

UNICORN OVERTON

DESIGN HEARING CHECK-IN

MARCH 20, 2014

Project Design Team

Owner's Representative:
Unico Properties LLC

Architect:
ZGF Architects LLP

Associate Architect:
Ankrom Moisan Architects, Inc.

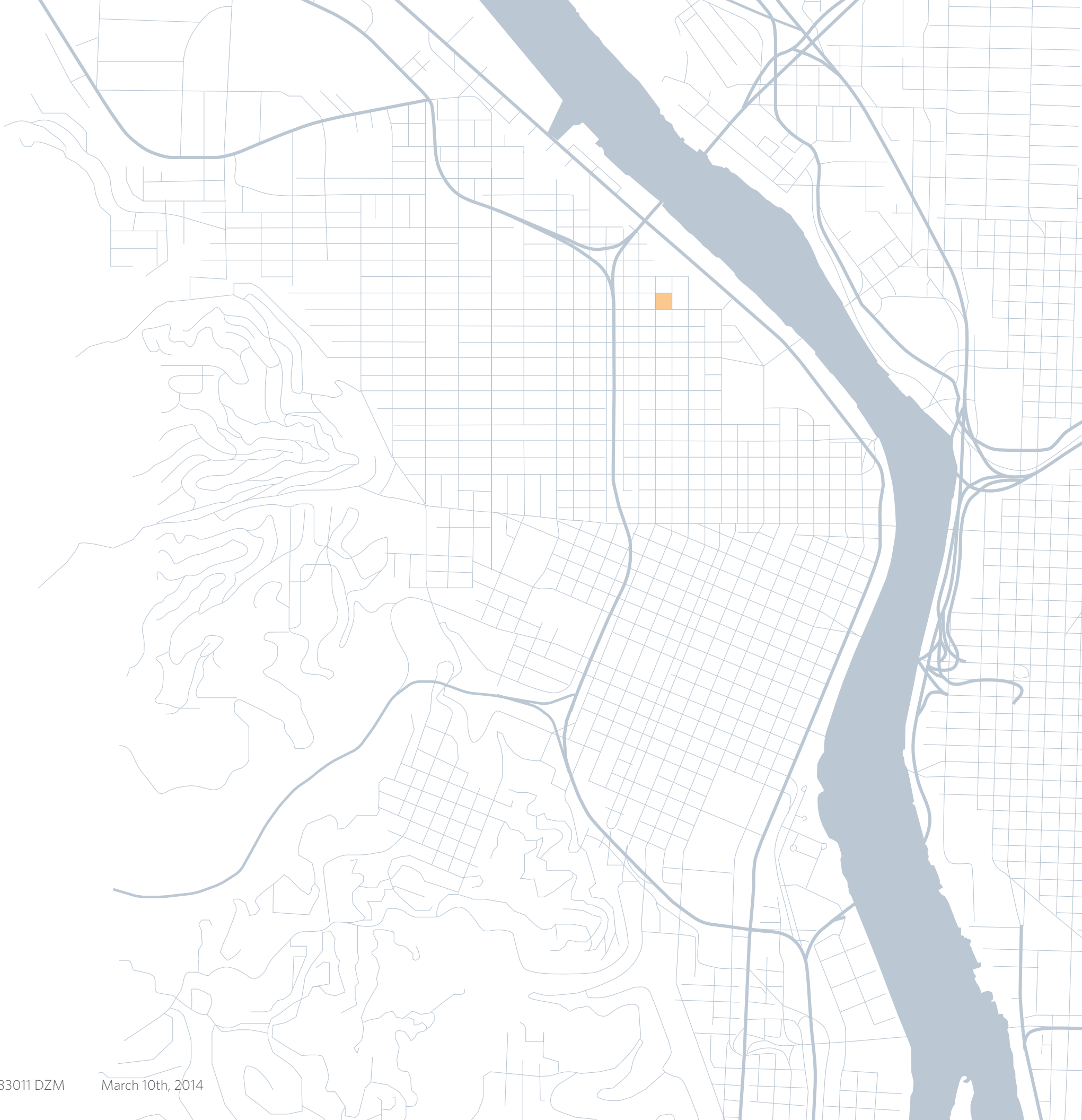
Civil Engineer:
Harper Houf Peterson Righellis, Inc.

Structural Engineer:
KPF Consulting Engineers

Design Build Mechanical, Plumbing and Electrical Subcontractors:
Ocean Park Mechanical
DYNA Electric

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COMMENTS FROM DESIGN HEARING ON 2/20/2014

SUMMARY OF DESIGN HEARING COMMENTS

SE PLAZA

If you don't develop the SE corner with a building (which is preferred by a majority), then make that landscape space a space for people and a way from the street corner into the plaza.
The building wall is far from Overton.
The entry overhang is low and deep and creates an unfriendly covered space. Not a hospitable entrance. Columns seem undersized and institutional.
With the removal of a port cochere (which is a good thing), the tower landing on columns and a large plaza lose their original intention.
The plaza paving pattern is nice, but not good with poured-in-place - there will be cracking problems. The preference for a plaza surface is stone or pre-cast.
Poured concrete is not nice. Too much concrete. Concrete columns not nice.
Plaza is lacking texture, color, art, details to make it feel like you are "home".
If plaza stays, think about furniture, art, plantings inside and outside so there is connection between the 2 spaces. The plaza needs places to be.
The indoor/outdoor room design/concept could be better informed by some of the more successful hotels that have similar situations.
Don't rely on an event to make the space. There won't be many events. Make it a place for everyday. Define spaces.
No back corridors for live/work and townhomes. Townhomes could be accessed from 12th. Live/work could have access off the plaza, too.

PODIUM

Why are live/work and townhomes so different? The live/work are much more successful. The 2 bars can have subtle distinctions b/c they are at different streets and are different types of housing, but with all the differences all the way around the podium, they may want to be more similar.
Why can't the 12th bar be a consistent height? By bringing the East bar to Overton, 1-story seems too low - make it 2 stories.
Too much blank wall area.
Garage entry needs to move and come to street.
South elevation - too much blank wall, doesn't address street, not engaging with the pedestrian, very suburban.
Make the West bar like the East bar - make the West a "wing".
West is successful - take it to the east, north and south. East is consistent, has a good % of glass, it is urban/raw, it is simple and straightforward.
Lots of corners have blank walls. SE corner is prime retail corner. NE was called out b/c lacking in cohesion, too. Activate corners.
The tower can't breathe at the north. Not a compelling composition.
Loading/back-of-house has extra dead space. Make it more efficient and reclaim space for active uses.

LANDSCAPE

Tree plan is strange. If the landscape plans across the streets are informing your street tree choices, show that so we better understand the choices you are making.

COLOR

Too strong, too pronounced.
Afraid of too pink.
Hope is for more subtle, neutral tones.
The color doesn't work so well at the tower walls b/c it isn't volumetric - it is only graphic. It is nice at the top where it is volumetric. (Not suggesting it should only be at the top b/c the whole idea is lost, just pointing out where and why it works.)
One supporter for color b/c it is artistic and playful.
The DAR drawings seemed to be smokier/ephemeral. The red is too real and too solid now.
If red went to grey, you'd have a neutral/subtle color and it would better integrate with base.
Have you considered no color?
The tower is unbalanced because it is heavy at the corners where it wants to be light. Crystalline tower sounds nice.

COHERENCY

To solve the coherency problem you will lose things. Big shifts are needed to take to heart our comments. Big coherency problems. Tower and base are not related. They are each doing their own thing.
Tower is not resolved with base. East podium elevation is different - too much.
Static vs. dynamic. Too much tension. Unresolved tension. One is so static and one is so dynamic. Resolve this. Would a twist in the base help? Would a static tower help?
Tower touches tenuously in plaza - "embarrassed" to be there. It needs to land in plaza with incredible intention.
If you keep a twist, you've created significant problems to resolve.
Round columns are incongruous with the whole base.
One supporter for thin columns.
Poor composition at base all around.
You denied the twisted form to come down.
Stair from plaza to rooftop gardens is an awkward form.
With a twist, the project fails b/c the negative space at the ground kills the activation of the street.
Have you considered a really strong base, where the tower lands on the podium?
The building is doing too much. Would rather 1 or 2 strong ideas done well.

12TH AVENUE


One supporter for landscaping and decks to be the space b/w units and street. Maybe others, but majority support for stoops.
Make it an urban edge and introduce stoops with entry doors. (look at the project at NW 11th and Hoyt.)
You could bring f.f. of townhomes lower so you need fewer steps.

13TH AVENUE

Preference for a well-detailed continuous canopy now.
The dock seems too low to be warranted.

DESIGN REVIEW HEARING - FEEDBACK SUMMARY

SUMMARY OF DESIGN HEARING COMMENTS

- 
1. Stronger base, lighter tower
 2. Float the tower
 3. Hold SE Corner
 4. Activate Edges
 5. More intimate plaza/courtyard
 6. Consistent Architectural Language
 7. Add stoops
 8. Additional canopy cover
 9. More Glazing

CONCEPT REFINEMENT

ORIGINAL CONCEPT

TOWER

The efficiently planned 250' tall residential point tower is centrally placed on the site to extend the view zone between the building and its neighbors. The tower's alignment is also rotated off the urban grid and optimized to further **increase views and daylight** opportunities for residents. This alignment is significant in **defining the dialogue** between the building and the river as it parallels the Willamette's edge. This rotated plan will increase residents' privacy and minimize direct viewing into neighboring tower's residential spaces. **Light and airy**, the tower rises above the podium to brighten the skyline with window wall and textured metal panel facades.

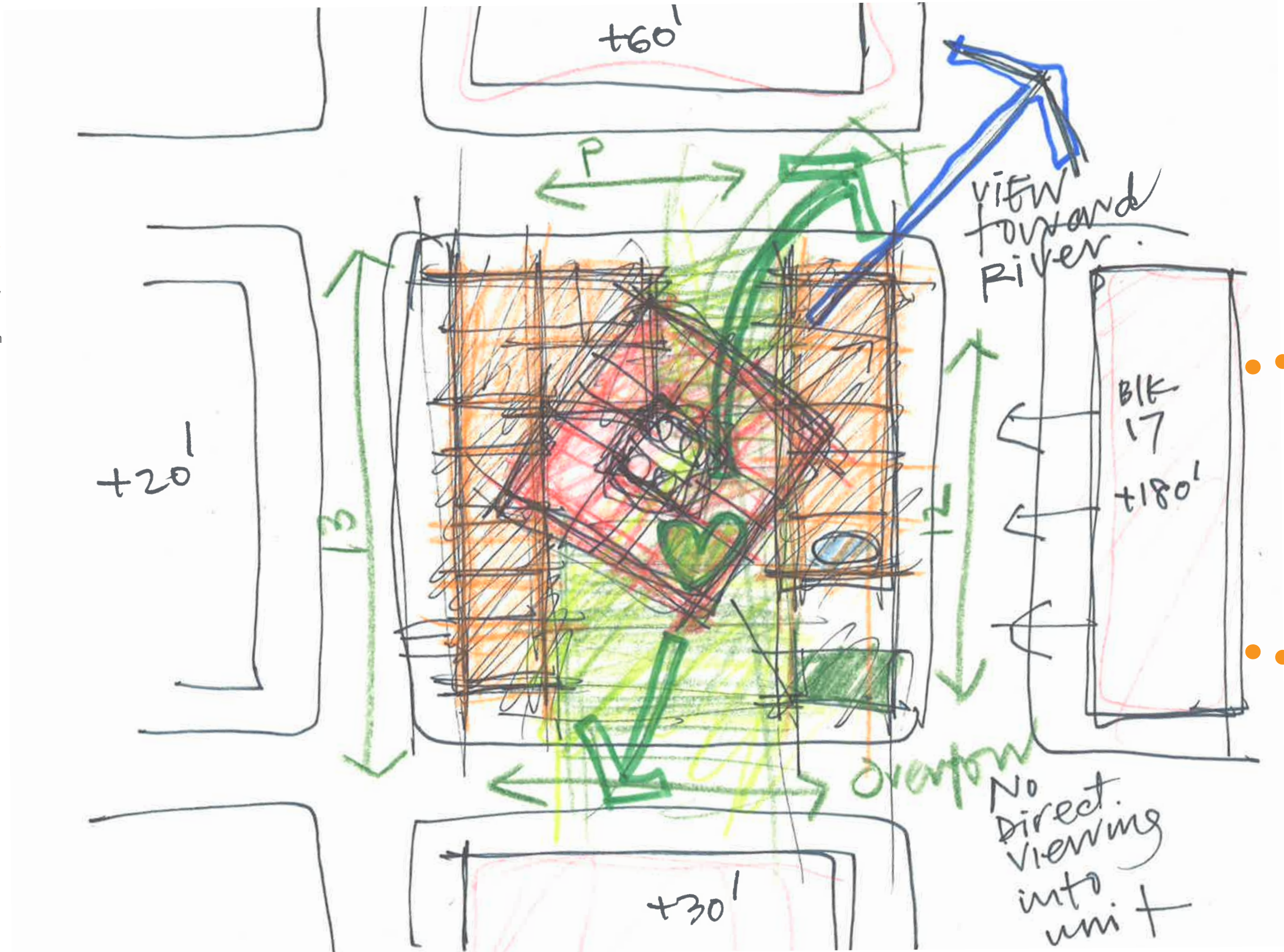
PODIUM

The podium **anchors the building** to the neighborhood. It is grounded with richly hued masonry walls punctuated by glazed and unglazed openings. Drawing on influences **reminiscent of the warehouse district**, it incorporates an elevated sidewalk / dock amenity and will be designed to **accommodate flexibility**. The third level will provide prime indoor and outdoor amenity spaces.

