

GENERAL REQUIREMENTS:

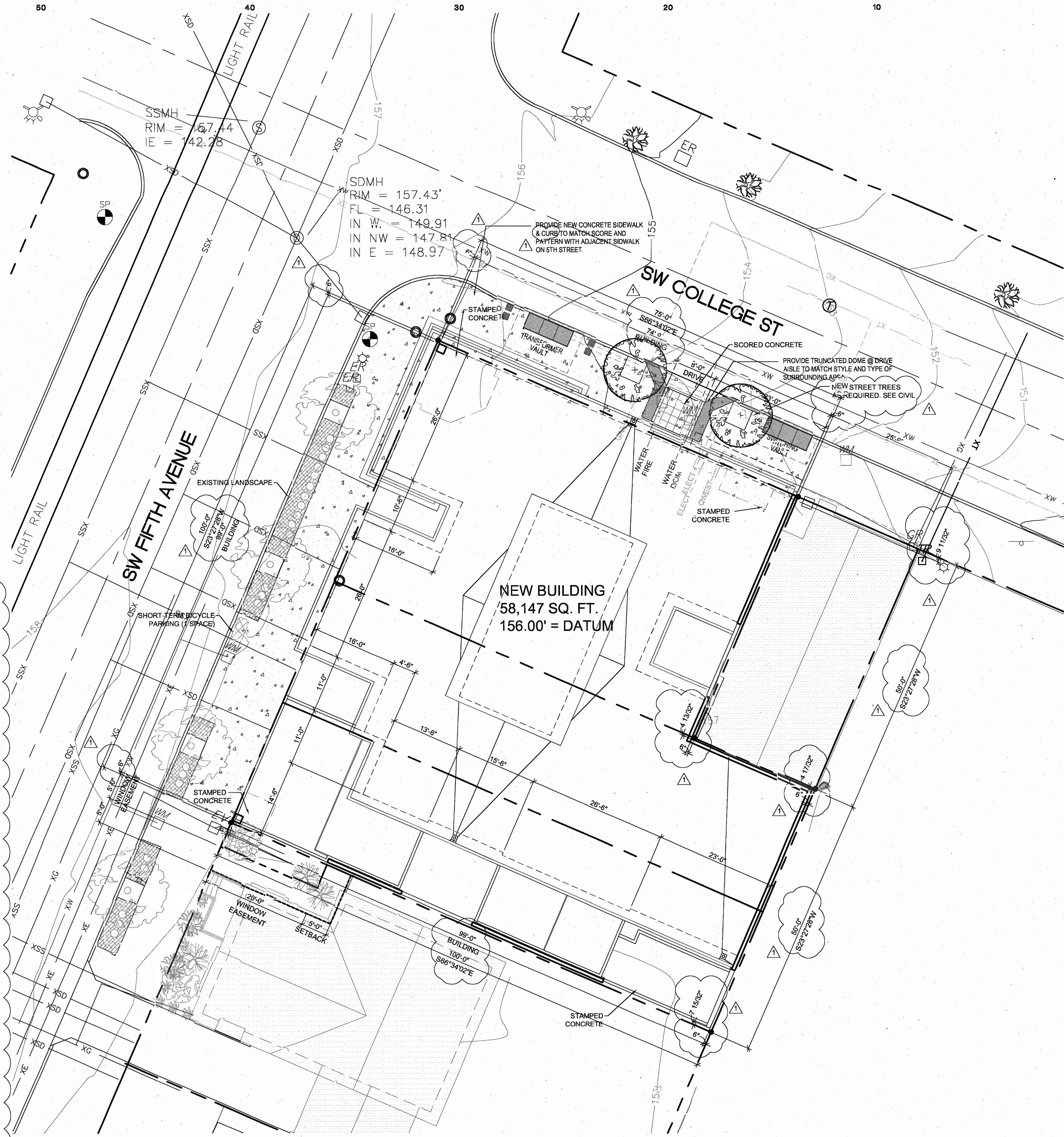
1. CONSTRUCTION SHALL COMPLY WITH ALL CODES AS ADMINISTERED BY THE AUTHORITIES HAVING JURISDICTION. ALL WORK SHALL CONFORM TO ORDINANCES OR REGULATIONS RELATING TO ENVIRONMENTAL POLLUTION AND PRESERVATION OF NATURAL RESOURCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL BURIED SERVICES IN UNDAMAGED CONDITION DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND CONNECTIONS.
3. CONTRACTOR SHALL INSURE ALL SCAFFOLDING, TEMPORARY FLOORS, ETC., FURNISHED BY HIMSELF OR SUBCONTRACTORS FOR INSTALLATION OF WORK TO BE BUILT AND MAINTAINED TO SAFELY SUPPORT REQUIRED LOADS. COMPLY WITH ALL APPLICABLE LOCAL SAFETY CODES AND SPECIFICALLY THE OCCUPATIONAL SAFETY AND HEALTH ACT FOR THE CONSTRUCTION INDUSTRY.
4. PERFORM ALL WORK IN A FIRE-SAFE MANNER AND SUPPLY AND MAINTAIN ADEQUATE FIRST-AID AND FIRE FIGHTING EQUIPMENT CAPABLE OF EXTINGUISHING INCIPENT FIRES. COMPLY WITH LOCAL AND STATE FIRE PREVENTION REGULATIONS.
