



BLOCK 162 APARTMENTS

HISTORIC RESOURCE REVIEW - 08.10.2018

C EXHIBITS (2 OF 2)

EXISTING SITE PLAN

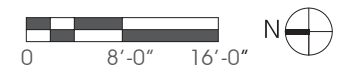


Survey performed by Westlake Consultants Inc.



KEYNOTES

- | | | |
|--|-----------------------------------|--|
| 1. Short term bike rack (pending PBOT approval) | 4. Street trees per landscape | 7. Power pole |
| 2. Brick paving to match existing across Irving Street | 5. Landscape buffer strip | 8. Landscape planter with integral bench |
| 3. Vault per Civil | 6. Egress well from basement unit | |



BUILDING PLAN - BASEMENT



NORTH BUILDING: 7,363 SF
BUCK-PRAGER: 0 SF
SOUTH ADDITION: 0 SF

UNITS
COMMON AREA
SERVICE
VERTICAL CIRC.
CIRCULATION

BUILDING PLAN - GROUND FLOOR



GROUND FLOOR SUMMARY

NORTH BUILDING: 7,726 SF
BUCK-PRAGER: 4,222 SF
SOUTH ADDITION: 3,655 SF

BUILDING PLAN - SECOND FLOOR



SECOND FLOOR SUMMARY

NORTH BUILDING: 7,862 SF
BUCK-PRAGER: 4,047 SF
SOUTH ADDITION: 3,680 SF



UNITS
COMMON AREA
SERVICE
VERTICAL CIRC.
CIRCULATION

BUILDING PLAN - THIRD FLOOR



THIRD FLOOR SUMMARY

NORTH BUILDING: 7,862 SF
BUCK-PRAGER: 4,245 SF
SOUTH ADDITION: 3,680 SF



UNITS
COMMON AREA
SERVICE
VERTICAL CIRC.
CIRCULATION

BUILDING PLAN - FOURTH FLOOR



FOURTH FLOOR SUMMARY

NORTH BUILDING: 7,862 SF
BUCK-PRAGER: 186 SF
SOUTH ADDITION: 3,680 SF

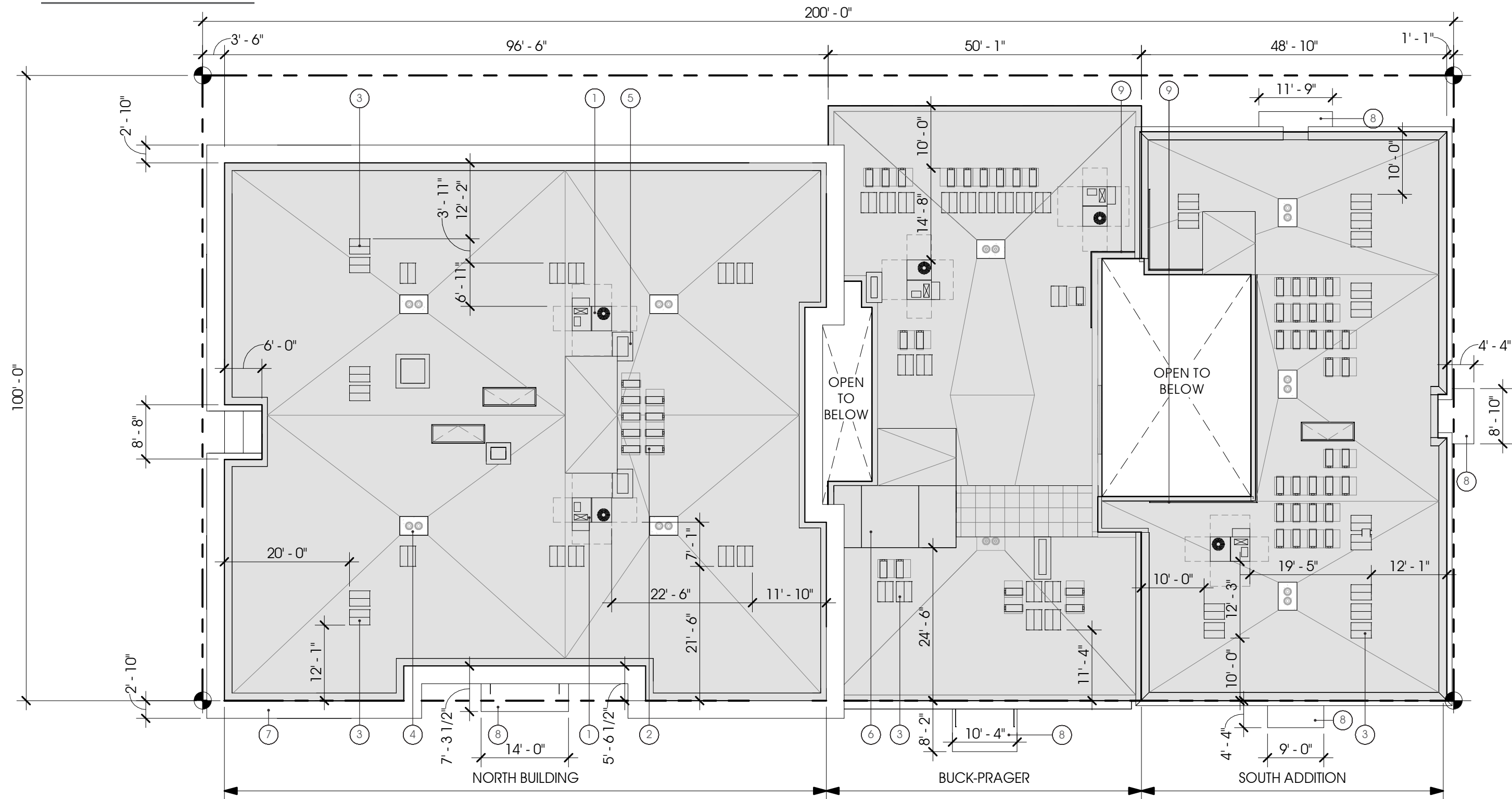
BUILDING PLAN - FIFTH FLOOR



FIFTH FLOOR SUMMARY

NORTH BUILDING: 7,670 SF
BUCK-PRAGER: 0 SF
SOUTH ADDITION: 0 SF

BUILDING PLAN - ROOF



ROOF PLAN KEYNOTES

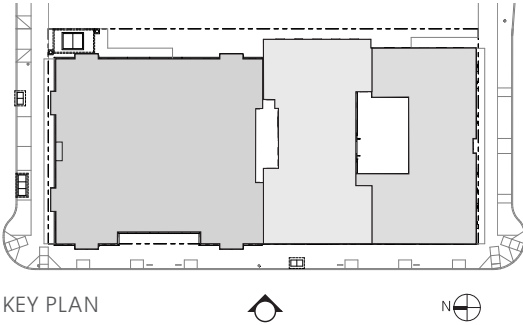
1. RTU: 47"W x 76"L x 50"H
2. DUCTLESS MINI SPLIT: 14"W x 36"L x 36"H
3. ROOF VENT: 30"W x 39"L x 20"H
4. INTERNAL ROOF DRAIN,TYP.
5. SHAFT BELOW, TYP.
6. ROOF ACCESS
7. CORNICE
8. CANOPY BELOW
9. 42" GUARDRAIL

ROOF PLAN NOTES

- 12" MAX CURB HEIGHT ON ROOFTOP MECHANICAL EQUIPMENT



BUILDING ELEVATION IN CONTEXT - WEST



BUILDING ELEVATION - WEST



KEYNOTES

1. Modular brick, running bond, color 1

2. Modular brick, running bond, color 2

3. Modular brick, stacked bond, color 3

4. Existing modular brick, running bond, color 4. Restore and repoint

5. Fiber cement panel siding, white

6. Metal panel siding, dark bronze

7. Metal trim/flashing, white

8. Metal trim/flashing, dark bronze

9. Fiberglass window, white

10. Fiberglass window, dark bronze

11. Custom wood window, painted

12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze

14. Architectural metal grille, white

15. Architectural metal grille, dark bronze

16. Composite trim, white

17. Parge coat over brick, white

18. Parge coat over brick, light gray

19. Restore and repaint existing parge coating, dark gray

20. Steel entrance canopy

21. Metal parapet eyebrow, based on historic photo

22. Wood entrance door and sidelites, painted

23. Aluminum storefront with sidelites, white

24. Aluminum storefront with sidelites, dark bronze

25. Metal cornice

26. Decorative metal guardrail, lasercut and painted
27. Decorative metal gate

28. Wood bracketing, painted

29. Precast concrete panel

30. Precast concrete sill

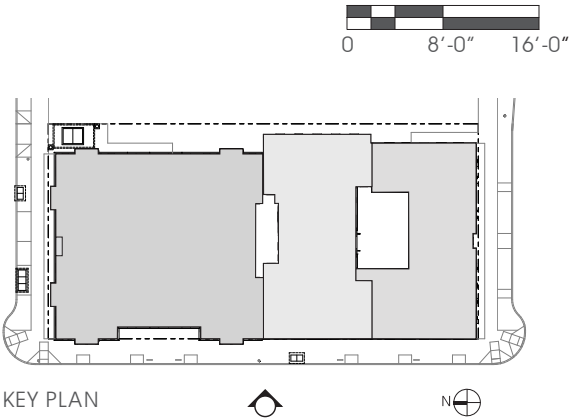
31. Wall sconce

32. Metal exhaust vent, painted to match adjacent surface

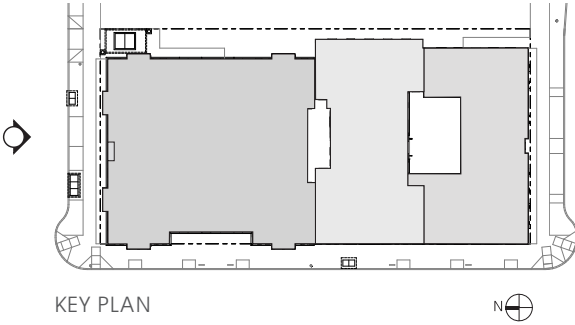
33. Roof access beyond, fiber cement panel siding, dark bronze

34. Window graphic with historical information on Buck-Prager Building

35. Generator Exhaust grille



BUILDING ELEVATION IN CONTEXT - NORTH



BUILDING ELEVATION - NORTH



KEYNOTES

1. Modular brick, running bond, color 1

2. Modular brick, running bond, color 2

3. Modular brick, stacked bond, color 3

4. Existing modular brick, running bond, color 4. Restore and repoint

5. Fiber cement panel siding, white

6. Metal panel siding, dark bronze

7. Metal trim/flashing, white

8. Metal trim/flashing, dark bronze

9. Fiberglass window, white

10. Fiberglass window, dark bronze

11. Custom wood window, painted

12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze

14. Architectural metal grille, white

15. Architectural metal grille, dark bronze

16. Composite trim, white

17. Parge coat over brick, white

18. Parge coat over brick, light gray

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25. Metal cornice

26. Decorative metal guardrail, lasercut and painted
27. Decorative metal gate

28. Wood bracketing, painted

29. Precast concrete panel

30. Precast concrete sill

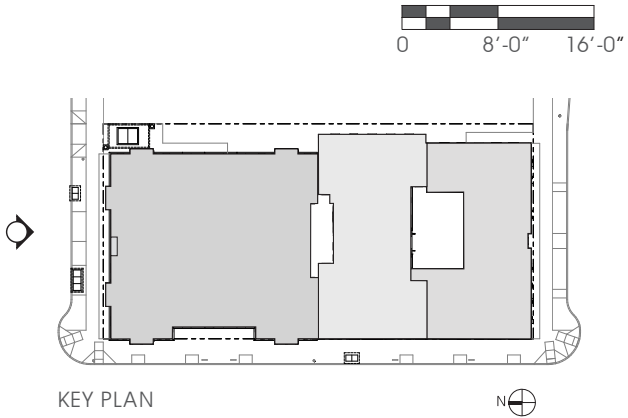
31. Wall sconce

32. Metal exhaust vent, painted to match adjacent surface

33. Roof access beyond, fiber cement panel siding, dark bronze

34. Window graphic with historical information on Buck-Prager Building

35. Generator Exhaust grille



BUILDING ELEVATION - EAST



KEYNOTES

1. Modular brick, running bond, color 1

2. Modular brick, running bond, color 2

3. Modular brick, stacked bond, color 3

4. Existing modular brick, running bond, color 4. Restore and repoint

5. Fiber cement panel siding, white

6. Metal panel siding, dark bronze

7. Metal trim/flashing, white

8. Metal trim/flashing, dark bronze

9. Fiberglass window, white

10. Fiberglass window, dark bronze

11. Custom wood window, painted

12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze

14. Architectural metal grille, white

15. Architectural metal grille, dark bronze

16. Composite trim, white

17. Parge coat over brick, white

18. Parge coat over brick, light gray

19. Restore and repaint existing parge coating, dark gray

20. Steel entrance canopy

21. Metal parapet eyebrow, based on historic photo

22. Wood entrance door and sidelites, painted

23. Aluminum storefront with sidelites, white

24. Aluminum storefront with sidelites, dark bronze

25. Metal cornice

26. Decorative metal guardrail, lasercut and painted
27. Decorative metal gate

28. Wood bracketing, painted

29. Precast concrete panel

30. Precast concrete sill

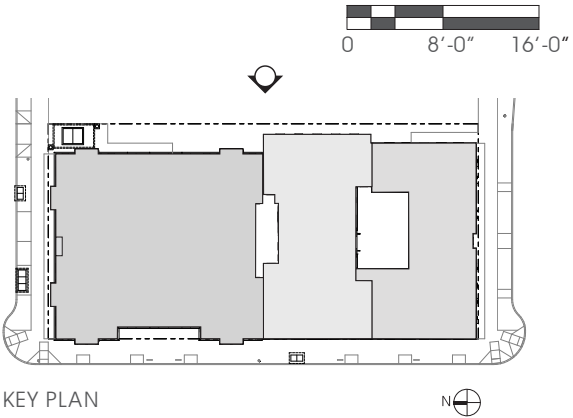
31. Wall sconce

32. Metal exhaust vent, painted to match adjacent surface

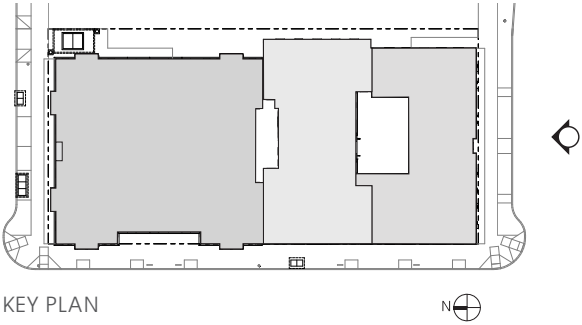
33. Roof access beyond, fiber cement panel siding, dark bronze

34. Window graphic with historical information on Buck-Prager Building

35. Generator Exhaust grille



BUILDING ELEVATION IN CONTEXT - SOUTH



BUILDING ELEVATION - SOUTH



KEYNOTES

1. Modular brick, running bond, color 1

2. Modular brick, running bond, color 2

3. Modular brick, stacked bond, color 3

4. Existing modular brick, running bond, color 4. Restore and repoint

5. Fiber cement panel siding, white

6. Metal panel siding, dark bronze

7. Metal trim/flashing, white

8. Metal trim/flashing, dark bronze

9. Fiberglass window, white

10. Fiberglass window, dark bronze

11. Custom wood window, painted

12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze

14. Architectural metal grille, white

15. Architectural metal grille, dark bronze

16. Composite trim, white

17. Parge coat over brick, white

18. Parge coat over brick, light gray

19. Restore and repaint existing parge coating, dark gray

20. Steel entrance canopy

21. Metal parapet eyebrow, based on historic photo

22. Wood entrance door and sidelites, painted

23. Aluminum storefront with sidelites, white

24. Aluminum storefront with sidelites, dark bronze

25. Metal cornice

26. Decorative metal guardrail, lasercut and painted
27. Decorative metal gate

28. Wood bracketing, painted

29. Precast concrete panel

30. Precast concrete sill

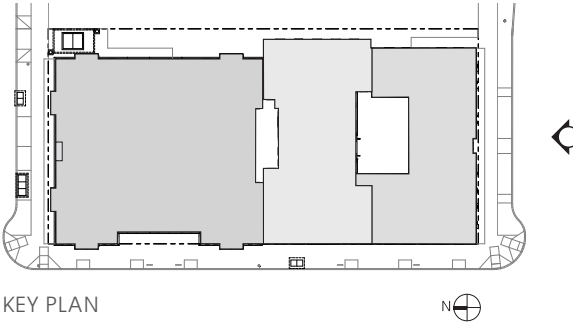
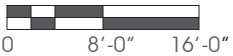
31. Wall sconce

32. Metal exhaust vent, painted to match adjacent surface

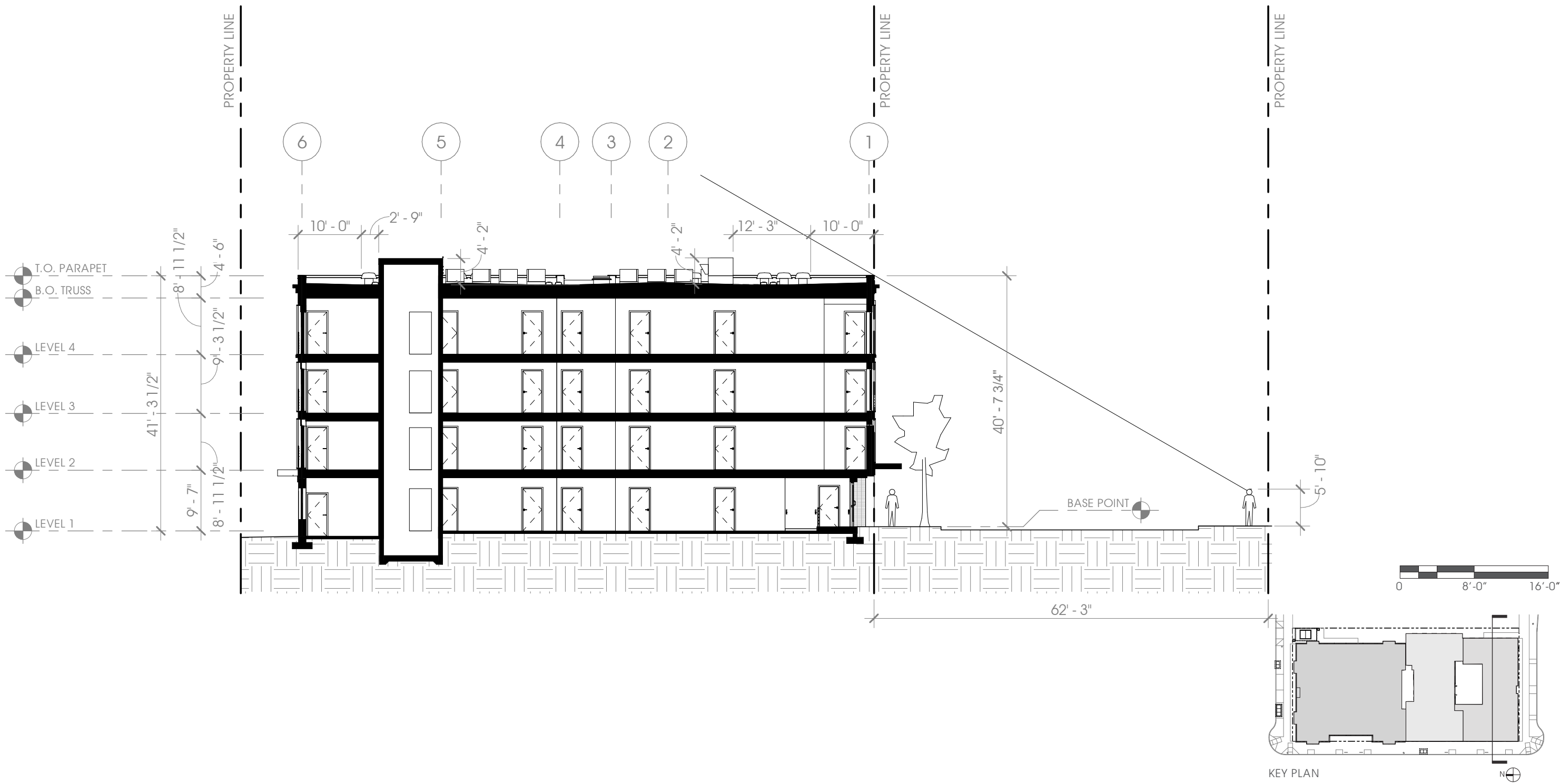
33. Roof access beyond, fiber cement panel siding, dark bronze

34. Window graphic with historical information on Buck-Prager Building

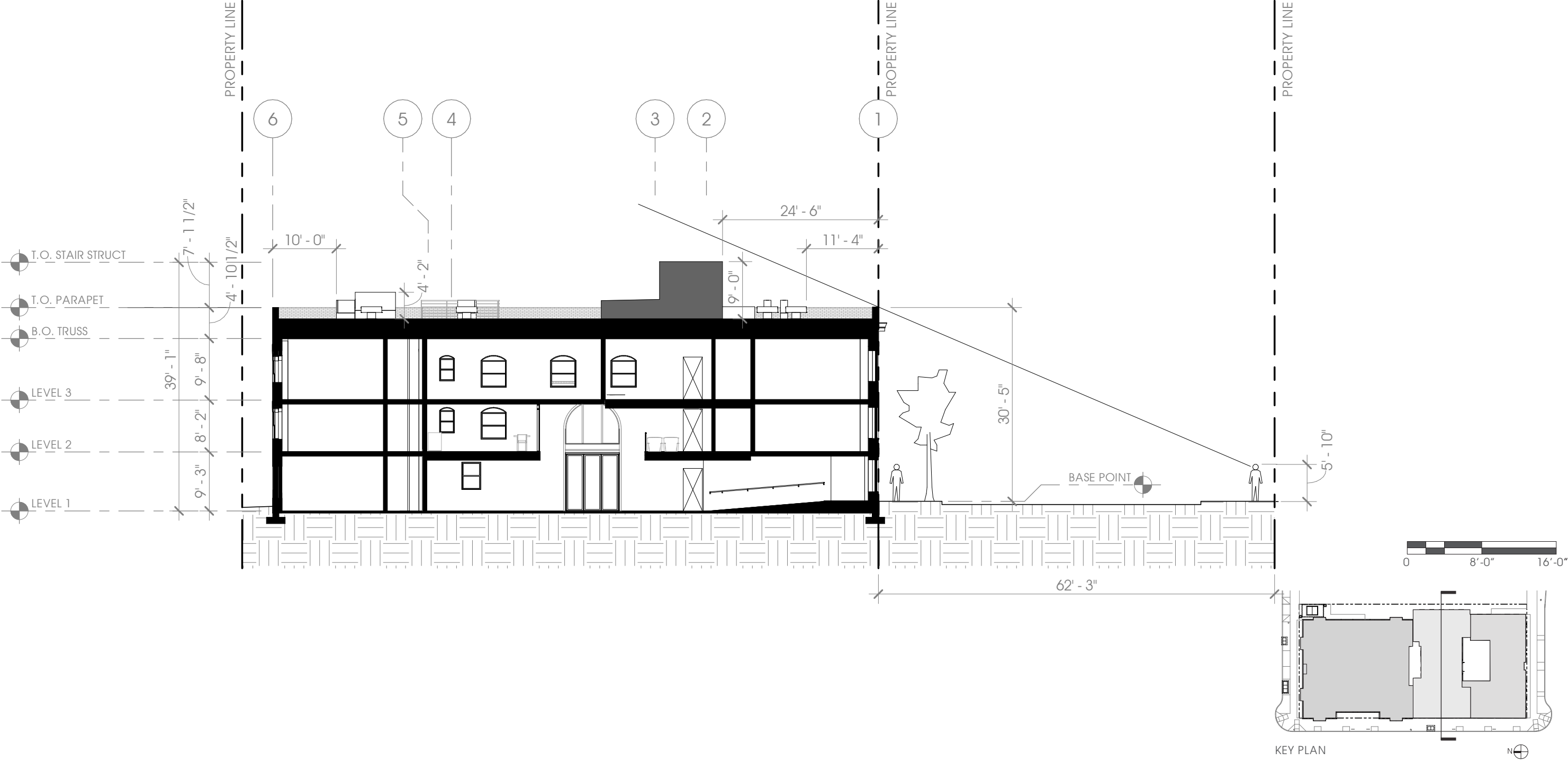
35. Generator Exhaust grille



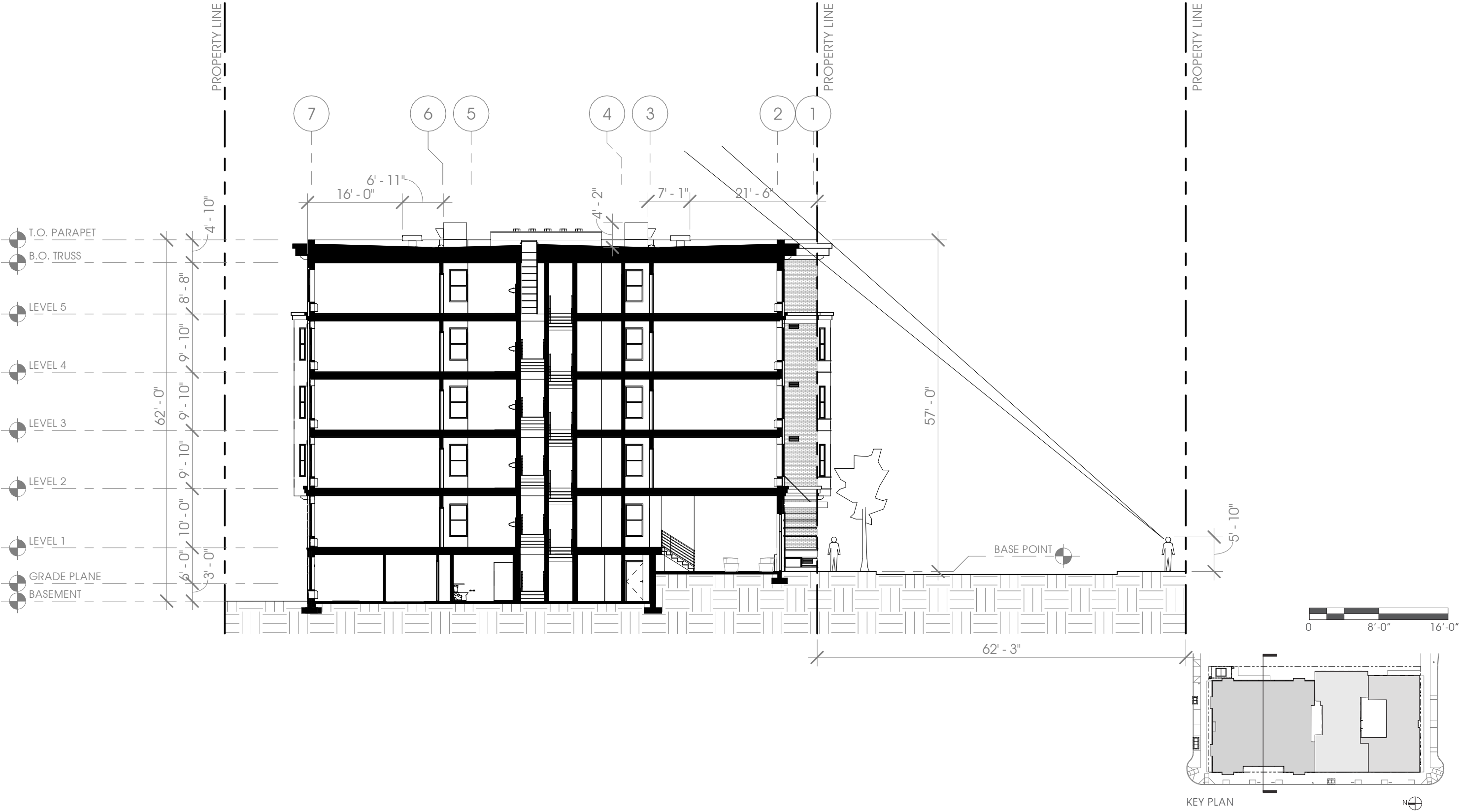
BUILDING SECTION - SOUTH ADDITION



BUILDING SECTION - BUCK-PRAGER



BUILDING SECTION - NORTH BUILDING

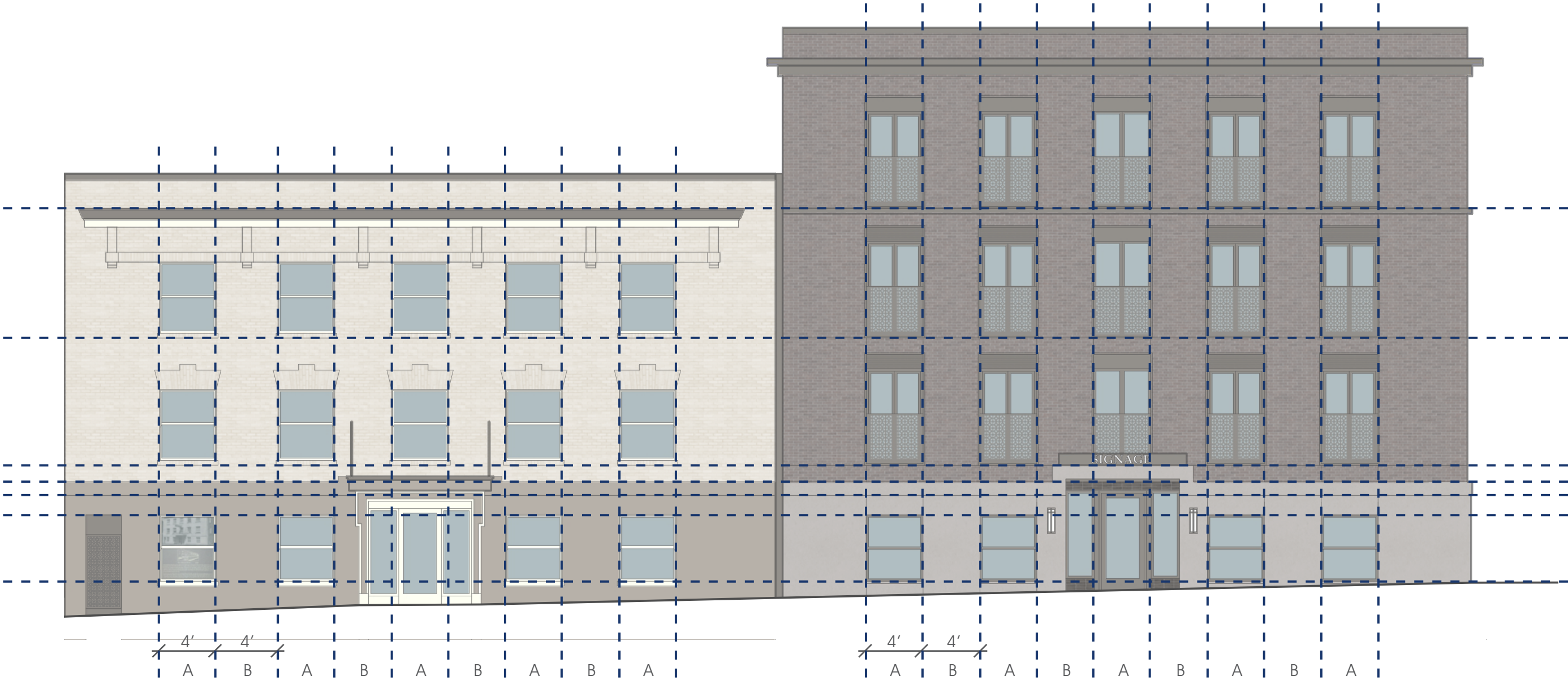


SITE SECTION LOOKING EAST



Note: Buildings beyond not shown for clarity.

BUILDING ELEVATION - BUCK-PRAGER/SOUTH ADDITION ANALYSIS



COMPATIBILITY NOTES

- Horizontal continuity is maintained across the elevations through the alignment of banding, coursing and sills.
- Vertical continuity is maintained across the elevations through the use of alternating bays of solid and void of the same widths.
- Both elevations employ a symmetrical façade, with a centered main entry.
- Both buildings provide a strong base in a contrasting (smooth) texture to the brick above.
- The South Addition uses ordering principles common of the street car era aesthetic (of which the Buck-Prager belongs) such as a simply ordered façade and masonry with punched openings. Street-car era inspired detailing, such as thin metal frames provide subtle ornamentation.

EXTERIOR MATERIAL PALETTE - SOUTH ADDITION



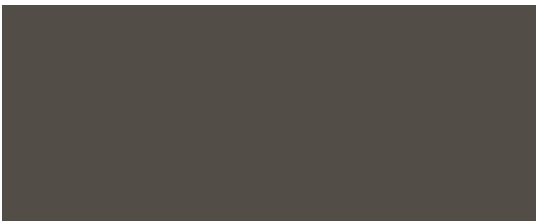
ENLARGED EXTERIOR ELEVATION



2. MODULAR BRICK - RUNNING BOND
SMOOTH CUT - IRONSTONE



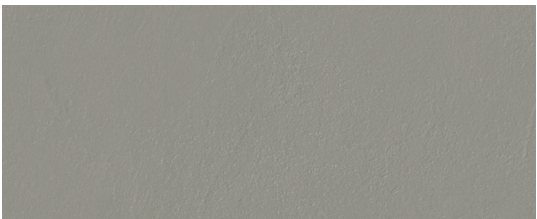
3. MODULAR BRICK - STACKED BOND
SMOOTH CUT - EBONY



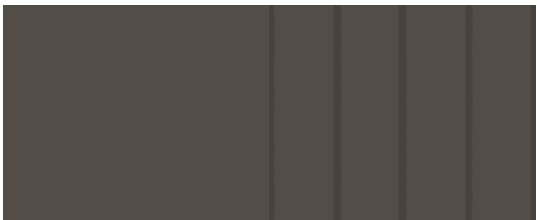
6. METAL PANEL AND TRIM
MATTE DARK BRONZE FINISH



15. ARCHITECTURAL METAL GRILLE
MATTE DARK BRONZE FINISH



18. PARGE COAT OVER BRICK
LIGHT GRAY



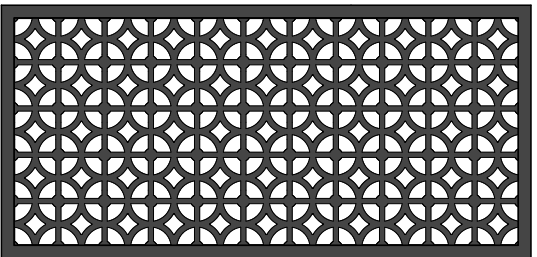
20. STEEL ENTRANCE CANOPY
MATTE DARK BRONZE FINISH WITH
METAL SOFFIT PANELS



13. FIBERGLASS PATIO DOOR
DARK BRONZE



24. ALUMINUM STOREFRONT WITH
SIDELITES - DARK BRONZE



26. DECORATIVE METAL GUARDRAIL
MATTE DARK BRONZE FINISH

EXTERIOR MATERIAL PALETTE - BUCK-PRAGER



ENLARGED EXTERIOR ELEVATION



4. MODULAR BRICK - RUNNING BOND
WHITE - RESTORE AND REPOINT



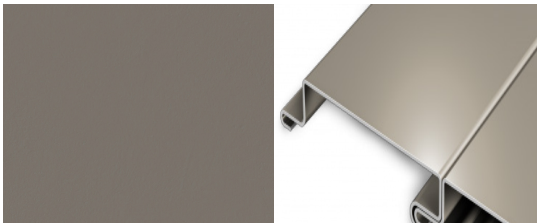
6. METAL TRIM
DARK BRONZE FINISH



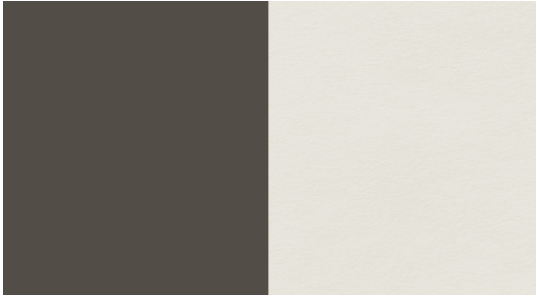
11. CUSTOM SINGLE-HUNG WOOD
WINDOWS - VERSATILE WOOD
PRODUCTS



19. PARGE COAT
DARK GRAY



20. STEEL ENTRANCE CANOPY
MATTE DARK GRAY FINISH WITH
METAL SOFFIT PANELS



21. METAL EYEBROW
MATTE DARK BRONZE AND OFF
WHITE FINISHES



22. CUSTOM WOOD ENTRANCE
DOOR AND SIDELITES, VERSATILE
WOOD PRODUCTS

EXTERIOR MATERIAL PALETTE - NORTH BUILDING



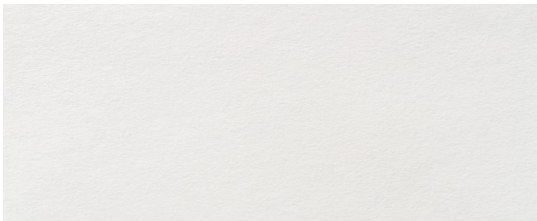
ENLARGED EXTERIOR ELEVATION



1. MODULAR BRICK - RUNNING BOND
RED FLASHED



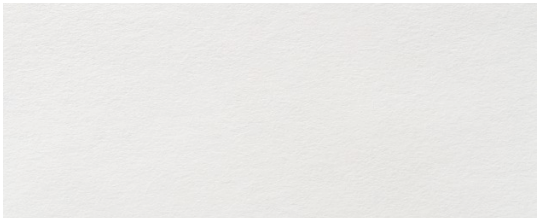
9. FIBERGLASS WINDOWS
SINGLE HUNG - WHITE