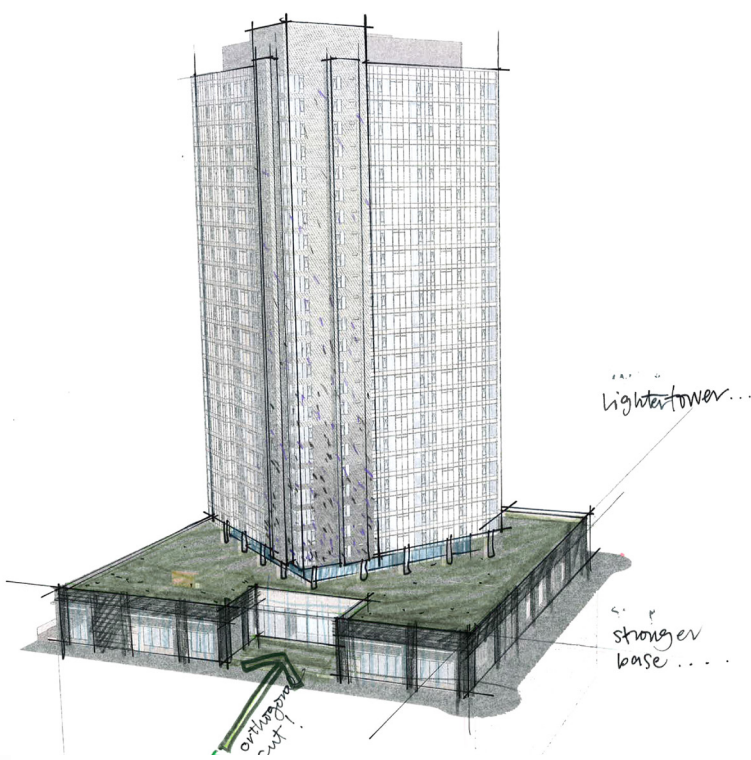
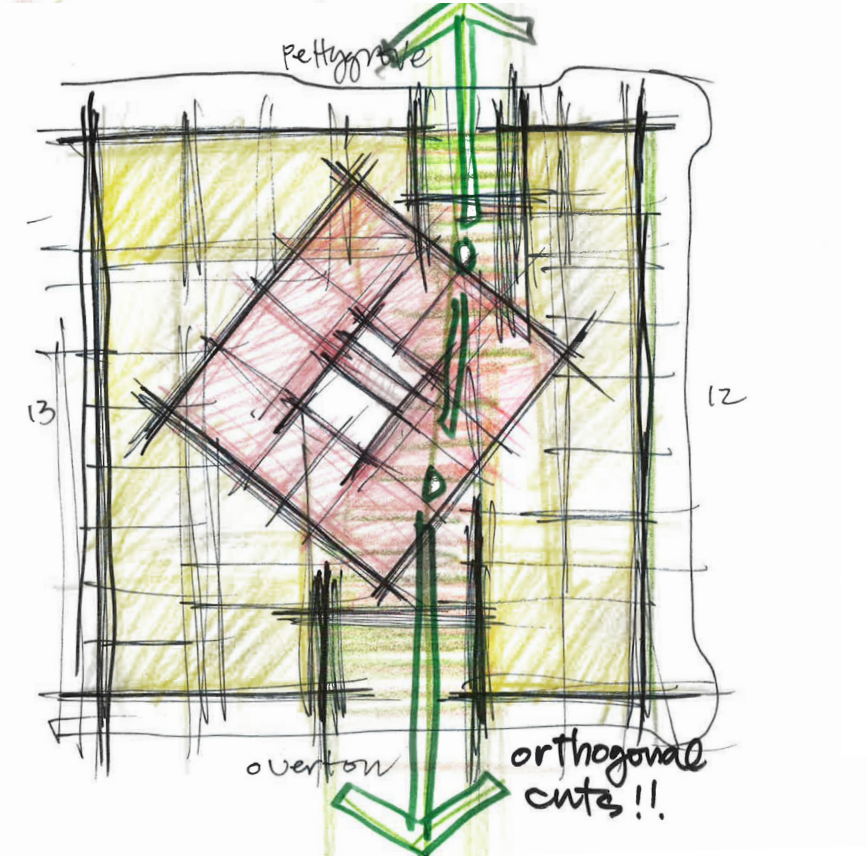
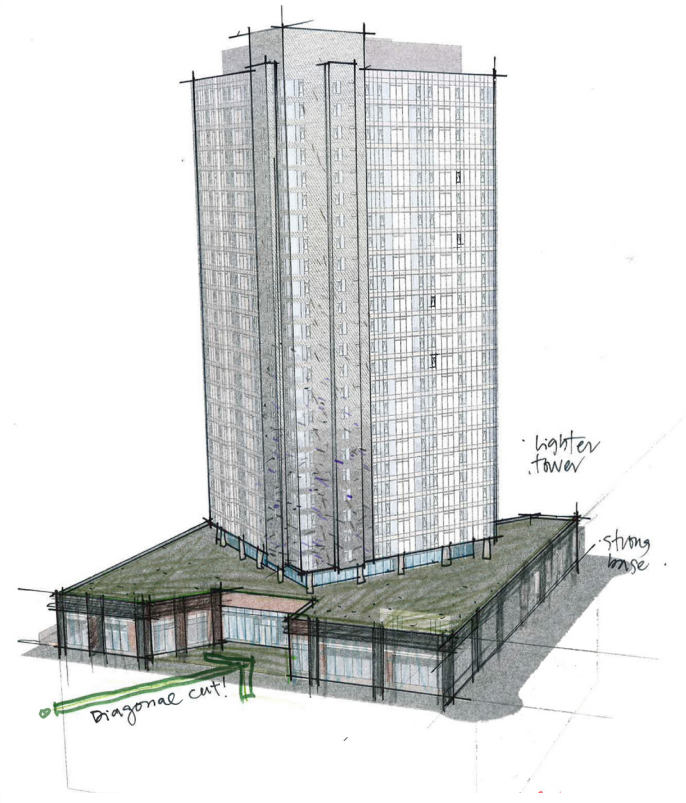
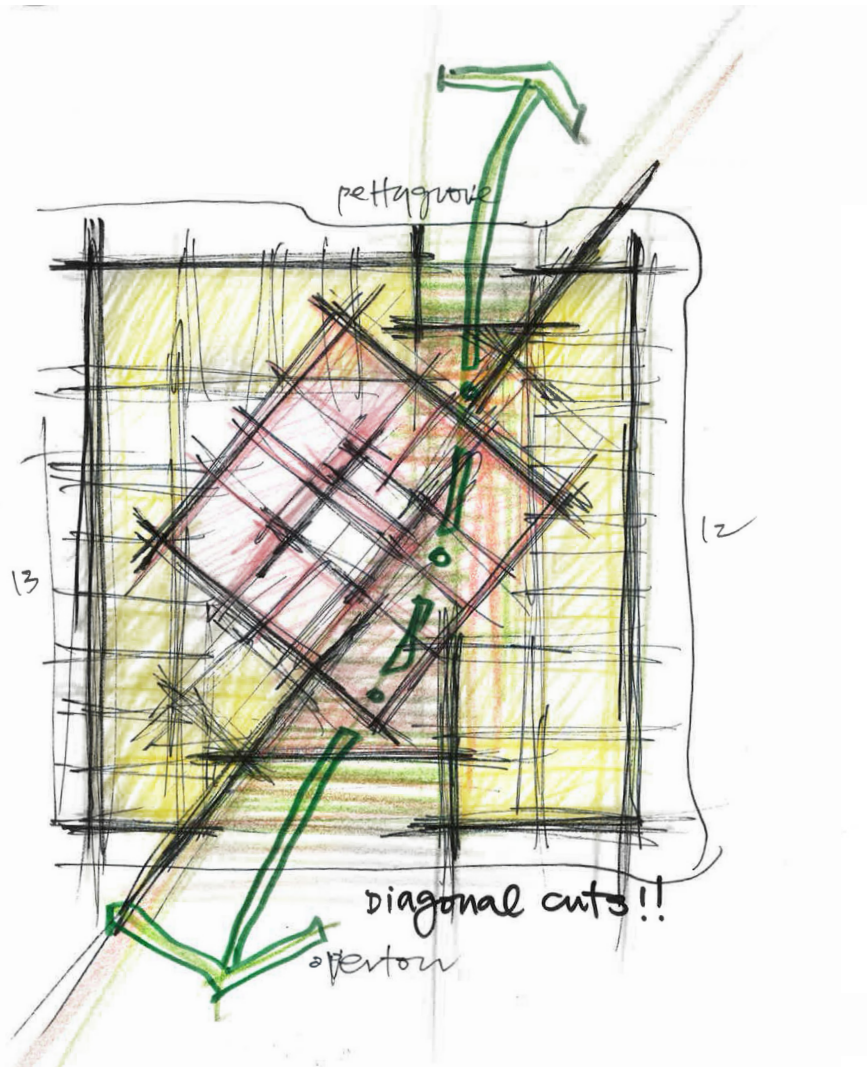
SITE

The northern street face is defined by one and two story retail and residential support space. Additional retail, live/work units, and townhomes flank the east and west sides further **establishing the urban edges** for the project.

The **grand building lobby** is centrally located on site with a large **welcoming plaza facing south**. The lobby and plaza are integral, forming a virtually **seamless indoor and outdoor room**. Trees and landscaped planters work together to **maintain the building lines** and form inviting places for respite. The smaller Pettygrove plaza entrance faces north and provides a second pedestrian entry off of the primary green street. This court offers a more private outdoor patio and garden for the townhouse tenants and others to enjoy. Drop off and parking access is from 12th Avenue. Service access is from 13th Avenue.



CONCEPT REFINEMENT



DIAGONAL VS. ORTHOGONAL AT THE PODIUM

In the process of further refinement at the podium, the incorporation of both formal diagonal and orthogonal moves were studied. The diagonal cuts served as an acknowledgement of the strong diagonal tower placement and provided the opportunity for the tower to 'read' at the façade. Conversely, the orthogonal cuts establish a strong unified base above which the light and airy tower is free to differentiate itself. The current design illustrates the incorporation of these orthogonal moves.

OPTION 1 : DIAGONAL

- Strong, consistent base with lighter, floating tower above
- Hold all edges with activities
- Diagonal cut at plaza/courtyard to relate to tower above

OPTION 2 : ORTHOGONAL

- Strong, consistent base with lighter, floating tower above
- Hold all edges with activities
- Orthogonal cut at plaza/courtyard to juxtapose with the floating tower above



OPTION 1 : DIAGONAL

- Strong, consistent base with lighter, floating tower above
- Hold all edges with activities
- Diagonal cut at plaza/courtyard to relate to tower above

STUDY 1



STUDY 2



STUDY 1



STUDY 2



OPTION 2 : ORTHOGONAL

- Strong, consistent base with lighter, floating tower above
- Hold all edges with activities
- Orthogonal cut at plaza/courtyard to juxtapose with the floating tower above

CONCEPT REFINEMENT

THE OVERTON

ZGF
ZIMMER GUNDEL FRANK ARCHITECTS LLP

AM
Ankrom Moisan

File No. LU 13-233011 DZM

March 10th, 2014

CURRENT BUILDING DESIGN



VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST

CURRENT BUILDING DESIGN

CURRENT CONCEPT

The original concept project description for the tower and podium remains unchanged with the refined current design. What has changed in the current concept is the relationship the building has to the immediate site, the poise of the level 3 podium roof, and the use of materials throughout. The design has embraced the idea of a solid, clean, and grounded podium with a lighter tower floating above.

The revised podium claims the site with stronger urban edges at all four facades and corners. Retail has been relocated from the northwest corner to the south façade flanking the main entrance and reaching to the southeast corner. Townhomes remain along NW 12th Avenue and wrap the northeast corner along Pettygrove. Live/Work units remain along NW 13th Avenue and wrap the northwest corner along Pettygrove. The single story units that once graced the podium roof have been removed in favor of a clean plane of eco-roof and terrace.

The once spacious south pedestrian plaza has been reduced to a much more intimate court and is the primary entry sequence for both the residential tower and adjacent retail. The north entry court has also been refined in layout and landscape composition. In both locations finer grained materials and textures have been introduced. In lieu of poured in place concrete paving, we've proposed a mix of cast concrete and concrete unit pavers. Accent units in the paver pattern will further increase the degree of texture.

The materiality of the tower and podium has also been enhanced. In place of earthy toned painted metal panels we have incorporated naturally colored stainless steel tiles. The use of these tiles provides for a more refined gradation from dark to light and the opportunity to dial in just the right amount of color for interest and resulting in a lighter appearance. At the podium, the design has held on to the rich clinker brick façade but has introduced vertical wood cladding at resident townhome entryways for warmth and texture.



VIEW LOOKING NORTHEAST ALONG PETTYGROVE

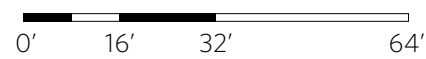
LEVEL 01 - PREVIOUS



LEGEND

- - - PROPERTY LINE
- HOUSING UNITS
- RETAIL
- MAIL / LEASING
- SERVICE
- CIRCULATION
- AMENITY
- GREEN SPACE

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



PREVIOUS BUILDING DESIGN

THE OVERTON

ZGF
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File No. LU 13-233011 DZM

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LEVEL 01 - CURRENT



CURRENT BUILDING DESIGN

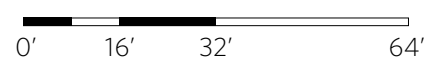
PREVIOUS LEVEL 02 - UPPER LIVE/WORK AND TOWNHOMES



PREVIOUS LEVEL 03 - AMENITIES/OUTDOOR



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



--- PROPERTY LINE

HOUSING UNITS

MAIL / LEASING

CIRCULATION

AMENITY

RETAIL

SERVICE

GREEN SPACE

PREVIOUS DESIGN

THE OVERTON

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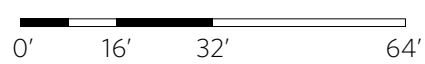
CURRENT LEVEL 02 - UPPER LIVE/WORK AND TOWNHOMES



