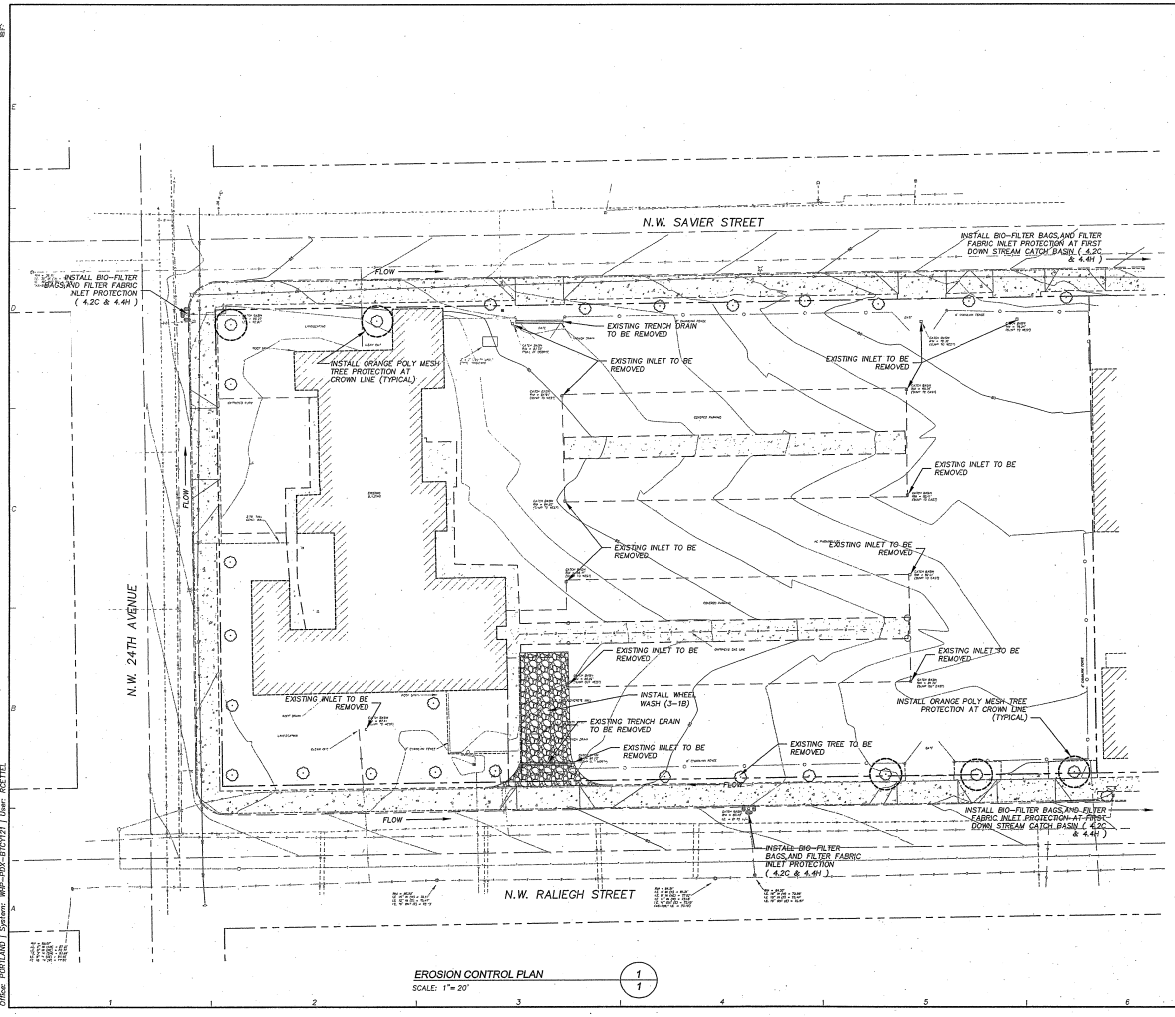
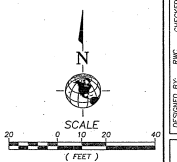
DWG INDEX:
2650-2E-0MB



EROSION CONTROL PLAN
SCALE: 1"= 20'
1 / 1

EROSION CONTROL NOTES:

1. ALL EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) MEASURES SHOWN SHALL BE INSTALLED AS PER THE DETAIL DRAWINGS IN THE CITY OF PORTLAND–EROSION CONTRO. MANUAL (AVAILABLE THROUGH THE BUREAU OF DEVELOPMENT SERVICES, 1900 SW 4TH AVE, PORTLAND OR 97201).
2. TEMPORARY ESPCP MEASURES SHALL BE INSTALLED, INSPECTED AND APPROVED BY A CITY INSPECTOR BEFORE STARTING GROUND DISTRIBUTION ACTIVITIES.
3. ESPCP MEASURES SHALL NOT BE REMOVED UNTIL PERMANENT LANDSCAPING HAS BEEN INSTALLED AND A FINAL INSPECTION HAS BEEN REQUESTED AND APPROVED BY A CITY INSPECTOR.
4. INSPECTIONS MAY BE REQUESTED BY TELEPHONING THE INSPECTION REQUEST NUMBER 823–7000 ONE DAY PRIOR TO THE TIME OF NSPECTION.
5. APPROVAL OF THIS ESPCP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
6. THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING HAS BEEN ESTABLISHED.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
8. THE BOUNDARIES OF THE CLEARING LIMITS (IF REQUIRED BY THE CITY) SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
10. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS, AND TO ENSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DOES NOT LEAVE THE SITE.
11. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BETWEEN OCTOBER 1 AND APRIL 30 BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. ALL INSPECTIONS SHALL BE NOTED IN AN INSPECTION LOG WHICH SHALL BE MADE AVAILABLE TO THE CITY INSPECTOR UPON REQUEST.
12. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
13. A SIGN WITH THE CITY'S EROSION CONTROL HOTLINE NUMBER, PROJECT ADDRESS, AND PERMIT NUMBER SHALL BE POSTED AT A LOCATION CLEARLY VISIBLE FROM THE RIGHT OF WAY AND MAINTAINED UNTIL PROJECT COMPLETION.



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17355 SW Barnes Road
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Portland, Oregon 97225
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TRAMMEL CROW
NW RALEIGH COURT
EXCAVATION
EROSION CONTROL PLAN

PORTLAND OREGON
SCALE: 1"=20'
PROJECT NO: 31650
DRAWING FILE NAME: 31650-tgmd-ec01

REGISTERED PROFESSIONAL ENGINEER
OREGON
DAVID C. PARKER
10/20/04

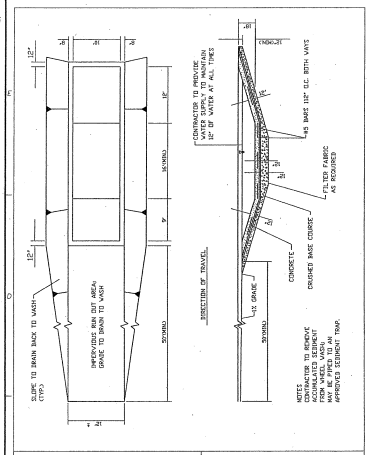
DESIGNED BY:	RWC	CHECKED BY:	DCP
DRAWN BY:	RWC	APPROVED BY:	DCP
LAST EDIT:	09/30/03	PLOT DATE:	10/20/04

DATE	BY	REV#	REVISION	OK'D/APPR'D

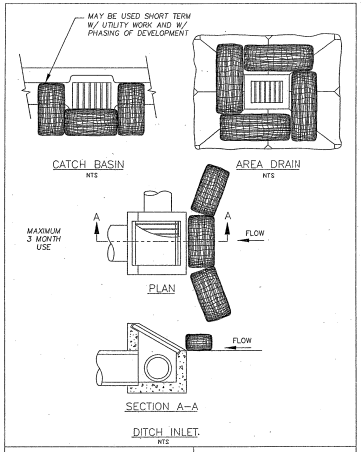
SHEET
1A

Office: PORTLAND | System: WHP-PDX-BTCY121 | User: RCETTO

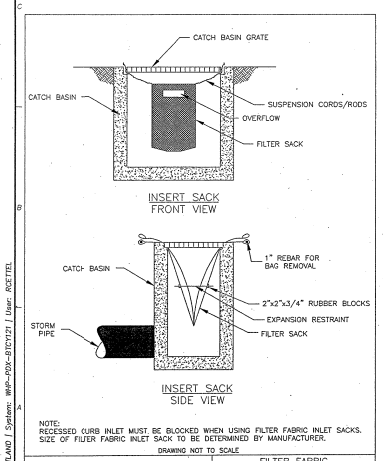
DWG INDEX: STORMW



TECHNICAL GUIDANCE HANDBOOK | Wheel Wash
Detail Drawing 3-1B



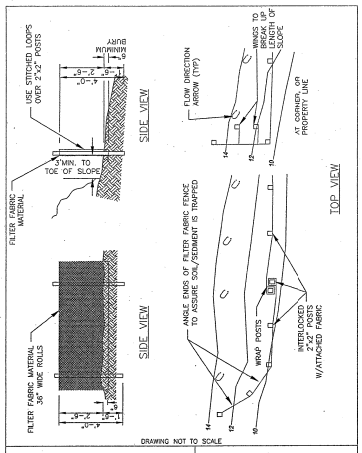
TECHNICAL GUIDANCE HANDBOOK | BIO-FILTER BAGS FOR TEMPORARY INLET FROTECTION
Detail Drawing 4.2C



NOTE:
RECESSED CURB INLET MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACK TO BE DETERMINED BY MANUFACTURER.

DRAWING NOT TO SCALE

TECHNICAL GUIDANCE HANDBOOK | FILTER FABRIC INLET PROTECTION
Detail Drawing 4.2H



DRAWING NOT TO SCALE

TECHNICAL GUIDANCE HANDBOOK | TEMPORARY SEDIMENT FENCE
Detail Drawing 4.2A

EROSION/SEDIMENT CONTROL TABLE

REFERENCE: EROSION CONTROL PLAN TECHNICAL GUIDANCE HANDBOOK

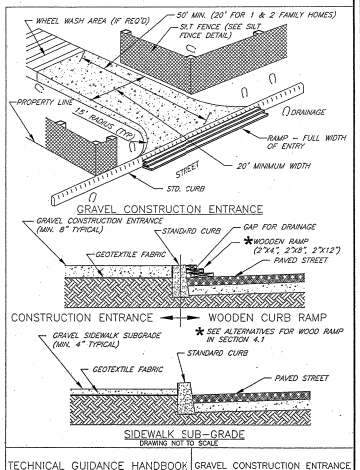
	SITE SLOPE(1)					STOCKPILES		DETAIL	UTILITIES CONSTRUCTION		STOCKPILES	DITCHES/SWALES (CONSTRUCTION/ PROTECTION)
	<2%	<10%	<15%	<20%	<30%	<50%	>50%		CATCH BASIN DRAINAGE	DITCH DRAINAGE		
BASE MEASURES												
1. GRAVEL CONSTRUCTION ENTRANCE	X	X	X	X	X	X		4.1A				
2. SEDIMENT FENCE/BARRIER @ TOE OF DISTURBED AREA OR STOCKPILE		X	X	X	X	X	X	4.2A, 4.2C, 4.3D				X
3. UNDISTURBED BUFFER @ TOE OF DISTURBED AREAS		A						4.2E				
4. SEDIMENT FENCE INSTALLED ON CONTOURS (SPACING)		X (300')	X (150')	X (100')	X (50')	X (25')	X (25')	4.2A				
5. TEMP INTERCEPTOR DIKES/ SWALES AROUND ACTIVE WORK AREAS	#	#	#	#	#	#	#	4.3A				
6. PIPE SLOPE DRAINS	#	#	#	#	#	#	#	4.3C				
7. CHECK DAMS								4.2A-C, 4.3D		X		X
8. STORM DRAIN INLET PROTECTION BARRIER								3.3	X			
WET WEATHER MEASURES												
9. ESTABLISHED GRASS		*	*	*	*	*		PG 4-55				*
10. 2"-MIN STRAW MULCH COVER FOR SPLASH		O	O	O	O		O	PG 4-58			O	O
11. 4" TO 6" MIN. MULCH COVER FOR SEDIMENTATION		O	O	O	O			PG 4-58			O	O
12. EROSION BLANKETS W/ ANCHORS		O	O	O	O	O		4.4C, 4.4D			O	*
13. 6-MIL PLASTIC SHEET COVER		O	O	O	O	*	O	4.4E			*	
14. SEDIMENT TRAP OR POND		O	O	O	O	O		4.4F, 4.4G				
15. DEWATERING								4.8A (5.1A)		*		
POST CONSTRUCTION												
13. REESTABLISH GROUND COVER OR LANDSCAPE PRIOR TO REMOVING EROSION MEASURES	X	X	X	X	X	X		PG 4-55, 4.3A	X	X		X

