

FRAMEWORK

EXHIBIT "C"

DESIGN REVIEW, TYPE III APPLICATION
LU 16-128835 DZM
JUNE 20, 2016

LEVER ARCHITECTURE





FRAMEWORK

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NW 10TH AVENUE IMPROVEMENTS

FOR

FRAMEWORK TALL WOOD BUILDING

GENERAL NOTES

1. ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE "ENGINEER OF RECORD". IF ERRORS OR OMISSIONS ARE FOUND AFTER THE PERMIT HAS BEEN ISSUED, THE PERMITTEE OR ITS CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD (EDMUND TAWIAH, AT 503-277-8143) TO HAVE THE CORRECTIONS MADE. ALL CHANGES WILL REQUIRE THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE WORK BEGINNING.
2. THE CONTRACTOR SHALL HAVE AT ALL TIMES ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS & SPECIAL SPECIFICATIONS, CITY OF PORTLAND STANDARD SPECIFICATIONS & STANDARD DRAWINGS, AND ALL OTHER APPLICABLE SPECIFICATIONS BOOKS AND MANUALS.
3. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE DRAWINGS AND THE APPLICABLE REQUIREMENTS OF THE 2010 EDITION OF THE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS AND ALL REVISIONS AND SPECIAL SPECIFICATIONS.
4. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING [503.232.1987]. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL [811 OR 1.800.332.2344].

5. REMOVE AND DISPOSE (AT A PROPER LOCATION OR LANDFILL) ALL MATERIALS EXCAVATED FROM WORK IN THE RIGHT-OF-WAY. FOR DISPOSAL ON PRIVATE PROPERTY, SECURE A FILL PERMIT, PRIOR TO BEGINNING WORK FROM THE BUREAU OF DEVELOPMENT SERVICES (BDS). PROVIDE A COPY OF THE APPROVED FILL PERMIT TO THE STREET CONSTRUCTION INSPECTOR.

FOR UNANTICIPATED CONTAMINATED MEDIA ENCOUNTERED, THE PERMITTEE/APPLICANT OR IT'S AGENT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE MANAGEMENT, AND DISPOSAL OF CONTAMINATED MEDIA ENCOUNTERED. THE PERMITTEE IS ALSO RESPONSIBLE FOR ALL RESULTANT DELAYS.

THE PERMITTEE OR IT'S AGENT SHALL PROVIDE THE CITY (ENGINEERING AND INSPECTION) WITH COPIES OF ALL DISPOSAL PERMITS FROM THE PERMITTED DISPOSAL FACILITY, ANALYTICAL RESULTS USED TO GAIN ACCEPTANCE OF THE CONTAMINATED MEDIA, AND DISPOSAL RECEIPTS/DAILY WEIGH SLIPS. DAILY WEIGH SLIP AMOUNTS SHALL BE CHECKED AGAINST INSPECTOR'S DAILY REPORTS. THE PERMITTEE MUST USE AN OREGON FACILITY FOR DISPOSAL OF THE CONTAMINATED MEDIA.

6. UTILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY AND ARE NOT AUTHORIZED FOR INSTALLATION UNDER THE PUBLIC STREET IMPROVEMENT PERMIT. PRIVATE AND PUBLIC UTILITY COMPANIES ARE REQUIRED TO SECURE SEPARATE UTILITY PERMITS FROM THE PBOT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
7. STREET FURNISHINGS ARE SHOWN FOR REFERENCE ONLY. THE INSTALLATION OF ALL STREET FURNITURE INCLUDING BUT NOT LIMITED TO BENCHES, NON CITY INSTALLED BIKE RACKS, GARBAGE CANS, ELECTRICAL SYSTEMS (CONDUIT, CONDUCTORS, OUTLETS), AND PUBLIC ART, ARE NOT AUTHORIZED UNDER THIS PERMIT. A SEPARATE REVOCABLE PERMIT IS REQUIRED.
8. THE PERMITTEE OR ITS AGENT SHALL SCHEDULE AN IN-FIELD PRE-CONSTRUCTION MEETING WITH THE OWNER, DESIGN ENGINEER, STREET PERMIT MANAGER, STREET INSPECTOR, AND AFFECTED UTILITY REPRESENTATIVES BEFORE COMMENCING WORK. NOTIFY THE STREET PERMIT MANAGER 4 BUSINESS DAYS PRIOR TO MEETING (SEE PERMIT COVER SHEET FOR CONTACT INFORMATION).
9. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM FROM BENCH MARK NO. 3513, ELEVATION = 36.621, LOCATED AT 1.5FT FROM THE CURB RETURN OF SOUTHWEST CORNER OF NW 10TH AVE & NW GLISAN ST.

STREET PAVEMENT

10. STATIONING IS BASED UPON STREET CENTERLINE UNLESS OTHERWISE
11. ALL MANHOLE LIDS AND VALVE BOXES SHALL BE ADJUSTED TO FINISHED STREET OR SIDEWALK GRADE.
12. THE PDOT INSPECTOR ISHED STRdWILL DETERMINE THE EXACT LIMITS OF SKIN PATCHING - LEVEL 2 ASPHALT CONCRETE (SEE PERMIT BOOK FOR APPROVED ASPHALT MIXES).
13. ALL SAWCUTS SHALL BE STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT AND ALL NEW PAVEMENT JOINTS SHALL BE SAND SEALED.
14. EXISTING PAVEMENT SECTION WIDTHS OF 2 FEET OR LESS BETWEEN PROPOSED SAWCUT AND EXISTING PAVEMENT EDGE (I.E. UTILITY TRENCH REPAIR), SHALL BE RESTORED PER STD. DWG. P-505
15. PAVEMENT SECTION SHALL BE AS SHOWN ON THE STREET TYPICAL SECTION(S) OR MATCH EXISTING PAVEMENT IF EXISTING HAS A THICKER SECTION.

CURBS, SIDEWALKS AND DRIVEWAYS

16. UTILITY LIDS, MANHOLE COVERS, VALVE COVERS ARE NOT ALLOWED IN THE THROUGH PEDESTRIAN ZONE. THEY MAY BE PLACED IN THE SIDEWALK FURNISHING OR BUILDING ZONE IF THE PROPER UTILITY PERMIT HAS BEEN SECURED FROM PBOT.
17. FULL HEIGHT CURBS SHALL BE CONSTRUCTED AT ALL LOCATIONS UNLESS A NEW DRIVEWAY IS CONSTRUCTED AT THE SAME TIME AS THE CURB. THE STREET INSPECTOR MAY ALLOW EGRESS AND INGRESS OVER THE CURB IF WOODEN CURB RAMPS ARE USED.
18. ALL SIDEWALK CONTRACTION JOINTS SHALL BE TO THE 1/3 OF THE DEPTH OF THE SIDEWALK AND TO A NOMINAL WIDTH OF 1/8" AS PER SECTION 00759.49 - "CONTRACTION JOINTS" OF THE STANDARD CONSTRUCTION SPECIFICATION. THE JOINTS SHALL HAVE A NOMINAL RADIUS OF W.
19. APPROVED CONCRETE MIXES AND SUPPLIERS WILL BE SUPPLIED TO THE CONTRACTOR AT THE PRE-CONSTRUCTION CONFERENCE.
20. USE ONLY APPROVED DETECTABLE WARNING DEVICES. THESE CAN BE FOUND IN THE CITY'S CONSTRUCTION PRODUCTS LIST.

TRAFFIC ITEMS

21. THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN FOR WORK IN THE RIGHT-OF-WAY TO THE STREET PERMIT MANAGER FOR APPROVAL 10 CALENDAR DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL NOT REMOVE OR COVER ANY TRAFFIC CONTROL SIGNS, PAVEMENT STRIPING OR MARKINGS, OR BARRIERS THAT ARE NOT IDENTIFIED ON THE APPROVED TEMPORARY TRAFFIC CONTROL PLAN.

LEGEND

---	XSD	---	①	EXISTING STORM SEWER LINE WITH MANHOLE
---	XSD	---	②	EXISTING STORM SEWER LINE WITH CATCH BASIN
---	XSS	---	③	EXISTING SANITARY SEWER LINE WITH MANHOLE
---	XW	---	---	EXISTING WATER LINE
---	XG	---	---	EXISTING GAS LINE
---	XW	---	---	EXISTING EDGE OF PAVEMENT
---	XW	---	---	EXISTING WATER METER
---	XW	---	---	EXISTING WATER VALVE
---	XW	---	---	EXISTING UTILITY POLE
---	XW	---	---	EXISTING LIGHT ON UTILITY POLE
---	XW	---	---	EXISTING PROPERTY LINE
---	XW	---	---	EXISTING MAILBOX
---	XW	---	---	EXISTING FIRE HYDRANT
---	XW	---	---	EXISTING TREES
---	XW	---	---	PROPOSED STORM SEWER LINE
---	XW	---	---	PROPOSED STORM SEWER LINE WITH CATCH BASIN
---	SS	---	---	PROPOSED SANITARY SEWER LINE
---	XW	---	---	PROPOSED WATER METER AND SERVICE LINE
---	XW	---	---	PROPERTY LINE & ROW
---	XW	---	---	CENTERLINE
---	XW	---	---	PROPOSED CURB
---	XW	---	---	FLOW ARROW
---	XW	---	---	TREE TO BE PLANTED UNDER THIS PERMIT
---	XW	---	---	EXISTING AC PAVEMENT
---	XW	---	---	NEW PAVEMENT SURFACE
---	XW	---	---	NEW CONCRETE SURFACE

ABBREVIATIONS

MH	MANHOLE
CB	CATCH BASIN
SD	STORM DRAIN
SS	SANITARY SEWER
S	SLOPE OR PIPE GRADE
STA	STATION
R-O-W	RIGHT OF WAY
LT	LEFT
RT	RIGHT
ELEV	ELEVATION
HOR	HORIZONTAL
VERT	VERTICAL
EG	EXISTING GROUND
FG	FINISHED GROUND
TC	TOP OF CURB
BOC	BOTTOM OF CURB

PROPERTY DESCRIPTION

TAX LOT: 2300
SECTION: 34 CB, T 1 N, R 1 E, W.M.

NW GLISAN ST

NW 10TH AVE

SCALE: 1"=20'

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
CENTURYLINK	1-800-573-1311
CITY BUREAU OF MAINTENANCE	503-823-1700
CITY WATER	503-823-4874
VERIZON	1-800-483-1000



VICINITY MAP

GENERAL NOTES CONTD

TREES

22. TREE ROOT INSPECTION IS REQUIRED!! CONTACT JOE HINTZ WITH URBAN FORESTRY AT (503) 823-4025 PRIOR TO ANY EXCAVATION ADJACENT TO TREES.
23. A TREE INSPECTION SHALL BE MADE BEFORE CUTTING OF ANY ROOTS. FOR ALTERNATE TREE SPECIES OR ALTERNATE TREE PLANTING LOCATION APPROVAL (PRIOR TO PLANTING), CONTACT LUKE MILLER WITH URBAN FORESTRY AT 503-823-4025.

EROSION CONTROL NOTES

24. EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON THIS PROJECT. IMPLEMENTATION OF THE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE OR IT'S AGENT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED. THE PERMITTEE OR IT'S AGENT SHALL PROVIDE INLET PROTECTION TO DOWNSTREAM INLETS FROM THE SITE PER THE EROSION CONTROL MANUAL [MARCH 2008]. CATCH BASIN AND STORM DRAIN INLET PROTECTION SHALL BE INSTALLED PER DETAIL DRAWINGS 4.3-B AND 4.3-G.

STORMWATER NARRATIVE

PRIVATE

ON-SITE STORMWATER FOR THE PROPOSED SINGLE-FAMILY HOUSES WILL BE PER DISPOSAL HIERARCHY CATEGORY 3. THE ROOF RUNOFF WILL BE USED FOR AN ECO-ROOF VEGETATION AND DISPOSED TO THE EXISTING SEWER IN NW GLISAN ST.

ENGINEER

TCC ASSOCIATES, INC.
5821 SE 82ND ST, SUITE 111
PORTLAND, OR 97266
PHONE: (503) 277-8143
FAX: (503) 262-8668

PROJECT

NW 10TH AVENUE IMPROVEMENTS
CURB EXTENSION

INDEX OF DRAWINGS

1. COVER SHEET
2. NW 10TH AVE PLAN AND PROFILE
3. NW GLISAN ST FRONTAGE IMPROVEMENTS.
- E1. EROSION CONTROL PLAN AND NOTES
5. DETAILS-1
6. DETAILS-2

LU 16-128835 DZM **EXHIBIT C.3**

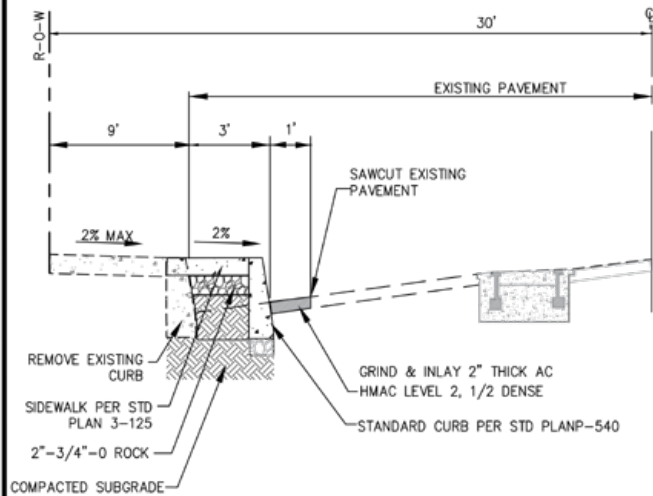
LU 16-128835 DZM EXHIBIT C.3

				DESIGNED BY ET	DATE APPROVED 06/10/2016		APPROVALS:		BUREAU OF ENVIRONMENTAL SERVICES		BUREAU OF TRANSPORTATION		TCC ASSOCIATES INC			FRAMEWORK TALL WOOD BLDG		SHEET NO. 1 OF 6			
				CAD BY ET	SECTION ENGR WC		BES CHIEF ENGINEER REG. PROF. ENGR. 16301PE			NICK FISH COMMISSIONER		STEVE NOVICK COMMISSIONER		5821 SE 82nd Ave Suite 111 Portland, OR 97266 Phone: (503) 277-8143 Fax: (503) 595-3961 Email: etawiah@TCCENGR.com		STREET IMPROVEMENTS					
				CHECKED BY WC	PBOT REVIEWER		PBOT PRINCIPAL ENGINEER REG. PROF. ENGR. 15963PE			WILLIAM F. RYAN, P.E. CHIEF ENGINEER		STEVE TOWNSEN, P.E. CITY ENGINEER				430 NW 10TH AVENUE					
							PBOT CITY ENGINEER REG. PROF. ENGR. 51538PE									COVER SHEET					
REVISIONS				FINAL MAP DATA																	

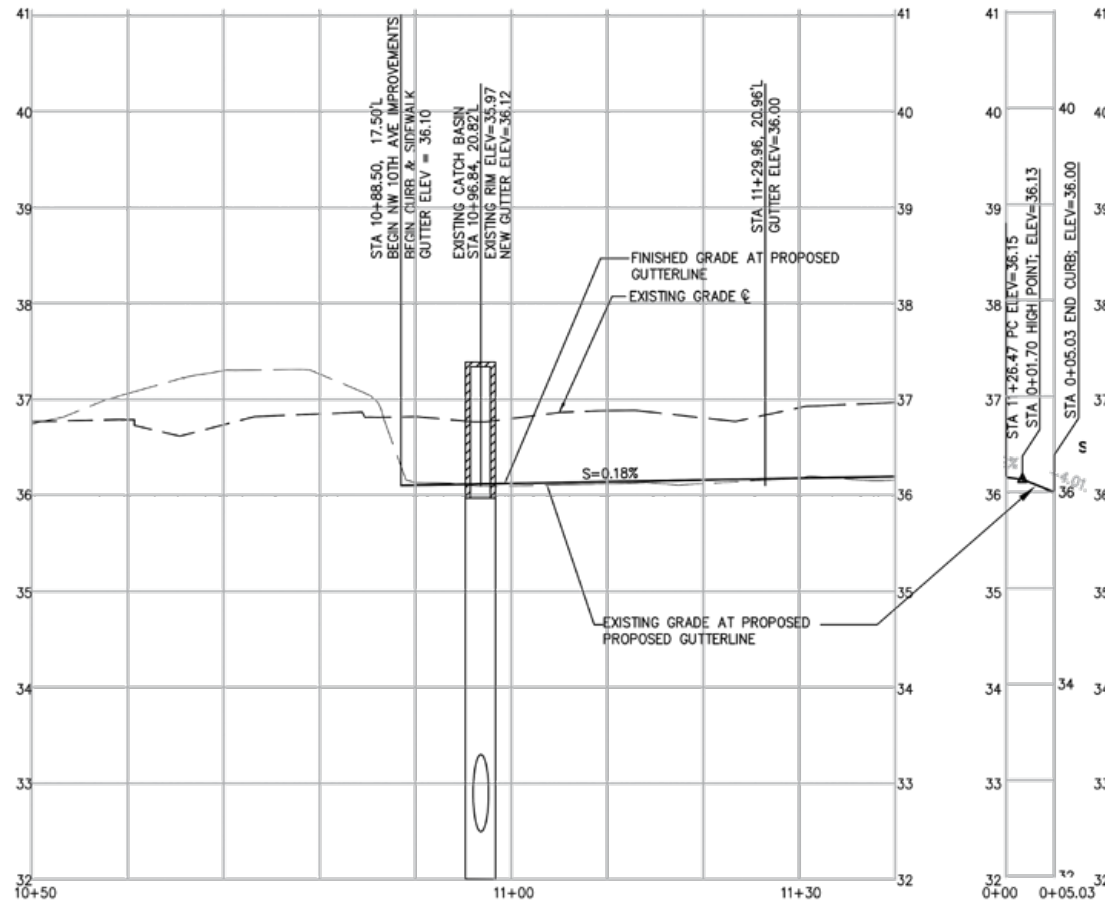
LU 16-128835

STREET NOTES:

- SAWCUT EXISTING SIDEWALK TO REMOVE RAMP AND CONSTRUCT DUAL RAMP RAMP PER COP STD PLAN P-548. SEE DETAIL THIS SHEET.
- STA. 10+88.50, 17.58' LT. BEGIN STANDARD CURB PER COP STD PLAN P-540.
- RELOCATE EXISTING "PAY TO PARK" SIGN TO 2.5' BEHIND PROPOSED CURB.
- CONSTRUCT CONCRETE INLET TOP, OPTION 1 TYPE CG-3 PER COP STD PLAN RD372 & RD373 OVER THE TOP FRAME OF EXISTING CATCH BASIN. SEE DETAIL SHEET 5
- SAWCUT PAVEMENT AT 4' FROM FACE OF EXISTING CURB TO INSTALL NEW CURB. GRIND 2" THICK OF 1' WIDE OF PAVEMENT AND INLAY 2" THICK AC.
- STA 0+05.03; END CURB
- SAWCUT ALONG LIMITS OF SIDEWALK RECONSTRUCTION. POUR RECONSTRUCTED SIDEWALK PANELS TO ABUT SAWCUT LINE.
- RELOCATE EXISTING STREET LIGHT POLE TO STA 11+26.60; 19' LT
- STA 11+06.17, 20.50' LT: INSTALL STREET TREE.

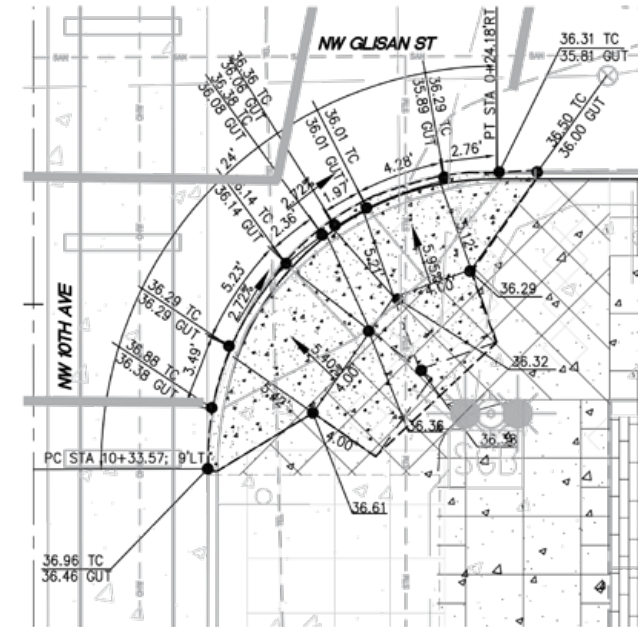


STREET SECTION-NW 10TH AVE
(STA 10+88.50 - STA 11+29.96)



NW 10TH AVE CURB EXTENSION - PROFILE
SCALE: HOR 1"=10'
VERT 1"=1'

CURB RETURN C1 - PROFILE
SCALE: HOR 1"=10'
VERT 1"=1'



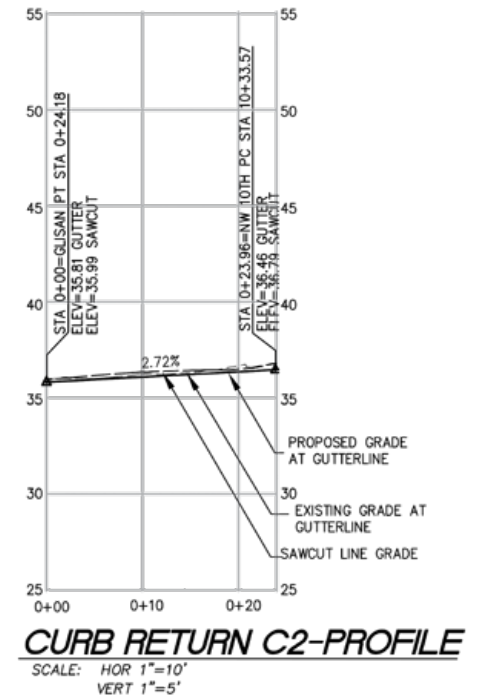
DUAL RAMP DETAIL
SCALE: HOR 1"= 5'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
①	6.22'	10.00'	35°38'23"

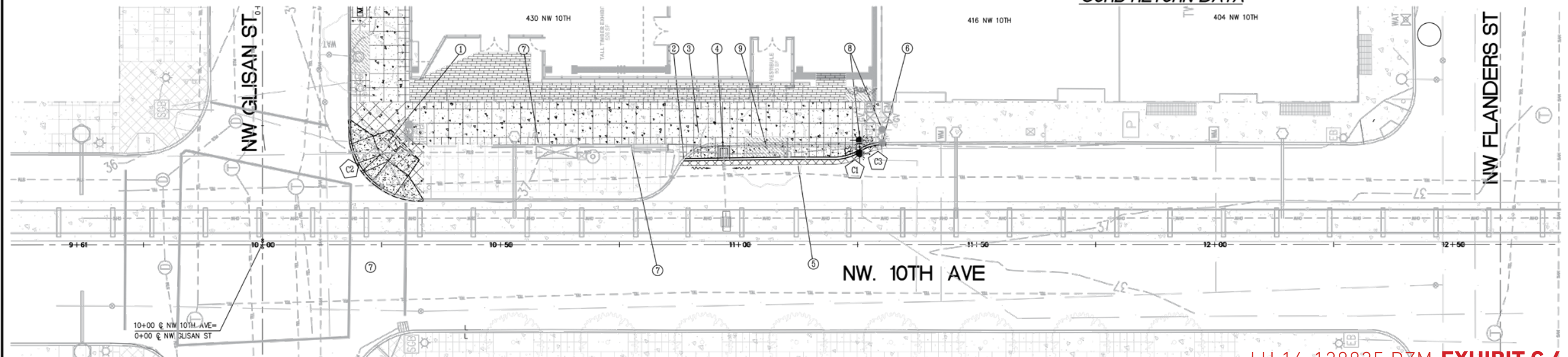
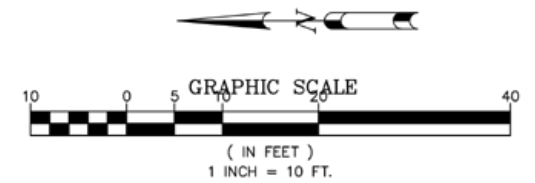
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
②	23.86'	15.86'	86°10'18"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
③	3.38'	10.00'	19°21'47"