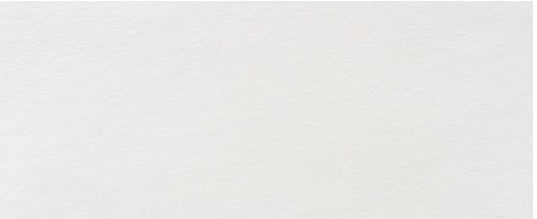
16. COMPOSITE TRIM
WHITE



20. STEEL ENTRANCE CANOPY
MATTE WHITE FINISH WITH METAL
SOFFIT PANELS



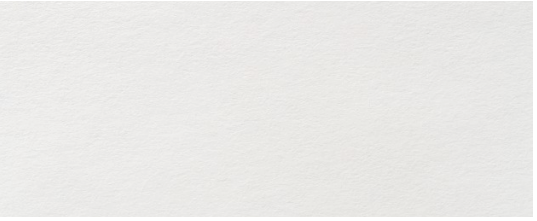
29. PRECAST CONCRETE PANEL -
WHITE



5. FIBER CEMENT PANEL
WHITE



14. ARCHITECTURAL METAL GRILLE
MATTE WHITE FINISH

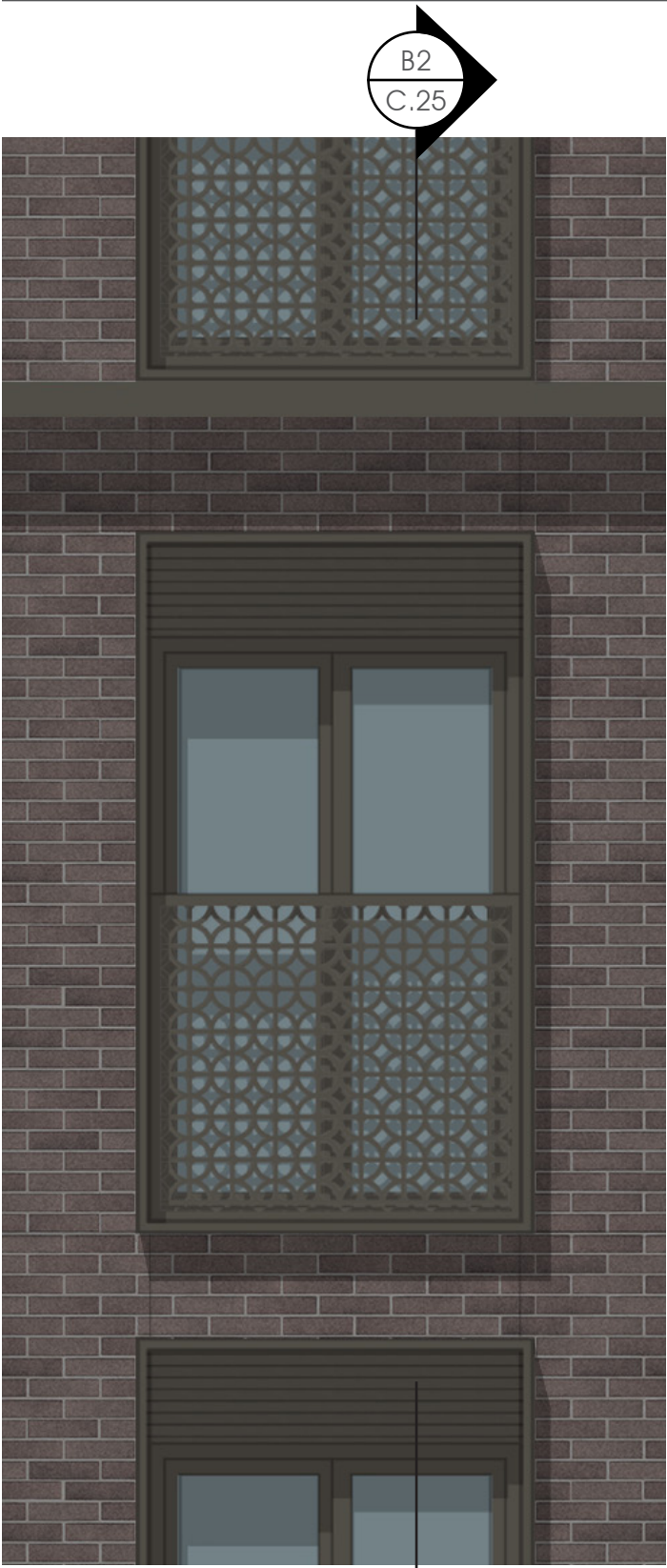


17. PARGE COAT - SMOOTH FINISH
WHITE



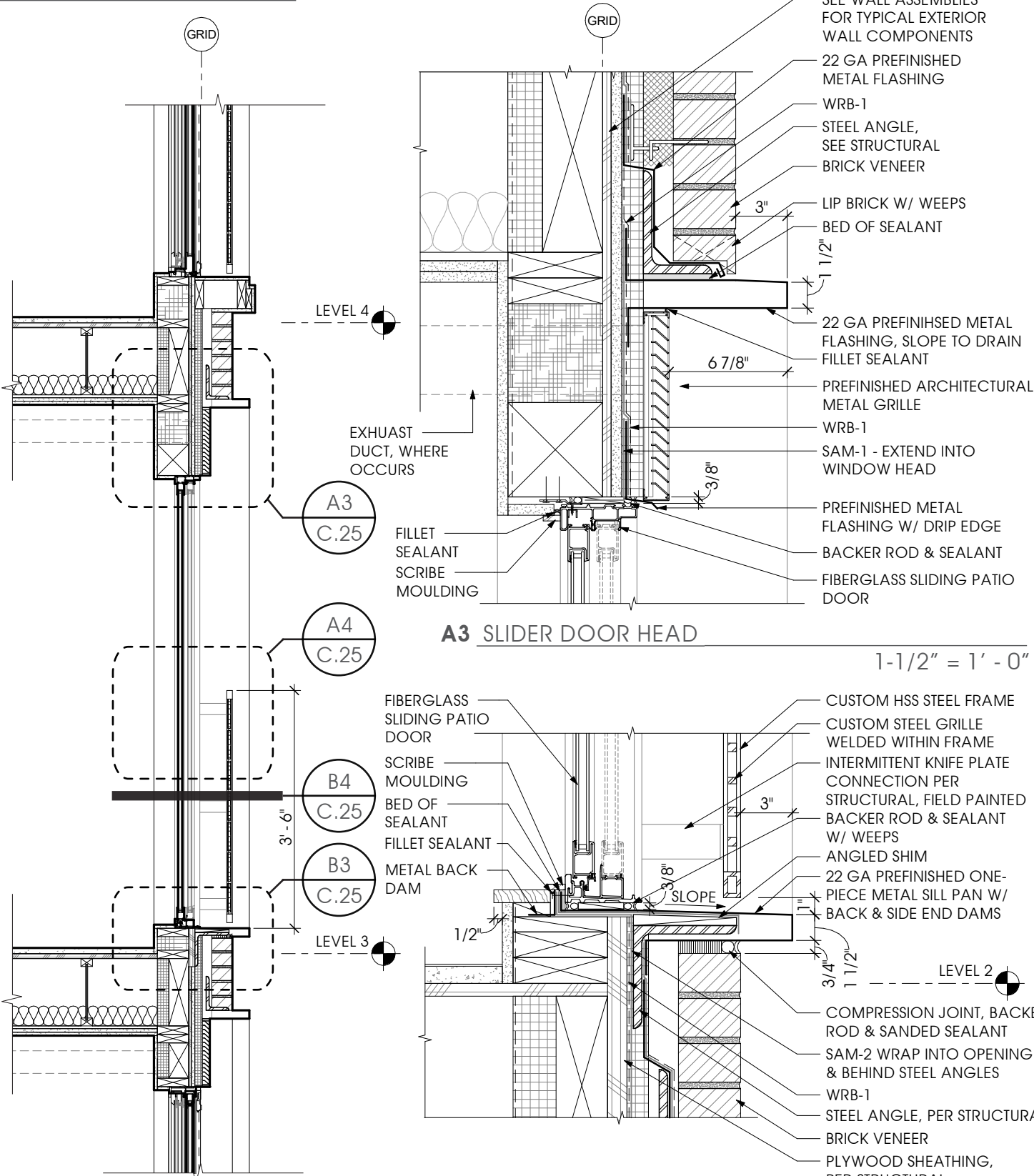
23. ALUMINUM STOREFRONT WITH
SIDELITES - WHITE

ENLARGED ELEVATION, SECTION, AND DETAILS - SOUTH ADDITION



B1 ENLARGED ELEVATION

1/2" = 1' - 0"

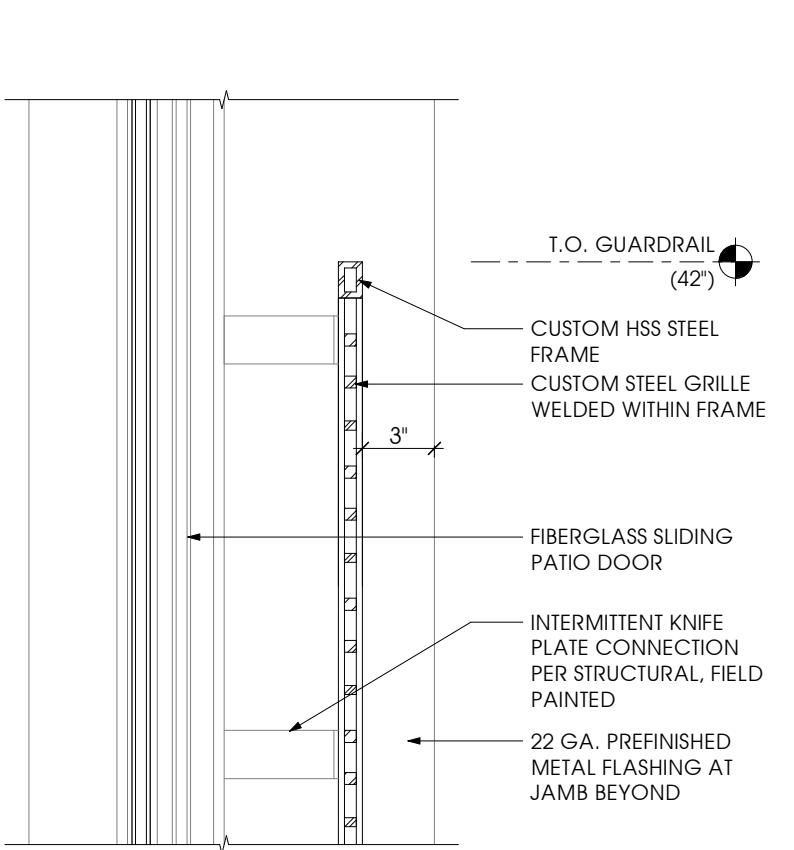


B2 WALL SECTION

1/2" = 1' - 0"

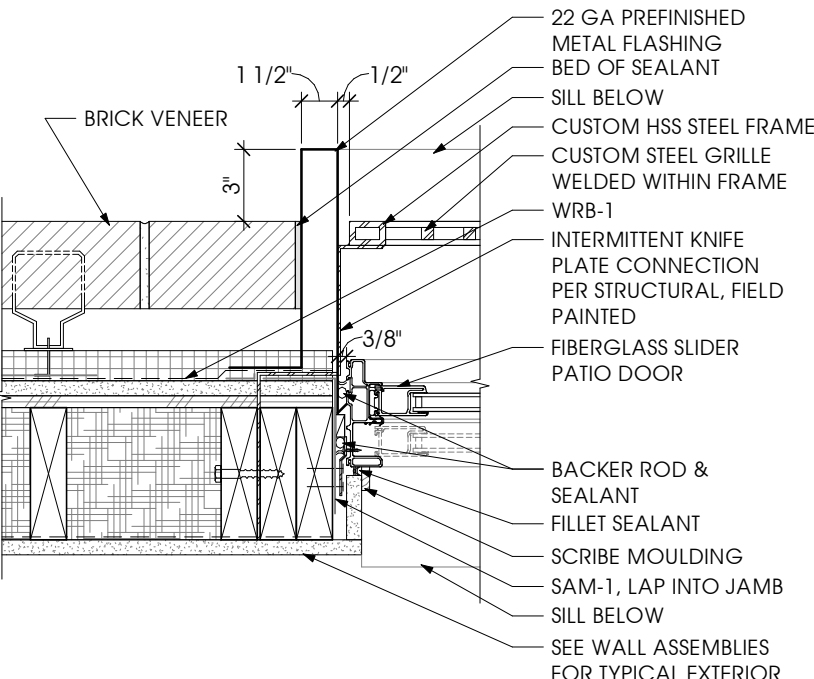
B3 SLIDER DOOR SILL

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



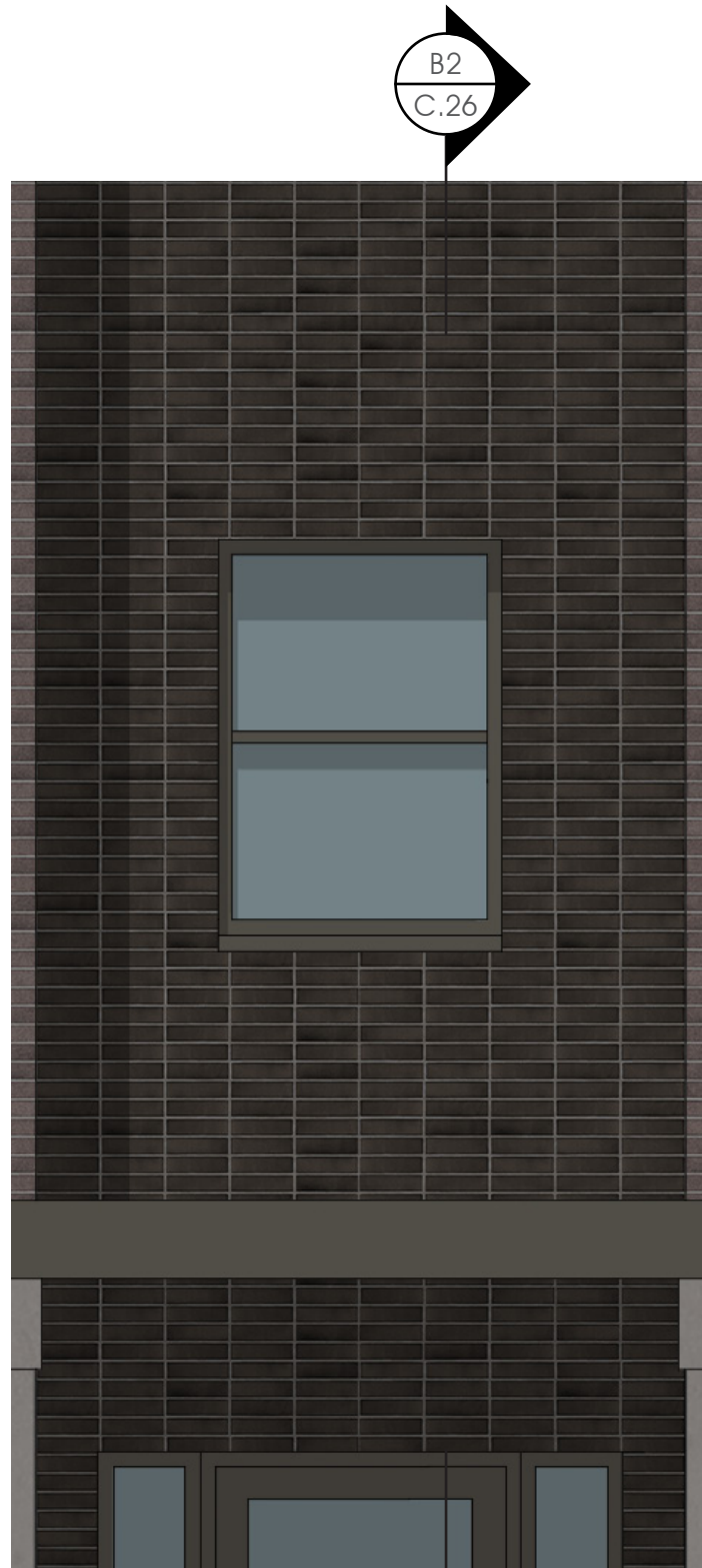
A4 TOP OF GUARDRAIL

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



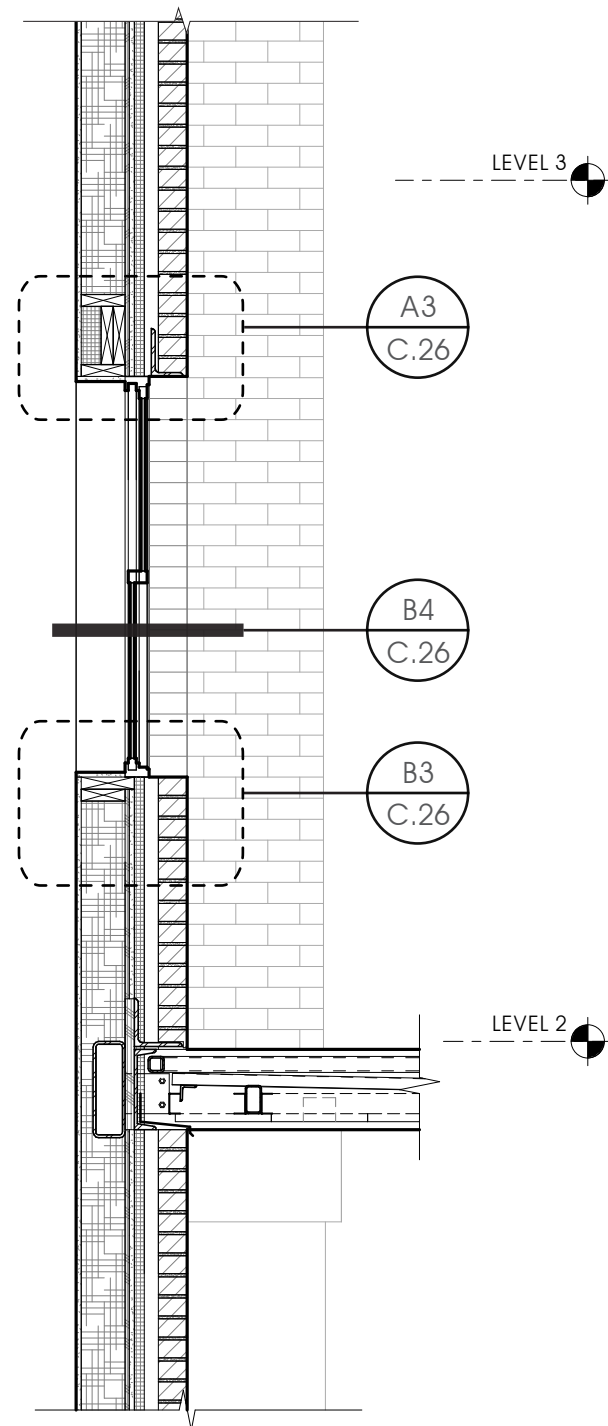
B4 SLIDER DOOR JAMB

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



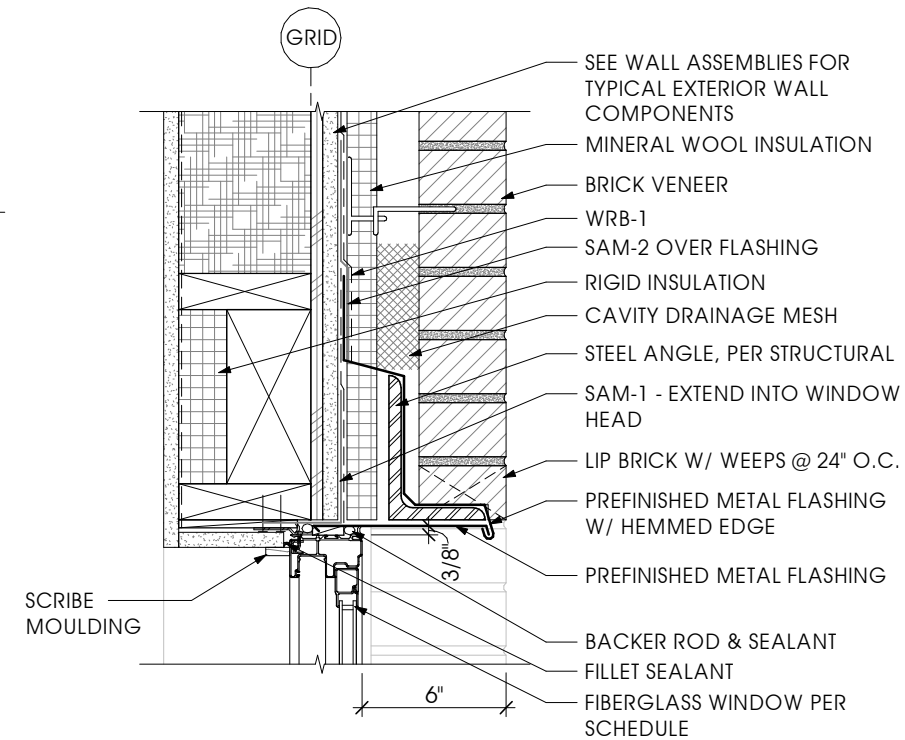
B1 ENLARGED ELEVATION

1/2" = 1' - 0"



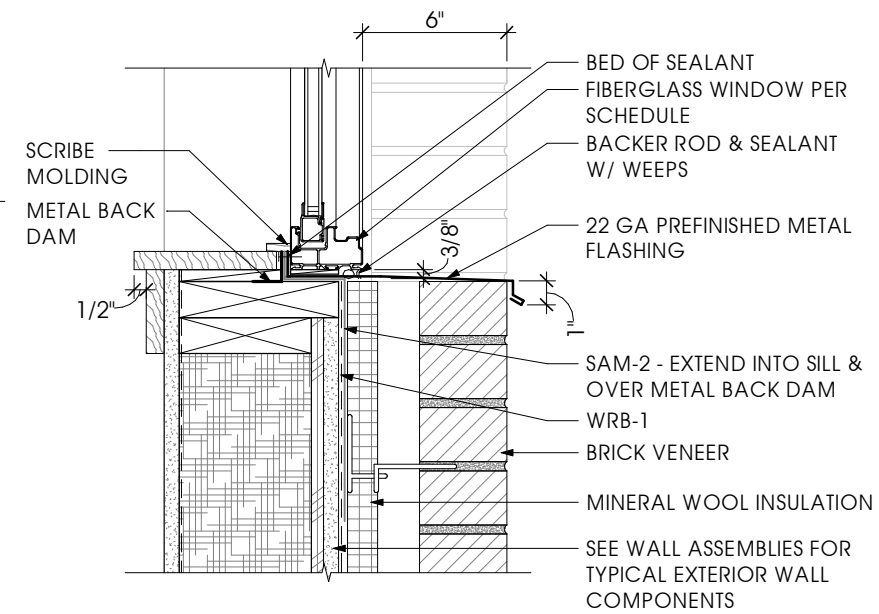
B2 WALL SECTION

1/2" = 1' - 0"



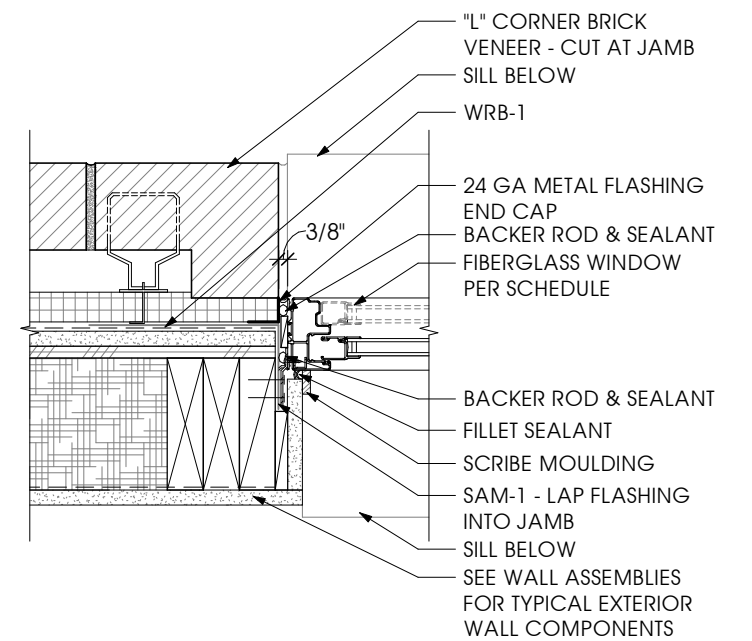
A3 WINDOW HEAD AT BRICK

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



B3 WINDOW SILL AT BRICK

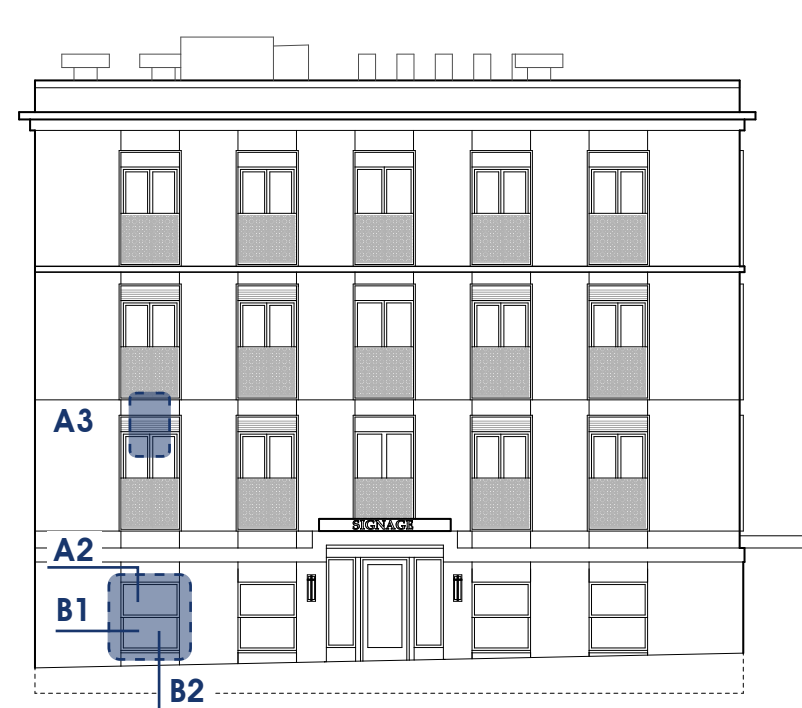
1-1/2" = 1' - 0"



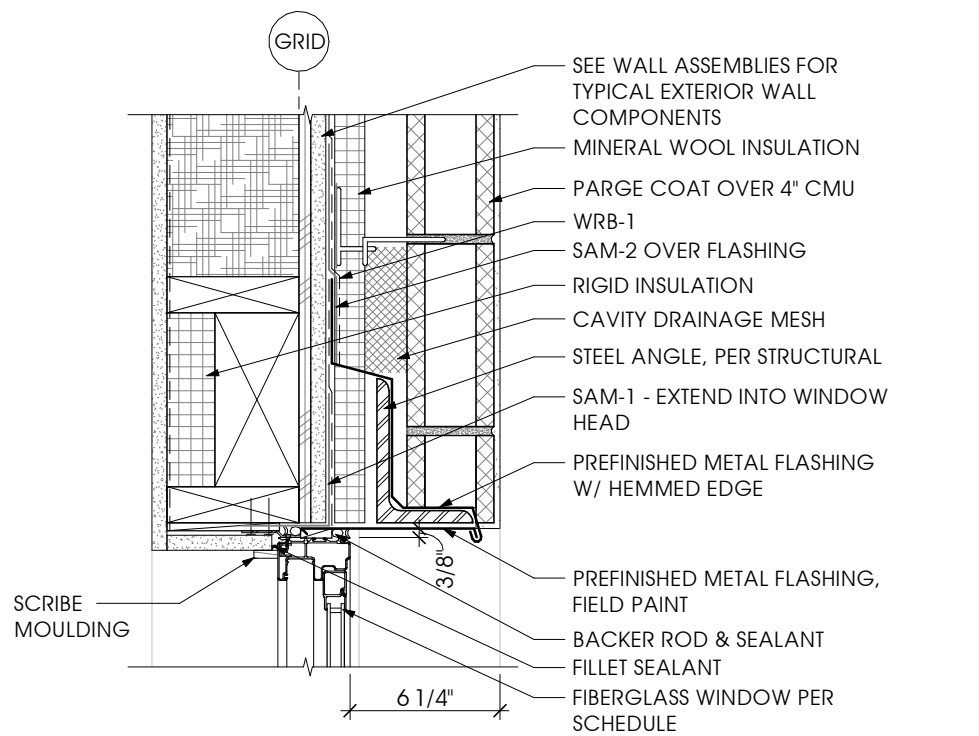
B4 WINDOW JAMB AT BRICK

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

DETAILS - SOUTH ADDITION

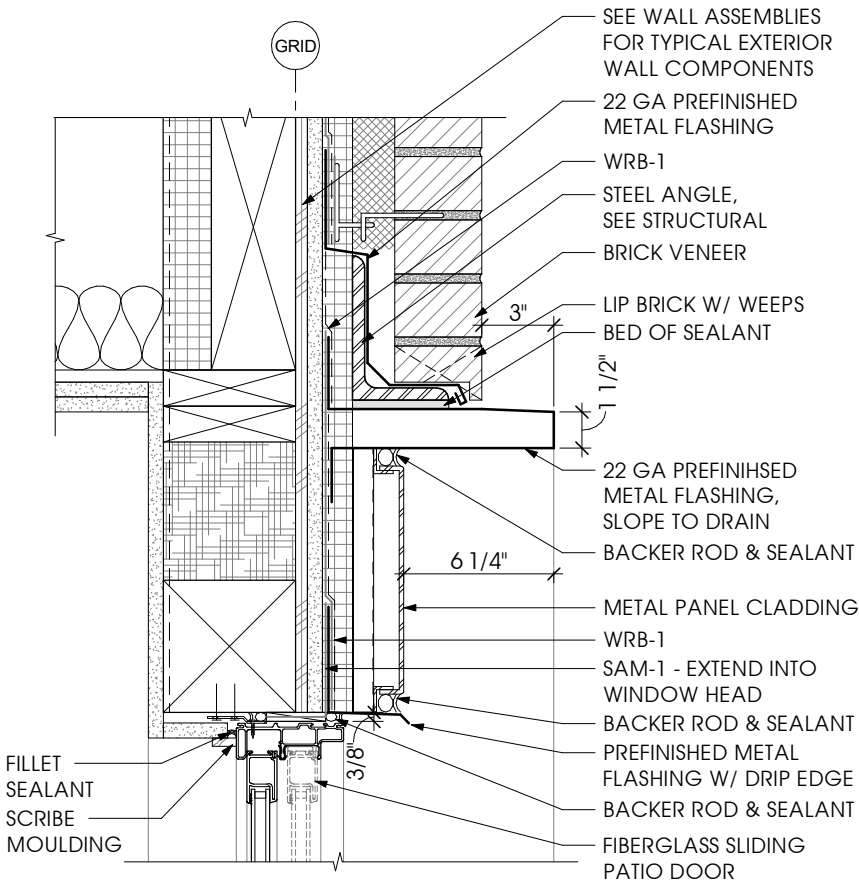


WEST ELEVATION



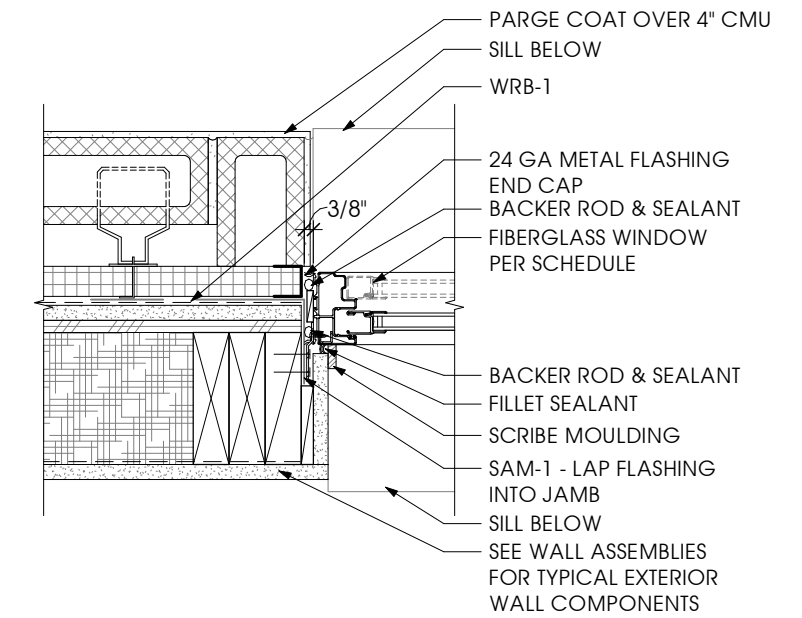
A2 WINDOW HEAD AT PARGE COAT

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



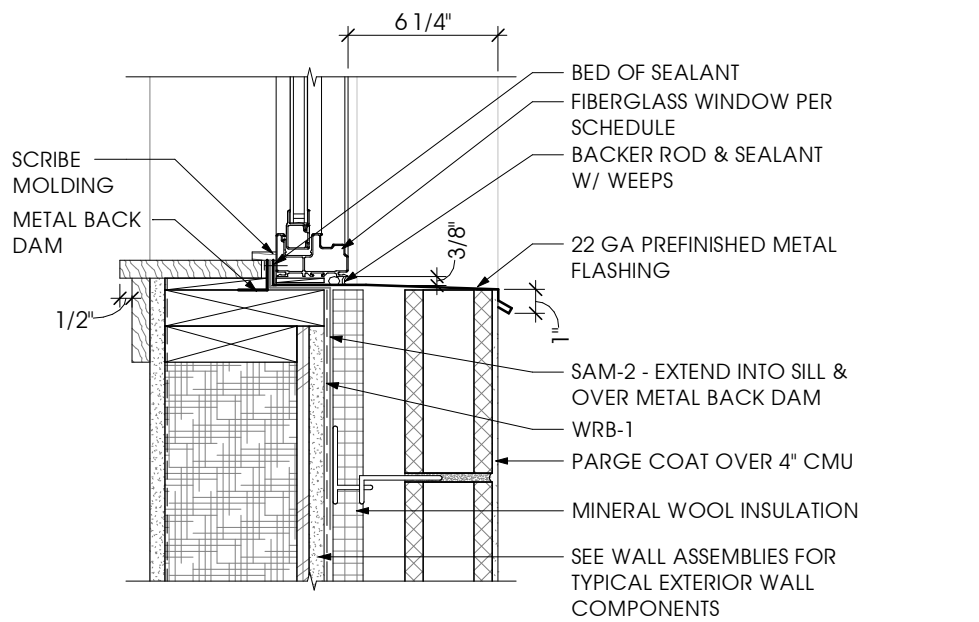
A3 SLIDER DOOR HEAD (AT FOURTH FLOOR)

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



B1 WINDOW JAMB AT PARGE COAT

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



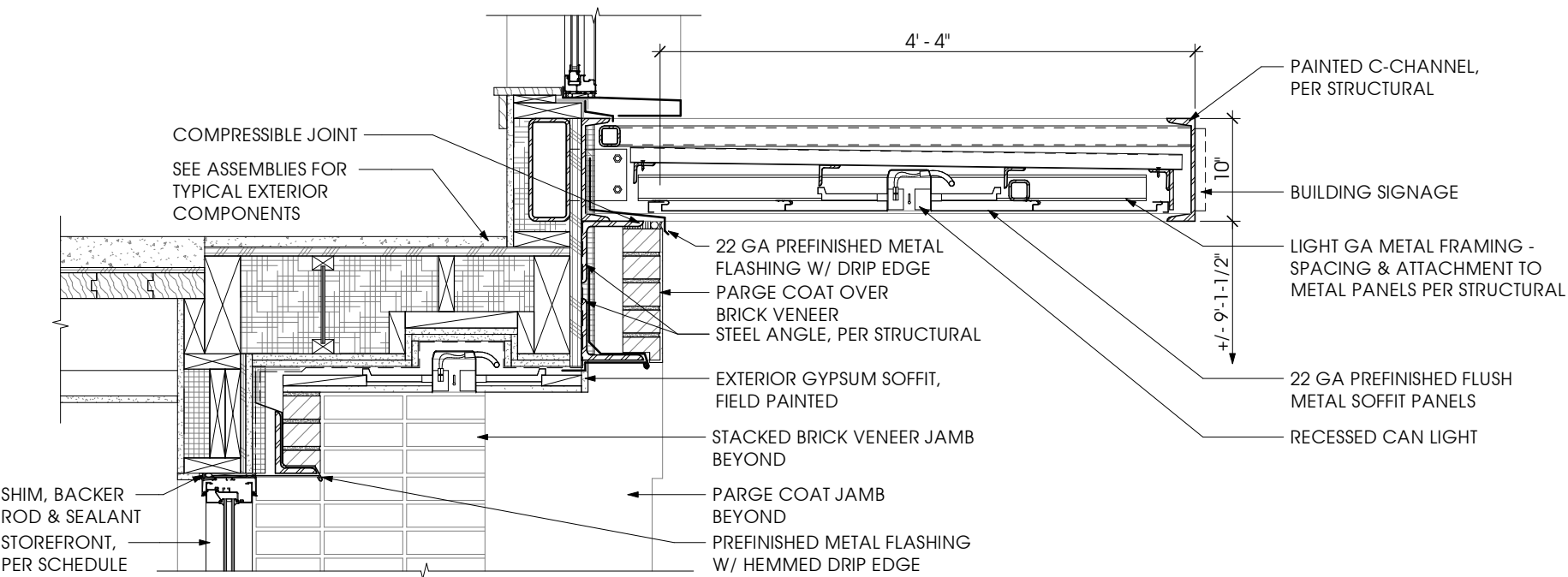
B2 WINDOW SILL AT PARGE COAT

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

DETAILS - SOUTH ADDITION

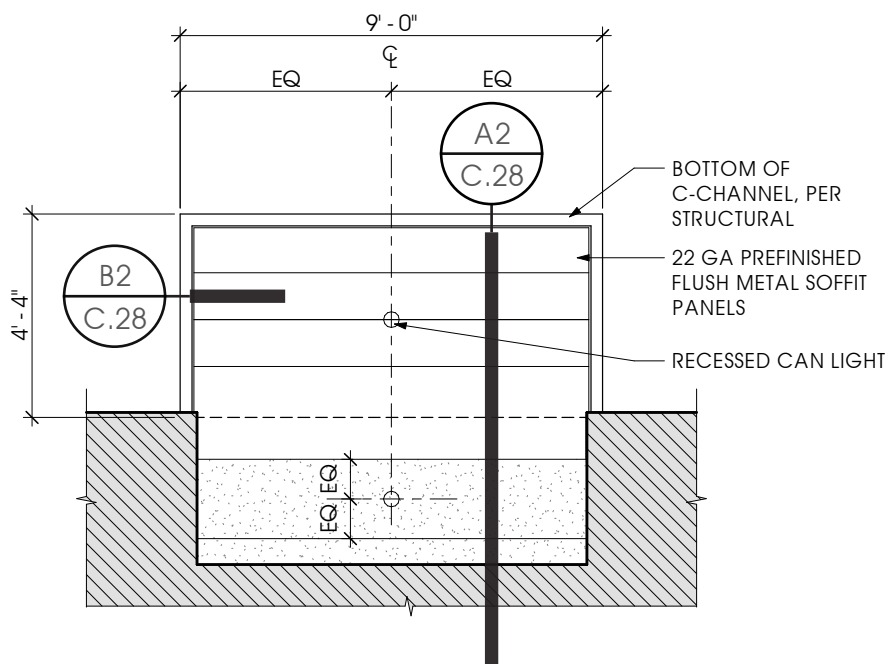


WEST ELEVATION



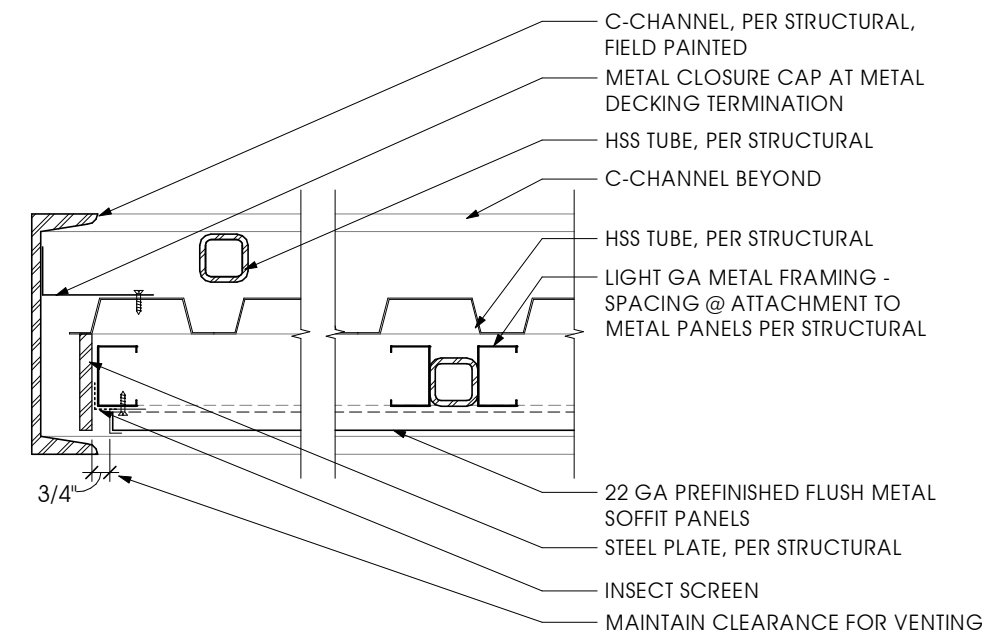
A2 ENTRY CANOPY - SECTION

3/4" = 1' - 0"