CURRENT LEVEL 03 - AMENITIES/OUTDOOR



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



--- PROPERTY LINE

■ HOUSING UNITS

■ MAIL / LEASING

■ CIRCULATION

■ AMENITY

■ RETAIL

■ SERVICE

■ GREEN SPACE

CURRENT DESIGN

THE OVERTON

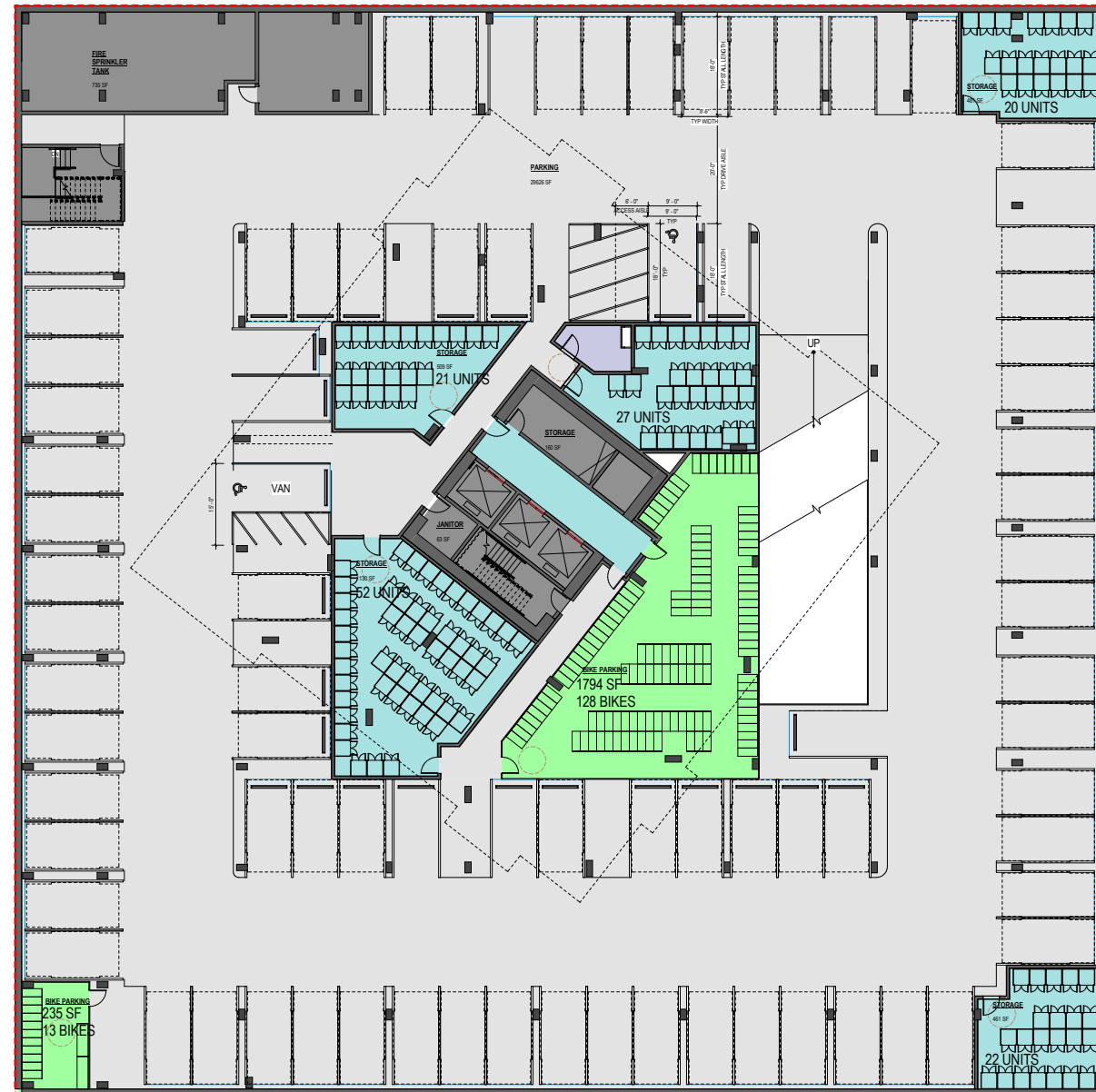
ZGF
ZIMMER GUNDEL FRANK ARCHITECTS LP

Ankrom Moisan

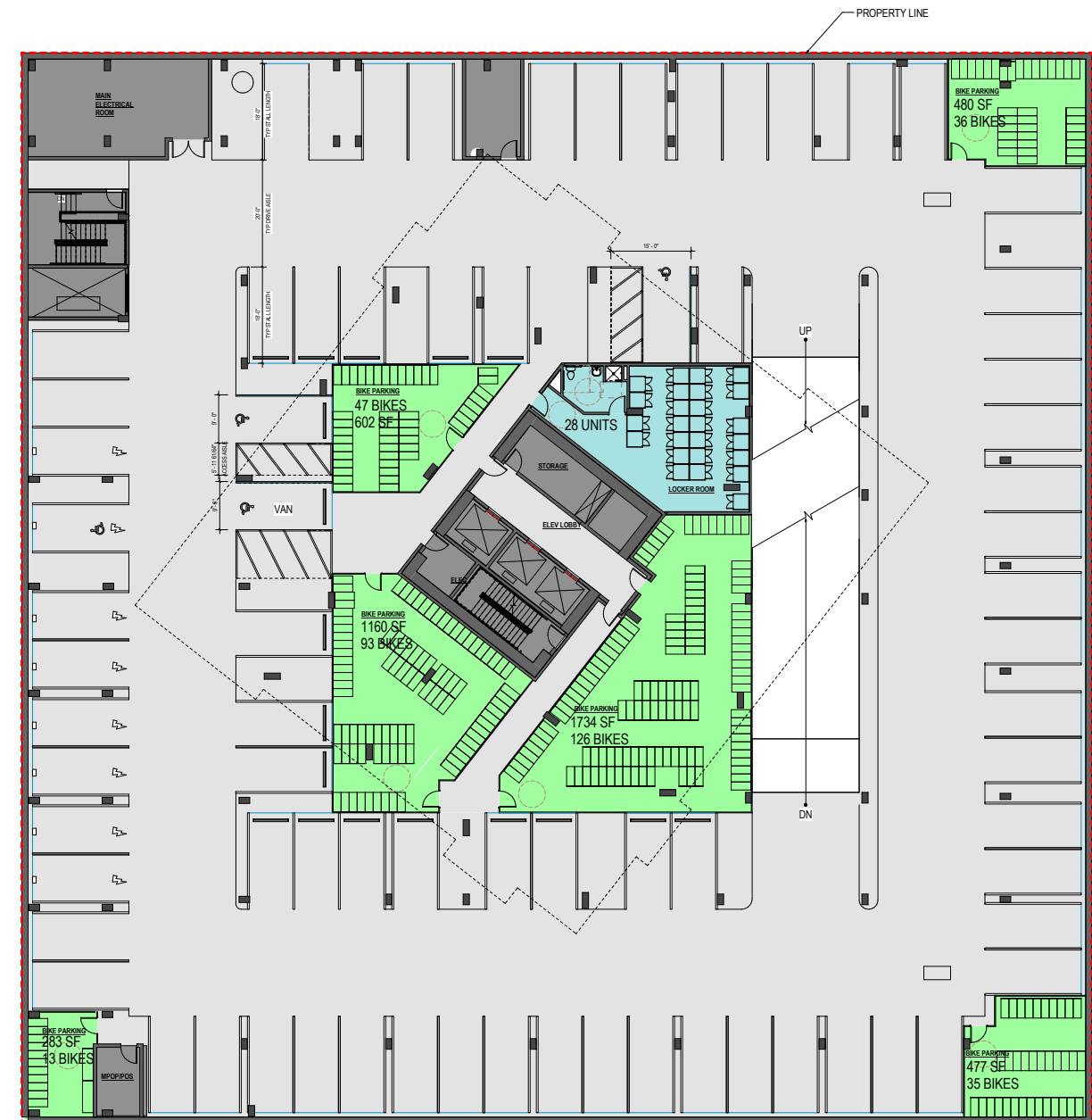
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March 10th, 2014

LEVEL P2 — PARKING



LEVEL P1 — PARKING



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



- PROPERTY LINE
- SERVICE SPACE / TENANT STORAGE
- LONG TERM BIKE PARKING

CURRENT DESIGN

THE OVERTON

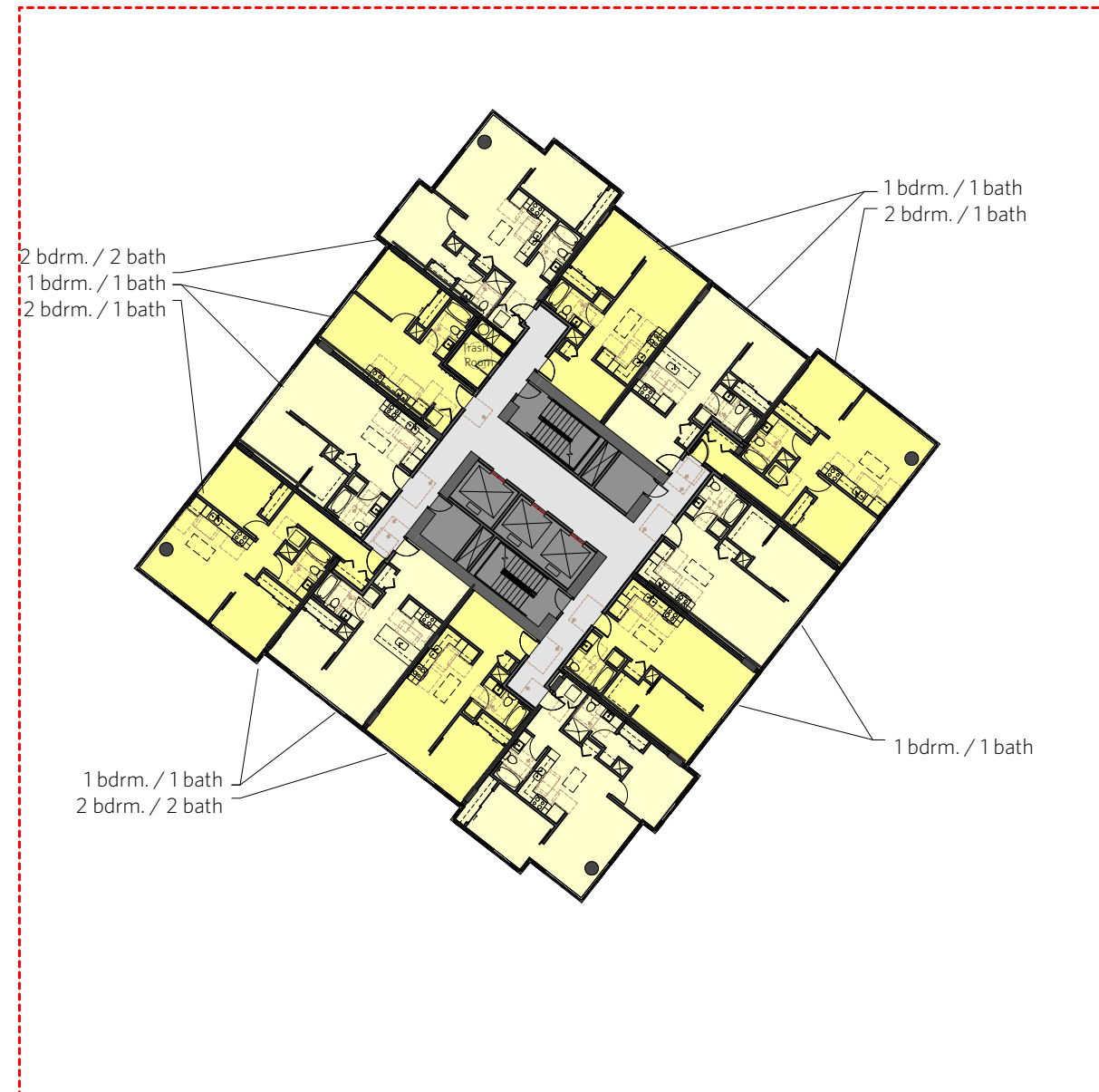
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March 10th, 2014

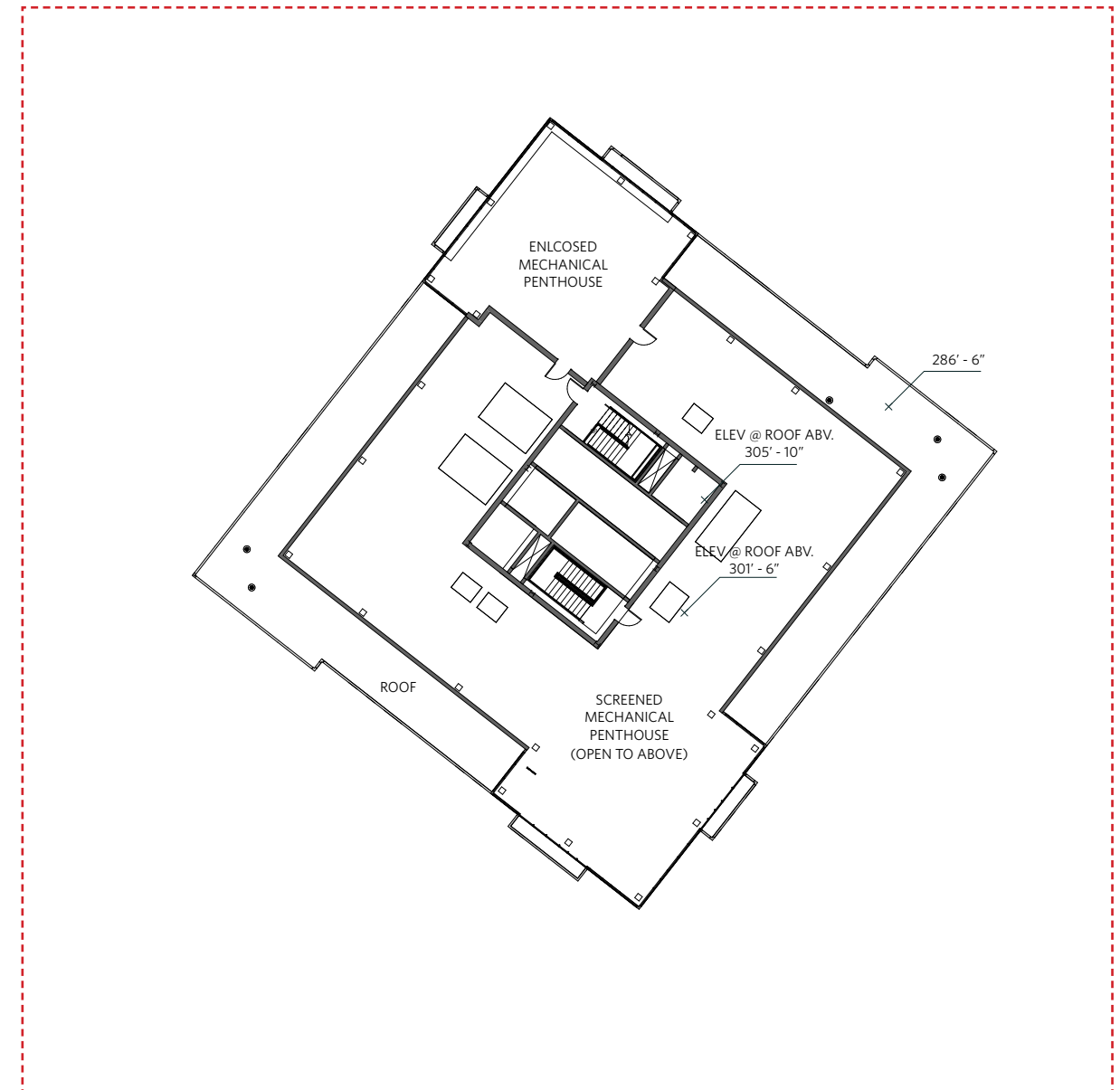
TYPICAL TOWER LEVEL



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



MECHANICAL PENTHOUSE, LEVEL 27

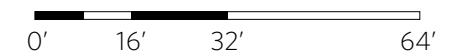


CURRENT DESIGN

TYPICAL TOWER LEVEL



Scale: 1/16" = 1'-0"



