

BLOCK 43

TYPE III LAND USE REVIEW SUBMITTAL



OWNER/ DEVELOPER

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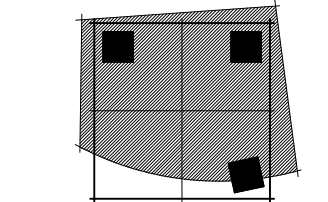
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DRAWN BY: LO
CHECKED BY: ---

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01/22/2013

PERMIT SET ISSUE
---/---/---

CONSTRUCTION SET ISSUE:
---/---/---

REVISIONS
REVISION 1 02/12/2013
REVISION 2 03/13/2013
REVISION 3 03/22/2013
REVISION 4 05/02/2013

12260

A0.0
COVER SHEET &
INDEX

V-01-08-13

BUILDING B - ABOVE PODIUM UNIT TABULATIONS

UNIT TYPE	NO.	NET A/C AREA	NON A/C AREA	UNIT GROSS	PROJECT NET A/C	PROJECT NET NON A/C	PROJECT GROSS	UNIT % TOTAL	UNIT % TYPE	UNIT % TOTAL PROJECT	
S1.1	5	541	0	541	2,705	0	2,705	2.9%	20.0%	100.0%	2.5%
S1.2	5	530	0	530	2,650	0	2,650	2.9%	20.0%		2.5%
S1.3	5	520	0	520	2,600	0	2,600	2.9%	20.0%		2.5%
S1.4	10	530	0	530	5,300	0	5,300	5.7%	40.0%		5.0%
A1.1	2	624	0	624	1,248	0	1,248	1.1%	1.7%	100.00%	1.0%
A1.2	3	624	47	671	1,872	141	2,013	1.7%	2.6%		1.5%
A2	10	676	0	676	6,760	0	6,760	5.7%	8.7%		5.0%
A3	10	670	0	670	6,700	0	6,700	5.7%	8.7%		5.0%
A4.1	8	693	0	693	5,544	0	5,544	4.6%	7.0%		4.0%
A4.2	12	693	0	693	8,316	0	8,316	6.9%	10.4%		6.0%
A5.1	24	726	0	726	17,424	0	17,424	13.7%	20.9%		12.1%
A5.2	6	763	0	763	4,578	0	4,578	3.4%	5.2%		3.0%
A6	10	734	87	821	7,340	870	8,210	5.7%	8.7%		5.0%
A7.1	2	763	69	832	1,526	138	1,664	1.1%	1.7%		1.0%
A7.2	8	763	52	815	6,104	416	6,520	4.6%	7.0%		4.0%
A8.1	1	770	64	834	770	64	834	0.6%	0.9%		0.5%
A8.2	3	770	64	834	2,310	192	2,502	1.7%	2.6%		1.5%
A8.3	1	835	0	835	835	0	835	0.6%	0.9%		0.5%
A9	5	722	0	722	3,610	0	3,610	2.9%	4.3%		2.5%
A10	5	793	0	793	3,965	0	3,965	2.9%	4.3%		2.5%
A11.1	2	799	0	799	1,598	0	1,598	1.1%	1.7%	1.0%	
A11.2	3	799	28	827	2,397	84	2,481	1.7%	2.6%	1.5%	
A12	5	754	0	754	3,770	0	3,770	2.9%	4.3%	2.5%	
B1.1	2	991	112	1,103	1,982	224	2,206	1.1%	6.7%	100%	1.0%
B1.2	8	991	76	1,067	7,928	608	8,536	4.6%	26.7%		4.0%
B2.1	3	1,082	112	1,194	3,246	336	3,582	1.7%	10.0%		1.5%
B2.2	12	1,082	77	1,159	12,984	924	13,908	6.9%	40.0%		6.0%
B2.3	1	1,101	112	1,213	1,101	112	1,213	0.6%	3.3%		0.5%
B2.4	4	1,101	77	1,178	4,404	308	4,712	2.3%	13.3%		2.0%
TOTALS	175	752		777	131,567	4,417	135,984	100.00%		87.9%	

BUILDING A - BELOW PODIUM UNIT TABULATIONS

UNIT TYPE	NO.	NET A/C AREA	NON A/C AREA	UNIT GROSS	PROJECT NET A/C	PROJECT NET NON A/C	PROJECT GROSS	UNIT % TOTAL	UNIT % TYPE	UNIT % TOTAL PROJECT	
P-S1	1	435	0	435	435	0	435	4.2%	33.3%	100.0%	0.5%
P-S2	1	435	0	435	435	0	435	4.2%	33.3%		0.5%
P-S3	1	553	0	553	553	0	553	4.2%	33.3%		0.5%
P-A1	1	566	0	566	566	0	566	4.2%	5.3%	100%	0.5%
P-A2	1	627	73	700	627	73	700	4.2%	5.3%		0.5%
P-A3	1	656	73	729	656	73	729	4.2%	5.3%		0.5%
P-A4	1	670	0	670	670	0	670	4.2%	5.3%		0.5%
P-A5	1	676	0	676	676	0	676	4.2%	5.3%		0.5%
P-A6	1	680	0	680	680	0	680	4.2%	5.3%		0.5%
P-A7	1	688	141	829	688	141	829	4.2%	5.3%		0.5%
P-A8	1	693	0	693	693	0	693	4.2%	5.3%		0.5%
P-A9	1	693	0	693	693	0	693	4.2%	5.3%		0.5%
P-A10	1	712	141	853	712	141	853	4.2%	5.3%		0.5%
P-A11	1	726	0	726	726	0	726	4.2%	5.3%		0.5%
P-A12	1	726	0	726	726	0	726	4.2%	5.3%		0.5%
P-A13	1	726	0	726	726	0	726	4.2%	5.3%		0.5%
P-A14	1	740	129	869	740	129	869	4.2%	5.3%		0.5%
P-A15	1	750	0	750	750	0	750	4.2%	5.3%		0.5%
P-A16	1	772	0	772	772	0	772	4.2%	5.3%		0.5%
P-A17	1	777	0	777	777	0	777	4.2%	5.3%		0.5%
P-A18	1	799	0	799	799	0	799	4.2%	5.3%	0.5%	
P-A19	1	799	129	928	799	129	928	4.2%	5.3%	0.5%	
P-B1 ANSI	1	1,013	112	1,125	1,013	112	1,125	4.2%	50.0%		0.5%
P-B2 ANSI	1	1,033	112	1,145	1,033	112	1,145	4.2%	50.0%		0.5%
TOTALS	24	706		744	16,945	910	17,855	100.00%			12.1%

TOTALS

		AVERAGE		
TOTALS	199	746	773	148,512
			5,327	153,839

UNIT TYPE PERCENTAGES

		TOTALS	AVERAGE
STUDIOS	28	14.07%	473
ONE BEDROOM	139	69.85%	596
TWO BEDROOM	32	16.08%	989
TOTAL	199	100.00%	

BUILDING AMENITIES SF TABULATIONS

	LEASING	CLUB	FITNESS	LOBBY/MAIL	ROOF DECK		TOTAL S.F.
BLDG A	1,302	1,353	1,337	699			4,691
BLDG B					2,660		2,660
							7,351

BUILDING NON RENTABLE SF TABULATIONS

BLDG A - RETAIL			UL1						TOTAL S.F.
			1,469						1,469
BLDG A - PARKING GARAGE	GL2	GL1							TOTAL S.F.
	37,476	36,632							74,108
BLDG A NON RENTABLE			UL1	UL2	UL3	UL4	UL5	UL6	TOTAL S.F.
BLDG B NON RENTABLE			4,851						4,851
				3,376	3,376	3,376	3,376	3,376	16,880
BLDG A STORAGE	GL2	GL1	UL1	UL2	UL3	UL4	UL5	UL6	TOTAL S.F.
BLDG B STORAGE	319	319	317						955
				132	132	132	132	132	660

BUILDING TOTALS

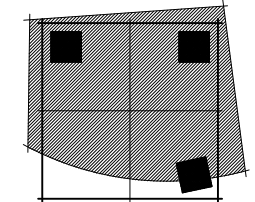
BLDG. TYPE	PROJECT UNIT NET BY BUILDING	PROJECT UNIT GROSS BY BUILDING	NONE RENTABLE AMENITIES BY BUILDING	NONE RENTABLE BY BUILDING (CORRIDOR, STAIRS, ELEV & CHASES)	RENTABLE STORAGE BY BUILDING	PARKING GARAGE	BUILDINGS TOTAL GROSS AREA BY BUILDING
BLDG A	16,945	17,855	4,691	4,851	955	74,108	102,460
BLDG B	131,567	135,984	2,660	16,880	660	0	156,184
TOTALS	148,512	153,839				TOTAL	258,644

PARKING

Required bicycle parking									
Long-term parking	Residential parking 1.5 spaces per unit	units	199	spaces	298.5				
	Retail parking 2 spaces required				2				
	Office parking 2 spaces required				2				
	Total				302.5				
Short-term parking	Residential parking 1 space per 20 units	units	199	spaces	9.95				
	Retail parking 2 spaces required				2				
	Office parking 2 spaces required				2				
	Total				13.95				
Required car parking	No parking required				0				
Required Loading spaces	Loading spaces in garage				2				
Provided bicycle parking	Long-term spaces in unit Long-term spaces in garage Total short-term parking				280 24 304				
	Short-term spaces				14				
Provided car parking	Residential - regular spaces				196	100.00%			
	Total provided Parking ratio per unit				196 0.98	100.00%			
Provided Loading spaces	9x18 loading spaces				2				

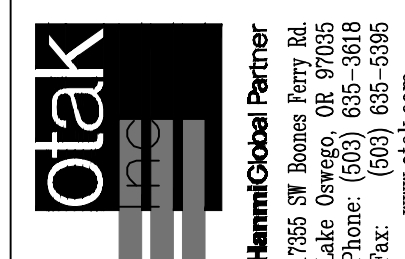
Site Info

Site area	40,402 s.f.	0.93 acres
Density	214.55 units/acre	
Proposed FAF	184,536 s.f.	4.67
Allowed FAR	242,400 s.f.	6.01



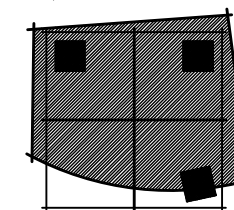
SOUTH WATER FRONT DISTRICT
PORTLAND, OR

ALAMO MANHATTAN



Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

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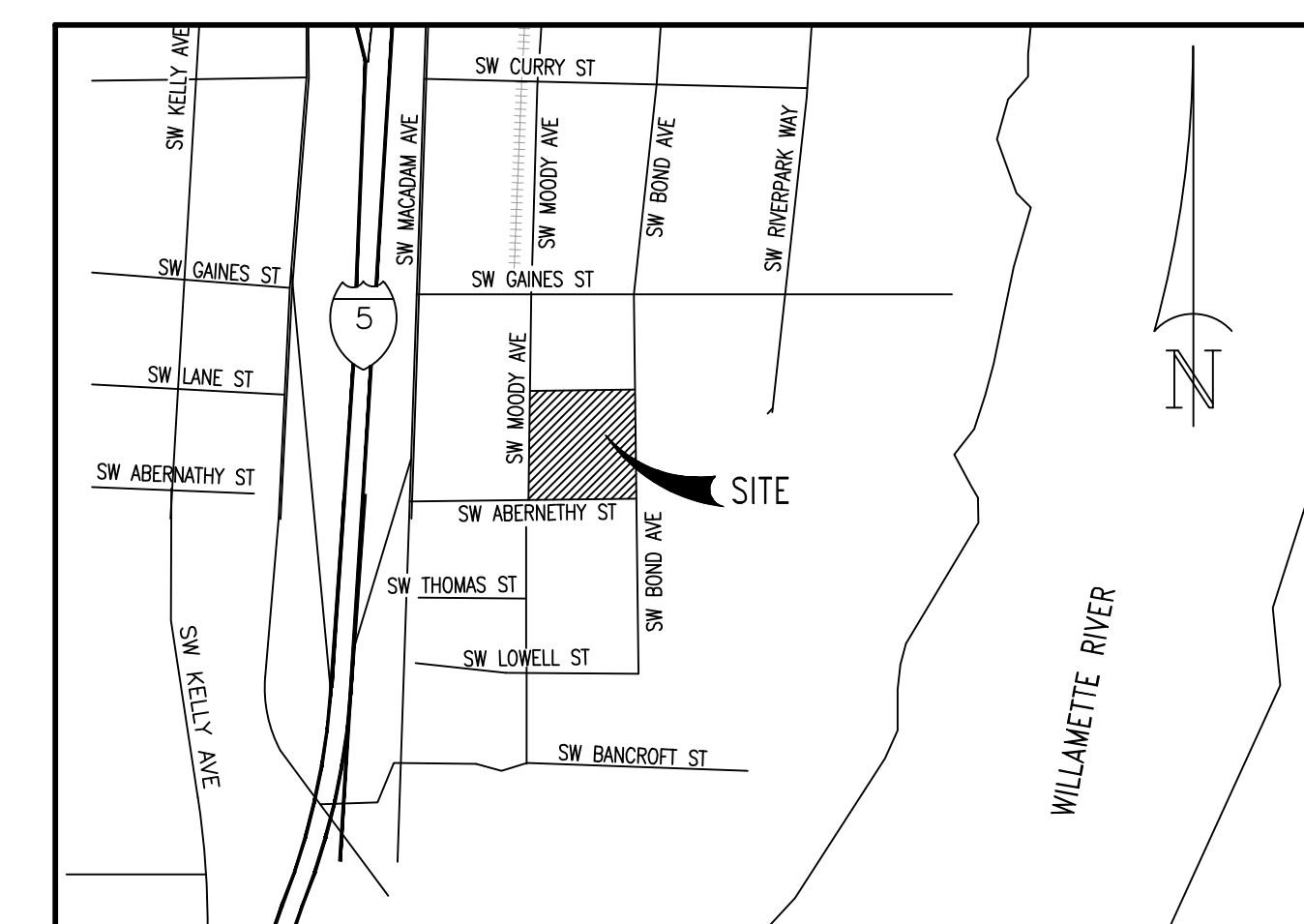
CONSTRUCTION SET ISSUE:

REVISIONS

12260

C001

EXISTING CONDITIONS PLAN



VICINITY MAP
NOT TO SCALE

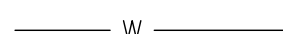
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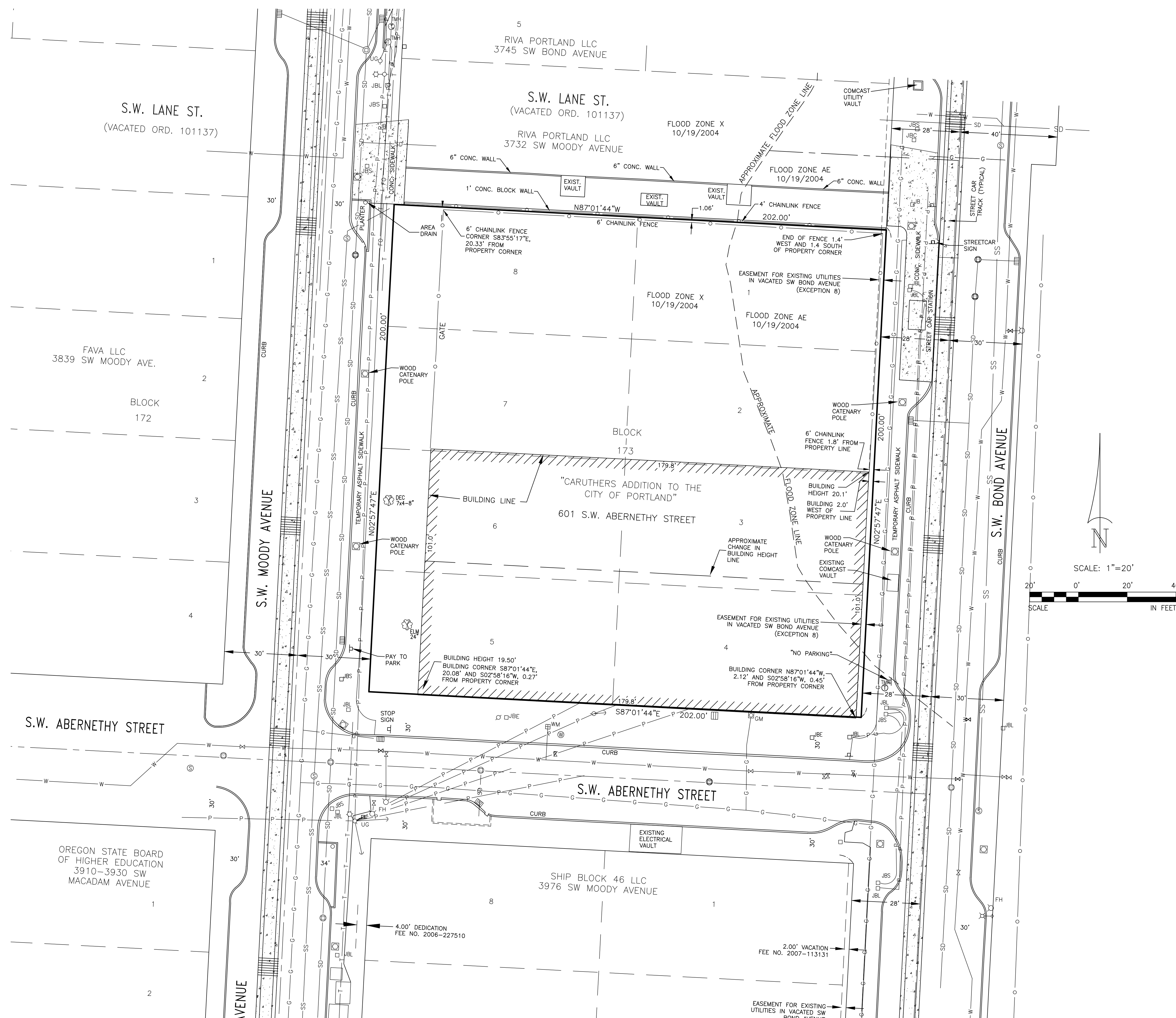
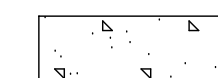
PER CHICAGO TITLE INSURANCE COMPANY OF OREGON, PRELIMINARY REPORT,
ORDER NUMBER 472512502907 JL-CT50, DATED SEPTEMBER 14, 2012:

ALL OF BLOCK 173, CARUTHERS ADDITION TO THE CITY OF PORTLAND, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, EXCLUDING SW LANE STREET.

TOGETHER WITH THAT PORTION OF VACATED SW BOND AVENUE WHICH INURED
THERETO UPON VACATION THEREOF, CITY OF PORTLAND ORDINANCE NO. 180979,
RECORDED JUNE 25, 2007, AS FEE NO. 2007-113131.

LEGEND:

-  = FIRE HYDRANT
 = WATER VALVE
 = SANITARY MANHOLE
 = STORM DRAIN MANHOLE
 = WATER LINE
 = SANITARY SEWER
 = STORM DRAIN
 = OVERHEAD UTILITY LINE
 = SIGN
 = CHAINLINK FENCE
 = UTILITY POLE
 = UTILITY POLE WITH DROP
 = GUY ANCHOR
 = INLET
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 = UTILITY POLE WITH STREET LIGHT
 = TRAFFIC SIGNAL WIRE JUNCTION BOX
 = STREET LIGHT WIRE JUNCTION BOX
 = ELECTRICAL WIRE JUNCTION BOX
 = VACATED RIGHT OF WAY AND PROPERTY LINES
 = CATENARY POLE
 = TELEPHONE MANHOLE
 = WATER MANHOLE
 = CONCRETE



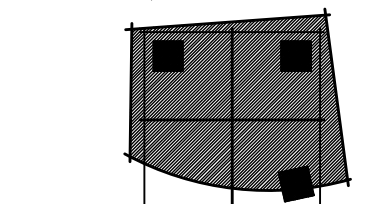
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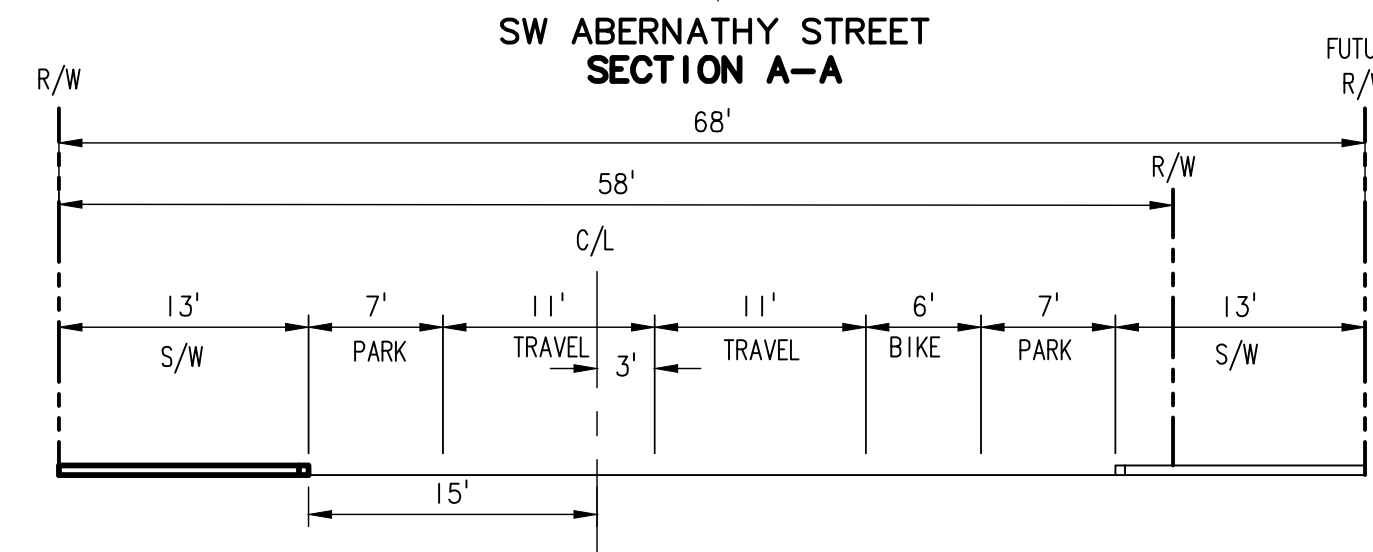
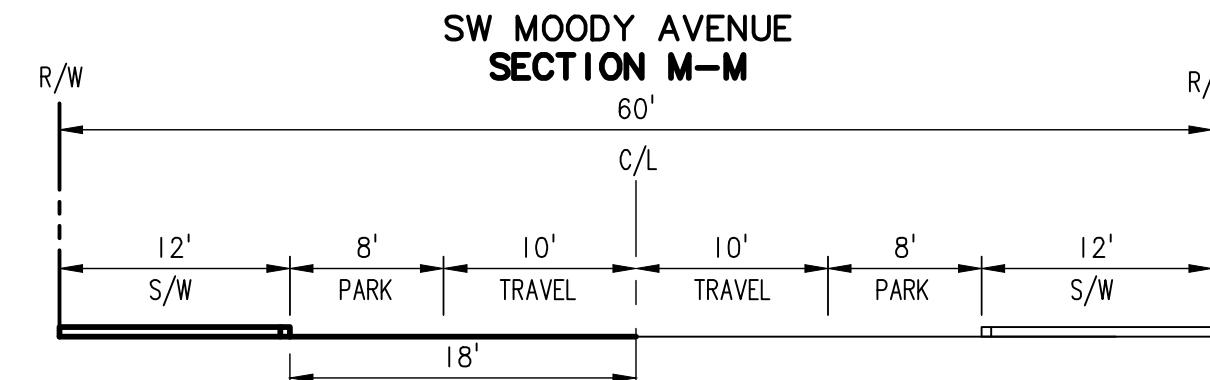
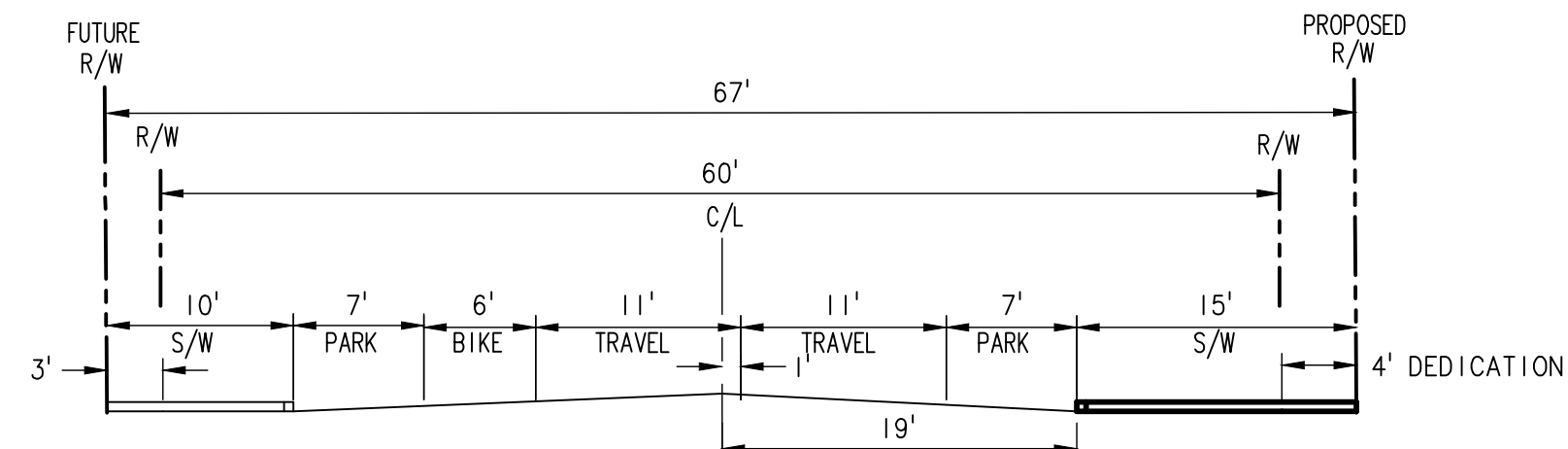
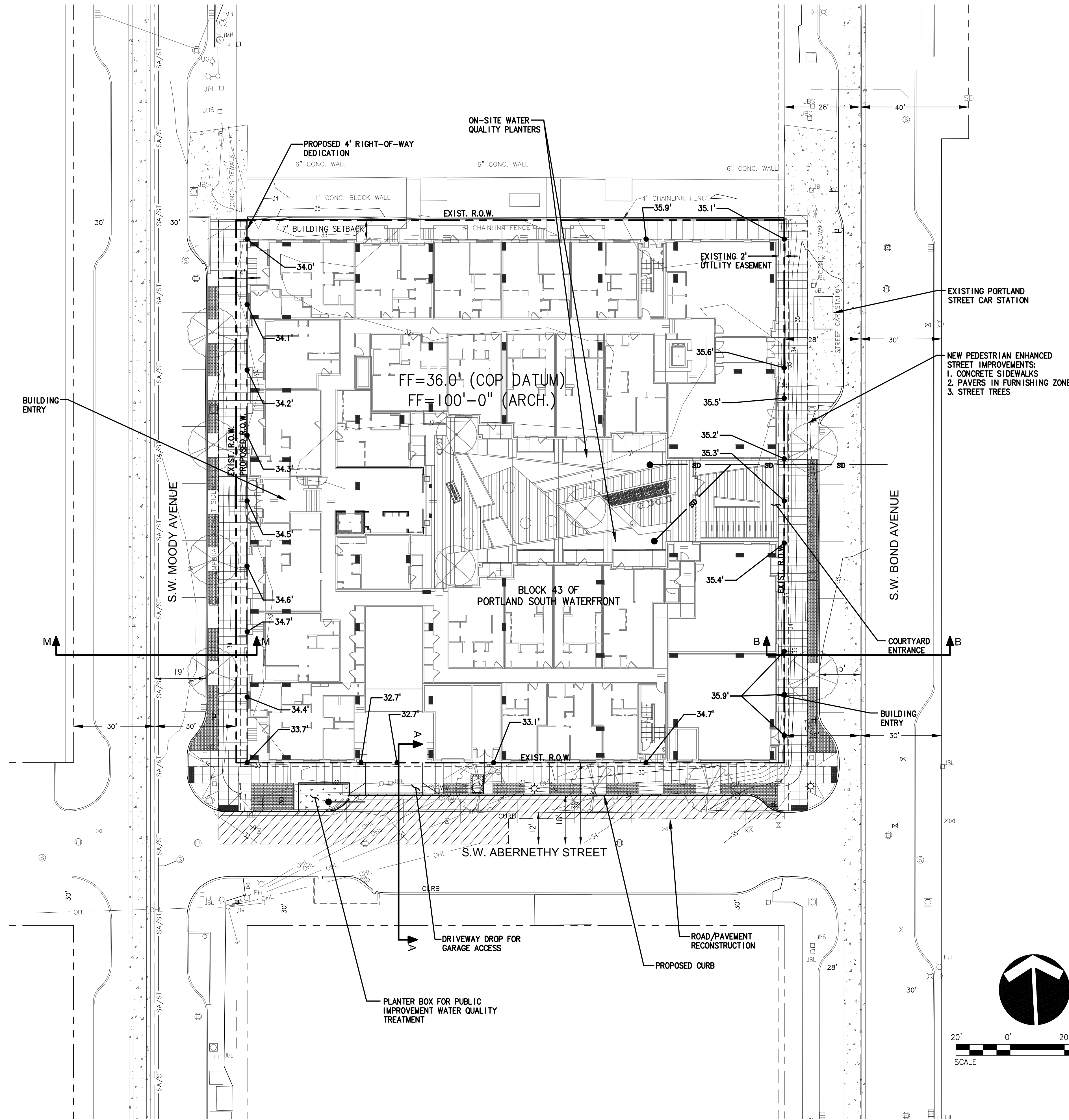
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ISSUE SET:
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REVISIONS

12260

C100
STREET AND STORM PLAN

XREF LIST
Ltscale: 20
Resolved
P16641X230
S16641X190
12260_UL1
P16641X600
12106_HARD
12260_30X42_TITLE
Unresolved
P16641X001
12260_22X34_TITLE
S16641-SURF
12106_PLANT



STREET CROSS SECTIONS
SCALE: 1" = 10'

STORMWATER NARRATIVE:
FOLLOWING THE REQUIREMENTS FOR THE STORMWATER INFILTRATION AND DISCHARGE HIERARCHY AND THE FACT THAT DEVELOPMENT ALONG SOUTH WATERFRONT IS NOT REQUIRED TO INFILTRATE OR DETAIN STORMWATER, BLOCK 43 FALLS UNDER CATEGORY 3. CATEGORY 3 ACCORDING TO THE CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL "REQUIRES ONSITE DETENTION WITH VEGETATED FACILITIES THAT OVERFLOW TO A DRAINAGE-WAY, RIVER, OR STORM-ONLY PIPE. VEGETATED FACILITIES (LINED OR UNLINED) MUST MEET POLLUTION REDUCTION AND FLOW CONTROL REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE PRIOR TO OFFSITE DISCHARGE".

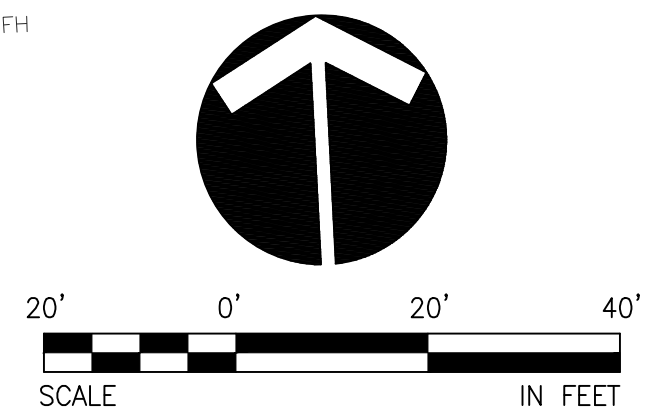
ON-SITE
THE ONSITE IMPERVIOUS AREA WILL BE TREATED BY TWO METHODS. FIRST, THE IMPERVIOUS ROOF AREA WILL BE CONVEYED THROUGH DOWNSPOUTS TO PLANTERS WITHIN THE COURTYARD. FROM THERE, THE STORMWATER WILL INFILTRATE THROUGH THE PLANTER TO A PERFORATED PIPE WHICH WILL THEN BE CONVEYED WITH A 10" PIPE AND PIPED TO THE EXISTING CATCHBASIN AND 10" HOPE PIPE IN SW BOND AVE. PLANTER BOXES PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL DETAIL SW-322 AND SW-323. THE STORMWATER FROM THE IMPERVIOUS AREA WITHIN THE COURTYARD WILL SHEET FLOW TO THE EAST SIDE OF THE BUILDING WHERE IT WILL BE COLLECTED IN A TRENCH DRAIN AND DISPERSED UNDER THE PERVIOUS PAVERS TO THE SAND FILTER LAYER UNDERNEATH. THE STORMWATER WILL FLOW THROUGH THE SAND FILTER LATERALLY TO THE EAST, TREATING THE STORMWATER UNTIL IT IS COLLECTED IN A PERFORATED PIPE ON THE EAST SIDE OF THE COURTYARD. FROM THERE IT WILL BE CONVEYED VIA THE 10" STORM PIPE TO THE STORMWATER CATCH BASIN WITHIN SW BOND AVE, ALONG WITH THE STORMWATER FROM THE PLANTERS IN THE COURTYARD.

PUBLIC RIGHT-OF-WAY
SW BOND AVE
STORMWATER ALONG SW BOND AVE IS CURRENTLY BEING COLLECTED IN A CATCH BASIN APPROXIMATELY MID-BLOCK TO BLOCK 43. NO NEW STORMWATER TREATMENT IS PROPOSED FOR SW BOND AVE FRONTAGE.
SW MOODY AVE
STORMWATER ALONG SW MOODY AVE IS CURRENTLY BEING COLLECTED BY A STORMWATER PLANTER AT THE NORTH END OF BLOCK 43 AND IN A CATCH BASIN NEAR THE SOUTH END OF BLOCK 43. NO NEW STORMWATER TREATMENT IS PROPOSED FOR SW MOODY AVE FRONTAGE.

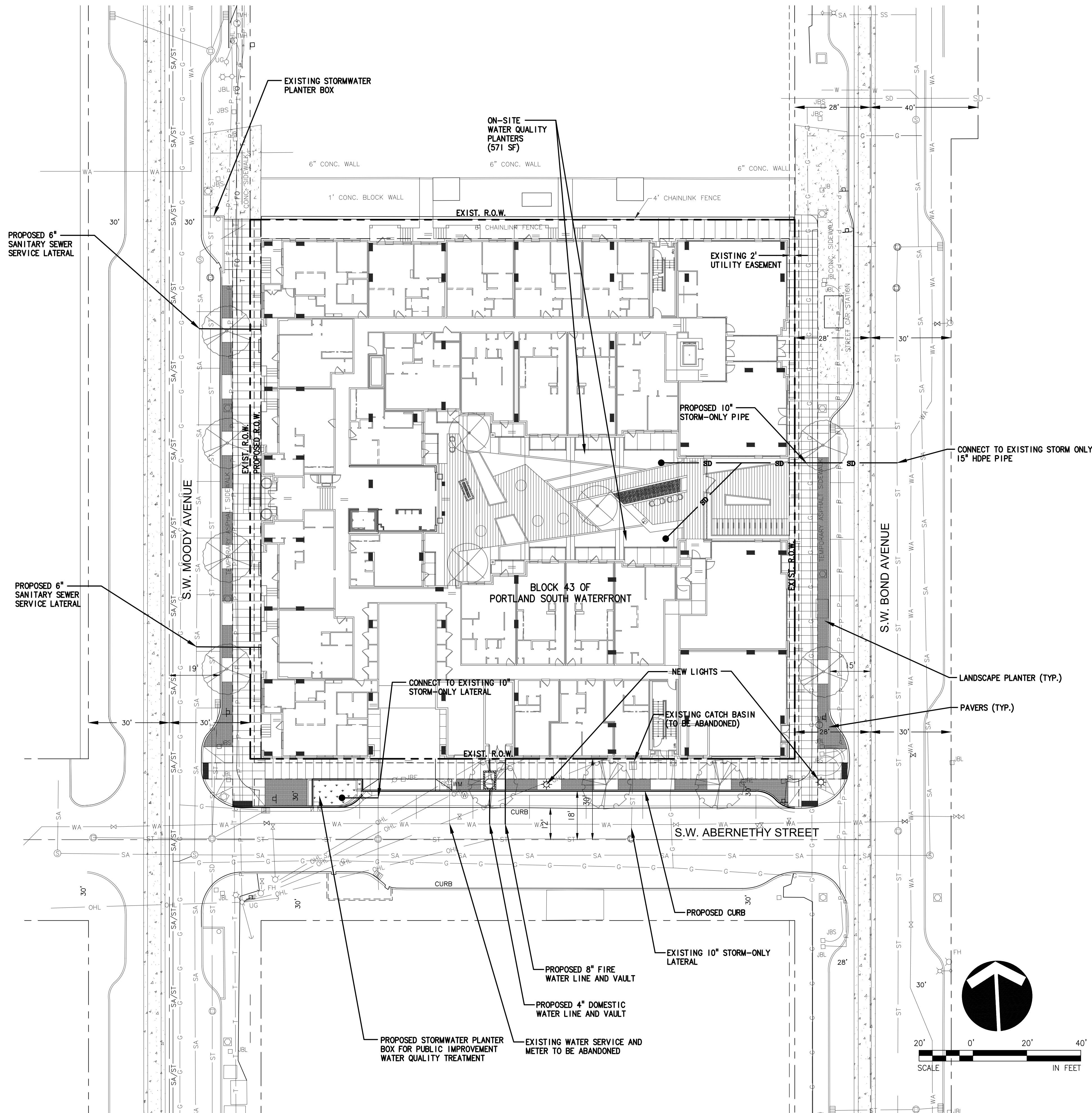
SW ABERNETHY ST
STORMWATER ALONG SW ABERNETHY ST WILL BE COLLECTED AND TREATED BY A PROPOSED STORMWATER PLANTER ON THE WEST END OF SW ABERNETHY ST. PLANTER BOXES PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL DETAIL SW-322 AND SW-323. FROM THERE, THE TREATED STORMWATER WILL BE CONVEYED TO AN EXISTING 10" PIPE, WHICH LEADS TO THE STORM SEWER MAIN IN SW ABERNETHY ST.

SW LANE ST
NO SITE STORMWATER IS TO BE DIRECTED TO THE SW LANE ACCESSWAY.

EXISTING	PROPOSED
⊕ = FIRE HYDRANT	— = CURB
⊕ = WATER VALVE	▨ = FULL DEPTH RECONSTRUCTION
⊕ = SANITARY MANHOLE	--- = SAWCUT
⊕ = STORM DRAIN MANHOLE	
— OHL = OVERHEAD UTILITY LINE	
⊕ = SIGN	
⊕ = UTILITY POLE	
UG ⊕ = UTILITY POLE WITH DROP	
⊕ = GUY ANCHOR	
⊕ = INLET	
⊕ ⊕ = UTILITY POLE WITH STREET LIGHT	
⊕ ⊕ = TRAFFIC SIGNAL WIRE JUNCTION BOX	
⊕ ⊕ = STREET LIGHT WIRE JUNCTION BOX	
⊕ ⊕ = ELECTRICAL WIRE JUNCTION BOX	
⊕ = CATENARY POLE	
⊕ = TELEPHONE MANHOLE	
⊕ = WATER MANHOLE	
⊕ = CONCRETE	



XREF LIST
Ltscale: 20
Resolved
P16641X230
S16641X190
12260_UL1
P16641X600
12106_HARD
12260_30X42_TITLE
Unresolved
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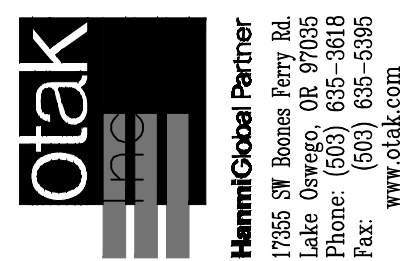


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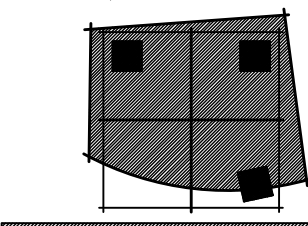
EXISTING		PROPOSED	
	= FIRE HYDRANT		= CURB
	= WATER VALVE		= DOMESTIC WATER LINE
	= SANITARY MANHOLE		= FIRE WATER LINE
	= STORM DRAIN MANHOLE		= SANITARY SEWER
	= WATER LINE		= STORM DRAIN
	= SANITARY SEWER		
	= STORM DRAIN		
	= OVERHEAD UTILITY LINE		
	= SIGN		
	= CHAINLINK FENCE		
	= UTILITY POLE		
	= UTILITY POLE WITH DROP		
	= GUY ANCHOR		
	= INLET		
	= UTILITY POLE WITH STREET LIGHT		
	= TRAFFIC SIGNAL WIRE JUNCTION BOX		
	= STREET LIGHT WIRE JUNCTION BOX		
	= ELECTRICAL WIRE JUNCTION BOX		
	= CATENARY POLE		
	= TELEPHONE MANHOLE		
	= WATER MANHOLE		
	= CONCRETE		

Block 43
SOUTH WATER FRONT DISTRICT
PORTLAND, OR

ALAMO MANHATTAN



Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
SUITE 550
75254
DALLAS, TEXAS
PH 972 726-9400
FAX 972 726-9400



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OR LICENSE NO. 16015
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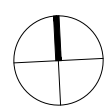
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C101
UTILITY PLAN

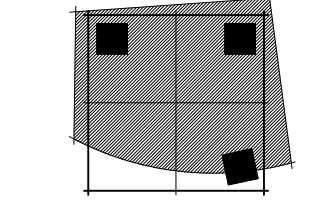


 SITE VICINITY MAP
SCALE: N.T.S.