5. PROVIDE ADEQUATE SAFETY AND PROTECTIVE DEVICES FOR WORKMEN DURING EXCAVATION AND CLEARING. REVIEW LOCATION OF EXISTING SERVICES AND UTILITY LINES. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND SURVEY MARKERS. PROVIDE EROSION CONTROL PER BUILDING DEPARTMENT REQUIREMENTS.
6. PROVIDE SHORING, SHEETING AND BRACING WHEREVER NECESSARY TO PREVENT CAVING DURING EXCAVATION OR TO PROTECT ADJACENT IMPROVEMENTS, PROPERTY, WORKMEN AND THE PUBLIC.
7. SOILS ENGINEER SHALL INSPECT CUT-OUT FOR FOUNDATION AND FOUNDATION PLAN AS REQUIRED PER THE GEOTECHNICAL REPORT.
8. CONCRETE TESTING SHALL BE REQUIRED SEE STRUCTURAL GENERAL NOTES FOR TESTING REQUIREMENTS.
9. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ECT., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE ICBO RESEARCH RECOMMENDATIONS.
10. PROVIDE SHOP DRAWINGS FOR ALL PRE-ENGINEERED PRODUCTS FOR ARCHITECTURAL AND STRUCTURAL REVIEW.
11. IMMEDIATELY NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL CONDITIONS. CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
12. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED PER THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR WORK IN THE RIGHT-OF-WAY.

NOTE:
DS= DOWNSPOUT LOCATIONS-FIELD VERIFY AT BUILDING
CONNECT TO 4" TIGHTLINE STORM DRAIN.
SEE CIVIL FOR LATERAL CONNECTIONS.

NOTE:
SEE CIVIL FOR SANITARY SEWER AND WATER FOR LATERAL
CONNECTIONS AND FOR ALL OTHER UTILITY CONNECTIONS.
SEE SHEET A1.2 FOR LANDSCAPING



86 LOCATION MAP
1.1 SCALE: 1"=10'-0"



56 SITE PLAN
1.1 SCALE: 1"=10'-0"



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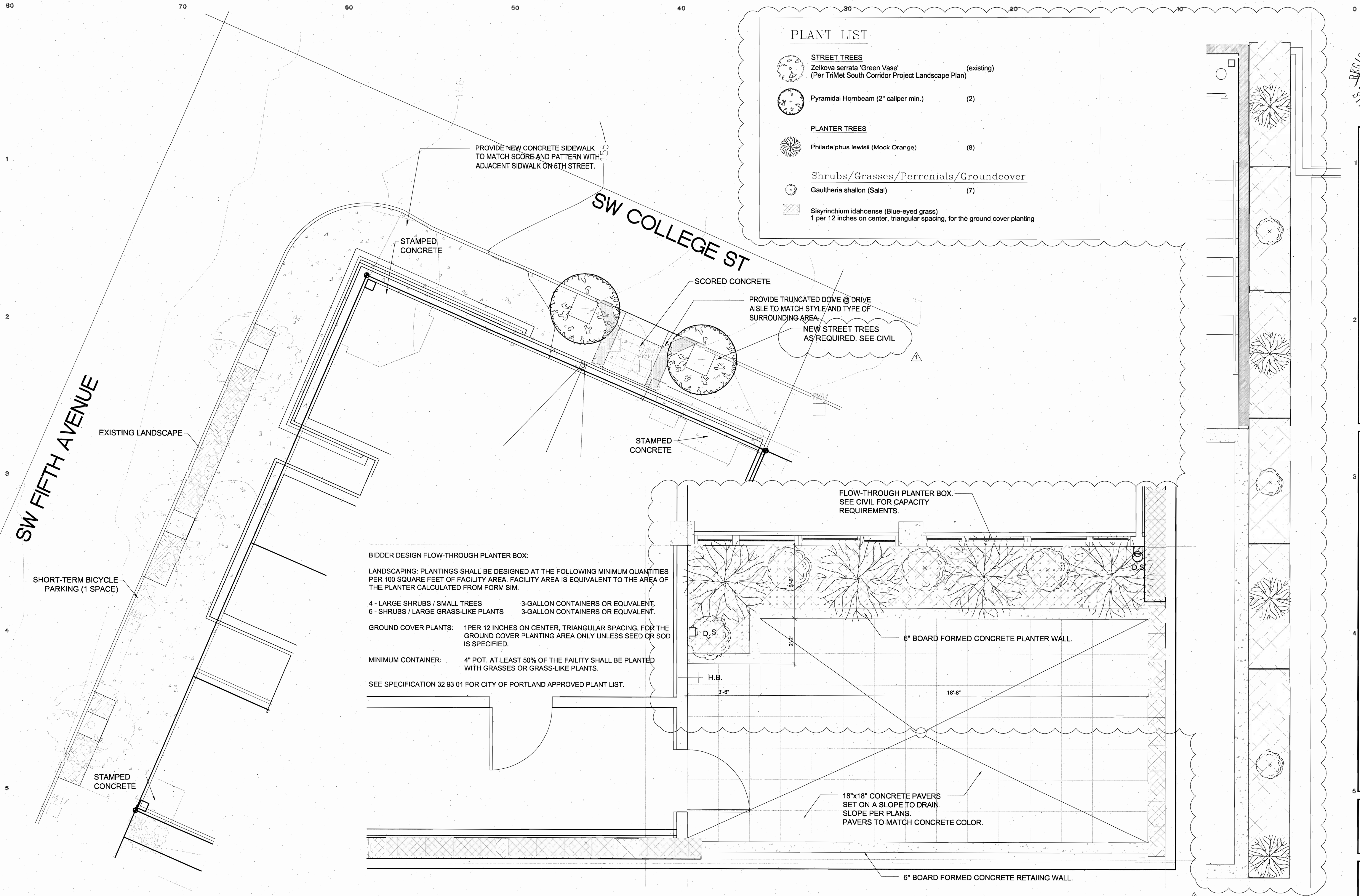
INNOVATIVE HOUSING BLOCK
for Steve Master
5th and College, Portland, OR
SITE PLAN

REVISION 1
08.15.2010

PERMIT SET
BID SET
HUD SET

A1.1

02.10.2010



PLANT LIST

STREET TREES		
	Zelkova serrata 'Green Vase' (Per TriMet South Corridor Project Landscape Plan)	(existing)
	Pyramidal Hornbeam (2" caliper min.)	(2)
PLANTER TREES		
	Philadelphus lewisii (Mock Orange)	(8)
Shrubs/Grasses/Perennials/Groundcover		
	Gaultheria shallon (Salal)	(7)
	Sisyrinchium idahoense (Blue-eyed grass)	1 per 12 inches on center, triangular spacing, for the ground cover planting

BIDDER DESIGN FLOW-THROUGH PLANTER BOX:

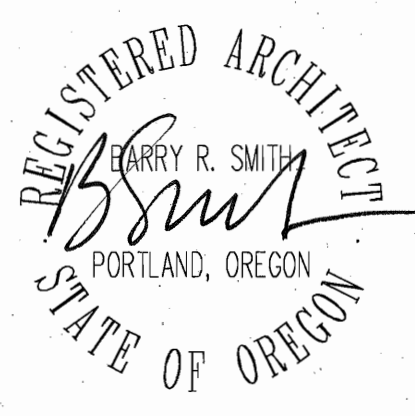
LANDSCAPING: PLANTINGS SHALL BE DESIGNED AT THE FOLLOWING MINIMUM QUANTITIES PER 100 SQUARE FEET OF FACILITY AREA. FACILITY AREA IS EQUIVALENT TO THE AREA OF THE PLANTER CALCULATED FROM FORM SIM.

4 - LARGE SHRUBS / SMALL TREES 3-GALLON CONTAINERS OR EQUIVALENT.
 6 - SHRUBS / LARGE GRASS-LIKE PLANTS 3-GALLON CONTAINERS OR EQUIVALENT.

GROUND COVER PLANTS: 1 PER 12 INCHES ON CENTER, TRIANGULAR SPACING, FOR THE GROUND COVER PLANTING AREA ONLY UNLESS SEED OR SOD IS SPECIFIED.

MINIMUM CONTAINER: 4" POT. AT LEAST 50% OF THE FACILITY SHALL BE PLANTED WITH GRASSES OR GRASS-LIKE PLANTS.

SEE SPECIFICATION 32 93 01 FOR CITY OF PORTLAND APPROVED PLANT LIST.



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INNOVATIVE HOUSING BLOCK
 for Steve Master
 LANDSCAPE PLAN

5th and College, Portland, OR

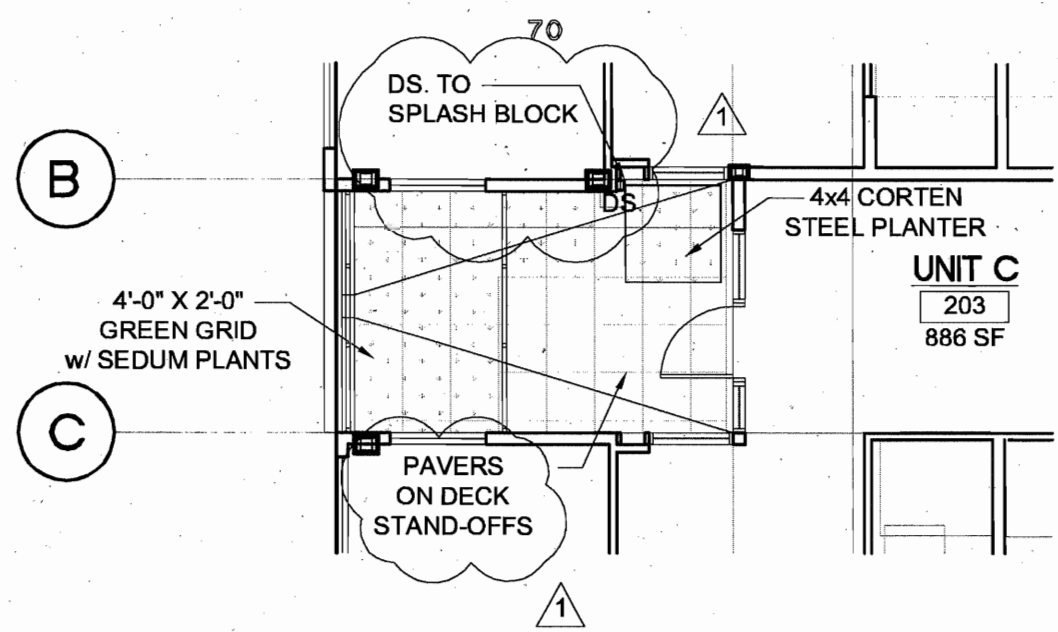
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 06.15.2010

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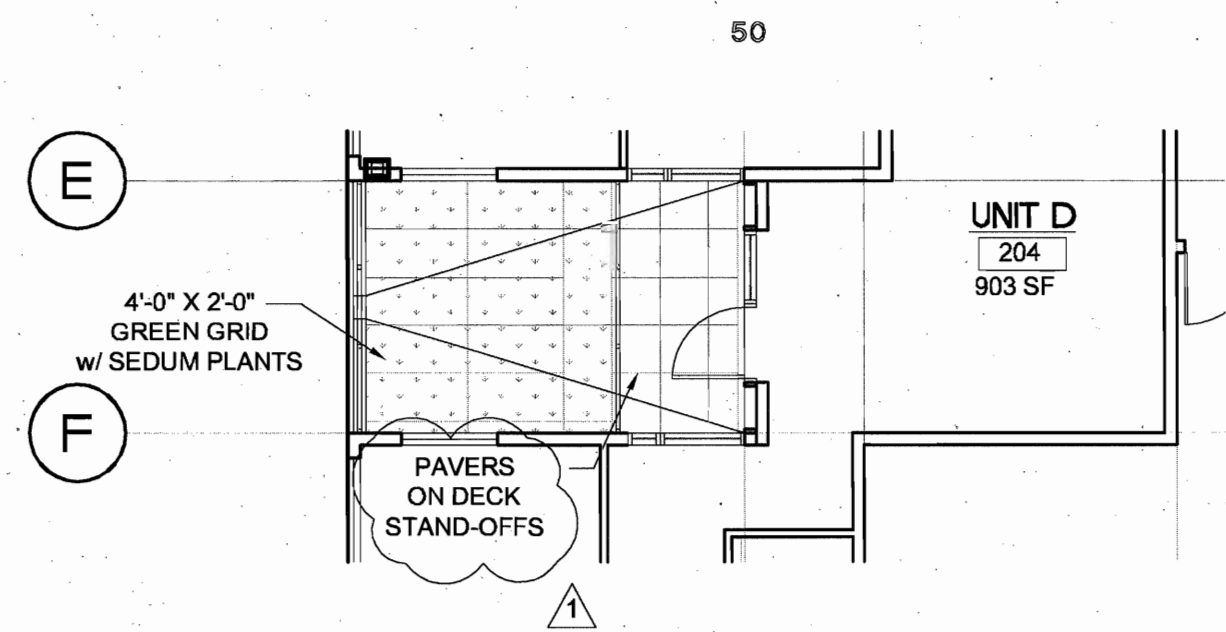
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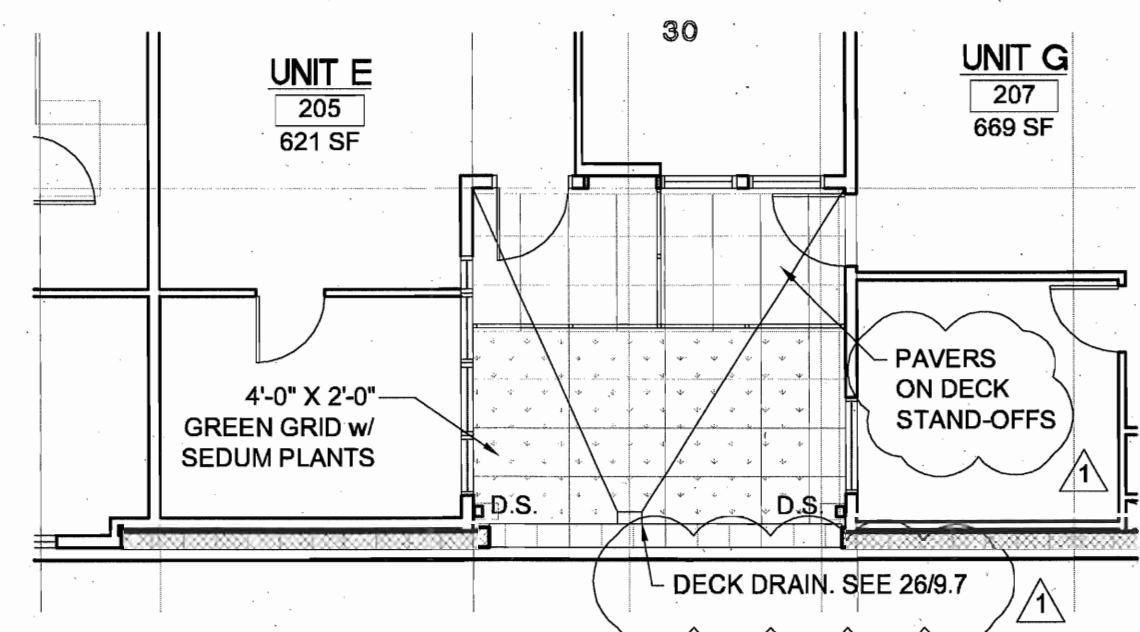




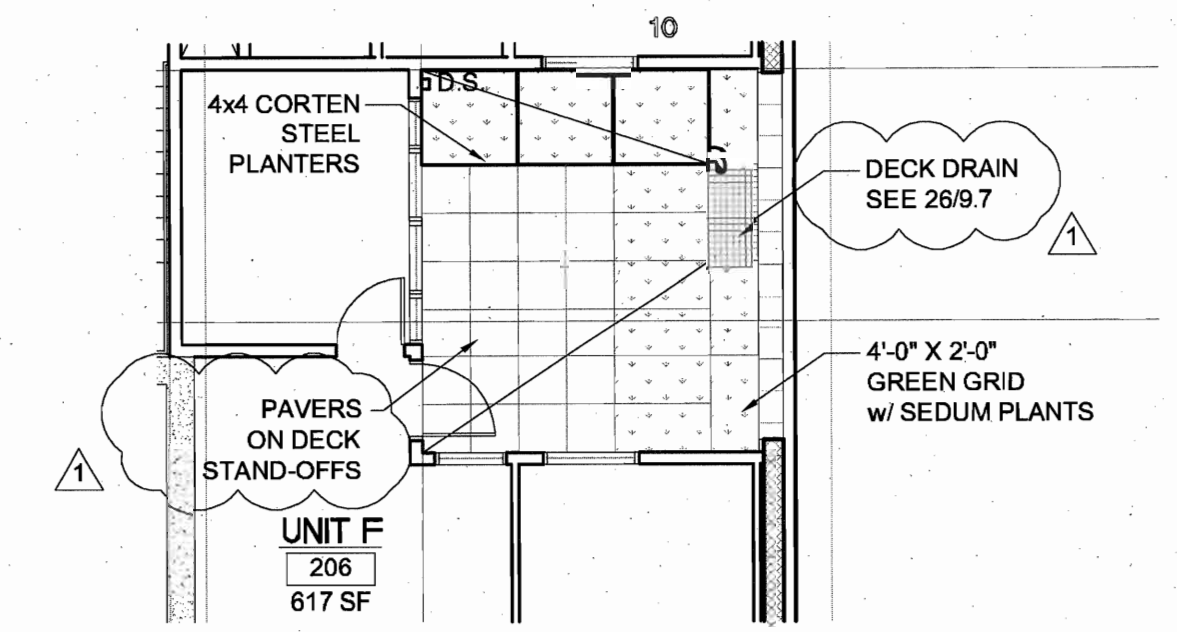
82 UNIT C DECK LANDSCAPE
1.3 SCALE: 1/8" = 1'-0" 2ND FLOOR DECK



62 UNIT D DECK LANDSCAPE
1.3 SCALE: 1/8" = 1'-0" 2ND FLOOR DECK



42 UNITS E/F DECK LANDSCAPE
1.3 SCALE: 1/8" = 1'-0" 2ND FLOOR DECK



22 UNIT F DECK LANDSCAPE
1.3 SCALE: 1/8" = 1'-0" 2ND FLOOR DECK

GREENGRID Ultra-Extensive GreenGrid® Green Roof System Specifications

The Ultra-Extensive GreenGrid® Green Roof System is composed of a 2.5-inch layer of growth media and drought-resistant vegetation. A functional green roof system designed for small applications where load requirements are very limited.

Element	Description
Dimensions	2 ft. x 2 ft. x 2.5 in. (60.96 cm x 60.96 cm x 6.35 cm) (OD ± c in.)
Depth	2.5 in. (6.35 cm)
Weight (wet)	Approx. 11-13 lb. per ft² (53.7 - 63.5 kg/m²) <i>(Weight based on bulk density at maximum water holding capacity. Weight may vary based on requirements for project-specific vegetation selections and variations in regional materials incorporated in growth media.)</i>
Drainage clearance above roof	0.5 in. (1.27 cm)
Module material	Formed of 150 mil recycled (100% pre-consumer) high molecular weight polyethylene. Protected with UV inhibitors and stabilizers.
Module color	Black
Drainage material / filter fabric (if required)	3 oz. Spunbonded polypropylene geotextile
Growth media	Proprietary engineered growth media blend of organic and inorganic components. Based upon German FLL standards.
Applicable to these waterproofing systems (by others)	New or existing single-ply EPDM, TPO, PVC membrane systems or Mod-bit, built-up, and hot fluid applied waterproofing systems.
Vegetation	Plant mixture of highly drought resistant ground covers. Local horticulturalist should be consulted for specific recommendations.

