

5020 N. INTERSTATE

DESIGN REVIEW APPEALS

06.06.19

COVER

GENERAL

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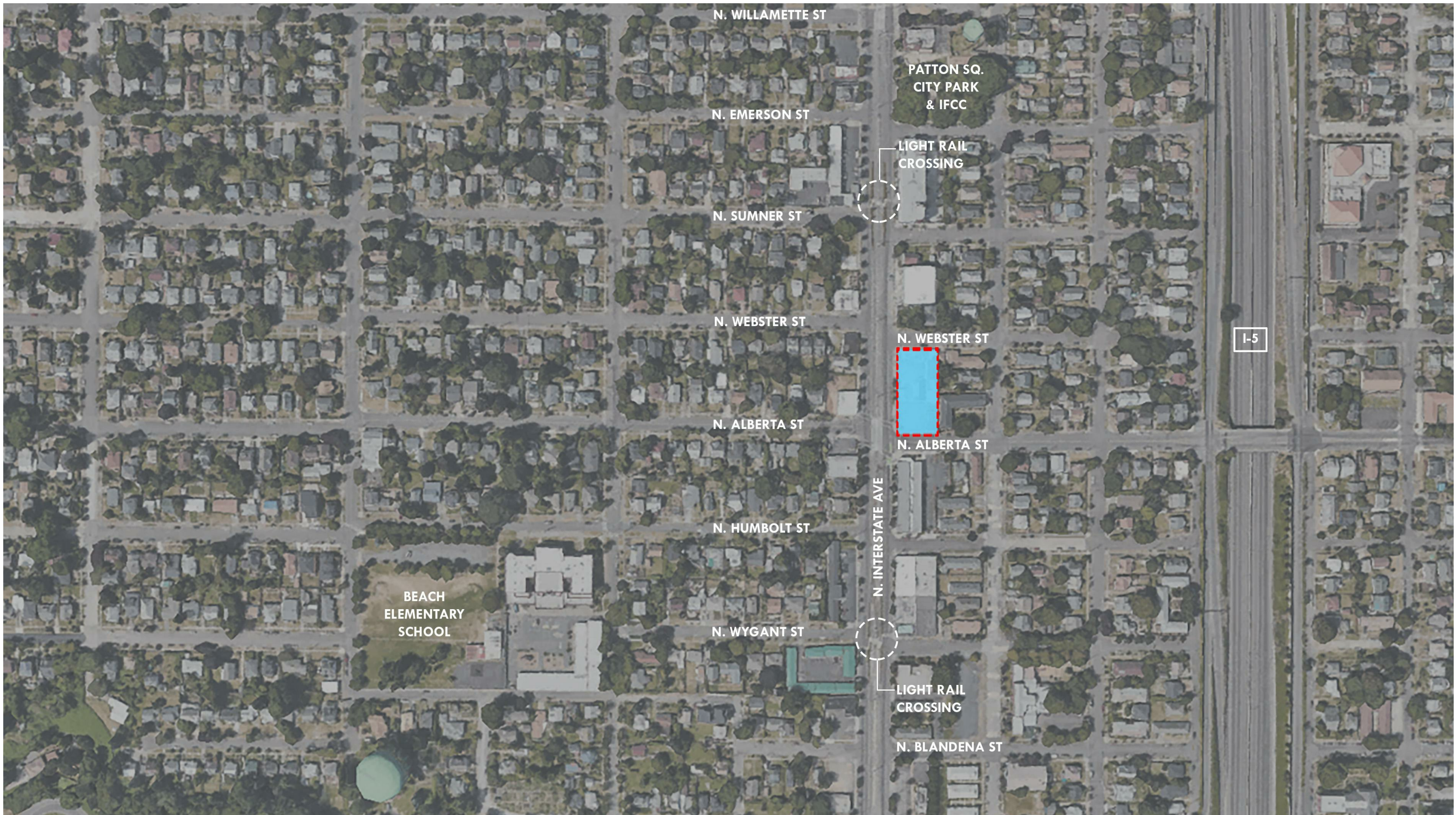
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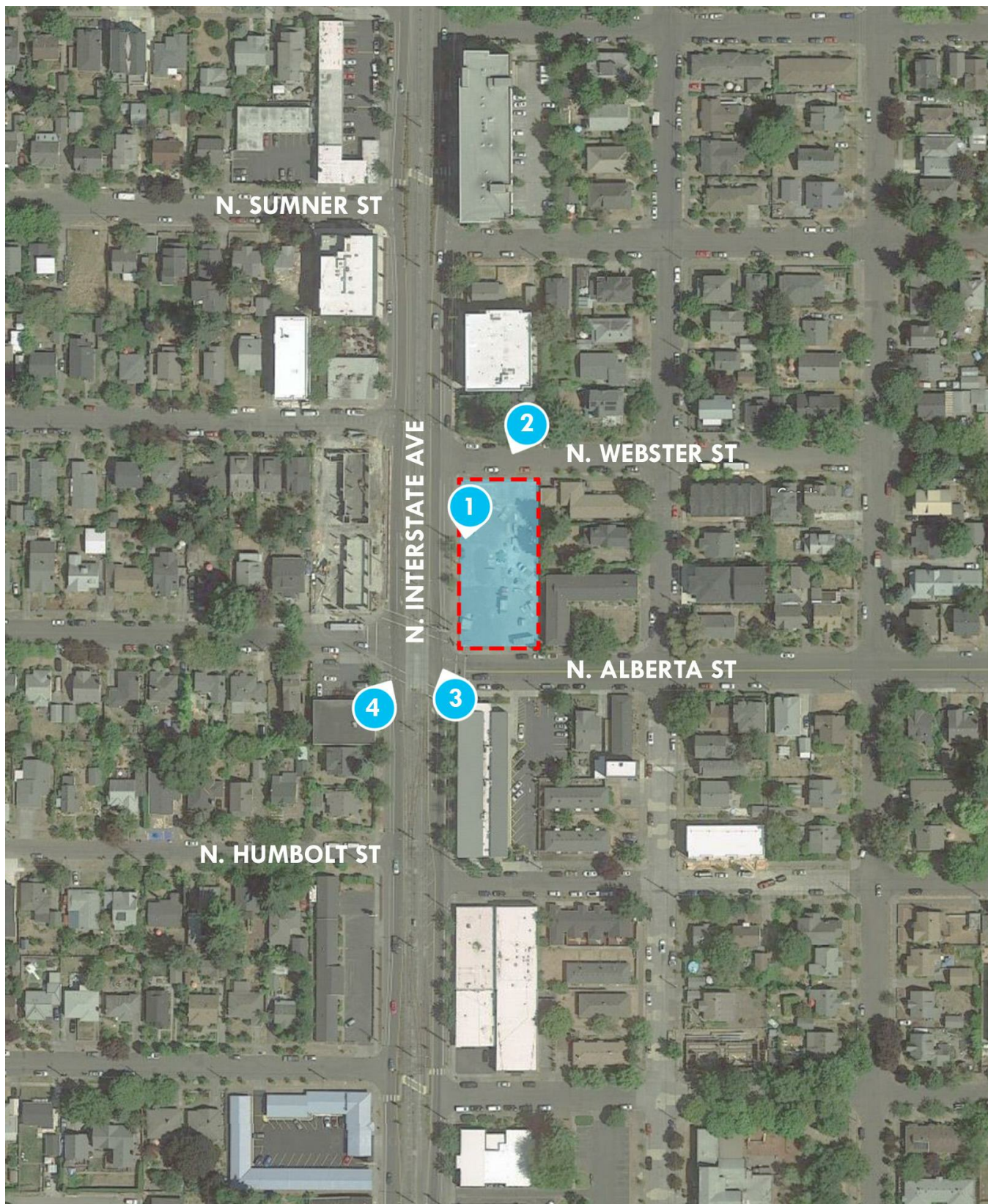
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VICINITY MAP



1



2



3



4

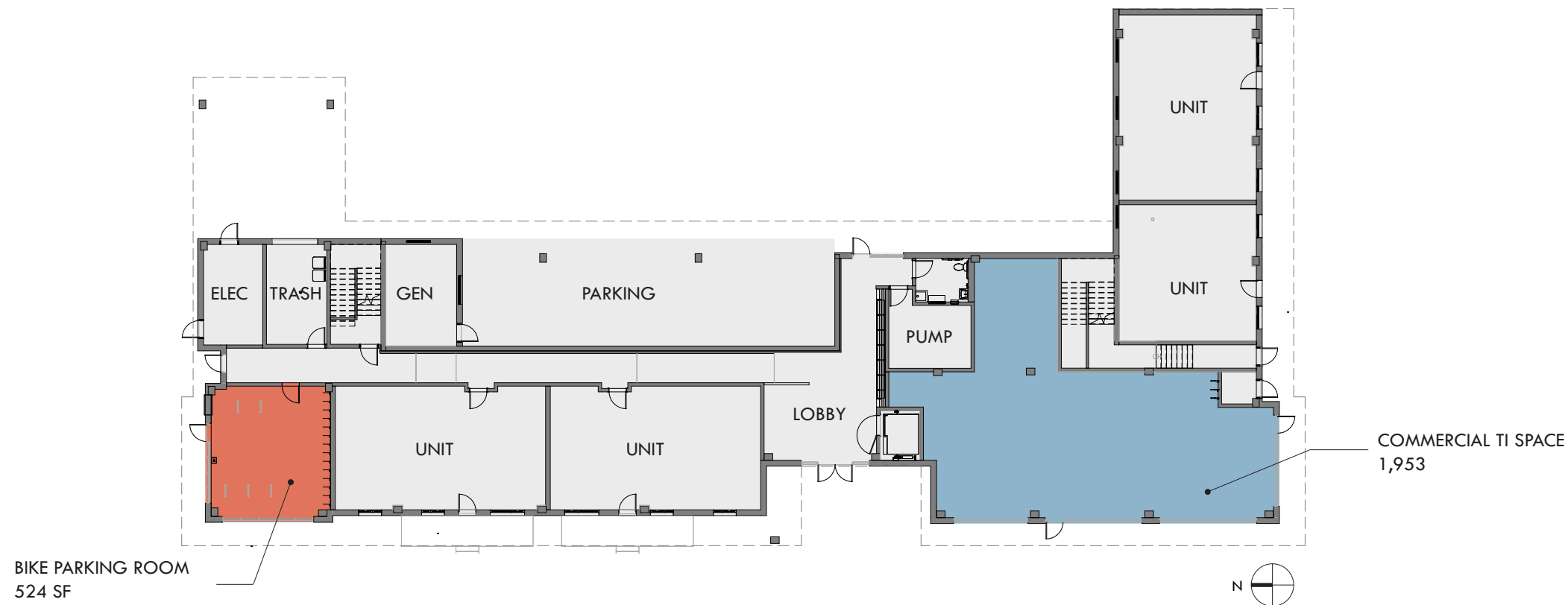
APPLICANT APPEAL

THE APPLICANT HAS APPEALED THE ADMINISTRATIVE DECISION FOR THE CONDITIONS OF APPROVAL AND BELIEVES THE PROPOSED PROJECT MEETS THE ZONING STANDARDS AND INTENT FOR THE COMMERCIAL/MIXED USE 3 ZONE, CENTERS MAIN STREET “M” OVERLAY ZONE, NORTH INTERSTATE PLAN DISTRICT, AND COMMUNITY DESIGN GUIDELINES.

CONDITION OF APPROVAL 1

“THE PROPOSED BIKE STORAGE ROOM AT THE NORTHWEST CORNER OF THE BUILDING SHALL BE CONVERTED INTO A GROUND FLOOR COMMERCIAL USE SPACE (OR OTHER ACTIVE USE AS LISTED IN THE “M” OVERLAY ZONE, SECTION 33.415.200); THAT BIKE PARKING THAT IS CURRENTLY PROPOSED IN THIS ROOM SHALL BE LOCATED EITHER IN INDIVIDUAL UNITS OR IN THE ORIGINAL LOCATION SHOWN IN EXHIBIT A.18, OR IN SIMILAR LOCATION TO THE SOUTH OF THE LOBBY ALONG THE EACH ELEVATION OF THE BUILDING; AND THAT A STOREFRONT ENTRY DOOR SHALL BE PLACED ON THE N INTERSTATE AVE FRONTAGE OF THE NORTHWEST CORNER COMMERCIAL SPACE.”

APPLICANT PROPOSAL

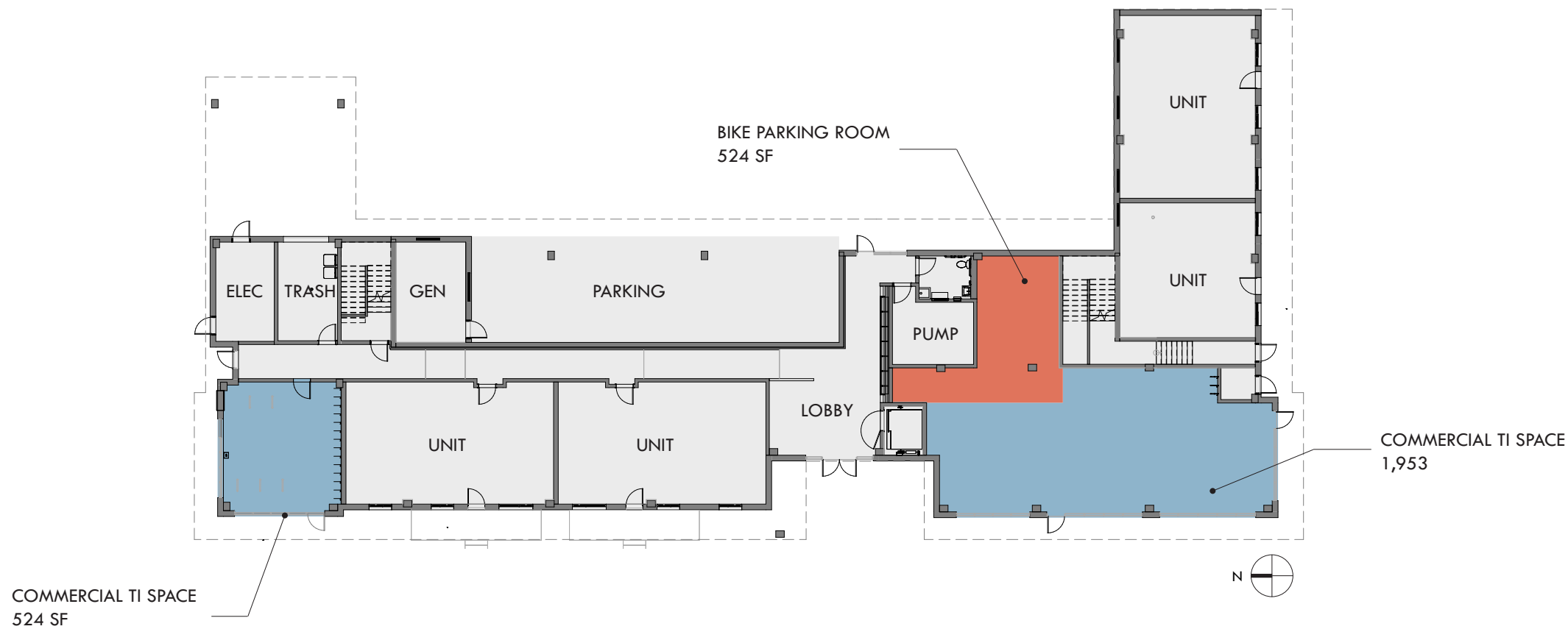


- RESIDENT LONG-TERM PARKING ROOM LOCATED AT GROUND FLOOR WITH CONVENIENT AND DIRECT ACCESS TO STREET FROM N. WEBSTER & N. INTERSTATE
- STOREFRONT GLAZING AT BIKE PARKING ROOM ALLOWS FOR VIEWS INTO THE BUILDING AND ACTIVITY OF PEOPLE COMING AND GOING BY BIKE
- BIKE ROOM PROVIDES 25 LONG-TERM SPACES FOR BIKE PARKING WITH A VARIETY OF HORIZONTAL AND VERTICAL WALL MOUNT RACKS
- INCLUDES SPACE FOR BIKE WORK STAND AND BIKE PUMP FOR RESIDENTS TO PERFORM BASIC MAINTENANCE
- ROOM SECURED BY ACCESS CONTROL DOORS AND LOCATION IN HIGH VISIBILITY AREA BEHIND STOREFRONT GLAZING FACING N. WEBSTER AND N. INTERSTATE.

CONDITION OF APPROVAL

RELOCATE BIKE ROOM TO CREATE COMMERCIAL SPACE IN NW CORNER:

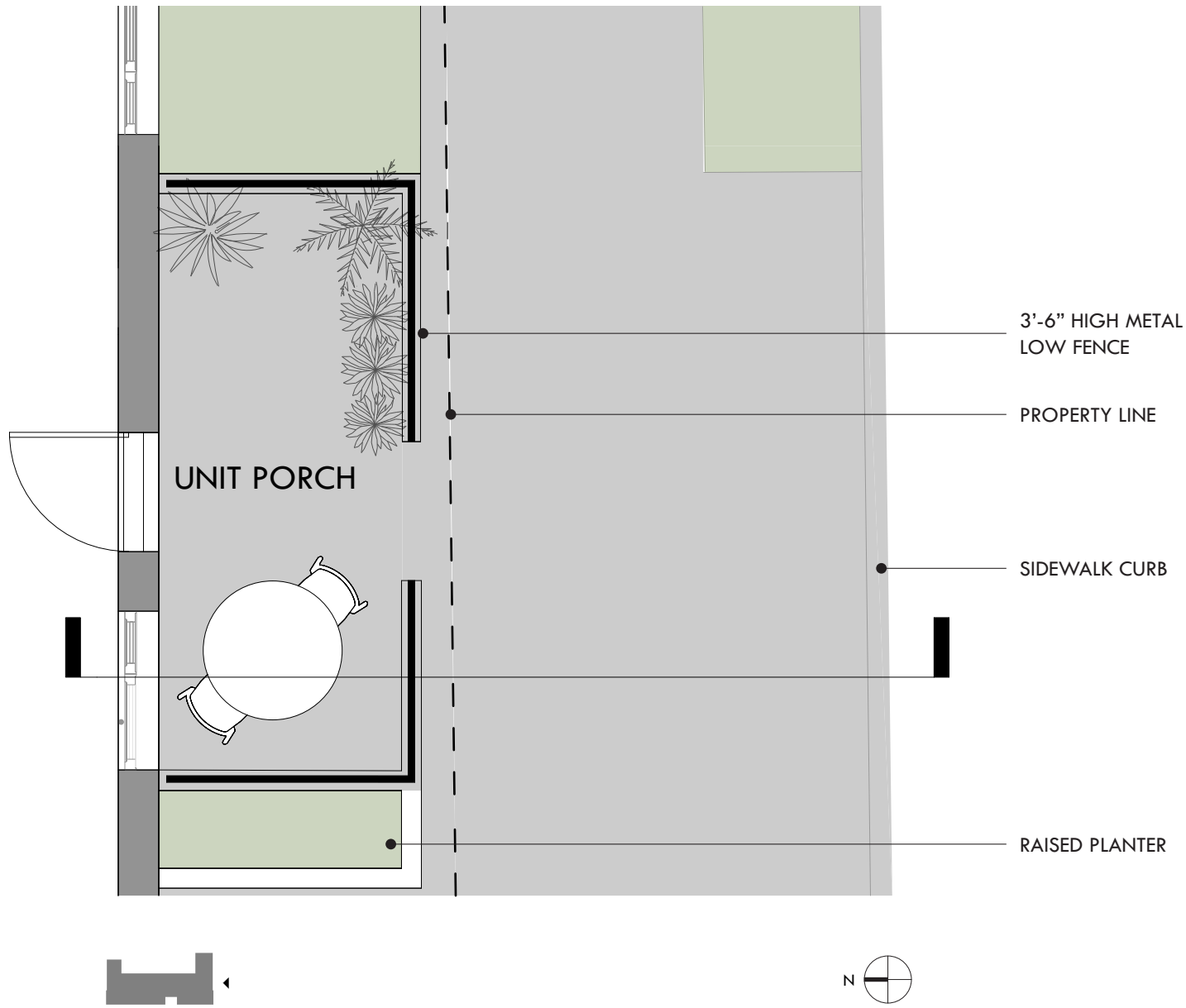
- MOVES BIKE ROOM TO LOCATION ADJACENT TO ENTRY LOBBY; TAKES SPACE AWAY FROM LARGER, MORE FLEXIBLE COMMERCIAL SPACE ON SW CORNER, OR
- MOVES 25 BIKE PARKING SPACES FOR RESIDENTS FROM DEDICATED BIKE ROOM TO UNITS. THIS OPTION IS NOT POSSIBLE BECAUSE THE LIMITED SPACE IN FAMILY SIZED UNITS DOES NOT ALLOW FOR IN-UNIT BIKE PARKING
- CREATES SEPARATE COMMERCIAL SPACE AT NW CORNER THAT WILL BE LIMITED IN USE BY ITS SMALL SIZE, ESPECIALLY ONCE RR AND BIKE PARKING STORAGE REQUIREMENTS ARE MET
- ENTRY DOOR MOVED TO WEST ELEVATION REQUIRES 9' LONG RAMP FOR SIDEWALK GRADE TO MEET FF GRADE IN BUILDING



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CONDITION OF APPROVAL 2

“ADDITIONAL IN-GROUND LANDSCAPE PLANTERS, RUNNING FOR THE LENGTH OF THE LOW FENCES, EXCEPTING SPACE FOR ENTRIES, AND AT LEAST 18 INCHES IN WIDTH, SHALL BE PLACED AT THE RESIDENTIAL PATIOS ALONG N ALBERTA ST. AT LEAST 6 INCHES OF THIS SPACE SHOULD BE LOCATED ON THE SIDEWALK SIDE OF THE FENCES AND PLANTED WITH GROUND COVERS, GRASSES, OR FLOWERING PLANTS, AND AT LEAST 12 INCHES SHOULD BE ON THE PATIO SIDE OF THE FENCES AND PLANTED WITH EVERGREEN SHRUBS THAT WILL GROW AS TALL AT THE FENCE ITSELF.”



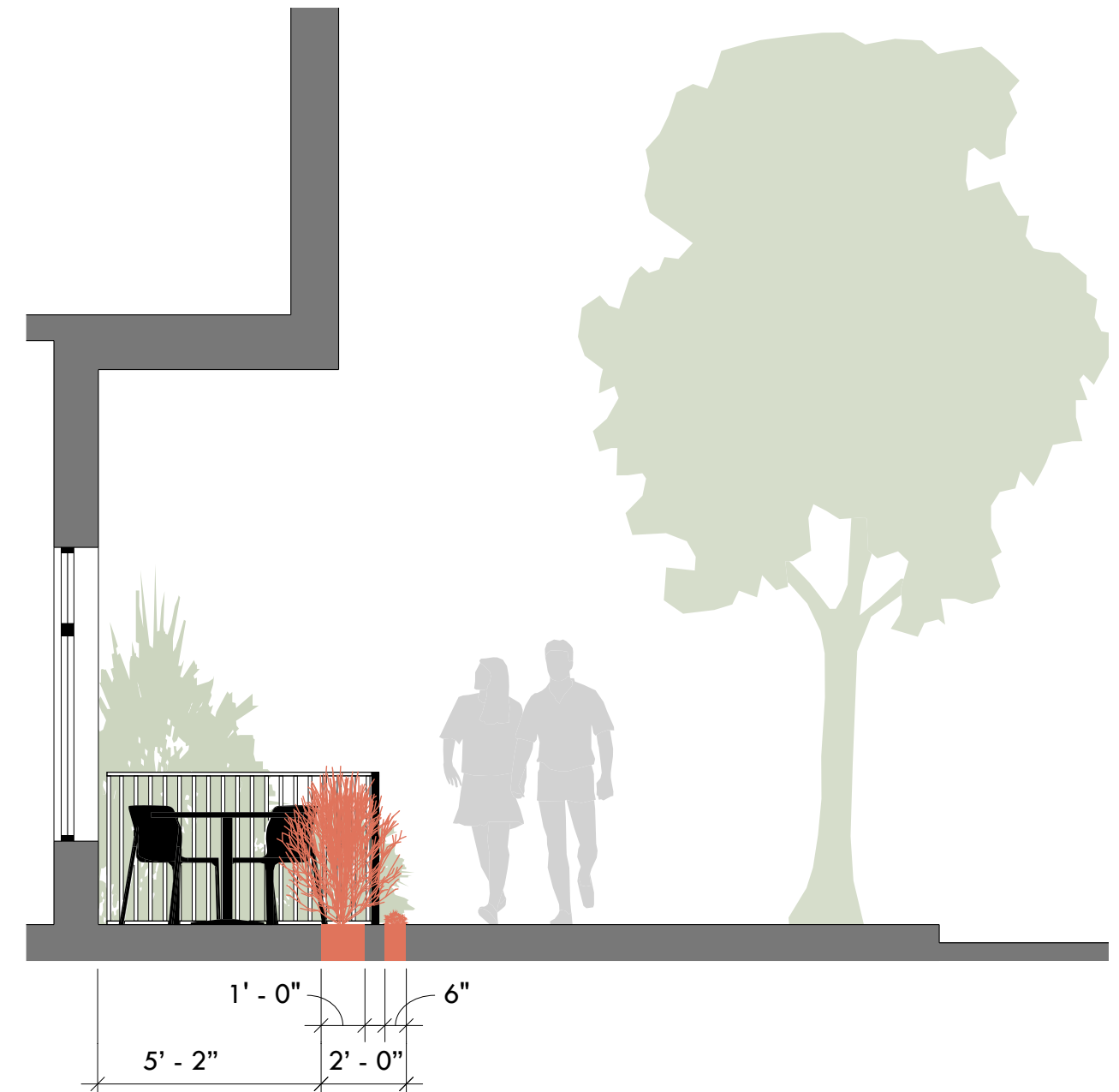
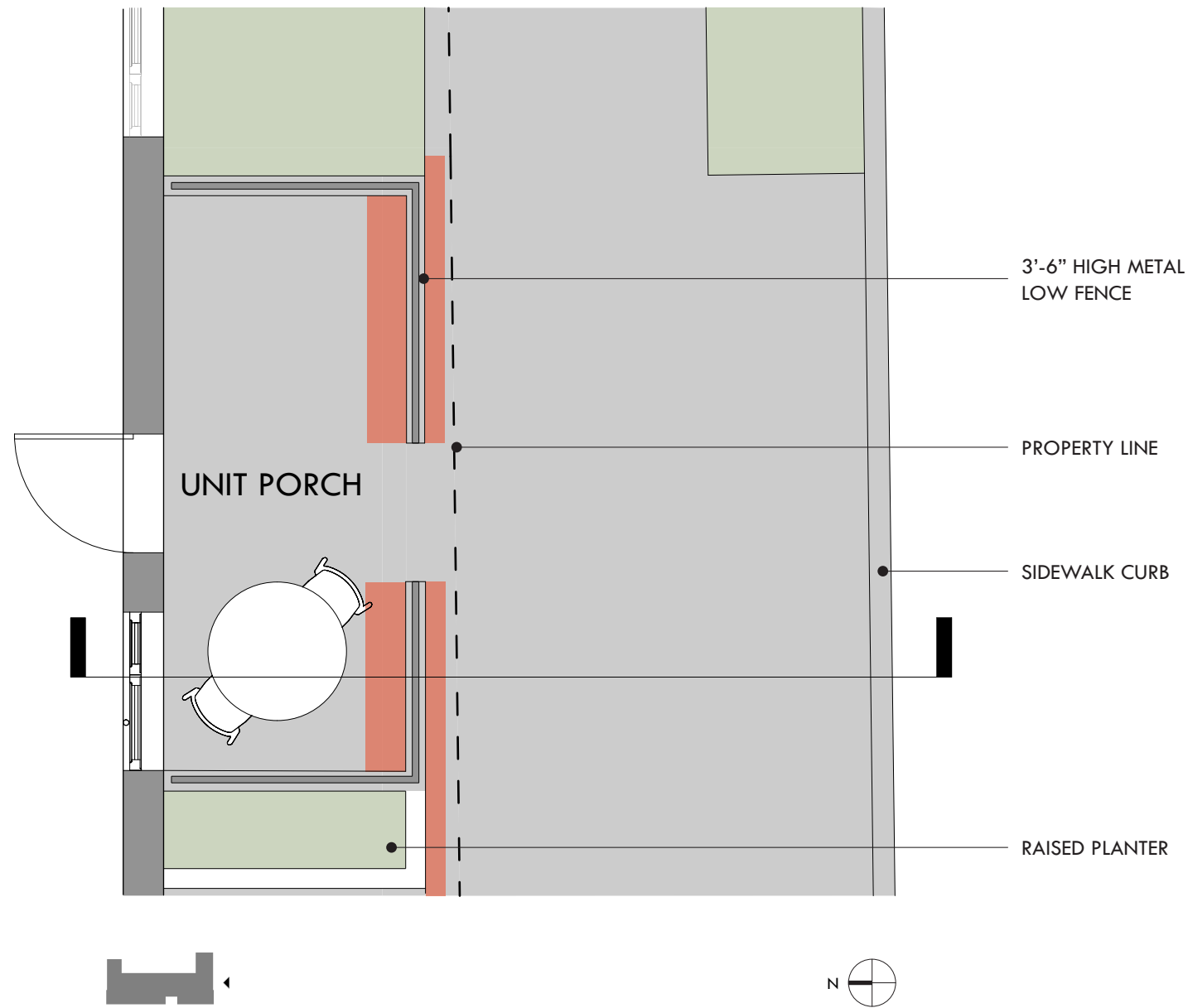
SOUTH UNIT PORCH PLAN

- DEPTH OF PORCHES SIZED TO BE USEABLE BY RESIDENTS AND ALLOW FOR FURNISHINGS AND PLANTERS



SOUTH UNIT PORCH SECTION



PLANTING AREA



SOUTH UNIT PORCH PLAN

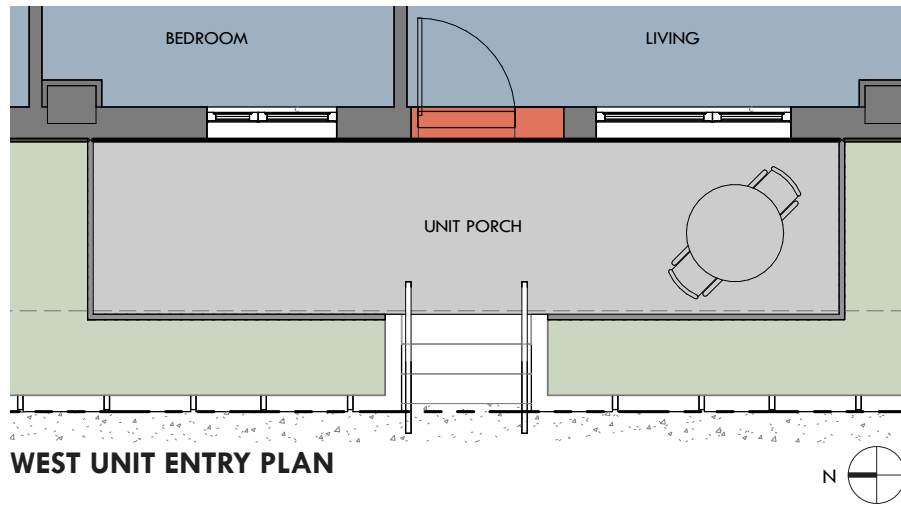
- VIABILITY OF PLANTINGS QUESTIONABLE WITH NARROW PLANTING STRIPS WHERE IRRIGATION CANNOT BE INSTALLED AND ADJACENT TO WALKWAY
- PLANTINGS REDUCE USEABLE DEPTH OF PORCHES, AND FLEXIBILITY FOR RESIDENTS TO PROVIDE THEIR OWN PLANTERS AND FURNISHINGS

SOUTH UNIT PORCH SECTION

 PLANTING AREA
 CONDITION OF APPROVAL REQ'D ADDITIONAL PLANTING AREAS

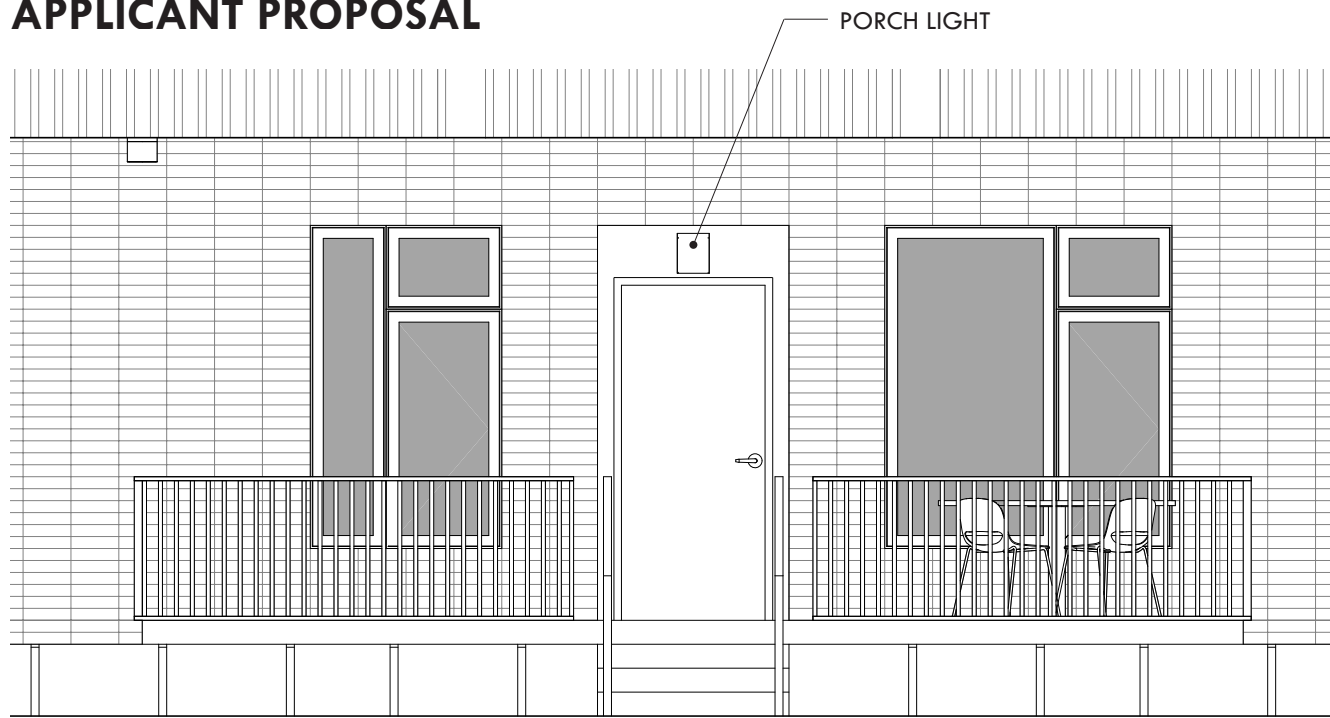
CONDITION OF APPROVAL 3

“DOORS WITH FULL LIGHTS AND TRANSOM WINDOWS ABOVE SHALL BE PROVIDED AT THE FOUR GROUND-LEVEL RESIDENTIAL UNIT ENTRIES. SIDELIGHTS SHALL ALSO BE PROVIDED AT THE TWO GROUND-LEVEL RESIDENTIAL UNIT ENTRIES FACING N INTERSTATE AVE.”