Block 43

ALABAMA
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
FAX 972 726-9401
SUTE 550
SUITE 204



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REVISIONS
REVISION 1 02/12/2013
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12260
A1.1
SITE
VICINITY MAP
V-01-08-13



NORTH ELEVATION



EAST ELEVATION



THE MATISSE



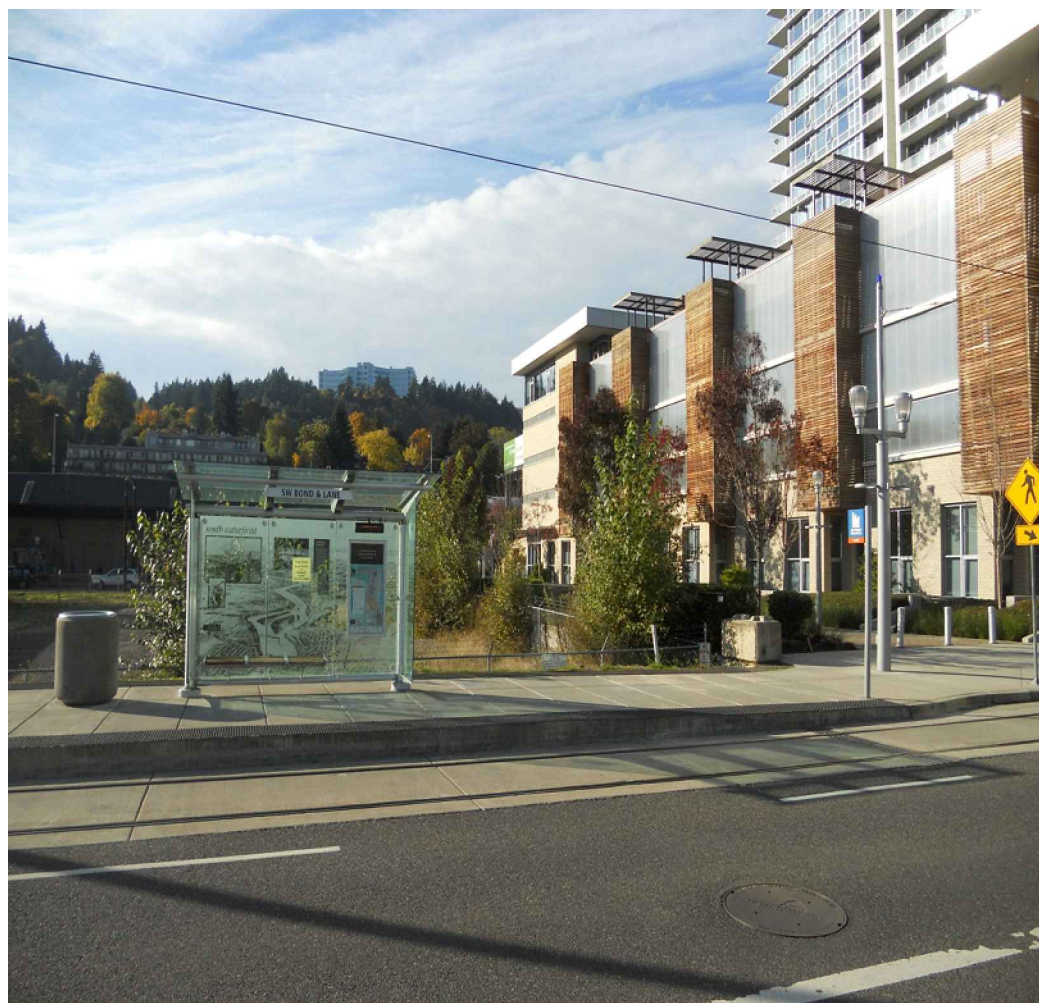
WEST ELEVATION



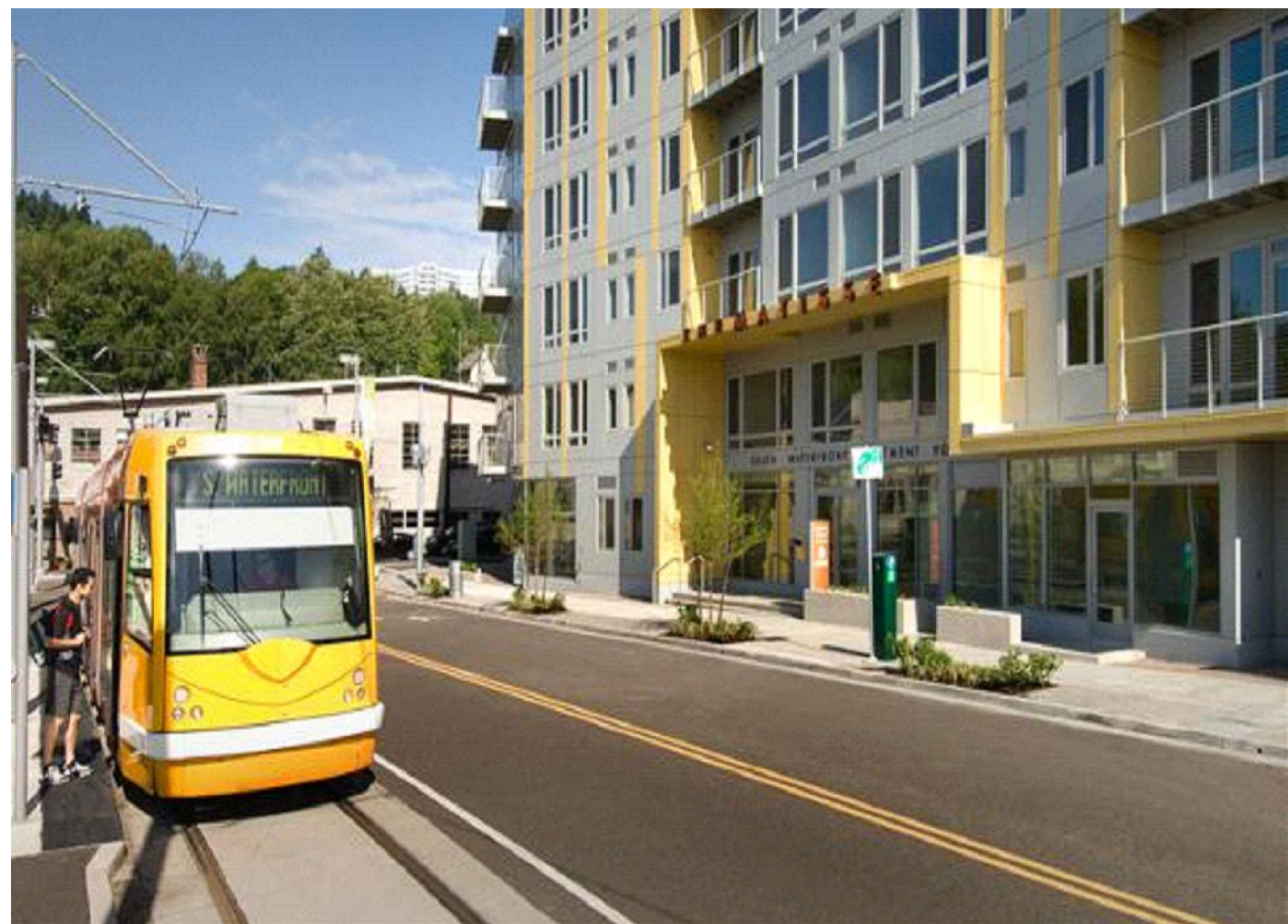
SOUTH ELEVATION



RIVA ON THE PARK & THE ARDEA



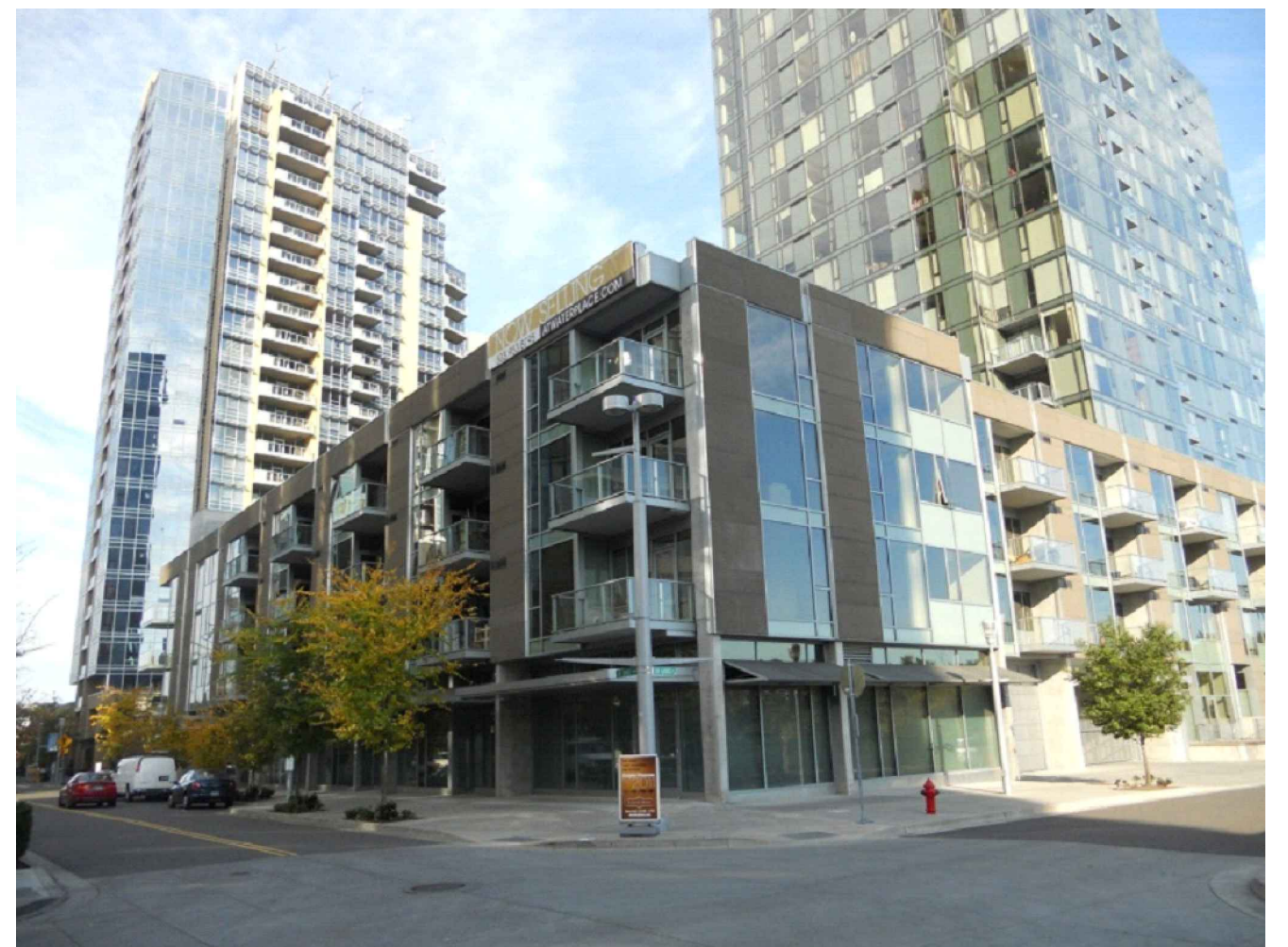
STREETCAR STOP @ SITE



STREETCAR STOP @ LOWELL & BOND



PEDESTRIAN WALK @ SW LANE



ATWATER PLACE

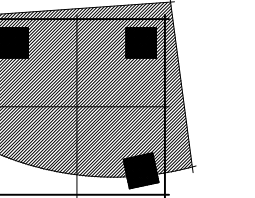
SITE PHOTOS
SCALE: N.T.S.

Block 43

ALAMO ANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
14881 QUORUM DRIVE
PLACENTIA, TEXAS 77664
PH 972 726-9400
FAX 972 726-9401



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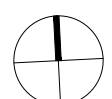
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REVISION 2	03/13/2013

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A1.2
SITE
PHOTOS

V-01-08-13

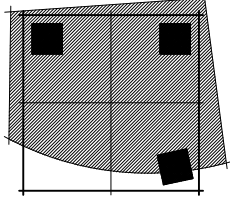


 SITE AERIAL VIEW
SCALE: N.T.S.

Block 43

ALABAMA CITY
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
FAX 972 726-9401
SUITE 550



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A1.3
SITE
AERIAL VIEW

V-01-08-13

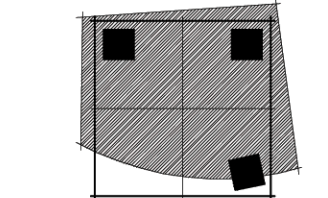


 **SITE PLAN**
SCALE: 1" = 20'-0"

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
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FAX 972 726-9461
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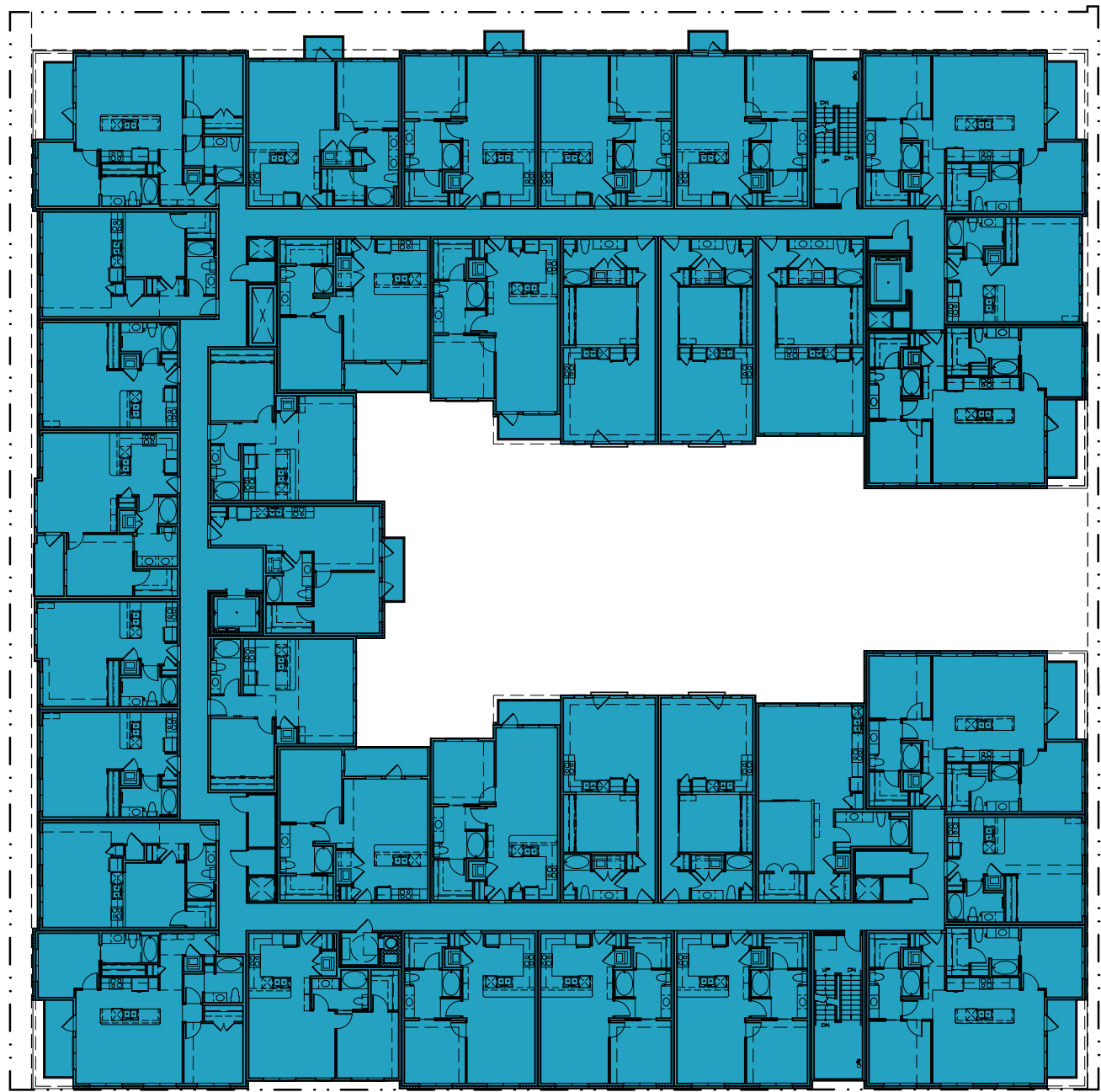
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REVISION	4	05/02/2013

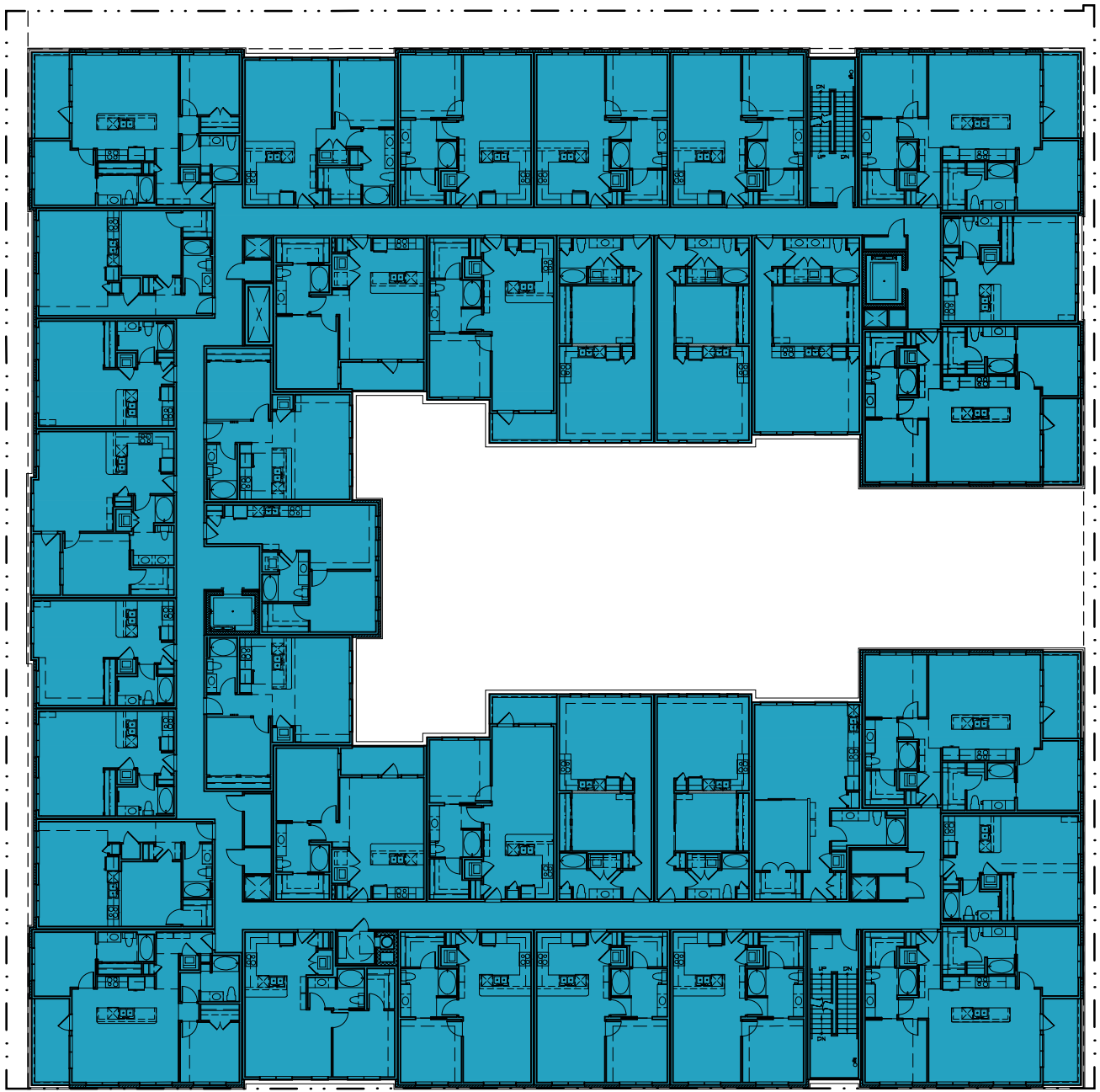
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A1.4
SITE PLAN

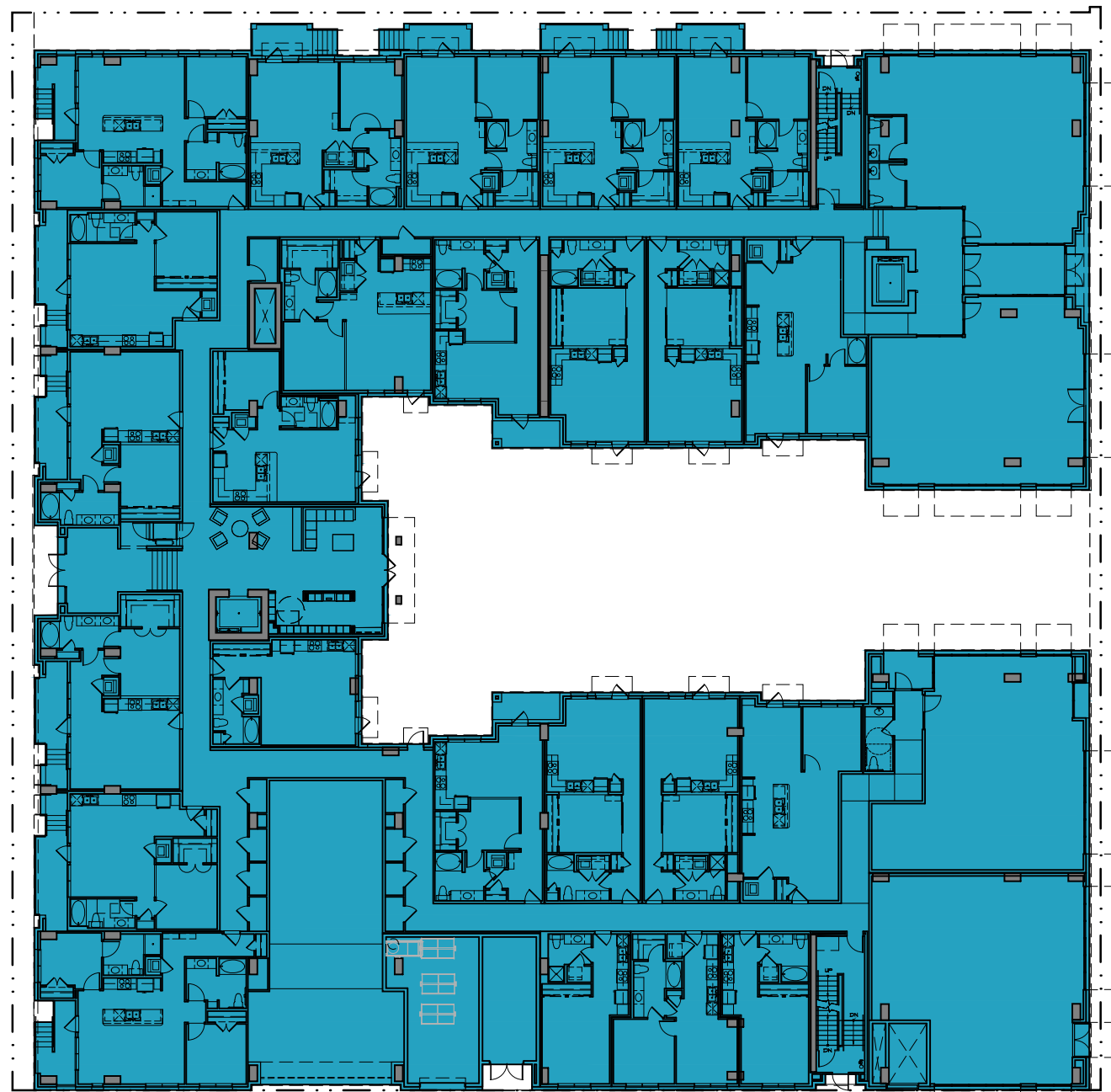
V-01-08-13



UNIT LEVEL - TYPICAL (3-6) - 31,235 S.F.
SCALE: 1" = 30'-0"



UNIT LEVEL 2 - 31,244 S.F.
SCALE: 1" = 30'-0"



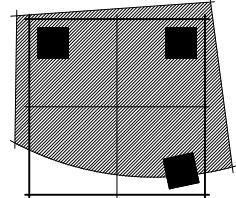
UNIT LEVEL 1 - 28,352 S.F.
SCALE: 1" = 30'-0"

FAR DATA	
BUILDING LEVEL	TOTAL S.F.
LEVEL ONE	28,352 S.F.
LEVEL TWO	31,244 S.F.
LEVEL THREE	31,235 S.F.
LEVEL FOUR	31,235 S.F.
LEVEL FIVE	31,235 S.F.
LEVEL SIX	31,235 S.F.
TOTAL FAR	184,536 S.F.

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
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REVISION 3 03/22/2013
REVISION 4 05/02/2013

12260

A1.5
FAR DIAGRAMS

V-01-08-13

PLANTING AREA, TYP.
PRECAST INTERLOCKING
PAVERS, PER CITY OF
PORTLAND REQUIREMENTS W/
RANDOM PATTERN, TYP.

CONCRETE SIDEWALKS W/
SAWCUT PATTERN PER CITY
OF PORTLAND REQUIREMENTS

EXISTING CATENARY POLES

COURTYARD
ENLARGEMENT

A L2.02

PLANTER POT
AT ENTRY

PLANTERS ATTACHED
TO RAILING

CURB RAMP PER CITY OF
PORTLAND REQUIREMENTS

EXISTING VAULT

S.W. LANE STREET

CONCRETE WALK TO
ACCESS PATIOS

EXISTING VAULT

FITNESS

LOBBY

LEASING

CLUB

RETAIL

GARAGE
ENTRY

MAIL

EXISTING CONCRETE
PAVING

EXISTING STREET
CAR STOP

PRECAST INTERLOCKING
PAVERS, PER CITY OF
PORTLAND REQUIREMENTS W/
RANDOM PATTERN, TYP.

EXISTING CATENARY POLES

EXISTING UTILITY BOX

CONCRETE SIDEWALKS W/
SAWCUT PATTERN PER CITY
OF PORTLAND REQUIREMENTS

S.W. ABERNETHY STREET

S.W. BOND AVENUE

S.W. MOODY AVENUE

LAYOUT PLAN

L2.01

studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

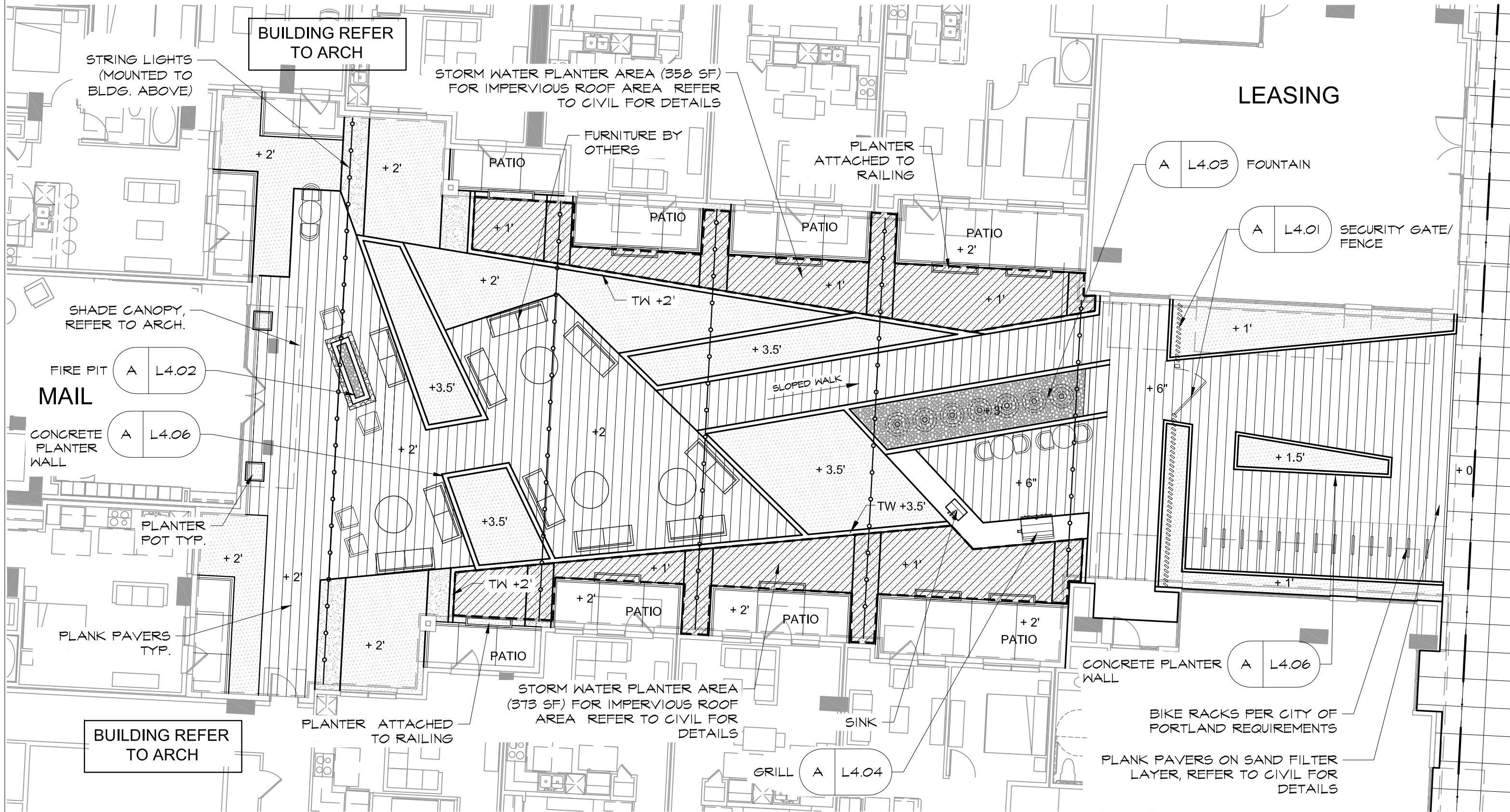
ALAMO MANHATTAN

Block 43, Portland OR



0 30' 60'

Date 05.02.2013
Issue: Design Review
Job No. 12106
Scale 1" = 30'-0"



studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

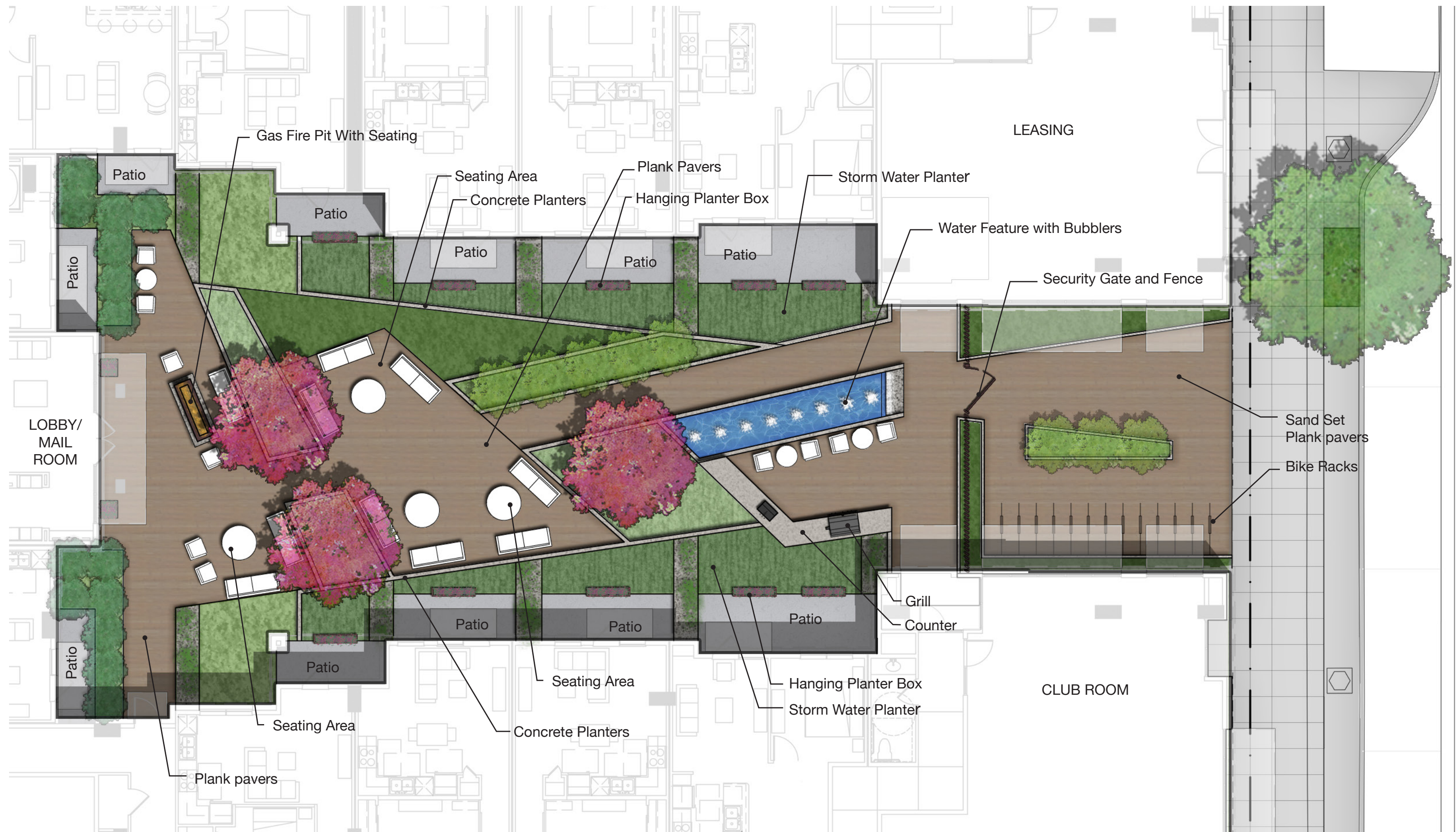
ALAMO MANHATTAN

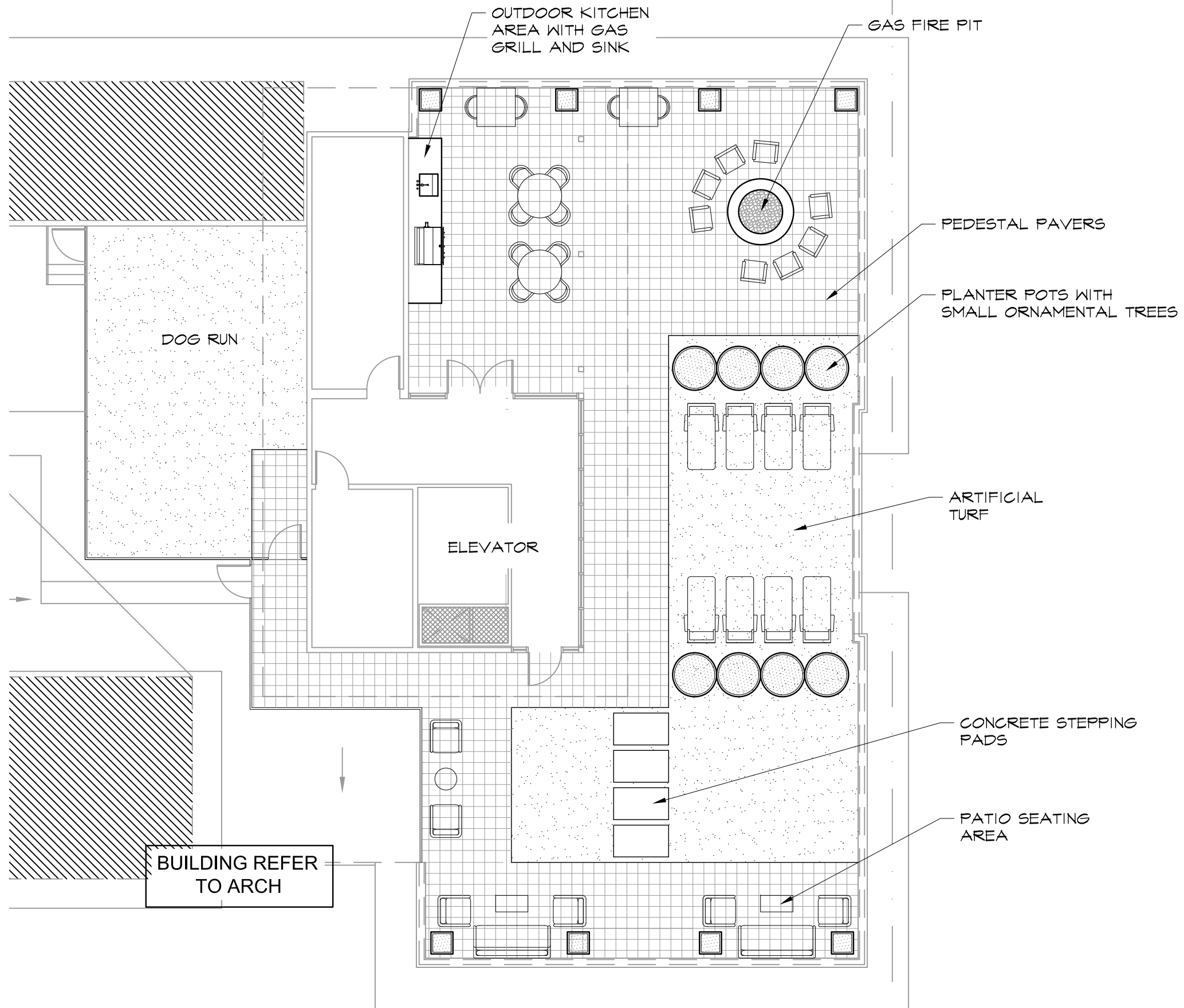
Block 43, Portland OR

LAYOUT PLAN

L2.02

Date 05.02.2013
Issue: Design Review
Job No. 12106
Scale 1" = 10'-0"





studioOutside

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studiooutside.us

ALAMO MANHATTAN

LAYOUT PLAN

L2.03

Block 43, Portland OR



Date 05.02.2013
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Job No. 12106
Scale

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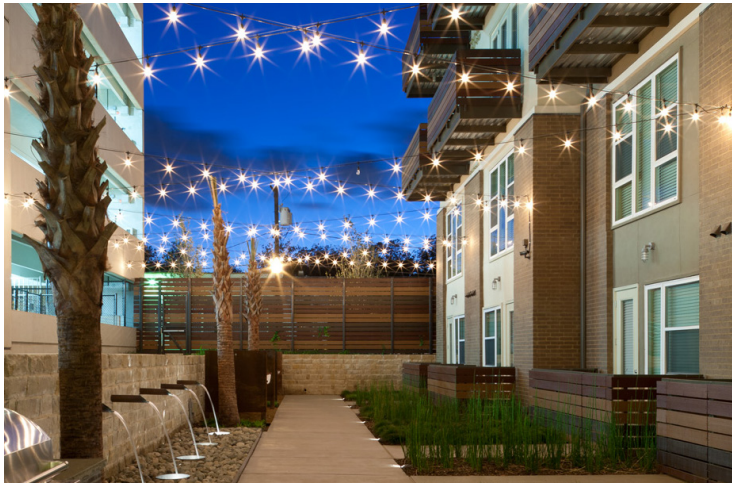
Amenities and Aesthetics



