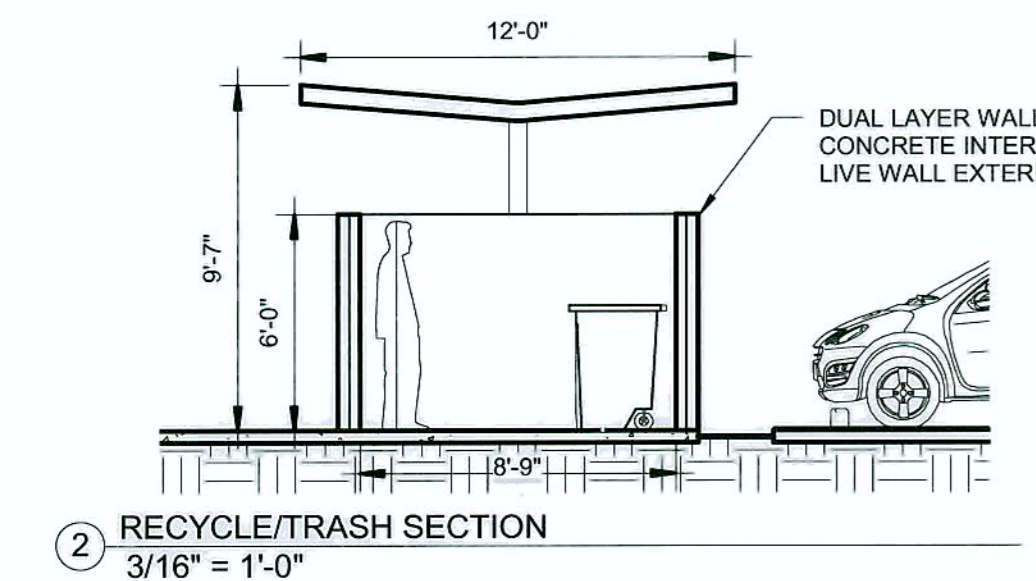
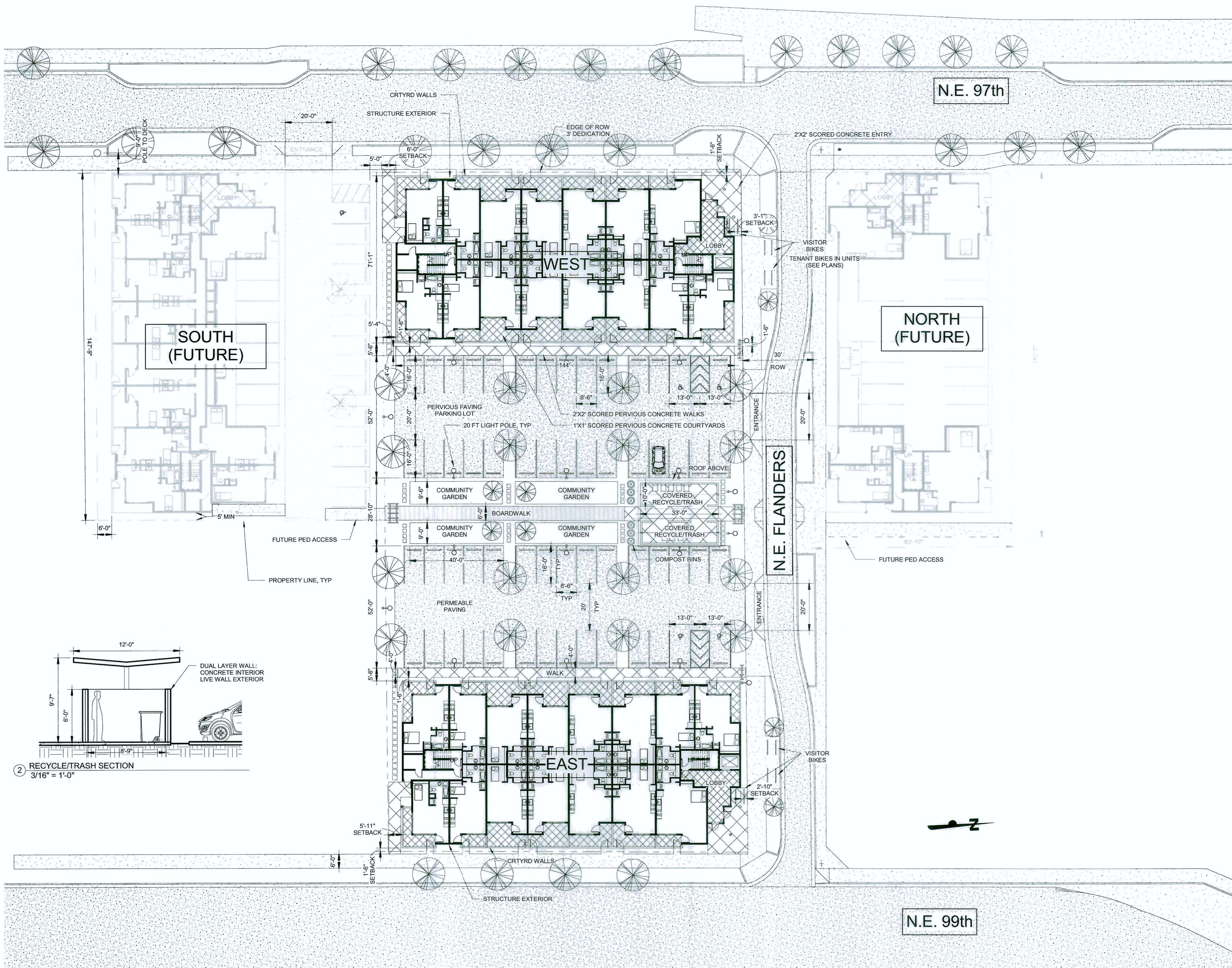


# The Rose



NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17



NEW LOT SIZES	
Name	Area
WEST/EAST	44249 SF
NORTH	13002 SF
SOUTH	18052 SF

NET LOT AREA CALCULATIONS:

**WEST:**  
 LOTS 29, 30, 31: DEDICATION = 3FT, ROW = 30FT  
 AREA REDUCTION =  $3 \times (61 \times 3) + 30 \times 150.8 = 5073$   
 NET AREA  $29,30,31 = 22672SF$   
 # UNITS:  $22672SF / 500 SF/UNIT = 45$  UNITS REQ.  
 # UNITS REQUIRED: 45  
 # UNITS PROPOSED: 45

**EAST:**  
 LOTS 7, 8, 9: DEDICATION = 9FT, ROW = 30FT  
 AREA REDUCTION =  $9 \times (61 \times 3) + 30 \times 150.8 = 6147SF$   
 NET AREA  $7,8,9 = 21590SF$   
 # UNITS:  $21590SF / 500 SF/UNIT = 43$  UNITS REQ.  
 # UNITS REQUIRED: 43  
 # UNITS PROPOSED: 45

**NORTH:**  
 LOTS 32: DEDICATION = 3FT  
 AREA REDUCTION =  $3 \times 84 = 252SF$   
 NET AREA  $32 = 13002SF$   
 # UNITS:  $13002SF / 500 SF/UNIT = 27$  UNITS REQ.  
 # UNITS REQUIRED: 27  
 # UNITS PROPOSED: 35

**SOUTH:**  
 LOTS 27, 28: DEDICATION = 3FT  
 AREA REDUCTION =  $3 \times (61 \times 2) = 366F$   
 NET AREA  $27,28 = 18052SF$   
 # UNITS:  $18052SF / 500 SF/UNIT = 36$  UNITS REQ.  
 # UNITS REQUIRED: 36  
 # UNITS PROPOSED: 37

F.A.R.:

BLDG AREA =	27058SF	RENTABLE COMMON PER BLDG
	+ 2879SF	
	= 29937SF	
X 2 BLDGS		
	= 59874SF	TOTAL
		*****

WEST/EAST:  $59874 / 44249 = 1.35$  F.A.R.

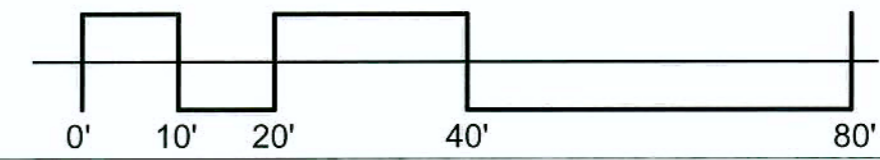
**ARCHITECT**  
 CRAIG MONAGHAN, ARCHITECT  
 4522 LOWER DRIVE  
 LAKE OSWEGO, OR 97035  
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**OWNER**  
 GORDON JONES, PRINCIPLE  
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 #302  
 PORTLAND, OR 97220

**THE ROSE WEST**  
 318 NE 97TH AVE  
**AND**  
**THE ROSE EAST**  
 333 NE 99TH AVE  
 PORTLAND, OR 97220

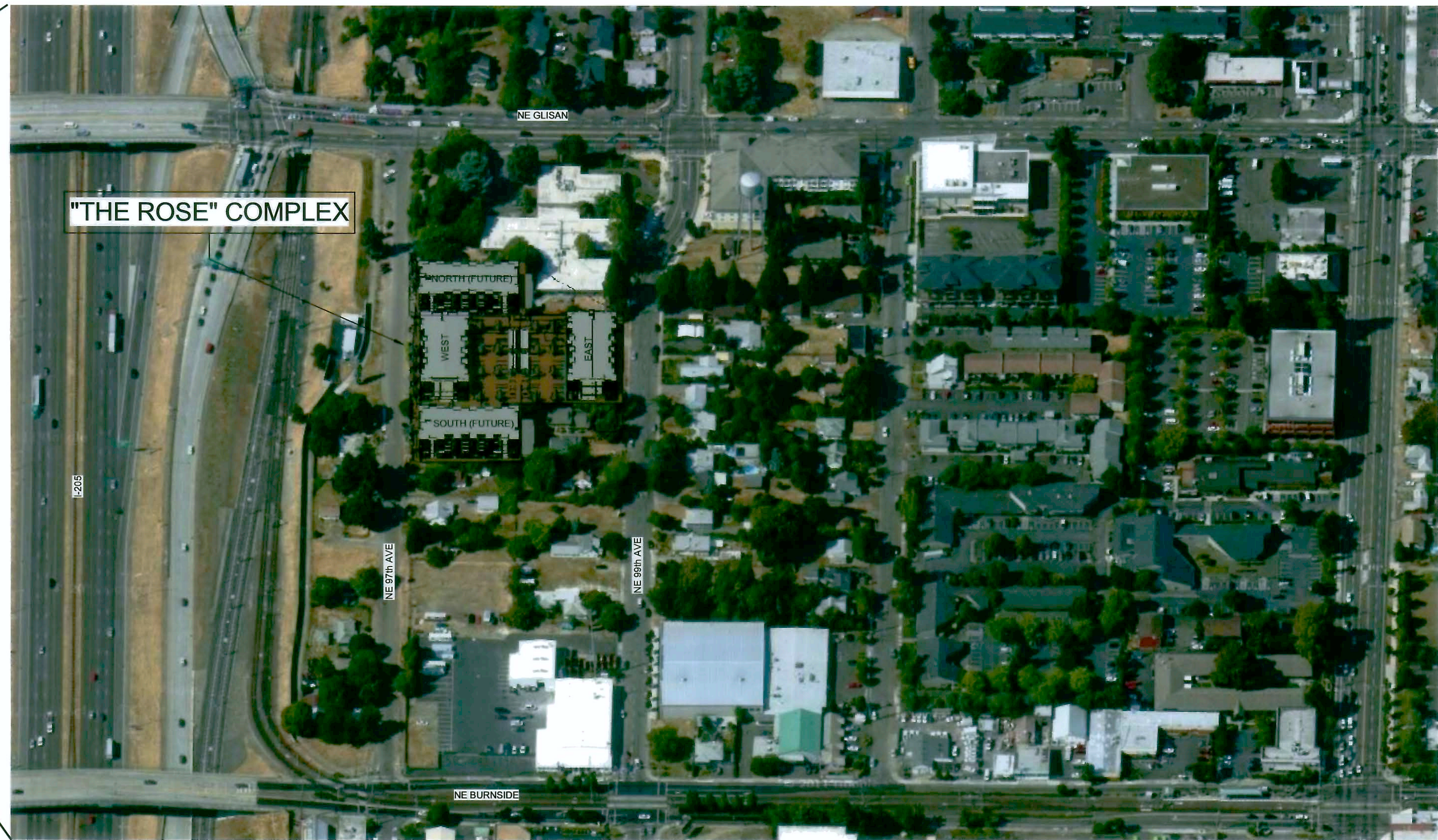
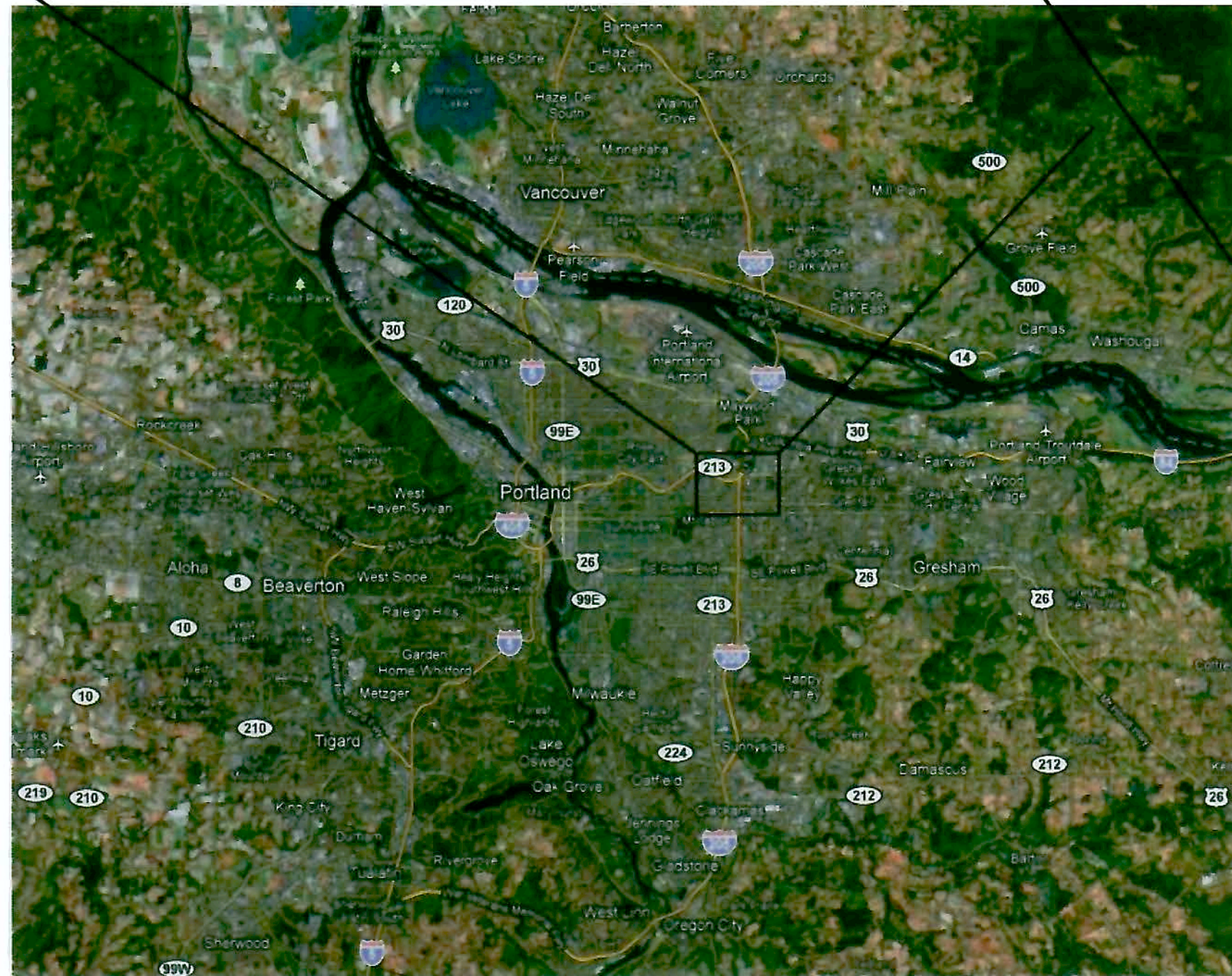
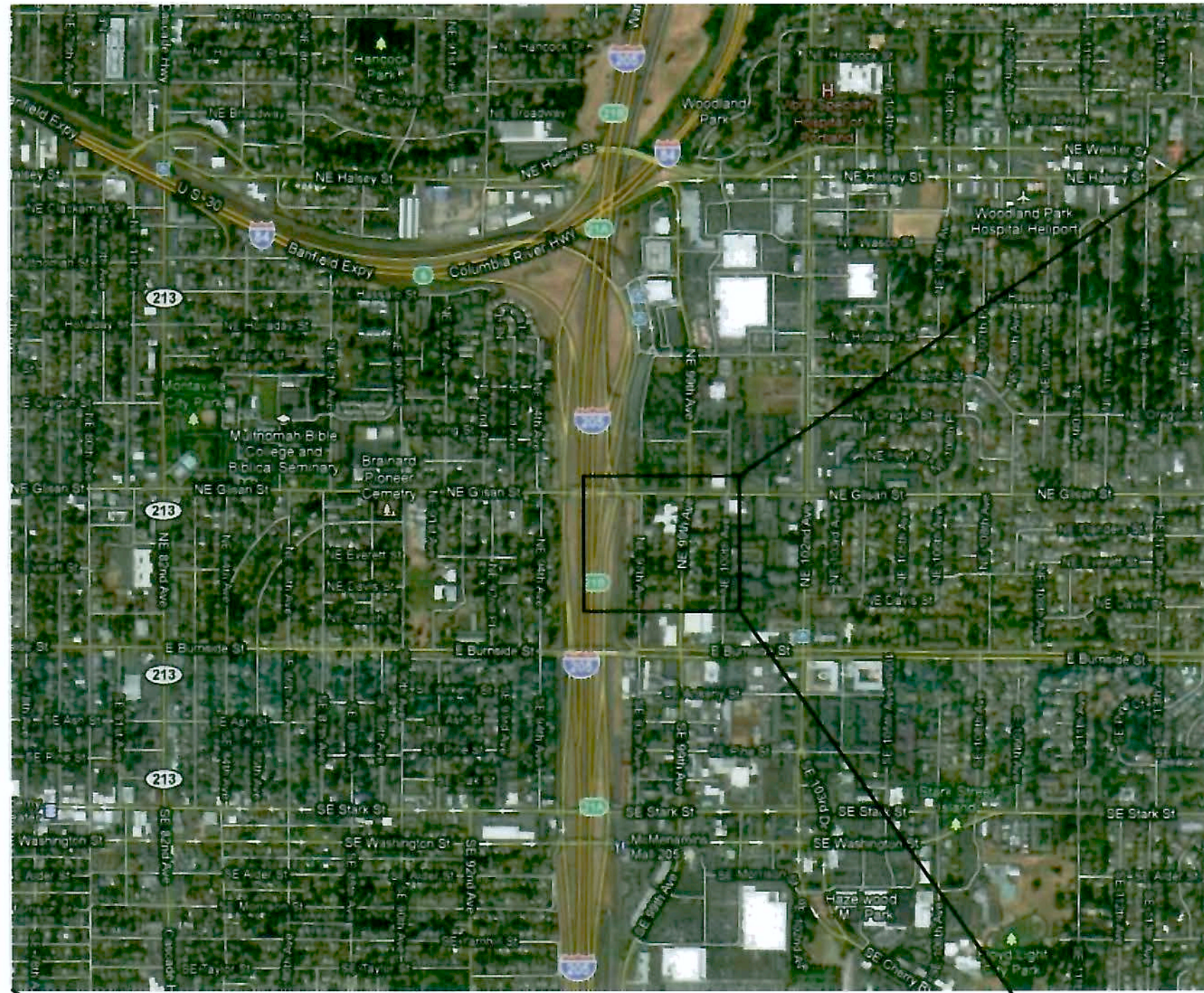
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**PLAN**

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Size	D
Drawn by	LHANSON
Date	8-5-2011
Scale	As indicated



ID	Date

**A0.2**



NOTE: SCALE IS  
HALF THE  
INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

**ARCHITECT**

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**OWNER**

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PORTLAND, OR 97220

**THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 99TH AVE  
PORTLAND, OR 97220**

**VICINITY PLAN**

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Drawn by	LHANSON		
Date	8-5-2011		
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ID		Date	
Revision Schedule		A0.3	





NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

**ARCHITECT**  
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 (503) 622-9000  
 E-MAIL: monaghan.craig@gmail.com

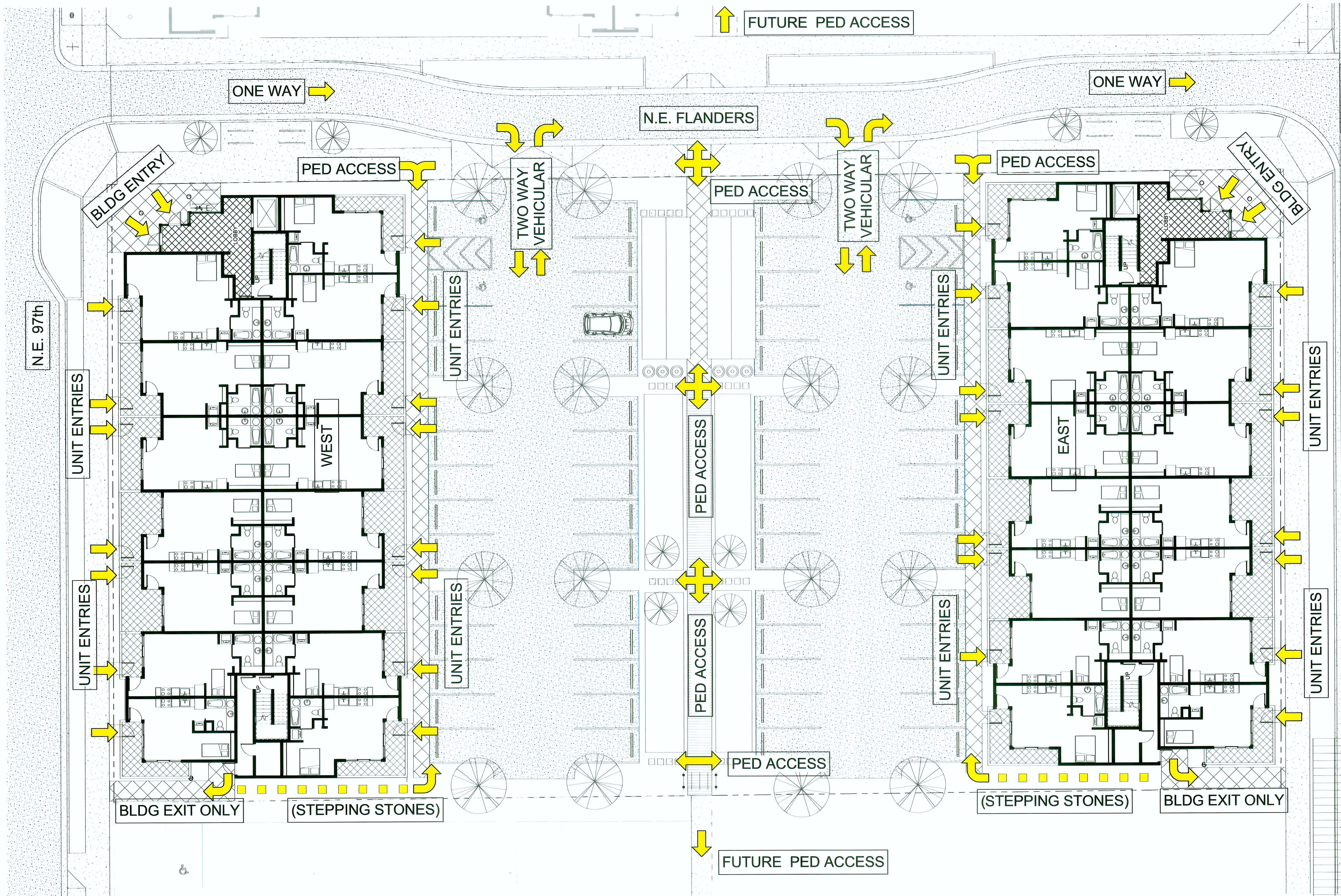
**OWNER**  
 GORDON JONES, PRINCIPLE  
 9837 NE IRVING ST  
 #302  
 PORTLAND, OR 97220

**THE ROSE WEST**  
 318 NE 97TH AVE  
**AND**  
**THE ROSE EAST**  
 333 NE 99TH AVE  
 PORTLAND, OR 97220

**SITE CIRCULATION**  
**DIAGRAM**

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 Scale: 3/32" = 1'-0"

**A0.6**



ID	Date



NOTE: SCALE IS  
HALF THE  
INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

**ARCHITECT**  
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#302  
PORTLAND, OR 97220

THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 99TH AVE  
PORTLAND, OR 97220

MISC.  
RENDERINGS

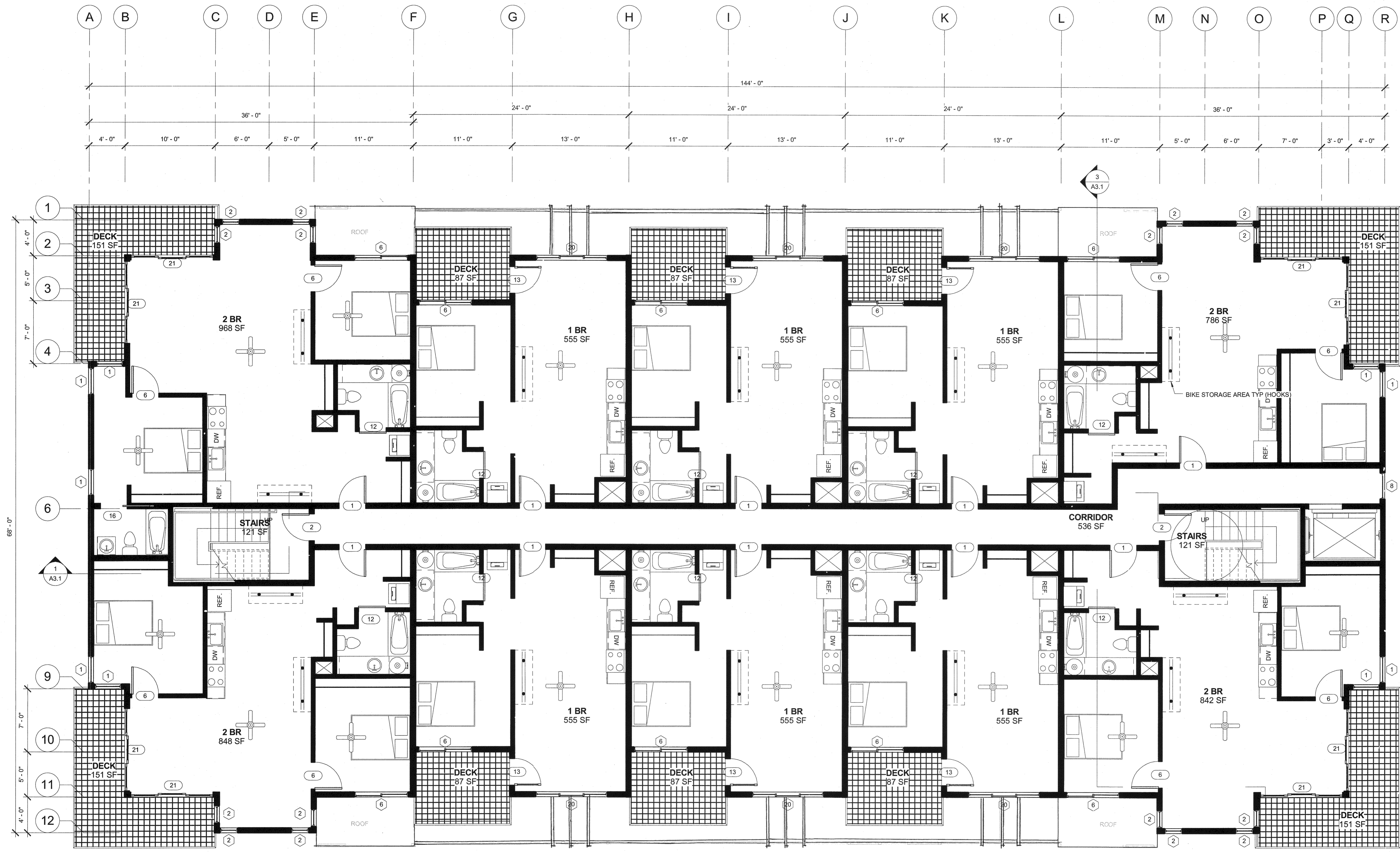
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Date	
8-5-2011	
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A0.7

ID	Date
Revision Schedule	







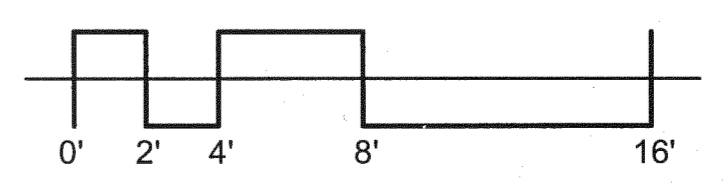
NOTE: SCALE IS  
HALF THE  
INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

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**THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 99TH AVE  
PORTLAND, OR 97220**

**SECOND FLOOR  
PLAN**



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Project number	Size
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Drawn by	
LHANSON	
Date	
6-30-2011	
Scale	
3/16" = 1'-0"	
<b>A1.2</b>	
ID	Date
Revision Schedule	

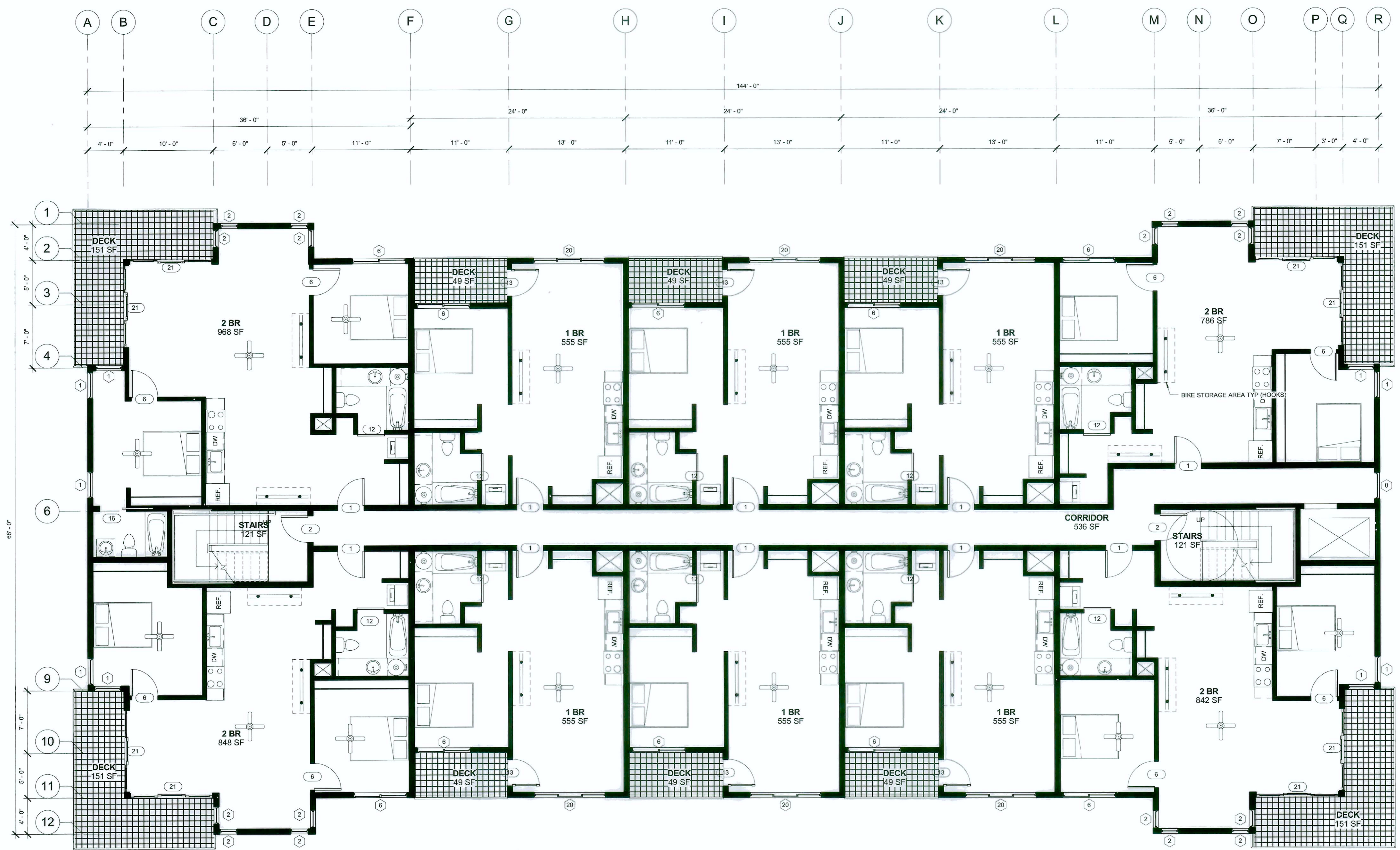
NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

**ARCHITECT**  
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 AND  
 THE ROSE EAST  
 333 NE 99TH AVE  
 PORTLAND, OR 97220

**THIRD FLOOR PLAN**



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Drawn by	
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6-30-2011	
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ID	Date
Revision Schedule	

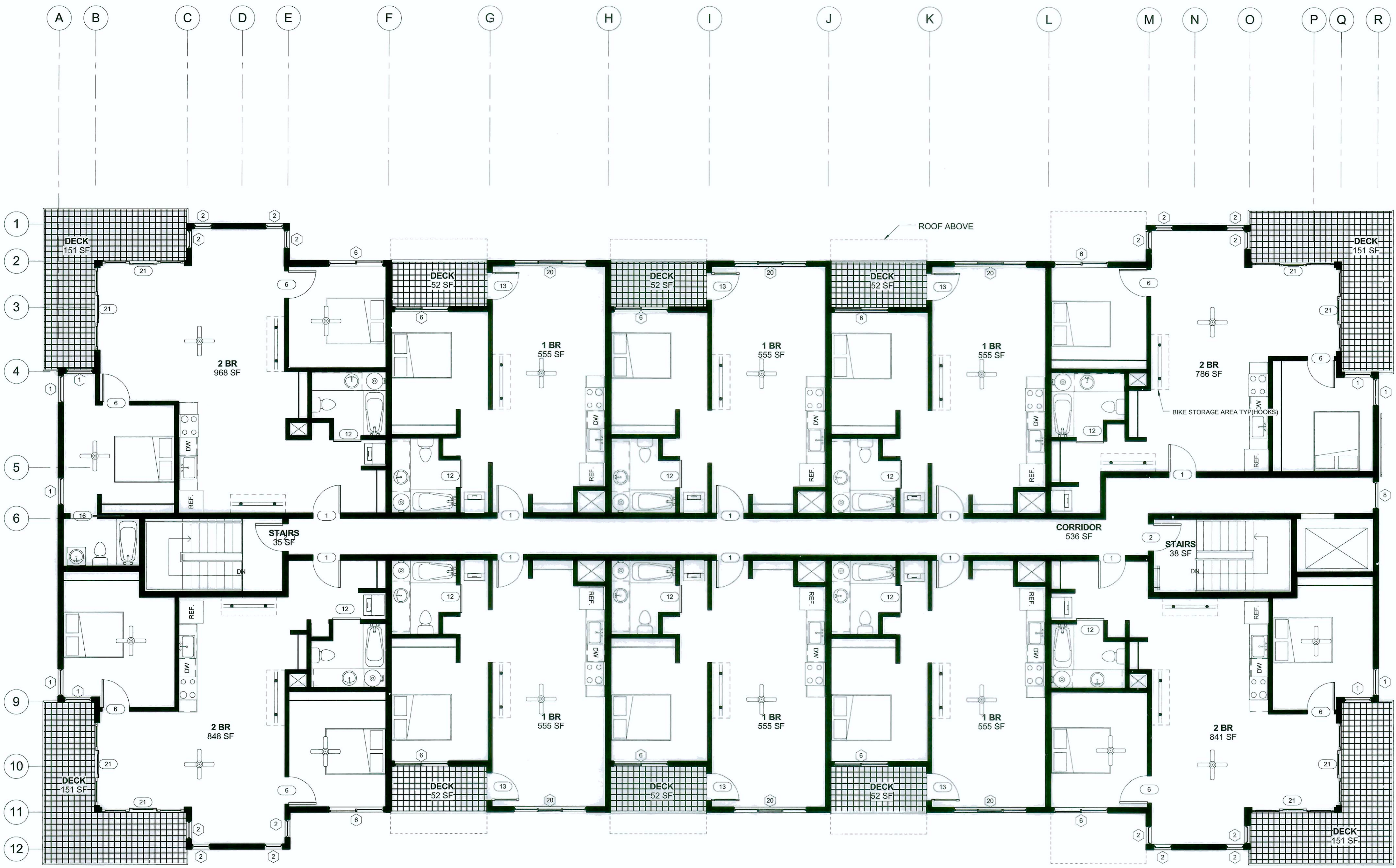
NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

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 318 NE 97TH AVE  
 AND  
 THE ROSE EAST  
 333 NE 99TH AVE  
 PORTLAND, OR 97220

**FOURTH FLOOR PLAN**



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Date		6-30-2011
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**A1.4**

ID	Date

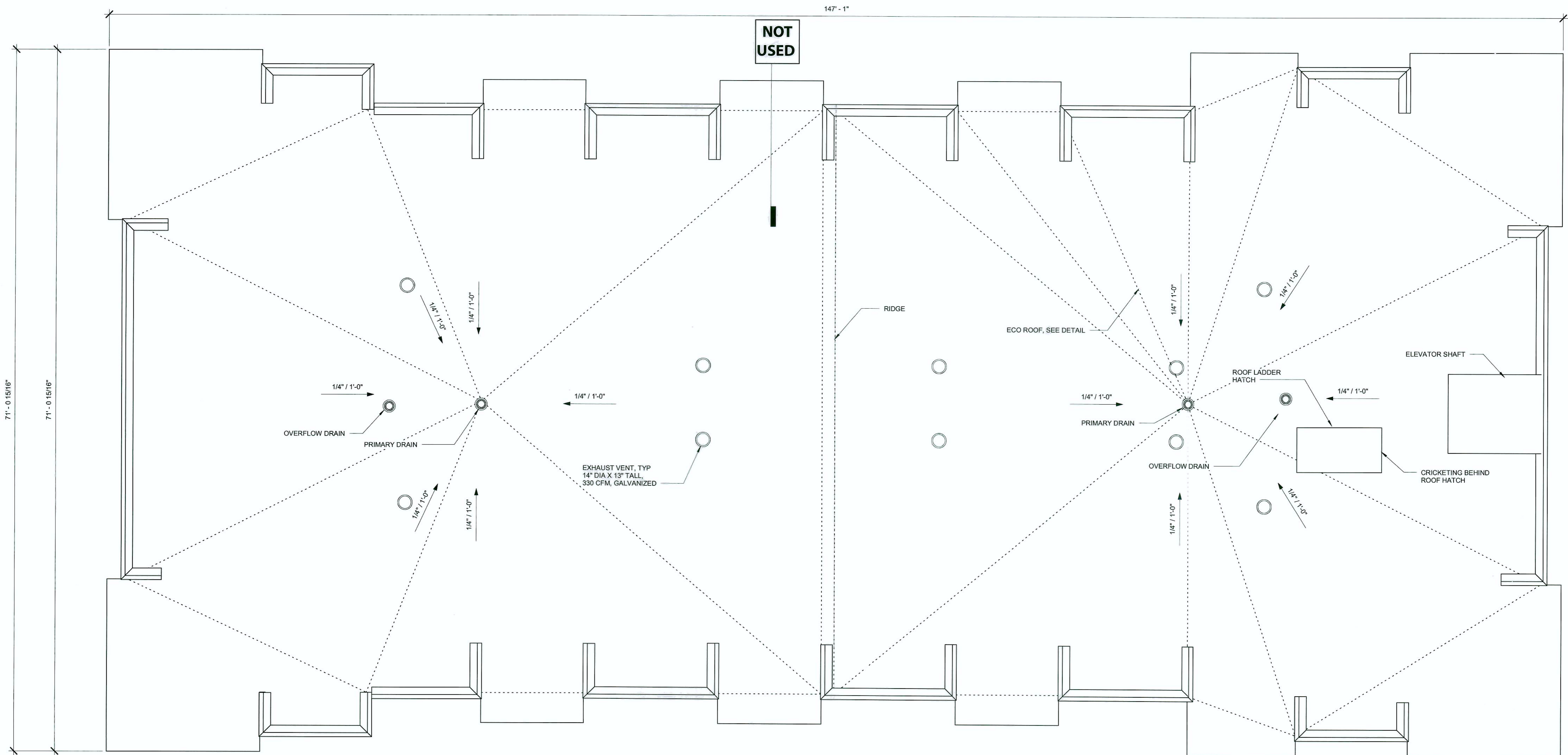
NOTE: SCALE IS  
HALF THE  
INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

**ARCHITECT**  
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PORTLAND, OR 97220

**THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 99TH AVE  
PORTLAND, OR 97220**

**ROOF PLAN**



NOT  
USED

147' - 1"

71' - 0 15/16"

71' - 0 15/16"

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Drawn by LHANSON			
Date 6-30-2011			
Scale As indicated			
<b>A1.5</b>			
ID	Date		
Revision Schedule			

NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

**ARCHITECT**  
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 LAKE OSWEGO, OR 97035  
 (503) 522-9000  
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 #302  
 PORTLAND, OR 97220

THE ROSE WEST  
 318 NE 97TH AVE  
 AND  
 THE ROSE EAST  
 333 NE 99TH AVE  
 PORTLAND, OR 97220

ELEVATIONS

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 Scale As indicated

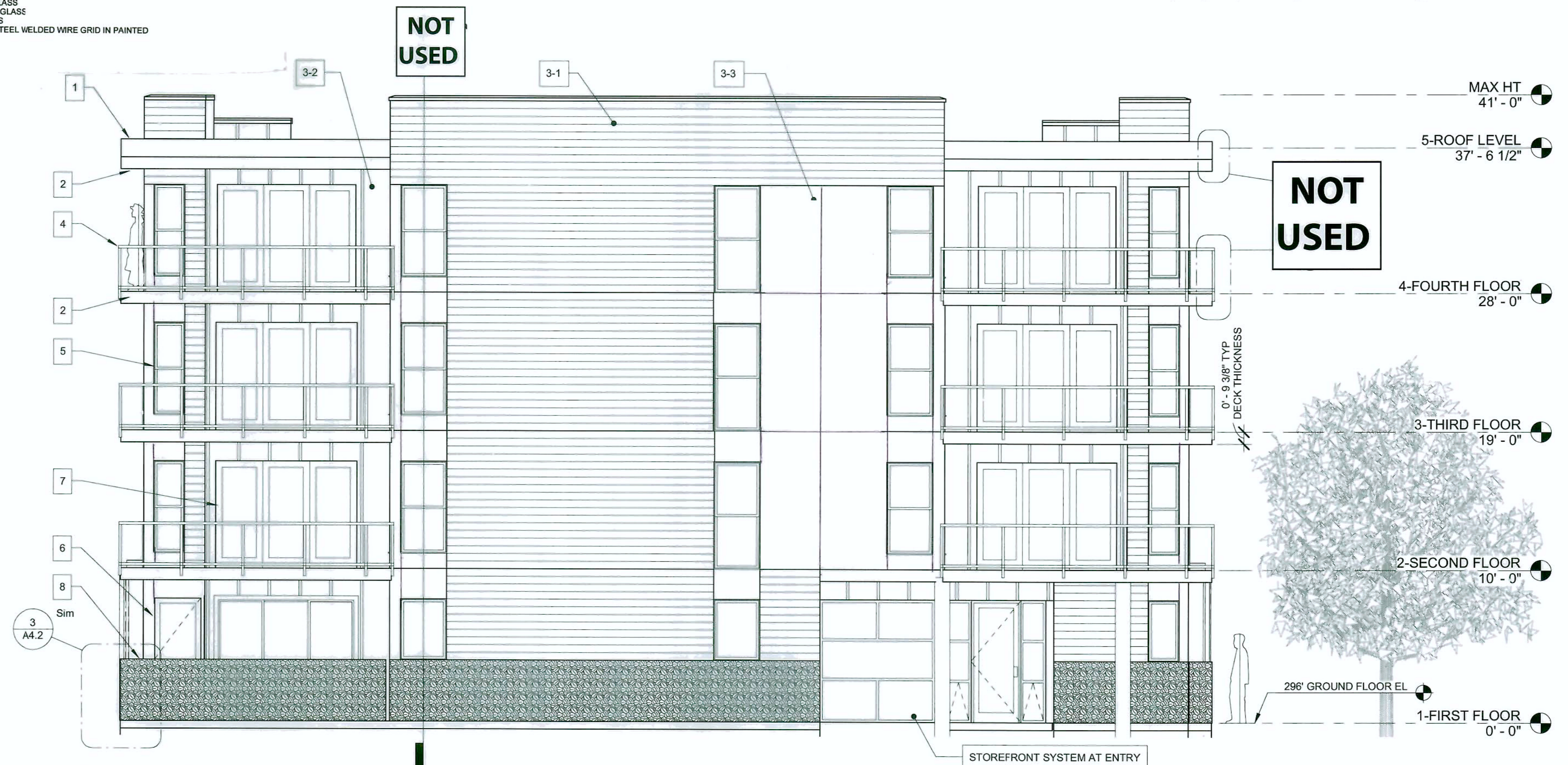
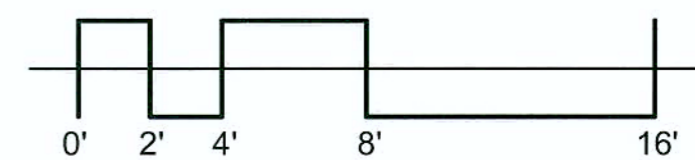
A2.1



① A2.1 MAIN North (ON PRINT)  
 3/16" = 1'-0"

