

CITY BLOCKS 42 & 45 BY:



LANDSCAPE ARCHITECTURE BY:



ALAMO MANHATTAN BLOCKS CITY BLOCKS

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)

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VOLUME 2 - BLOCK 45

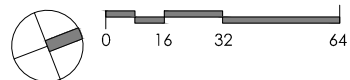
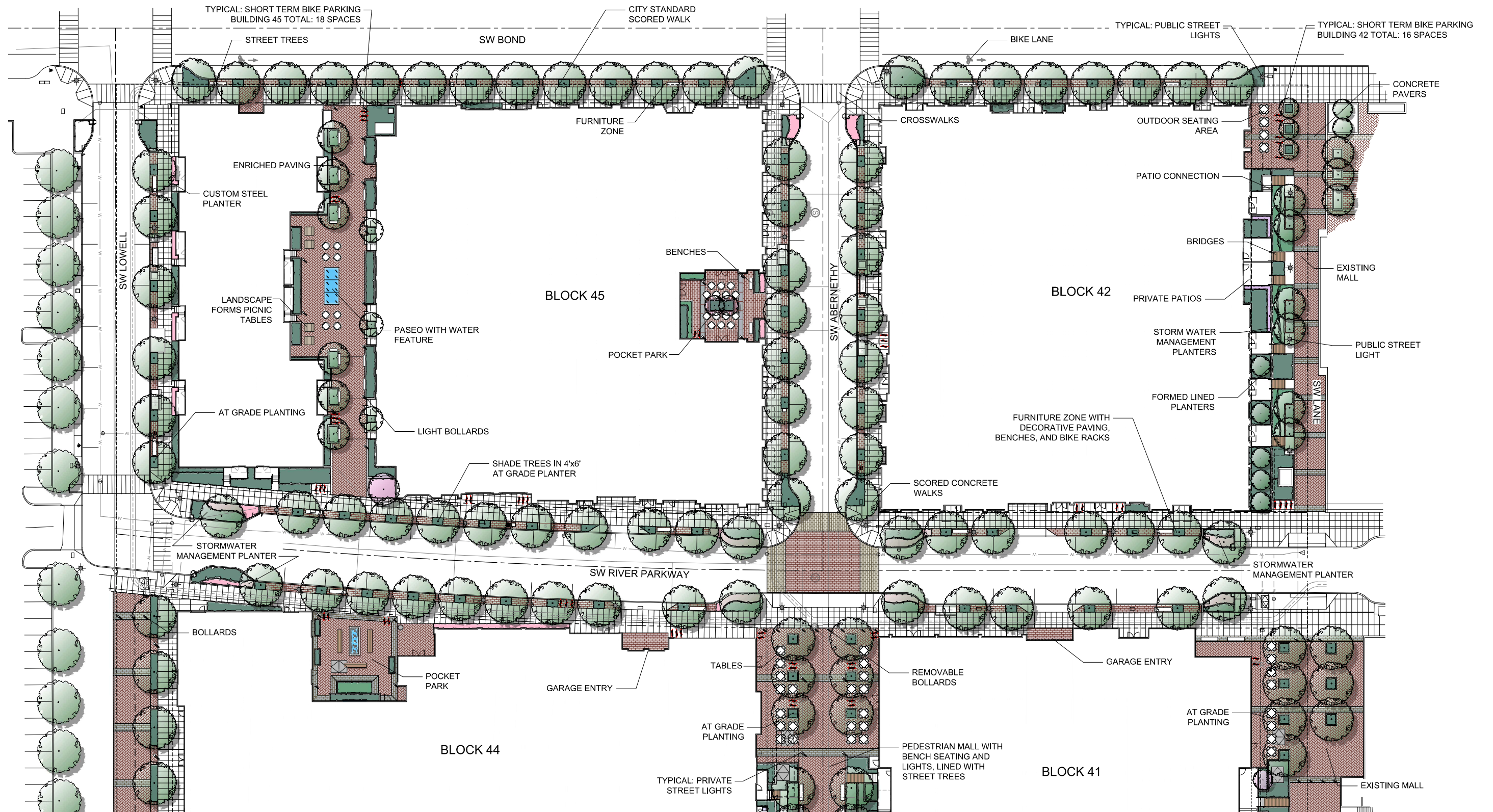
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APP.45-46	BLOCK 45 - DIAGRAMS - GROUND FLOOR WINDOWS
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C.272	CIVIL - BLOCK 45 STORMWATER PLAN

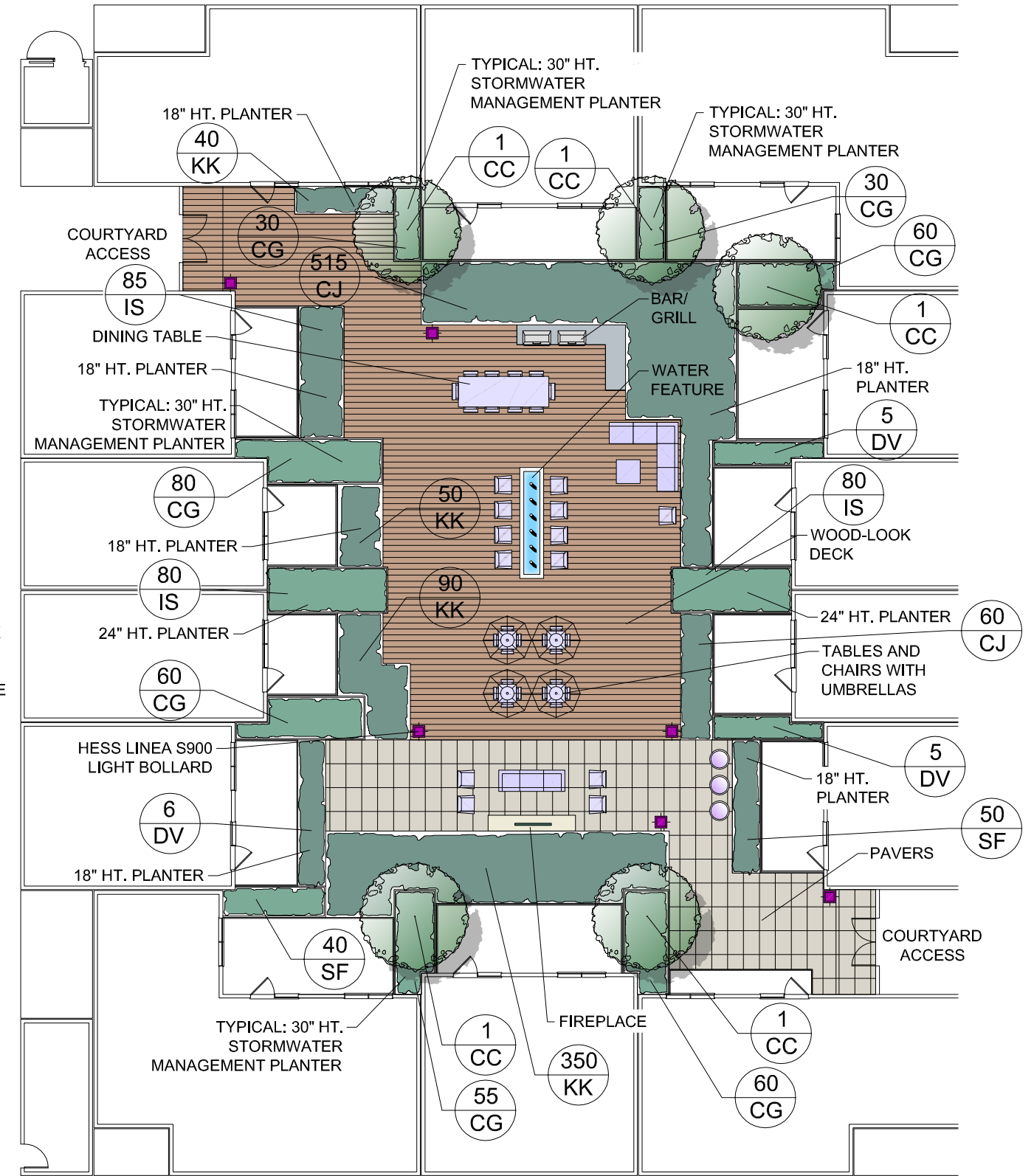
REFER TO VOLUME 3 RIVER BLOCKS FOR GENERAL SHEETS