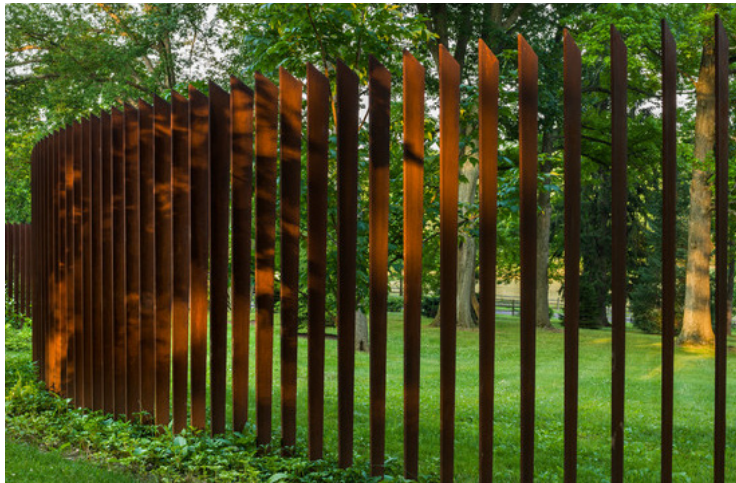
Water Feature



Water Feature



String Lighting



Security Fence



Fire Pit



Fire Pit



Bike Rack



Pavers



Planter

Materials and Images

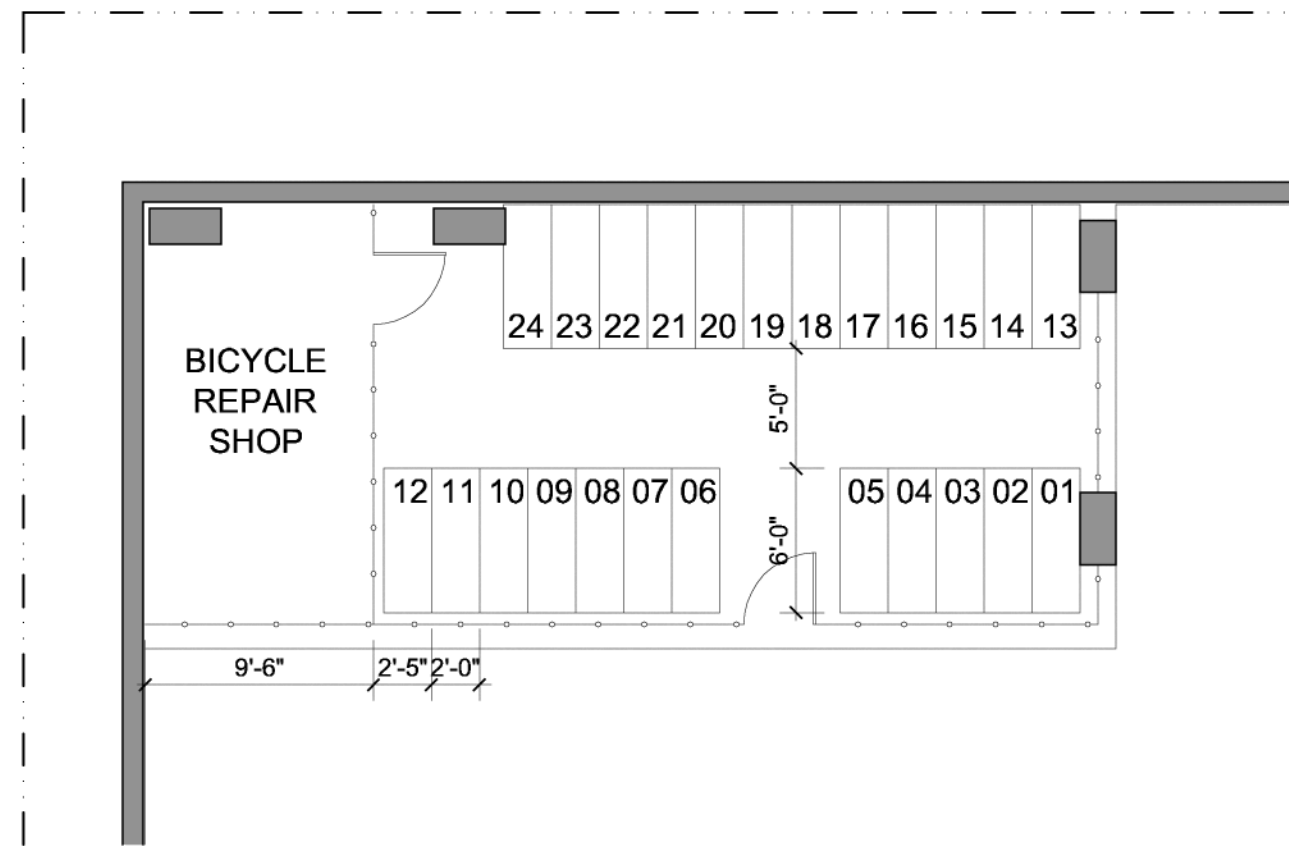
studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

ALAMO MANHATTAN

Block 43, Portland OR

Date	03.13.2013
Issue:	Design Review
Job No.	12106
Scale	



02 ENLARGED BICYCLE PARKING AREA
SCALE: 1/8" = 1'-0"



01 FLOOR PLAN GARAGE LEVEL 2
SCALE: 1/16" = 1'-0"

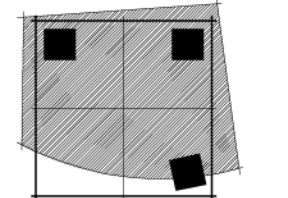
PROGRAM LEGEND

- UNITS
- BICYCLE STORAGE IN UNITS
- AMENITIES
- COMMON
- RETAIL
- PARKING
- PROJECTIONS BEYOND PROPERTY LINE

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
SUITE 550
FAX 972 726-9461



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REVISION / 2.	03/13/2013
REVISION / 3.	03/22/2013
REVISION / 4.	04/29/2013

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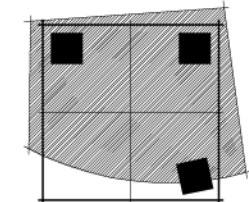
A2.1
FLOOR PLAN
GARAGE LEVEL 2

V-01-08-13

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
SUITE 550
FAX 972 726-9401



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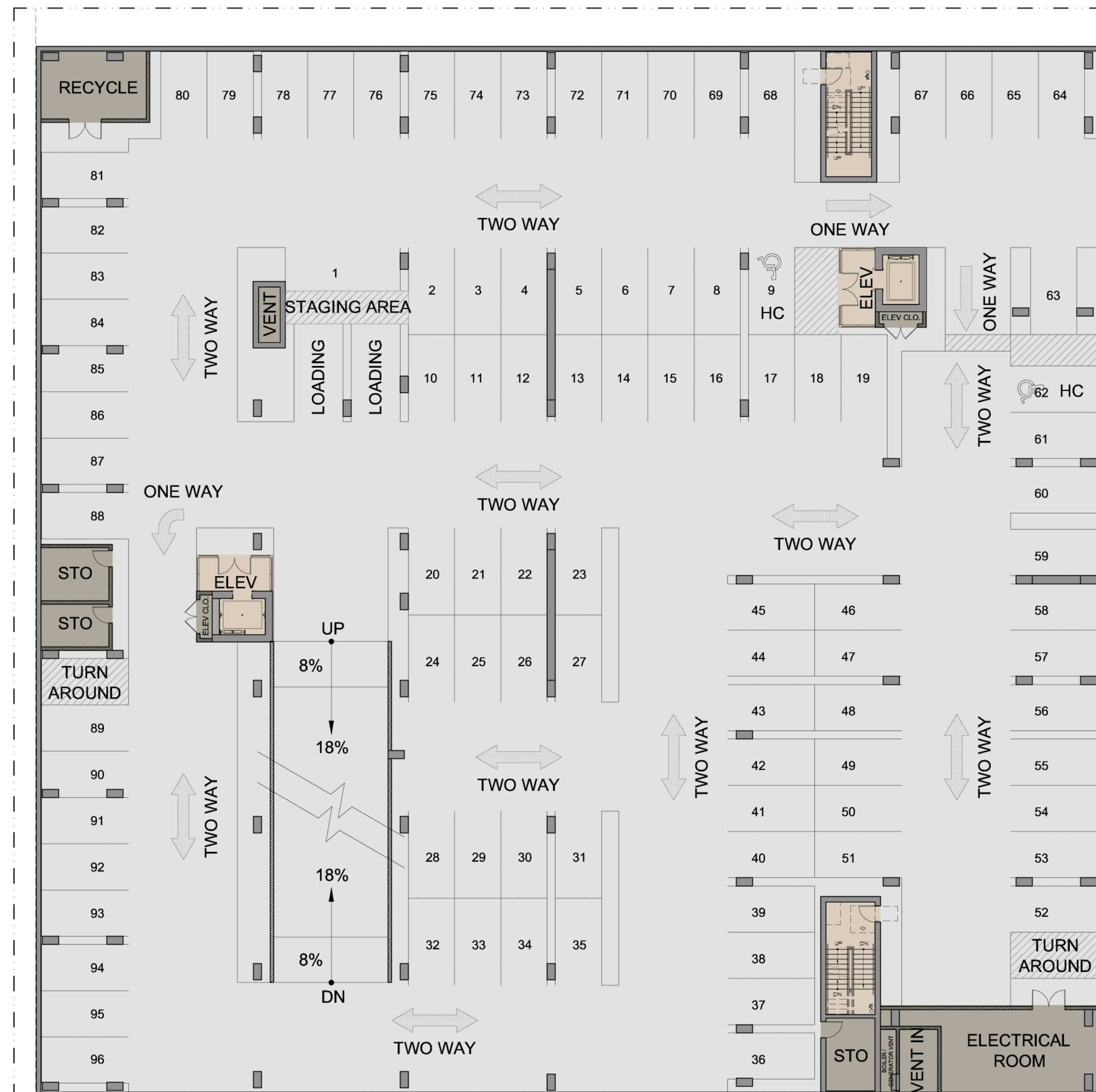
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A2.2
FLOOR PLAN
GARAGE LEVEL 1

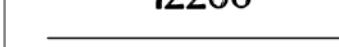
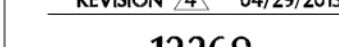
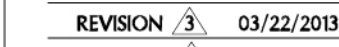
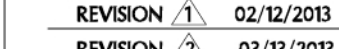
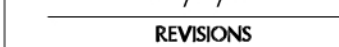
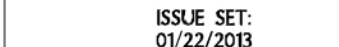
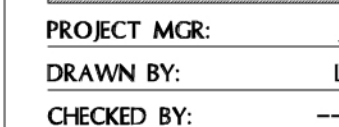
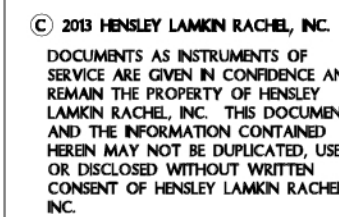
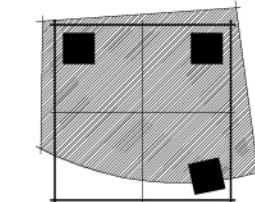
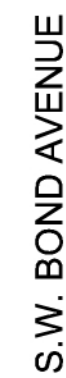
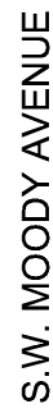
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PROGRAM LEGEND

- UNITS
- BICYCLE STORAGE IN UNITS
- AMENITIES
- COMMON
- RETAIL
- PARKING
- PROJECTIONS BEYOND PROPERTY LINE



FLOOR PLAN GARAGE LEVEL 1
SCALE: 1/16" = 1'-0"





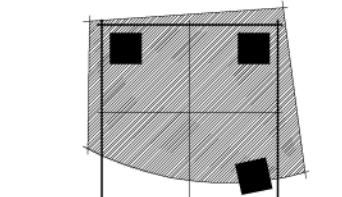
- PROGRAM LEGEND**
- UNITS
 - BICYCLE STORAGE IN UNITS
 - AMENITIES
 - COMMON
 - RETAIL
 - PARKING
 - PROJECTIONS BEYOND PROPERTY LINE

FLOOR PLAN UNIT LEVELS 2-6 (TYP.)
SCALE: 1/16" = 1'-0"

Block 43

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A2.4
FLOOR PLAN
UNIT LEVELS 2-6 (TYP.)

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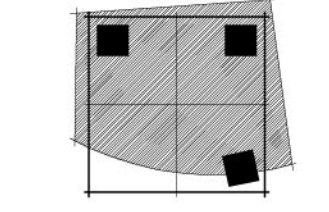
- PROGRAM LEGEND**
- UNITS
 - BICYCLE STORAGE IN UNITS
 - AMENITIES
 - COMMON
 - RETAIL
 - PARKING
 - PROJECTIONS BEYOND PROPERTY LINE

FLOOR PLAN UNIT LEVELS 3-6 (TYP.)
SCALE: 1/16" = 1'-0"

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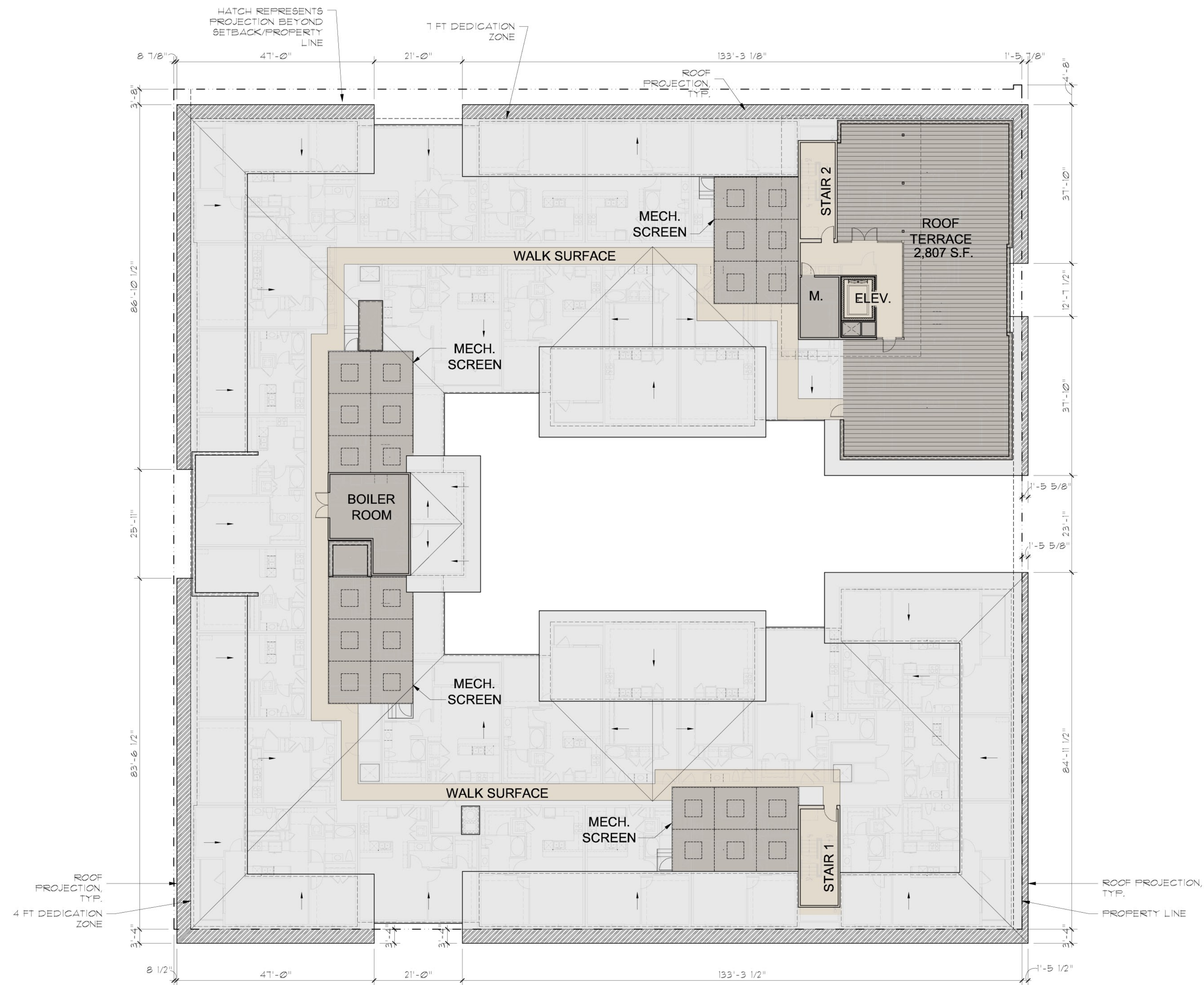
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A2.5
FLOOR PLAN
UNIT LEVELS 3-6 (TYP.)
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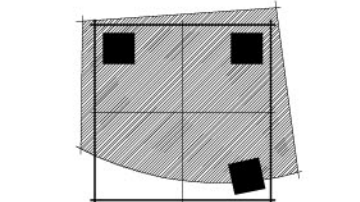
ROOF PLAN
SCALE: 1/16" = 1'-0"

PROGRAM LEGEND

- UNITS
- BICYCLE STORAGE IN UNITS
- AMENITIES
- COMMON
- RETAIL
- PARKING
- PROJECTIONS BEYOND PROPERTY LINE

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A2.6
ROOF PLAN

V-01-08-13



02 EAST ELEVATION S.W. BOND
SCALE: 1/16" = 1'-0"



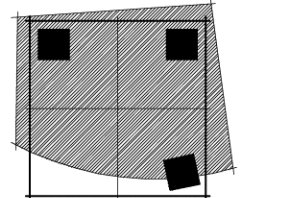
01 NORTH ELEVATION S.W. LANE
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED STEEL GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	LAP SIDING SYSTEM
10	PAINTED STEEL CANOPY
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	GLASS GUARDRAIL SYSTEM
15	ENTRY MARQUEE
16	ROLL-UP GARAGE GATE
17	ROLL-UP GLAZED DOOR

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A3.1
ELEVATIONS

V-01-08-13



02 WEST ELEVATION S.W. MOODY
SCALE: 1/16" = 1'-0"



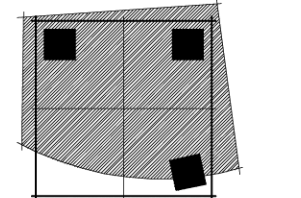
01 SOUTH ELEVATION S.W. ABERNETHY
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED STEEL GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	LAP SIDING SYSTEM
10	PAINTED STEEL CANOPY
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	GLASS GUARDRAIL SYSTEM
15	ENTRY MARQUEE
16	ROLL-UP GARAGE GATE
17	ROLL-UP GLAZED DOOR

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A3.2
ELEVATIONS

V-01-08-13



03 INTERIOR COURTYARD SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



02 INTERIOR COURTYARD NORTH ELEVATION
SCALE: 1/16" = 1'-0"



01 INTERIOR COURTYARD EAST ELEVATION
SCALE: 1/16" = 1'-0"

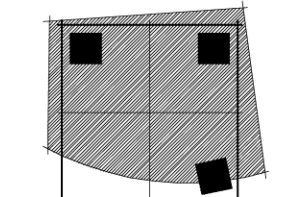
ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED STEEL GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	LAP SIDING SYSTEM
10	PAINTED STEEL CANOPY
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	GLASS GUARDRAIL SYSTEM
15	ENTRY MARQUEE
16	ROLL-UP GARAGE GATE
17	ROLL-UP GLAZED DOOR

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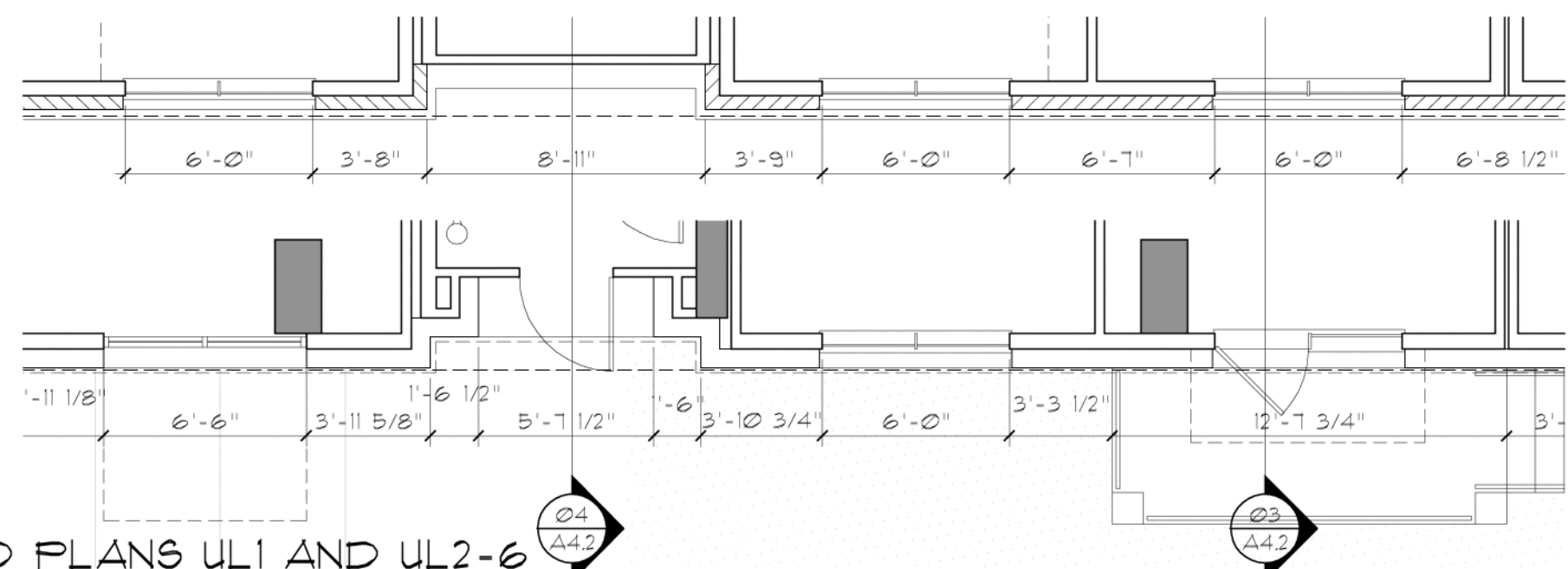
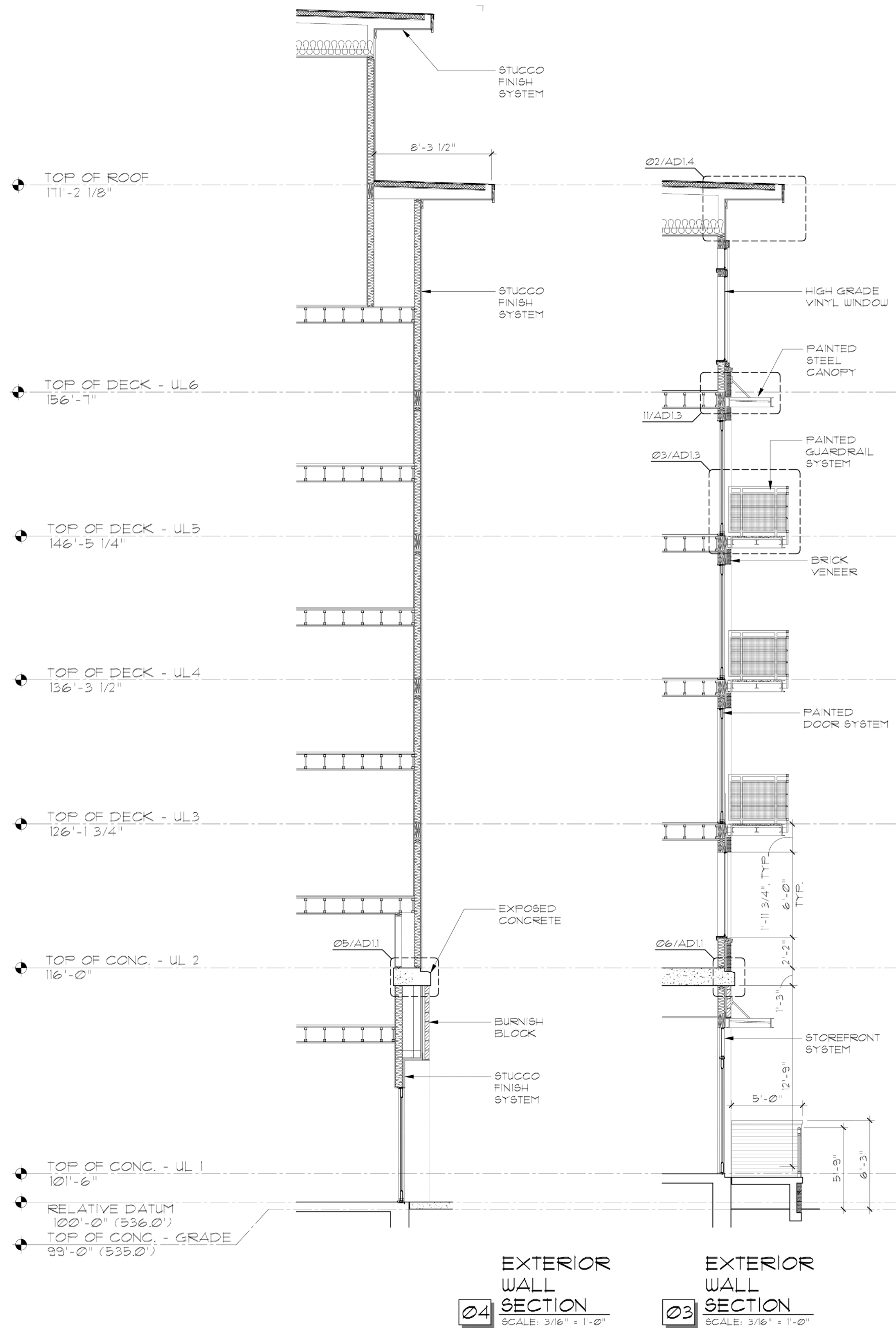
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A3.3
ELEVATIONS
INTERIOR COURTYARD

V-01-08-13



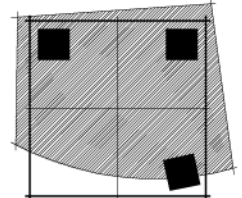
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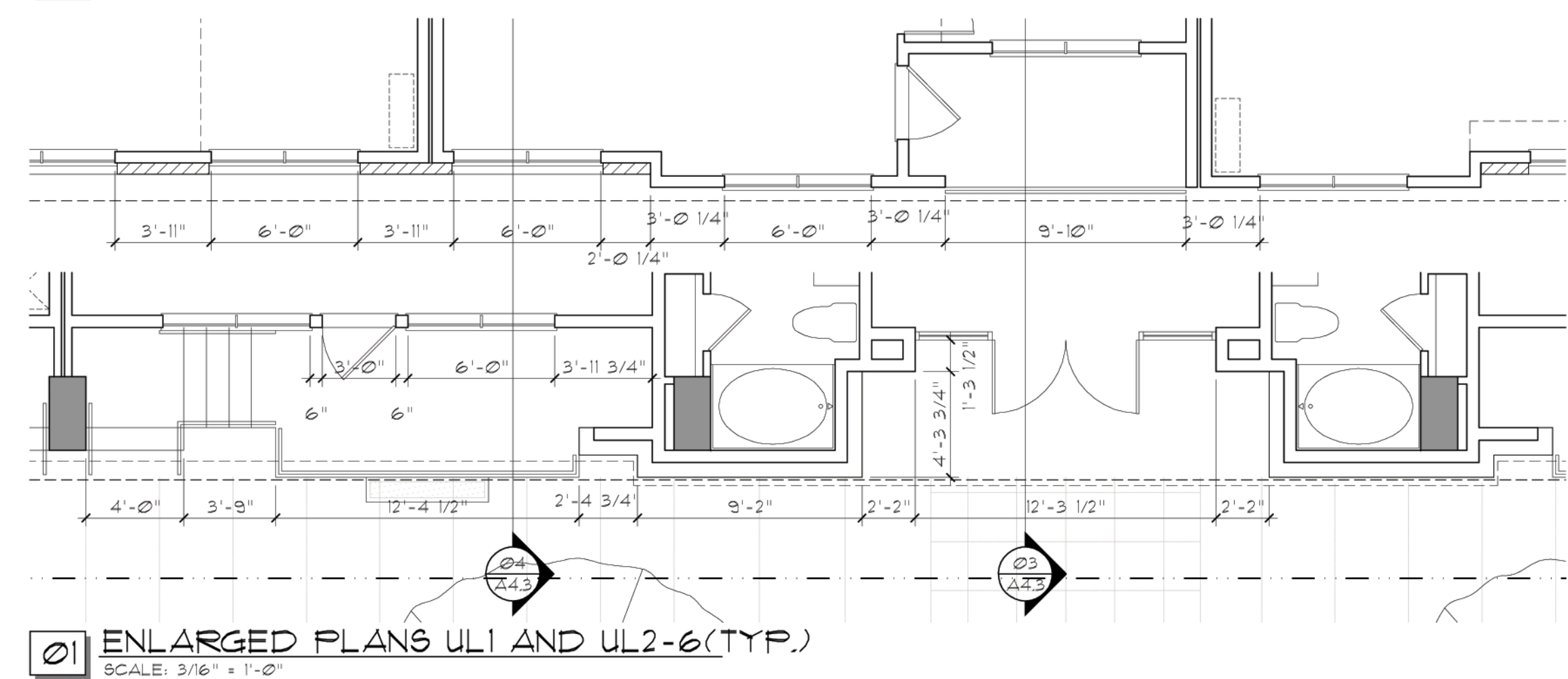
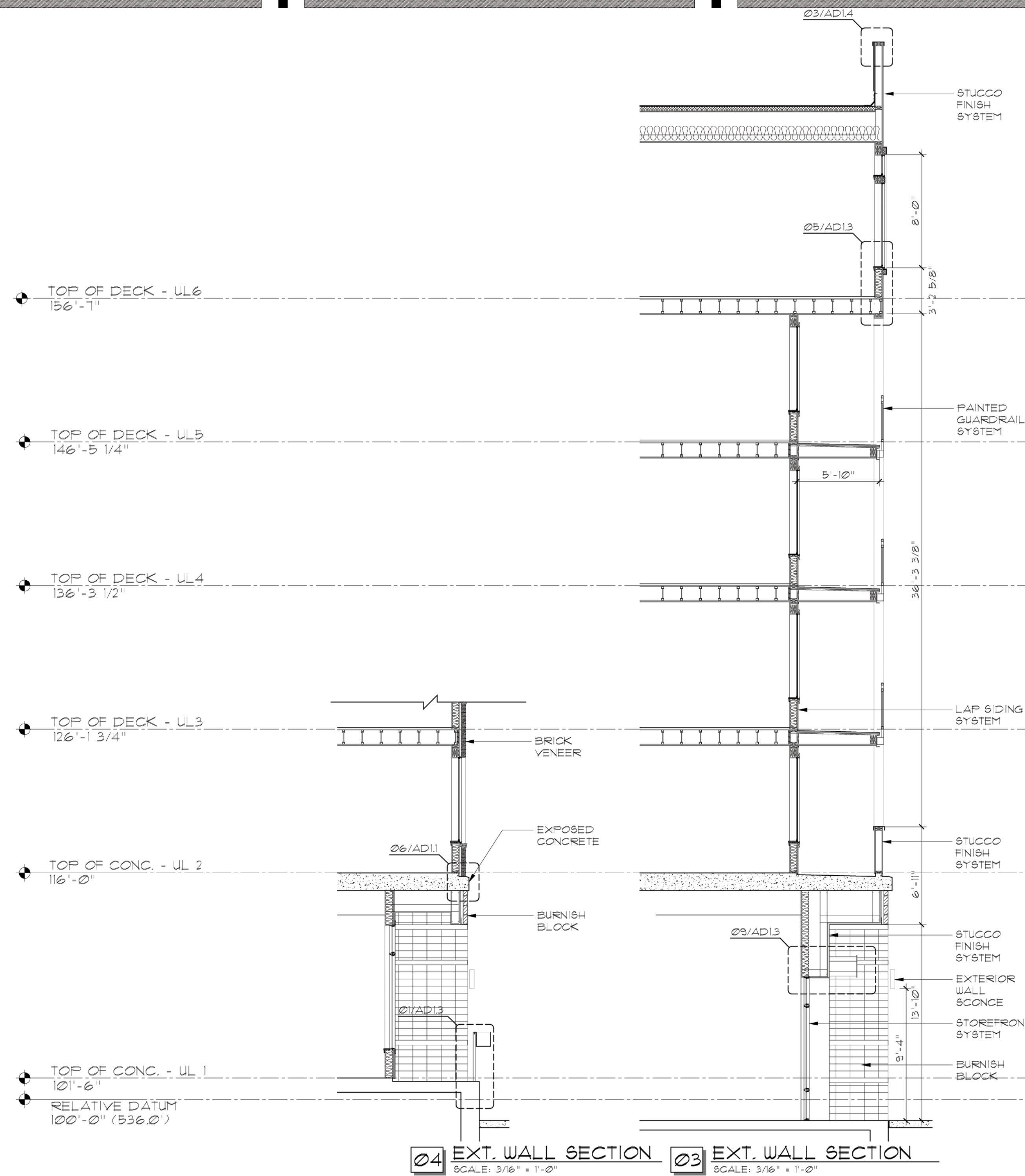
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A4.2
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13



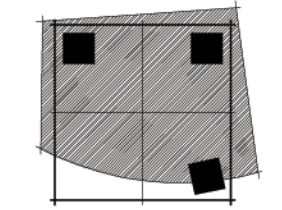
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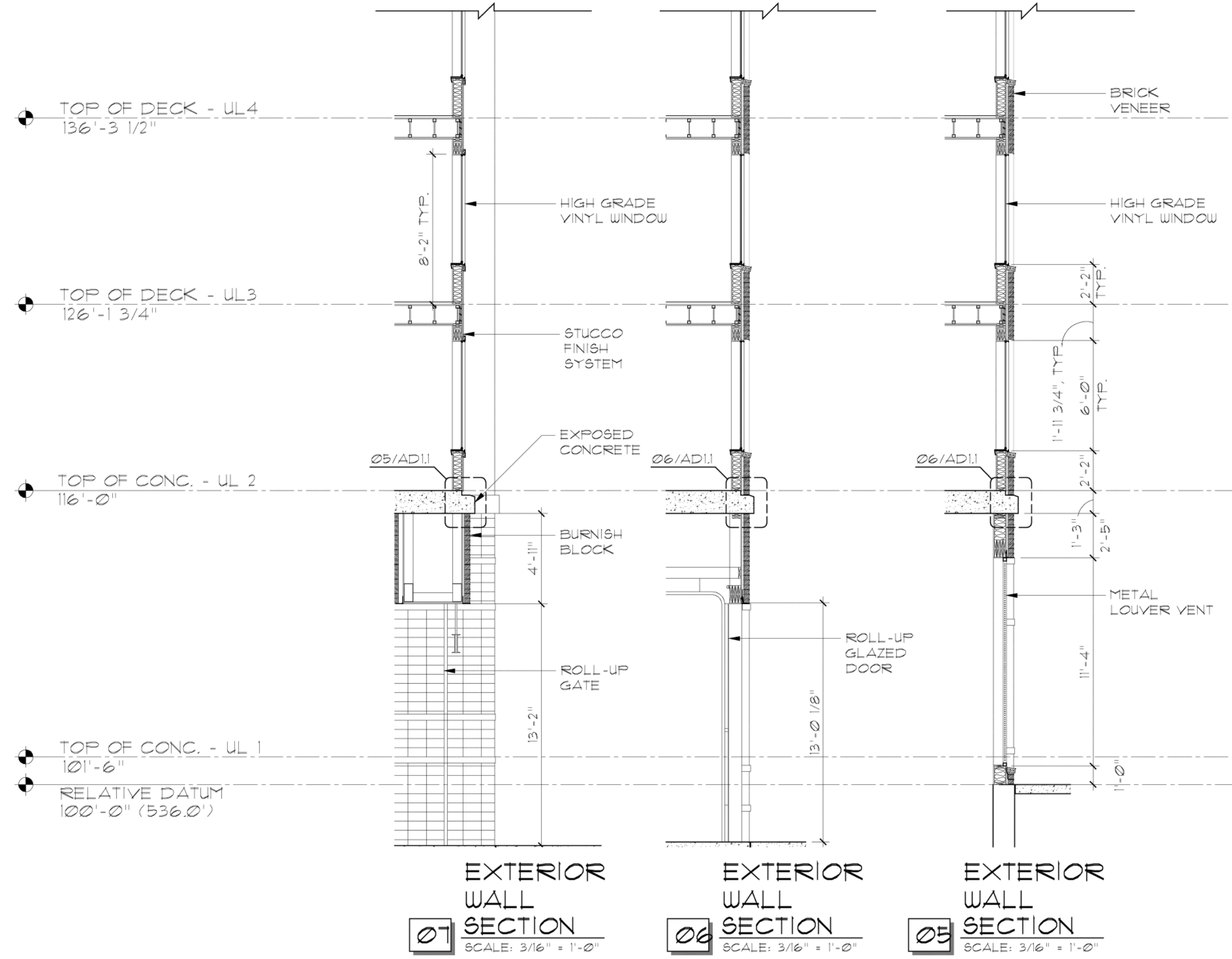
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A4.3
ENLARGED WALL
SECTIONS/ELEVATIONS

