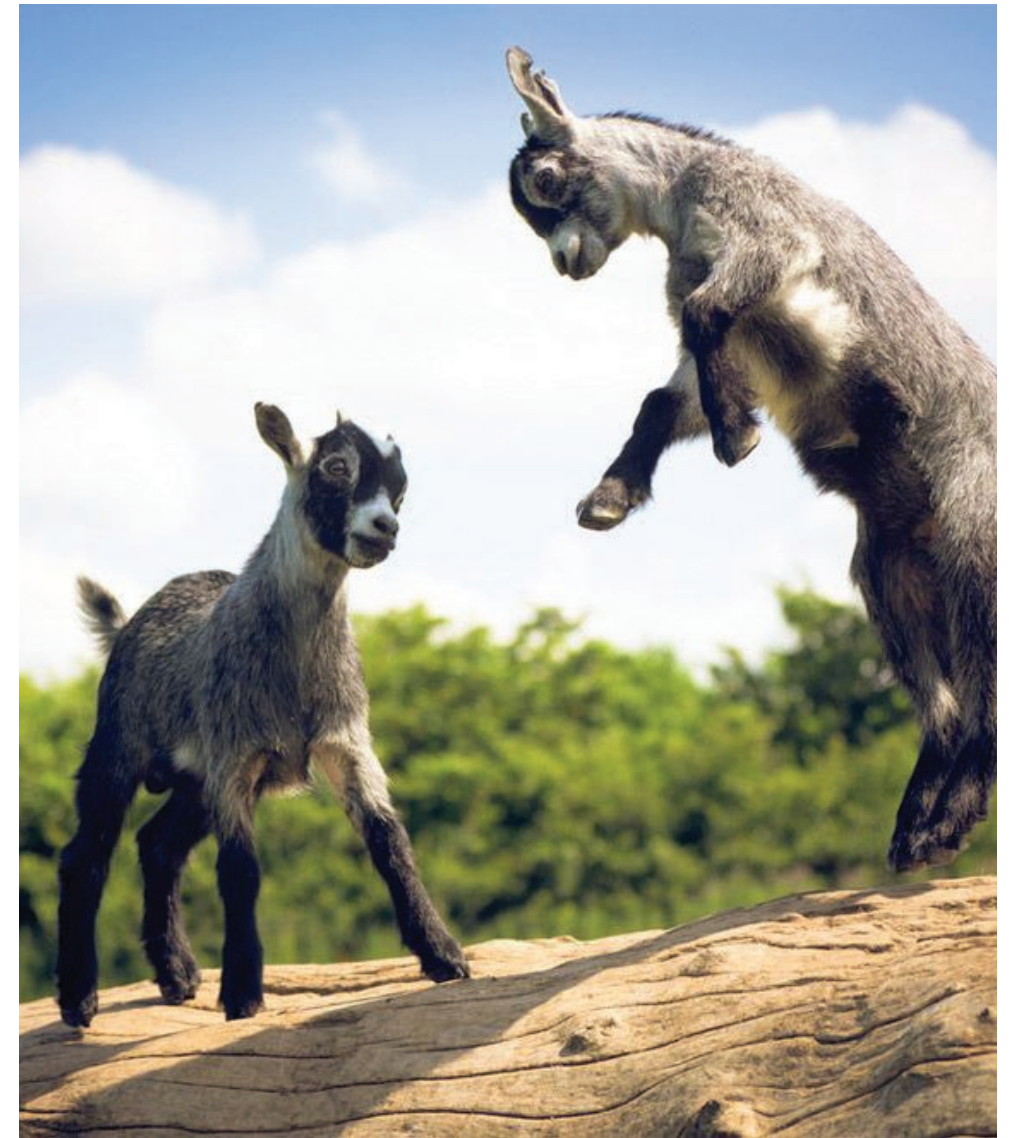


LOCA at 11th and Belmont The Goat Blocks

Design Review Submittal (LU# 14-125908 DZM AD) (DAR# 13-224797) (Pre-Application# EA-203772)

PRESENTED BY: KILLIAN PACIFIC
OWNER: BELMONT INVESTMENT, LLC
ARCHITECT: ANKROM MOISAN ARCHITECTS
05.27.2014



LU# 14-125908 DZM AD

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
ankrommoisan.com

6720 SW Macadam Ave / Suite 100
Portland, OR 97219
503.245.7100

117 S Main St / Suite 400
Seattle, WA 98104
206.576.1600



PROJECT TEAM: **Developer** Killian Pacific **Architect** Ankrom Moisan Architects **Landscape** Koch Landscape Architecture **Civil Engineering** Cardno **Contractor** Andersen Construction

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Central Eastside at the Boundary

SE 11th and Belmont is one of the most unique sites in Portland. Straddling the Central Eastside’s vibrant commercial areas to the west as well as historic residential neighborhoods to the East the site will connect and be fueled by these synergistic forces.

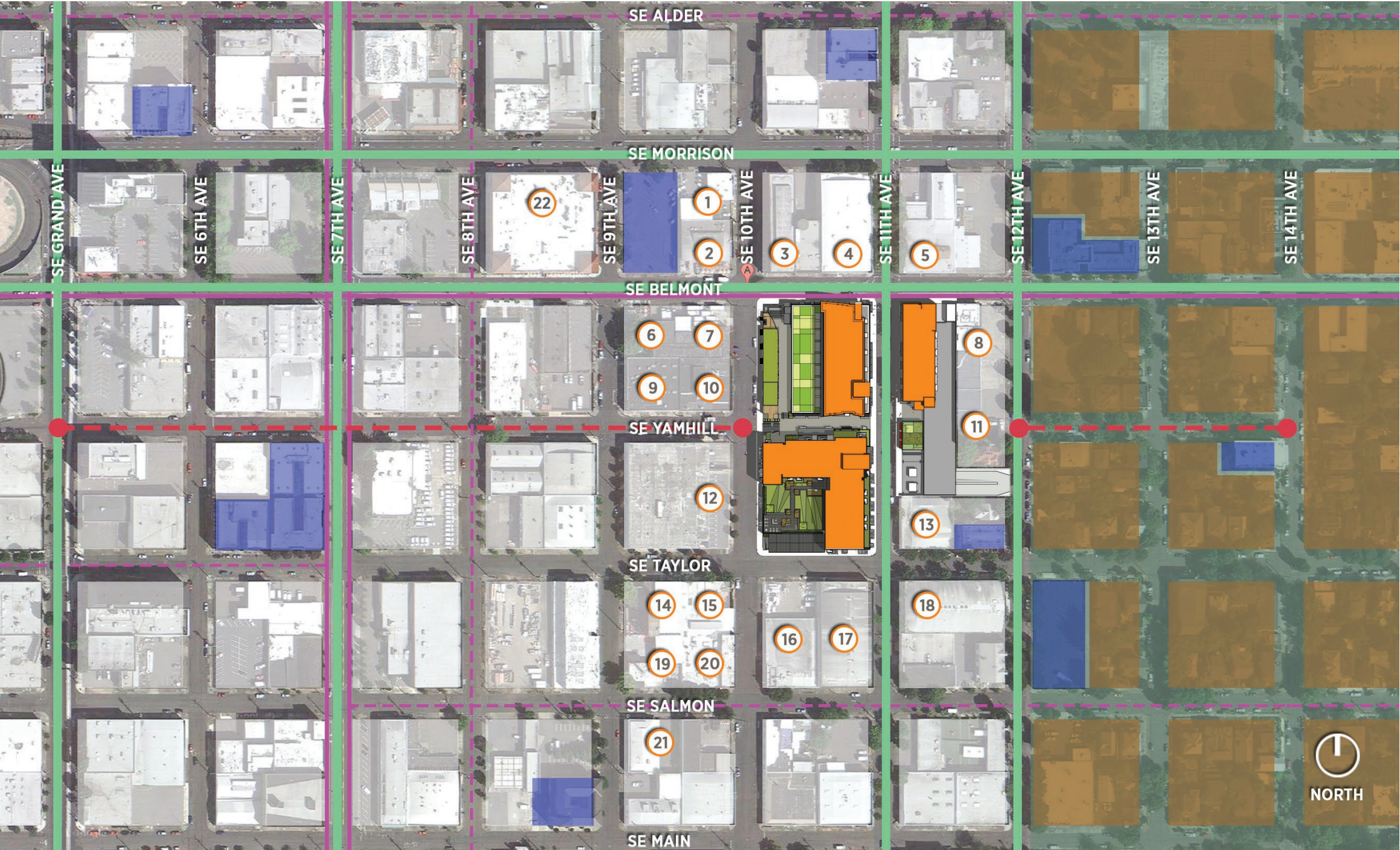
Being located on the crossroads of SE Belmont and SE 11th/12th the site has strong connection through all modes of transportation. The zoning is flexible allowing both residential and commercial development, of a variety of forms, aesthetics and user preferences.

In recent times this area has become the Hub of creative types. It seems like everywhere you look creative things are happening.

We think that understanding and connecting to the creative nature of those that work, live and play in this area has a way of making a meaningful, unique “place.”

Our vision connects and interweaves this creative energy within new development, with the goal of furthering the energy already building in the district.





NEARBY BUSINESSES AND ORGANIZATIONS

- 1 Vivo
- 2 Cascade Brewing
- 3 Yale Union
- 4 Multnomah County Elections
- 5 A&S Marketing
- 6 Green Dragon
- 7 Bar Tur Foods
- 8 Bradshaw's Transmissions
- 9 Integrity Spirits
- 10 Gatto & Sons Fruit Co.
- 11 Hawthorne House
- 12 National Builder's Hardware
- 13 GXI Exhibit Design & Fabrication
- 14 Crossfit Magnus
- 15 Dale's Draperies
- 16 Camfil Farr Air Filter Sales
- 17 Creative Woodworking
- 18 Portland Auto Glass
- 19 Dick's Color Center Paint
- 20 Primal Screens
- 21 New Deal Distillery
- 22 Grand Central Bowl

COLOR KEY

- | | | |
|--|----------------------------------|-------------------------------------|
| LOCA Housing | Single Family Residential Blocks | Main Automotive Arterial Streets |
| Nearby Multi-Family Housing | Bicycle Lane | Existing Yamhill St. is Interrupted |
| Single Family Residential Neighborhood | Priority Bicycling Streets | |

PROGRAM SUMMARY

For Design Review Applicable Area

SITE AREA:		
Superblock	91,050	SF
East of SE 11th:	19,567	SF
TOTAL	110,617	SF

EAST BUILDING (EXd zone only) 54,961 SF		
Residential SF	36,536	SF
Residential Units		39 units
Retail SF	8,554	SF
Retail parking SF/count	0	0 stalls
Residential parking SF/count	9,871	50 stalls
*3 level parking stack		

NORTH BUILDINGS 153,701 SF		
Residential SF	72,999	SF (4 floors)
Residential Units		76 (19 units per floor)
Retail SF	54,909	SF
Retail parking SF/count	25,793	SF 59 stalls
Residential parking SF/count	0	SF 0 stalls*

SOUTH BUILDING 248,221 SF		
Residential SF	122,451	SF (5 floors)
Residential Units		132 units
Retail SF	45,361	SF
Retail parking SF/count	61,628	SF 136 stalls
Residential parking SF/count	18,781	SF 102 stalls**

* Common Garage shown

** Does not include building area and parking stalls located in IG zone portion of Site.

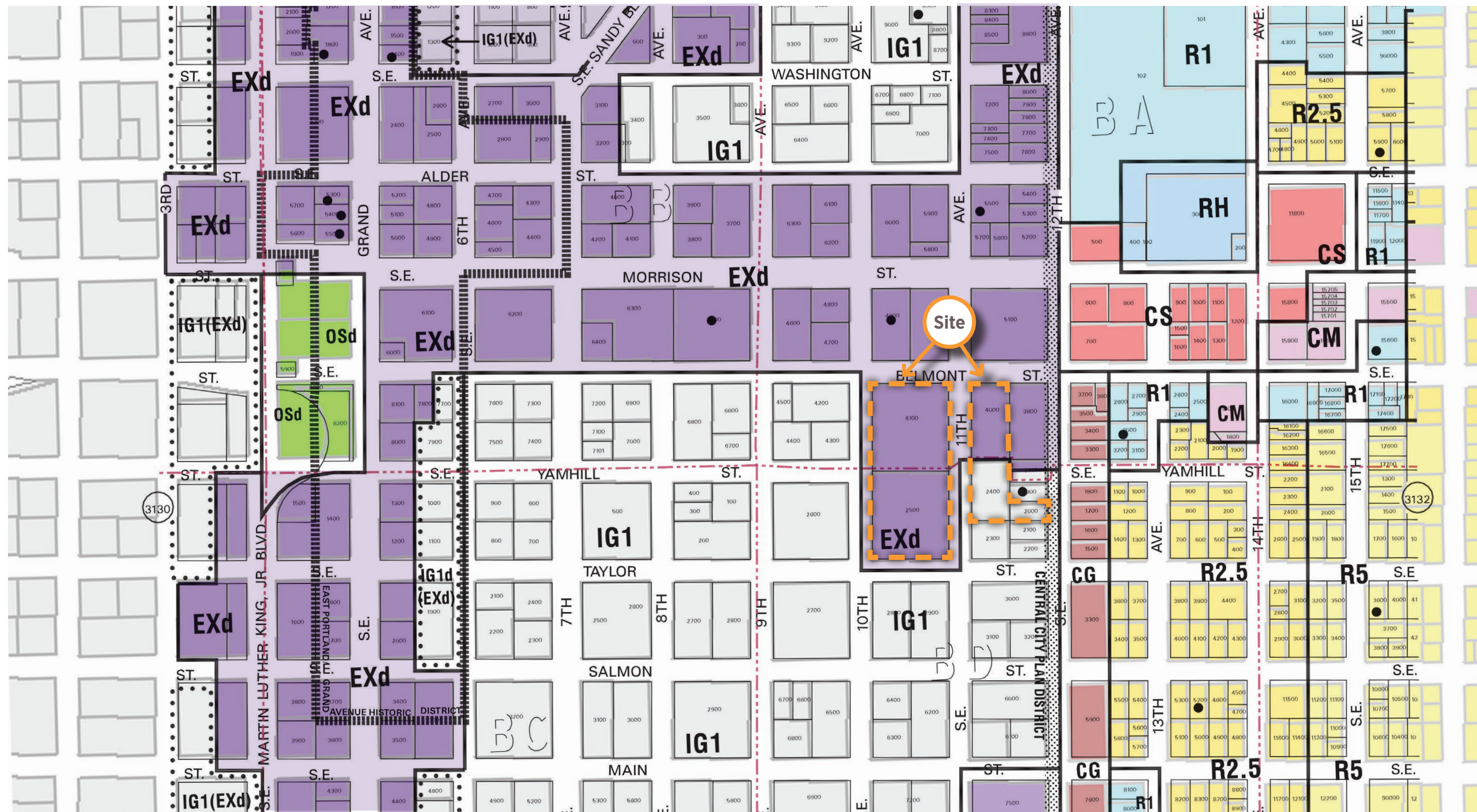
PROJECT SF:		
Residential GSF	231,986	SF
Residential Units		247 Units
Retail GSF	108,824	(Accounts for utility SF)
Retail parking GSF/count	87,421	SF 195 stalls
Residential parking GSF/count	28,652	SF 152 stalls
347 Stalls (Total Not including IG site)		

PROJECT SF:	
Super block	401,922 SF
North OEG	54,961 SF (EXd zone only)

TOTAL PROJECT SF	456,883 SF
------------------	------------

PUBLIC SPACE	
Superblock	12,400 SF (outside space)





...those 'Goat Blocks'





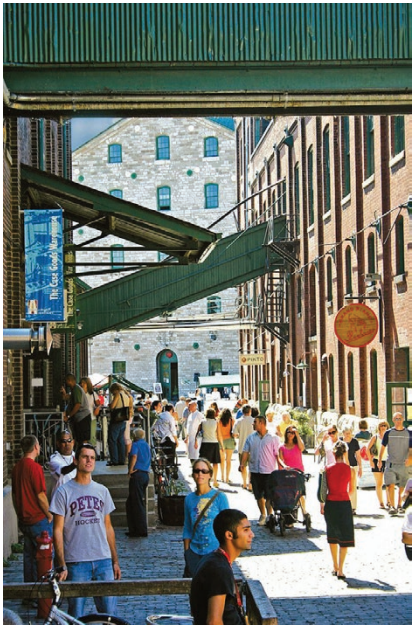
INSPIRED BY THE NEIGHBORHOOD

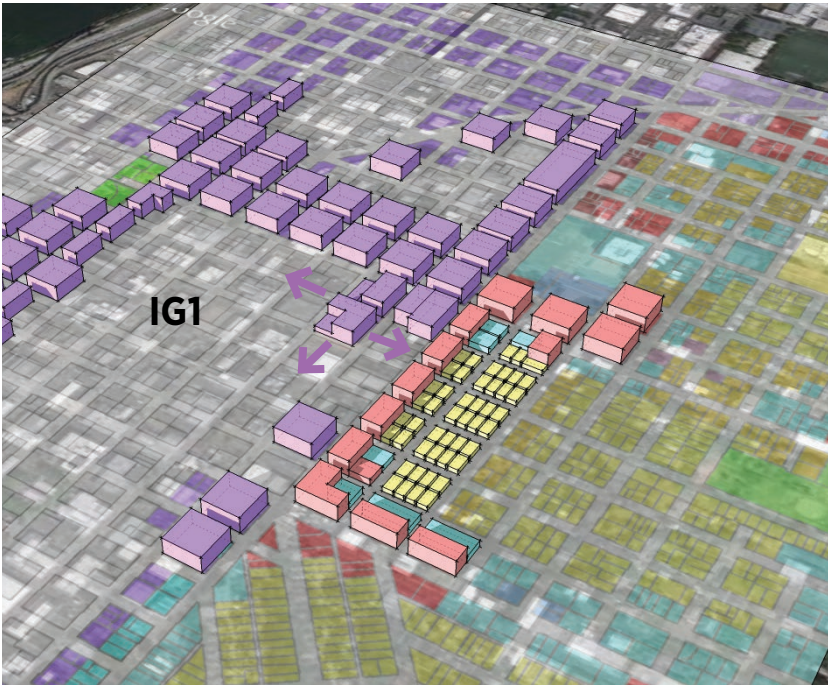


INSPIRED BY THE HISTORY



LOOKING TO THE FUTURE





Zoning Context

The Peninsula Effect

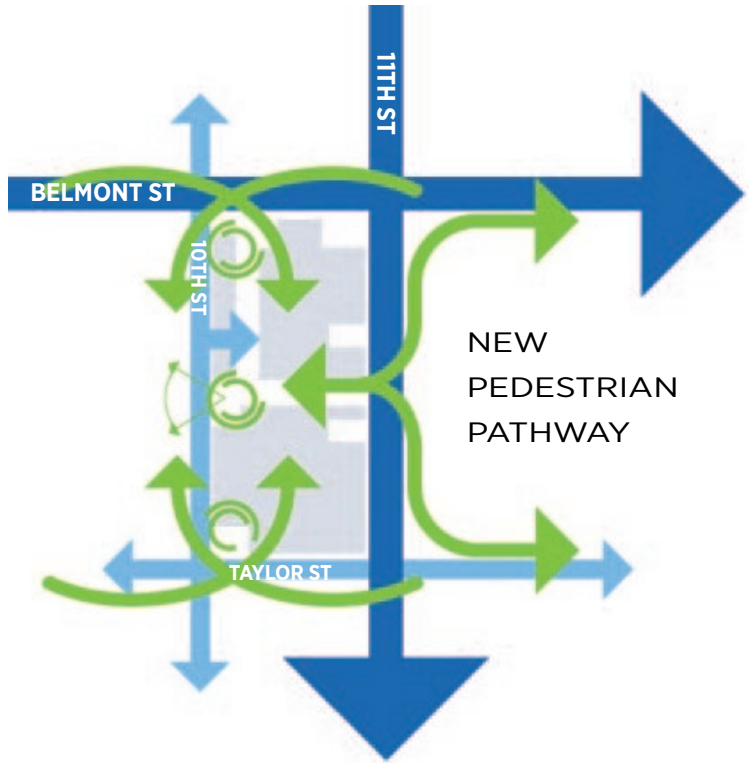
Over two thirds of the project site's frontage (800' of 1,200') borders the adjacent IG1 Zone.



The IG Wall

One Sided Streets - 10th, Taylor, 11th

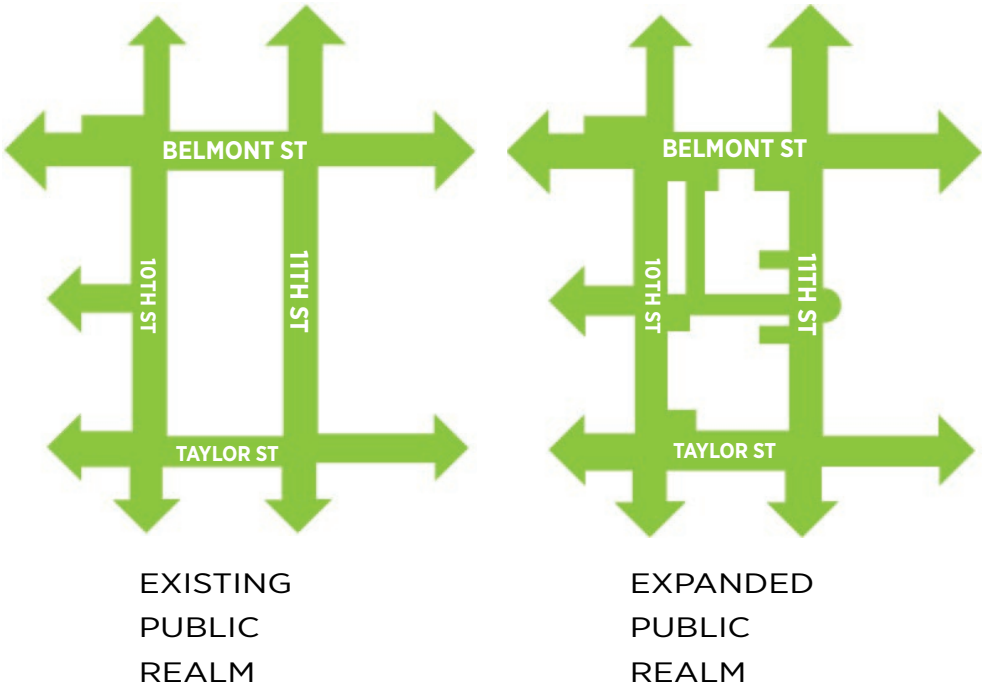
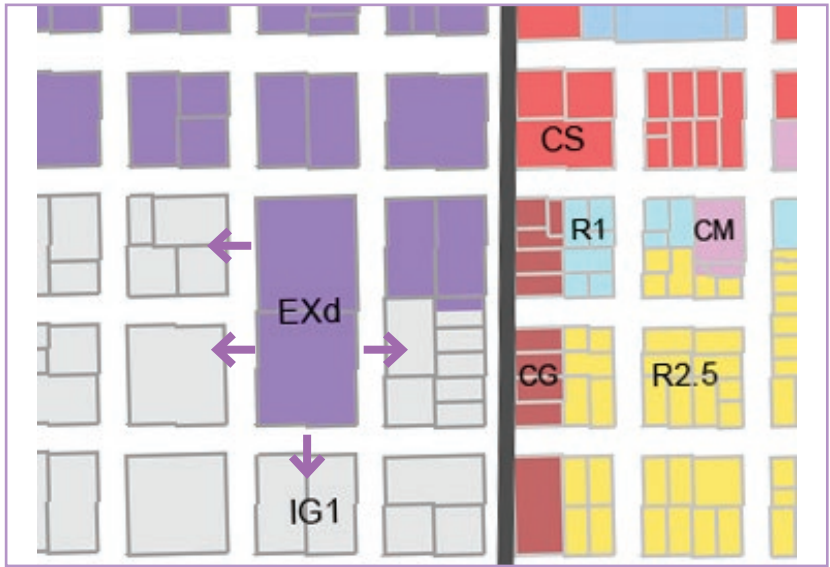
Potential for incompatible use and development standards.

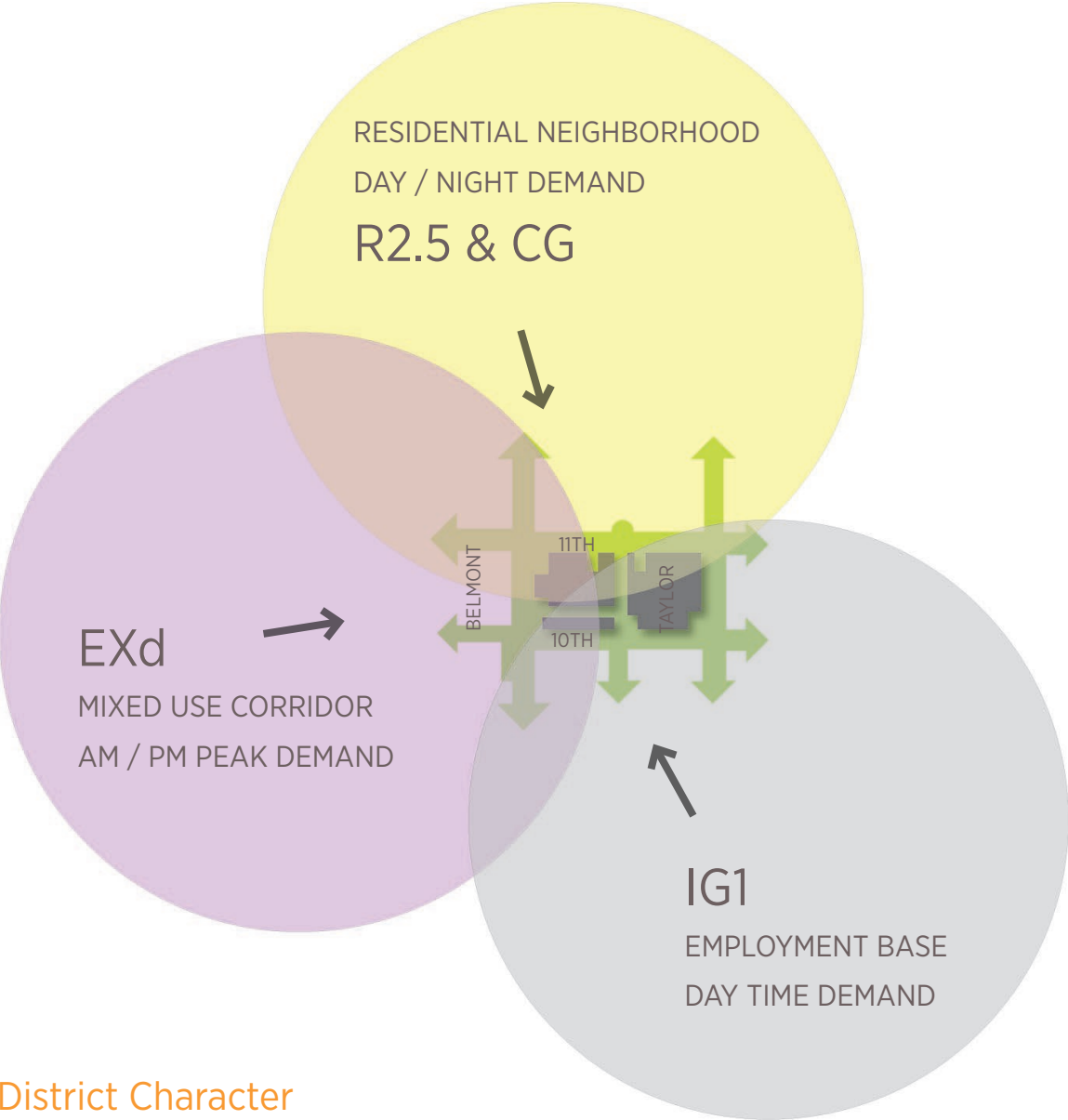


Movement Patterns

New Pathways

Enhance Existing / Create New

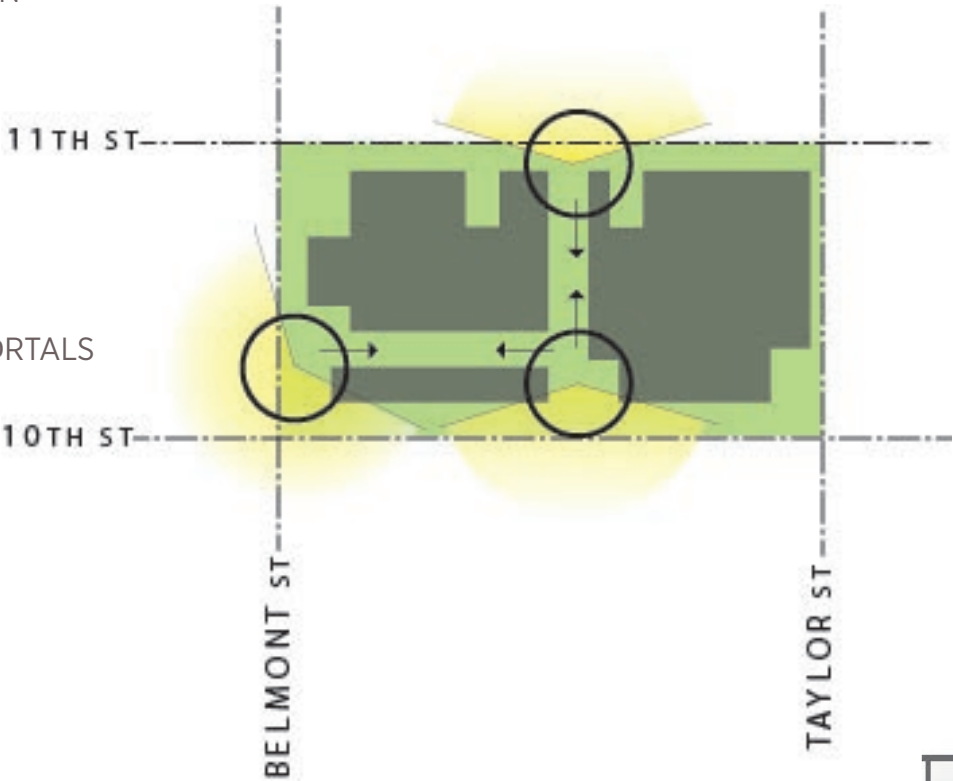




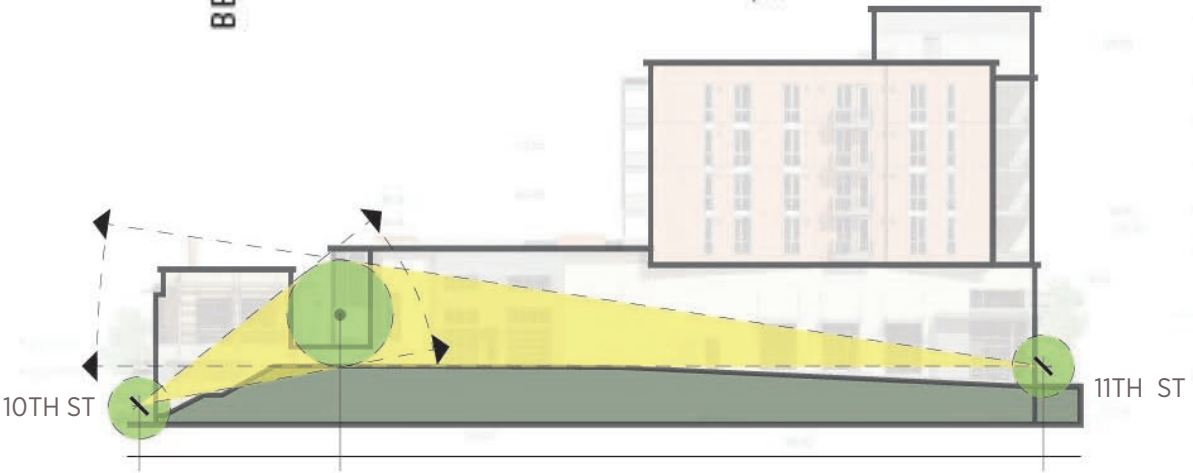
District Character
Cultural Convergence
Three distinct neighborhoods converging on the goats represents 24/7 draw potential.

The Importance of Grade - Ascending Views & Uplifted Procession
VERTICAL PLACE-MAKING / UP & IN

EXPANDED PUBLIC CONNECTIVITY -
VISIBLE, WELCOMING PORTALS

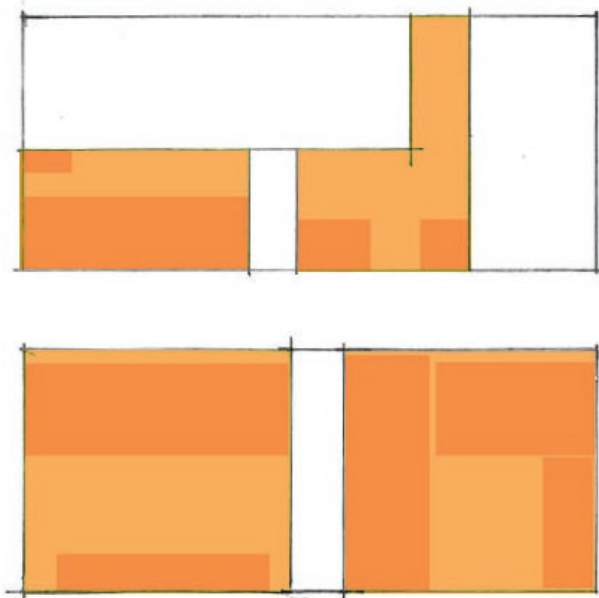


ALLURING VIEWS UP & IN



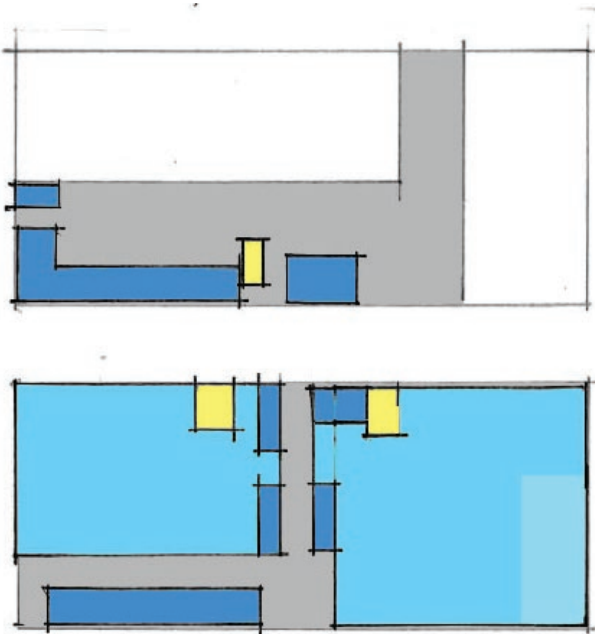
VERTICALLY LAYERED PUBLIC REALM





Break the Site down into Portland Scaled Blocks

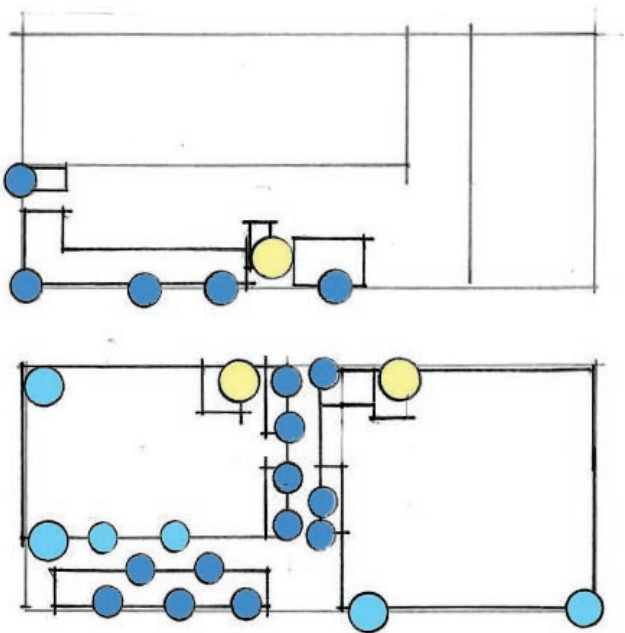
Guideline (A3) Respect the Portland Block Structures



Retail and Residential lobbies throughout project to support vibrant streetscape

Guideline (A8) Contribute to a vibrant streetscape

- Anchor Retail
- Small Retail: Makers & Restaurants, etc.
- Residential Lobbies

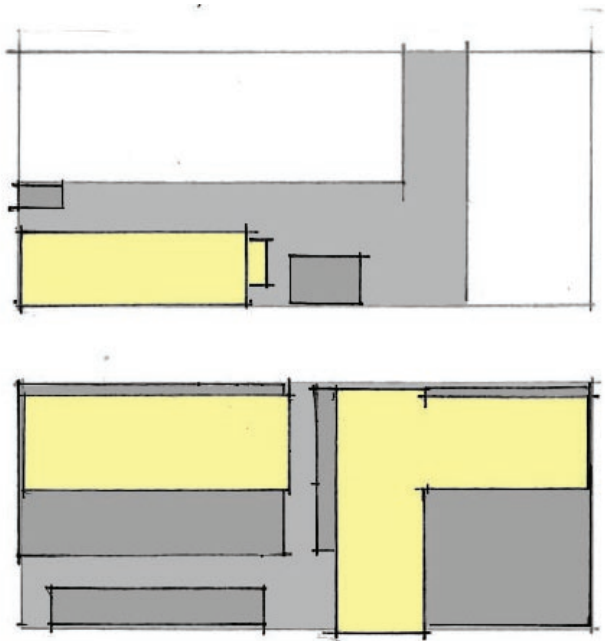


Ground level with multiple uses and entry points create a walkable place.

Guideline (B1) Reinforce and enhance the pedestrian system

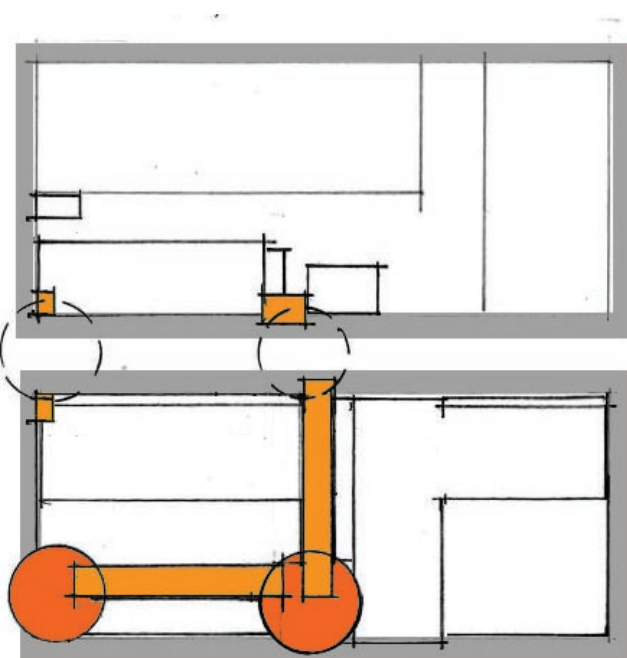
- Anchor Retail
- Small Retail: Makers & Restaurants, etc.
- Residential Lobbies





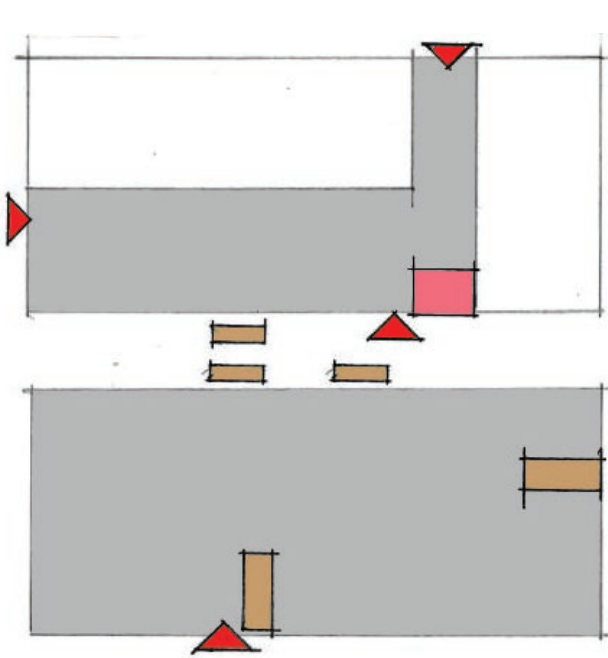
Housing on upper floors contributes to an active 24/7 place.

Guideline (A8) Contribute to a vibrant streetscape



Connected Outdoor Public Urban spaces

Guideline (B5) Make Plazas, Parks, and Open Space Successful



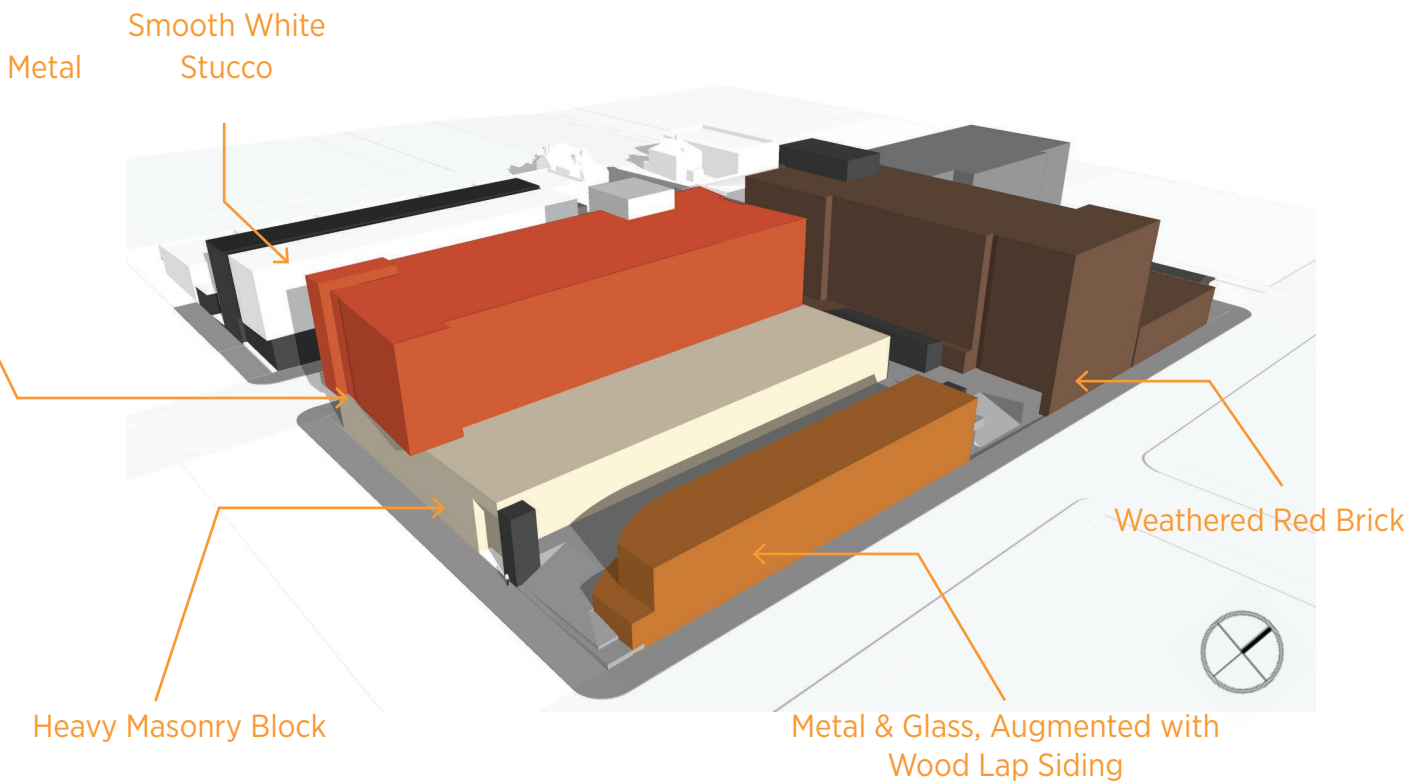
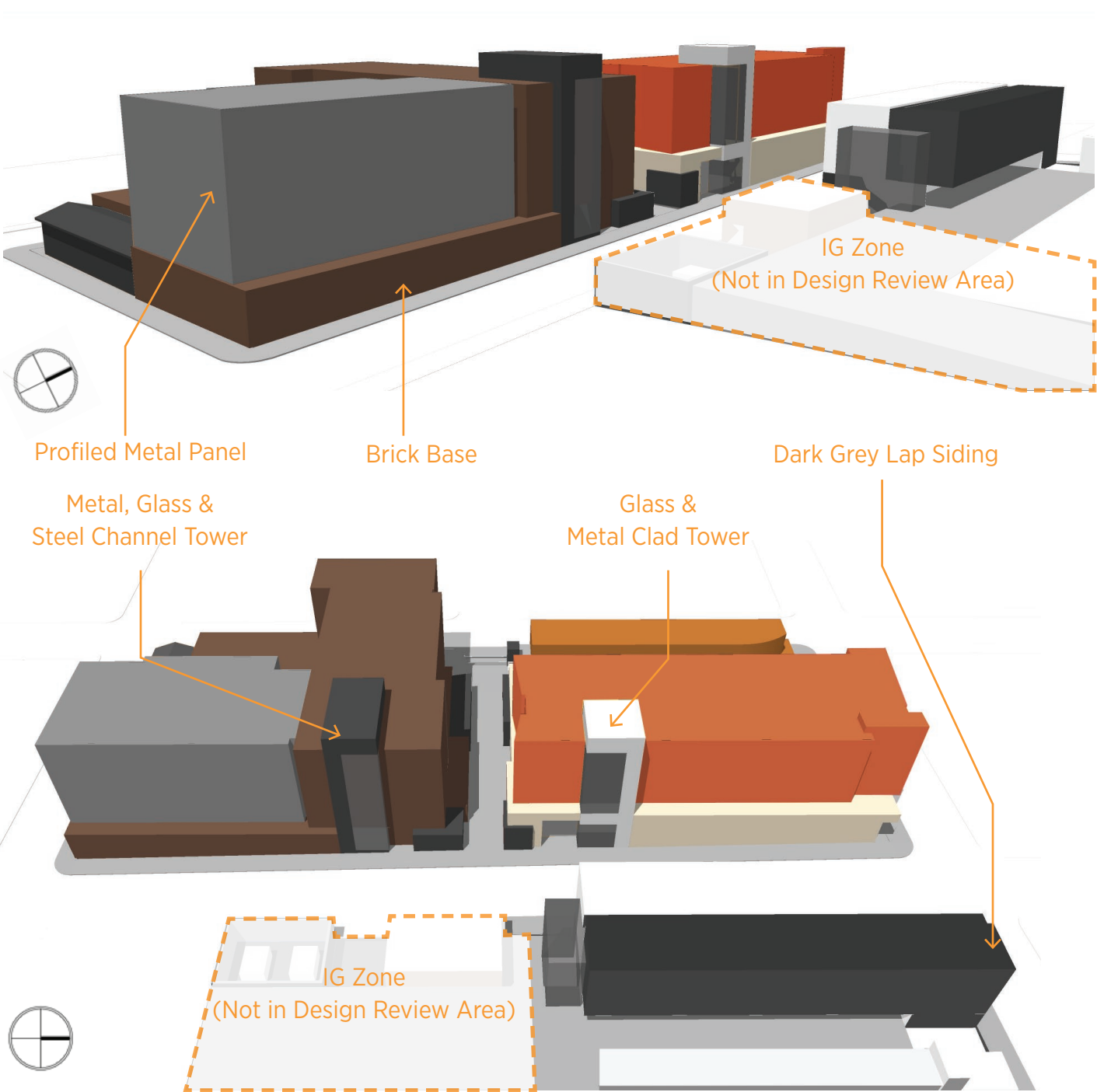
Parking Entries, Building Loading and Mechanical

Parking and Building entries have been located to meet (B2) Protect the Pedestrian, (B3) Bridge Pedestrian Obstacles.

- Parking Entries
- Loading

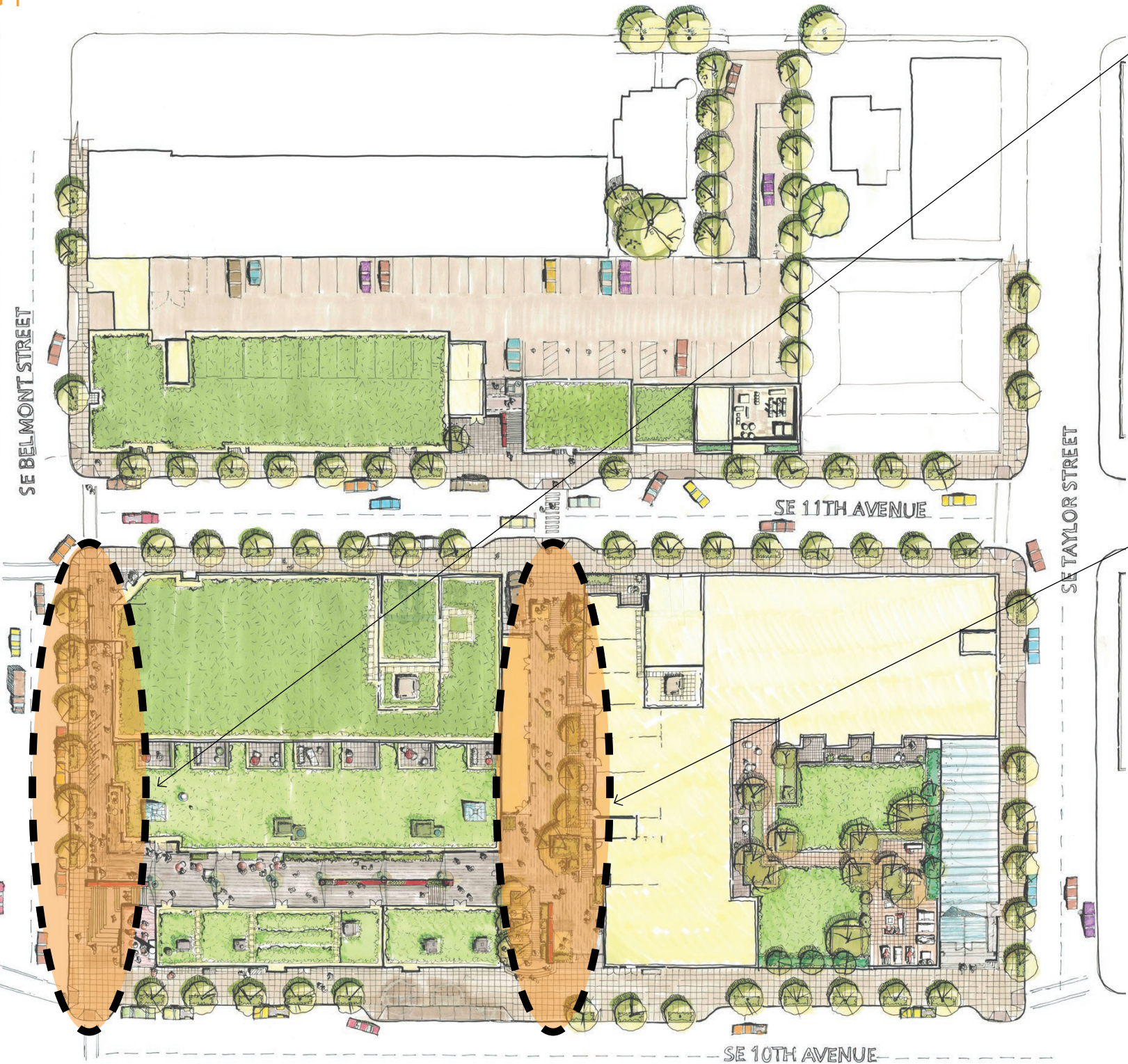


Just like the CEID, this development is meant to be a balance of juxtapositions. Contrasts in color, scale and texture are part of what makes the Central Eastside so vibrant. These buildings will be reflective of those balanced contrasts.





DESIGN AS PRESENTED AT D.A.R. HEARING 1



What we heard...

Belmont Frontage

- Provide 12' sidewalk (vs. 8' existing)
- Eliminate building setback. Bring out to lot line.
- Make stairs special

Response

- Remove colonnade bring grocery store out
- Extend retail out to Belmont
- Shape retail and stair to open up market space beyond

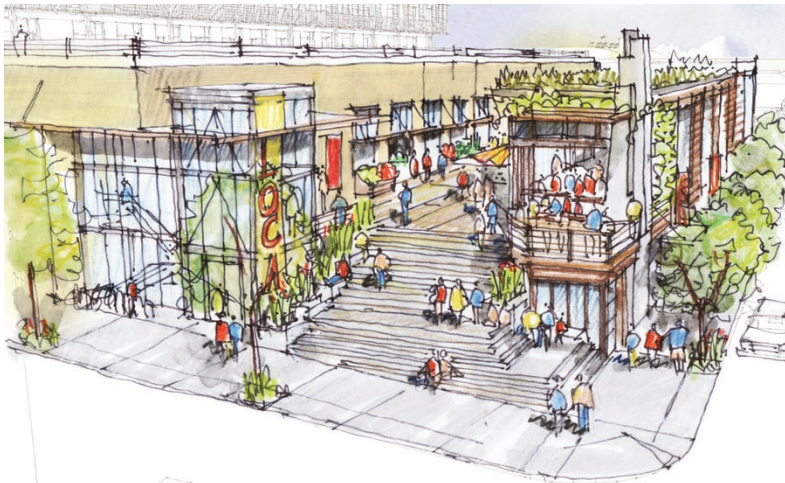
Yamhill Alley

- Remove grade difference as much as possible
- Try to remove stairs on 11th (9'-6" vertical travel)
- Be 'authentic' about those spaces
- Activate with retail

Response

- Lower Yamhill; no steps from 11th
- ≈9"-6' stairs with city view from Yamhill to 10th
- Add storefronts to both sides

DESIGN AS PRESENTED AT D.A.R. HEARING 2

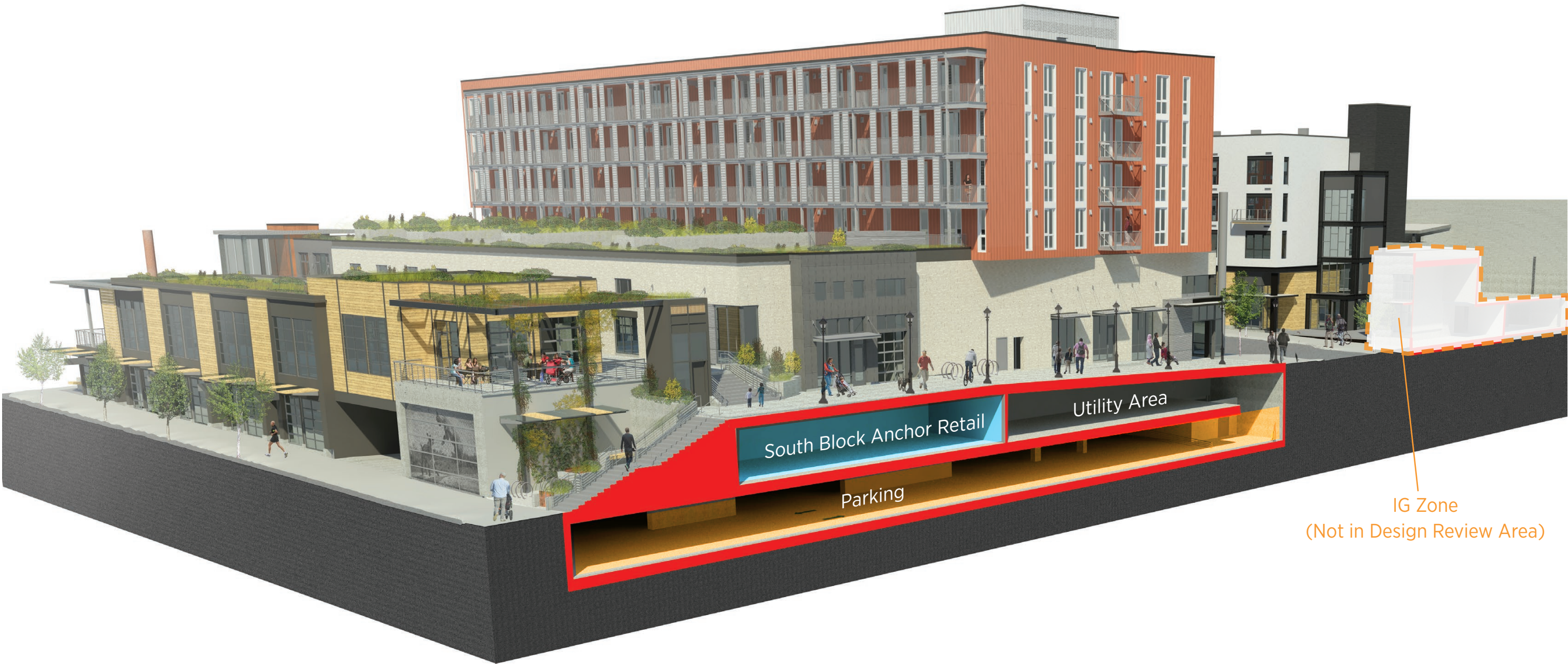


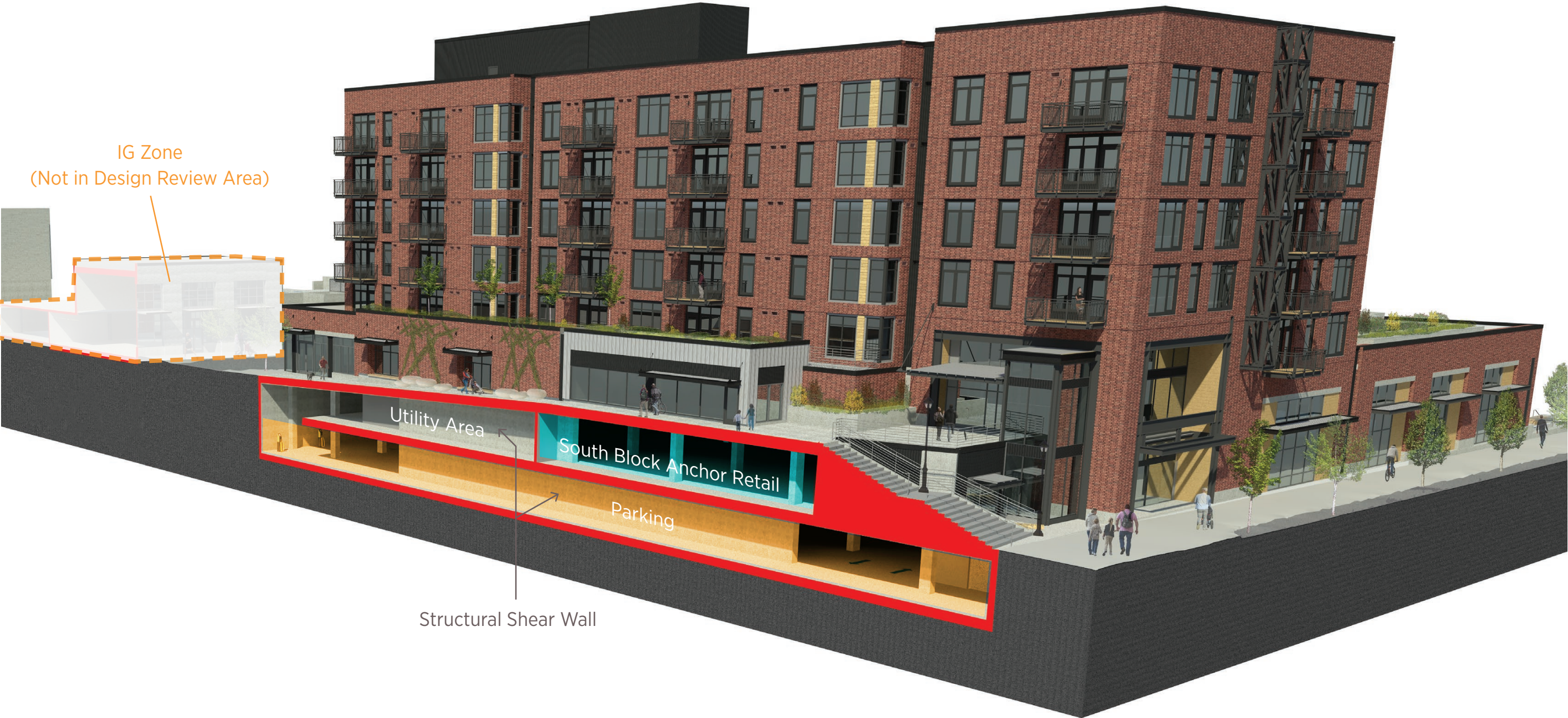
- Add small retail on Belmont
 - Enliven the Stair
- Bring West Building out to Belmont Street
- Change marketing building cladding / wood not durable

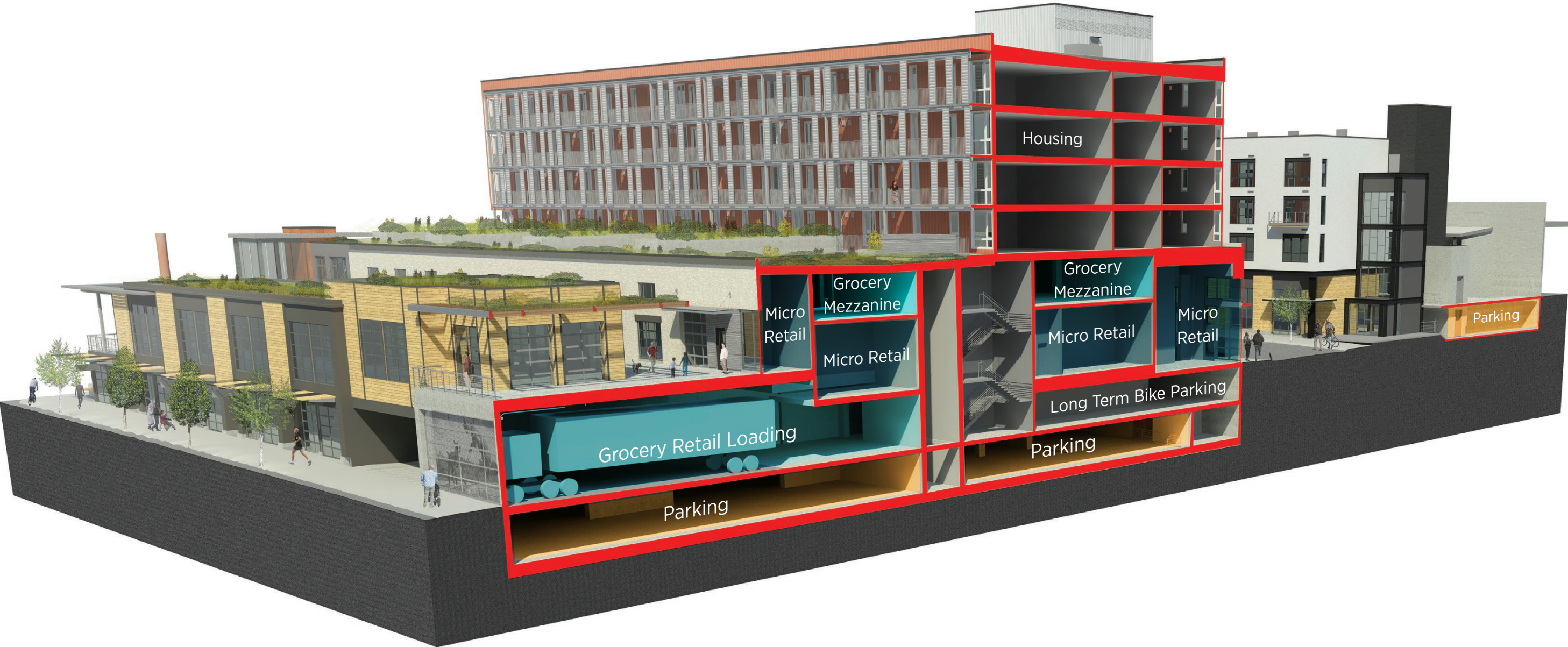


What we heard...