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LANDSCAPE - CITY BLOCKS - B42 & B45

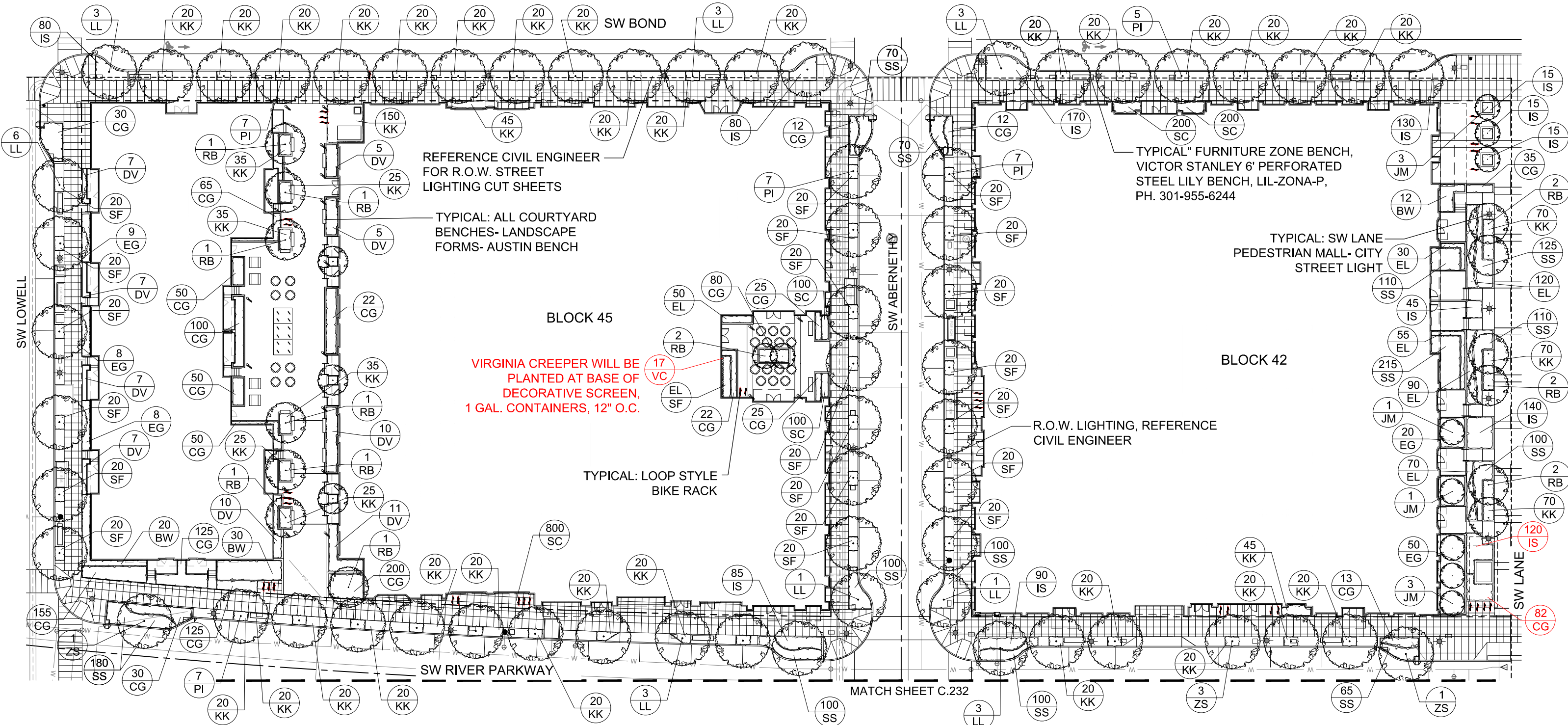
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.221



BUILDING 42



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



R.O.W. STREET LIGHTING



LIGHT BOLLARD- FERRARA 900 LED
LIGHT BOLLARD



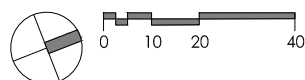
BIKE RACK- LOOP STYLE RACK

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 angustifolias
'Hidcote Blue'



Mahonia repens



Polystichum munitum



Viburnum davidii



Carex obnupta



Arctostaphylos uva ursi



Trachelospermum
jasminoides

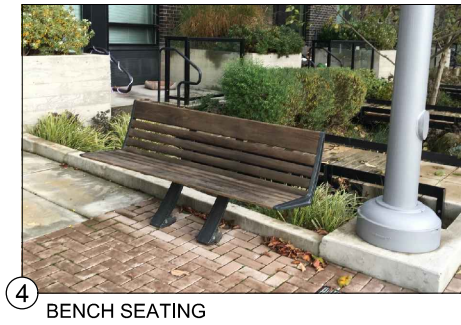
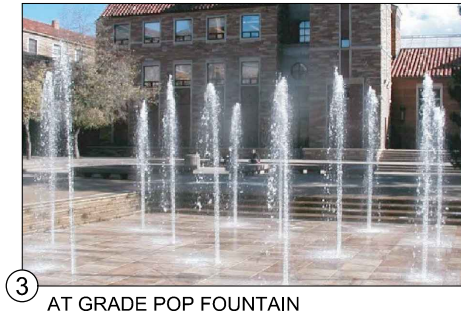
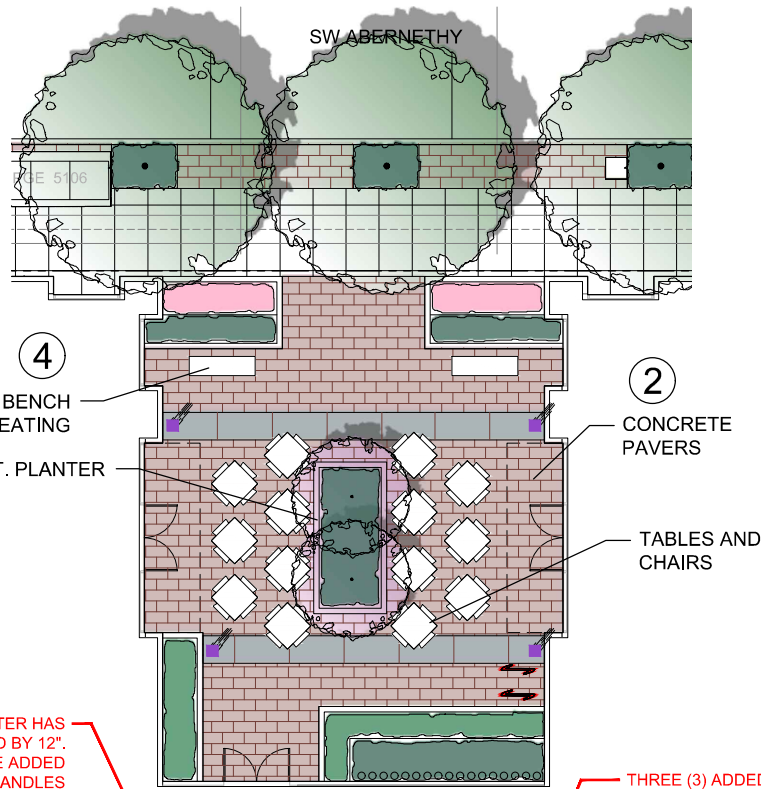
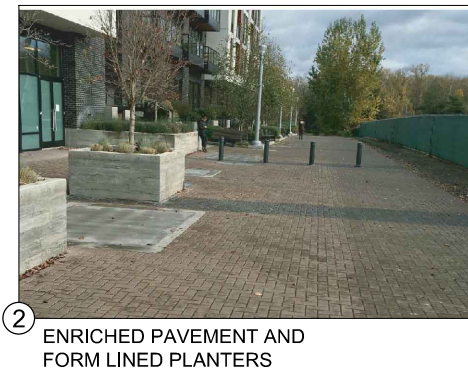


