

Exhibit 'A'

1130 NE Alberta Land Use Review

July 2, 2019

Rev 1: July 22, 2019

Rev 2: September 5, 2019

Rev 3: September 17, 2019

Rev 4: October 9, 2019



Site + Context

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Site + Context

Site + Context

N.E. Alberta Street Chronology



N.E. ALBERTA ST AT 31st ST LOOKING WEST, 1913



N.E. ALBERTA ST AT 15TH AVE LOOKING EAST, 1959



N.E. ALBERTA ST AT 17TH AVE LOOKING EAST, 2019



N.E. UNION (MLK BLVD) AT ALBERTA ST, 1936



N.E. 20th AND ALBERTA LOOKING SW, 1997



N.E. 24th AND ALBERTA LOOKING NE, 2019

N.E. Alberta Street was developed by immigrants in the 1880s known for being “a street of pioneers”. It thrived until the 1960s when development of I-5 changed neighborhood traffic patterns. 30 years of disinvestment existed until the 90s when restoration of the neighborhood seen today began. New development favors a more pedestrian-scale neighborhood. Crosswalks and street trees replace the 50-60ft tall power poles that once lined both sides of the street. A bustling commercial environment established itself in some of the existing buildings. New development, now occurs primarily on empty or underutilized lots. Their scale has increased to account for increased land costs. Few remaining lots remain for redevelopment, and the neighborhood comfortably supports the mix of both new and old scales, similar to other pedestrian oriented streets like N.W. 23rd.



VIEW FROM THE NORTHEAST



Site + Context

Zoning Summary

Base Zone: **CM2dhm**
 CM - Commercial, Mixed Use 2
 d - Design
 h - Aircraft Landing
 m - Centers Main Street

Comp Plan: **MU-U**

Transit Class: **TAS, NC, CW, LSB**
 TAS - Transit Access Street (Transit)
 NC - Neighborhood Collector (Traffic)
 NMS - Neighborhood Main Street Design
 CW - City Walkway (Pedestrian)
 LSB - Local Service Bikeway (Bike)

Combined Area: **26,606 SF**

FAR
 Base Zone FAR: 2.5:1
 Max Far Increase: 0.75:1 (Afford. Comm)
Total FAR: 3.25:1

Height
 Base: 45 ft
 Max Bonus: 55 ft (CMU-U)
 Bonus Increase: 5 ft (High Ceilings)
Total Height: 60 ft

Step-down Height: 35 ft

Setbacks	Min	Max	Step-down
Street:	0 ft	10 ft	--
Street facing R2.5:	10ft	--	15'
Lot Line R2.5:	10ft	--	25'

Max % Coverage 100% (Inner Pattern Area)
Min % Landscape 15%

Landscape Buffer:
 Abutting R2.5 **10 ft @ L3**
 Across from R2.5 **10ft @ L1**

Parking Req: none
Loading Req: 2 Type A Spaces w/ forward motion



Site + Context

Views from the Street



KEY PLAN



1. N.E. ALBERTA LOOKING WEST



2. N.E. ALBERTA LOOKING EAST



3. N.E. 12TH LOOKING SOUTH



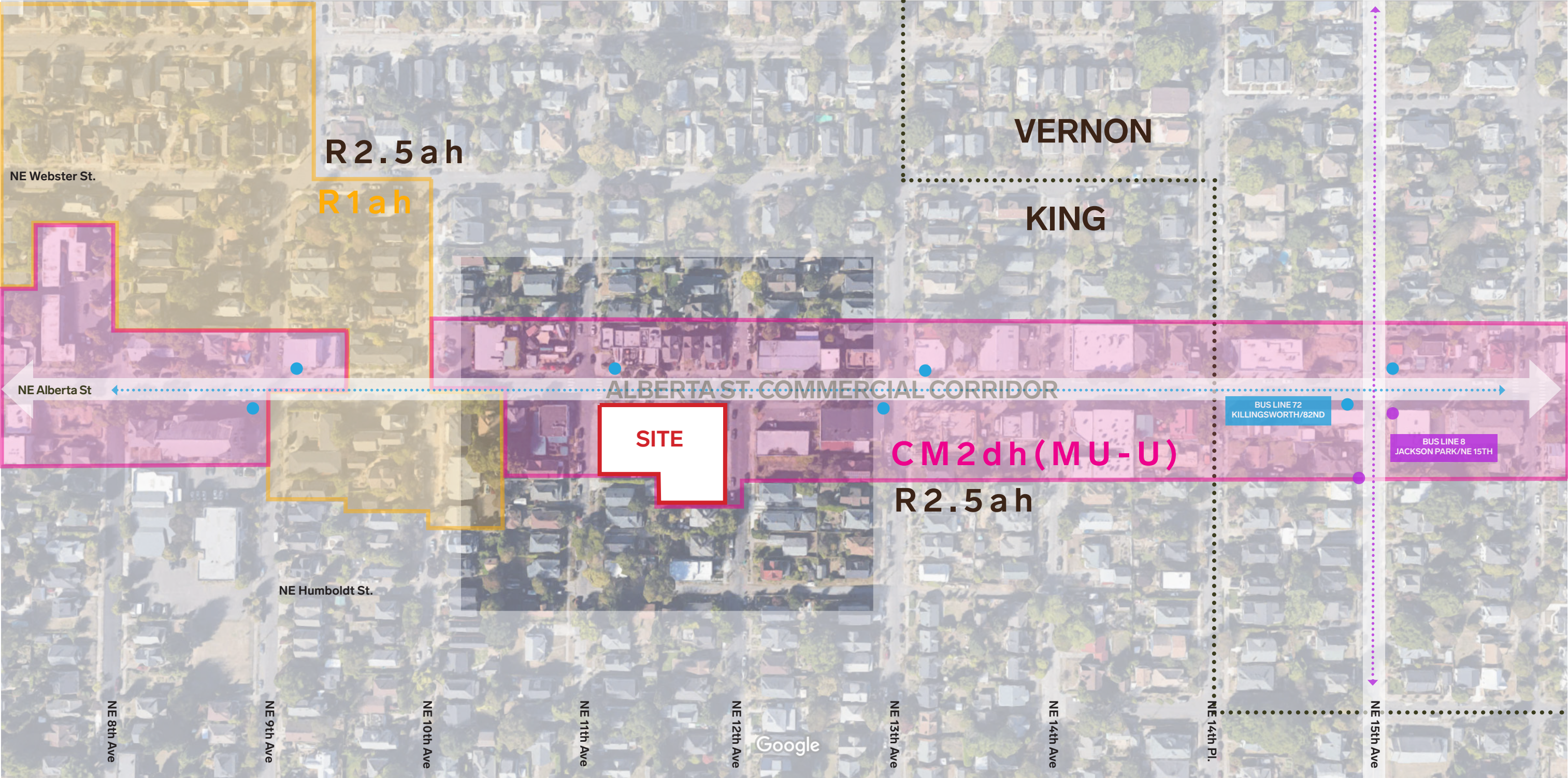
4. N.E. 12TH LOOKING NORTH



5. N.E. 11TH LOOKING SOUTH

Site + Context

Vicinity Plan



Site + Context

Vicinity Zoning



R2.5 
 MAX HEIGHT: 40'
 MAX DENSITY: 1/2,500 SF

R1 
 MAX HEIGHT: 45'
 MAX DENSITY: 1/800 SF

CM2 
 MAX HT (BONUS): 60'
 MAX FAR (BONUS): 3.25:1

R2.5 
 MAX HEIGHT: 40'
 DENSITY: 1/2,500 SF

The 2035 Comprehensive Plan designates this stretch of NE Alberta Street as a Central Commercial area. As the introduction to the Comprehensive Plan states it is ...” a long-range plan that helps the City prepare for and manage expected population and employment growth... ..This guidance is intended to help make Portland more prosperous, healthy, equitable, and resilient.” The site for this project is currently a vacant 20,000sf asphalt parking lot and 2,500sf single-story building. Neither the parking lot, nor the existing building meet current building or zoning codes, including ground floor active uses, setbacks and landscape buffers, or stormwater management standards. In its current state, the site does not meet the stated goals of the Comp Plan making this an optimal location for improvement.

Site + Context

Commercial Corridor Pedestrian Edge

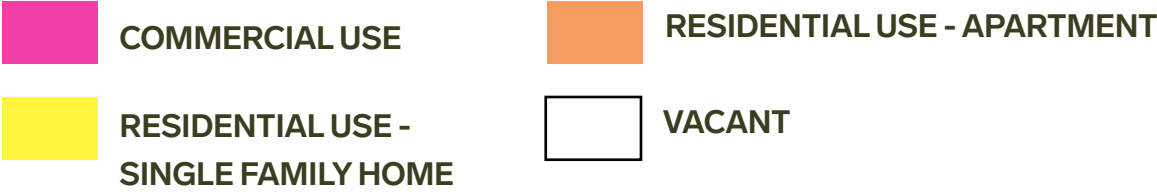


-  OPEN LOT
-  NE ALBERTA ST BUILT EDGE

Along NE Alberta Street, except where vacant lots occur, the current pedestrian street edge is created by existing commercial and some single-family residential buildings. Commercial buildings along the street directly abut the street lot-line with no relief for pedestrians to occupy areas adjacent to the sidewalk. Pedestrian views are of buildings adjacent to the sidewalk, brief glimpses between buildings to the lots beyond, or tree-framed views up and down the sidewalk or side-streets. The proposed site for this project is the single largest undeveloped vacant parking lot along NE Alberta Street between NE MLK Blvd and NE 33rd Avenue and does not currently provide any contribution to the pedestrian edge along its frontage.

Site + Context

Commercial Corridor Spacing and Density



Except where empty lots exist in the CM2 zone along NE Alberta Street, buildings closely abut the boundary between the residential and commercial zones along their rear lot line. Buildings between NE 10th and NE 31st Ave are primarily commercial in use. While a few single family homes, not used for commercial purposes still exist, they are uncommon. Setbacks between these buildings along either side of the zoning boundary are usually closer than ten feet from each other - sometimes within five. Businesses and residences will often use small out-buildings or plantings to screen between each other where tight clearances (no longer allowed by zoning code) exist.

Site + Context

Commercial Corridor Gaps and Vacancies



- ACTIVE USE
- POTENTIAL OR NEW DEVELOPMENT
- UNACTIVATED STREETFRONT

Along NE Alberta Street empty lots are uncommon. The site currently under consideration is the single largest vacant parcel between NE MLK Blvd and NE 33rd Ave. To the east of the site several more lots are shuttered and for sale or currently under construction, resulting in three contiguous blocks with an inactive street edge along an otherwise vibrant corridor. This project, along with the project finishing construction between NE 13th and 14th, will reactivate the pedestrian edge, connecting it with the other commercial uses to the north and east. This project will replace a 20,000sf gated asphalt parking lot, an empty 4,000sf grass lot, and a non-contributing 2,500sf office with grated windows and no storefront street presence.

Site + Context

Present Streetscape: Tree-Framed Views



NE 12TH AND ALBERTA LOOKING EAST



NE 14TH AND ALBERTA LOOKING EAST



NE 17TH AND ALBERTA LOOKING EAST



NE 24TH AND ALBERTA LOOKING WEST

Along NE Alberta Street upward pedestrian views from the sidewalk are limited by existing street trees. Trees spaced at the 20ft-40ft with heights averaging 15-20ft tall will provide continuous coverage along the site's street frontage compatible with the existing pattern of tree plantings along NE Alberta. Five mature deciduous street trees currently exist at 40ft intervals along the existing NE Alberta frontage between 11th and 12th. These trees will be removed during the right of way improvement process and replaced with five evergreen Cork Oak trees spaced at 24ft to 40ft to provide a comparable and consistent annual canopy screening views from the sidewalk to the overall building mass. These trees are expected to grow 2-3ft a year, and reach a 65ft max height.

Site + Context

Site Survey

UTILITY CONTACTS

COMCAST CABLE COMM. MNGMT, LLC (801) 364-1063
 NORTHWEST NATURAL (503) 220-2415
 PACIFIC POWER (503) 255-4634
 CITY OF PORTLAND (503) 823-4023
 CTQL-CENTURYLINK (800) 778-9140

BENCHMARK

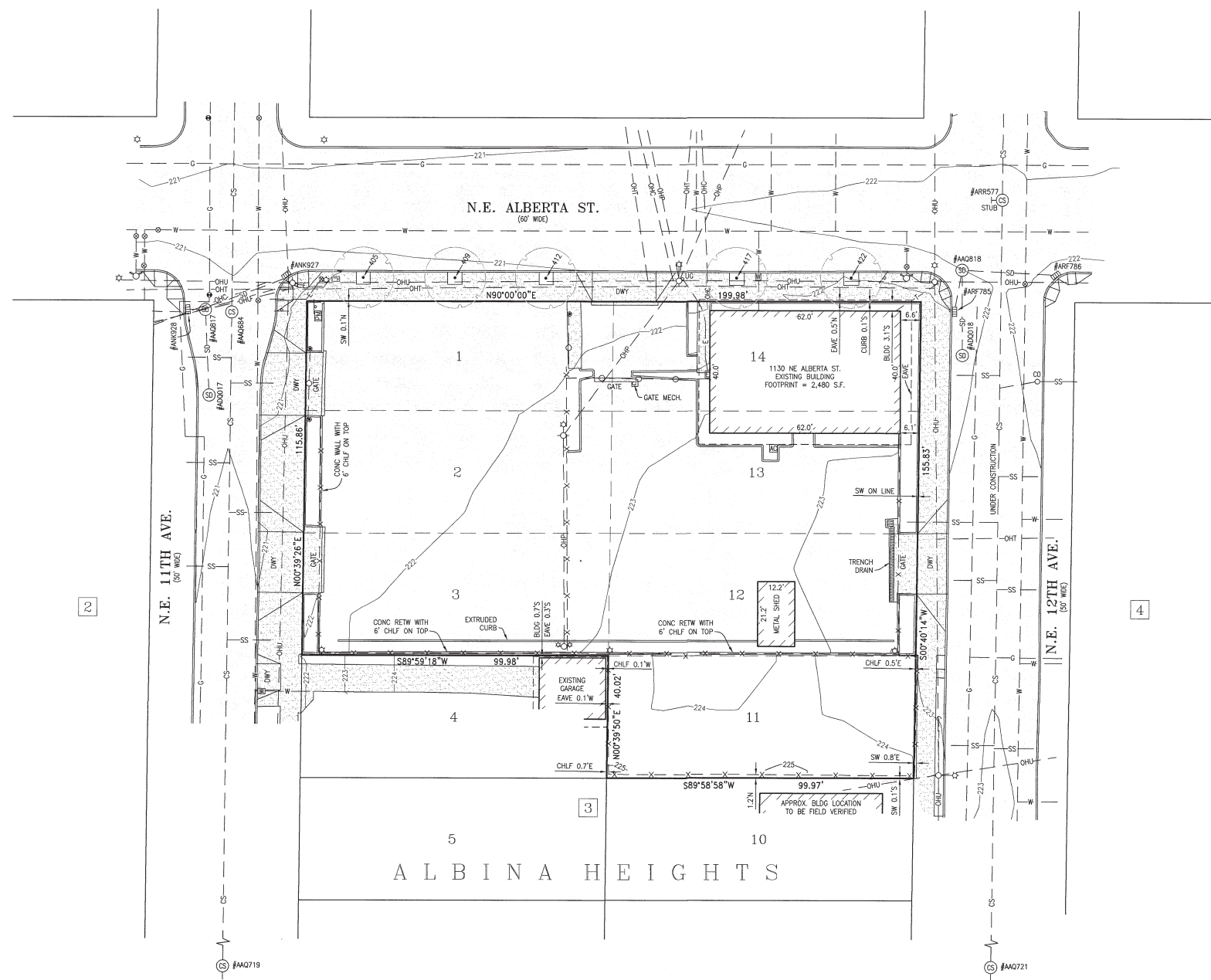
CITY OF PORTLAND BENCHMARK NO. 438,
 NE WEBSTER ST AND 12TH AVE
 SE COR.; 2' S
 ELEVATION = 217.604 FEET COP DATUM

TREE TABLE			
NO.	TRUNK SIZE	TYPE	# DRIP
OFFSITE TREES			
405	12"	DECIDUOUS	20'
409	9"	DECIDUOUS	20'
412	13"	DECIDUOUS	20'
417	23"	DECIDUOUS	20'
422	26"	DECIDUOUS	20'

NOTE: TREES TO BE VERIFIED BY ARBORIST

NOTES

- THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE FROM A COMBINATION OF FIELD VERIFICATIONS AND VARIOUS UTILITY, PRIVATE, AND GOVERNMENT SUPPLIED "AS-BUILT" MAPS AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UTILITY LOCATE TICKET NO. 19002415. NOTE: THE COMBINED SEWER LINES AND ATTENDANT SERVICE LATERALS ON NE 11TH AVE. AND NE 12TH AVE. ARE SHOWN ON PORTLAND MAPS AS "CONSTRUCTED NOT IN SERVICE PENDING REHABILITATION". SEWER LINE AND LATERALS ALONG NE 12TH AVE. WAS NOT MARKED BY LOCATORS AND APPEAR TO BE UNDER CONSTRUCTION AS OF THE DATE OF THIS SURVEY. UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- SUBJECT PROPERTY AREA: 27,163 S.F., 0.62 ACRES.
- SUBJECT PROPERTY IS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 410183 0680F AND 410183 0095E, MAP REVISED DATE OF OCTOBER 19, 2004.
- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON A COMBINATION OF FOUND MONUMENTS AND RECORDED SURVEYS. TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 472518003539 DATED JULY 13, 2018, DOES NOT SHOW ANY EASEMENTS BURDENING OR BENEFITTING THE SUBJECT SITE.
- BASIS OF BEARINGS: NE ALBERTA STREET, HAVING A BEARING OF N 90°00'00" E PER SN 59849, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- W.B. WELLS MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQIESECE, ESTOPPEL, PRESCRIPTIVE EASEMENTS, ADVERSE POSSESSION, ETC.

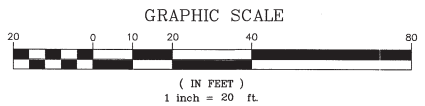


LEGEND

- | | | | |
|------|--------------------------------|-------|-------------------------|
| AC | AIR CONDITIONER | -OHT- | OVERHEAD TELEPHONE LINE |
| BLDG | BUILDING | -OHU- | OVERHEAD UTILITY LINES |
| CHLF | CHAIN LINK FENCE | -W- | WATER LINE |
| CONC | CONCRETE | (S) | COMBINED SEWER MANHOLE |
| DWY | DRIVEWAY | (S) | STORM DRAIN MANHOLE |
| GP | GUY POLE | (S) | CATCH BASIN |
| E | INVERT ELEVATION | (S) | STREET LIGHT |
| MECH | AUTO OPERER MECHANISM | (S) | SIGN |
| PM | PARKING KIOSK | (S) | POWER/TELEPHONE POLE |
| PP | POWER POLE | (S) | GUY ANCHOR |
| RETW | RETAINING WALL | (S) | STREET LIGHT BOX |
| S.F. | SQUARE FEET | (S) | FIRE HYDRANT |
| SW | SIDWALK | (S) | WATER VALVE |
| M | METAL FENCE | (S) | GAS VALVE |
| X | CHAIN LINK FENCE | (S) | BOLLARD |
| CS | COMBINED SEWER LINE | (S) | ELECTRIC METER |
| E | UNDERGROUND ELECTRIC LINE | (S) | ELECTRICAL JUNCTION BOX |
| G | GAS LINE | (S) | WATER METER |
| SD | STORM DRAIN LINE | (S) | ASPHALT |
| SS | SANITARY SEWER LATERAL | (S) | CONCRETE |
| T | UNDERGROUND COMMUNICATION LINE | (S) | TREES |
| OHC | OVERHEAD CABLE LINE | (S) | |
| OHE | OVERHEAD ELECTRICAL LINE | (S) | |

SEWER ELEVATIONS

COMBINED SEWER MH AQ719 RM = 222.46 IE 12" PVC S = 213.44 IE 12" PVC W = 213.36	COMBINED SEWER MH AQ827 RM = 220.49 IE 12" PVC W = 218.09	CB AR786 RM = 221.71 IE 10" PVC W = 219.96
COMBINED SEWER MH AQ884 RM = 221.01 IE 10" PVC S = 210.43 IE 10" PVC N = 210.41	COMBINED SEWER MH AQ928 RM = 220.42 IE 12" PVC E = 216.05	CB AR785 RM = 221.55 IE 10" PVC N = 219.50
COMBINED SEWER MH AQ721 RM = 223.94 IE 8" PVC S = 214.83 IE 12" PVC N = 214.63	STORM MH AQ817 RM = 220.80 IE 12" PVC W = 214.78 IE 12" PVC E = 214.72 TOP 12" PVC S = 215.45 SUMP = 210.3	STORM MH AQ818 RM = 221.99 IE 10" E = 215.95 IE 10" S = 215.70 TOP 12" S = 216.74
COMBINED SEWER MH AR857 RM = 222.48 IE 12" PVC S = 211.54 IE 12" PVC W = 211.82 IE 12" PVC N = 211.38	STORM MH AQ0017 RM = 220.78 IE 12" PVC W = 213.31 SUMP = 198.6	STORM MH AQ0018 RM = 221.87 UNABLE TO MEASURE MANHOLE COVERED WITH EQUIPMENT



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	07/17/19	AMJ	CHECKED BY: BB
2	07/17/19	AMJ	SCALE: 1"=20'
3	07/17/19	AMJ	JOB NO: 5080-003
4	07/17/19	AMJ	FILE: P:\5080-003\5080-003.DWG

DESIGN SURVEY
 FOR
SOLTERRA
 1130 NE ALBERTA STREET
 LOTS 1, 2, 3, 11, 12, 13 AND 14, BLOCK 3, "ALBINA HEIGHTS"
 LOCATED IN THE NW 1/4 SECTION 23, T1N, R1E, W1M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 EXPIRES 12-31-19

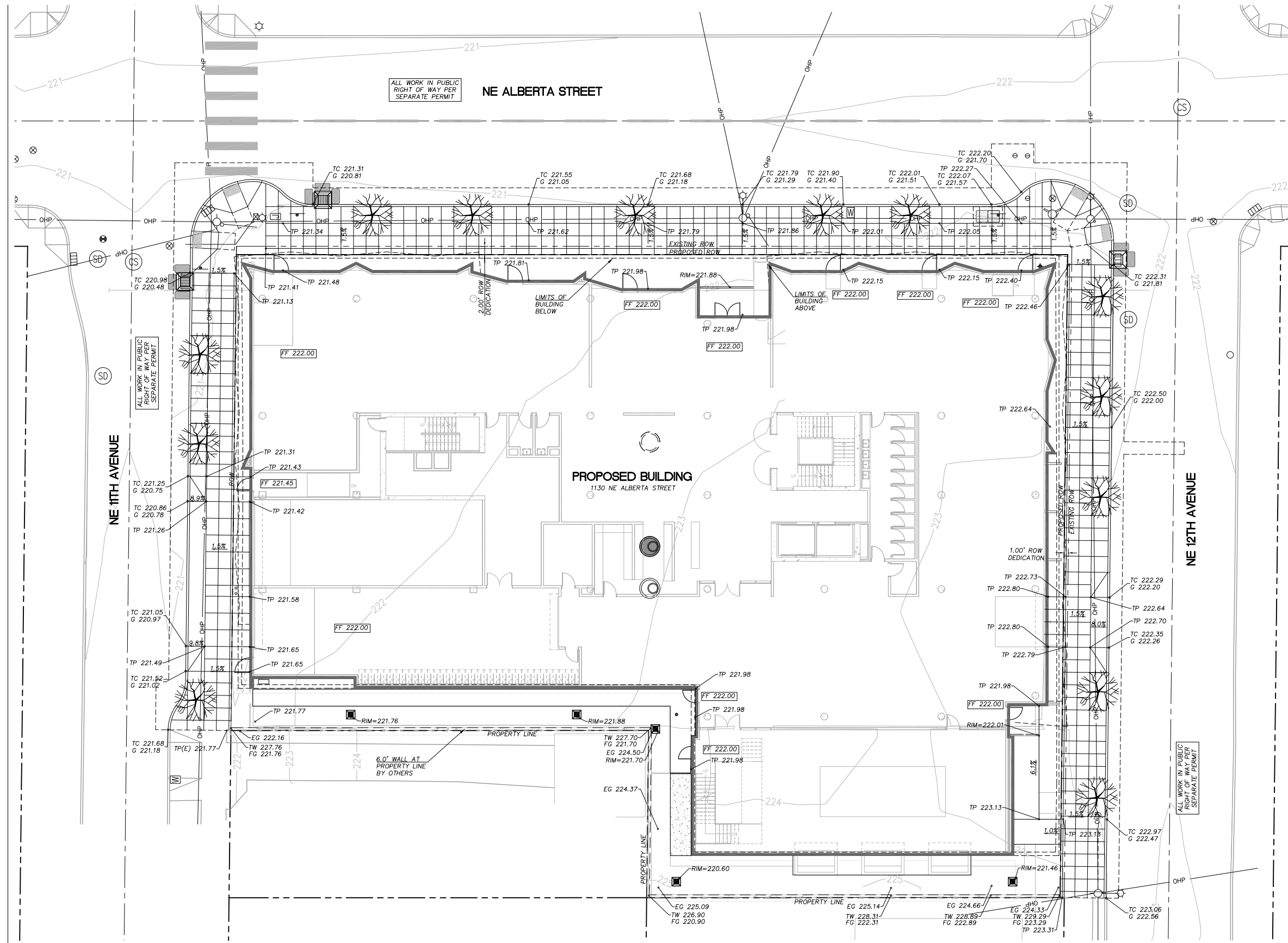
W.B. WELLS & ASSOCIATES, INC.
 ENGINEERS-SURVEYORS-PLANNERS
 6130 NE 78TH CT, STE. C-111
 PORTLAND, OREGON 97218
 PHONE: (503) 284-5888 FAX: (503) 284-5830
 e-mail address: info@wbwells.com



SHEET 1 OF 1

Site + Context

Site Grading Plan

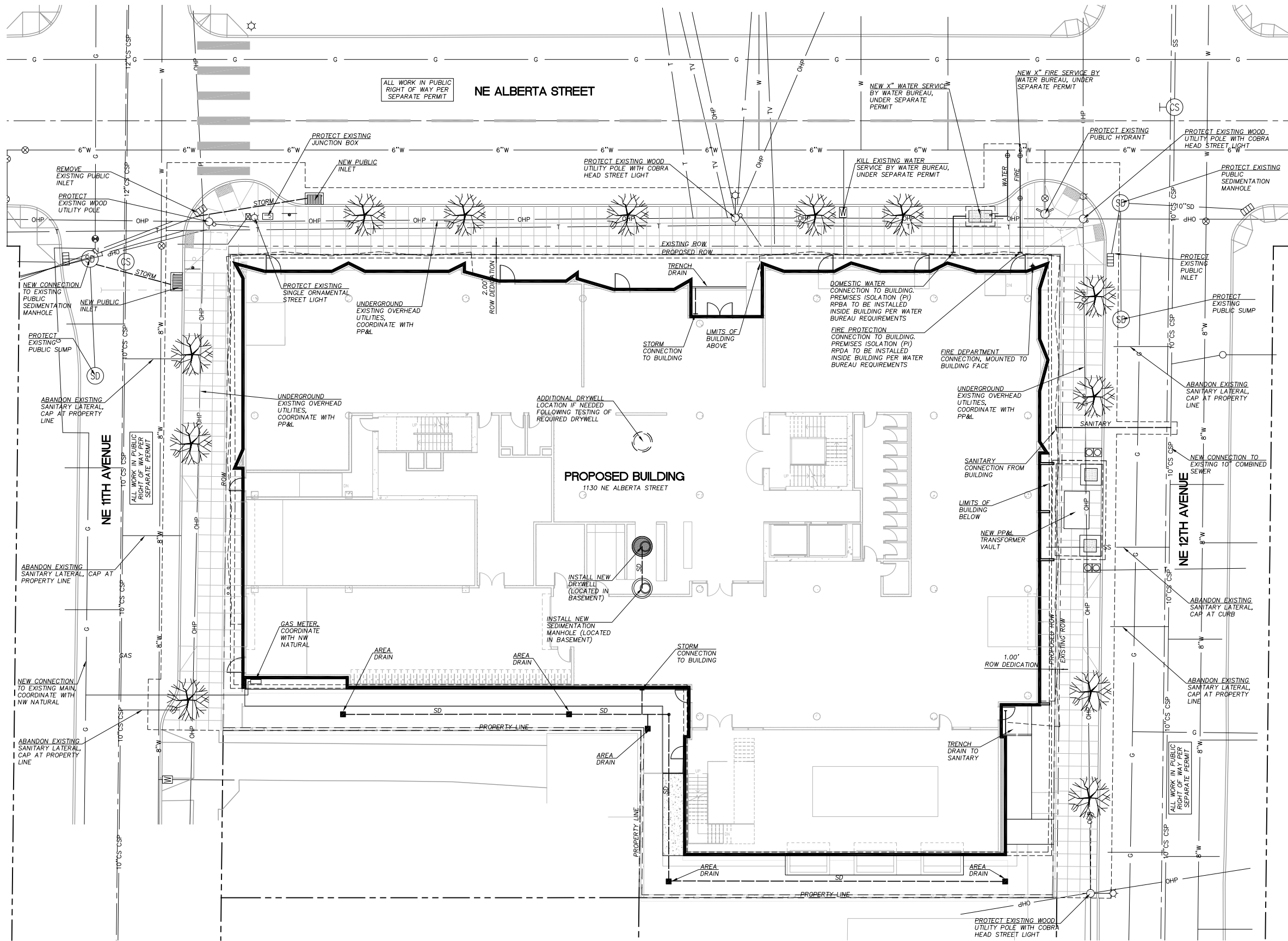


SHEET LEGEND

TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TW XXX.XX	GRADE AT TOP OF WALL
EG XXX.XX	EXISTING GRADE
FF XXX.XX	FINISH FLOOR ELEVATION
FG XXX.XX	FINISH GRADE
(E)	EXISTING
G XXX.XX	GRADE AT GUTTER
X.XX%	SLOPE ARROW
---	SAWCUT
-+0-	EXISTING CONTOUR
[Symbol]	FILTER FABRIC INLET PROTECTION
[Symbol]	BIO-BAG INLET PROTECTION

Site + Context

Site Utility and Stormwater Plan



STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY & WATER QUANTITY:
WATER QUALITY & QUANTITY CONTROL IS MET WITH THE PRIVATE DRYWELL SYSTEM.

DISPOSAL:
ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE PRIVATE DRYWELL SYSTEM TO BE INFILTRATED. THE DRYWELL IS LOCATED IN BASEMENT LEVEL PARKING. THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE NE 11TH AVENUE, NE ALBERTA STREET AND NE 12TH AVENUE PUBLIC RIGHT-OF-WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT-OF-WAY WILL BE PROTECTED DURING CONSTRUCTION.