B1 ENTRY CANOPY - RCP

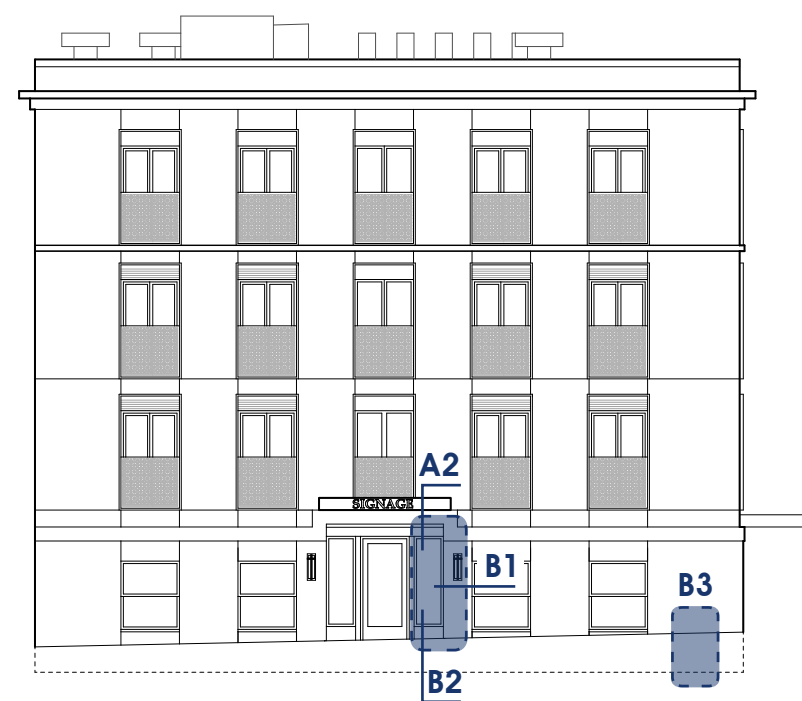
1/4" = 1' - 0"



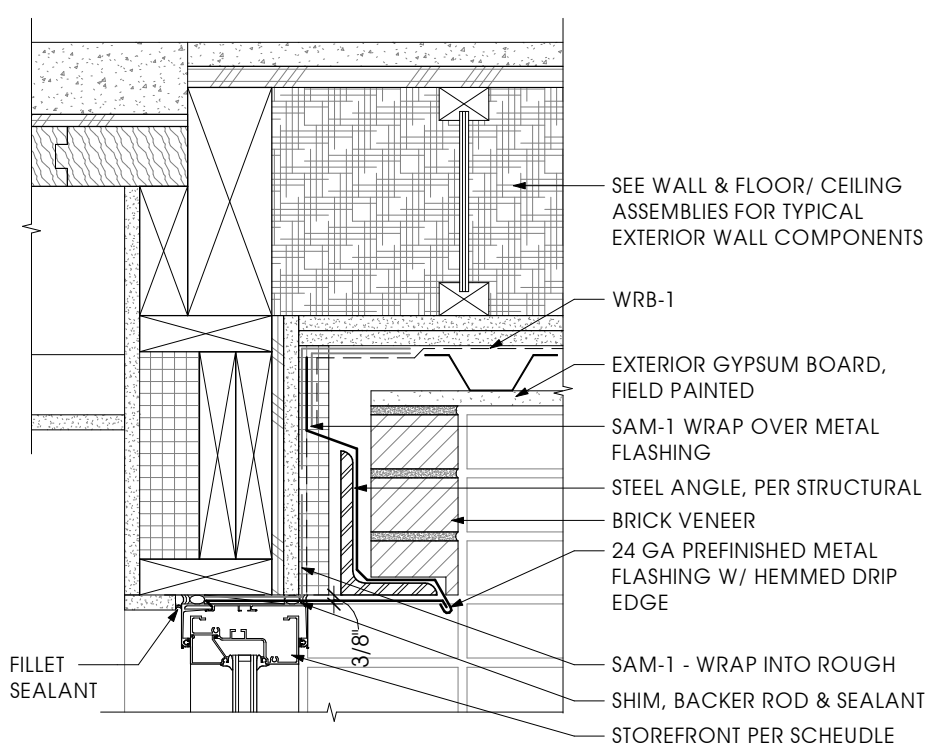
B2 ENTRY CANOPY - CROSS SECTION

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

DETAILS - SOUTH ADDITION

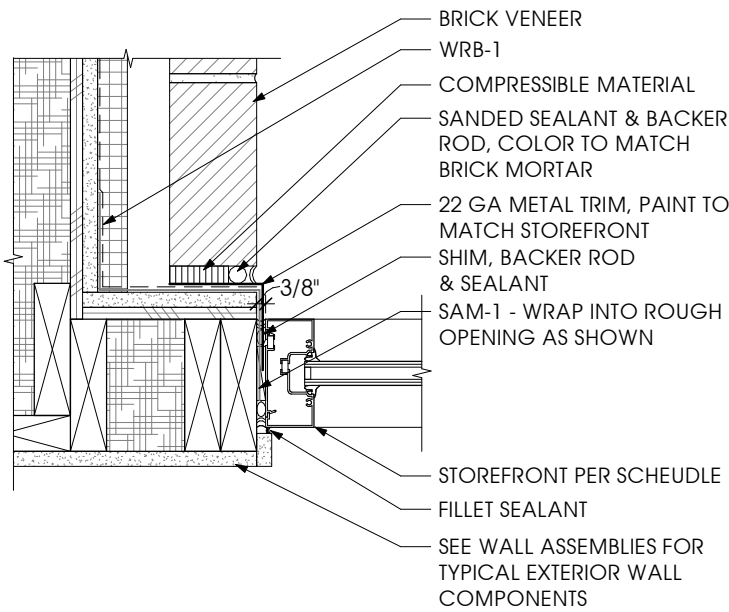


WEST ELEVATION



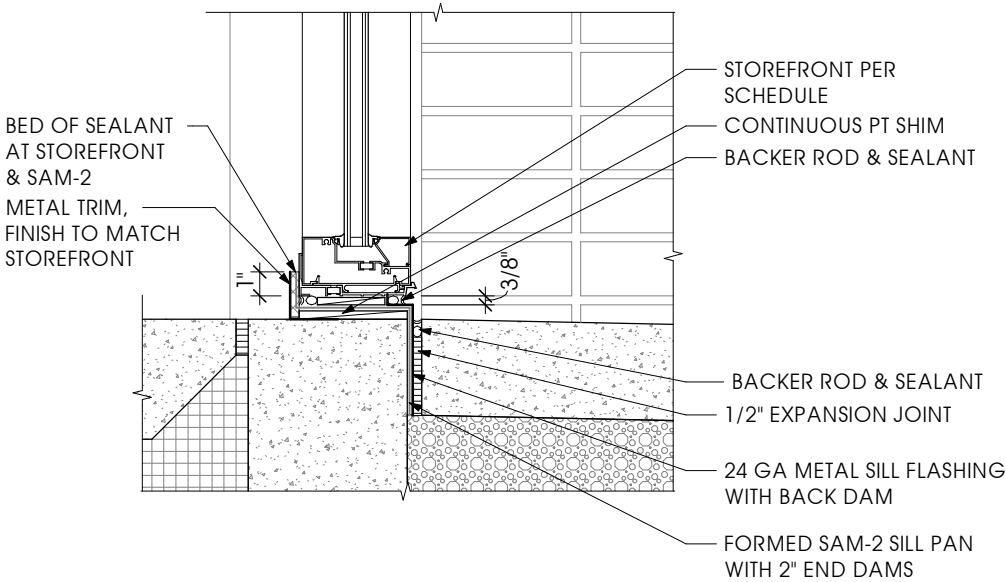
A2 STOREFRONT HEAD

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



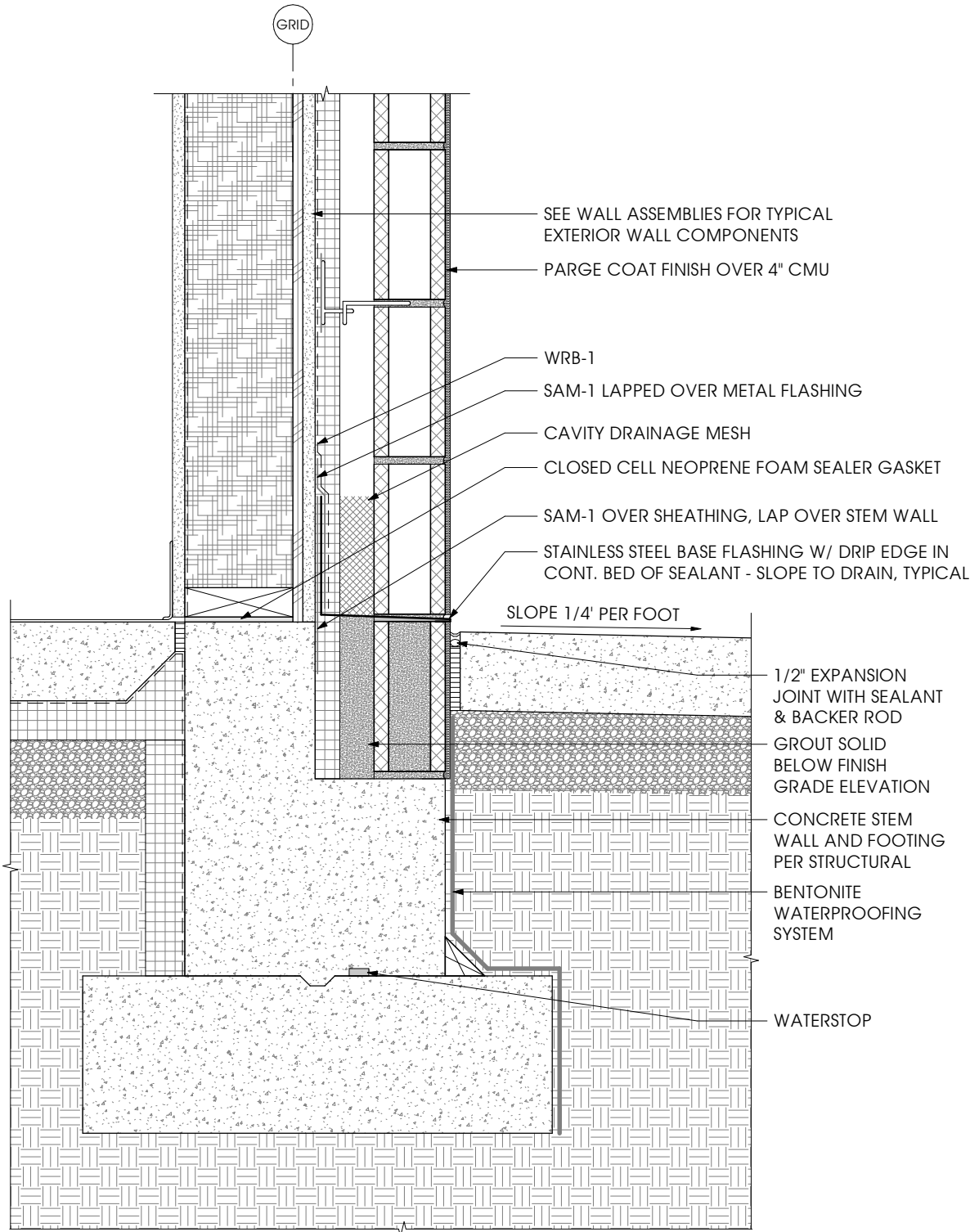
B1 STOREFRONT JAMB

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



B2 STOREFRONT SILL

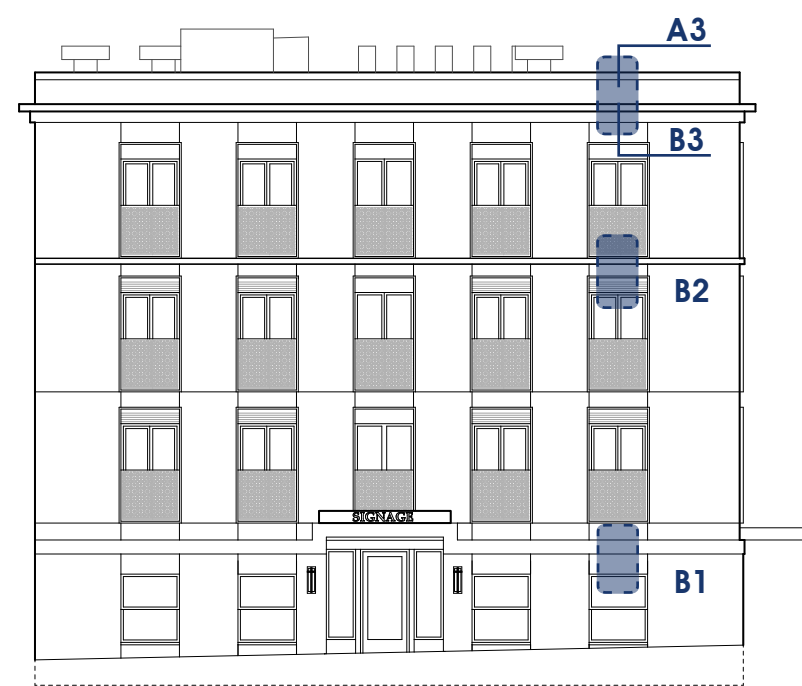
1-1/2" = 1' - 0"



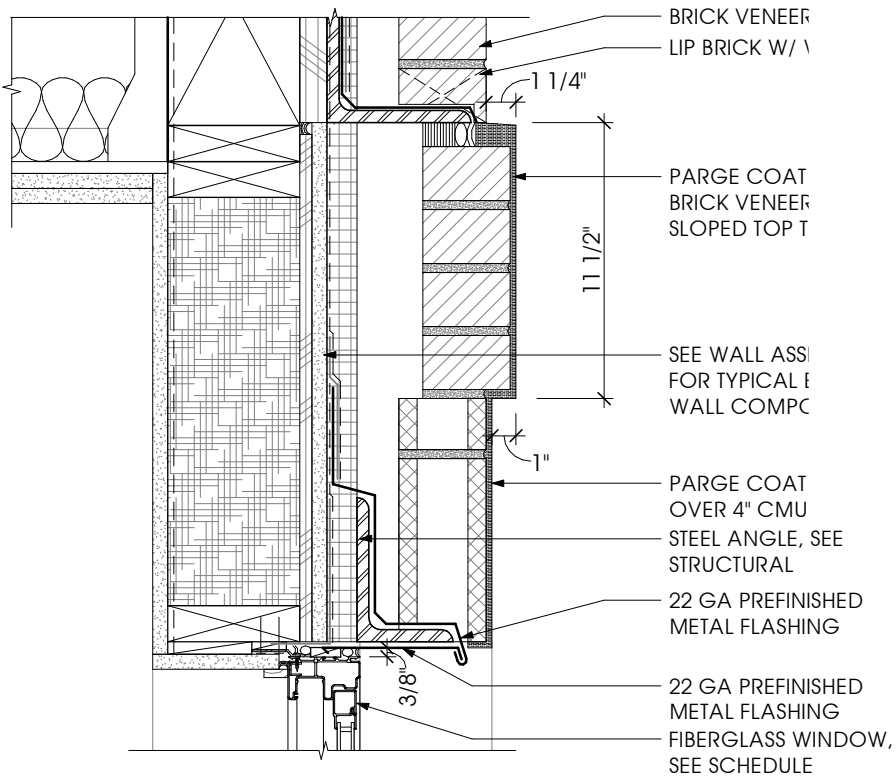
B3 FOUNDATION AT CONCRETE WALK (GRADE SIMILAR)

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

DETAILS - SOUTH ADDITION

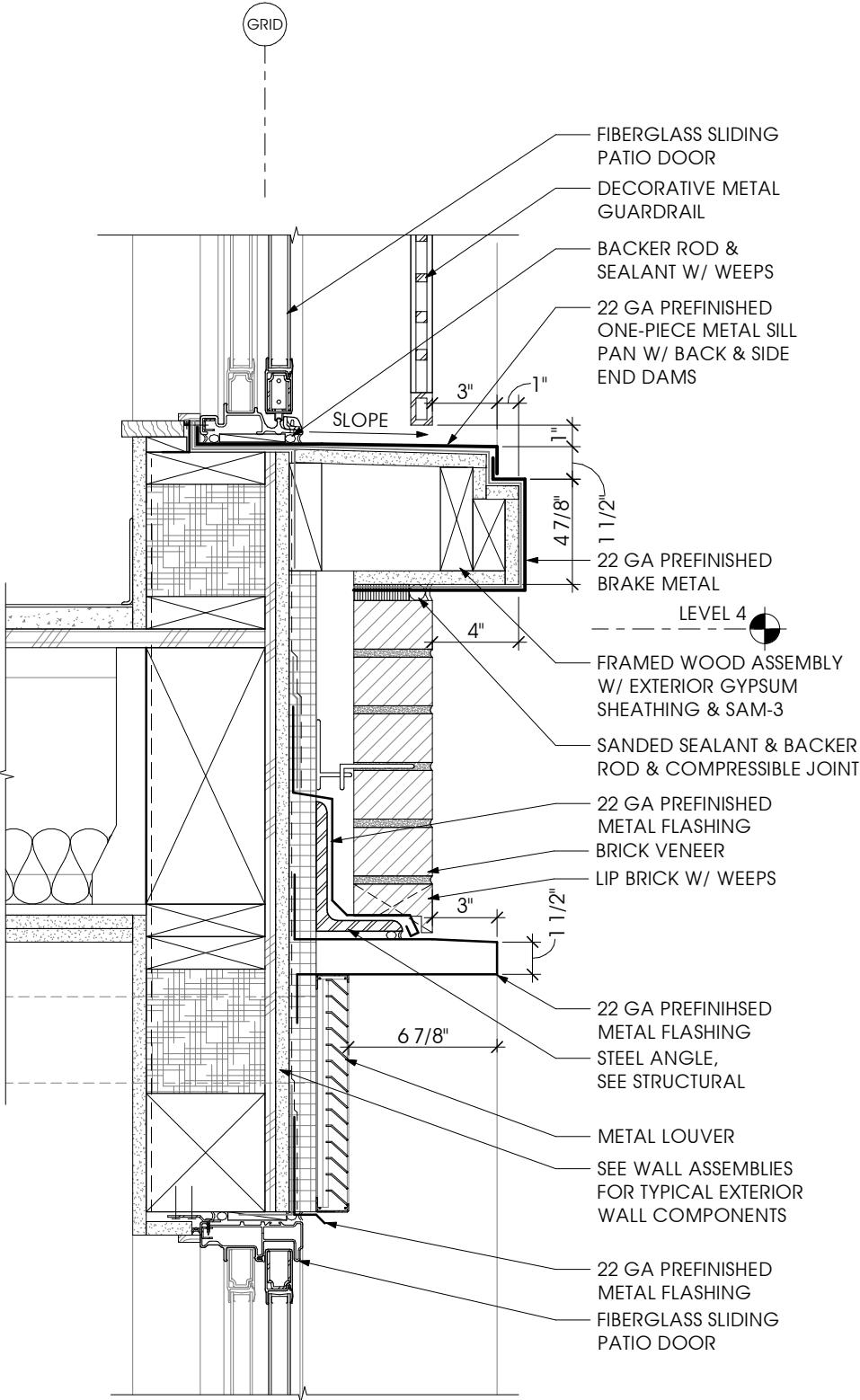


WEST ELEVATION



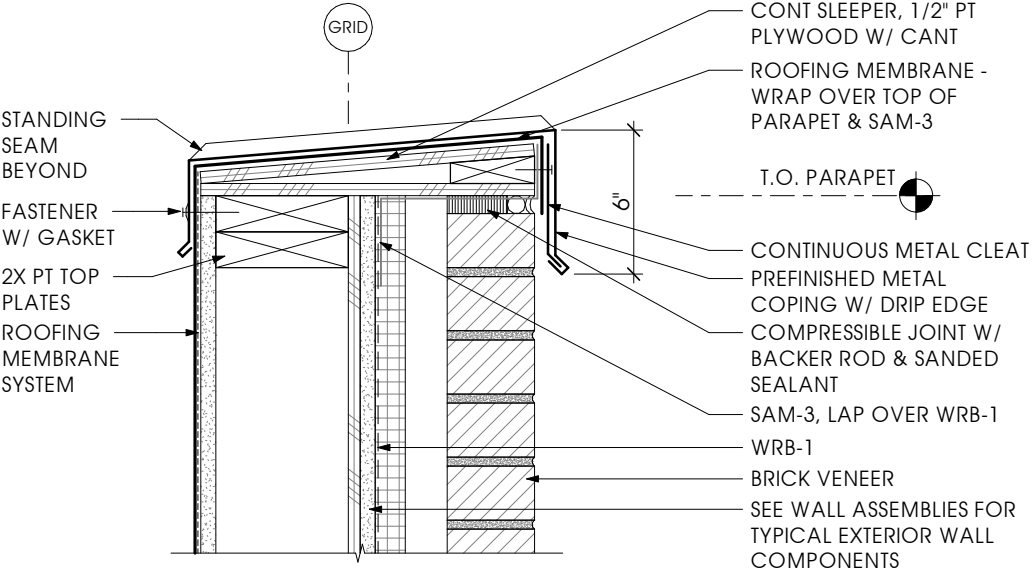
B1 SECOND FLOOR BELT COURSE

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



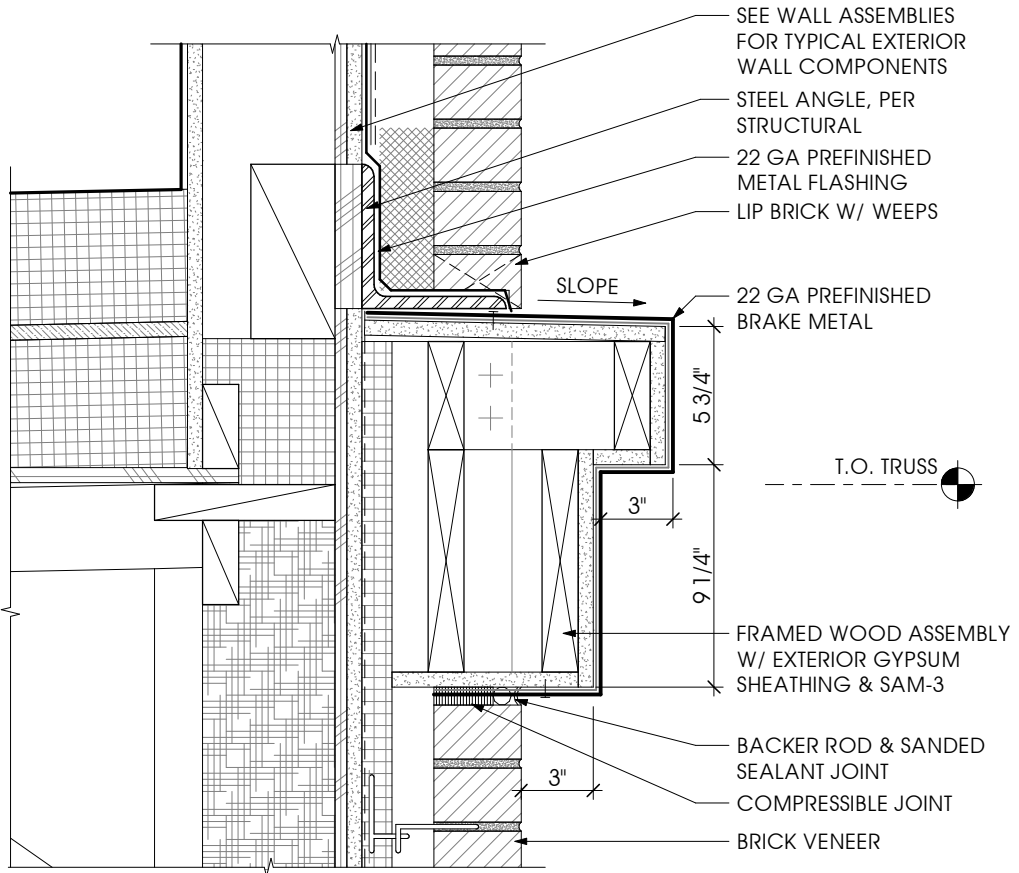
B2 FOURTH FLOOR BELT COURSE

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



A3 TYPICAL PARAPET

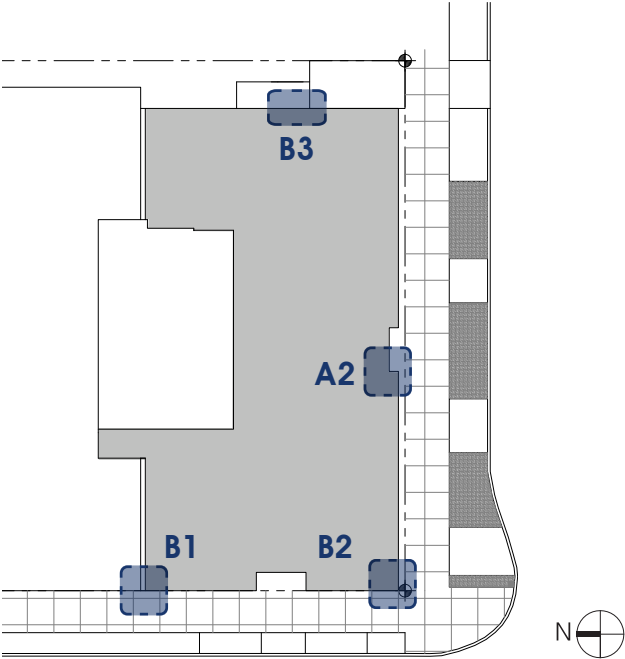
1-1/2" = 1' - 0"



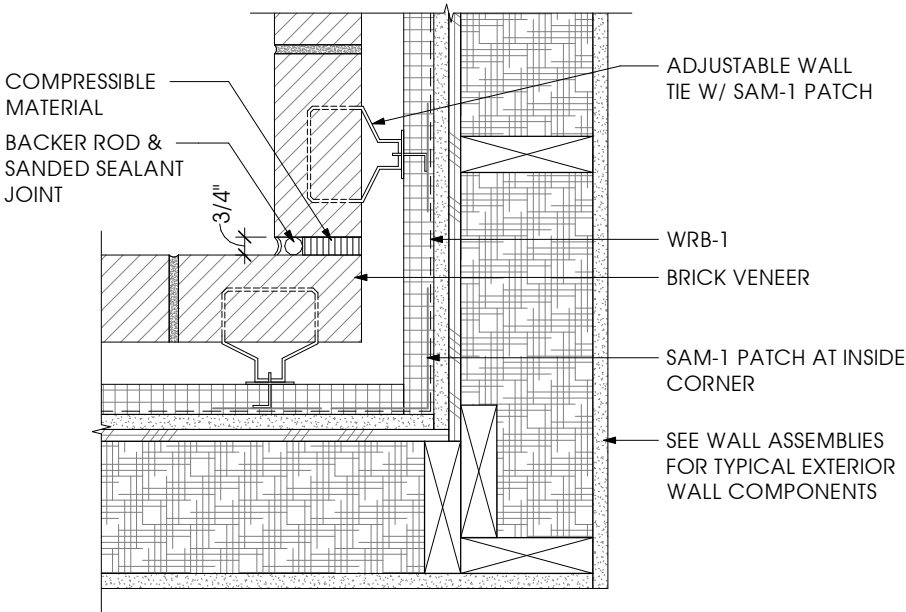
B3 CORNICE DETAIL

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

DETAILS - SOUTH ADDITION

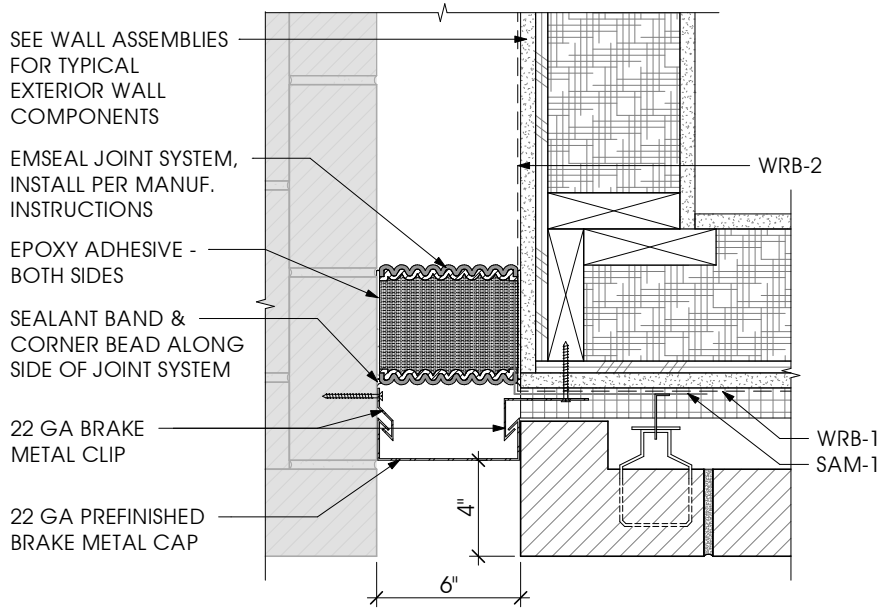


SOUTH ADDITION PLAN DIAGRAM



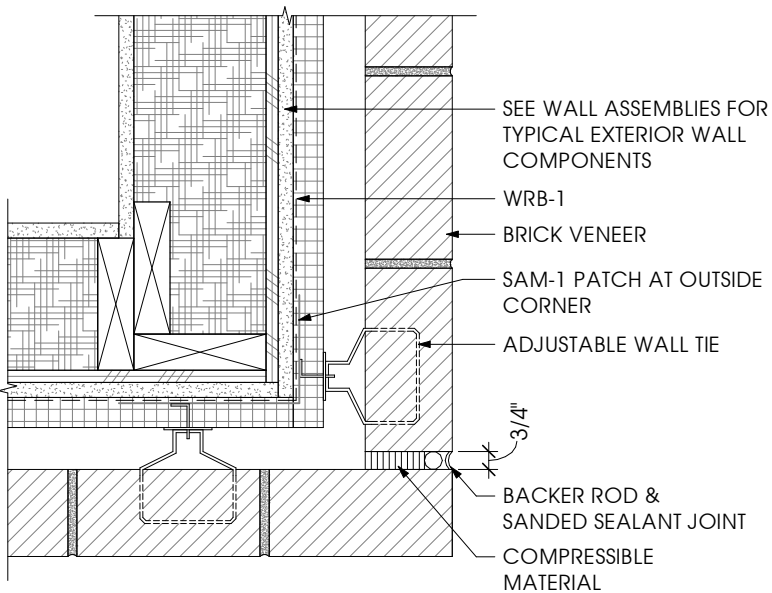
A2 BRICK AT INSIDE CORNER

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



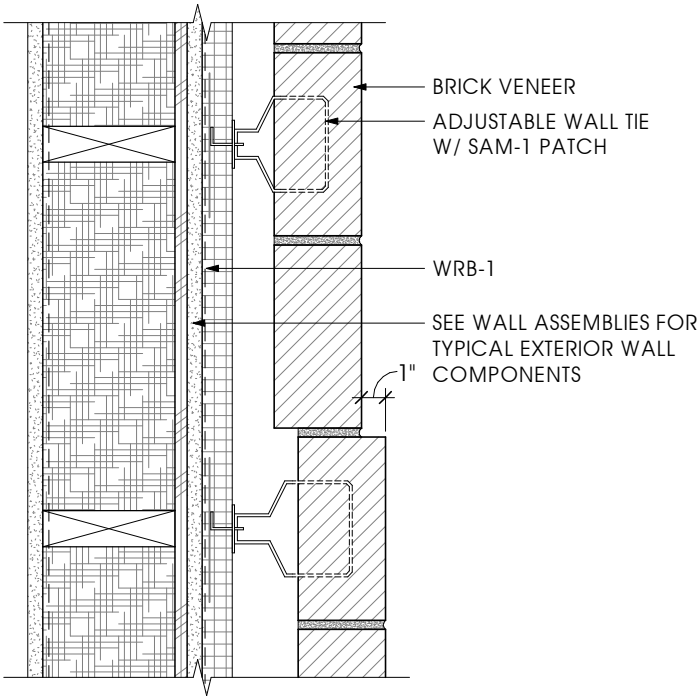
B1 SEISMIC JOINT

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



B2 BRICK AT OUTSIDE CORNER

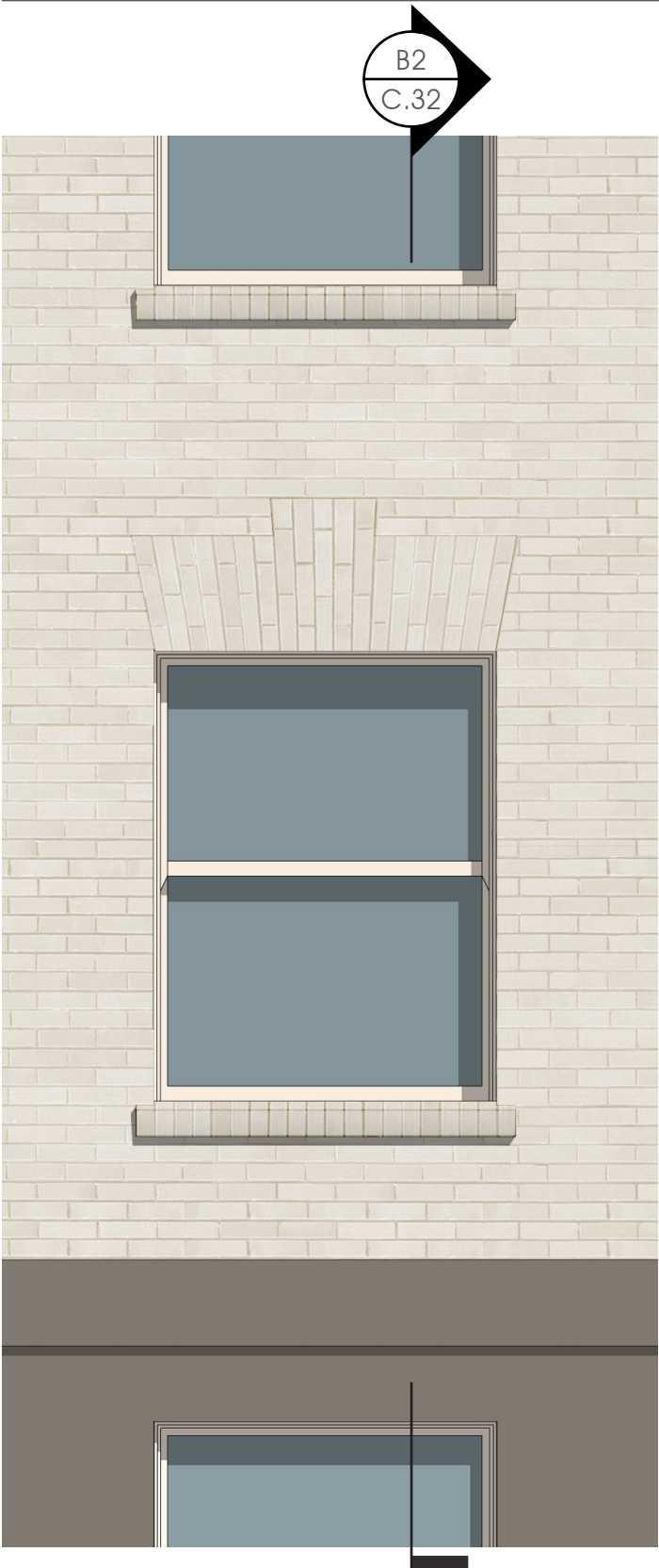
1-1/2" = 1' - 0"



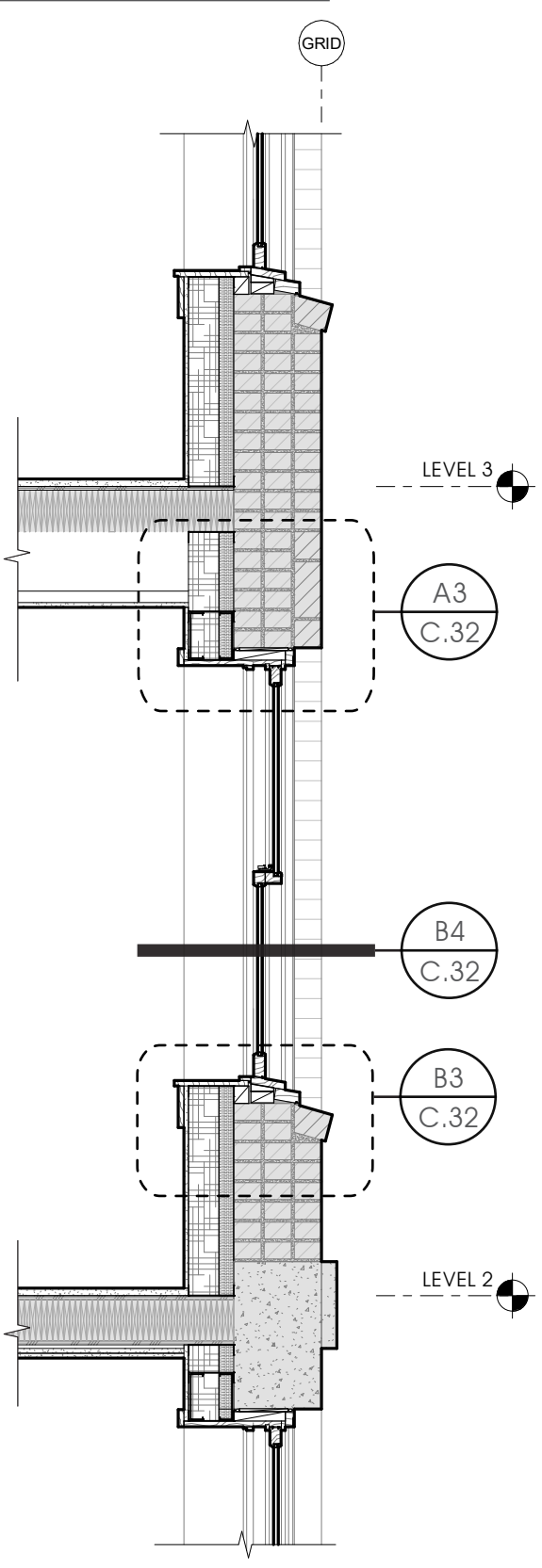
B3 BRICK RECESS AT EAST FACADE

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

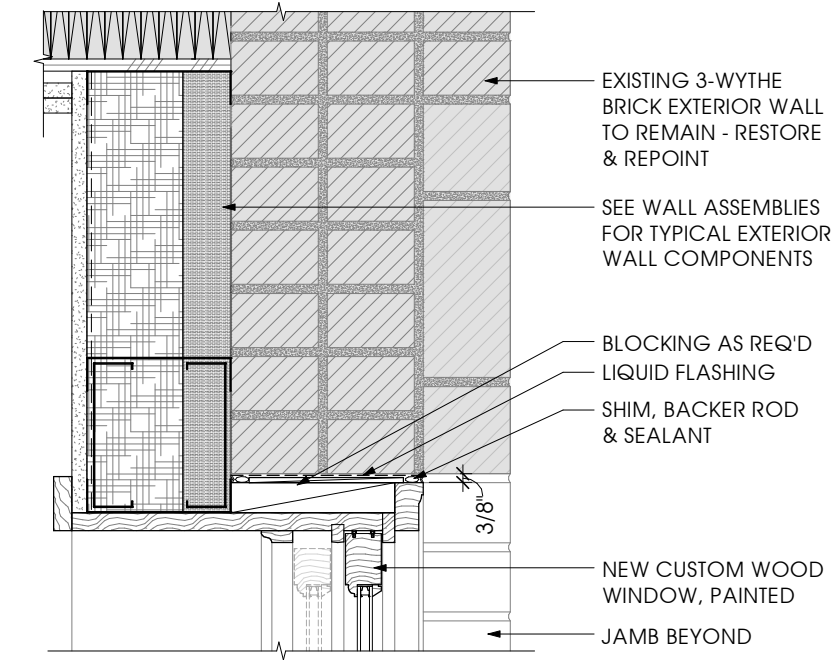
ENLARGED ELEVATION, SECTION, AND DETAILS - BUCK-PRAGER