CURRENT DESIGN

THE OVERTON

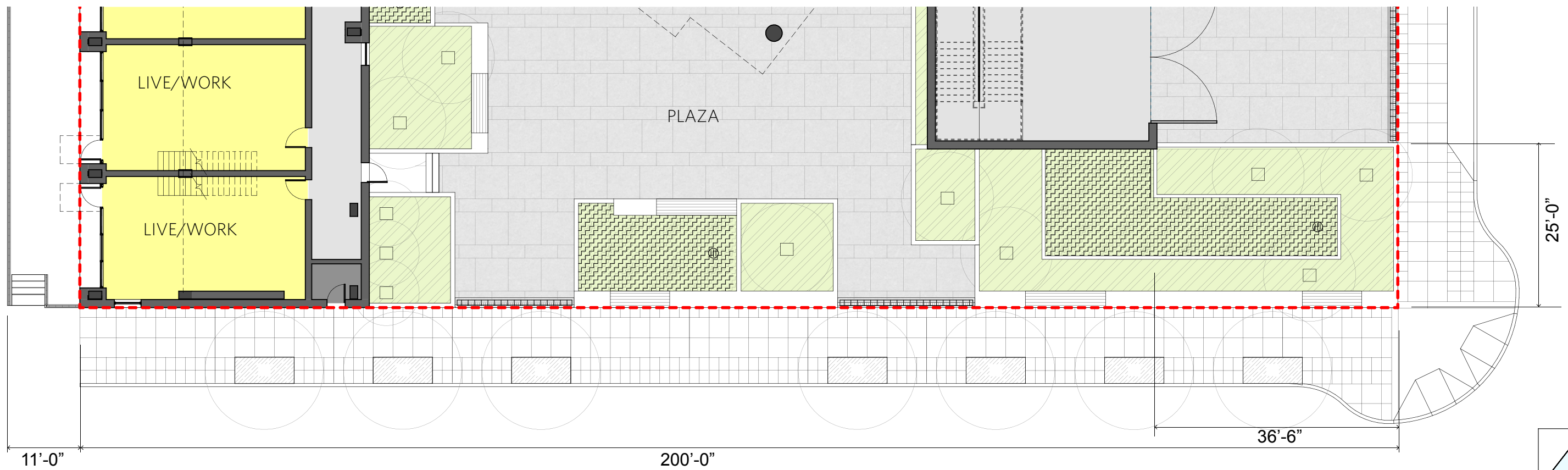


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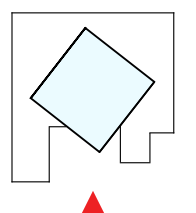


SOUTH ELEVATION AT NW OVERTON - PREVIOUS



ENLARGED PLAN AT NW OVERTON - PREVIOUS

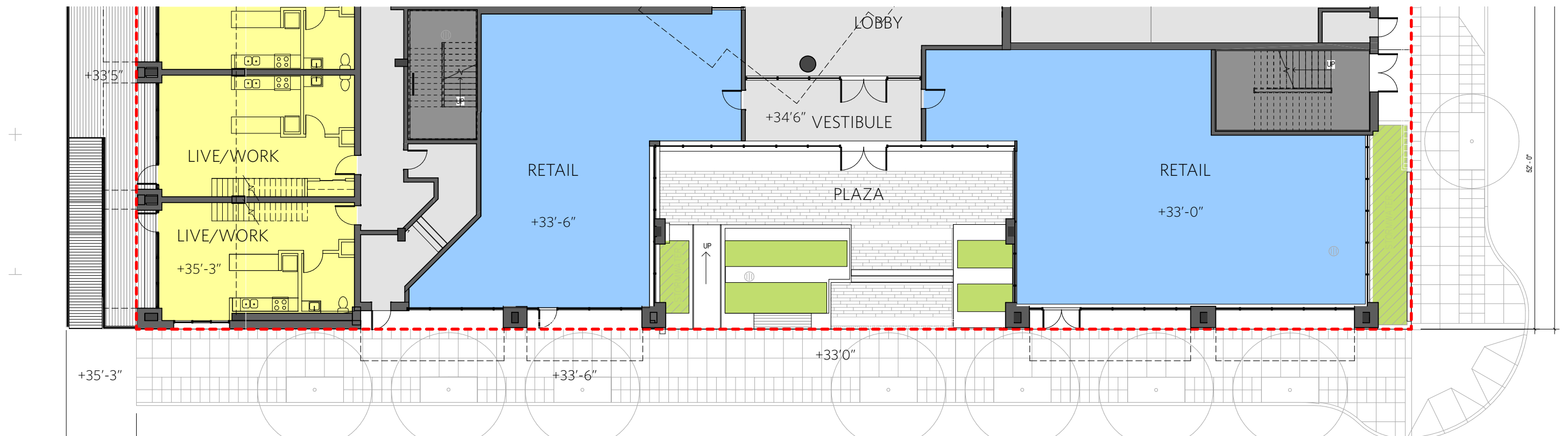
NW OVERTON ST



PREVIOUS DESIGN

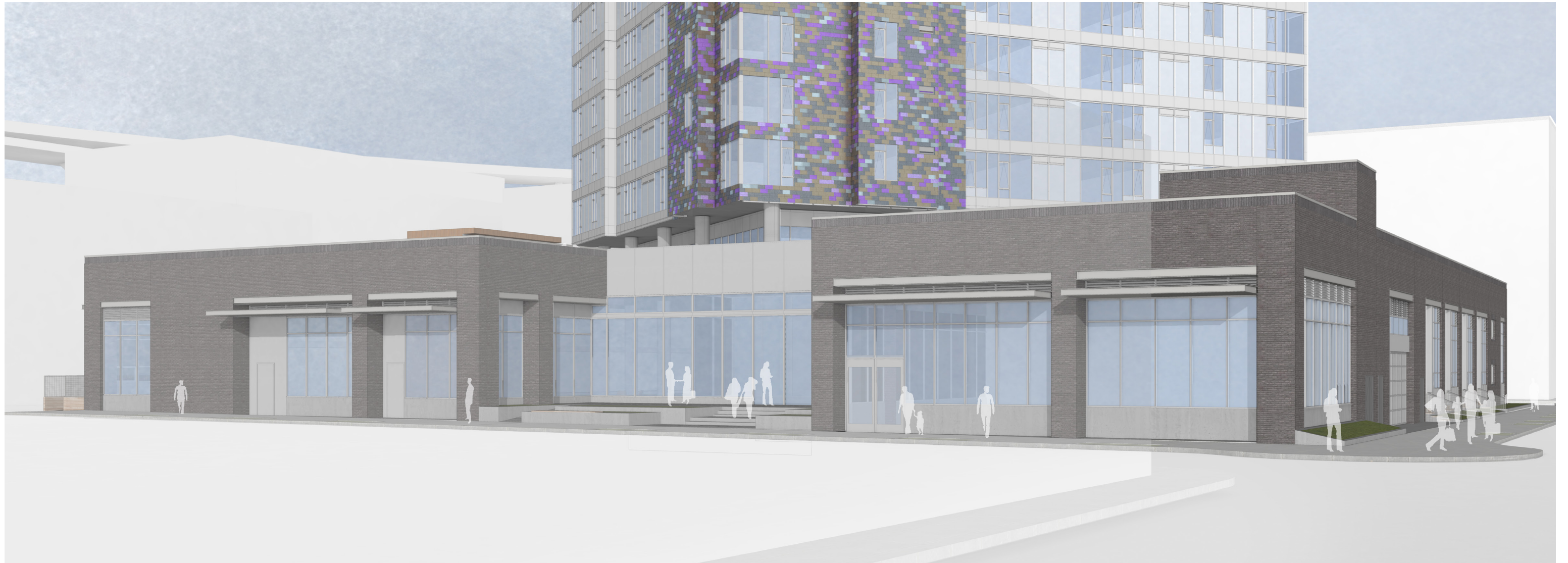


SOUTH ELEVATION AT NW OVERTON - CURRENT



ENLARGED PLAN AT NW OVERTON - CURRENT

CURRENT DESIGN



VIEW LOOKING NORTHWEST AT NW OVERTON

CURRENT DESIGN

THE OVERTON

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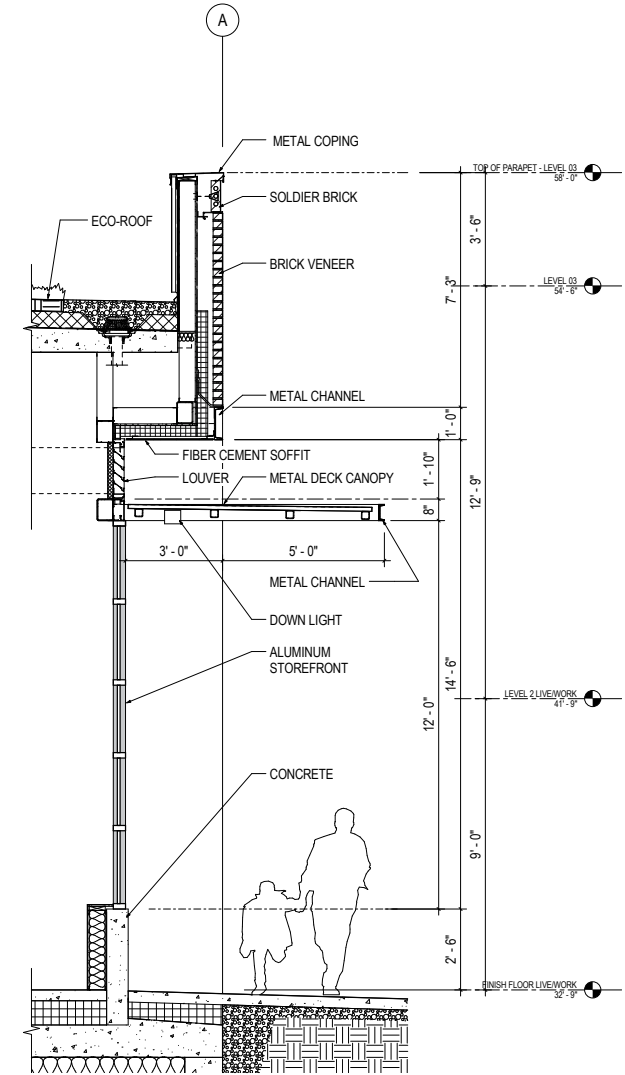
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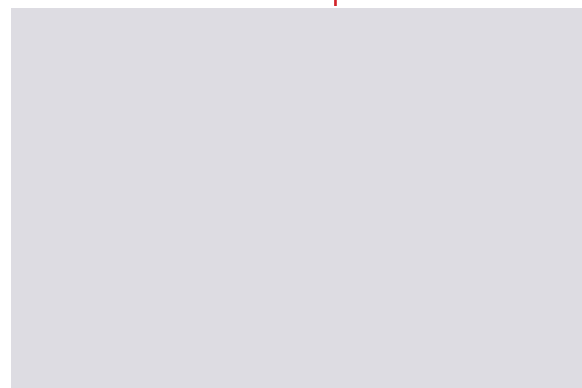
March 10th, 2014



ENLARGED VIEW



SECTION AT RETAIL



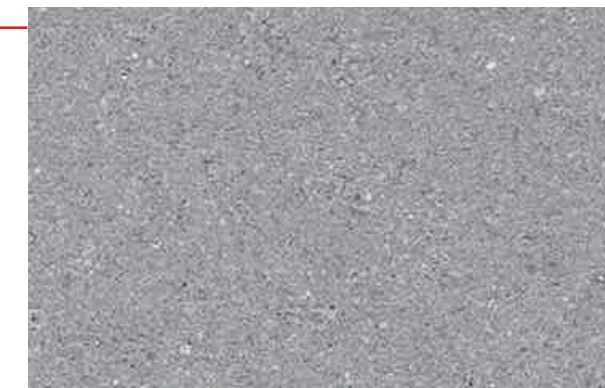
Painted metal panel "Light Grey" to match PPG "Satin Nickel" or similar.



Clinker Brick



Painted metal at Podium = "Dark Grey" to match PPG "Silverstorm" or similar. To be used at metal mesh guardrails, metal louvers, metal panel, metal doors, and metal canopy.

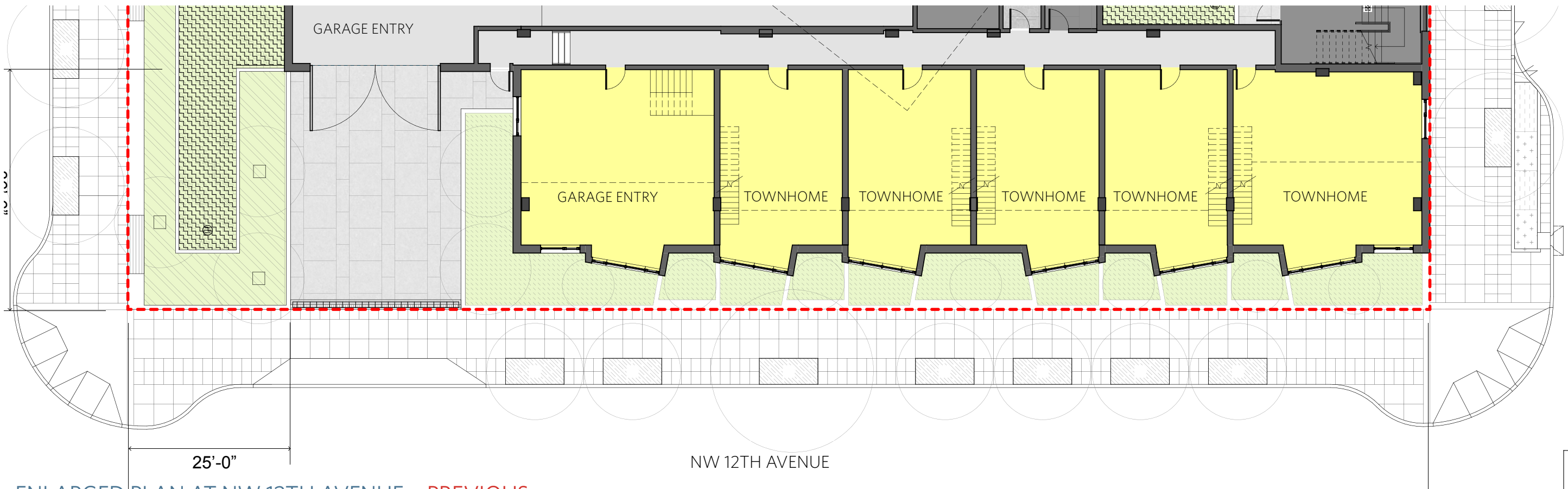


Sandblasted concrete sill.