UTILITY CONTACT LIST:

PACIFIC POWER
KYMBER WOFFORD
KYMBER.WOFFORD@PACIFICORP.COM
503-280-2712

NW NATURAL
JODI WRIGHT
JODI.WRIGHT@NWNATURAL.COM
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COMCAST
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971-801-5695

CENTURYLINK
SCOTT MILLER
SCOTT.MILLER4@CENTURYLINK.COM
503-242-4144

PORTLAND BES
ABIGAIL CERMAK
ABIGAIL.CERMAK@PORTLANDOREGON.GOV
503-823-7577

PORTLAND WATER BUREAU
MARI MOORE
MARI.MOORE@PORTLANDOREGON.GOV
503-823-7364

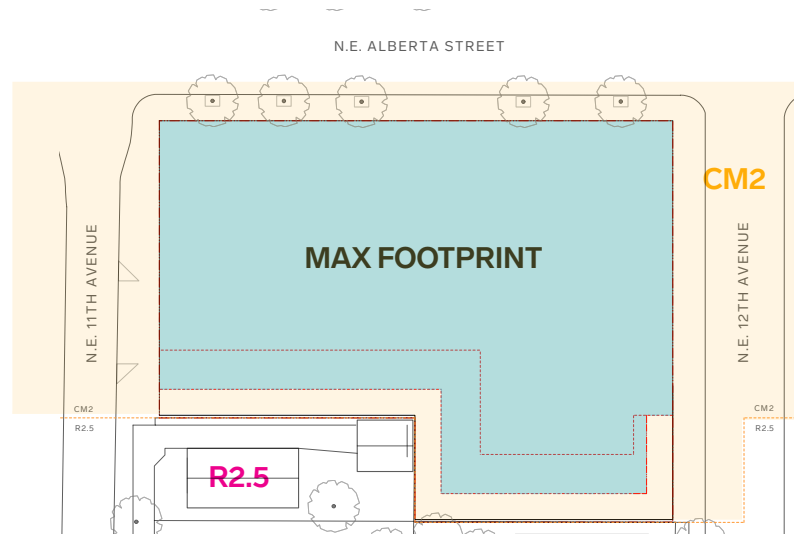
Building

Building

Floor Plan Diagrams - Floor Area Ratio

ZONING	FAR	HT	GSF
MAX BUILD AREA			26,606
BASE ZONE MAX	2.5	45'	66,515
RETAIL BONUS MAX	.75	10'	19,954
15 CLEAR BONUS	0	5'	0
HOUSING BONUS	.127	0	2,909
TOTAL	3.38	60'	89,388

LEVEL	SITE AND USE			USE BREAKDOWN									
	SITE GSF	Ext. GSF	GSF (FAR)	Pkg Stalls	Pkg GSF	Retail	Wellness	Office	Assembly	Sleeping Units	Service	Other	Total
Roof										4,901	-	-	4,901
Level 05M		11,700	4,901							4,901	-	-	4,901
Level 05		16,395	14,724							14,724	-	-	14,724
Level 04		15,563	14,058							14,058	-	-	14,058
Level 03		16,921	15,162							15,162	-	-	15,162
Level 02		23,202	19,290			3,872	7,054	4,781			1,457	2,126	19,290
Level 01	26,606	21,908	21,253			7,964	2,157		2,953		7,552	627	21,253
Level P1		23,500	-	33	13,475	940	3,784				2,769		
Total	26,606	129,189	89,388	33	13,475	12,776	12,995	4,781	2,953	48,845	11,778	2,753	89,388



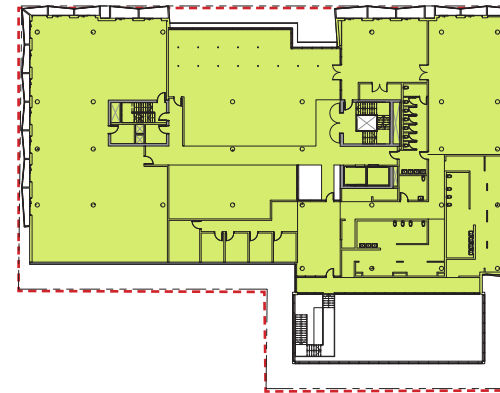
Floor Area Summary (FAR)

Floor	GSF
Level 1	21,908
Level 2	19,290
Level 3	15,162
Level 4	14,058
Level 5	14,724
Level 5M	4,901
TOTAL	89,378

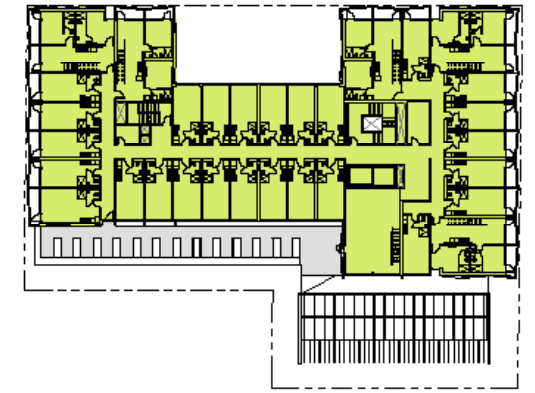
**Total Building Area
(Exterior GSF
including Balconies
and Parking)
129,189 sf**



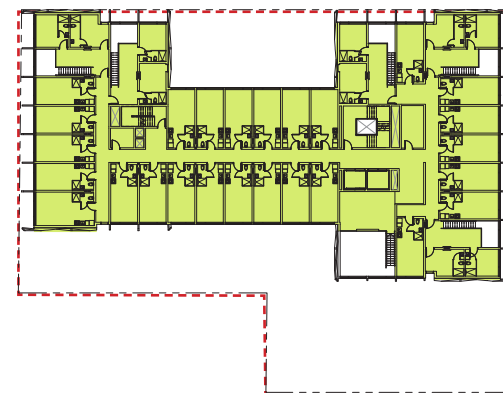
Level 1
21,908 GSF



Level 2
19,290 GSF



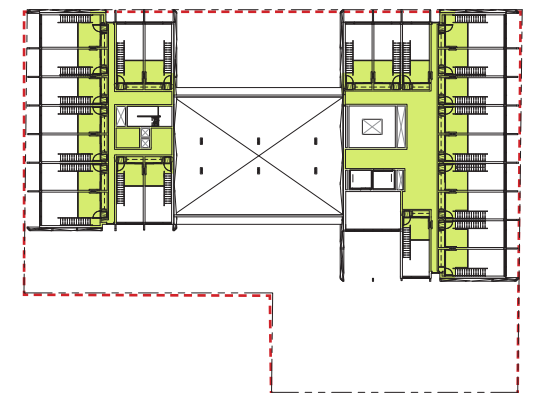
Level 3
15,162 GSF



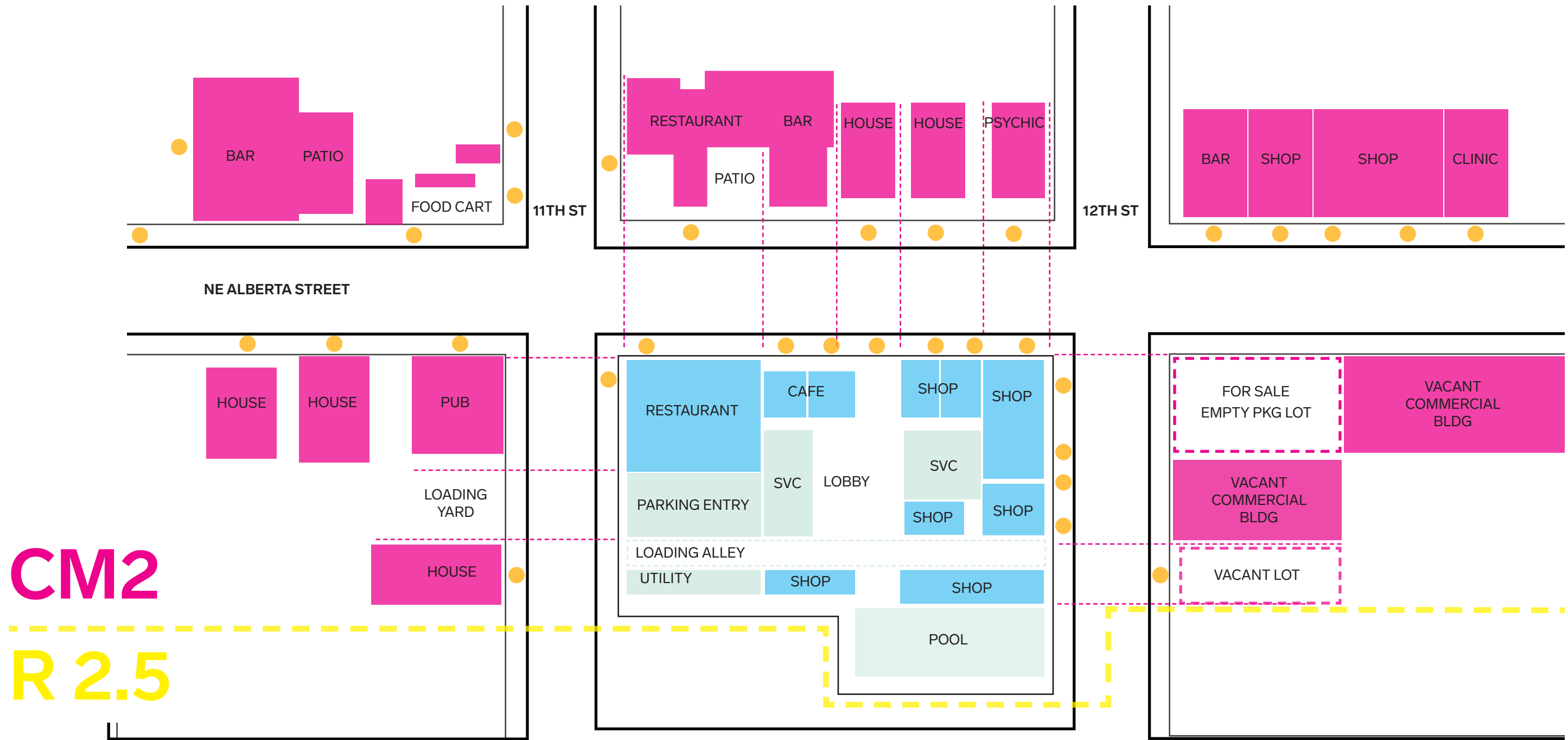
Level 4
14,058 GSF



Level 5
14,724 GSF



Level 5M
4,901 GSF



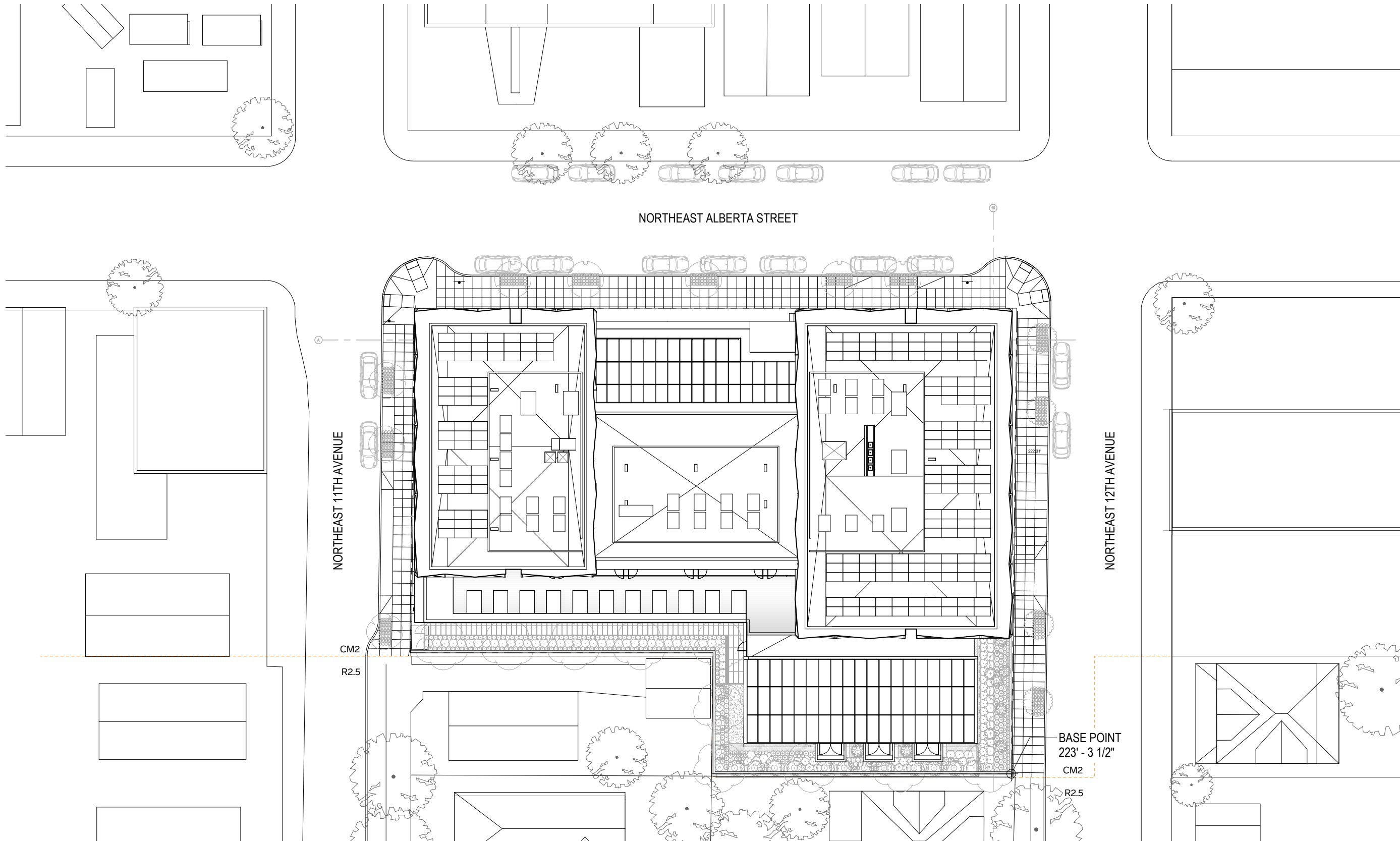
CM2

R 2.5

- EXISTING BUILDINGS ALONG NE ALBERTA
- PROPOSED NEW USE - PEDESTRIAN ACCESSIBLE
- PROPOSED NEW USE - PEDESTRIAN INACCESSIBLE
- PEDESTRIAN WAYS
- PEDESTRIAN ACCESS

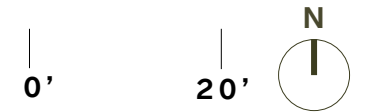
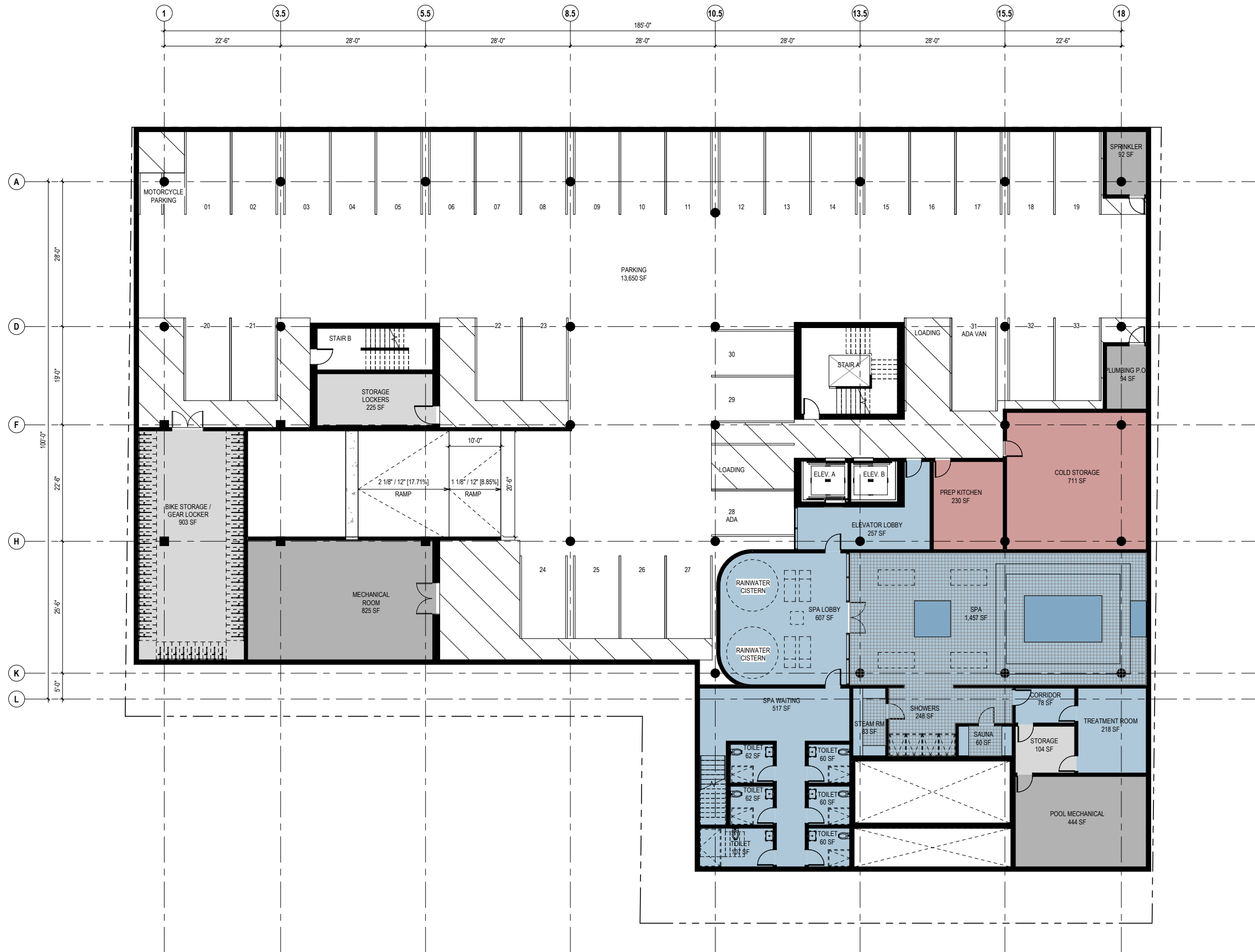
The new building proposes a ground floor program designed to continue the commercial fabric of N.E. Alberta. Cues were taken from adjacent buildings to inform the scale and relationship at the ground floor level. Active uses are concentrated on NE Alberta, and quieter uses with interior focuses were located along the south edge to act as a buffer for the adjacent R2.5 zone. New uses relate in scale (overall size and frontage widths) and compatibility of uses located across the street, "filling-in" the existing neighborhood patterns of use.

Building Site Plan



Building

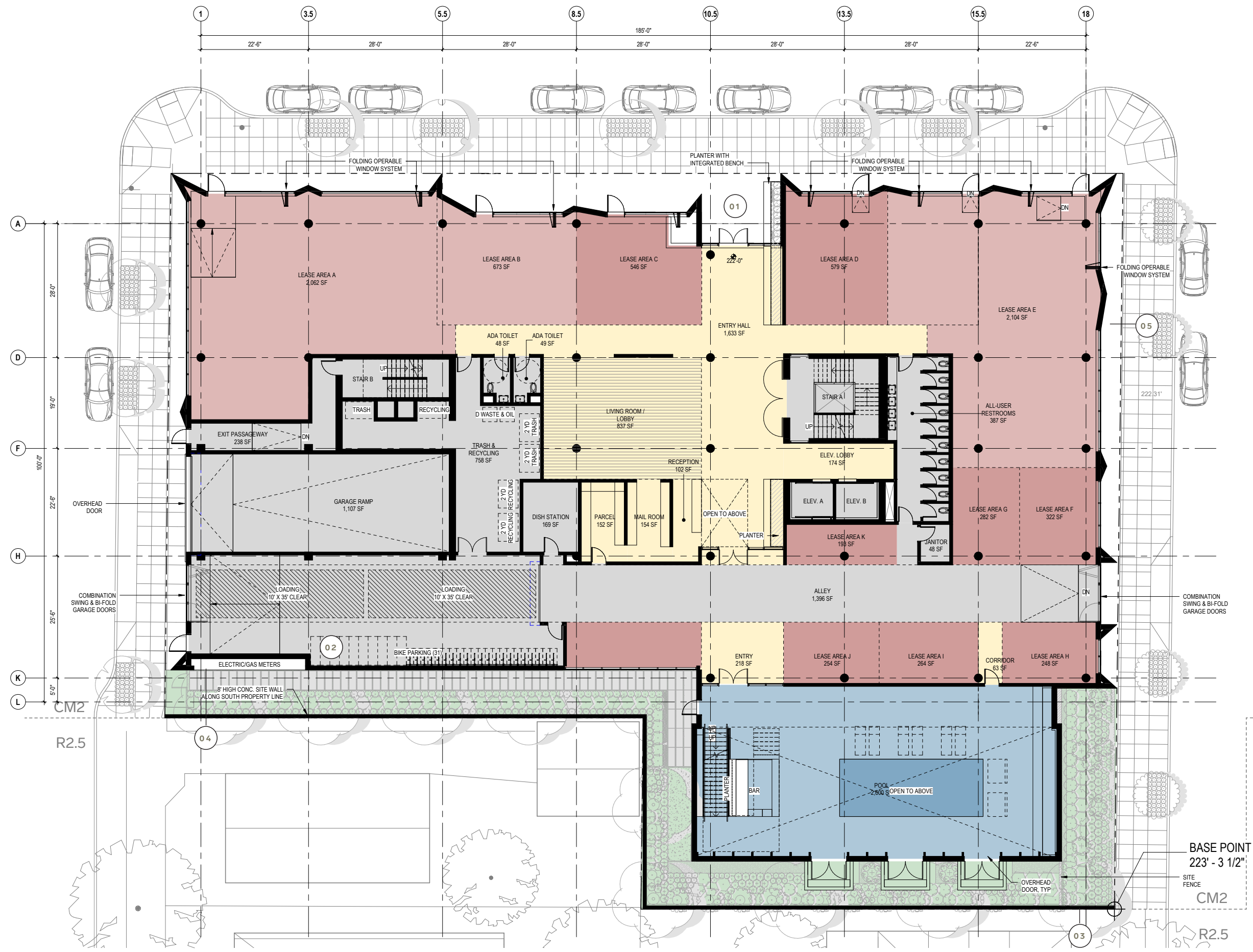
Floor Plan - Floor 00



Building Floor Plan - Floor 01

KEYNOTES

- 01 MAIN ENTRY
- 02 LONG TERM BIKE PARKING
10 SPACES
- 03 CONTINUOUS 8FT WALL
ALONG PROPERTY LINE
- 04 ELECTRIC AND GAS METER
BANK
- 05 FDC LOCATION

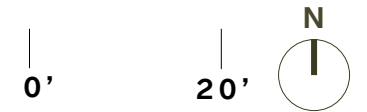
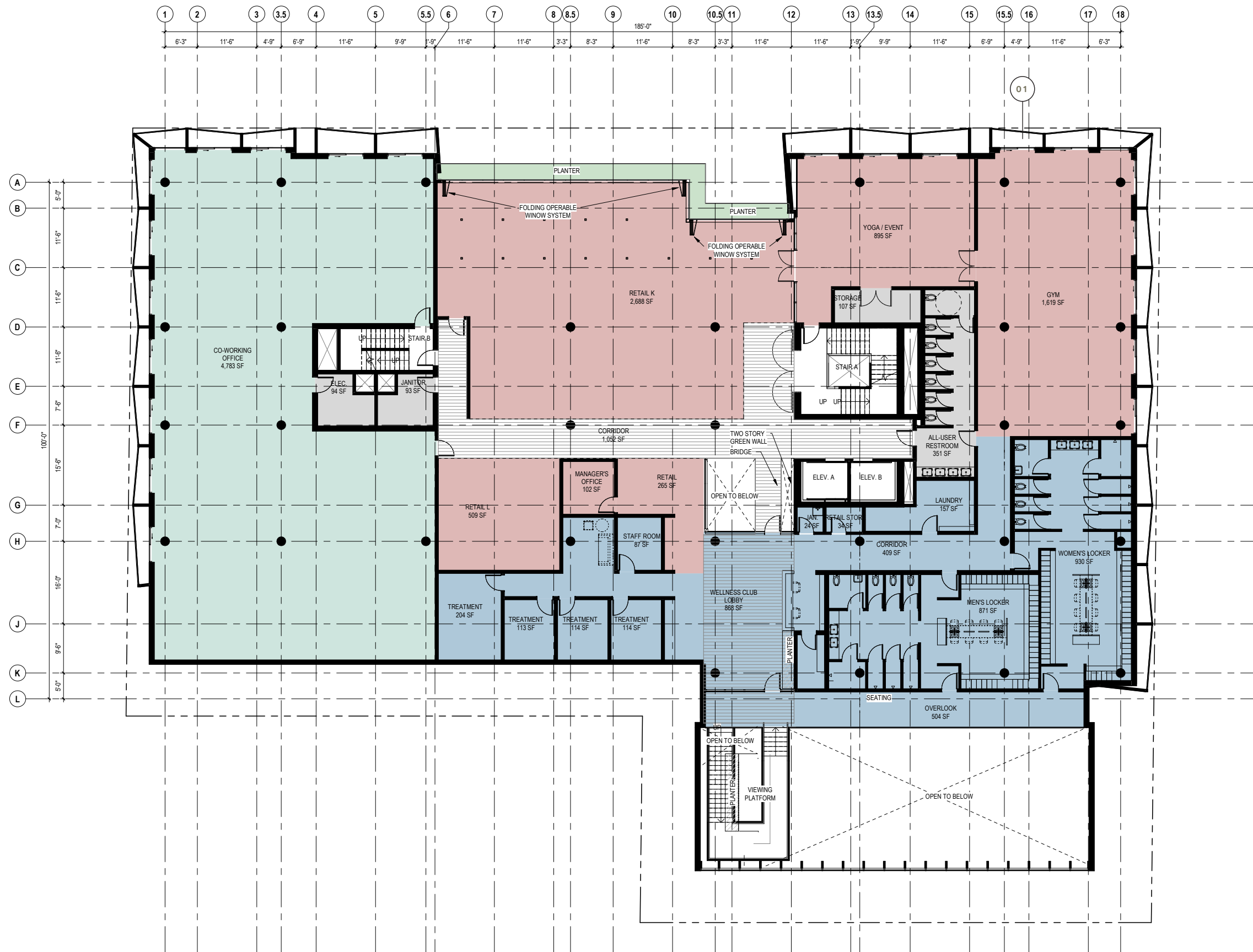


Building

Floor Plan - Floor 02

KEYNOTES

01 BALCONY WITH HANDRAIL



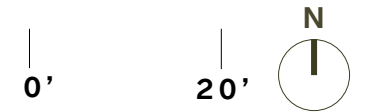
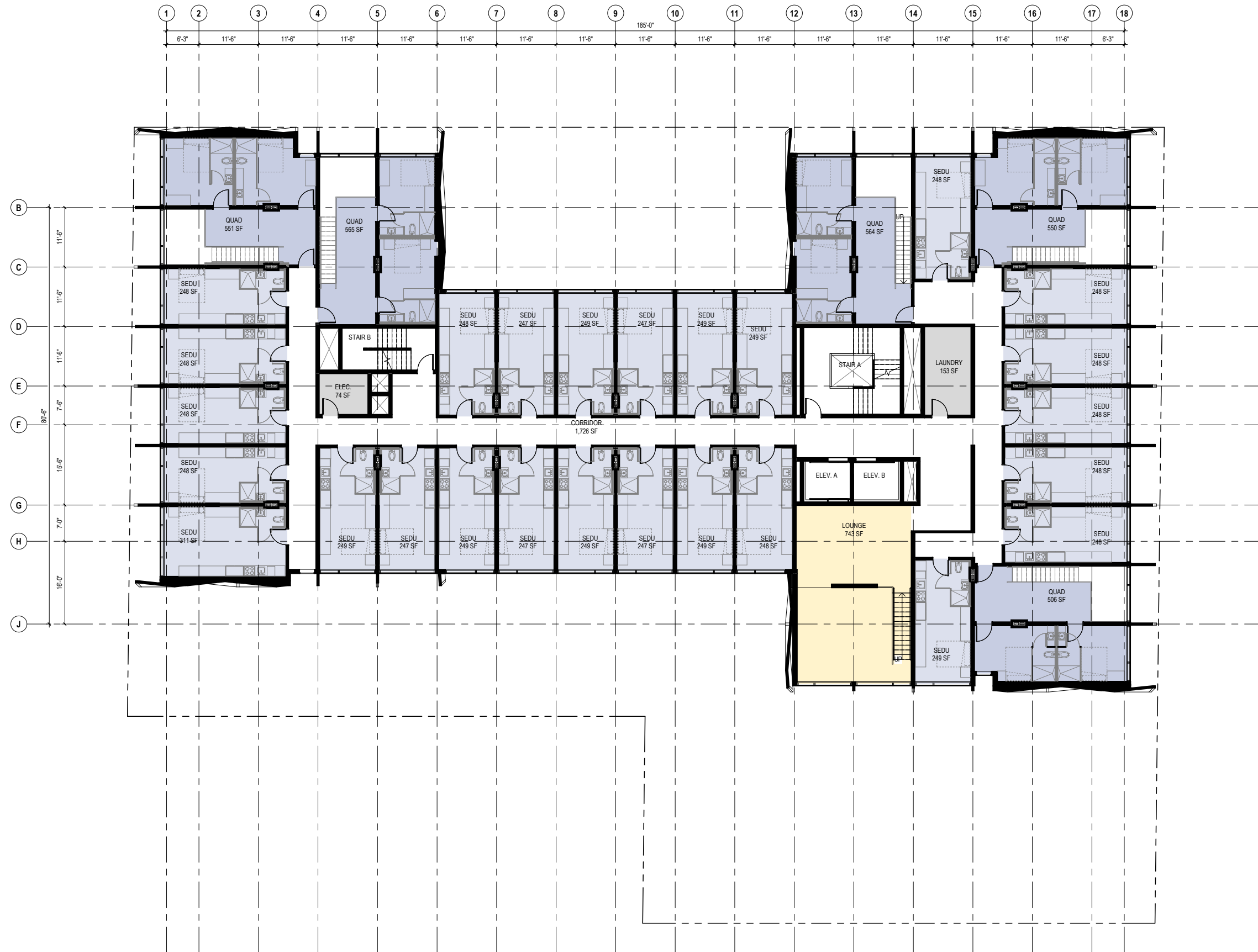
Building

Floor Plan - Floor 03



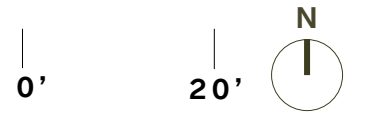
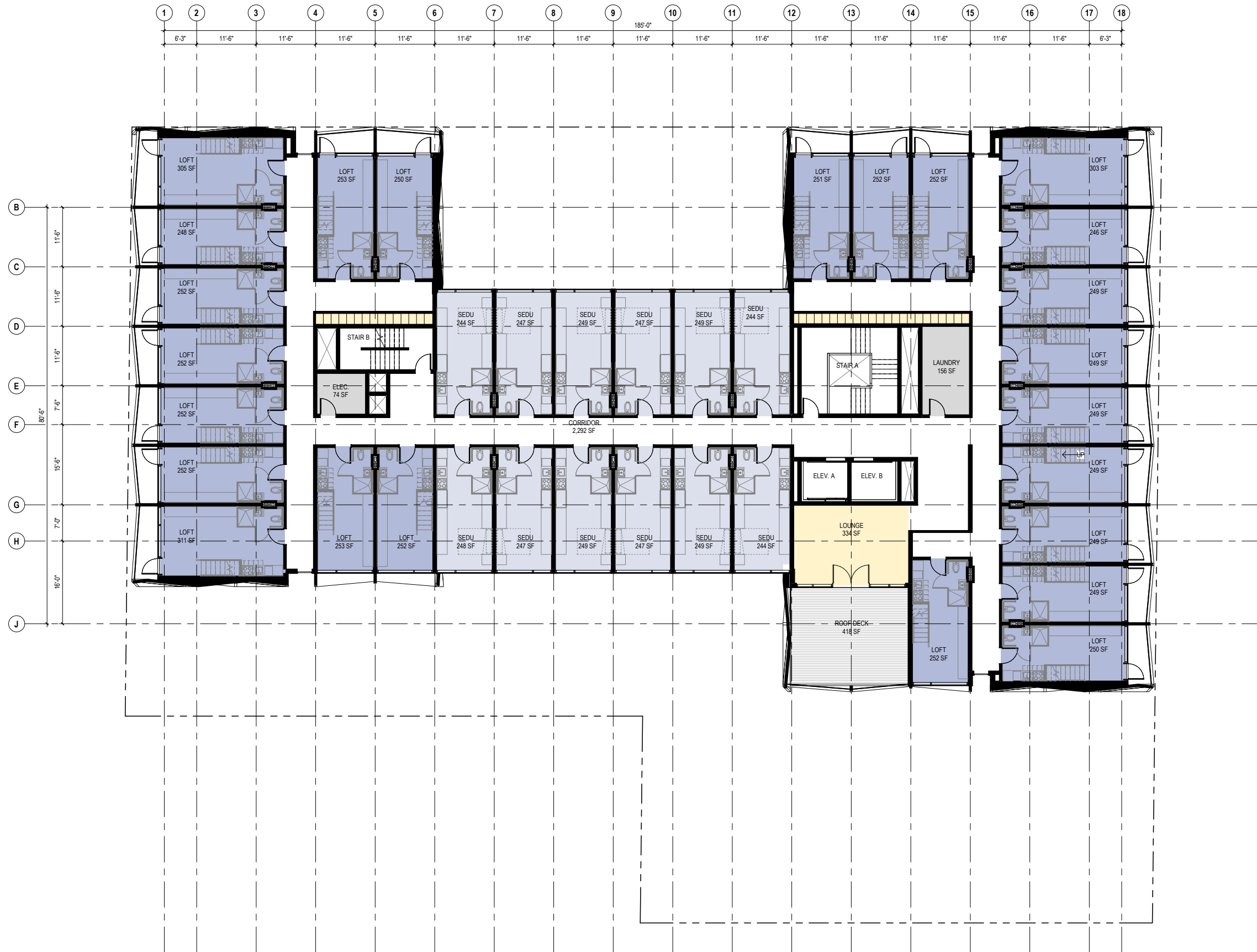
Building