KEY: X = BASE MEASURE (REQUIRED AT ALL TIMES)
A = ALTERNATE OR ADDITIONAL BASE MEASURE
# = OPTIONAL BASE MEASURE, CAN USE AS APPLICABLE
* = SUPPLEMENTAL WET WEATHER MEASURE (OCTOBER 1 – APRIL 30)
O = ALTERNATIVE OR ADDITIONAL WET WEATHER MEASURE

(1) NOTE: IF DIFFERENT AREAS OF THE SITE HAVE CONSIDERABLY DIFFERENT SLOPES, THE SITE MAY BE DIVIDED UP AND EROSION MEASURES SELECTED FOR EACH AREA FROM THE APPROPRIATE COLUMN IN THE MATRIX

STANDARD NOTES FOR SEDIMENT FENCES

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"X2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET 4-2A.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"X2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP HILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.



DRAWING NOT TO SCALE

TECHNICAL GUIDANCE HANDBOOK | GRAVEL CONSTRUCTION ENTRANCE
Detail Drawing 4.1A

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TRAMMEL CROW
NW RALEIGH COURT
EXCAVATION
EROSION CONTROL DETAILS

PORTLAND OREGON
SCALE: 1"=20'
PROJECT NO. 31650
DRAWING FILE NAME: 31650-ldnd-ec02

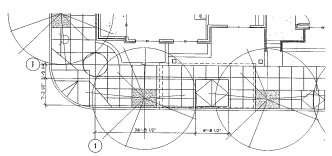
REGISTERED PROFESSIONAL ENGINEER 16,457
OREGON
MAR. 16, 1993
DAVID C. POLSTON
EXPIRES: 12/31/04

DESIGNED BY:	RWC	CHECKED BY:	DCP
DRAWN BY:	RWC	APPROVED BY:	DCP
LAST EDIT:	06/26/04	PLOT DATE:	10/05/04

DATE	BY	REVISION	QC'D	APPR'D

SHEET
1B

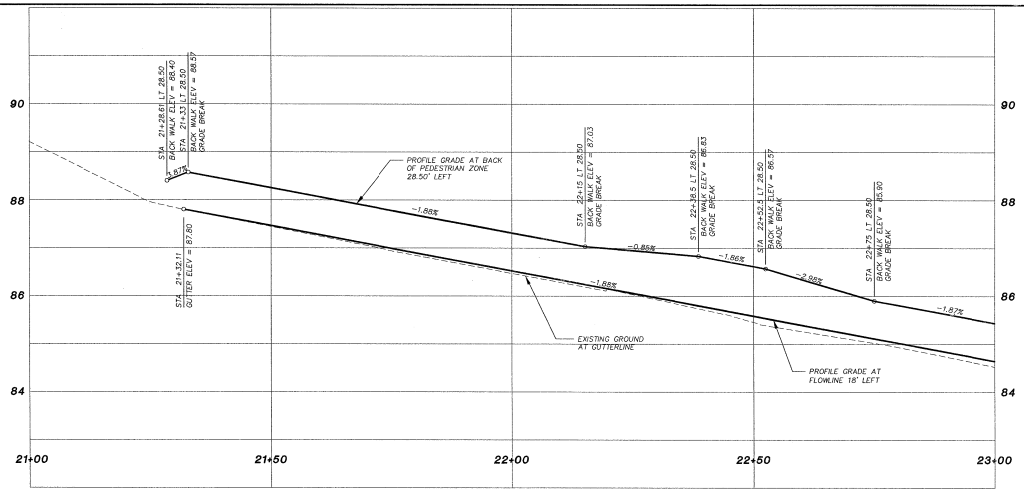
Office: PORTLAND | System: WHP-POV-BTCY121 | User: RCETTEL



Vault Lid Location
W-19

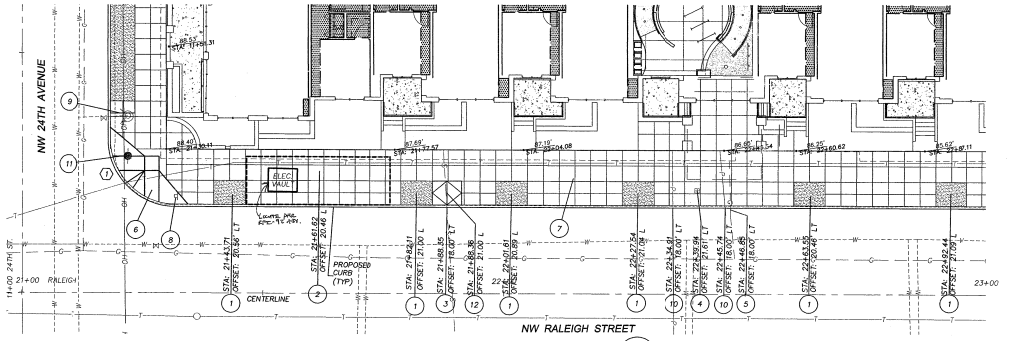
REF-92

CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW



PROFILE - NW RALEIGH STREET (2/2)

SCALE: HORIZONTAL 1"= 10'
VERTICAL 1"= 1'



PLAN - NW RALEIGH STREET (1/2)

SCALE: 1"= 10'

CONSTRUCTION NOTES

1. PLANT TREES. SEE SHEET 9, STREET TREE PLANTING PLAN.
2. ELECTRIC VAULT TO BE CONSTRUCTED BY OTHERS.
3. ABANDON EXISTING STORM LINE AND INLET.
4. WATER BUREAU TO REMOVE WATER METER AND ABANDON LINE.
5. CAP AND ABANDON EXISTING GAS LINE
6. CONSTRUCT CURB RAMP PER DETAIL 9/8
7. REMOVE EXISTING CURB, SIDEWALK AND PAVING.
8. REMOVE EXISTING SIGN. SEE GENERAL NOTE 21, SHEET 1.
9. ADJUST HYDRANT TO FINISHED GRADE.
10. POWER TO BE DISCONNECTED BY OTHERS.
11. POWER POLE TO BE REMOVED BY OTHERS.
12. SWITCHING VAULT BY OTHERS.

CURVE DATA TABLE

CURVE NUMBER	1
PC STATION	21+32.11
PT STATION	11+31.98
RADIUS	14.00
LENGTH	21.99
DELTA ANGLE	89°59'08"
CHORD LENGTH	19.80'
CHORD BEARING	N45°53'36.0"W

N

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT

REGISTERED PROFESSIONAL ENGINEER 16,457 OREGON JUNE 15, 1990 DAVID C. POAS-SON
EXPIRES: 12/31/06

NO.	DATE	DESCRIPTION	APPD.
A	07/01/99	ISSUED FOR SCHEMATIC REVIEW	

REVISION

CONSTRUCTED BY
PROJECT COMPLETED
MAP CORRECTED BY
DATA ENTERED ON 1/4 SEC.MAP BY CHECKED BY
DATA ENTERED ON DIST. MAP BY CHECKED BY
ELECTRONIC FILE NAME: 31650-LAND-PPDT.DWG

FINAL MAP DATA

DESIGNED BY DCB
DRAWN BY DCB
CHECKED BY DCP
REVIEWED BY
DATE APPROVED
DIV. ENGINEER LW

APPROVALS:
PRINCIPAL ENGINEER REG. PROF. ENGR. 7,307
CITY ENGINEER REG. PROF. ENGR. 14,348

CITY OF PORTLAND, OREGON
PORTLAND
OFFICE OF TRANSPORTATION
TOM POTTER MAYOR
BRANT WILLIAMS, P.E. CITY ENGINEER

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STREET IMPROVEMENTS OF

NW RALEIGH STREET
NW 24TH AVE. TO STA 23+00.00.

1/4 SECTION 282?
JOB NO. XXXXX
SHEET NO. 2 OF 9

PROJ. NO. 251154

PLOTTED: MARCH 11/2004 8:23 AM
9"x12"COLOR - NW RALEIGH COURT\31650\DGN\VARIES

100% CONSTRUCTION DOCUMENTS

ANKROM MOISAN
ARCHITECTURE INTERIORS PLANNING
6720 SW Macadam Suite 100, Portland, Oregon 97219
PHONE 503-245-7100 FAX 503-245-7110 WWW.AMA.COM

TCR – THE VAUX
TRAMMELL CROW RESIDENTIAL

MARK	DATE

DATE: 03.10.05
JOB: 041100
FILE: 31650-LAND-
DRAWN:
CHECKED:

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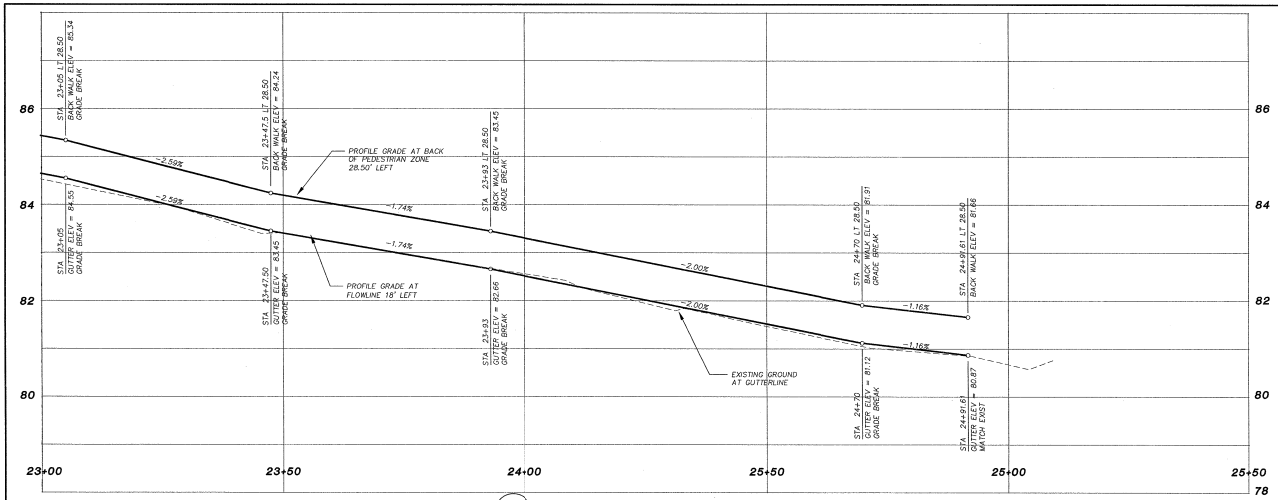
STREET IMPROVEMENTS NW RALEIGH