CURRENT DESIGN

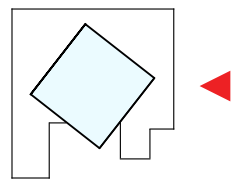


EAST ELEVATION AT NW 12TH AVENUE - PREVIOUS



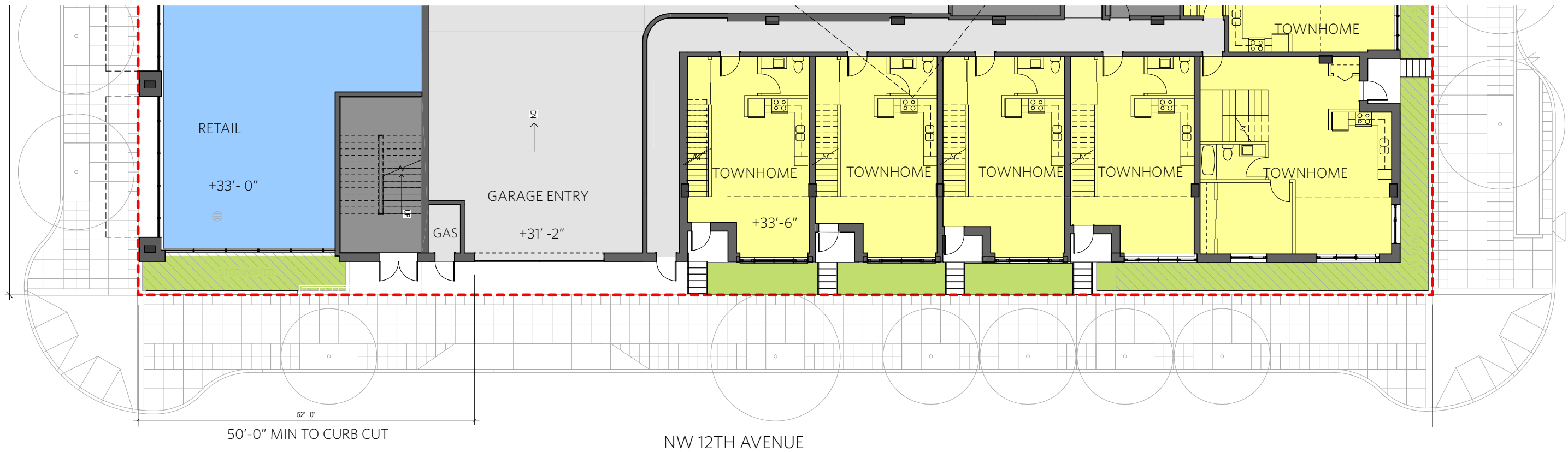
ENLARGED PLAN AT NW 12TH AVENUE - PREVIOUS

PREVIOUS DESIGN





EAST ELEVATION AT NW 12ATH AVENUE - CURRENT



ENLARGED PLAN AT NW 12TH AVENUE - CURRENT

CURRENT DESIGN



VIEW LOOKING NORTHWEST AT NW 12TH AVENUE

CURRENT DESIGN

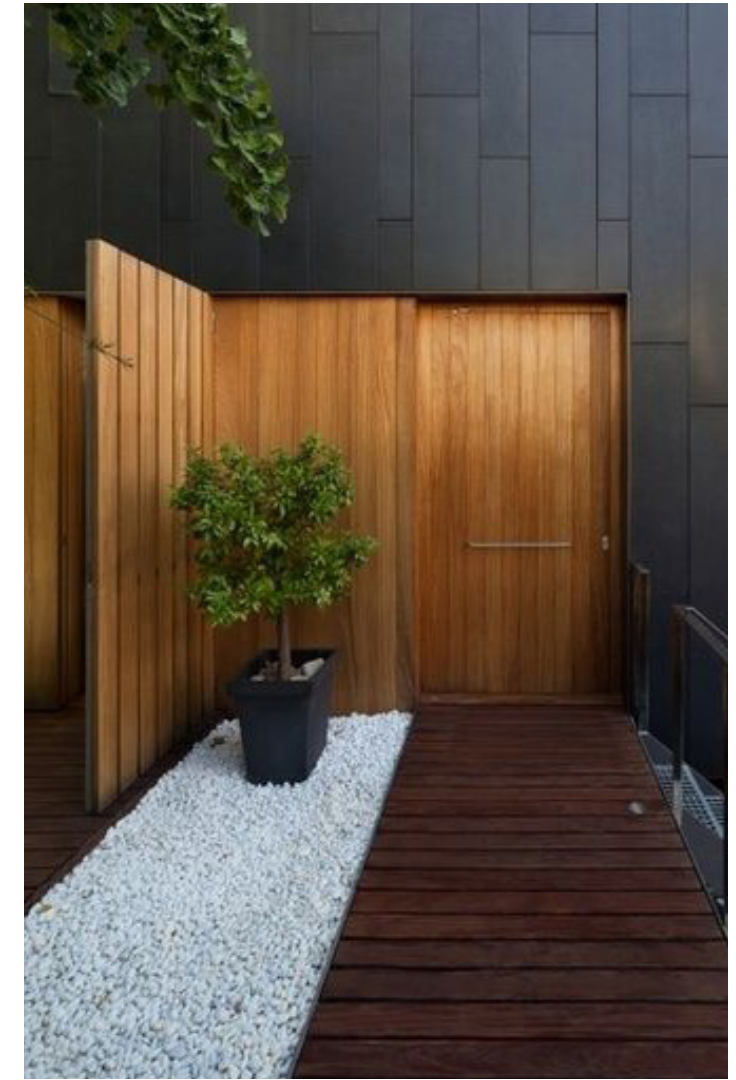
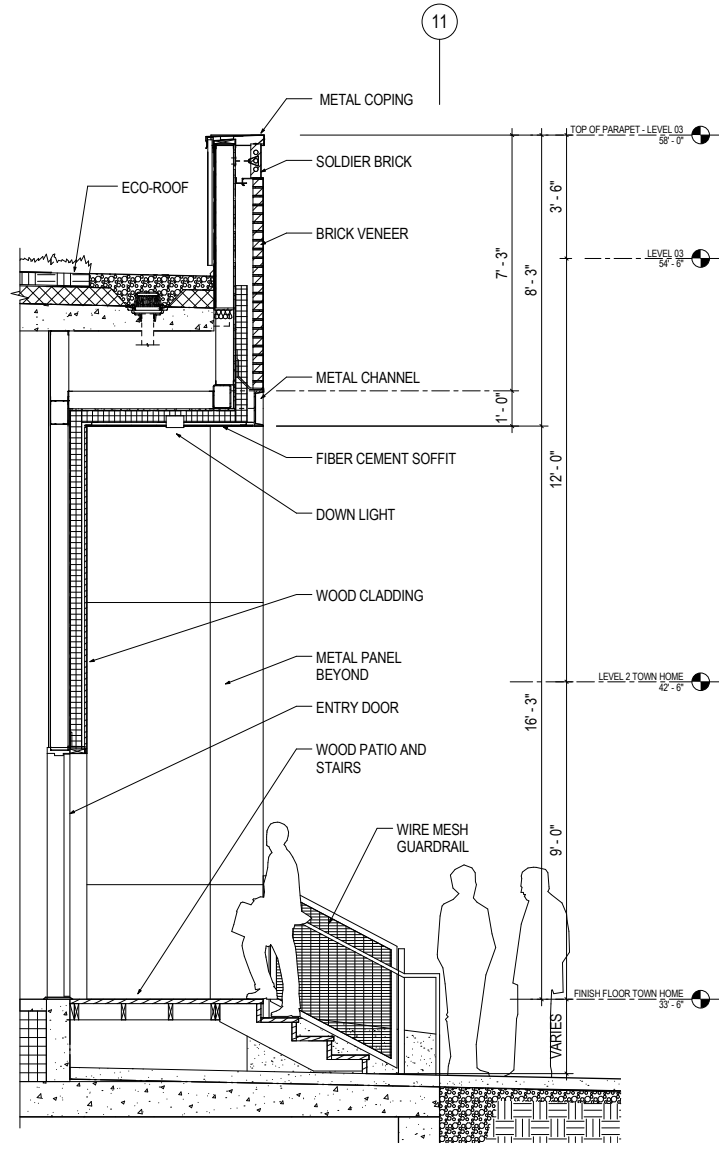
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ENLARGED VIEW OF TOWNHOMES

SECTION AT TOWNHOME ENTRANCE

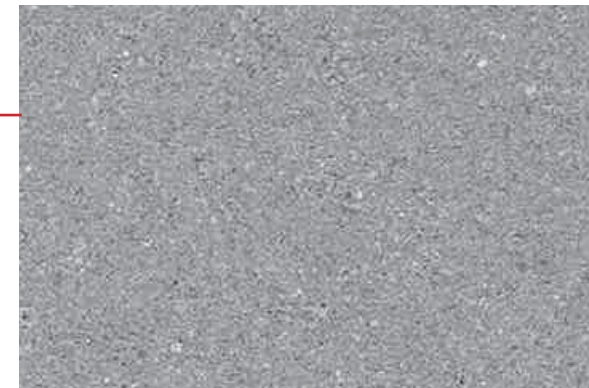
Vertical Wood Siding



Clinker Brick



Painted metal at Podium = "Dark Grey" to match PPG "Silverstorm" or similar. To be used at metal mesh guardrails, metal louvers, metal panel, metal doors, and metal canopy.



Sandblasted concrete planters.