Floor Plan - Floor 04



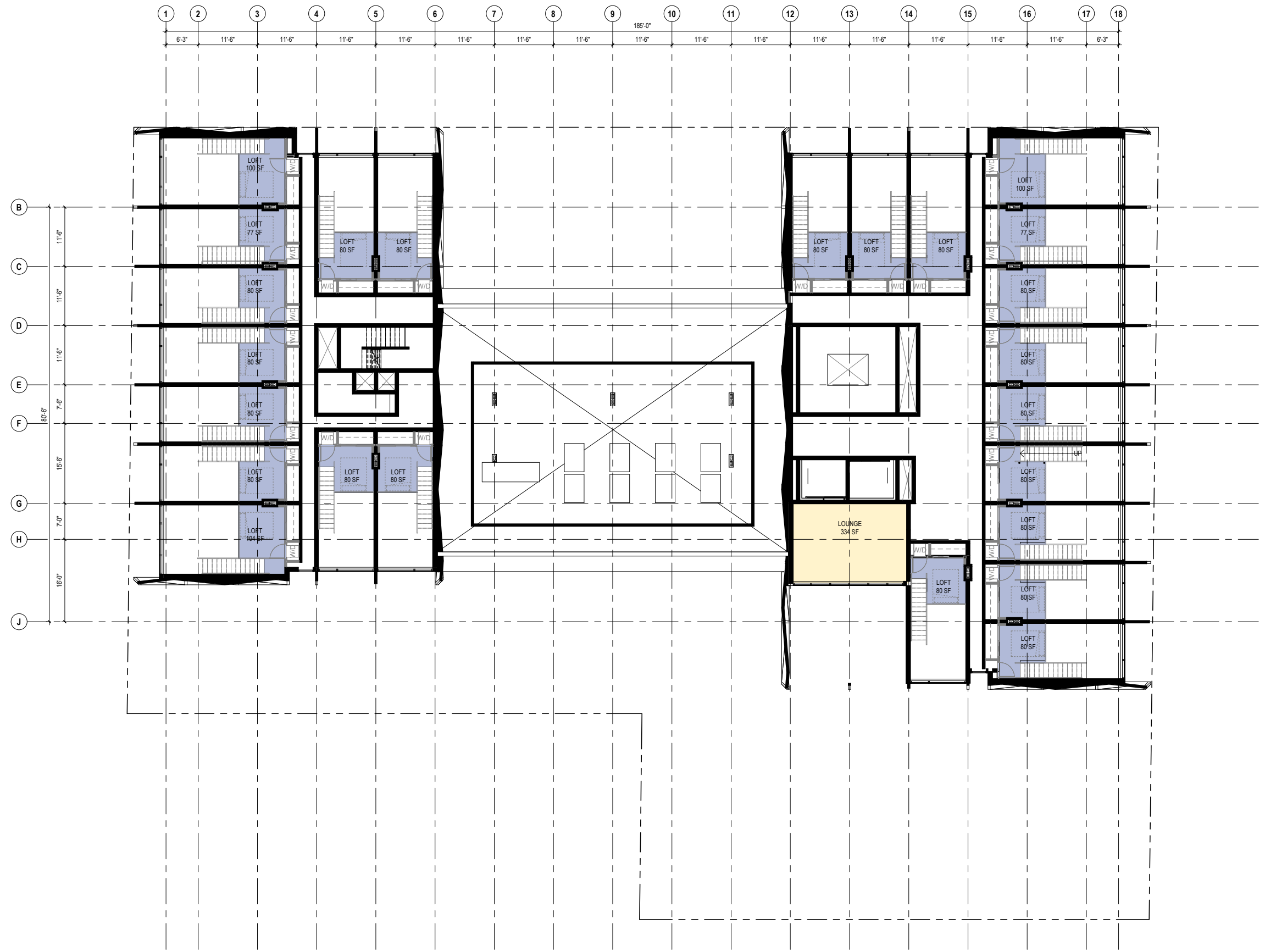
Building

Floor Plan - Floor 05



Building

Floor Plan - Floor 05 Mezz



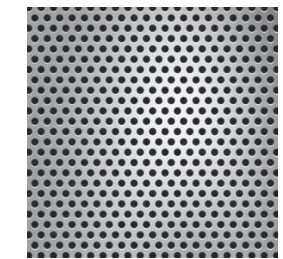
4:20:27 PM
timothycooke\Documents\ARCH 200 Alberta - 2018 2_timothy@leverarchitecture.com.rvt



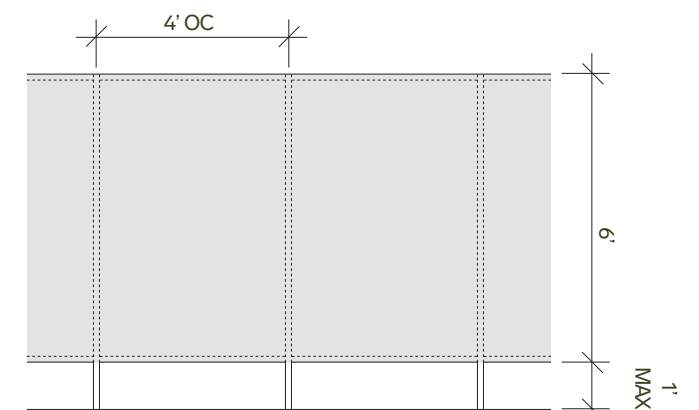
Building Roof Plan

KEYNOTES

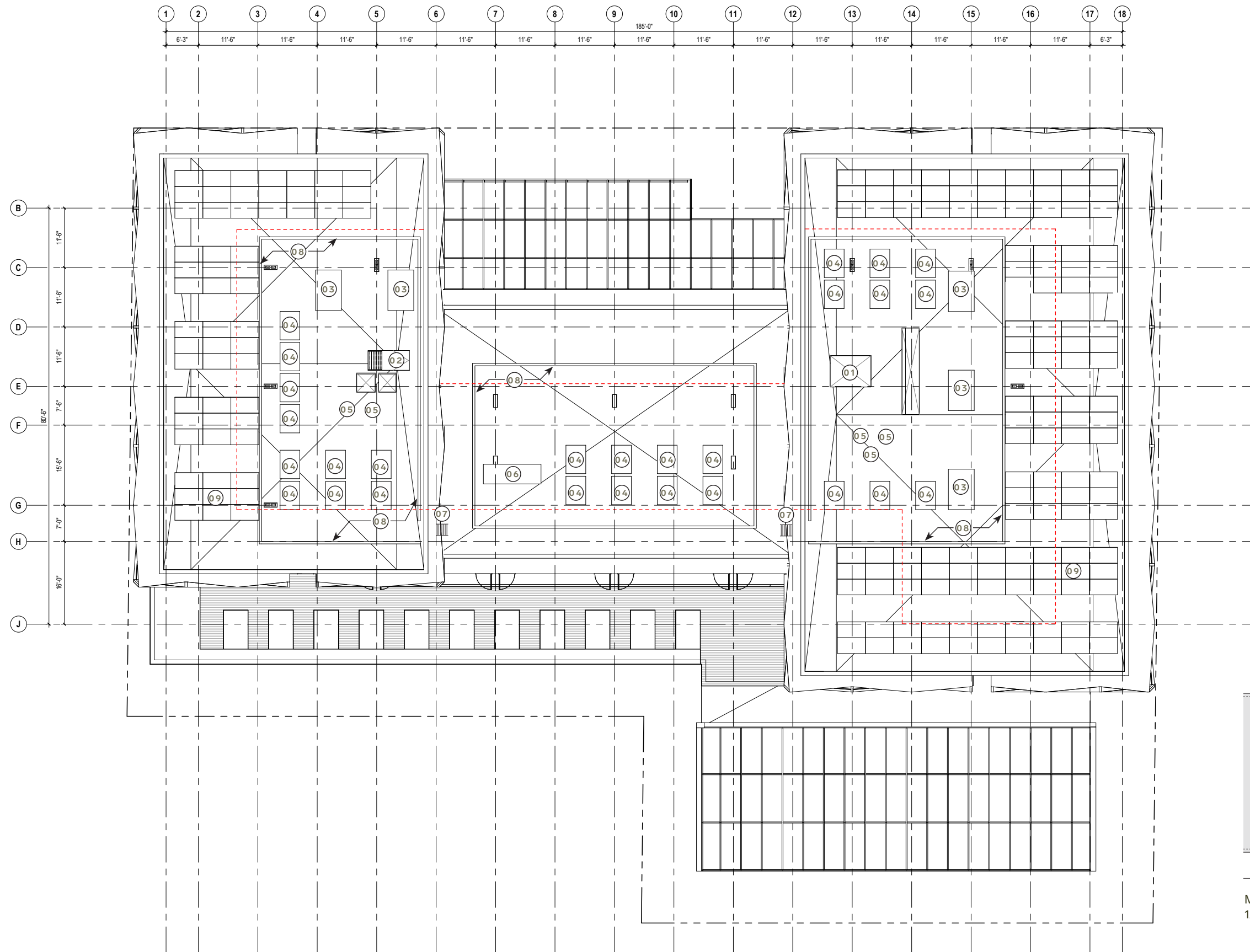
- 01 SKYLIGHT
- 02 ROOF HATCH
- 03 HRV UNIT
- 04 HEAT PUMP UNIT
- 05 EXHAUST FAN
- 06 GENERATOR
- 07 ROOF LADDER
- 08 MECHANICAL SCREENING
- 09 PV PANELS



Mechanical screen material

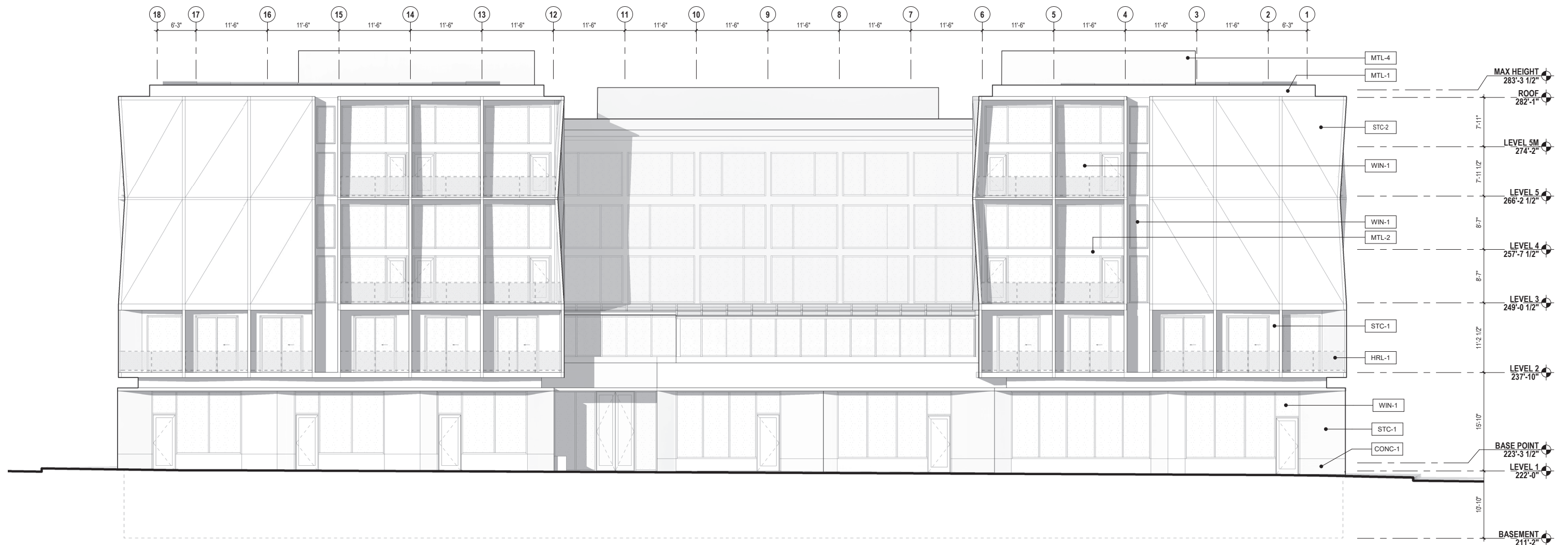


Mechanical Screen Elevation
1/4" = 1'-0"



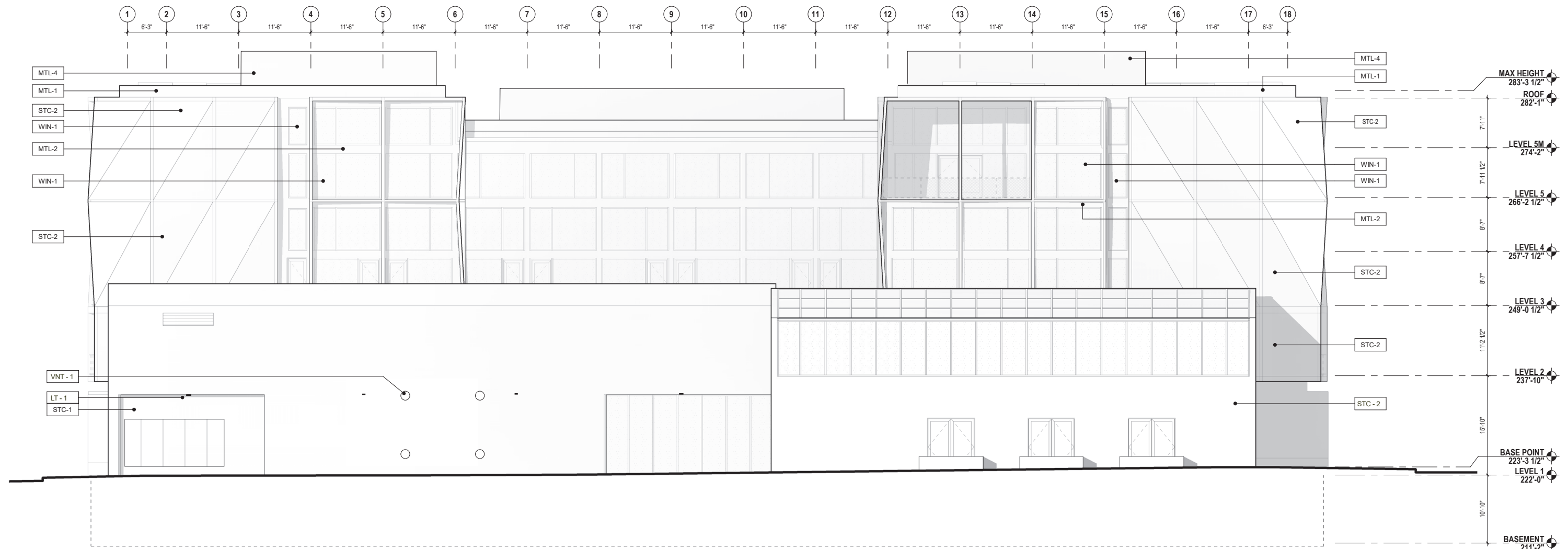
Building Elevations - North

MTL NAME	MATERIAL DESCRIPTION
CONC-1	CAST IN PLACE CONCRETE PAINTED DARK BRONZE TO MATCH SEMCO ABOVE
CONC-2	8FT CAST IN PLACE CONCRETE WALL - CLEAR SEALER
HRL-1	1 1/2" ROUND HANDRAIL WITH STAINLESS EXTEND-A-MESH FALL PROTECTION BELOW
MTL-1	22GA MANUFACTURER FINISHED WHITE SHEET METAL CAP FLASHING
MTL-2	22GA MANUFACTURER FINISHED DARK BRONZE METAL WALL FLASHING PANEL
MTL-3	PAINTED METAL GUARDRAIL, FENCE OR GATE - 1/2" X 2" FLAT BAR; DARK BRONZE
MTL-4	PAINTED METAL MECHANICAL SCREEN, WHITE
STC-1	SEMCO X-BOND SEAMLESS STONE; DARK BRONZE
STC-2	PAINTED STUCCO; WHITE
WIN-1	EUROTEK SERIES 70 WINDOW AND DOOR SYSTEM; DARK BRONZE FINISH



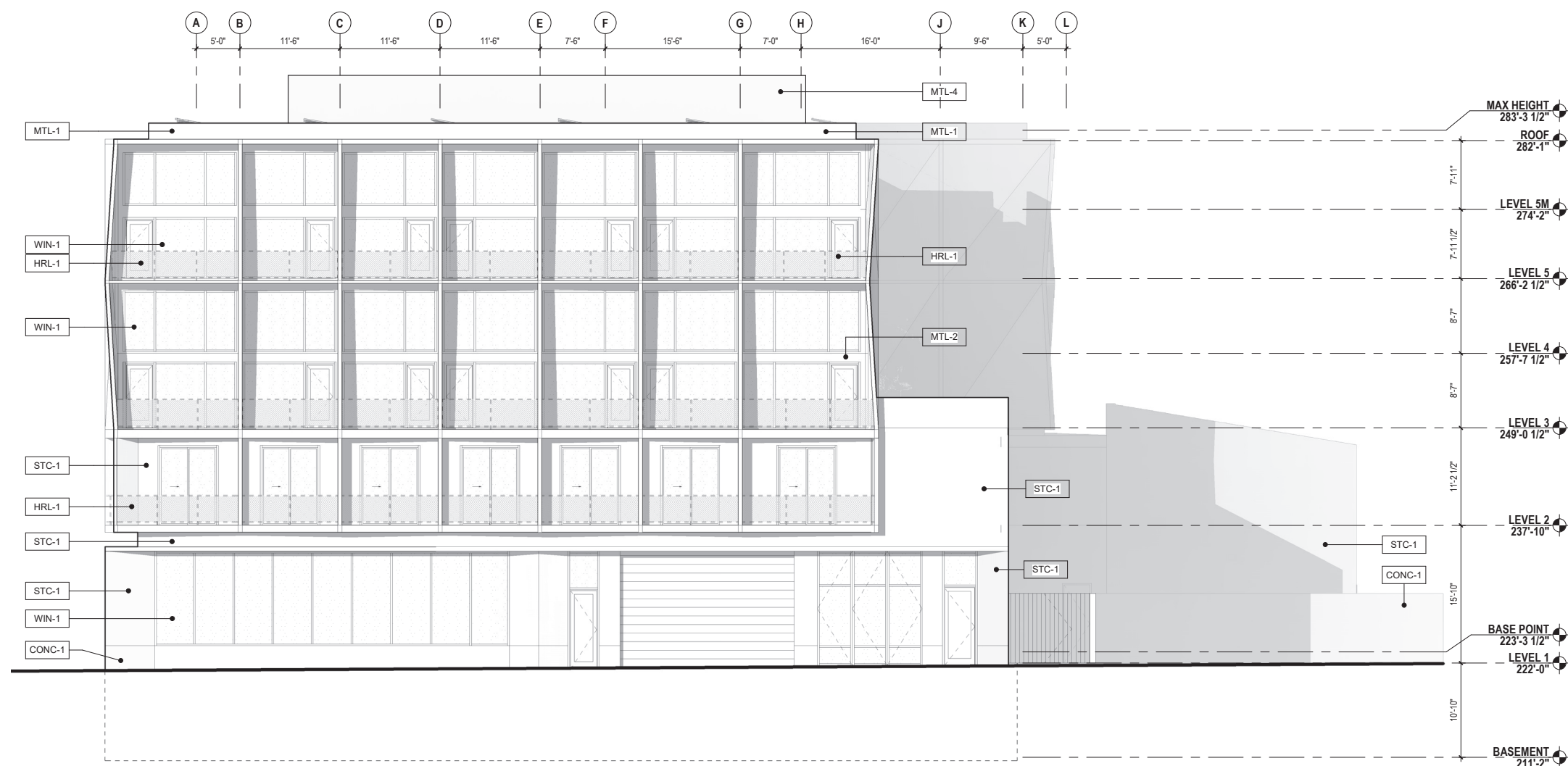
Building Elevations - South

MTL NAME	MATERIAL DESCRIPTION
CONC-1	CAST IN PLACE CONCRETE PAINTED DARK BRONZE TO MATCH SEMCO ABOVE
CONC-2	8FT CAST IN PLACE CONCRETE WALL - CLEAR SEALER
HRL-1	1 1/2" ROUND HANDRAIL WITH STAINLESS EXTEND-A-MESH FALL PROTECTION BELOW
MTL-1	22GA MANUFACTURER FINISHED WHITE SHEET METAL CAP FLASHING
MTL-2	22GA MANUFACTURER FINISHED DARK BRONZE METAL WALL FLASHING PANEL
MTL-3	PAINTED METAL GUARDRAIL, FENCE OR GATE - 1/2" X 2" FLAT BAR; DARK BRONZE
MTL-4	PAINTED METAL MECHANICAL SCREEN, WHITE
STC-1	SEMCO X-BOND SEAMLESS STONE; DARK BRONZE
STC-2	PAINTED STUCCO; WHITE
WIN-1	EUROTEK SERIES 70 WINDOW AND DOOR SYSTEM; DARK BRONZE FINISH
VNT - 1	MECHANICAL EXHAUST VENTS
LT - 1	LED WALL PACK EXTERIOR LIGHTING FIXTURE



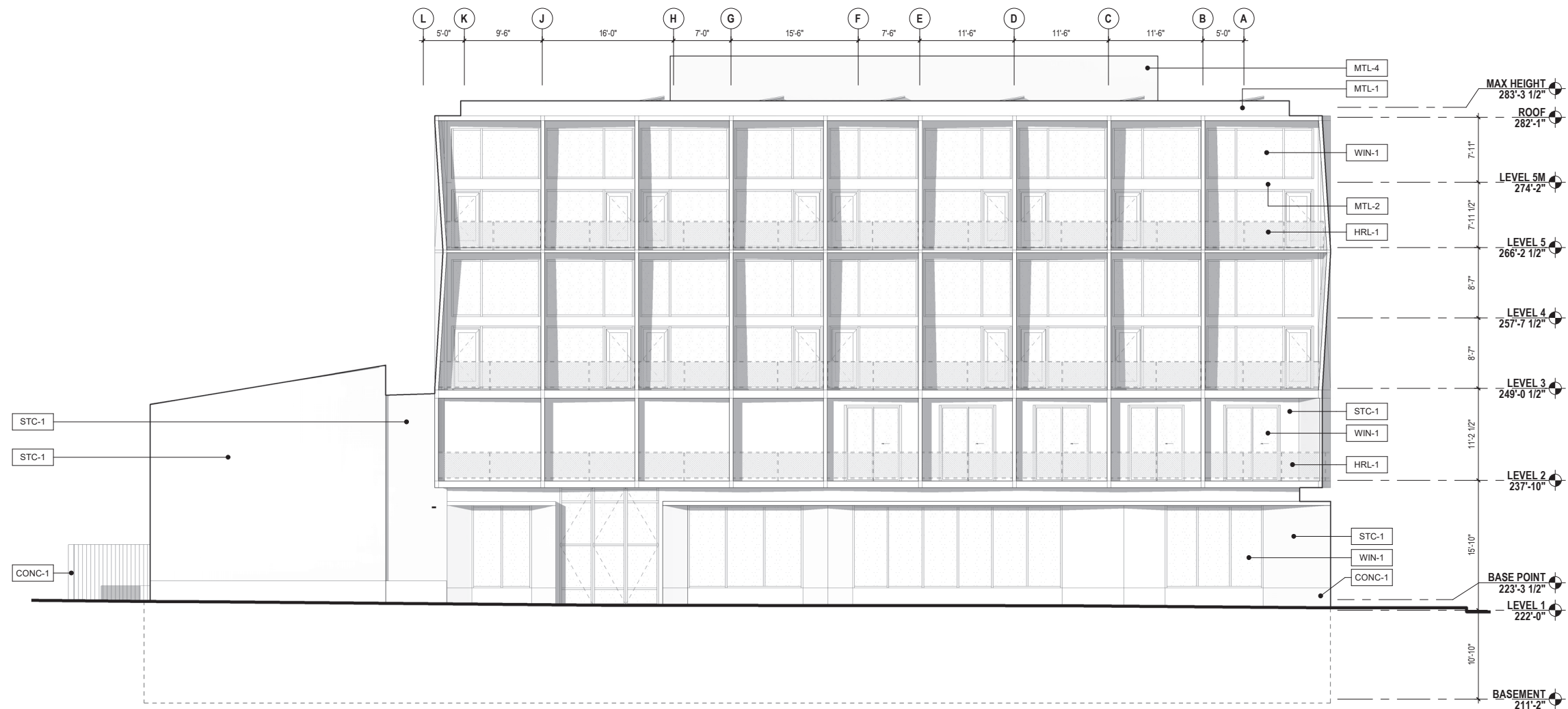
Building Elevations - West

MTL NAME	MATERIAL DESCRIPTION
CONC-1	CAST IN PLACE CONCRETE PAINTED DARK BRONZE TO MATCH SEMCO ABOVE
CONC-2	8FT CAST IN PLACE CONCRETE WALL - CLEAR SEALER
HRL-1	1 1/2" ROUND HANDRAIL WITH STAINLESS EXTEND-A-MESH FALL PROTECTION BELOW
MTL-1	22GA MANUFACTURER FINISHED WHITE SHEET METAL CAP FLASHING
MTL-2	22GA MANUFACTURER FINISHED DARK BRONZE METAL WALL FLASHING PANEL
MTL-3	PAINTED METAL GUARDRAIL, FENCE OR GATE - 1/2" X 2" FLAT BAR; DARK BRONZE
MTL-4	PAINTED METAL MECHANICAL SCREEN, WHITE
STC-1	SEMCO X-BOND SEAMLESS STONE; DARK BRONZE
STC-2	PAINTED STUCCO; WHITE
WIN-1	EUROTEK SERIES 70 WINDOW AND DOOR SYSTEM; DARK BRONZE FINISH



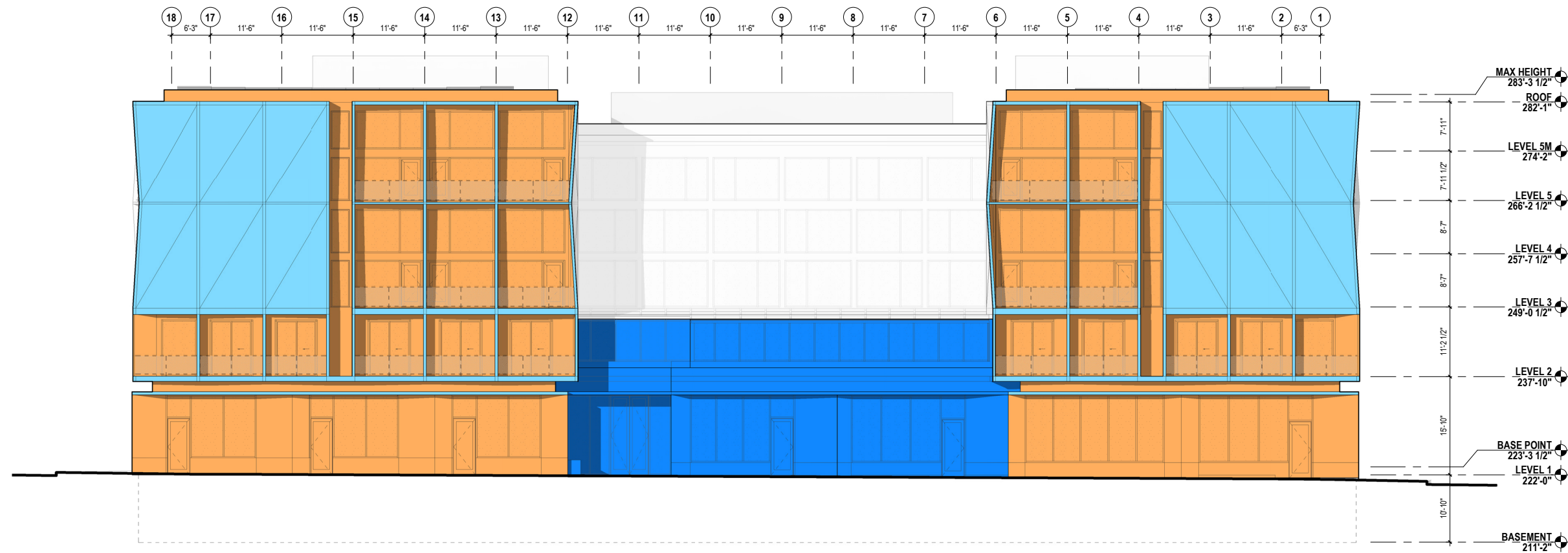
Building Elevations - East

MTL NAME	MATERIAL DESCRIPTION
CONC-1	CAST IN PLACE CONCRETE PAINTED DARK BRONZE TO MATCH SEMCO ABOVE
CONC-2	8FT CAST IN PLACE CONCRETE WALL - CLEAR SEALER
HRL-1	1 1/2" ROUND HANDRAIL WITH STAINLESS EXTEND-A-MESH FALL PROTECTION BELOW
MTL-1	22GA MANUFACTURER FINISHED WHITE SHEET METAL CAP FLASHING
MTL-2	22GA MANUFACTURER FINISHED DARK BRONZE METAL WALL FLASHING PANEL
MTL-3	PAINTED METAL GUARDRAIL, FENCE OR GATE - 1/2" X 2" FLAT BAR; DARK BRONZE
MTL-4	PAINTED METAL MECHANICAL SCREEN, WHITE
STC-1	SEMCO X-BOND SEAMLESS STONE; DARK BRONZE
STC-2	PAINTED STUCCO; WHITE
WIN-1	EUROTEK SERIES 70 WINDOW AND DOOR SYSTEM; DARK BRONZE FINISH



Building

North Facade Articulation



33.130.222.C - Building Facade Articulation

In the CM2 and CE zones, the standard applies to buildings more than 35 feet high that have facade areas of more than 3,500 square feet within 20 feet of a street property line.

The standard. At least 25% of the facade within 20 feet of a street lot line must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind or project out from the primary facade plane, but projections into street right-of-way do not count toward meeting this standard.

- PRIMARY FACADE PLANE
- 5,408 sf total

- PROJECTED IN FRONT, MIN 2'
- 2,613 sf total

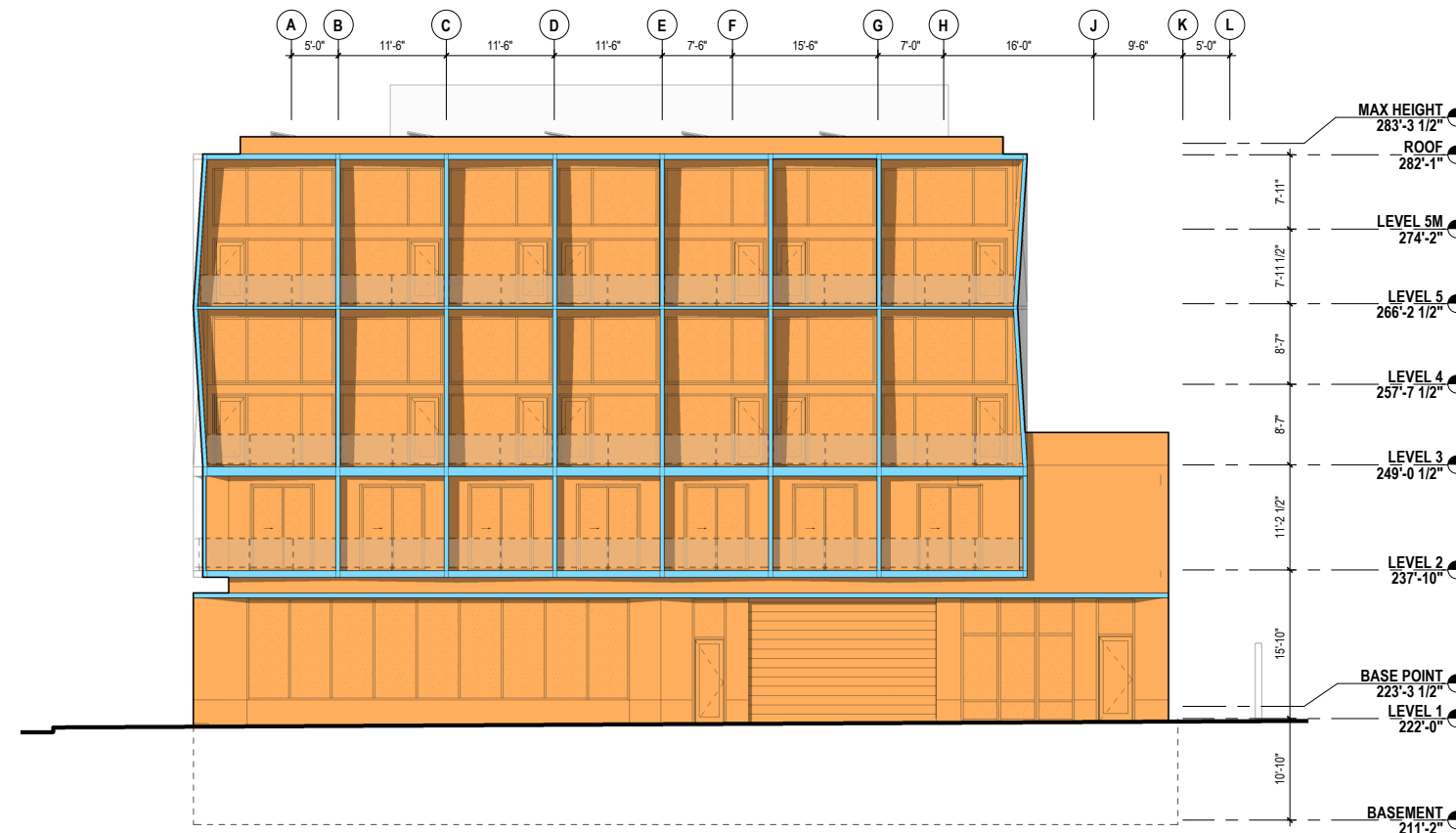
- RECESSED BEHIND, MIN 2'
- 1,770 sf total

48%
FACADE AREA OFFSET FROM PRIMARY FACADE



Building

West Facade Articulation



33.130.222 - Building Facade Articulation

In the CM2 and CE zones, the standard applies to buildings more than 35 feet high that have facade areas of more than 3,500 square feet within 20 feet of a street property line.