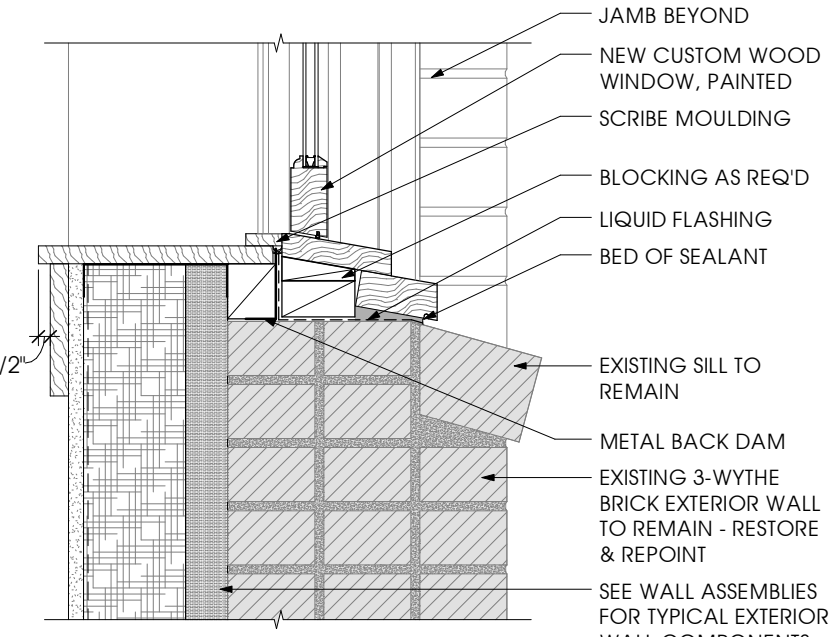
B1 ENLARGED ELEVATION
1/2" = 1' - 0"



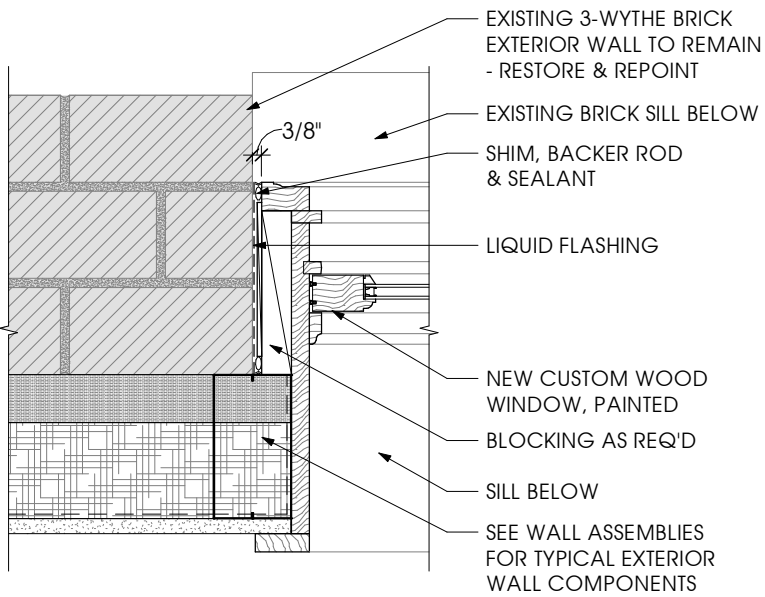
B2 WALL SECTION
1/2" = 1' - 0"



A3 WINDOW HEAD AT BRICK
1-1/2" = 1' - 0"



B3 WINDOW SILL AT BRICK
1-1/2" = 1' - 0"

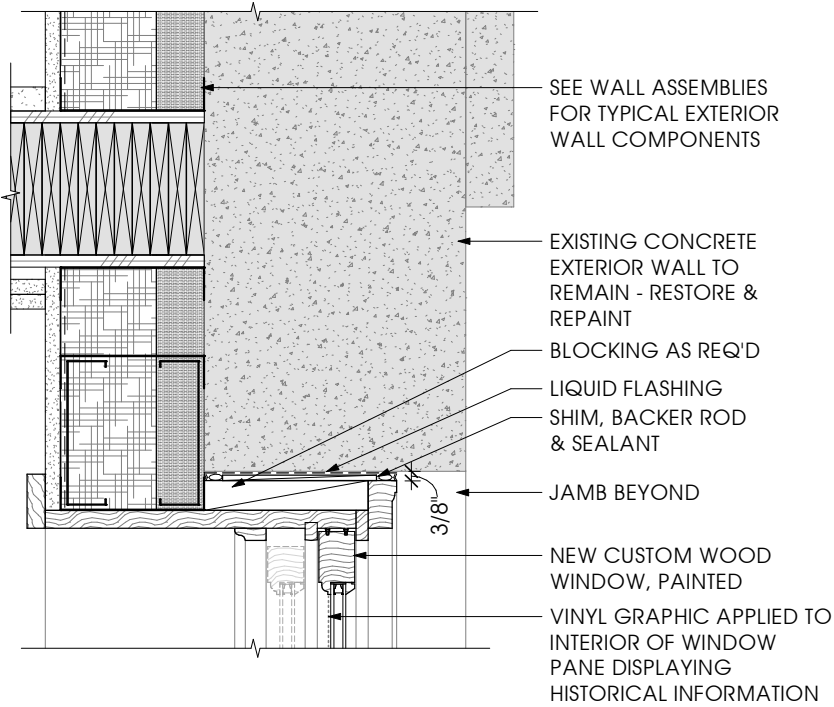


B4 WINDOW JAMB AT BRICK
1-1/2" = 1' - 0"

DETAILS - BUCK-PRAGER

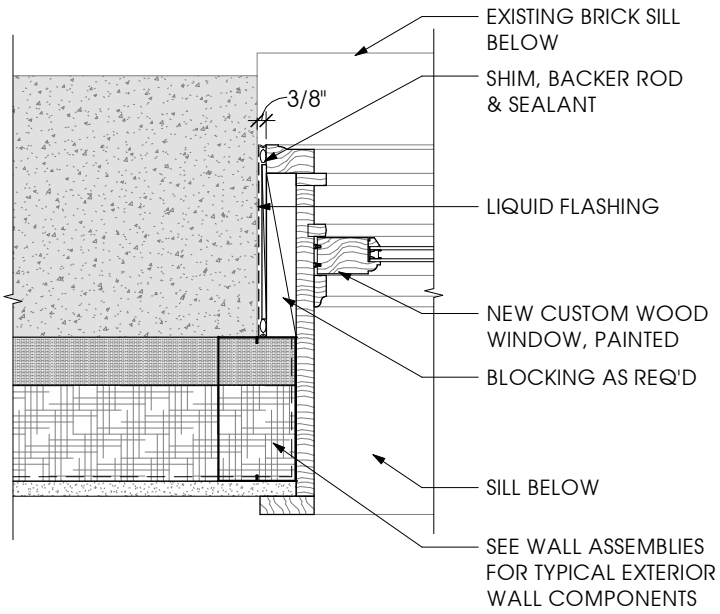


WEST ELEVATION



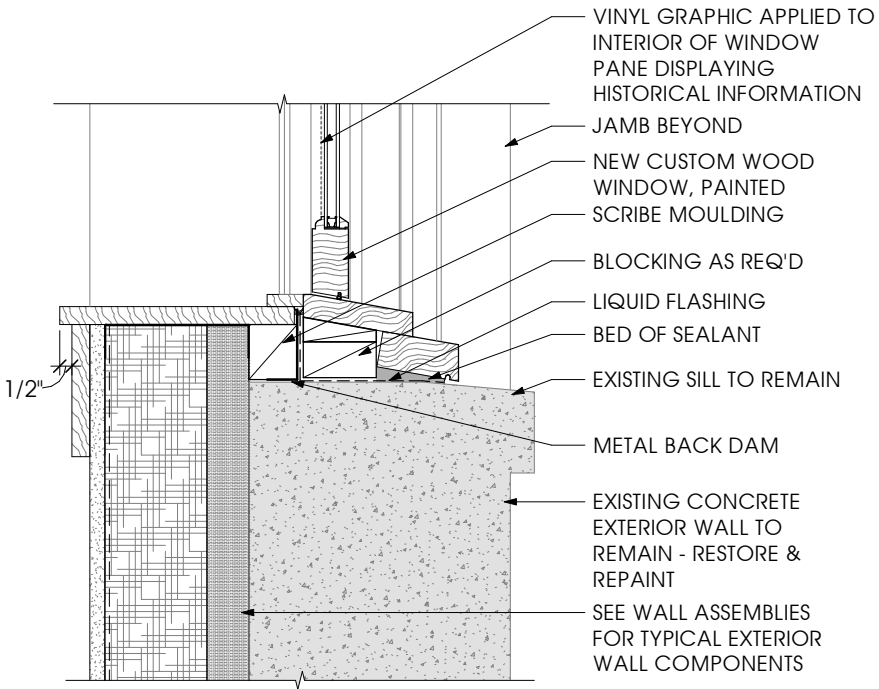
A2 WINDOW HEAD AT CONCRETE

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



B1 WINDOW JAMB AT CONCRETE

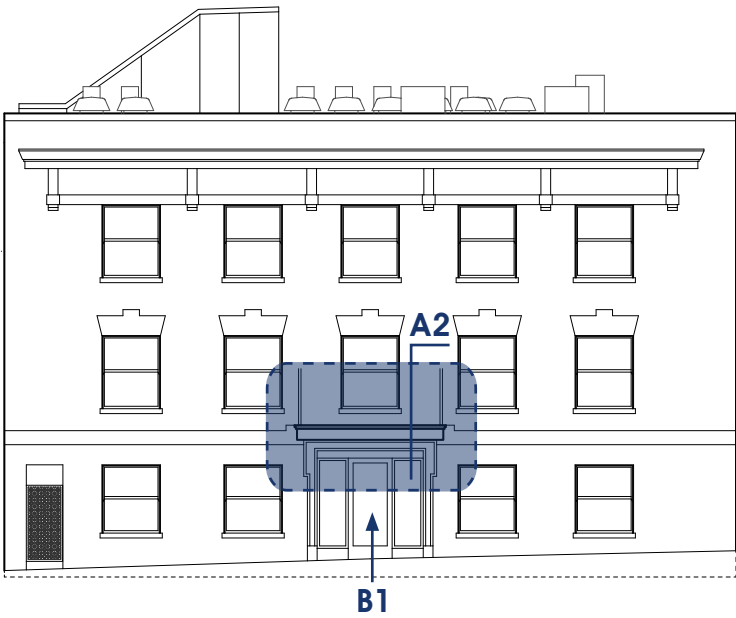
1-1/2" = 1' - 0"



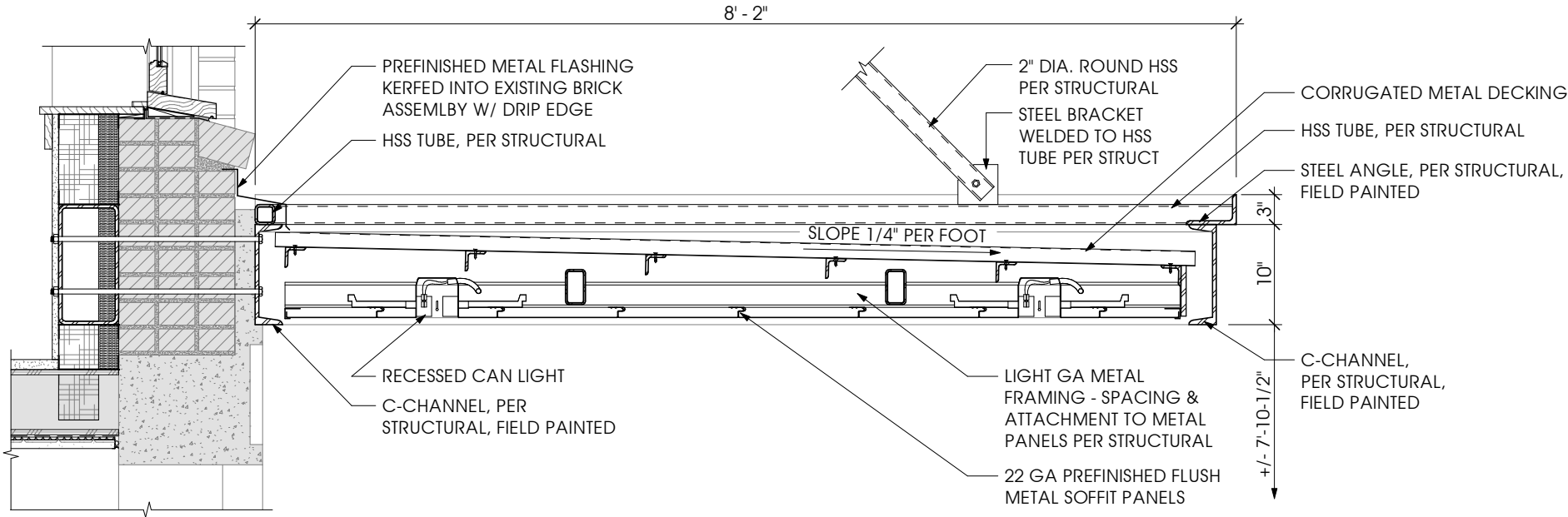
B2 WINDOW SILL AT CONCRETE

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

DETAILS - BUCK-PRAGER

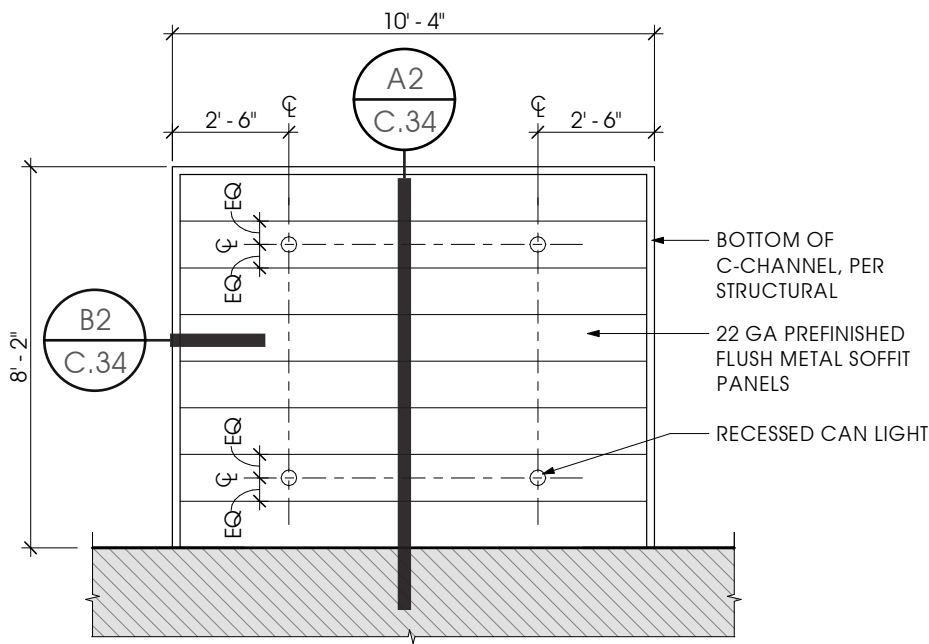


WEST ELEVATION



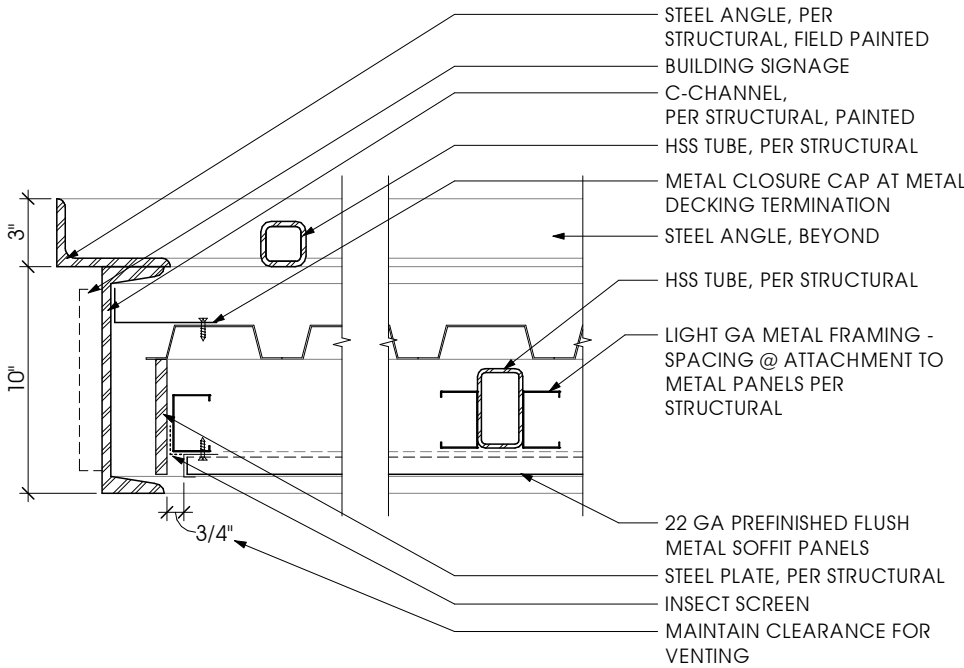
A2 ENTRY CANOPY - SECTION

3/4" = 1' - 0"



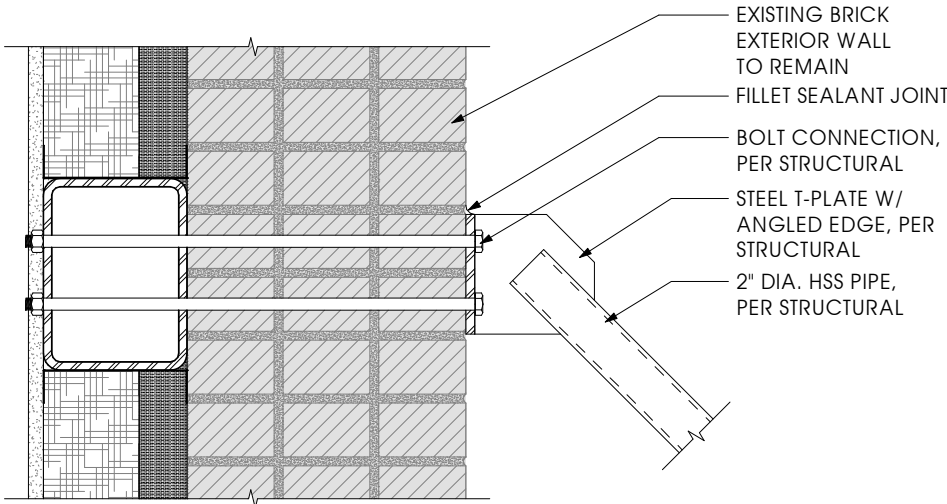
B1 ENTRY CANOPY - RCP

1/4" = 1' - 0"



B2 ENTRY CANOPY - CROSS SECTION

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



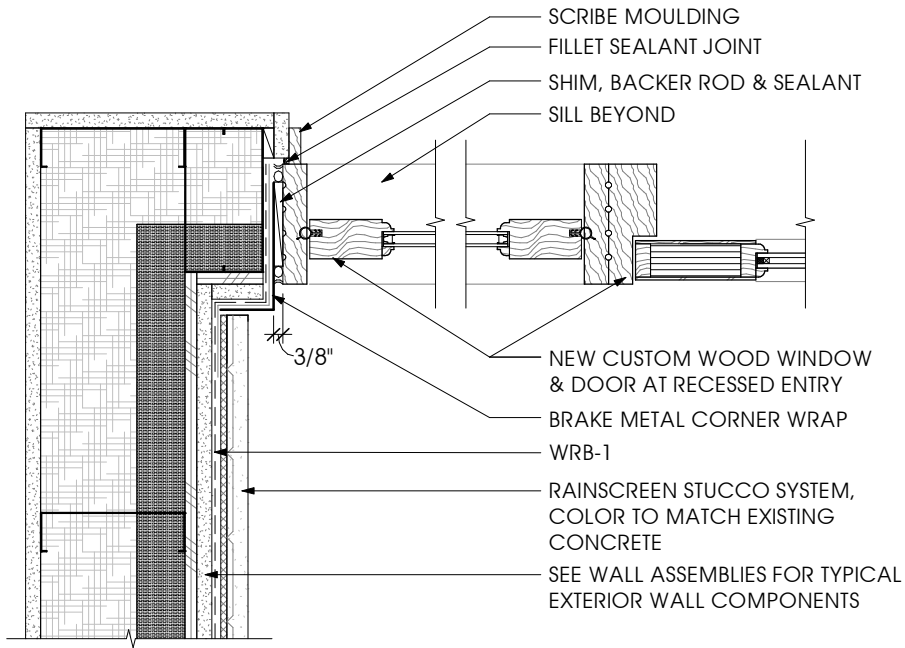
B3 ENTRY CANOPY - TIE BACK CONNECTION

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

DETAILS - BUCK-PRAGER

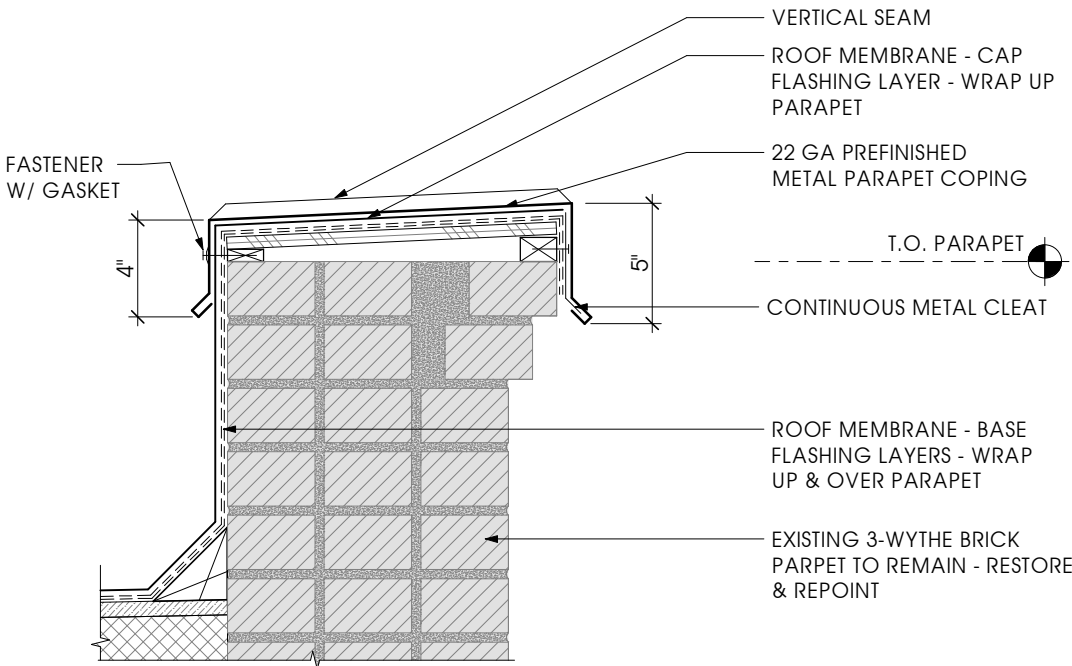


WEST ELEVATION



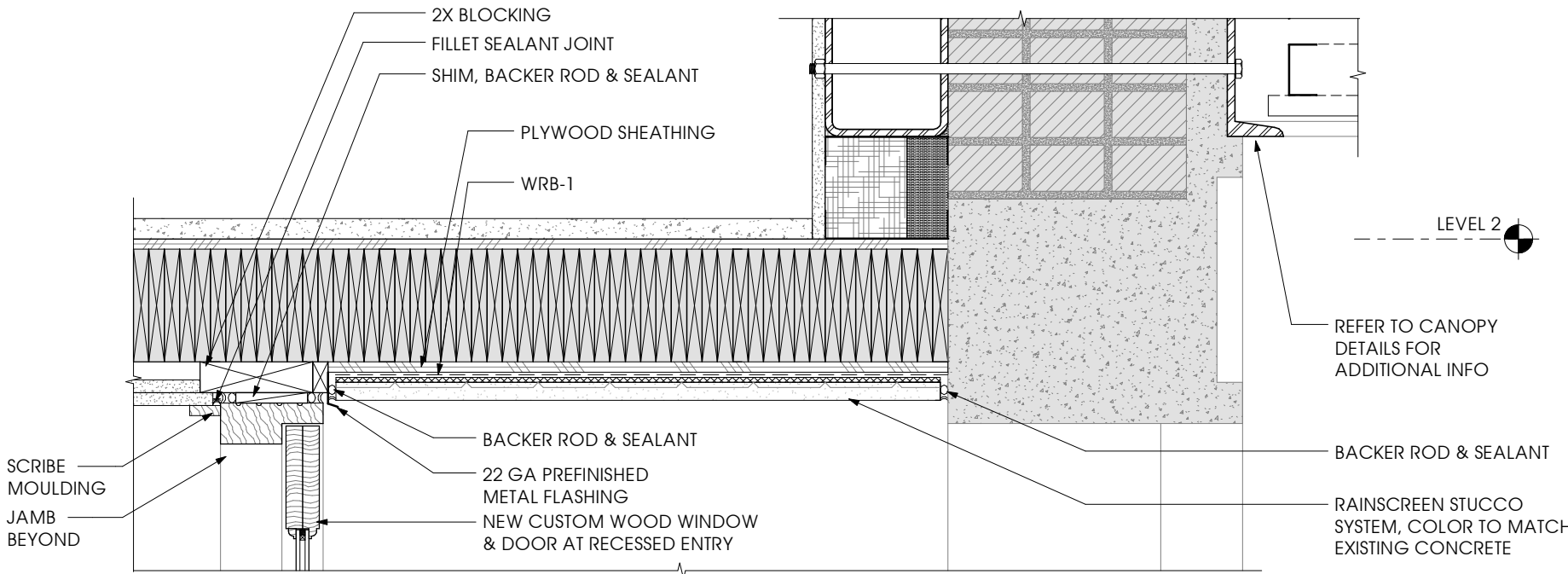
A2 ENTRY DOOR JAMB

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



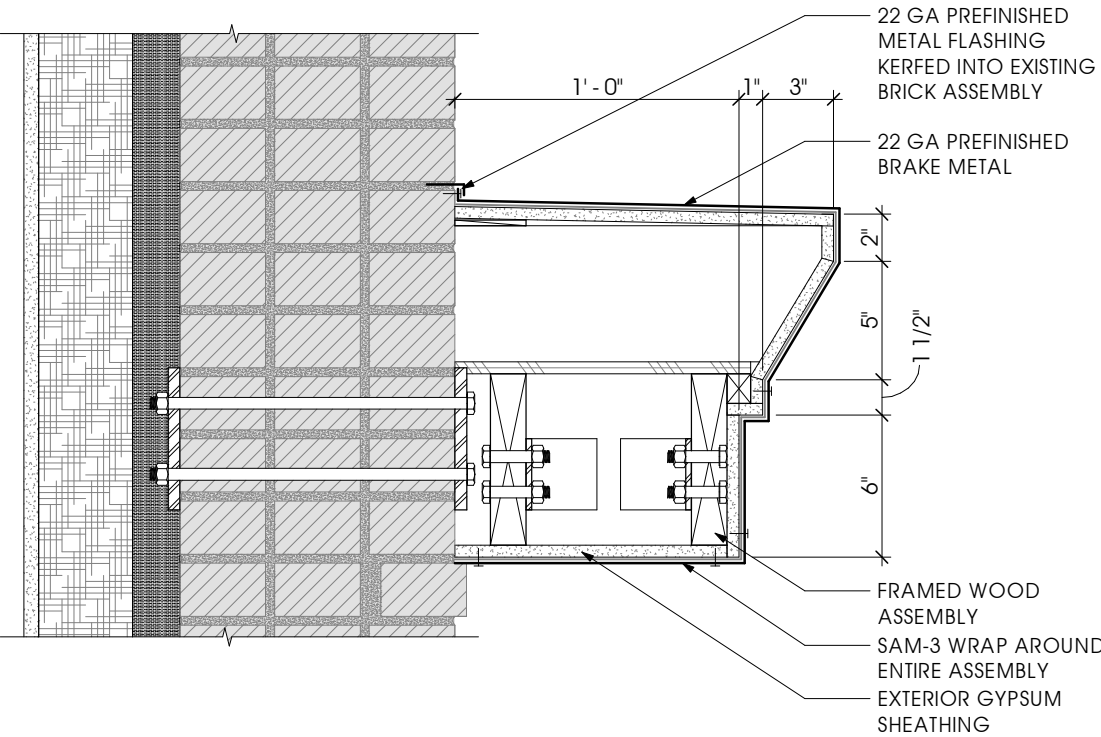
A3 TYPICAL PARAPET

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



B1 ENTRY DOOR HEAD

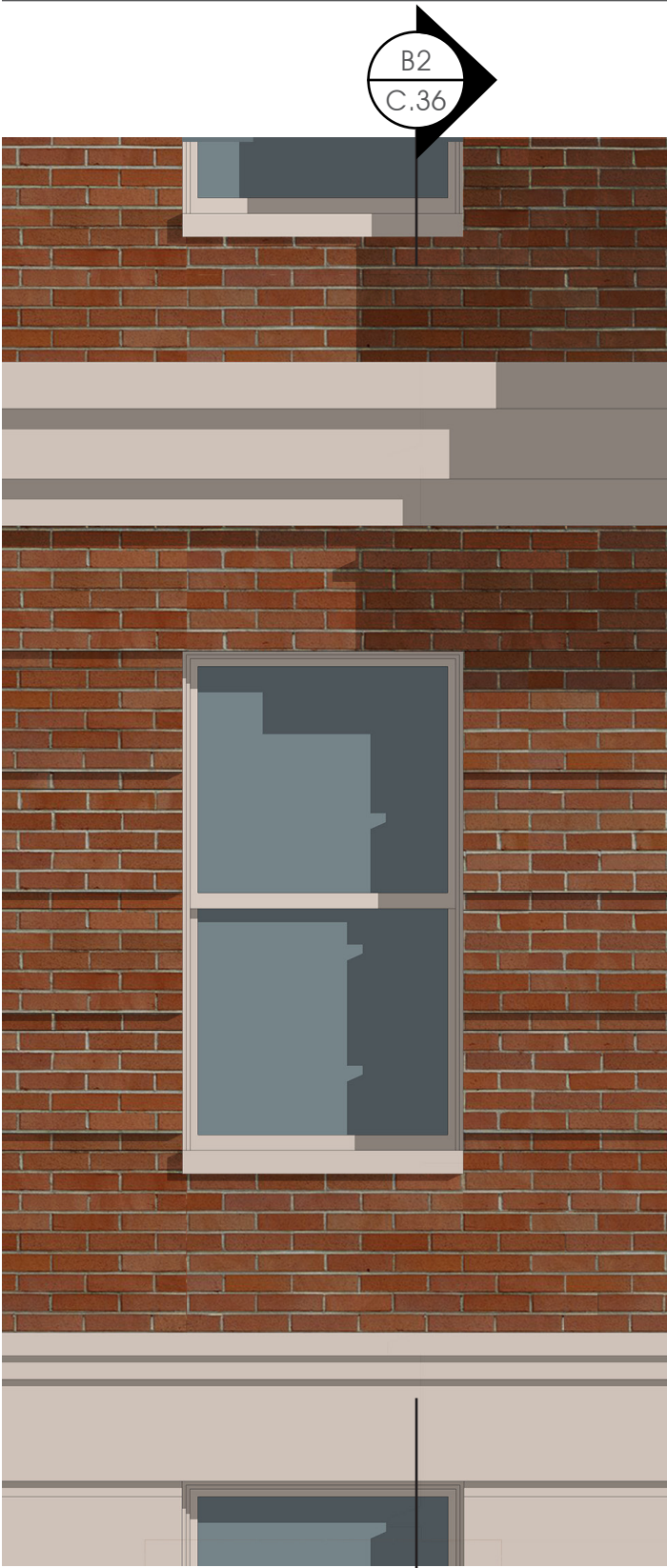
1-1/2" = 1' - 0"



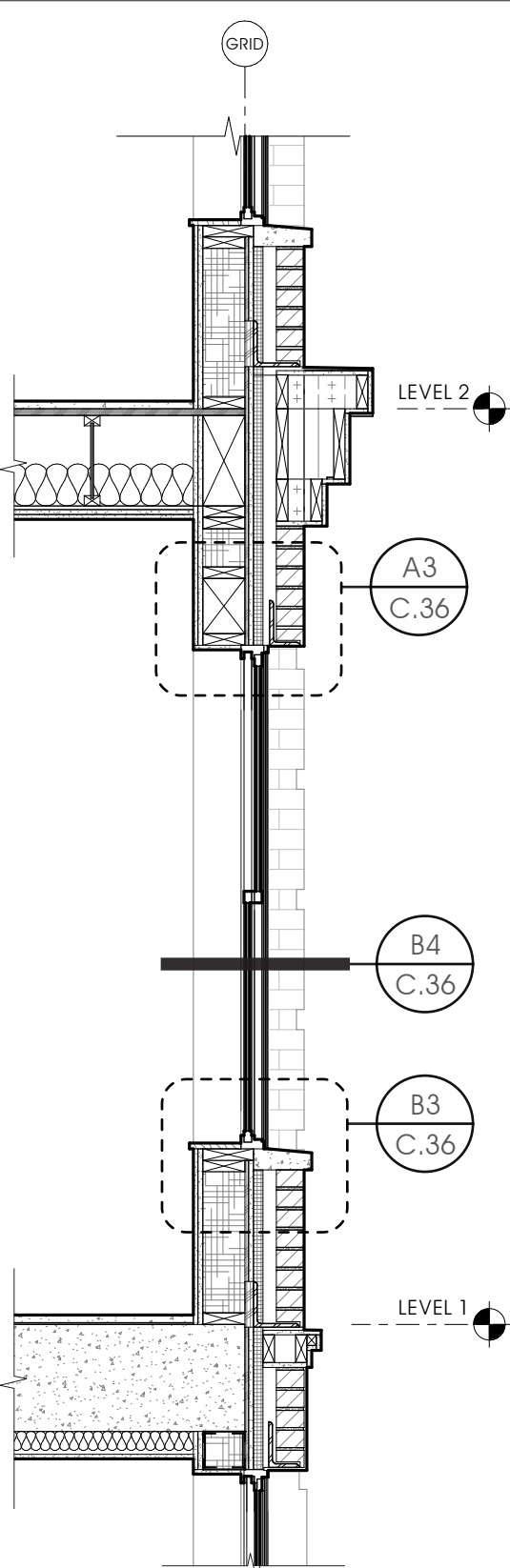
B3 RECONSTRUCTED EYEBROW

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

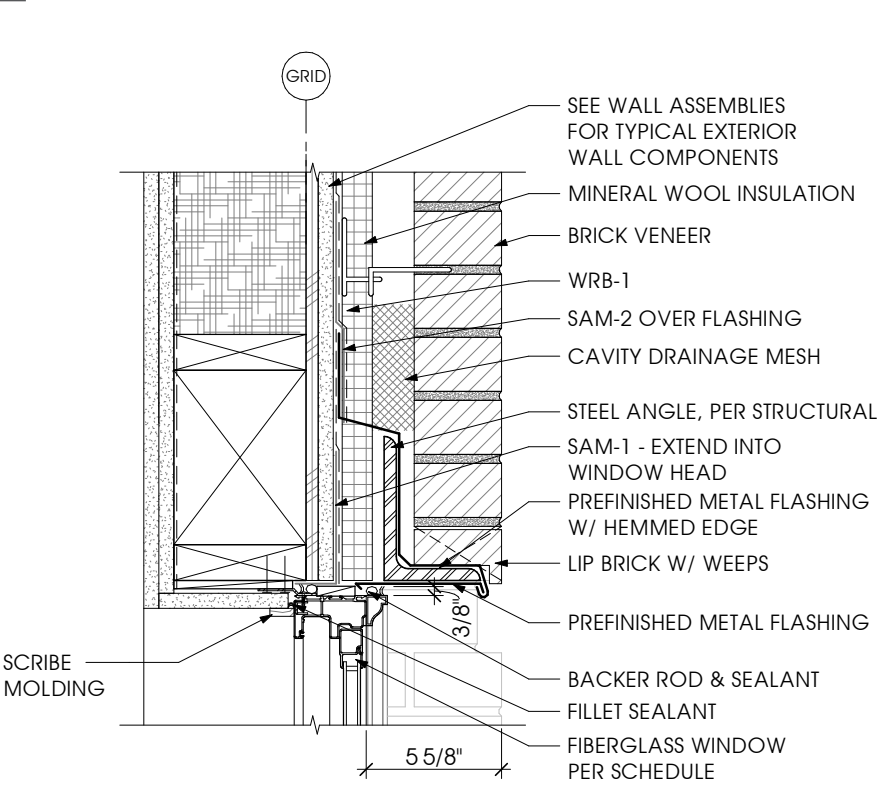
ENLARGED ELEVATION, SECTION, AND DETAILS - NORTH BUILDING AT 2ND FLOOR



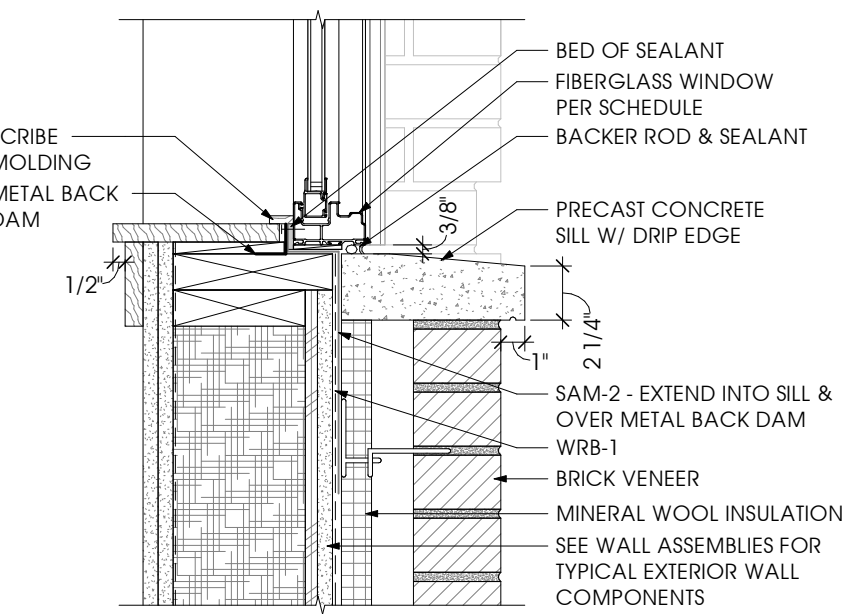
B1 ENLARGED ELEVATION
1/2" = 1' - 0"