Parthenocissus quinquefolia

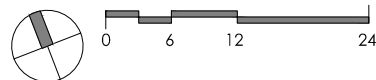
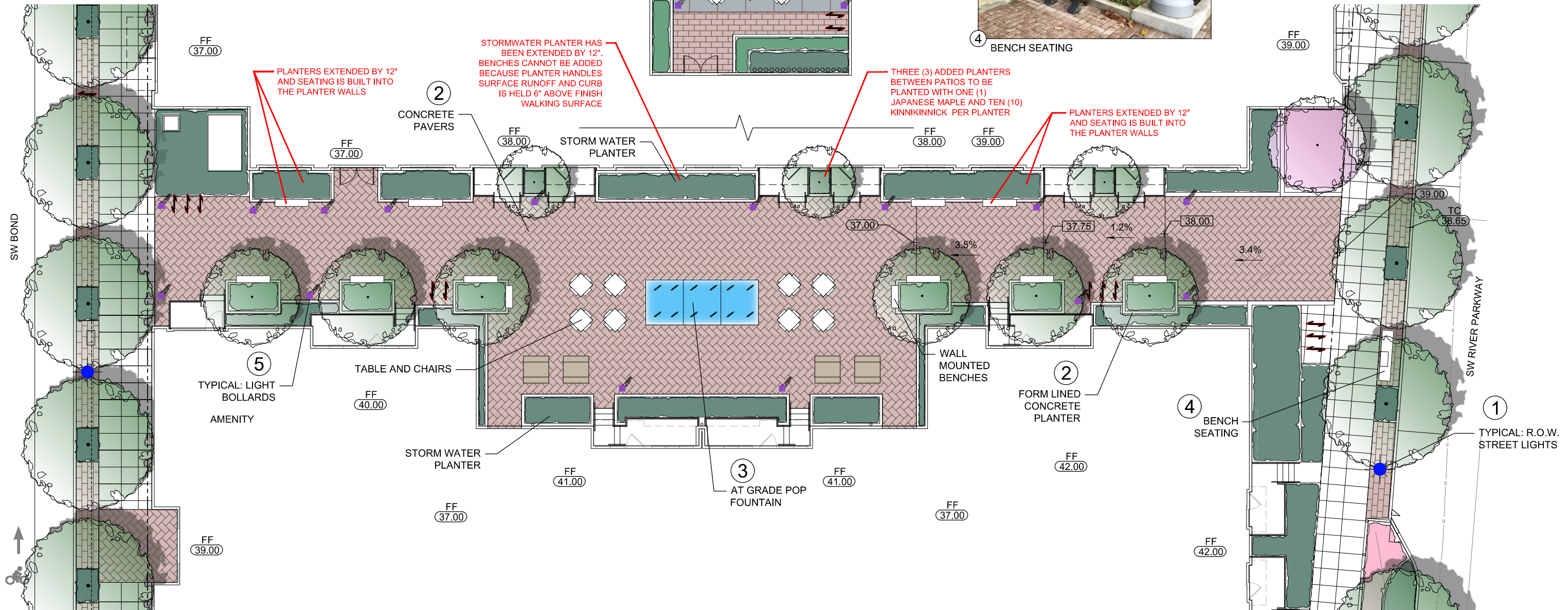
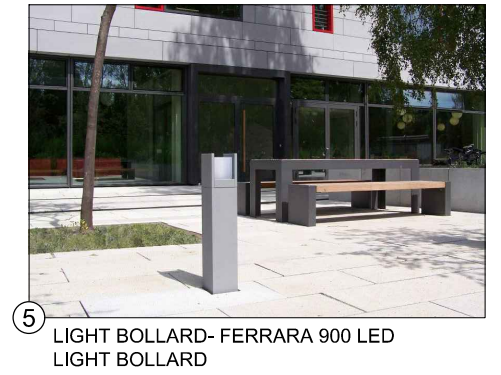
Public R.O.W. - Level 2 - Plant List				
Key	Scientific Name	Common Name	SIZE	SPACING
Trees				
CC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	3" cal.	Per Plan
RB	Betula nigra 'Cully'	'Heritage' River Birch	3" cal.	Per Plan
PI	Parrotia persica 'Vanessa'	Persian Ironwood 'Vanessa'	4" cal.	Per 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.
VC	Parthenocissus quinquefolia	Virginia Creeper	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