The standard. At least 25% of the facade within 20 feet of a street lot line must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind or project out from the primary facade plane, but projections into street right-of-way do not count toward meeting this standard.

- PRIMARY FACADE PLANE
- 5,519 sf total

- PROJECTED IN FRONT, MIN 2'
- 449 sf total

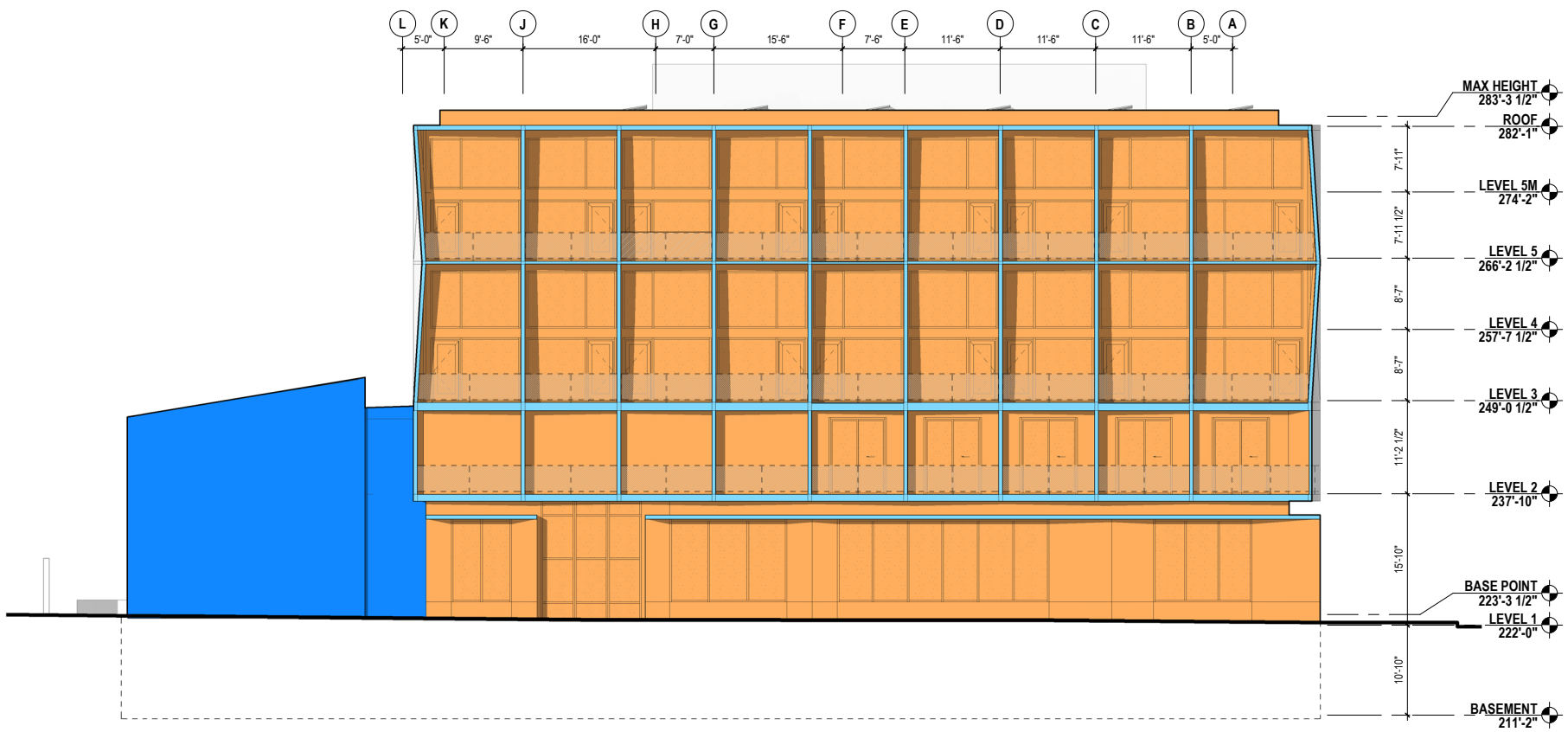
8%
FACADE AREA OFFSET FROM PRIMARY FACADE

**See Modification Request #1:
33.130.222 - Building Facade Articulation**



Building

East Facade Articulation



33.130.222 - Building Facade Articulation

In the CM2 and CE zones, the standard applies to buildings more than 35 feet high that have facade areas of more than 3,500 square feet within 20 feet of a street property line.

The standard. At least 25% of the facade within 20 feet of a street lot line must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind or project out from the primary facade plane, but projections into street right-of-way do not count toward meeting this standard.

- PRIMARY FACADE PLANE
- 6,086 sf total
- PROJECTED IN FRONT, MIN 2'
- 540 sf total
- RECESSED BEHIND, MIN 2'
- 939 sf total

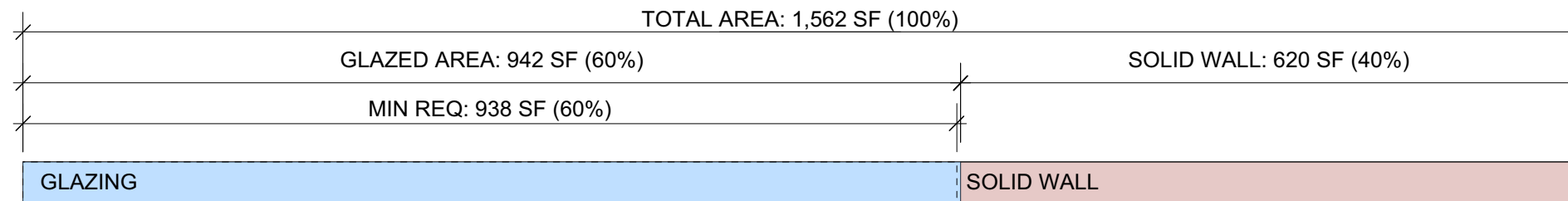
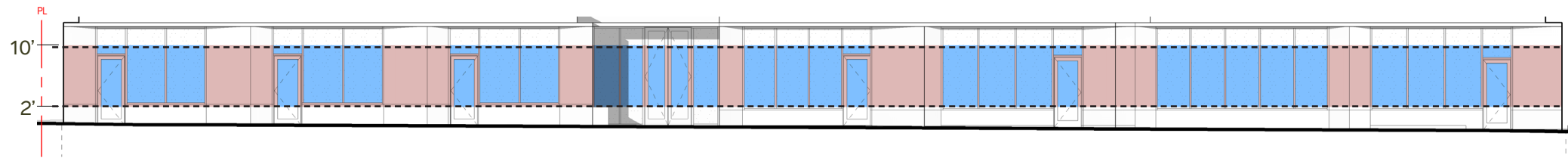
20%
FACADE AREA OFFSET FROM PRIMARY FACADE

**See Modification Request #1:
33.130.222 - Building Facade Articulation**



Building

Ground Floor Window Coverage



South Facade Glazing Percentage - 60% (942 SF)

33.130.230.B.2 Ground Floor Windows

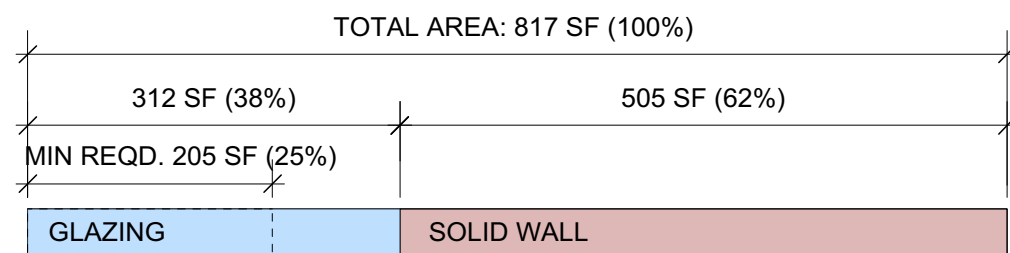
33.130.230 B.2a(1-3)
 Windows 20 feet from the street lot line must cover at least 40% of the ground floor wall area from 2 ft to 10 ft above the finished grade.

Lots with more than one street frontage allow for 25% coverage on side streets with lower transit classifications.

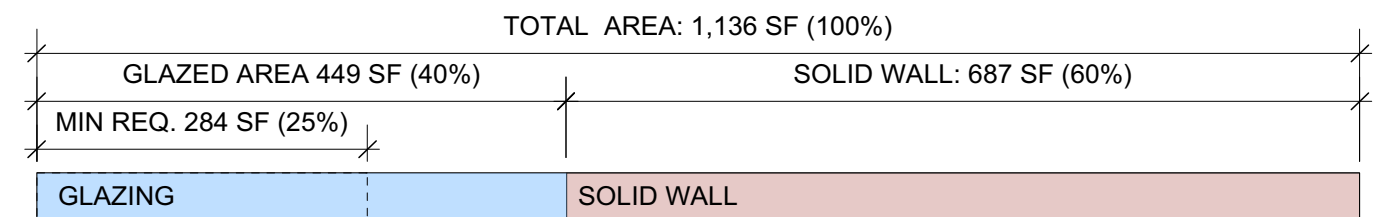
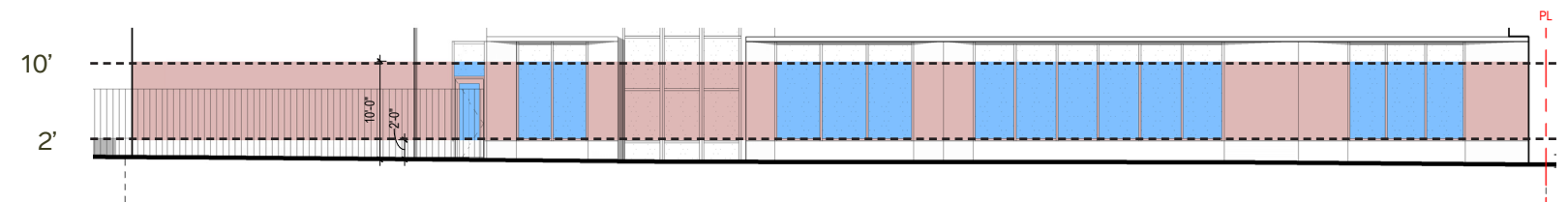
Bicycle parking areas are allowed to qualify for up to 25% of the coverage requirement

33.415.340 Ground Floor Windows

The Ground floor window standards of the base zones apply to all site in the Centers Main Street overlay zone, however the percentage of ground floor window required by 33.130.230.B.2.a(1) is increased to 60%



West Facade Glazing Percentage - 38% (312 SF)

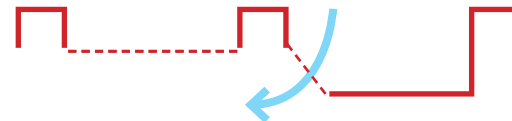


East Facade Glazing Percentage - 40% (532 SF)



HISTORIC STOREFRONT CHARACTER

ALCOVE ENTRY



CONTEMPORARY STOREFRONT CHARACTER

OPERABLE STOREFRONT



PROPOSED DESIGN

ENLARGED ALCOVES WITH OPERABILITY

GUIDELINE 3: THE SIDEWALK LEVEL OF BUILDINGS

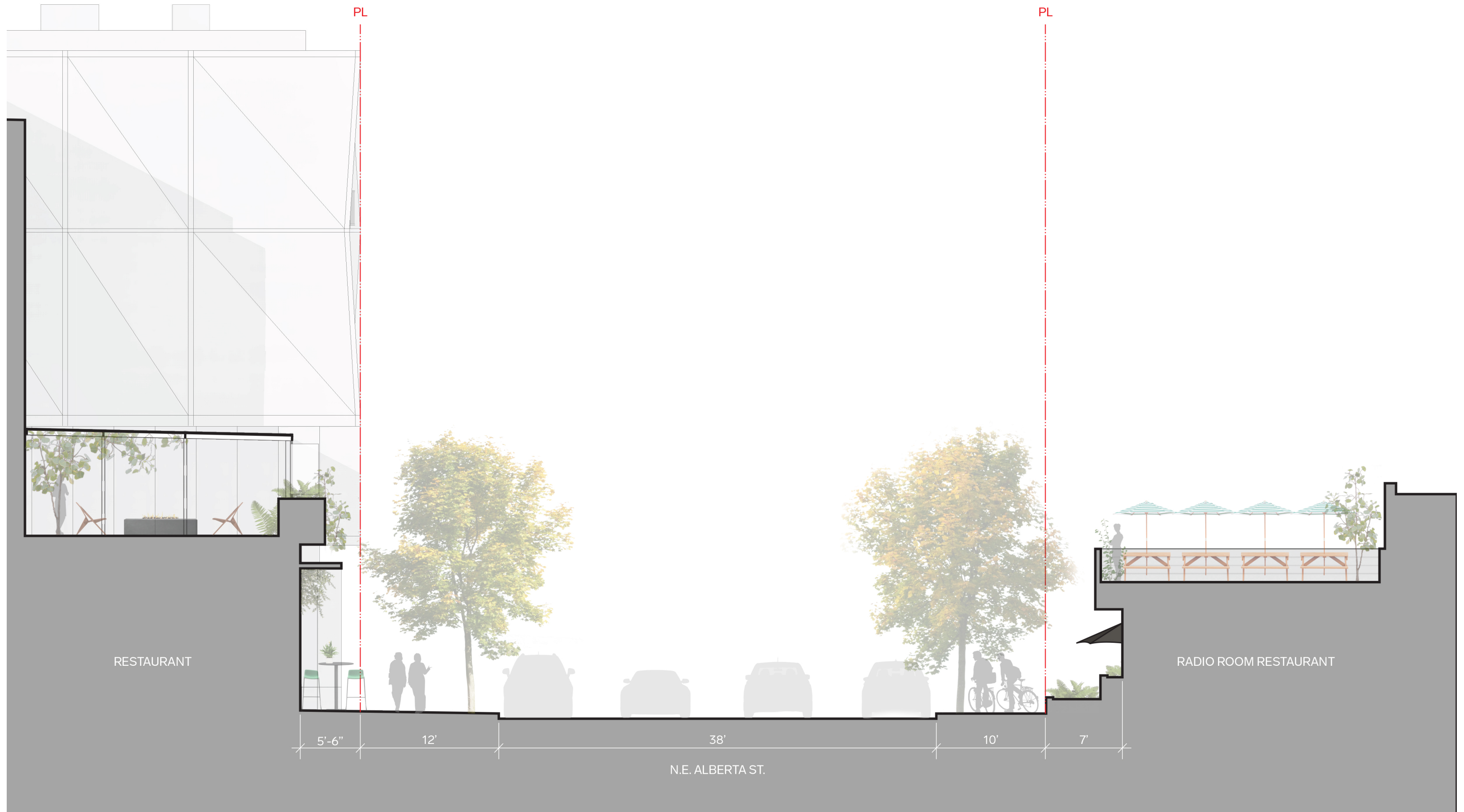
Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

Along NE Alberta historic storefronts exist alongside contemporary storefronts, designed to match the character, and scale of the old commercial frontages with increased operability. Storefronts along the street are usually between 10 and 12ft in height with some newer interior spaces as tall as 15 or 20ft. They have varying degrees of operability from new fully operable garage or folding storefronts to single historic shop entrances with large fixed glazing and angled recessed glazed entries for light and visibility. This project matches these patterns by providing a continuous repetition of large operable storefronts, set back 2-4ft to widen the sidewalk for increased pedestrian areas, exterior landscaping or seating areas, and direct visual and physical access between the interior and exterior of the building.

Building

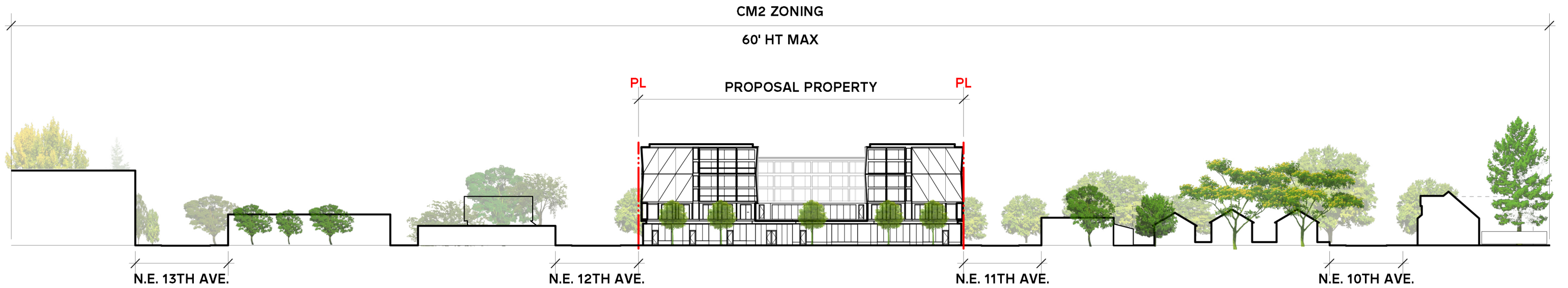
Streetscape Section - Sidewalk Scale

PROPOSAL PROPERTY

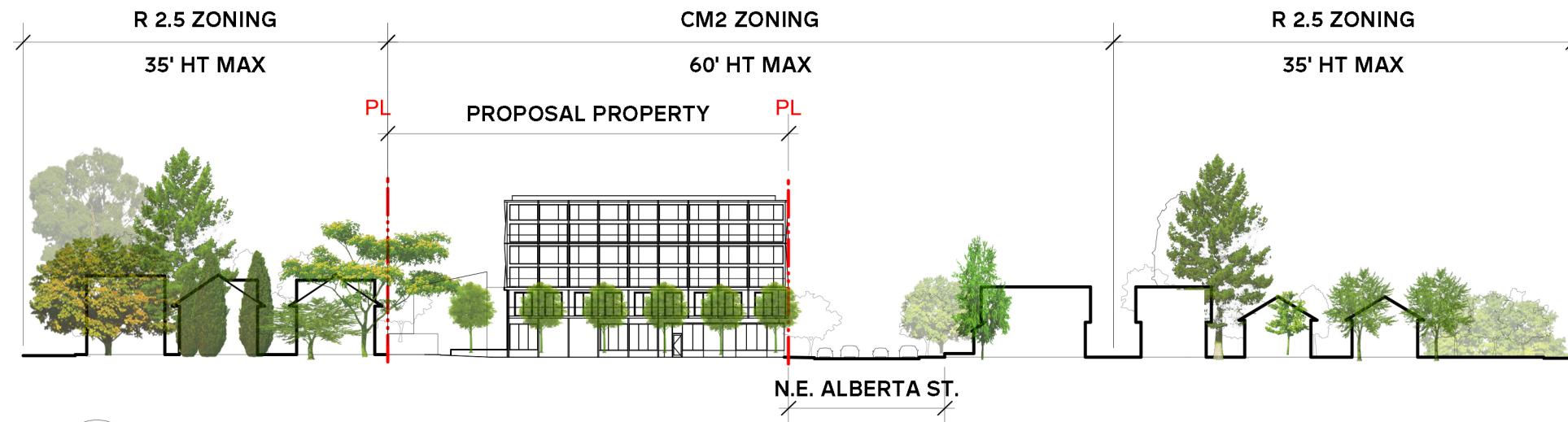


Building

Streetscape Section - Neighborhood Scale



1 N.E. Alberta Streetscape
1" = 60'

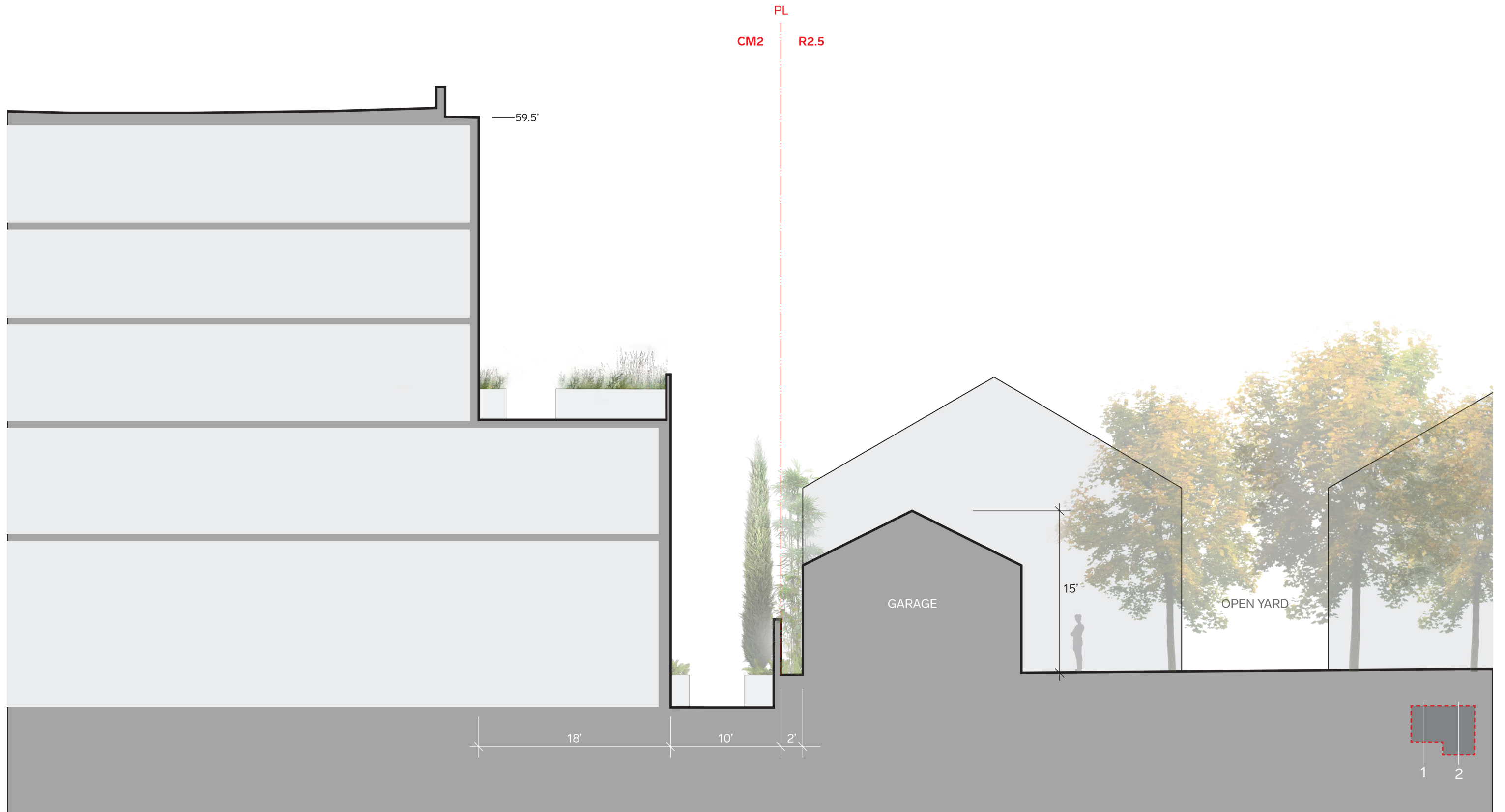


2 N.E. 12th Ave Streetscape
1" = 60'

Building

Setback Section 01 - West Side of Building

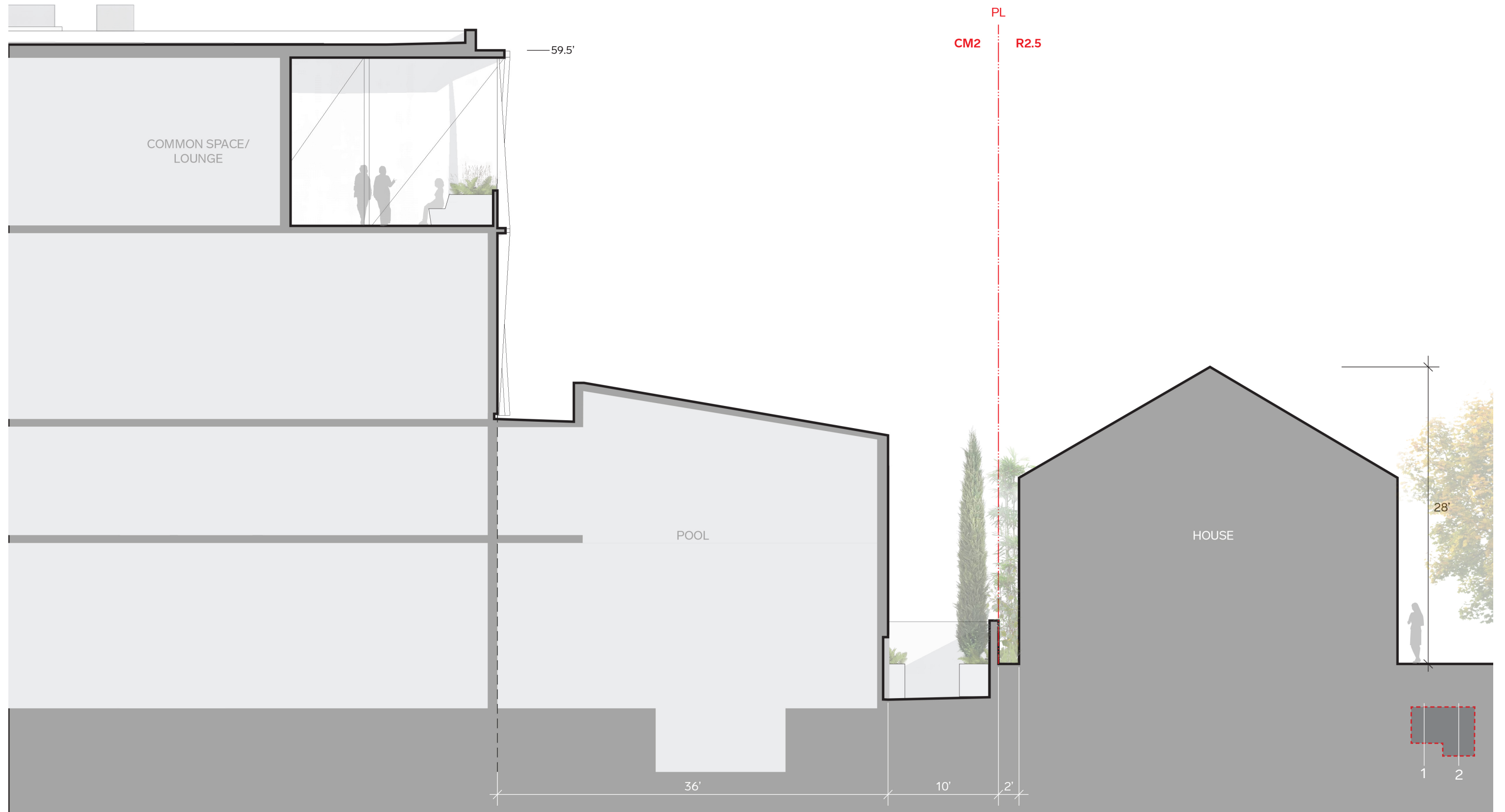
PROPOSAL PROPERTY



Building

Setback Section 02 - East Side of the Building

PROPOSAL PROPERTY



Building

Street Level Design - Canopy Precedents

RENOVATION WITH OVERHANG SOFFIT



RETROFIT WITH ATTACHED CANOPY



RETROFIT WITH ATTACHED CANOPY



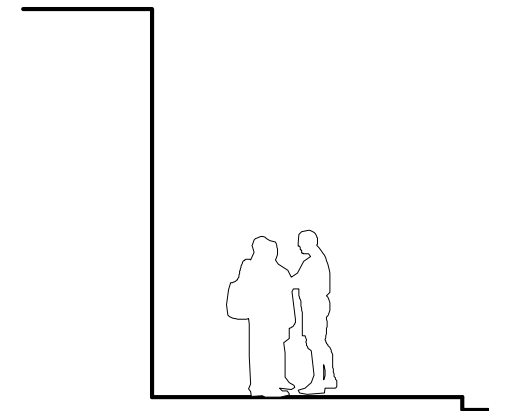
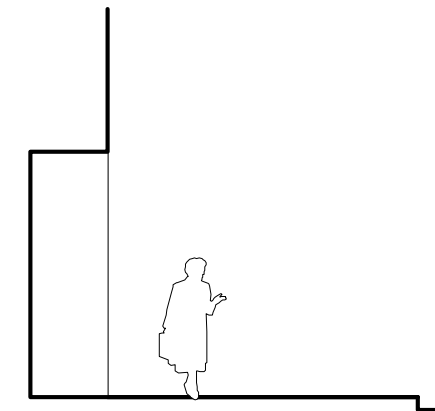
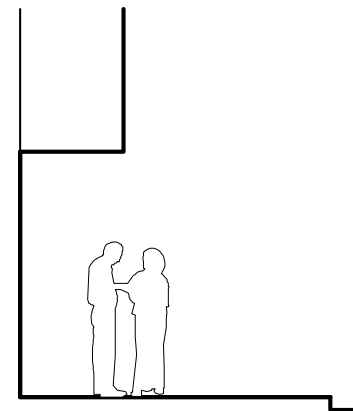
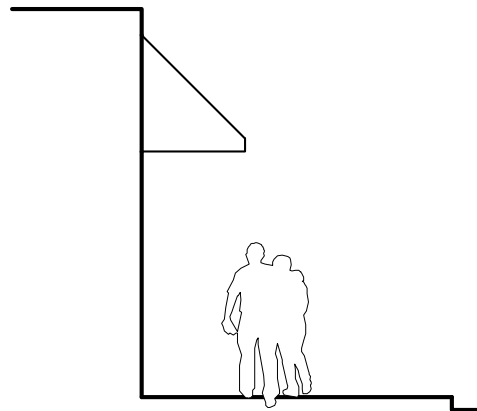
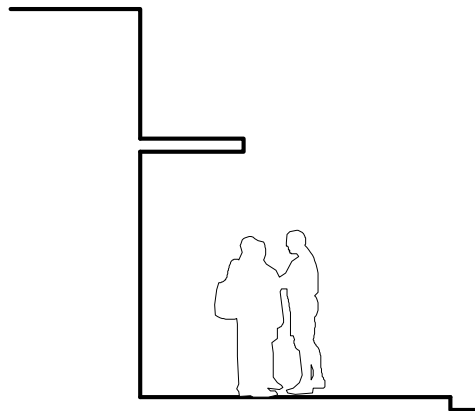
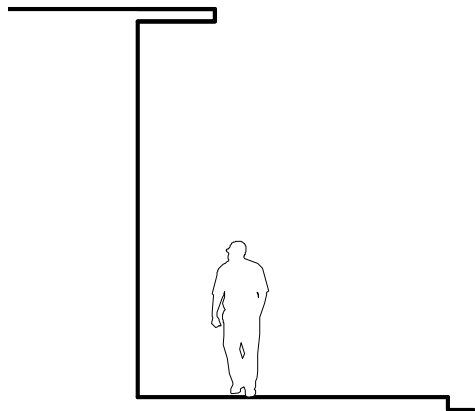
NEW BUILDING WITH INTEGRATED CANOPY



