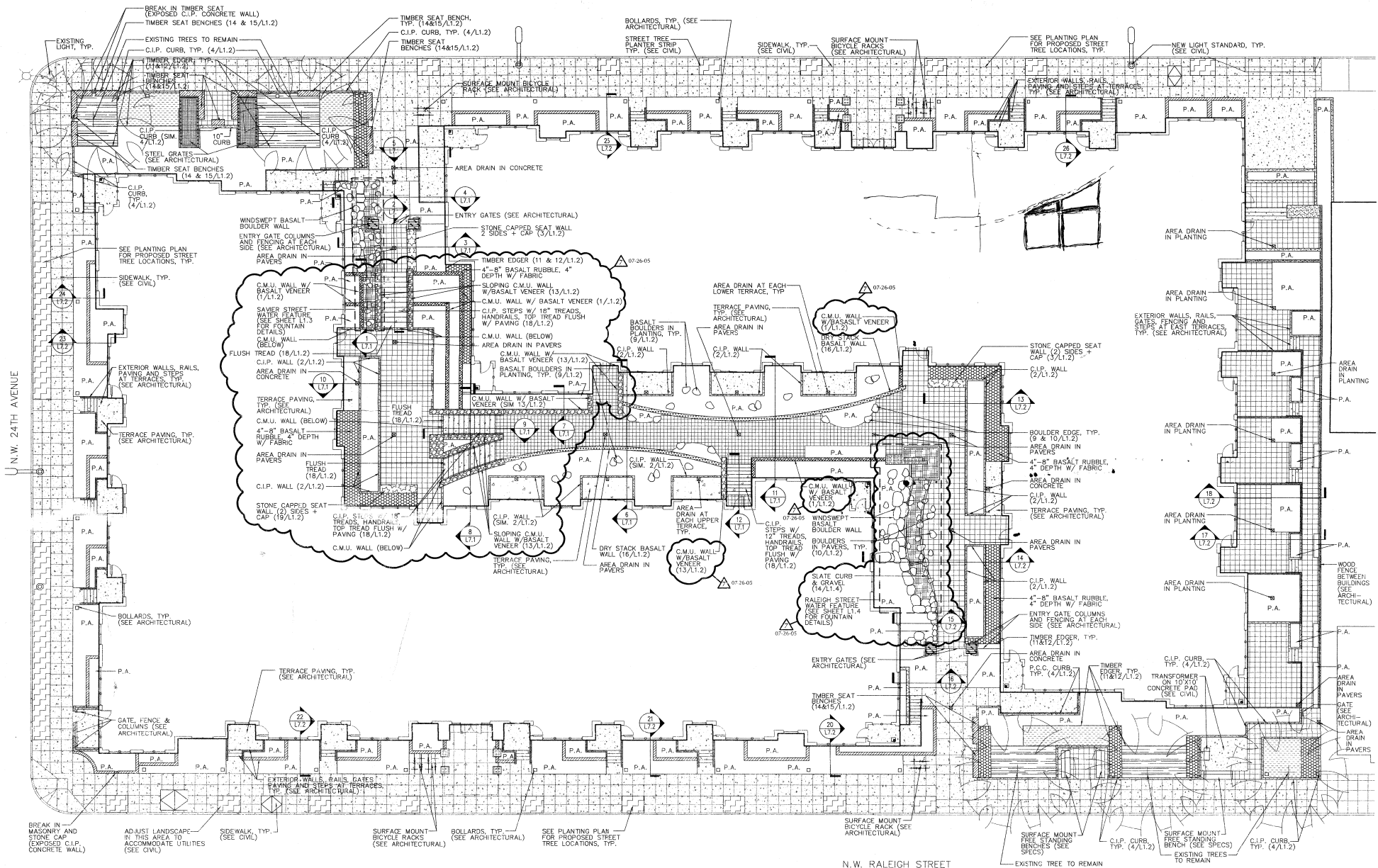


N.W. SAVIER STREET



N.W. 24TH AVENUE

N.W. RALEIGH STREET

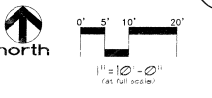
LEGEND:

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|---|--|--|--|--|
| C.M.U. WALL W/ BRICK FACE/CAP (SEE ARCHITECTURAL) | C.M.U. WALL W/ BASALT VENEER (1) SIDE + CAP | BARK MULCH | CONC. BENCH W/ TIMBER SEAT | BOULDERS |
| C.I.P. CONC. WALL | COLUMBIA RIVER BASALT DRY STACK WALL W/ GROUT | PEA GRAVEL 4IN. DEPTH W/FABRIC | CONC. BENCH W/BASALT SEAT | |
| C.M.U. WALL W/ BASALT VENEER | WATER FEATURE | | SCORED CONCRETE | 1. ALL NON-HARD SURFACED AREAS TO RECEIVE SOIL PREPARATION, PLANTINGS OF SHRUBS, GROUND COVERS MULCH AND IRRIGATION. |
| C.I.P. CONC. COLUMN (2) SIDES + CAP (SEE ARCHITECTURAL) | | | | |
| C.I.P. CONC. COLUMN (SEE ARCHITECTURAL) | | | | |
| BREAK IN MASONRY AND STONE CAP (EXPOSED C.I.P. CONCRETE WALL) | ADJUST LANDSCAPE IN THIS AREA TO ACCOMMODATE UTILITIES (SEE CIVIL) | SIDEWALK, TYP. (SEE CIVIL) | SURFACE MOUNT BICYCLE RACKS (SEE ARCHITECTURAL) | 2. SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS. |
| BOLLARDS, TYP. (SEE ARCHITECTURAL) | SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS, TYP. | SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS, TYP. | SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS, TYP. | C.I.P. = CAST IN PLACE P.A. = PLANTING AREA SIM. = SIMILAR TYP. = TYPICAL W/ = WITH |