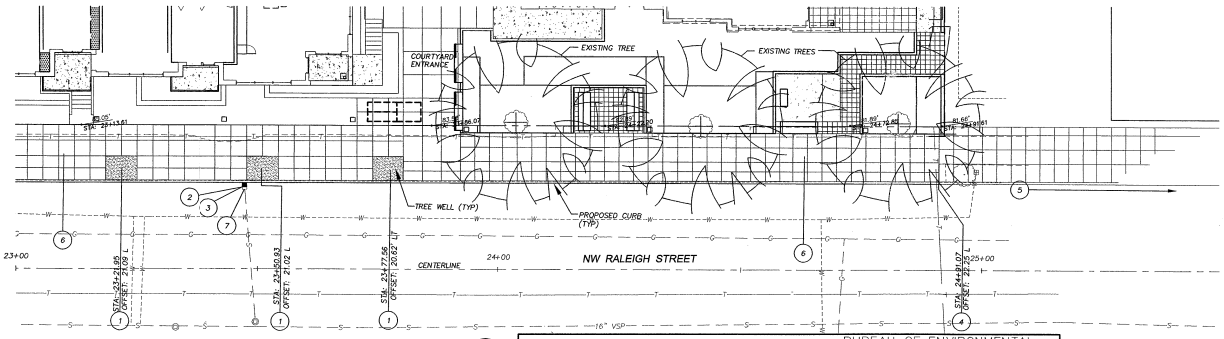
C1.02

CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW



PROFILE - NW RALEIGH STREET (2/3)

SCALE: HORIZONTAL 1"= 10'
VERTICAL 1"= 1'



PLAN - NW RALEIGH STREET (1/3)

SCALE: 1"= 10'

CONSTRUCTION NOTES

1. PLANT TREES SEE SHEET 9, STREET TREE PLANTING PLAN.
2. CONSTRUCT CONCRETE CURB INLET
   GUTTER EL. = 83.45' - RIM EL. = 83.29'
   10" I.E. OUT = 81.75' (S)
   26.0 L.F. EXISTING 10" CSP @ S = 0.3200
3. INLET EROSION PROTECTION. SEE GENERAL NOTE 28, SHEET 1
4. MATCH EXISTING CURB AND SIDEWALK FINISHED GRADE.
5. INLET EROSION PROTECTION AT NEXT INLET. SEE GENERAL NOTE 28, SHEET 1.
6. REMOVE EXISTING CURB, SIDEWALK AND PAVING.
7. REMOVE EXISTING INLET.

N

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10' 7

REGISTERED PROFESSIONAL ENGINEER 16,457 OREGON JAN. 15, 1980 DAVID C. POLSON

EXPIRES: 12/31/06

APPROVALS:
CHIEF ENGINEER REG. PROF. ENGR. 16301 WILLIAM F. RYAN, P.E.
BUREAU OF ENVIRONMENTAL SERVICES
CHIEF ENGINEER

APPROVALS:
PRINCIPAL ENGINEER REG. PROF. ENGR. 17,107
CITY ENGINEER REG. PROF. ENGR. 14,148

CITY OF PORTLAND, OREGON
PORTLAND OFFICE OF TRANSPORTATION
TOM POTTER MAYOR
BRANT WILLIAMS, P.E. CITY ENGINEER

W&H PACIFIC
9755 SW Barnes Road
Suite 300
Portland, Oregon 97225
(503)626-0455
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STREET IMPROVEMENTS OF
NW RALEIGH STREET
STA 23+00.00. TO STA 24+91.61

1/4 SECTION 2827
JOB NO. XXXXX
SHEET NO. 3 OF 9

NO.	DATE	DESCRIPTION	APPD.
A	07/01/99	ISSUED FOR SCHEMATIC REVIEW	

REVISION

CONSTRUCTED BY
PROJECT COMPLETED
MAP CORRECTED BY
DATA ENTERED ON 1/4 SEC.MAP BY CHECKED BY
DATA ENTERED ON DIST. MAP BY CHECKED BY
ELECTRONIC FILE NAME: 31650-LAND-PP02.DWG

FINAL MAP DATA

DESIGNED BY DCB
DRAWN BY DCB
CHECKED BY DCP
REVIEWED BY
DATE APPROVED
DIV. ENGINEER LW

DWG. NO. 31154

FILE: \TRAMMELL CROW\1650 RALEIGH COURT CONDOS, MAP JOB NO. 31650 (THE VAUX)

PLOTTED: AMROM 11/5/2004 9:23 AM
A:\C-TCR-THE - NW RALEIGH COURT\041100\CD\VAUX

100% CONSTRUCTION DOCUMENTS

ANKROM MOISAN
ARCHITECTURE INTERIORS PLANNING
6720 SW MACADAM, SUITE 100, PORTLAND, OREGON 97219
PHONE 503-245-7100 FAX 503-245-7110 WWW.AMA.COM

TCR – THE VAUX
TRAMMELL CROW RESIDENTIAL

MARK	DATE

DATE: 03.10.05
JOB: 041100
FILE: 31650-LAND-PP02
DRAWN:
CHECKED:

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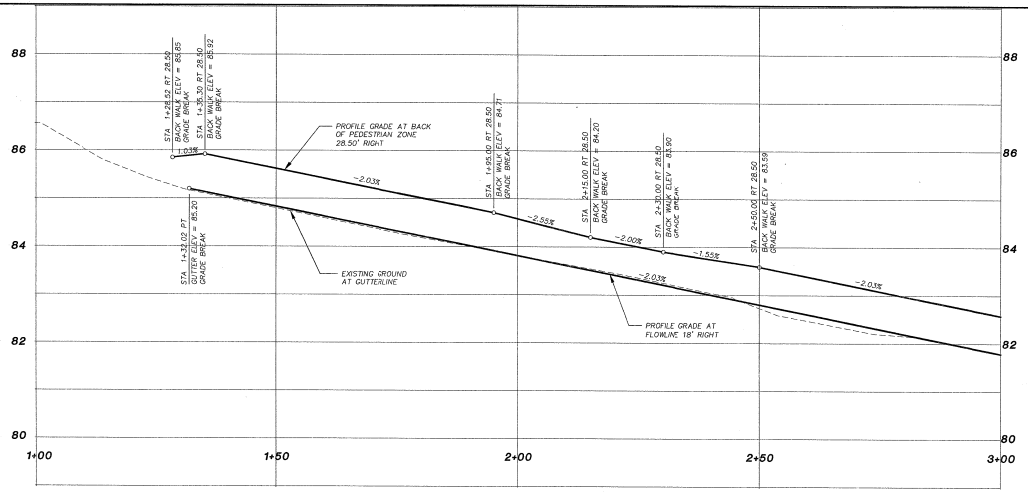
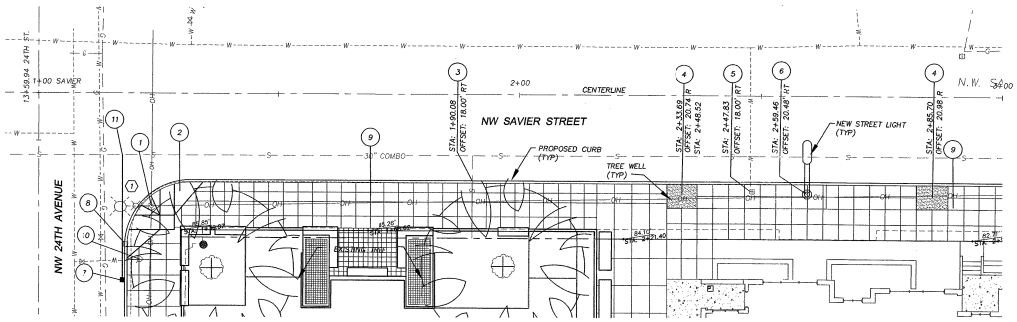
STREET IMPROVEMENTS
NW RALEIGH ST

C1.03

CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW



PROFILE - NW SAVIER STREET (2/4)
SCALE: HORIZONTAL 1"= 10'
VERTICAL 1"= 1'



PLAN - NW SAVIER STREET (1/4)
SCALE: 1"= 10'

CONSTRUCTION NOTES

1. EXISTING STREET LIGHT TO REMAIN.
2. CONSTRUCT CURB RAMP PER DETAIL 3/8
3. ABANDON SANITARY LINE.
4. PLANT TREES. SEE SHEET 9, STREET TREE PLANTING PLAN.
5. WATER BUREAU TO REMOVE WATER METER AND ABANDON LINE.
6. INSTALL NEW STREET LIGHT, SEE TRAFFIC ILLUMINATION PLAN.
7. CONSTRUCT CONCRETE CURB INLET
   GUTTER EL. = 85.54' ; RIM EL. = 85.38'
   10' I.E. OUT = 75.14' (N)
   26.10 L.F. 10" CSP @ S = 0.0200
8. REMOVE EXISTING INLET AND ABANDON LINE.
9. REMOVE EXISTING CURB, SIDEWALK AND PAVING.
10. ADJUST EXISTING HYDRANT TO FINISHED GRADE.
11. TAP EXISTING 30" COMBINED AT I.E. 74.62'

CURVE DATA TABLE

CURVE NUMBER	1
PC STATION	1+27.93
PT STATION	1+32.02
RADIUS	14'
LENGTH	21.99'
DELTA ANGLE	90°00'45"
CHORD LENGTH	19.80'
CHORD BEARING	N49°15'20"E

N

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT

REGISTERED PROFESSIONAL ENGINEER 16,457 OREGON JAN. 16, 1980 DAVID C. POLSON
EXPIRES: 12/31/06

MARK	DATE

DATE: 03.10.05
JOB: 041100
FILE: 31650-LAND-PP03
DRAWN:
CHECKED:

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STREET IMPROVEMENTS
NW SAVIER ST

C1.04

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TCR – THE VAUX
TRAMMELL CROW RESIDENTIAL

A	07/01/99	ISSUED FOR SCHEMATIC REVIEW	
NO.	DATE	DESCRIPTION	APPD.
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DRAWN BY	DIV. ENGINEER
DCB	LW
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DCP	
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APPROVALS:
CHIEF ENGINEER REG. PROF. ENGR. 16301 WILLIAM F. RYAN, P.E.