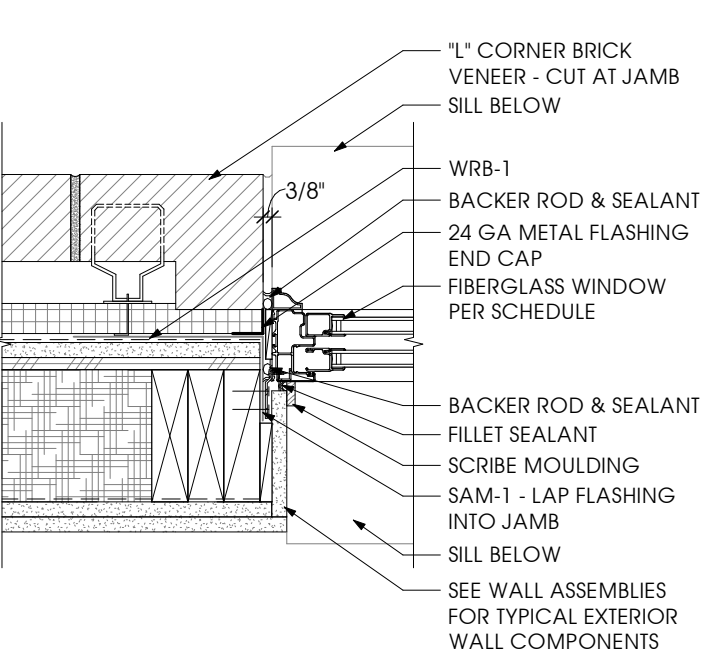
B2 WALL SECTION
1/2" = 1' - 0"



A3 WINDOW HEAD AT BRICK
1-1/2" = 1' - 0"



B3 WINDOW SILL AT BRICK
1-1/2" = 1' - 0"

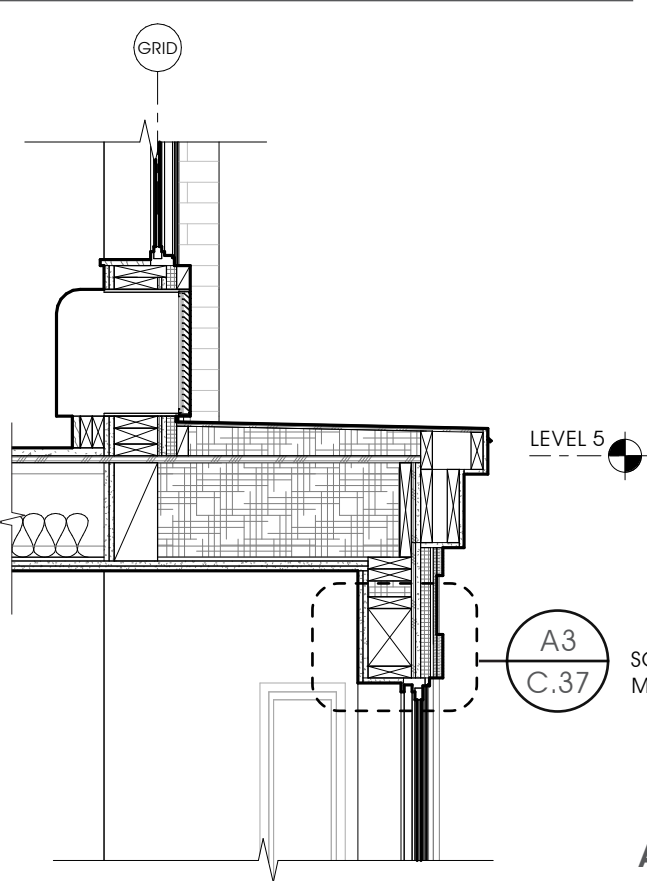


B4 WINDOW JAMB AT BRICK
1-1/2" = 1' - 0"

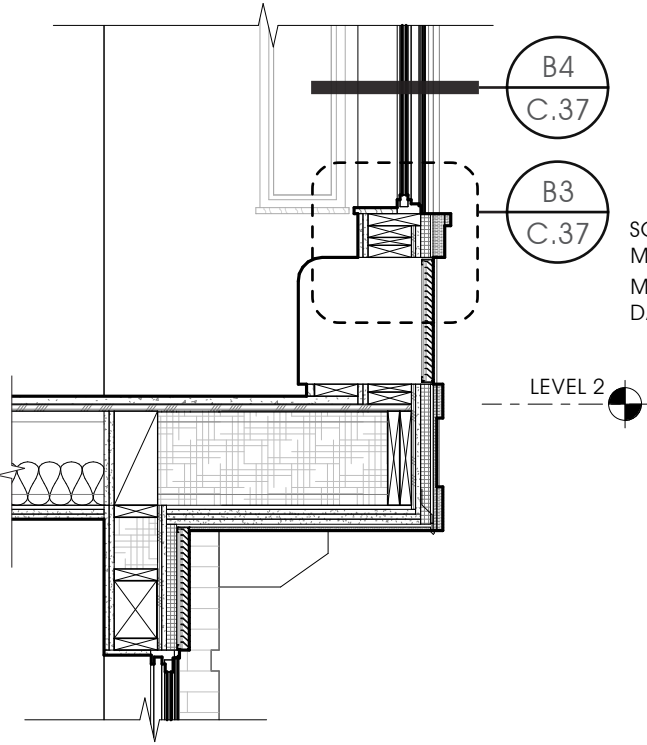
ENLARGED ELEVATION, SECTION, AND DETAILS - NORTH BUILDING AT ORIEL BAY



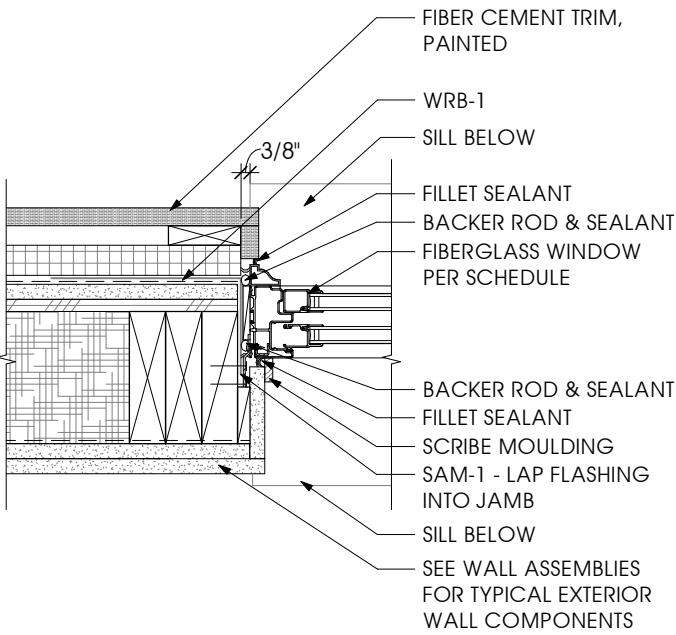
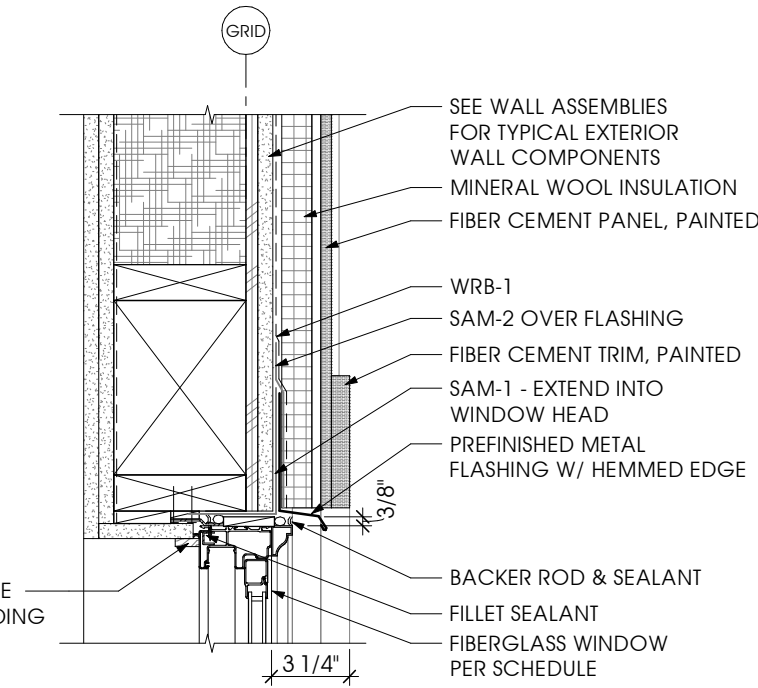
B1 ENLARGED ELEVATION
1/2" = 1' - 0"



A3 WINDOW HEAD AT FIBER CEMENT AT ORIEL BAY
1-1/2" = 1' - 0"

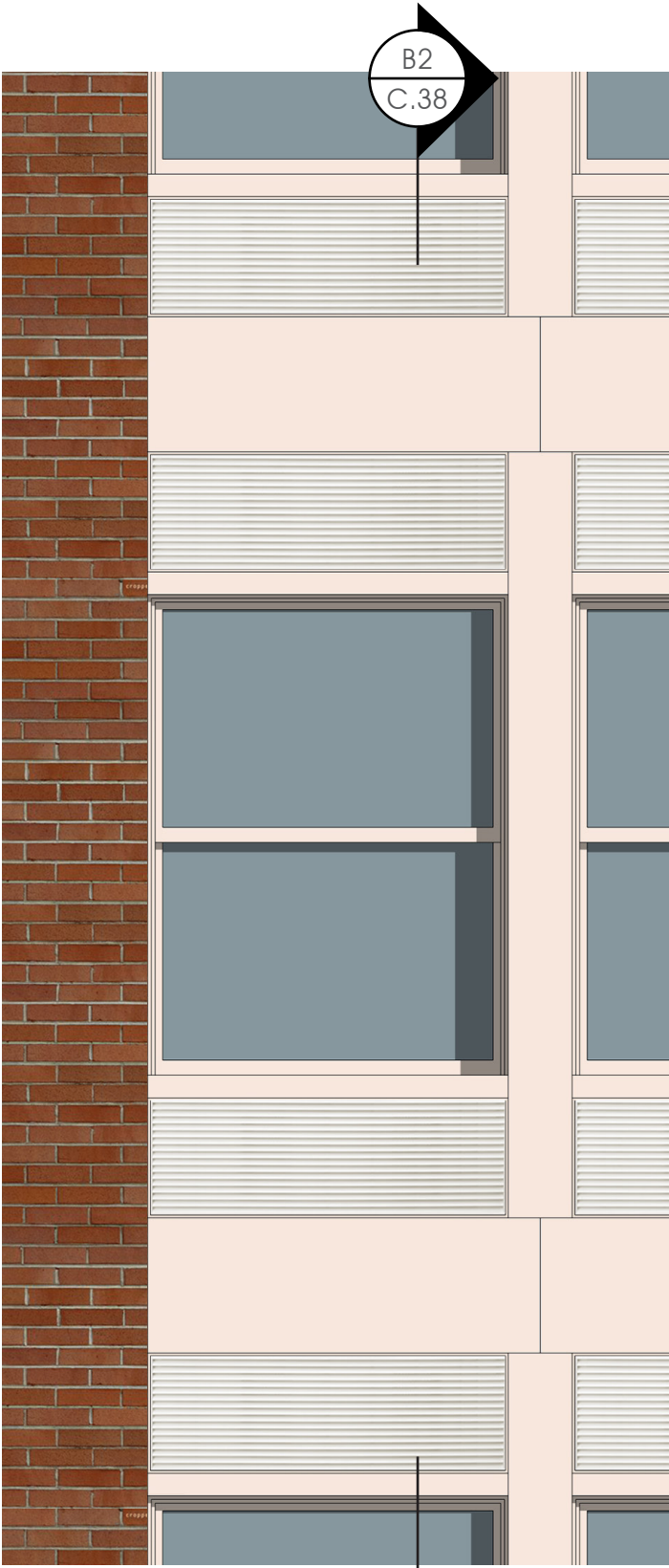


B3 WINDOW SILL AT FIBER CEMENT AT ORIEL BAY
1-1/2" = 1' - 0"

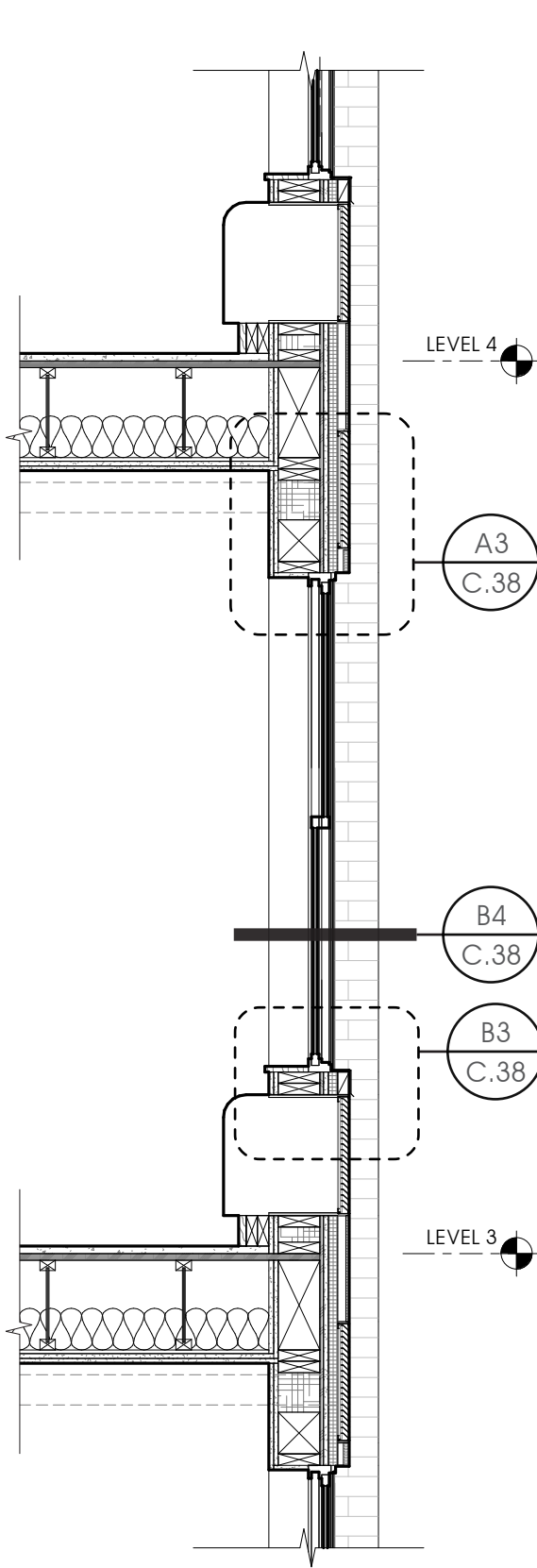


B4 WINDOW JAMB AT FIBER CEMENT AT ORIEL BAY
1-1/2" = 1' - 0"

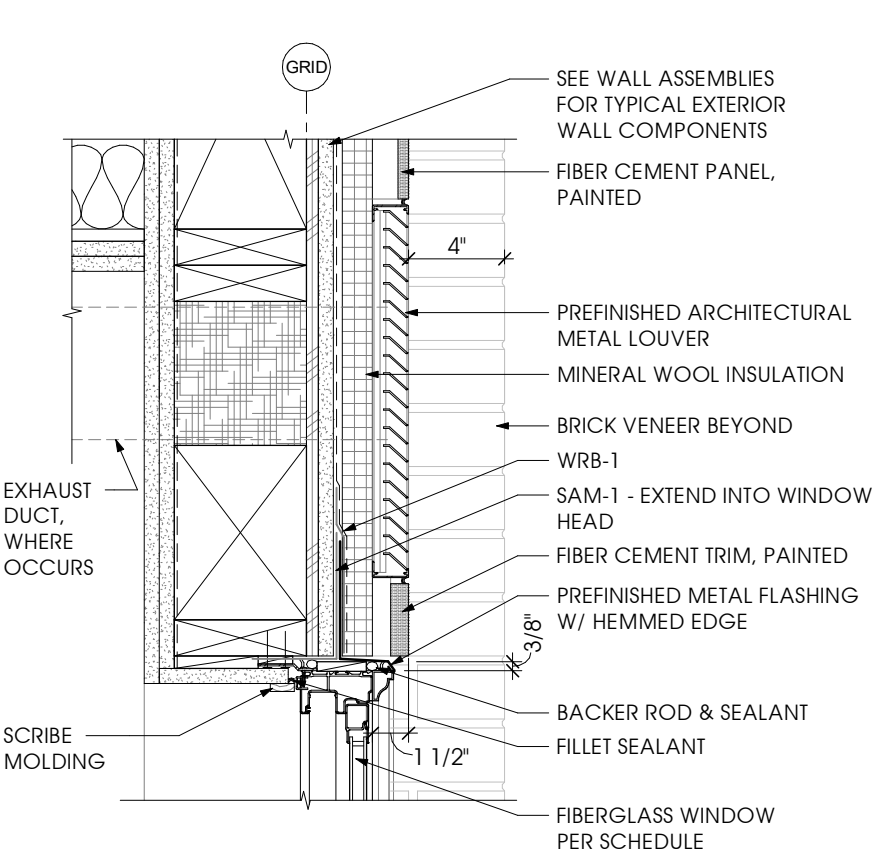
DETAILS - NORTH BUILDING



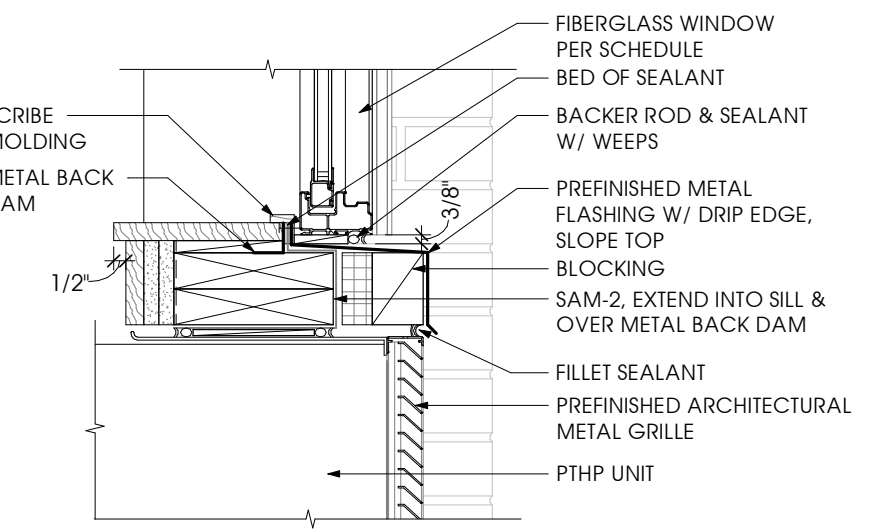
B1 ENLARGED ELEVATION
1/2" = 1' - 0"



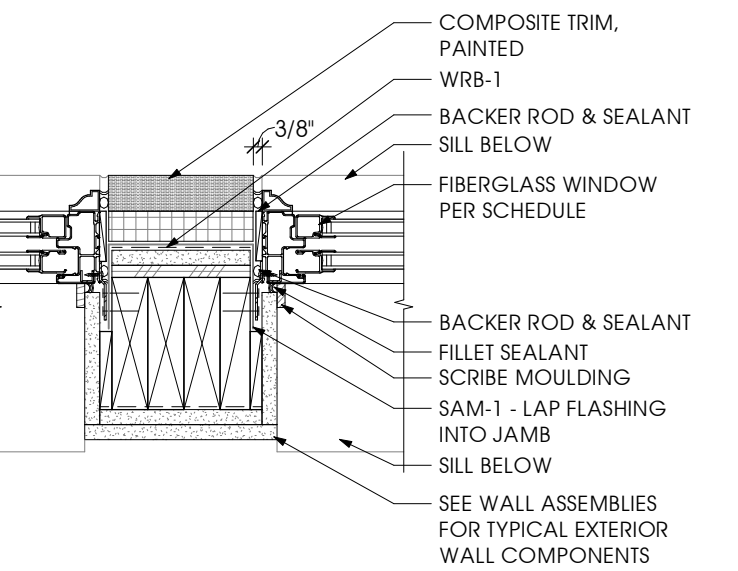
B2 WALL SECTION
1/2" = 1' - 0"



A3 WINDOW HEAD AT FIBER CEMENT AT RIBBON BAY
1-1/2" = 1' - 0"

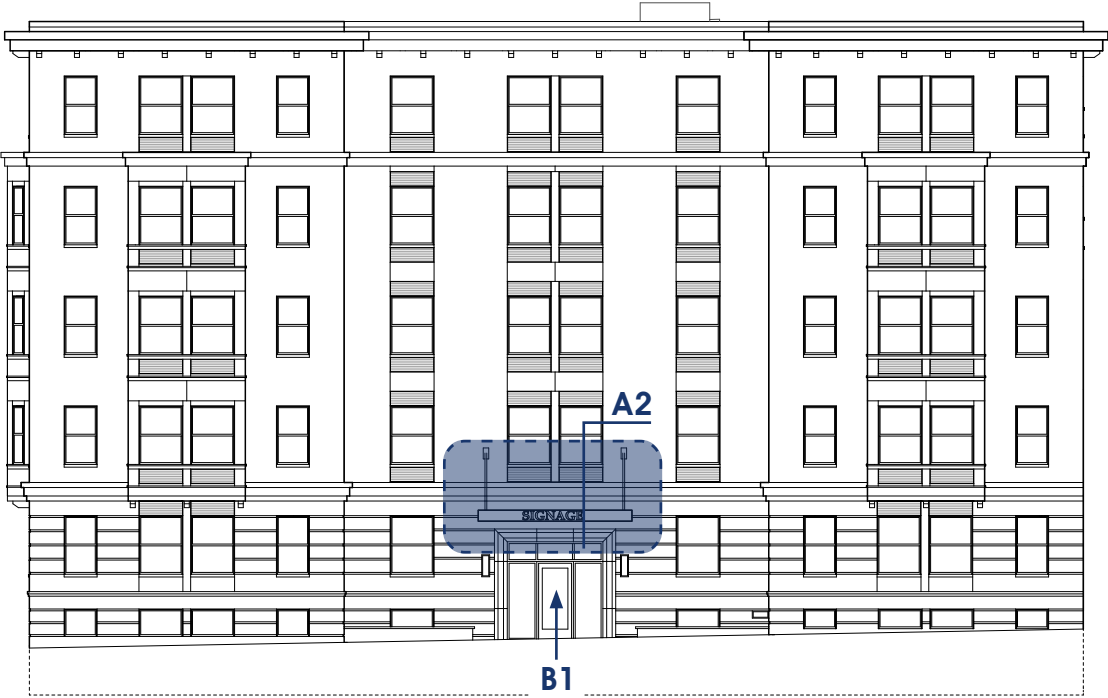


B3 WINDOW SILL AT FIBER CEMENT AT RIBBON BAY
1-1/2" = 1' - 0"

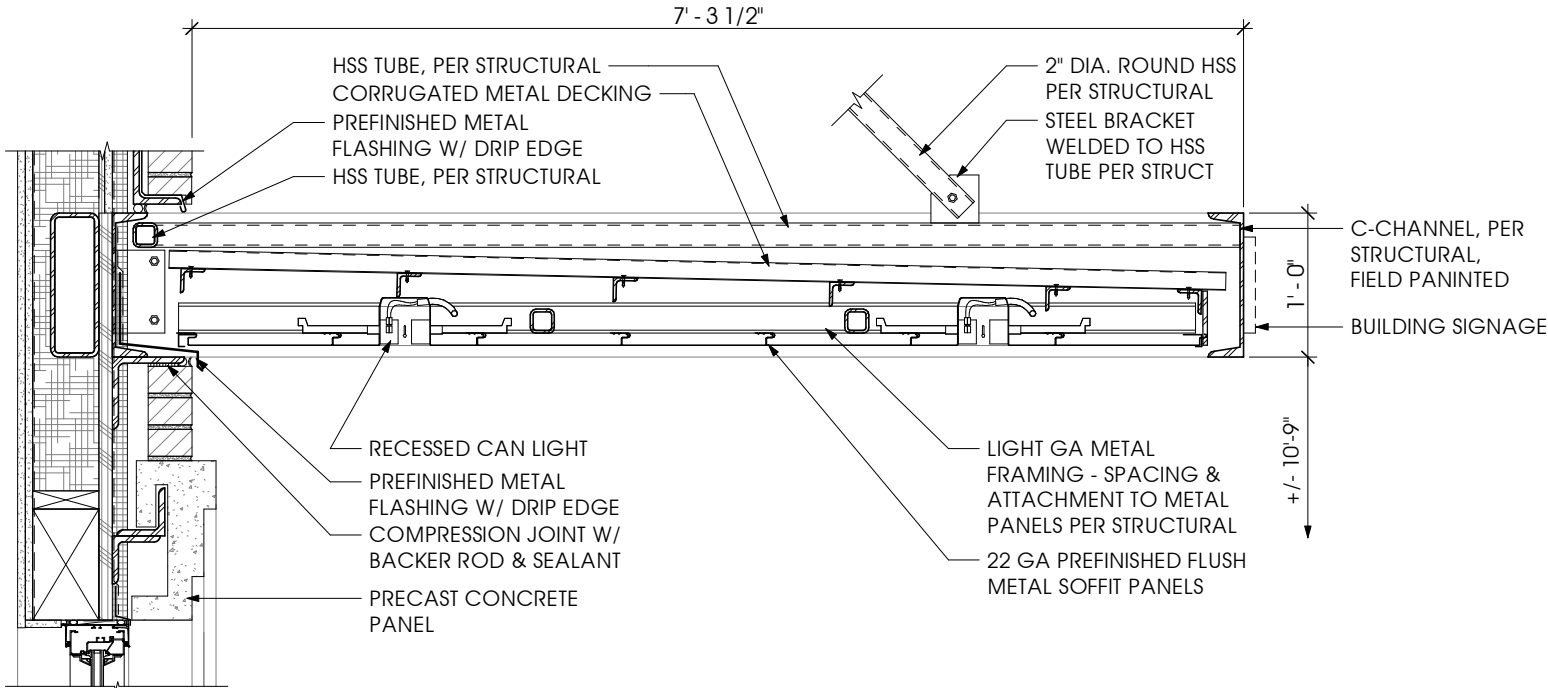


B4 WINDOW JAMB AT FIBER CEMENT AT RIBBON BAY
1-1/2" = 1' - 0"

DETAILS - NORTH BUILDING

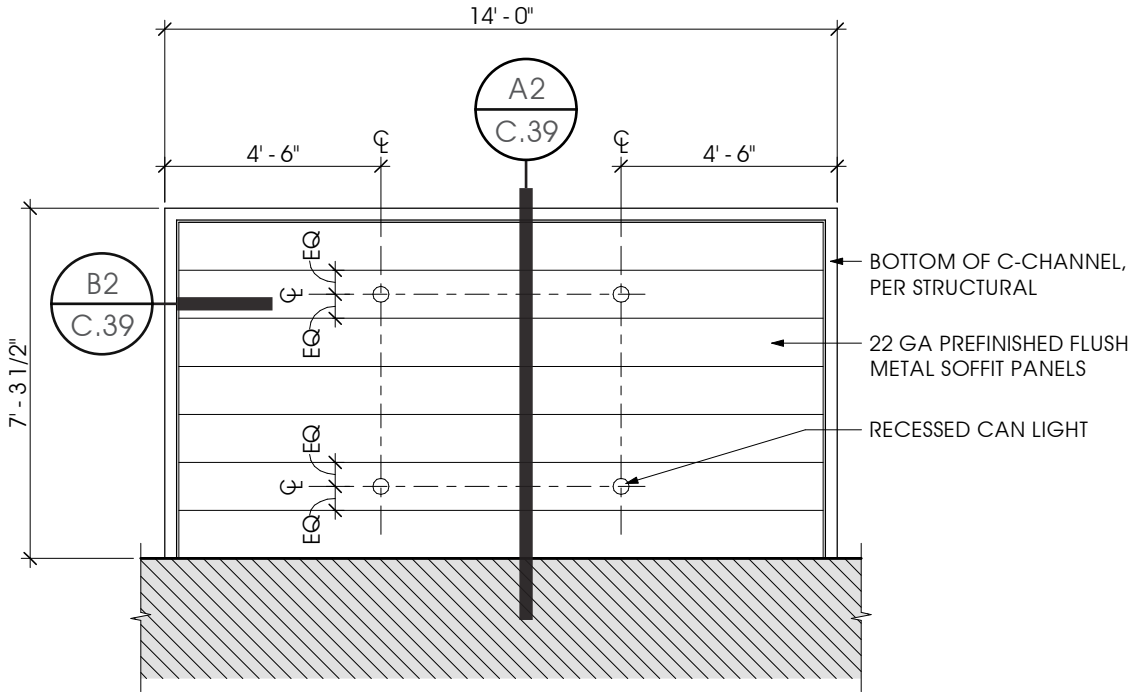


WEST ELEVATION



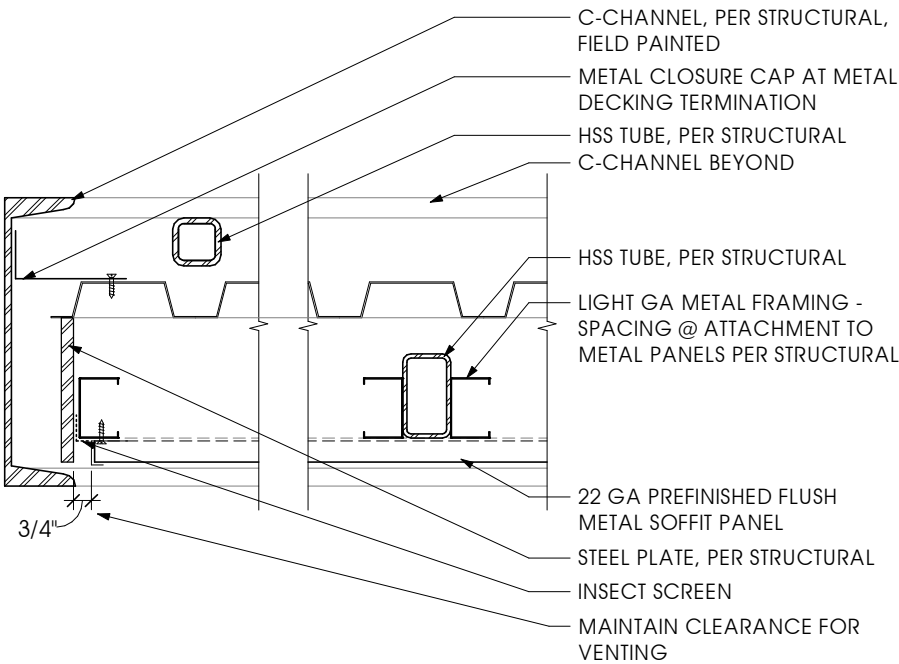
A2 ENTRY CANOPY - SECTION

3/4" = 1' - 0"



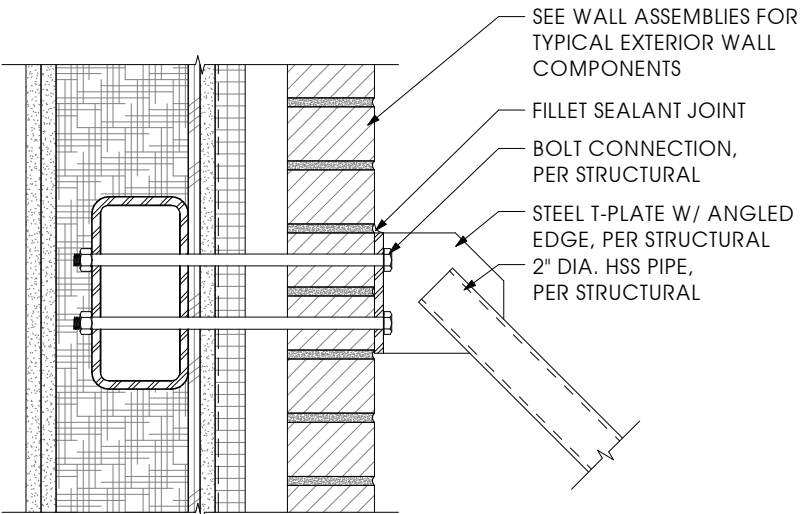
B1 ENTRY CANOPY - RCP

1/4" = 1' - 0"



B2 ENTRY CANOPY - CROSS SECTION

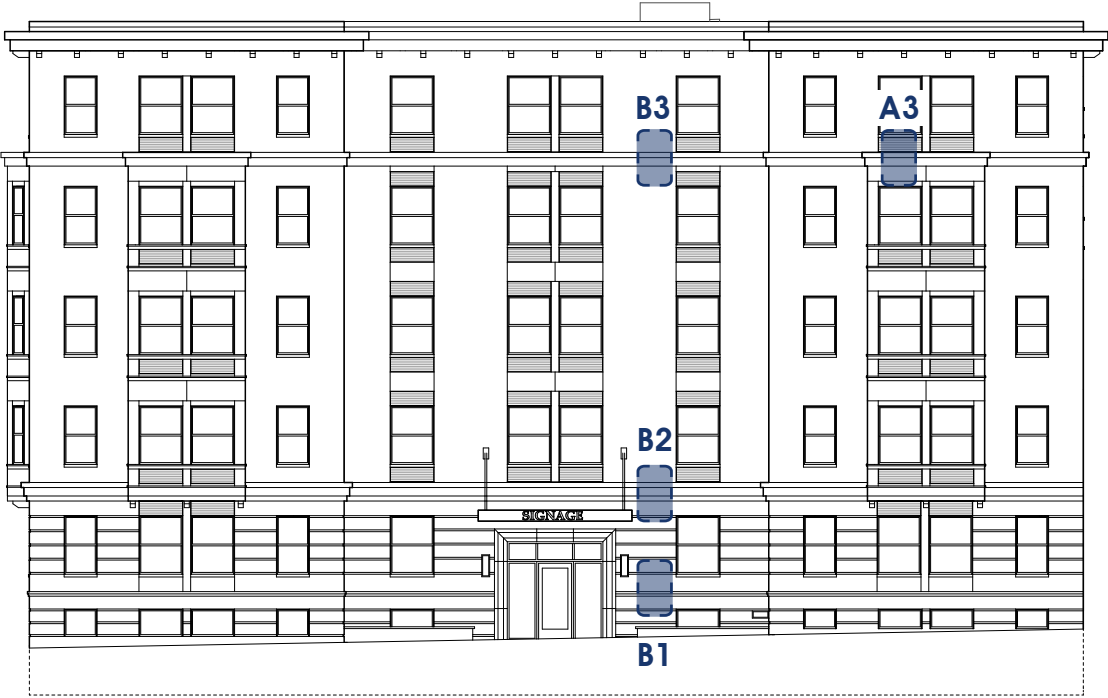
1-1/2" = 1' - 0"