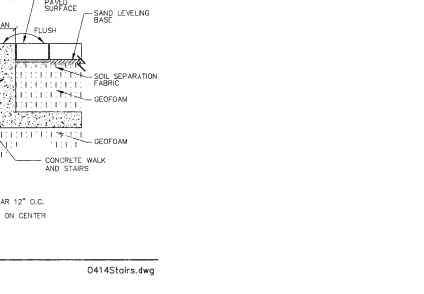
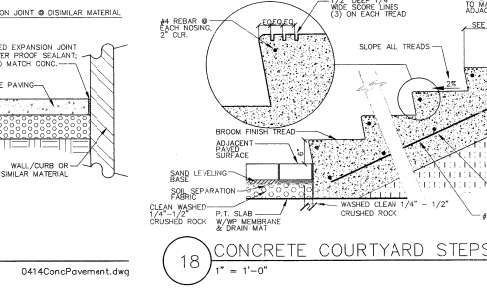
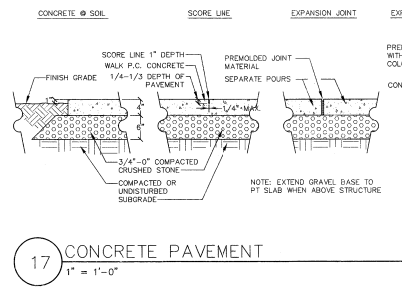
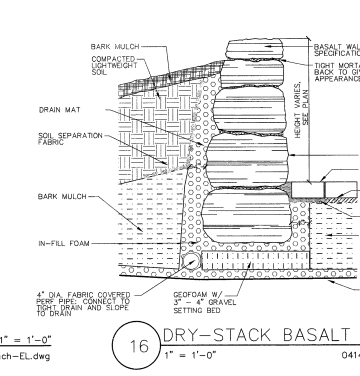
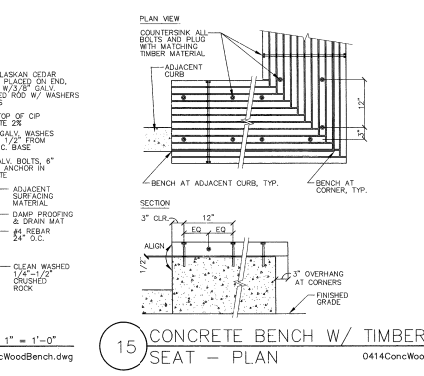
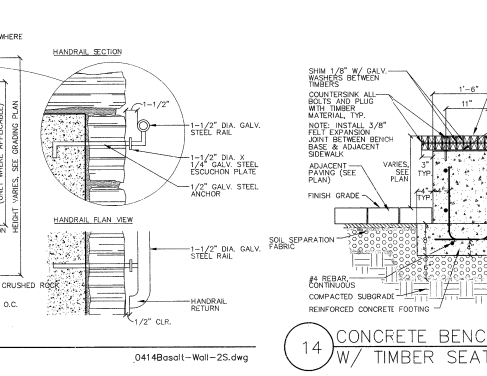
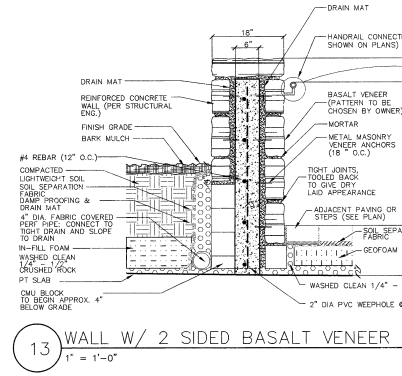
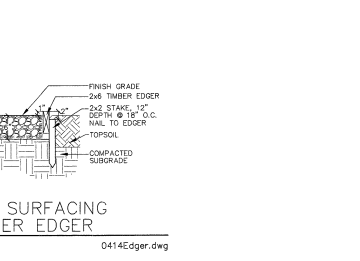
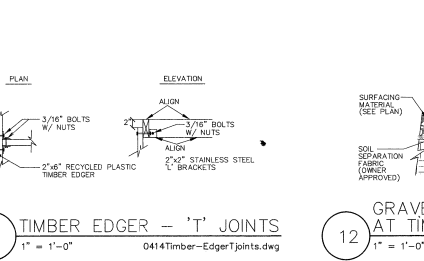
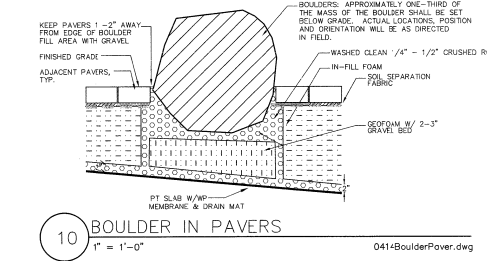
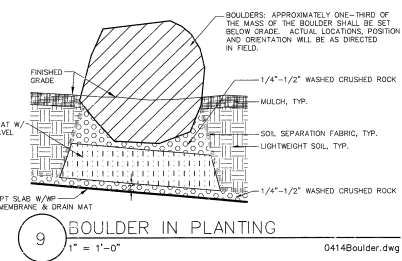
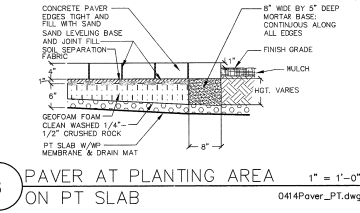
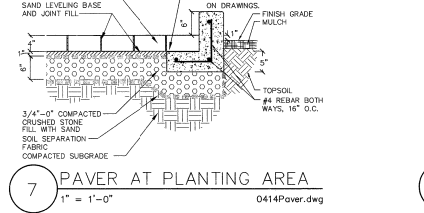
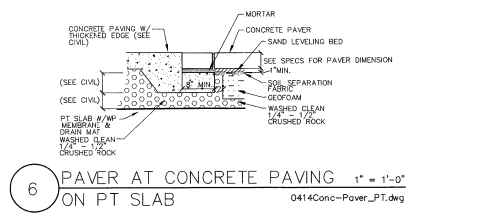
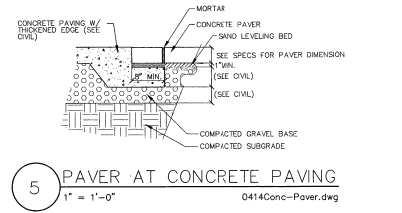
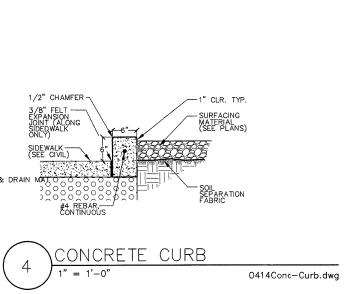
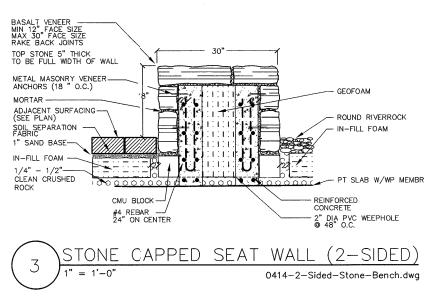
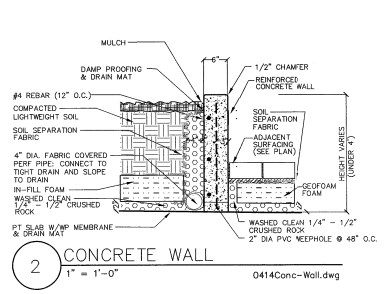
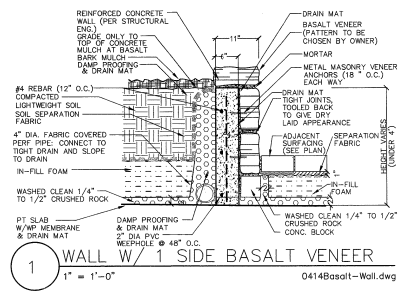
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LANDSCAPE CONSTRUCTION PLAN



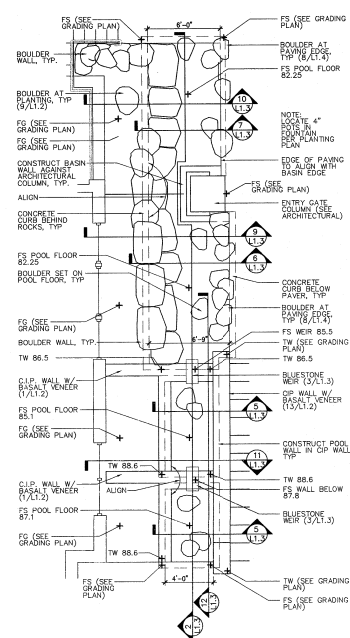
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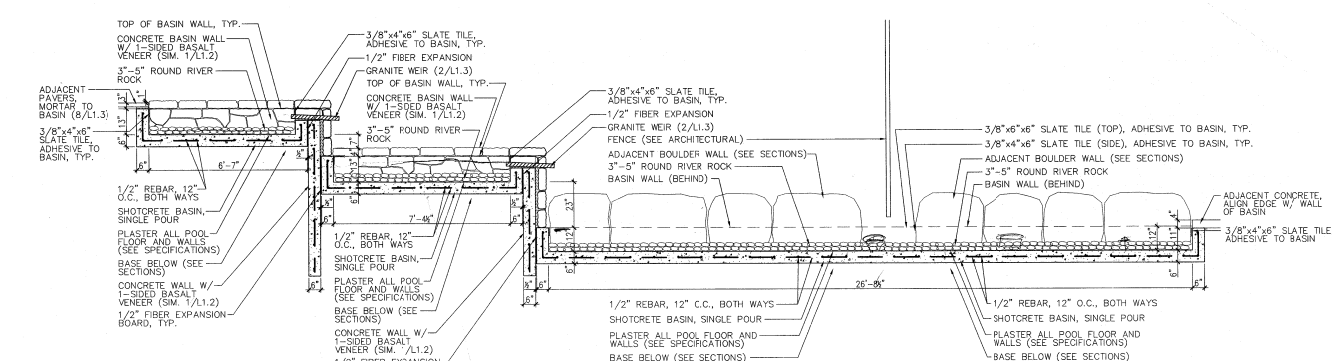
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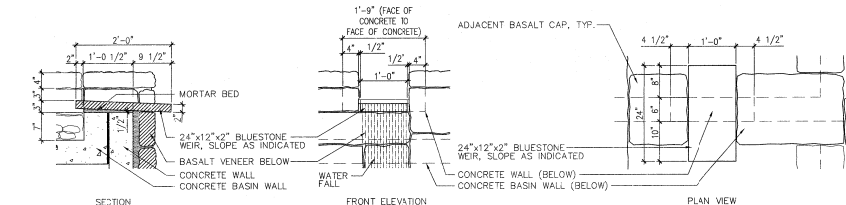
SAVIER STREET FOUNTAIN DETAILS