- 45.00 - DENOTES CIVIL ENGINEER GRADES
- 42.00 - DENOTES LANDSCAPE ARCHITECT GRADES

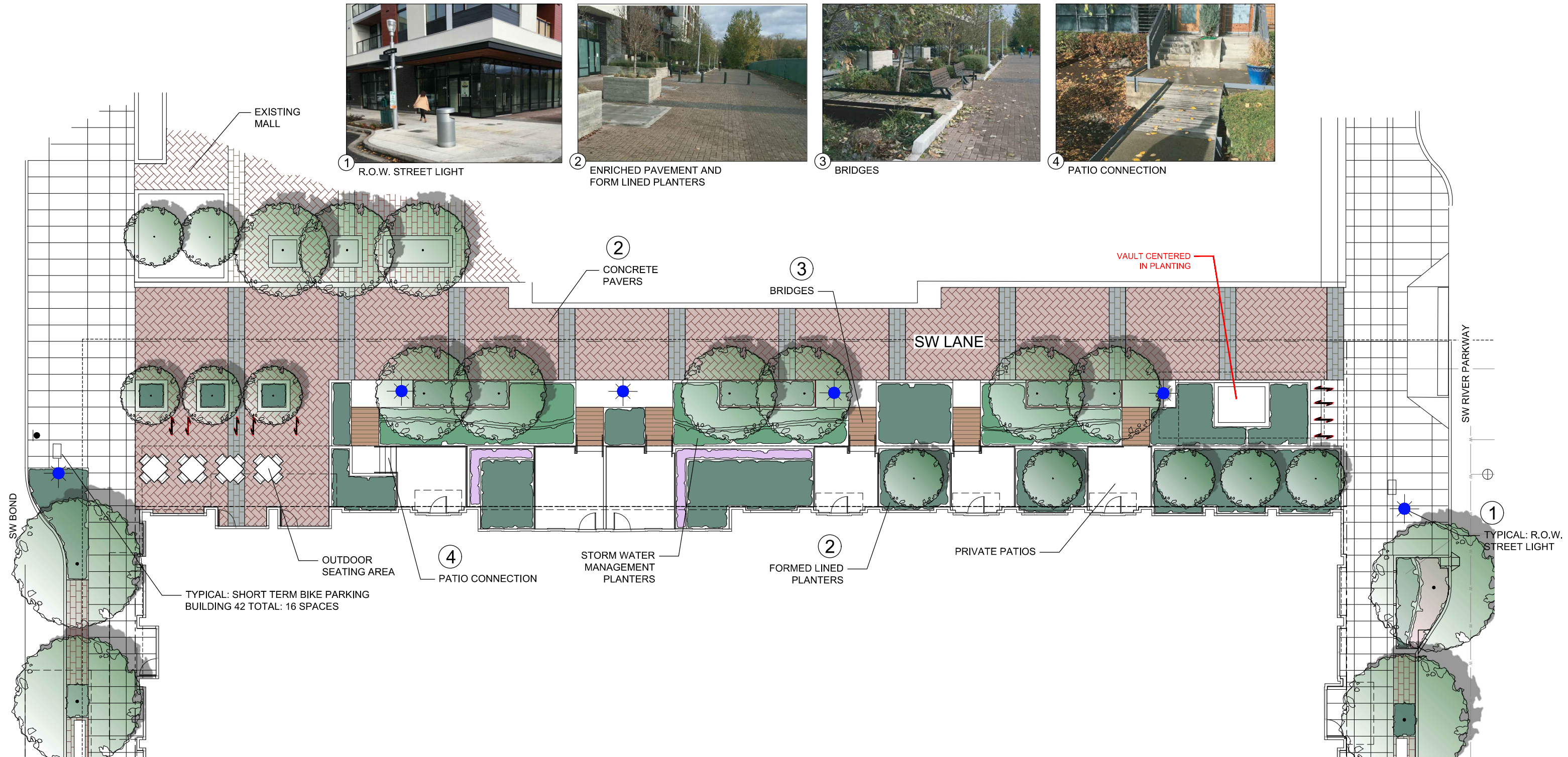


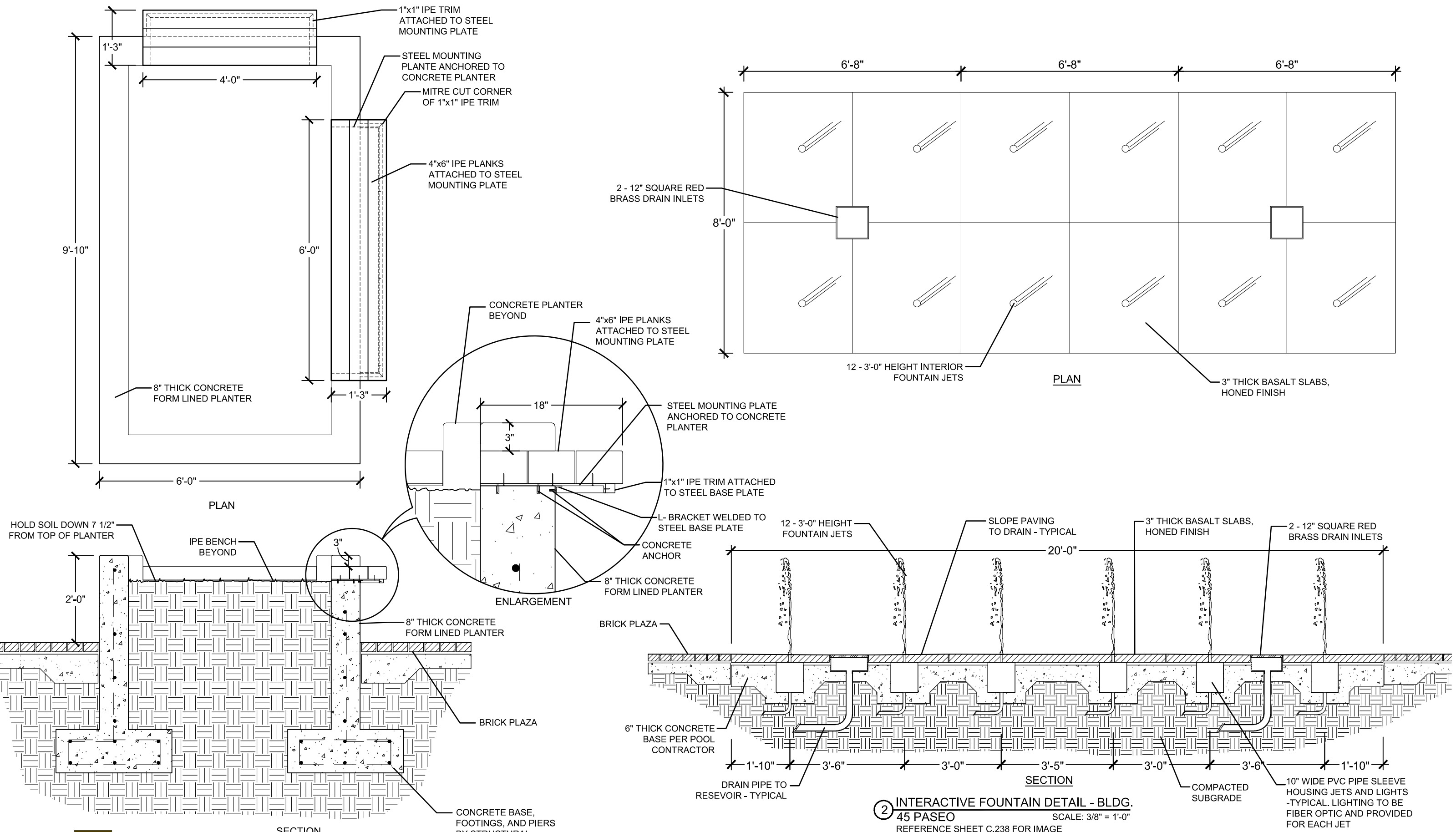
BLOCK 45 PASEO / POCKET PARK ENLARGEMENT / LIGHTING PLAN