WEST ELEVATION, THE ROSE WEST  
 EAST ELEVATION, THE ROSE EAST (OPPOSITE HAND)

- EXTERIOR MATERIALS
1. ROOF: BUILT-UP ROOFING W/ REFLECTIVE COATING
  2. SOFFITS, PAINTED EXTERIOR GYP. BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
  3. SIDINGS:
  - 3-1. PRE-PAINTED SMOOTH CEDAR 1 x 6 T&G HORIZONTAL CHANNEL SIDING W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS, S/S BLINC NAILING ON TONGUE
  - 3-2. PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C., S/S NAILING UNDER BATTS
  - 3-3. PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
  4. RAILINGS, BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
  5. WINDOWS, NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
  6. SLIDING DOORS, PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
  7. SLIDING DOORS, NARROW PROFILE, HEAVY DUTY, VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
  8. "LIVING SCREEN", FIRST FLOOR COURTYARD FENCES AND VAINSCOTING, 3 x 3 x 3 1/2 gal MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
  9. PAINTED STEEL COLUMNS, BEAMS & TRELIS
  10. GATE, MILD STEEL FRAME W/ 4 x 4 x 3 gal MILD STEEL WELDED WIRE FABRIC
  11. STOREFRONT, CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
  12. COLUMN, SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
  13. FASCIA, PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
  14. TRASH WALL, NATURAL CEMENT SACK FINSH CMU



② A2.1 MAIN East (ON PRINT)  
 3/16" = 1'-0"

NORTH ELEVATION, THE ROSE WEST  
 NORTH ELEVATION, THE ROSE EAST (OPPOSITE HAND)

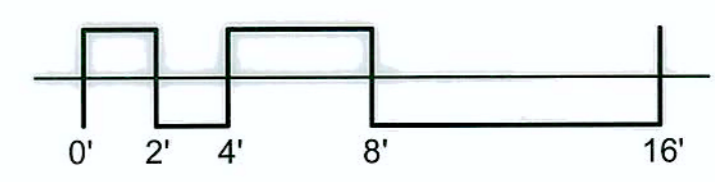
ID	Date

NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17



SOUTH ELEVATION, THE ROSE WEST  
SOUTH ELEVATION, THE ROSE EAST (OPPOSITE HAND)

- EXTERIOR MATERIALS
1. ROOF: BUILT-UP ROOFING W/ REFLECTIVE COATING
  2. SOFFITS: PAINTED EXTERIOR OYP.BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
  3. SIDINGS:
    - 3-1. PRE-PAINTED SMOOTH CEDAR 1 x 6 T&G HORIZONTAL CHANNEL SIDING W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS, S/S BLIND NAILING ON TONGUE
    - 3-2. PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTIS @ 16" O.C. S/S NAILING UNDER BATTIS
    - 3-3. PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
  4. RAILINGS: BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
  5. WINDOWS: NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
  6. SWINGING DOORS: PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
  7. SLIDING DOORS: NARROW PROFILE, HEAVY DUTY, VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
  8. "LIVING SCREEN": FIRST FLOOR COURTYARD FENCES AND WAJNSCOTING; 3 x 3 x 10 ga MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
  9. PAINTED STEEL COLUMNS, BEAMS & TRELIS
  10. GATE: MILD STEEL FRAME W/ 4 x 4 x 3 ga MILD STEEL WELDED WIRE FABRIC
  11. STOREFRONT: CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
  12. COLUMN: SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
  13. FASCIA: PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
  14. TRASH WALL: NATURAL CEMENT SACK FINSH CMU



EAST ELEVATION, THE ROSE WEST  
WEST ELEVATION, THE ROSE EAST (OPPOSITE HAND)

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PORTLAND, OR 97220

THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 99TH AVE  
PORTLAND, OR 97220

ELEVATIONS

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Project number	Size
3018	D
Drawn by	
LHANSON	
Date	
6-30-2011	
Scale	
3/16" = 1'-0"	

A2.2

ID	Date



NOTE: SCALE IS  
HALF THE  
INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

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PORTLAND, OR 97220

THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 99TH AVE  
PORTLAND, OR 97220

MISC. DETAILS

Print Generated:	
9/20/2011 2:20:21 PM	
Project number	Size
3018	D
Drawn by	
Author	
Date	
6-30-2011	
Scale	
As indicated	
<b>A4.2</b>	
ID	Date
Revision Schedule	

EXTERIOR MATERIALS:

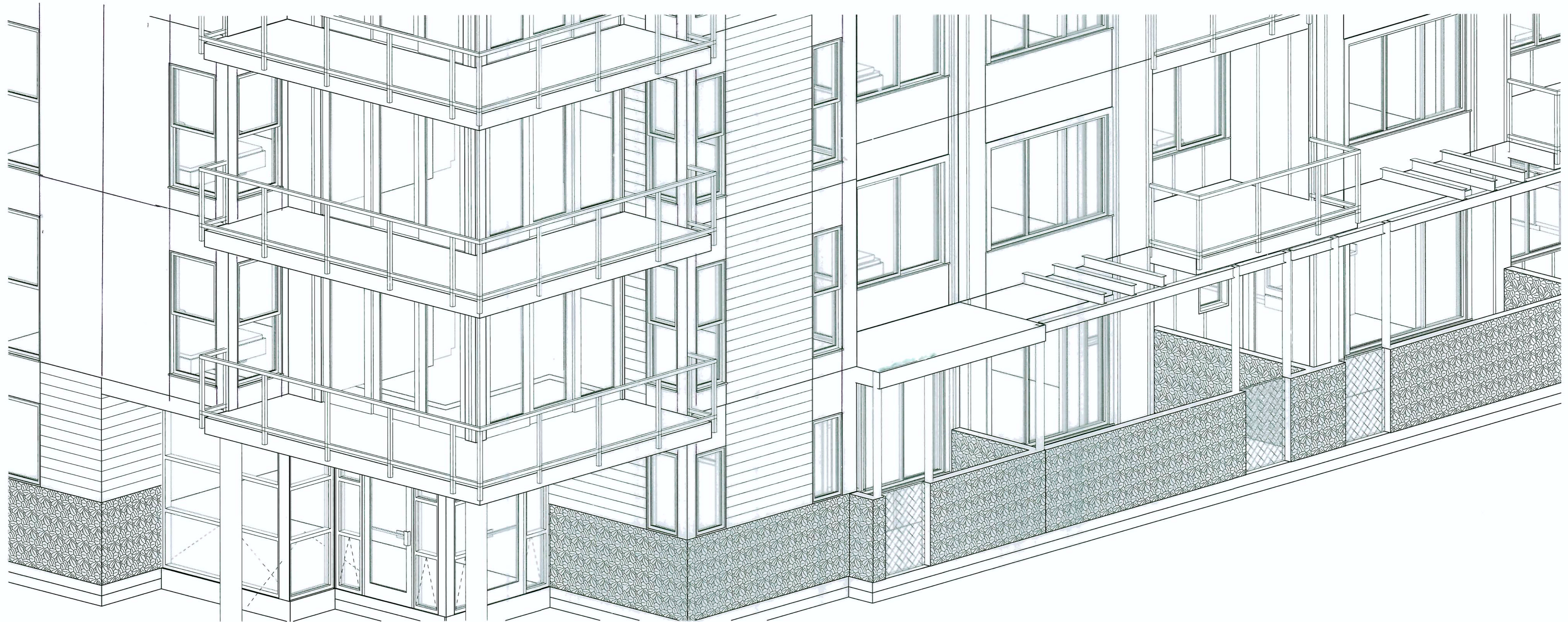
1. ROOF: BUILT-UP ROOFING W/ REFLECTIVE COATING
2. SOFFITS: PAINTED EXTERIOR GYP.BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
3. SIDINGS:
  - 3-1. PRE-PAINTED SMOOTH CEDAR 1 x 6 T&G HORIZONTAL CHANNEL SIDING W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS, S/S BLIND NAILING ON TONGUE
  - 3-2. PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C.; S/S NAILING UNDER BATTS
  - 3-3. PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
4. RAILINGS: BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
5. WINDOWS: NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
6. SWINGING DOORS: PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
7. SLIDING DOORS: NARROW PROFILE, HEAVY DUTY, VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
8. "LIVING SCREEN": FIRST FLOOR COURTYARD FENCES AND WAINSCOTING, 5 x 3 x 3 x 10 ga MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
9. PAINTED STEEL COLUMNS, BEAMS & TRELIS
10. GATE: MILD STEEL FRAME W/ 4 x 4 x 3 ga MILD STEEL WELDED WIRE FABRIC
11. STOREFRONT: CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
12. COLUMN: SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
13. FASCIA: PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
14. TRASH WALL: NATURAL CEMENT SACK FINSH CMU

DETAIL NOTES:

15. BAKED ENAMEL 20 GA METAL SILL COVER OVER PRE-PAINTED SMOOTH CEDAR TRIM
16. BAKED ENAMEL 20 GA METAL MOLDINGS, FLASHINGS, JOINTS & CORNERS
17. GALV VENT SCREEN
18. FLUID APPLIED GRANULAR MEMBRANE, NATURAL CEMENT COLOR
19. FLASHING PAN
20. CLEAR ANODIZED ALUM THRESHOLD
21. BAKED ENAMEL 20 GA COPING & EDGE METAL

MISC. NOTES:

22. EXTERIOR LIGHTING: RECESSED CAN LIGHTS IN SOFFITS
23. EXHAUST AIR: VENTED THROUGH ROOF
24. MAKE-UP AIR: VENTED THROUGH ROOF
25. BRONZE ANODIZED SHIELDED PARKING LOT LIGHTS ON 20' POLES
26. SPACE HEATING & VENTILATION ONLY; NO COOLING. CONVECTIVE ELEC. HEATERS; NO EXTERIOR GRILLES



1 A4.3 DETAIL 3D



NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

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THE ROSE WEST  
 318 NE 97TH AVE  
 AND  
 THE ROSE EAST  
 333 NE 99TH AVE  
 PORTLAND, OR 97220

ELEVATIONS FOR  
 MISC. STRUCTURES

DATE:

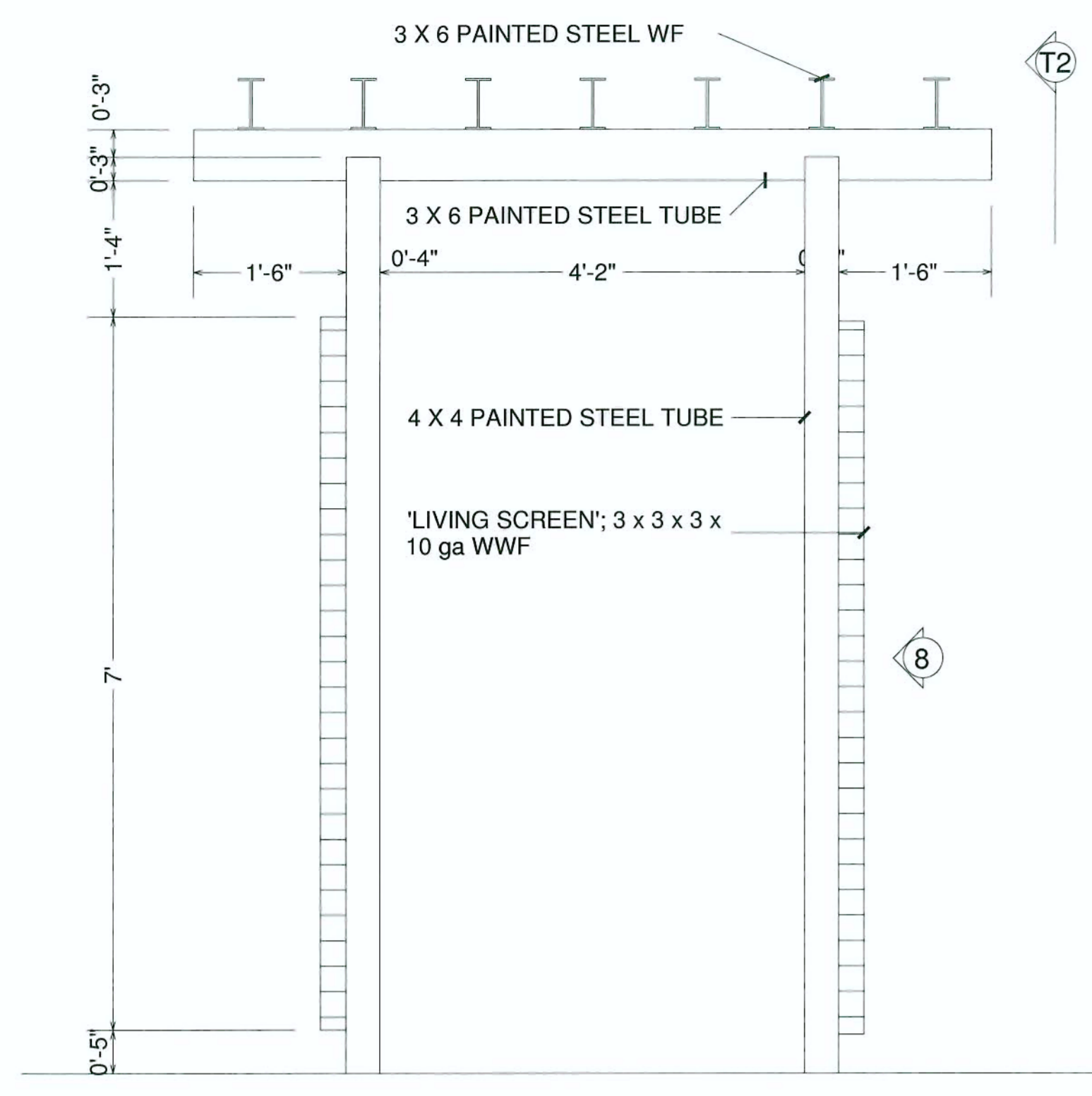
5/14/2012

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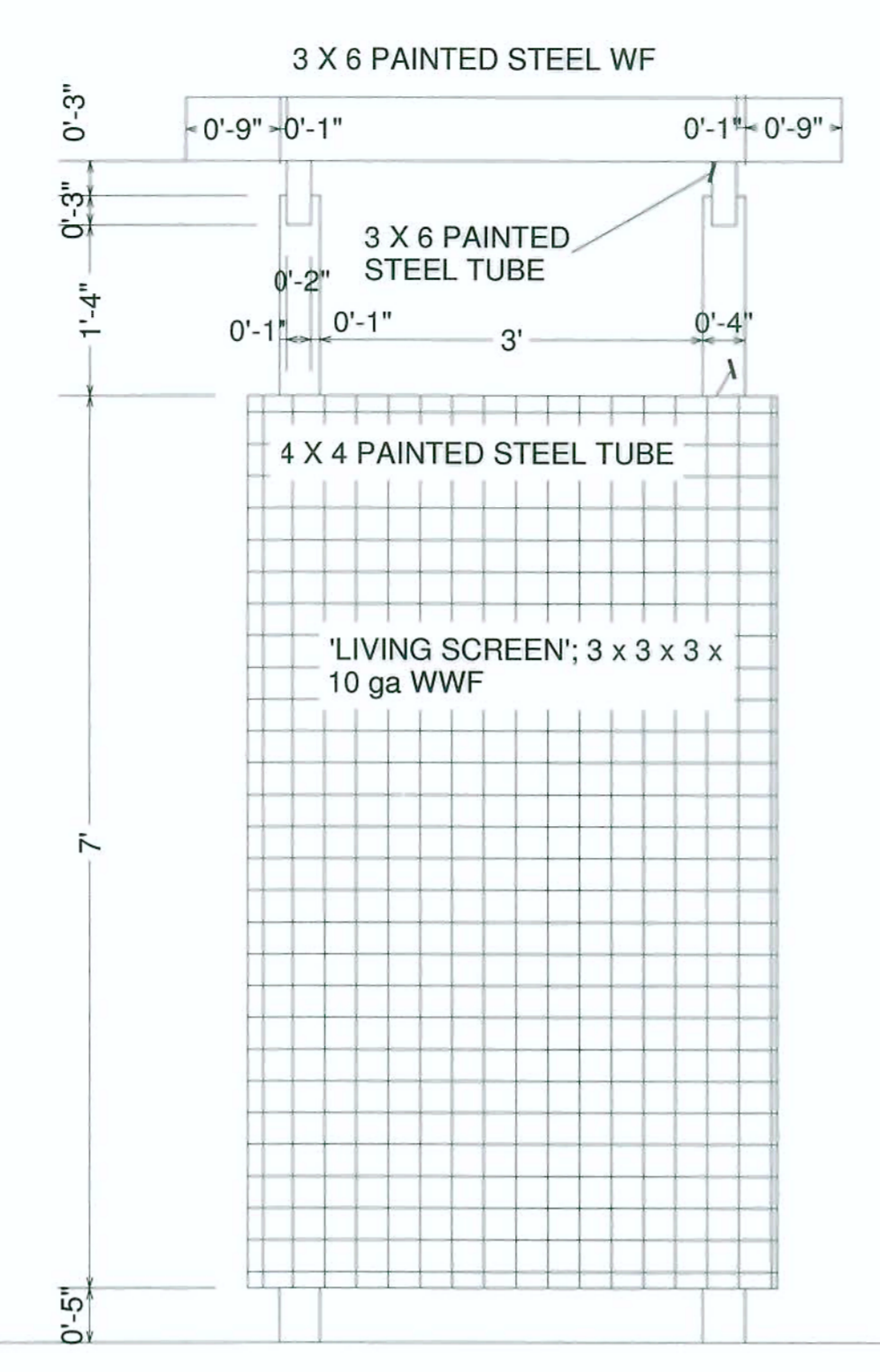
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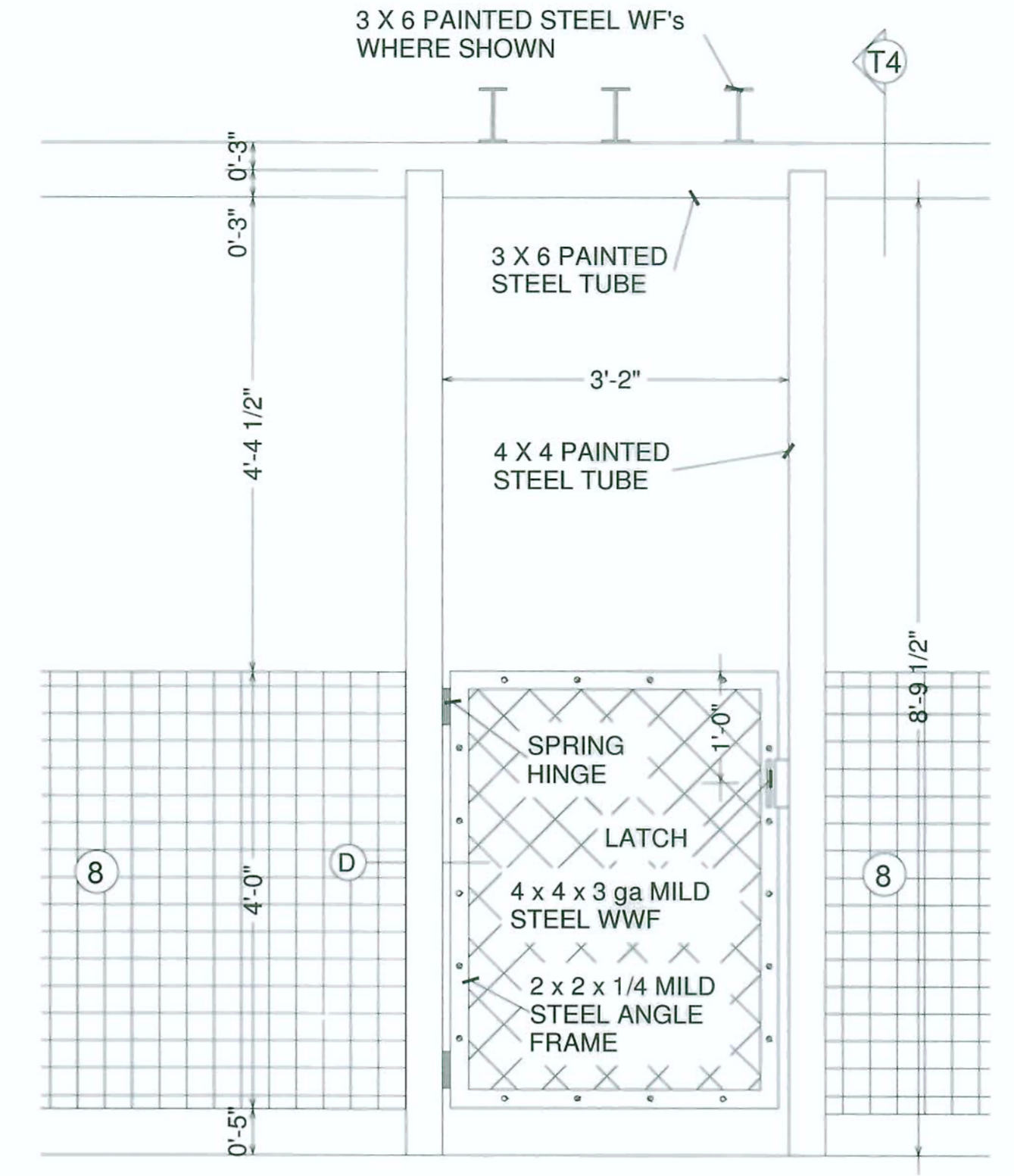
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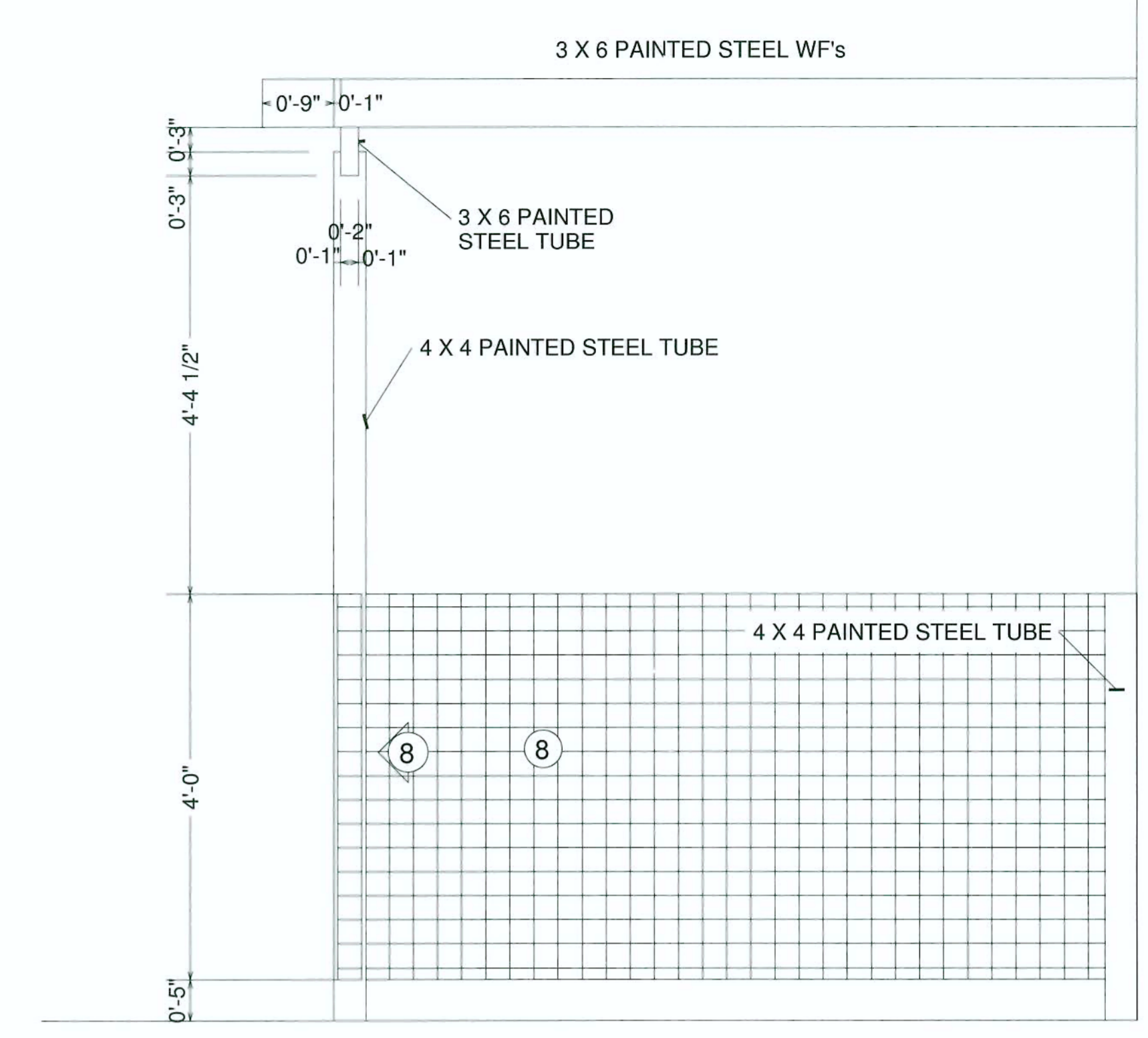
**T1** TRELLIS FRONT ELEV  
 3/4" = 1'-0"



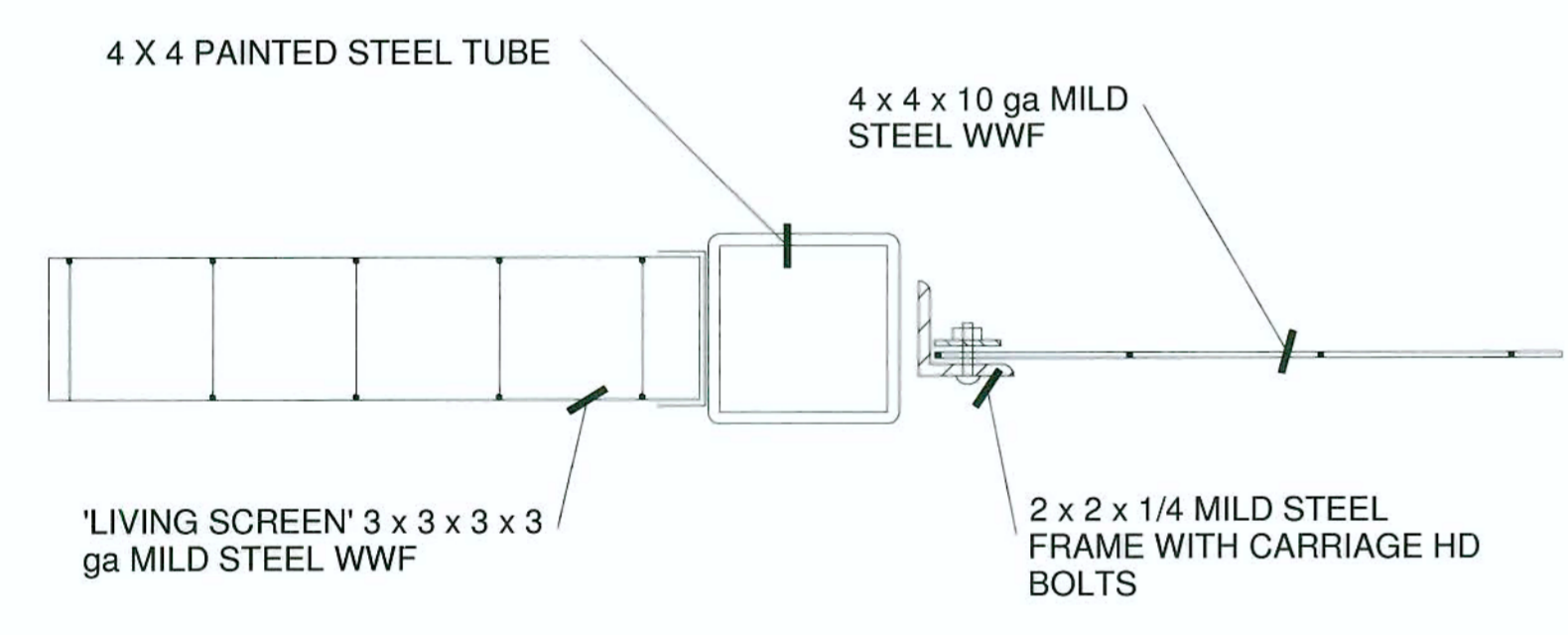
**T2** TRELLIS SIDE ELEV  
 3/4" = 1'-0"



**T3** ENTRY COURTYARD GATE & TRELLIS FRONT ELEV  
 3/4" = 1'-0"



**T4** ENTRY COURTYARD GATE & TRELLIS SECTION  
 3/4" = 1'-0"



**D** JAMB @ GATE & GATE  
 3" = 1'-0"

EXTERIOR MATERIALS:

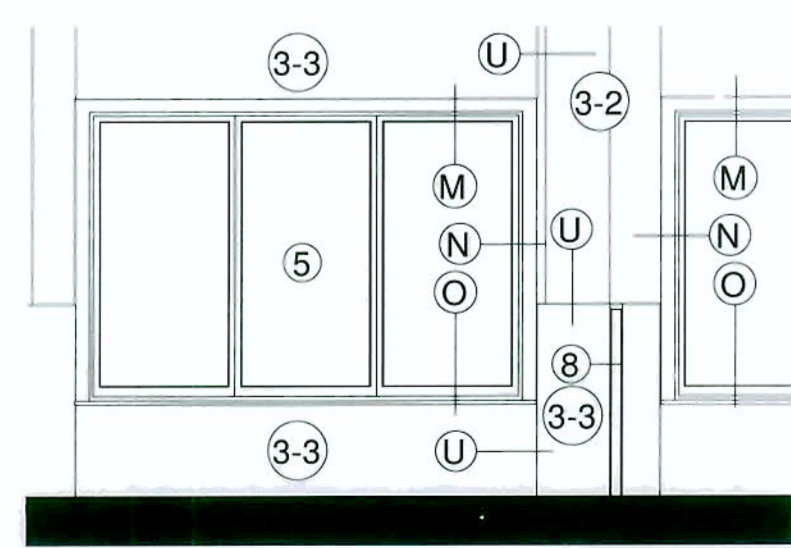
- ROOF; BUILT-UP ROOFING W/ REFLECTIVE COATING
- SOFFITS; PAINTED EXTERIOR GYP.BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
- SIDINGS;
  - 3-1; PRE-PAINTED SMOOTH CEDAR 1 x 6 T&G HORIZONTAL CHANNEL SIDNG W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS; S/S BLIND NAILING ON TONGUE
  - 3-2; PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C.; S/S NAILING UNDER BATTS
  - 3-3; PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
- RAILINGS; BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
- WINDOWS; NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
- SWINGING DOORS; PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
- SLIDING DOORS; NARROW PROFILE, HEAVY DUTY, VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
- 'LIVING SCREEN'; FIRST FLOOR COURTYARD FENCES AND WAINSCOTING; 3 x 3 x 3 x 10 ga MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
- PAINTED STEEL COLUMNS, BEAMS & TRELLIS
- GATE; MILD STEEL FRAME W/ 4 x 4 x 3 ga MILD STEEL WELDED WIRE FABRIC
- STOREFRONT; CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
- COLUMN; SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
- FASCIA; PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
- TRASH WALL; NATURAL CEMENT SACK FINSH CMU

DETAIL NOTES:

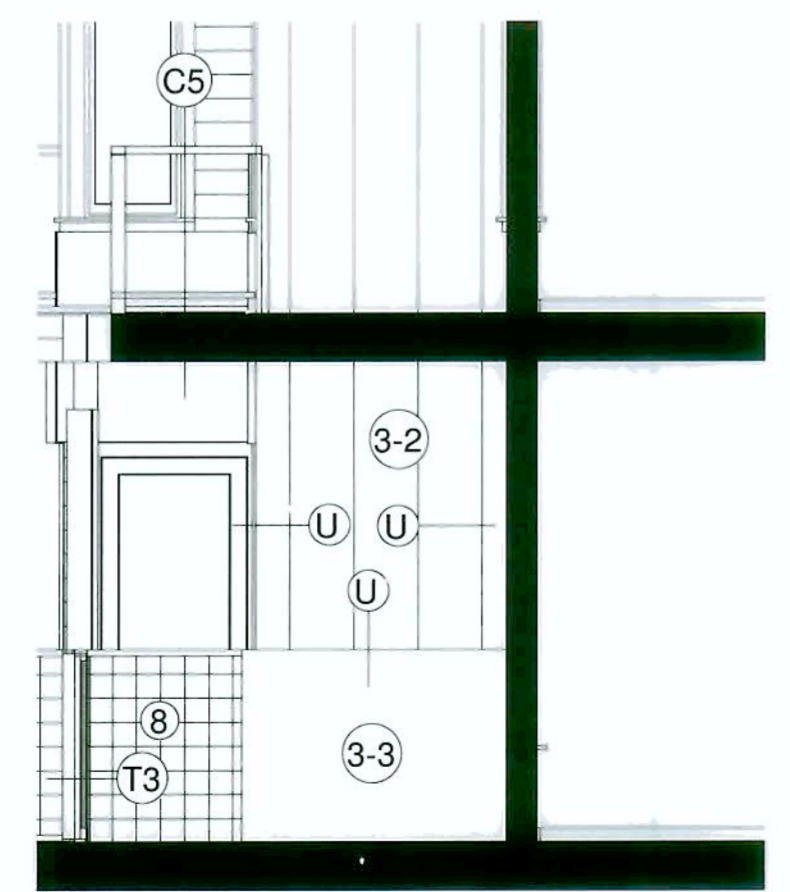
- BAKED ENAMEL 20 GA METAL SILL COVER OVER PRE-PAINTED SMOOTH CEDAR TRIM
- BAKED ENAMEL 20 GA METAL MOLDINGS, FLASHINGS, JOINTS & CORNERS
- GALV VENT SCREEN
- FLUID APPLIED GRANULAR MEMBRANE; NATURAL CEMENT COLOR
- FLASHING PAN
- CLEAR ANODIZED ALUM THRESHOLD
- BAKED ENAMEL 20 GA COPING & EDGE METAL

MISC. NOTES:

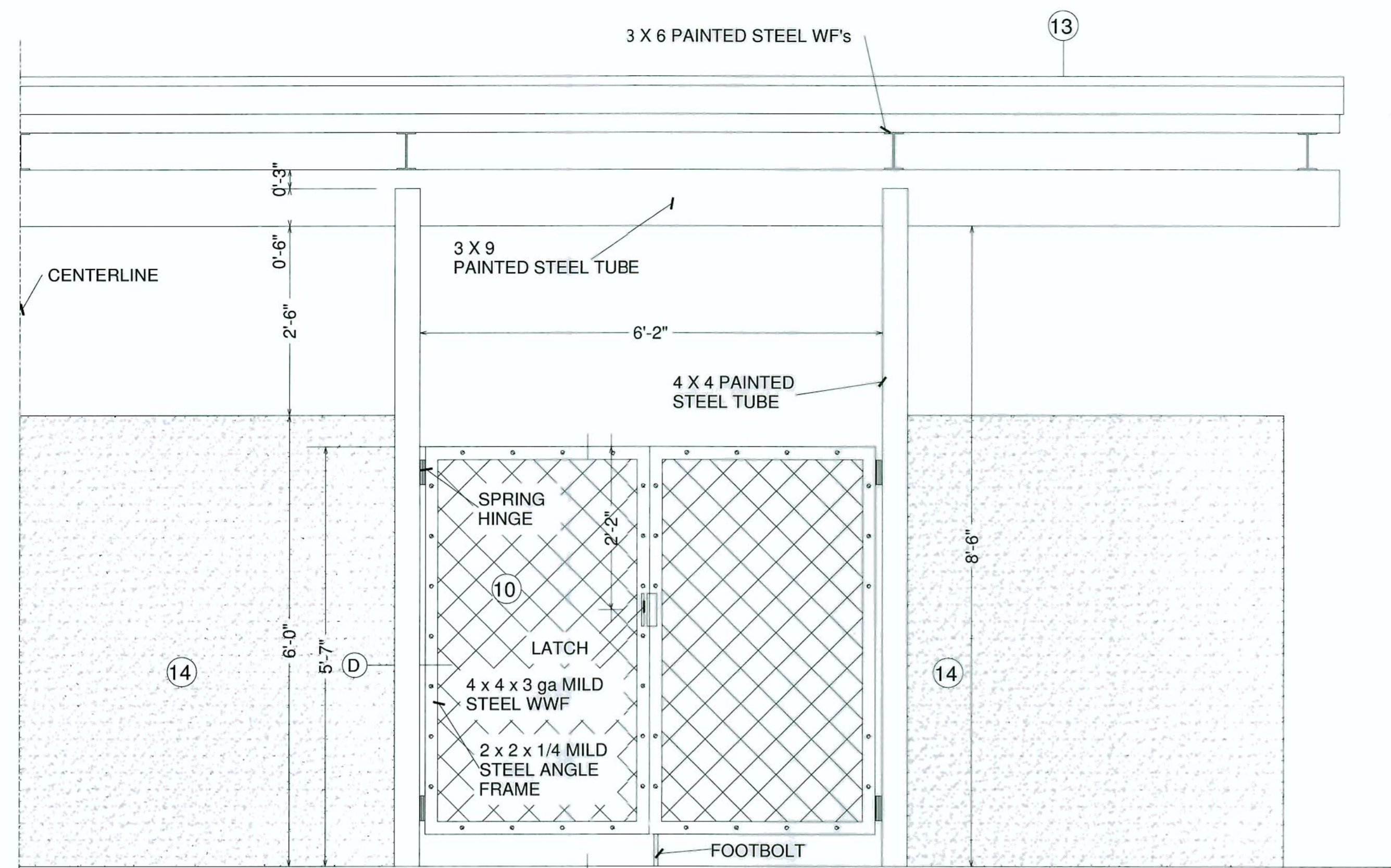
- EXTERIOR LIGHTING; RECESSED CAN LIGHTS IN SOFFITS
- EXHAUST AIR; VENTED THROUGH ROOF
- MAKE-UP AIR; VENTED THROUGH ROOF
- BRONZE ANODIZED SHIELDED PARKING LOT LIGHTS ON 20' POLES
- SPACE HEATING & VENTILATION ONLY; NO COOLING. CONVECTIVE ELEC. HEATERS; NO EXTERIOR GRILLES



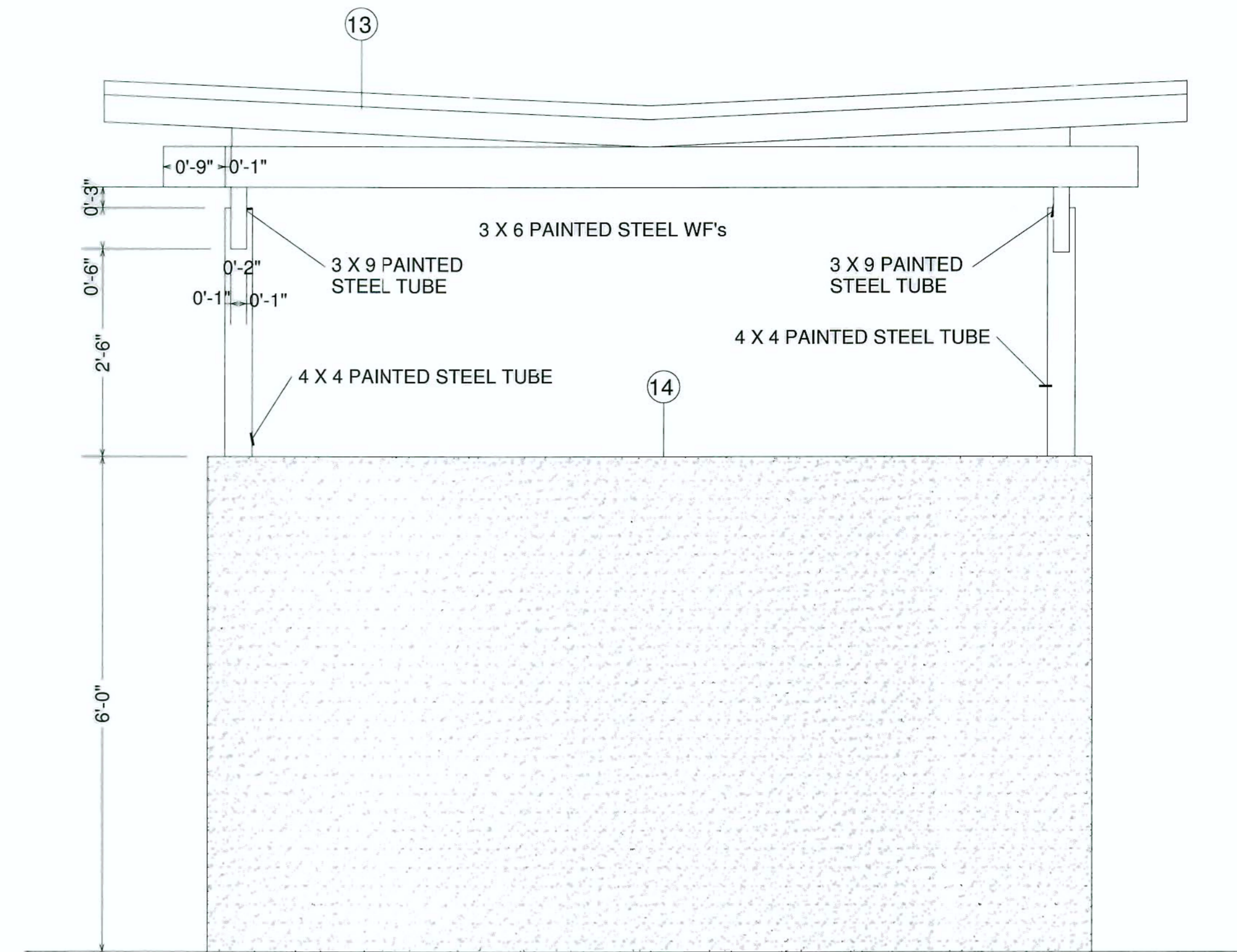
TYPICAL ELEVATION, ENTRY COURTYARD INTERIOR; FRONT  
 1/4" = 1'-0"



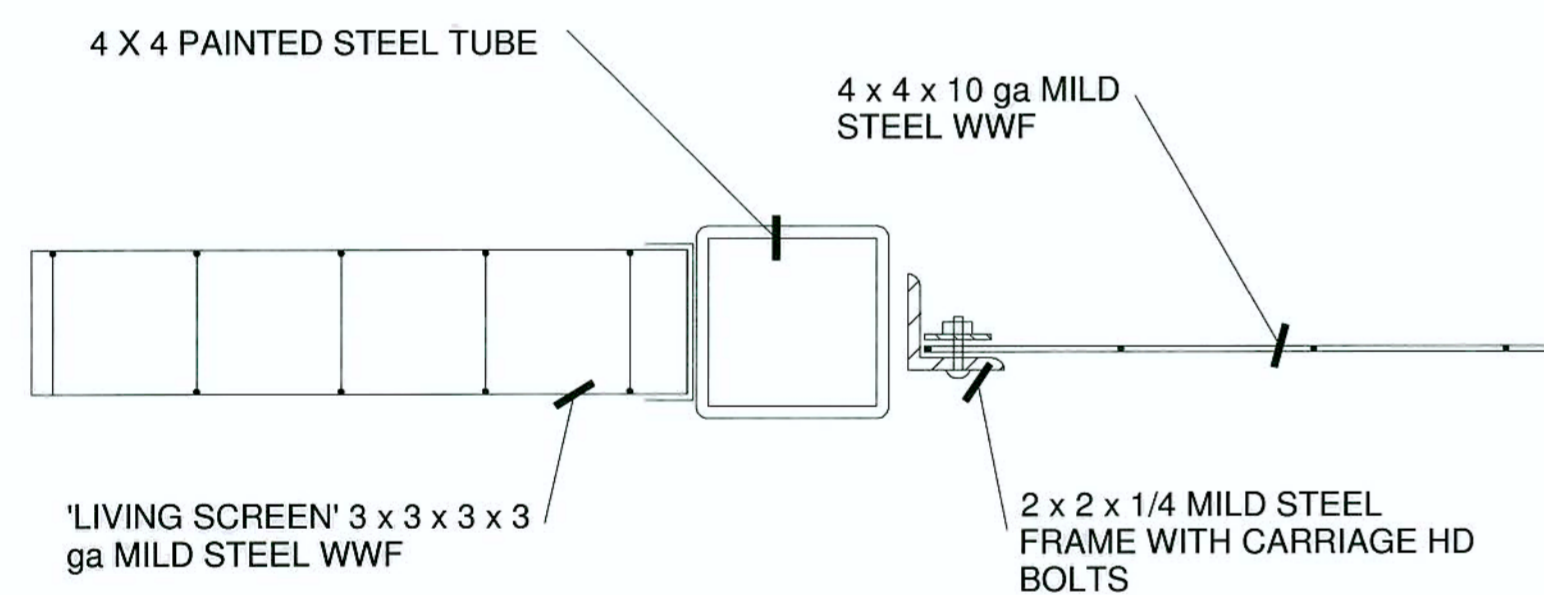
TYPICAL ELEVATION, ENTRY COURTYARD INTERIOR; SIDE  
 1/4" = 1'-0"



**T5 TRASH ENCLOSURE  
FRONT ELEV**  
3/4" = 1'-0"



**T6 TRASH ENCLOSURE  
END ELEVATION**  
3/4" = 1'-0"



**D JAMB @ GATE &  
GATE**  
3" = 1'-0"

**EXTERIOR MATERIALS:**

1. ROOF; BUILT-UP ROOFING W/ REFLECTIVE COATING
2. SOFFITS; PAINTED EXTERIOR GYP.BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
3. SIDINGS;
  - 3-1; PRE-PAINTED SMOOTH CEDAR 1 x 6 T&G HORIZONTAL CHANNEL SIDNG W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS; S/S BLIND NAILING ON TONGUE
  - 3-2; PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C.; S/S NAILING UNDER BATTS
  - 3-3; PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
4. RAILINGS; BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
5. WINDOWS; NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
6. SWINGING DOORS; PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
7. SLIDING DOORS; NARROW PROFILE, HEAVY DUTY, VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
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9. PAINTED STEEL COLUMNS, BEAMS & TRELLIS
10. GATE; MILD STEEL FRAME W/ 4 x 4 x 3 ga MILD STEEL WELDED WIRE FABRIC
11. STOREFRONT; CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
12. COLUMN; SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
13. FASCIA; PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
14. TRASH WALL; NATURAL CEMENT SACK FINSH CMU