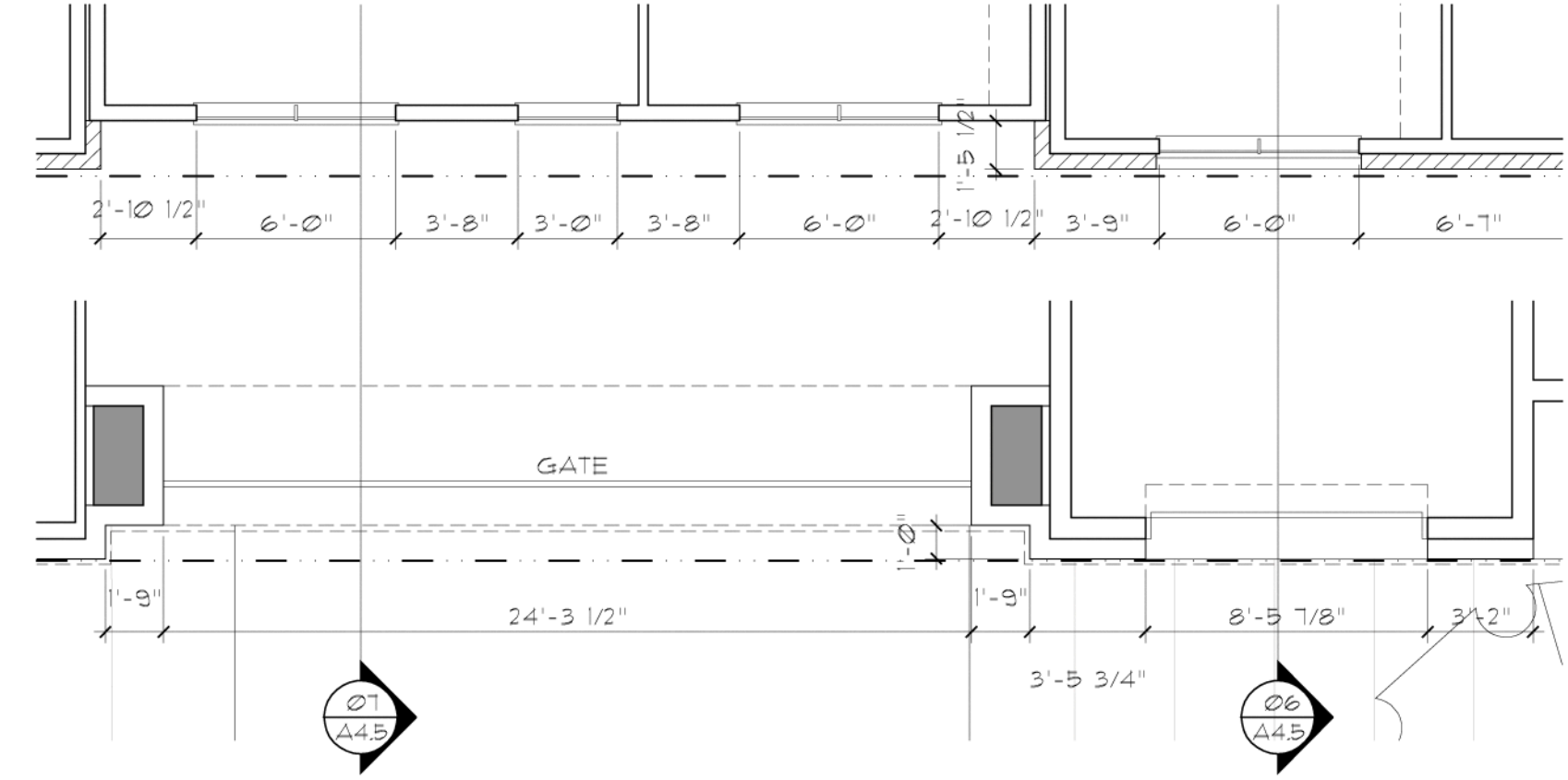
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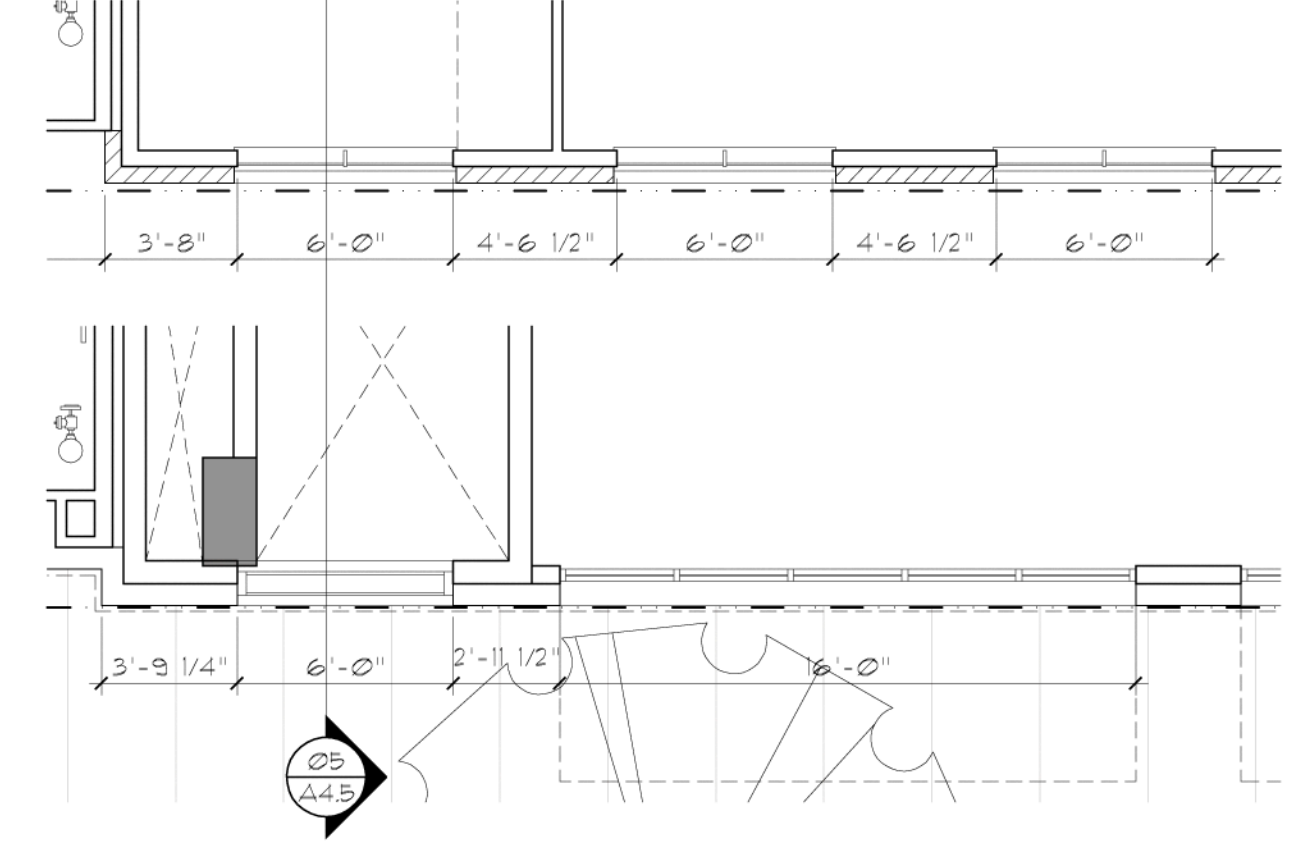
04 ENLARGED SOUTH ELEVATION - S.W. ABERNETHY
SCALE: 3/16" = 1'-0"



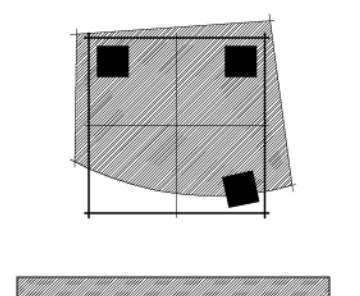
03 ENLARGED SOUTH ELEVATION - S.W. ABERNETHY
SCALE: 3/16" = 1'-0"

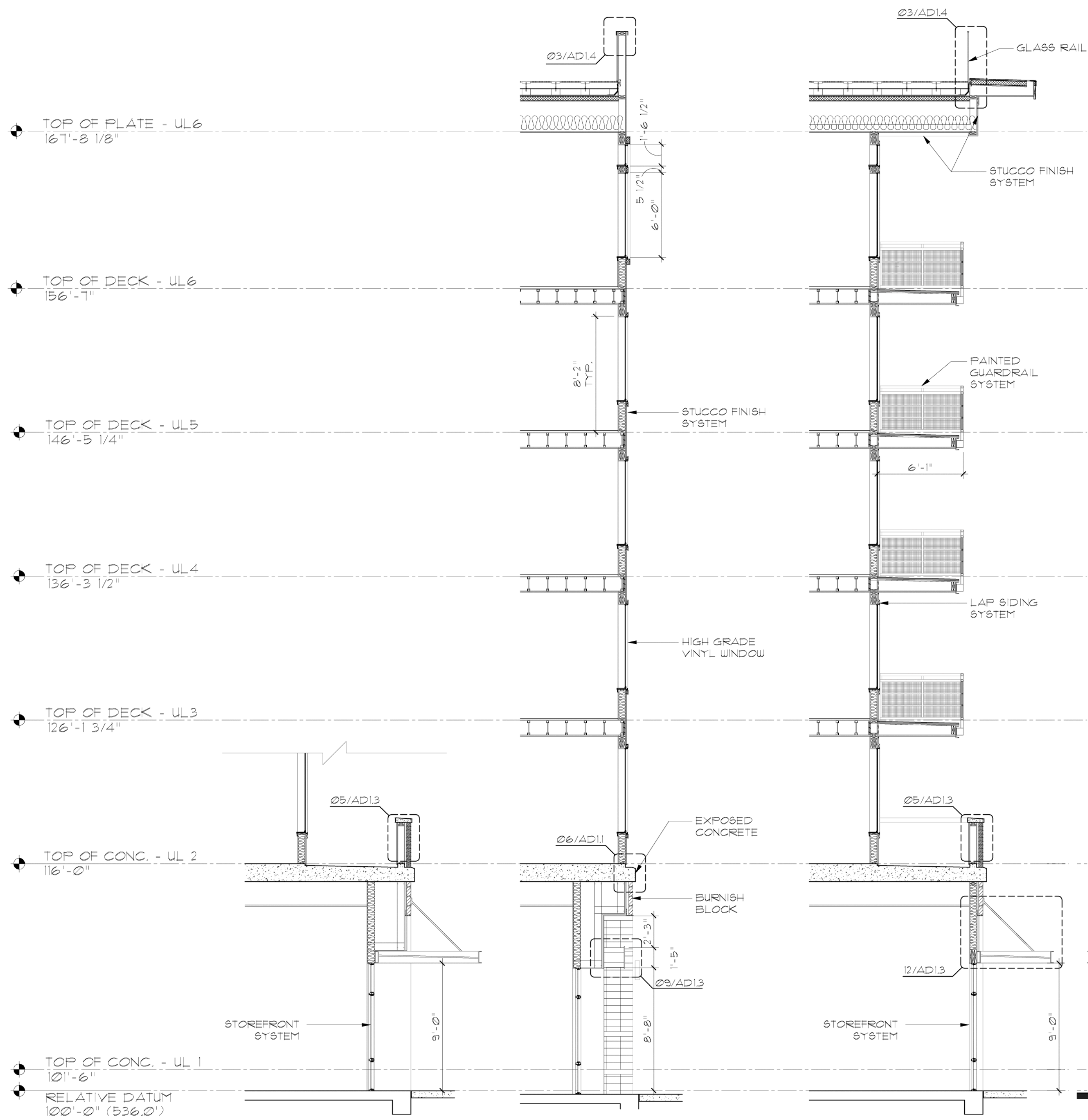


02 ENLARGED PLANS UL1 AND UL2-6 (TYP.)
SCALE: 3/16" = 1'-0"



01 ENLARGED PLANS UL1 AND UL2-6 (TYP.)
SCALE: 3/16" = 1'-0"





01 EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"

06 EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"

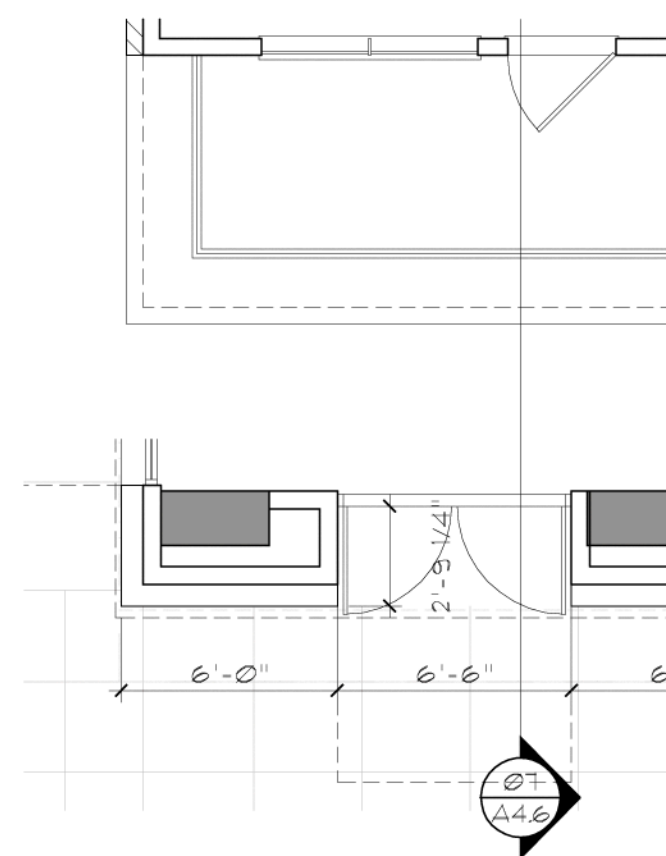
05 EXTERIOR WALL SECTION
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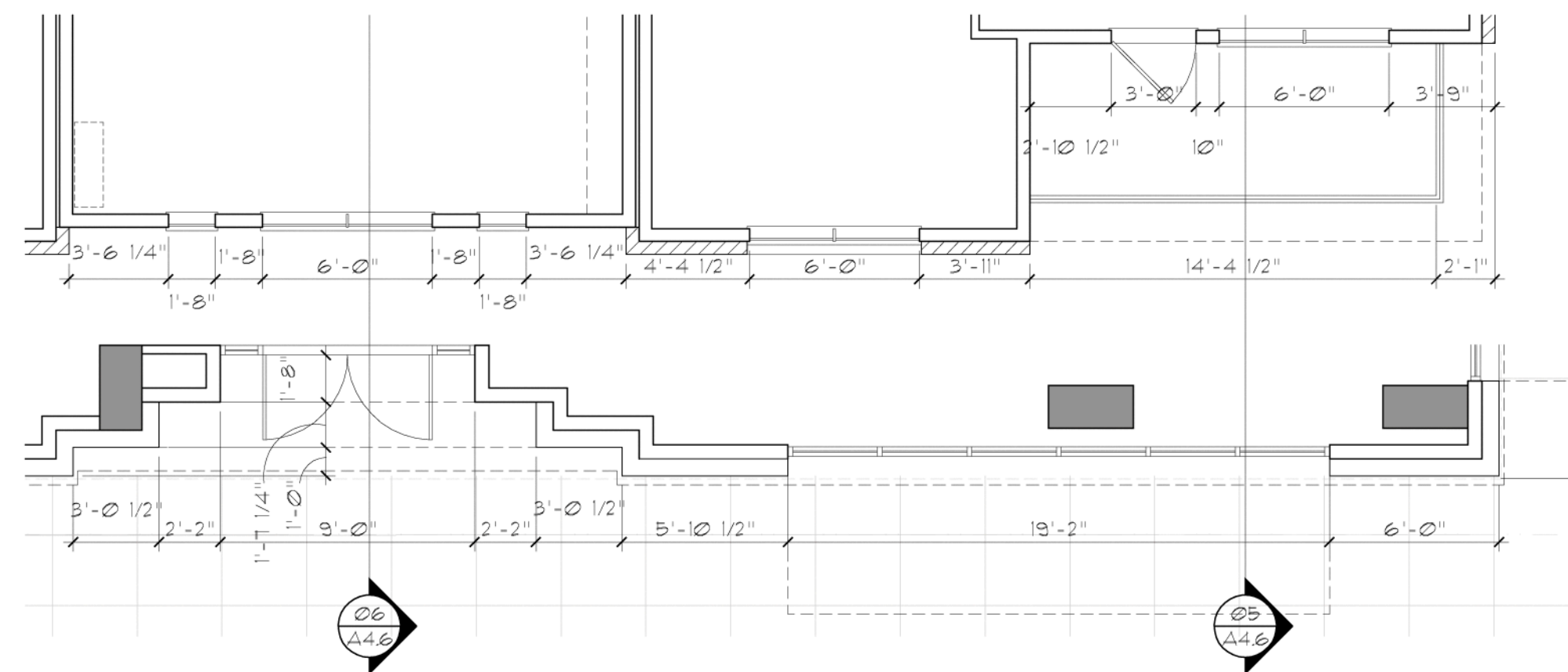
04 ENLARGED EAST ELEVATION - S.W. BOND
SCALE: 3/16" = 1'-0"



03 ENLARGED EAST ELEVATION - S.W. BOND
SCALE: 3/16" = 1'-0"



02 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"

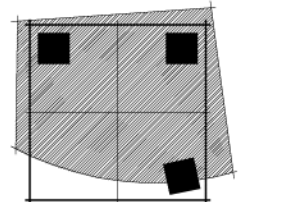


01 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"

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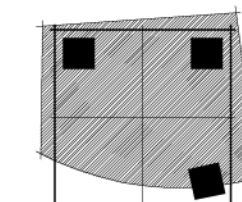
A4.5

ENLARGED WALL
SECTIONS/ELEVATIONS

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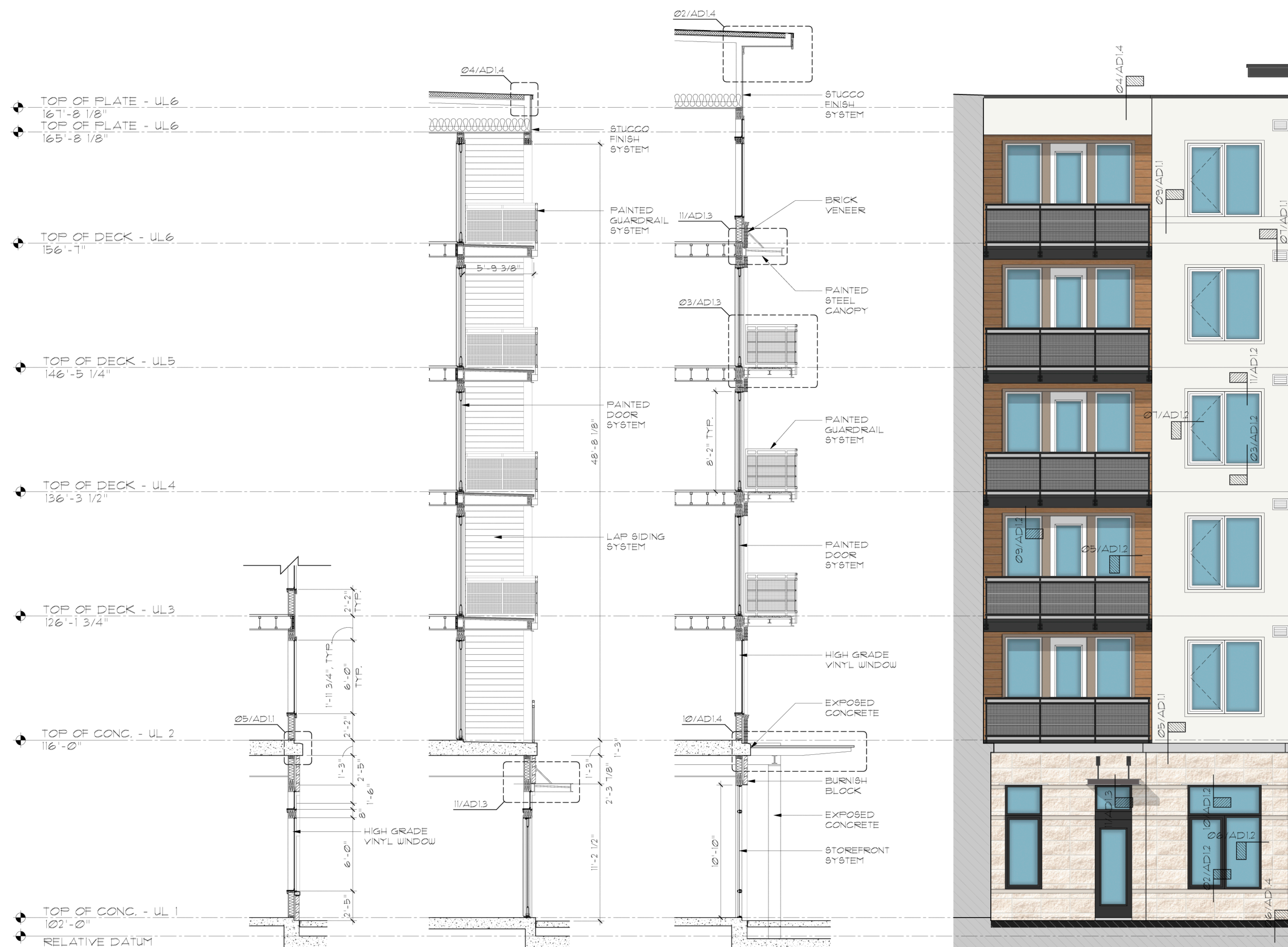
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A4C

A4.6 ENLARGED WALL SECTIONS/ELEVATIONS

V.01.00.13



EXTERIOR
WALL
SECTION

07

SCALE: 3/16" = 1'-0"

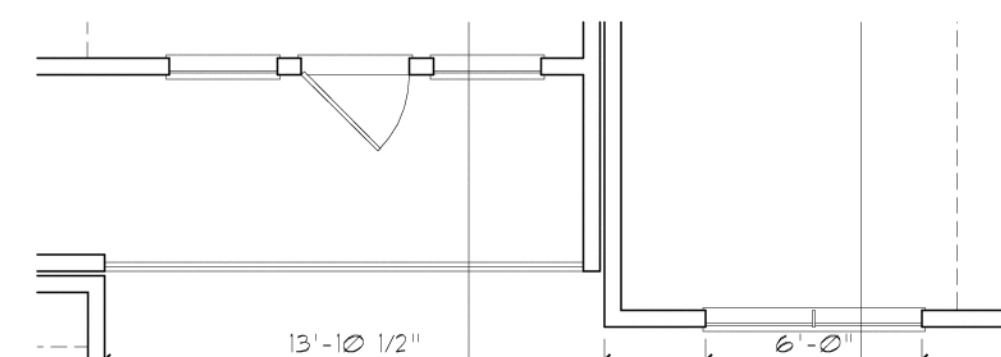
EXTERIOR
WALL
SECTION

06

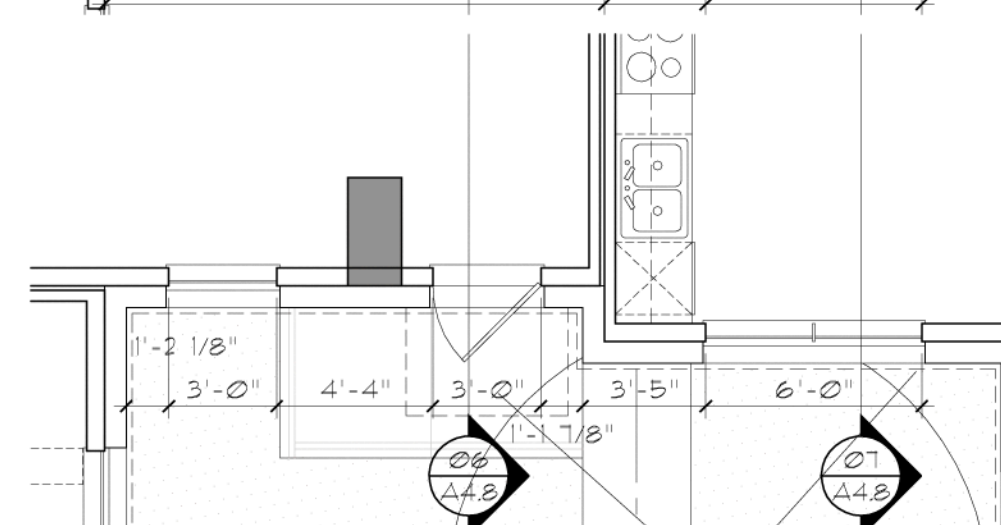
SCALE: 3/16" = 1'-0"

EXTERIOR
WALL
SECTION
05
SCALE: 3/16" = 1'-0"

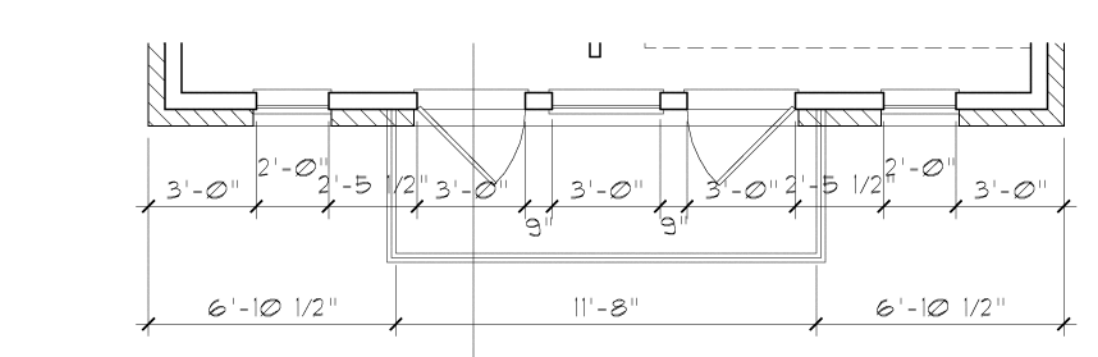
04 ENLARGED COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"



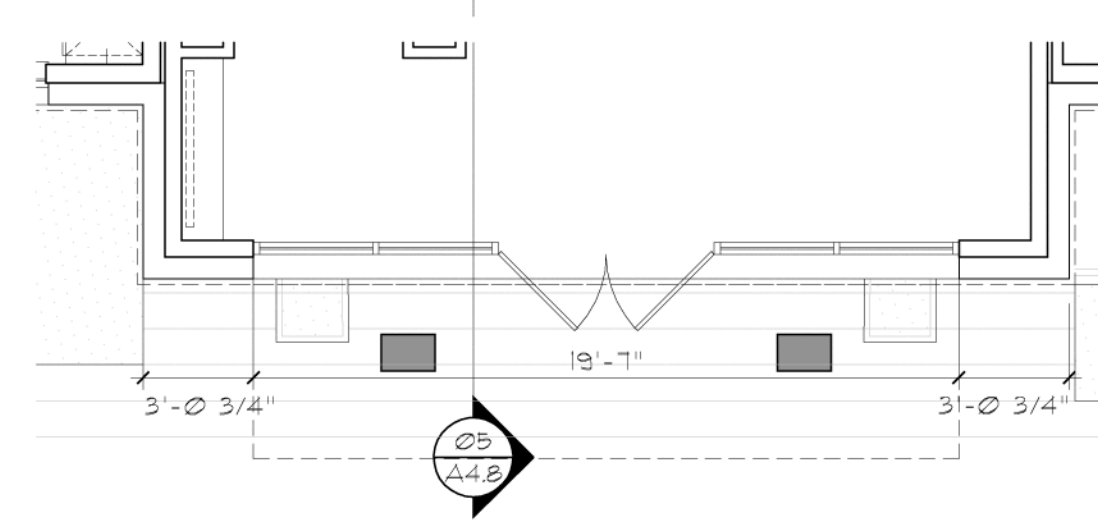
02 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"

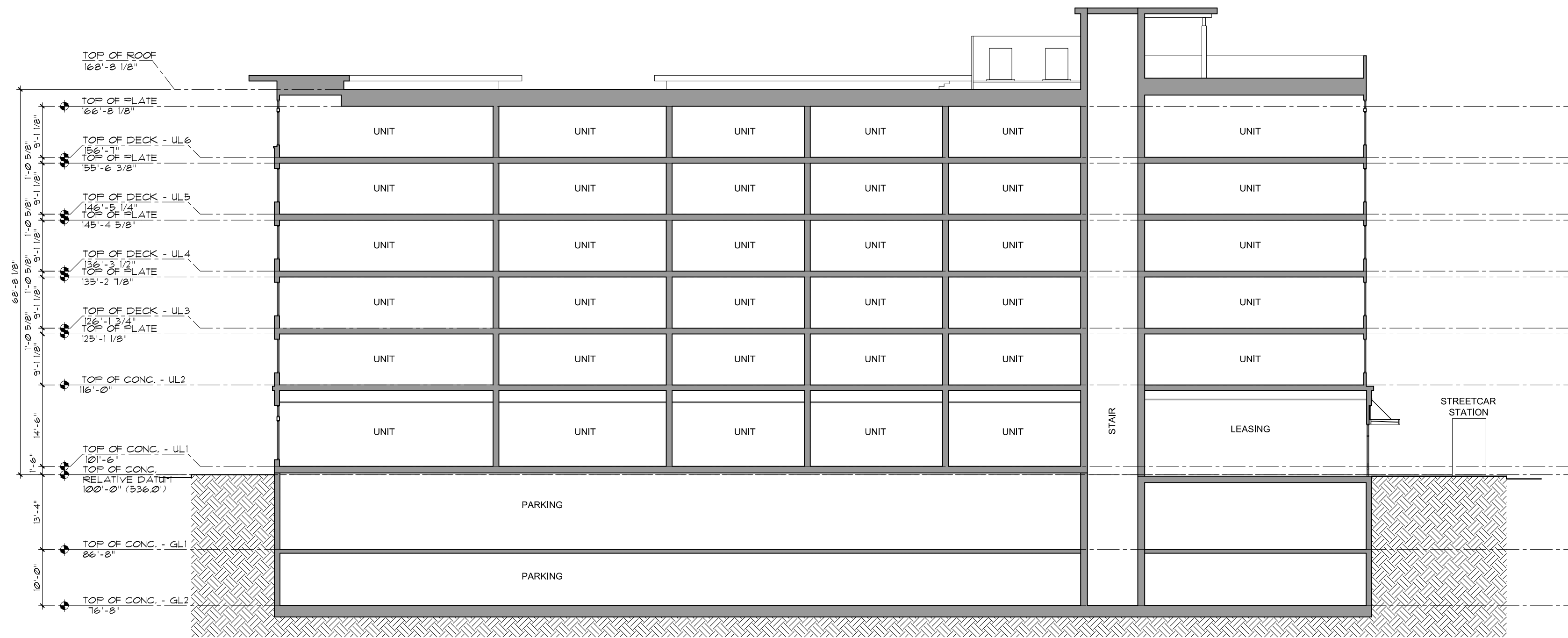


03 ENLARGED COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"



01 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"





02 WEST-EAST SECTION AT S.W. LANE SIDE
SCALE: 1/16" = 1'-0"

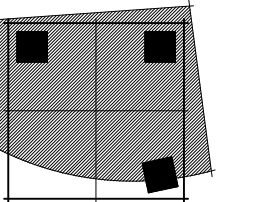


01 WEST-EAST SECTION AT COURTYARD
SCALE: 1/16" = 1'-0"

Block 43

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PORTLAND, OREGON

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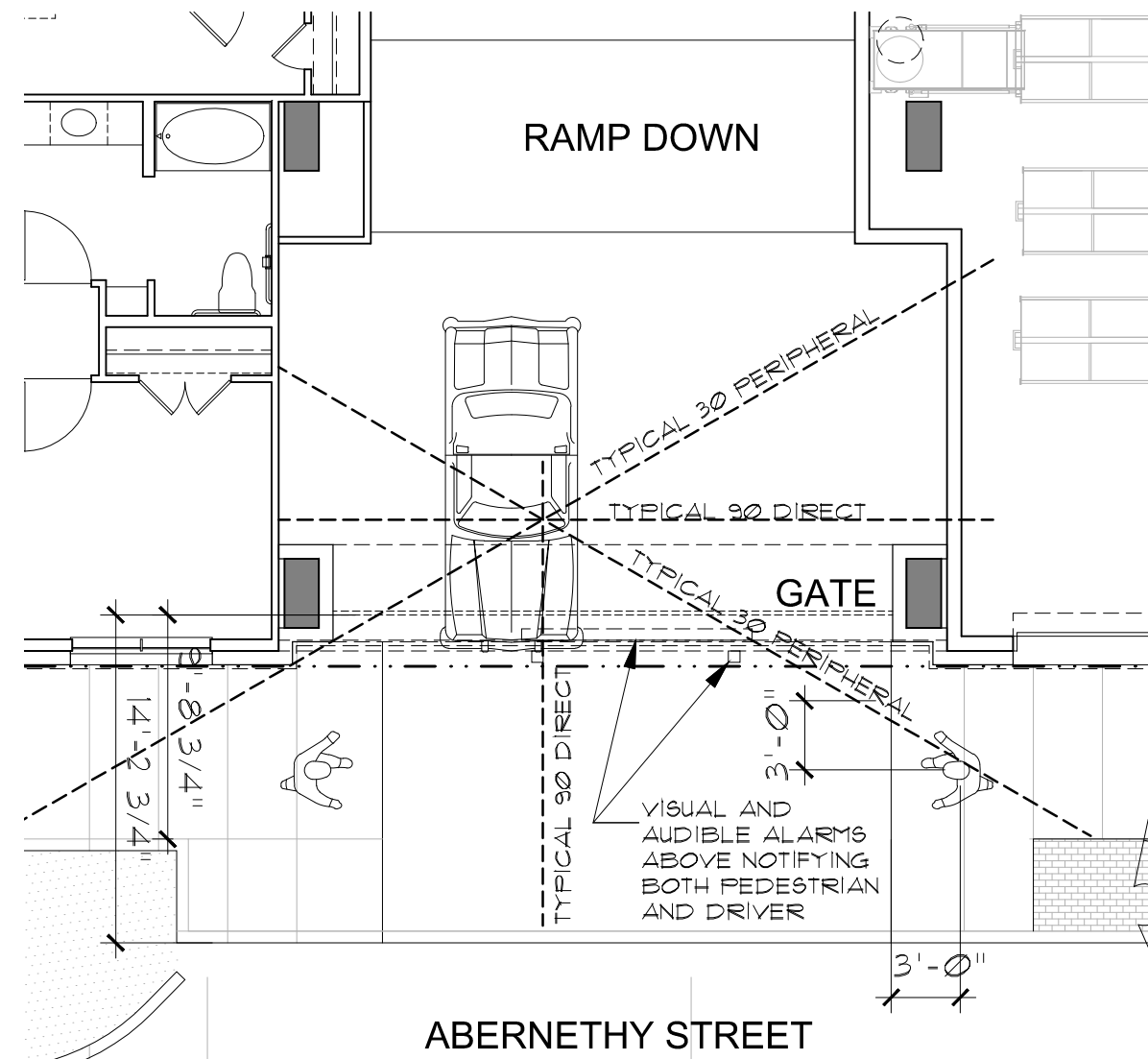
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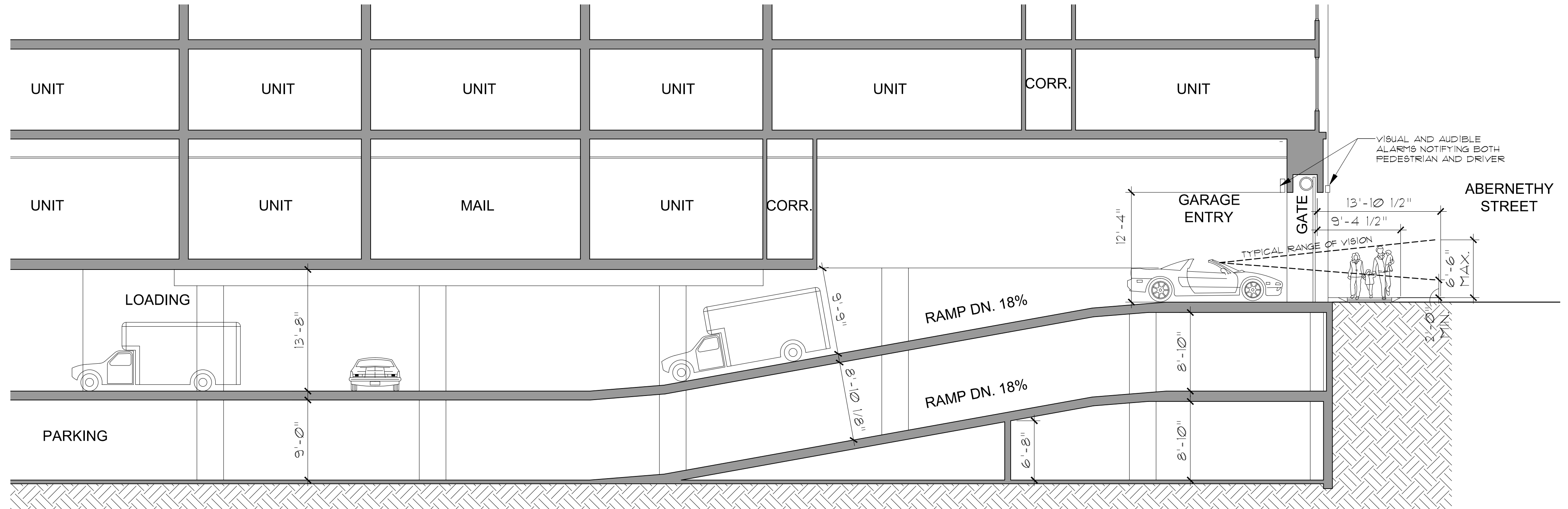
A5.1

BUILDING SECTIONS

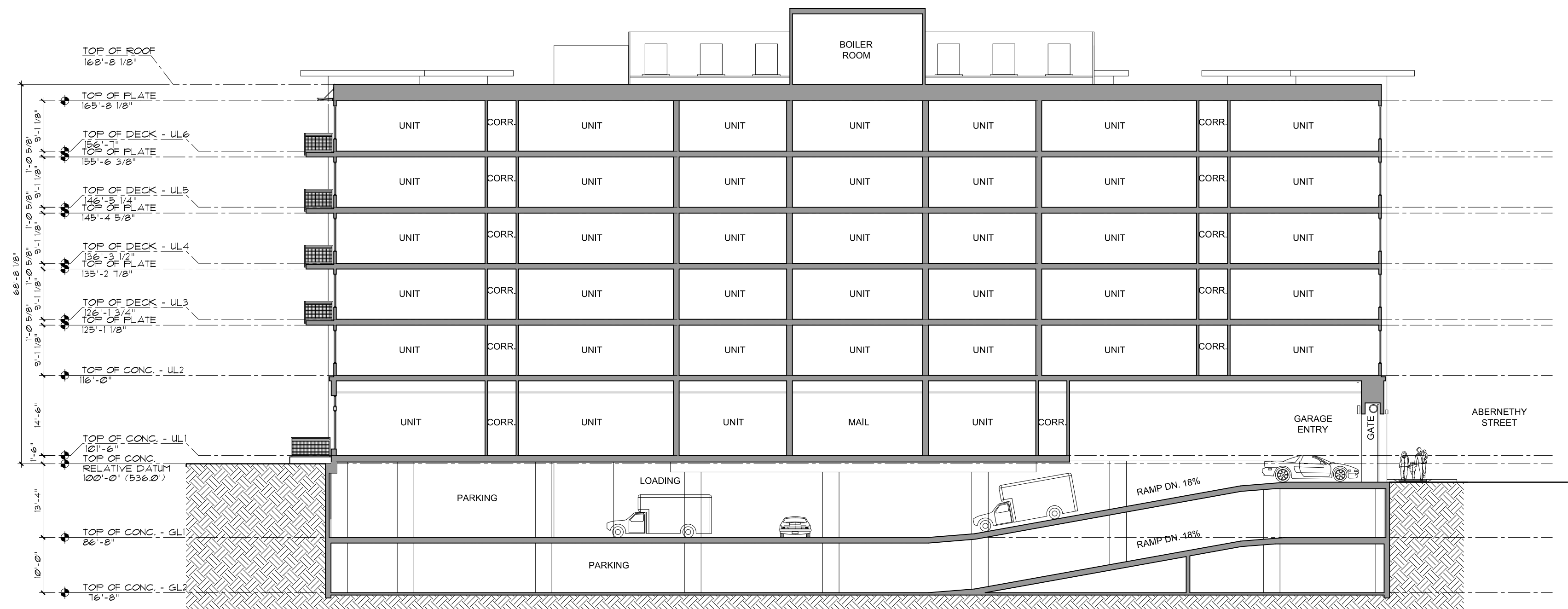
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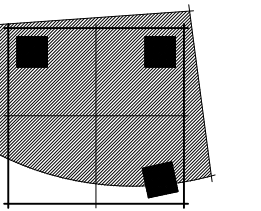
03 ENLARGED PLAN @ GARAGE ENTRY
SCALE: 1/8" = 1'-0"

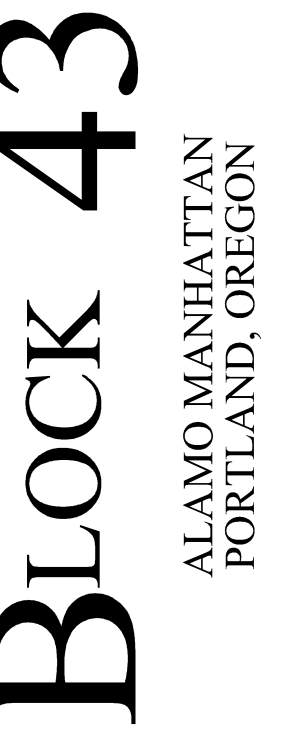


02 ENLARGED SECTION @ GARAGE ENTRY AND LOADING
SCALE: 1/8" = 1'-0"



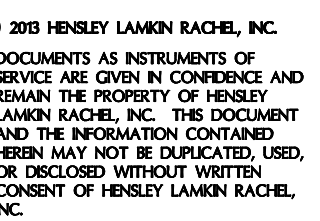
01 SOUTH-NORTH SECTION
SCALE: 1/16" = 1'-0"





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75254
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A6.1 PERSPECTIVE

01-08-13

 VIEW FROM NE ON BOND
SCALE: N.T.S.



VIEW FROM NW ON LANE

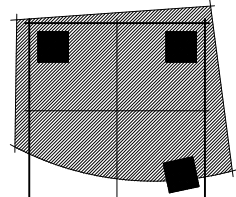
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A6.2
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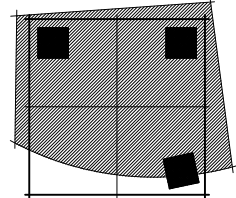


01 VIEW FROM SW ON MOODY
SCALE: N.T.S.

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A6.3
PERSPECTIVE

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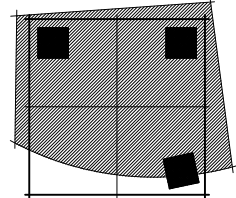


01 VIEW FROM ABERNETHY
SCALE: N.T.S.

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A6.4
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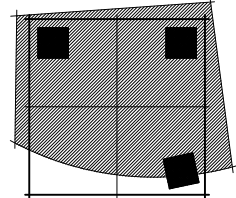


01 VIEW OF COURTYARD
SCALE: N.T.S.

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A6.5
PERSPECTIVE

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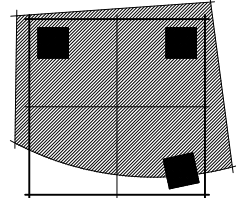
ELEVATED VIEW OF COURTYARD
SCALE: N.T.S.

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A6.6
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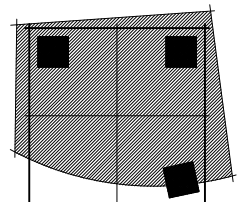
01 COURTYARD VIEW TOWARDS BOND AVENUE
SCALE: N.T.S

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VIEW OF BOND FROM STREET

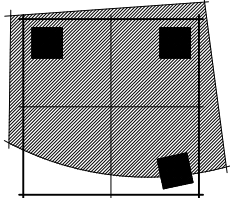
SCALE: N.T.S.