CURB RETURN DATA



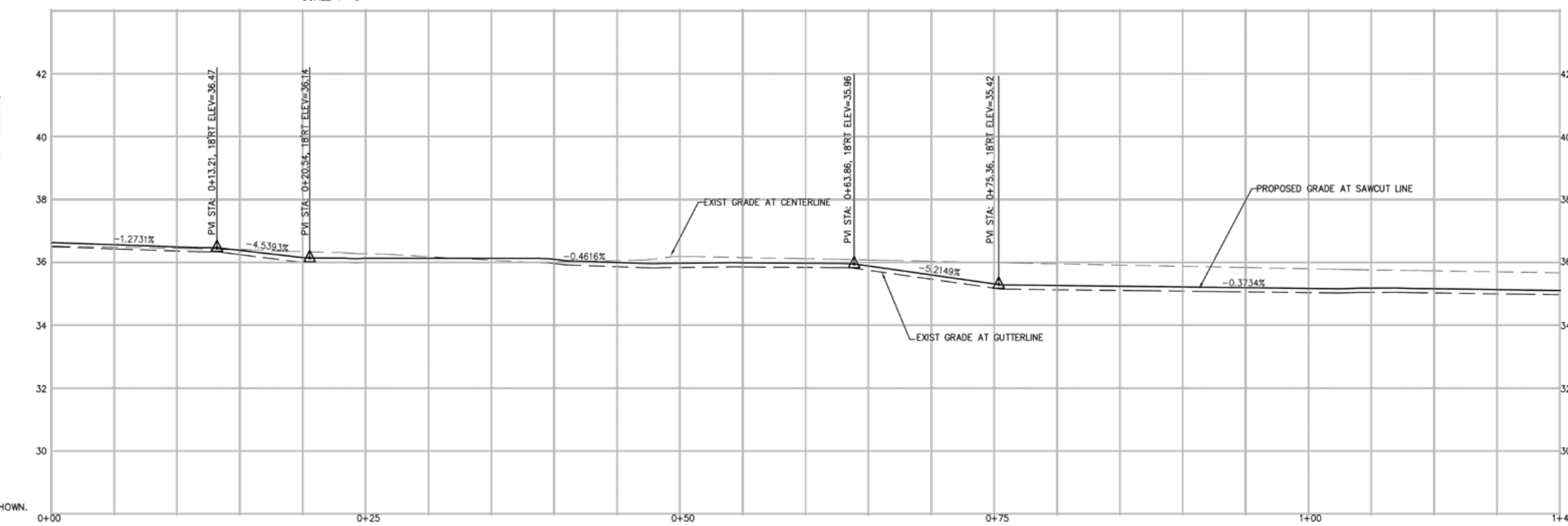
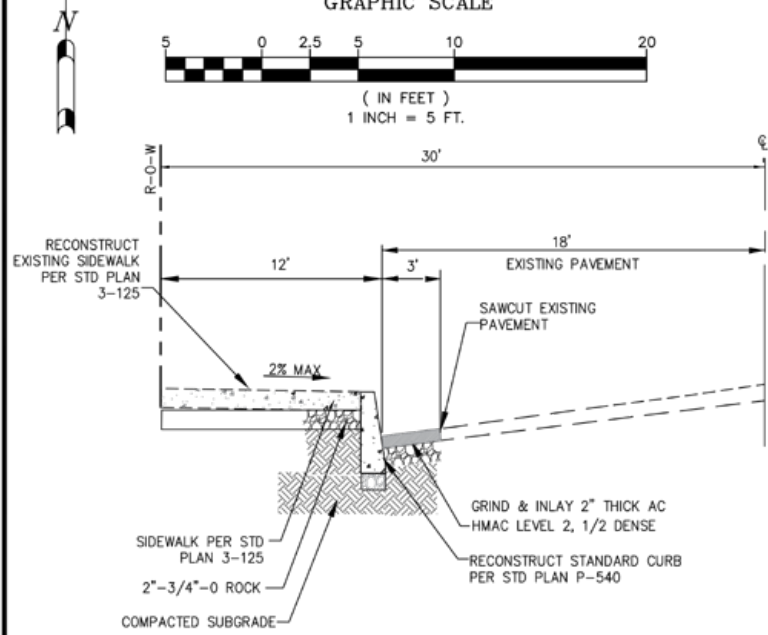
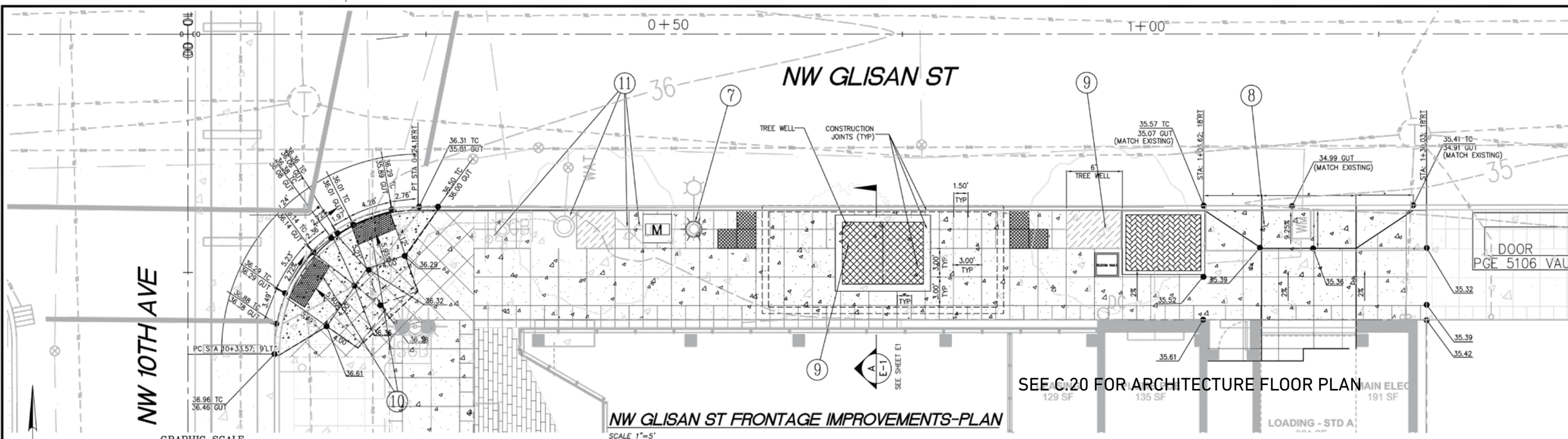
CURB RETURN C2-PROFILE
SCALE: HOR 1"=10'
VERT 1"=5'



NW 10TH AVE CURB EXTENSION-PLAN
SCALE 1"=10'

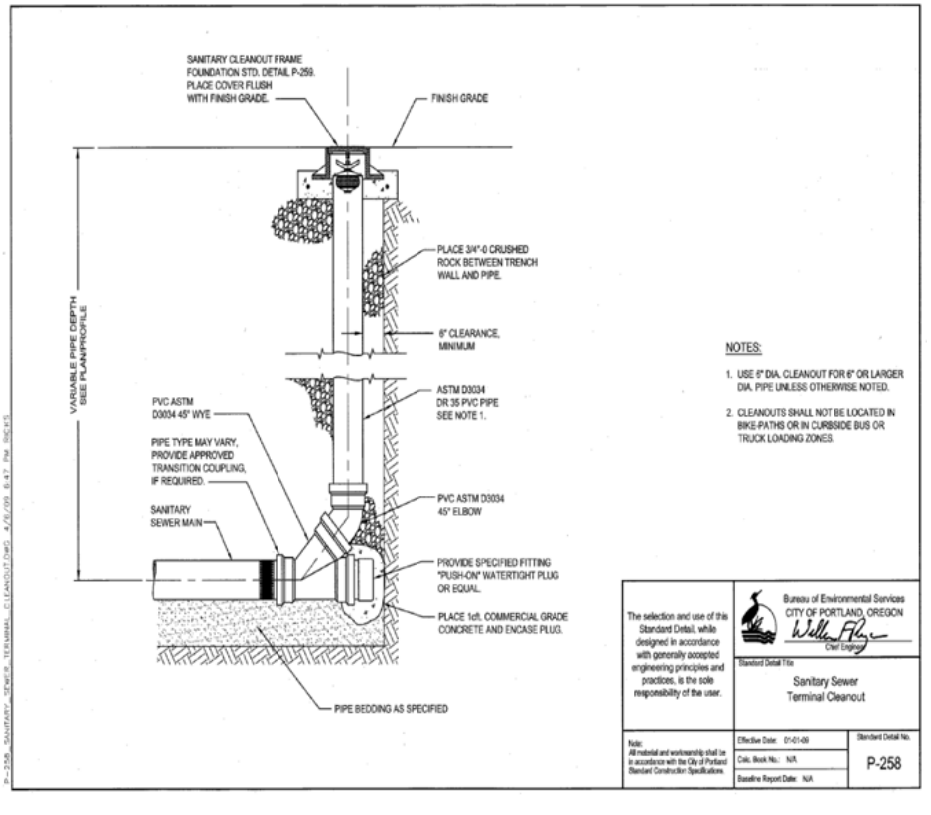
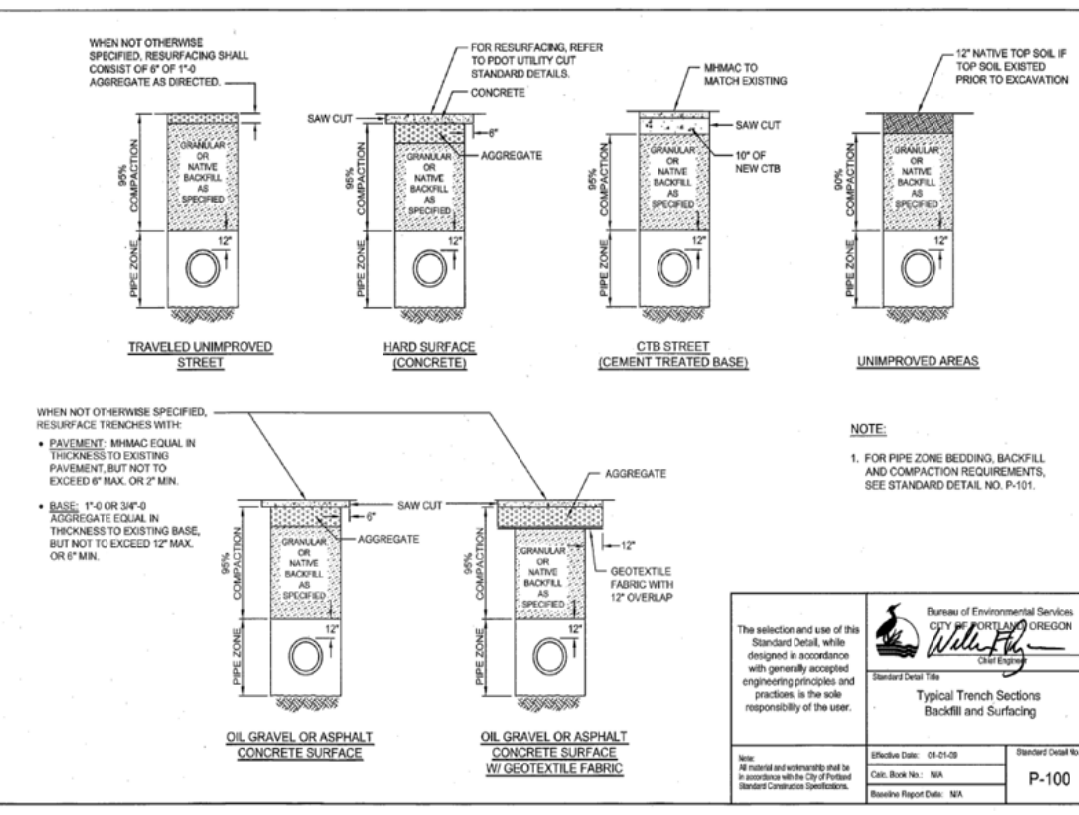
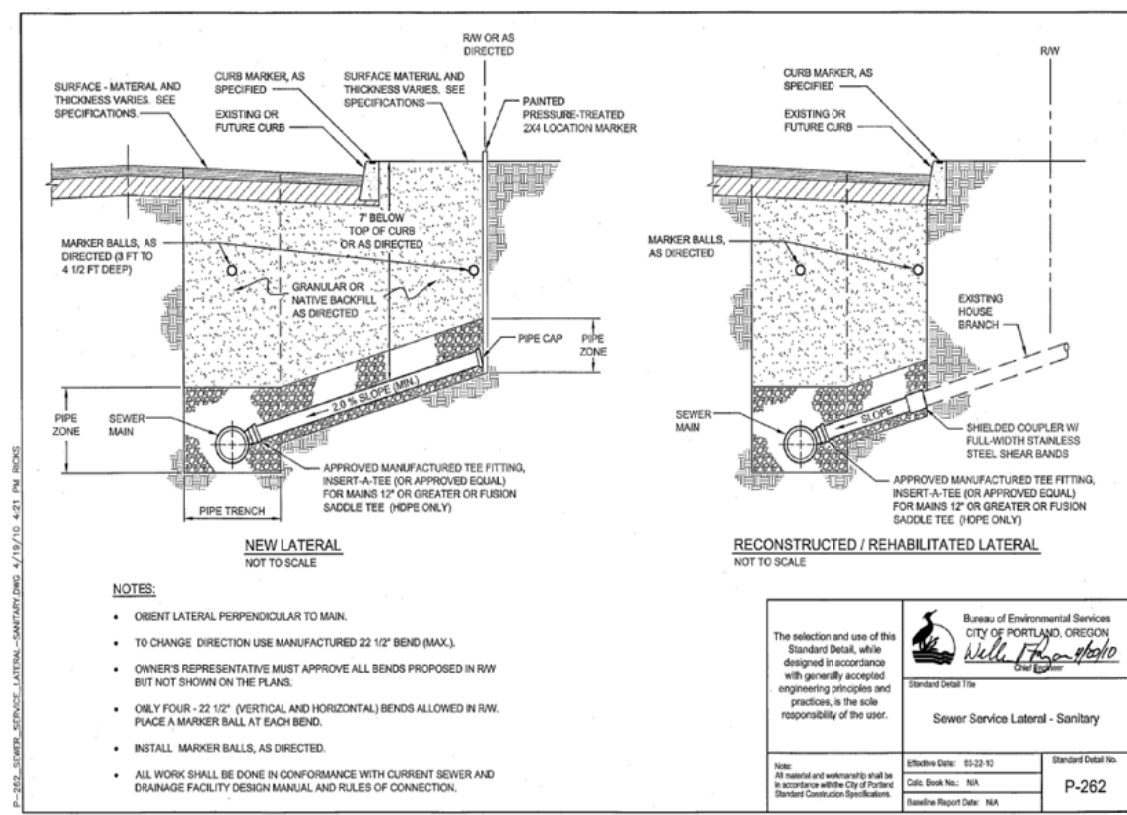
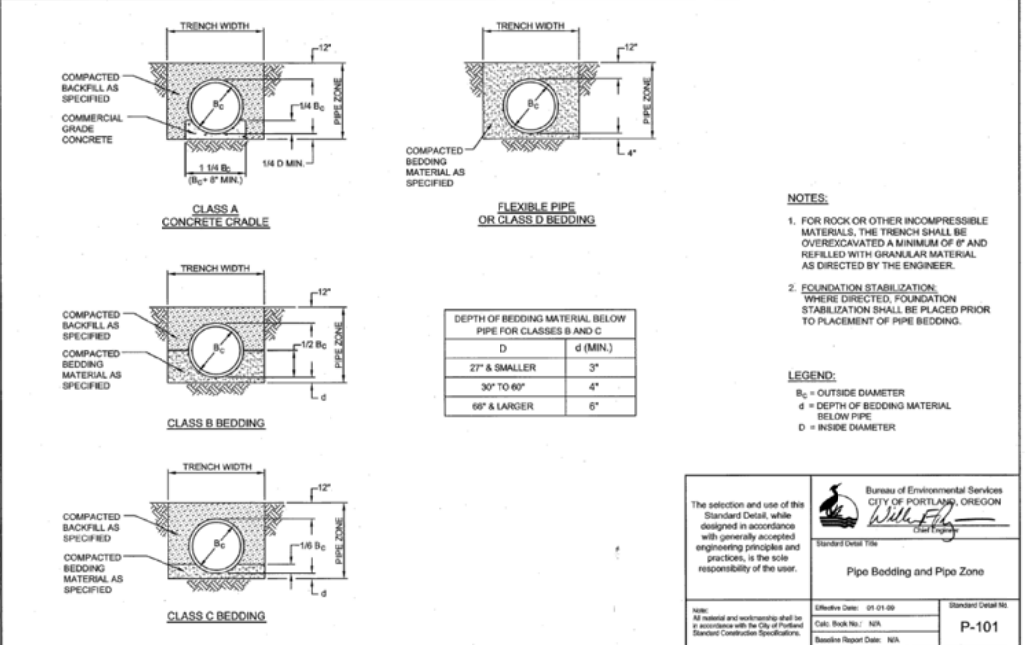
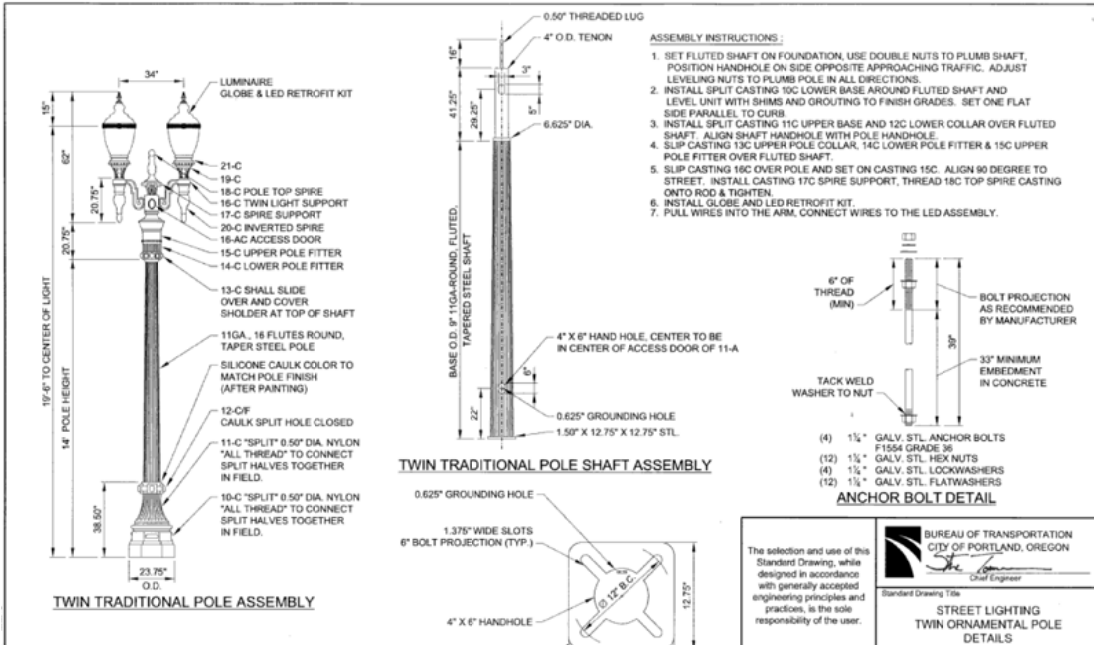
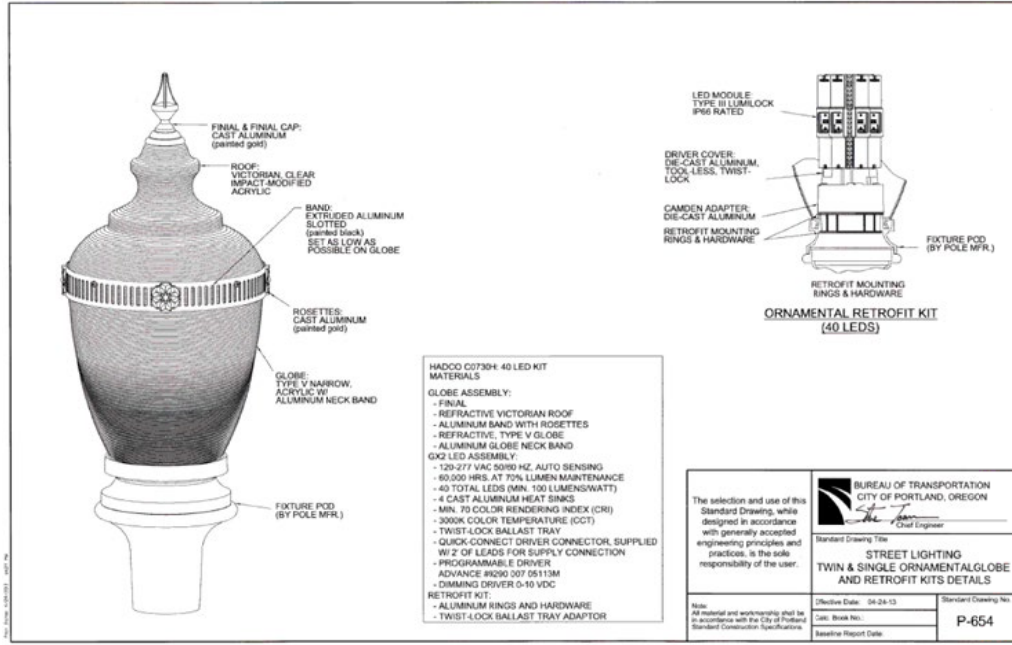
LU 16-128835 DZM EXHIBIT C.4
LU 16-128835 DZM EXHIBIT C.4

DESIGNED BY ET	DATE APPROVED 15		APPROVALS:		BUREAU OF ENVIRONMENTAL SERVICES		BUREAU OF TRANSPORTATION			TCC ASSOCIATES INC 5821 SE 82nd Ave Suite 111 Portland, OR 97266 Phone: (503) 277-8143 Fax: (503) 595-3961 Email: etowiah@TCCENGR.com		FRAMEWORK TALL WOOD BLDG STREET IMPROVEMENTS 430 NW 10TH AVENUE PLAN AND PROFILE	RES JOB NO. XXX-XX PROJ JOB NO. TB00XX SHEET NO. 2 OF 6
CONSTRUCTED BY	CAD BY ET		BES CHIEF ENGINEER REG. PROF. ENGR. 16301PE	NICK FISH COMMISSIONER	STEVE NOVICK COMMISSIONER	WILLIAM F. RYAN, P.E. CHIEF ENGINEER	STEVE TOWNSEN, P.E. CITY ENGINEER						
PROJECT COMPLETED	CHECKED BY WC		PBOT PRINCIPAL ENGINEER REG. PROF. ENGR. 15963PE										
MAP CORRECTED BY	PBOT REVIEWER		REG. PROF. ENGR. 51538PE										
CHECKED BY													
NO.	DATE	DESCRIPTION	APPD.										
REVISIONS				FINAL MAP DATA									



- STREET NOTES:**
- ⑦ REPLACE EXISTING STREET LIGHT WITH A TWO-ARM COLONIAL LUMINAIRE. SEE DETAIL SHEET 4.
 - ⑧ RECONSTRUCT EXISTING COMMERCIAL DRIVEWAY PER DIMENSIONS AND SCORING PATTERN SHOWN.
 - ⑨ STA 0+42.94 & STA 0+96.61: INSTALL STREET TREE. SEE DETAIL SHEET XX
 - ⑩ INSTALL TRUNCATED DOME DETECTABLE WARNING SURFACE. SEE NOTE #5 OF STD DETAIL P-548 AND ODOT STD DRG NO. RD759 FOR DETAIL.
 - ⑪ PROTECT IN PLACE EXISTING STREET FURNISHINGS AND POUR CONCRETE SIDEWALK AROUND BASE.
 - ⑫ INSTALL 4" WATER METER VAULT.

CONSTRUCTED BY		DESIGNED BY	DATE APPROVED	APPROVALS:		BUREAU OF ENVIRONMENTAL SERVICES		BUREAU OF TRANSPORTATION		TCC ASSOCIATES INC		REGISTERED PROFESSIONAL ENGINEER		FRAMEWORK TALL WOOD BLDG STREET IMPROVEMENTS		BES JOB NO. XXX-XX	
PROJECT COMPLETED		CAD BY	SECTION ENGR	BES CHIEF ENGINEER		NICK FISH		STEVE NOVICK		5821 SE 82nd Ave Suite 111		ENGINEER 18,631		430 NW 10TH AVENUE		PROJ JOB NO. TB00XX	
MAP CORRECTED BY		CHECKED BY	BES REVIEWER	REG. PROF. ENGR. 16301PE		WILLIAM F. RYAN, P.E.		STEVE TOWNSEN, P.E.		Portland, OR 97266		OREGON JULY 10, 1998		GLISAN ST FRONTAGE PLAN		SHEET NO. 3 OF 6	
CHECKED BY		WC	PLOT REVIEWER	REG. PROF. ENGR. 15963PE		CHIEF ENGINEER		CITY ENGINEER		Phone: (503) 277-8143		EDMUND K. TAWAH					
NO. DATE DESCRIPTION APPD.		FINAL MAP DATA		REG. PROF. ENGR. 51538PE						Fax: (503) 595-3961		EXPIRES 06-30-16					
REVISIONS										Email: etawiah@TCCENGR.com							