- Cover the eastern site parking
- Study taper window head
- Open up/more inviting entry at 11th/Belmont
- Move Grocery west to SE 10th
- Add small retail on SE 11th
- North Building
- Let north residential use podium
- Change color of north building metal panel
- Explore different window sizes
- Refine SE corner
- Activate SE Taylor Elevation
- Move Grocery Loading south of Yamhill
- Eliminate ramps & stairs where possible
- Eliminate exterior elevators
- Improve garden building or make garden building integrate into main structure













Areas designated for RACC art installation











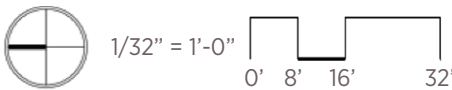




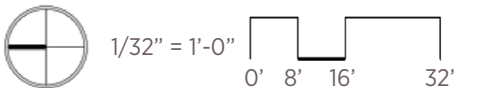


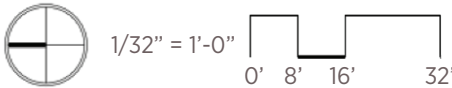
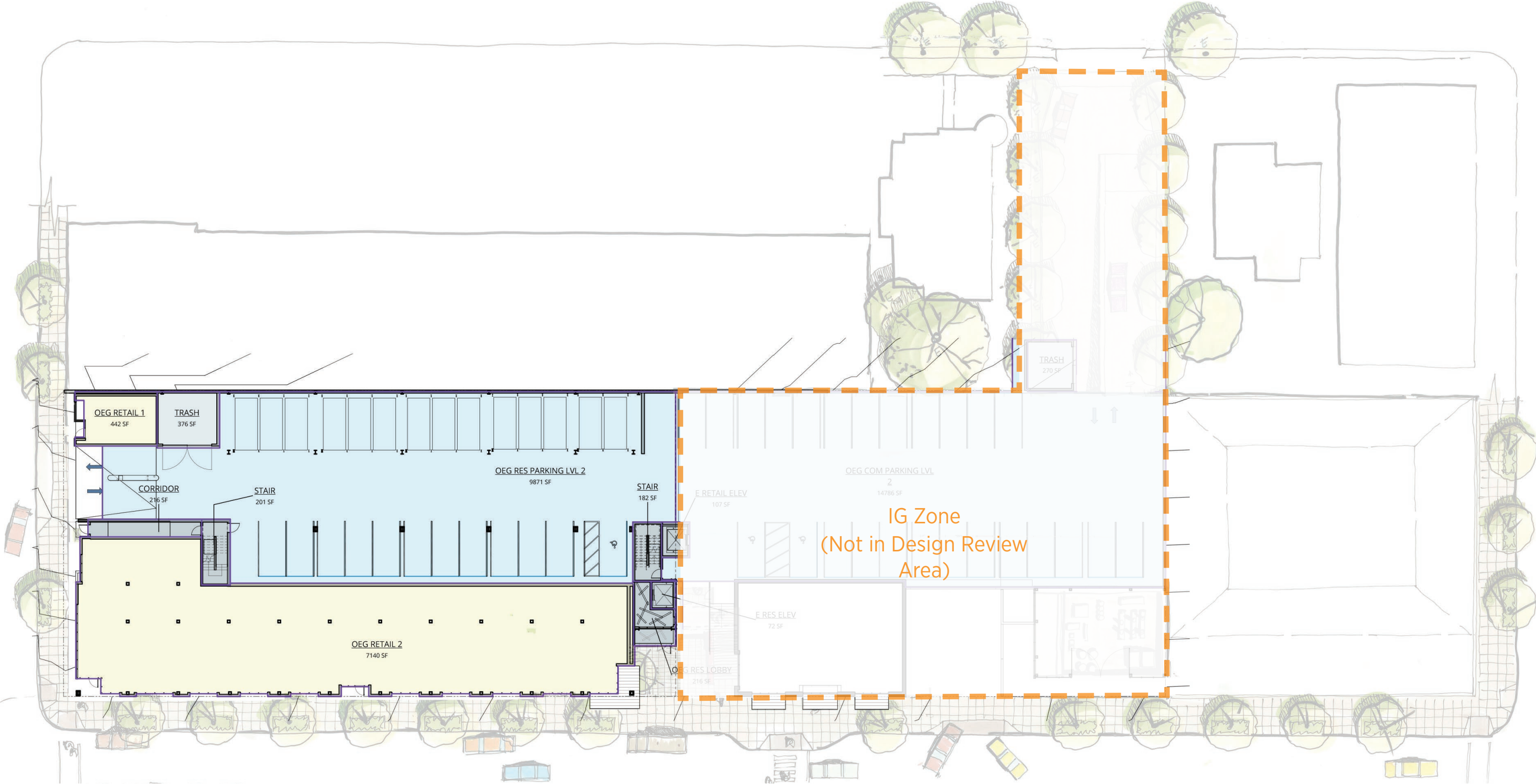


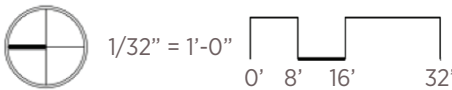


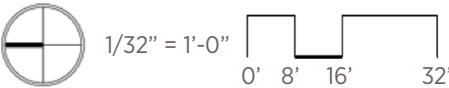
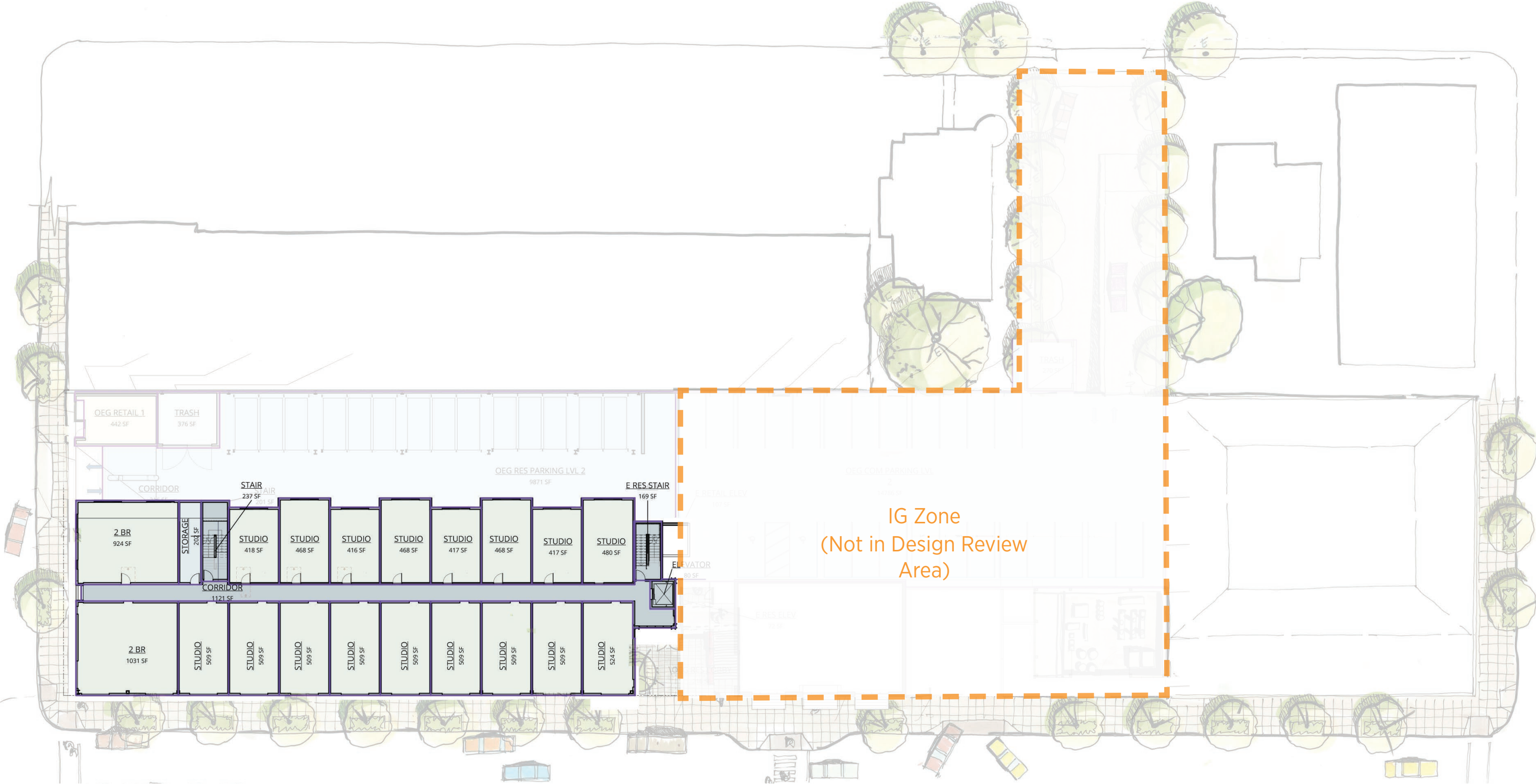


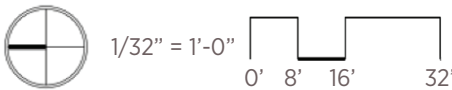
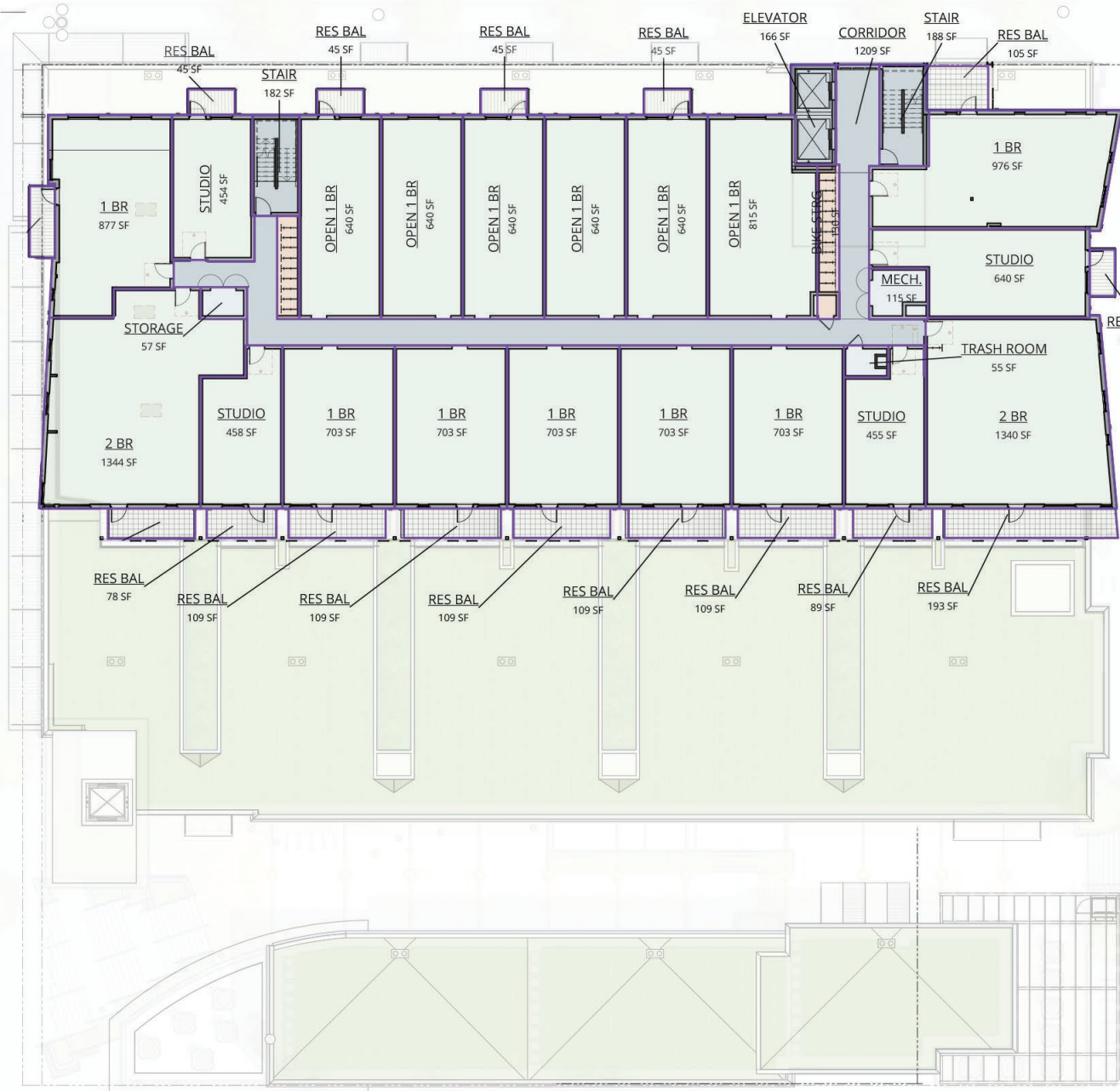




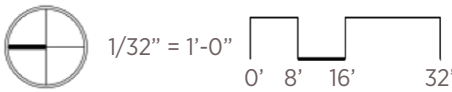
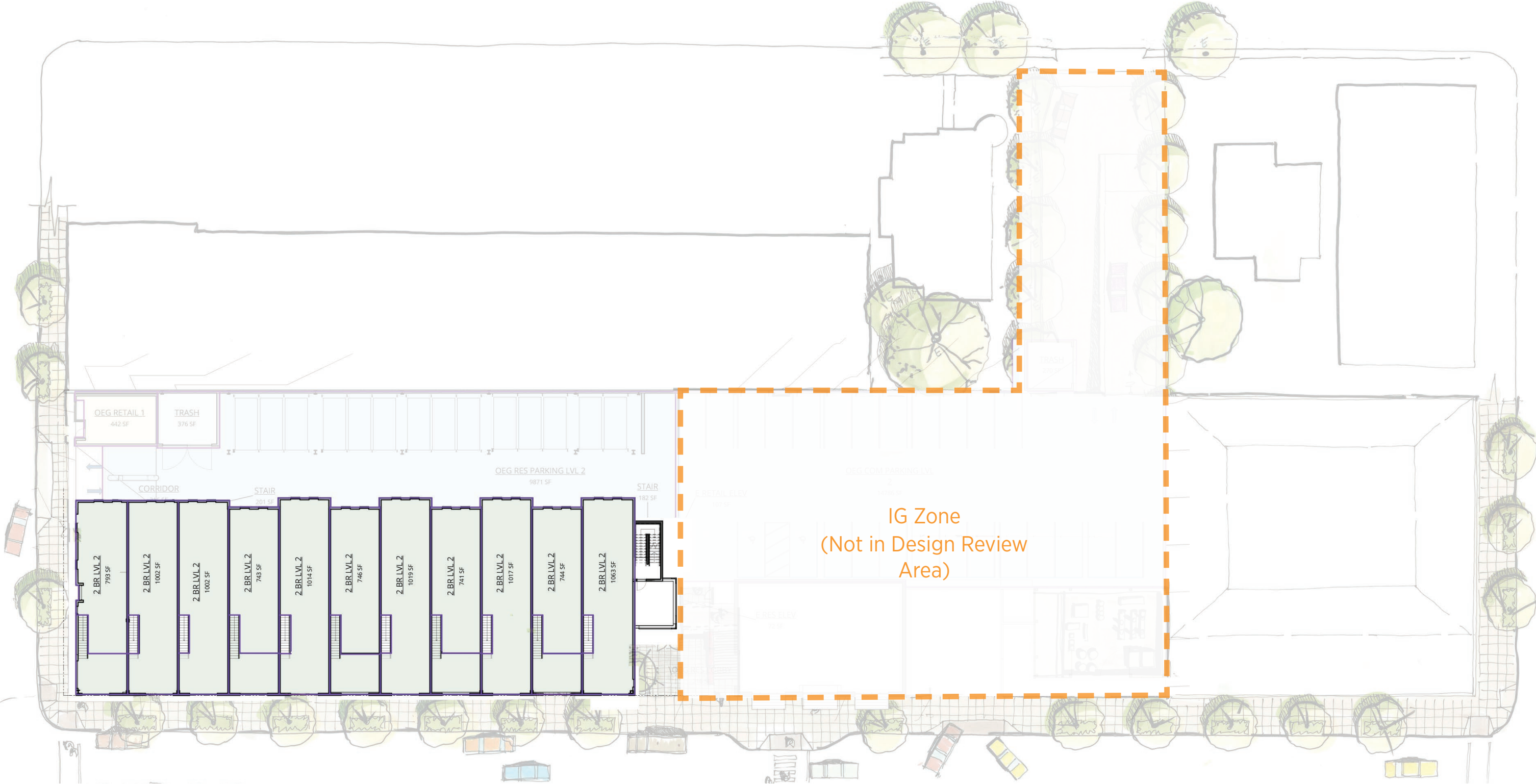


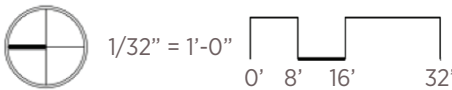


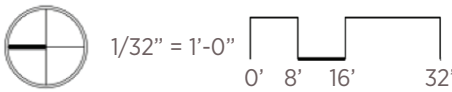
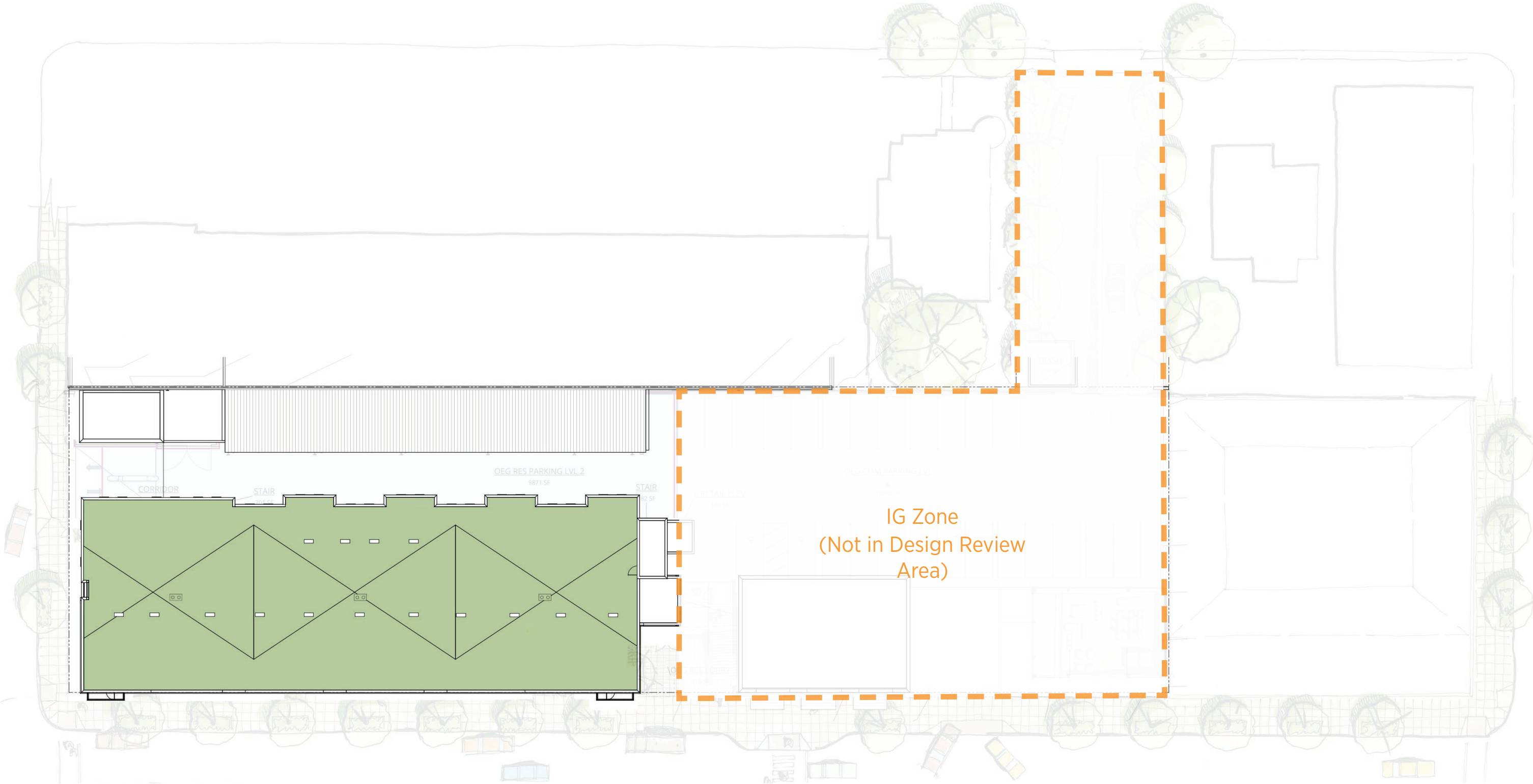




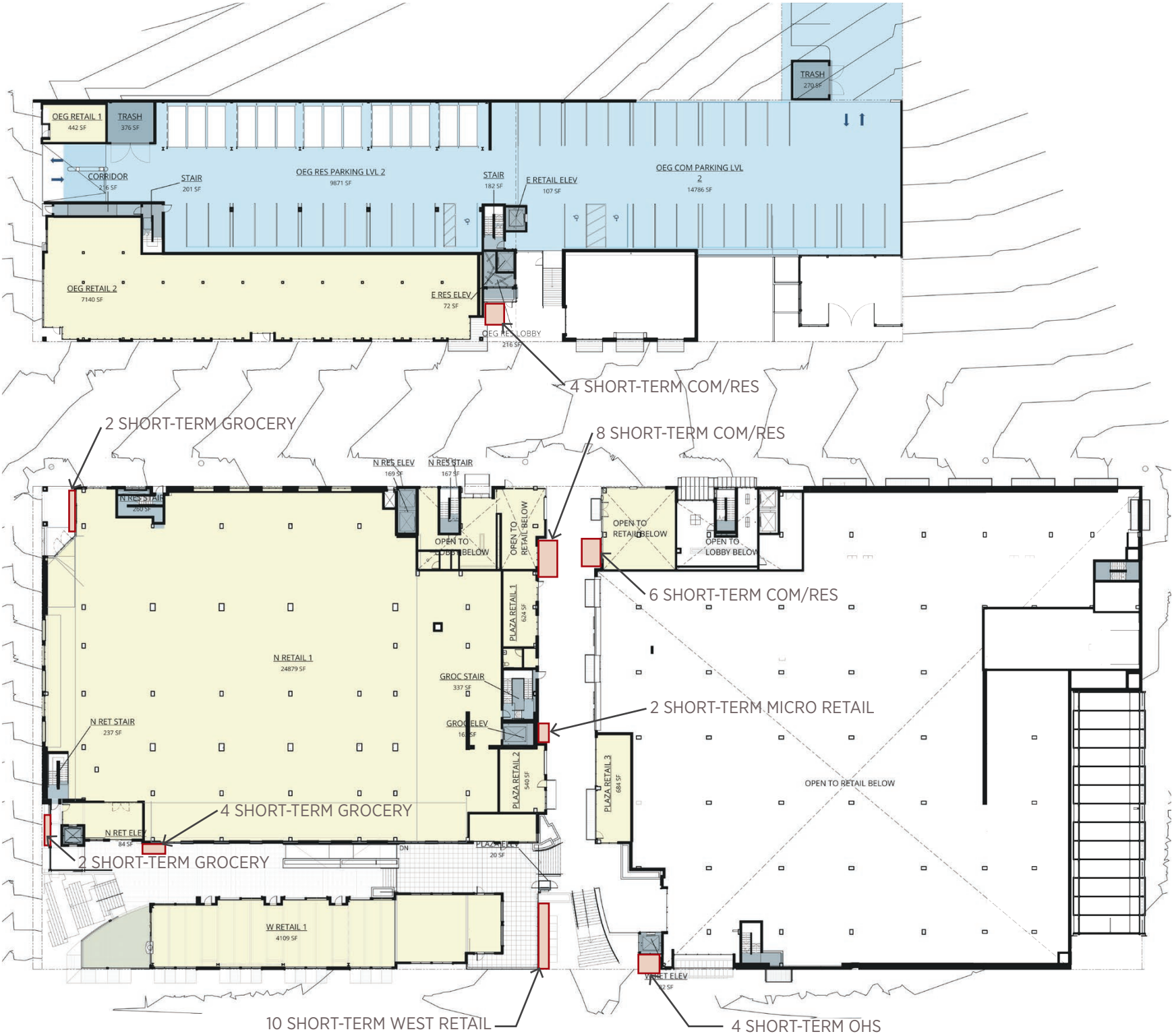






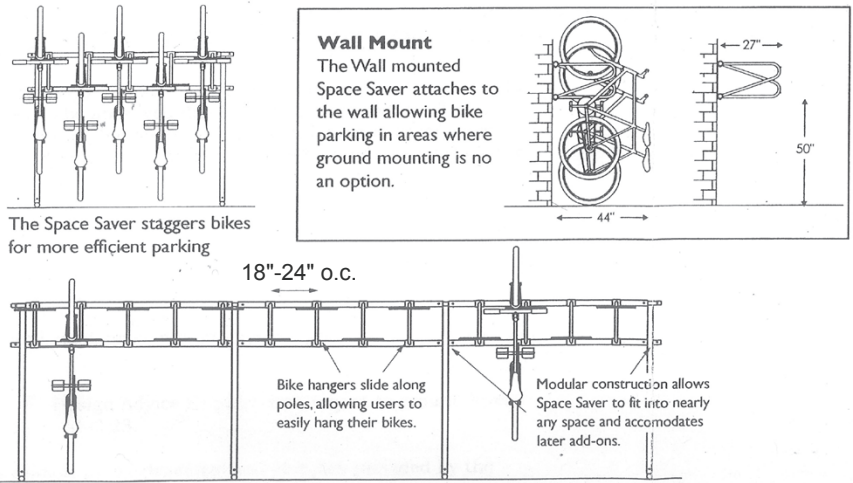


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Short Term Bike Parking Plan

N.T.S.



Standards for Bicycle Parking:

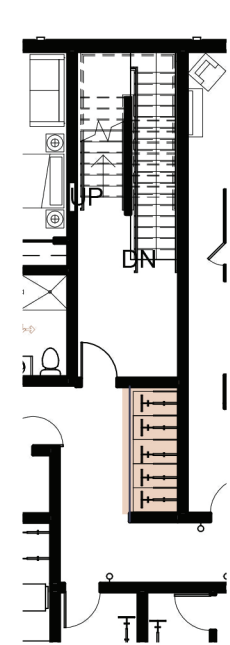
A space 2'-0" by 6'-0" must be provided for each required bicycle parking space.

Required Bicycle Parking:

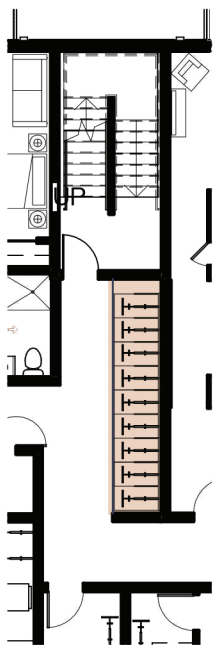
There are 247 apartments in The Goat Blocks. 371 bicycle parking spaces are required. An additional 12 bicycle parking spaces are required for the Retail uses of the site.

The required bicycle can be provided in the space shown by providing:

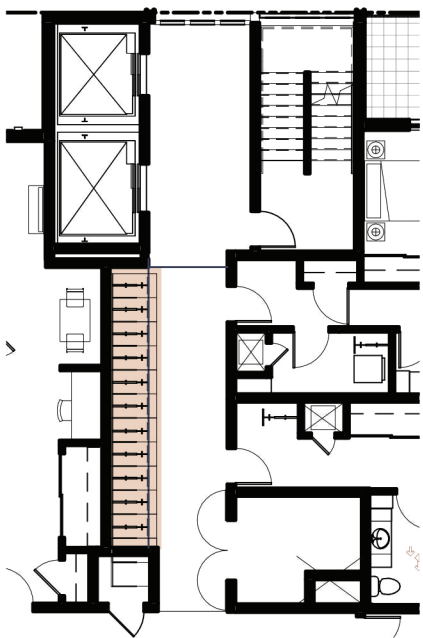
North Residence	Corridor	In Units		
Level 2-4	20	21		
Level 1	16	18		
Total	76	81	=	157
South Residence	Corridor	In Units		
Level 2-5	20	29		
Level 1	14	24		
Total	94	140	=	234
East Residence	Corridor	In Units		
Level 1	-	18		
Level 2	-	20		
Total	0	38	=	38
Mezzanine	77	-		
Basement North (Commercial)	54	-		
Basement South (Commercial)	26	-		
Total	191	-	=	191
Total Long-Term Bike Parking Provided			=	620



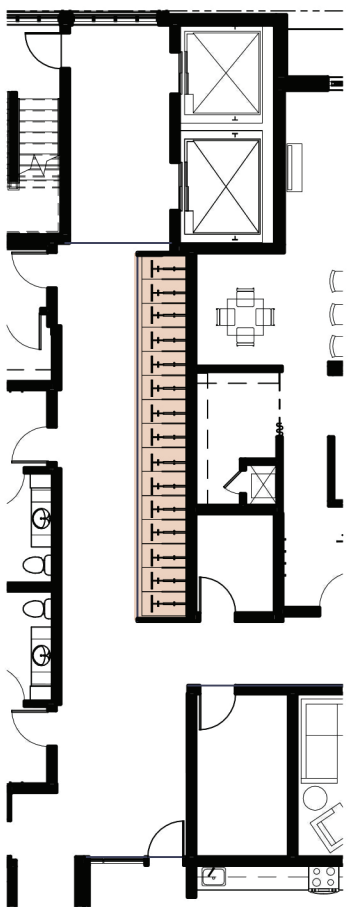
N Bldg, N Stair
Resident Lvl 1 -
Bike Parking
1/16" = 1'-0"



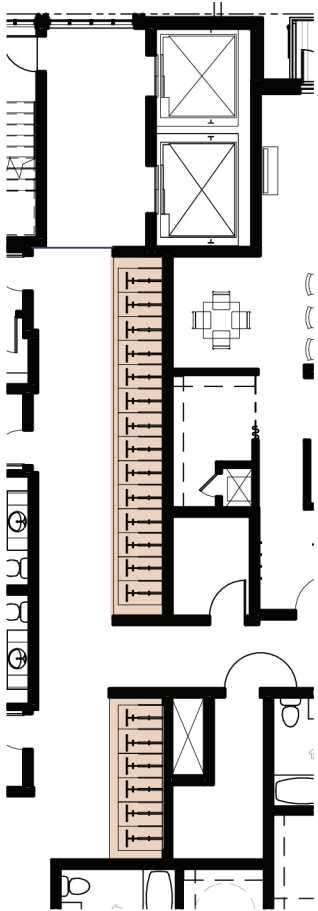
N Bldg, N Stair
Typical -
Bike Parking
1/16" = 1'-0"



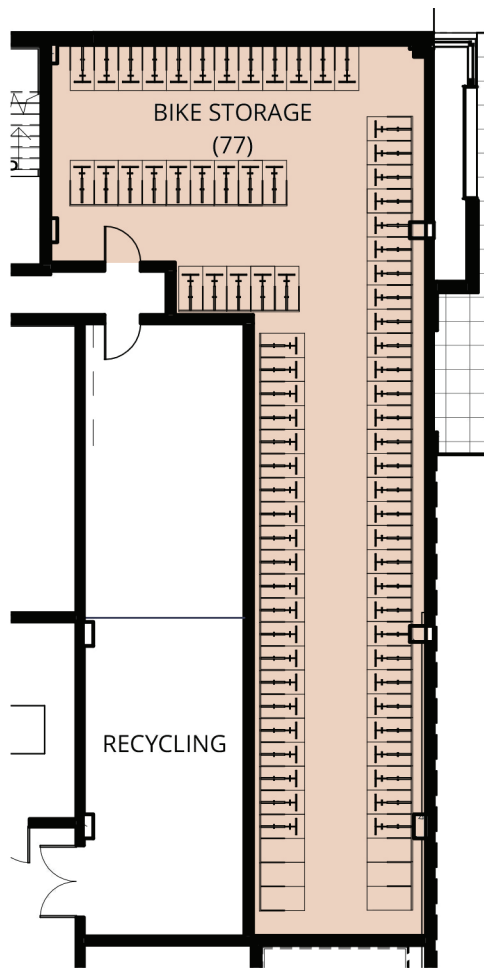
N Bldg, S Stair -
Bike Parking
1/16" = 1'-0"



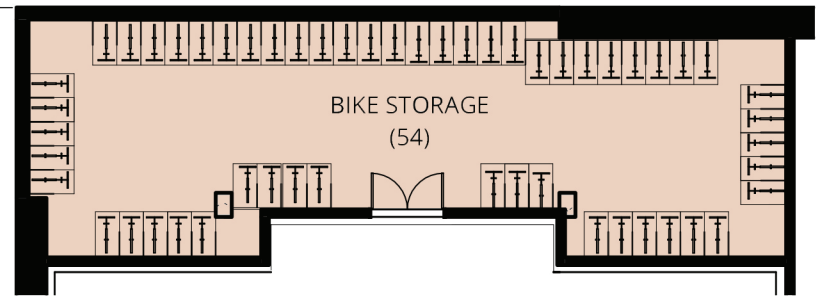
S Bldg, Stair
Resident Lvl 1 -
Bike Parking
1/16" = 1'-0"



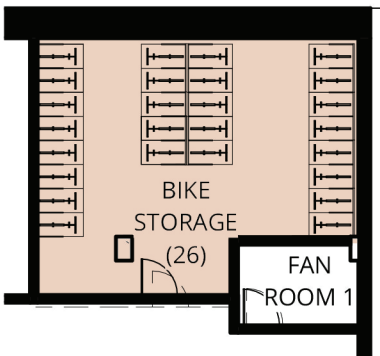
S Bldg, Stair
Typical -
Bike Parking
1/16" = 1'-0"



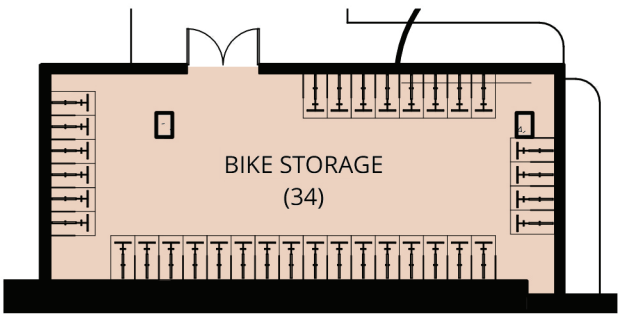
N Bldg Mezzanine
Resident - Bike
Parking
1/16" = 1'-0"



Basement Lvl, N Commercial - Bike Parking
1/16" = 1'-0"



Basement Lvl, SE Resident - Bike Parking
1/16" = 1'-0"



Basement Lvl, SW Commercial - Bike Parking
1/16" = 1'-0"



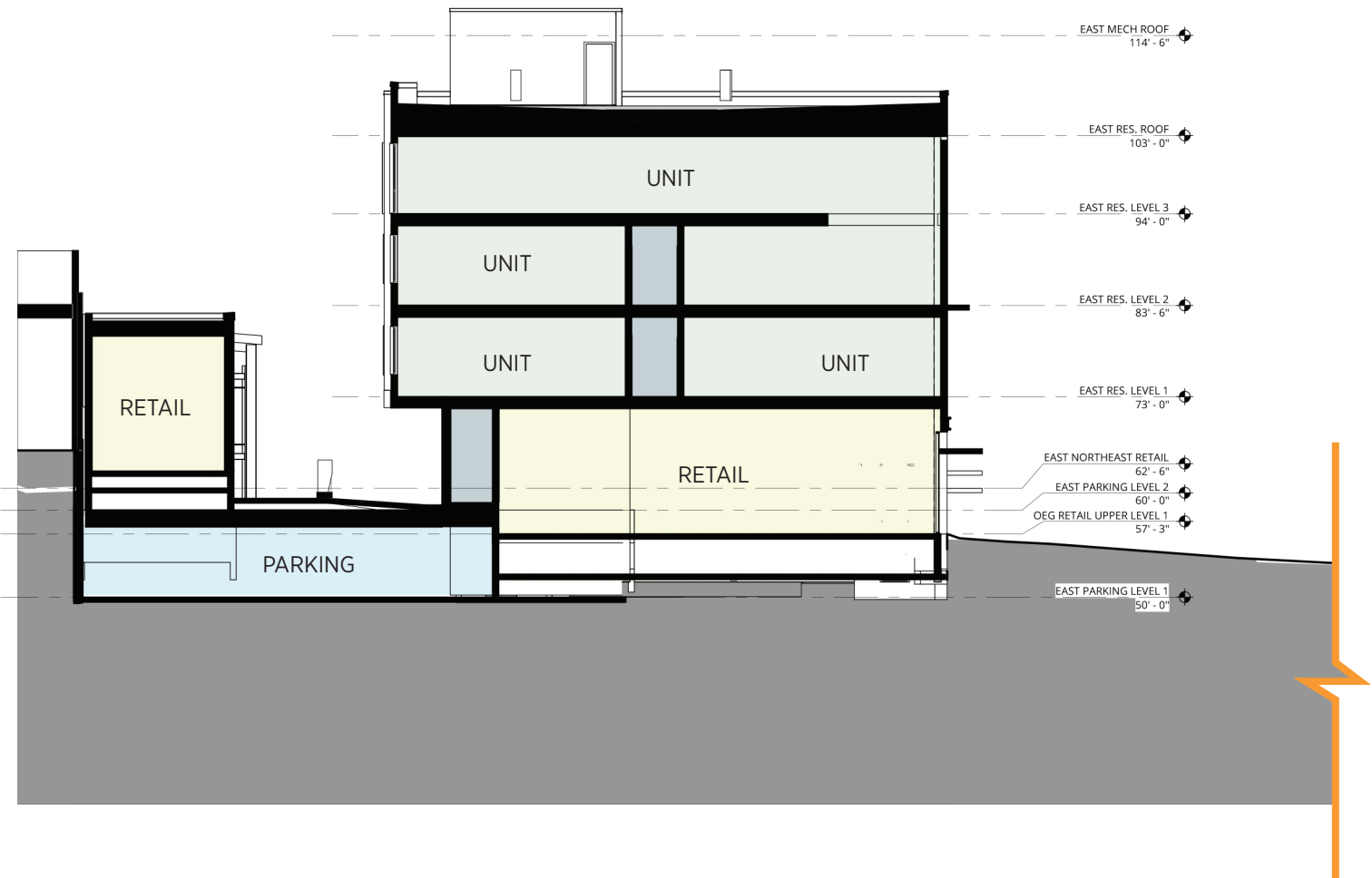
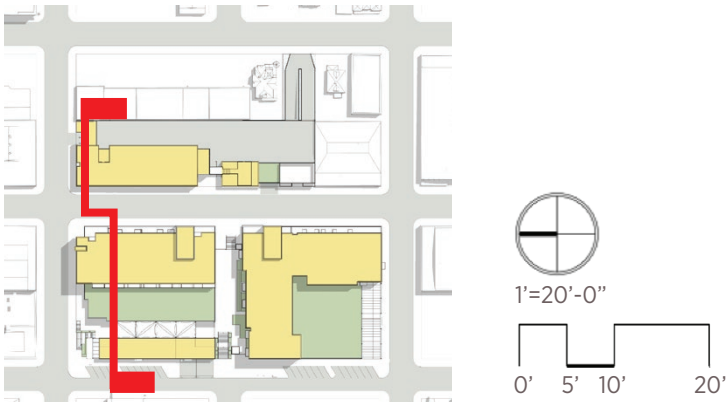
Basement Level Bike Storage

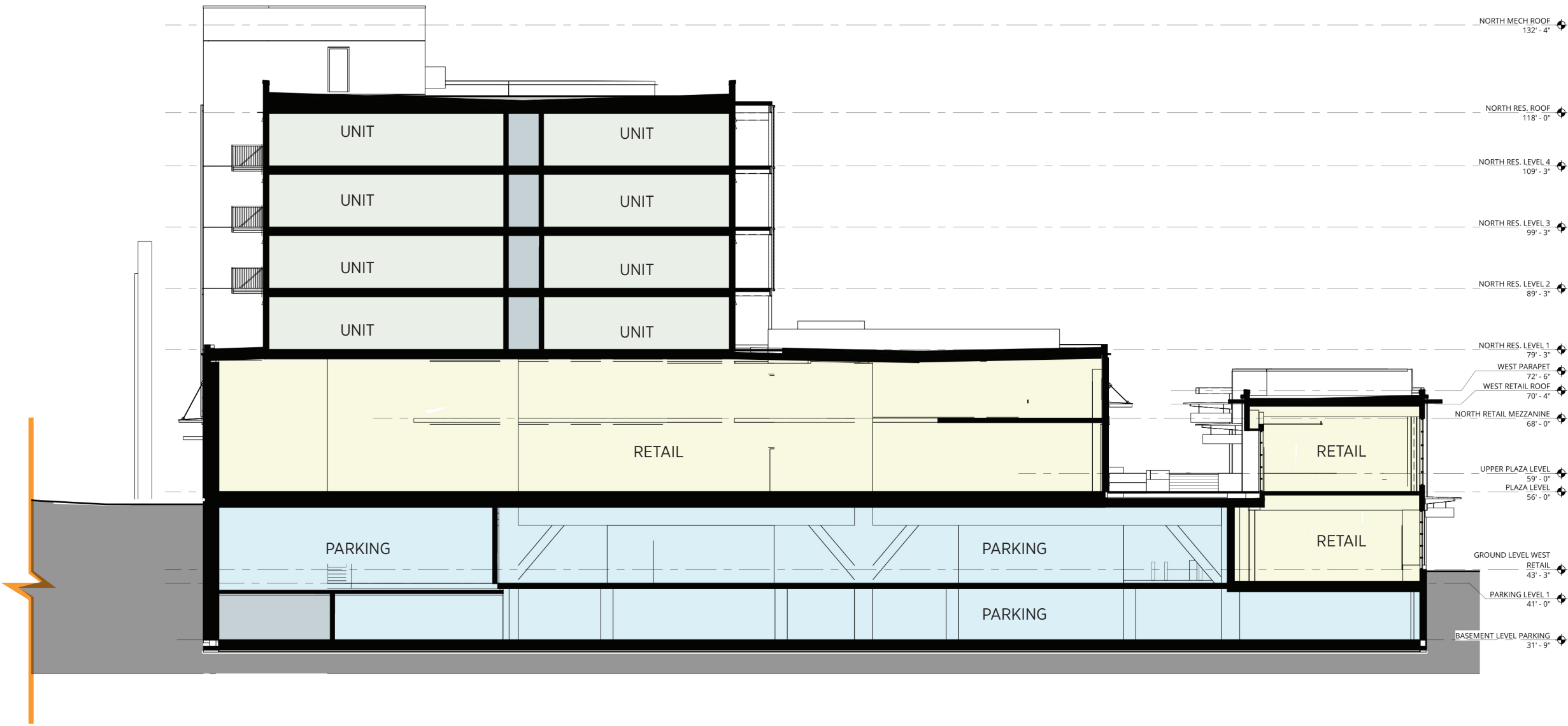


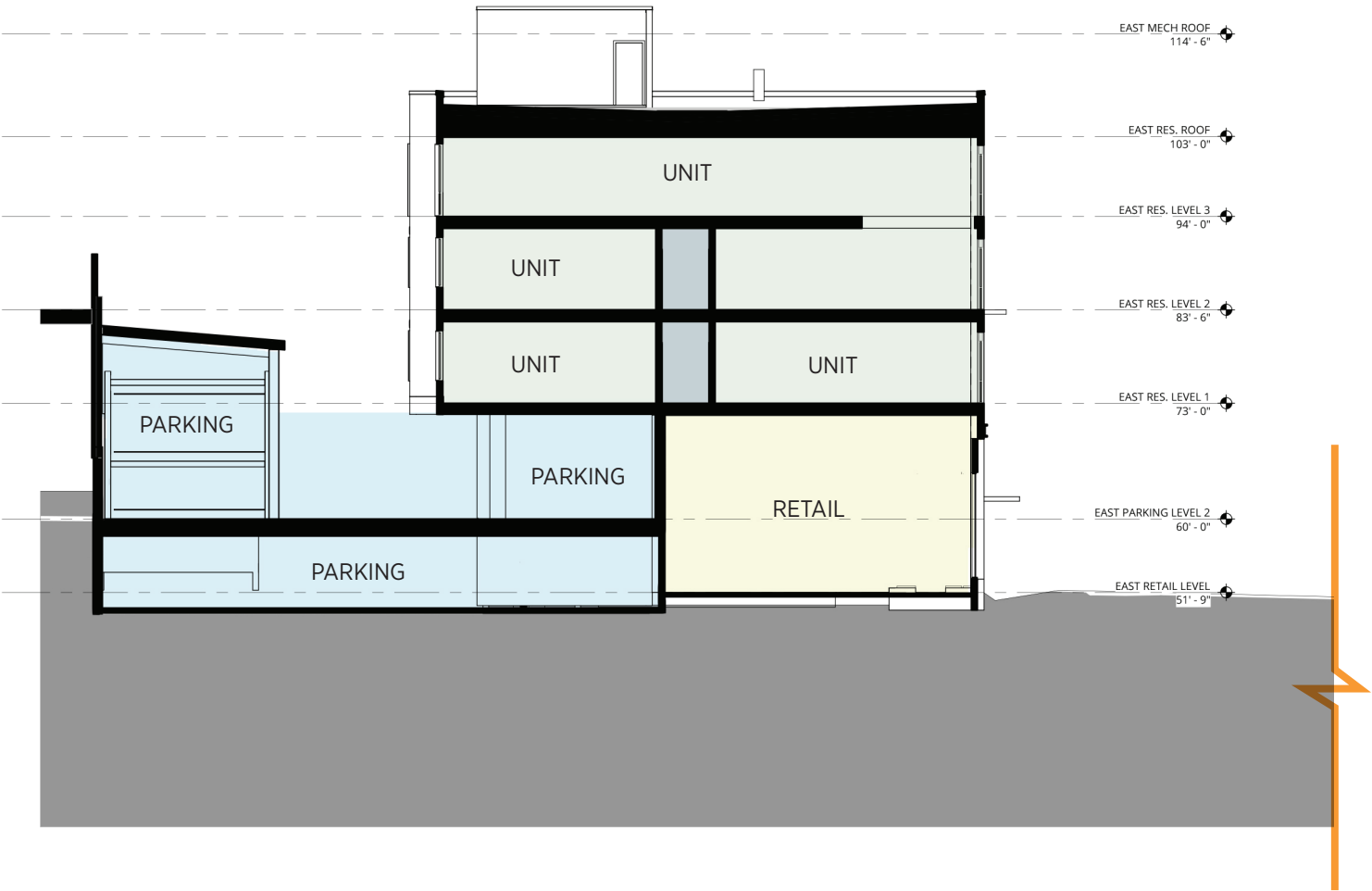
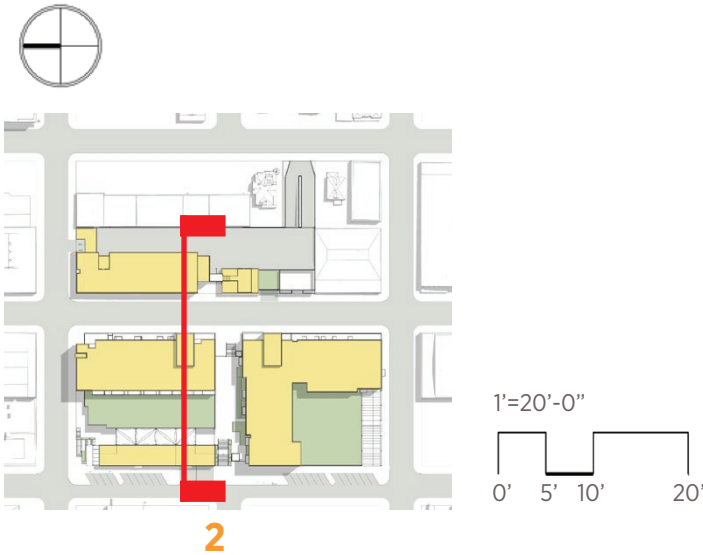
Typical Long-Term Wall Rack

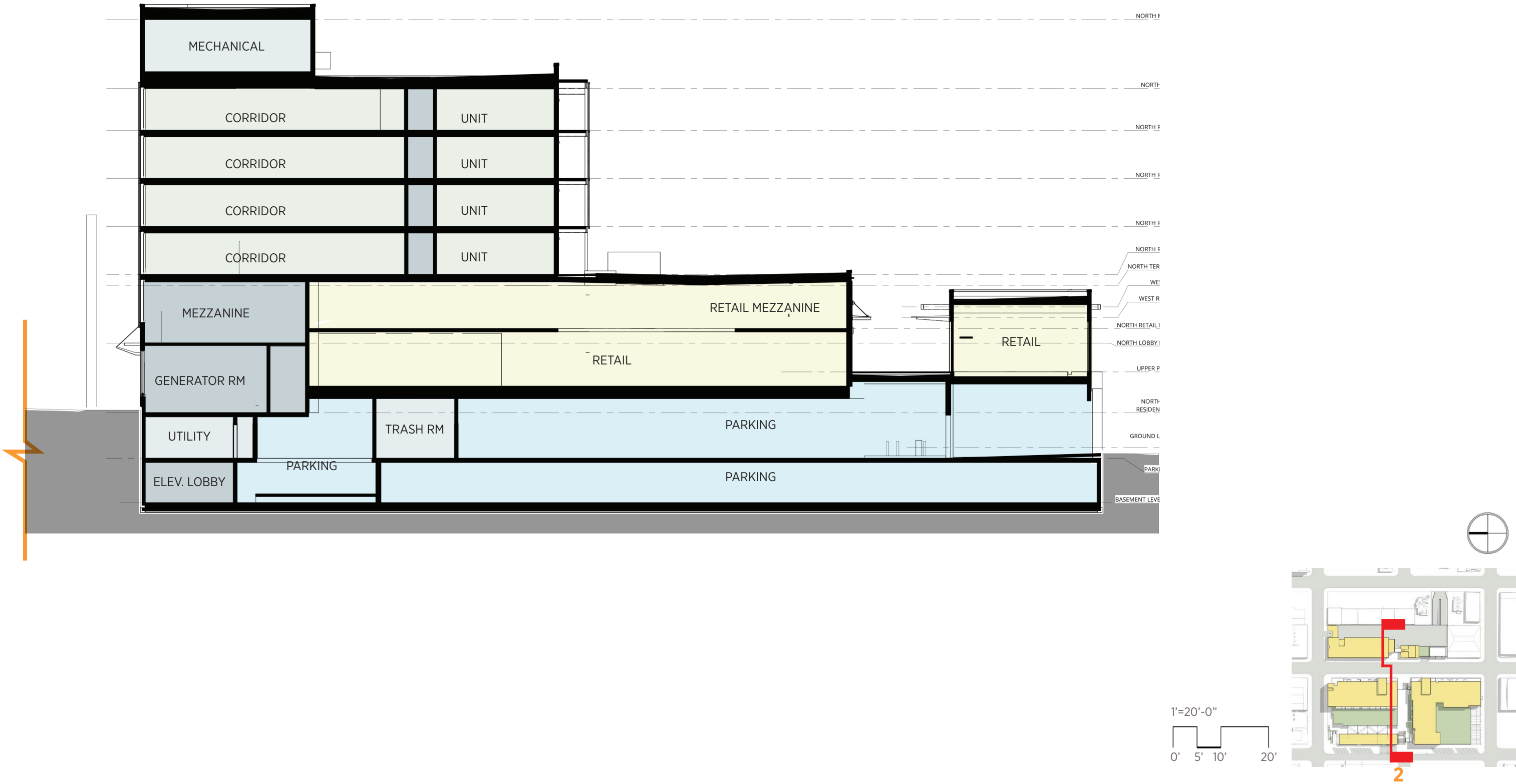


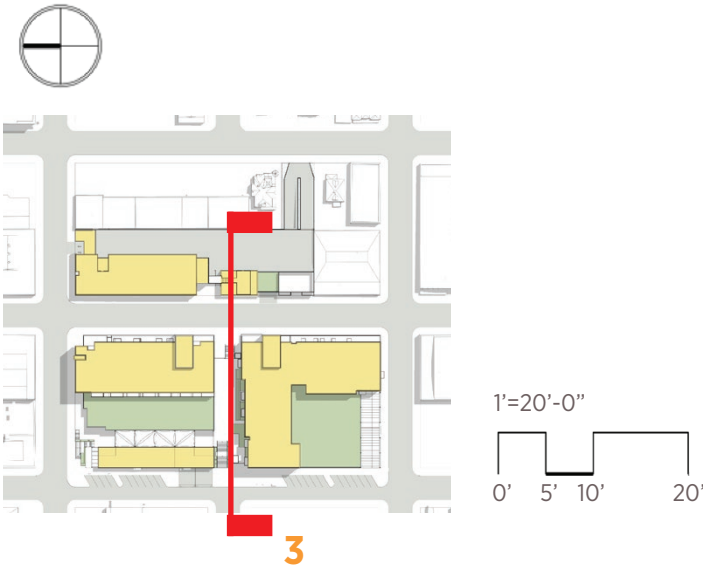
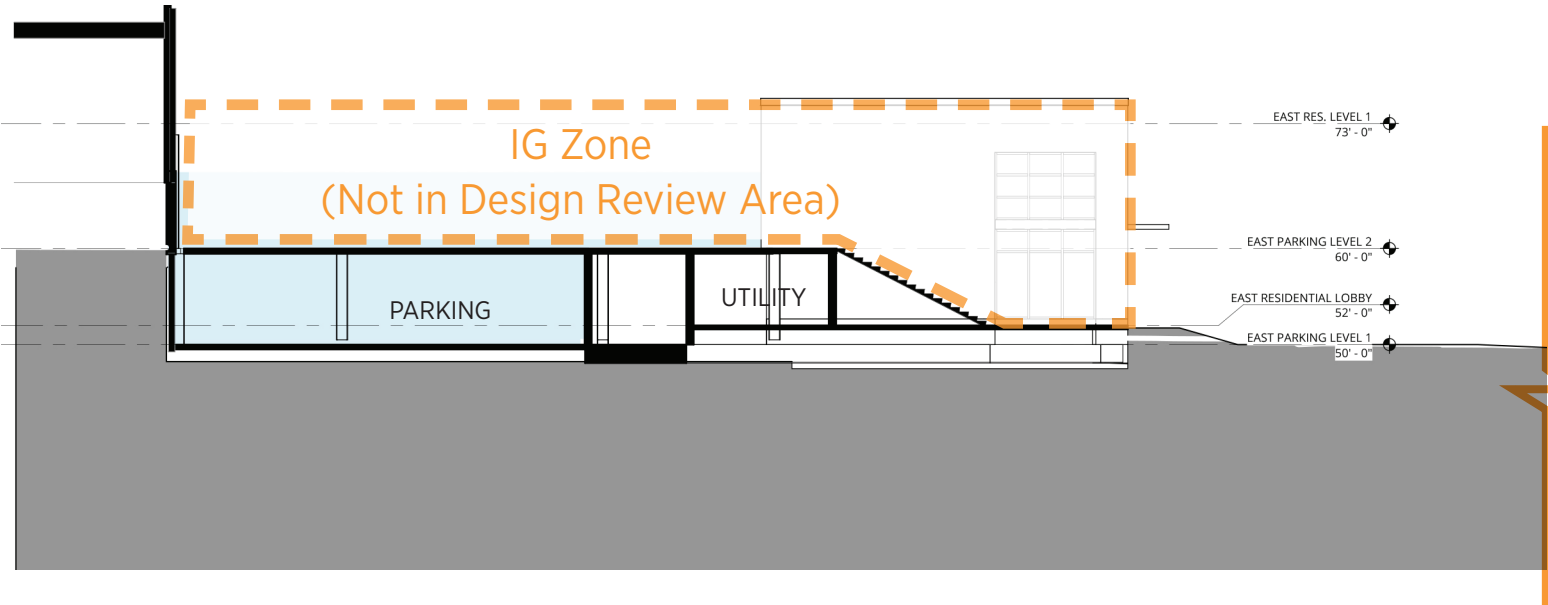
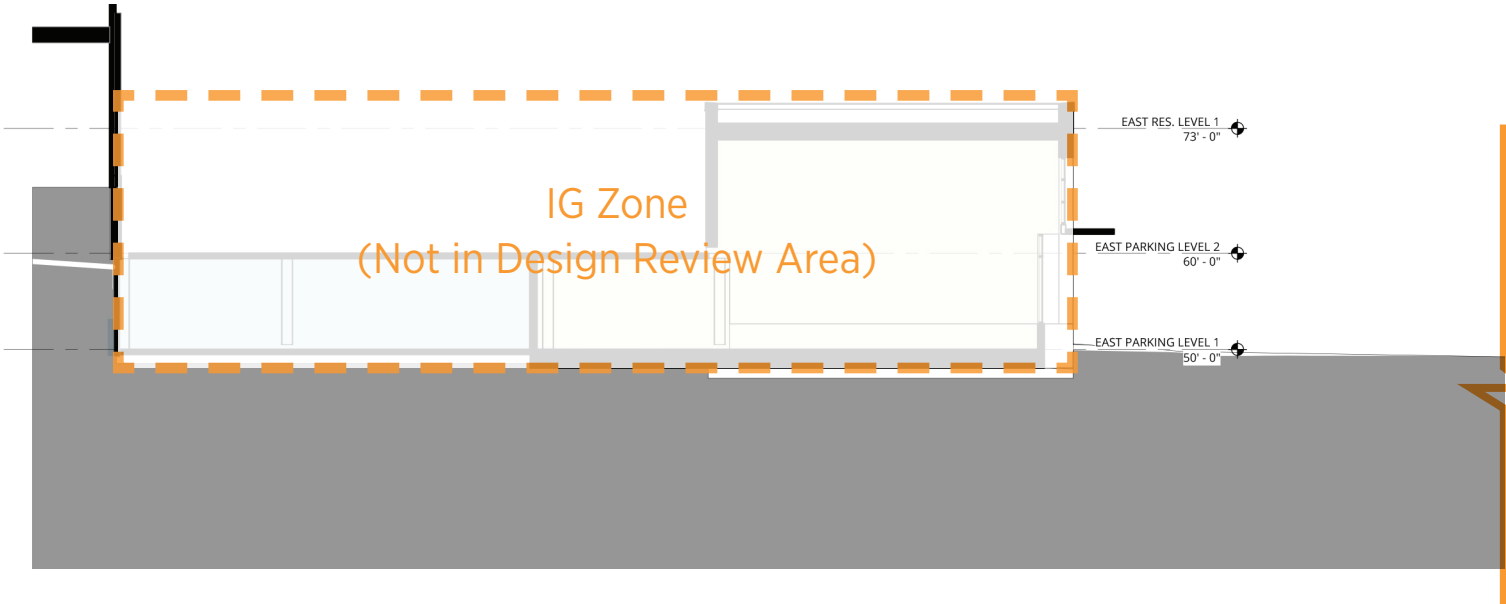
Typical Short-Term Wall Rack

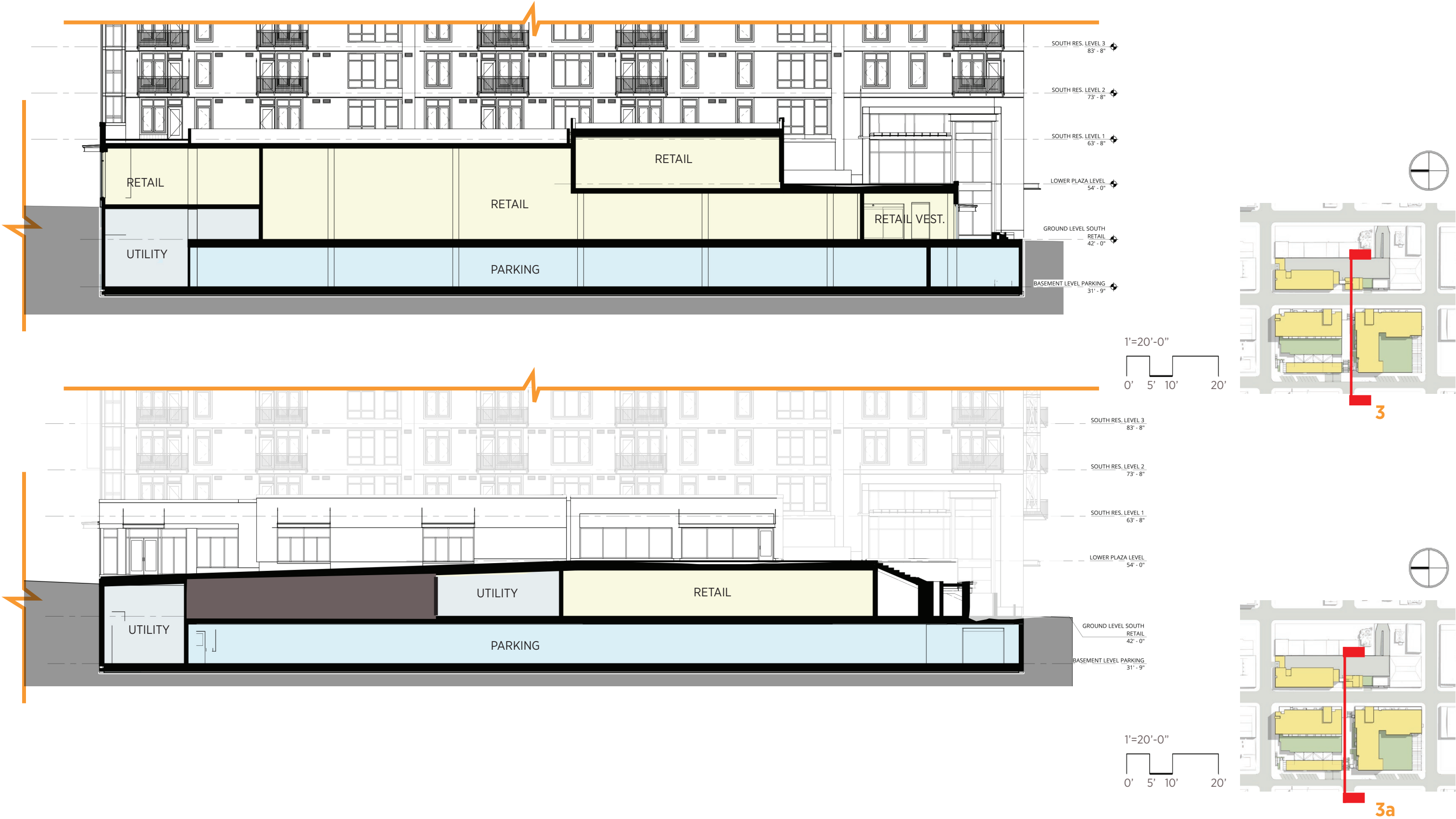


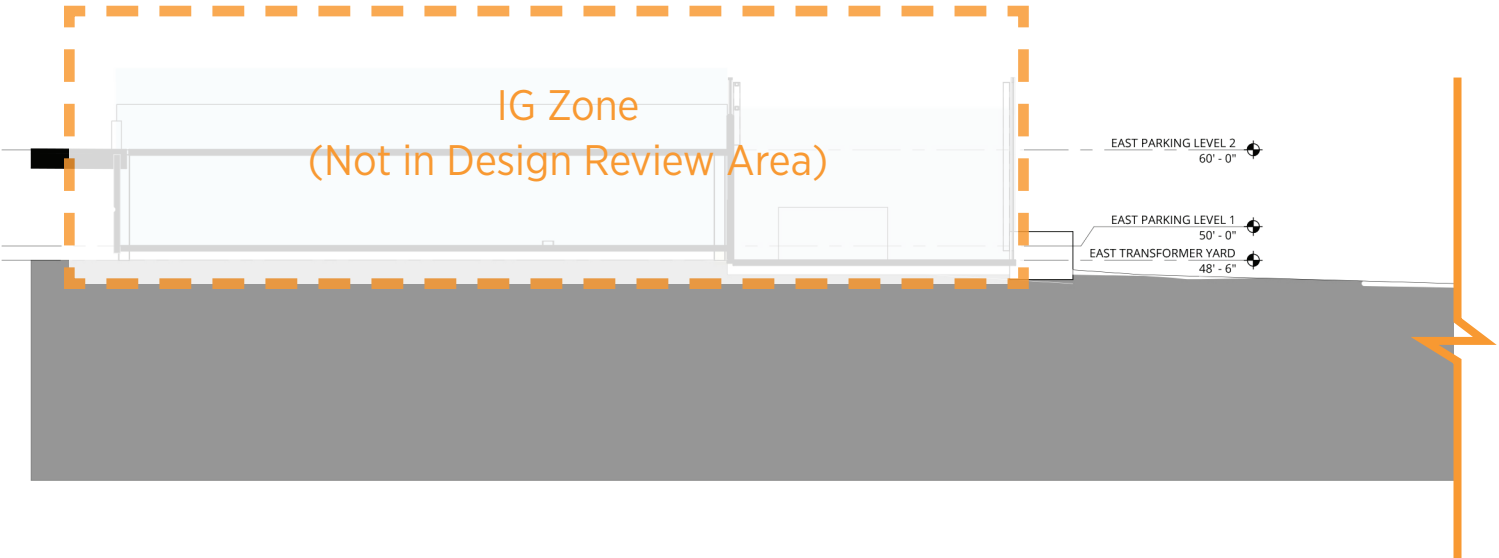
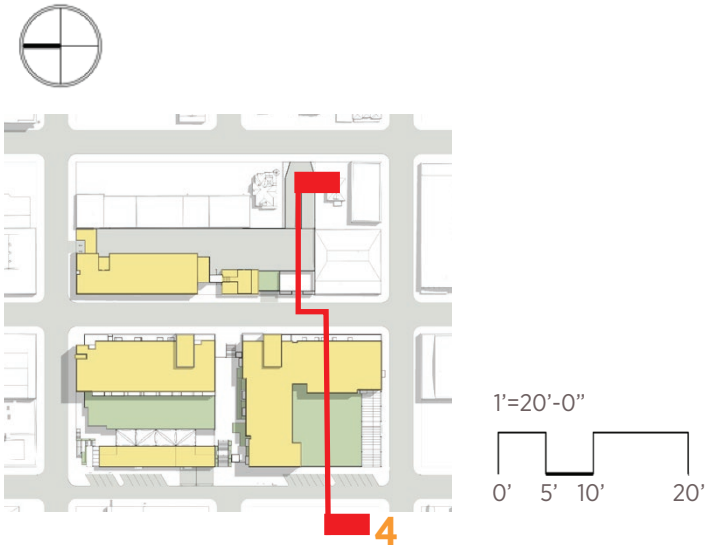


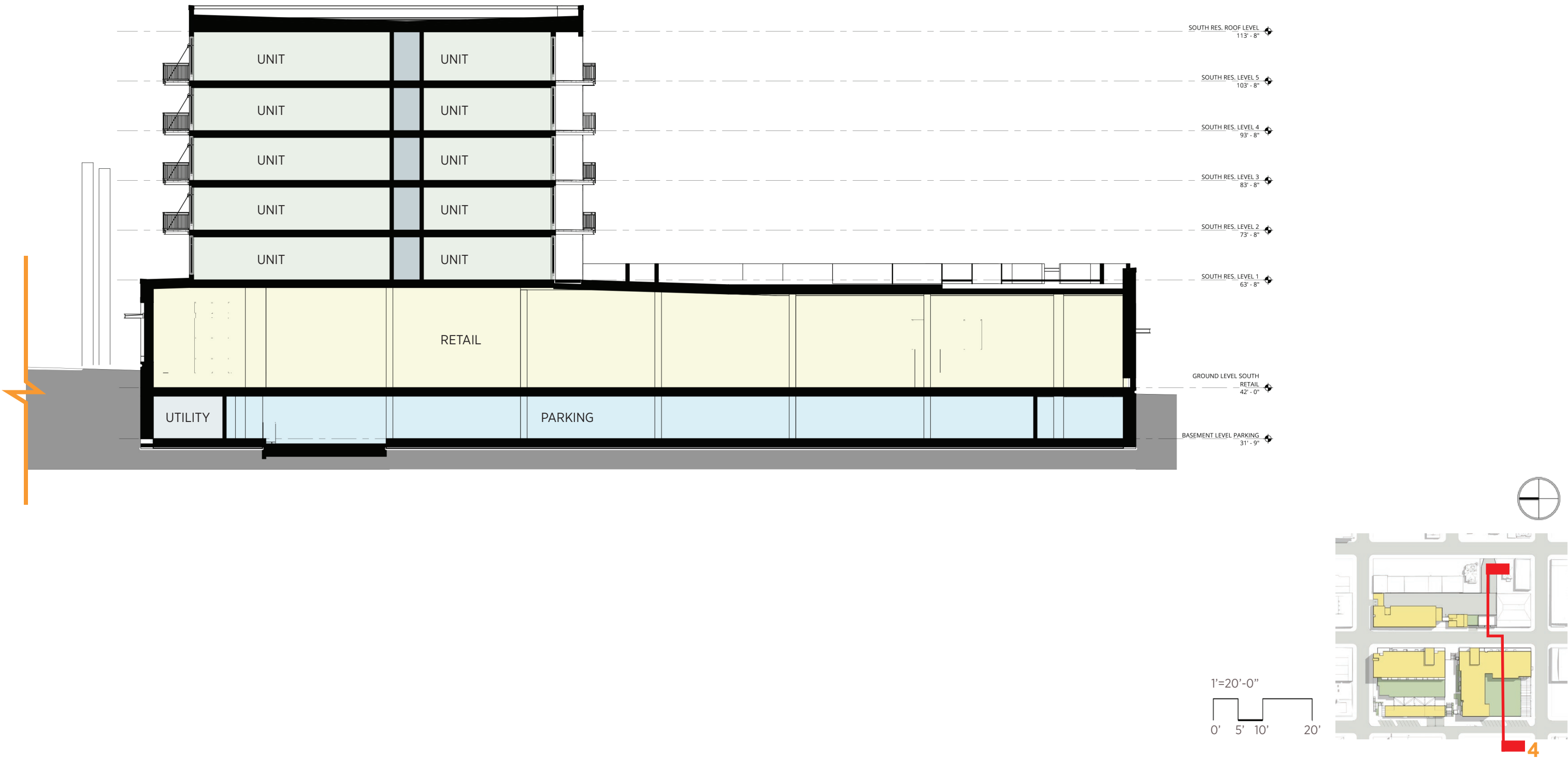


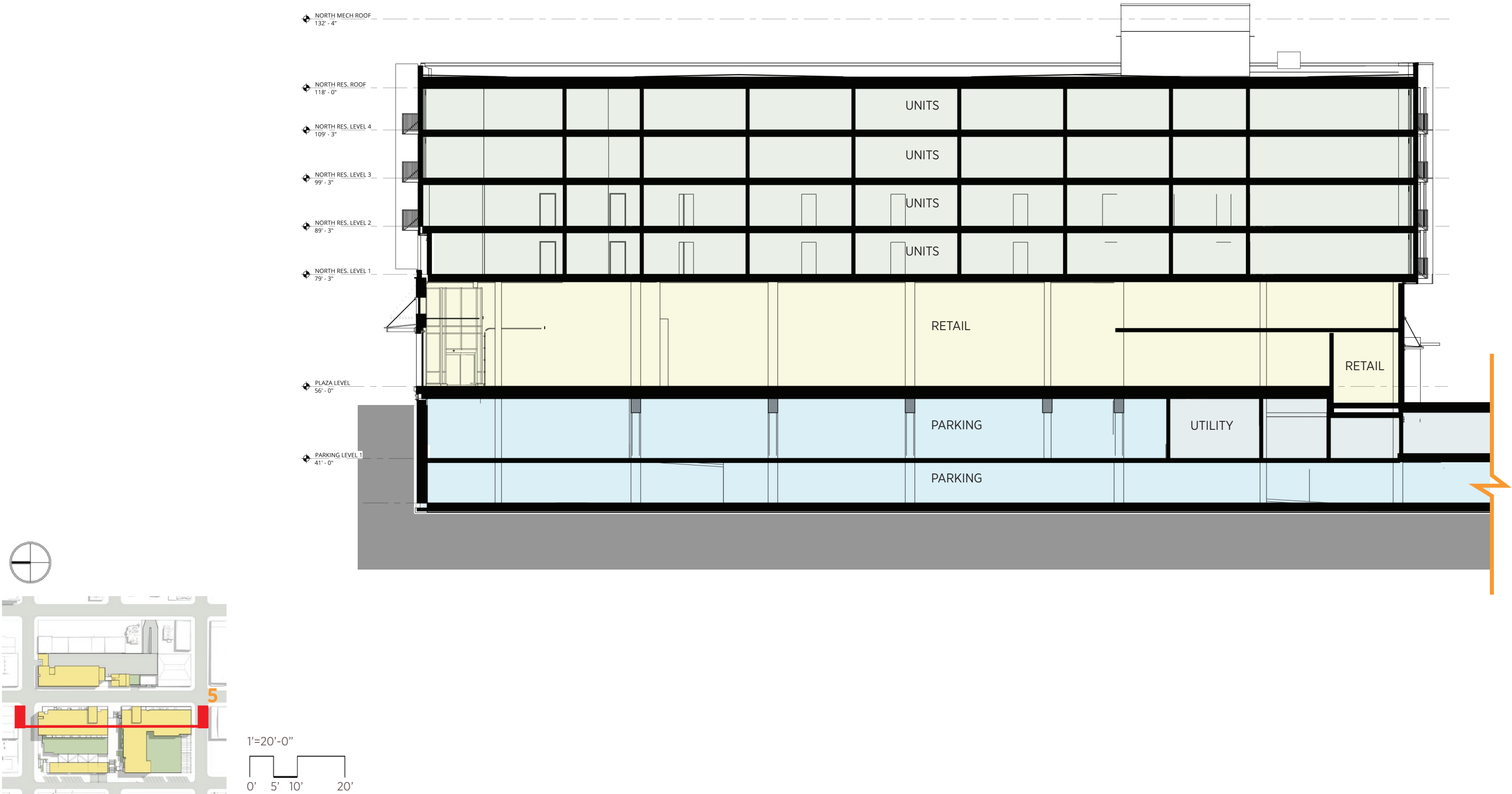




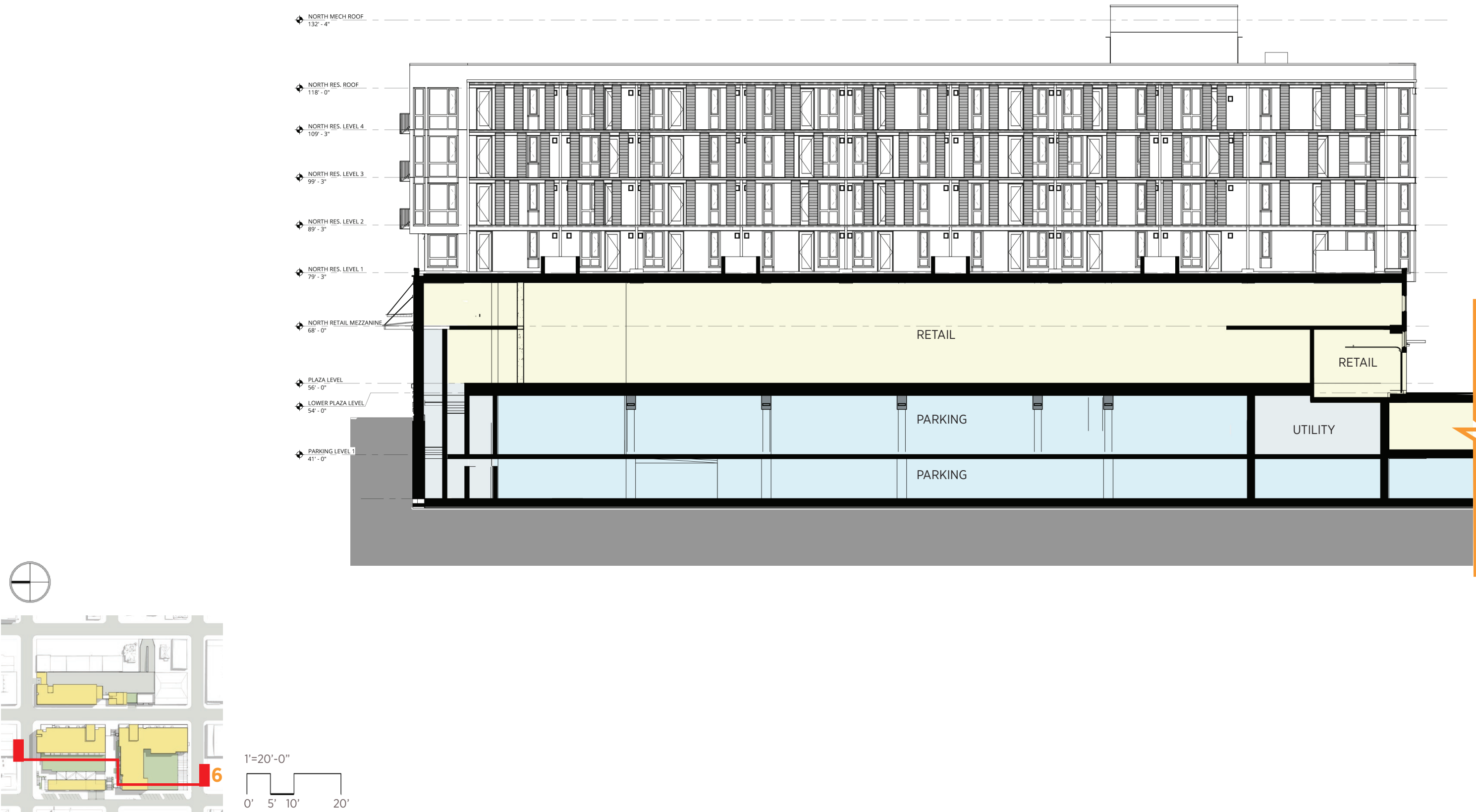


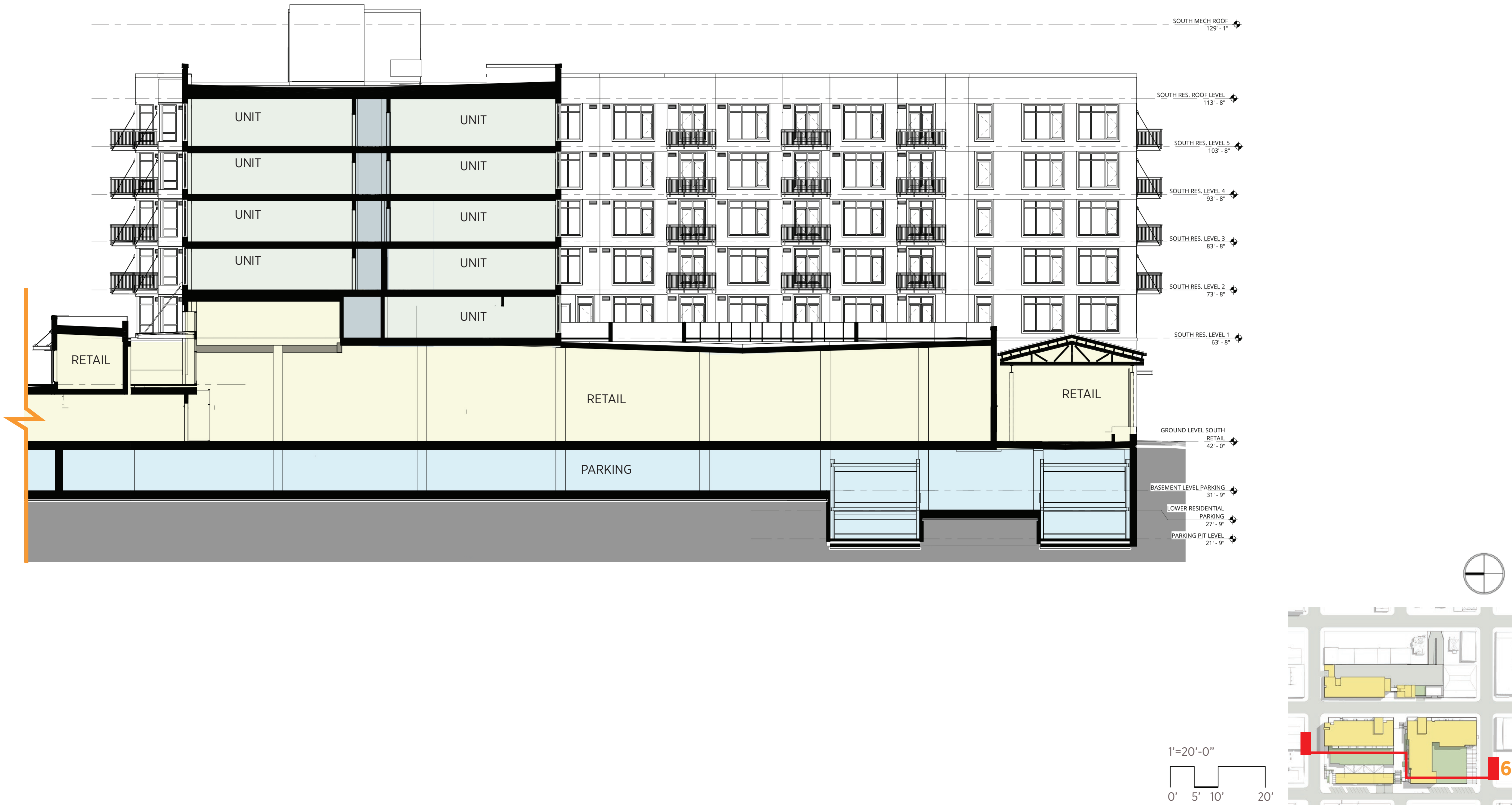












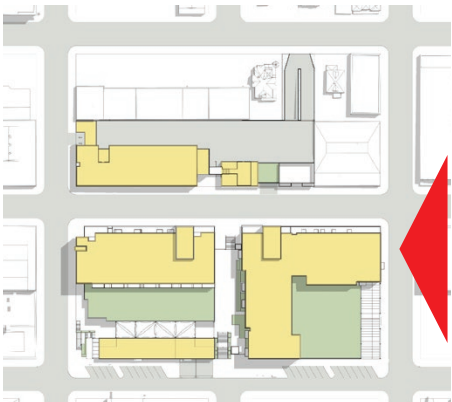


S.E. 10th Ave. Elevation - West Overall 1" = 32'-0"



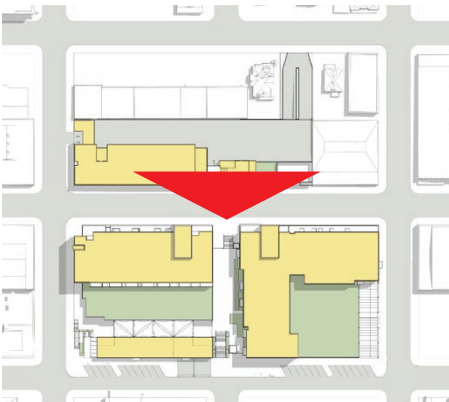


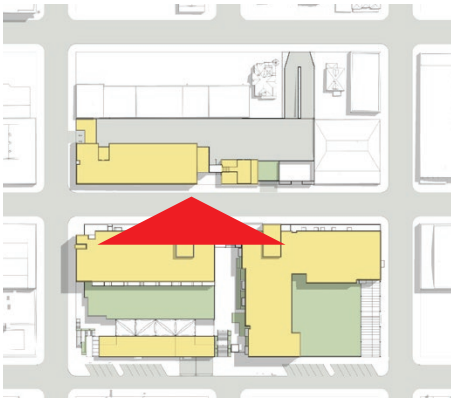
S.E. Taylor St. Elevation - South Overall 1"=32'-0"



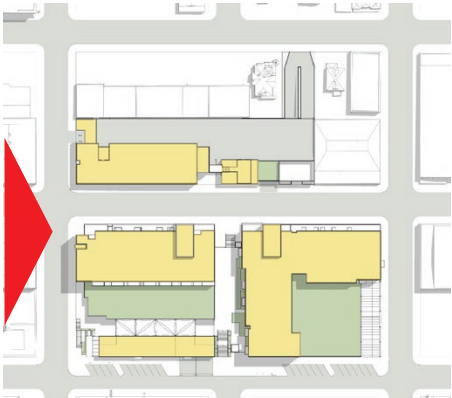


S.E. 11th Ave. Elevation - East Overall 1" = 32'-0"





S.E. 11th Ave. Elevation - West OEG Overall 1"=32'-0"

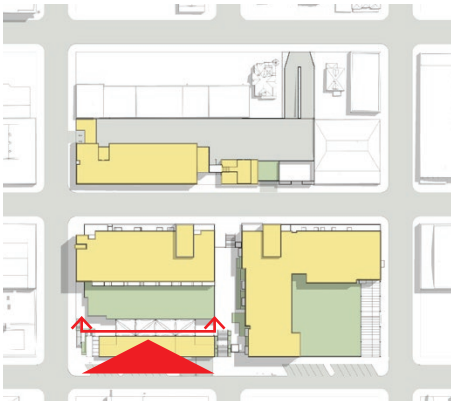


S.E. Belmont St. Elevation - North Overall 1" = 32'-0"



KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

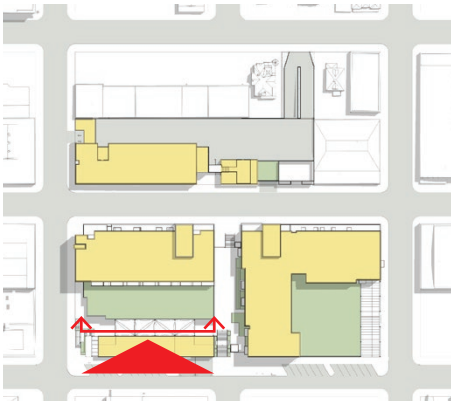
05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X-12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS

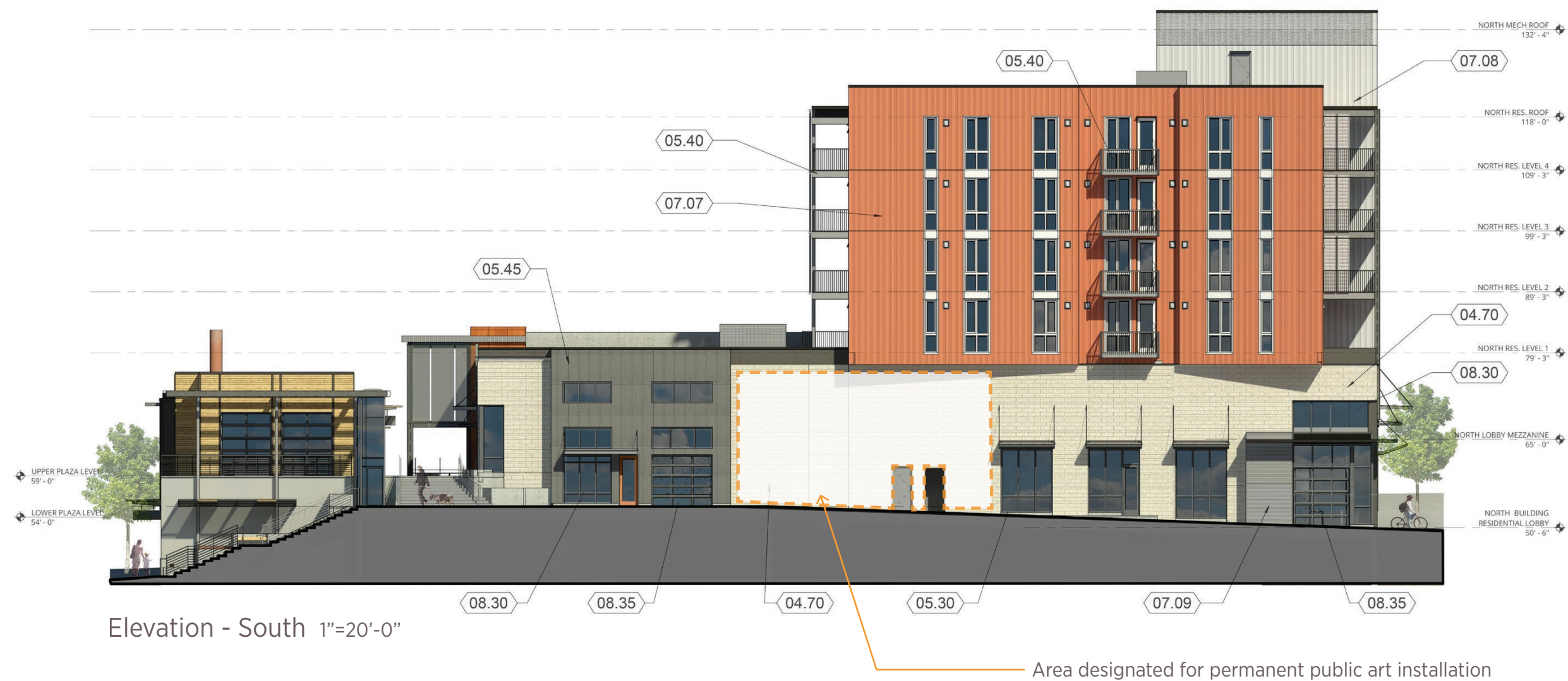




KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

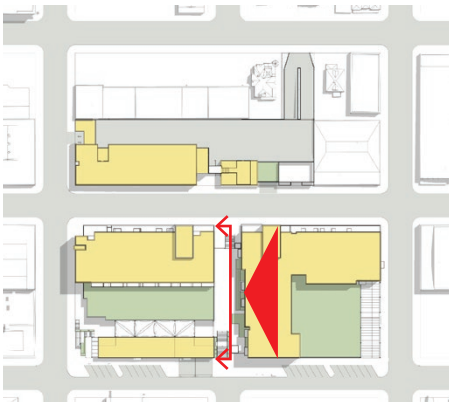
05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X-12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS

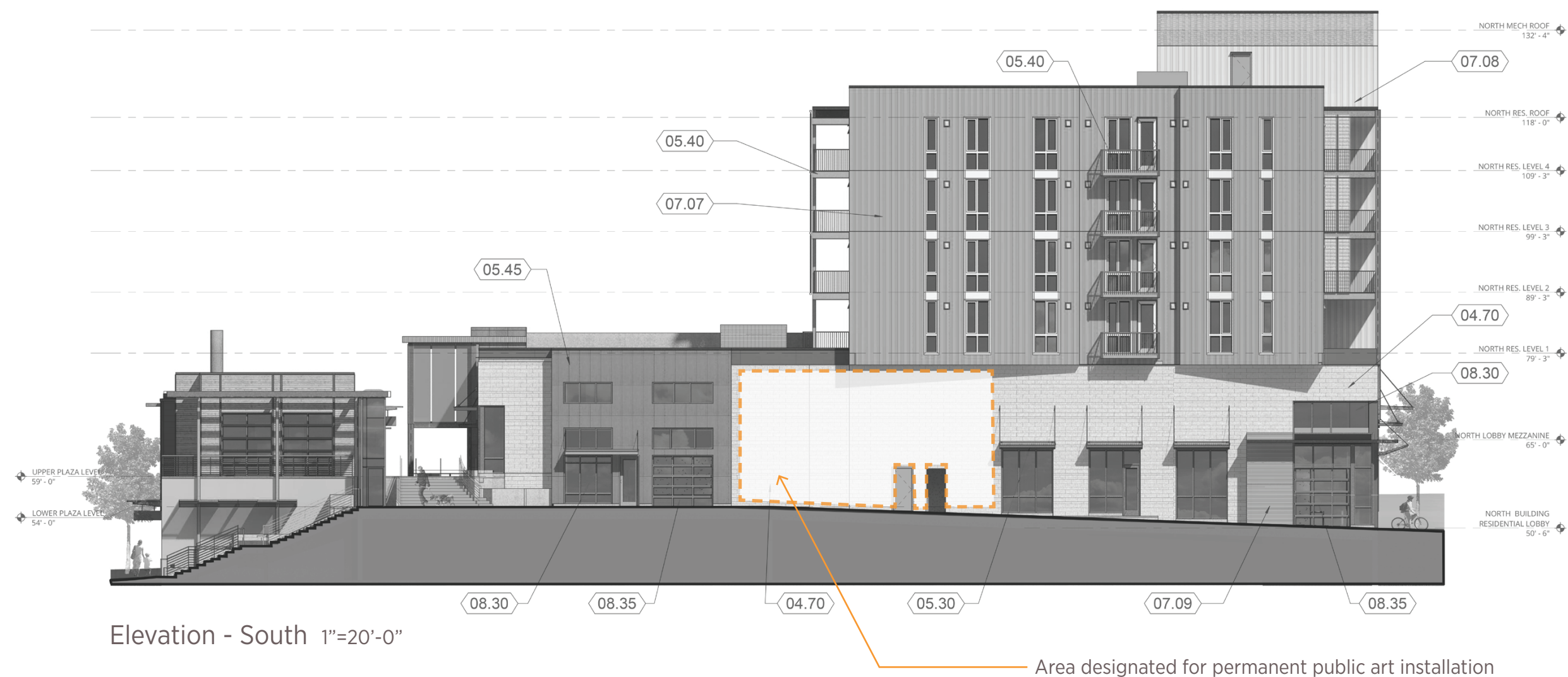




KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

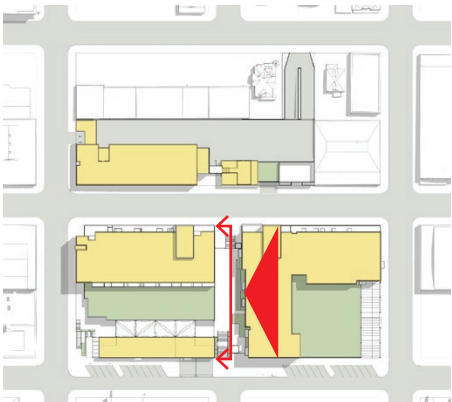
05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X-12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS





KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

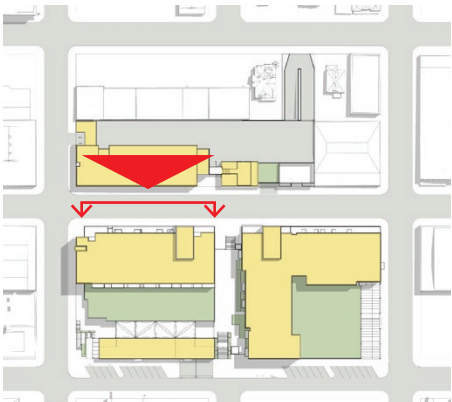
05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X-12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS

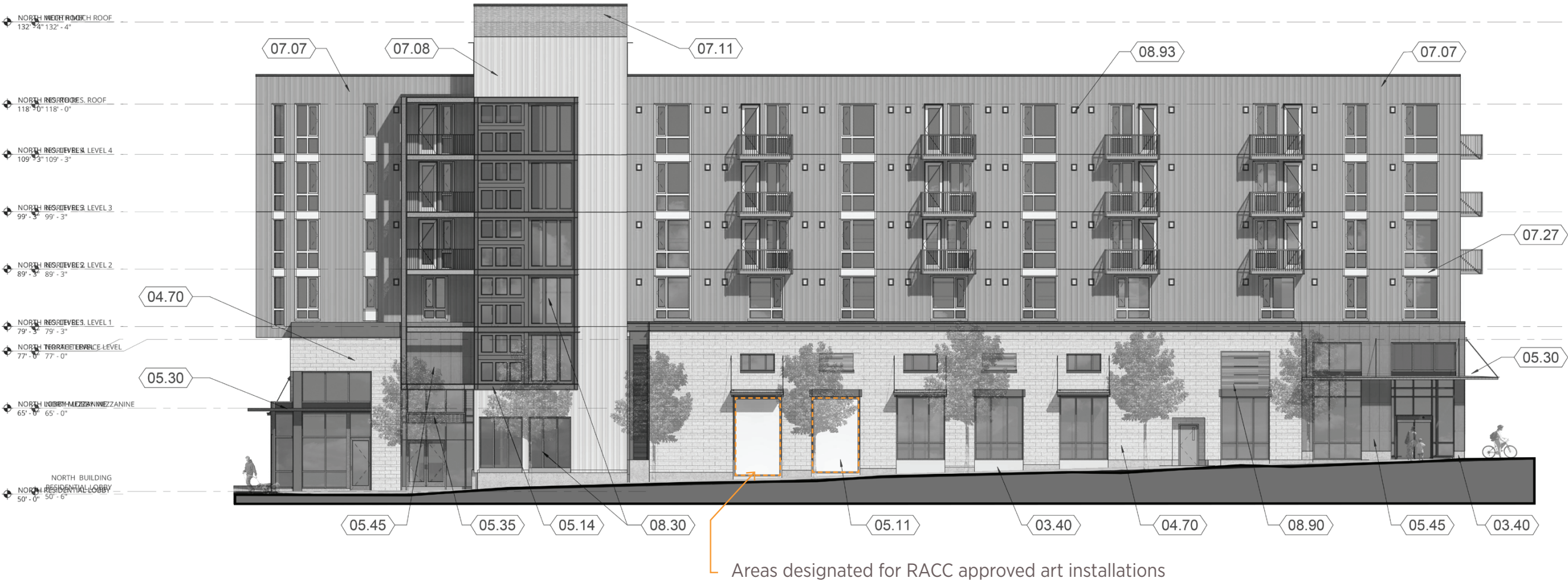




Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS		05.47	DECORATIVE CORTEN METAL PLATES
03.40	PRECAST CONCRETE	05.63	GALVANIZED METAL PIPE HANDRAIL
04.70	ARRISCRAFT MASONRY UNITS	05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
05.03	STEEL FRAME	07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN	07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
05.11	METAL FRAMES FOR RAC ART PANELS	07.09	MORIN X -12 PROFILE METAL PANEL (DARK BRONZE)
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS	07.11	MORIN W -12 PROFILE PERFORATED METAL PANEL
05.13	DECORATIVE STEEL PANEL	07.27	METAL COMPOSITE PANELS
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL	08.30	ALUMINUM-FRAMED STOREFRONT
05.30	METAL FRAMED CANOPY	08.35	OVERHEAD SECTIONAL DOOR
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS	08.40	VINYL WINDOW
05.40	METAL FRAMED BALCONY	08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS
05.45	STEEL PLATES WITH EXPOSED FASTENERS		

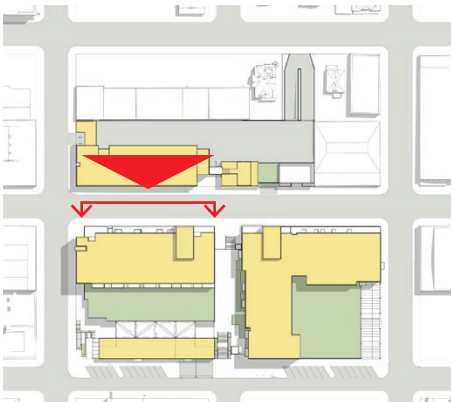




Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

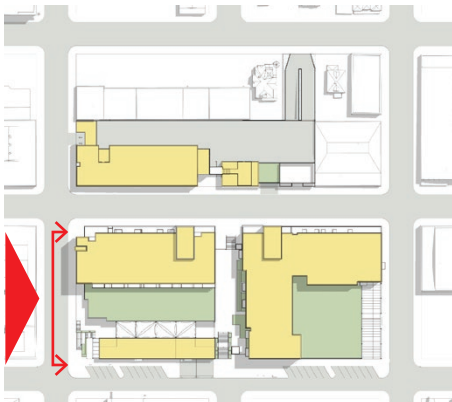
05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X -12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W -12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
08.93	GALVANIZED LOUVERS

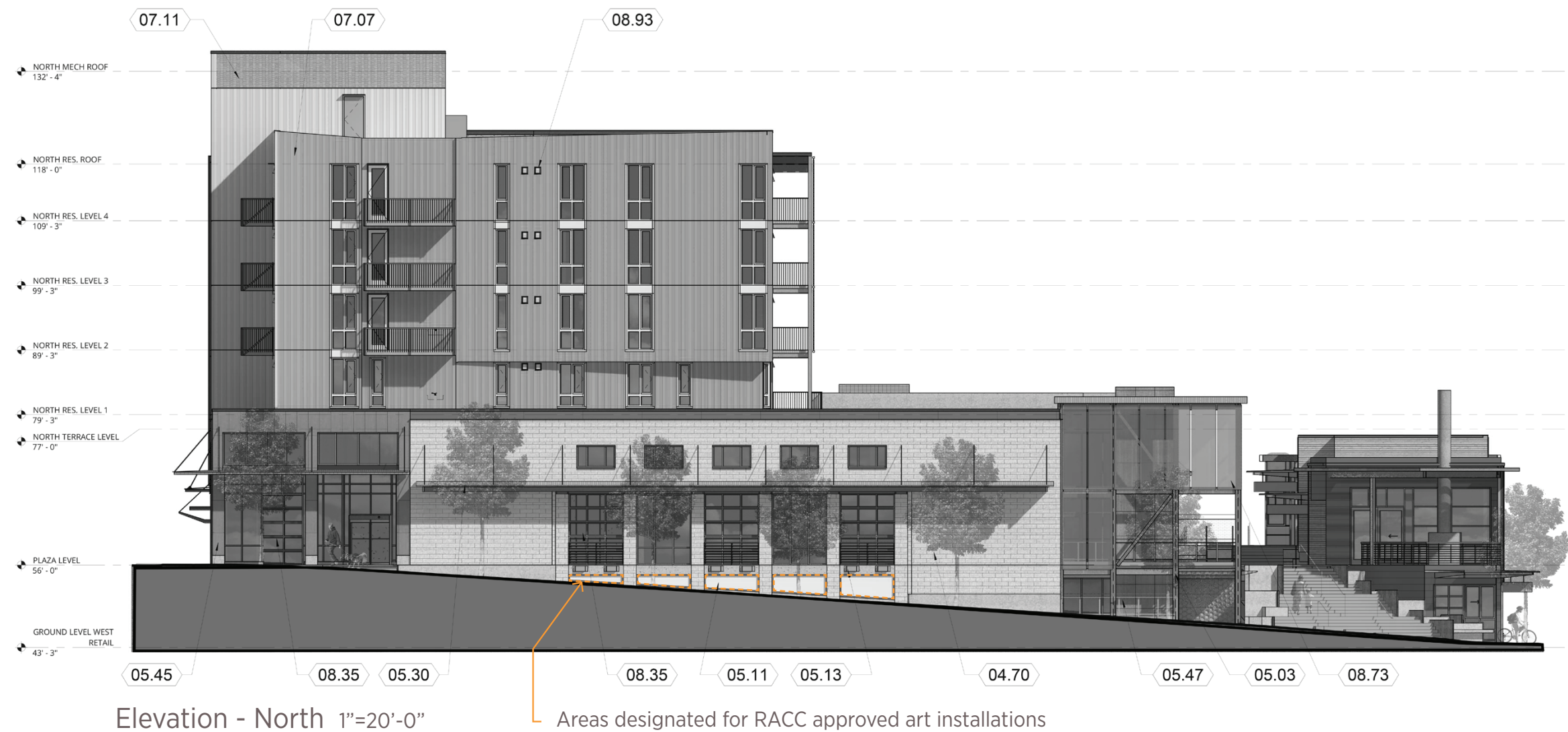




KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

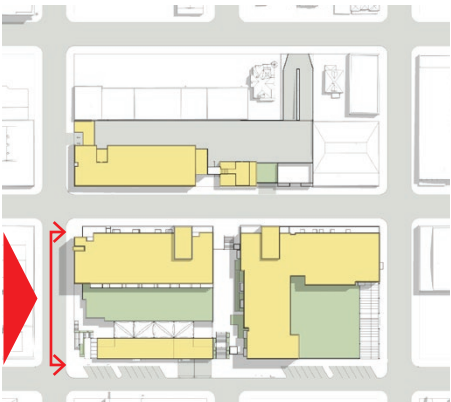
05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X-12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W-12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS





KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.70	ARRISCRAFT MASONRY UNITS
05.03	STEEL FRAME
05.08	SLIDING STEEL FRAMED PANELS WITH PERFORATED METAL SCREEN
05.11	METAL FRAMES FOR RAC ART PANELS
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.13	DECORATIVE STEEL PANEL
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.45	STEEL PLATES WITH EXPOSED FASTENERS

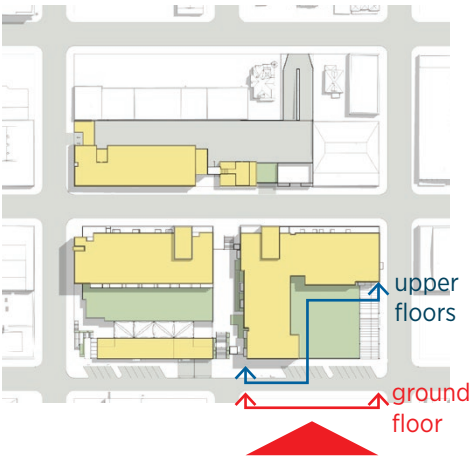
05.47	DECORATIVE CORTEN METAL PLATES
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	MORIN W-12 PROFILE METAL PANEL (REDWOOD)
07.08	MORIN W-12 PROFILE METAL PANEL (CHROMIUM GRAY)
07.09	MORIN X -12 PROFILE METAL PANEL (DARK BRONZE)
07.11	MORIN W -12 PROFILE PERFORATED METAL PANEL
07.27	METAL COMPOSITE PANELS
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.73	GLASS PANELS IN METAL CHANNEL SUPPORTS





Elevation - West 1"=20'-0"

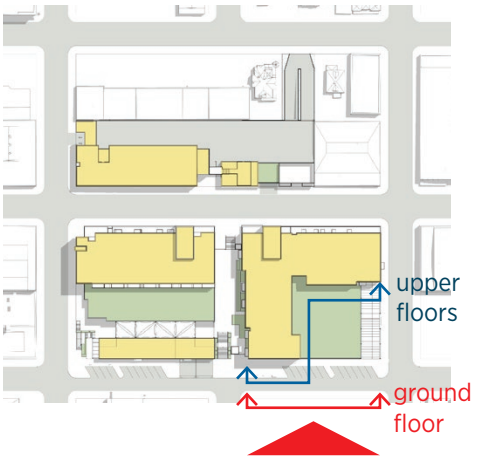
KEYNOTES - ELEVATIONS			
03.01	CAST-IN-PLACE CONCRETE WALL	05.80	DECORATIVE METAL RAILING
03.40	PRECAST CONCRETE	07.13	MORIN X-12 PROFILE METAL PANEL
03.44	PRECAST CONCRETE LINTEL	07.14	MORIN A-12 PROFILE METAL PANEL
04.21	BRICK VENEER	07.16	MORIN N-12 PROFILE METAL PANEL
05.02	STEEL BEAM	07.35	WOOD SIDING
05.03	STEEL FRAME	07.50	PREFINISHED METAL COPING
05.05	STEEL GATE	08.30	ALUMINUM-FRAMED STOREFRONT
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN	08.35	OVERHEAD SECTIONAL DOOR
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL	08.40	VINYL WINDOW
05.15	METAL FRAMED VERTICAL GARDEN BOXES	08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
05.30	METAL FRAMED CANOPY	10.10	SIGNAGE
05.31	METAL FRAMED CANOPY WITH GLAZING		
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING		





Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS			
03.01	CAST-IN-PLACE CONCRETE WALL	05.80	DECORATIVE METAL RAILING
03.40	PRECAST CONCRETE	07.13	MORIN X-12 PROFILE METAL PANEL
03.44	PRECAST CONCRETE LINTEL	07.14	MORIN A-12 PROFILE METAL PANEL
04.21	BRICK VENEER	07.16	MORIN N-12 PROFILE METAL PANEL
05.02	STEEL BEAM	07.35	WOOD SIDING
05.03	STEEL FRAME	07.50	PREFINISHED METAL COPING
05.05	STEEL GATE	08.30	ALUMINUM-FRAMED STOREFRONT
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN	08.35	OVERHEAD SECTIONAL DOOR
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL	08.40	VINYL WINDOW
05.15	METAL FRAMED VERTICAL GARDEN BOXES	08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
05.30	METAL FRAMED CANOPY	10.10	SIGNAGE
05.31	METAL FRAMED CANOPY WITH GLAZING		
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING		

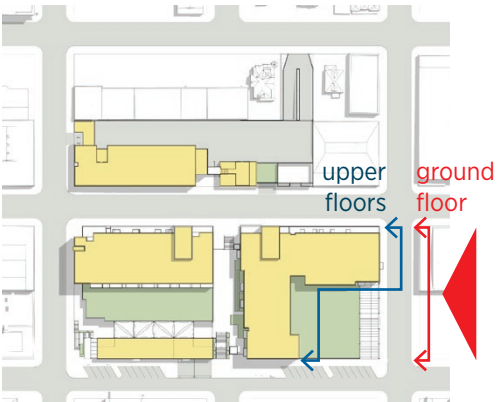




Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

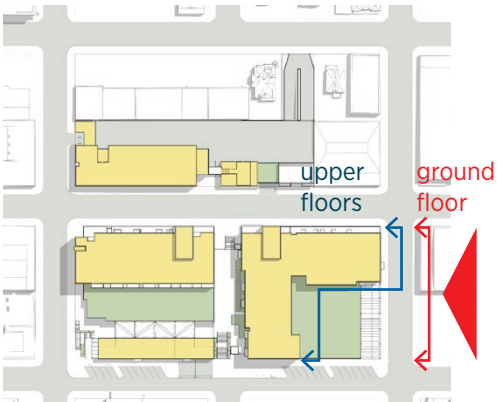




Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

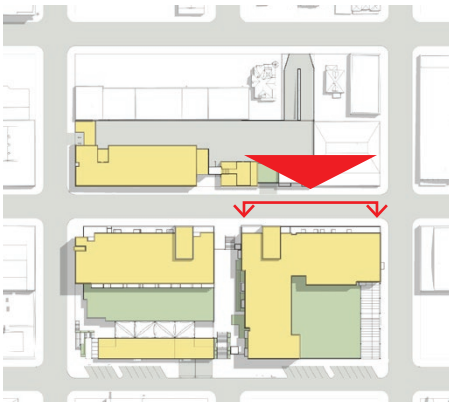




Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

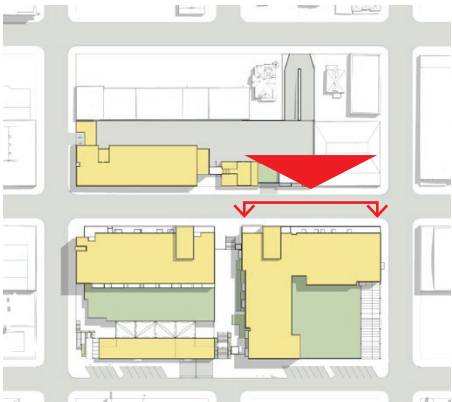




Elevation - East 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

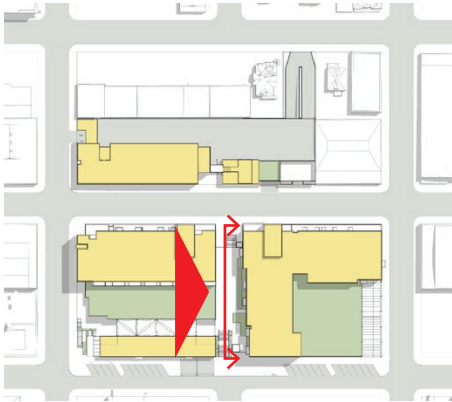
05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

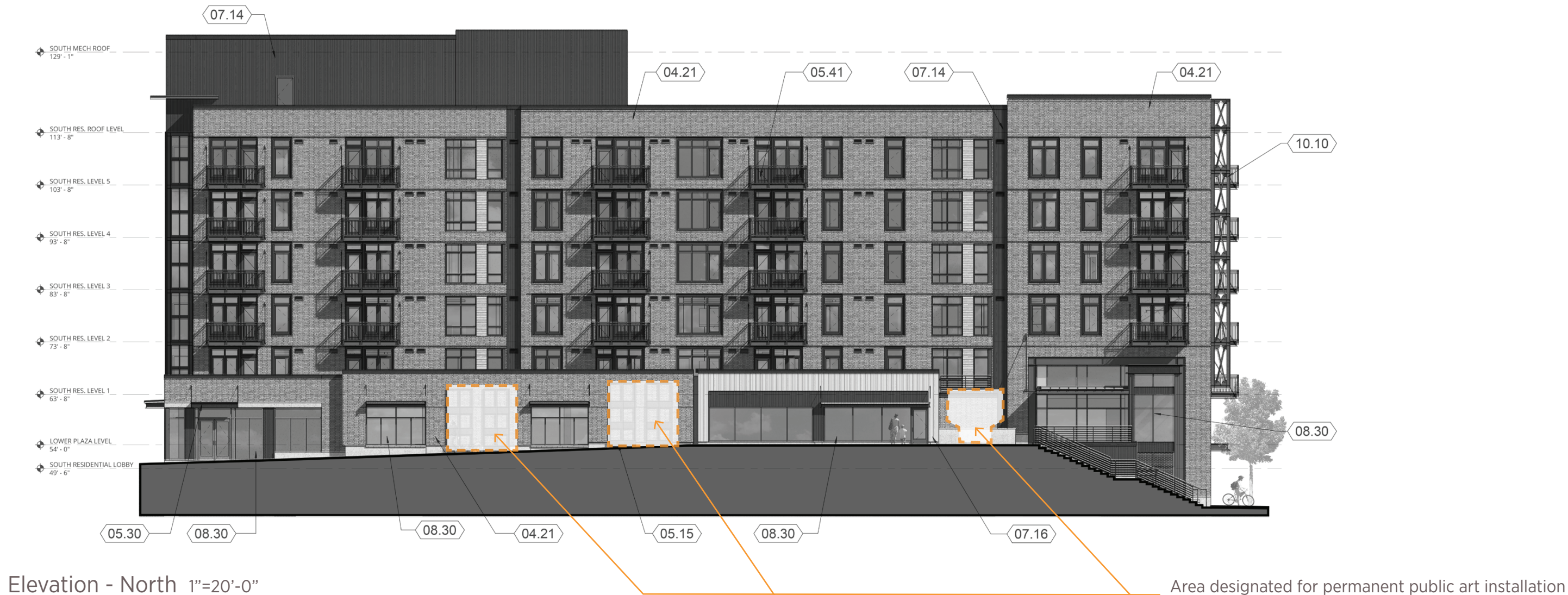




KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
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05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING

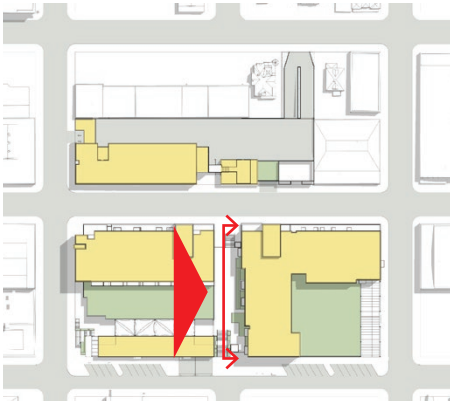
05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE

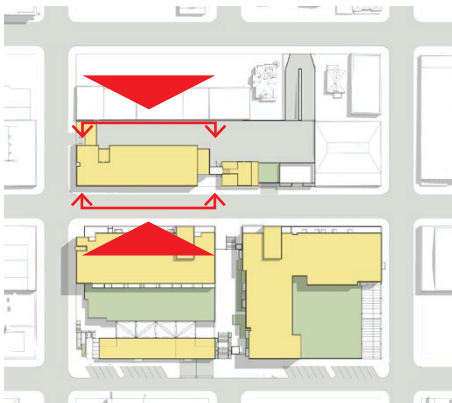




KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER
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05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.15	METAL FRAMED VERTICAL GARDEN BOXES
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05.31	METAL FRAMED CANOPY WITH GLAZING
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05.80	DECORATIVE METAL RAILING
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
07.16	MORIN N-12 PROFILE METAL PANEL
07.35	WOOD SIDING
07.50	PREFINISHED METAL COPING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
10.10	SIGNAGE



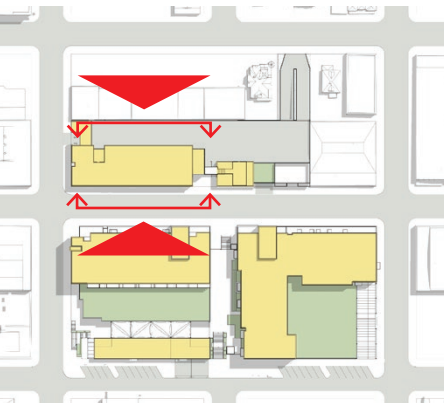


Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.81	DECORATIVE METAL GUARDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO



Elevation - East 1"=20'-0"



Elevation - West 1"=20'-0"

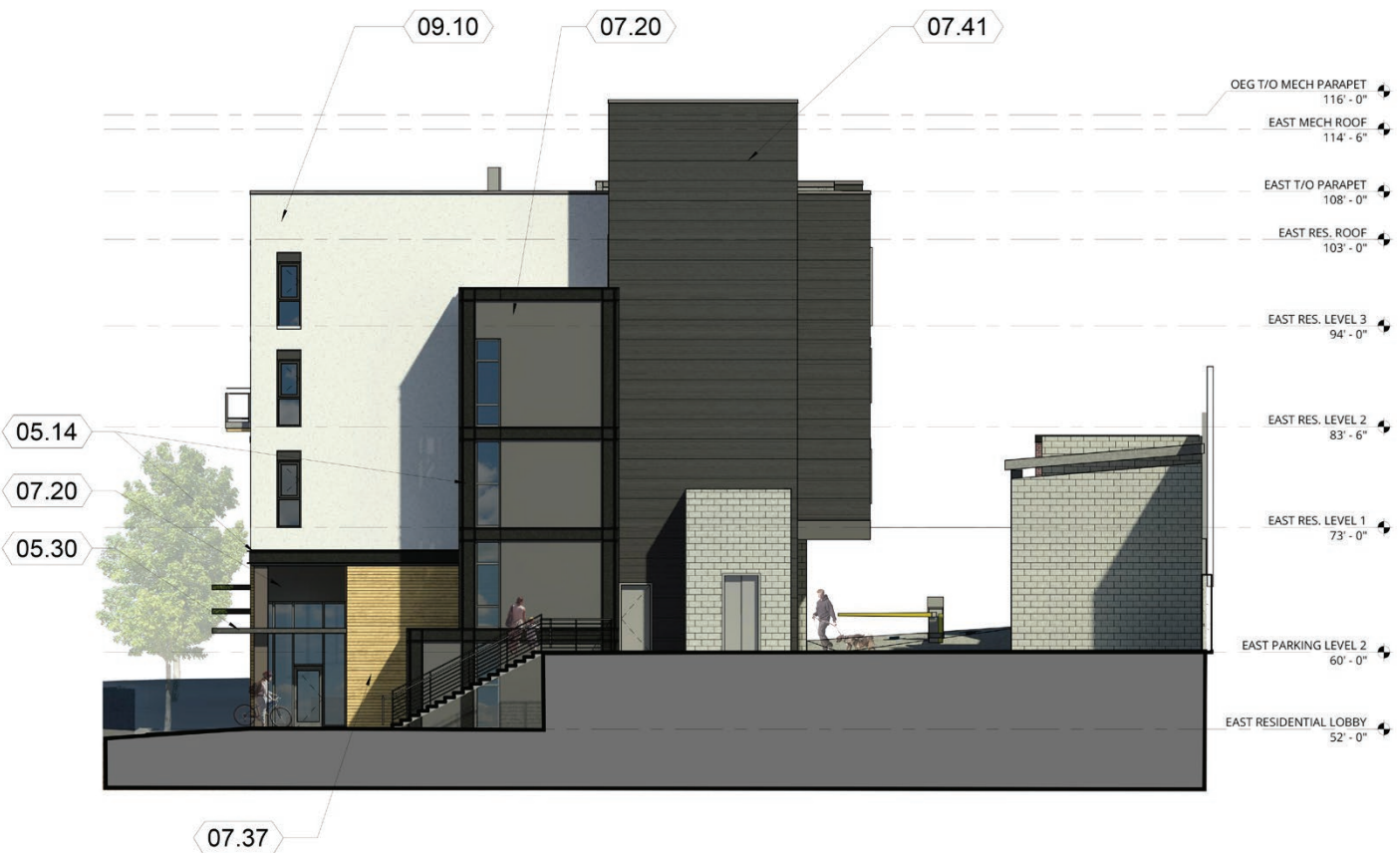
KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
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07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO



Elevation - East 1"=20'-0"



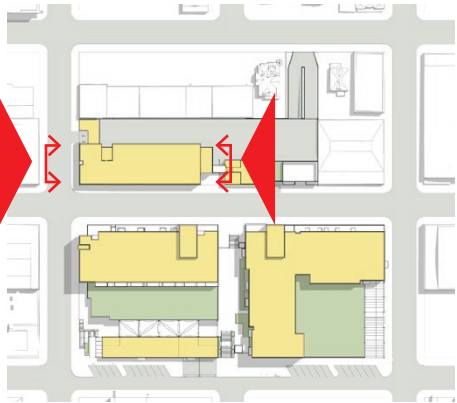
Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"

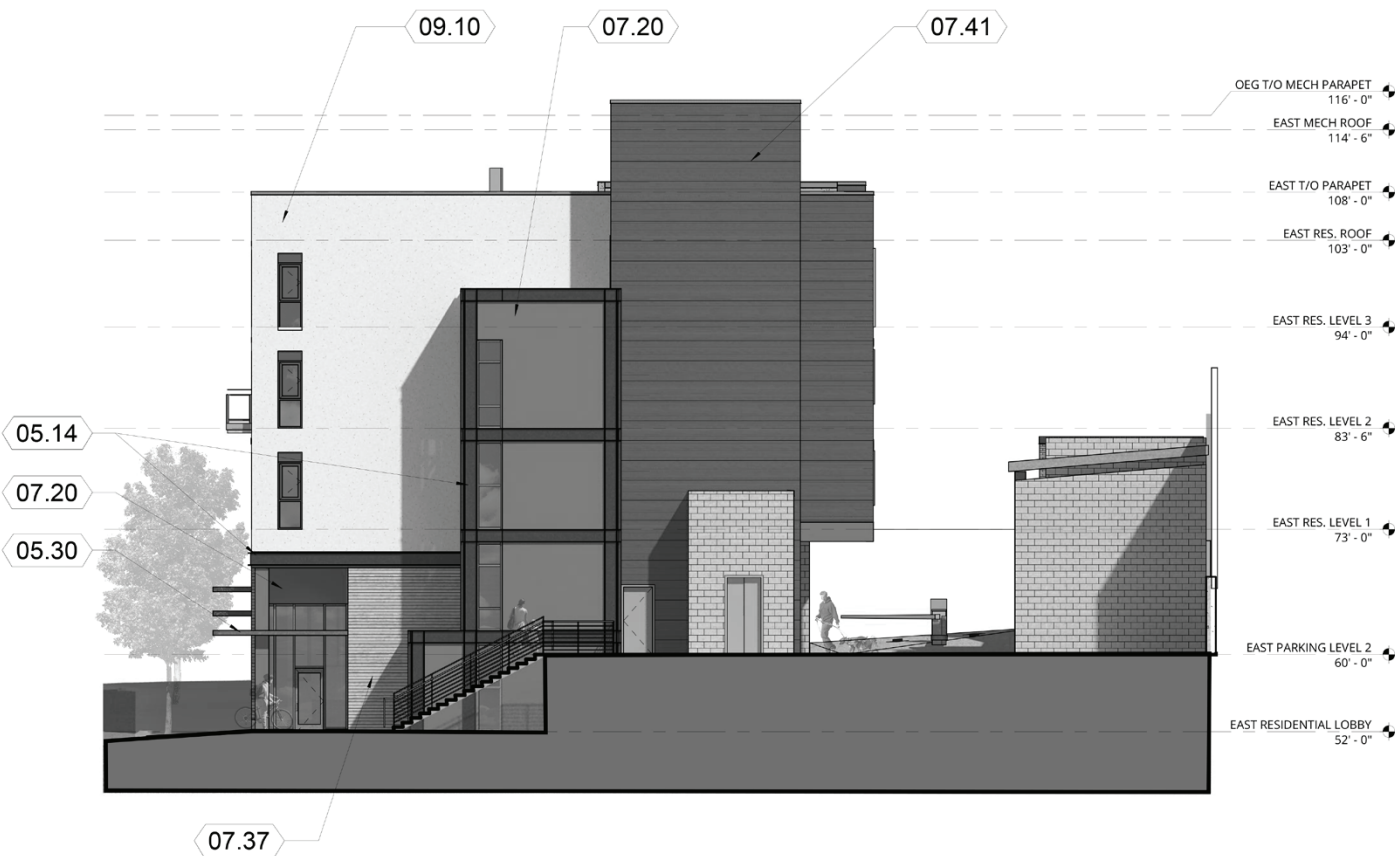
KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.81	DECORATIVE METAL GUARDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING

08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO





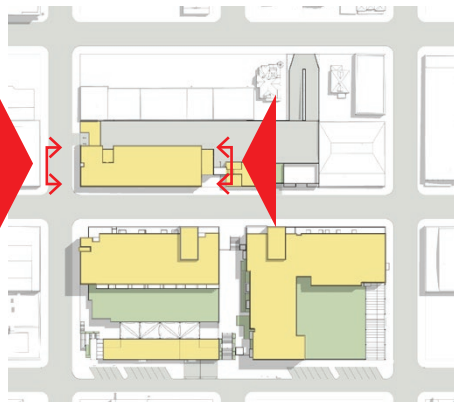
Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.23	RECLAIMED BRICK VENEER
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.40	METAL FRAMED BALCONY
05.81	DECORATIVE METAL GUARDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING

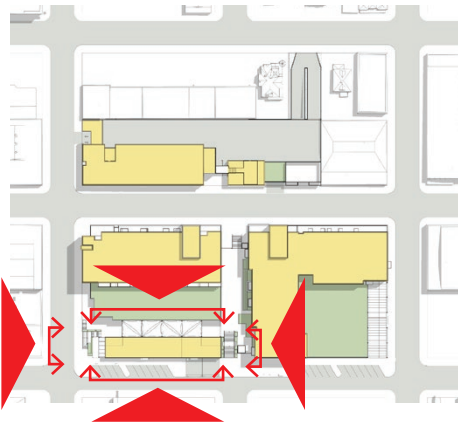
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO



KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
05.10	STEEL FIREPLACE
05.32	METAL FRAMED CANOPY WITH GLASS AND WOOD COVER
05.33	METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT

05.34	METAL FRAMED TRELLIS WITH WOOD PURLINS
05.61	METAL PIPE GUARDRAIL
07.18	MORIN F-12 PROFILE METAL PANEL
07.25	METAL COMPOSITE PANELS
07.37	WOOD SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR

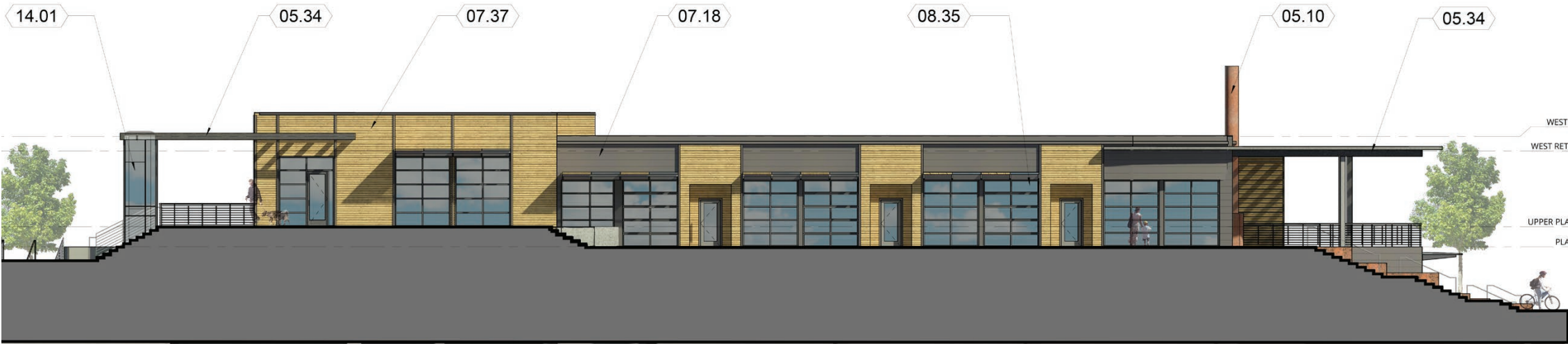
08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY
14.01	EXTERIOR LIFT ENCLOSURE



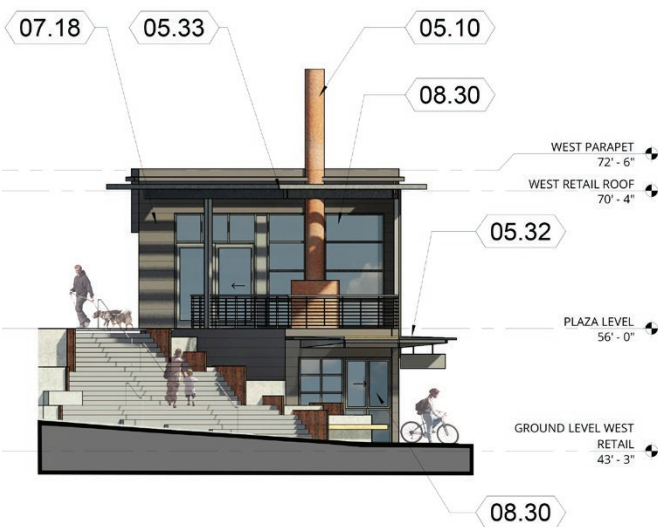
Elevation - West 1"=20'-0"



Elevations - South 1"=20'-0"



Elevation - East 1"=20'-0"

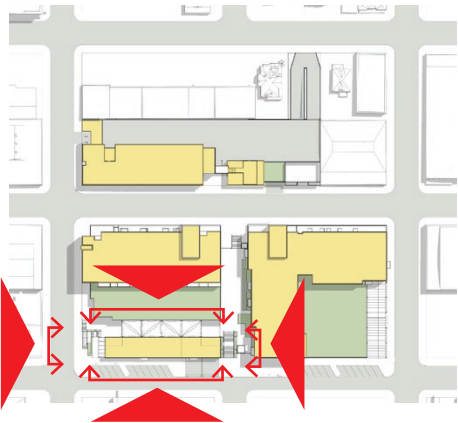


Elevations - North 1"=20'-0"

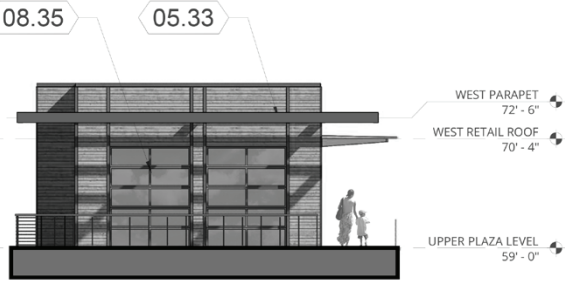
KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
05.10	STEEL FIREPLACE
05.32	METAL FRAMED CANOPY WITH GLASS AND WOOD COVER
05.33	METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT

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07.18	MORIN F-12 PROFILE METAL PANEL
07.25	METAL COMPOSITE PANELS
07.37	WOOD SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR

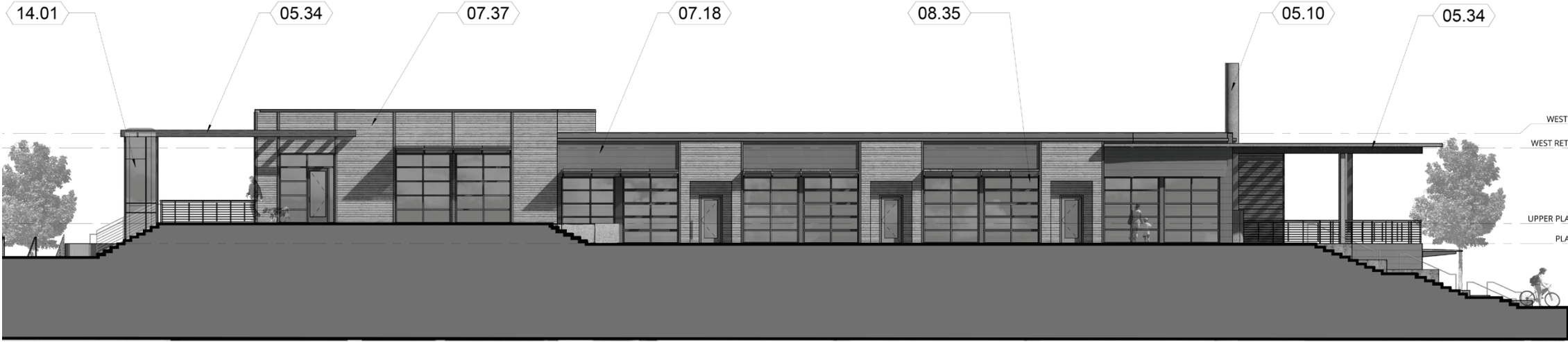
08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY
14.01	EXTERIOR LIFT ENCLOSURE



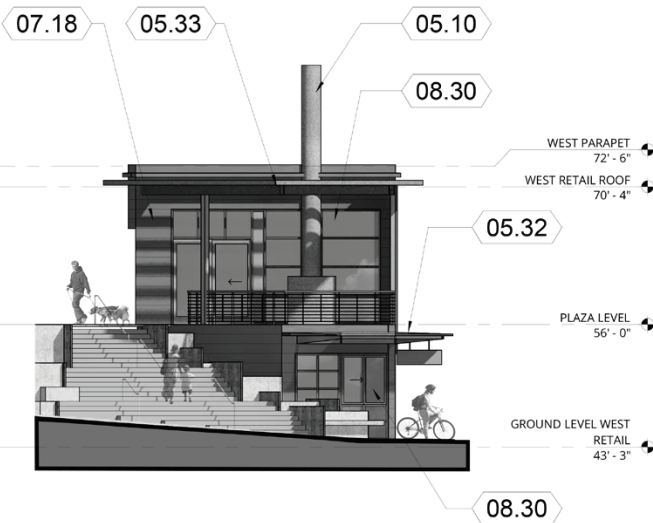
Elevation - West 1"=20'-0"



Elevations - South 1"=20'-0"



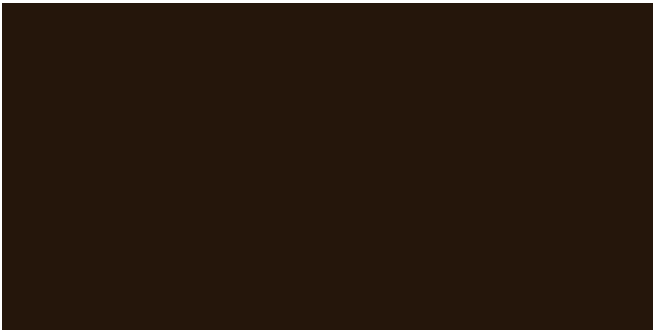
Elevation - East 1"=20'-0"



Elevations - North 1"=20'-0"



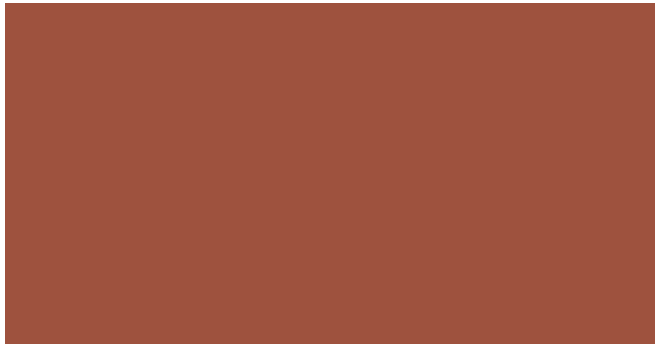
(04.70) LG Retail Ground Floor Base
Arriscraft Renaissance Masonry Units
Olive



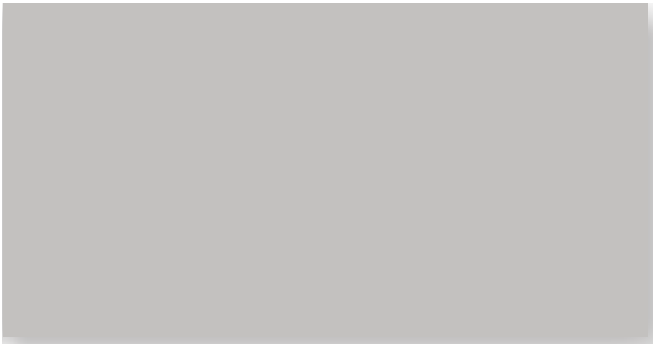
Aluminum Storefront and Garage Doors
Kawneer Dark Bronze



(05.45) LG Retail Entry & S. Micro Retail
Steel Plate Panels w/ Exposed Fasteners



(07.07) Color 1 Redwood
Morin W-12 Profile Metal Panel



(07.20) Color 2 - Chromium Gray
Morin W-12 Profile Metal Panel



(07.27) Color 3 - Off White
Larson Composite Panel



(07.09) Color 4 Dark Bronze
Morin X-12 Profile Metal Panel

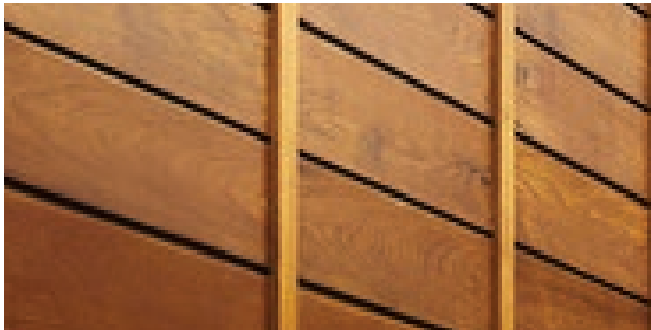


(05.63) Balcony Pipe Guardrails
Galvanized Finish



(05.30) Ground Floor Canopies
Exposed Roof Decking
Galvanized Steel Finish





Squared Lap Wood Rainscreen System



Color 1 Weathered Zinc
Morin F-12-S Profile Metal Panels



Weathering Steel Plate Fire place



Flat Composite Metal Panels - Various colors at retail entries



Aluminum Storefront and Roll-up Doors
Anodize Black finish



Concrete

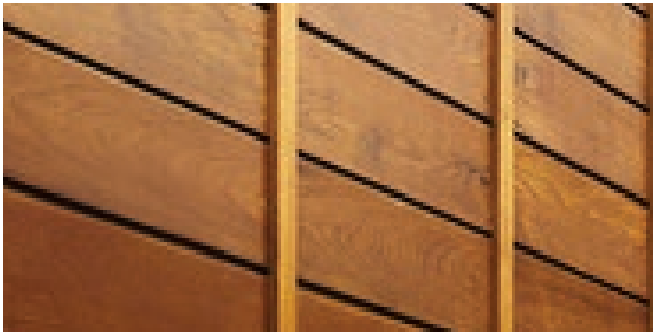




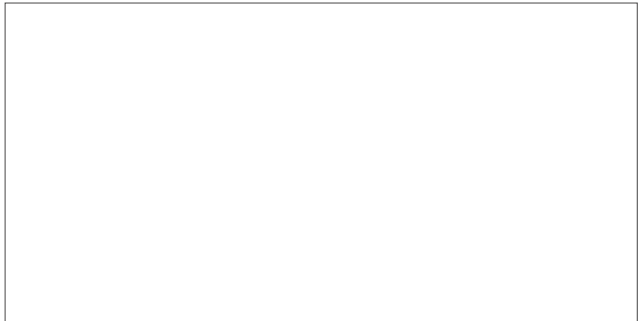
White Stucco



Horizontal Cement Board Siding
Charcoal Color



Squared Lap Wood Rainscreen System



VPI High Performance Vinyl Windows - White



Black Windows



Color 1 Dark Bronze
Morin Metal Panels



Aluminum Storefront and Roll-up Doors
Anodize Black finish

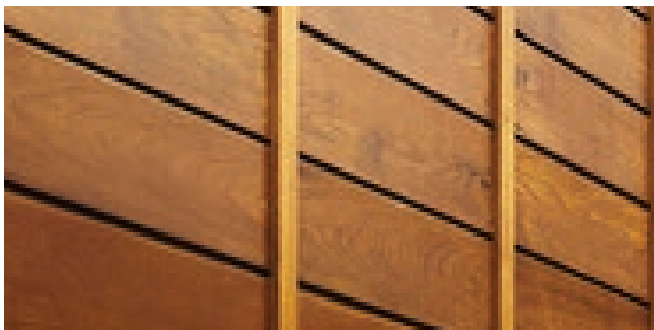


Cast In Place Concrete Base





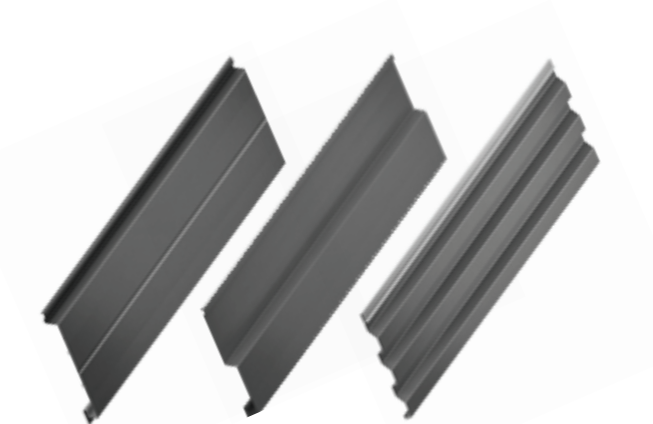
Brick Veneer - Mutual Materials
Classic Used / Tumbled



Squared Lap - Wood Rainscreen System



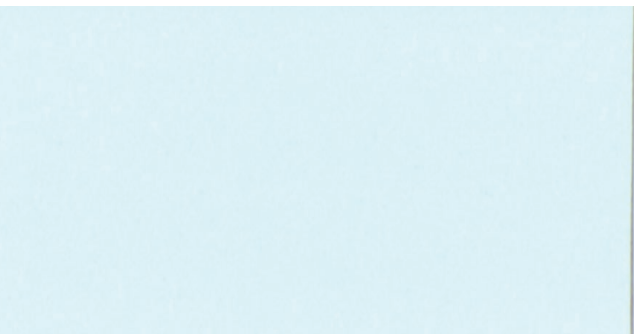
Aluminum Storefront and Roll-up Doors
Anodized Black finish



Morin A12-1 Morin N12-1 Morin X12-1
Morin CF & XF Series Concealed Fastener
Metal Panel



Medium Grey Metallic / Black
Morin Metal Panel Color System



Laminated Glass at Storefront Window System



VPI High Performance Vinyl Windows - Black

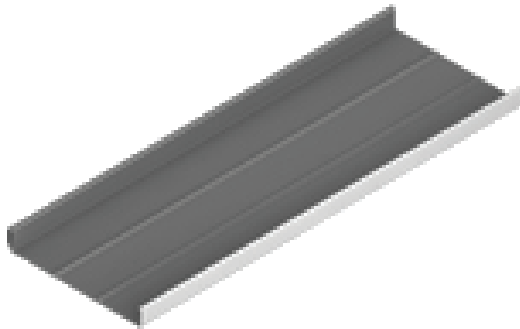


Cast In Place Concrete Base



Prefinished Metal Trim &
Painted Steel Channel - Black





Morin Roofing Panel - Silver

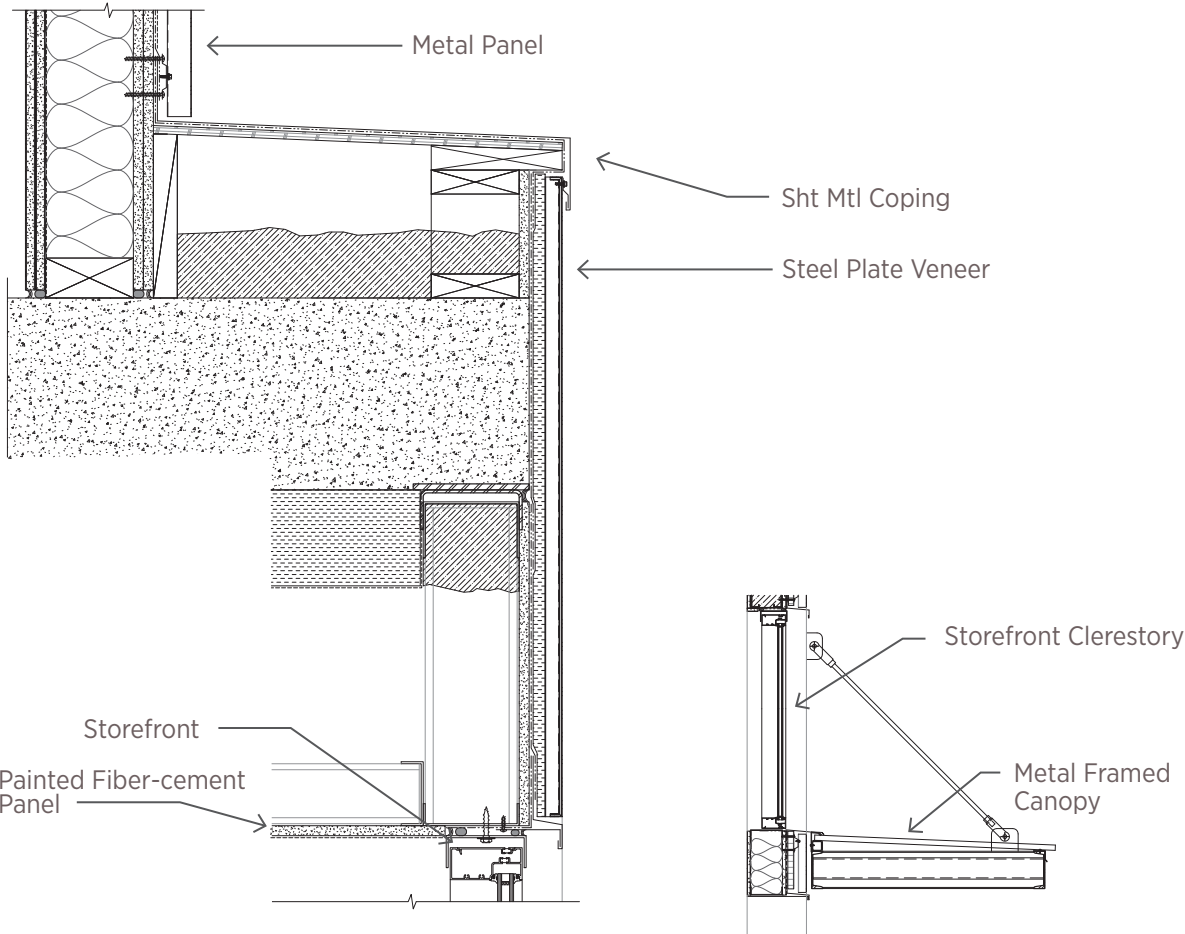
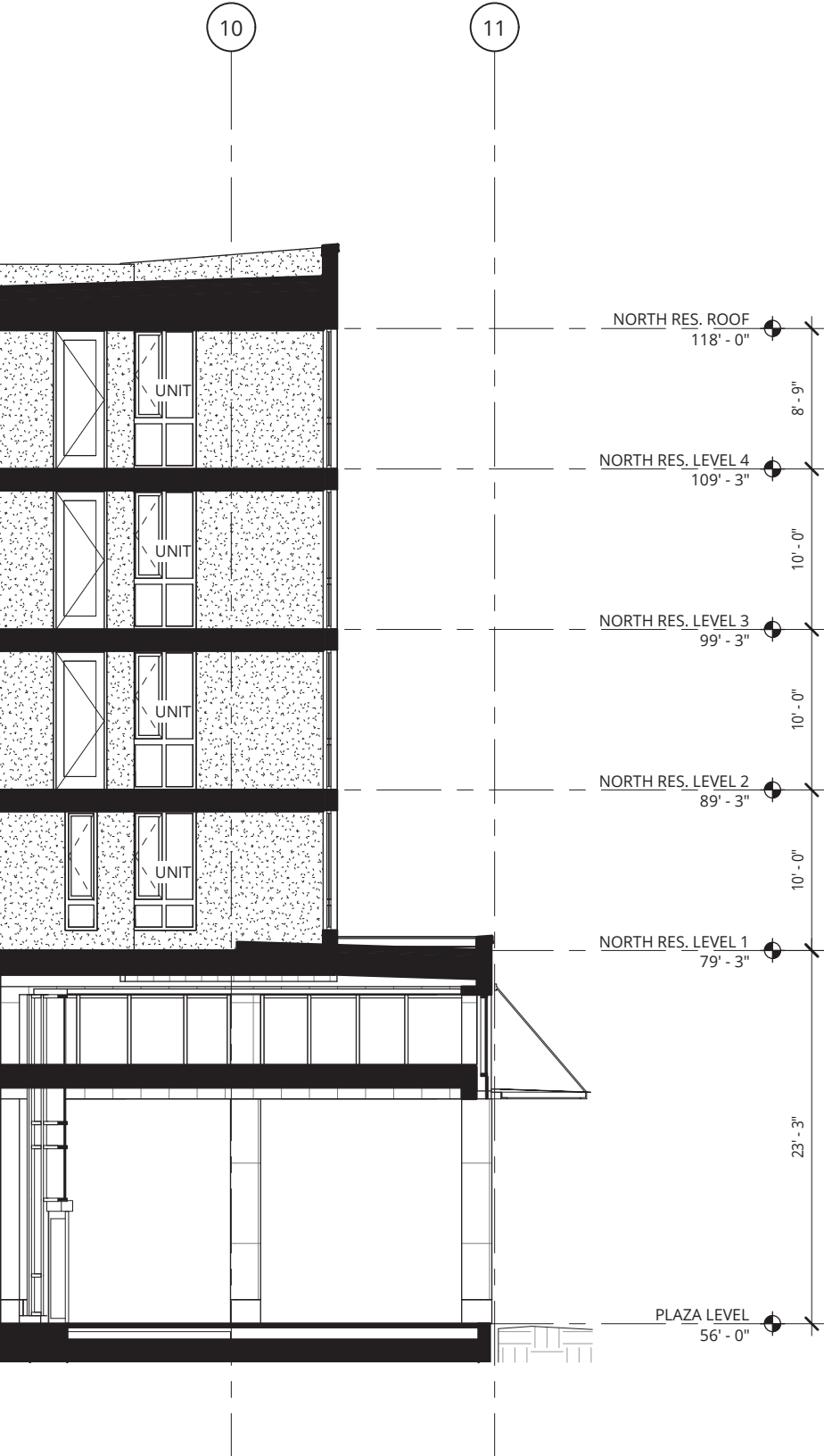


Painted Steel Channel, Painted Structural Steel
& Prefinished Metal Trim - Black



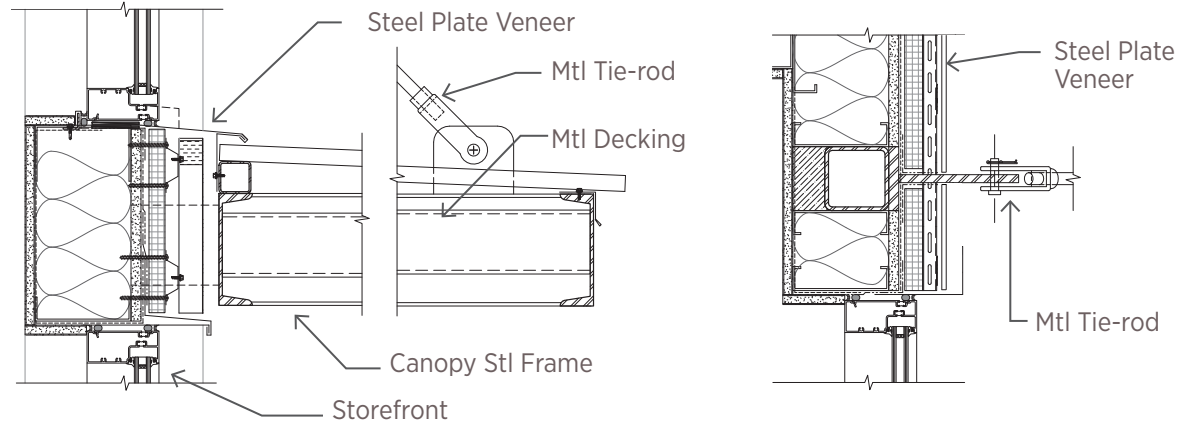
Cast In Place Concrete Base & Planter Walls





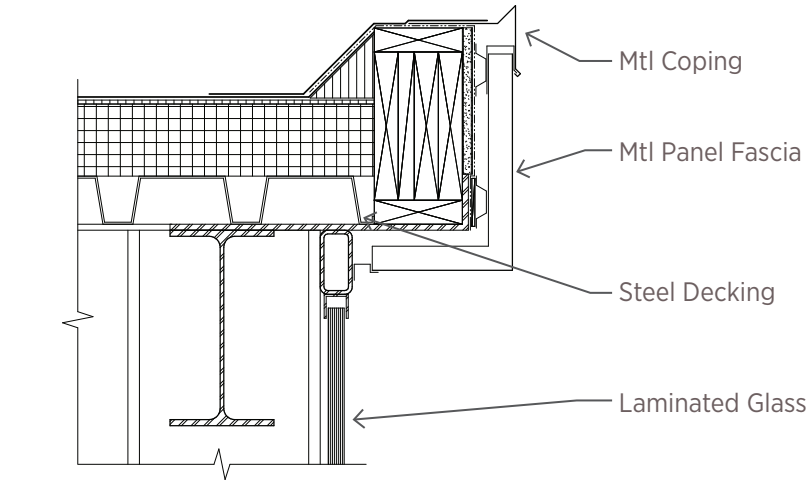
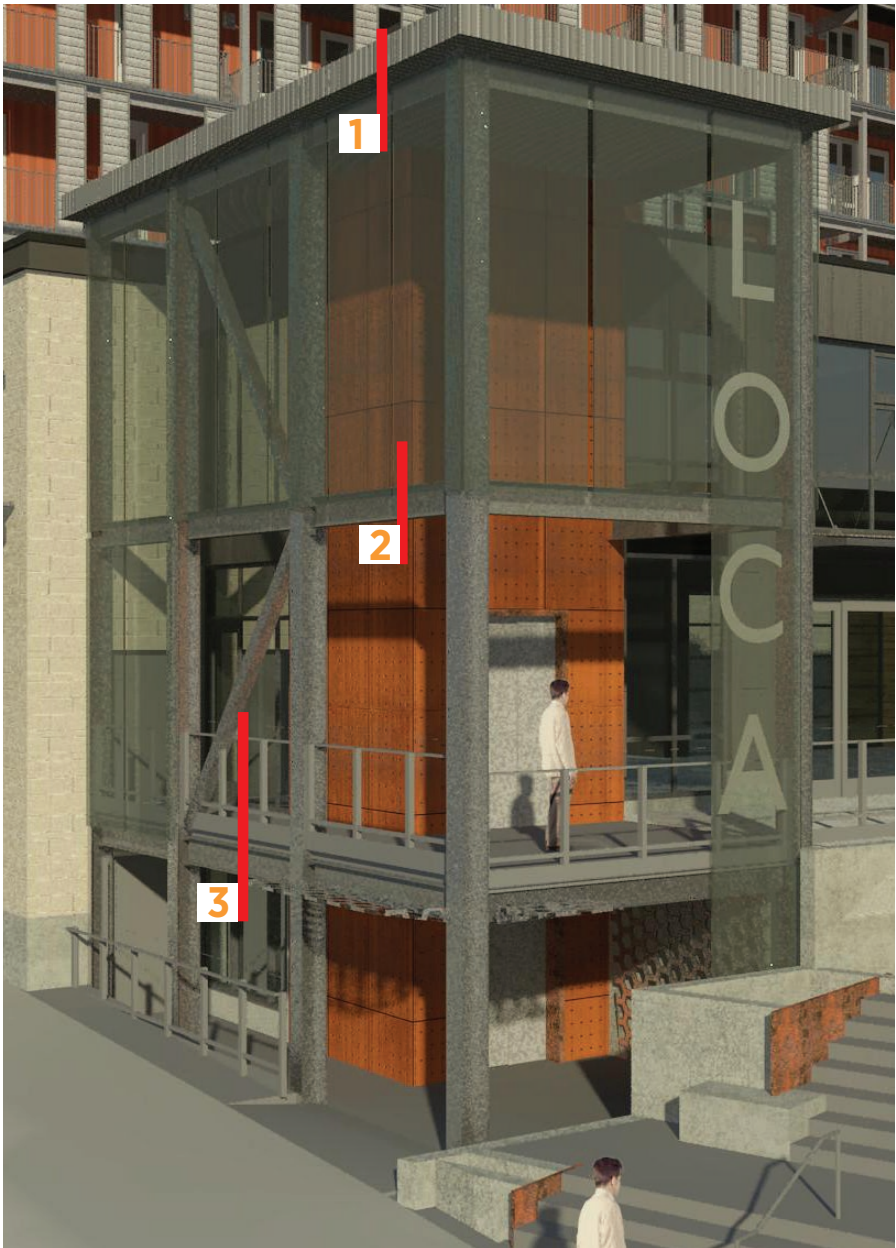
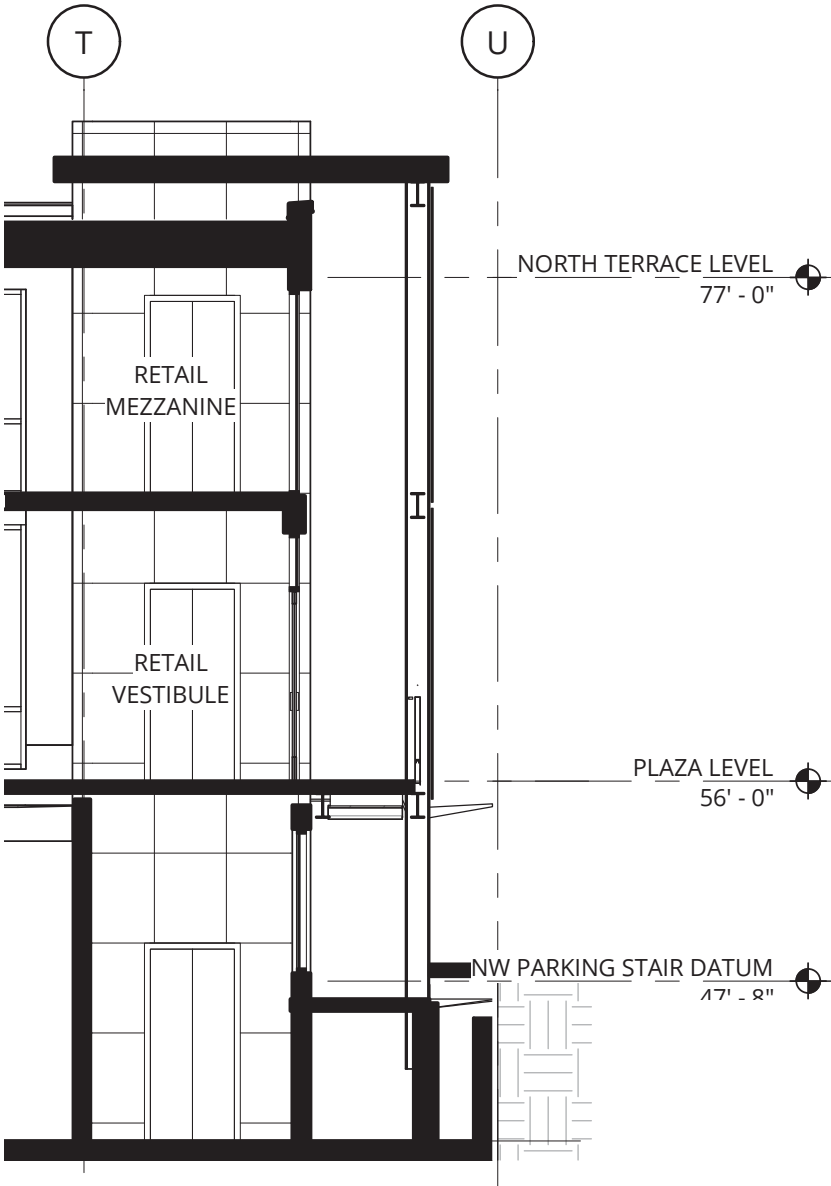
1 - Parapet @ NE Entry - 1" = 1'-0"