WEST UNIT ENTRY PLAN

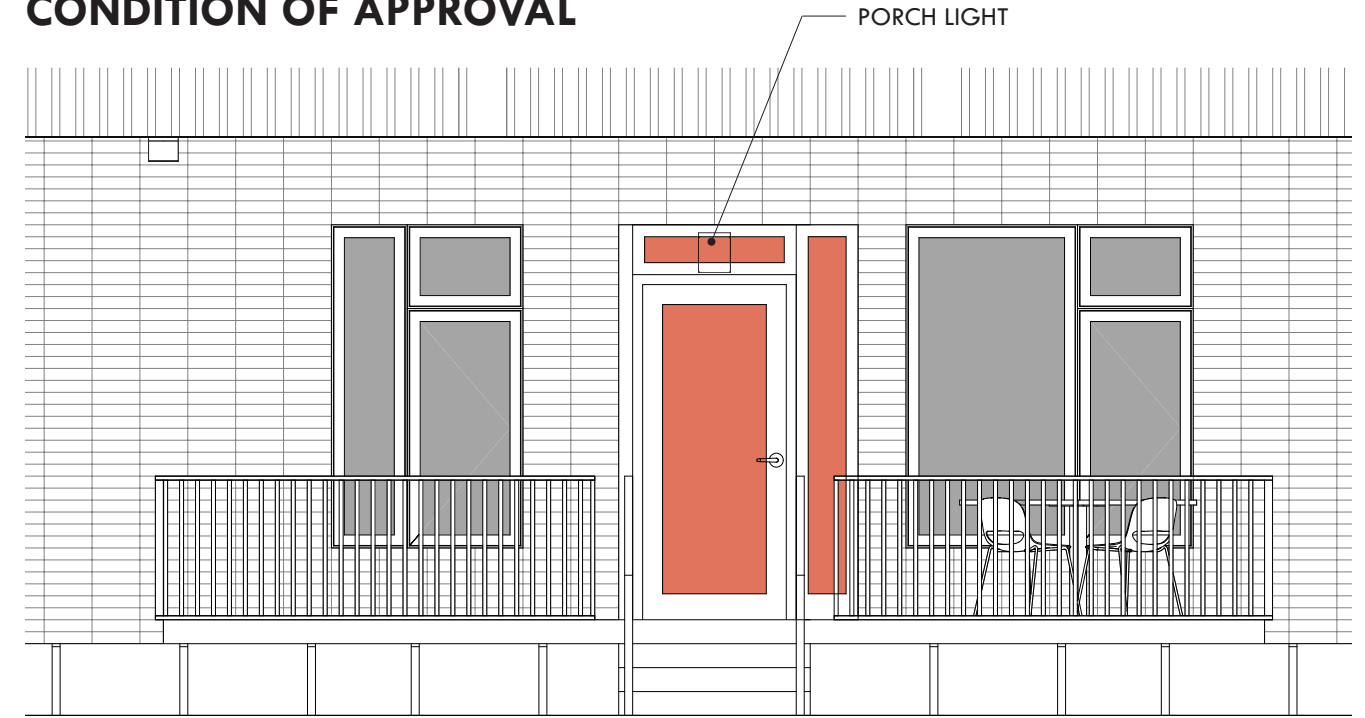
APPLICANT PROPOSAL



WEST UNIT ENTRY ELEVATION

- GROUND FLOOR EXCEEDS GROUND FLOOR GLAZING REQUIREMENT
- SOLID DOOR BALANCES DIRECT ACCESS TO TRANSIT STREET WITH SECURITY AND NOISE CONCERNS FOR RESIDENTS OCCUPYING UNIT
- ENTRY DOOR DETAILED WITH RECESSED BREAK METAL PANEL IN BRICK AND PAINTED YELLOW ACCENT COLOR TO ADD INTEREST AND RELATE TO BUILDING CHARACTER ON UPPER FLOORS

CONDITION OF APPROVAL

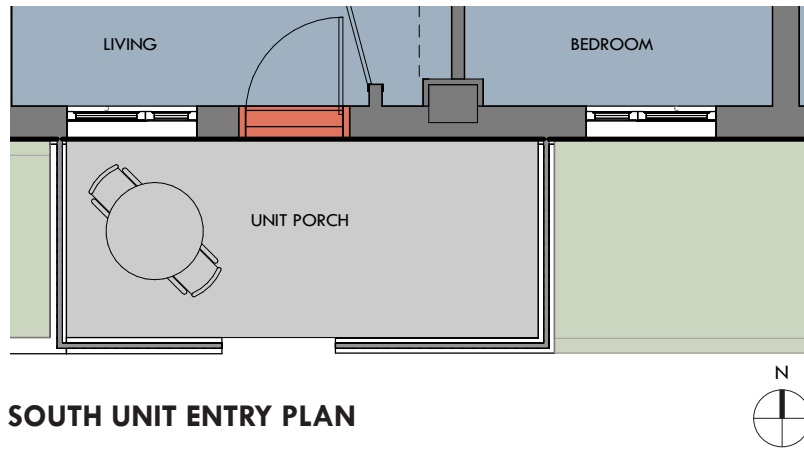


WEST UNIT ENTRY ELEVATION

- FULL LIGHT DOOR, SIDE LIGHT, AND TRANSOM WINDOWS AROUND ENTRY DOOR NOT NECESSARY WITH BOTH BEDROOM AND LIVING ROOM WINDOWS FACING ENTRY PORCH ALONG N. INTERSTATE

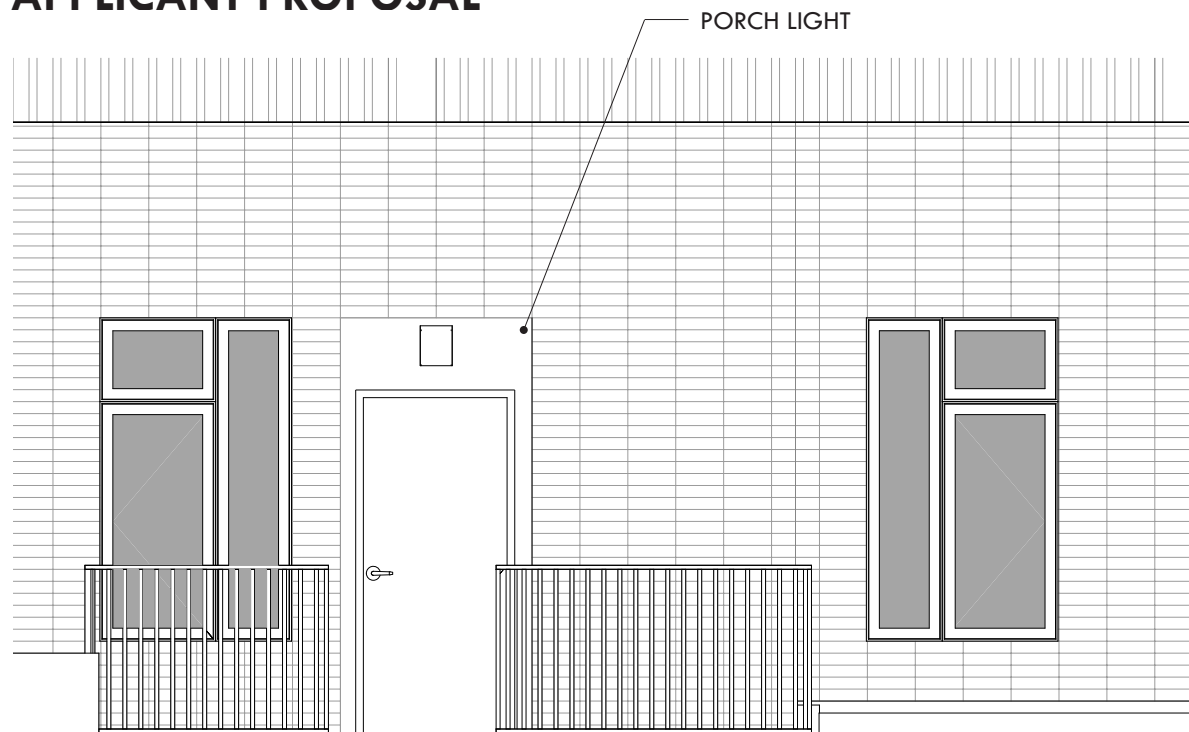
 CONDITION OF APPROVAL REQ'D GLAZING AT UNIT ENTRY

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SOUTH UNIT ENTRY PLAN

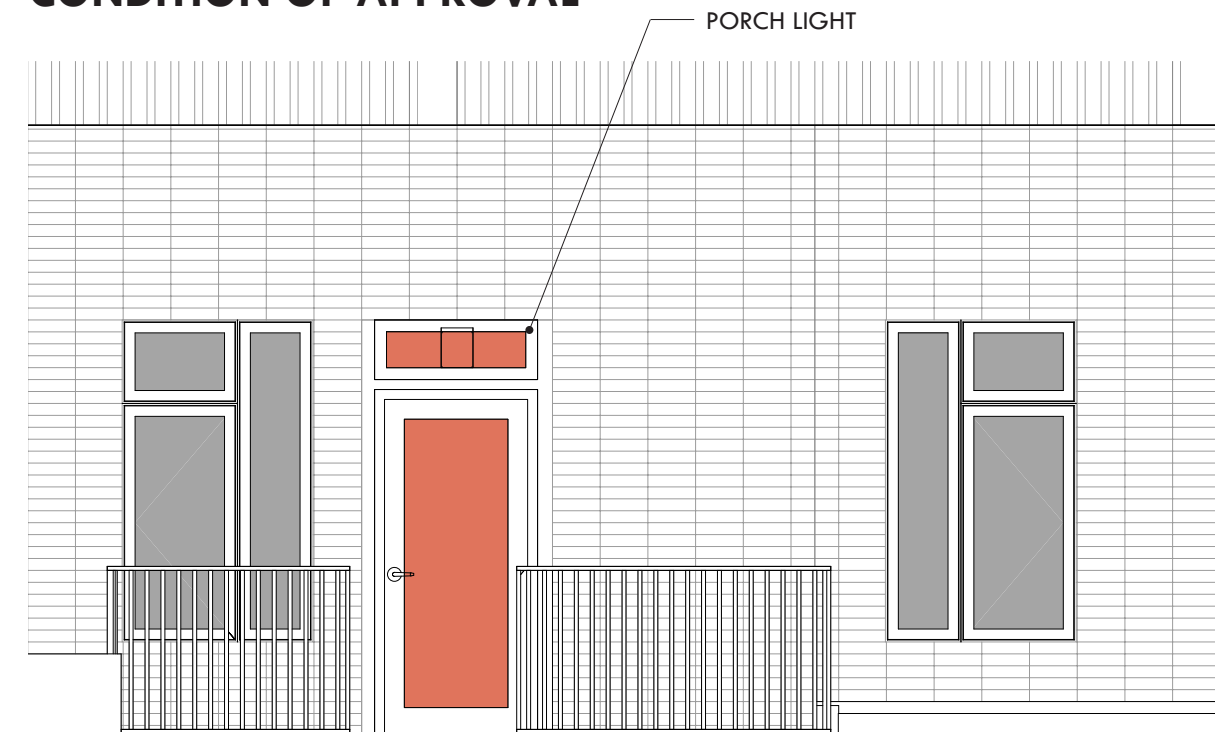
APPLICANT PROPOSAL



SOUTH UNIT ENTRY ELEVATION

- GROUND FLOOR EXCEEDS GROUND FLOOR GLAZING REQUIREMENT
- SOLID DOOR BALANCES DIRECT ACCESS TO TRANSIT STREET WITH SECURITY AND NOISE CONCERNS FOR RESIDENTS OCCUPYING UNIT
- ENTRY DOOR DETAILED WITH RECESSED BREAK METAL PANEL IN BRICK AND PAINTED YELLOW ACCENT COLOR TO ADD INTEREST AND RELATE TO BUILDING CHARACTER ON UPPER FLOORS

CONDITION OF APPROVAL



SOUTH UNIT ENTRY ELEVATION

- FULL LIGHT DOOR, SIDE LIGHT, AND TRANSOM WINDOWS AROUND ENTRY DOOR NOT NECESSARY WITH BOTH BEDROOM AND LIVING ROOM WINDOWS FACING ENTRY PORCH ALONG N. ALBERTA

 CONDITION OF APPROVAL REQ'D GLAZING AT UNIT ENTRY

CONDITION OF APPROVAL 4

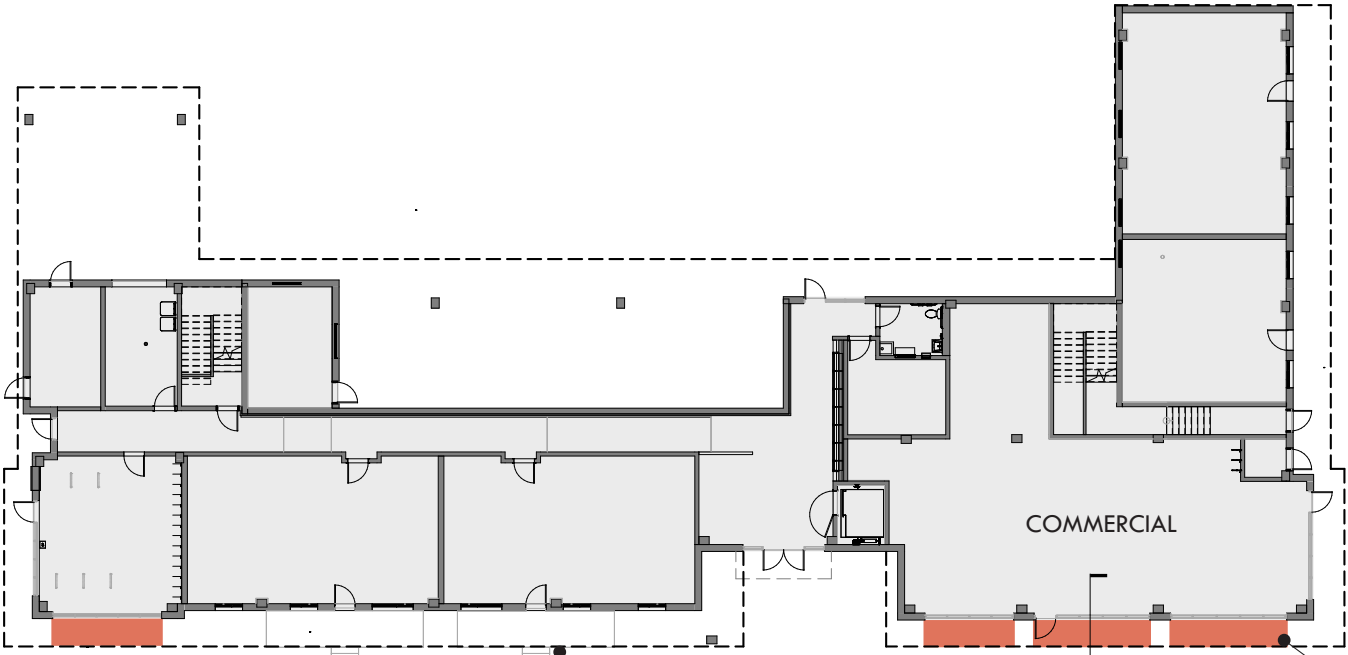
“A CANOPY OR AWNING SYSTEM SHALL BE PROVIDED AT A MINIMUM 4’-0” DEPTH FOR THE LENGTH OF EACH STOREFRONT WINDOW BAY ON THE WEST ELEVATION OF THE COMMERCIAL SPACES AT THE SOUTHWEST AND NORTHWEST CORNERS OF THE BUILDING. THESE CANOPIES OR AWNINGS SHALL ALL BE APPROVED THROUGH EITHER A FOLLOW-UP DESIGN REVIEW, OR THEY SHALL ALL MEET THE EXEMPTION FROM DESIGN REVIEW IN ZONING CODE SECTION 33.420.045.S.”

APPLICANT PROPOSAL

- PROTECTION OF PEDESTRIANS PROVIDED AT STOREFRONT AT NW CORNER BIKE ROOM LOCATION AND SW CORNER COMMERCIAL SPACE WITH BUILDING OVERHANG
- DEPTH OF OVERHANG VARIES. 3'-10 3/4" MIN. DEPTH LOCATED ALONG WEST FACING STOREFRONT OF COMMERCIAL SPACE. ALL OTHER LOCATIONS PROVIDE A MIN. 4' - 0" DEPTH

CONDITION OF APPROVAL

- ADDITION OF A 4'-0" DEEP CANOPY SYSTEM WHERE THERE IS ALREADY AN OVERHANG OF SIMILAR DEPTH SI REDUNDANT AND ADD UNNECESSARY COST TO PROJECT
- ADDITIONAL CANOPY/AWNING SYSTEM IS NOT IN KEEPING WITH DESIGN CHARACTER OF SIMPLE MASSINGS AND CLEAN LINES FOR THE BUILDING

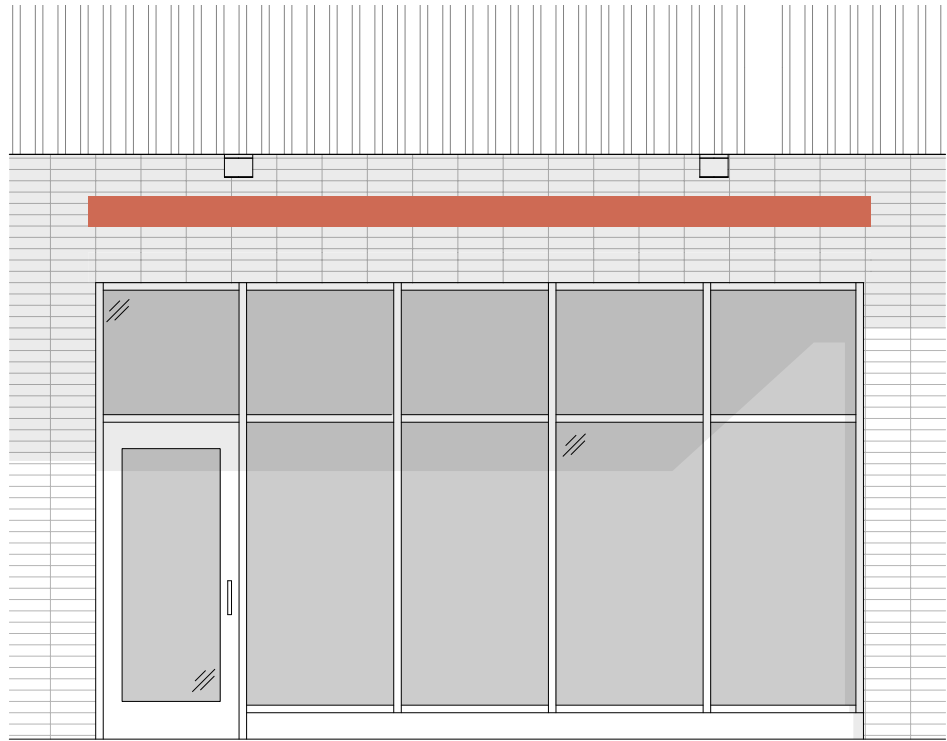


GROUND FLOOR PLAN

DASHED LINE REPRESENTS UPPER FLOOR BUILDING OVERHANG PROPOSED BY APPLICANT



CONDITION ADDS 64' - 1" OF CANOPY IN LINEAR FEET



STOREFRONT BAY ELEVATION



SIDEWALK SECTION AT COMMERCIAL STOREFRONT

 CONDITION OF APPROVAL REQ'D 4' DEEP CANOPY/AWNING SYSTEM

CONDITION OF APPROVAL 5

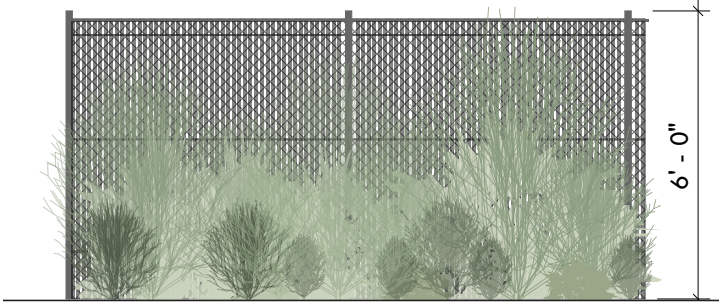
“THE PROPOSED CHAIN-LINK FENCE SHALL BE REPLACED WITH THE ORIGINALLY-PROPOSED, SIGN OBSCURING WOOD FENCE (AS SHOWN IN EXHIBIT C.48).”

APPLICANT PROPOSAL

- PROVIDE BLACK COATED CHAIN LINK FENCE WITH BLACK PRIVACY SLATS AS BACK DROP TO EVERGREEN SHRUB PLANTINGS
- SELECTED EVERGREEN SHRUB, TALL OREGON GRAPE (MAHANIA AQUIFOLIUM), WILL PROVIDE ADDITIONAL CONTINUOUS SCREENING OF PARKING FROM ADJACENT PROPERTIES AND WILL EVENTUALLY OBSCURE SIGHT OF THE FENCE FROM WITHIN THE PROPERTY AS IT GROWS BETWEEN 4' AND 10' TALL
- CHAIN LINK FENCE IS HIGHLY DURABLE AND WILL NOT REQUIRE MAINTENANCE AS PLANTS GROW AND EVENTUALLY LIMIT ACCESS TO FENCE
- NO FENCE IS REQUIRED ALONG THE EAST BOUNDARY; IT HAS BEEN INCLUDED TO PROVIDE A CONTINUOUS, SECURE EDGE SHARED WITH THE ADJACENT PROPERTIES

CONDITION OF APPROVAL

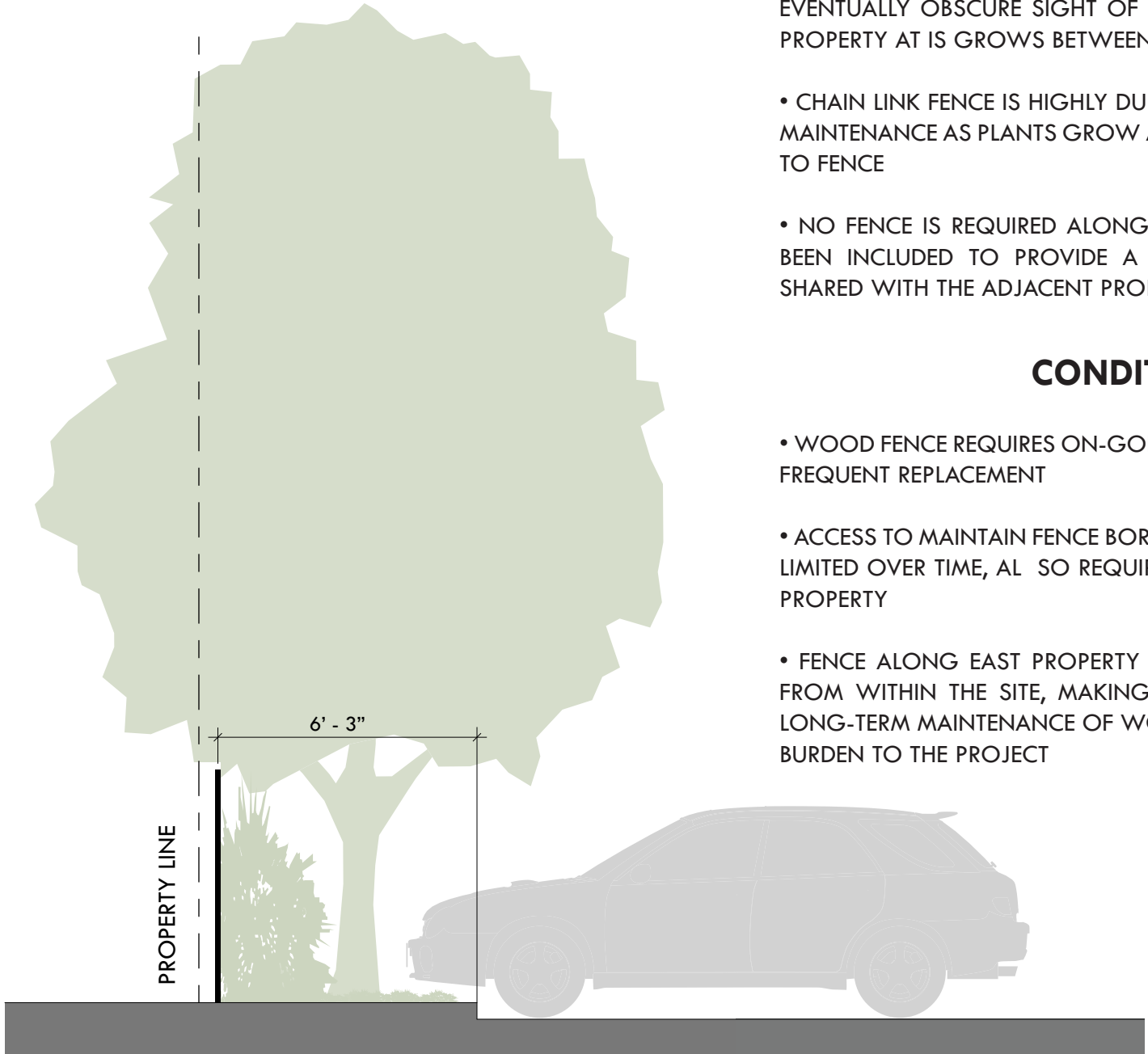
- WOOD FENCE REQUIRES ON-GOING MAINTENANCE AND MORE FREQUENT REPLACEMENT
- ACCESS TO MAINTAIN FENCE BORDERED BY TALL SHRUBS WILL BE LIMITED OVER TIME, ALSO REQUIRES ACCESS TO NEIGHBORING PROPERTY
- FENCE ALONG EAST PROPERTY LINE IS MOSTLY VISIBLE ONLY FROM WITHIN THE SITE, MAKING THE ADDITIONAL COST AND LONG-TERM MAINTENANCE OF WOOD FENCE AN UNNECESSARY BURDEN TO THE PROJECT



CHAIN LINK FENCE PARTIAL ELEVATION - APPLICANT PROPOSAL



WOOD FENCE PARTIAL ELEVATION - CONDITION OF APPROVAL



SECTION AT FENCE LINE AND PARKING

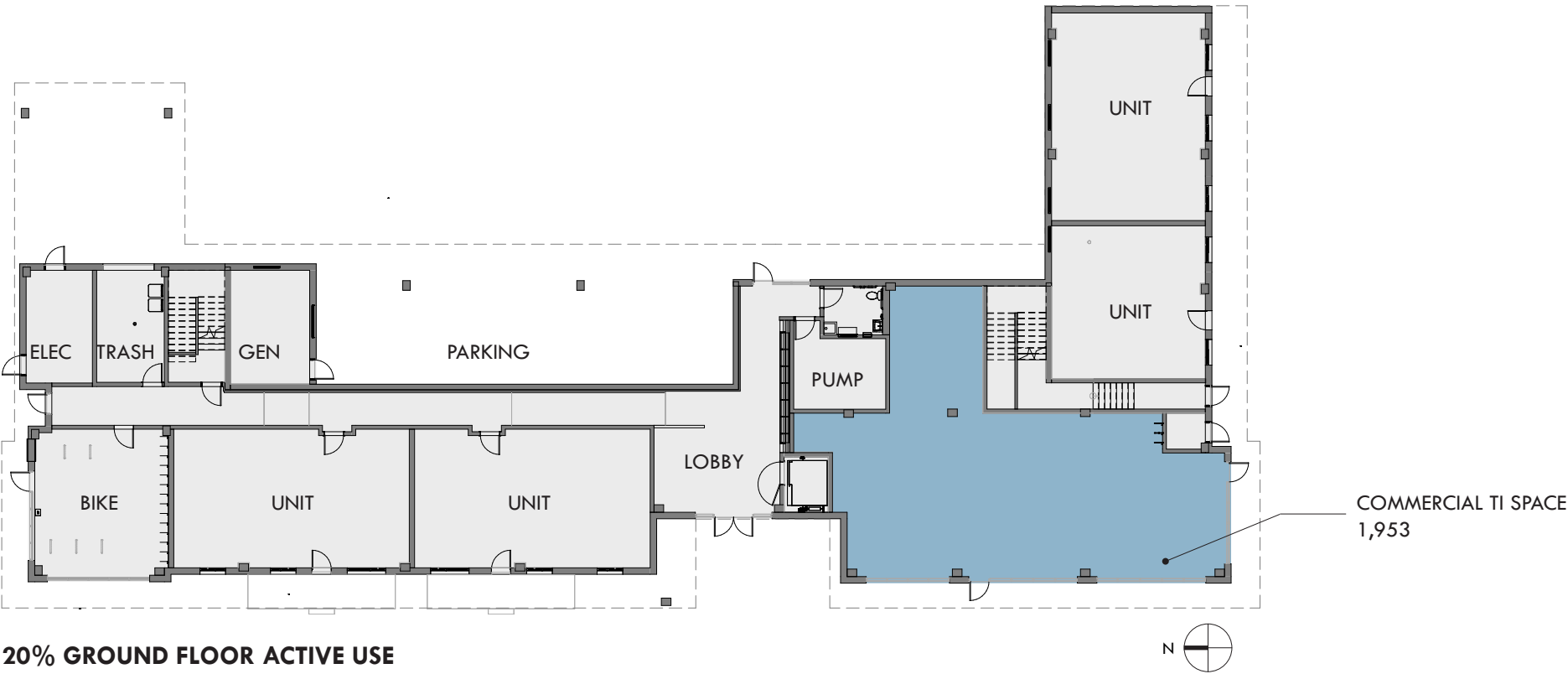
NEIGHBORHOOD APPEAL

THE OVERLOOK NEIGHBORHOOD ASSOCIATION HAS APPEALED THE ADMINISTRATIVE DECISION TO THE APPROVED ADJUSTMENT REQUEST TO THE ZONING CODE DEVELOPMENT STANDARDS”

“33.415.200 - REQUIRED GROUND FLOOR ACTIVE USE: TO REDUCE THE AMOUNT OF REQUIREMENT GROUND FLOOR ACTIVE USE AREA WITHIN 100 FT OF A TRANSIT STREET - WHICH N. INTERSTATE AVE. AND N. ALBERTA ST. ARE - FROM 25% TO AT LEAST 19.5% OF THE TOTAL GROUND FLOOR AREA.”

APPLICANT PROPOSAL

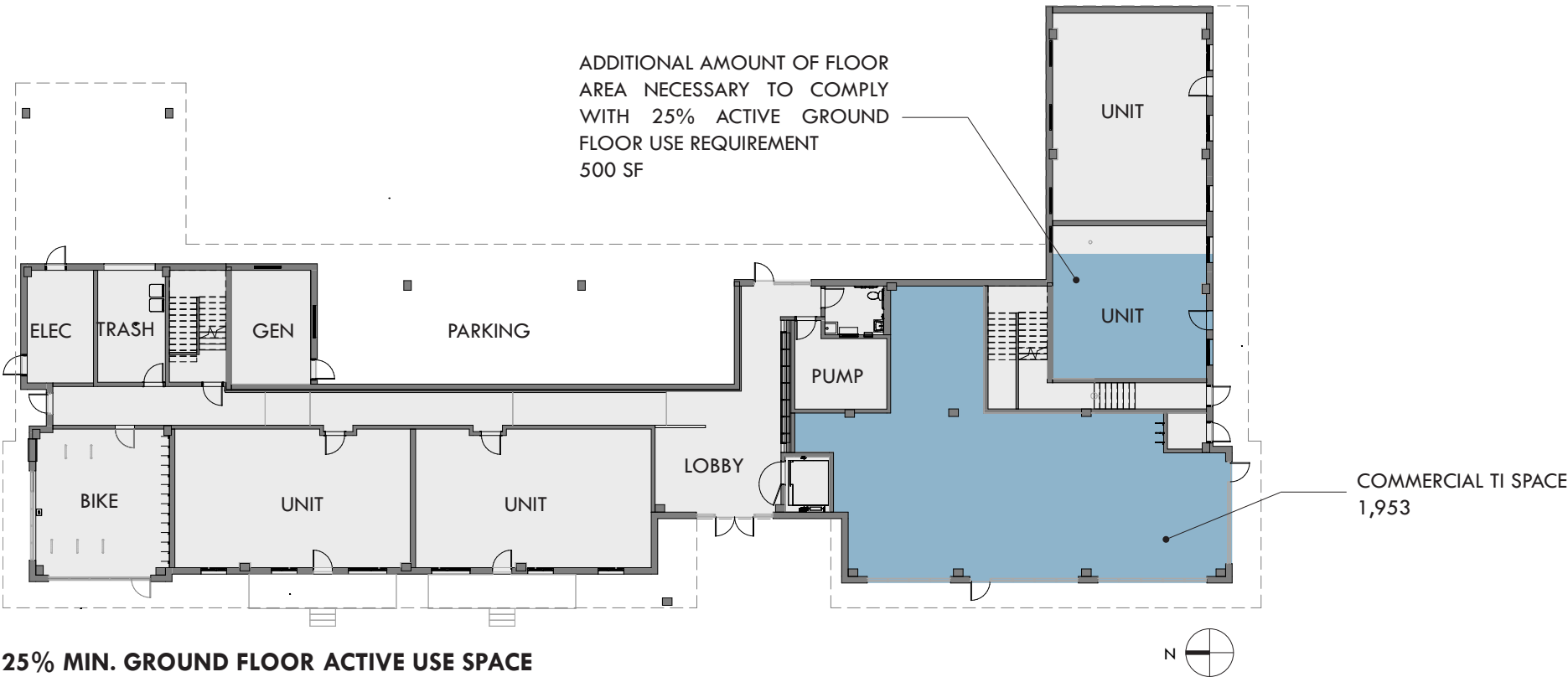
- MEET THE INTENT OF THE “M” OVERLAY ZONE TO PROVIDE CONTINUOUS AREA OF SHOPS AND SERVICES WITH 20% OF THE GROUND FLOOR AREA DEDICATED TO FUTURE OFFICE/RETAIL SALES AND SERVICES SPACE
- MEET THE INTENT OF THE “M” OVERLAY ZONE TO BE SUPPORTIVE OF TRANSIT BY PROVIDING BIKE ROOMS AND BIKE MAINTENANCE AMENITIES IN THE BUILDING AND A COMFORTABLE SIDEWALK ENVIRONMENT AT THE STREET LEVEL FOR PEDESTRIANS WITH WIDE SIDEWALKS, BUILDING OVERHANGS THAT COVER THE PEDESTRIAN PATH, LANDSCAPE PLANTERS AND BENCHES



20% GROUND FLOOR ACTIVE USE

NEIGHBORHOOD APPEAL

- MEET THE REQUIREMENT OF THE “M” OVERLAY ZONE WITH AT LEAST 25% OF THE BUILDING GROUND FLOOR AREA DEDICATED TO A QUALIFIED ACTIVE USE AS LISTED PER SEC. 33.415.200 OF THE ZONING CODE:
 - RETAIL SALES AND SERVICE;
 - OFFICE;
 - INDUSTRIAL SERVICE;
 - MANUFACTURING AND PRODUCTION;
 - COMMUNITY SERVICE;
 - DAYCARE;
 - RELIGIOUS INSTITUTIONS;
 - SCHOOLS;
 - COLLEGES;
 - MEDICAL CENTERS

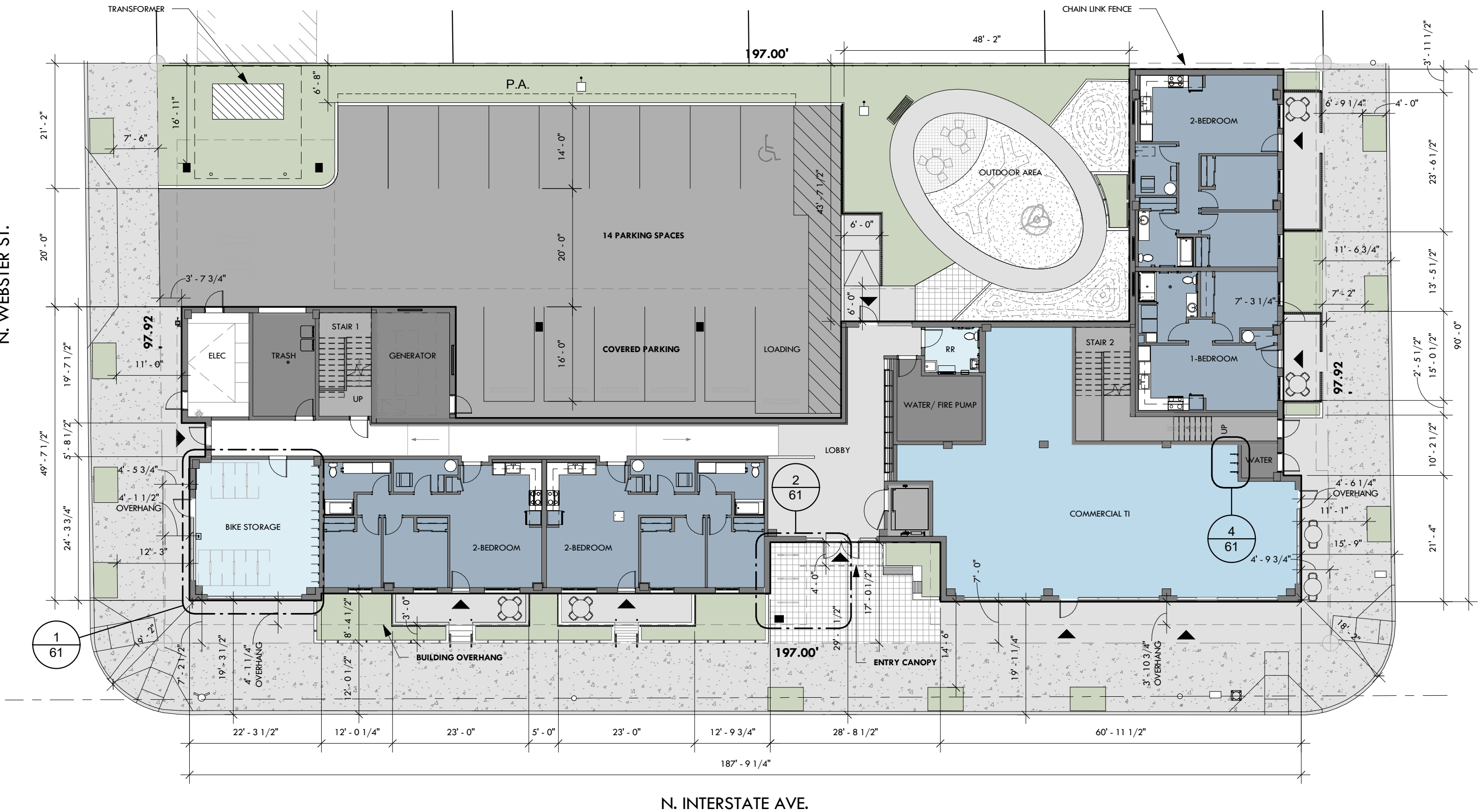


25% MIN. GROUND FLOOR ACTIVE USE SPACE

- CONVERTING THE BIKE ROOM AT THE NW CORNER AS REQUIRED BY CONDITION OF APPROVAL WILL ONLY WORK IF THE BIKE ROOM CAN MOVE TO ANOTHER GROUND FLOOR LOCATION. LIMITED SPACE IN FAMILY SIZED UNITS DOES NOT ALLOW FOR IN-UNIT BIKE PARKING