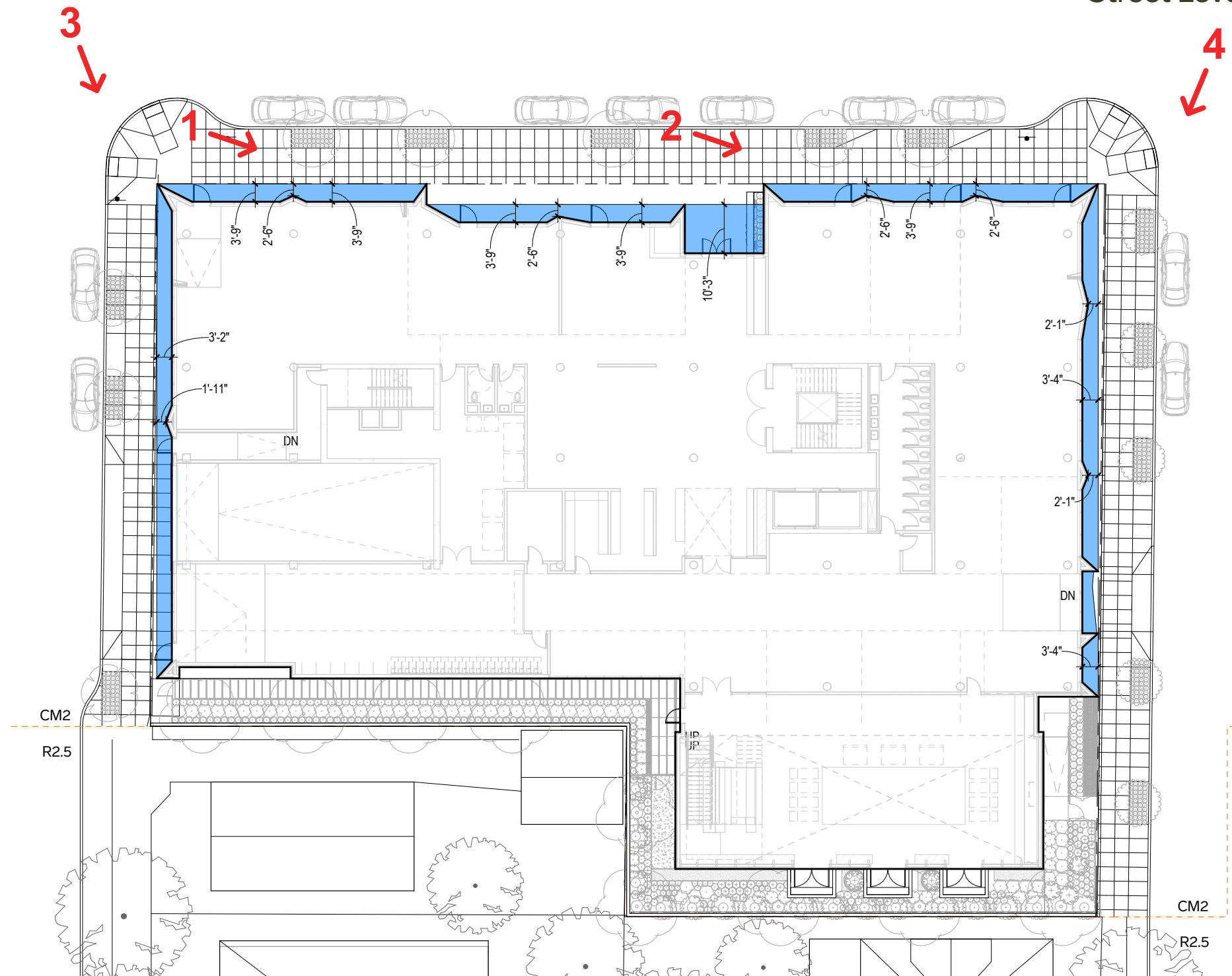
NEW BUILDING WITH BALCONY OVERHANGS



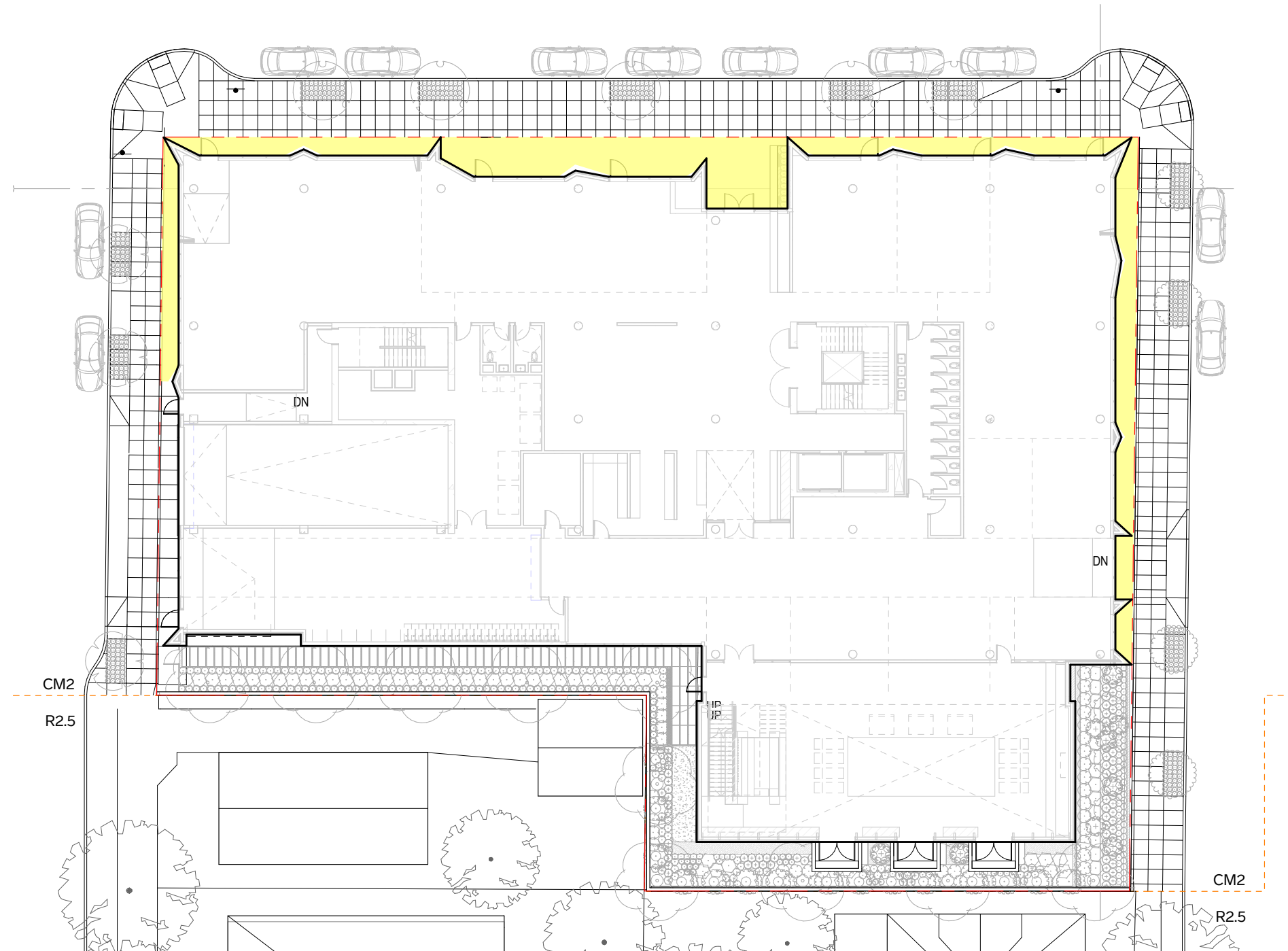
NEW BUILDING WITH NO CANOPY



Neighborhood cues were considered in the design of building elements providing pedestrian weather protection. Five typical forms of protection are present in the existing neighborhood and are representative of the era in which the building was created. The oldest buildings from less pedestrian-focused generations provide, if anything, recessed front doors or extended eaves and soffits at the upper facade. Renovated older buildings included additions of non-original retrofit fabric or lightweight metal awnings where the existing structure could support them. The newest buildings generally provide new coverings over the sidewalk (some do not). They are usually coincidental overhanging balconies, or oriel windows ten to fifteen feet above the sidewalk. As a newer project, where retrofitting is not required, protection is provided via recessed entries and integrated continuous balcony and floor slab overhangs along street frontages to provide protection. This is consistent with the form of integrated protection in adjacent new buildings (at 14th and NE Alberta for instance). As the building faces north, deeper extended overhangs were avoided to allow for deeper penetration of sunlight during the winter months of the year.



**EXTERIOR AREA OF OVERHEAD PROTECTION
EXTENDED GROUND FLOOR SLAB AND RECESSED ENTRY AREAS
PROVIDE CONTINUOUS PEDESTRIAN PROTECTION**

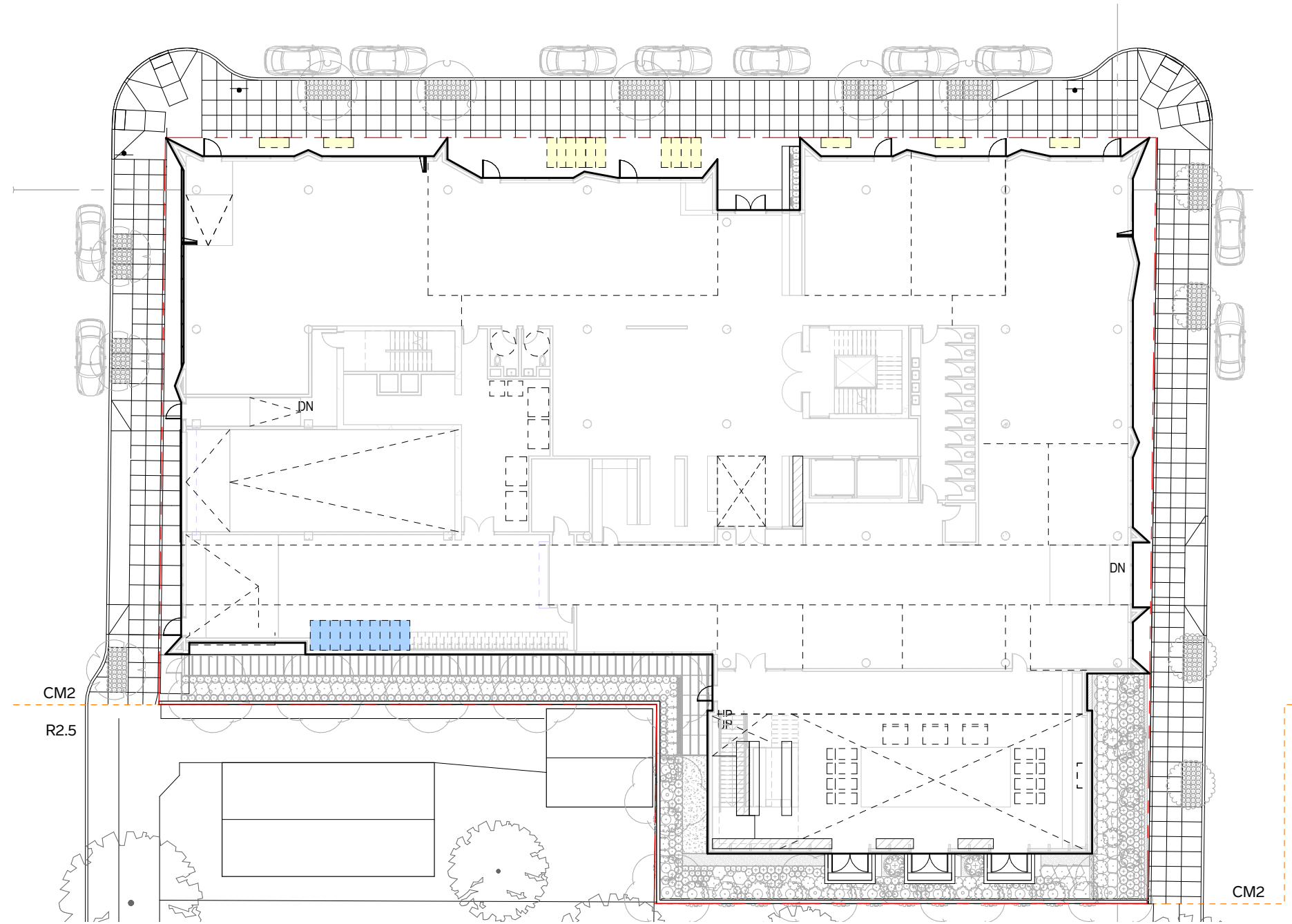


EXTERIOR PUBLIC SPACE

BUILDING SET BACK FROM PROPERTY LINE CREATES AND EXTENDED ZONE FOR STREET FURNISHING AND PEDESTRIAN USE

Building

Bike Parking



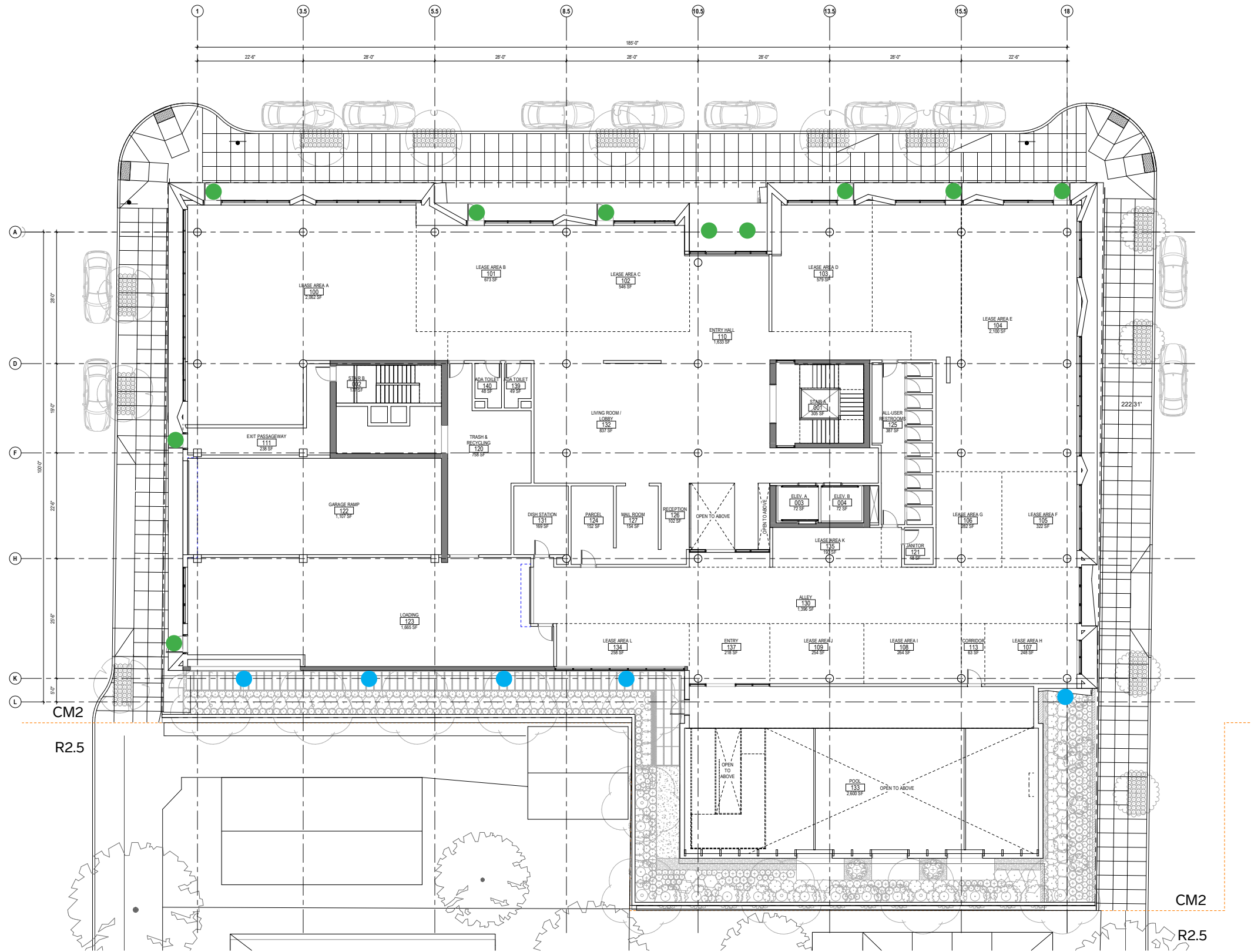
- SHORT-TERM SPACES
15 ROLL-IN
- LONG-TERM SPACES
10 ROLL-IN

Based on the calculation below, 15 short-term spaces are required and cannot be provided on site per the city requirements given the building proximity to the street edge. This project intends to buy into the city's bike parking fund to meet the requirement for the 15 short-term spaces.

BIKE PARKING REQUIREMENTS

USE	SF/RM	SHORT-TERM	SPACES	LONG-TERM	SPACES
RETAIL	35,600	1:5,000 NET	8	1:12,000 NET	3
HOTEL	93 ROOMS	1:20 ROOMS	5	1:20 ROOMS	5
OFFICE	5,000	2, 1:10,000 NET	2	2, 1:40,000 NET	2
TOTAL			15		10

Building Exterior Lighting



● (A) 10"x10" LED Wall Pack
14ft above grade



● (B) 6" LED Recessed Downlight
At Pedestrian Entrances

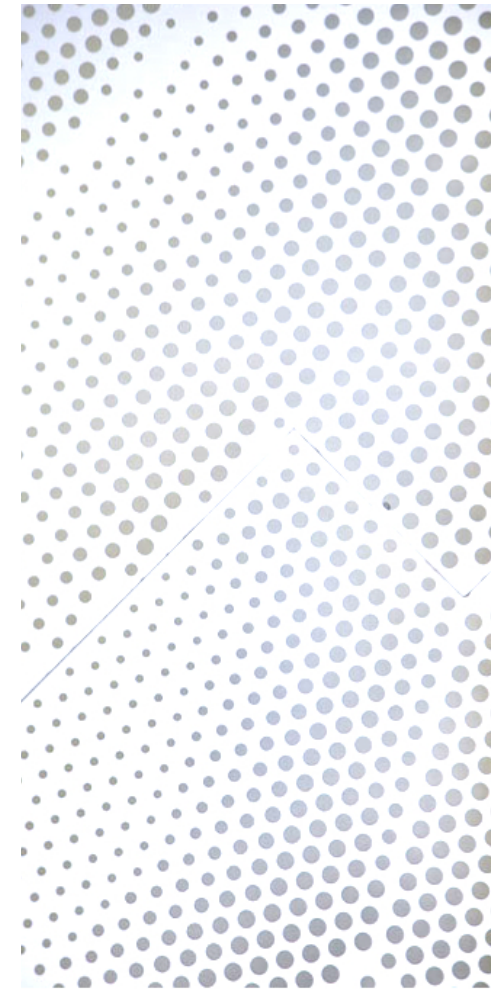
Building Material Palette



Balcony Railing - X-TEND Stainless Woven Mesh



Exterior Soffit and interior ceiling - Mass Plywood



Balcony Dividers: Perforated Metal



Exterior Siding: Smooth Finish White Stucco

Exterior Ground Floor Siding Material - Semco x-Bond

GUIDELINE D8: INTEREST, QUALITY AND COMPOSITION

All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

The materials selected for the project reference historic and contemporary precedents from the neighborhood to create a palette and composition that compliment the streetscape. Stucco and painted concrete is a prevalent siding material on Alberta, and the metal mesh and perforated steel reflect the light industrial character of the neighborhood while bringing a level of refinement appropriate to the building's retail uses. The mass plywood panels used for the concrete formwork on the first and second levels will be left in place and exposed, visually tying together the transition from interior to exterior space at the building edges. The dark finishes on the ground floor facade contrast with the light palette of the floors above. The balcony dividers create privacy and solar protection for residents in the sleeping units, while unifying the facade with a visually interesting element.

Building

Street Level Design - Weather Protection



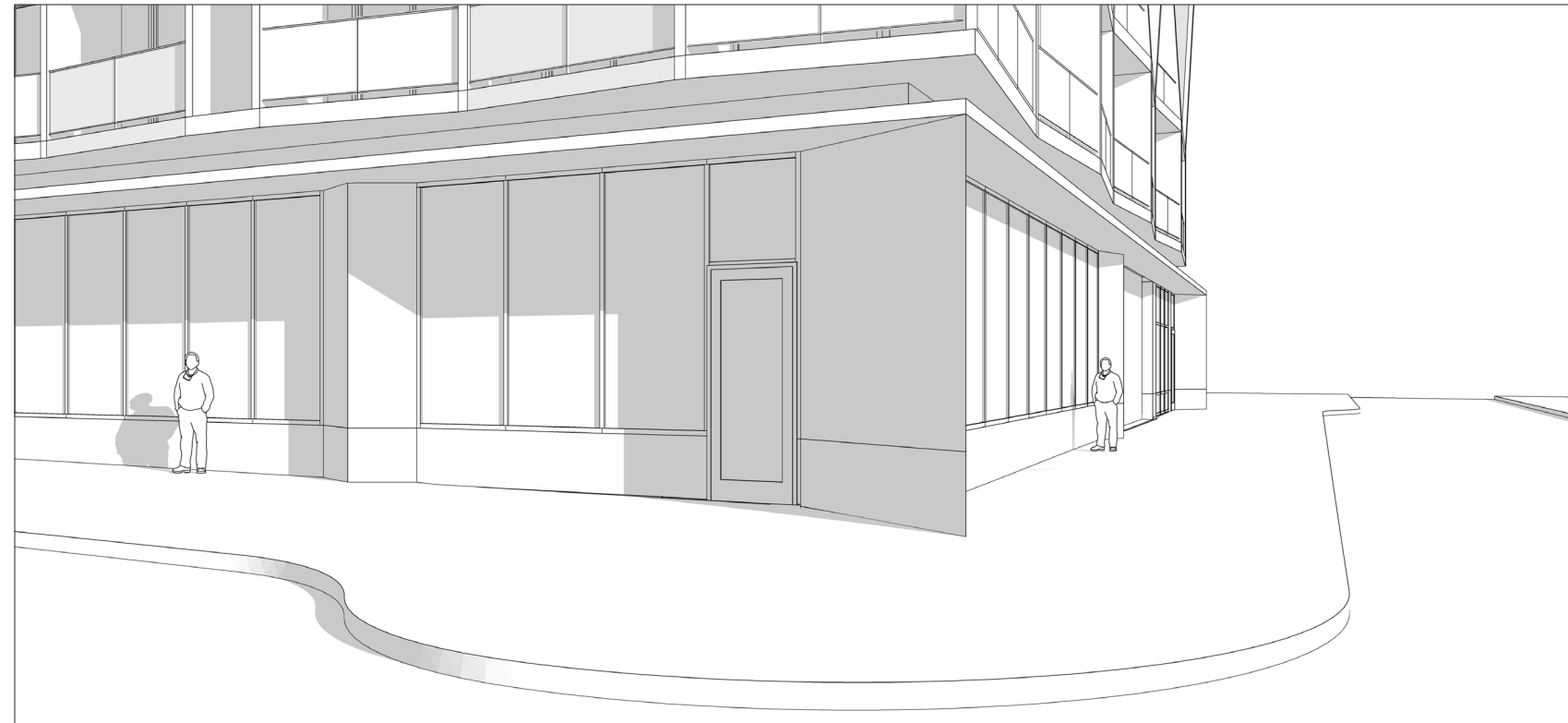
VIEW #1 - Looking East on Alberta



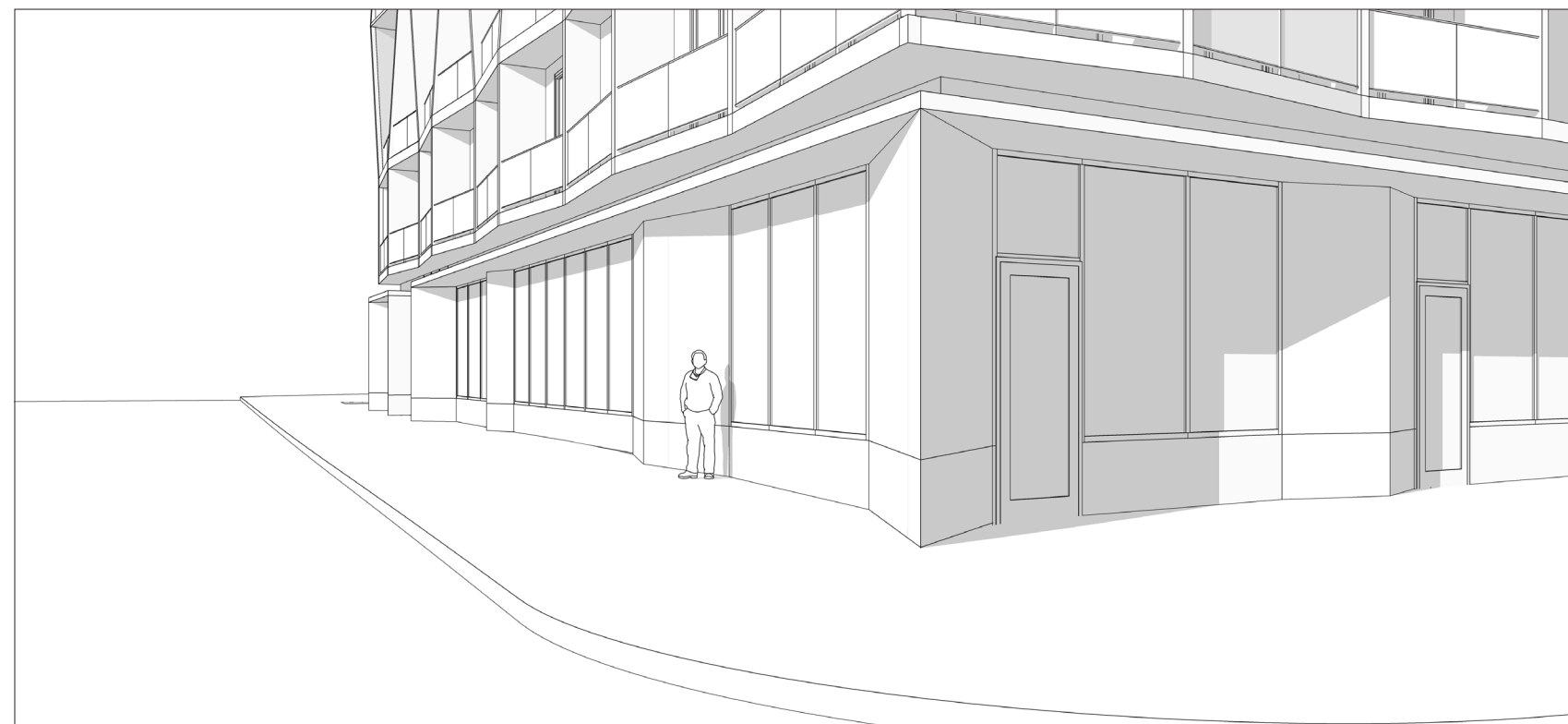
VIEW #2 - Looking East on Alberta

Building

Street Level Design - Weather Protection



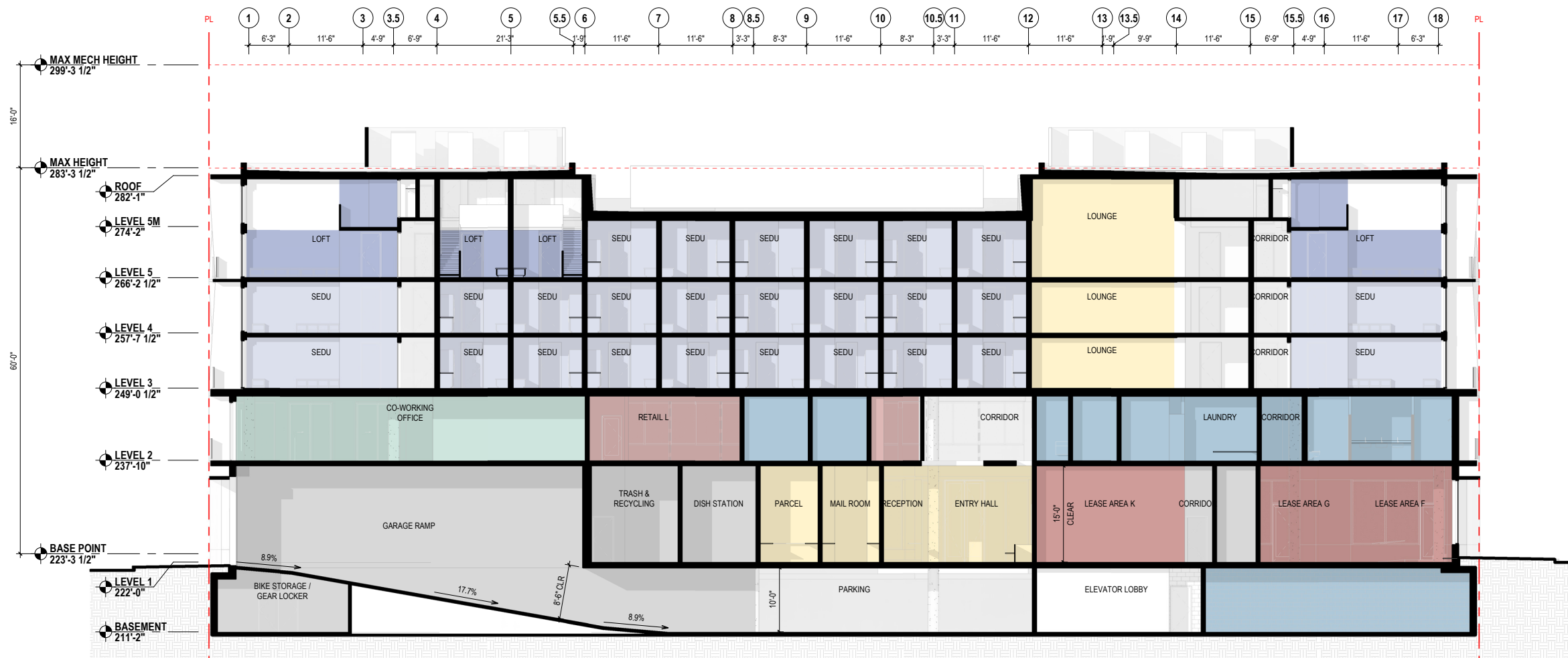
VIEW #3 - Looking South on 11th



VIEW #4 - Looking South on 12th

Building

Section - East / West

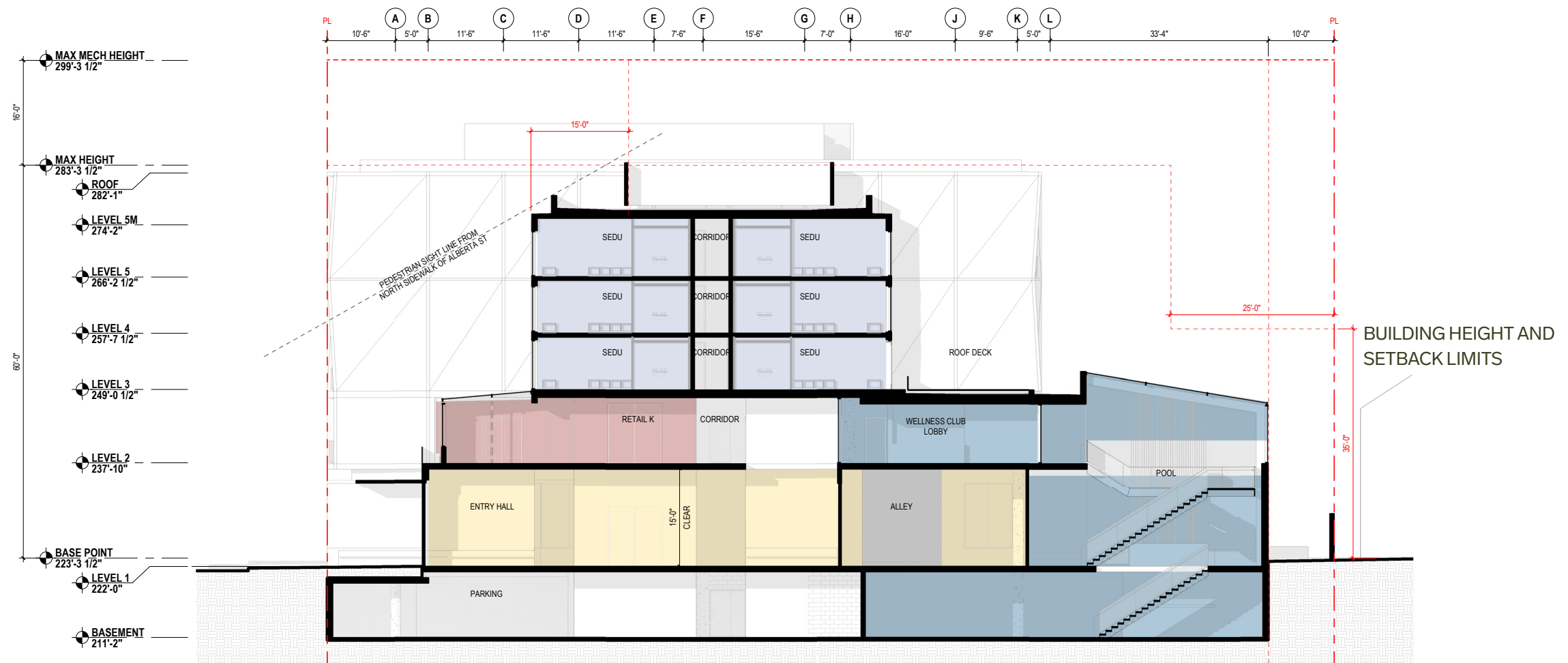


1 SECTION - EAST/WEST
 LU17 SCALE: 1" = 10'-0"

0' 20'

Building

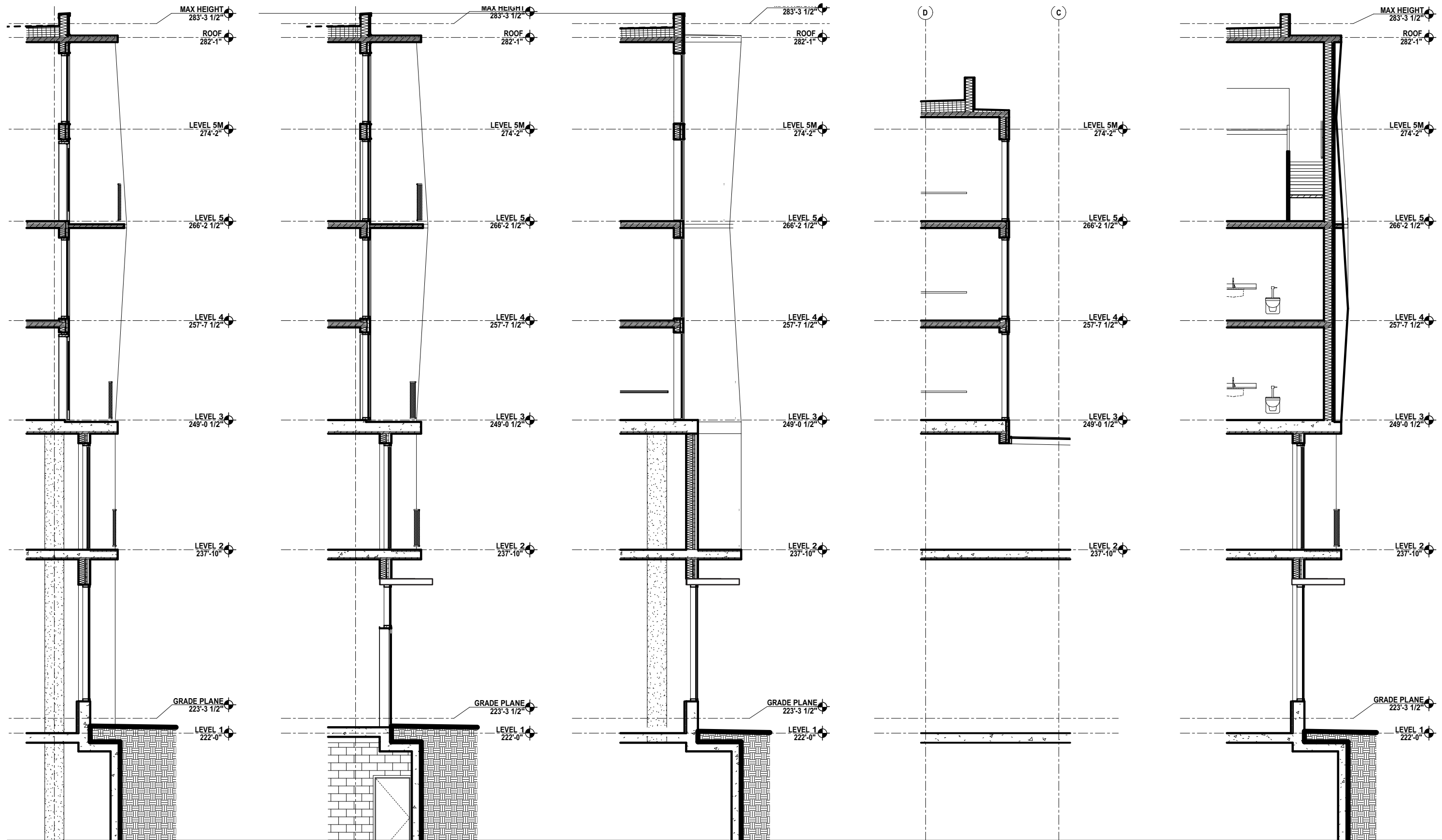
Section - North / South



2 SECTION - NORTH/SOUTH
 LU17 SCALE: 1" = 10'-0"

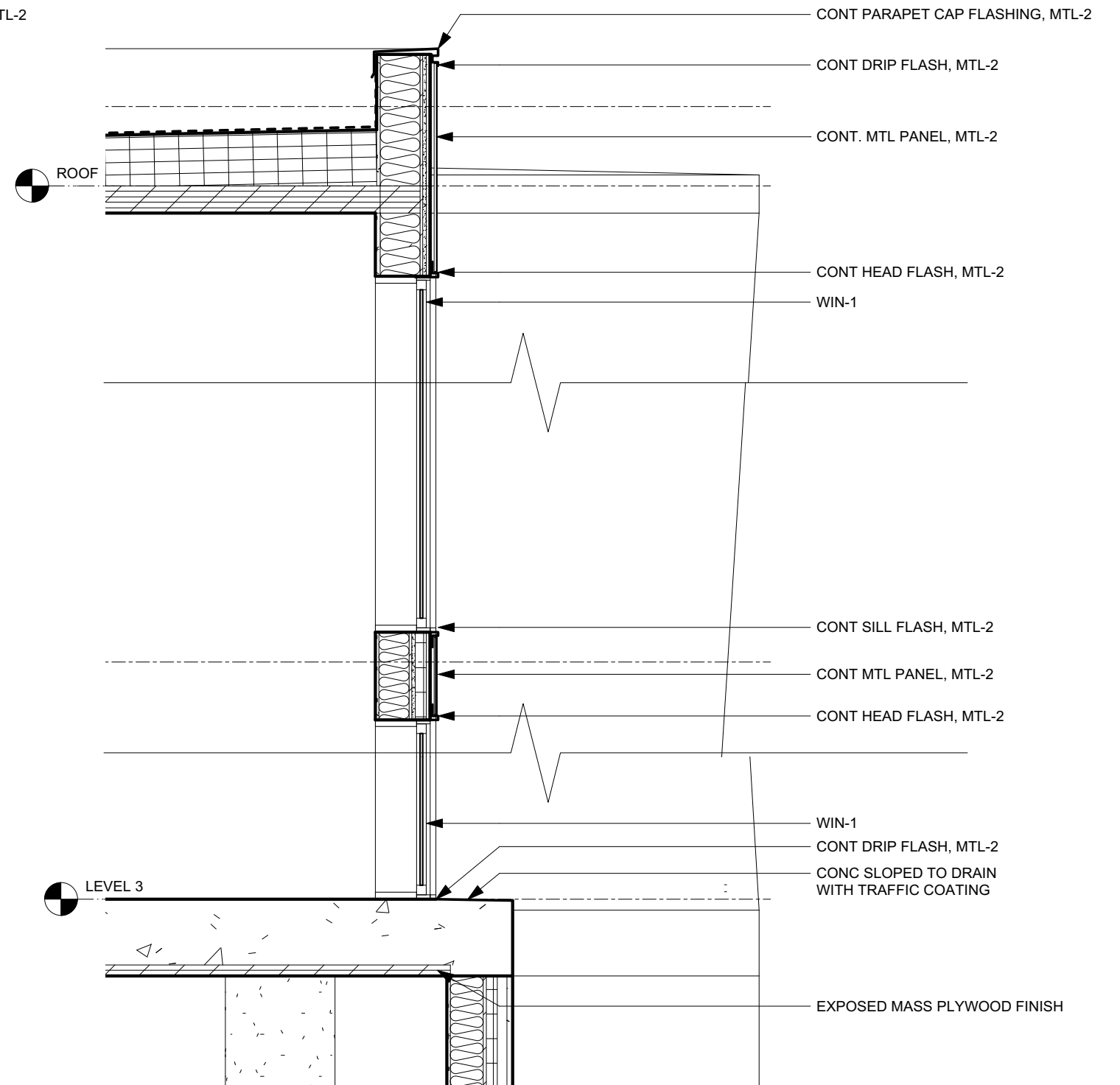
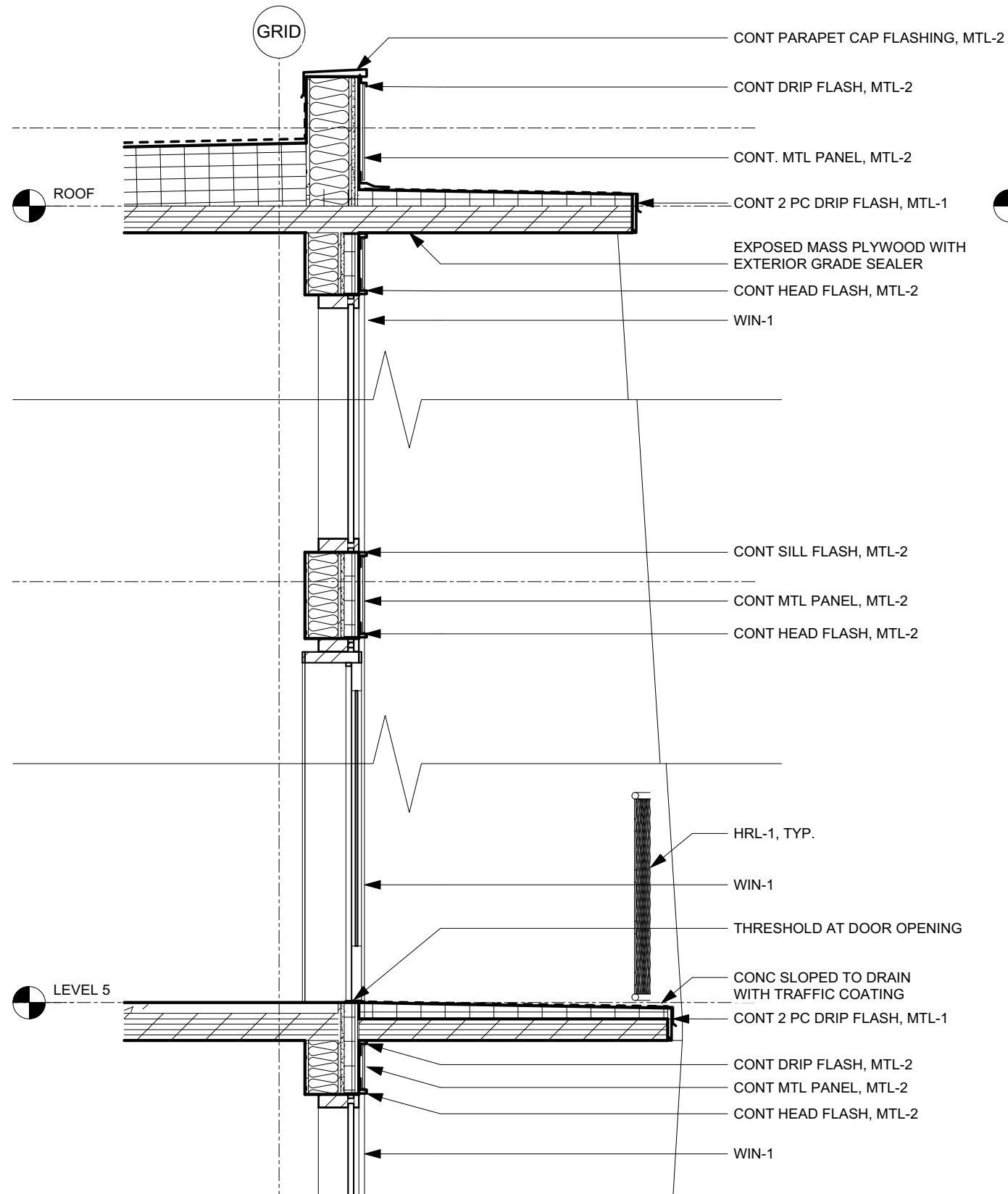


Building Wall Section



Building

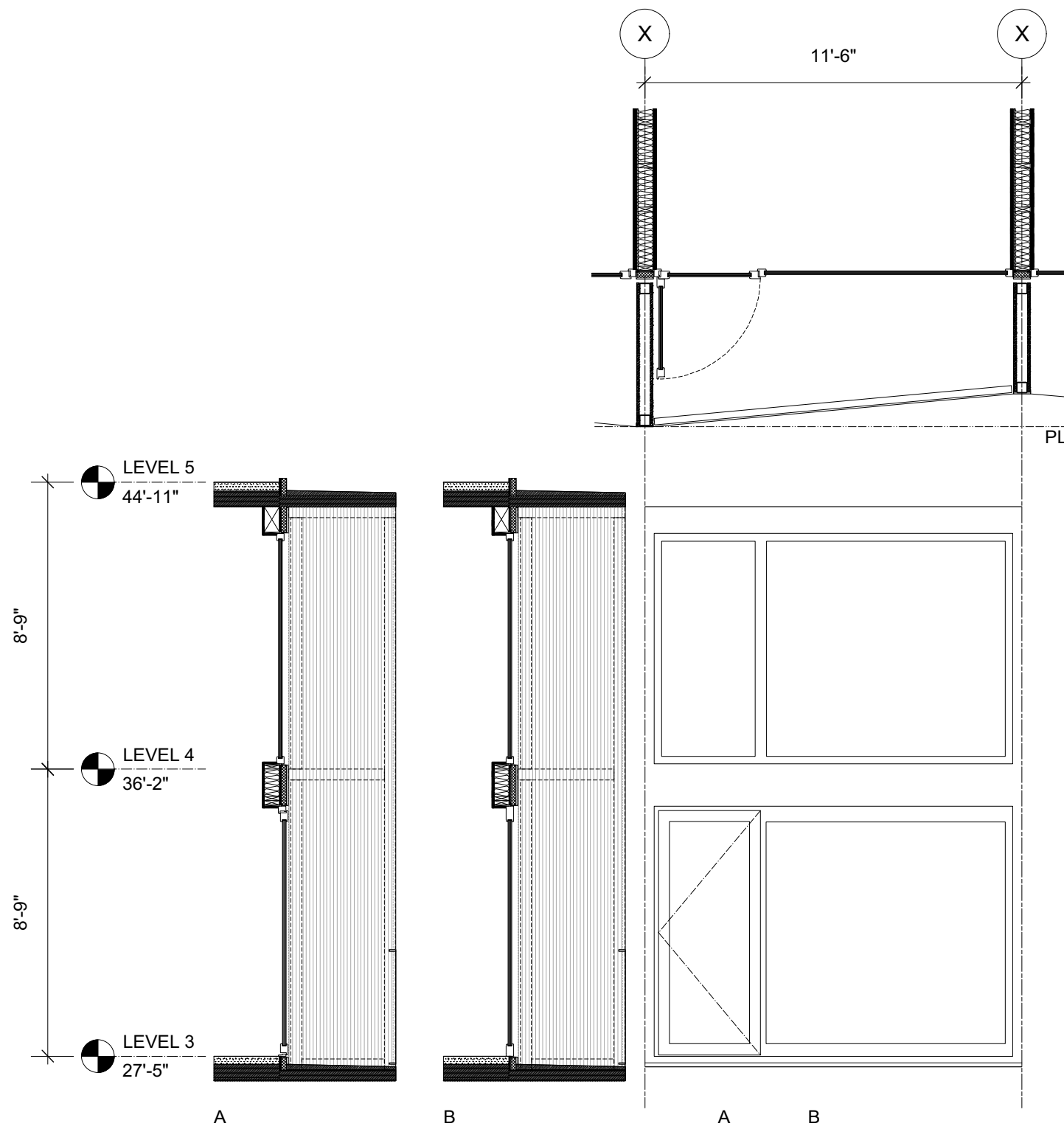
Wall Section Details



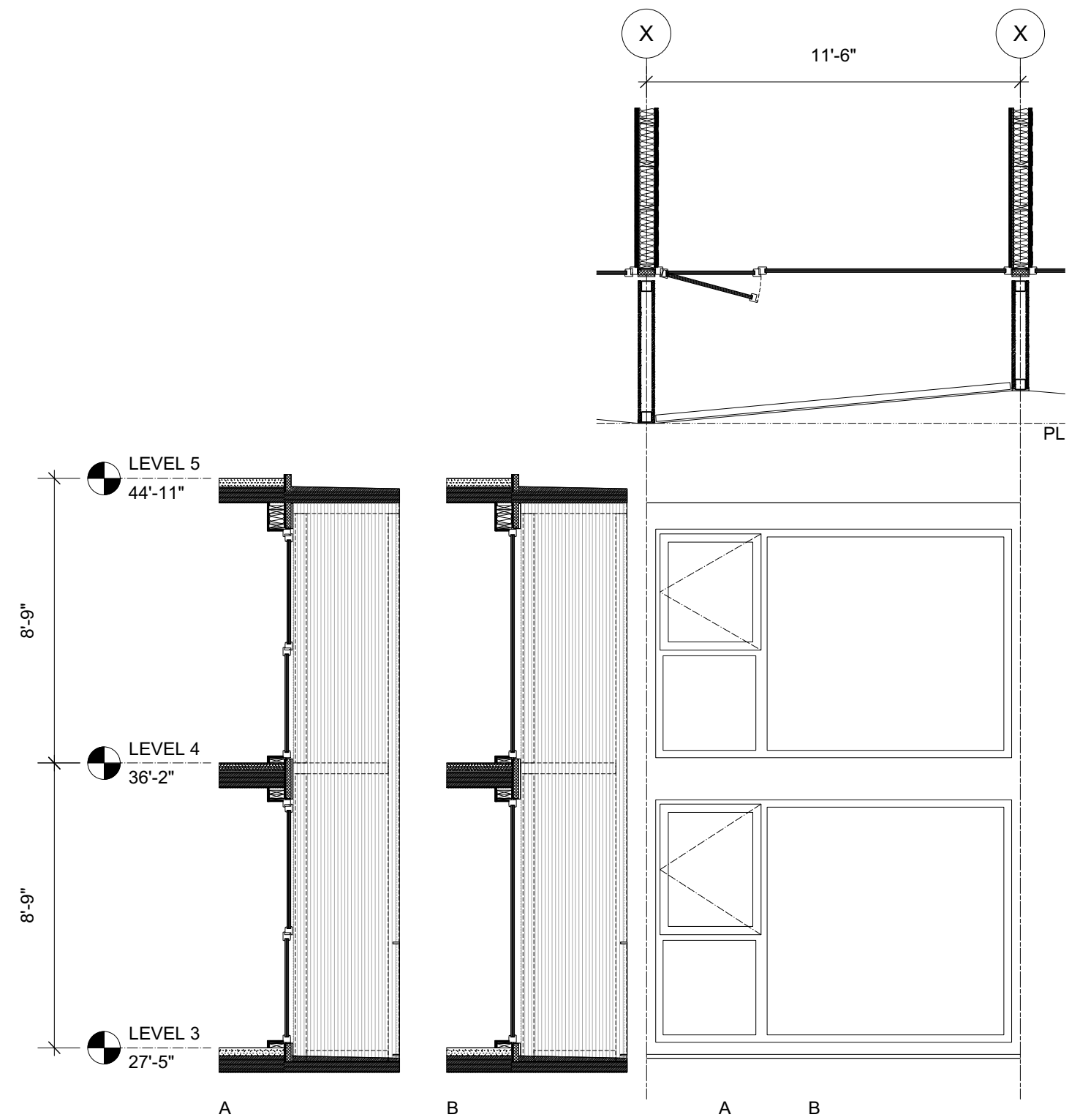
MTL NAME	MATERIAL DESCRIPTION
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HRL-1	1-1/2" ROUND HANDRAIL WITH STAINLESS EXTEND-A MESH FALL PROTECTION BELOW
MTL-1	22GA MANUFACTURER FINISHED WHITE SHEET METAL CAP FLASHING
MTL-2	22GA MANUFACTURER FINISHED DARK BRONZE METAL WALL FLASHING PANEL
MTL-3	PAINTED METAL GUARDRAIL, FENCE OR GATE - 1/2" X 2" FLAT BAR; DARK BRONZE
WIN-1	EUROTEK WINDOW AND DOOR SYSTEM; DARK BRONZE FINISH

Building

Enlarged Balcony Unit Facade



MULTI ROOM UNIT @ Double Height

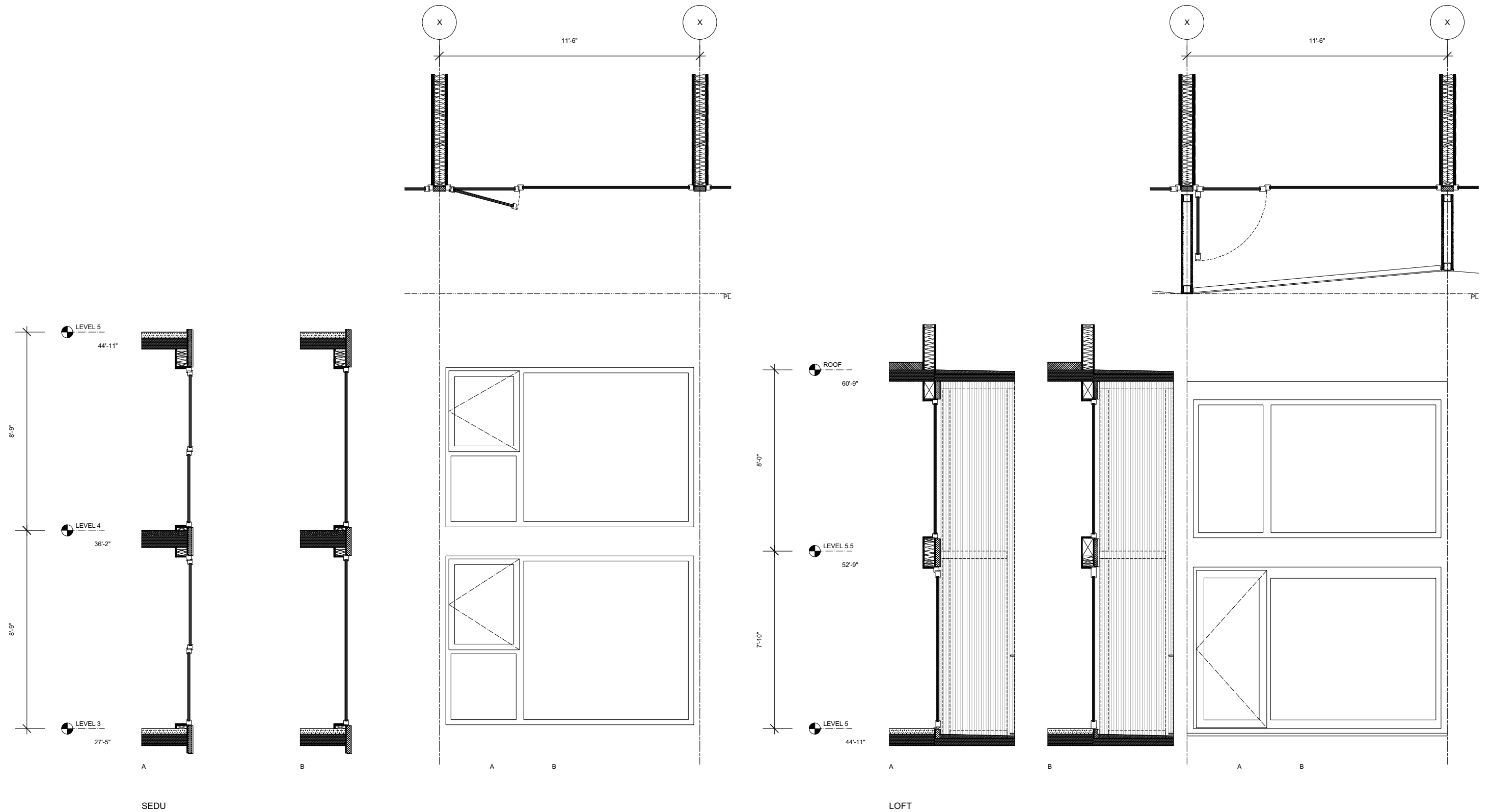


MULTI ROOM UNIT @ Stack



Building

Enlarged Standard Unit Facade



Building

Rendering - Alberta Street and 12th Ave



Building

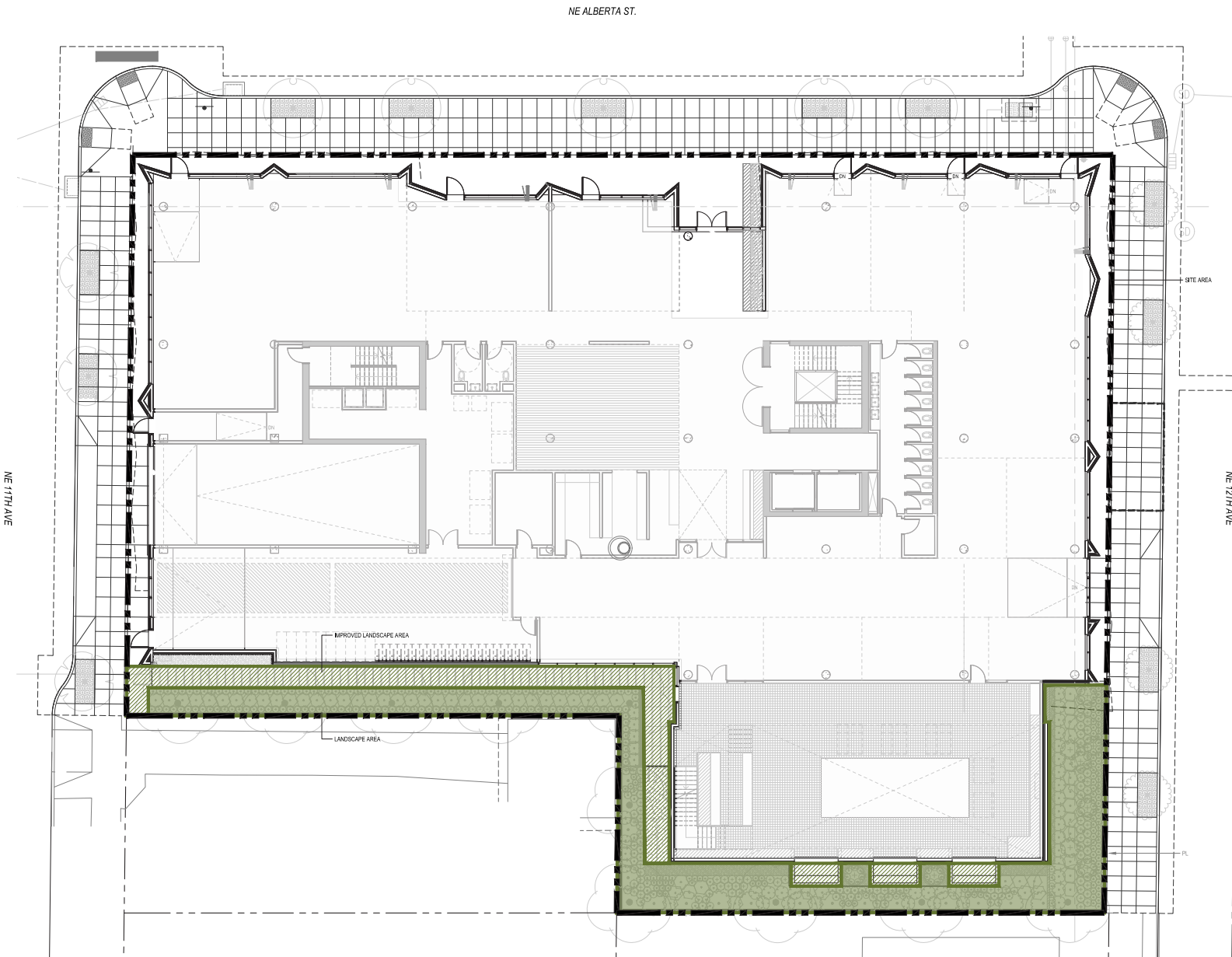
Rendering - Nighttime View



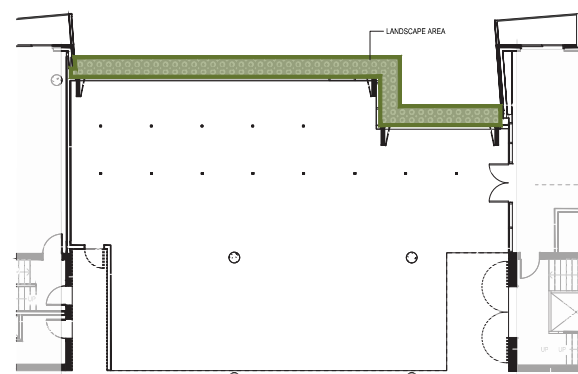
Landscape

Landscape

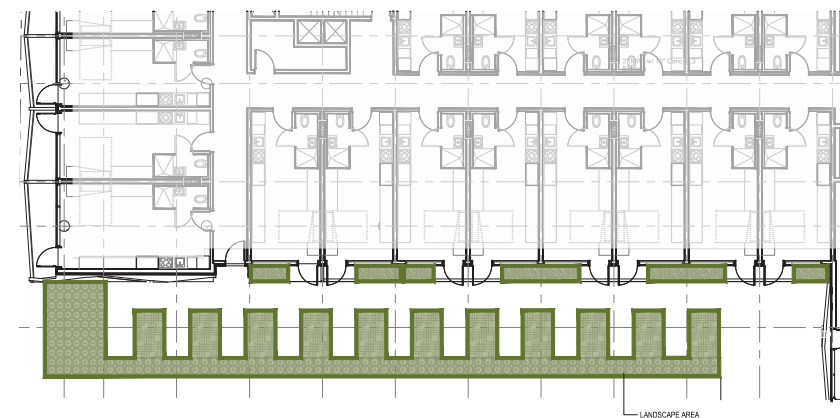
Area and Material Requirements



01 LEVEL 1 LANDSCAPE AREA



02 LEVEL 2 LANDSCAPE AREA



03 LEVEL 3 LANDSCAPE AREA

33.130.225 LANDSCAPED AREAS

33.130 Table 130-2 Landscaped Area = 15%
 33.130.215.2b. Landscape Buffer Abutting R 2.5 = L3 Standard

- 33.130.225 B.2
 Urban Green Alternative minimum landscaped area allows 50% of the landscaped area to be pervious pavement

33.248.020 LANDSCAPING STANDARDS

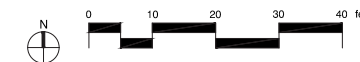
33.248.020 D. L1 General Landscaping
 Ground cover plants and low shrubs

33.248.020 D. L4 High Wall
 Screening for both visual and noise impacts and to protect sensitive uses includes 6' high masonry wall with one large tree every 30 LF and four high shrubs every 30 LF.

33.248.270 B and C.2 Fences
 Fences abutting non-street facing lot lines may be up to 8 feet high and are allowed in the required building setbacks. This standard applies to masonry walls as a type of fence.

LANDSCAPE AREA

REQUIRED:	15% OF TOTAL SITE AREA
TOTAL SITE AREA:	26,607 SF
TOTAL LANDSCAPE AREA REQUIRED:	3,991 SF
(1/3 OF AREA ALLOWED TO BE IMPROVED FOR ACTIVE OR PASSIVE RECREATIONAL USE OR FOR USE BY PEDESTRIANS)	945 SF ALLOWABLE IMPROVED AREA
PROVIDED:	
GROUND LEVEL:	1,975 SF LANDSCAPE AREA 860 SF IMPROVED LANDSCAPE AREA 2,835 SF TOTAL
LEVEL 2:	230 SF LANDSCAPE AREA 230 SF TOTAL
LEVEL 3:	930 SF LANDSCAPE AREA 930 SF TOTAL
TOTAL LANDSCAPE AREA PROVIDED:	3,995 SF

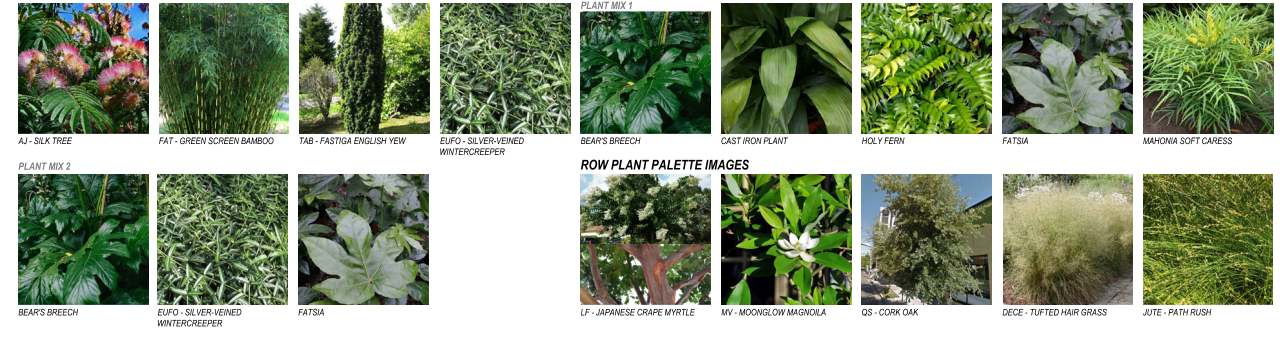


Landscape

Landscape Plan Floor 01

- RIGHT-OF-WAY NOTES:**
- ALL WORK IN RIGHT OF WAY SHALL CONFORM TO PORTLAND BUREAU OF TRANSPORTATION R.O.W. REGULATIONS.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. REFER TO APPROVED RIGHT OF WAY DRAWINGS PRIOR TO CONSTRUCTION.
 - ALL PLANTED AREAS TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
 - ONLY NON-PRESSURIZED PVC LATERAL LINES AND SPRINKLER HEADS ARE PROPOSED IN THE RIGHT-OF-WAY. NO OTHER IRRIGATION EQUIPMENT, SUCH AS PRESSURIZED MAINLINES, GATE VALVES, CONTROL VALVES OR BACKFLOW PREVENTERS, WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
 - ALL PARTS OF THE IRRIGATION SYSTEM WILL BE BURIED A MINIMUM OF 12" BELOW GRADE. EXCEPT FOR SPRINKLER HEADS. SPRINKLER HEADS WILL BE FLUSH WITH THE SURROUNDING SURFACE WHEN NOT IN USE. AND SHALL BE ORIENTED SO AS TO LIMIT THE DISTRIBUTION OF WATER TO THE LANDSCAPED AREAS. FEEDER LINES BENEATH THE SIDEWALK WILL BE INSTALLED PERPENDICULAR TO THE SIDEWALK. IRRIGATION SYSTEM WILL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH STREET TREES, UTILITIES, SIDEWALKS, OR OTHER PUBLIC INFRASTRUCTURE.
 - IF ANY PORTION OF A DRIVEWAY APPROACH, SIDEWALK OR CURB IS DAMAGED OR REPLACED IN THE PROCESS OF INSTALLING THE IRRIGATION SYSTEM, A RIGHT-OF-WAY PERMIT WILL BE REQUIRED. ANY CONCRETE WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A STANDARD RIGHT-OF-WAY CONSTRUCTION PERMIT.
 - ALL PLANTING AREAS WITH EXPOSED SOIL SHALL RECEIVE A 3 INCH DEPTH OF MULCH UNLESS NOTED OTHERWISE.
 - NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLANS WHICH MAY REQUIRE ADJUSTMENT OF DESIGN.
 - REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITE WORK INFORMATION.

ON-SITE PLANT PALETTE IMAGES



- 1 ROOT BARRIER, TYP.
 - 2 CONCRETE PAVING, TYP.
 - 3 PAVER TYPE 1 - 18" X 48" - STEPSTONE CONCRETE LARGE SCALE CALARC - PORCELAIN 1913
 - 4 COMPACTED DECOMPOSED GRANITE MAINTENANCE STRIP, TYP.
 - 5 1/4" X 6" STEEL EDGE RESTRAINT, TYP.
 - 6 LARGE PLANTING VESSEL
 - 7 RAISED PLANTER: GROWING MEDIA TO BE MIN. 30" DEEP W/ 3" DEEP MULCH TOPPING
 - 8 SEE ARCHITECT DESCRIPTION
- SYMBOL**
- (AR-01) 8" ABOVE FINISHED GRADE CMU BLOCK WALL
 - (AR-02) RETAINING WALL, TYP.
 - (AR-03) FENCE AND GATE

ON-SITE PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL
	AJ	ALBIDA, SILBRISSIN SILK TREE	8 & 8	2" CAL
	MA	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	8 & 8	2" CAL

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	ACA	ACANTHUS MOLLIS BEAR'S BREECH	5 GAL	
	ASP	ASPENISTRA ELATIOR CAST IRON PLANT	5 GAL	
	CYFA	CYRTOMIUM FALCATUM HOLLY FERN	2 GAL	
	DRA	DRACAENA MARGINATA REED EDGE DRACAENA	25 GAL	
	DRY	DRYOPTERIS ATRATA SHAGGY SHIELD FERN	1 GAL	
	EUFO2	EUONYMUS FORTUNEI 'WOLONG GHOST' WOLONG GHOST WINTERCREEPER	1 GAL	
	FAR	FARGESIA ROBUSTA GREEN SCREEN GREEN SCREEN BAMBOO	10 GAL	
	FAT	FATSIA JAPONICA JAPANESE FATSIA	5 GAL	
	MAH	MAHONIA EURBRACTEATA SOFT CARESS SOFT CARESS MAHONIA	5 GAL	
	TAB	TAKUS BACCATA 'FASTIGATA' FASTIGA ENGLISH YEW	8 & 8	5'

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	OPJA	OPHIPOGON JAPONICUS 'DWARF' DWARF MONDO GRASS	1 GAL	

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	HT.
	EQHY	EQUISETUM HYEMALE HORSETAIL REED GRASS	FLAT	
	SOLE	SOLEROLIUM SOLEROLIUM BABY TEARS	FLAT	

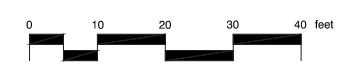
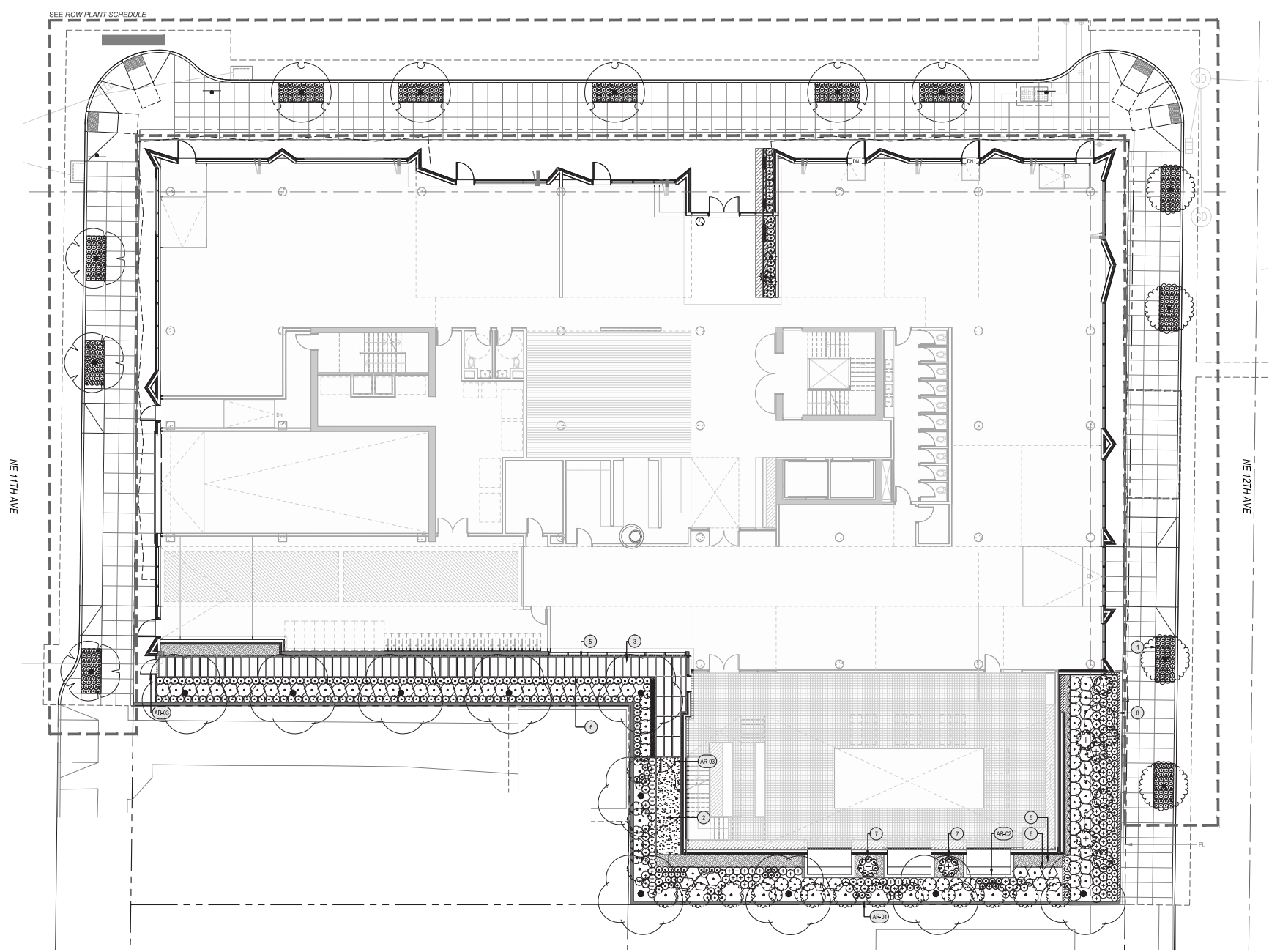
ON-SITE PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL
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ROW PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL
	LF	LAGERSTROEMIA FAURIEI NATCHIEZ JAPANESE GRAPE MYRTLE STREET TREE FORM WHITE FLOWERS	8 & 8	2.5" CAL
	MV	MAGNOLIA VIRGINIANA 'JIM WILSON' MOONGLOW SWEET BAY MAGNOLIA	8 & 8	2.5" CAL
	OS	QUERCUS SUBER CORK OAK	8 & 8	2.5" CAL

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	DECE	DESCHAMPSIA CESPTIOSA TUFTED HAIR GRASS	1 GAL	
	JUTE	JUNCUS TENUIS PATH RUSH	1 GAL	



Landscape

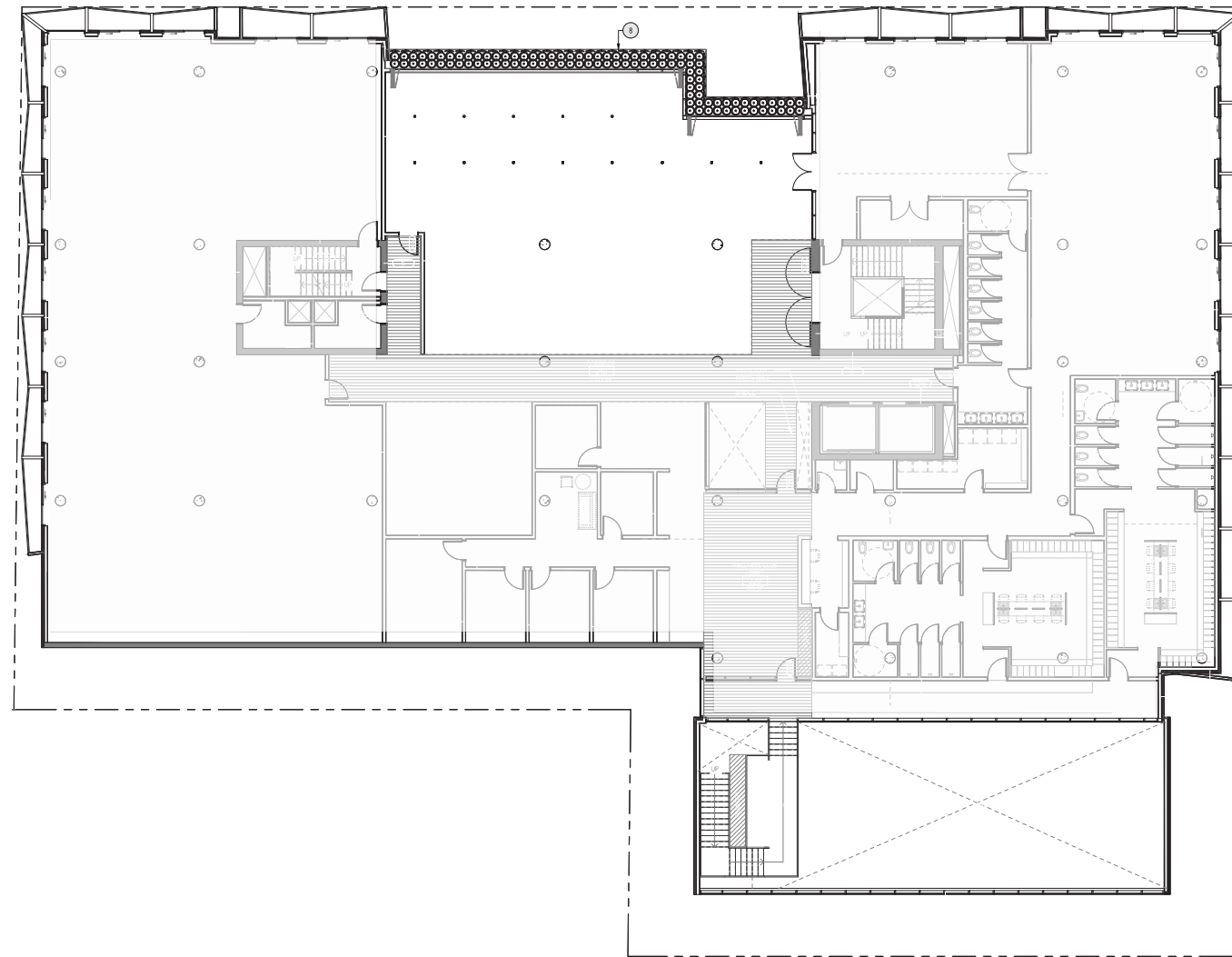
Landscape Plan Floor 02

PLANT PALETTE IMAGES



NAT - MEXICAN FEATHER GRASS

TAJA - STAR JASMINE

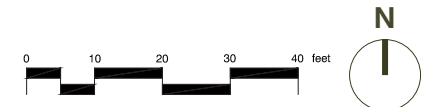


LEVEL 2 REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
Ⓢ	RABBED PLANTER, GROWING MEDIA TO BE MIN. 30" DEEP W/ 3" DEEP MULCH TOPPING

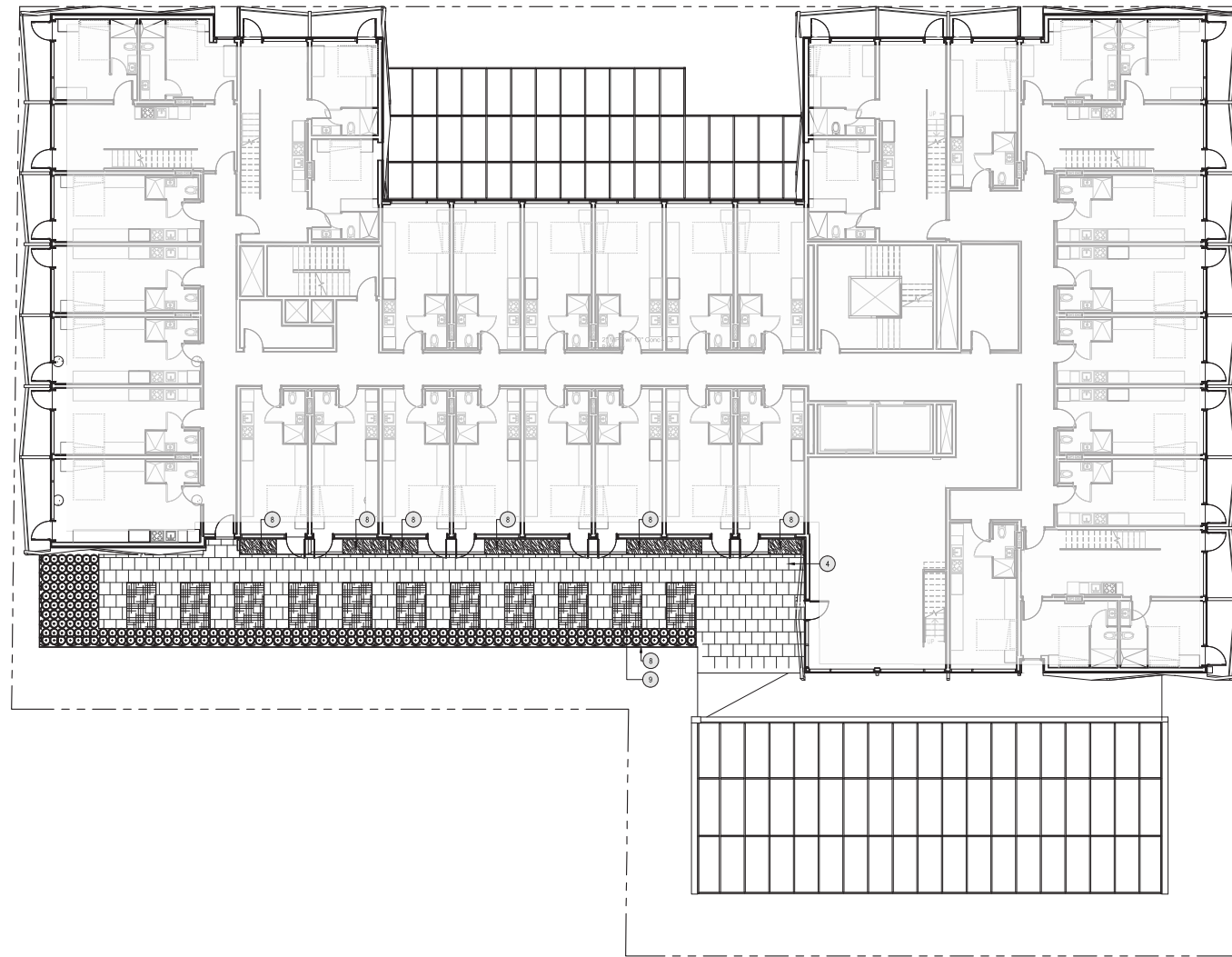
LEVEL 2 PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
—	RDS	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	2 GAL
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
⊙	NAT	NASSILLA TENUBISMA MEXICAN FEATHER GRASS	1 GAL



Landscape

Landscape Plan Floor 03

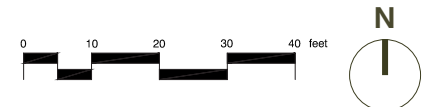


LEVEL 3 REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
①	PAVER TYPE 2 - 24" X 24" RUNNING BOND- MUTUAL MATERIALS CONCRETE GLACIER SLATE - GRAY PEDESTAL SYSTEM - BISON SCREW JACK
②	RAISED PLANTER, GROWING MEDIA TO BE MIN. 30" DEEP W/ 5" DEEP MULCH TOPPING
③	(1) RAISED GARDEN PLANTER, GROWING MEDIA TO BE MIN. 30" DEEP, FINISH TBD

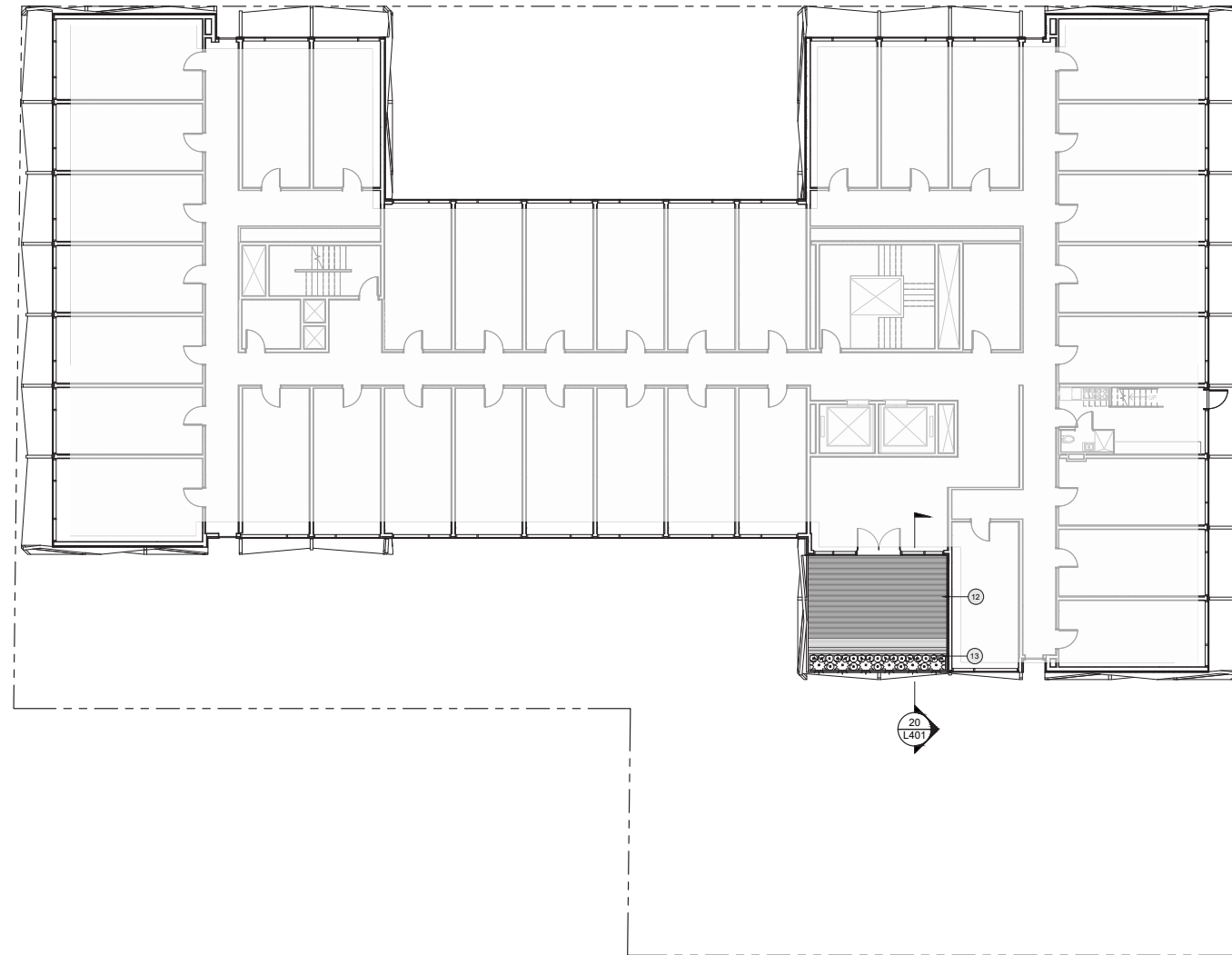
LEVEL 3 PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
⬇	ROS	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	2 GAL
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
⊙	NAT	NASSELLA TENUSSIMA MEXICAN FEATHER GRASS	1 GAL
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT.
■	HERB	HERB MIX MIXED HERBS	1 GAL
■	VEG	VEGETABLES MIX VEGETABLES	1 GAL



Landscape

Landscape Plan Floor 05



LEVEL 5 REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
12	DASSO XTR DECKING	20L401
	PEDESTAL SYSTEM - BISON SCREWBACKW/ JOIST TOP	
13	STEEL PLANTER / BENCH ASSEMBLY	

LEVEL 5 PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
⊙	EUKON	EUKONYMIUS FORTUNEI 'WOLONG GHOST' WOLONG GHOST WINTERKREEPER	1 GAL
☼	PHO	PHORMIUM TENAX 'YELLOW WAVE' NEW ZEALAND FLAX	5 GAL



Landscape

Irrigation Plan Floor 01

CITY OF PORTLAND RIGHT-OF-WAY GENERAL NOTES:

- A. ALL WORK IN RIGHT OF WAY SHALL CONFORM TO PORTLAND BUREAU OF TRANSPORTATION R.O.W. REGULATIONS.
- B. ONLY NON-PRESSURIZED PVC LATERAL LINES AND SPRINKLER HEADS ARE PROPOSED IN THE RIGHT-OF-WAY. NO OTHER IRRIGATION EQUIPMENT, SUCH AS PRESSURIZED MAINLINES, GATE VALVES, CONTROL VALVES OR BACKFLOW PREVENTERS, WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- C. ALL PARTS OF THE IRRIGATION SYSTEM WILL BE BURIED A MINIMUM OF 12" BELOW GRADE, EXCEPT FOR SPRINKLER HEADS. SPRINKLER HEADS WILL BE FLUSH WITH THE SURROUNDING SURFACE WHEN NOT IN USE, AND SHALL BE ORIENTED SO AS TO LIMIT THE DISTRIBUTION OF WATER TO THE LANDSCAPED AREAS. FEEDER LINES BENEATH THE SIDEWALK WILL BE INSTALLED PERPENDICULAR TO THE SIDEWALK. IRRIGATION SYSTEM WILL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH STREET TREES, UTILITIES, SIDEWALKS, OR OTHER PUBLIC INFRASTRUCTURE.
- D. IF ANY PORTION OF A DRIVEWAY, APPROACH, SIDEWALK OR CURB IS DAMAGED OR REPLACED IN THE PROCESS OF INSTALLING THE IRRIGATION SYSTEM, A RIGHT-OF-WAY PERMIT WILL BE REQUIRED. ANY CONCRETE WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A STANDARD RIGHT-OF-WAY CONSTRUCTION PERMIT.

GENERAL IRRIGATION NOTES:

- A. ALL PLANTED AREAS TO BE IRRIGATED, WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM. PLAN IS DIAGRAMMATIC. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL. SET VALVE BOXES SQUARE TO ADJACENT BUILDING CURB, OR PAVING.
- B. ALL PIPE UNDER BUILDINGS, ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED, WHETHER SHOWN OR NOT. SLEEVES SHALL MINIMUM 4" DIAMETER, OR AS INDICATED. SLEEVING MAY BE INCLUDED FOR FUTURE WORK.
- C. ALL PIPE OR EQUIPMENT SHOWN IN PAVING ADJACENT AND PARALLEL TO PLANTED AREAS IS INTENDED TO BE PLACED IN THAT AREA WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNERS PROPERTY.
- D. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY.
- E. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY.
- F. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- G. COORDINATE WITH MECHANICAL TO PROVIDE 1" PLASTIC BALL VALVES AT POINTS OF CONNECTION. BALL VALVES SHALL BE INSTALLED AT MINIMUM 12" DEPTH.
- H. LATERAL LINE SHALL HAVE 12" OF COVER, AND MAIN LINES 18" 24" MAXIMUM COVER.
- I. REFER TO PLANTING AND LAYOUT PLANS FOR EXACT LAYOUT. INTENT IS THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER.
- J. VERIFY STATIC PRESSURE AT P.O.C. AT COMMENCEMENT OF CONTRACT. SUBMIT WRITTEN REPORT TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. **PRESSURE AT WATER METER IS EXPECTED TO BE APPROXIMATELY 87 TO 71 PSI PER CITY OF PORTLAND WATER BUREAU.**
- K. BACKFLOW INSTALLATION SHALL CONFORM TO PORTLAND WATER BUREAU BACKFLOW ASSEMBLY INSTALLATION REQUIREMENTS.
- L. PROTECT AND PRESERVE SLAB MEMBRANE ON ROOF AND/OR IN PLANTERS.
- M. SEE DETAILS SHEET.

POINT OF CONNECTION NOTES:

- A. CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL P.O.C. SHALL BE CONFIRMED WITH THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
- B. IRRIGATION SYSTEM IS BASED ON THE MINIMUM OPERATING PRESSURE OF THE SPRINKLERS AND THE MAXIMUM FLOW DEMAND OF 700 GPM FOR STATIONS PROPOSED. **CONTRACTOR SHALL VERIFY AVAILABLE WATER PRESSURE AT GRADE, TO P.O.O.M. AND LEVEL 12 PRIOR TO CONSTRUCTION TO ENSURE IRRIGATION IS OPERATIONAL AS DESIGNED.**
- C. LATERAL LINES MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER.
- D. P.O.C. AND EQUIPMENT LAYOUT INCLUDING, BUT NOT LIMITED TO, IRRIGATION WATER METER, BOOSTER PUMP, ELECTRICAL STUB-OUT, FILTER, MASTER VALVE, FLOW SENSOR IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWING. LOCATIONS MAY BE SHOWN WITHIN PAVING AND/OR ORIENTED IN A CERTAIN DIRECTION FOR CLARITY ONLY. PLAN DOES NOT ACCOUNT FOR EQUIPMENT BY OTHERS WITHIN VICINITY OF P.O.C. CONTRACTOR SHALL VERIFY SPECIFIC LAYOUT ORIENTATION AND ACTUAL EQUIPMENT LOCATIONS WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF EQUIPMENT.
- E. CONTRACTOR IS TO CONFIRM PSI PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. IF THERE ARE INCONSISTENCIES IN PSI FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- F. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SYMBOL SIZES ARE SHOWN FOR DESIGN CLARITY ONLY. CONTRACTOR SHALL MEASURE ALL DISTANCES AND SPACING FROM CENTER OF SYMBOLS ON THE PLAN AND TRANSFER THOSE DISTANCES TO THE FIELD USING A PROPER MEASURING DEVICE SUCH AS A MEASURE TAPE OR WHEEL.
- G. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- H. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, PROPERTY LINES, DIMENSIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BEING AND COMMENCING WORK.
- I. VERIFY THE ACTUAL LOCATION AND SIZE OF WATER METER AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE P.O.C. INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE P.O.C. INFORMATION AND NOTIFY THE ABOVE, ANY CHANGES REQUIRED BY LOW OR HIGH PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER PCB FLOOD BUBBLER, 1/2" FPT.	13	30
	HUNTER RZWS-18 1/2" LONG-RUNS WITH INSTALLED 25GPM OR 30GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	13	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-6 1", 1-1/2", 2" AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	5	
	ZURN 350X 1" DOUBLE CHECK VALVE ASSEMBLY W/ EZSWAP INSERT.	1	
	HUNTER PNC-1200 18" FINISHED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 12 STATION FIXED CONTROLLER, 120 VAC, INDOOR MODEL.	1	
	HUNTER HC-100-FLOW 1" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1	
	POINT OF CONNECTION 1" PSI UNKNOWN	1	
IRRIGATION LATERAL LINE: PVC SCHEDULE 40		1,011 L.F.	
PIPE SLEEVE: PVC CLASS 200 SDR 21		393.0 L.F.	