**DETAIL NOTES:**

15. BAKED ENAMEL 20 GA METAL SILL COVER OVER PRE-PAINTED SMOOTH CEDAR TRIM
16. BAKED ENAMEL 20 GA METAL MOLDINGS, FLASHINGS, JOINTS & CORNERS
17. GALV VENT SCREEN
18. FLUID APPLIED GRANULAR MEMBRANE; NATURAL CEMENT COLOR
19. FLASHING PAN
20. CLEAR ANODIZED ALUM THRESHOLD
21. BAKED ENAMEL 20 GA COPING & EDGE METAL

**MISC. NOTES:**

22. EXTERIOR LIGHTING; RECESSED CAN LIGHTS IN SOFFITS
23. EXHAUST AIR; VENTED THROUGH ROOF
24. MAKE-UP AIR; VENTED THROUGH ROOF
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26. SPACE HEATING & VENTILATION ONLY; NO COOLING. CONVECTIVE ELEC. HEATERS; NO EXTERIOR GRILLES

NOTE: SCALE IS  
HALF THE  
INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

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ELEVATIONS FOR  
MISC. STRUCTURES

DATE:

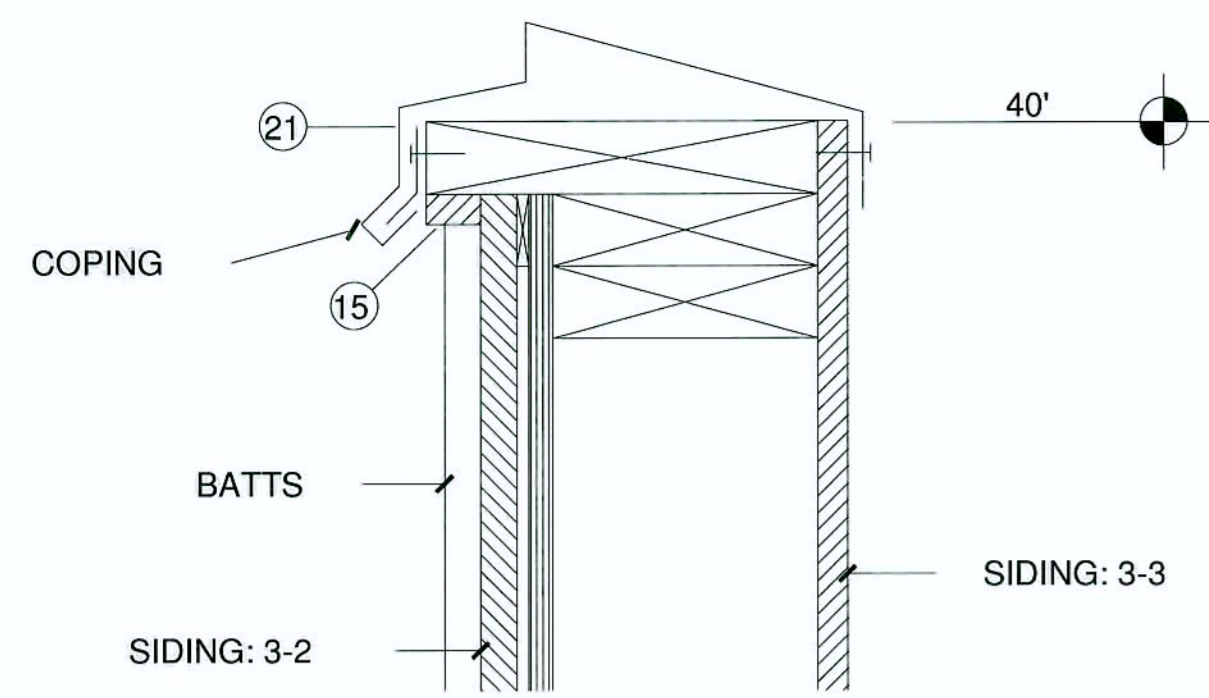
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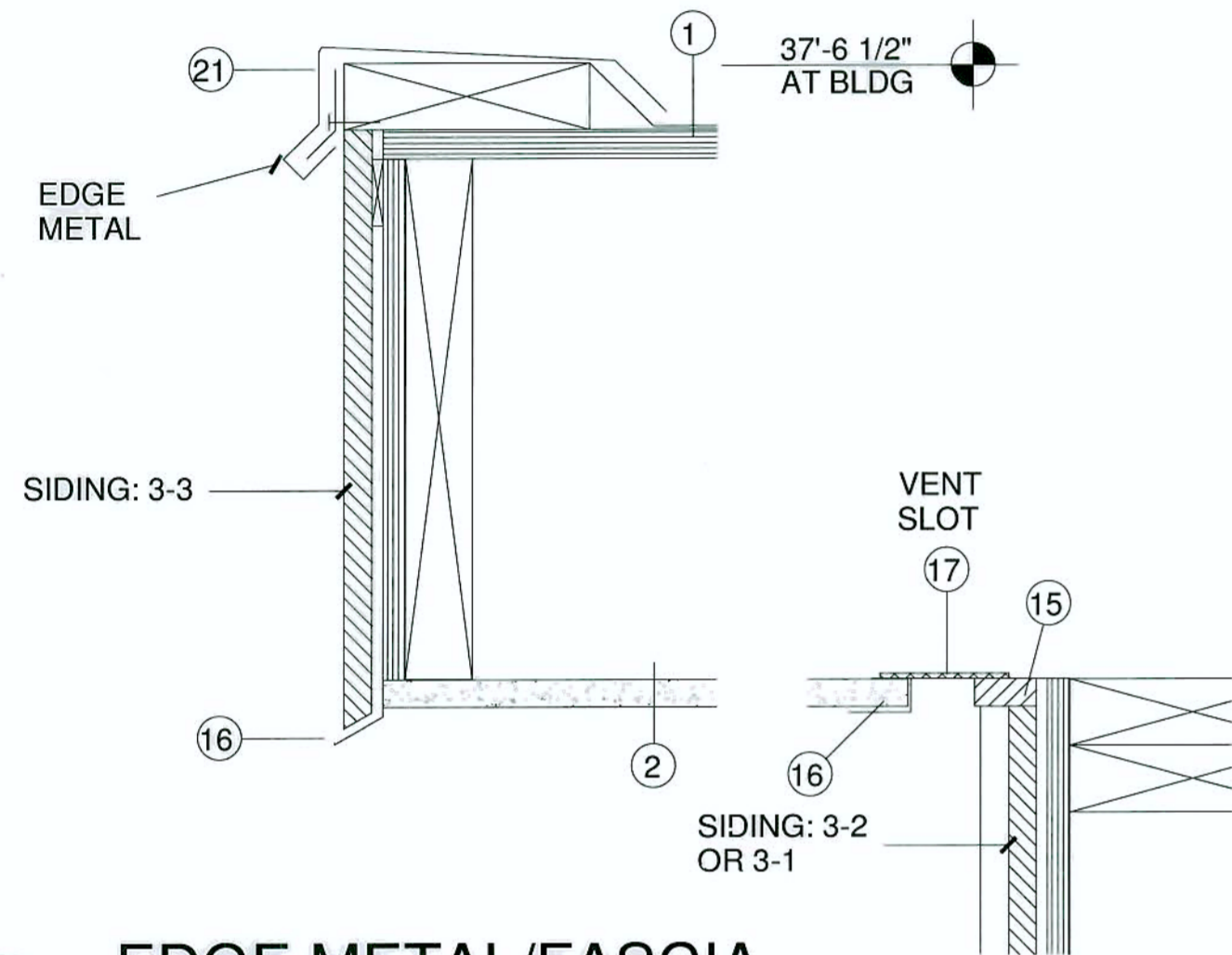
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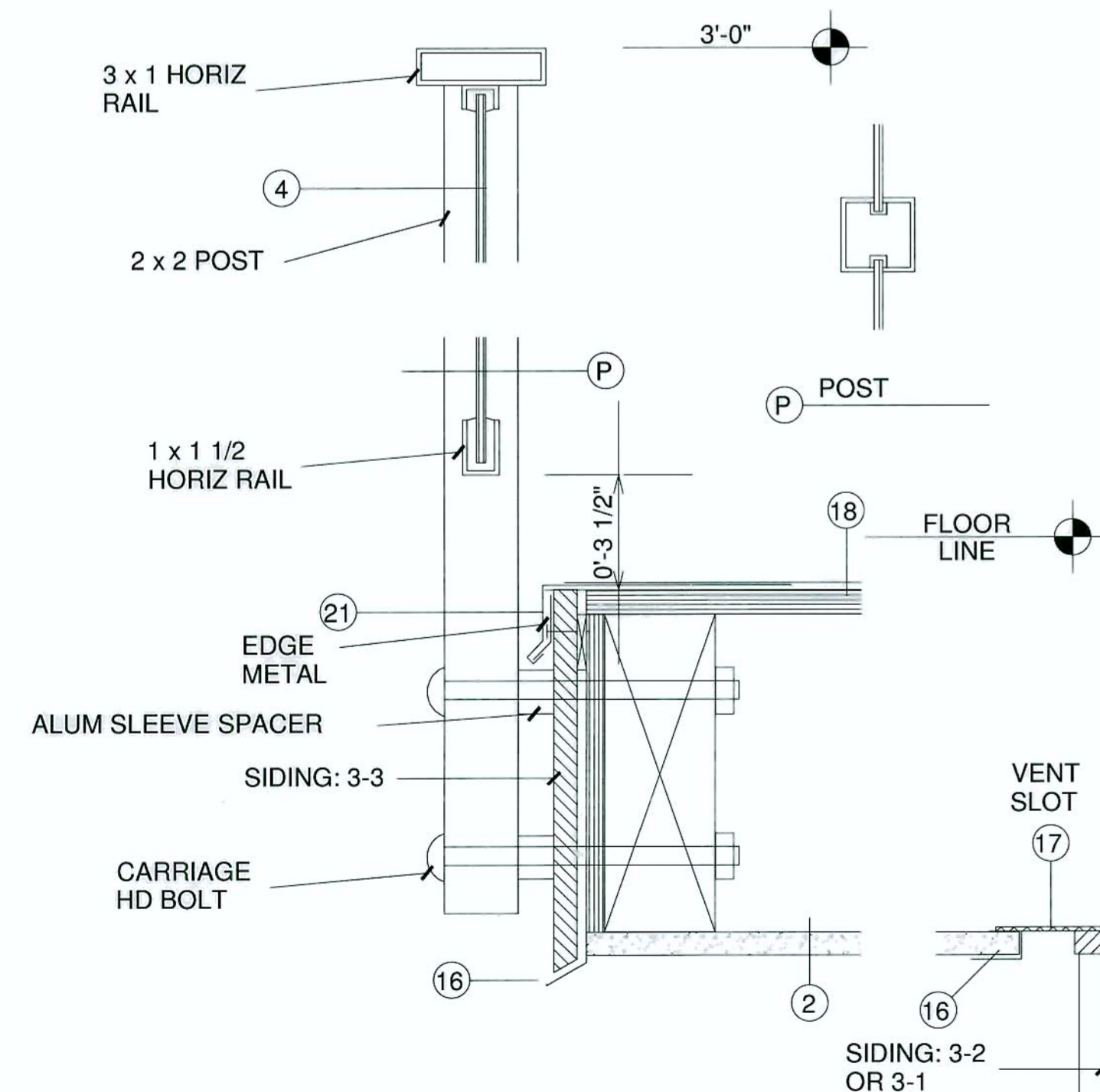
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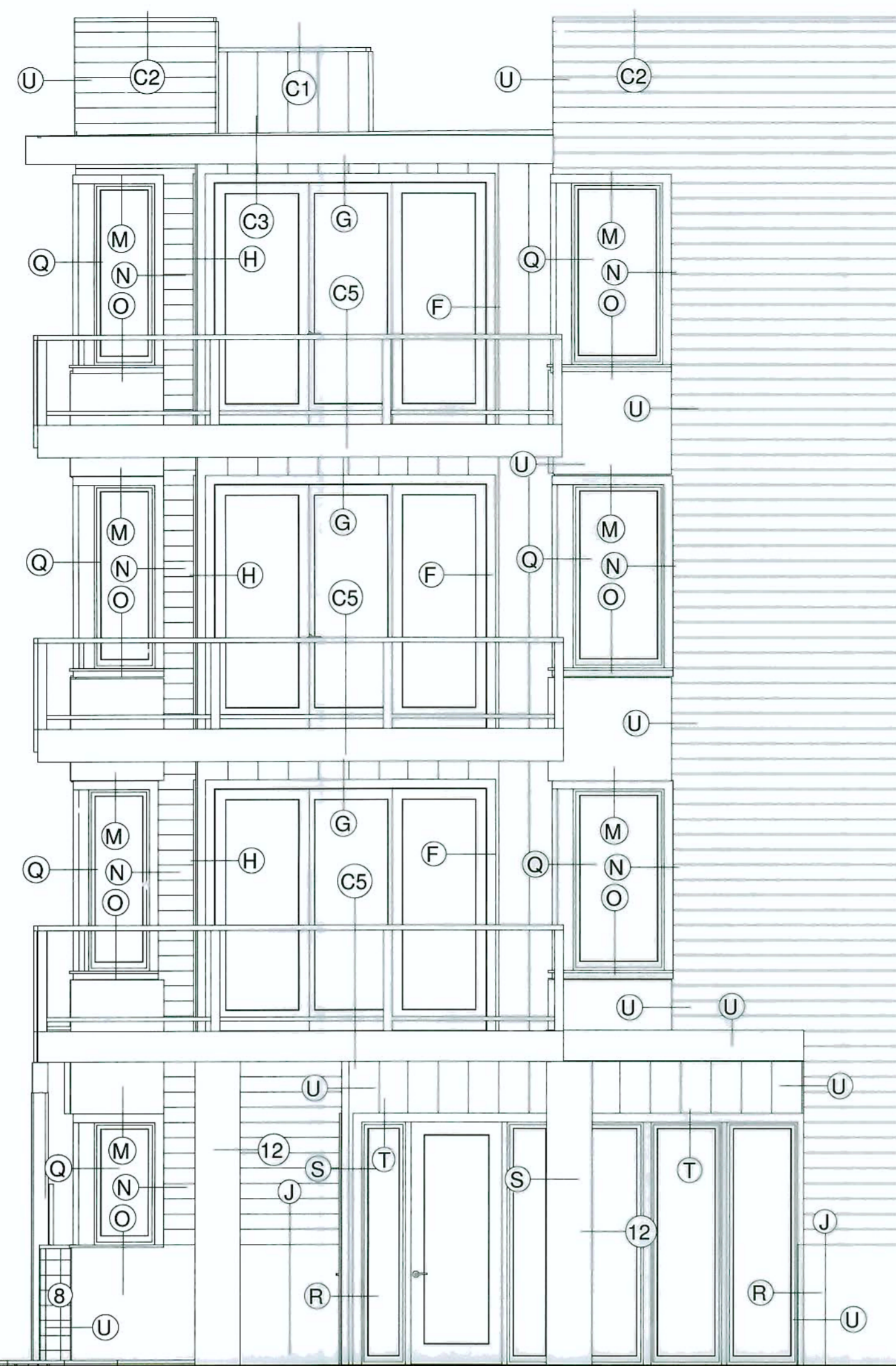
**C1** COPING AT  
BD/BATT SIDING  
3" = 1'-0"



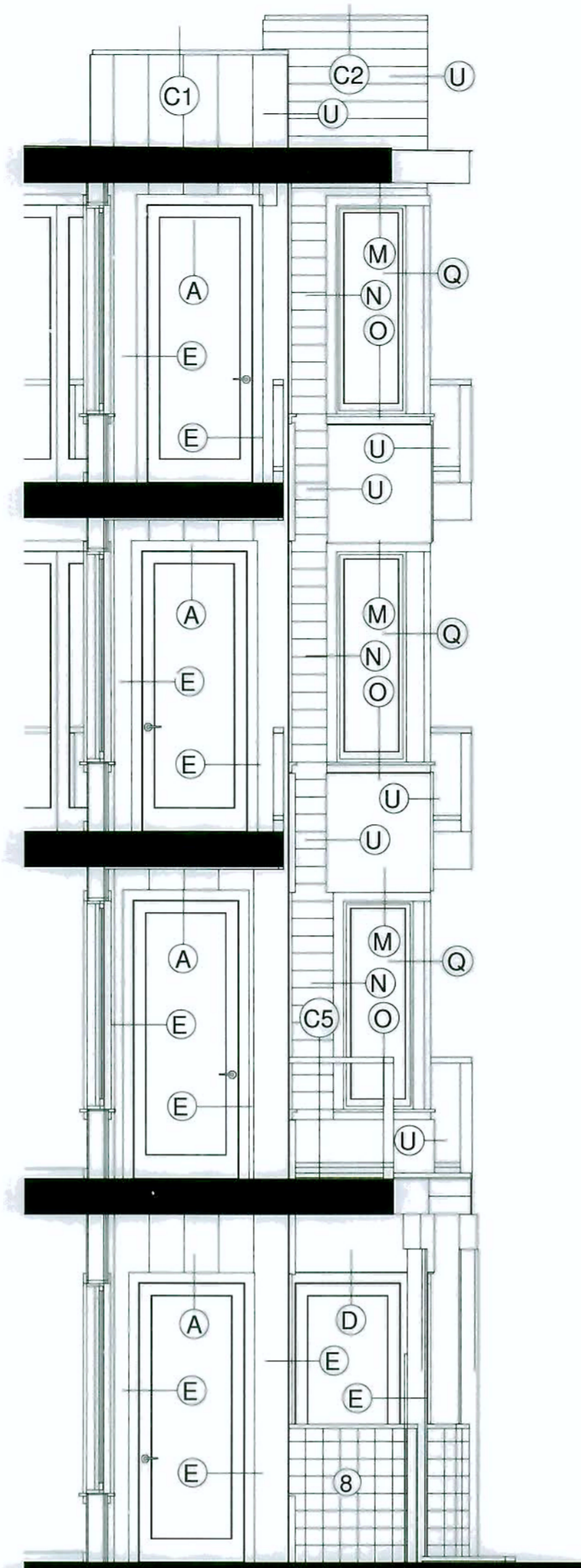
**C3** EDGE METAL/FASCIA  
AT ROOF  
3" = 1'-0"



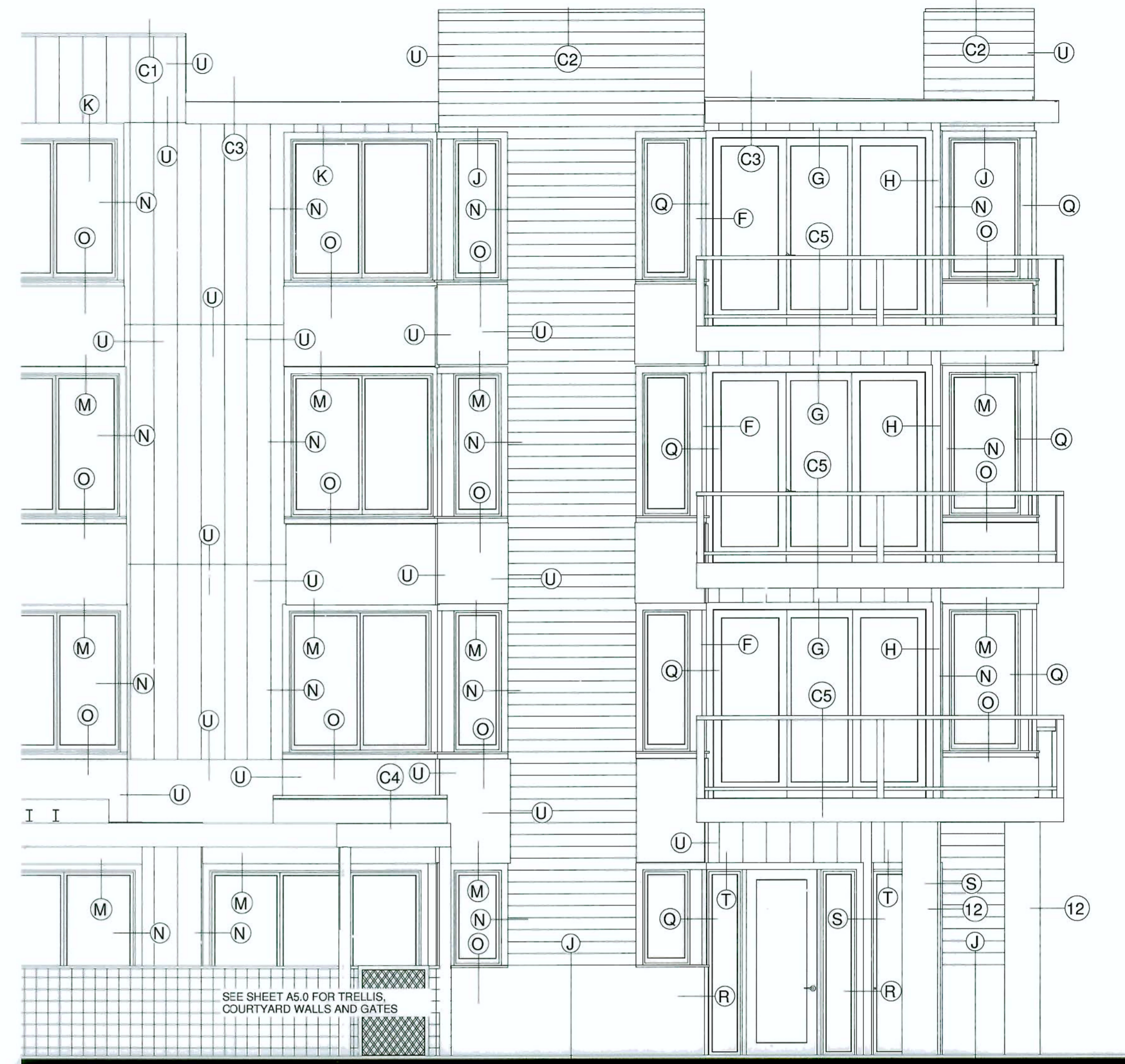
**C5** EDGE METAL/FASCIA  
AT DECKS  
3" = 1'-0"



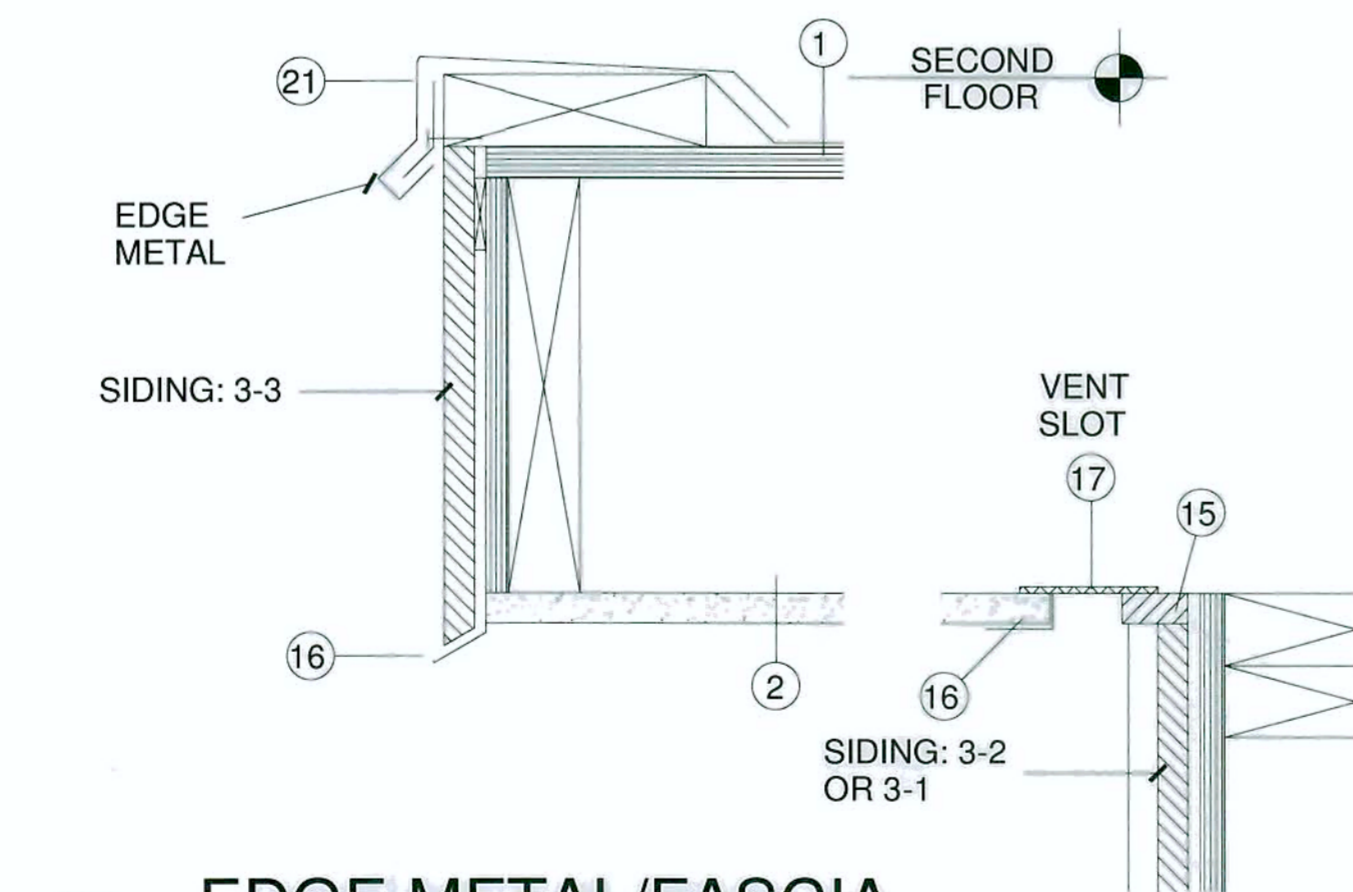
**NORTH ELEVATION, EAST END  
EAST BUILDING 1/4" = 1'-0"**



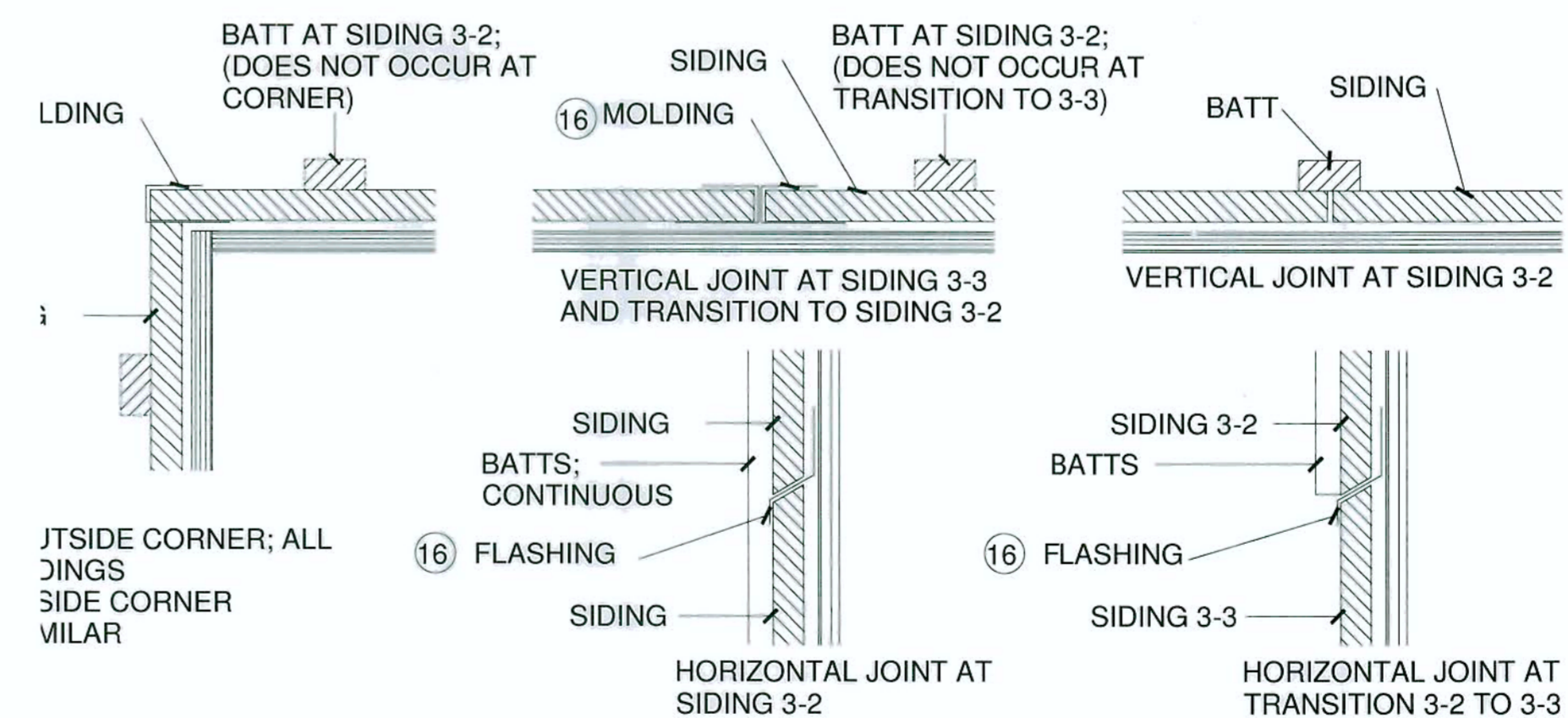
**SOUTH ELEVATION,  
EAST SIDE  
DECK ALCOVES, EAST  
BUILDING 1/4" = 1'-0"**



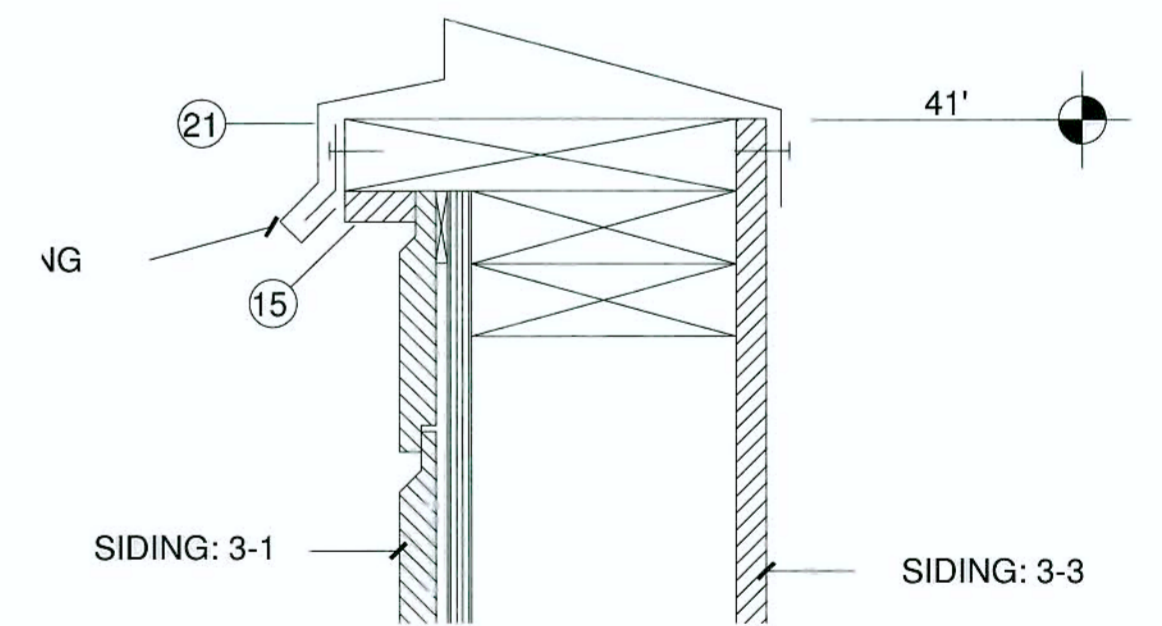
**EAST ELEVATION, NORTH END  
EAST BUILDING 1/4" = 1'-0"**



**C4** EDGE METAL/FASCIA  
AT LOW ROOF  
3" = 1'-0"



**U** JOINTS  
3" = 1'-0"



**C2** COPING AT  
HORIZ SIDING  
3" = 1'-0"

**EXTERIOR MATERIALS:**

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2. SOFFITS; PAINTED EXTERIOR GYP.BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
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**DETAIL NOTES:**

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21. BAKED ENAMEL 20 GA COPING & EDGE METAL

**MISC. NOTES:**

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23. EXHAUST AIR; VENTED THROUGH ROOF
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SHEET SIZE IS  
11 x 17

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**PARTIAL ELEVATION  
AND DETAILS**

DATE:

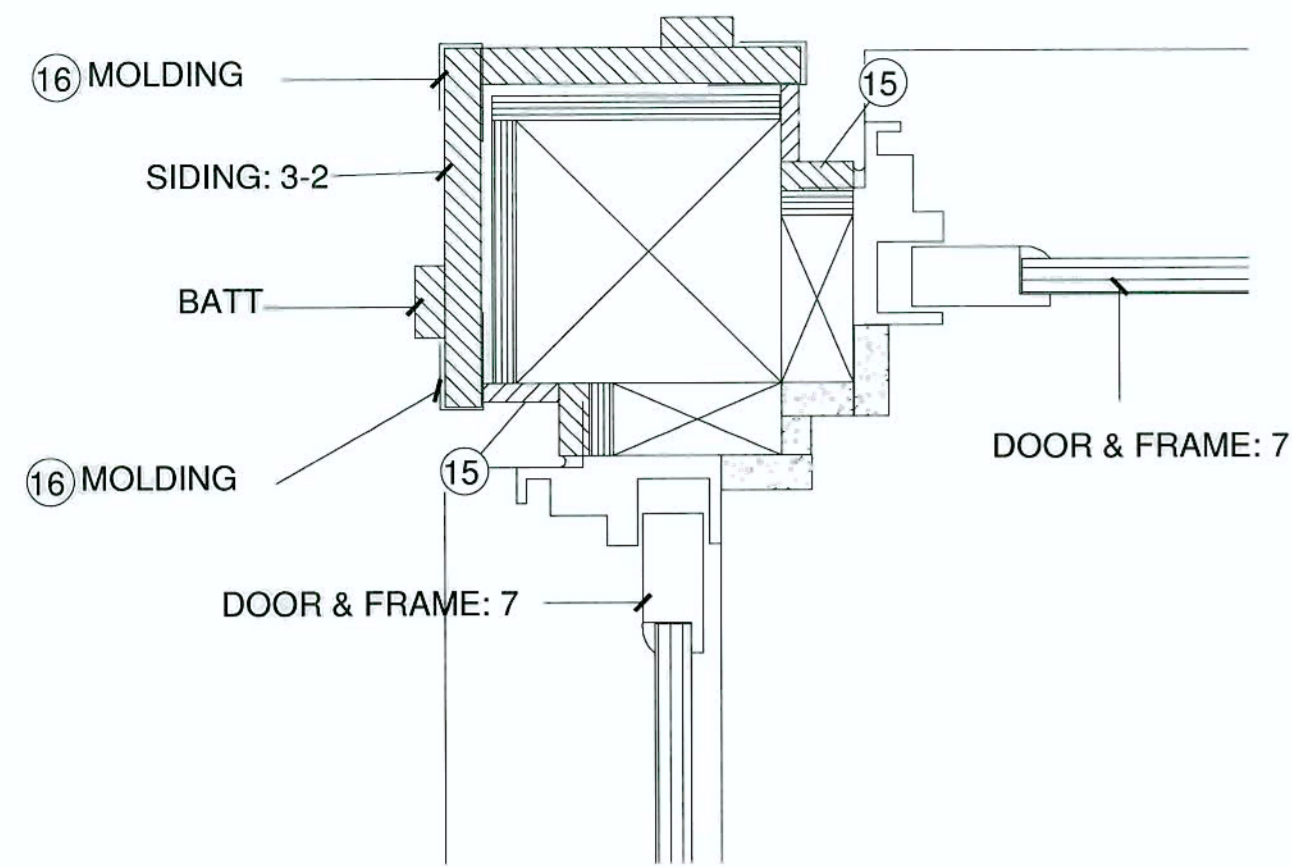
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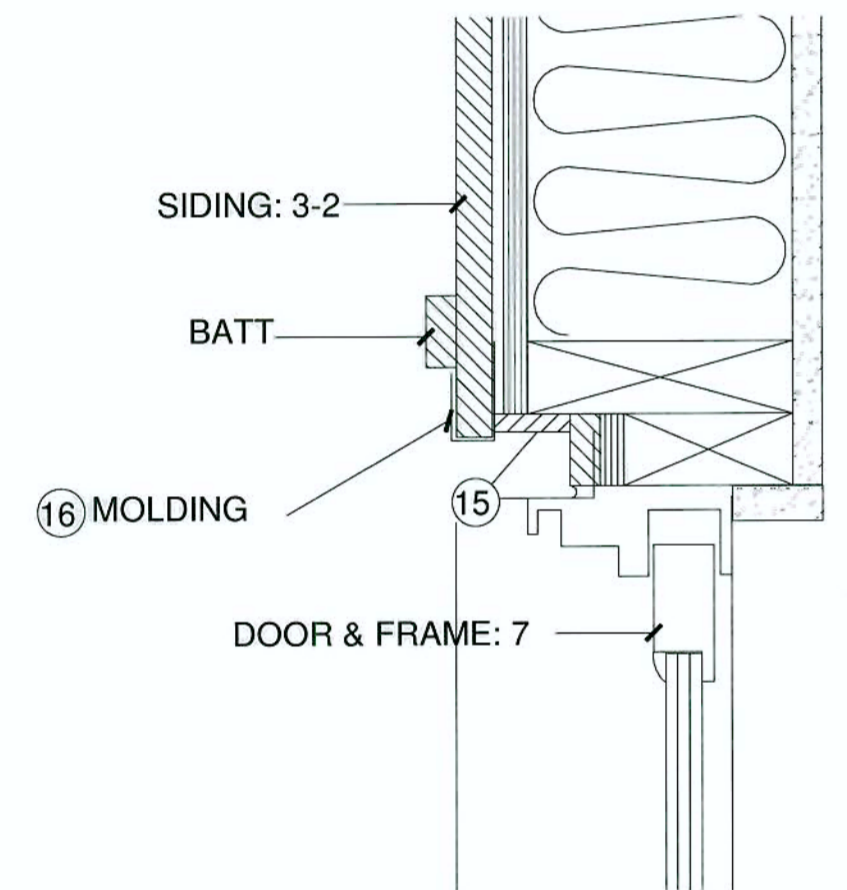
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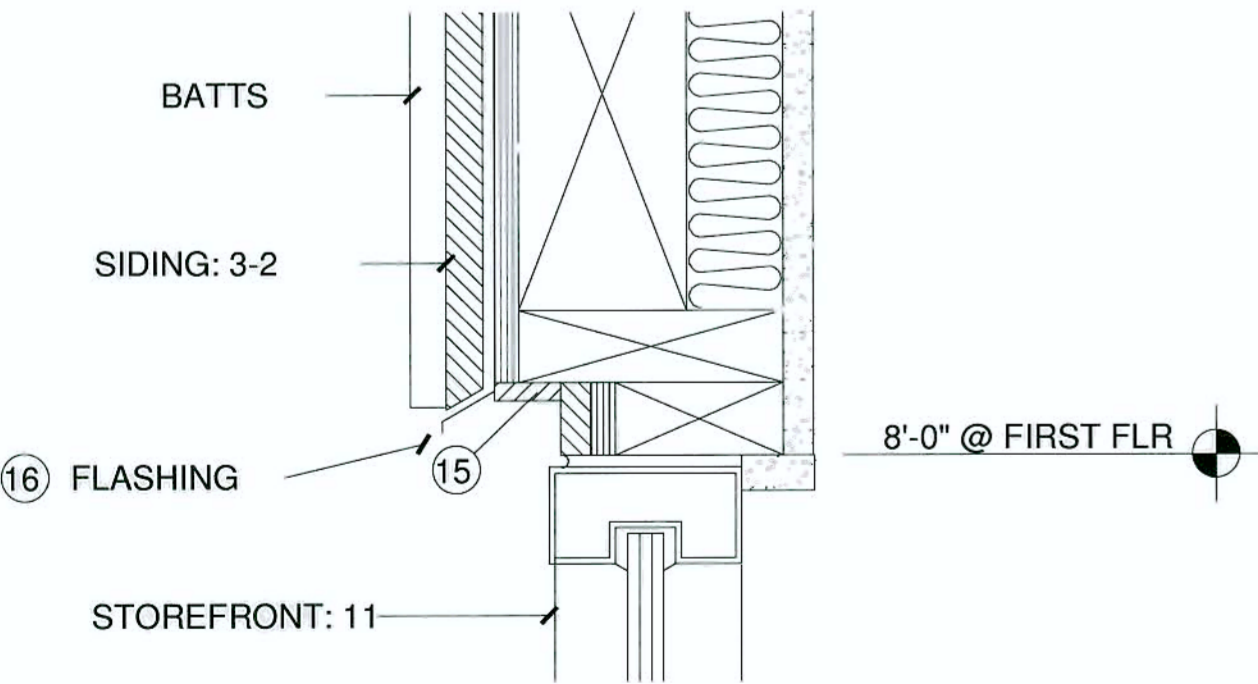
**A6.0**



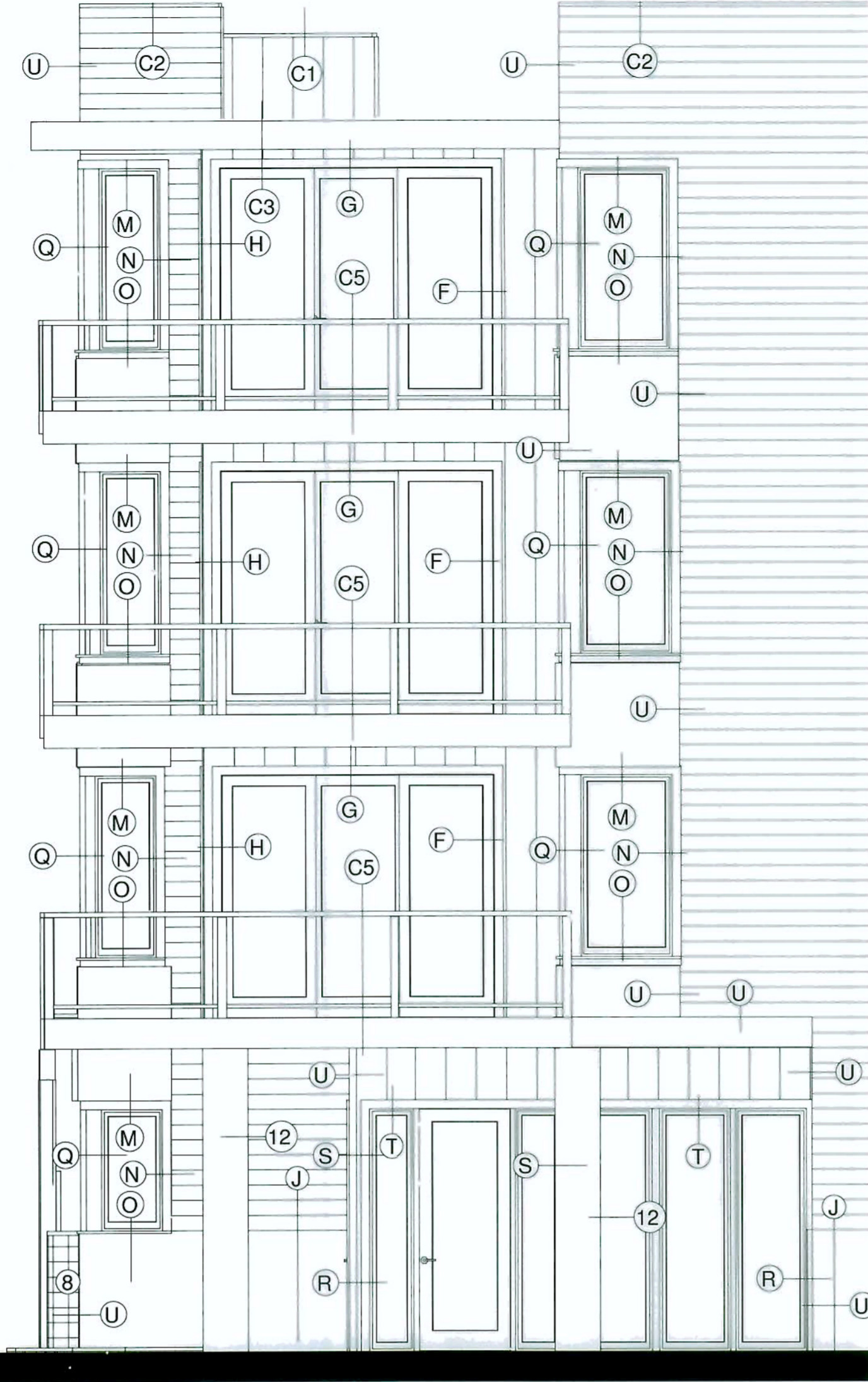
**H** CORNER JAMBS AT SLIDING DOORS  
3" = 1'-0"