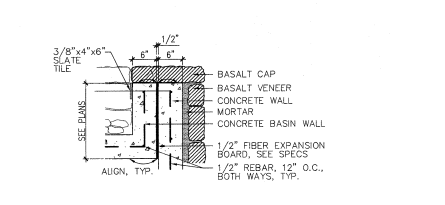
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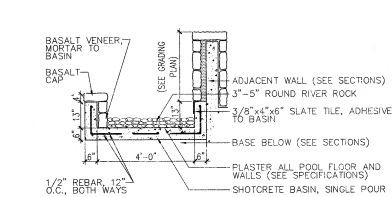
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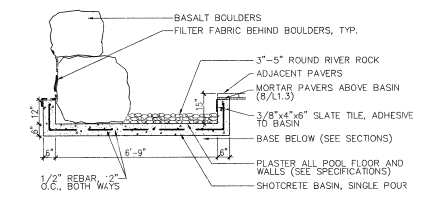
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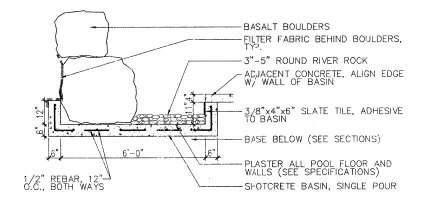
4 TYPICAL POOL BASIN/ CONCRETE WALL EDGE 1" = 1'-0" 0414basin-wall.dwg



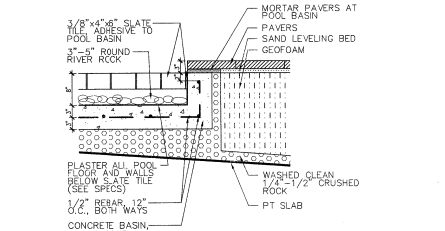
5 FOUNTAIN BASIN SECTION SAVIER STREET 1/2" = 1'-0" 0414basin-saviev.dwg



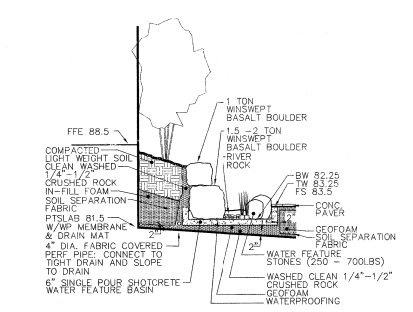
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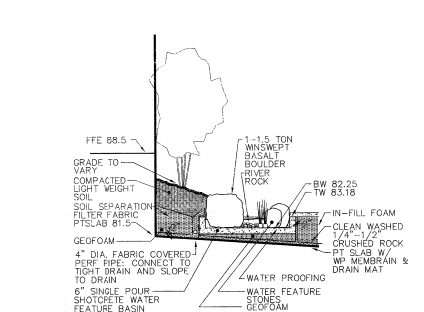
7 FOUNTAIN BASIN SECTION SAVIER STREET 1/2" = 1'-0" 0414basin-saviev3.dwg



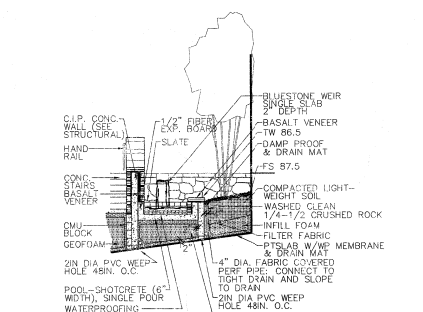
8 TYPICAL FOUNTAIN EDGE 1" = 1'-0" 0414basin-edge.dwg



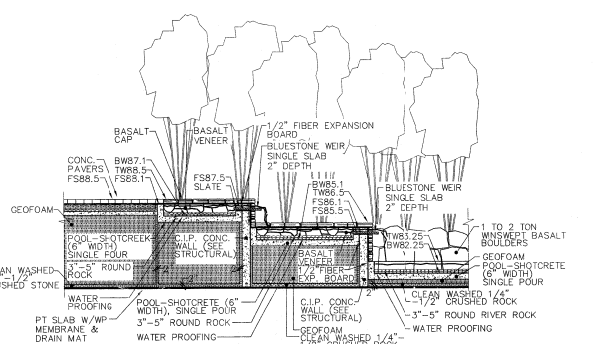
9 FOUNTAIN SECTION SAVIER STREET 1/4" = 1'-0" 0414Fount_Savier-Sec3.dwg



10 FOUNTAIN SECTION SAVIER STREET 1/4" = 1'-0" 0414Fount_Savier-Sec4.dwg

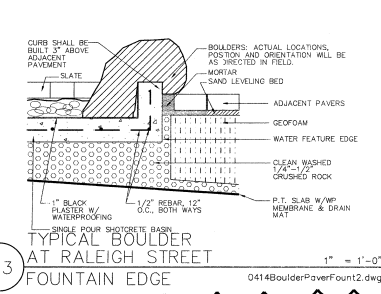
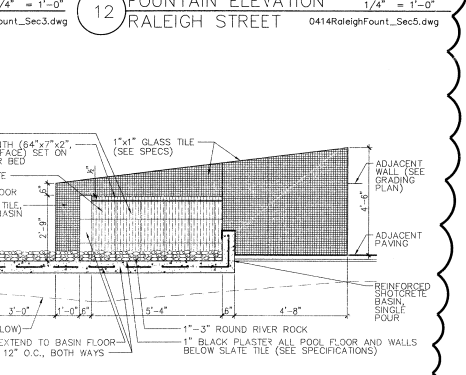
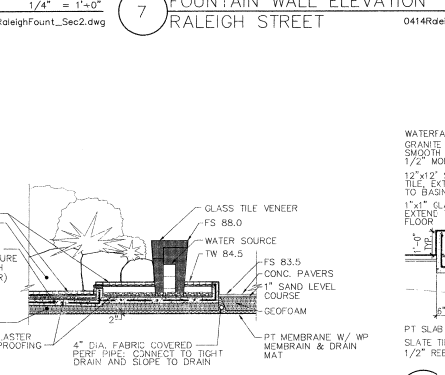
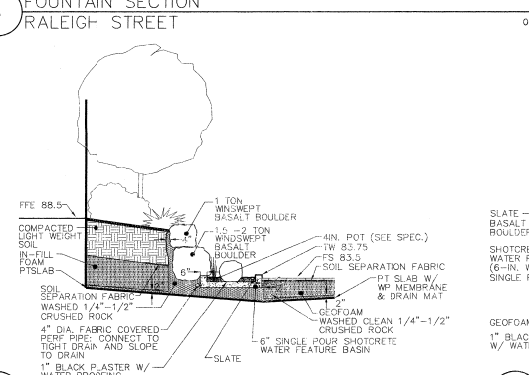
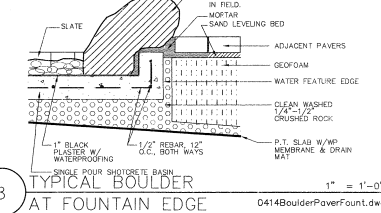
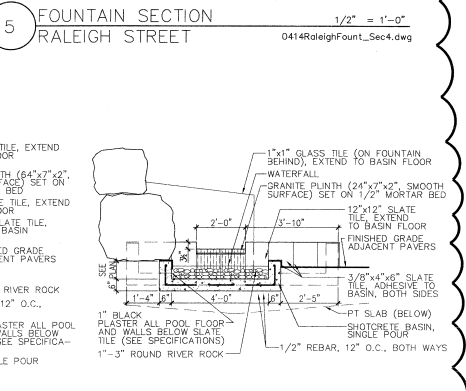
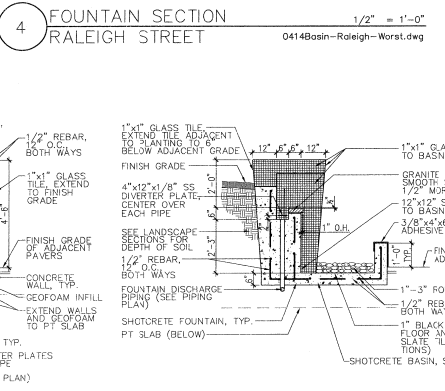
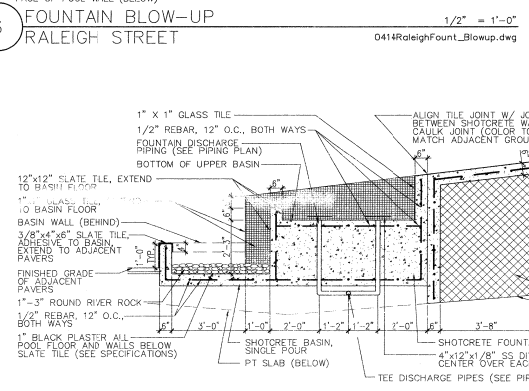
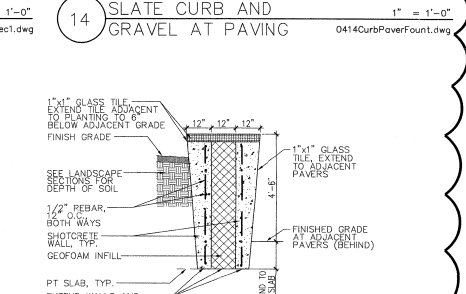
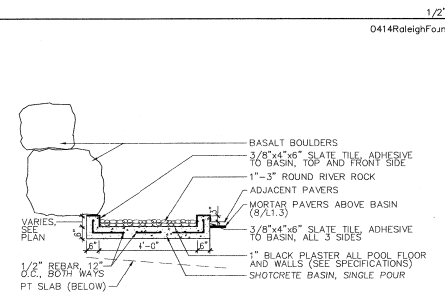
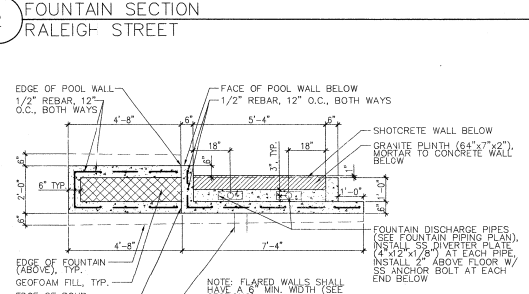
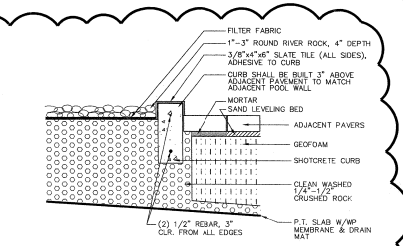
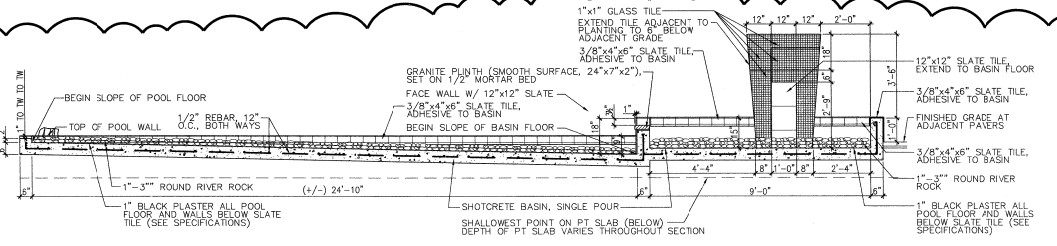
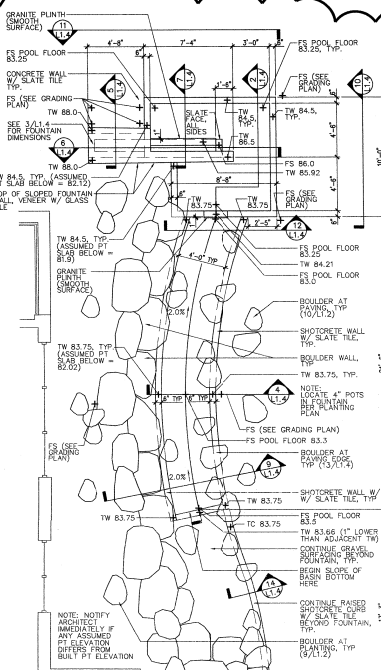