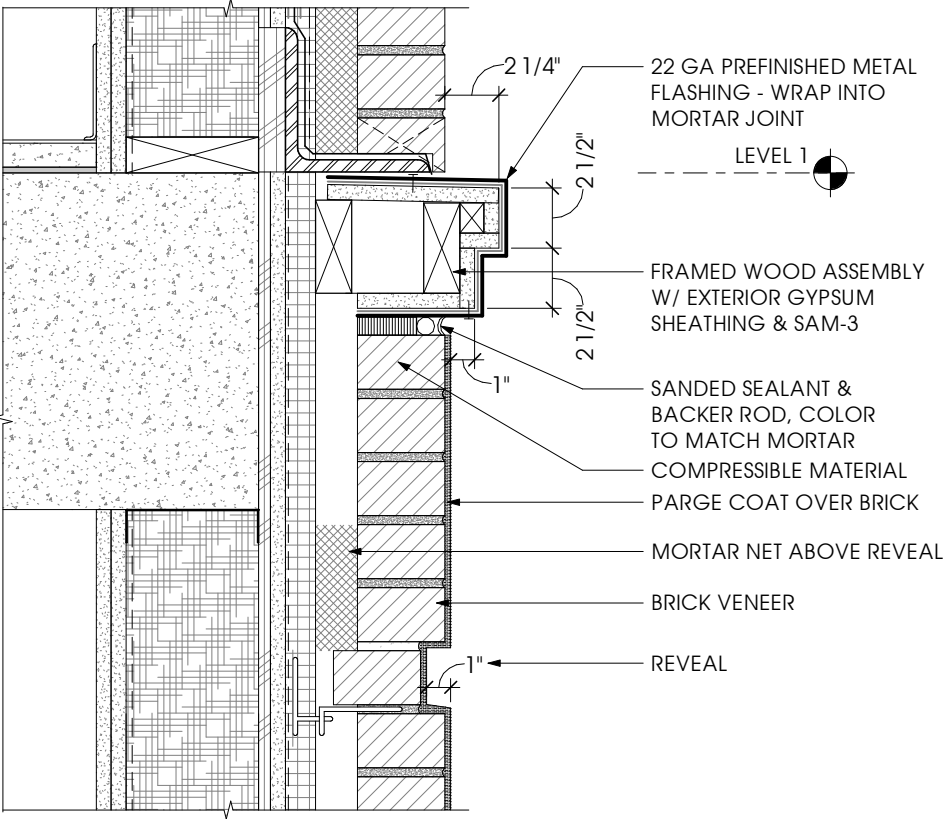
B3 ENTRY CANOPY - TIE BACK CONNECTION

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

DETAILS - NORTH BUILDING

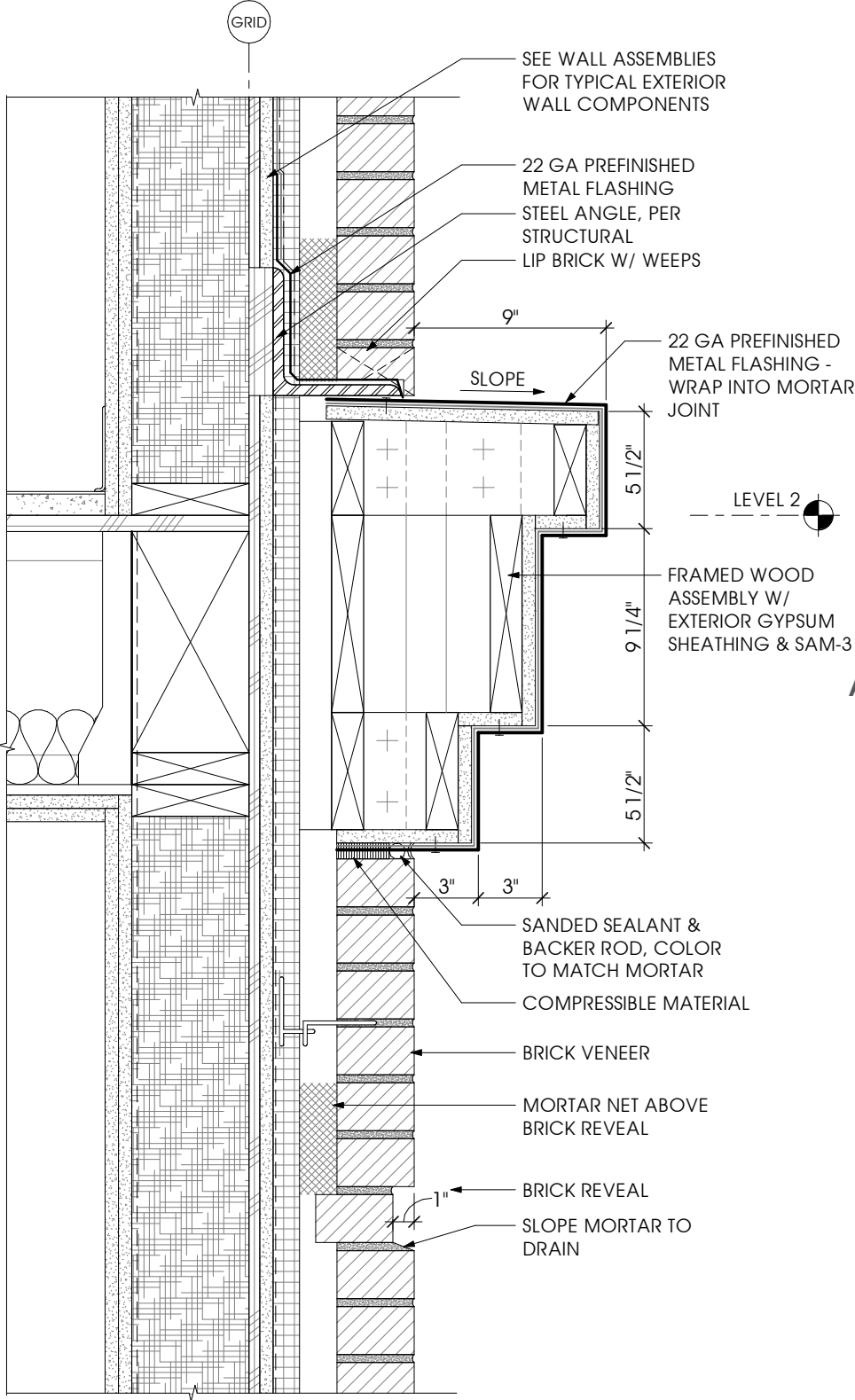


WEST ELEVATION



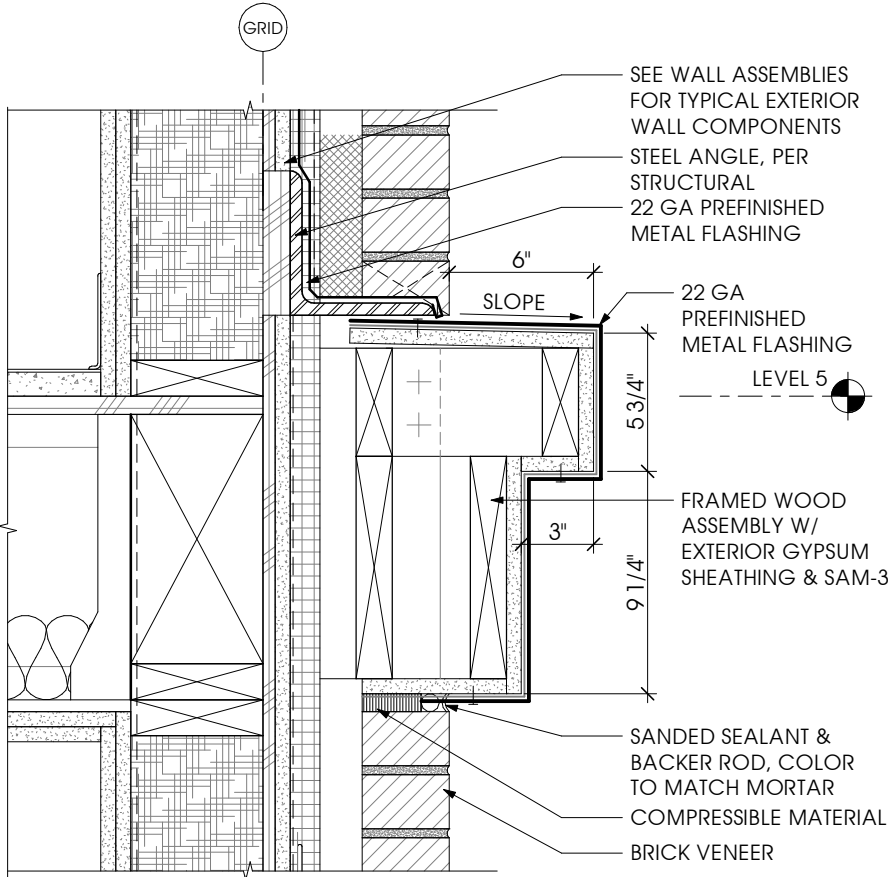
B1 FIRST FLOOR BELT COURSING & REVEAL

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



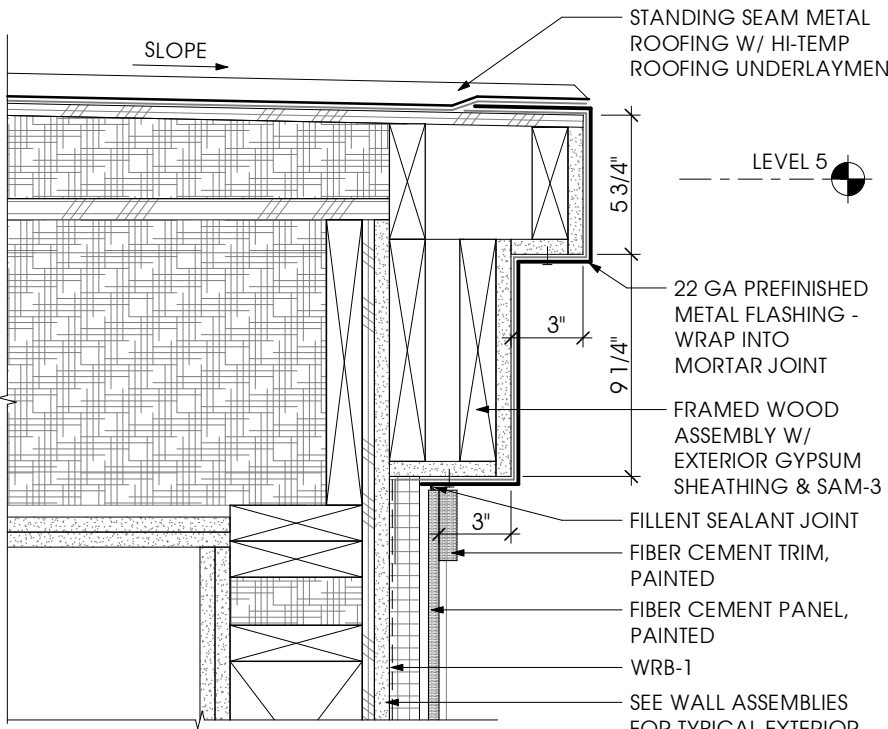
B2 SECOND FLOOR BELT COURSING & BRICK REVEAL

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



A3 FIFTH FLOOR BELT COURSING

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



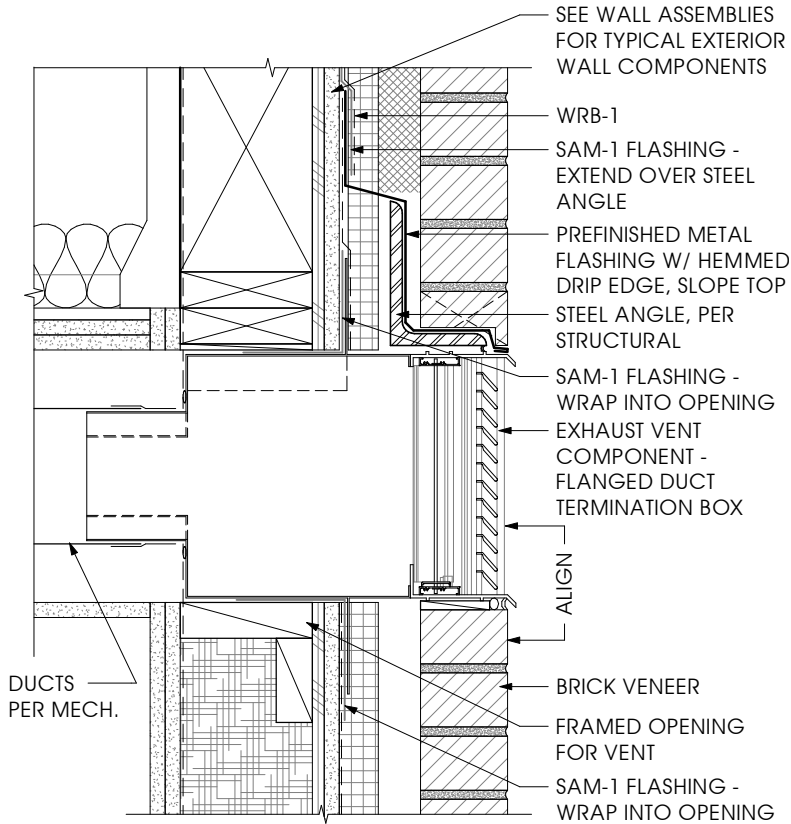
B3 FIFTH FLOOR BELT COURSING AT ORIEL WINDOW

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

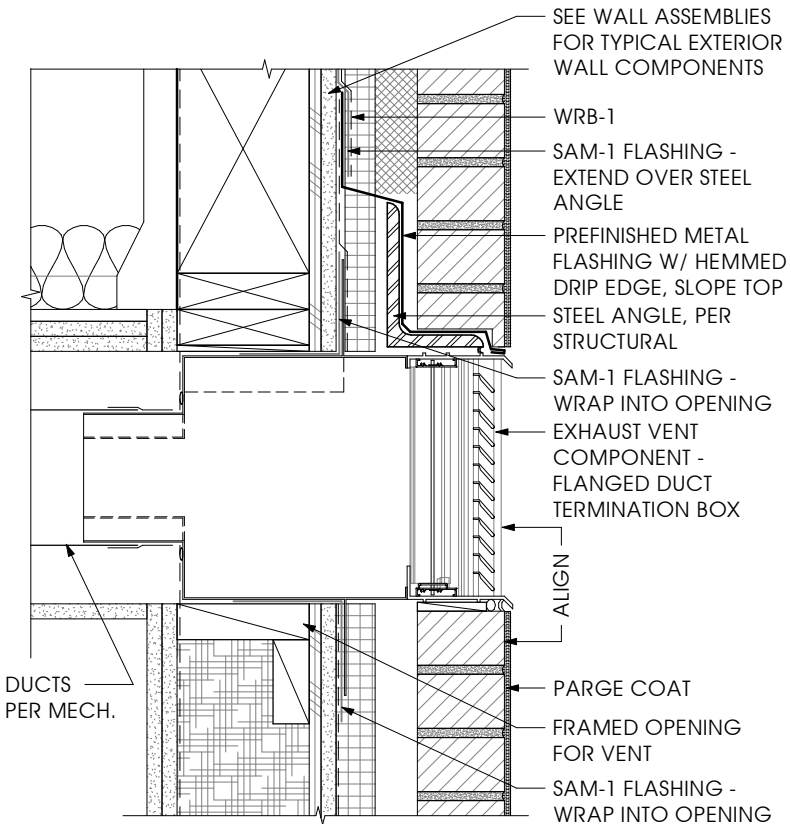
DETAILS - NORTH BUILDING



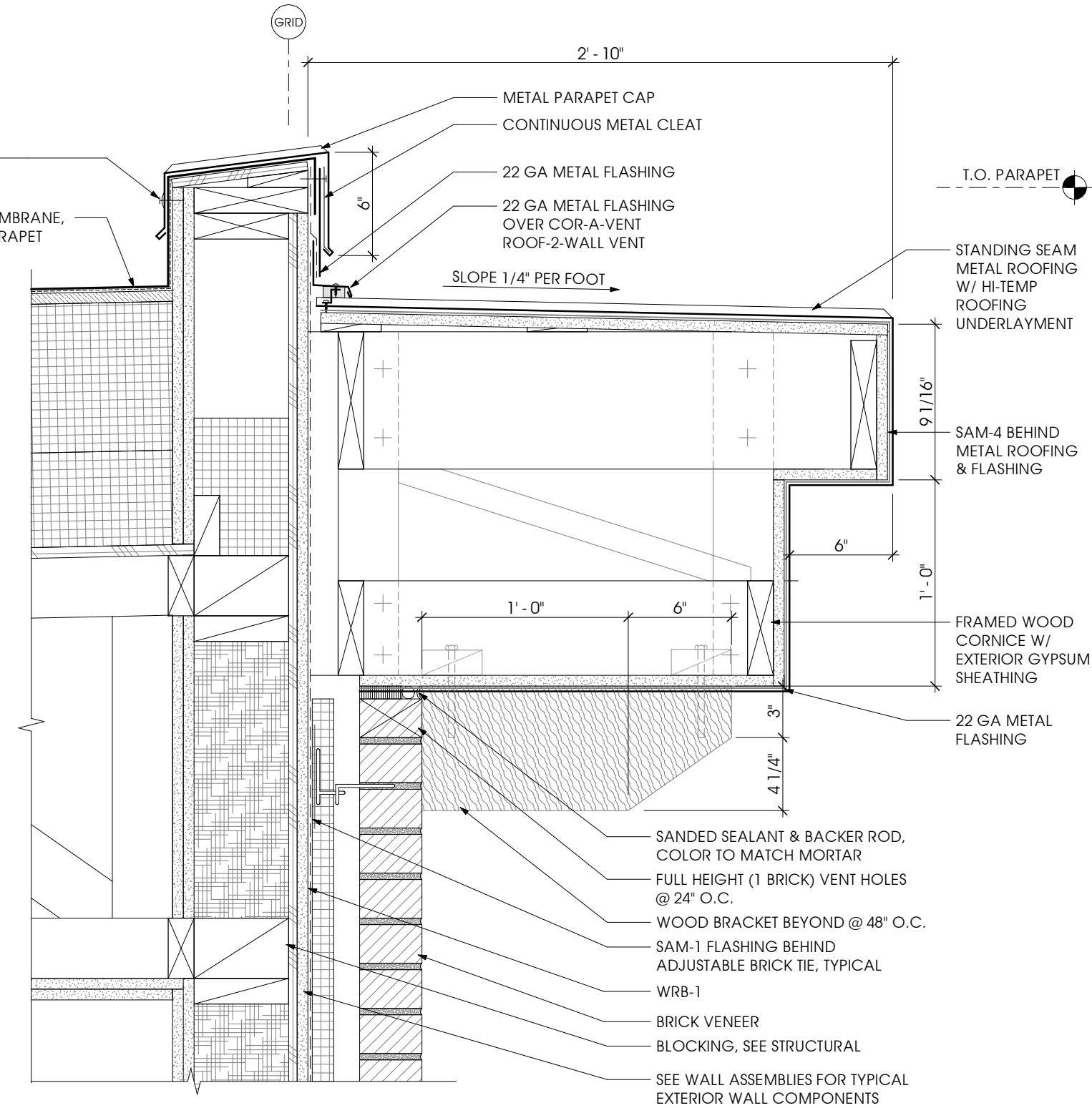
NORTH ELEVATION



B1 TYPICAL VENT EXHAUST AT BRICK
1-1/2" = 1' - 0"

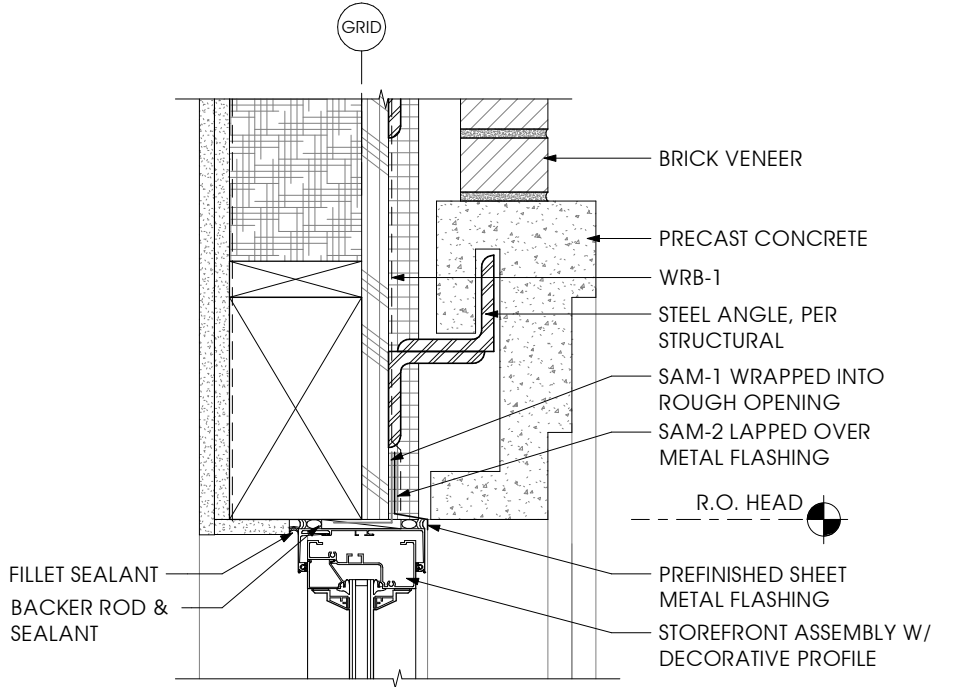
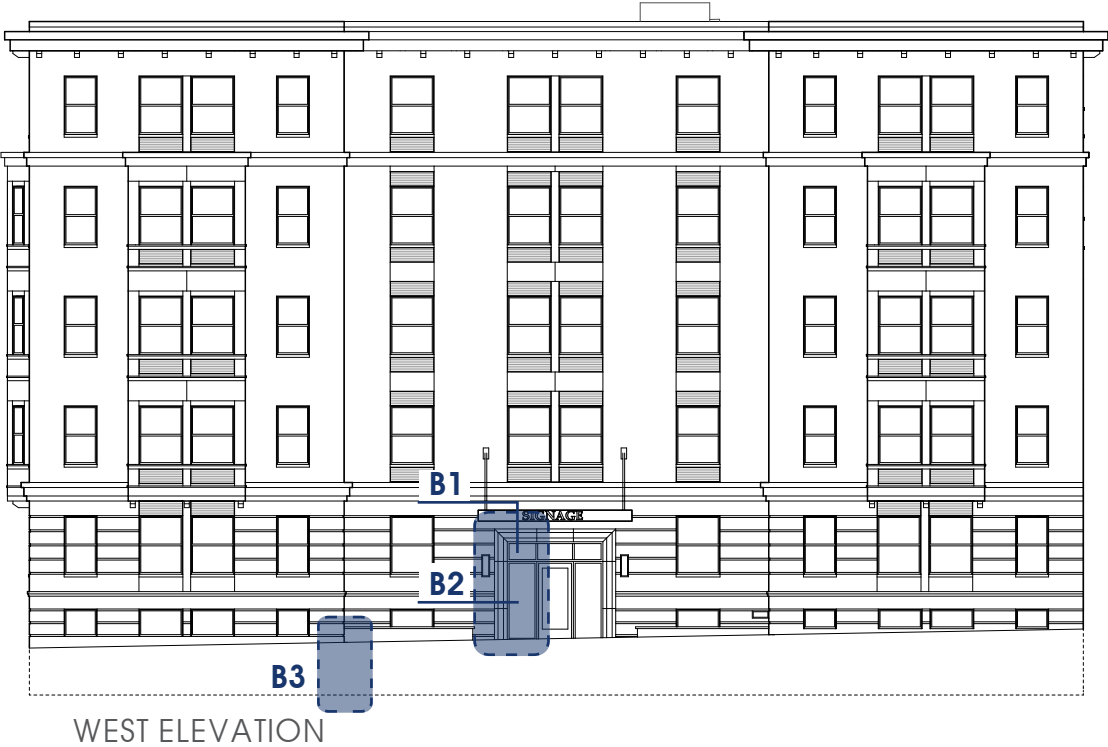


B2 TYPICAL VENT EXHAUST AT PARGE COAT
1-1/2" = 1' - 0"

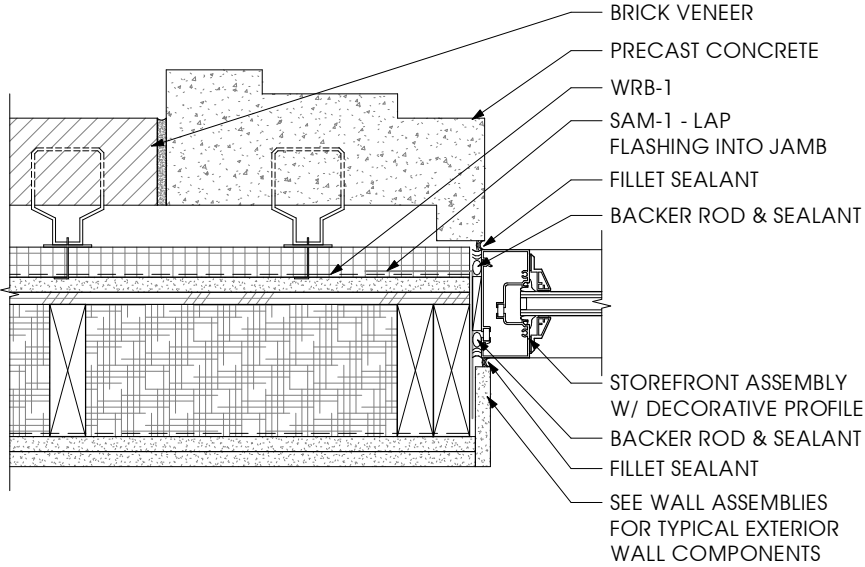


B3 TYPICAL CORNICE AND PARAPET
1-1/2" = 1' - 0"

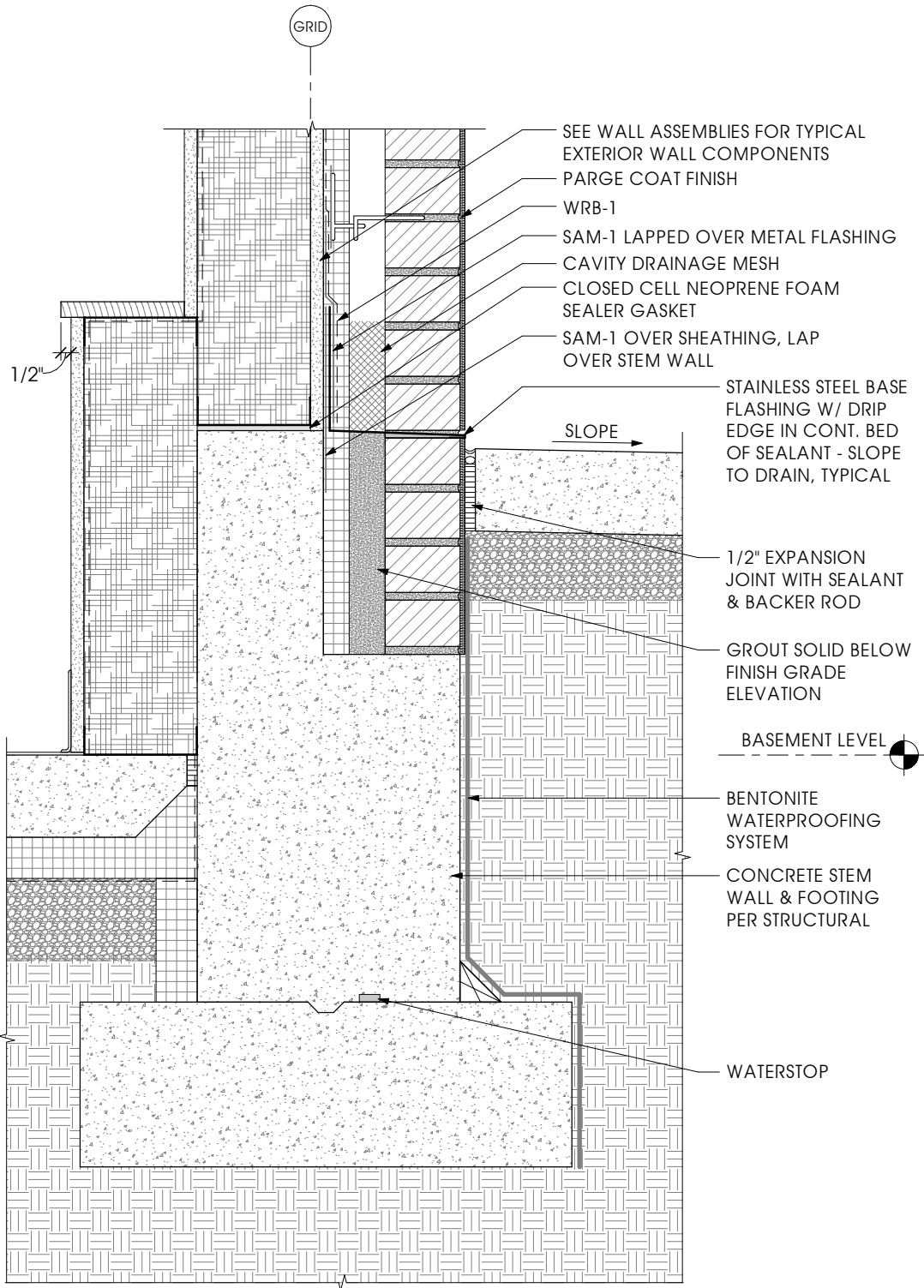
DETAILS - NORTH BUILDING



B1 STOREFRONT HEAD AT PRECAST CONCRETE
1-1/2" = 1' - 0"

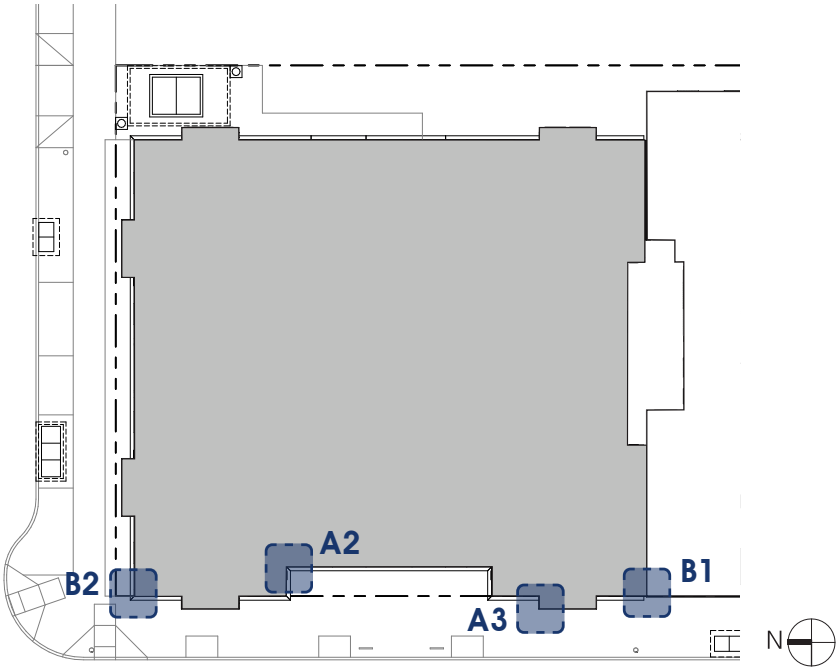


B2 STOREFRONT JAMB AT PRECAST CONCRETE
1-1/2" = 1' - 0"

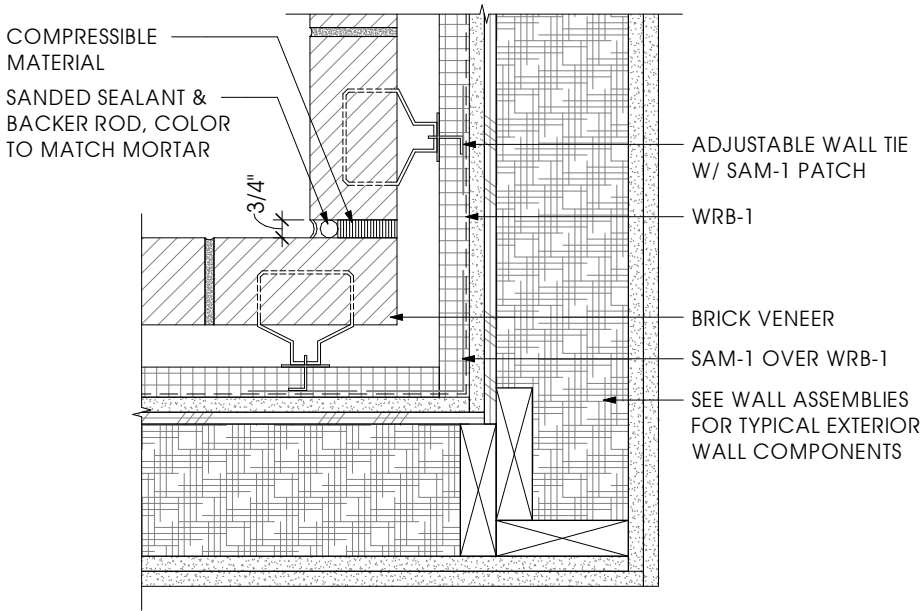


B3 FOUNDATION AT CONCRETE WALK (GRADE SIMILAR)
1-1/2" = 1' - 0"

DETAILS - NORTH BUILDING

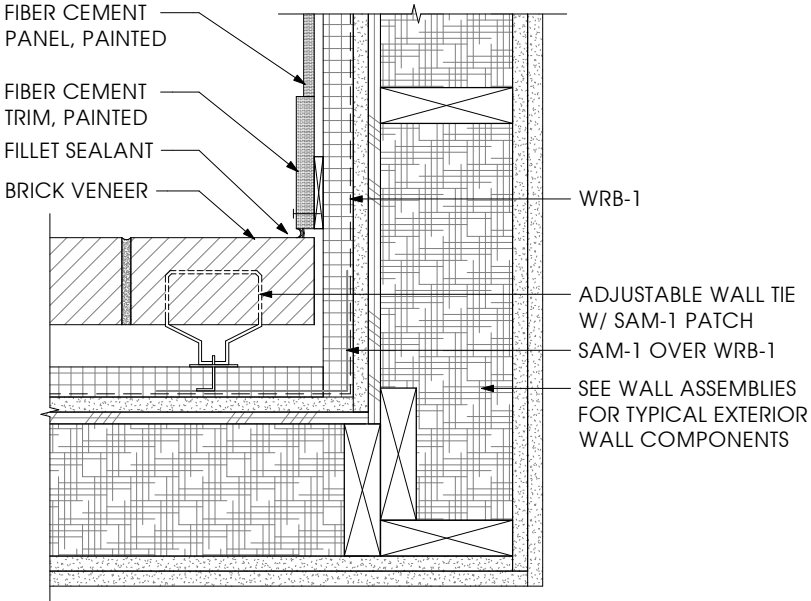


NORTH BUILDING PLAN DIAGRAM



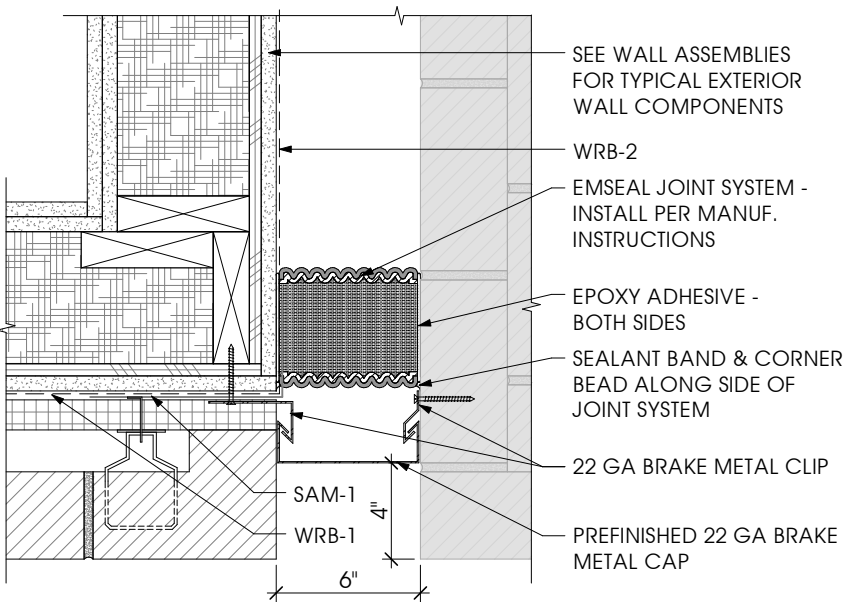
A2 BRICK AT INSIDE CORNER

$1\text{--}1/2'' = 1' - 0''$



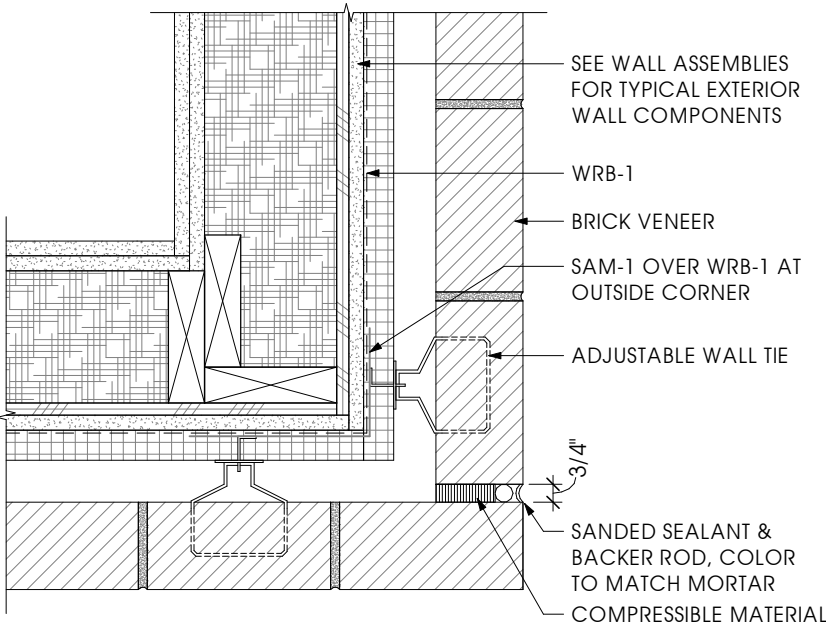
A3 BRICK TO FIBER CEMENT AT INSIDE CORNER

$1\text{--}1/2'' = 1' - 0''$



B1 SEISMIC JOINT

$1\text{--}1/2'' = 1' - 0''$

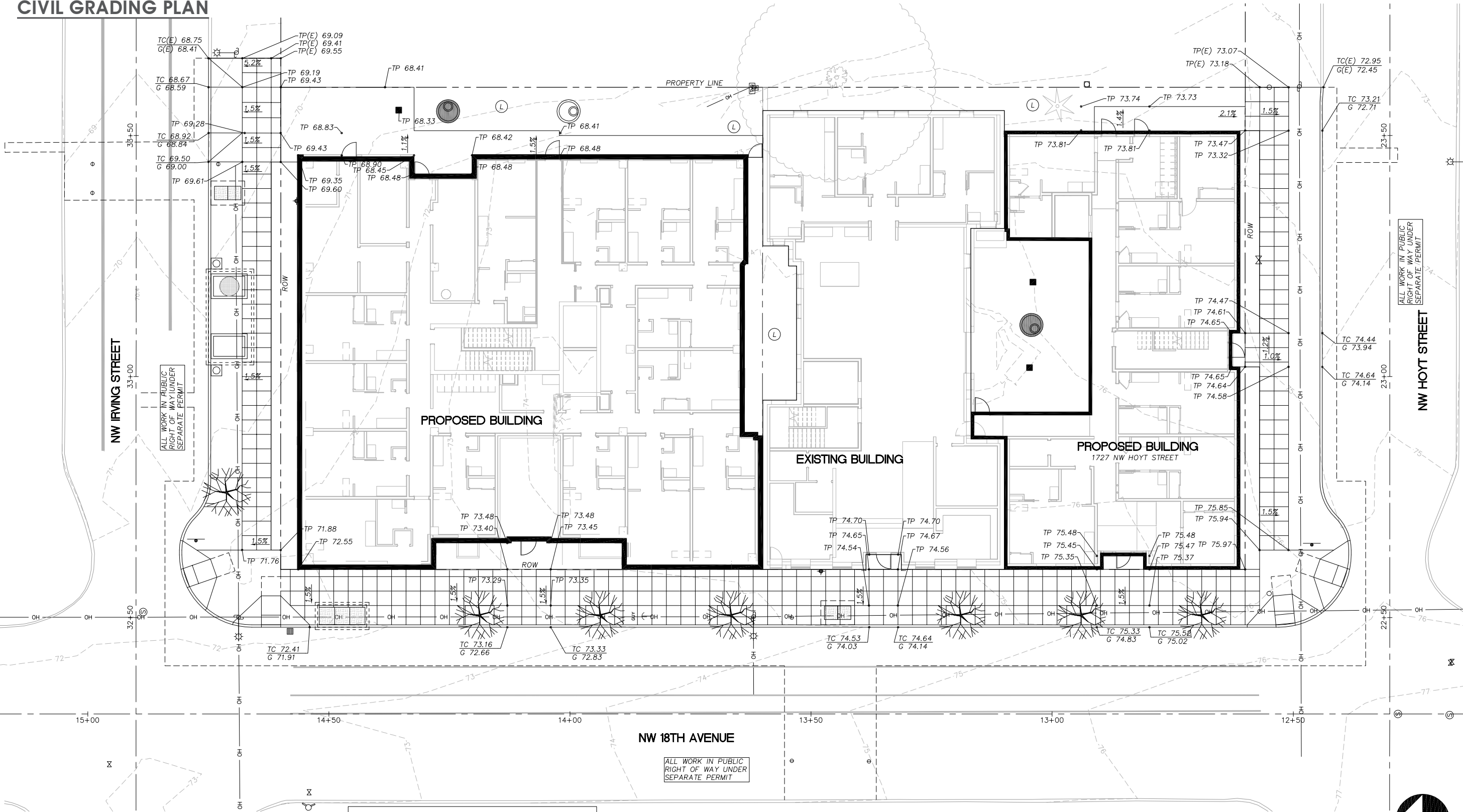


B2 BRICK AT OUTSIDE CORNER

$1\text{--}1/2'' = 1' - 0''$

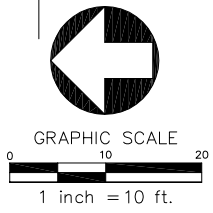
CIVIL AND LANDSCAPE PLANS

CIVIL GRADING PLAN

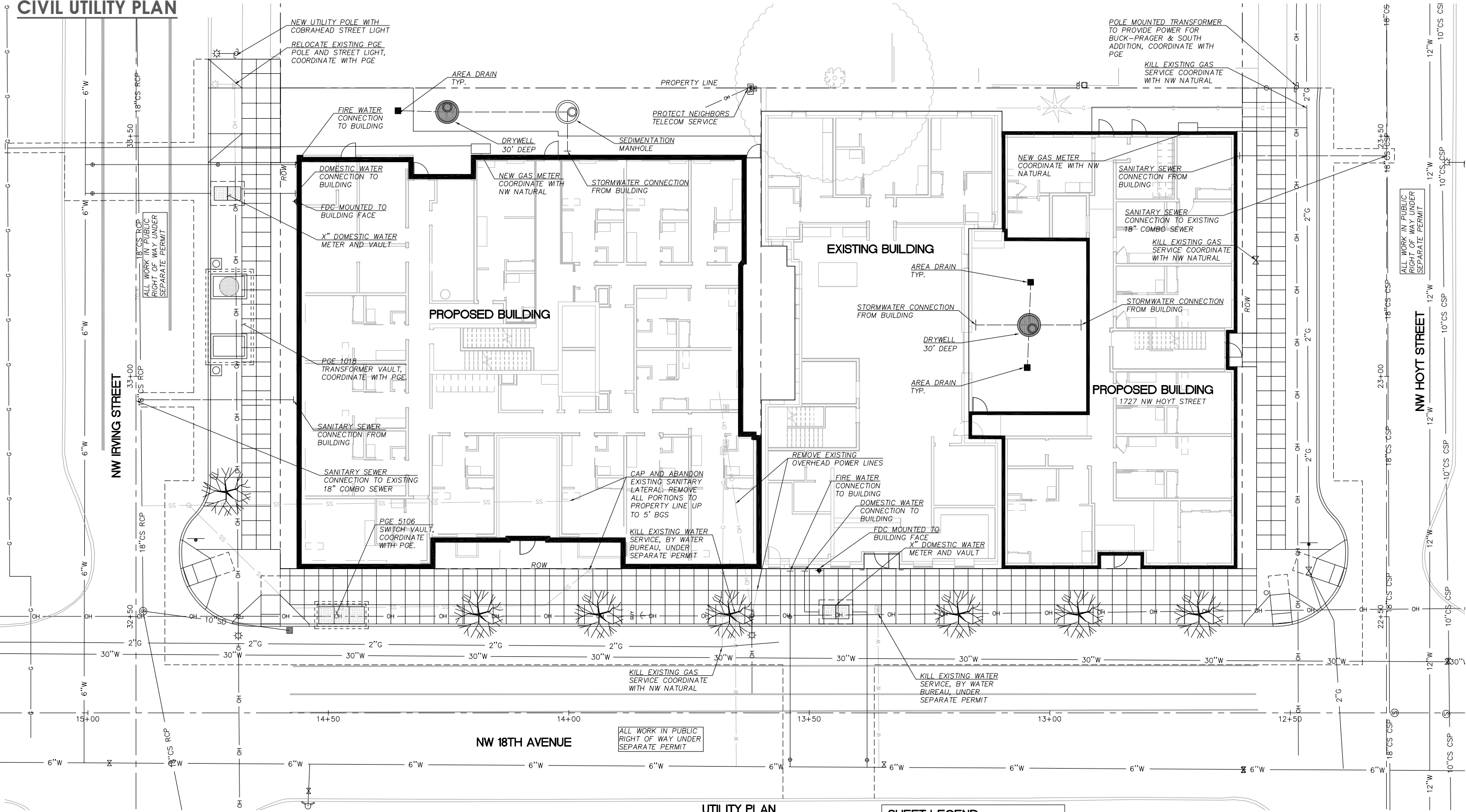


SHEET LEGEND	
TC XXX.XX	GRADE AT TOP OF CURB
G XXX.XX	GRADE AT GUTTER
TP XXX.XX	GRADE AT TOP OF PAVEMENT
FF XX.XX	FINISH FLOOR ELEVATION
EG XXX.XX	EXISTING GRADE
(E)	EXISTING

GRADING PLAN	
SCALE: 1"=10'	
X.X%	SLOPE ARROW
-----	SAWCUT
---245---	EXISTING MAJOR CONTOUR
---243---	EXISTING MINOR CONTOUR



CIVIL UTILITY PLAN



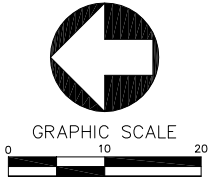
STORMWATER NARRATIVE

PRIVATE SITE:
WATER QUALITY & WATER QUANTITY
WATER QUALITY AND QUANTITY CONTROL REQUIREMENTS ARE MET WITH TWO DRYWELL. THE DRYWELL IS SIZED TO TREAT ALL NEWLY CONSTRUCTED IMPERVIOUS AREA.