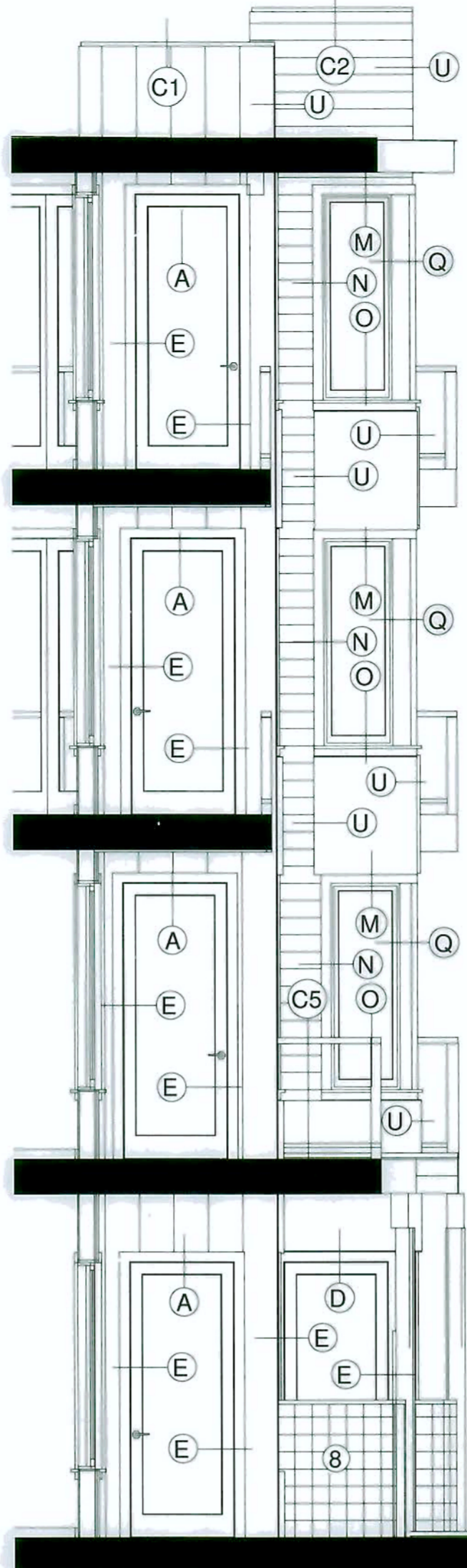
**F** DOOR JAMB SLIDING DOOR  
3" = 1'-0"



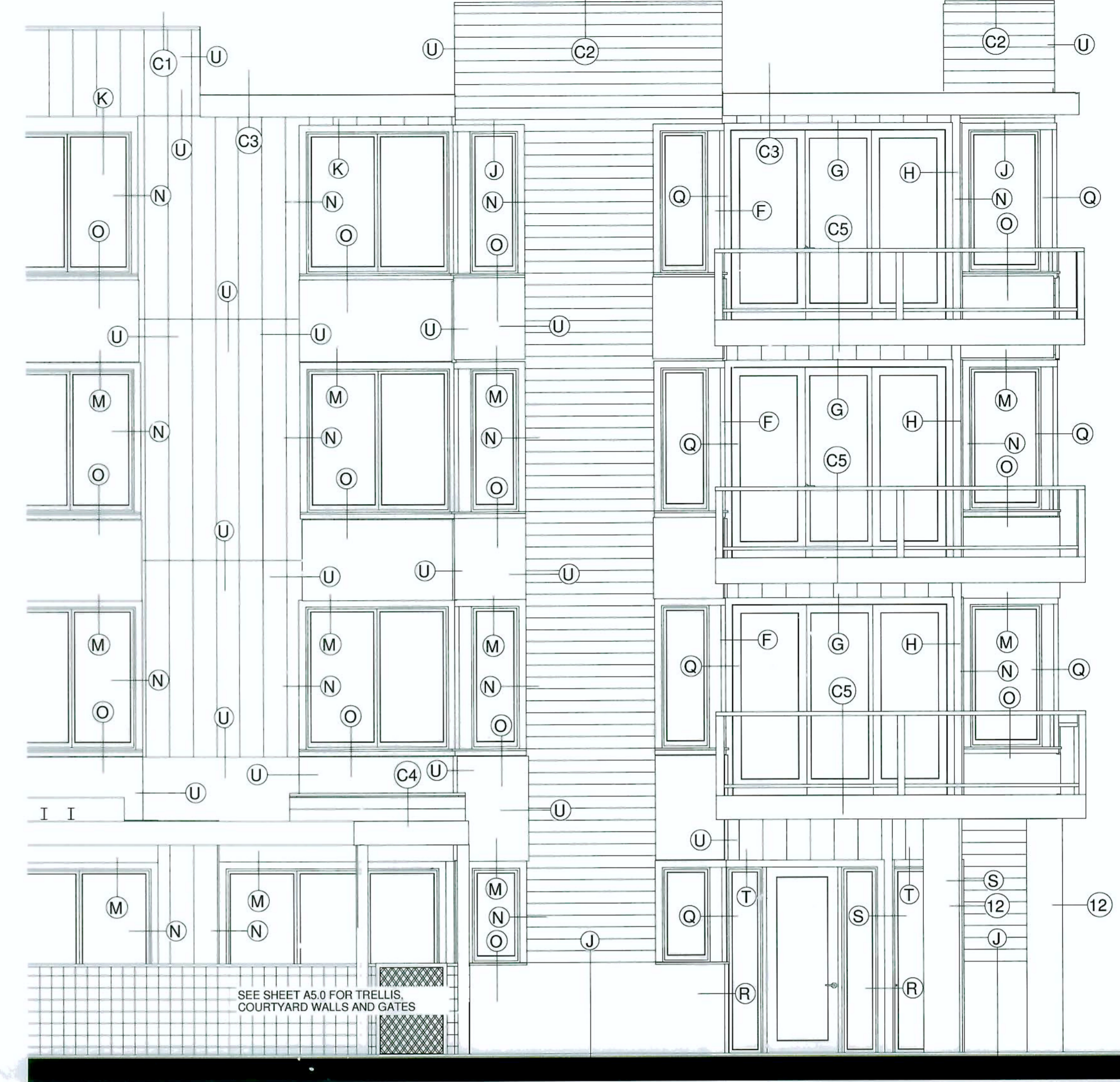
**T** STOREFRONT HEAD AT BD/BATT  
3" = 1'-0"



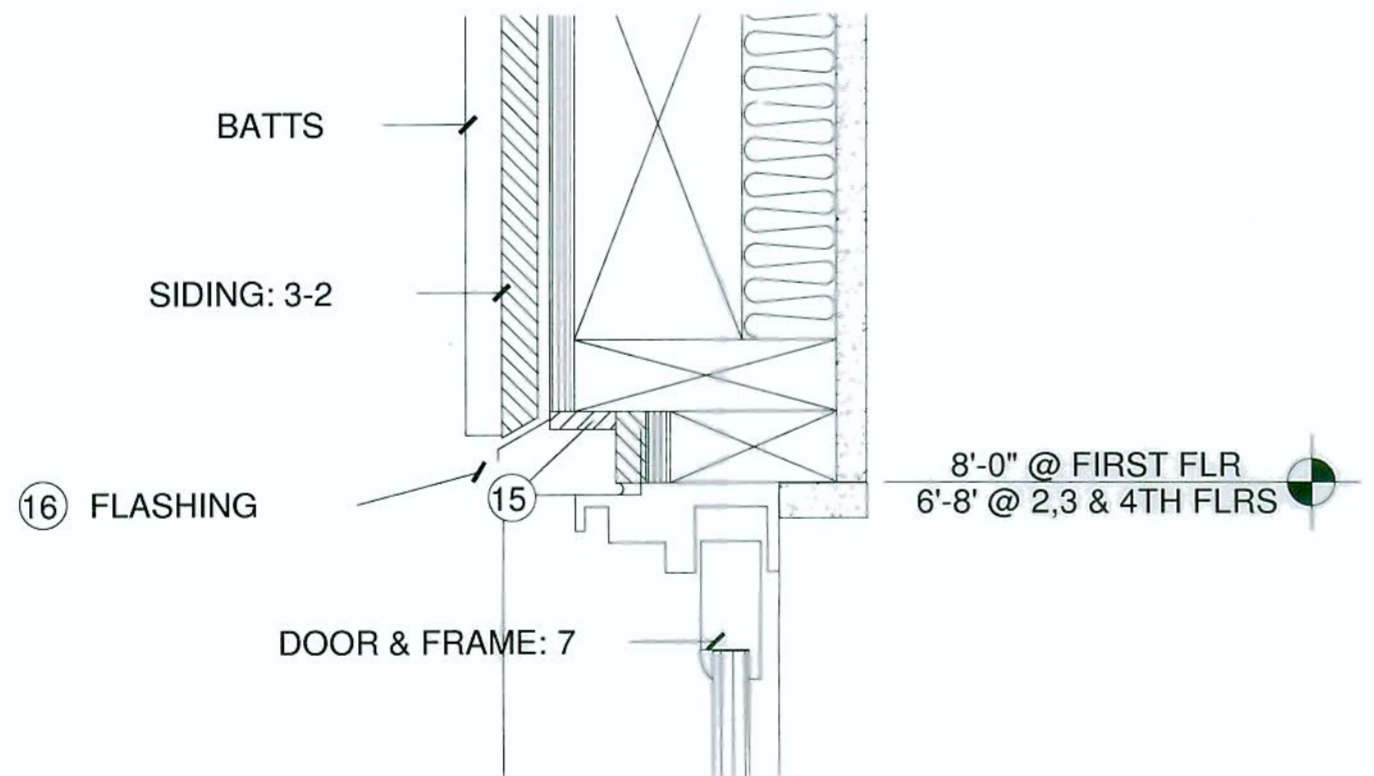
**NORTH ELEVATION, EAST END EAST BUILDING**  
1/4" = 1'-0"



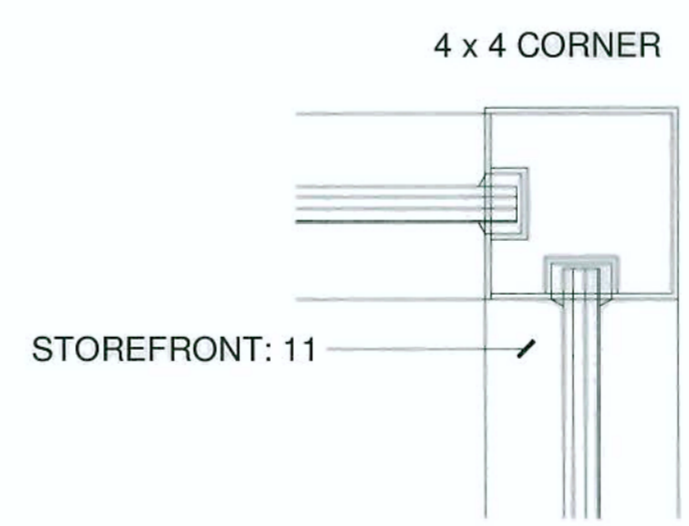
**SOUTH ELEVATION, EAST SIDE DECK ALCOVES, EAST BUILDING**  
1/4" = 1'-0"



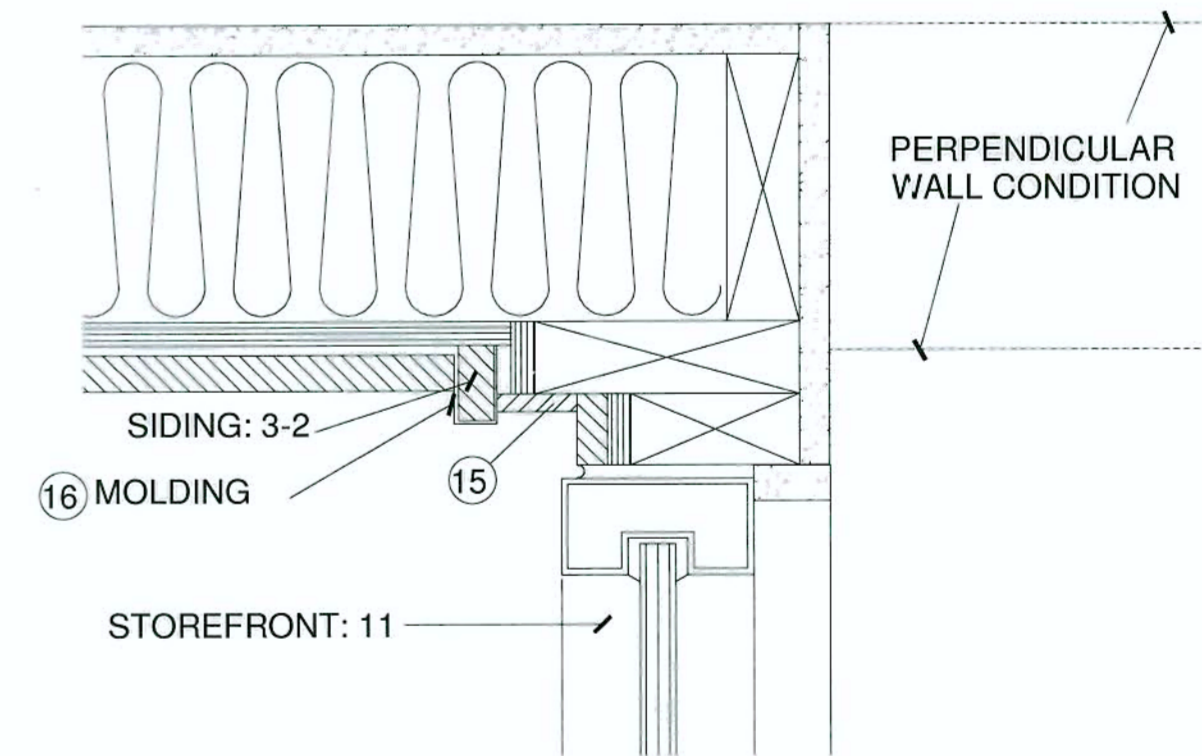
**EAST ELEVATION, NORTH END EAST BUILDING**  
1/4" = 1'-0"



**G** DOOR HEAD SLIDING DOOR  
3" = 1'-0"



**S** CORNER JAMB AT STOREFRONT  
3" = 1'-0"



**R** WINDOW JAMB AT STOREFRONT  
3" = 1'-0"

**EXTERIOR MATERIALS:**

1. ROOF: BUILT-UP ROOFING W/ REFLECTIVE COATING
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3. SIDINGS:
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  - 3-2: PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C.; S/S NAILING UNDER BATTS
  - 3-3: PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
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9. PAINTED STEEL COLUMNS, BEAMS & TRELLIS
10. GATE: MILD STEEL FRAME W/ 4 x 4 x 3 ga MILD STEEL WELDED WIRE FABRIC
11. STOREFRONT: CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
12. COLUMN: SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
13. FASCIA: PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
14. TRASH WALL; NATURAL CEMENT SACK FINSH CMU

**DETAIL NOTES:**

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17. GALV VENT SCREEN
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**MISC. NOTES:**

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23. EXHAUST AIR; VENTED THROUGH ROOF
24. MAKE-UP AIR; VENTED THROUGH ROOF
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**PARTIAL ELEVATION AND DETAILS**

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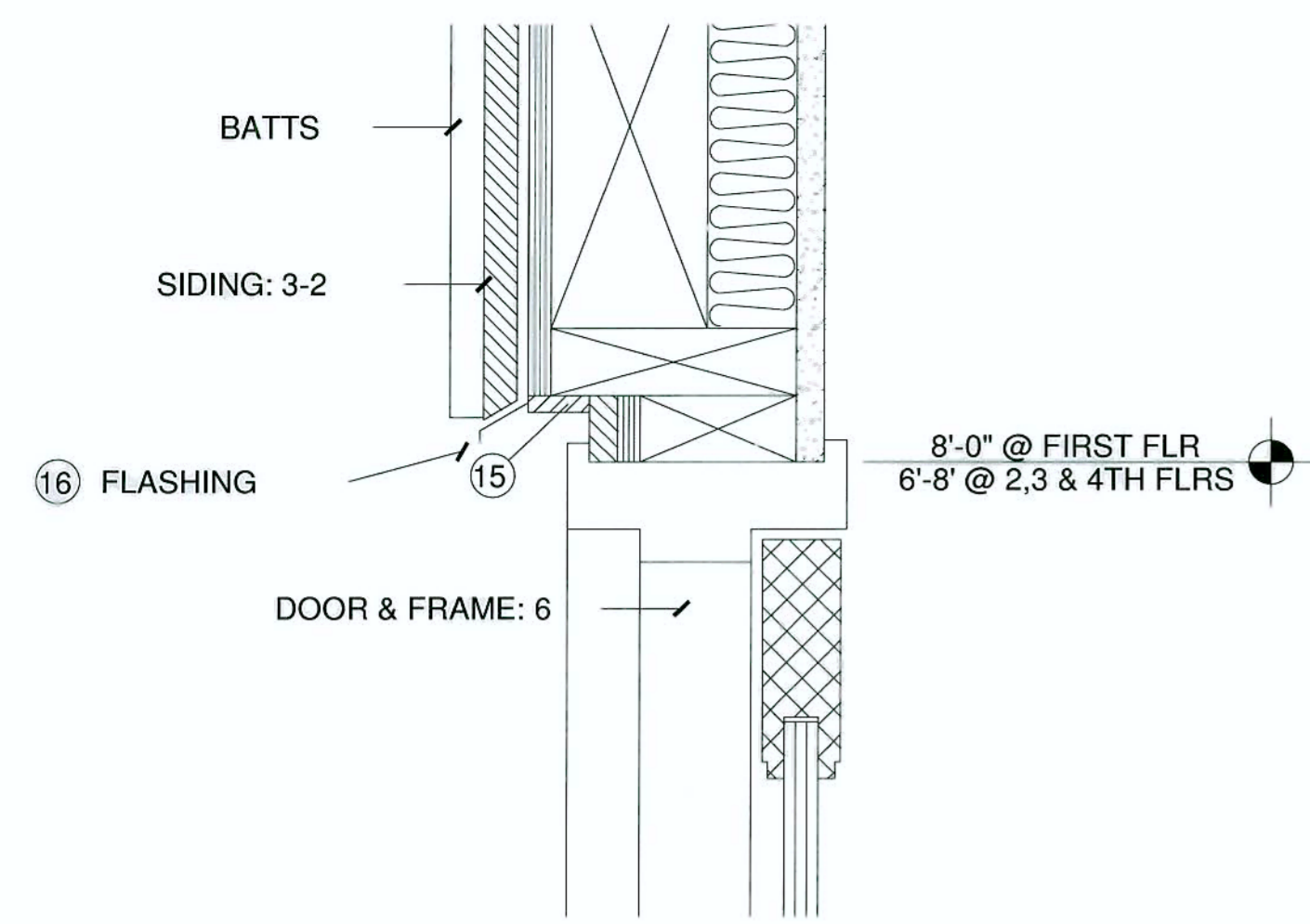
5/14/2012

**SCALE:**

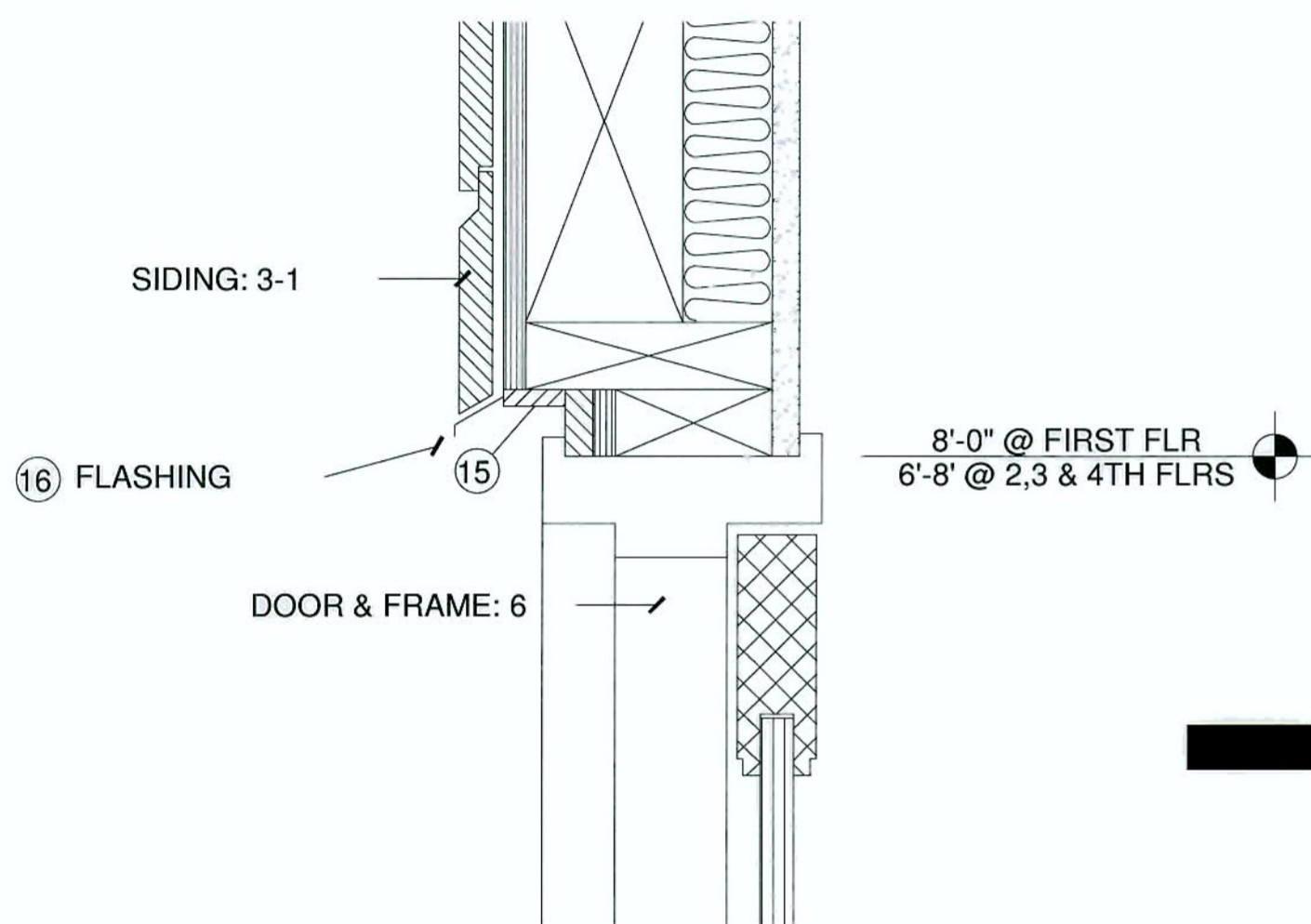
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**SHEET:**

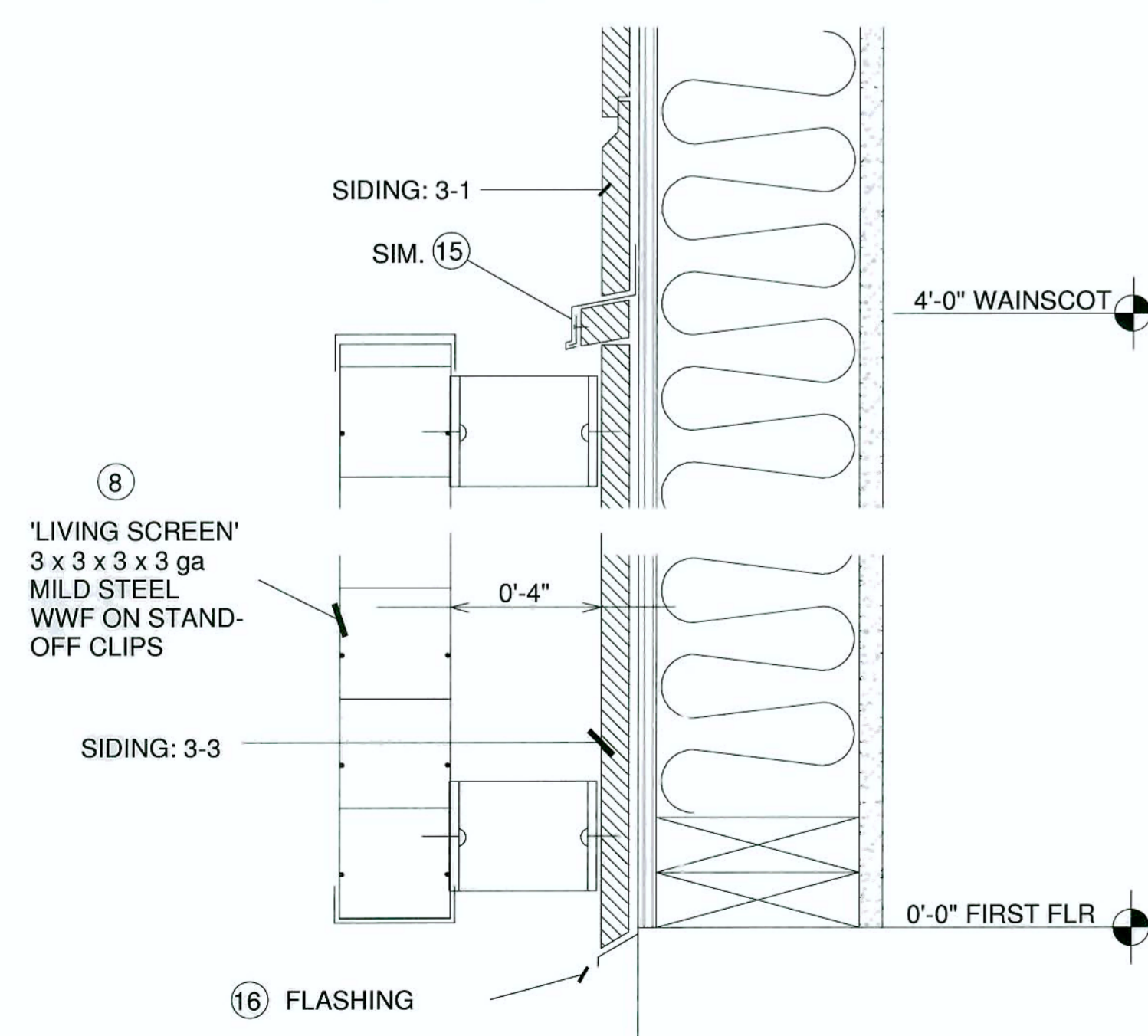
**A6.1**



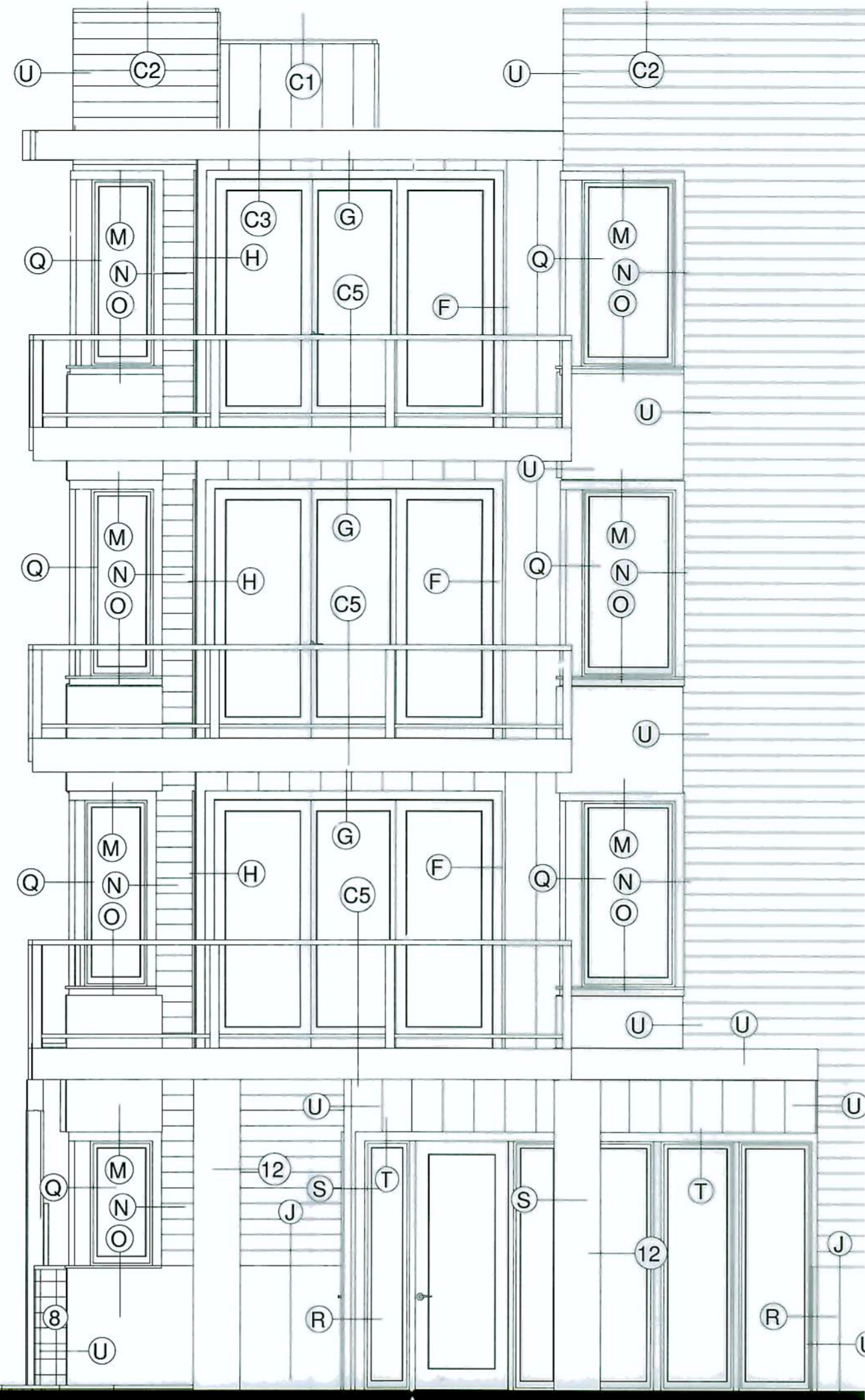
**A** DOOR HEAD SWINGING DOOR  
3" = 1'-0"



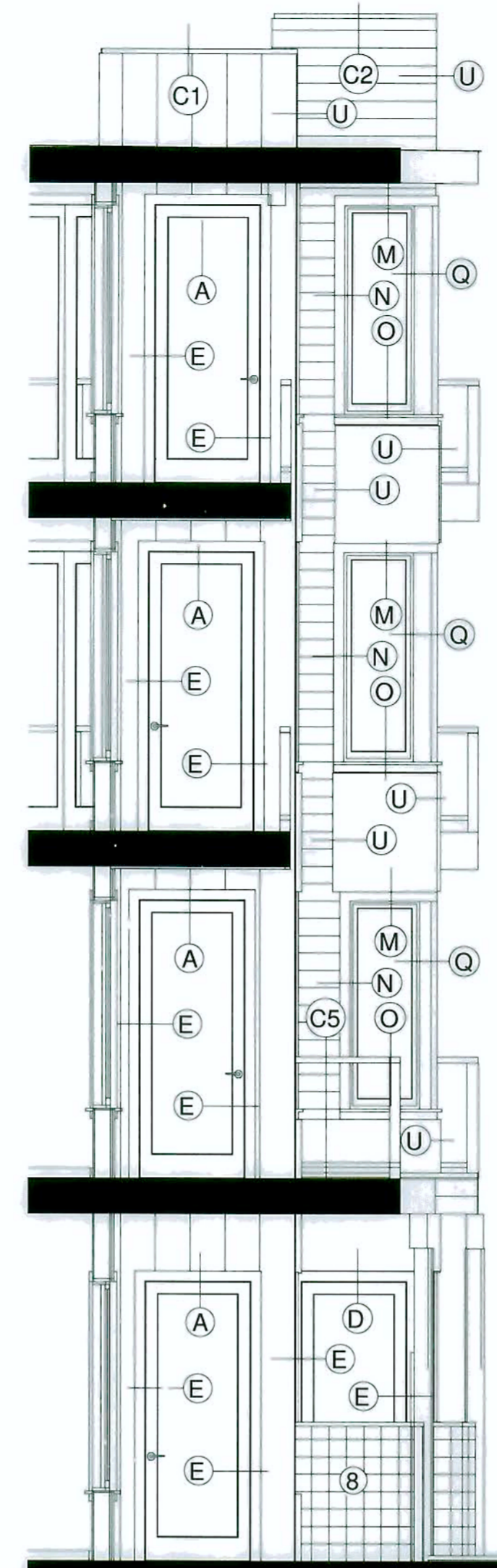
**B** DOOR HEAD SWINGING DOOR  
3" = 1'-0"



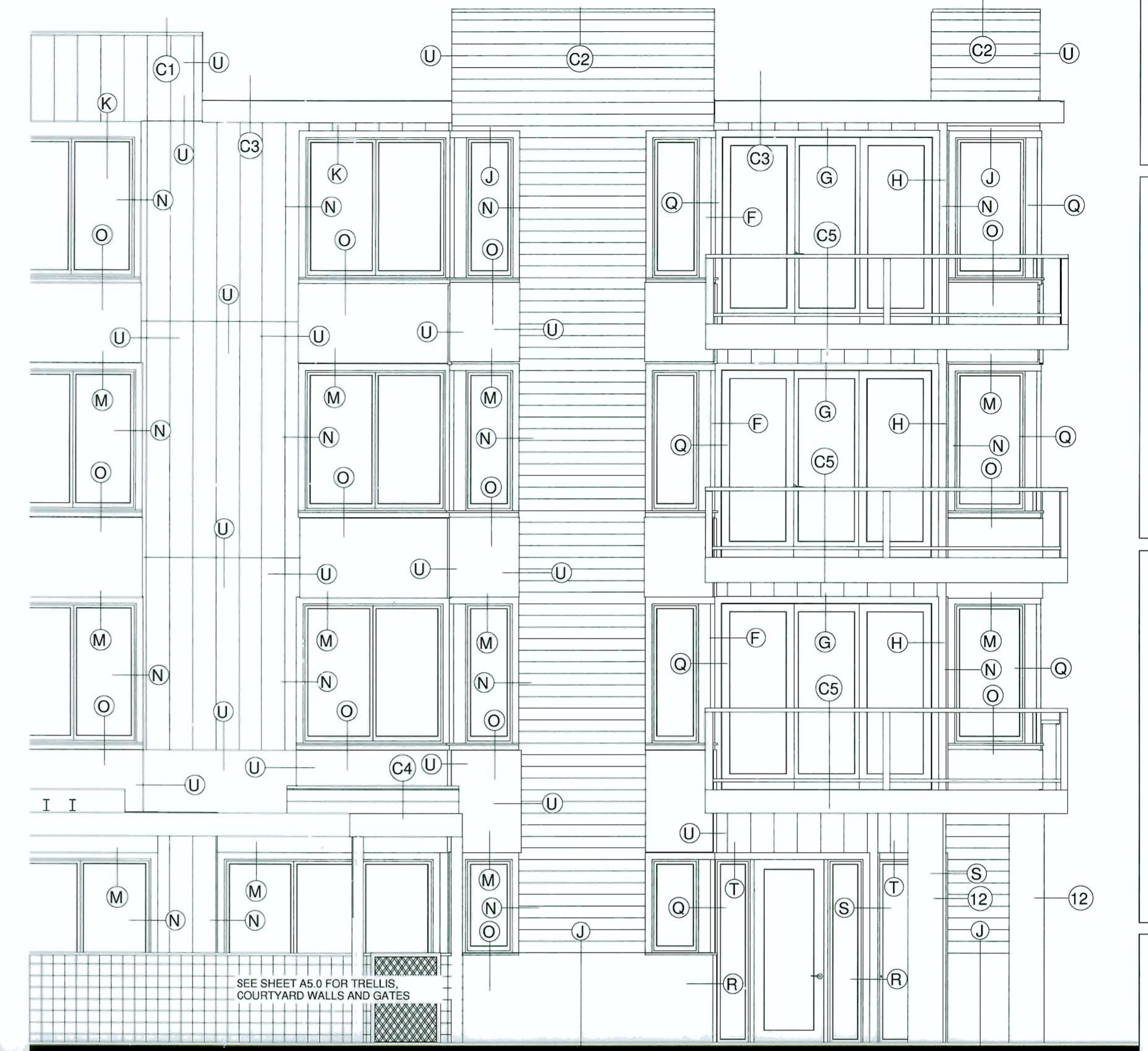
**J** WAINSCOT LIVING SCREEN  
3" = 1'-0"



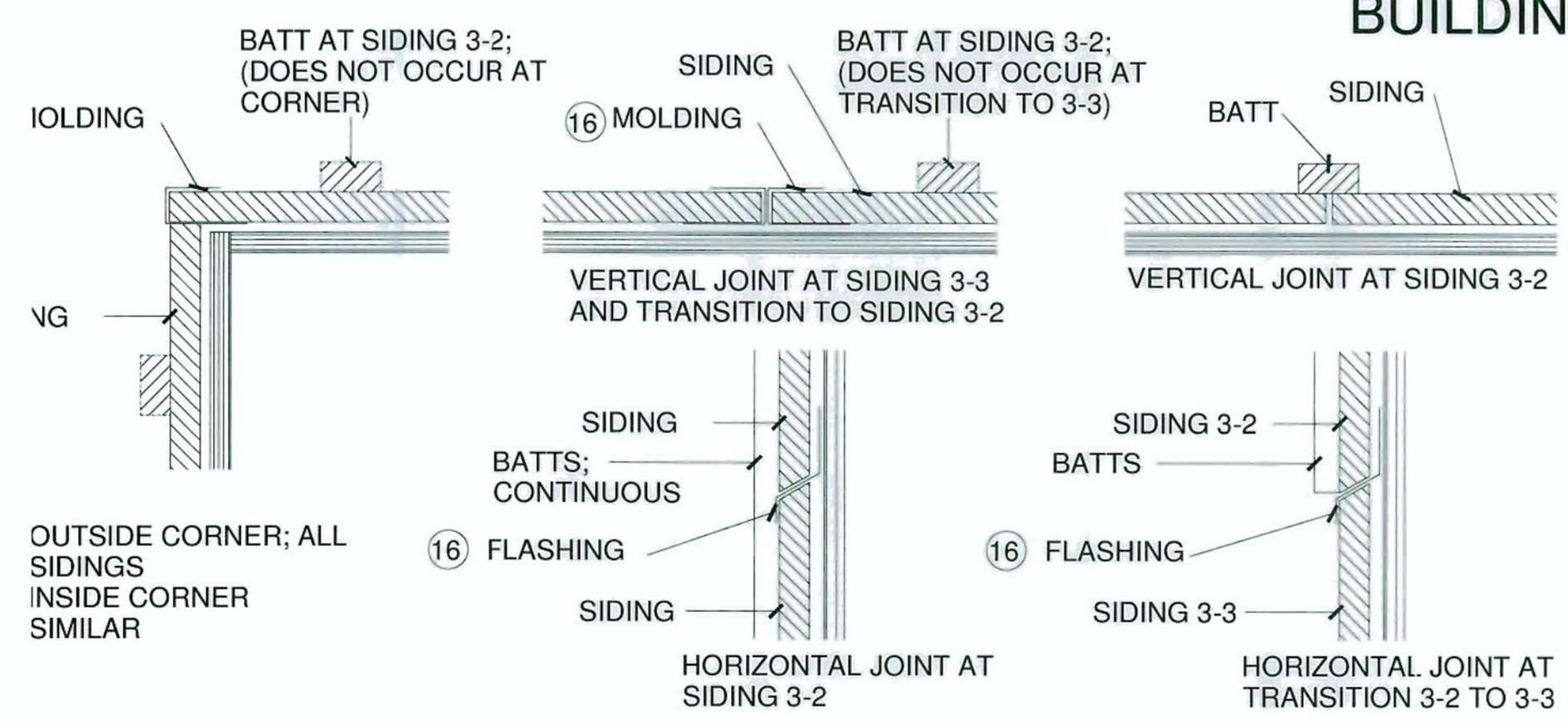
**NORTH ELEVATION, EAST END EAST BUILDING**  
1/4" = 1'-0"



**SOUTH ELEVATION, EAST SIDE DECK ALCOVES, EAST BUILDING**  
1/4" = 1'-0"



**EAST ELEVATION, NORTH END EAST BUILDING**  
1/4" = 1'-0"



**U** JOINTS  
3" = 1'-0"

**EXTERIOR MATERIALS:**

1. ROOF; BUILT-UP ROOFING W/ REFLECTIVE COATING
2. SOFFITS; PAINTED EXTERIOR GYP.BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
3. SIDINGS;
  - 3-1; PRE-PAINTED SMOOTH CEDAR 1 x 6 T&G HORIZONTAL CHANNEL SIDING W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS; S/S BLIND NAILING ON TONGUE
  - 3-2; PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C.; S/S NAILING UNDER BATTS
  - 3-3; PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
4. RAILINGS; BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
5. WINDOWS; NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
6. SWINGING DOORS; PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
7. SLIDING DOORS; NARROW PROFILE, HEAVY DUTY, VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
8. "LIVING SCREEN"; FIRST FLOOR COURTYARD FENCES AND WAINSCOTING; 3 x 3 x 3 x 10 ga MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
9. PAINTED STEEL COLUMNS, BEAMS & TRELIS
10. GATE; MILD STEEL FRAME W/ 4 x 4 x 3 ga MILD STEEL WELDED WIRE FABRIC
11. STOREFRONT; CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
12. COLUMN; SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
13. FASCIA; PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
14. TRASH WALL; NATURAL CEMENT SACK FINSH CMU

**E** DOOR JAMB SWINGING DOOR  
3" = 1'-0"

**D** DOOR HEAD SWINGING DOOR  
3" = 1'-0"

**DETAIL NOTES:**

15. BAKED ENAMEL 20 GA METAL SILL COVER OVER PRE-PAINTED SMOOTH CEDAR TRIM
16. BAKED ENAMEL 20 GA METAL MOLDINGS, FLASHINGS, JOINTS & CORNERS
17. GALV VENT SCREEN
18. FLUID APPLIED GRANULAR MEMBRANE; NATURAL CEMENT COLOR
19. FLASHING PAN
20. CLEAR ANODIZED ALUM THRESHOLD
21. BAKED ENAMEL 20 GA COPING & EDGE METAL

**MISC. NOTES:**

22. EXTERIOR LIGHTING; RECESSED CAN LIGHTS IN SOFFITS
23. EXHAUST AIR; VENTED THROUGH ROOF
24. MAKE-UP AIR; VENTED THROUGH ROOF
25. BRONZE ANODIZED SHIELDED PARKING LOT LIGHTS ON 20' POLES
26. SPACE HEATING & VENTILATION ONLY; NO COOLING. CONVECTIVE ELEC. HEATERS; NO EXTERIOR GRILLES

NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

**ARCHITECT**  
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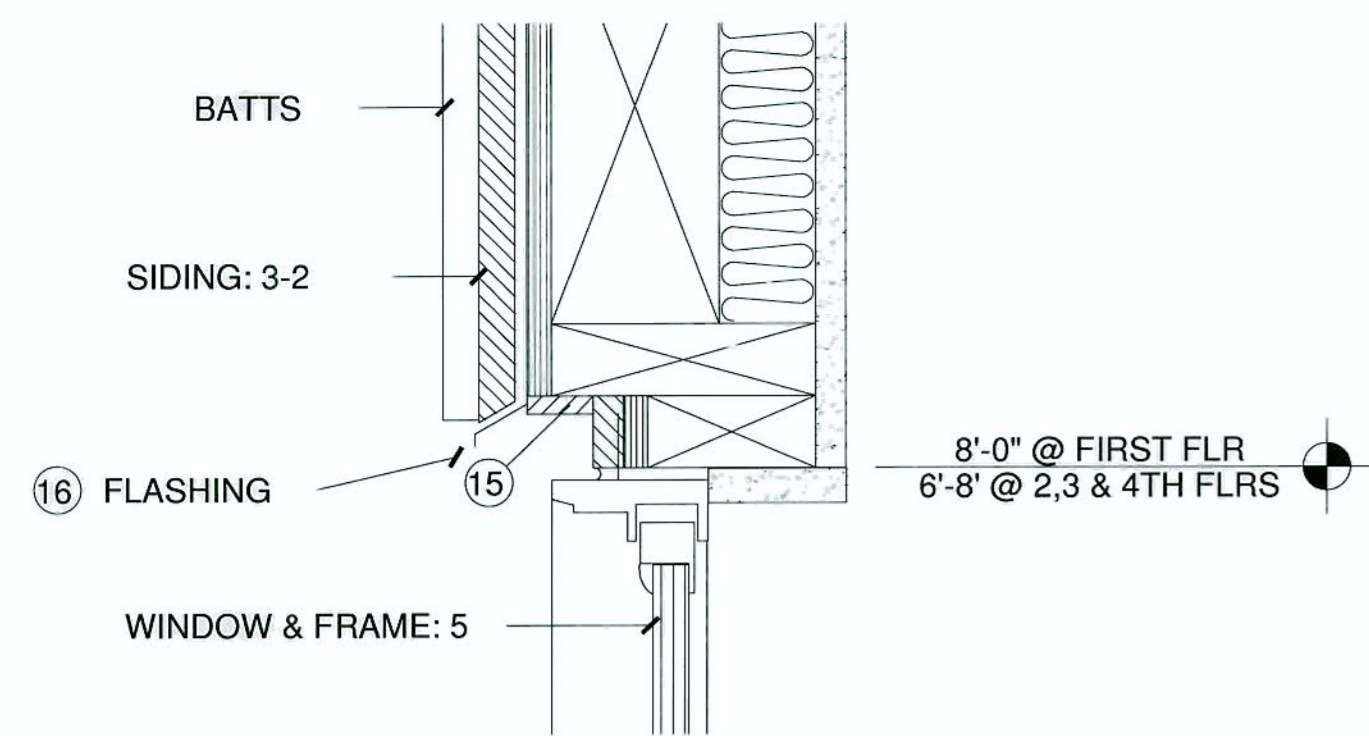
**OWNER**  
GORDON JONES  
9837 NE IRVING ST #203  
PORTLAND, OR 97220  
(503) 702-1555  
EMAIL: gordonjones@gmail.com

THE ROSE WEST  
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AND  
THE ROSE EAST  
333 NE 98TH AVE  
PORTLAND, OR 97220