11 FOUNTAIN WALL ELEVATION SAVIER STREET 1/4" = 1'-0" 0414Fount-Savier-Elev.dwg



12 FOUNTAIN SECTION SAVIER STREET 1/4" = 1'-0" 0414Fount-Savier-Sec1.dwg

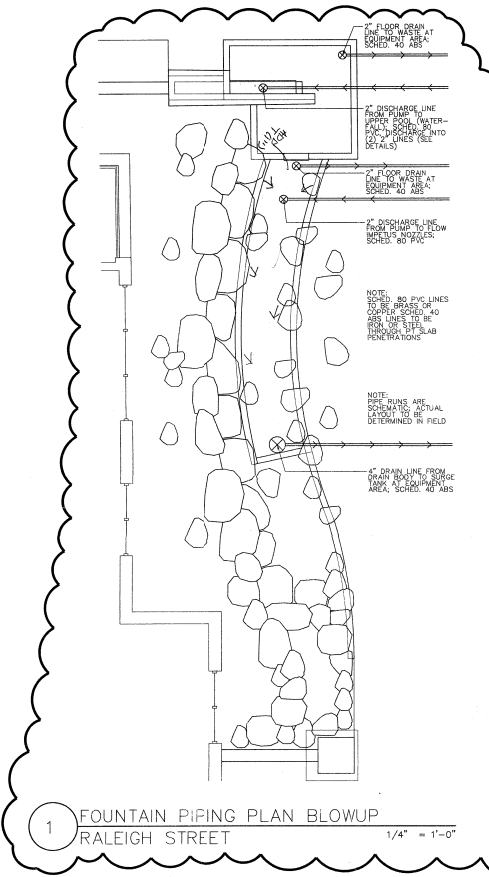
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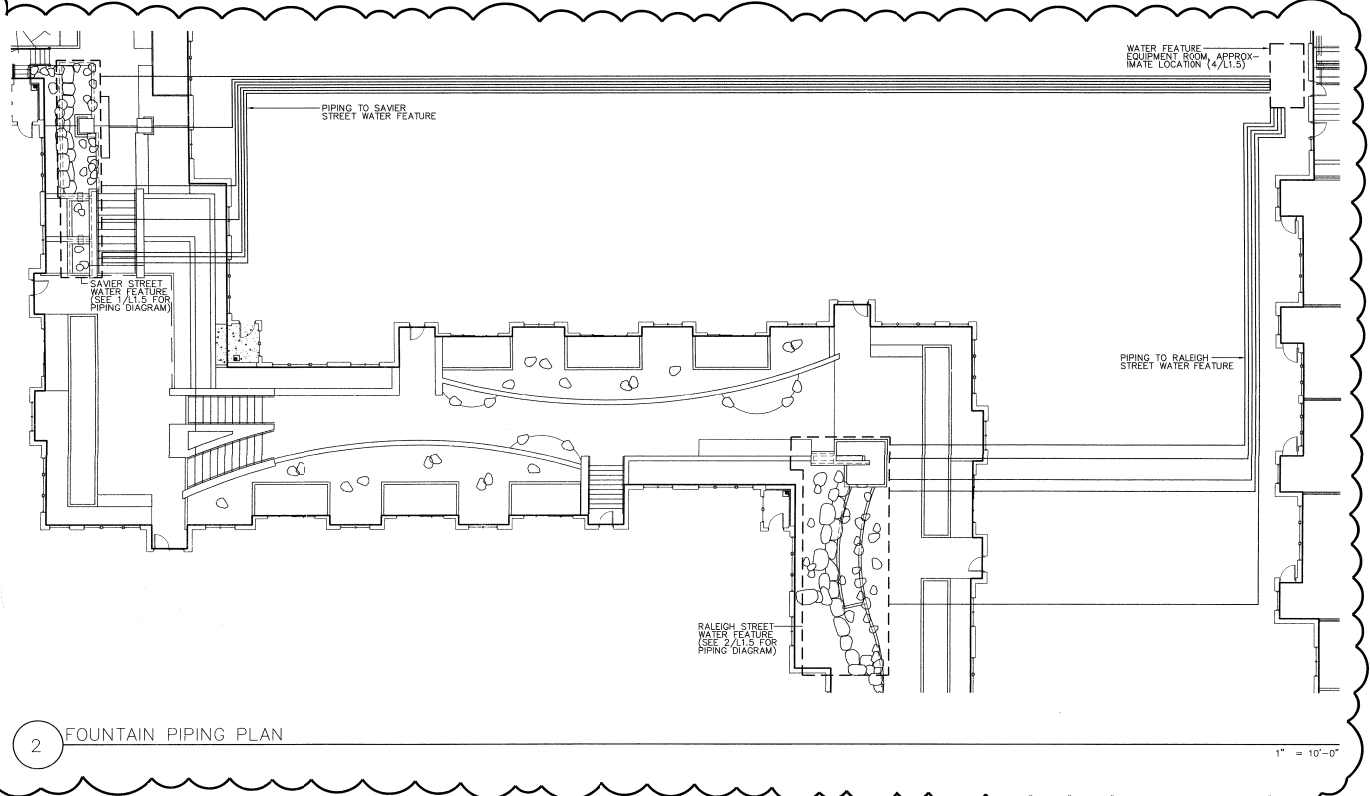
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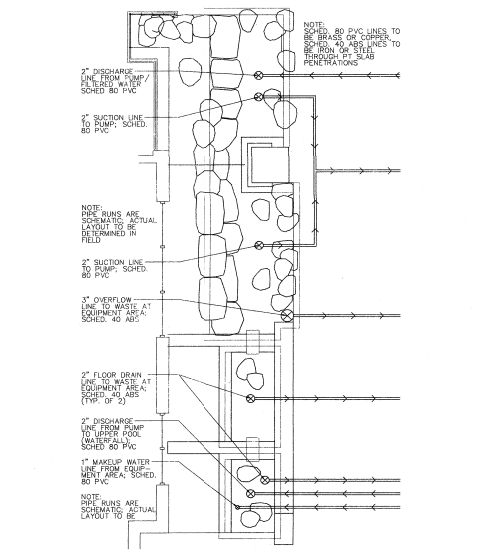
REGISTERED ARCHITECT/PLANNER
ASSOCIATED ARCHITECTS/PLANNERS
ALEXIS
DATE: 03.10.05
JOB: 041100
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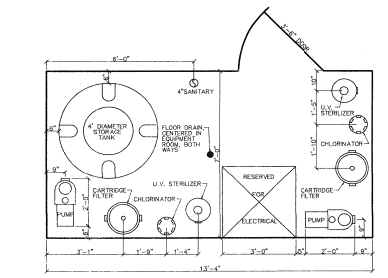
1 FOUNTAIN PIPING PLAN BLOWUP
RALEIGH STREET 1/4" = 1'-0"