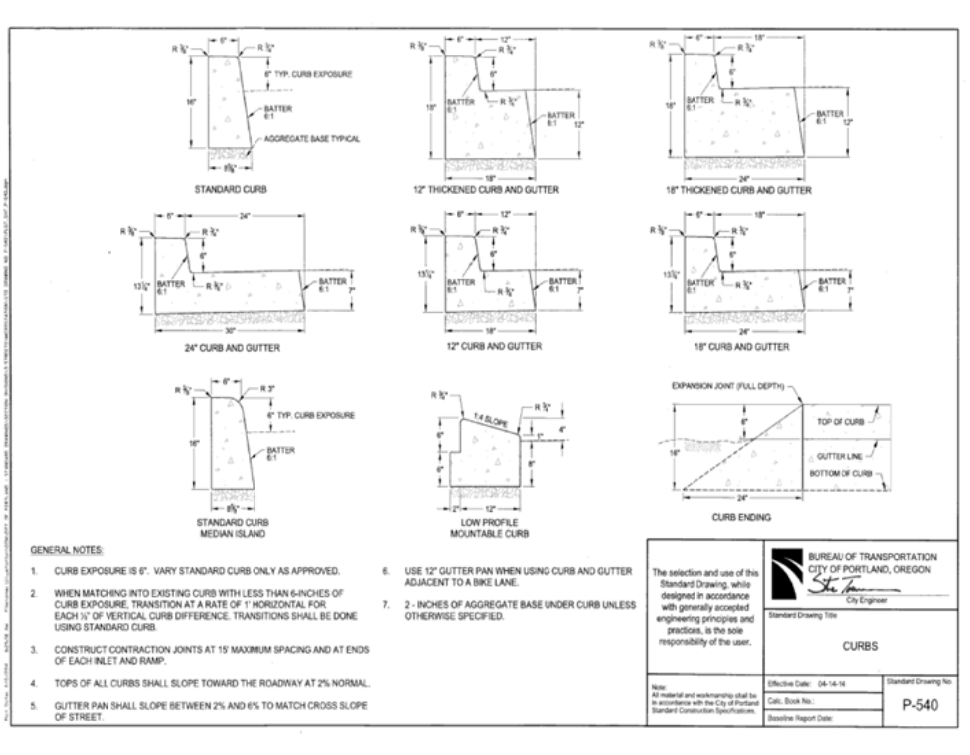
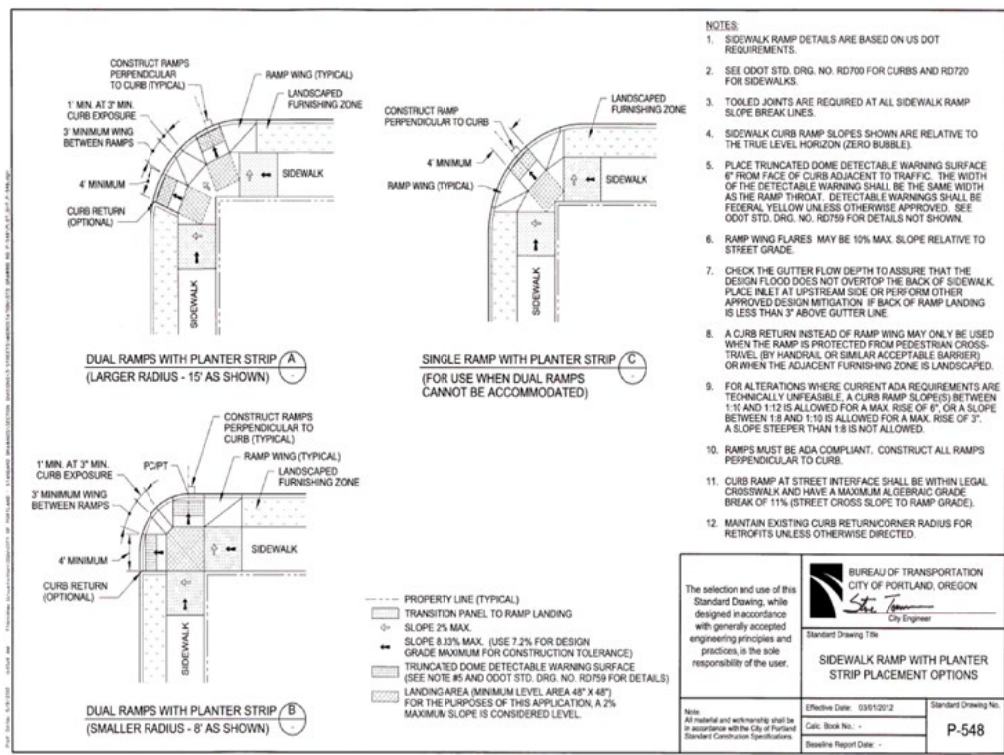
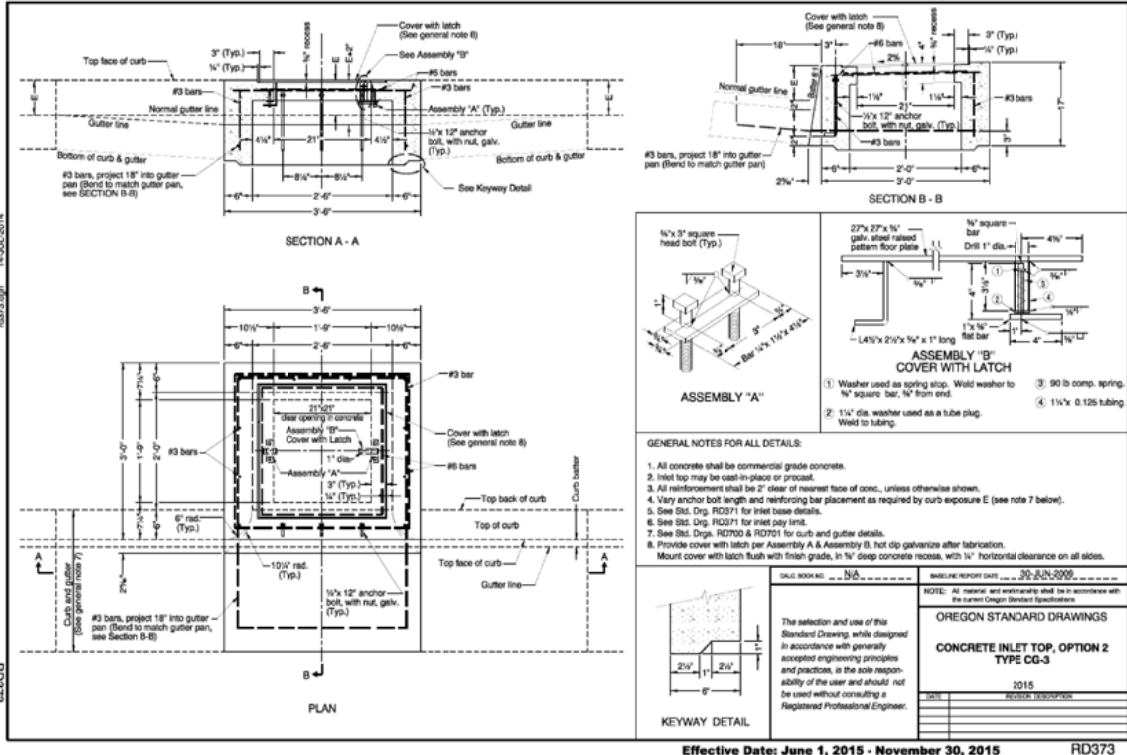
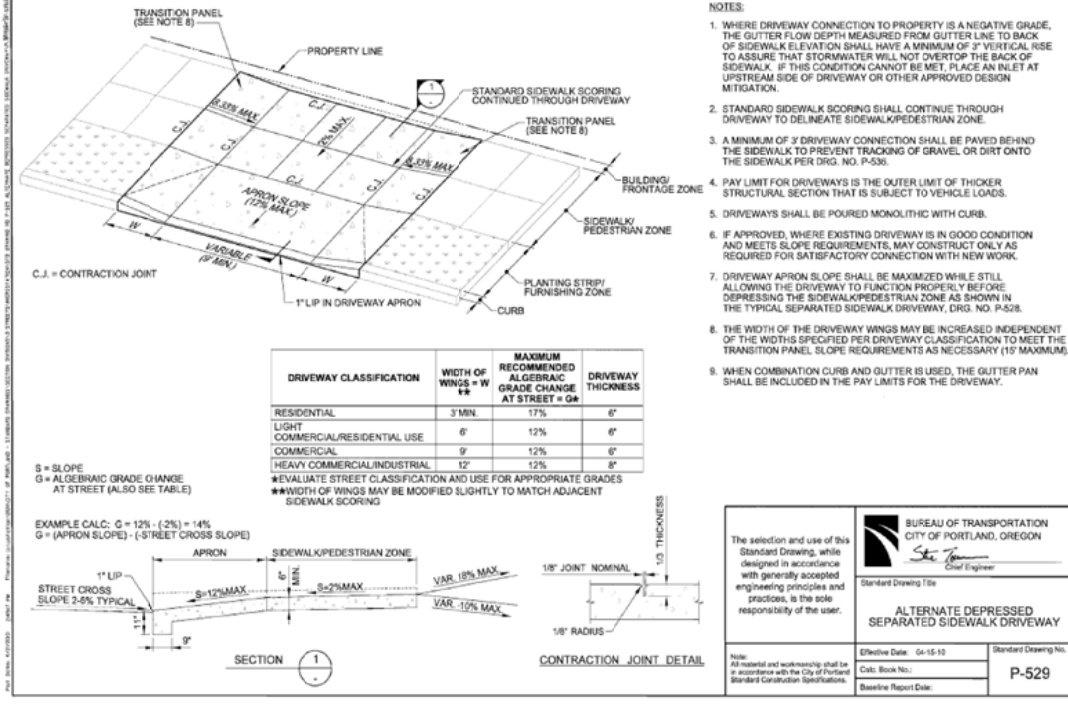
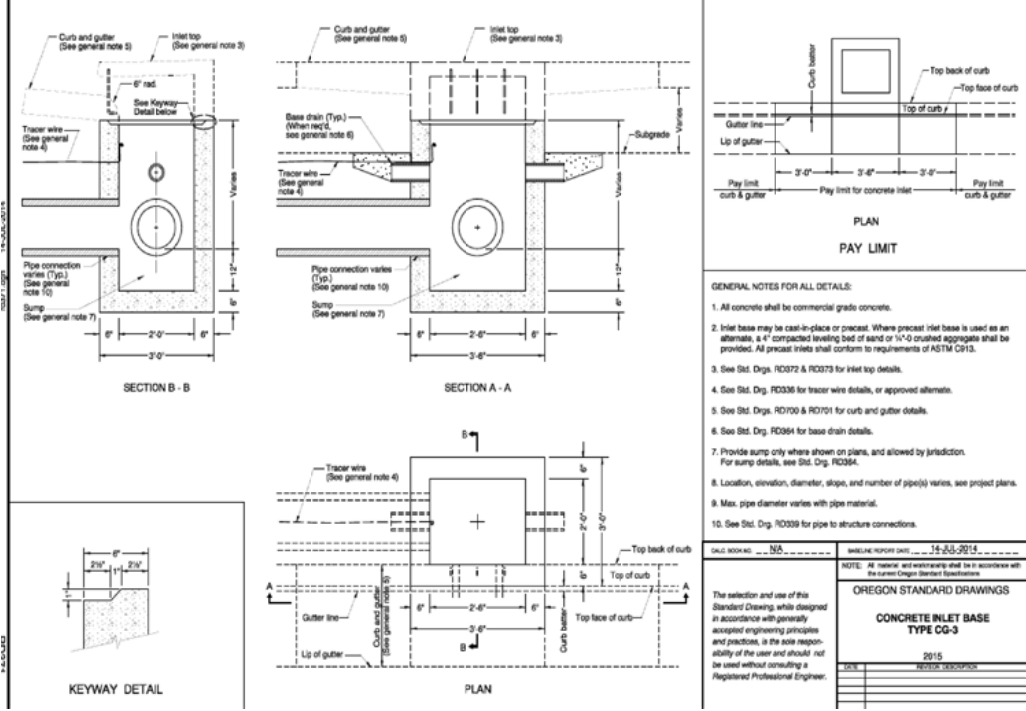
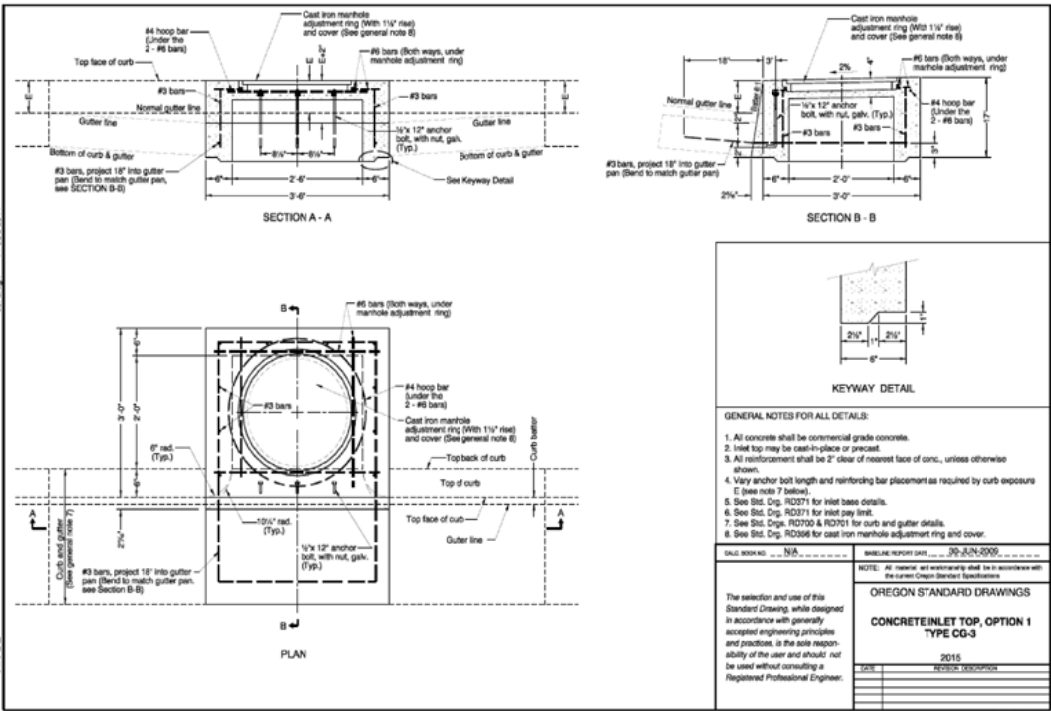
DESIGNED BY ET				DATE APPROVED SECTION ENR				APPROVALS:				BUREAU OF ENVIRONMENTAL SERVICES				BUREAU OF TRANSPORTATION				TCC ASSOCIATES INC				FRAMEWORK TALL WOOD BLDG				BES JOB NO. XXXX			
PROJECT COMPLETED				BES REVIEWER				REG. PROF. ENGR. 16301PE				NICK FISH				STEVE NOVICK				5821 SE 82nd Ave				STREET IMPROVEMENTS				PBOT JOB NO. XXXXX			
MAP CORRECTED BY				PBOT REVIEWER				REG. PROF. ENGR. 15963PE				WILLIAM F. RYAN, P.E.				STEVE TOWNSEN, P.E.				Suite 111				430 NW 10TH AVENUE				SHEET NO. 5			
CHECKED BY				PBOT CITY ENGINEER				REG. PROF. ENGR. 51538PE				CHIEF ENGINEER				CITY ENGINEER				Portland, OR 97266				DETAILS-1				OF 6			
NO. DATE DESCRIPTION APPD.				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				Phone: (503) 277-8143				5				OF 6			
REVISIONS				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				Fax: (503) 595-3961				DETAILS-1				OF 6			
FINAL MAP DATA				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				Email: etowiah@TCCENGR.com				DETAILS-1				OF 6			
DESIGNED BY				DATE APPROVED				APPROVALS:				BUREAU OF ENVIRONMENTAL SERVICES				BUREAU OF TRANSPORTATION				TCC ASSOCIATES INC				FRAMEWORK TALL WOOD BLDG				BES JOB NO. XXXX			
PROJECT COMPLETED				BES REVIEWER				REG. PROF. ENGR. 16301PE				NICK FISH				STEVE NOVICK				5821 SE 82nd Ave				STREET IMPROVEMENTS				PBOT JOB NO. XXXXX			
MAP CORRECTED BY				PBOT REVIEWER				REG. PROF. ENGR. 15963PE				WILLIAM F. RYAN, P.E.				STEVE TOWNSEN, P.E.				Suite 111				430 NW 10TH AVENUE				SHEET NO. 5			
CHECKED BY				PBOT CITY ENGINEER				REG. PROF. ENGR. 51538PE				CHIEF ENGINEER				CITY ENGINEER				Portland, OR 97266				DETAILS-1				OF 6			
NO. DATE DESCRIPTION APPD.				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				Phone: (503) 277-8143				DETAILS-1				OF 6			
REVISIONS				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				Fax: (503) 595-3961				DETAILS-1				OF 6			
FINAL MAP DATA				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				REG. PROF. ENGR. 51538PE				Email: etowiah@TCCENGR.com				DETAILS-1				OF 6			

LU 16-128835 DZM EXHIBIT C.6

LU 16-128835 DZM EXHIBIT C.6

FRAMEWORK TALL WOOD BLDG
STREET IMPROVEMENTS
430 NW 10TH AVENUE
DETAILS-1

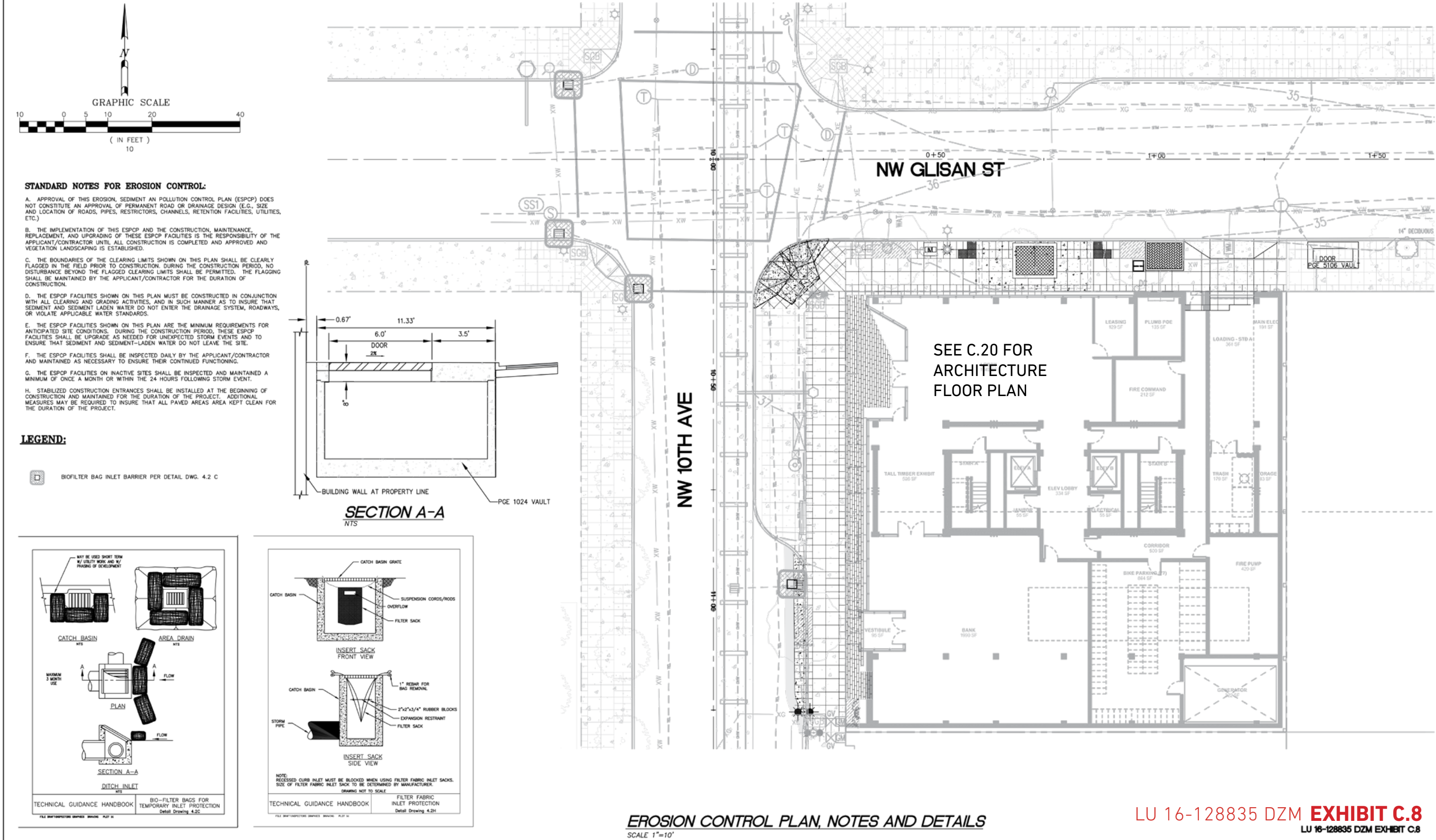
LU 16-XXXXLDP



LU 16-128835 DZM

				DESIGNED BY		DATE APPROVED		APPROVALS:				BUREAU OF ENVIRONMENTAL SERVICES				BUREAU OF TRANSPORTATION				TCC ASSOCIATES INC				FRAMEWORK TALL WOOD BLDG				BES JOB NO. XXXX	
				ET																5821 SE 82nd Ave				REGISTERED PROFESSIONAL ENGINEER 18,631				PBOT JOB NO. XXXXX	
				CAD BY		SECTION ENGR														Suite 111									
				ET																Portland, OR 97266									
				CHECKED BY		BES REVIEWER														Phone: (503) 277-8143									
				WC																Fax: (503) 595-3961									
				PBOT REVIEWER																Email: etawiah@TCCENGR.com									
						</																							

c:\TCC\Projects\SE 130TH\Engineering\130TH-BES-EC.dwg 4/26/2007 7:25:54 PM PDT



LU 16-128835 DZM **EXHIBIT C.8**
LU 16-128835 DZM EXHIBIT C.8

CONSTRUCTED BY		DESIGNED BY	DATE APPROVED			APPROVALS:		CITY OF PORTLAND, OREGON BUREAU OF ENVIRONMENTAL SERVICES BES #8125		 TCC ASSOCIATES INC. 5821 SE 82nd Ave Suite 111 Portland, OR 97266 Phone: (503) 277-8143 Fax: (503) 262-8668 Email: info@TCCENGR.com		FRAMEWORK TALL WOOD BLDG STREET IMPROVEMENTS 430 NW 10TH AVENUE GRADING & EROSION CONTROL		1/4 SECTION XXX-XX JOB NO. TB00XX SHEET NO. E1 OF 1	
PROJECT COMPLETED		ET													
MAP CORRECTED BY		ET													
DATA ENTERED ON 1/4 SEC.MAP BY		ET													
CHECKED BY		WC		NICK FISH		COMMISSIONER		WILLIAM F. RYAN, P.E.		BES CHIEF ENGINEER					
DATA ENTERED ON DIST. MAP BY				CHIEF ENGINEER		REG. PROF. ENGR. 16,301									
ELECTRONIC FILE NAME:															
REVISION		FINAL MAP DATA													

LU 15-XXXXXXX

LEVEL 2

1.0 HARDSCAPE, PAVEMENT, RAMPS, CURBS			
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
1.1	NOT USED	-	-
1.2	UNIT PAVERS TYPE 2 (PEDESTAL SET / 12" x 48")	-	-
1.3	C.I.P. CONCRETE PAVING (MATCH SIDEWALK PAVING)	-	-
1.4	ALUMINUM GRATING TYPE 1	-	-
1.5	ALUMINUM GRATING TYPE 2	-	-

2.0 JOINTING			
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
2.1	COLD JOINT	-	-
2.2	CONTROL JOINT	-	-
2.3	EXPANSION JOINT	-	-

3.0 WALLS, EDGERS			
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
3.1	EDGER: POWDER COATED STEEL	-	-
3.2	PLANTER TYPE 1: POWDER COATED STEEL	-	-
3.3	PLANTER TYPE 2: POWDER COATED ALUMINUM	-	-
3.4	PLANTER TYPE 3: POWDER COATED ALUMINUM	-	-
3.5	PLANTER TYPE 4: POWDER COATED ALUMINUM	-	-

#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
4.1	BICYCLE RACK (TWO SHORT TERM SPACES EACH)	-	-
4.2	DECOR CABLE	SEE ARCH.	-
4.3	MOVABLE TABLE AND CHAIRS	-	-
4.4	MOVABLE CHAIRS TYPE 1	-	-
4.5	MOVABLE CHAIRS TYPE 2	-	-

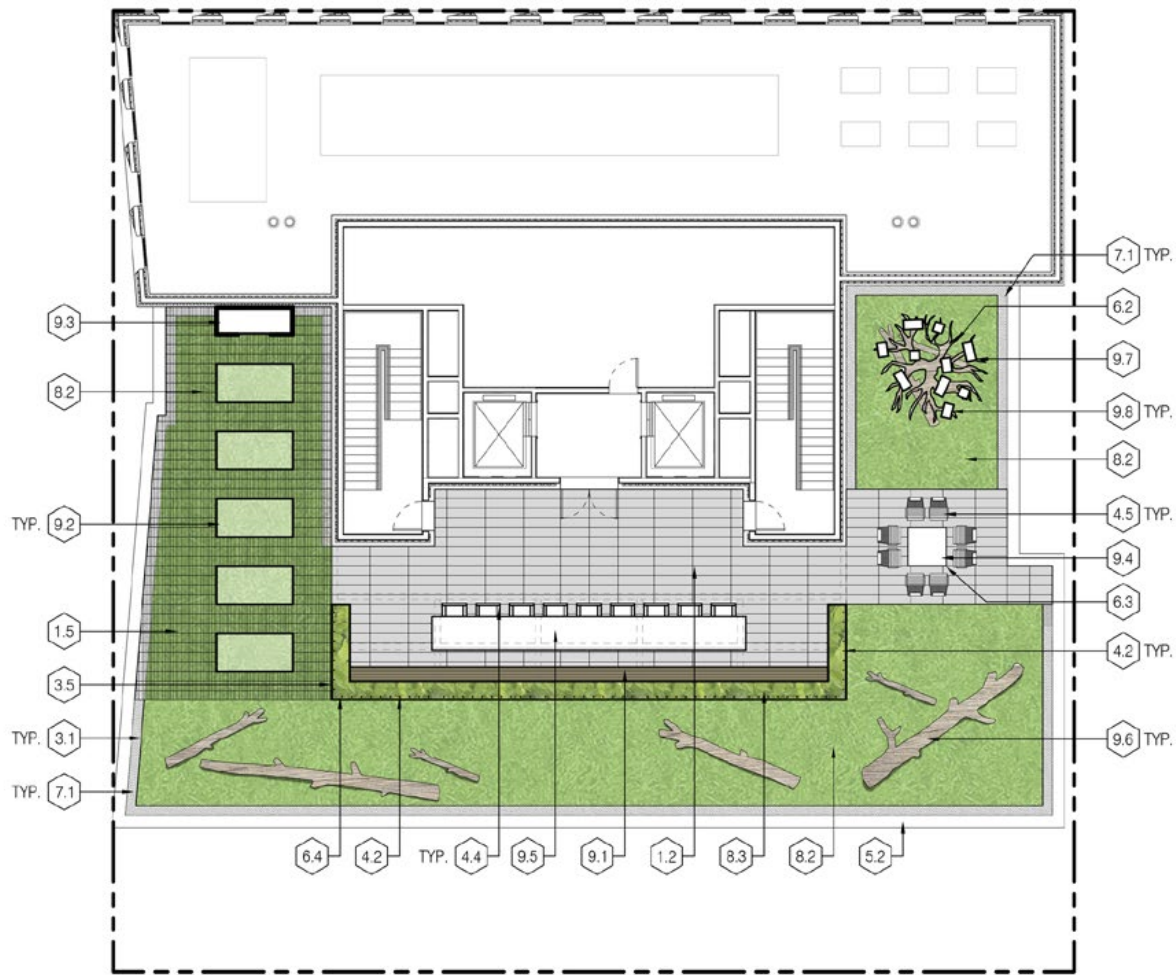
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
5.1	CUSTOM SCREENWALL	-	-
5.2	42" HT. MIN. PARAPET (GUARDRAIL)	SEE ARCH.	-
5.3	GUARDRAIL	SEE ARCH.	-

#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
6.1	ALLOWANCE FOR ACCENT LIGHTING AT SCREENWALL, TYP.	-	-
6.2	UPLIGHTING AT SCULPTURAL TREE, (3) STAKE-MOUNT FIXTURES	-	-
6.3	ALLOWANCE FOR ACCENT LIGHTING AT WATER MISTER / SCULPTURE	-	-
6.4	ALLOWANCE FOR ACCENT LIGHTING AT DECOR CABLE, TYP.	-	-

#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
7.1	3/4" - 1 1/2" FRACTURED BLACK BASALT ("NON-VEGETATED ZONE")	-	-
7.2	ROOF DRAIN INSPECTION CHAMBER	-	-

#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
8.1	PLANTING AREA: IMPORTED TOPSOIL	-	-
8.2	PLANTING AREA: EXTENSIVE ECOROOF	-	-
8.3	PLANTING AREA: INTENSIVE ECOROOF	-	-
8.4	PLANTING AREA: RED CINDER ECOROOF	-	-

#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
9.1	CUSTOM BENCH SEATING TYPE 1	-	-
9.2	CUSTOM FOOD CROP PLANTER	-	-
9.3	CUSTOM GARDEN SHED	-	-
9.4	CUSTOM WATER MISTER / SCULPTURAL FEATURE	-	-
9.5	CUSTOM WOOD SLAB FARM TABLE	-	-
9.6	NURSE LOG	-	-
9.7	CUSTOM TREE SCULPTURE	-	-
9.8	CUSTOM BIRDHOUSES	-	-



DETAIL KEYNOTES

1.0	HARDSCAPE, PAVEMENT, RAMPS, CURBS		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
1.1	NOT USED	-	-
1.2	UNIT PAVERS TYPE 2 (PEDESTAL SET / 12" x 48")	-	-
1.3	C.I.P. CONCRETE PAVING (MATCH SIDEWALK PAVING)	-	-
1.4	ALUMINUM GRATING TYPE 1	-	-
1.5	ALUMINUM GRATING TYPE 2	-	-

2.0	JOINTING		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
2.1	COLD JOINT	-	-
2.2	CONTROL JOINT	-	-
2.3	EXPANSION JOINT	-	-

3.0	WALLS, EDGERS		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
3.1	EDGER: POWDER COATED STEEL	-	-
3.2	PLANTER TYPE 1: POWDER COATED STEEL	-	-
3.3	PLANTER TYPE 2: POWDER COATED ALUMINUM	-	-
3.4	PLANTER TYPE 3: POWDER COATED ALUMINUM	-	-
3.5	PLANTER TYPE 4: POWDER COATED ALUMINUM	-	-

4.0	SITE FURNISHINGS		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
4.1	BICYCLE RACK (TWO SHORT TERM SPACES EACH)	-	-
4.2	DECOR CABLE	SEE ARCH.	-
4.3	MOVABLE TABLE AND CHAIRS	-	-
4.4	MOVABLE CHAIRS TYPE 1	-	-
4.5	MOVABLE CHAIRS TYPE 2	-	-

5.0	RAILINGS, BARRIERS, FENCING		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
5.1	CUSTOM SCREENWALL	-	-
5.2	42" HT. MIN. PARAPET (GUARDRAIL)	SEE ARCH.	-
5.3	GUARDRAIL	SEE ARCH.	-