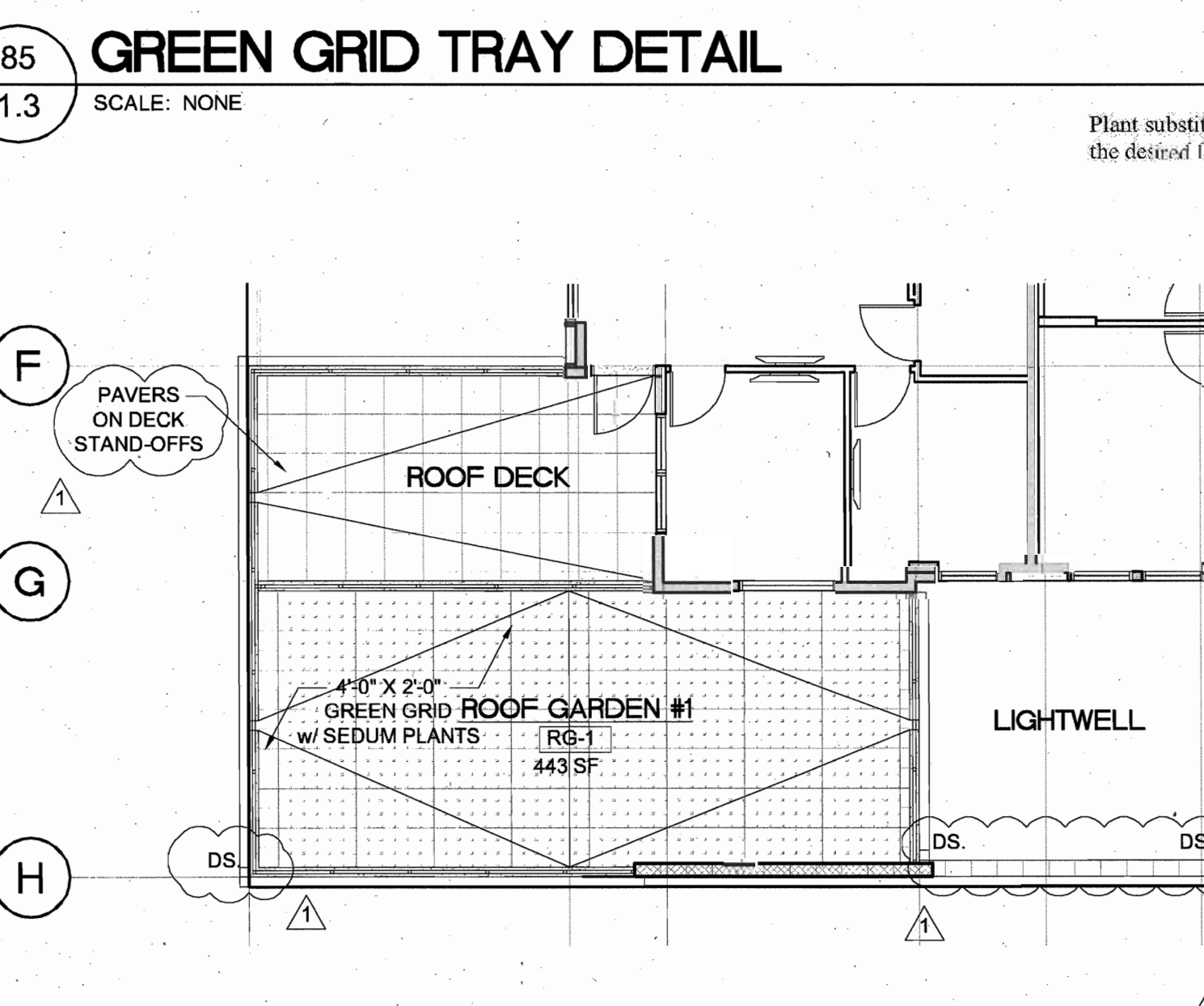
Revised 12/08

Classic Sedum Mix

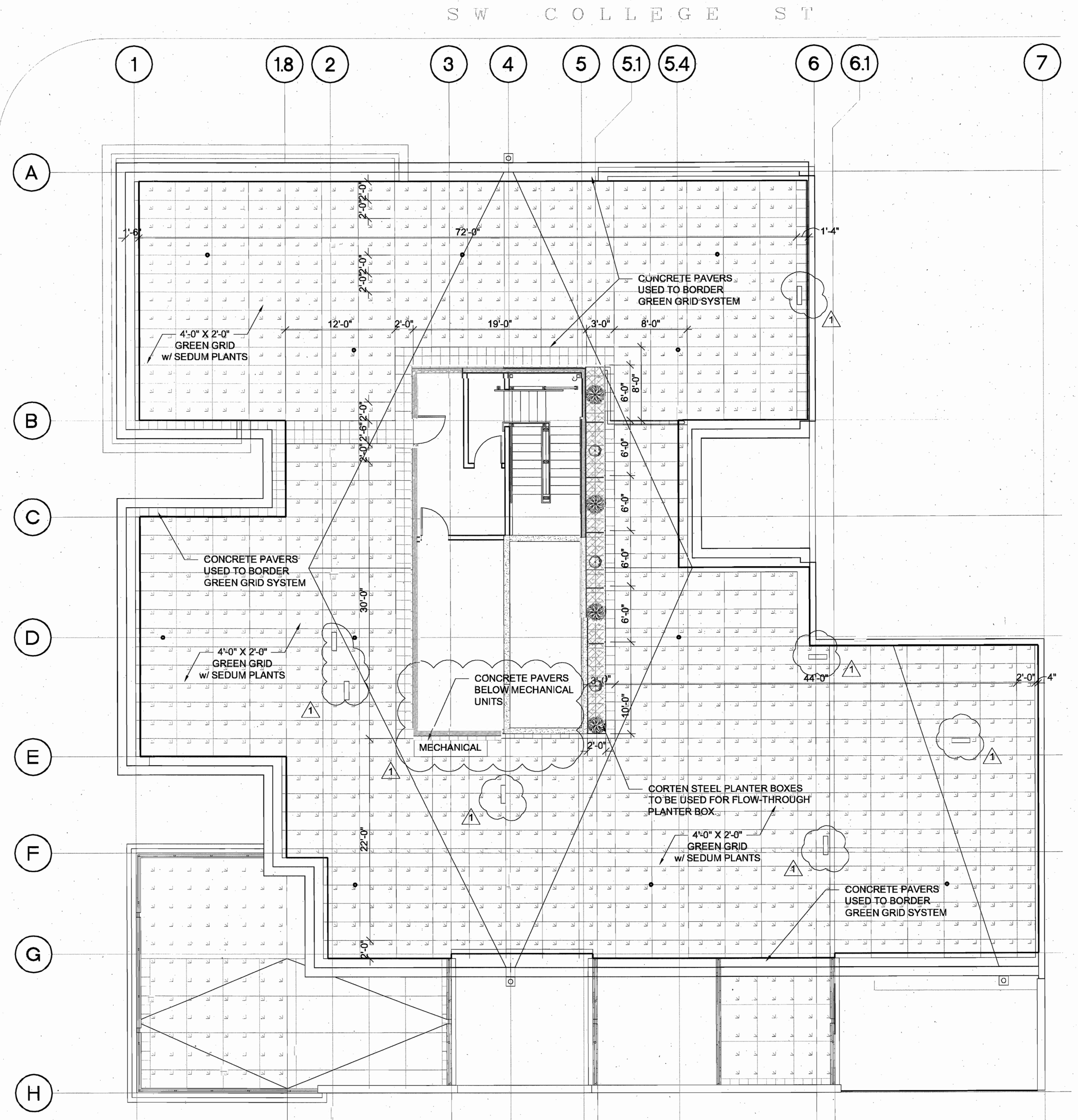
Botanic Name	Common Name	Mature Height (in)	Mature Width (in)	Flower Color	Foliage Color	Months in Bloom
<i>Sedum album</i>	Album Stonecrop	3-6	12-18	White	Green	June-July
<i>Sedum acre</i>	Acre Stonecrop	2-3	12-18	Yellow	Green	June
<i>Sedum floriferum</i> <i>'Weihenstephaner Gold'</i>	Weihenstephaner Gold	3-6	12-18	Yellow	Green	June-Aug
<i>Sedum kamtschaticum</i>	Kamtschaticum Stonecrop	6-8	8-10	Yellow	Green	June-July
<i>Sedum sexangulare</i>	Sexangulare Stonecrop	6-8	6-8	Yellow	Green	June-July
<i>Sedum spurium</i> <i>'Fuldaght'</i>	Fuldaght Stonecrop	3-6	12-12	Ruby-red	Red-Green	July

64 GREEN GRID STANDARD PLANT LIST
1.3 SCALE: NONE

PROVIDE A COMPLETE SYSTEM INSTALLED WITH IRRIGATION AND CONTROLS AS REQUIRED PER 32 93 00. SUBSTITUTIONS OF SIMILAR SYSTEMS MUST BE SUBMITTED TO THE ARCHITECT PER SPECIFICATIONS 01 25 00.



86 ROOF DECK GARDEN LANDSCAPE PLAN 6TH FLOOR
1.3 SCALE: 1/8" = 1'-0"



56 GREEN ROOF LANDSCAPE PLAN
1.3 SCALE: 1/8" = 1'-0"



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