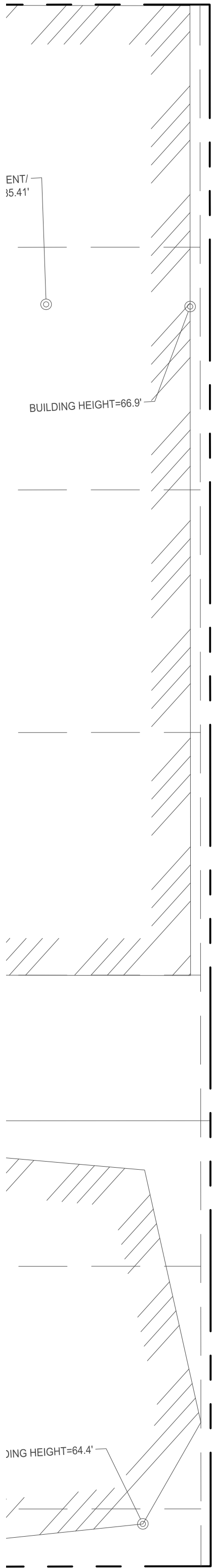
- SW SIDEWALK / PATH
- FL FLOW LINE
- TC TOP OF CURB



XREF LIST
Ltscale: 40
Resolved:
C19050X002
C19050X230
C19050X600
S19050X190
C19050X430
C19050X101
L19050X230
O19050X440

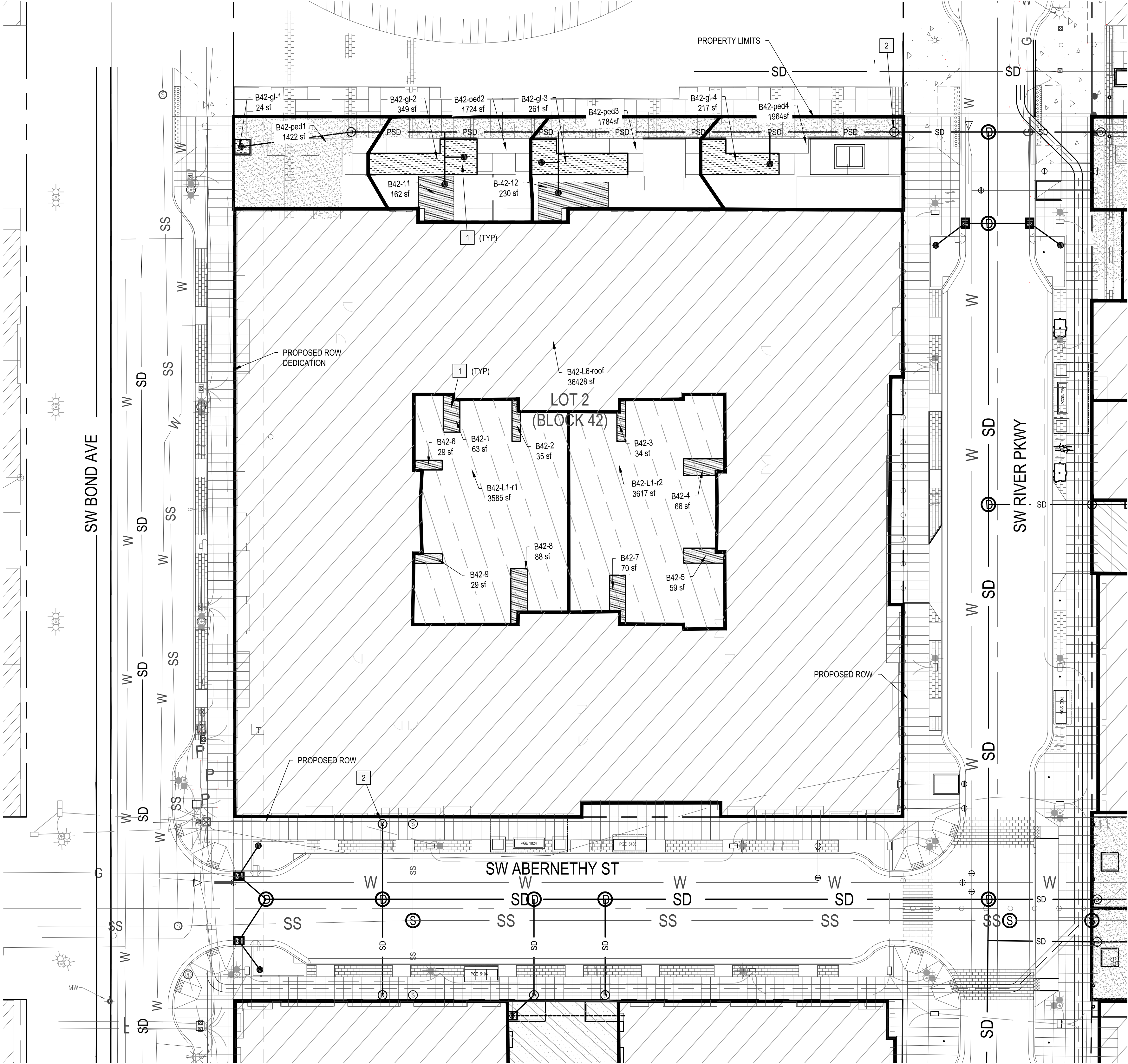
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STORMWATER NOTES

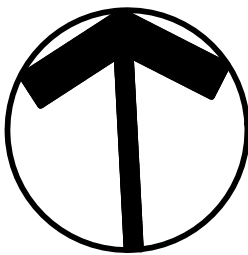
- 1 PROPOSED PRIVATE STORMWATER PLANTER.
- 2 PROPOSED STORMWATER LATERAL CONNECTION.