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



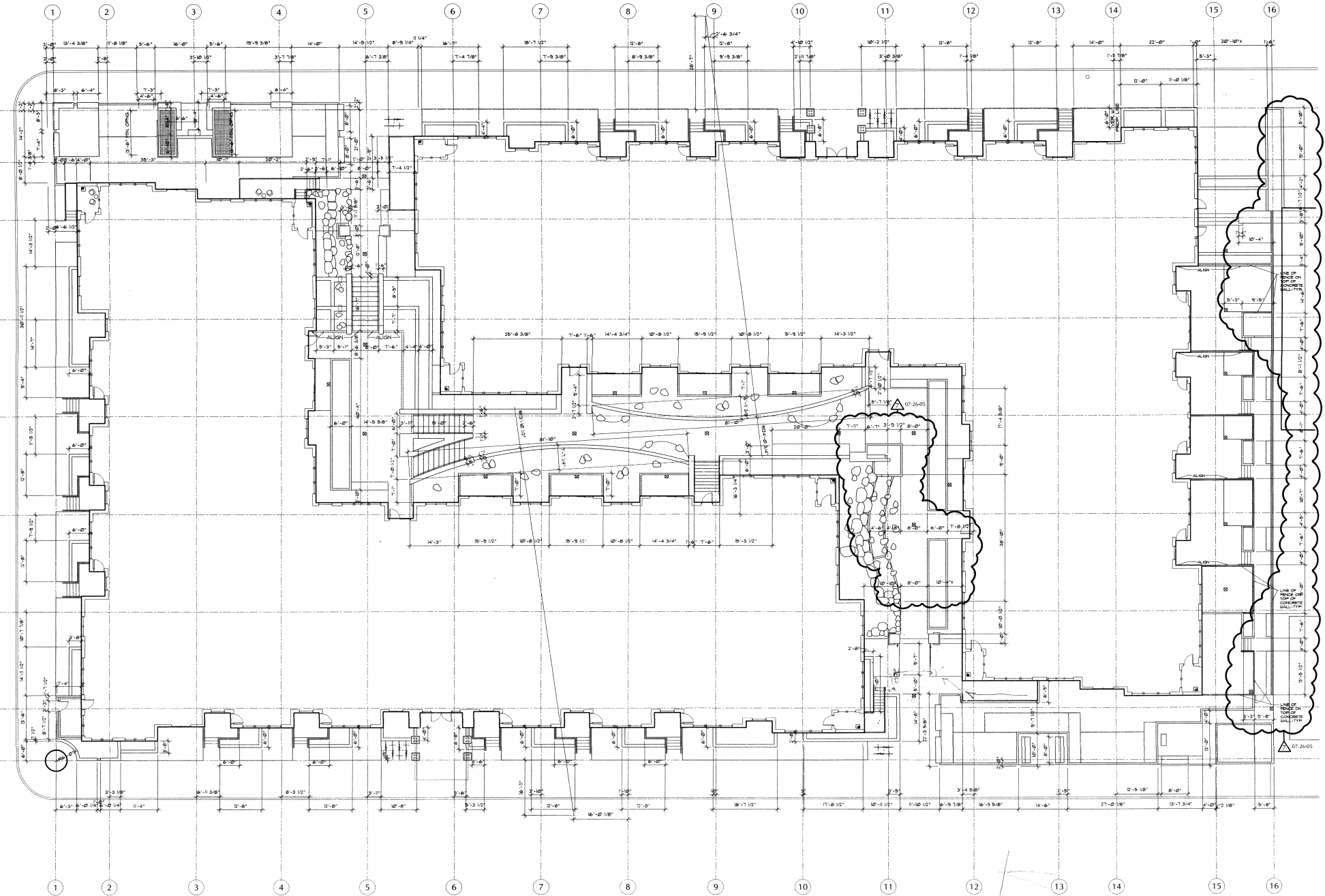
3 FOUNTAIN PLAN BLOWUP
SAVIER STREET 1/4" = 1'-0"



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

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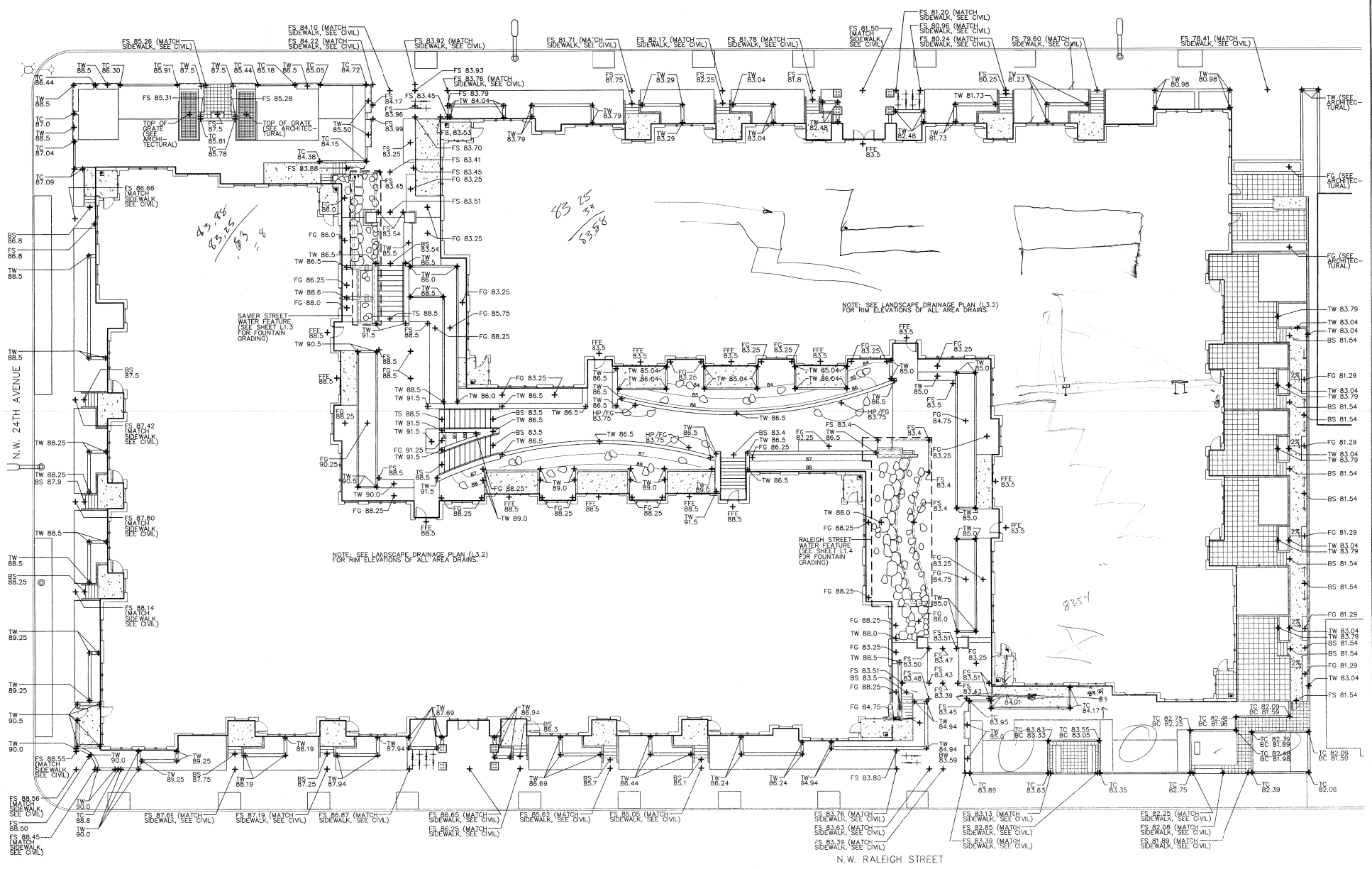
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SITE LAYOUT PLAN