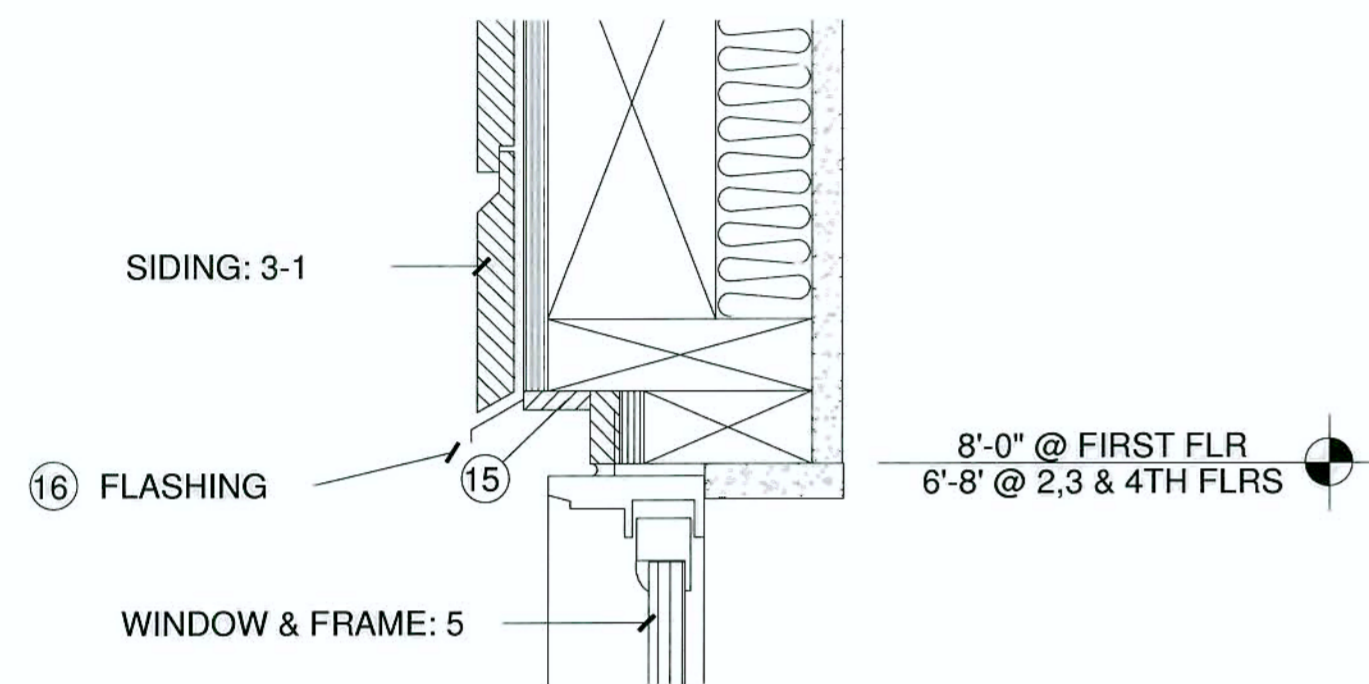
**PARTIAL ELEVATION AND DETAILS**

DATE:  
5/14/2012  
SCALE:  
AS INDICATED

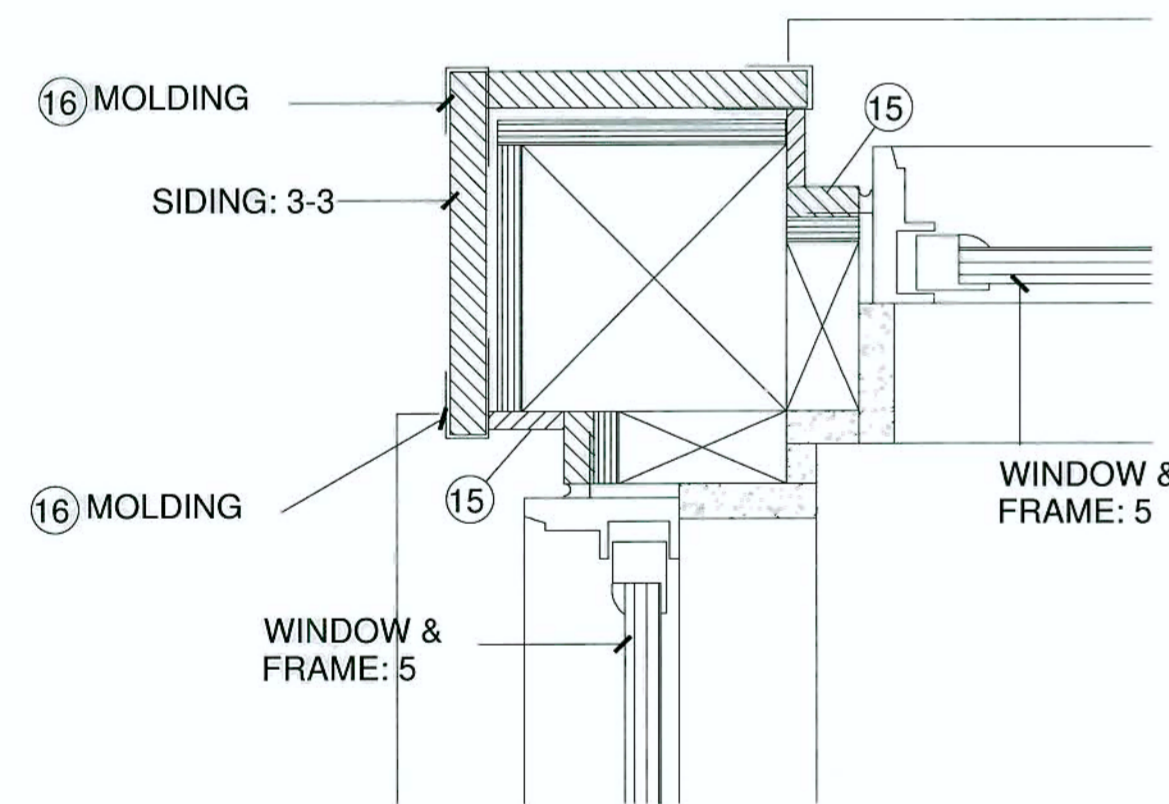
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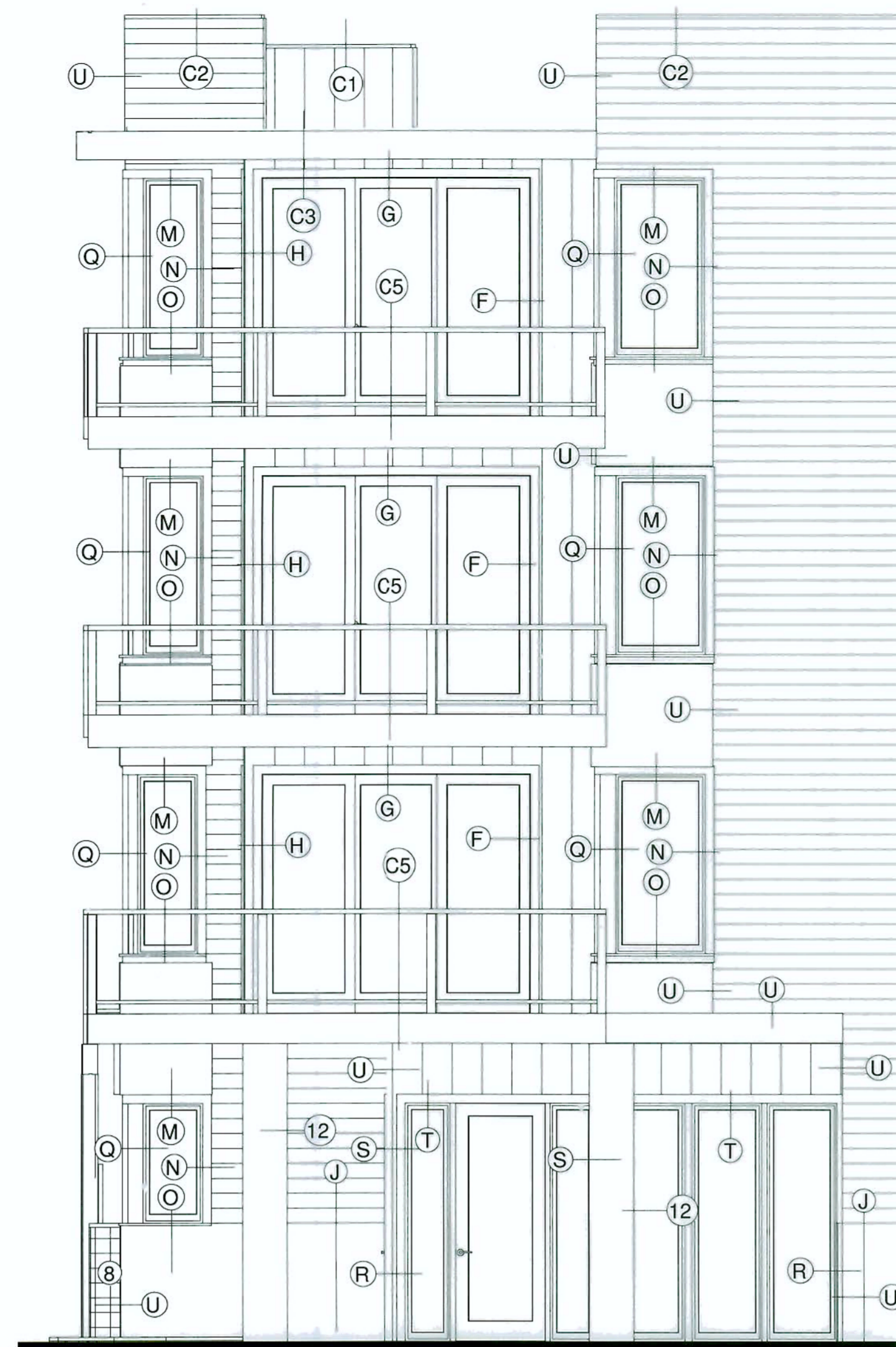
**K** WINDOW HEAD AT BD/BATT  
3" = 1'-0"



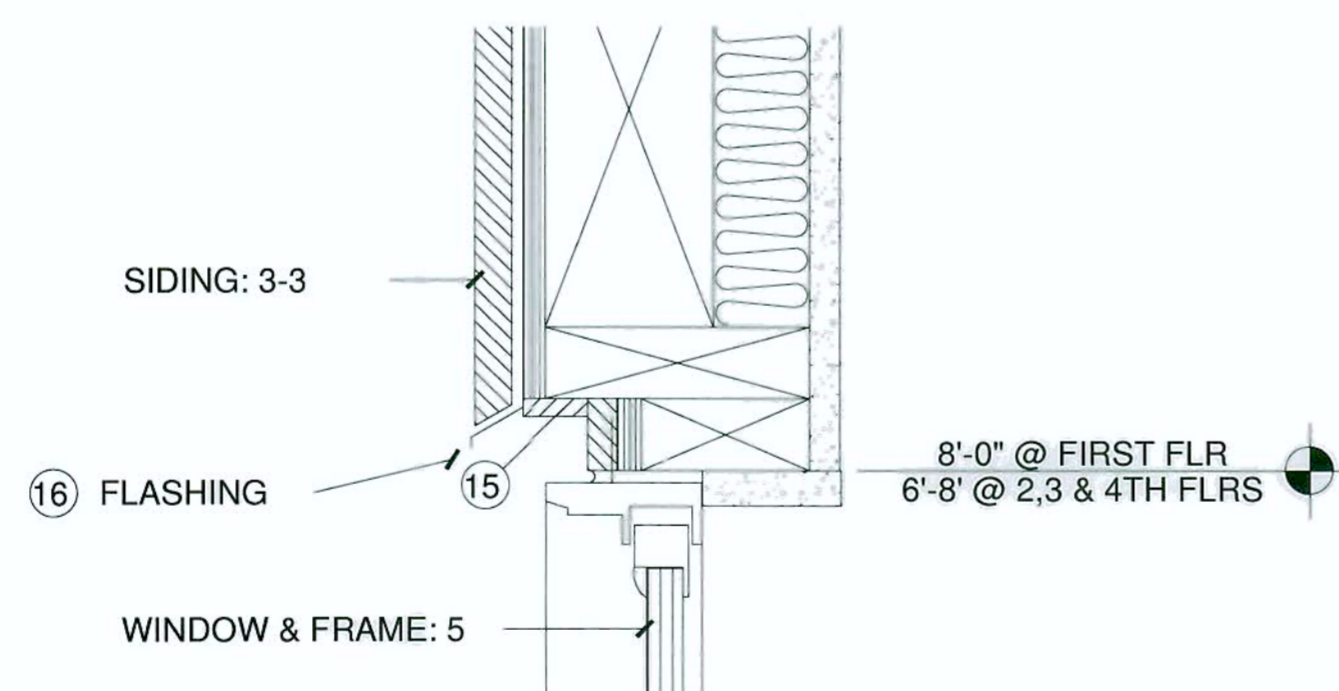
**J** WINDOW HEAD AT HORIZ SIDING  
3" = 1'-0"



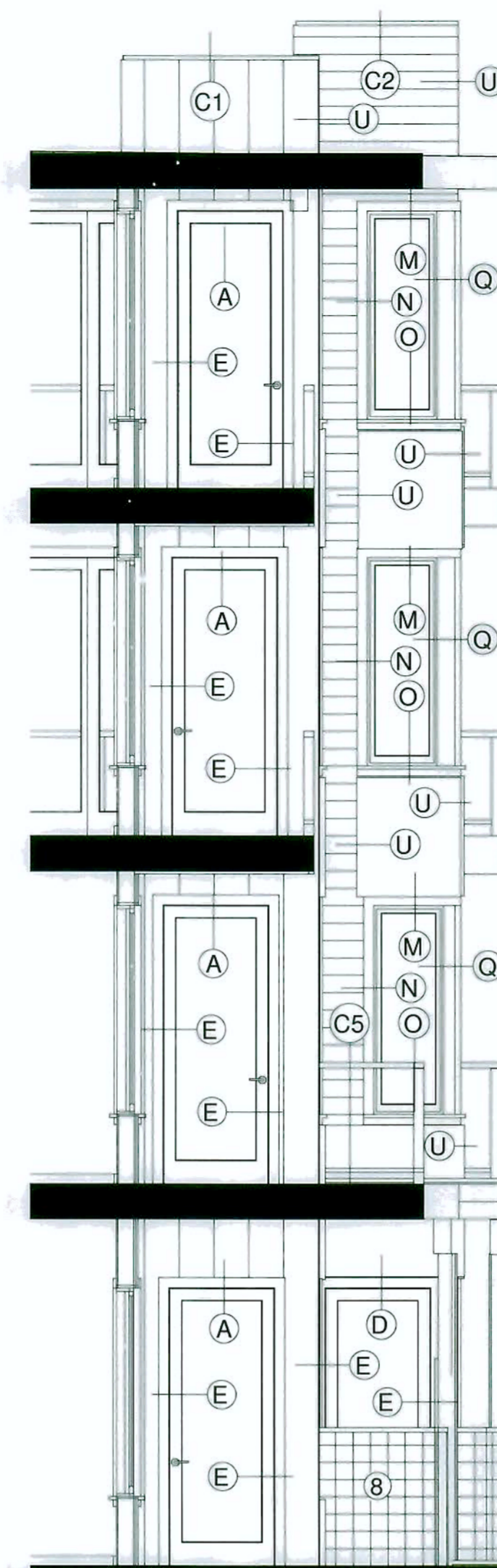
**Q** CORNER JAMBS AT WINDOWS  
3" = 1'-0"



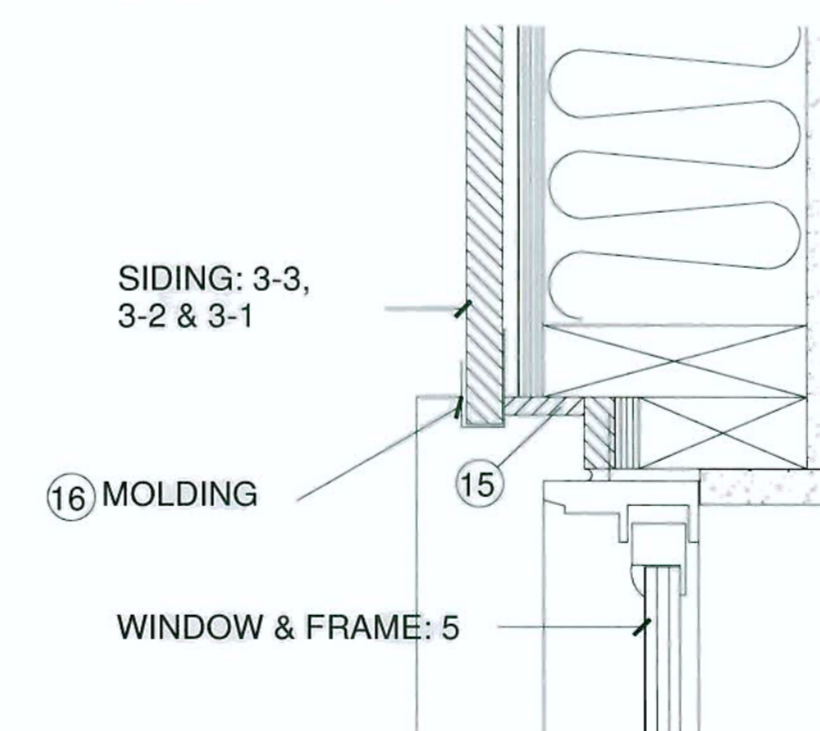
**NORTH ELEVATION, EAST END EAST BUILDING**  
1/4" = 1'-0"



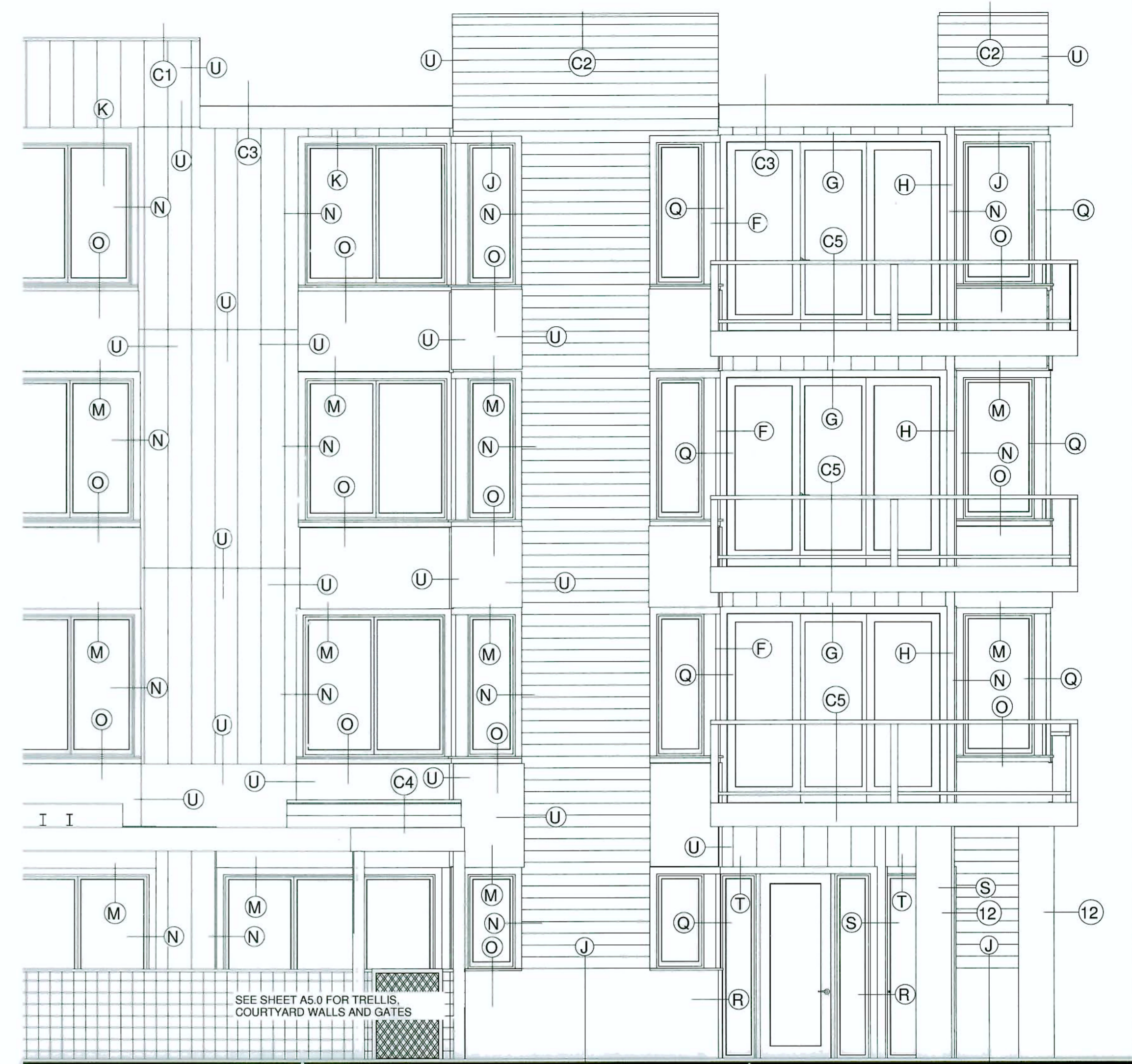
**M** WINDOW HEAD AT FLAT PANEL  
3" = 1'-0"



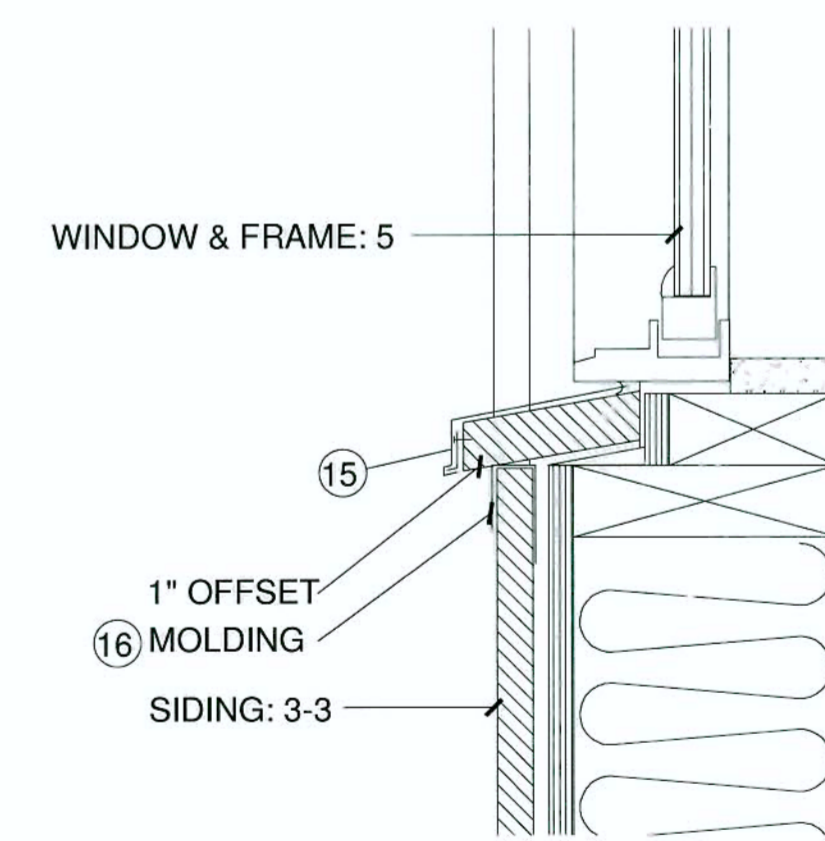
**SOUTH ELEVATION, EAST SIDE DECK ALCOVES, EAST BUILDING**  
1/4" = 1'-0"



**N** WINDOW JAMB AT ALL SIDING TYPES  
3" = 1'-0"



**EAST ELEVATION, NORTH END EAST BUILDING**  
1/4" = 1'-0"



**O** WINDOW SILL TYPICAL  
3" = 1'-0"

**EXTERIOR MATERIALS:**

1. ROOF; BUILT-UP ROOFING W/ REFLECTIVE COATING
2. SOFFITS; PAINTED EXTERIOR GYP.BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
3. SIDINGS;
  - 3-1; PRE-PAINTED SMOOTH CEDAR 1 x 6 T&G HORIZONTAL CHANNEL SIDNG W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS; S/S BLIND NAILING ON TONGUE
  - 3-2; PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTIS @ 16" O.C.; S/S NAILING UNDER BATTIS
  - 3-3; PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
4. RAILINGS; BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
5. WINDOWS; NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
6. SWINGING DOORS; PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
7. SLIDING DOORS; NARROW PROFILE, HEAVY DUTY, VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
8. "LIVING SCREEN"; FIRST FLOOR COURTYARD FENCES AND WAINSCOTING; 3 x 3 x 3 x 10 ga MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
9. PAINTED STEEL COLUMNS, BEAMS & TRELLIS
10. GATE; MILD STEEL FRAME W/ 4 x 4 x 3 ga MILD STEEL WELDED WIRE FABRIC
11. STOREFRONT; CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
12. COLUMN; SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
13. FASCIA; PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
14. TRASH WALL; NATURAL CEMENT SACK FINSH CMU

**DETAIL NOTES:**

15. BAKED ENAMEL 20 GA METAL SILL COVER OVER PRE-PAINTED SMOOTH CEDAR TRIM
16. BAKED ENAMEL 20 GA METAL MOLDINGS, FLASHINGS, JOINTS & CORNERS
17. GALV VENT SCREEN
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**MISC. NOTES:**

22. EXTERIOR LIGHTING; RECESSED CAN LIGHTS IN SOFFITS
23. EXHAUST AIR; VENTED THROUGH ROOF
24. MAKE-UP AIR; VENTED THROUGH ROOF
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26. SPACE HEATING & VENTILATION ONLY; NO COOLING. CONVECTIVE ELEC. HEATERS; NO EXTERIOR GRILLES

NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

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THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 98TH AVE  
PORTLAND, OR 97220

PARTIAL ELEVATION AND DETAILS

DATE:

5/14/2012

SCALE:

AS INDICATED

SHEET:

**A6.3**



STREET VIEW 2



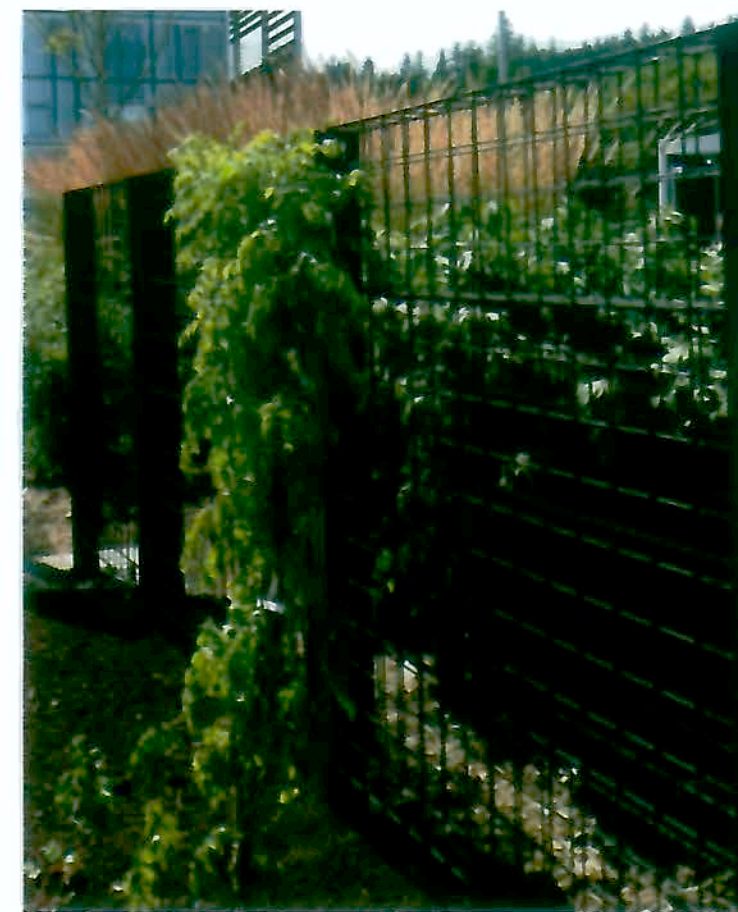
STREET VIEW 4  
(WITHOUT STREET TREES)



STREET VIEW 3



STREET VIEW 1



LIVING SCREEN SAMPLE PHOTOS



STREET VIEW 5  
(WITHOUT STREET TREES)



STREET ELEVATION (WITHOUT STREET TREES)

NOTE: SCALE IS  
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INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

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THE ROSE WEST  
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ENTRY COURTYARDS

DATE:

5/14/2012

SCALE:

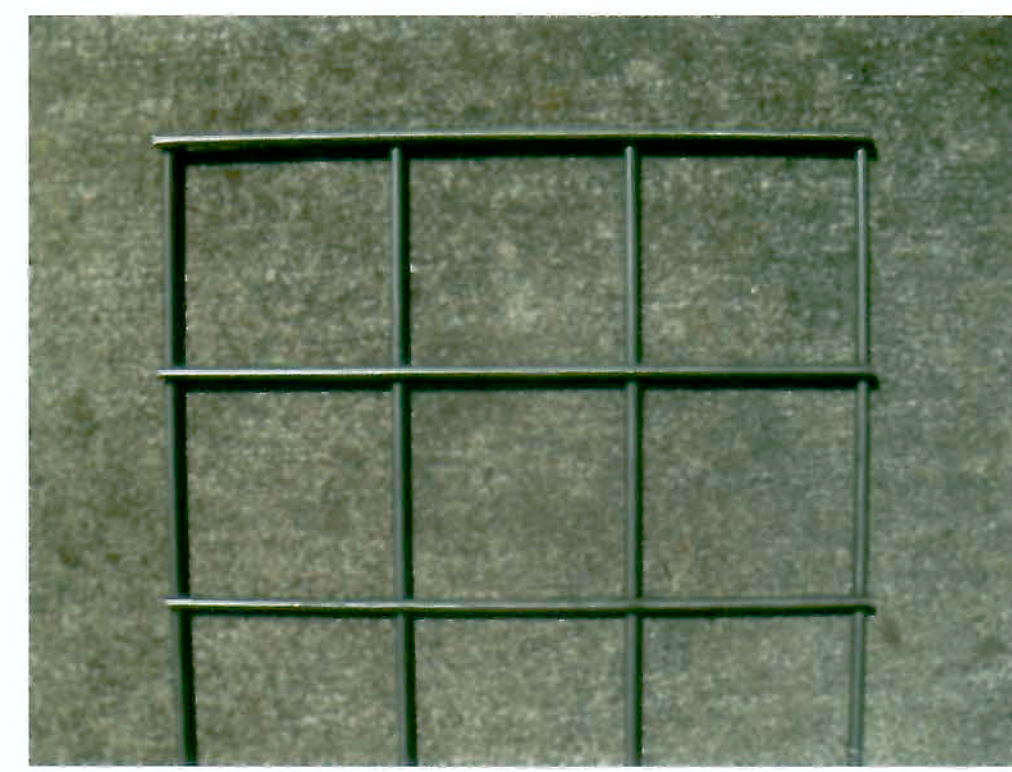
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SHEET:

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PERMEABLE PAVER



GATE WELDED WIRE FABRIC



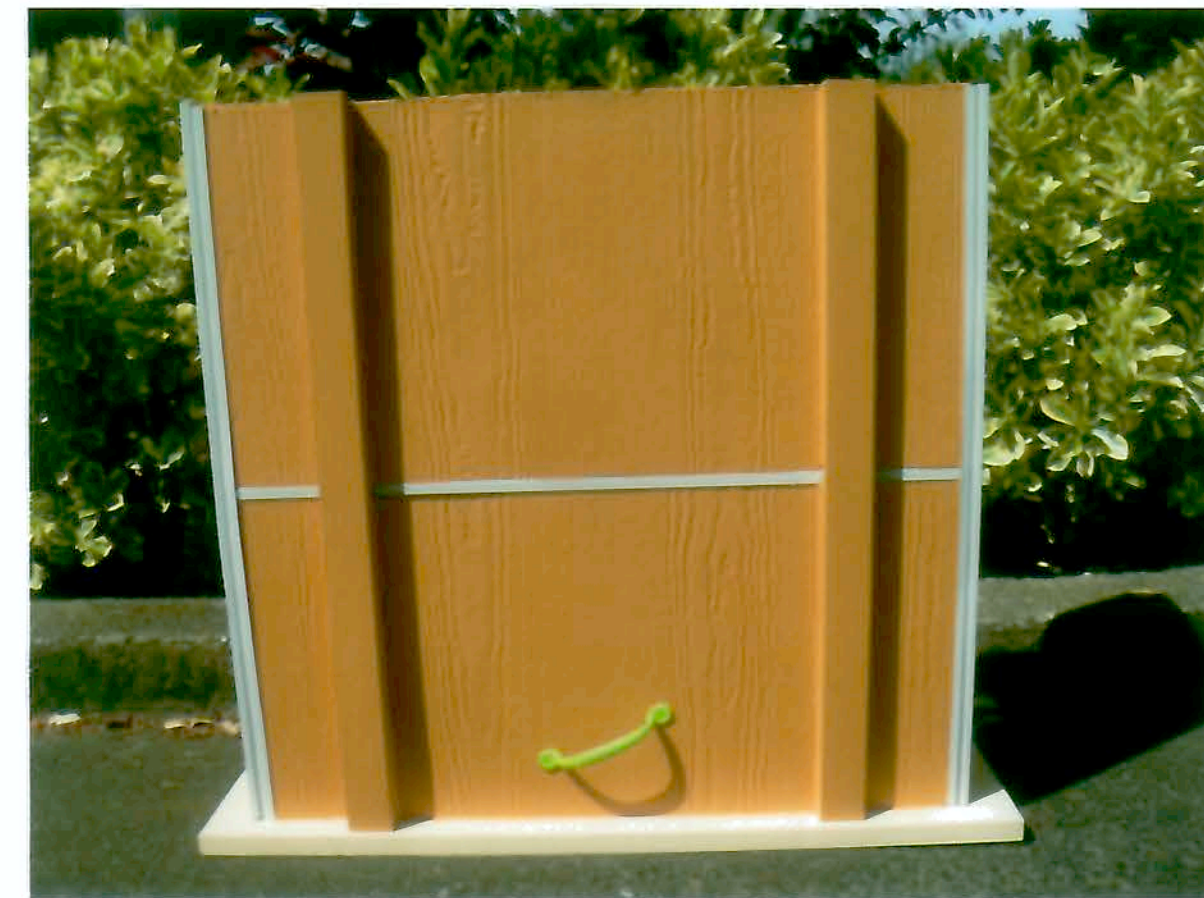
LIVING SCREEN WELDED WIRE FABRIC

NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

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TYPICAL WINDOW (SLIDING DOOR SIMILAR)



SIDING 3-2 BD & BATT

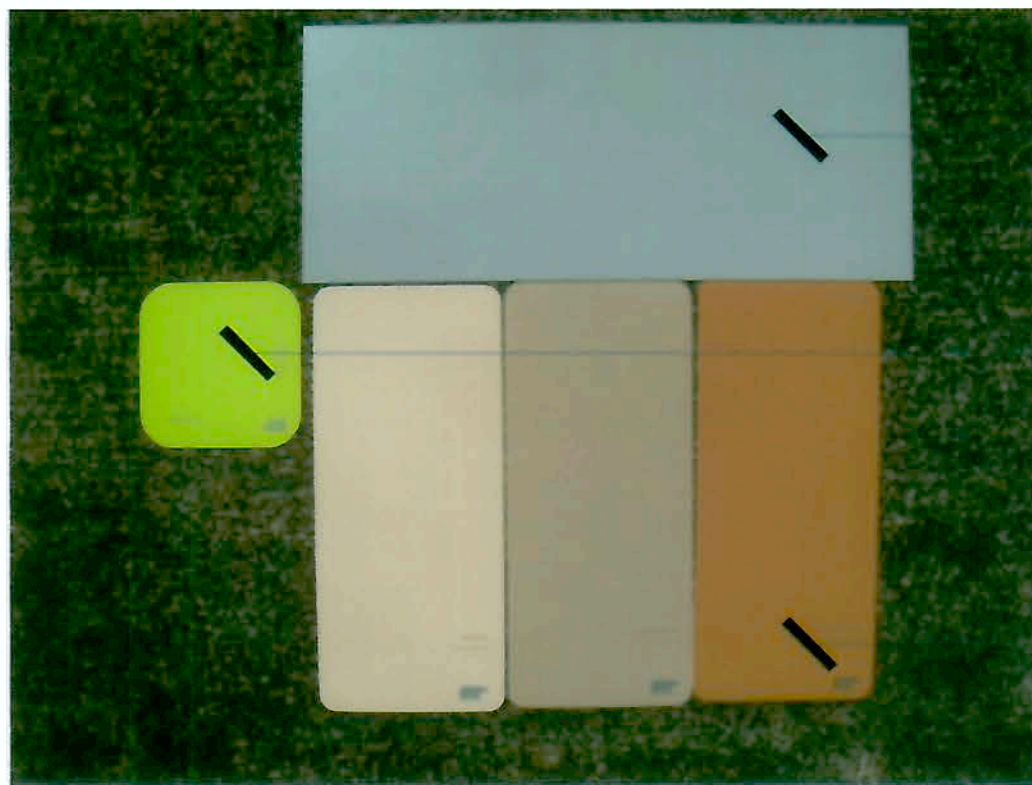


SIDING 3-1 T&G / SIDING 3-3 FLAT PANEL



LIVING SCREEN; SAMPLE PHOTO

OWNER  
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METAL FLASHINGS, MOLDINGS & TRIMS AND SWINGING DOORS & FRAMES

TRELLISES, BIKE RACKS, COURTYARD ENTRY COLUMNS & BEAMS AND TRASH ENCLOSURE STEEL COLUMNS & BEAMS

(3) SIDINGS

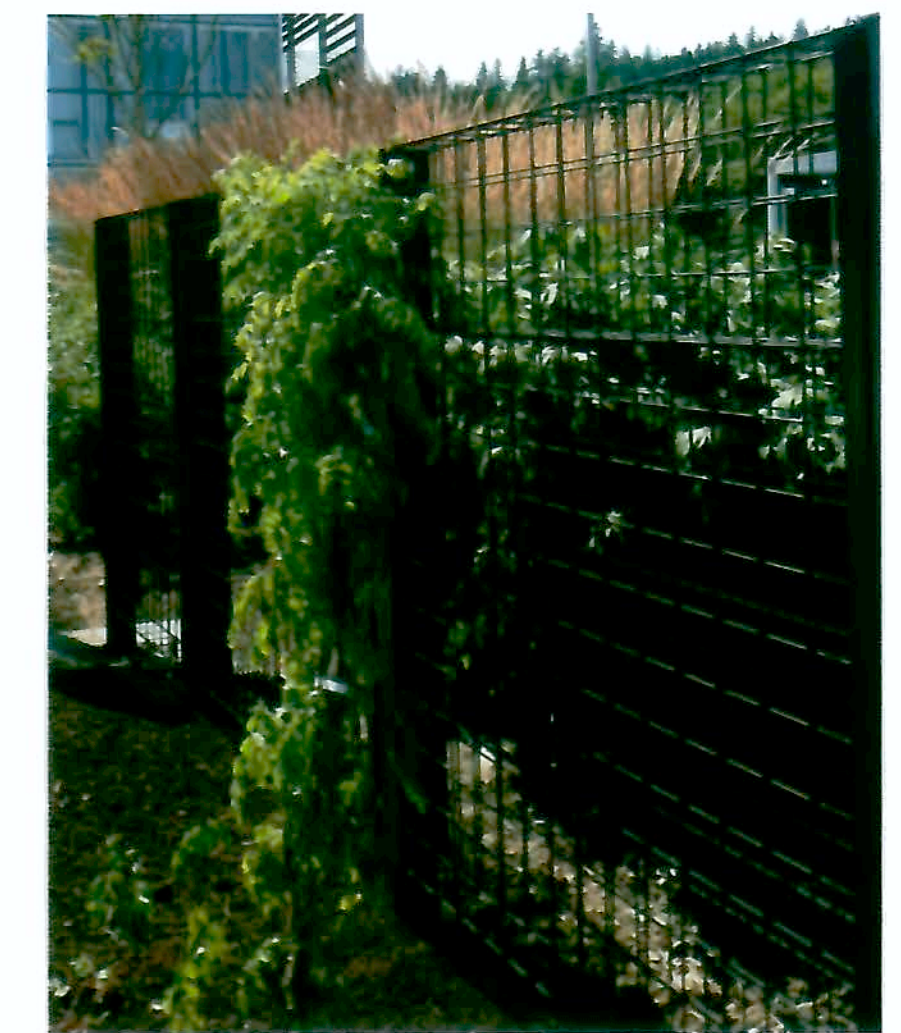
EXTERIOR COLORS



SIDING 3-2 BD & BATT



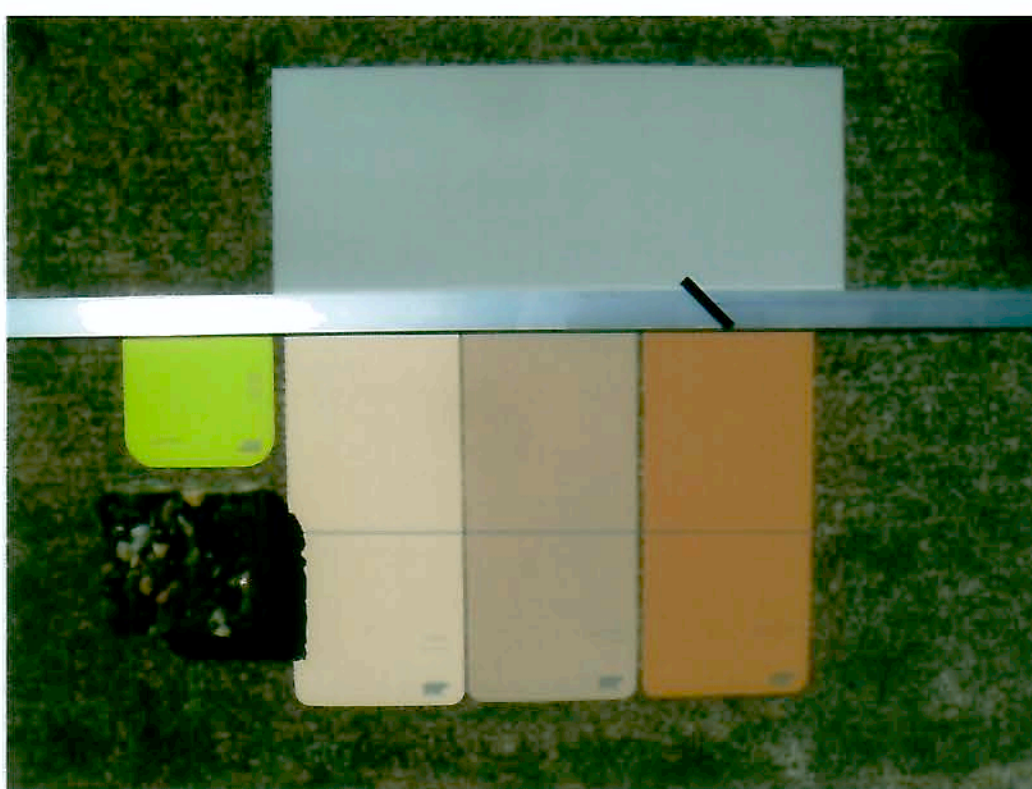
SIDING 3-1 T&G / SIDING 3-3 FLAT PANEL



LIVING SCREEN; SAMPLE PHOTO

THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 98TH AVE  
PORTLAND, OR 97220

EXTERIOR MATERIALS



ALUMINUM STOREFRONT & RAILINGS

PERMEABLE PAVERS

EXTERIOR COLORS



SIDING 3-2 BD & BATT



SIDING 3-1 T&G / SIDING 3-3 FLAT PANEL

DATE:

5/14/2012

SCALE:

AS INDICATED

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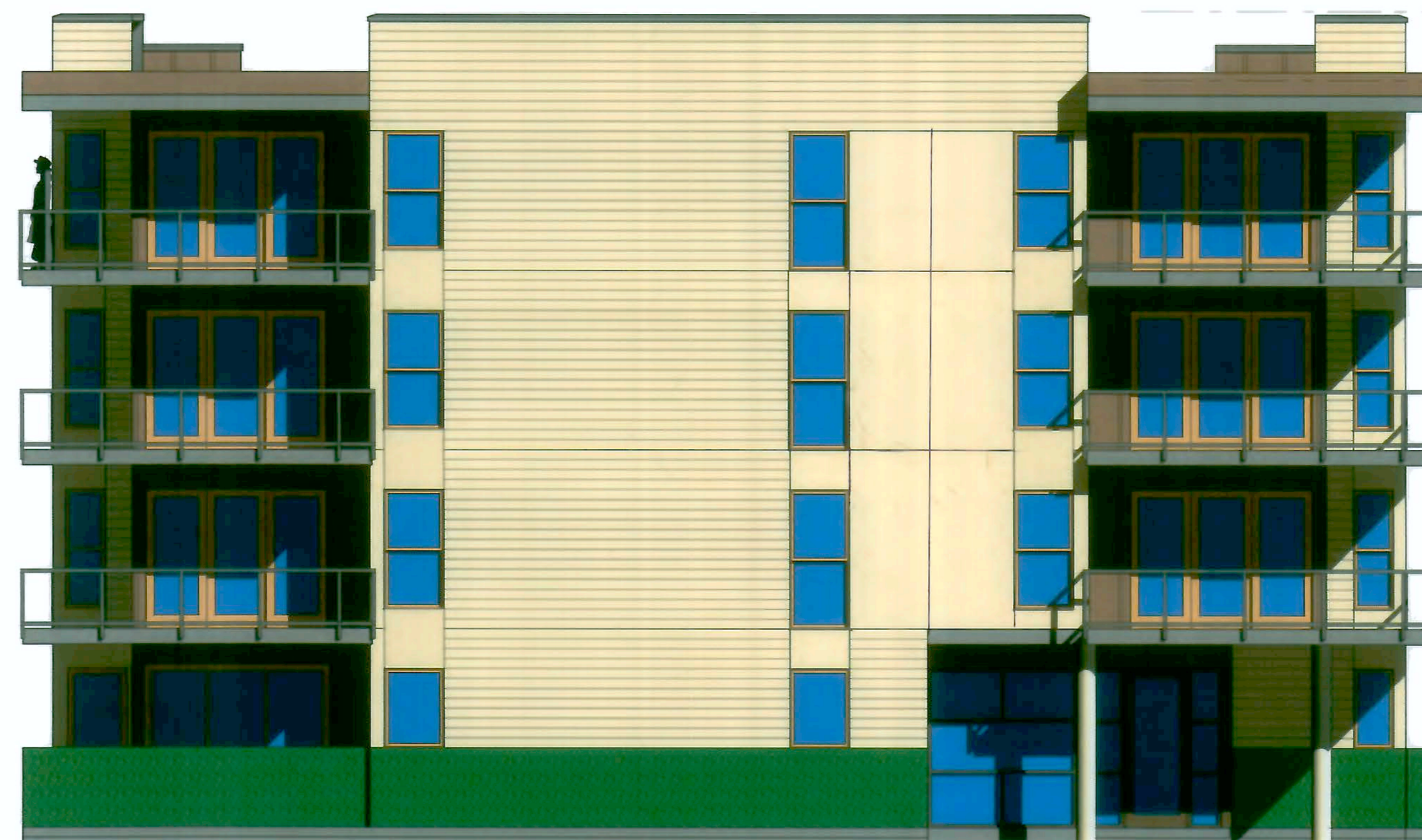
A7.1