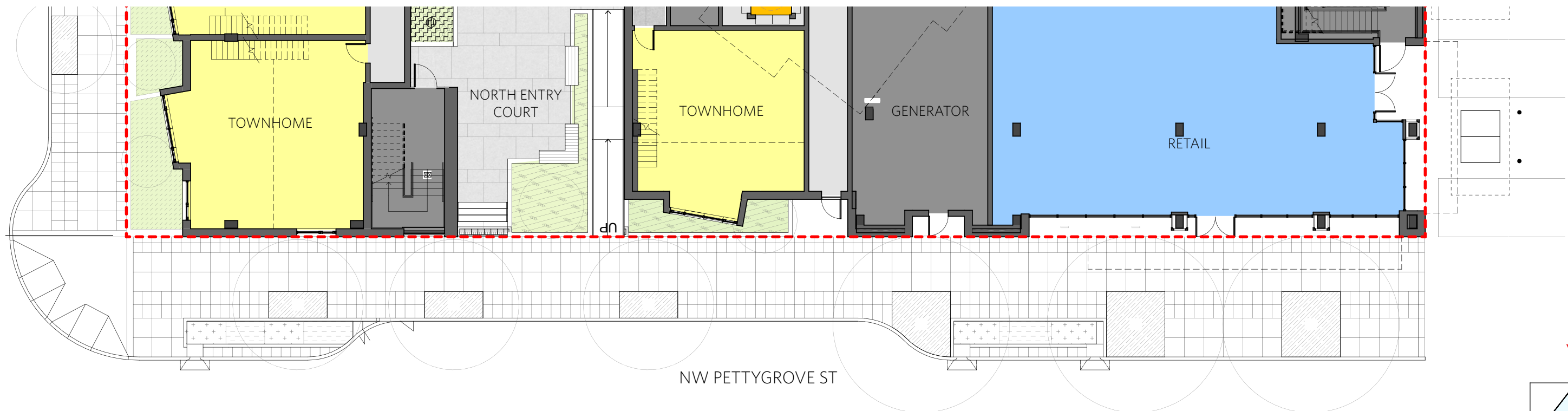


Painted wire mesh guardrail / screen

CURRENT DESIGN



NORTH ELEVATION AT NW PETTYGROVE - PREVIOUS

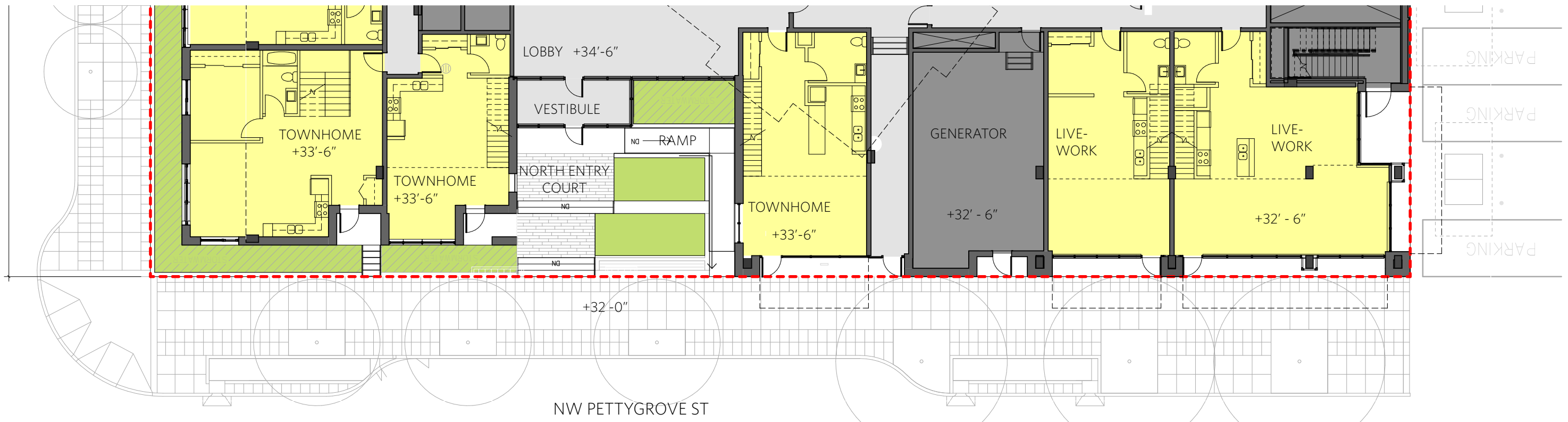


ENLARGED PLAN AT NW PETTYGROVE - PREVIOUS

PREVIOUS DESIGN



NORTH ELEVATION AT NW PETTYGROVE AVENUE - CURRENT



ENLARGED PLAN AT NW PETTYGROVE 12TH AVENUE - CURRENT

CURRENT DESIGN



VIEW LOOKING NORTHWEST AT NW 12TH AVENUE

CURRENT DESIGN

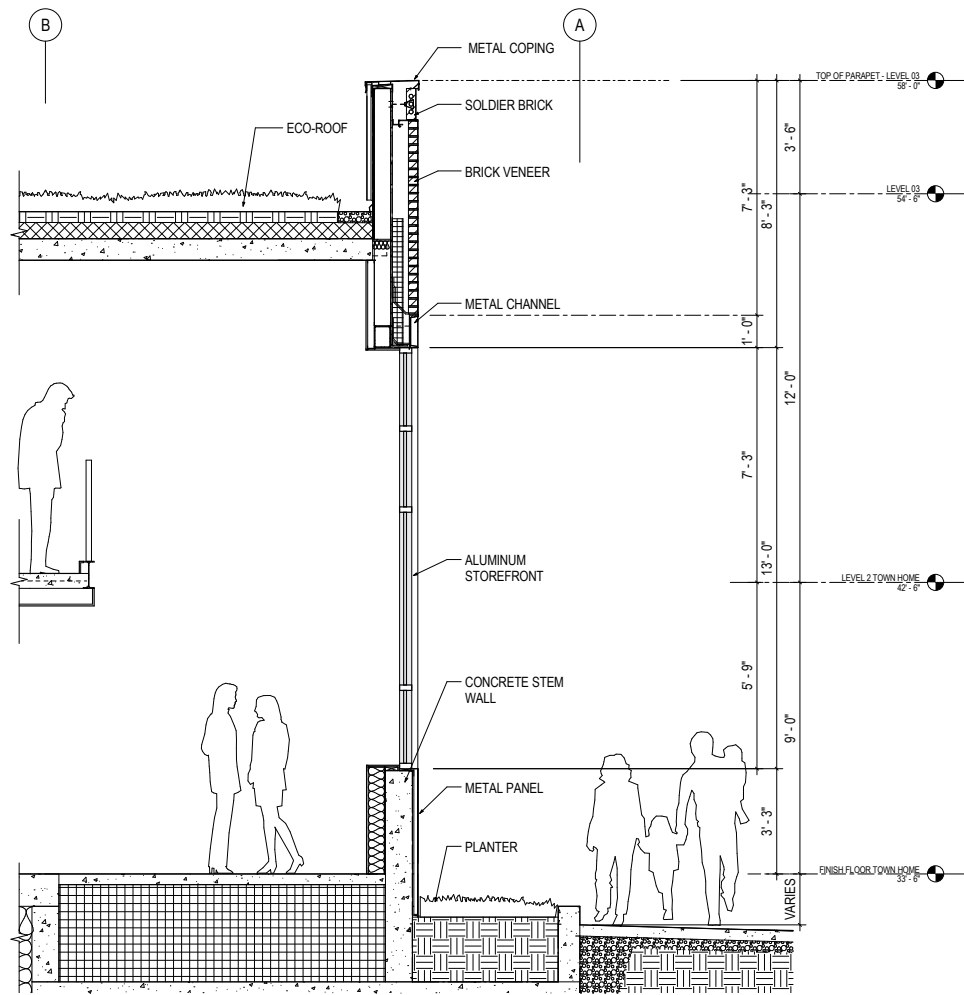
THE OVERTON

ZGF
ZIMMER GANZ FRANK ARCHITECTS LLP

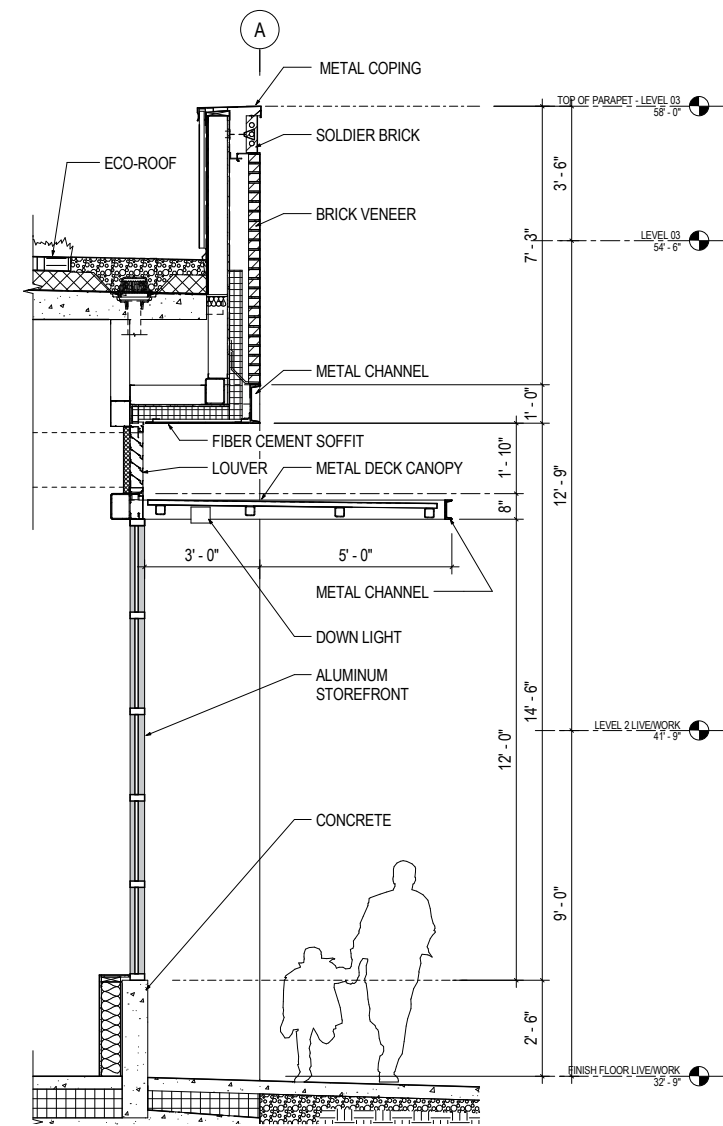
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March 10th, 2014



SECTION AT PETTYGROVE - TOWNHOME (EAST)



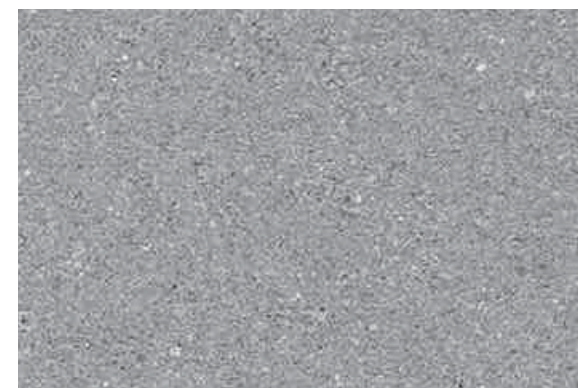
SECTION AT PETTYGROVE - LIVE/WORK (WEST)



Clinker Brick



Painted metal at Podium = "Dark Grey" to match PPG "Silverstorm" or similar. To be used at metal mesh guardrails, metal louvers, metal panel, metal doors, and metal canopy.



Sandblasted concrete planters.

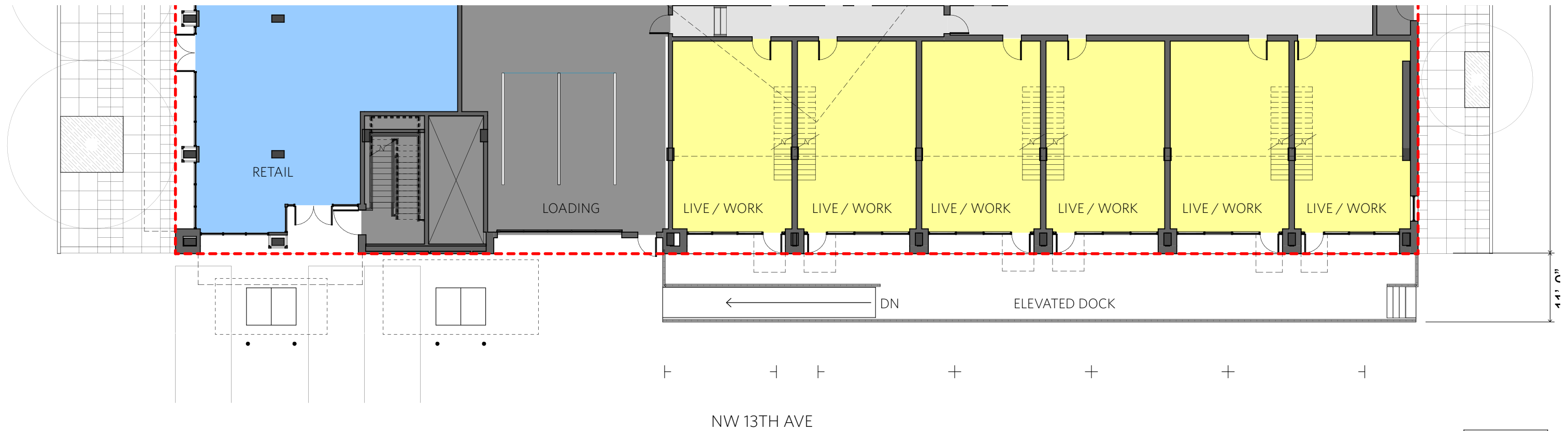


Painted wire mesh guardrail / screen

CURRENT DESIGN

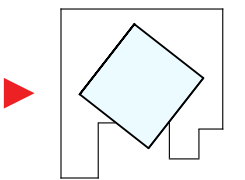


WEST ELEVATION AT NW 13TH AVENUE - PREVIOUS



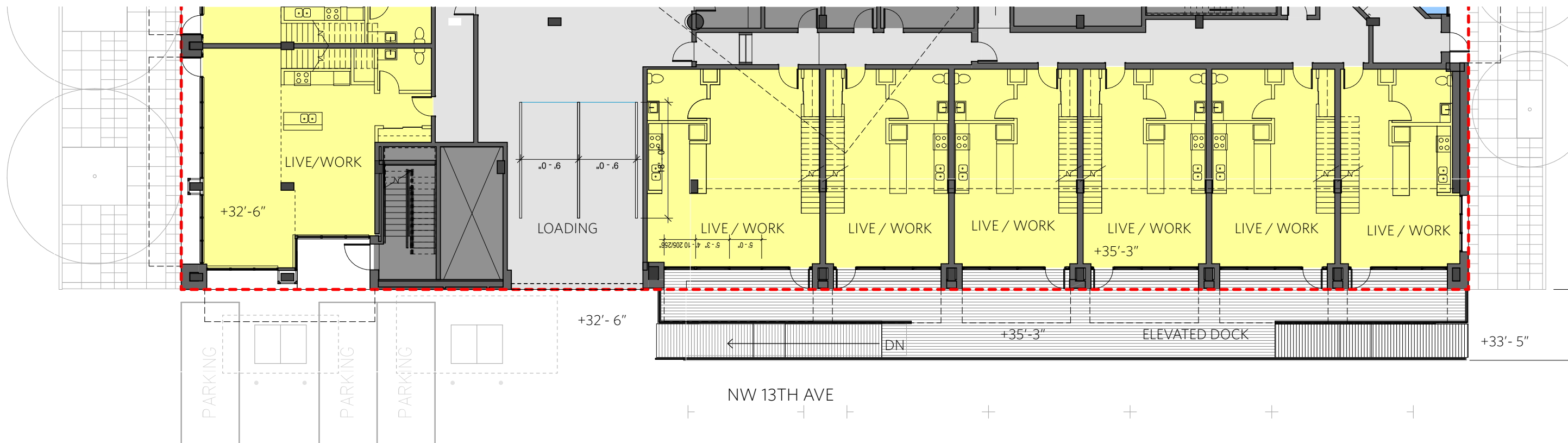
ENLARGED PLAN AT NW 13 TH AVENUE - PREVIOUS

PREVIOUS DESIGN





WEST ELEVATION AT NW 13TH AVENUE - CURRENT



ENLARGED PLAN AT NW 13TH AVENUE - CURRENT

CURRENT DESIGN



VIEW LOOKING SOUTHEAST AT NW 13TH AVENUE

CURRENT DESIGN

THE OVERTON

ZGF
ZIMMER GARCIA FRASCA ARCHITECTS LP

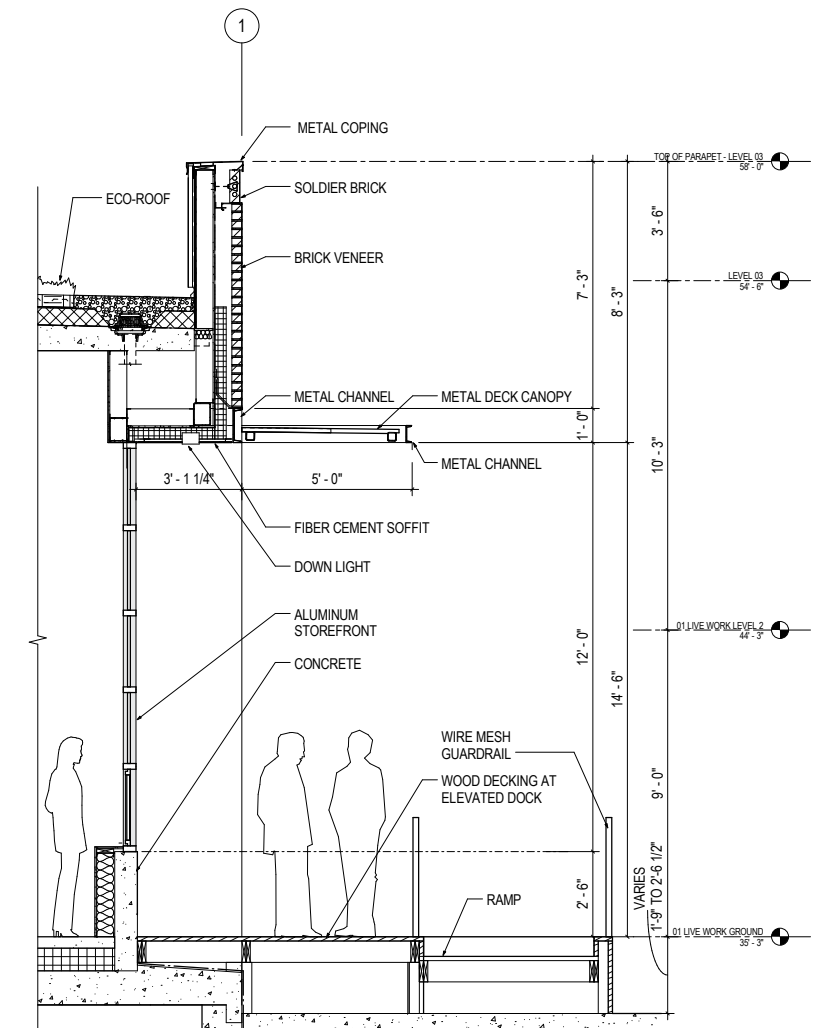
Ankrom Moisan

File No. LU 13-233011 DZM

March 10th, 2014



ENLARGED VIEW OF DOCK AT LIVE/WORK UNITS



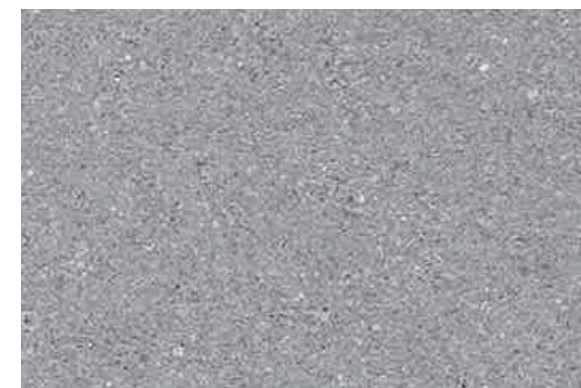
SECTION AT LIVE/WORK UNITS



Clinker Brick



Painted metal at Podium = "Dark Grey" to match PPG "Silverstorm" or similar. To be used at metal mesh guardrails, metal louvers, metal panel, metal doors, and metal canopy.



Sandblasted concrete planters.



Painted wire mesh guardrail / screen

CURRENT DESIGN

TOWER MATERIALS - OPTION 1



The materiality of the tower and podium has also been enhanced. In place of earthy toned painted metal panels we have incorporated naturally colored stainless steel tiles. The use of these tiles provides for a more refined gradation from dark to light and the opportunity to dial in just the right amount of color for interest and resulting in a lighter appearance. At the podium, the design has held on to the rich clinker brick façade but has introduced vertical wood cladding at resident townhome entryways for warmth and texture.

This view incorporates more dramatic use of color on tower's facade.

TOWER MATERIALS - OPTION 2



The materiality of the tower and podium has also been enhanced. In place of earthy toned painted metal panels we have incorporated naturally colored stainless steel tiles. The use of these tiles provides for a more refined gradation from dark to light and the opportunity to dial in just the right amount of color for interest and resulting in a lighter appearance. At the podium, the design has held on to the rich clinker brick façade but has introduced vertical wood cladding at resident townhome entryways for warmth and texture.

This view incorporates a more subtle use of color on the tower's facade.

