

I 500 SW TAYLOR APARTMENTS



NE Corner Perspective

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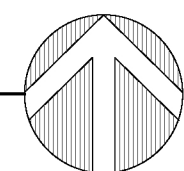
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SITE PLAN



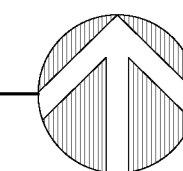
1 LEVEL 1
SCALE:



0' 10' 20'



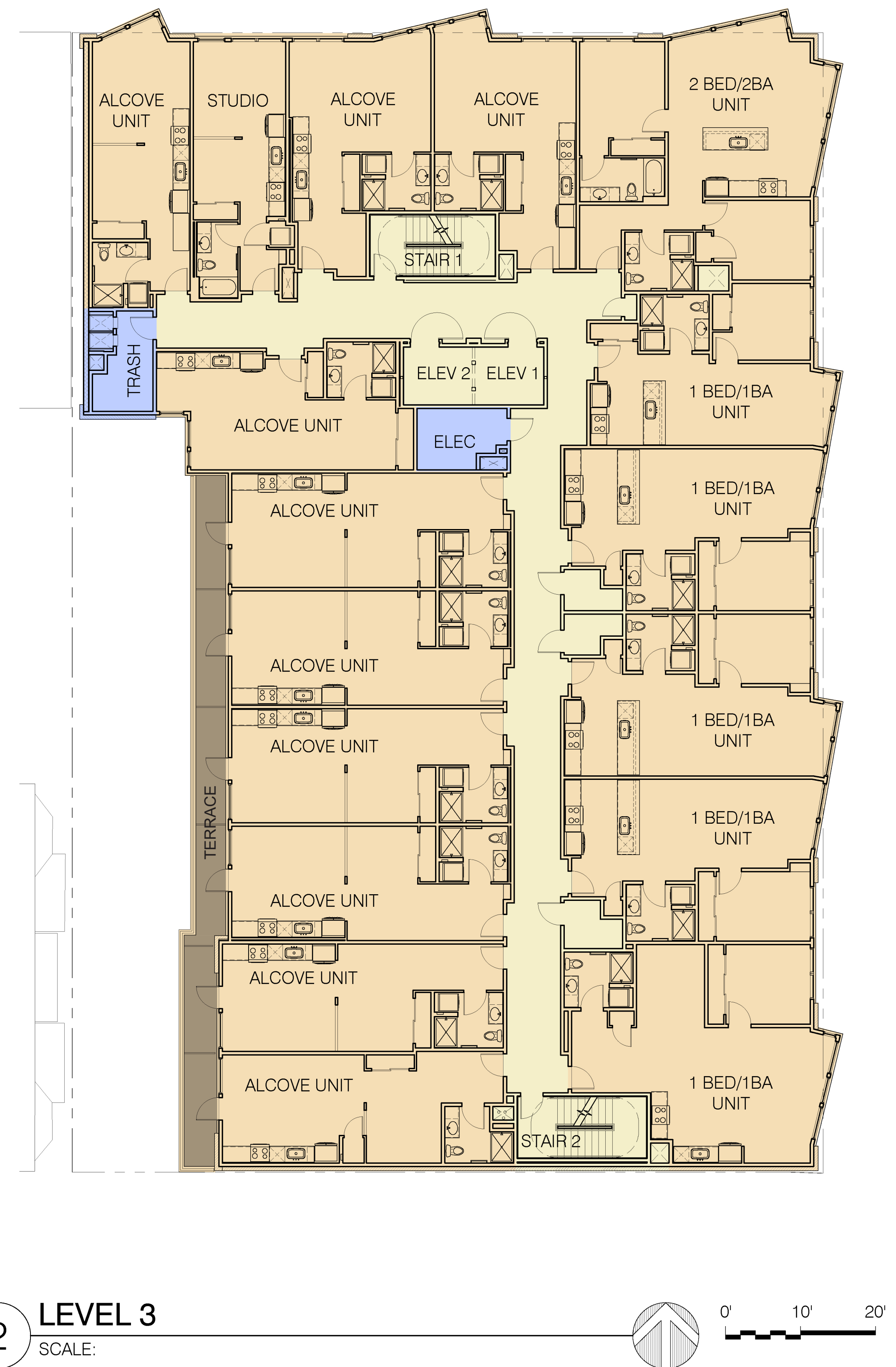
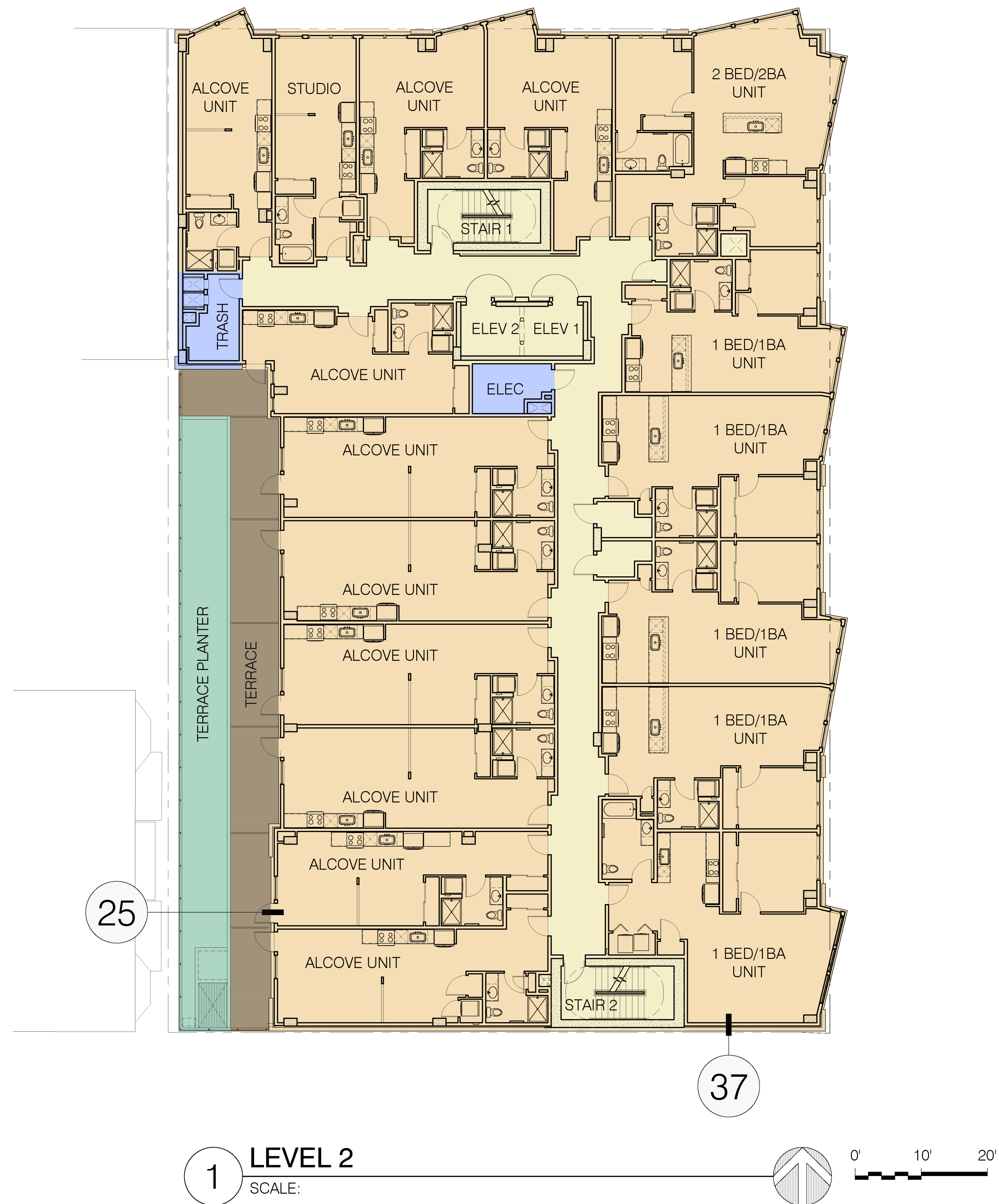
2 MEZZANINE LEVEL
SCALE:



0' 10' 20'

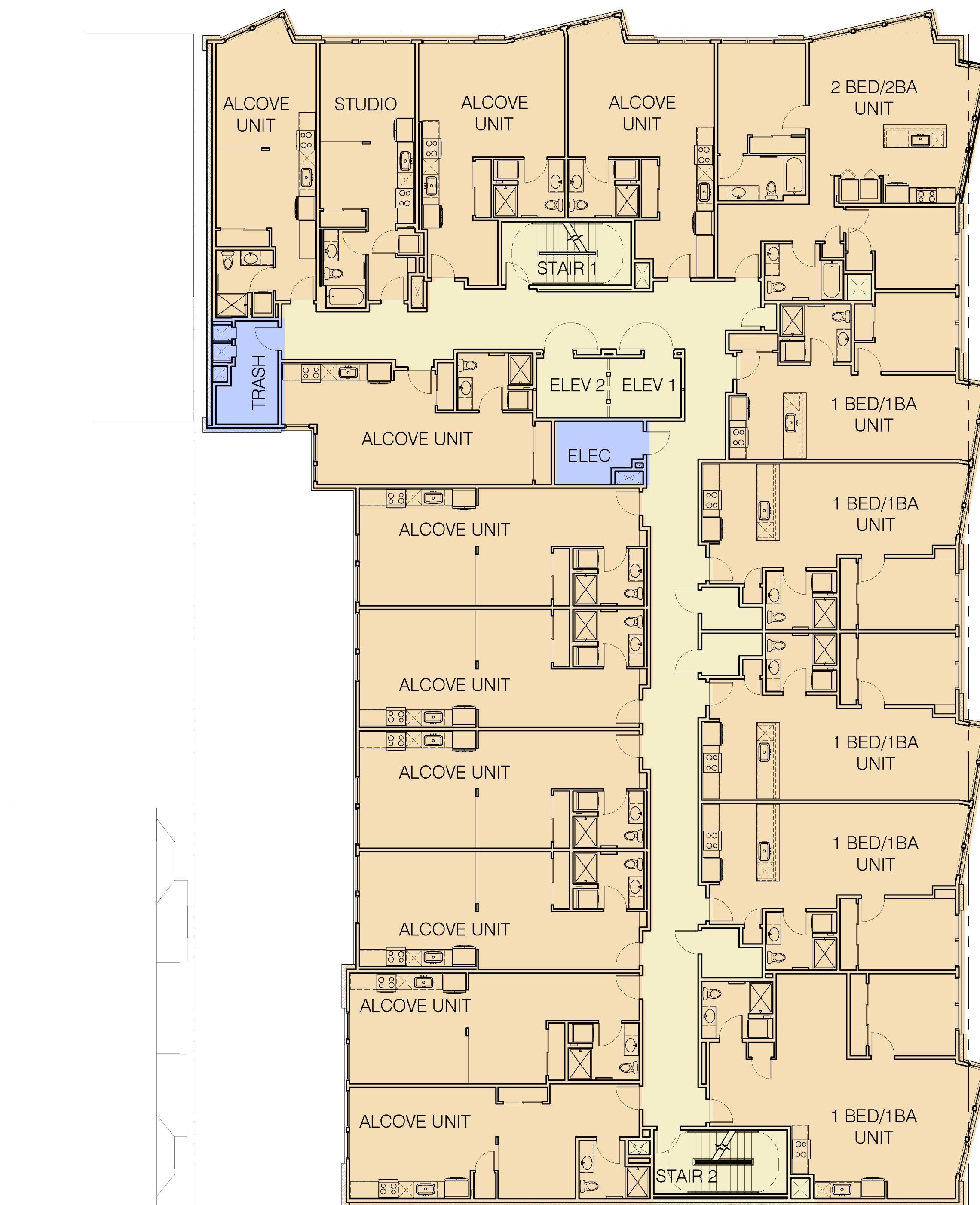
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— DETAILS
SEE SHEETS C.16-C.24

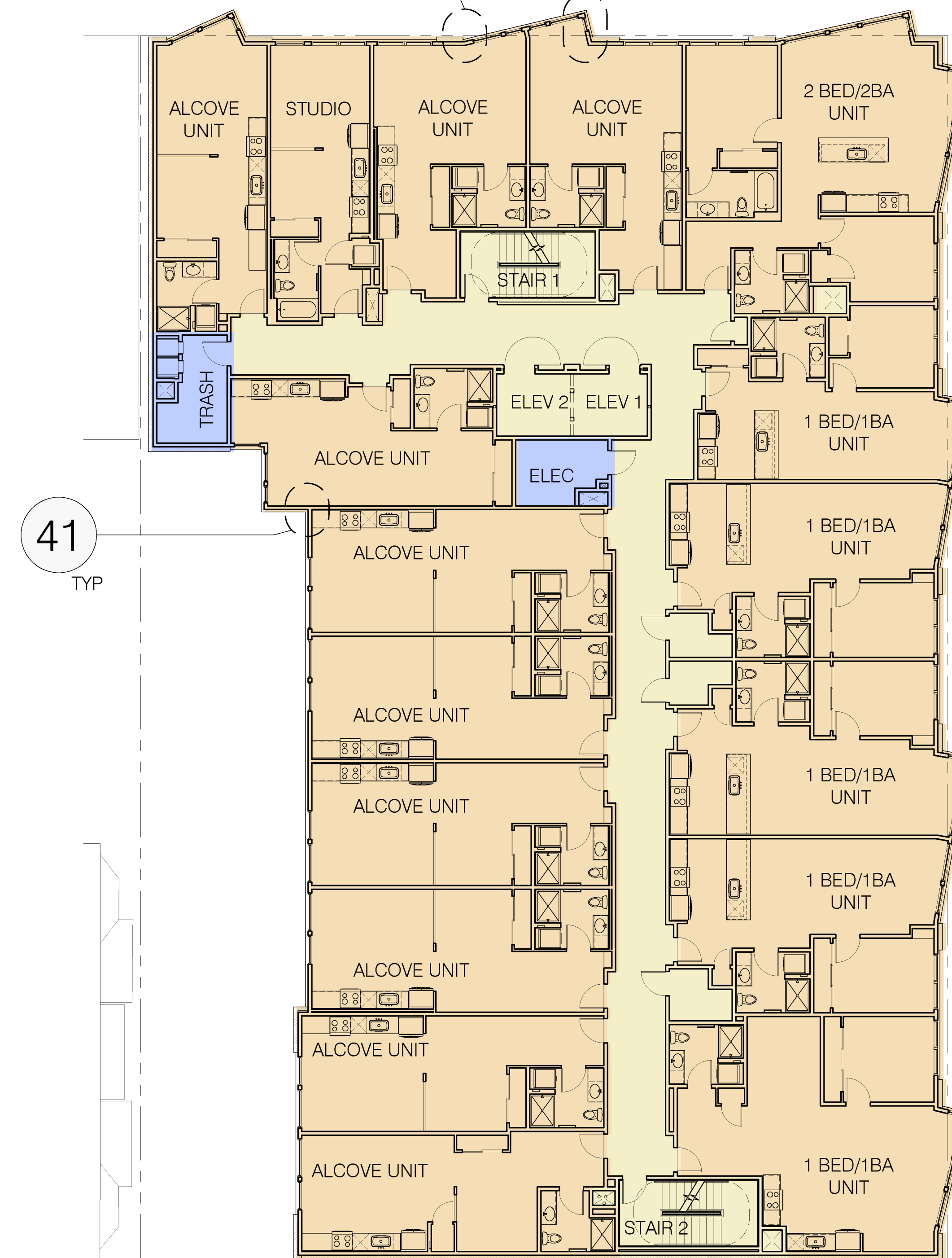
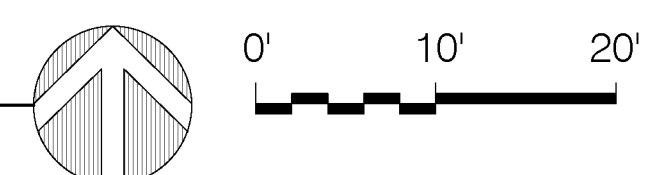


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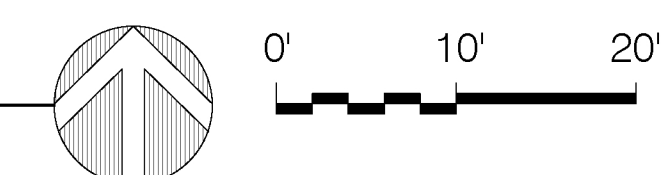
— DETAILS
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1 LEVEL 4
SCALE:



2 LEVEL 5
SCALE:



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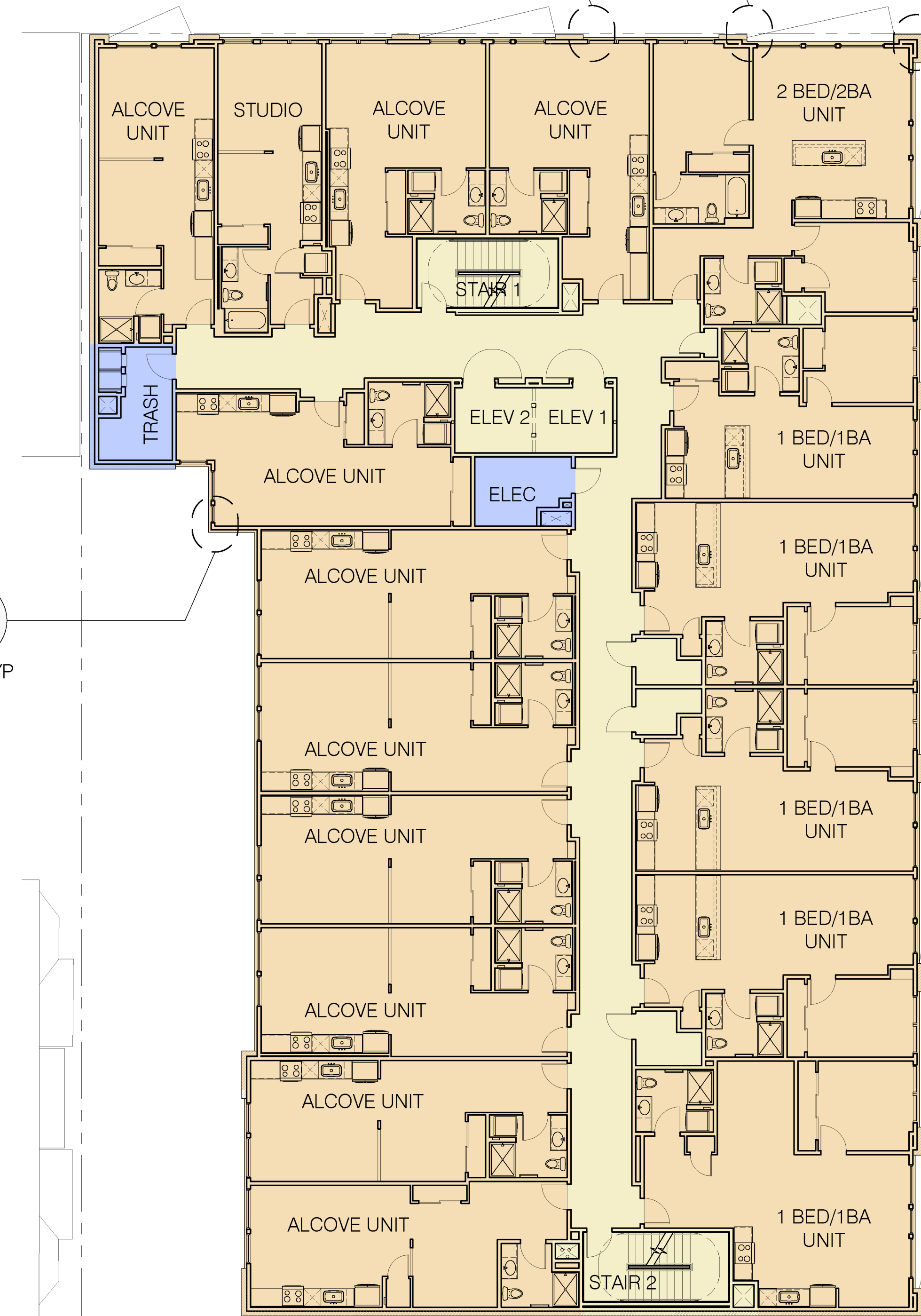
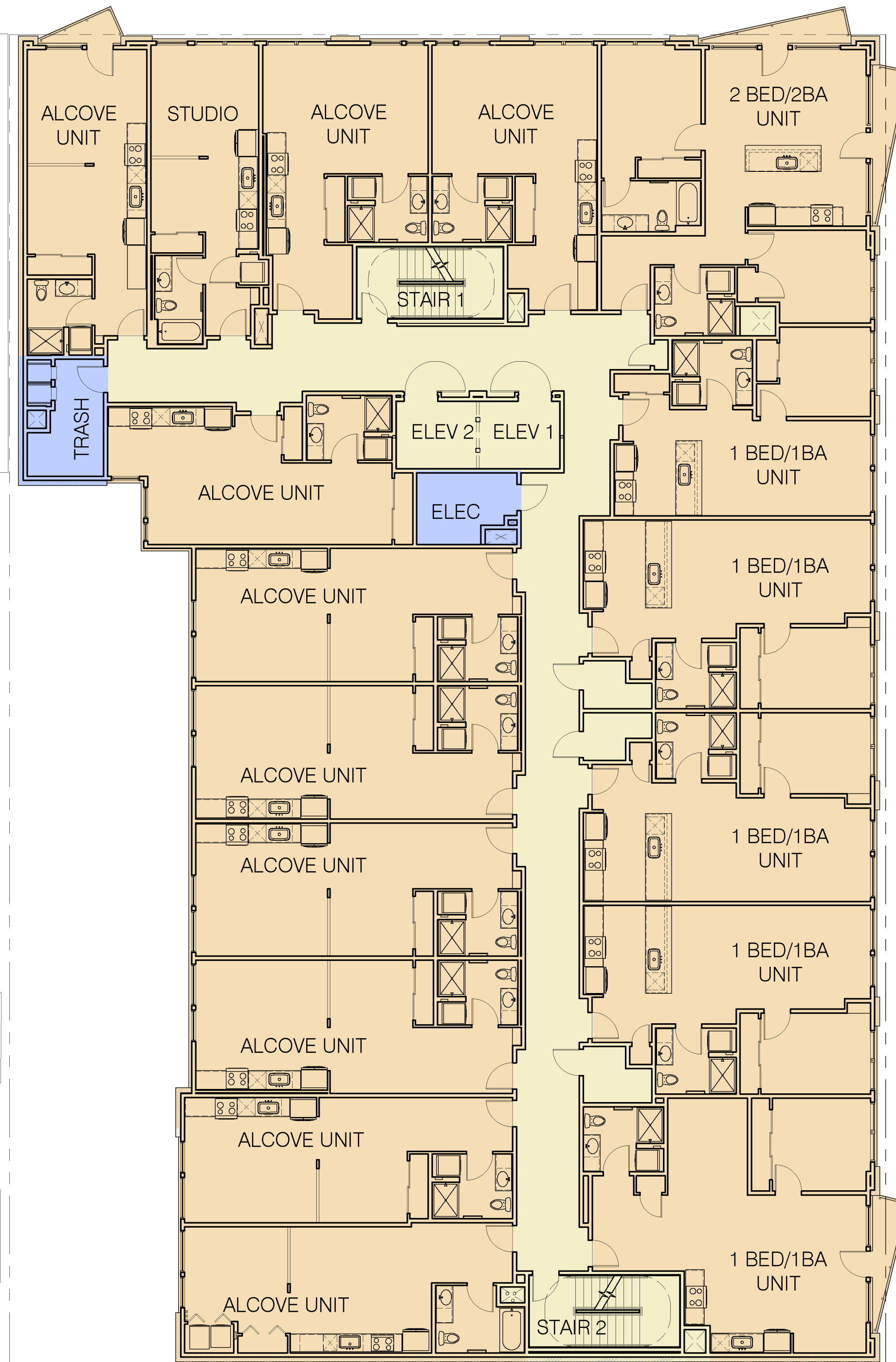
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16a
TYP

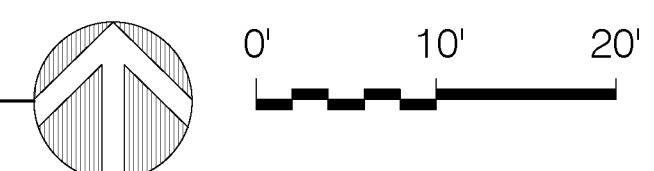
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TYP

40
TYP

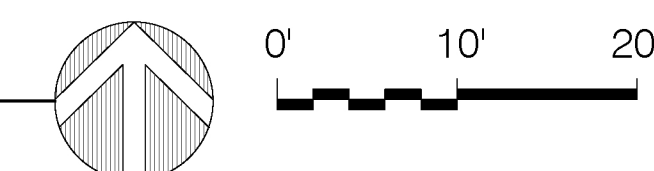
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TYP

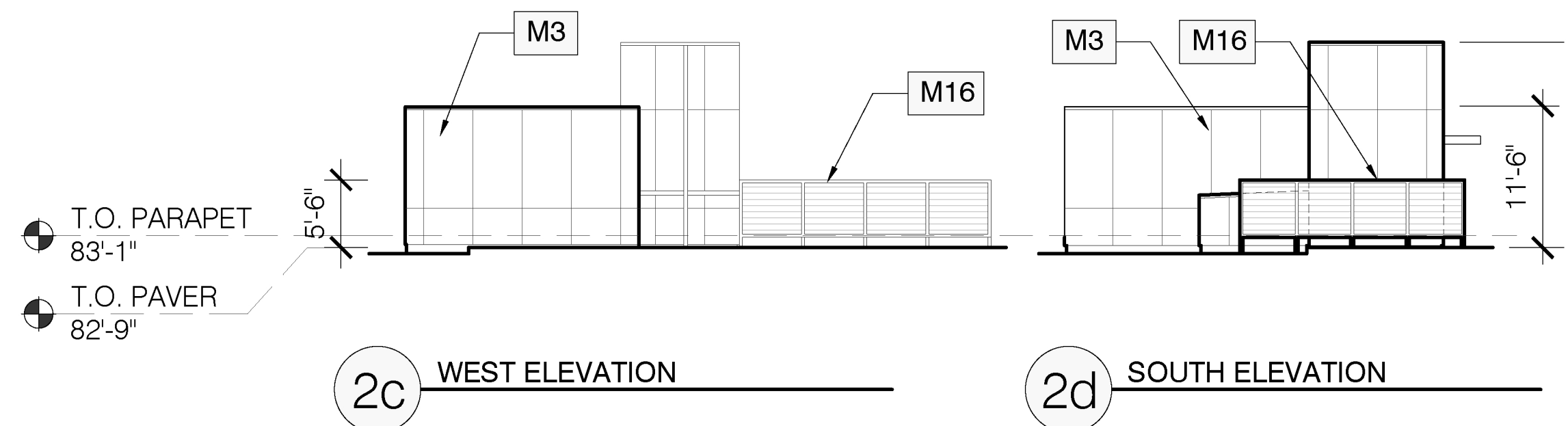
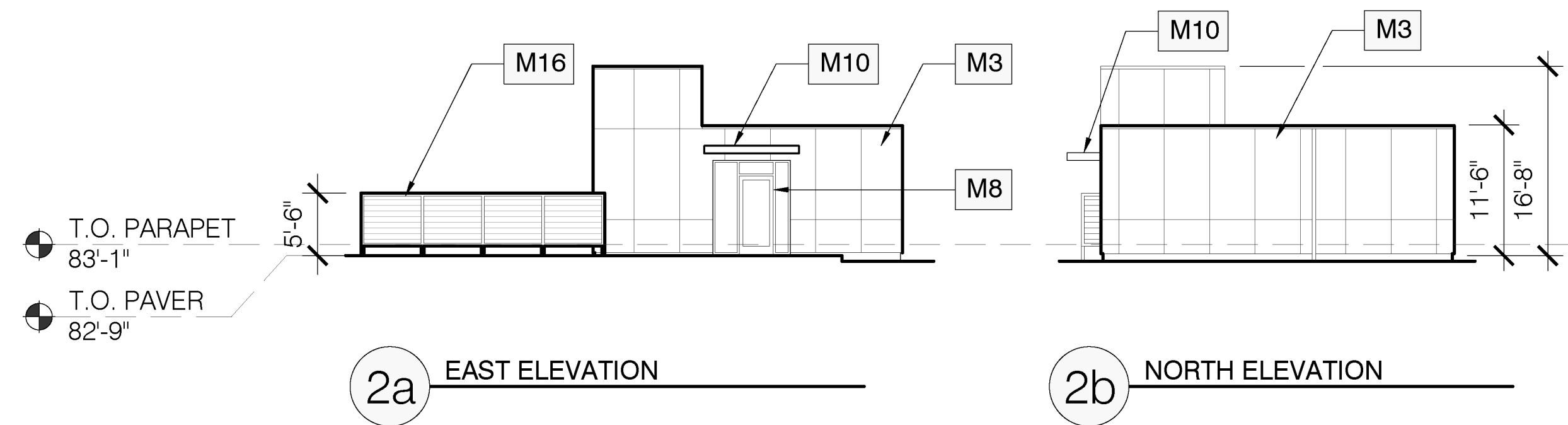
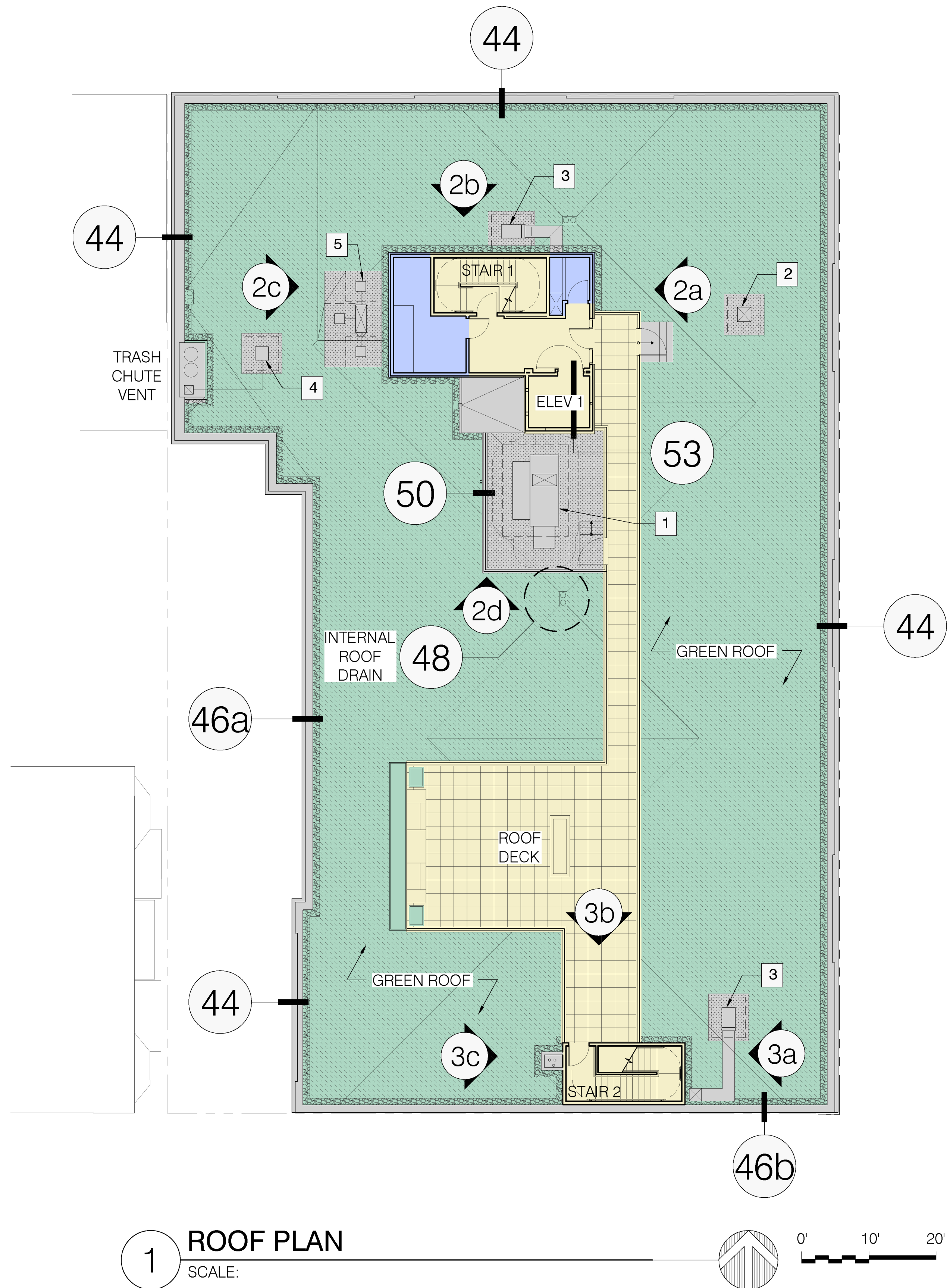


1 LEVEL 6
SCALE:

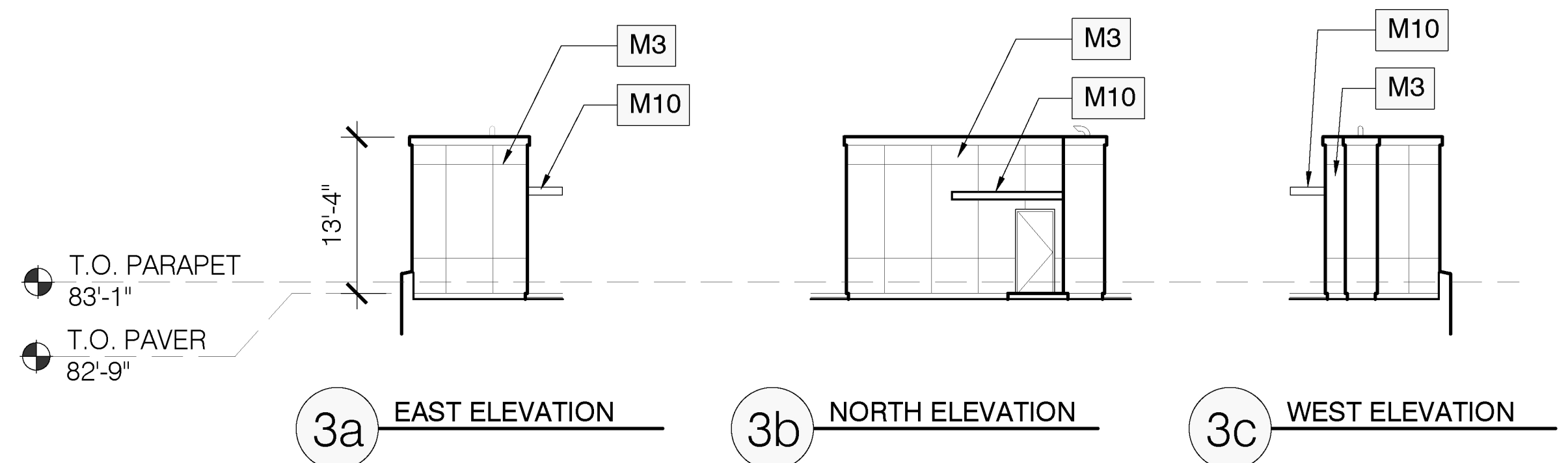


2 LEVEL 7
SCALE:





2 ROOF TOP ELEVATION - NORTH TOWER 0' 10' 20'



3 ROOF TOP ELEVATION - SOUTH TOWER 0' 10' 20'

LEGEND

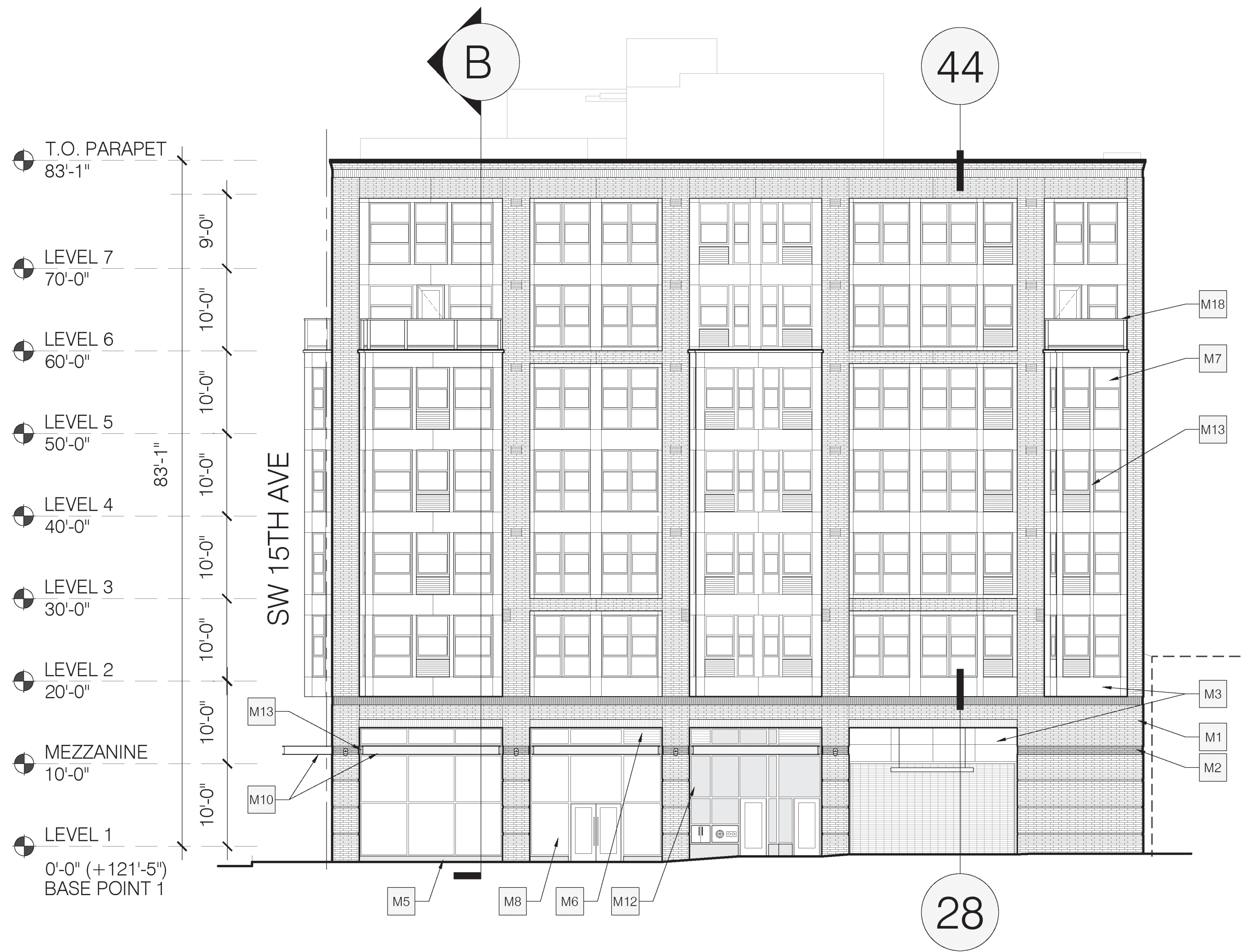
— DETAILS SEE SHEETS C.16-C.24

MATERIAL KEYNOTES

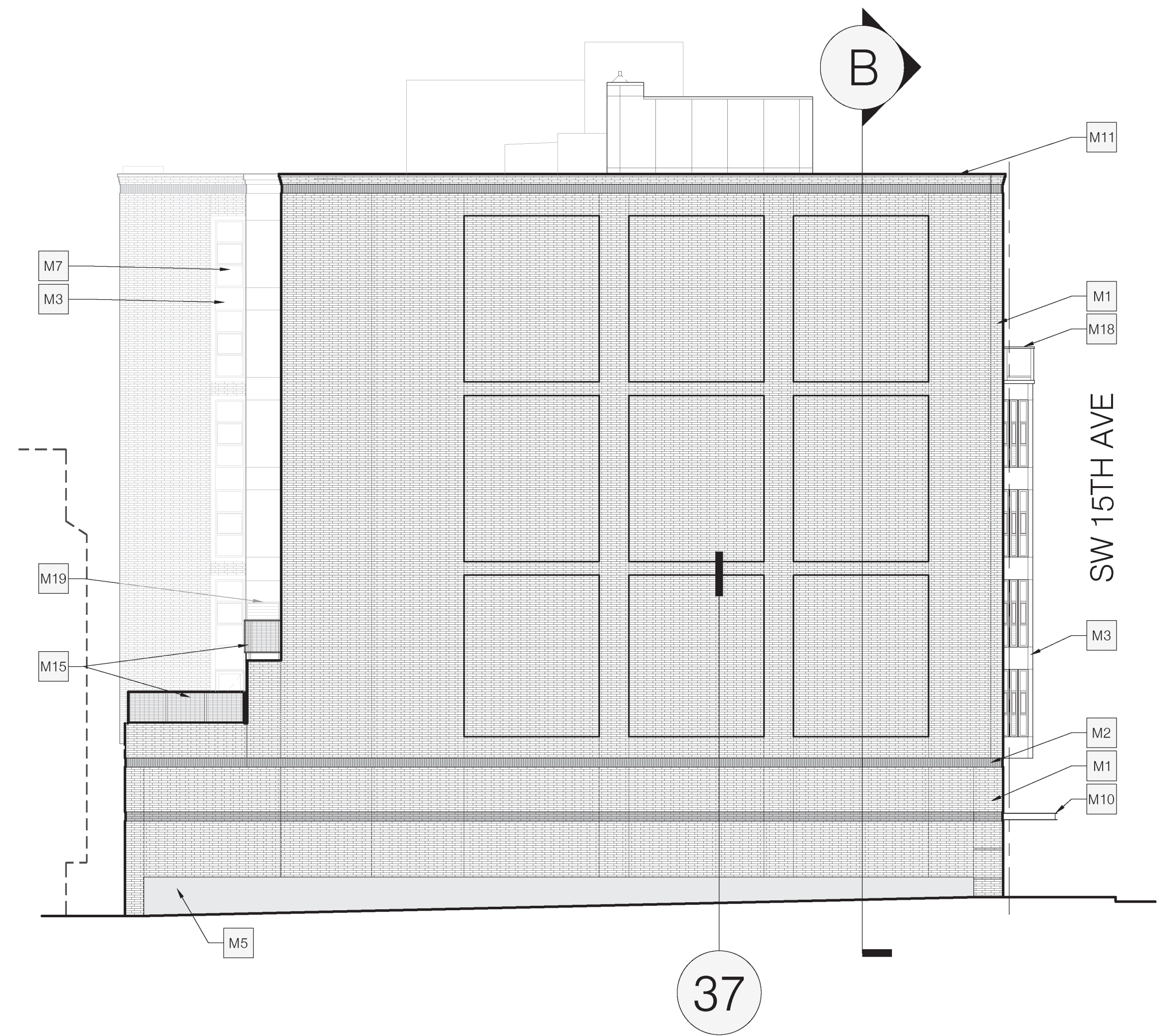
- M3 FIBER CEMENT PANEL
SMOOTH FINISH
COLOR: GRAY
- M8 STOREFRONT GLAZING
SYSTEM: TRANSPARENT
- M10 STEEL CHANNEL CANOPY
WITH WOOD SOFFIT, TYP.
- M16 LOUVERED MECHANICAL
SCREEN, PAINTED

KEYNOTES

- 1 MAIN ROOFTOP MECHANICAL
UNIT TO BE SCREENED
- 2 GREASE DUCT SHAFT VENT
TERMINATION
- 3 STAIR PRESSURIZATION FAN
- 4 TRASH CHUTE FAN FOR
EXHAUST
- 5 UNIT EXHAUST DUCTING FOR
STUDIO UNITS THAT CANNOT BE
DUCTED THROUGH EXTERIOR
WALL - BATH FAN, DRYER AND
RANGE HOOD.



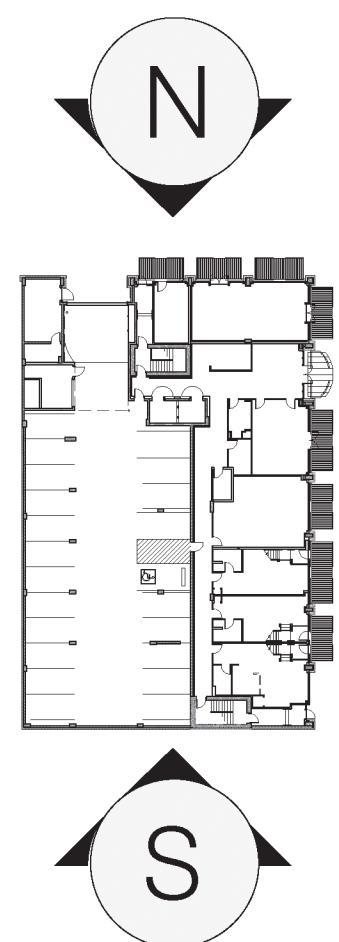
N NORTH ELEVATION

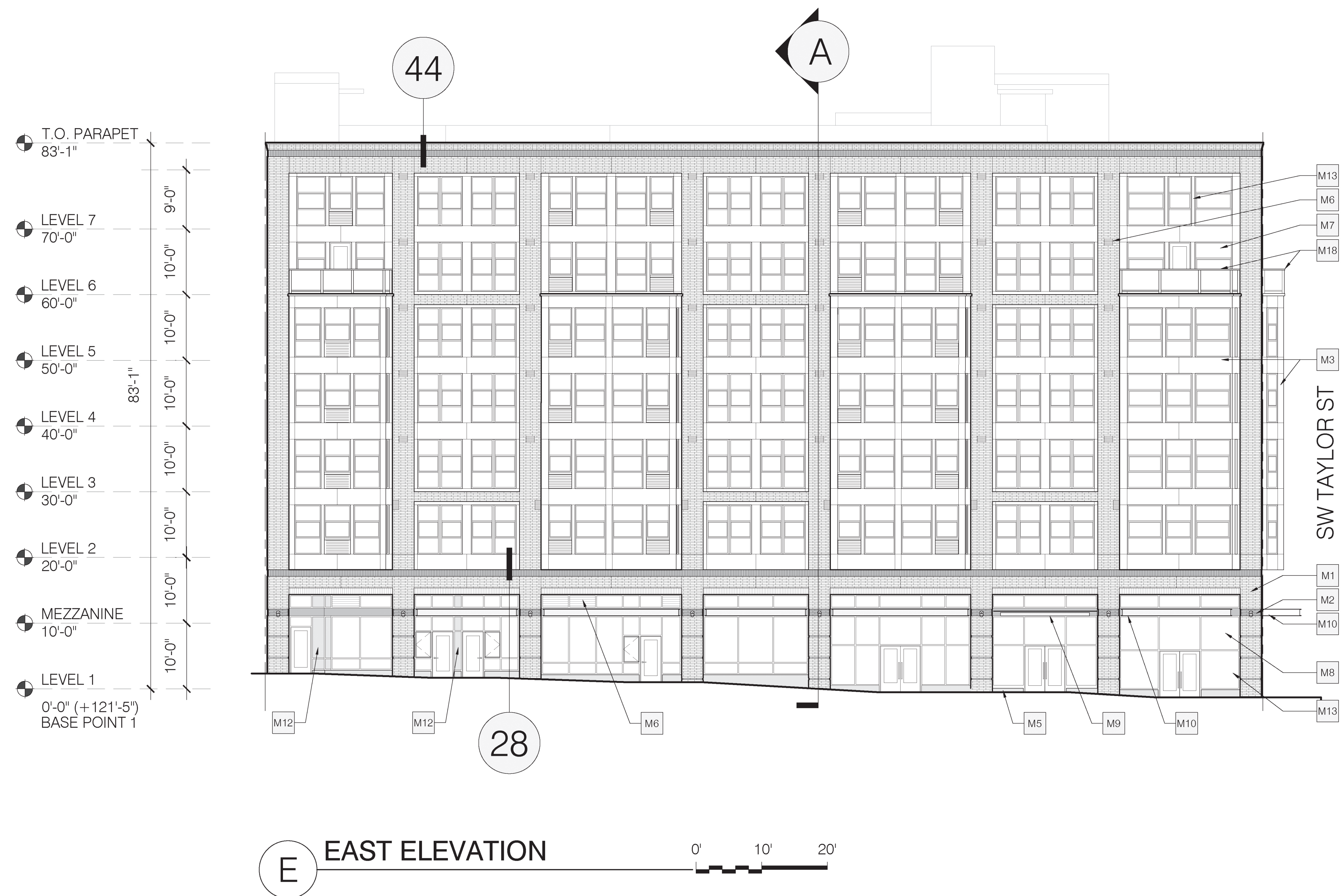


S SOUTH ELEVATION

MATERIAL KEYNOTES

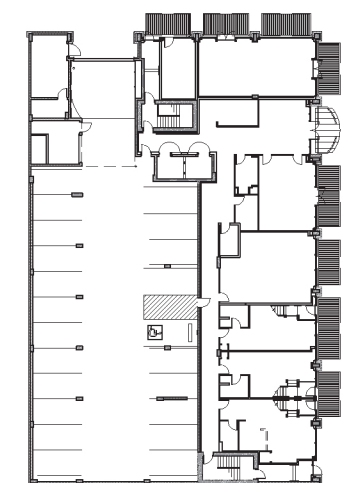
M1	BRICK, NORMAN 1/3 RUNNING BOND PRIMARY COLOR: AMBER ROSE	M3	FIBER CEMENT PANEL SMOOTH FINISH COLOR: GRAY	M6	INTEGRAL METAL VENT LOUVER	M10	STEEL CHANNEL CANOPY WITH WOOD SOFFIT, TYP.	M14	HIGH SPEED COILING DOOR	M18	ALUMINUM RAILING SYSTEM WITH GLASS INFILL PANELS
M2	BRICK, NORMAN 1/3 RUNNING BOND SECONDARY COLOR: COAL CREEK	M4	CMU BLOCK, SEALED	M7	COMMERCIAL GRADE VINYL WINDOWS	M11	SHAPED METAL COPING, SEE DETAILS 44 AND 45	M15	STEEL RAILING SYSTEM WITH WIRE METAL INFILL PANELS	M19	STEEL RAILING SYSTEM WITH KNOTWOOD INFILL PANELS
		M5	EXPOSED SMOOTH CONCRETE	M8	STOREFRONT GLAZING SYSTEM: TRANSPARENT	M12	OPAQUE GLASS INFILL PANEL	M16	LOUVERED MECHANICAL SCREEN, PAINTED		
				M9	GLASS AND STEEL CANOPY	M13	BRAKE METAL PANEL	M17	INTEGRATED PTAC VENT		

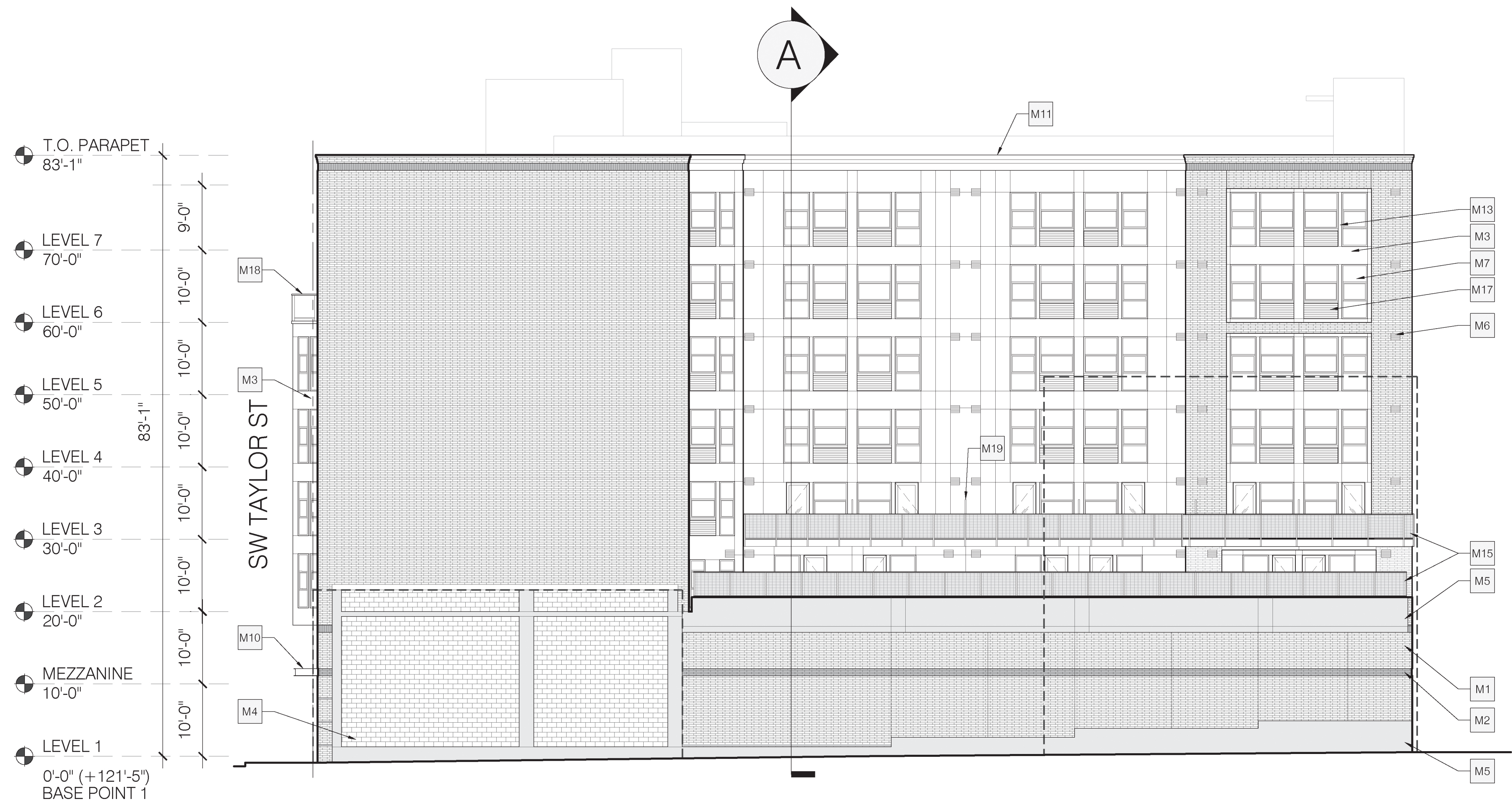




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				M9	GLASS AND STEEL CANOPY	M13	BRAKE METAL PANEL	M17	INTEGRATED PTAC VENT		