WEST ELEVATION, THE ROSE WEST  
EAST ELEVATION, THE ROSE EAST (OPPOSITE HAND)

- EXTERIOR MATERIALS
1. ROOF: BUILT-UP ROOFING W/ REFLECTIVE COATING
  2. SOFFITS: PAINTED EXTERIOR GYP. BD. W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
  3. SIDINGS:
    - 3-1. PRE-PAINTED SMOOTH CEDAR 1 x 6 TAG HORIZONTAL CHANNEL SIDING W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS, S/S BLIND NAILING ON TONGUE
    - 3-2. PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C., S/S NAILING UNDER BATTS
    - 3-3. PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
  4. RAILINGS: BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
  5. WINDOWS: NARROW PROFILE, HEAVY DUTY, VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
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  8. "LIVING SCREEN": FIRST FLOOR COURTYARD FENCES AND WAINSCOTING, 3 x 3 x 10 gal MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
  9. PAINTED STEEL COLUMNS, BEAMS & TRELLIS
  10. GATE: MILD STEEL FRAME W/ 4 x 4 x 3 gal MILD STEEL WELDED WIRE FABRIC
  11. STOREFRONT: CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
  12. COLUMN: SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
  13. FASCIA: PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
  14. TRASH WALL: NATURAL CEMENT SACK FINISH CMU



NORTH ELEVATION, THE ROSE WEST  
NORTH ELEVATION, THE ROSE EAST (OPPOSITE HAND)

MAX HT  
41' - 0"

5-ROOF LEVEL  
37' - 6 1/2"

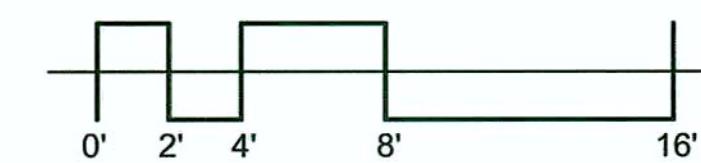
4-FOURTH FLOOR  
28' - 0"

3-THIRD FLOOR  
19' - 0"

2-SECOND FLOOR  
10' - 0"

1-FIRST FLOOR  
0' - 0"

296' GROUND FLOOR EL



NOTE: SCALE IS  
HALF THE  
INDICATED  
SCALE WHEN  
SHEET SIZE IS  
11 x 17

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#302  
PORTLAND, OR 97220

THE ROSE WEST  
318 NE 97TH AVE  
AND  
THE ROSE EAST  
333 NE 99TH AVE  
PORTLAND, OR 97220

ELEVATIONS

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9/20/2011 2:20:51 PM

Project number Size

3018 D

Drawn by

LHANSON

Date

6-30-2011

Scale

3/16" = 1'-0"

G2.1

ID Date  
Revision Schedule

NOTE: SCALE IS HALF THE INDICATED SCALE WHEN SHEET SIZE IS 11 x 17

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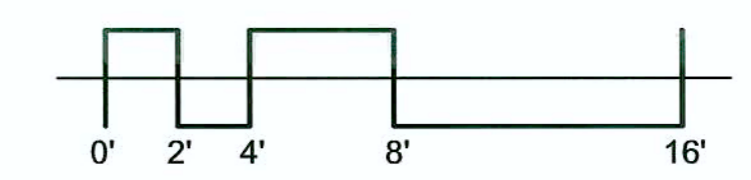
**THE ROSE WEST**  
 318 NE 97TH AVE  
**AND**  
**THE ROSE EAST**  
 333 NE 99TH AVE  
 PORTLAND, OR 97220

**ELEVATIONS**



**SOUTH ELEVATION, THE ROSE WEST  
 SOUTH ELEVATION, THE ROSE EAST (OPPOSITE HAND)**

- EXTERIOR MATERIALS**
1. ROOF: BUILT-UP ROOFING W/ REFLECTIVE COATING
  2. SOFFITS: PAINTED EXTERIOR GYP BD W/ ORANGE PEEL TEXTURE, SOFFITS & EAVES
  3. SIDINGS:
    - 3-1. PRE-PAINTED SMOOTH CEDAR 1 x 6 TAG HORIZONTAL CHANNEL SIDING W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS, S/S BLIND NAILING ON TONGUE
    - 3-2. PRE-PAINTED FLAT CEMENT BD PANEL W/ WOOD-GRAIN TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS AND PAINTED SMOOTH CEDAR 1 x 2 CEDAR BATTS @ 16" O.C. S/S NAILING UNDER BATTS
    - 3-3. PRE-PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE W/ BAKED ENAMEL 20 GA METAL JOINTS & CORNERS
  4. RAILINGS: BAKED ENAMEL ALUMINUM AND CLEAR GLASS RAILINGS
  5. WINDOWS: NARROW PROFILE, HEAVY DUTY VINYL WINDOW FRAMES WITH CLEAR DBL. LOW E GLASS
  6. SWINGING DOORS: PAINTED FIBERGLAS FULL LIGHT DOORS AND FRAMES W/ CLEAR DBL. LOW E GLASS
  7. SLIDING DOORS: NARROW PROFILE, HEAVY DUTY VINYL FRAMES WITH CLEAR DBL. LOW E GLASS
  8. "LIVING SCREEN": FIRST FLOOR COURTYARD FENCES AND VAINSCOTING, 3 x 3 x 3 1/2 gal MILD STEEL WELDED WIRE GRID IN PAINTED STEEL POSTS
  9. PAINTED STEEL COLUMNS, BEAMS & TRELLIS
  10. GATE: MILD STEEL FRAME W/ 4 x 4 x 3 gal MILD STEEL WELDED WIRE FABRIC
  11. STOREFRONT: CLEAR FINISH ANODIZED ALUM 2 x 4 STOREFRONT W/ CLEAR DBL GLASS
  12. COLUMN: SANDBLASTED CONC. COLUMN W/ CLEAR SEALER
  13. FASCIA: PAINTED FLAT CEMENT BD PANEL W/ STUCCO TEXTURE
  14. TRASH WALL: NATURAL CEMENT SACK FINSH CMU



**EAST ELEVATION, THE ROSE WEST  
 WEST ELEVATION, THE ROSE EAST (OPPOSITE HAND)**

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 Date 6-30-2011  
 Scale 3/16" = 1'-0"

**G2.2**

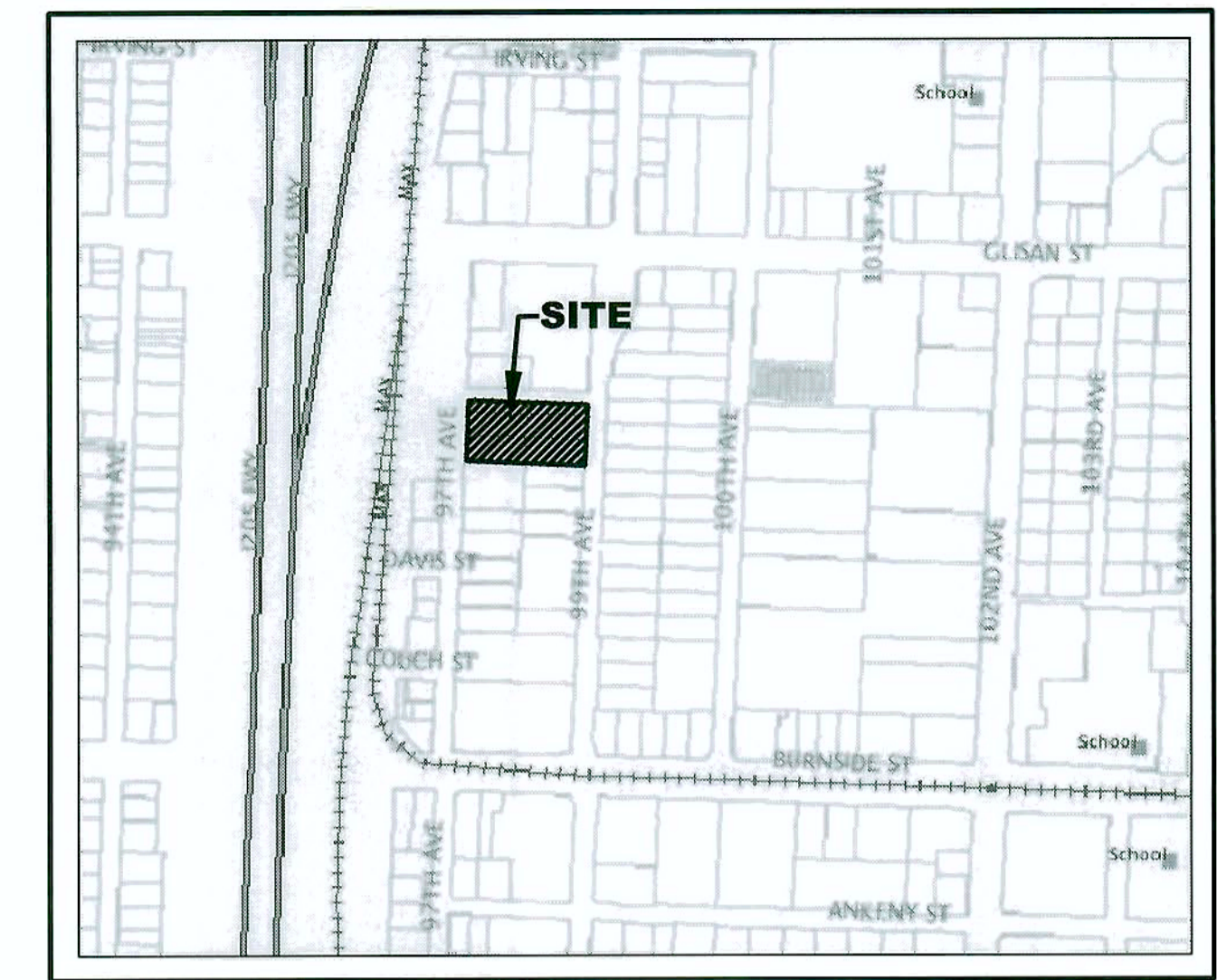
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# GATEWAY GARDENS APARTMENTS

## DEVELOPMENT REVIEW PLANS

### ROSE EAST AND ROSE WEST BUILDINGS

LOCATED IN THE SE 1/4 OF SECTION 33 TOWNSHIP 1 NORTH  
 RANGE 2 EAST, WILLAMETTE MERIDIAN  
 MULTNOMAH COUNTY, OREGON



VICINITY MAP  
 NO SCALE

#### PROJECT SITE LOCATION

EAST SIDE OF NE 97th AVENUE, 500 FEET SOUTH OF NE GLISAN STREET, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.  
 SITE ADDRESSES: 306, 318, & 400 NE 97th AVENUE  
 305, 315, & 333 NE 99th AVENUE  
 LATITUDE=45°31'29"N, LONGITUDE=122°33'46"W

#### PROPERTY DESCRIPTION

MULTNOMAH COUNTY TAX MAP: 1N-2E-33DA TAX LOTS 9000, 9100, 9201, 6800, 6900, AND 7000  
 LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 33; TOWNSHIP 1 NORTH; RANGE 2 EAST; WILLAMETTE MERIDIAN; MULTNOMAH COUNTY, OREGON  
 ZONING: CITY OF PORTLAND, RX4

#### NARRATIVE DESCRIPTIONS

**EXISTING CONDITIONS:**  
 SINGLE FAMILY HOMESITES, GRASS GROUND COVER WITH YARD TREES/SHRUBS.

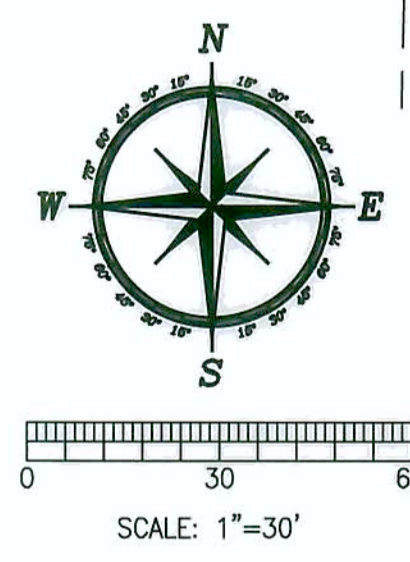
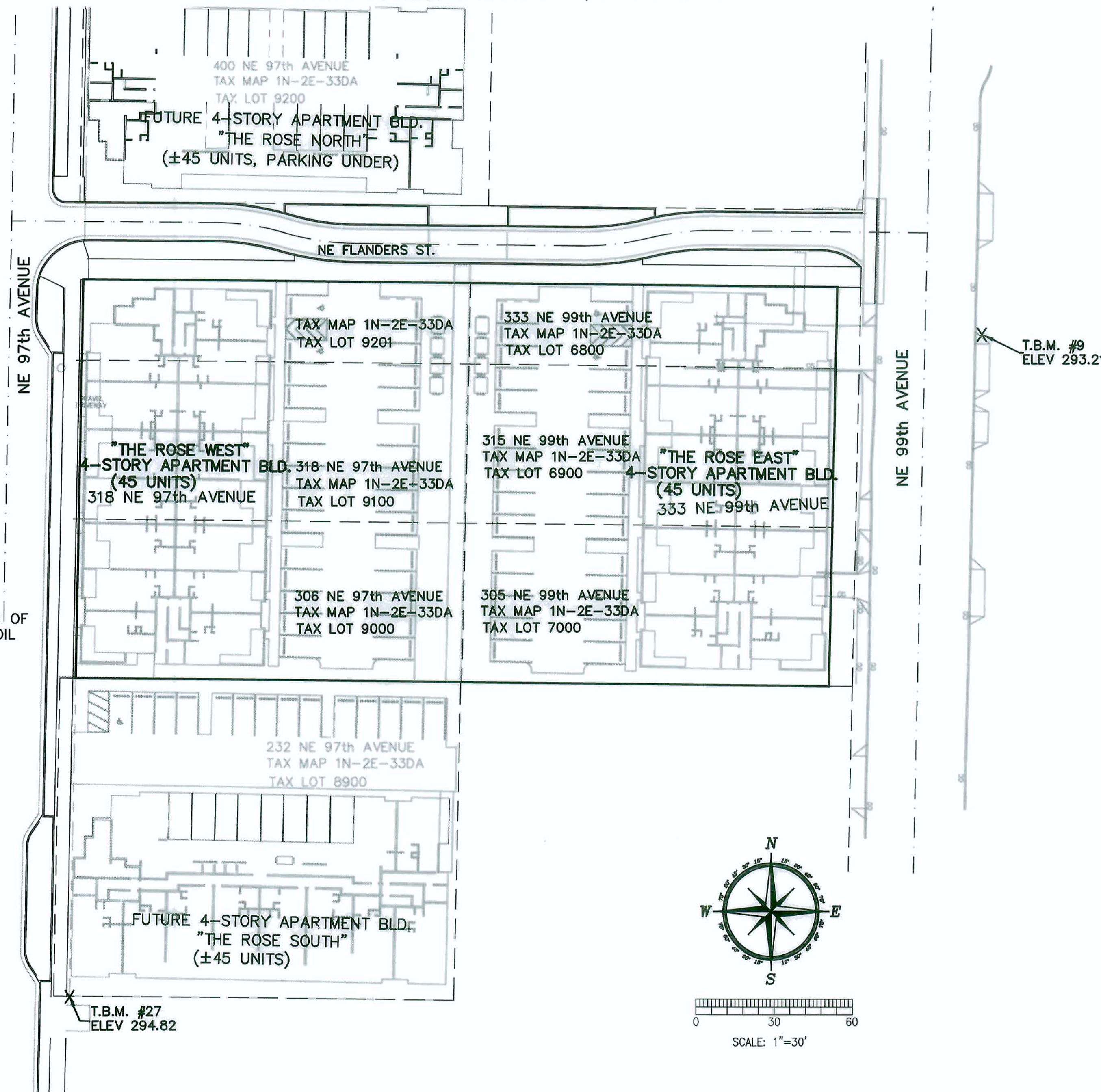
**PROPOSED DEVELOPED CONDITIONS:**  
 MULTIFAMILY APARTMENT BUILDINGS WITH PARKING AND LANDSCAPE AREAS.

**TOTAL SITE AREA:** 1.06 ACRES

**TOTAL DISTURBED AREA:** 1.06 ACRES

**SITE SOIL CLASSIFICATION:** 12" INCHES OF TOPSOIL OVERLAYING A FINE SILT LAYER OF APPROXIMATELY 6- FEET IN DEPTH. A SANDY-GRAVEL SOIL COMPLEX AT DEPTHS OF 6+ FEET IN DEPTH. REFER TO THE SOILS REPORT PREPARED BY GEOPACIFIC ENGINEERING.

**RECEIVING WATER BODIES:** WILLAMETTE BASIN, OUTER EAST SUB-WATERSHED



#### SURVEY BENCH MARK

ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM USING BENCH #3270, HAVING AN ELEVATION OF 292.84' A 3" BRASS DISC IN THE CURB RETURN AT THE NE CORNER OF NE BURNSIDE ST. AND NE 97TH AVENUE.

#### TEMPORARY BENCH MARK ONSITE (TBM)

TBM #27: SURVEY POINT #27, AN EXISTING 1/2" IRON PIPE, AS SHOWN ON THE PLAN, HAVING AN ELEVATION OF 294.82'  
 TBM #9: SURVEY POINT #9, A PK NAIL SET IN THE CONCRETE SIDEWALK AS SHOWN ON THE PLAN, HAVING AN ELEVATION OF 291.21'

OWNER/DEVELOPER  
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ARCHITECT  
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 LAKE OSWEGO, OREGON 97035  
 PHONE 503-522-9000

LANDSCAPE ARCHITECT  
**QUATREFOIL, INC.**  
 404 SE 80th AVENUE  
 PORTLAND, OREGON 97215  
 PHONE 503-256-8955

ENGINEERING/SURVEYING/PLANNING  
**HARRIS-McMONAGLE ASSOCIATES, INC.**  
 8740 SW SCOFFINS STREET  
 TIGARD, OREGON 97223  
 PHONE 503-639-3453  
 CONTACT: JAY HARRIS, PE

GEOTECHNICAL  
**GEOPACIFIC ENGINEERING**  
 13910 SW GALBREATH DRIVE, SUITE 102  
 SHERWOOD, OREGON, 97140  
 PHONE 503-625-4455  
 CONTACT: JIM IMBRIE, PE

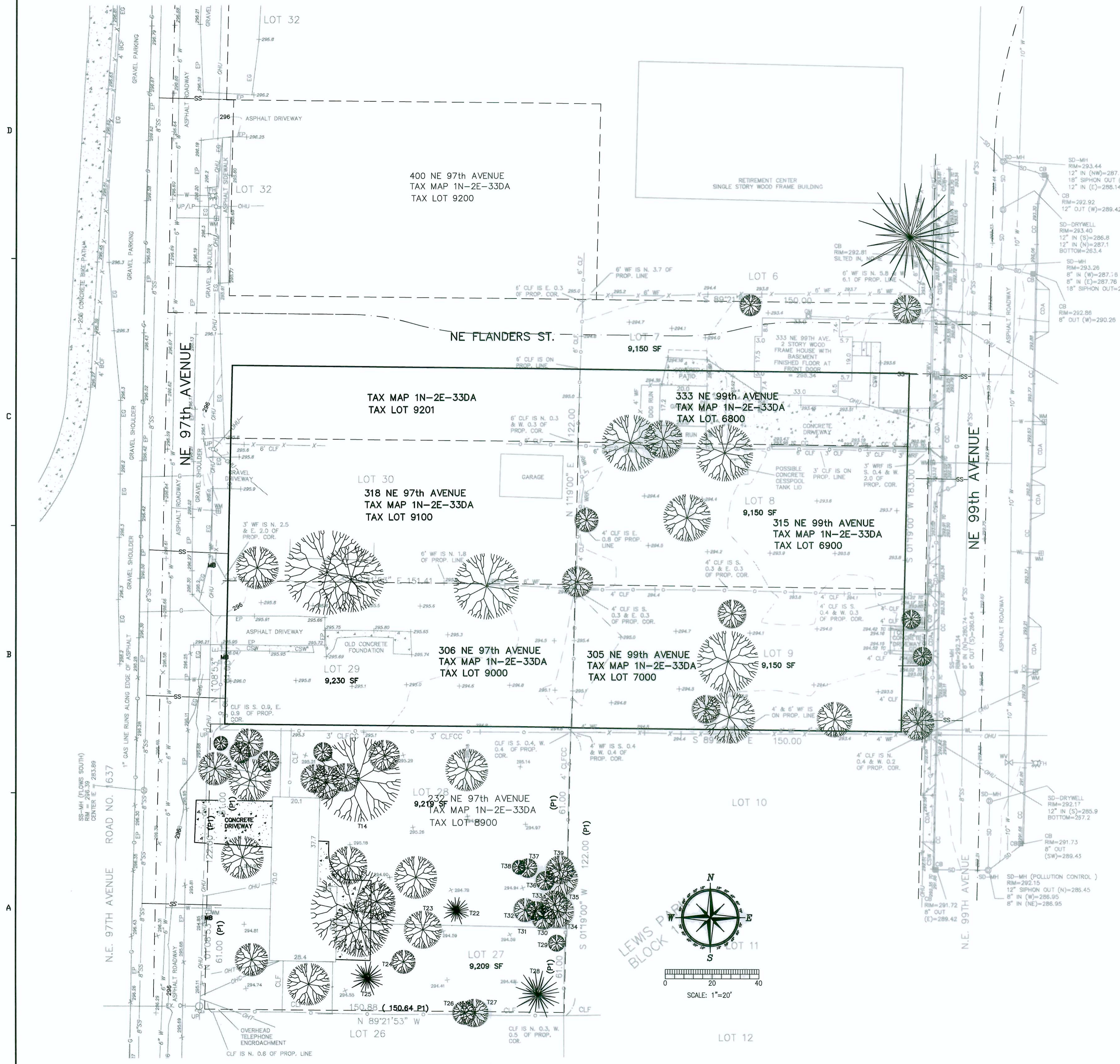
INDEX OF SHEETS:	
TITLE SHEET & VICINITY MAP	1 of 4
EXISTING CONDITIONS PLAN	2 of 4
TREE PRESERVATION AND GRADING PLAN	3 of 4
STORM DRAINAGE, SANITARY SEWER, & WATERWORKS PLAN	4 of 4

**GATEWAY GARDENS**  
**TITLE SHEET AND VICINITY MAP**

DATE: 07/15/11  
 SCALE: AS SHOWN  
 DWG. NAME: 1.CVR  
 SHEET: 1  
 OF: 4

LAST REVISION 9-20-2011

REV.	DESCRIPTION	BY	APPROVE	DATE



**LEGEND**

- = MONUMENT FOUND AS NOTED.
  - ⊙ = FIRE HYDRANT
  - ⊕ = LIGHT POLE
  - ⊙+ = SANITARY SEWER MANHOLE
  - + = SPOT ELEVATION AT FINISHED GRADE OR FLOWLINE, UNLESS NOTED OTHERWISE.
  - ⊙ = UTILITY POLE
  - ⊙ = WATER METER
  - ⊙ = WATER OR GAS VALVE
  - ⊙ = CHAIN LINK OR WIRE FENCE
  - ⊙ = WOOD FENCE
  - ⊙ = CONIFEROUS TREE
  - ⊙ = DECIDUOUS TREE
- BCF = BOLLARD AND CABLE FENCE  
 CDA = CONCRETE DRIVEWAY  
 CLF = CHAIN LINK FENCE  
 CLFCC = CHAIN LINK FENCE ON 6" CONCRETE CURB  
 COR. = CORNER  
 EP = EDGE OF PAVEMENT  
 FH = FIRE HYDRANT  
 G = NATURAL GAS LINE  
 GA = GUY ANCHOR  
 GV = GAS VALVE  
 HCR = HANDICAP RAMP  
 IE = INVERT ELEVATION  
 IP = IRON PIPE  
 IR = IRON ROD  
 MH = MANHOLE  
 OHC = OVERHEAD CABLE TV  
 OHP = OVERHEAD POWER LINES  
 OHT = OVERHEAD TELEPHONE LINES  
 OHU = OVERHEAD UTILITY LINES  
 PROP. = PROPERTY  
 RIM = RIM OF MANHOLE ELEVATION  
 SD = STORM DRAIN LINE  
 SF = SQUARE FEET  
 SS = SANITARY SEWER LINE  
 UP = UTILITY POLE  
 WF = WOOD FENCE  
 WRF = WIRE FENCE  
 W = WATER LINE  
 WM = WATER METER  
 WV = WATER VALVE  
 YPC = YELLOW PLASTIC CAP  
 ( ) = RECORD INFORMATION  
 P1 = PLAT OF LEWIS PARK  
 R1 = SN 28690  
 R2 = SN 49826  
 R3 = SN 45334  
 R4 = SN 54929  
 R5 = SN 35796  
 SN = SURVEY RECORD NO. PER MULTNOMAH COUNTY SURVEY RECORDS.

**TREE TABLE**

TREE NO.	SIZE	SPECIES
T1	18"	BEECH
T2	14"	CHERRY
T3	18"	BEECH
T4	18" & 20"	BIRCH
T5	9"	BIRCH
T6	12"	WILLOW
T7	9"	WILLOW
T8	14"	CHERRY
T9	6"	HOLLY
T10	8"	HOLLY
T11	12"	MAPLE
T12	14"	MAPLE
T13	12"	MAPLE
T14	36"	MAPLE
T15	13"	WILLOW
T16	18"	MAPLE (DEAD)
T17	18"	BEECH
T18	16"	MAPLE
T19	16"	MAPLE
T20	36"	MAPLE
T21	24"	MAPLE
T22	12"	CEDAR
T23	16"	MAPLE
T24	10"	PEAR
T25	15"	PINE
T26	10"	HAWTHORNE
T27	12"	HAWTHORNE
T28	21"	SPRUCE
T29	7"	DECIDUOUS
T30	10"	DECIDUOUS
T31	8"	DECIDUOUS
T32	10"	DECIDUOUS
T33	12"	DECIDUOUS
T34	14"	DECIDUOUS
T35	14"	DECIDUOUS
T36	8"	DECIDUOUS
T37	8"	DECIDUOUS
T38	6"	DECIDUOUS
T39	12"	DECIDUOUS
T40	18"	BLACK LOCUST
T41	36"	ASH
T42	28"	ASH
T43	28"	MAPLE
T44	13"	ALDER
T45	10"	AILANTHUS
T46	24"	CHERRY
T47	16"	ELM
T48	24"	CHERRY
T49	20"	CHERRY
T50	12"	HAWTHORNE
T51	26"	OAK
T52	12"	HAWTHORNE
T53	22"	ELM
T54	15"	CHERRY
T55	14"	CHERRY
T56	8"	CHERRY
T57	8"	CHERRY
T58	12"	APPLE
T59	9"	HAWTHORNE
T60	48"	SEQUOIA
T61	10"	ORNAMENTAL

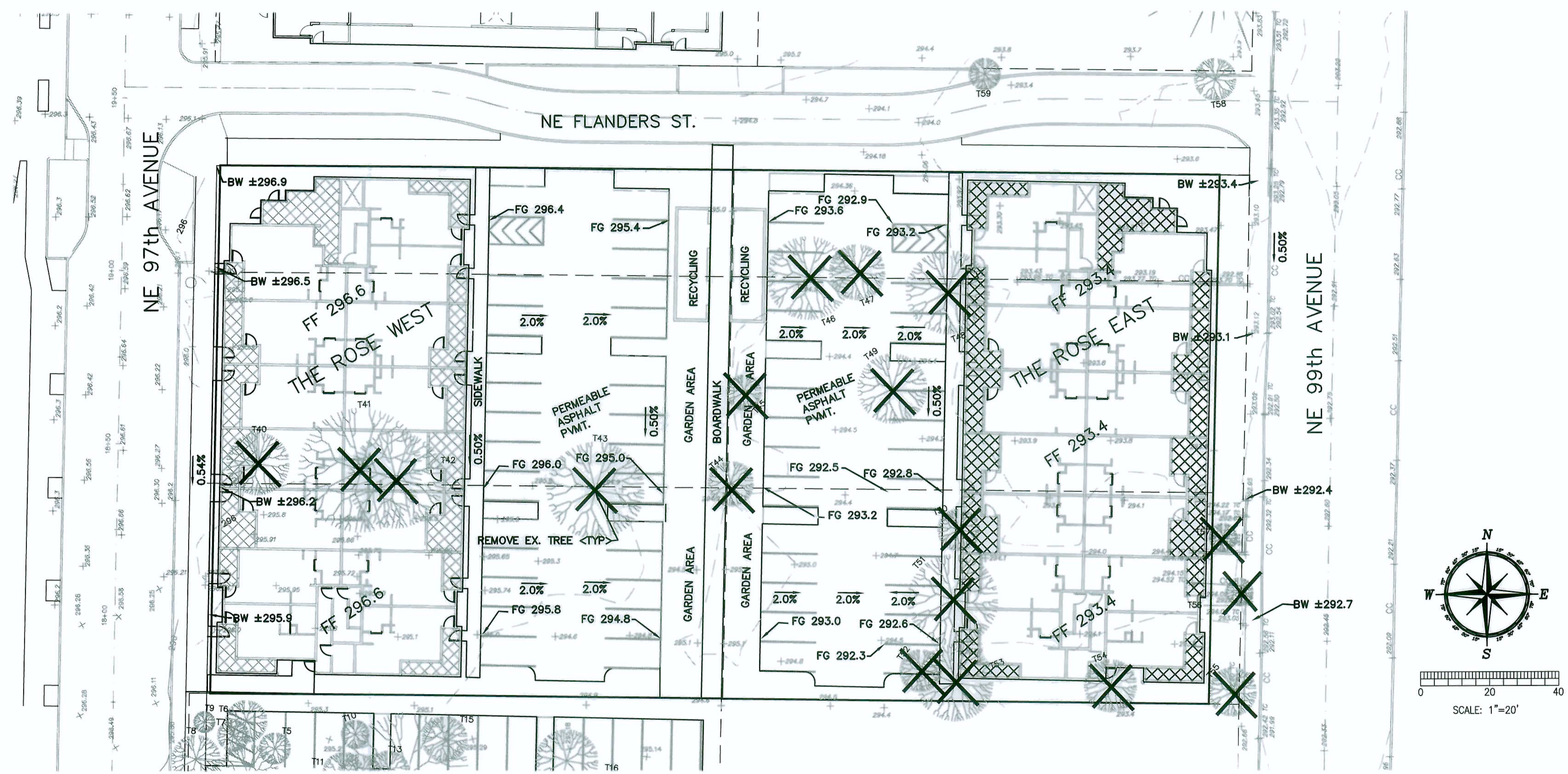
**NOTES**

- BOUNDARY AND BASIS OF BEARINGS ARE HELD PER MONUMENTS FOUND AND RECORD PLAT AND DEED INFORMATION.
- ELEVATIONS ARE BASED ON CITY OF PORTLAND BENCH MARK NO. 3270, A 3" BRASS DISK IN THE CURB AT THE NORTH EAST CORNER OF S.E. BURNSIDE ST. AND S.E. 97TH AVENUE, ELEVATION IS 292.84 FEET.
- NO RECORD EASEMENTS AFFECT TAX LOT 8900 PER A PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-164150-0R1, DATED MARCH 9, 2006. NO RECORD EASEMENTS AFFECT TAX LOT 6900 PER A PRELIMINARY TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 425029, DATED APRIL 14, 2006. NO RECORD EASEMENTS AFFECT TAX LOT 7000 PER A PRELIMINARY TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 425028, DATED APRIL 14, 2006. NO RECORD EASEMENTS AFFECT TAX LOT 6800 PER A PRELIMINARY TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 425030, DATED APRIL 14, 2006. NO RECORD EASEMENTS AFFECT TAX LOT 9000 PER A PRELIMINARY TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 425031, DATED APRIL 14, 2006.
- THIS MAP AND SURVEY IT IS BASED ON, ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON MAY 3, 2006 FOR THE EXTENSION OF N.E. 97TH AVENUE, SHOWN ON SHEET 2, TO N.E. GLISAN STREET, APRIL 18, 2006 FOR TAX LOTS 6800, 6900, 7000 AND 9000 AND DECEMBER 29, 2005 FOR TAX LOT 8900, THE DATE THE FIELD WORK WAS COMPLETED. USE OF THIS DATA IS LIMITED TO THE AFOREMENTIONED DATE. ANY CHANGES MADE TO THIS PROPERTY AFTER SAID DATE ARE NOT THE LIABILITY OF REPETTO AND ASSOCIATES, INC., LAND SURVEYORS. THE TOPOGRAPHIC SURVEY FOR TAX LOT 8900 WAS COMPLETED ON JANUARY 9, 2006 AND THE REMAINING TAX LOTS COMPLETED ON APRIL 24, 2006.
- ZONING OF THE SUBJECT PROPERTY IS RXD.

**TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS PER THE MAY 5th 2006 SURVEY PREPARED BY REPETTO AND ASSOCIATES.**

<p><b>DESIGN</b> JOH</p> <p><b>DRAWN</b> JOH</p> <p><b>CHECKED</b> WLMC</p>	<p>DATE: 07/15/11 SCALE: AS SHOWN DWG. NAME: 1.EX-COND</p> <p>SHEET <b>2</b> OF <b>4</b></p>
<p><b>GATEWAY GARDENS</b> <b>EXISTING CONDITIONS PLAN</b></p>	
<p>GORDON JONES 9837 NE IRVING STREET #302 PORTLAND, OREGON 97220</p> <p>FIMC Harris-McMonagle Associates, Inc. 11111 NE 28th Street, Suite 200 Portland, Oregon 97223 Tel: (503) 639-3463 Fax: (503) 639-1232</p>	
<p>REFER TO TRACING FOR LATEST REVISION</p>	

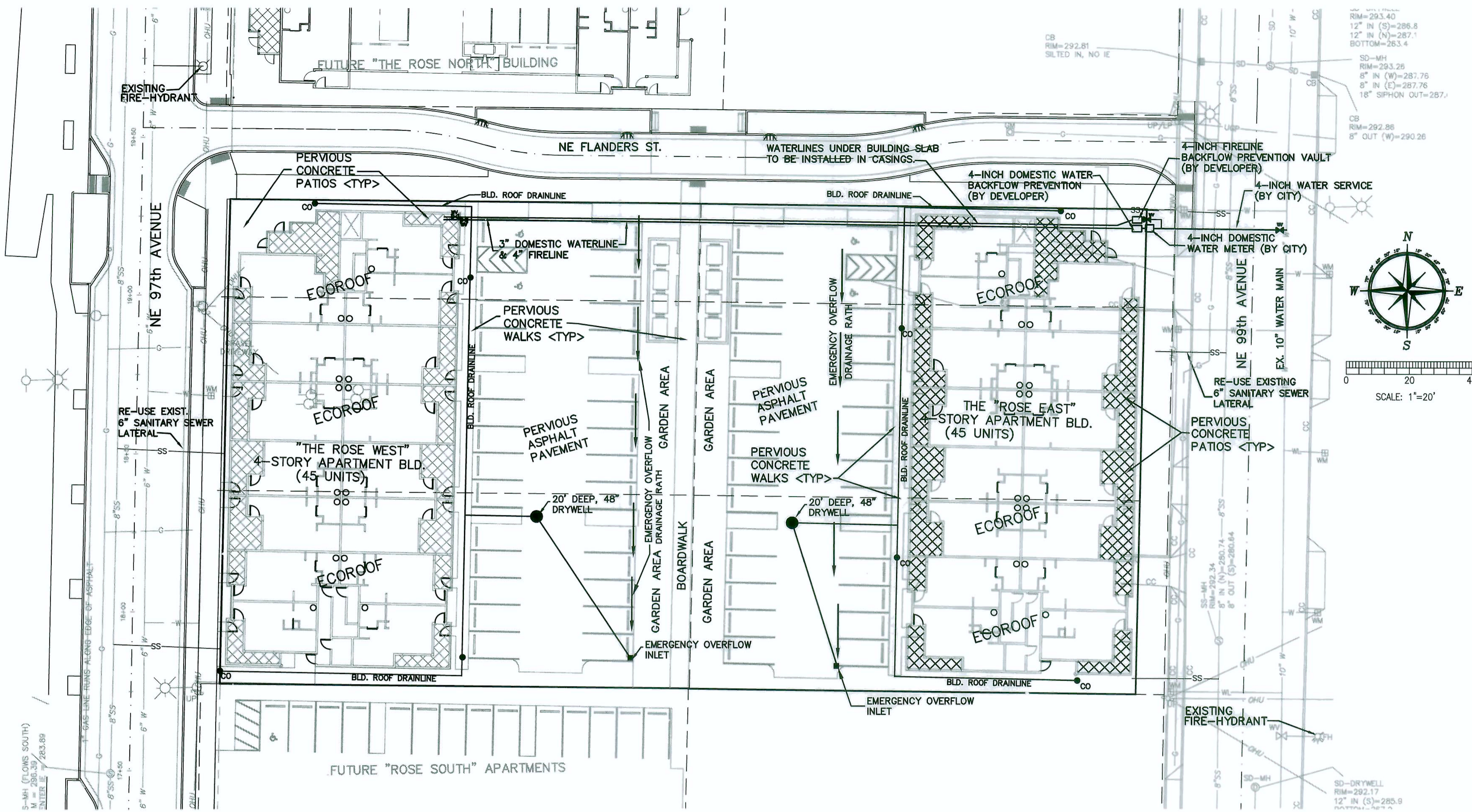
D  
C  
B  
A



REV.	DESCRIPTION	BY:	DATE
1	REVISED SIDEWALK IN GARDEN AREA	JOH	07-15-11

DESIGN	JOH	DRWN	JOH	CHECKED	WLMC
<p>GORDON JONES 9837 NE IRVING STREET, #302 PORTLAND, OREGON 97220</p> <p>HMC   Harris-McMonagle Associates, Inc. 8740 SW GARDENING - SUSTAINABLE PLANNING PORTLAND, OREGON 97223 Tel: (503) 639-3453 Fax: (503) 639-1232</p>					

<b>GATEWAY GARDENS</b>	
<b>PRELIMINARY GRADING AND TREE PRESERVATION PLAN</b>	
DATE: 07/15/11	SHEET 3
SCALE: AS SHOWN	OF 4
DWG. NAME: 3.GRADING	



**STORMWATER NARRATIVE:**

ALL OF THE STORMWATER RUNOFF FOR THE PVIOUS AND IMPERVIOUS AREAS CREATED ON AND OFFSITE WILL BE INFILTRATED INTO THE NATIVE SOILS.

THE RUNOFF FROM THE OFFSITE IMPERVIOUS AREAS (SIDEWALKS ON 97th, 99th & FLANDERS) WILL BE DIRECTED TO THE LANDSCAPE PLANTERS ADJACENT TO EACH STREET FOR TREATMENT/INFILTRATION INTO THE NATIVE SOIL.

THE RUNOFF FROM THE ONSITE IMPERVIOUS AREAS WILL BE TREATED AND INFILTRATED INTO THE NATIVE SOILS USING PVIOUS ASPHALT PAVEMENT FOR THE PARKING LOT AREAS, ECOROOF DISCHARGING INTO DRYWELL MANHOLES FOR THE ROOF TOP AREAS, AND PVIOUS CONCRETE PAVING FOR THE COURT YARDS AND WALKWAY IMPERVIOUS AREAS.

ONSITE INFILTRATION TESTS WILL BE CONDUCTED BY A GEOTECHNICAL ENGINEER IN SEPTEMBER OF 2011. THE TESTING CONDUCTED FOR THE NE 97th AND NE FLANDERS LID INDICATE THAT INFILTRATION RATES IN THE UPPER 10 FEET OF NATIVE SOIL CAN BE MODERATE TO SLOW, WHEREAS THE INFILTRATION RATES TESTED BELOW 10 FEET IN DEPTH WERE SHOWN TO BE VERY GOOD.

IN THE EVENT THAT THE PERMEABLE PAVING SURFACES FAIL, THE PARKING AREAS ARE GRADED TO DIRECT EXCESS STORM DRAINAGE RUNOFF TO INLETS THAT ARE CONNECTED TO ONSITE DRYWELL MANHOLES.

**ONSITE IMPERVIOUS AREAS:**

**THE ROSE WEST**  
 BUILDING PARKING LOT=7,060 SF  
 TRASH ENCLOSURE A=420 SF  
 BUILDING ROOF AREA A=9,910 SF  
 WALKWAYS A=825 SF  
 THE BLD. ON GRADE PATIO AREA OF 1,813 SF IS INCLUDED IN THE ROOF AREA ABOVE.

**THE ROSE EAST**  
 BUILDING PARKING LOT A=7,086 SF  
 TRASH ENCLOSURE A=420 SF  
 BUILDING ROOF AREA A=9,910 SF  
 WALKWAYS A=628 SF  
 THE BLD. ON GRADE PATIO AREA OF 1,813 SF IS INCLUDED IN THE ROOF AREA ABOVE.

**DRYWELL CALCULATIONS:**

**THE ROSE WEST**  
 BUILDING ROOF AREA A=9,910 SF  
 TRASH ENCLOSURE A=420 SF  
 TOTAL= 10,330 SF

**THE ROSE EAST**  
 BUILDING ROOF AREA A=9,910 SF  
 TRASH ENCLOSURE A=420 SF  
 TOTAL= 10,330 SF

INSTALL (2) 20-FOOT DEEP 48" DRYWELLS, AS SHOWN.

A 20-FOOT DEEP 48" DRYWELL WILL INFILTRATE 10,000 SF STANDARD IMPERVIOUS AREA AS SHOWN IN THE TABLE TO THE LEFT. NOTE THAT THE USE OF ECOROOF ON THE BUILDINGS WILL REDUCE THE SIZE OF THE IMPERVIOUS AREA BY APPROXIMATELY 20-30%.