L2.1

N.W. SAVIER STREET



SAVIER STREET WATER FEATURE (SEE SHEET L1.3 FOR FOUNTAIN GRADING)

NOTE: SEE LANDSCAPE DRAINAGE PLAN (L3.2) FOR FIN ELEVATIONS OF ALL AREA DRAINS.

NOTE: SEE LANDSCAPE DRAINAGE PLAN (L3.2) FOR FIN ELEVATIONS OF ALL AREA DRAINS.

RALEIGH STREET WATER FEATURE (SEE SHEET L1.4 FOR FOUNTAIN GRADING)

- LEGEND:**
- DIRECTION OF SLOPE
 - FF FINISH FLOOR ELEVATION
 - GB GRADE BREAK
 - FS FINISH SURFACE
 - FG FINISH GRADE
 - BS BOTTOM OF STEP
 - TW TOP OF WALL
 - BW BOTTOM OF WALL

- NOTES:**
1. SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS.
 2. SCORELINES AT SIDEWALK FOR TREES & PLANTS. DEPTH OF SOIL OVER PT SLAB IS REQUIRED TO BE A MAXIMUM DEPTH OF 24IN. EXCEPT WHERE TREES ARE TO BE LOCATED. SOIL DEPTH ADJACENT TO TREE ROOT BALLS IS REQUIRED TO BE A MAXIMUM OF 36IN.
 4. GEOFAM REQUIRED AS FILL AT ALL LOCATIONS BEYOND MAXIMUM REQUIRED DEPTH OF SOIL NOT SHOWN FOR CLARITY.

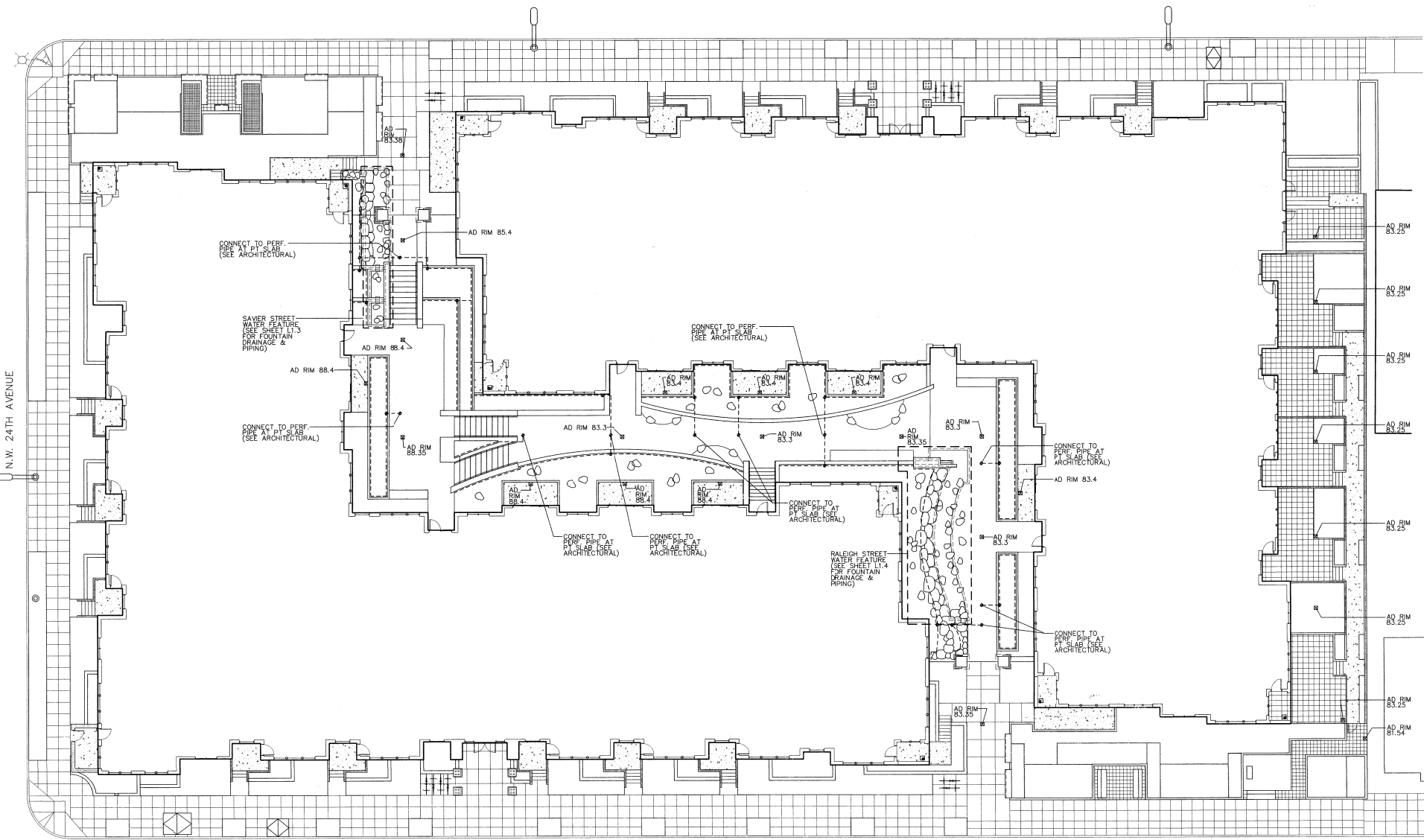
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LANDSCAPE GRADING PLAN

N.W. SAVIER STREET



N.W. RALEIGH STREET

LEGEND:

- 4" DIA. PERFORATED DRAIN PIPE W/ SOCK (SEE DETAILS 8 AND 9, SHEET L6.2)
- >---> CONNECT TO PERF. PIPE BELOW
- >---> AREA DRAIN, CONNECT TO PERF. PIPE AT PT SLAB BELOW (SEE ARCHITECTURAL)
- AD RIM AREA DRAIN RIM ELEVATION

NOTES:

1. SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS.

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 ARCHITECT: ANKROM MOISAN ARCHITECTURE ASSOCIATES
 03/10/05



ANKROM MOISAN
 ARCHITECTURE INTERIORS PLANNING
 6730 SW WACOMBA, SUITE 100, PORTLAND, OREGON 97219
 PHONE 503.245.7100 | FAX 503.245.7110 | WWW.AMAA.COM

