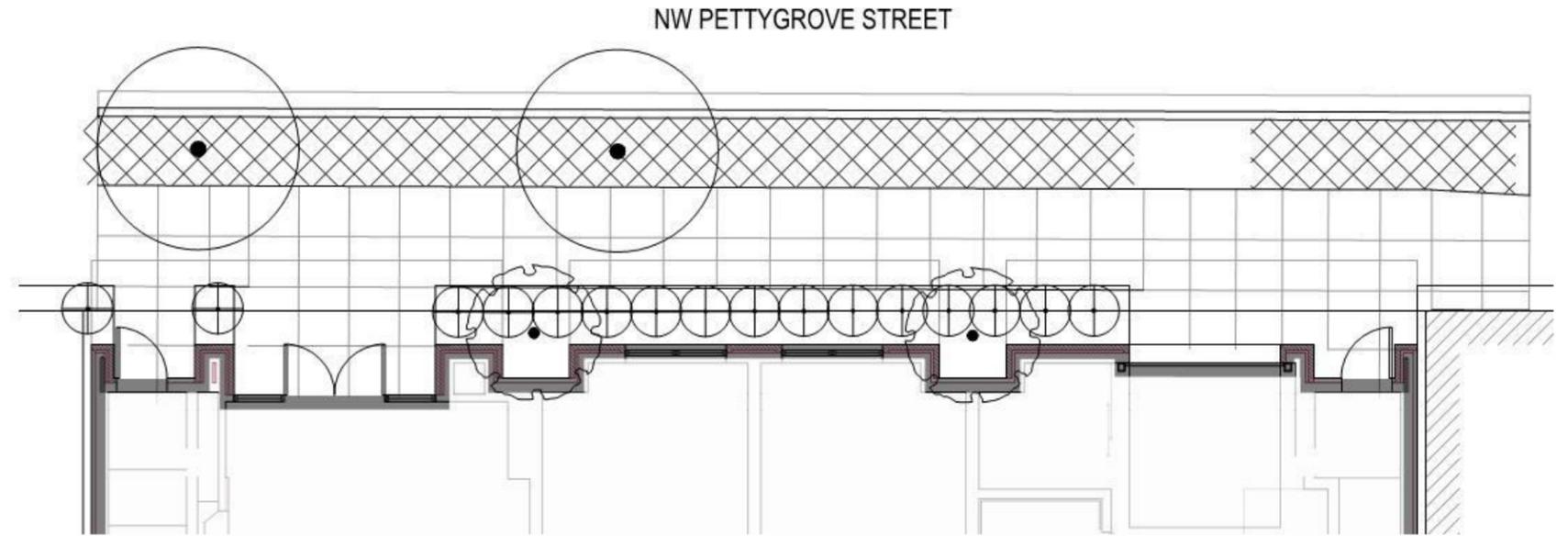


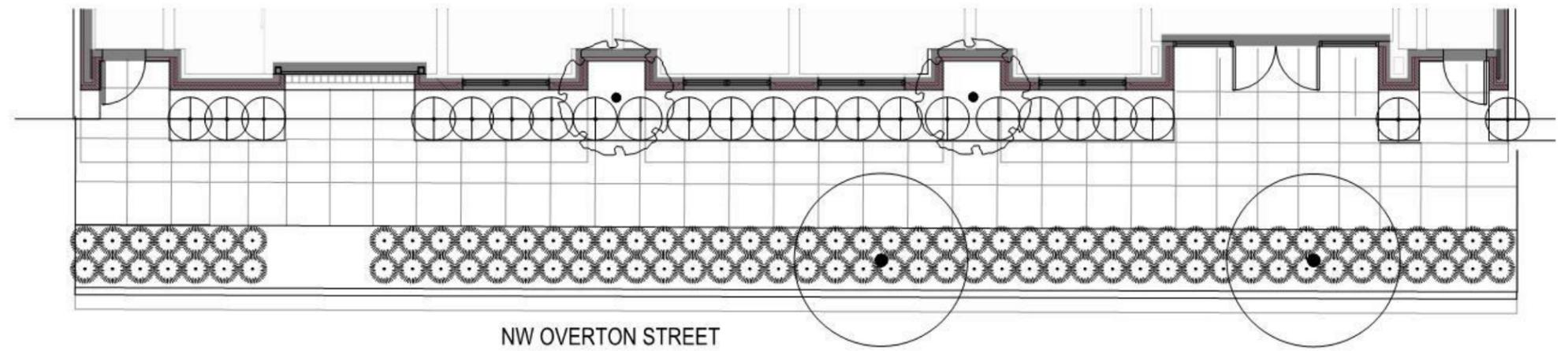
PLANTING PLAN- OVERALL

SCALE: 1"=30'-0"



PLANTING PLAN- PETTYGROVE STREET

SCALE: 1"=10'-0"