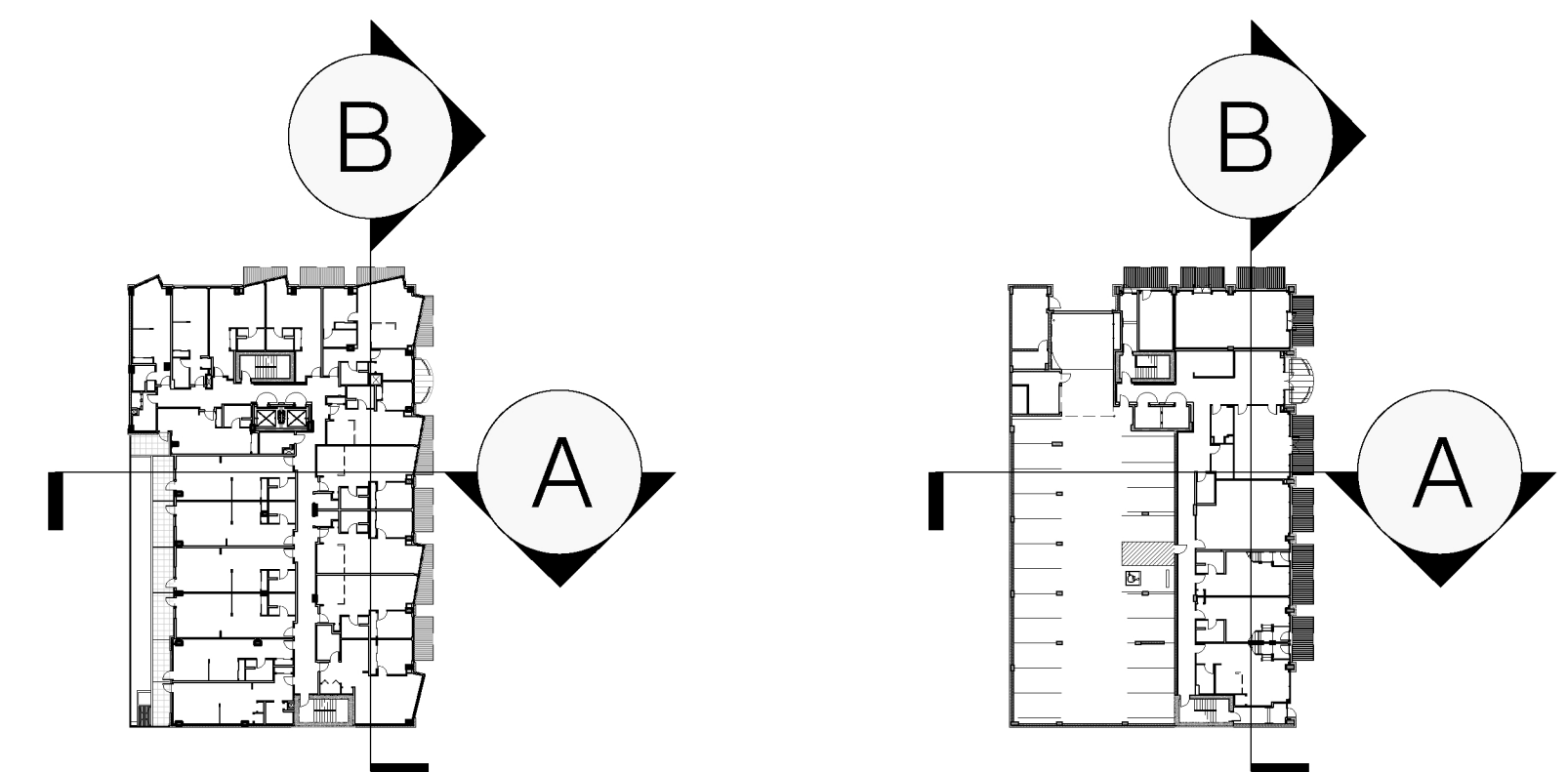


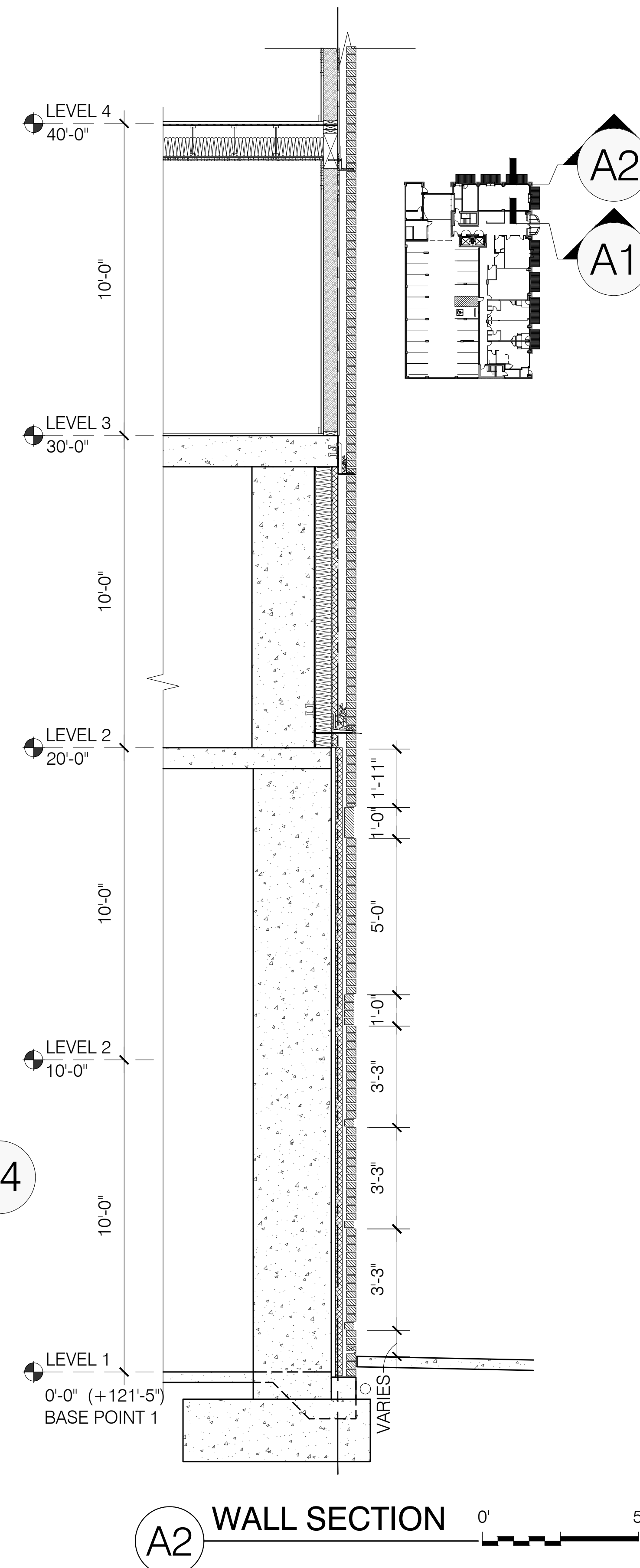
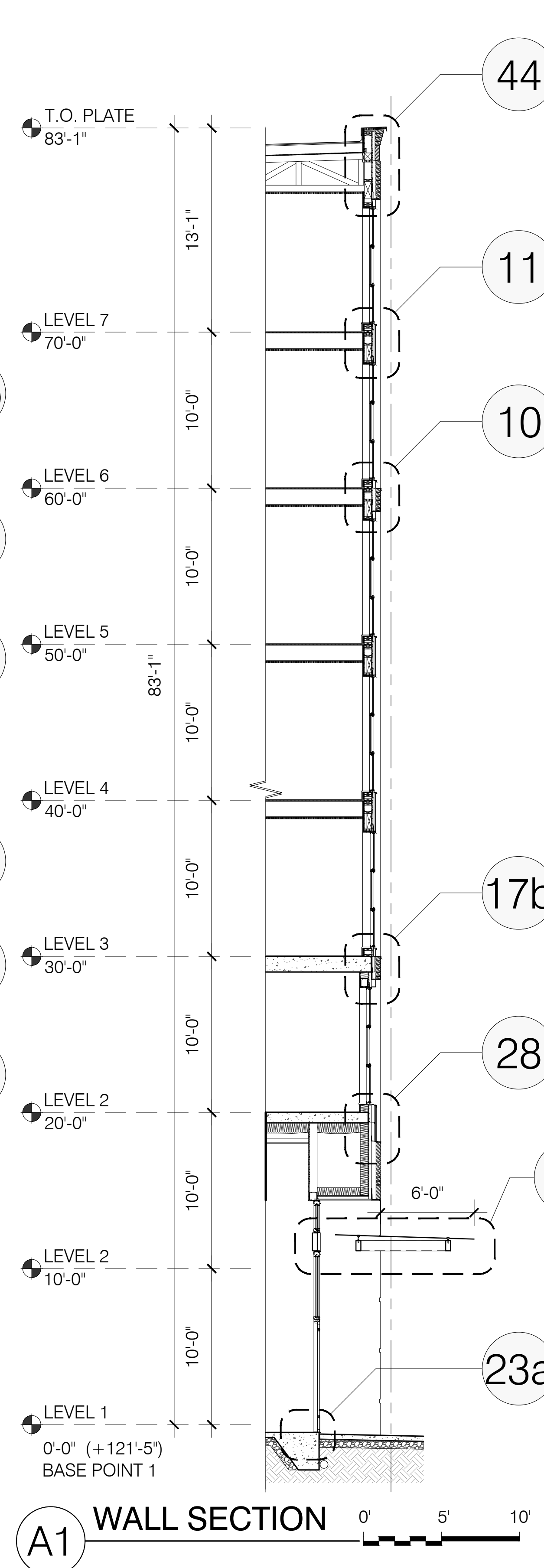
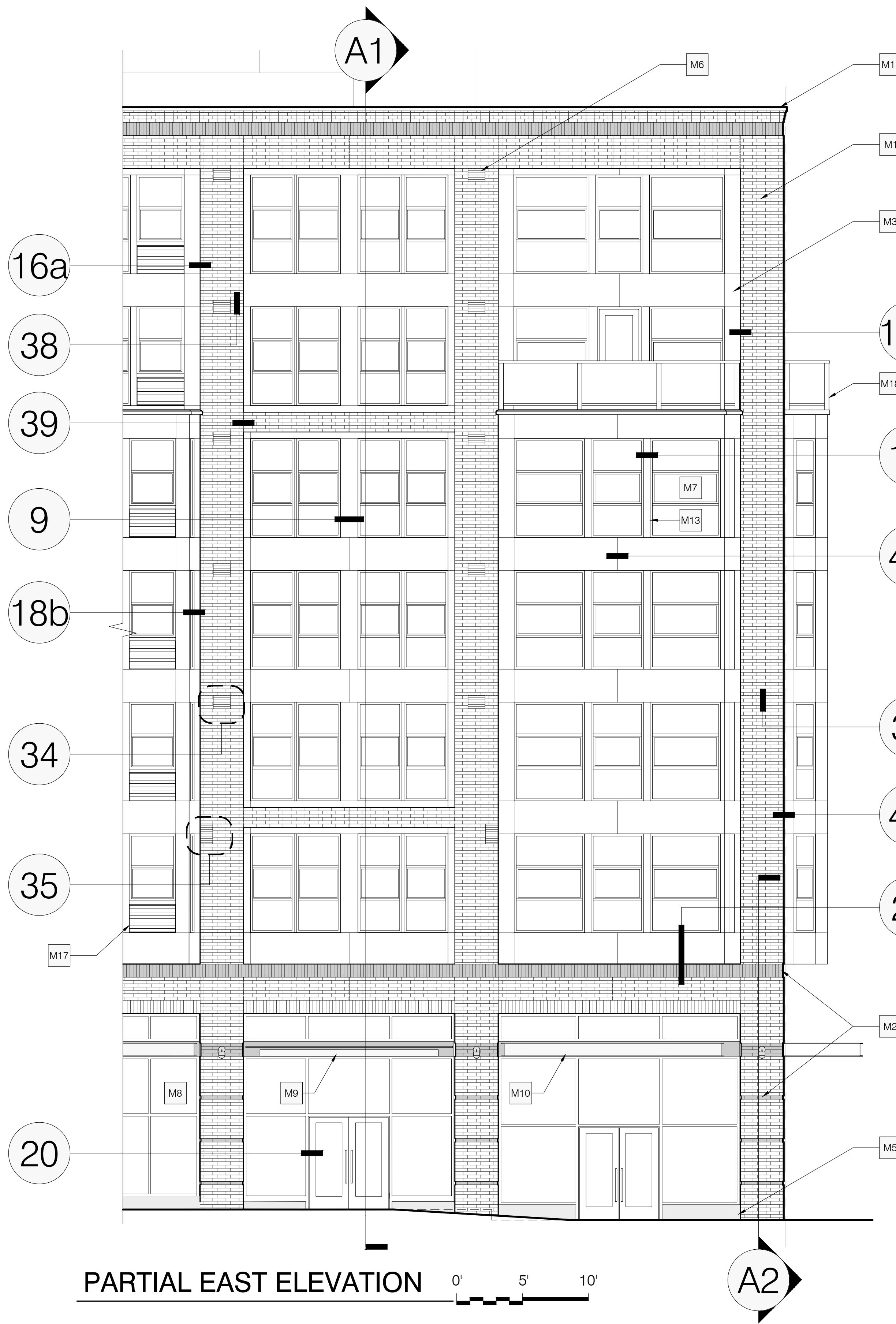
W WEST ELEVATION

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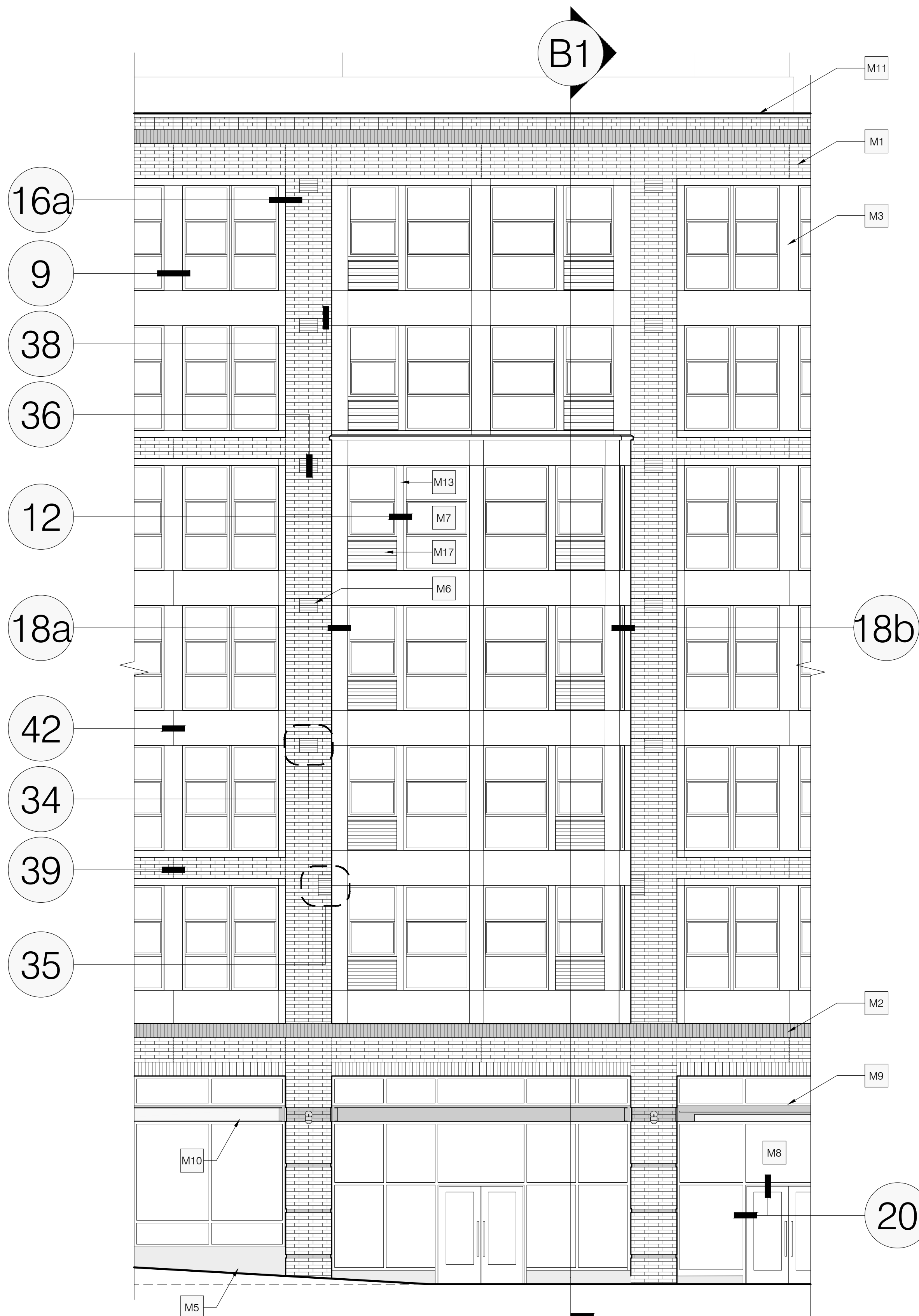




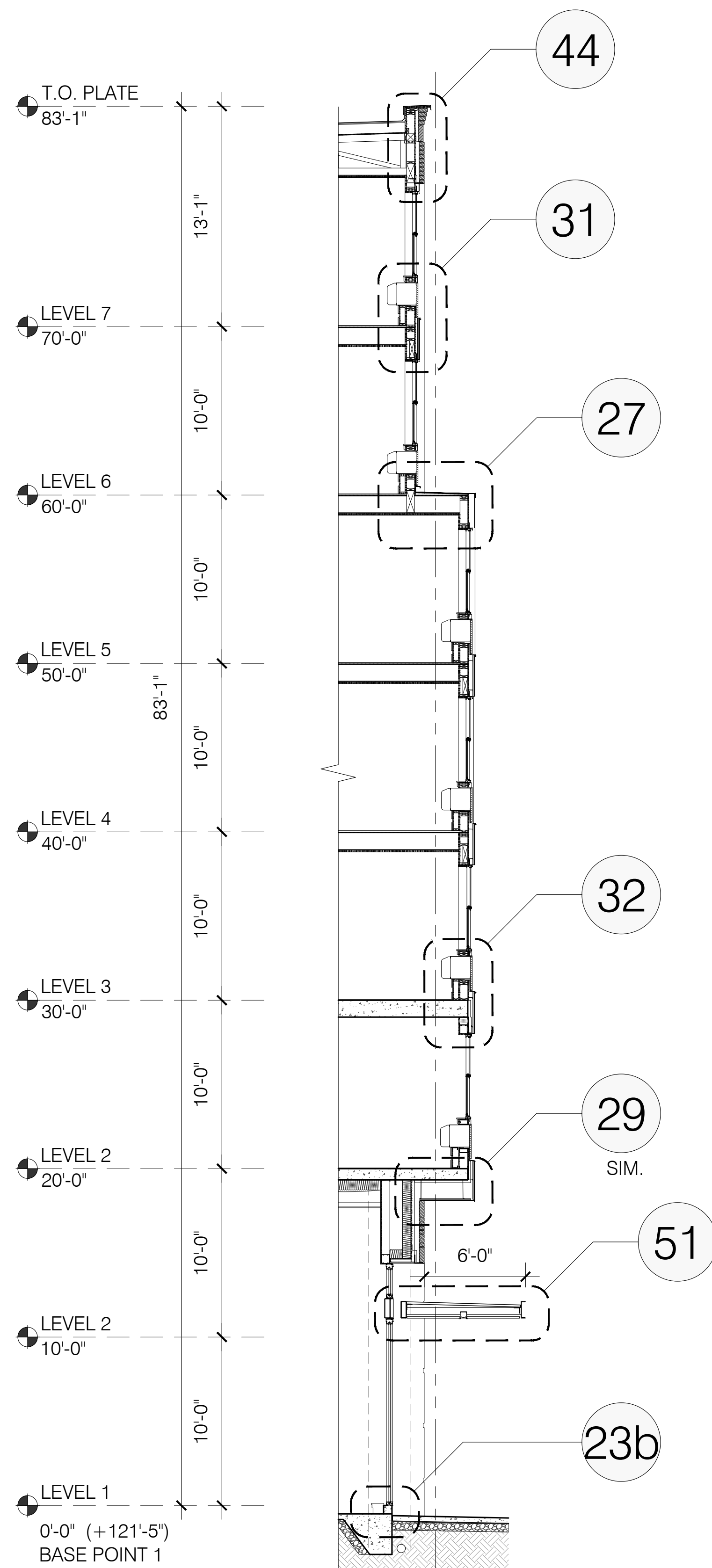
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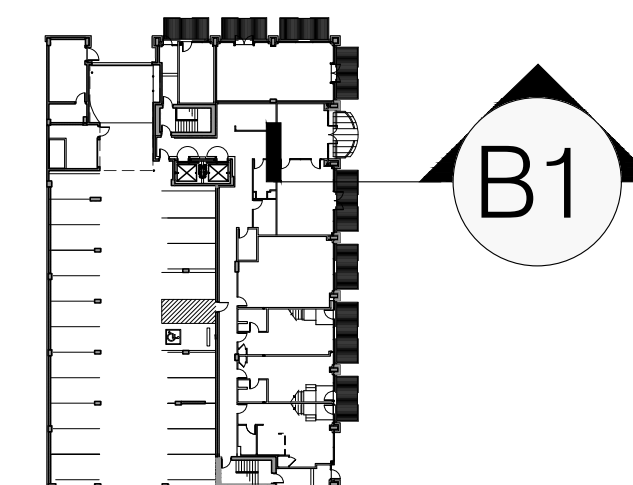
- MATERIAL KEYNOTES**
- M1 BRICK, NORMAN 1/3 RUNNING BOND
PRIMARY COLOR: AMBER ROSE
 - M2 BRICK, NORMAN 1/3 RUNNING BOND
SECONDARY COLOR: COAL CREEK
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SMOOTH FINISH
COLOR: GRAY
 - M4 CMU BLOCK, SEALED
 - M5 EXPOSED SMOOTH CONCRETE
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 - M7 COMMERCIAL GRADE VINYL WINDOWS
 - M8 STOREFRONT GLAZING SYSTEM: TRANSPARENT
 - M9 GLASS AND STEEL CANOPY
 - M10 STEEL CHANNEL CANOPY WITH WOOD SOFFIT, TYP.
 - M11 SHAPED METAL COPING, SEE DETAILS 44 AND 45
 - M12 OPAQUE GLASS INFILL PANEL
 - M13 BRAKE METAL PANEL
 - M14 HIGH SPEED COILING DOOR
 - M15 STEEL RAILING SYSTEM WITH WIRE METAL INFILL PANELS
 - M16 LOUVERED MECHANICAL SCREEN, PAINTED
 - M17 INTEGRATED PTAC VENT
 - M18 ALUMINUM RAILING SYSTEM WITH GLASS INFILL PANELS
 - M19 STEEL RAILING SYSTEM WITH KNOTWOOD INFILL PANELS



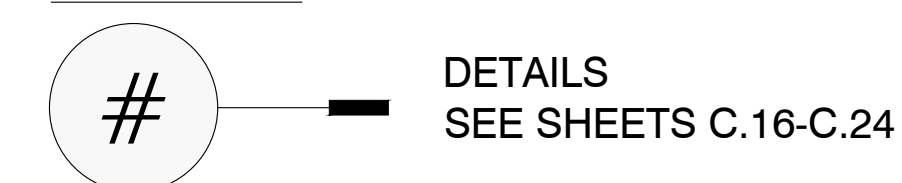
PARTIAL EAST ELEVATION



B1 WALL SECTION

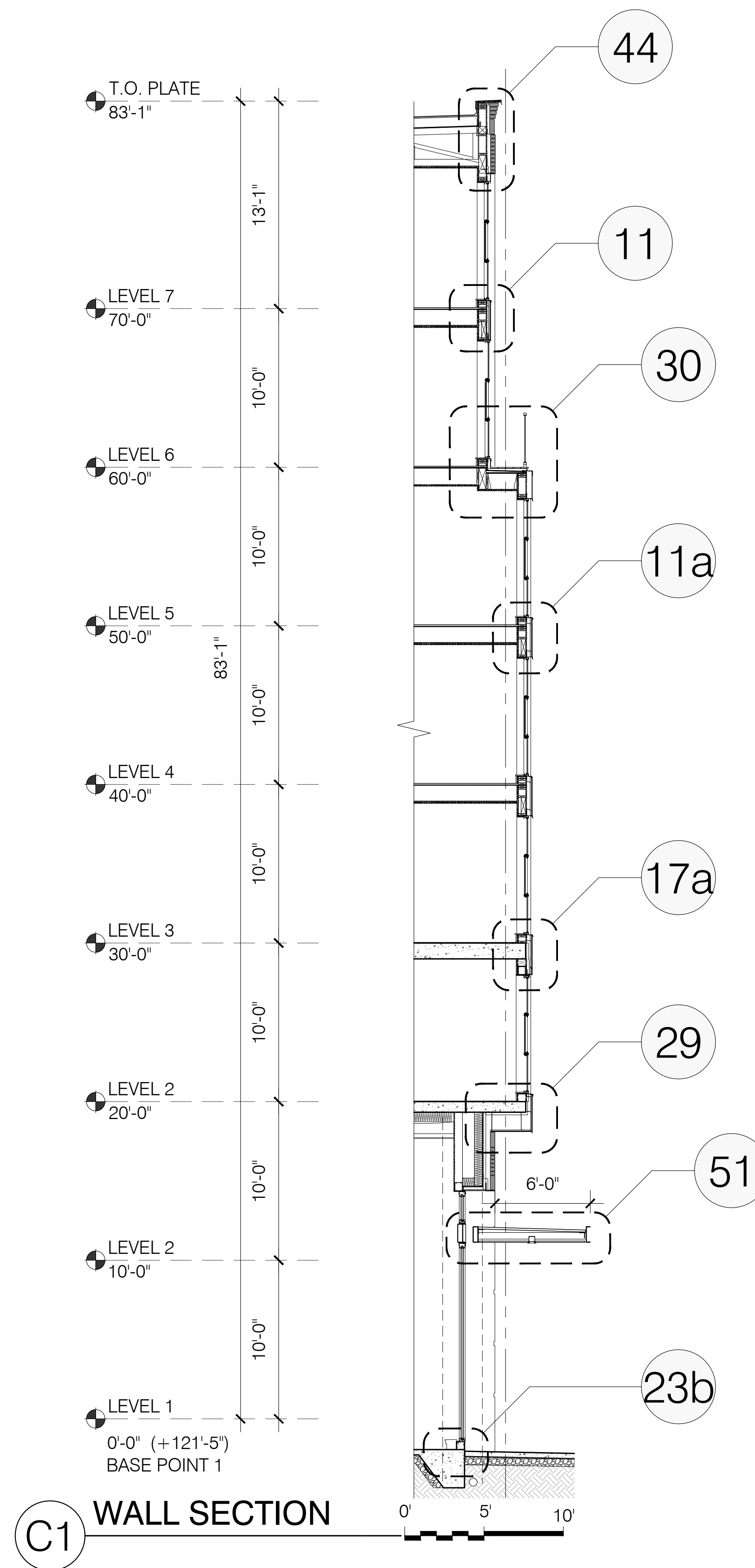
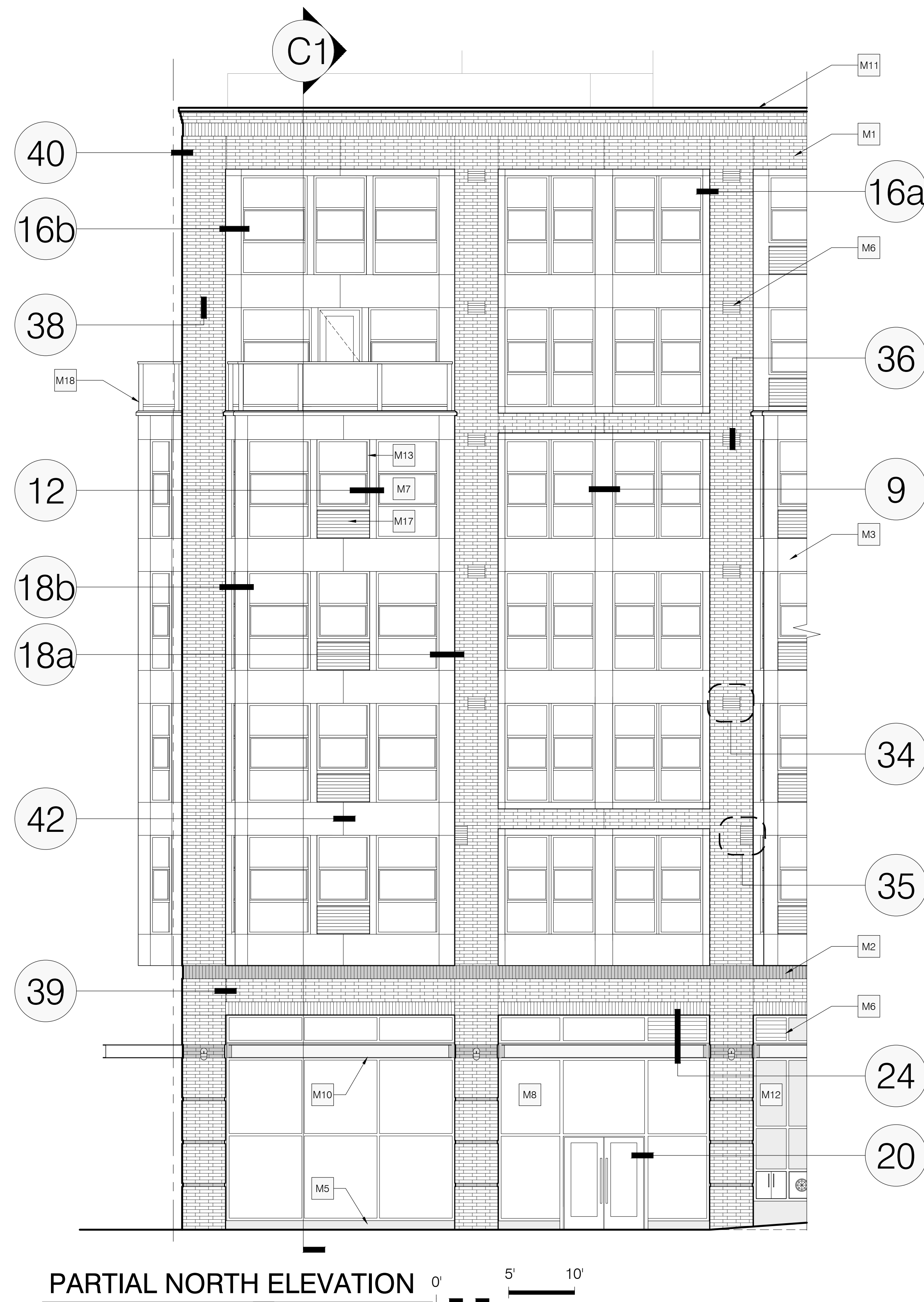


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MATERIAL KEYNOTES

- M1 BRICK, NORMAN 1/3
RUNNING BOND
PRIMARY COLOR:
AMBER ROSE
- M2 BRICK, NORMAN 1/3
RUNNING BOND
SECONDARY COLOR:
COAL CREEK
- M3 FIBER CEMENT PANEL
SMOOTH FINISH
COLOR: GRAY
- M4 CMU BLOCK, SEALED
- M5 EXPOSED SMOOTH
CONCRETE
- M6 INTEGRAL METAL VENT
LOUVER
- M7 COMMERCIAL GRADE
VINYL WINDOWS
- M8 STOREFRONT GLAZING
SYSTEM: TRANSPARENT
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PANELS

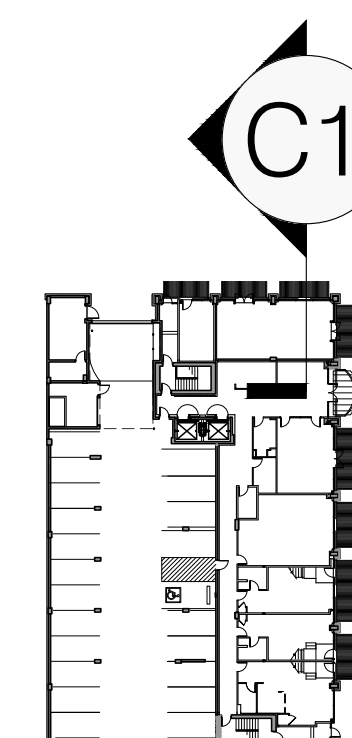


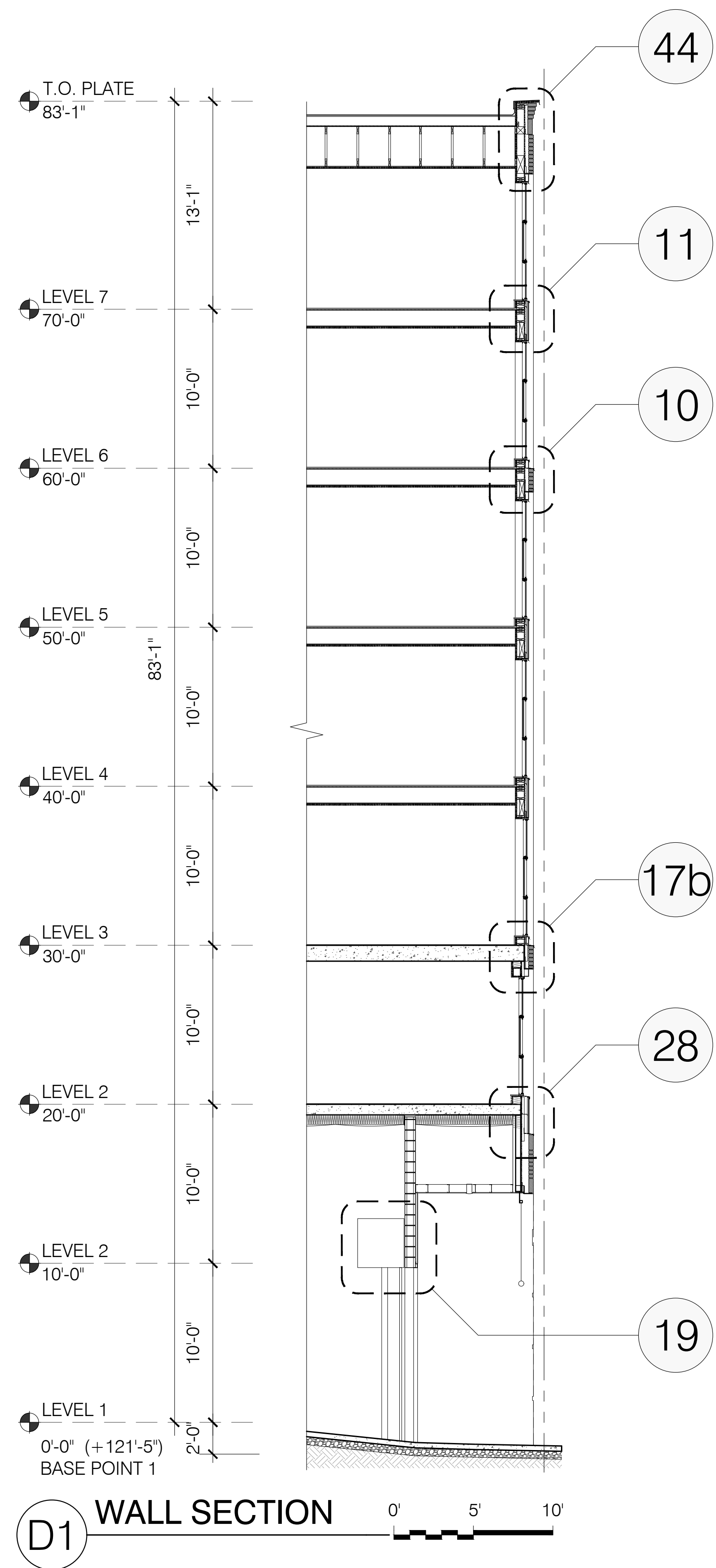
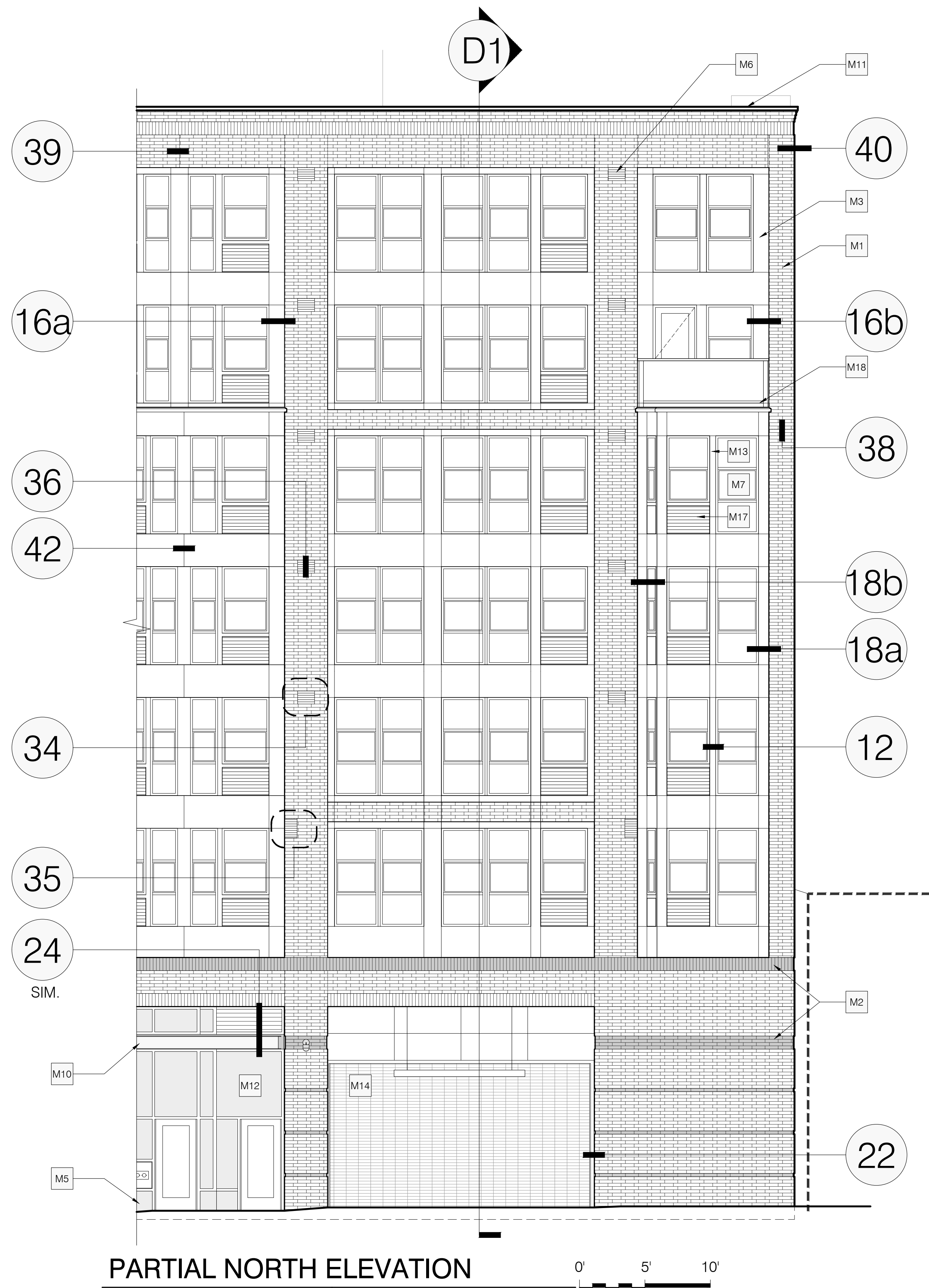
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— DETAILS
SEE SHEETS C.16-C.24

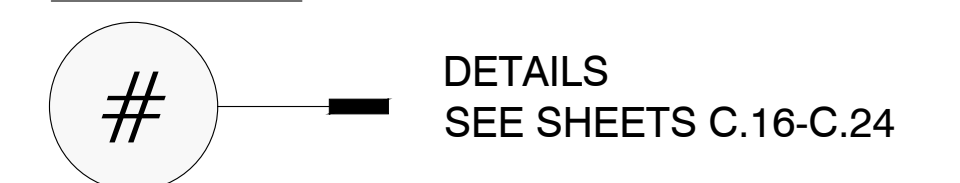
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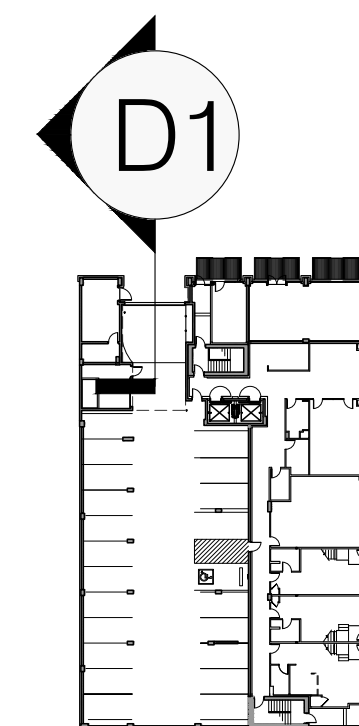


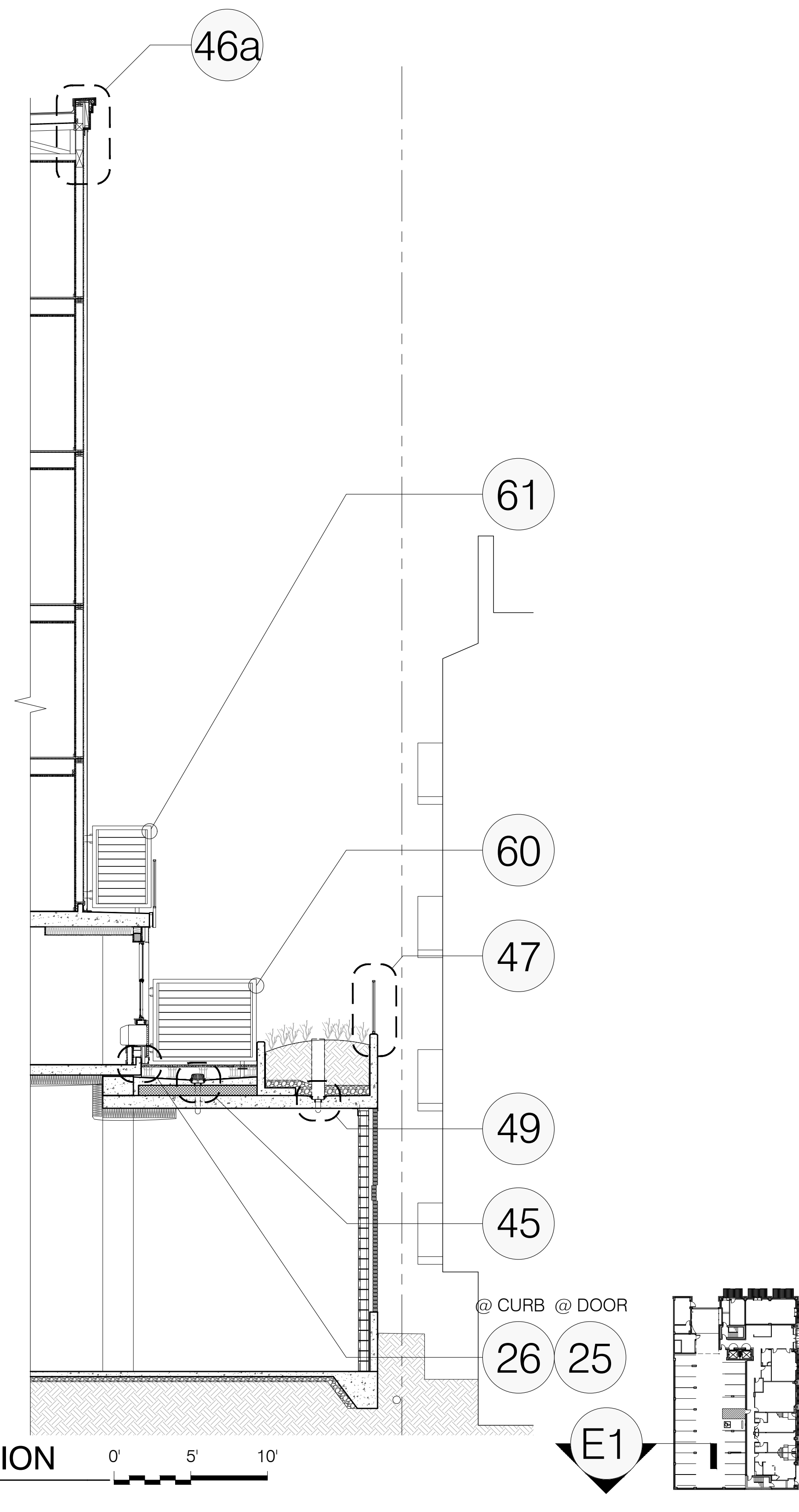
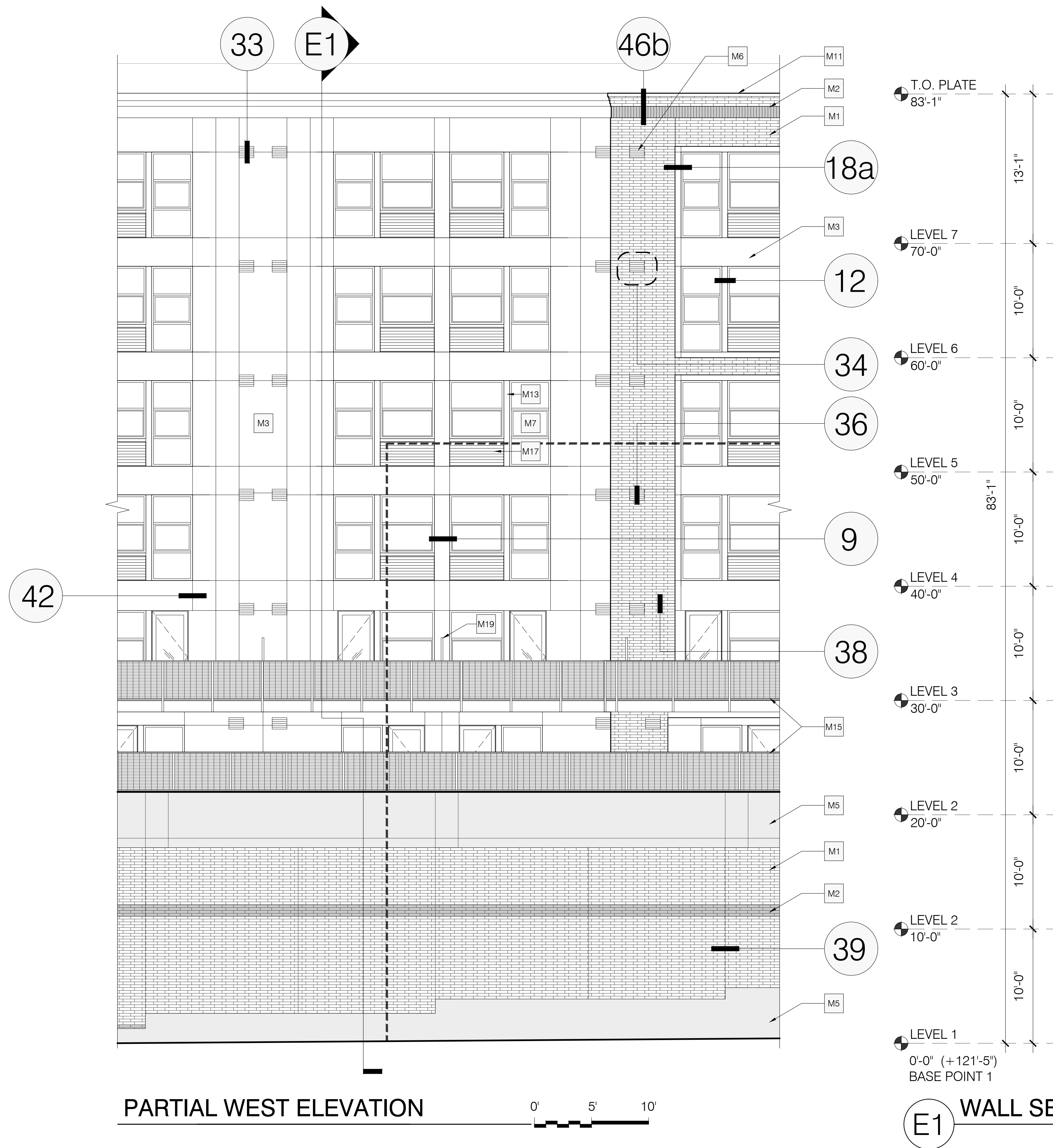
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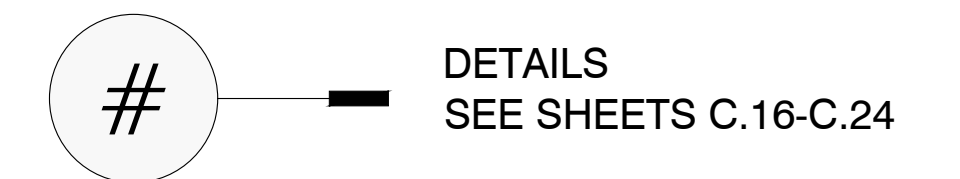
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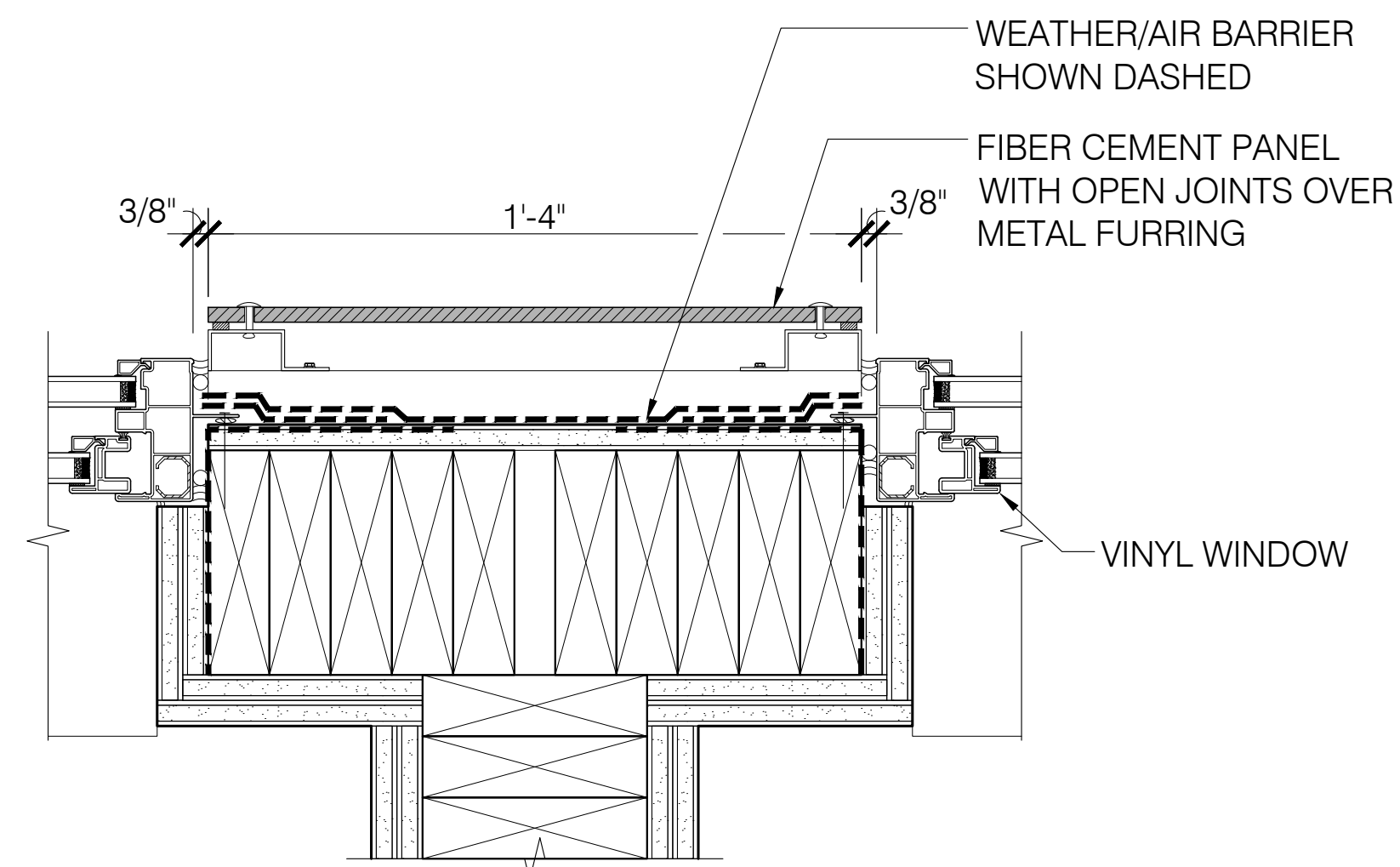