N. WEBSTER ST.

N. ALBERTA ST.



N. INTERSTATE AVE.

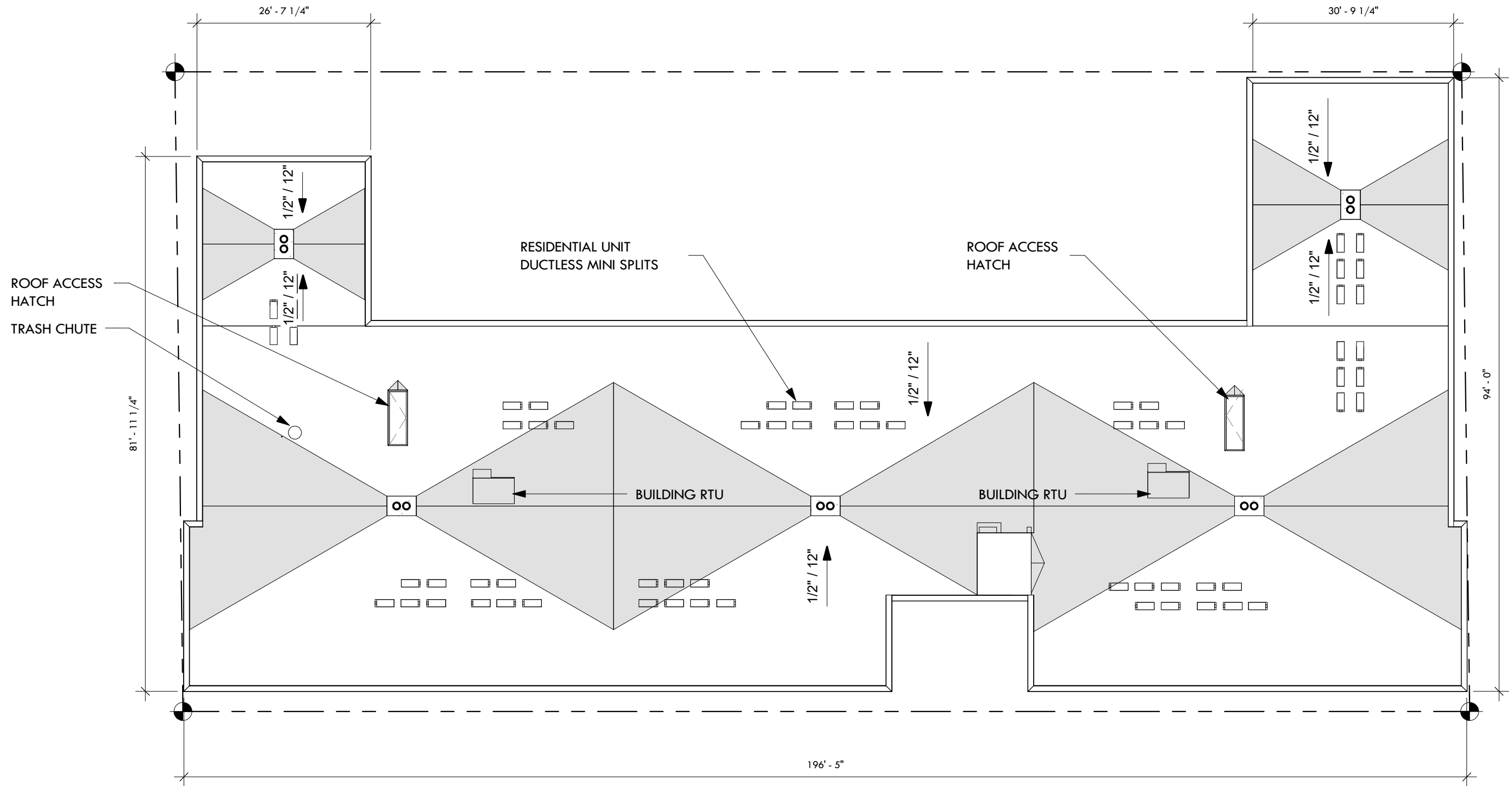
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SITE & GROUND FLOOR PLAN



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TYPICAL FLOOR PLAN - LEVELS 2 THROUGH 6



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ROOF PLAN



ACCENT METAL
PANEL - MP-1

RIBBED METAL PANEL
SIDING - TYPICAL, MP-1

1
29

3
29

HORIZONTAL METAL
PANEL - MP-2

5
29

ACCENT METAL
PANEL - MP-3

FACE BRICK - VERTICAL
STACKED BOND PATTERN,
TYPICAL

BIKE ROOM

RESIDENTIAL UNITS

MAIN ENTRY

LIVING SCREEN

COMMERCIAL SPACE

GLAZED AREA
TOTAL WINDOW AREA = 3,135 SF
TOTAL FACADE AREA = 14,008 SF
= 22%



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WEST ELEVATION



RIBBED METAL PANEL SIDING - TYPICAL, MP-1

ACCENT METAL PANEL MP-3

ACCENT METAL PANEL - MP-1

FACE BRICK - VERTICAL STACKED BOND PATTERN, TYPICAL

COMMERCIAL SPACE

RESIDENTIAL UNITS

GLAZED AREA
 TOTAL WINDOW AREA = 1,369 SF
 TOTAL FACADE AREA = 6,593 SF
 = 21%



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SOUTH ELEVATION



RIBBED METAL PANEL SIDING - TYPICAL, MP-1

ACCENT METAL PANEL - MP-1

ACCENT METAL PANEL - MP-3

3
30

PARKING ENTRYWAY

PUBLIC MURAL - FINAL DESIGN TBD

SIDE ENTRY

BIKE ROOM
REMOTE FUEL PORT FOR GENERATOR

FACE BRICK - VERTICAL STACKED BOND PATTERN, TYPICAL

GLAZED AREA
TOTAL WINDOW AREA = 839 SF
TOTAL FACADE AREA = 5,297 SF
= 16%



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NORTH ELEVATION

ACCENT METAL
PANEL - MP-1

ACCENT METAL
PANEL MP-3

RIBBED METAL PANEL
SIDING - TYPICAL, MP-1

FACE BRICK - VERTICAL
STACKED BOND PATTERN,
TYPICAL

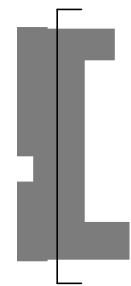
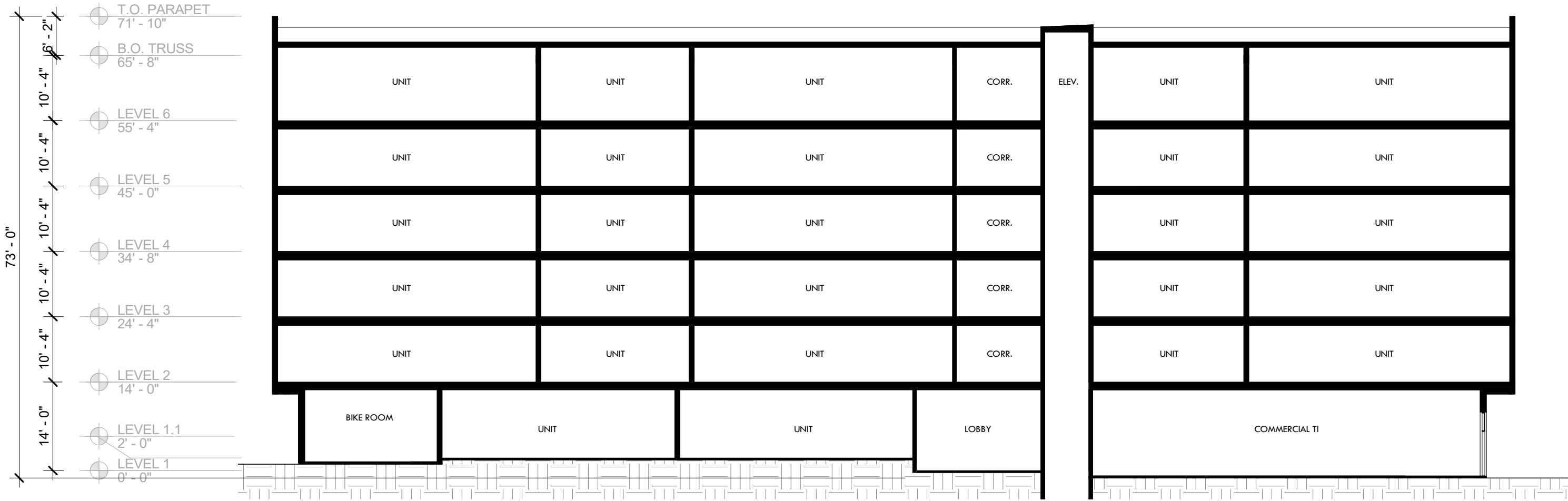
OUTDOOR AREA

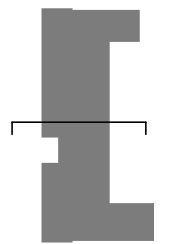
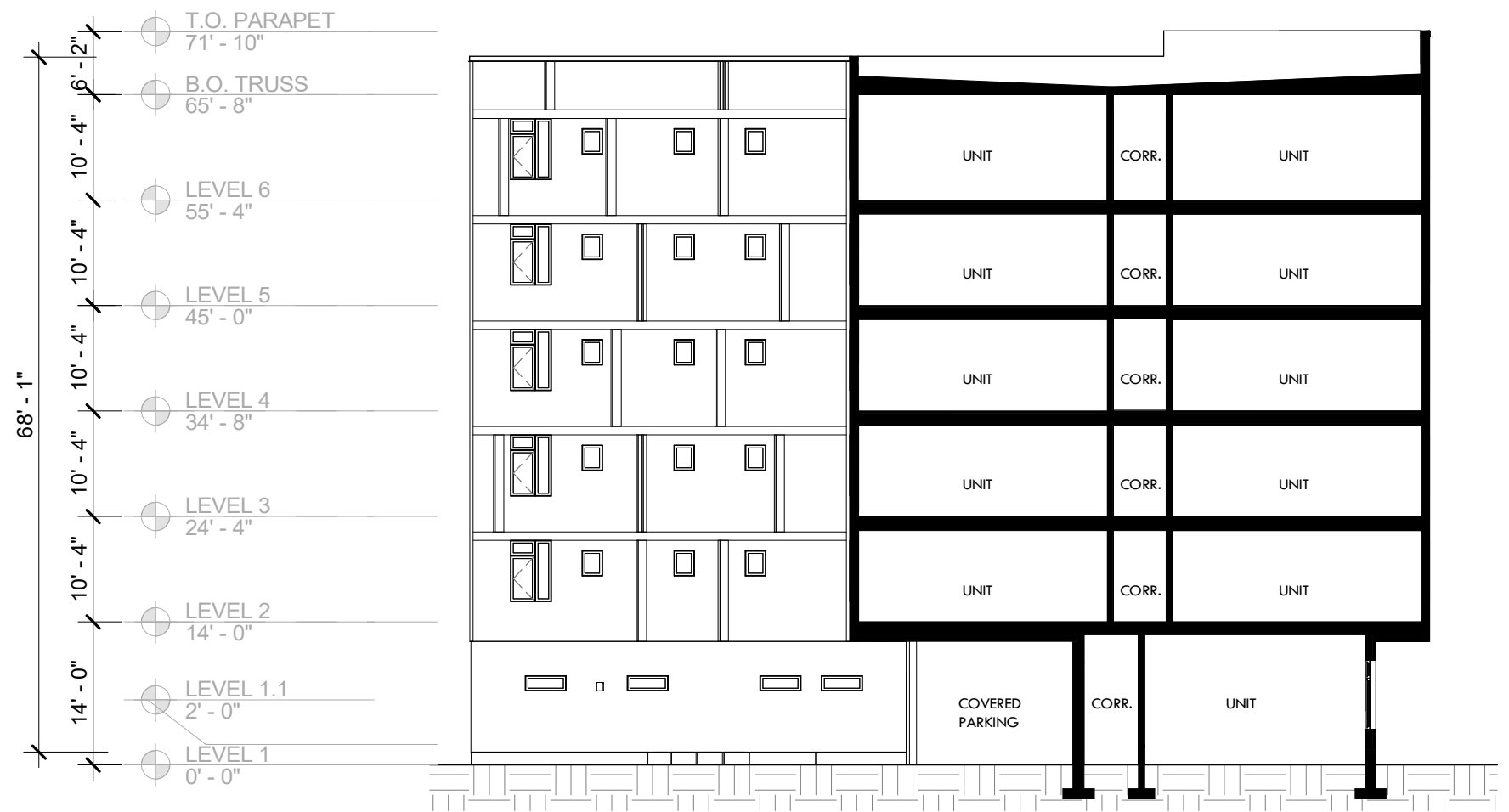
COVERED PARKING

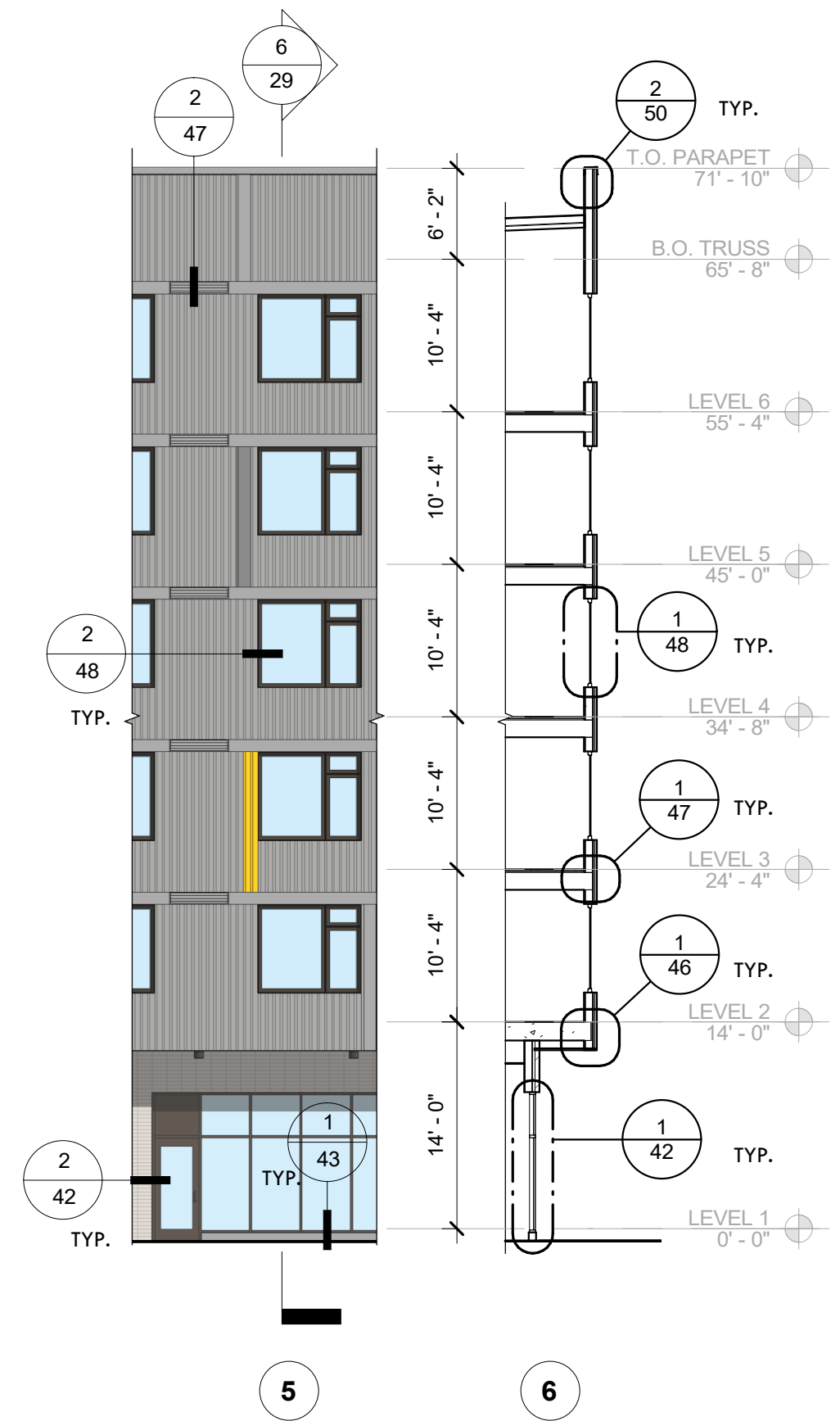
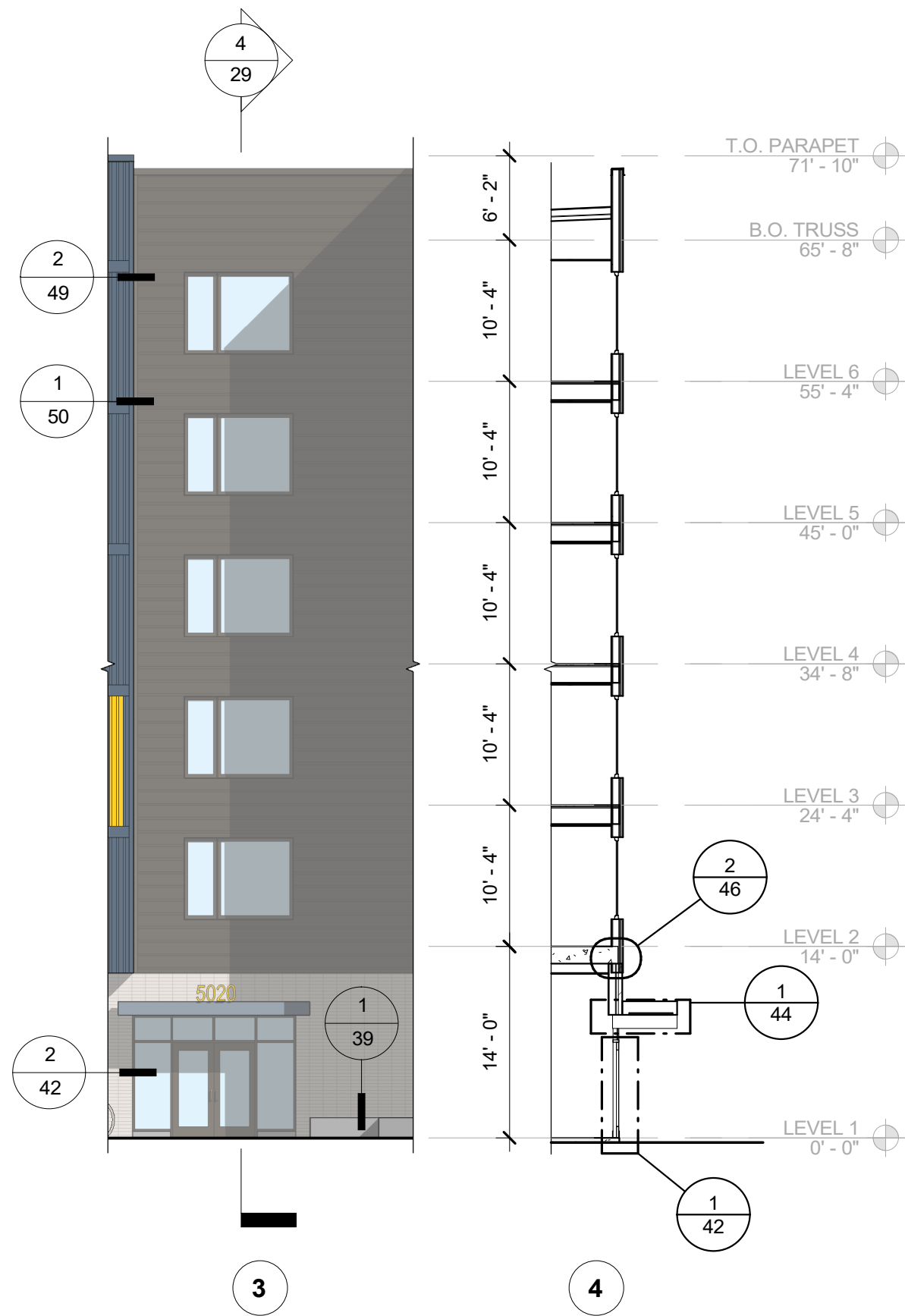
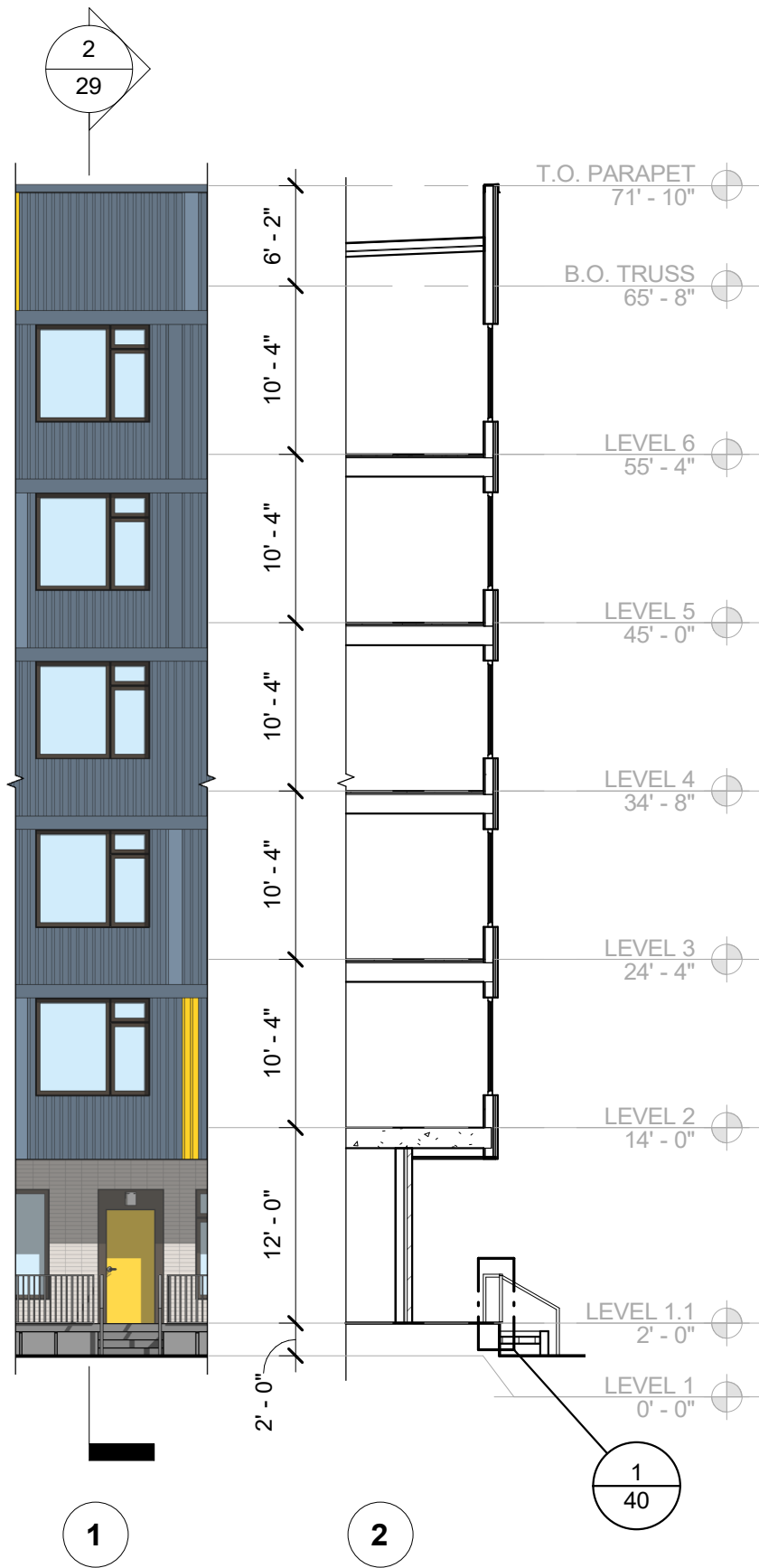


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EAST ELEVATION

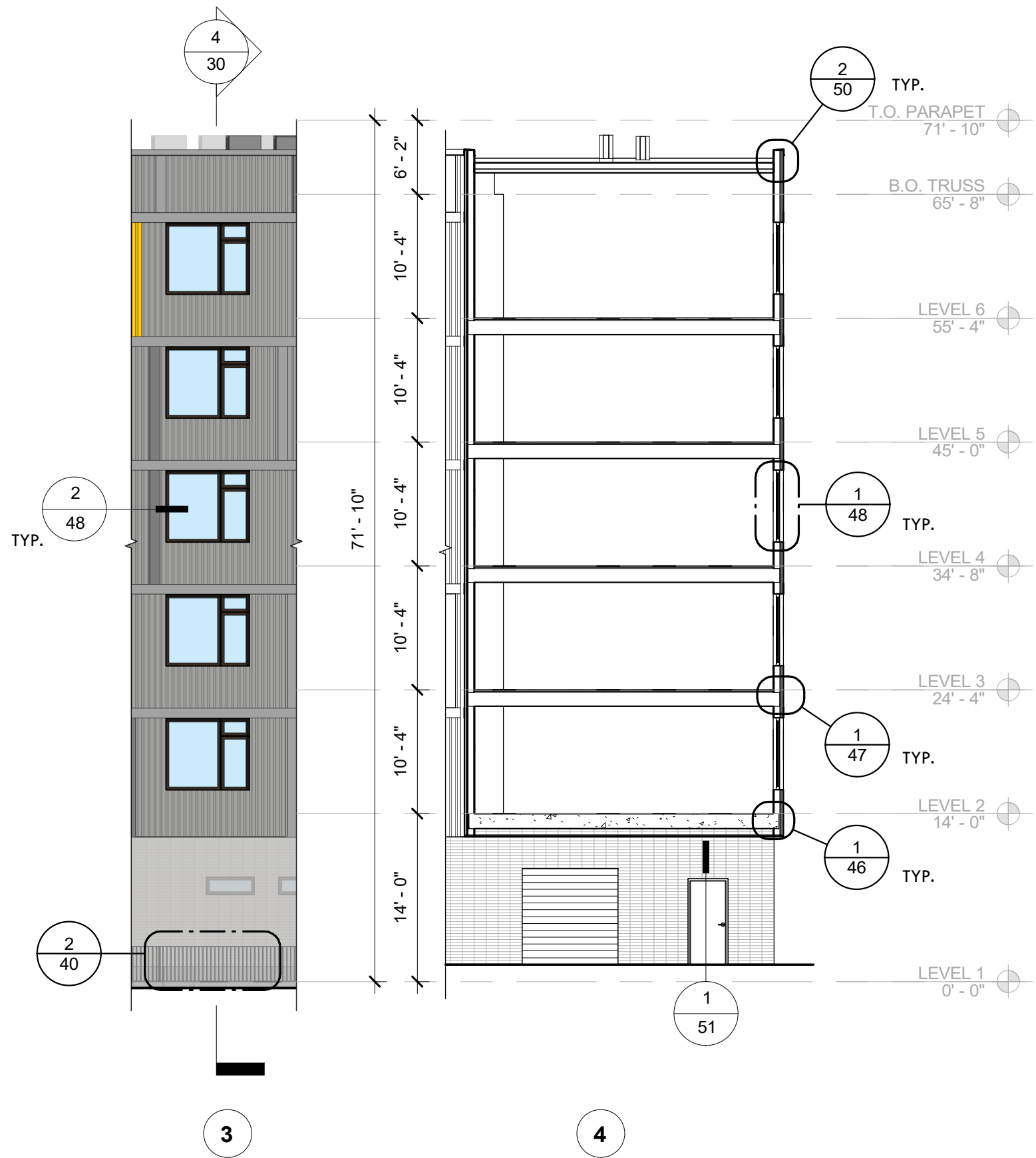
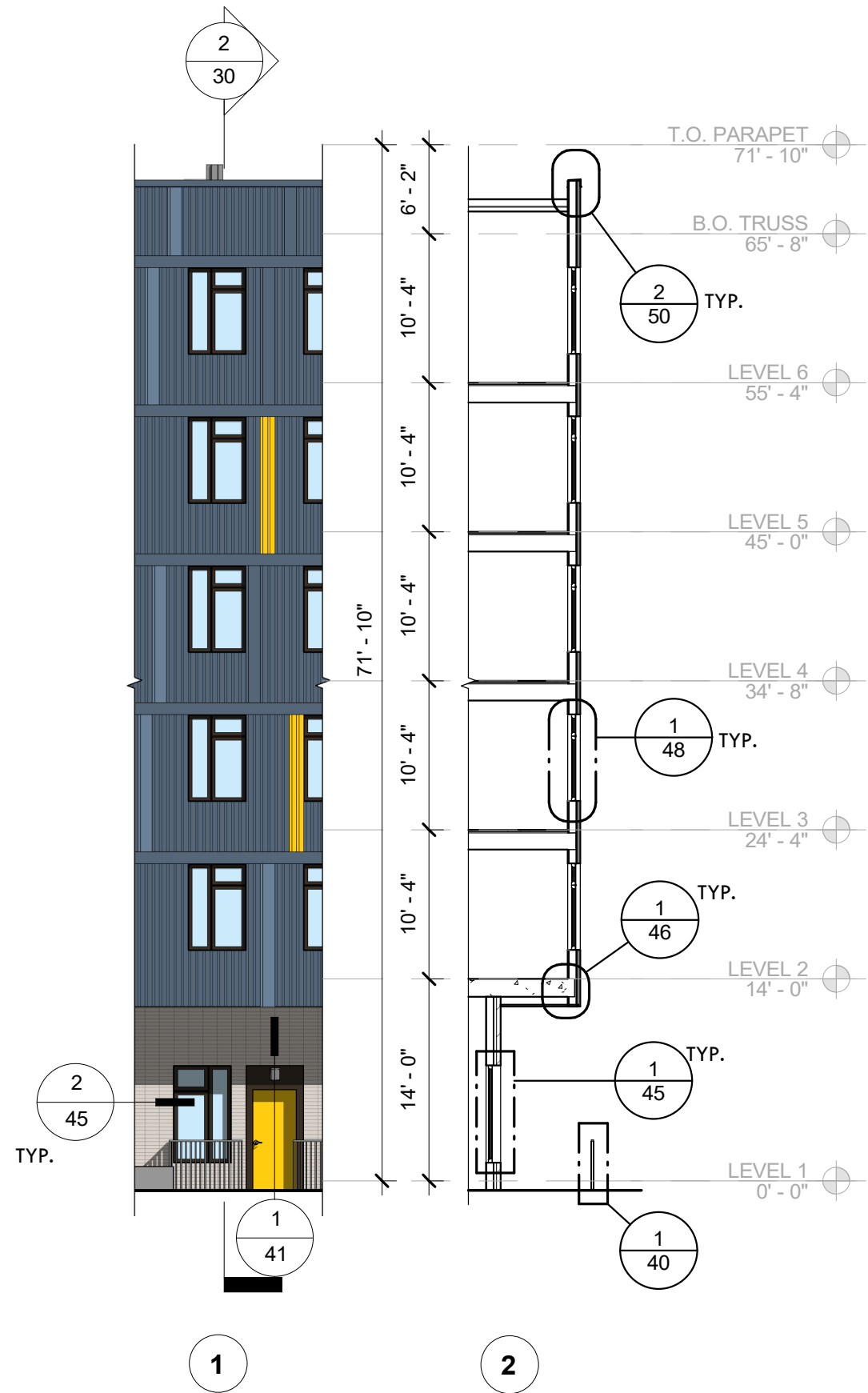






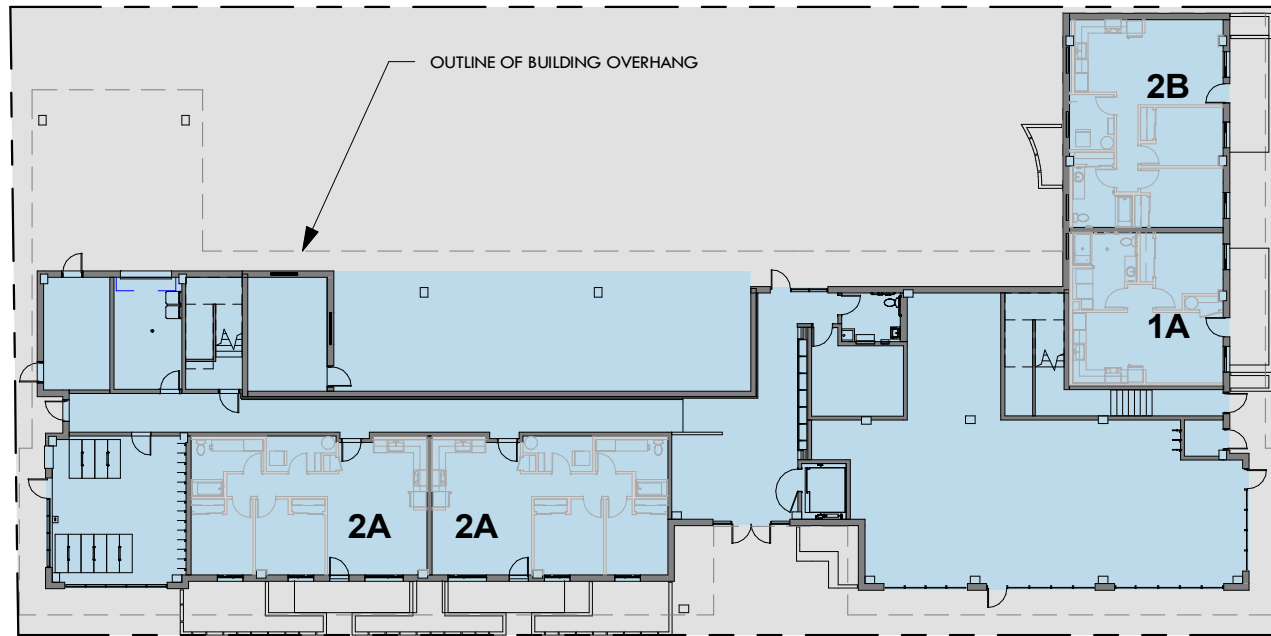
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ENLG ELEVATIONS & WALL SECTIONS



06.06.19

ENLG ELEVATIONS & WALL SECTIONS



LEVEL 01

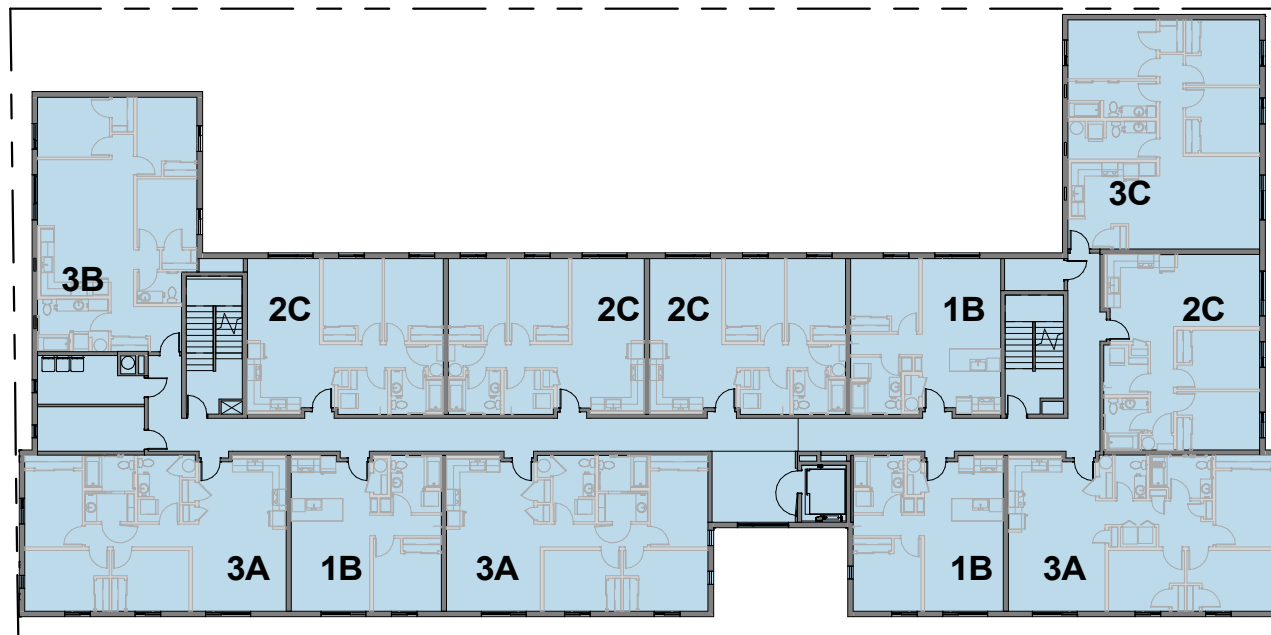
FLOOR	AREA
FLOOR 01	9,812 SF
FLOOR 02	12,584 SF
FLOOR 03	12,584 SF
FLOOR 04	12,584 SF
FLOOR 05	12,584 SF
FLOOR 06	12,584 SF

GROSS BUILDING AREA 72,732 SF

FLOOR AREA ALLOWED 96,530 SF
ALLOWABLE FAR (5:1)
 (SEE ZONING NARRATIVE)

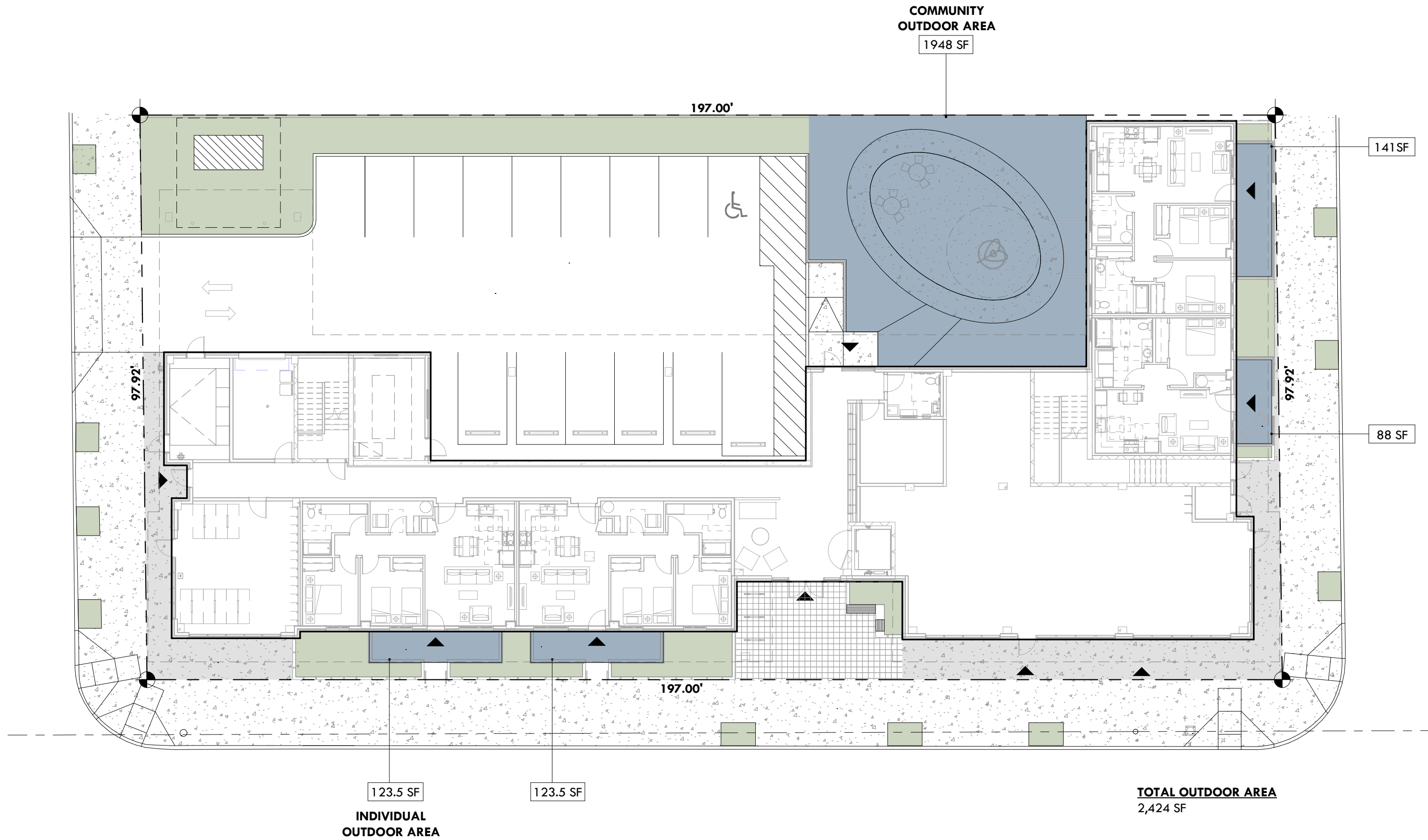
TOTAL ROOF AREA	12,584 SF
TOTAL SITE AREA	19,305 SF

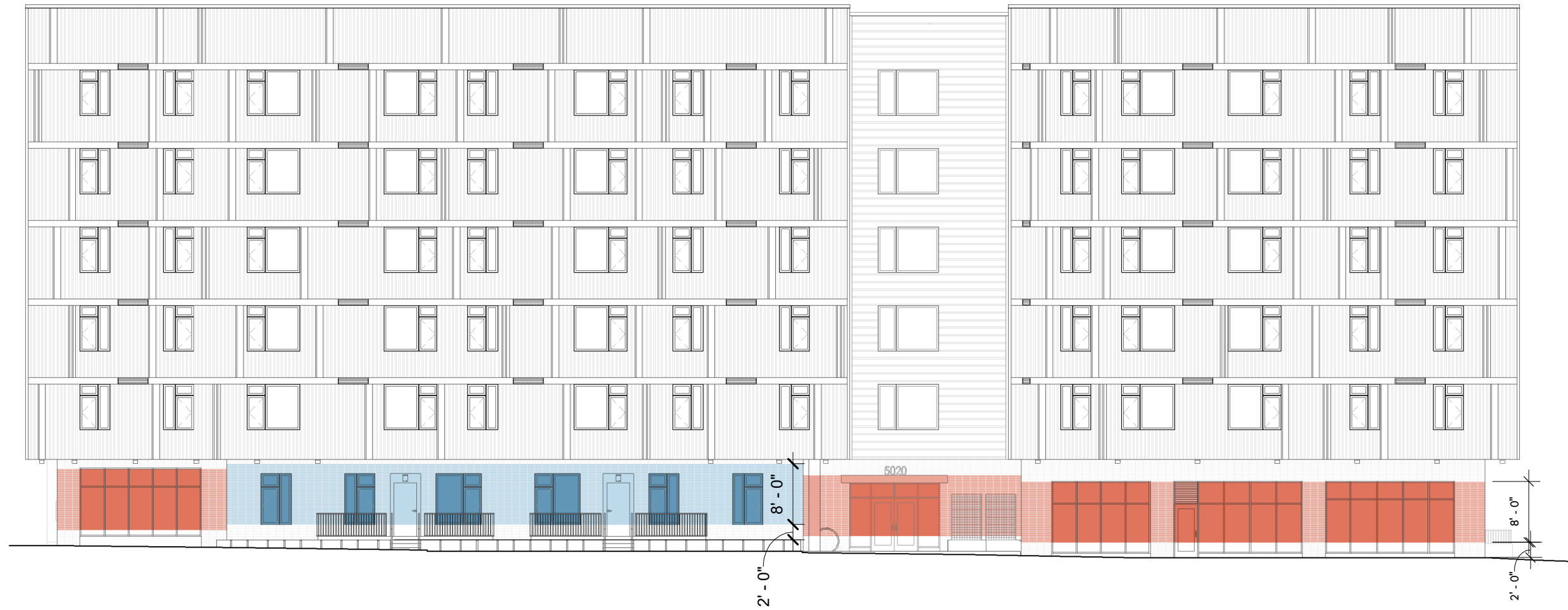
BUILDING COVERAGE	65%
MAX. ALLOWED	100%



LEVEL 02 THROUGH 06

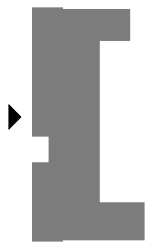
UNIT TYPE	DESCRIPTION	UNIT AREA	ACCESS/ ADAPT	#
1A	1-BED	608 SF	ACCESS	1
1B	1-BED	610 SF	ADAPT	15
2A	2-BED	845 SF	ADAPT	2
2B	2-BED	834 SF	ADAPT	1
2C	2-BED	792 SF	ADAPT	18
2D	2-BED	792 SF	ACCESS	2
3A	3-BED	1055 SF	ADAPT	14
3B	3-BED	1022 SF	ADAPT	5
3C	3-BED	1139 SF	ADAPT	5
3D	3-BED	1063 SF	ACCESS	1
TOTAL				64

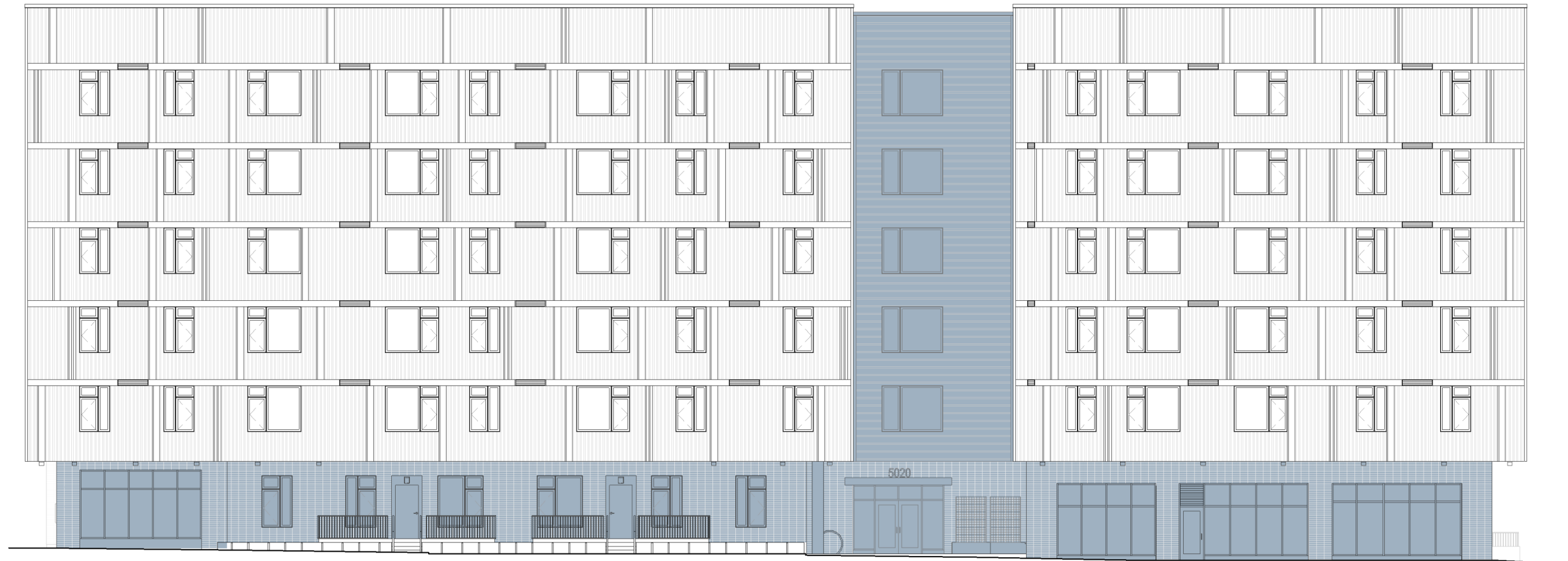




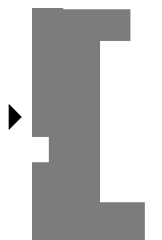
GROUND FLOOR WINDOW AREA(S)

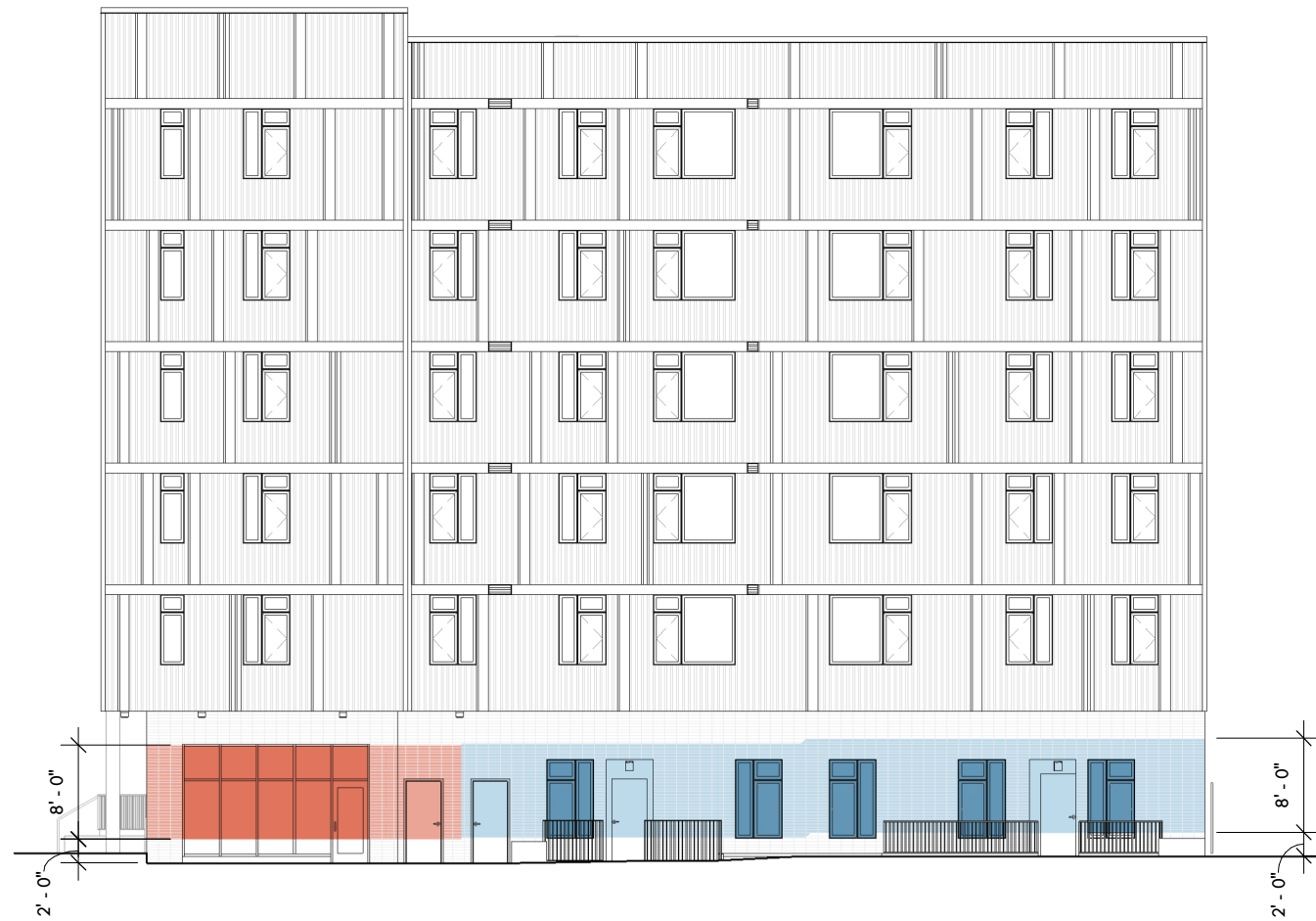
	COMMERCIAL 577 SF / 896 SF = 64%
	DWELLING UNITS 189 SF / 607 SF = 31%





FACADE ARTICULATION
 ARTICULATION AREA = 3,396 SF
 OVERALL FACADE AREA = 14,027 SF
 = 24%





GROUND FLOOR WINDOW AREA(S)

	COMMERCIAL 128 SF / 214 SF = 60%
	DWELLING UNITS 132 SF / 507 SF = 26%

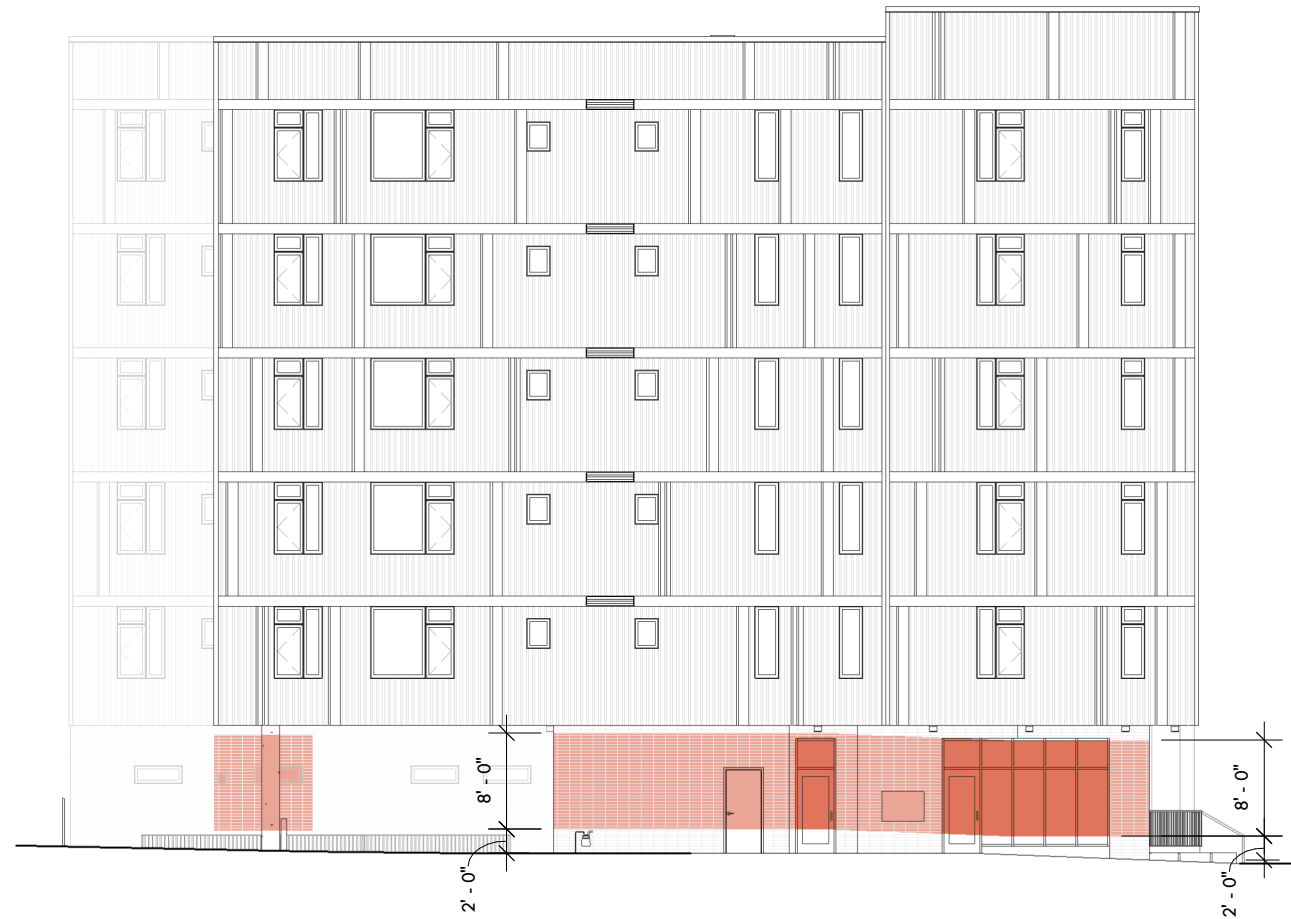




FACADE ARTICULATION

ARTICULATION AREA = 2,686
 OVERAL FACADE AREA = 6,591
 = 41%





GROUND FLOOR WINDOW AREA(S)

COMMERCIAL
 137 SF / 463 SF = 29.5%

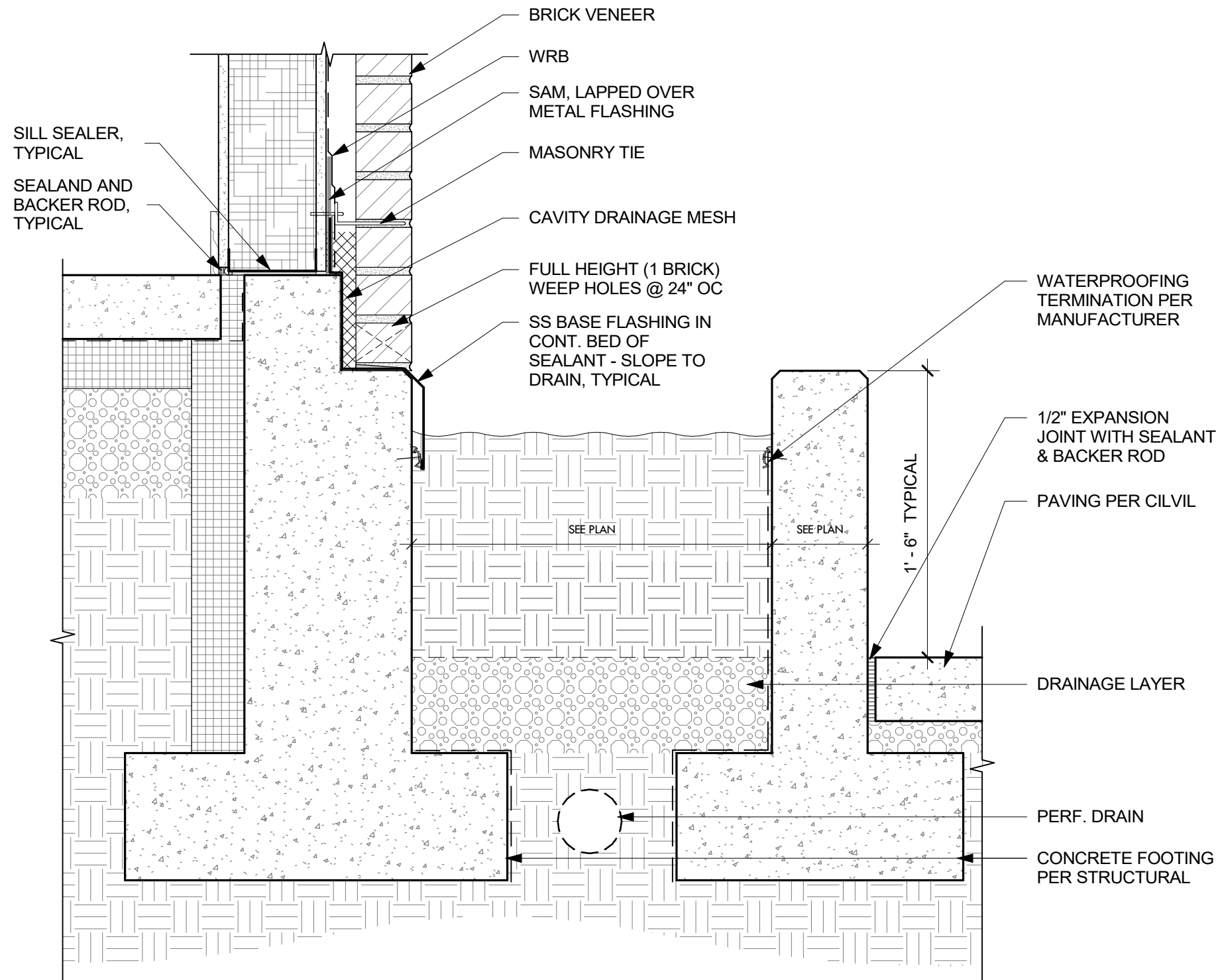




FACADE ARTICULATION

ARTICULATION AREA = 1,891 SF
 OVERAL FACADE AREA = 5,308 SF
 = 36%





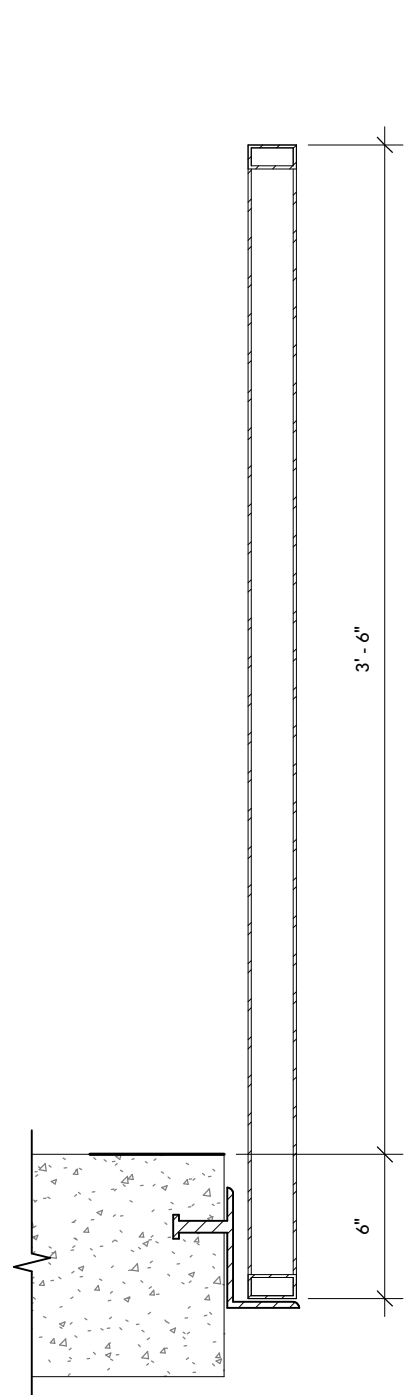
1 MASONRY AT PLANTER
SCALE: 1 1/2" = 1'-0"



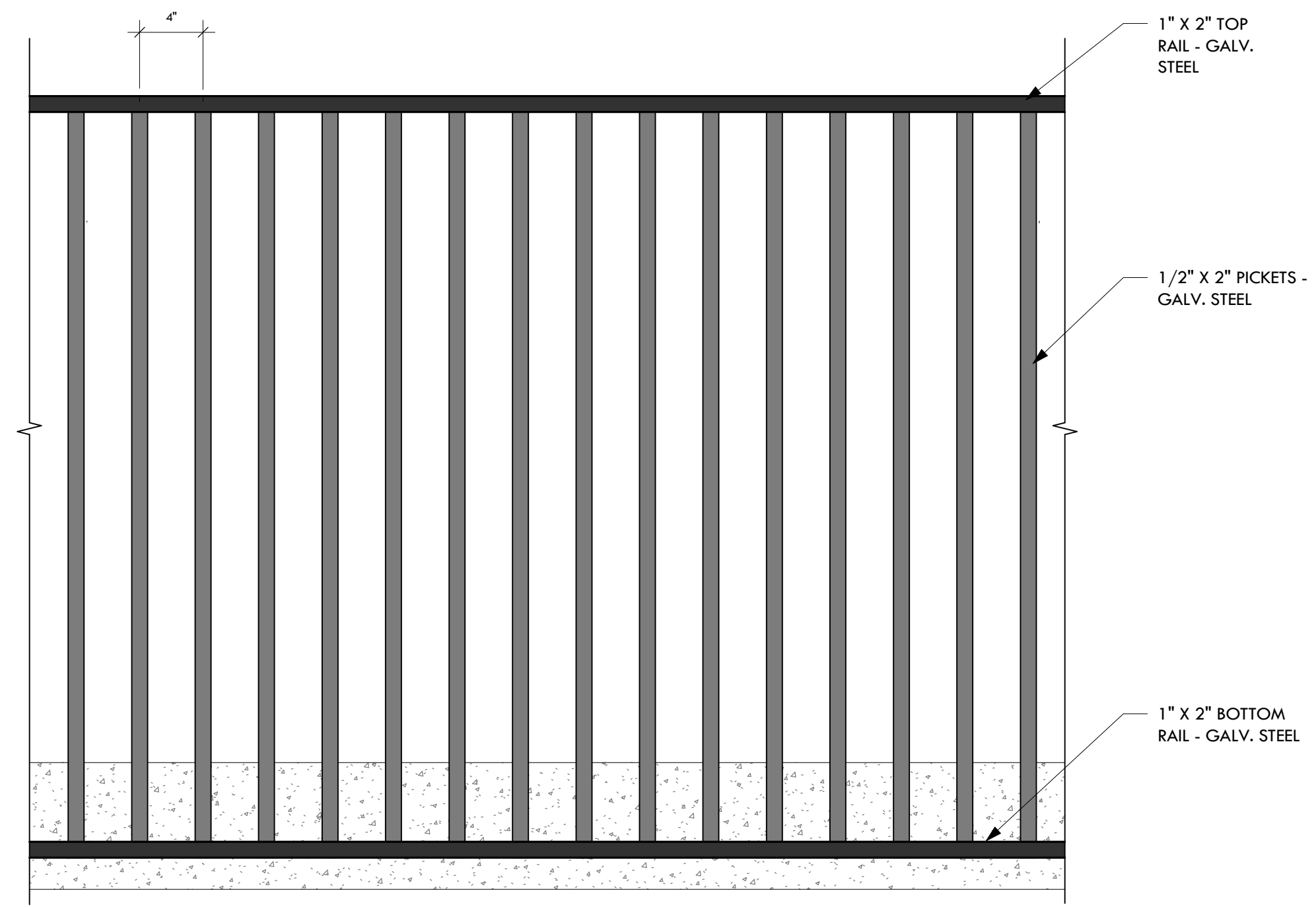
2 CHAIN LINK FENCE - EAST PROPERTY LINE
SCALE: 1" = 1'-0"

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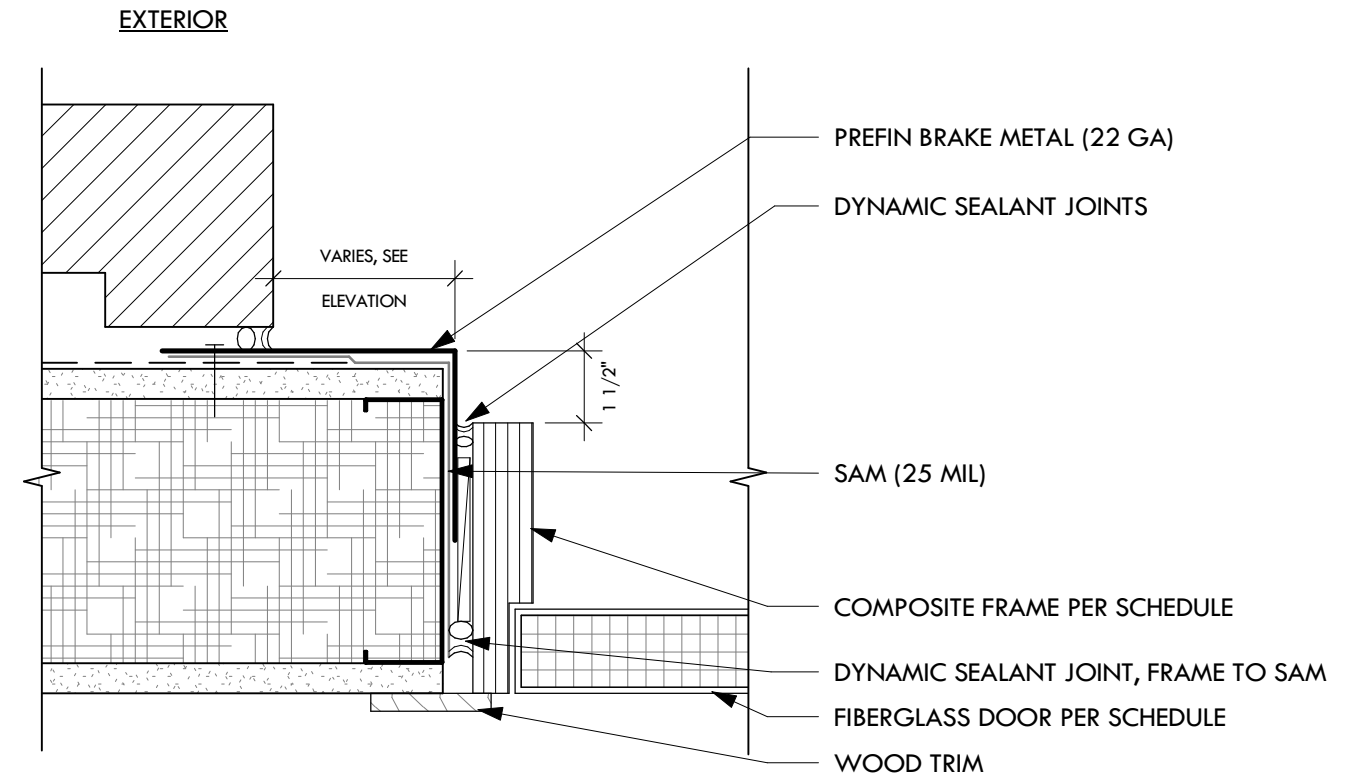
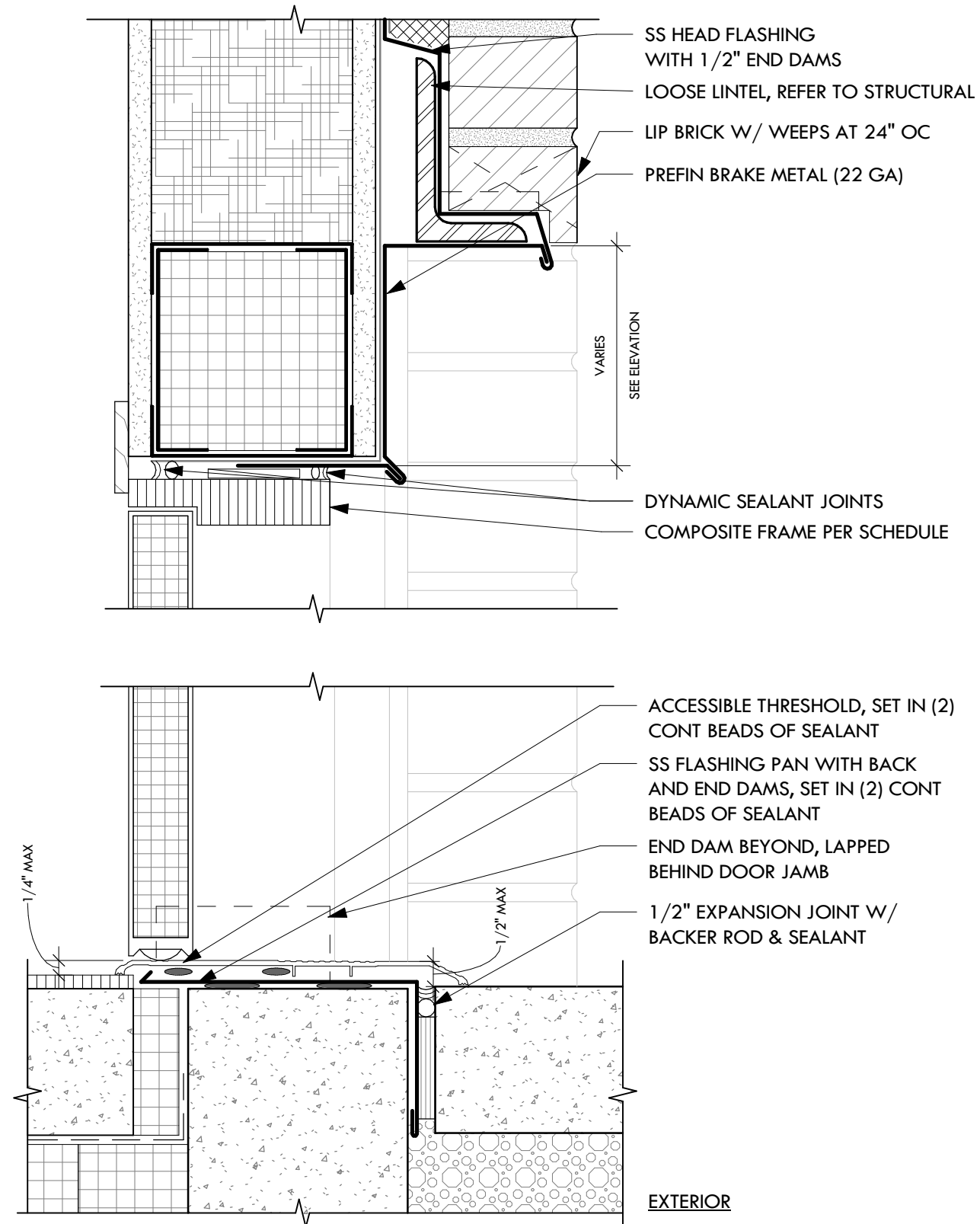
DETAILS - SITE & LANDSCAPE