2 - Storefront Canopy @ Steel Plate Veneer - 1" = 1'-0"

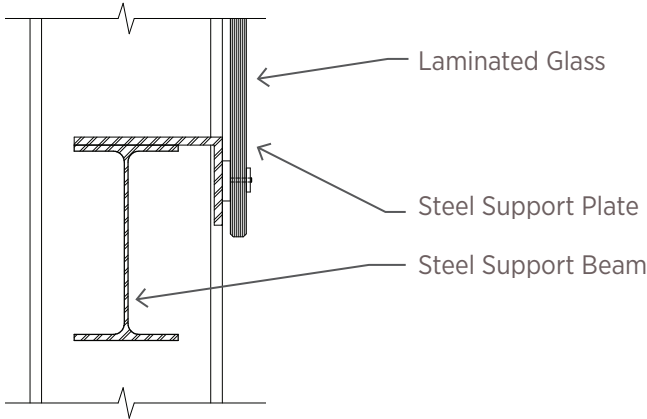


3 - Canopy @ CMU Veneer - 1" = 1'-0"

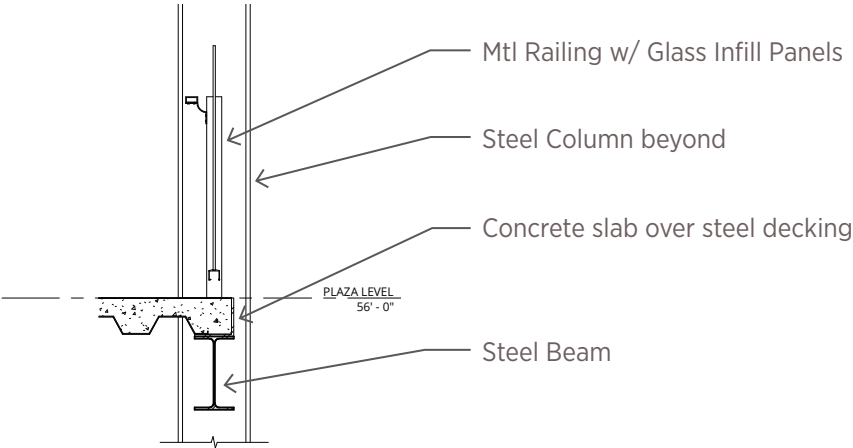
4 - Canopy Tie-rod - 1" = 1'-0"



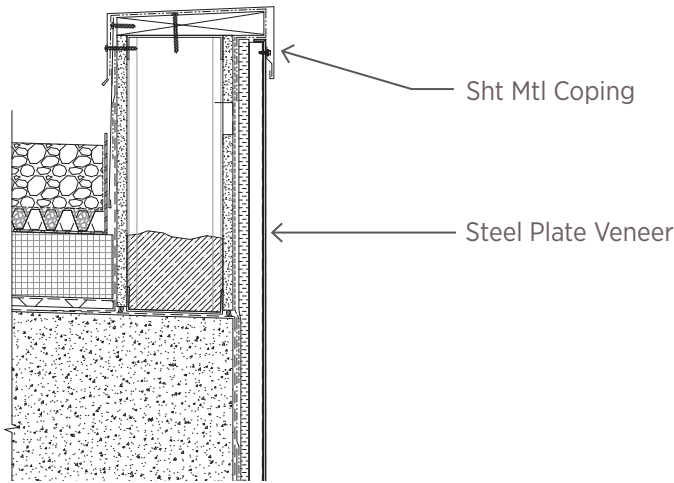
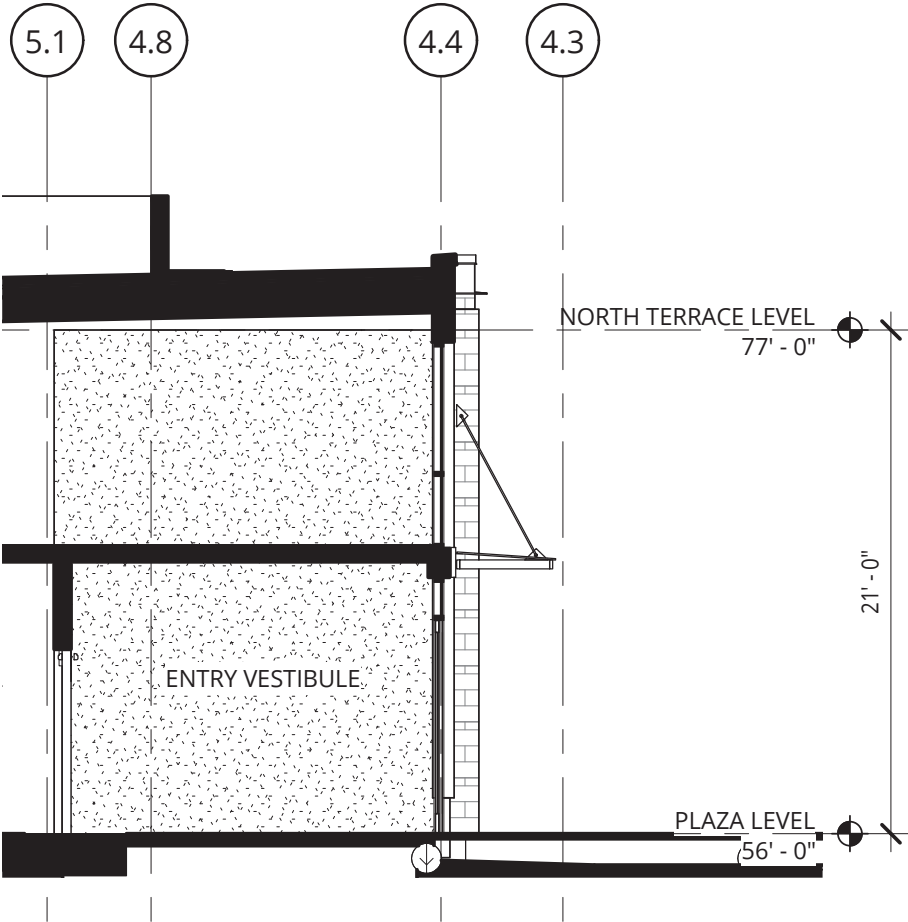
1 - Roof Coping - 1" = 1'-0"



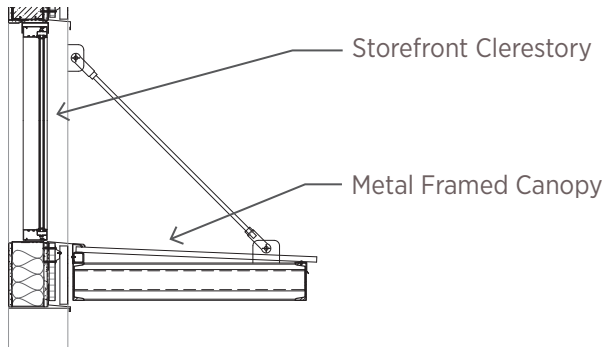
2 - Glass Connection @ Beam - 1" = 1'-0"



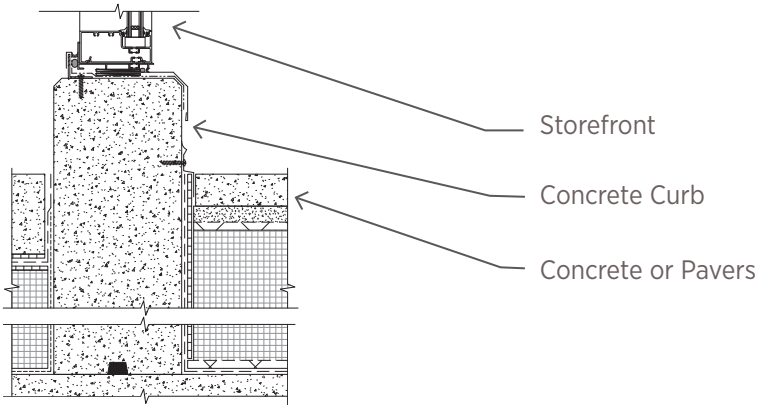
3 - Railing @ Plaza Level - 1" = 1'-0"



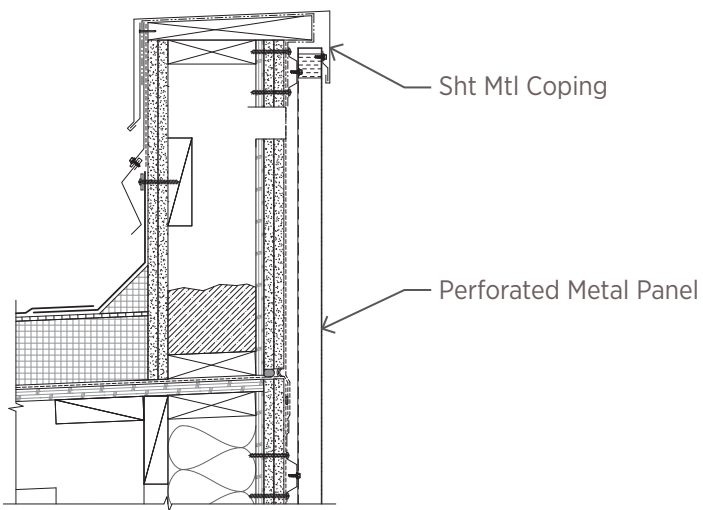
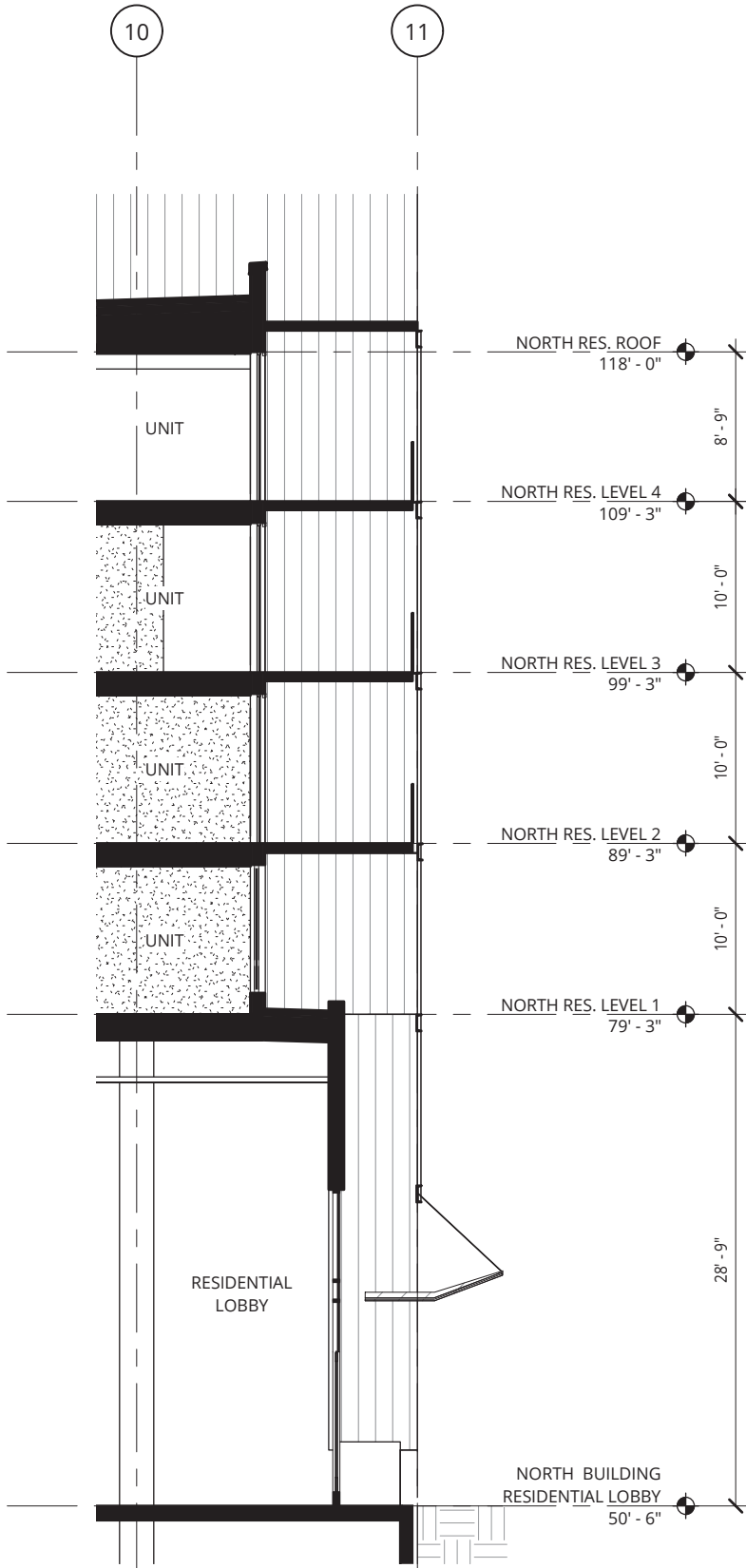
1 - Parapet @ Steel Plate Veneer - 1" = 1'-0"



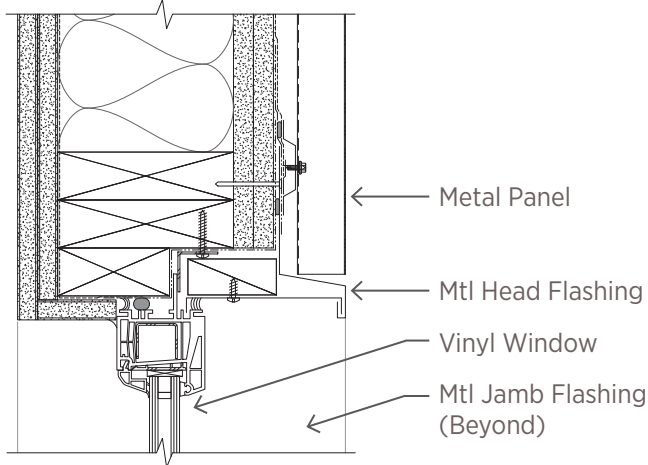
2 - Storefront Canopy @ Steel Plate Veneer - 1" = 1'-0"



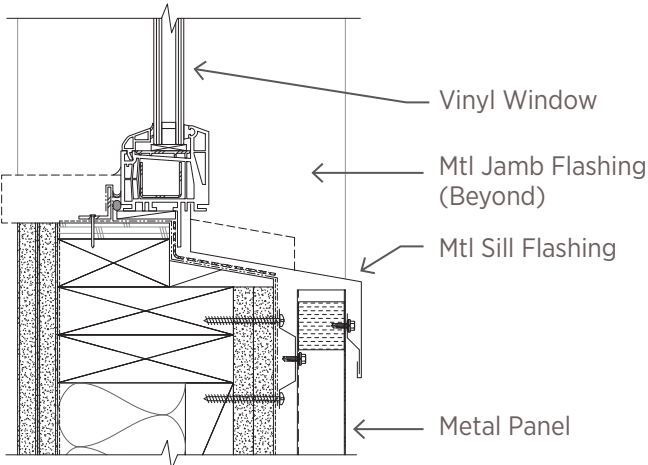
3 - Storefront Sill @ Plaza Level - 1" = 1'-0"



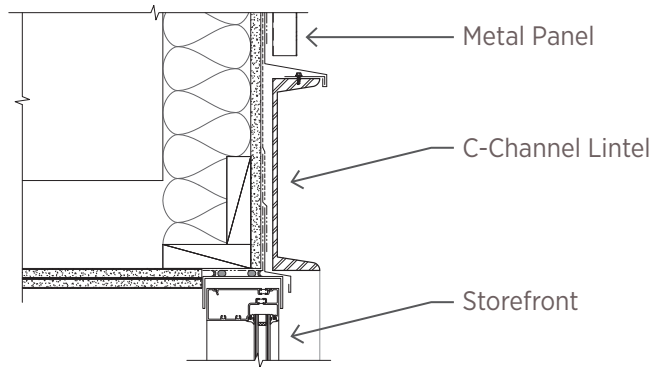
1 - Parapet @ Perf Metal Panel - 1" = 1'-0"



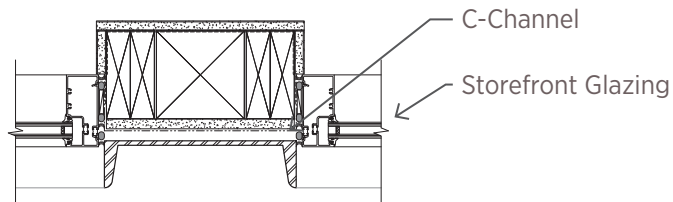
2 - Vinyl Window Head @ Metal Panel - 2" = 1'-0"



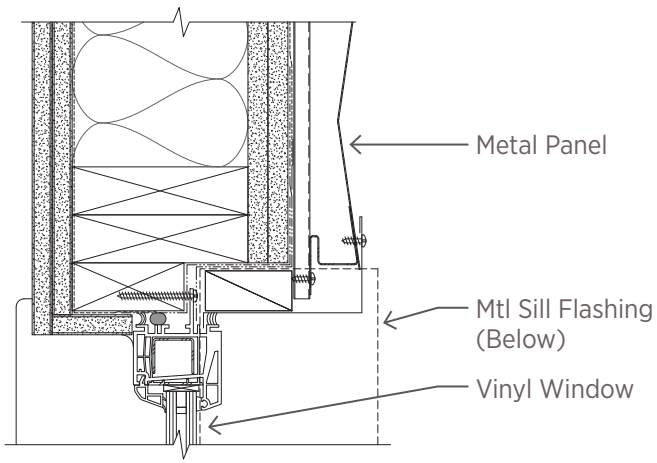
3 - Vinyl Window Sill @ Metal Panel - 2" = 1'-0"



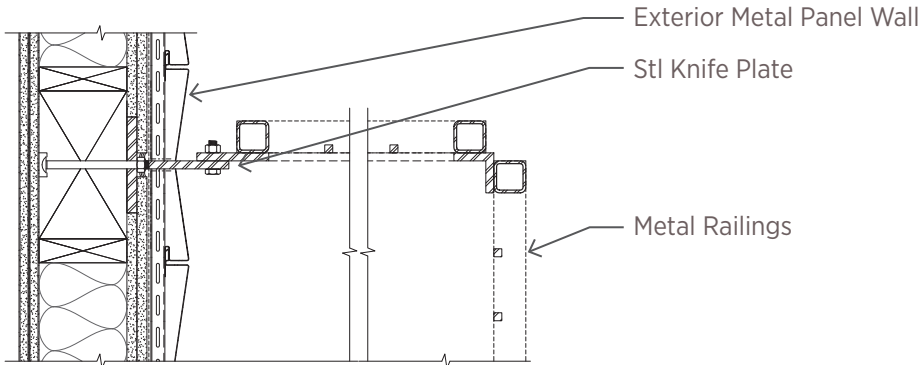
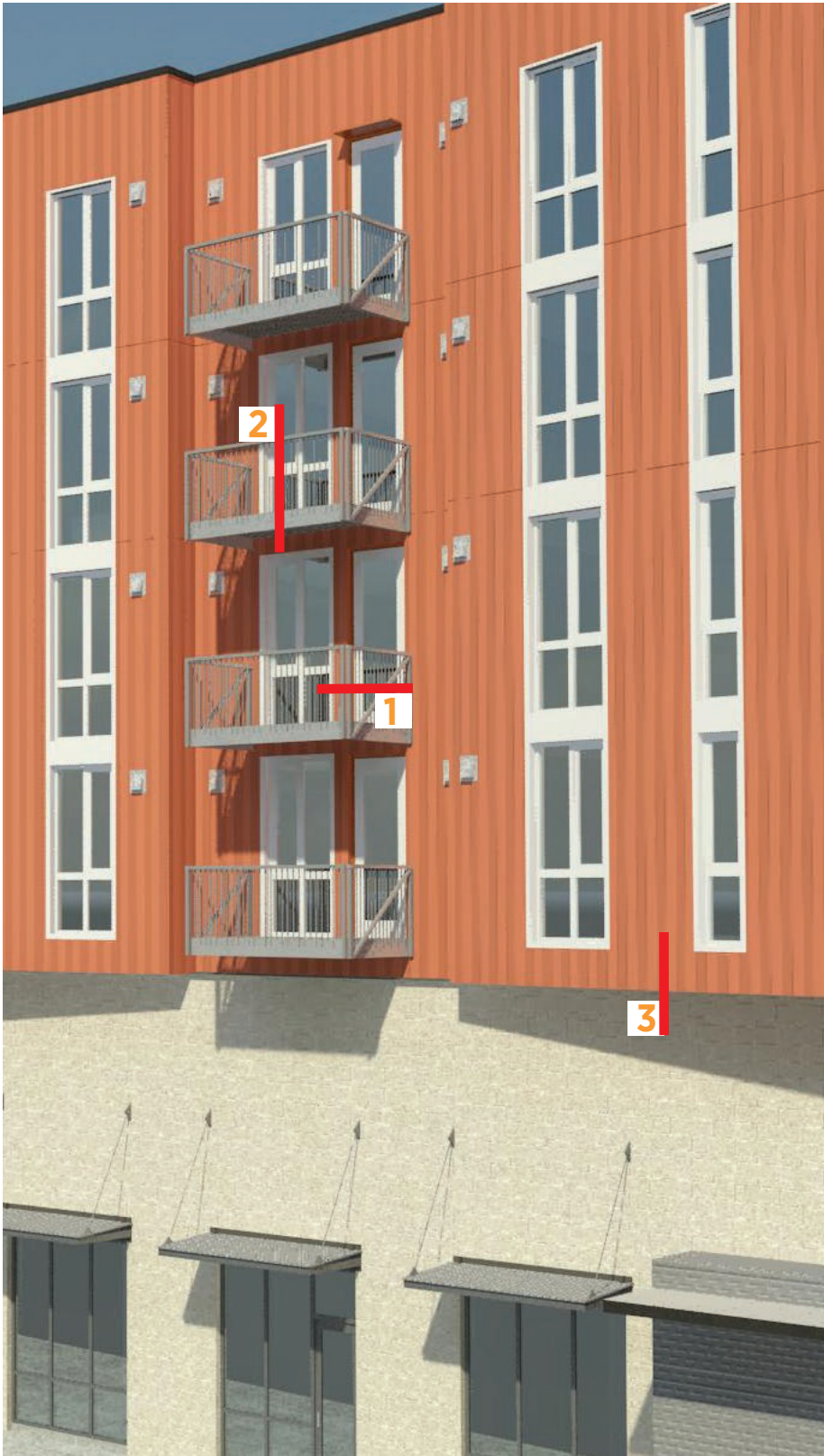
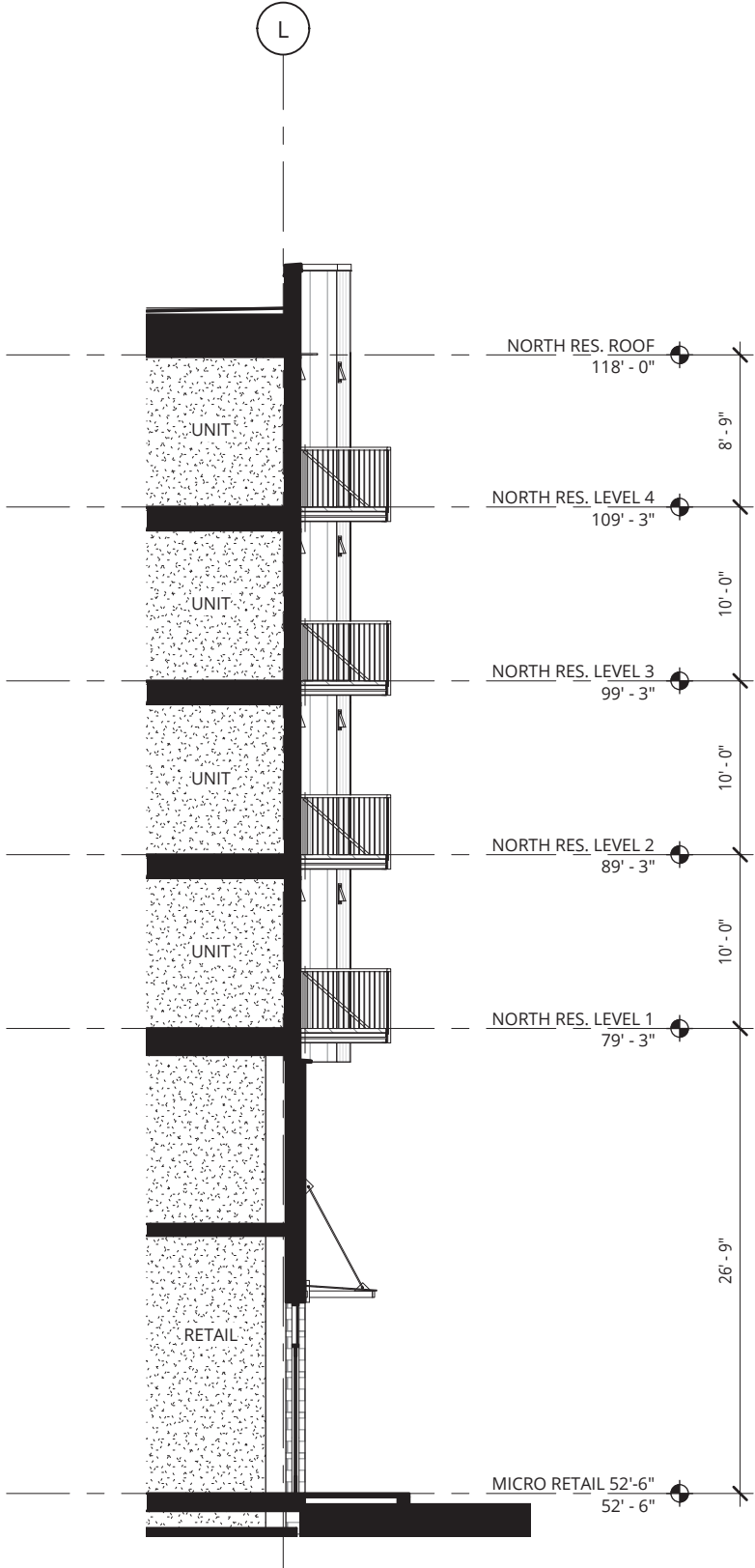
6 - C-channel Lintel @ Storefront Head - 1" = 1'-0"



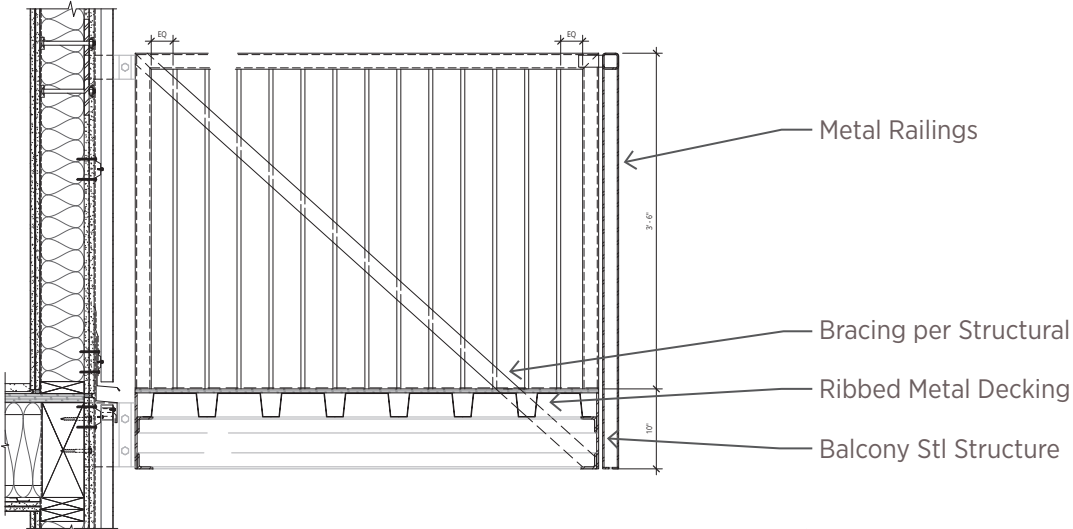
5 - C-channel @ Storefront Jamb - 1" = 1'-0"



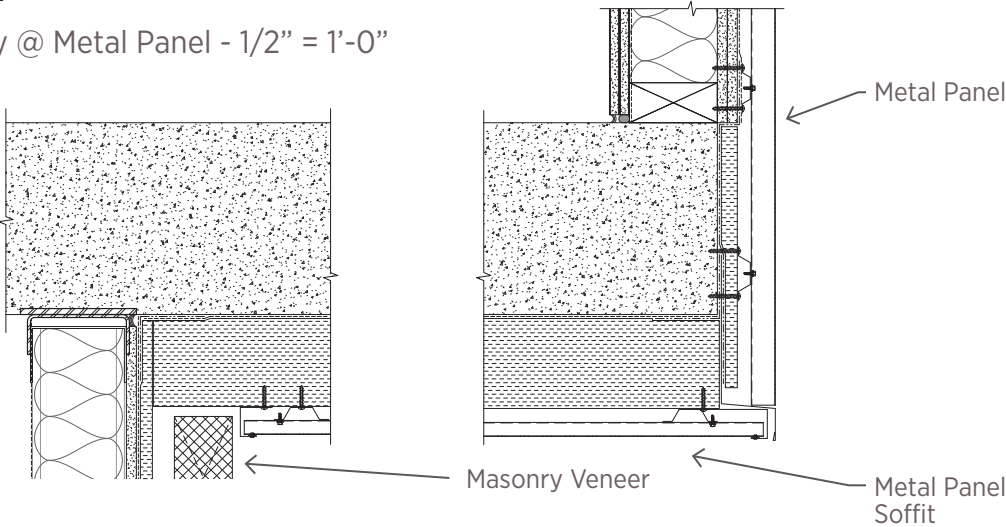
4 - Vinyl Window Jamb @ Metal Panel - 2" = 1'-0"



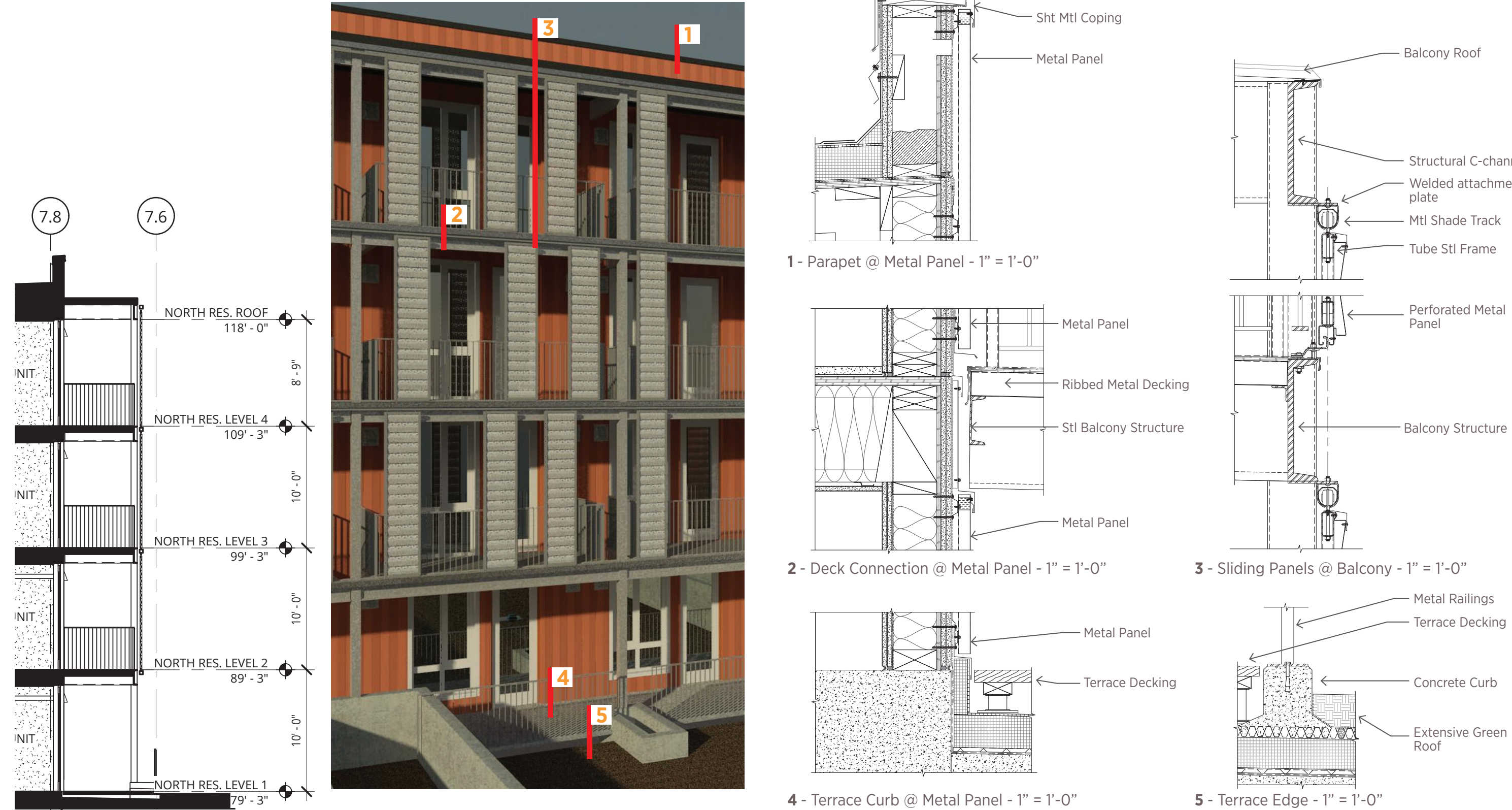
1 - Balcony Connection @ Metal Panel - 1" = 1'-0"

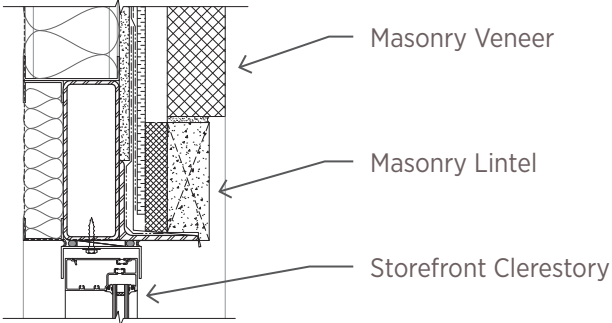
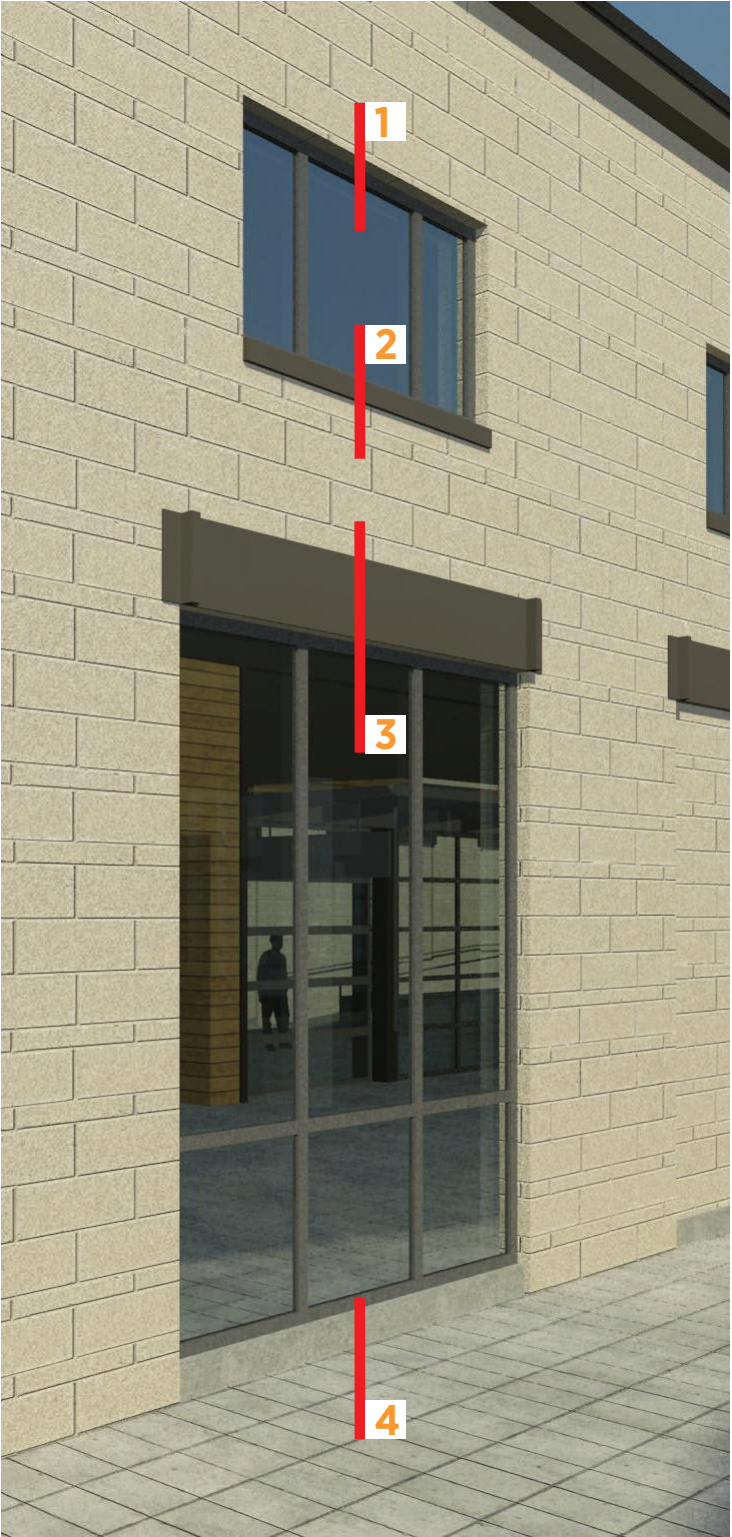
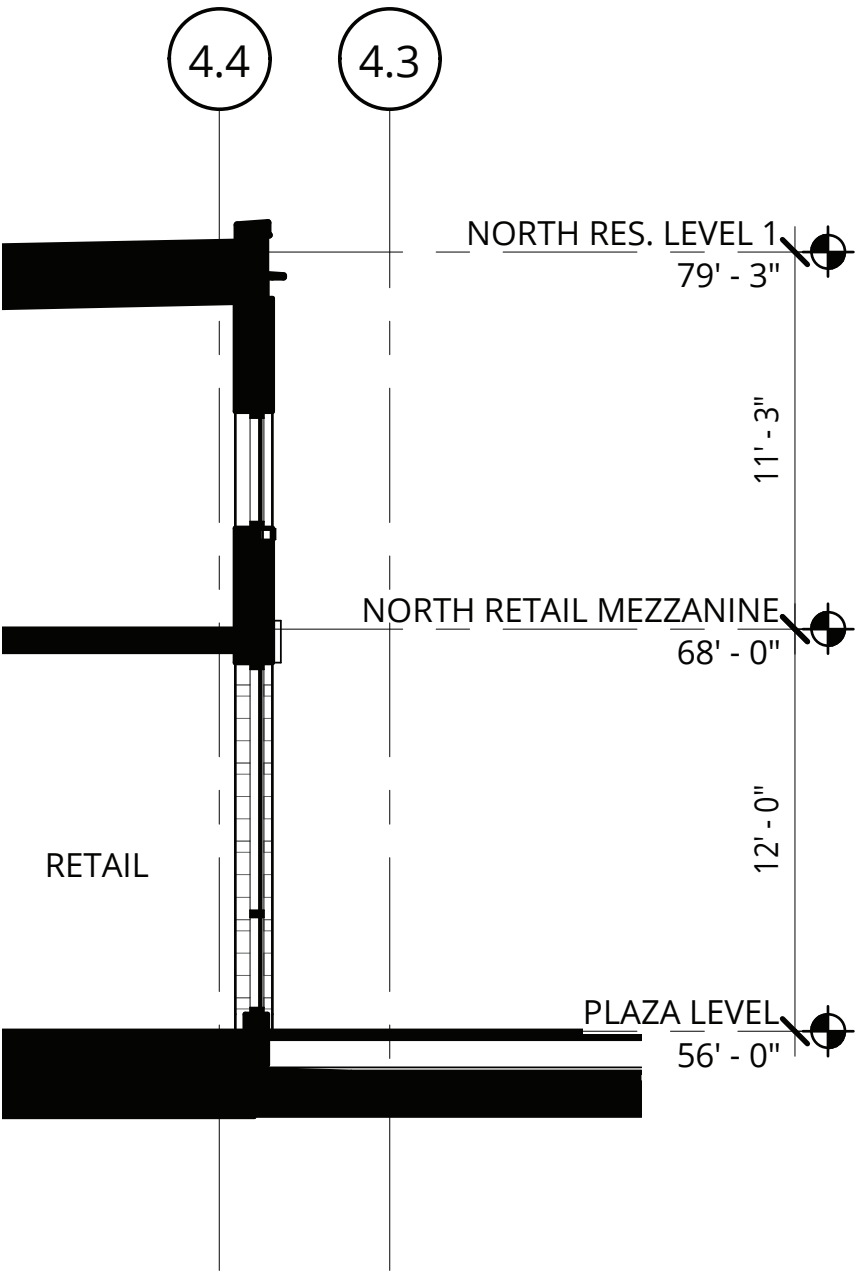


2 - Balcony @ Metal Panel - 1/2" = 1'-0"

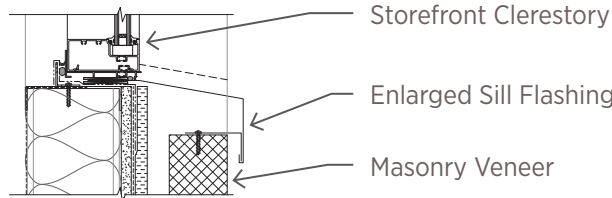


3 - Terrace @ CMU Parapet - 1" = 1'-0"

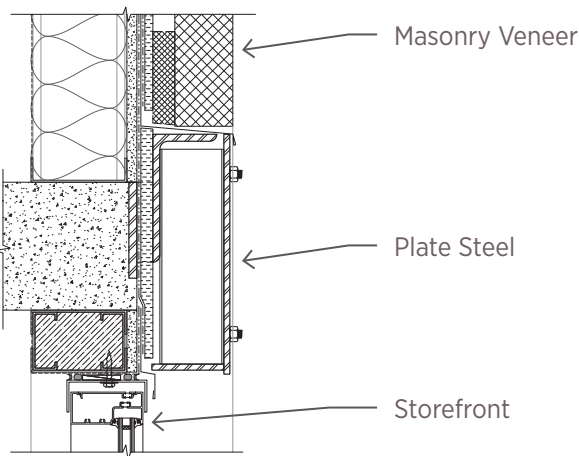




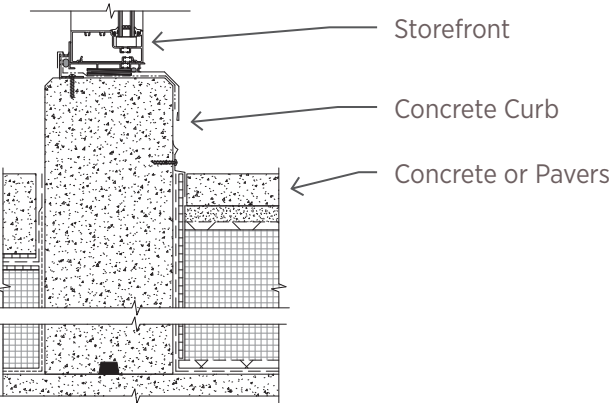
1 - Masonry Lintel @ Storefront Head - 1" = 1'-0"



2 - Enlarged Sill @ Masonry - 1" = 1'-0"



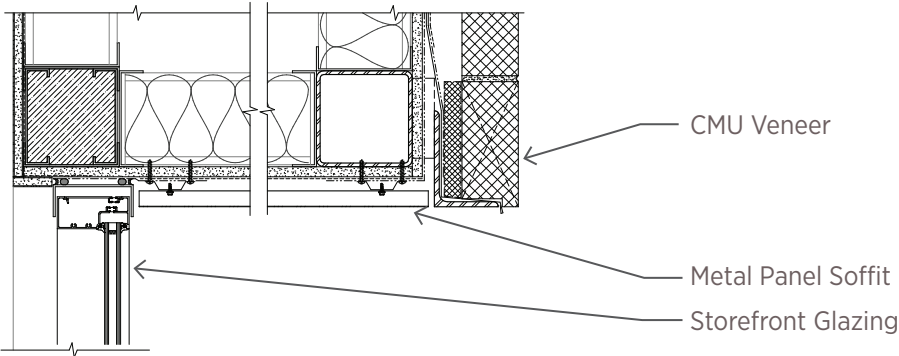
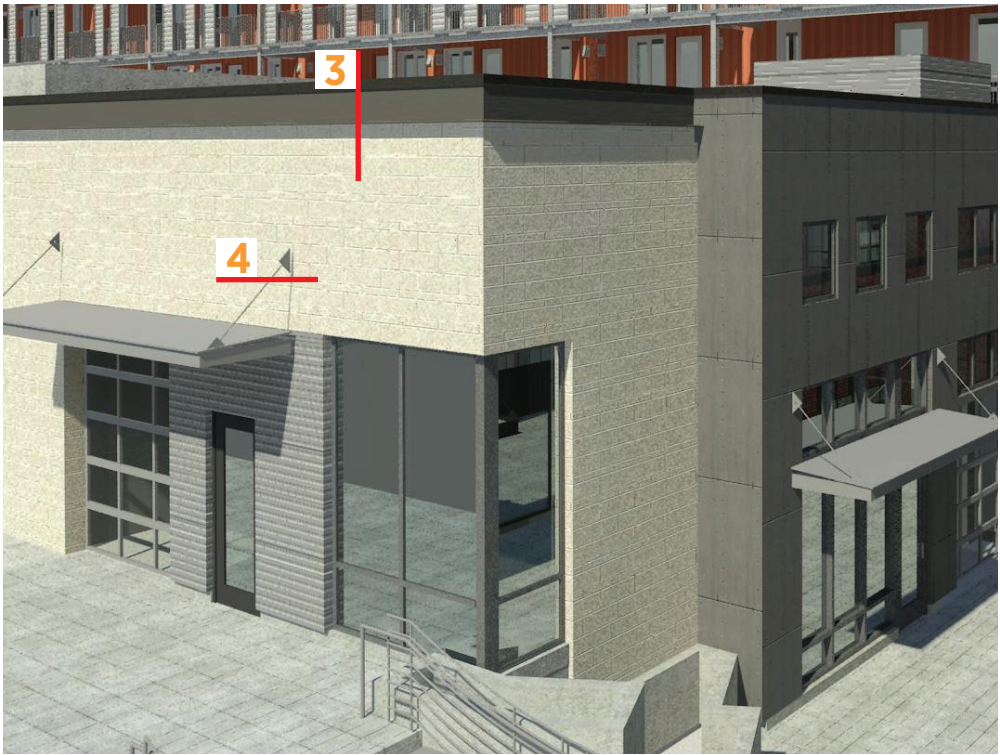
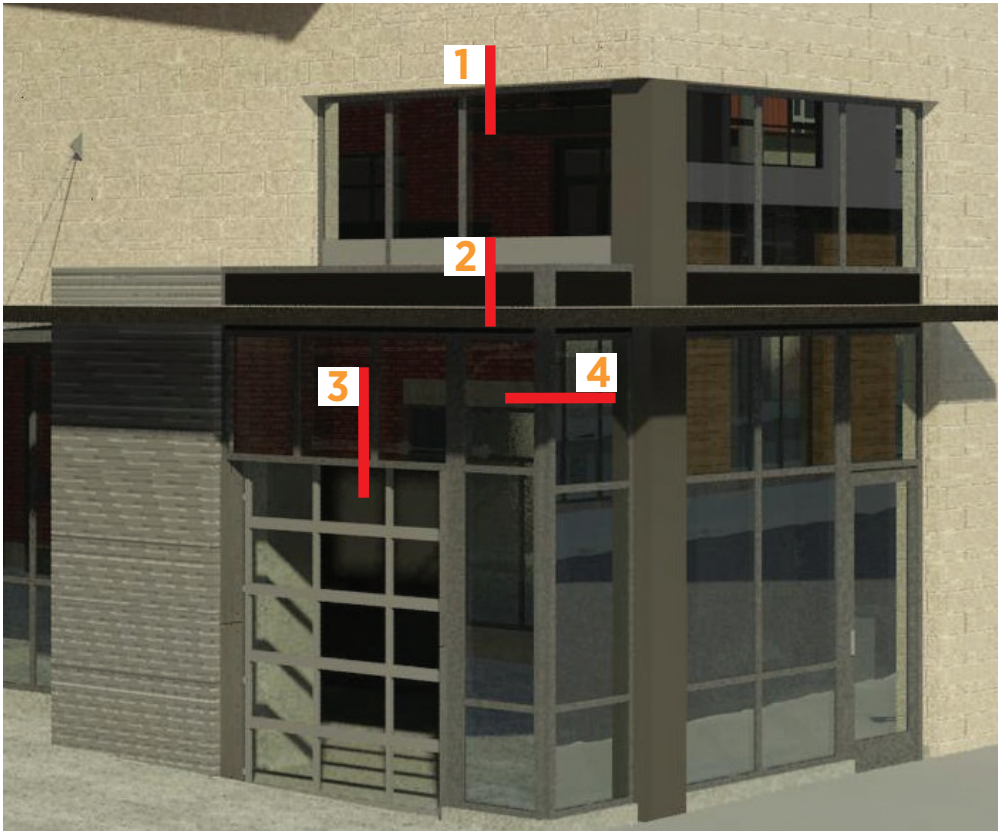
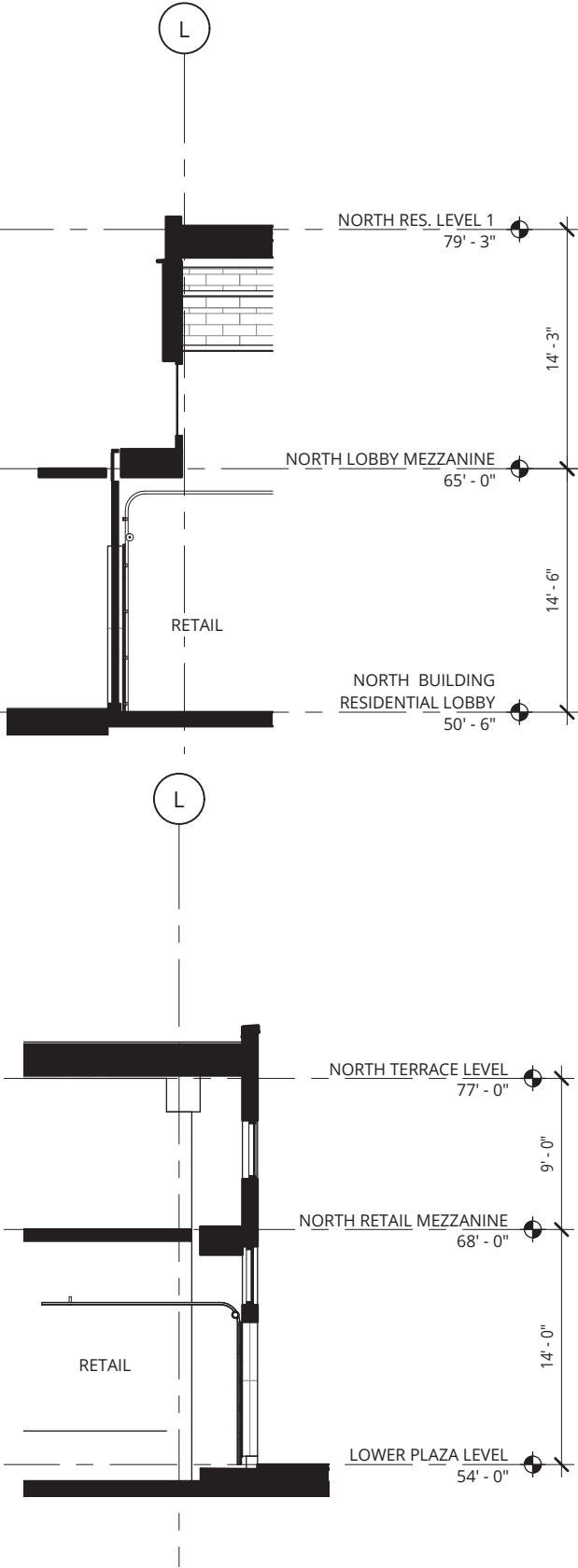
3 - Steel Lintel @ Storefront Head - 1" = 1'-0"



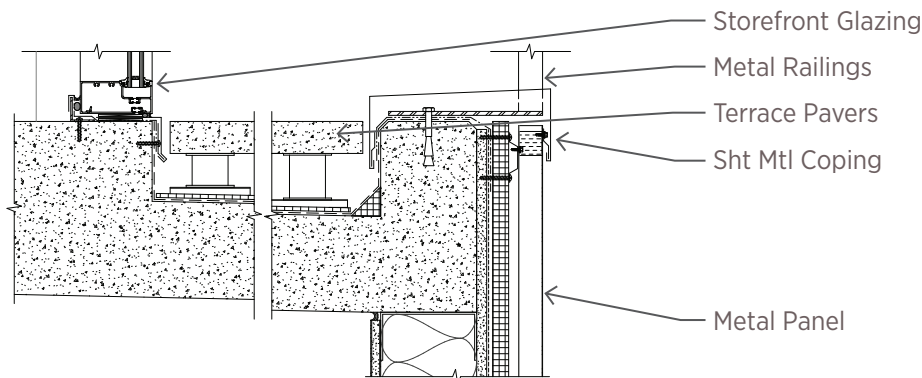
4 - Concrete Curb @ Storefront Sill - 1" = 1'-0"

C.95 Enlarged Section / Details - North Micro Retail 1 and 2

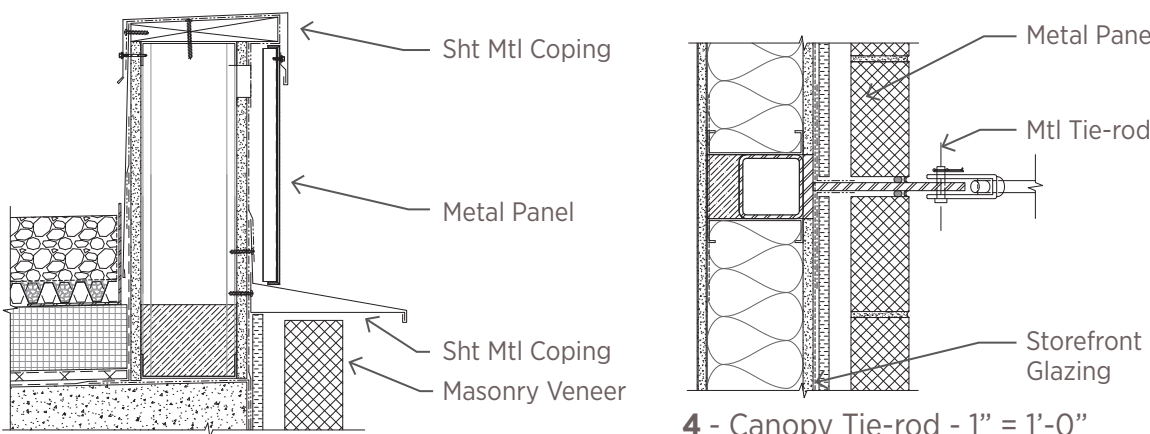
LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



1 - Lobby Soffit @ CMU Veneer - 1" = 1'-0"

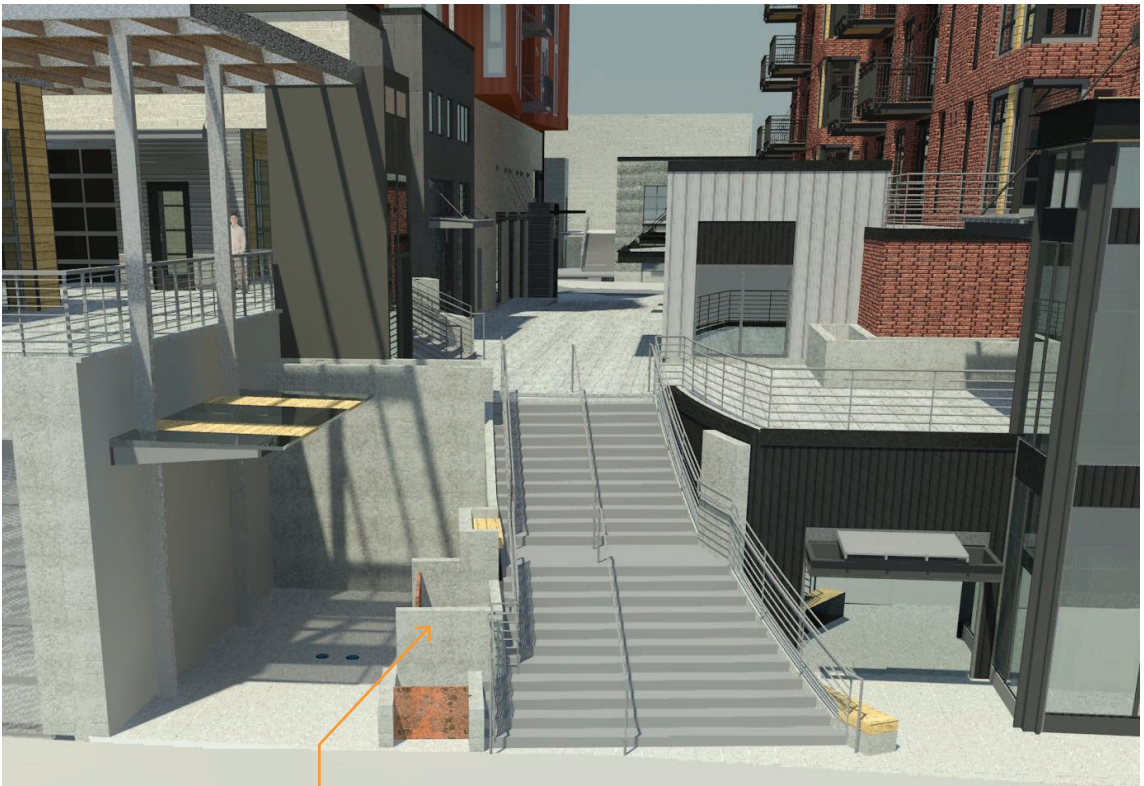
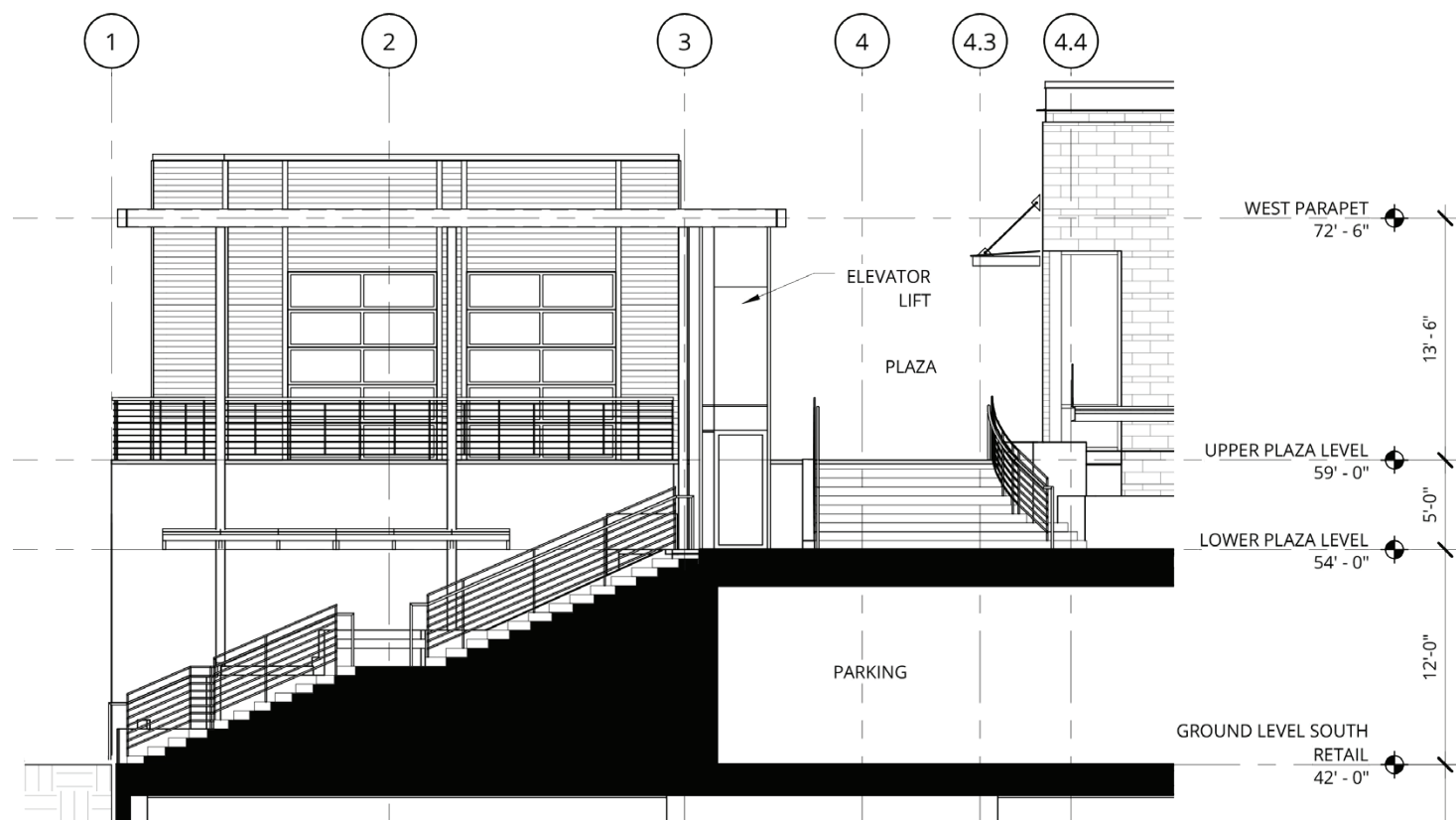


2 - Terrace @ Micro Retail - 1" = 1'-0"

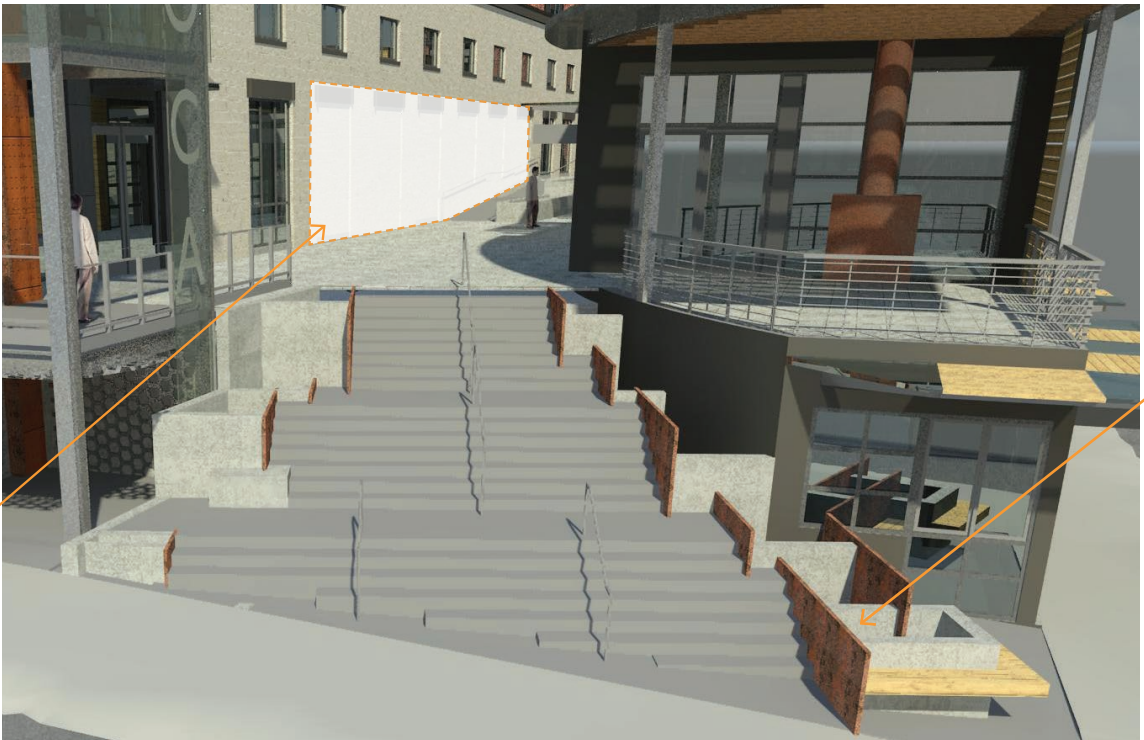
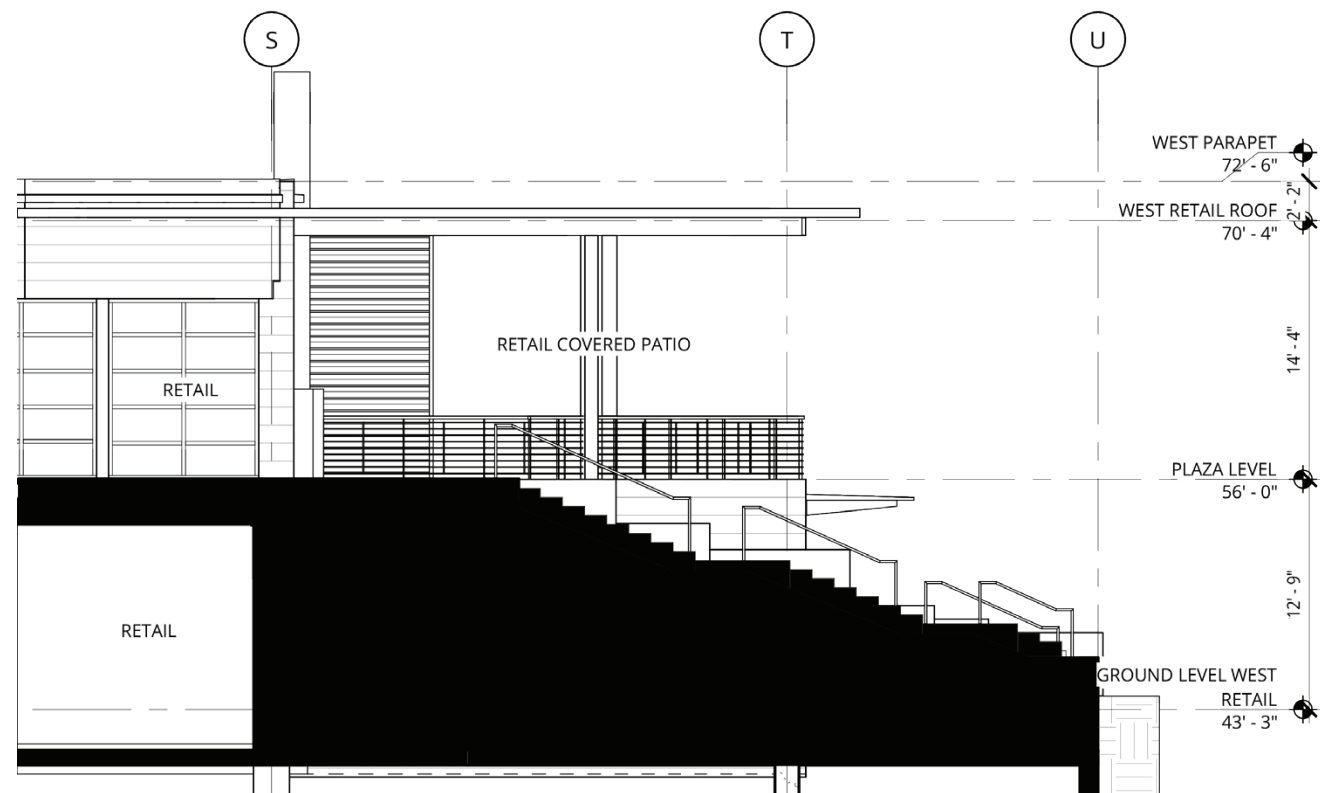


4 - Canopy Tie-rod - 1" = 1'-0"

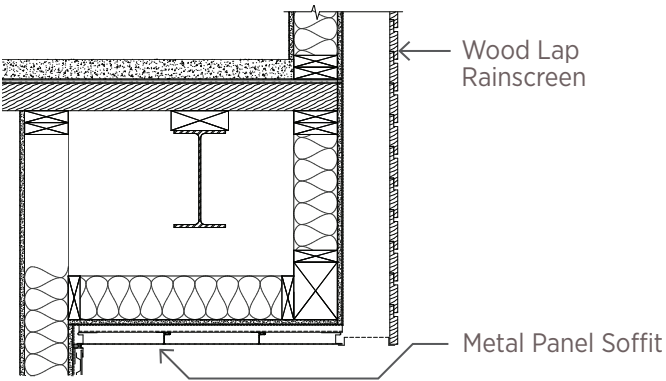
3 - Metal Panel @ Retail Frieze - 1/2" = 1'-0"



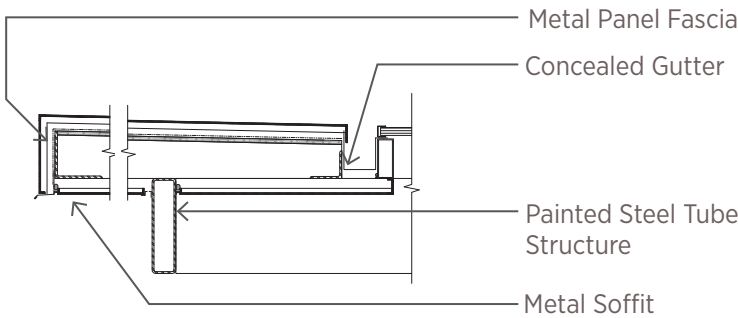
Refer to Landscape



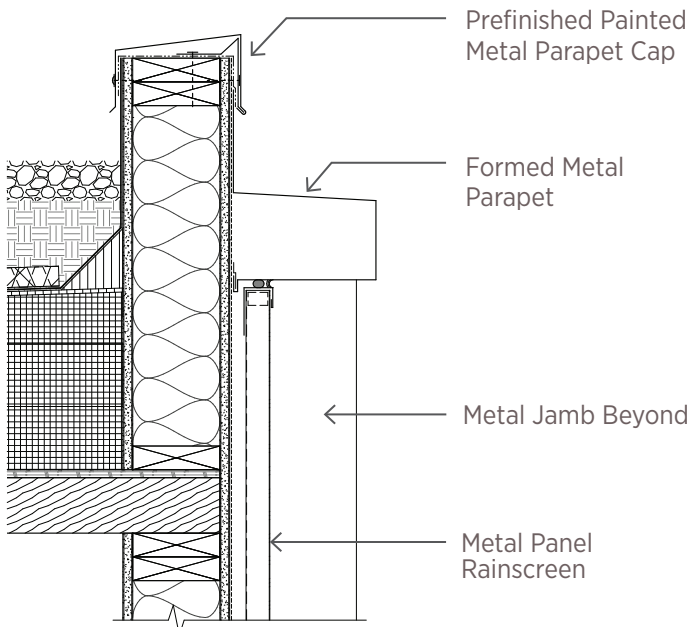
Area designated for permanent public art installation



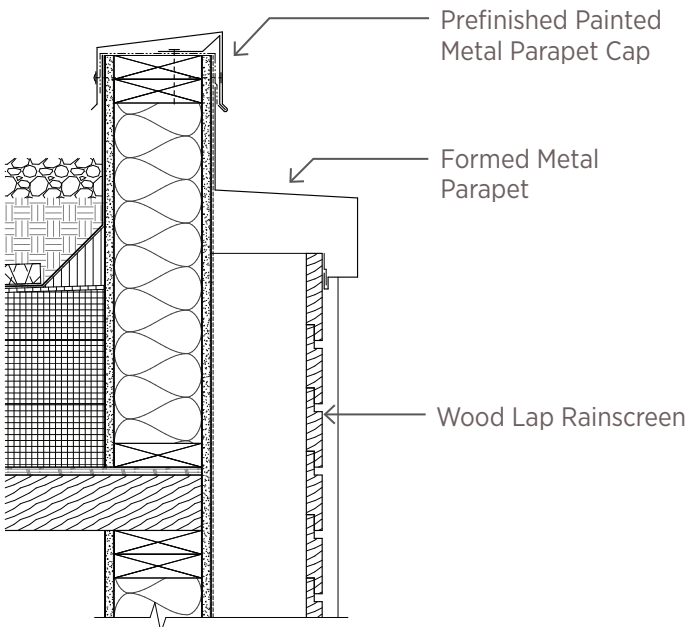
1 - Metal Soffit @ Ground Level Retail - 1/2" = 1'-0"



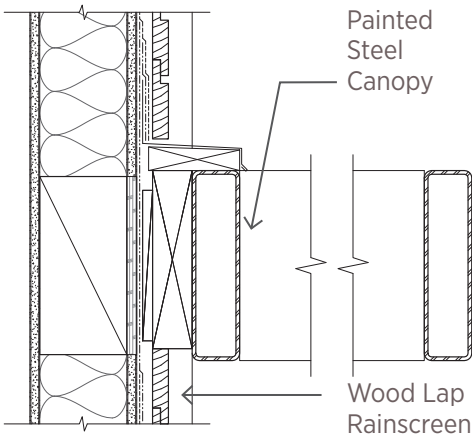
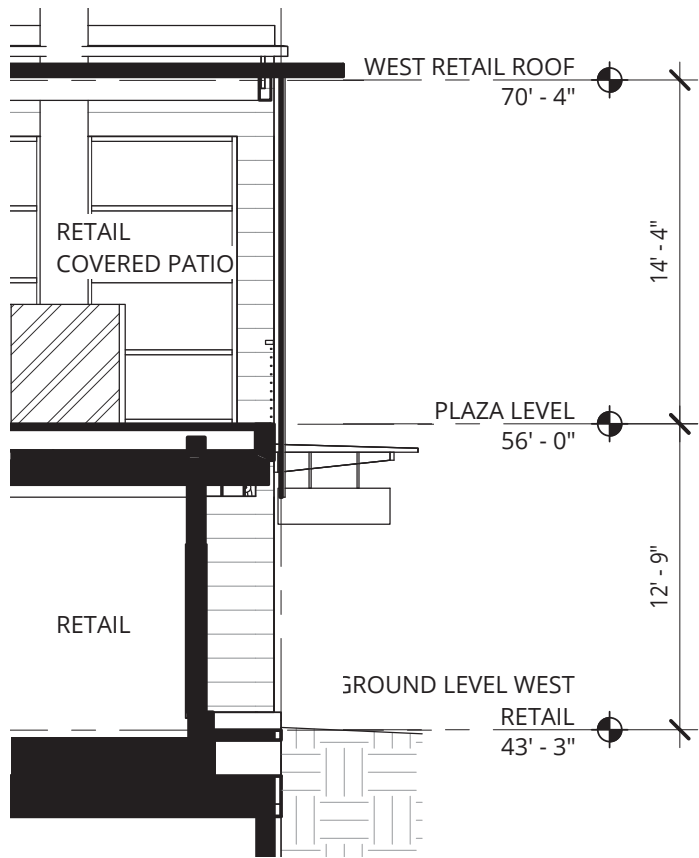
2 - Fascia @ Trellis - 1/2" = 1'-0"