STORMWATER NARRATIVE

THE PROPOSED STORMWATER MANAGEMENT SYSTEM, DESIGNED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STORMWATER MANAGEMENT MANUAL AND SEWER AND DRAINAGE FACILITIES DESIGN MANUAL, WILL INCLUDE LINED VEGETATED PLANTERS FOR WATER QUALITY TREATMENT AND A PIPED CONVEYANCE SYSTEM WHICH CONNECTS TO AN EXISTING STORM SEWER IMMEDIATELY SOUTH OF SW LOWELL STREET. VEGETATED FLOW-THROUGH PLANTERS WERE SIZED USING THE CITY'S PRESUMPTIVE APPROACH CALCULATOR (PAC) TOOL MEET POLLUTION REDUCTION REQUIREMENTS BY FILTERING STORM WATER THROUGH THE TOPSOIL MIX SPECIFIED BY BES. THE PROPOSED IMPROVEMENTS MEET THE CRITERIA FOR EXEMPTION FROM FLOW CONTROL RUNOFF, PER SECTION 1.3.4 OF THE STORMWATER MANAGEMENT MANUAL, AS THE STORM LINE DISCHARGES DIRECTLY TO THE WILLAMETTE RIVER THROUGH THE EXISTING SW LOWELL STREET OUTFALL. THE STORMWATER CONVEYANCE SYSTEM HAS BEEN SIZED TO CONVEY AND CONTAIN THE 10-YEAR, 5-MINUTE EVENT WITHOUT SURCHARGING AND THE 25-YEAR, 5-MINUTE STORM EVENT WITH AT LEAST 6 INCHES OF FREEBOARD.

LEGEND

BUILDING IMPERVIOUS AREA (TO STORMFILTER)	
BUILDING ROOF IMPERVIOUS AREA (TO PLANTER)	
PRIVATE STORMWATER PLANTER (ROOF TREATMENT)	
PED PATH IMPERVIOUS AREA (TO AT GRADE TREATMENT)	
COURTYARD IMPERVIOUS AREA (TO PLANTER)	
STORMWATER PLANTER (AT GRADE TREATMENT)	



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BUILDING HEIGHT=66.9'

BUILDING HEIGHT=64.4'

STORMWATER NOTES

- 1 PROPOSED PRIVATE STORMWATER PLANTER.
- 2 PROPOSED STORMWATER LATERAL CONNECTION.
- 3 PROPOSED STORMFILTER CATCH BASIN.

STORMWATER NARRATIVE

THE PROPOSED STORMWATER MANAGEMENT SYSTEM, DESIGNED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STORMWATER MANAGEMENT MANUAL AND SEWER AND DRAINAGE FACILITIES DESIGN MANUAL, WILL INCLUDE LINED VEGETATED PLANTERS FOR WATER QUALITY TREATMENT AND A PIPED CONVEYANCE SYSTEM WHICH CONNECTS TO AN EXISTING STORM SEWER IMMEDIATELY SOUTH OF SW LOWELL STREET. VEGETATED FLOW-THROUGH PLANTERS WERE SIZED USING THE CITY'S PRESUMPTIVE APPROACH CALCULATOR (PAC) TOOL MEET POLLUTION REDUCTION REQUIREMENTS BY FILTERING STORM WATER THROUGH THE TOPSOIL MIX SPECIFIED BY BES. THE PROPOSED IMPROVEMENTS MEET THE CRITERIA FOR EXEMPTION FROM FLOW CONTROL RUNOFF, PER SECTION 1.3.4 OF THE STORMWATER MANAGEMENT MANUAL, AS THE STORM LINE DISCHARGES DIRECTLY TO THE WILLAMETTE RIVER THROUGH THE EXISTING SW LOWELL STREET OUTFALL. THE STORMWATER CONVEYANCE SYSTEM HAS BEEN SIZED TO CONVEY AND CONTAIN THE 10-YEAR, 5-MINUTE EVENT WITHOUT SURCHARGING AND THE 25-YEAR, 5-MINUTE STORM EVENT WITH AT LEAST 6 INCHES OF FREEBOARD.

LEGEND

BUILDING IMPERVIOUS AREA (TO STORMFILTER)	
BUILDING ROOF IMPERVIOUS AREA (TO PLANTER)	
PRIVATE STORMWATER PLANTER (ROOF TREATMENT)	
PED PATH IMPERVIOUS AREA (TO AT GRADE TREATMENT)	
COURTYARD IMPERVIOUS AREA (TO PLANTER)	
STORMWATER PLANTER (AT GRADE TREATMENT)	