**OFFSITE IMPERVIOUS AREAS:**

SIDEWALK, NE 97th AVENUE A=1198 SF  
 SIDEWALK, NE FLANDERS ST. A=1873 SF  
 SIDEWALK, NE 99th AVENUE A=765 SF

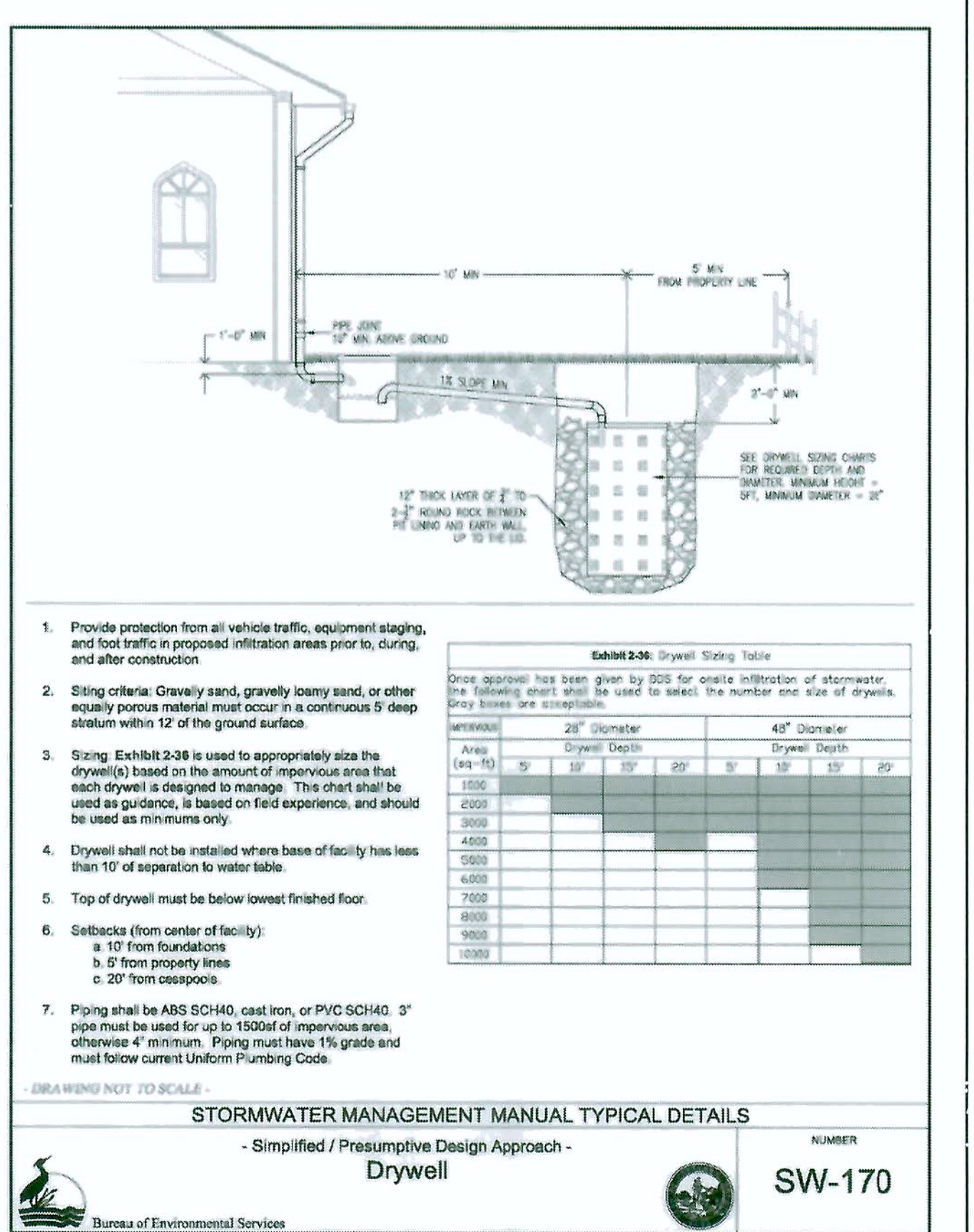
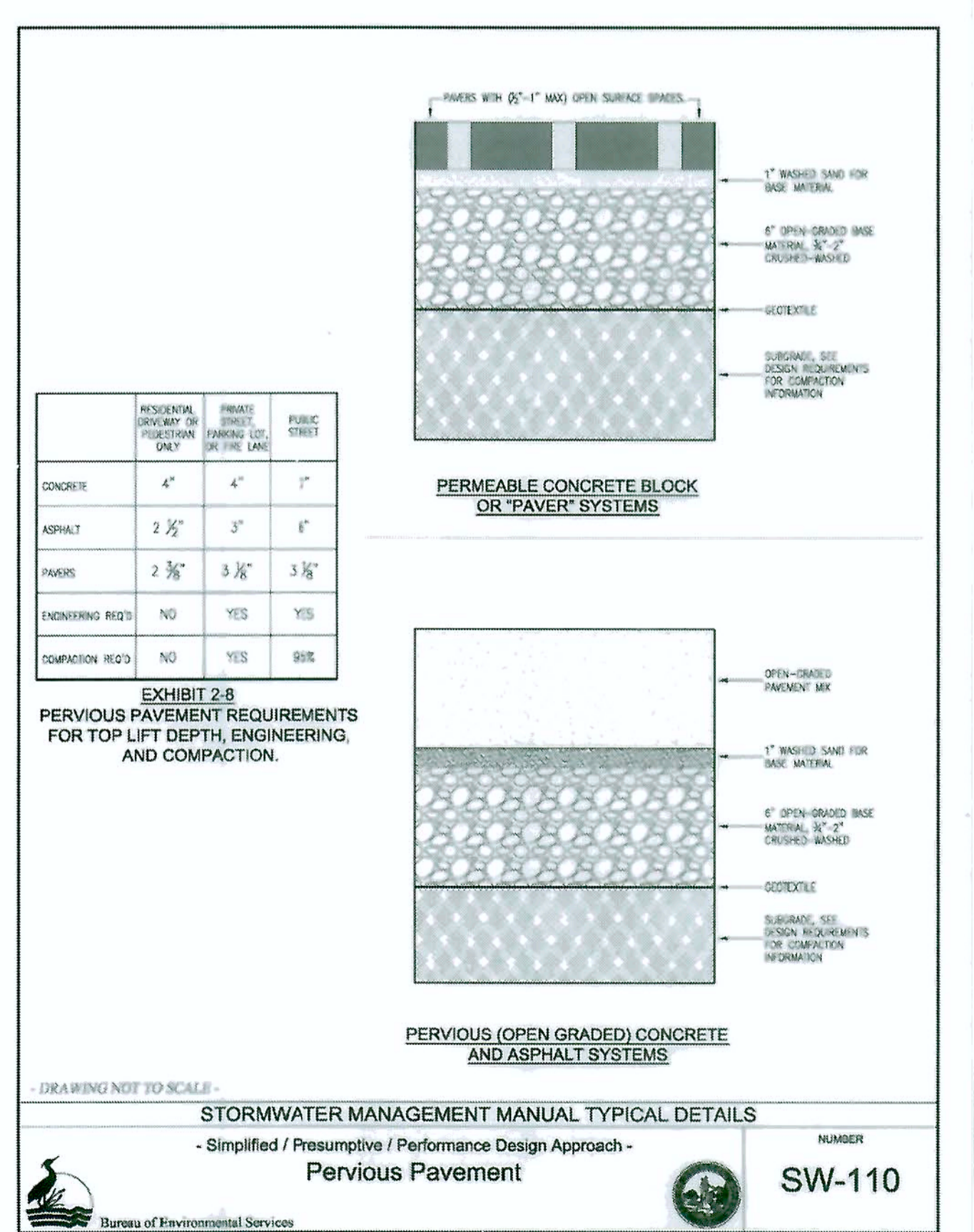
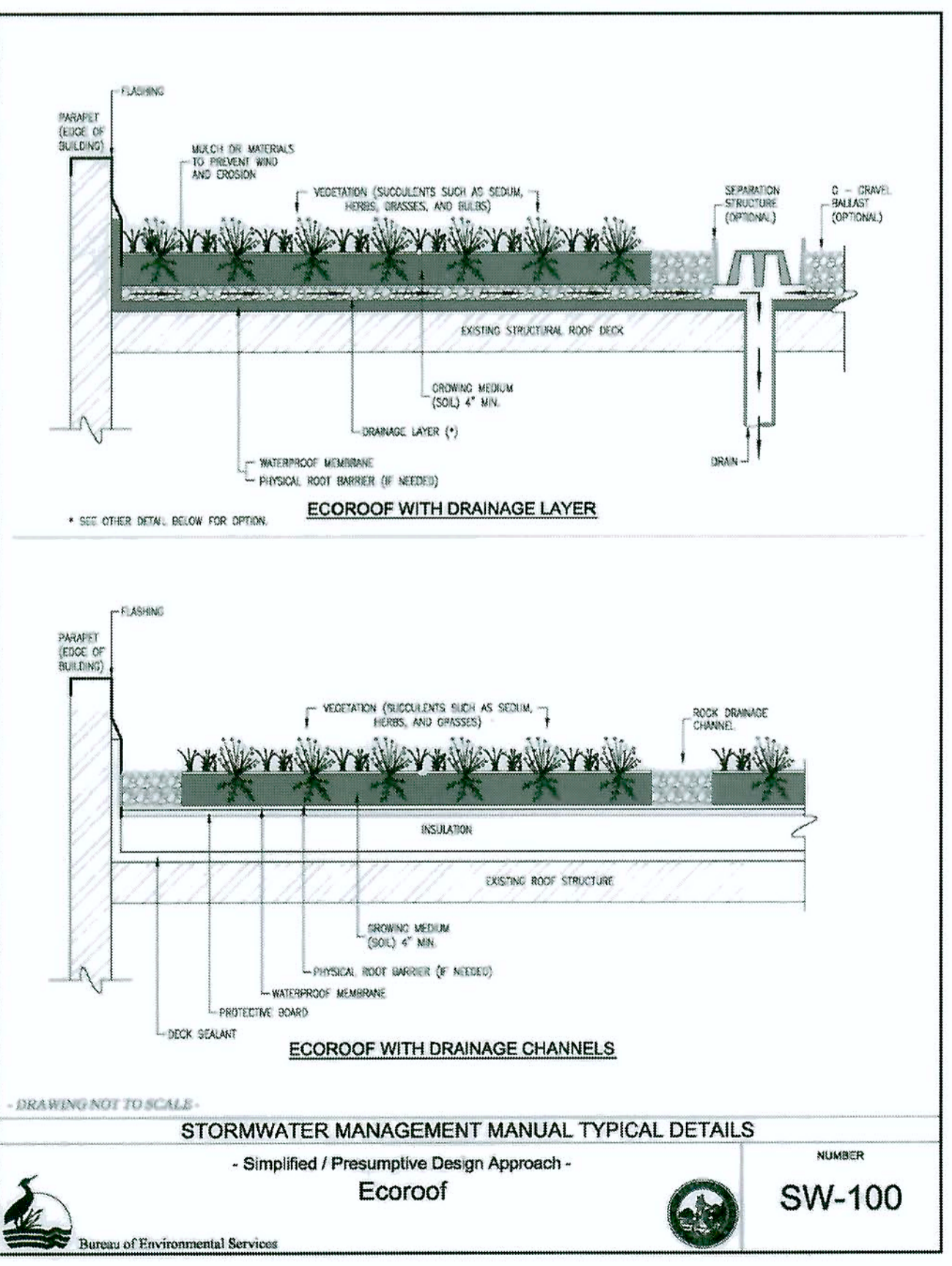
**WATER METER SIZING:**

THE TOTAL NUMBER OF FIXTURE UNITS CALCULATED FOR EACH BUILDING IS 674 FIXTURE UNITS, FOR A TOTAL OF 1348 FIXTURE UNITS. PER THE CITY OF PORTLAND WATER METER SIZING WORKSHEET, A 4-INCH WATER METER WILL SERVE 1300-3600 FIXTURE UNITS.

PER THE CITY OF PORTLAND FIRE-HYDRANT FLOW TEST ON 4-7-2003, THE FIRE-HYDRANT 515' SOUTH OF NE 99th AND NE GLISAN AT ELEVATION 296' HAD A STATIC PRESSURE OF 55 PSI, AND FLOWED 1205 GPM WITH A RESIDUAL PRESSURE OF 50 PSI. DUE TO THE LOW WORKING PRESSURES IN THE EXISTING SYSTEM, PUMPS MAY NEED TO BE INSTALLED ON THE DOMESTIC AND/OR FIRE LINE SERVICES, AS DETERMINED DURING THE BUILDING PERMIT PHASE OF THE PROJECT.

**SANITARY SEWER LATERAL SIZING:**

THE TOTAL NUMBER OF DRAINAGE FIXTURE UNITS CALCULATED FOR EACH BUILDING IS 597 FIXTURE UNITS. PER TABLE 7-5 IN THE 2011 OREGON PLUMBING SPECIALTY CODE, A 6-INCH LATERAL AT 2% WILL CONVEY A MAXIMUM OF 720 FIXTURE UNITS.



**GATEWAY GARDENS**  
**PRELIMINARY STORM, SANITARY, AND WATERWORKS PLAN.**

DATE: 07/15/11  
 SCALE: AS SHOWN  
 DWG. NAME: 4.U1L

DESIGN: GORDON JONES  
 JOH  
 DRAWN: JOH  
 CHECKED: WLMC

DESCRIPTION: REVISED SIDEWALK IN GARDEN AREA  
 1.  
 REV: WLMC

REFER TO TRACING FOR LATEST REVISION

FMC Harris-McMonagle Associates, Inc.  
 8740 SW Collins Street, Portland, Oregon 97223  
 Tel: (503) 639-3463 Fax: (503) 639-1232

SHEET 4 OF 4

N.E. 97th

**ARCHITECT**  
CRAIG MONAGHAN  
4522 LOWER DRIVE  
LAKE OSWEGO, OR 97035  
PH: (503) 522-9000

**LANDSCAPE ARCHITECT**  
QUATREFOL, INC.  
404 S.E. 80th AVENUE  
PORTLAND, OR 97215  
PH: (503) 256-8955

**OWNER**  
GORDON JONES, PRINCIPLE  
9887 N.E. IRVING ST. #302  
PORTLAND, OR 97220

**THE ROSE WEST**  
318 N.E. 97th AVE.  
PORTLAND, OR 97220

**"THE ROSE WEST"**  
SITE PLAN



**INTERIOR LANDSCAPE REQUIREMENTS**  
58 SPACES  
58 x 45 S.F. = 2,610 S.F. INTERIOR LAND. REQ'D.  
2,950 S.F. INT. LANDSCAPE PROVIDED

Project number 1210

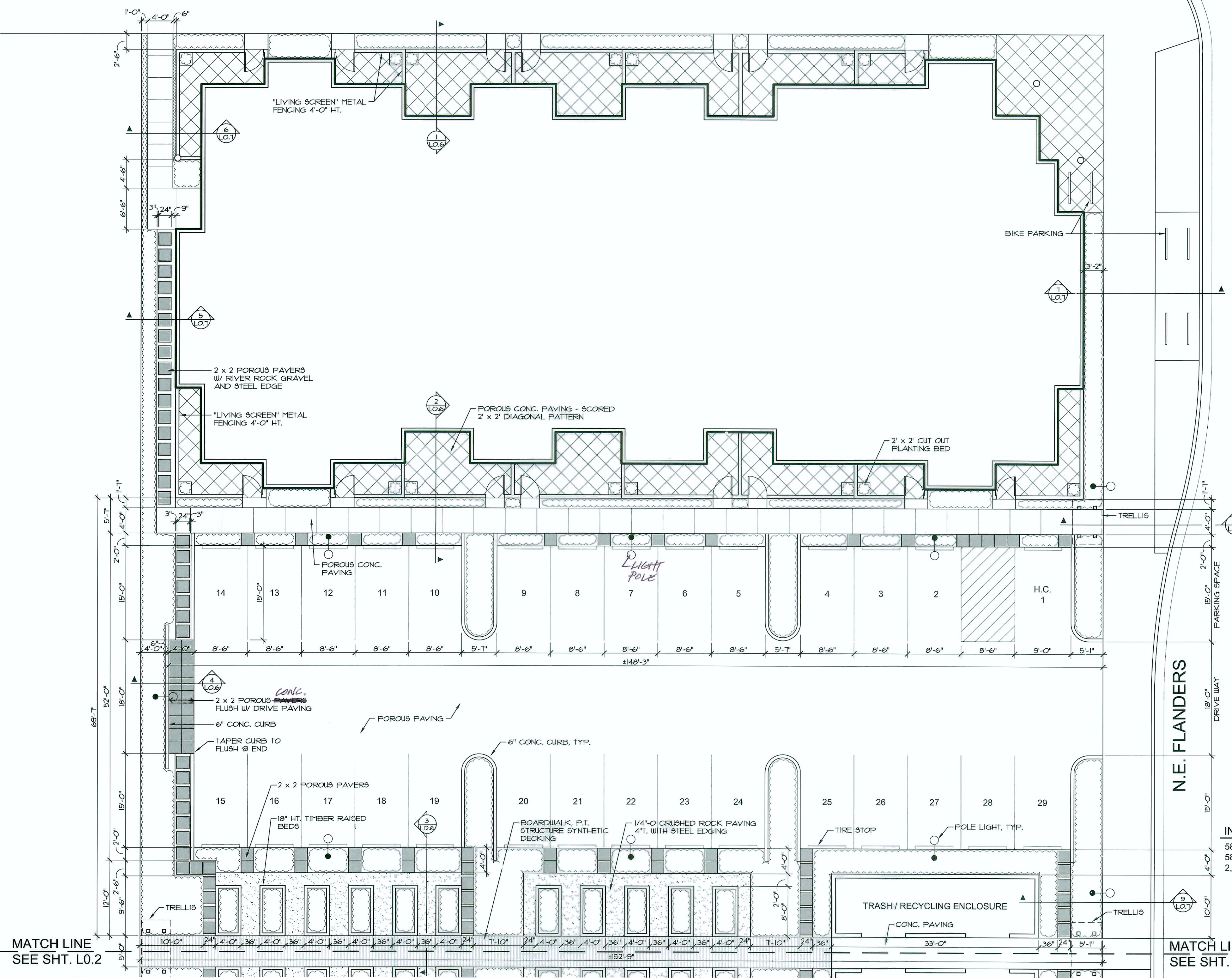
Size

Drawn by K.H.

Date 5.14.12

Scale 1/8" = 1'-0"

L0.1



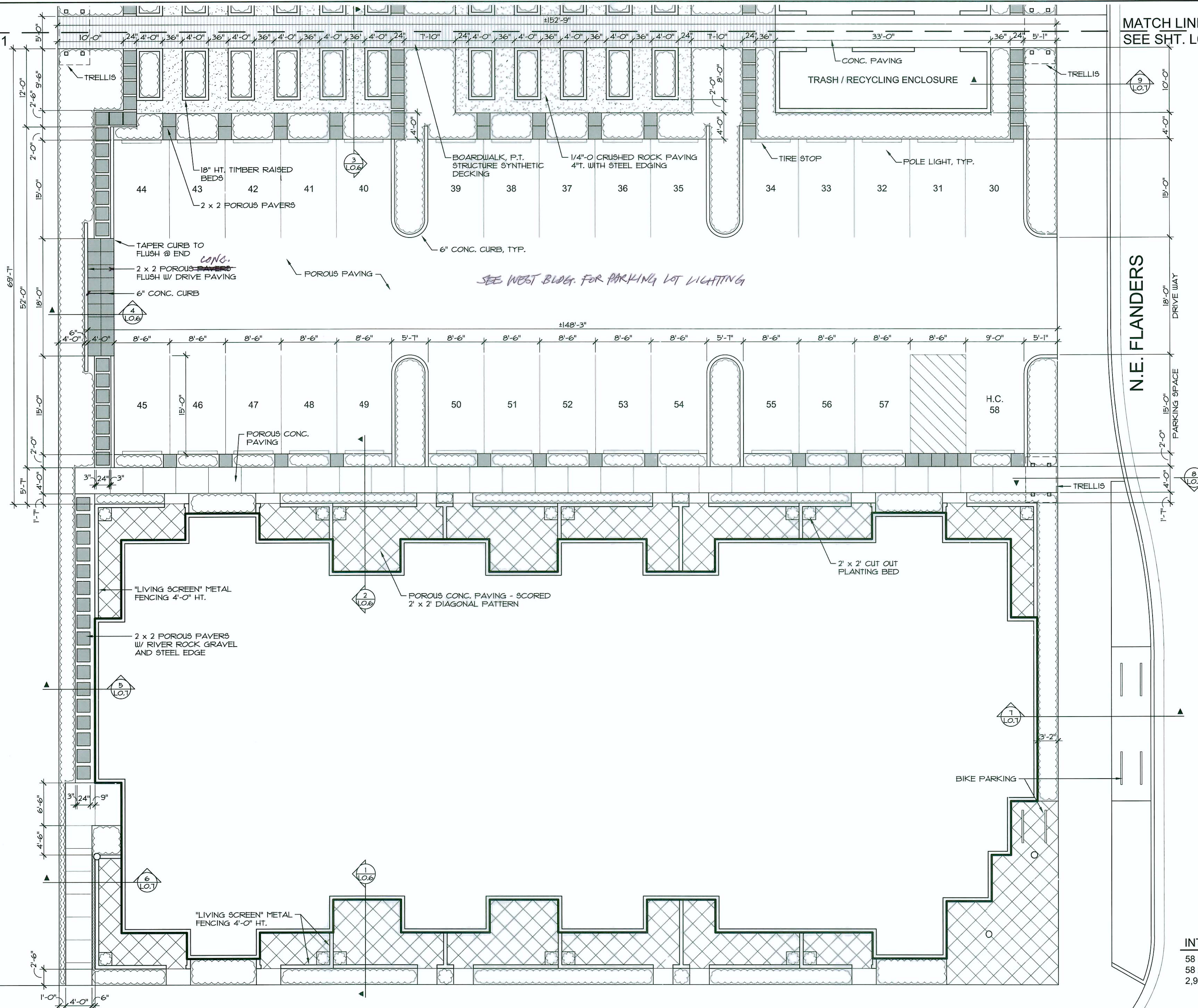
MATCH LINE  
SEE SHT. L0.2

MATCH LINE  
SEE SHT. L0.2



MATCH LINE  
SEE SHT. L0.1

MATCH LINE  
SEE SHT. L0.1



SEE WEST BLDG. FOR PARKING LOT LIGHTING



INTERIOR LANDSCAPE REQUIREMENTS  
58 SPACES  
58 x 45 S.F. = 2,610 S.F. INTERIOR LAND. REQ'D.  
2,950 S.F. INT. LANDSCAPE PROVIDED

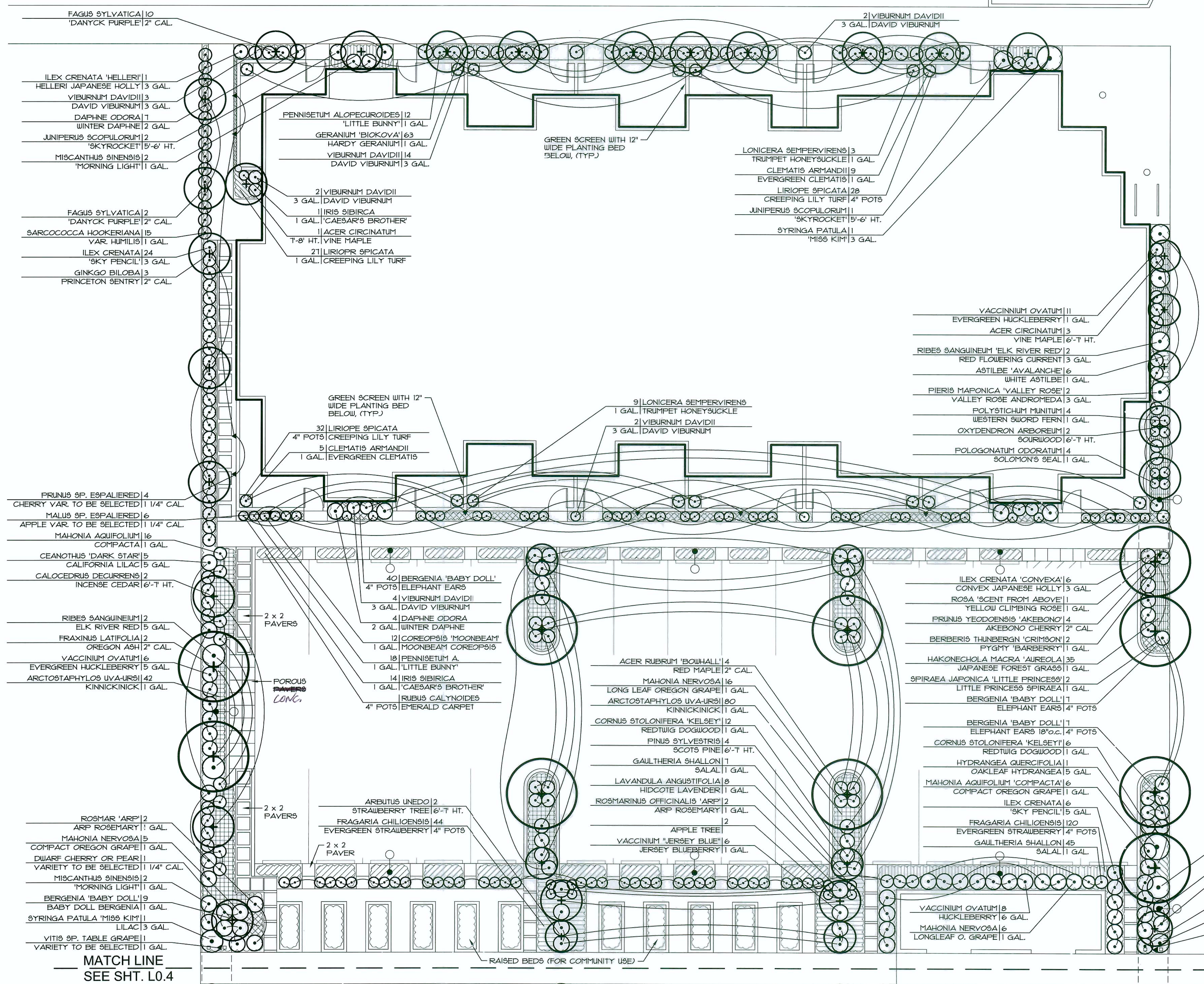
<p><b>ARCHITECT</b> CRAIG MONAGHAN 4522 LOWER DRIVE LAKE OSWEGO, OR 97035 PH: (503) 522-9000</p>
<p><b>LANDSCAPE ARCHITECT</b> QUATREFOIL, INC. 404 S.E. 80th AVENUE PORTLAND, OR 97215 PH: (503) 256-8955</p>
<p><b>OWNER</b> GORDON JONES, PRINCIPLE 9837 N.E. IRVING ST. #302 PORTLAND, OR 97220</p>
<p><b>THE ROSE EAST</b> 333 N.E. 99th AVE. PORTLAND, OR 97220</p>
<p><b>"THE ROSE EAST" SITE PLAN</b></p>
<p>Project number 1210 Size 1210</p>
<p>Drawn by K.H.</p>
<p>Date 5.14.12</p>
<p>Scale 1/8" = 1'-0"</p>
<p><b>L0.2</b></p>

N.E. 99th



N.E. 97th

ROW PLANTING BY CITY OF PORTLAND



- FAGUS SYLVATICA | 10  
'DANYCK PURPLE' | 2" CAL.
- ILEX CRENATA 'HELLERI' | 1
- HELLERI JAPANESE HOLLY | 3 GAL.
- VIBURNUM DAVIDII | 3
- DAVID VIBURNUM | 3 GAL.
- DAPHNE ODORA | 1
- WINTER DAPHNE | 2 GAL.
- JUNIPERUS SCOPULORUM | 2
- 'SKYROCKET' | 5'-6" HT.
- MISCANTHUS SINENSIS | 2
- 'MORNING LIGHT' | 1 GAL.
- FAGUS SYLVATICA | 2
- 'DANYCK PURPLE' | 2" CAL.
- SARCOCOCCA HOOKERIANA | 15
- VAR. HUMILIS | 1 GAL.
- ILEX CRENATA | 24
- 'SKY PENCIL' | 3 GAL.
- GINKGO BILOBA | 3
- PRINCETON SENTRY | 2" CAL.
- PRUNUS SP. ESPALIÉRE | 4
- CHERRY VAR. TO BE SELECTED | 1 1/4" CAL.
- MALUS SP. ESPALIÉRE | 6
- APPLE VAR. TO BE SELECTED | 1 1/4" CAL.
- MAHONIA AQUIFOLIUM | 16
- COMPACTA | 1 GAL.
- CEANOTHUS 'DARK STAR' | 15
- CALIFORNIA LILAC | 5 GAL.
- CALOCEDRUS DECURRENS | 2
- INCENSE CEDAR | 6'-T HT.
- RIBES SANGUINEUM | 12
- ELK RIVER RED | 5 GAL.
- FRAXINUS LATIFOLIA | 2
- OREGON ASH | 2" CAL.
- VACCINIUM OVATUM | 16
- EVERGREEN HUCKLEBERRY | 5 GAL.
- ARCTOSTAPHYLOS UVA-URS | 42
- KINNICKINICK | 1 GAL.
- ROSMAR 'ARP' | 2
- ARP ROSEMARY | 1 GAL.
- MAHONIA NERVOSA | 15
- COMPACT OREGON GRAPE | 1 GAL.
- DWARF CHERRY OR PEAR | 1
- VARIETY TO BE SELECTED | 1 1/4" CAL.
- MISCANTHUS SINENSIS | 2
- 'MORNING LIGHT' | 1 GAL.
- BERGENIA 'BABY DOLL' | 9
- BABY DOLL BERGENIA | 1 GAL.
- SYRINGA PATULA 'MISS KIM' | 1
- LILAC | 3 GAL.
- VITIS SP. TABLE GRAPE | 1
- VARIETY TO BE SELECTED | 1 GAL.

- PENNISETUM ALOPECUROIDES | 12
- 'LITTLE BUNNY' | 1 GAL.
- GERANIUM 'BIKOVA' | 63
- HARDY GERANIUM | 1 GAL.
- VIBURNUM DAVIDII | 14
- DAVID VIBURNUM | 3 GAL.
- 2 VIBURNUM DAVIDII
- 3 GAL. DAVID VIBURNUM
- IRIS SIBIRICA
- 1 GAL. 'CAESAR'S BROTHER'
- ACER CIRCINATUM
- 1'-8" HT. VINE MAPLE
- 21 LIRIOPE SPICATA
- 1 GAL. CREEPING LILY TURF

- 2 VIBURNUM DAVIDII
- 3 GAL. DAVID VIBURNUM
- TRUMPET HONEYBUCKLE | 1 GAL.
- CLEMATIS ARMANDII | 9
- EVERGREEN CLEMATIS | 1 GAL.
- LIRIOPE SPICATA | 28
- CREEPING LILY TURF | 4" POTS
- JUNIPERUS SCOPULORUM | 1
- 'SKYROCKET' | 5'-6" HT.
- SYRINGA PATULA | 1
- 'MISS KIM' | 3 GAL.

- VACCINIUM OVATUM | 11
- EVERGREEN HUCKLEBERRY | 1 GAL.
- ACER CIRCINATUM | 3
- VINE MAPLE | 6'-T HT.
- RIBES SANGUINEUM 'ELK RIVER RED' | 2
- RED FLOWERING CURRENT | 3 GAL.
- ASTILBE 'AVALANCHE' | 6
- WHITE ASTILBE | 1 GAL.
- PIERIS MAPONICA 'VALLEY ROSE' | 2
- VALLEY ROSE ANDROMEDA | 3 GAL.
- POLYSTICHUM MUNITUM | 4
- WESTERN SWORD FERN | 1 GAL.
- OXYDENDRON ARBOREUM | 2
- SOURWOOD | 6'-T HT.
- POLOGONATUM ODORATUM | 4
- SOLOMON'S SEAL | 1 GAL.

- GREEN SCREEN WITH 12" WIDE PLANTING BED BELOW, (TYP.)
- 32 LIRIOPE SPICATA
- 4" POTS CREEPING LILY TURF
- 5 CLEMATIS ARMANDII
- 1 GAL. EVERGREEN CLEMATIS

- 9 LONICERA SEMPERVIRENS
- 1 GAL. TRUMPET HONEYBUCKLE
- 2 VIBURNUM DAVIDII
- 3 GAL. DAVID VIBURNUM

- 40 BERGENIA 'BABY DOLL'
- 4" POTS ELEPHANT EARS
- 4 VIBURNUM DAVIDII
- 3 GAL. DAVID VIBURNUM
- 4 DAPHNE ODORA
- 2 GAL. WINTER DAPHNE
- 12 COREOPSIS 'MOONBEAM'
- 1 GAL. MOONBEAM COREOPSIS
- 18 PENNISETUM A.
- 1 GAL. 'LITTLE BUNNY'
- 14 IRIS SIBIRICA
- 1 GAL. 'CAESAR'S BROTHER'
- RUBUS CALYNOIDES
- 4" POTS EMERALD CARPET

- ACER RUBRUM 'BOWHALL' | 4
- RED MAPLE | 2" CAL.
- MAHONIA NERVOSA | 16
- LONG LEAF OREGON GRAPE | 1 GAL.
- ARCTOSTAPHYLOS UVA-URS | 80
- KINNICKINICK | 1 GAL.
- CORNUS STOLONIFERA 'KELSEY' | 12
- REDTIG DOGWOOD | 1 GAL.
- PINUS SYLVESTRIS | 4
- SCOTS PINE | 6'-T HT.
- GAULTHERIA SHALLOH | 1
- SALAL | 1 GAL.
- LAVANDULA ANGSTIFOLIA | 9
- HIDCOTE LAVENDER | 1 GAL.
- ROSMARINUS OFFICINALIS 'ARP' | 2
- ARP ROSEMARY | 1 GAL.
- APPLE TREE
- 2
- VACCINIUM 'JERSEY BLUE' | 6
- JERSEY BLUEBERRY | 1 GAL.

- ILEX CRENATA 'CONVEXA' | 6
- CONVEX JAPANESE HOLLY | 3 GAL.
- ROSA 'SCENT FROM ABOVE' | 1
- YELLOW CLIMBING ROSE | 1 GAL.
- PRUNUS YEODOENSIS 'AKEBONO' | 4
- AKEBONO CHERRY | 2" CAL.
- BERBERIS THUNBERGII 'CRIMSON' | 20
- PYGMY BARBERRY | 1 GAL.
- HAKONECHOLA MACRA 'AUREOLA' | 35
- JAPANESE FOREST GRASS | 1 GAL.
- SPIRAEA JAPONICA 'LITTLE PRINCESS' | 2
- LITTLE PRINCESS SPIRAEA | 1 GAL.
- BERGENIA 'BABY DOLL' | 1
- ELEPHANT EARS | 4" POTS
- BERGENIA 'BABY DOLL' | 1
- ELEPHANT EARS | 18" O.C. 4" POTS
- CORNUS STOLONIFERA 'KELSEY' | 6
- REDTIG DOGWOOD | 1 GAL.
- HYDRANGEA QUERCIFOLIA | 1
- OAKLEAF HYDRANGEA | 5 GAL.
- MAHONIA AQUIFOLIUM 'COMPACTA' | 6
- COMPACT OREGON GRAPE | 1 GAL.
- ILEX CRENATA | 6
- 'SKY PENCIL' | 5 GAL.
- FRAGARIA CHILIOENSIS | 120
- EVERGREEN STRAWBERRY | 4" POTS
- GAULTHERIA SHALLOH | 1
- SALAL | 1 GAL.

- VACCINIUM OVATUM | 8
- HUCKLEBERRY | 6 GAL.
- MAHONIA NERVOSA | 6
- LONGLEAF O. GRAPE | 1 GAL.

**INTERIOR LANDSCAPE REQUIREMENTS**  
 58 SPACES  
 58 x 45 S.F. = 2,610 S.F. INTERIOR LAND. REQ'D.  
 2,950 S.F. INT. LANDSCAPE PROVIDED

**INTERIOR LANDSCAPE**  
 PROPOSED PLANTINGS:  
 LARGE TREES - 8 TREES PROVIDED (32 SPACES)  
 MEDIUM TREES - 8 TREES PROVIDED (24 SPACES)  
 SMALL TREES - 8 TREES PROVIDED (16 SPACES)  
 SHRUBS - 186 SHRUBS PROVIDED

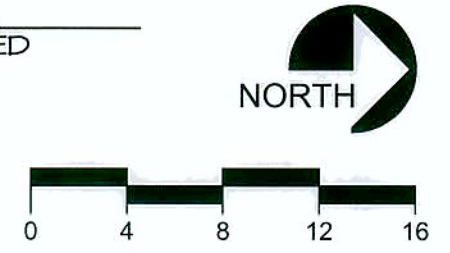
**NOTE:**  
 ALL PLANTING BEDS WILL BE IRRIGATED  
 WITH AN AUTOMATIC SPRINKLER SYSTEM.



N.E. FLANDERS

- 1 CEANOTHUS 'DARK STAR'
- 5 GAL. CALIFORNIA LILAC
- 2 MISCANTHUS SINEENSIS
- 1 GAL. 'MORNING LIGHT'
- 1 DWARF CHERRY OR PEAR TREE
- 1 1/4" CAL. VARIETY TO BE SELECTED
- 1 ROSMAR 'ARP'
- 1 GAL. ARP ROSEMARY
- 1 SYRINGA PATULA 'MISS KIM'
- 3 GAL. DWARF LILAC
- 1 VITIS SP. TABLE GRAPE
- 1 GAL. VARIETY TO BE SELECTED

**MATCH LINE**  
 SEE SHT. L0.4



**ARCHITECT**  
 CRAIG MONAGHAN  
 4522 LOWER DRIVE  
 LAKE OSWEGO, OR 97035  
 PH: (503) 522-9000

**LANDSCAPE ARCHITECT**  
 QUATREFOIL, INC.  
 404 S.E. 80th AVENUE  
 PORTLAND, OR 97215  
 PH: (503) 256-8855

**OWNER**  
 GORDON JONES, PRINCIPLE  
 9837 N.E. IRVING ST. #302  
 PORTLAND, OR 97220

**THE ROSE WEST**  
 318 N.E. 97th AVE.  
 PORTLAND, OR 97220

**"THE ROSE WEST"**  
 LANDSCAPE PLAN

Project number 1210  
 Size  
 Drawn by K.H.

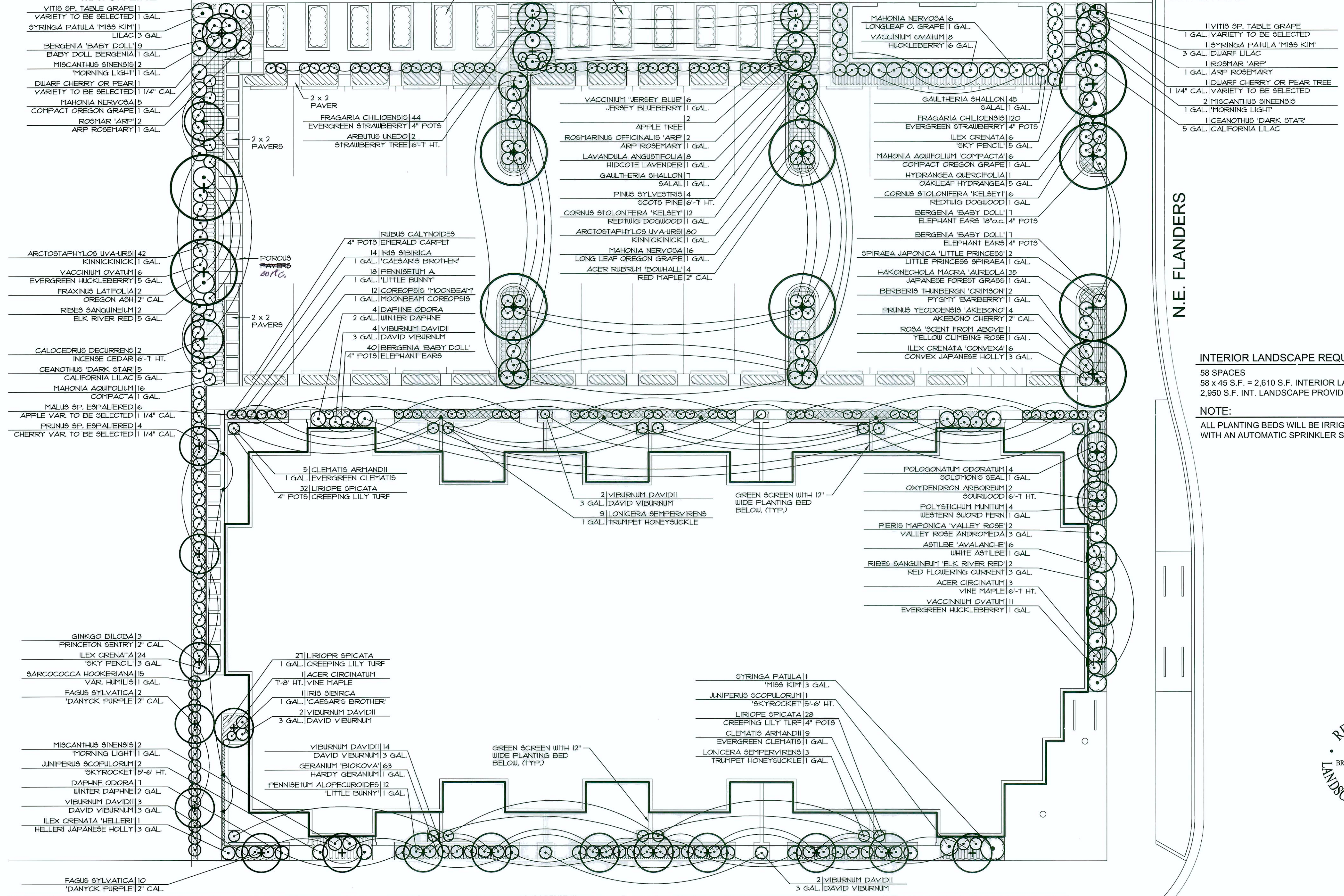
Date 5.14.12

Scale 1/8" = 1'-0"

L0.3

SEE SHT. L0.3  
MATCH LINE

SEE SHT. L0.3  
MATCH LINE



- VITIS SP. TABLE GRAPE | 1 GAL. VARIETY TO BE SELECTED
- SYRINGA PATULA 'MISS KIM' | 1 GAL.
- LILAC | 3 GAL.
- BERGENIA 'BABY DOLL' | 19
- BABY DOLL BERGENIA | 1 GAL.
- MISCANTHUS SINENSIS | 2
- MORNING LIGHT | 1 GAL.
- DIWARF CHERRY OR PEAR | 1
- VARIETY TO BE SELECTED | 1/4" CAL.
- MAHONIA NERVOSA | 5
- COMPACT OREGON GRAPE | 1 GAL.
- ROSMAR 'ARP' | 2
- ARP ROSEMARY | 1 GAL.

- ARCTOSTAPHYLOS UVA-URSI | 42
- KINNICKINICK | 1 GAL.
- VACCINIUM OVATUM | 6
- EVERGREEN HUCKLEBERRY | 5 GAL.
- FRAXINUS LATIFOLIA | 2
- OREGON ASH | 2" CAL.
- RIBES SANGUINEUM | 2
- ELK RIVER RED | 5 GAL.
- CALOCEDRUS DECURRENS | 2
- INCENSE CEDAR | 6"-T HT.
- CEANOTHUS 'DARK STAR' | 5
- CALIFORNIA LILAC | 5 GAL.
- MAHONIA AQUIFOLIUM | 16
- COMPACTA | 1 GAL.
- MALUS SP. ESPALIÉRED | 6
- APPLE VAR. TO BE SELECTED | 1/4" CAL.
- PRUNUS SP. ESPALIÉRED | 4
- CHERRY VAR. TO BE SELECTED | 1/4" CAL.

- GINKGO BILOBA | 3
- PRINCETON SENTRY | 2" CAL.
- ILEX CRENATA | 24
- 'SKY PENCIL' | 3 GAL.
- SARCOCOCCA HOOKERIANA | 15
- VAR. HUMILIS | 1 GAL.
- FAGUS SYLVATICA | 2
- 'DANYCK PURPLE' | 2" CAL.
- MISCANTHUS SINENSIS | 2
- MORNING LIGHT | 1 GAL.
- JUNIPERUS SCOPULORUM | 2
- 'SKYROCKET' | 5'-6" HT.
- DAPHNE ODORA | 1
- WINTER DAPHNE | 2 GAL.
- VIBURNUM DAVIDII | 3
- DAVID VIBURNUM | 3 GAL.
- ILEX CRENATA 'HELLERI' | 1
- HELLERI JAPANESE HOLLY | 3 GAL.

- 2 x 2 PAVER
- FRAGARIA CHILIOENSIS | 44
- EVERGREEN STRAWBERRY | 4" POTS
- ARBUTUS UNEDO | 2
- STRAWBERRY TREE | 6"-T HT.

- 4" POTS EMERALD CARPET
- 14 IRIS SIBIRICA
- 1 GAL 'CAESAR'S BROTHER'
- 18 PENNISETUM A.
- 1 GAL 'LITTLE BUNNY'
- 12 COREOPSIS 'MOONBEAM'
- 1 GAL MOONBEAM COREOPSIS
- 4 DAPHNE ODORA
- 2 GAL WINTER DAPHNE
- 4 VIBURNUM DAVIDII
- 3 GAL DAVID VIBURNUM
- 40 BERGENIA 'BABY DOLL'
- 4" POTS ELEPHANT EARS

- 5 CLEMATIS ARMANDII
- 1 GAL EVERGREEN CLEMATIS
- 32 LIRIOPE SPICATA
- 4" POTS CREEPING LILY TURF

- 21 LIRIOPE SPICATA
- 1 GAL CREEPING LILY TURF
- 1 ACER CIRCINATUM
- T-8" HT. VINE MAPLE
- 1 IRIS SIBIRICA
- 1 GAL 'CAESAR'S BROTHER'
- 2 VIBURNUM DAVIDII
- 3 GAL DAVID VIBURNUM

- VIBURNUM DAVIDII | 14
- DAVID VIBURNUM | 3 GAL.
- GERANIUM 'BIKOVA' | 63
- HARDY GERANIUM | 1 GAL.
- PENNISETUM ALOPECUROIDES | 12
- 'LITTLE BUNNY' | 1 GAL.

- VACCINIUM 'JERSEY BLUE' | 6
- JERSEY BLUEBERRY | 1 GAL.
- 2
- APPLE TREE
- ROSMARINUS OFFICINALIS 'ARP' | 2
- ARP ROSEMARY | 1 GAL.
- LAVANDULA ANGSTIFOLIA | 8
- HIDCOTE LAVENDER | 1 GAL.
- GAULTHERIA SHALLON | 1
- SALAL | 1 GAL.
- PINUS SYLVESTRIS | 4
- SCOTS PINE | 6"-T HT.
- CORNUS STOLONIFERA 'KELSEY' | 12
- REDTWIG DOGWOOD | 1 GAL.
- ARCTOSTAPHYLOS UVA-URSI | 80
- KINNICKINICK | 1 GAL.
- MAHONIA NERVOSA | 16
- LONG LEAF OREGON GRAPE | 1 GAL.
- ACER RUBRUM 'BOUQUILL' | 4
- RED MAPLE | 2" CAL.

- MAHONIA NERVOSA | 6
- LONGLEAF O. GRAPE | 1 GAL.
- VACCINIUM OVATUM | 8
- HUCKLEBERRY | 6 GAL.

- GAULTHERIA SHALLON | 45
- SALAL | 1 GAL.
- FRAGARIA CHILIOENSIS | 120
- EVERGREEN STRAWBERRY | 4" POTS
- ILEX CRENATA | 6
- 'SKY PENCIL' | 5 GAL.
- MAHONIA AQUIFOLIUM 'COMPACTA' | 6
- COMPACT OREGON GRAPE | 1 GAL.
- HYDRANGEA QUERCIFOLIA | 1
- OAKLEAF HYDRANGEA | 5 GAL.
- CORNUS STOLONIFERA 'KELSEY' | 6
- REDTWIG DOGWOOD | 1 GAL.
- BERGENIA 'BABY DOLL' | 1
- ELEPHANT EARS | 10" o.c. 4" POTS
- BERGENIA 'BABY DOLL' | 1
- ELEPHANT EARS | 4" POTS
- SPIRAEA JAPONICA 'LITTLE PRINCESS' | 2
- LITTLE PRINCESS SPIRAEA | 1 GAL.
- HAKONECHOLA MACRA 'AUREOLA' | 35
- JAPANESE FOREST GRASS | 1 GAL.
- BERBERIS THUNBERG 'CRIMSON' | 2
- PYGMY 'BARBERRY' | 1 GAL.
- PRUNUS YEODOENSIS 'AKEBONO' | 4
- AKEBONO CHERRY | 2" CAL.
- ROSA 'SCENT FROM ABOVE' | 1
- YELLOW CLIMBING ROSE | 1 GAL.
- ILEX CRENATA 'CONVEXA' | 6
- CONVEX JAPANESE HOLLY | 3 GAL.

- POLOGONATUM ODORATUM | 4
- SOLOMON'S SEAL | 1 GAL.
- OXYDENDRON ARBOREUM | 2
- SOURWOOD | 6"-T HT.
- POLYSTICHUM MUNIUM | 4
- WESTERN SWORD FERN | 1 GAL.
- PIERIS MAPONICA 'VALLEY ROSE' | 2
- VALLEY ROSE ANDROMEDA | 3 GAL.
- ASTILBE 'AVALANCHE' | 6
- WHITE ASTILBE | 1 GAL.
- RIBES SANGUINEUM 'ELK RIVER RED' | 2
- RED FLOWERING CURRENT | 3 GAL.
- ACER CIRCINATUM | 3
- VINE MAPLE | 6"-T HT.
- VACCINIUM OVATUM | 11
- EVERGREEN HUCKLEBERRY | 1 GAL.

- SYRINGA PATULA | 1
- 'MISS KIM' | 3 GAL.
- JUNIPERUS SCOPULORUM | 1
- 'SKYROCKET' | 5'-6" HT.
- LIRIOPE SPICATA | 28
- CREEPING LILY TURF | 4" POTS
- CLEMATIS ARMANDII | 9
- EVERGREEN CLEMATIS | 1 GAL.
- LONICERA SEMPERVIRENS | 3
- TRUMPET HONEYSUCKLE | 1 GAL.