TOWER MATERIALS - PREVIOUS



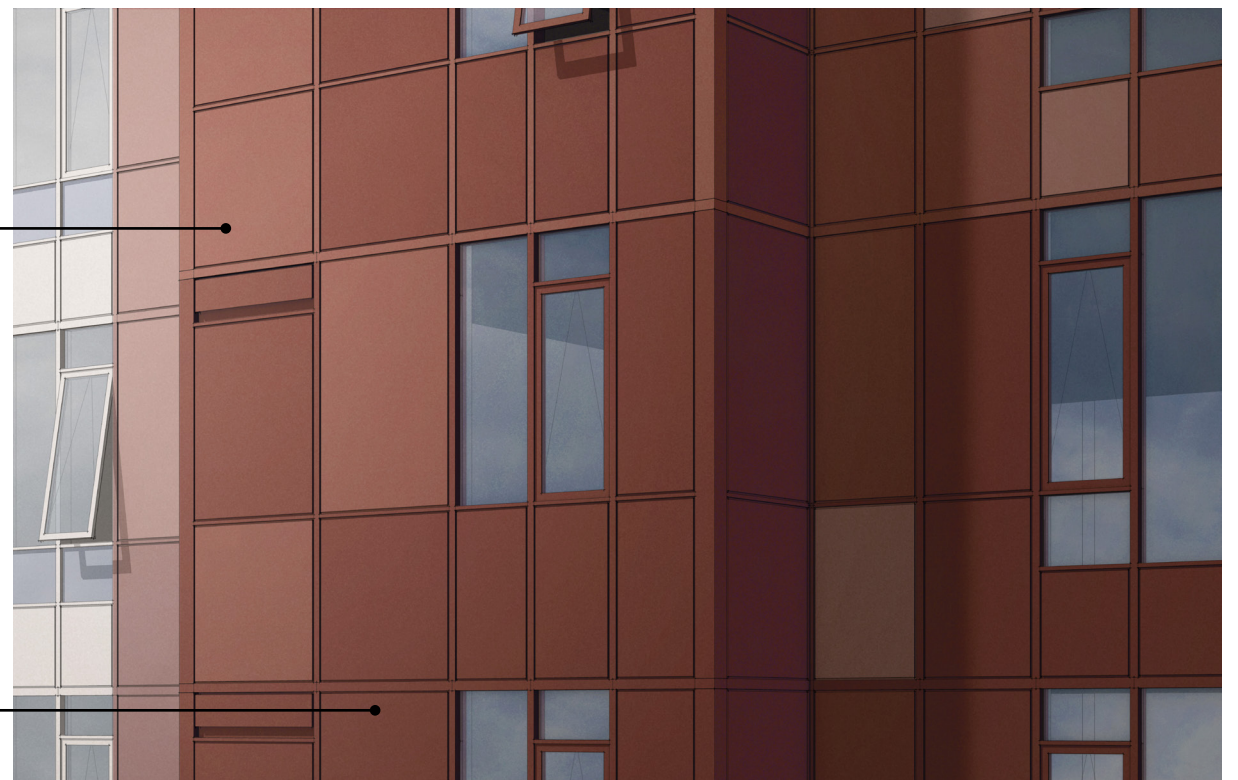
Colored metal panel at tower corners (North and South):



TYPE 3:
PPG "Bedford Brown" 430-5. To be used at metal panel, metal louver, and metal mullion.

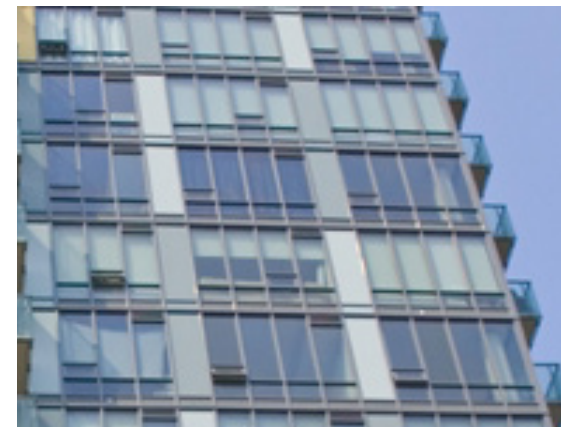


TYPE 2
PPG "Raspberry Truffle" 430-6. To be used at metal panel, metal louver, and metal mullion.



TYPE 1
PPG "Warm Mahogany" 430-7. To be used at metal panel, metal louver, and metal mullion.

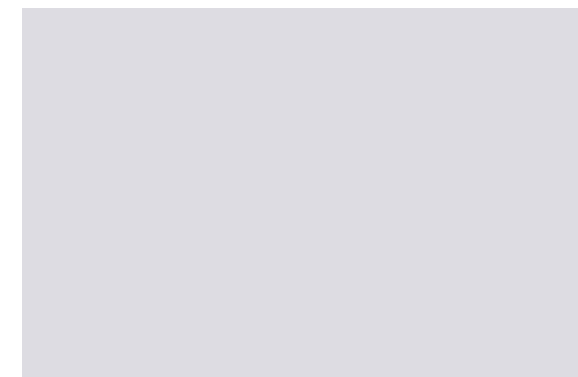
TOWER MATERIALS - BODY



Allan Window Wall System at body



Vented Metal Panel at body and corners



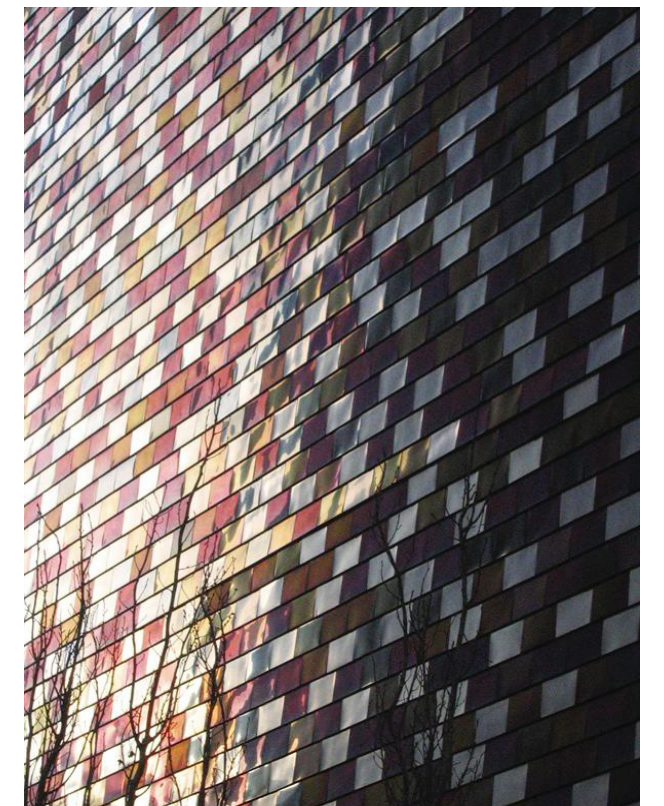
Painted Metal Panel at tower body
 "Light Grey" to match PPG "Satin Nickel" or similar. To be used at slab edge, louver,



TOWER MATERIALS - BODY



Stainless steel silver tile at upper tower corners



Multi-colored tile at lower tower corners

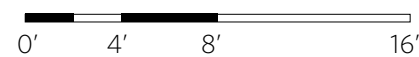
CURRENT DESIGN

CURRENT LANDSCAPE DESIGN

LEVEL 1 SITE PLAN



Scale: 1/8" = 1'-0"