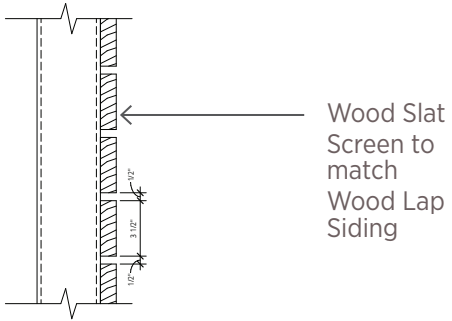
3 - Parapet @ Metal Siding - 1" = 1'-0"



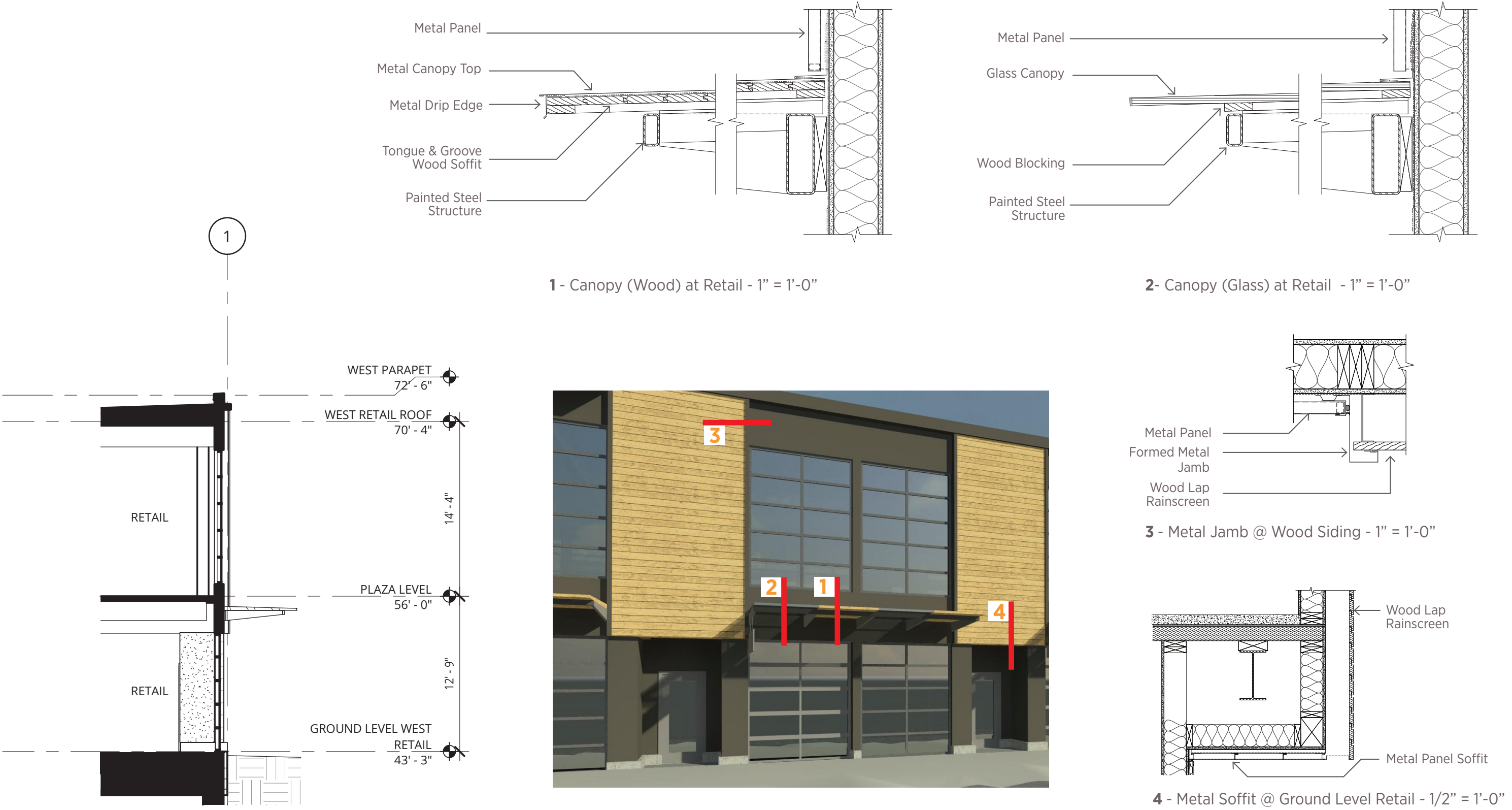
4 - Parapet @ Wood Siding - 1" = 1'-0"

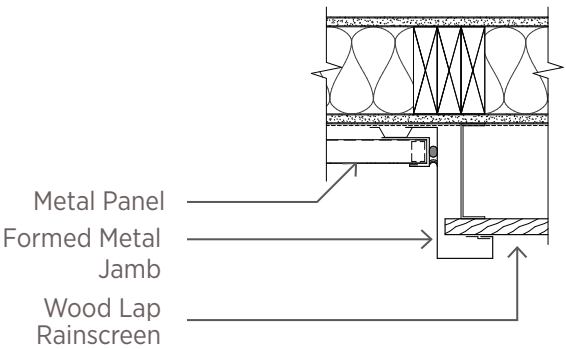


5 - Trellis at Wall - 1" = 1'-0"

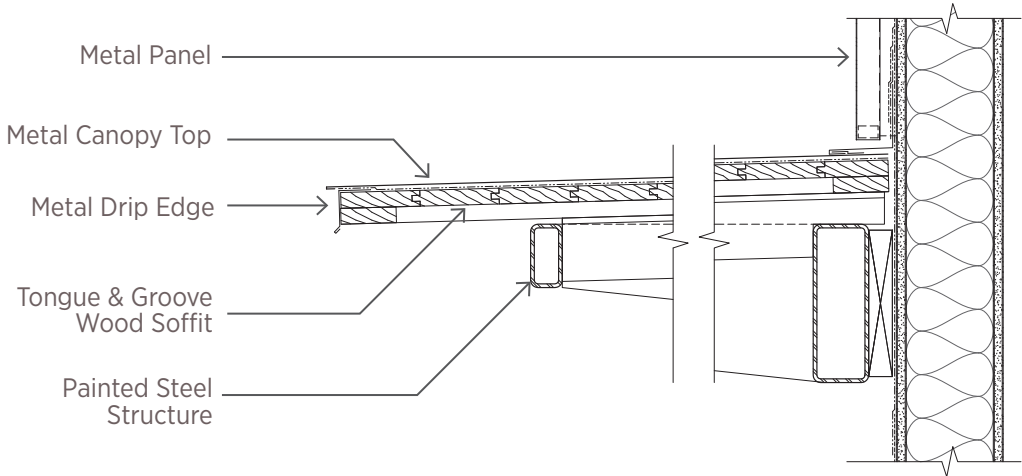


6 - Wood Screen @ Deck - 1" = 1'-0"

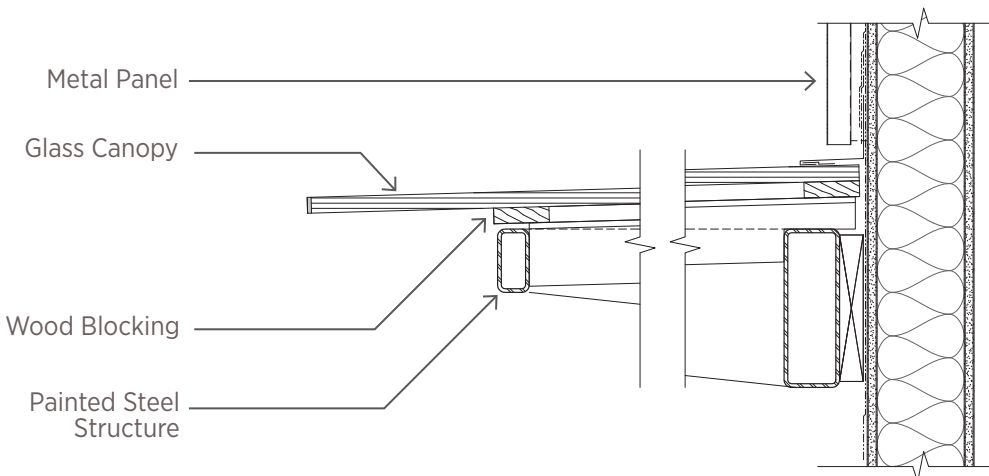




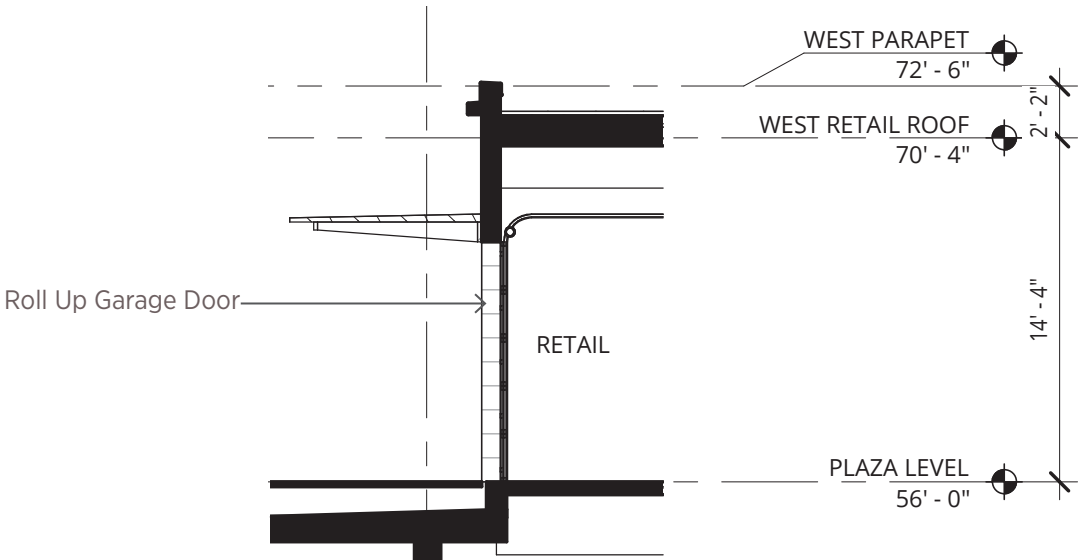
1 - Metal Jamb @ Wood Siding - 1" = 1'-0"



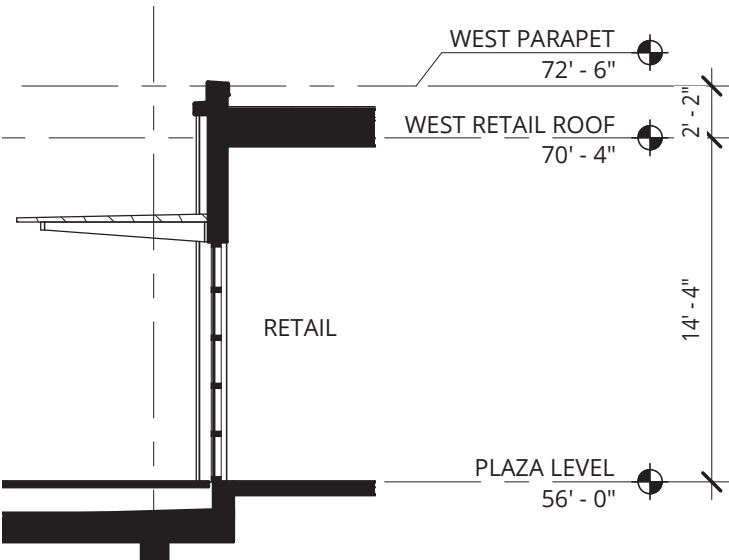
2 - Canopy (Wood) at Retail - 1" = 1'-0"



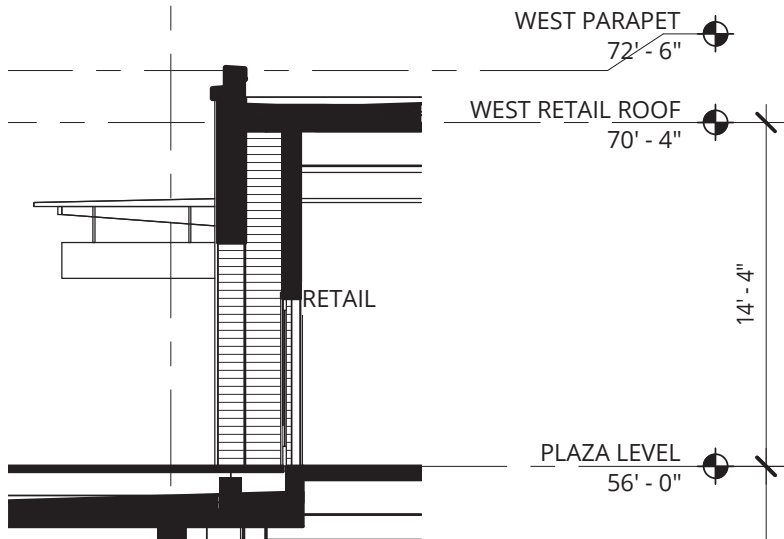
3 - Canopy (Glass) at Retail - 1" = 1'-0"



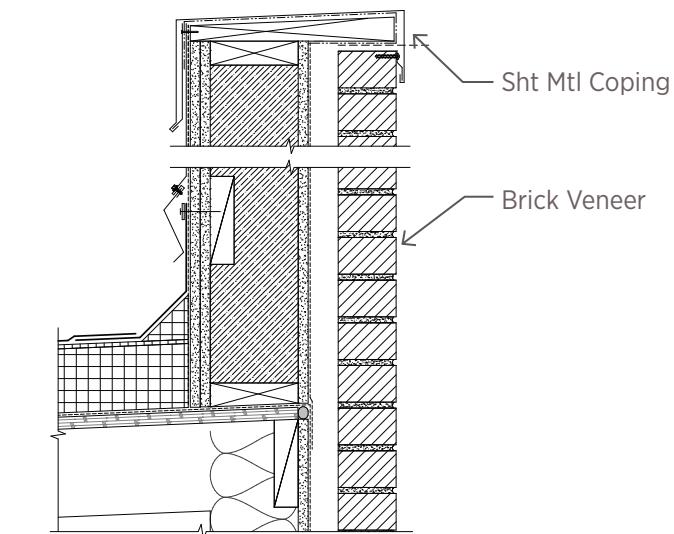
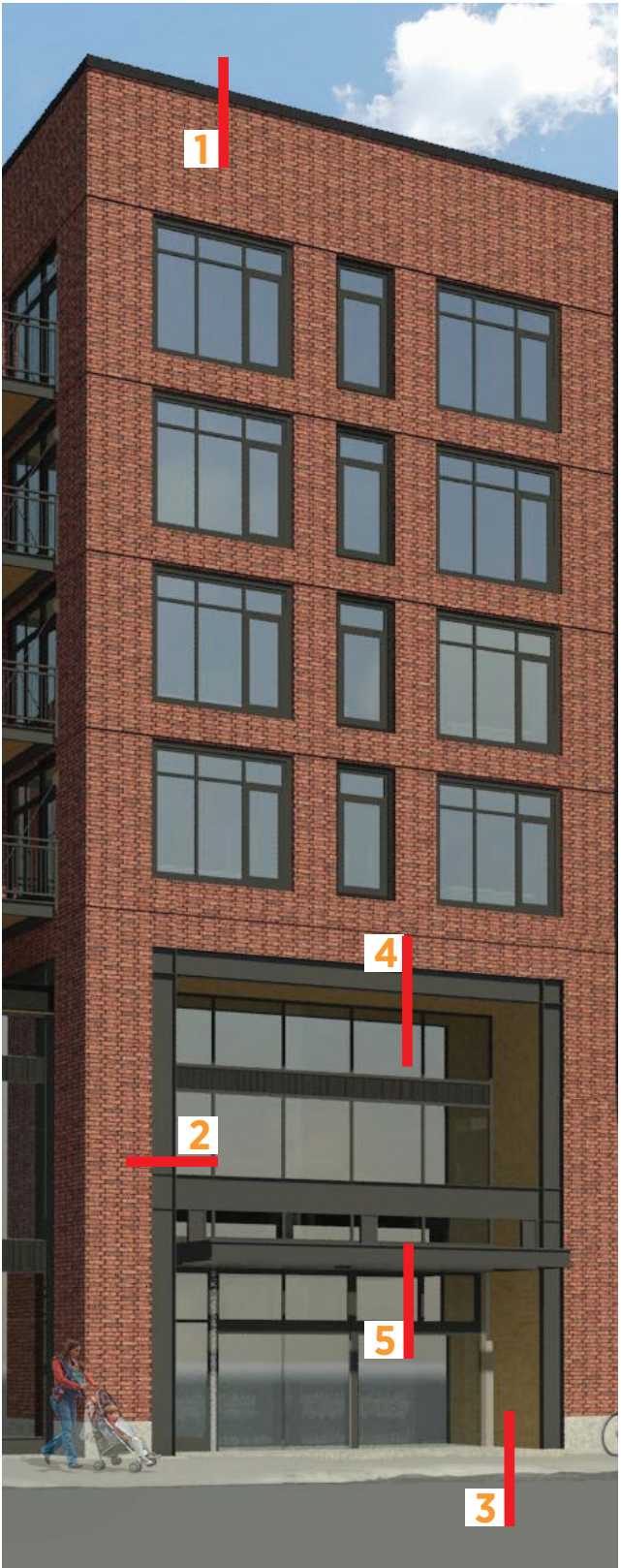
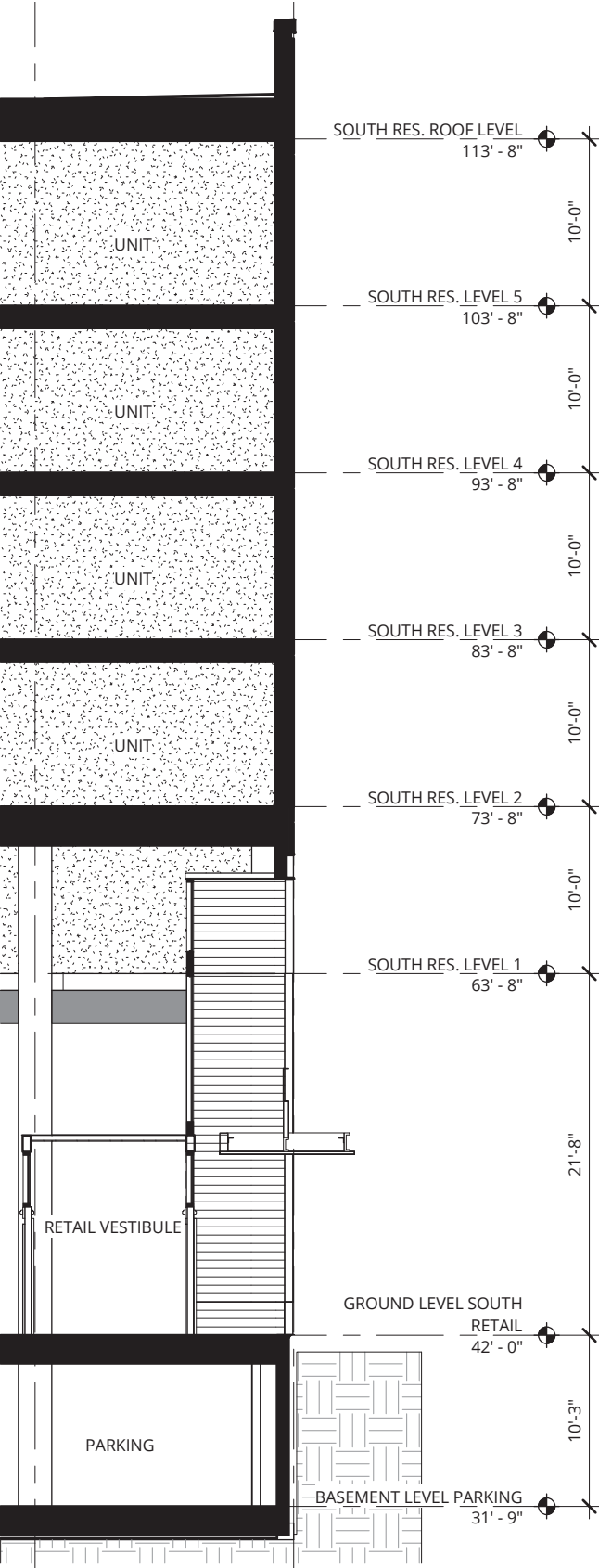
4 - Roll Up Garage Door / Glass



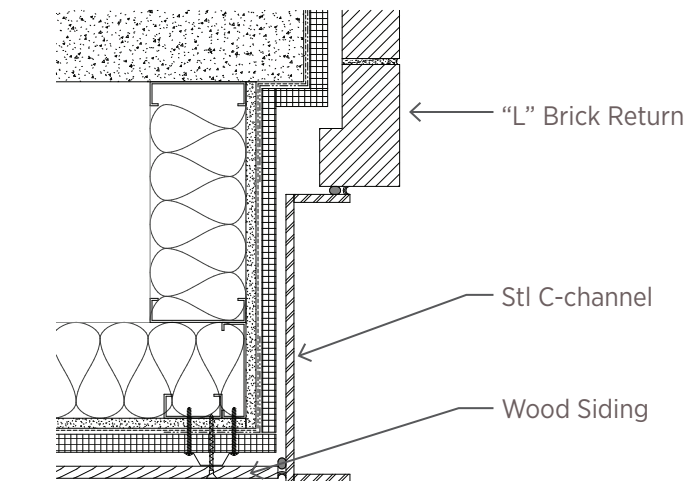
5 - Storefront Window System



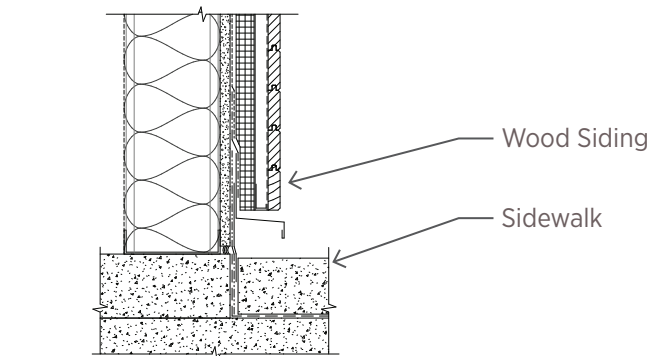
6 - Retail Entry Door



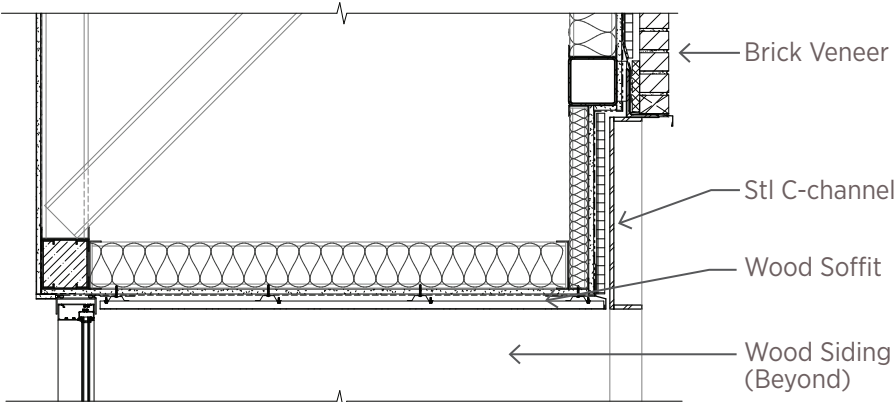
1 - Parapet @ Brick Veneer - 1" = 1'-0"



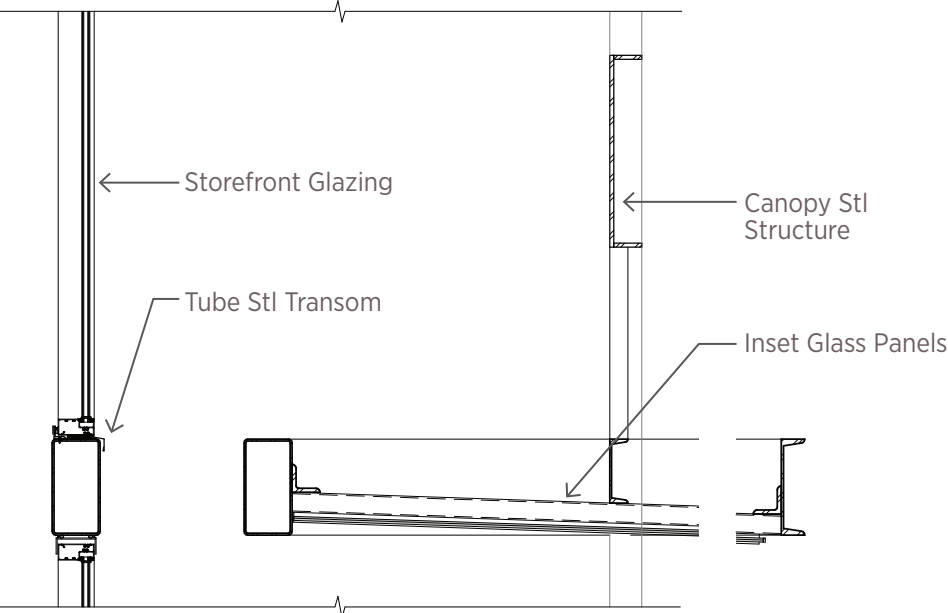
2 - Steel Column @ Retail Entry - 1" = 1'-0"



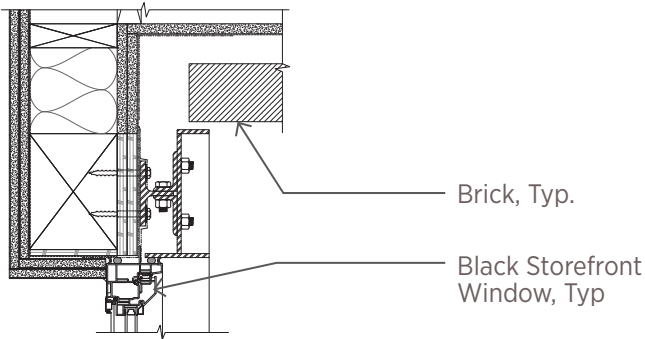
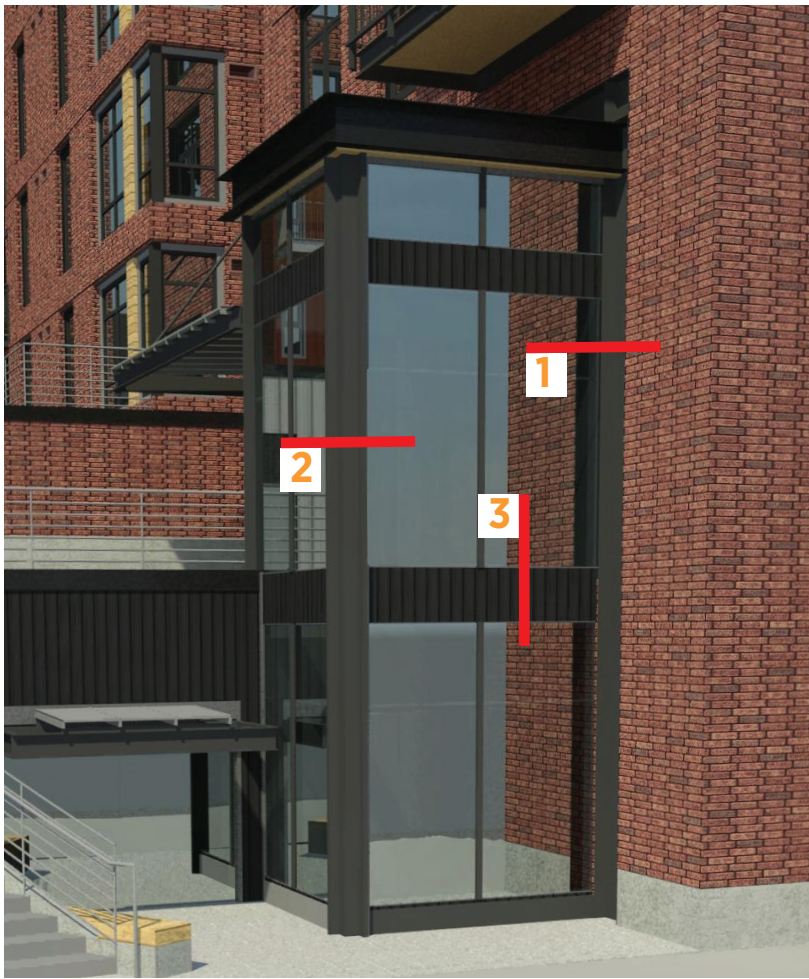
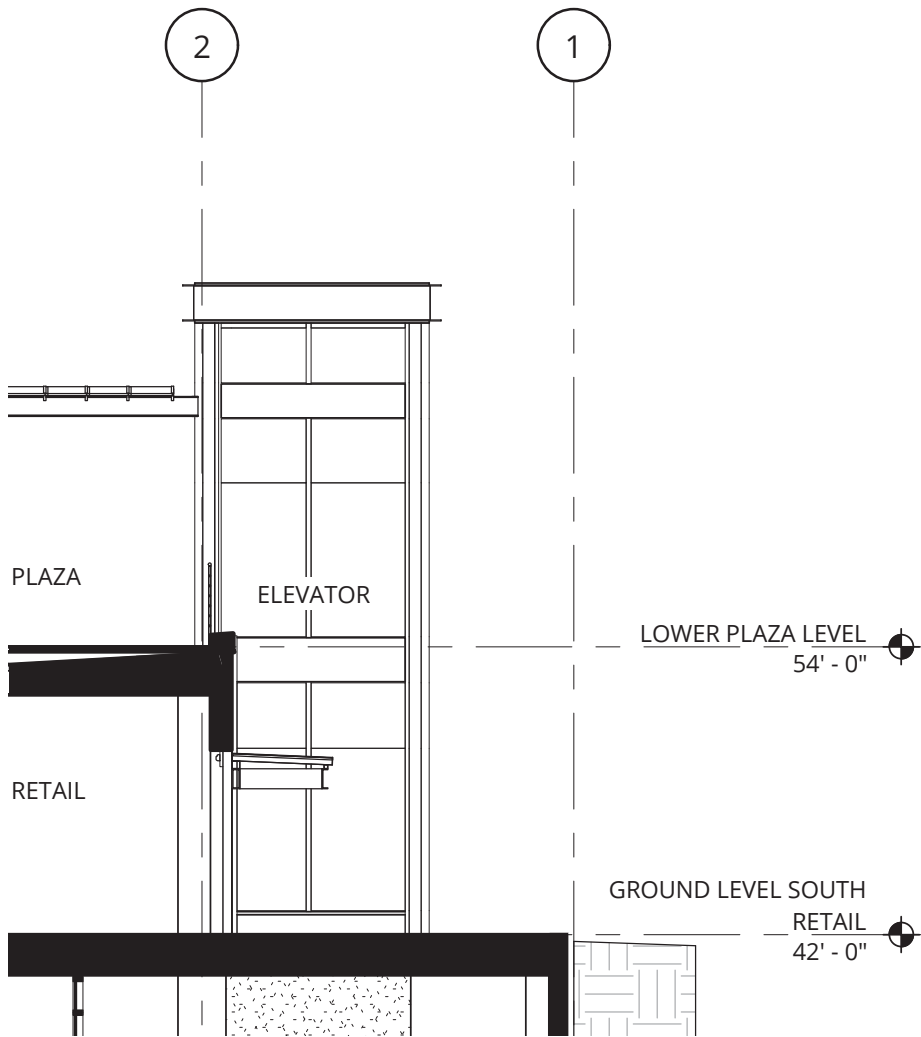
3 - Wood Paneling @ Grade - 1" = 1'-0"



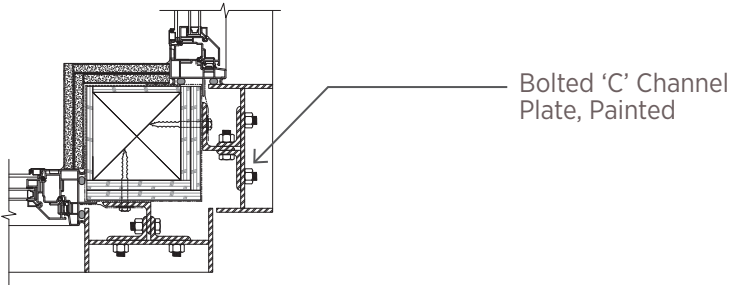
4 - Soffit @ Retail Entry - 1/2" = 1'-0"



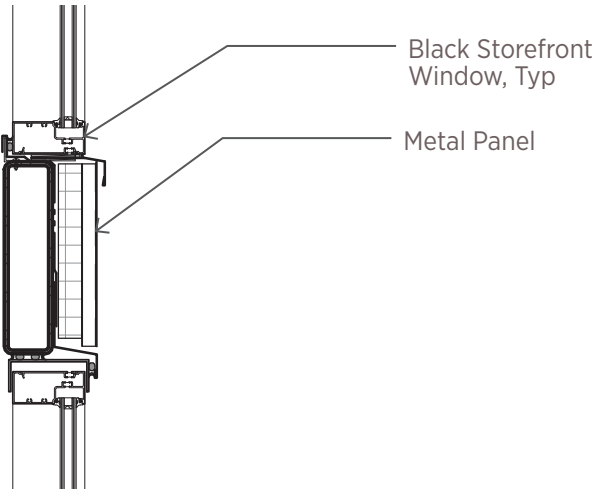
5 - Glass Canopy @ Retail Entry - 1/2" = 1'-0"



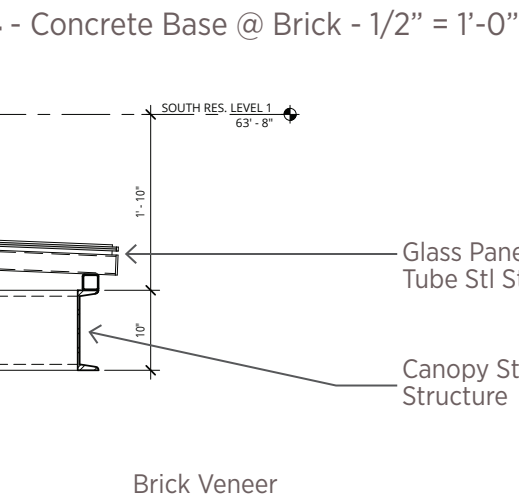
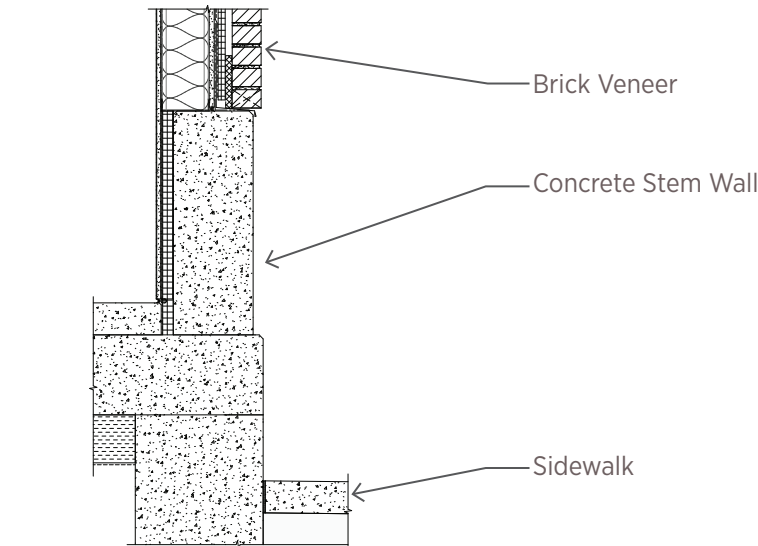
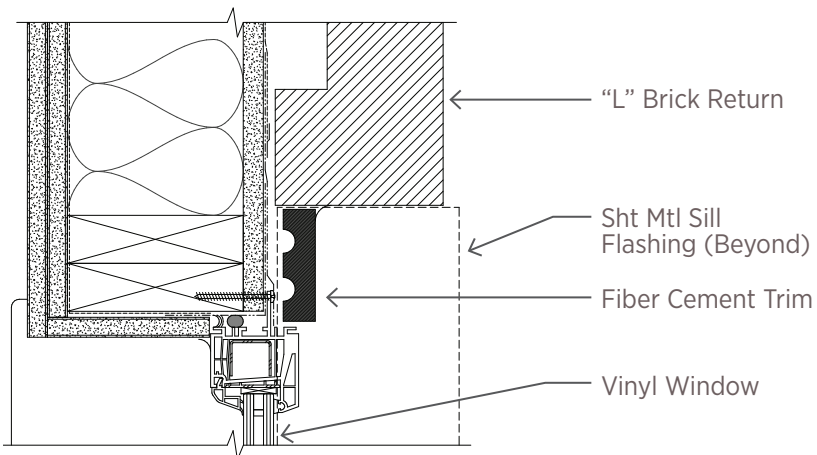
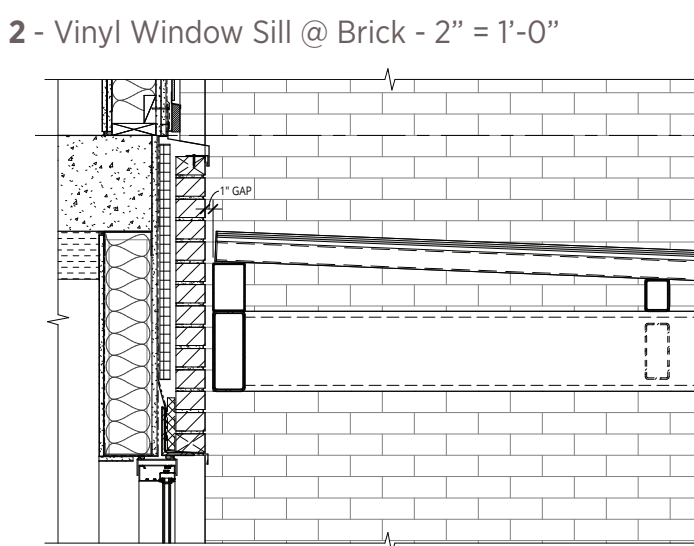
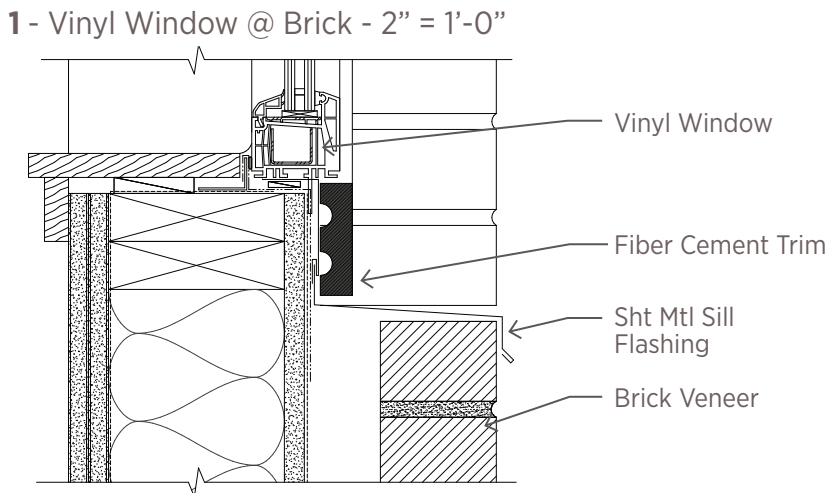
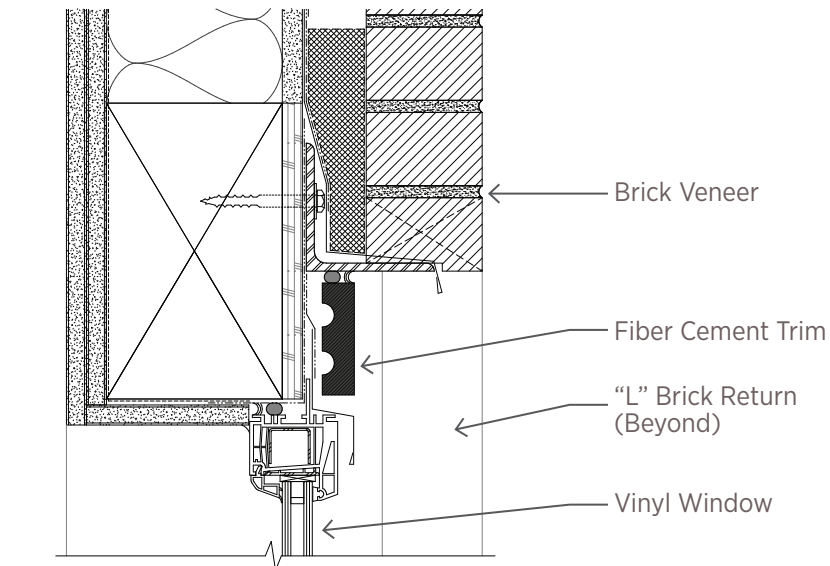
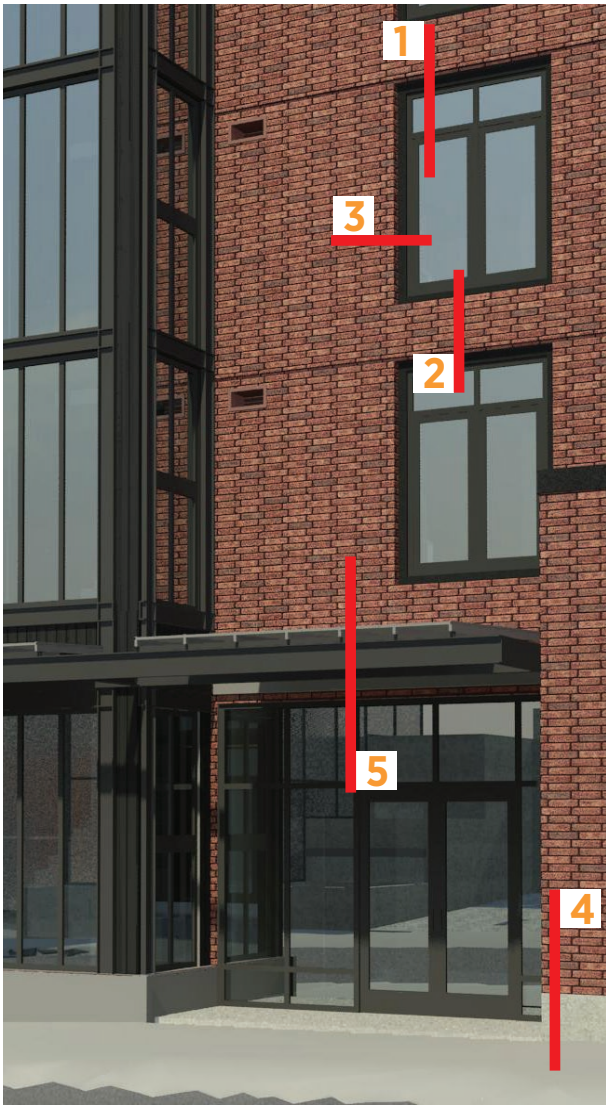
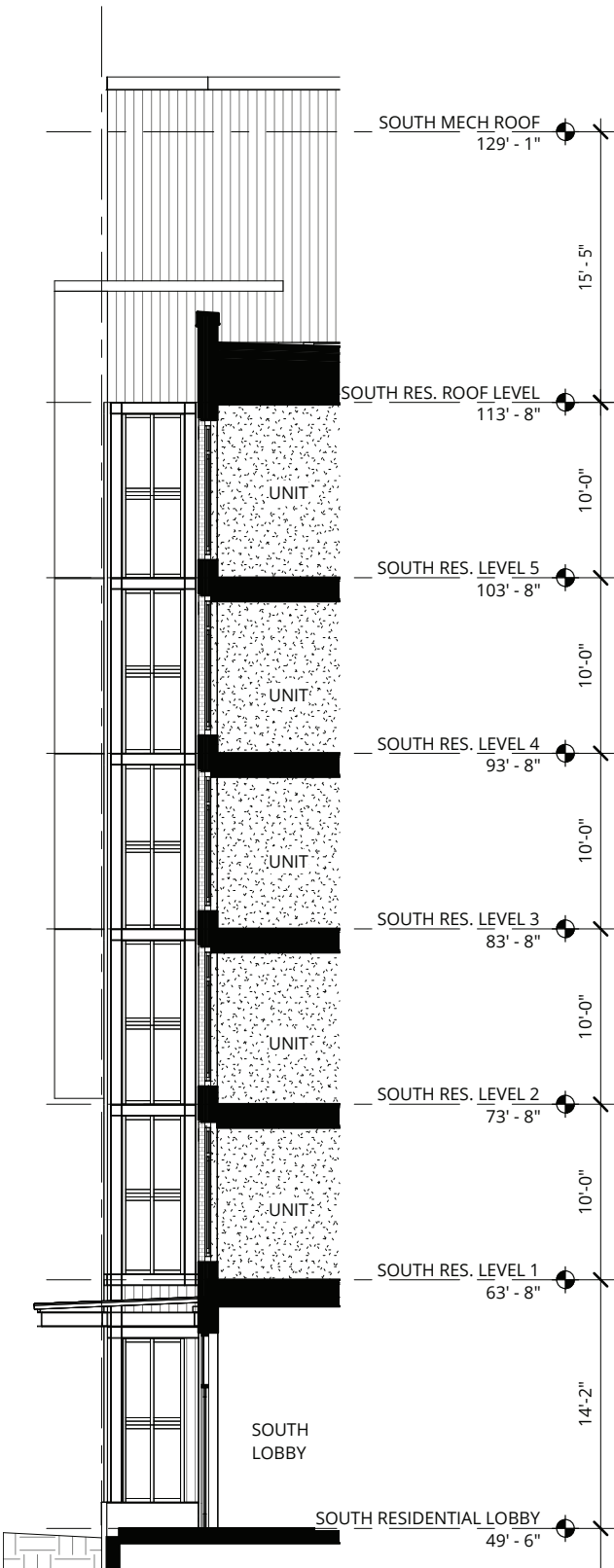
1 - 'C' Channel @ Brick - 1" = 1'-0"

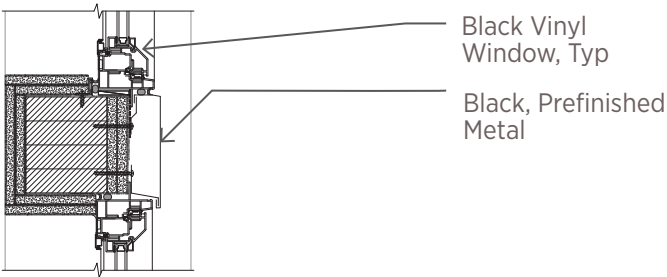
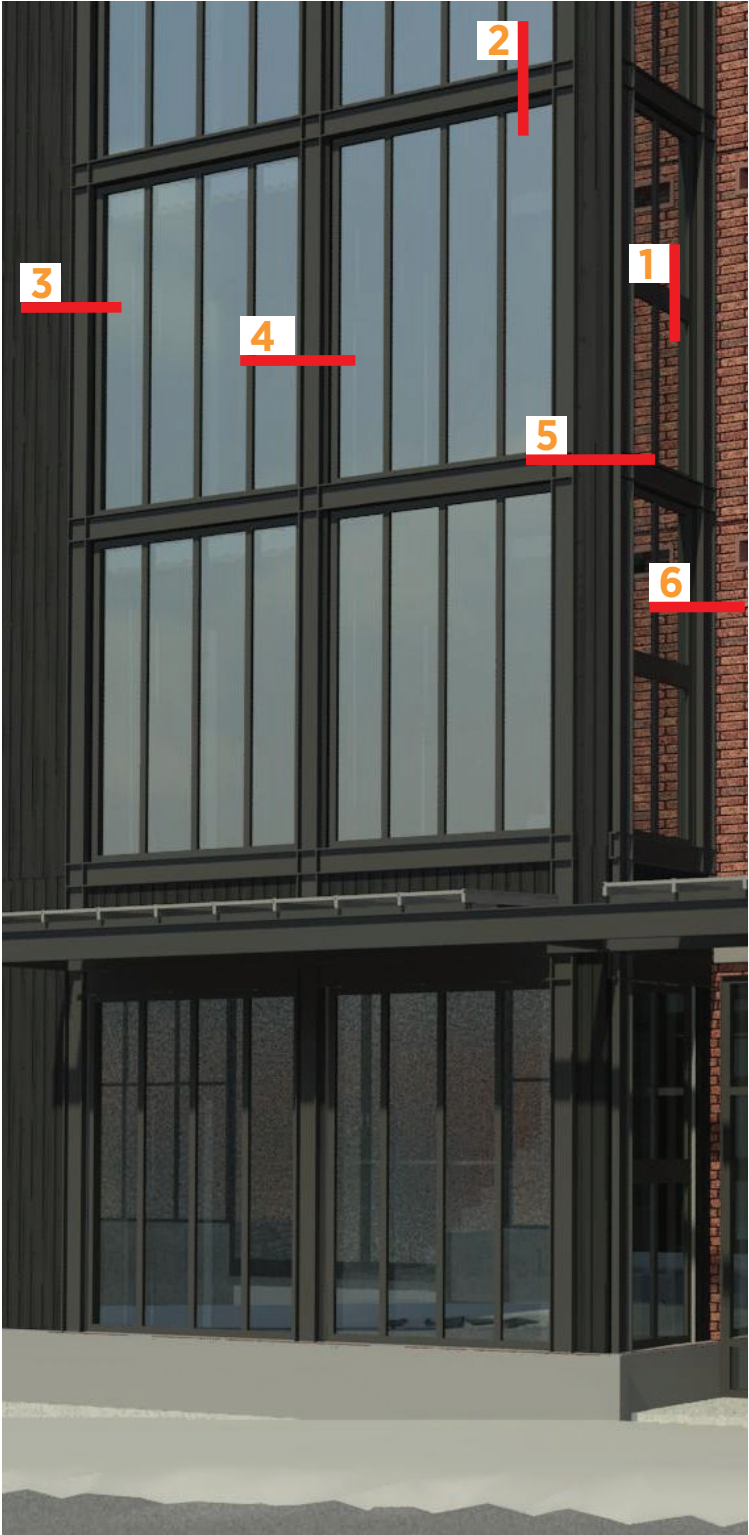
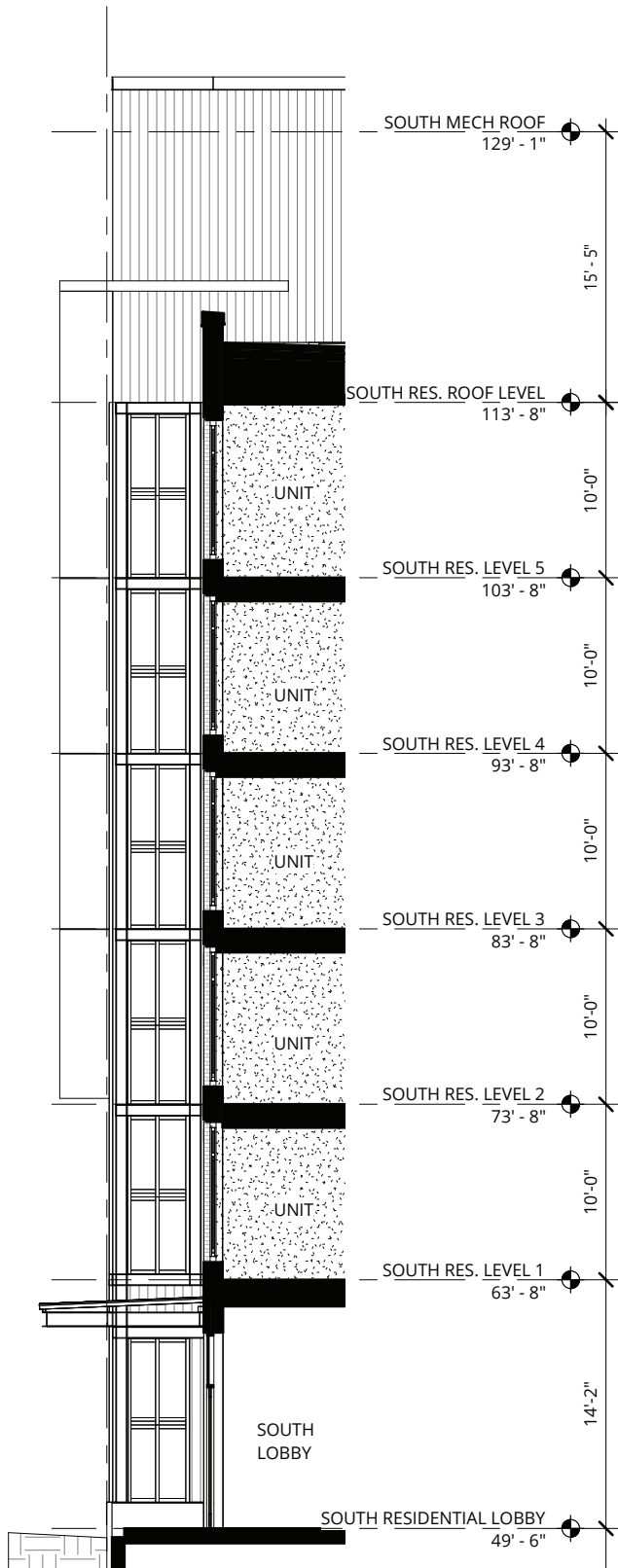


2 - Corner @ 'C' Channel - 1" = 1'-0"

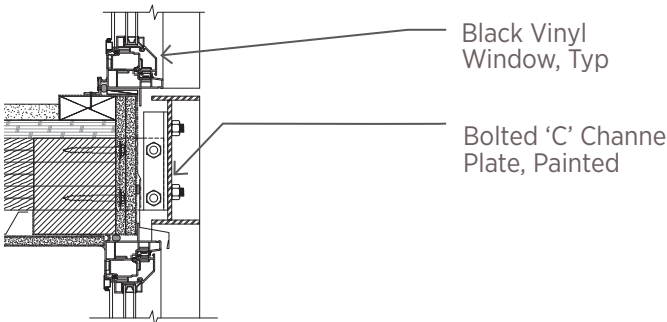


3 - Storefront Sill/Head @ Elevator - 1" = 1'-0"

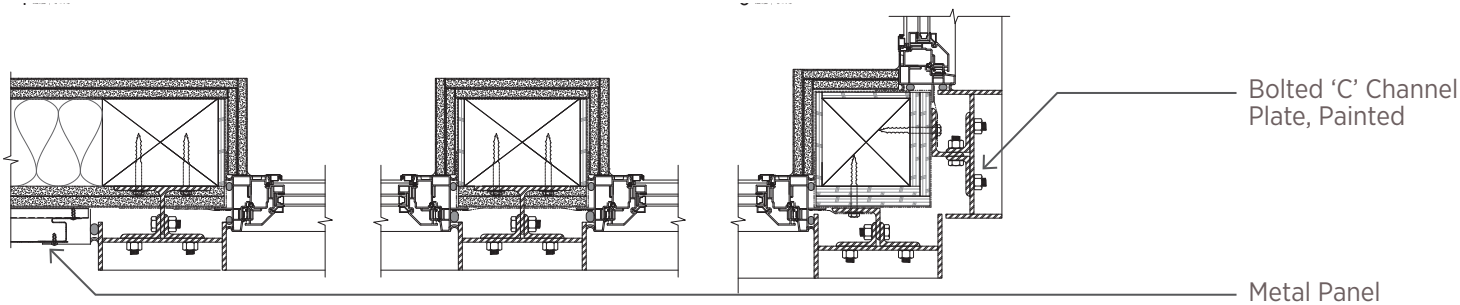
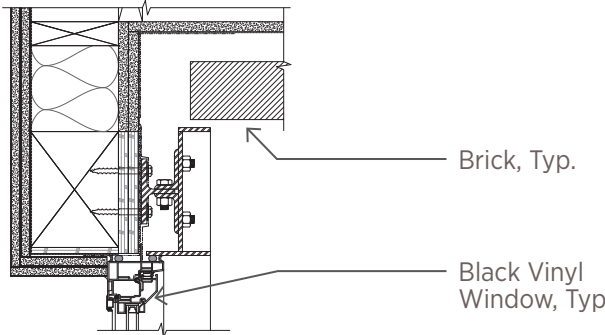




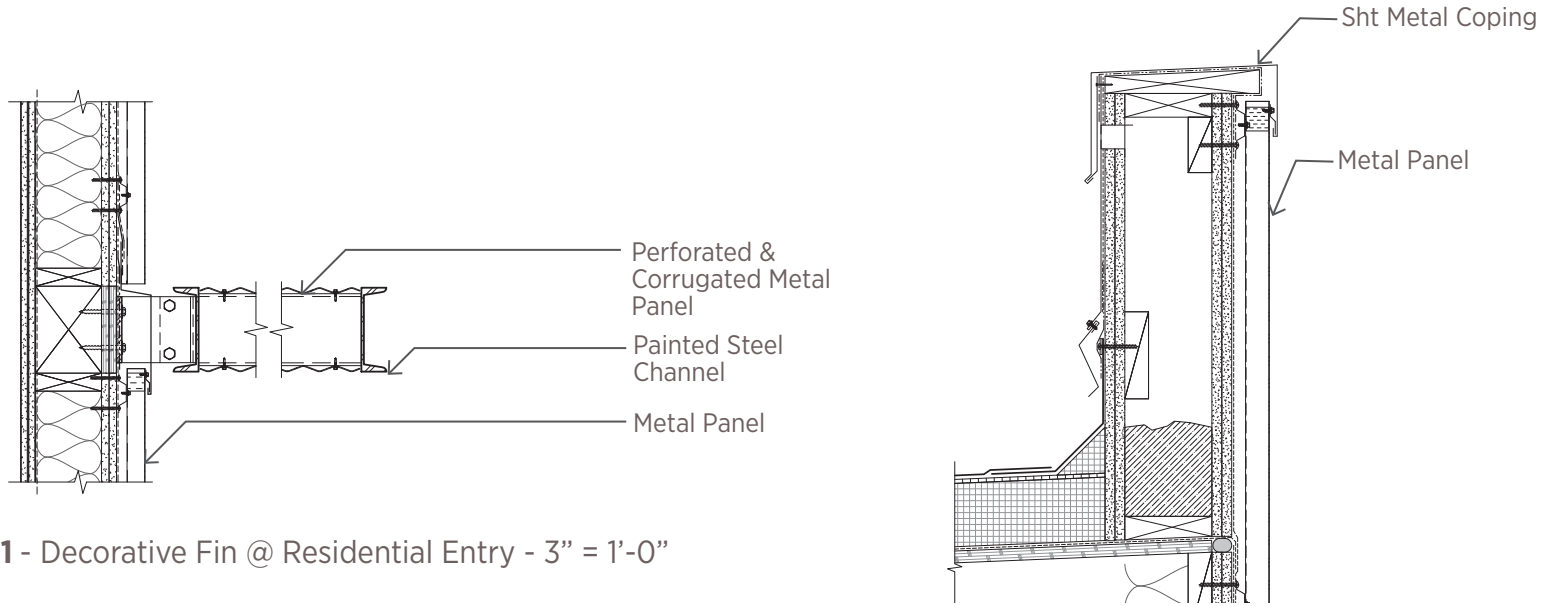
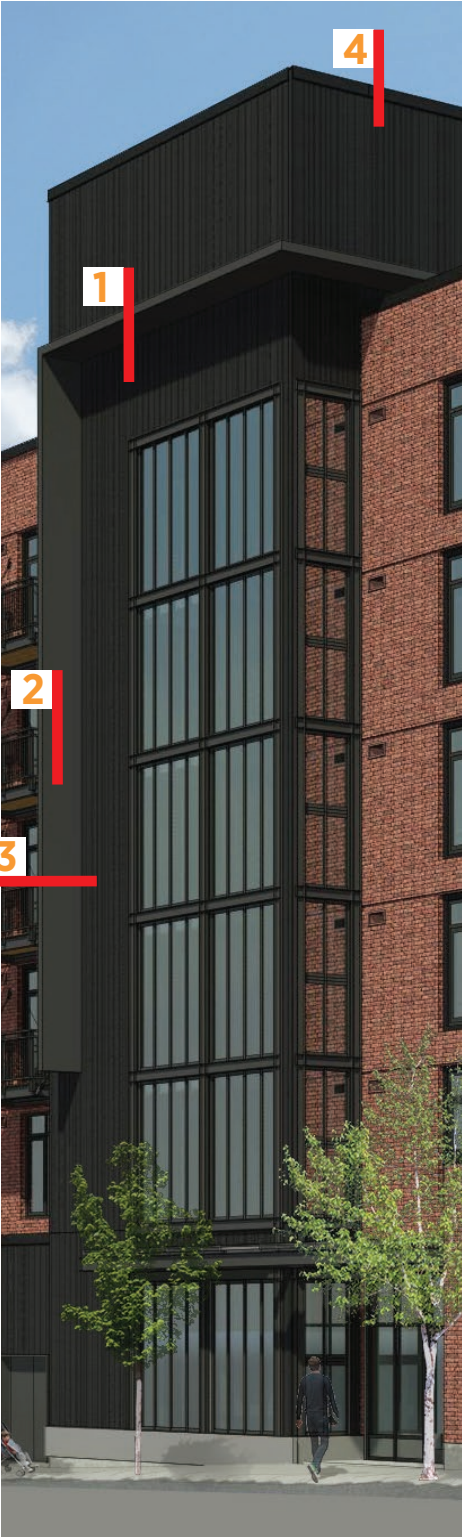
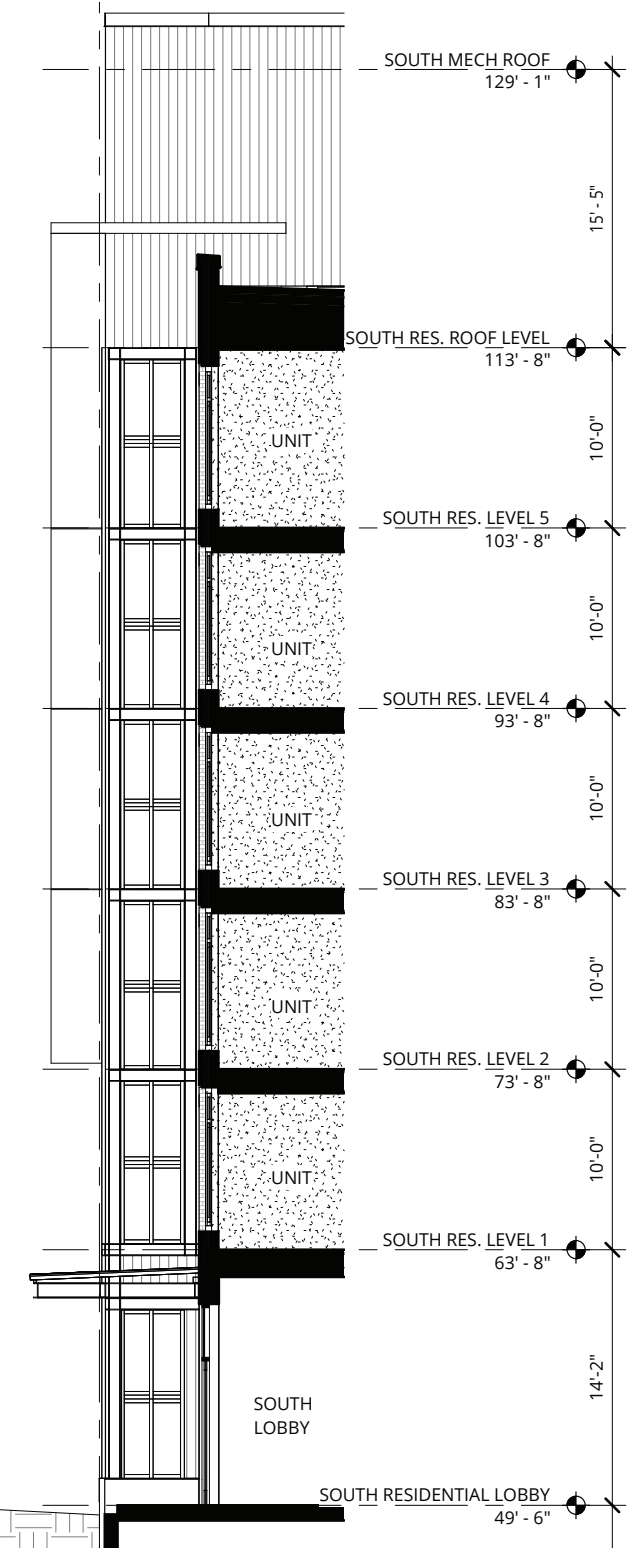
1 - Storefront Window Transom @ Residential Entry - 3" = 1'-0"



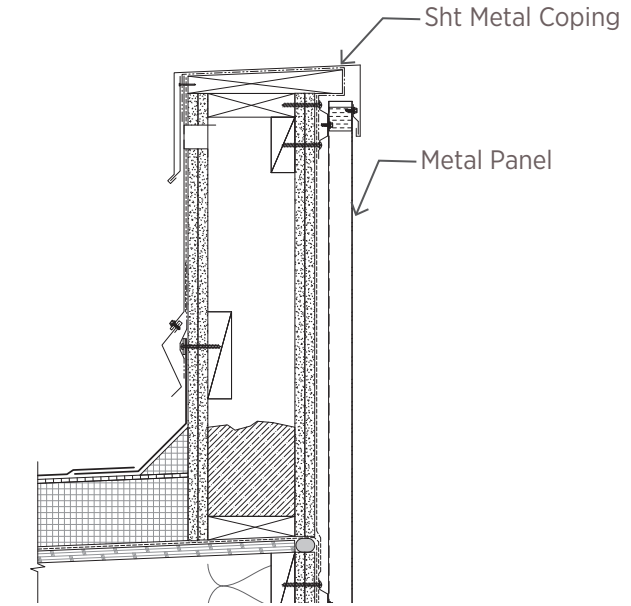
2 - Storefront Window Head @ Floor / Residential Entry - 3" = 1'-0"



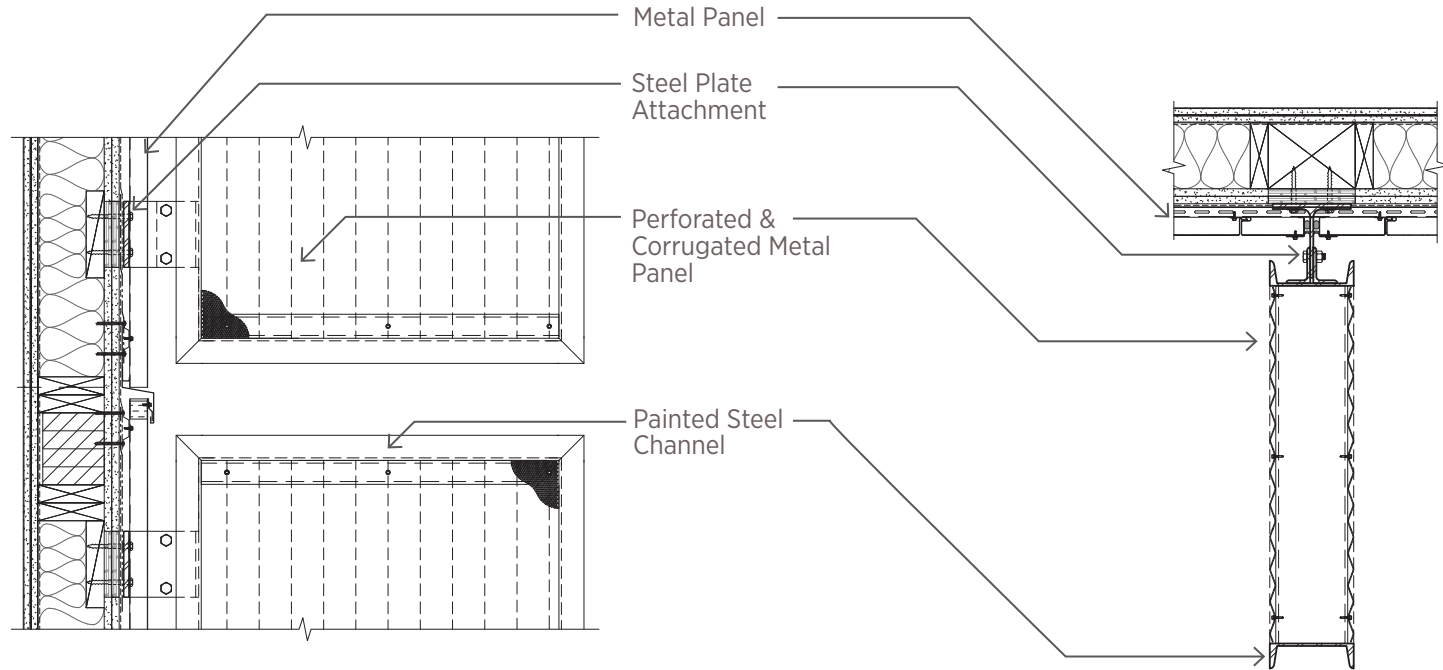
3 / 4 / 5 / 6 - Storefront Window Jambs @ 'C' Channel - 3" = 1'-0"



1 - Decorative Fin @ Residential Entry - 3" = 1'-0"