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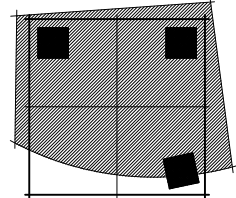


01 VIEW OF MOODY FROM STREET
SCALE: N.T.S

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A6.9
PERSPECTIVE

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VIEW FROM MOODY TO LOBBY ENTRANCE

SCALE: N.T.S.

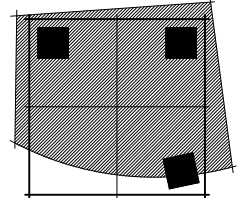
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PORTLAND, OREGON 97232
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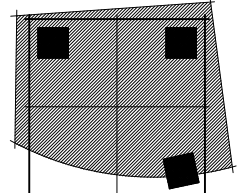
01 VIEW FROM NE CORNER ON BOND AT NIGHT
SCALE: N.T.S.

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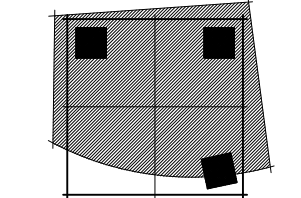
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01 VIEW FROM HIGHWAY 5 - ROOF LINE
SCALE: N.T.S

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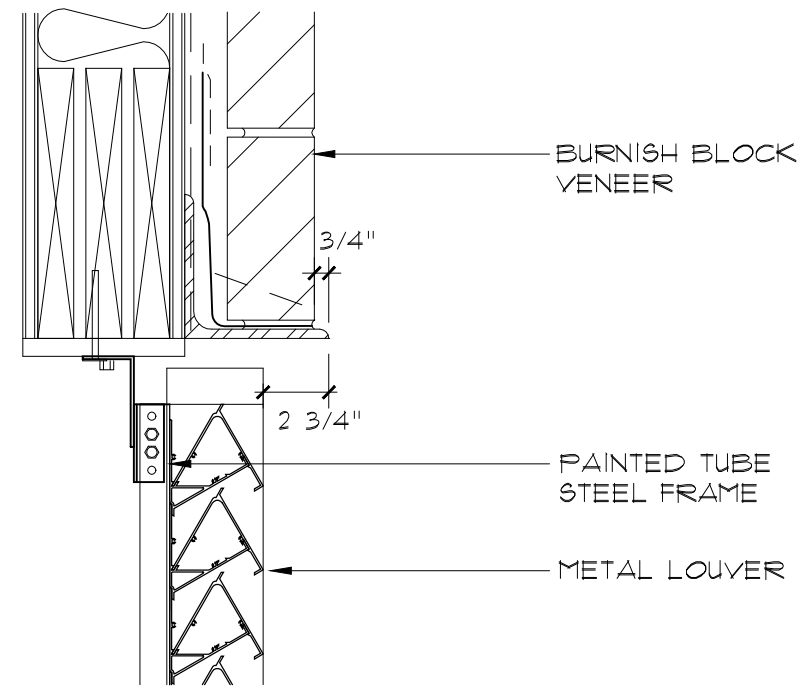
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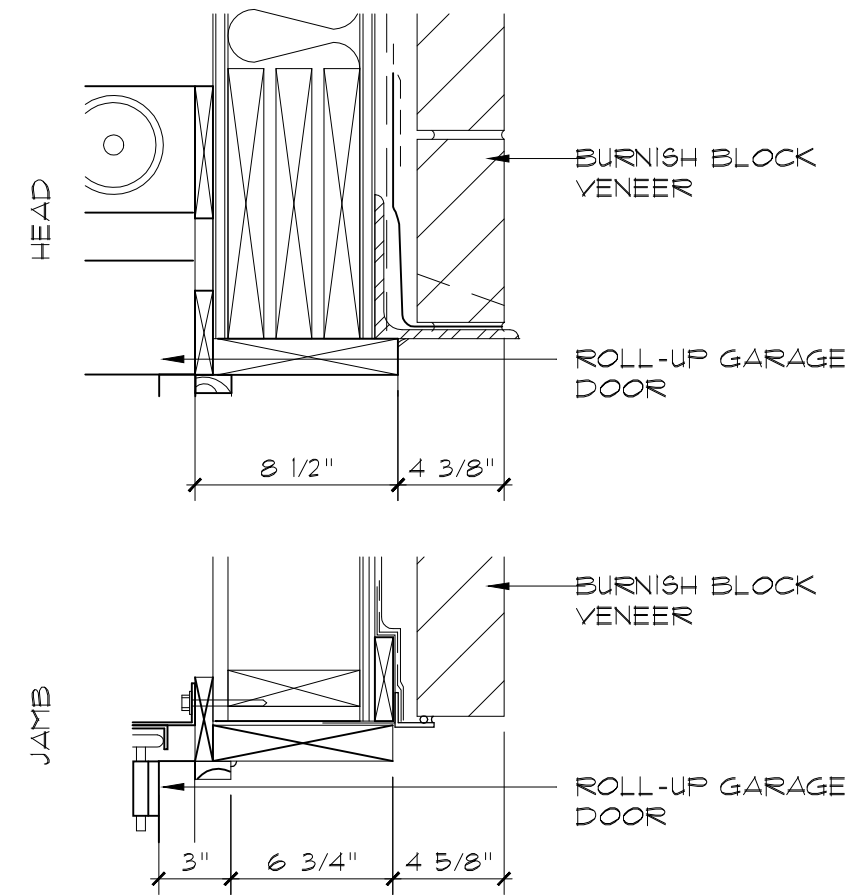
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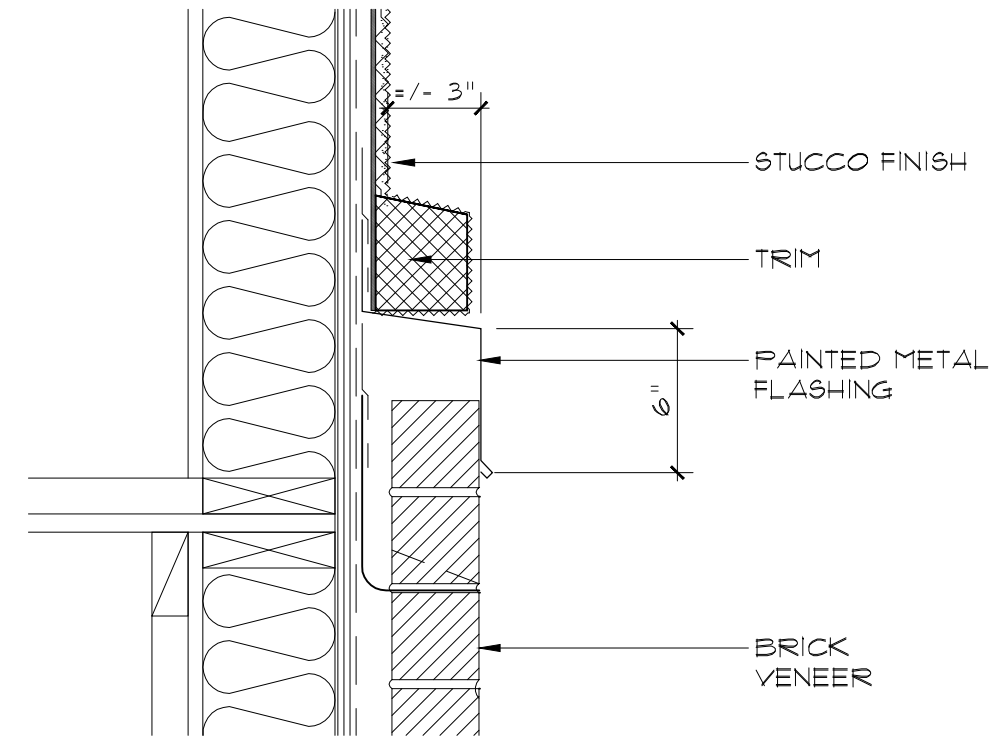
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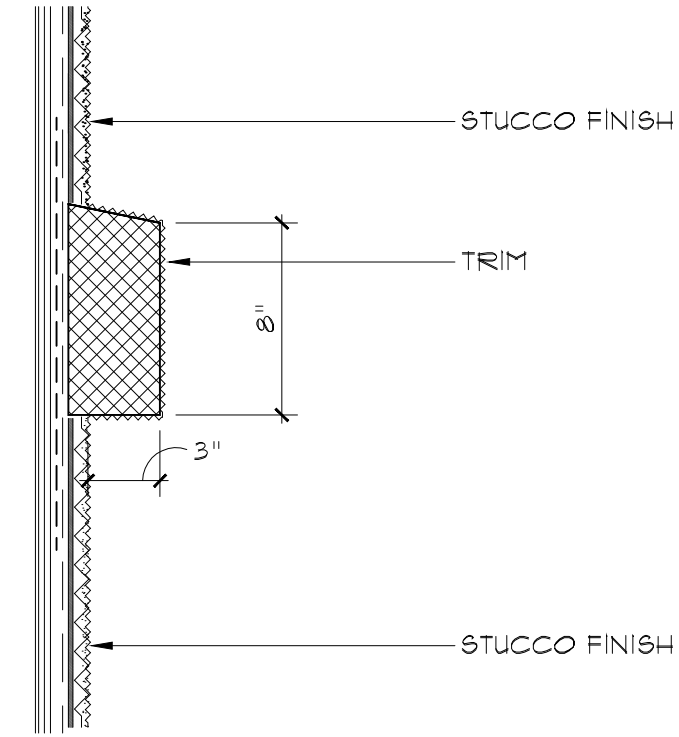
12 MECH. VENT HEAD
SCALE: 1 1/2" = 1'-0"
MASONRY



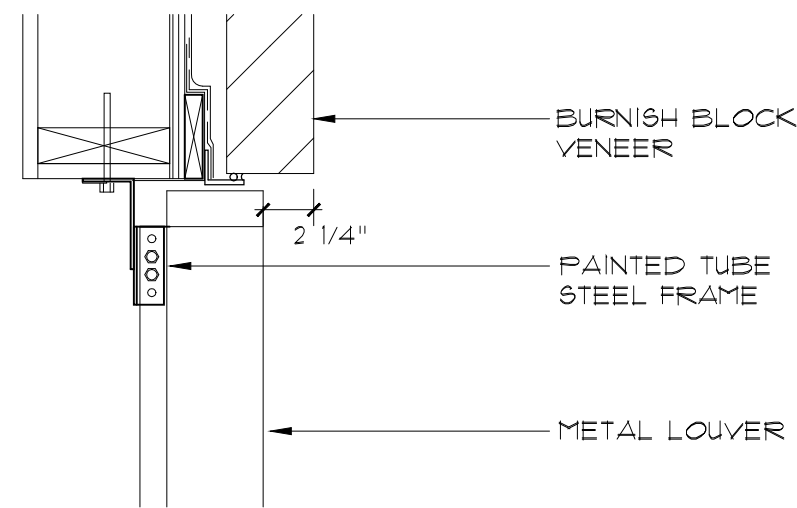
11 GARAGE DOOR HEAD / JAMB
SCALE: 1 1/2" = 1'-0"
TYP.



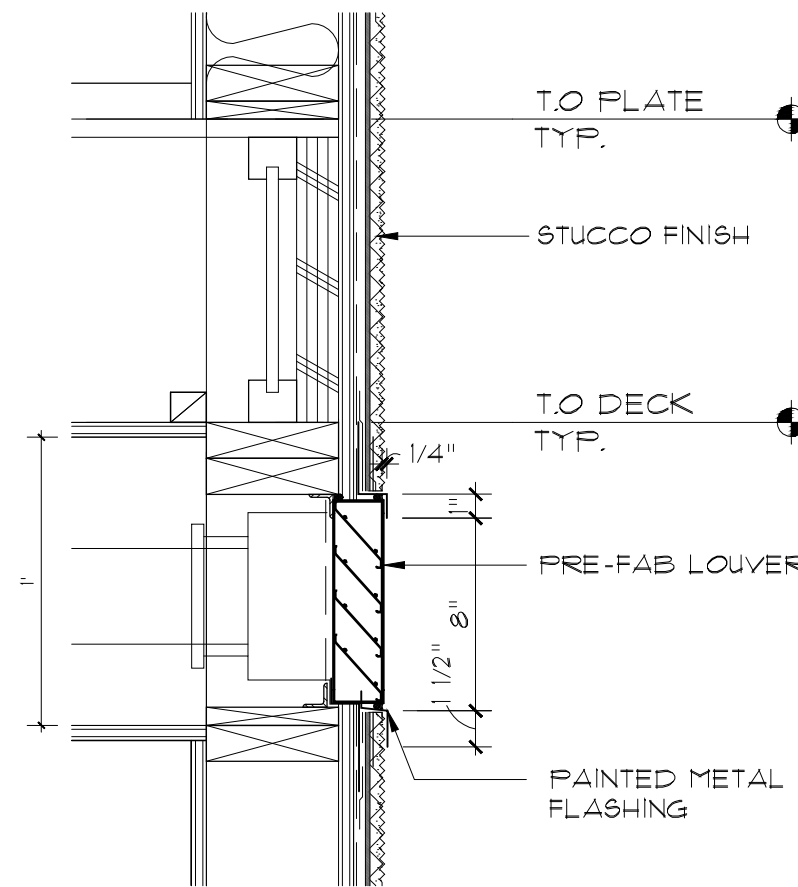
10 TRANSITION
SCALE: 1 1/2" = 1'-0"
STUCCO TO BRICK



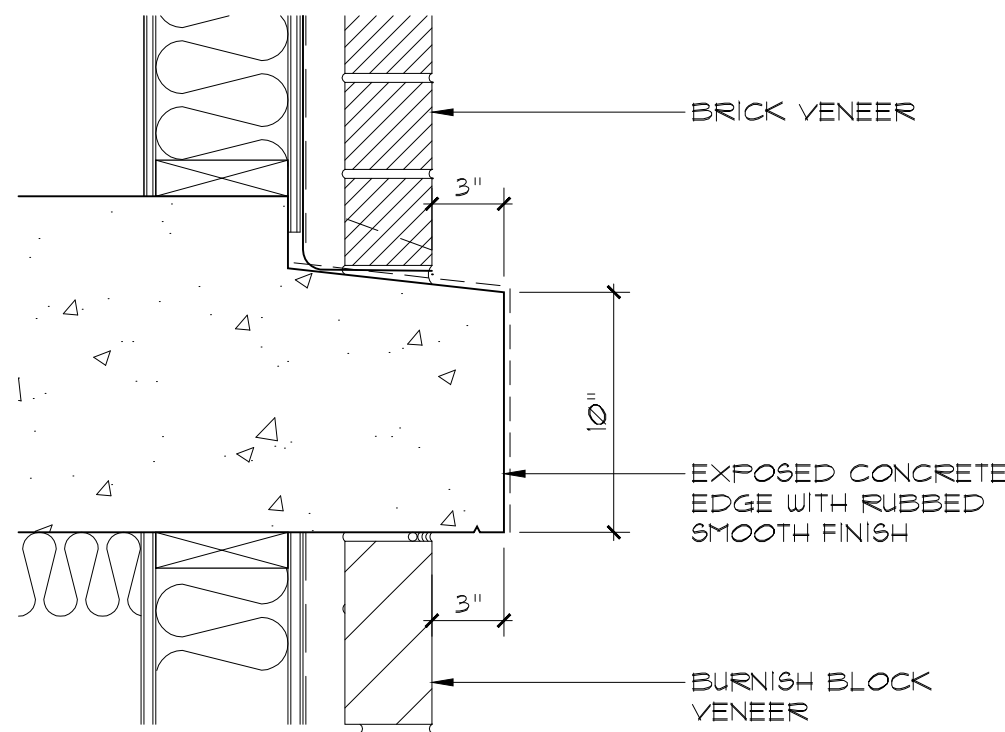
09 TRIM BAND
SCALE: 1 1/2" = 1'-0"
STUCCO



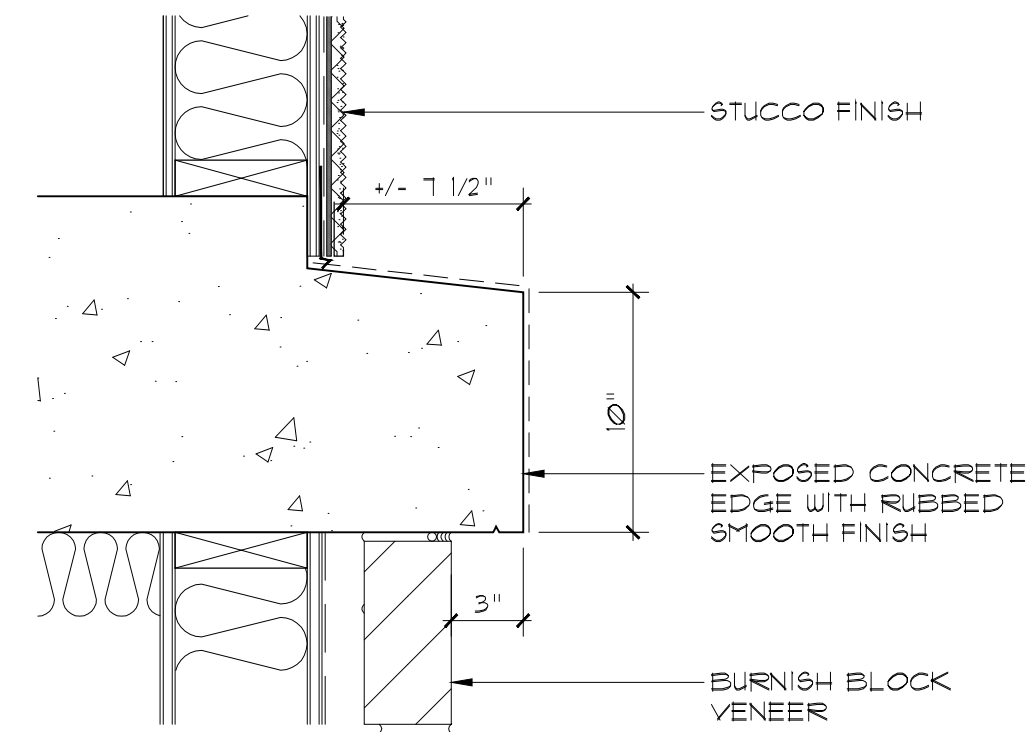
08 MECH. VENT JAMB
SCALE: 1 1/2" = 1'-0"
MASONRY



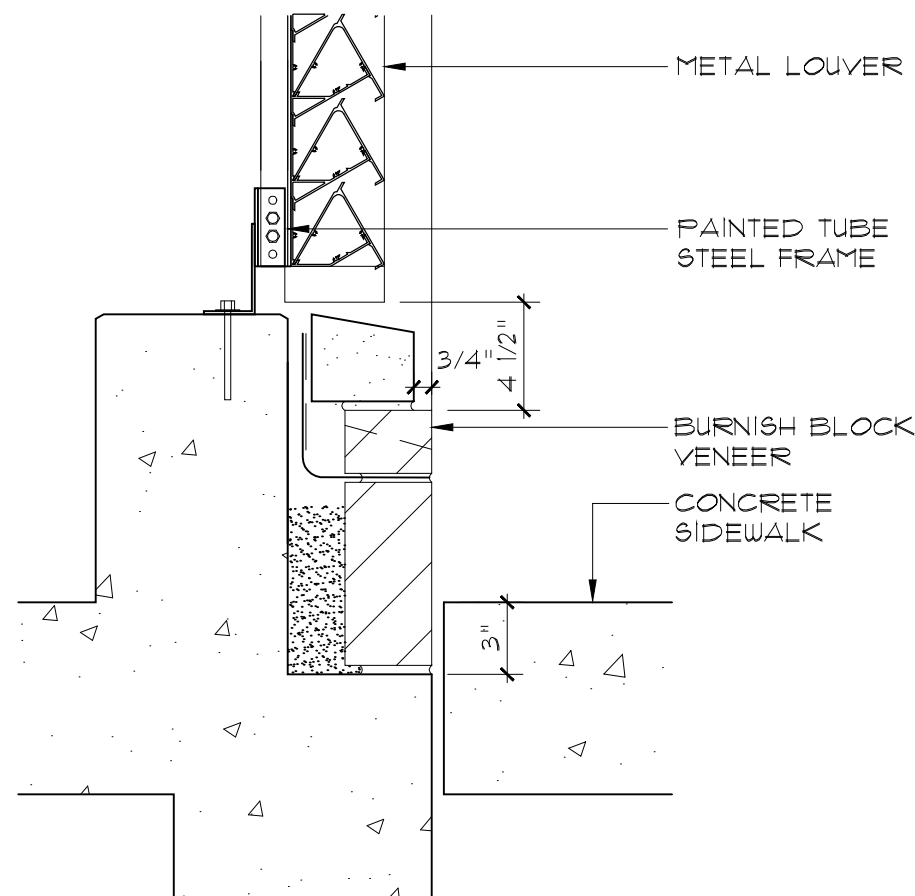
07 LOUVER HEAD AND SILL
SCALE: 1 1/2" = 1'-0"
STUCCO



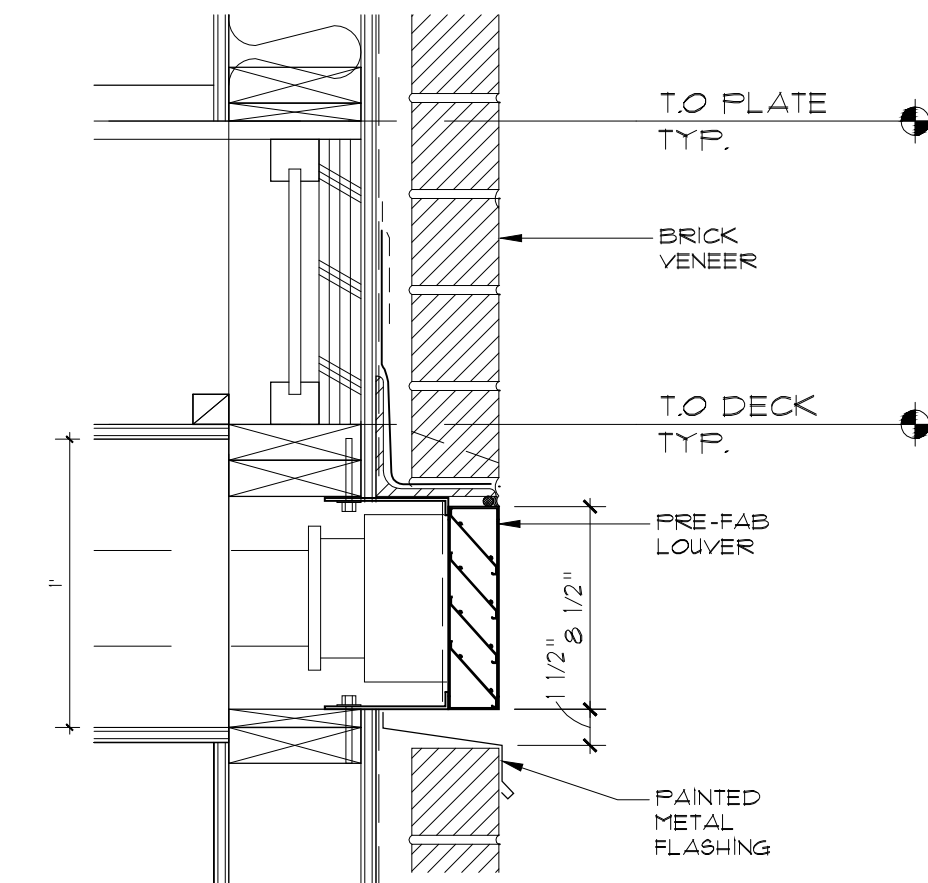
06 SLAB EDGE AT PROJECTION
SCALE: 1 1/2" = 1'-0"
BRICK / MASONRY



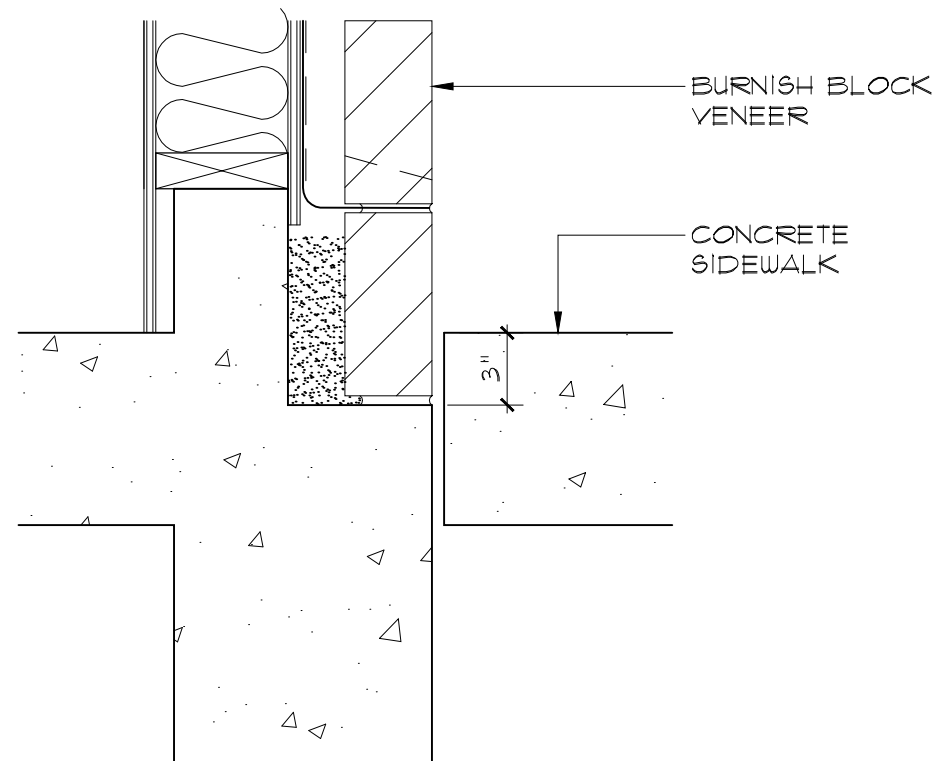
05 SLAB EDGE @ PROJECTION
SCALE: 1 1/2" = 1'-0"
STUCCO / MASONRY



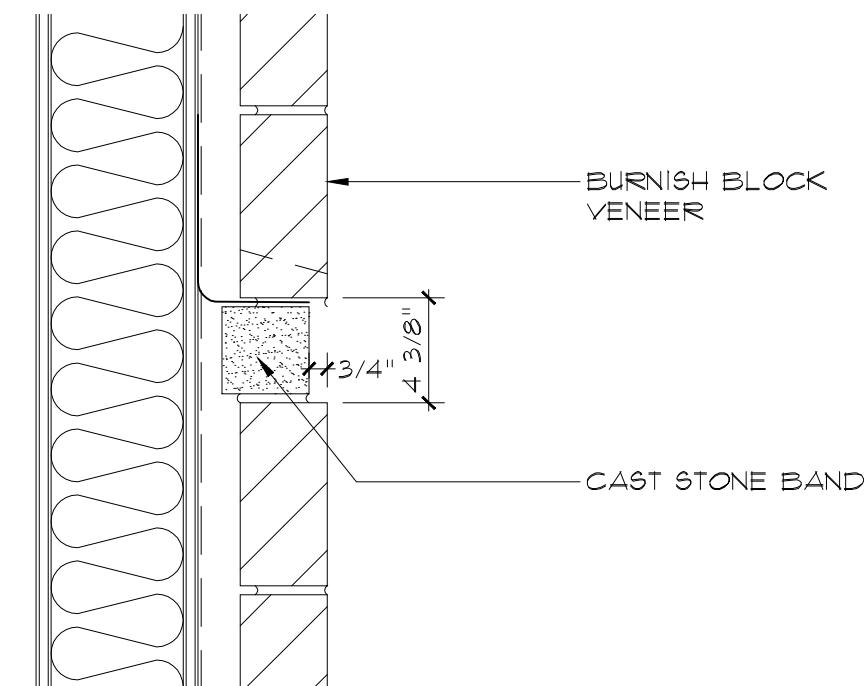
04 MECH. VENT SILL
SCALE: 1 1/2" = 1'-0"
MASONRY



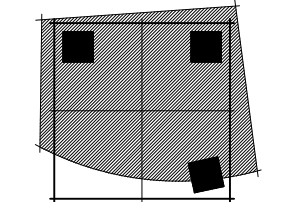
03 LOUVER HEAD AND SILL
SCALE: 1 1/2" = 1'-0"
MASONRY



02 SLAB EDGE @ COURTYARD
SCALE: 1 1/2" = 1'-0"
MASONRY



01 CAST STONE BAND
SCALE: 1 1/2" = 1'-0"
MASONRY



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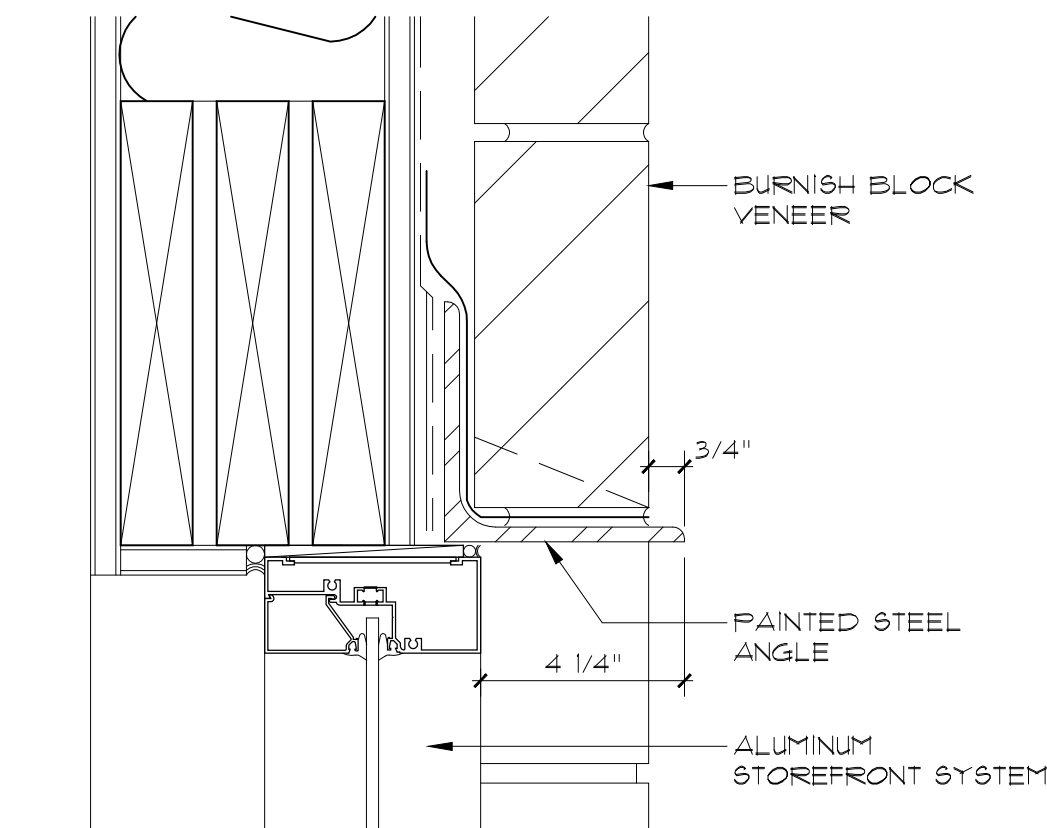
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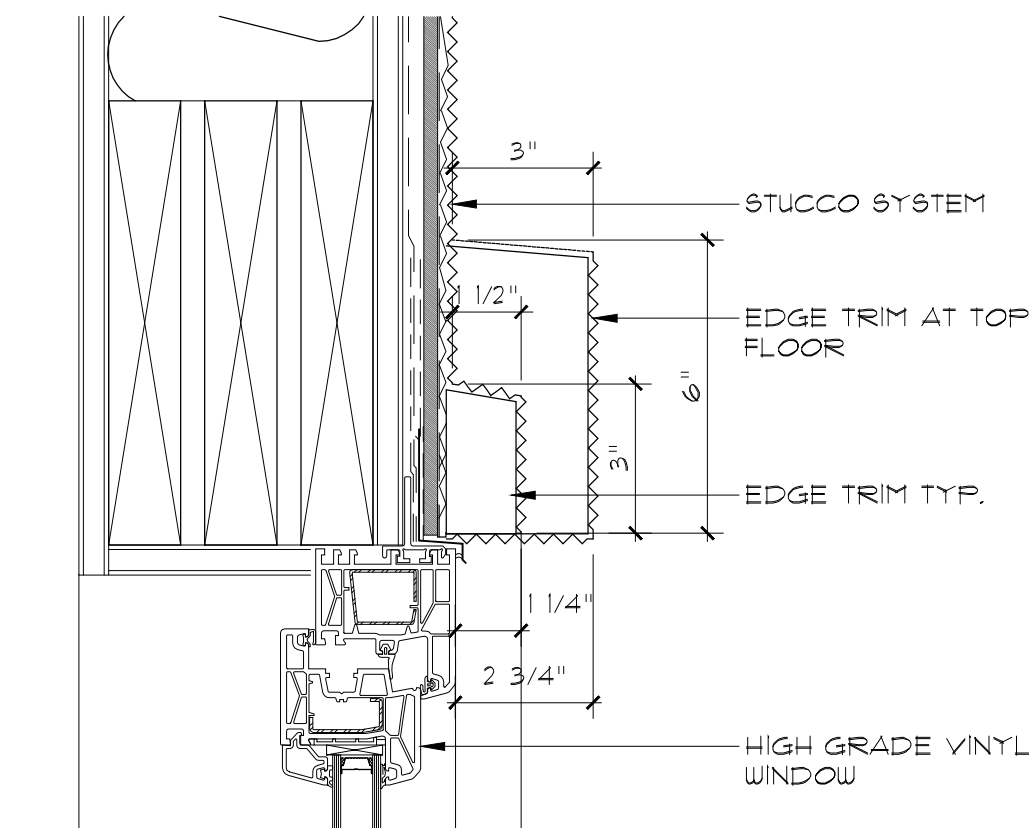
REVISION 4 04/29/2013

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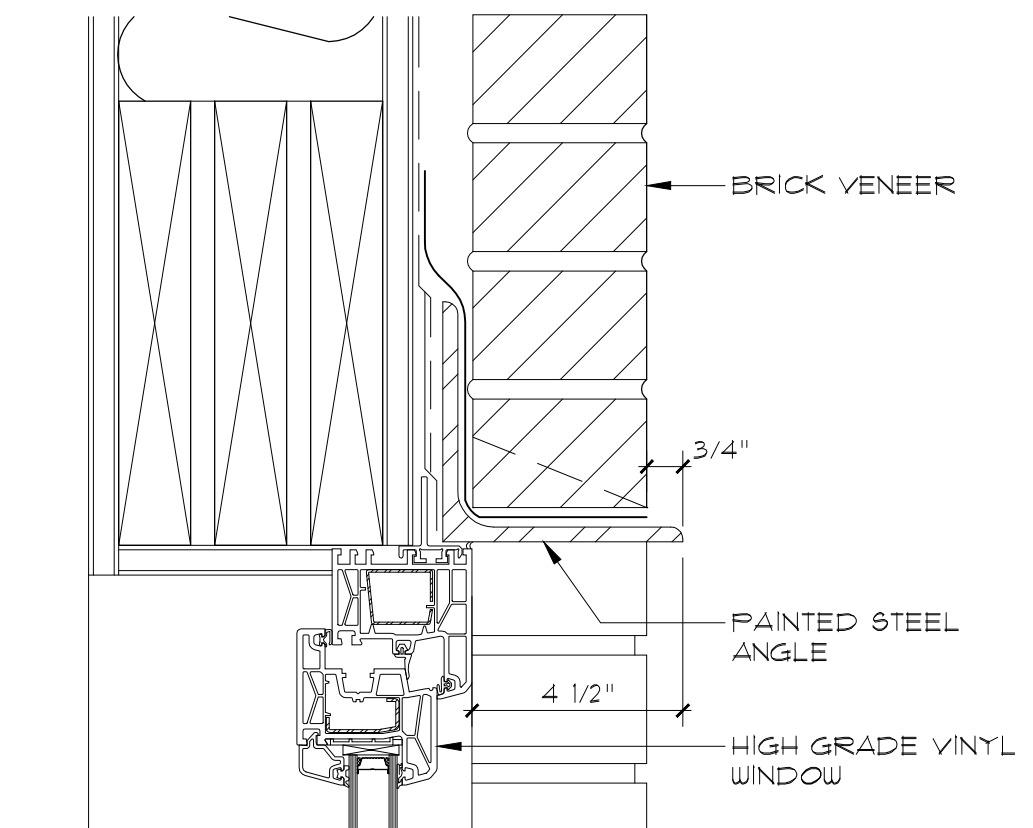
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DETAILS



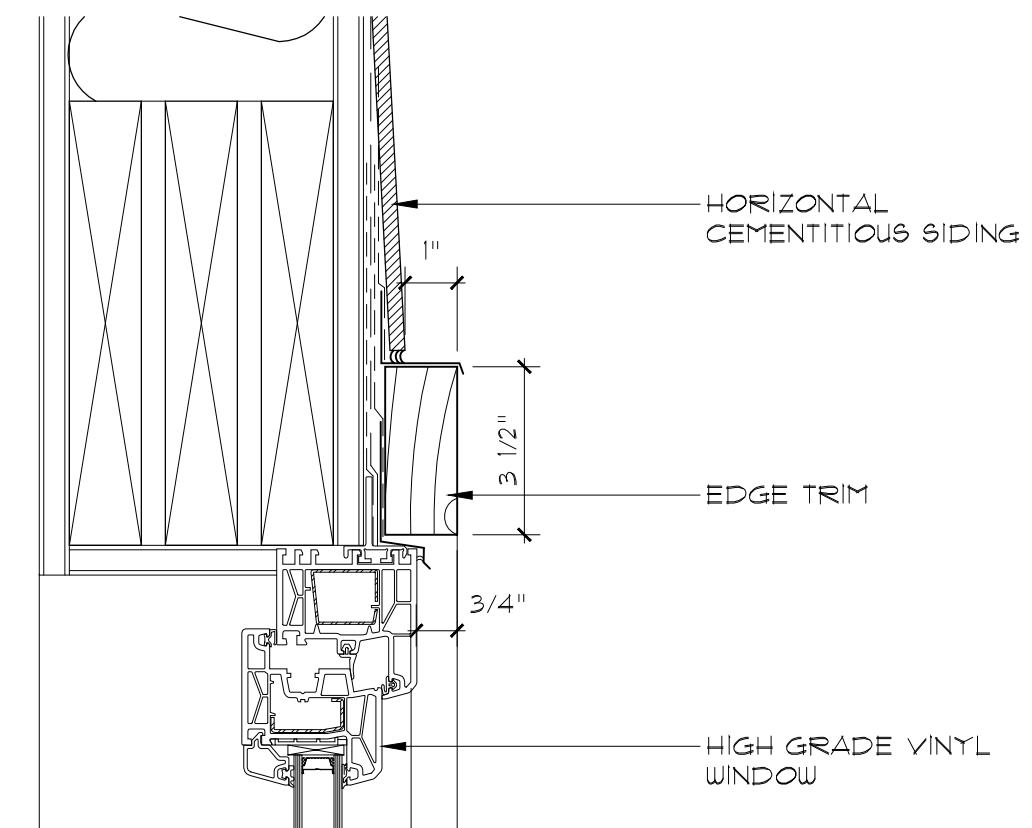
12 STOREFRONT HEAD
SCALE: 3" = 1'-0" TYP