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

LIGHTING LEGEND

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

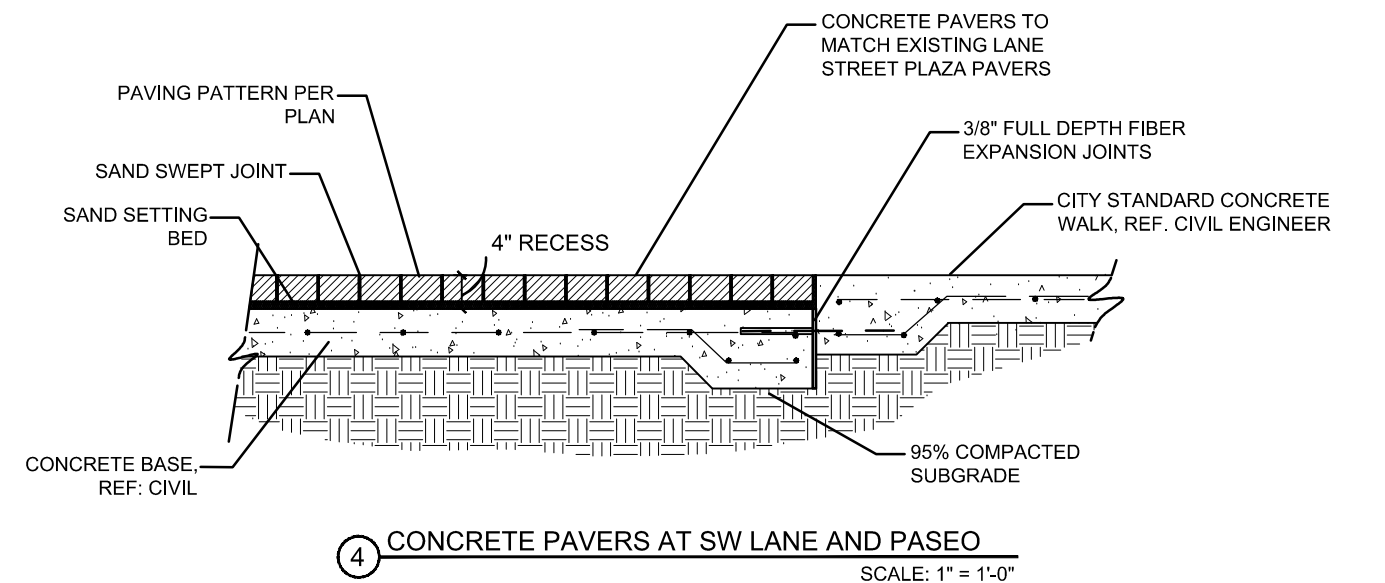
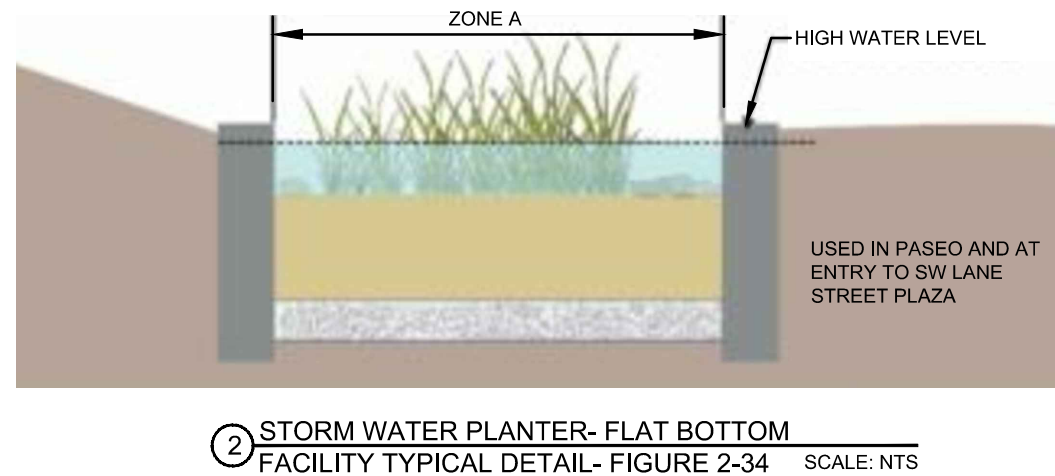
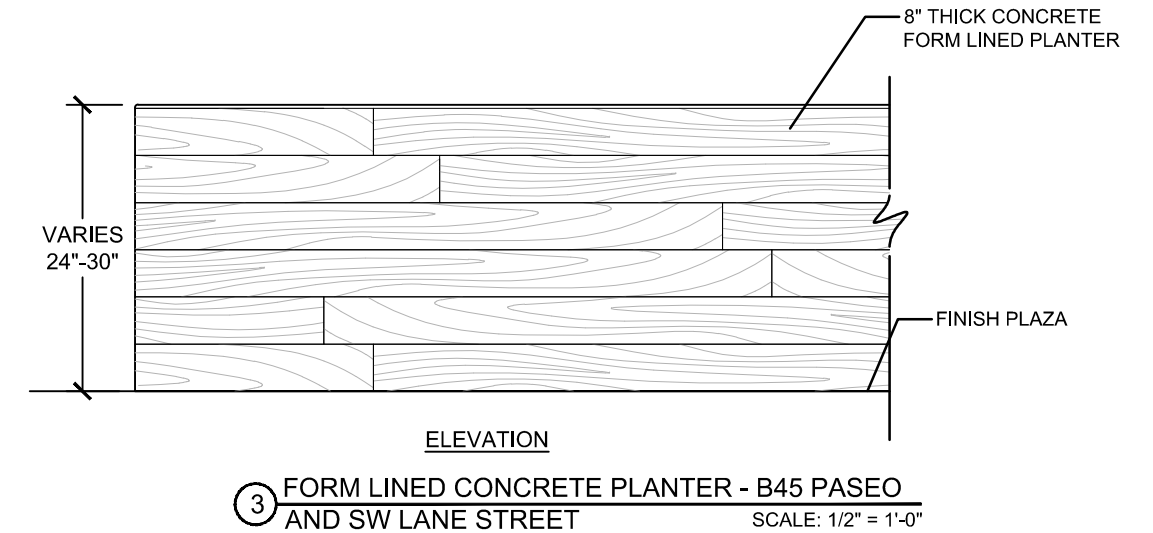




1 CONCRETE PLANTER WITH IPE BENCH- B45 PASEO SCALE: 1/2" = 1'-0"

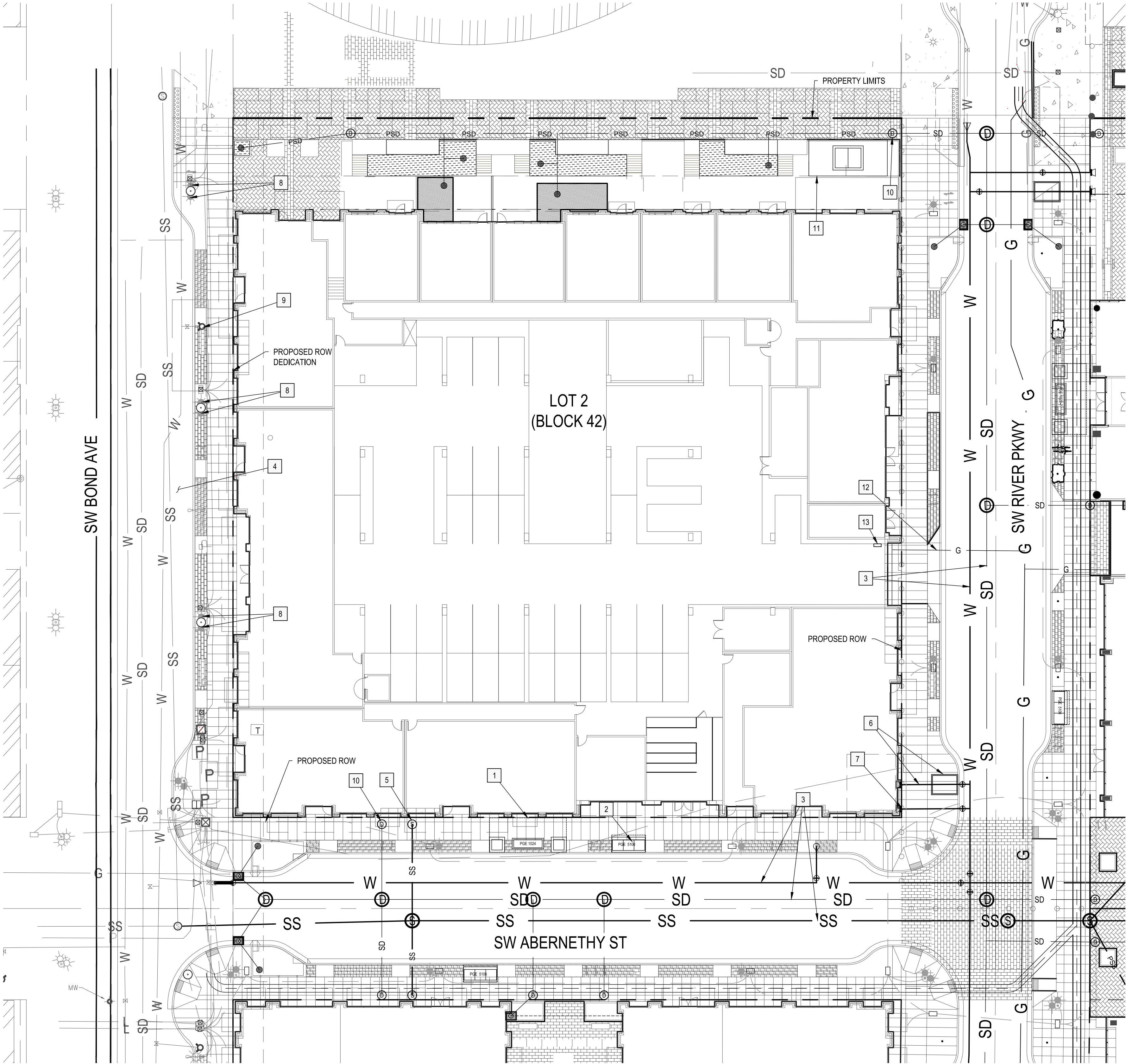
2 INTERACTIVE FOUNTAIN DETAIL - BLDG. 45 PASEO SCALE: 3/8" = 1'-0" REFERENCE SHEET C.238 FOR IMAGE OF INTERACTIVE FOUNTAIN.