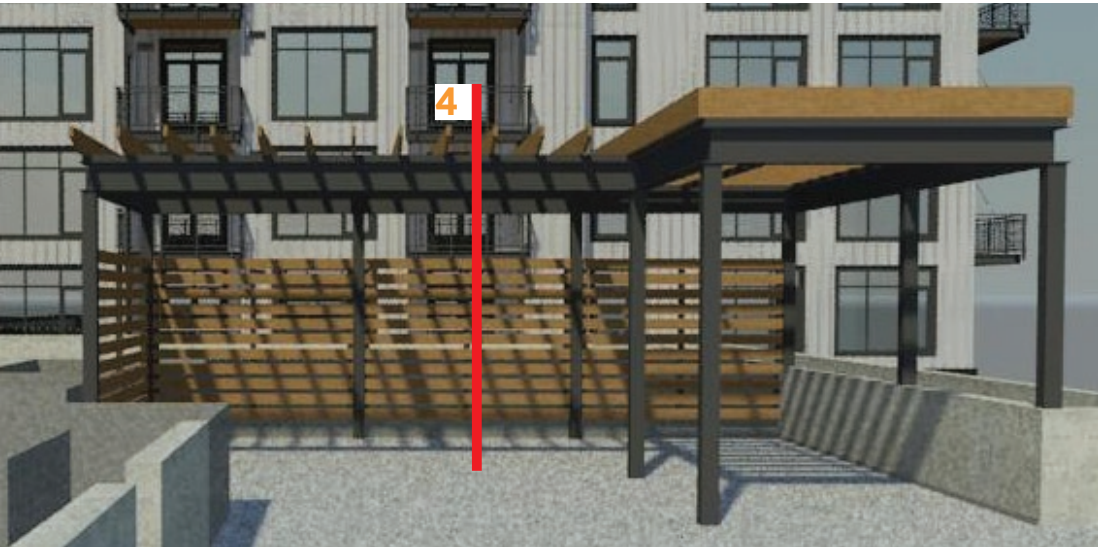
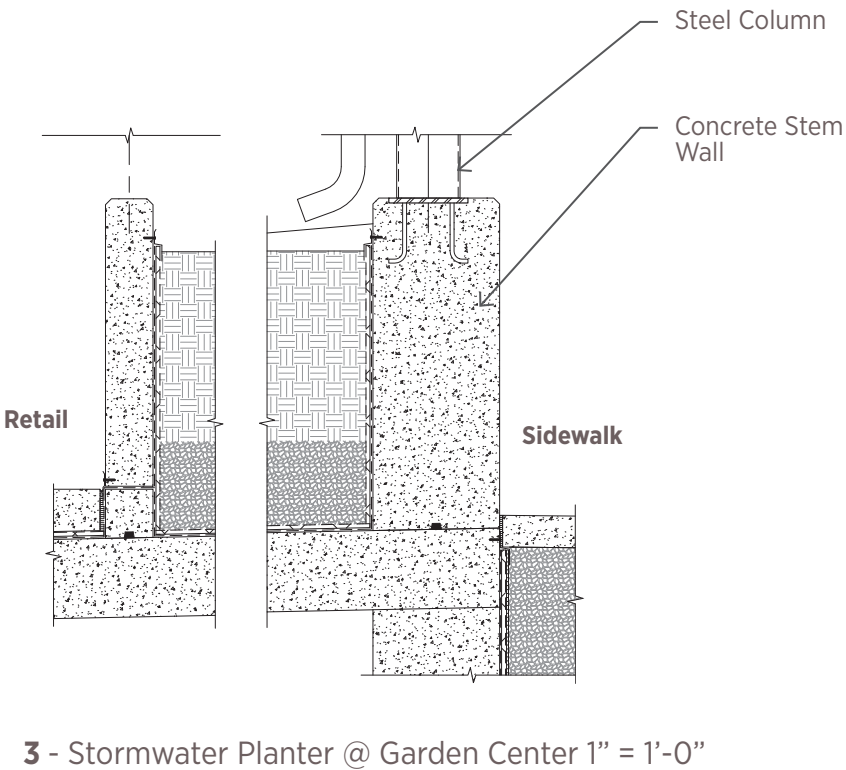
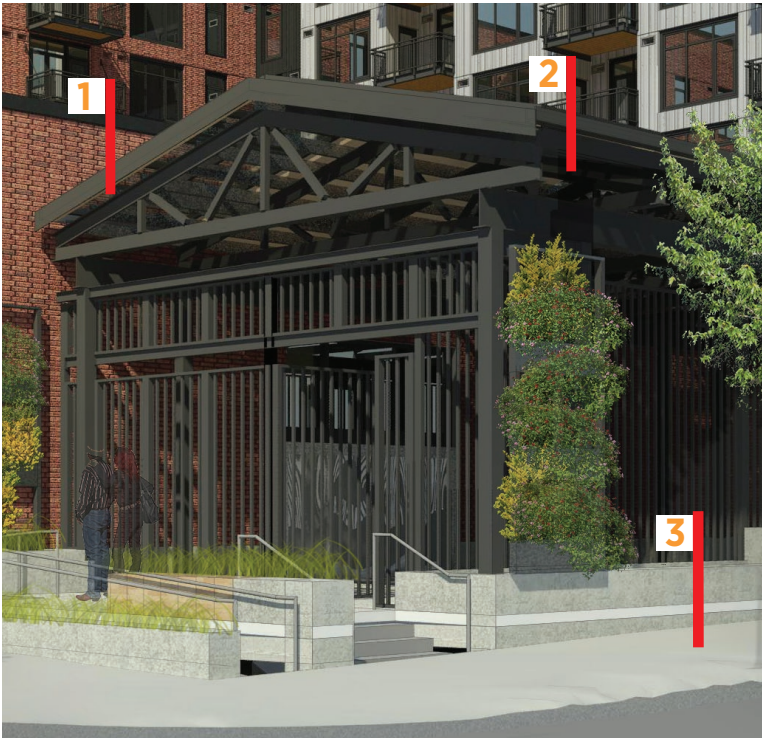
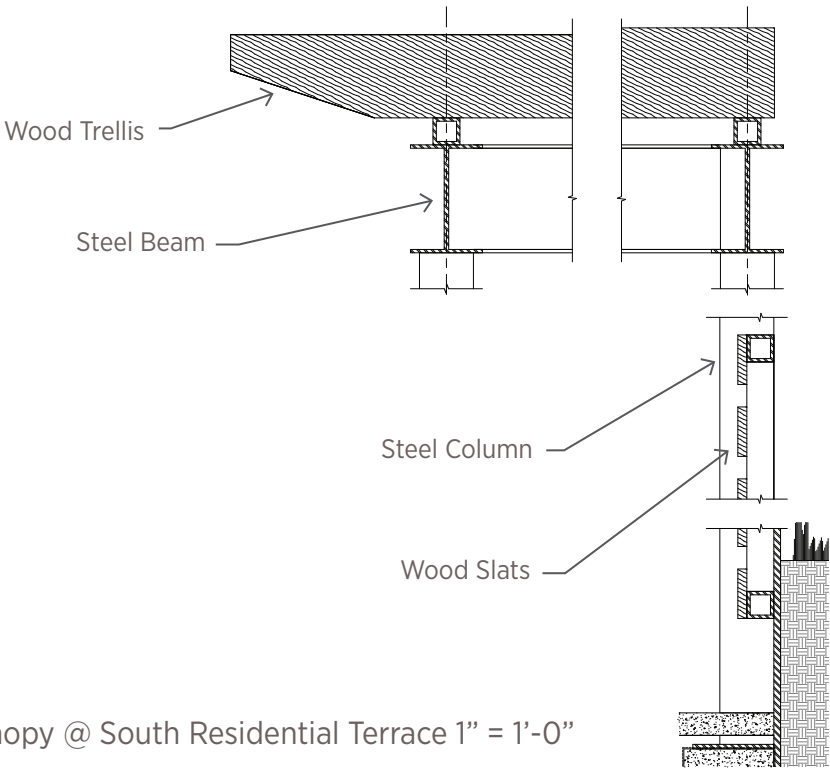
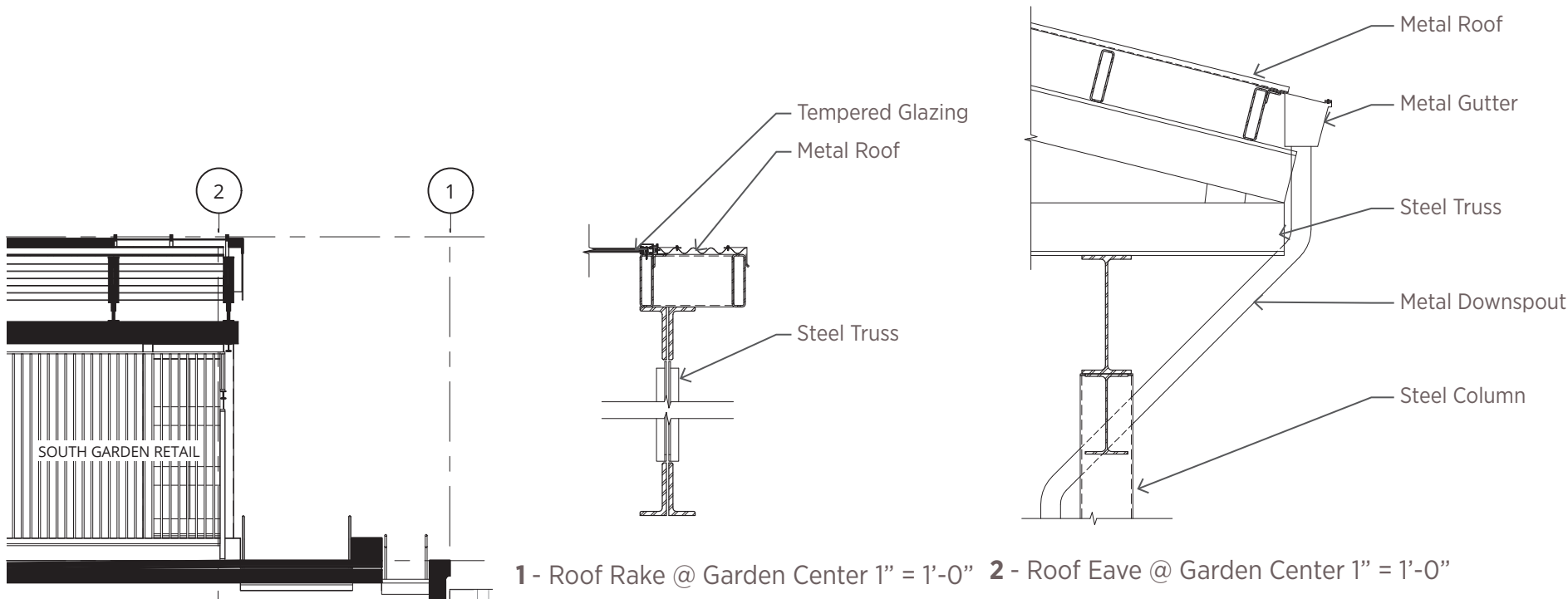


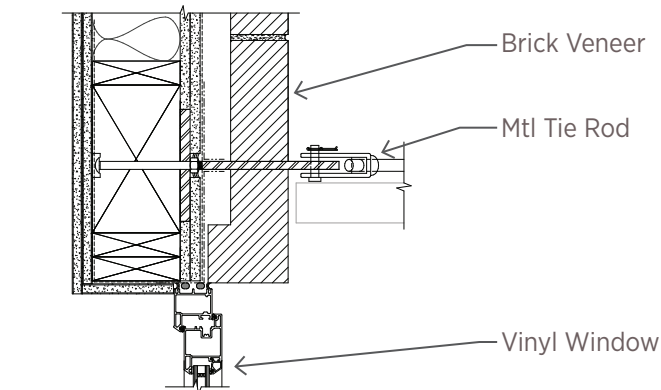
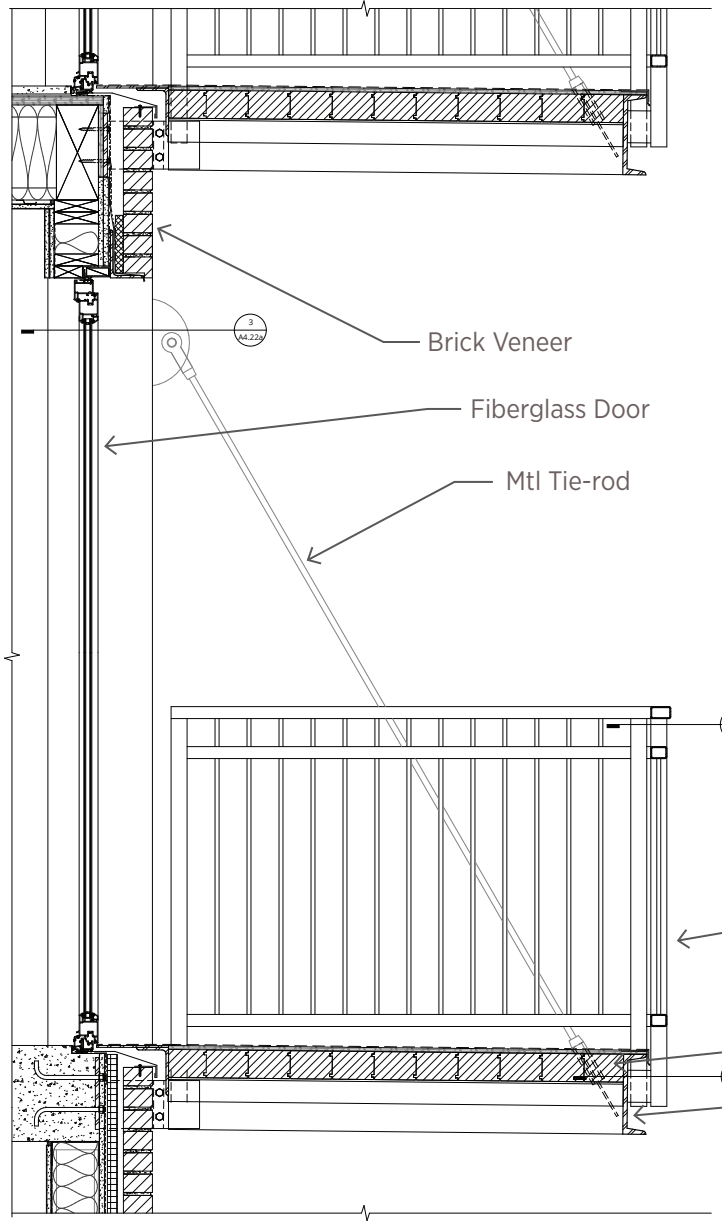
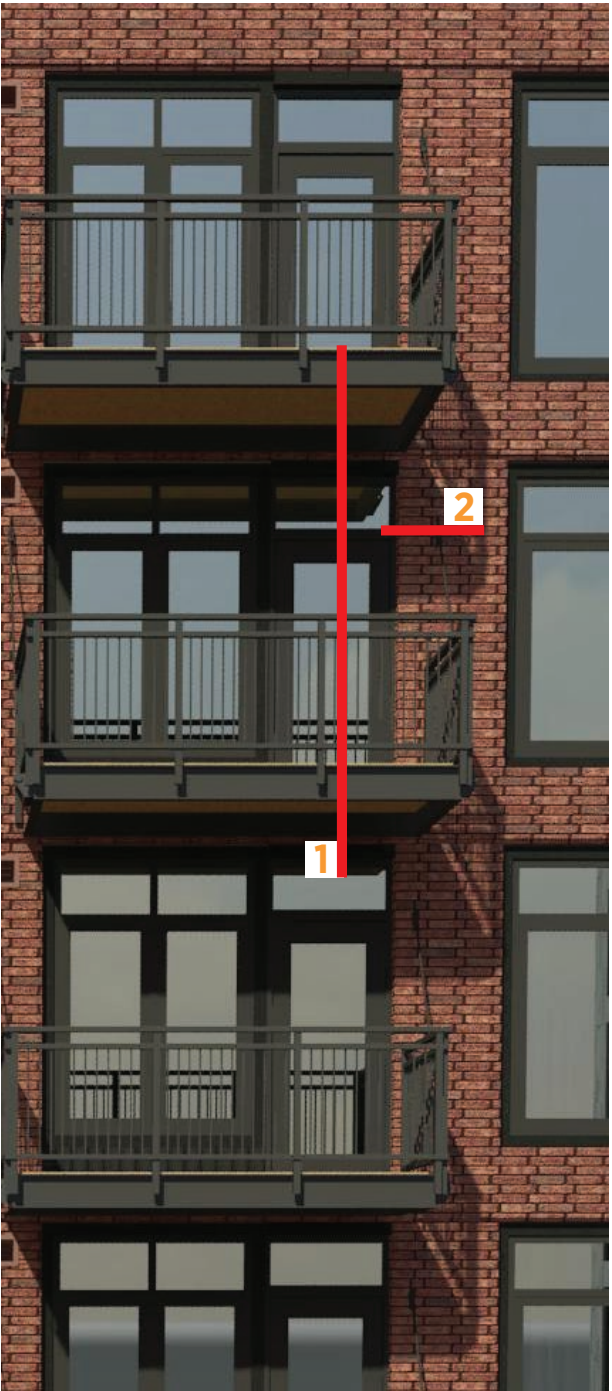
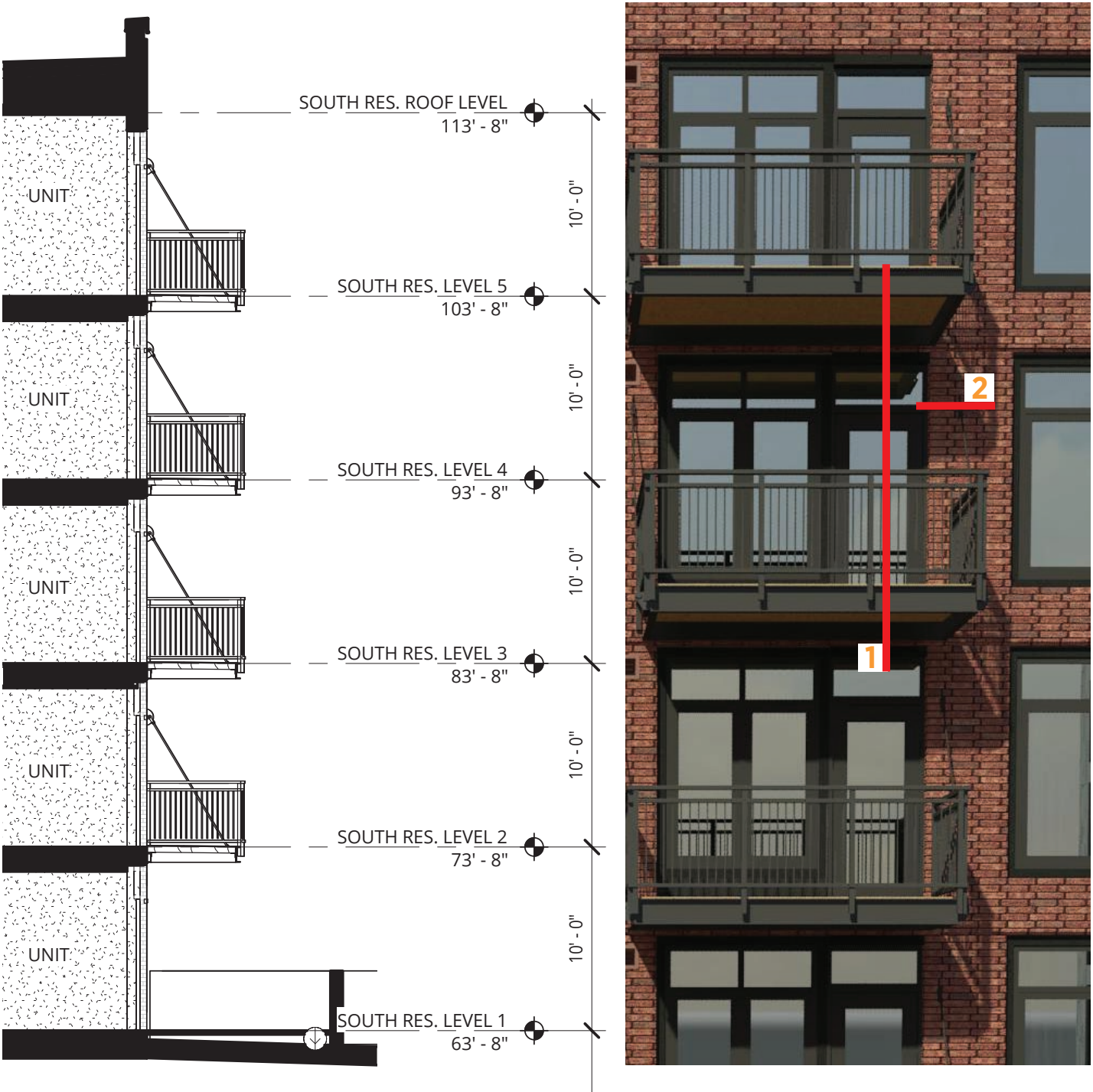
4 - Parapet @ Metal Panel Siding 1" = 1'-0"



2 - Decorative Fin @ Residential Entry - 3" = 1'-0"

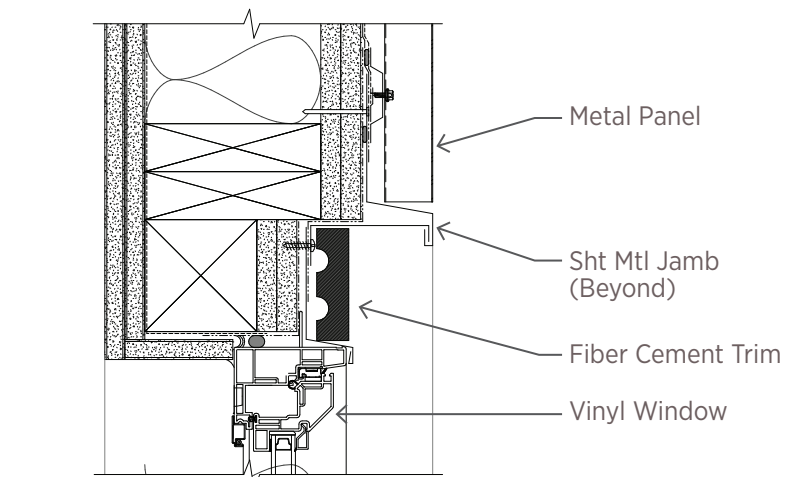
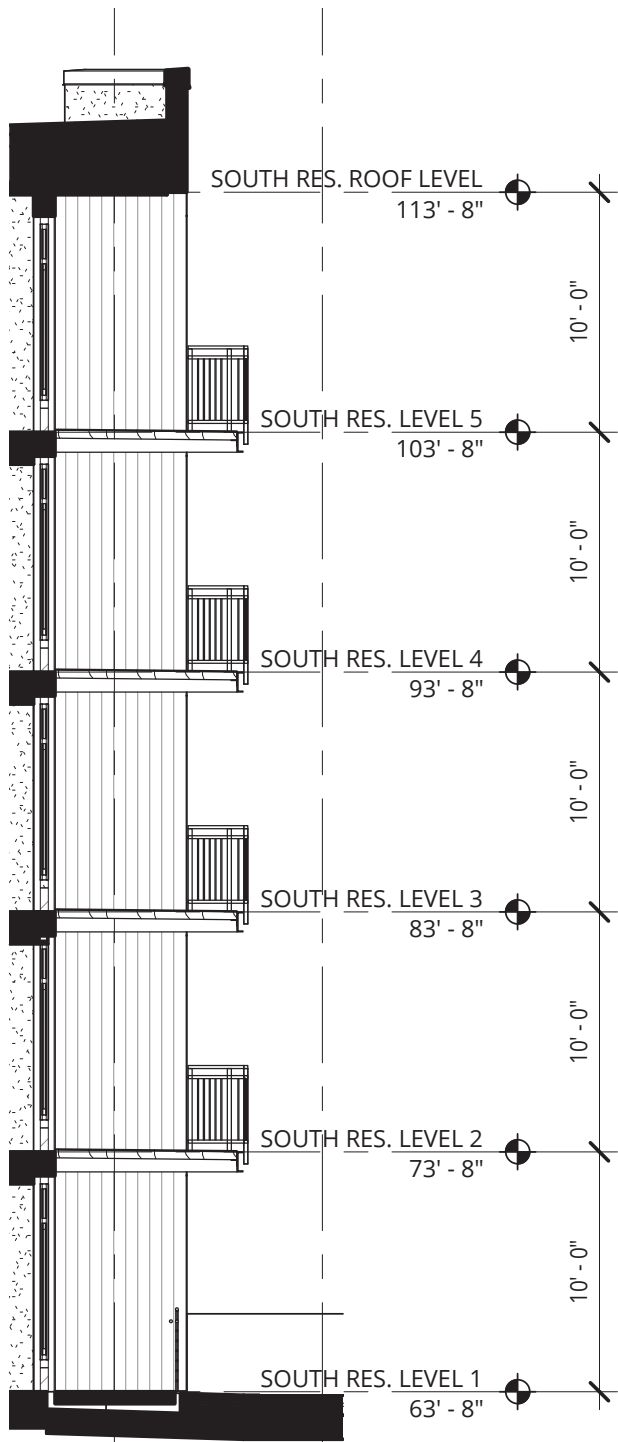
3 - Decorative Fin @ Residential Entry - 3" = 1'-0"



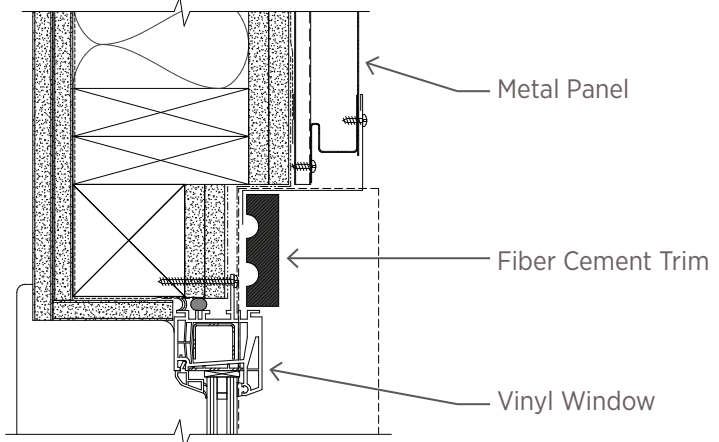


2- Clevis Attachment - 1" = 1'-0"

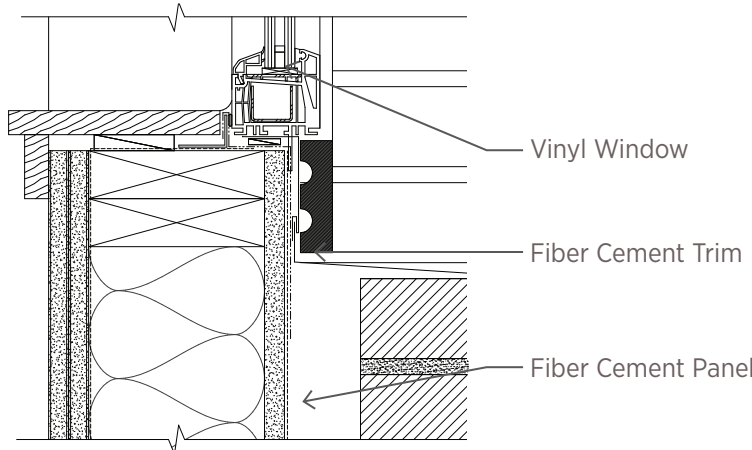
1 - Deck Connection @ Wood Studs - 1/2" = 1'-0"



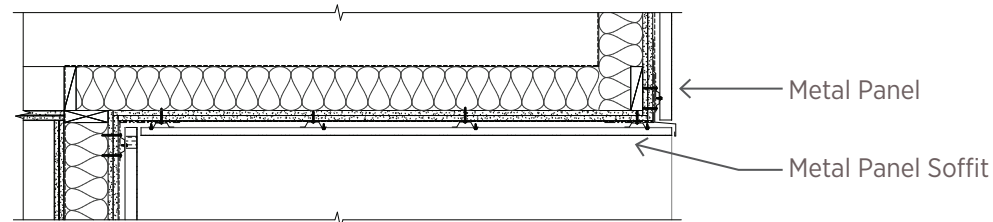
3 - Vinyl Window Head @ Metal Siding - 2" = 1'-0"



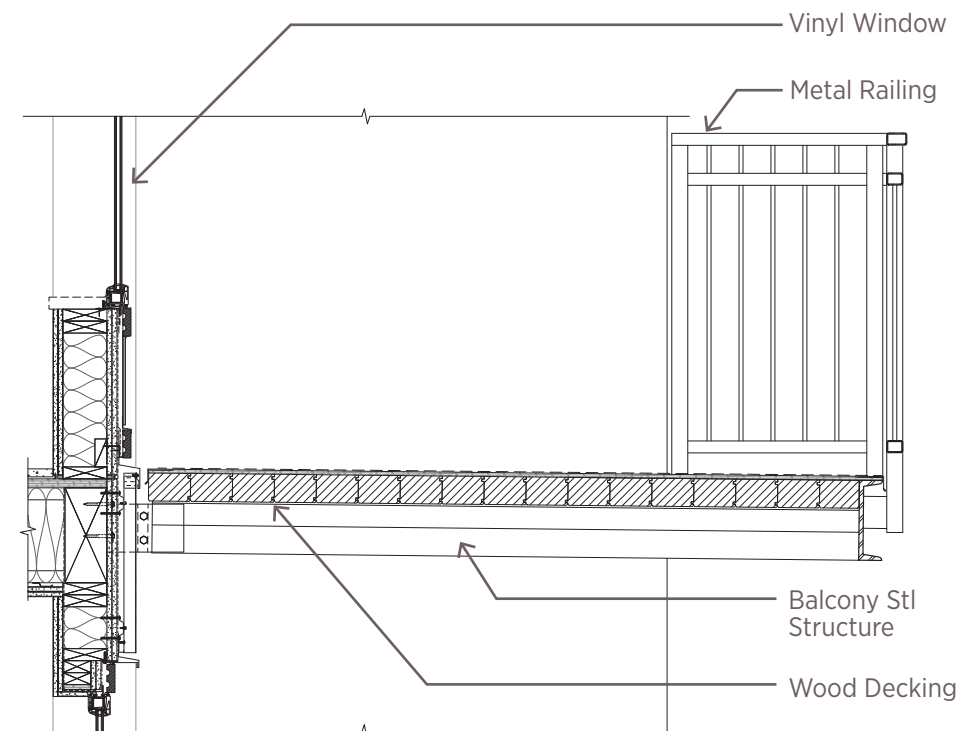
4 - Vinyl Window Jamb @ Metal Panel - 2" = 1'-0"



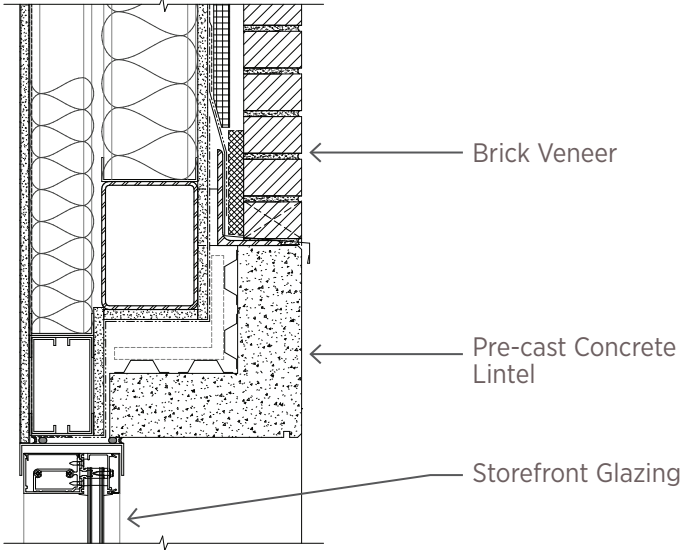
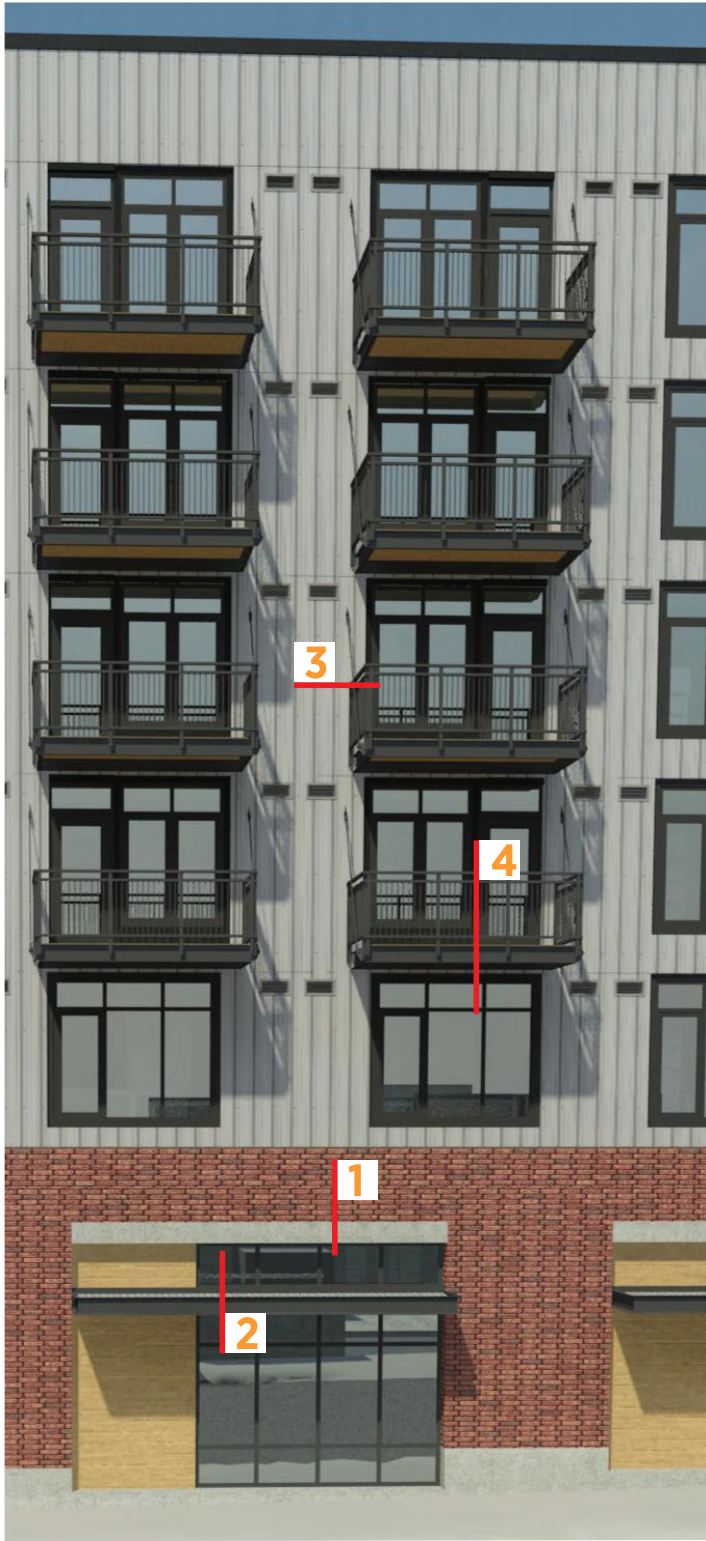
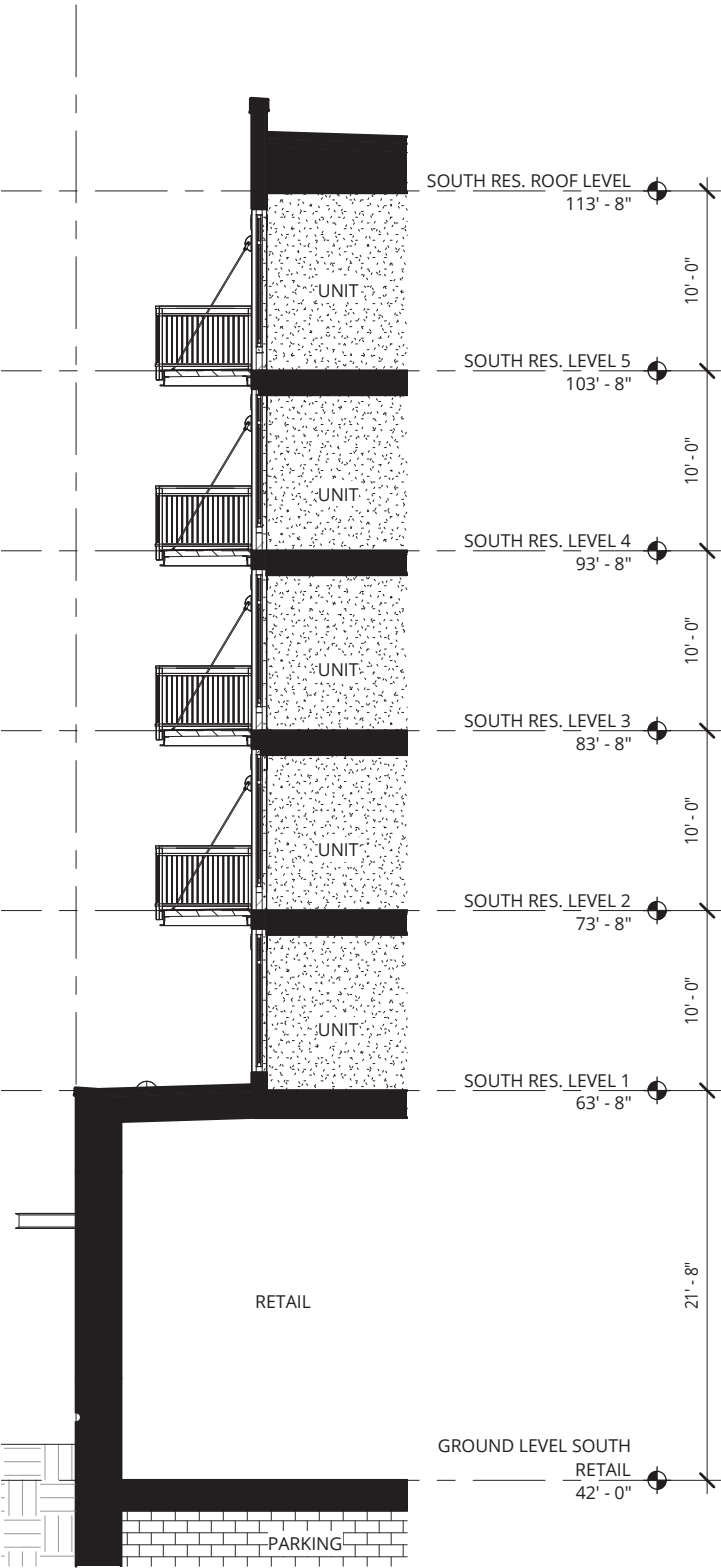
5 - Vinyl Window Sill @ Metal Panel - 2" = 1'-0"



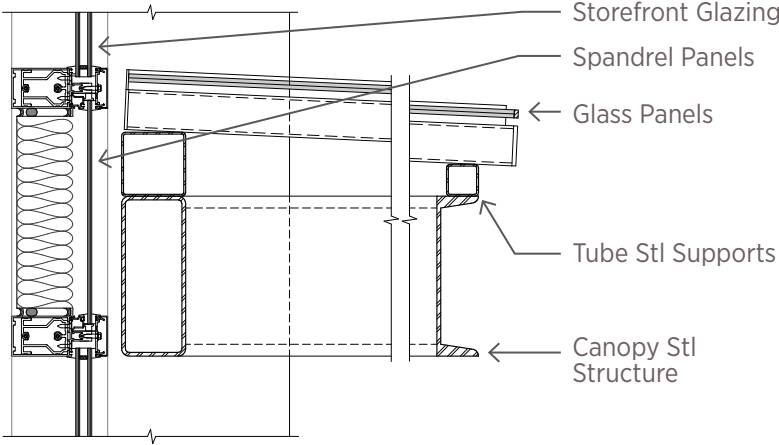
1 - Recessed Deck Soffit - 1/2" = 1'-0"



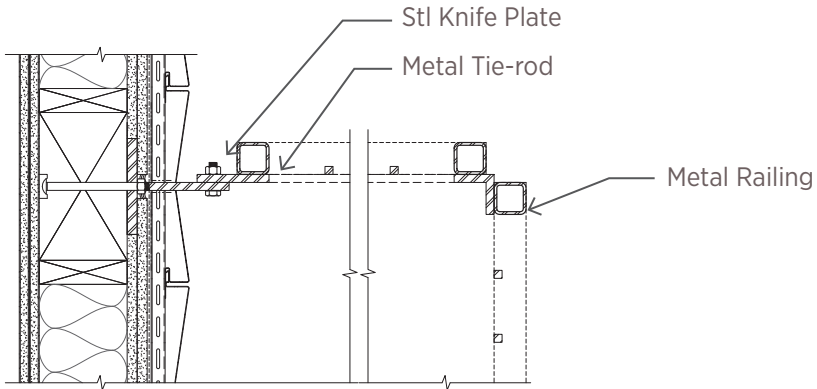
4 - Recessed Balcony - @ Metal Panel - 1/2" = 1'-0"



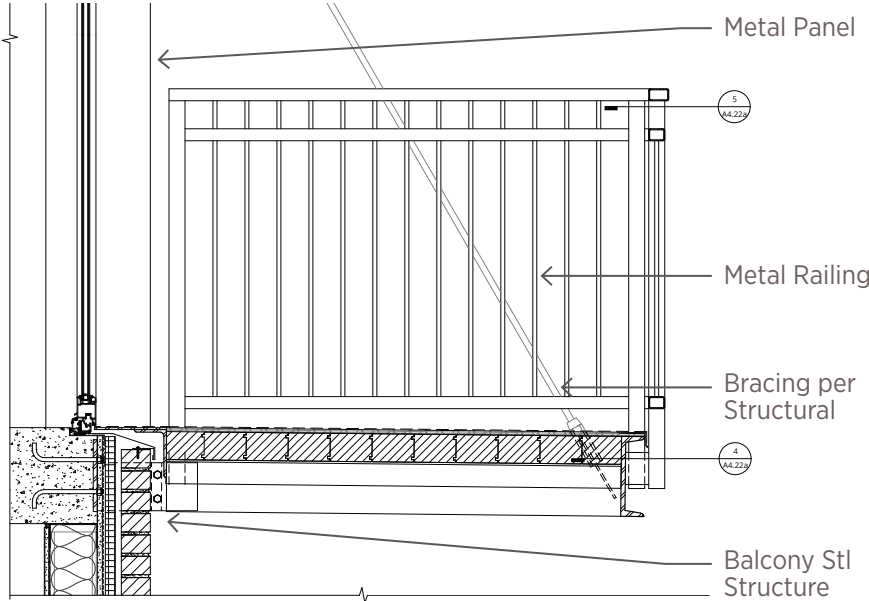
1 - Storefront Lintel @ Brick - 1" = 1'-0"



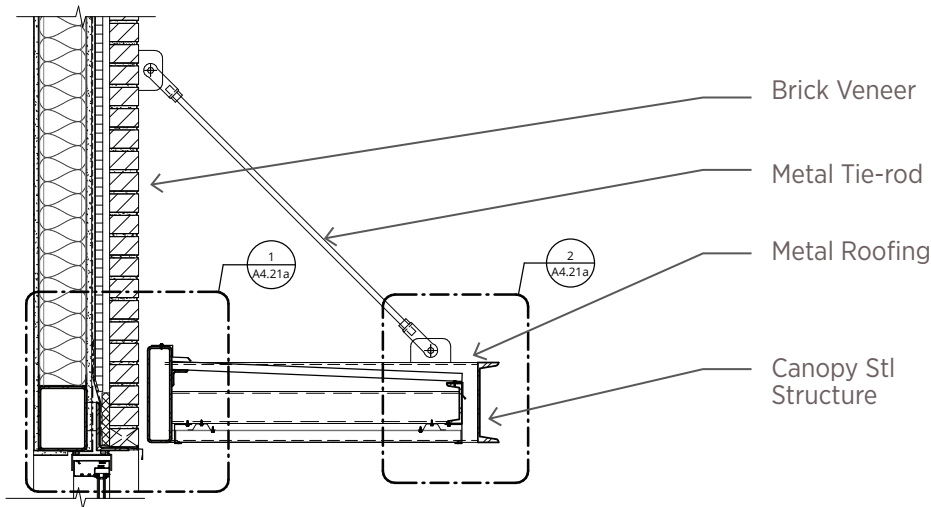
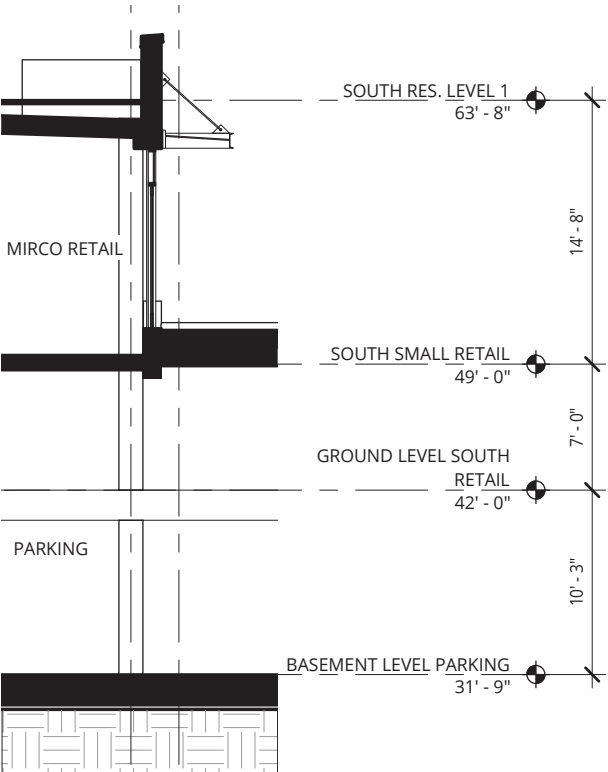
2 - Glass Canopy @ Storefront - 1" = 1'-0"



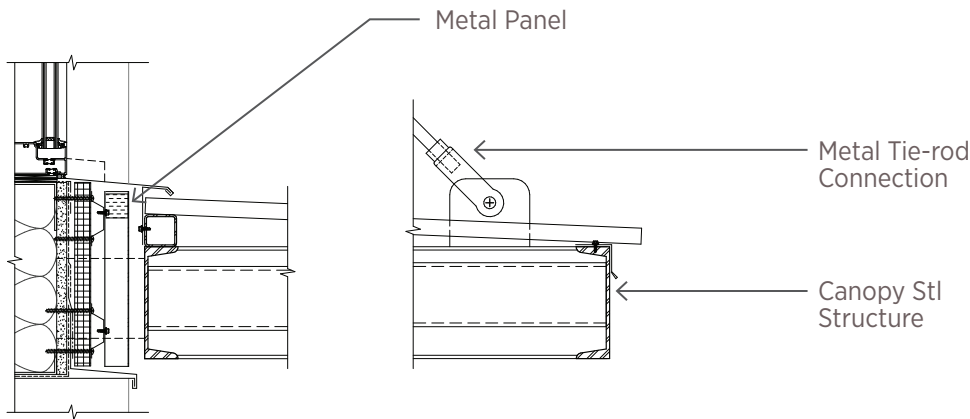
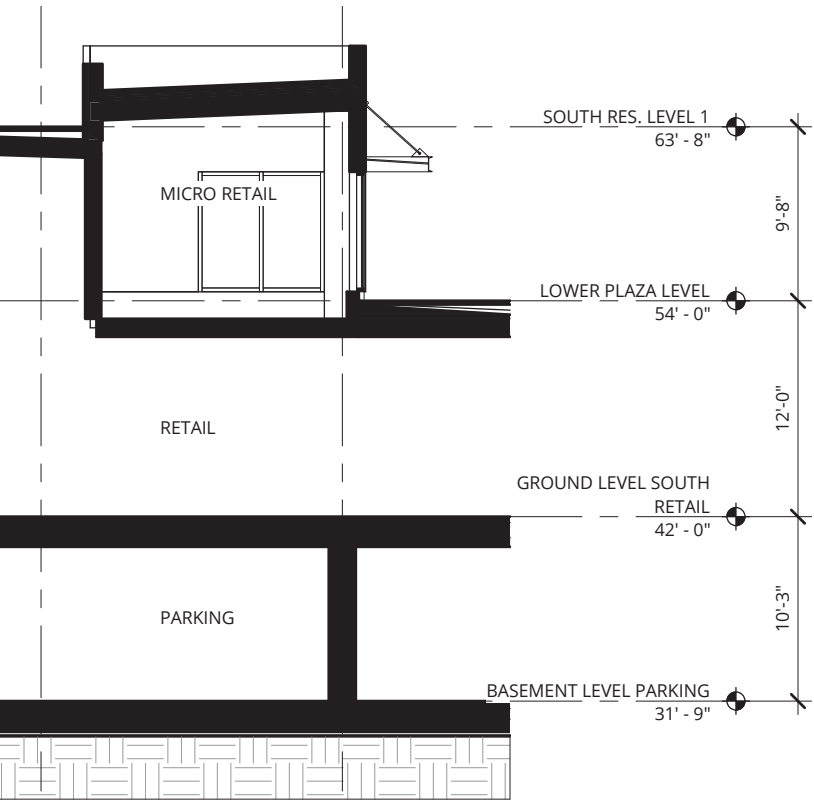
3 - Balcony Connection @ Metal Panel
(SIM to North B.) - 1" = 1'-0"



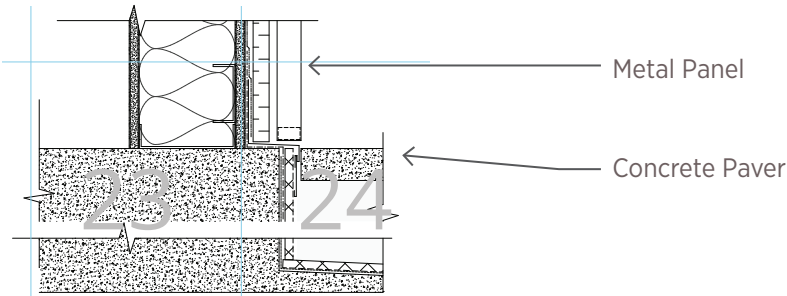
4 - Attached Balcony @ Metal Panel
(SIM w/ Metal Panel Cladding) - 1/2" = 1'-0"



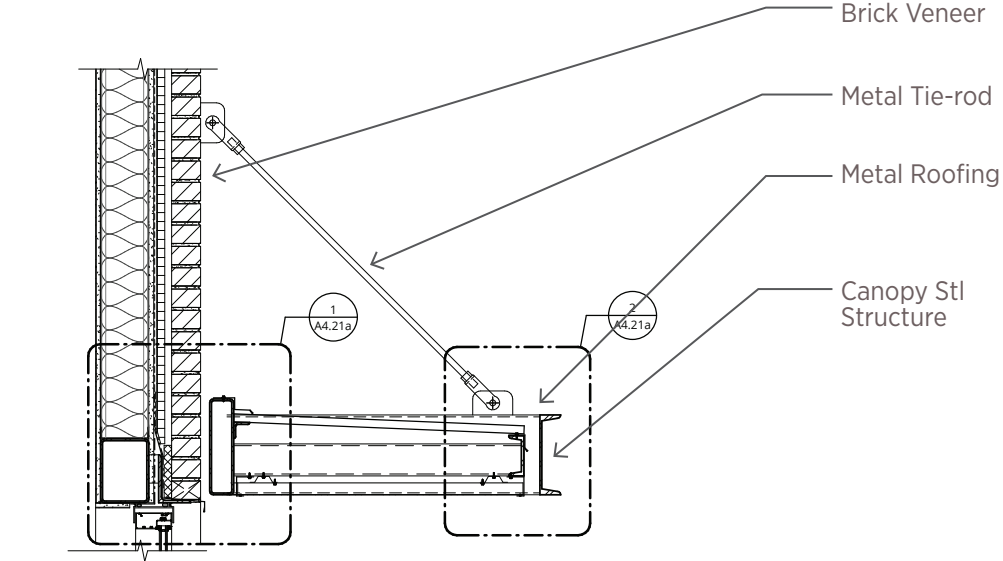
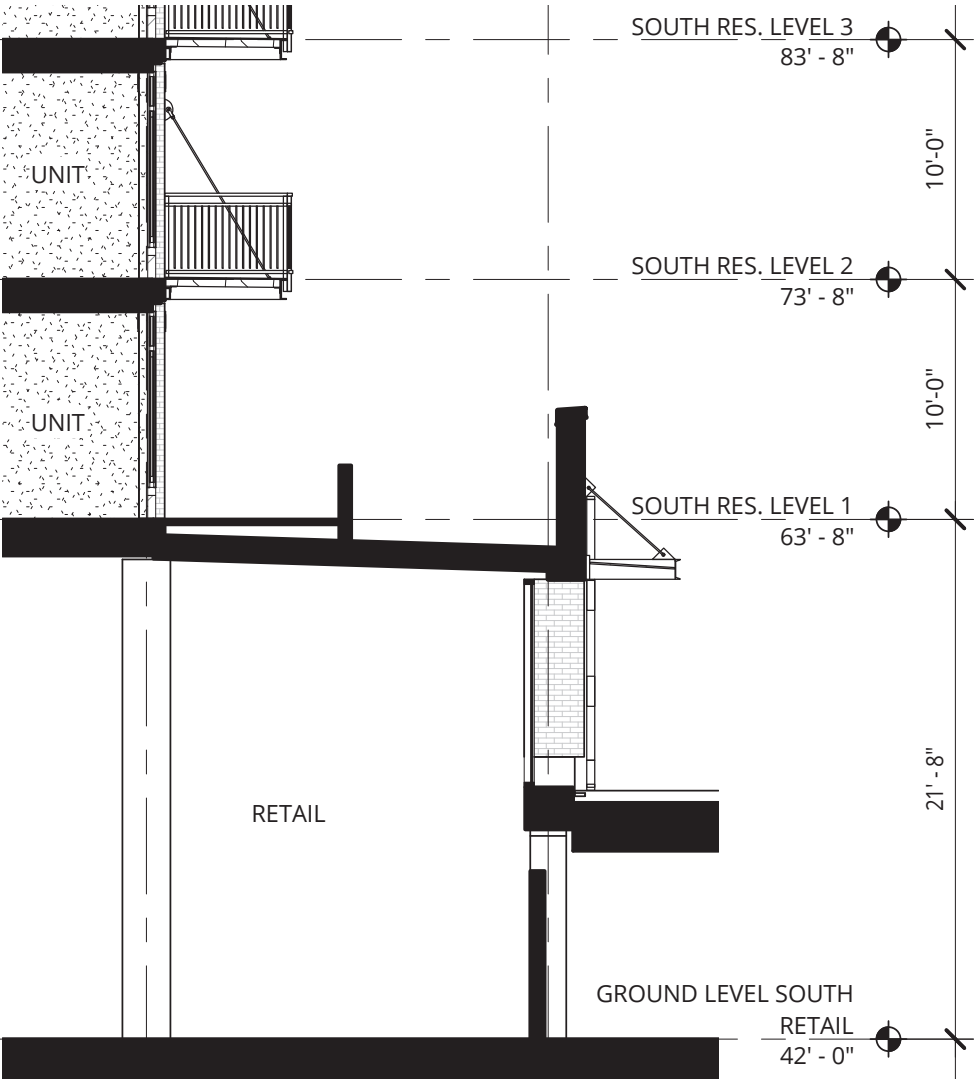
1- Steel Canopy @ Brick - 1/2" = 1'-0"



2 - Steel Canopy @ Metal Panel - 1" = 1'-0"

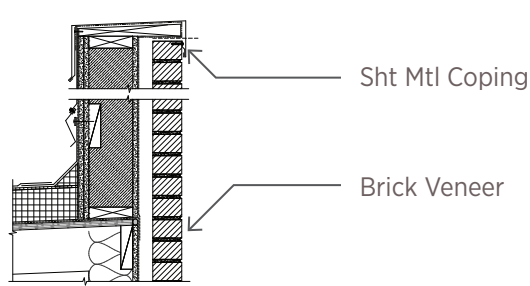
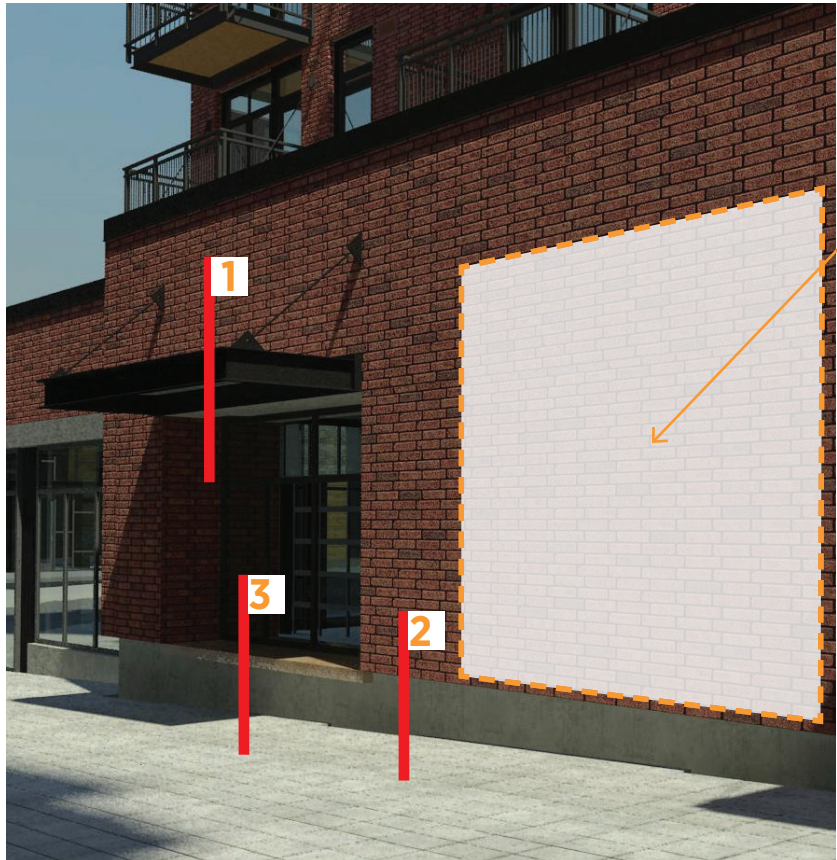


3 - Micro Retail Base - 1" = 1'-0"

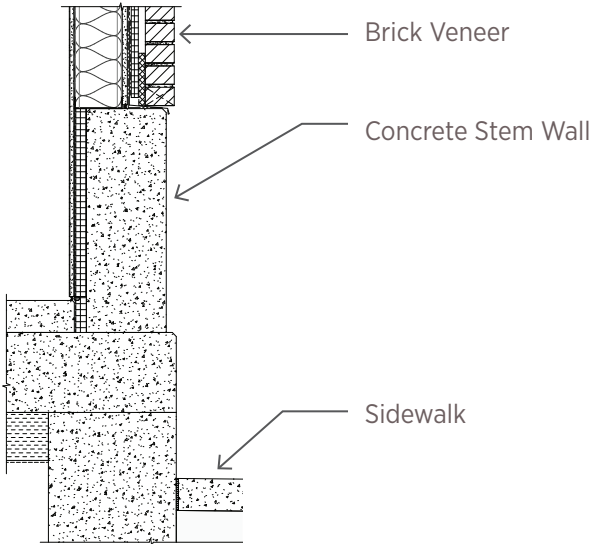


1 - Steel Canopy @ Brick - 1/2" = 1'-0"

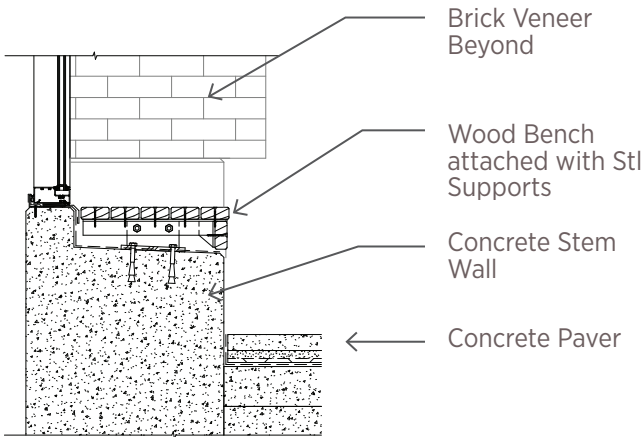
Area designated for permanent public art installation



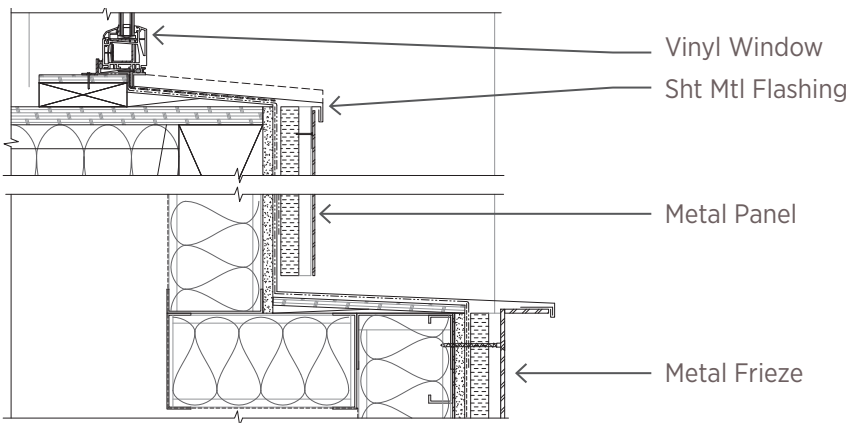
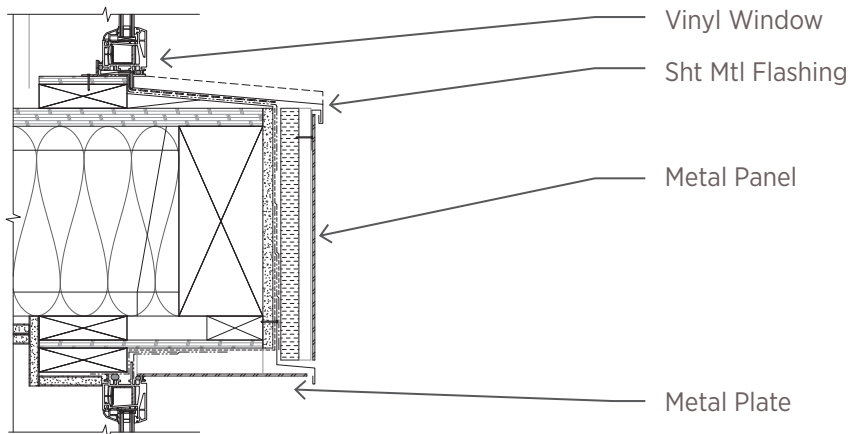
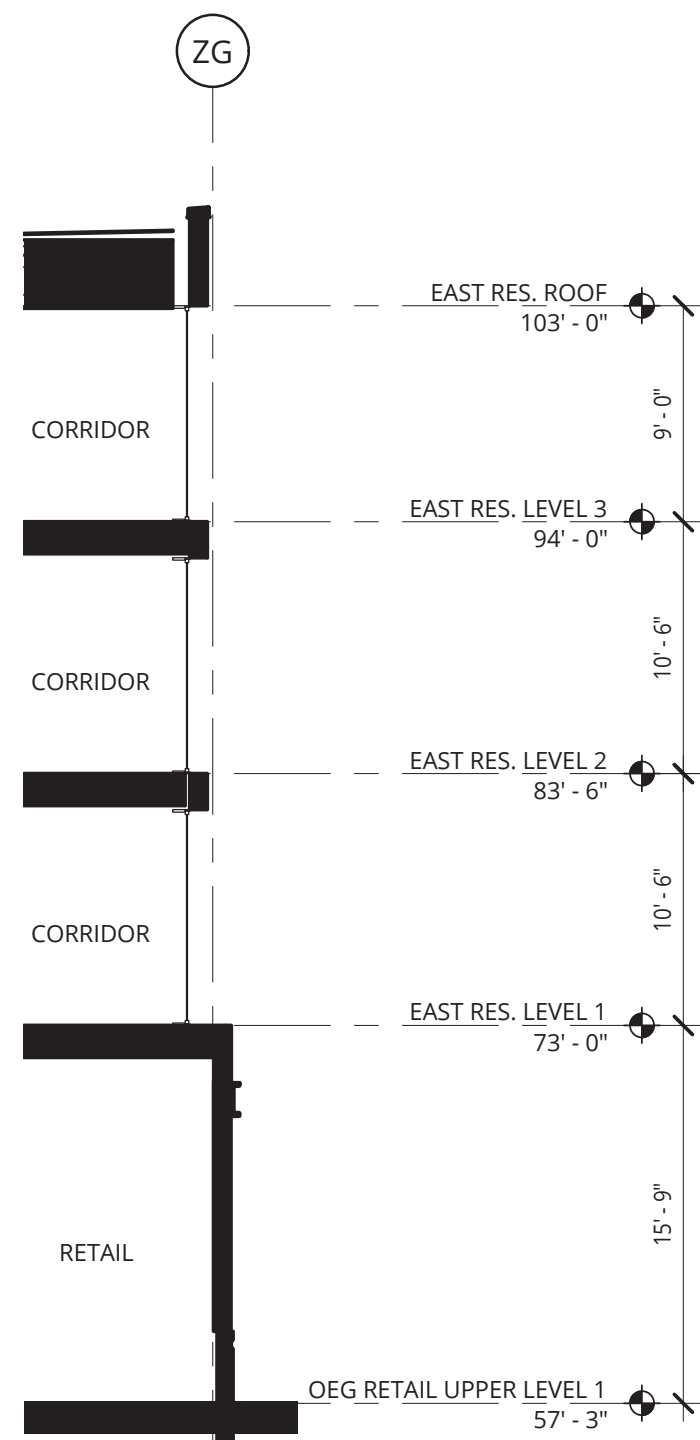
4 - Parapet @ Brick Veneer - 1/2" = 1'-0"



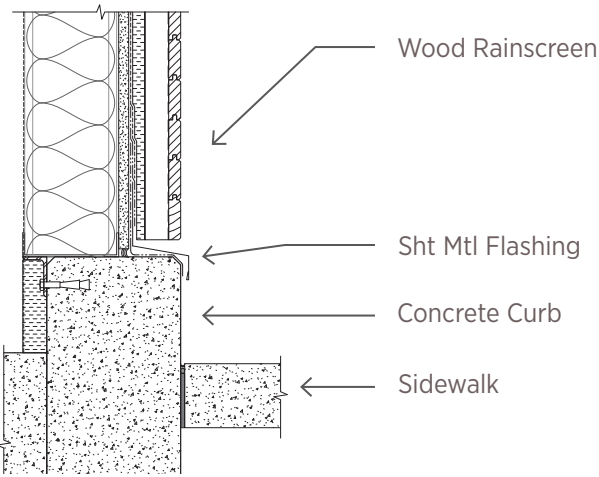
2 - Concrete Base @ Brick - 1/2" = 1'-0"



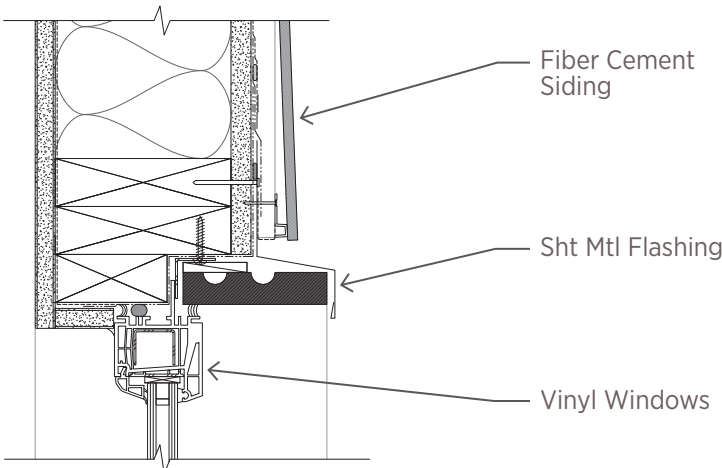
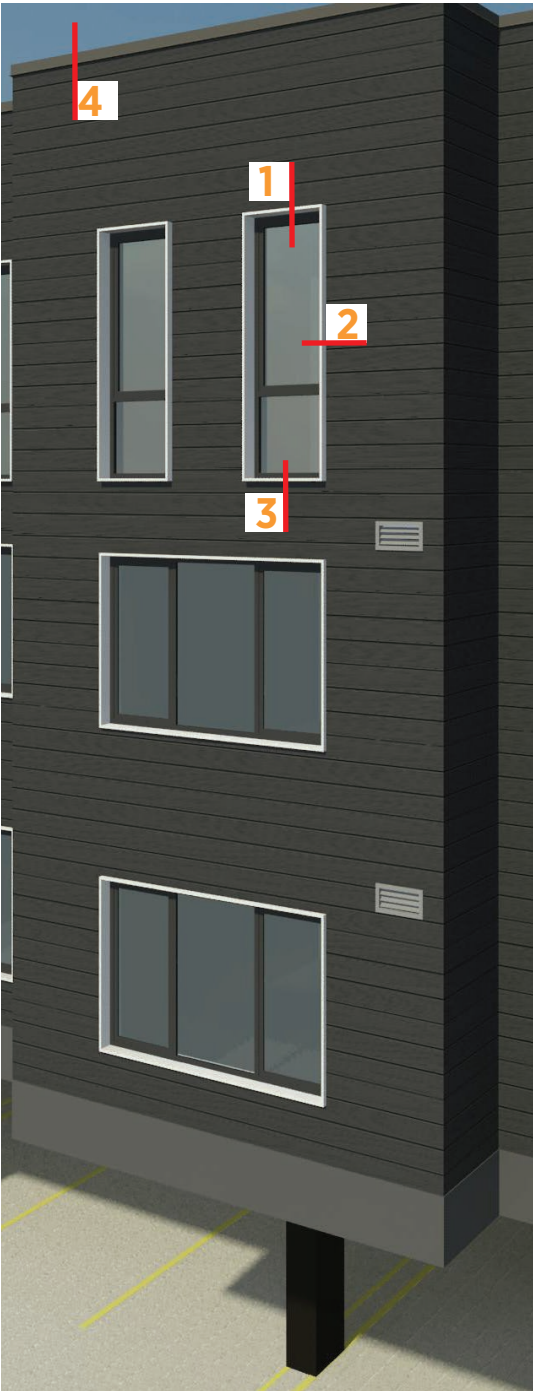
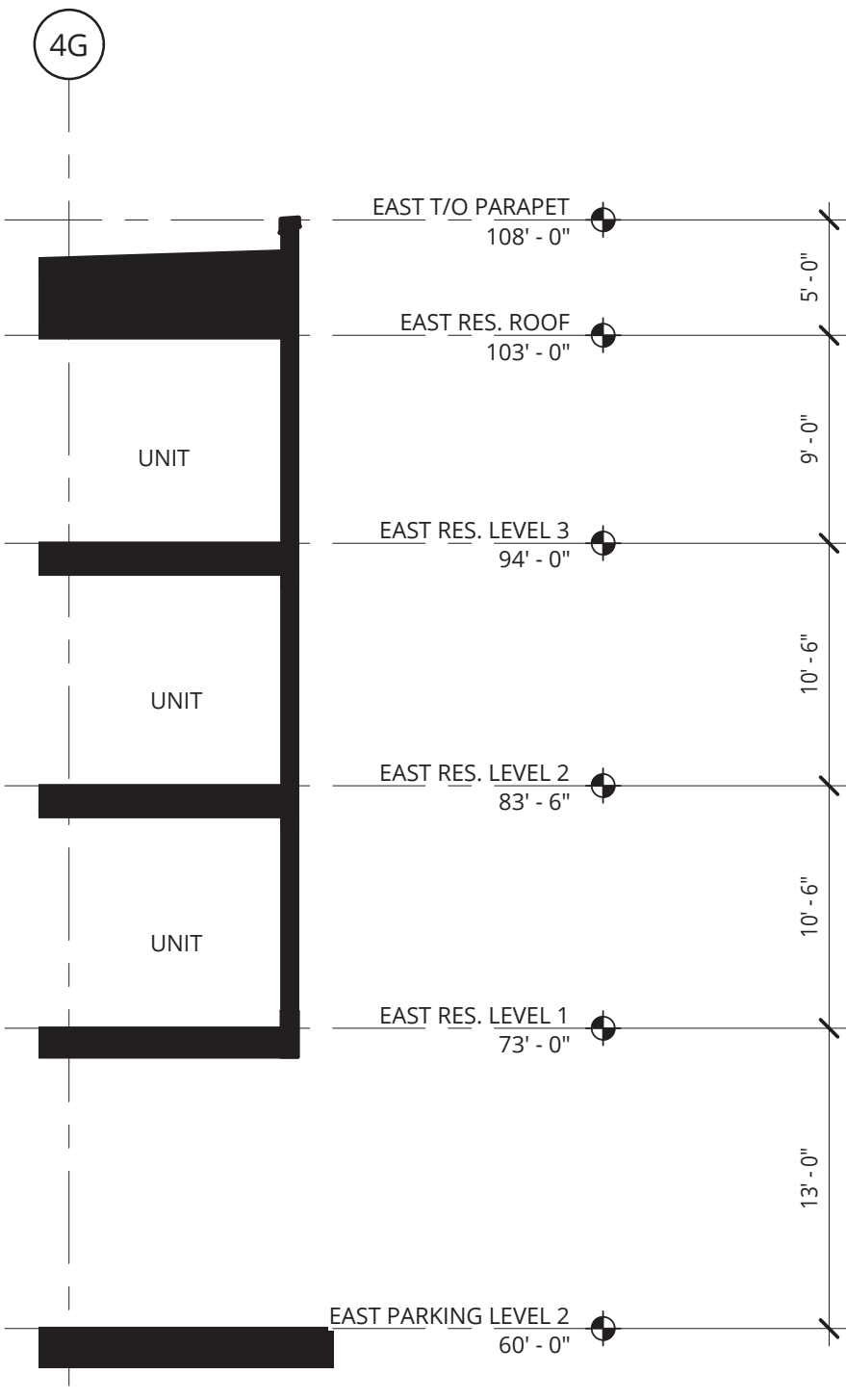
3 - Wood Bench @ Concrete Base - 1/2" = 1'-0"



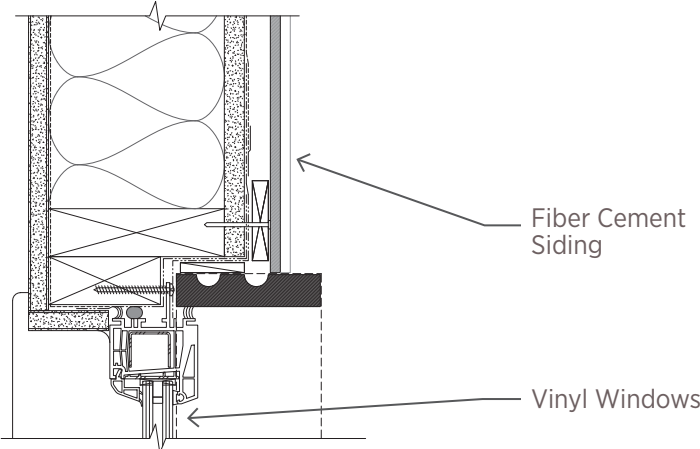
1- Metal Panels @ Vinyl Windows - 1" = 1'-0"



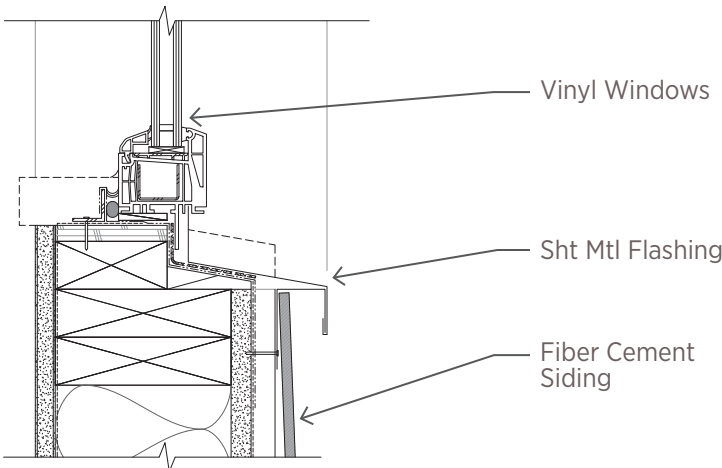
2- Wood Siding @ Concrete Curb - 1" = 1'-0"



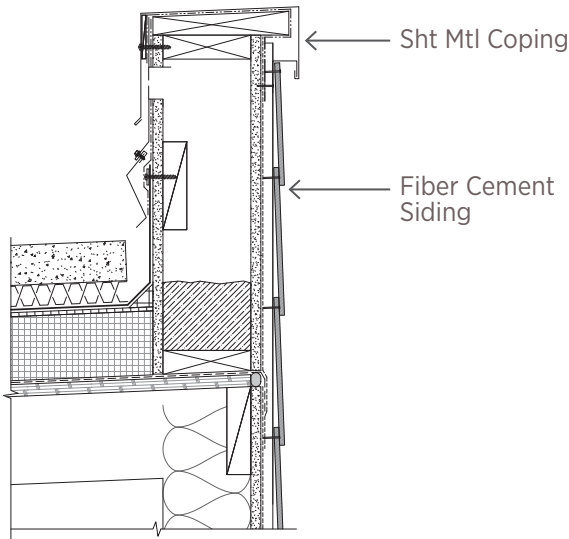
1 - Vinyl Window Head @ FCP Plank - 2" = 1'-0"