SEAT WALLS



BIKE RACKS



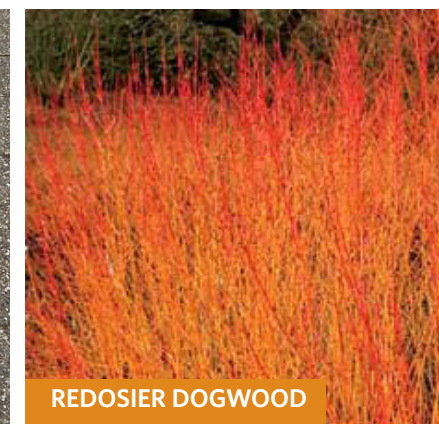
SURFACE WASH LIGHTING



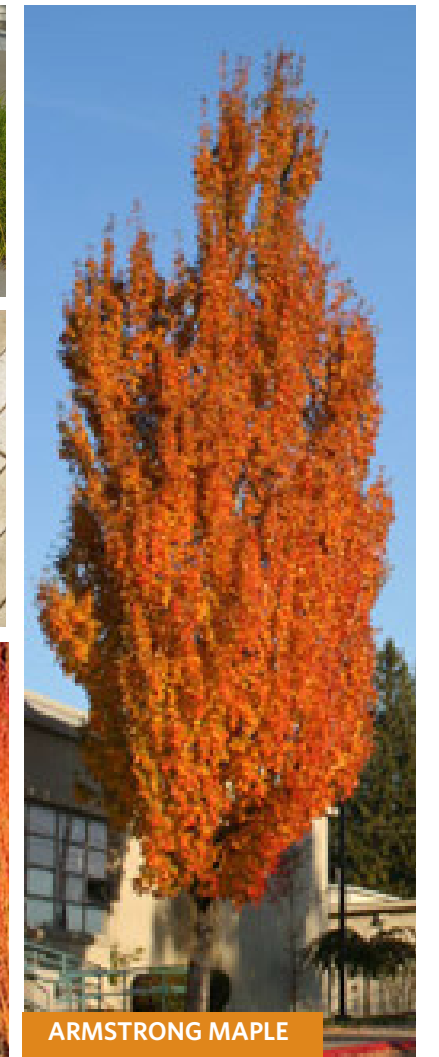
UNIT PAVERS



DECORATIVE DRAINS



REDOSIER DOGWOOD



ARMSTRONG MAPLE



VINE MAPLE



RED SUNSET MAPLE



SEDGES

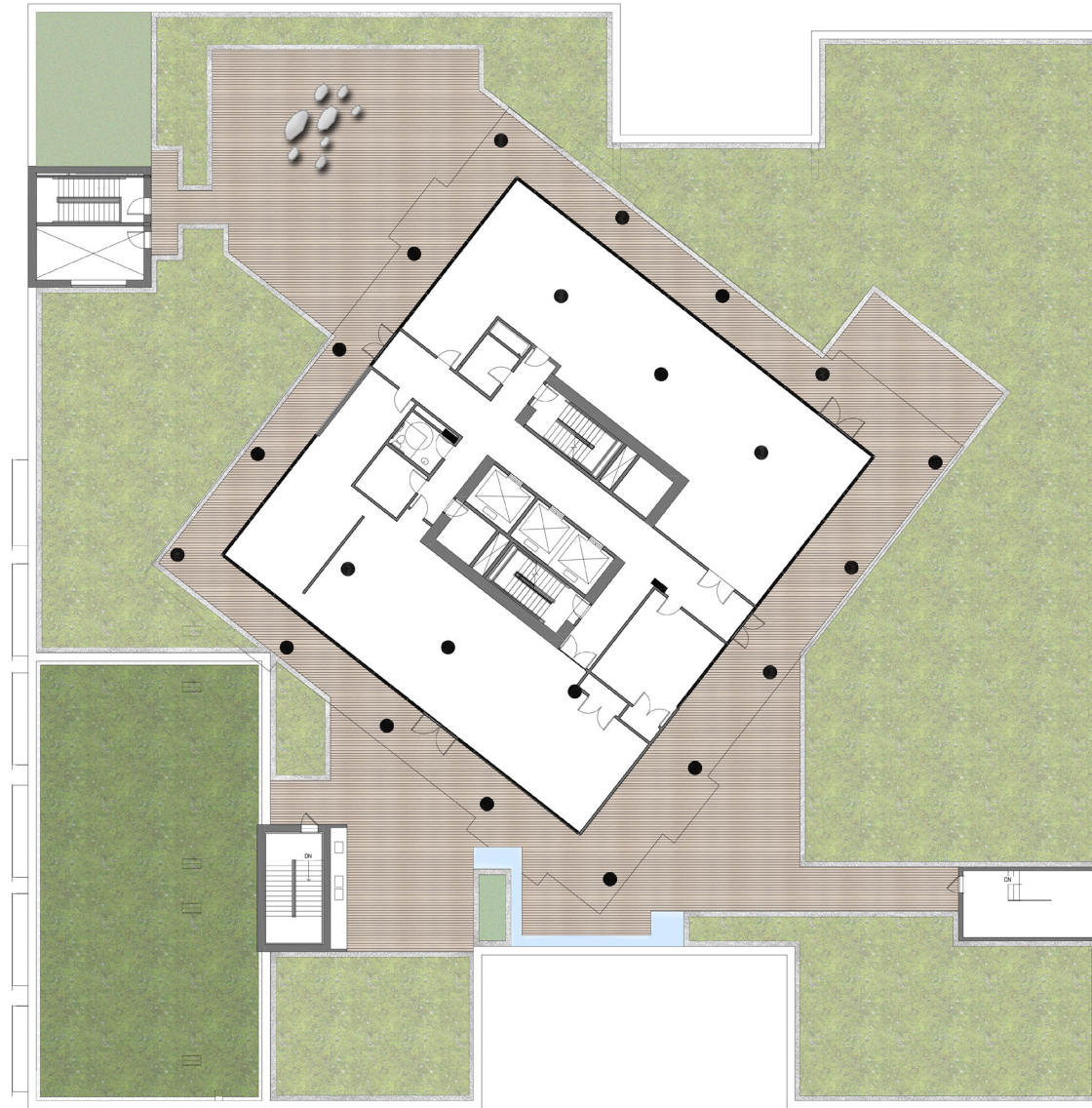


HAKONE GRASS

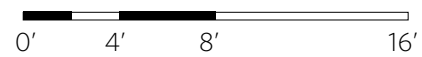


LILYTURF

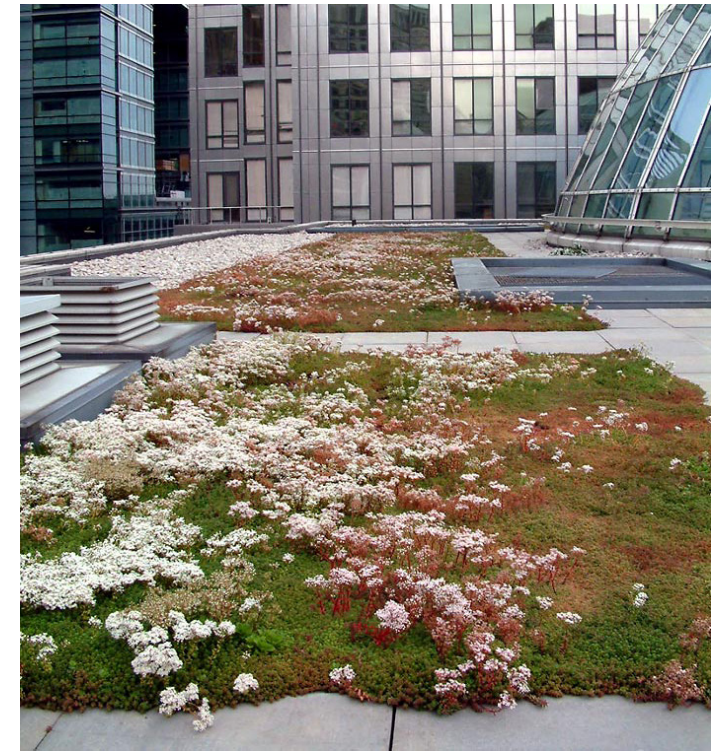
LEVEL 3 SITE PLAN



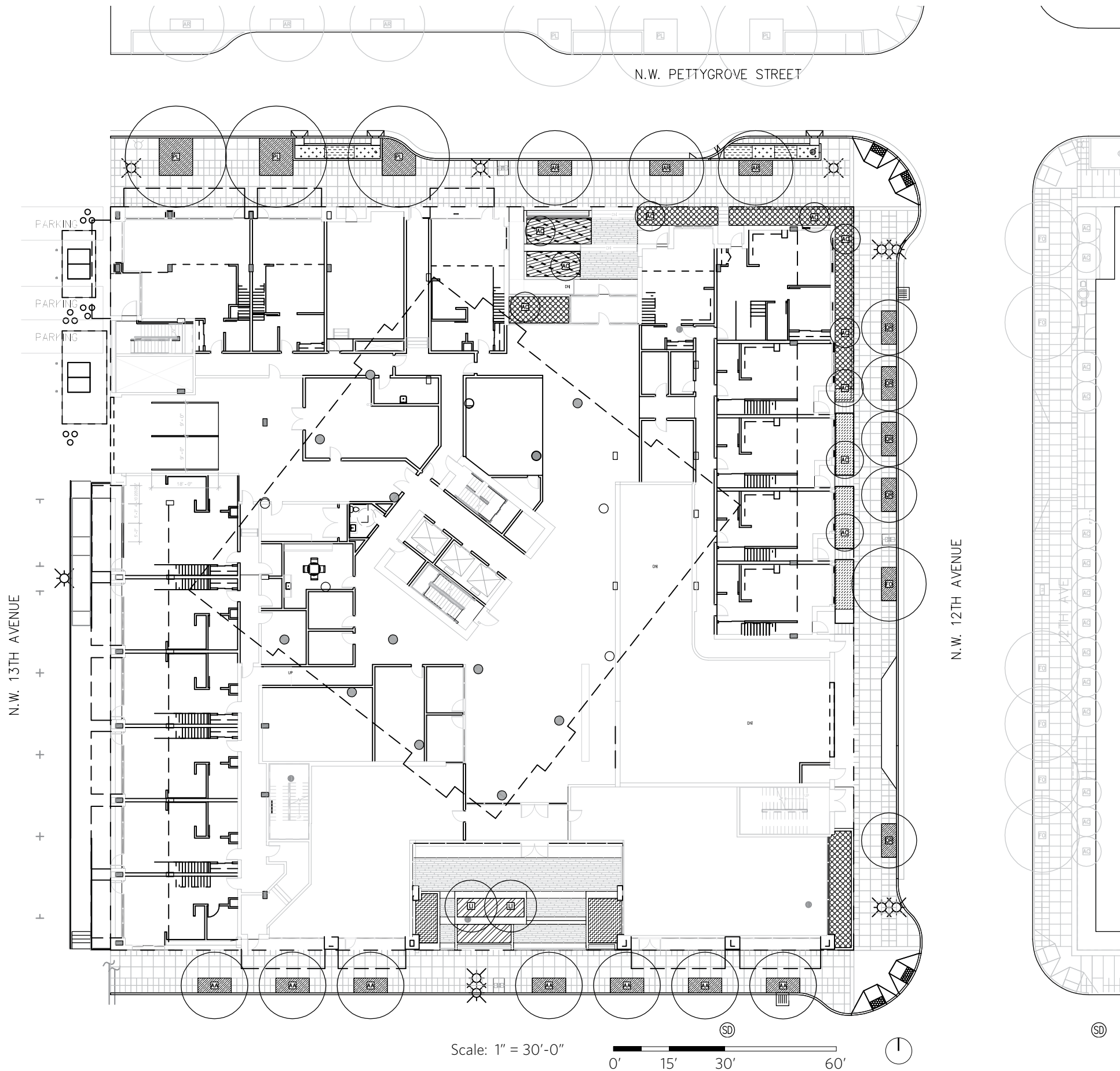
Scale: 1/8" = 1'-0"



EXTENSIVE ECO ROOF



LEVEL 1 PLANTING PLAN



PLANT LIST

SYMBOL	CODE	BOTANIC NAME	COMMON NAME	SIZE AND SPACING	COMMENTS
TREES					
	AC	ACER CIRCATUM	VINE MAPLE	3.5" CALIPER, B&B	BALLED AND BURLAPPED.
	AP	ACER PALMATUM 'SANGO KAKU'	SANGO KAKU JAPANESE MAPLE	3.5" CALIPER, B&B	BALLED AND BURLAPPED.
	AA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	4" CALIPER, B&B	BALLED AND BURLAPPED.
	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3.5" CALIPER, B&B	BALLED AND BURLAPPED.
	FO	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	4" CALIPER, B&B	BALLED AND BURLAPPED.
	LI	LAGERSTROEMIA INDICA 'RED ROCKET'	RED ROCKET GRAPE MYRTLE	8'-10' HT., MS, B&B	BALLED AND BURLAPPED.
	PL	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	4" CALIPER, B&B	BALLED AND BURLAPPED.
	QR	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	3" CALIPER, B&B	BALLED AND BURLAPPED.

NORTH NATIVE WINTER GARDEN

	DRW	DRYOPTERIS WALLICHIANA	HIMALAYAN WOOD FERN	1 GALLON, 18" O.C.
	HAM	HAKONECHLOA MACRA 'AUREOLA'	VAREGATED HAKONE GRASS	1 GALLON, 18" O.C.
	HAI	HAMAMELIS X INTERMEDIA 'DIANA'	DIANA WITCHHAZEL	5 GALLON, 3 TOTAL
	HOS	HOSTA	HOSTA	1 GALLON, 18" O.C.
	LIS	LIRIOPE SPICATA 'SILVER DRAGON'	SILVER DRAGON LIRIOPE	1 GAL., 12" O.C.
	NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.
	POM	POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON, 24" O.C.
	SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
	SPB	SPIRAEA BETULIFOLIA 'TOR'	COMPACT BIRCHLEAF SPIRAEA	2 GALLON, 24" O.C.

12TH STREET COURTYARDS

	COB	CORNUS SERICEA 'BAILEY'	RED-TWIG DOGWOOD	3 GALLON, 36" O.C.
	DRW	DRYOPTERIS WALLICHIANA	HIMALAYAN WOOD FERN	1 GALLON, 18" O.C.
	HED	HEBE DECUMBENS	HEBE	2 GALLON, 24" O.C.
	HES	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON, 18" O.C.
	LIM	LIRIOPE MUSCARI	LIRIOPE	1 GALLON, 18" O.C.
	MIS	MISCANTHUS SINENSIS ADAGIO	ADAGIA MAIDEN GRASS	2 GALLON, 24" O.C.
	NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.
	SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
	VIO	VBURNUM OPULUS 'NANUM'	DWARF CRANBERRY BUSH VBURNUM	3 GAL., 24" O.C.

STREET TREE PLANTERS

	MAC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GALLON, 18" O.C.
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OVERTON COURTYARD PLANTERS

	HAI	HAMAMELIS MOLLIS	CHINESE WITCHHAZEL	5 GALLON, 5 TOTAL
	HYI	HYDRANGEA INTEGRIFOLIA	EVERGREEN CLIMBING HYDRANGEA	5 GAL., 12 TOTAL
	LIM	LIRIOPE MUSCARI	LIRIOPE	1 GALLON, 18" O.C.
	SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
	HYI	SCHIZOPHRAGMA HYDRANGEIODES 'MOONLIGHT'	JAPANESE HYDRANGEA VINE	5 GAL., 6 TOTAL

NW PETTYGROVE ST. STORMWATER PLANTERS, 166 SF TOTAL AREA (115 HERBACEOUS PLANTS PER 100SF)

	CAO	CAREX OBNUPTA	SLOUGH SEDGE	1 GALLON, 12" O.C.
	JJP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.

OVERTON COURTYARD STORMWATER PLANTERS, 877 SF TOTAL AREA (115 HERBACEOUS PLANTS PER 100SF)

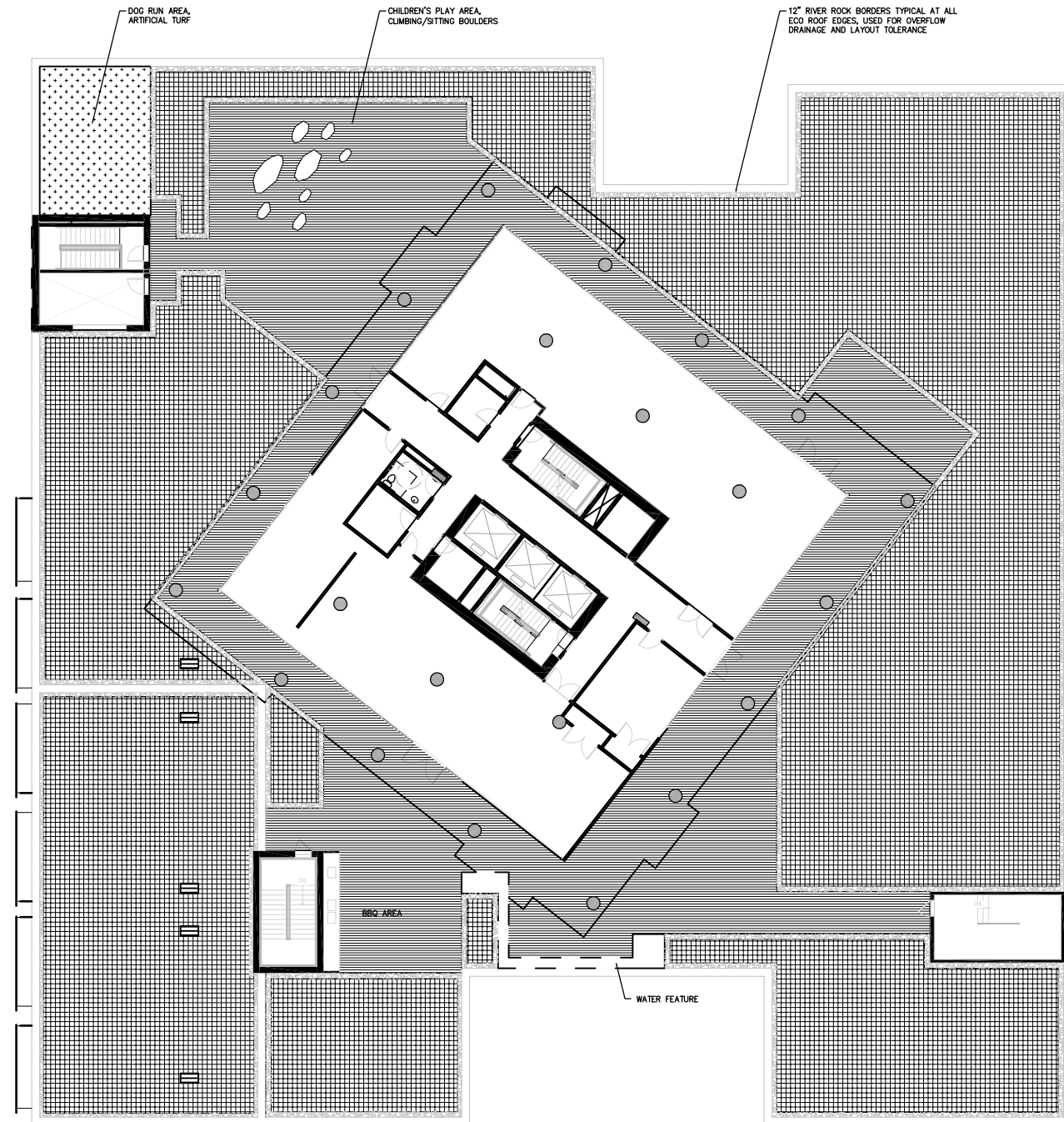
	CAO	CAREX OBNUPTA	SLOUGH SEDGE	1 GALLON, 12" O.C.
	COS	CORNUS SERICEA ARTIC SUN	ARTIC SUN DOGWOOD	5 GALLON, 12 TOTAL
	JJP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.

NORTH COURTYARD STORMWATER PLANTERS, 181 SF TOTAL AREA (4 SHRUBS & 100 HERBACEOUS PLANTS PER 100SF)

	CAM	CAREX MORROWII	ICE DANCE SEDGE	1 GALLON, 12" O.C.
	EUJ	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EUONYMUS	2 GALLON, 24" O.C.
	JJP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.

NOTES

LEVEL 3 PLANTING PLAN



PLANT LIST

SYMBOL	CODE	BOTANIC NAME	COMMON NAME	SIZE AND SPACING	COMMENTS
EXTENSIVE GREEN ROOF					
		DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	4" POT, 6" O.C.	
		FESTUCA GLAUCA	BLUE FESCUE	4" POT, 6" O.C.	
		POLYPODIUM GLYCRRHIZA	LICORICE FERN	4" POT, 6" O.C.	
		SEDUM ALBUM	WHITE STONECROP	4" POT, 6" O.C.	
		SEDUM DIVERGENS	PACIFIC STONECROP	4" POT, 6" O.C.	
		SEDUM ELLACOMBIANUM	ELLACOMBIANUM STONECROP	4" POT, 6" O.C.	
		SEDUM KAMTSCHATICUM	KIRINSO STONECROP	4" POT, 6" O.C.	
		SEDUM OREGANUM	OREGON STONECROP	4" POT, 6" O.C.	
		SEDUM REFLEXUM	YELLOW STONECROP	4" POT, 6" O.C.	
		SEDUM SEXANGULAR	TASTELESS STONECROP	4" POT, 6" O.C.	
		SEDUM SPURIUM	TWO-ROW STONECROP	4" POT, 6" O.C.	
		SEDUM TETRACTINUM	CORAL REEF STONECROP	4" POT, 6" O.C.	
		POLYPODIUM GLYCRRHIZA	LICORICE FERN	4" POT, 6" O.C.	

RIVER ROCK BORDER AT ALL ECO ROOF EDGES

DOG RUN AREA
 ARTIFICIAL TURF

NOTES

- IMPORTED TOPSOIL MIX IS REQUIRED FOR ALL PLANTINGS SHOWN AS FOLLOWS:
 -ON-GRADE PLANTING AREAS (PLANTING BEDS AND STORMWATER PLANTERS): 18" MINIMUM DEPTH
 -EXTENSIVE ROOF TOP PLANTING AREAS: 4" MIN. DEPTH
- SEE DETAILS AND SPECIFICATIONS FOR SOIL PREPARATION, AND LANDSCAPE GRADING REQUIREMENTS.
- ALL ON-GRADE PLANTING AREAS SHALL BE COVERED WITH A MINIMUM OF 3 INCHES DEPTH OF MULCH (SEE SPECIFICATIONS).
- NO ROOFTOP MECHANICAL EQUIPMENT IS PROPOSED AT ECO-ROOF

Scale: 1" = 30'-0"



OVERTON ENTRANCE



PETTYGROVE ENTRANCE