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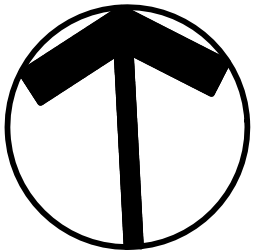


UTILITY NOTES

- 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.

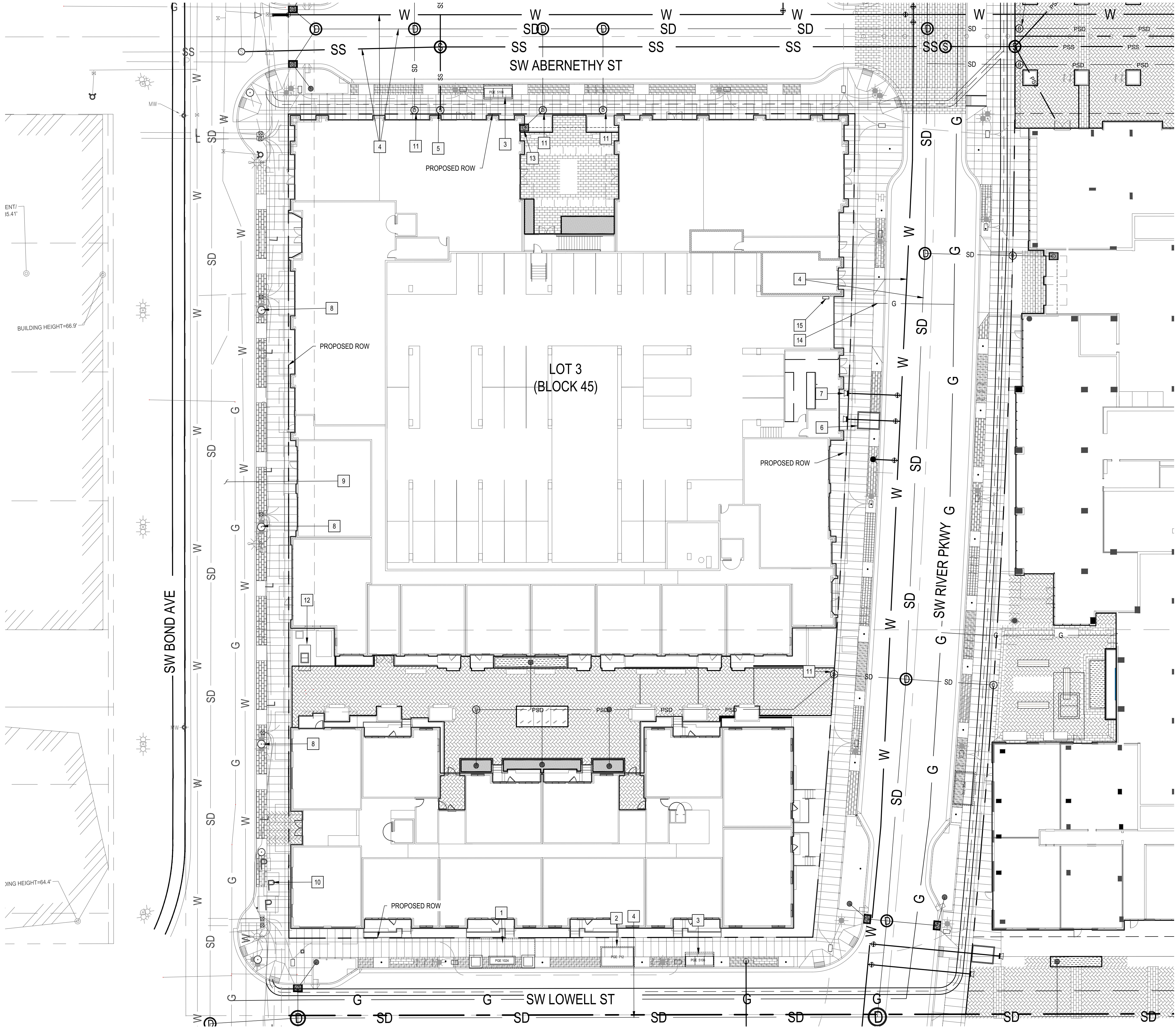
LEGEND

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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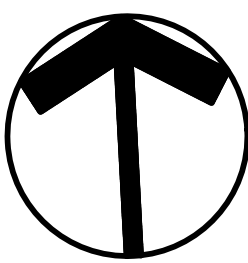


UTILITY NOTES

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

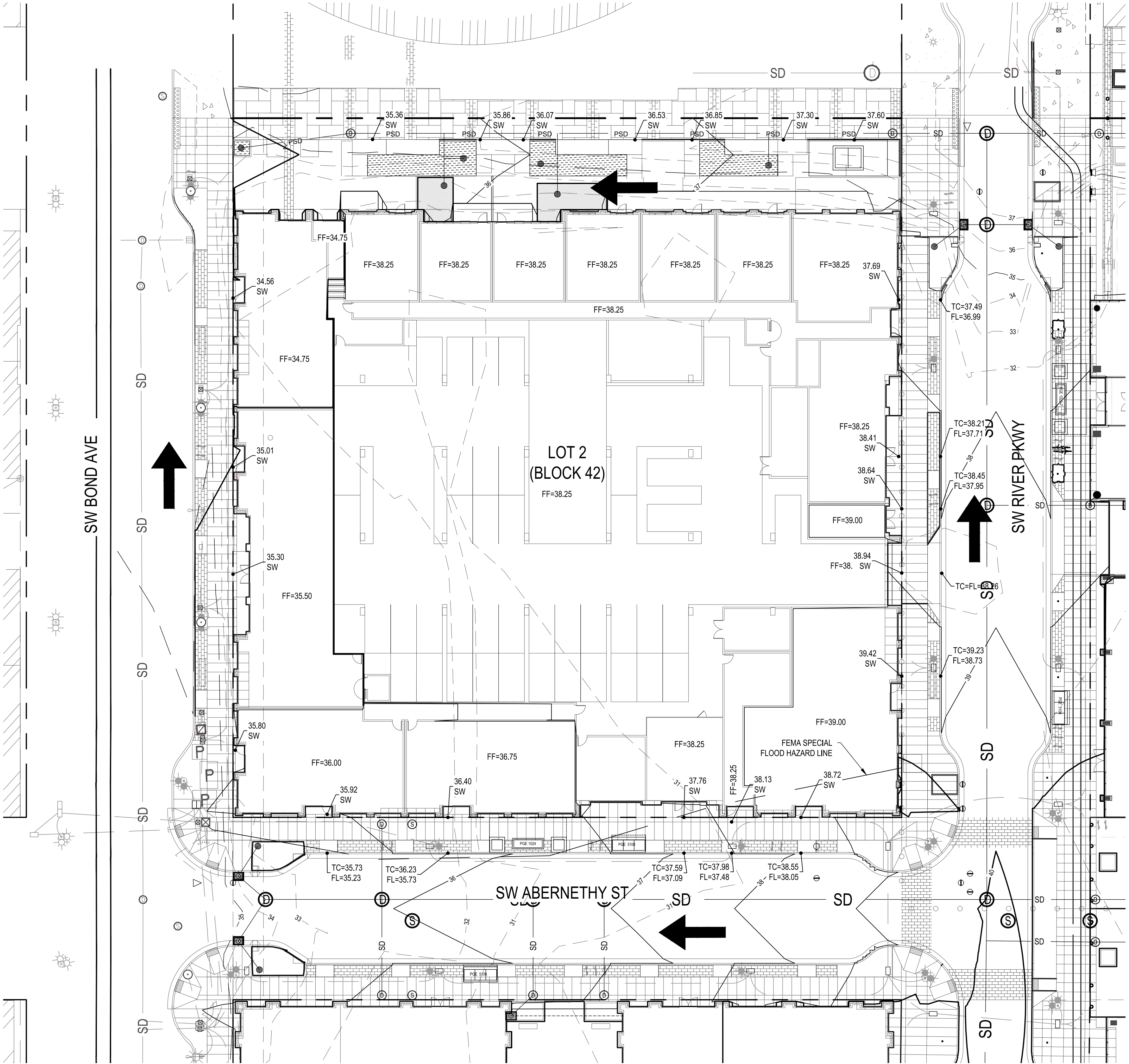
PUBLIC WATER LINE	W
PUBLIC SANITARY SEWER	SS
PUBLIC STORM DRAIN	SD
PRIVATE SEWER LINE	PSS
PRIVATE STORM LINE	PSD
FRANCHISE UTILITY CONDUIT	G
FRANCHISE UTILITY VAULTS	G
STORM DRAIN MANHOLE	D
SANITARY SEWER MANHOLE	S
STORMWATER PLANTER (ROOF TREATMENT)	hatched area
STORMWATER PLANTER (AT GRADE TREATMENT)	dotted area
SWALE	cross-hatched area
CONVEYANCE CHANNEL	line with arrow
GAS LINE	G