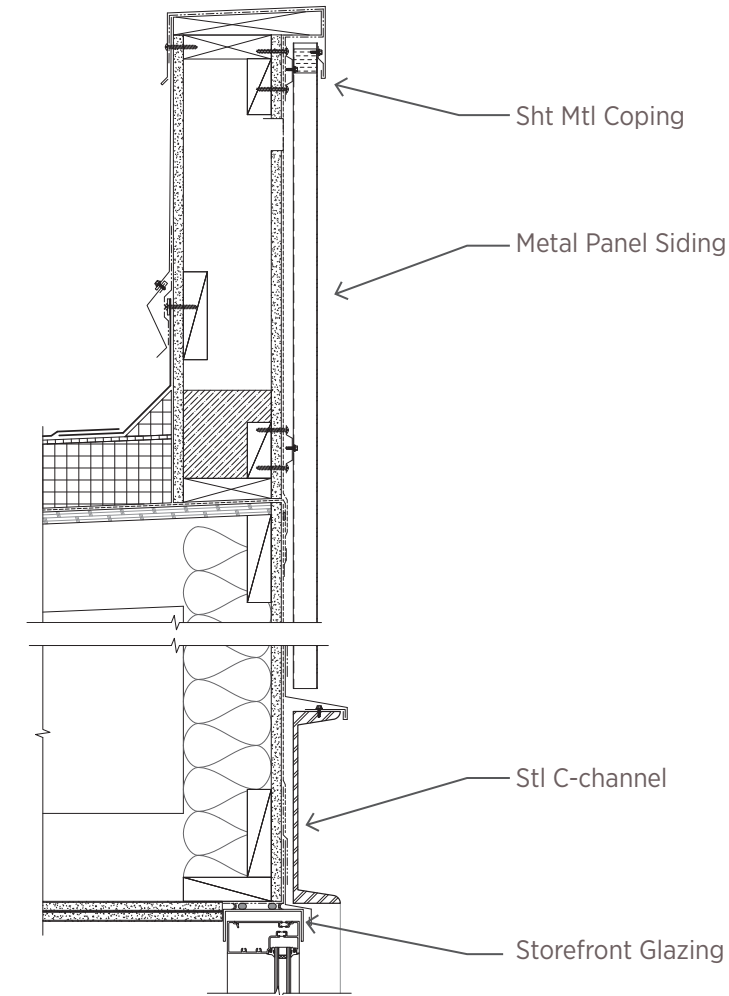
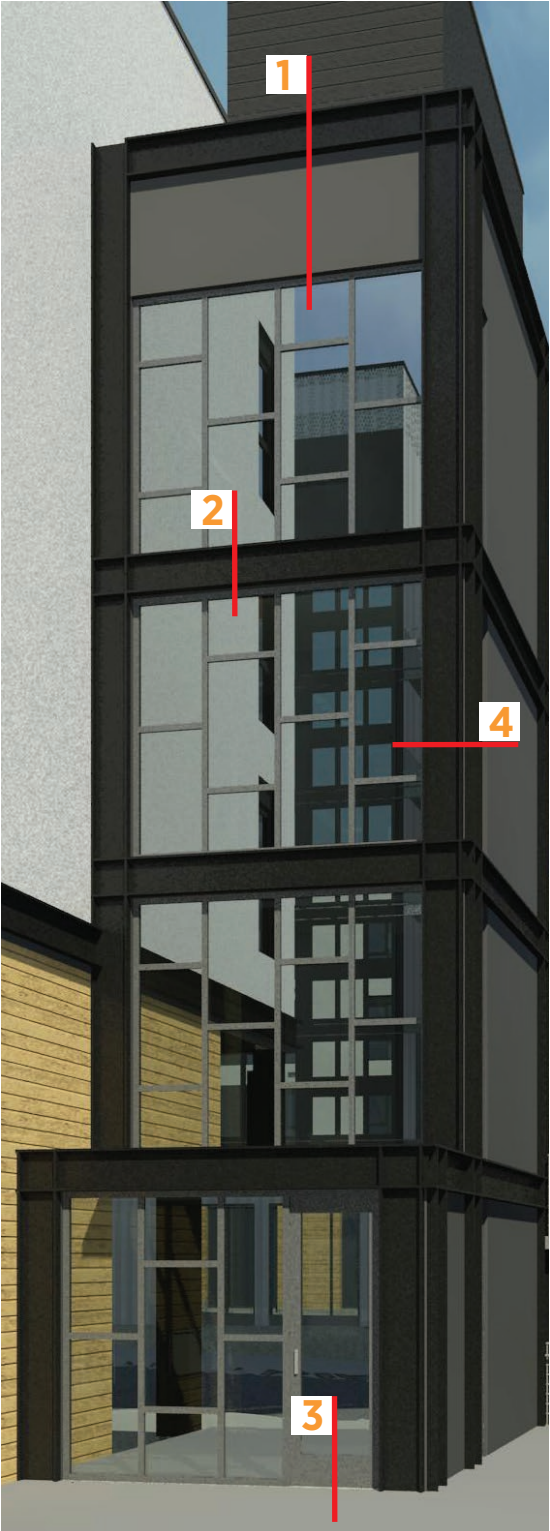
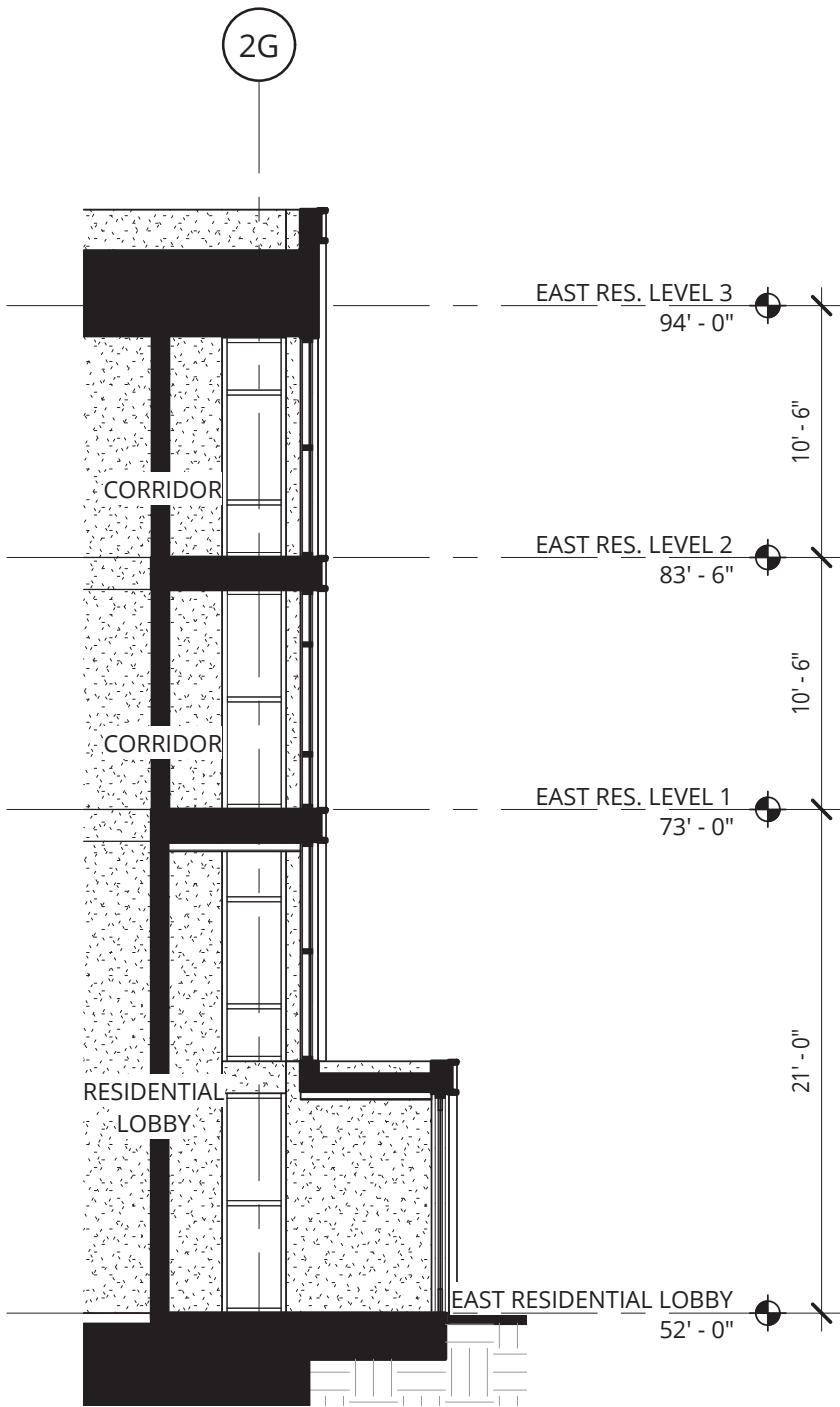
2 - Vinyl Window Jamb @ FCP Plank - 2" = 1'-0"



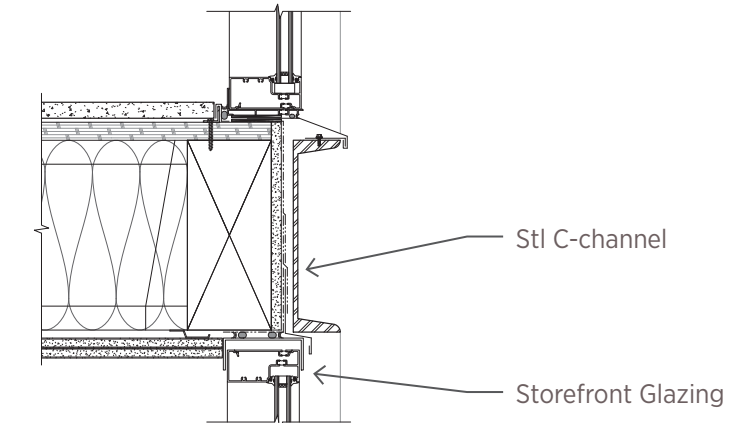
3 - Vinyl Window Sill @ FCP Plank - 2" = 1'-0"



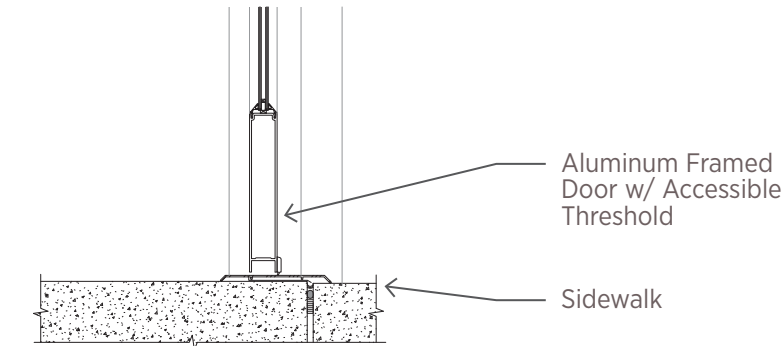
4 - Parapet @ FCP Plank - 1" = 1'-0"



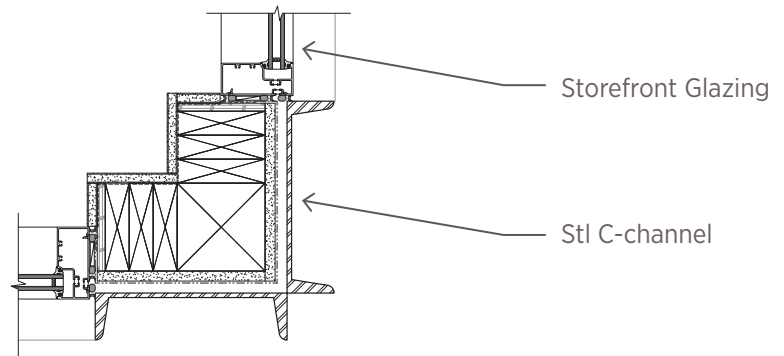
1 - Metal Panels @ Elevator Lobby - 1" = 1'-0"



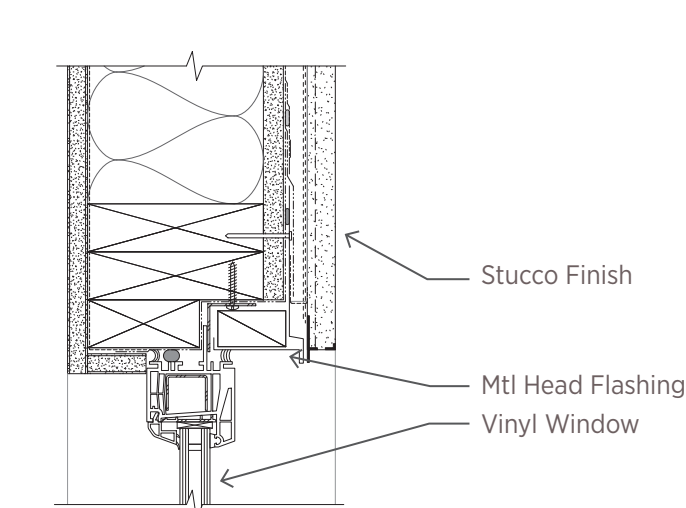
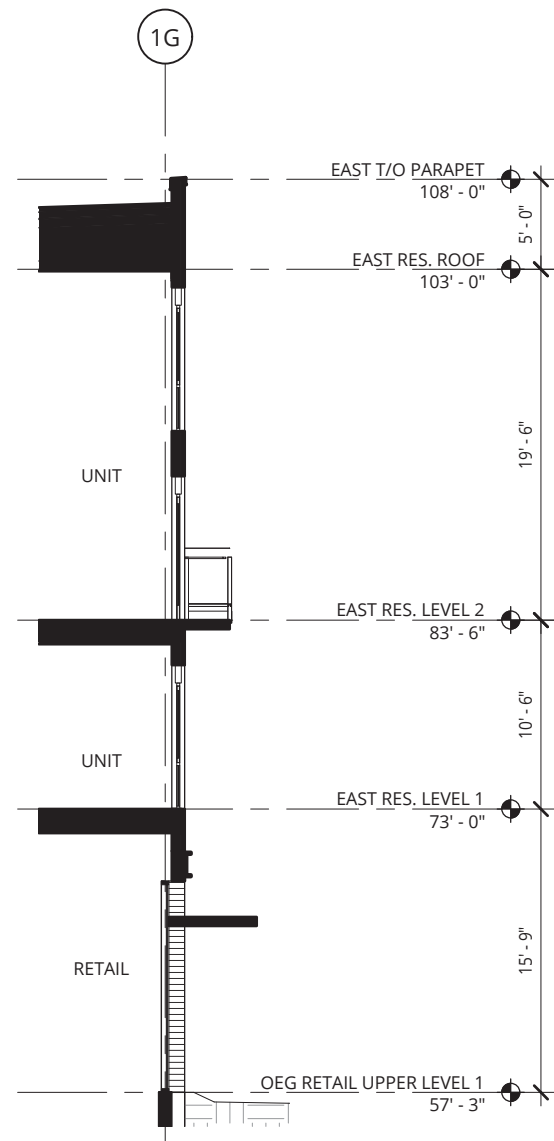
2 - Steel Channels @ Elevator Lobby - 1" = 1'-0"



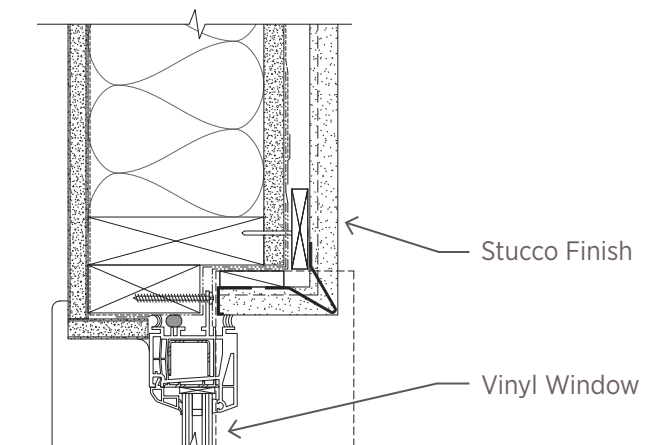
3 - Door Threshold @ Elevator Lobby - 1" = 1'-0"



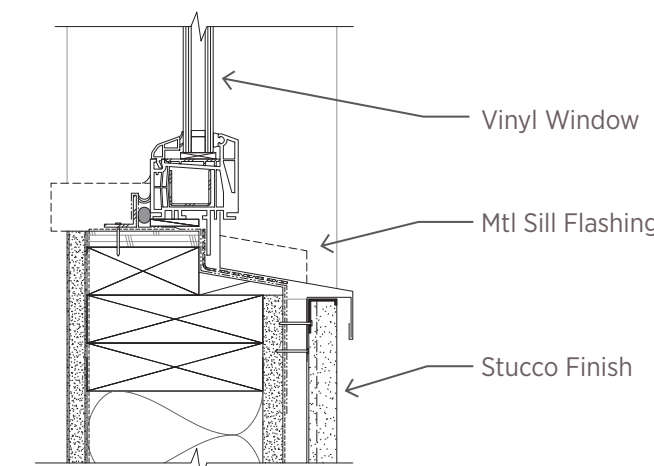
4 - Corner Column @ Elevator Lobby - 1" = 1'-0"



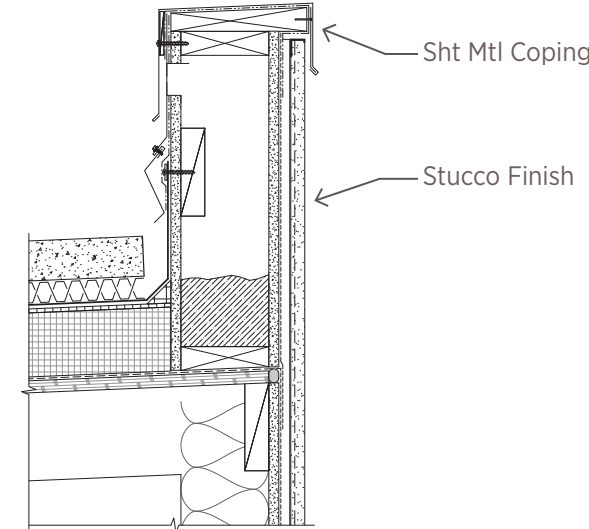
1 - Vinyl Window Head @ Stucco - 2" = 1'-0"



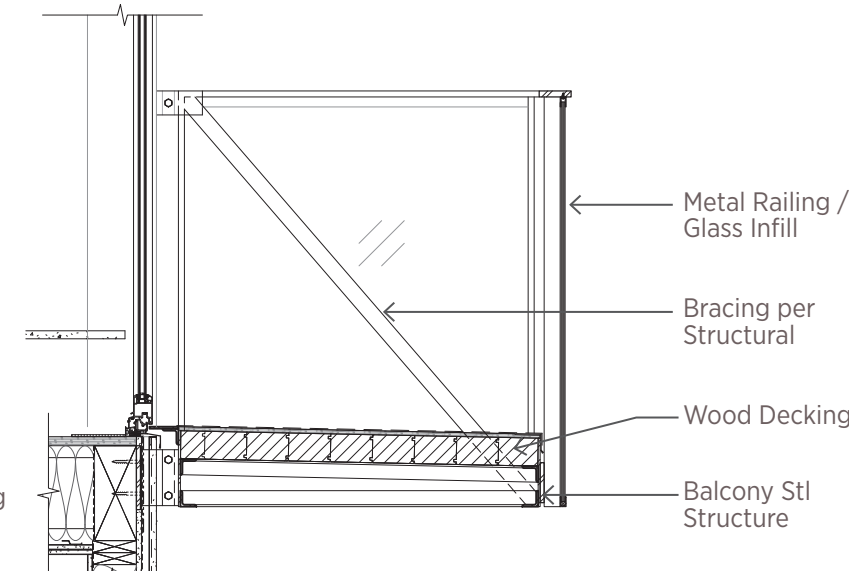
2 - Vinyl Window Jamb @ Stucco - 2" = 1'-0"



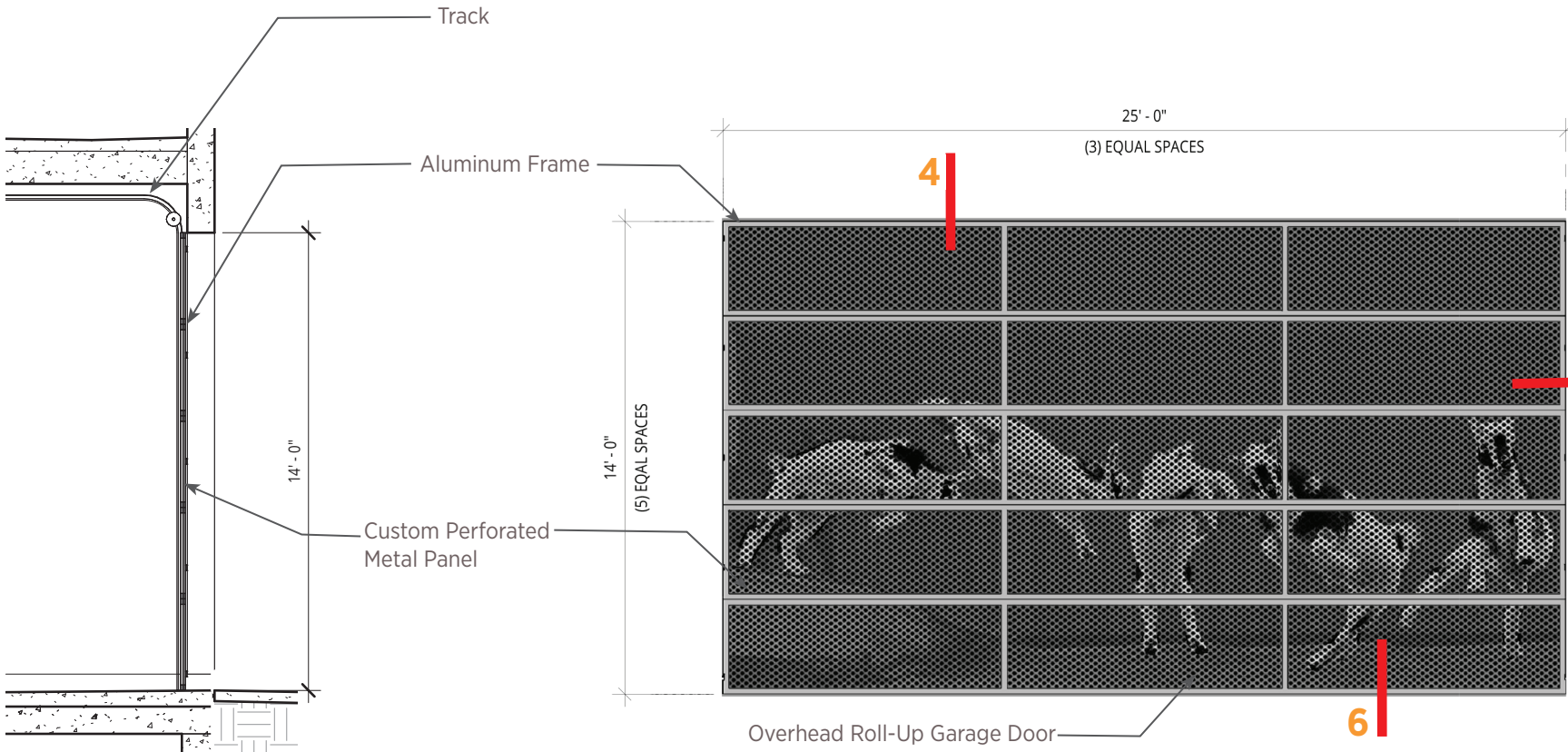
3 - Vinyl Window Sill @ Stucco - 2" = 1'-0"



4 - Parapet @ Stucco - 1" = 1'-0"

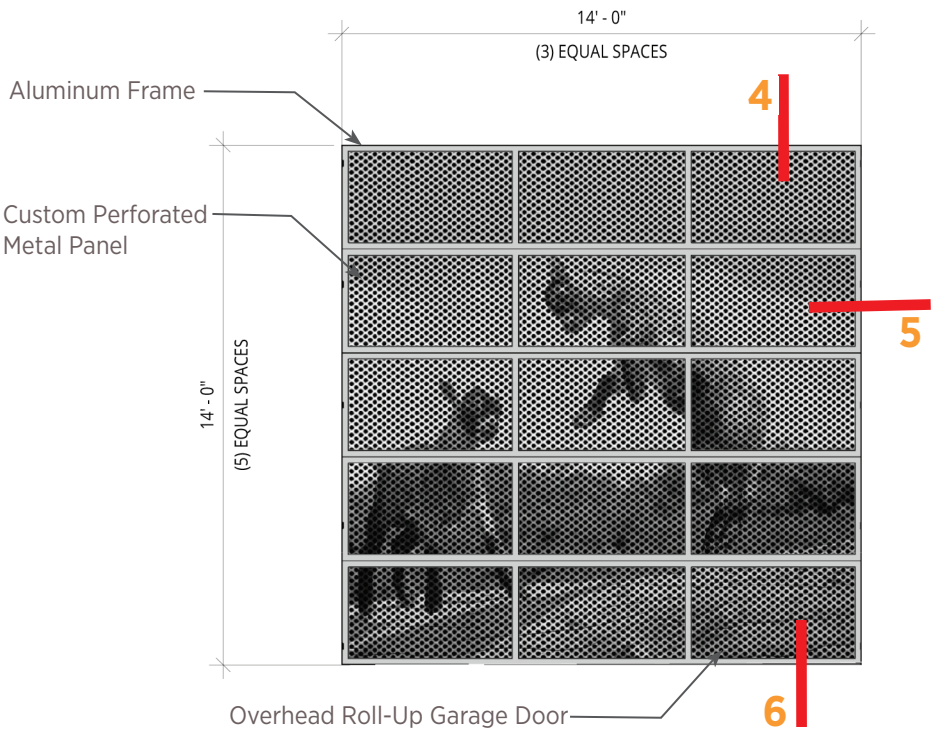


5 - Base @ Wood Paneling - 1/2" = 1'-0"

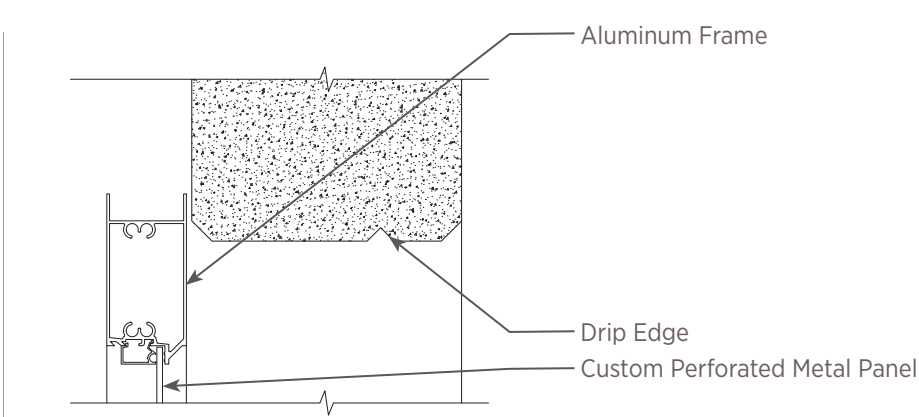


1 - Garage Gate Section

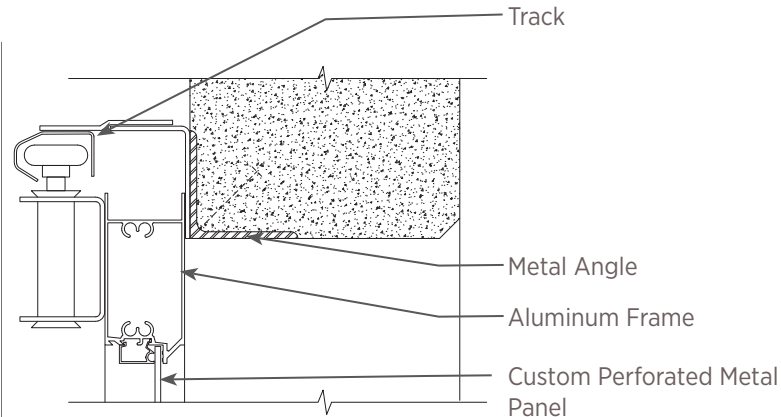
2 - Garage Gate Elevation - West Building



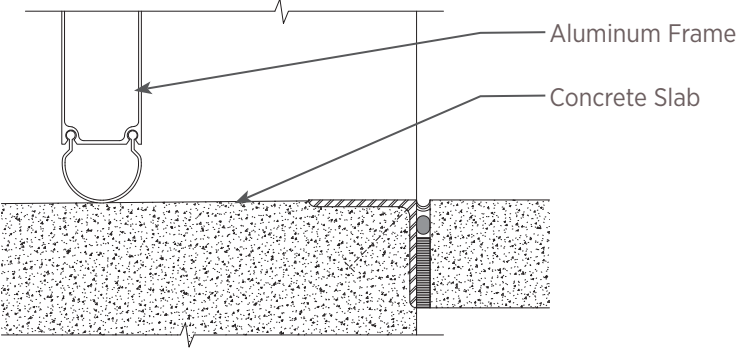
3 - Garage Gate Elevation - South Building



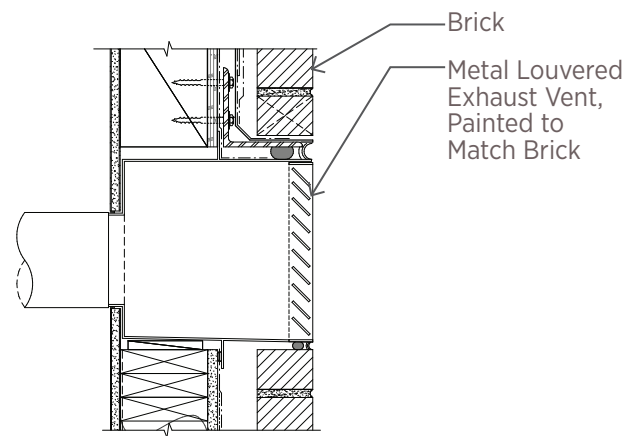
4 - Garage Gate Head Detail



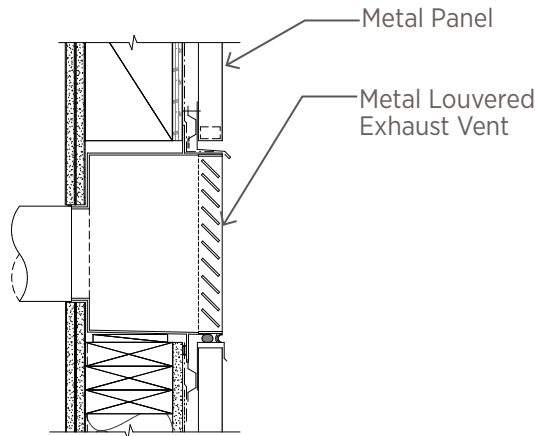
5 - Garage Gate Jamb Detail



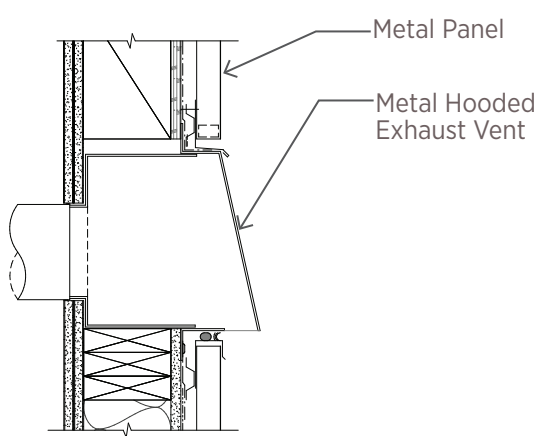
6 - Garage Gate Sill Detail



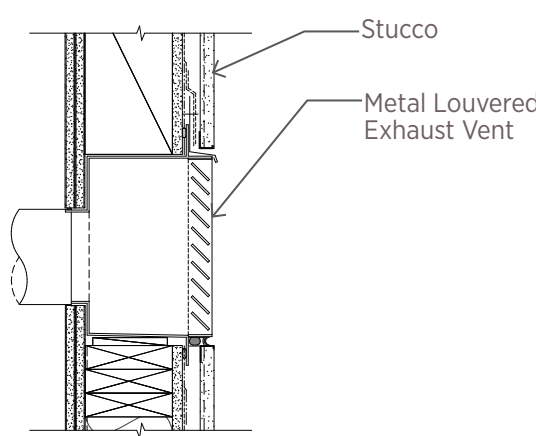
1 - Louvered Vent @
Brick - 1" = 1'-0"



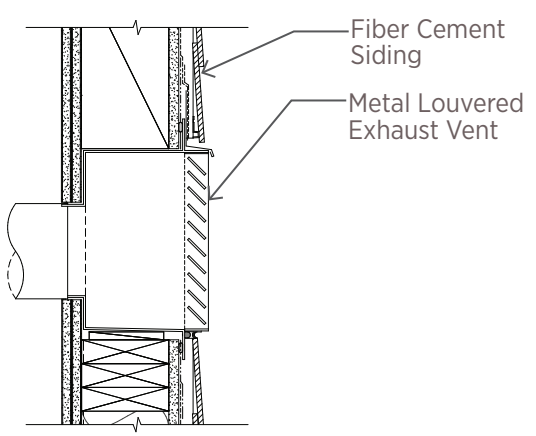
2 - Louvered Vent @
Metal Panel - 1" = 1'-0"



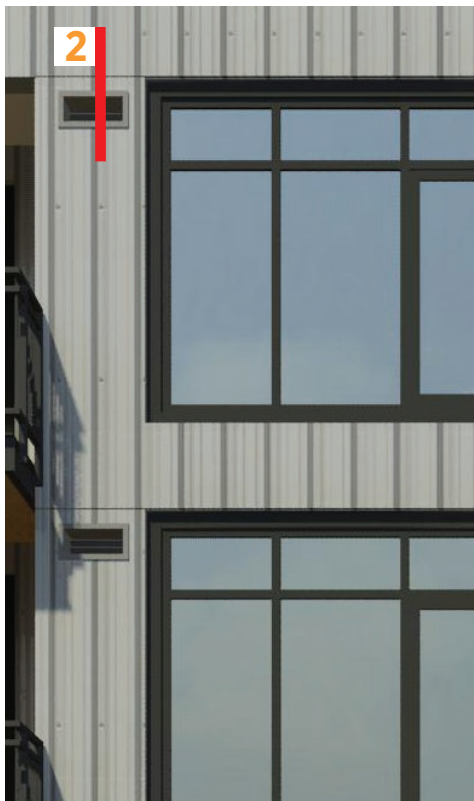
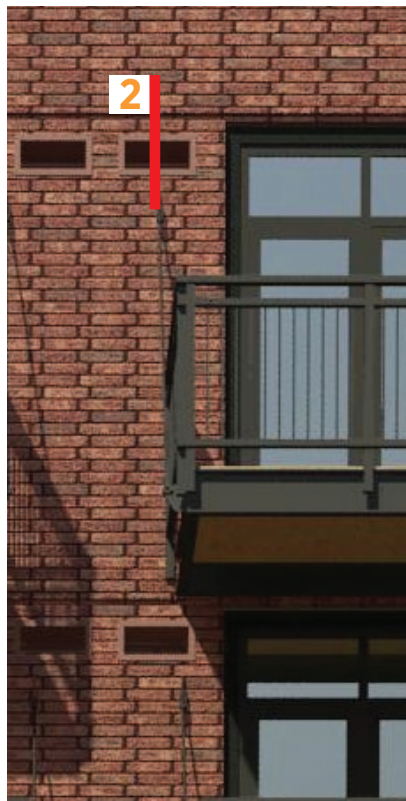
3 - Hooded Vent @
Metal Panel - 1" = 1'-0"



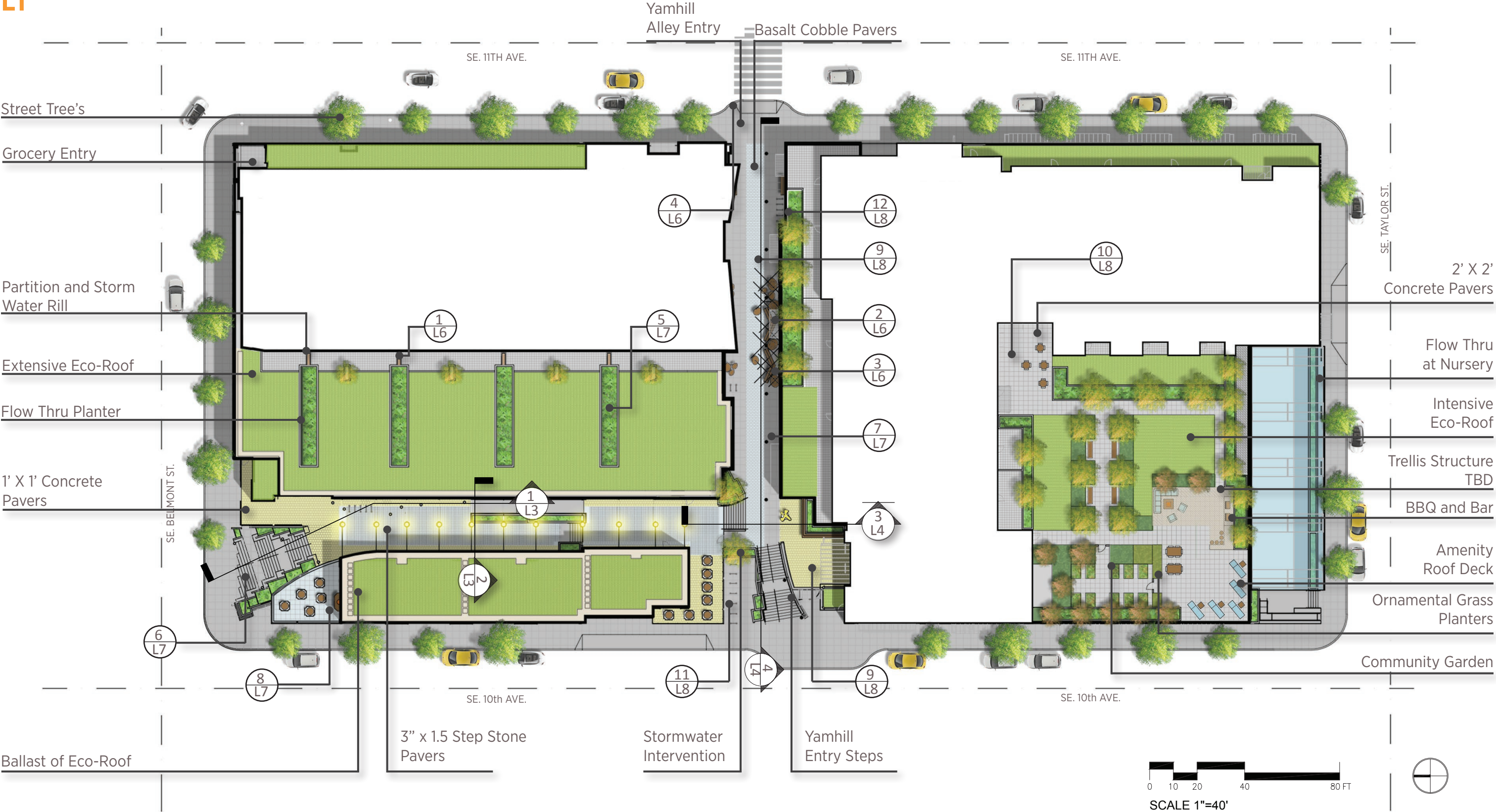
4 - Louvered Vent @
Stucco - 1" = 1'-0"



5 - Louvered Vent @ Fiber
Cement Siding - 1" = 1'-0"

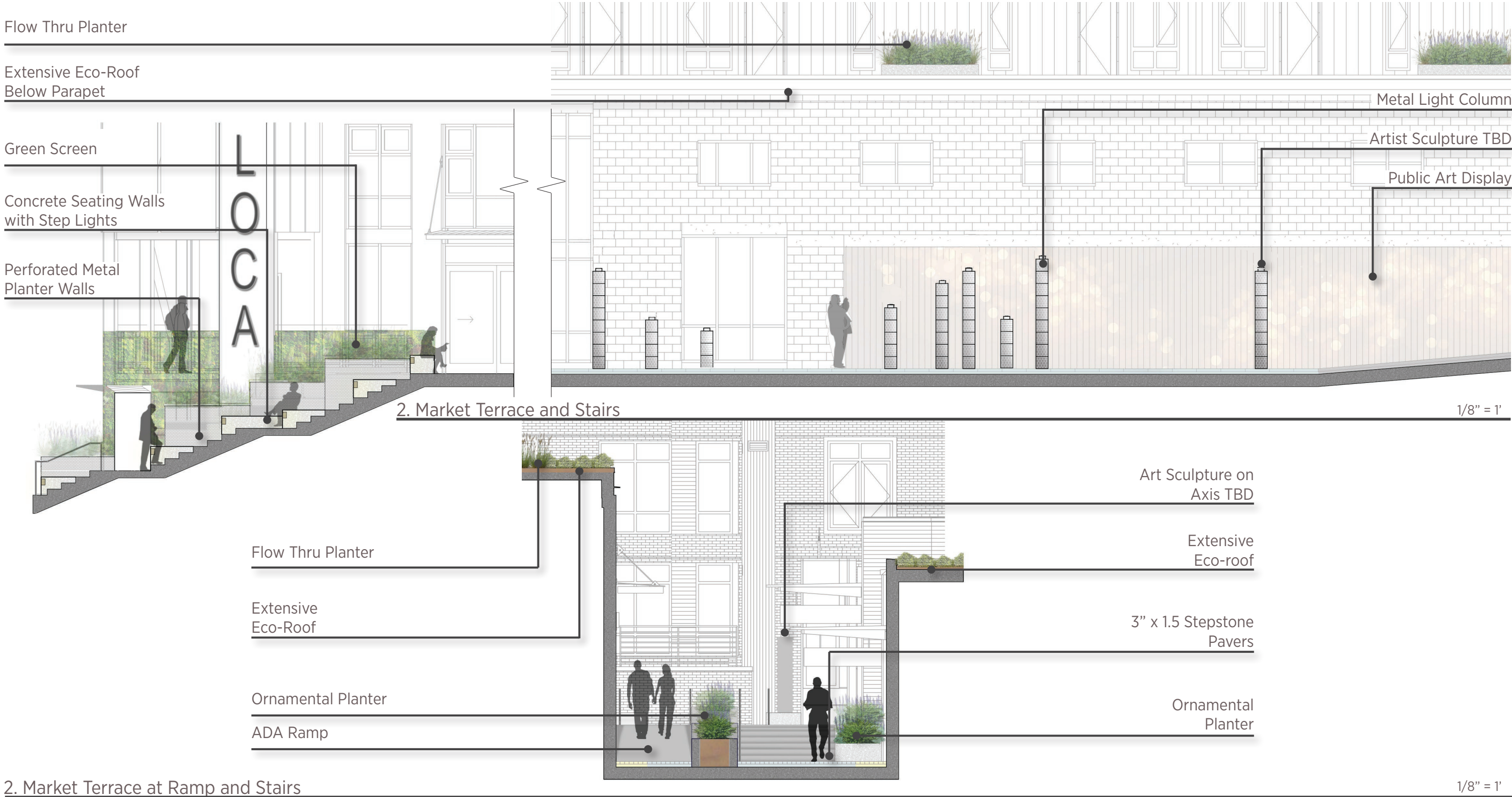


L1





L3





L5



The Mint Plaza, San Francisco, CA



Public Market, Granville Island, Canada

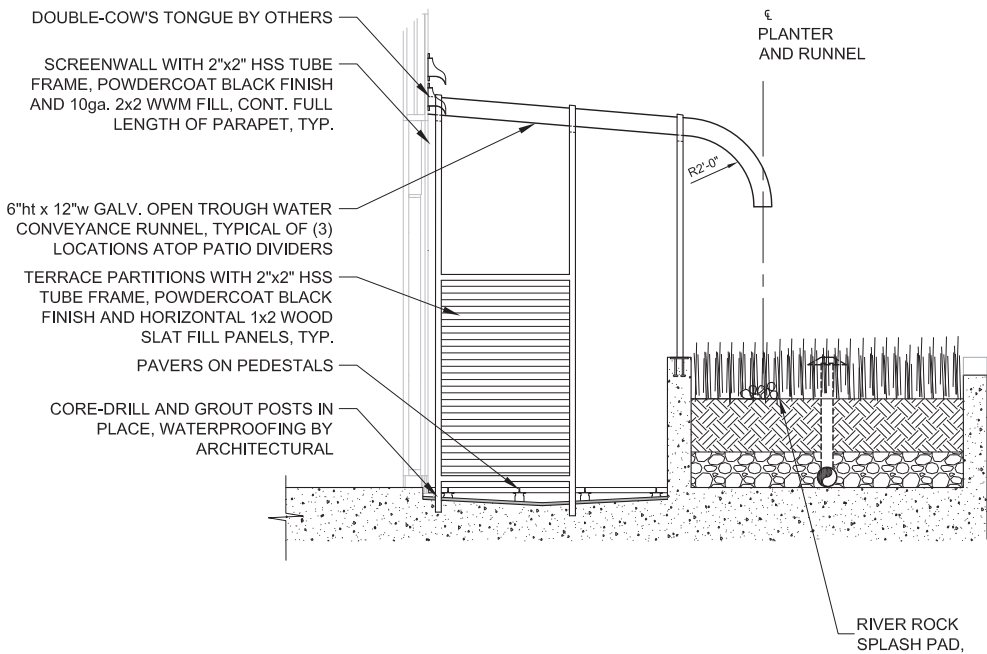


Chelsea Market, New York, NY

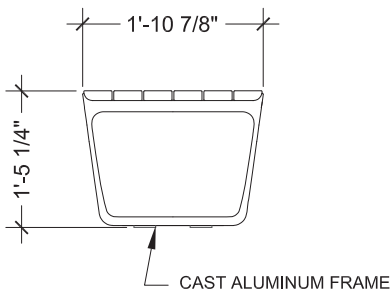
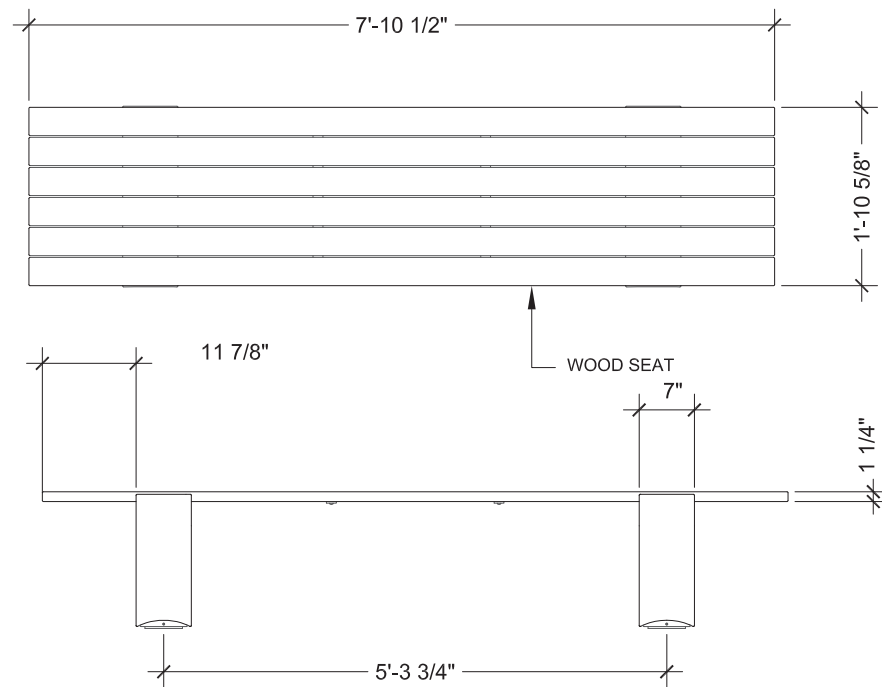


Angel Place, Sydney, Australia

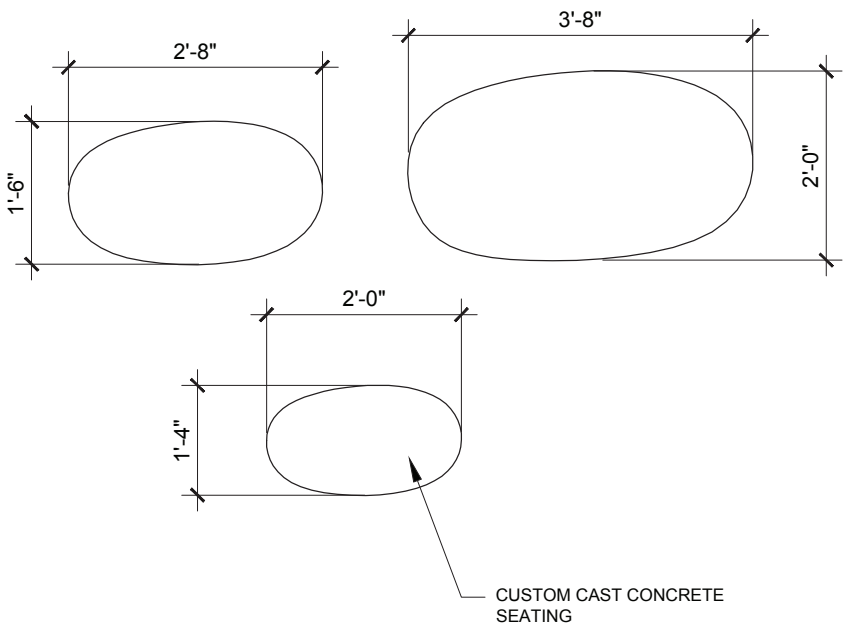




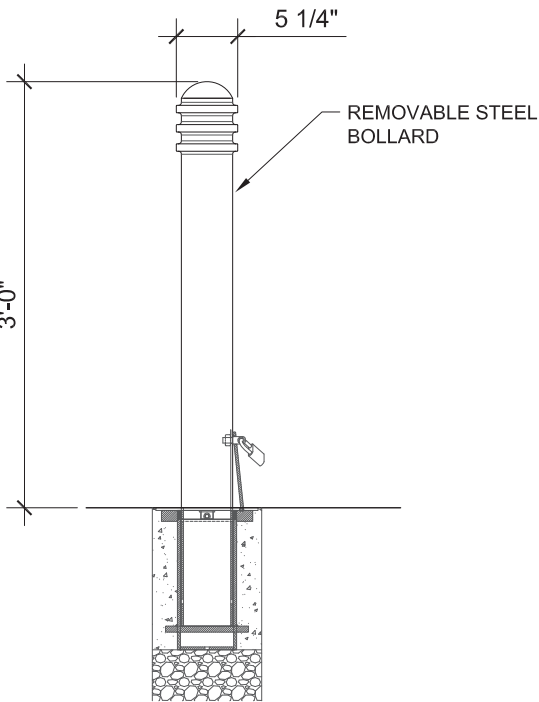
1. Partition and Storm Water Rill 3/16" = 1'



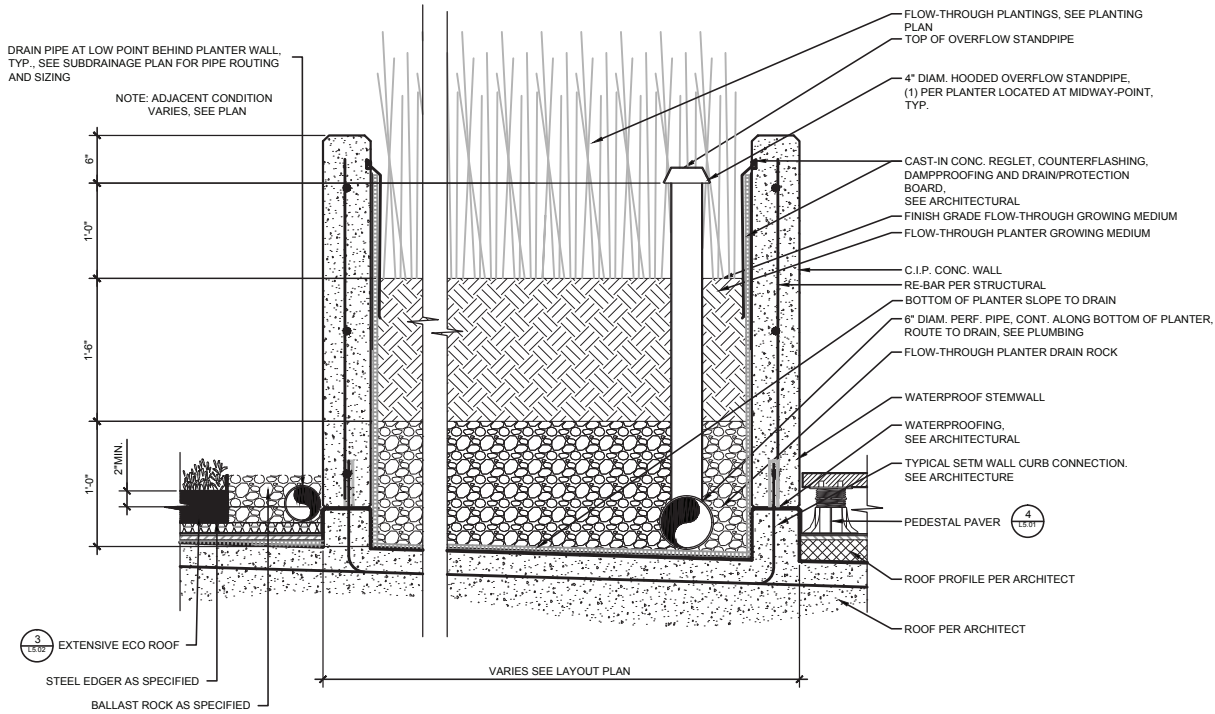
2. Bench 1 1/2" = 1'



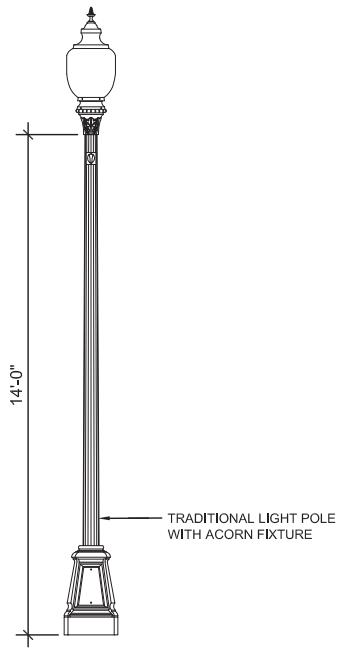
3. Bench 2 1/2" = 1'



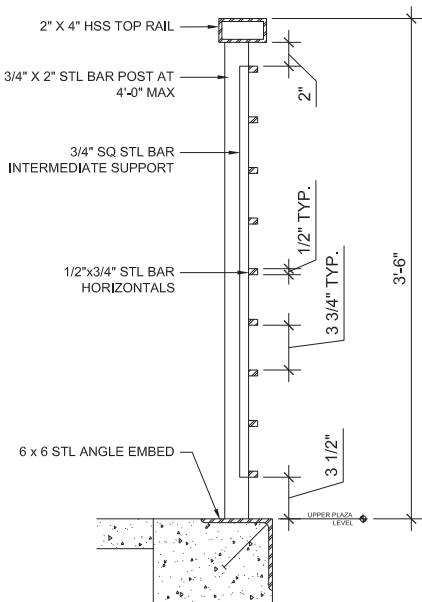
4. Bollard 3/4" = 1'



5. Typical Flow Through Planter



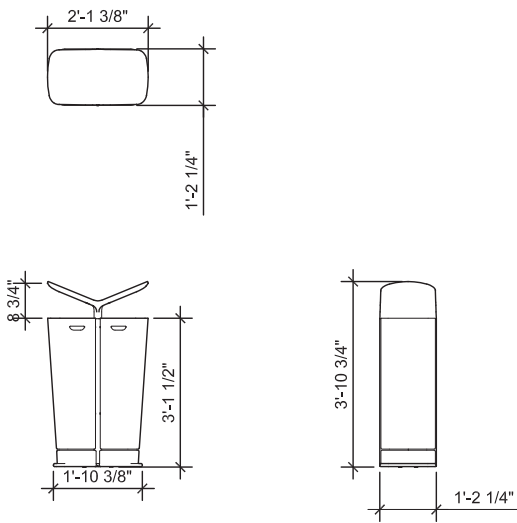
7. Acorn Light 3/16" = 1'



6. Typical Railing Details



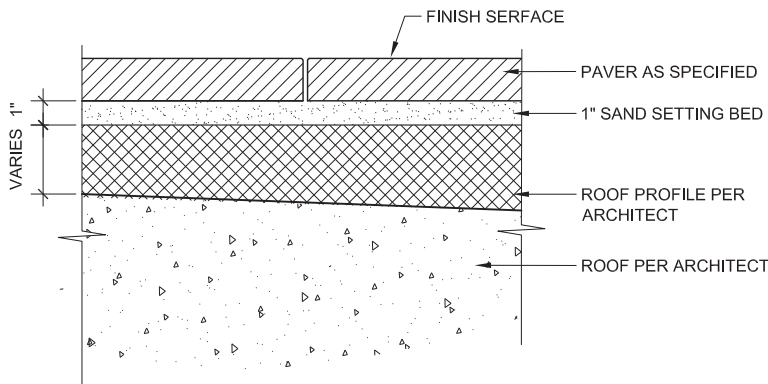
3/4" = 1'



8. Typical Litter Details

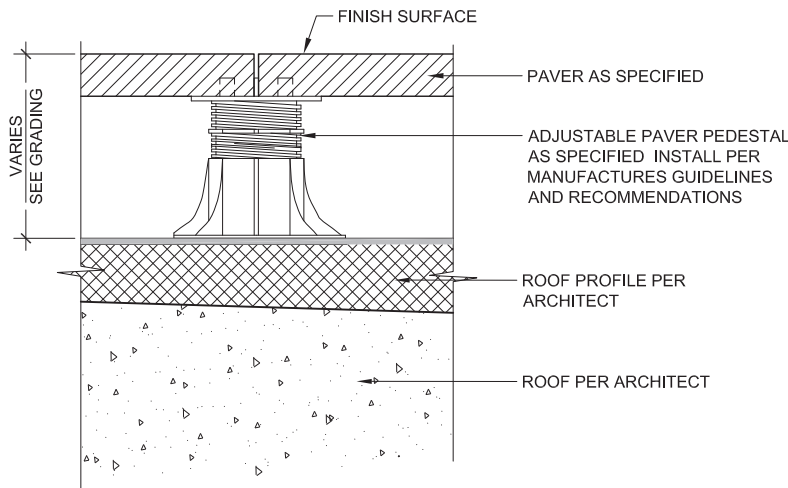


1/4" = 1'



9. Sand Set Paving Details

1 1/2" = 1'

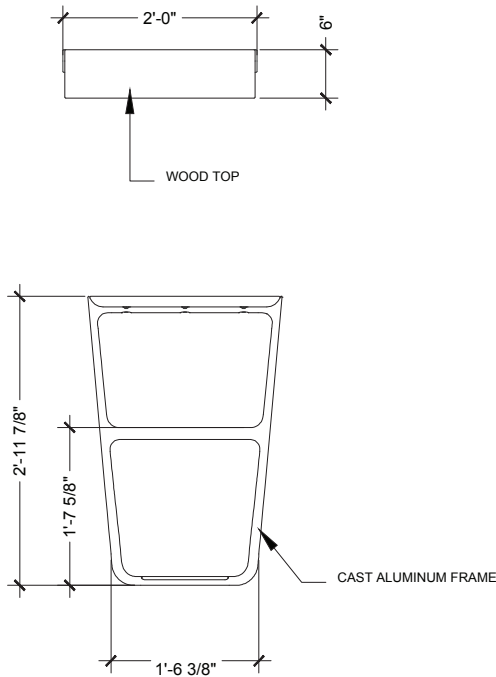


- NOTE:
1. ADJACENT CONDITIONS VARY SEE MATERIALS PLAN.
 2. PAVERS ARE TO BE FLUSH WITH EACH OTHER, AND ADJACENT SURFACES UNLESS OTHERWISE NOTED ON THE GRADING PLAN.
 3. PROVIDE PEDESTALS AT ALL EDGE CONDITIONS.



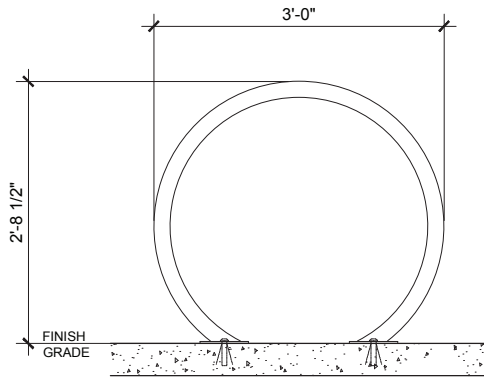
10. Pedestal Paving Details

1 1/2" = 1'



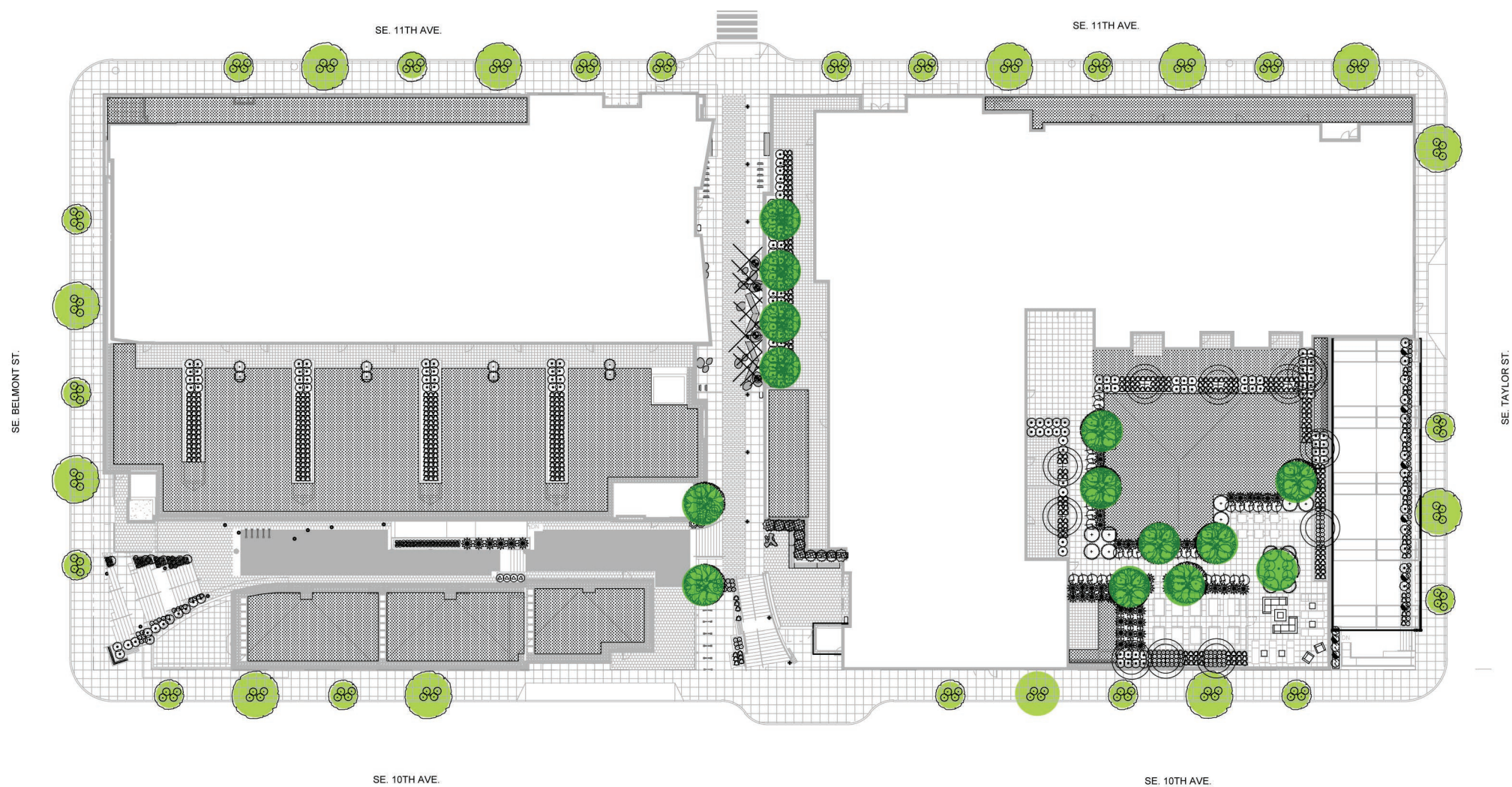
11. Bike Rack 1

1/2" = 1'



12. Bike Rack 2

1/2" = 1'



- PLANTING PLAN LEGEND
-  STREET TREE TYPE I
BOTANICAL NAME: FRAXINUS EXCELSIOR 'AUREAFOLIA'
COMMON NAME: GOLDDENDESERT ASH
SIZE: 3" CALIPER MIN.
SPACING: AS SHOWN ON PLAN
 -  STREET TREE TYPE II
BOTANICAL NAME: PYRUS CALLERYANA
NAME: CALLERY PEAR
SIZE: 3" CALIPER MIN.
SPACING: AS SHOWN ON PLAN
 -  EXISTING TREE
SEE SURVEY FOR SPECIES
 -  STORMWATER TREE CREDIT
BOTANICAL NAME: PINUS CONTORTA VAR. CONTORTA
NAME: CONTORTED SHORE PINE
SIZE: 3" CALIPER MIN.
SPACING: AS SHOWN ON PLAN
 -  ROOF DECK TREE
BOTANICAL NAME ACER PALMATUM var. DISSECTUM 'SEIRYU'
JAPANESE MAPLE 'SEIRYU'
SIZE: 1" CALIPER
SPACING: AS SHOWN ON PLAN



Fraxinus excelsior "Auriefolia"



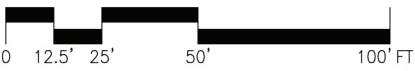
Pyrus caleryana "Capital"



Pinus contorta var. contorta

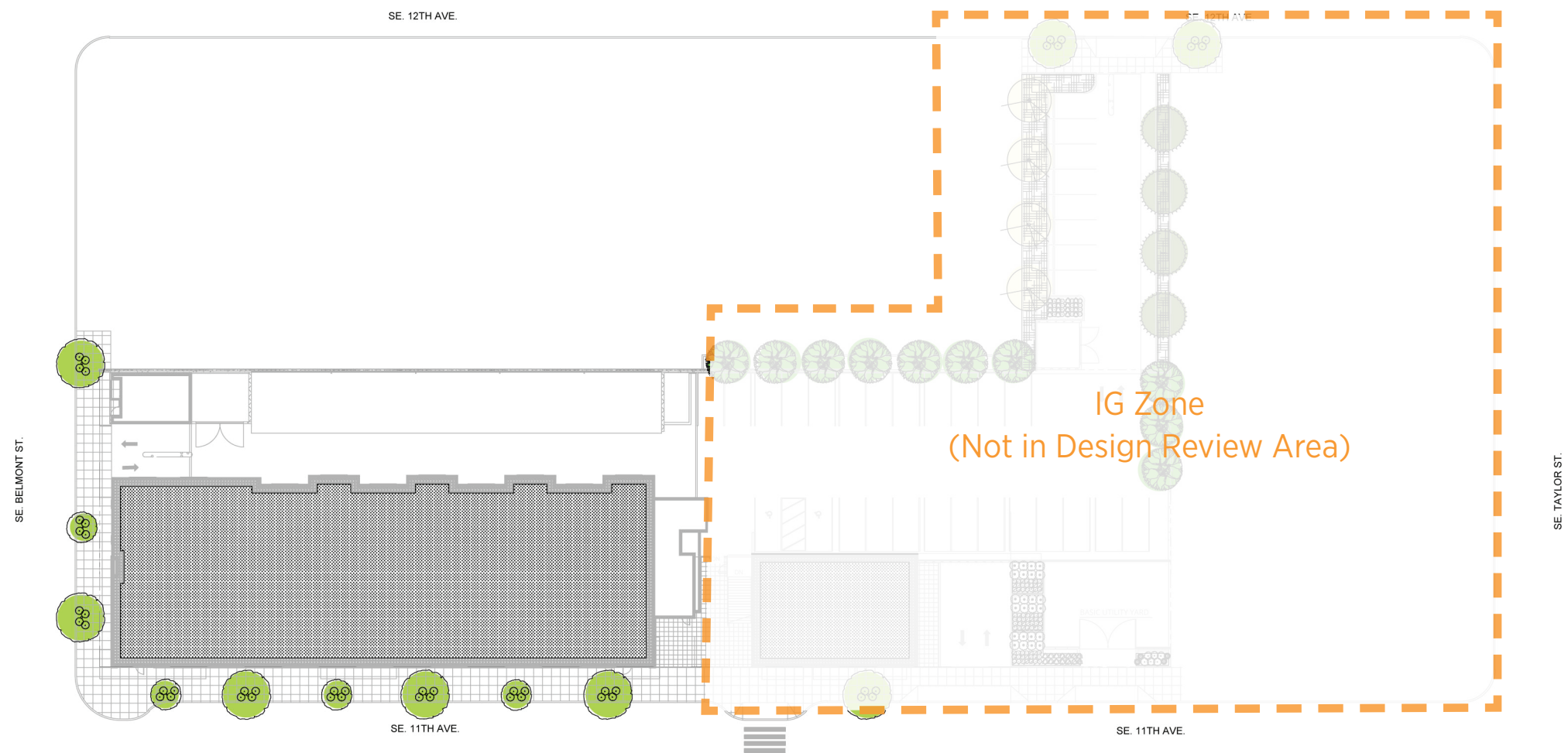


Acer palmatum "Seiryu"



SCALE 1"=50'





PLANTING PLAN LEGEND	
	STREET TREE TYPE I BOTANICAL NAME: FRAXINUS EXCELSIOR 'AUREAFOLIA' COMMON NAME: GOLDEDESERT ASH SIZE: 3" CALIPER MIN. SPACING: AS SHOWN ON PLAN
	STREET TREE TYPE II BOTANICAL NAME: PYRUS CALLERYANA NAME: CALLERY PEAR SIZE: 3" CALIPER MIN. SPACING: AS SHOWN ON PLAN
	EXISTING TREE SEE SURVEY FOR SPECIES
	STORMWATER TREE CREDIT BOTANICAL NAME: PINUS CONTORTA VAR. CONTORTA NAME: CONTORTED SHORE PINE SIZE: 3" CALIPER MIN. SPACING: AS SHOWN ON PLAN
	ROOF DECK TREE BOTANICAL NAME ACER PALMATUM var. DISSECTUM 'SEIRYU' JAPANESE MAPLE 'SEIRYU' SIZE: 1" CALIPER SPACING: AS SHOWN ON PLAN



Fraxinus excelsior "Auriefolia"



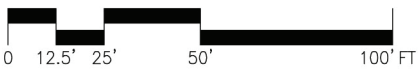
Pyrus caleryana "Capital"



Pinus contorta var. contorta



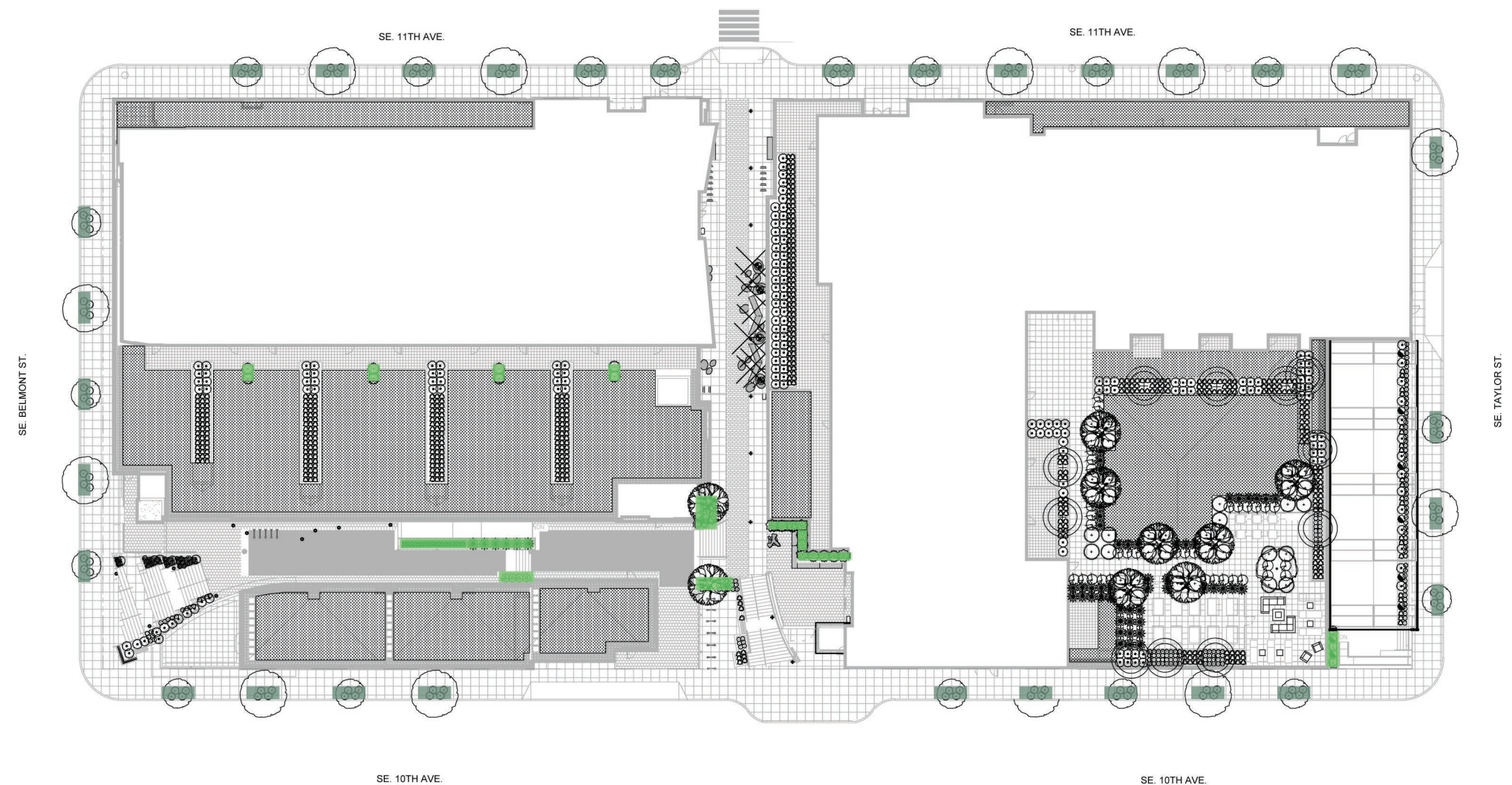
Acer palmatum "Seiryu"



SCALE 1"=50'



L11



INTERIOR SHRUBS AND PERENNIALS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
AG	AZALEA 'GUMPO WHITE' GUMPO WHITE AZALEA	2 GAL	30" O.C.
AGG	ABELIA X. 'ROSE CREEK' ROSE CREEK ABELIA	2 GAL	36" O.C.
AV	AQUILEGIA VULGARIS VAR. STELLATA BLACK BLACK BARLOW COLUMBINE	1 GAL	18" O.C.
BS	BLECHNUM SPICANT DEER FERN	1 GAL	18" O.C.
CD	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.
EP	ECHINACEA PURPUREA PURPLE CONE FLOWER	1 GAL	18" O.C.
FJ	FATSIA JAPONICA JAPANESE ARALIA	5 GAL	60" O.C.
HN	HOSTA NIAGARA FALLS NIAGARA PLANTAIN LILY	2 GAL	36" O.C.
HM	HYDRANGEA MACROPHYLLA 'LACECAP' BIG LEAF HYDRANGEA	5 GAL	60" O.C.
HS	HEMEROCALLIS X 'STELLA DE ORO' DWARF DAYLILY	2 GAL	12" O.C.
IC	ILEX CRENATA 'NORTHERN BEUATY' JAPANESE HOLLY	BB 24 Ø	30" O.C.
LA	LAVANDULA ANGUSTIFOLIA BLUE LAVENDAR	1 GAL	24" O.C.
LS	LIRIOPE SPICATA LILY TURF	1 GAL	20" O.C.
MS	MAINTHEMUM STELLATUM STAR-FLOWERED SOLOMON SEAL	1 GAL	16" O.C.
PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	BB 24 Ø	48" O.C.
PM	POLYSTICHUM POLYBEPHARUM TASSEL FERN	1 GAL	18" O.C.
PTR	PHORMIUM TENAX 'RAINBOW WARRIOR' RAINBOW WARRIOR NEW ZEALAND FLAX	5 GAL	36" O.C.
RU	RHODODENDRON 'UNIQUE' UNIQUE RHODODENDRON	BB 24 Ø	36" O.C.
SJ	SARCOCOCCA CONFUSA FRAGRANT SWEETBOX	2 GAL	30" O.C.
TM	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	BB 24 Ø	48" O.C.
VT	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	BB 24 Ø	42" O.C.
VD	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	36"

GROUNDCOVERS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
PT	PACHYSANDRA TERMINALIS JAPANESE SPURGE	1 GAL	12" O.C
RCN	RUBUS CALYCINOIDES CREEPING BRAMBLE	1 GAL	12" O.C

R.O.W SHRUBS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
MS	MAHONIA NERVOSA DWARF OREGON GRAPE	2 GAL	30" O.C.
VD	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	30" O.C



Azalea 'Gumpo White'



Hosta Niagara Falls



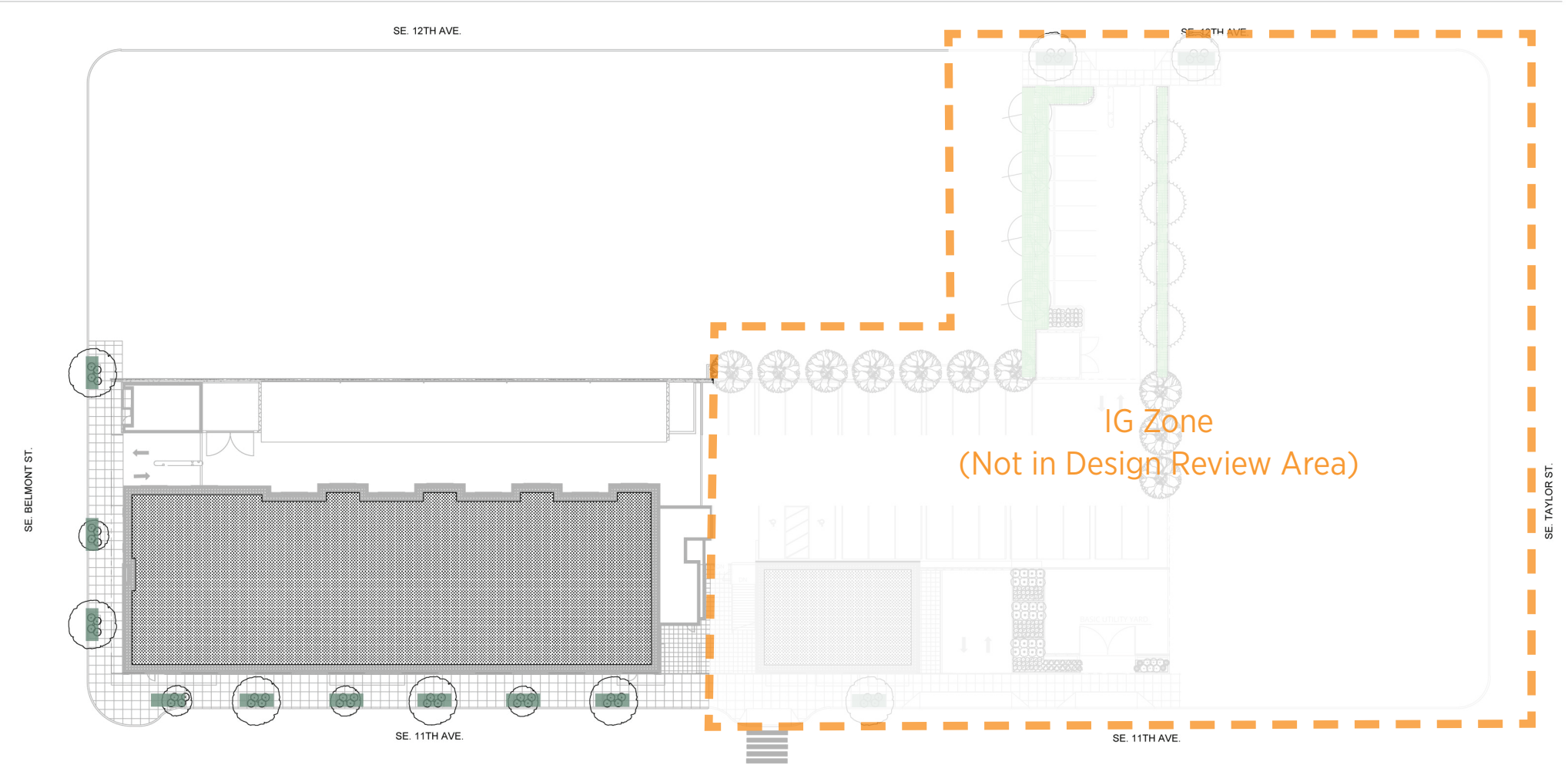
Polystichum polybepharum



Phormium tenax



Viburnum davidii



INTERIOR SHRUBS AND PERENNIALS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
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AGG	ABELIA X. 'ROSE CREEK' ROSE CREEK ABELIA	2 GAL	36" O.C.
AV	AQUILEGIA VULGARIS VAR. STELLATA BLACK BLACK BARLOW COLUMBINE	1 GAL	18" O.C.
BS	BLECHNUM SPICANT DEER FERN	1 GAL	18" O.C.
CD	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.
EP	ECHINACEA PURPUREA PURPLE CONE FLOWER	1 GAL	18" O.C.
FJ	FATSIA JAPONICA JAPANESE ARALIA	5 GAL	60" O.C.
HN	HOSTA NIAGARA FALLS NIAGARA PLANTAIN LILY	2 GAL	36" O.C.
HM	HYDRANGEA MACROPHYLLA 'LACECAP' BIG LEAF HYDRANGEA	5 GAL	60" O.C.
HS	HEMEROCALLIS X 'STELLA DE ORO' DWARF DAYLILY	2 GAL	12" O.C.
IC	ILEX CRENATA 'NORTHERN BEUATY' JAPANESE HOLLY	BB 24 Ø	30" O.C.
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LS	LIRIOPE SPICATA LILY TURF	1 GAL	20" O.C.
MS	MAINTHEMUM STELLATUM STAR-FLOWERED SOLOMON SEAL	1 GAL	16" O.C.
PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	BB 24 Ø	48" O.C.
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PTR	PHORMIUM TENAX 'RAINBOW WARRIOR' RAINBOW WARRIOR NEW ZEALAND FLAX	5 GAL	36" O.C.
RU	RHODODENDRON 'UNIQUE' UNIQUE RHODODENDRON	BB 24 Ø	36" O.C.
SJ	SARCOCOCCA CONFUSA FRAGRANT SWEETBOX	2 GAL	30" O.C.
TM	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEWE	BB 24 Ø	48" O.C.
VT	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	BB 24 Ø	42" O.C.
VD	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	36"

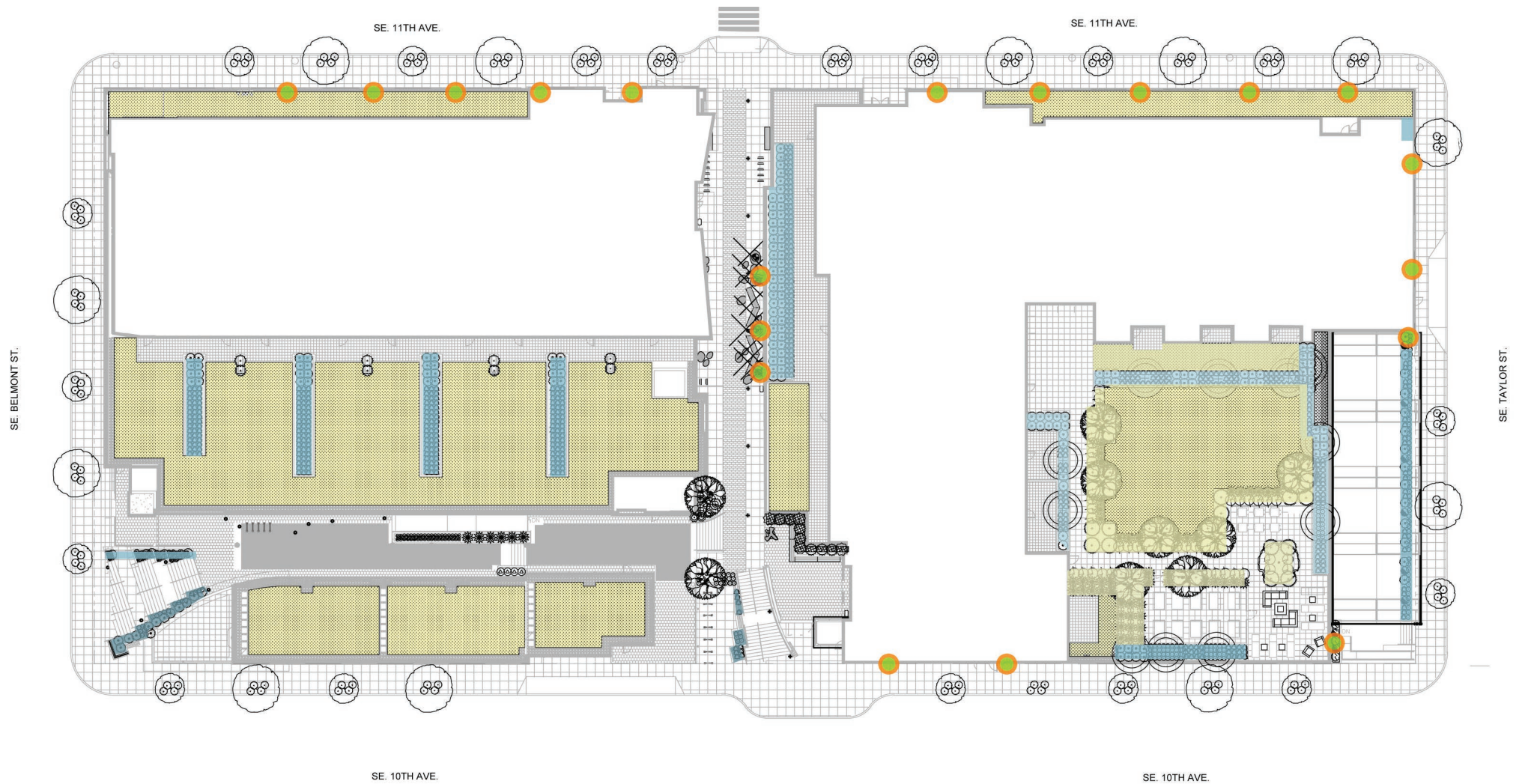
GROUNDCOVERS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
PT	PACHYSANDRA TERMINALIS JAPANESE SPURGE	1 GAL	12" O.C
RCN	RUBUS CALYCINOIDES CREEPING BRAMBLE	1 GAL	12" O.C

R.O.W SHRUBS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
MS	MAHONIA NERVOSA DWARF OREGON GRAPE	2 GAL	30" O.C.
VD	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	30" O.C





FLOW THROUGH PLANTS			
ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
CS	CORNUS STOLONIFERA 'ARTIC FIRE' ARTIC FIRE RED-OSIER DOGWOOD	1 GAL	36" O.C.
JF	JUNCUS PACIFICUS PACIFIC RUSH	1 GAL	12" O.C.
AV	IRIS TENAX OREGON IRIS	1 GAL	6" O.C.
CD	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.