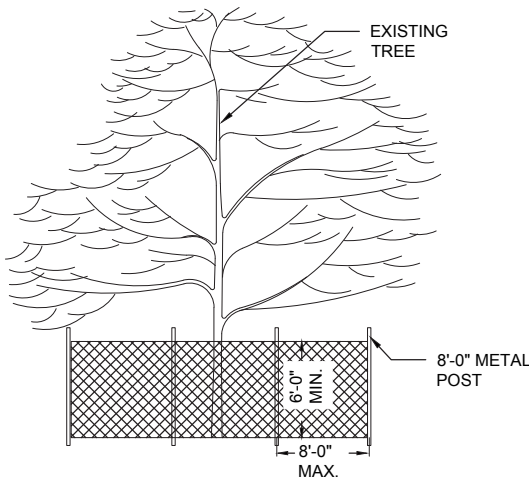
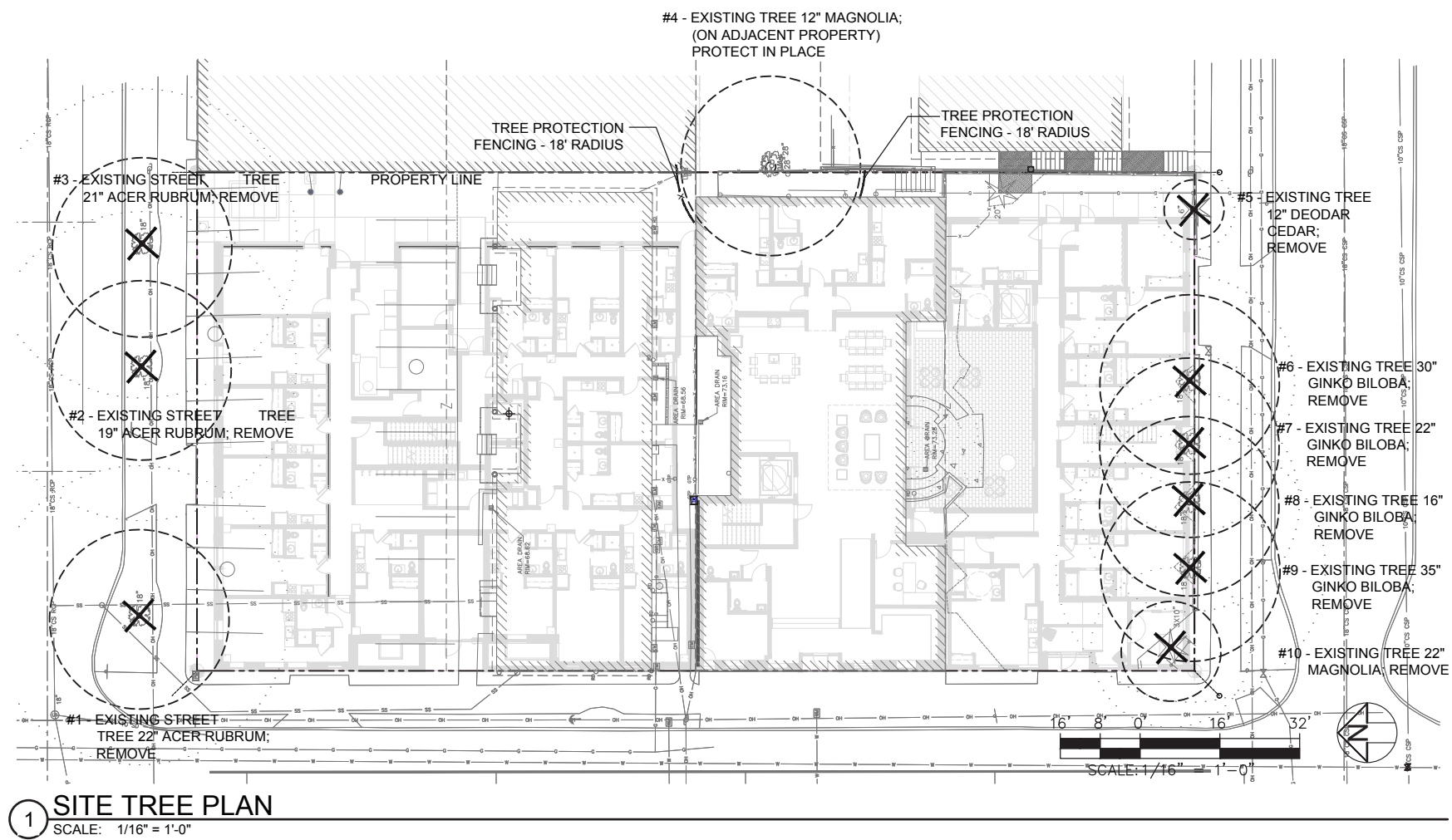
DISPOSAL:
ALL RUNOFF FROM THE SITE WILL BE INFILTRATED ON SITE THROUGH THE USE OF DRYWELLS. THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE STORMWATER DISPOSAL HIERARCHY.

PRIVATE UTILITY CONTACT LIST		
PGE: JEFF KAISER (503) 736-5495 jeff.kaiser@pge.com	NW NATURAL: JODI WRIGHT (503) 367-4984 jodi.wright@nwnatural.com	PORTLAND WATER BUREAU: MARI MOORE (503) 823-7364 mari.moore@portlandoregon.gov
CENTURY LINK: DENNIS ERICKSON	PORTLAND RES: BEN KERSENS	COMCAST: LEROY SOUMOKIL

SHEET LEGEND	
ITEM	DESCRIPTION
	SEDIMENT MANHOLE
	AREA DRAIN/CATCH BASIN
	WATER METER VAULT



TREE PLAN



TREE PROTECTION NOTES:

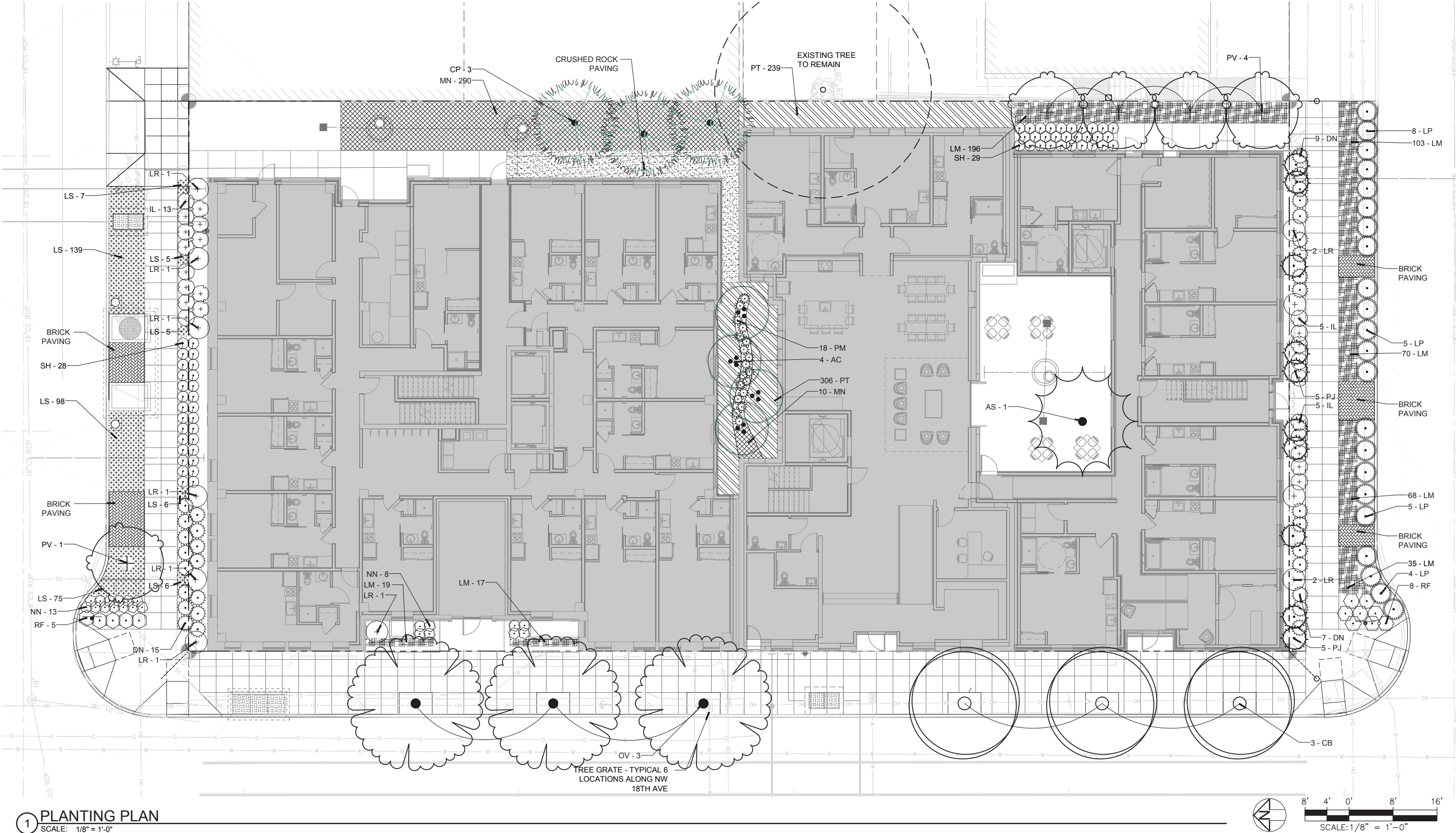
1. NO FILL OR COMPACTION SHALL OCCUR WITHIN THE ROOT ZONES OF ANY OF THE PROTECTED TREES.
2. ALL SITE CONSTRUCTION WORKERS SHALL PREVENT DAMAGE TO TREES INCLUDING BARK & PROTECTED ROOT ZONES. DAMAGE TO TREES SHALL BE SUBJECT TO FINES, PENALTIES & MITIGATION FOR TREES DAMAGED OR DESTROYED DURING CONSTRUCTION. SEE SPECIFICATIONS.
3. THE FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
4. ENCROACHMENTS INTO THE ROOT PROTECTION ZONE ARE ALLOWED PROVIDED:
 - a. THE AREA OF ALL ENCROACHMENTS IS LESS THAN 25 PERCENT OF THE TOTAL ROOT PROTECTION ZONE AREA.
 - b. NO ENCROACHMENT IS CLOSER THAN 1/2 THE REQUIRED RADIUS DISTANCE.
5. THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUN-OFF.
6. TREE PROTECTION FENCE SHALL BE A MINIMUM OF 1 FOOT RADIUS (MEASURED AWAY FROM THE FACE OF THE TREE TRUNK) FOR EACH INCH OF TREE DIAMETER.
7. PROTECTION FENCING CONSISTING OF A MINIMUM 6-FOOT HIGH METAL CHAIN LINK CONSTRUCTION FENCE, SECURED WITH 8-FOOT METAL POST SHALL BE ESTABLISHED AT THE EDGE OF THE ROOT PROTECTION ZONE.
8. REQUIRED SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
9. THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA: GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS), STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES.
10. THE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING, OR CONSTRUCTION STARTS; AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
11. SEE SPECIFICATIONS FOR APPROPRIATE PLANTING AND IRRIGATION INSTALLATION WITHIN TREE PROTECTION ZONES.

REFERENCE NOTES:

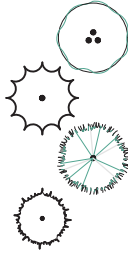
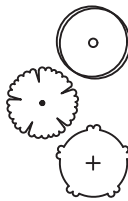
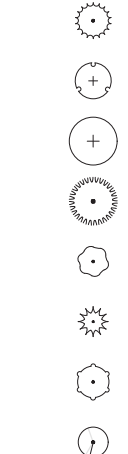
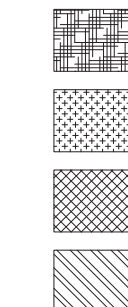
1. SEE ARBORIST REPORT FROM OREGON TREE CARE DATED MAY 22, 2017 FOR ANALYSIS OF EXISTING SITE TREES.
2. SEE DETAIL THIS SHEET FOR TREE PROTECTION DETAIL.
3. SEE SITE PLANTING PLAN AND SCHEDULE FOR LOCATION AND SIZING OF PROPOSED TREES

TREE DENSITY	
TOTAL DEVELOPMENT IMPACT AREA	20,000 sf
TREE DENSITY REQUIRED (25% OF 3,815)	4,000 sf
TREE DENSITY CREDITS (PER CODE SECTION 11.50.050c.3.b.2 FOR PRESERVED TREES)	0 sf
TREES PLANTED 2 - ALASKAN CEDAR (MED = 500 sf) 11 - ASPEN (SMALL = 300 sf) 1 - JAPANESE MAPLE (SMALL = 300 sf)	1,000 sf 3300 sf 300 sf
TOTAL TREE DENSITY (115% OF 4,000)	4,600 sf

SITE LANDSCAPE PLAN



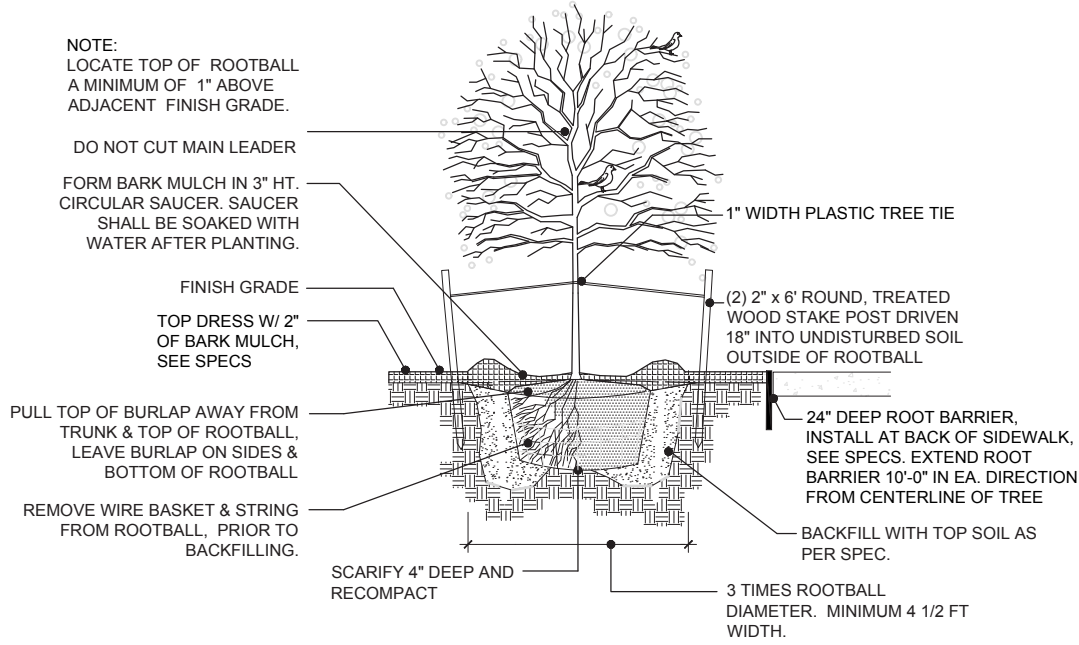
PLANT SCHEDULE

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	AC	Acer circinatum / Vine Maple	1.5" cal.	4	
	AS	Acer japonicum `Sango Kaku` / Japanese Maple	1.5" cal.	1	
	CP	Chamaecyparis nootkatensis `Pendula` / Weeping Nootka False Cypress	1.5" cal.	3	
	PJ	Populus tremuloides `JFS-Column` / Mountain Sentinel Quaking Aspen	1.5" cal.	10	
STREET TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	CB	Carpinus betulus `Fastigiata` / Pyramidal European Hornbeam	2.5" cal.	3	
	OV	Ostrya virginiana / American Hophornbeam	2.5" cal.	3	
	PV	Parrotia persica `Vanessa` / Vanessa Persian Parrotia	2.5" cal.	5	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	DN	Deutzia gracilis `Nikko` / Nikko Slender Deutzia	1 gal	36" o.c.	31
	IL	Itea virginica `Little Henry` TM / Little Henry Virginia Sweetspire	1 gal	36" o.c.	23
	LR	Lonicera nitida `Red Tips` / Red Tips Box Honeysuckle	5 gal	48" o.c.	11
	LP	Lonicera pileata / Privet Honeysuckle	2 gal	48" o.c.	22
	NN	Nandina domestica `Nana Purpurea` / Dwarf Purple Heavenly Bamboo	1 gal	24" o.c.	21
	PM	Polystichum munitum / Western Sword Fern	1 gal	24" o.c.	18
	RF	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal	36" o.c.	13
	SH	Sarcococca hookeriana humilis / Sweet Box	1 gal	24" o.c.	57
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	LM	Liriope muscari `Monroe White` / Monroe White Liriope	4"pot	12" o.c.	508
	LS	Liriope spicata / Creeping Lily Turf	1 gal	12" o.c.	332
	MN	Mahonia nervosa / Longleaf Mahonia	1 gal	18" o.c.	300
	PT	Pachysandra terminalis / Japanese Spurge	4"pot	12" o.c.	545

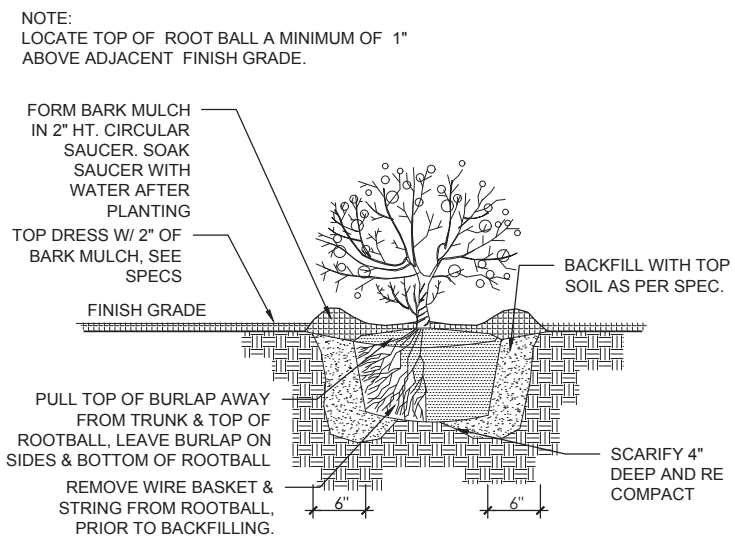
LANDSCAPE NOTES:

1. ALL PLANTED AREAS SHALL BE EQUIPPED WITH A PERMANENT CONCEALED REMOTE CONTROL IRRIGATION SYSTEM.
2. PROVIDE ROOT BARRIER FOR ALL NEW TREES LOCATED WITHIN 10 FEET OF PAVING AND CURBS

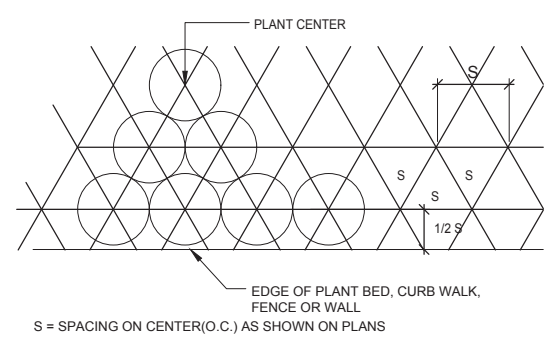
LANDSCAPE DETAILS



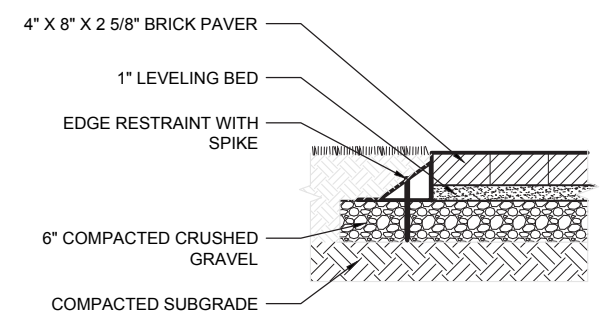
1 TREE PLANTING DETAIL
SCALE: NTS



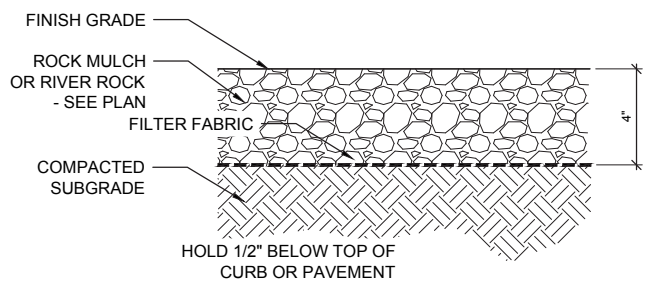
2 SHRUB PLANTING DETAIL
SCALE: NTS



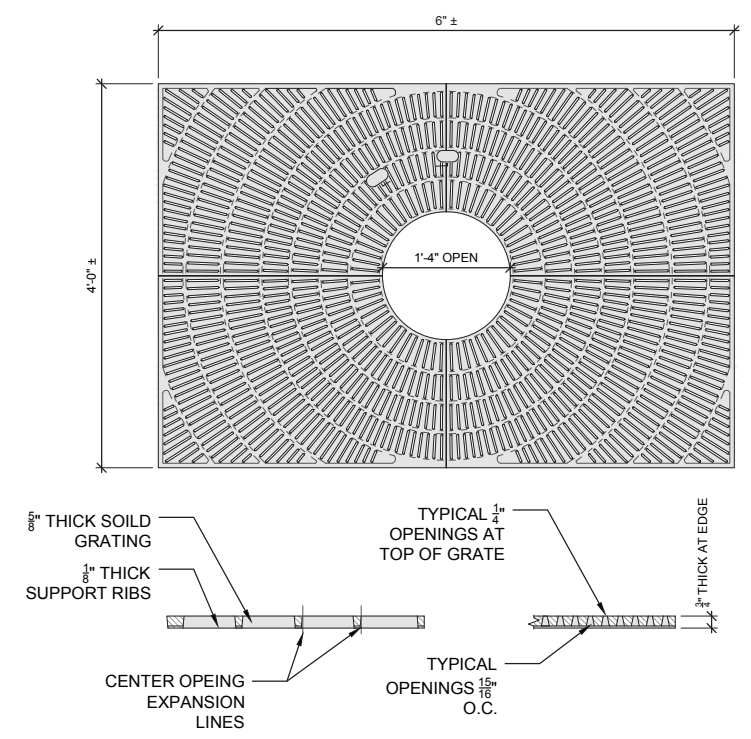
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



4 BRICK PAVING
SCALE: NTS



5 CRUSHED ROCK PAVING
SCALE: NTS



6 TREE GRATE
SCALE: NTS

LANDSCAPE PLANT PALETTE

TREES



Vine Maple



Weeping Alaska Cedar



Columnar Aspen



Sango Kaku
Japanese Maple



Vanessa Persian
Parrotia



American Hophornbeam



Pyramidal European
Hornbeam

SHRUBS



Sweet Box



Slender Deutzia



Red-tips Honeysuckle



Virginia Sweetspire



Privet Honeysuckle



Dwarf Heavenly Bamboo



Upright English Yew

FERNS & GROUNDCOVERS



Sword Fern



Red Rose Shrub



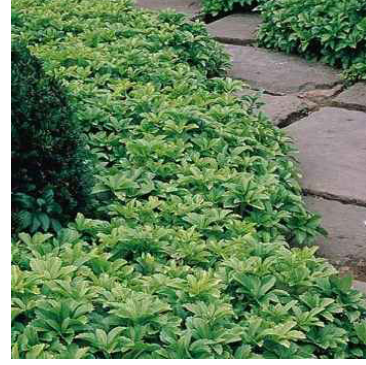
Longleaf Mahonia



Creeping Lily Turf



Liriope 'Monroe White'



Japanese Spurge

SUPPLEMENTAL INFORMATION

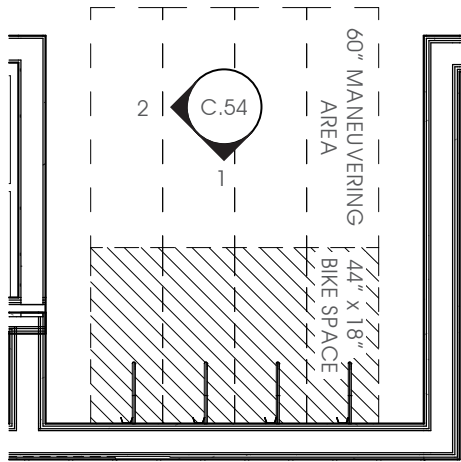
BIKE PARKING - LONG TERM



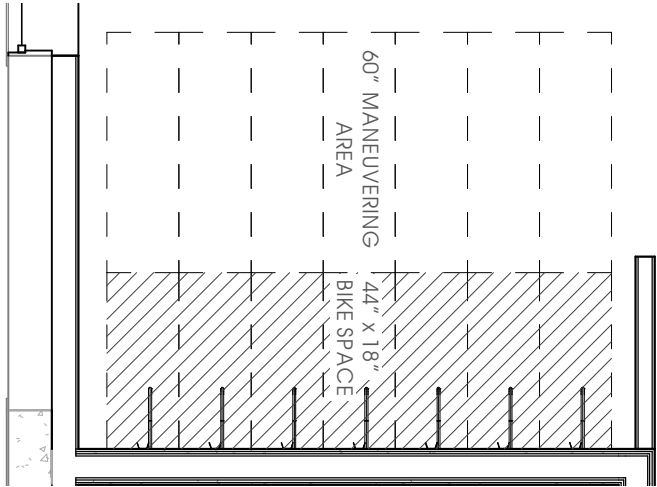
SARIS BIKE TRAC (PBOT CERTIFIED)
52 LONG TERM STALLS



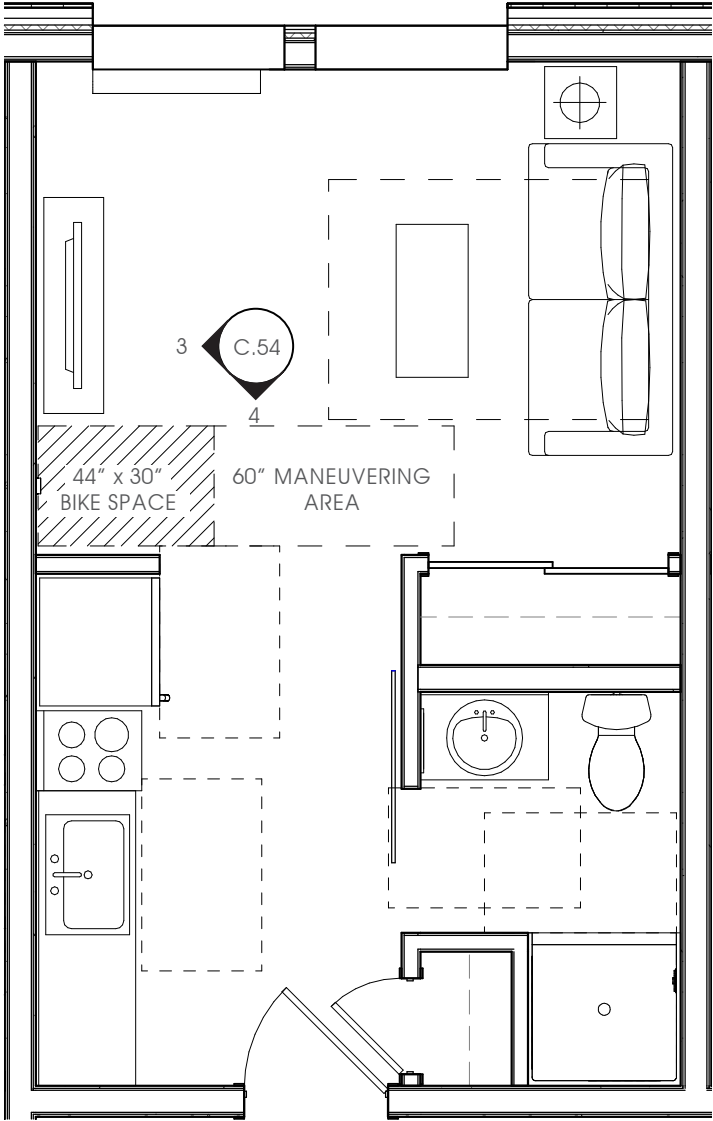
CYCLOC ENDO BICYCLE RACK
120 LONG TERM STALLS IN UNIT



1. NORTH BUILDING COMMON AREA
SCALE: 1/4" = 1' - 0"



2. BUCK-PRAGER COMMON AREA
SCALE: 1/4" = 1' - 0"

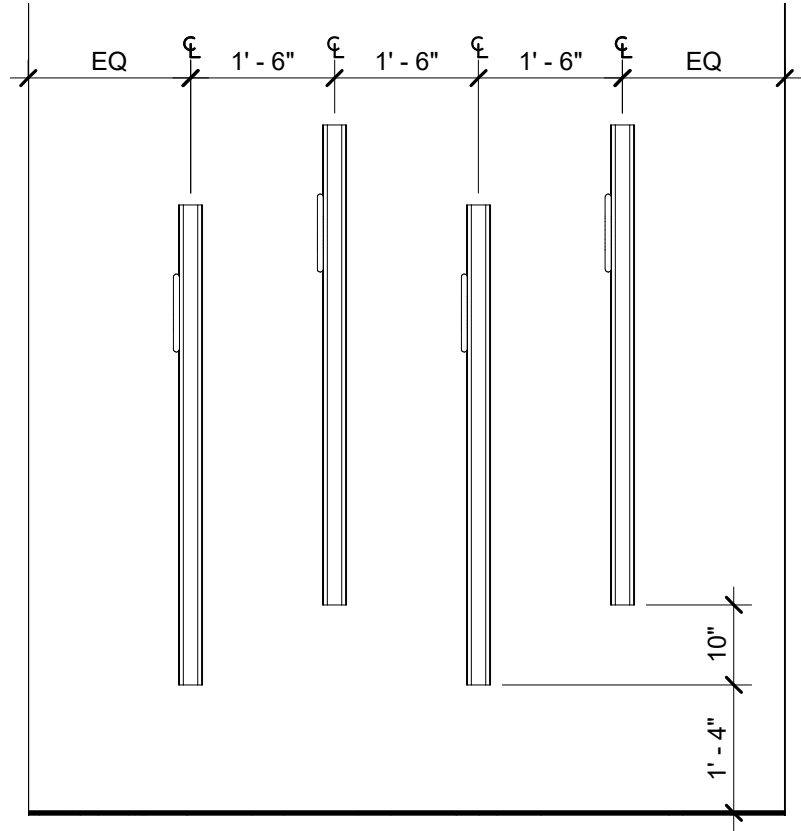


3. TYPICAL UNIT PLAN
SCALE: 1/4" = 1' - 0"

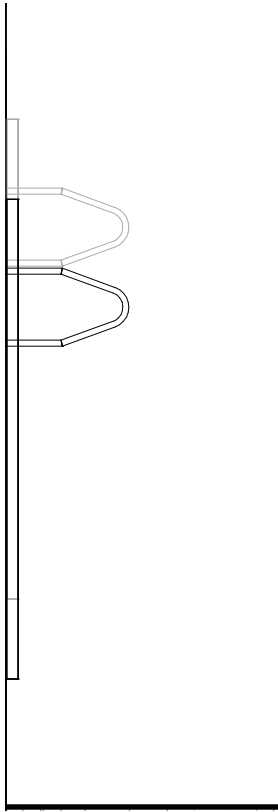
BIKE PARKING - ELEVATIONS, DETAILS, AND COUNT

LONG TERM BIKE PARKING REQUIREMENT				
BUILDING	# OF UNITS	UNITS WITH RACKS	COMMON AREA RACKS	TOTAL RACKS IN PROJECT
NORTH BUILDING	100	99	48	147
1.1 REQUIRED STALL PER UNIT: 100 x 1.1 = 110 REQUIRED				
				147 TOTAL PROPOSED

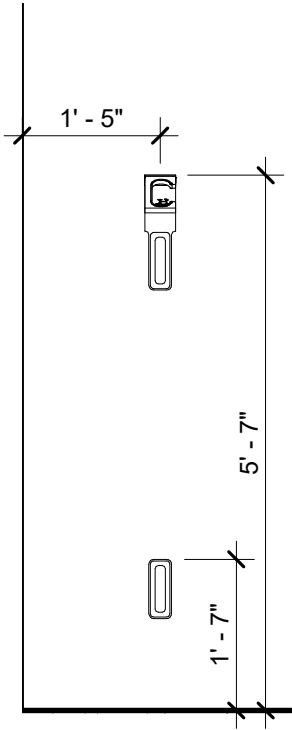
BUCK-PRAGER	18	16	7	23
SOUTH ADDITION	30	20	0	30
1.1 REQUIRED STALL PER UNIT: 48 x 1.1 = 53 REQUIRED				
				53 TOTAL PROPOSED



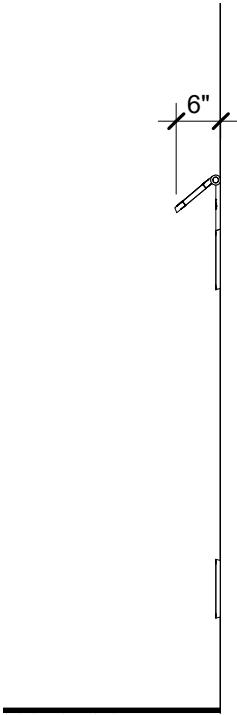
1. COMMON AREA - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2. COMMON AREA - SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

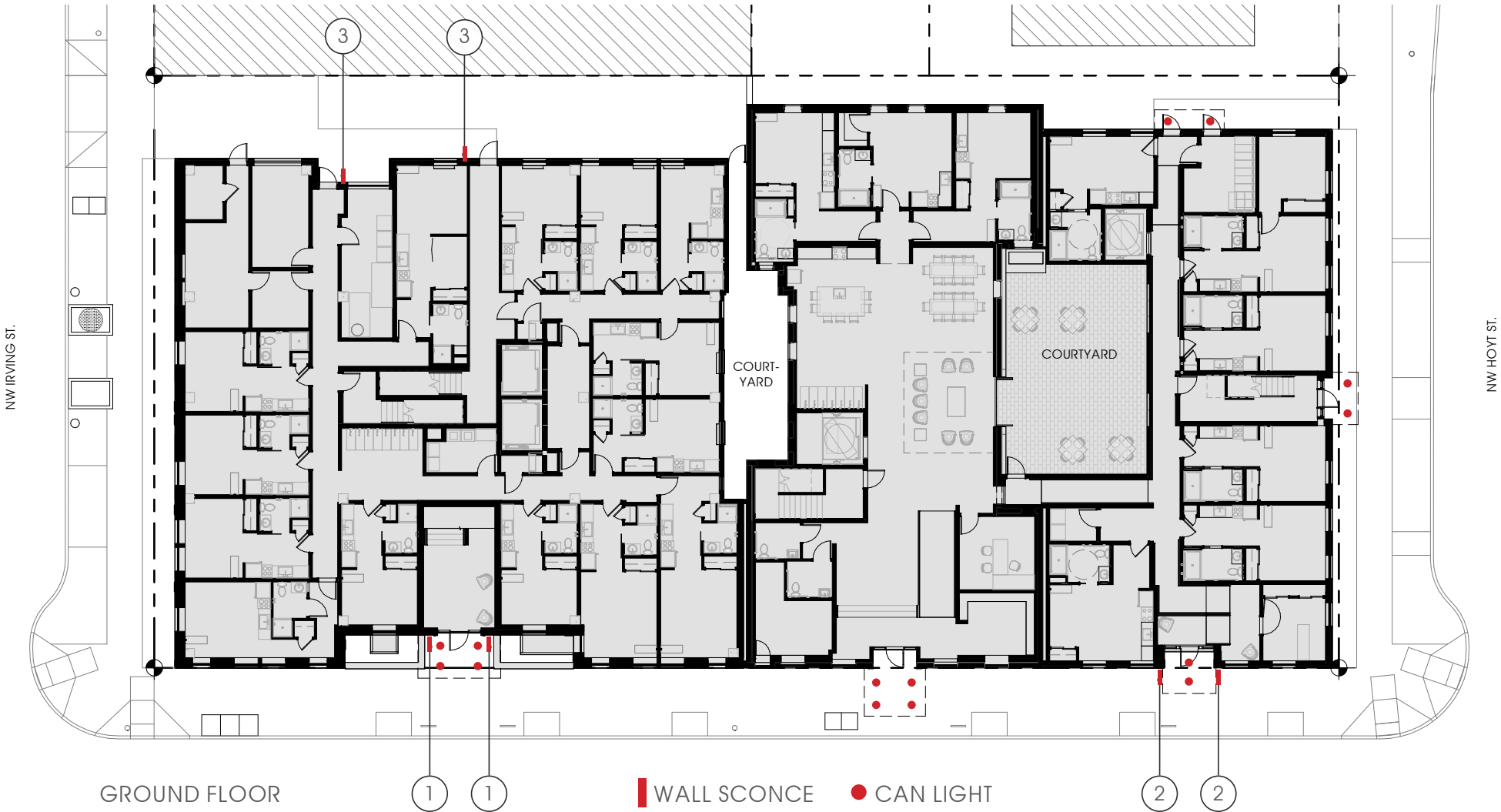


3. UNIT - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



4. UNIT - SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

EXTERIOR LIGHTING PLAN AND FIXTURES

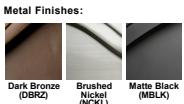


JUSTICE DESIGN Justice Design Group
Architectural and Decorative Lighting

AVALON LARGE ADA OUTDOOR/INDOOR LED WALL SCONCE



Item Shown: CLD-7564W-NCKL



Base Part Number:
CLD-7564W

DESCRIPTION: Avalon Large ADA Outdoor/Indoor LED Wall Sconce

UL LISTING: Listed for Wet Locations

LAMPING:

SIZE: 18" H x 6.5" W x 3.5" Proj.