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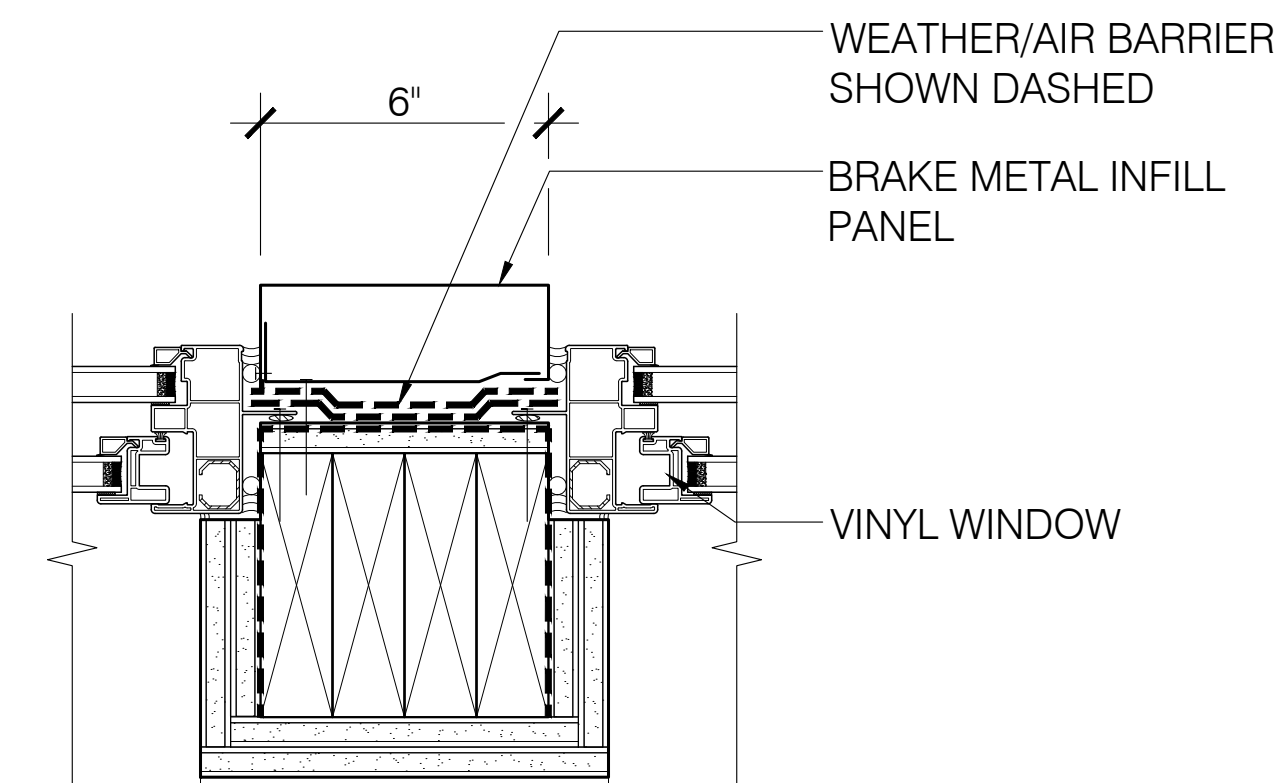


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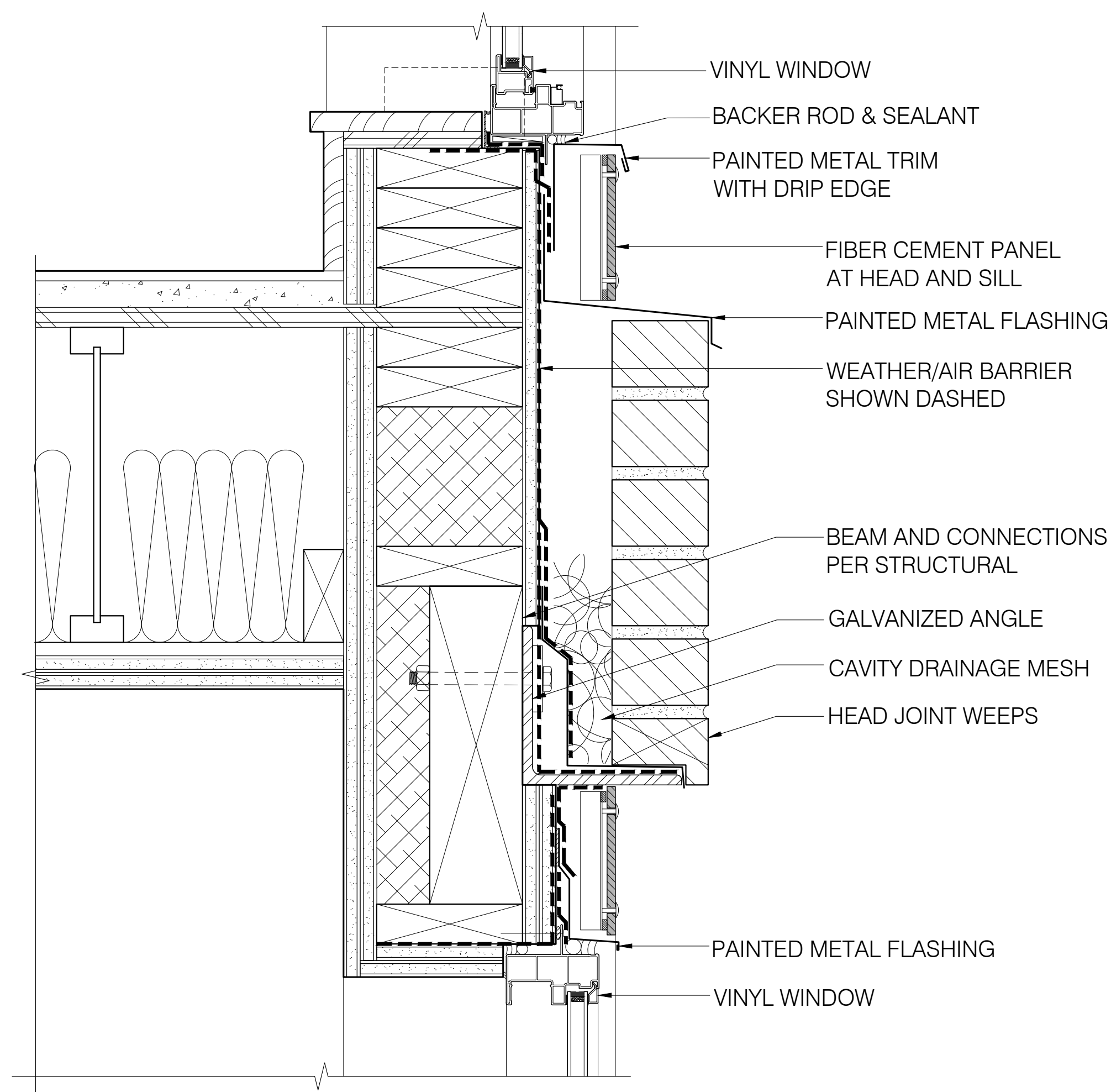
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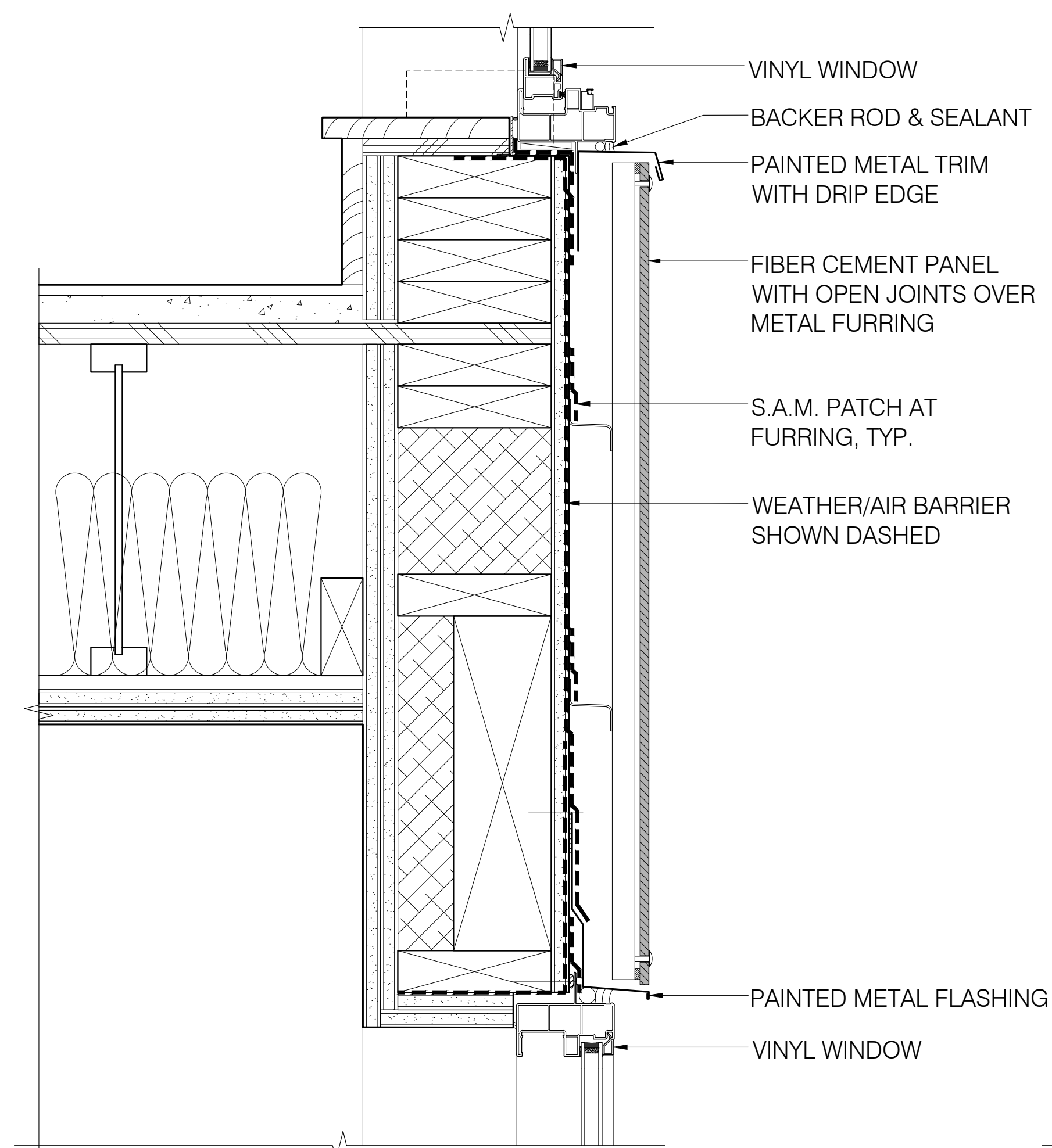
9 WINDOW JAMB AT PARTY WALL



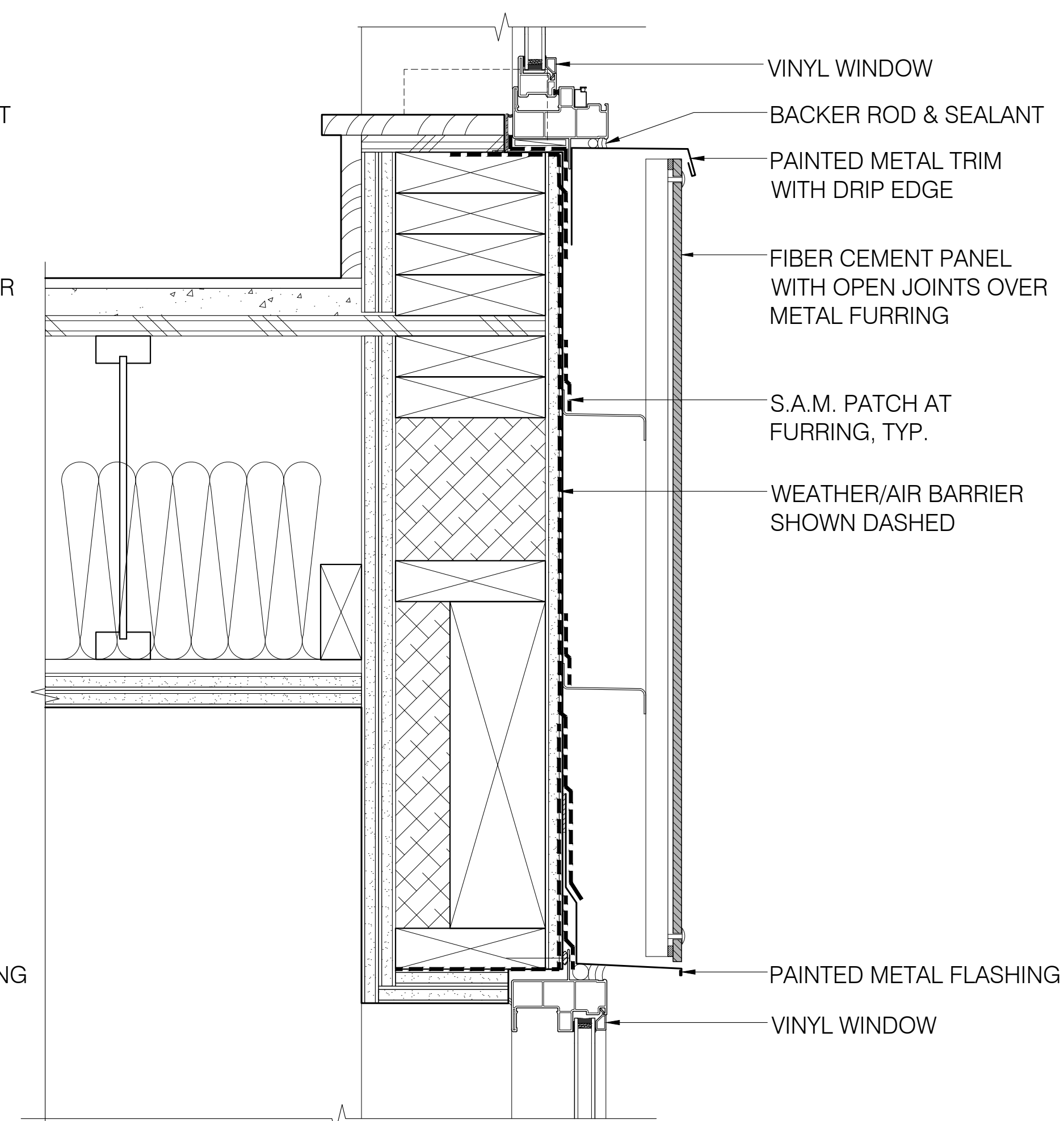
12 WINDOW JAMB AT BREAK METAL INFILL PANEL



10 WINDOW HEAD AND SILL AT BRICK

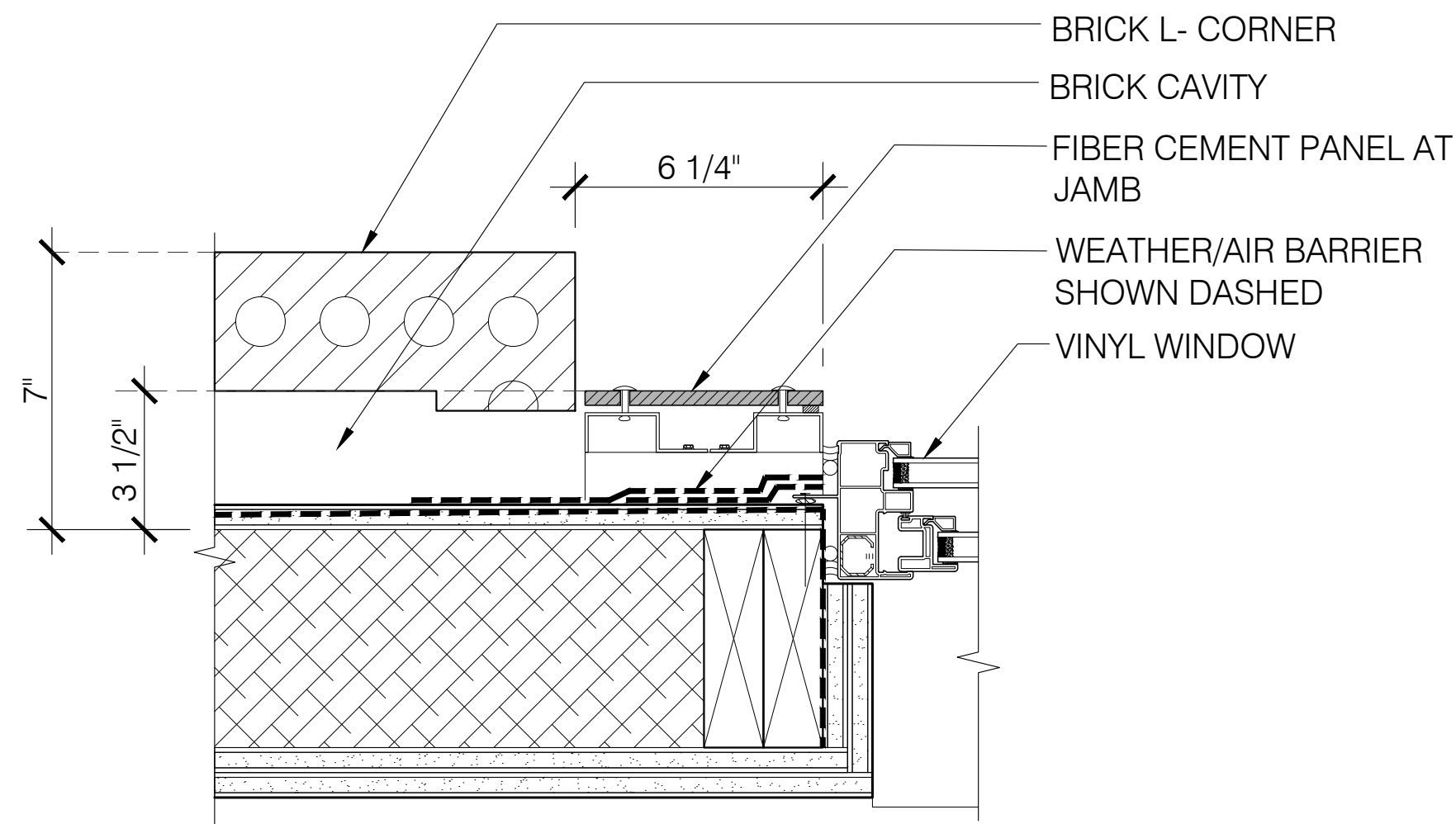


11 WINDOW HEAD AND SILL AT FIBER CEMENT PANEL

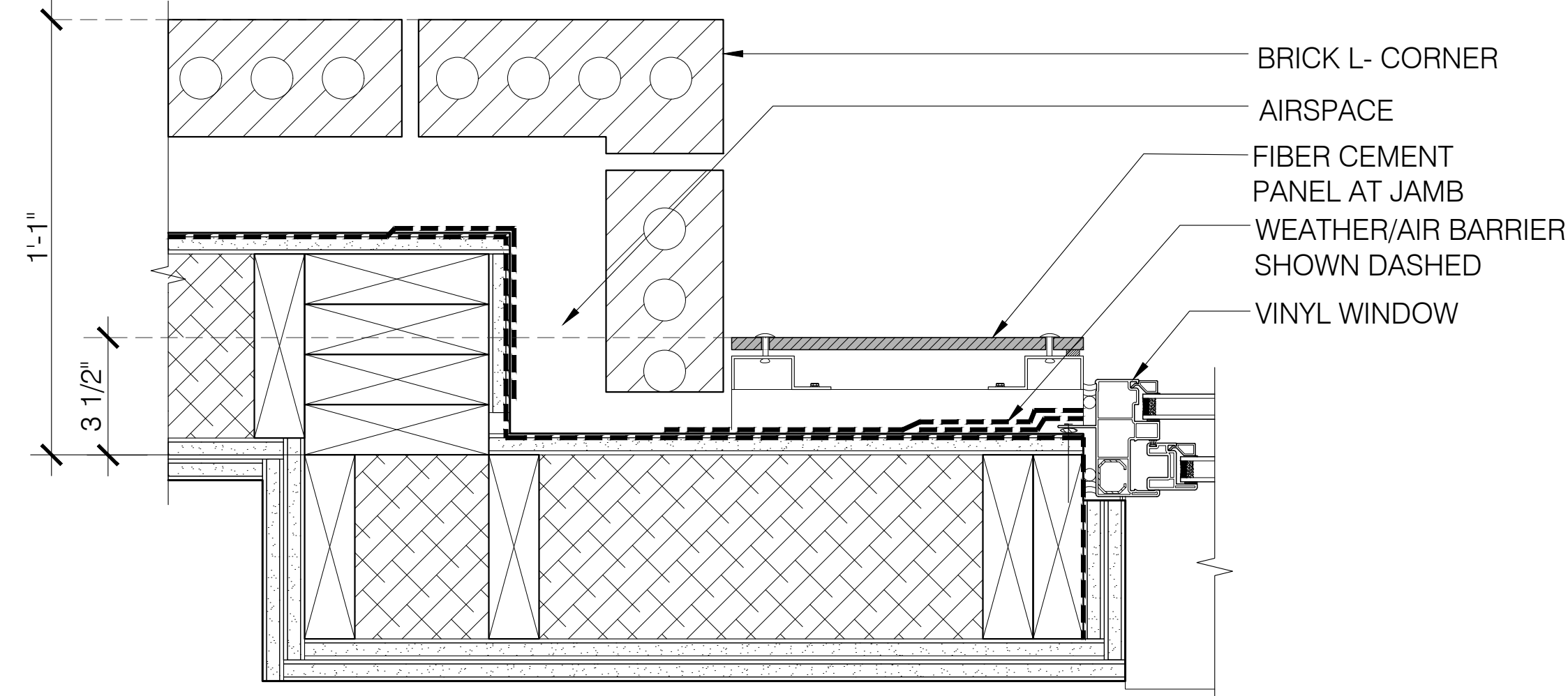


11a WINDOW HEAD AND SILL AT FIBER CEMENT PANEL AT ORIEL

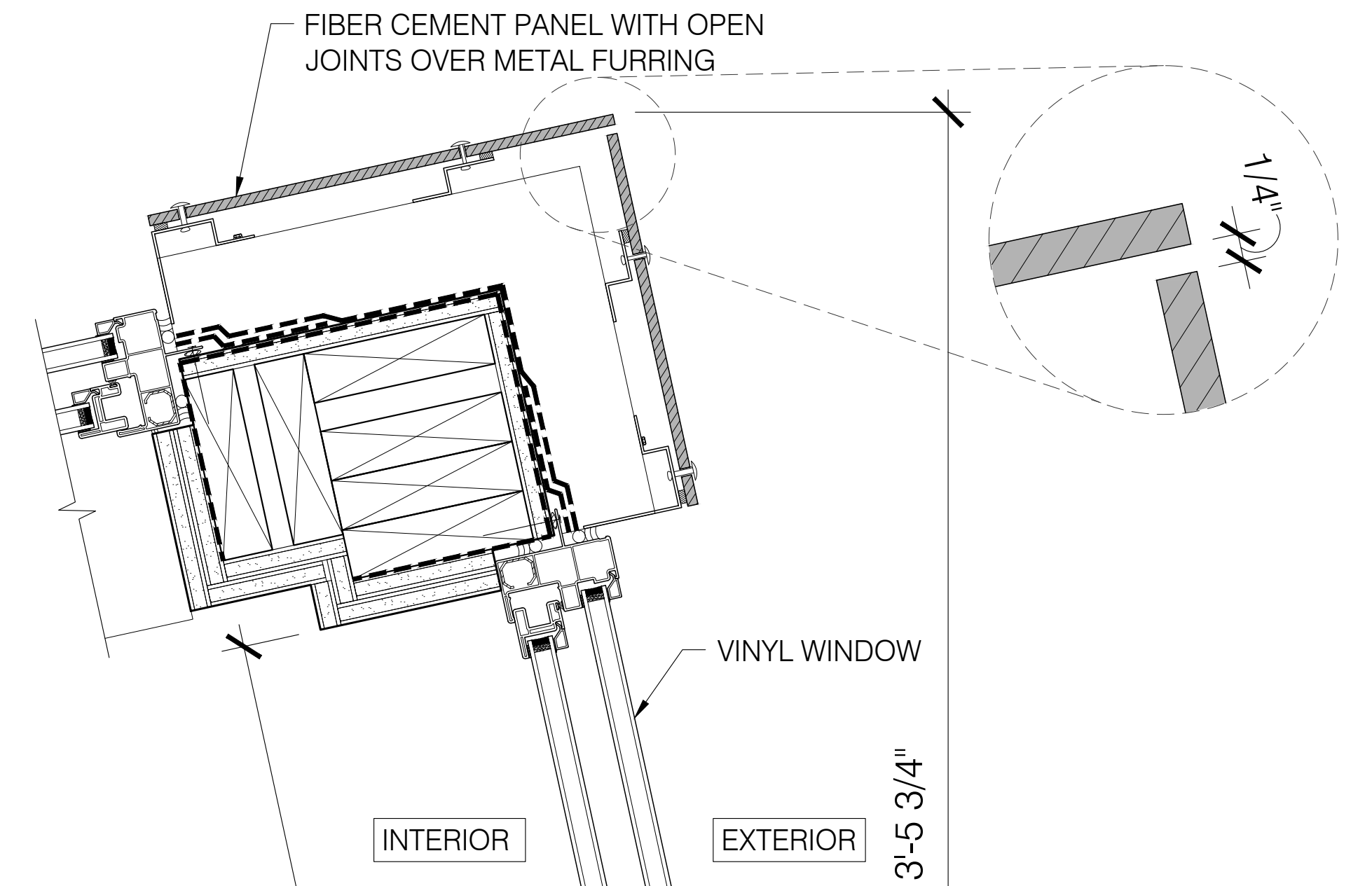




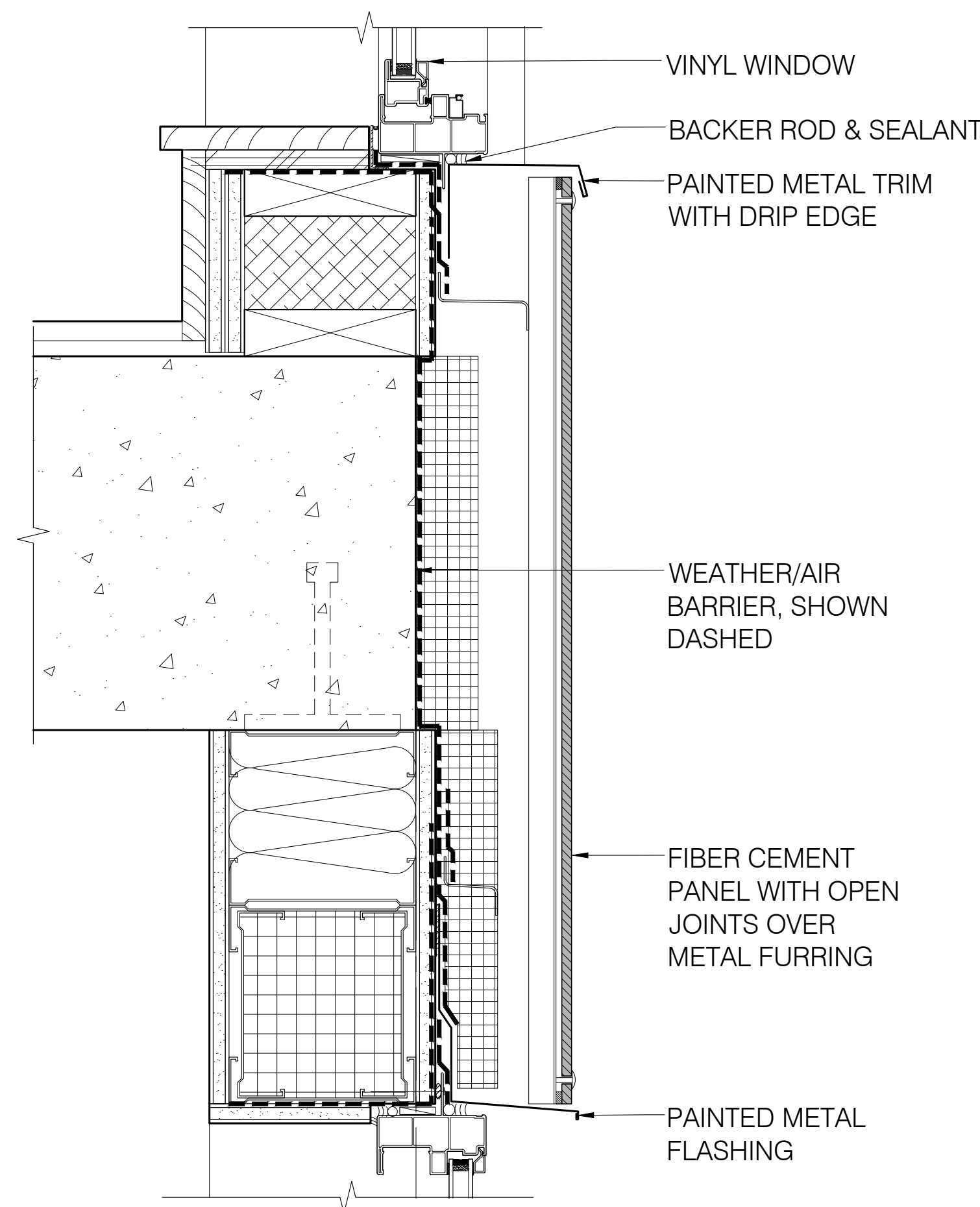
16a WINDOW JAMB - STANDARD REVEAL



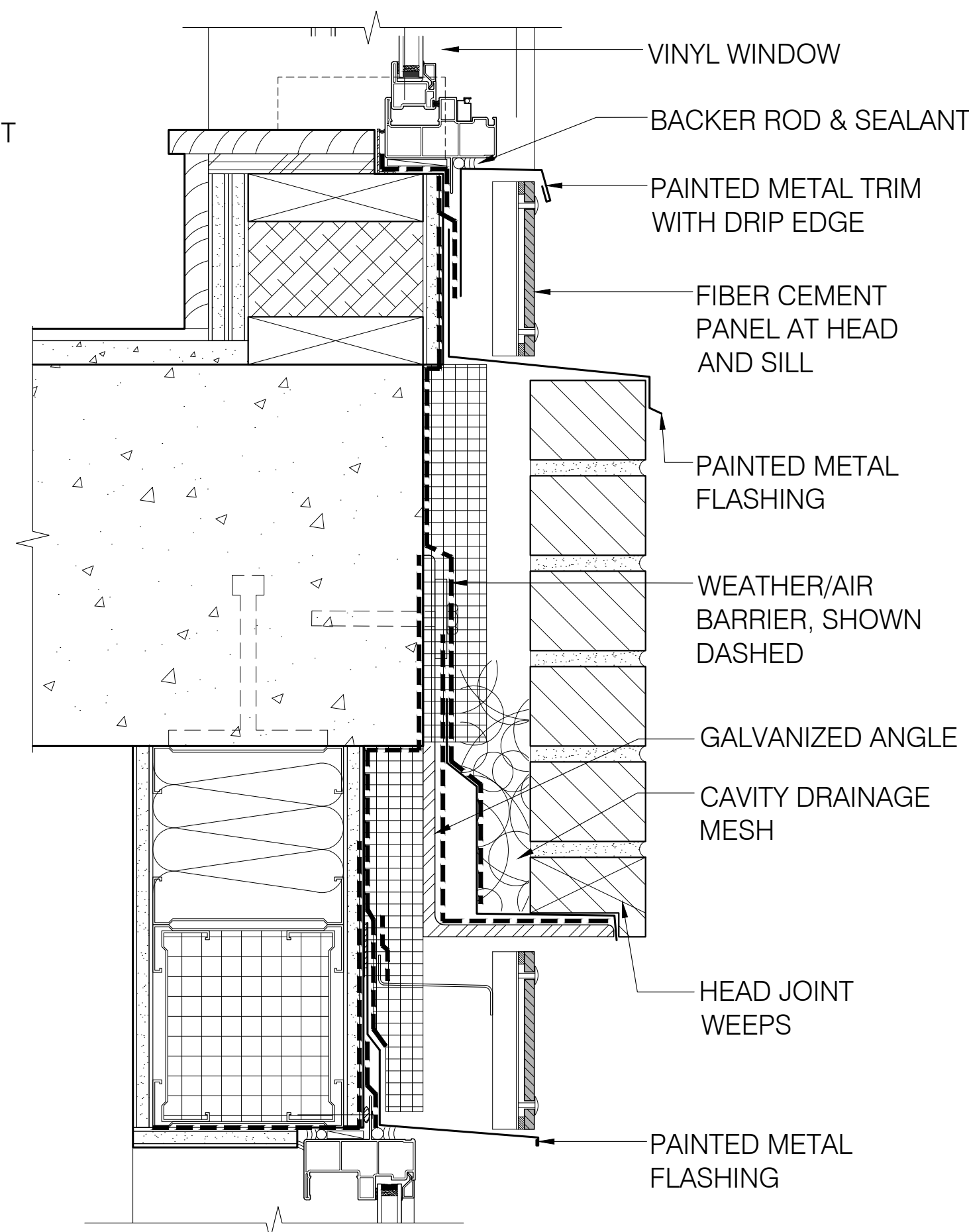
16b WINDOW JAMB - DEEP REVEAL, @ LEVELS 6 AND 7



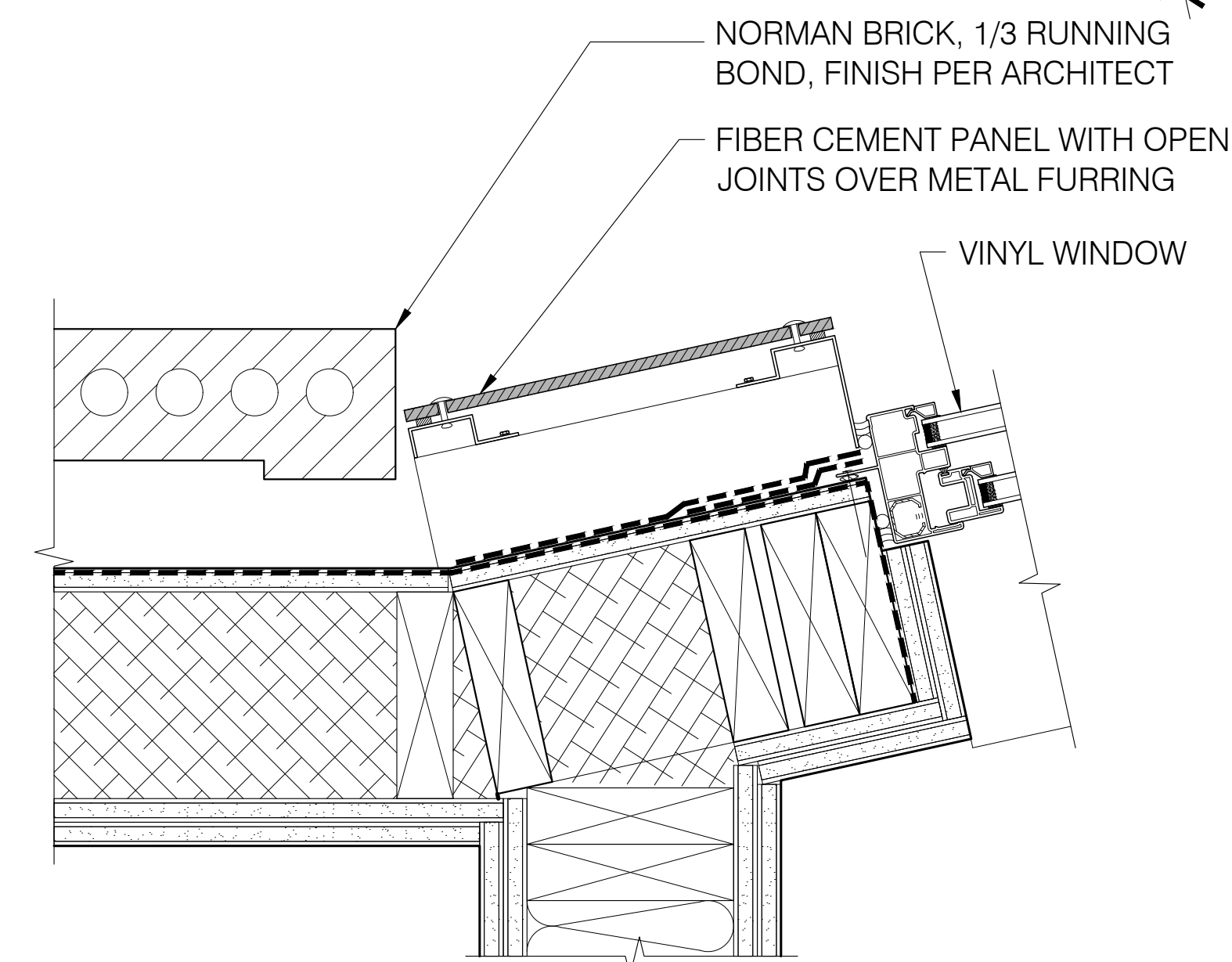
18b WINDOW JAMB AT BAY



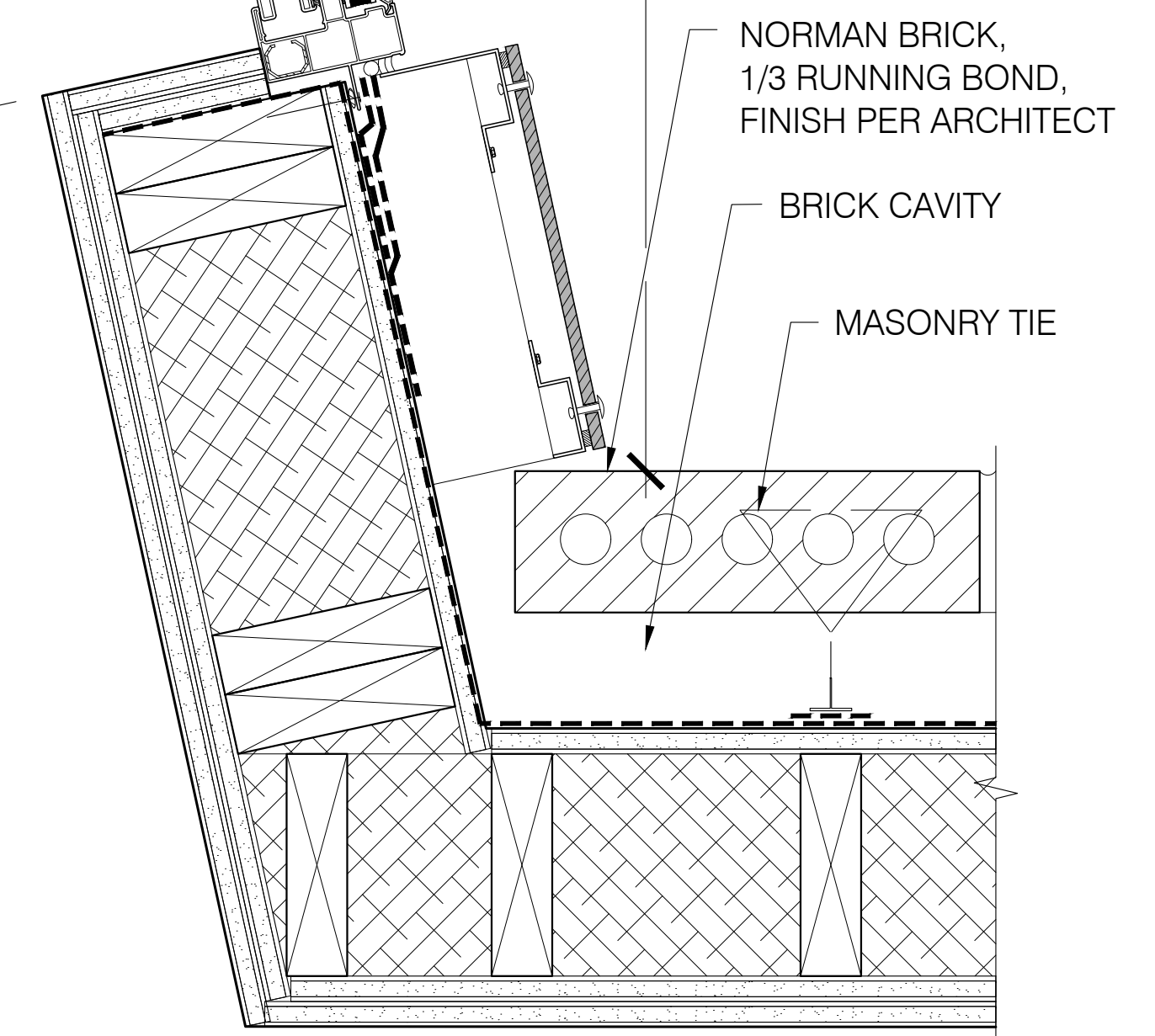
17a WINDOW HEAD/SILL AT SLAB

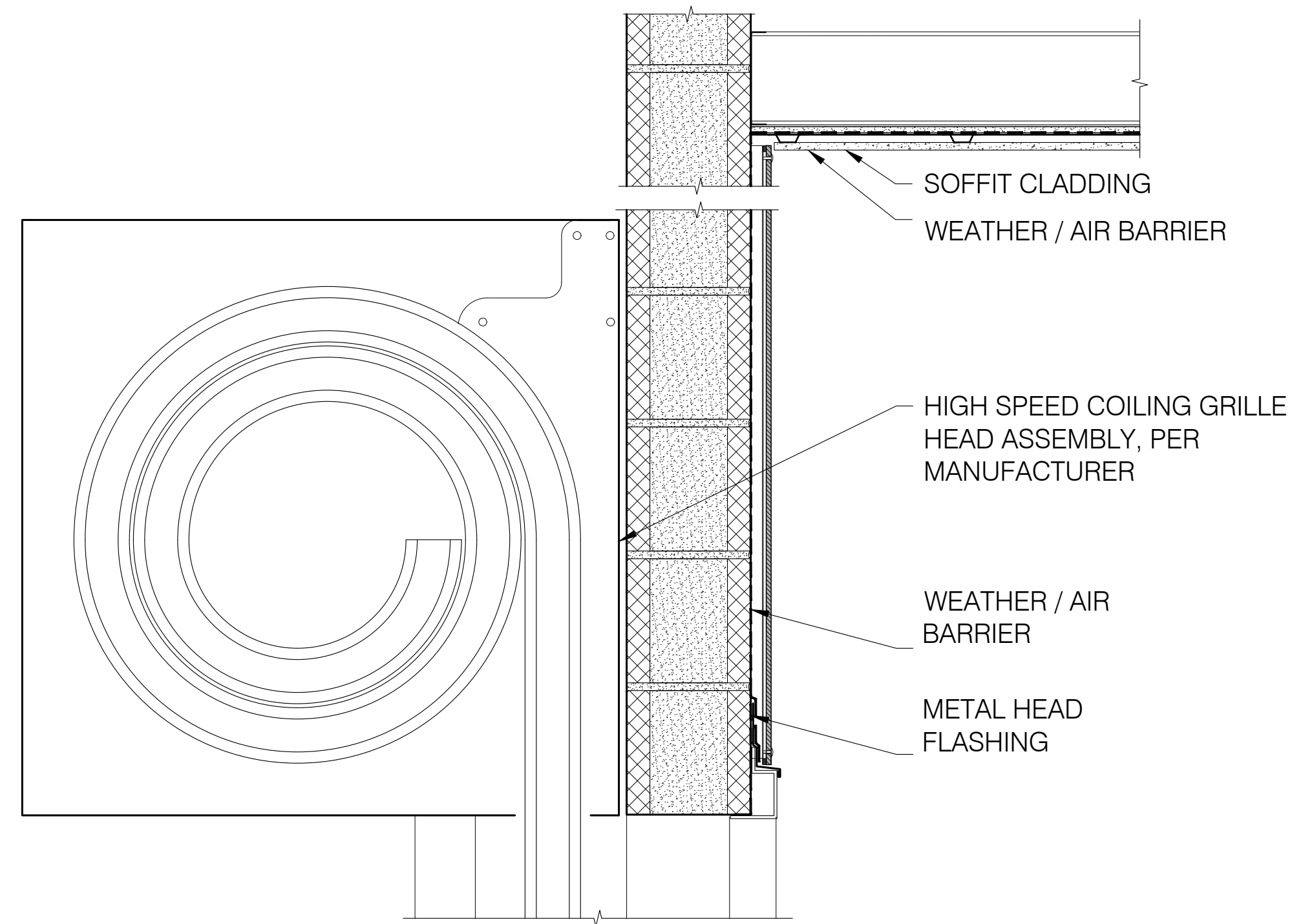


17b WINDOW HEAD/SILL AT SLAB



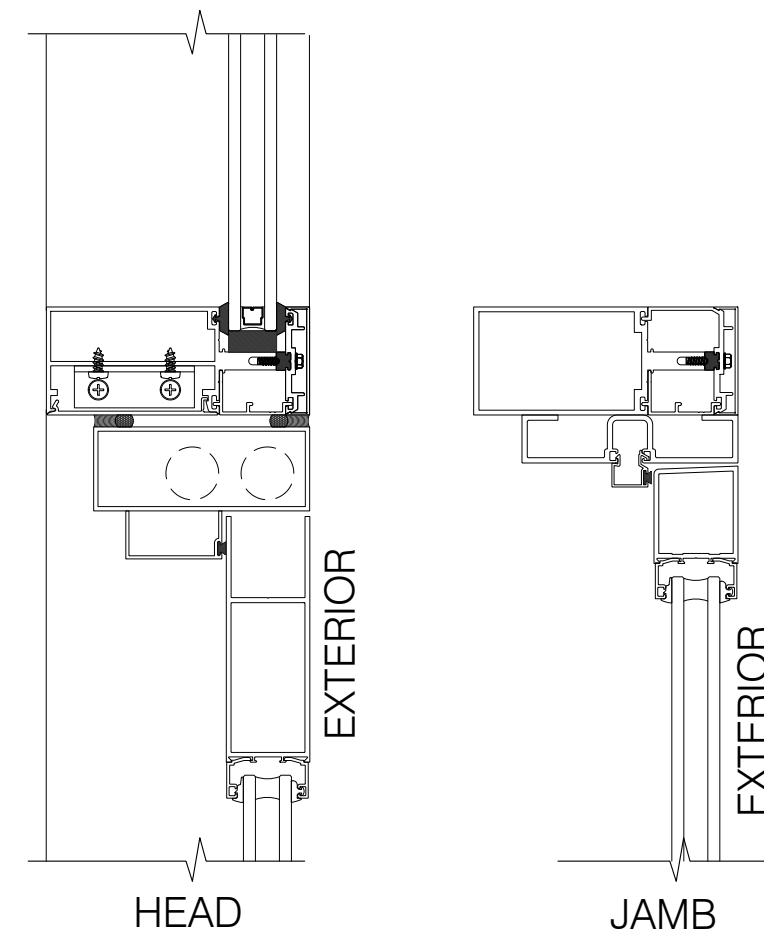
18a WINDOW JAMB AT BAY





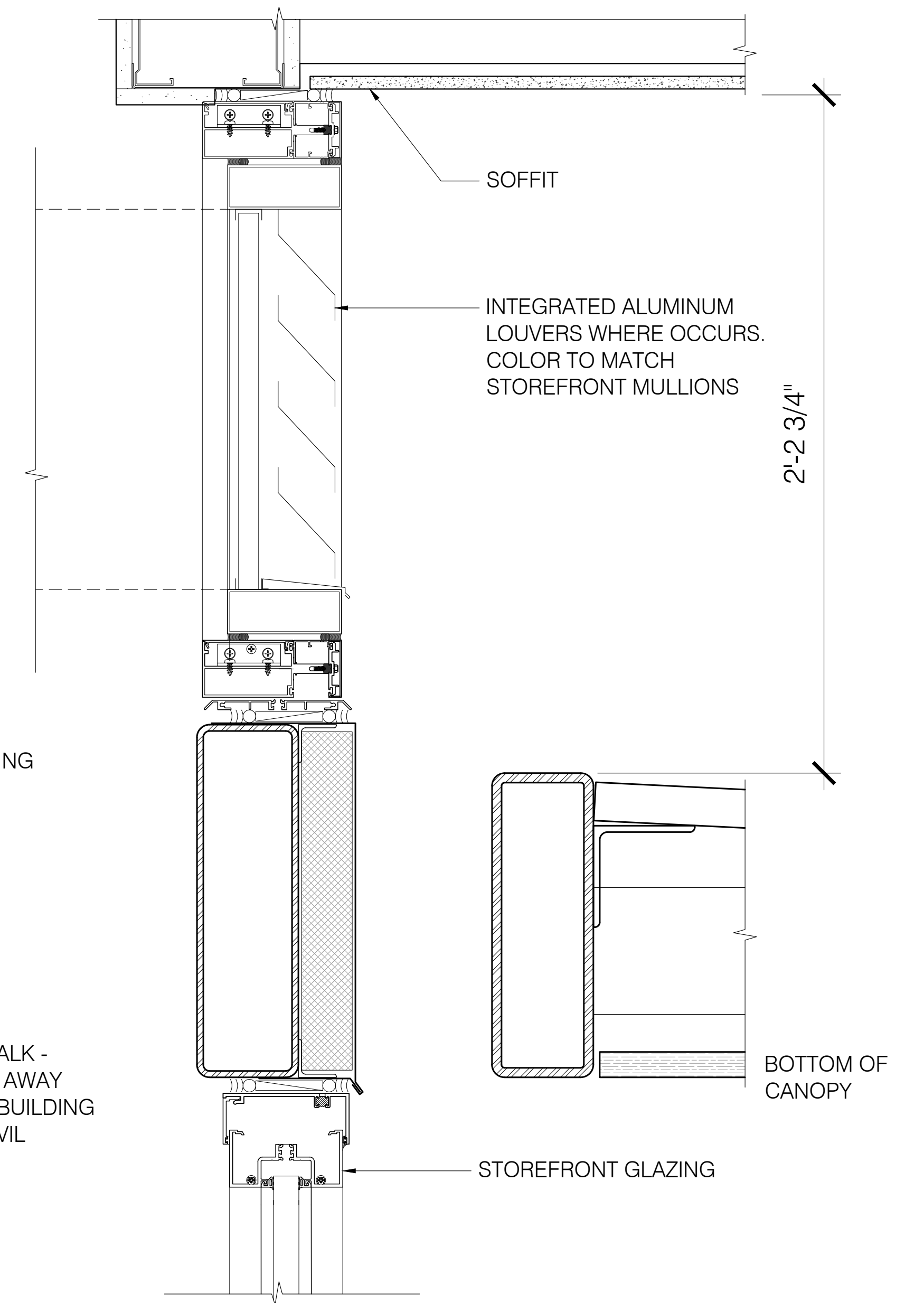
19 COILING DOOR HEAD DETAIL

0' 1'