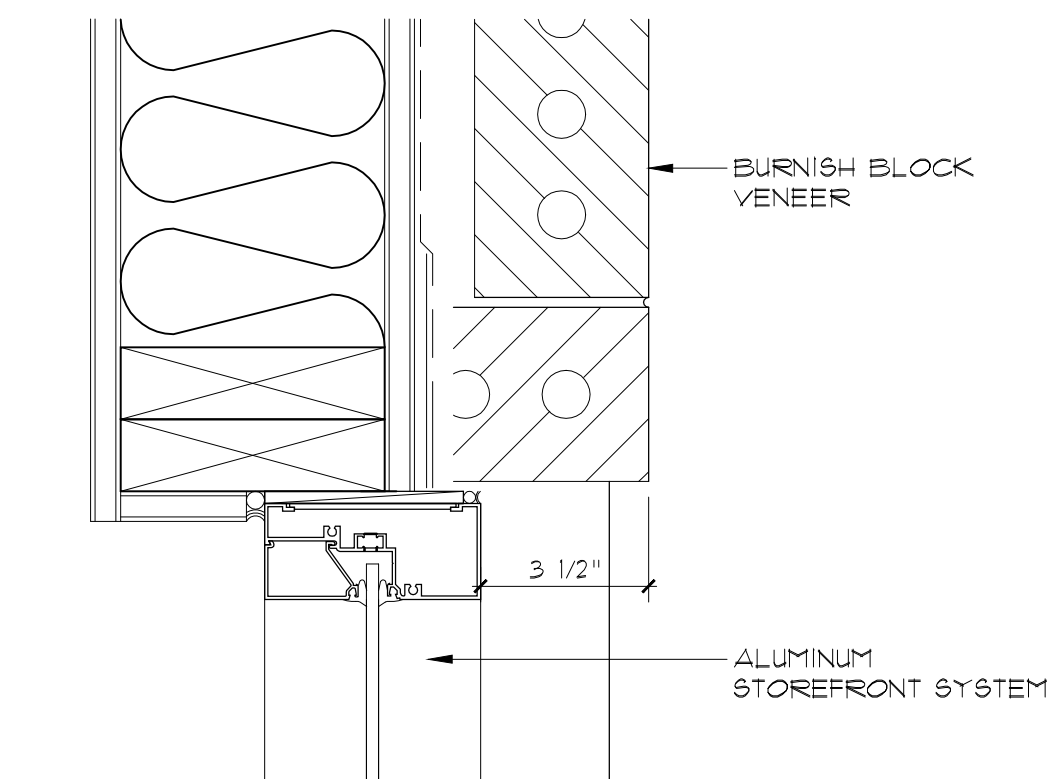
11 WINDOW HEAD
SCALE: 3" = 1'-0" STUCCO



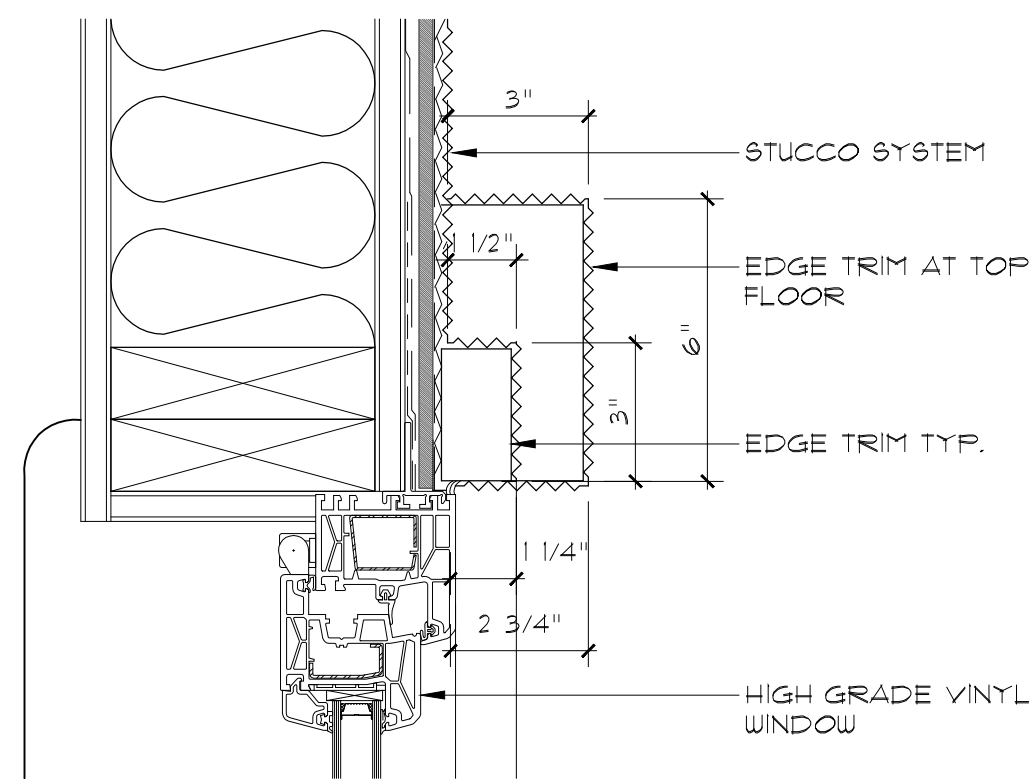
10 WINDOW HEAD
SCALE: 3" = 1'-0" BRICK



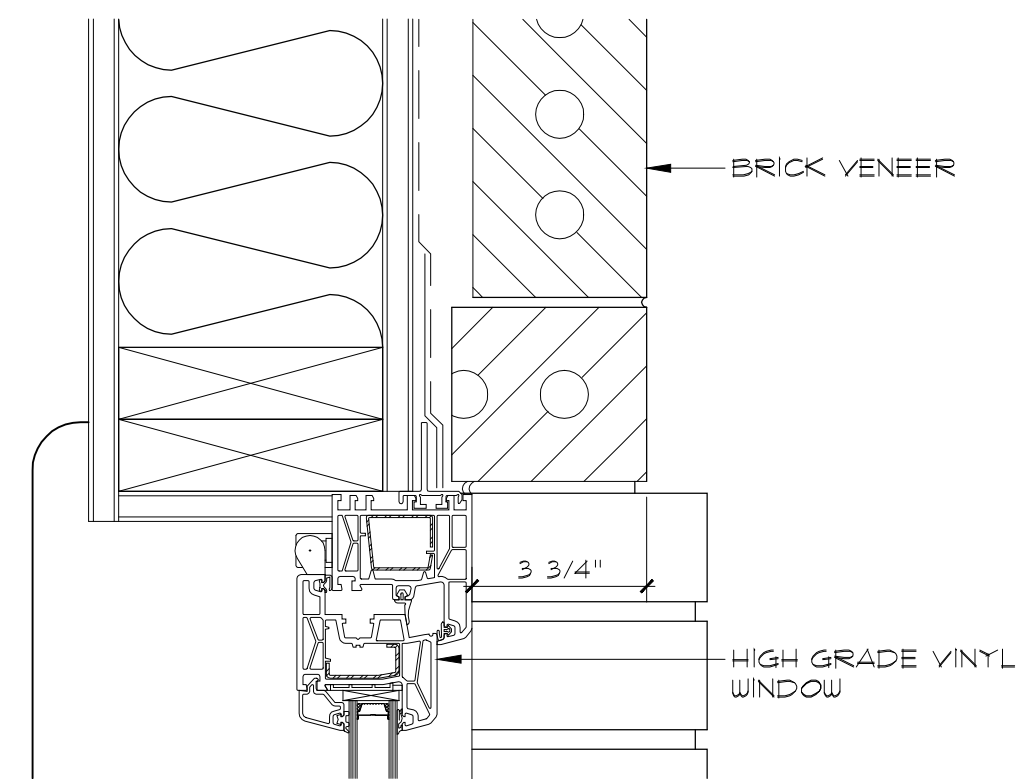
09 WINDOW HEAD
SCALE: 3" = 1'-0" SIDING



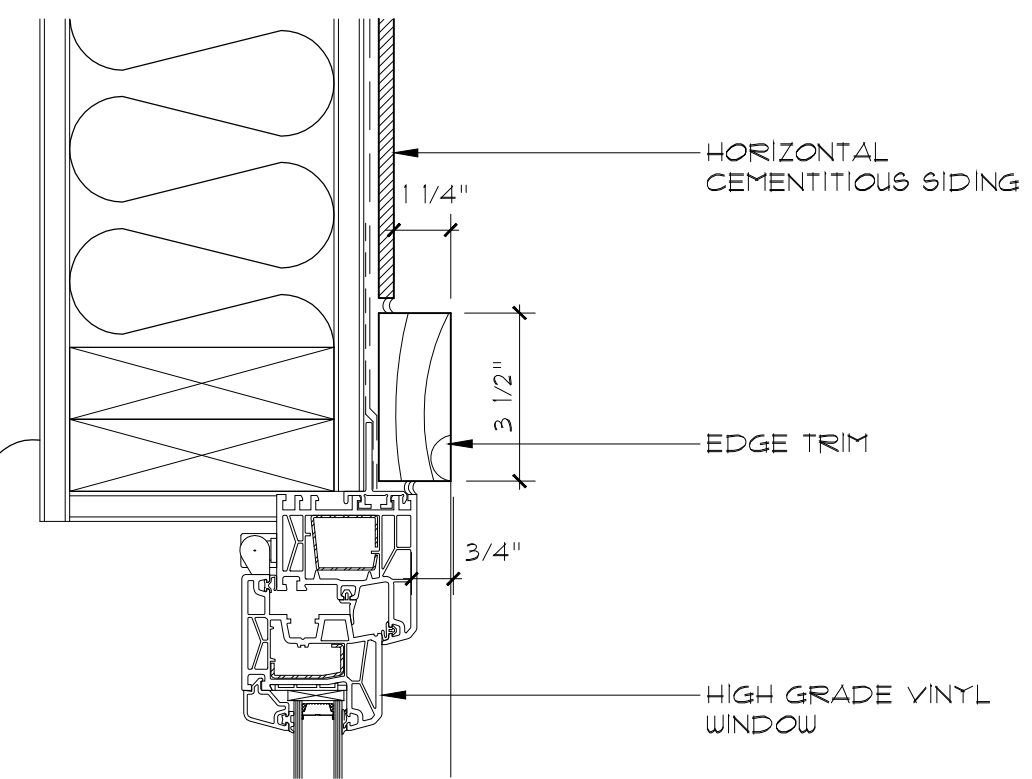
08 STOREFRONT JAMB
SCALE: 3" = 1'-0" TYP



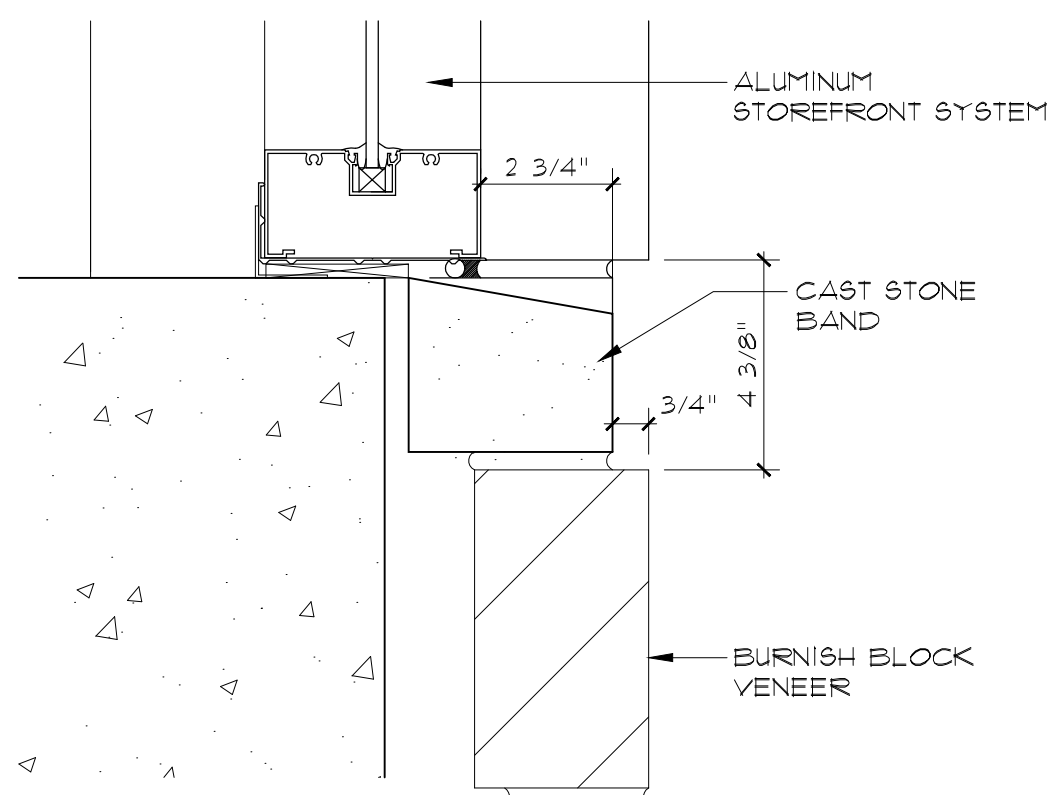
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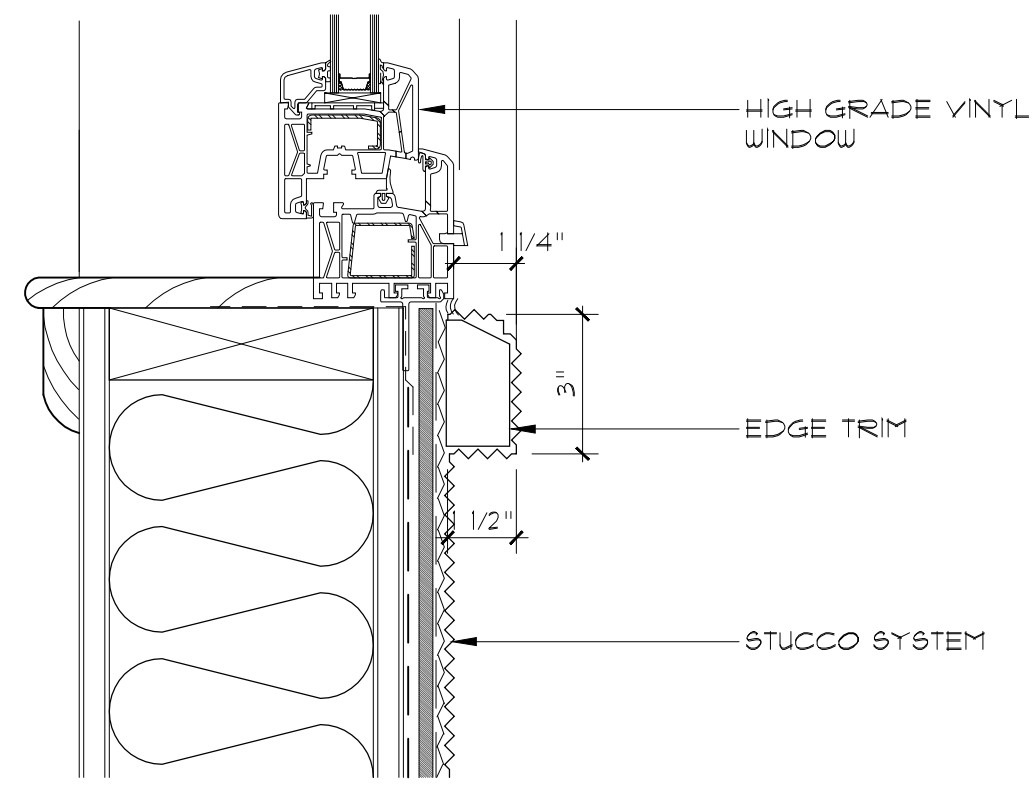
06 WINDOW JAMB
SCALE: 3" = 1'-0" BRICK



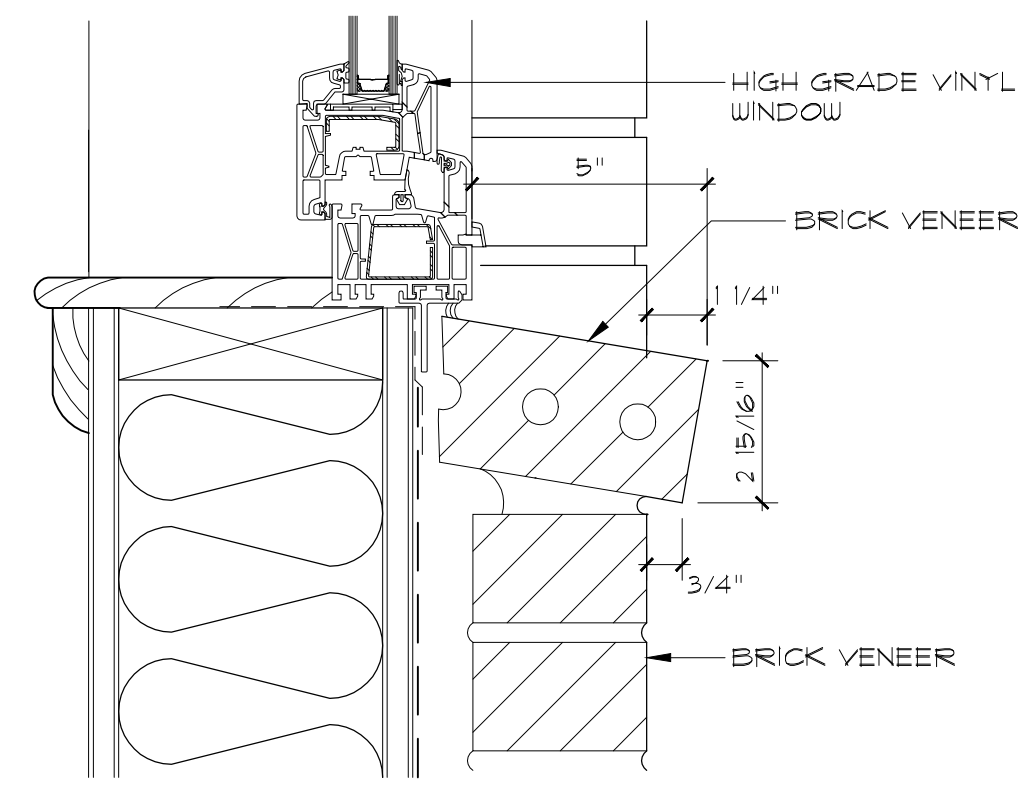
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SCALE: 3" = 1'-0" SIDING



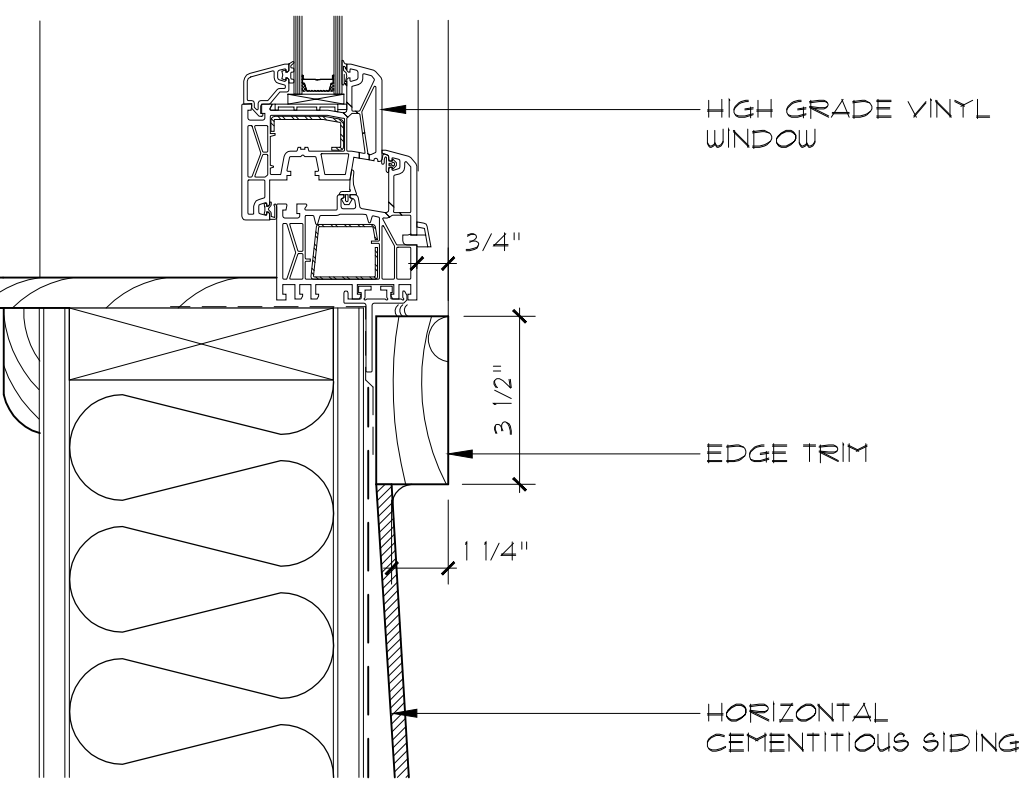
04 STOREFRONT SILL
SCALE: 3" = 1'-0" TYP



03 WINDOW SILL
SCALE: 3" = 1'-0" STUCCO



02 WINDOW SILL
SCALE: 3" = 1'-0" BRICK

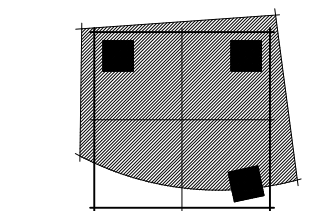


01 WINDOW SILL
SCALE: 3" = 1'-0" SIDING

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
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PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---

ISSUE SET:
01/22/2013

PERMIT SET ISSUE:
---/---/---

CONSTRUCTION SET ISSUE:
---/---/---

REVISIONS

REVISION 1 02/12/2013

REVISION 2 03/13/2013

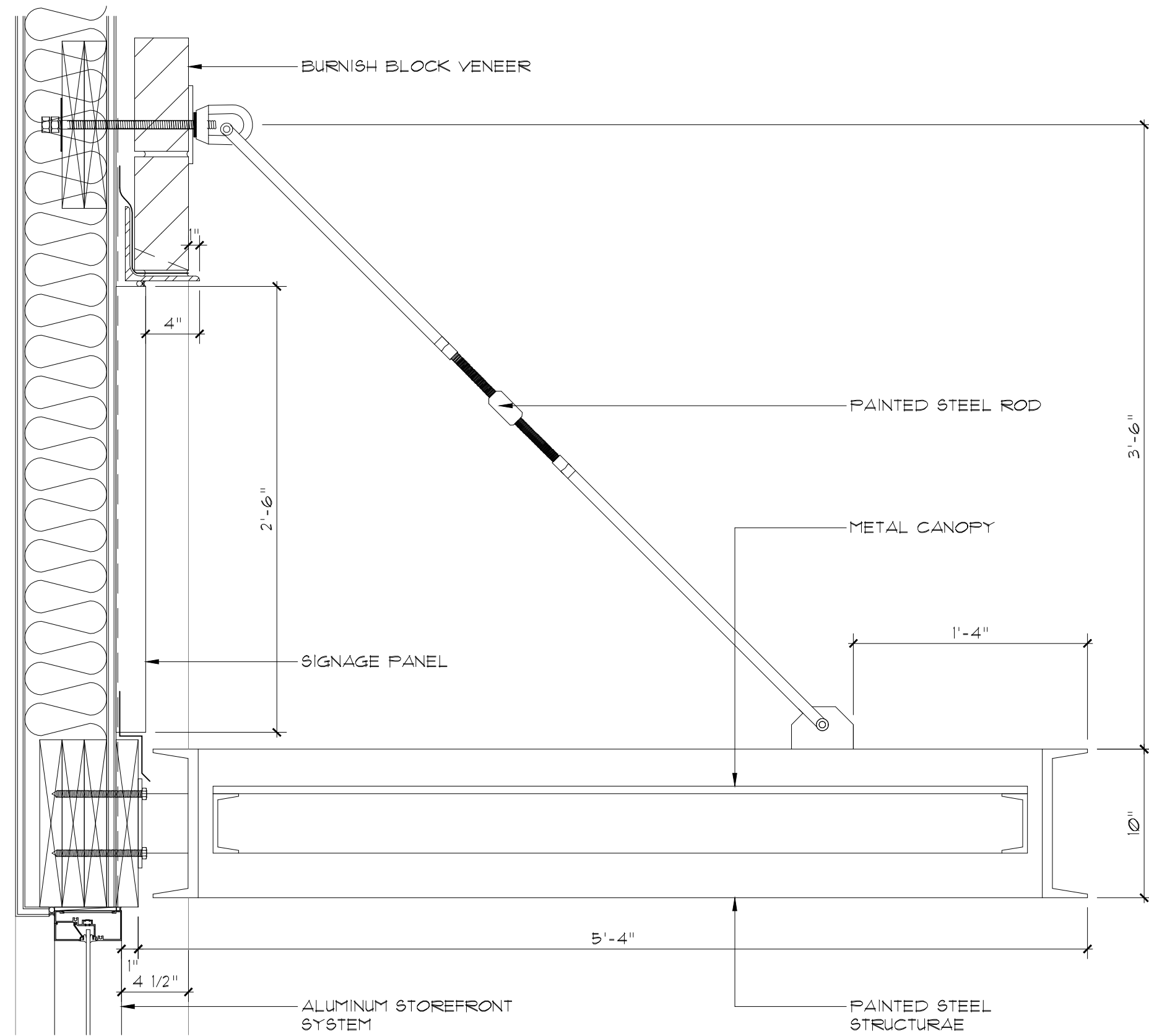
REVISION 3 03/22/2013

REVISION 4 04/29/2013

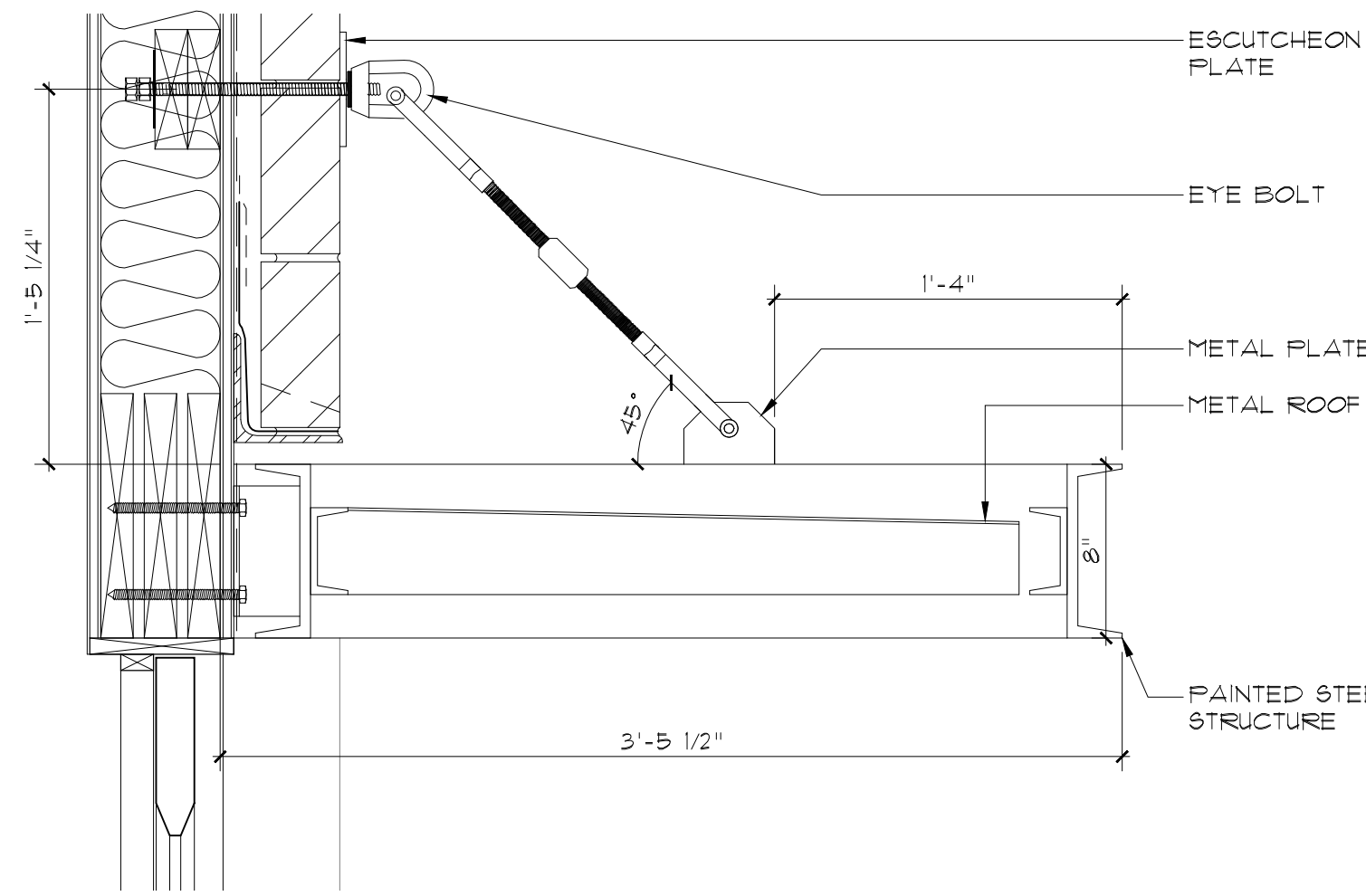
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AD1.2
DETAILS

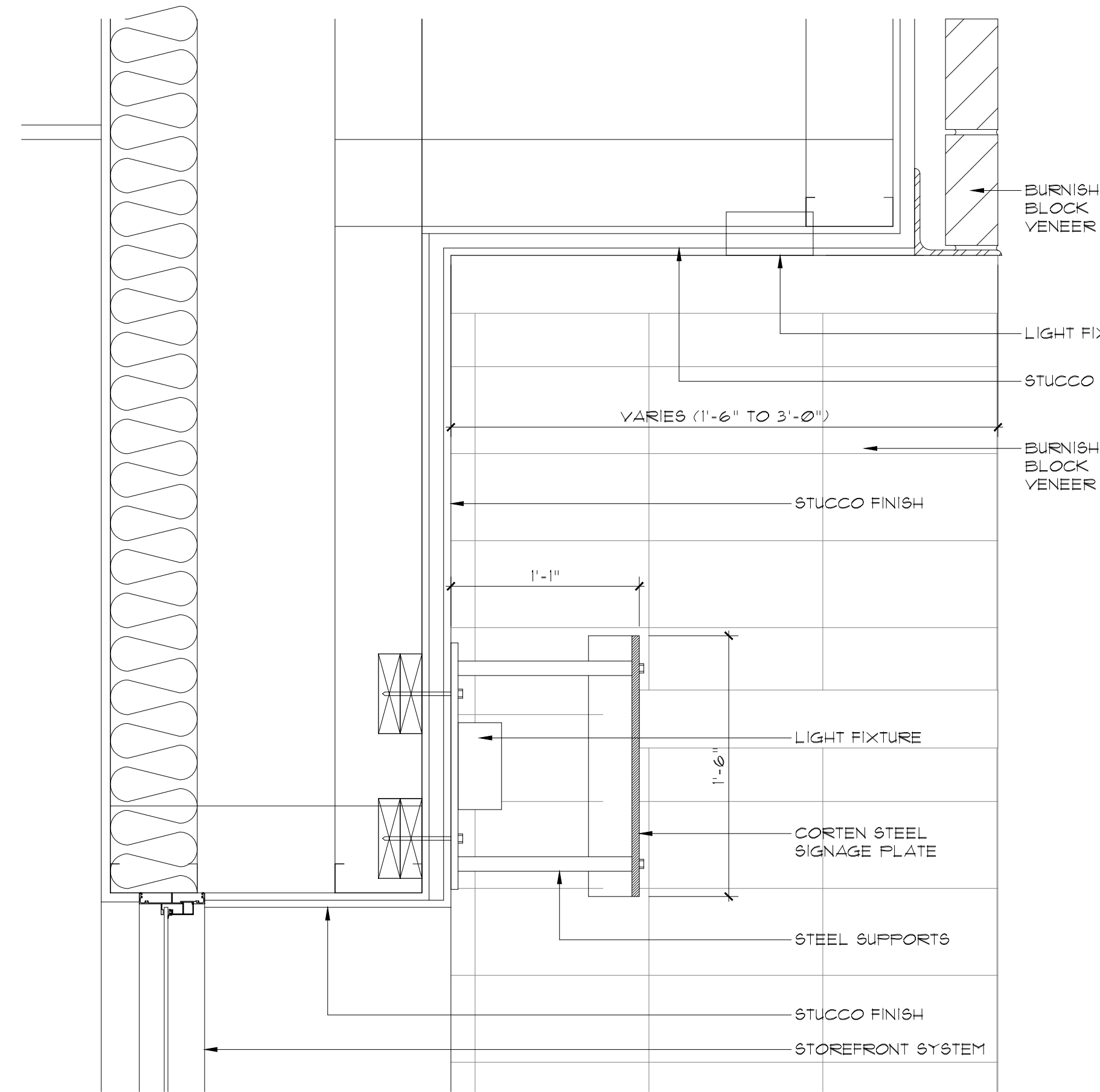
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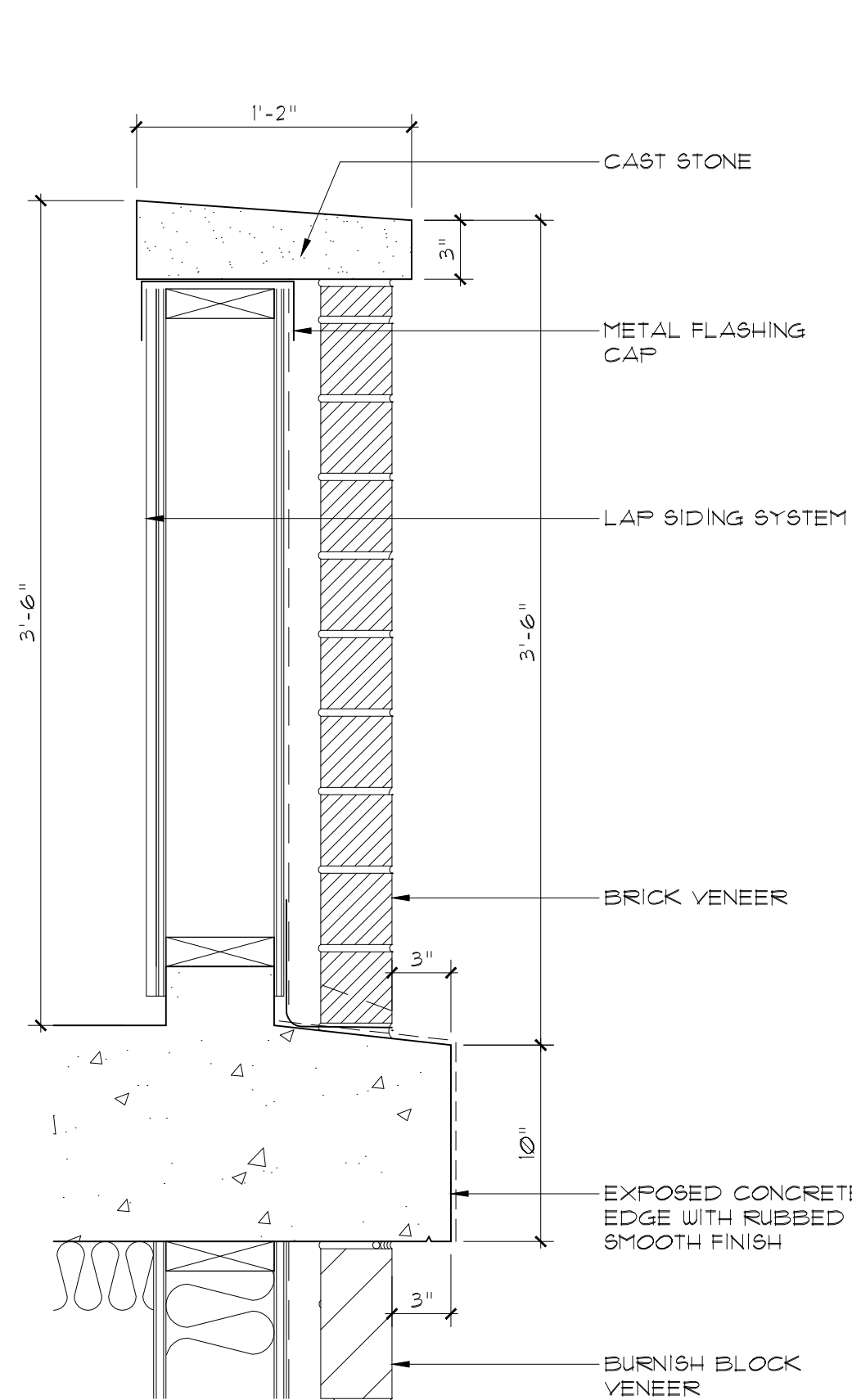
12 STOREFRONT CANOPY
SCALE: 1 1/2" = 1'-0"



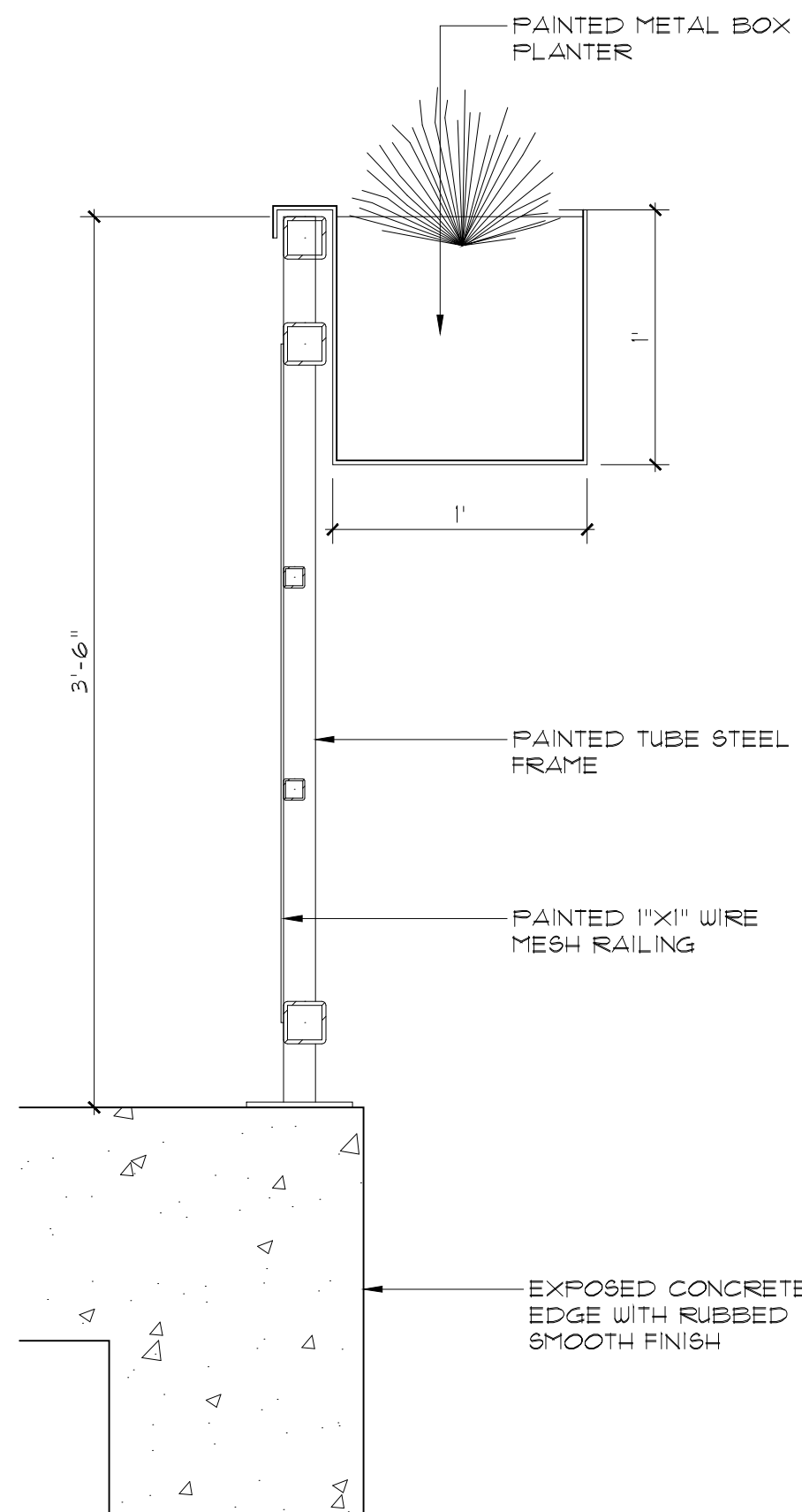
11 BOLT-ON CANOPY SYSTEM
SCALE: 1 1/2" = 1'-0"
STUCCO / BRICK