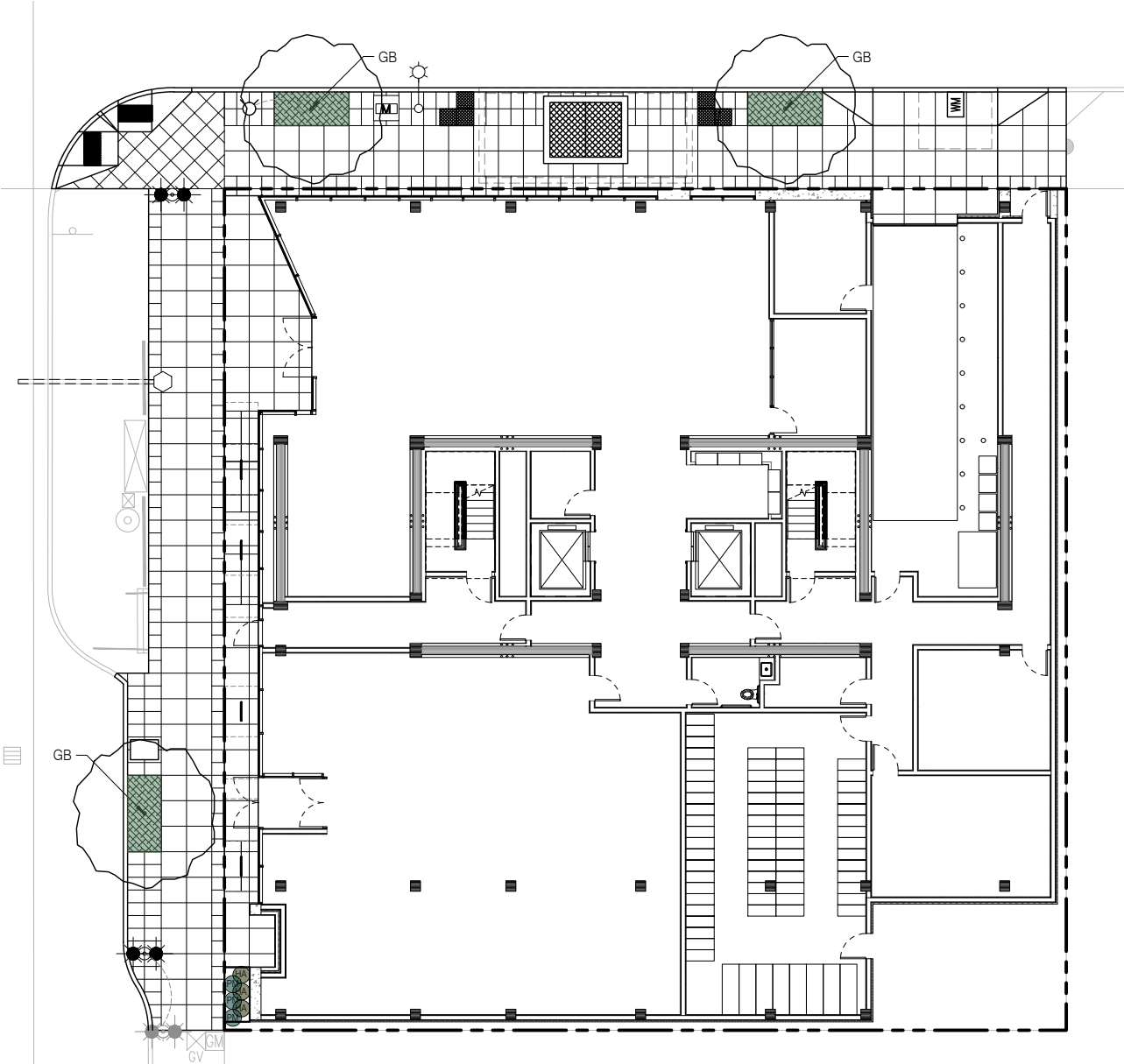
6.0	LANDSCAPE LIGHTING		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
6.1	ALLOWANCE FOR ACCENT LIGHTING AT SCREENWALL, TYP.	-	-
6.2	UPLIGHTING AT SCULPTURAL TREE, (3) STAKE-MOUNT FIXTURES	-	-
6.3	ALLOWANCE FOR ACCENT LIGHTING AT WATER MISTER / SCULPTURE	-	-
6.4	ALLOWANCE FOR ACCENT LIGHTING AT DECOR CABLE, TYP.	-	-

7.0	DRAINAGE		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
7.1	3/4" - 1 1/2" FRACTURED BLACK BASALT ("NON-VEGETATED ZONE")	-	-
7.2	ROOF DRAIN INSPECTION CHAMBER	-	-

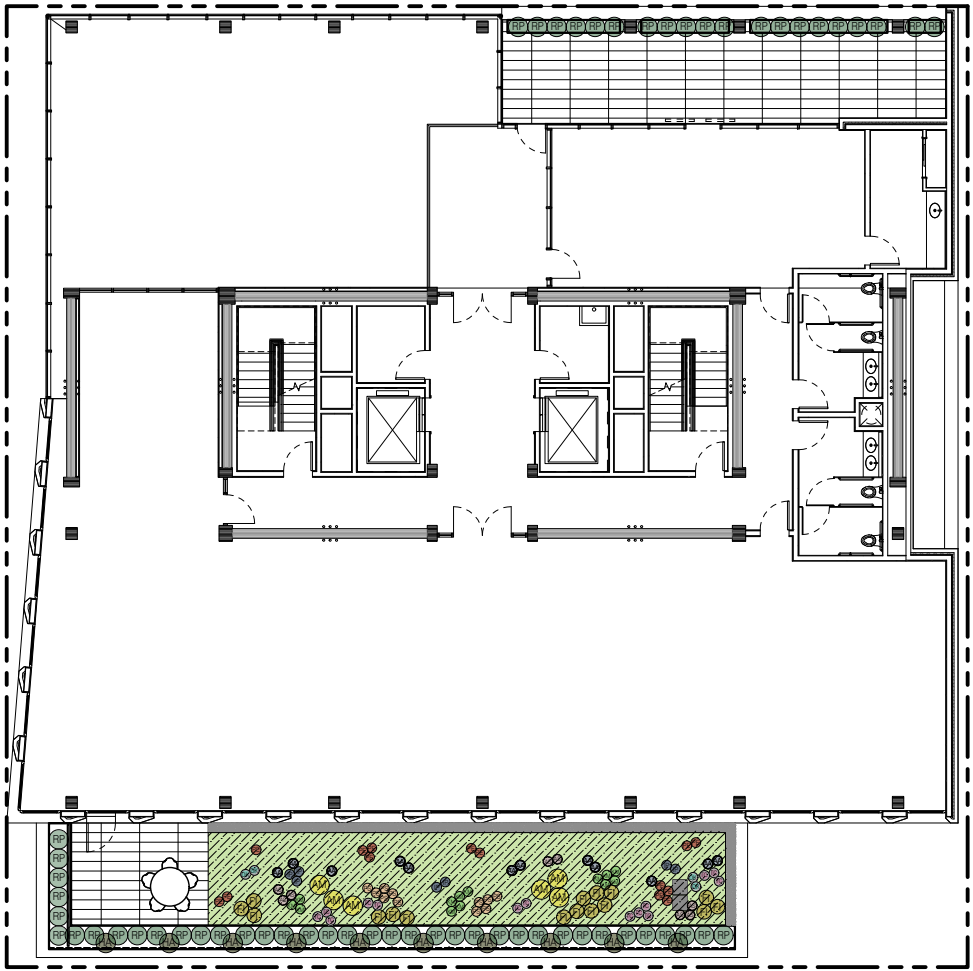
8.0	PLANTING, SOILS, LANDSCAPE		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
8.1	PLANTING AREA: IMPORTED TOPSOIL	-	-
8.2	PLANTING AREA: EXTENSIVE ECOROOF	-	-
8.3	PLANTING AREA: INTENSIVE ECOROOF	-	-
8.4	PLANTING AREA: RED CINDER ECOROOF	-	-

9.0	MISCELLANEOUS SITE FEATURES		
#	DESCRIPTION	DETAIL / SHEET	SPEC SECTIONS
9.1	CUSTOM BENCH SEATING TYPE 1	-	-
9.2	CUSTOM FOOD CROP PLANTER	-	-
9.3	CUSTOM GARDEN SHED	-	-
9.4	CUSTOM WATER MISTER / SCULPTURAL FEATURE	-	-
9.5	CUSTOM WOOD SLAB FARM TABLE	-	-
9.6	NURSE LOG	-	-
9.7	CUSTOM TREE SCULPTURE	-	-
9.8	CUSTOM BIRDHOUSES	-	-

ROOF HARDSCAPE PLANS



GROUND FLOOR



LEVEL 2

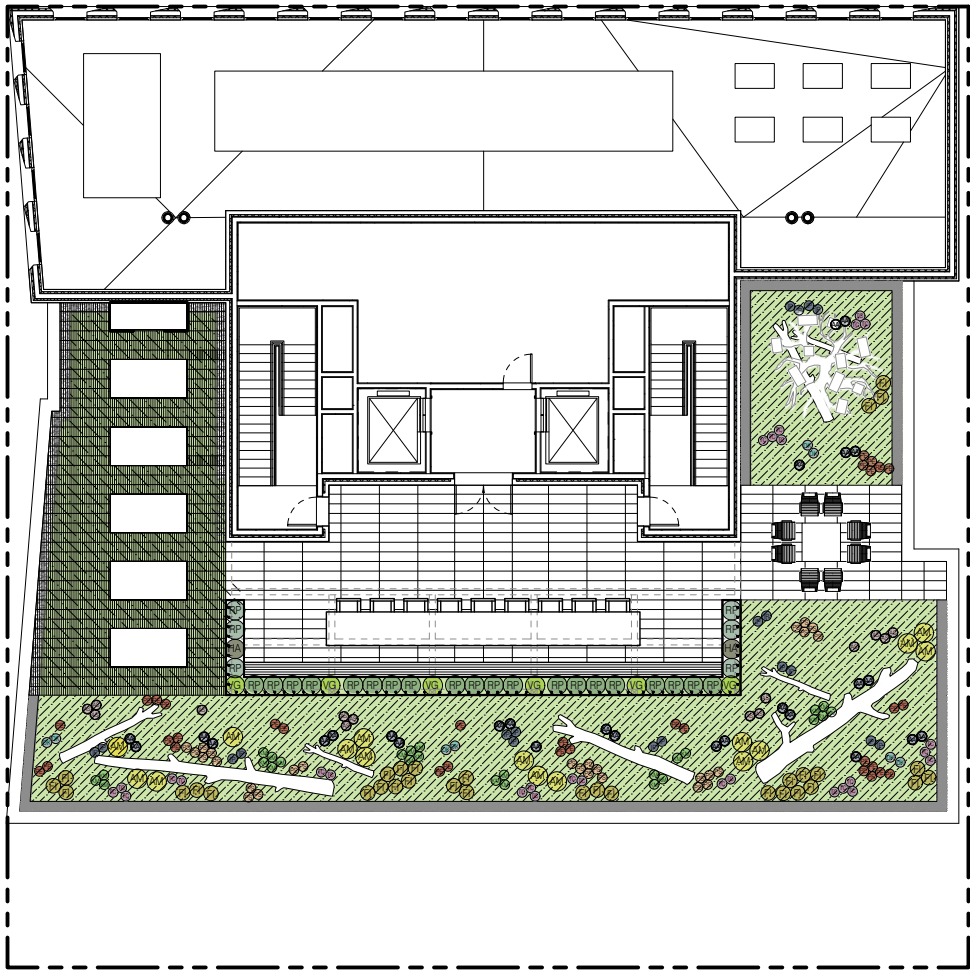
PLANTING SCHEDULE

TREES				
SYM.	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	SPACING
GB	GINKGO BILOBA/MAIDEN-HAIR TREE	2	3" CAL.	AS SHOWN
LN	LAURUS NOBILIS	6	5' MIN	AS SHOWN
VINES				
SYM.	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	SPACING
GH	HYDRANGEA ANOMALA PETIOLARIS / CLIMBING HYDRANGEA	-	5 GAL.	AS SHOWN
VG	VITIS 'GLENORA' / GLENORA GRAPE	-	5 GAL.	AS SHOWN
SHRUBS AND GROUNDCOVERS				
SYM.	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	SPACING
PL	POLYSTICHUM MUNITUM/SWORD FERN	-	2 GAL.	AS SHOWN
RP	ROSMARINUS OFFICINALIS 'PROSTRATUS'/CREEPING ROSEMARY	-	2 GAL.	AS SHOWN
TREE POTS				
SYM.				
RP	R. OFFICINALIS 'PROSTRATUS'/CREEPING ROSEMARY	24	1 GAL.	4/POT

EXTENSIVE ECOROOF		
SYM.	SEDUM CUTTING, FULL COVERAGE (SEE SPECIFICATIONS)	TOTAL LBS
	SEDUM ACRE 'AUREA'	37 lb
	SEDUM HYBRIDUM 'IMMERGRUNCHEN'	37 lb
	SEDUM PACHYCLADOS	37 lb
	SEDUM SEXANGULARE	37 lb
	SEDUM SPURIUM 'ALBUM SUPERBUM'	37 lb
	SEDUM SPURIUM 'ECO MT. EMEI'	37 lb
	SEDUM SPURIUM 'FULDAGLUT'	37 lb
	SEDUM SPURIUM 'GREEN MANTLE'	37 lb
	SEDUM SPURIUM 'JOHN CREECH'	37 lb
	SEDUM TERNATUM	37 lb
TOTAL LB/SQ FT.: (100 LBS/1000 SF)		271 lb/ 2,571 sq ft

EXTENSIVE ECOROOF				
SYM.	POTTED INFILL PLANTS	QUANTITY	SIZE	SPACING
AM	ACHILLEA MILLEFOLIUM	-	4" POT	24" O.C.
PS	PETRORHAGIA SAXIFRAGA	-	4" POT	12" O.C.
AS	ALLIUM SCHOENOPRASUM	-	4" POT	12" O.C.
AL	ASTER ALPINUS 'DUNKLE SCHONE'	-	4" POT	12" O.C.
DN	DIANTHUS KNAPII	-	4" POT	12" O.C.
FI	FESTUCA IDAHOENSIS	-	4" POT	18" O.C.
IR	IRIS PUMILA	-	4" POT	12" O.C.
KO	KOELERIA MACRANTHA	-	4" POT	12" O.C.
PS	PENSTEMON SMALLII	-	4" POT	12" O.C.
TC	TALINUM CALYGINUM	-	4" POT	12" O.C.

LOWER LEVEL PLANTING PLANS



LEVEL 12

PLANTING SCHEDULE

TREES				
SYM.	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	SPACING
GB	GINKGO BILOBA/MAIDENHAIR TREE	2	3' CAL.	AS SHOWN
LN	LAURUS NOBILIS	6	5' MIN	AS SHOWN
VINES				
SYM.	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	SPACING
	HYDRANGEA ANOMALA PETIOLARIS / CLIMBING HYDRANGEA	-	5 GAL.	AS SHOWN
	VITIS 'GLENORA' / GLENORA GRAPE	-	5 GAL.	AS SHOWN
SHRUBS AND GROUNDCOVERS				
SYM.	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	SPACING
	POLYSTICHUM MUNITUM/SWORD FERN	-	2 GAL.	AS SHOWN
	ROSMARINUS OFFICIANALIS 'PROSTRATUS'/CREEPING ROSEMARY	-	2 GAL.	AS SHOWN
TREE POTS				
SYM.				
	R. OFFICINALIS 'PROSTRATUS'/CREEPING ROSEMARY	24	1 GAL.	4/POT
EXTENSIVE ECOROOF				
SYM.	SEDUM CUTTING, FULL COVERAGE (SEE SPECIFICATIONS)	TOTAL LBS		
	SEDUM ACRE 'AUREA'	37 lb		
	SEDUM HYBRIDUM 'IMMERGRUNCHEN'	37 lb		
	SEDUM PACHYCLADOS	37 lb		
	SEDUM SEXANGULARE	37 lb		
	SEDUM SPURIUM 'ALBUM SUPERBUM'	37 lb		
	SEDUM SPURIUM 'ECO MT. EMEI'	37 lb		
	SEDUM SPURIUM 'FULDAGLUT'	37 lb		
	SEDUM SPURIUM 'GREEN MANTLE'	37 lb		
	SEDUM SPURIUM 'JOHN CREECH'	37 lb		
	SEDUM TERNATUM	37 lb		
			TOTAL LB/SQ FT.: (100 LBS/1000 SF)	271 lb/ 2,571 sq ft
EXTENSIVE ECOROOF				
SYM.	POTTED INFILL PLANTS	QUANTITY	SIZE	SPACING
	ACHILLEA MILLEFOLIUM	-	4" POT	24" O.C.
	PETRRORHAGIA SAXIFRAGA	-	4" POT	12" O.C.
	ALLIUM SCHOENOPRASUM	-	4" POT	12" O.C.
	ASTER ALPINUS 'DUNKLE SCHONE'	-	4" POT	12" O.C.
	DIANTHUS KNAPII	-	4" POT	12" O.C.
	FESTUCA IDAHOENSIS	-	4" POT	18" O.C.
	IRIS PUMILA	-	4" POT	12" O.C.
	KOELERIA MACRANTHA	-	4" POT	12" O.C.
	PENSTEMON SMALLII	-	4" POT	12" O.C.
	TALINUM CALYGINUM	-	4" POT	12" O.C.



Idaho Fescue

Asters

Penstemon

Talinum calycinum

Sedum sexangulate

Iris pumila

Sedum ternatum



Polystichum munitum

Sedum spurium

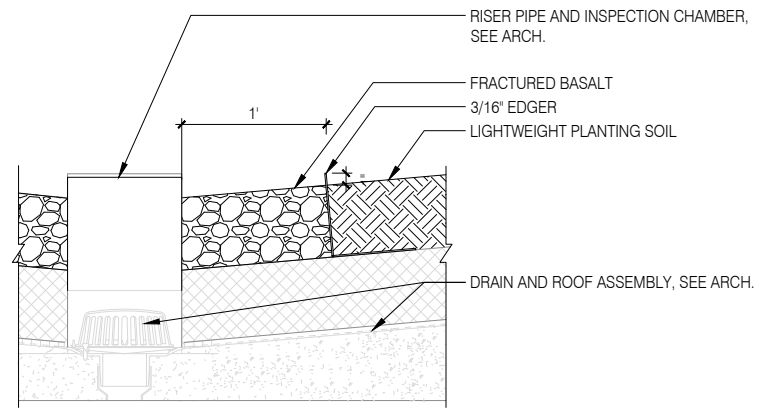
Yarrow

Allium schoenoprasum

Hydrangea anomala

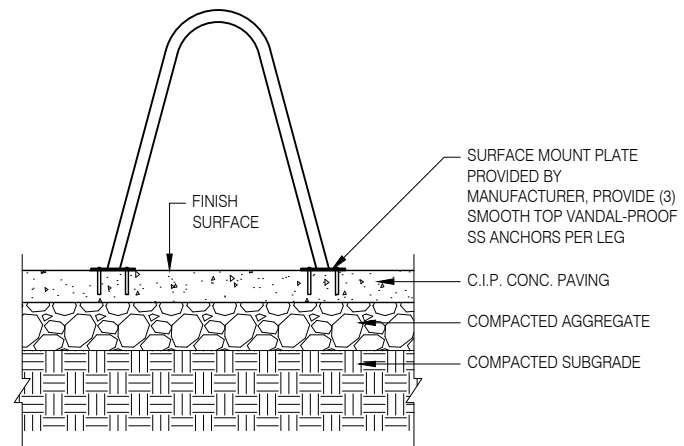
Sedum pachyclados

PLANTING PALETTE

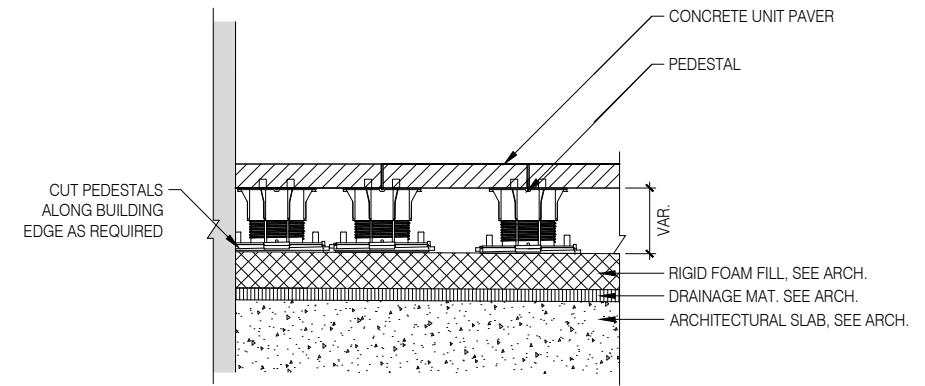


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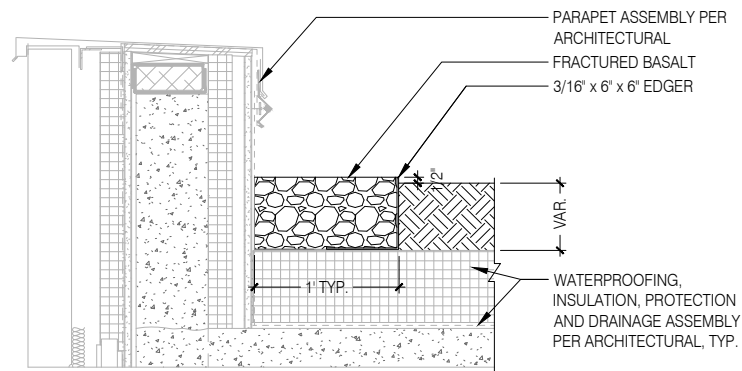
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section



Bike Rack 02
section



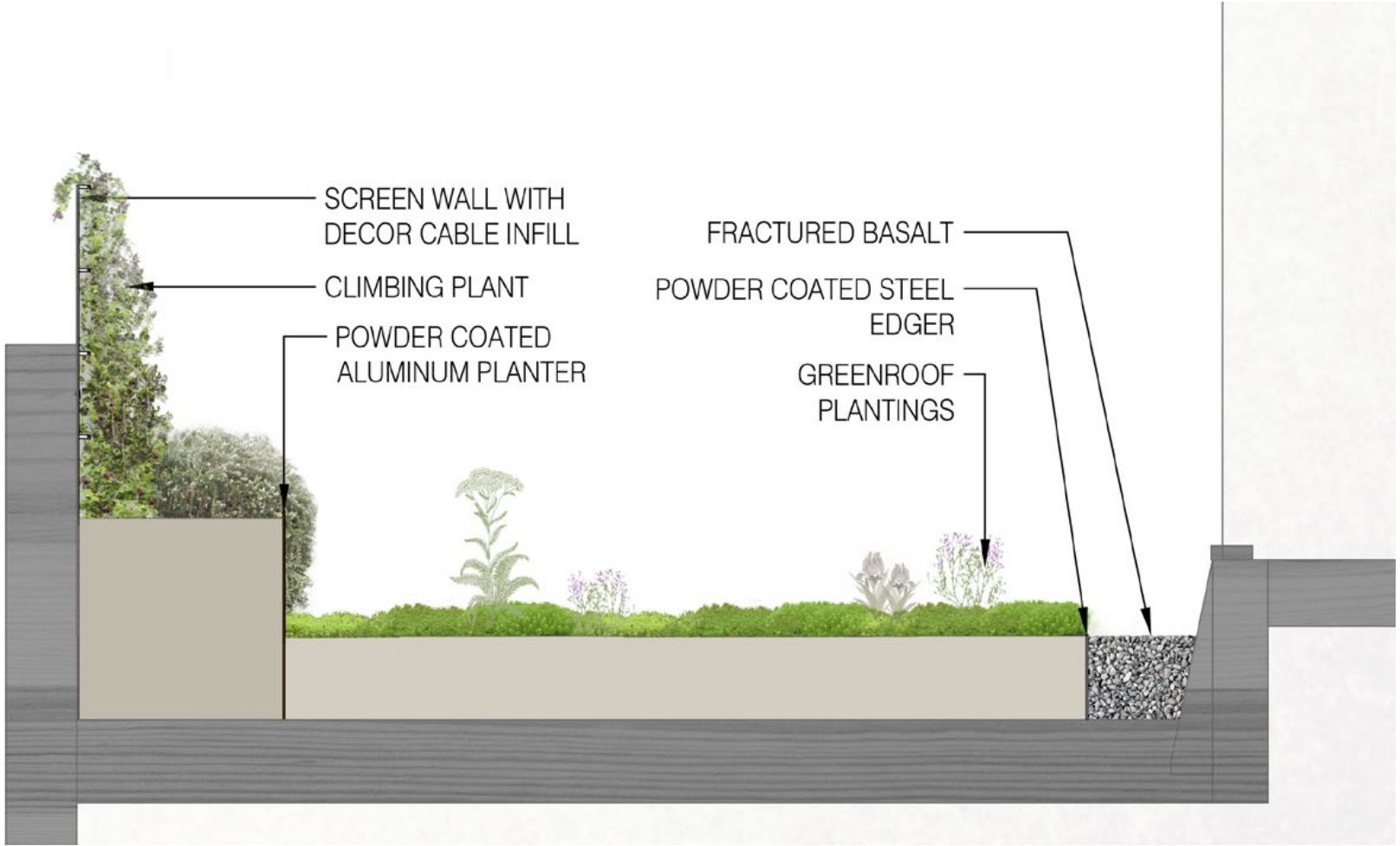
Pedestal Pavers 03
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Green Roof at Parapet 04
section

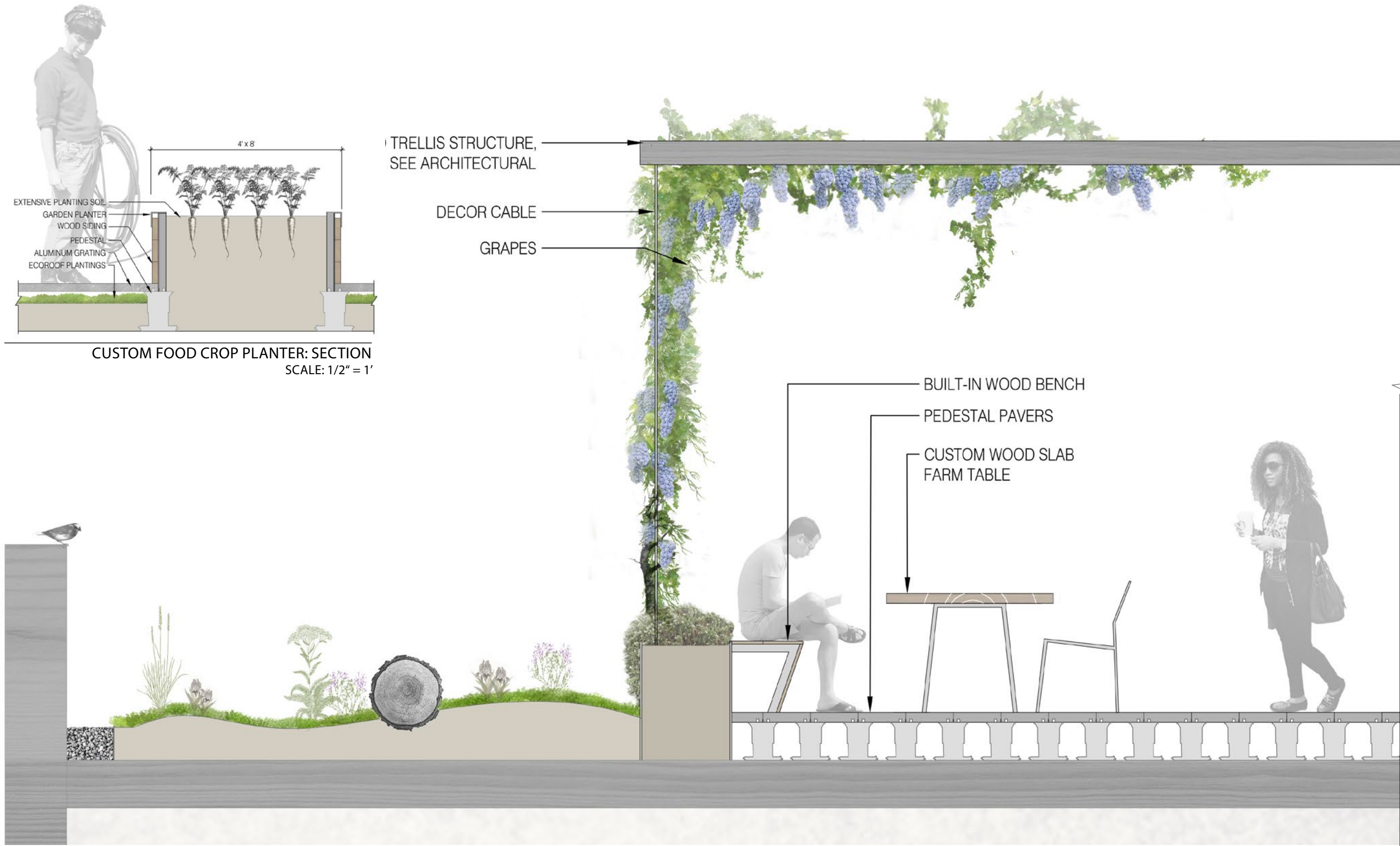


ELEVATION
SCALE: 1/8" = 1'