1 TYPICAL RAILING SECTION
SCALE: 1 1/2" = 1'-0"

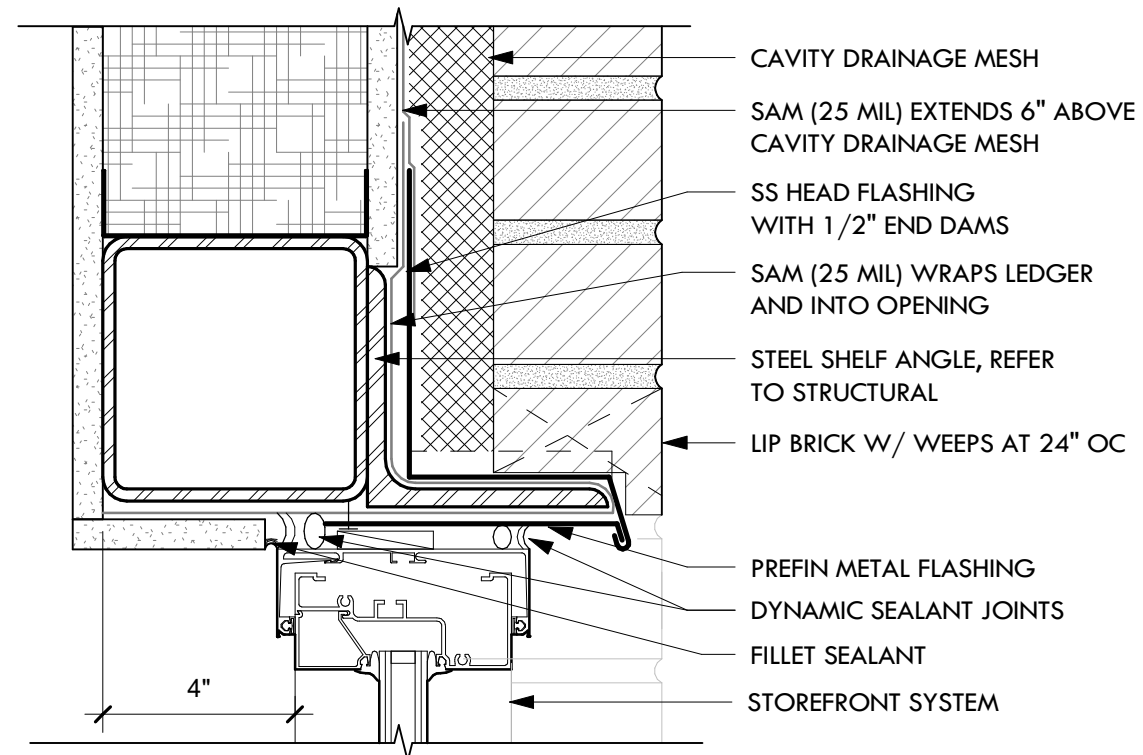


2 TYPICAL RAILING ELEVATION
SCALE: 1 1/2" = 1'-0"



1 UNIT ENTRY DOOR SECTION
 SCALE: 3" = 1'-0"

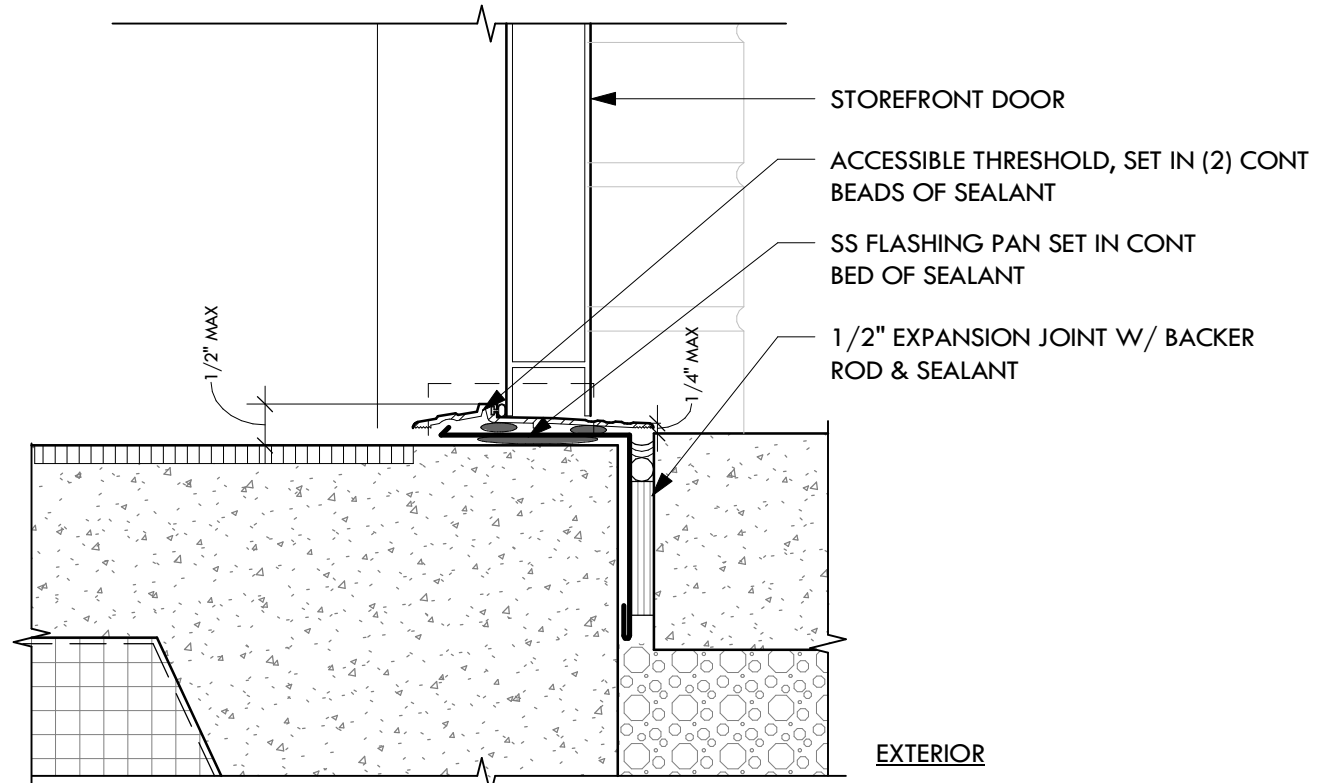
2 UNIT ENTRY DOOR JAMB
 SCALE: 3" = 1'-0"



- CAVITY DRAINAGE MESH
- SAM (25 MIL) EXTENDS 6" ABOVE CAVITY DRAINAGE MESH
- SS HEAD FLASHING WITH 1/2" END DAMS
- SAM (25 MIL) WRAPS LEDGER AND INTO OPENING
- STEEL SHELF ANGLE, REFER TO STRUCTURAL
- LIP BRICK W/ WEEPS AT 24" OC

- PREFIN METAL FLASHING
- DYNAMIC SEALANT JOINTS
- FILLET SEALANT
- STOREFRONT SYSTEM

4"

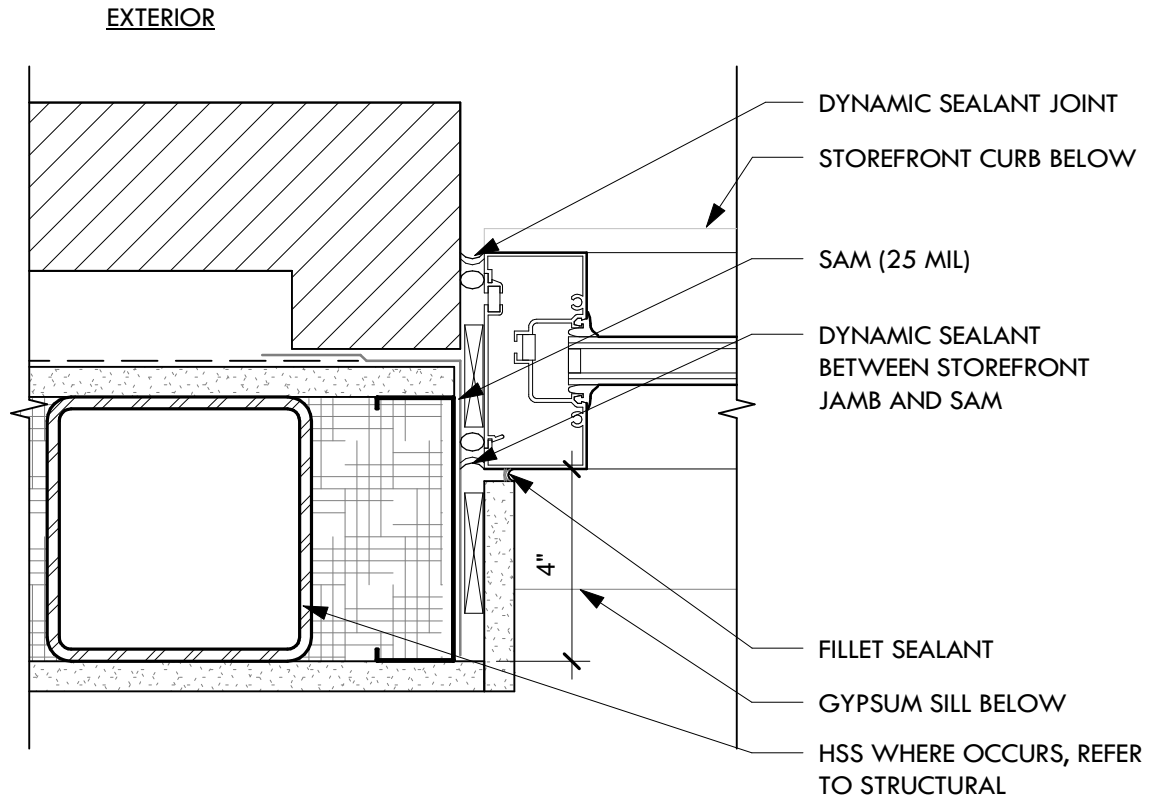


- STOREFRONT DOOR
- ACCESSIBLE THRESHOLD, SET IN (2) CONT BEADS OF SEALANT
- SS FLASHING PAN SET IN CONT BED OF SEALANT
- 1/2" EXPANSION JOINT W/ BACKER ROD & SEALANT

1/2" MAX

1/4" MAX

EXTERIOR



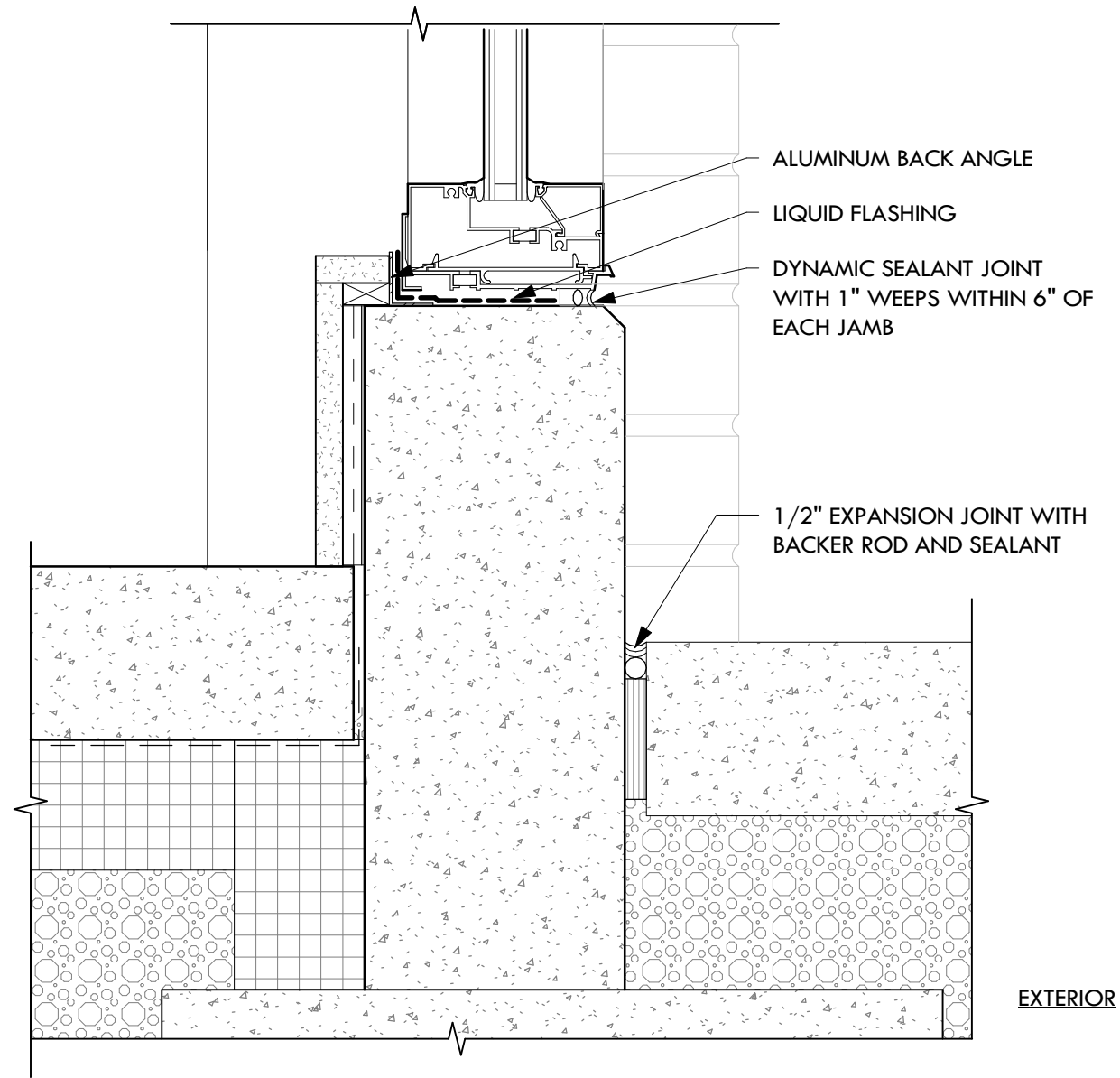
EXTERIOR

- DYNAMIC SEALANT JOINT
- STOREFRONT CURB BELOW
- SAM (25 MIL)
- DYNAMIC SEALANT BETWEEN STOREFRONT JAMB AND SAM
- FILLET SEALANT
- GYPSUM SILL BELOW
- HSS WHERE OCCURS, REFER TO STRUCTURAL

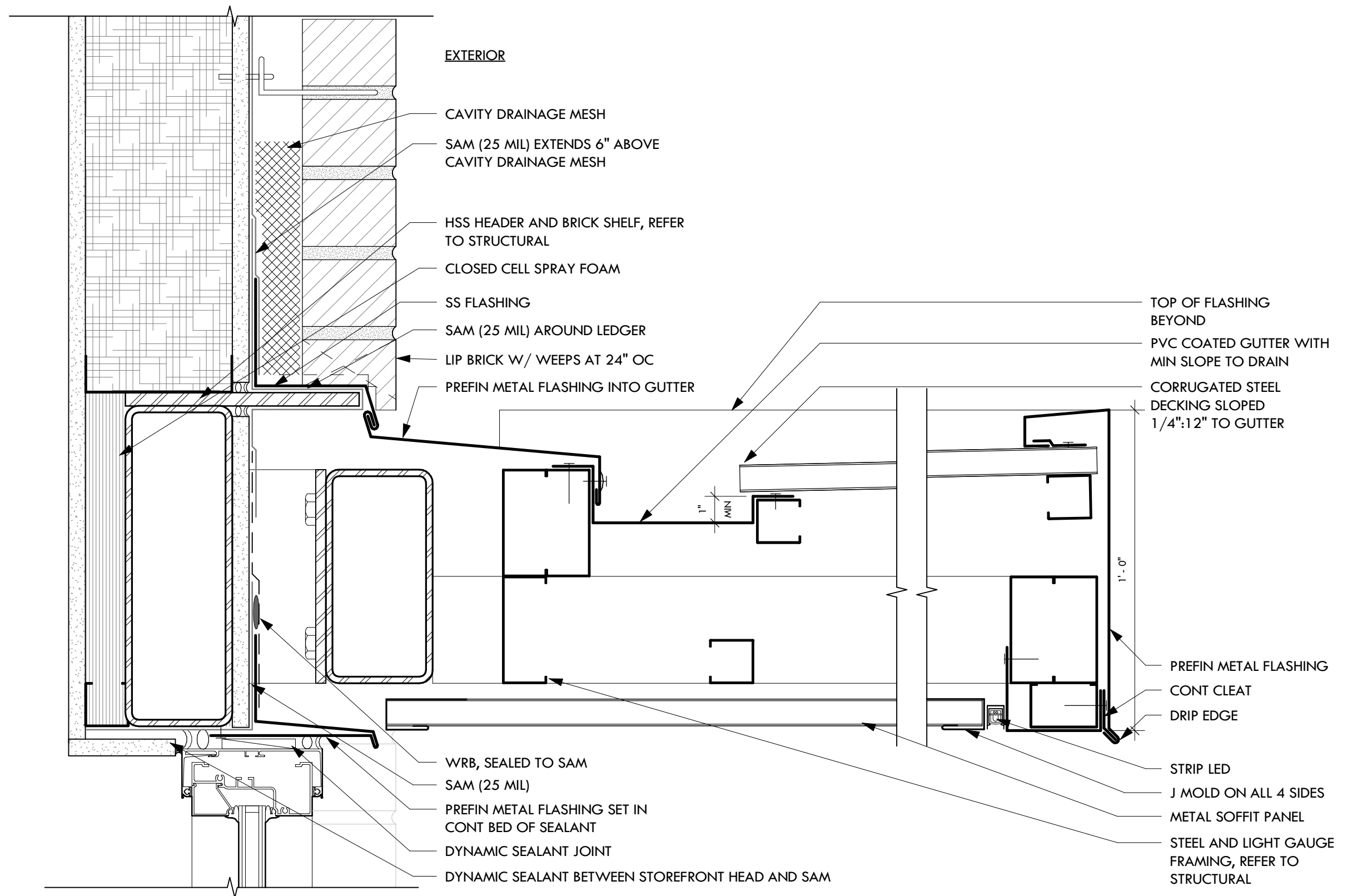
4"

1 STOREFRONT DOOR HEAD + SILL
SCALE: 3" = 1'-0"

2 STOREFRONT DOOR JAMB
SCALE: 3" = 1'-0"



1 STOREFRONT CURB AT SIDEWALK
SCALE: 3" = 1'-0"



EXTERIOR

- CAVITY DRAINAGE MESH
- SAM (25 MIL) EXTENDS 6" ABOVE CAVITY DRAINAGE MESH
- HSS HEADER AND BRICK SHELF, REFER TO STRUCTURAL
- CLOSED CELL SPRAY FOAM
- SS FLASHING
- SAM (25 MIL) AROUND LEDGER
- LIP BRICK W/ WEEPS AT 24" OC
- PREFIN METAL FLASHING INTO GUTTER

- TOP OF FLASHING BEYOND
- PVC COATED GUTTER WITH MIN SLOPE TO DRAIN
- CORRUGATED STEEL DECKING SLOPED 1/4":12" TO GUTTER

- PREFIN METAL FLASHING
- CONT CLEAT
- DRIP EDGE

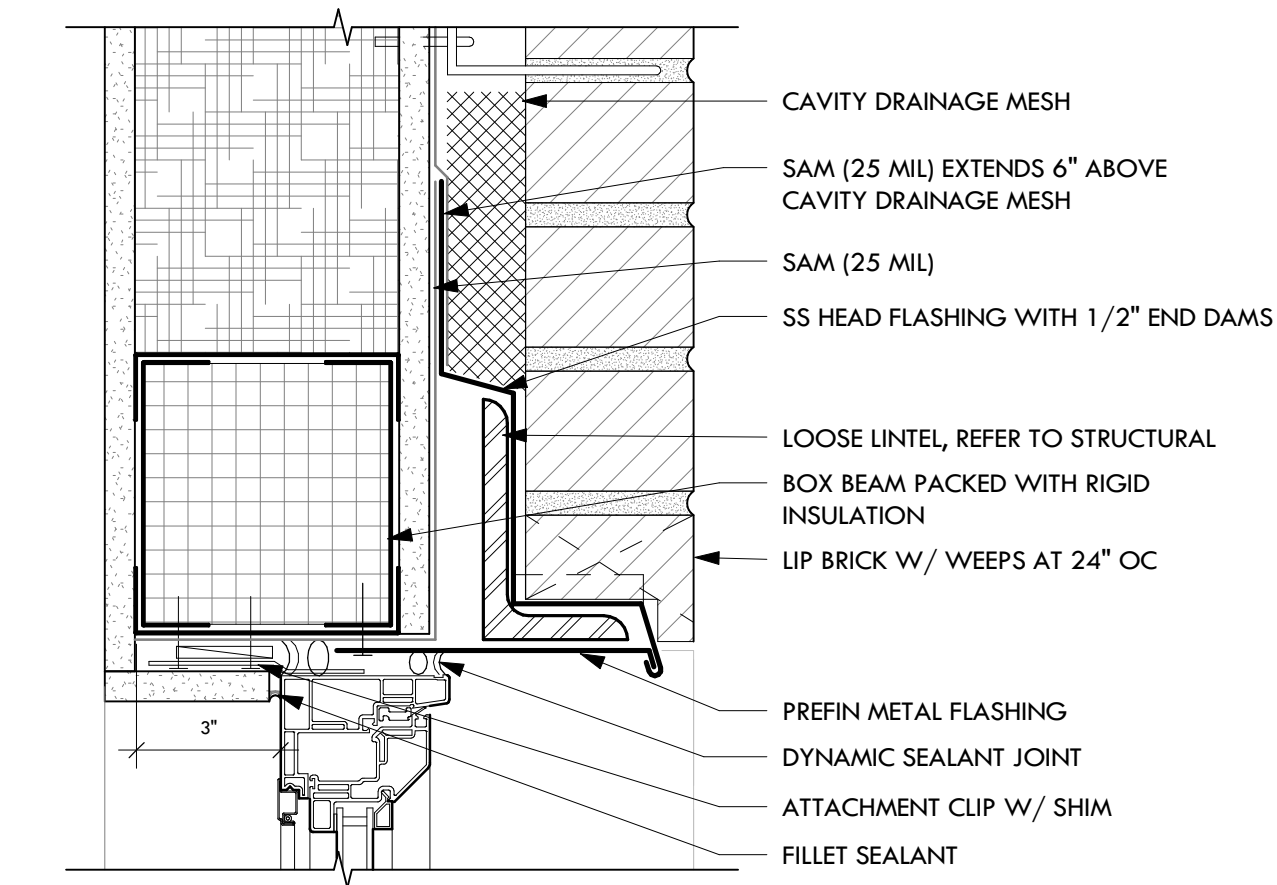
- WRB, SEALED TO SAM
- SAM (25 MIL)
- PREFIN METAL FLASHING SET IN CONT BED OF SEALANT
- DYNAMIC SEALANT JOINT
- DYNAMIC SEALANT BETWEEN STOREFRONT HEAD AND SAM

- STRIP LED
- J MOLD ON ALL 4 SIDES
- METAL SOFFIT PANEL
- STEEL AND LIGHT GAUGE FRAMING, REFER TO STRUCTURAL

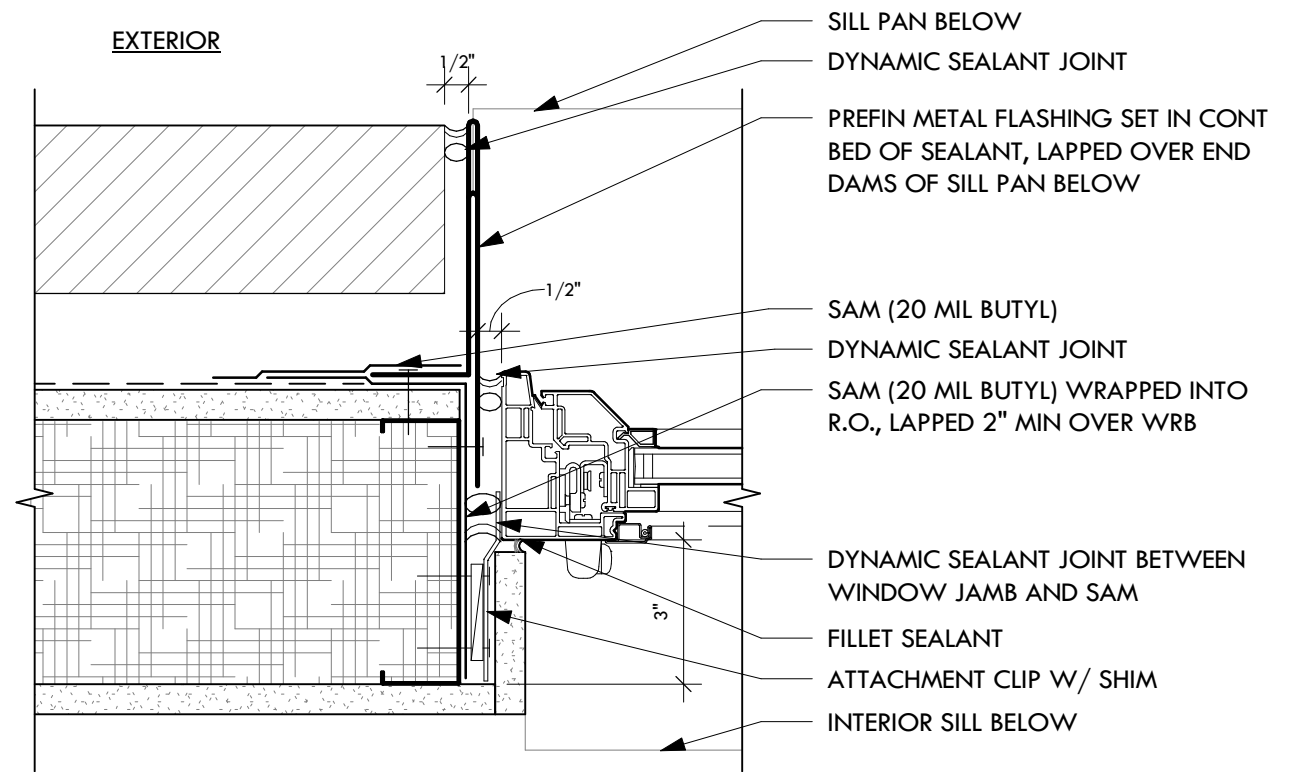
1 ENTRY CANOPY
SCALE: 3" = 1'-0"

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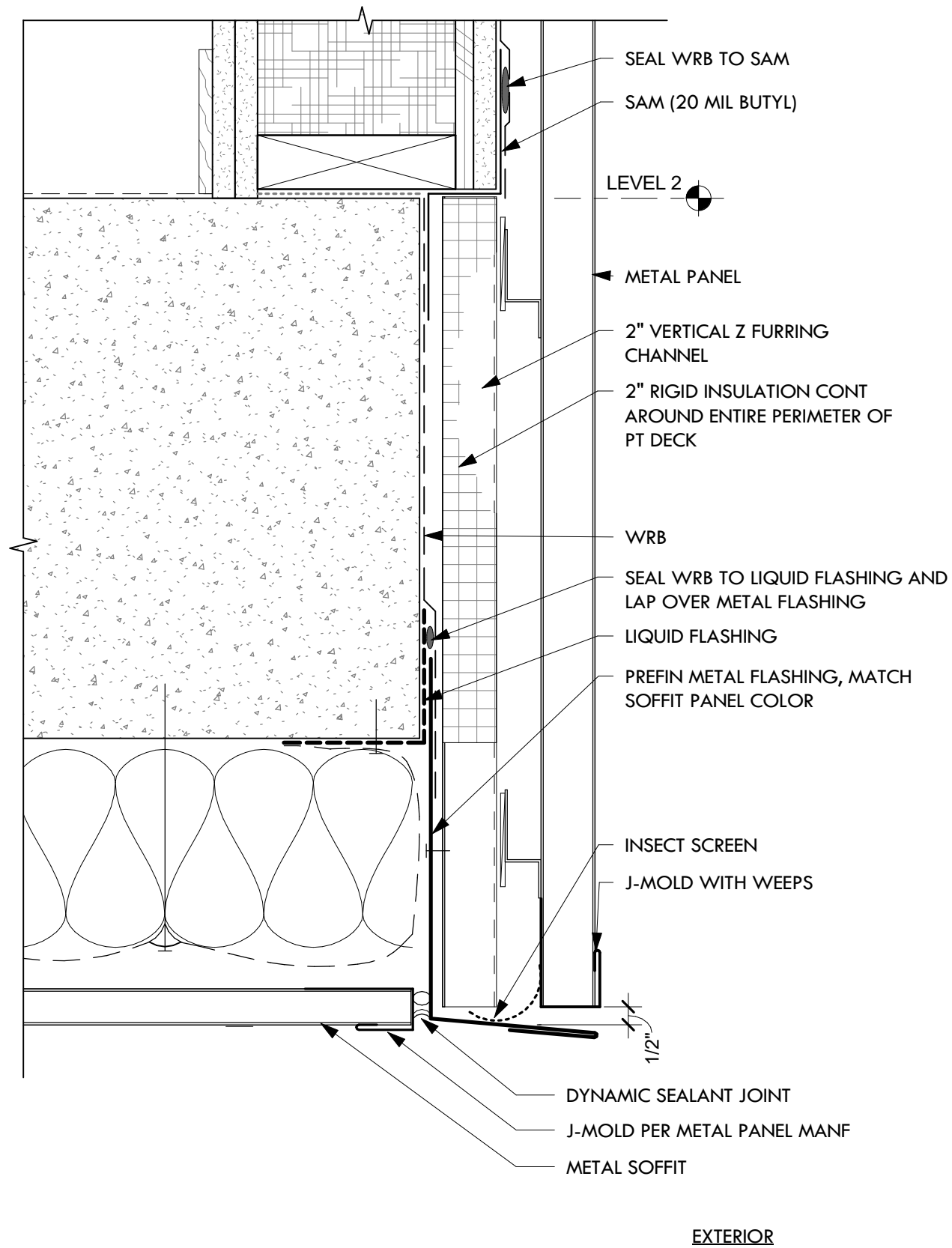
DETAILS - STOREFRONT



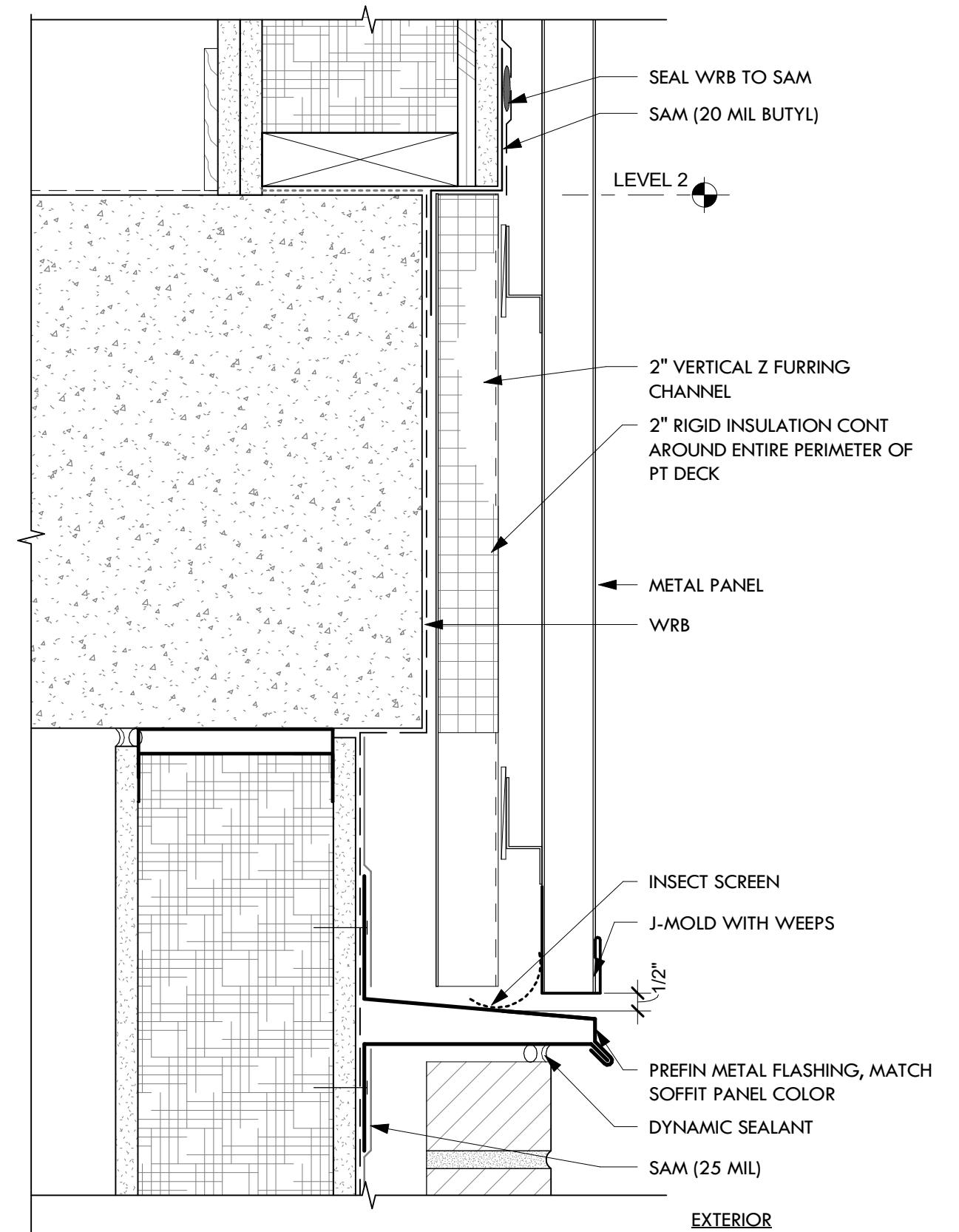
1 WINDOW SECTION AT BRICK
SCALE: 3" = 1'-0"



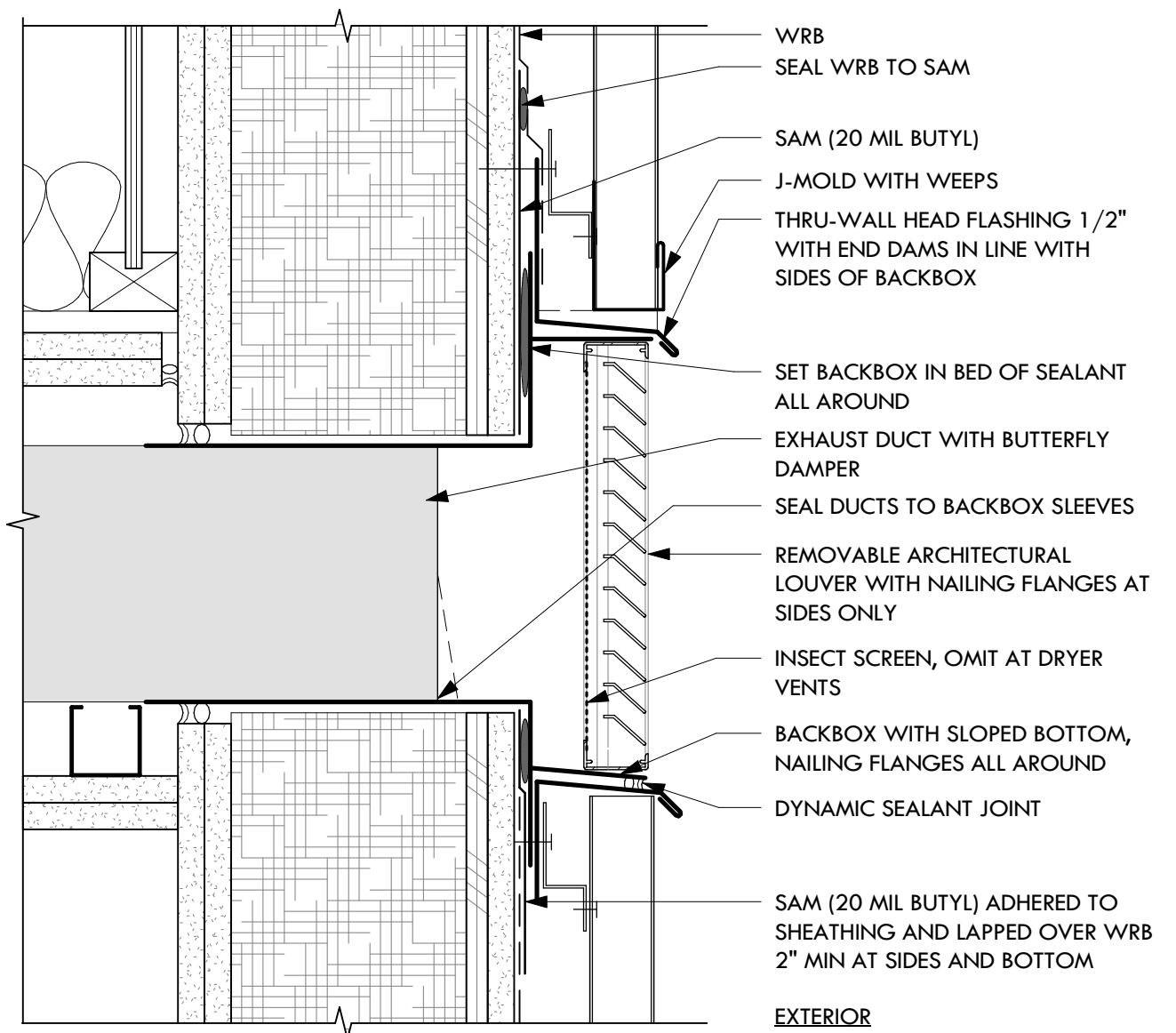
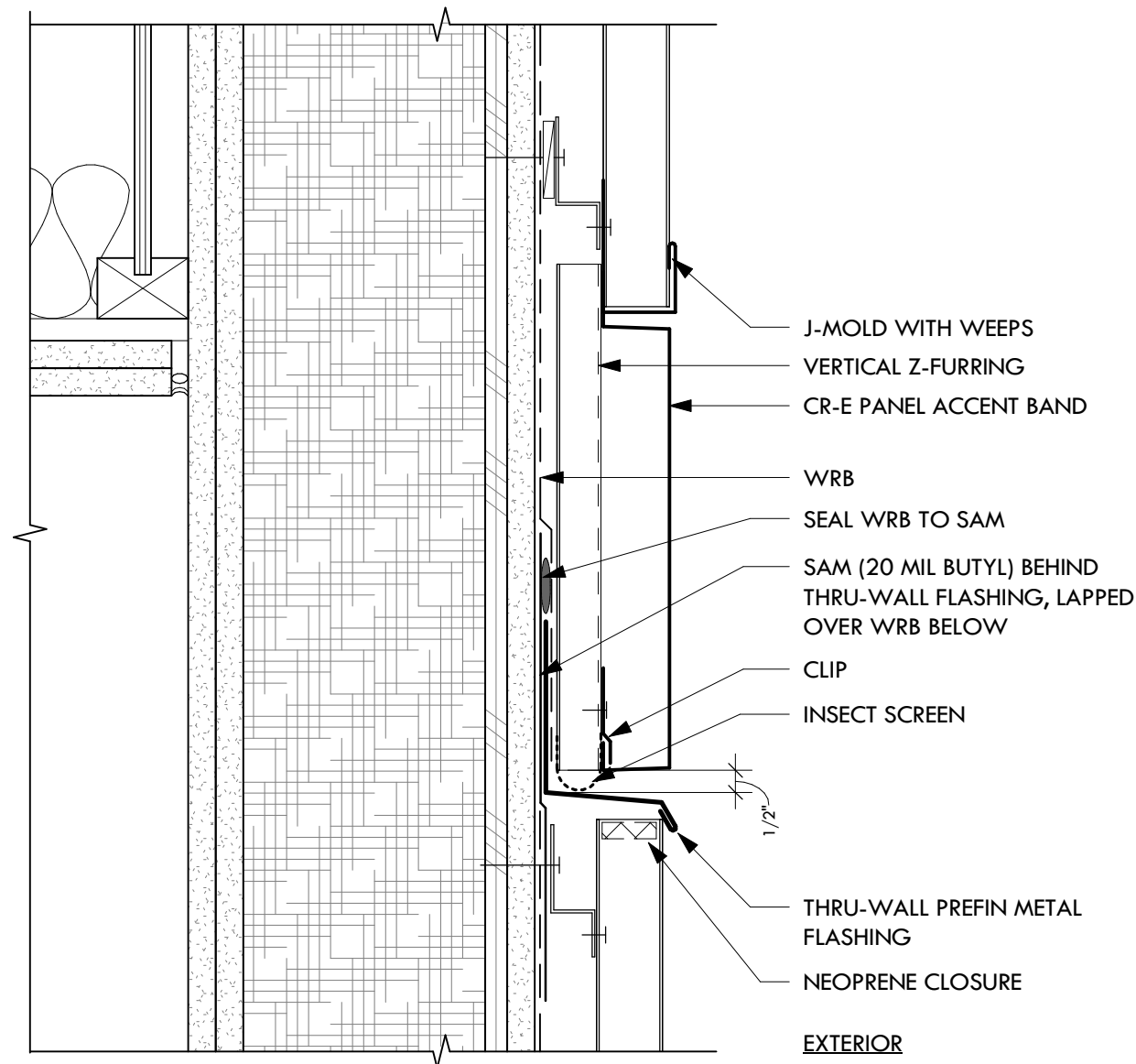
2 WINDOW JAMB AT BRICK
SCALE: 3" = 1'-0"



1 SOFFIT EDGE
SCALE: 3" = 1'-0"

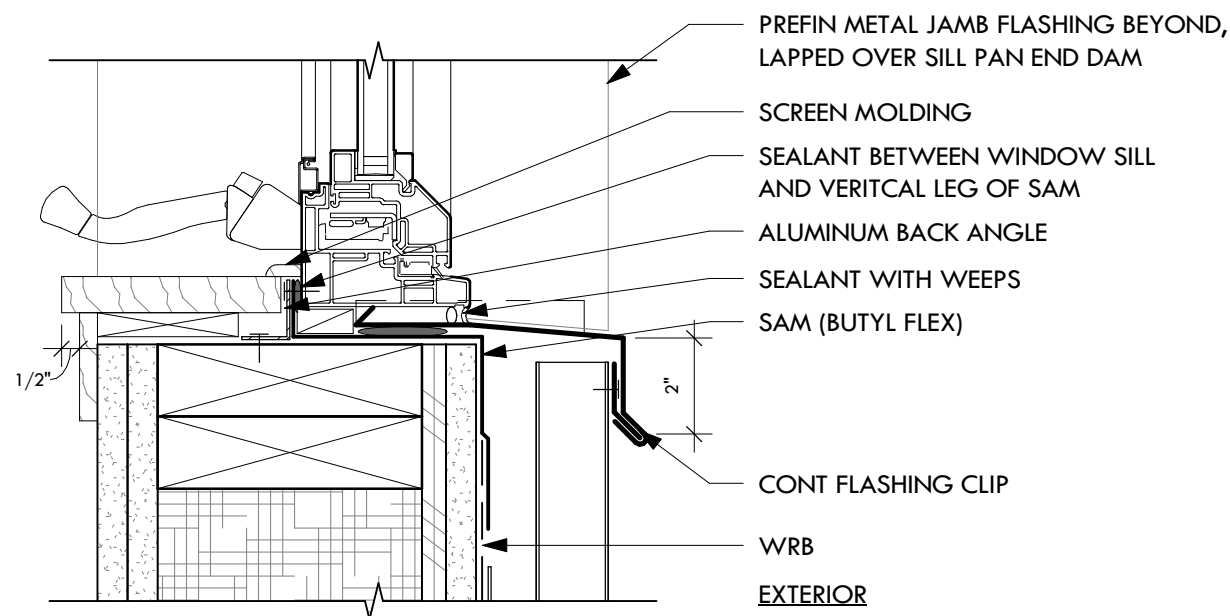
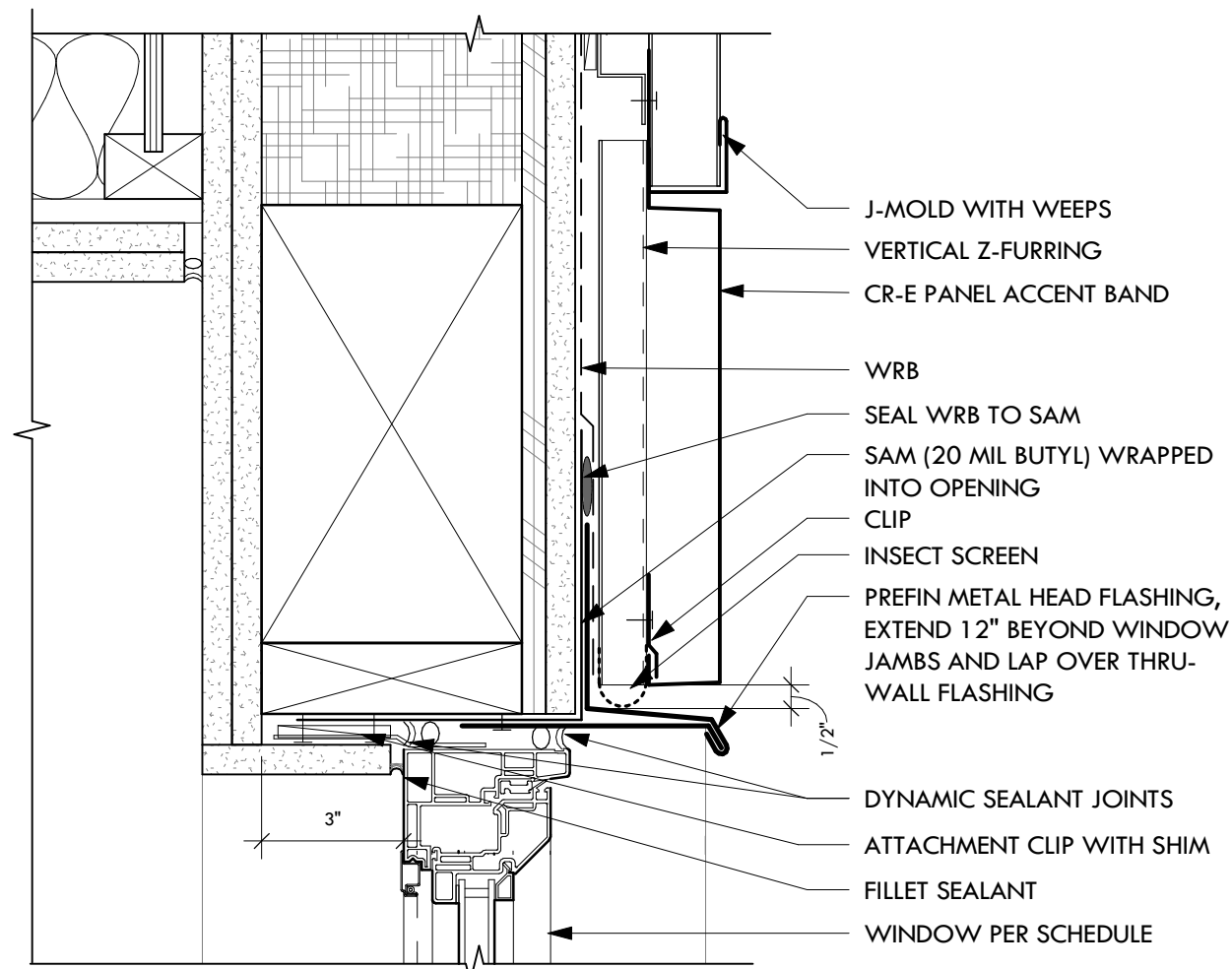


2 CLADDING TRANSITION
SCALE: 3" = 1'-0"



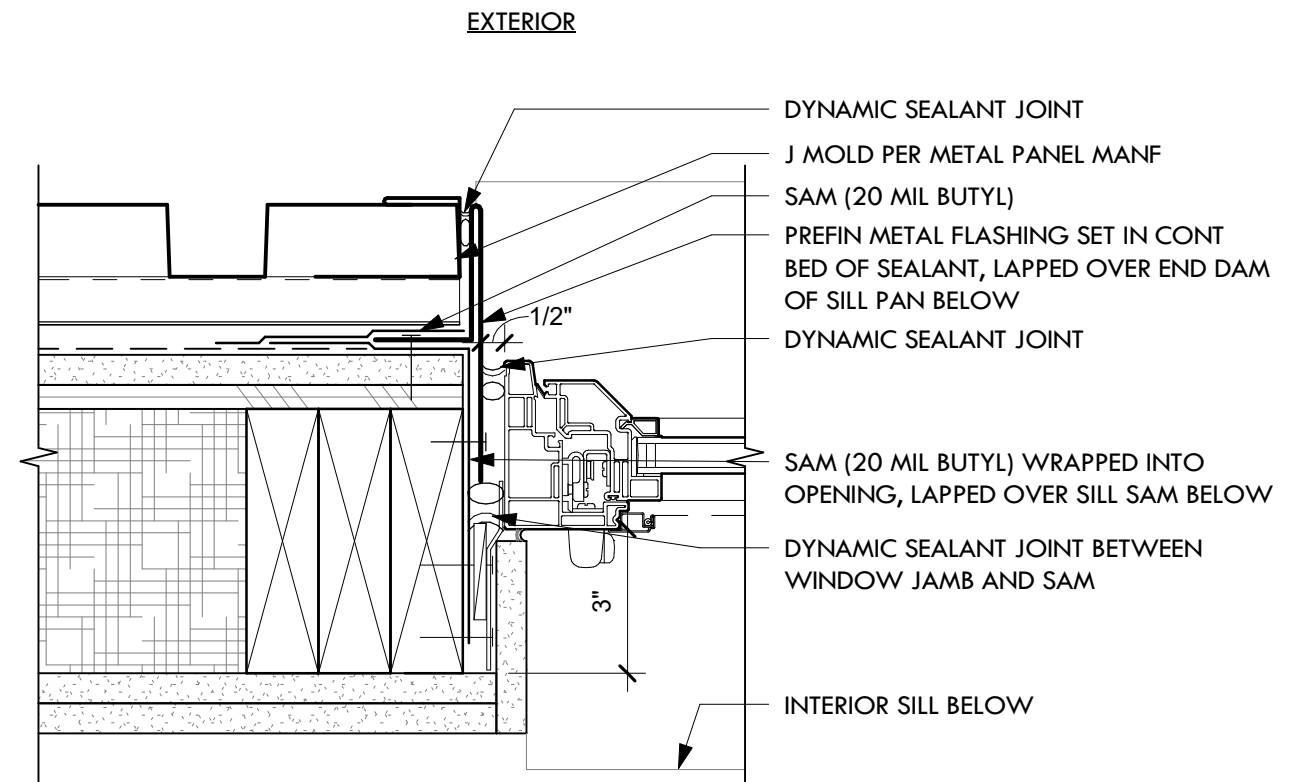
1 METAL PANEL AT HORIZONTAL BAND
SCALE: 3" = 1'-0"

2 METAL PANEL AT VENT PENETRATION
SCALE: 3" = 1'-0"



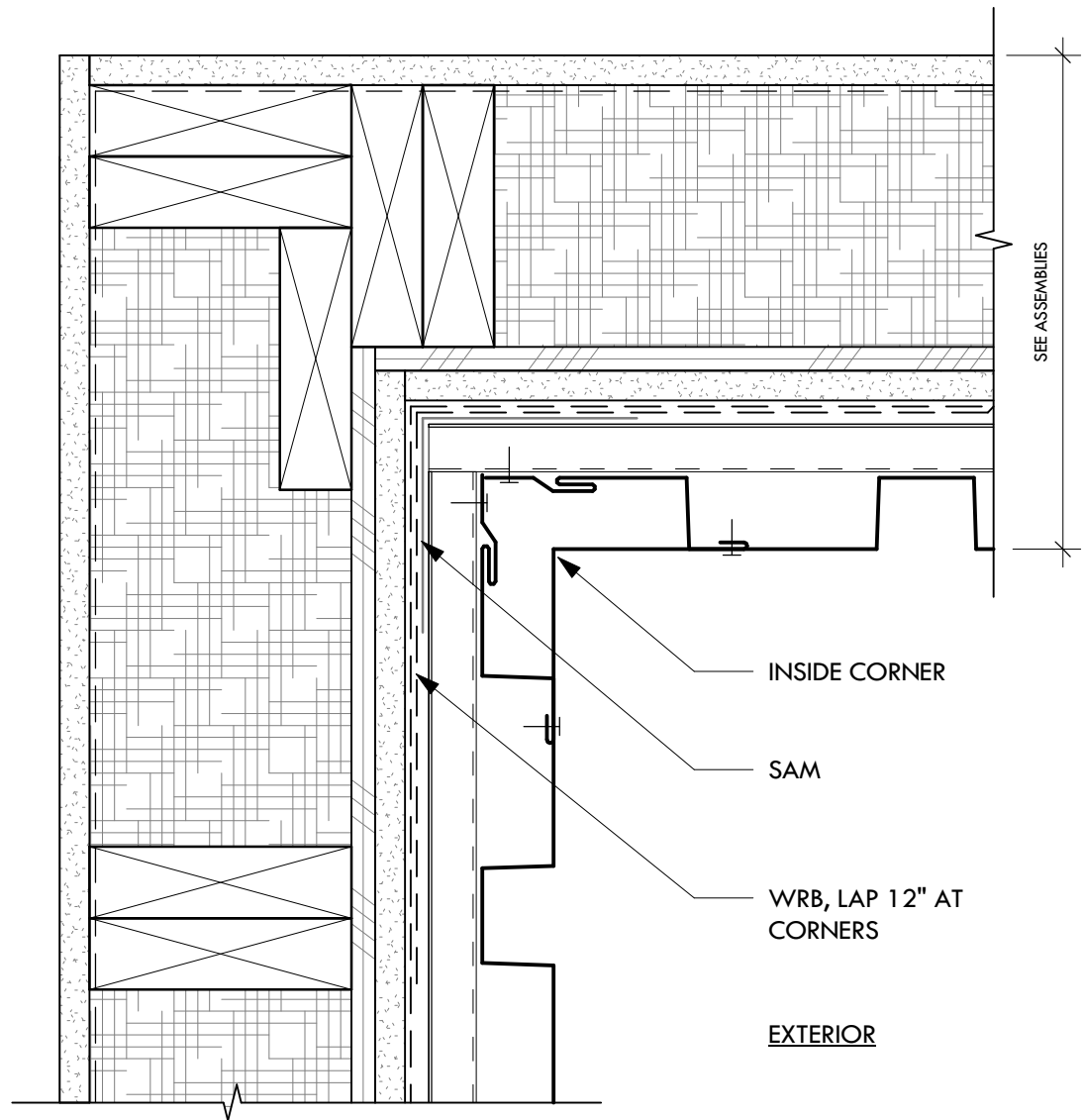
1 TYPICAL WINDOW SECTION AT METAL PANEL

SCALE: 3" = 1'-0"

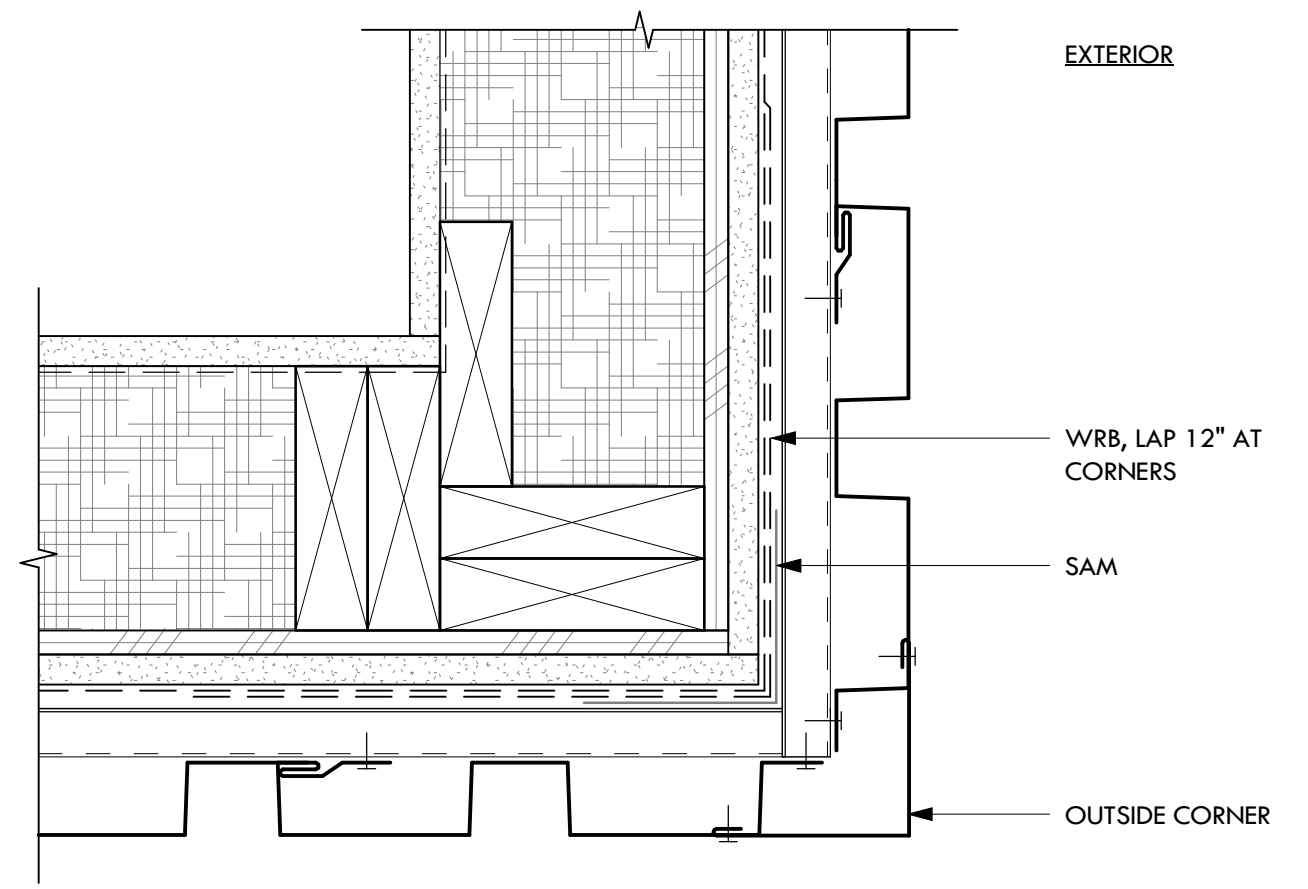


2 TYPICAL WINDOW JAMB AT METAL PANEL

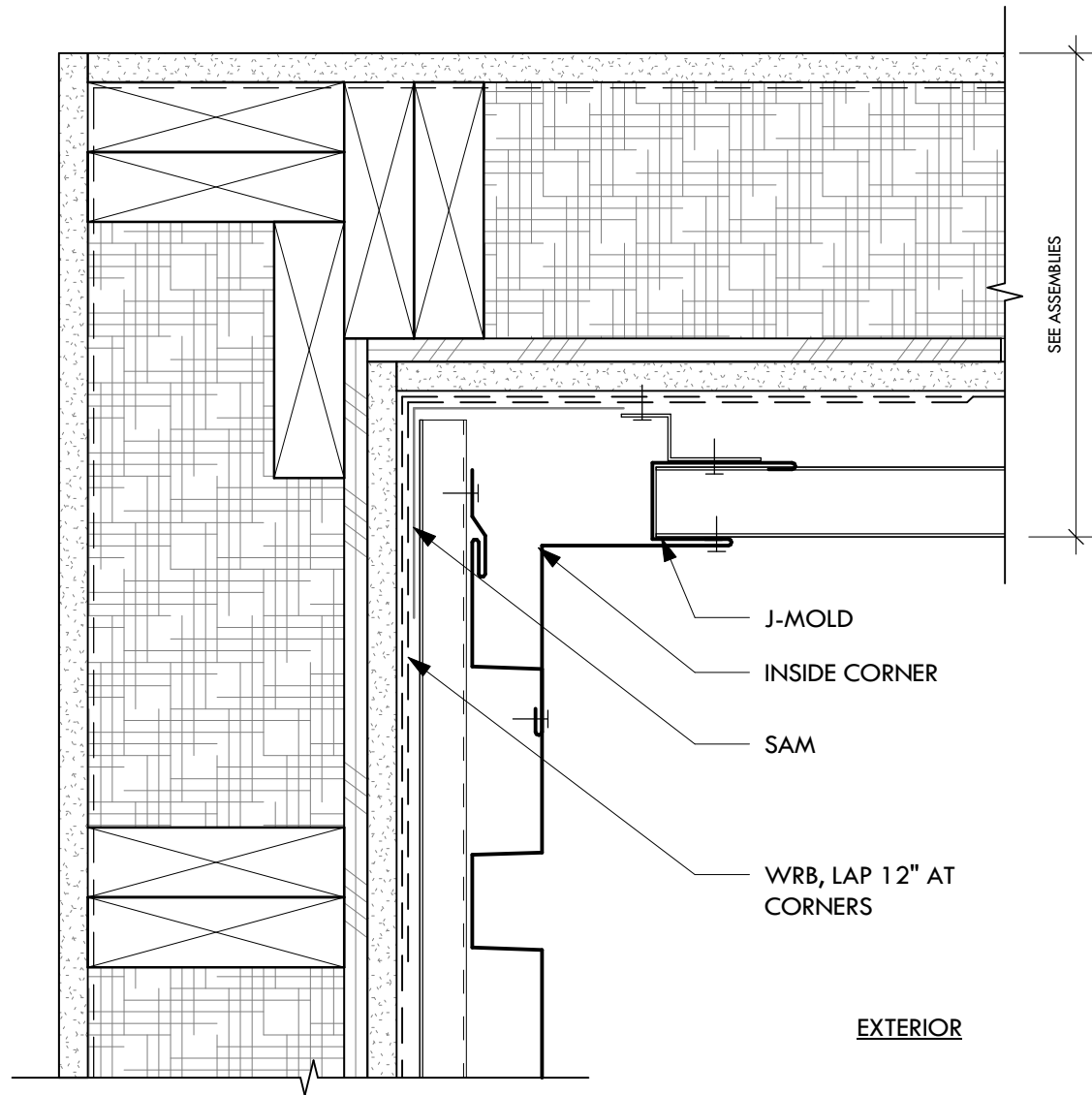
SCALE: 3" = 1'-0"



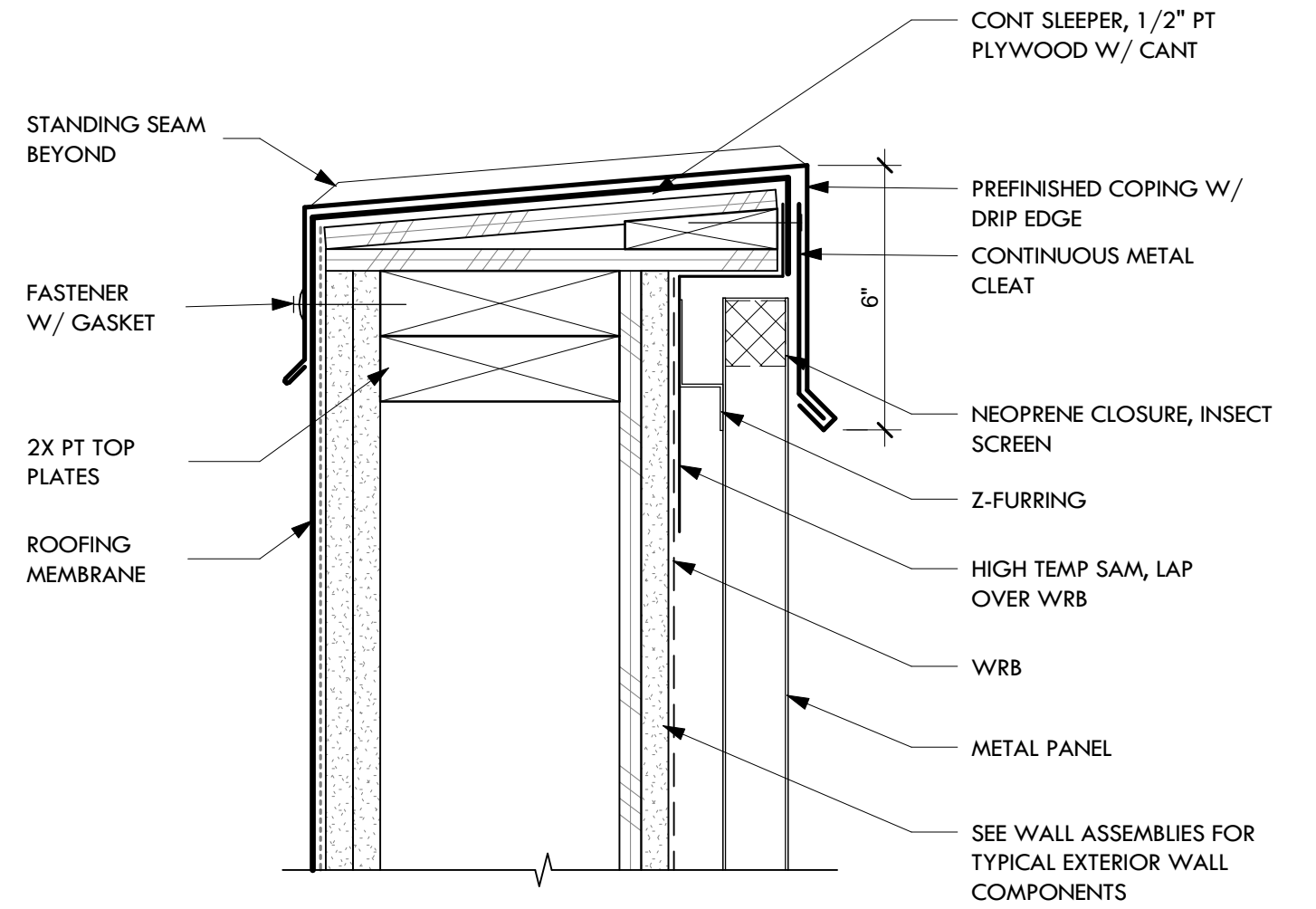
1 **INSIDE CORNER AT METAL PANEL**
SCALE: 3" = 1'-0"



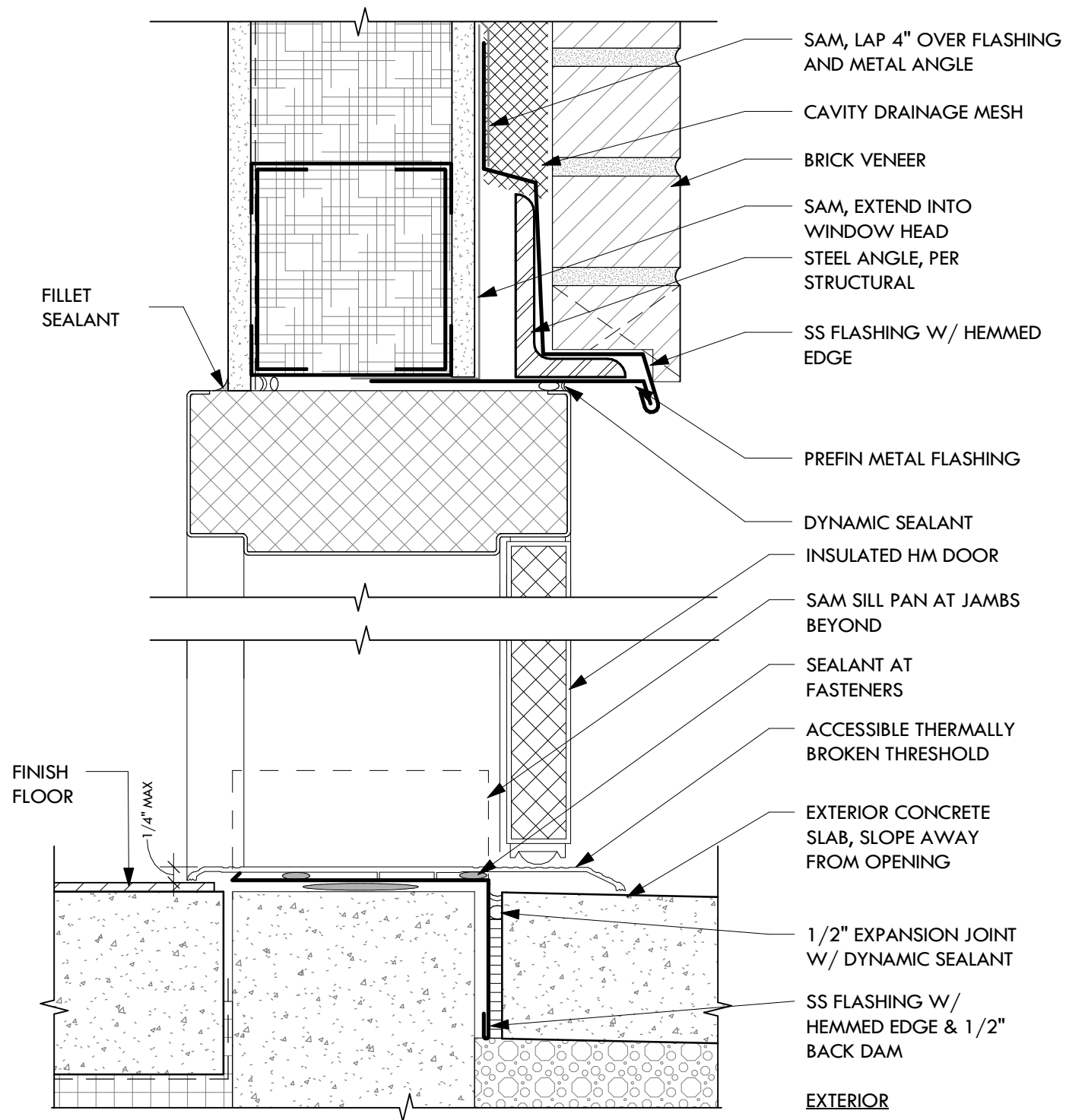
2 **OUTSIDE CORNER AT METAL PANEL**
SCALE: 3" = 1'-0"



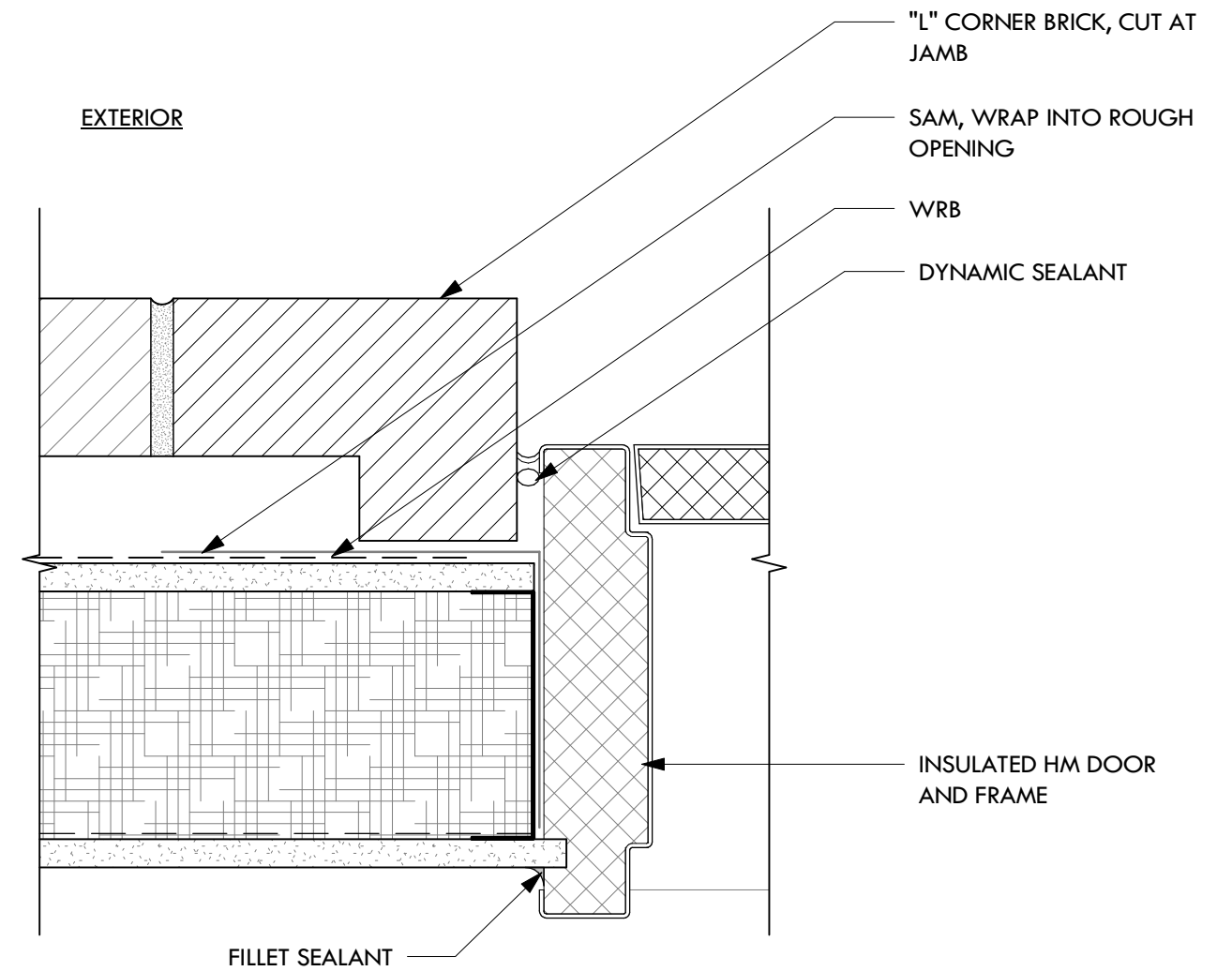
1 **INSIDE CORNER AT ENTRY WALL**
SCALE: 3" = 1'-0"



2 **TYPICAL PARAPET COPING**
SCALE: 3" = 1'-0"

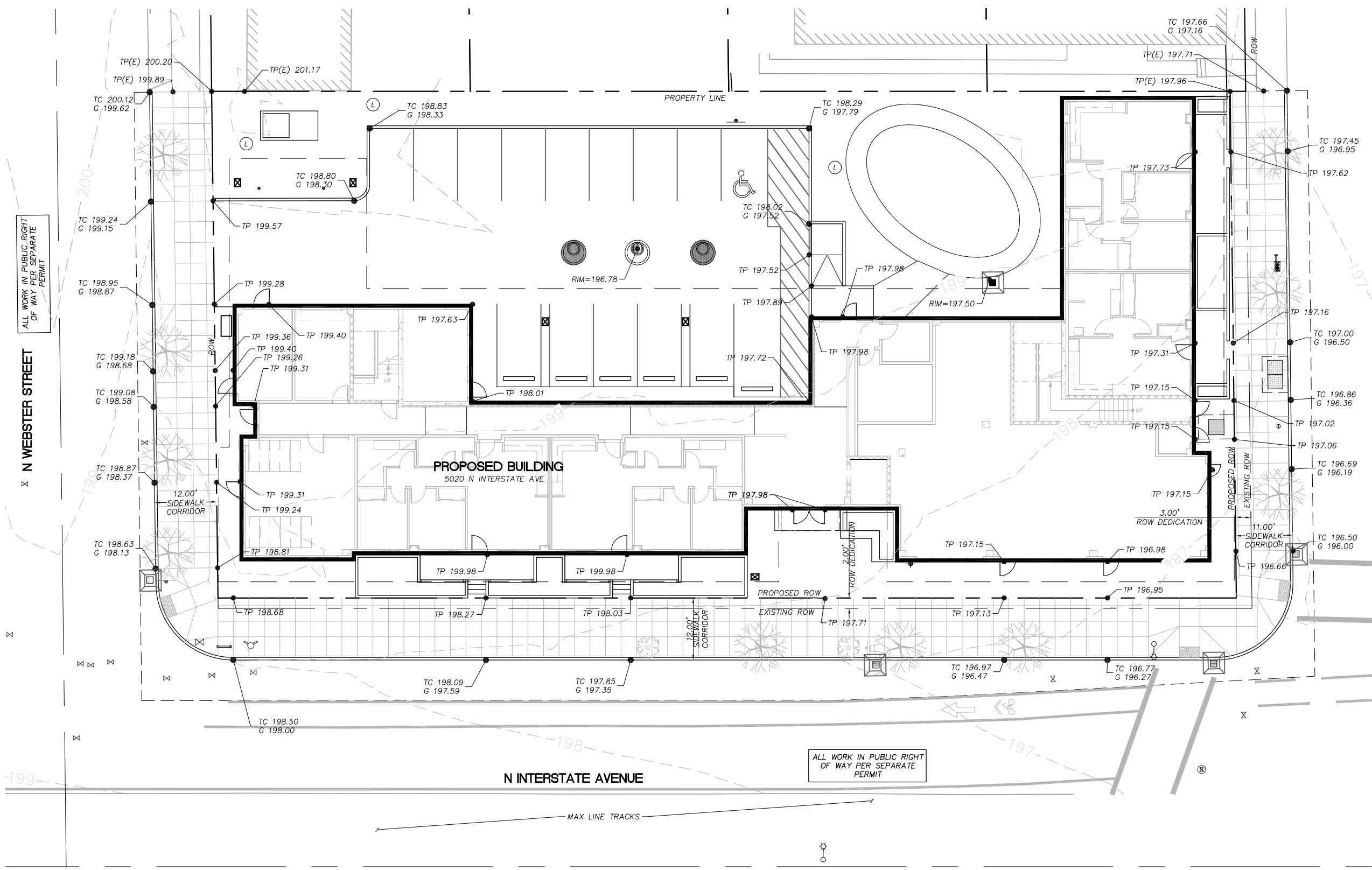


1 HM DOOR SECTION
SCALE: 3" = 1'-0"



2 HM DOOR JAMB
SCALE: 3" = 1'-0"

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



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GRADING PLAN

STORMWATER NARRATIVE

PRIVATE SITE:

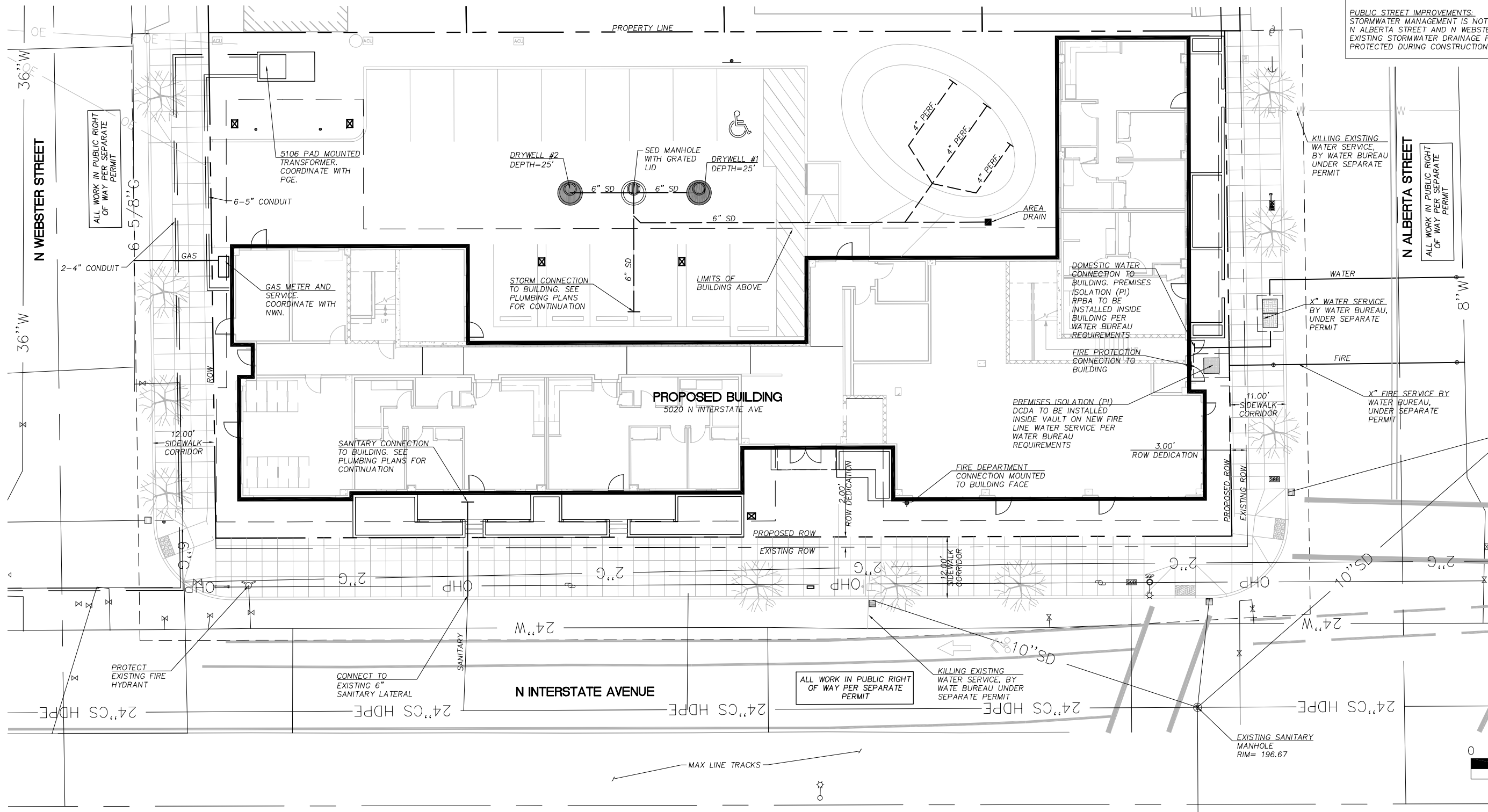
WATER QUALITY & WATER QUANTITY
 WATER QUALITY & QUANTITY CONTROL IS MET WITH A SEDIMENTATION MANHOLE PRIOR TO DISPOSAL TO THE PRIVATE DRYWELL SYSTEM.

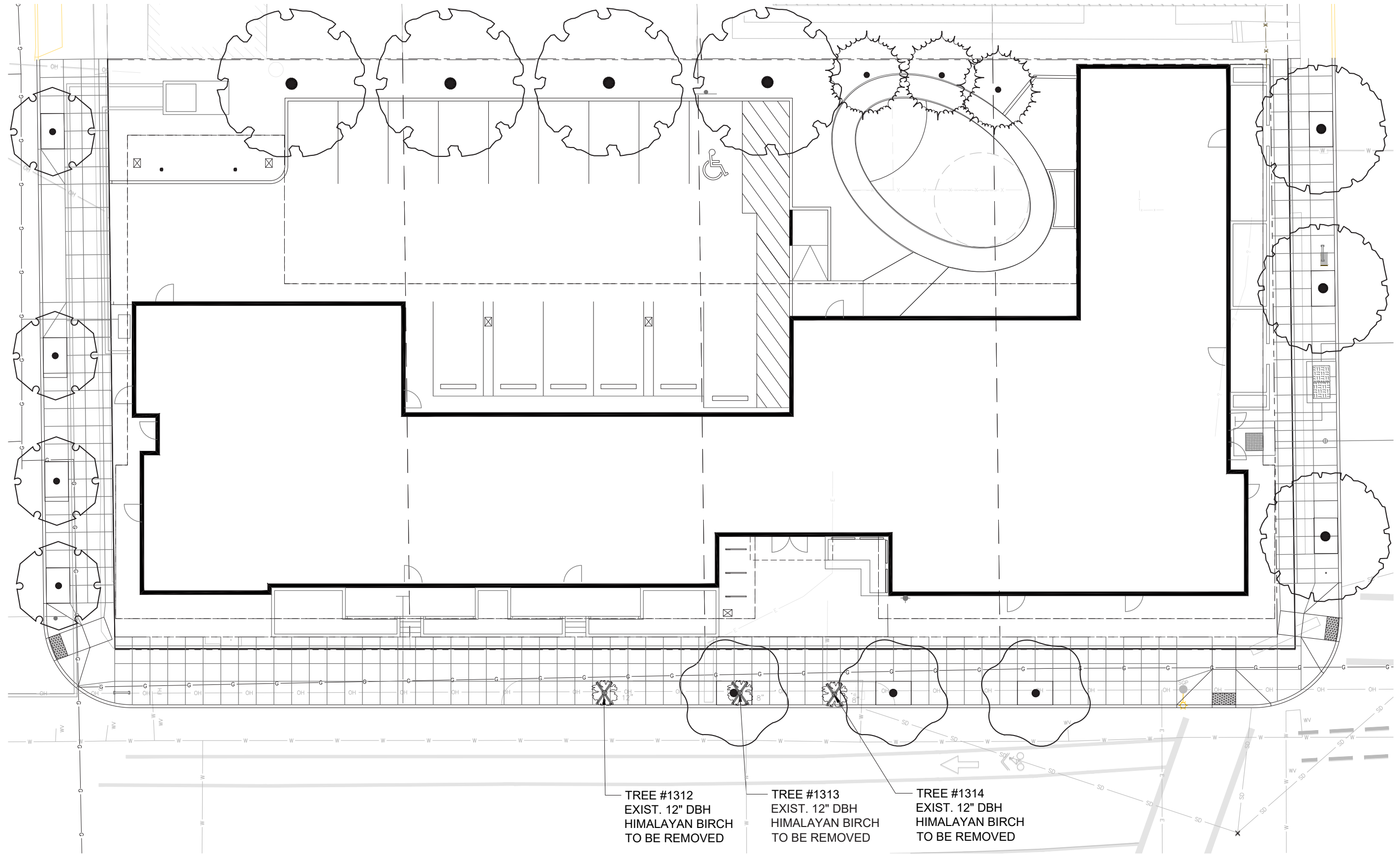
DISPOSAL
 ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE PRIVATE DRYWELL SYSTEM TO BE INFILTRATED. THE DRYWELLS ARE LOCATED EAST OF THE PROPOSED BUILDING IN THE PARKING AREA. THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE STORMWATER DISPOSAL HIERARCHY.

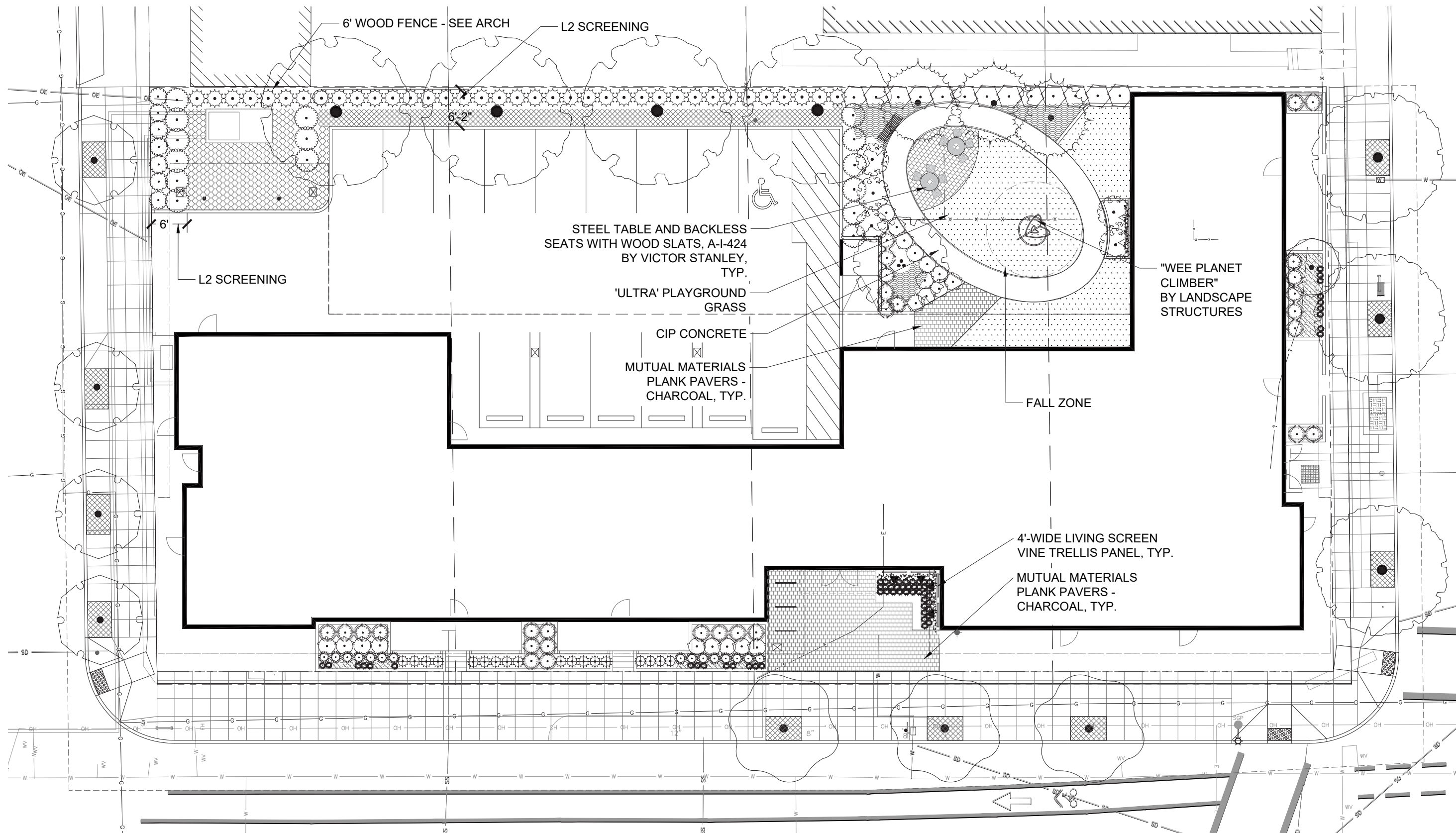
PUBLIC STREET IMPROVEMENTS:
 STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE N INTERSTATE AVENUE, N ALBERTA STREET AND N WEBSTER STREET PUBLIC RIGHT-OF-WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT-OF-WAY WILL BE PROTECTED DURING CONSTRUCTION.

UTILITY CONTACT LIST:

- PGE**
 ADRIAN.BULLMORE@PGN.COM
 503-568-2531
- TRIMET**
 MICHELLE.WYFFELS@TRIMET.ORG
 503-962-2180
- NW NATURAL**
 JODI.WRIGHT@NWNATURAL.COM
 503-367-4984
- COMCAST**
 RICHARD.MARONEY@COMCAST.COM
 971-801-5695
- CENTURYLINK**
 MATT.CAMPBELL@CENTURYLINK.COM
 503-242-6568
- PORTLAND BES**
 STEPHEN.HIMES@PORTLANDOREGON.GOV
 503-823-7875
- PORTLAND WATER BUREAU**
 MARI.MOORE@PORTLANDOREGON.GOV
 503-823-7364







NOTE: SEE PAGE 56
FOR PLANT SCHEDULE






SITE AREA	
TOTAL SITE AREA	19,306 sf
LANDSCAPE AREA	3,367 SF sf (17% TOTAL SITE AREA)

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PLANTING PLAN


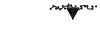
PLANT SCHEDULE

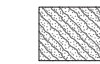


CITY OF PORTLAND TREE SIZE


TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS	
	CP	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping ALASKAN CEDAR	1.5" CAL.	3			MEDIUM
	CA	CORNUS X KN30-8	VENUS DOGWOOD	2.5" CAL.	3		LIMBED TO 6' MIN.	SMALL
	FC	FRAXINUS PENNSYLVANICA 'CIMARRON'	CIMARRON ASH	2.5" CAL.	4			LARGE
	GH	GINKGO BILOBA 'HALKA'	HALKA GINKGO	1.5" CAL.	3		LIMBED TO 6' MIN.	SMALL
	ZM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2.5" CAL.	4		LIMBED TO 6' MIN.	SMALL

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	AC	ACER CIRCINATUM	VINE MAPLE	15 GAL	192" o.c.	1		NATIVE
	IL	ITEA VIRGINICA 'LITTLE HENRY' TM	DWARF VIRGINIA SWEETSPIRE	5 GAL	36" o.c.	20		
	KJ	KERRIA JAPONICA	JAPANESE KERRIA	5 GAL	66" o.c.	5		
	LG	LEUCOTHOE FONTANESIANA	DROOPING LAUREL	3 GAL	36" o.c.	7		
	LR	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	5 GAL	48" o.c.	15		
	MR	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	15 GAL	120" o.c.	1		
	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL	36" o.c.	37		NATIVE
	NG	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	3 GAL	36" o.c.	29		
	VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	48" o.c.	13		NATIVE

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	24" o.c.	18		
	CI	CAREX MARROWII 'ICE DANCE'	ICE DANCE SEDGE	1 GAL	14" o.c.	60		
	PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL	24" o.c.	15		

VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	SJ	SCHIZOPHRAGMA HYDRANGEOIDES 'MOONLIGHT'	JAPANESE HYDRANGEA	5 GAL	72" o.c.	2		
	TJ	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	5 GAL	72" o.c.	4		

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	AU	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL	24" o.c.	17		NATIVE
	FC2	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4"POT	12" o.c.	522		NATIVE
	PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	4"POT	12" o.c.	306		

SHADY MIX	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
		SHADY MIX				423 sf		
		Blechnum spicant / Deer Fern						
		Gaultheria shallon / Salal	NATIVE					
		Heuchera x 'Havana' / Havana Coral Bells						
		Liriope muscari 'Monroe White' / Monroe White Liriope						
		Mahonia nervosa / Longleaf Mahonia	NATIVE					

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PLANTING PLAN LEGEND

TREES



Chamaecyparis nootkatensis 'Pendula'
Weeping Alaskan Cedar



Cornus x KN30-8
Venus Dogwood



Fraxinus pennsylvanica 'Cimarron'
Cimarron Ash



Zelkova serrata 'Musachino'
Musachino Zelkova



Gingko biloba 'Halka'
Halka Gingko

SHRUBS



Acer circinatum
Vine Maple



Itea virginica 'Little Henry'
Dwarf Virginia Sweetspire



Kerria japonica
Japanese Kerria



Leucothoe fontanesiana
Drooping Laurel



Lonicera nitida 'Red Tips'
Red Tips Box Honeysuckle



Magnolia stellata 'Royal Star'
Royal Star Magnolia



Mahonia aquafolium
Oregon Grape



Mahonia nervosa
Longleaf mahonia



Nandina domestica 'Gulf Stream'
Heavenly Bamboo



Vaccinium ovatum
Evergreen Huckleberry



Myrica californica
California Wax Myrtle



Gaultheria shallon
Salal

GROUNDCOVER, FERNS + GRASSES, VINES



Arctostaphylos uva-ursi
Kinnickinnick



Blechnum spicant
Deer Fern



Calamagrostis x acutiflora
Feather Reed Grass



Carex x 'Ice Dance'
Ice Dance Sedge



Fragaria chiloensis
Beach Strawberry



Heuchera x Havana
Havana Coral Bells



Liriope Muscari 'Monroe's White'
Monroe's White Lilyturf



Polystichum munitum
Western Sword Fern



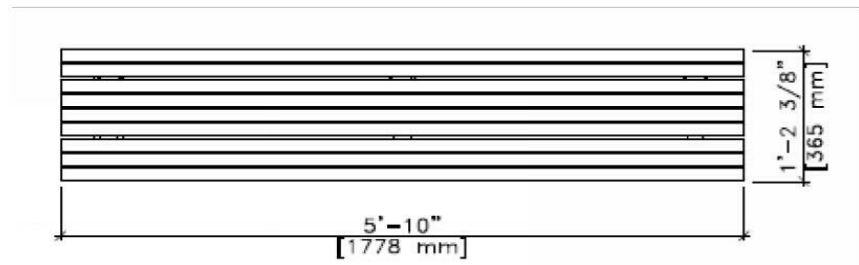
Schizophragma hydrangeoides 'Moonlight'
Japanese Hydrangea Vine



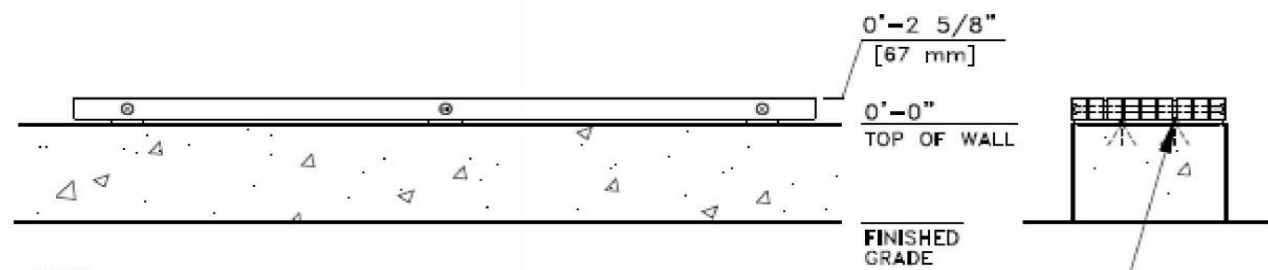
Trachelospermum jasminoides
Star Jasmine



Pennisetum alopecuroides 'Hameln'
Hameln Dwarf Fountain Grass



TOP VIEW



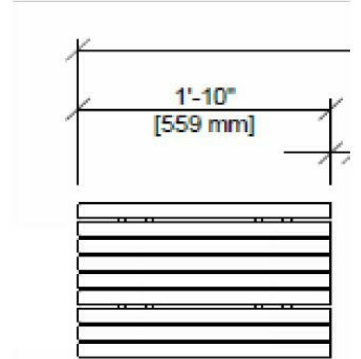
NOTE:
CONCRETE WALL AND ANCHORS (BY OTHERS)
PER LOCAL CONDITIONS. CONSULT PROJECT
ENGINEER FOR EXACT REQUIREMENTS.

FRONT VIEW

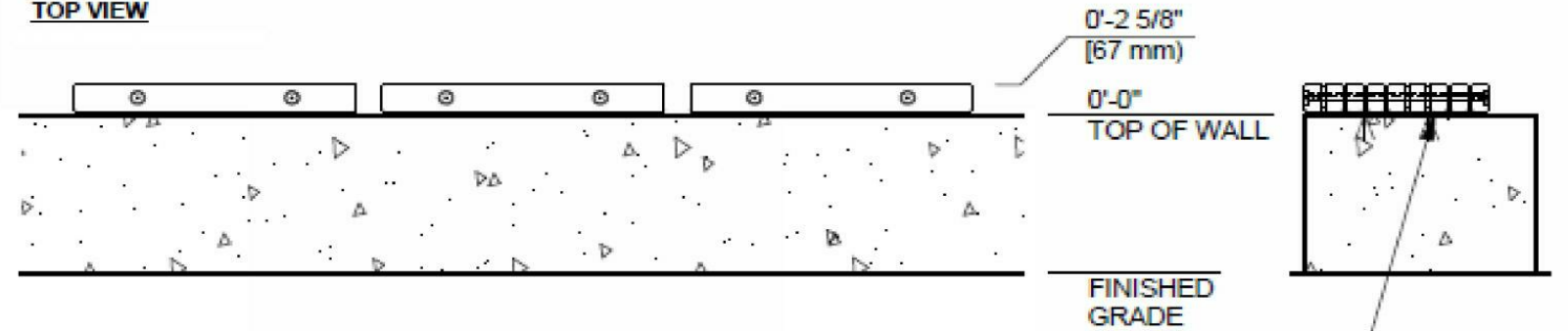
AVAILABLE IN 6' (SHOWN) & 8' NOMINAL LENGTHS.
OTHER LENGTHS AVAILABLE UPON REQUEST.

3/8" DIA. (10 mm) HOLE
WITH COUNTERSINK IN WALL-TOP
SEAT FRAMES FOR ANCHORING
DEVICES BY OTHERS (TYPICAL-6,
TWO PER FRAME).

END VIEW



TOP VIEW

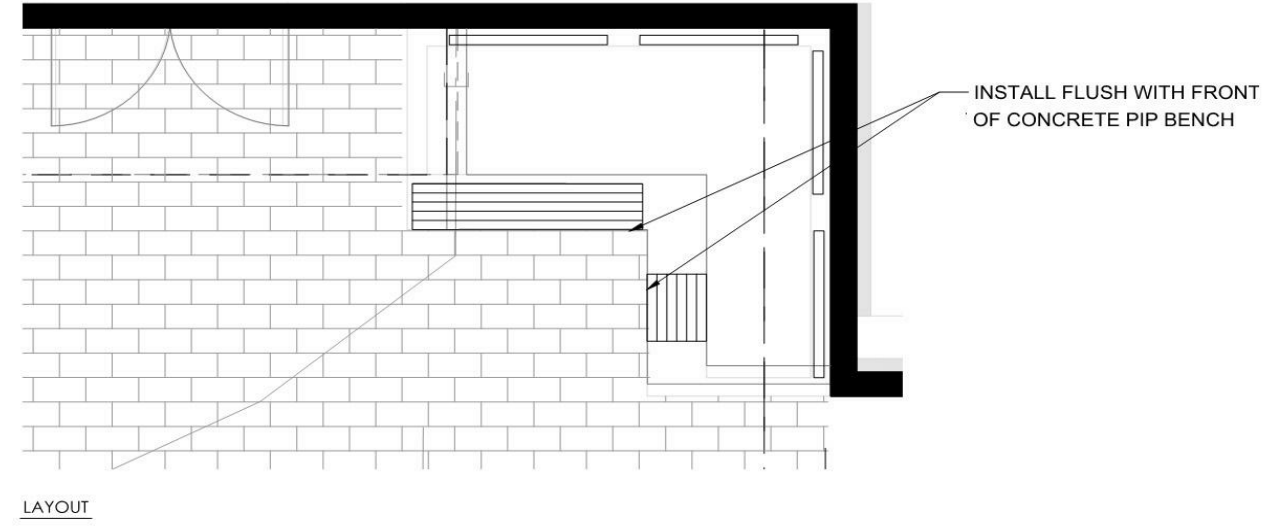


NOTE:
CONCRETE WALL AND ANCHORS (BY OTHERS)
PER LOCAL CONDITIONS. CONSULT PROJECT
ENGINEER FOR EXACT REQUIREMENTS.

FRONT VIEW

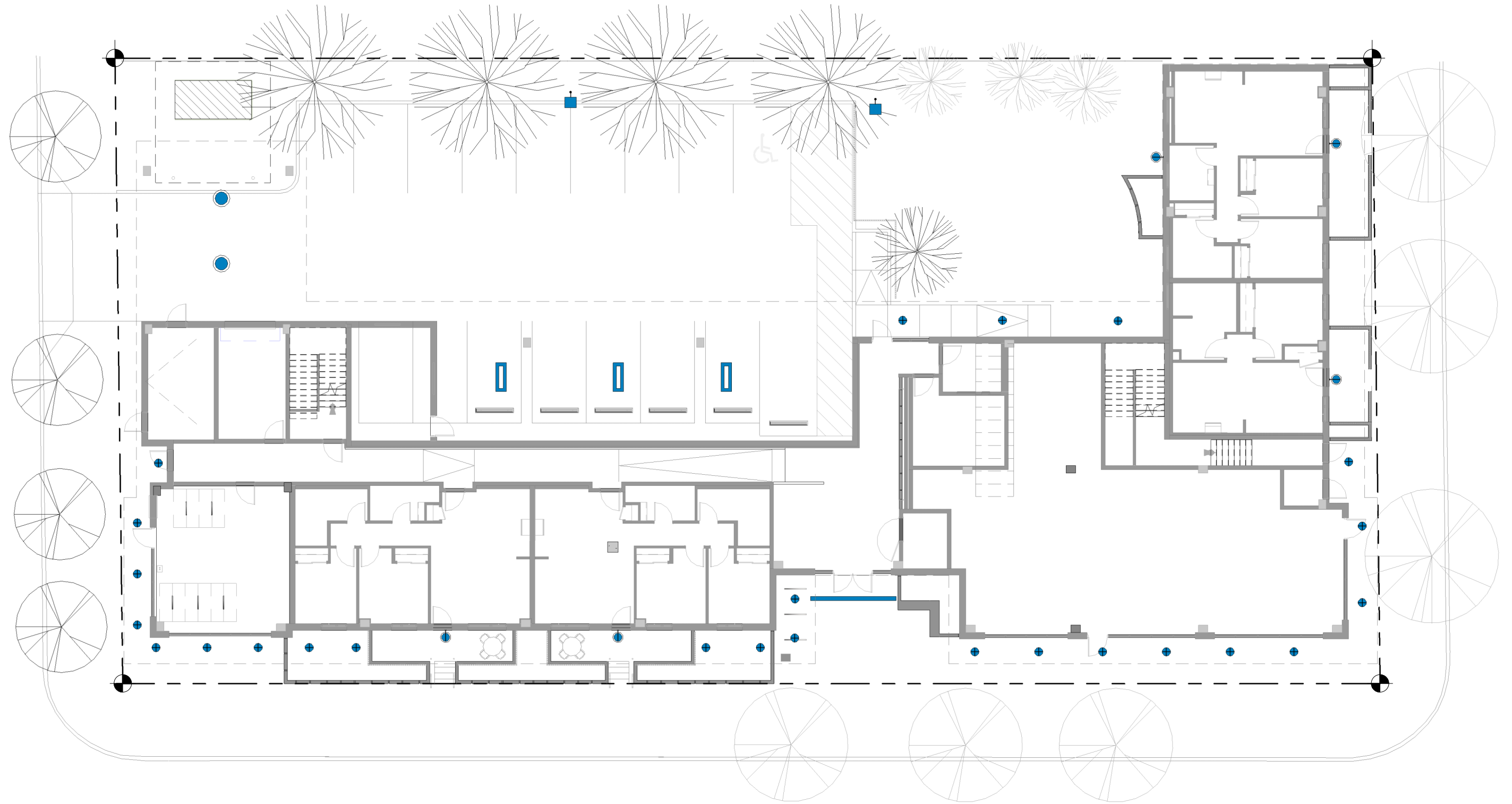
3/8" DIA. (10 mm) HOLE
WITH COUNTERSINK IN WALL-TOP
SEAT FRAMES FOR ANCHORING
DEVICES BY OTHERS (TYPICAL-12,
TWO PER FRAME).