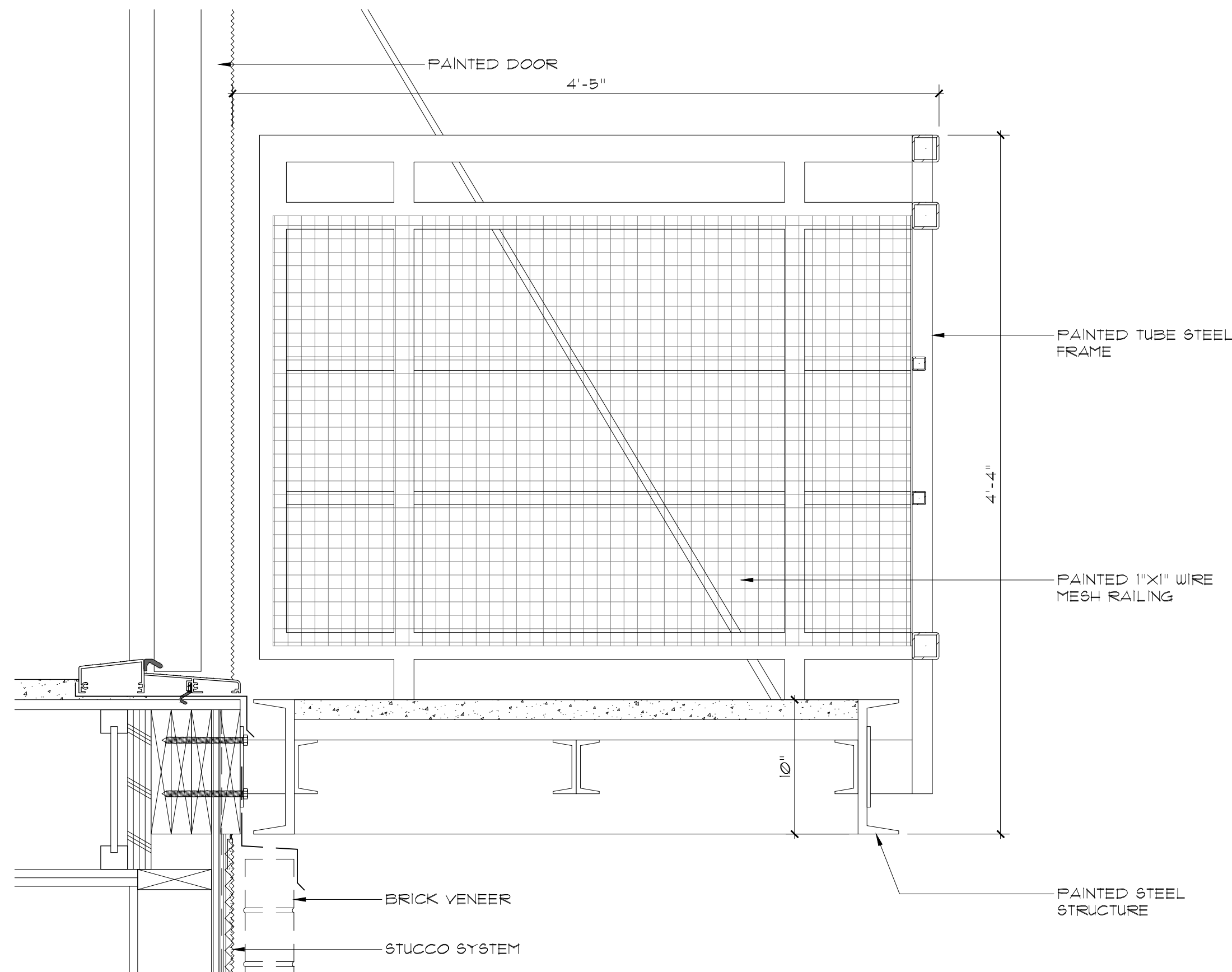
09 MARQUEE @ ENTRY
SCALE: 1 1/2" = 1'-0"



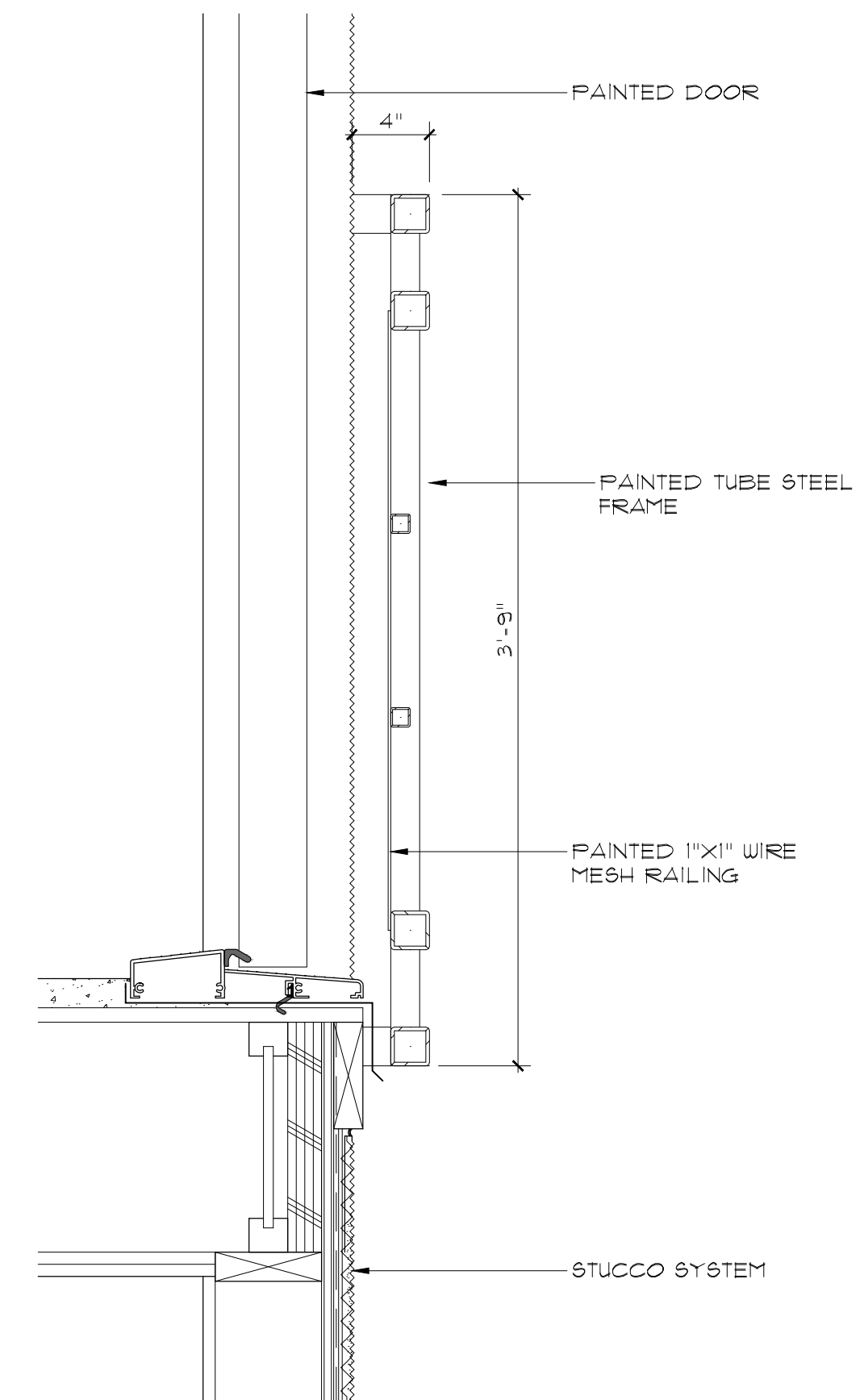
05 LOW WALL AT BALCONY DETAIL
SCALE: 1 1/2" = 1'-0"



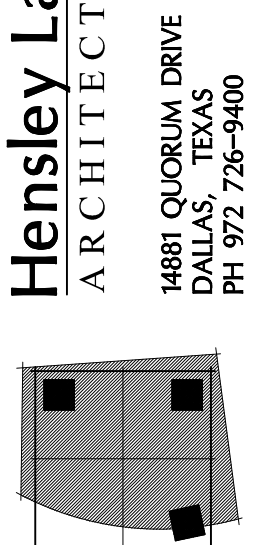
04 PATIO RAIL DETAIL
SCALE: 1 1/2" = 1'-0"

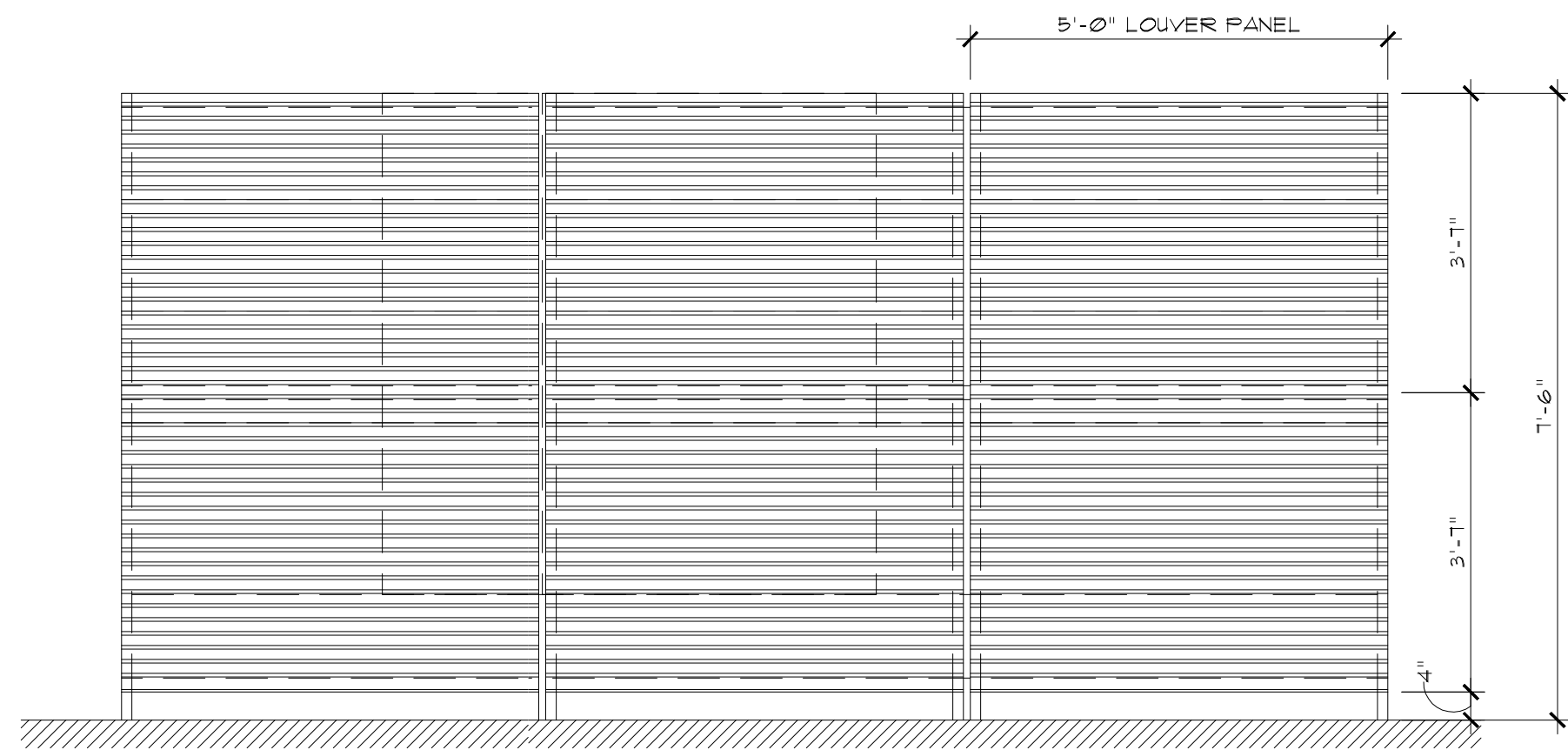


03 BALCONY SYSTEM
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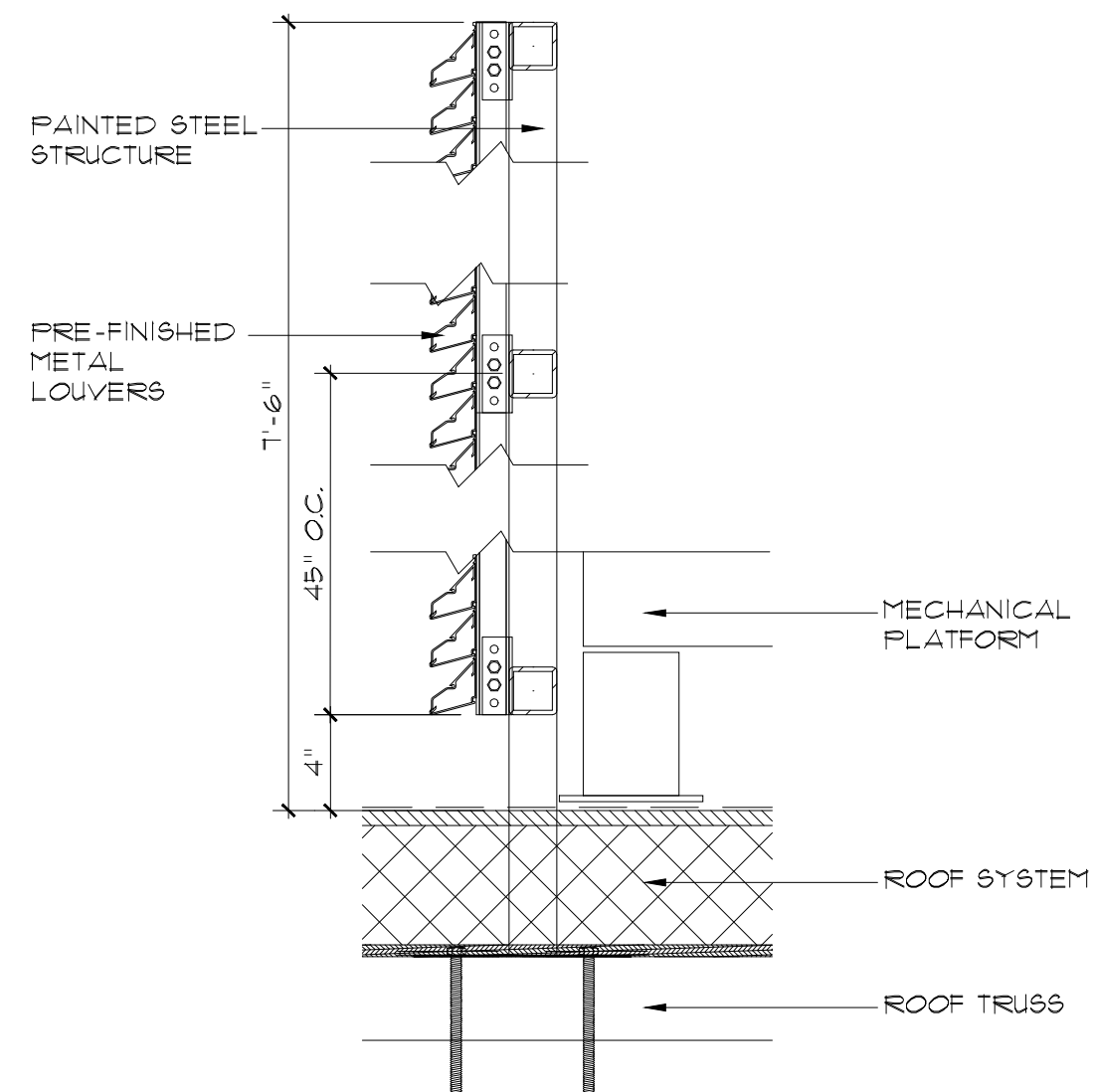


01 JULIETTE
SCALE: 1 1/2" = 1'-0"
STUCCO

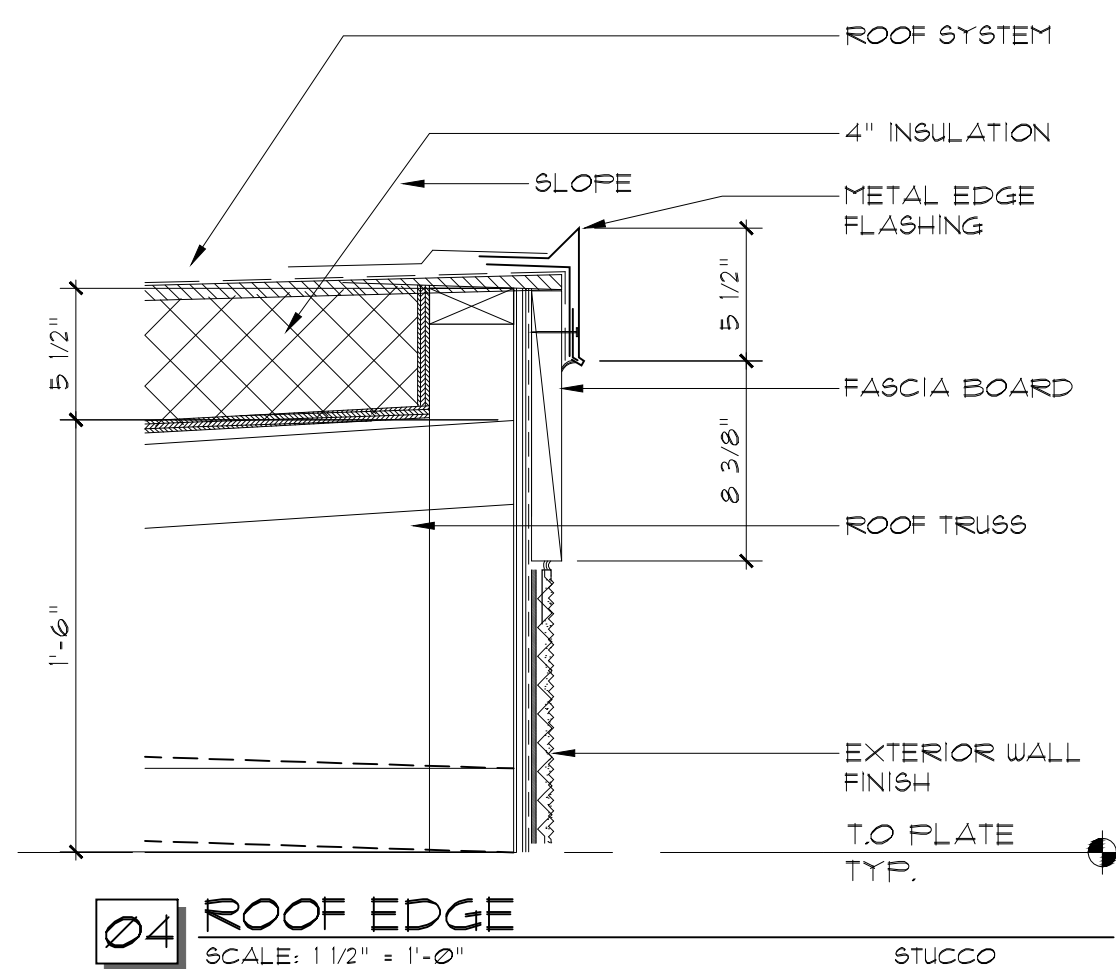




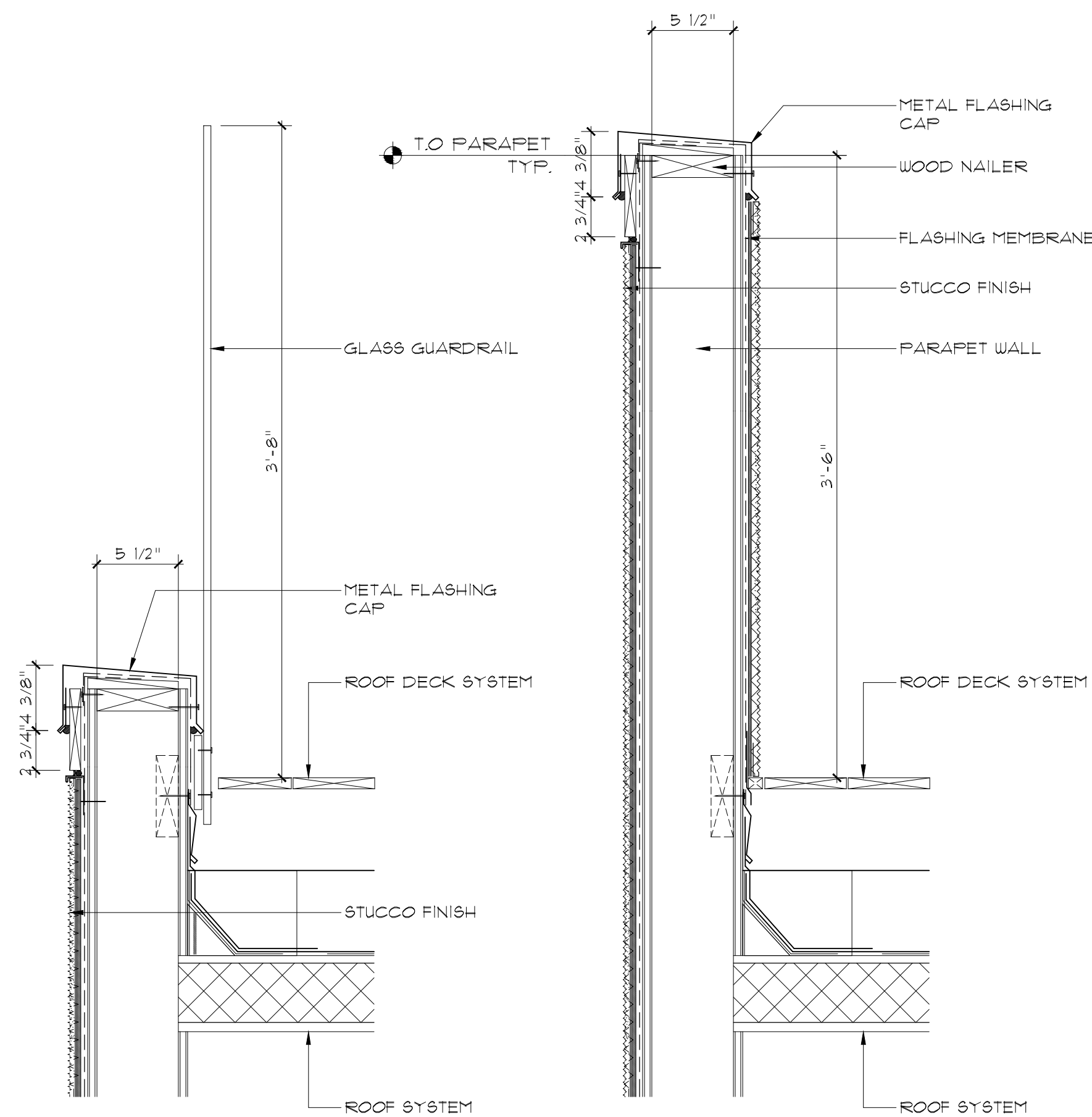
11 MECH. SCREEN ELEVATION
SCALE: 1/2" = 1'-0"



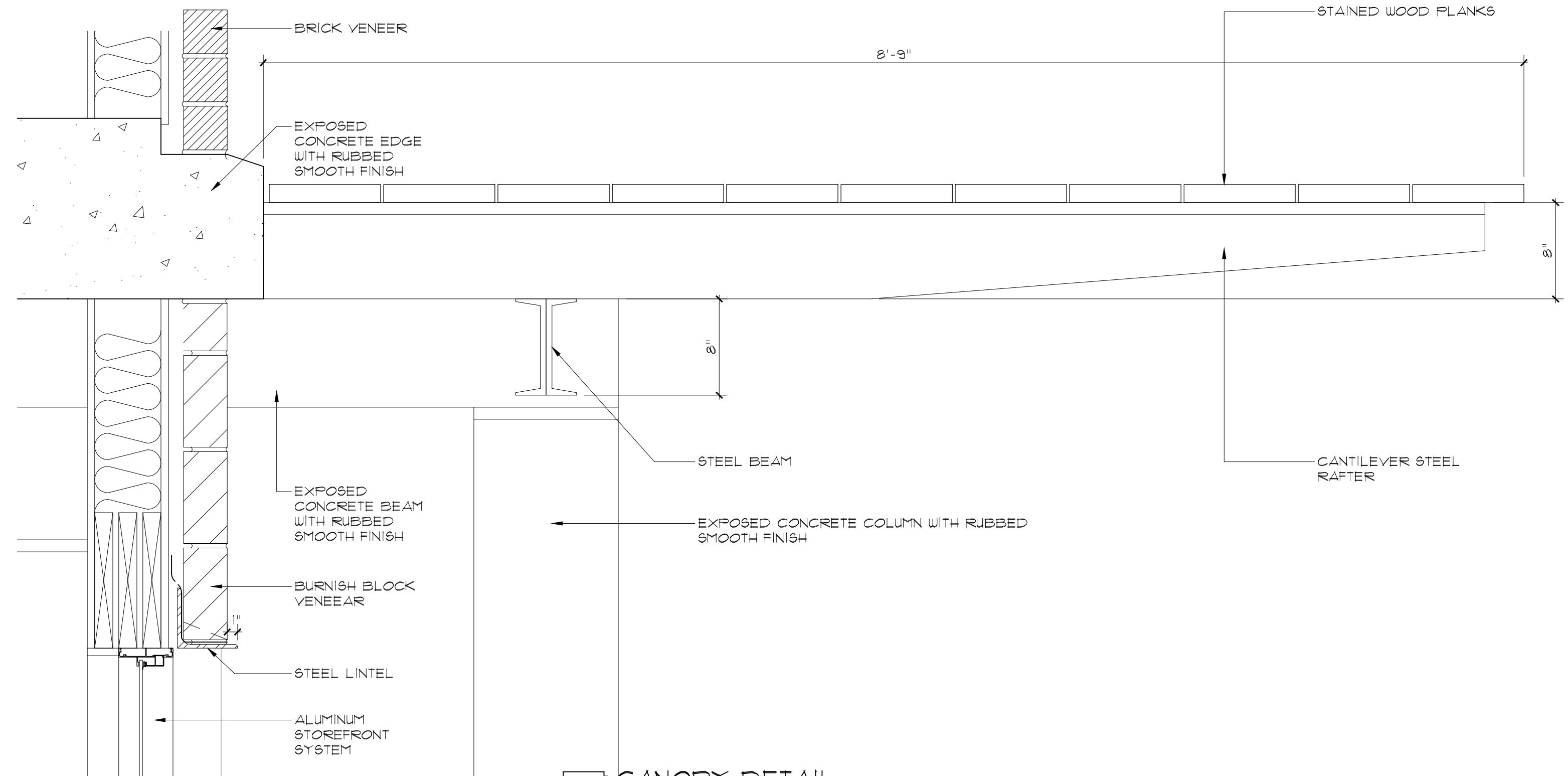
08 MECH. SCREEN @ ROOF
SCALE: 1 1/2" = 1'-0"



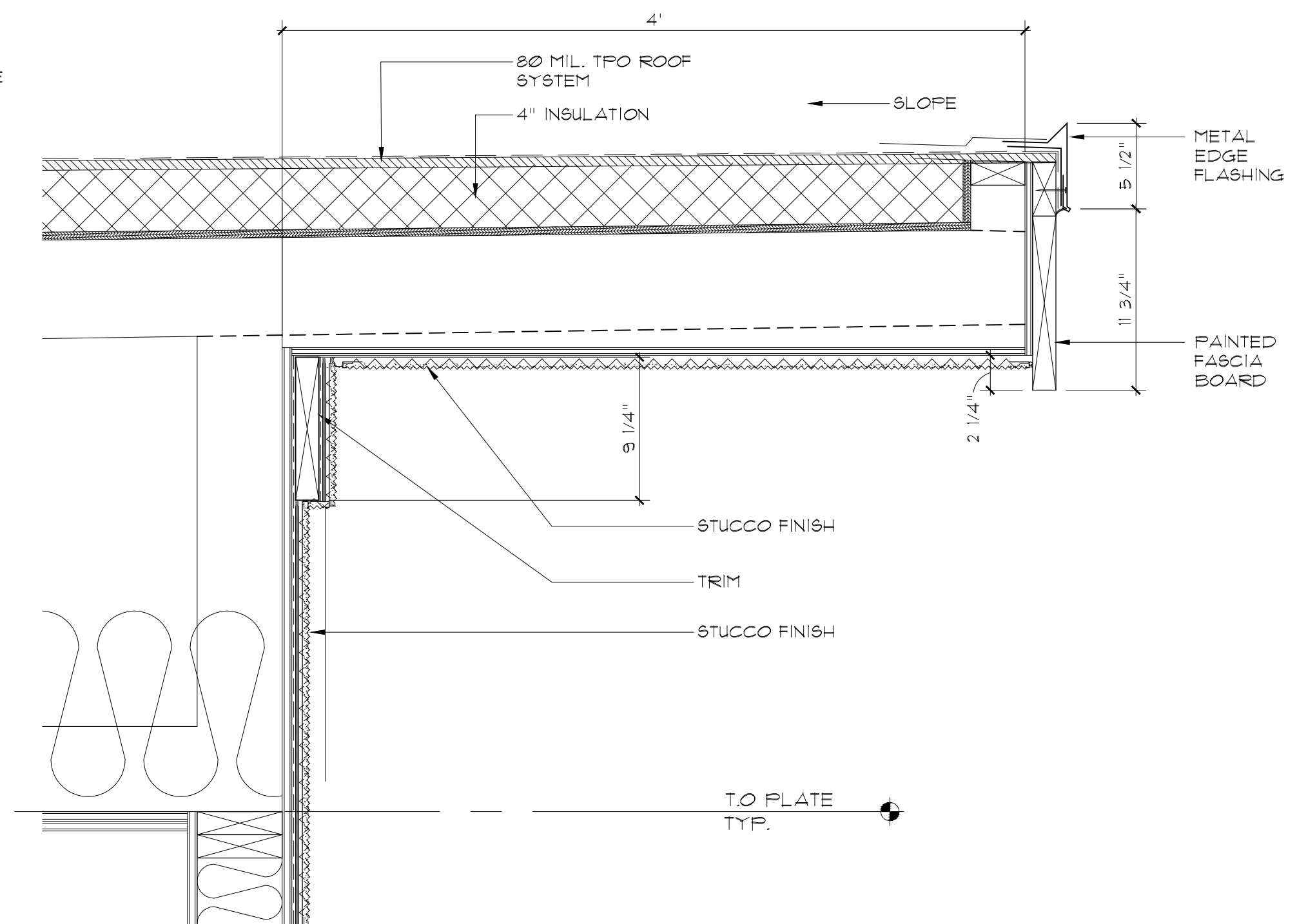
04 ROOF EDGE
SCALE: 1 1/2" = 1'-0"



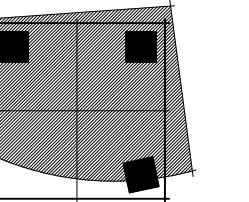
03 PARAPET / GLASS RAIL AT ROOF DECK
SCALE: 1 1/2" = 1'-0"

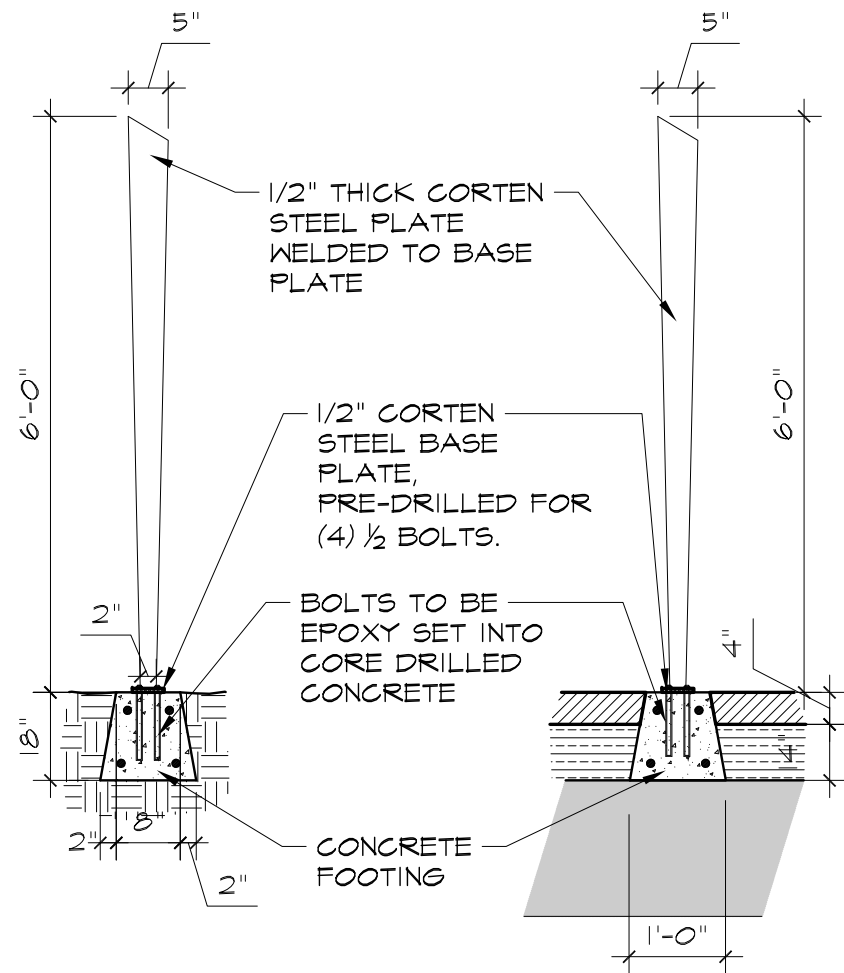


10 CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"



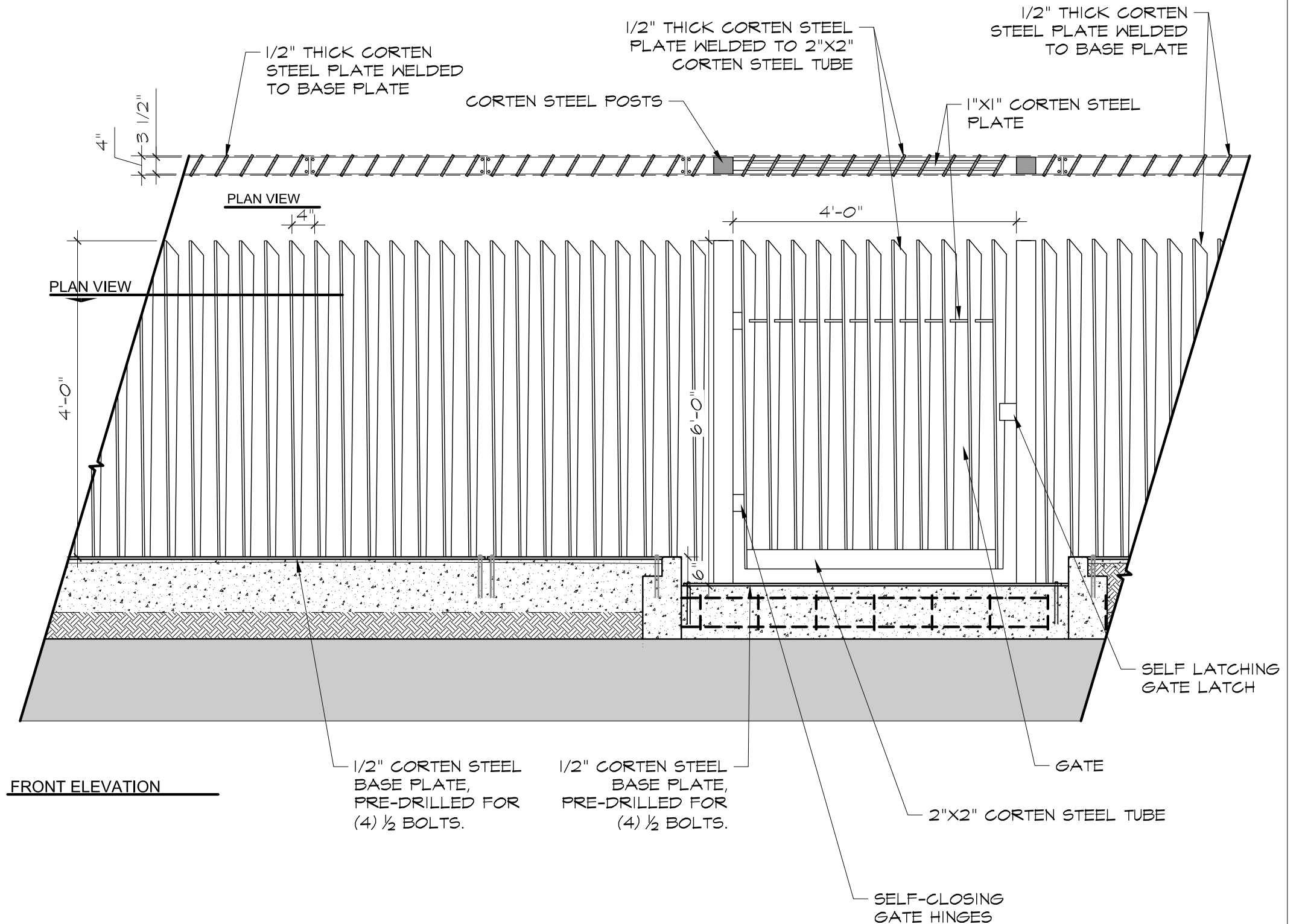
02 ROOF EAVE
SCALE: 1 1/2" = 1'-0"





SECTION 2:
POST @ PLANTING

SECTION 1:
POST @ PAVING



FRONT ELEVATION

Security Fence Elevation

A

Scale: 1/2" = 1'-0"

DETAILS

L4.01

studioOutside

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Block 43, Portland OR

Date 05.02.2013
Issue: Design Review
Job No. 12106
Scale Refer to Detail

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS, SAMPLES, & CUT SHEETS FOR APPROVAL PRIOR TO FABRICATION. SEE LAYOUT PLAN FOR LENGTHS

FIRE PIT GLASS. SIZE TO BE LARGE (3/8"-5/8"). PROVIDE 2" OFFSET FROM LIP OF FIRE PIT

3 ROWS OF STRAIGHT PIPE S.S. BURNERS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1" LAVA ROCK INFILLED WITH COMMON SAND

1/2" CORTEN STEEL SIDES.

1/2" STEEL ANGLES, 18" O.C.

PLANK PAVERS REF. PLAN

1'-6", O.C. TYP.

1'-6", O.C. TYP.

VOID

GAS SUPPLY LINE - REFER TO MEP SHEETS

STRUCTURAL SLAB REF. ARCHITECTURAL

SECTION ELEVATION

PLAN

3 ROWS OF STRAIGHT PIPE S.S. BURNERS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.

FIRE PIT GLASS. SIZE TO BE LARGE (3/8"-5/8"). PROVIDE 2" OFFSET FROM LIP OF FIRE PIT

1" LAVA ROCK INFILLED WITH COMMON SAND

1/2" CORTEN STEEL SIDES.