BUREAU OF ENVIRONMENTAL SERVICES
CHIEF ENGINEER

CITY OF PORTLAND, OREGON
PORTLAND OFFICE OF TRANSPORTATION
TOM POTTER MAYOR
BRANT WILLIAMS, P.E. CITY ENGINEER

APPROVALS:
PRINCIPAL ENGINEER REG. PROF. ENGR. 17,307
CITY ENGINEER REG. PROF. ENGR. 14,348

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STREET IMPROVEMENTS OF
NW SAVIER STREET
NW 24TH AVE. TO STA 3+00.00.

1/4 SECTION 2827
JOB NO. XXXXX
SHEET NO. 4 OF 9

PROJ. NO. 331154
\\TRAMMELL CROW\31650 RALEIGH COURT CONDOS MAP JOB NO. 31650 (THE VAUX)

PLOTTED: MARCH 11,2004 8:23 AM
J:\CAD\DWG\31650 RALEIGH COURT\31100\DWG\PREPS

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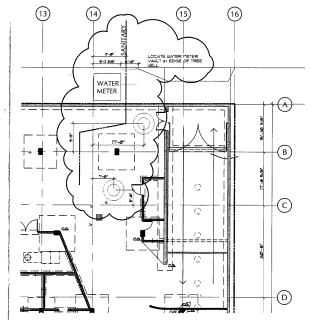

13
14
15
16
A
B
C
D
WATER METER
LOCATE WATER METER VAULT IN EDGE OF TREE WELL
EXISTING TREE
TREE
TREE

TCR
TRAMMELL CROW RESIDENTIAL

Request For Information 006

Detailed, Sorted by RFI Number

The Vaux
1939 N.W. 24th Avenue, Portland, OR 97210
Project # 062608
Tel: 503.243.4004 Fax: 503.243.6116
TCR Construction

RFI # 006 — Date Created: 12/30/04

Answer Company: W & H Pacific, 9755 S.W. Barnes Road, Suite 300, Portland, OR 97225
Answered By: Dave Poulsen
Author Company: TCR Construction, 1939 NW 24th Avenue, Portland, OR 97210
Authored By: David Johnson
Co-Responsible:
Author RFI Number:

Subject: Drywell Width and Depth
Due/Deline: End
Category:

Cc: Company Name: Contact Name: Copies: Notes

Question: Date Required: 2/7/2005
It has become apparent that our excavation is not able to locate a 60" drywell locally. Please confirm whether it would be acceptable to use a 48" drywell in lieu of the 60" shown. Per the conversation earlier with Steve Jones and Dave Poulsen, please confirm the performance spec that the drywells must perform with.

Suggestion:

Comments:

Answer: Date Answered:
Based on cut submitted to the city of Portland we established an infiltration rate of 135 gallons per well. Based on the infiltration tests provided by GRI, a 125 gallon rate is likely achievable using a 30 foot deep 48" drywell as opposed to a 20 foot deep 60" drywell.

a few caveats:

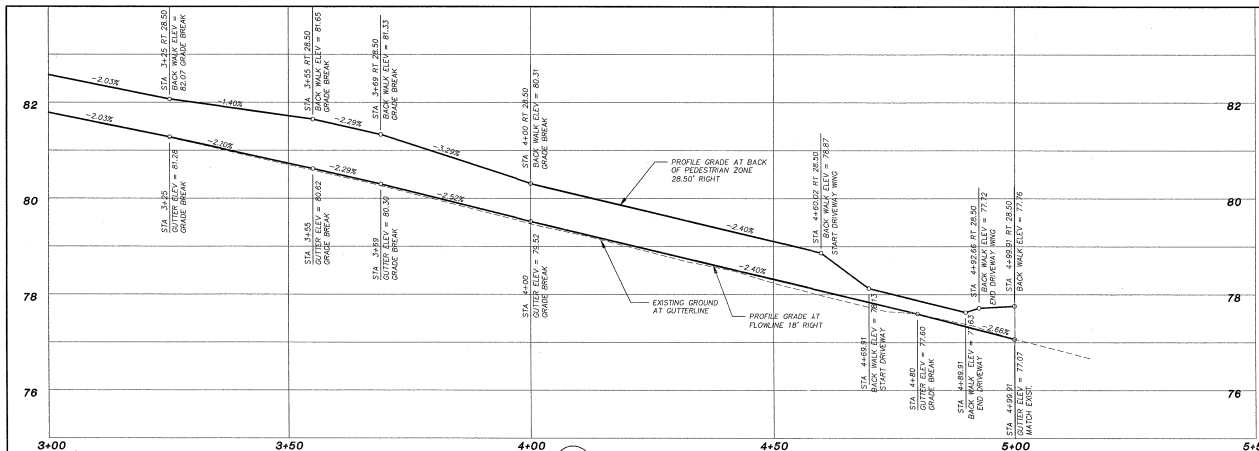
1) The infiltration tests show a substantial infiltrative zone increase at depths exceeding 25 feet. This corresponds to the loose gravel soil conditions found at that approximate depth - an attempt to fully penetrate the loose gravel (2 feet deep) is highly recommended to achieve the desired infiltration rates provided above.

2) A geotechnical engineer should monitor the installation and control infiltration tests methods and their implementation - contact Mike Rosso at GRI to coordinate his schedule and his prior notice requirements.

3) IMPORTANT - Under no circumstances will any water be allowed in the new drywells until all construction is complete. The only water that should enter the drywells will be from stormed roof or paved surfaces. One of the main causes of drywell failure is from silt laden - construction site stormwater runoff. Even construction site stormwater that is treated with silt fences/sedimentation ponds can not be discharged into a drywell installed in this plan sets. If pumping water in the basement/ excavation needs to be disposed - either provide a temporary sediment sump or use dewatering pumps.

Prestig Manager: Printed on: 3/28/2005 TCR_Portland Page 1

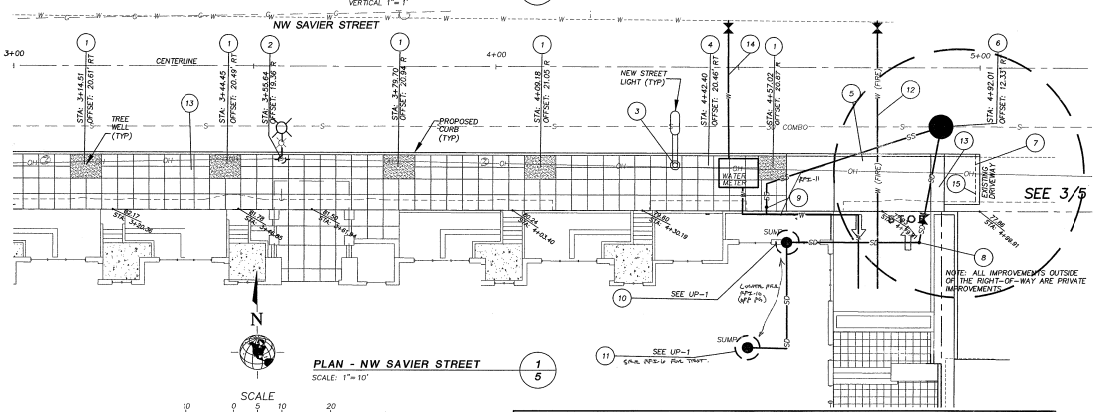
CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW



PROFILE - NW SAVIER STREET (2/5)
SCALE: HORIZONTAL 1"= 10'
VERTICAL 1"= 1'

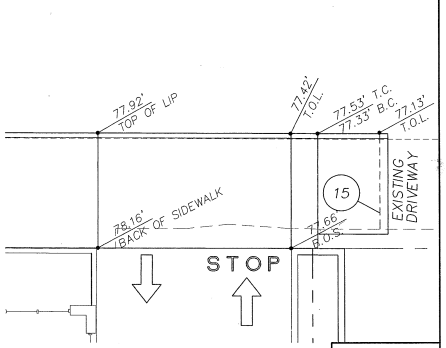
CONSTRUCTION NOTES

1. PLANT TREES. SEE SHEET 9, STREET TREE PLANTING PLAN.
2. REMOVE EXISTING STREET LIGHT. (C.H. AWARD RFI 206).
3. INSTALL NEW STREET LIGHT, SEE TRAFFIC ILLUMINATION PLAN.
4. WATER METER VAULT PER CITY OF PORTLAND 687. 6" DOMESTIC WATER LINE INSTALLED BY PLUMBING CONTRACTOR – SEE SHEET P2.0.
5. CONSTRUCT STANDARD DRIVEWAY PER DETAIL 1/8
6. 60" ID MANHOLE RIM = 77.54'
   IE 30" OUT (E) 65.64'
   IE 8" IN (S) 65.74'
   IE 8" IN (SW) 65.74'
   IE 30" IN (W) 65.74'
   SEE DETAIL SHEET DT02 5/8
7. MATCH NEW CURB AND SIDEWALK TO EXISTING CURB AND SIDEWALK.
8. STANDARD P-TRAP, PER DETAIL 8/8
   IE = 65.87, RIM = 79.61
   W/ 22 LF 8" D.I.P. S = 0.0050
9. STANDARD CLEAN OUT, PER DETAIL 4/8
   IE = 66.72
   W/ 44.18 LF 8" D.I.P. S = 0.022
10. NORTH DRYWELL. SEE SHEET P2.0 FOR ALL INTERIOR BUILDING STORM DRAIN CONNECTIONS.
11. SOUTH DRYWELL. SEE SHEET P2.0 FOR ALL INTERIOR BUILDING STORM DRAIN CONNECTIONS.
12. 6" FIRE SERVICE BY C.O.P. WATER BUREAU.
13. REMOVE EXISTING CURB, SIDEWALK AND PAVING.
14. 4" DOMESTIC WATER SERVICE BY C.O.P. WATER BUREAU.
15. MATCH EXISTING DRIVEWAY GRADES AT SAWCUT



PLAN - NW SAVIER STREET (1/5)
SCALE: 1"= 10'

SCALE
(FEET)
1 INCH = 10 FT



DRIVEWAY DETAIL (3/5)
SCALE: 1"= 5'

REGISTERED PROFESSIONAL ENGINEER 16,457 OREGON NOV. 16, 1982 DAVID C. POULSON
EXPIRES: 12/31/06

NO.	DATE	DESCRIPTION	APPD.
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APPROVALS:
CHIEF ENGINEER REG. PROF. ENGR. 16301 WILLIAM F. RYAN, P.E. CHIEF ENGINEER
BUREAU OF ENVIRONMENTAL SERVICES

APPROVALS:
PRINCIPAL ENGINEER REG. PROF. ENGR. 7,307
CITY ENGINEER REG. PROF. ENGR. 14,348

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STREET IMPROVEMENTS OF
NW SAVIER STREET
STA 3+00.00. TO STA 4+99.91

1/4 SECTION 2827
JOB NO. XXXXX
SHEET NO. 5 OF 9

PROJ. NO. 031154

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J:\TRAMMELL CROW\31650 RALEIGH COURT CONDOS, MAP JOB NO. 31650 (THE VAUX)

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PHONE 503-245-7100 FAX 503-245-7110 WWW.AMA.COM

TCR – THE VAUX

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FILE: 31650-LAND-PP04
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STREET IMPROVEMENTS NW SAVIER ST