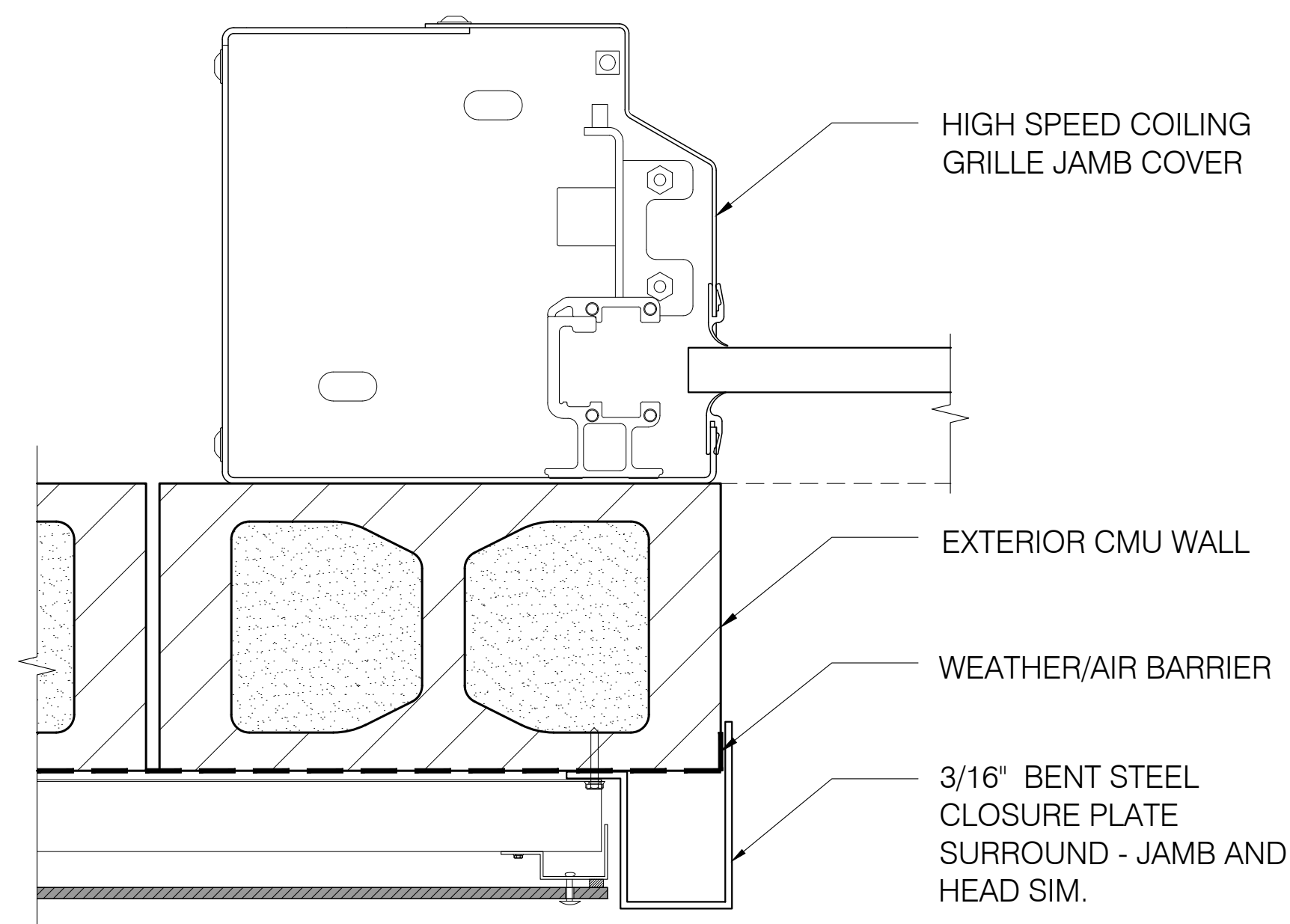


20 HEAD / JAMB DTL AT STOREFRONT

0' 6"

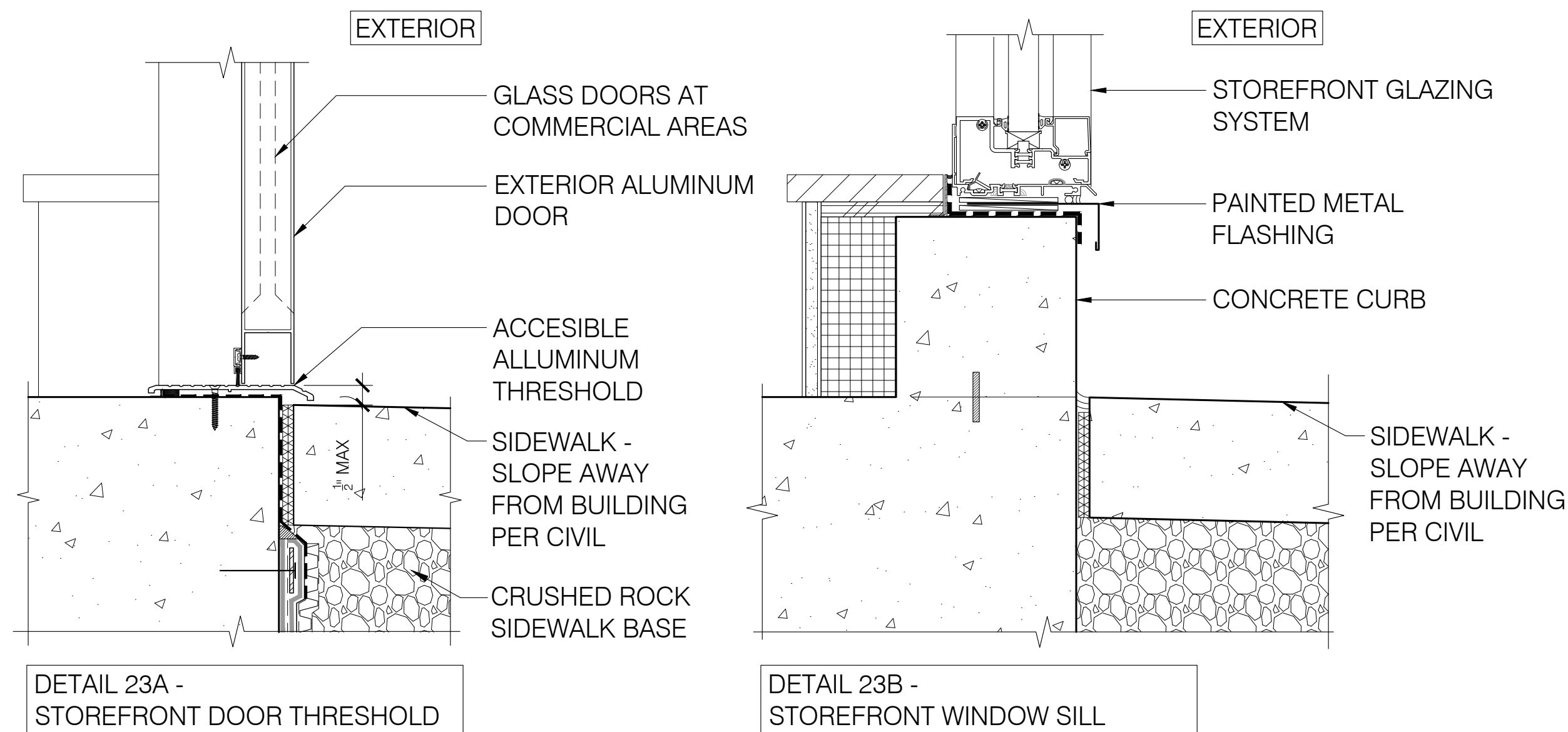


24 STOREFRONT LOUVER HEAD/SILL DETAIL



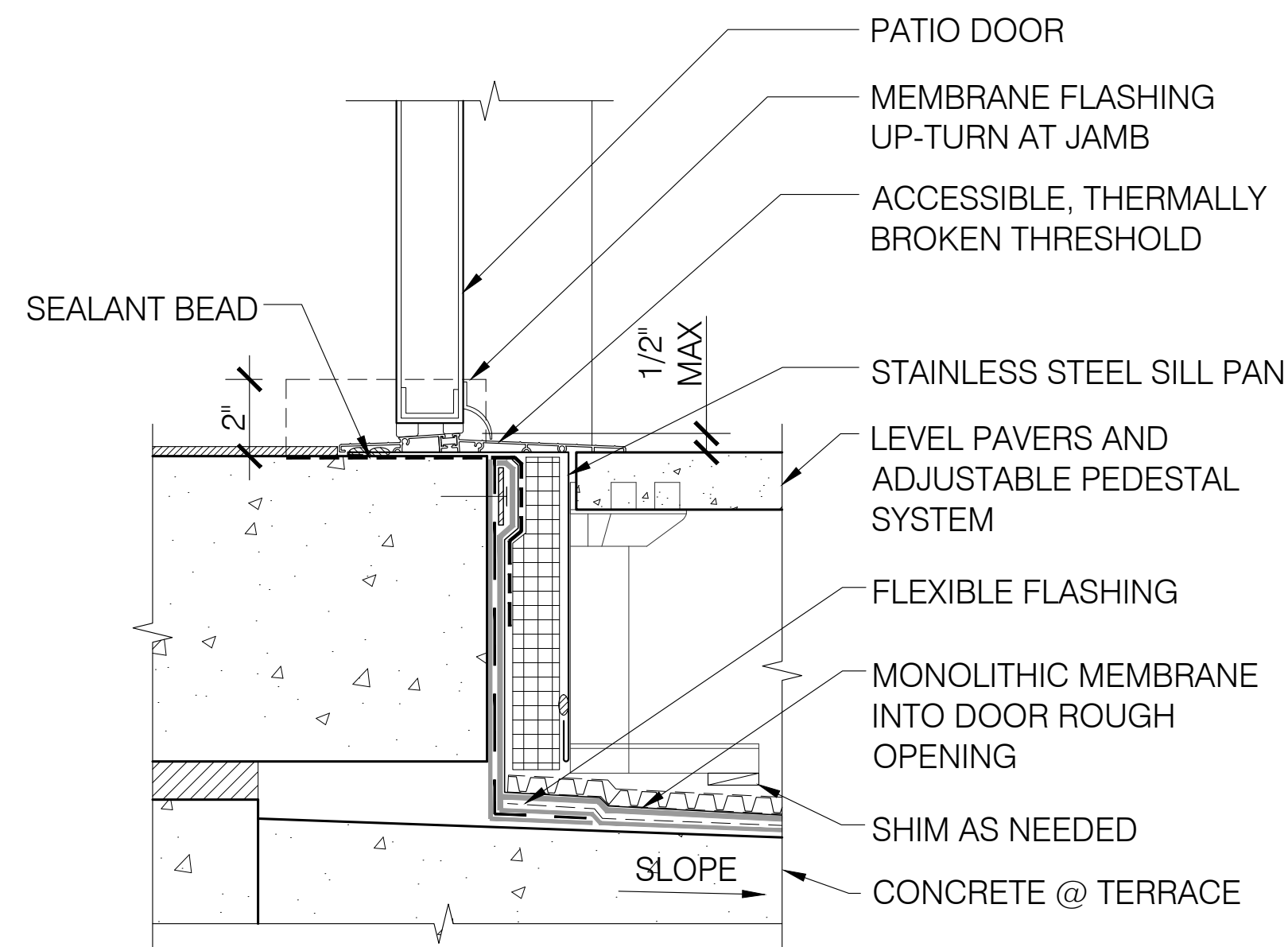
22 COILING DOOR JAMB DETAIL

0' 6"



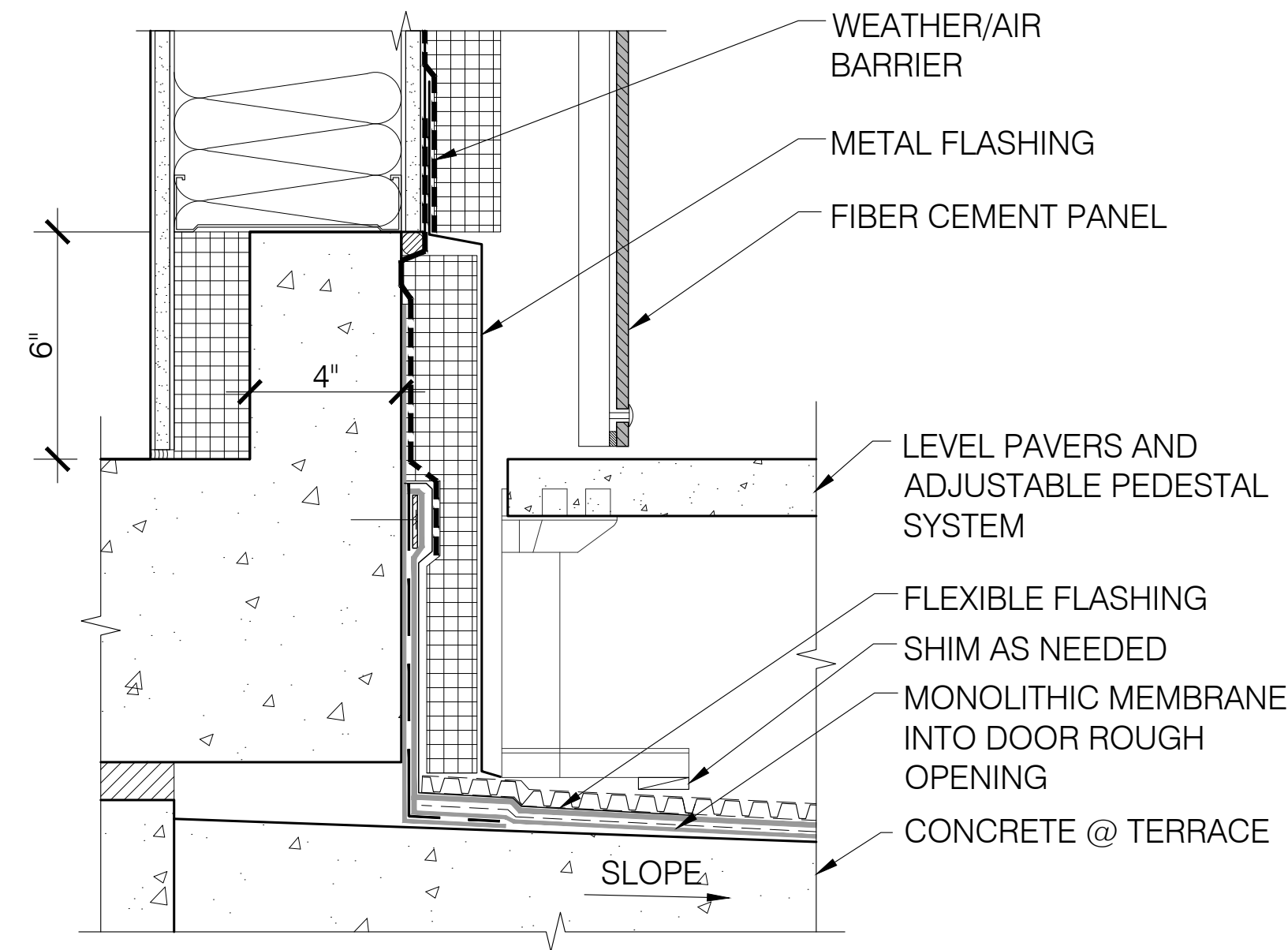
23a 23b STOREFRONT DETAILS

0' 6"



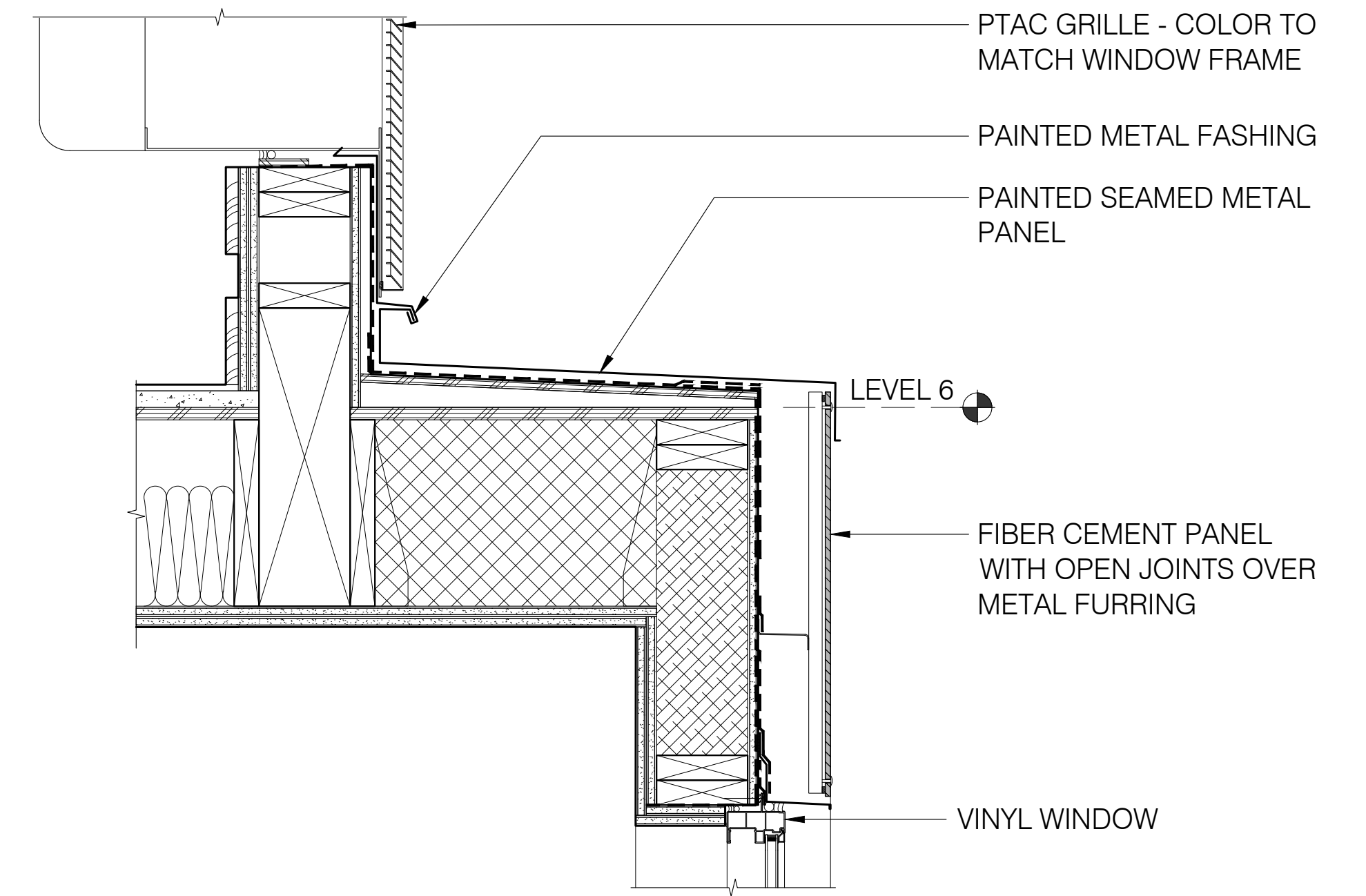
25 EXTERIOR DOOR THRESHOLD AT PATIO

0' 6"



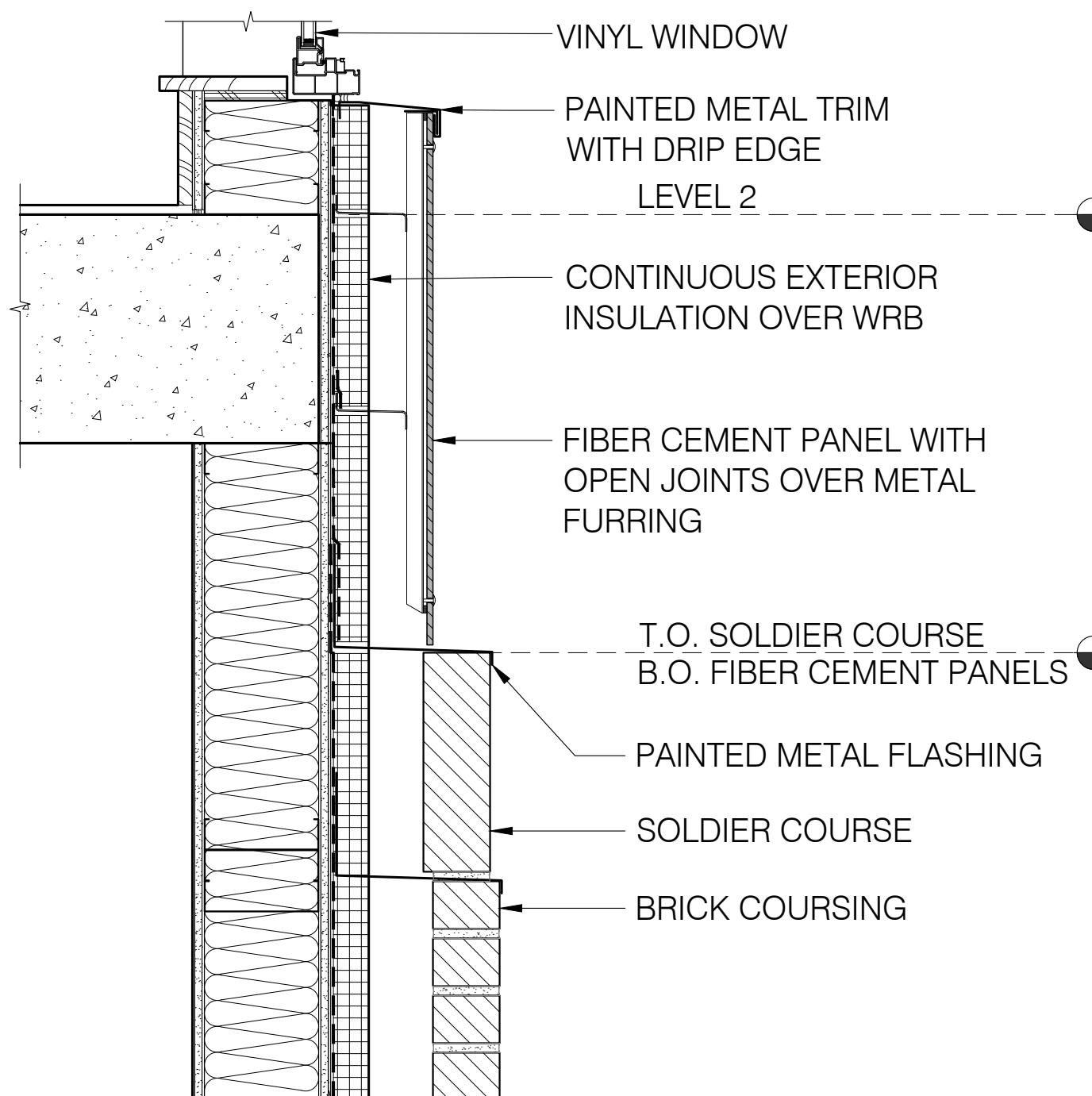
26 FIBER CEMENT PANEL AT PATIO

0' 6"



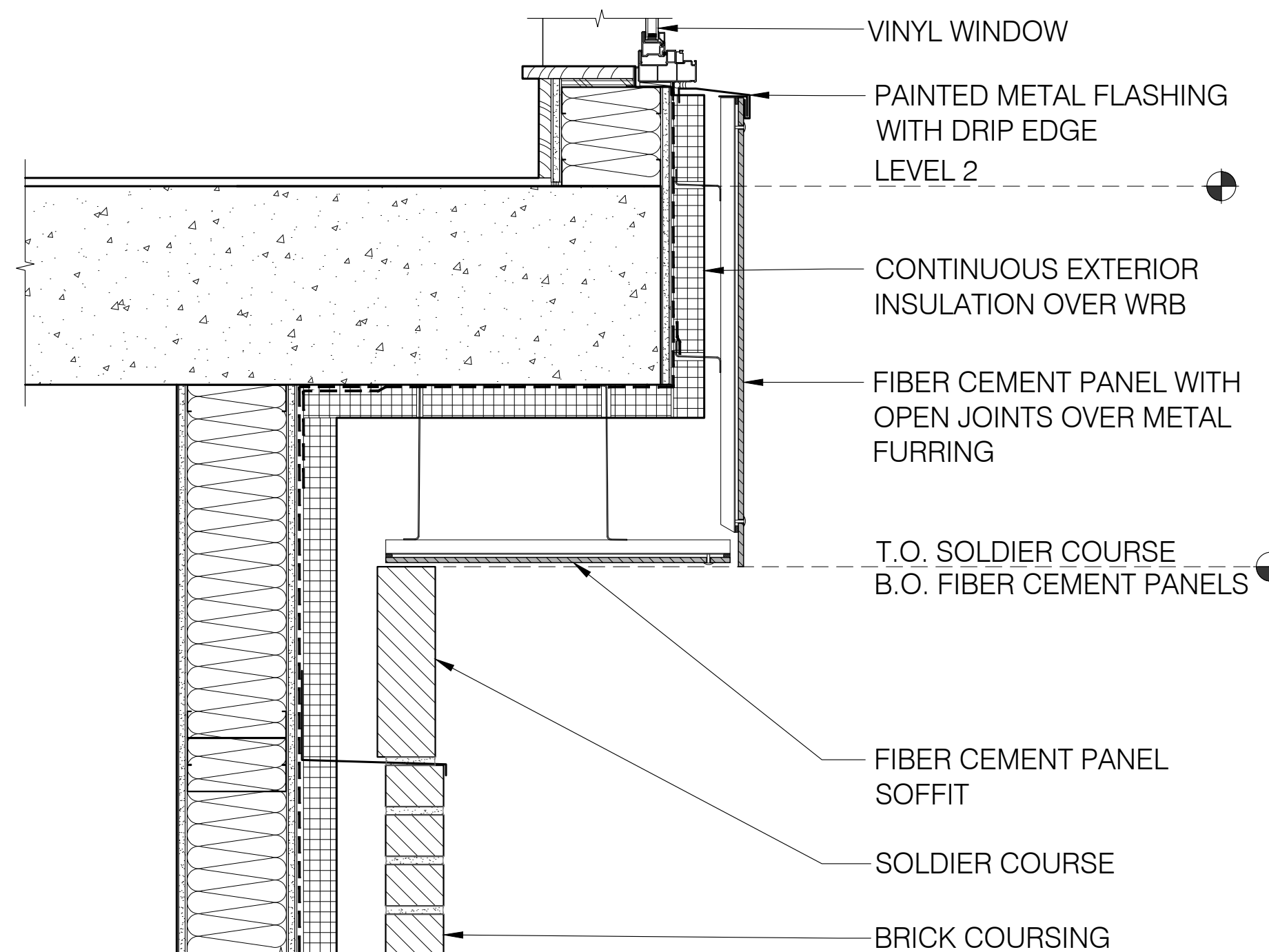
27 ROOF AT ORIEL

0' 1'



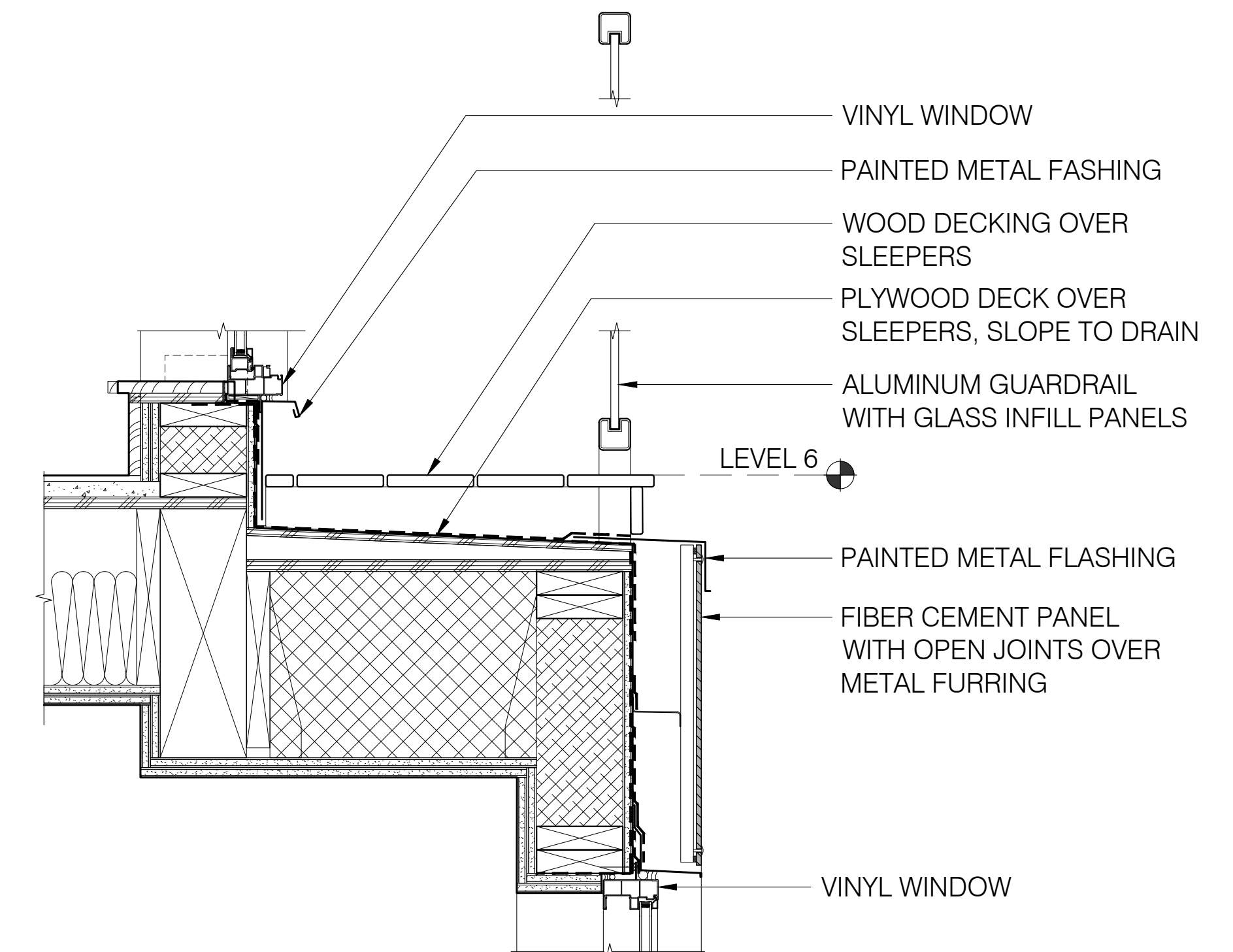
28 BRICK ACCENT BAND

0' 1'



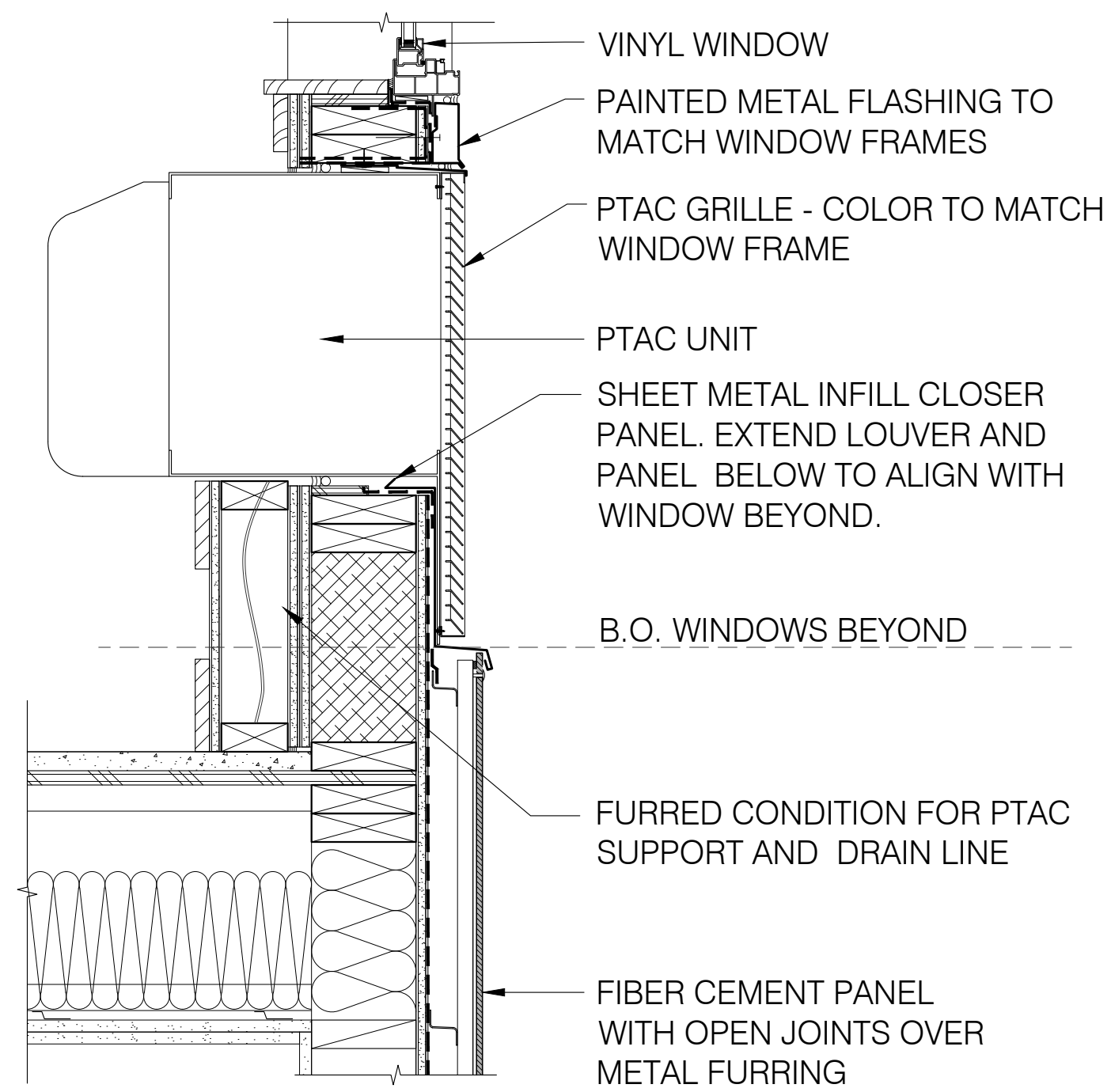
29 BRICK ACCENT BAND BELOW ORIEL

0' 1'

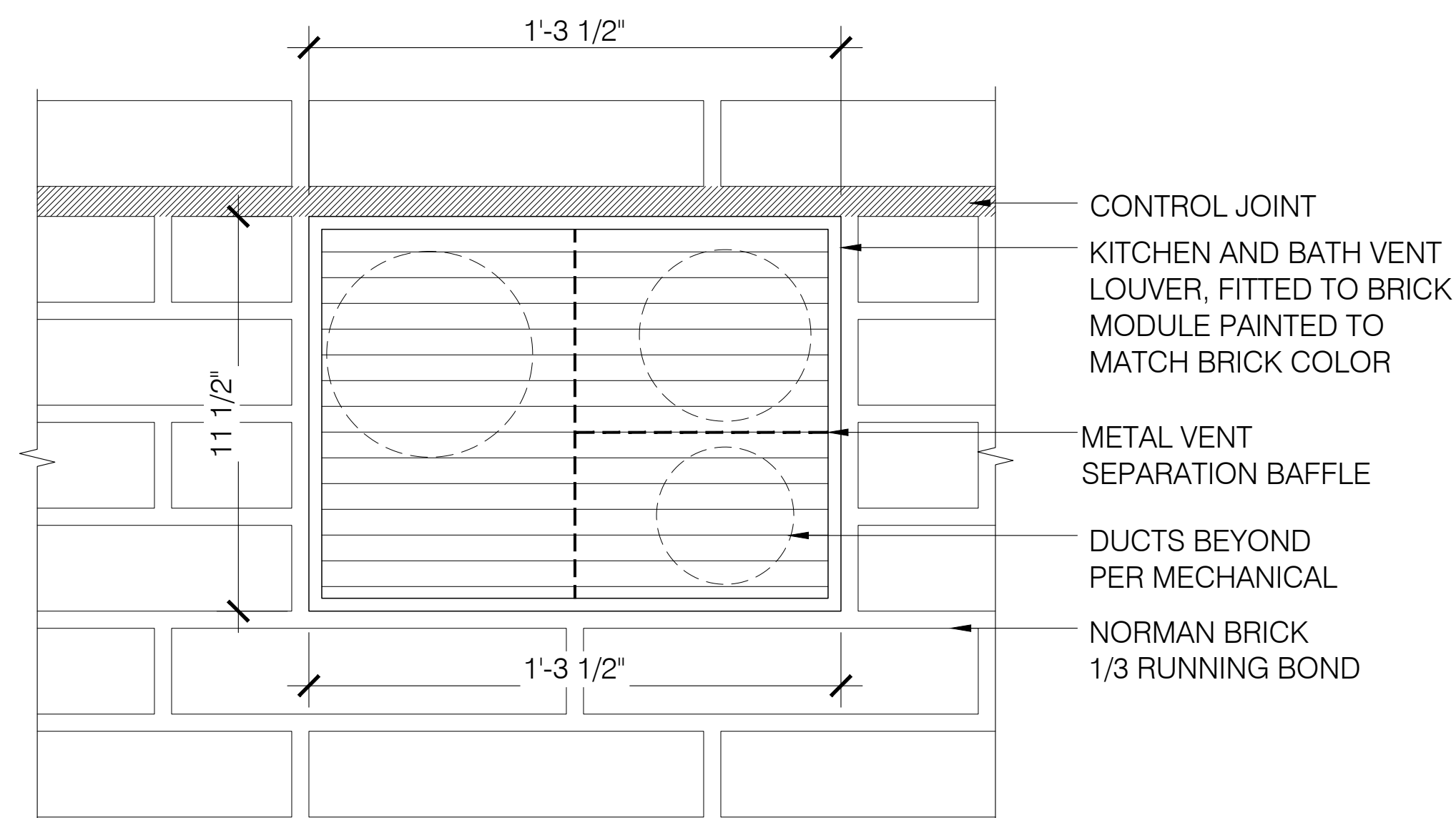


30 DECK AT ORIEL

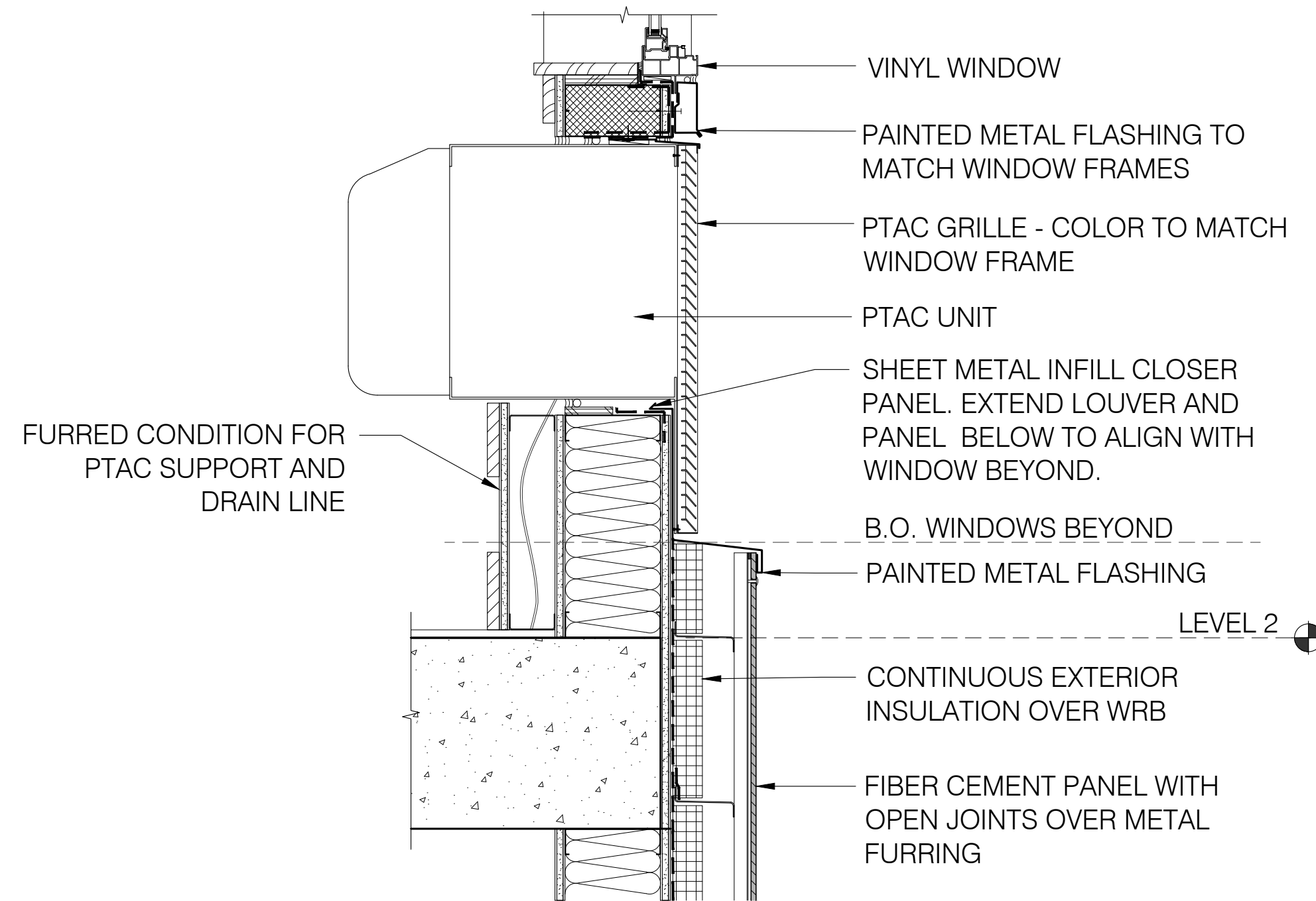
0' 1'



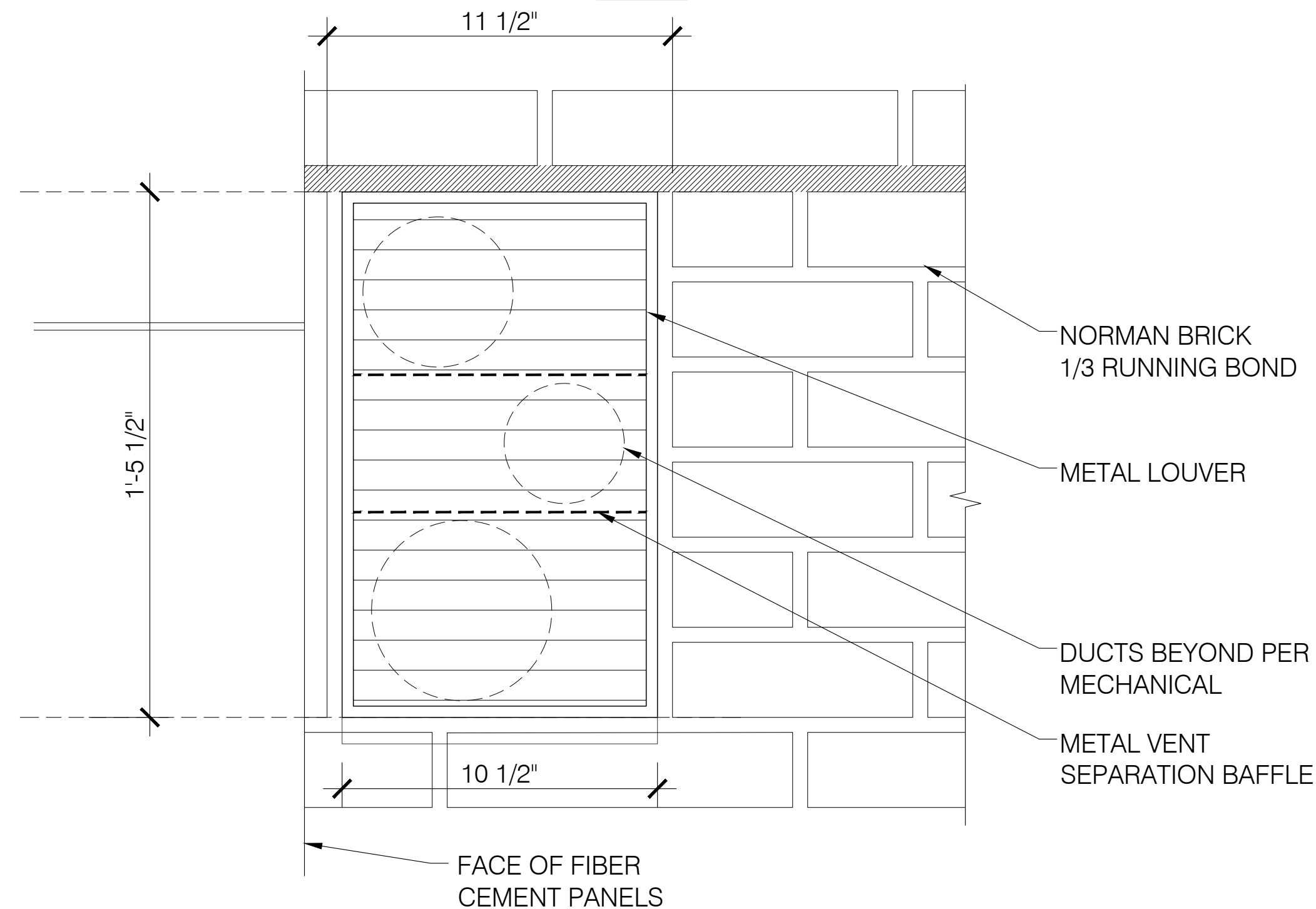
31 PTAC AT FIBER CEMENT PANEL



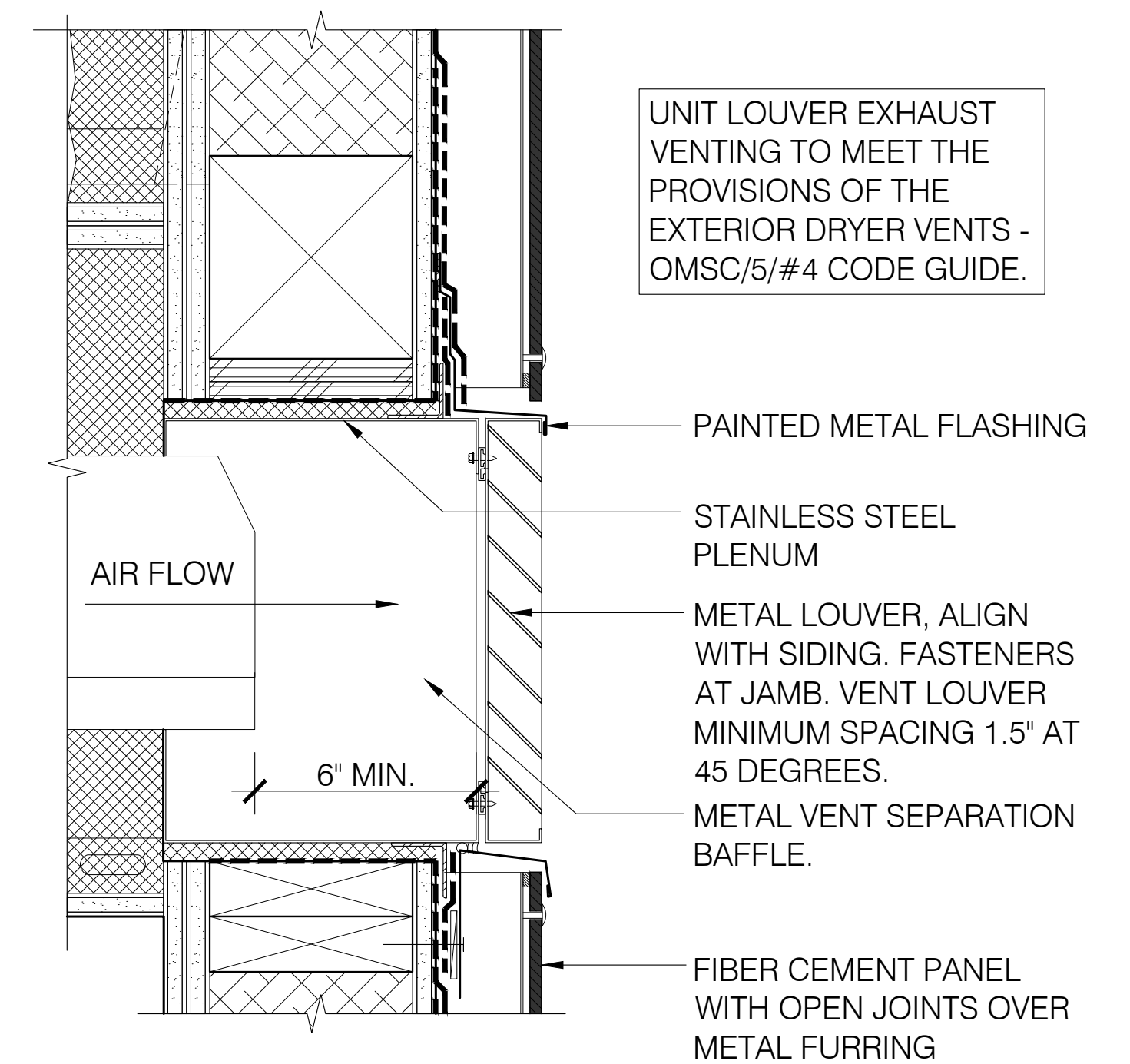
34 UNIT LOUVER VENT AT BRICK ELEVATION - LEVELS 3-7