SECTION
SCALE: 1/2" = 1'

LANDSCAPE DETAILS



SECTION
SCALE: 1/2"=1'

LANDSCAPE DETAILS



Planter



Pedestal Set Pavers



Pedestal Set Aluminum Grating



Nurse Log

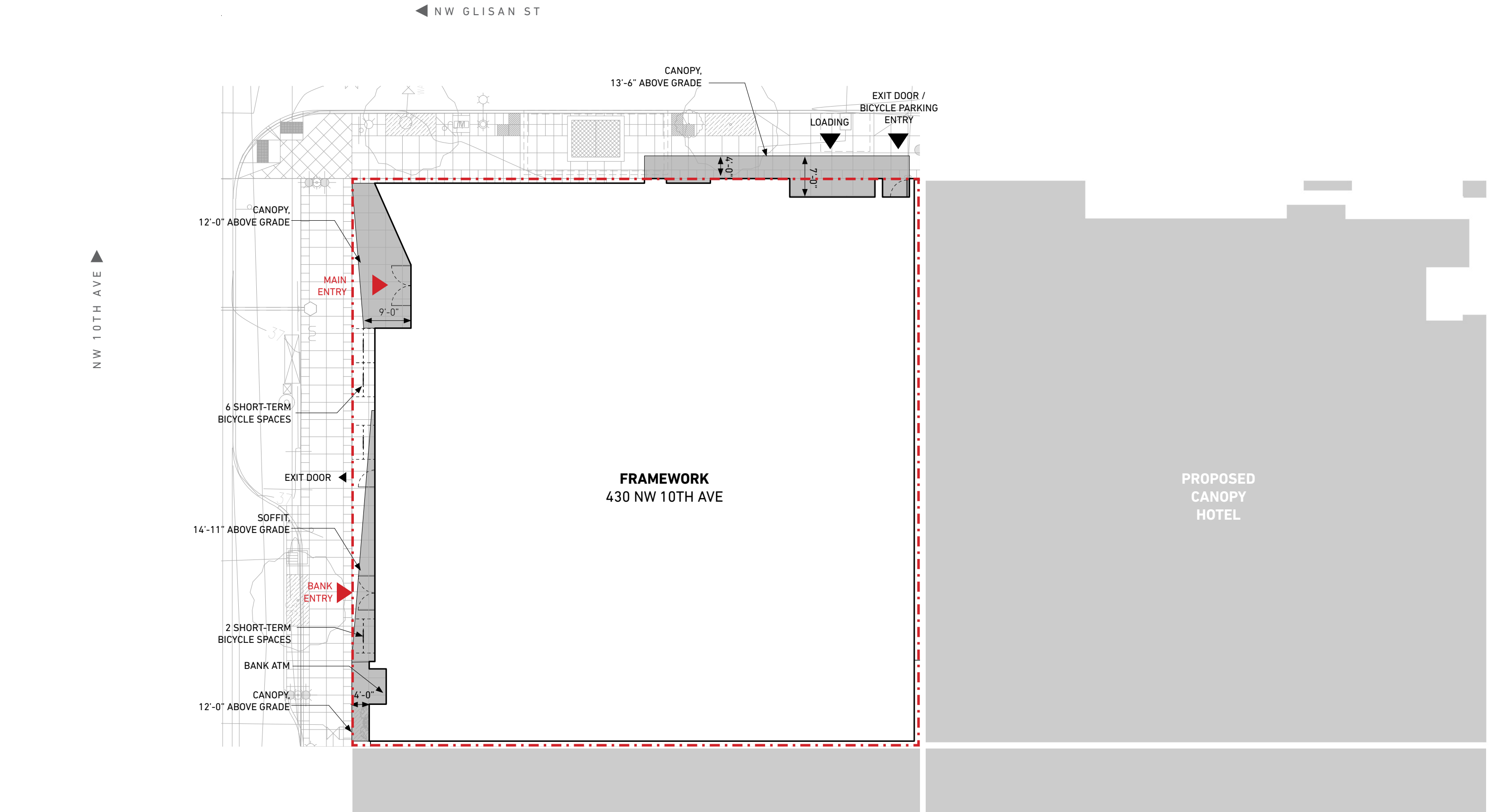


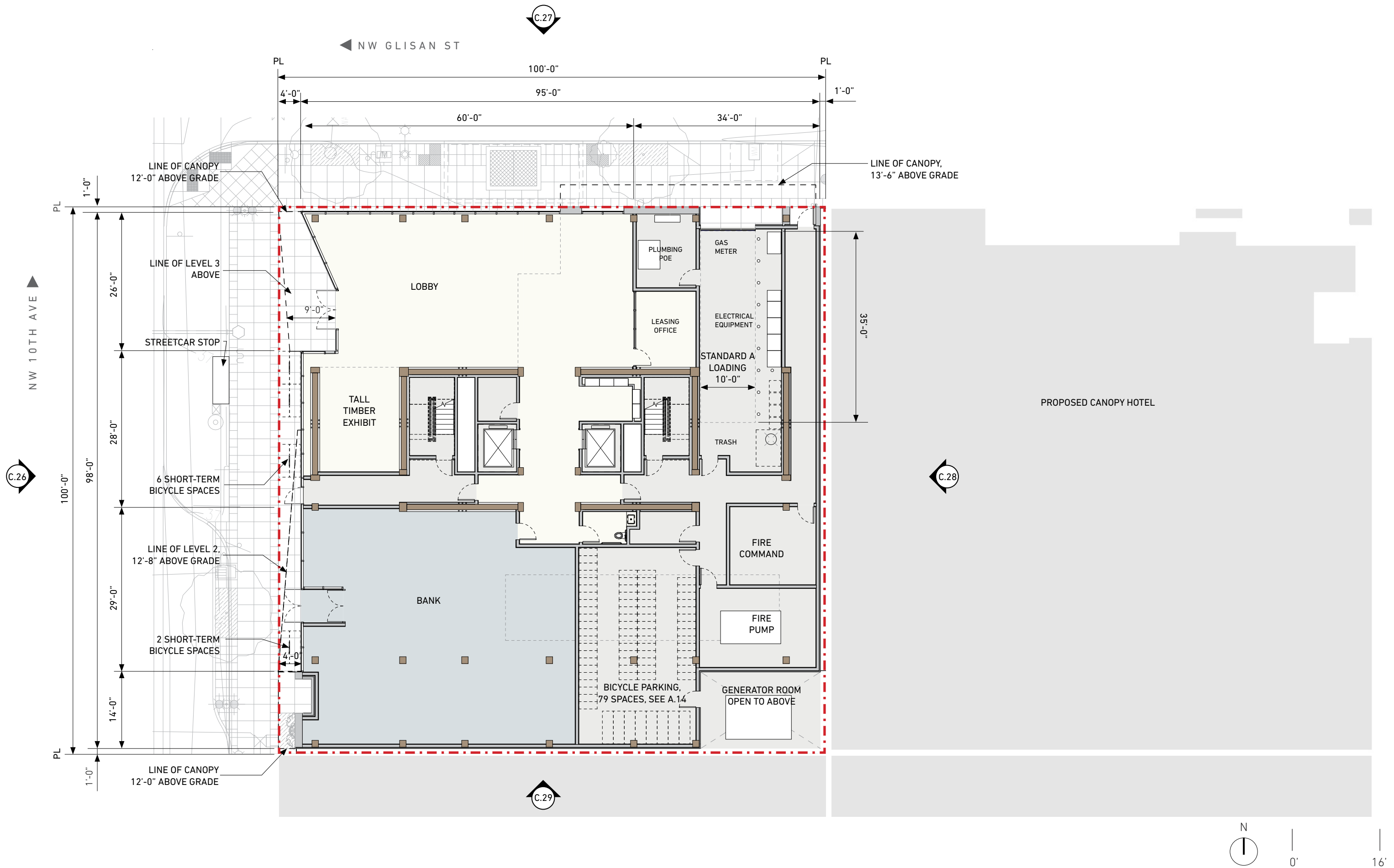
Climbing Plant Screen

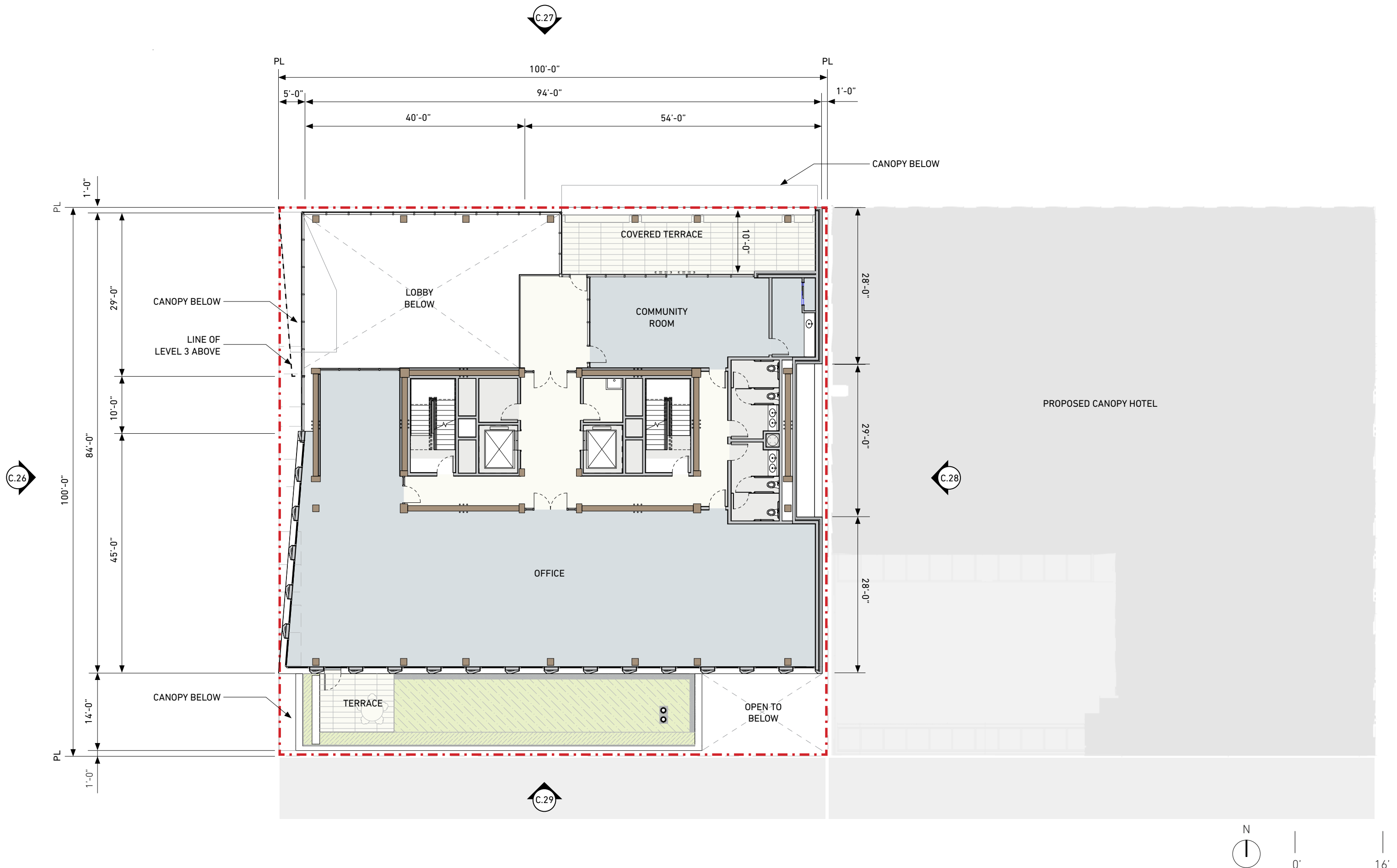


Bola Bike Rack

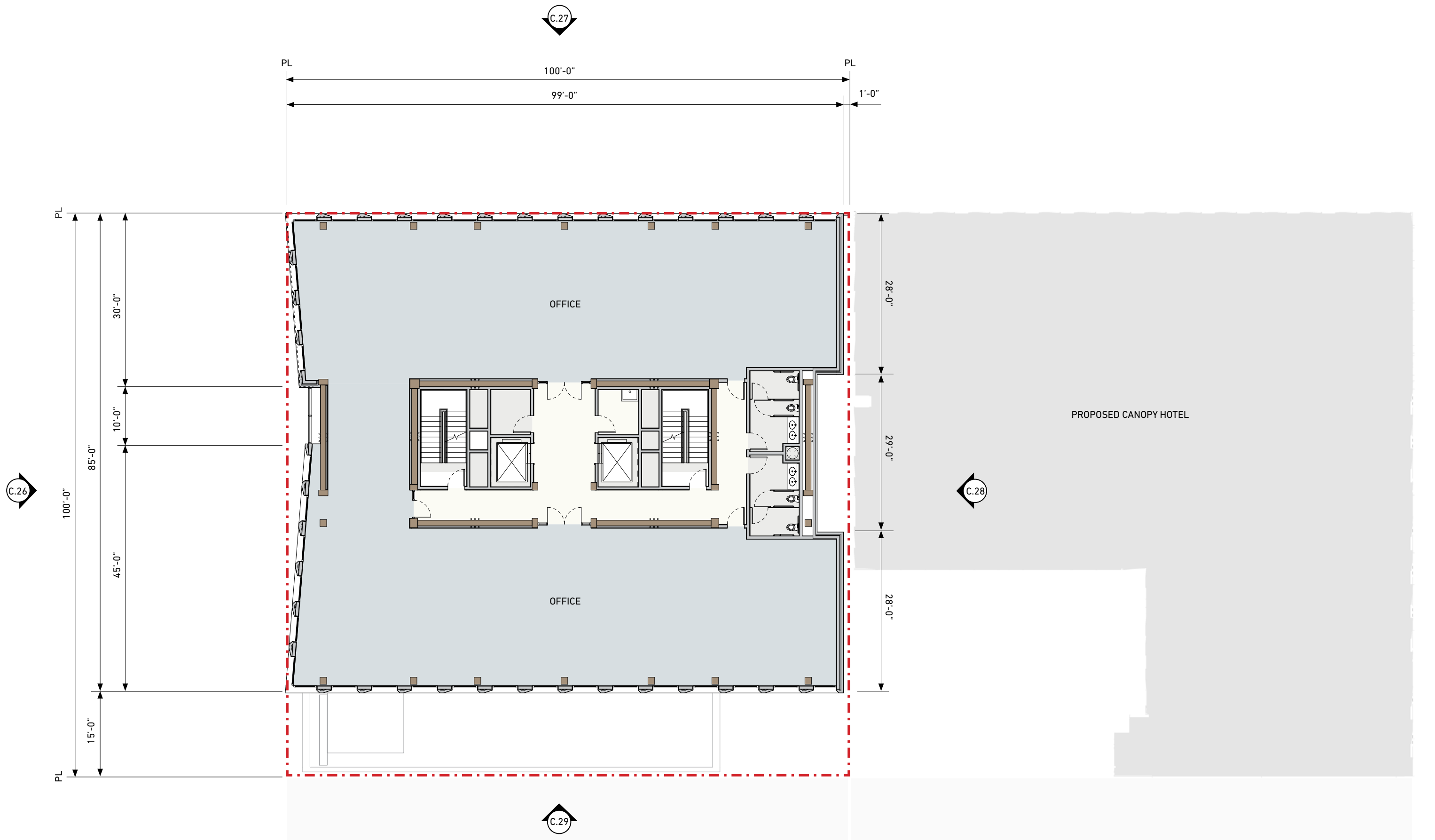
LANDSCAPE DETAILS



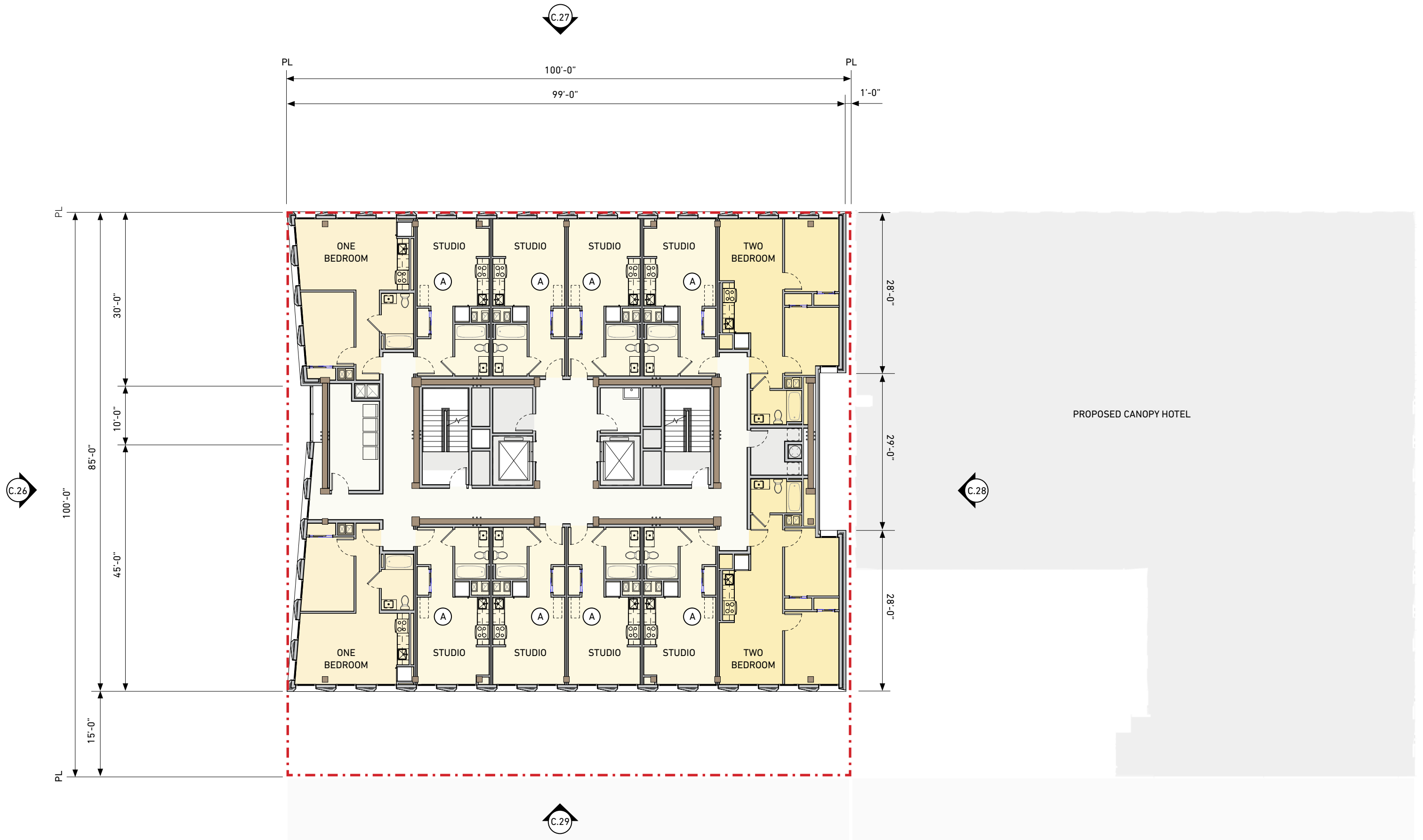




LEVEL 2 PLAN



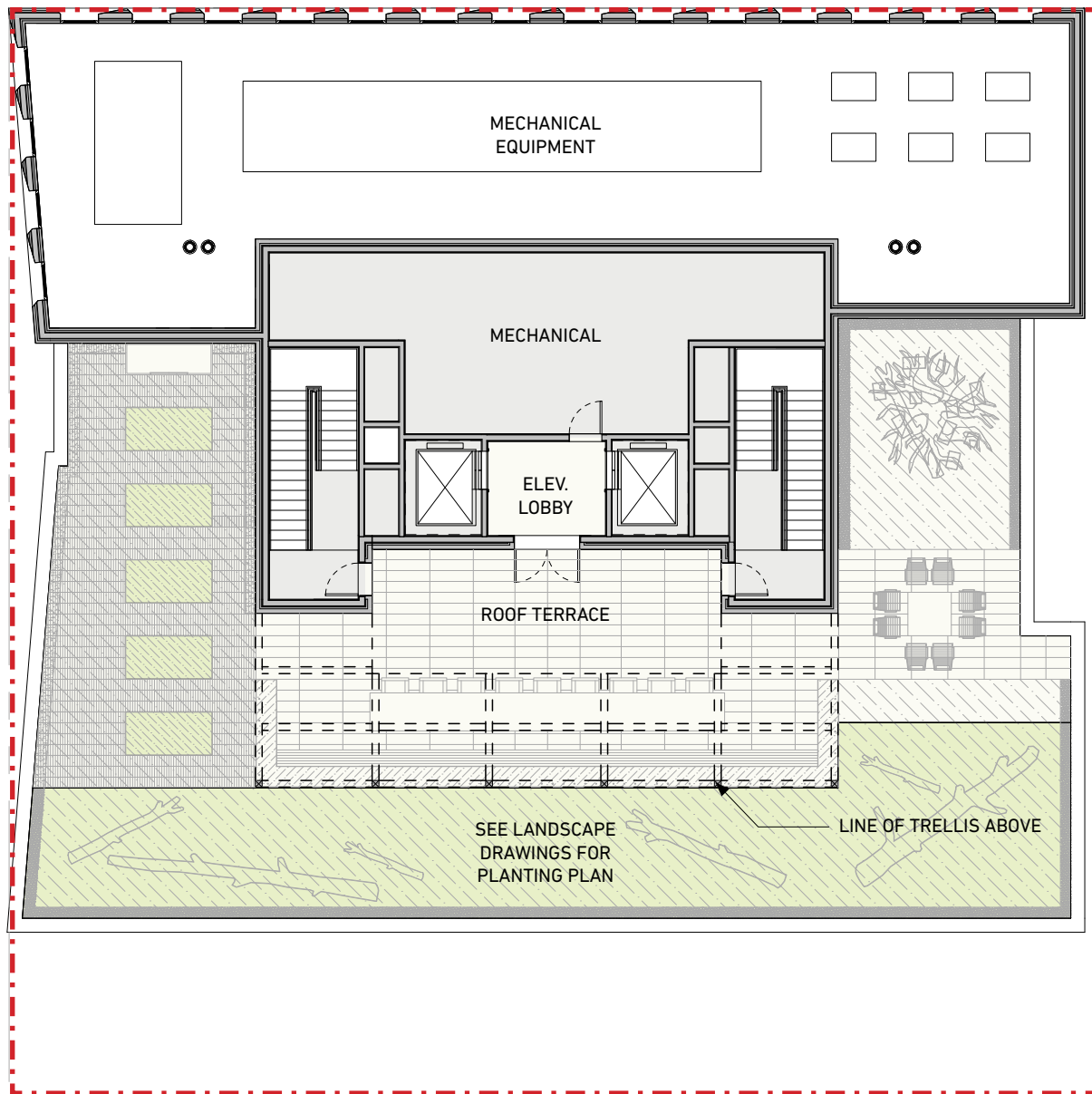
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0' 16'
TYPICAL OFFICE PLAN LEVELS 3-6