- 2 VIBURNUM DAVIDII
- 3 GAL DAVID VIBURNUM

GREEN SCREEN WITH 12" WIDE PLANTING BED BELOW, (TYP.)

GREEN SCREEN WITH 12" WIDE PLANTING BED BELOW, (TYP.)

RAISED BEDS (FOR COMMUNITY USE)

POROUS PAVERS

2 x 2 PAVERS

2 x 2 PAVER

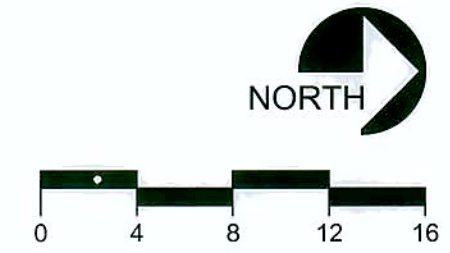
N.E. 99th

N.E. FLANDERS

INTERIOR LANDSCAPE REQUIREMENTS

58 SPACES  
58 x 45 S.F. = 2,610 S.F. INTERIOR LAND. REQ'D.  
2,950 S.F. INT. LANDSCAPE PROVIDED

NOTE:  
ALL PLANTING BEDS WILL BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM.



**ARCHITECT**  
CRAIG MONAGHAN  
4522 LOWER DRIVE  
LAKE OSWEGO, OR 97035  
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**LANDSCAPE ARCHITECT**  
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**OWNER**  
GORDON JONES, PRINCIPLE  
9837 N.E. IRVING ST. #302  
PORTLAND, OR 97220

**THE ROSE EAST**  
333 N.E. 99th AVE.  
PORTLAND, OR 97220

**"THE ROSE EAST"**  
LANDSCAPE PLAN

Project number | Size  
1210 |

Drawn by  
K.H.

Date  
5.14.12

Scale  
1/8" = 1'-0"

L0.4

PLANTING SCHEDULE "THE ROSE WEST"

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
4	ACER CIRCINATUM MULTI-STEM	VINE MAPLE	1'-8" HT.
4	ACER RUBRUM 'BOWHALL'	RED MAPLE	2" CAL.
2	ARBUTUS UNEDO	STRAWBERRY TREE	6'-1' HT.
2	CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-1' HT.
12	FAGUS SYLVATICA 'DANTYCK PURPLE'	COLUMNAR PURPLE BEECH	2" CAL.
2	FRAXINUS LATIFOLIA	OREGON ASH	2" CAL.
3	GINKGO BILOBA	FRINCETON SENTRY	2" CAL.
6	MALUS SP.	ESPALEIERED APPLE	1 1/4" CAL.
2	MALUS SP.	DWARF APPLE (TWO VARIETIES)	1 1/4" CAL.
2	OXYDENDRUM ARBOREUM	SOURWOOD	5'-6" HT.
4	FINUS STYVESTRIIS	SCOTS FINE	6'-1' HT.
4	FRUNUS YEODOENSIS 'AKEBONO'	FLOUERING CHERRY	2" CAL.
4	FRUNUS SP.	ESPALEIERED CHERRY	1 1/4" CAL.
2	FRUNUS SP.	DWARF CHERRY	1 1/4" CAL.
<b>SHRUBS</b>			
2	BERBERIS THUNDERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	1 GAL.
6	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL.
18	CORNUS STOLONIFERA 'KELSEY'	(SYN. C.S. 'NANA') REDTWIG	1 GAL.
11	DAPHNE ODORA	WINTER DAPHNE	2 GAL.
52	GAULTHERIA SHALLON	SALAL	1 GAL.
1	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.
1	ILEX CRENATA 'HELLERI'	HELLERI JAPANESE HOLLY	3 GAL.
6	ILEX CRENATA 'CONVEXA'	CONVEX JAPANESE HOLLY	3 GAL.
30	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	3 GAL.
22	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL.
21	MAHONIA NERVOZA	LONG LEAF OREGON GRAPE	1 GAL.
2	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE PIERIS	3 GAL.
4	RIEBS SANGUINEUM 'ELK RIVER RED'	FLOUERING CURRANT	3 GAL.
15	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SARCOCOCCA; SWEET BOX	1 GAL.
1	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	1 GAL.
3	SYRINGA PATULA 'MISS KIM'	LILAC	3 GAL.
31	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.
12	VACCINIUM 'JERSEY' 'BLUECROP' AND 'EMERALD'	BLUEBERRY	1 GAL.
25	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL.
<b>DWARF AND SPECIALTY CONIFERS</b>			
3	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKY ROCKET JUNIPER	5'-6" HT.
<b>PERENNIALS</b>			
6	ASTILBE 'AVALANCHE'	WHITE ASTILBE	1 GAL.
69	BERGENIA 'BABY DOLL'	BABY DOLL BERGENIA	4" POTS
12	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.
63	GERANIUM X CANTABRIGIENSE 'BIKOVA'	HARDY GERANIUM	1 GAL.
15	IRIS SIBERICA 'CAESAR'S BROTHER'	BLUE SIBERIAN IRIS	1 GAL.
4	POLYGONATUM ODORATUM	SOLOMON'S SEAL	1 GAL.
4	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.
<b>GRASSES</b>			
35	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	1 GAL.
81	LIRIOPE SPICATA	CREEPIING LILY TURF	1 GAL.
6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GAL.
30	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GAL.
<b>HERBS</b>			
8	LAVANDULA ANGSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL.
6	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	1 GAL.
<b>GROUNDCOVERS &amp; VINES</b>			
122	ARCTOSTAPHYLOS UVA-URSII	KINNICKINICK	1 GAL.
9	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	1 GAL.
6	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	1 GAL.
164	FRAGARIA CHILLOENSIS	EVERGREEN STRAWBERRY	4" POTS
1	ROSA 'SCENT FROM ABOVE'	YELLOW CLIMBING ROSE	1 GAL.
120	RUBUS CALYCINOIDES 'EMERALD CARPET'	CREEPIING RASBERRY	4" POTS
2	VITIS SP.	TABLE GRAPE	1 GAL.

PLANTING NOTES

- LAYOUT ALL PLANT MATERIAL WITHIN A DEFINED AREA AT THE SAME TIME, PRIOR TO PLANTING, FOR LAYOUT AND ADJUSTMENT APPROVAL BY LANDSCAPE ARCHITECT. LAND ARCH. RESERVES THE RIGHT TO ORDER ADJUSTMENTS AND CHANGES IN PLANT LOCATIONS. NOTIFY LAND ARCH. MINIMUM OF 12 HOURS IN ADVANCE OF INSPECTION FOR LAYOUT.
- SUBMIT WITHIN 1 DAYS AFTER CONTRACT AWARD DATE, A LIST OF PLANT MATERIAL AND VERIFICATION OF SOURCE AND QUALITY SPECIFIED. IF SPECIFIED PLANT MATERIAL IS NOT AVAILABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSED SUBSTITUTIONS FOR LAND ARCH. APPROVAL.
- LOCATE EXISTING UNDERGROUND UTILITIES IN THE AREAS OF WORK, PROTECT AS NECESSARY; REPAIR ANY DAMAGED UTILITY AT NO COST TO THE OWNER OR THE UTILITY OWNER. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS WILL NOT PERMIT THE PLANTING OF PLANT MATERIALS IN ACCORDANCE WITH THE PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LAND ARCH.
- SITEWORK PROTECTION; COVER AND PROTECT ALL EXISTING SITEWORK AS NECESSARY, REPAIR ANY DAMAGES.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIALS, DEBRIS AND RUBBISH.
- REMOVE ALL DEBRIS AND STONES OVER 2" FROM TOP 6" OF EXISTING SOIL.
- GRADE ALL AREAS SMOOTH INSURING POSITIVE DRAINAGE.
- SOIL AMENDMENT: TILL 4" MIN. DEPTH OF ORGANIC AMENDMENT (BLENDED, COMPOSTED BARK, GARDEN CARE COMPOST, AND COMPOSTED MANURE, OR APPROVED EQUAL) INTO THE TOP 12 INCHES OF TOPSOIL. PROVIDE RECEIPTS TO LAND ARCH. VERIFYING SOURCE OF MATERIAL AND QUANTITIES. INSTALL SANDY LOAM TOPSOIL TO RAISE GRADE AS REQUIRED IN ALL PLANTING BEDS AND PLANTERS. INCORPORATE WITH SUBSOIL TO ELIMINATE ANY HARD PAN.
- POCKET PLANT ALL PLANTS ON SLOPES EXCEEDING 4:1. EXCAVATE PLANTING PITS TWICE AS WIDE AS ROOT BALL AND BACKFILL WITH EQUAL PARTS COMPOST AND NATIVE SOIL, MIX PRIOR TO BACKFILLING.
- MULCH ALL PLANTING BEDS AT NEW PLANTING INSTALLATION WITH 3" MIN. DEPTH COMPOST.
- STANDARD TREE AND SHRUB FERTILIZER: INSTALL 1-1/2 CUPS BONEMEAL TO TREE AND SHRUB BACKFILL, FERTILIZE WITH WEBFOOT 16-16-16 WITH MINOR TRACE ELEMENTS, SURFACE APPLIED GRANULAR FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS; FERTILIZE TREES WITH AGRIFORM PLANTING TABLETS 20-10-5 PER MANUFACTURER'S RECOMMENDATIONS.
- SET TOP OF ROOT BALLS 2" HIGHER THAN AND SHRUB ROOT BALLS 1" HIGHER THAN ADJACENT GRADES, FORM SAUCER WITH MULCH.
- PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (AAN). ALL TREES SHALL BE B&B OR CONTAINER STOCK UNLESS NOTED OTHERWISE.
- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, CORRECT BEFORE PLANTING OR ADDING SOIL AMENDMENT. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY GRADES OR OTHER CONDITIONS HAVE BEEN CORRECTED.
- INSTALL ACTUAL QUANTITIES REQUIRED BY PLAN. ANY QUANTITIES LISTED ARE FOR ESTIMATING PURPOSES ONLY.
- STAKE ALL TREES WITH MIN. OF TWO HARDWOOD STAKES AND SECURE WITH CINCH TIE OR EQUAL. ALL TREES OVER 2 1/2" CAL. SHALL BE GUYED WITH MIN. 3 DUCK BILL ANCHORS.
- INSTALL PERFORATED PIPE IN ALL TREE PITS TO AID IN FUTURE WATERING, INSTALL PIPE TO BOTTOM OF PLANTING PIT, AND EXTEND SIX INCHES ABOVE GRADE AND CAP.
- INSTALL WATER-ABSORBING POLYMER IN ALL PLANTING PITS, INSTALL AS PER MANUFACTURER RECOMMENDATIONS, TERRA SOB OR EQUAL.

PLANTING SCHEDULE "THE ROSE EAST"

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
4	ACER CIRCINATUM MULTI-STEM	VINE MAPLE	1'-8" HT.
4	ACER RUBRUM 'BOWHALL'	RED MAPLE	2" CAL.
2	ARBUTUS UNEDO	STRAWBERRY TREE	6'-1' HT.
2	CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-1' HT.
12	FAGUS SYLVATICA 'DANTYCK PURPLE'	COLUMNAR PURPLE BEECH	2" CAL.
2	FRAXINUS LATIFOLIA	OREGON ASH	2" CAL.
3	GINKGO BILOBA	FRINCETON SENTRY	2" CAL.
6	MALUS SP.	ESPALEIERED APPLE	1 1/4" CAL.
2	MALUS SP.	DWARF APPLE (TWO VARIETIES)	1 1/4" CAL.
2	OXYDENDRUM ARBOREUM	SOURWOOD	5'-6" HT.
4	FINUS STYVESTRIIS	SCOTS FINE	6'-1' HT.
4	FRUNUS YEODOENSIS 'AKEBONO'	FLOUERING CHERRY	2" CAL.
4	FRUNUS SP.	ESPALEIERED CHERRY	1 1/4" CAL.
2	FRUNUS SP.	DWARF CHERRY	1 1/4" CAL.
<b>SHRUBS</b>			
2	BERBERIS THUNDERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	1 GAL.
6	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL.
18	CORNUS STOLONIFERA 'KELSEY'	(SYN. C.S. 'NANA') REDTWIG	1 GAL.
11	DAPHNE ODORA	WINTER DAPHNE	2 GAL.
52	GAULTHERIA SHALLON	SALAL	1 GAL.
1	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.
1	ILEX CRENATA 'HELLERI'	HELLERI JAPANESE HOLLY	3 GAL.
6	ILEX CRENATA 'CONVEXA'	CONVEX JAPANESE HOLLY	3 GAL.
30	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	3 GAL.
22	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL.
21	MAHONIA NERVOZA	LONG LEAF OREGON GRAPE	1 GAL.
2	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE PIERIS	3 GAL.
4	RIEBS SANGUINEUM 'ELK RIVER RED'	FLOUERING CURRANT	3 GAL.
15	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SARCOCOCCA; SWEET BOX	1 GAL.
1	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	1 GAL.
3	SYRINGA PATULA 'MISS KIM'	LILAC	3 GAL.
31	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.
12	VACCINIUM 'JERSEY' 'BLUECROP' AND 'EMERALD'	BLUEBERRY	1 GAL.
25	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL.
<b>DWARF AND SPECIALTY CONIFERS</b>			
3	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKY ROCKET JUNIPER	5'-6" HT.
<b>PERENNIALS</b>			
6	ASTILBE 'AVALANCHE'	WHITE ASTILBE	1 GAL.
69	BERGENIA 'BABY DOLL'	BABY DOLL BERGENIA	4" POTS
12	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.
63	GERANIUM X CANTABRIGIENSE 'BIKOVA'	HARDY GERANIUM	1 GAL.
15	IRIS SIBERICA 'CAESAR'S BROTHER'	BLUE SIBERIAN IRIS	1 GAL.
4	POLYGONATUM ODORATUM	SOLOMON'S SEAL	1 GAL.
4	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.
<b>GRASSES</b>			
35	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	1 GAL.
81	LIRIOPE SPICATA	CREEPIING LILY TURF	1 GAL.
6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GAL.
30	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GAL.
<b>HERBS</b>			
8	LAVANDULA ANGSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL.
6	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	1 GAL.
<b>GROUNDCOVERS &amp; VINES</b>			
122	ARCTOSTAPHYLOS UVA-URSII	KINNICKINICK	1 GAL.
9	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	1 GAL.
6	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	1 GAL.
164	FRAGARIA CHILLOENSIS	EVERGREEN STRAWBERRY	4" POTS
1	ROSA 'SCENT FROM ABOVE'	YELLOW CLIMBING ROSE	1 GAL.
120	RUBUS CALYCINOIDES 'EMERALD CARPET'	CREEPIING RASBERRY	4" POTS
2	VITIS SP.	TABLE GRAPE	1 GAL.



**ARCHITECT**  
 CRAIG MONAGHAN  
 4522 LOWER DRIVE  
 LAKE OSWEGO, OR 97035  
 PH: (503) 522-9000

**LANDSCAPE ARCHITECT**  
 QUATREFEUIL INC.  
 404 S.E. 80th AVENUE  
 PORTLAND, OR 97215  
 PH: (503) 256-8955

**OWNER**  
 GORDON JONES, PRINCIPLE  
 9837 N.E. IRVING ST. #302  
 PORTLAND, OR 97220

**THE ROSE WEST AND EAST**  
 318 & 333 N.E. 97th AVE.  
 PORTLAND, OR 97220

**"THE ROSE WEST AND EAST"**  
 AND EAST"  
 PLANTING NOTES,  
 PLANTING SCHEDULES

Project number	1210
Scale	N/A
Scale	L0.5

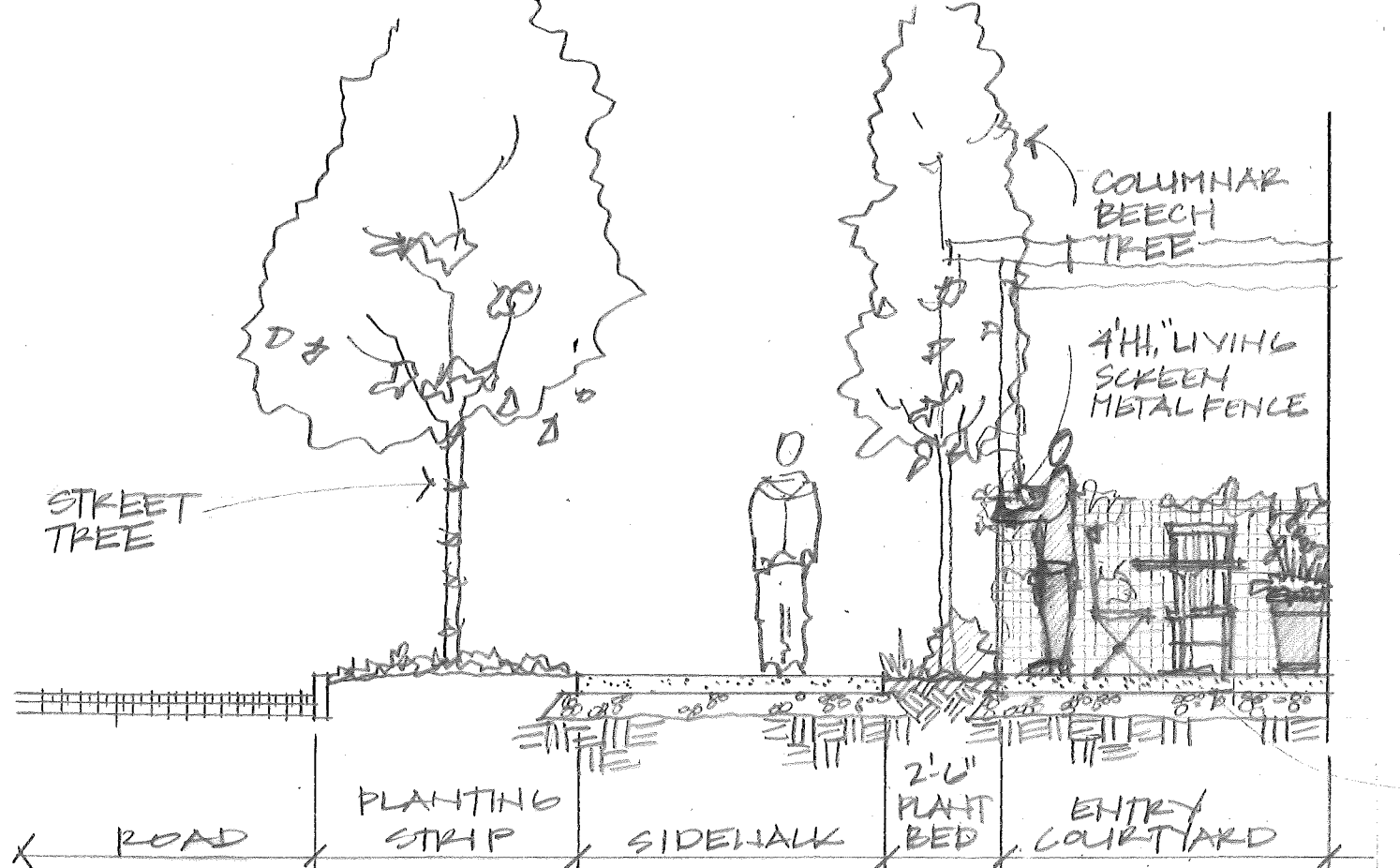
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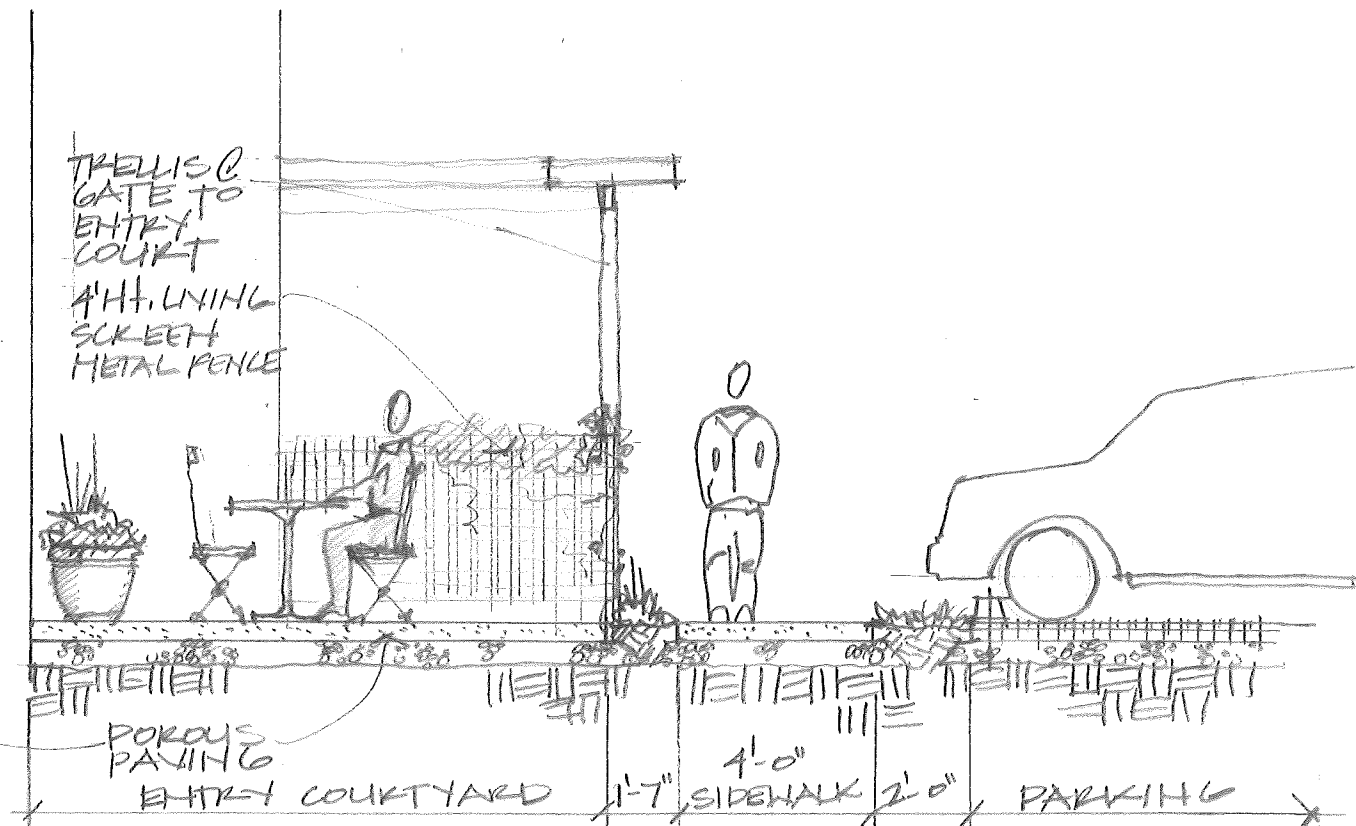
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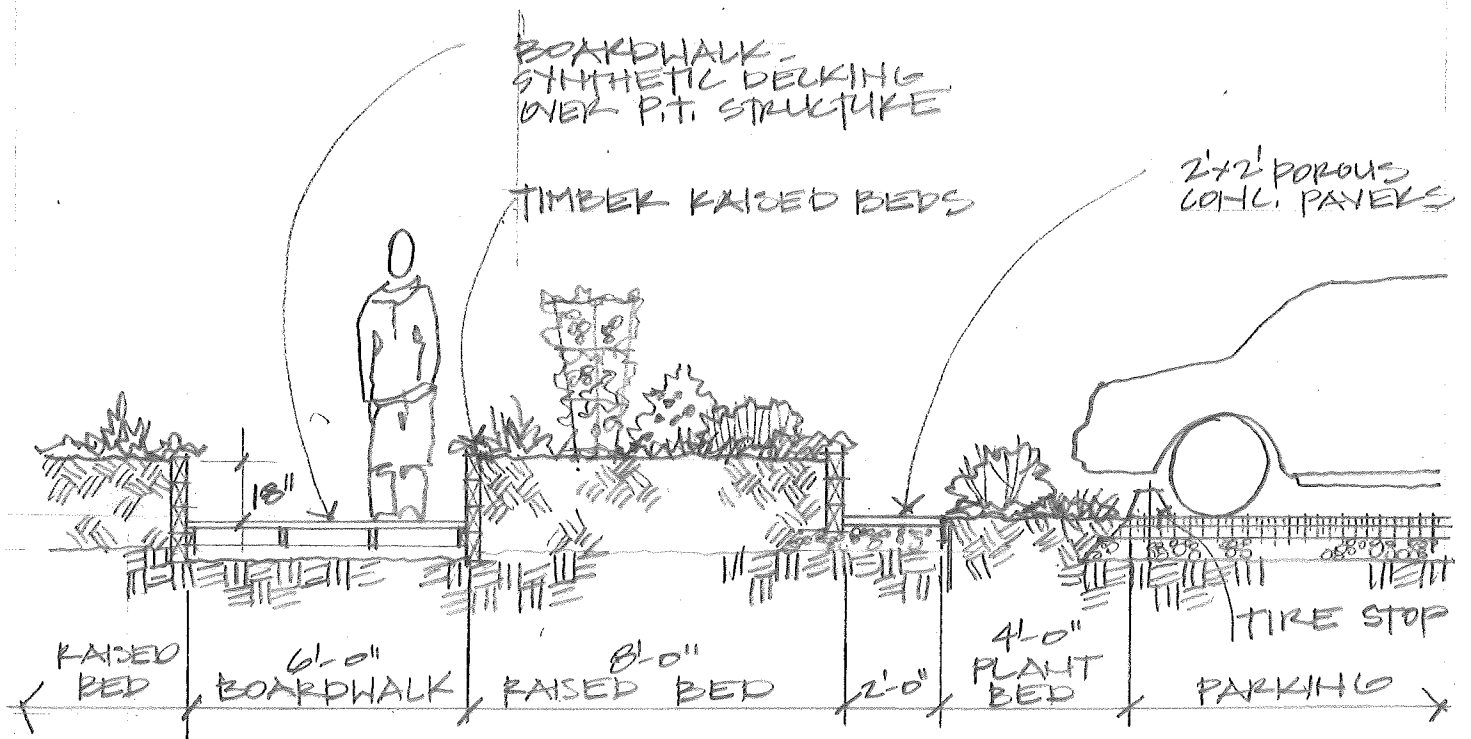
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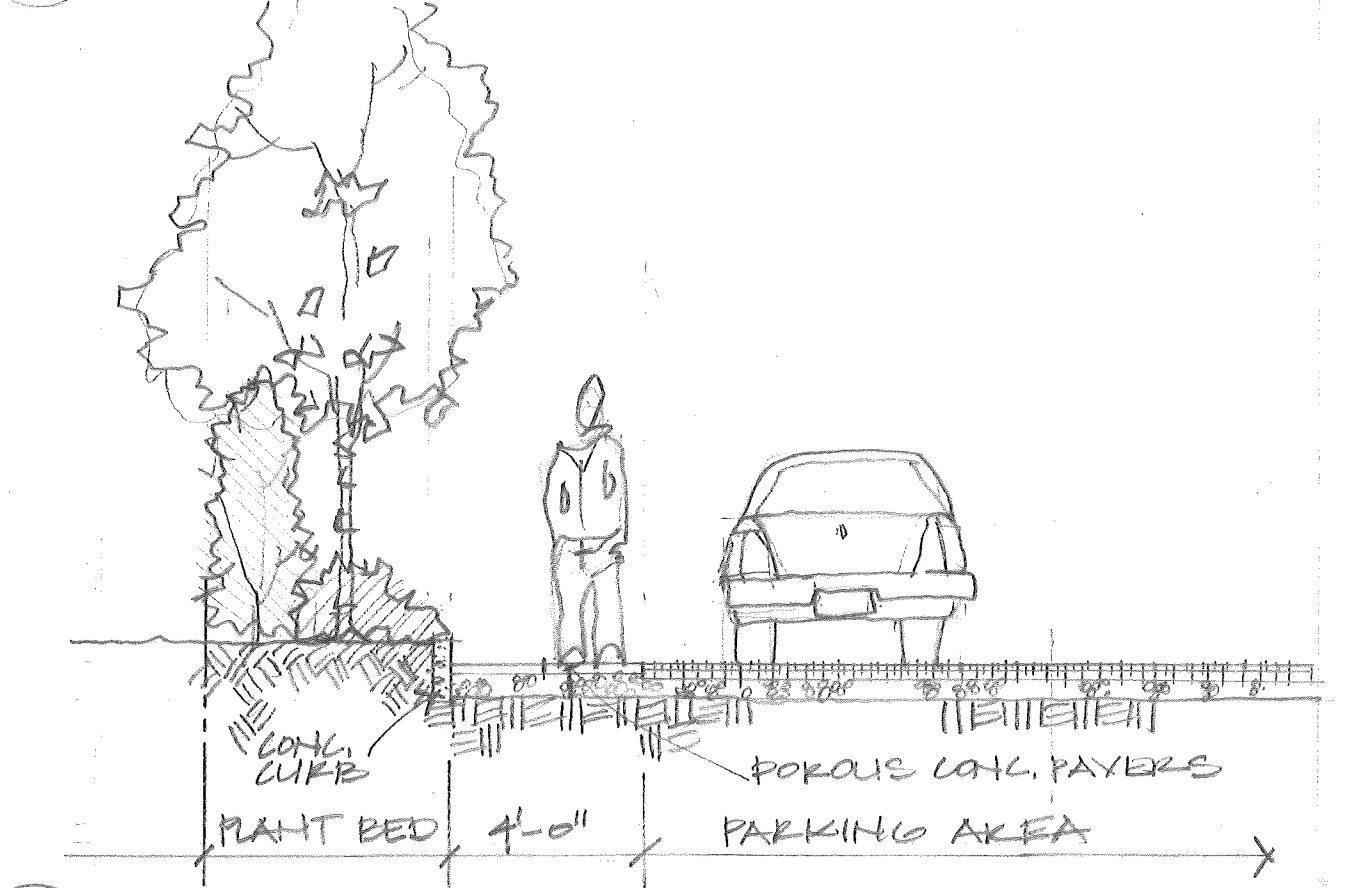
1 SECTION AT ENTRY COURTYARD AND STREET  
SCALE: 1/4" = 1'-0"



2 SECTION AT ENTRY COURTYARD AND PARKING AREA  
SCALE: 1/4" = 1'-0"

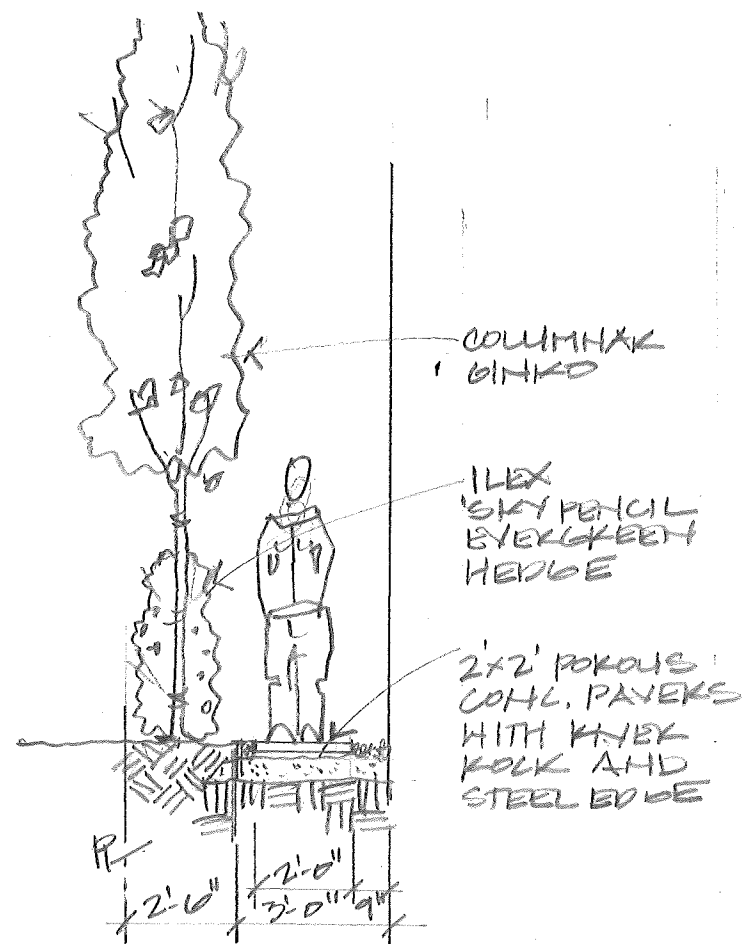


3 SECTION AT GARDEN AND PARKING  
SCALE: 1/4" = 1'-0"

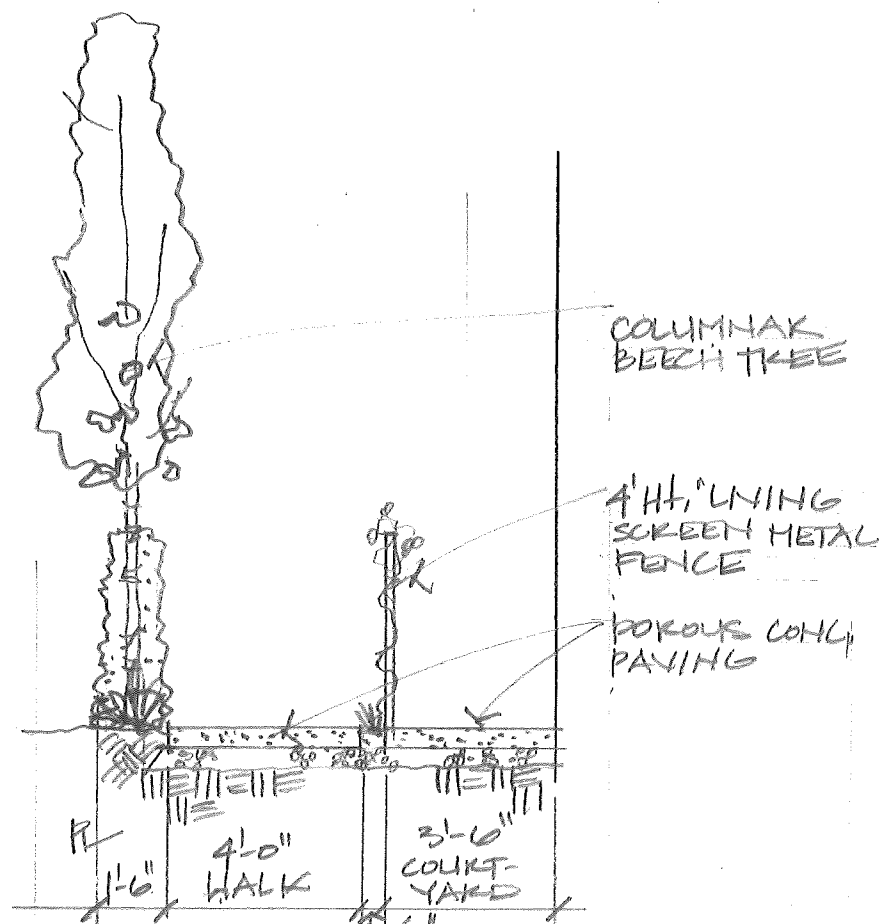


4 SECTION AT EDGE OF PARKING  
SCALE: 1/4" = 1'-0"

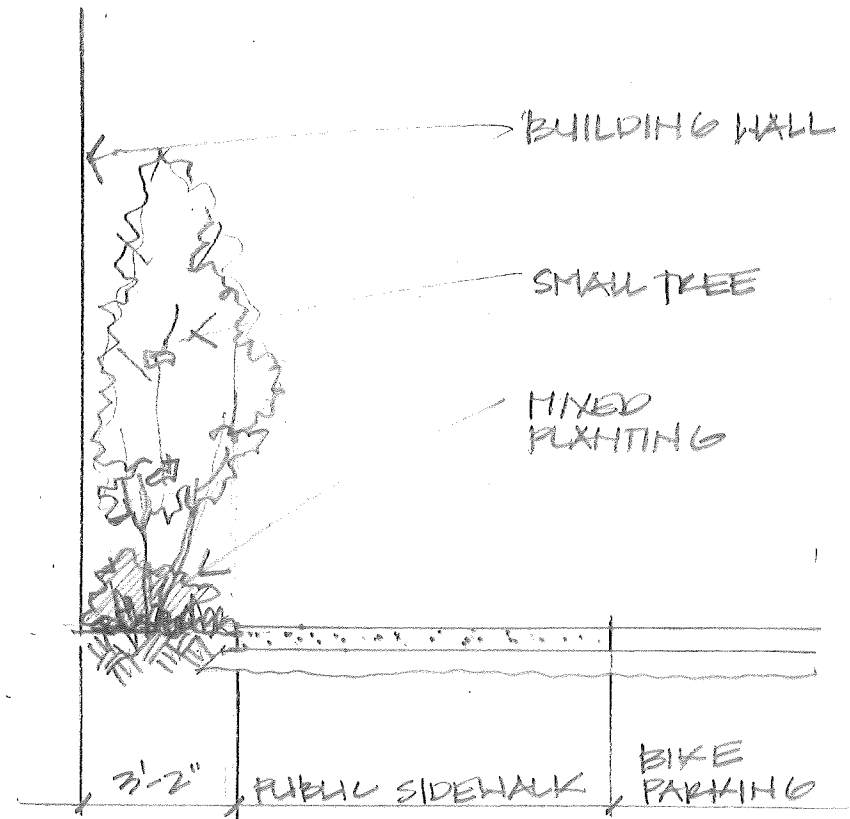
<b>ARCHITECT</b> CRAIG MONAGHAN 4522 LOWER DRIVE LAKE OSWEGO, OR 97035 PH: (503) 522-9000
<b>LANDSCAPE ARCHITECT</b> QUATREFOIL, INC. 404 S.E. 80th AVENUE PORTLAND, OR 97215 PH: (503) 256-8855
<b>OWNER</b> GORDON JONES, PRINCIPLE 9837 N.E. IRVING ST. #302 PORTLAND, OR 97220
<b>THE ROSE</b> 318 N.E. 97th AVE. PORTLAND, OR 97220
<b>THE ROSE SITE SECTIONS</b>
Project number: 1210    Size:
Drawn by: K.H.
Date: 4.17.12
Scale: 1/4" = 1'-0"
<b>L 0.6</b>



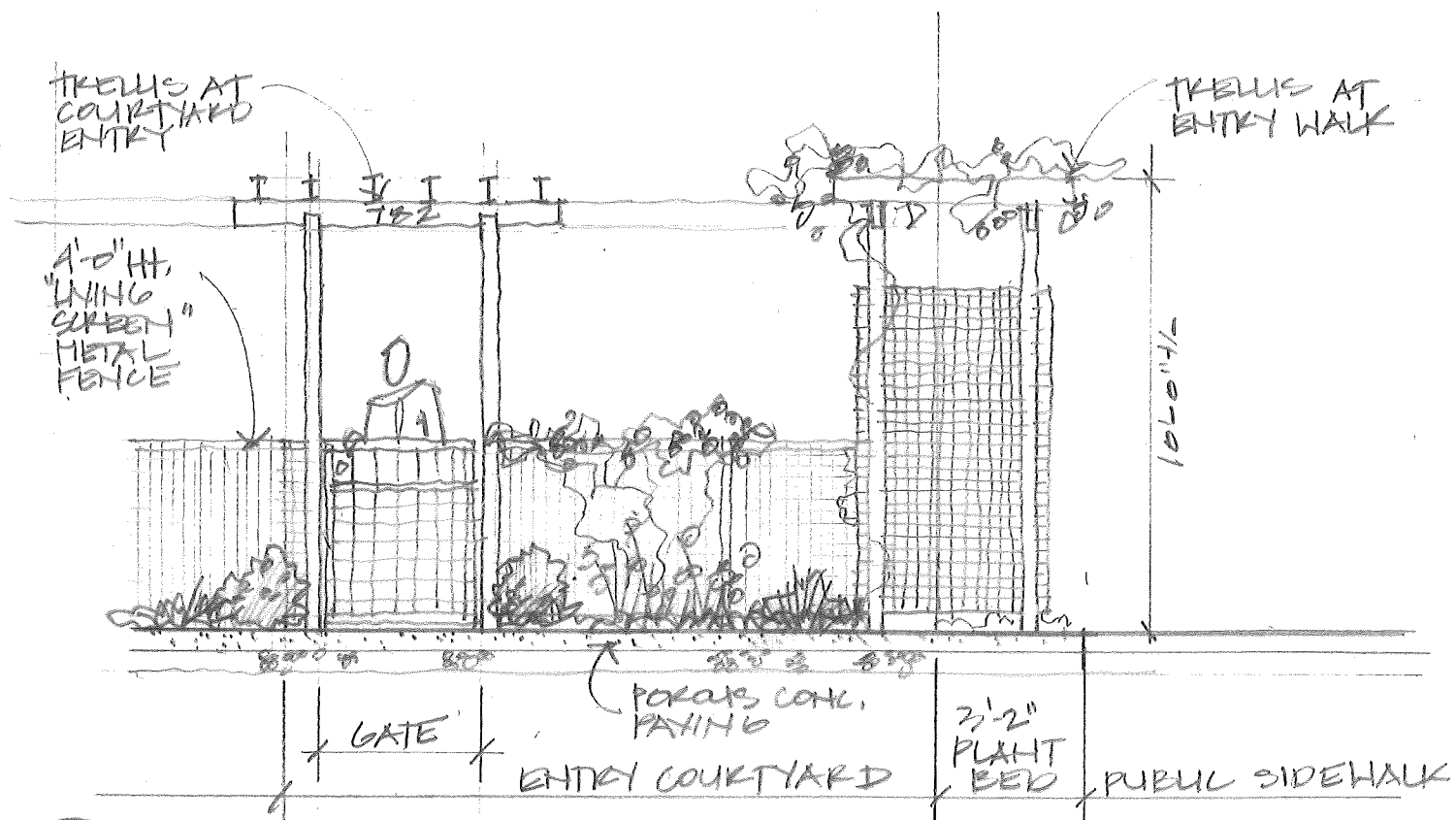
5 SECTION AT SOUTH BLDG WALL  
SCALE: 1/4" = 1'-0"



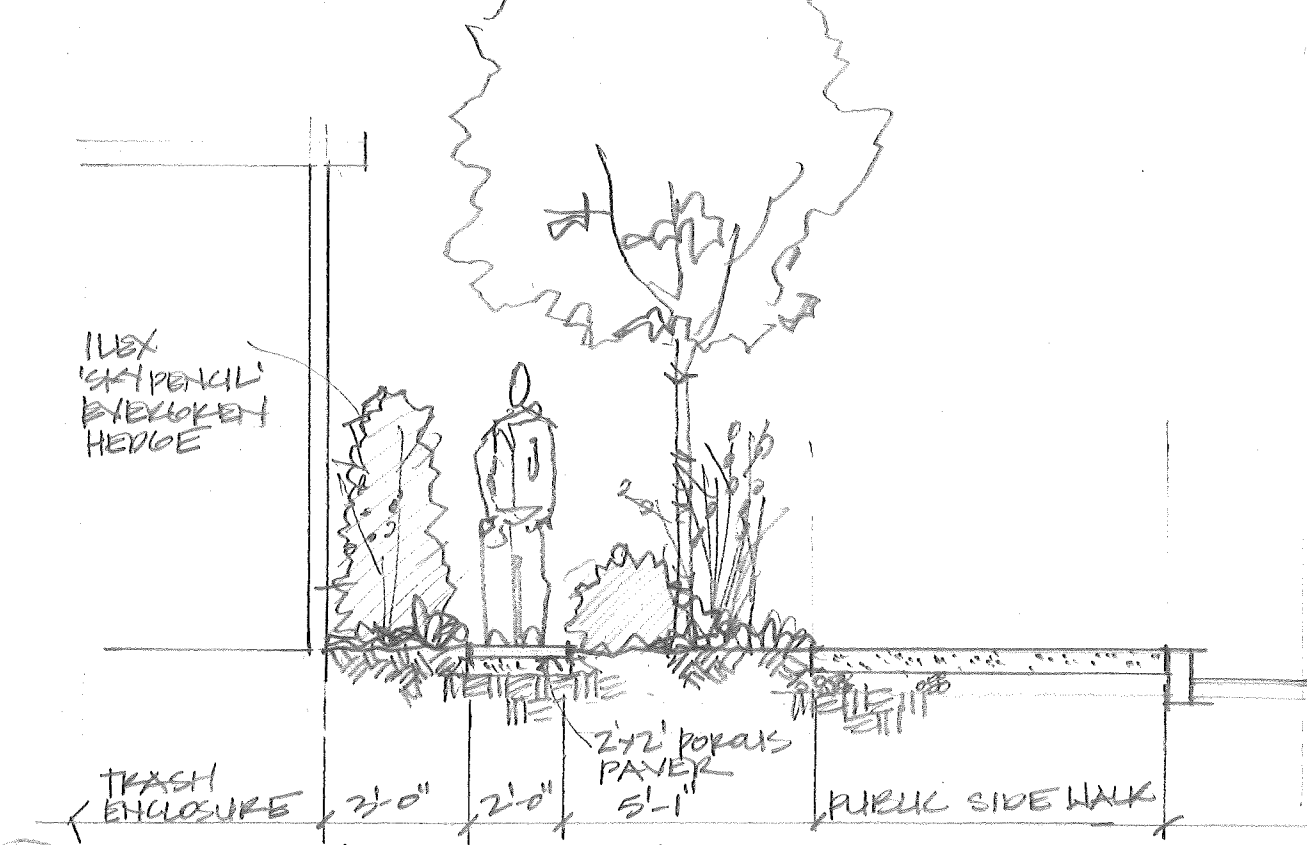
6 SECTION AT SOUTH SIDE COURTYARD  
SCALE: 1/4" = 1'-0"



7 SECTION AT NORTH SIDE AT BUILDING  
SCALE: 1/4" = 1'-0"



8 ELEVATION AT ENTRY COURTYARD - PARKING SIDE  
SCALE: 1/4" = 1'-0"



9 SECTION AT TRASH ENCLOSURE AND SIDEWALK  
SCALE: 1/4" = 1'-0"

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<b>THE ROSE SITE SECTIONS</b>
Project number: 1210    Size:
Drawn by: K.H.
Date: 4.17.12
Scale: 1/4" = 1'-0"
<b>L 0.7</b>