PLANTING PLAN- OVERTON STREET

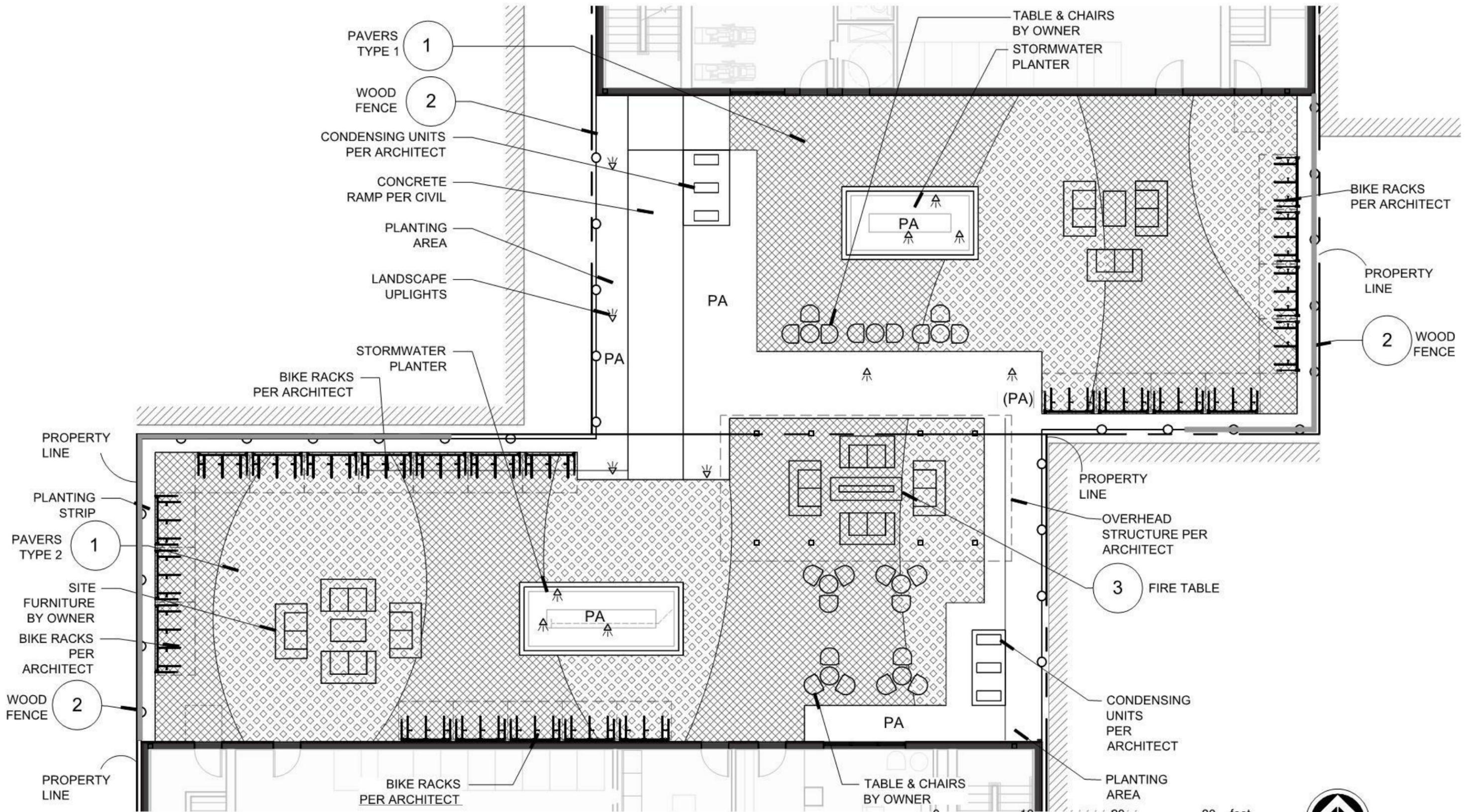
SCALE: 1"=10'-0"