(A) WALL MOUNTED BICYCLE RACK,
TYPICAL (8) LOCATIONS / FLOOR

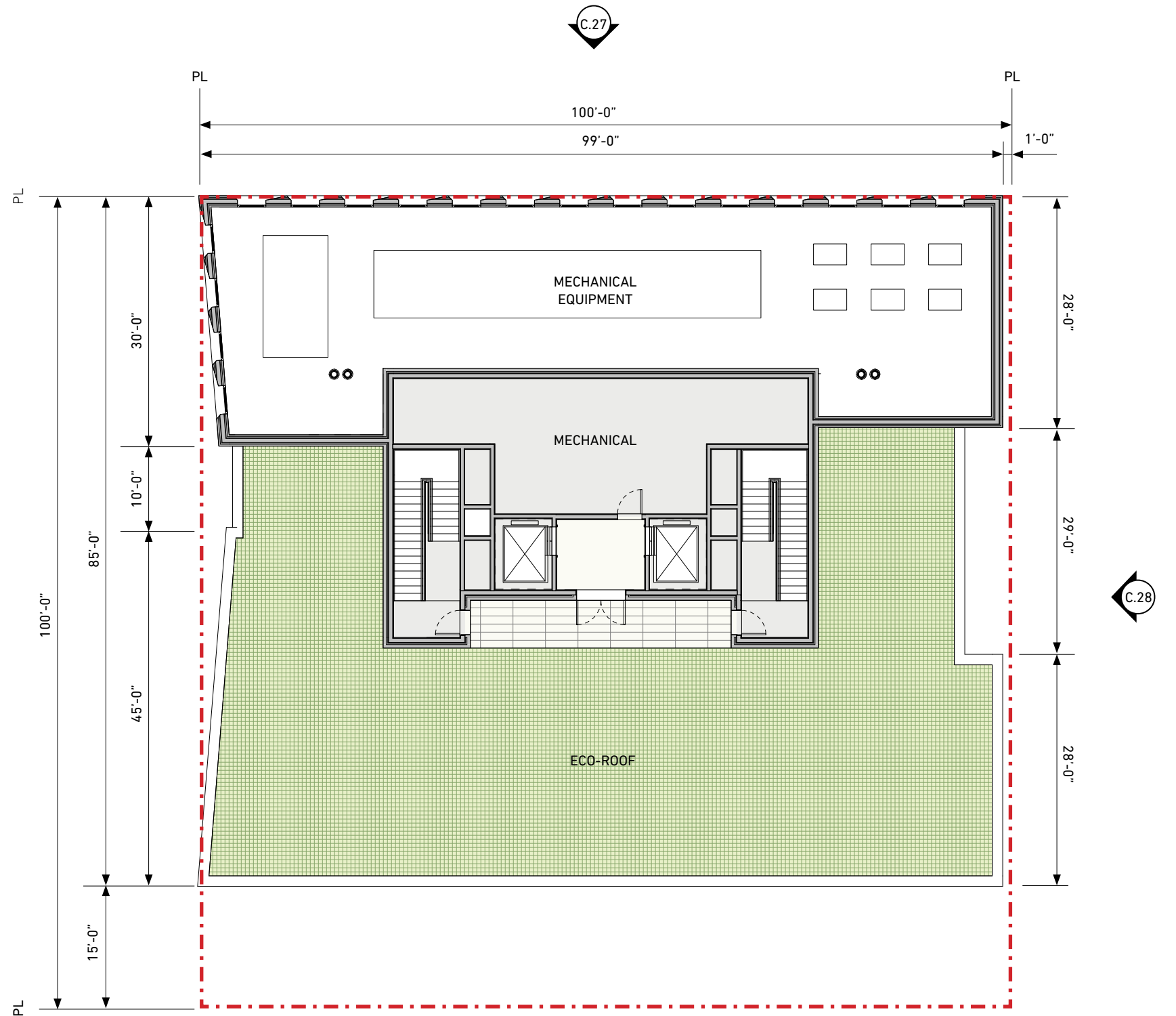


TYPICAL APARTMENT PLANS LEVELS 7-11

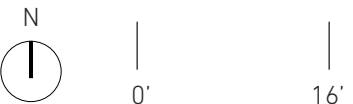


2. ROOF PLAN LEVEL 12
ADD-IN: ROOF TERRACE W/ TRELLIS AND COMMUNITY GARDEN

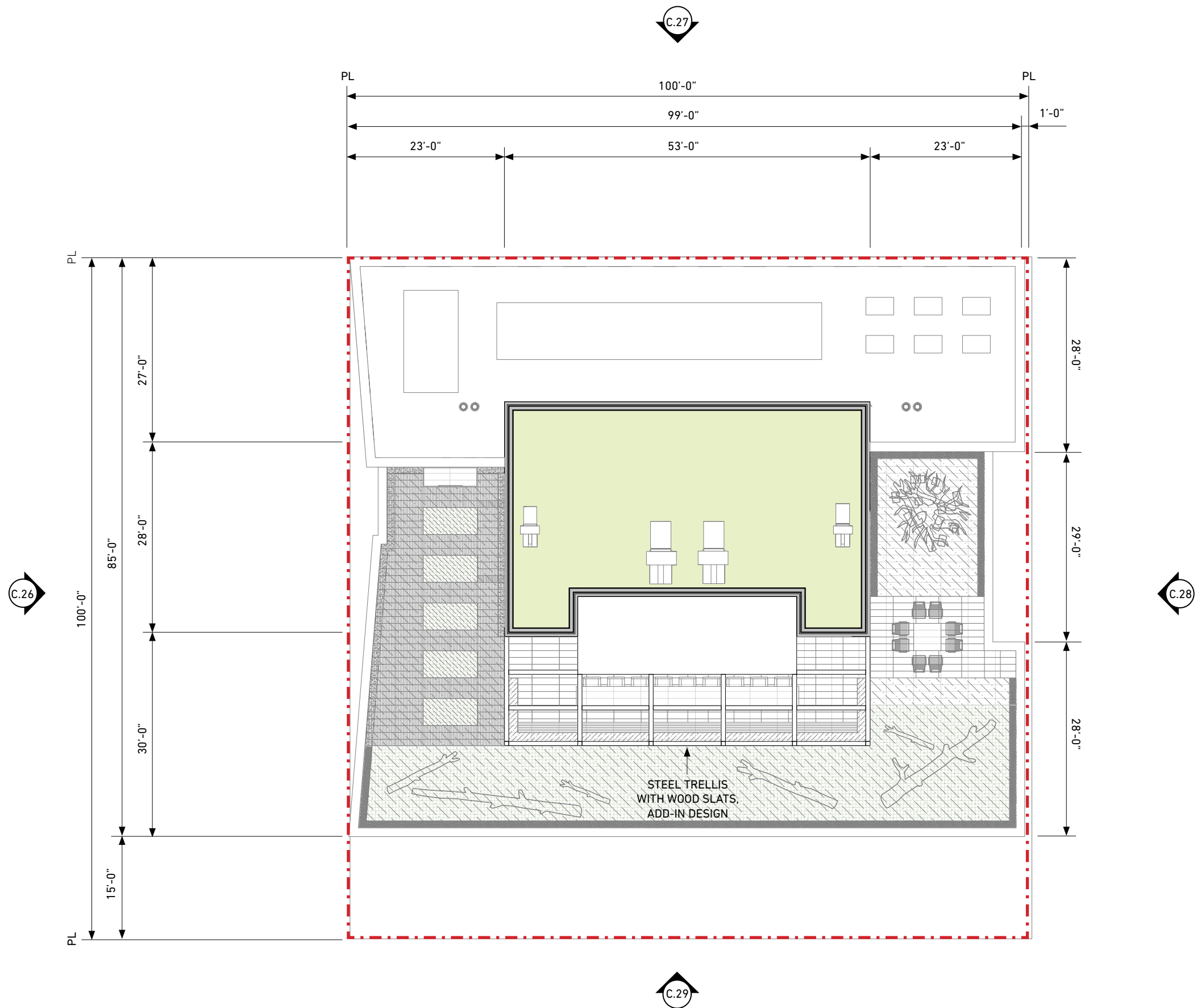
C.26



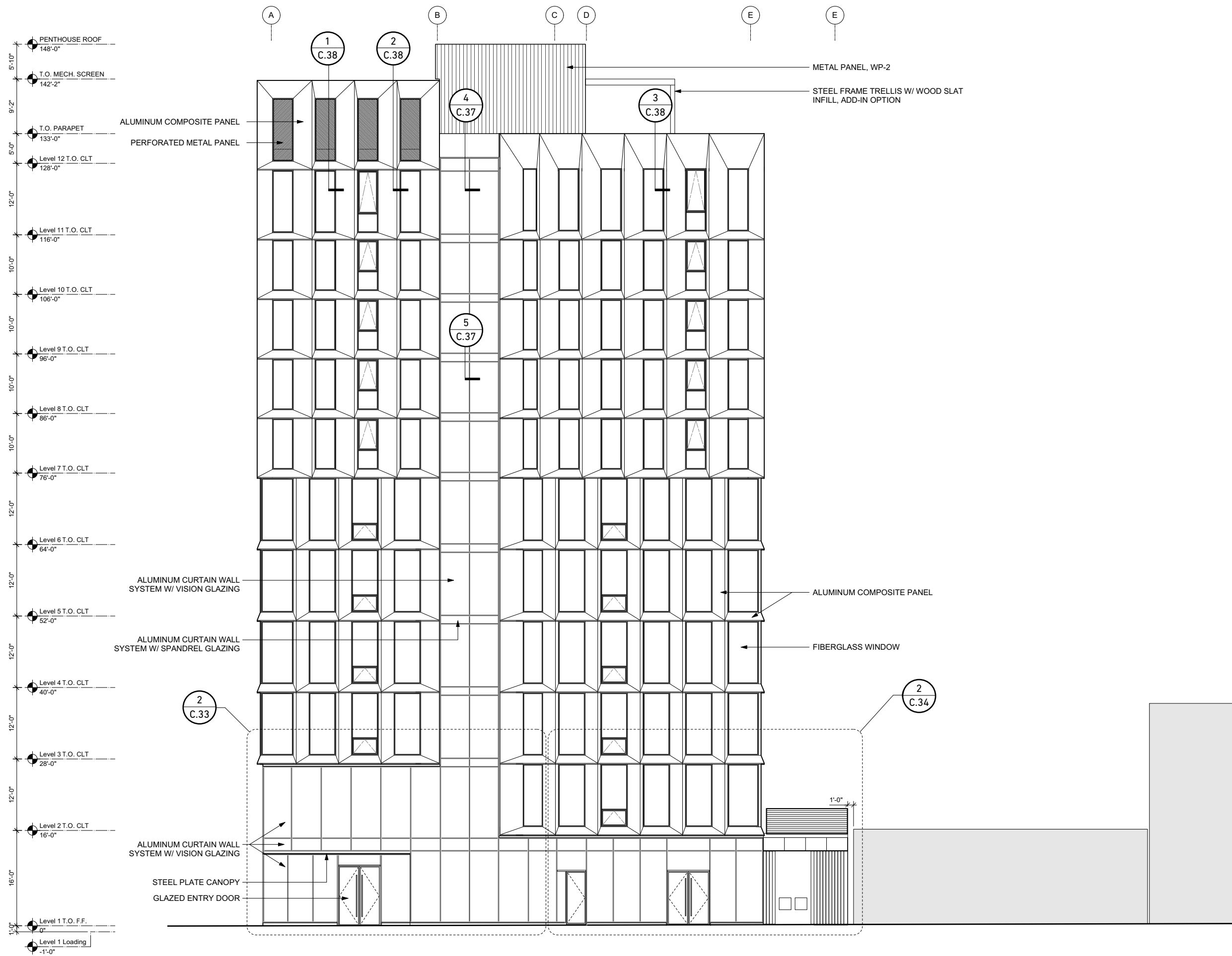
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BASE DESIGN



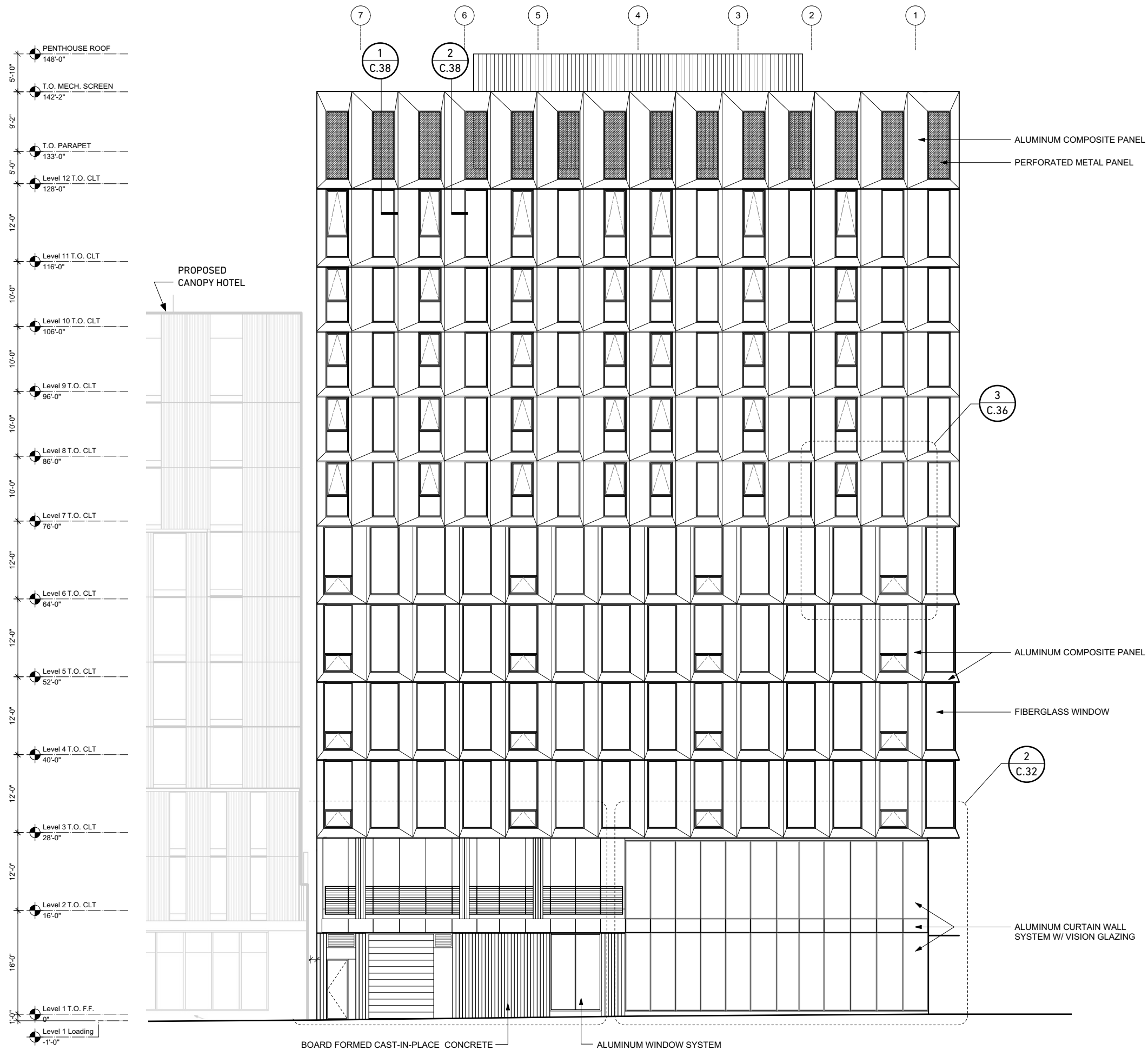
ROOF PLAN LEVEL 12



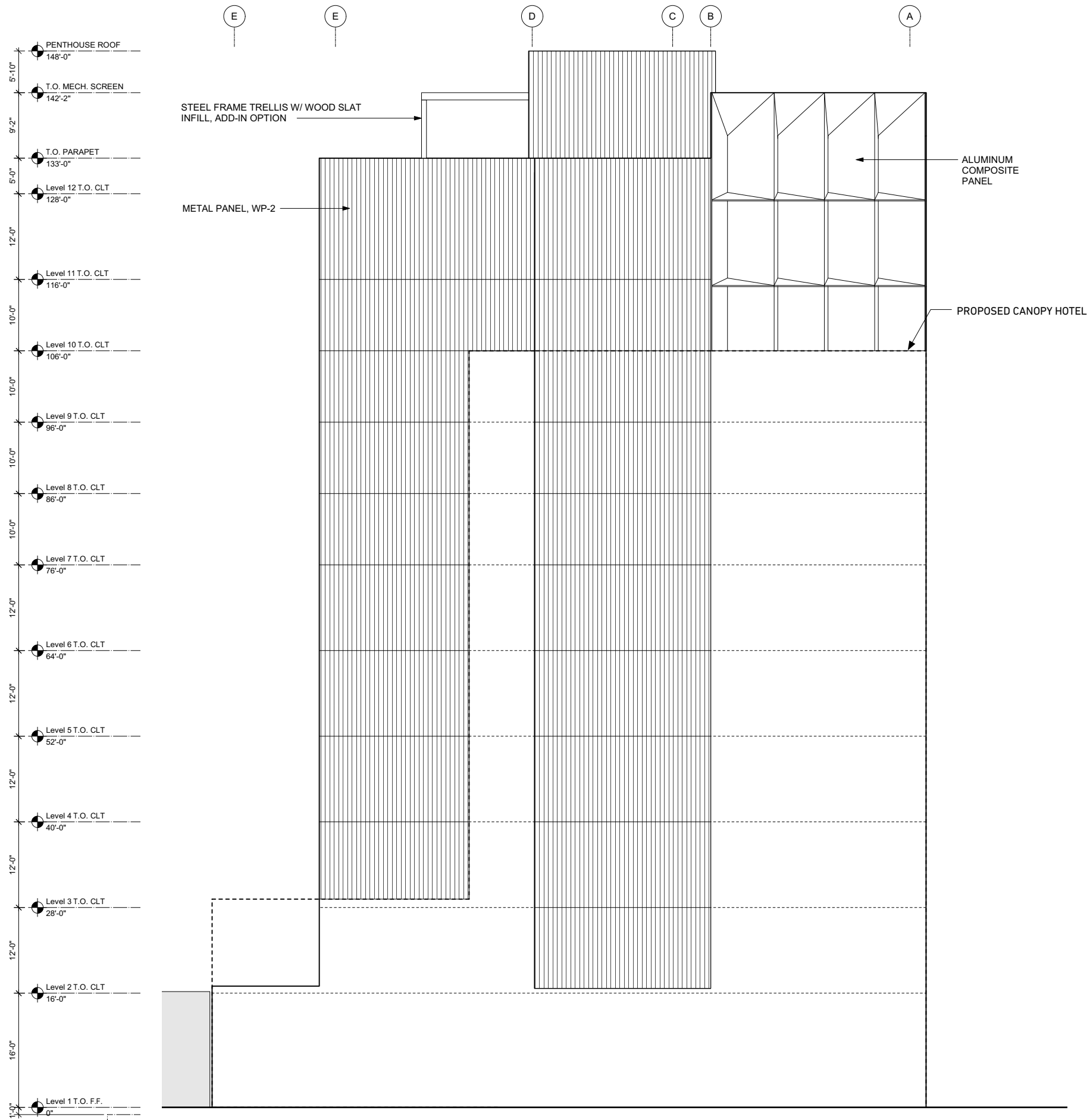
UPPER ROOF PLAN



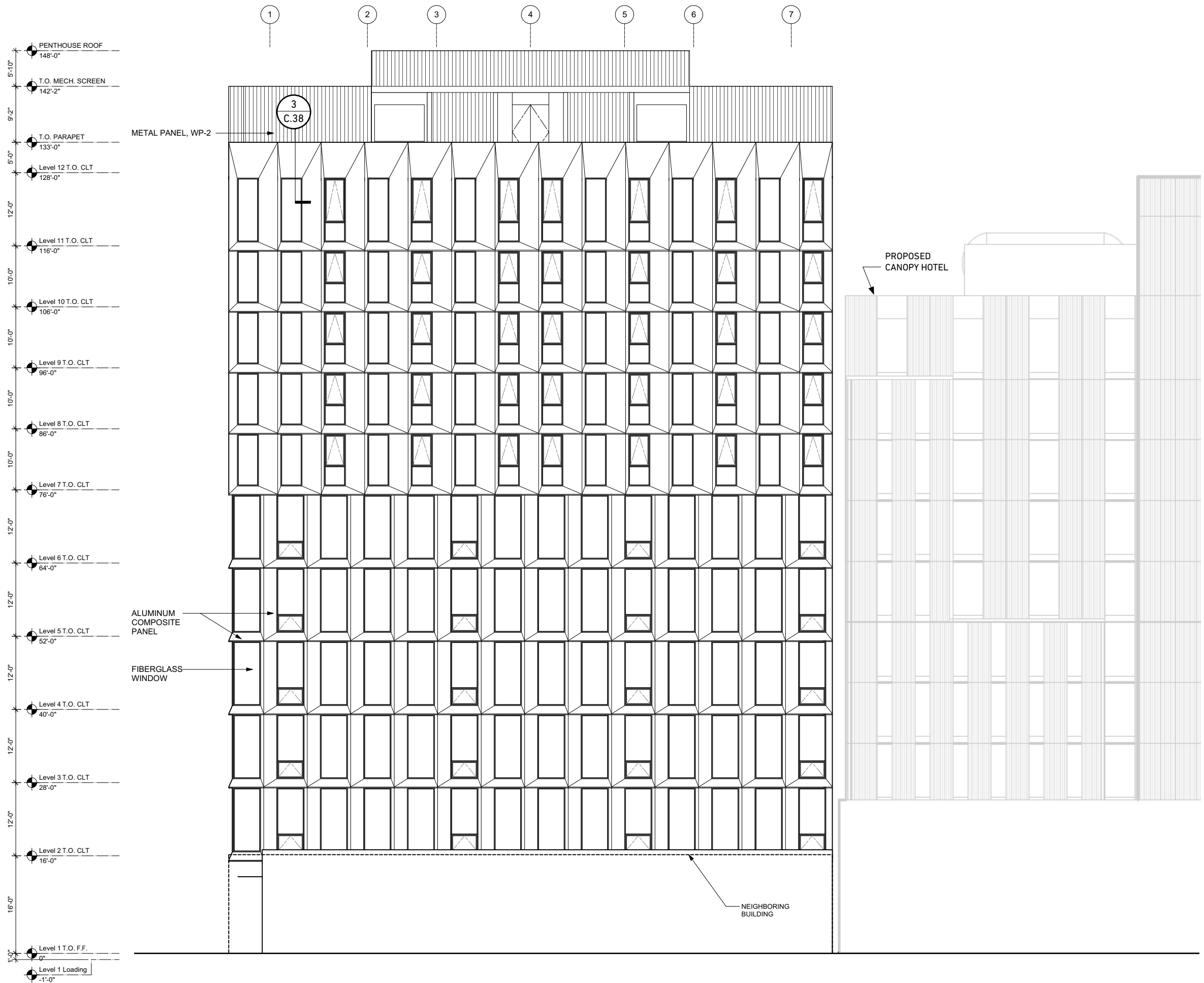
WEST ELEVATION



NORTH ELEVATION

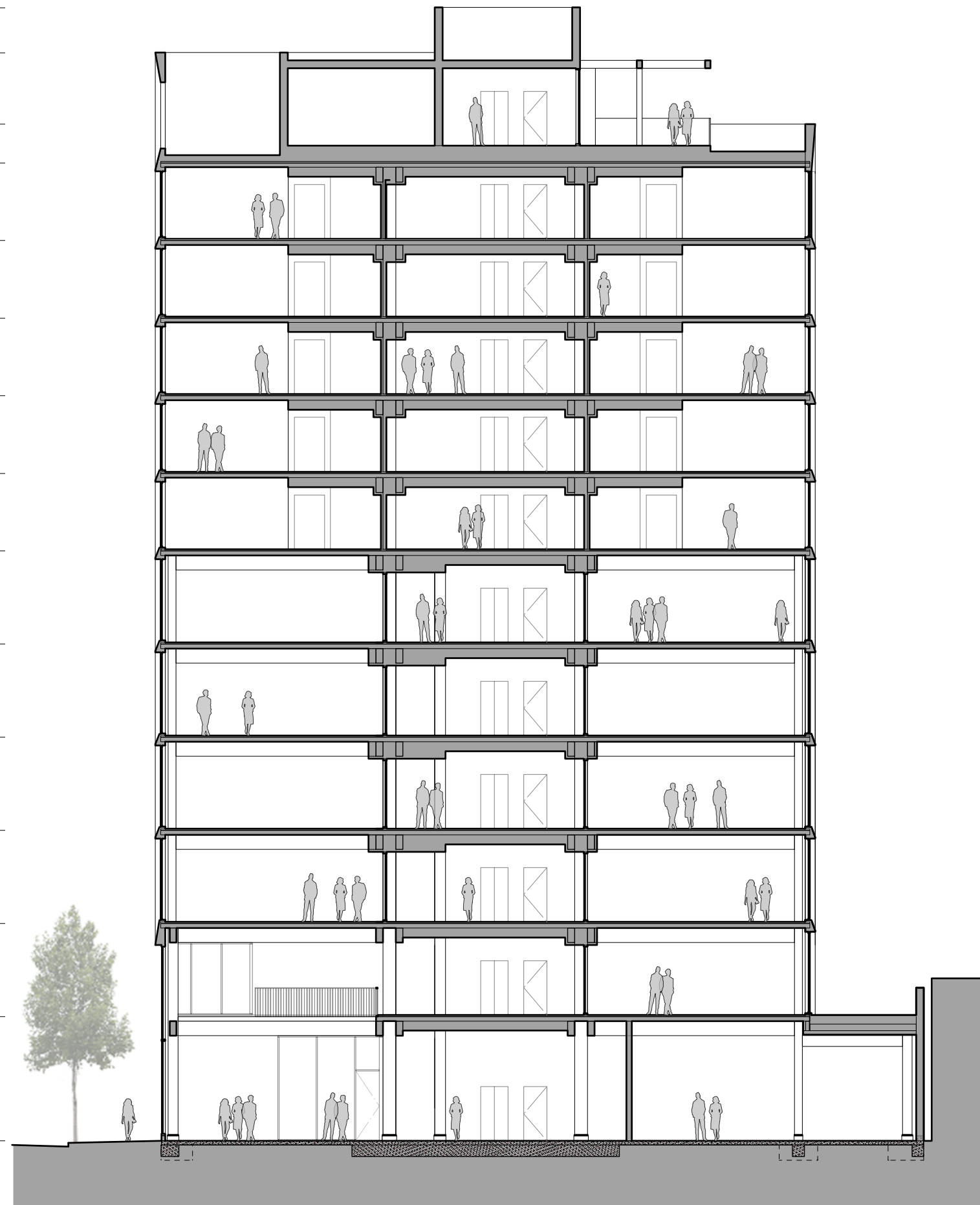


EAST ELEVATION



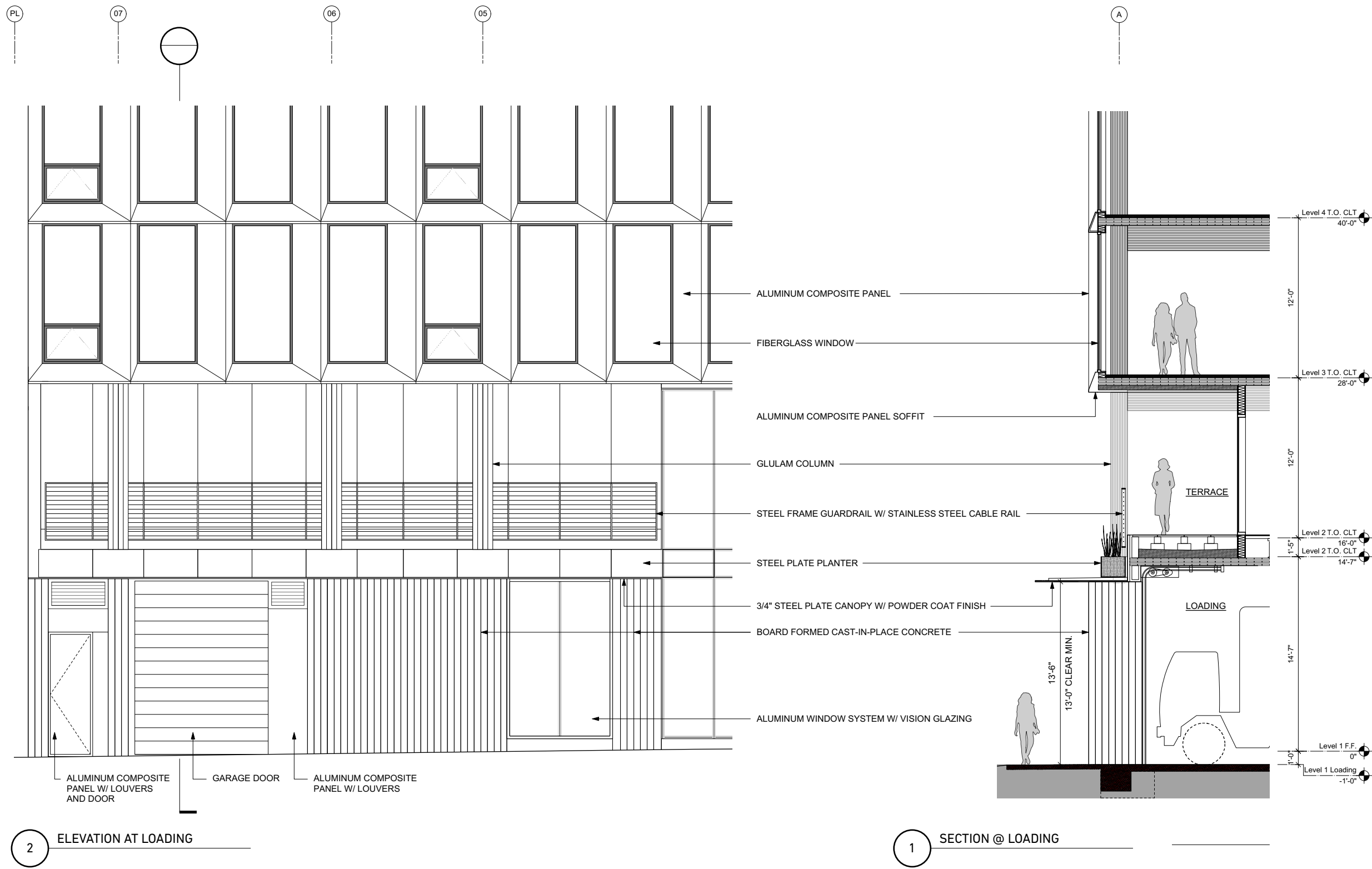
SOUTH ELEVATION

PENTHOUSE ROOF
146'-0"
 T.O. MECH. SCREEN
140'-2"
 T.O. PARAPET
131'-0"
 Level 12 T.O. CLT
126'-0"
 Level 11 T.O. CLT
116'-0"
 Level 10 T.O. CLT
106'-0"
 Level 9 T.O. CLT
96'-0"
 Level 8 T.O. CLT
86'-0"
 Level 7 T.O. CLT
76'-0"
 Level 6 T.O. CLT
64'-0"
 Level 5 T.O. CLT
52'-0"
 Level 4 T.O. CLT
40'-0"
 Level 3 T.O. CLT
28'-0"
 Level 2 T.O. CLT
16'-0"
 Level 1 T.O. F.F.
0"