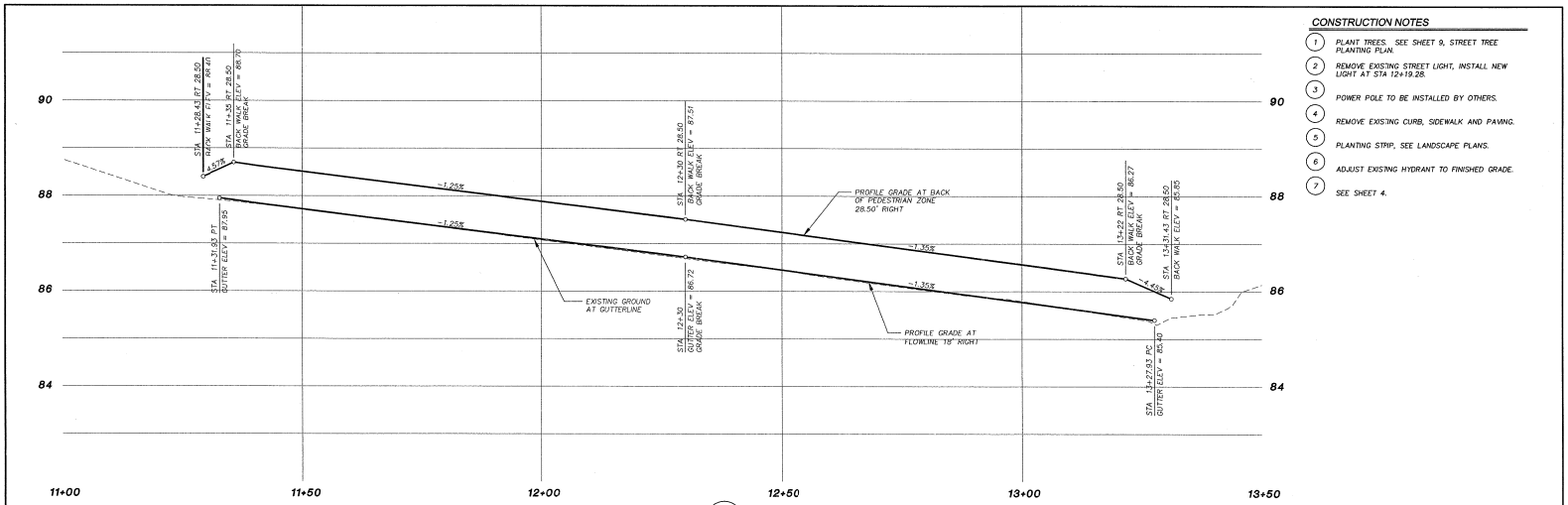
C1.05

100% CONSTRUCTION DOCUMENTS

CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW

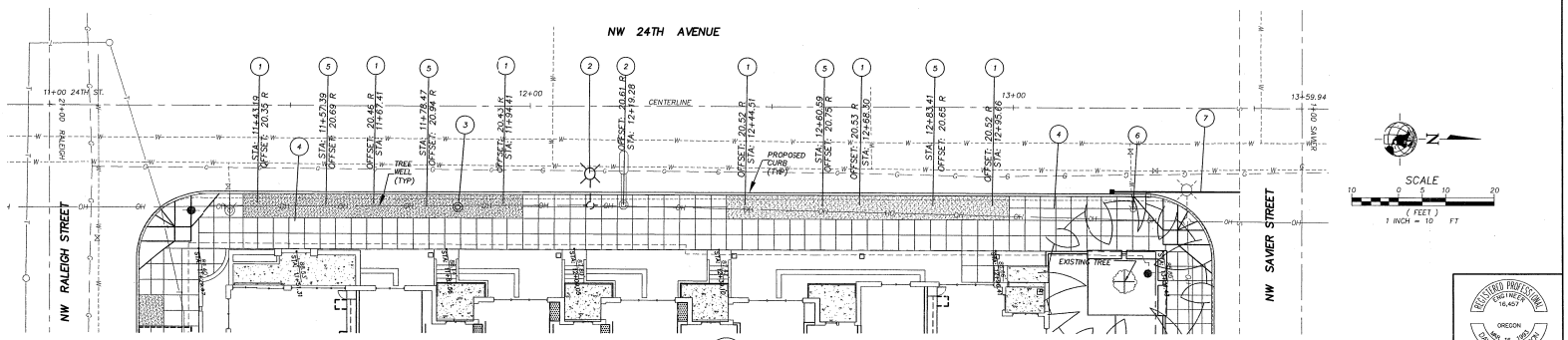
CONSTRUCTION NOTES

1. PLANT TREES. SEE SHEET 9, STREET TREE PLANTING PLAN.
2. REMOVE EXISTING STREET LIGHT, INSTALL NEW LIGHT AT STA 12+19.28.
3. POWER POLE TO BE INSTALLED BY OTHERS.
4. REMOVE EXISTING CURB, SIDEWALK AND PAVING.
5. PLANTING STRIP, SEE LANDSCAPE PLANS.
6. ADJUST EXISTING HYDRANT TO FINISHED GRADE.
7. SEE SHEET 4.



PROFILE - NW 24TH AVENUE (2/6)

SCALE: HORIZONTAL 1"= 10'
VERTICAL 1"= 1'



PLAN - NW 24TH AVENUE (1/6)

SCALE: 1"= 10'

PROJ. NO. 831154			
A	07/01/95	ISSUED FOR SCHEMATIC REVIEW	
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APPROVALS:

PRINCIPAL ENGINEER REG. PROF. ENGR 17,307

CITY ENGINEER REG. PROF. ENGR. 14,348

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PORTLAND
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TOM POTTER — MAYOR

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STREET IMPROVEMENTS OF

NW 24TH AVENUE
NW RALEIGH ST. TO NW SAVIER ST.

1/4 SECTION 28E27
JOB NO. XXXXX
SHEET NO. 6 OF 9

REGISTERED PROFESSIONAL ENGINEER 16,457 OREGON MARCH 16, 1990 DAVID C. BOLLSON
EXPIRES: 12/31/06

100% CONSTRUCTION DOCUMENTS

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ARCHITECTURE INTERIORS PLANNING
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STREET IMPROVEMENTS NW 24TH AVE

C1.06

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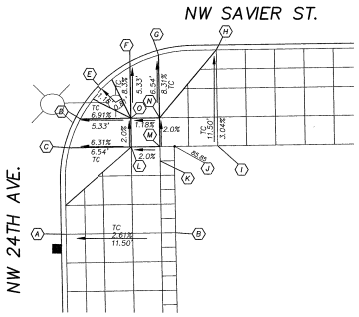
LAYOUT: C1.06 NW 24TH AVE PROFILE

CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW

	TOP OF CURB OR SIDEWALK	FLOWLINE GUTTER
A	85.97	85.47
B	86.27	–
C	85.37	85.37
D	85.34	85.34
E	85.80	85.30
F	85.26	85.26
G	85.23	85.23
H	85.57	85.07
I	85.92	–
J	85.85	–
K	85.85	–
L	85.78	–
M	85.83	–
N	85.77	–
O	85.72	–

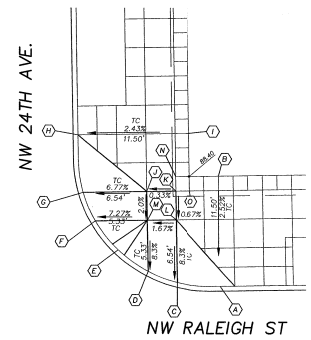


CURB RAMP DETAIL 1/7
SCALE: 1"= 5'

SCALE 0 5 10 (FEET) 1 INCH = 5 FT

N

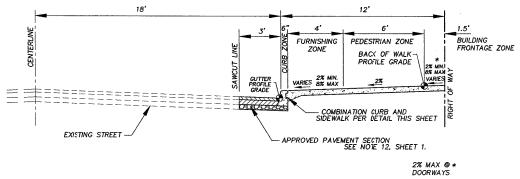
	TOP OF CURB OR SIDEWALK	FLOWLINE GUTTER
A	88.28	87.78
B	88.57	–
C	87.82	87.82
D	87.85	87.85
E	87.87	–
F	87.91	87.91
G	87.93	87.93
H	87.91	88.41
I	88.70	–
J	88.37	–
K	88.38	–
L	88.36	–
M	88.31	–
N	88.40	–
O	88.40	–



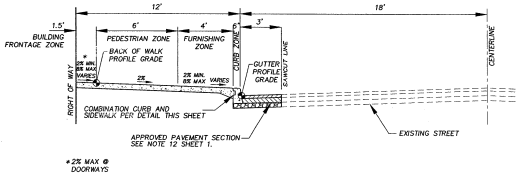
CURB RAMP DETAIL 2/7
SCALE: 1"= 5'

SCALE 0 5 10 (FEET) 1 INCH = 5 FT

N



SECTION
NW SAVIER ST. / NW 24TH AVE. 3/7
SCALE: 1"= N.T.S.



SECTION
NW RALEIGH ST. 4/7
SCALE: 1"= N.T.S.

APPROVALS:

CHIEF ENGINEER REG. PROF. ENGR. 16301 WILLIAM F. RYAN, P.E. CHIEF ENGINEER

REGISTERED PROFESSIONAL ENGINEER 16,457 OREGON MAR. 16, 1990 DAVID C. POLLOCK
EXPIRES: 12/31/06

PROJ. NO. 831154

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STREET IMPROVEMENTS OF
STREET SECTIONS AND DETAILS
NW RALEIGH ST. AND NW SAVIER ST.

1/4 SECTION 2827
JOB NO. XXXXX
SHEET NO. 7 OF 9

01/26/05

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PHONE (503) 245-7100 FAX (503) 245-7110 WWW.AMA-A.COM

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STREET SECTIONS AND DETAILS

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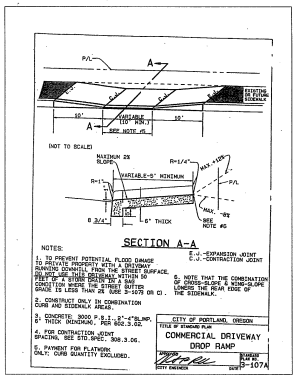
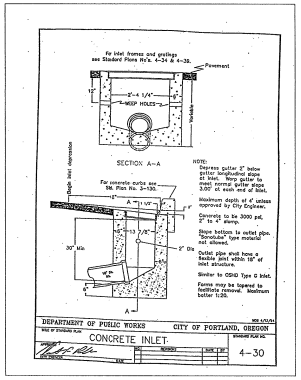
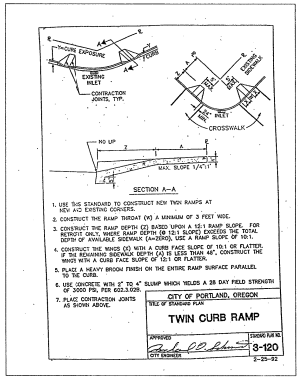


1/8



2/8



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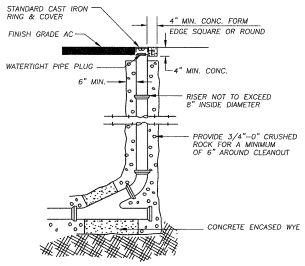
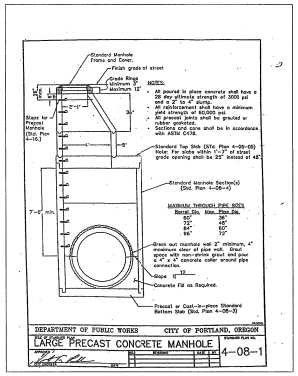


CLEANOUT
SCALE: 1"=N.T.S.