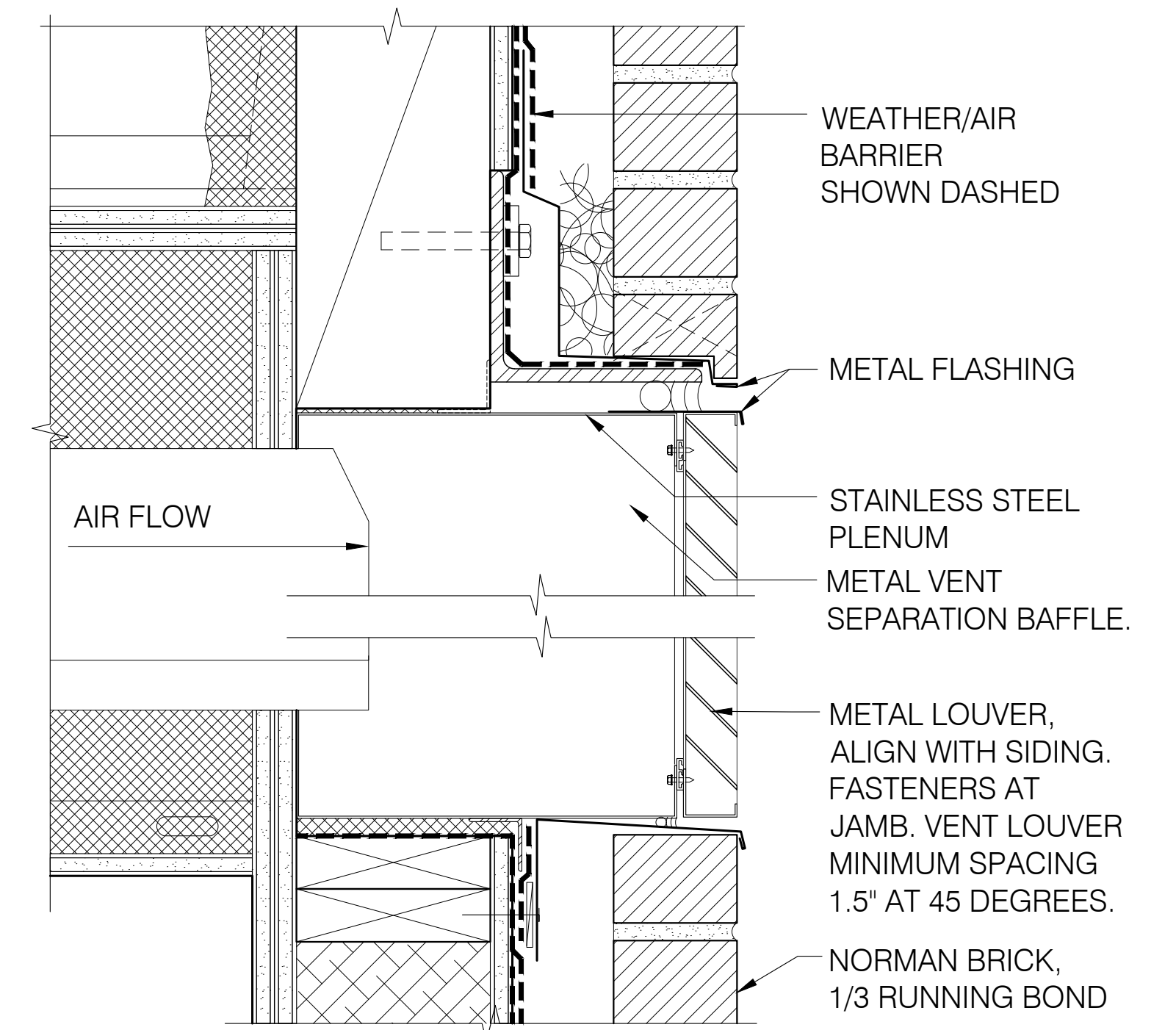
32 PTAC AT CONCRETE SLAB EDGE



35 UNIT LOUVER VENT AT BRICK ELEVATION - LEVEL 2

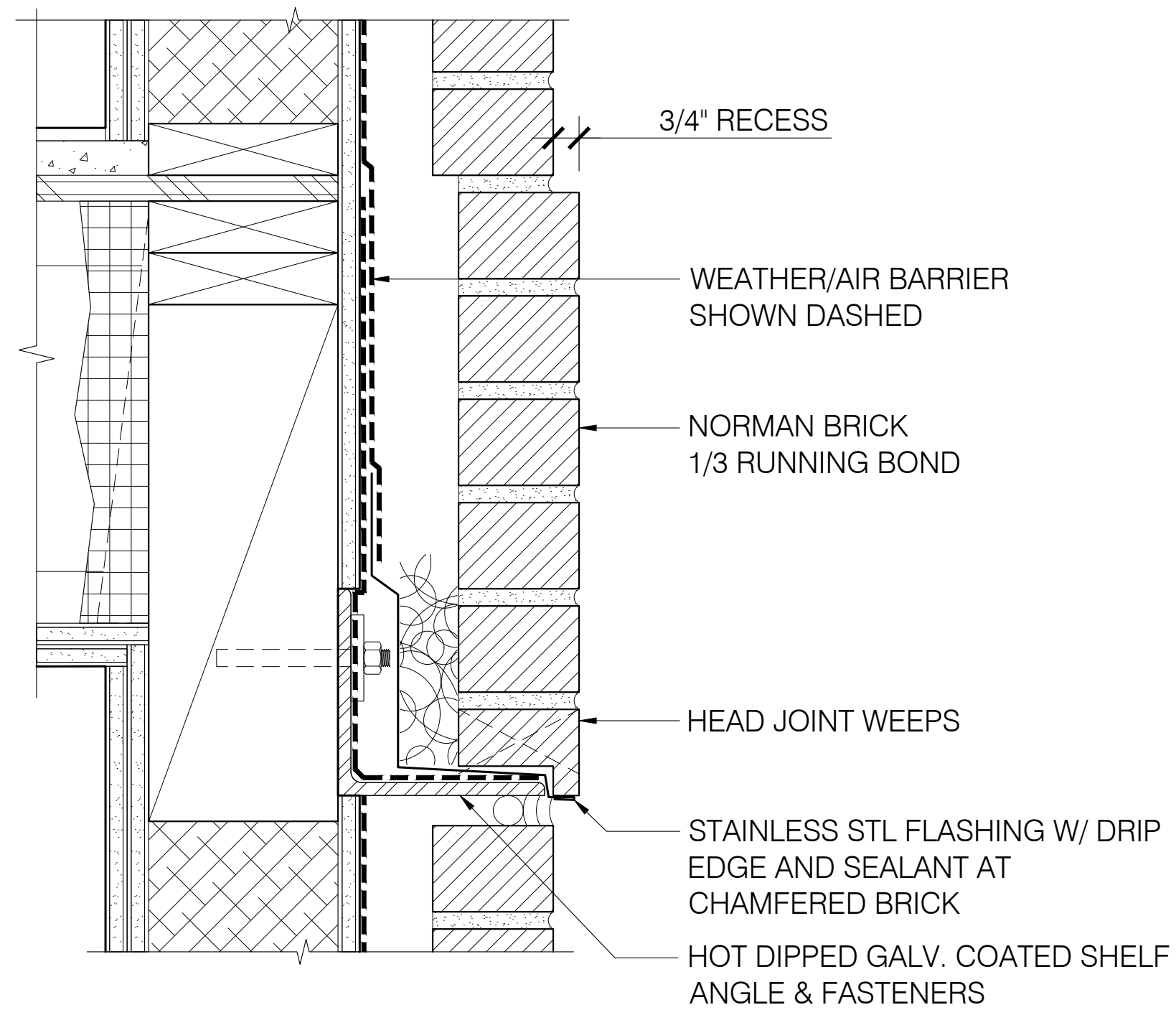


33 UNIT LOUVER VENT AT FIBER CEMENT PANEL



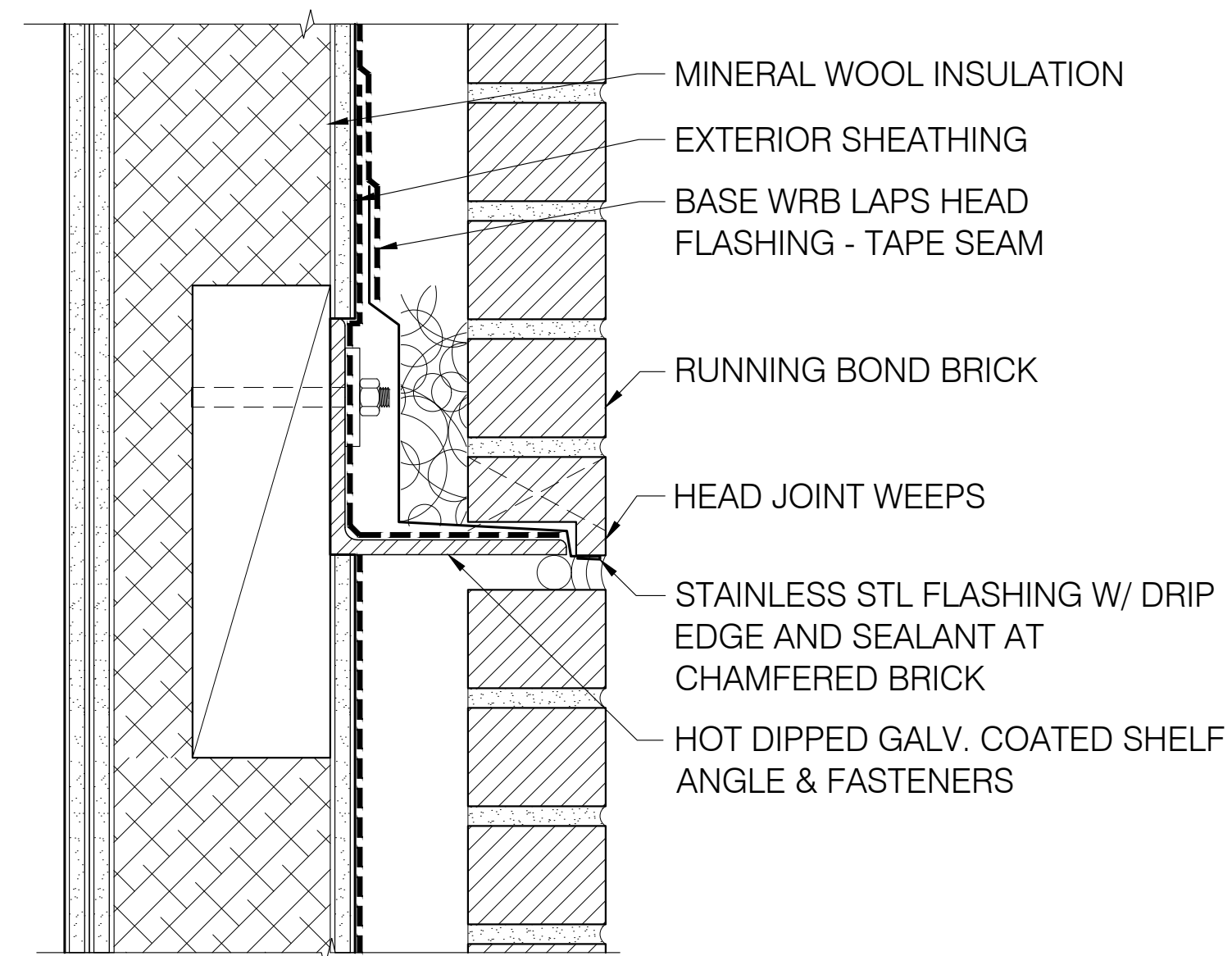
36 UNIT LOUVER VENT AT BRICK





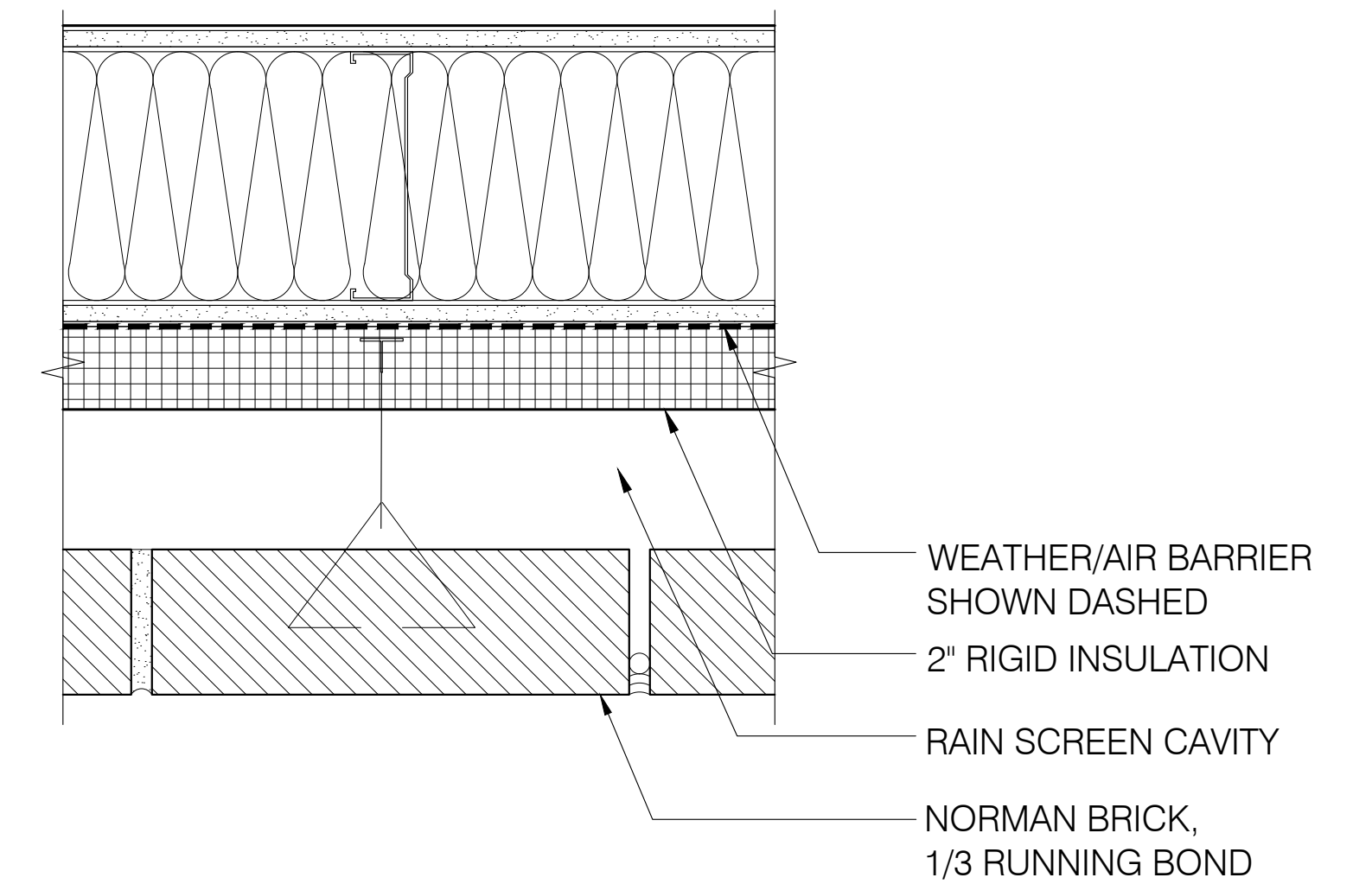
37 DETAIL AT RECESSED BRICK PANEL

0' 6"



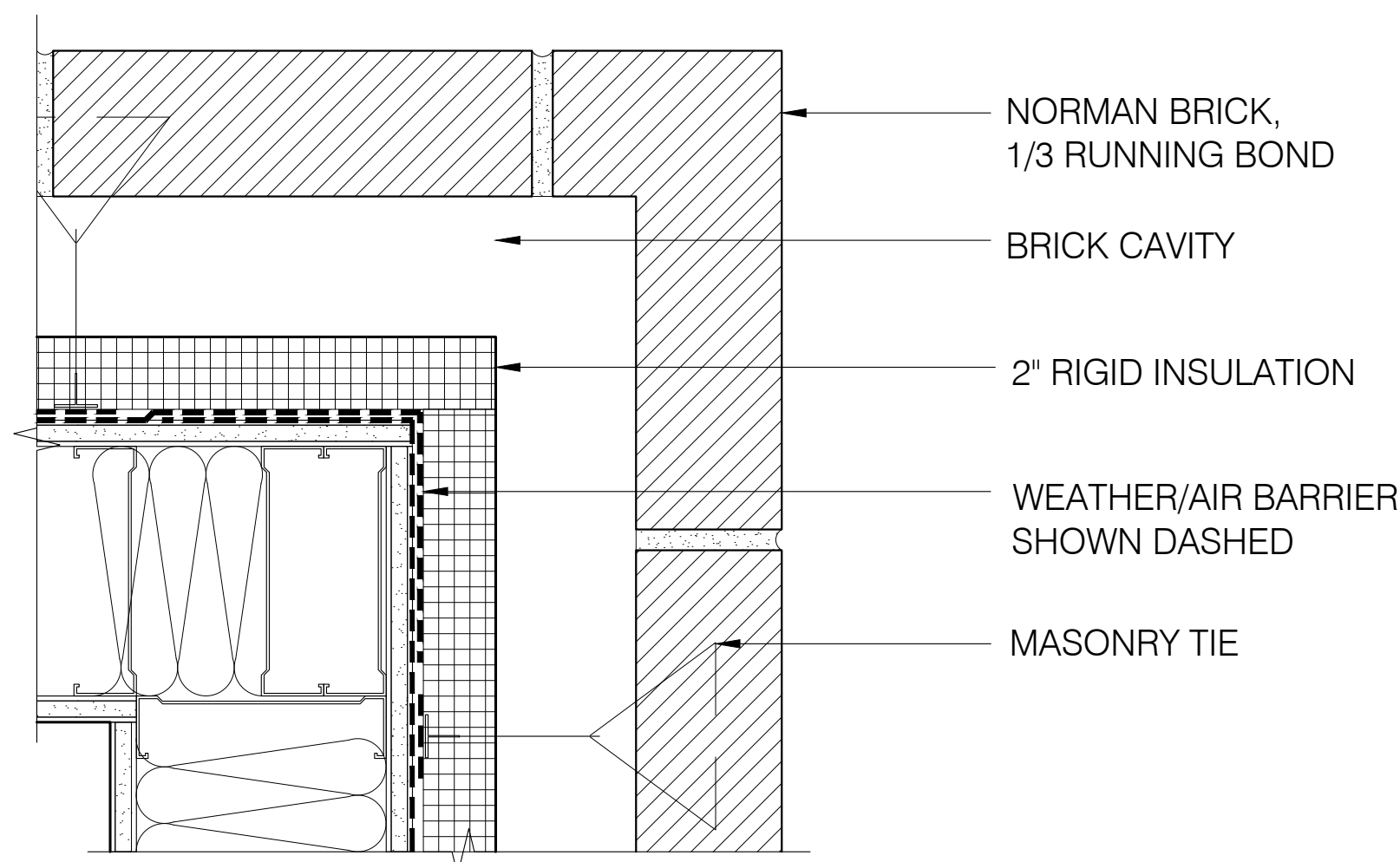
38 HORIZONTAL CONTROL JOINT BRICK

0' 6"



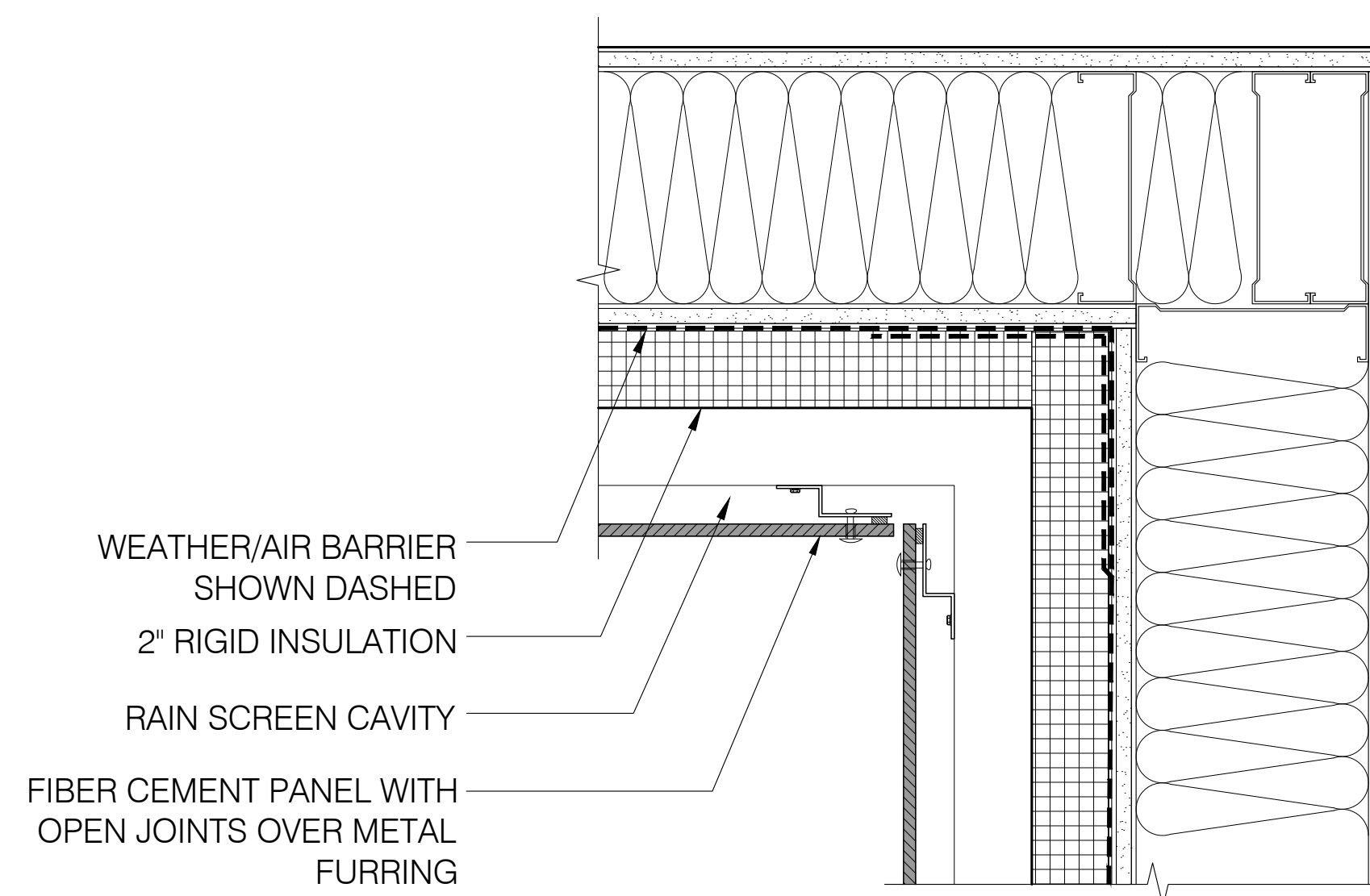
39 VERTICAL CONTROL JOINT BRICK

0' 6"



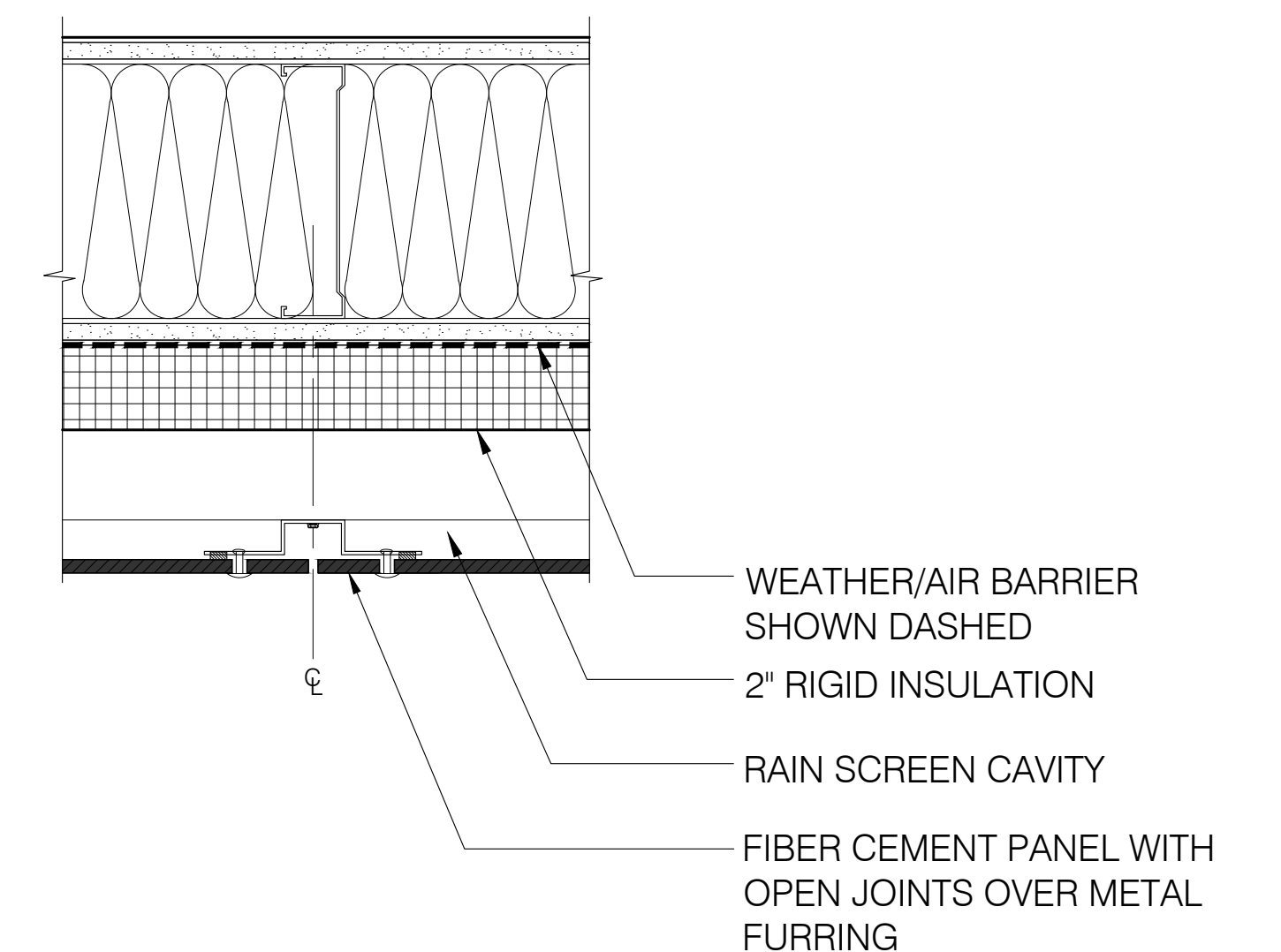
40 BRICK AT OUTSIDE CORNER

0' 6"



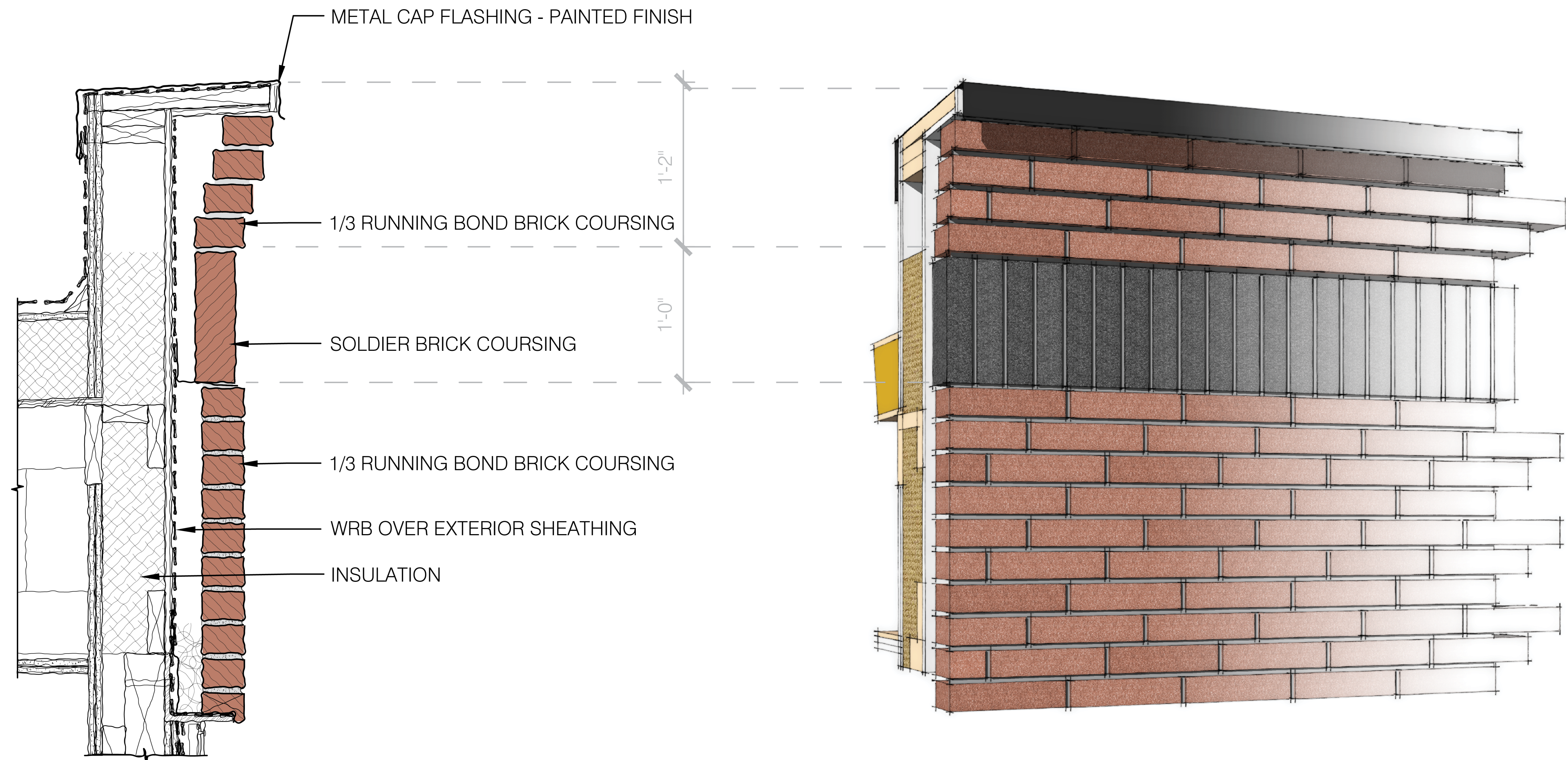
41 FIBER CEMENT PANEL AT INSIDE CORNER

0' 6"



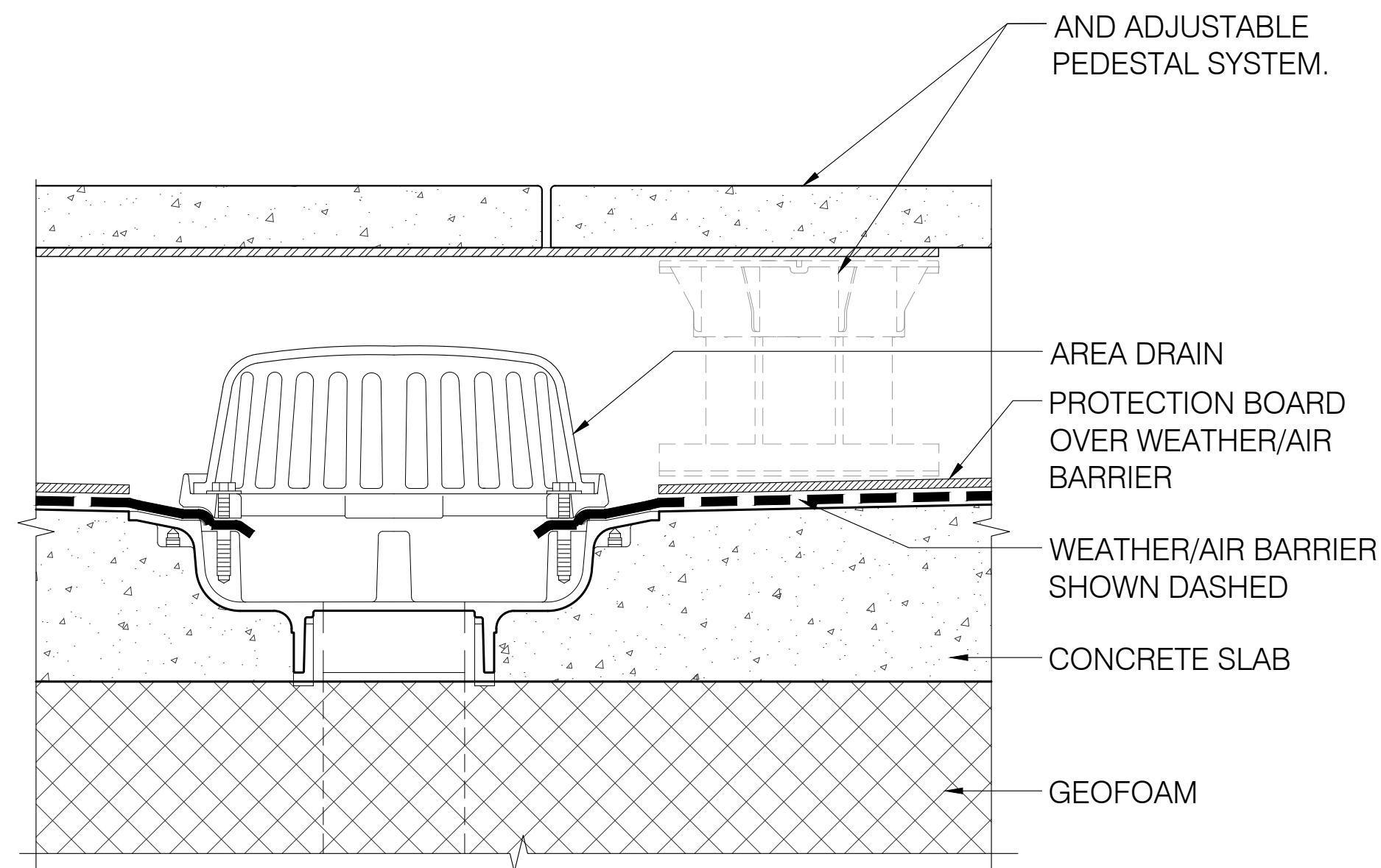
42 VERTICAL CONTROL JOINT FIBER CEMENT PANEL

0' 6"



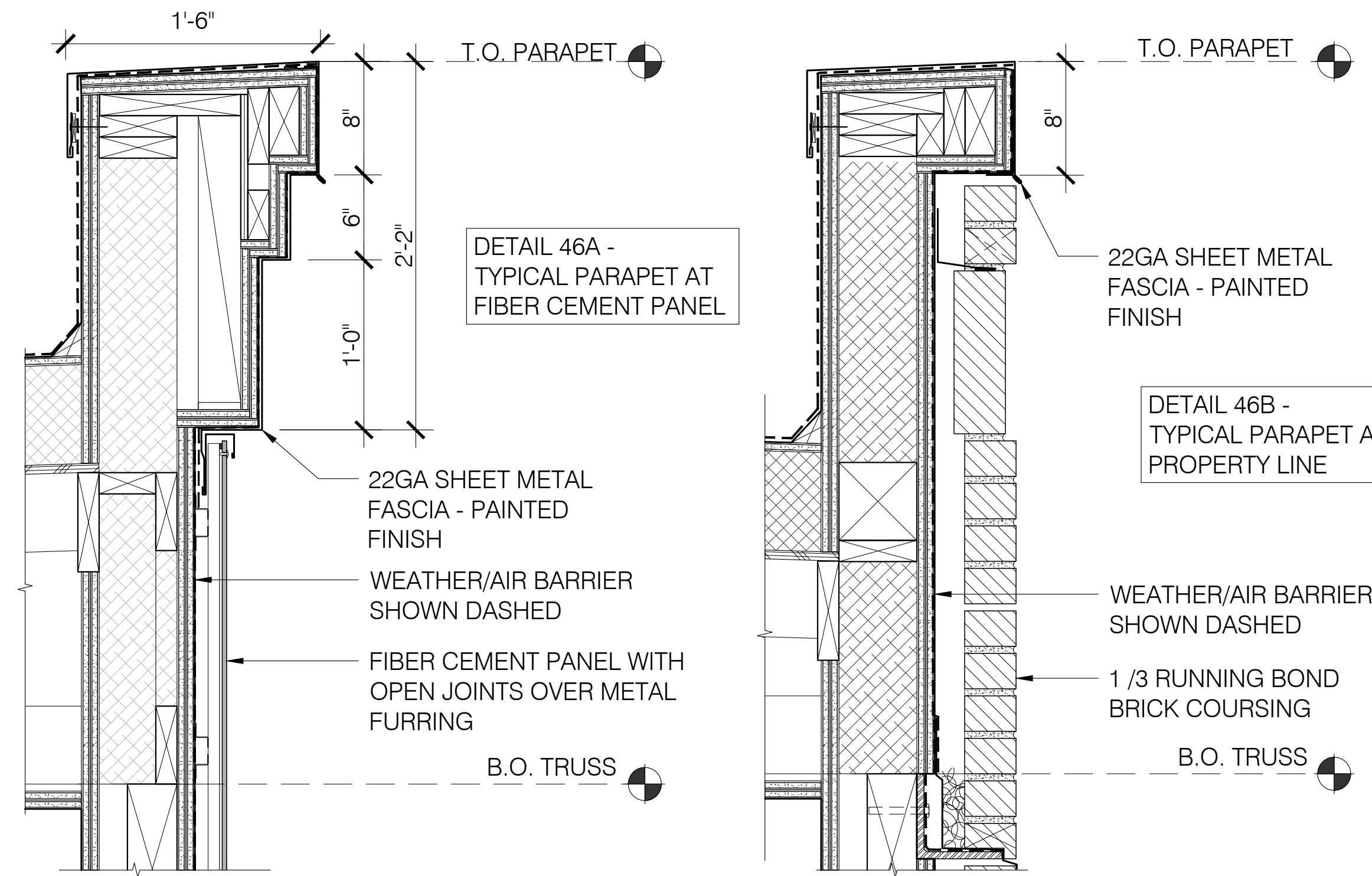
44 BRICK CLADDING AT TYPICAL PARAPET





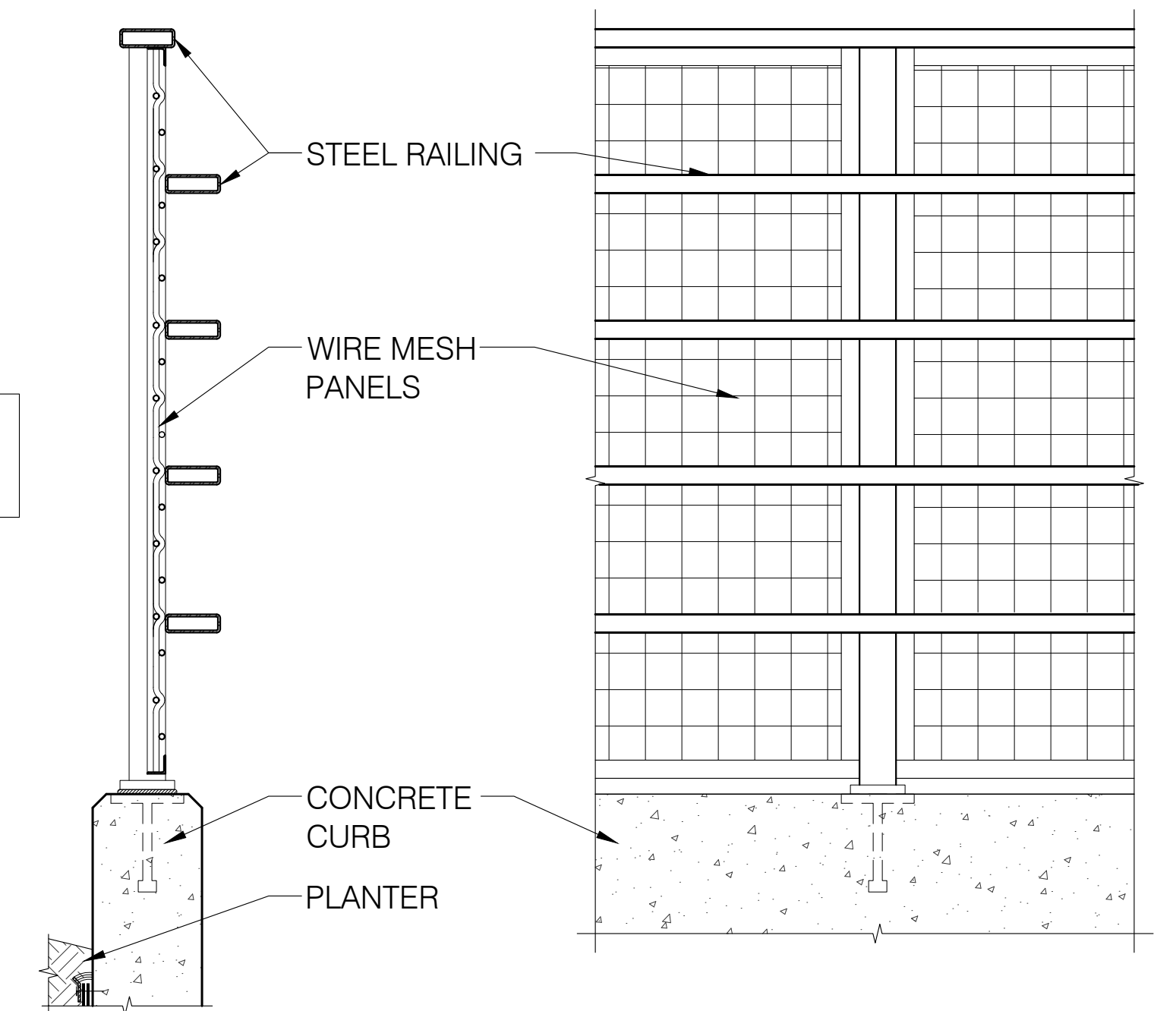
45 FLOOR DRAIN AT PATIO

0' 6"



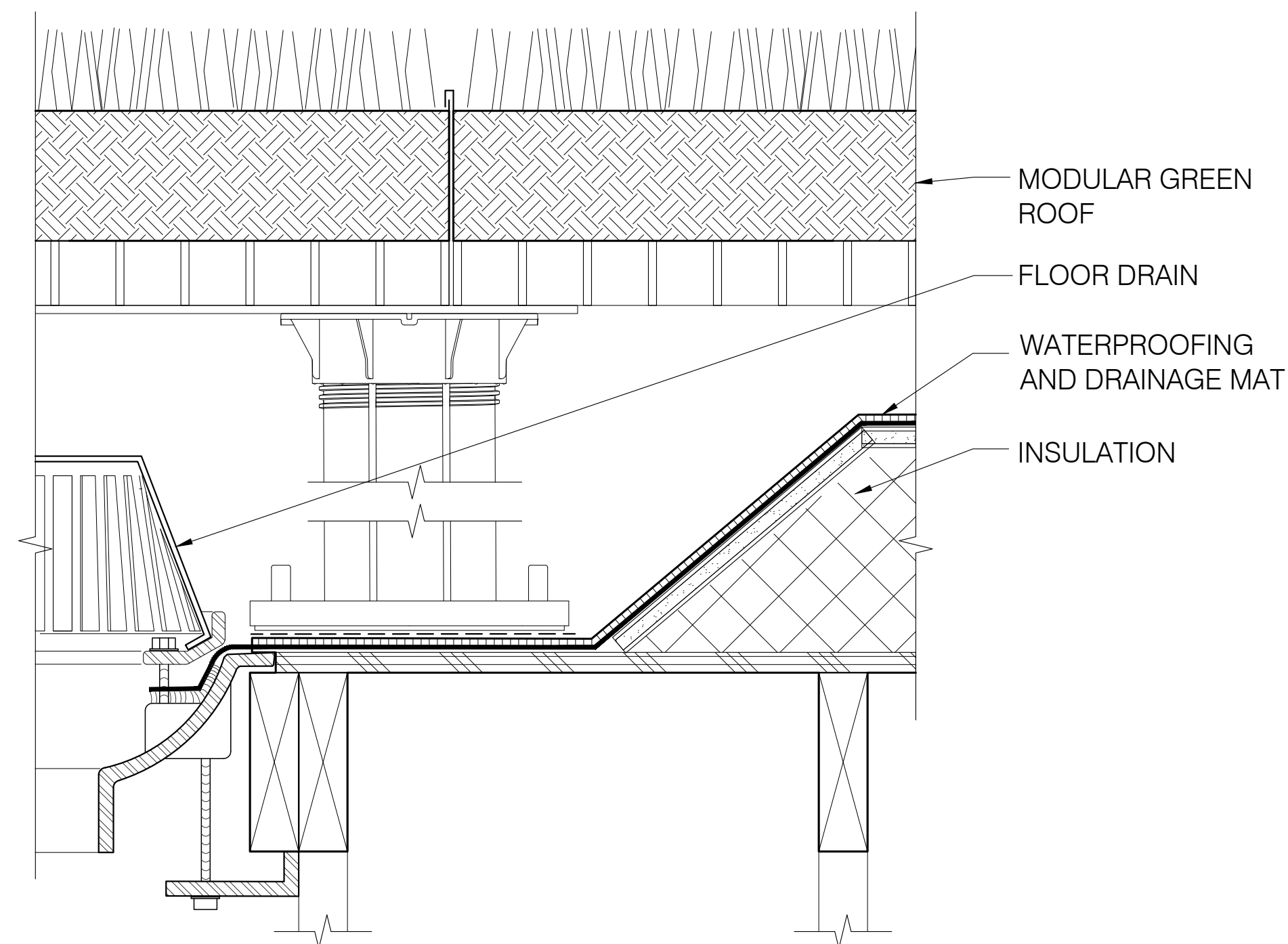
46a 46b PARAPET DETAIL, METAL FASCIA

0' 1'



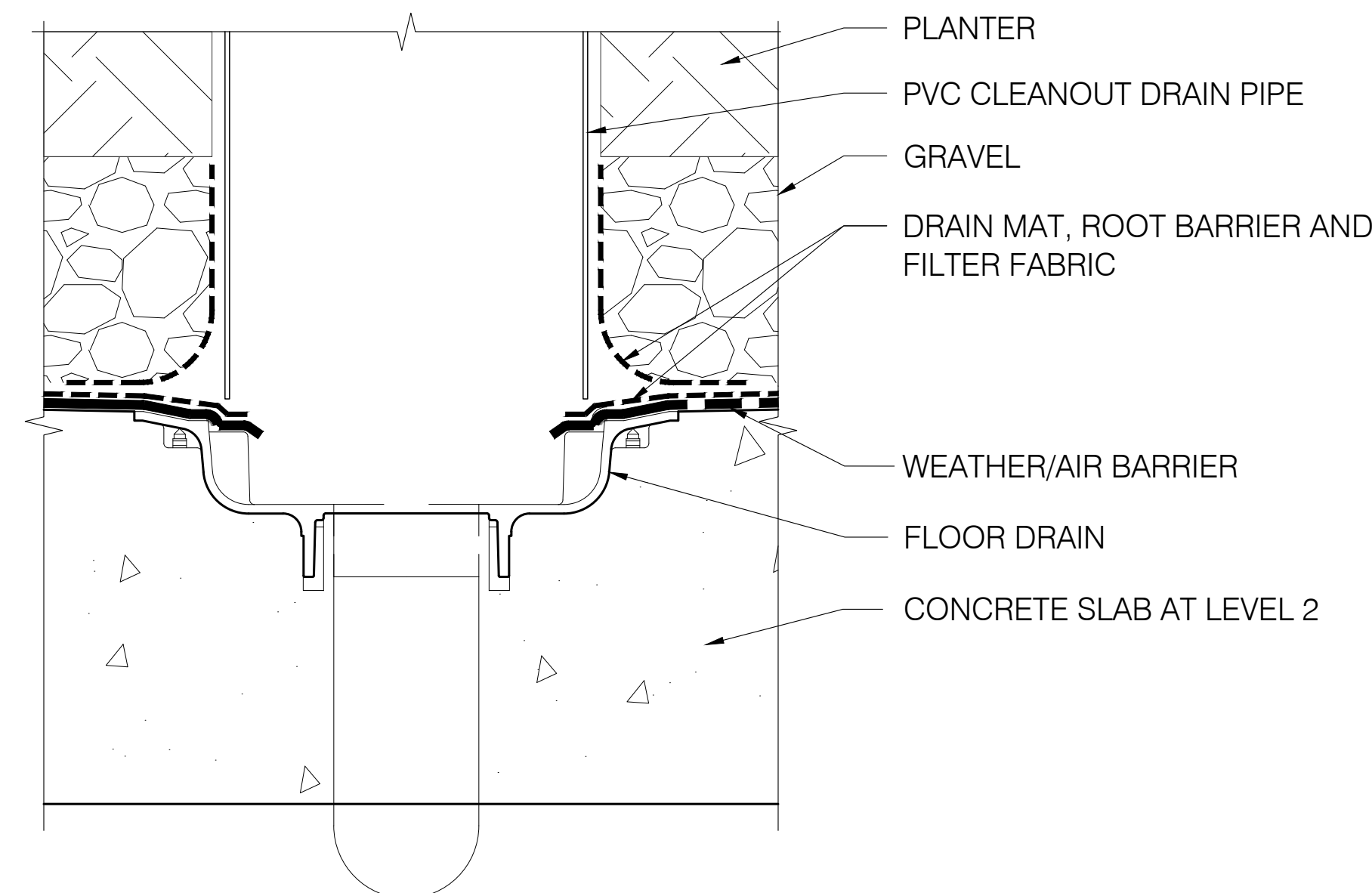
47 PATIO GUARDRAIL DETAIL

0' 1'



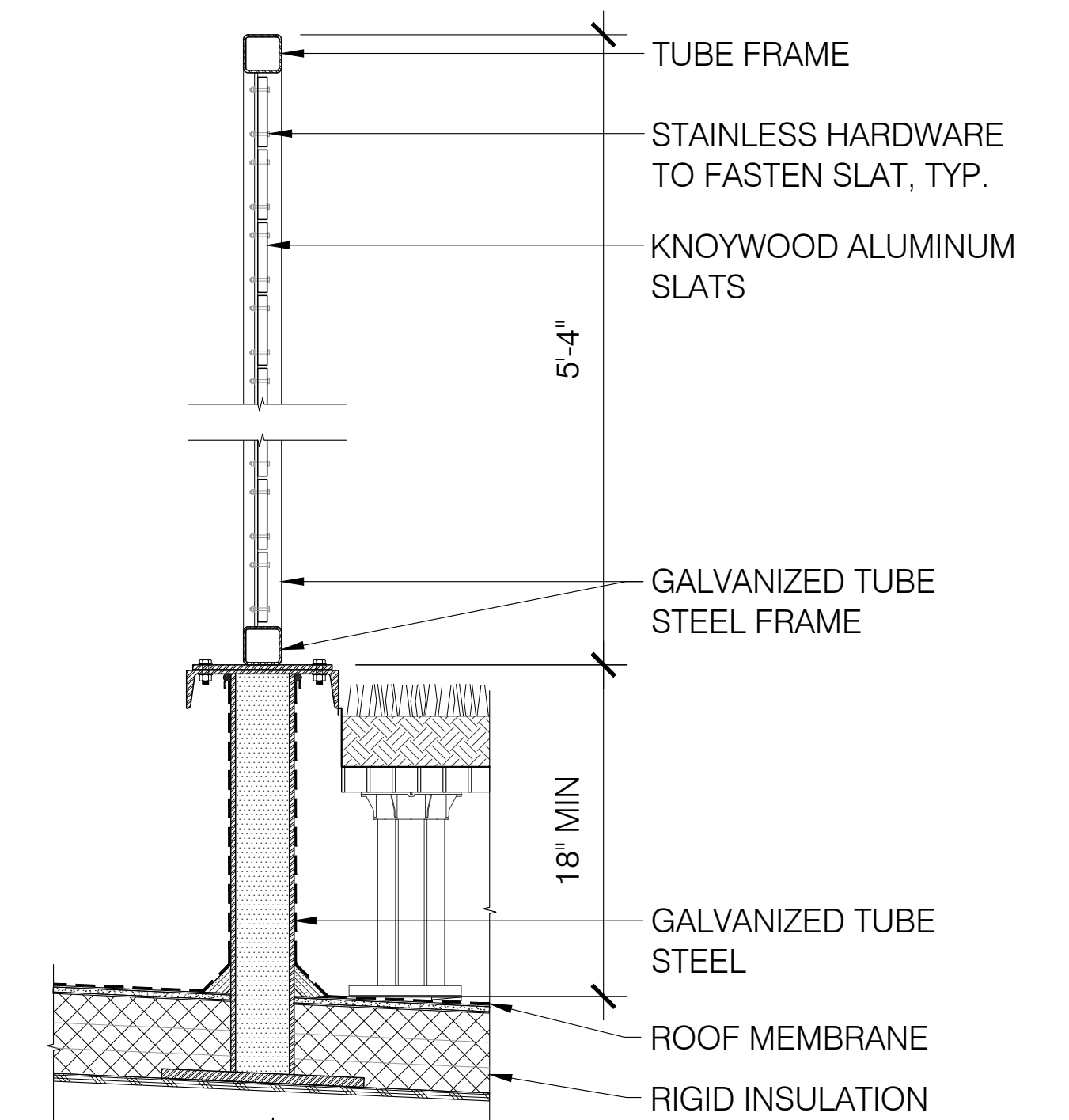
48 ROOF DRAIN AT ROOF TOP GARDEN

0' 6"