VINES			
ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
TJ	TRACHELOSPERNUM JASMINOIDES STAR JAZMINE	5 GAL	AS SHOWN
CL	CLEMATIS X. 'BLUE RAVINE' BLUE RAVINE CLEMATIS	5 GAL	AS SHOWN
CL	AKEBIA QUINATA FIVELEAF AKEBIA	5 GAL	AS SHOWN

GREEN ROOF PLANTS			
ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
AT	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4" POTS	AS SHOWN
EC	ERIOGONUM COMPOSITUM VAR. 'COMPOSITUM' HEARTLEAF BUCKWEAT	4" POTS	AS SHOWN
ES	ERIOGONUM STRICTUM VAR. PROLIFERUM STRICT BUCKWEAT	4" POTS	AS SHOWN
FR	FESTUCA RUBRA RED FESCUE	FROM SEED	-
SA	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	AS SHOWN
SO	SEDUM OREGANUM OREGON STONECROP	4" POTS	12" O.C
RO	ROSMARINUS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	4" POTS	48" O.C



Cornus stolonifera 'Artic Fire'



Juncus pacificus



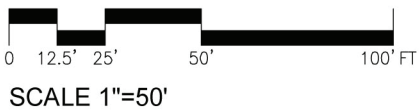
Iris tenax

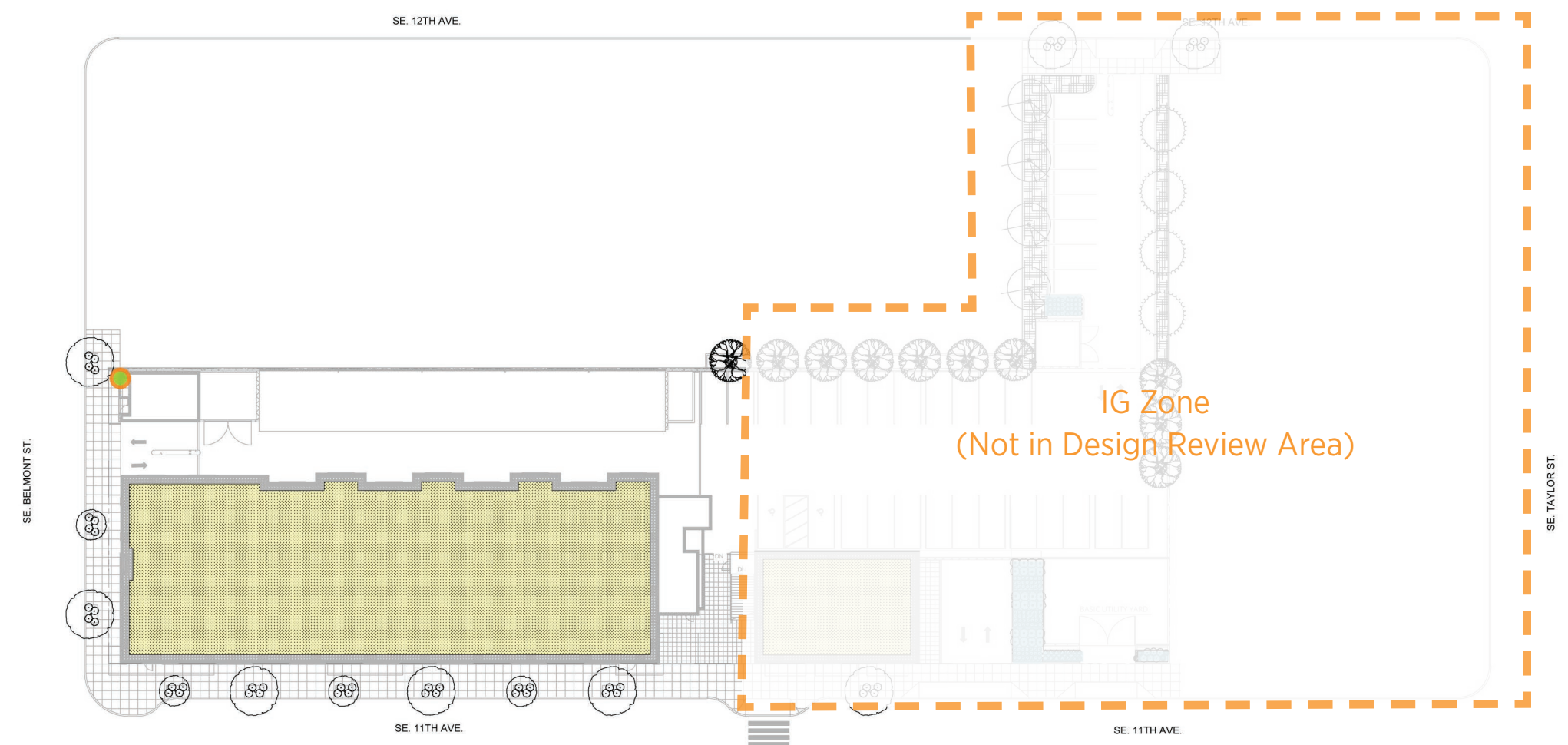


Akebia quinata



Clematis sp.





FLOW THROUGH PLANTS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
CS	CORNUS STOLONIFERA 'ARTIC FIRE' ARTIC FIRE RED-OSIER DOGWOOD	1 GAL	36" O.C.
JF	JUNCUS PACIFICUS PACIFIC RUSH	1 GAL	12" O.C.
AV	IRIS TENAX OREGON IRIS	1 GAL	6" O.C.
CD	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.

VINES

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
TJ	TRACHELOSPERNUM JASMINOIDES STAR JAZMINE	5 GAL	AS SHOWN
CL	CLEMATIS X. 'BLUE RAVINE' BLUE RAVINE CLEMATIS	5 GAL	AS SHOWN
CL	AKEBIA QUINATA FIVELEAF AKEBIA	5 GAL	AS SHOWN

GREEN ROOF PLANTS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
AT	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4" POTS	AS SHOWN
EC	ERIOGONUM COMPOSITUM VAR. 'COMPOSITUM' HEARTLEAF BUCKWEAT	4" POTS	AS SHOWN
ES	ERIOGONUM STRICTUM VAR. PROLIFERUM STRICT BUCKWEAT	4" POTS	AS SHOWN
FR	FESTUCA RUBRA RED FESCUE	FROM SEED	-
SA	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	AS SHOWN
SO	SEDUM OREGANUM OREGON STONECROP	4" POTS	12" O.C
RO	ROSMARINUS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	4" POTS	48" O.C



Artemesia tridentata



Eriogonium compositum



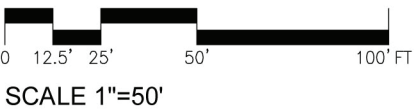
Festuca rubra



Sedum
'Autumn Joy'



Sedum
oreganum





Surface LED linear flood
Finish: Silver
Lamp: LED, 10.52 watts per foot



Flood Light - small
Finish: Silver
Lamp: LED, 8 watt



Acorn post top
Finish: Black
Lamp: LED, 44 watts



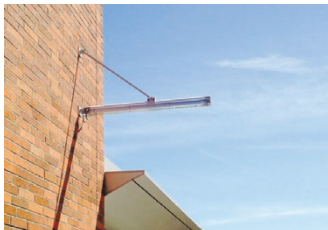
Flood Light - Medium
Finish: Silver
Lamp: LED, 24 watts

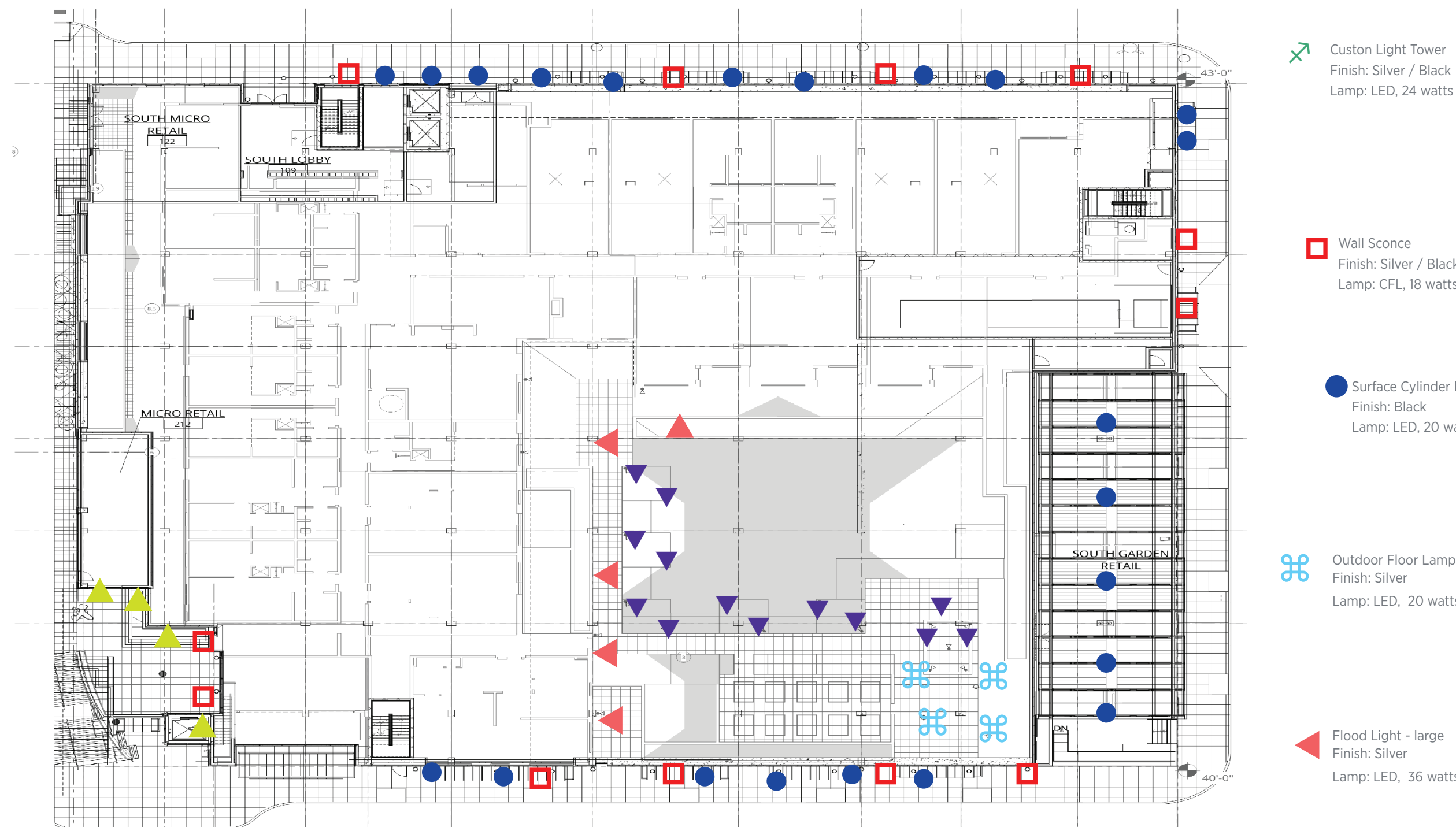


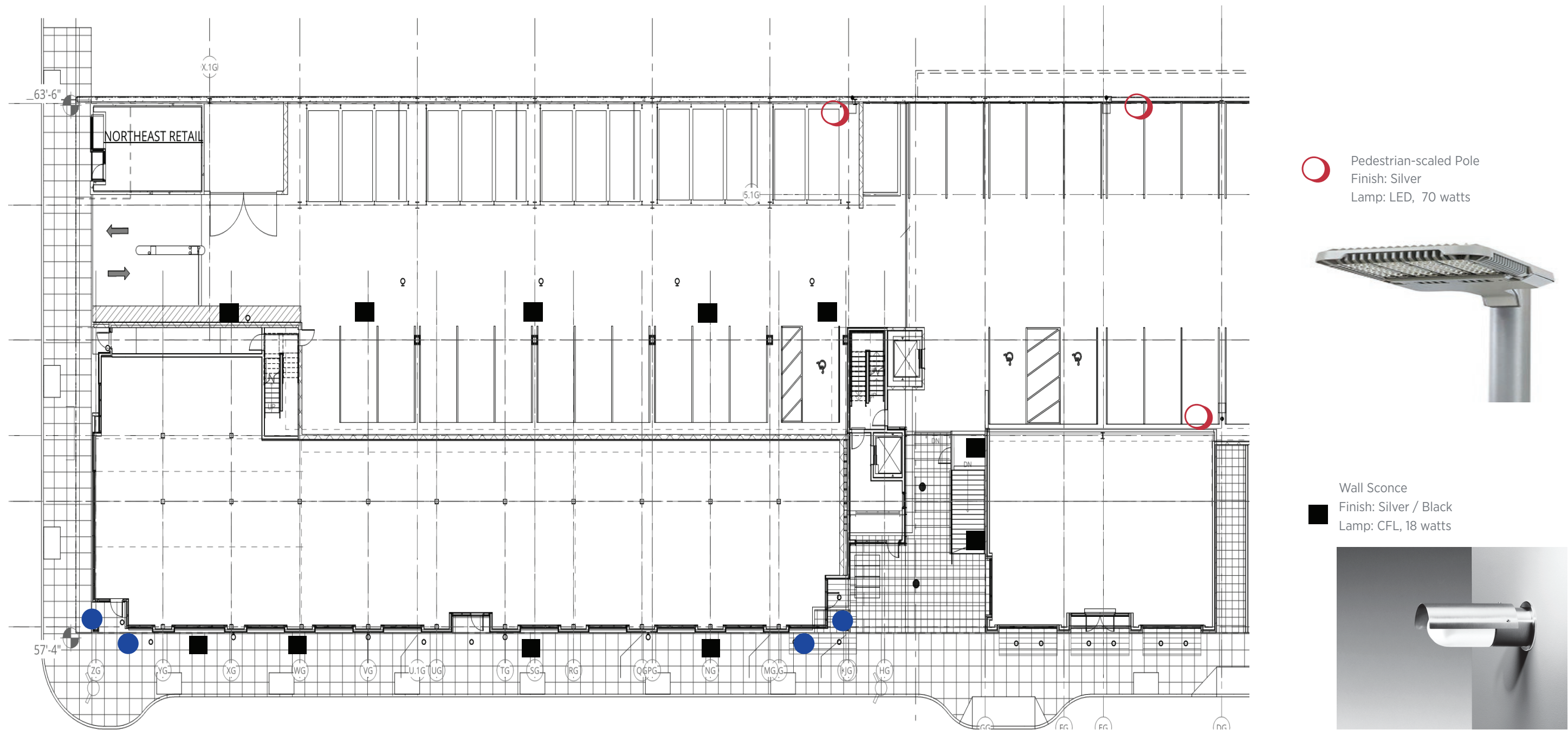
Wall Sconce - medium
Finish: Silver
Lamp: CFL, 42 watts



Wall mount LED arm
Finish: Silver
Lamp: LED, 32 watts







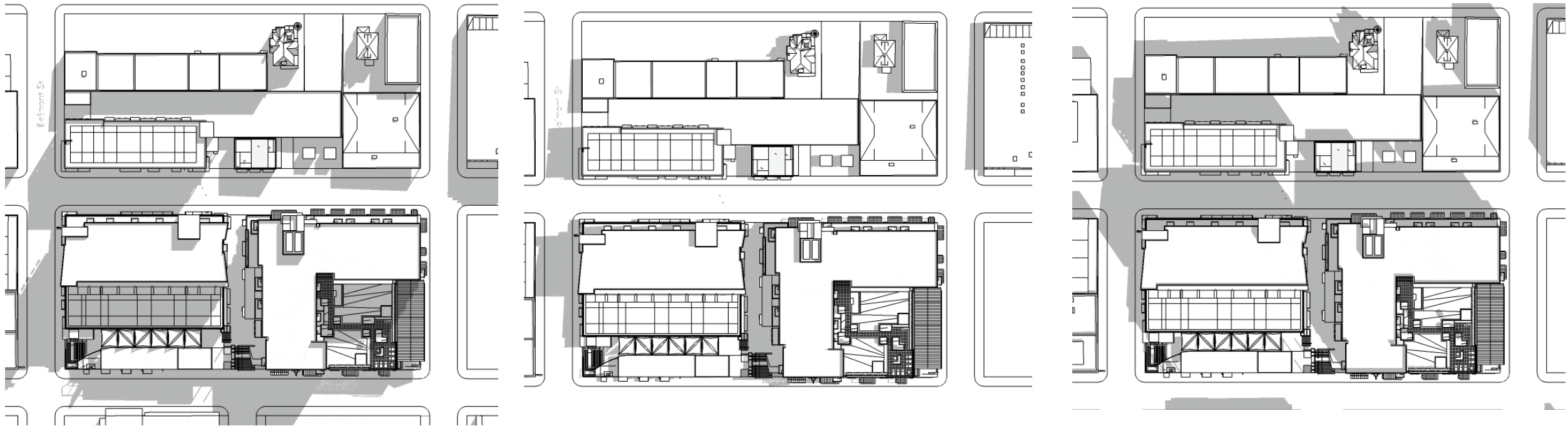
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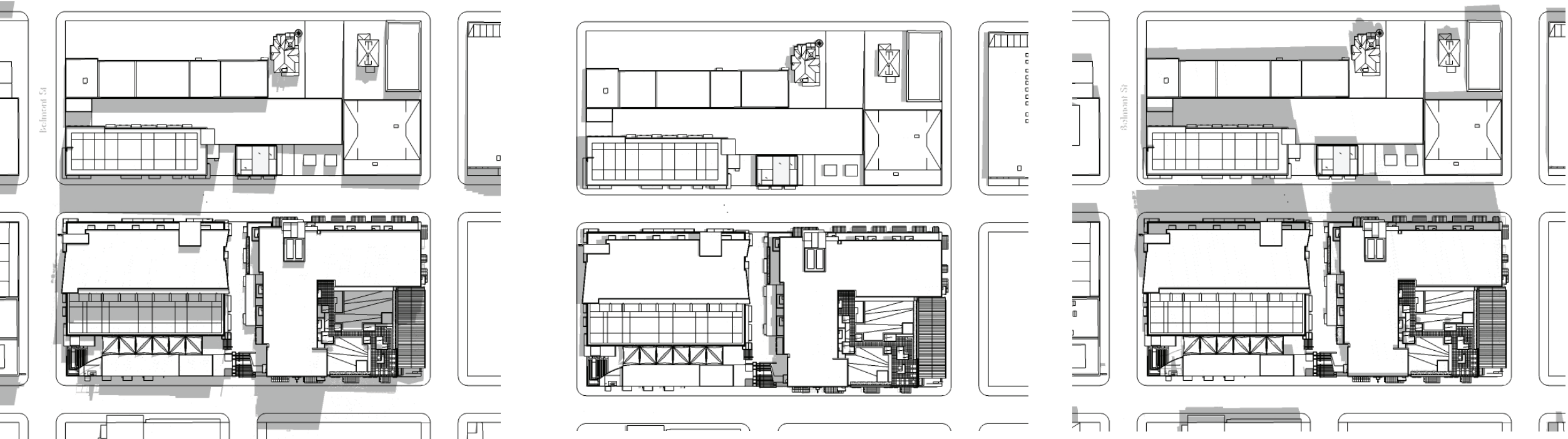
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3:00 PM

SPRING
EQUINOX



SUMMER SOLSTICE



9:00 AM

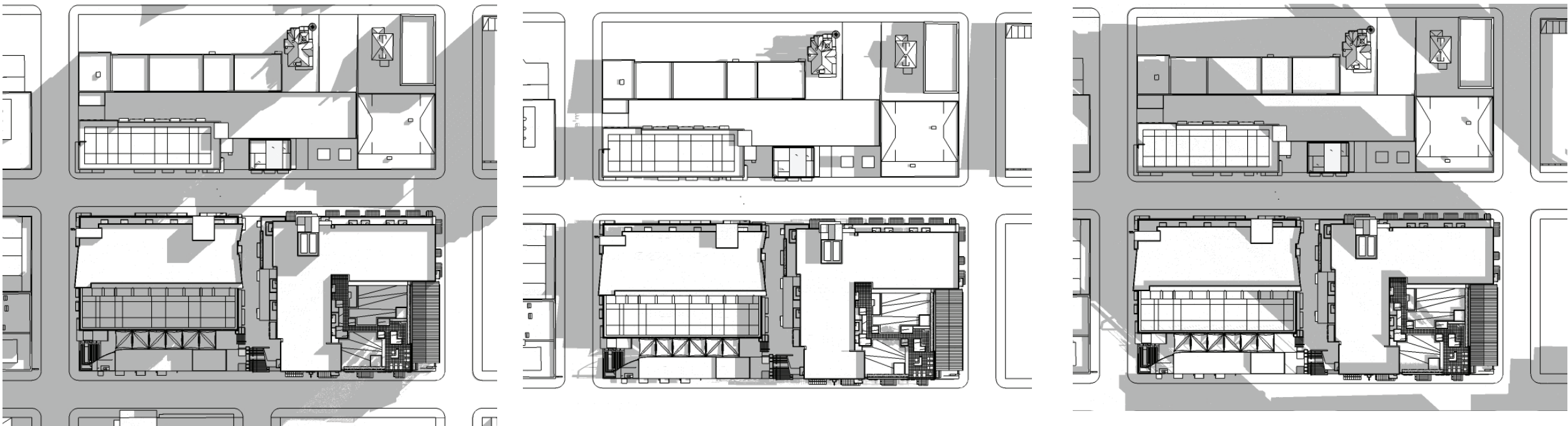
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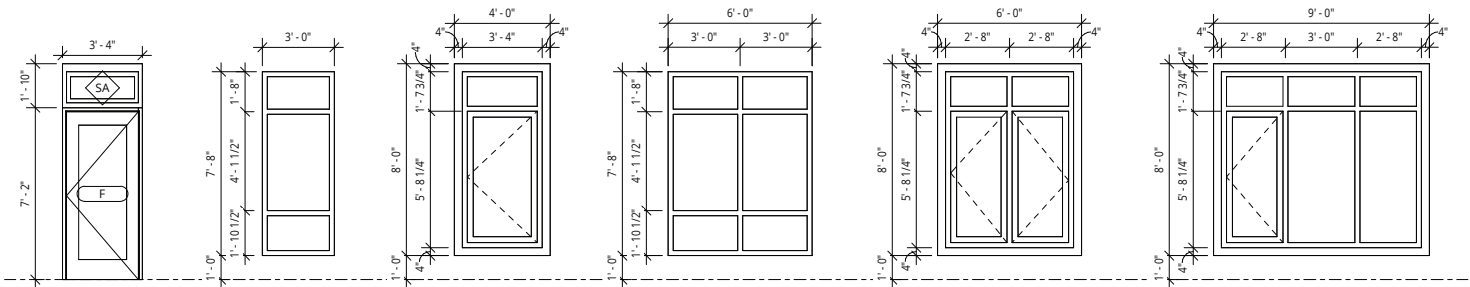
FALL
EQUINOX



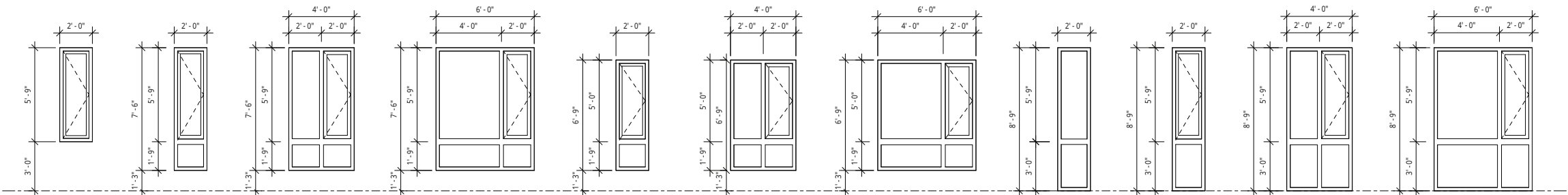
WINTER SOLSTICE



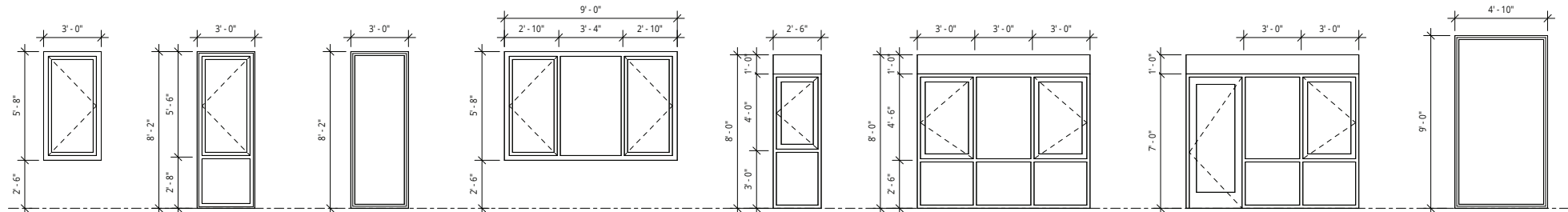
VPI Vinyl Windows



South Building Residential Window Types

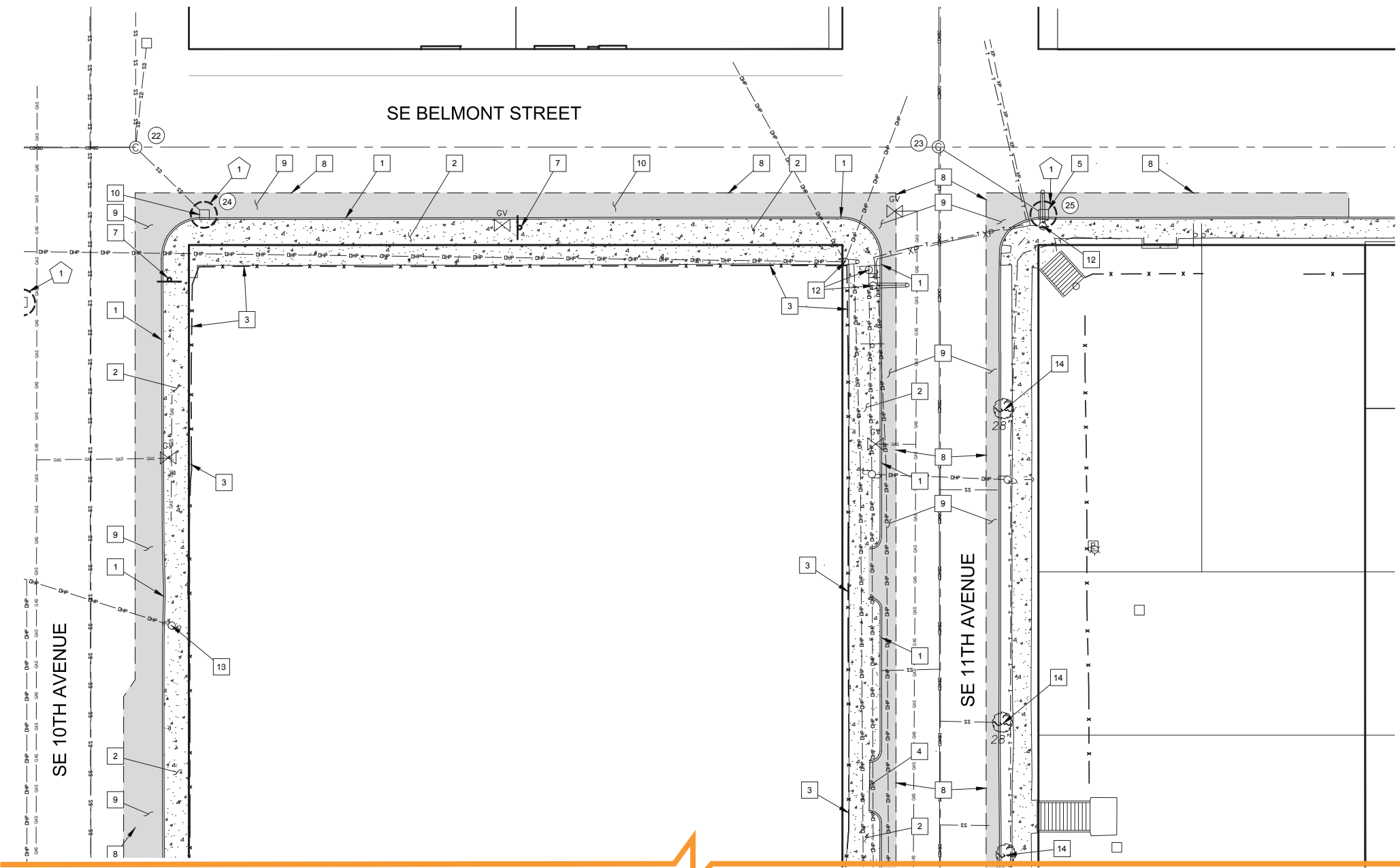


North Building Residential Window Types



OEG Building Residential Window Types

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COMBINED SANITARY AND STORM TABLE

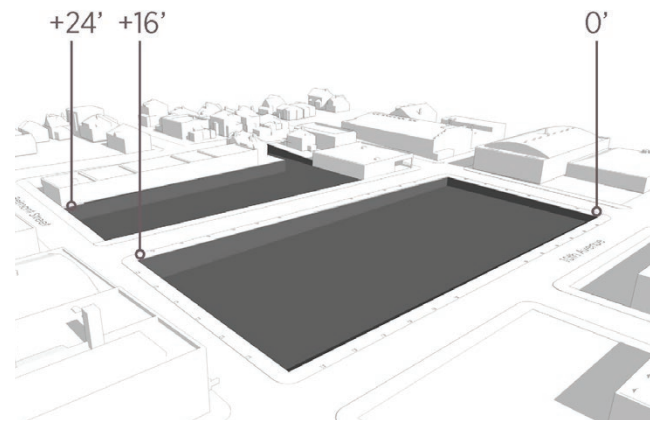
21	COMBINED SEWER MANHOLE RIM: 43.16 IE IN (8" N): 28.2 IE OUT (8" SE): 28.1	22	COMBO MANHOLE RIM: 43.97 IE IN (10" E): 28.63 IE OUT (8" N): 28.53	23	COMBO MANHOLE RIM: 57.28 IE (10" S): 45.20
24	STORM DRAIN CATCH BASIN RIM: 43.79 IE IN (10" E): 28.63 IE IN (8" N): 28.53 IE OUT (8" W): UNKNOWN	25	STORM DRAIN CATCH BASIN RIM: 56.96 IE OUT (8" NW): 55.20		

DEMOLITION NOTES

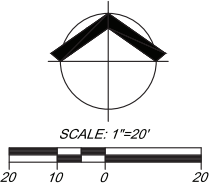
- 1 REMOVE EXISTING CURB
- 2 REMOVE EXISTING CONCRETE
- 3 EXISTING FENCE TO BE REMOVED AS A PART OF ONSITE CONSTRUCTION ACTIVITIES.
- 4 REMOVE EXISTING DRIVEWAY
- 5 REMOVE EXISTING CATCH BASIN
- 6 REMOVE EXISTING SANITARY LINE
- 7 REMOVE EXISTING SIGN
- 8 SAWCUT EXISTING ASPHALT PAVEMENT WITH CLEAN VERTICAL EDGE
- 9 REMOVE EXISTING ASPHALT PAVEMENT
- 10 PROTECT EXISTING CATCH BASIN IN PLACE
- 11 EXISTING UTILITY POLE TO REMAIN IN PLACE
- 12 EXISTING UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE RELOCATION WITH PGE AND FRANCHISE UTILITIES.
- 13 EXISTING UTILITY POLE TO BE REMOVED. CONTRACTOR TO COORDINATE REMOVAL WITH PGE AND FRANCHISE UTILITIES.
- 14 EXISTING TREE TO BE REMOVED.

EROSION CONTROL NOTES

- 1 PROPOSED INLET PROTECTION. REFER TO DETAIL SHEET #### FOR MORE INFORMATION.

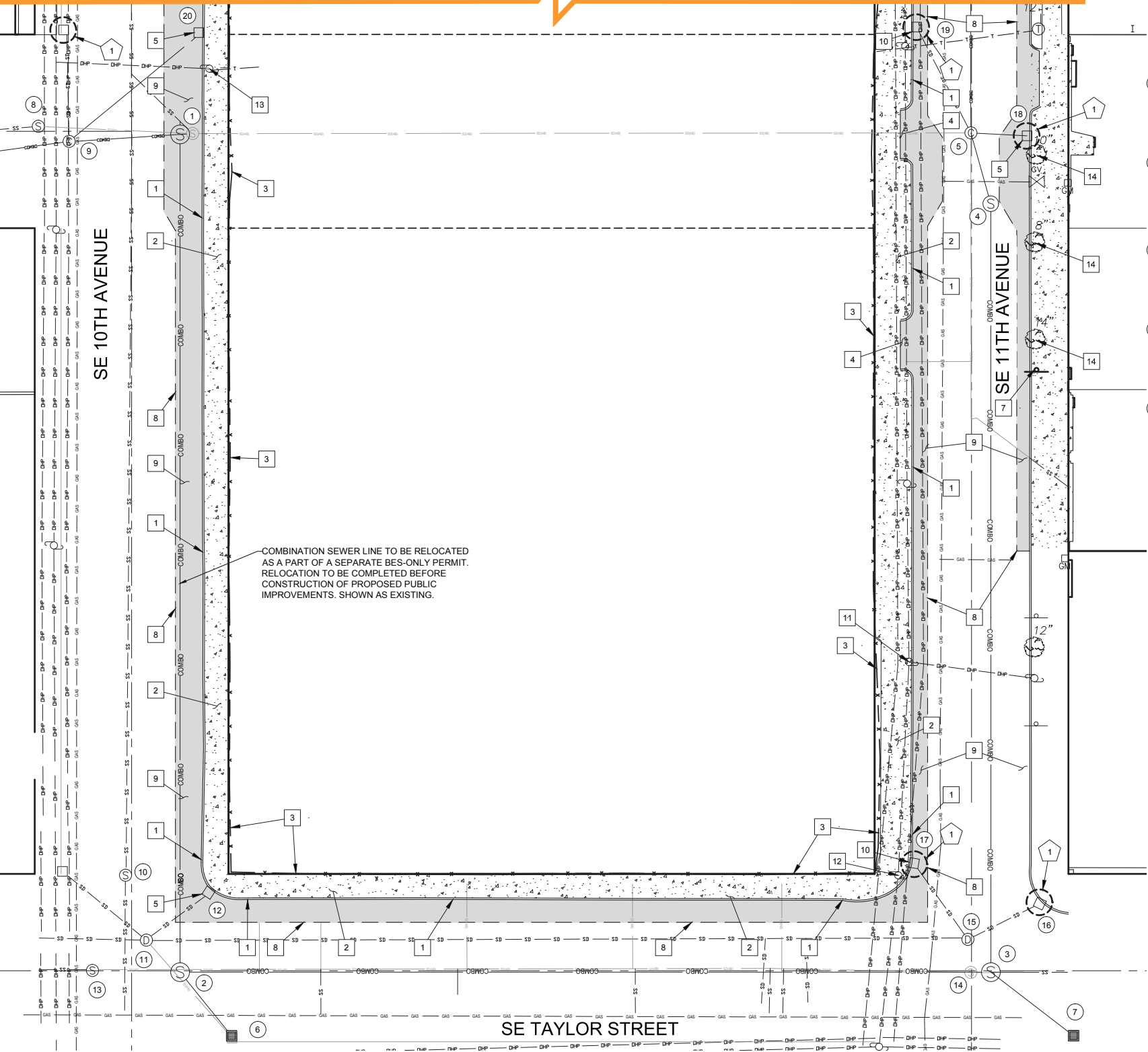


AERIAL PERSPECTIVE OF GRADE CHANGE



OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344





COMBINED SANITARY AND STORM TABLE										
1	COMBINED SEWER MANHOLE RIM: 41.35' IE IN (12" E): 28.42 IE IN (8" NW): 28.60 IE OUT (18" W): 28.60	COMBINED SEWER 60" DIVERSION MANHOLE* RIM: 41.45' IE IN (21" S): 27.65 IE OUT (8" N): 27.65 IE OUT (18" W): 28.45	2	COMBINED SEWER MANHOLE* RIM: 40.58 IE IN (21" E): 29.24 IE OUT (21" N): 28.94	3	COMBINED SEWER MANHOLE* RIM: 43.80 IE IN (12" N): 31.58 IE IN (8" E): 31.93 IE OUT (21" W): 30.83	4	COMBINED SEWER MANHOLE RIM: 49.60 IE IN (12" N): 35.25 IE OUT (12" S): 35.15		
5	COMBINED SEWER MANHOLE RIM: 50.01 IE IN (10" N): 35.87 IE IN (10" E): UNKNOWN IE IN (8" S): 35.87 IE OUT (12" W): 35.77	COMBINED SEWER MANHOLE* RIM: 50.01 IE IN (10" N): 35.87 IE IN (10" E): UNKNOWN IE IN (8" SE): ABANDON IE OUT (12" W): ABANDON IE OUT (12" S): FIELD FIT	6	STORM DRAIN CATCH BASIN* RIM: MATCH EXISTING IE OUT (8" NW): MATCH EXISTING	7	STORM DRAIN CATCH BASIN* RIM: MATCH EXISTING IE OUT (8" NW): MATCH EXISTING				
8	SANITARY SEWER MANHOLE RIM: 41.59 IE IN (8" E): 27.10 IE OUT (8" W): 27.00	9	COMBINED SEWER MANHOLE RIM: 41.73 IE IN (18" E): 27.08 IE IN (8" N): 31.93 IE IN (8" E): 31.98 IE OUT (12" W): 26.04	10	SANITARY SEWER MANHOLE RIM: 40.45 IE IN (78" N): 21.41 IE OUT (78" S): 21.31	11	STORM DRAIN MANHOLE RIM: 40.56 IE IN (8" NE): 34.50 IE IN (8" NW): 34.50 IE IN (10" E): 34.16 IE OUT (12" W): 34.06	12	STORM DRAIN CATCH BASIN RIM: 39.6 IE OUT (8" SW): 37.10	
13	SANITARY SEWER MANHOLE RIM: 40.57 IE IN (10" E): 28.63 IE OUT (12" W): 28.53	SANITARY SEWER MANHOLE* RIM: 40.57 IE IN (10" E): ABANDON IE OUT (12" W): 28.53	14	STORM DRAIN MANHOLE RIM: 43.74 IE IN (8" E): 31.91 IE OUT (10" W): 31.81		STORM DRAIN MANHOLE* MANHOLE TO BE REMOVED	15	STORM DRAIN MANHOLE RIM: 43.85 IE IN (8" NE): 37.81 IE IN (8" NW): 38.70 IE OUT (8" W): 37.71		
16	STORM DRAIN CATCH BASIN RIM: 42.97 IE OUT (8" SW): 41.02	17	STORM DRAIN CATCH BASIN RIM: 42.95 IE OUT (8" SE): 41.27	18	STORM DRAIN CATCH BASIN RIM: 49.34 IE OUT (8" W): UNKNOWN	19	STORM DRAIN CATCH BASIN RIM: 49.32 IE OUT (6" SE): 47.20	20	STORM DRAIN CATCH BASIN RIM: 41.20 IE OUT (8" SW): 39.30	

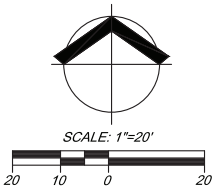
*RIM, INVERT, AND SIZE INFORMATION PER HHPR S.E. 10TH AVE. & S.E. BELMONT ST. SANITARY SEWER EXTENSION PROJECT 60% PLANS

DEMOLITION NOTES

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EROSION CONTROL NOTES

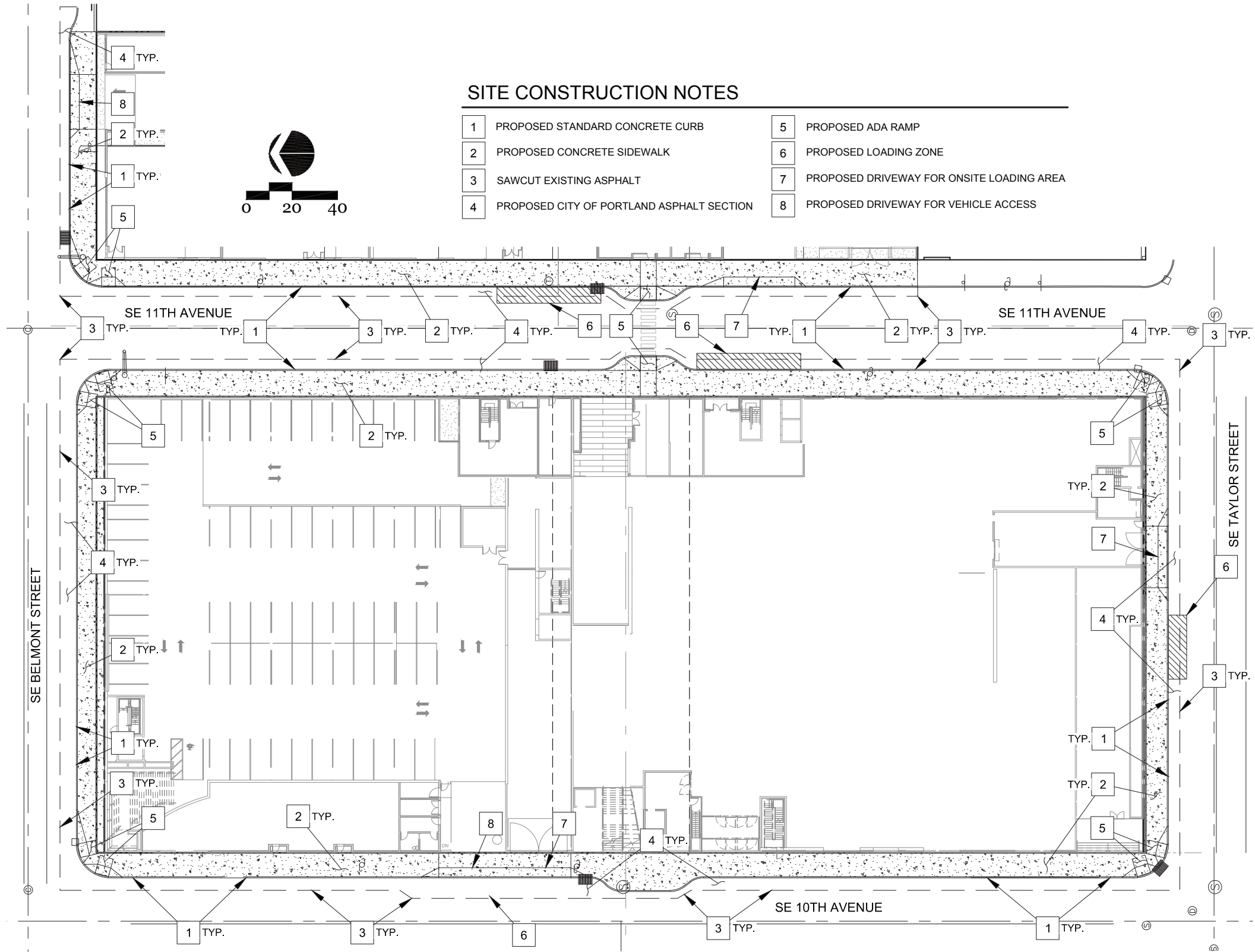
- 1 PROPOSED INLET PROTECTION. REFER TO DETAIL SHEET ##### FOR MORE INFORMATION.

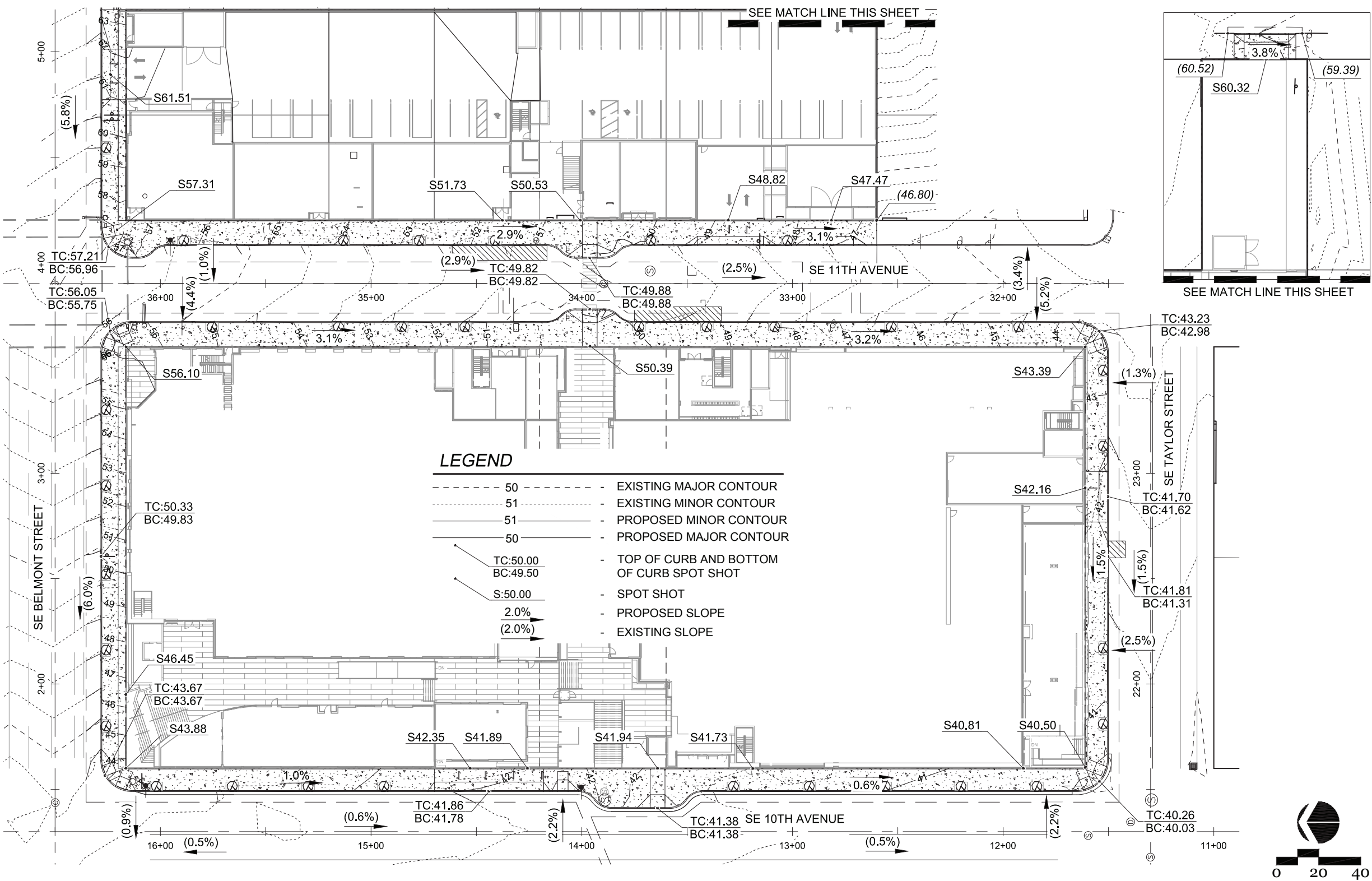


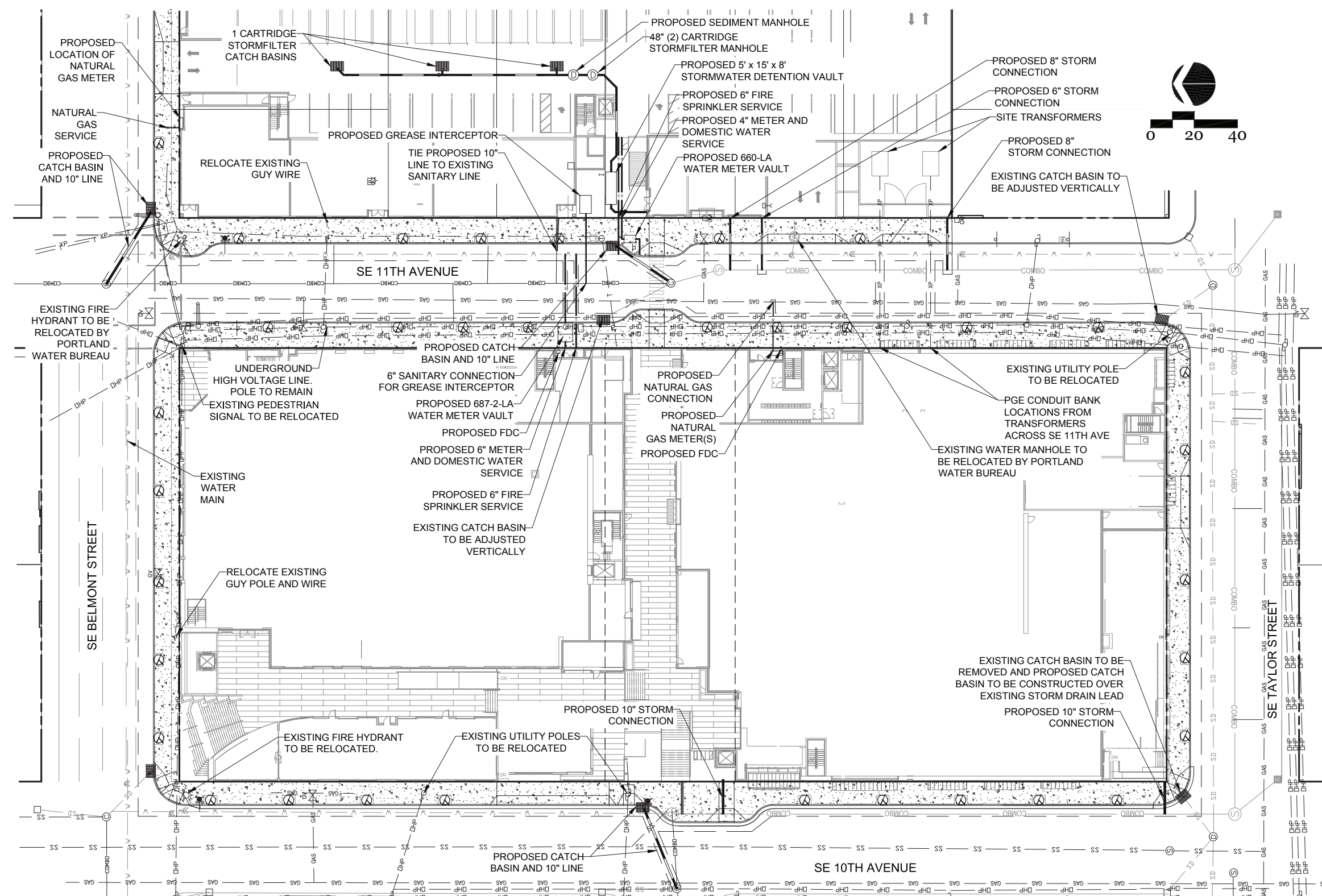
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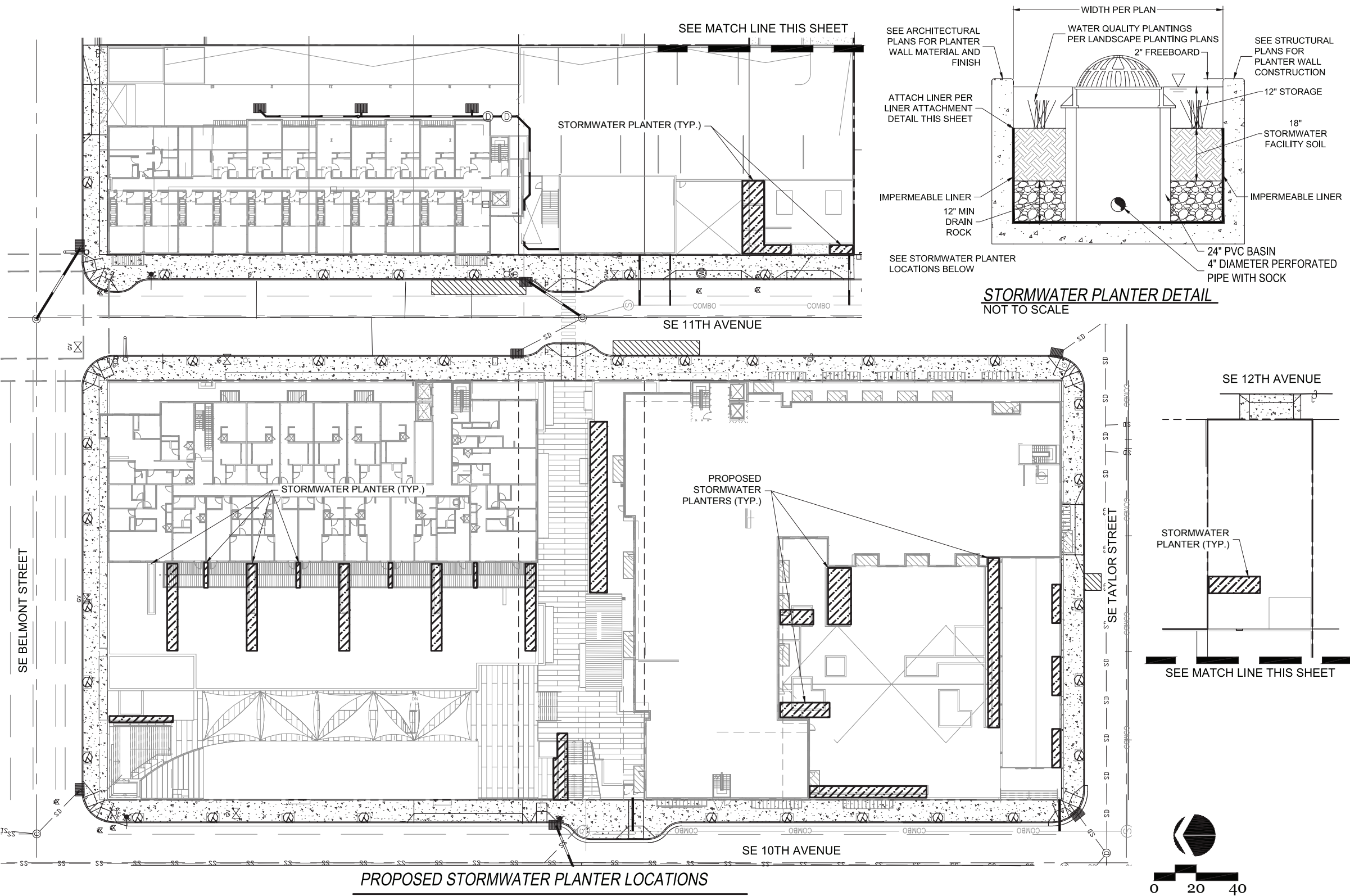


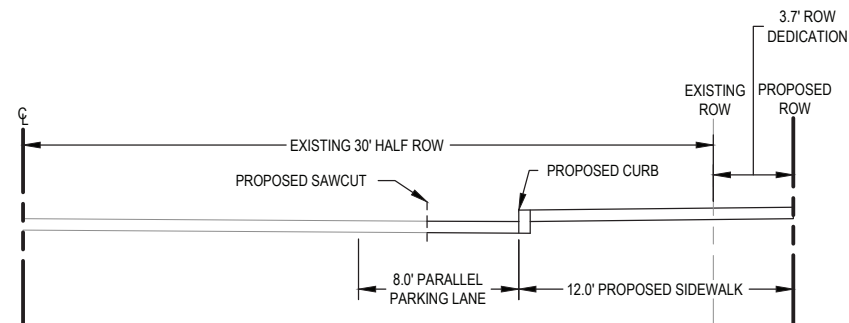
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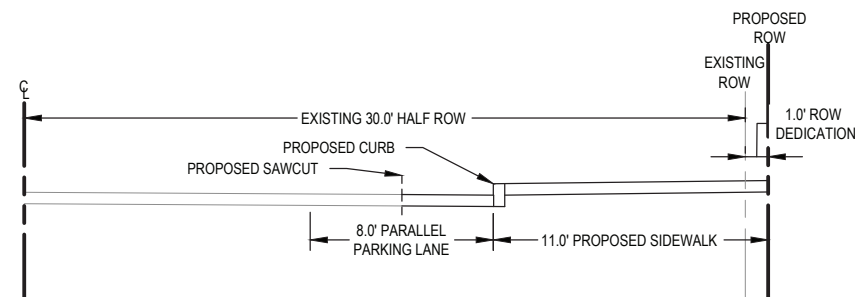




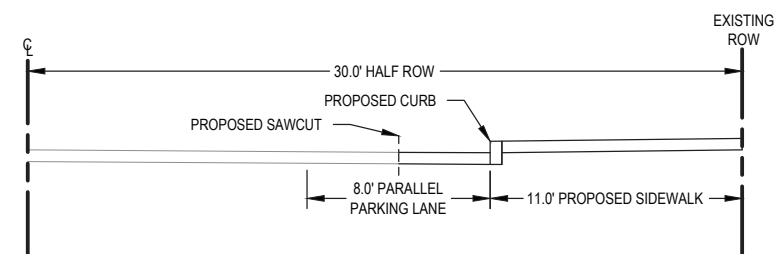




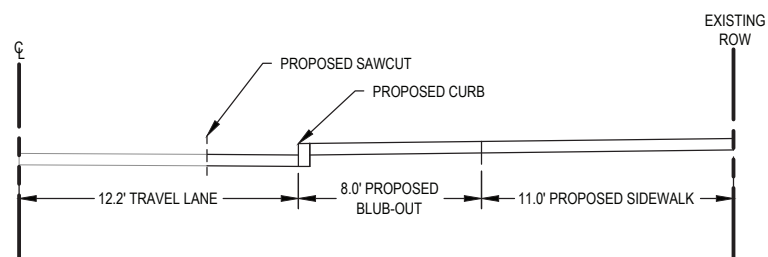
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NOT TO SCALE



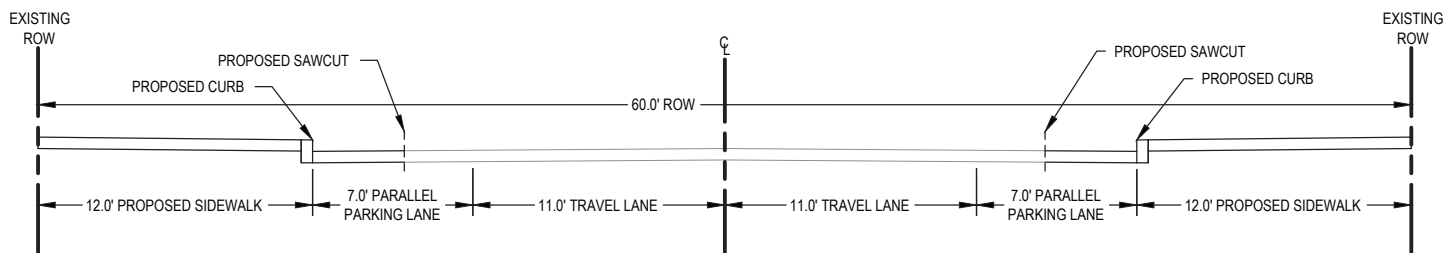
SECTION B-B: SE TAYLOR STREET
NOT TO SCALE



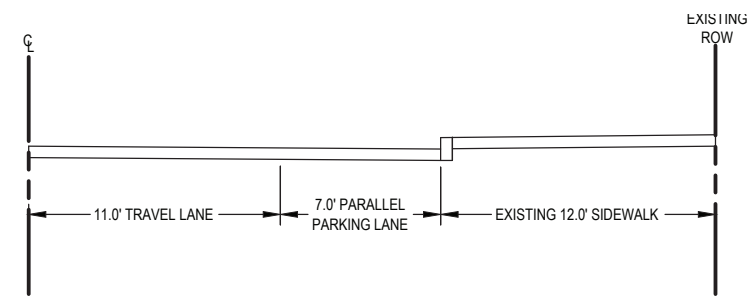
SECTION C-C: SE 10TH AVENUE WITH NO BULB-OUT
NOT TO SCALE



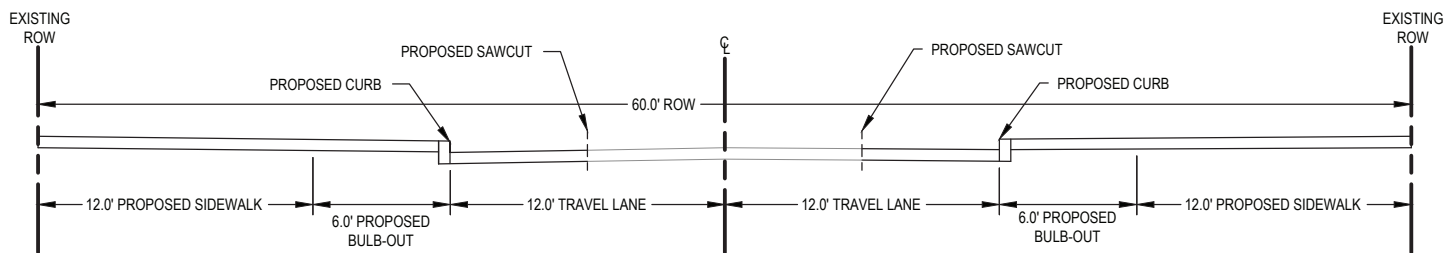
SECTION D-D: SE 10TH AVENUE WITH BULB-OUT
NOT TO SCALE



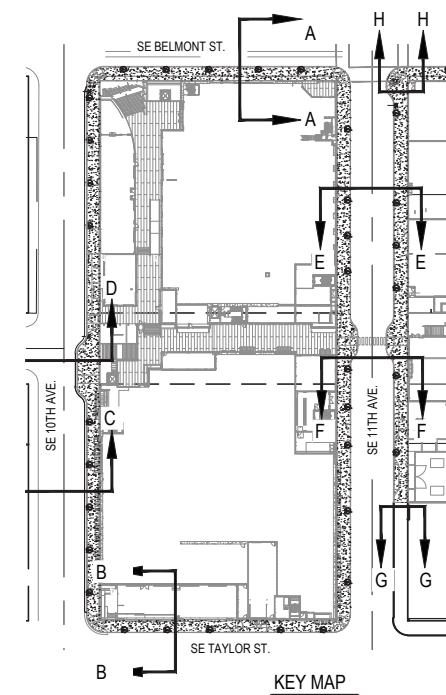
SECTION E-E: SE 11TH AVENUE WITH SIDEWALK IMPROVEMENTS
NOT TO SCALE



SECTION G-G: SE 11TH AVENUE WITHOUT SIDEWALK IMPROVEMENTS
NOT TO SCALE



SECTION F-F: SE 11TH AVENUE WITH SIDEWALK IMPROVEMENTS AND BULB-OUTS
NOT TO SCALE





Split System Heat Pump - East Building



RN Series

Rooftop Water Source Heat - North and South Buildings



RQ Series



Acoustic Louvers at Cooling Towers



Cooling Tower Type

33.293.030 Requirements (REVISED PROPOSAL - 06/02/31)

- a. 12400 sf of public plaza is provided, which exceeds the 5% (91,050 sf x 5% = 4552 sf) required. The public plaza spaces make pedestrian connections That are more characteristic of 2x the width of standard 12' sidewalks. These inherently do not meet the required length to width ratio of 3 to 1, but preserve the familiar pedestrian experience within the context of the Central City plan.
- b. The total area of walkways, landscape areas, public plazas is required to be 50% of the vacated streets within the superblock which would require (12,000sf x 50% = 6000 sf), 12400 sf total is provided.
- c. The walkway system must be hard surfaced and at least 12' wide, unobstructed. These proposed walkways are no less than 20' wide, but are often 24' wide.
- d. The on-site pedestrian and bike circulation system will be lighted for night use.
- e. The walkways are accessible to bikes. They are accessible on grade from SE 11th, and a walkway at near flat grade crosses the site westward to a broad open staircase that drops down to SE 10th. This is visually open from the east with views through to SE Yamhill and downtown to the west.
- f. The preferred 24 hr pedestrian connection measures 4,860 sf and is in alignment with SE Yamhill to the West. See diagram to the left, highlighted in **amber**. An additional 4,705 sf pedestrian connection is highlighted in **blue**.