4/8



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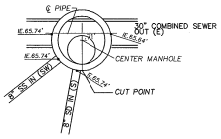
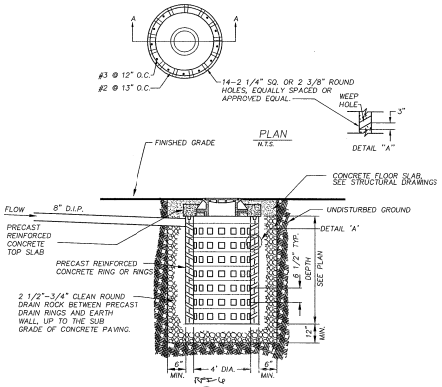


60" COMBO MANHOLE OFFSET
SCALE: 1"=5

6/8



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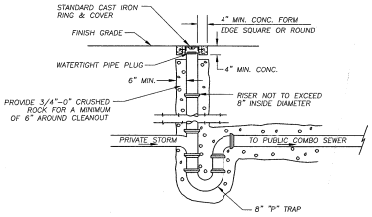

STANDARD P-TRAP
SCALE: 1"=N.T.S.

8/8

REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 15, 1982
DAVID C. POULSON
EXPIRES: 12/31/06

NO.	DATE	DESCRIPTION	APPD.
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ELECTRONIC FILE NAME: 31650-LAND-DT02.DWG

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REVIEWED BY	

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CITY ENGINEER — REG. PROF. ENGR. 14,348

CITY OF PORTLAND, OREGON
PORTLAND OFFICE OF TRANSPORTATION
TOM POTTER — MAYOR
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(503)626-0779 Fax
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STREET IMPROVEMENTS OF
STREET DETAILS

1/4 SECTION 2827
JOB NO. XXXXX
SHEET NO. 8 OF 9

12/16/04

100% CONSTRUCTION DOCUMENTS

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6720 SW MACADAM, SUITE 100, PORTLAND, OREGON 97219
PHONE 503-245-7100 FAX 503-245-7110 EMAIL MAIL@AMA-A.COM

TCR — THE VAUX
TRAMMELL CROW RESIDENTIAL

MARK	DATE

DATE: 03.10.05
JOB: 041100
FILE: 31650-LAND-DT02
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CHECKED:

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STREET DETAILS

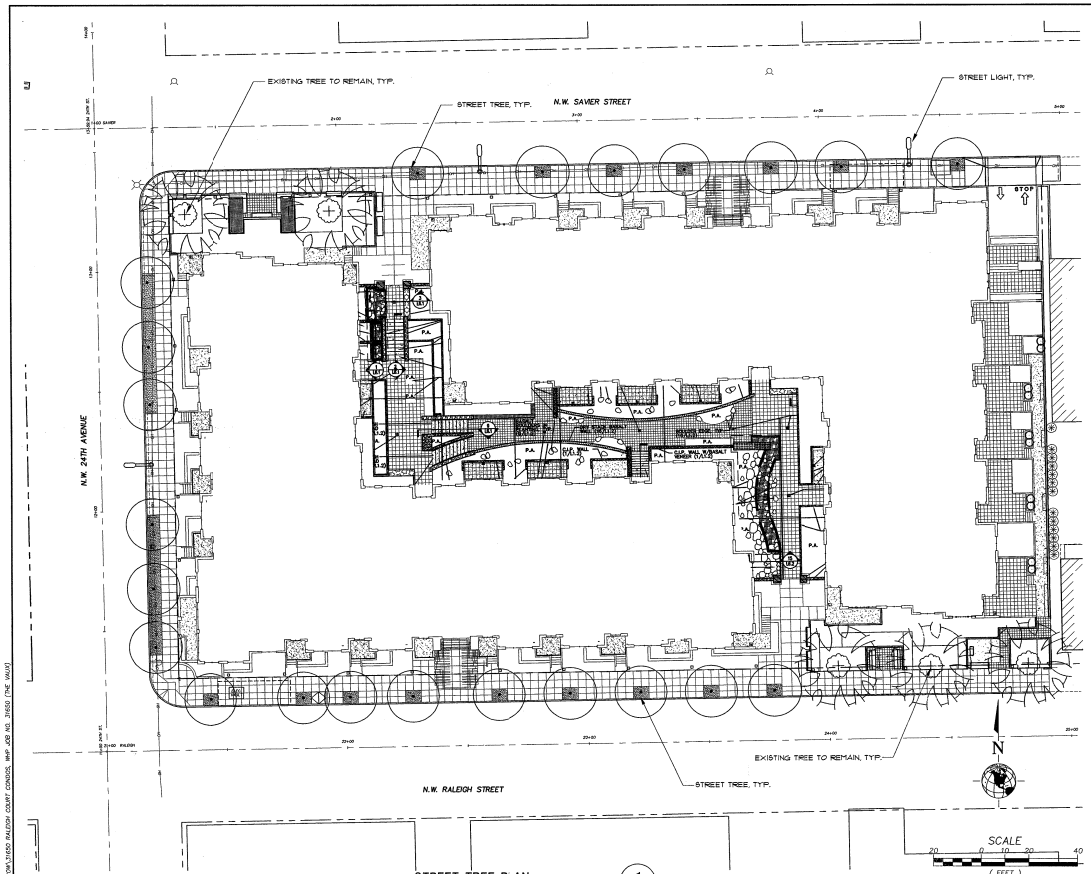
C1.08

PLOTTED: MARCH 11,2004 8:23 AM
J:\P-R\TCR - NW RALEIGH COURT\041100\DG\VARIES

J:\TRAMMELL CROW\31650 RALEIGH COURT CONDOS, NWP JOB NO. 31650 (THE VAUX)

PROJ. NO. 031154

CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW



STREET TREE PLAN (1/8)
SCALE: 1"= 20'

REGISTERED LANDSCAPE ARCHITECT
189
MARK A. HADLEY
OREGON

NO.	DATE	DESCRIPTION	APPD.
		REVISION	

PROJ. NO. 831154

CONSTRUCTED BY	
PROJECT COMPLETED	
MAP CORRECTED BY	
DATA ENTERED ON 1/4 SEC.MAP BY	CHECKED BY
DATA ENTERED ON DIST. MAP BY	CHECKED BY
ELECTRONIC FILE NAME: 31650-LAND-TR01.DWG	
FINAL MAP DATA	

DESIGNED BY	DCB
DRAWN BY	DCB
CHECKED BY	DCP
REVIEWED BY	
DATE APPROVED	
DV. ENGINEER	LW

APPROVALS:

PRINCIPAL ENGINEER — REG. PROF. ENGR. 17,307

CITY ENGINEER — REG. PROF. ENGR. 14,348

CITY OF PORTLAND, OREGON
PORTLAND
OFFICE OF TRANSPORTATION

TOM POTTER — MAYOR

BRANT WILLIAMS, P.E. — CITY ENGINEER

W&H PACIFIC
9755 SW Barnes Road
Suite 300
Portland, Oregon 97225
(503)639-0455
(503)526-2795 Fax
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STREET TREE PLAN

NW RALEIGH STREET
NW SAVIER STREET
NW 24TH AVENUE

1/4 SECTION 2827
JOB NO. XXXXX
SHEET NO. 9 OF 9

ANKROM MOISAN
ARCHITECTURE INTERIORS PLANNING
6720 SW MACADAM, SUITE 100, PORTLAND, OREGON 97219
PHONE 503-245-7100 FAX 503-245-7110 WWW.AMAA.COM

TCR – THE VAUX

TRAMMELL CROW RESIDENTIAL

MARK	DATE

DATE: 03.10.05
JOB: 041100
FILE: 31650-LAND-TR01
DRAWN:
CHECKED:

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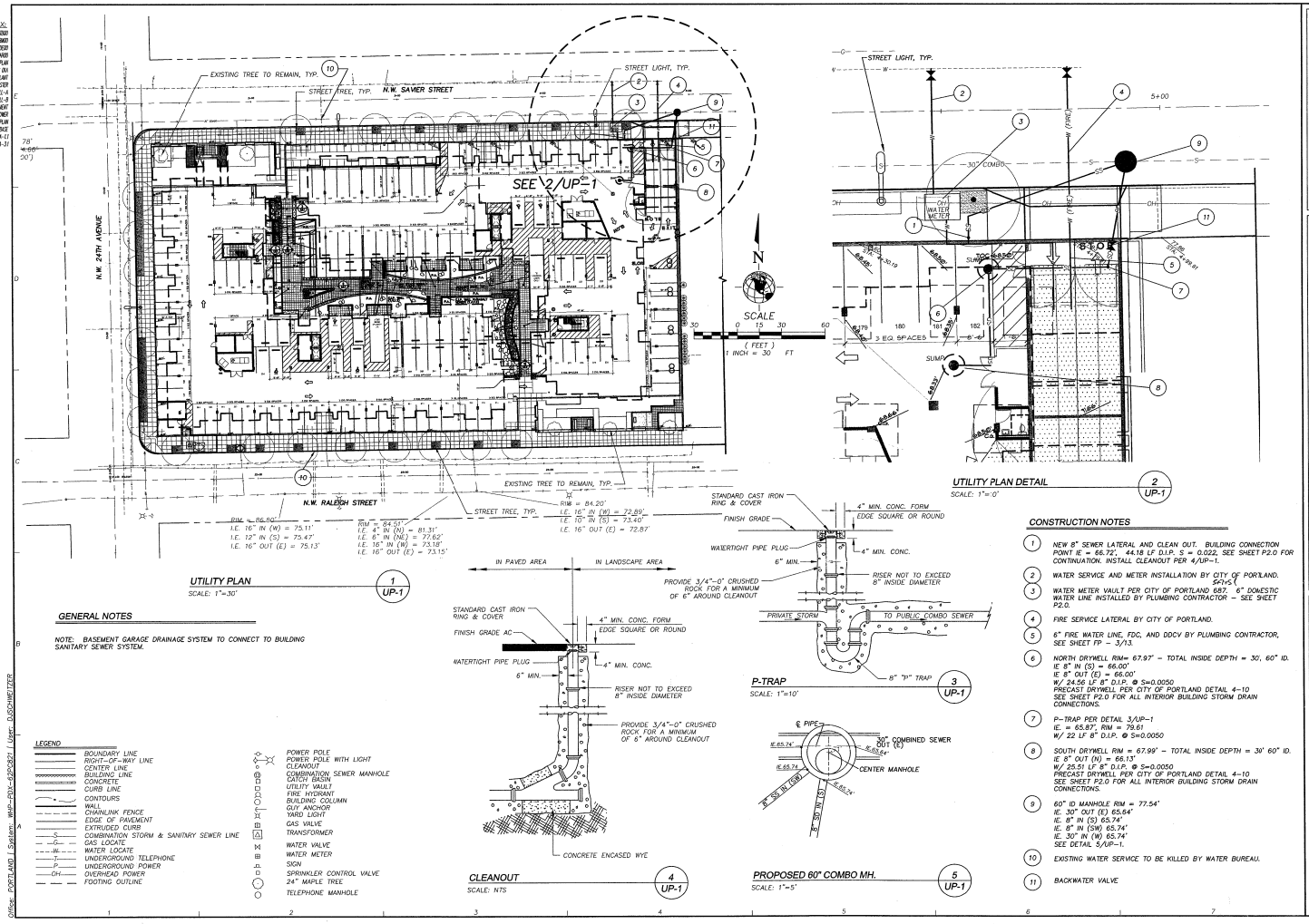
STREET TREE PLAN

C1.09

100% CONSTRUCTION DOCUMENTS

PLOTTED: MARCH 11/2004 9:23 AM
J:\S-Z\TCR - NW RALEIGH COURT\041100\DV\VIEWS

FOR REVISIONS ONLY



DWG INDEX:
31650-001-FDN0
31650-001-GN01
31650-001-SITE0
31650-001-UTL0
X-SITEUM
X-BUILDING UM
GN-01.MT
X-GRD-WATER
X-DKEL-A
X-DKEL-B
XP-BASEMT
X-SIB-LINER
X-LOBBY-PLAN
GNADA12
A-11
A-31

GENERAL NOTES

NOTE: BASEMENT GARAGE DRAINAGE SYSTEM TO CONNECT TO BUILDING SANITARY SEWER SYSTEM.