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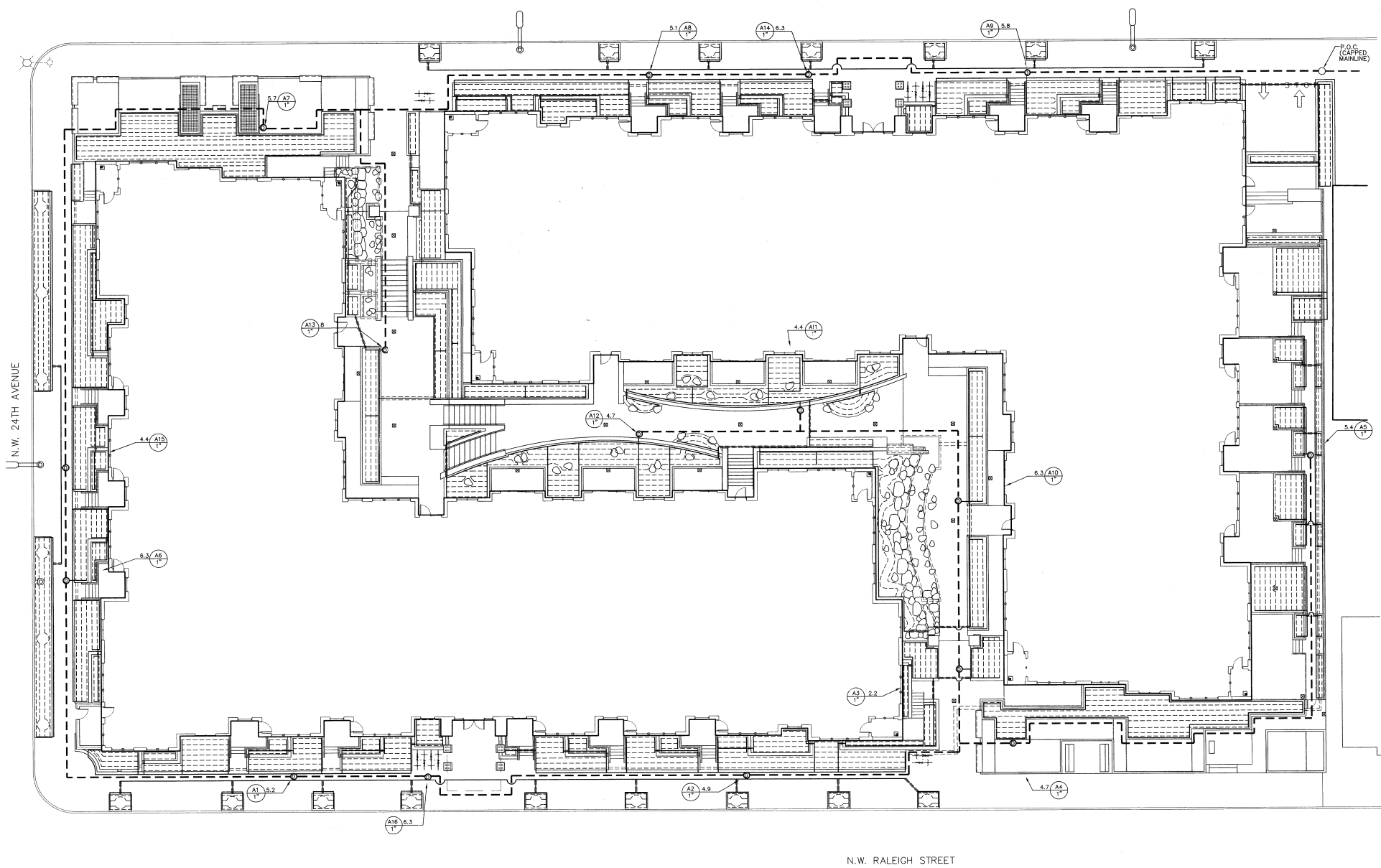
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LANDSCAPE DRAINAGE PLAN



N.W. SAVIER STREET



N.W. RALEIGH STREET

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LANDSCAPE IRRIGATION PLAN

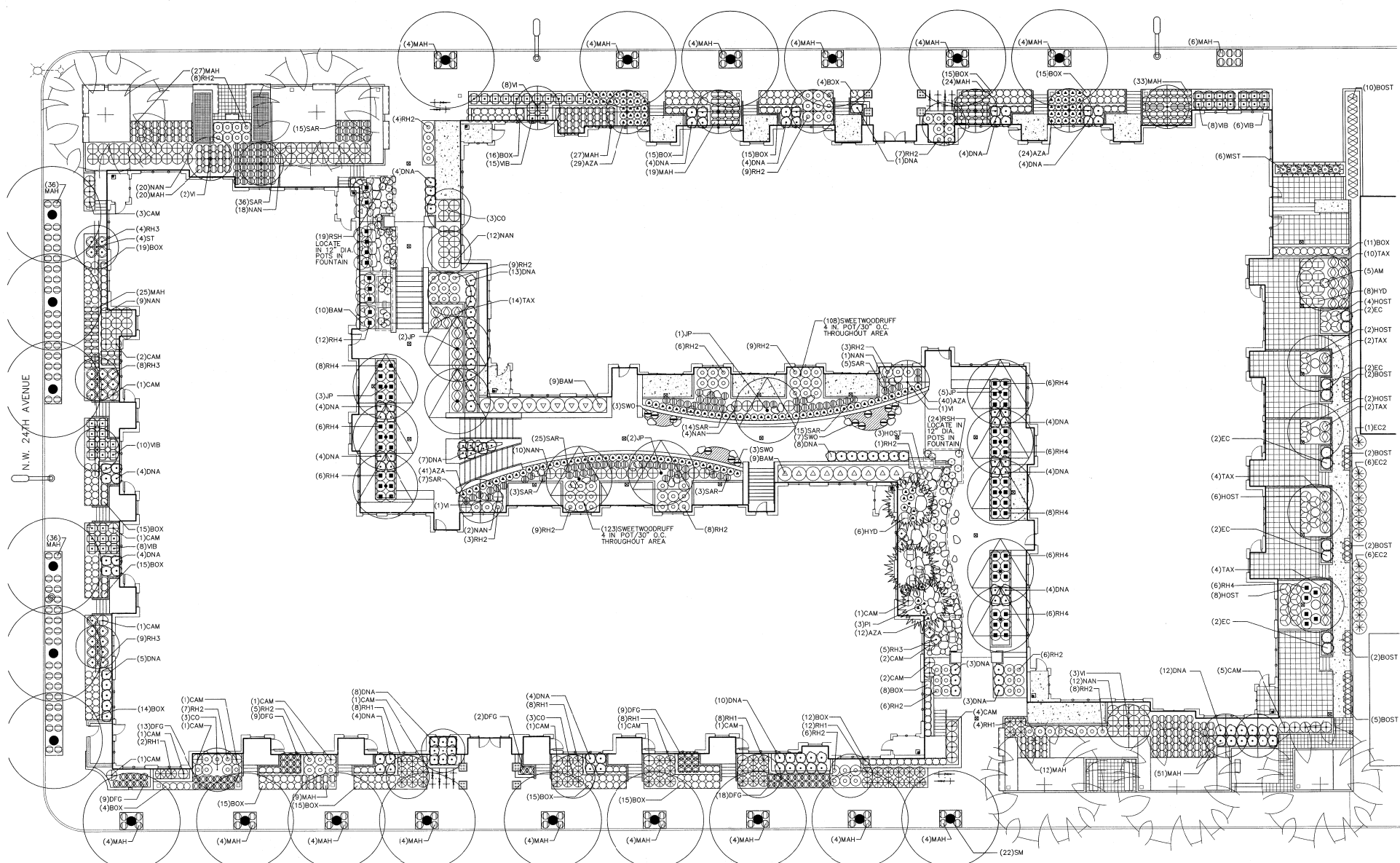
L4.1

- IRRIGATION MATERIAL LEGEND:**
- | symbol | Description |
|-----------|---|
| — | MAINLINE (PRESSURE) PIPE: SCHEDULE 40 PVC (SIZE AS NOTED) |
| - - - | SLEEVE: MIN. 4" - SCHEDULE 40 PVC |
| · · · · · | IRRIGATION SOAKER HOSE: 1/2" DIAMETER, MANUFACTURED BY FISKARS |
| — | SOAKER HOSE "MANIFOLD" PIPE: 1", SCHEDULE 40 PVC |
| ⊙ | DRIP IRRIGATION CONTROL VALVE ASSEMBLY (USE IN SOAKER HOSE ZONES) |
| ⊞ | CONTROLLER: RAINBIRD ESP SERIES |
- CONTROL VALVE NUMBER**
- | Valve Number | G.P.M. | Valve Size |
|--------------|--------|------------|
| A1 5.2 | 5.2 | 1" |

- NOTES:**
- PIPING IS LAYOUT IS DIAGRAMATIC AND SHALL BE PLACED IN PLANTING BEDS.
 - SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS.
 - SCORELINES AT SIDEWALK NOT SHOWN FOR CLARITY.
 - PROVIDE SLEEVES WHERE SHOWN AND IN ALL AREAS WHERE A LATERAL LINE (MANIFOLD) OR MAIN LINE GOES UNDER PAVEMENT.
 - SLEEVE LAYOUT IS DIAGRAMATIC. ALL SLEEVES SHALL EXTEND ENTIRE LENGTH UNDER PAVEMENT OR THROUGH C.I.P. CONCRETE FROM PLANTING BED TO PLANTING BED.