CONT. 1/2" STEEL PLATE WELDED TO SIDES

PLANK PAVERS REF. PLAN

VOID

STRUCTURAL SLAB REF. ARCHITECTURAL

SECTION

Rectangular Fire Pit

A

Scale: 1" = 1'-0"

DETAILS

L4.02

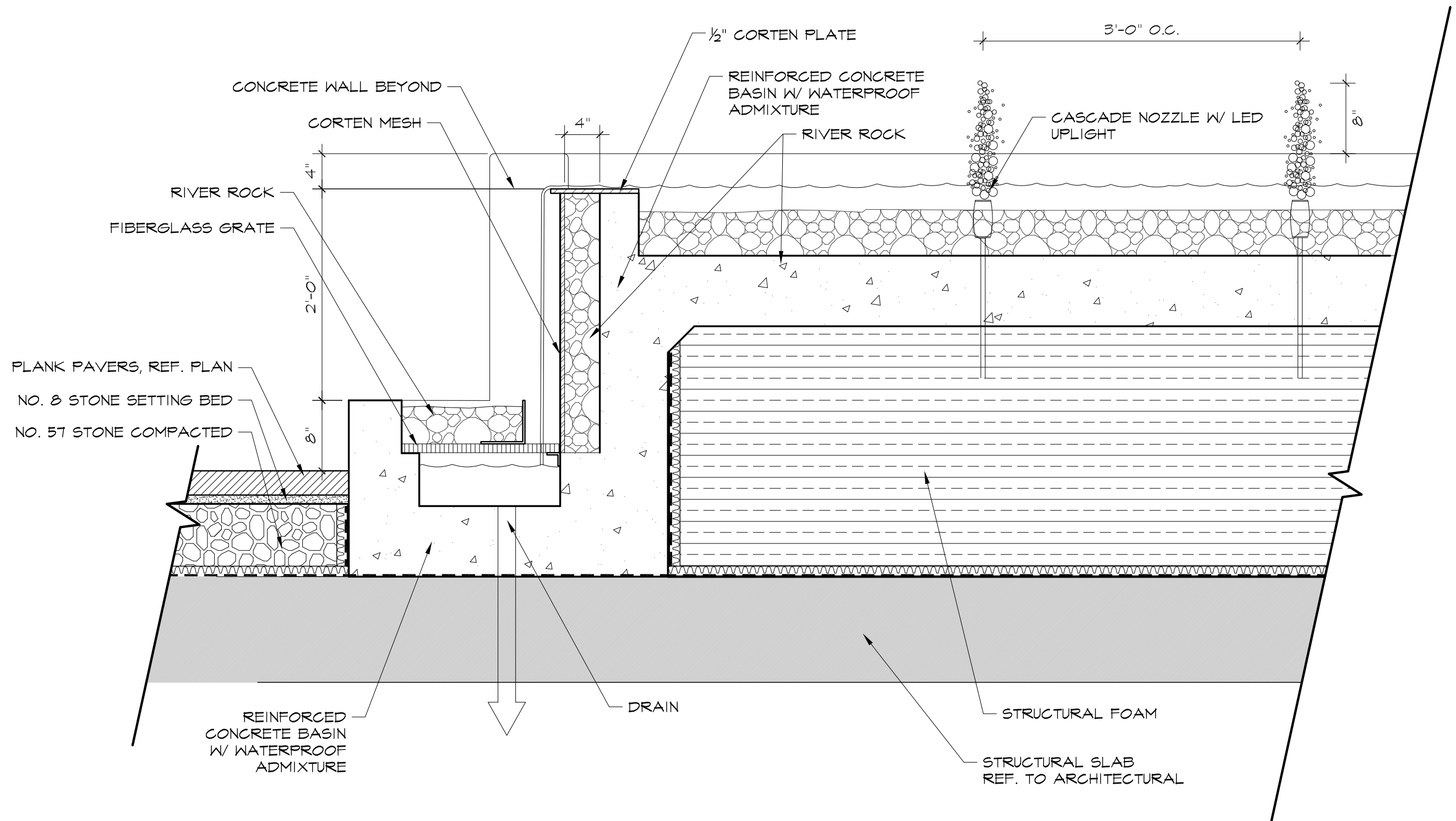
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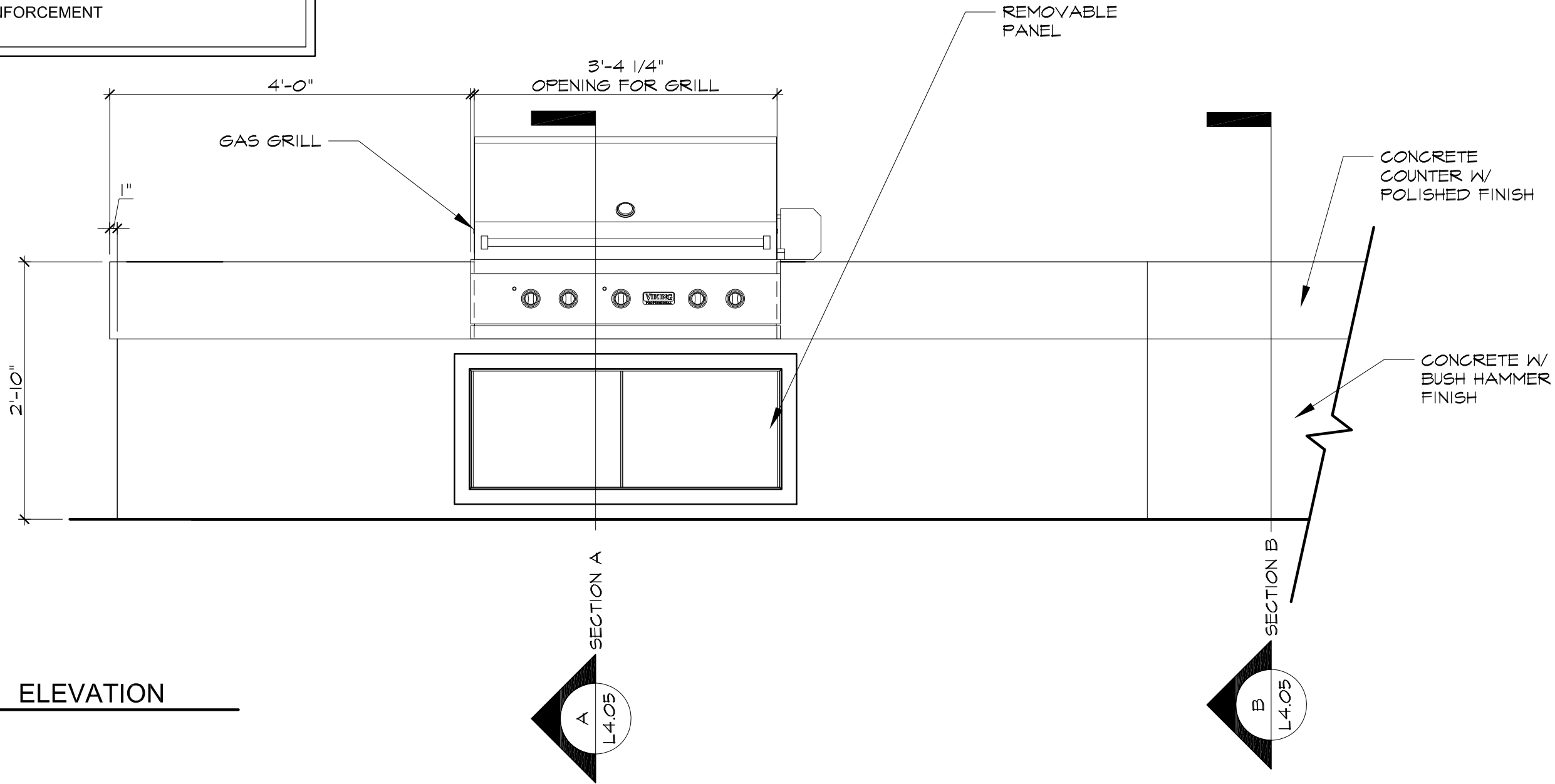
Fountain Section **A**

1"= 1'-0"

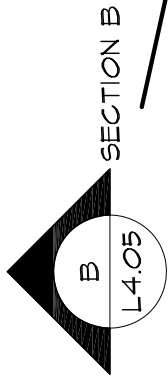
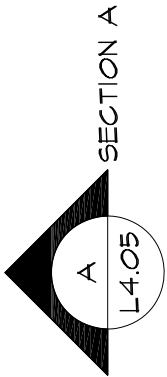
DETAILS	L4.03
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CONTRACTOR TO PROVIDE NATURAL
GAS CONVERSION KIT, GAS TIMER, AND
AN EMERGENCY SHUT VALVE FOR GRILL

REFER TO STRUCTURAL FOR
REINFORCEMENT



ELEVATION

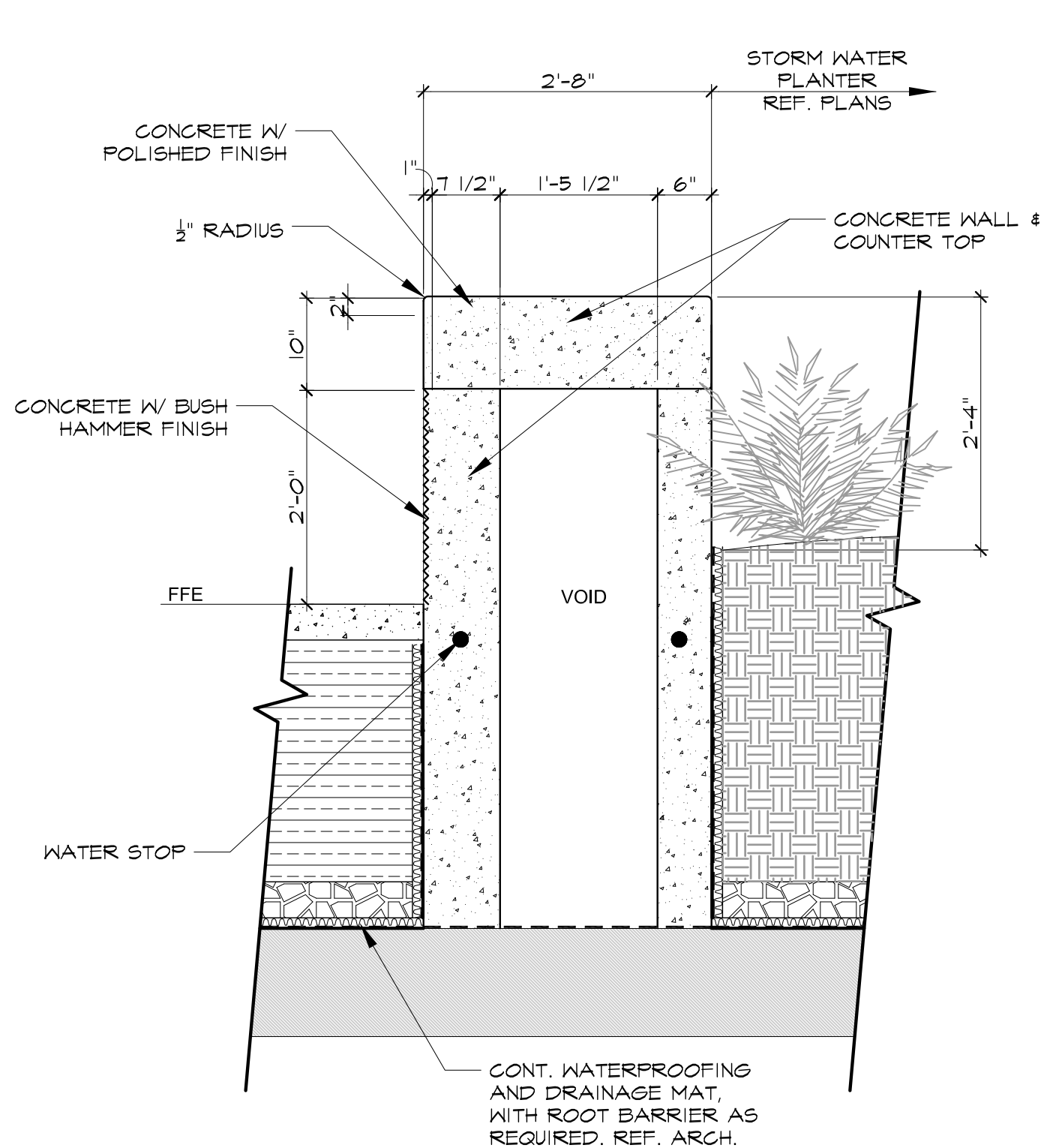


Grill Elevation

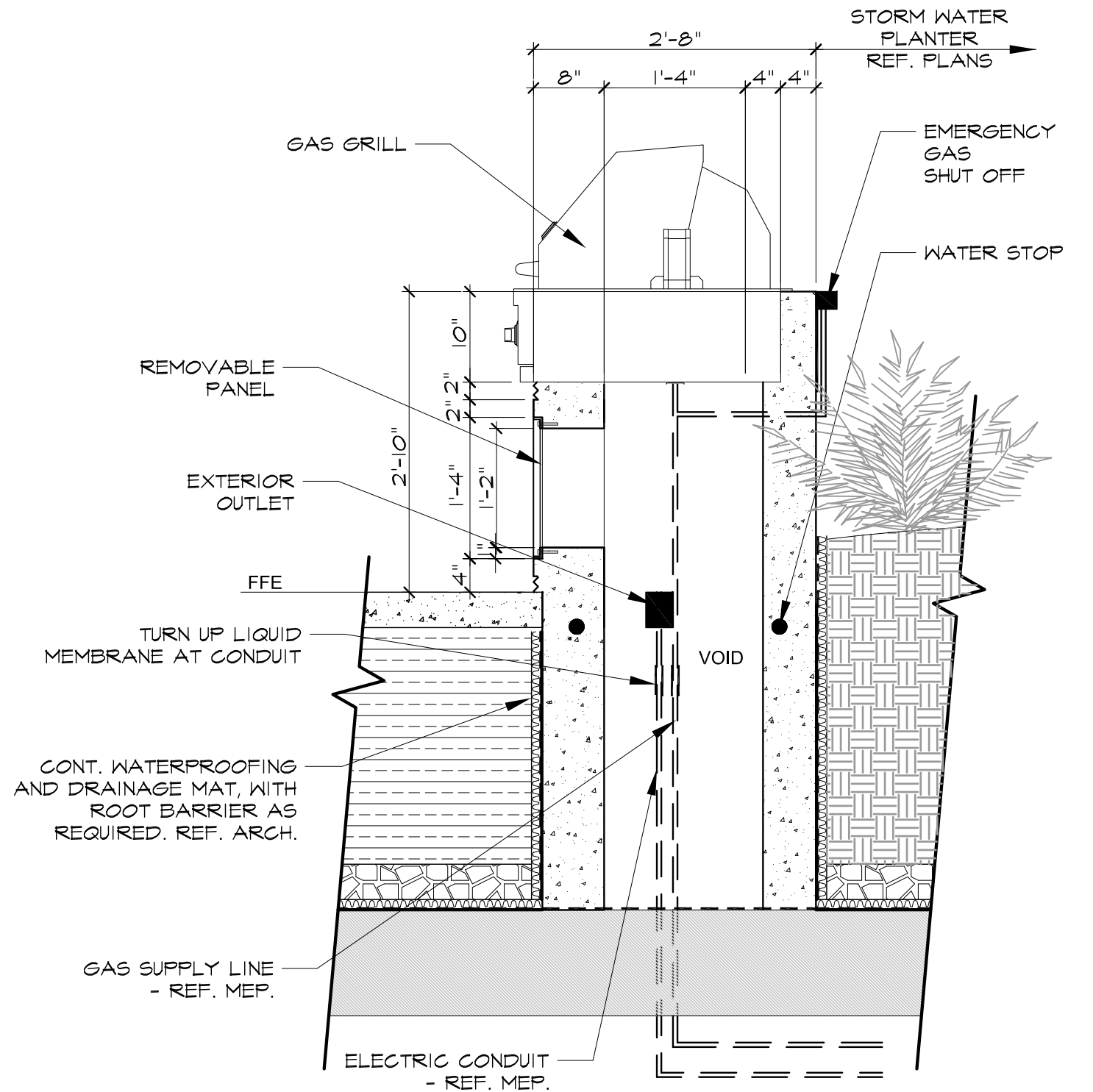
A

3/4"= 1'-0"

DETAILS	L4.04



SECTION B



SECTION A

Grill Elevation

A

3/4" = 1'-0"

DETAILS

L4.05

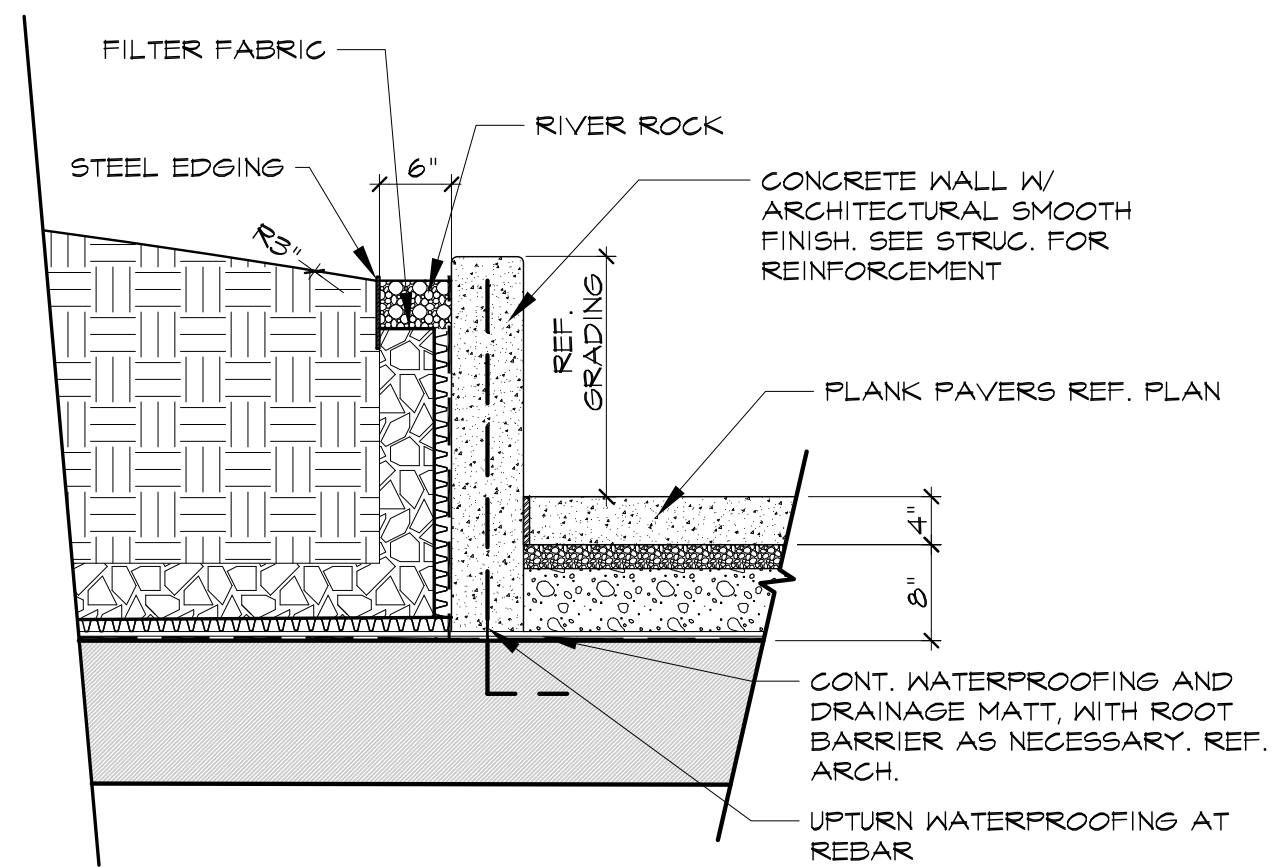
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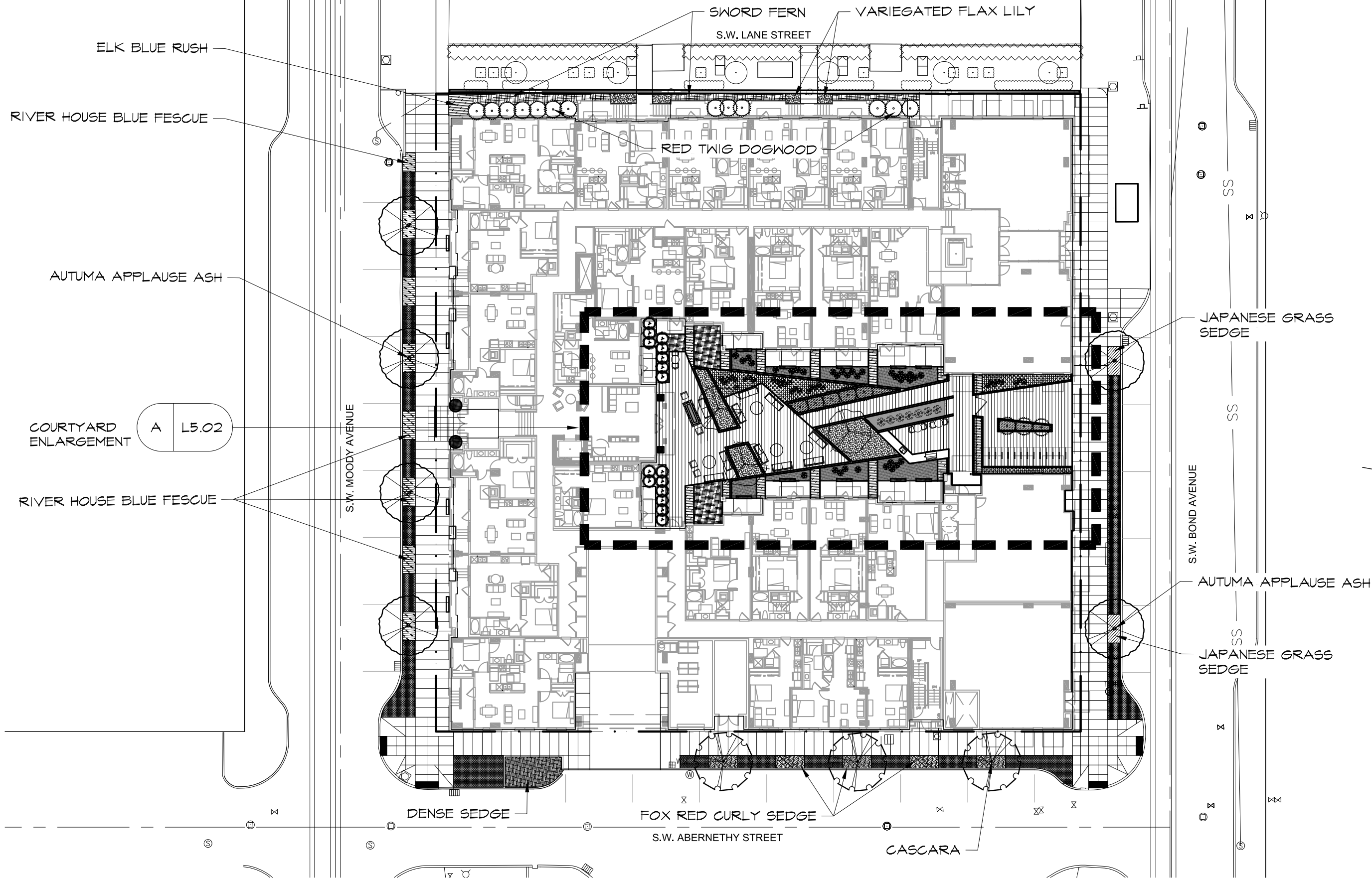
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Job No. 12106
Scale Refer to Detail

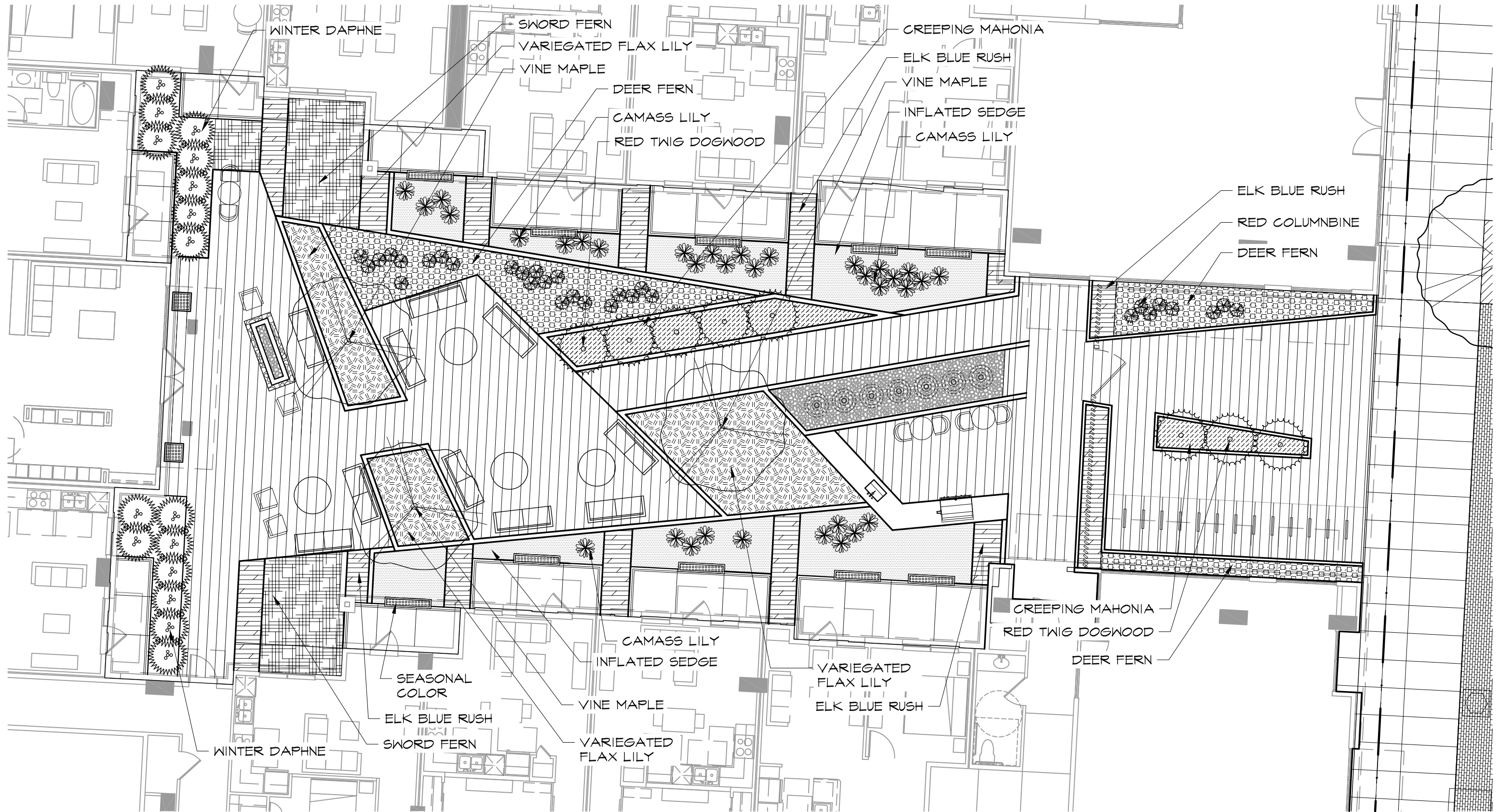


Typical Planter Wall | **A**

Scale: 3/4" = 1'-0"



04.04.13
BLDG PLAN BACKGRO



COURTYARD LANDSCAPE PLAN

L5.02

studioOutside

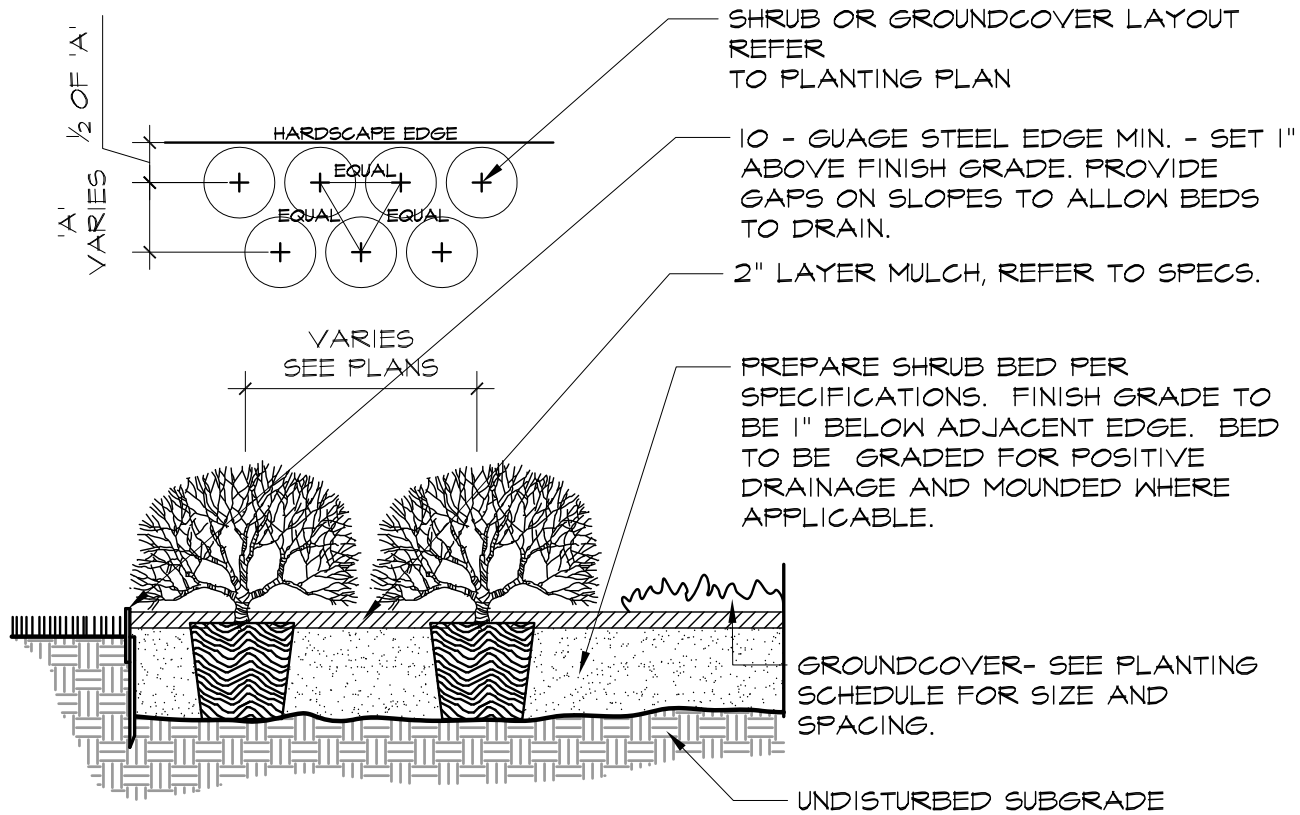
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Date 05.02.2013
Issue: Design Review
Job No. 12106
Scale 1" = 10'-0"

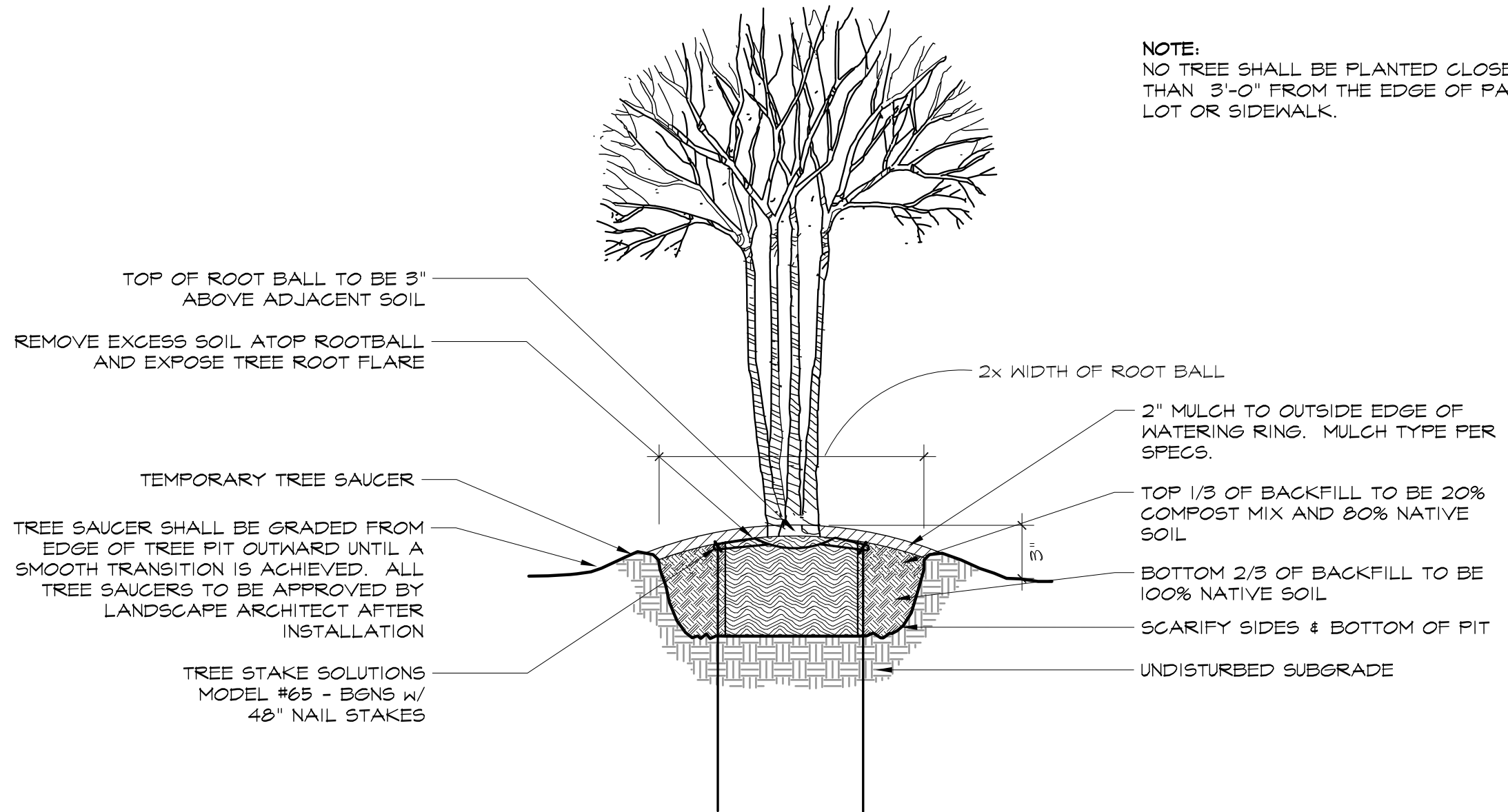


Shrubs & Groundcover

A

Scale: 1/2" = 1' - 0"

PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES					
	AUTUMN APPLAUSE ASH <i>Fraxinus americana</i> 'Autumn Applause'	3.5" CAL.	14'-16'	7'-9'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER.
	CASCARA <i>Rhamnus purshiana</i>	3.5" CAL.	12'-14'	6'-8'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER.
ORNAMENTAL TREES					
	VINE MAPLE <i>Acer circinatum</i>	15' GAL.	36"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, DENSE FOLIAGE TO GROUND, PLANT AS SHOWN.
SHRUBS					
	RED TWIG DOGWOOD <i>Cornus sericea</i> 'Isanti'	10 GAL.	42"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 4' O.C.
	OREGON GRAPE <i>Mahonia aquifolium</i>	7 GAL.	30"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 3' O.C.
	WINTER DAPHNE <i>Daphne odorata</i>	7 GAL.	30"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 3' O.C.
GROUNDCOVERS & PERRENIALS					
	RED COLUMBINE <i>Aquilegia formosa</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT AS SHOWN
	DEER FERN <i>Blechnum spicant</i>	5 GAL.	12"	18"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	CAMAS LILY <i>Camassia leichtlinii</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT AS SHOWN
	JAPANESE GRASS SEDGE <i>Carex morrowii</i> 'Ice Dance'	1 GAL.	8"-10"	10"-12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	FOX RED CURLY SEDGE <i>Carex Buchananii</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	DENSE SEDGE <i>Carex densa</i>	1 GAL.	10"-12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	VARIEGATED FLAX LILY <i>Dianella tasmanica</i> 'Variegata'	5 GAL.	12'	18"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	INFLATED SEDGE <i>Carex vesicaria</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	RIVER HOUSE BLUES FESCUE <i>Festuca californica</i> 'RiverHouse Blues'	1 GAL.	8"	8"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	ELK BLUE RUSH <i>Juncus patens</i> 'Elle Blue'	3 GAL.	18"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	CREeping MAHONIA <i>Mahonia repens</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 3' O.C.
	SWORD FERN <i>Polystichum munitum</i>	5 GAL.	18"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 24" TRIANGULAR SPACING
	SEASONAL COLOR	4" POT	6"	6"	



Container Grown Multi-Trunk Ornamental

A

Scale: 1/2" = 1' - 0"

PLANT DETAILS

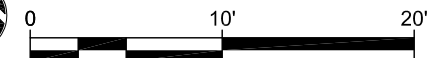
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studioOutside

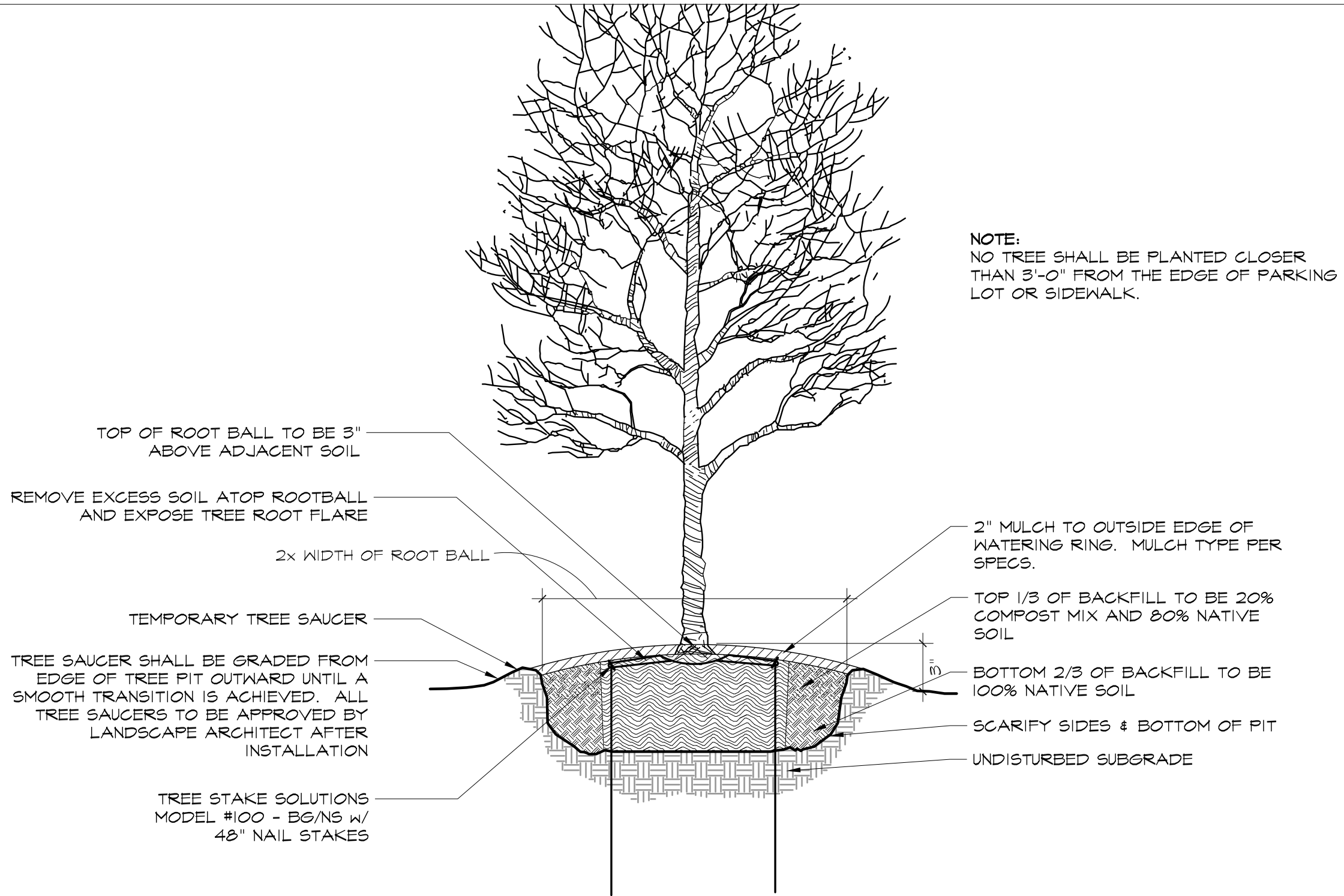
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Container Grown - 5" or Smaller

A

Scale: 1/2" = 1' - 0"

PLANT DETAILS

L5.05

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Planting - Canopy Trees



Fraxinus americana 'Autumn Applause'



Rhamnus purshiana

Planting - Ornamental Trees



Cornus nuttali

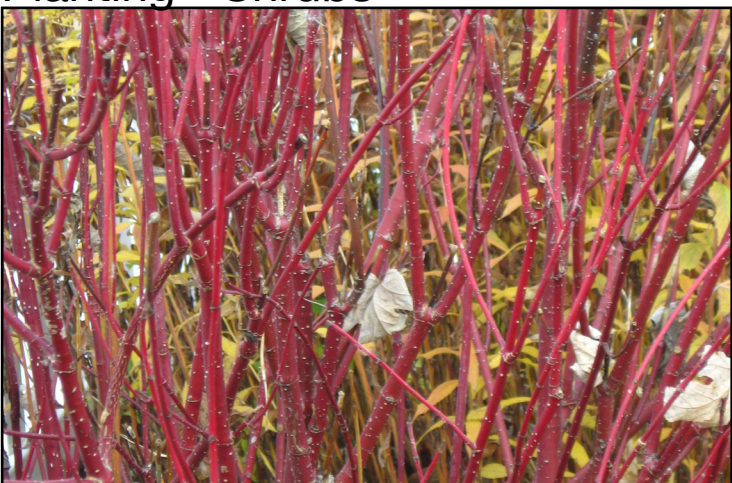


Acer circinatum

Planting - Shrubs



Acer palmatum 'Burgundy Lace'



Cornus sericea 'Isanti'



Mahonia aquifolium



Philadelphus coronarius

Planting - Groundcovers and Perennials



Blechnum spicant



Carex morrowii 'Ice Dance'



Carex buechananii



Carex densa

Planting - Groundcovers and Perrenials



Dianella tasmanica 'Variegata'



Dianella tasmanica 'DR 500'



Carex vesicaria



Erigeron glaucus



Festuca californica 'RiverHouse Blues'



Iris tenax



Juncus patens 'Elle Blue'



Mimulus cardinalis



Miscanthus sinensis 'Adagio'



Camassia leichtlinii



Polystichum munitum