LEGEND

BOUNDARY LINE	POWER POLE
RIGHT-OF-WAY LINE	POWER POLE WITH LIGHT
CENTER LINE	CLEANOUT
BUILDING LINE	COMBINATION SEWER MANHOLE
CONCRETE	CATCH BASIN
CURB LINE	UTILITY VAULT
CONTOURS	FIRE HYDRANT
WALL	BUILDING COLUMN
CHAINLINK FENCE	GUY ANCHOR
EDGE OF PAVEMENT	YARD LIGHT
EXTRUDED CURB	GAS VALVE
COMBINATION STORM & SANITARY SEWER LINE	TRANSFORMER
GAS LOCATE	WATER VALVE
WATER LOCATE	WATER METER
UNDERGROUND TELEPHONE	SIGN
UNDERGROUND POWER	SPRINKLER CONTROL VALVE
OVERHEAD POWER	24" MAPLE TREE
FOOTING OUTLINE	TELEPHONE MANHOLE

CONSTRUCTION NOTES

1. NEW 8" SEWER LATERAL AND CLEAN OUT. BUILDING CONNECTION POINT IE = 66.72', 44.18 LF D.I.P. S = 0.022, SEE SHEET P2.0 FOR CONTINUATION. INSTALL CLEANOUT PER 4/UP-1.
2. WATER SERVICE AND METER INSTALLATION BY CITY OF PORTLAND. 5/7/04
3. WATER METER VAULT PER CITY OF PORTLAND 687. 6" DOMESTIC WATER LINE INSTALLED BY PLUMBING CONTRACTOR – SEE SHEET P2.0.
4. FIRE SERVICE LATERAL BY CITY OF PORTLAND.
5. 6" FIRE WATER LINE, FDC, AND DDCV BY PLUMBING CONTRACTOR, SEE SHEET FP – 3/13.
6. NORTH DRYWELL RIM= 67.97' – TOTAL INSIDE DEPTH = 30', 60" ID.
   IE 8" IN (S) = 66.00'
   IE 8" OUT (E) = 66.00'
   W/ 24.56 LF 8" D.I.P. @ S=0.0050
   PRECAST DRYWELL PER CITY OF PORTLAND DETAIL 4-10
   SEE SHEET P2.0 FOR ALL INTERIOR BUILDING STORM DRAIN CONNECTIONS.
7. P-TRAP PER DETAIL 3/UP-1
   IE. = 65.87', RIM = 79.61
   W/ 22 LF 8" D.I.P. @ S=0.0050
8. SOUTH DRYWELL RIM = 67.99' – TOTAL INSIDE DEPTH = 30' 60" ID.
   IE 8" OUT (N) = 66.13'
   W/ 25.51 LF 8" D.I.P. @ S=0.0050
   PRECAST DRYWELL PER CITY OF PORTLAND DETAIL 4-10
   SEE SHEET P2.0 FOR ALL INTERIOR BUILDING STORM DRAIN CONNECTIONS.
9. 60" ID MANHOLE RIM = 77.54'
   IE. 30" OUT (E) 65.64'
   IE. 8" IN (S) 65.74'
   IE. 8" IN (SW) 65.74'
   IE. 30" IN (W) 65.74'
   SEE DETAIL 5/UP-1.
10. EXISTING WATER SERVICE TO BE KILLED BY WATER BUREAU.
11. BACKWATER VALVE

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TRAMMEL CROW
NW RALEIGH COURT
SITE
UTILITY PLAN

PORTLAND, OREGON
SCALE: 1"=30'
PROJECT NO. 31650
DRAWING FILE NAME: 31650-LAND-up01

REGISTERED PROFESSIONAL ENGINEER
DAVID L. DOPP
OREGON
NOV. 18, 1997
EXPIRES: 12/31/04

DESIGNED BY:	RWC	CHECKED BY:	DOP
DRAWN BY:	DJS	APPROVED BY:	DOP
LAST EDIT:	03/18/05	PLOT DATE:	03/09/05

DATE	BY	REV#	REVISION	CK'D/APPR

SHEET
UP-1

REGISTERED PROFESSIONAL ARCHITECT
DAVID L. DOPP
OREGON
NOV. 18, 1997
EXPIRES 6/30/05

ANKROM MOISAN
ARCHITECTURE INTERIORS PLANNING
5720 SW 44th AVE, SUITE 100, PORTLAND, OREGON 97219
PHONE 503-245-7100 FAX 503-245-7110 WWW.AMAA.COM

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UTILITY PLAN

UP–1

100% CONSTRUCTION DOCUMENTS

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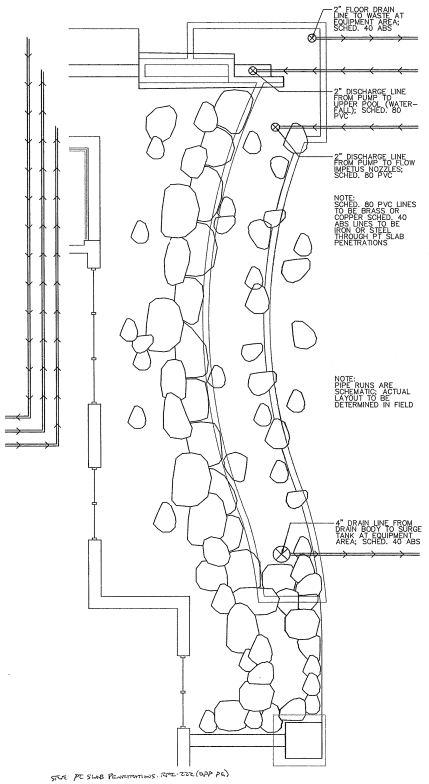
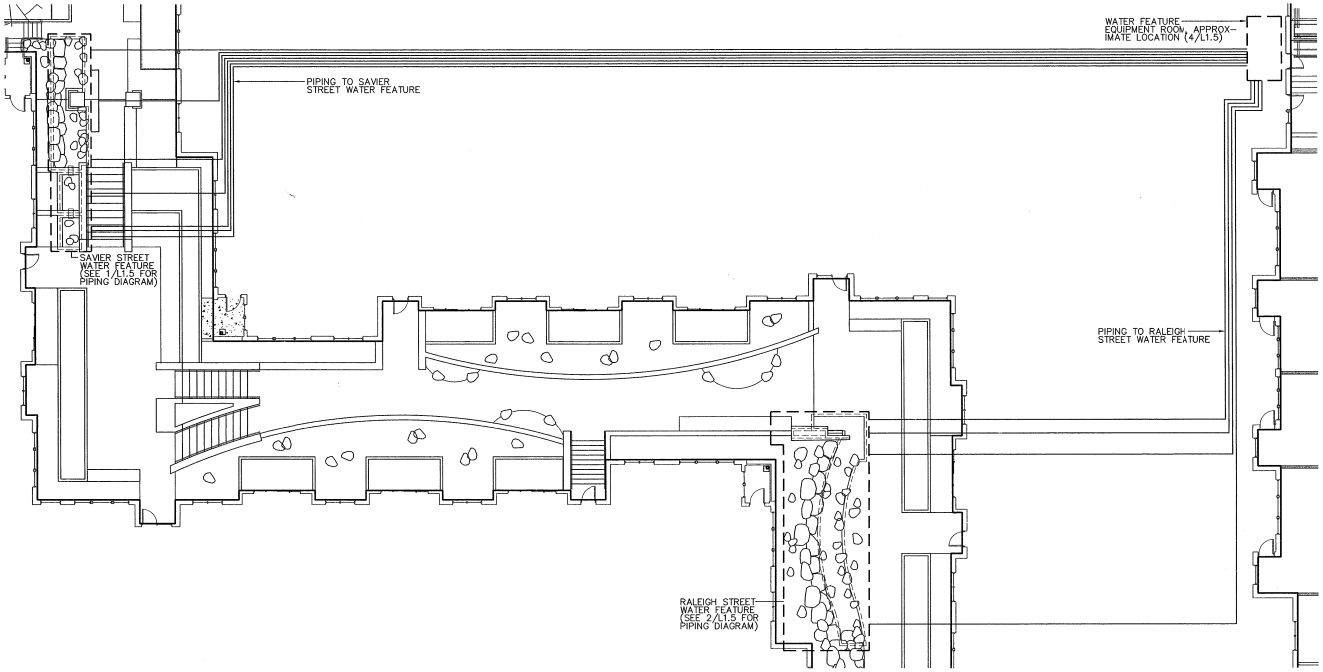
Plotted On: Mar 09, 2005 - 1:25pm
CD:\Autocad\Work\31650-land01 31650-ARE-EDD 31650-ext-c00 X-Sitepln x-building 01a 041HLPLANT x-Grd-Master x-shell-1 x-shell-B XP-Basement x-Grd-Lower x-lobby-plan 041HLBASE c-1.1 c-3.1 c-5.1 c-3.1 b-6.1 b-4.1 c-4.1 c-2.1 c-2.1 b-3.1 b-2.1 b-1.1 b-3.1 041HCONST xp-basement05mar05

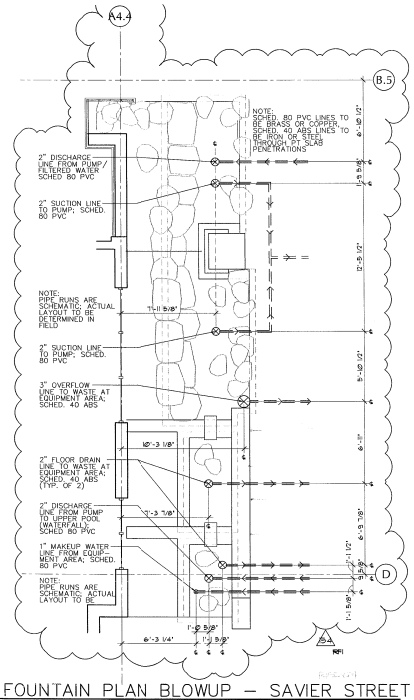


SEE PC SLAB PENETRATIONS. REF: E2.2 (6/P P6)