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

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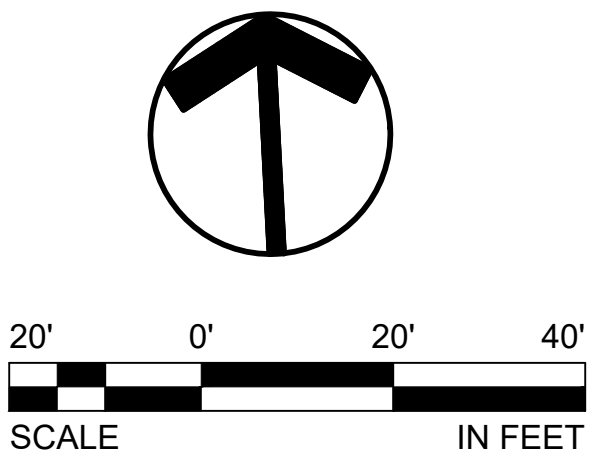
GRADING LEGEND

- 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

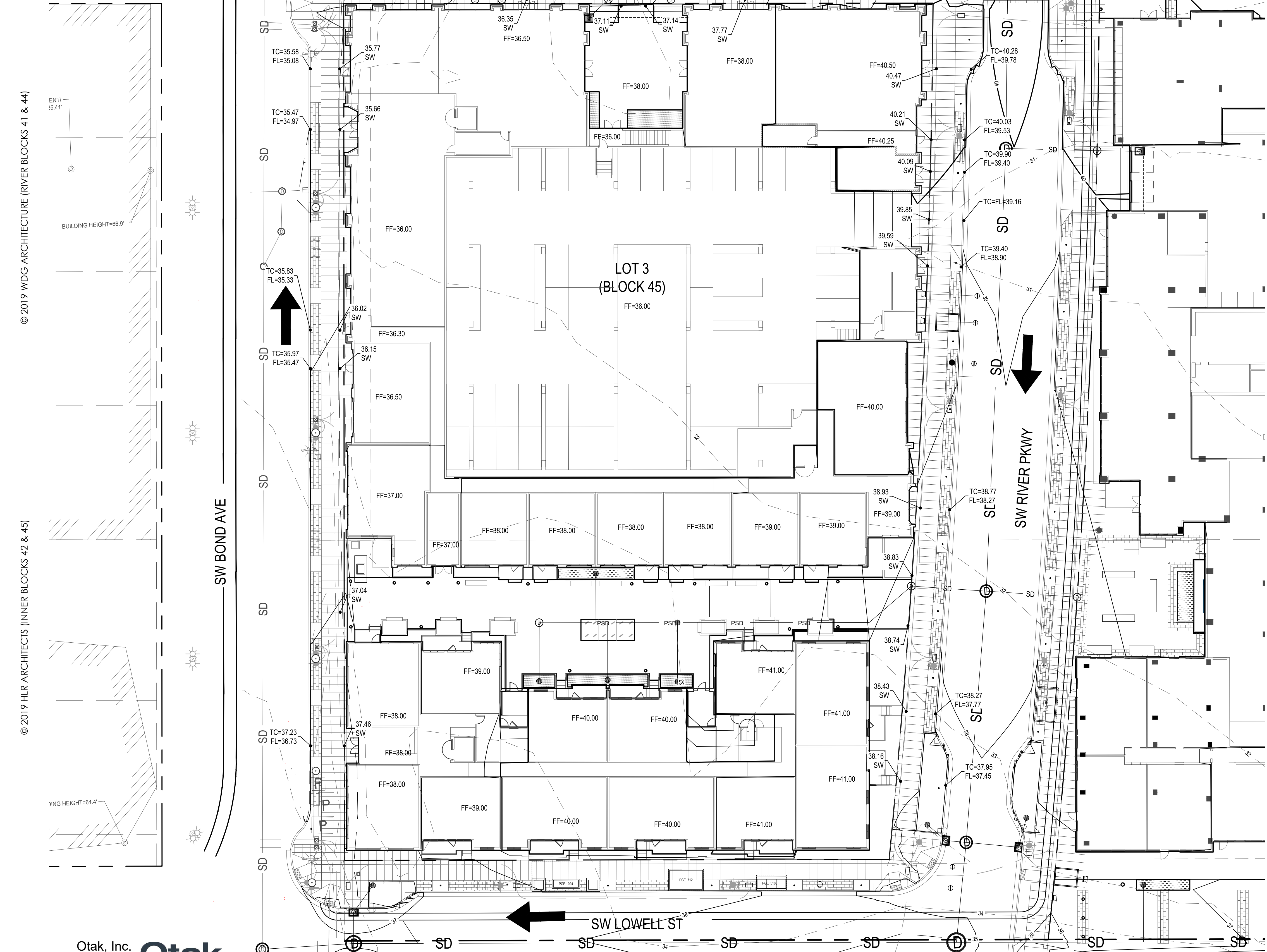
- SW SIDEWALK / PATH
- FL FLOW LINE
- TC TOP OF CURB



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

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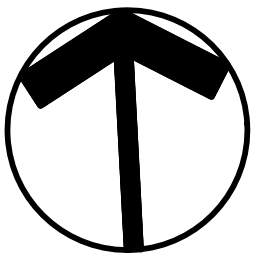
GRADING LEGEND