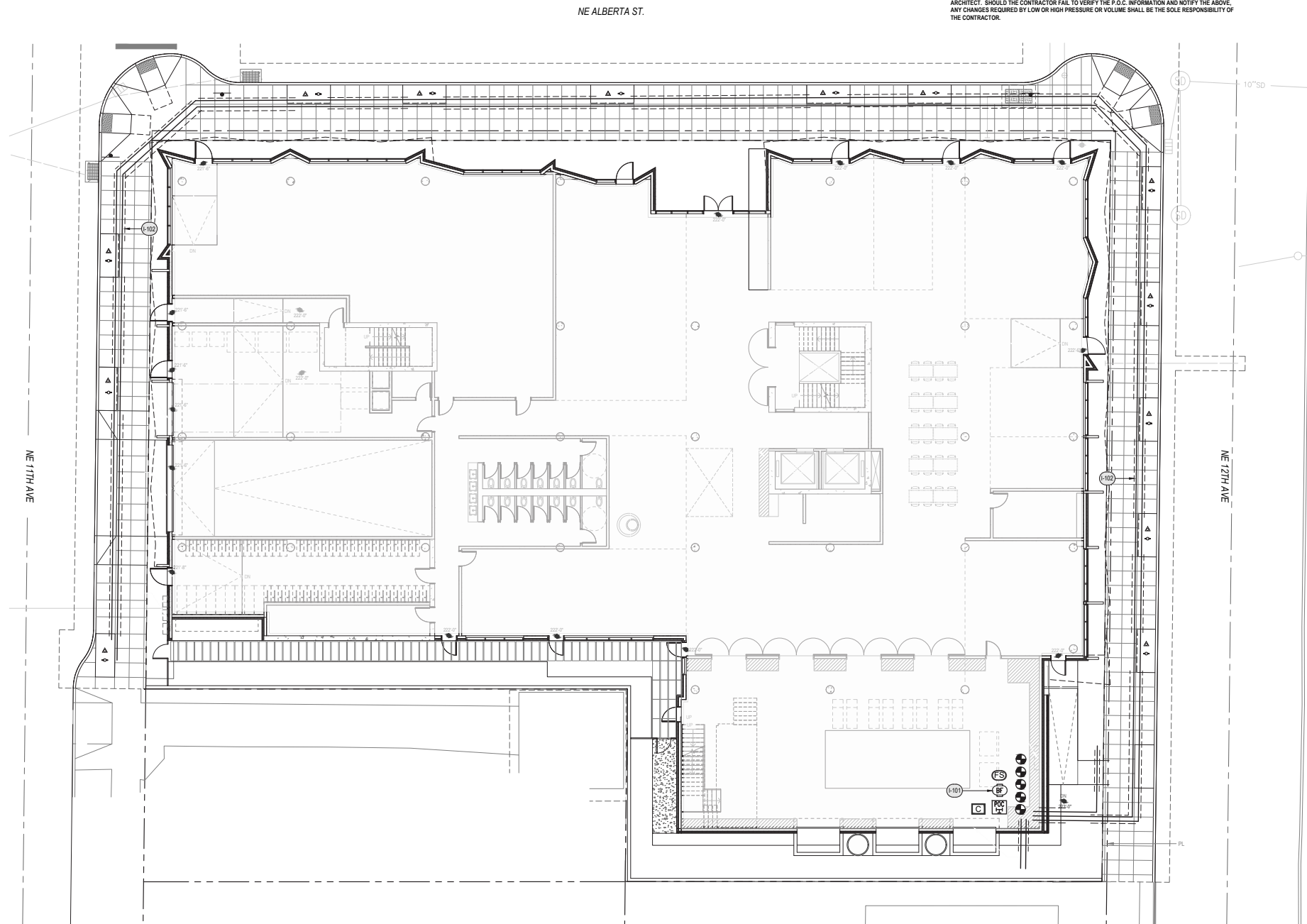
REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION
	IRRIGATION MASTER ASSEMBLY LOCATED IN POOL EQUIPMENT ROOM. COORDINATE IRRIGATION LATERALS AND INTERNAL PLUMBING WITH ARCHITECT AND MEP. STATIC PSI IS UNKNOWN. COORDINATE WATER SOURCE FOR LEVELS 2, 3, 5, AND ROOF.
	SLEEVING TYPICAL AT ALL PAVING LOCATIONS

PIPE SIZE	GPM
1/2"	0-7
3/4"	7-12
1"	12-20
1 1/2"	20-32
2"	32-52
2 1/2"	52-75
3"	70-110

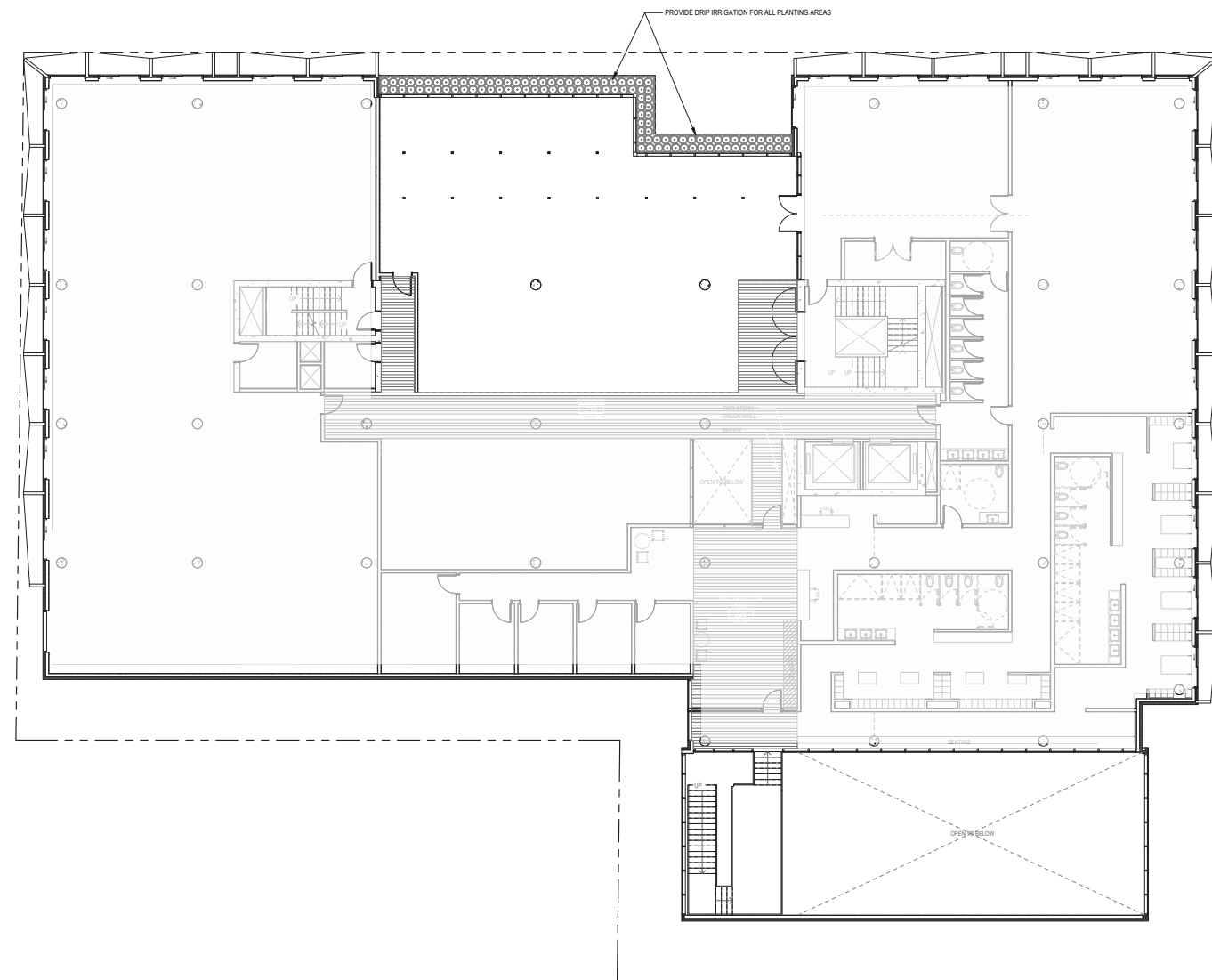
SYSTEM DESIGN PARAMETERS

METER SIZE:
 SERVICE LINE SIZE:
 SERVICE LINE TYPE:
 AVAILABLE STATIC PSI:
 MAXIMUM FLOW AVAILABLE: GPM
 MAXIMUM FLOW DESIGNED: GPM
 MAXIMUM IRRIGATION VELOCITY: FPS



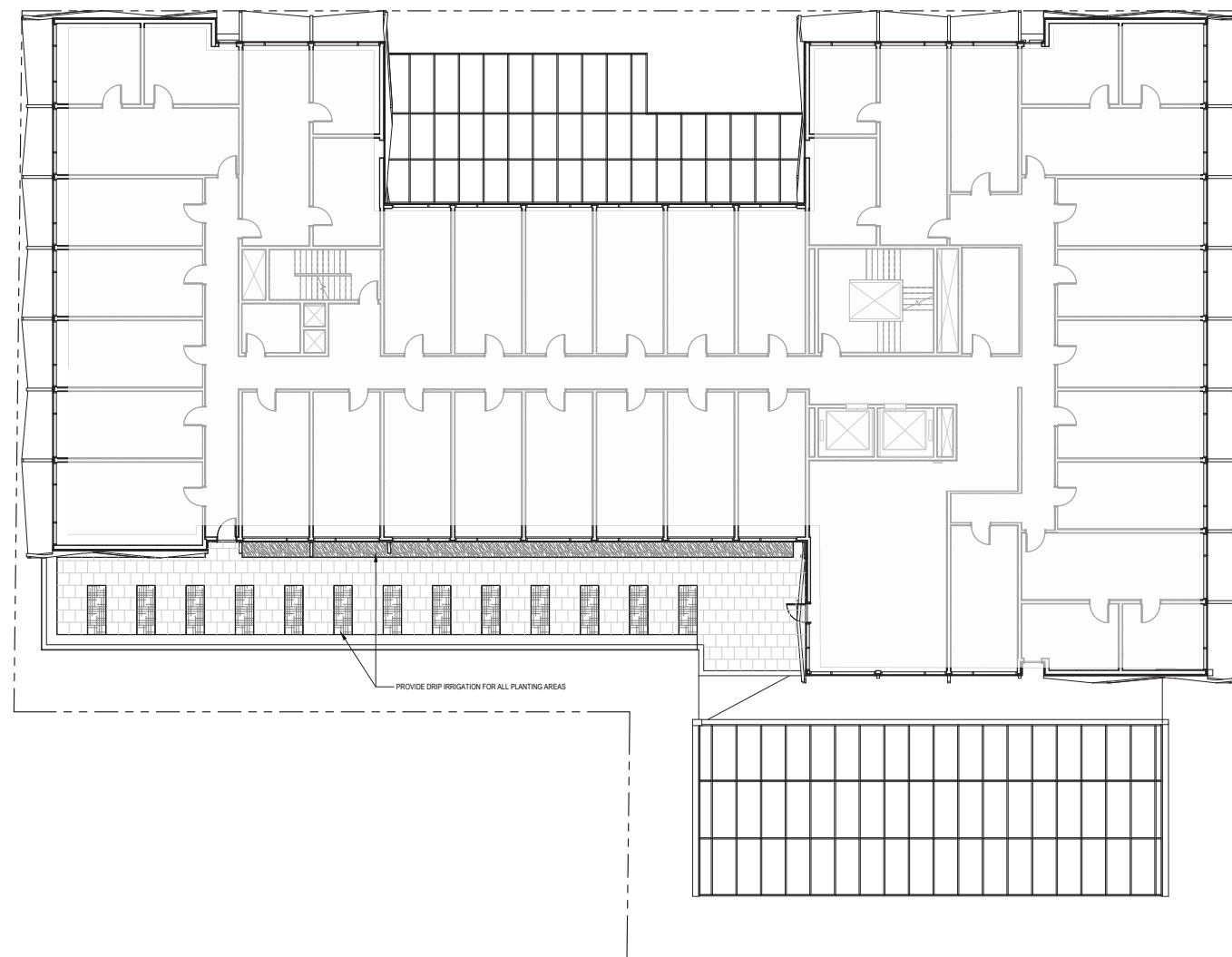
Landscape

Irrigation Plan Floor 02



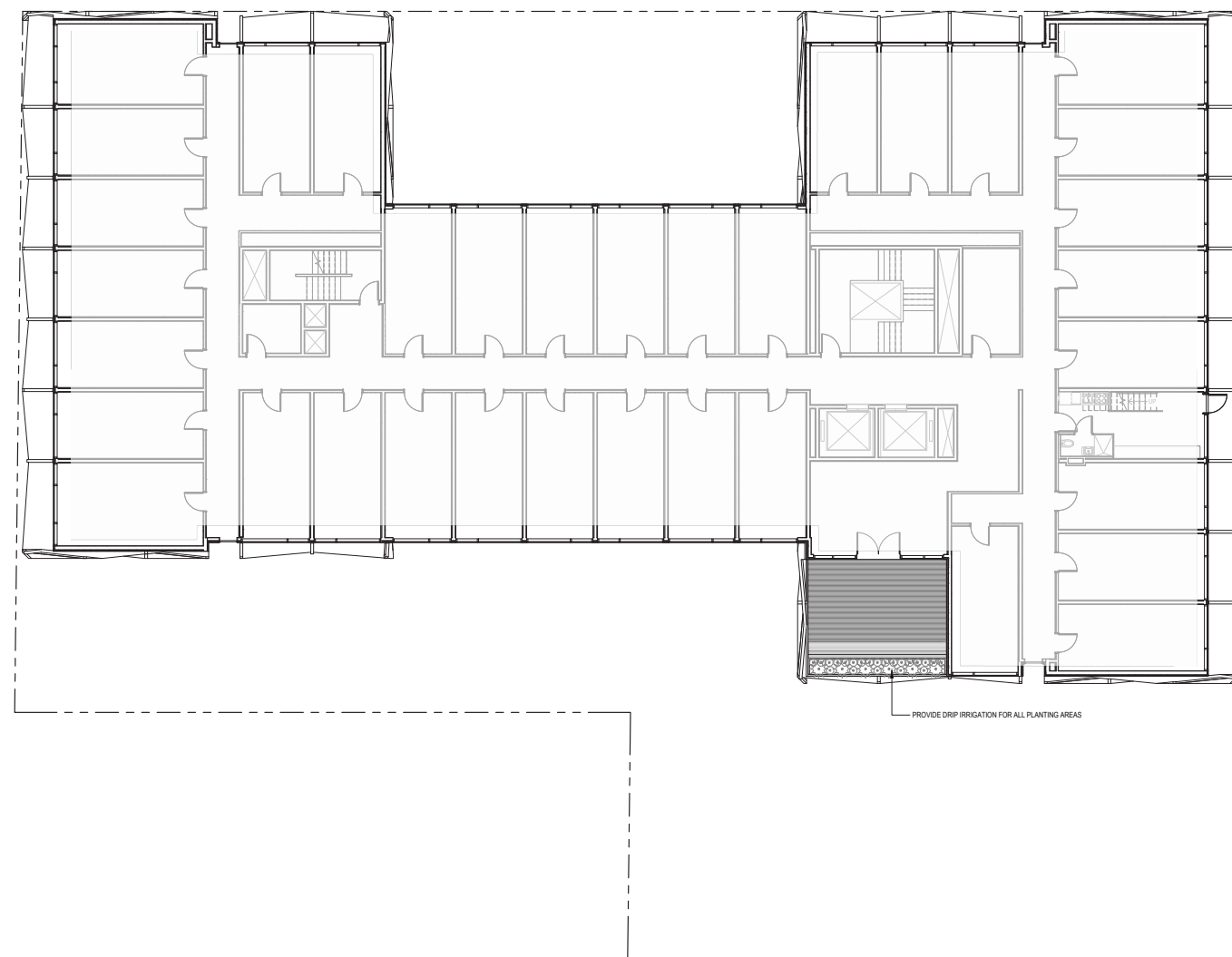
Landscape

Irrigation Plan Floor 03

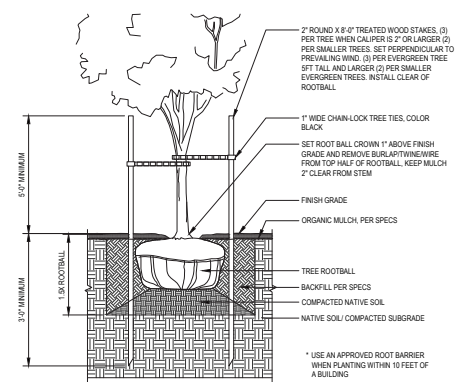


Landscape

Irrigation Plan Floor 05



Landscaping Planting Details



5 TREE PLANTING ON GRADE
NTS 329343.01

TREE BACKFILL AMENDED AS FOLLOWS:

- 3 PARTS OF EXISTING TOPSOIL
- 1 PART COMPOST
- AS SPECIFIED SEE CHART

CALIPER SIZE	PERMA-MATRIX POUNDS REQUIRED (DRY)
1.5"	5.00
1.5"	7.50
2.5"	10.00
2.5"	20.00
3.5"	30.00
3.5"	50.00

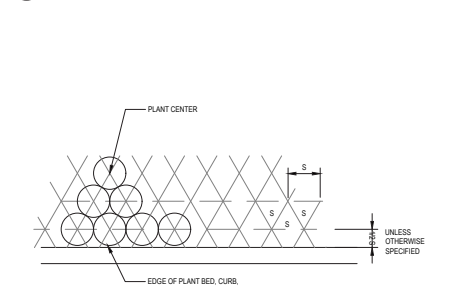
SHRUB, GRASSES AND GROUND COVER BACKFILL AMENDED AS FOLLOWS:

- 3 PARTS OF EXISTING TOPSOIL
- 1 PART COMPOST
- AS SPECIFIED SEE CHART

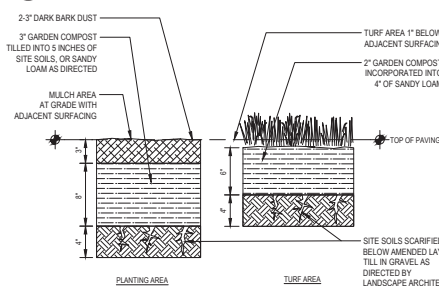
CONTAINER SIZE	PERMA-MATRIX POUNDS REQUIRED (DRY)
PLUG	.25
4-INCH	.20
1 GAL.	.50
2 GAL.	.75
3 GAL.	1.25
1 GAL.	1.50
1.5 GAL.	5.00

PERMA-MATRIX AVAILABLE LOCALLY FROM SUNMARK ENVIRONMENTAL 503.241.7333

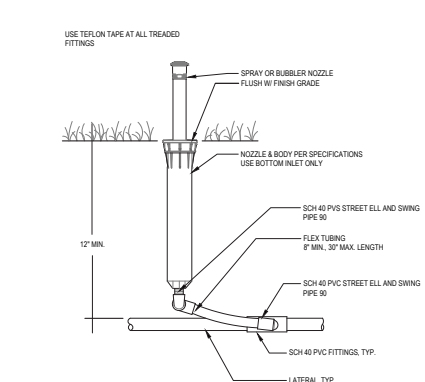
1 PLANTING BACKFILL SOIL AMENDMENT
1" x 1" 3291.08



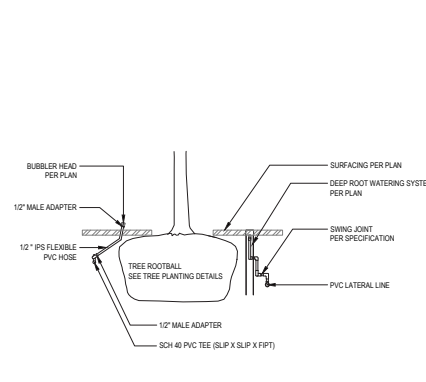
6 GROUND COVER SPACING
12" x 12" 329333.01



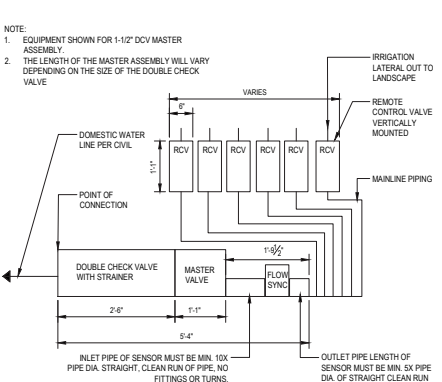
2 SOIL AMENDMENT AND DEPTH
1 1/2\"/>



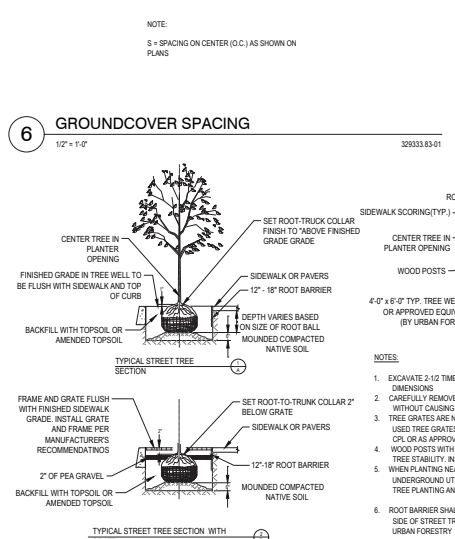
9 POP-UP SPRAY BODY
NTS 329403.02



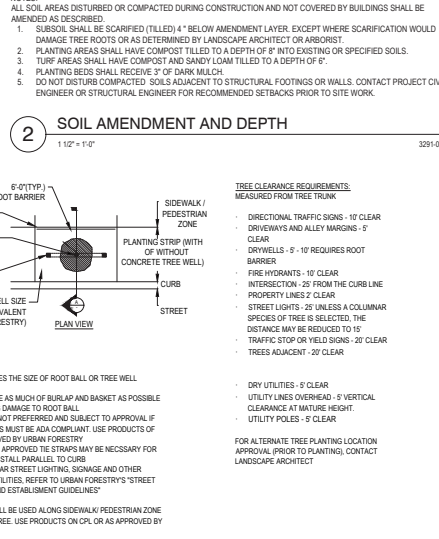
5 TREE DEEP ROOT / ON GRADE BUBBLER
12\"/>



1 WATER ROOM DCV MASTER ASSEMBLY DIAGRAM
3/4\"/>



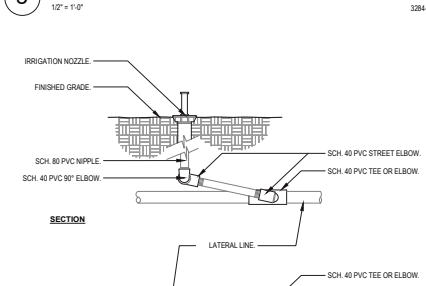
7 STREET TREE PLANTING
NTS 329433.03



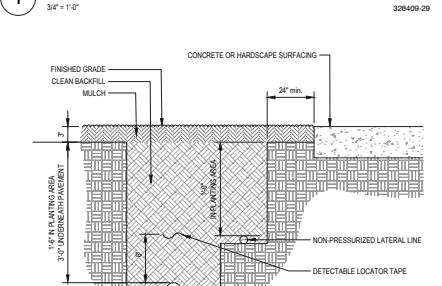
4 SHRUB PLANTING
1\"/>



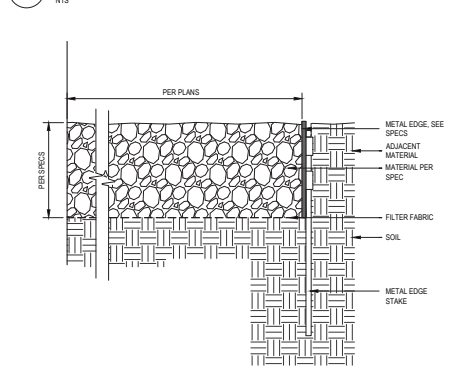
6 SWING JOINT
3\"/>



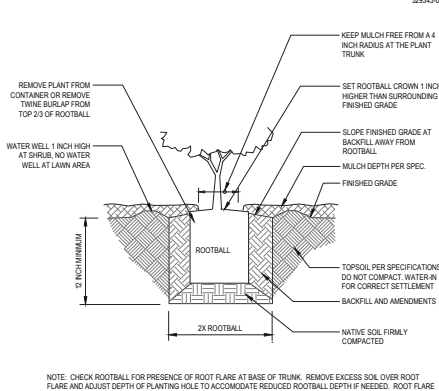
5 TREE DEEP ROOT / ON GRADE BUBBLER
12\"/>



2 IRRIGATION TRENCHING
1 1/2\"/>



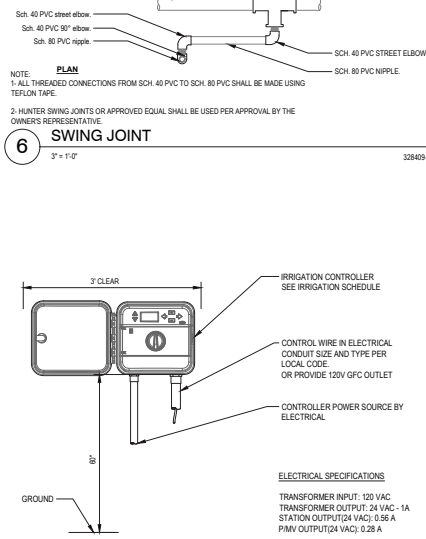
8 RIGID METAL EDGE RESTRAINT
3\"/>



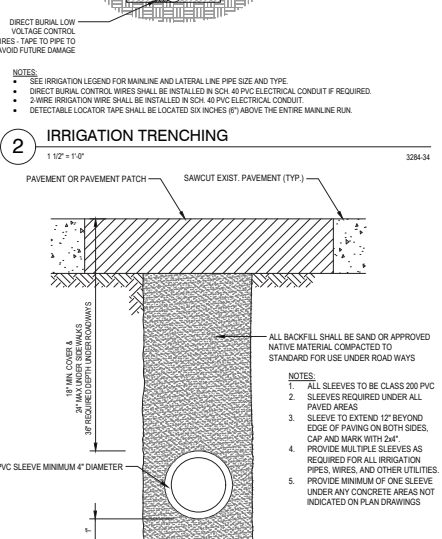
1 PLANTING BACKFILL SOIL AMENDMENT
1\"/>



9 POP-UP SPRAY BODY
NTS 329403.02



5 TREE DEEP ROOT / ON GRADE BUBBLER
12\"/>



1 WATER ROOM DCV MASTER ASSEMBLY DIAGRAM
3/4\"/>



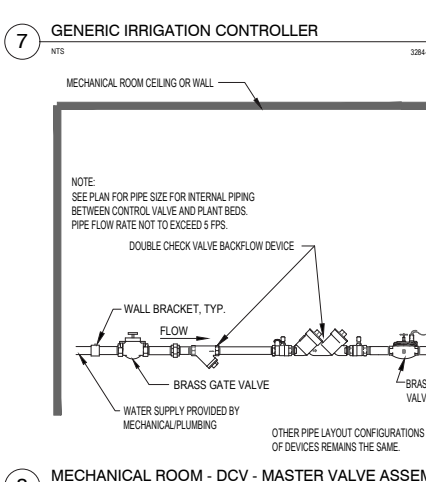
8 RIGID METAL EDGE RESTRAINT
3\"/>



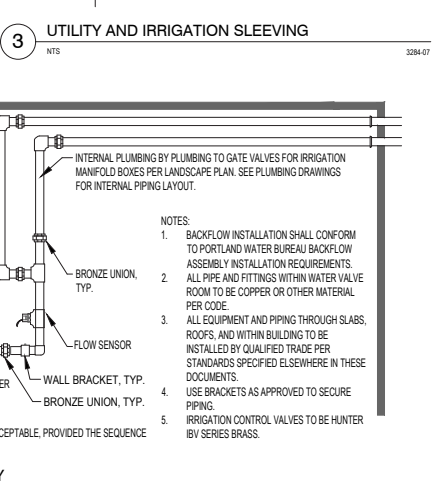
1 PLANTING BACKFILL SOIL AMENDMENT
1\"/>



9 POP-UP SPRAY BODY
NTS 329403.02



5 TREE DEEP ROOT / ON GRADE BUBBLER
12\"/>



1 WATER ROOM DCV MASTER ASSEMBLY DIAGRAM
3/4\"/>

PLANTING NOTES:

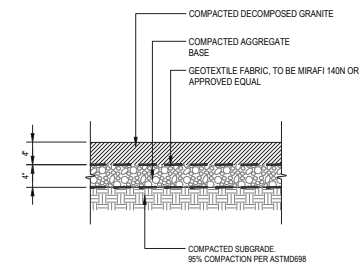
- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN THE DURING DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION OF OWNERS AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT THE PROPER ELEVATIONS RELATIVE TO FINISH GRADE ELEVATIONS, UTILITY COVERS AND CURBS. SHRUBS PLANTING AREAS AT 2' BELOW AND LAWN 1' BELOW ADJACENT GRADE. NOTIFY OWNER OF ANY DISCREPANCIES.
- ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS TO DRAIN AWAY FROM BUILDING, 2% MINIMUM.
- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN, VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. STAGE ALL PLANT MATERIAL ON-SITE PER PLAN, IN THE PLANT CONTAINERS. LARGER TREES MAY BE CENTER MARKED BY PAINTING OR STAKES. NOTIFY LANDSCAPE ARCHITECT OF PLACEMENT 48 HOURS PRIOR TO REQUIRED INSPECTION BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT PLACEMENT WHILE STILL IN THE CONTAINERS, AT NO ADDITIONAL COST TO THE OWNER, BEFORE GIVING APPROVAL TO THE FINAL LOCATION FOR PLANTING.
- PLANTING SHALL NOT BE PERFORMED PRIOR TO THE FOLLOWING APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE:
 - OPERATIONAL IRRIGATION SYSTEM PROVIDING HEAD TO HEAD COVERAGE.
 - DECOMPACTION AND PRE-PLANTING SOIL AMENDMENTS ARE COMPLETE.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, NOTIFY THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL EXPOSED SOIL PLANTING AREAS TO RECEIVE A 3-INCH DEEP LAYER OF LANDSCAPE ARCHITECT APPROVED MULCH.
 - PROVIDE ROOT CONTROL BARRIERS FOR ALL TREES PLANTED WITHIN 5' OF A HARDSCAPE EDGE SUCH AS PAVING, WALLS, STAIRS, ETC. REFER TO PLANTING SETS FOR ADDITIONAL INFORMATION.
 - INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING PREDOMINANT VIEW OF PUBLIC.
 - PROVIDE THE PROPER SETBACK BETWEEN UTILITIES AND TREES - CONTACT CITY INSPECTOR FOR REQUIRED SETBACKS IN THE CASE THAT THE DRAWINGS ARE NOT CLEAR.
 - PROVIDE A 1 FT. DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS UNLESS NOTED OTHERWISE.
 - PLANT SUBSTITUTIONS DUE TO AVAILABILITY, SHALL BE SUBMITTED IN WRITING TO LANDSCAPE ARCHITECT FOR APPROVAL.

SOIL PREPARATION

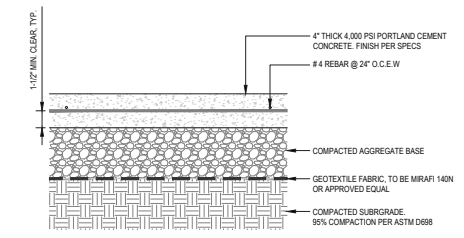
DECOMPACTION:

- USE COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO A MINIMUM DEPTH OF 6 - 8 IN MINIMUM AND/OR RECOMMENDED DEPTH OF 12-18 IN MULTIPLE PASSES AT VARYING ANGLES ACROSS THE AREA WHEN POSSIBLE.
- DECOMPACTION OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL, ROCK AND GRAVEL TO A DEPTH OF 18 IN OR MORE AND THEN RE-INSTALLED LOOSELY WITH THE REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2 IN. SIZE OR LARGER FROM SOIL AMENDMENTS.
- COLLECT AND SEND SOIL SAMPLES FOR EACH PLANTING AREA TYPE FOR ANALYSIS TO ALL WESTERN AGRICULTURAL LABORATORIES 503.968.9225 OR EQUAL THAT IS AN INDEPENDENT LABORATORY RECOMMENDED BY THE STATE DEPARTMENT OF AGRICULTURE WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED BELOW AND THAT SPECIALIZES IN AGRONOMIC SOIL ANALYSIS.
- REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH WITH RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH NUTRIENTS AND SOIL AMENDMENTS (INCLUDING COMPOST) TO BE APPLIED TO PRODUCE SATISFACTORY TOPSOIL.
- REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH WITH RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH NUTRIENTS AND TYPES OF SOIL AMENDMENTS (INCLUDING COMPOST) TO BE APPLIED TO PRODUCE SATISFACTORY TOPSOIL.
 - 25 LBS. CYPRUS (CALCIUM SULFATE)
 - 35 LBS. CALCIUM CARBONATE LIMESTONE 'CAL-PR'L'
 - 35 LBS. SODIUM LIME LIMESTONE 'SOD-PR'L'
 - 8 LBS. TREBLE SUPERPHOSPHATE (0-45-0)
 - 3 LBS. AMMONIUM NITRATE
 - 4 OZS. ZINC SULFATE
 - 6 OZS. MANGANESE SULFATE
 - 1 OZS. LAUNDRY BORAX
 - 8 OZS. COMPOST
- TYPES OF AMENDMENTS REQUIRED AND QUANTITIES SHALL BE ADJUSTED AS NECESSARY BASED UPON ACTUAL RESULTS OF SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS AND RECOMMENDATIONS.
- AFTER INITIAL SOIL DECOMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING.
- BLEND RECOMMENDED AMENDMENTS THOROUGHLY WITH EXISTING SOIL AS PER SOIL TEST ANALYSIS RECOMMENDATIONS. AN ADDITIONAL SOIL TEST SHALL BE TAKEN AND PROVIDED TO OWNERS REPRESENTATIVE TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
- NOTIFY THE OWNERS REPRESENTATIVE IF AREAS OF THE SITE HAVE BEEN RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. PRIOR TO INSTALLING PLANT MATERIAL IN THESE AREAS, THE COMPACTION IS TO BE REDUCED TO 8% STANDARD PROCTOR USING PREVIOUSLY DESCRIBED METHODS.

Landscape Paver Details

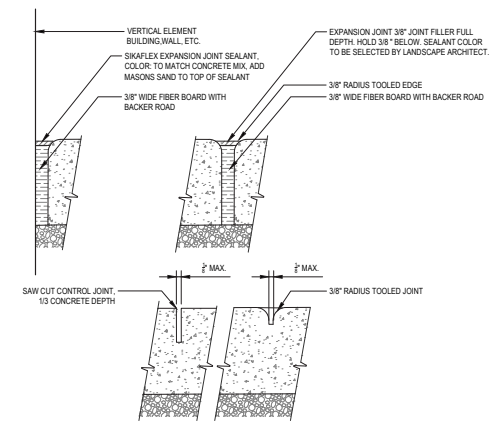


5 DECOMPOSED GRANITE SURFACING
1" = 1'-0" P-CO-19036-03

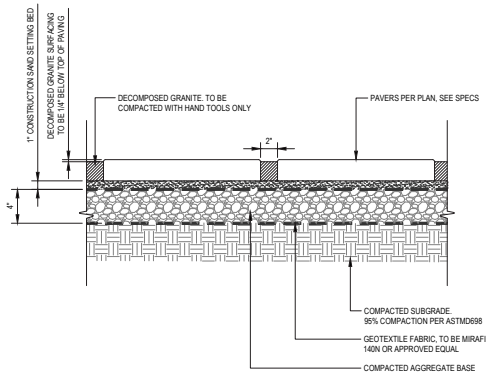


NOTES:
 - CONCRETE SHALL HAVE A 3-1/2" MAX SLUMP UNLESS APPROVED BY PROJECT ENGINEER
 - LANDSCAPE ARCHITECT TO REVIEW AND APPROVE FINAL JOINT LAYOUT
 - NO SHIMERS

1 REINFORCED CONCRETE PAING
1 1/2" = 1'-0" P-CO-19036-04



2 CONCRETE JOINTS
8" = 1'-0" 32131-09



3 SAND SET PAVER W/ DG INFILL
1 1/2" = 1'-0" P-CO-19036-02