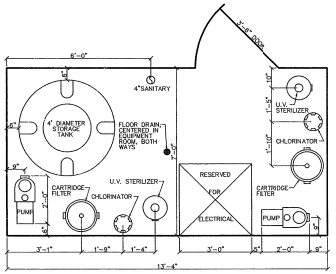
1 FOUNTAIN PIPING PLAN BLOWUP
RALEIGH STREET
1/4" = 1'-0"



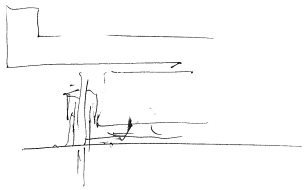
2 FOUNTAIN PIPING PLAN
1" = 10'-0"



3 FOUNTAIN PLAN BLOWUP – SAVIER STREET
1/4"=1'-0"



4 FOUNTAIN EQUIPMENT ROOM
1/2" = 1'-0"



north

0' 5' 10' 20'
1"=10'-0"
(at full scale)

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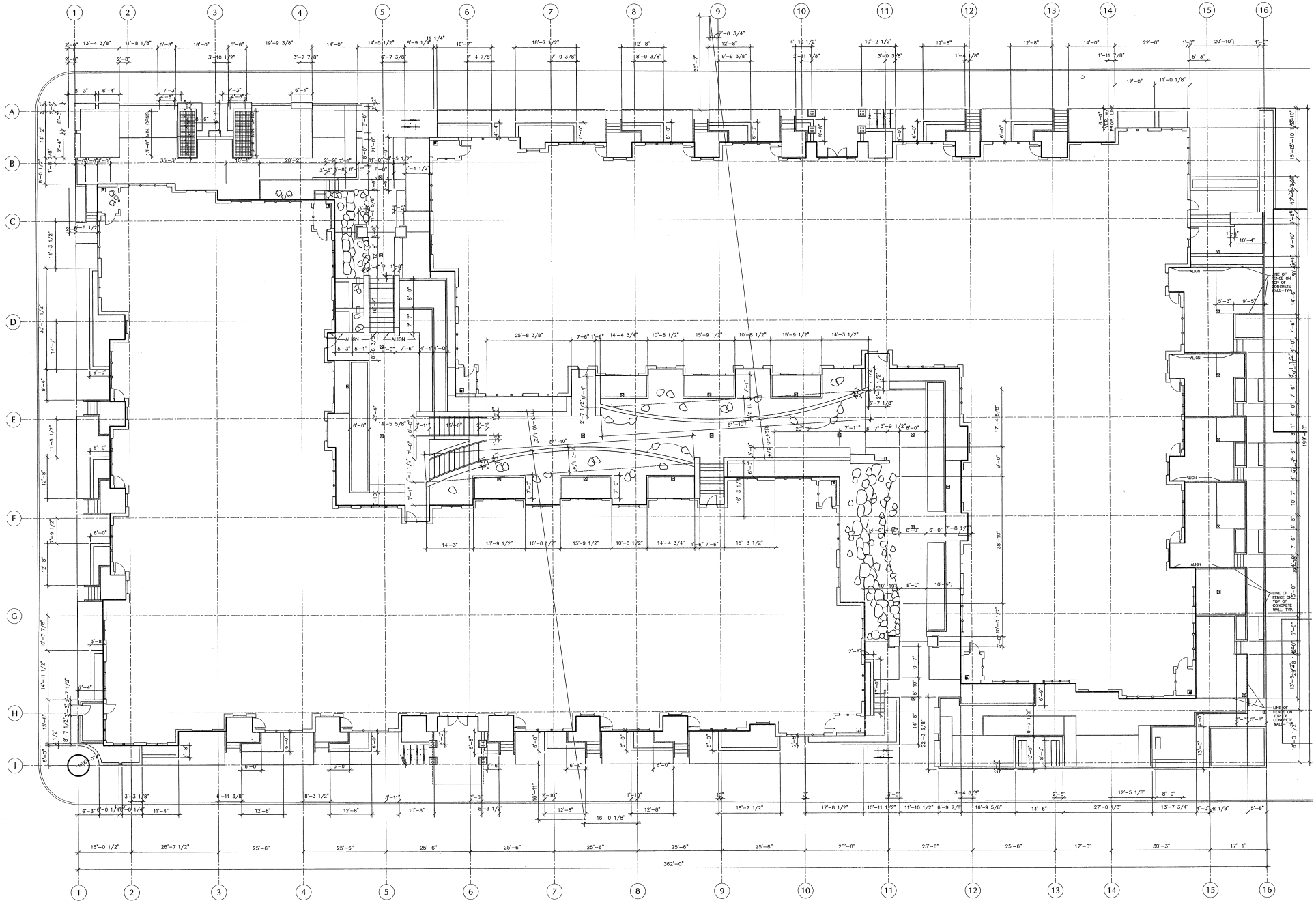
LANDSCAPE FOUNTAIN PIPING PLAN & DETAILS

L1.5

PLOTTED: ROBERT MAHER 1/7/2004 9:23 AM
J:\5-SITE\-NW RALEIGH COURT\041100\CD\X34X11.DWG



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SITE LAYOUT PLAN

L2.1

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TCR

Request For Information 463

Detailed, Sorted by RFI Number

The Park 1800 S.W. 58th Avenue, Portland, OR 97210	Project # 003600 Fax: 503.226.0203 Fax: 503.243.6115	TCR Construction	

Answer Company	Answered By	Author Company	Authored By
Antoine Molzan Associated Architects 4700 S.E. Meadows Suite 130 Portland, OR 97206	Emily Gaiser	TCR Construction 1200 NW Naito Pl. Portland, OR 97209	David Johnson

Co-Respondent: Author RFI Number:

Subject: Discipline: Category:
Sand Rust & Sewage

Cc: Company Name	Contact Name	Copies	Notes
Antoine Molzan Associated Architects	Emily Gaiser	Postal Website Viewfile	

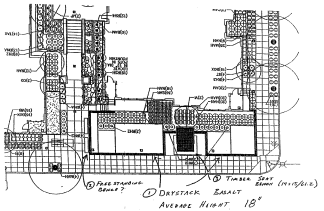
Question: Date Required: 11/02/2005

Please confirm the following changes, see attached sketch for clarification:
1. Please confirm that the sand rust at the exterior concrete walls has been changed to dry stack based backfill. Please confirm what the rust color is and where it occurs.
2. Will the change to the stack based and the timber seats changing to sawcut stone?
3. Please confirm that we do not have a timber seat wrapping around the corner.

Suggestion:

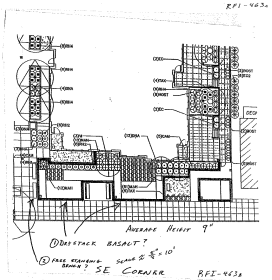
Comments:
See #1. The sand rust has been believed and to stuck with owner to be trusted certainly.
Please very the correct plans of the dry stack walls were developed by SLA and submitted to site.
Please see the attached sketch for clarification. Also, please see the stack stone also identified themselves at each entry changing to a new security product (bamboo & rock were formally used.)
Timber seat wrapping around the corner is not in the plans.
Rough heights of walls may vary as indicated on extended SLA drawings, it should be noted that no top of wall structure constraint as shown.

Answer: Date Answered: 11/03/2005
I have not reviewed SLA's comments pertaining to the RFI and find that the attached response is sufficient in answering the question.
Please refer Sylac Section 02870 Site Furnishing for specified benches.



NW CORNER

RFI-463a



RFI-463b

TCR

Request For Information 082

Detailed, Sorted by RFI Number

The Park 1800 S.W. 58th Avenue, Portland, OR 97210	Project # 003600 Fax: 503.226.0203 Fax: 503.243.6115	TCR Construction	

Answer Company	Answered By	Author Company	Authored By
Antoine Molzan Associated Architects 4700 S.E. Meadows Suite 130 Portland, OR 97206	Emily Gaiser	TCR Construction 1200 NW Naito Pl. Portland, OR 97209	Emil Kamont

Co-Respondent: Author RFI Number:

Subject: Discipline: Category:
Hardscape

Cc: Company Name	Contact Name	Copies	Notes
Warner Sievers & Associates, Inc. TCR Construction	David Aronson David Johnson	Postal Website	
Antoine Molzan Associated Architects	Emily Gaiser	Postal Website	
Antoine Molzan Associated Architects	Marc Nordson	Postal Website	

Question: Date Required: 09/26/05

Please confirm we are above on Landscape Drawings and within these drawings well conforming to shown not noted as "see structural".

1. Which Planter walls need to be connected on cruciform or exterior ground floor concrete.

2. If wall does not need to be anchored to the deck, what is the detail for bottom of wall, will there be a shallow footing or does wall need to go down to the deck.

3. Is there any connection of walls to vertical surface of adjacent concrete?

4. Please provide hand to grade for dry rock wall, but require Sawed stepping in post tension concrete.

5. All planter walls to be connected to structural deck.

6. See detail 6 on sheet S-4 for connection of cruciform walls to PT cast and wall reinforcing. For wall visible within feet of "otherwise" see cross detail for wall detailing.

Wall is continuous from ex-(6) see details 2/S-3 and 3/S-3.

7. no

8. The only structure at SLATT area that we will require closure is for the ventilation gate. The reinforcing is shown on detail 13 and 14/S-3 of the structural drawings.

Answer: Date Answered: 09/26/05
See structural comments. Note that all of the pilasters are on board, we should strive a masking to add all revision with the structural work for a general review of the design.

TCR

Request For Information 383

Detailed, Sorted by RFI Number

The Park 1800 S.W. 58th Avenue, Portland, OR 97210	Project # 003600 Fax: 503.226.0203 Fax: 503.243.6115	TCR Construction	

Answer Company	Answered By	Author Company	Authored By
Antoine Molzan Associated Architects 4700 S.E. Meadows Suite 130 Portland, OR 97206	Emily Gaiser	TCR Construction 1200 NW Naito Pl. Portland, OR 97209	David Johnson

Co-Respondent: Author RFI Number:

Subject: Discipline: Category:
Landscape Changes Non-structural

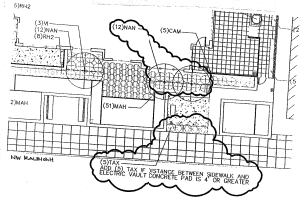
Cc: Company Name	Contact Name	Copies	Notes

Question: Date Required: 11/30/2005
Related to the attached design or market cancer of the planter and other revisions to the landscaping, please provide the attached sketch for the changes.
It was also noted that the number 2 stairs from the sidewalk on the parker does not appear to be correct. Please review and correct.

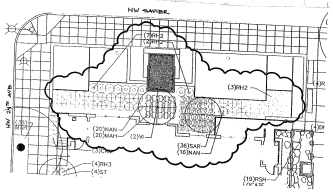
Suggestion:

Comments:

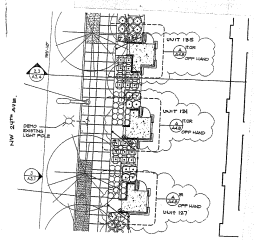
Answer: Date Answered: 11/30/2005
See attached drawings (RFI-383) to reviewed Grading Changes at the existing trees and post-stair clarification.



PLANTING CHANGES RFI-383
11/30/05



PLANTING CHANGES RFI-383
11/30/05



STAIR CLARIFICATION RFI-383
11/30/05