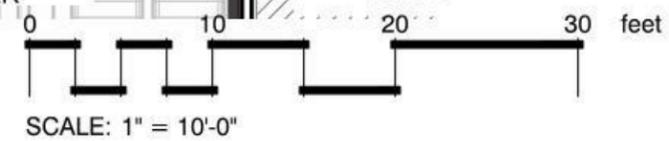
NORTH

C4

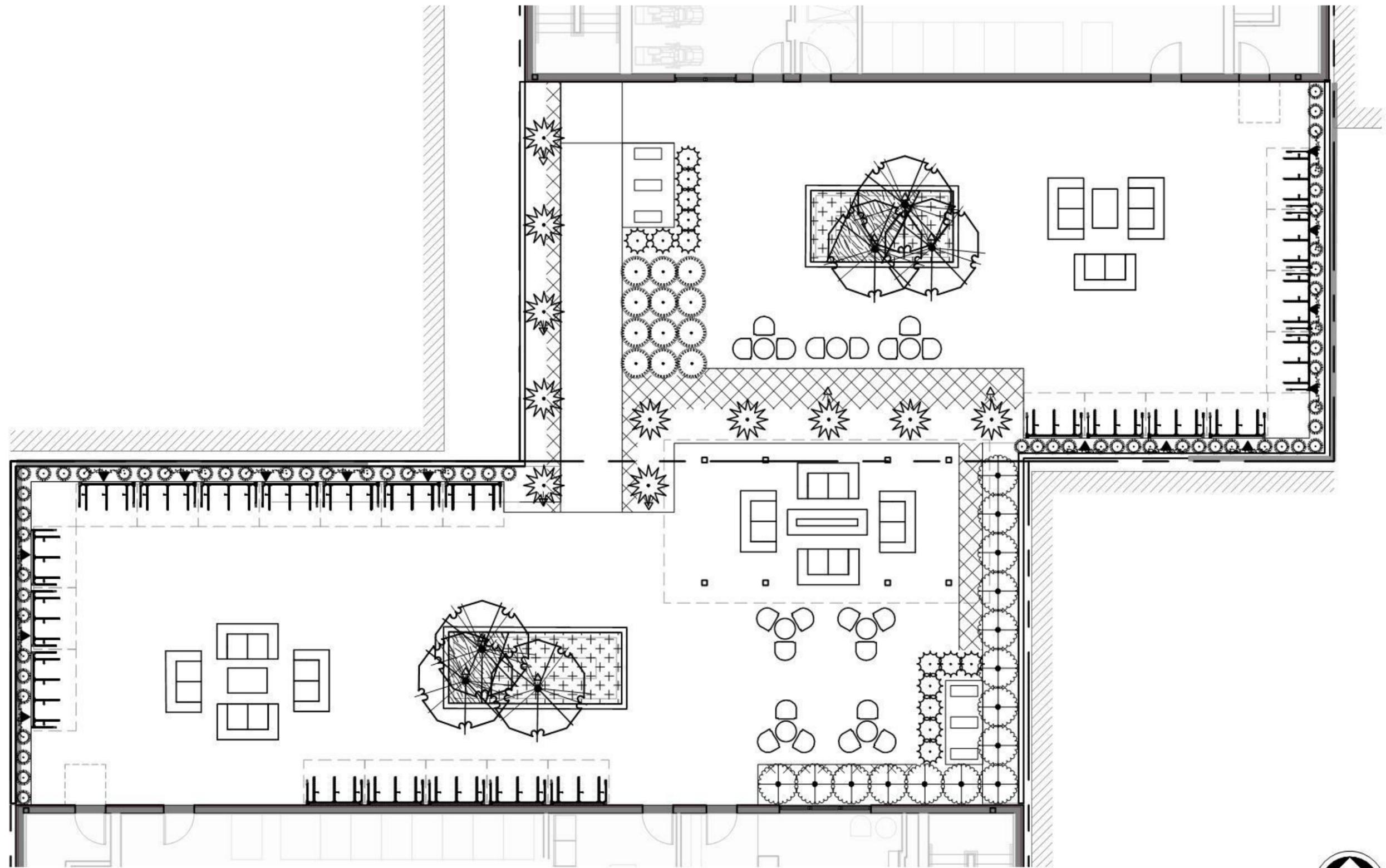
LU14-220722DZ, AD



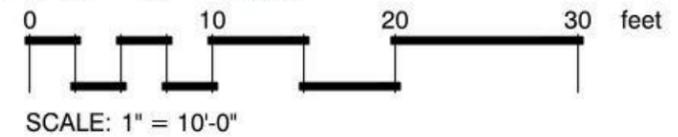
MATERIALS AND FURNISHINGS PLAN- COURTYARD




C5.1
 NORTH LU14-220722DZ, AD



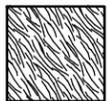
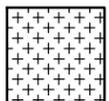
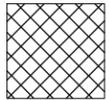
PLANTING PLAN- COURTYARD