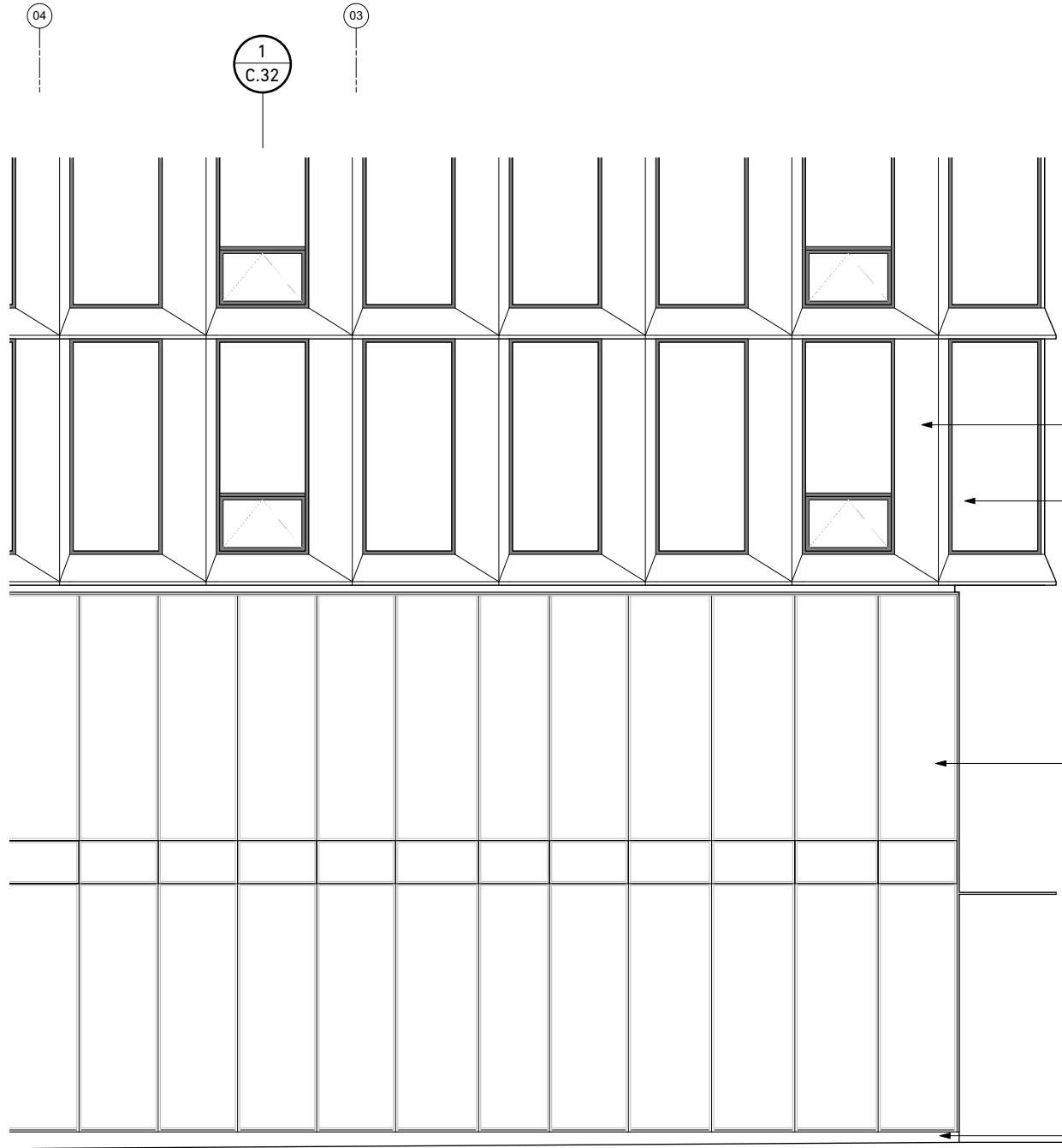


0'
 16'

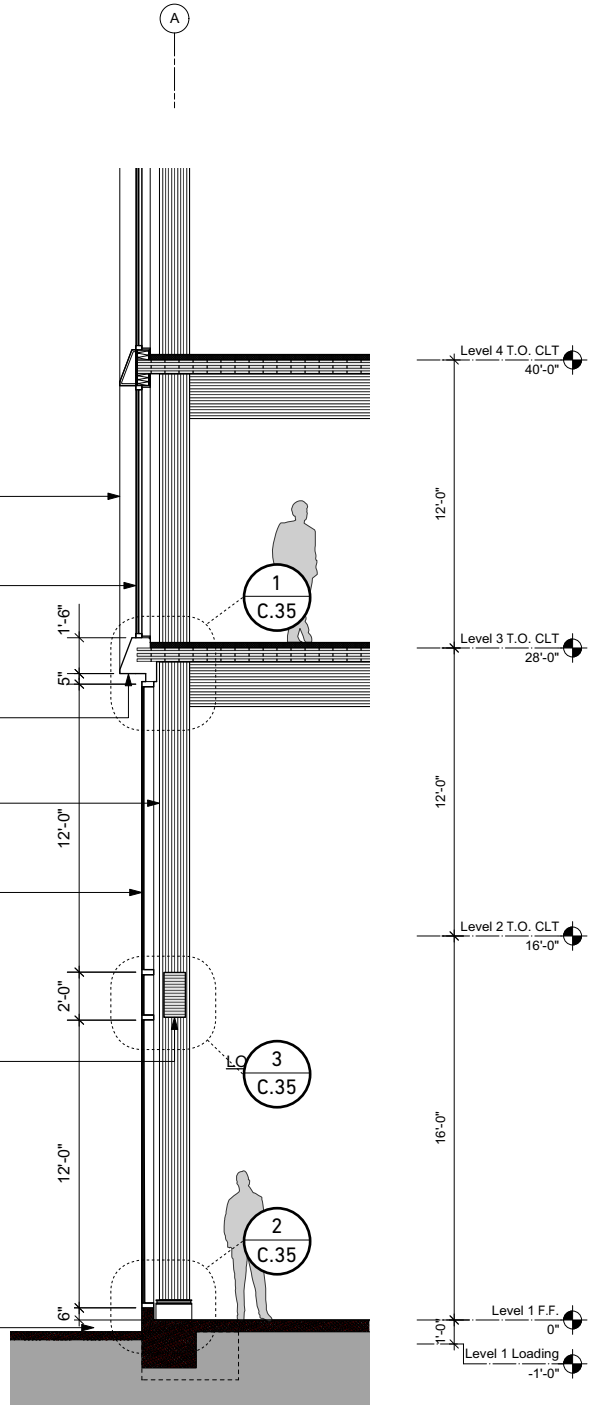
BUILDING SECTION



ELEVATION AT LOADING



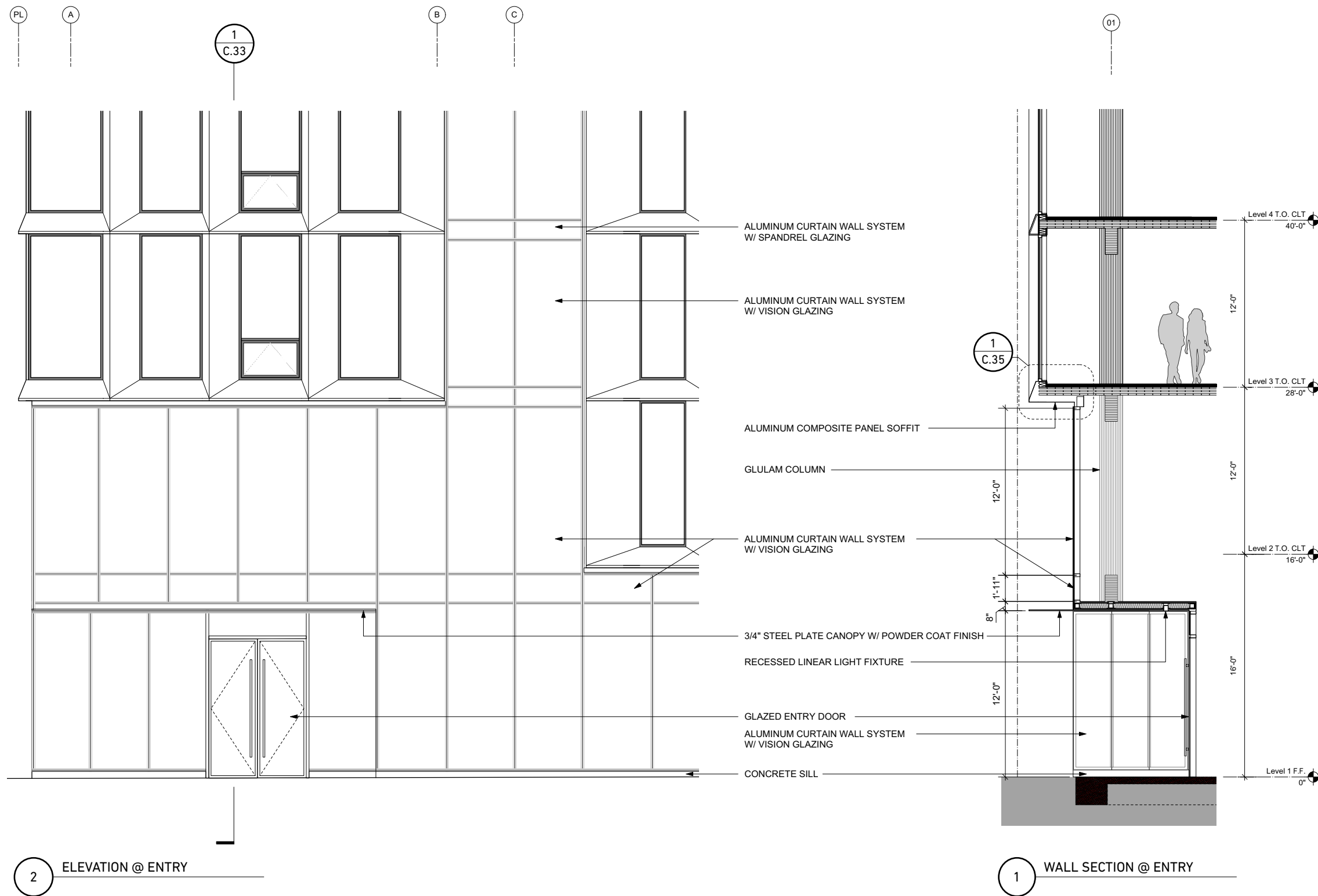
2 ELEVATION @ TERRACE / LOBBY



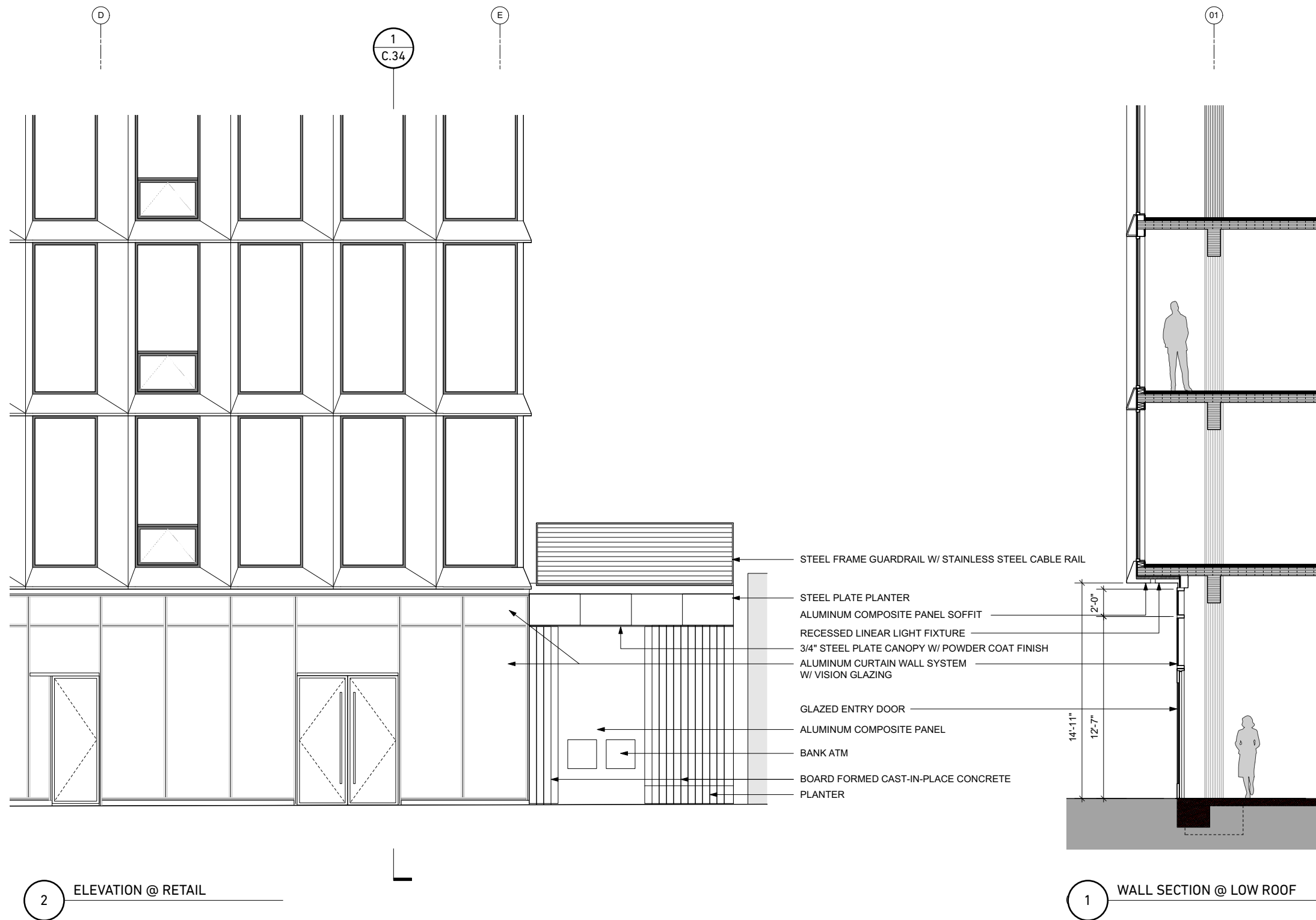
1 WALL SECTION @ LOBBY

0' 8'

ELEVATION AT LOBBY



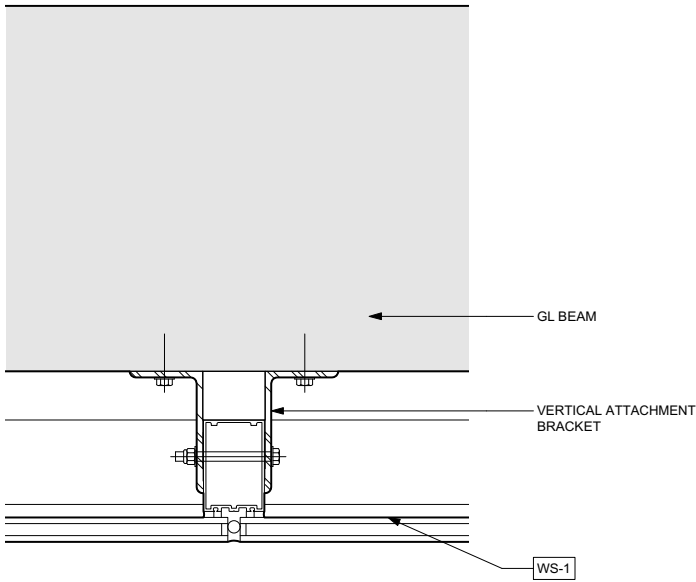
ELEVATION AT ENTRY



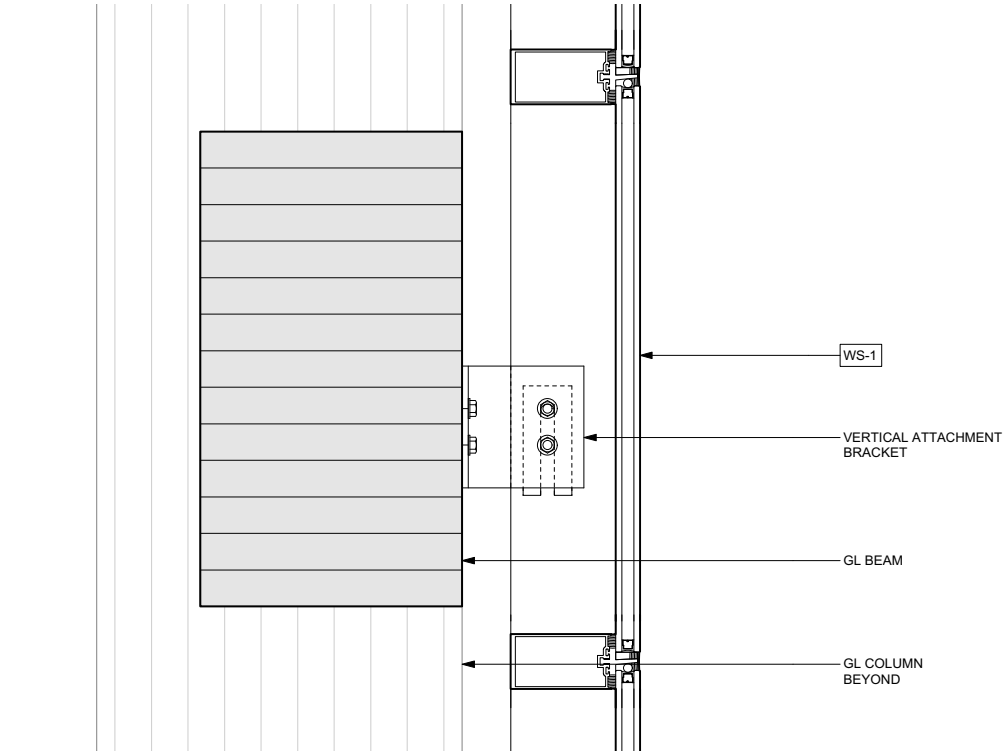
ELEVATION AT RETAIL

MATERIAL LEGEND

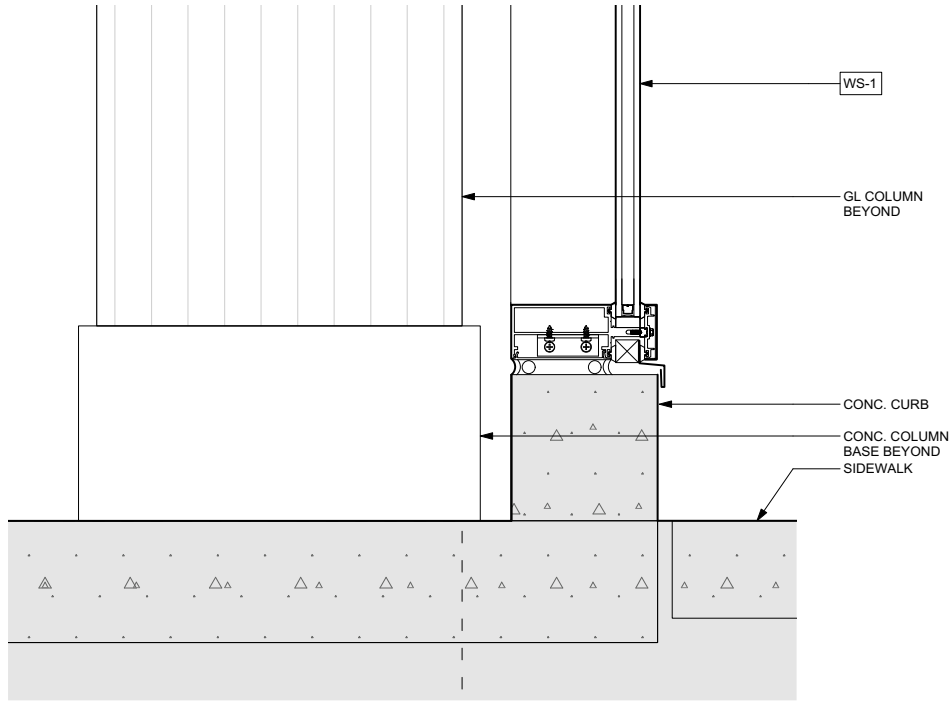
DR-1	GLASS ENTRY DOOR
DR-2	COILING GARAGE DOOR
GR-1	METAL GUARD RAIL
IG-1	INSULATED GLAZING UNIT
LV-1	WALL LOUVER
WP-1	ACM WALL PANEL
WP-2	SHEET METAL WALL PANEL
WP-3	PERFORATED WALL PANEL
WS-1	CURTAIN WALL WINDOW SYSTEM
WS-2	STOREFRONT WINDOW SYSTEM
WS-3	FIBERGLASS WINDOW SYSTEM



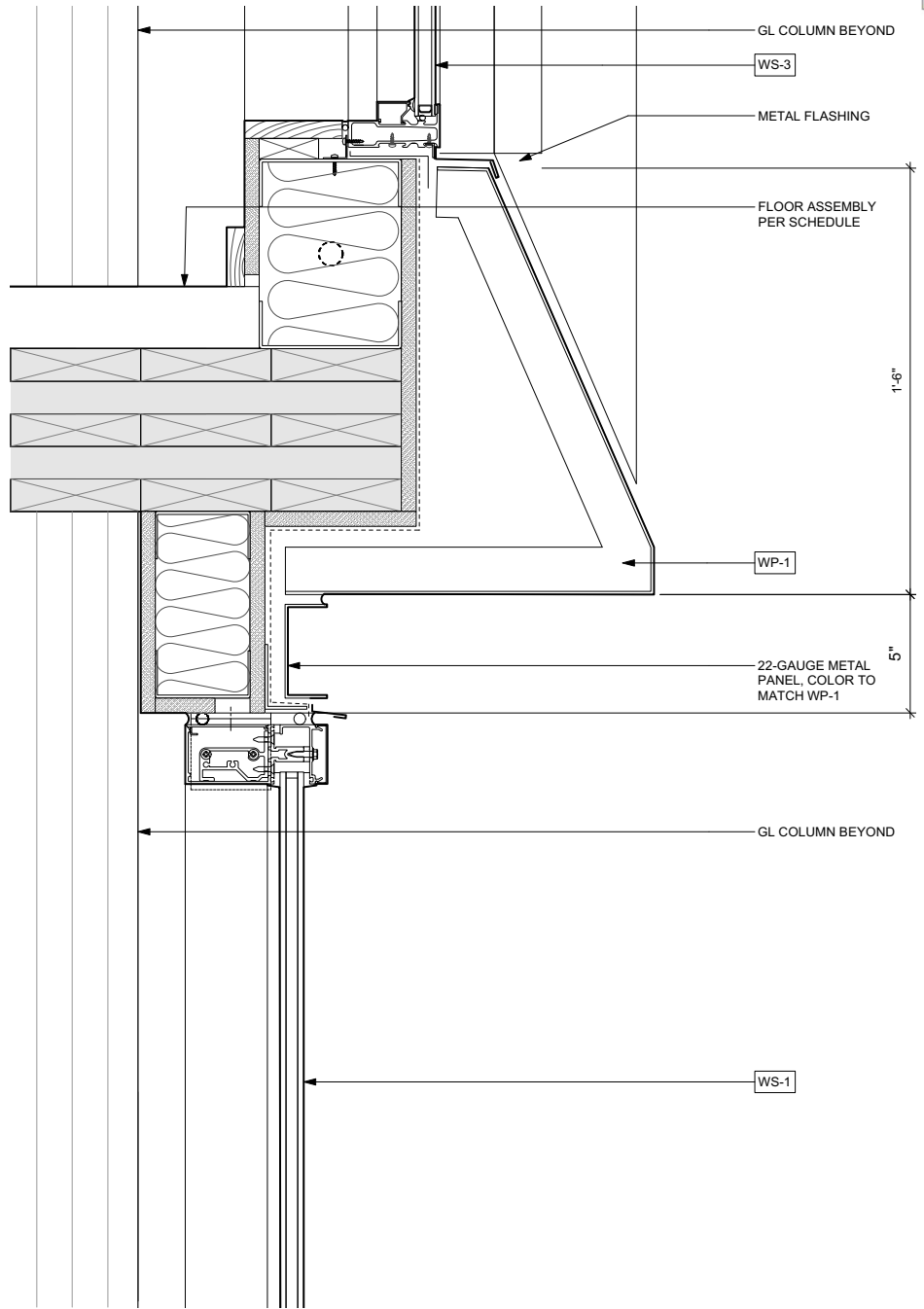
4 DETAIL @ VERTICAL MULLION



3 DETAIL @ HORIZONTAL MULLION



2 DETAIL @ WINDOW SILL



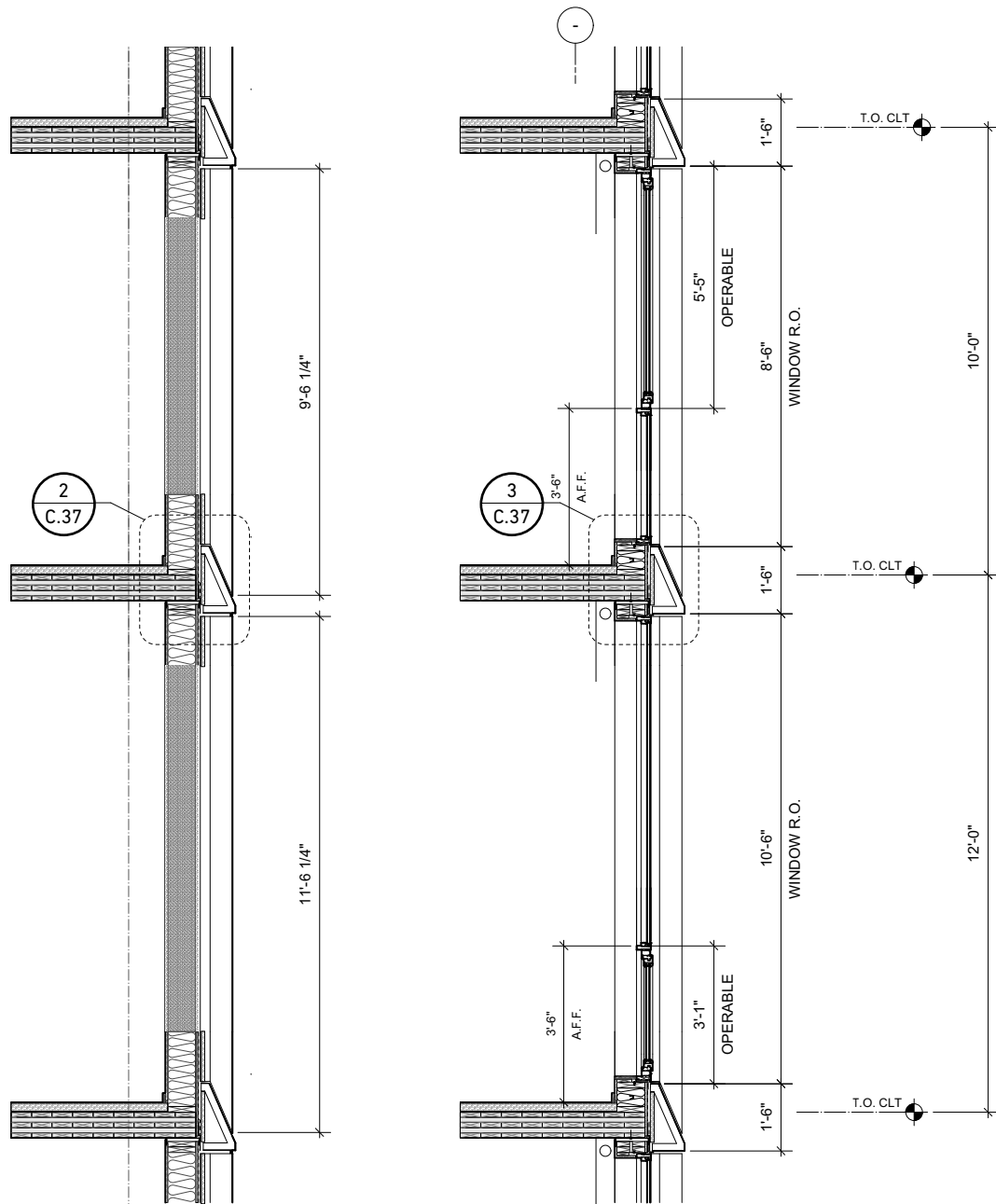
1 DETAIL @ WINDOW / METAL PANEL

0' 6"