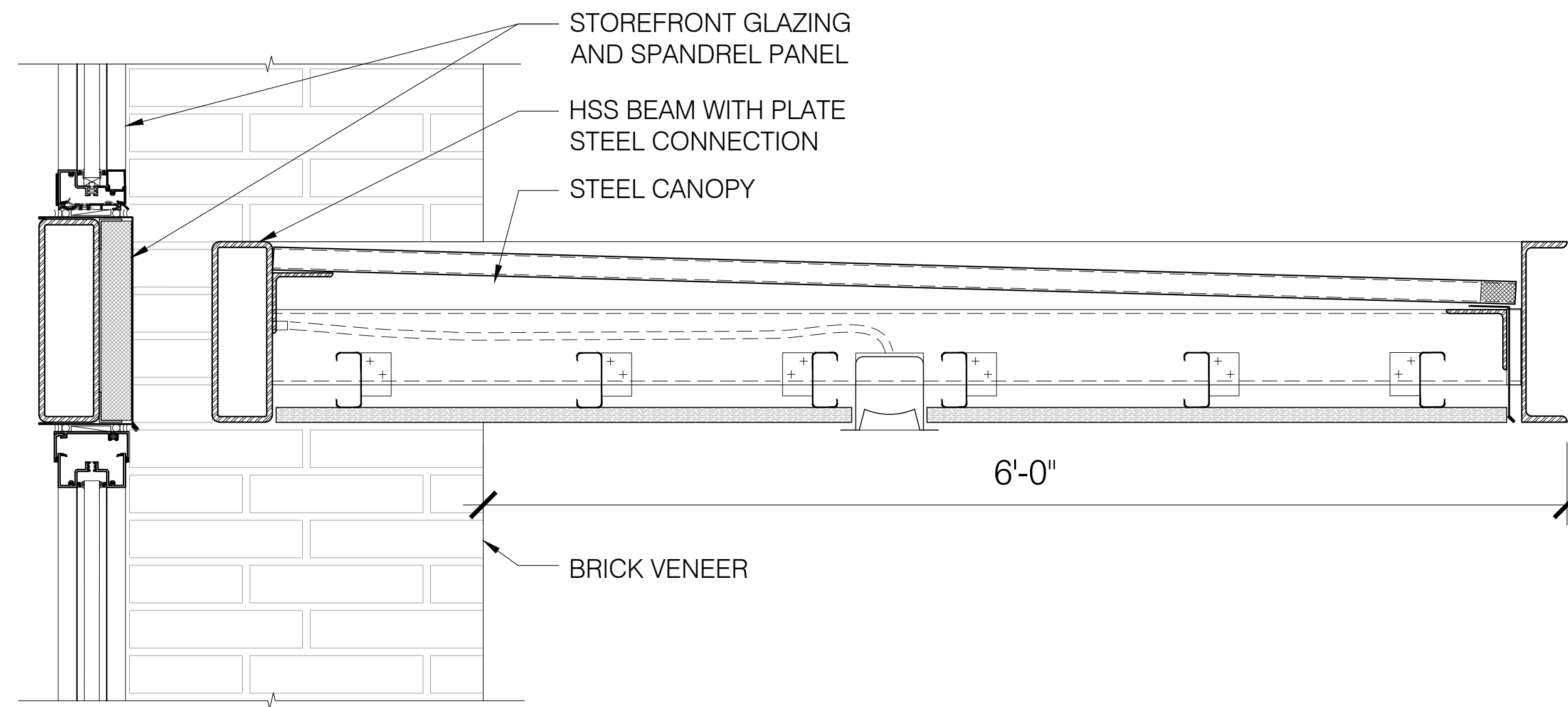
49 DRAIN AT PLANTER

0' 6"

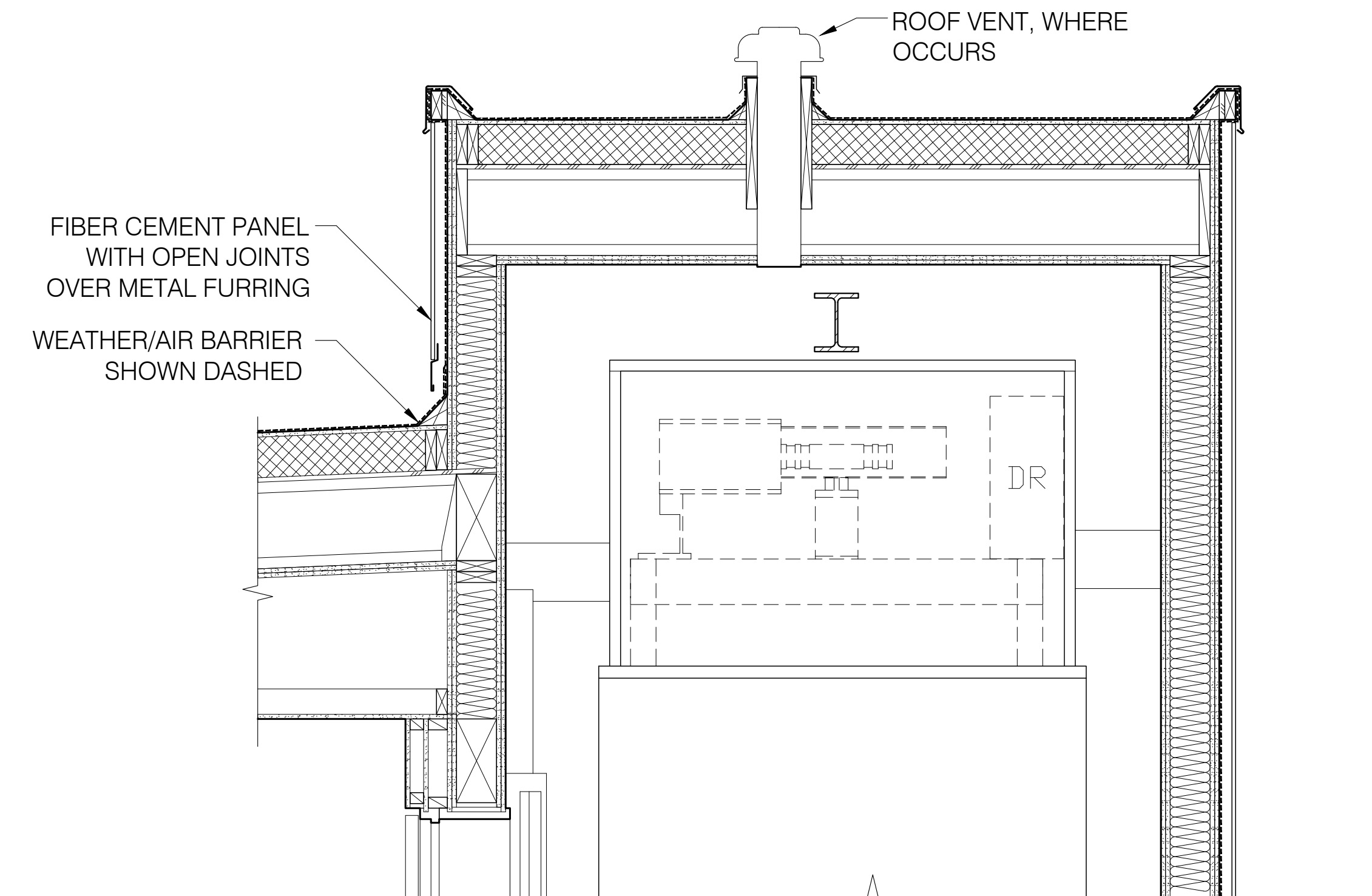


50 MECHANICAL SCREEN COLUMN CONNECTION TO TRUSS

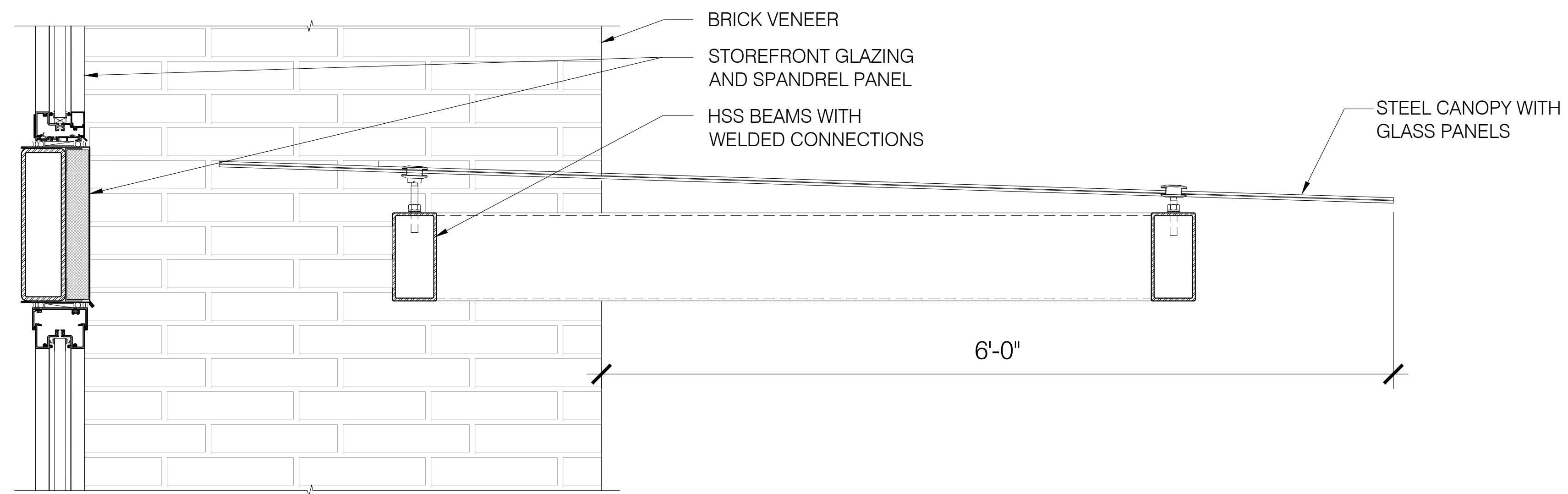
0' 1' 2'



51 TYPICAL CANOPY DETAIL

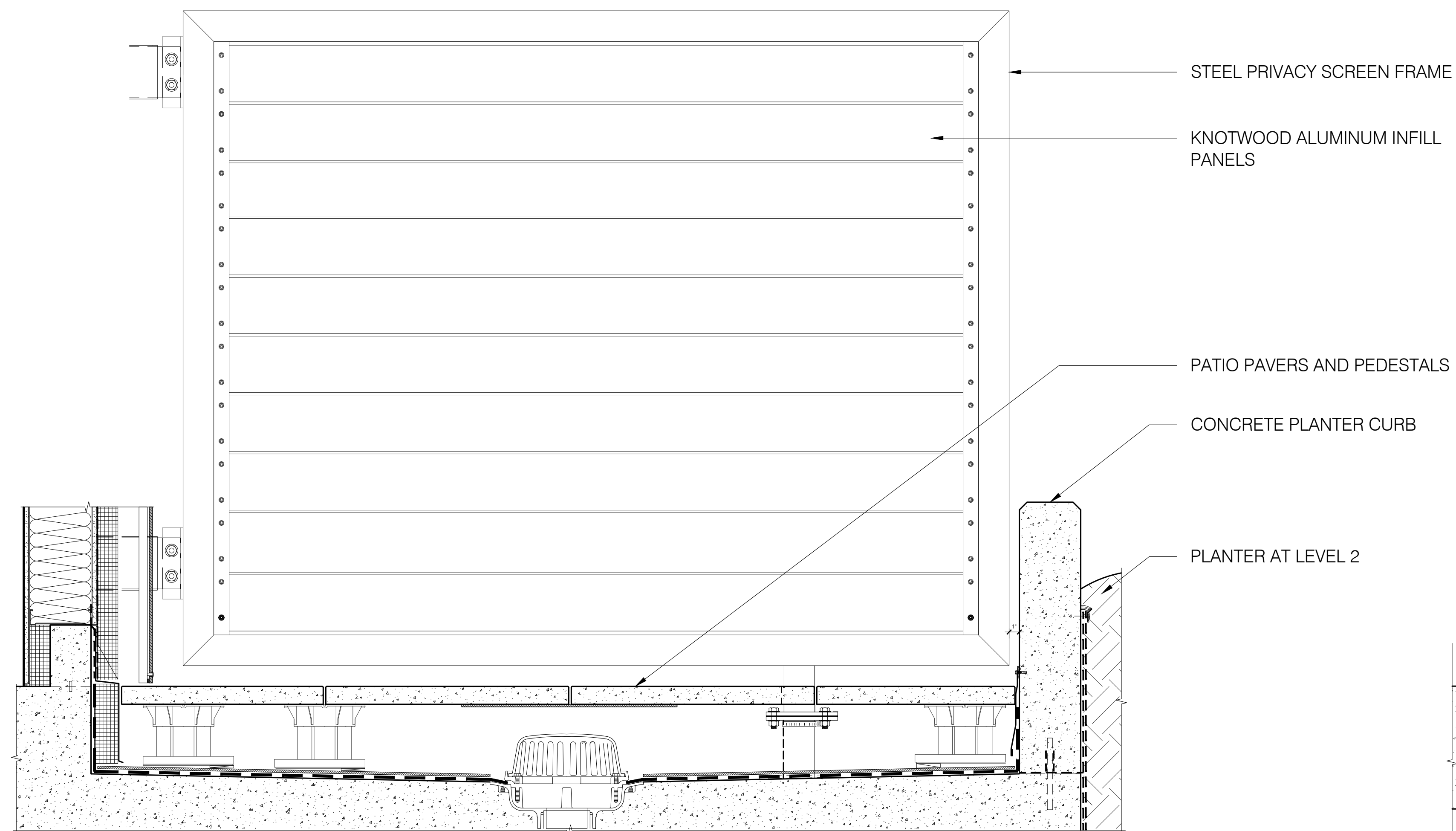


53 ELEVATOR OVERRUN

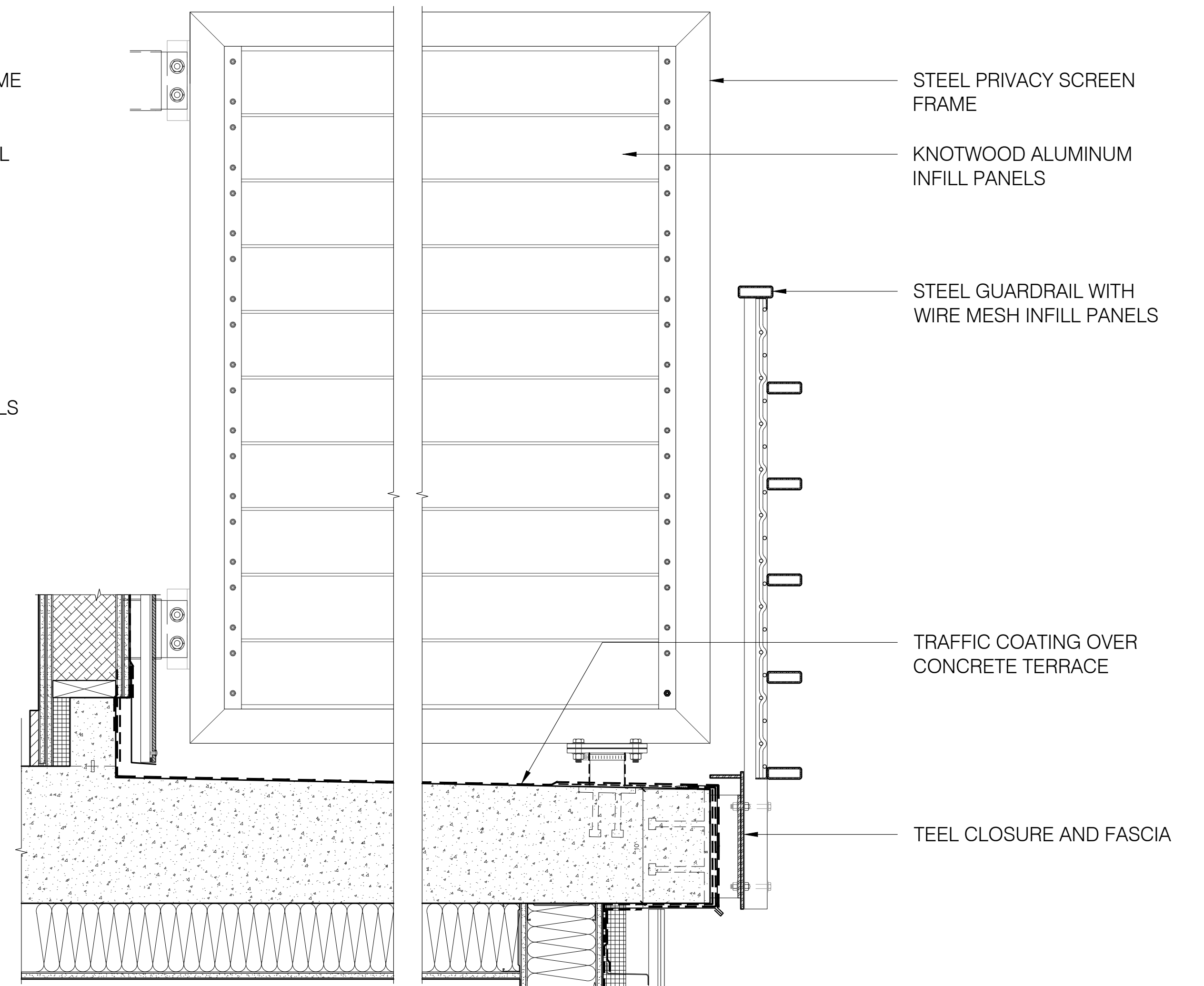


54 ENTRY CANOPY DETAIL



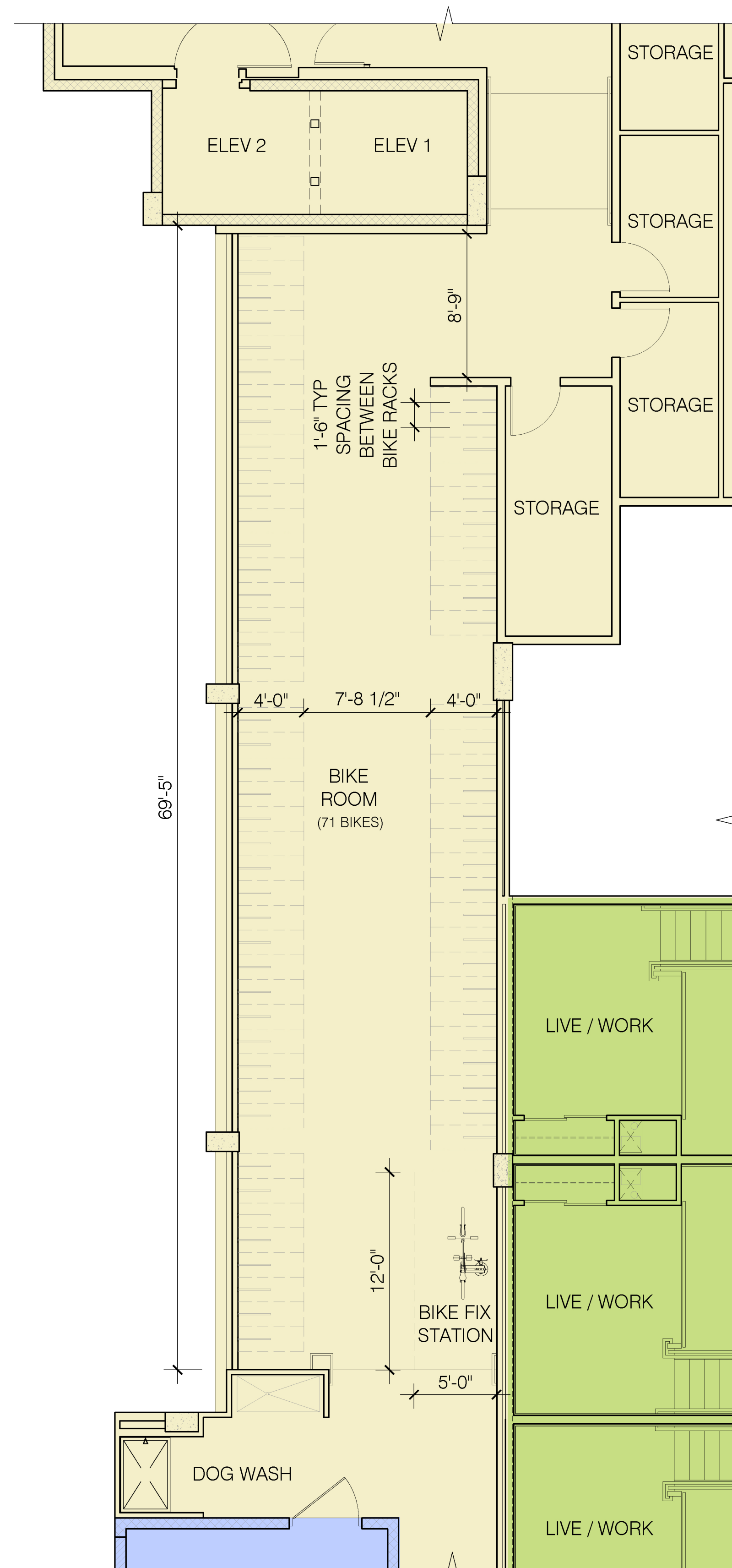


60 PRIVACY SCREEN AT LEVEL 2 TERRACE

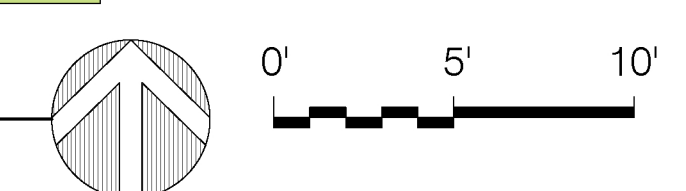


61 PRIVACY SCREEN AT LEVEL 3 TERRACE

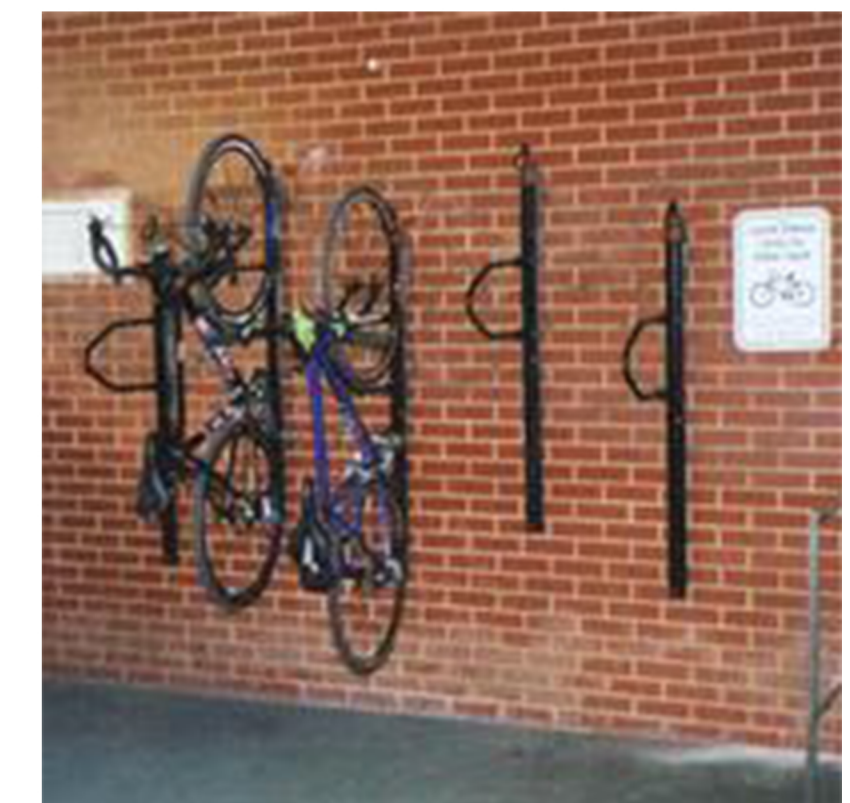
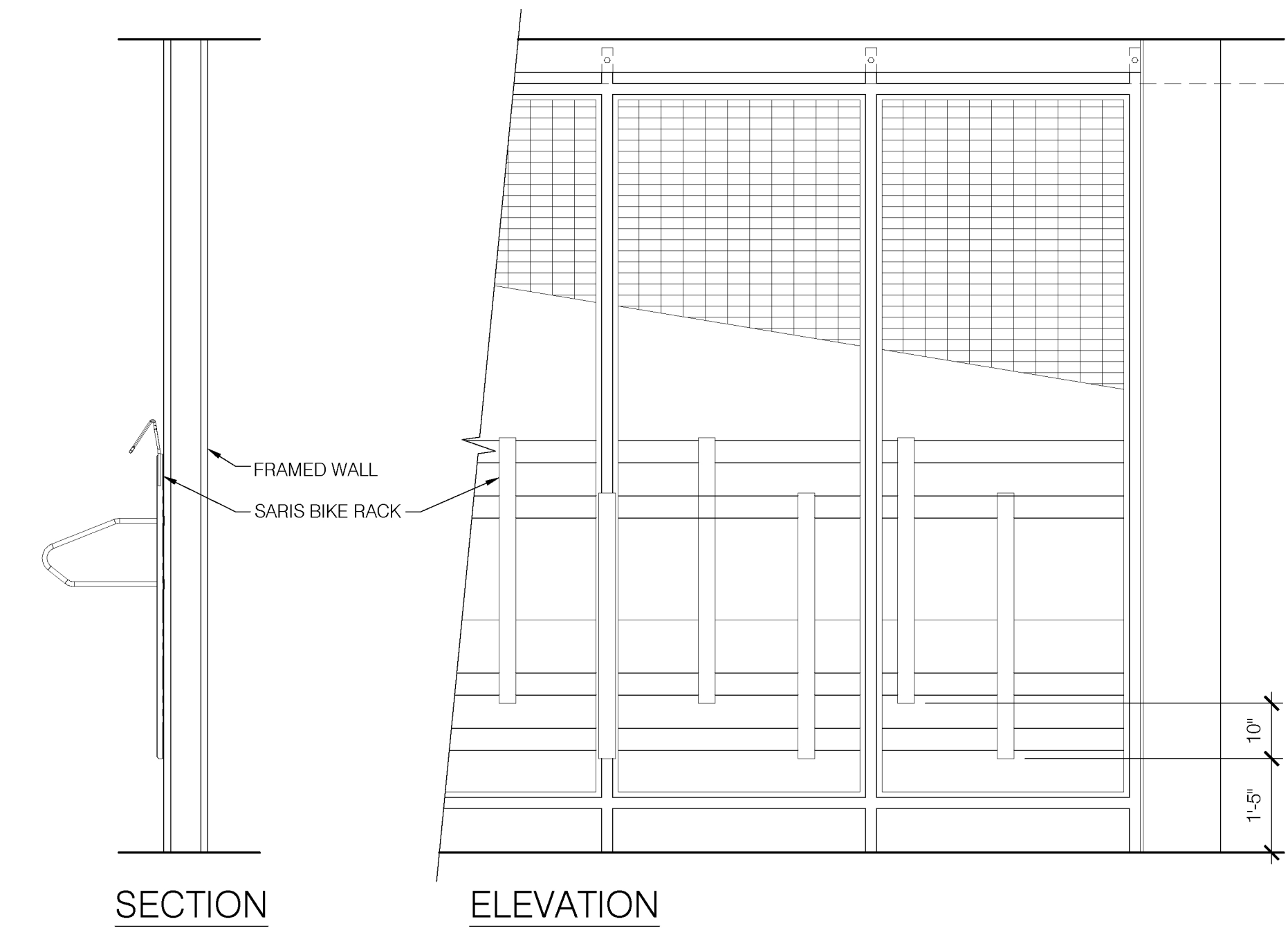




E1 BIKE ROOM
SCALE:



BIKE RACKS
MANUFACTURE: SARIS
PRODUCT: VERTICAL BIKE TRAC
(CITY OF PORTLAND APPROVED BIKE RACK)



M1

Brick



Amber Rose

M2

Brick - Contrasting Color



Coal Creek

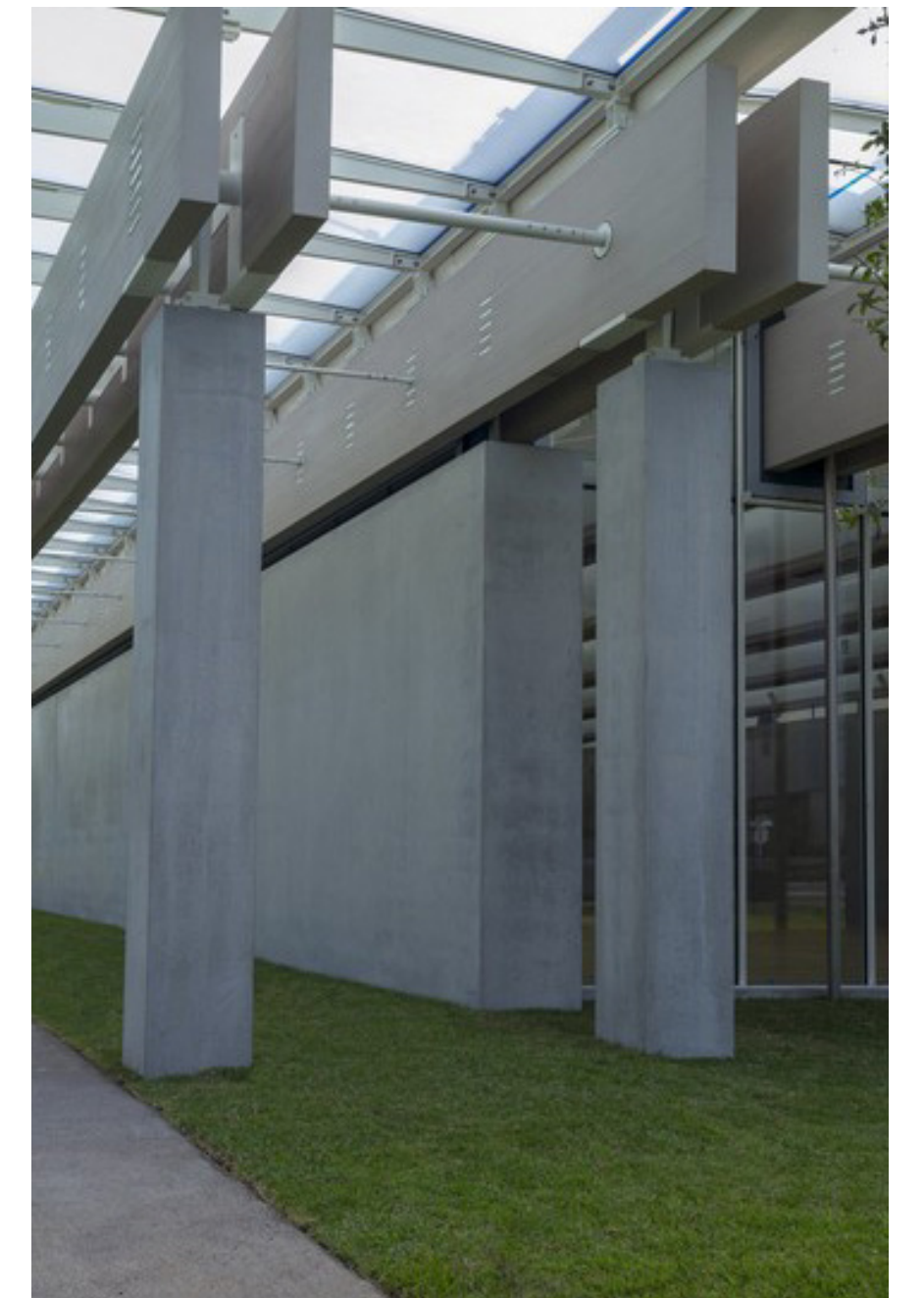
M3

Smooth Fiber Cement Panel



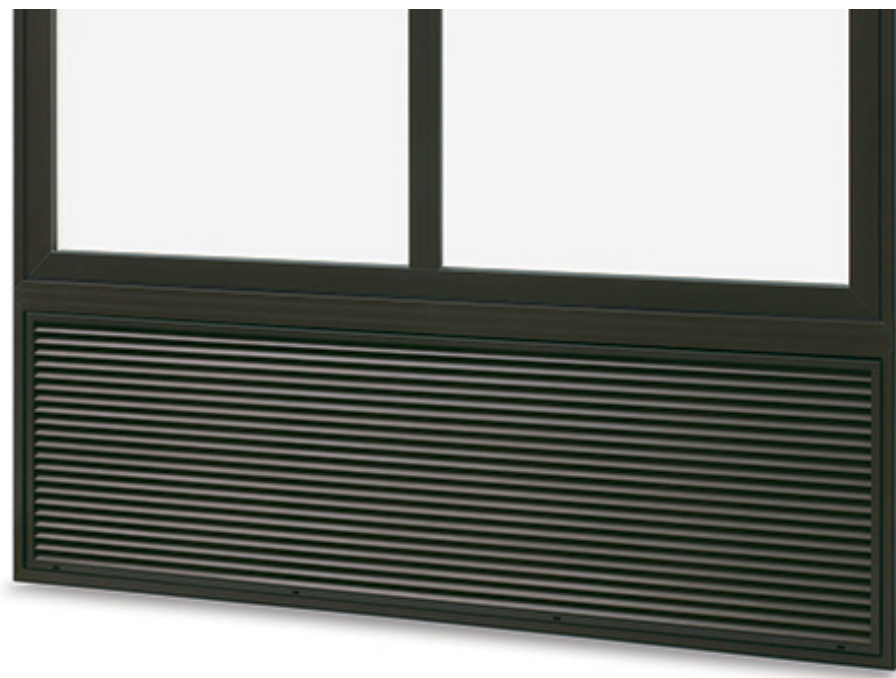
M5

Exposed Smooth Concrete



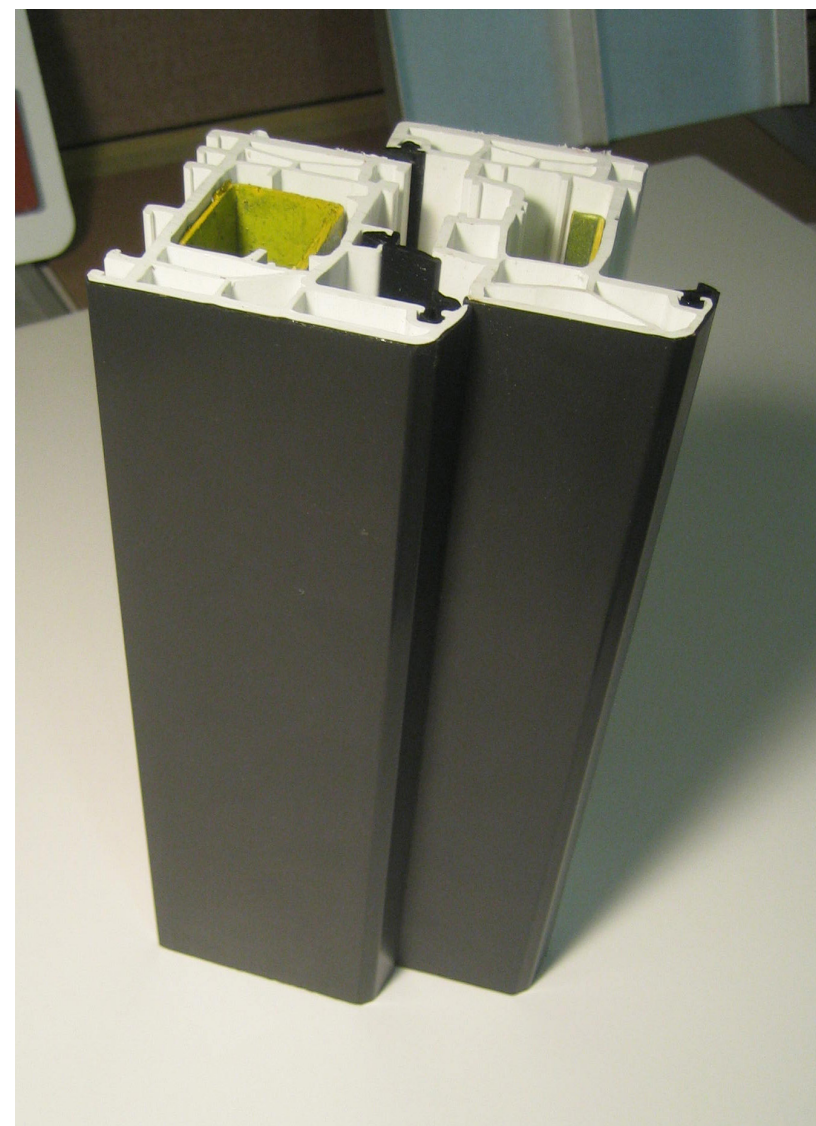
M6

Integral Metal Vent Louver



M7

Commercial grade vinyl windows



M8

Storefront glazing system



M10

Steel Channel Canopy with Wood Soffit



M18

Aluminum Railing with Glass Infill





MASONRY *Build Beauty That Lasts*

BRICK | SLIMBRICK | NATURAL STONE | CULTURED STONE



COLOR: Amber Rose
TEXTURE: Smooth Face

Considering brick for your project?
For samples and ordering information contact your
Mutual Materials Sales Representative or call
(888) 688-6250.
MUTUALMATERIALS®
www.mutualmaterials.com

M1 - COLOR



THE BRICK BOOK
COLORS | TEXTURES | ASTM
Traditional Iron Wash

COLOR*: Coal Creek
TEXTURE: Coated
TYPE**: Stocking
PLANT: Columbia, OR
COLLECTION: The Northwest
Collection
ASTM: ASTM C-216, SW, FBA

* Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.
** Special Order Colors require a minimum order. Additional production time should be allowed.

Considering brick for your project?
For samples and ordering information contact your
Mutual Materials Sales Representative or call
(888) 688-6250.
MUTUALMATERIALS®
www.mutualmaterials.com

M2 - COLOR

M1 + M2 - Face Brick



M3 - Through-Colored Fibre Cement Panel - Smooth

EQUITONE [natura]

EQUITONE [natura] is a through-coloured facade material. Every EQUITONE [natura] panel is unique, subtly displaying the raw texture of the core eternit fibre cement material. The material comes in a large panel size and can be transformed into any size or shape in the workshop or on site. No matter what design options you explore, EQUITONE's through-coloured nature guarantees crisp, monolithic details.

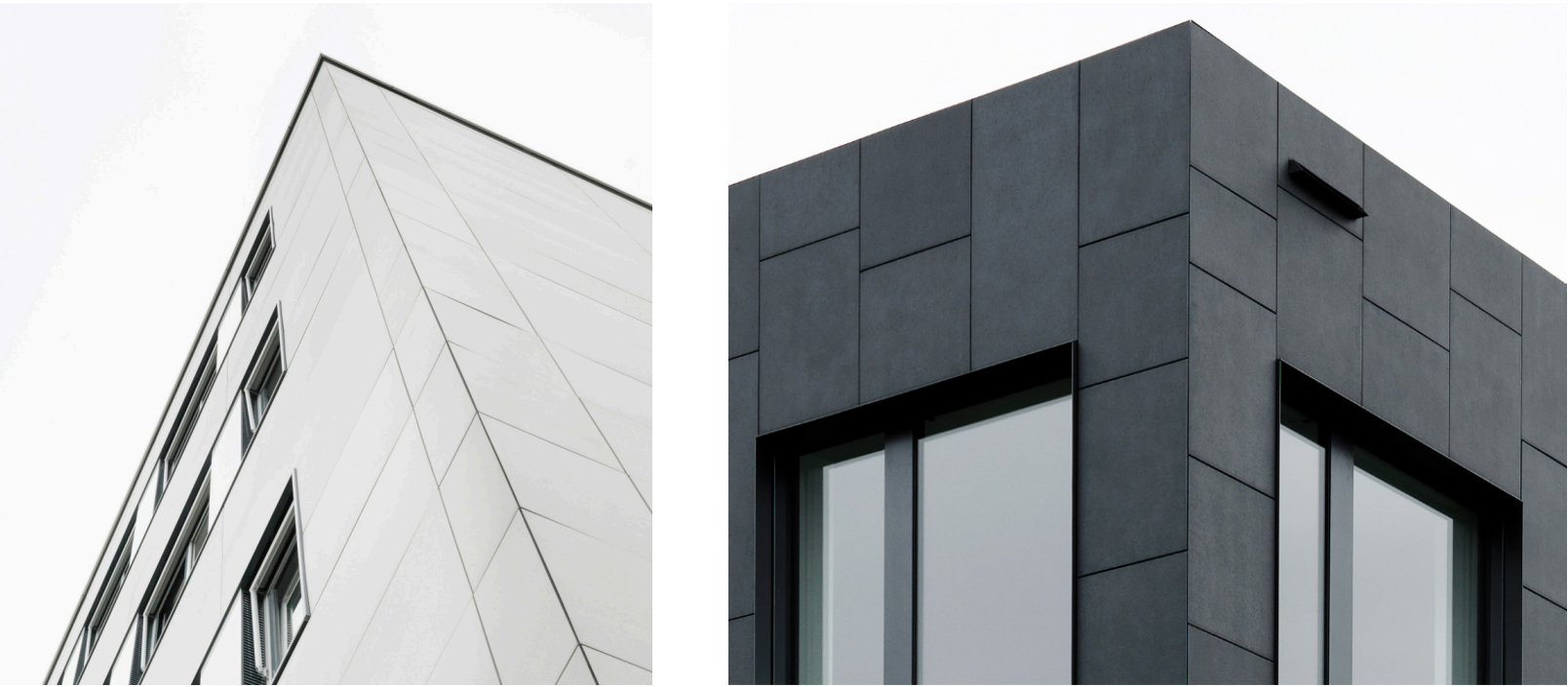
M3



GRAY




Smooth Panel Elevation (note: panel configuration varies)



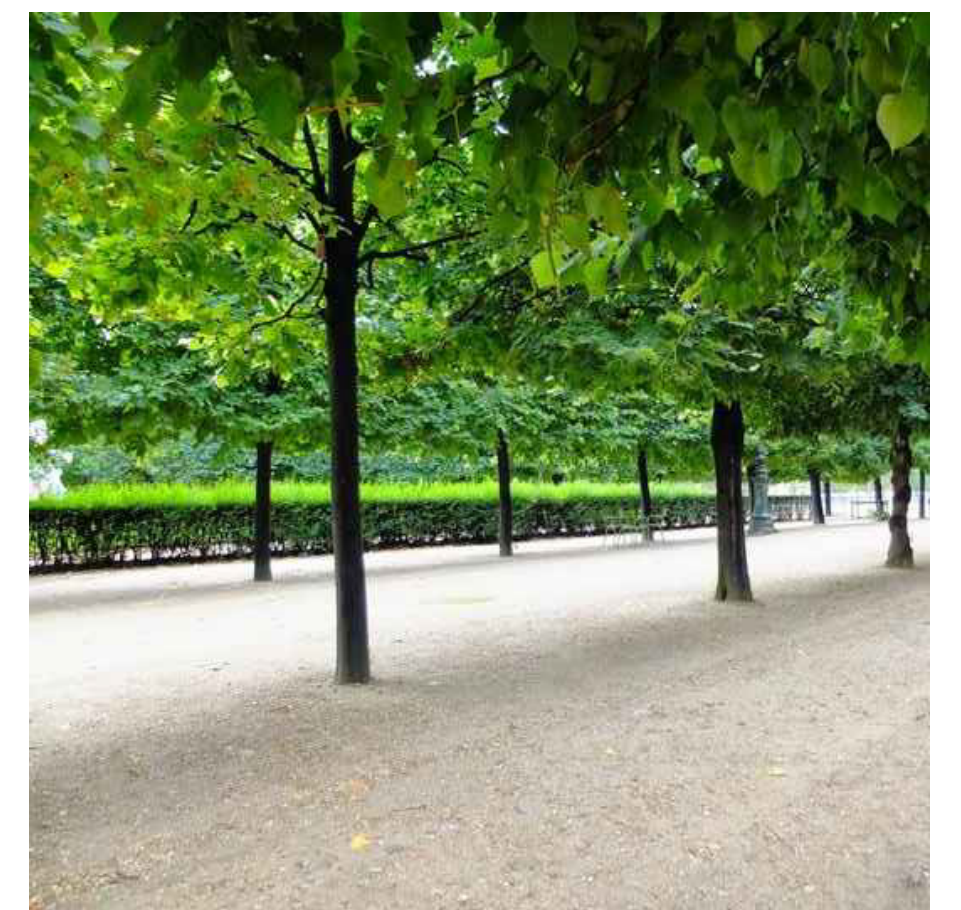
Example Outside EquiTone Corner (note: panel configuration varies)



PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CK	CORNUS KOUSA 'EDDIE'S WHITE WONDER' KOUSA DOGWOOD	B & B	2.5' CAL	5

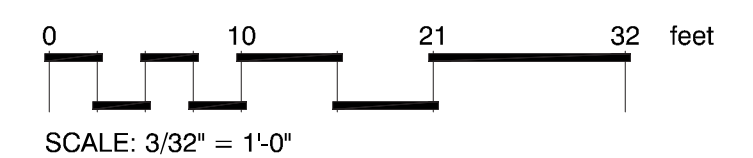


CK - EDDIES WHITE WONDER DOGWOOD



1 - DECOMPOSED GRANITE

1 GROUND FLOOR LANDSCAPE PLAN

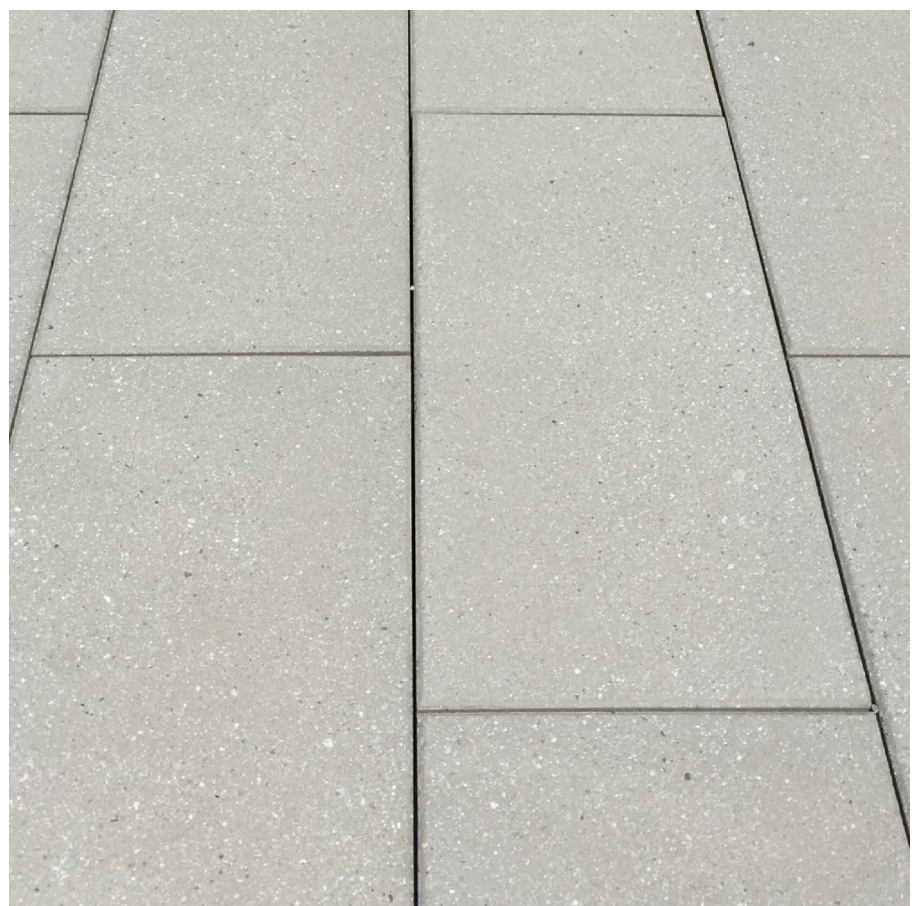




1 LEVEL 2 LANDSCAPE PLAN

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ACM	ACANTHUS MOLLIS 'OAK LEAF' BEAR'S BREECH	1 GAL	26
	FAR	FARGESIA ROBUSTA 'GREEN SCREEN' GREEN SCREEN BAMBOO	15 GAL	9
	HOF	HOSTA FORTUNEI 'ALBO-MARGINATA' PLANTAIN LILY	1 GAL	14
	TAB	TAXUS BACCATA 'FASTIGATA' FASTIGA ENGLISH YEW	5 GAL	19



1 - CONCRETE PAVERS



ACM - BEARS BREECH



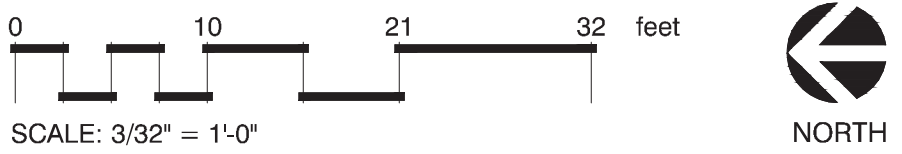
FAR - GREEN SCREEN BAMBOO

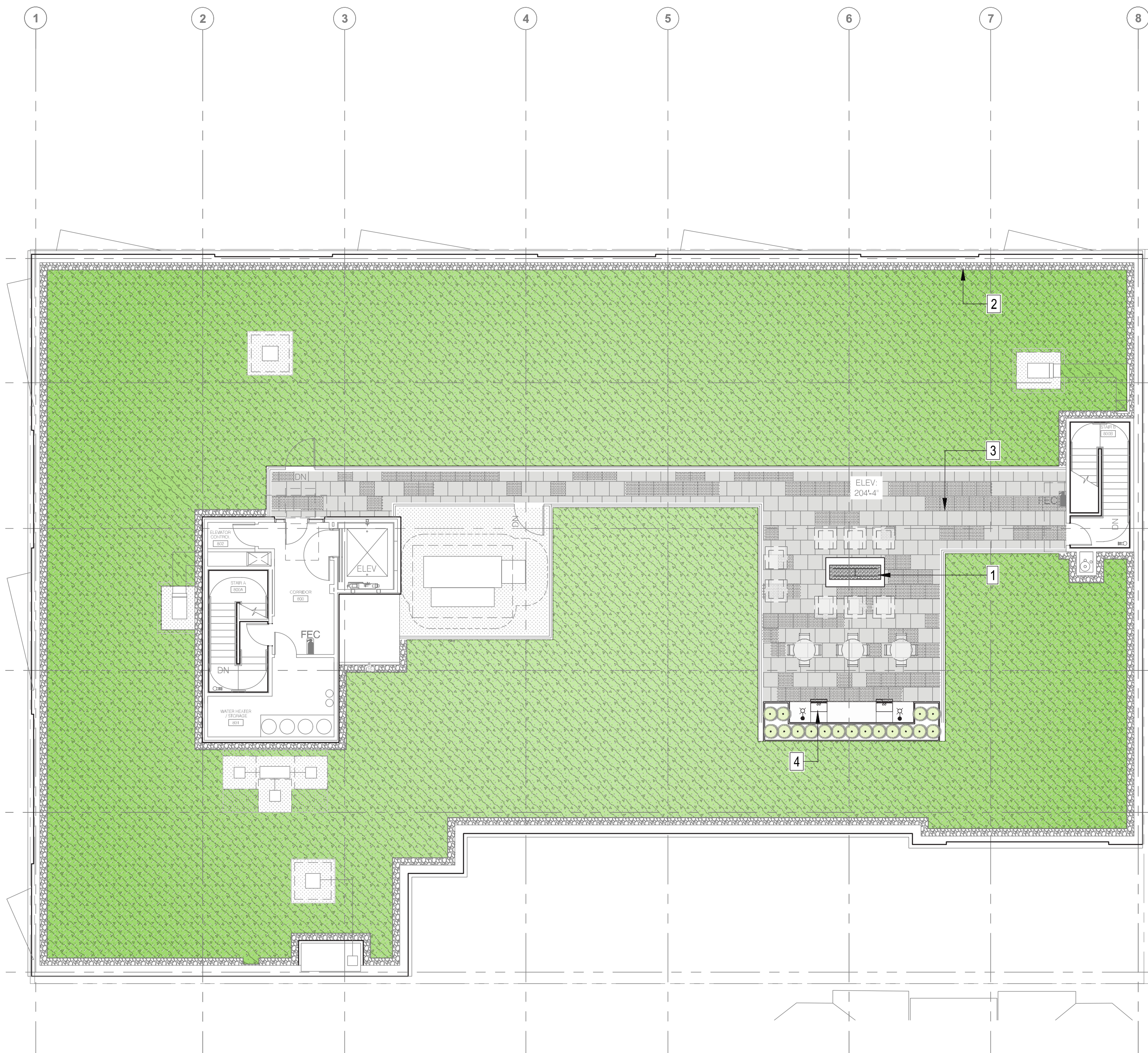


HOF - HOSTA ALBOMARGNATA





TAB - FASTIGA YEW



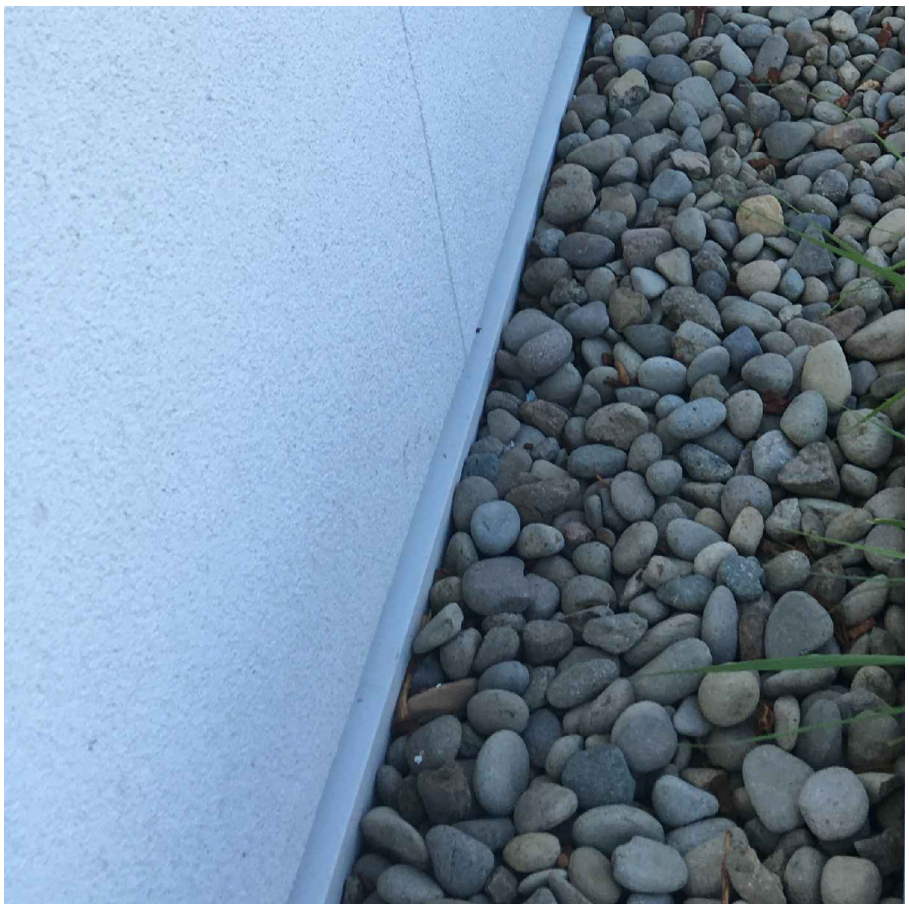


PLANT SCHEDULE

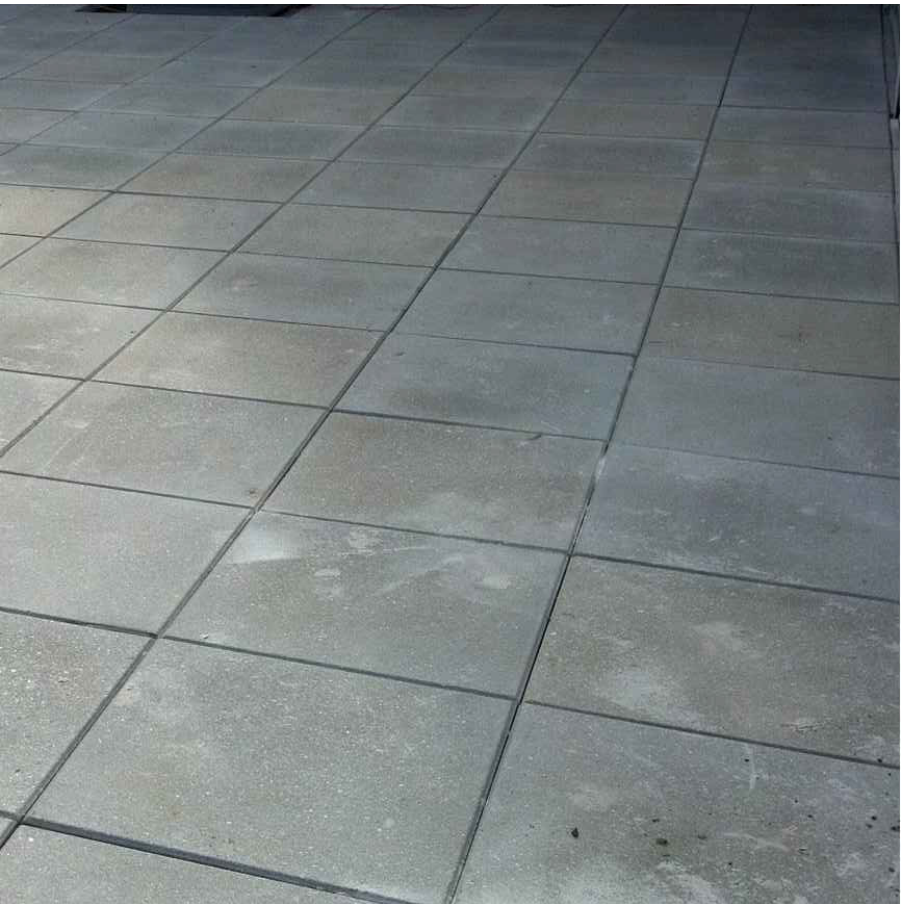
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	16	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	SEDU	SEDUM TILE VARIOUS ETERA - ALL SEASONS TILE SEDUM TILE	SOD		7,893 SF