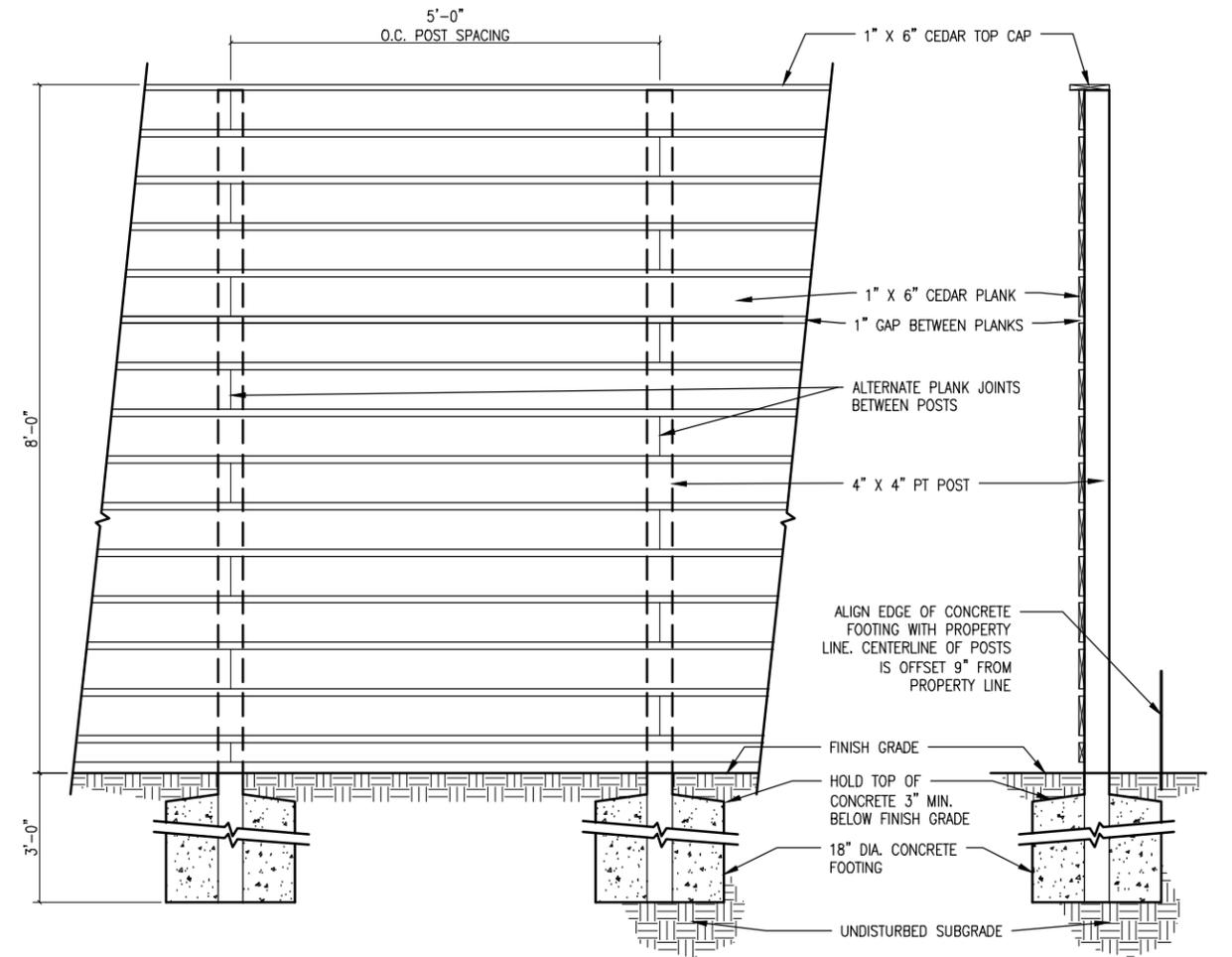
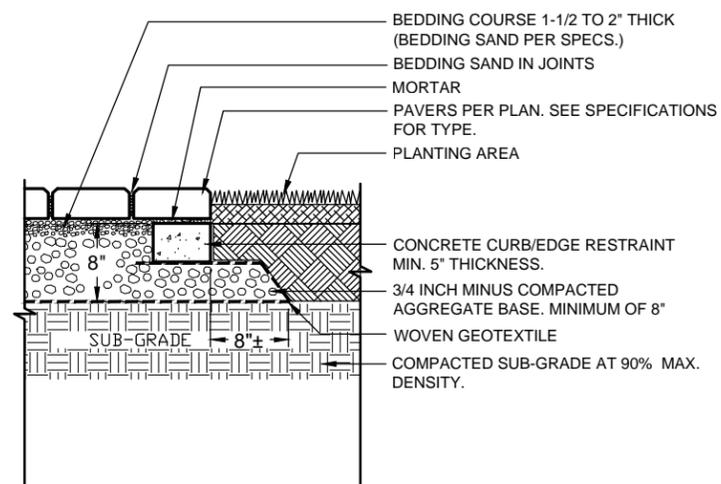


C5.2

LU14-220722DZ, AD

PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	ALNUS RUBRA / RED ALDER	B & B	2" CAL	12-15' H	6
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM	B & B	2" CAL	12-15' H	4
	QUERCUS ROBUR `REGAL PRINCE` / REGAL PRINCE ENGLISH OAK	B & B	3.5" CAL	12-15' H	4
<u>SHRUBS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>QTY</u>	
	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	24" B&B		39	
	CAMELLIA SASANQUA `YULETIDE` / YULETIDE CAMELLIA ESPALIER	5 GAL		15	
	DAPHNE TRANSATLANTICA SUMMER ICE / SUMMER ICE DAPHNE	5 GAL		15	
	DESCHAMPSIA CESPITOSA `SCHOTTLAND` / SCHOTTLAND HAIR GRASS	1 GAL		63	
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		96	
	PHYLLOSTACHYS AUREOSULCATA LAMA TEMPLE / YELLOW-GROVE BAMBOO	10 GAL		11	
	THUJA OCCIDENTALIS `EMERALD` / EMERALD ARBORVITAE	B & B	6'	14	
	YUCCA GLORIOSA `VARIEGATA` / VARIEGATED SPANISH DAGGER	5 GAL		12	
<u>SHRUB AREAS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>	
	CAREX MORROWII / JAPANESE SEDGE	1 GAL	12" o.c.	93	
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	12" o.c.	160	
<u>GROUND COVERS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>	
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	FLAT	8" o.c.	1,416	