GROUND FLOOR DETAILS

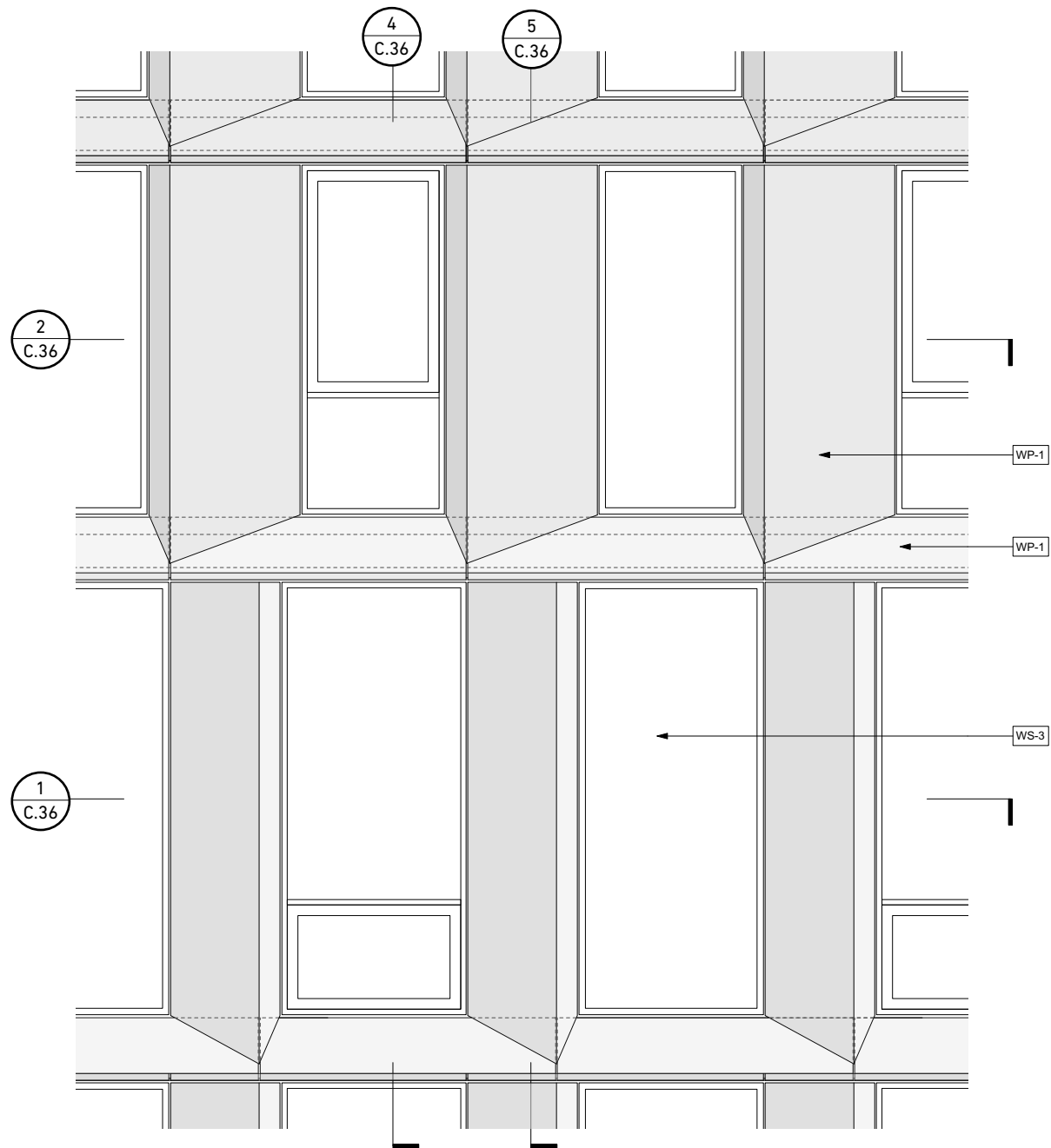
MATERIAL LEGEND

DR-1	GLASS ENTRY DOOR
DR-2	COILING GARAGE DOOR
GR-1	METAL GUARD RAIL
IG-1	INSULATED GLAZING UNIT
LV-1	WALL LOUVER
WP-1	ACM WALL PANEL
WP-2	SHEET METAL WALL PANEL
WP-3	PERFORATED WALL PANEL
WS-1	CURTAIN WALL WINDOW SYSTEM
WS-2	STOREFRONT WINDOW SYSTEM
WS-3	FIBERGLASS WINDOW SYSTEM

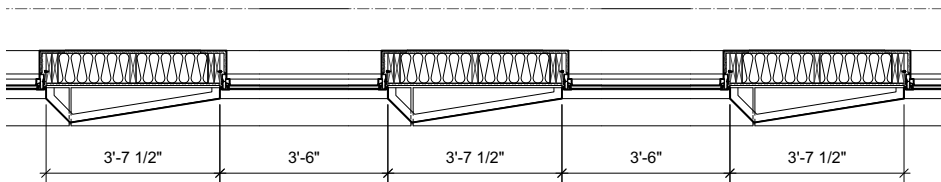


5 SECTION @ METAL PANEL

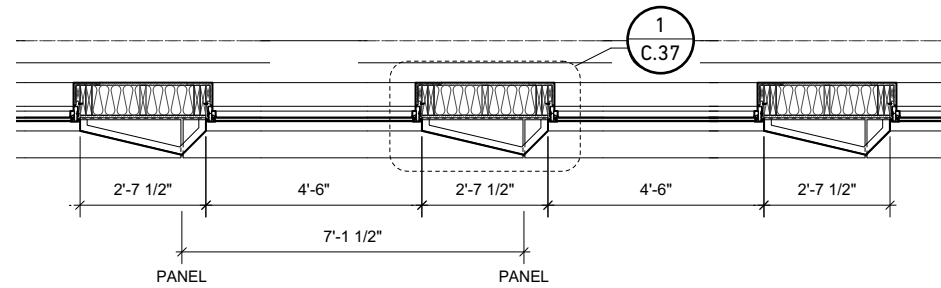
4 SECTION @ WINDOWS



3 ELEVATION @ WINDOWS



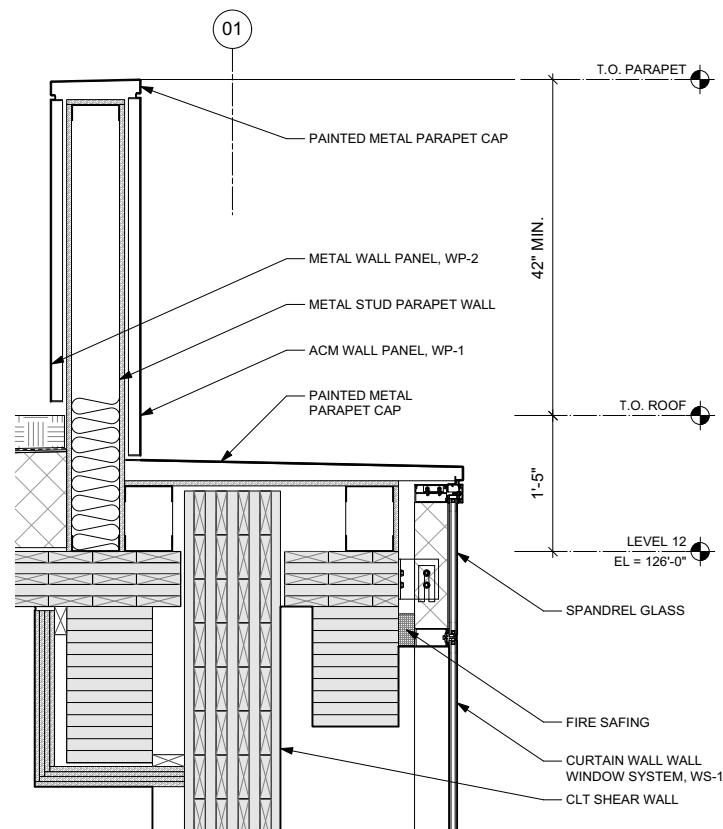
2 PLAN @ APARTMENT WINDOWS



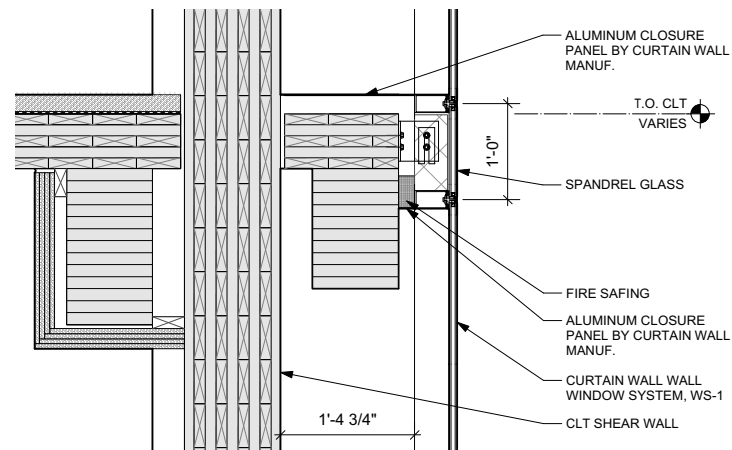
1 PLAN @ OFFICE WINDOWS

0' 1'

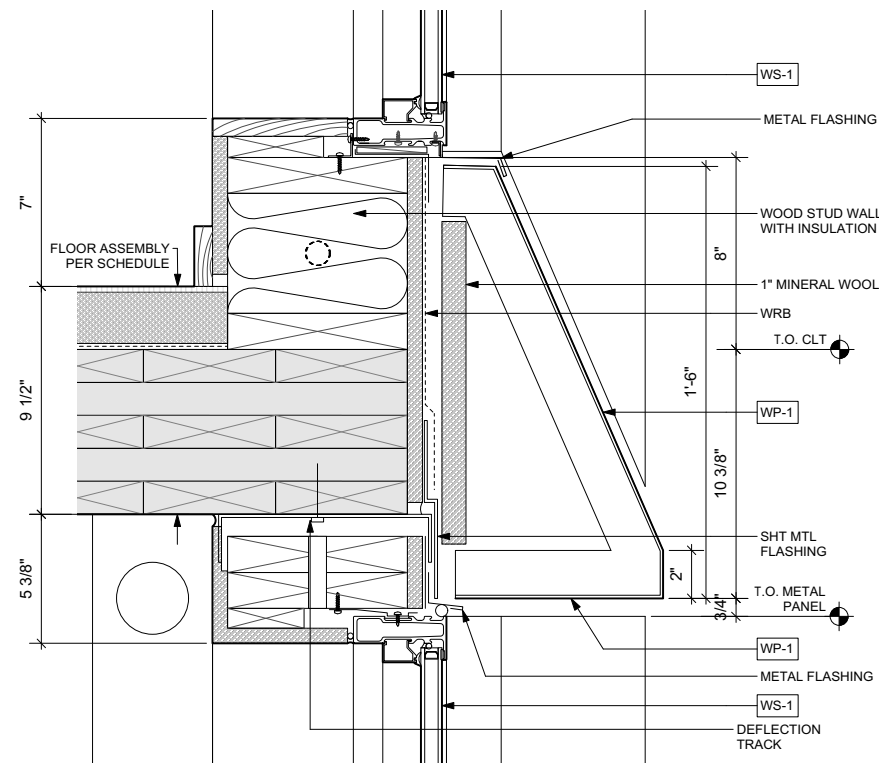
WINDOW DETAILS



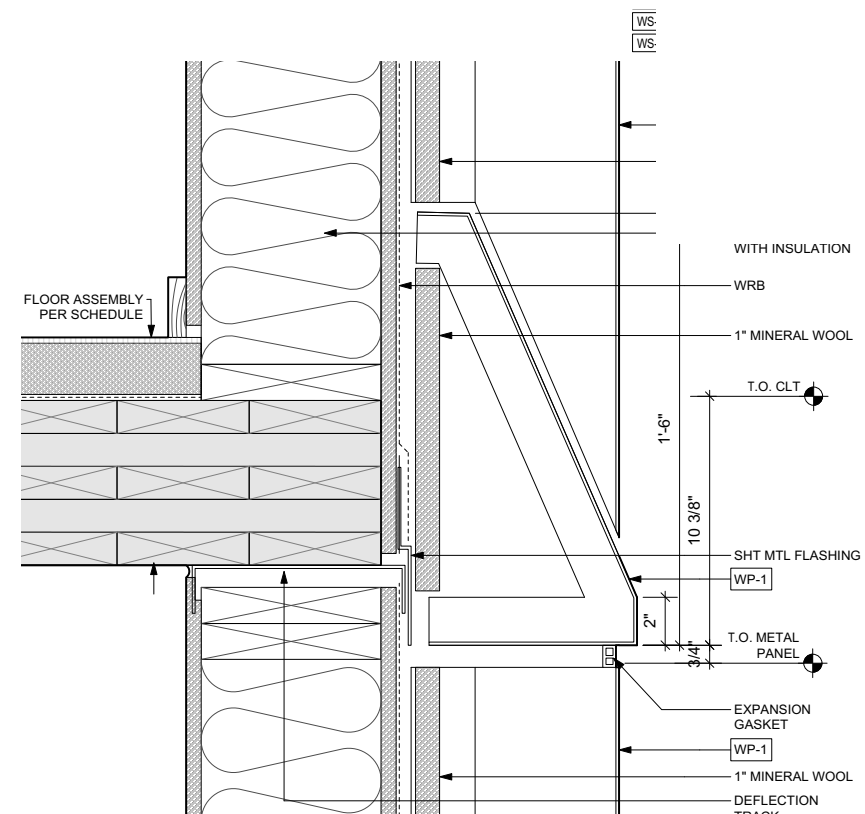
4 SECTION @ CURTAIN WALL PARAPET



5 SECTION @ CURTAIN WALL SPANDREL



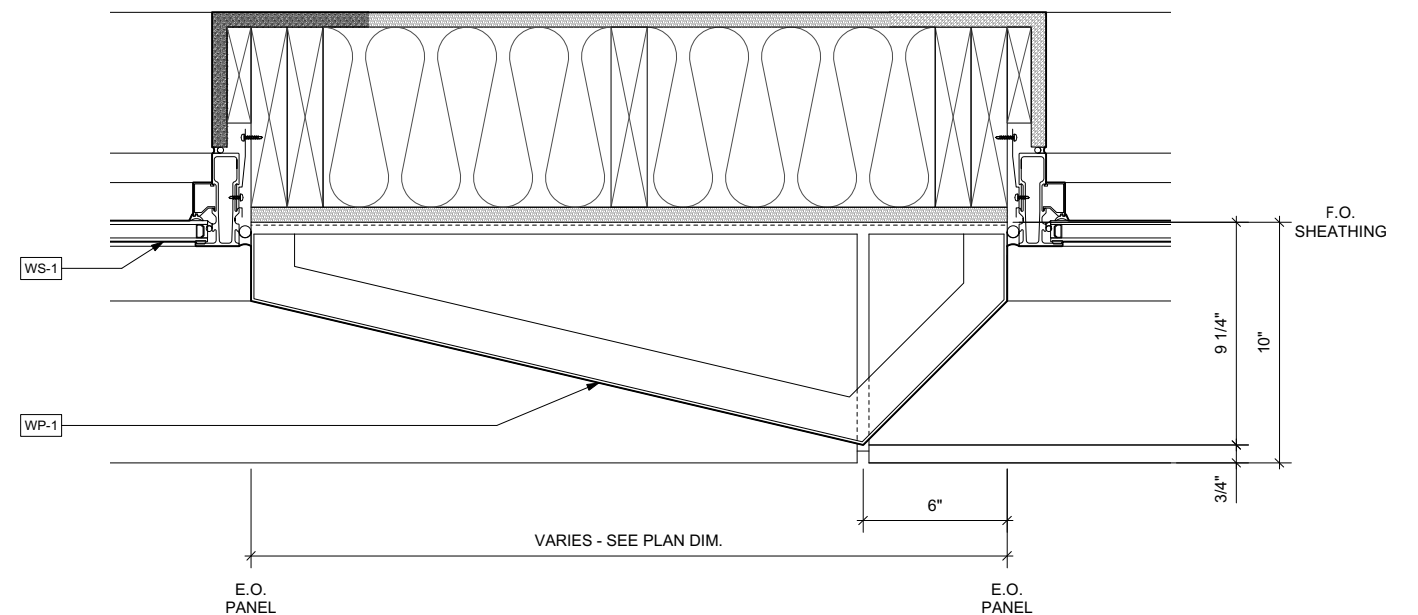
3 DETAIL @ METAL PANEL



2 DETAIL @ METAL PANEL

MATERIAL LEGEND

DR-1	GLASS ENTRY DOOR
DR-2	COILING GARAGE DOOR
GR-1	METAL GUARD RAIL
IG-1	INSULATED GLAZING UNIT
LV-1	WALL LOUVER
WP-1	ACM WALL PANEL
WP-2	SHEET METAL WALL PANEL
WP-3	PERFORATED WALL PANEL
WS-1	CURTAIN WALL WINDOW SYSTEM
WS-2	STOREFRONT WINDOW SYSTEM
WS-3	FIBERGLASS WINDOW SYSTEM



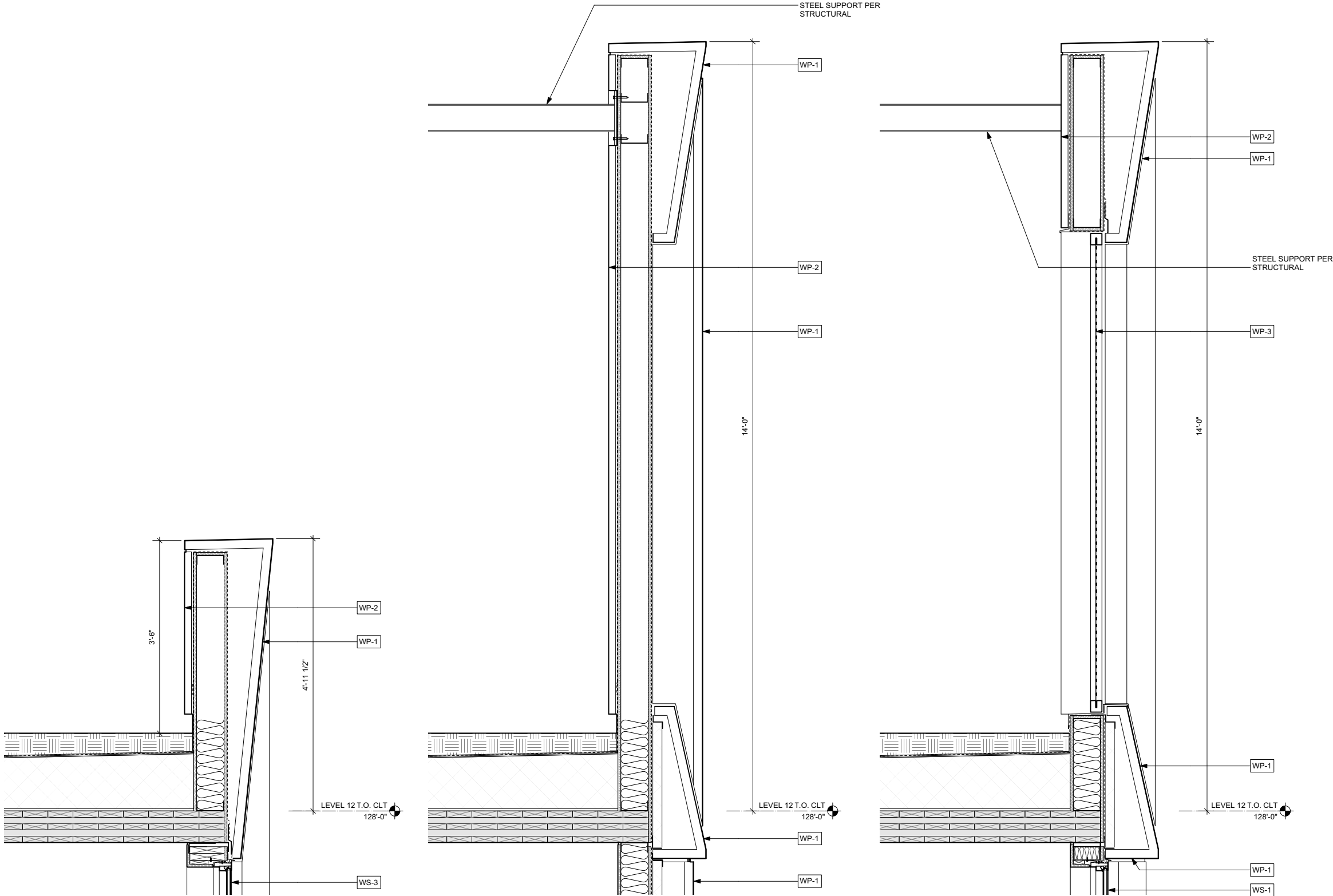
1 PLAN DETAIL @ WINDOW JAMB

CURTAIN WALL DETAILS

WINDOW DETAILS

MATERIAL LEGEND

DR-1	GLASS ENTRY DOOR
DR-2	COILING GARAGE DOOR
GR-1	METAL GUARD RAIL
IG-1	INSULATED GLAZING UNIT
LV-1	WALL LOUVER
WP-1	ACM WALL PANEL
WP-2	SHEET METAL WALL PANEL
WP-3	PERFORATED WALL PANEL
WS-1	CURTAIN WALL WINDOW SYSTEM
WS-2	STOREFRONT WINDOW SYSTEM
WS-3	FIBERGLASS WINDOW SYSTEM



3 SECTION @ LOW PARAPET

2 SECTION @ PARAPET METAL PANEL

1 SECTION @ PARAPET SCREEN

PARAPET DETAILS



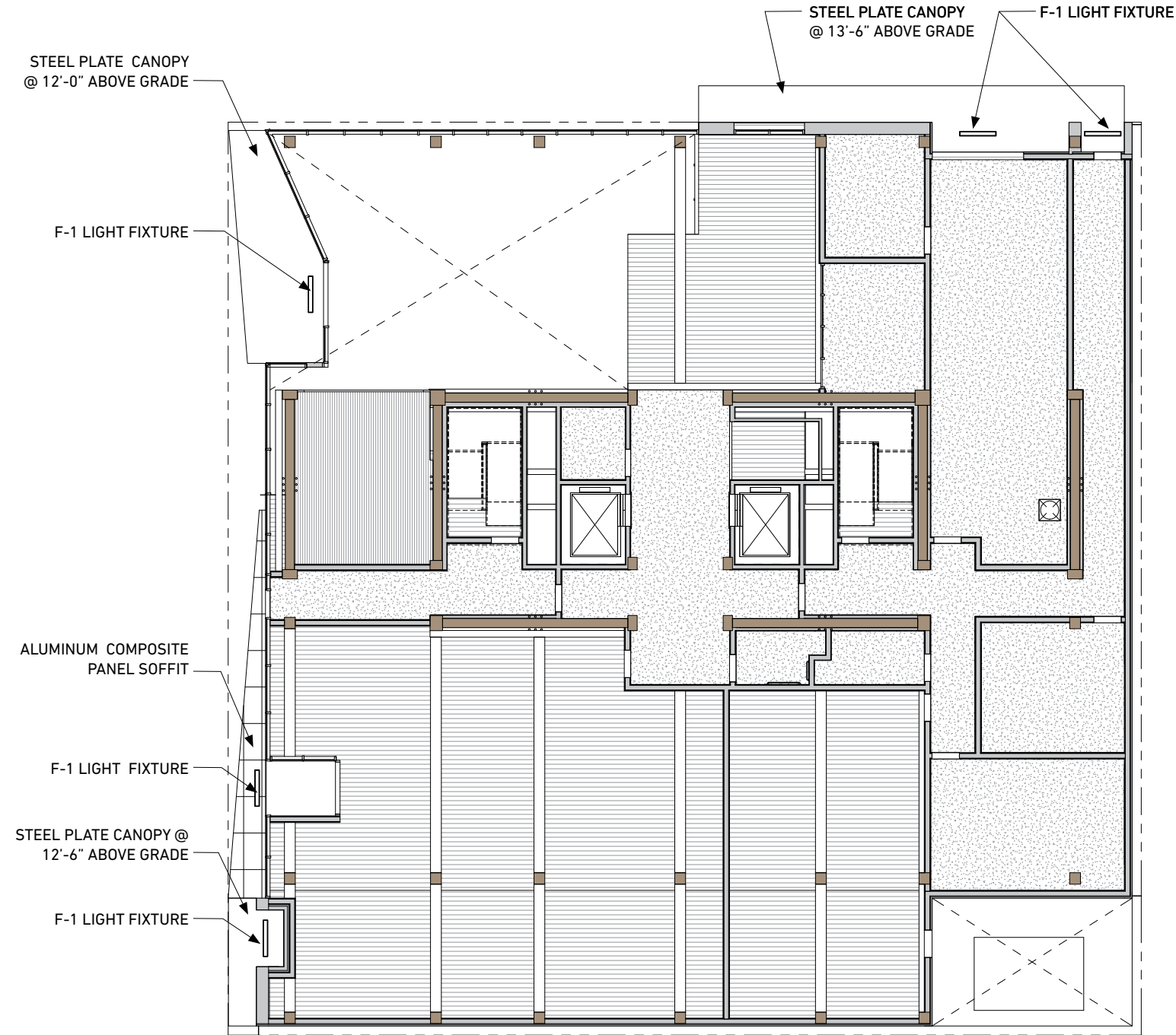
F-1 LIGHT FIXTURE
RECESSED LINEAR LED

MANUFACTURER: LIGMAN
MODEL: ULA-40001
DIMENSIONS: 49"
WATTAGE: 28W
LUMENS: 2847



F-2 LIGHT FIXTURE
SURFACE MOUNTED LINEAR LED

MANUFACTURER: RAB LIGHTING
MODEL: BOA4S-20D10-40N-B
DIMENSIONS: 48 1/2"
WATTAGE: 20W
LUMENS: 1,559



2 GROUND FLOOR REFLECTED CEILING PLAN



1 SECOND FLOOR REFLECTED CEILING PLAN

LIGHTING PLANS