1 - FIRE TABLE AND SEATING



2 - STONE BALLAST



3 - CONCRETE PAVER



SEDU - SEDUM MATS

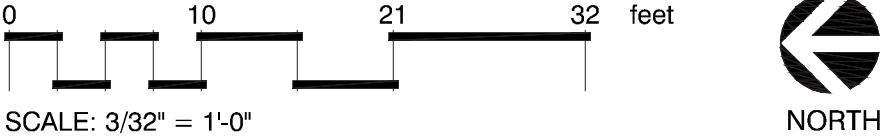


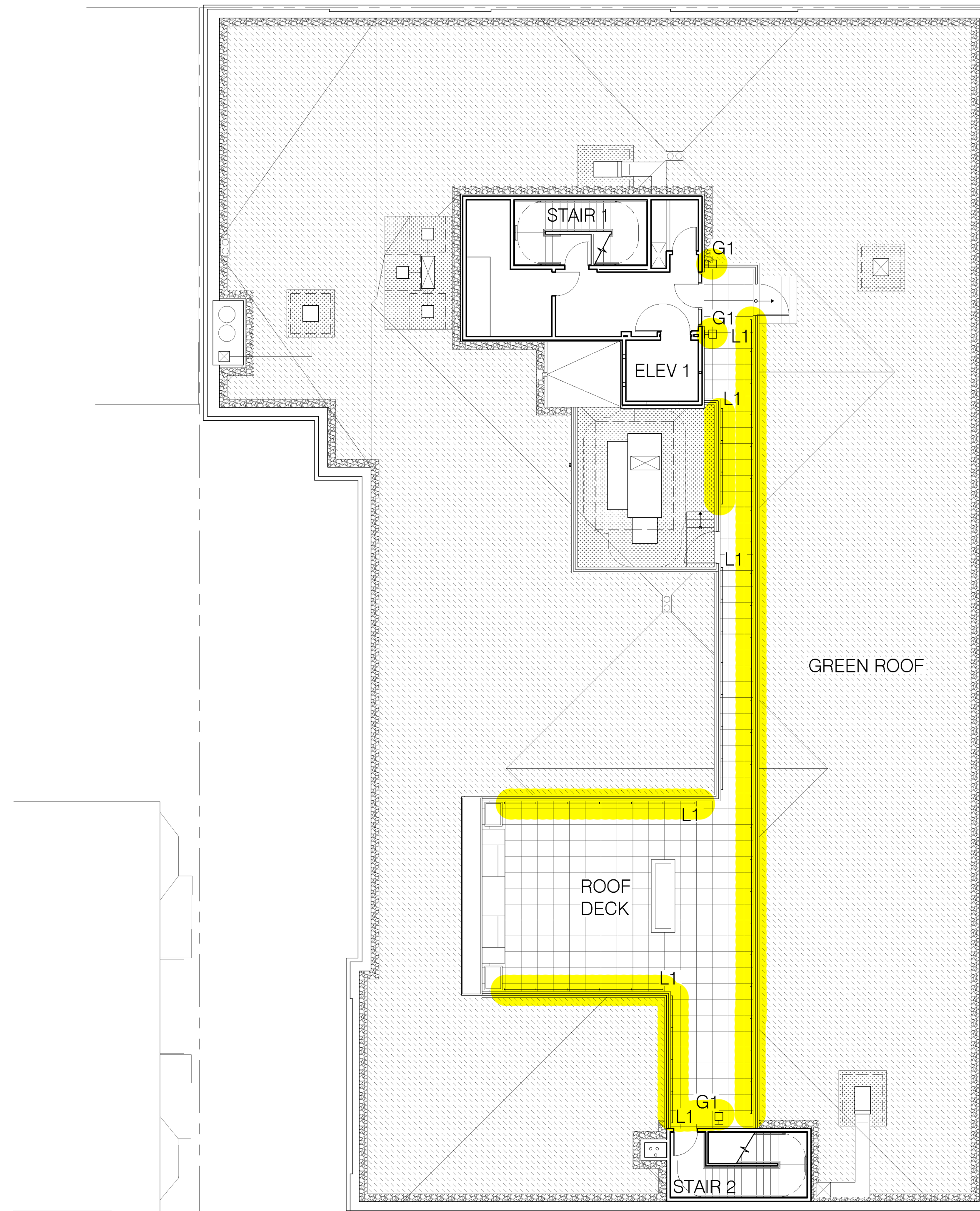
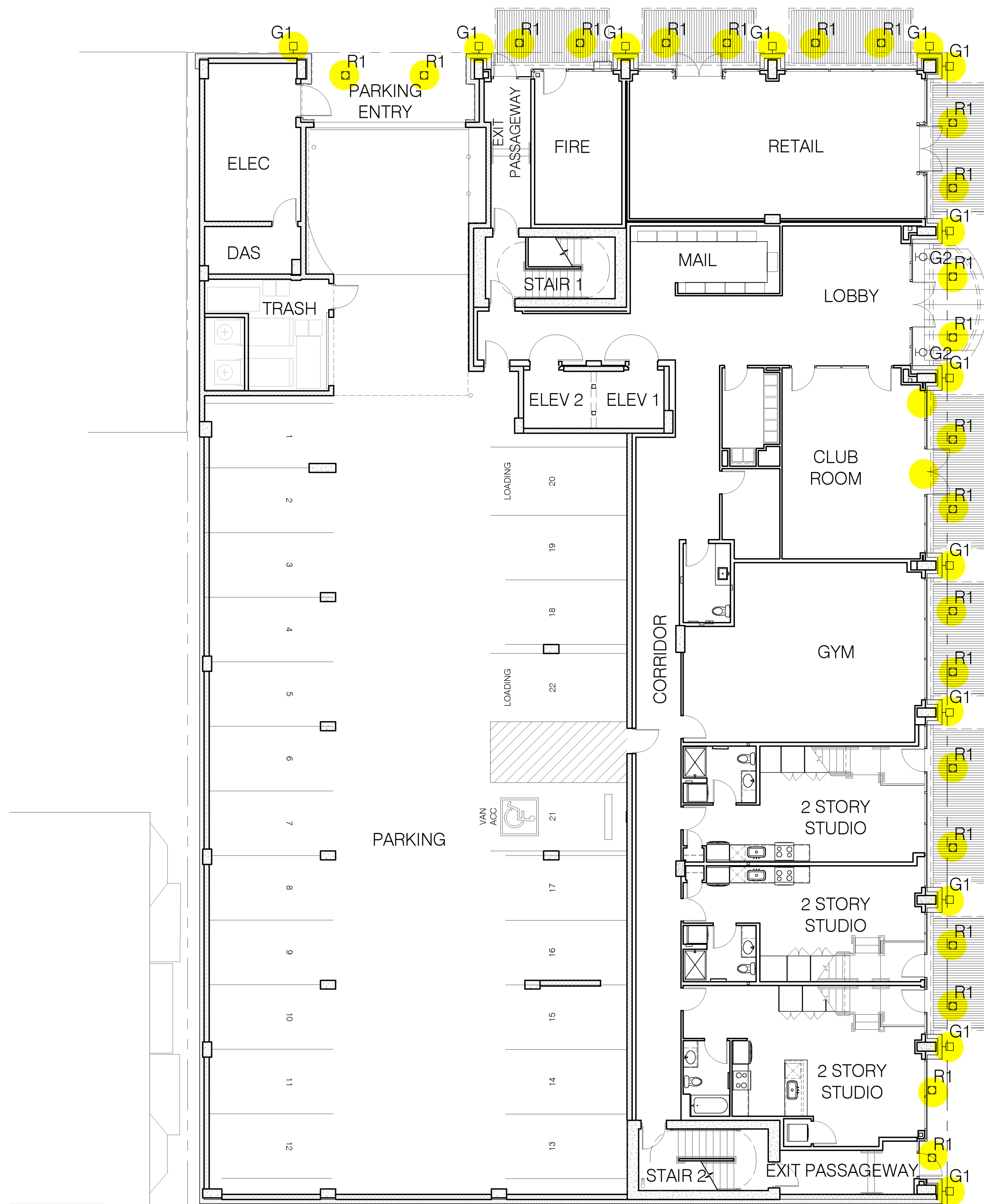
4 - BBQ STATION

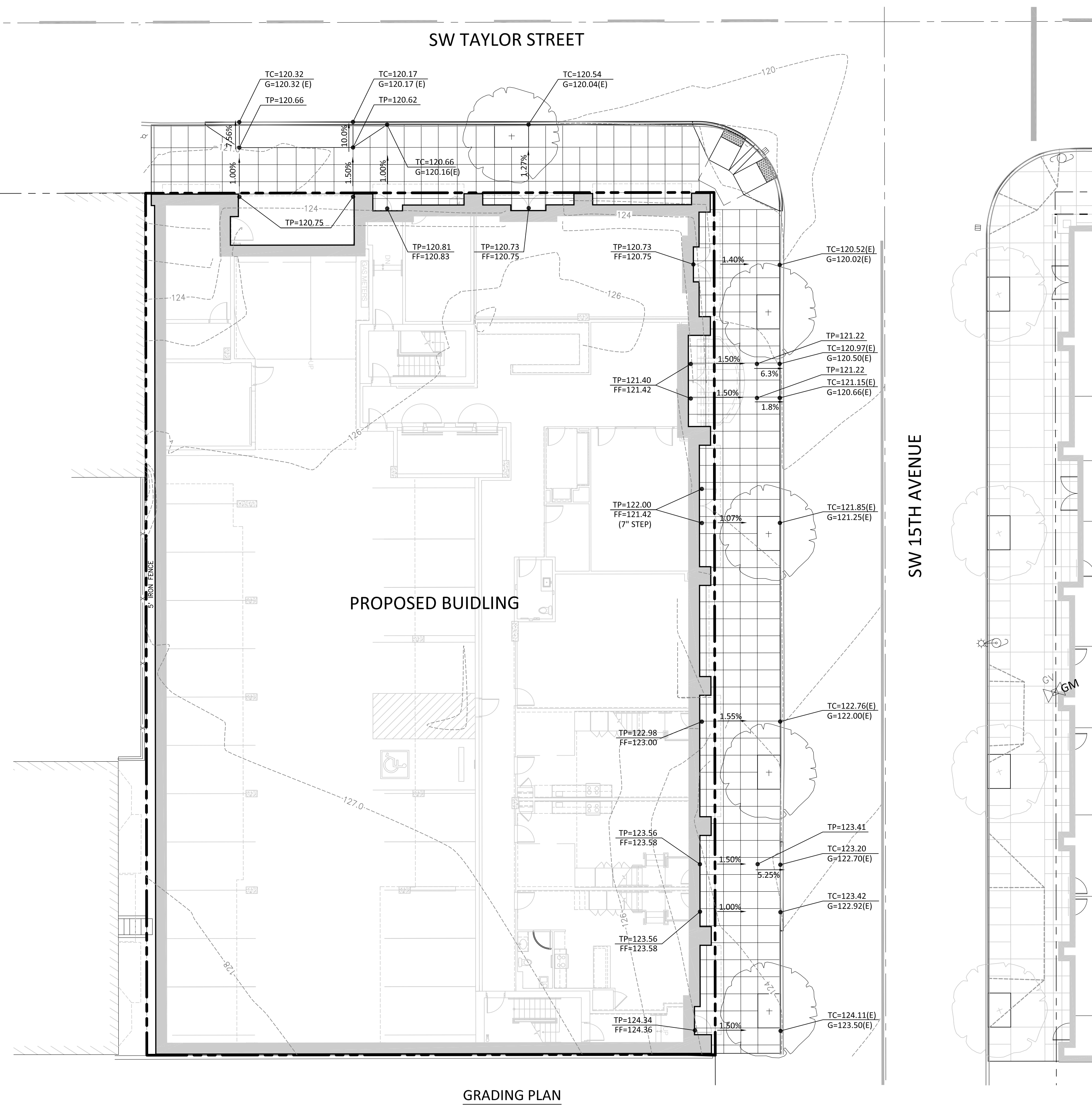


CAL - FEATHER REED GRASS

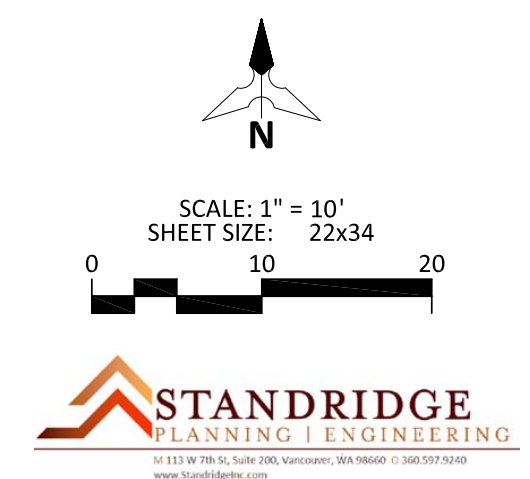
1 ROOF DECK LANDSCAPE PLAN

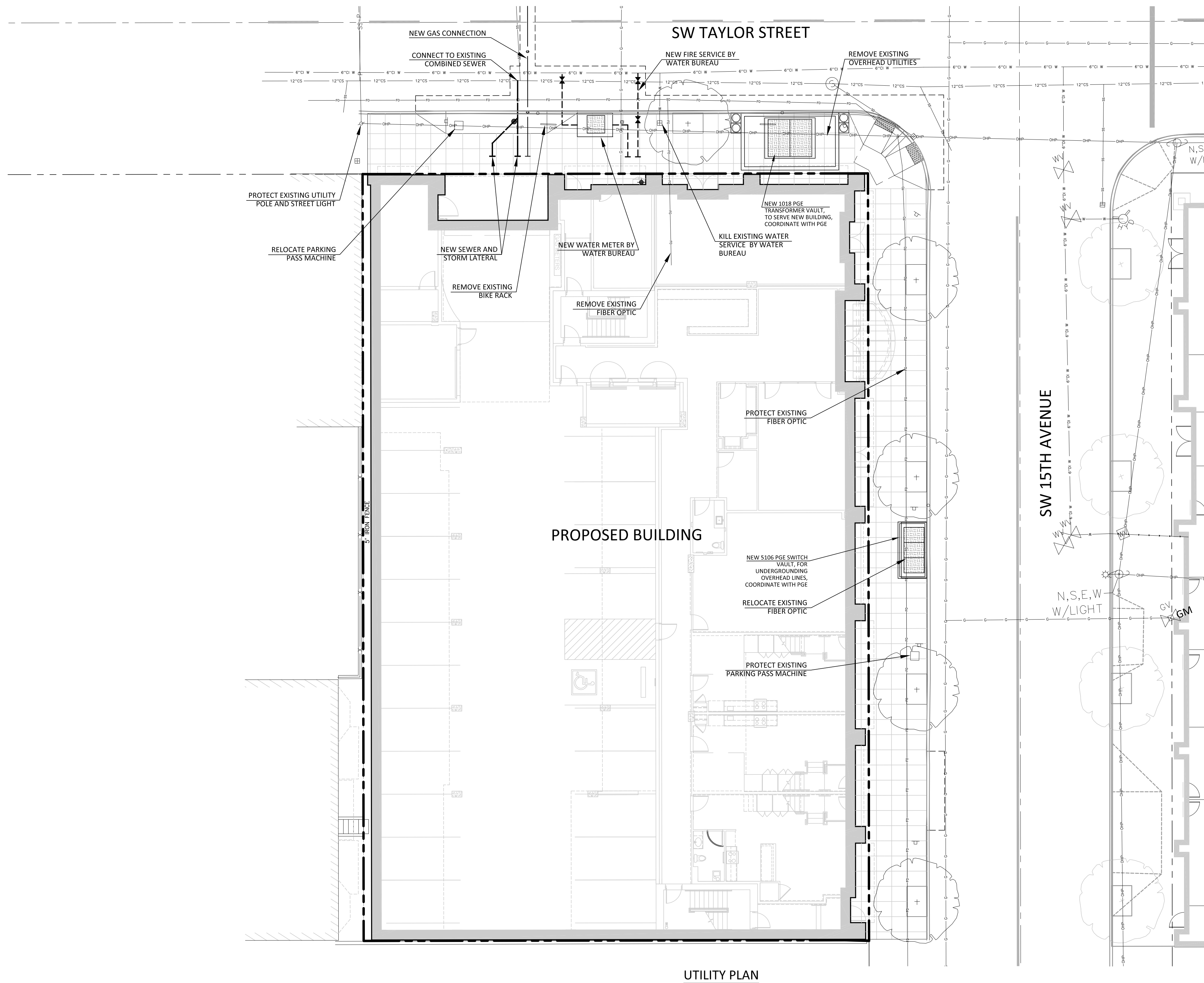






GRADING PLAN





STORMWATER NARRATIVE

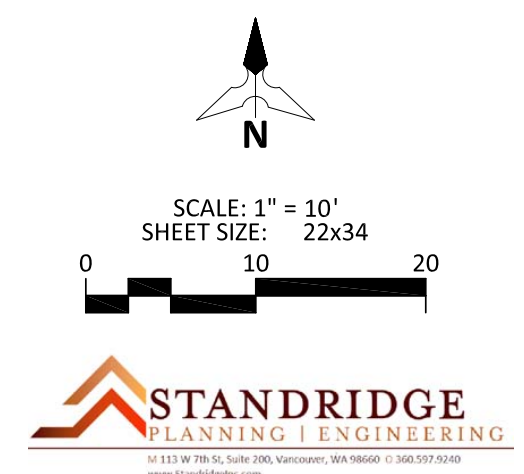
PUBLIC IMPROVEMENTS
THE WIDENING OF THE SIDEWALK ON TAYLOR DOES NOT TRIGGER STORMWATER REQUIREMENTS. NO ADDITIONAL IMPROVEMENTS ARE REQUIRED ON 15TH.

PRIVATE IMPROVEMENTS
THE NEW BUILDING WILL COVER THE ENTIRE SITE AND WILL HAVE AN ECO-ROOF WHICH WILL PROVIDE TREATMENT FOR THE PROJECT. A SECOND FLOOR COURTYARD WILL CREATE 988 SF OF IMPERVIOUS AREA, WHICH WILL BE MITIGATED BY THE ECO-ROOF. THE SITE IS SERVED BY A 12" COMBINED SEWER IN TAYLOR.

UTILITY CONTACT LIST

PORTLAND WATER BUREAU
TIM BOWERS - TIM.BOWERS@PORTLANDOREGON.GOV

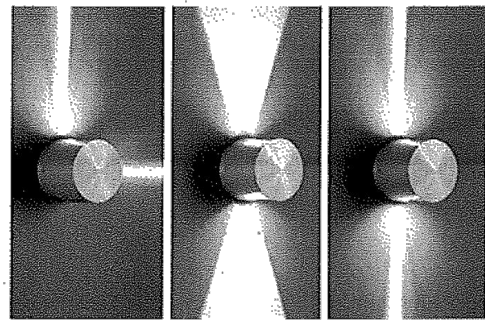
PORTLAND GENERAL ELECTRIC
BRYAN.HANGARTNER@PGN.COM



BLITZ
2 WINDOW LED

SPECIFICATION SHEET
Project name: _____
Type: **G2**

PAGE: 1 OF 2



Wall mounted luminaire with versatile lighting effects. The combination of several BLITZ fixtures offer a variety of geometric light patterns.

Luminaire characteristics:
Power input: 18.2W
Lumens: 120 to 140 lm (delivered)
Luminaire efficacy: 6 to 7 lm/W

Source: White LED, LM-80 tested,
3000K; 90CRI.
Also available in 4000K; 90CRI
Lumen maintenance: >70% of initial lumens at 50 000 hours (L70
(LM-79 tested).

Optics: 2 window with 6" or 44" beam optic.

Material:
Body: die-cast aluminum.
Diffuser: toughened glass.
Hardware: stainless steel screws and silicone gasket.

Electrical: Universal high efficiency electronic power supply,
rated at 50 000 hours, 120-277V.

Mounting: Install on a standard 4" J-box.

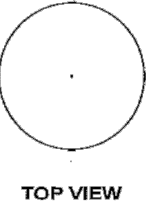
Finish: Aluminum gray or white powder painted.

Weight: 6.8lb (3kg)

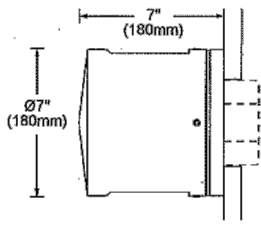
Warranty: 5 year limited warranty.

Certification: cULus listed for wet location.

Ratings: IP65, IK10.



TOP VIEW



SIDE VIEW

DUE TO CONTINUOUS IMPROVEMENTS, THE INFORMATION HEREIN MAY BE CHANGED WITHOUT NOTICE.
SISTEMALUX

LAST UPDATE: AUGUST 17, 2016 NA-R2
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Canada H2N 1N7
P: 514.525.1339 F: 514.525.6107
www.sistemalux.com

G2

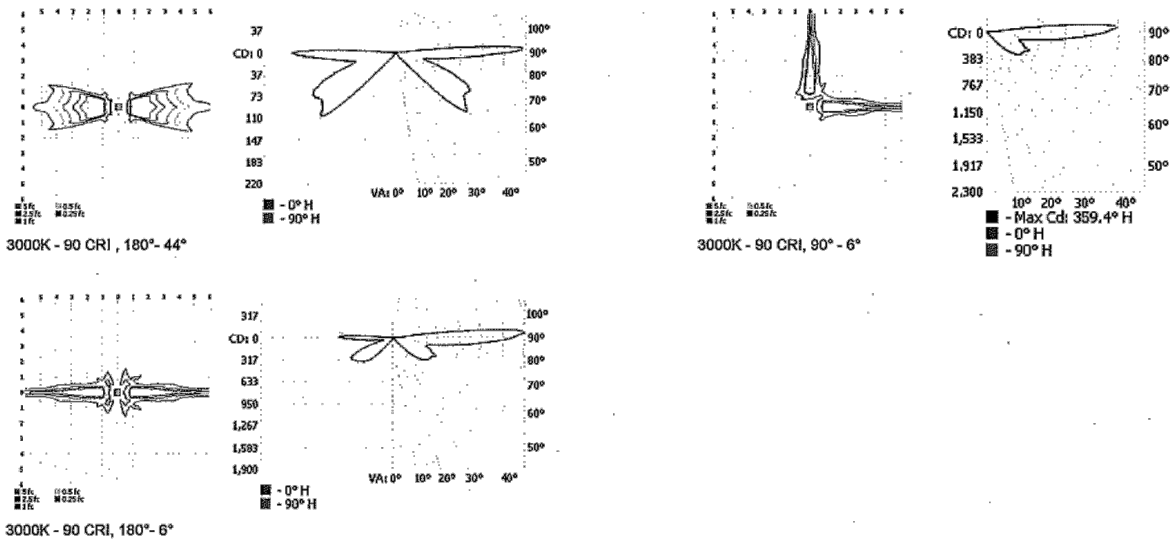
BLITZ
2 WINDOW LED

SPECIFICATION SHEET
Project name: _____
Type: _____

PAGE: 2 OF 2

TECHNICAL DATA

LOAD (W)	CCT (K)	CRI	OPTIC	DELIVERED LUMENS (lm)	LUMINAIRE EFFICACY (lm / w)	CENTER BEAM CANDLE POWER (cd)	MODEL
18.2W	3000K	90	2 window 90° - 6"	142	7	2283	S.4030W
			2 window 180° - 44"	120	6	214	S.4060W
			2 window 180° - 6"	145	8	1894	S.4069W



ORDERING INFO

MODEL - UNV - VOLTAGE - FINISH		ACCESSORIES (TO BE ORDERED SEPARATELY)	
<input type="radio"/> S.4030N - 4000K, 90° - 6"		<input type="radio"/> S.3554-09 - Black plastic stake Total length = 150" (420 mm) (The 50 mm upper part must stay out of the ground level)	
<input type="radio"/> S.4030W - 3000K, 90° - 6"			
<input type="radio"/> S.4060N - 4000K, 180° - 44"			
<input type="radio"/> S.4060W - 3000K, 180° - 44"			
<input type="radio"/> S.4069N - 4000K, 180° - 6"			
<input type="radio"/> S.4069W - 3000K, 180° - 6"			
VOLTAGE <input checked="" type="radio"/> UNV - 120-277V		FINISH <input type="radio"/> 01 - White	
		<input type="radio"/> 14 - Aluminum gray	

DUE TO CONTINUOUS IMPROVEMENTS, THE INFORMATION HEREIN MAY BE CHANGED WITHOUT NOTICE.
SISTEMALUX

LAST UPDATE: AUGUST 17, 2016 NA-R2
8520 Boul. St-Laurent, suite 100, Montréal (Québec)
Canada H2N 1N7
P: 514.525.1339 F: 514.525.6107
www.sistemalux.com



Get Connected
Optional connectors allow simple plug 'n play installation and connection.

A Perfect Blend

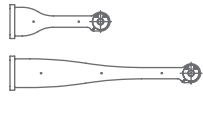
Patented optical system provides close-to-fixture illumination with short mixing distance and blended color.

With a wide lateral throw, even large spaces and turns are filled in with even light. Too wide? We have baffles too.



Versatile Mounting

Adjustable (shown), hinged, and fixed brackets make mounting simple.



Additional extension brackets make sign lighting and wall washing simple.



Proper Finish
Black or Clear anodized aluminum.

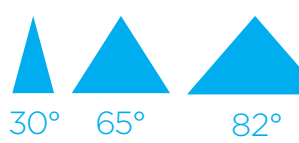
Lumens / ft

400 lms / ft

51 lms / watt

MEASURED AT 3000°K

Emitting Angles



Lengths



Advanced Engineering



Designed & Made in the USA
Thousands of Architectural LED installations worldwide since 2006.

100%

Inspected
Burned-in
Leak Tested
Family Owned



1% Dimming

With patented LightLink™ technology, dim hundreds of Gen3 fixtures to 1% with a single 0-10V interface. No trimming, no flicker, no worries.



Active Thermal

Patent-pending on-board temperature monitoring discreetly dims the fixture upon signs of overheat. Constantly protecting your investment.



Perfect Color

- LEDs Placed In-House
- 3-Step MacAdam Ellipse binning*
- 85 typical CRI

*for CCT <= 4500°K

LED COLORS AVAILABLE

- 2700°K • 4500°K
- 3000°K • 5000°K
- 3500°K • 5700°K
- 4000°K • 6500°K
- Green, Blue, Red

- 90+ CRI option available

More Online

Visit our website for Spec Sheets, Installation Guides, IES & REVIT files and more.
www.i2systems.com

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LI


ENDURANCE SERIES WINDOWS






Design, Technology and Value

ENDURANCE SERIES WINDOWS





Midrise Performance

If you are building a midrise structure in the Northwest United States, you are probably already specifying the Endurance Series by VPI Quality Windows.

In a world where demanding specifications and uncompromising jobsite testing is a way of life, The Endurance Series excels. Unlike many other window companies, VPI achieves superior product performance ratings in the lab and consistent performance in the field.

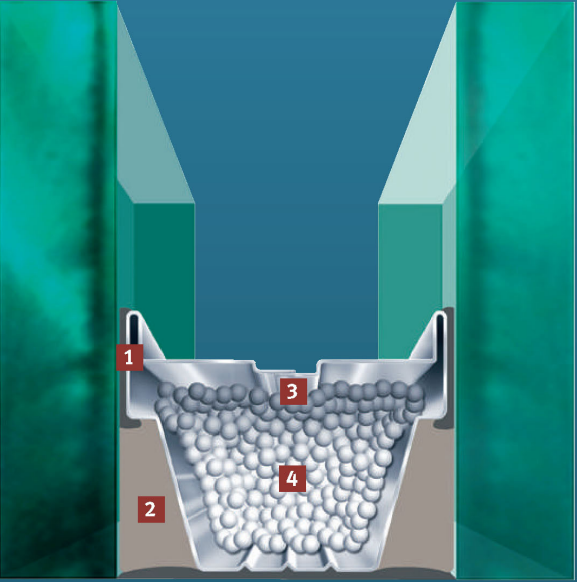
We diligently apply a consistent set of design and manufacturing principles to deliver industry leading water intrusion resistance. Reinforcement of framing members and flexible panel functionality, eliminating window mulling significantly reduces potential water penetration pathways. Our manufacturing process is systematic, documented, controlled and constantly improving.

VPI offers the widest variety of operational styles, combinations, and colors available anywhere. No matter what the requirements are for your project, VPI Quality Windows has a product that will do the job, confidently and consistently.

Super Edge™ exceeds industry standard for seal durability by 4 times or more


Super Edge™ glazing in the VPI Endurance window is based on a rugged polyisobutylene/silicone dual sealed insulating glass unit. This construction delivers the best durability available today.

In the rigorous P-1 test, insulating glass units are subjected to worst case, real world conditions: 140° F, 100% humidity and constant UV exposure. *Most* insulating glass units fail this test in between eight and twenty two weeks. VPI's Super Edge™ insulating glass units passed 80 weeks of testing, and never failed! The proof is in the field. Failure rates of these units is demonstrated to be less than 0.20% in twenty years, a fraction of windows with other sealant and spacer systems.



Super Edge™ Unit Construction

- 1 Primary Seal- Polyisobutylene (PIB). Excellent resistance to UV, moisture permeation and argon retention.
- 2 Secondary Seal- Specifically formulated silicone. Excellent weathering resistance, glass adhesion and UV protection. Best sealant available for structural integrity.
- 3 Spacer- Stainless steel. Maximized area for sealant coverage and low seal stress. Four bent corner, single joint construction.
- 4 Desiccant- Molecular sieve. Optimized moisture absorption.



Protecting everyone's interest, with Protective Film™


Excess stucco. Slopped mud. Scratched glass. Spattered paint. Cleaning up this mess at the end of a job is a hassle, taking up valuable time and labor. Even worse, damaged glass must be reordered and replaced.

Choose VPI Quality Windows with our patented Protective Film™ and make clean-up a snap. When the job is over, builders simply peel off the Protective Film and throw it away- saving you both time and money.


"VPI performance is better and more consistent than any of the vinyl window products we've used."
Ryan Roberts, Lake Washington Windows

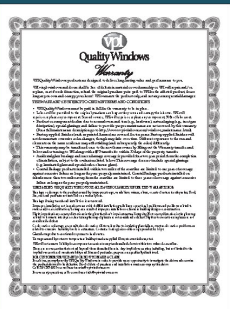
"Thornton Place was the largest project to date for Walsh Seattle and was full of challenges. Your dedication and collaboration were instrumental... On behalf of a grateful Company, we thank you."
Walsh Construction

"We are very satisfied with VPI. VPI window products demonstrate a blend of solid performance, high quality manufacturing and color options that are unique in the industry."
George H. Singer, Senior Architect, The Soltner Group, Architects Inc.











The proof is in our performance.

Backed by one of the strongest warranties in the business including twenty year seal failure coverage, project owners can be confident that the Endurance Series™ will stand the test of time. Thousands of units have been built with or converted to Endurance.



Design, Technology and Value

www.vpiwindows.com • 800.634.1478
3420 E. Ferry Avenue • Spokane, Washington 99202



ISO 9001: 2008 Certified

7/2011



M9 - Storefront

TC-470 SERIES THERMAL/IMPACT
2 1/4" X 4 1/2" WINDOW WALL SYSTEM



Penthouse at The Plaza Luxury Condominiums, Fort

MULTIPLE CONFIGURATIONS AVAILABLE



VISIT OUR WEBSITE AT: WWW.AISCADIAN.COM FOR THE FOLLOWING:
Product Specifications (PDF) - Elevations & Plan Details (PDF & DWG) - Product Warranty Information (PDF) - Maintenance & Cleaning Guidelines (PDF) - Product Installation Manuals (PDF)

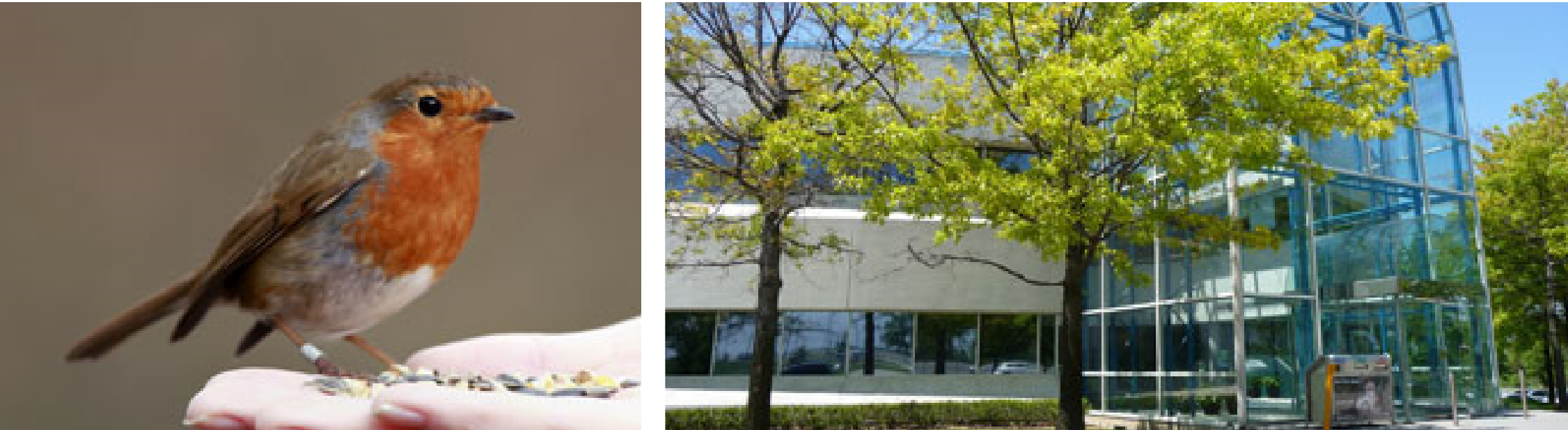


Page 47

Feather Friendly® Commercial Bird Collision Deterrent Technology

Protect birds from colliding with Commercial and Industrial windows while offering clear visibility without affecting building aesthetics or outward views.

Over the past decade there has been a groundswell of interest by government, industry, and citizens in environmental issues. One serious aspect of protecting our environment is protecting birds from fatal collisions with man-made structures, and this issue has not been addressed by our society, until now. Feather Friendly Bird Deterrent Technology is designed to protect our feathered friends while enhancing the building’s design.



It is estimated that collisions account for 1 billion bird deaths each year, or 10% of the total bird population in North America. In all of these collisions, buildings pose the biggest threat. Exterior glass, whether it be clear, tinted, or reflective, is not a recognizable part of the natural world for birds, and therefore, they simply do not 'see' it. Daytime collisions are generally associated with the reflection on the glass of vegetation or the sky on the lower 3-5 floors.

Feather Friendly is an easy-to-use and unobtrusive window application that is barely noticeable to humans but highly effective in allowing birds to ‘see’ the windows, allowing them to avoid deadly collisions with windows.

What You Need to Know About Feather Friendly® Window Markers

Durability and Performance Statement

Feather Friendly® is not a film but a marker that is placed on the outside surface of a window to reduce the surface reflection and alert birds to avoid collision.

Feather Friendly® is fabricated from only the highest quality 3M product and carries all the durability and performance assurances from 3M.

Feather Friendly® is recognized, approved and endorsed by both the American Bird Conservancy and FLAP.

Feather Friendly® Commercial and DIY products have been used for over 10 years on thousands of residential and commercial installations with the highest performance rating both in longevity and reduced collisions.

Feather Friendly® markers have been used successfully world wide in all climates and environments with no failures or reduced performance.

Feather Friendly® markers provide the best combination of collision avoidance, longevity, appearance and visibility to birds and clear visibility for humans looking through glass.

Feather Friendly® is quickly becoming the number one choice to reduce bird collisions with glass.



SAMPLE OF MARKER GLAZING FOR REFERENCE (SPACING PER REQUIREMENTS - SEE FIGURE 6)

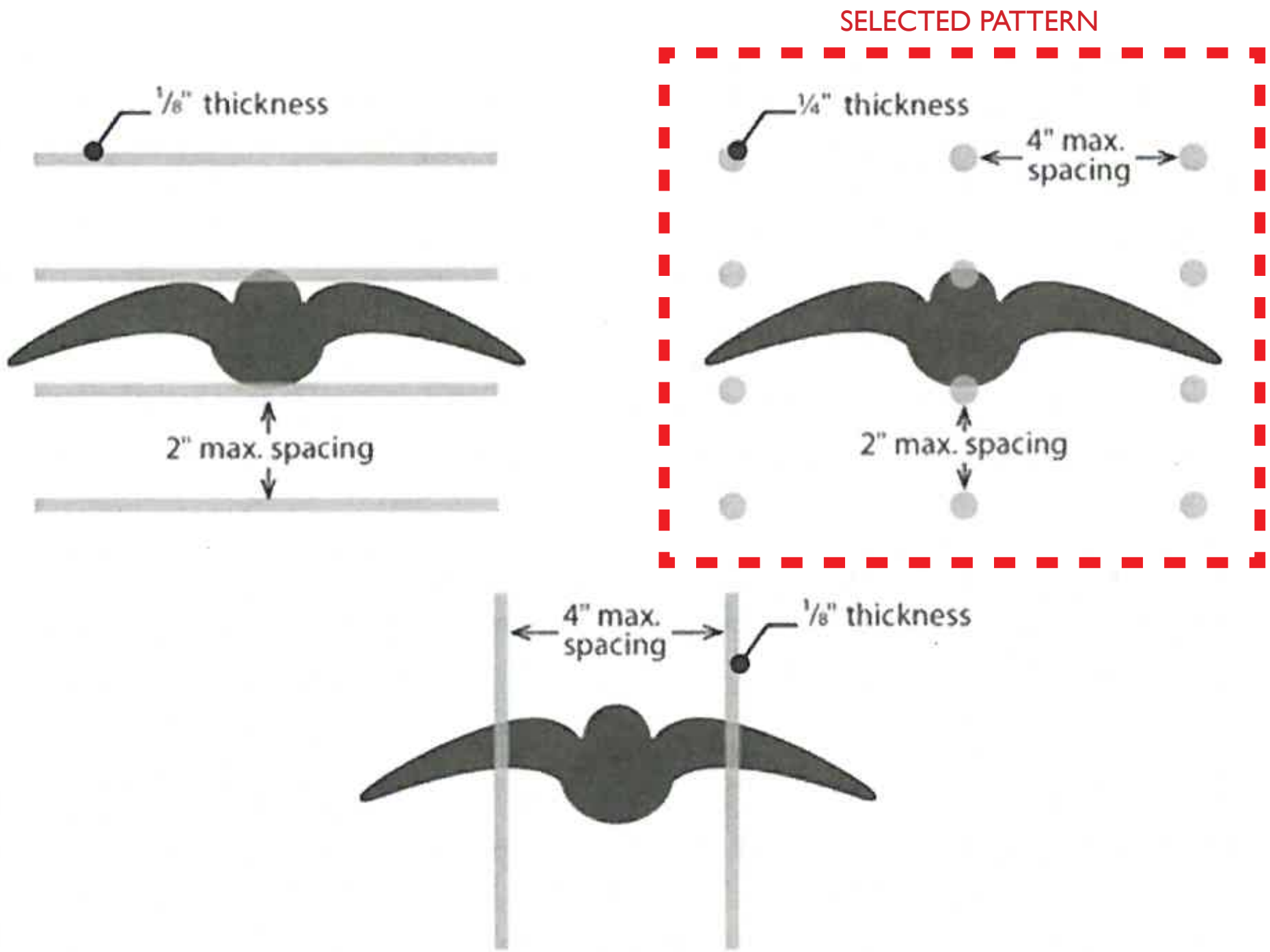


Figure 6– Marker Spacing Requirements

PER CITY OF PORTLAND ORDINANCE NO. 189000, BIRD SAFE WINDOW GLAZING WILL BE PROVIDED TO MEET 2”x4” REQUIREMENTS WITH 1/4” THICK DOTS APPLIED 2” VERTICALLY AND 4” HORIZONTALLY

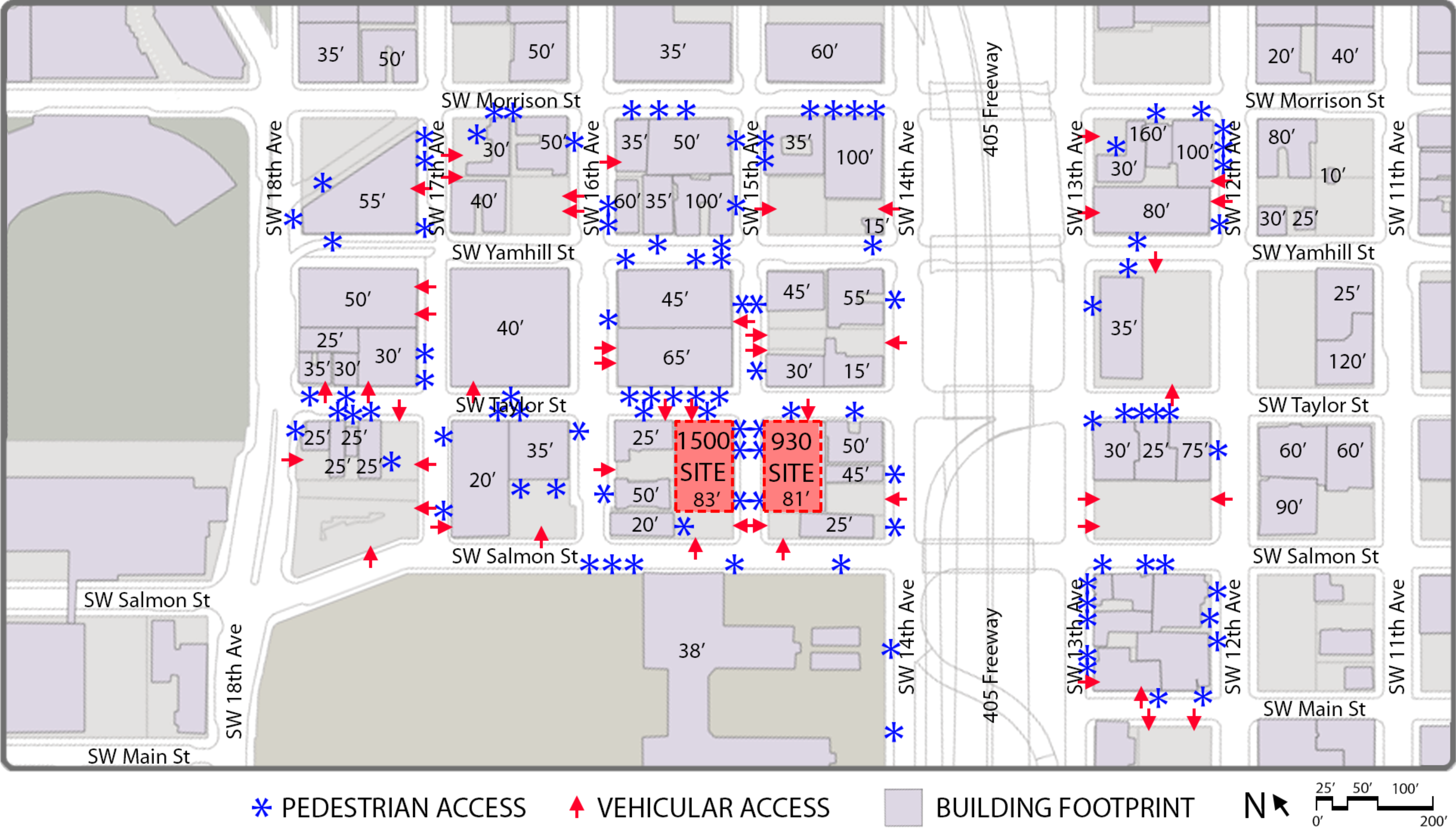




Vicinity Map



Block Study





Building Site from I5th and Taylor (looking Southwest)



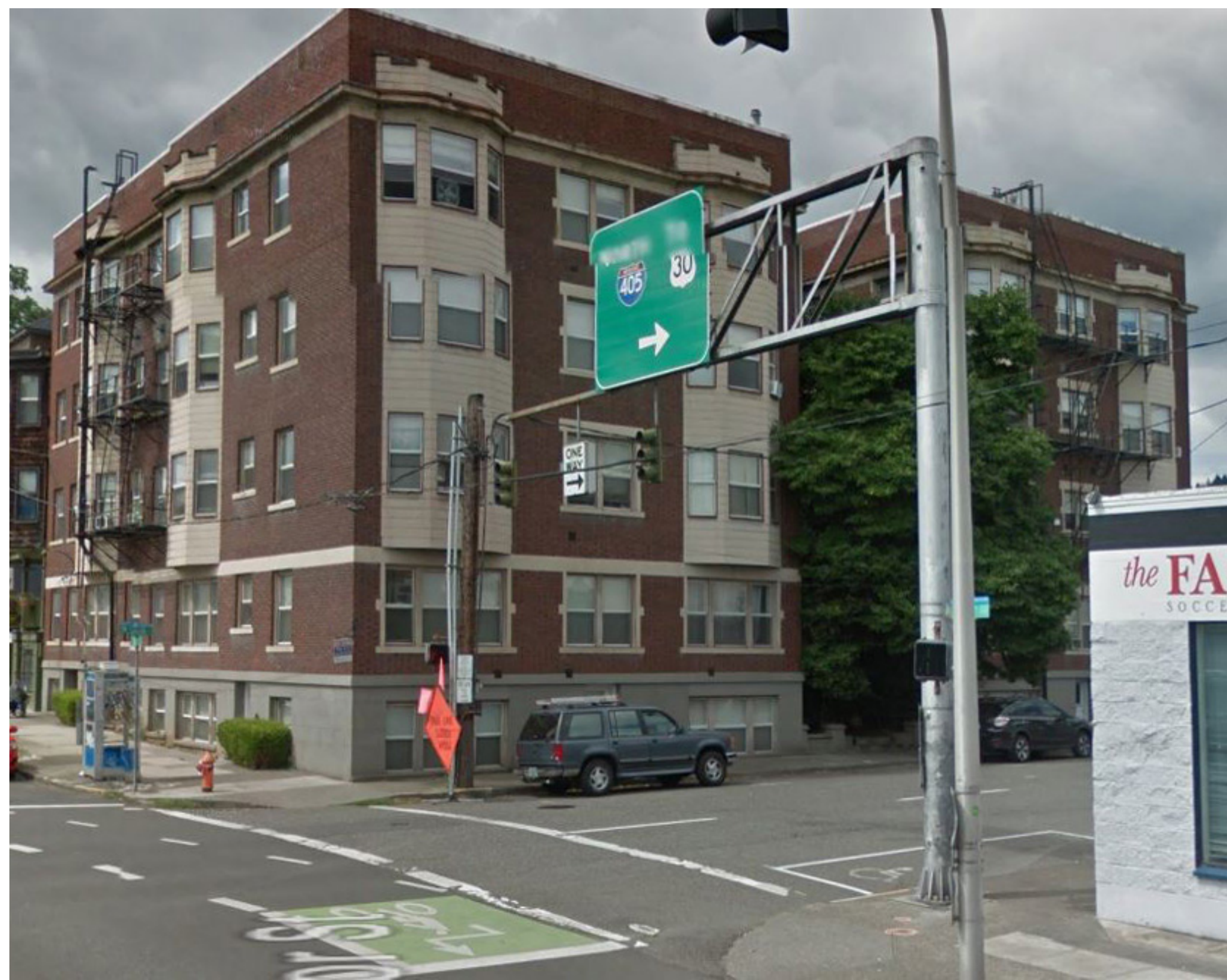
Building Site from I5th and Salmon (looking Northwest)