TYPICAL ELEVATION

TYPICAL CROSS SECTION

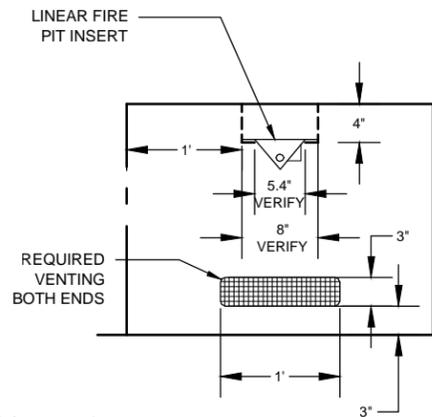
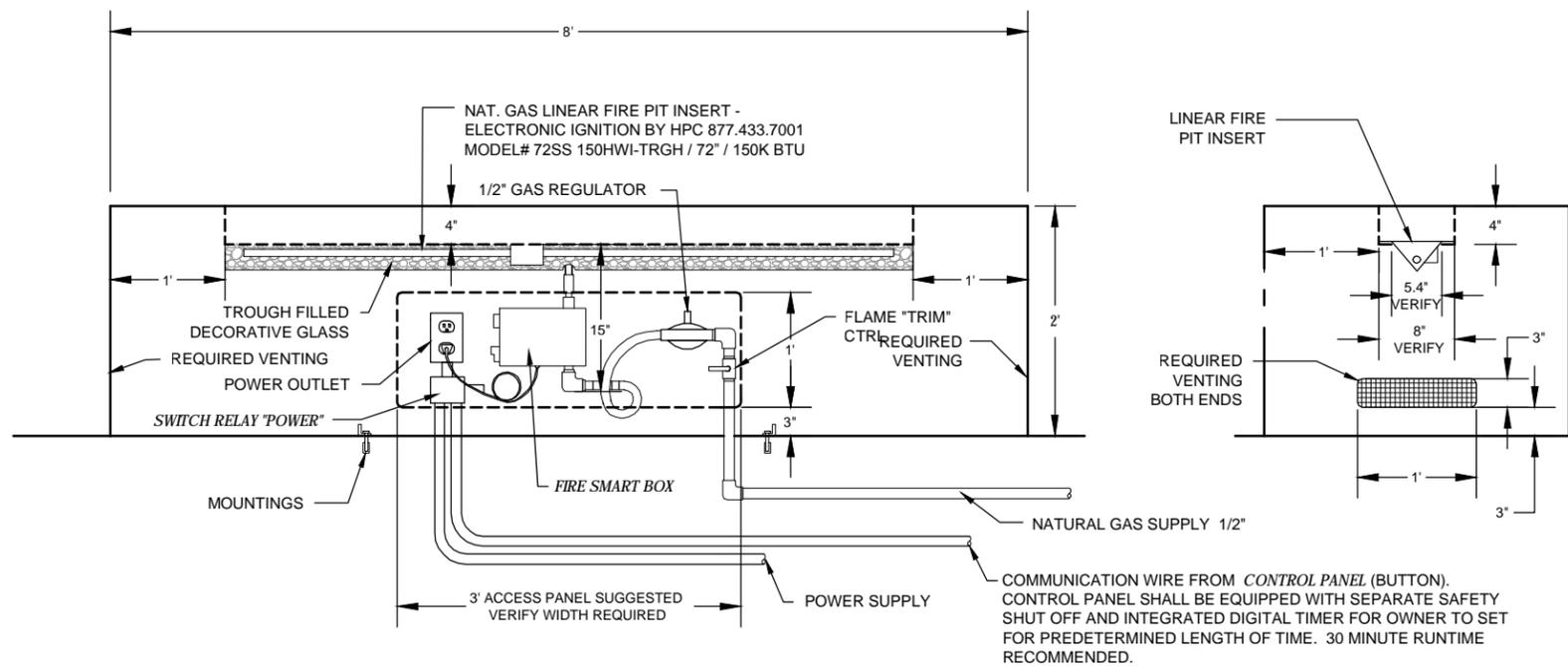
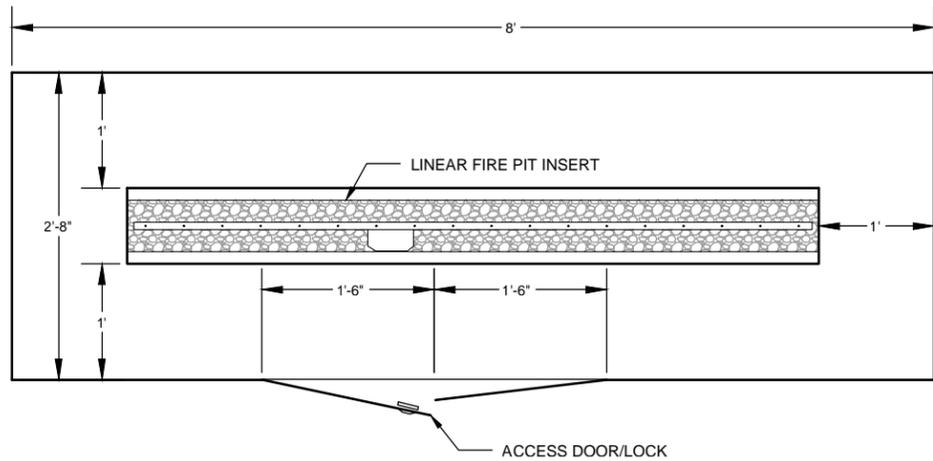
NOTES:

1. ALL CEDAR SHALL BE PREMIUM FENCE GRADE.
2. WOOD FINISH SHALL BE SIKKENS CETOL SRD TRANSLUCENT STAIN, COLOR: NATURAL 078.
3. HEIGHT AND LOCATION OF STEPS IN TOP OF WALL SHALL BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT AFTER POST LOCATIONS AND EXISTING GRADES HAVE BEEN STAKED.

1 UNIT PAVER WITH CONCRETE EDGE RESTRAINT
 NTS 321413-09

2 WOOD FENCE
 NTS

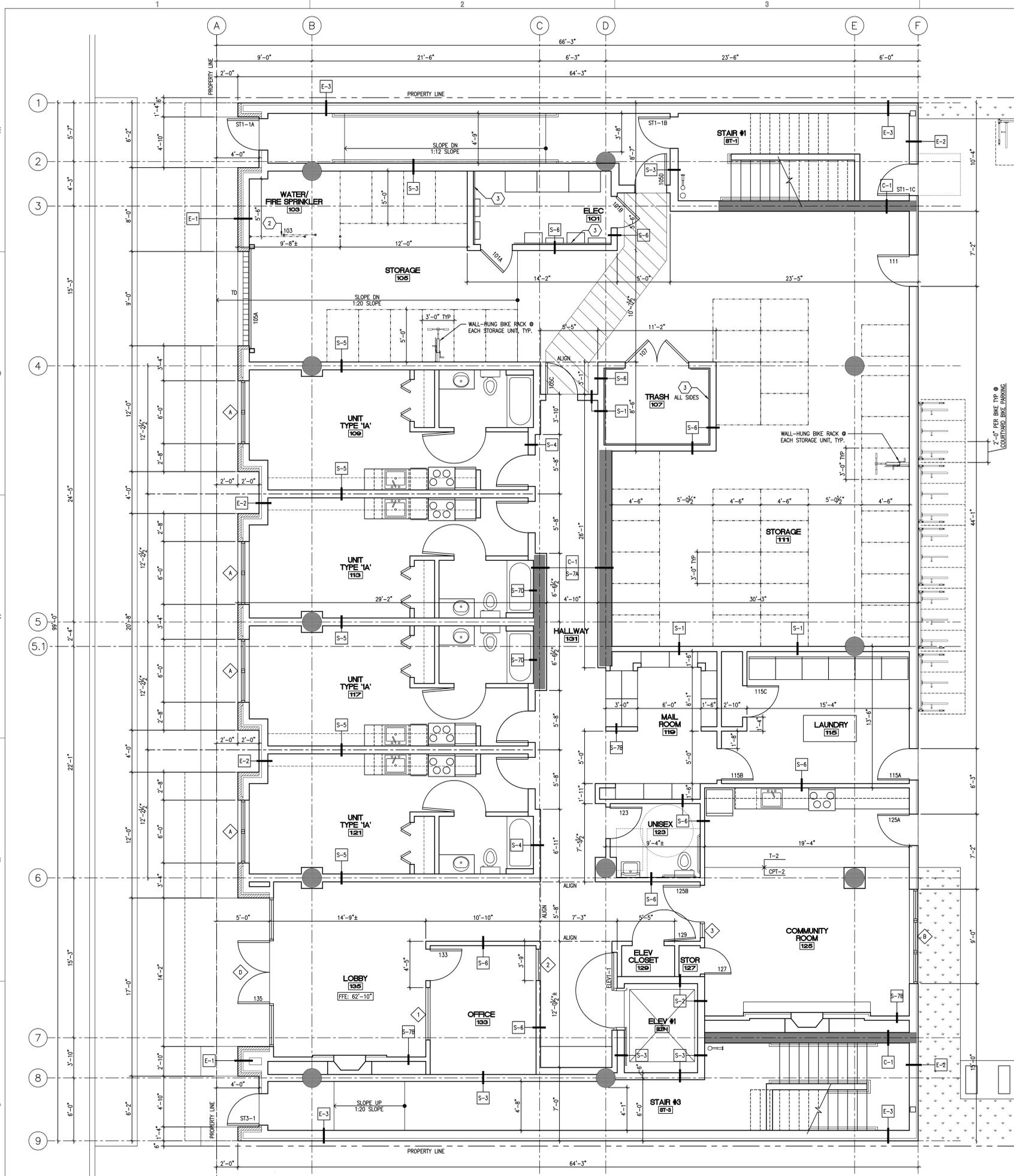
DETAIL-FILE



FIREPIT CONTROL INTENT OF DESIGN:
 TENANT WILL PRESS FEATURE START BUTTON AT *CONTROL PANEL* (NOT SHOWN). CONTROL PANEL EQUIPPED WITH TIMER, RELAYS SIGNAL TO *SWITCH RELAY* PROVIDING POWER TO *FIRE SMART BOX*, WHICH ALLOWS THE AUTOMATIC IGNITION OF THE FIRE TABLE. INSTALLATION OF AN EMERGENCY KILL BUTTON IS RECOMMEND FOR SAFETY. FIRE SMART BOX WILL SHUT OFF GAS SUPPLY IN THE EVENT THAT THE FLAME GOES OUT.

3 OUTDOOR FIRE TABLE
 NTS

129343-01



GENERAL NOTES

1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP.
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

KEYNOTES

- 1 NOT USED
- 2 CHAINLINK FENCE AND GATE
- 3 8'-0" HIGH WANSBOT OF 3/4" FIRE RETARDANT PLYWOOD - PAINT TO MATCH WALL

LEGEND

- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION
- CONCRETE COLUMN / WALL
- METAL WIRED PARTITIONS
- TRENCH DRAIN
- PAVING STRIPING

Tess O'Brien Apartments

1554 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED: _____ PC

DRAWN: _____

DATE: 10/06/2014

PROJECT NUMBER: 040593

ENLARGED PLANS



FFA Architecture and Interiors, Inc.
520 SW Yamhill Suite 900 Portland, OR 97204
Phone: 503.222.1661 Fax: 503.222.1701
www.ffdadesign.com

A1 ENLARGED FIRST FLOOR PLAN - OVERTON BUILDING
1/4" = 1'-0"

C16

LU14-220722DZ, AD



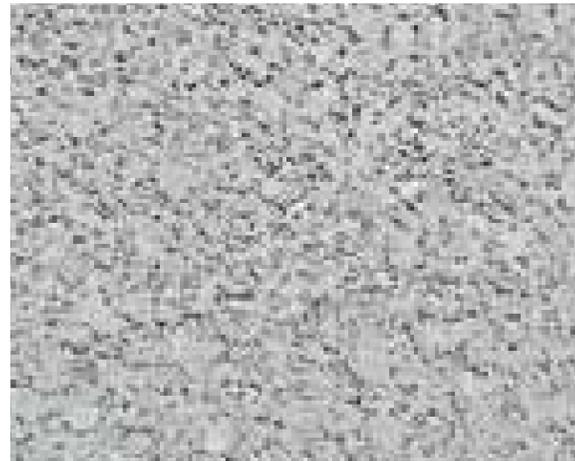
Fiber Cement Siding
To match Benjamin Moore
AF-655 silhouette



Fiber Cement Accent Panel
To match Benjamin Moore
509 cypress green



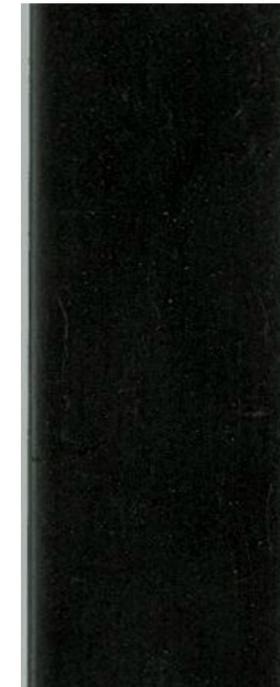
Roof Membrane
White Thermoplastic Polyolefin



Precast Stone @ Entry
Cordova Stone
Graphite, Groundface



Brick Veneer
Mutual Materials
Autumn Blend, Misson Texture



Vinyl Windows, Aluminum Storefront, Canopy Fascias,
Metal Railings & Sheet Metal Copings, Misc Trim
Black

MINW-LED

Construction:

- Housing and chassis is steel
- Diffuser is .10 extruded white acrylic
- Accent bars and rings are extruded aluminum

Light Source:

- LED
- Dimming (0 - 10v) to 10% **Included**

Notes:

- Integral mounting plate; keyhole slots left and right
- Top and bottom white acrylic lens – standard
- Not all material and accent styles are available
- Optional lens cover (ALC) eliminates up/down light
- UL and CUL listed WET location
- LED Components
 - OSRAM Gen II Distributed Array
 - CRI > 80
 - 11w - 1225 Lumens
 - 14w - 1600 Lumens
 - 21w - 2450 Lumens
 - Dimming (10% or 1%)
 - OSRAM Power Supply
 - 5-Year Warranty on LED Components



Type:	
Job Name:	



WALL
CEILING
PENDANT
OUTDOOR

MINW-916-LED Height - 16" Width - 9" Depth - 4" MC - 8"	MINW-920-LED Height - 20" Width - 9" Depth - 4" MC - 10"	MINW-926-LED Height - 26" Width - 9" Depth - 4" MC - 13"
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ORDERING INFORMATION

Example: MINW-920-LED-B-U-14W-3-Z3-WSA

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
MINW-916-LED	A	U 120 - 277	11w LED / 1225lm (117 lm per watt)	2 3000K 3 3500K 4 4000K	B1 Satin Black Z1 Satin Bronze Z3 Text Bronze	WSA White Smooth Acrylic Optional Cage Accents (See Page 2) Material F Filigree P Perforated Screen M Wire Mesh W Waffle Pattern Style SC Screen Complete CC Center Complete CH Center Half EC Ends Complete SF Sides Full CF Center Full OX Custom	DIM LED dimming driver (0 - 10v) Dimming to 10% (Included) DIM1 LED dimming driver (0 - 10v) Dimming to 1% (See Price List) ALC Aluminum Lens Cover - See Notes Battery Backup Options BB07 7 Watts (820lm) for 90-Minutes BB10 10 Watts (1170lm) for 90-Minutes
MINW-920-LED	D X		14w LED / 1600lm (117 lm per watt)		Optional (See Price List)		
MINW-926-LED			21w LED / 2450lm (117 lm per watt)		W1 Yolk W2 Gloss White W3 Text White B2 Text Black T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige P2 Brushed Alum P9 Brushed Nickel M16 Antique Brass		



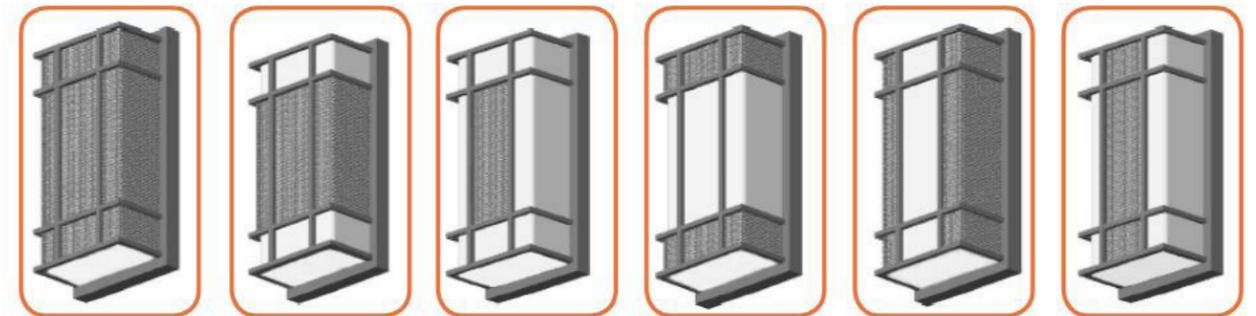
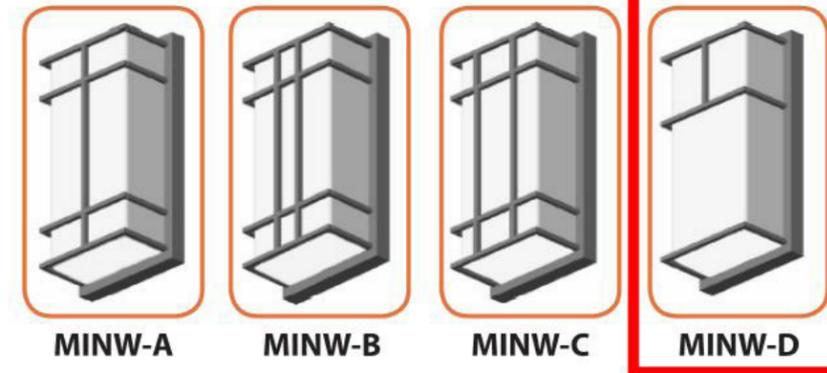
28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 / 661-257-0286 • fax 800-323-2346 / 661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com



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MINW Series Cage Styles and Accents



SC Screen Complete **CC** Center Complete **CC** Center Half **EC** Ends Complete **SF** Sides Full **CC** Center Full



Filigree **Mesh** **Perforated** **Waffle**



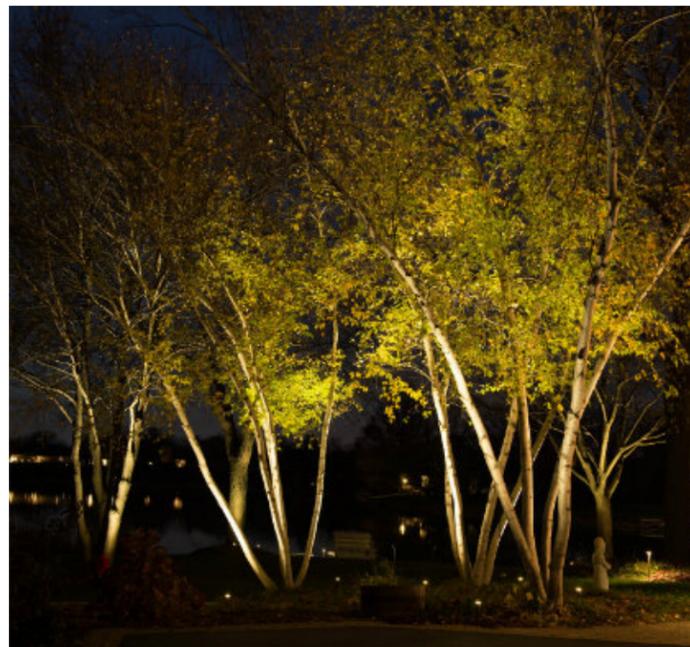
Type 1 Pavers- Mutual Materials
Holland Pavers- Charcoal



Type 2 Pavers- Mutual Materials Holland Pavers- Light gray with
Charcoal Border



Cedar Fence with horizontal slats



Uplighting on trees



Upright fixtures- FX Luminaire
MP-20



Steel Firetable

Tess O'Brien Apartments

Plant Palette



Boxwood



Espallier 'Yuletide' Camellia



'Summer Ice' Daphne



'Schottland' Tufted Hairgrass



Dwarf 'Hameln' Fountaingrass



Red Alder- storm planters



'Franz Fontaine' Columnar Hornbeam



'Regal Prince' Oak



Yellow-Grove Bamboo



'Emerald' Arborvitae



Variegated Spanish Dagger Yucca



Japanese Sedge & Tufted Hairgrass- stormwater planters



Japanese Pachysandra