- 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

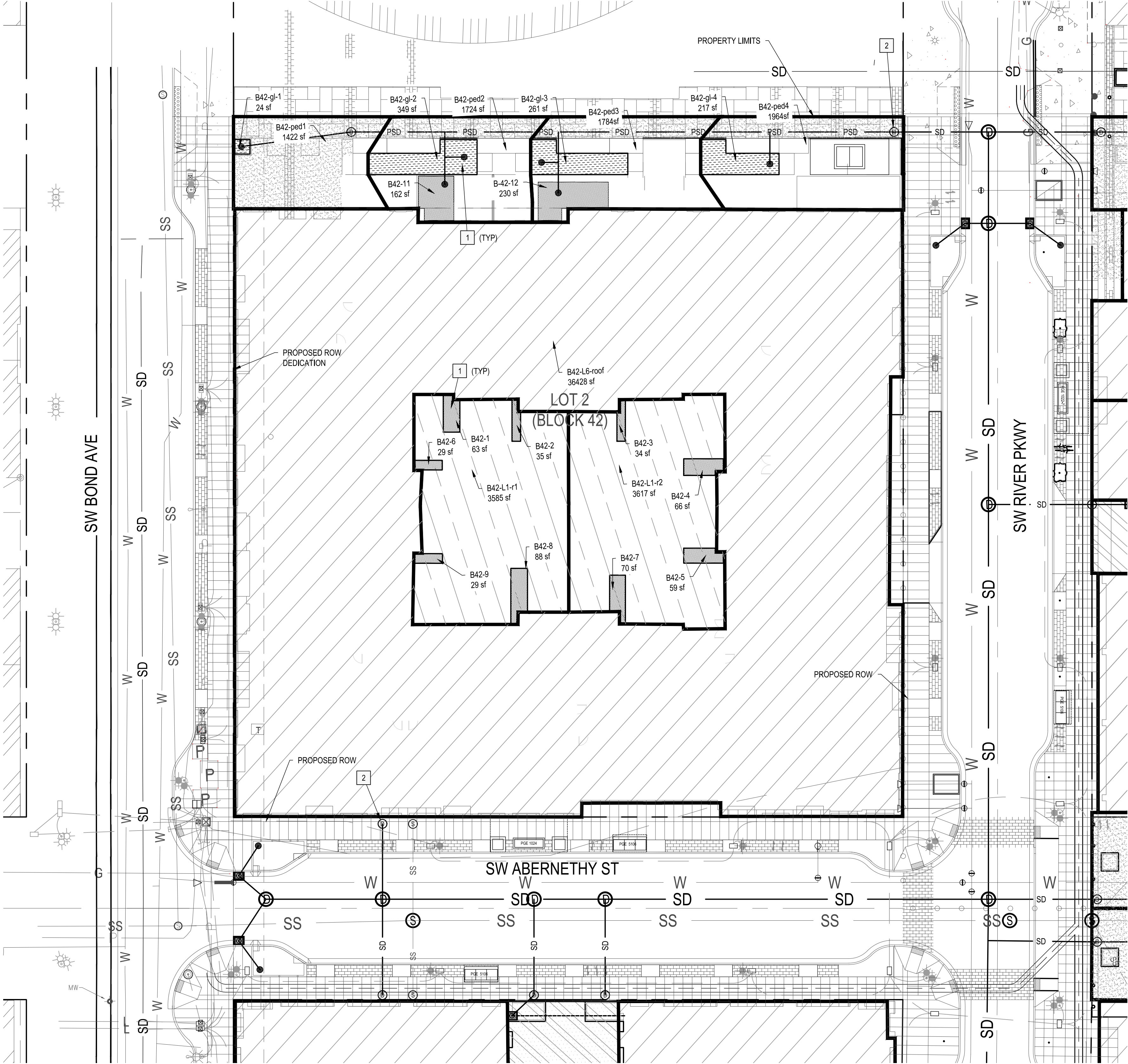


20' 0' 20' 40'
SCALE IN FEET

BLOCK 45 GRADING PLAN
LAND USE REVIEW# (LU 20-102914 DZM GW) EXHIBIT C.270

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STORMWATER NOTES

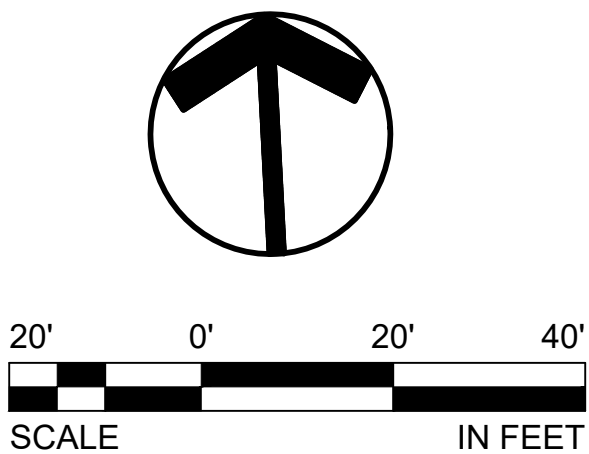
- 1 PROPOSED PRIVATE STORMWATER PLANTER.
- 2 PROPOSED STORMWATER LATERAL CONNECTION.

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.

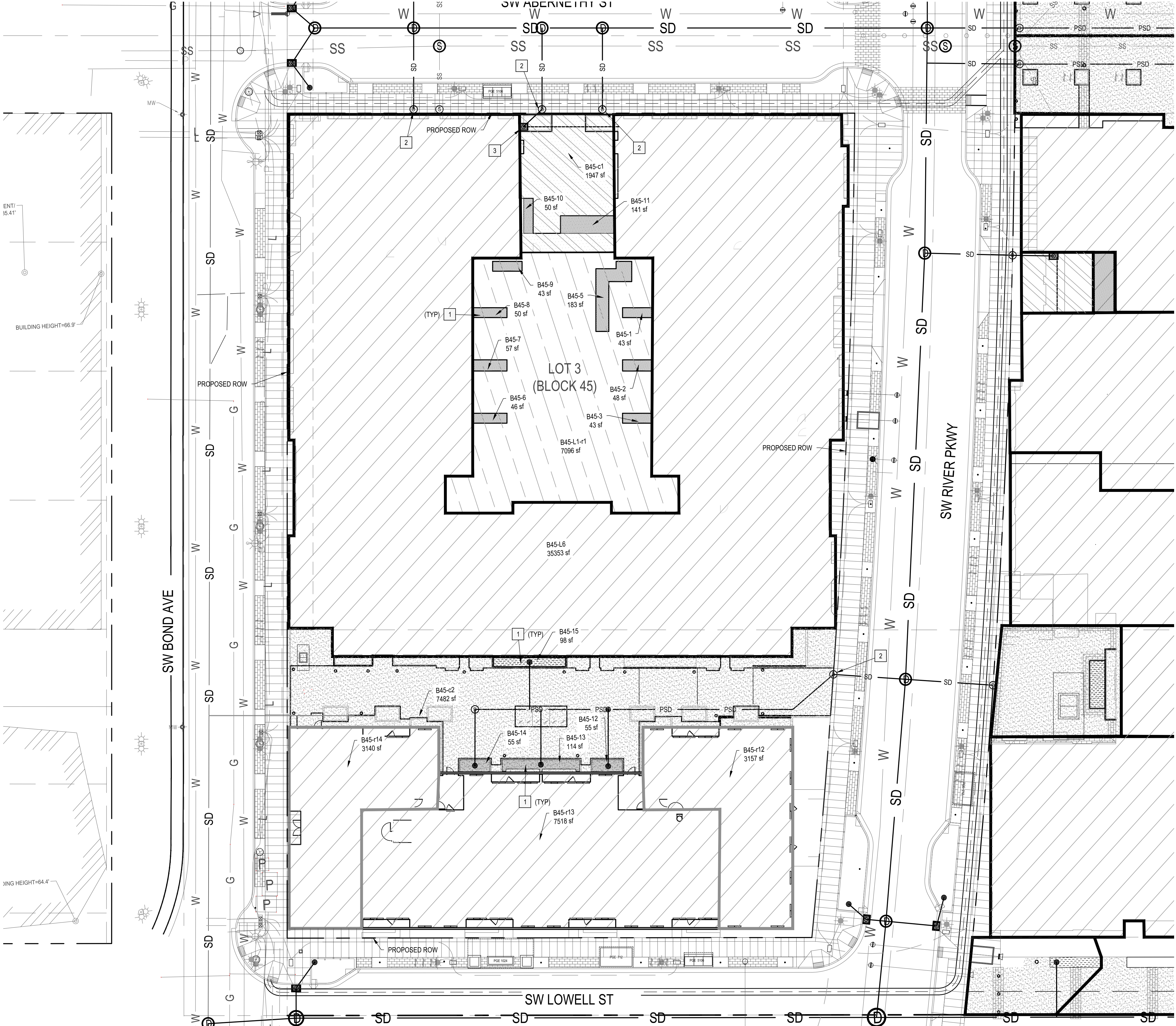
LEGEND

- 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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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)	