END VIEW









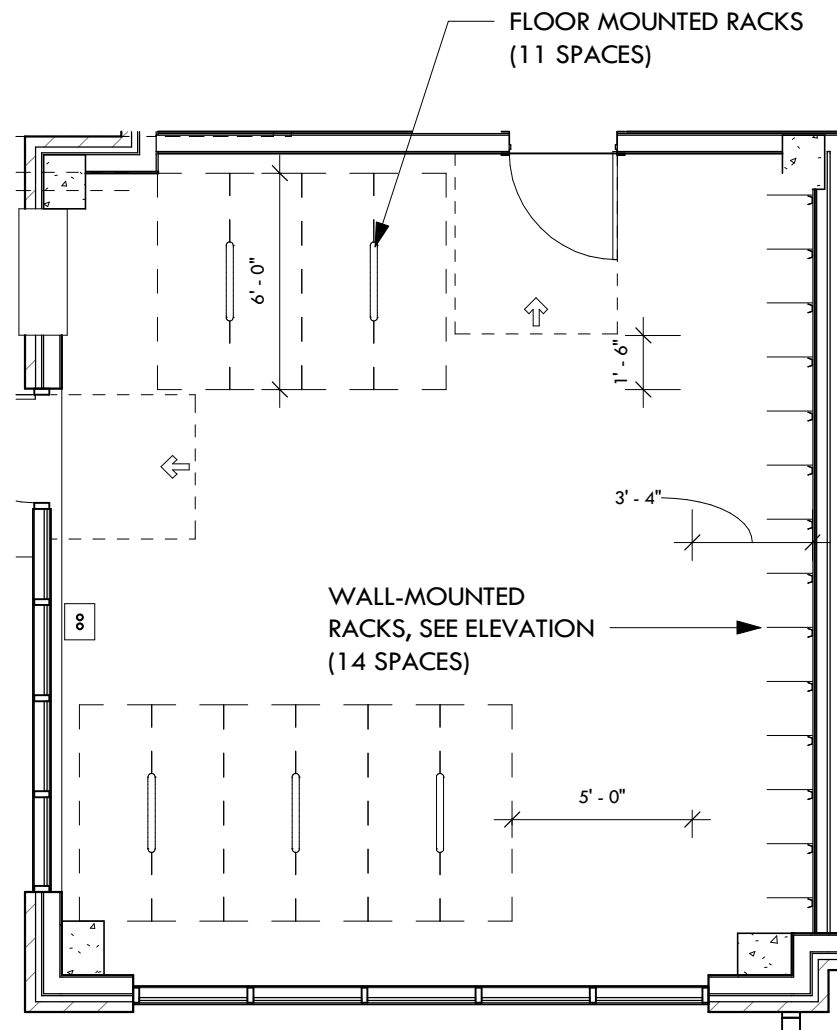
1 TIMBERFORM BENCH DETAILS
N.T.S.

NOTE: SEE SPECS



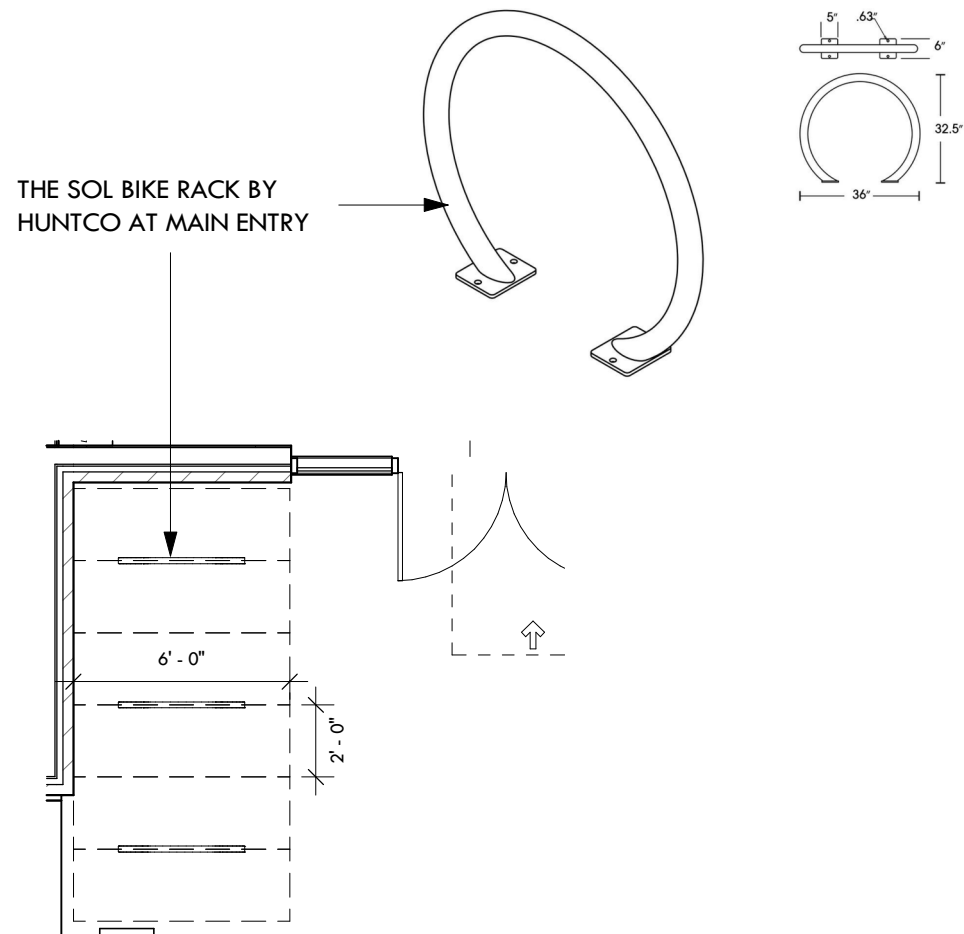
FIXTURE TYPES LEGEND - REFER TO PRODUCT CUT SHEETS

					
A - LED STRIP	B - SURFACE CAN	C - SCONCE	D - POLE LIGHT	E - SUSPENDED	F - SURFACE LED



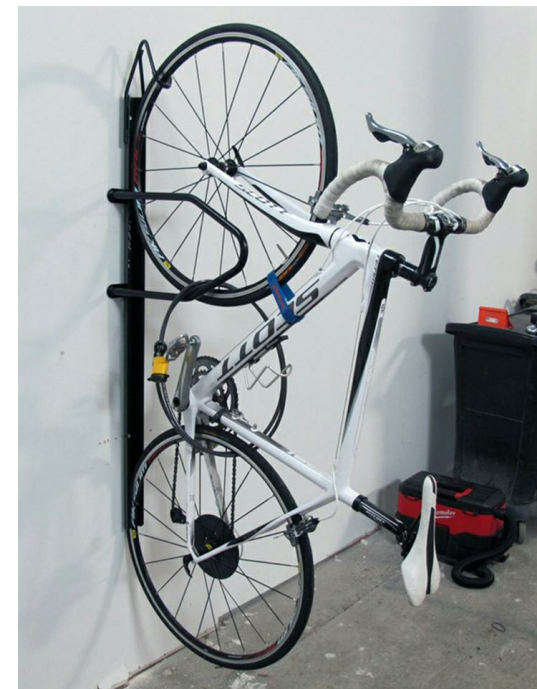
1 RESIDENTIAL BIKE ROOM

SCALE: 3/16" = 1'-0"



2 SHORT-TERM BIKE PARKING

SCALE: 3/16" = 1'-0"



WALL-MOUNTED BIKE RACK REFERENCE

BICYCLE PARKING SPACES REQUIRED

06 SHORT-TERM
73 LONG-TERM

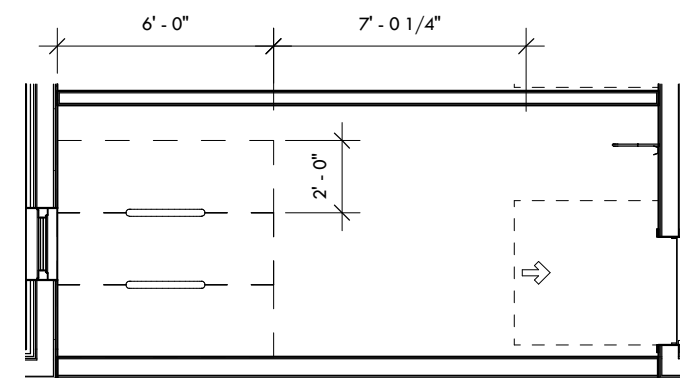
06 SHORT-TERM SPACES PROVIDED

06 @ MAIN ENTRY

74 LONG-TERM SPACES PROVIDED

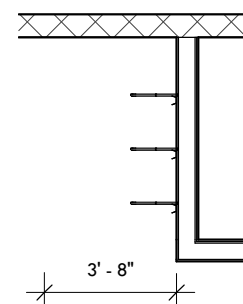
03 @ LEVEL 1 RETAIL BIKE ROOM
25 @ LEVEL 1 RESIDENTIAL BIKE ROOM
12 @ UPPER LEVEL BIKE ROOMS
34 @ UNITS

SEE MODIFICATION REQUEST FOR SPACING REQUIREMENTS AT WALL-MOUNTED BIKE RACKS



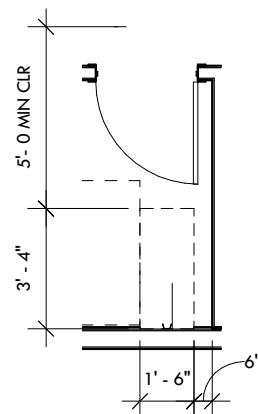
3 BIKE ROOM - LEVELS 3,5,6

SCALE: 3/16" = 1'-0"



4 COMMERCIAL TI BIKE PARKING

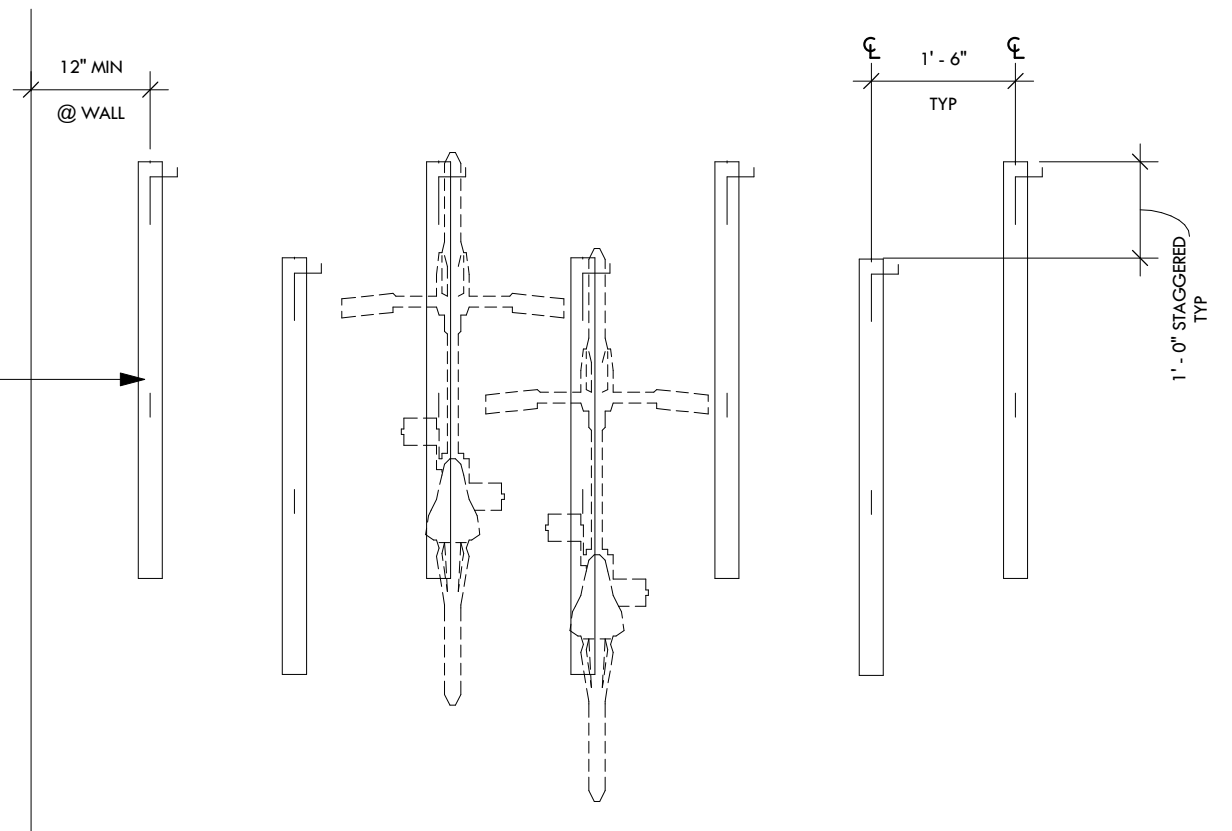
SCALE: 3/16" = 1'-0"



5 UNIT BIKE STORAGE

SCALE: 3/16" = 1'-0"

BIKE TRAC BY SARIS



6 TYPICAL WALL-MOUNTED BIKE RACKS

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



RIBBED METAL PANEL



DARK BROWN VINYL WINDOWS



STOREFRONT SYSTEM



PLANTER BEDS

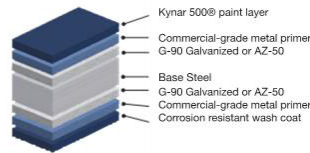


FACE BRICK - VERTICAL STACKED BOND

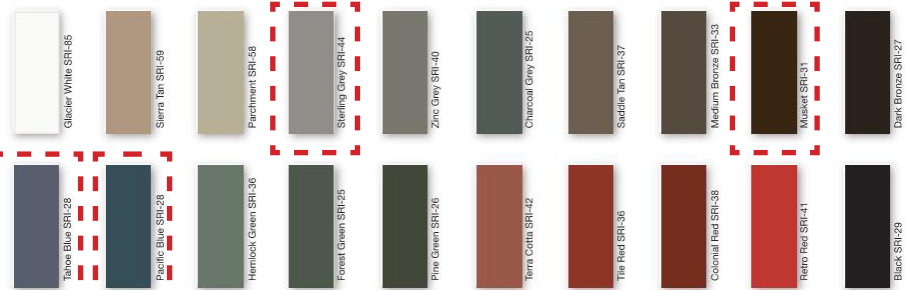


SPECIAL KEY FEATURES

- Contour Series™ has 20 standard colors, 5 Metallic Colors, • 40-year residential paint warranty and 5 Specialized Colors
- Kynar 500™ Paint System - the ultimate in exterior durability and color retention
- “Cool” color pigments are specifically designed to reflect infrared light, reducing heat gain to dwelling, and conform with ENERGY STAR® criteria
- Superior quality, two-coat, 70% resin finish, applied at 1mm thickness
- 20 and 30 year commercial paint warranty (Contact TMP for warranty specifications)



STANDARD COOL KYNAR 500® COLORS 40-Year Residential/20 and 30 Year Commercial Manufacturer's Limited Warranty



PREMIUM METALLIC COOL KYNAR® COLORS



SPECIALIZED MATERIAL



These printed chips provide a close representation of the colors. Metal samples are available upon request. Coatings are low gloss 10-15% sheen. SRI = Solar Reflective Index. SRI values listed above are in accordance with ASTM E1980 and are based on actual testing. Oil Canning is not a cause for material rejection.



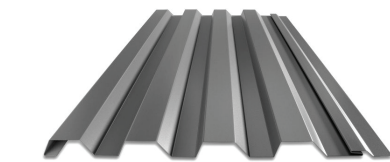
RIVERSIDE CA • SACRAMENTO CA • SALEM OR • SEATTLE WA • WOODINVILLE WA • WWW.TAYLORMETAL.COM

FLOOR 2 THROUGH 6 RIBBED METAL PANEL

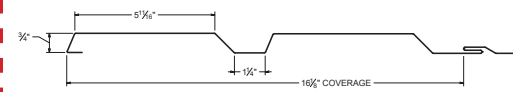
Contour Series™

Contour Series™ gives you the custom look you want within your budget. If one of our standard profiles does not match your design requirements, no problem. We specialize in fabricating panels that match your parameters, not ours. Contact us so we can help you fulfill your vision of the perfect look. Contour panels are available in a wide variety of “Cool” baked on Kynar® colors, Rusteel Plus™ (A606), Copper, Bonderized (G-90) and .032 Kynar 500® Painted Aluminum.

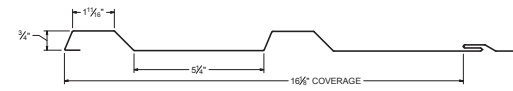
C-1



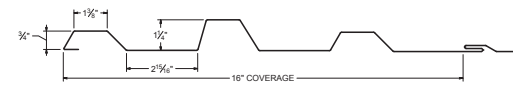
C-2



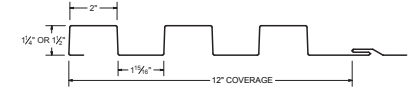
C-3



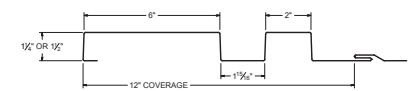
C-4



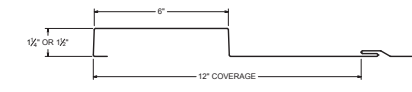
C-5



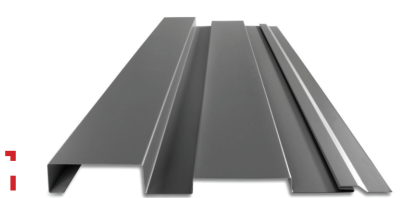
C-6



C-7



C-8



FEATURED PROJECT:



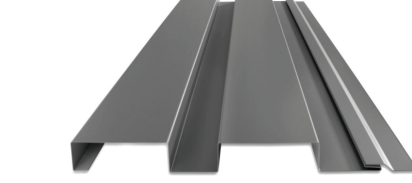
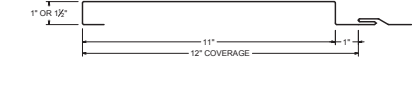
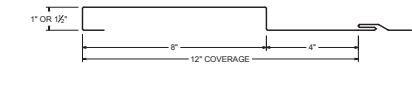
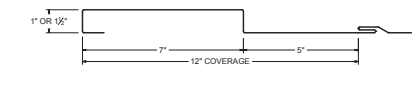
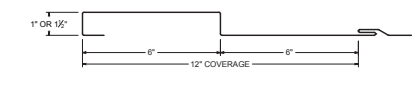
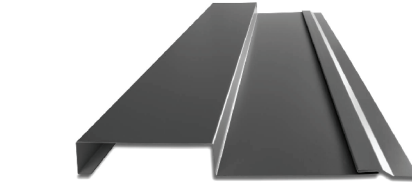
C-5 Panel, Oregon State - Cascades Bend, OR

MP-2: FOR HORIZONTAL APPLICATION AT RECESSED ENTRY

MP-1: MAIN FACADE PLANES

Contour Reveal™ C-9

Contour Reveal™ Panels give you various design options for your siding and soffits. Whether you are looking for clean consistent lines or want to mix and match different profiles, either option will give your building a lifetime of elegance.



FEATURED PROJECT:



Contour Reveal™ C-9 Panel, Oakway Hyatt Eugene, OR

KEY FEATURES of Contour Series™

- 12" and 16" panel coverage
Reveal™: 12" panel coverage
- Standard: 24 and 22 Tru-Gauge™; Custom: 18-20 gauge; .032 Aluminum, Copper and Bonderized
- 5' to 20'6" panel lengths
- Machine folded panels, helps to decrease "oil canning" in comparison to roll formed panels
- ASTM 283, ASTM 330, ASTM 331
- 7/8" to 1-1/2" deep panel
Reveal™: 1" to 1-1/2" deep panel
- Custom profiles to match any size
Reveal™: 1" to 6" (custom reveals available)
- Use for vertical or horizontal wall applications
- Install on soffits
- Contour Series™ panels are interchangeable
- Clip systems available
- Call about Joint Sealant option

MP-3: ACCENT PANEL

InvisiLED® Pro Outdoor

24V Outdoor LED Tape Light

WAC LIGHTING

Responsible Lighting®

UTA-80551

Tango 33 Cylindrical Ceiling Downlight

7144 NE Progress Ct Hillsboro, Oregon 97124
 T:503.645.0500 F:503.645.8100
 www.ligmanlightingusa.com



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Pro Outdoor is great for any and all outdoor accent lighting applications. Double insulated silicon encasement and distinct electrical and mechanical junctions make for a superior watertight custom system.

FEATURES

- IP-68 rated, allows for submersion up to five feet
- Power supply is UL and CUL listed
- Wet location listed
- Ultra thin profile at 1/8"
- Diodes spaced evenly at 1" on center
- Minimum run length of 1'
- May be field cut every 6" and at the end of a run
- Unique tape section connections ensure even LED spacing and no dark spots
- Four mounting options provided for different surfaces
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

SPECIFICATIONS

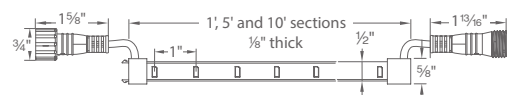
- Construction:** Flexible, silicone cased tape light. Indicating marks on back for field cutting.
- Power Supply:** Remote electronic Class 2 transformers with 24V AC/DC 96W output.
- Light Source:** 12 LEDs per foot
- Dimming:** May be dimmed with electronic low voltage (ELV) dimmer.
- Operating Temp:** -40°F to 122°F (-40°C to 50°C), relative humidity 95%.
- Standards:** UL & CUL listed for wet locations.

ORDER NUMBER - TAPE SECTION

Model	ColorTemp	CRI	Watts/ft	Lumens/ft	Length	Color
LED-TO2427	2700K				1 1 foot	WT
LED-TO2430	3000K	90	3.5	220	5 5 feet	
LED-TO2435	3500K				10 10 feet	

LED-TO24 - - -WT

Example: LED-TO2435-10-WT



wacighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2018



Construction

Aluminum
 Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
 8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
 Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
 LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
 Standard 10kv surge suppressor provided with all fixtures.

BVC Rating
 B1 - U0 - G1

Finishing
 All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
 UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
 Provided Hardware is Marine grade 316 Stainless steel.

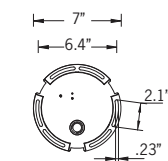
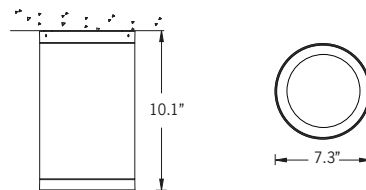
Anti-Seize Screw Holes
 Tapped holes are infused with a special anti-seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
 Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
 Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
 L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Diameter 7.3" | Height 10.1" | Weight 8.1 lbs
 IP65 • Suitable For Wet Locations
 IK08 • Impact Resistant (Vandal Resistant)



Mounting Detail

Tango Product Family



Circular or square form technical surface-ceiling downlight range. Completely tailorabe ceiling-mounted optical lighting solutions for perfect task or architectural lighting.

A range of round and square surface mounted exterior downlight luminaires. The luminaires are suitable for indoor and outdoor applications for use in residential, shopping and public areas as surface ceiling downlights. The luminaire is provided with an integral driver and is available in asymmetrical light distribution for Type II, III, and IV. Colour temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours.

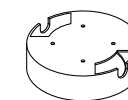
Marine grade low copper content die-cast aluminum housing with nickel and zinc phosphate protection before powder coating, ensuring high corrosion resistance. Power is provided to the luminaire through a single water tight cable gland. Durable memory retentive silicone rubber gasket and clear tempered glass.

Ceiling surface installation. A80281 Mounting ring for semi recessed installation as accessory. A matching SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit power supply.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

NOTE: This fixture is not suitable for mounting in environments where water can freely access the top of the fixture. (perforated mesh exposed to the elements) See Odessa ceiling mount for this type of mounting.

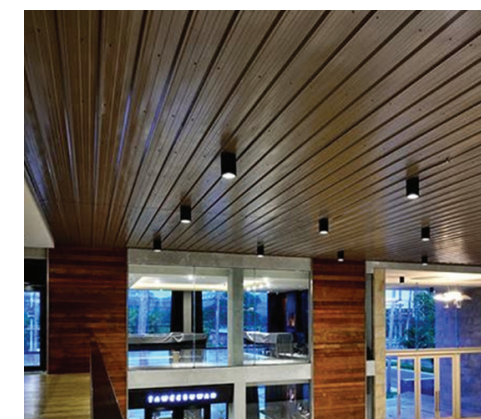
Additional Options (Consult Factory For Pricing)



SCE Surface Conduit Entry Box



A80281 Semi-recessed Ring



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

EXTERIOR LIGHTING FIXTURE A

EXTERIOR LIGHTING FIXTURE B

06.06.19

PRODUCT CUT SHEETS

UMV-30001

Marvik 1 Surface Downlight

7144 NE Progress Ct | Hillsboro, Oregon 97124
 T: 503.645.0500 | F: 503.645.8100
 www.ligmanlightingusa.com



Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BVG Rating

B1 - U0 - G0

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family.
Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.

This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

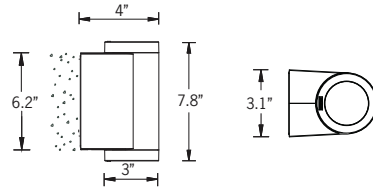
This innovative design houses a variety of COB wattages to suit designer's specific requirements as well as a selection of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3", 4" & 6" to suit lighting design requirements.

These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round surface like a column, pillar or pole.

Length 4" | Height 7.8" | Weight 3.5 lbs
 IP65 • Suitable For Wet Locations
 IK08 • Impact Resistant (Vandal Resistant)



Mounting Detail

Marvik Product Family

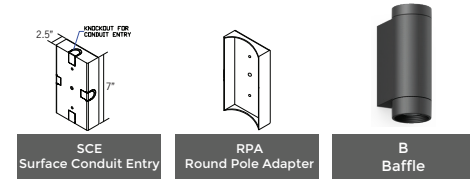


UMV-30011



UMV-30021

Additional Options (Consult Factory For Pricing)



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EXTERIOR LIGHTING FIXTURE C

06.06.19

PRODUCT CUT SHEETS

UMC-20011

Macaron 2 Post Top

7144 NE Progress Ct | Hillsboro, Oregon 97124
 T: 503.645.0500 F: 503.645.8100
 www.ligmanlightingusa.com



Length - 20.3"
 Height - 19.6"
 Weight 23.1 lbs
 IP66
 Suitable for wet locations
 IK07
 Impact Resistant (Vandal Resistant)
 EPA - 1.00
POLE NOT INCLUDED

Construction

Aluminum
 Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre-paint
 8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
 Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
 LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
 Standard 10kv surge suppressor provided with all fixtures.

BUC Rating
 B2 - U0 - G2

Finishing
 All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
 UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
 Provided Hardware is Marine grade 316 Stainless steel.

Anti-Seize Screw Holes
 Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
 Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
 Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
 L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

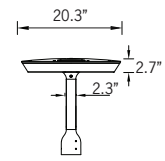
Modern, contemporary post top
Beautiful modern urban post top in either single or twin arm configuration, offering powerful street lighting and asymmetric beam performance choices.

A modern style die-cast aluminum post top decorative lantern with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution. This luminaire is available in two configurations, namely a single or double arm option to suit aesthetic design requirements.

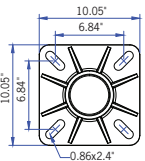
Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket and clear tempered glass. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear. Customer specific wattages can be provided, please contact the factory for more information.

Available with a selection of dimmable integral electronic drivers, as well as a provision to install wireless lighting controls to integrate with building management systems. (WATT-ADJ) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly.

Additional Options (Consult Factory For Pricing)



Fixture Detail



Mounting Detail

Macaron Product Family



UMC-20001

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

EXTERIOR LIGHTING FIXTURE D

06.06.19



5020 N INTERSTATE
 DESIGN REVIEW APPEAL



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for use in applications where smart, energy-efficient fixtures are desired. Typical applications include parking garages, canopies, transportation, schools, hospitals, cold storage and exterior retail environments where moisture or dust is a concern. Polycarbonate enclosure protects fixture while remaining easy to service and clean. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

CONSTRUCTION — UV-stabilized, injection-molded, impact-resistant, frosted polycarbonate housing with continuous poured in place, closed-cell gasket. 20-gauge steel channel and channel cover. Aluminum sheet metal board plate for thermal conduction and support. Captive, tamper-resistant, polycarbonate latches standard (8 Torx T-20 tamper-resistant screws included). Stainless steel latches also available. Fixture design allows for approximately 4% up-light.

OPTICS — UV-stabilized, injection-molded, impact-resistant, clear transparent and frosted, polycarbonate lens with aesthetic rib detail (.080" thick). Miro 5 aluminum reflector used to achieve wide distribution.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Standard 0-10V dimming. Integral 6kV/3kA surge protection, tested in accordance to IEEE/ANSI standards. >L88 at 60,000 hours (see chart on page 3).

INSTALLATION — Stainless steel surface mount brackets standard (2 included) allows for ceiling or suspended mount. A variety of stainless steel mounting options also available: J-box mounting and mounting brackets for suspension with aircraft cable (cable not included). Optional stainless steel V-hooks available for chain hanging (chain not included). Surface conduit entry on each end and on top. For horizontal and vertical mounting on a wall, application must be under a covered ceiling and QMB option recommended. 1/2" - 3/4" KO. When wall mounted the product will be rated for damp location only.

LISTINGS — CSA Certified to UL and C-UL standards. For use in ambient temperatures ranging from -20°F (-29°C) to 104°F(40°C). VAP LED is wet location listed for covered ceiling applications. IP65 and IP66 rated. VAP LED is NSF Splash Zone rated when suspended or ceiling mounted. When wall mounted the product will be rated for damp location only. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

For installed Rough Service Product(s), Acuity warrants that, for the lifetime of the product(s), the polycarbonate lens and/or polycarbonate housing will withstand breakage resulting from occasional physical abuse and rough handling (the "Rough Service Warranty"), not withstanding the vandalism exclusion set forth at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog Number
Notes
Type



Rough Service Fixture

VAP LED

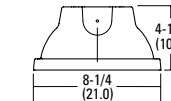
CEILING/
 SUSPEND MOUNT



Specifications

Length: 54-3/4 (139.1)
 Width: 8-1/4 (21.0)
 Depth: 4-1/8 (10.5)
 Weight: 13.5 lbs. (5.9 kg)

All dimensions are shown in inches (centimeters) unless otherwise noted.



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or XPoint™ Wireless control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

INDUSTRIAL

VAP-LED

EXTERIOR LIGHTING FIXTURE E

PRODUCT CUT SHEETS

McGraw-Edison

DESCRIPTION

The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics

Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. The drive lane distribution is specifically designed for locations with one direction of travel to optimally direct light in the same direction of travel for maximum glare control. For additional glare control and visual comfort with the Wide distribution, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate.

Offered standard in 4000K (+/- 275K) CCT, optional 3000K, 5000K and 6000K. Minimum 70 CRI. Optional uplight feature provides a dedicated light engine (17W) to maintain consistent output across fixtures and reduces cave effect. Nominal uplight output is 800 lumens and ranges from 10%-30% total light output depending on the lumen package.

Electrical

LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s). Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting

Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. Optional mounting methods include trunnion mount and wall mount. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted using the factory supplied decorative pendant mount kit or a suitable field supplied pendant.

Finish

Housing finished in white super durable TGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



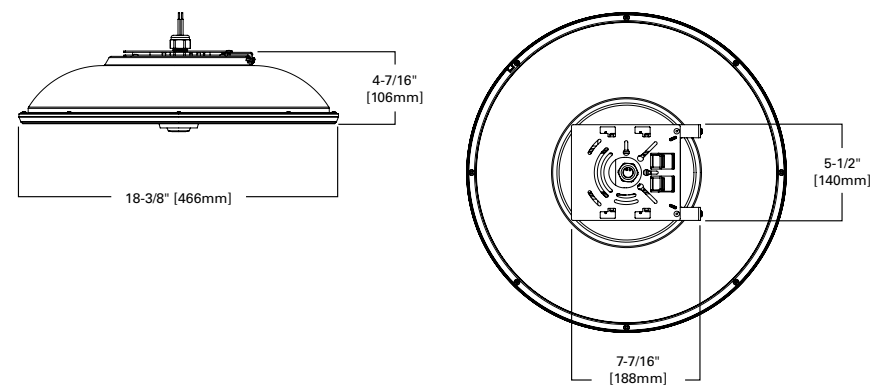
TT TOPTIER LED

Solid State LED

PARKING GARAGE/
CANOPY/
LOW-BAY LUMINAIRE

DIMENSIONS

SURFACE OR PENDANT MOUNT



CERTIFICATION DATA

UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium- Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
16 lbs. (7.2 kgs.)

EXTERIOR LIGHTING FIXTURE F

06.06.19

PRODUCT CUT SHEETS

Endurance Series

Commercial Mid-rise Windows Designed to Outlast the Rest

Endurance—the Optimum in Mid-rise Performance

If you are building a mid-rise structure in the Western United States, you are probably specifying the *Endurance Series by VPI Quality Windows*. In a world where demanding specifications and uncompromising job site testing is the way of life, a commercially rated window is the only acceptable solution, as residential windows leave room for unwanted risk. VPI prides itself on superior product performance ratings in the lab and the field. These are the result of our engineering centric organization that is obsessive with safety, quality & customer service, day-in and day-out.

- Commercial profile design coupled with industry leading glazing system delivers the right balance of aesthetics & performance, at a great value
- Our manufacturing process is systematic, documented, controlled and constantly improving
- Structural performance & deflection are enhanced by commercial grade metal reinforcements interconnected throughout the window assembly
- Endless configuration possibilities with fixed, awning and/or casement windows, thanks to an intersecting integral bar system, all assembled within continuous frames – no mulling nightmares!
- Durable, co-extruded acrylic exterior finishes allow for color diversity without compromising structural and thermal performance
- Panel level window design that optimizes water intrusion and air infiltration/ex-filtration

The evolution is complete for mid and high rise commercial and mixed use applications, the future belongs to the Endurance Series window system!



SuperCapSR
Heat-Reflective Color Technology

*Printing limitations prevent exact color duplication. Contact your VPI representative for color samples.

ENDURANCE
SERIES

Specify the ideal mix of strength, energy performance and aesthetics with Endurance!



VPI Quality Windows manufactures ENERGYSTAR® qualified products, that use less energy.

LIGHT COMMERCIAL VINYL WINDOWS

06.06.19

ALUMINUM STOREFRONT WINDOW SYSTEM

Trifab™ VG (VersaGlaze™)

Trifab™ VG 450, 451 & 451T (Thermal) Framing Systems & Trifab™ 451UT (Ultra Thermal) Framing System

Design + Performance Versatility with Unmatched Fabrication Flexibility



Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects PLLC, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab™ VersaGlaze™ is built on the proven and successful Trifab™ platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab™ VersaGlaze™ family's newest addition, Trifab™ 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock™ Thermal Break.

Aesthetics

Trifab™ VersaGlaze™ framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab™ VersaGlaze™ 450 has 1-3/4" sightlines, while Trifab™ VersaGlaze™ 451/451T and Trifab™ 451UT have 2" sightlines.



PRODUCT CUT SHEETS



THE WESTERN GROUP
The Screening People
www.architecturalwire.com



LIVING SCREEN®

Living Screen® by The Western Group provides a rigid framework for climbing vines. Constructed of welded steel wire, this modular trellis system unites nature with the built environment. Living Screen® panels may be wall-mounted to existing or new construction or may be post-mounted as fences or partitions. Our panels are designed specifically for your project: the size, shape and finishes will meet your exact needs.

Adding greenery to your design has many benefits: improved air quality, natural shading and cooling, noise and pollution reduction are among them. Vegetation adds aesthetic value – both the building and the landscape are enhanced when more plants are present.

STANDARD PANEL SIZES:

Other dimensions are available – please contact TWG

- Width: variable, between 2' to 5'
- Length/height: variable, between 2' to 20'
- Depth: 3" actual dimension

STANDARD SPECIFICATIONS:

- 3" Square welded wire (other patterns available)
- Wire: 10 gauge, A-82 mild steel with Galvan (zinc-aluminum alloy) coating
- Flashing: 18 gauge, A-569

FINISH OPTIONS:

- Plain steel – unfinished
- Exterior grade powder coat (100+ standard* colors/finishes available)
- Stainless steel
- * Custom and matching colors are available – please contact TWG

STANDARD PRODUCT OPTIONS:

- Partial or full-length vertical flashing
- Complete set of attachment hardware
- 1-piece or 2-piece mounting brackets (wall-mounted)
- Steel posts with nut inserts (post-mounted), optional base plates.

ADDITIONAL OPTIONS:

- Top and/or bottom horizontal flashing
- Top/bottom may be sloped or notched to match elevation/grade changes
- Perforated plate may be substituted on one side (many pattern options)
- Custom welded wire patterns
- Custom mounting hardware
- LEED documentation of materials and finishes

The Western Group is here to help you achieve your vision. Besides Living Screen®, we produce a wide variety of wire mesh, perforated plate and finished metal products for architectural, landscape, artistic and industrial applications. Have a project in mind? Give us a call. Let's work together to turn your design ideas into reality!

Call us at **844.894.2724** (844.TWG.ARCH)
Email us at livingscreen@thewesterngroup.com
Learn more at www.architecturalwire.com

THE WESTERN GROUP
The Screening People



737 Willow Residence - Chicago, IL



The Think Tank Parking Structure - Austin, TX



Sabre Springs/Peñasquitos Transit Station - San Diego, CA



06.06.19

WEST ELEVATION



06.06.19

SOUTH ELEVATION



06.06.19

NORTH ELEVATION



06.06.19

EAST ELEVATION