TCR - THE VAUX
TRAMMELL CROW RESIDENTIAL



LEGEND

TREES

- CO/ KOUSA BWOOD/ CORNUS KOUSA MULTI-STEM/ 8 FT.
- PI/ SHORE PINE/ PINUS CONTORTA/ 10FT.
- JP/ JAPANESE MAPLE/ ACER CROCATUM- MULTISTEM/ 2IN.
- ST/ JAPANESE SNOWBELL/ STYRAX JAPONICA MULTI-STEM/ 8 FT.
- SM/ SUGAR MAPLE/ ACER SACCHARUM/ 5 IN. CAL.
- VJ/ VINE MAPLE/ ACER CROCATUM MULTISTEM/ 8 FT.
- EC/ EXCELSA CEDAR THUJA PLICATA EXCELSA 4 FT.
- EC2/ EXCELSA CEDAR THUJA PLICATA EXCELSA 8 FT.

SHRUBS

- AZA/ AZALEA/ AZALEA PEARL BRADFORD/ 2 GAL.
- BAM/ ROBUSTA BAMBOO/ FARGESIA ROBLSTA BAMBOO/ 15 GAL./BFT.HGT.
- BOX/ BOXWOOD GREEN BEAUTY/ BUXUS MICROPHYLLA JAPONICA GREEN BEAUTY/ 24"
- CAM/ JAPANESE CAMELLIA/ CAMELLIA SASANQUA KANJIRO/ 5 GAL.
- DAP/ WINTER DAPHNE/ DAPHNE ODORA/ 3 GAL.
- DFG/ DWARF FOUNTAIN GRASS/ PENNISSETUM ALOPECUROIDES HAMELNI/ 1 GAL.
- DNA/ HARBOUR DWARF NANDINA/ NANDINA DOMESTICA HARBOUR DWARF/ 2 GAL.
- HYD/ LACCAP HYDRANGEA/ HYDRANGEA MACROPHYLLA LACCAP/ 5 GAL.
- NAN/ HEAVENLY BAMBOO/ NANDINA DOMESTICA/ 1 GAL.
- MAH/ DWARF OREGON GRAPE/ MAHONIA ACQUIFOLIA COMPACTA/ 2 GAL.
- RH1/ RHODODENDRON/ R. DAPINOIDES/ 24" HGT./WIDTH
- RH2/ RHODODENDRON/ R. CUNNINGHAM WHITE/ 24" HGT./WIDTH
- RH3/ RHODODENDRON/ R. BOW BELLS/ 24" HGT./WIDTH
- RH4/ RHODODENDRON/ R. DORA AMATELS/ 24" HGT.WIDTH
- RSH/ SOFT-STEM BULRUSH/ SORPUS TABERNAEMONTANI/ 4" POT
- SAR/ SARCOCOCCA/ SARCOCOCCA HOOKERANA HUMILIS/ 1 GAL.
- SWO/ SWORD FERN/ POLYSTICHUM MUNITUM/ 1 GAL.
- TAX/ ENGLISH YEW/ TAXUS HICKS/ 30IN. HGT.
- VB/ DAVID VIBURNUM/ VIBURNUM DAVIDI/ 2 GAL.

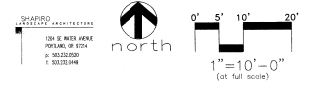
PERENNIALS

- HOST/ HOSTA/ HOSTA SIEBOLDIANA/ 1 GAL.
- VNE WST/ CHINESE WISTERIA/ WISTERIA CHINENSIS/ 5 GAL.
- BOST/ BOSTON IVY/ PARTHENOISSUS TRICUSPIDATA GREEN SHOWERS/ 2 GAL.

NOTES

- SCORELINES AT SIDEWALK NOT SHOWN FOR CLARITY.
- GEOFOAM REQUIRED AS FILL AT ALL LOCATIONS BEYOND MAXIMUM REQUIRED DEPTH OF SOIL FOR TREES & PLANTS

DEPTH OF SOIL OVER PT SLAB IS REQUIRED TO BE A MAXIMUM DEPTH OF 24IN. EXCEPT WHERE TREES ARE TO BE LOCATED. SOIL DEPTH ADJACENT TO TREE ROOT BALLS IS REQUIRED TO BE A MAXIMUM OF 36IN.

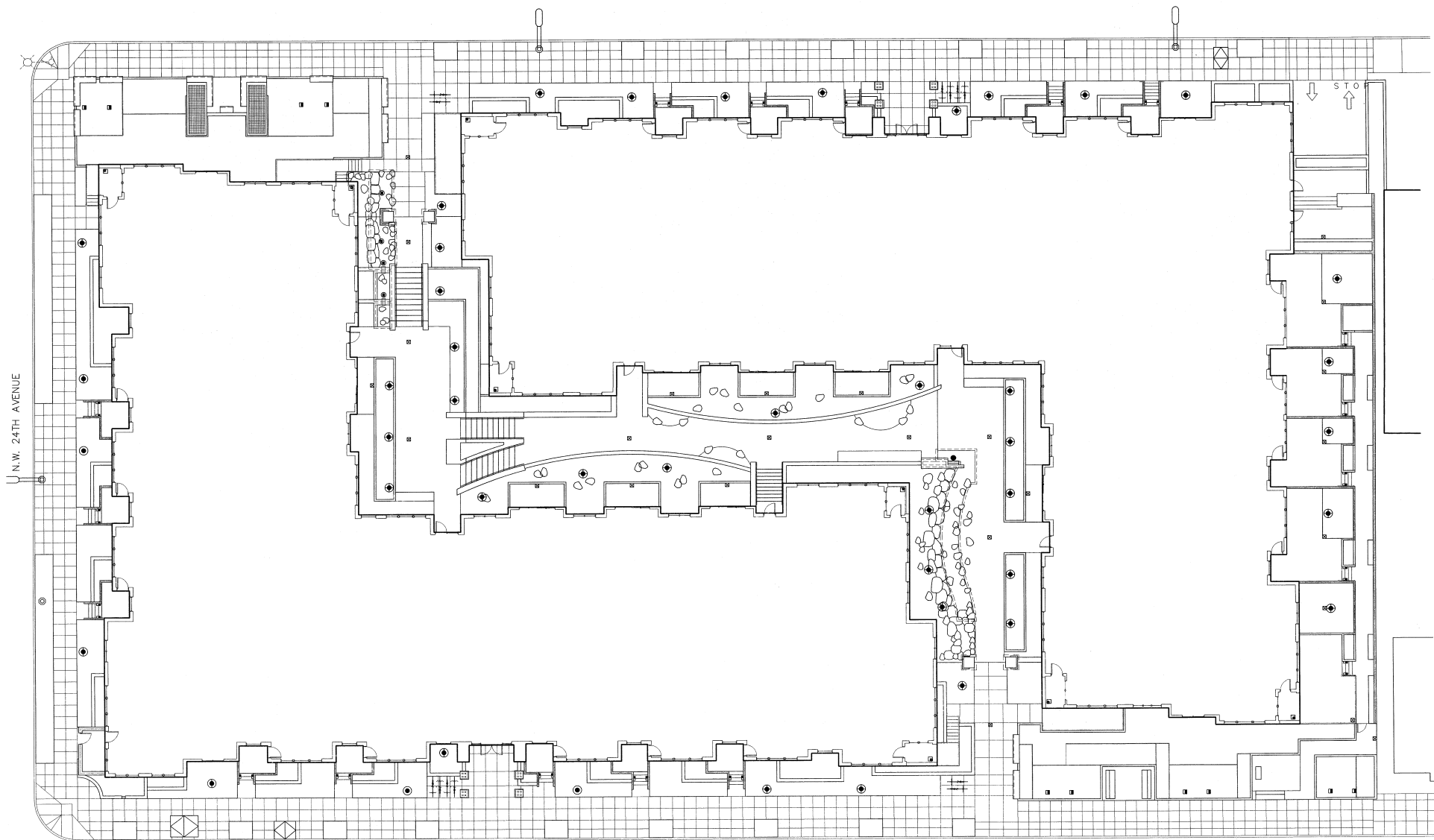


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DATE: 03.10.05
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DRAWN: JB
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TCR - THE VAUX
 TRAMMELL CROW RESIDENTIAL



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- LEGEND:
- UPLIGHT (LOW VOLTAGE)
 - UPLIGHT
 - POOL LIGHT
 - WATER FEATURE NICHE LIGHT
 - PATH LIGHT LOCATION SEE ELECTRICAL
 - WALL LIGHT LOCATION SEE ELECTRICAL
- NOTES:
1. SEE PLANTING PLAN FOR STREET TREE LOCATIONS.

DATE: 03.10.05
 JOB: 041100
 FILE: TCR-HAM
 DRAWING: TB
 CHECKED: SS

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LANDSCAPE LIGHTING PLAN