MOUNTING CENTER: 9"

OUTDOOR: Yes

ADA: Yes

PRIMARY SHADE MATERIAL: Clouds Resin

METAL FINISH OPTIONS: Dark Bronze (DBRZ), Brushed Nickel (NCKL), Matte Black (MBLK)

OPTIONS AND NOTES:

- Dedicated LED engine included
- Color Temperature = 3000K
- Minimum CRI = 90
- Dimming is compatible with Incandescent/Triac or ELV dimmers
- Available in smaller (6" Sq. and 12" H) and larger sizes (24" H, 36" H, 48" H and 60" H)
- Matching Flush-Mounts available

Manhattan Collection
Manhattan 22" LED Outdoor Wall Light BKT
49298BKTLED (Textured Black)



Dimensions

Height 22.00"

Width 7.00"

Project Name: _____
Location: _____
Type: _____
City: _____
Comments: _____

Ordering Information

Product ID 49298BKTLED

Finish Textured Black

Collection Manhattan Collection

Dimensions

Extension 3.75"

Height from center of Wall opening 11.00"

Base Backplate 21.75 X 6.75

Weight 8.40 LBS

Photometrics

Kelvin Temperature 3000 K

Color Rendering Index 90

Specifications

Material Aluminum

Diffuser Description White Glass

Electrical

Dimmable Yes

Voltage 120 V

Input Voltage Single(120)

Qualifications

Safety Rated Wet

Title 24 Yes

ADA Compliant Yes

Expected Life Span 40000 Hours

Warranty www.kichler.com/warranty

SeaGull Lighting
Life Illuminated | Since 1919

8313802EN-15: Two Light Outdoor Wall Lantern



Dimensions:

Width: 5 1/8" Extends: 7 7/8"

Height: 14 1/4" Wire: 6" (color/Black/White)

Weight: 2.7 lbs. Mounting Proc.: Cap Nuts Connection: Mounted To Box

Bulbs:

2 - LED Medium A19 10w Max. 120v - Included

Features:

- ENERGY STAR® Qualified
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Powder coat added to the finish to protect against aging.

Material List:

1 Body - Aluminum - White

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8313_0_BUL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	Tempered Glass	1									

Backplate / Canopy Details:

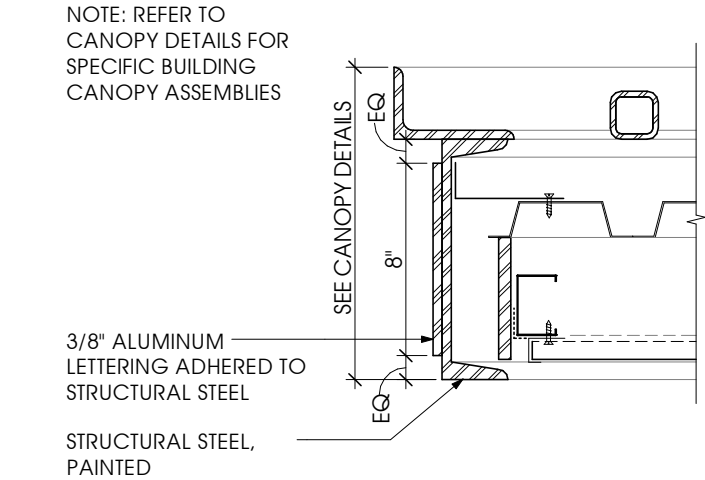
Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4 1/2	4 1/2	2 7/8		7 1/8	

1. WALL-MOUNTED SCONCE - NORTH BUILDING ENTRY

2. WALL-MOUNTED SCONCE - SOUTH ADDITION ENTRY

3. WALL-MOUNTED SCONCE - NORTH BUILDING SERVICE

BUILDING SIGNAGE



4. CANOPY SIGNAGE MOUNTING DETAIL



1. CANOPY-MOUNTED BUILDING SIGNAGE



2. CANOPY MOUNTED BUILDING SIGNAGE



3. CANOPY-MOUNTED BUILDING SIGNAGE

BIKE RACK - UNIT



Product features and benefits

Main support unit

Hook clips open for bike access

Hollow hinge accommodates a conventional bicycle lock

Fold-flat feature only 32mm thick

Rubber contact point protects your wheel

Rebate on the side for easy opening

Discrete four-point fixings

Robust glass-filled Polypropylene

Integrated wheel pad protects your wall

Wipe-clean rubber insert

Secondary wheel pad

Integrated wheel pad protects your wall

Wipe-clean rubber insert

Self-adhesive pad on rear or optional two-point screw fixing



Wheel support and pad



Secondary wheel pad



Facility to lock

BIKE RACK - COMMON AREAS





CYCLE RACKS

SARIS

BIKE TRACS

The bike tracs provide full bike coverage to protect the walls, while also providing freedom for capacity and mounting configuration. Available in locking (2 systems to choose from) and non-locking options.



Specifications							
Model #	# Bikes	Description	weight	length	width	height	Space Requirement
6006	1	Wall Mount	16.7 lbs	18.6"	4.9"	53.3"	71"h x 45"w

Specifications							
Model #	# Bikes	Description	weight	length	width	height	Space Requirement
6003C	1	Wall Mount	10 lbs.	5.3"	2.9"	53.3"	71"h x 45"w

Specifications							
Model #	# Bikes	Description	weight	length	width	height	Space Requirement
6003T	1	Wall Mount	9 lbs.	5.3"	2.9"	53"	71"h x 45"w

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

PELLA IMPERVIA - SINGLE HUNG WINDOW



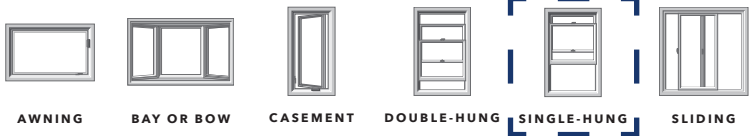
FIBERGLASS
Pella® Impervia®
\$\$



Pella Impervia casement window

FEATURES
Made with Pella's patented fiberglass material, Duracast®¹
Exceptionally energy efficient and durable in extreme heat and cold
Versatile design features and options to deliver any style

WINDOW STYLES
Specialty shapes, custom sizes and fixed configurations are also available.¹



¹In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Special shape windows are made from a non-Duracast fiberglass composite.



MARVIN ALL ULTREX - PATIO SLIDER



INTEGRITY
ALL ULTREX SLIDING PATIO
DOOR

The Integrity All Ultrex Sliding Patio Door delivers style, durability, and an enticing, unobstructed view to the world around you. The strength of Ultrex provides clean contemporary sight lines and stays true, resisting the sagging and misalignment issues that can plague vinyl patio doors. The result is a patio door that will glide smoothly and effortlessly for years to come.

[Find a Dealer](#)

[View All Sliding Patio Doors](#)

Features & Options

- Features**
- Exterior Finish
 - Ultrex Exterior Trim
 - Interior Finish
 - Glass
 - Divided Lites
 - Hardware
 - Screens
 - Accessories



- Features**
- Ultrex construction stays square and true
 - Two and three-panel configurations up to 8' tall
 - Two-panel configurations available in special sizes to 1/64"
 - Top-hung screen operates smoothly without jamming
 - Two handle collections, five handle finishes, keyed and keyed-alike options provide design and functional flexibility



Ultrex Finish
Applied through a patented process, Integrity's Ultrex finish is verified to the American Architectural Manufacturers Association (AAMA) 624-10 high performance voluntary finish specification. Ultrex's mechanically bonded acrylic finish is 3x thicker than competitive finishes and provides a smooth, consistent, low maintenance and amazingly durable finish.

CUT SHEETS

FIBER CEMENT WALL PANEL

Reveal® Panel System

	DESCRIPTION
Reveal® Panel	

REVEAL® PANEL

Thickness 7/16 in., Width 47.5 in., Length 95.5 in.

REVEAL COUNTERSUNK FASTENERS

Enhance the beauty of the smooth, flat Reveal Panel with countersunk fasteners. Reveal® Countersunk Fasteners are compatible with primed Reveal Panels.

ASPYRE COLLECTION

from JamesHardie

HardieTrim®

HardieTrim® Boards Products Description

HARDIETRIM® 5/4 BOARDS

HardieTrim 5/4 boards is a decorative non-load bearing trim product. HardieTrim 5/4 boards is 1 in. thick and comes in 10 ft. and 12 ft. lengths, based on product availability. In addition to frieze, fascia, rake, window, door, and corner details, HardieTrim 5/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in. to 12 in., HardieTrim 5/4 boards comes finished with either with the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.

HARDIETRIM® 4/4 BOARDS

HardieTrim 4/4 boards is a decorative non-load bearing trim product. HardieTrim 4/4 boards is ¾ in. thick and comes in 10 ft. and 12 ft. lengths. HardieTrim 4/4 boards may be used for frieze, fascia, rake, window, door, and corner details where the look of a ¾ in. product is desired. HardieTrim 4/4 boards is available in commonly-used nominal widths from 4 in. to 12 in. See your local dealer for details and availability of products and accessories.

HARDIETRIM® BATTENS

HardieTrim Battens are a decorative, non-load bearing trim product. HardieTrim Battens are ¾ in thick, 2½ in. wide, and come in 12 ft. lengths. See your local dealer for details and availability of product colors and accessories.

Smooth

HardieTrim 5/4, 4/4 Boards

COMPOSITE TRIM

Build something great™

BORAL®

Boral TruExterior® Trim

TECHNICAL BULLETIN - PRODUCT SIZE INFORMATION

All Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the other. All products come in 16' lengths.

Trim

5/8 Nominal Thickness	5/8" Actual Thickness	4/4 Nominal Thickness	3/4" Actual Thickness	5/4 Nominal Thickness	1" Actual Thickness	2 Nominal Thickness	1 1/2" Actual Thickness
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
-	-	-	-	-	-	2 x 2	1 1/2" x 1 1/2"
-	-	1 x 3	3/4" x 2 1/2"	5/4 x 3	1" x 2 1/2"	-	-
5/8 x 4	5/8" x 3 1/2"	1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
-	-	1 x 5	3/4" x 4 1/2"	5/4 x 5	1" x 4 1/2"	-	-
5/8 x 6	5/8" x 5 1/2"	1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
5/8 x 8	5/8" x 7 1/4"	1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
5/8 x 10	5/8" x 9 1/4"	1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
5/8 x 12	5/8" x 11 1/4"	1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

FEATURES

- Easy to handle
- Reversible with both an authentic wood grain side and a smooth side
- Easy to cut, route, drill and mill
- Resistant to rotting, cracking, splitting and virtually free from termites
- Maintains a high level of dimensional stability during periods of moisture and temperature changes
- Approved for ground contact
- Does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- Can be painted any color with exterior grade latex paint

AVAILABILITY

All USA

TECHNICAL INFORMATION

Code Approvals

- TruExterior Code Approval - FL Building Code FL17285 - Trim, Beadboard, Siding
- TruExterior Code Approval - ICC ES ESR-3597 - Siding
- TruExterior Code Approval - CAL FIRE WUI Listing – Trim
- TruExterior Code Approval - CAL FIRE WUI Listing – Siding
- TruExterior Code Approval - CAL FIRE WUI Listing – Beadboard
- TruExterior Code Approval - PEI ES PER-13069 - Siding
- TruExterior Code Approval - PEI ES PER-14090 - Trim and Beadboard

Technical Data

- TruExterior - Paint Information

Product Certifications

- TruExterior Product Certification - Cradle to Cradle Certified® Bronze
- TruExterior Product Certification - SCS Global Services – Minimum 70% Recycled Content

CARLETON HART ARCHITECTURE

NORTHWEST HOUSING ALTERNATIVES

BLOCK 162 APARTMENTS

08.10.2018

LU 18-187493 HRM

C.59

NORTH BUILDING ENTRY LIGHTING



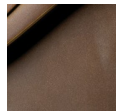
Justice Design Group
Architectural and Decorative Lighting

AVALON LARGE ADA OUTDOOR/INDOOR LED WALL SCONCE



Item Shown: CLD-7564W-NCKL

Metal Finishes:



Dark Bronze (DBRZ)



Brushed Nickel (NCKL)



Matte Black (MBLK)

Base Part Number:
CLD-7564W

DESCRIPTION: Avalon Large ADA
Outdoor/Indoor LED Wall Sconce
UL LISTING: Listed for Wet Locations
LAMPING:

- SIZE: 18" H x 6.5" W x 3.5" Proj.
MOUNTING CENTER: 9"
OUTDOOR: Yes
ADA: Yes
PRIMARY SHADE MATERIAL: Clouds Resin
METAL FINISH OPTIONS: Dark Bronze (DBRZ),
Brushed Nickel (NCKL), Matte Black (MBLK)
OPTIONS AND NOTES:
- Dedicated LED engine included
 - Color Temperature = 3000K
 - Minimum CRI = 90
 - Dimming is compatible with Incandescent/Triac or ELV dimmers
 - Available in smaller (6" Sq. and 12" H) and larger sizes (24" H, 36" H, 48" H and 60" H)
 - Matching Flush-Mounts available

Justice Design Group, LLC.
Los Angeles, California

Telephone: (800) 533-4799 (213) 437-0102
Fax: (800) 533-2911 (213) 437-0860

Email: sales@JDG.com
Website: www.JDG.com

SOUTH ADDITION ENTRY LIGHTING

Manhattan Collection
Manhattan 22" LED Outdoor Wall Light BKT
49298BKTLED (Textured Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	49298BKTLED
Finish	Textured Black
Collection	Manhattan Collection

Dimensions

Extension	3.75"
Height from center of Wall opening	11.00"
Base Backplate	21.75 X 6.75
Weight	8.40 LBS

Photometrics

Kelvin Temperature	3000 K
Color Rendering Index	90

Specifications

Material	Aluminum
Diffuser Description	White Glass

Electrical

Dimmable	Yes
Voltage	120 V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
Title 24	Yes
ADA Compliant	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	2
Delivered Lumens	600
Initial Lumens	1410
Delivered Efficacy	30
Dimming	Yes

Dimensions

Height	22.00"
Width	7.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice.
All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

NORTH BUILDING REAR ENTRY LIGHTING




8313802EN-15: Two Light Outdoor Wall Lantern



Collection: Outdoor Cylinders

UPC #:785652035340

Finish: White (15)



Dimensions:

Width: 5 1/8" Extends: 7 7/8"

Height: 14 1/4" Wire: 6" (color/Black/White)

Weight: 2.7 lbs. Mounting Proc.: Cap Nuts

Connection: Mounted To Box

Bulbs:

2 - LED Medium A19 10w Max. 120v - included

Features:

- ENERGY STAR® Qualified
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Powder coat added to the finish to protect against aging.

Material List:

1 Body - Aluminum - White

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8313_0_-BUL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	Tempered Glass	1									

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4 1/2	4 1/2	2 7/8		7 1/8	7 1/8

Replacement Bulb Data:

Product #		Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
E10A19DLED27JA8	Frosted	A19	Medium	10	10	120v	25000	800	2700	90

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8313802EN-15	1	785652035340	16.5	9	6.25	0.537	4	125	Yes
Master Pack	8313802EN-15	6	10785652035347	19.25	18.75	17.5	3.655	26	125	Yes
NJ Pallet		96		48	40	73	81.111	384		No
NV Pallet		96		48	40	73	81.111	384		No

RECESSED CAN LIGHT

Description

Recessed 4" aperture ultra-shallow new construction housing for use with LED integrated trims. Suitable for 2x4 residential framing or shallow plenum commercial construction, type IC rated and can be used in direct contact with insulation. Airtight rating reduces airflow between living spaces and unconditioned areas providing additional energy savings. Use with Halo LT4, RL4, RA4, SMD4, SLD4 LED integrated trims and the ML4 LED modular recessed lighting system.

Specification Features

Housing

- Single wall deep drawn aluminum housing painted matte black for a visually dark interior
- Adjusts vertically to accommodate 1/2" to 1-1/4" thick ceilings and locks in position with (3) setscrews
- V notches on plaster lip facilitate use of guide strings or laser lines for precise positioning
- Integral gasket provides for airtight compliance
- Shipped with overspray protector installed
- Housing can be removed from below the ceiling for service or splice inspection

Bar Hangers

- Captive preinstalled Got-Nail™ bar hangers support housing at any point along span
- Pass-N-Thru™ feature adjust from 8" to 24" wide without removal
- Score lines allow "tool-less" shortening for 12" joists
- Captive nail penetrates standard and engineered lumber
- Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed and repositioned
- Leveling flange aligns plaster frame with structure
- Integral clip attaches directly to tee-bar

Plaster Frame

- Compact galvanized steel plaster frame with integral bar hanger receivers
- Regressed screw provide positive horizontal bar hanger locking from below the ceiling
- Crimp points also provide for horizontal bar hanger locking

Junction Box

- Compact galvanized steel junction box with 15in³ internal volume
- Listed for (10) #12 AWG 90° C splice conductors
- (5) ½" conduit pry-outs positioned to allow straight conduit runs
- (3) Slide-N-Side™ non-metallic (NM) wire traps allows wiring outside the box
- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts with clear caps for quick and reliable mains voltage connections

Connector

- Two-conductor wire mount connector is rated for 120/277V and mates with Halo LT4, RL4, RA4, SLD, SMD and ML4 family of LED integrated trims.
CAUTION: verify LED module input voltage is compatible with the input voltage of the housing. If uncertain, consult a qualified electrician

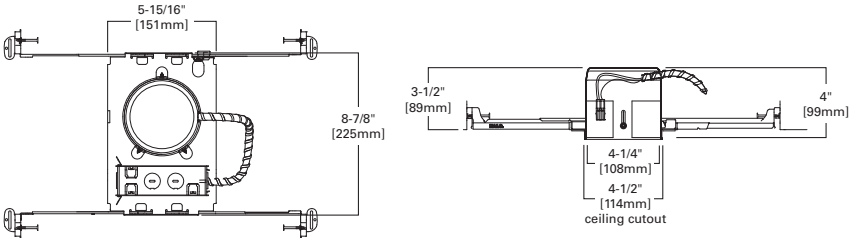
Code Compliance

- Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations
- Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013
- Wet location listed in covered ceilings and IP66 certified with select trims
- Airtight per ASTM-E283
- Can be used for State of California Title 24 high efficacy luminaire compliance
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- Contains no mercury or lead and RoHS compliant

Warranty

- Five year limited warranty, consult website for details
www.eaton.com/lighting/legal

Dimensions



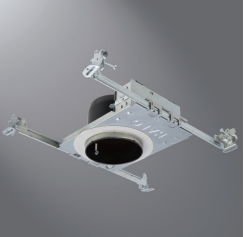
Ordering Information

A complete luminaire consists of a housing, LED module and trim, order separately.

Housing	Trims
H245ICAT= 4" ultra-shallow new construction housing for LED integrated trims or modules	LT4 RA4 RL4 ML4 SMD4 SLD4

HALO®

Catalog #	Type
Project	
Comments	Date
Prepared by	




H245ICAT

4" Ultra-Shallow Recessed New Construction Housing

For Integrated LED Trims and Modules

15W Maximum



Efficiency Standards

T24 California Title 24 Residential and Non-Residential Compliant

MINI-SPLIT

Job Name:

Tag#

Submittal Data Sheet

FTXN09NMVJU / RXN09NMVJU

0.75-Ton Wall Mounted Heat Pump System

10 YEAR PARTS LIMITED WARRANTY

Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Indoor Specifications

Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	403	286	406	318
Sound (dBA) H / M / L / SL	L	SL	L	SL
	219	145	247	215
Dimensions (H x W x D) (in)	11-1/4 x 30-5/16 x 8-3/4			
Weight (Lbs)	18			

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	1,243	H	1,116
Sound Power Level (dBA)	49			
Dimensions (H x W x D) (in)	21-5/8 x 26-9/16 x 11-3/16			
Weight (Lbs)	55			

Efficiency

Cooling		Heating	
SEER	15	HSPF	8.2
EER	10.4	COP	3.88

Performance

Cooling (Btu/hr)

Rated (Min/Max)	9,000 (4,400 / 10,200)
Sensible @ AHRI	8,010
Moisture Removal gal/h	.32
Operating Range	50°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB

Heating (Btu/hr)

1: @ 47° Rated (Min/Max)	9,000 (4,400 / 10,000)
2: @ 17° Rated	5,700
3: @ 5° Max	4,030
Operating Range	5°F – 65°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB

2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB Outdoor: 17°F DB/15°F WB

3: Rated Heating Conditions: Indoor: 70°F DB/60°F WB Outdoor: 5°F DB/5°F WB

Electrical

	208/60/1	230/60/1
System MCA	10.1	10.1
System MFA	15	15
Compressor RLA	8.5	8.5
Outdoor fan motor FLA	.17	.17
Outdoor fan motor W	20	20
Indoor fan motor FLA	.18	.18
Indoor fan motor W	18	18

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in)	1/4
Gas (in)	3/8
Drain (in)	5/8
Max. Interunit Piping Length (ft)	49.25
Max. Interunit Height Difference (ft)	39.375
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.21

Page 1 of 4

MINI-SPLIT INDOOR UNIT

FTXN09NMVJU Dimensional Data

Daikin North America LLC San Felipe, Suite 500 Houston, TX 77056

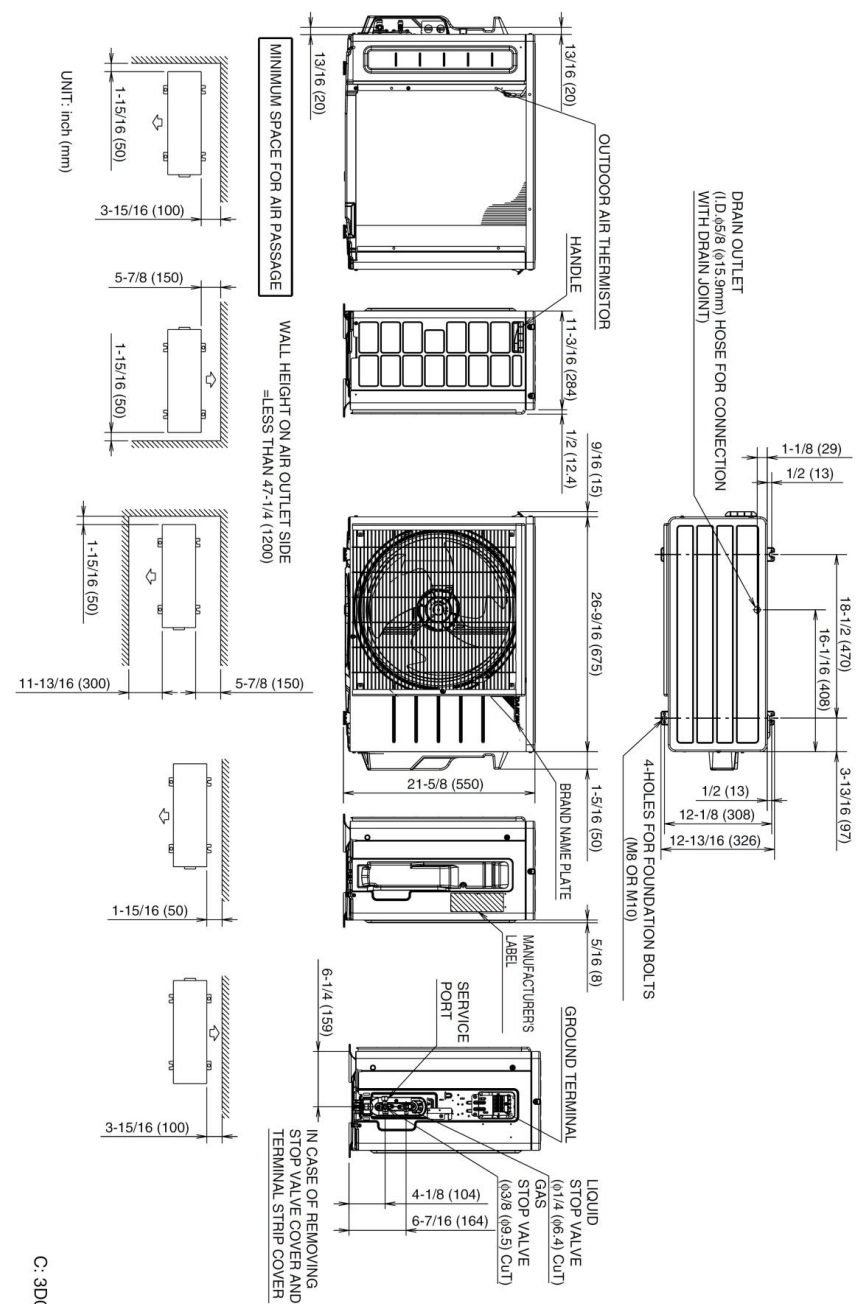
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Submittal Revision Date: January 2018

Page 2 of 4

MINI-SPLIT OUTDOOR UNIT

RXN09NMVJU Dimensional Data



C: 3D092206

Daikin North America LLC San Felipe, Suite 500 Houston, TX 77056

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Revision Date: January 2018

Page 3 of 4

RTU

CURBS, WEIGHTS & DIMENSIONS

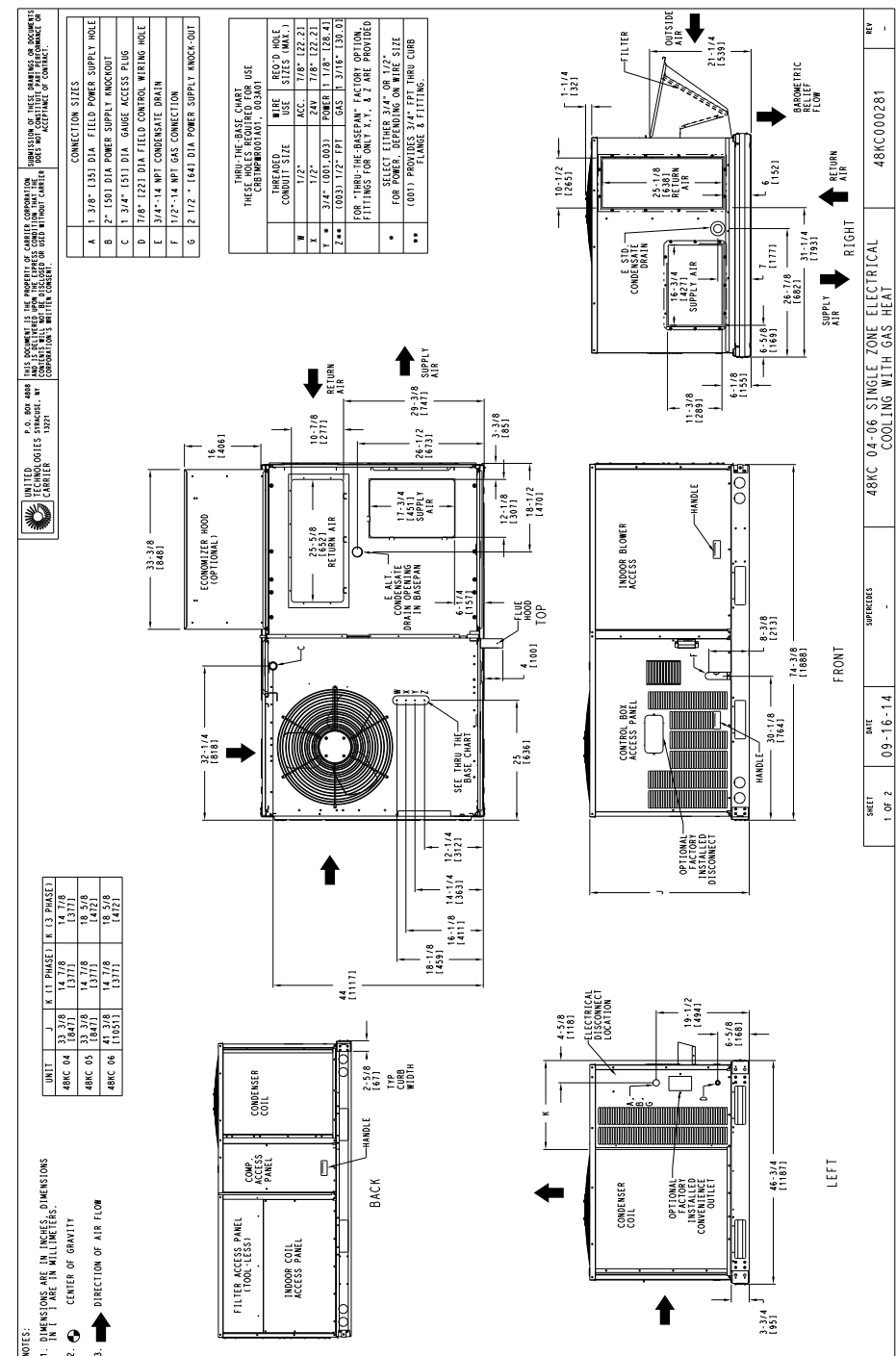


Fig. 1 - Dimensions 48KC 04-06 (sheet 1 of 2)

C14238

CUT SHEETS

PTHP

Job Name/Location:

Tag #:

Date:

For: ☐ File ☐ Resubmit

PO No.:

☐ Approval ☐ Other _____

Architect:

GC:


Engr:


Mech:

Rep:

(Company) (Project Manager)

LP126HD3B
Packaged Terminal Air Conditioner (PTAC)
265V Heat Pump





SPECIFICATIONS	Unit	
	Model	LP126HD3B
Power Supply	V/Hz/Ph	265/60/1
Operating Range: Heating/Cooling	°F	-4 –75 / 54 –115
Cooling Capacity	Btu/h	12,200
Heating Capacity	Btu/h	11,000
EER	Btu/h.W	11.9
COP	W/W	3.6
Weight (Net/Shipping)	lbs	106/120
Dimensions: W x H x D	in	42 x 16 x 21
Sound Pressure Max (IDU/ODU)	dBA	50/63
Indoor Air Circulation Max (H/L)	CFM	420/353
Outside Air Intake (Manual Damper)	CFM	70
Dehumidification	pts/hr	3.0

ELECTRICAL		
Power Supply	V/Hz/Ph	265/60/1
Electric Heater	kW	3.7
MCA	A	17.9
MOP	A	20
Cooling Rated Amps	A	4.0
Heating Rated Amps	A	3.5
Cooling Power Input	W	1,025
Heating Power input	W	895

1: EER - Energy Efficiency Ratio

2: COP - Coefficient of Performance

3: IDU - Indoor Unit

4: ODU - Outdoor Unit

5: MOP - Maximum Overcurrent Protection

6: MCA - Minimum Circuit Ampacity

Standard Features:

- Auto restart
- Digital control display
- Dip switch setting for temperature limiting
- Energy saver mode
- Freeze room protection
- GoldFin™ anti-corrosion treatment for condenser
- High energy efficiency
- Temperature display on unit
- Ultra-quiet operation
- Power cord included

Optional Accessories:

- See page 3

For continual product development, LG reserves the right to change specifications without notice.

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SB_PTAC_265_HP_LP126HD3B_08_17


Page 1 of 3

PTHP

Job Name/Location:

Tag #:

LP126HD3B
Packaged Terminal Air Conditioner (PTAC)
265V Heat Pump



Date:

PO No.:

Unit: inch

1

2

42

16

TOP VIEW

3

21

16

Notes:

1. The unit should not be installed in a closed area.

2. In an area or space having no proper circulation, an air guide should be installed on the outdoor side.

Item No.	Part name	Remark
1	Inlet Grille	
2	Vertical Air Deflector	
3	Architectural Grille	

For continual product development, LG reserves the right to change specifications without notice.

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SB_PTAC_265_HP_LP126HD3B_08_17

Page 2 of 3

CUT SHEETS

PTHP ARCHITECTURAL GRILLE

RELIABLE

1300 ENTERPRISE ROAD GENEVA, ALABAMA 36340-0580 800-239-4621 FAX 1-800-508-1469 www.reliablelouvers.com

AEL - 42 W/ 194 END FRAMES

STANDARD CONSTRUCTION

- Extruded aluminum; 6063-T5
- 42° architectural decorative louver PTAC wall application w/194 frame

OPTIONS

- Clear or anodized finish
- Prime coat
- Baked Enamel (Kynar 50%)
- Pearledized 50 or 70
- Kynar 70%
- .040 (1) aluminum sheet
- .040 (1) aluminum (1 side) with 1" (25) insulation
- .040 (1) aluminum (2 sides) with 2" (51) insulation
- Other blankoff required
- Exterior mounting holes as required
- See AEL frames for perimeter frame options

VARIATIONS

- External drains
- Using drain kits
 - Left or Right
- Internal drains
 - No drain holes in rear of louver
 - Drain holes for PTAC emergency over flow
- Unit type
- Model
- Add'l drain info

Notes:

- 1. Face view for illustration purposes only
- 2. Dimension "E" = bottom of louver to bottom of PTAC cabinet
- 3. Dimensions in inches, parenthesis () indicate millimeters

* Dimensions determined by unit, model, and type.

UNIT TYPE	UNIT MODEL NO.	ACTUAL SIZE					VARIATIONS
		A	B	C	D	E	
PROJECT ARCH./ENGR. REPRESENTATIVE		LOCATION CONTRACTOR DATE					

Spec AEL-42/194-411/Replaces SEQ 151

ALL STATED SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

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METAL EXHAUST GRILLE

RELIABLE

1300 ENTERPRISE ROAD GENEVA, ALABAMA 36340-0580 800-239-4621 FAX 1-800-508-1469 www.reliablelouvers.com

RBV7020-4 / RBV7020-8 (BRICK/BLOCK VENTS)

STANDARD CONSTRUCTION

- Brick and block vents in 2 standard depths, 4" (102) and 8" (203)
- Special design features afford maximum weather protection
- .125" (3) extruded aluminum construction; 6063-T5 alloy
- Clear anodized finish is standard. Call factory for other available finishes.

OPTIONS

- Opposed blade damper.
 - Specify: ☐ Face operator ☐ Slot operator
- Sleeve extension
 - Specify total depth: _____ inches

Weld sleeve (4 sides) to RBV7020-4

UNIT TYPE	UNIT MODEL NO.	VARIATIONS
PROJECT ARCH./ENGR. REPRESENTATIVE		LOCATION CONTRACTOR DATE

Spec RBV7020-4 / RBV7020-8-411/Replaces SEQ 2802

ALL STATED SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

© Reliable April 2011

CARLETON HART ARCHITECTURE

NORTHWEST HOUSING ALTERNATIVES

BLOCK 162 APARTMENTS
08.10.2018

LU 18-187493 HRM

C.65

STOREFRONT ENTRY - KAWNEER TRIFAB

8

Trifab™ 451UT Framing System

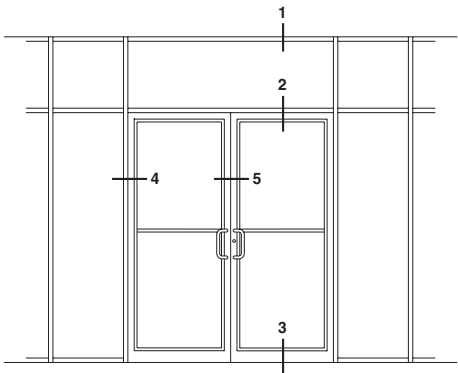
AA™ 250/425 THERMAL ENTRANCE DETAILS

FEBRUARY, 2017

EC 97911-126

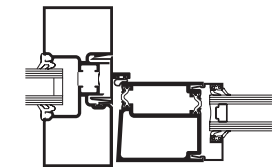
SCALE 3" = 1'-0"

Trifab™ VG 451T CENTER DOOR FRAMING SHOWN.
OTHER FRAMING OPTIONS AVAILABLE.
CONSULT YOUR KAWNEER REPRESENTATIVE.



ELEVATION IS NUMBER KEYED
TO DETAILS.

NOTE: Butt Hung or Offset Pivot Doors Only.

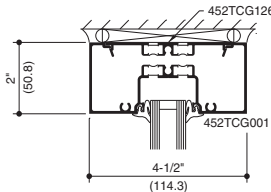


4
DOOR
JAMB

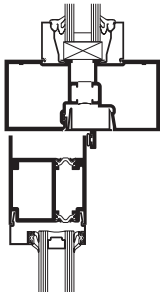


5
MEETING
STILES

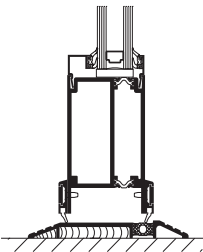
1
HEAD



2
TRANSOM
BAR



3
BOTTOM
RAIL



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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AN ARCONIC COMPANY

ADMCO60EN

kawneer.com

AA™ 250/425 THERMAL DOOR

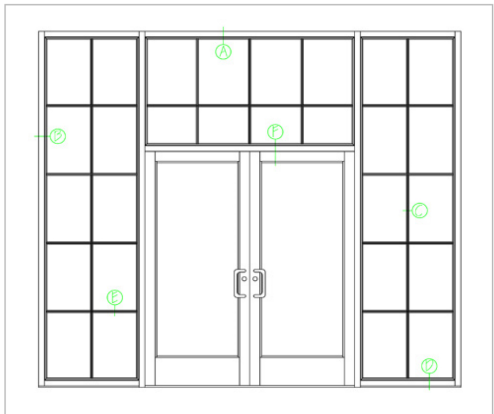
STOREFRONT MUNTINS



BACON'S ARCHITECTURAL MUNTINS

Custom Extruded Aluminum Applied Muntin Grids For Storefront and Curtainwall

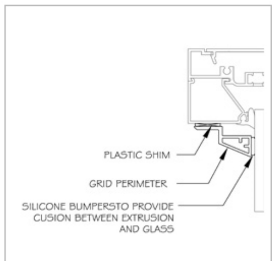
Screw-Applied BAM



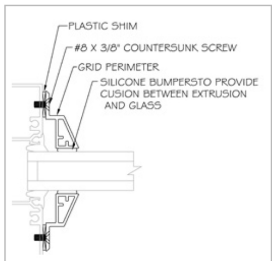
SAMPLE SCREW-APPLIED ELEVATION

Screw-Applied BAM is ideal for quick application on standard center-glazed storefront systems and 'deep cap' curtainwall framing. Originally designed so aluminum storefront will replicate steel sash windows, our unique system has been used for historic renovations across the U.S.

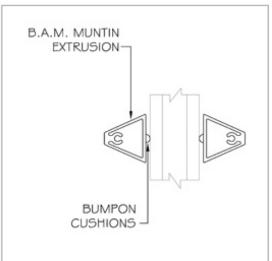
The screw-attachment method effectively helps installing glaziers contain field installation costs. Screw-Applied grids each have invisible silicone buttons keeping grids off the glass to prevent 'rattle' and allow for a positive water run-off to prevent dirt build-up and aid hose-cleaning.



A. BVB-2 AT STOREFRONT HEAD



B. BVB-2 AT STOREFRONT JAMB



C. BVB-1 AT HORIZONTAL
INTERSECTION