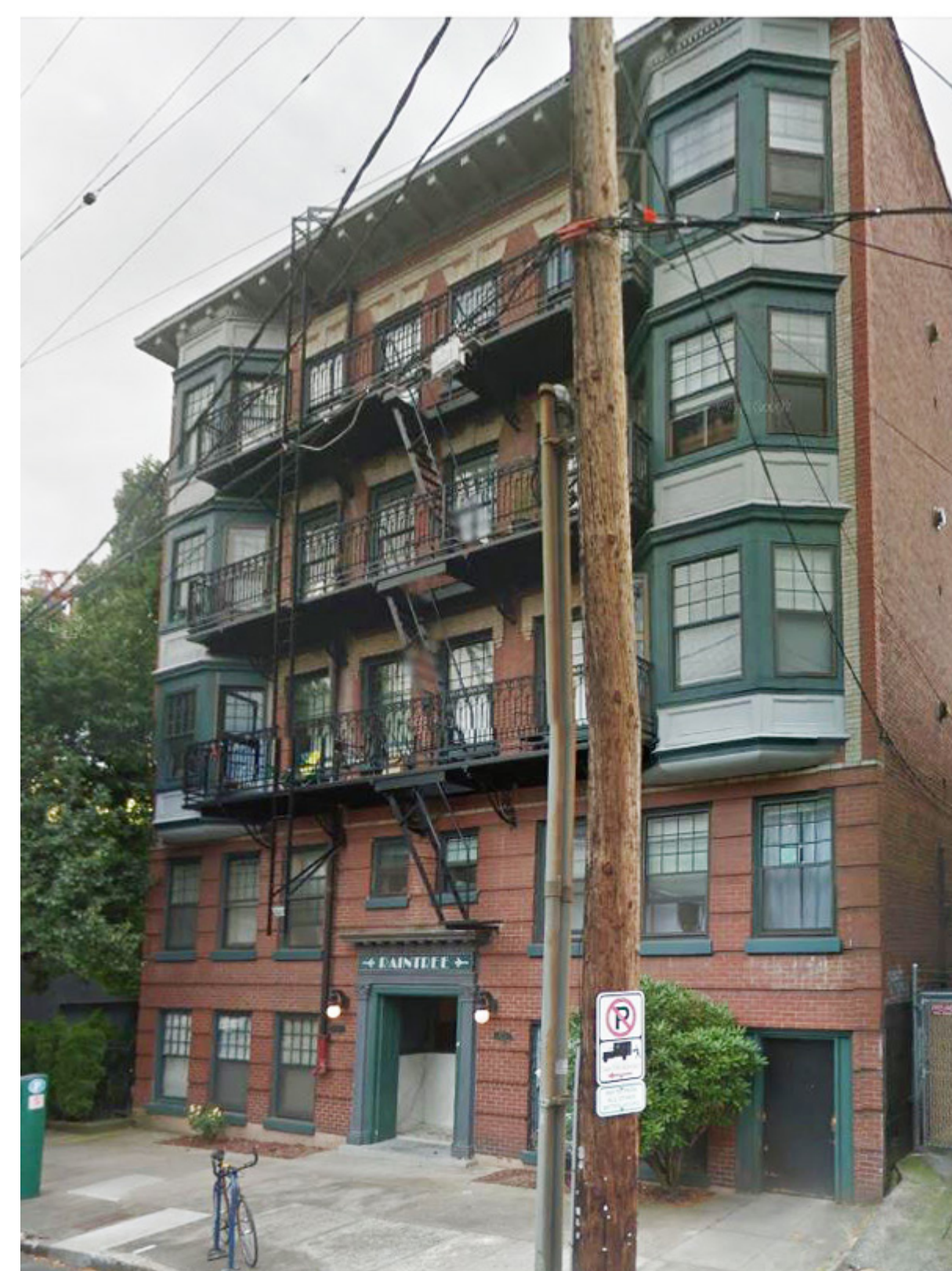
14th and Yamhill - One block north of Site



SW 16th and Morrison - Three blocks north of Site



14th and Taylor - Adjoins Site



SW 16th and Salmon - One block west of Site



King's Hill - West of Site



ZION LUTHERAN CHURCH



ZION LUTHERAN CHURCH

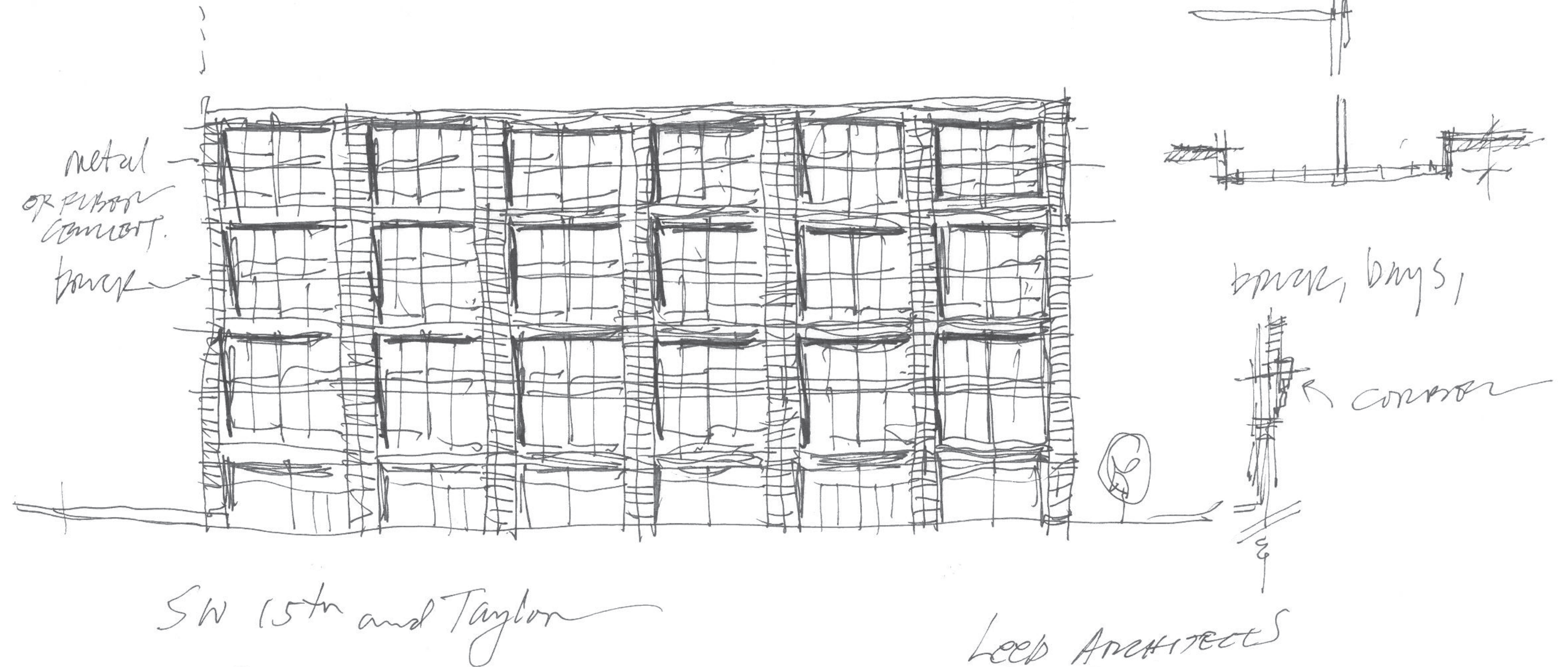


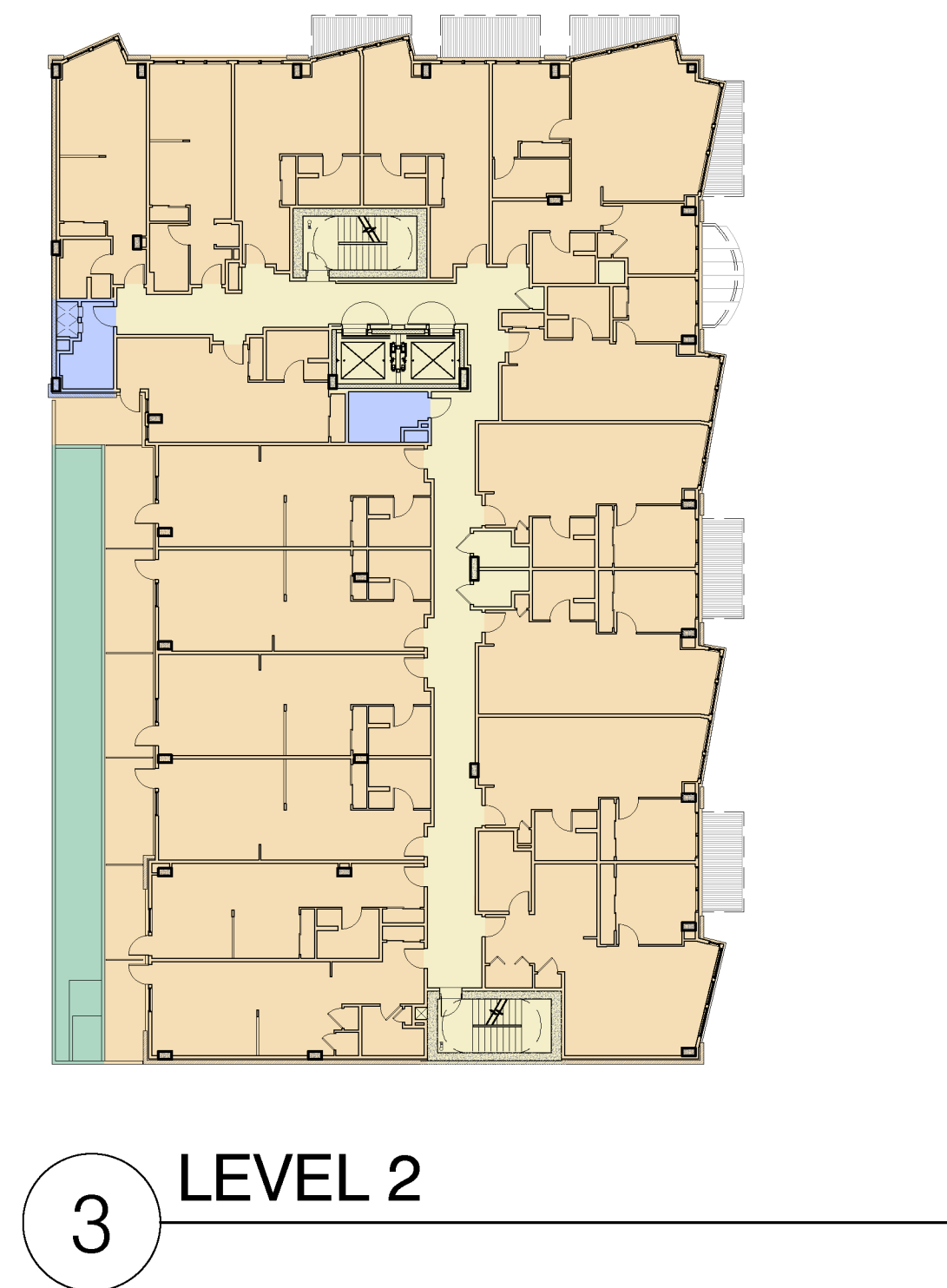
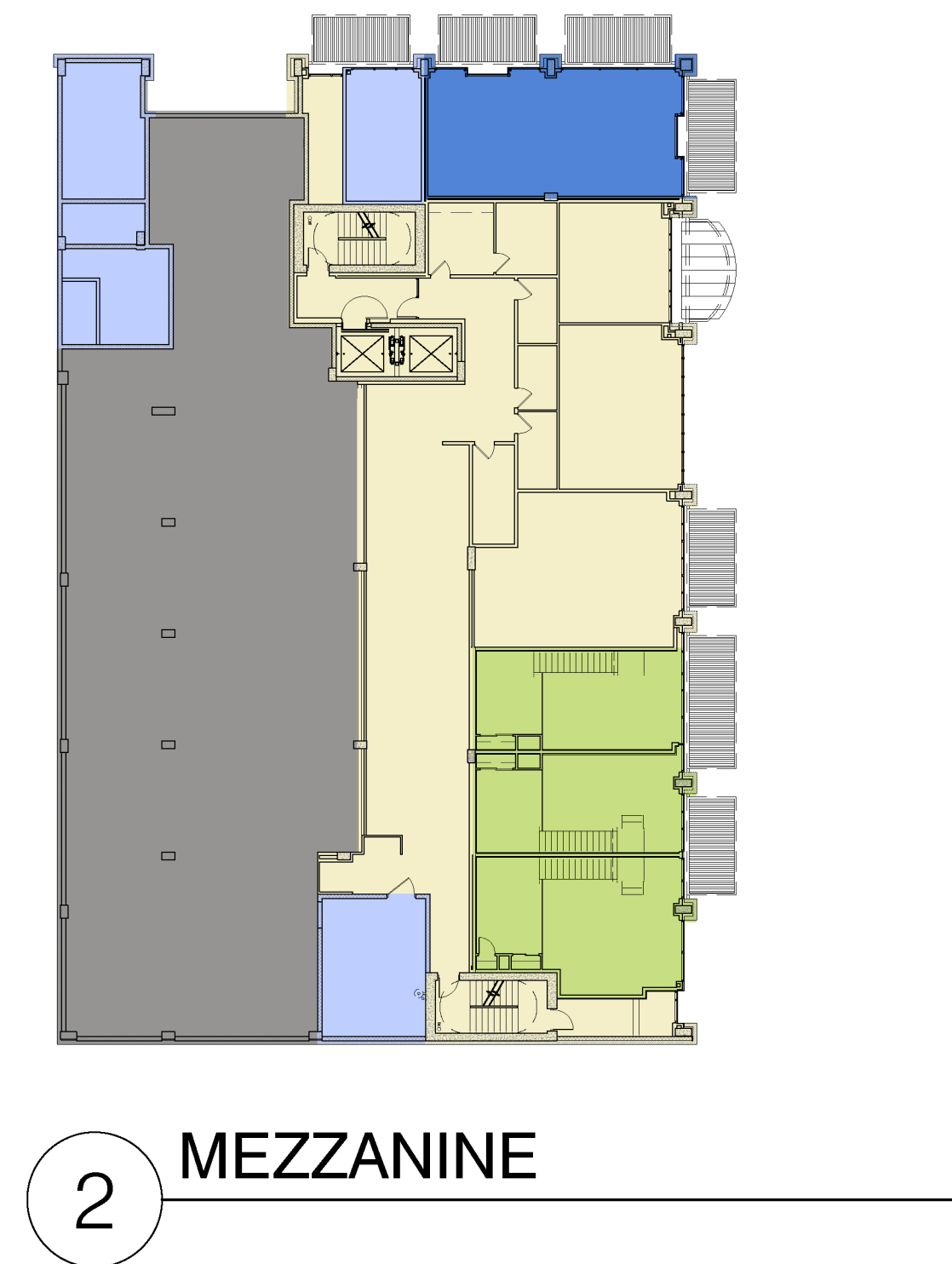
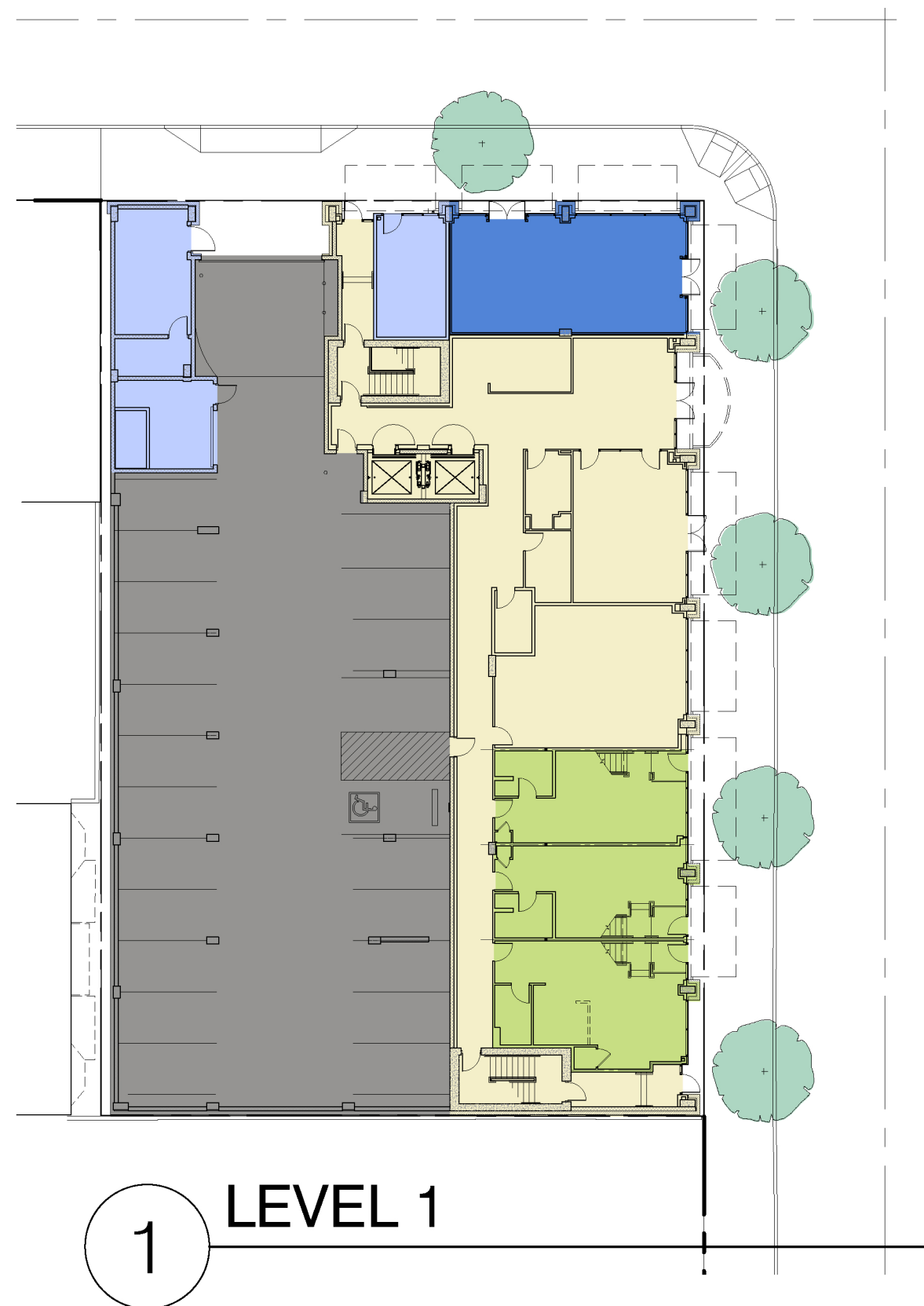
MAC CLUB



18TH & MADISON CONDOMINIUMS

1500 SW TAYLOR APARTMENTS

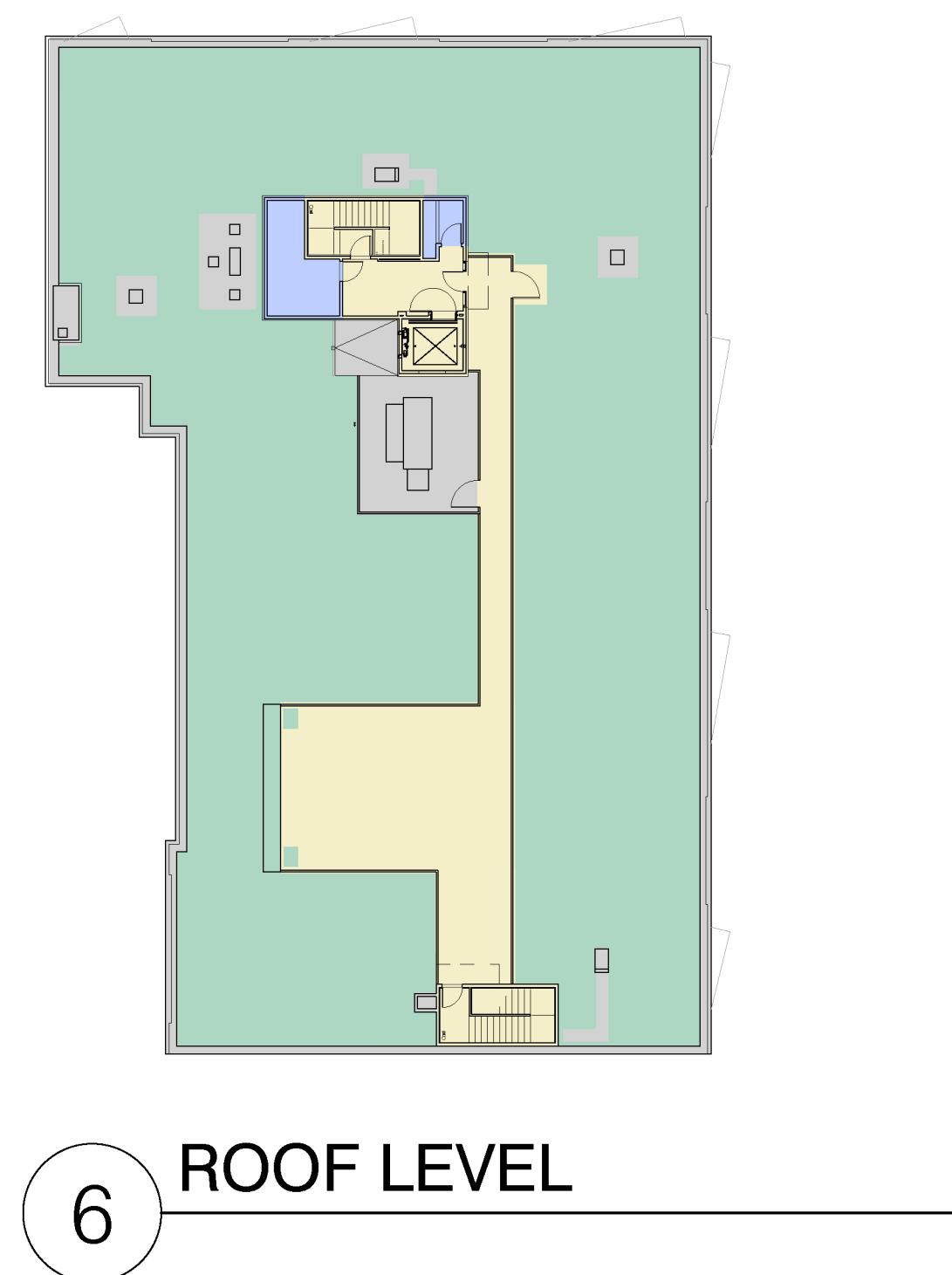
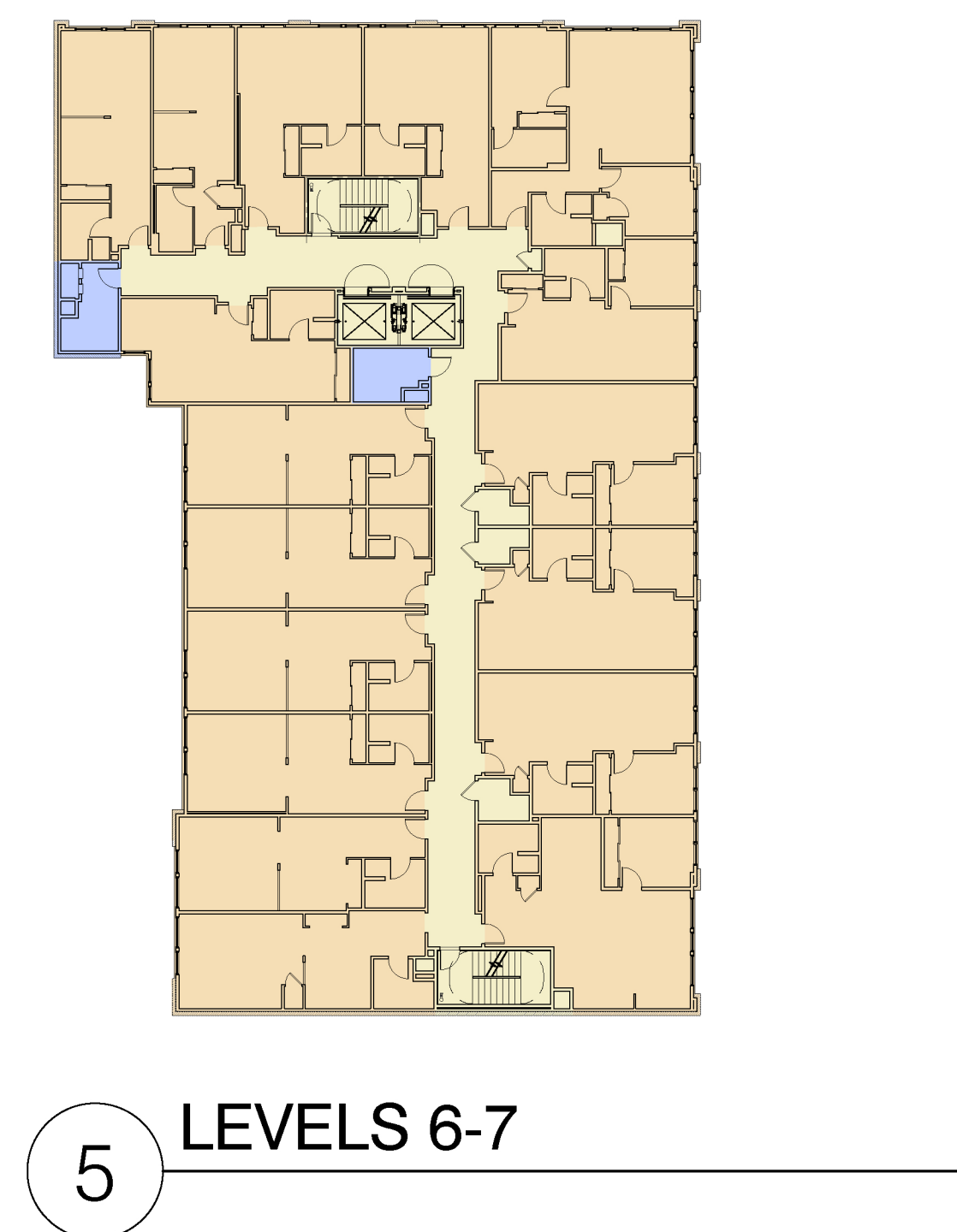
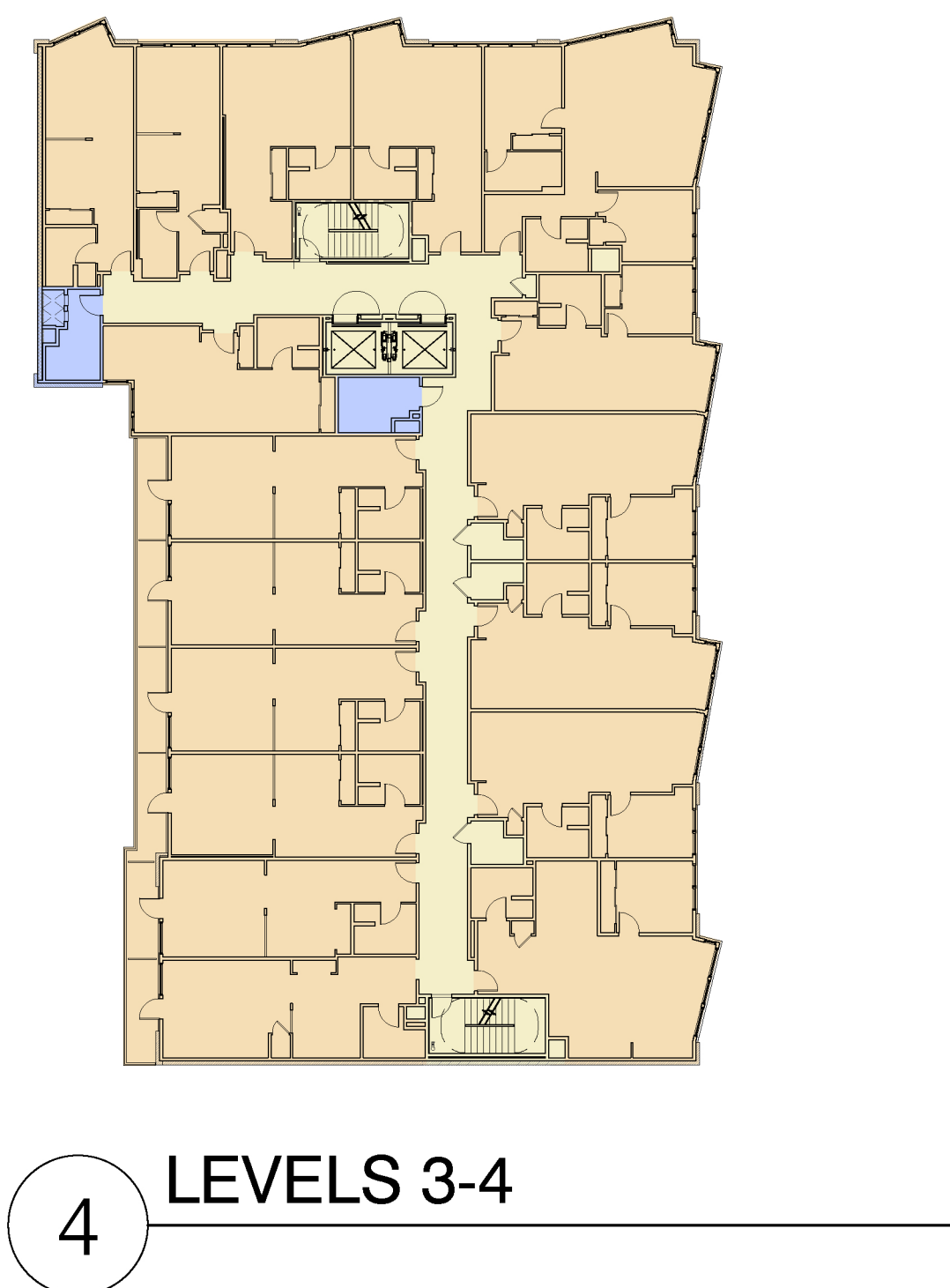


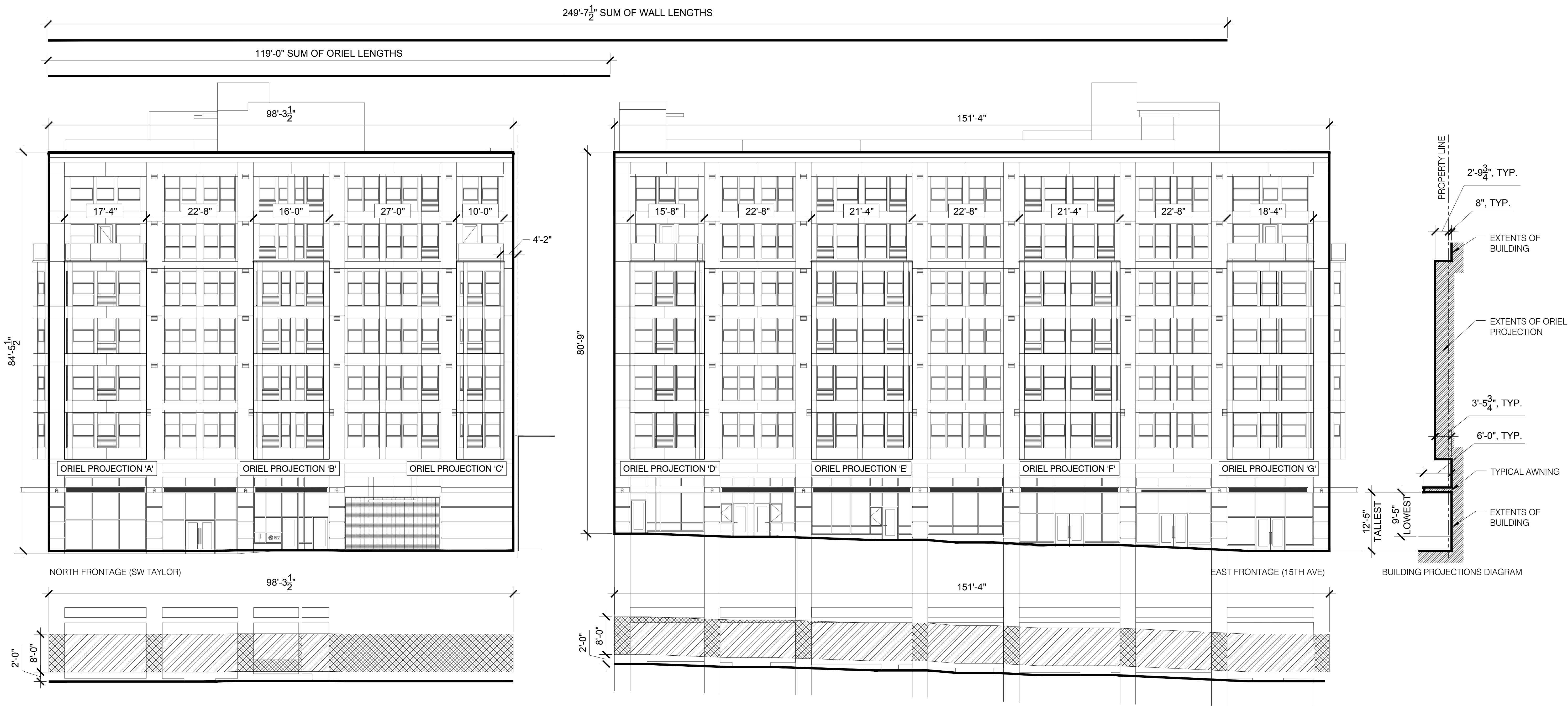


TOTAL GROSS AREAS	
LEVEL 7:	12,926 SF
LEVEL 6:	12,926 SF
LEVEL 5:	13,179 SF
LEVEL 4:	13,156 SF
LEVEL 3:	13,156 SF
LEVEL 2:	13,504 SF
MEZZANINE:	3,959 SF
LEVEL 1:	14,239 SF
<hr/>	
TOTAL GROSS BUILDING AREA:	97,045 SF
TOTAL SITE AREA:	15,168.4 SF

BUILDING AREA SUMMARY	
NON-RESIDENTIAL AREA:	28,689 SF
RESIDENTIAL AREA:	68,356 SF
<hr/>	
TOTAL PROPOSED BUILDING AREA:	97,045 SF

FAR BUILDING AREA CALCULATIONS	
BASIC ALLOWABLE FAR:	91,010.4 SF
INCLUSIONARY HOUSING BONUS:	41,013.6 SF
<hr/>	
TOTAL ALLOWABLE BUILDING AREA: (FAR WITH BONUS)	132,024 SF





WINDOW PROJECTIONS INTO PUBLIC RIGHT OF WAY - CALCULATIONS (OSSC/32/#1)			
TOTAL WALL AREA	TOTAL ORIEL WALL AREA	PERCENTAGE OF ORIEL AREA	NOTES
20,717 SQ FT	5,007 SQ FT	24%	ORIEL AREA < 40% THEREFORE IS ALLOWED
TOTAL WALL LENGTH	TOTAL ORIEL LENGTH	PERCENTAGE OF ORIEL LENGTH	
248'-7 1/2"	120'-0"	48%	ORIEL LENGTH < 50% WALL LENGTH - ALLOWED

GROUND FLOOR WINDOWS (GLAZING) - CALCULATIONS		
TOTAL WALL AREA	TOTAL GLAZED AREA	PERCENTAGE OF GLAZED AREA
1,997 SQ FT	1,336 SQ FT	67%
TOTAL WALL LENGTH	TOTAL GLAZED LENGTH	PERCENTAGE OF GLAZED LENGTH
249'-7 1/2"	173'-2"	69%

ORIEL PROJECTIONS INTO PUBLIC RIGHT OF WAY - CALCULATIONS (OSSC/32/#1)						
	WINDOW FACE AREA	WINDOW SIDE AREA	ORIEL WIDTH	% OF WALL LENGTH	DEPTH OF ORIEL	MAX DEPTH
ORIEL "A"	61%	36%	17'-4"	18%	3'-4"	4'-0"
ORIEL "B"	52%	34%	16'-0"	16%	3'-4"	4'-0"
ORIEL "C"	58%	32%	10'-0"	10%	3'-4"	4'-0"
ORIEL "D"	58%	34%	15'-8"	10%	3'-4"	4'-0"
ORIEL "E"	57%	36%	21'-4"	14%	3'-4"	4'-0"
ORIEL "F"	57%	36%	21'-4"	14%	3'-4"	4'-0"
ORIEL "G"	60%	35%	17'-4"	12%	3'-4"	4'-0"





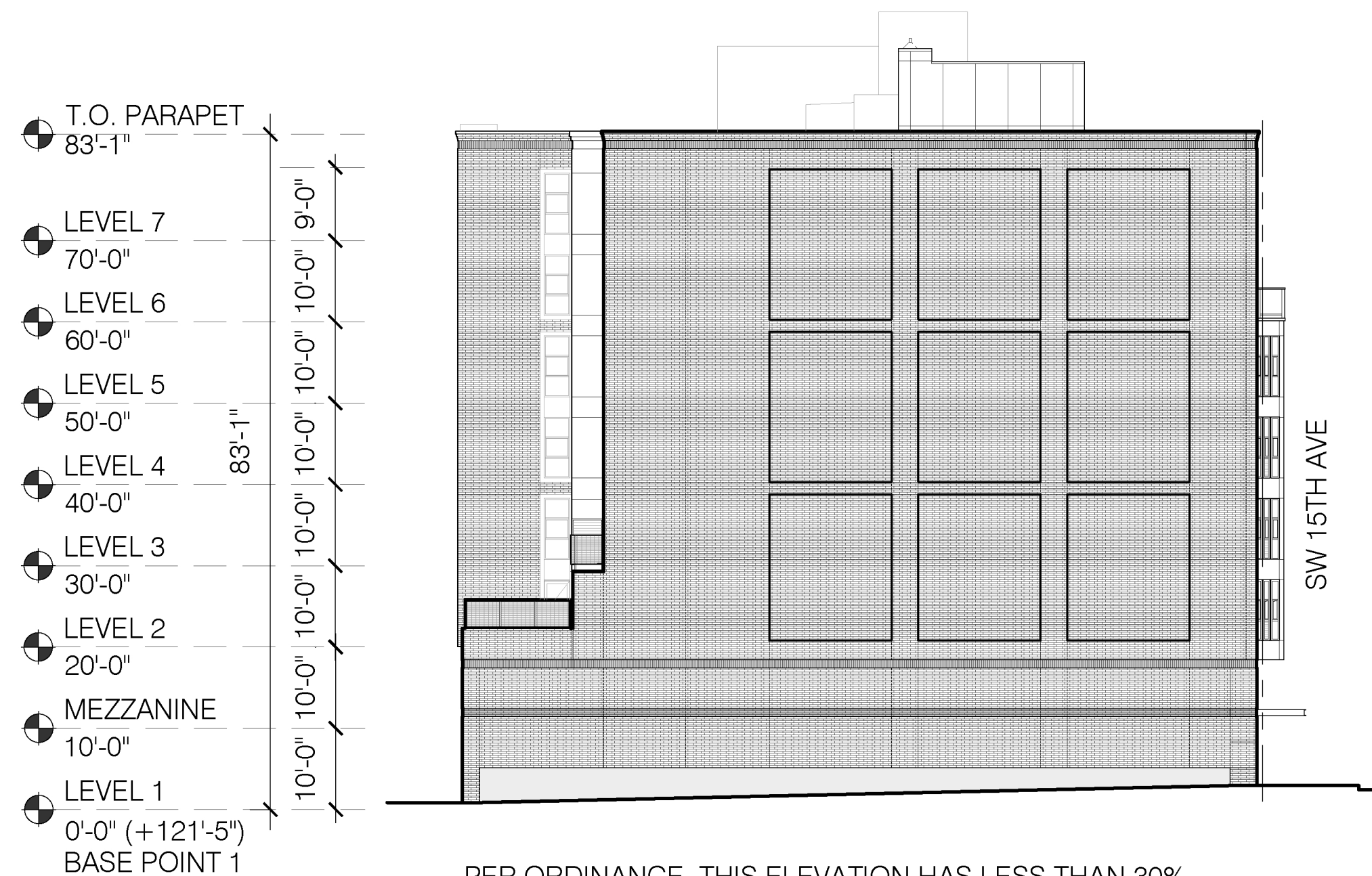
PER ORDINANCE, 10% OF GLASS ON THE FACADE CAN REMAIN UNTREATED THEREFORE THE GLASS AT LEVEL 1 AS SHOWN WILL BE UNTREATED (7.6% OF TOTAL GLAZING) FLOORS ABOVE 60' WILL NOT BE TREATED

N NORTH ELEVATION 0' 10' 20'



PER ORDINANCE, 10% OF GLASS ON THE FACADE CAN REMAIN UNTREATED THEREFORE THE GLASS AT LEVEL 1 AS SHOWN WILL BE UNTREATED (9.7% OF TOTAL GLAZING) FLOORS ABOVE 60' WILL NOT BE TREATED

E EAST ELEVATION 0' 10' 20'



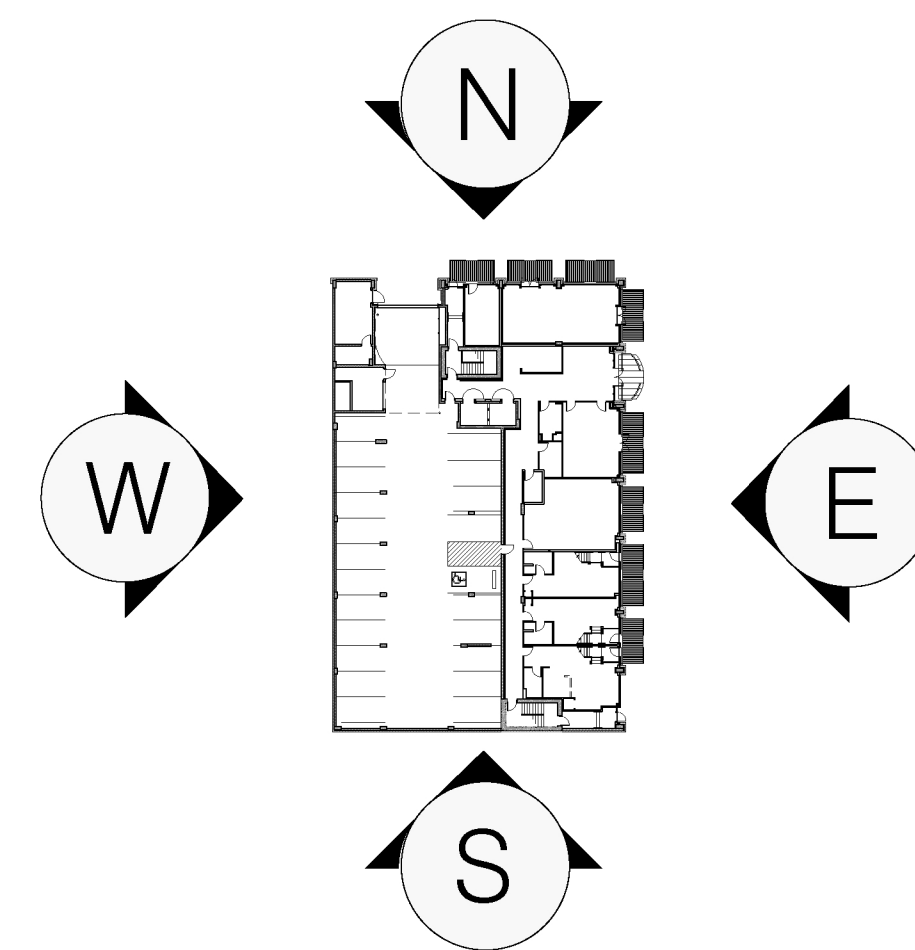
PER ORDINANCE, THIS ELEVATION HAS LESS THAN 30% GLAZING, THEREFORE NO BIRD SAFETY GLASS IS REQUIRED

S SOUTH ELEVATION 0' 10' 20'

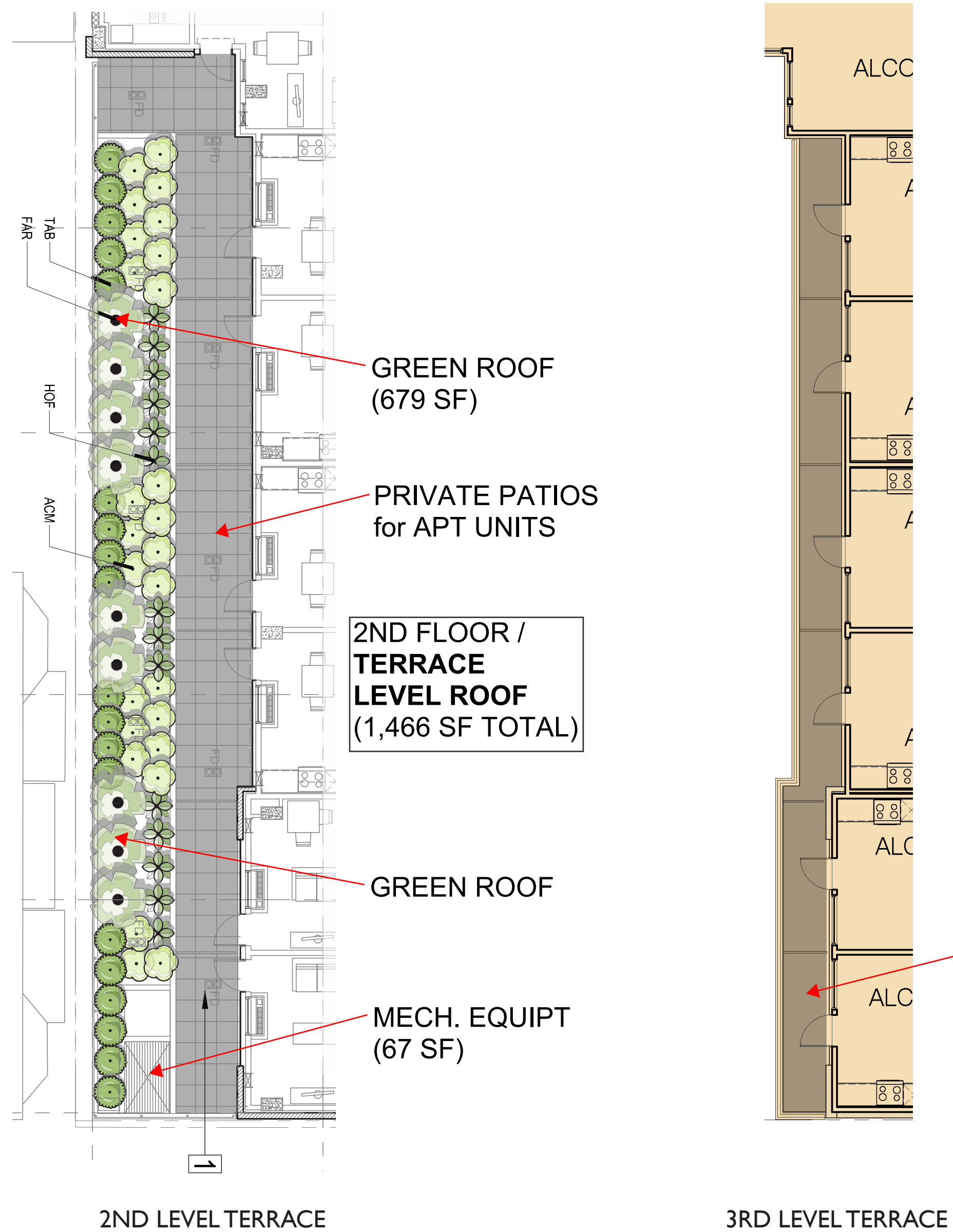


PER ORDINANCE, 10% OF GLASS ON THE FACADE CAN REMAIN UNTREATED THEREFORE THE GLASS AT LEVEL 1 AS SHOWN WILL BE UNTREATED (9.2% OF TOTAL GLAZING) FLOORS ABOVE 60' WILL NOT BE TREATED

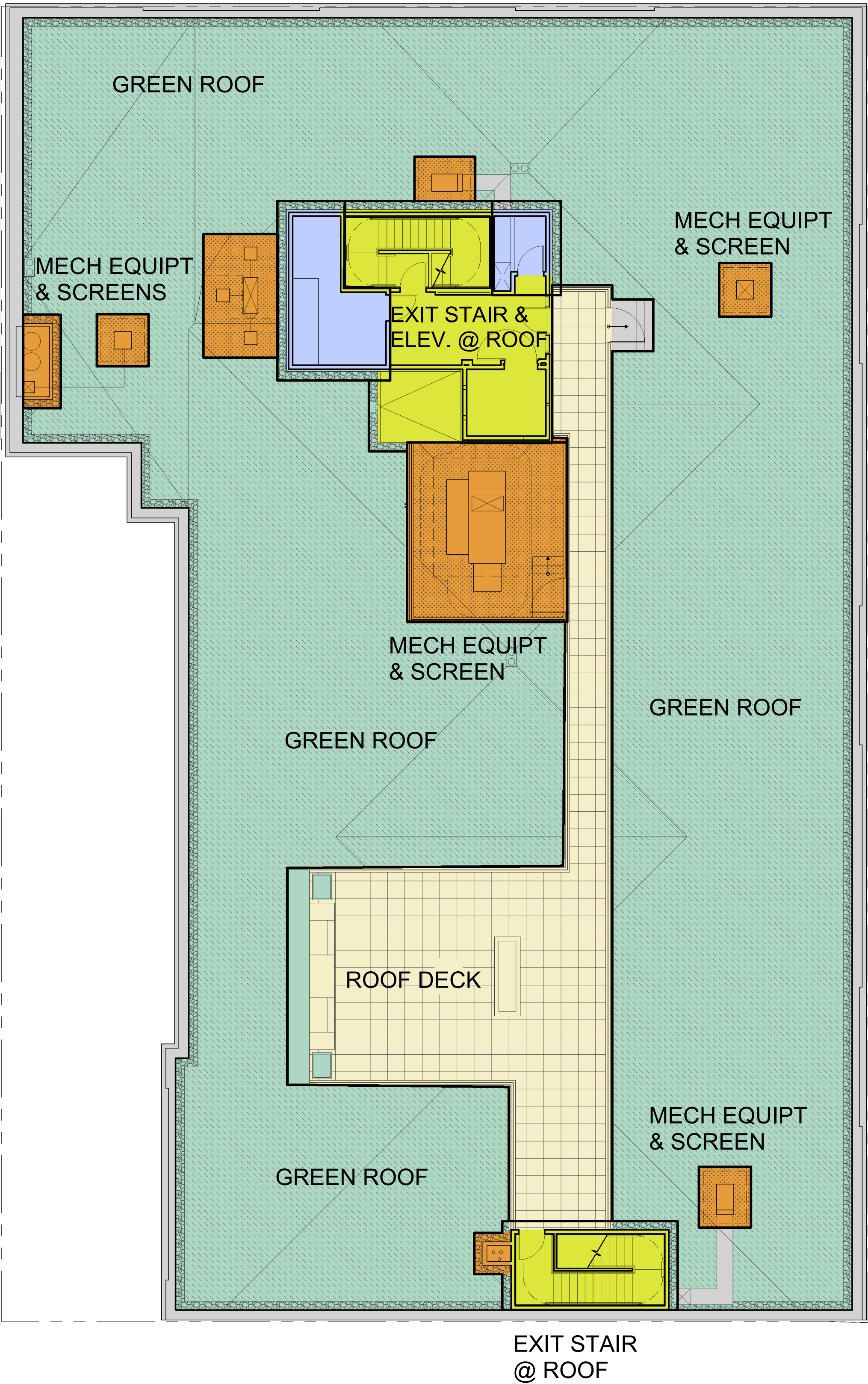
W WEST ELEVATION 0' 10' 20'



ROOF AREAS (UPPER ROOF)		
	MECHANICAL EQUIPMENT AND SURROUNDING NON-VEGITATIVE AREA	702 SF
	COMMON OUTDOOR AREA - ROOF TERRACE AND ROOF WALKWAY	1550 SF
	ROOFTOP STAIR AND ELEVATOR ACCESS	743 SF
	EQUIPMENT / MECHANICAL ROOMS	302 SF
	TOTAL NON-GREEN ROOF AREA	3297 SF
	TOTAL GREEN ROOF AREA	9137 SF
	TOTAL ROOF AREA (UPPER ROOF)	12,434 SF
	PERCENTAGE OF NON-GREEN ROOF AREA (PER CODE MUST BE LESS THAN 40%)	27%



Roof / EcoRoof Area Calculations	
MAIN (UPPER) ROOF	= 12,434 SF
LOWER ROOF LEVEL 2 & 3 (TERRACES)	= 1,893 SF
TOTAL ROOF AREA	= 14,327 SF
UPPER GREEN ROOF	= 9,137 SF
LOWER GREEN ROOF	= 679 SF
TOTAL GREEN ROOF	= 9,816 SF
ALLOWED EXCEPTIONS UPPER ROOF	= 3,297 SF
ALLOWED EXCEPTIONS LOWER ROOF	= 67 SF
TOTAL ALLOWED EXCEPTIONS	= 3,364 SF
PERCENTAGE OF ALLOWED EXCEPTIONS ACTUAL	= 23%
PERCENTAGE OF ALLOWED EXCEPTIONS BY CODE	= 40%
PRIVATE PATIOS 2ND & 3RD LEVEL Not Allowed*	= 1,163 SF
PERCENTAGE OF TOTAL ROOF	= 8%
* MODIFICATION REQUESTED FOR PRIVATE PATIOS	



1 GREEN ROOF DIAGRAM

SCALE:

