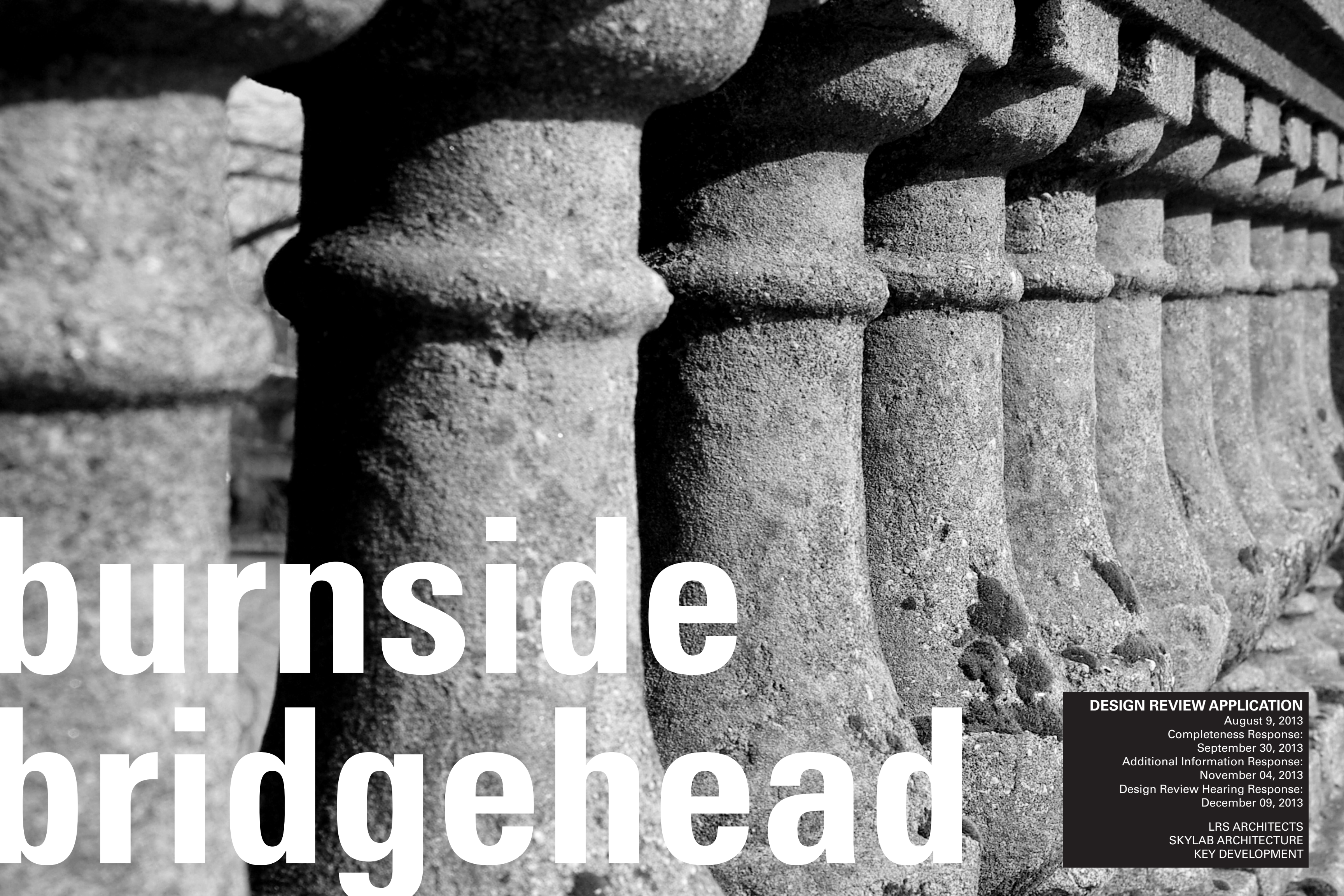




burnside bridgehead

DESIGN REVIEW APPLICATION

August 9, 2013

Completeness Response:

September 30, 2013

Additional Information Response:

November 04, 2013

Design Review Hearing Response:

December 09, 2013

LRS ARCHITECTS
SKYLAB ARCHITECTURE
KEY DEVELOPMENT

burnside bridgehead - block 67

DESIGN REVIEW APPLICATION

August 9, 2013
Completeness Response:
September 30, 2013
Additional Information Response:
November 04, 2013
Design Review Hearing Response:
December 09, 2013

LRS ARCHITECTS
SKYLAB ARCHITECTURE
KEY DEVELOPMENT

EXHIBITS

C.00 Table of Contents

ARCHITECTURE

- C.01 Site Plan
- C.02 Floor Plans - Level 1
- C.03 Floor Plans - Level 2
- C.04 Floor Plans - Level 3
- C.05 Floor Plans - Level 4
- C.06 Floor Plans - Level 5
- C.07 Floor Plans - Typical Residential Plan
- C.08 Floor Plans - Penthouse Level
- C.09 Floor Plans - Roof Plan
- C.10 Elevations - North Elevation
- C.11 Alternate Design: 18-Story Height Proposal - Elevation - North Elevation
- C.12 Elevations - East Elevation
- C.13 Alternate Design: 18-Story Height Proposal - Elevation - East Elevation
- C.14 Elevations - South Elevation
- C.15 Alternate Design: 18-Story Height Proposal - Elevation - South Elevation
- C.16 Elevations - West Elevation
- C.17 Alternate Design: 18-Story Height Proposal - Elevation - West Elevation
- C.18 Building Sections - N/S Building Section
- C.19 Alternate Design: 18-Story Height Proposal - N/S Building Section
- C.20 Building Sections - E/W Building Section
- C.21 Alternate Design: 18-Story Height Proposal - E/W Building Section
- C.22 Wall Sections
- C.23 Alternate Design: 18-Story Height Proposal - Wall Sections
- C.24 Wall Sections
- C.25 Alternate Design: 18-Story Height Proposal - Wall Sections
- C.26 Podium Enlarged Elevations - North Elevation

- C.27 Podium Enlarged Elevations - East Elevation
- C.28 Podium Enlarged Elevations - South Elevation
- C.29 Podium Enlarged Elevations - West Elevation
- C.30 Podium Detail Elevation & Section - 2nd Ave - Retail Entry Canopy
- C.31 Podium Detail Elevation & Section - 3rd Ave- Retail Entry Canopy
- C.32 Podium Detail Elevation & Section - 3rd Ave- Retail Entry Canopy
- C.33 Podium Detail Elevation & Section - Podium Screen Wall
- C.34 Podium Detail Elevation & Section - Garage Entry
- C.35 Podium Enlarged Elevations - Amenity Level
- C.36 Podium Walkway
- C.37 Podium Details - Section Details
- C.38 Podium Details - Dog Walk Gate & Fence Dtls & Curtain Wall Details
- C.39 Podium Details - Plan Details
- C.40 Garage Screen Mockup Details
- C.41 Amenity Area
- C.42 Tower Window Wall Unfolded
- C.43 Alternate Design: 18-Story Height Proposal - Tower Window Wall Unfolded
- C.44 Tower Window Wall Enlarged Elevations
- C.45 Tower Window Wall Enlarged Elevations
- C.46 Tower Window Wall Enlarged Elevations
- C.47 Enlarged Tower Elevation - Typical Tower Façade
- C.48 Alternate Design: 18-Story Height Proposal - Typical Tower Facade
- C.49 Tower Window Wall Enlarged Elevations - Comparison of 21 Story and Alternate 18 Story Tower Facades at Floor Slab Condition

- C.50 Enlarged Tower Elevation - Typical Tower Facade
- C.51 Alternate Design: 18-Story Height Proposal - Enlarged Tower Elevation - Typical Tower Facade
- C.52 Enlarged Tower Elevation - Balcony
- C.53 Alternate Design: 18-Story Height Proposal - Enlarged Tower Elevation - Balcony
- C.54 Enlarged Tower Elevation - Balcony
- C.55 Alternate Design: 18-Story Height Proposal - Enlarged Tower Elevation - Balcony
- C.56 Enlarged Tower Section - At Roof
- C.57 Enlarged Tower Elevation - At Elevator Overrun
- C.58 Tower Details
- C.59 Alternate Design: 18-Story Height Proposal - Tower Details
- C.60 Renderings - View from Burnside looking West
- C.61 Renderings - Comparison
- C.62 Renderings - View from Couch looking West
- C.63 Renderings - Comparison
- C.64 Renderings - View from Couch Couplet looking South West
- C.65 Renderings - View from Couch Couplet looking South West - Enlarged View
- C.66 Renderings - Comparison
- C.67 Renderings - View from Burnside Bridge looking East
- C.68 Renderings - Comparison
- C.69 Renderings - View from under Burnside Bridge looking East
- C.70 Renderings - Comparison
- C.71 Renderings - View from 2nd looking South East
- C.72 Renderings - Night View from 2nd looking South East
- C.73 Renderings - NW Couch Plaza Entry

- C.74 Renderings - Comparison
- C.75 Alternate Design: 18-Story Height Proposal - Renderings - View from Couch looking West
- C.76 Material Cut Sheets - Window Wall Alternate- Exterior Mullion Cap and Metal Panel Wall System Type-1
- C.77 Material Cut Sheets - Window Wall Alternate- Exterior Mullion Cap and Metal Panel Wall System Type-1
- C.78 Material Cut Sheets - Metal Panel Wall System Type-2
- C.79 Material Cut Sheets - Perforated Metal Panel System Type-3
- C.80 Material Cut Sheets - Aluminum Curtain Wall System
- C.81 Material Cut Sheets - Aluminum Sliding Doors
- C.82 Material Cut Sheets - Amenity Level Mechanical Grille
- C.83 Material Cut Sheets - Cable Net Guard Rails
- C.84 Board Formed and Smooth Formed Concrete
- C.85 Material Cut Sheets - Overhead Coiling Security Grille
- C.86 Material Cut Sheets - Amenity Level Grill & Composite Bamboo Decking
- C.87 Material Cut Sheets - Bike Racks
- C.88 Long Term Bike Parking - Typical Tower Floor Plan
- C.89 Material Cut Sheets - Podium Furniture

STRUCTURE

- C.90 Geotechnical Report Site Section
- C.91 Structural Foundation

LANDSCAPE

- C.92 Ground Level Landscape Plan - Site Plan Key
- C.93 Ground Level Landscape Plan - Site Plan Enlargements A & B
- C.94 Ground Level Landscape Plan - Site Plan Enlargements C & D
- C.95 Rendering - Building Landscape
- C.96 Ground Level Landscape Plan - Planting

	Key - Ground Floor
C.97	Ground Level Landscape Plan - Planting Plan - Ground Floor Enlargements
C.98	Ground Level Landscape Plan - Planting Plan - Ground Floor Enlargements
C.99	Ground Level Landscape Plan - Planting Palette - Ground Floor
C.100	Ground Level Landscape Plan - Planting Palette - Ground Floor
C.101	Ground Level Landscape Plan - Materials - Ground Floor
C.102	Enlarged Short Term Bike Parking Plan
C.103	Podium Roof Deck Landscape Plan - Amenity Deck Plan
C.104	Podium Roof Deck Landscape Plan - Planting Plan
C.105	Podium Roof Deck Section
C.106	Planting Palette - Podium Roof
C.107	Podium Roof Deck Landscape Plan - Materials
C.108	Podium Roof Deck Landscape Plan - Materials
C.109	Podium Roof Deck Landscape Plan - Concept
C.110	Podium Roof Deck Landscape Plan - Planting Palette

CIVIL

C.111	Site Existing Conditions
C.112	Site Improvements
C.113	Site Enlarged Plan - NE 2nd Ave. Improvements
C.114	Site Enlarged Plan - NE 3rd Ave. Improvements

LIGHTING

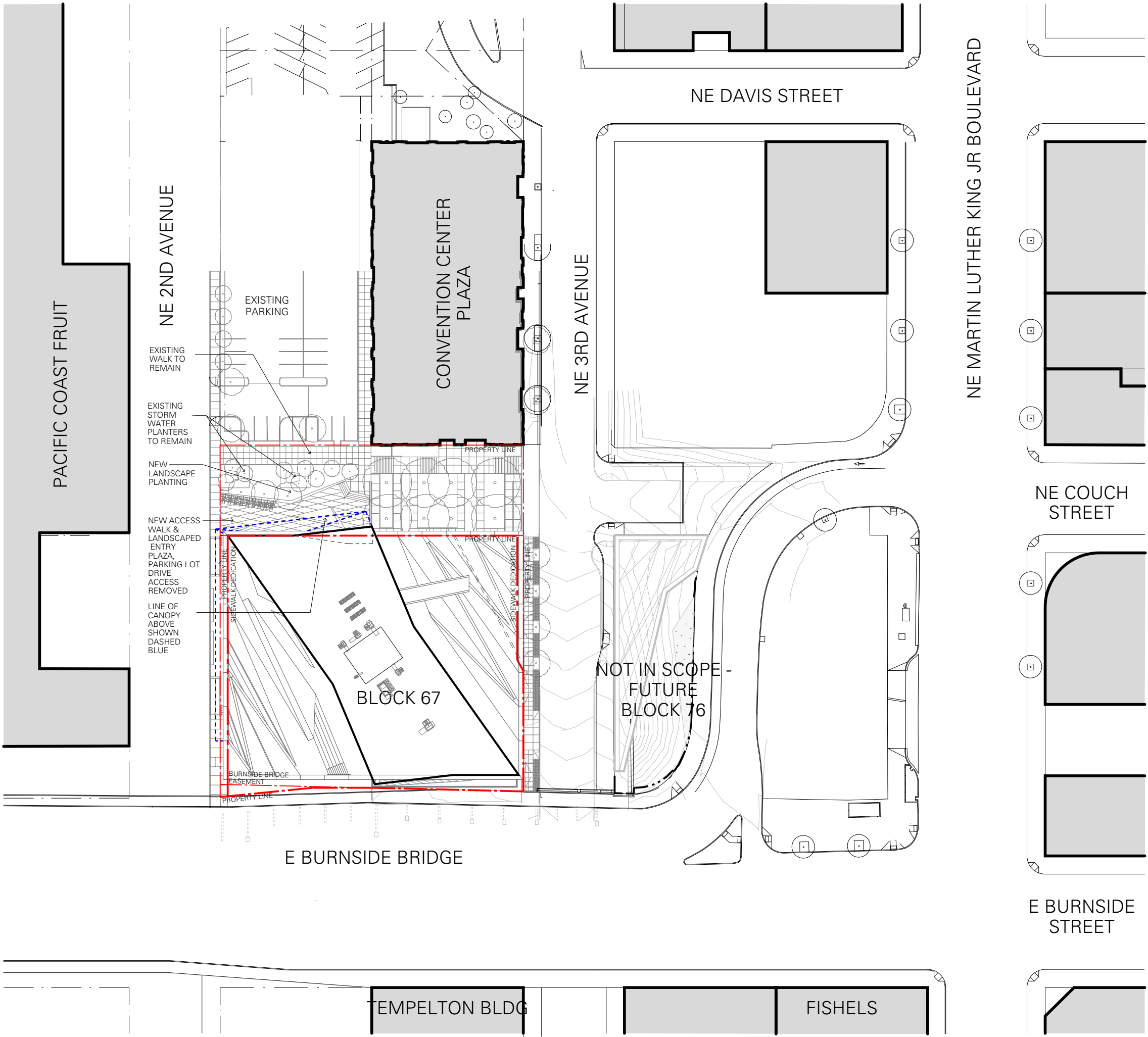
C.115	Exterior Lighting Plan - Ground Level Site Plan
C.116	Exterior Lighting Plan - Ground Level Photometric Plan
C.117	Exterior Lighting Plan - Amenity Level Plan
C.118	Exterior Lighting Plan - Amenity Level Photometric Plan
C.119	Parking Garage Lighting Plan - Typical Parking Garage Reflected Ceiling Plan
C.120	Exterior Lighting Cut Sheets
C.121	Exterior Lighting Cut Sheets
C.122	Exterior Lighting Cut Sheets
C.123	Exterior Lighting Cut Sheets
C.124	Exterior Lighting Cut Sheets
C.125	Exterior Lighting Cut Sheets
C.126	Exterior Lighting Cut Sheets

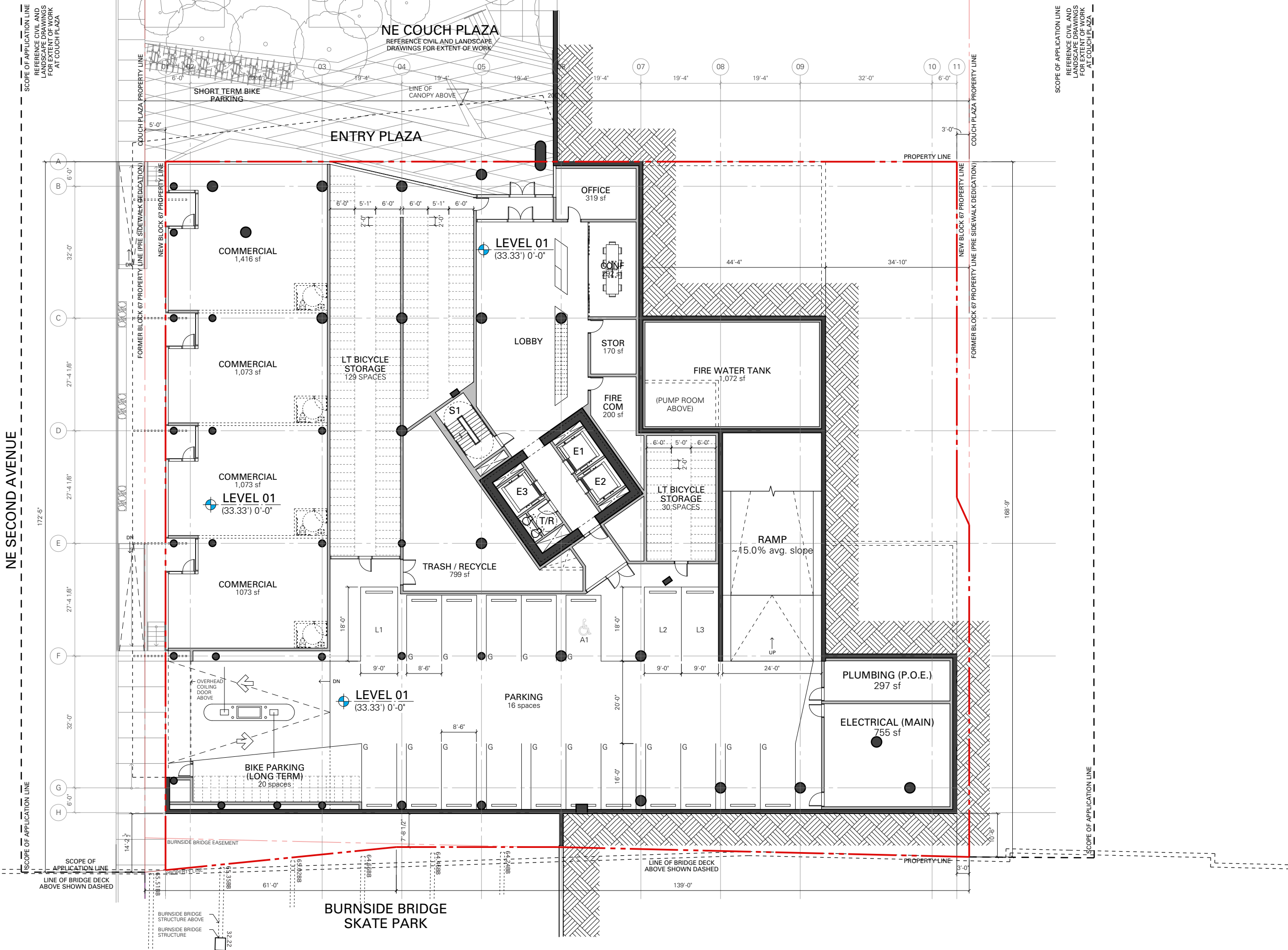
MECHANICAL

M.127	Mechanical Roof Top Equipment Plan
M.128	Mechanical Roof Top Equipment Cut Sheets
M.129	Mechanical Roof Top Equipment Cut Sheets
M.130	Mechanical Roof Top Equipment Cut Sheets
M.131	Mechanical Roof Top Equipment Cut Sheets
M.132	Mechanical Roof Top Equipment Cut Sheets
M.133	Mechanical Model Roof Top Views
M.134	Mechanical Model Roof Top Views
M.135	Mechanical Model Roof Top Views
M.136	Mechanical Model Roof Top Views

GENERAL

C.137	Site Photos
C.138	Site Photos
C.139	Site Photos
C.140	Site Photos
C.141	Modifications - Loading
C.142	Modifications - Height
C.143	Modifications - Ground Floor Windows in the EX Zone
C.144	Modifications - Short Term Bicycle Parking
C.145	FAR Area Summary - 21 Story
C.146	FAR Area Summary - 18 Story
C.147	FAR Diagram Plans - Level 1
C.148	FAR Diagram Plans - Level 2
C.149	FAR Diagram Plans - Level 3
C.150	FAR Diagram Plans - Level 4
C.151	FAR Diagram Plans - Level 5
C.152	FAR Diagram Plans - Typical Residential Plan
C.153	FAR Diagram Plans - Penthouse Level
C.154	FAR Diagram Section
C.155	Conditional Approval - Trip Generation
C.156	Conditional Approval - Trip Generation
C.157	Ground Floor Window Area Calculations - North Elevation
C.158	Ground Floor Window Area Calculations - East Elevation
C.159	Ground Floor Window Area Calculations - South Elevation
C.160	Ground Floor Window Area Calculations - West Elevation
C.161	Project Directory
C.162	Project Schedule





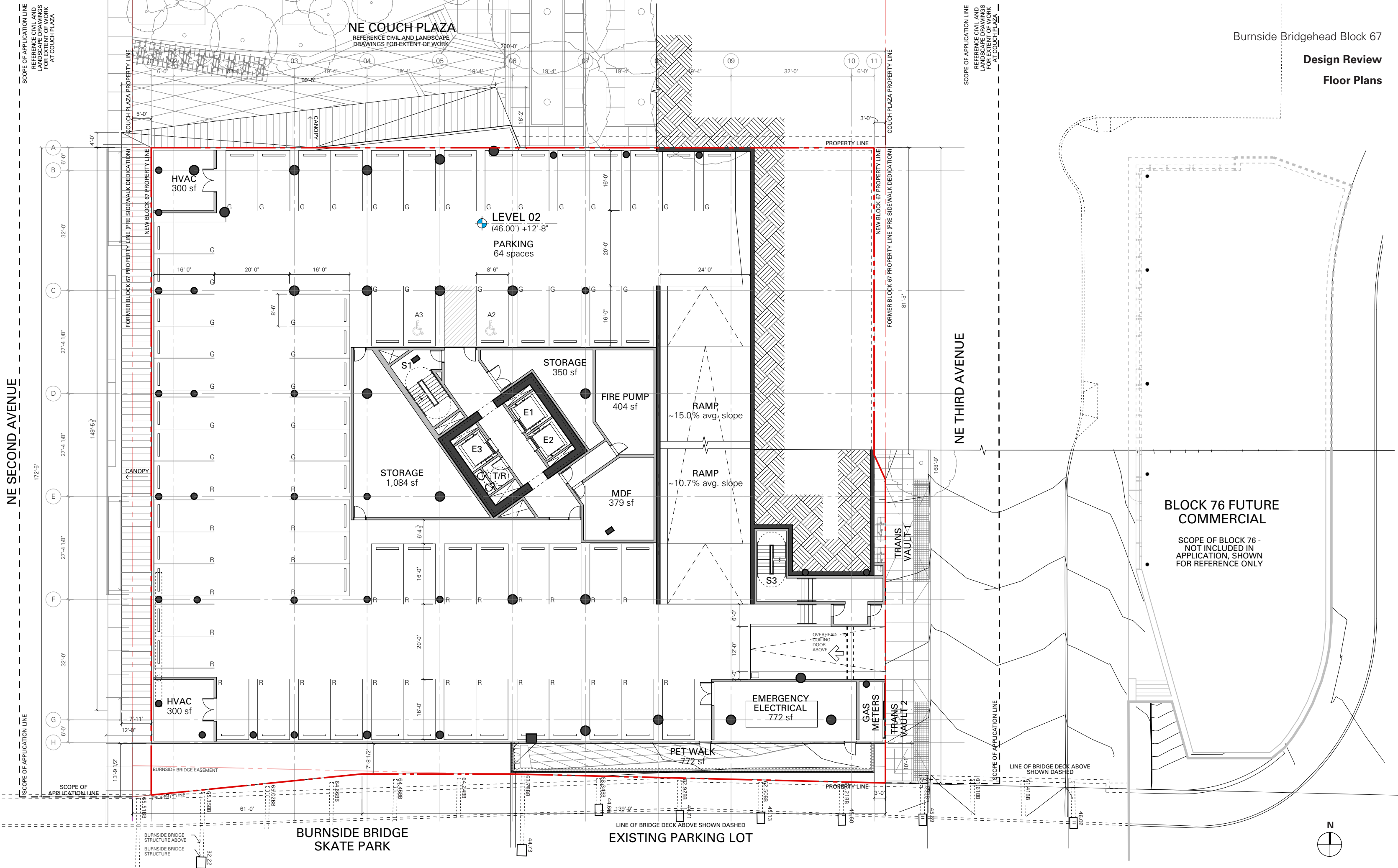
Level 1

Scale: 3/64" = 1' 0"

DRAWINGS

Design Review (13-192030 DZM)
(PC 13-111743)

EXHIBIT:
C.02



Burnside Bridgehead Block 67

Design Review
Floor Plans

BLOCK 76 FUTURE
COMMERCIAL

SCOPE OF BLOCK 76 -
NOT INCLUDED IN
APPLICATION, SHOWN
FOR REFERENCE ONLY



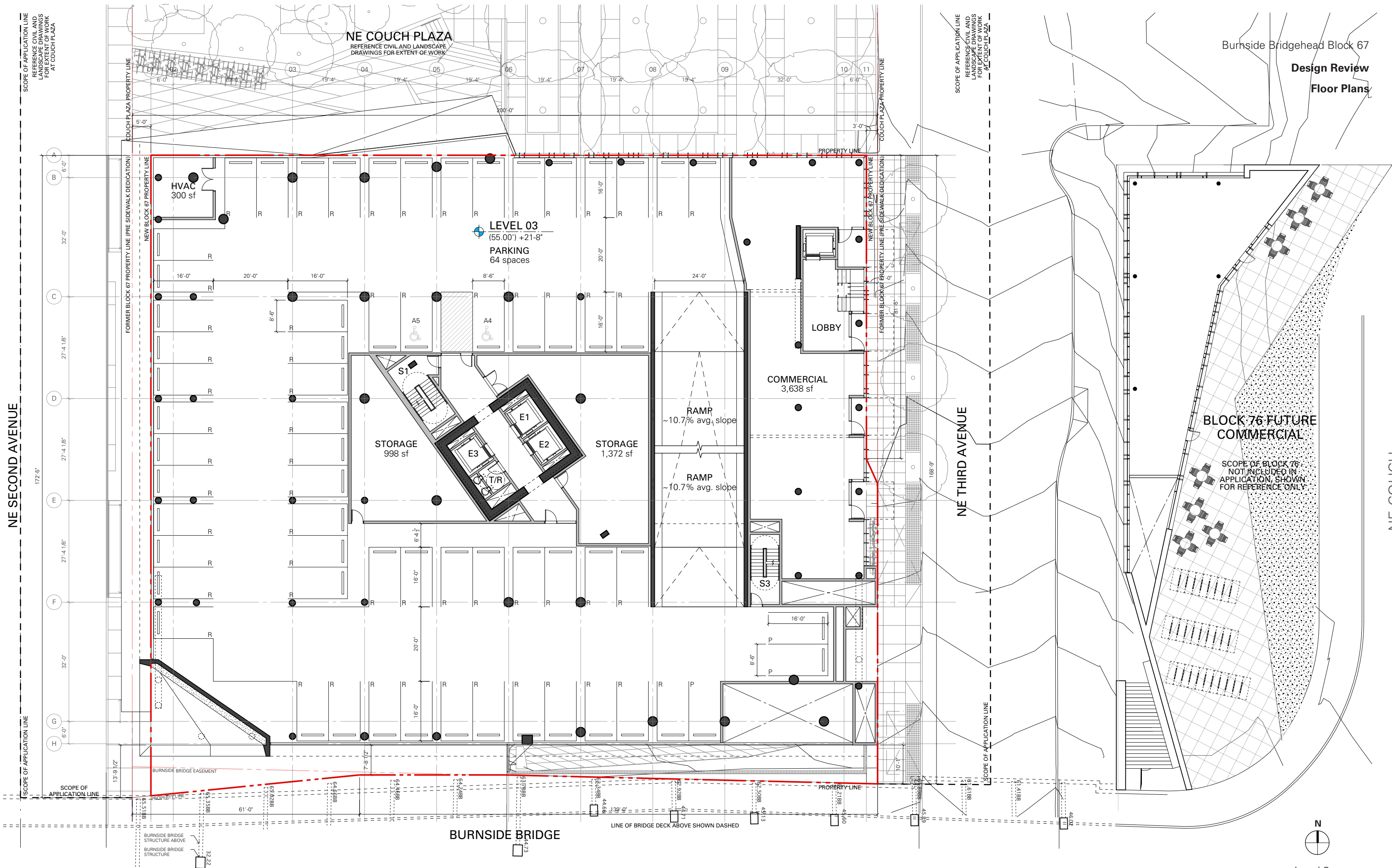
Level 2

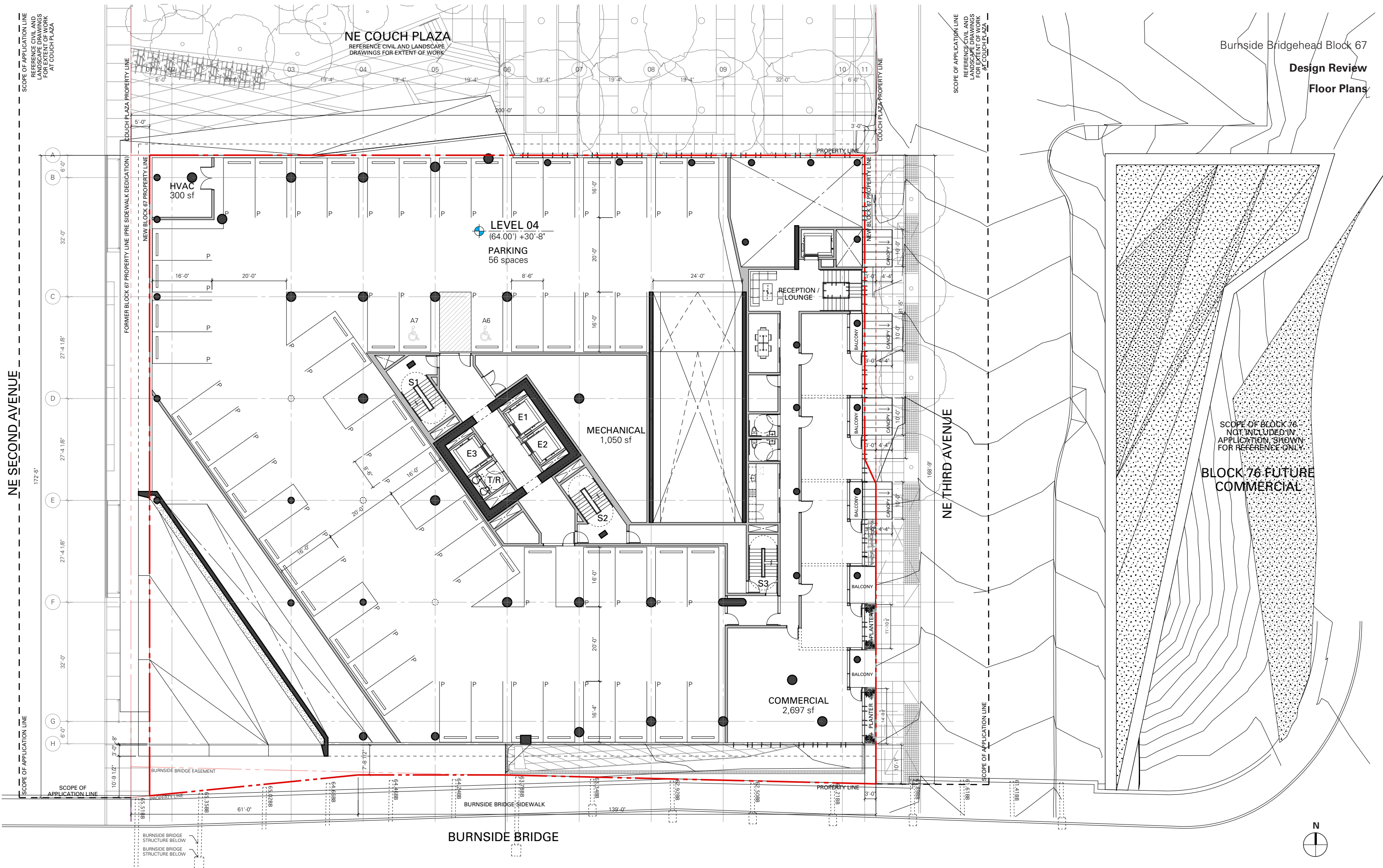
Scale: 3/64" = 1' 0"

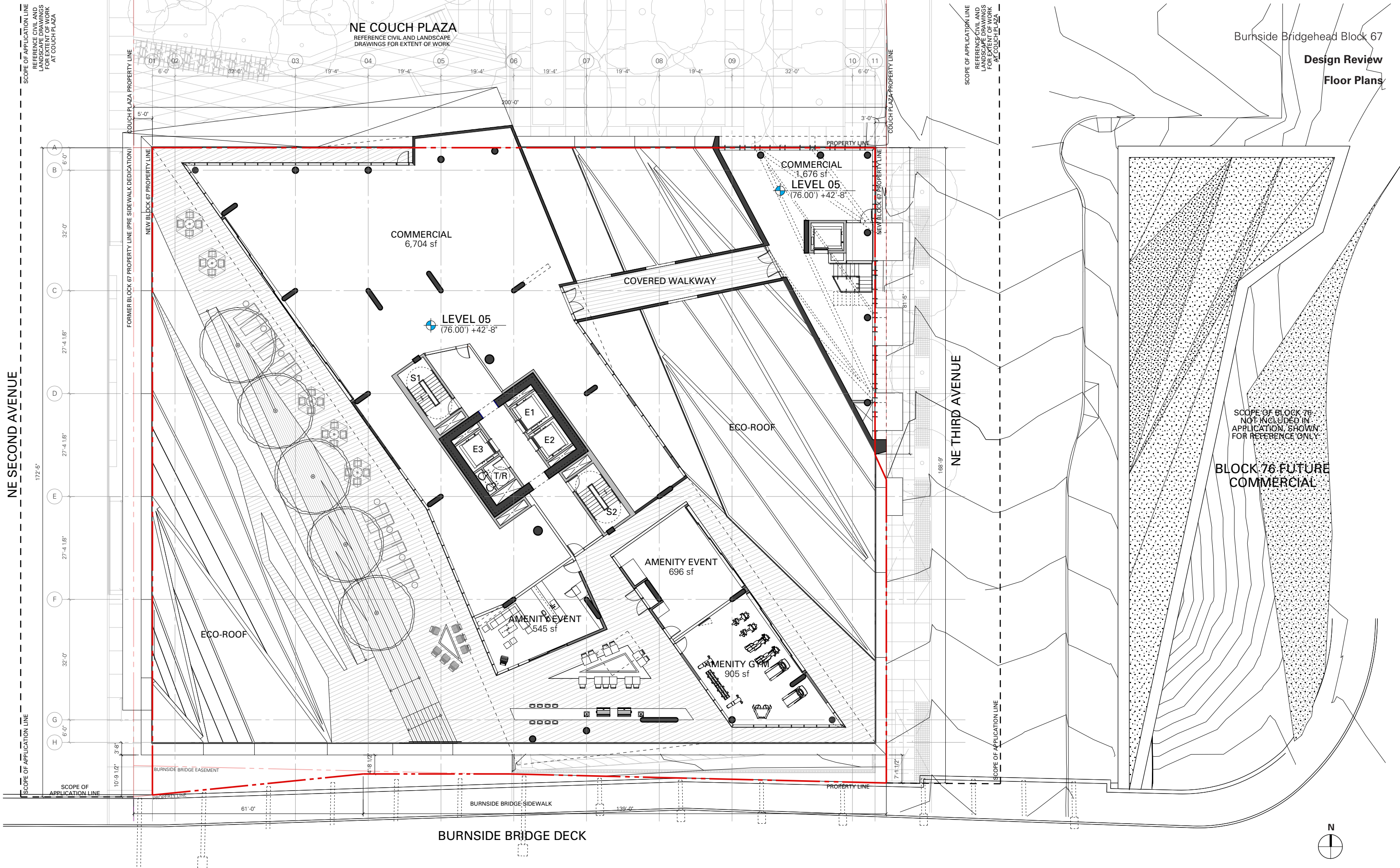
EXHIBIT:
C.03

Design Review (13-192030 DZM)
(PC 13-111743)

12.09.13







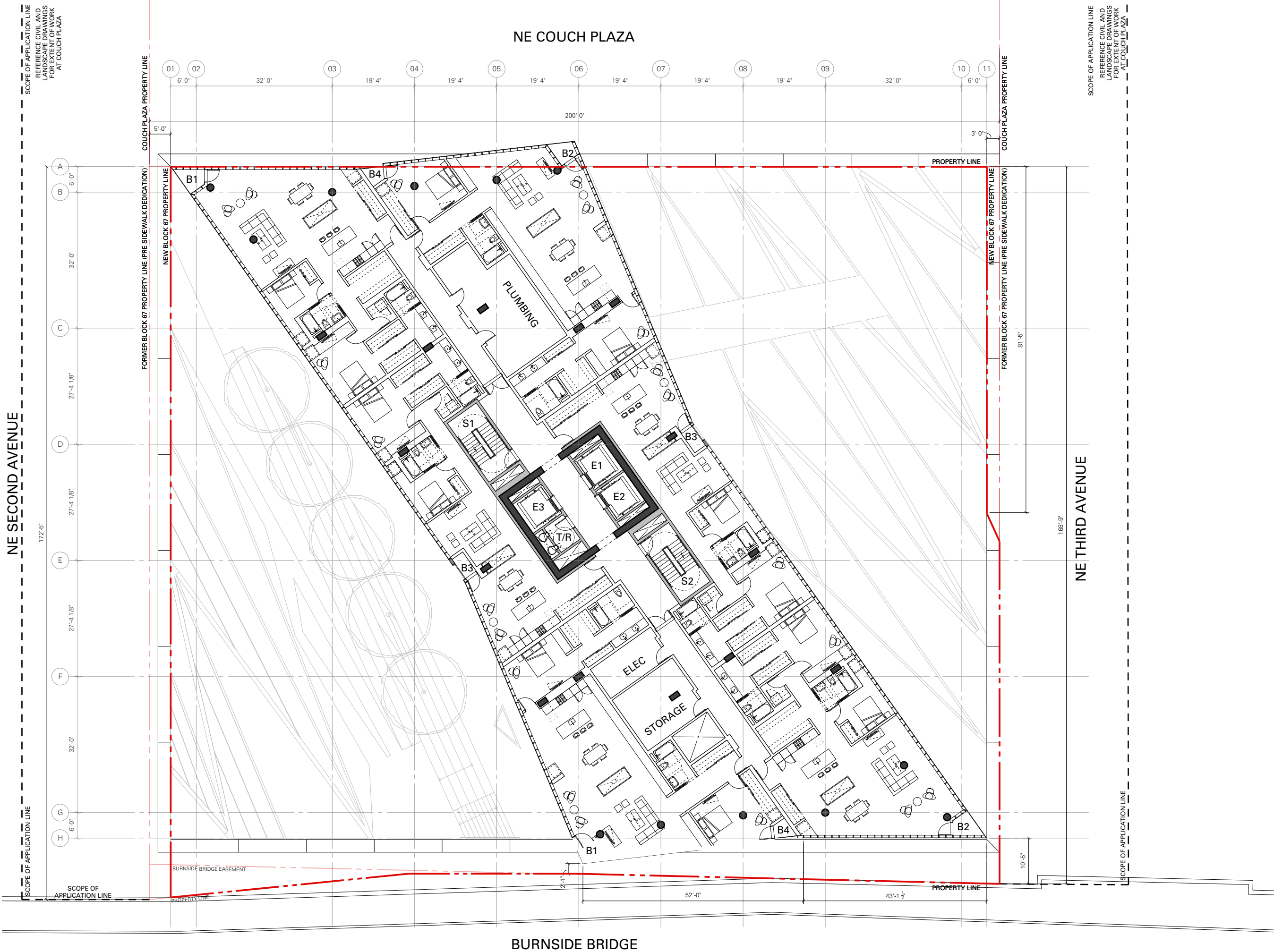
12.09.13



Typical Residential Plan
Scale: 3/64" = 1' 0"

EXHIBIT:
C.07

Design Review (13-192030 DZM)
(PC 13-111743)



NE SECOND AVENUE

NE COUCH PLAZA

Burnside Bridgehead Block 67

Design Review

Floor Plans

NE THIRD AVENUE

BURNSIDE BRIDGE



Penthouse Level

Scale: 3/64" = 1' 0"

DRAWINGS

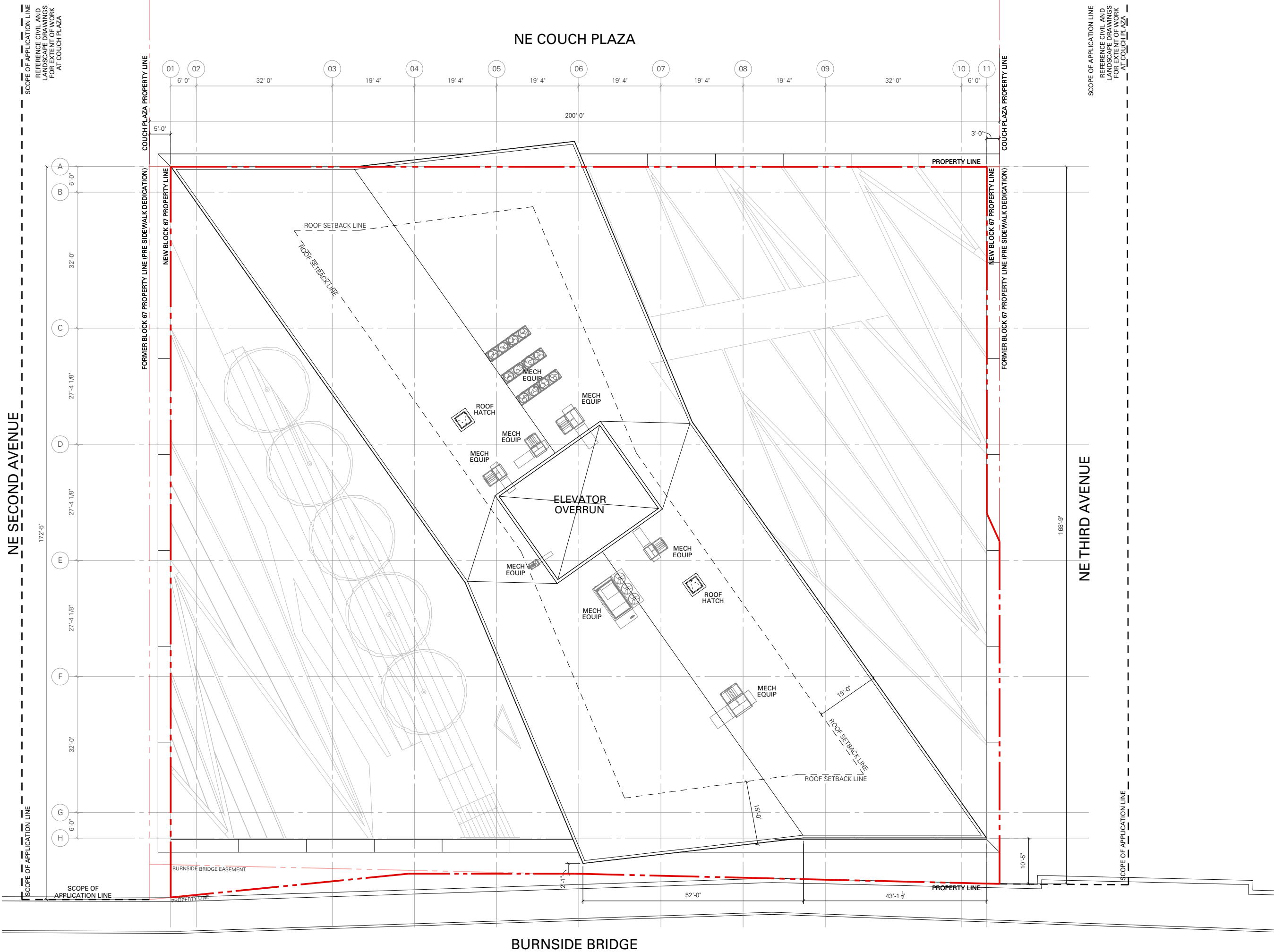
Design Review (13-192030 DZM)

(PC 13-111743)

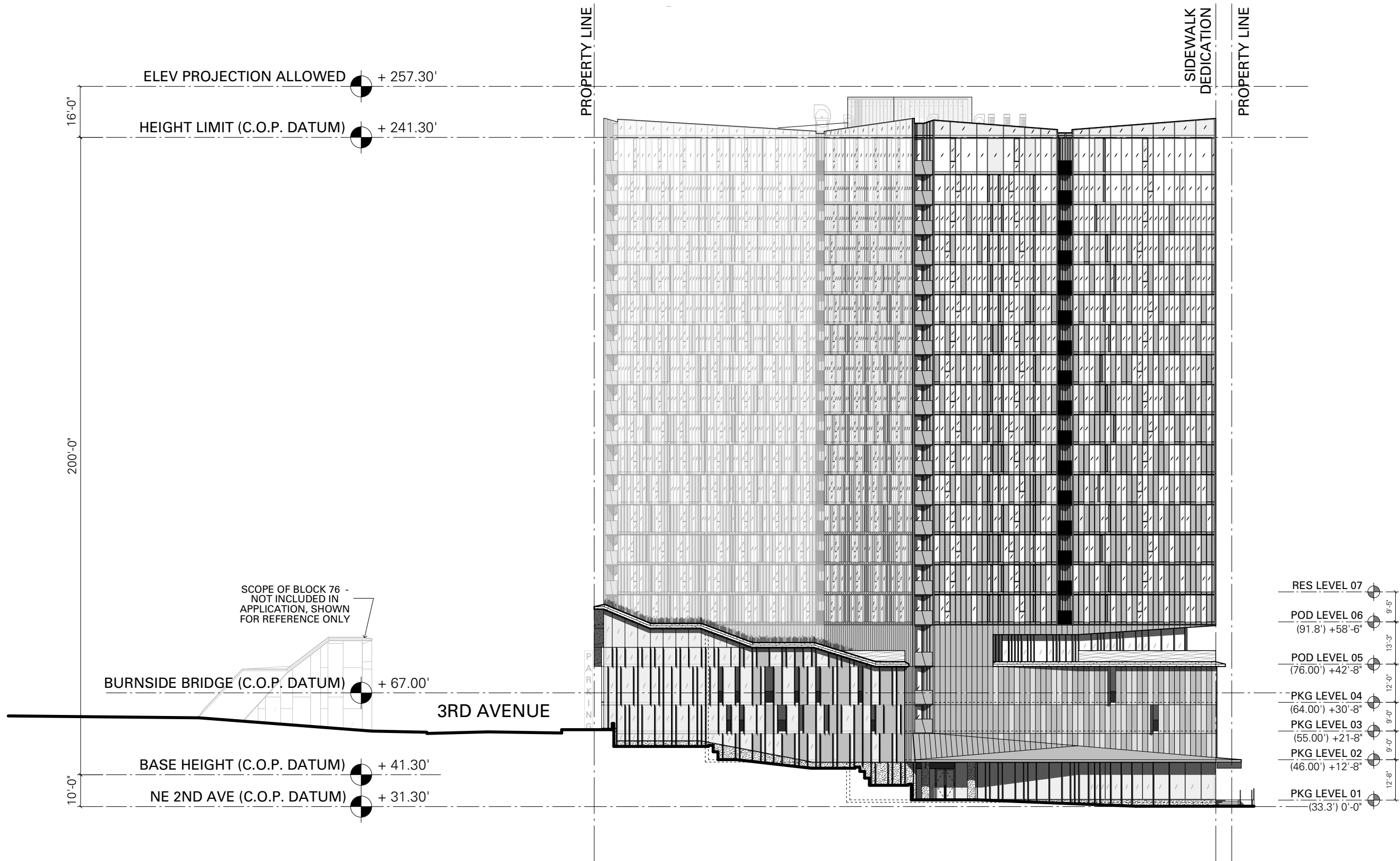
EXHIBIT:

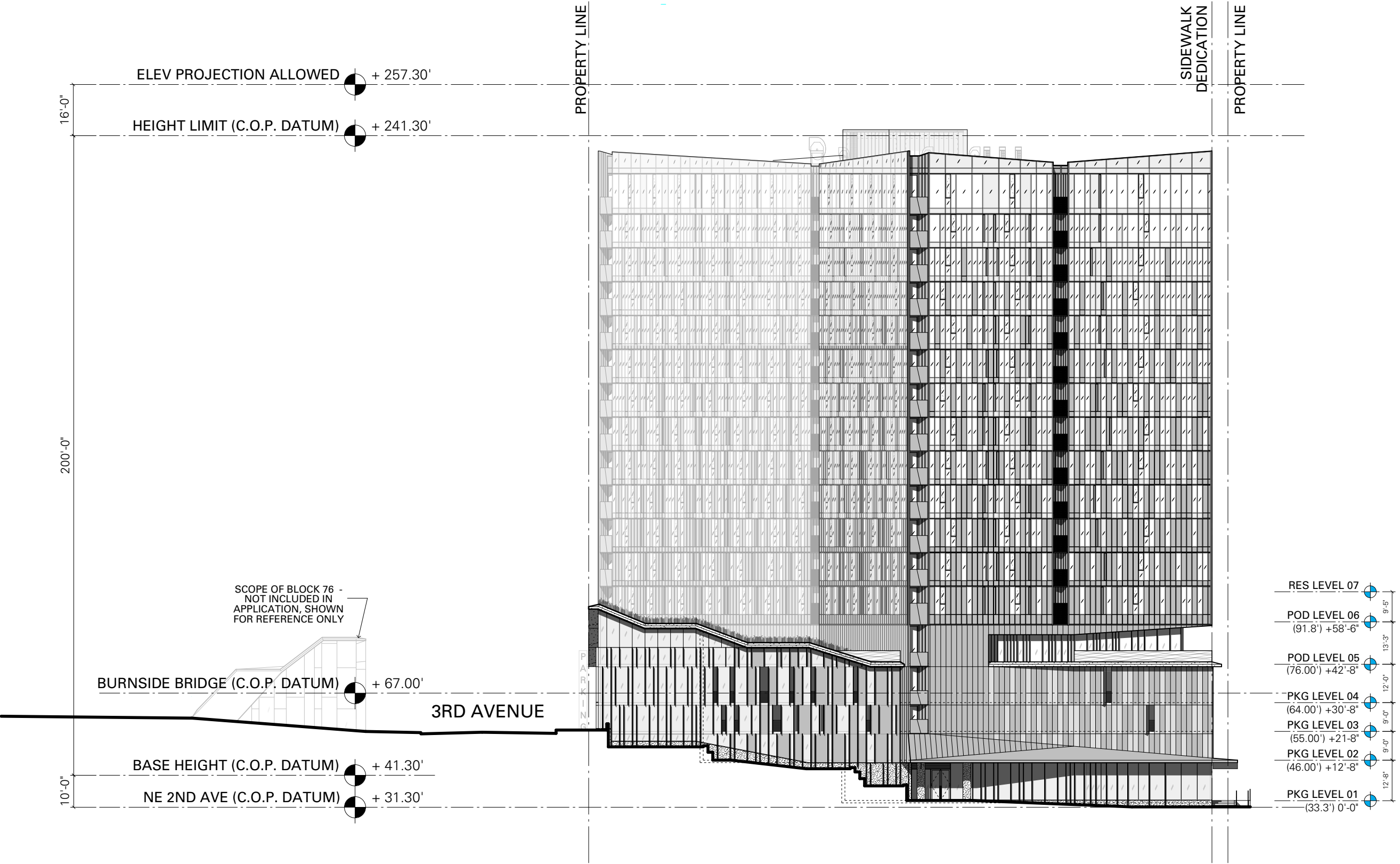
C.08

12.09.13

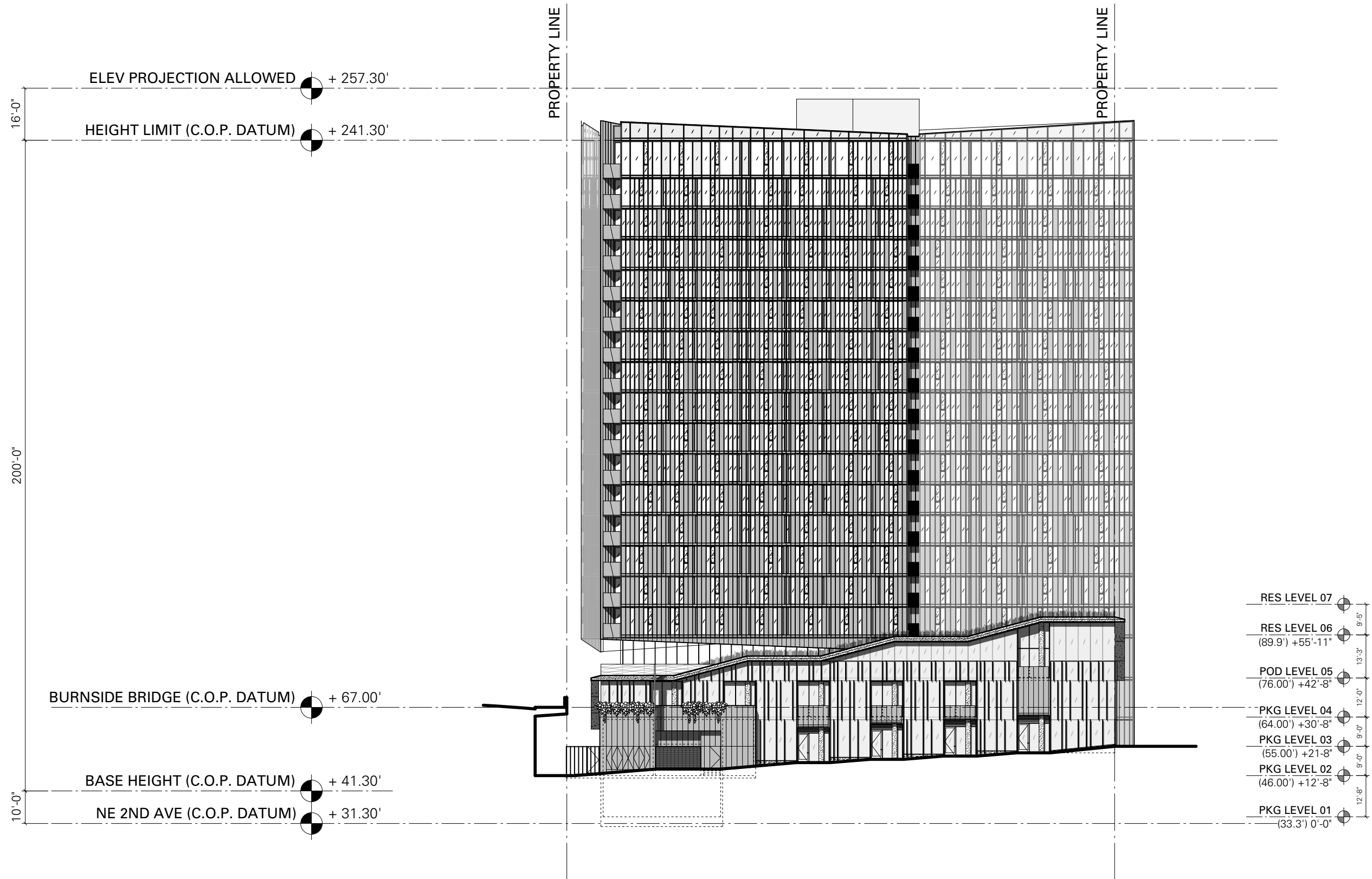


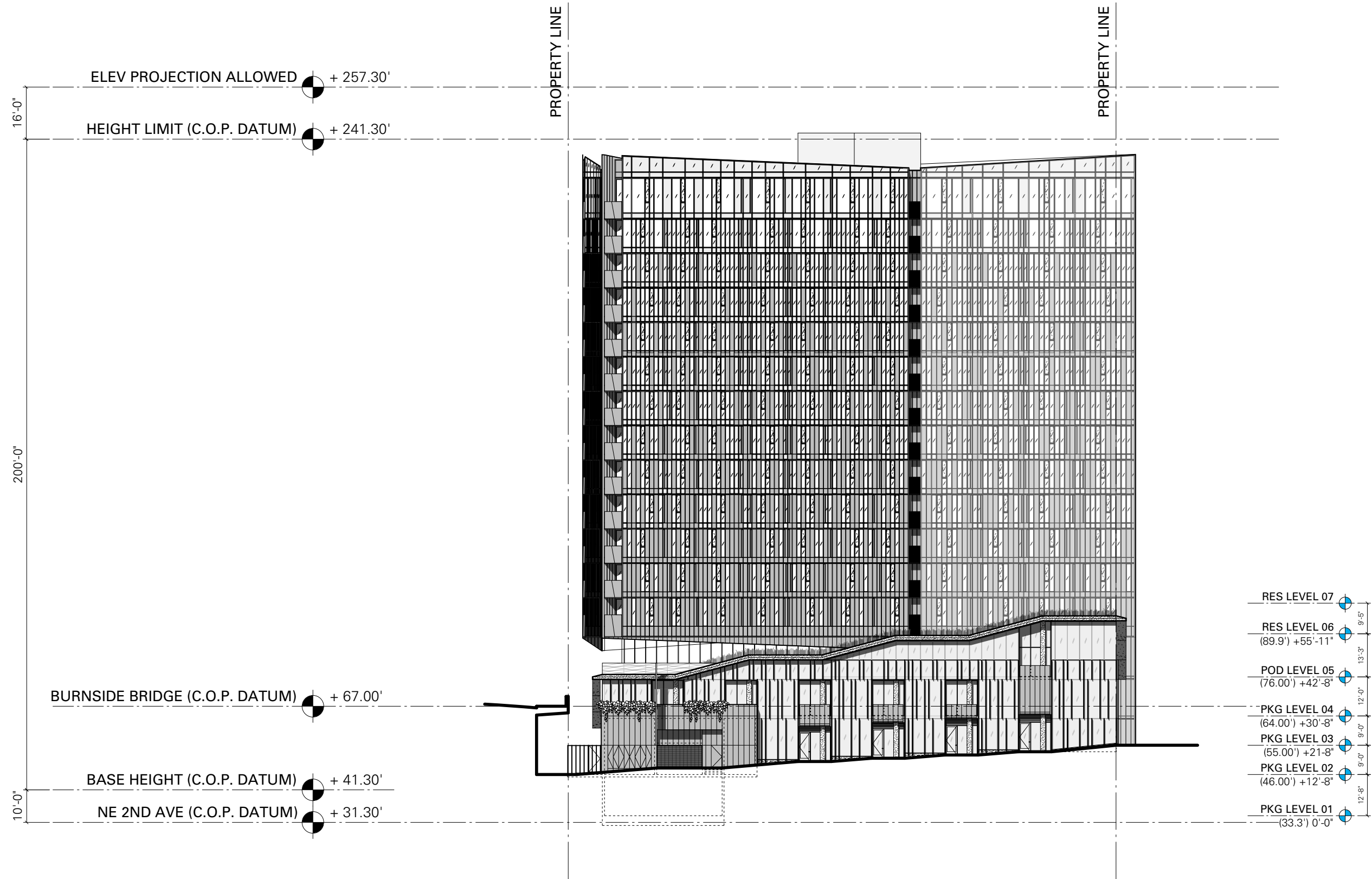
Design Review
Elevations

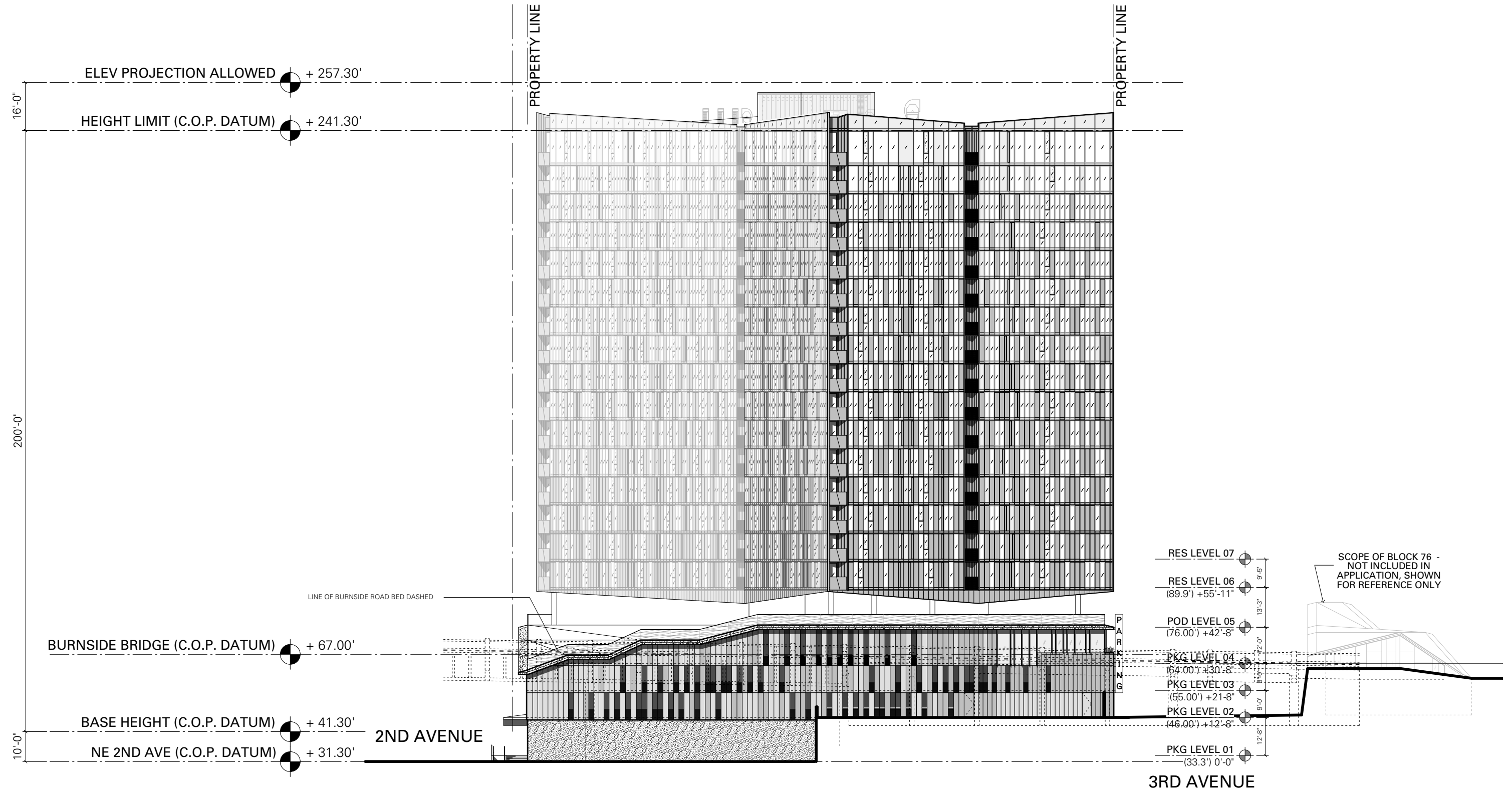


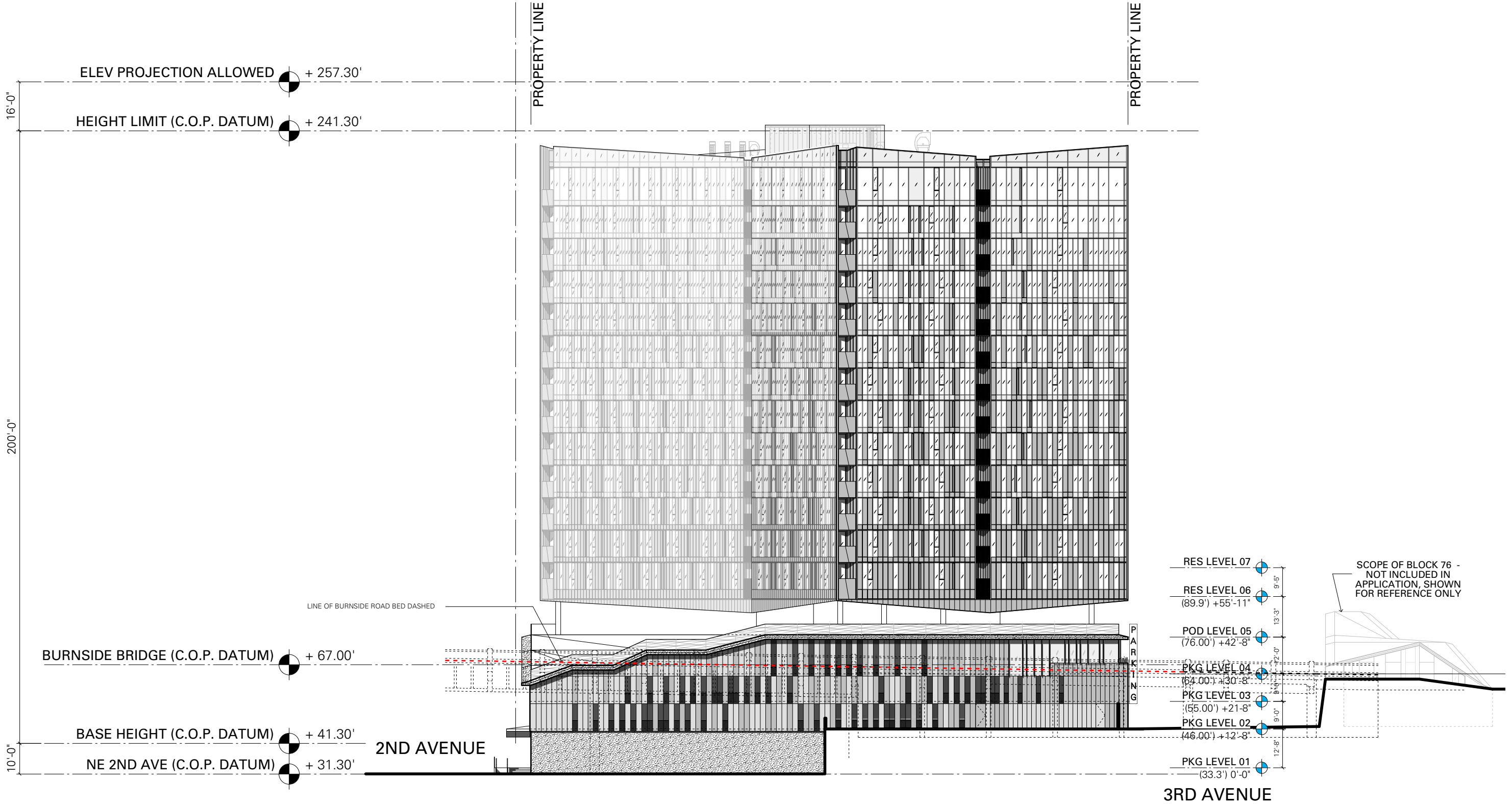


Design Review
Elevations

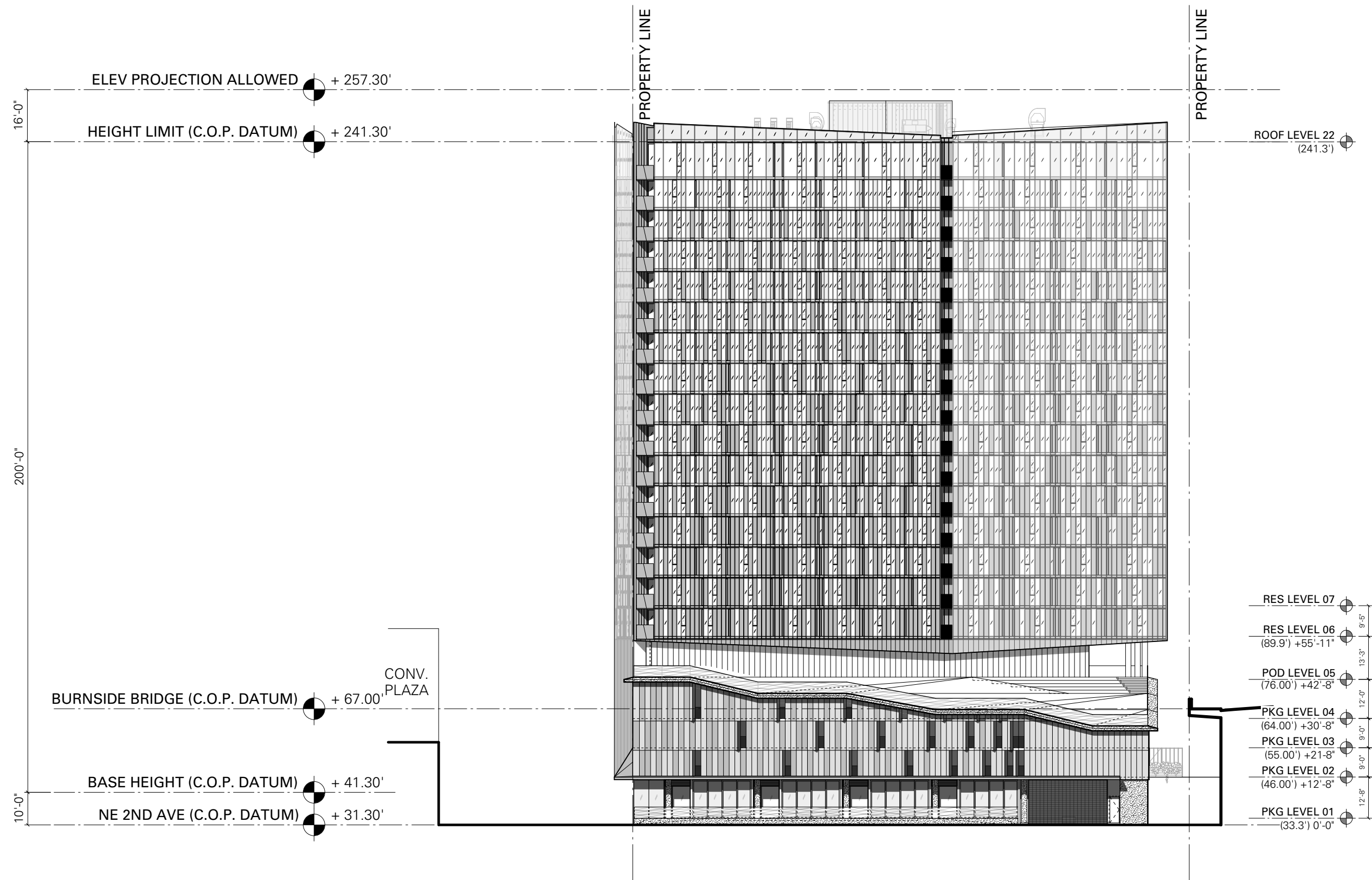


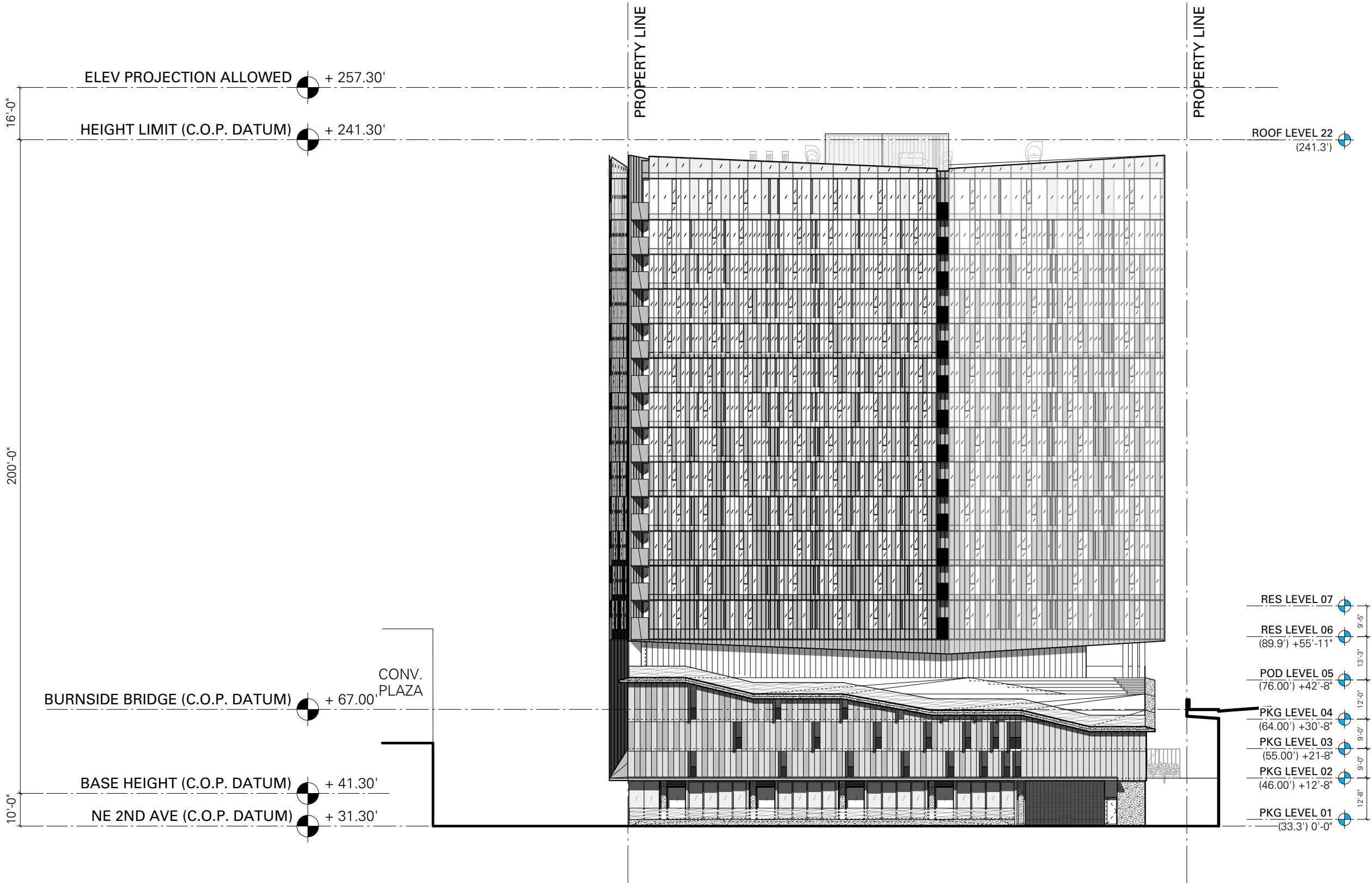


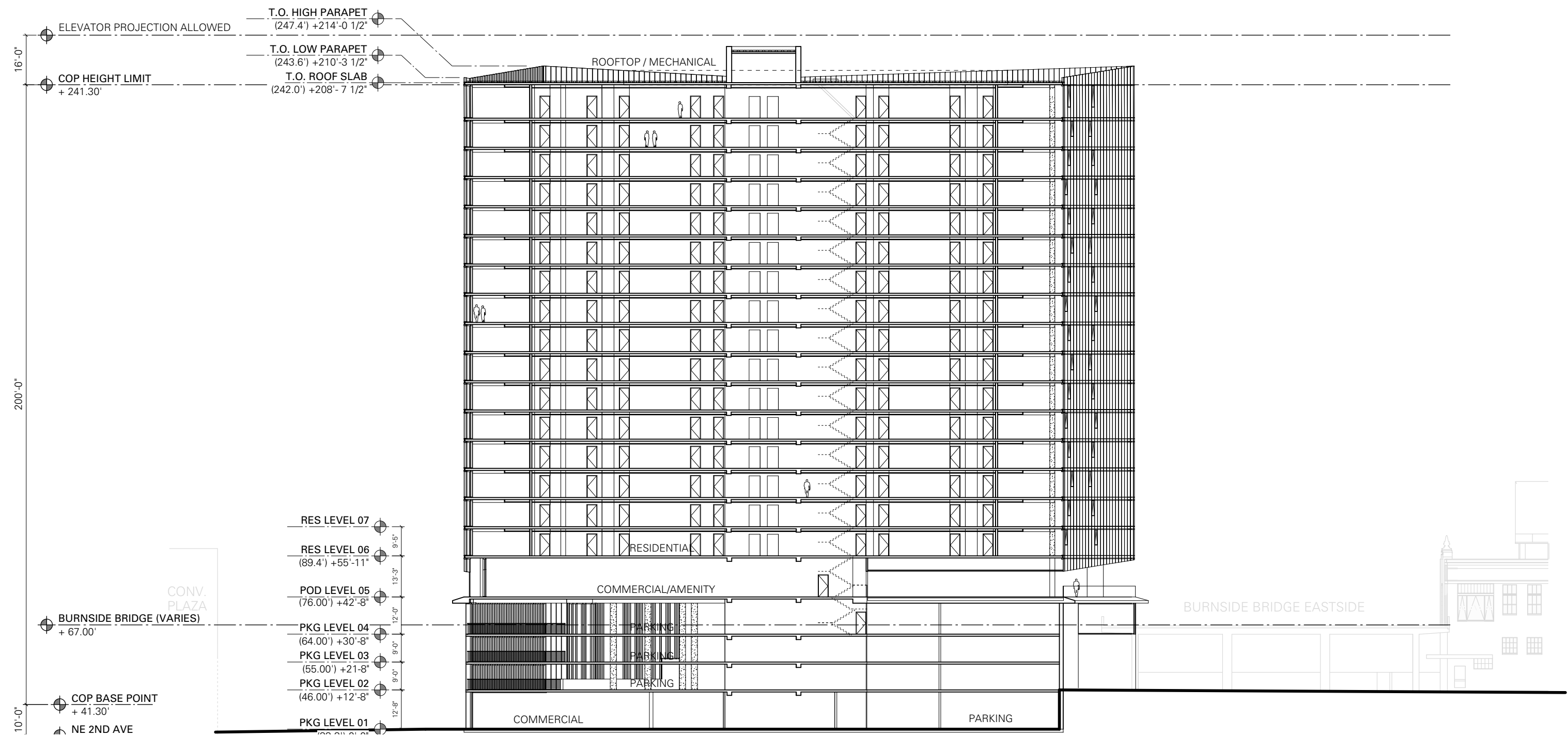


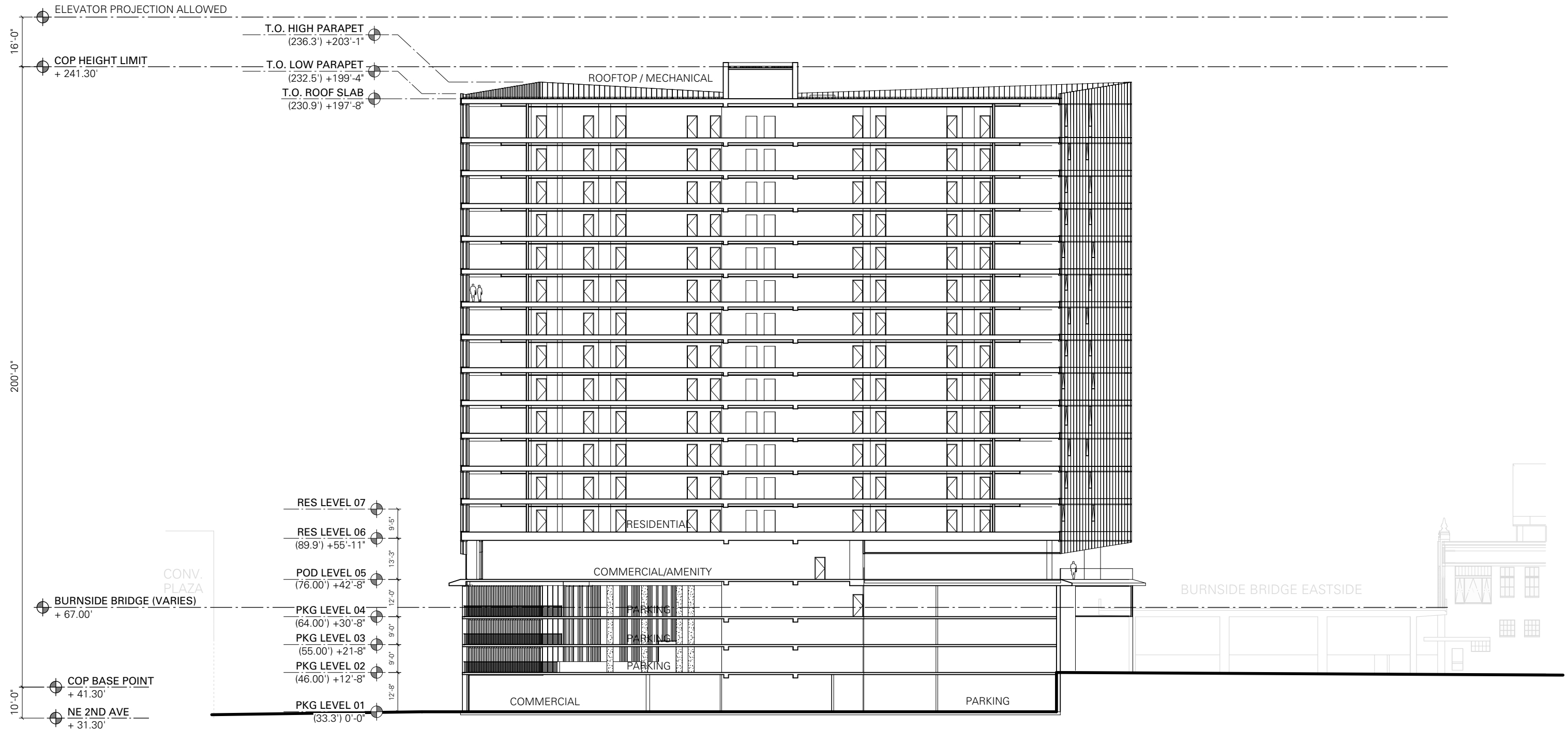


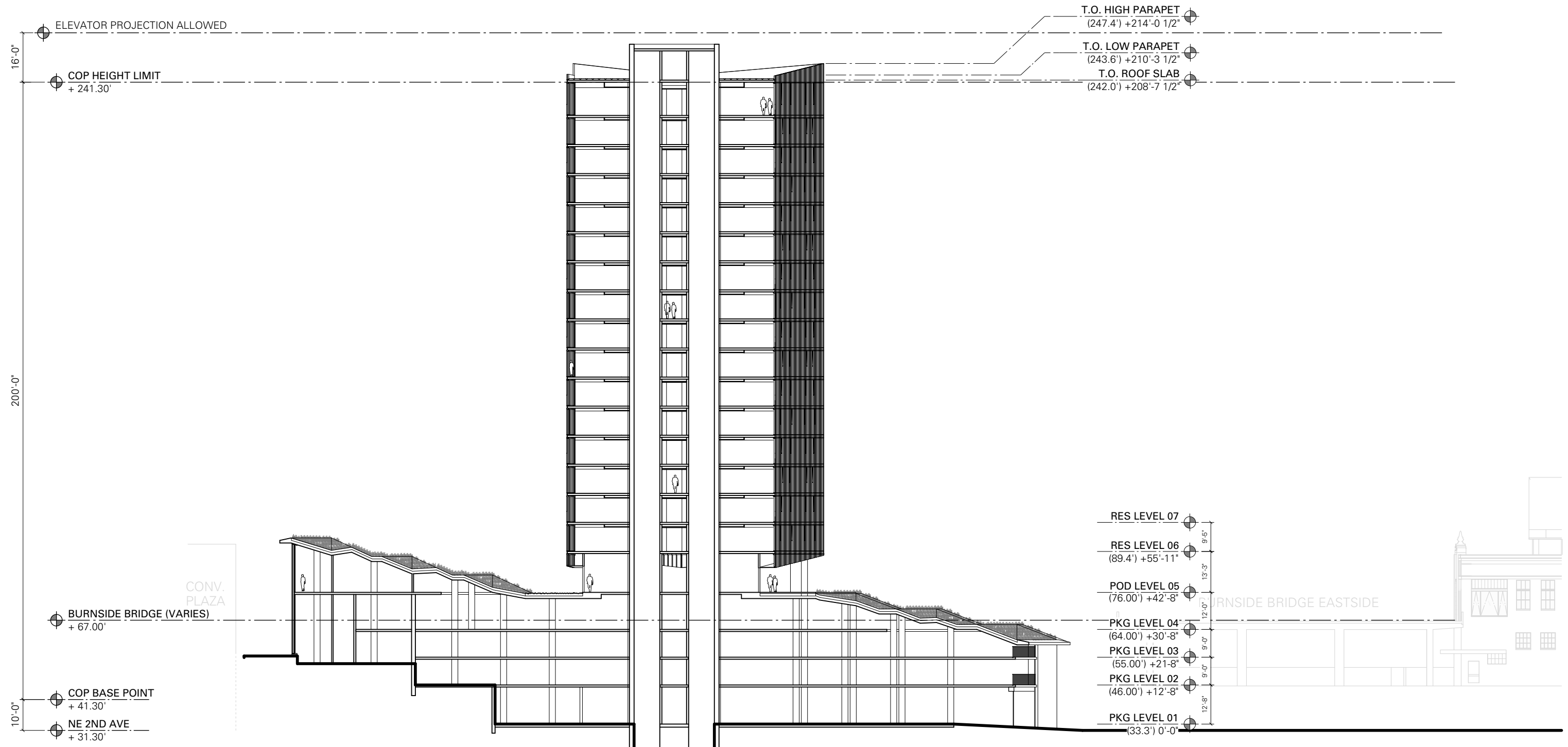
Design Review
Elevations

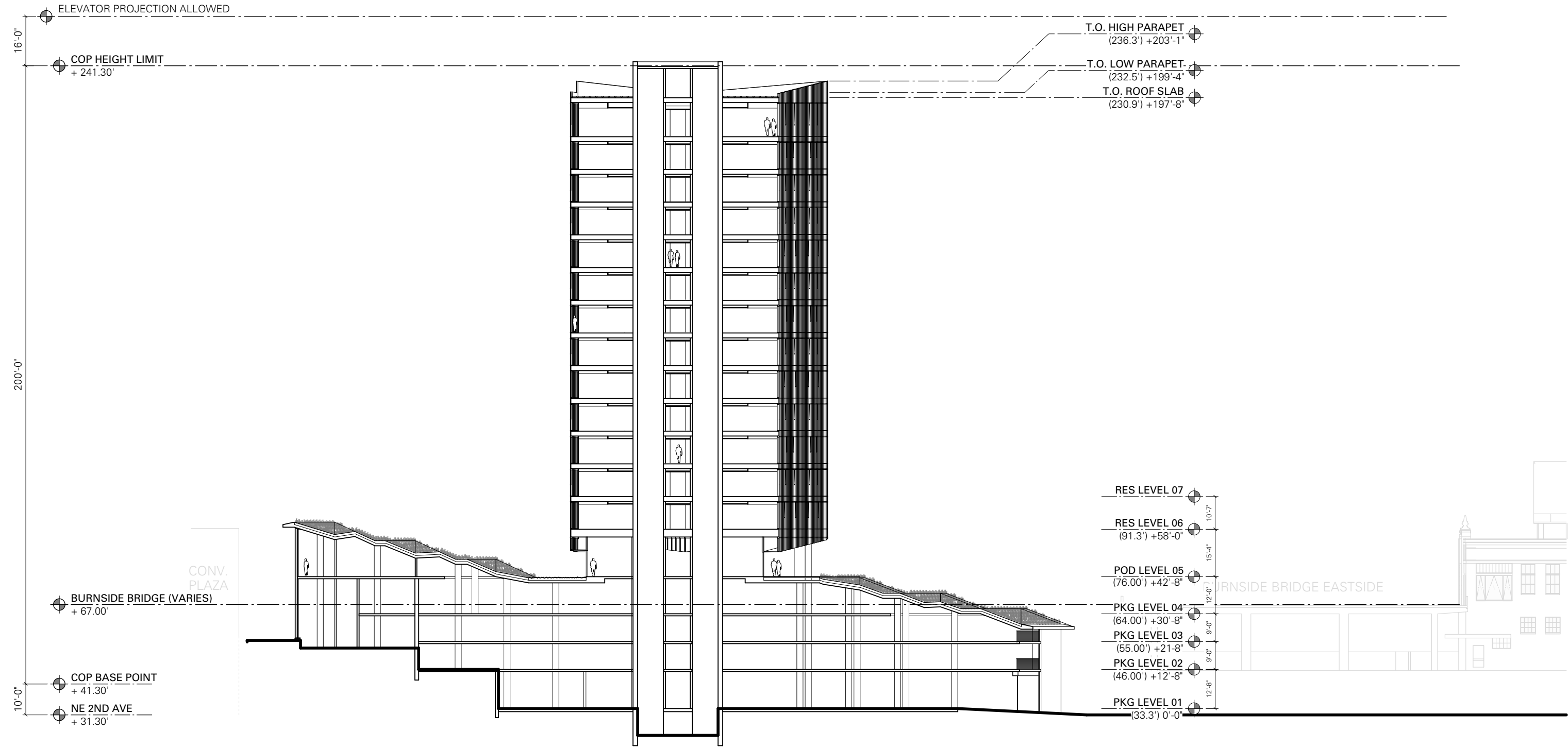




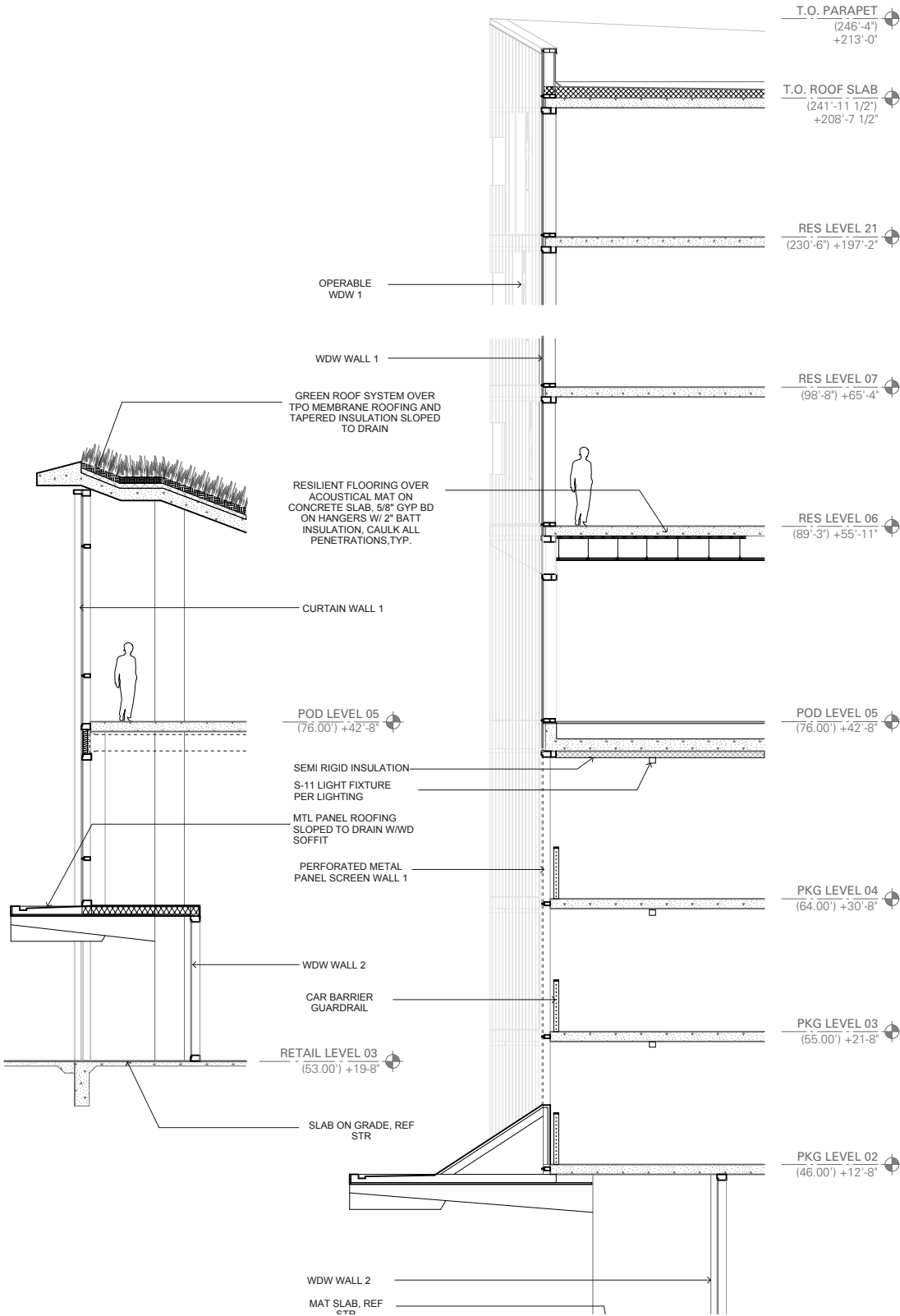






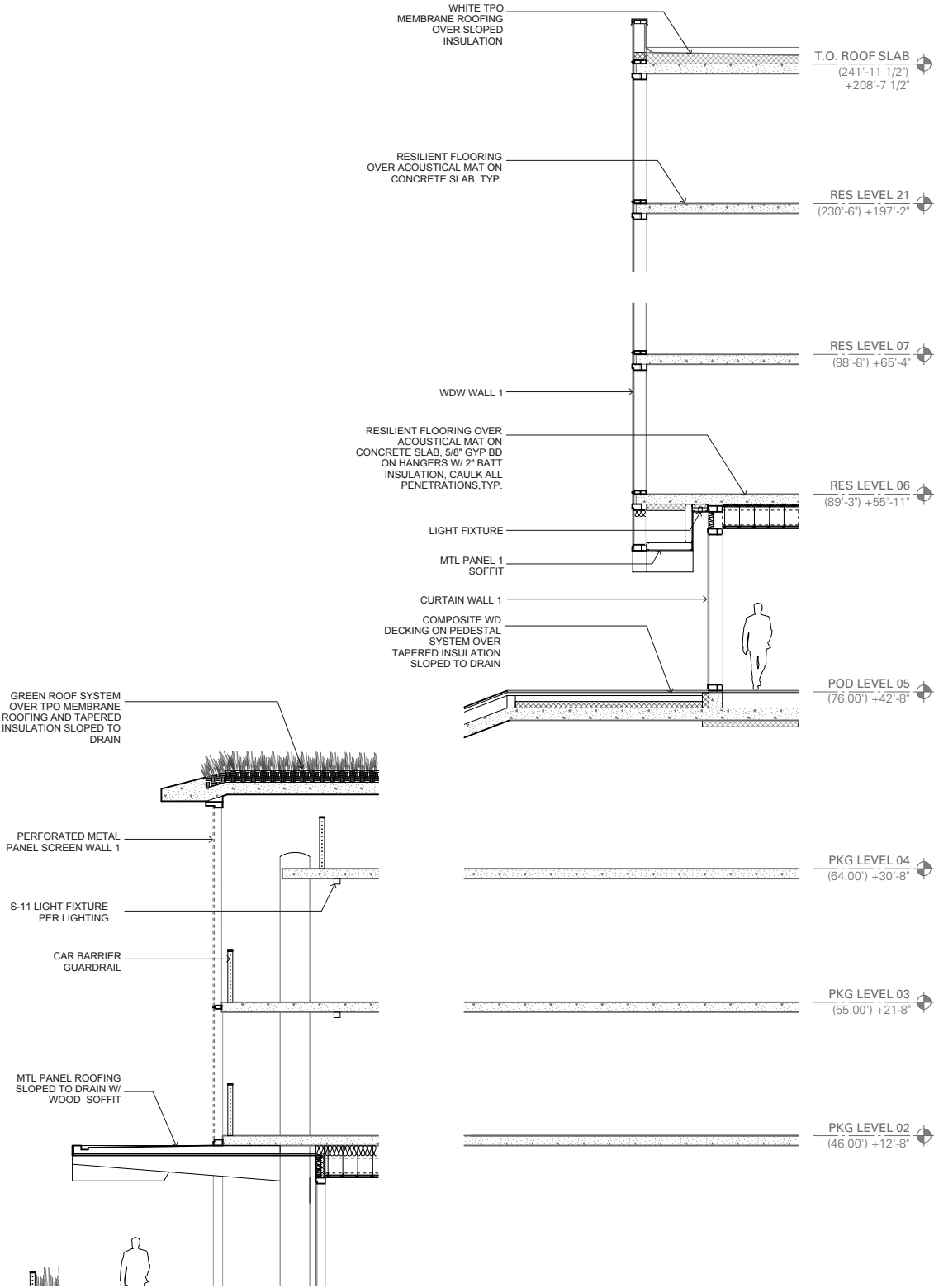


Design Review
Wall Sections



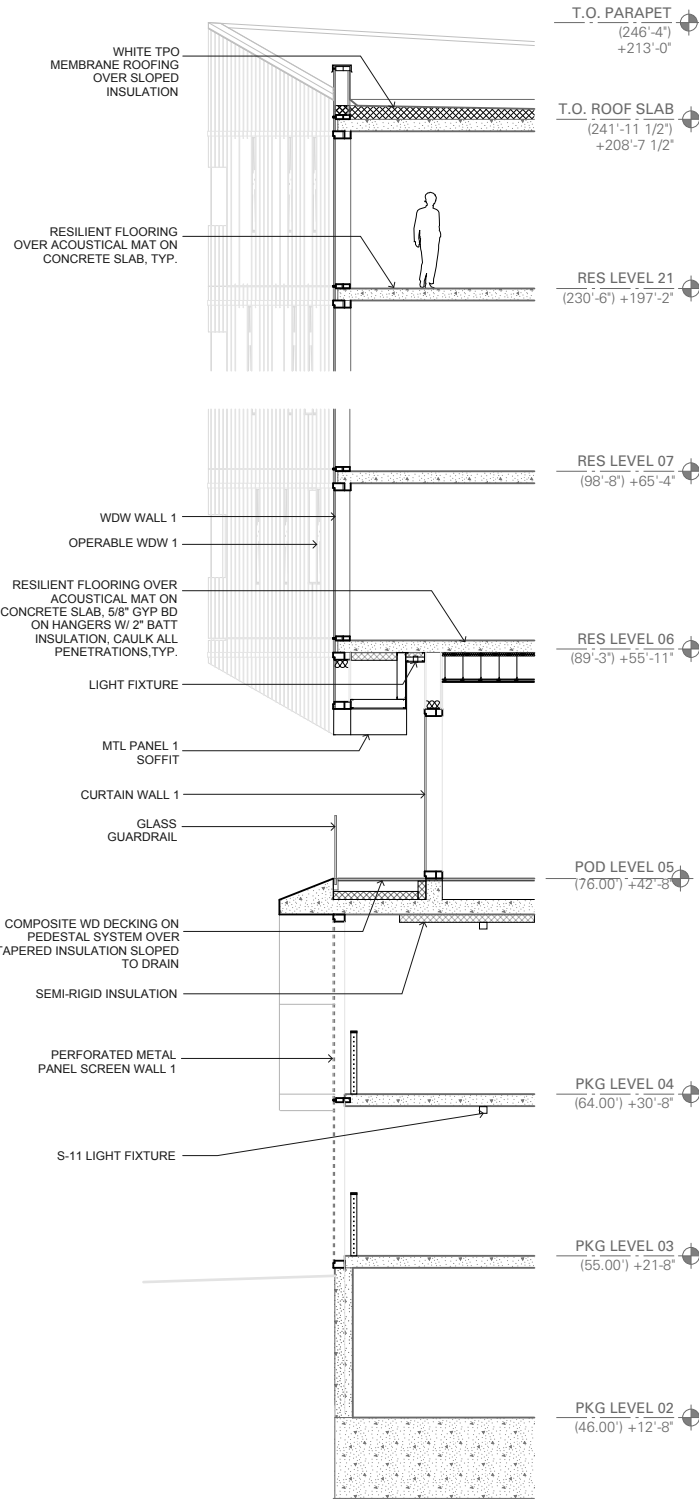
Wall Section 01
(Podium West Elevation)

Wall Section 02
(Podium and Tower North Elevation)



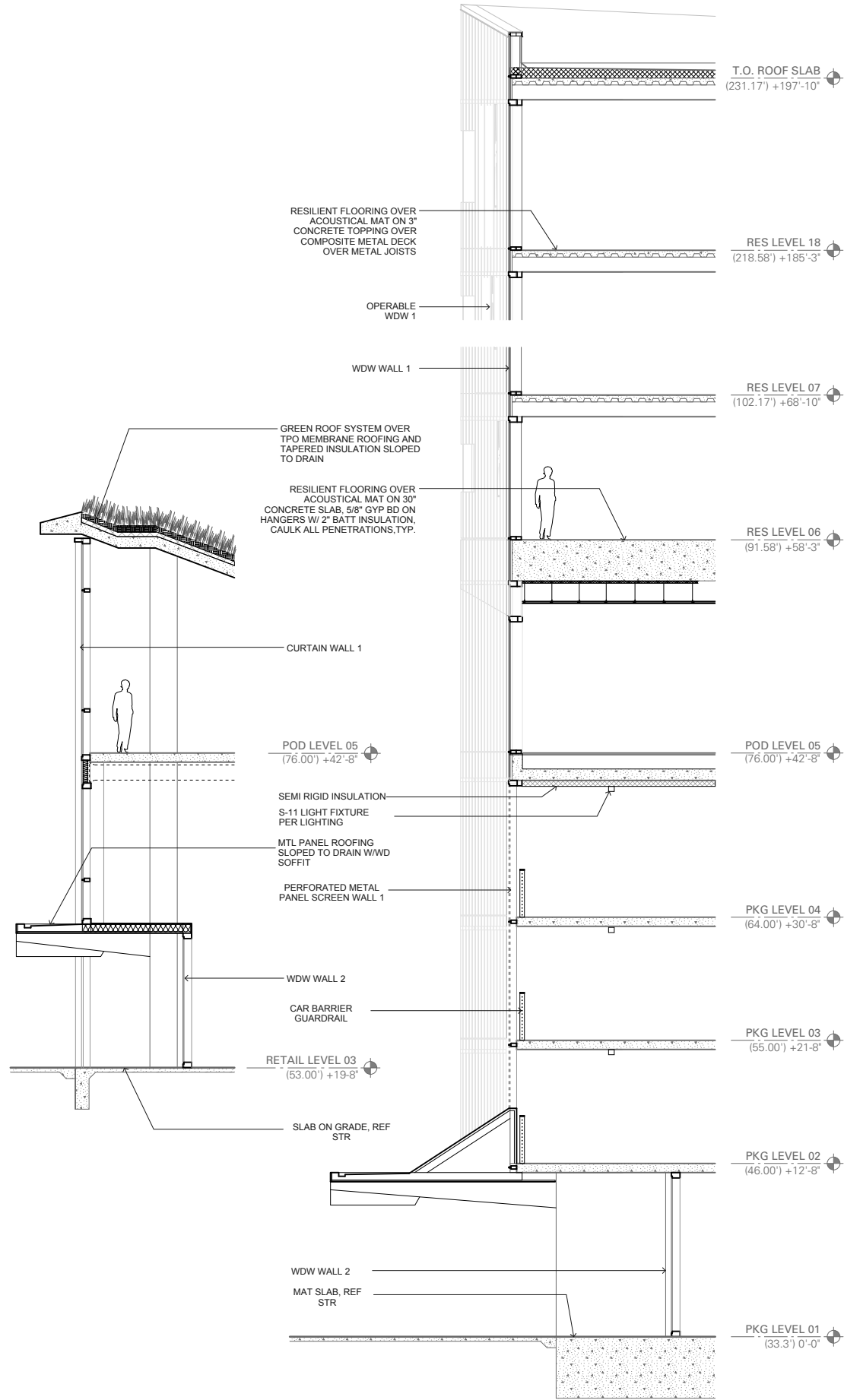
Wall Section 03
(Podium West Elevation)

Wall Section 04
(Tower West Elevation)



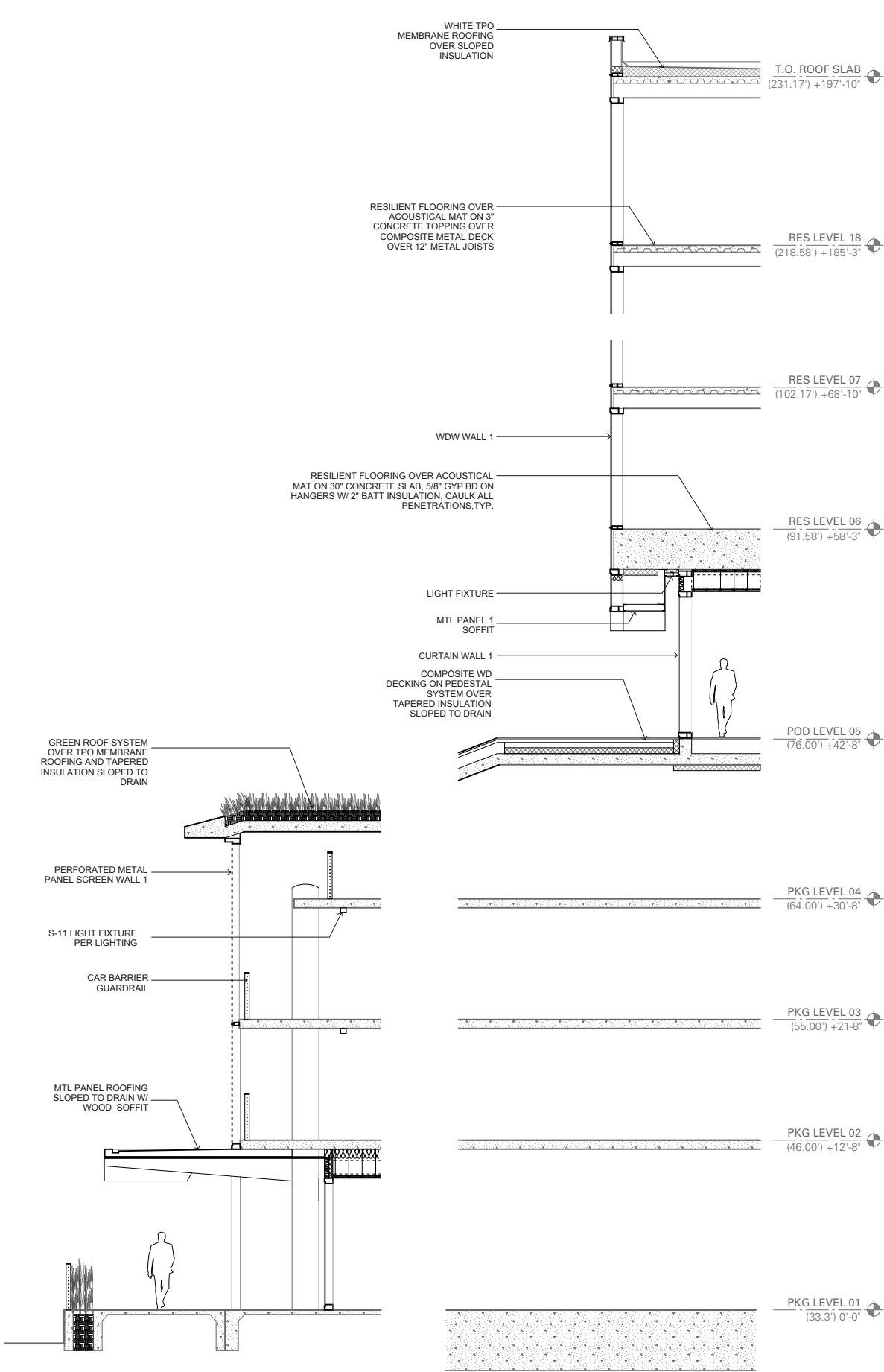
Wall Section 05
(Podium and Tower South Elevation)

Alternate Design: 18-Story Height Proposal



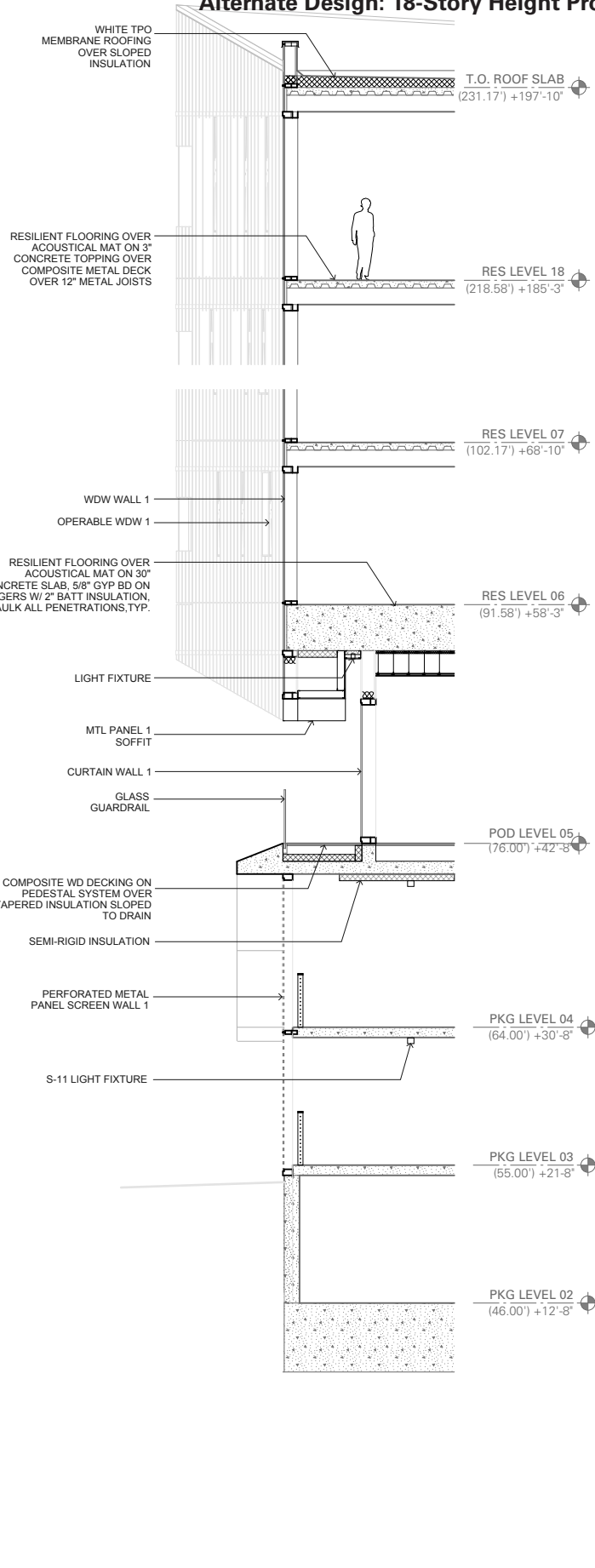
Wall Section 01
(Podium West Elevation)

Wall Section 02
(Podium and Tower North Elevation)

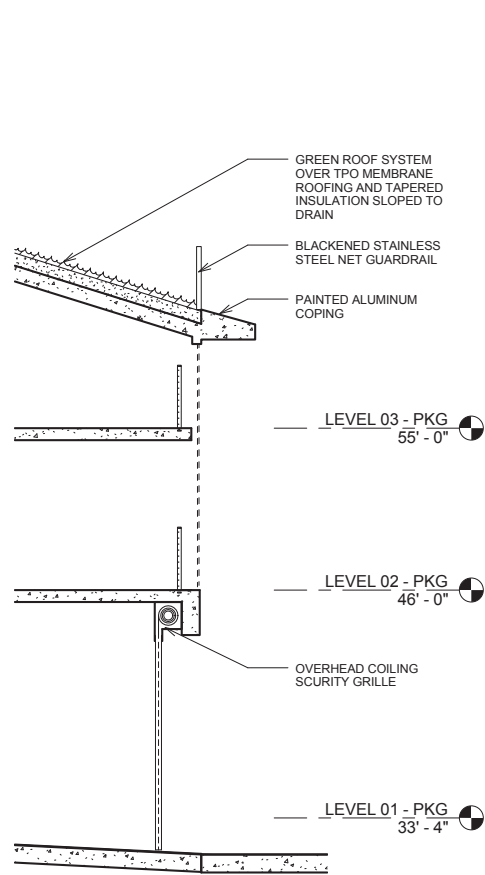


Wall Section 03
(Podium West Elevation)

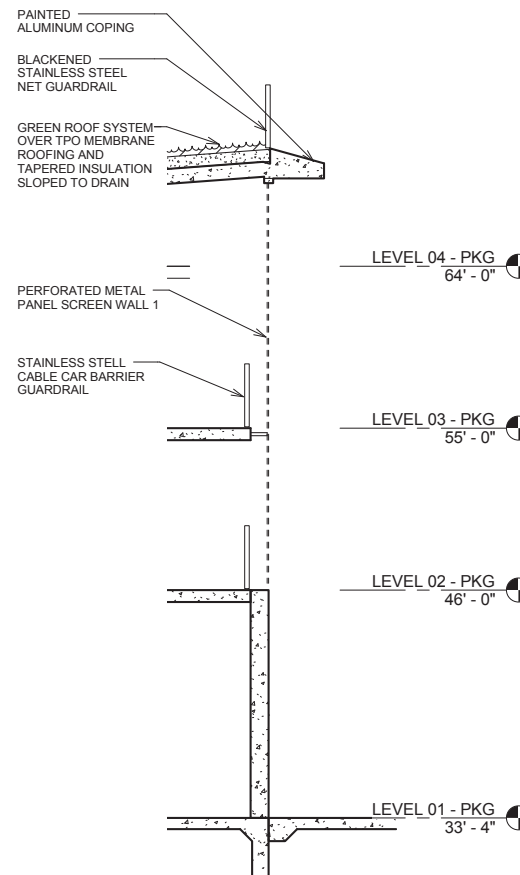
Wall Section 04
(Tower West Elevation)



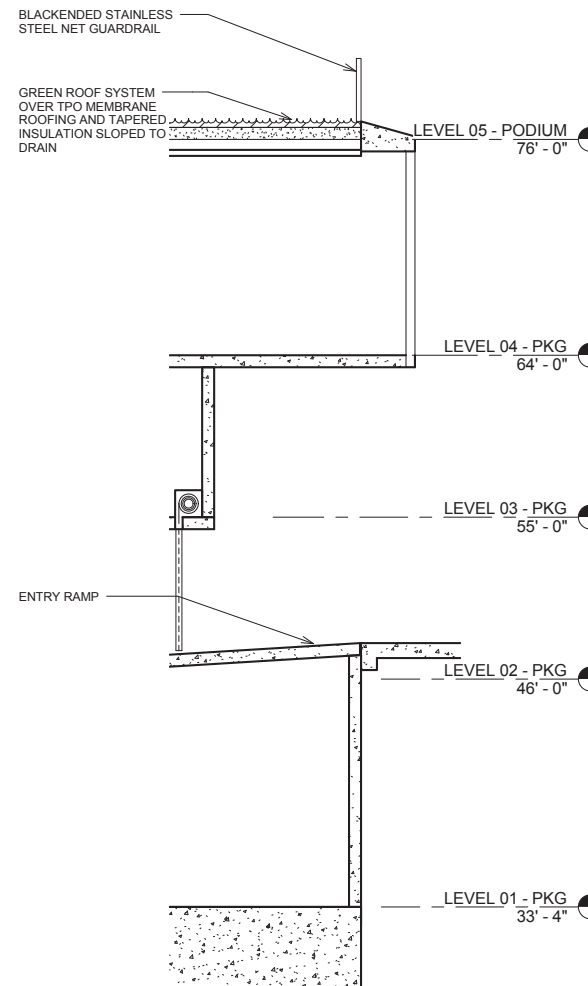
Wall Section 05
(Podium and Tower South Elevation)



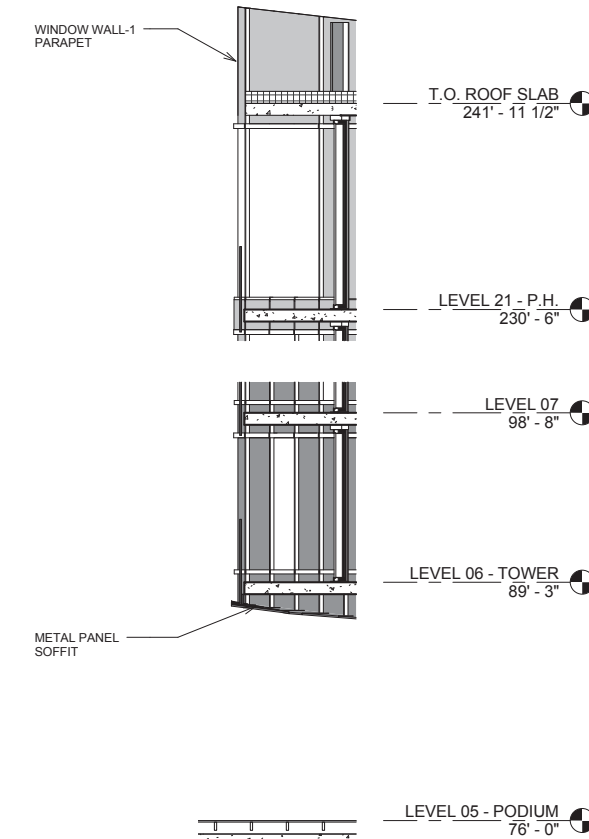
Wall Section 01
(West Garage)



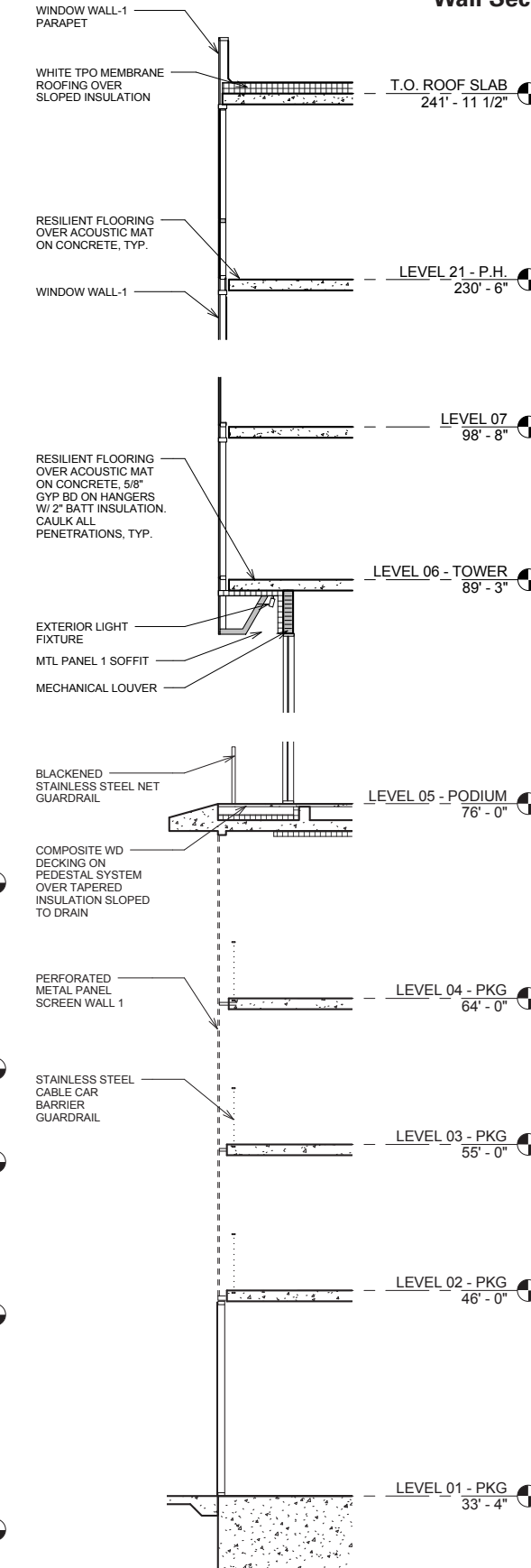
Wall Section 02
(South)



Wall Section 03
(East Garage)

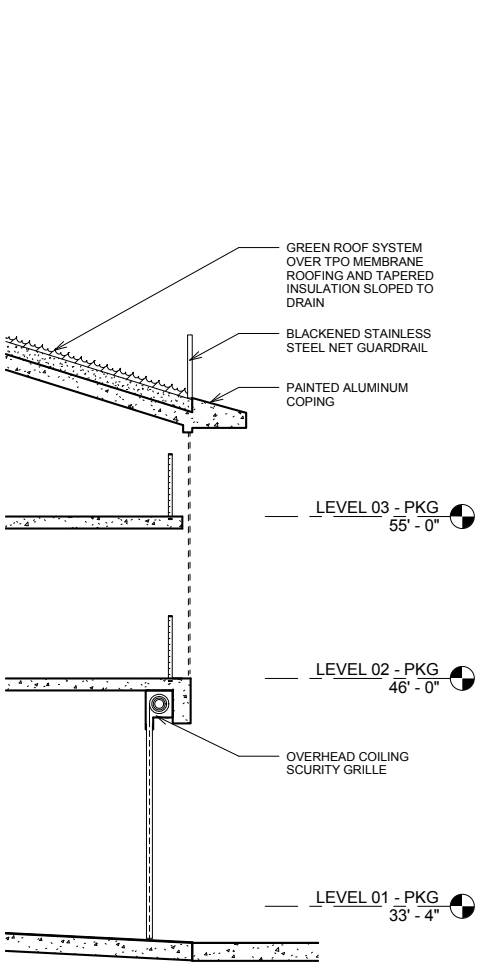


Wall Section 04
(Balconies)

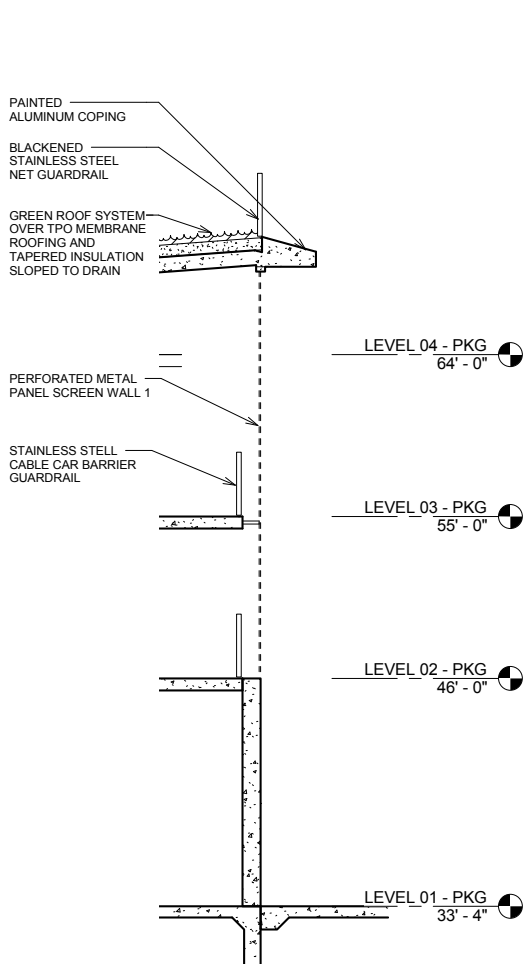


Wall Section 05
(North Elevation)

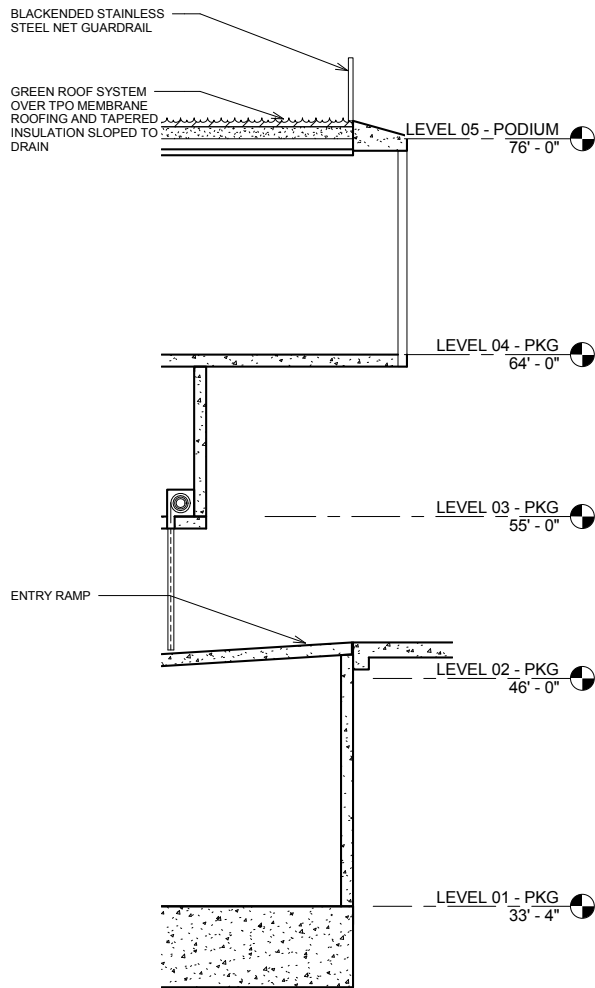
Alternate Design: 18-Story Height Proposal



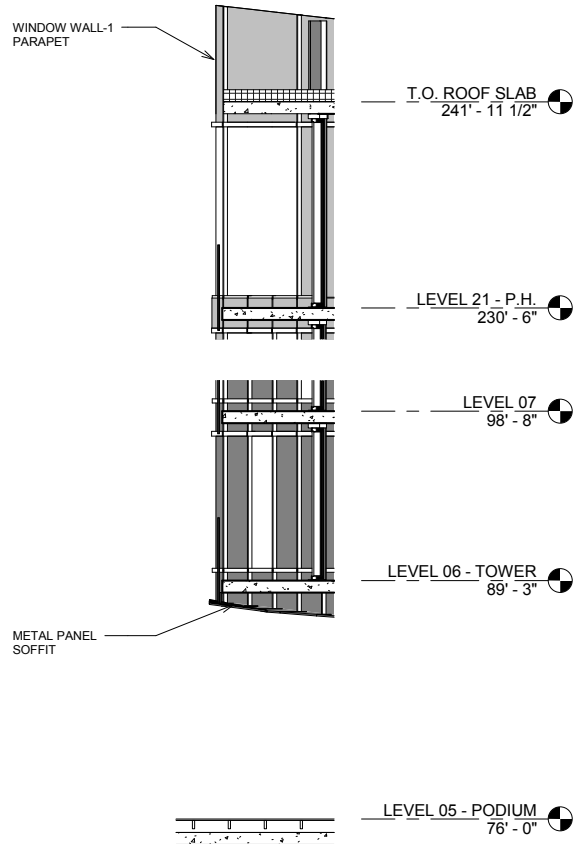
WALL SECT_WEST GARAGE 05
3/16" = 1'-0"



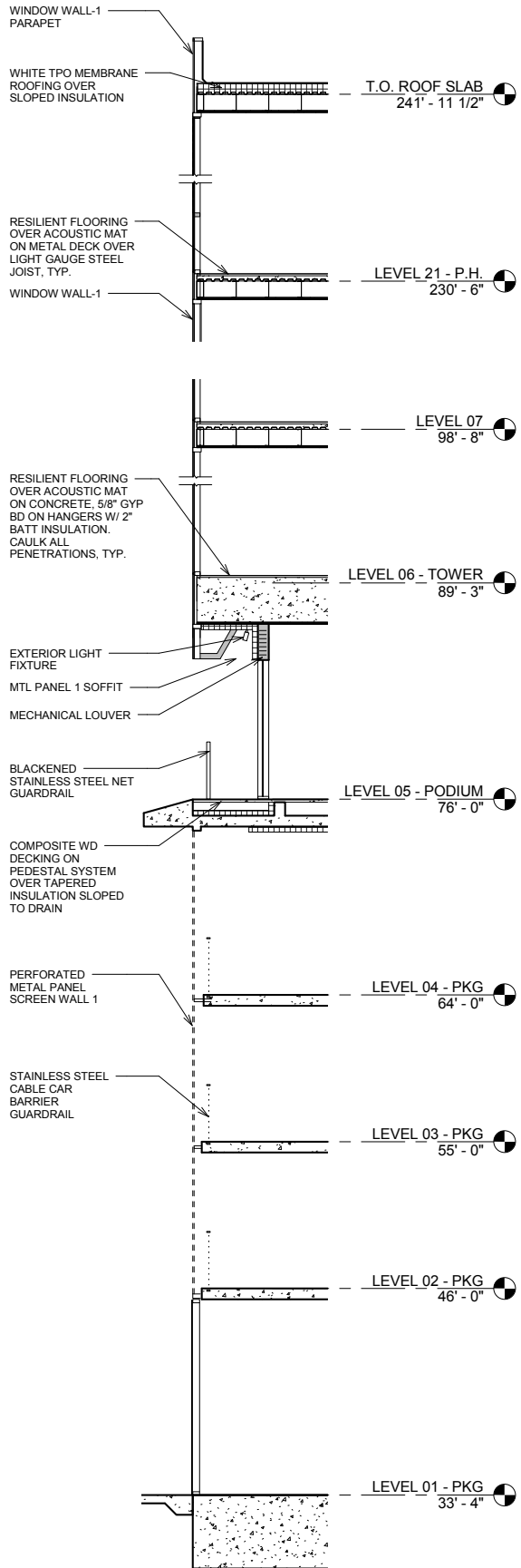
WALL SECT_SOUTH 04
3/16" = 1'-0"



WALL SECT_EAST GARAGE 03
3/16" = 1'-0"



WALL SECT_BALCONIES 02
3/16" = 1'-0"



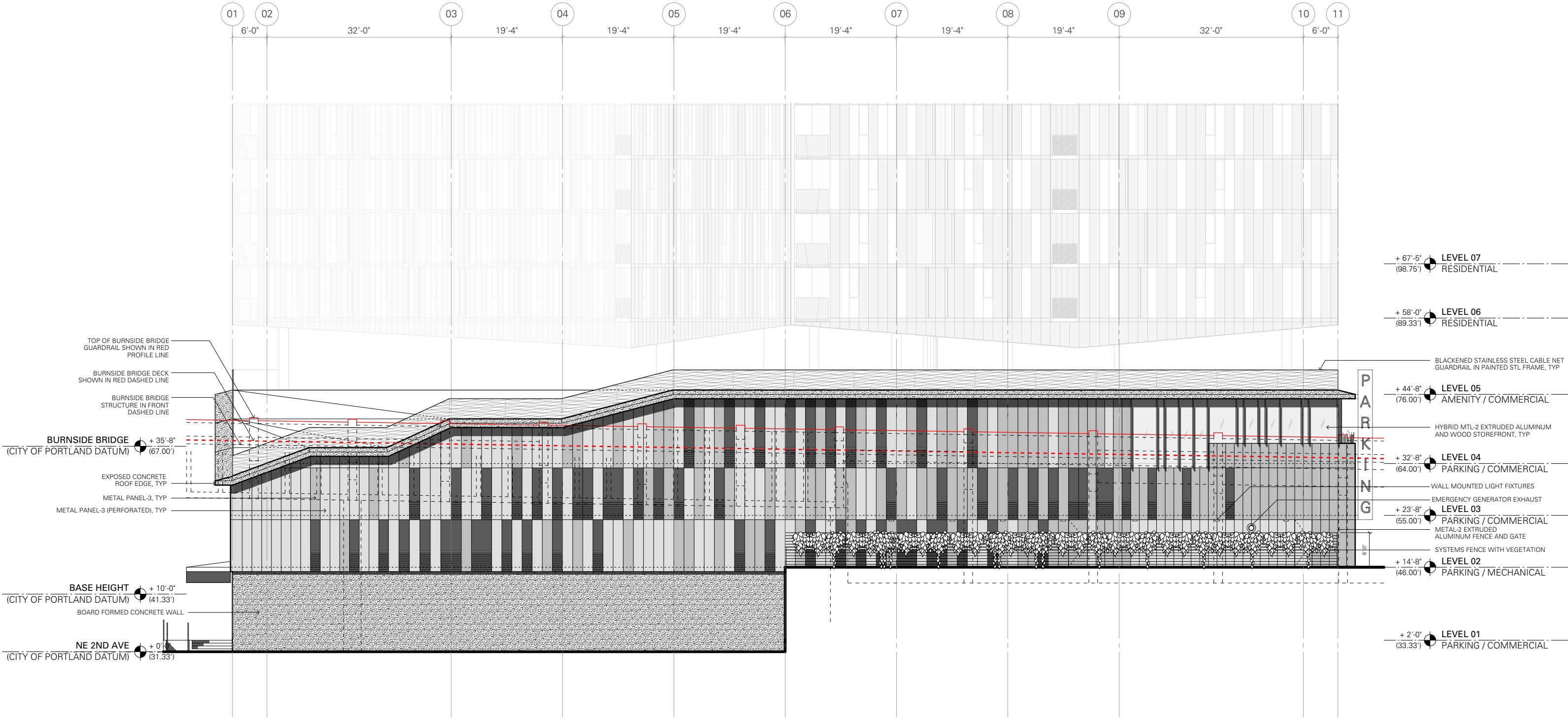
WALL SECT_North Elevation 01
3/16" = 1'-0"

Design Review
Podium Enlarged Elevations

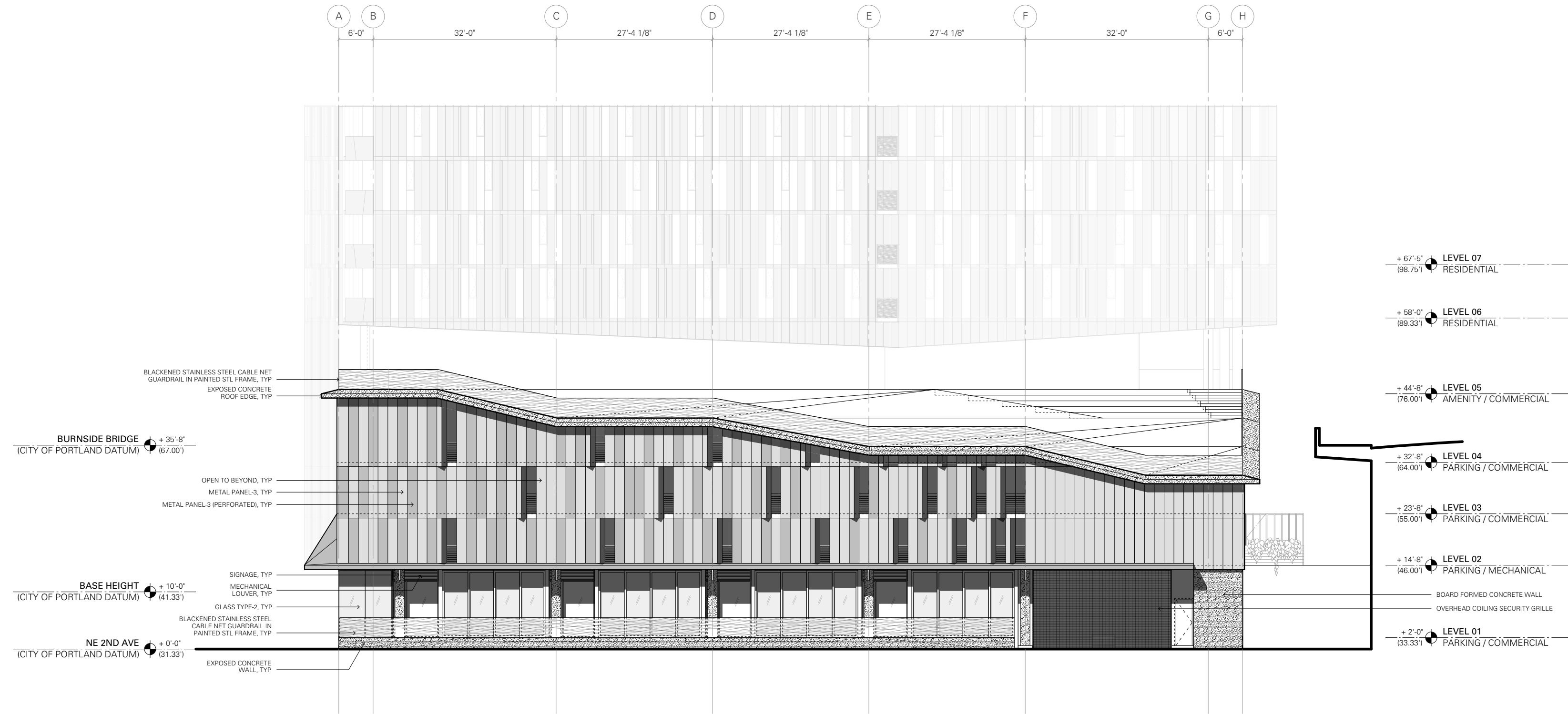


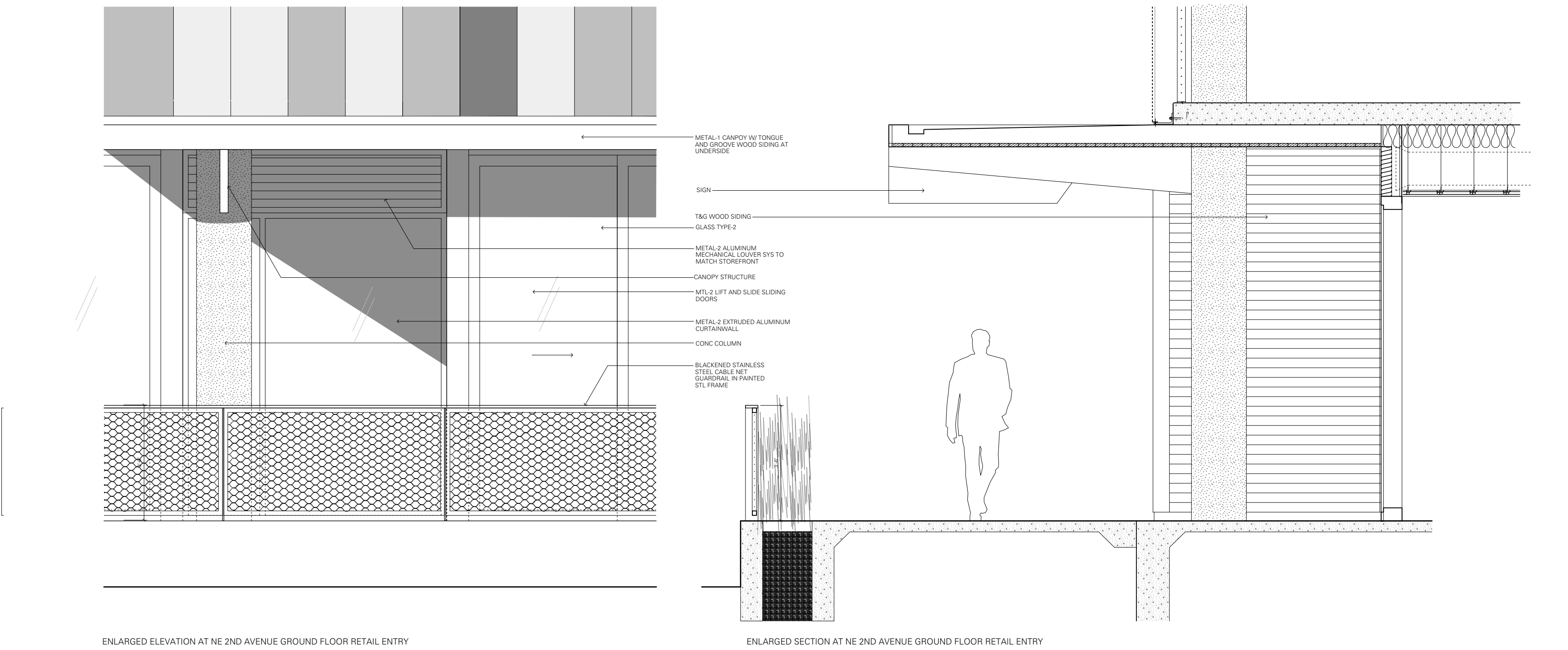
Design Review
Podium Enlarged Elevations



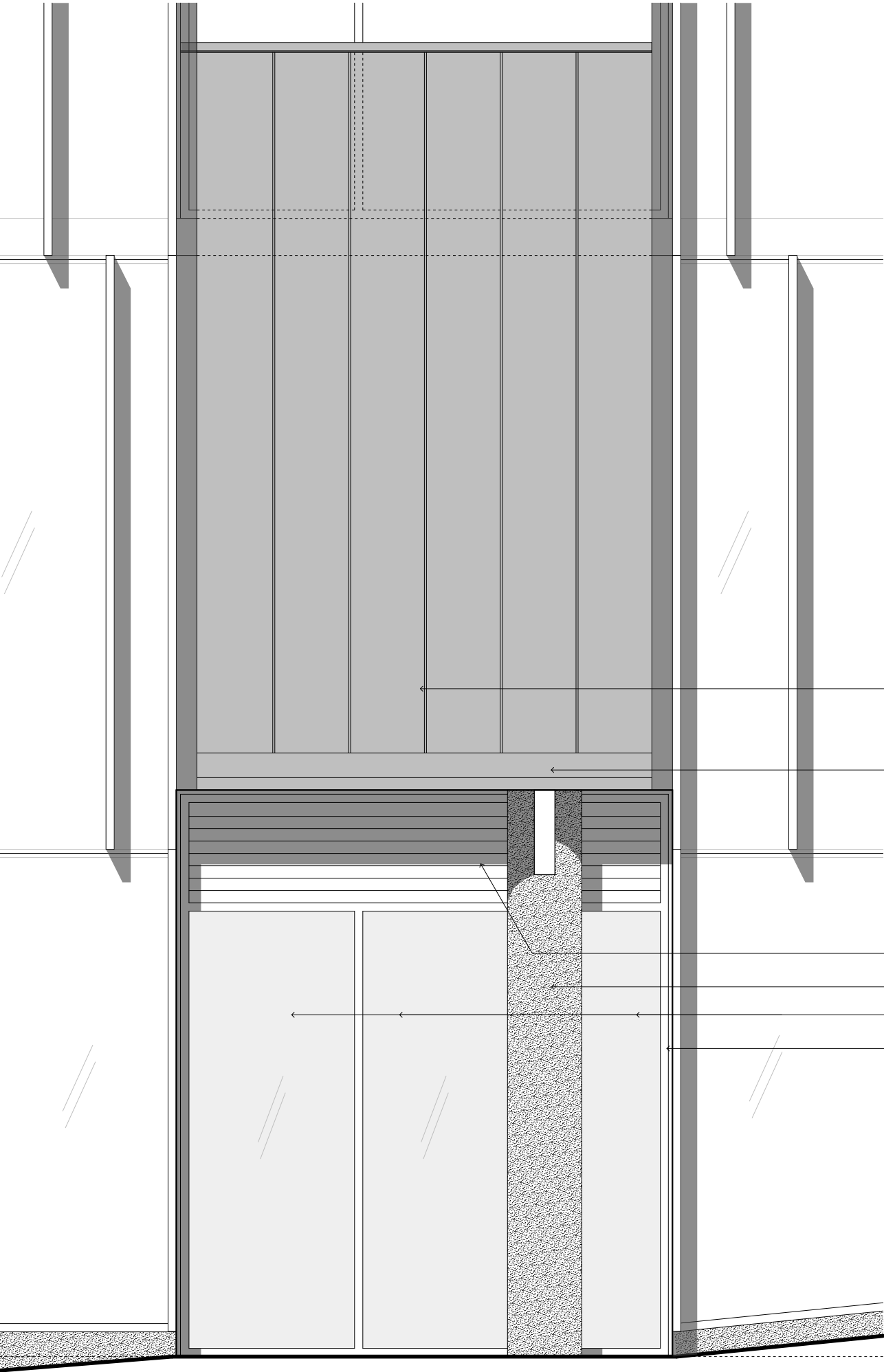


Design Review
Podium Enlarged Elevations

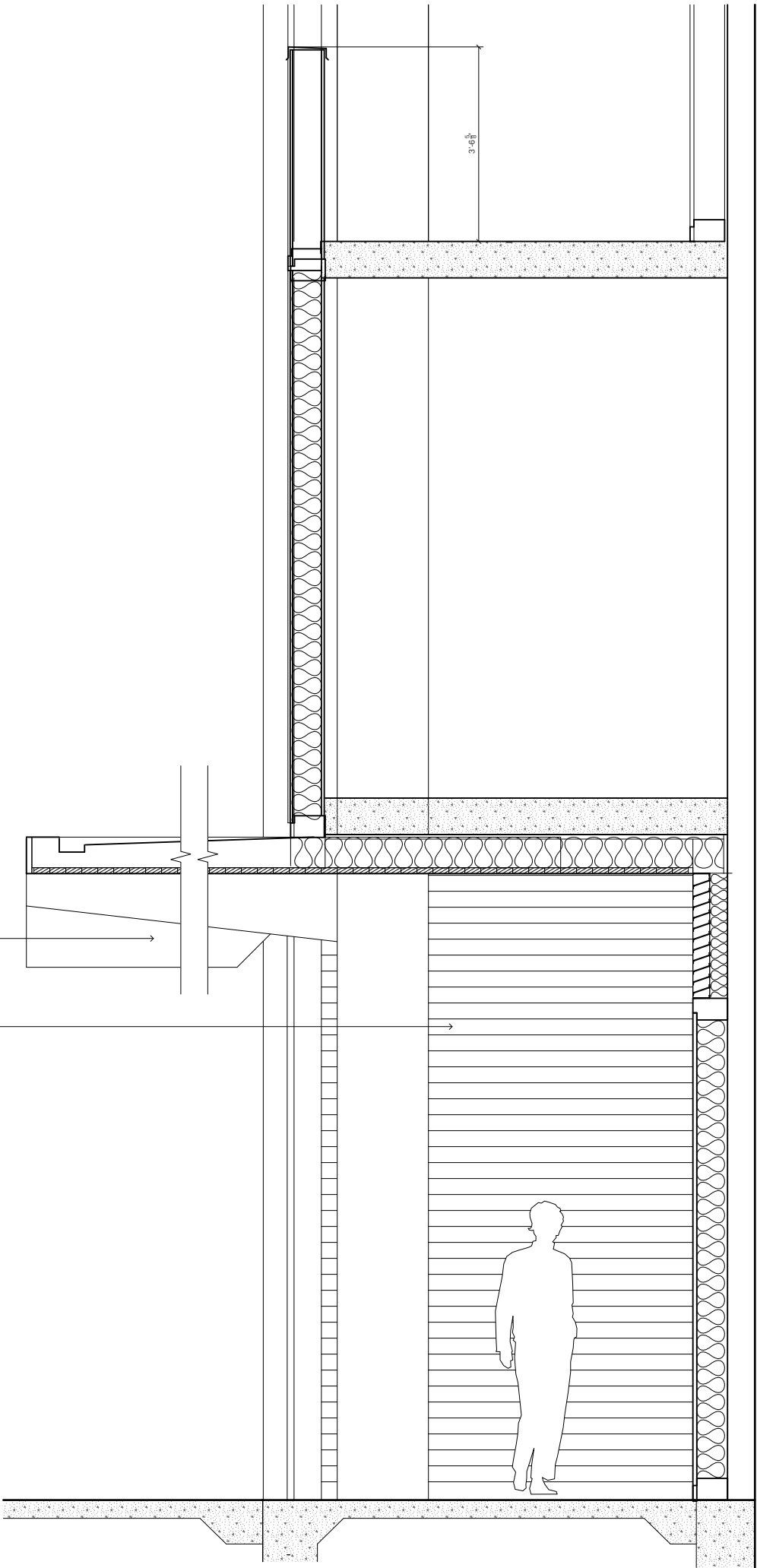




Design Review
Podium Detail Elevation & Section



- ALUMINUM METAL PANEL SYSTEM TYPE-2, PAINTED KYNAR FINISH, MEDIUM BRONZE
- METAL CANPOY W/ TONGUE AND GROOVE WOOD SIDING AT UNDERSIDE
- SIGN
- T&G WOOD SIDING
- MTL-2 LOUVER SYS
- CONC COLUMN
- SPANDREL GLASS
- MTL-2 EXTRUDED ALUMINUM CURTAIN WALL



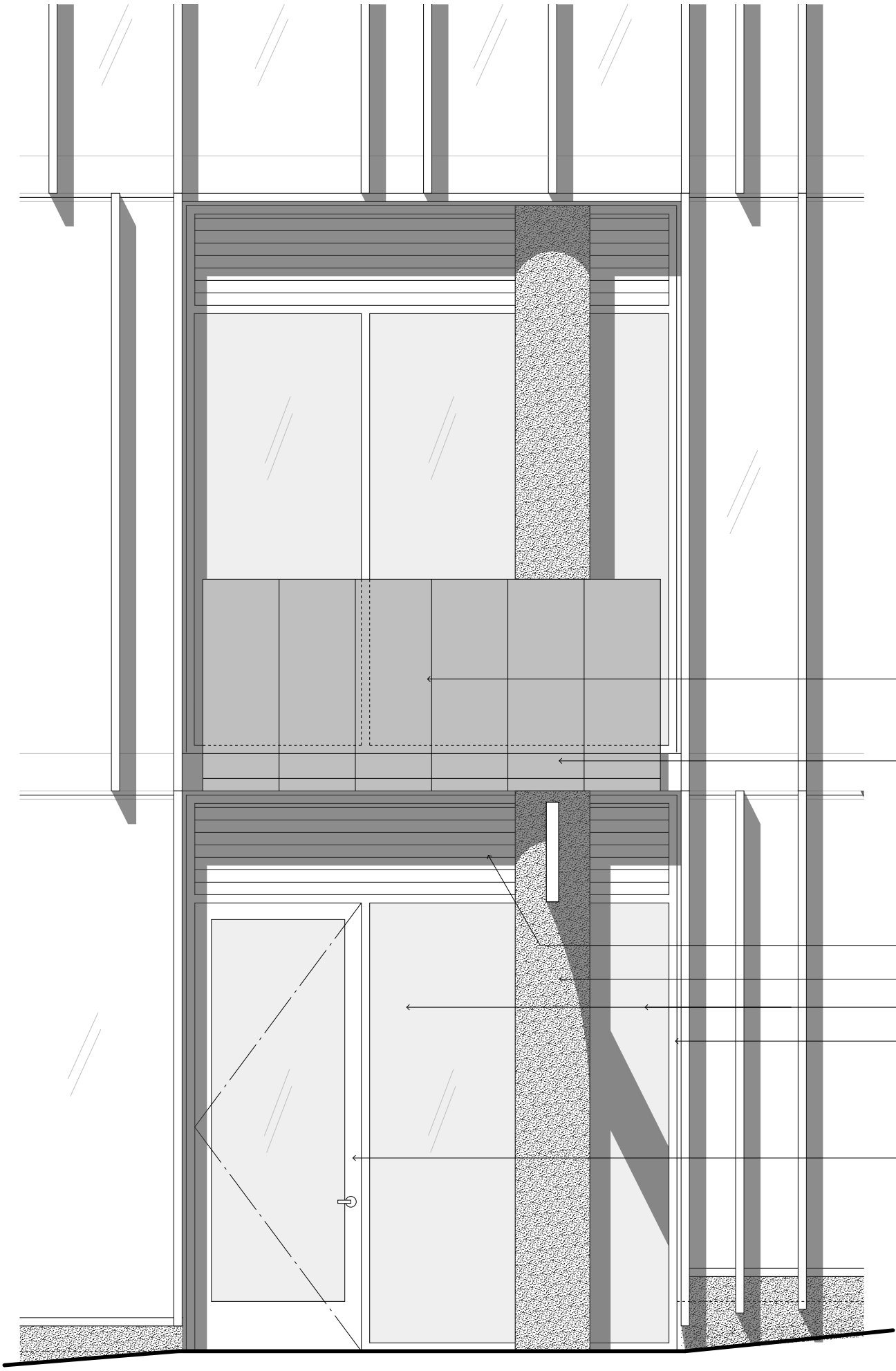
ENLARGED SECTION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

12.09.13 ENLARGED ELEVATION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

3rd Ave Retail Entry Canopy
Scale: 3/8" = 1' 0"
DRAWINGS
Design Review (13-192030 DZM)
(PC 13-111743)

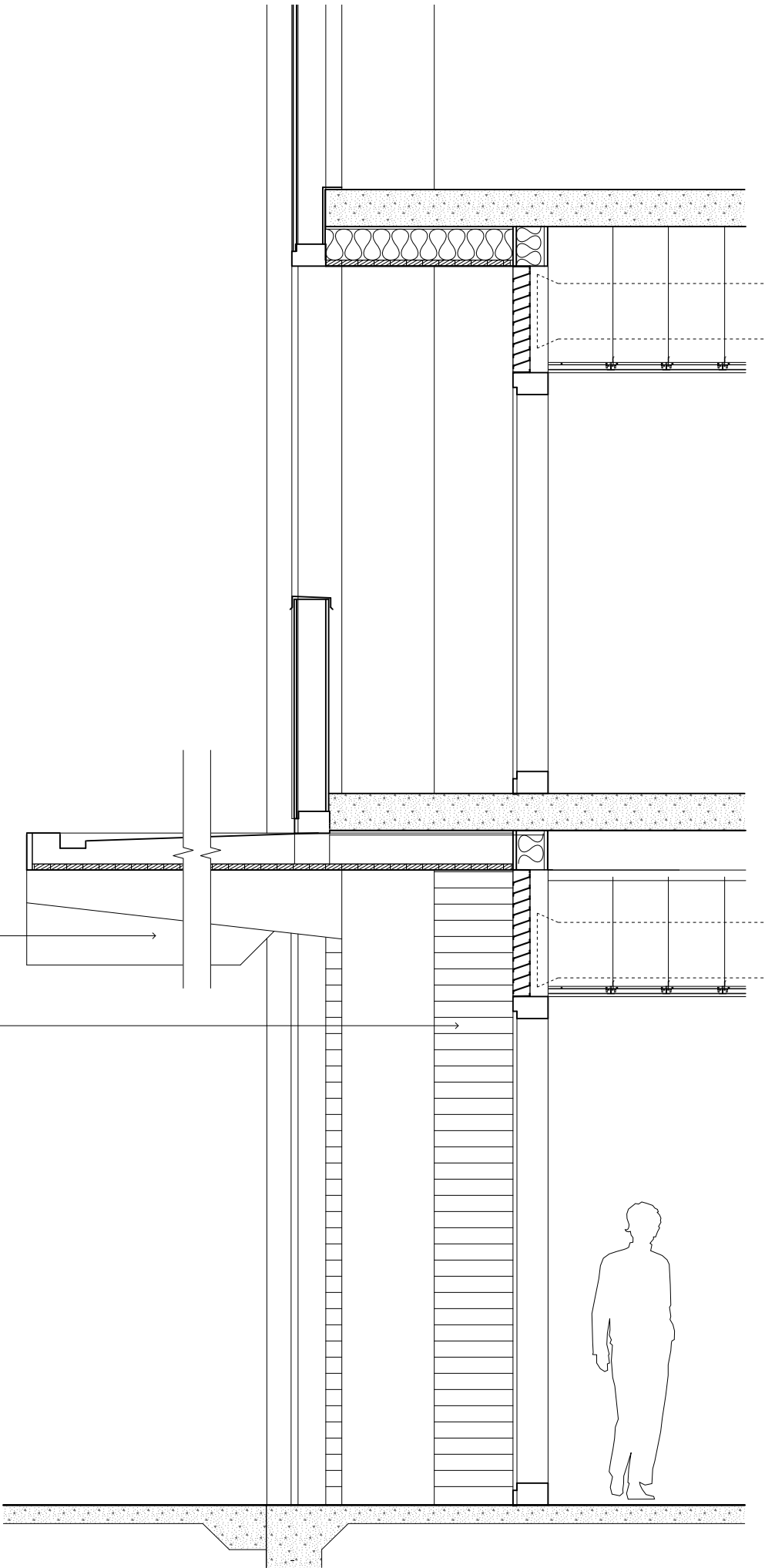
EXHIBIT:
C.31

Design Review
Podium Detail Elevation & Section



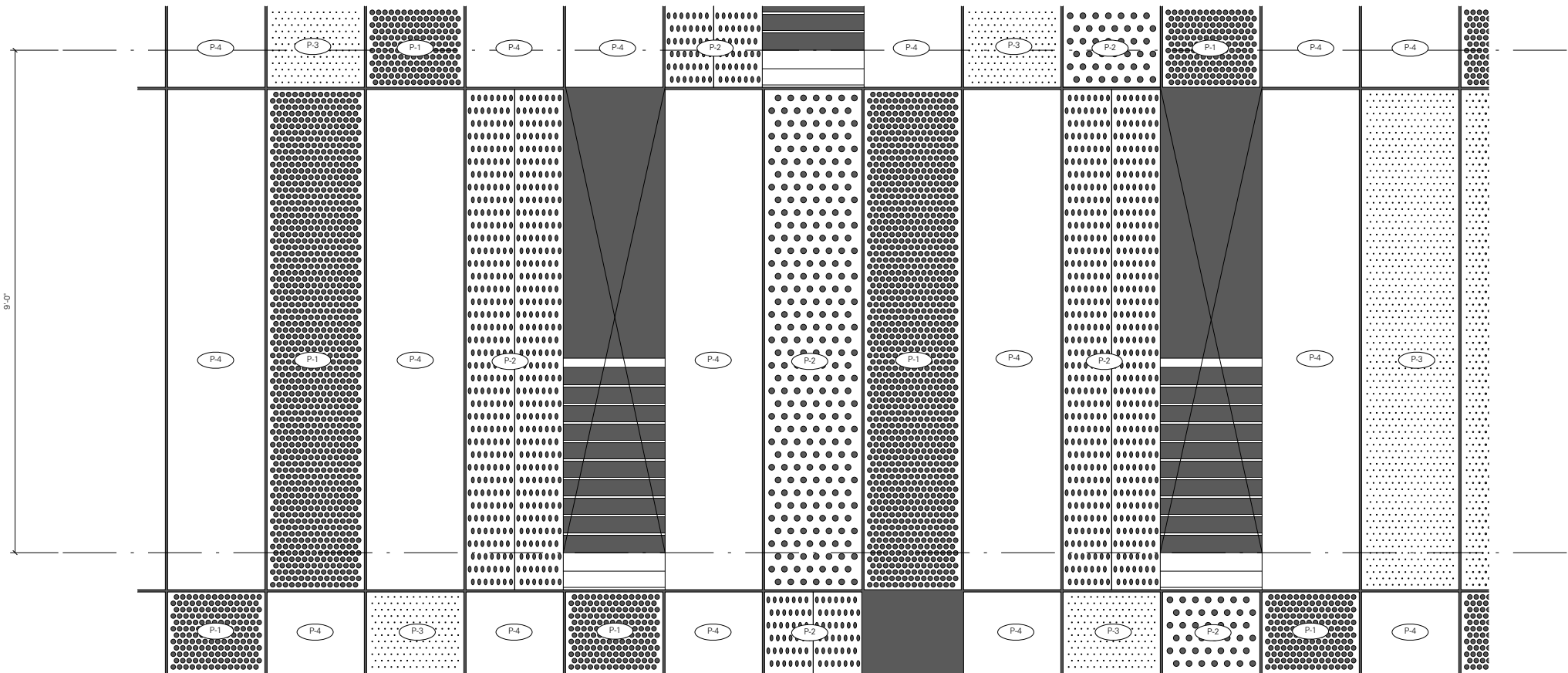
- ALUMINUM METAL PANEL SYSTEM TYPE-2, PAINTED KYNAR FINISH, MEDIUM BRONZE
- METAL CANPOY W/ TONGUE AND GROOVE WOOD SIDING AT UNDERSIDE
- SIGN
- T&G WOOD SIDING
- MTL-2 LOUVER SYS
- CONC COLUMN
- GLASS TYPE-2
- MTL-2 EXTRUDED ALUMINUM CURTAINWALL
- PAINTED ALUMINUM DOOR

ENLARGED ELEVATION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

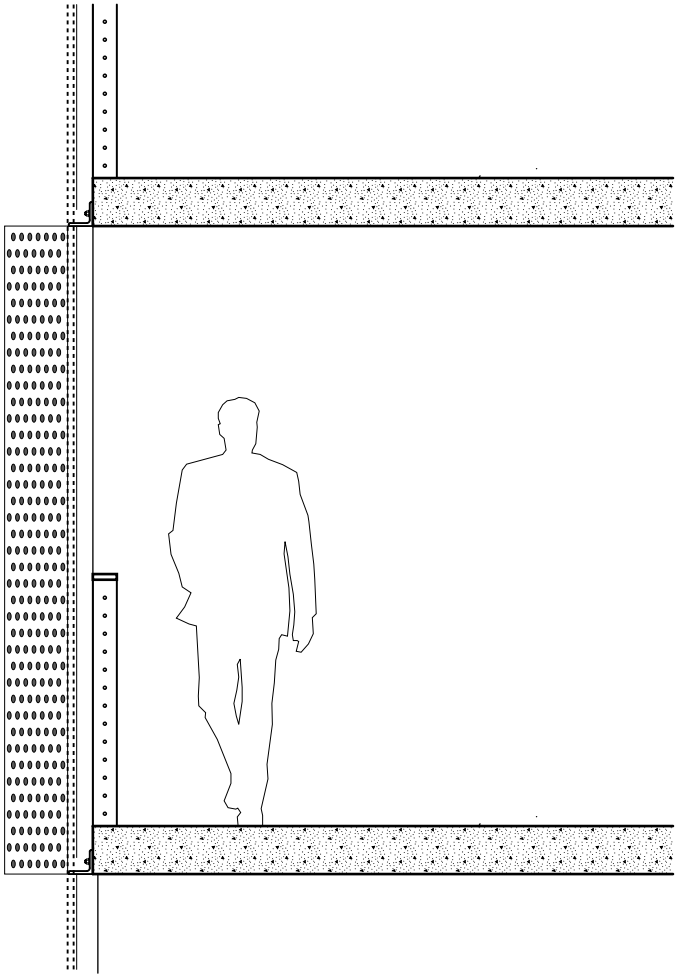


ENLARGED SECTION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

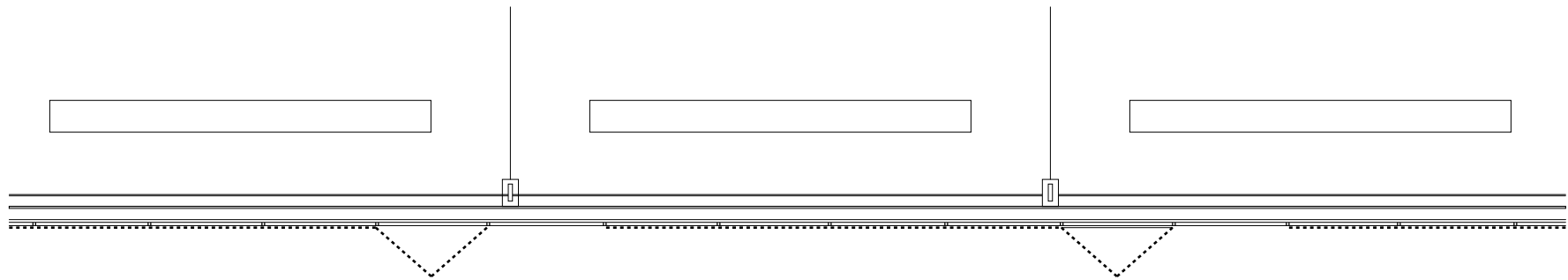
3rd Ave Retail Entry Canopy



PARTIAL ELEVATION AT TYPICAL PODIUM SCREEN WALL



SECTION AT TYPICAL PODIUM SCREEN WALL

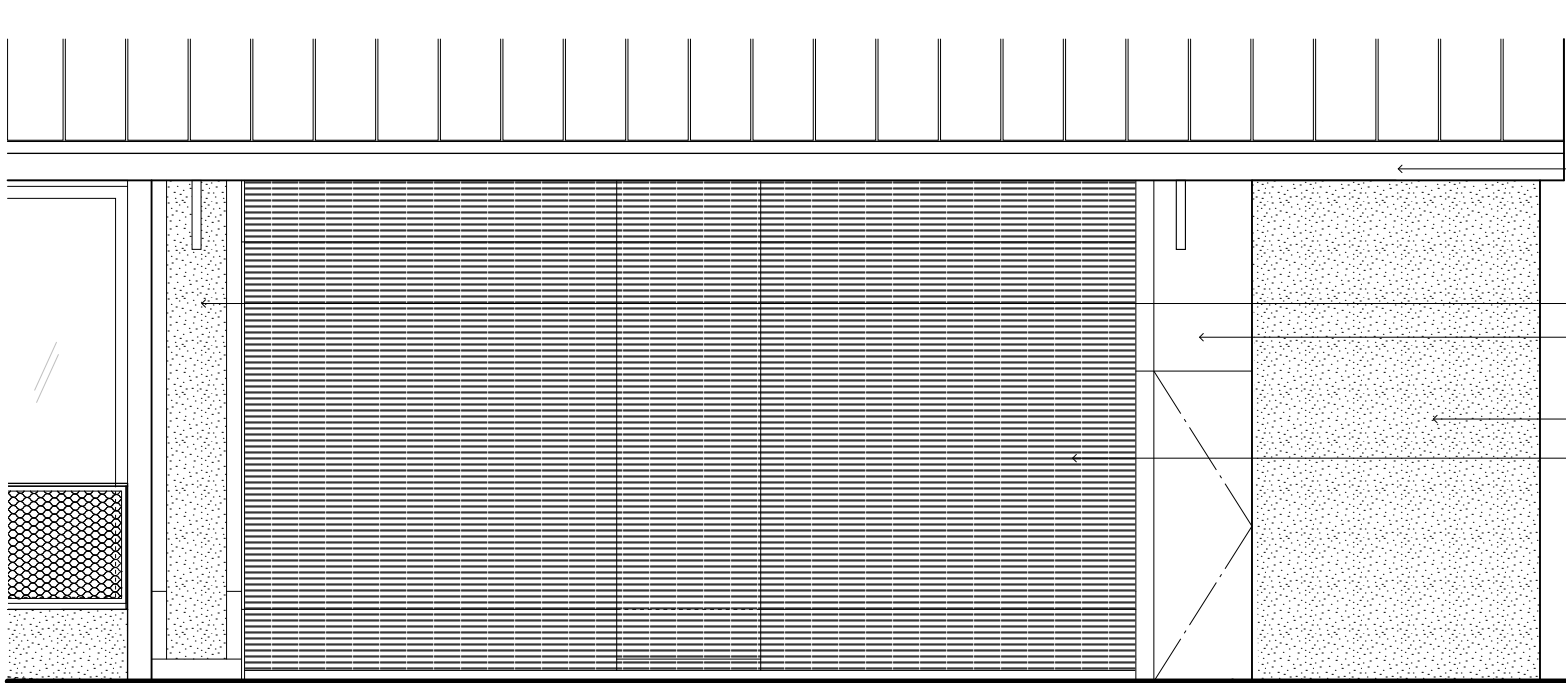


PARTIAL PLAN AT TYPICAL PODIUM SCREEN WALL

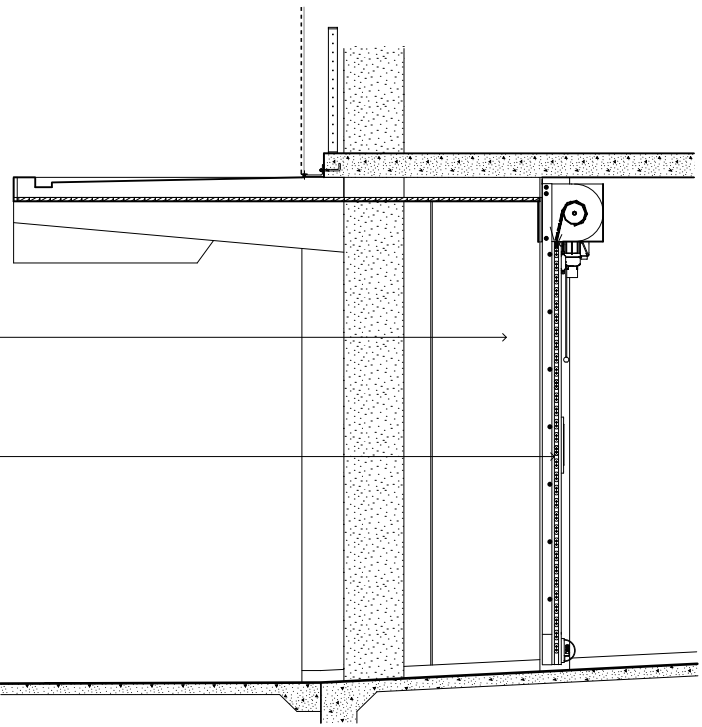
PERFORATED METAL PANEL SYSTEM TYPE-3

- P-1 Panel-1: 1/8" Painted aluminum plate, 1" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-2 Panel-2: 1/8" Painted aluminum plate, 5/8" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-3 Panel-3: 1/8" Painted aluminum plate, 3/8" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-4 Panel-4: 1/8" Painted aluminum plate - Solid Panel. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"

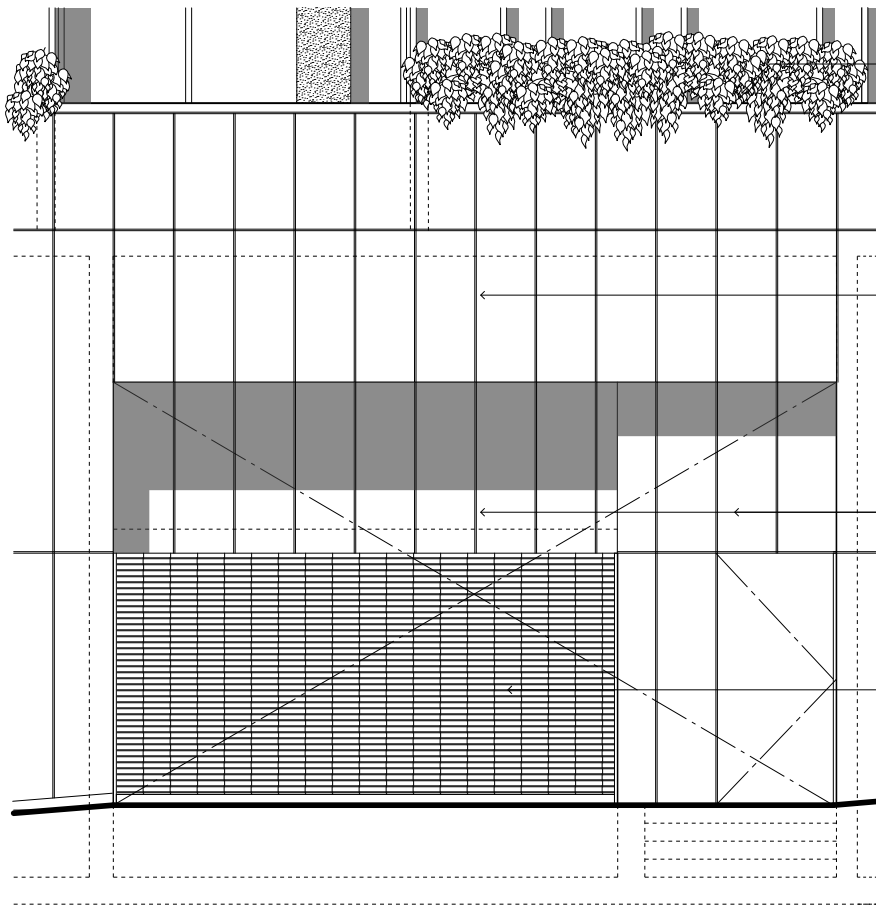
Design Review
Podium Detail Elevation & Section



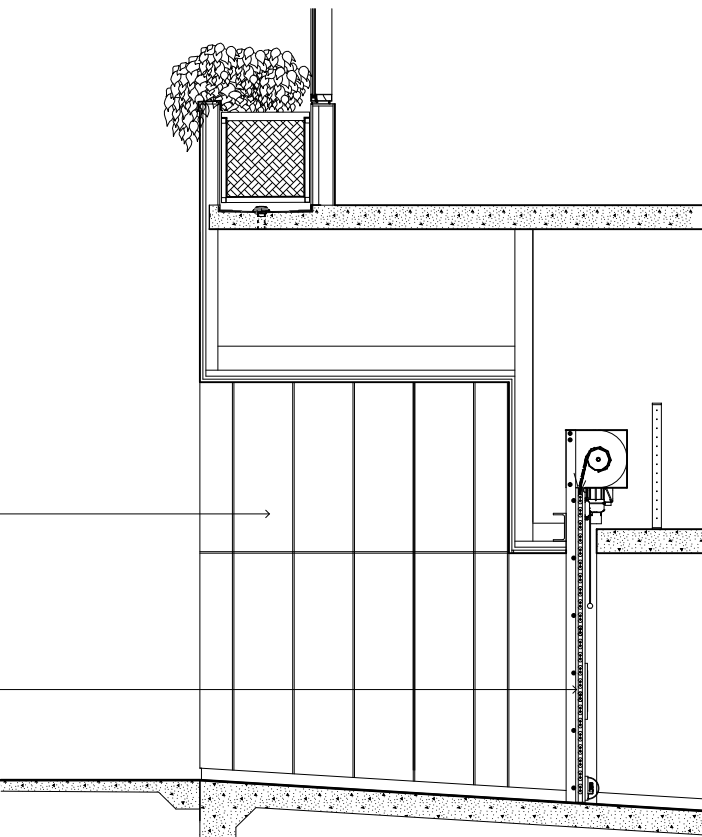
Enlarged Elevation: West Garage Gate



Enlarged Section: West Garage Gate

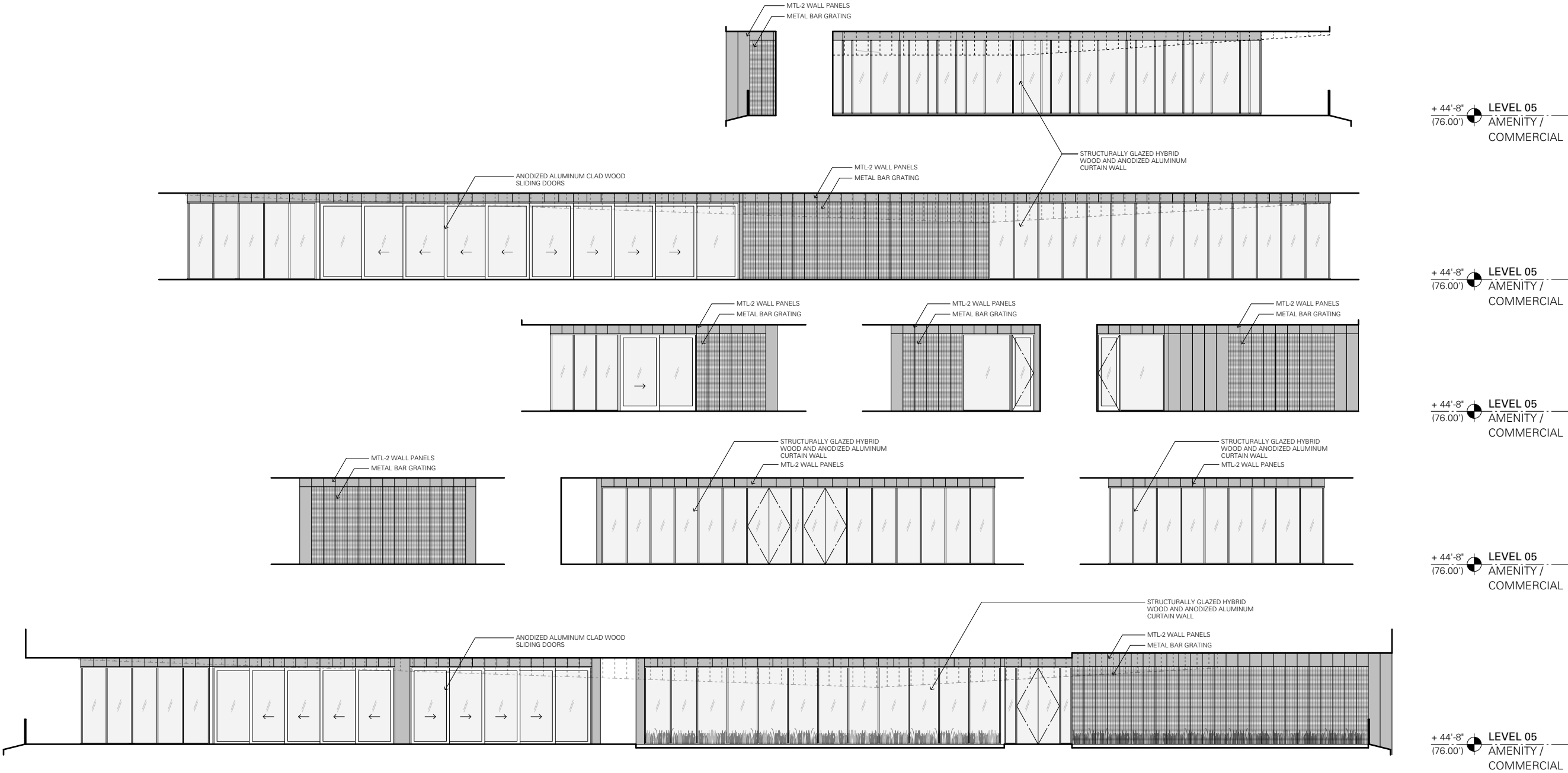


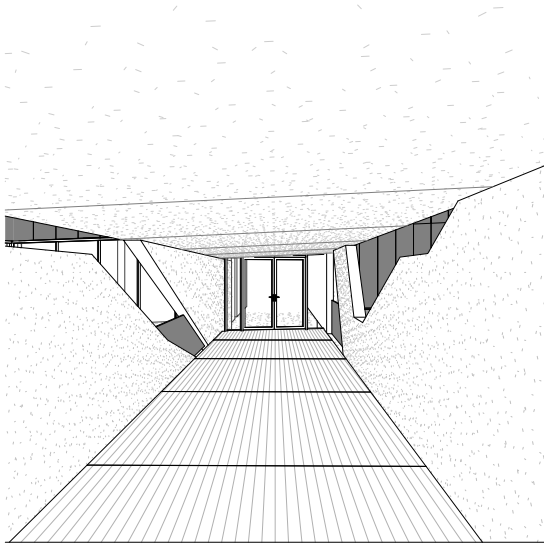
Enlarged Elevation: East Garage Gate



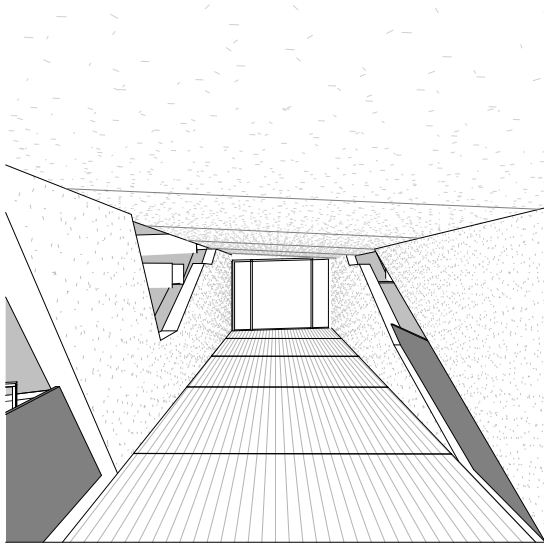
Enlarged Section: East Garage Gate

Design Review
Podium Enlarged Elevations

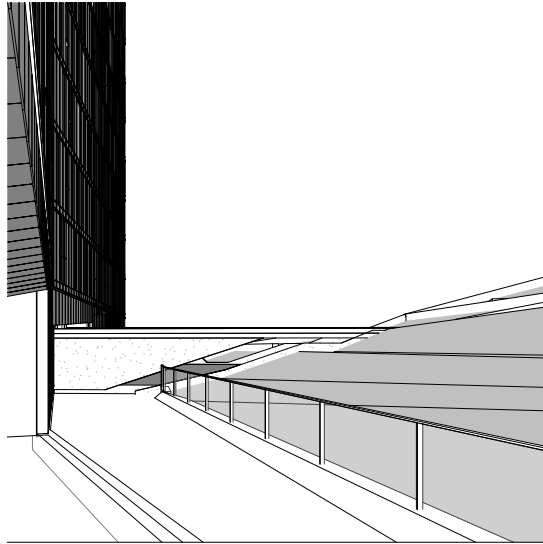




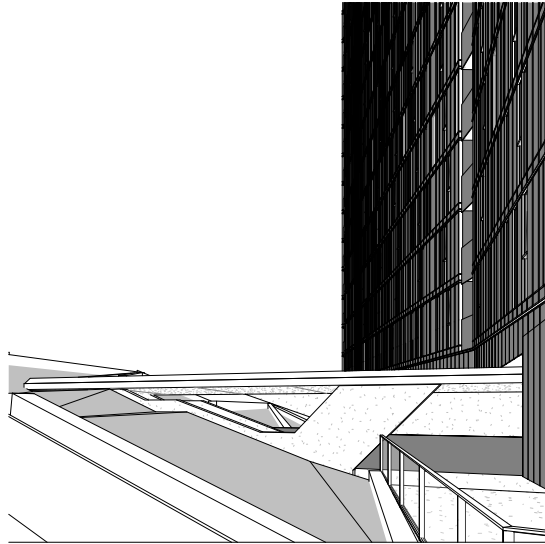
Perspective view - East



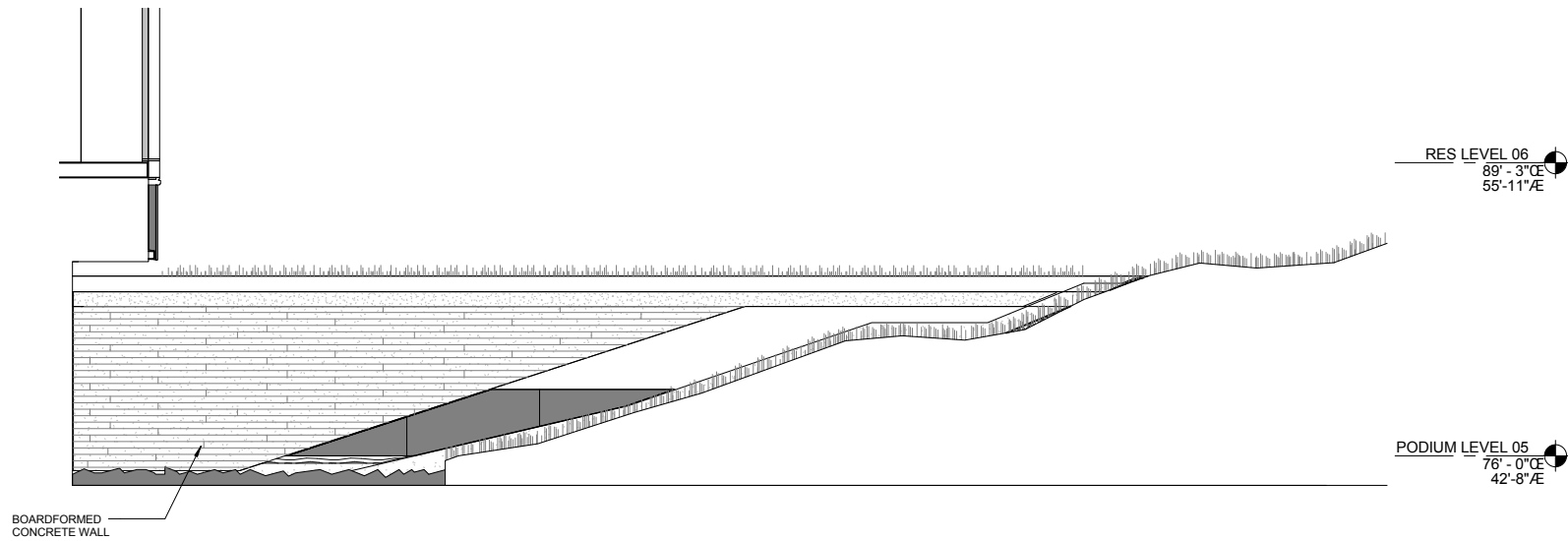
Perspective view - West



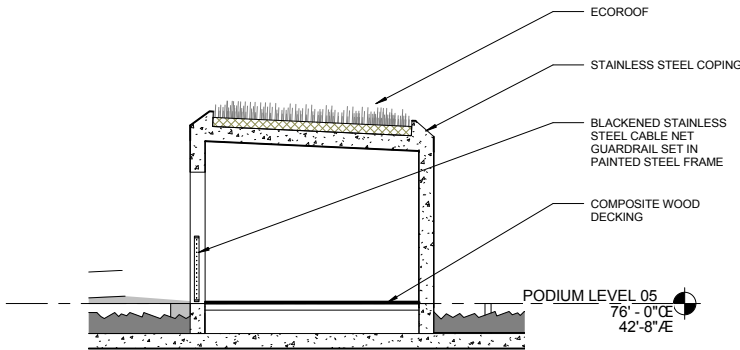
Perspective view - South



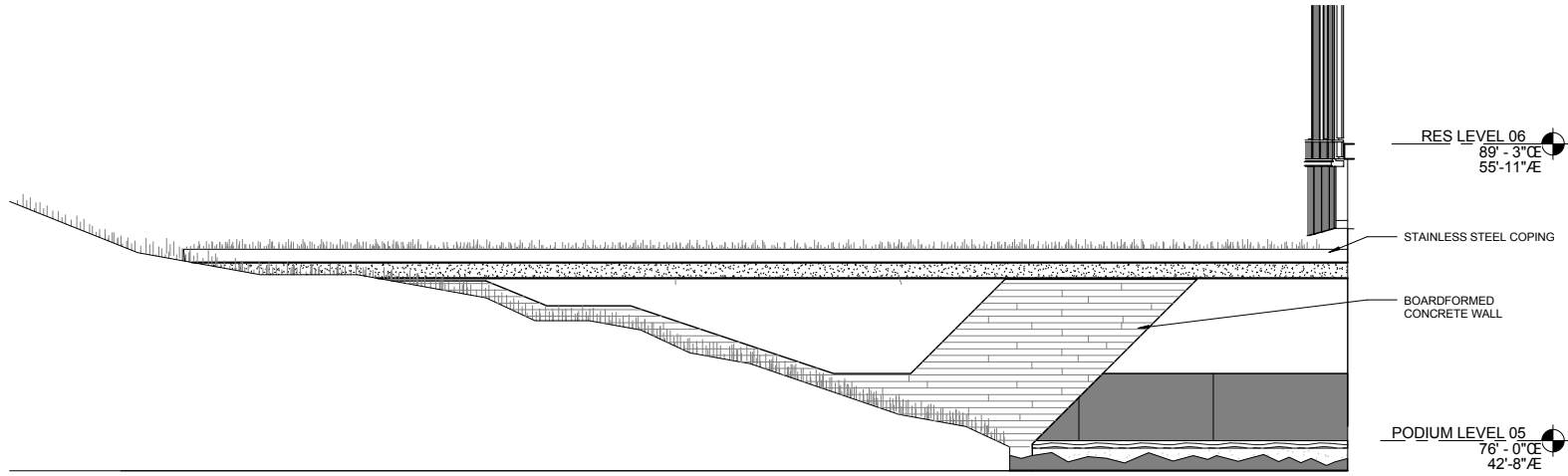
Perspective view - North



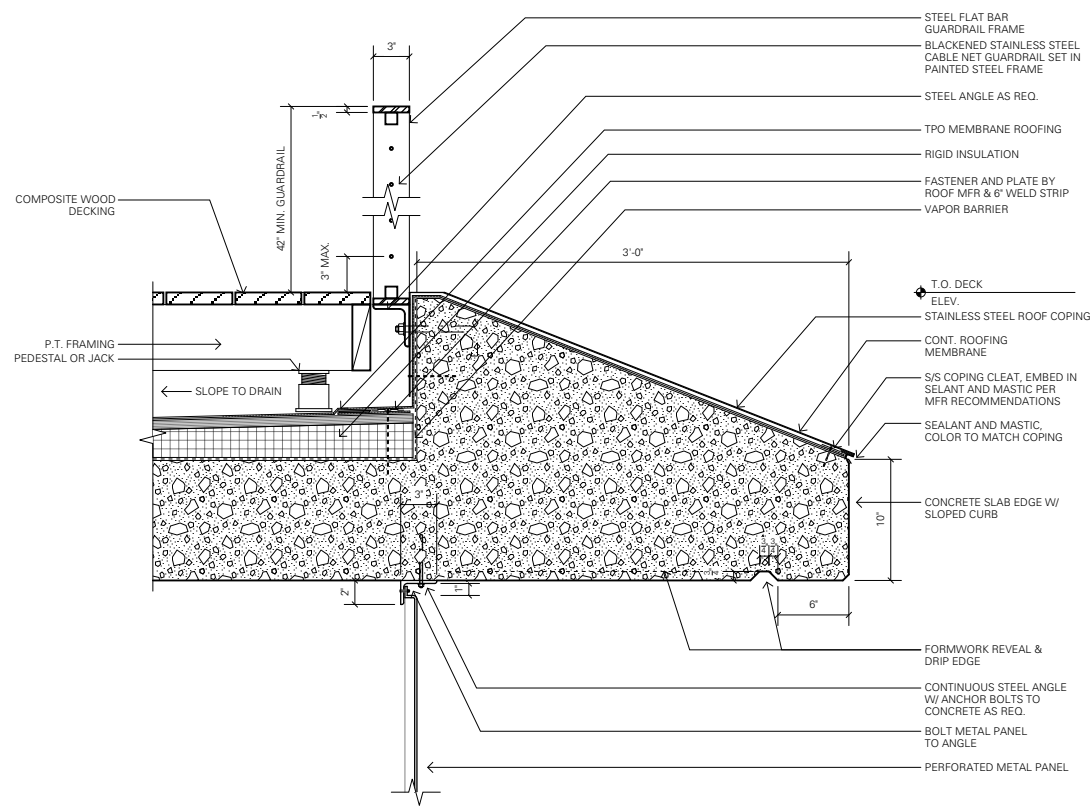
Elevation - Covered Walkway South



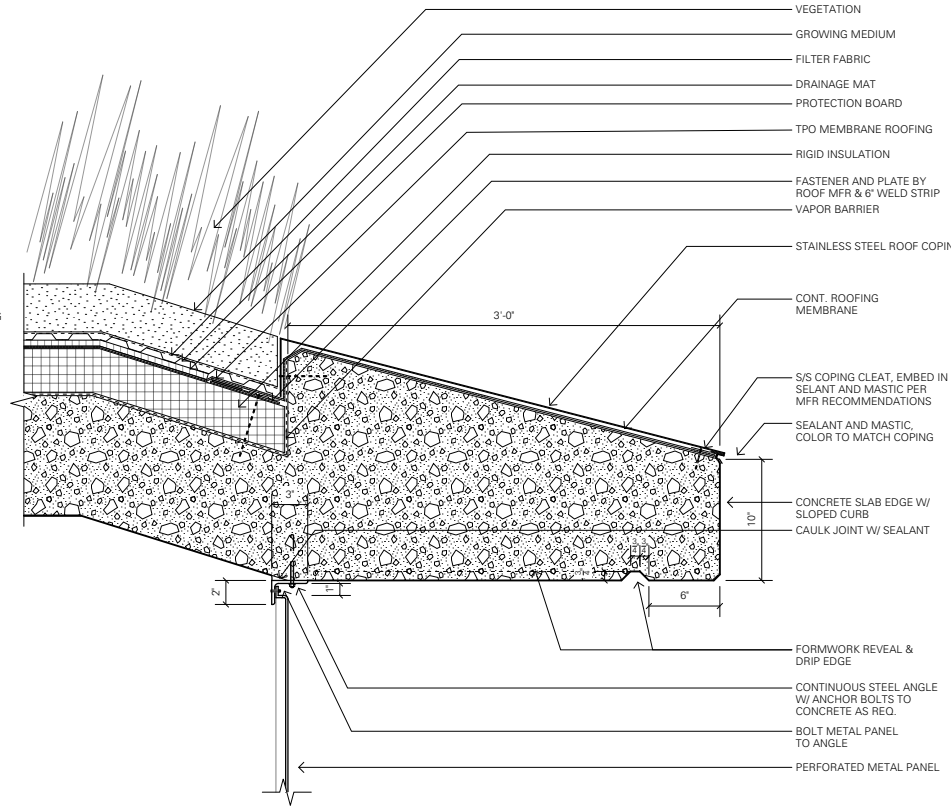
Section - Covered Walkway



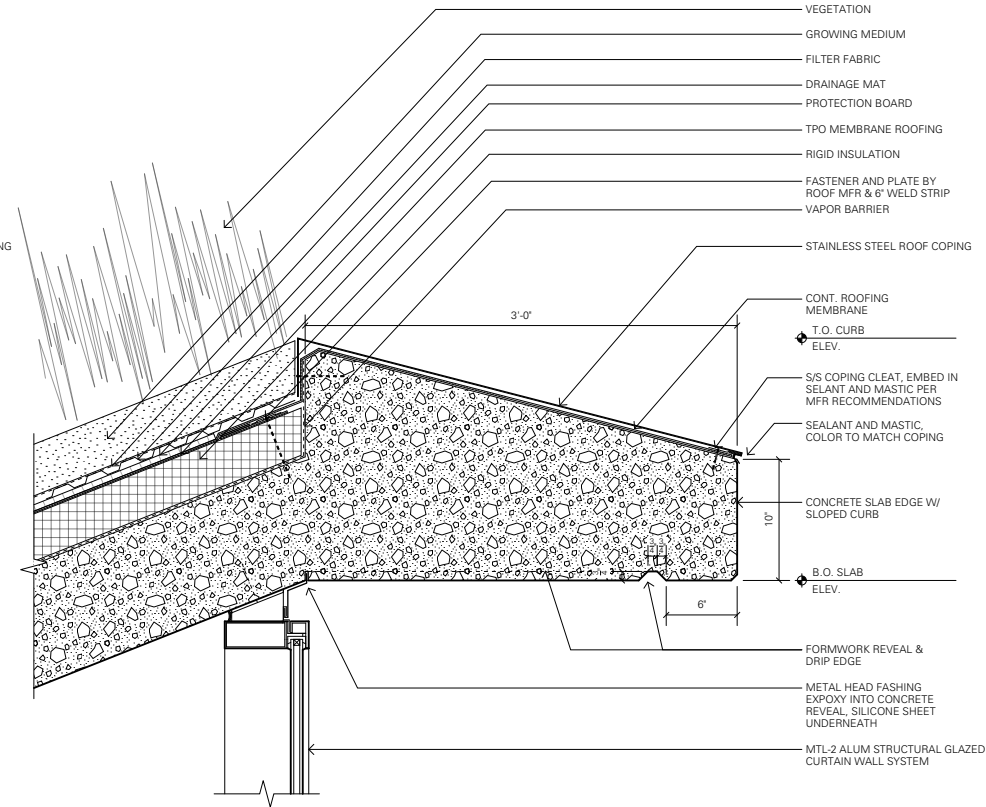
Elevation - Covered Walkway North



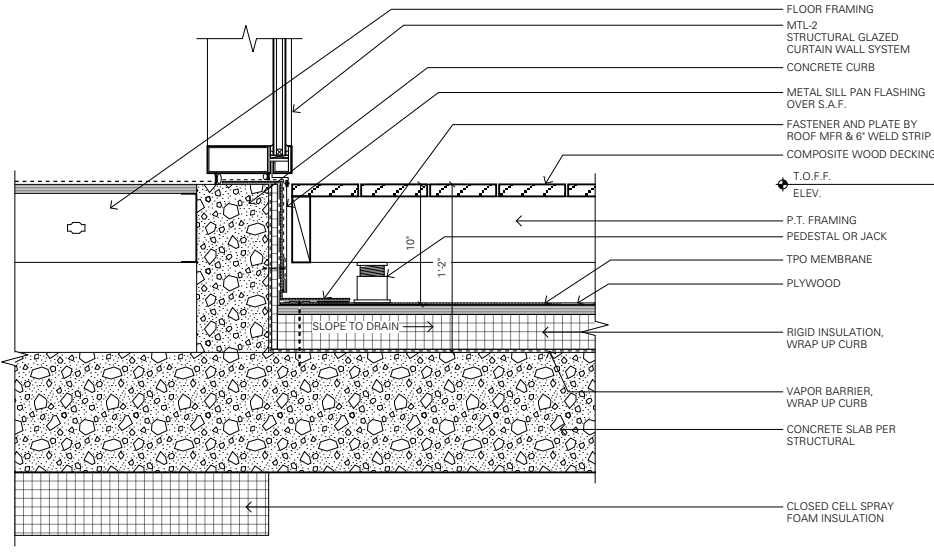
PODIUM ROOF DECK DETAIL 06



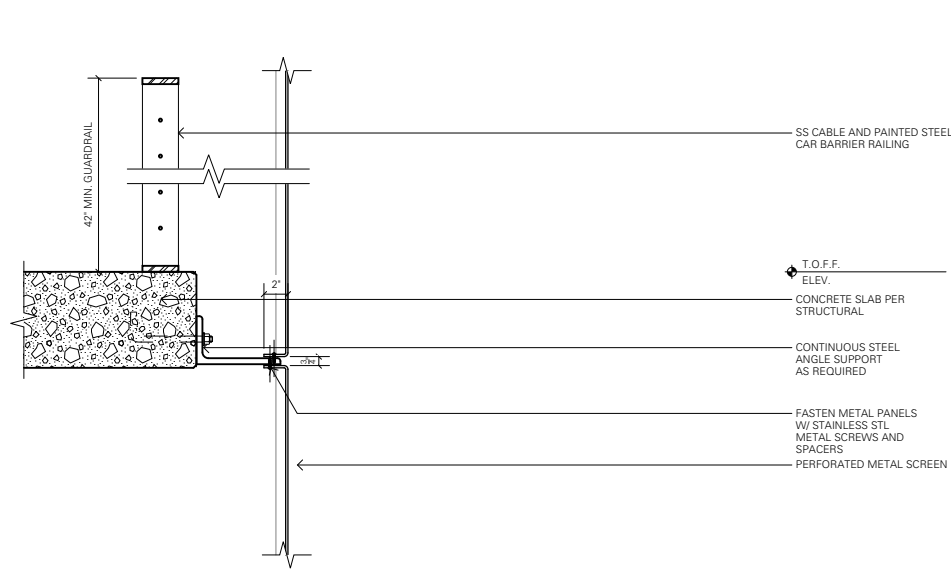
PODIUM AT GARAGE SCREEN 04



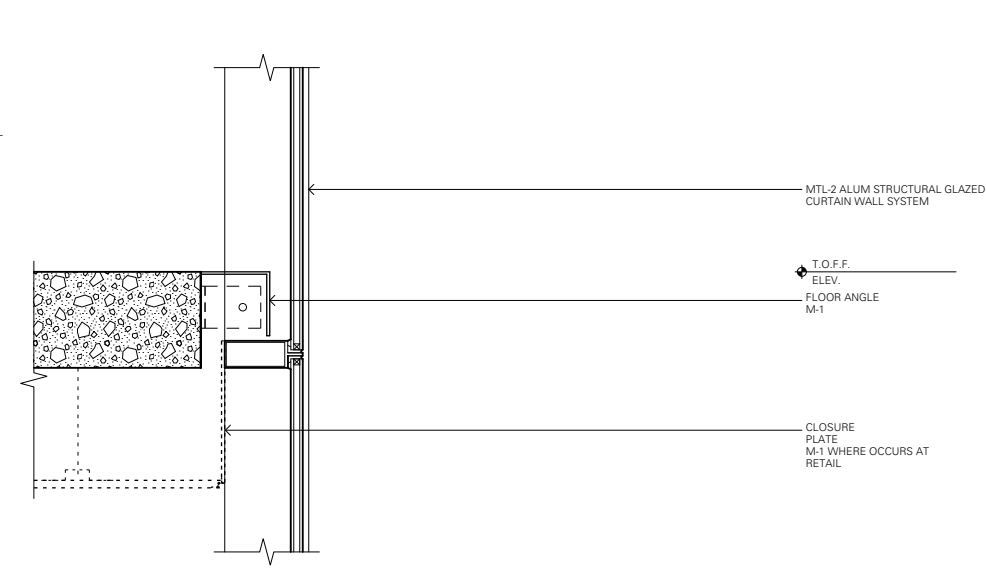
PODIUM AT CURTAIN WALL 02



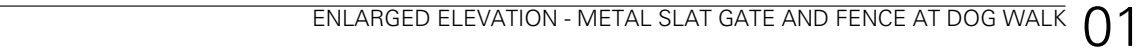
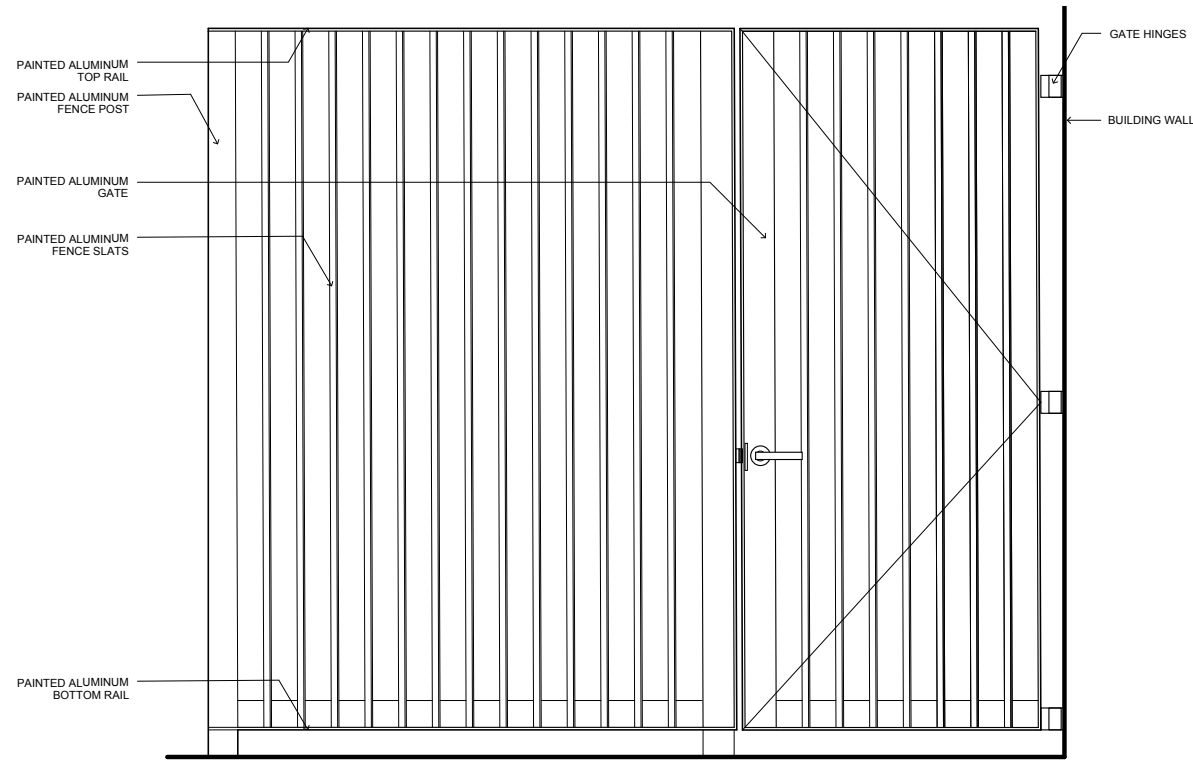
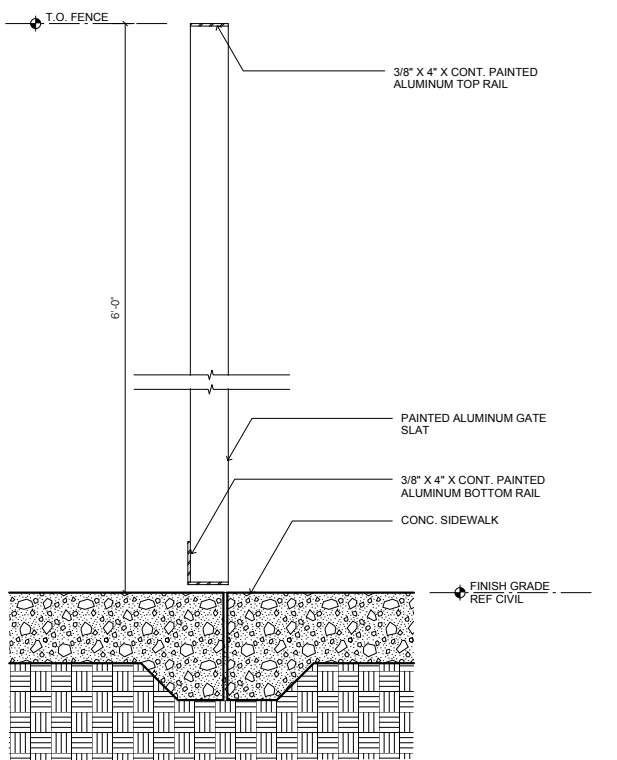
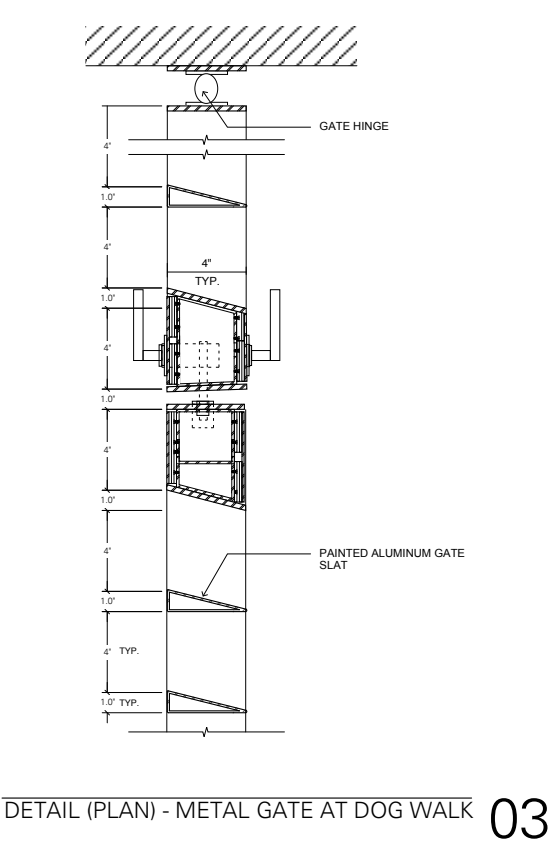
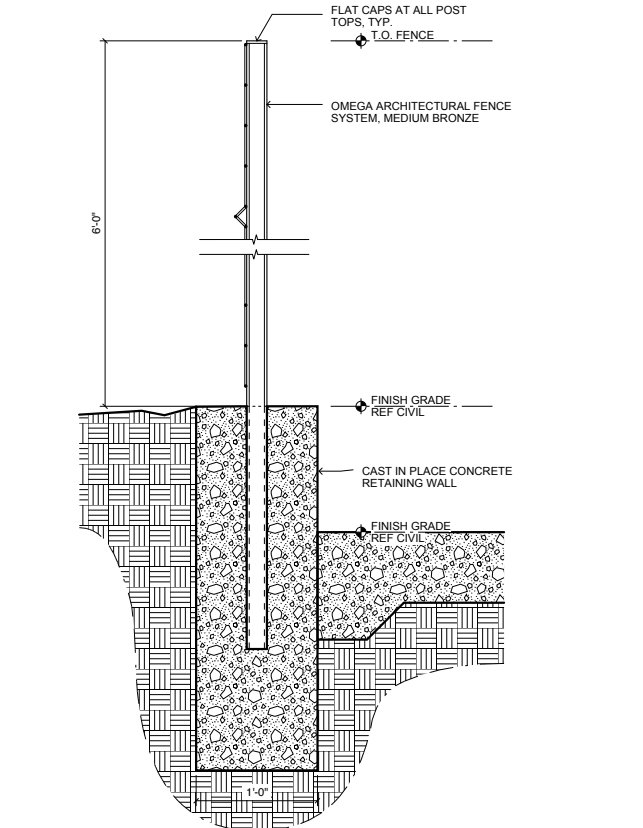
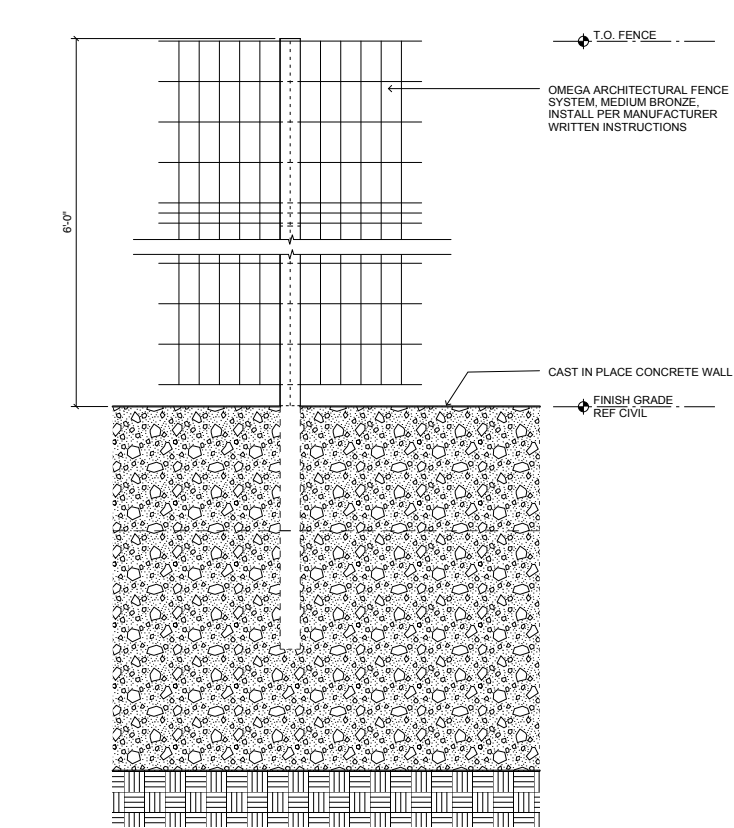
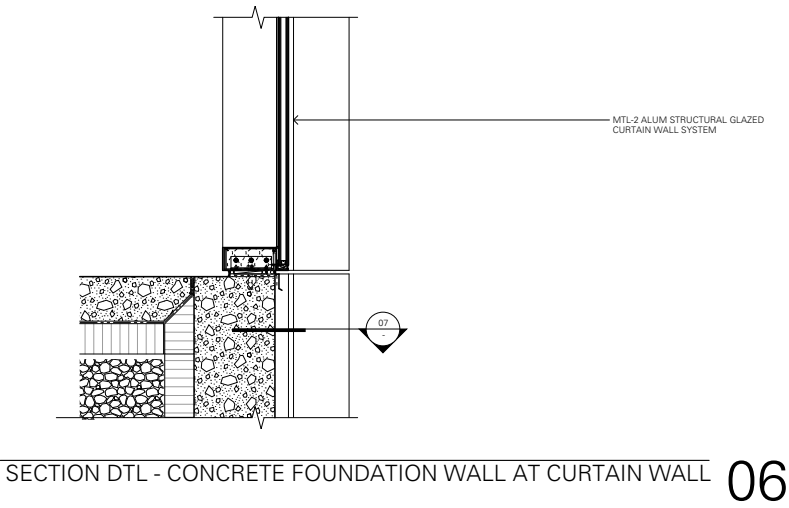
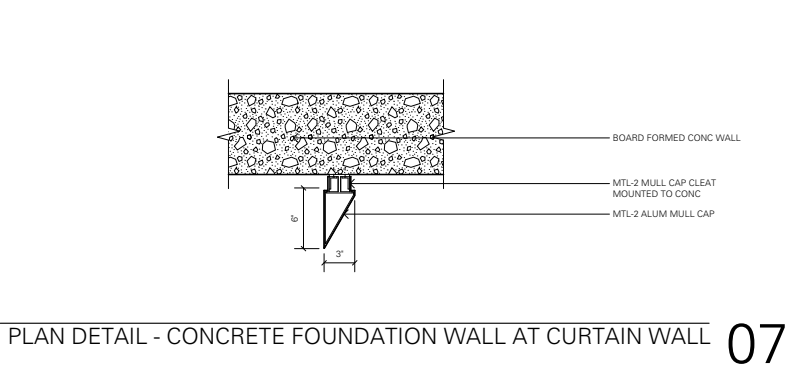
PODIUM ROOF DECK DETAIL 05

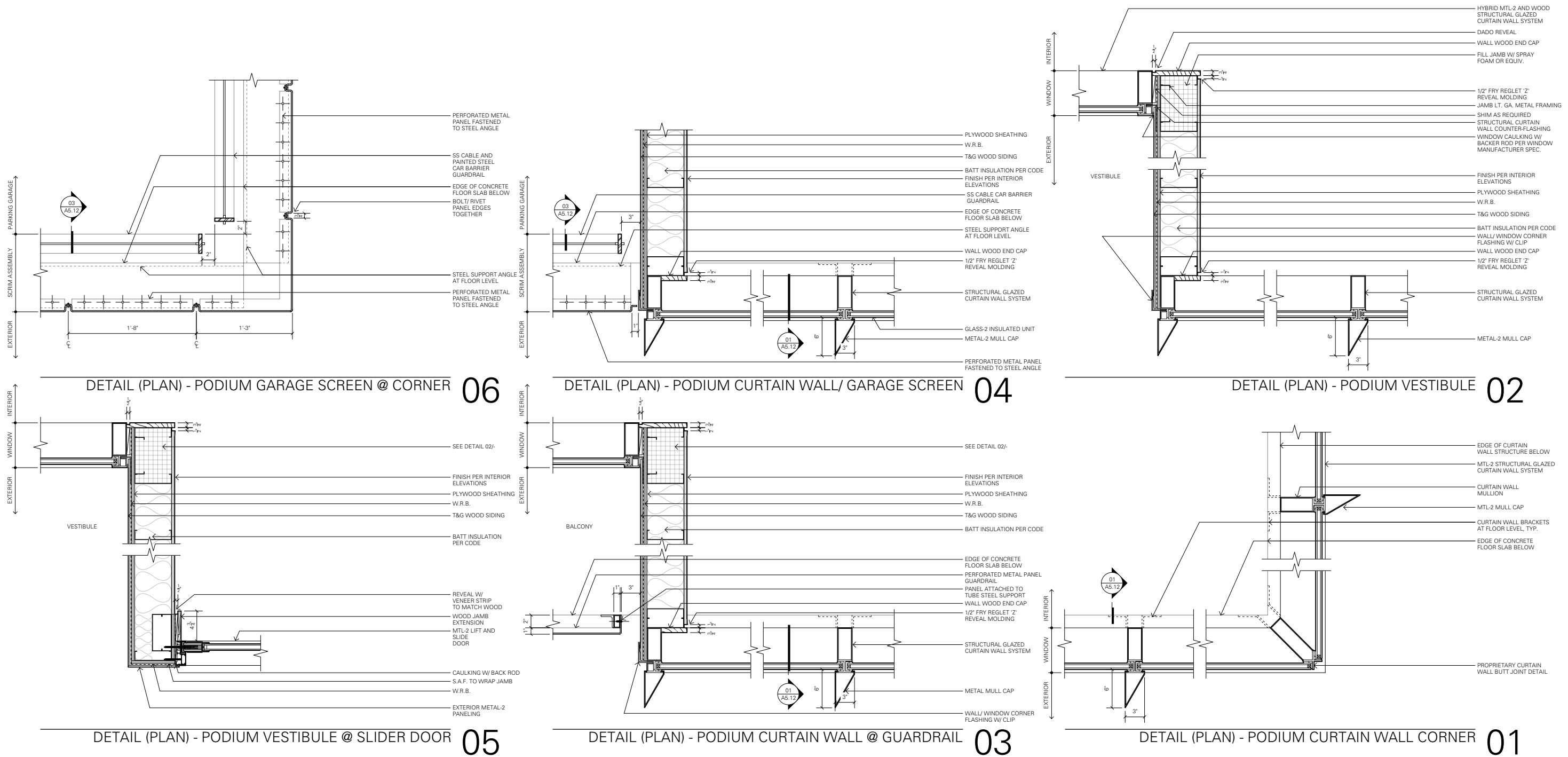


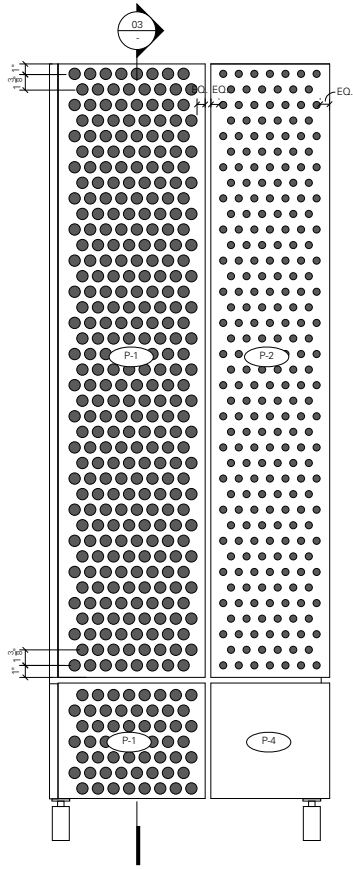
PODIUM AT GARAGE SCREEN 03



PODIUM AT CURTAIN WALL 01

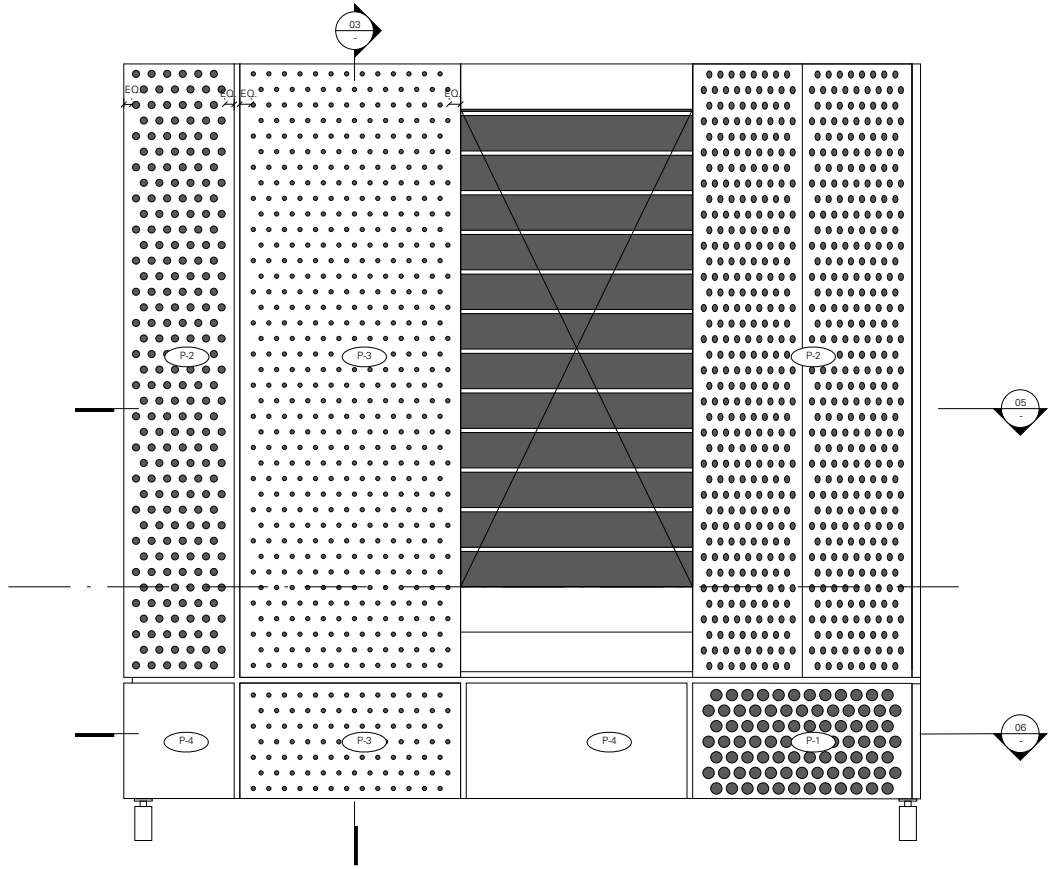






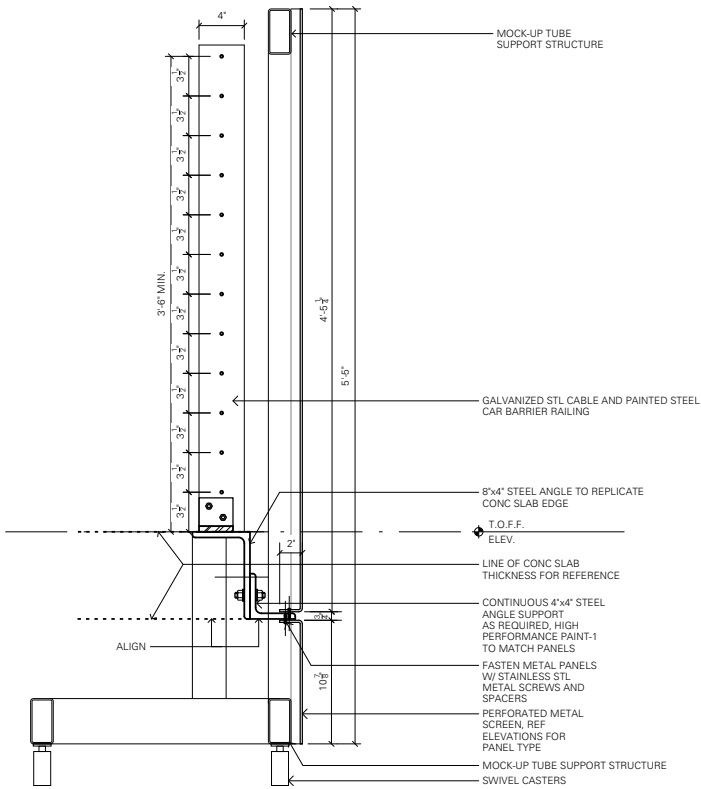
ELEVATION - PODIUM GARAGE SCREEN @ CORNER

09



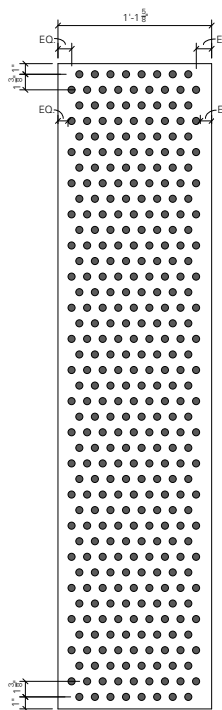
ELEVATION - PODIUM GARAGE SCREEN @ CORNER

06



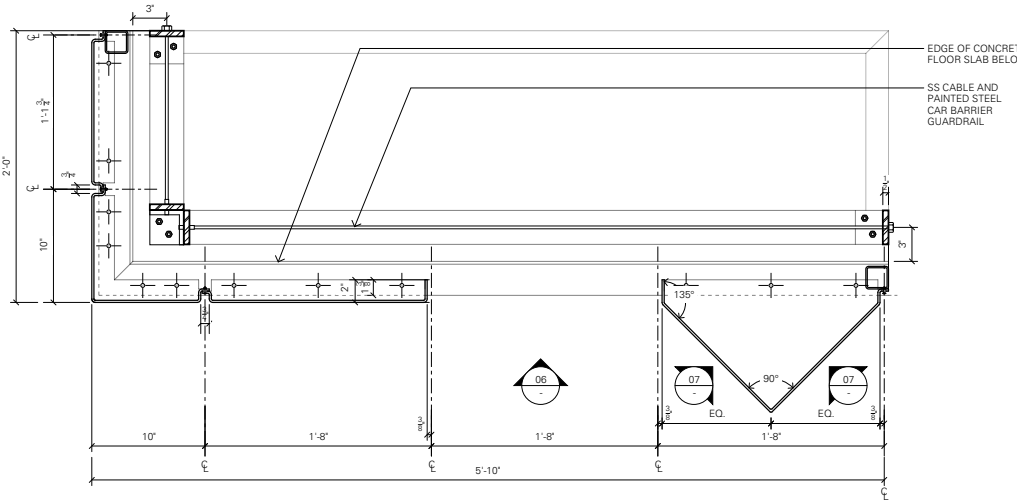
SECTION AT GARAGE SCREEN

03



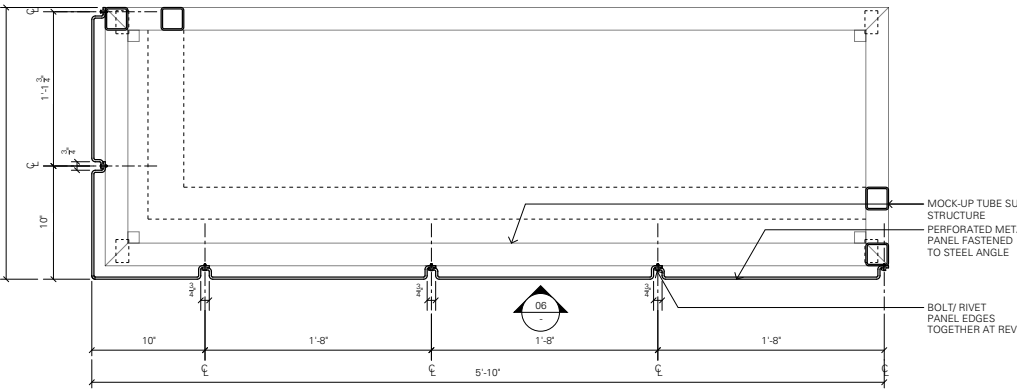
DETAIL ELEVATION - PANEL-2 FLATTENED

07



DETAIL (PLAN) - PODIUM GARAGE SCREEN @ CORNER

05



DETAIL (PLAN) - PODIUM GARAGE SCREEN @ CORNER

04

- P-1 Panel-1: 1/8" Painted aluminum plate, 1" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-2 Panel-2: 1/8" Painted aluminum plate, 5/8" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-3 Panel-3: 1/8" Painted aluminum plate, 3/8" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-4 Panel-4: 1/8" Painted aluminum plate - Solid Panel. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"

PANEL TYPE SCHEDULE

03

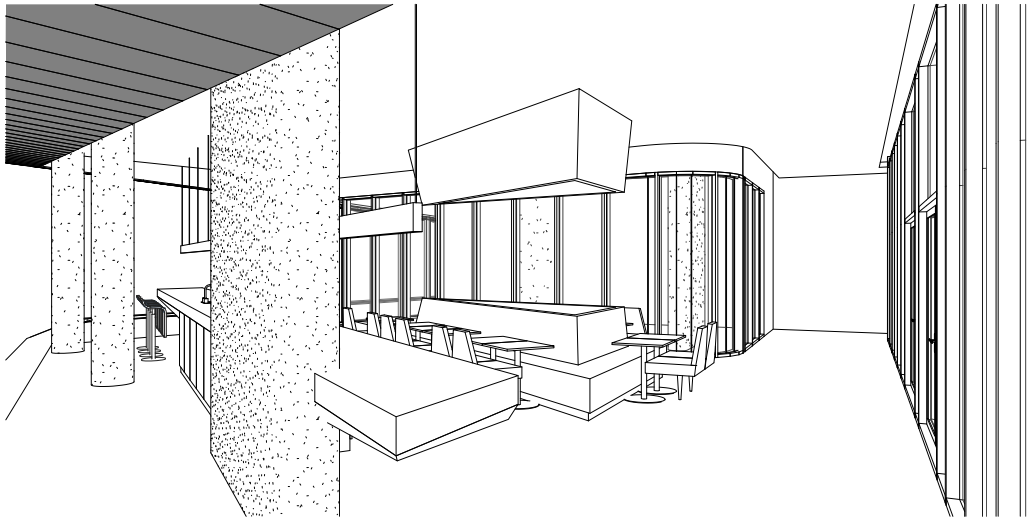
Garage Screen Mockup Details

Scale: 3/4" = 1' 0"

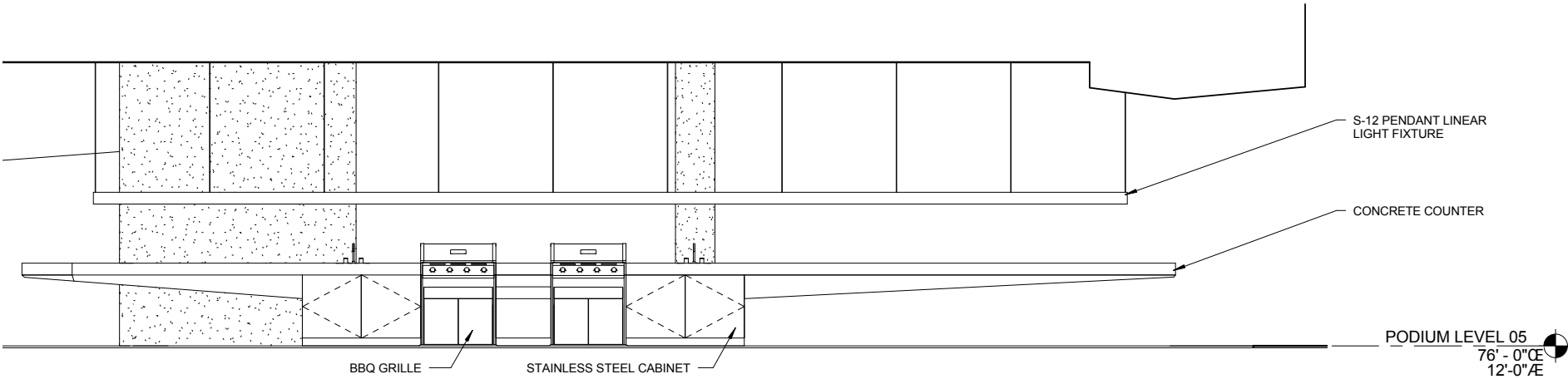
DRAWINGS

Design Review (13-192030 DZM)
(PC 13-111743)

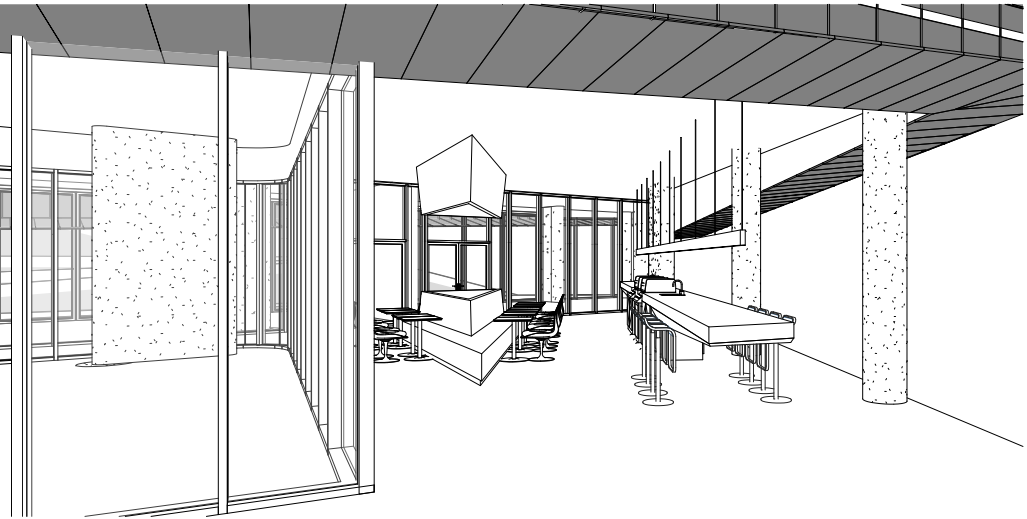
EXHIBIT:
C.40



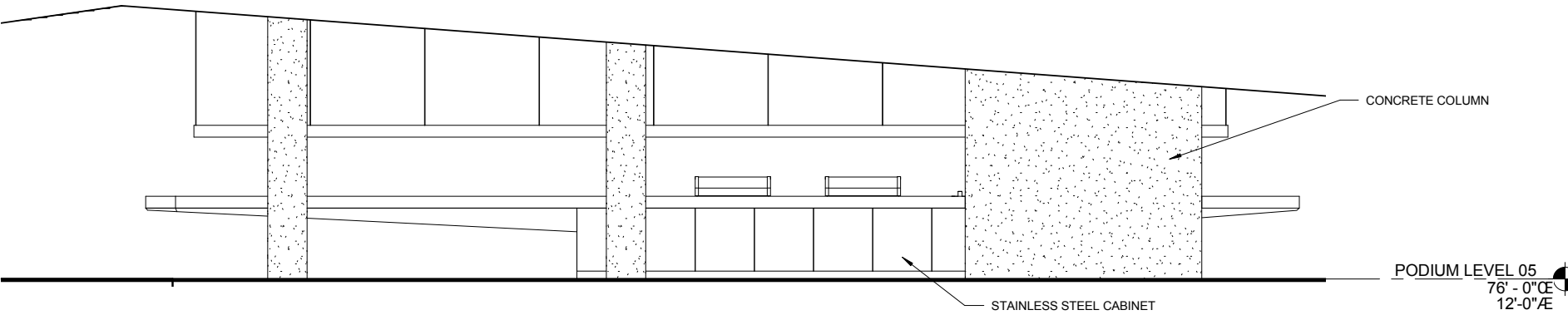
Amenity Area Perspective View 2



Elevation - Amenity Area North

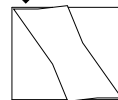
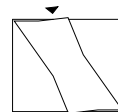
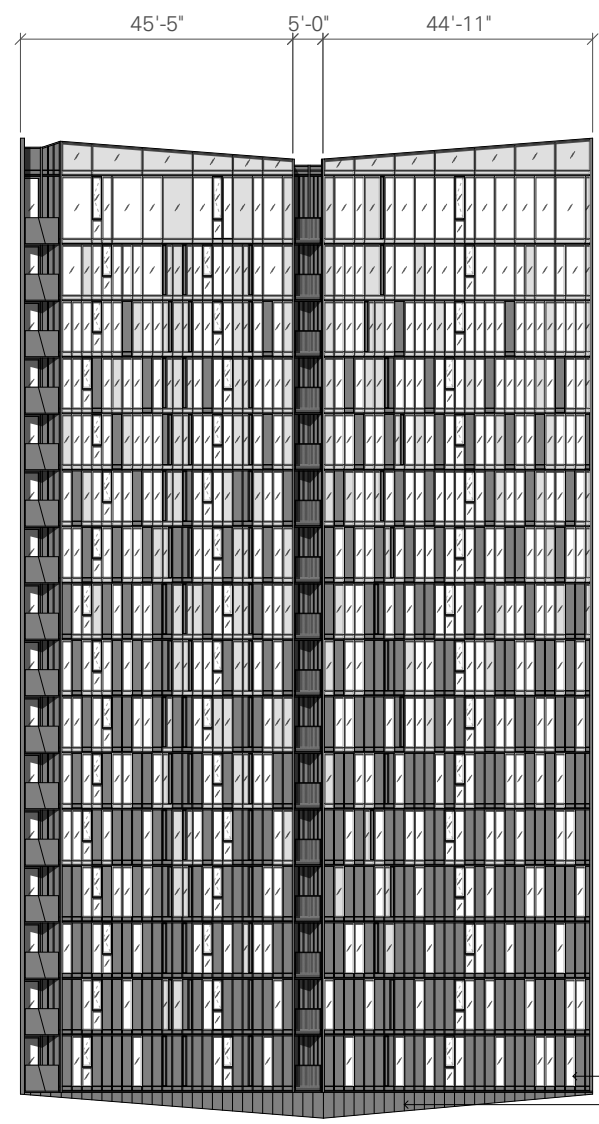
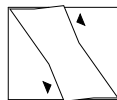
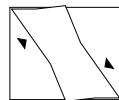
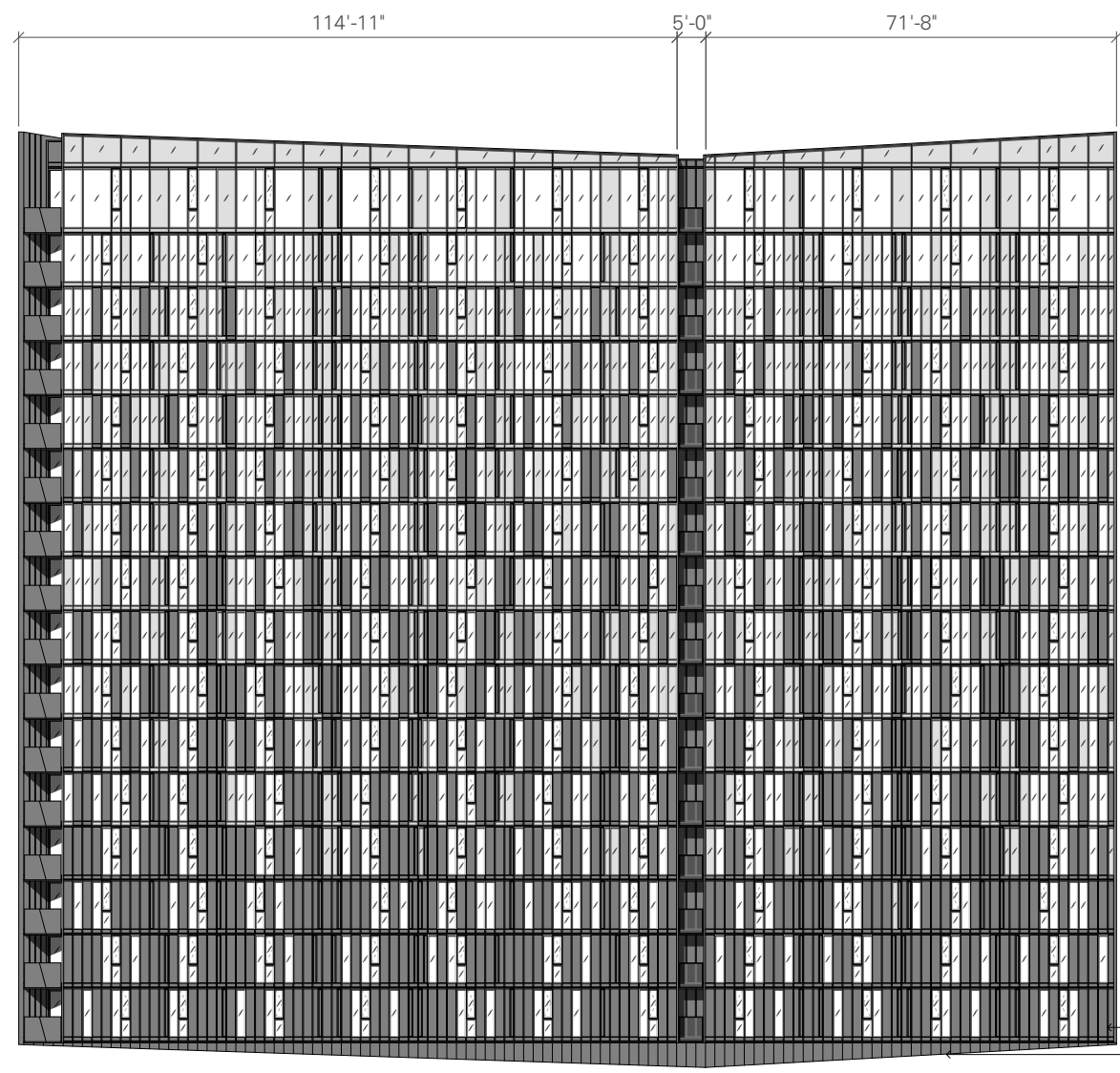


Amenity Area Perspective View 1



Elevation - Amenity Area South

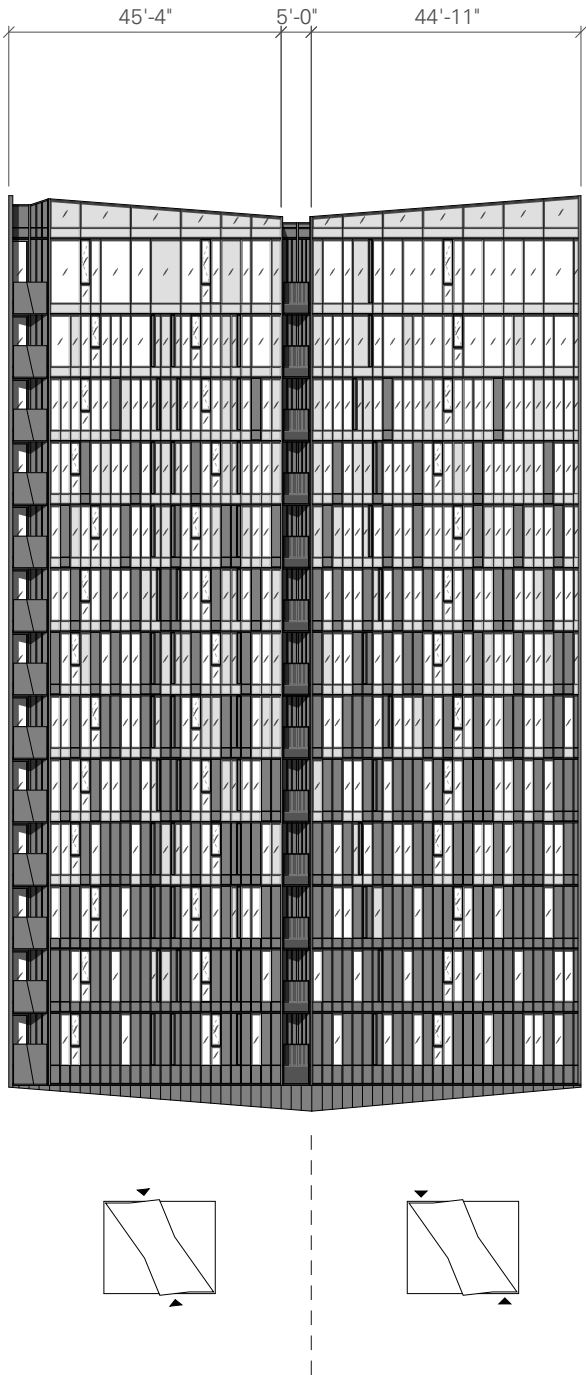
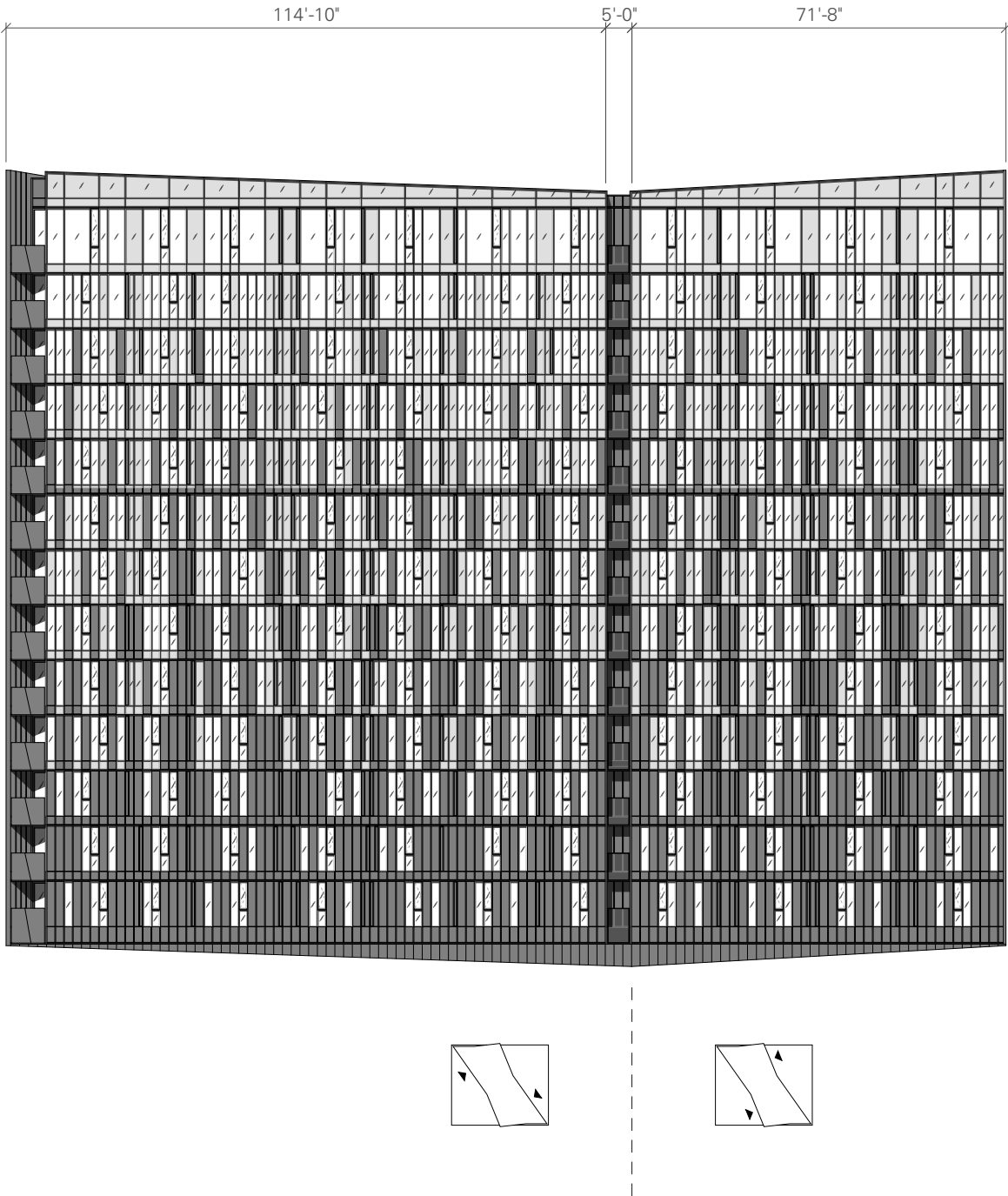
Design Review
Tower Window Wall Unfolded



+ 208'-7"	LEVEL 22	ROOF (MECHANICAL)
(239.92')		
+ 197'-2"	LEVEL 21	RESIDENTIAL (PENTHOUSE)
(230.50')		
+ 187'-9"	LEVEL 20	RESIDENTIAL
(221.08')		
+ 178'-4"	LEVEL 19	RESIDENTIAL
(211.67')		
+ 168'-11"	LEVEL 18	RESIDENTIAL
(202.25')		
+ 159'-6"	LEVEL 17	RESIDENTIAL
(192.83')		
+ 150'-1"	LEVEL 16	RESIDENTIAL
(183.42')		
+ 140'-8"	LEVEL 15	RESIDENTIAL
(174.00')		
+ 131'-3"	LEVEL 14	RESIDENTIAL
(164.58')		
+ 121'-10"	LEVEL 13	RESIDENTIAL
(155.17')		
+ 112'-5"	LEVEL 12	RESIDENTIAL
(145.75')		
+ 103'-0"	LEVEL 11	RESIDENTIAL
(136.33')		
+ 93'-7"	LEVEL 10	RESIDENTIAL
(126.92')		
+ 84'-2"	LEVEL 09	RESIDENTIAL
(117.50')		
+ 74'-9"	LEVEL 08	RESIDENTIAL
(108.08')		
+ 65'-4"	LEVEL 07	RESIDENTIAL
(98.67')		
+ 55'-11"	LEVEL 06	RESIDENTIAL
(89.25')		

LEGEND

	CLEAR GLASS		SPANDREL GLASS		METAL PANEL		INSET BALCONY W/ OPEN RAIL
	OPERABLE WINDOW		INTAKE / EXHAUST SPANDREL PANEL		INTAKE / EXHAUST METAL PANEL		INSET BALCONY W/ SOLID RAIL



+ 197'-10"	LEVEL 19
(231.17')	ROOF (MECHANICAL)
+ 185'-3"	LEVEL 18
(218.58')	RESIDENTIAL (PENTHOUSE)
+ 174'-8"	LEVEL 17
(208.00')	RESIDENTIAL
+ 164'-1"	LEVEL 16
(197.42')	RESIDENTIAL
+ 153'-6"	LEVEL 15
(186.83')	RESIDENTIAL
+ 142'-11"	LEVEL 14
(176.26')	RESIDENTIAL
+ 132'-4"	LEVEL 13
(165.67')	RESIDENTIAL
+ 121'-9"	LEVEL 12
(155.08')	RESIDENTIAL
+ 111'-2"	LEVEL 11
(144.50')	RESIDENTIAL
+ 100'-7"	LEVEL 10
(133.92')	RESIDENTIAL
+ 90'-0"	LEVEL 09
(123.33')	RESIDENTIAL
+ 79'-5"	LEVEL 08
(112.75')	RESIDENTIAL
+ 68'-10"	LEVEL 07
(102.17')	RESIDENTIAL
+ 58'-3"	LEVEL 06
(91.58')	RESIDENTIAL

LEGEND

	CLEAR GLASS		SPANDREL GLASS		METAL PANEL		INSET BALCONY W/ OPEN RAIL
	OPERABLE WINDOW		INTAKE / EXHAUST SPANDREL PANEL		INTAKE / EXHAUST METAL PANEL		INSET BALCONY W/ SOLID RAIL

Tower Window Wall Unfolded

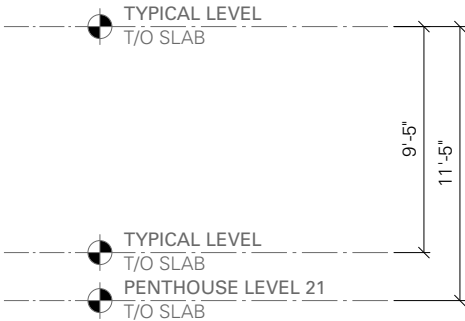
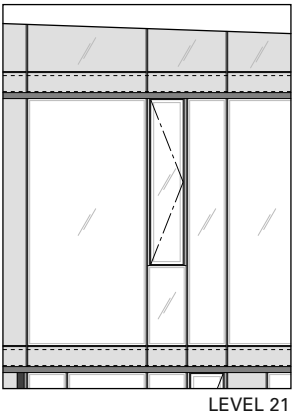
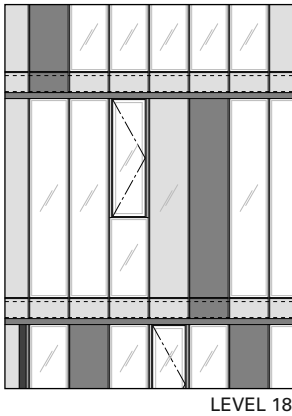
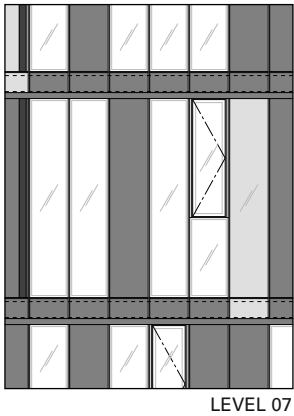
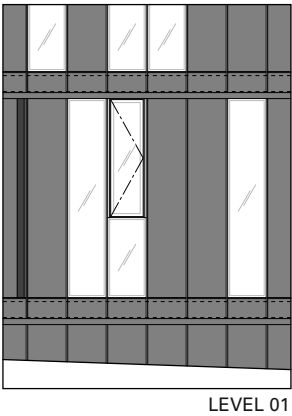
Scale: 1/32" = 1' 0"

EXHIBIT:

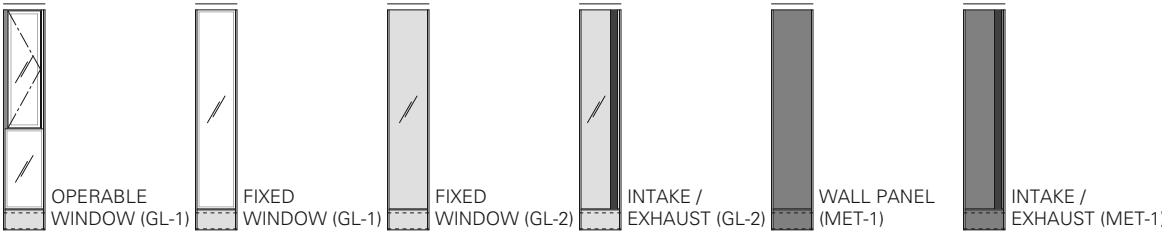
DRAWINGS

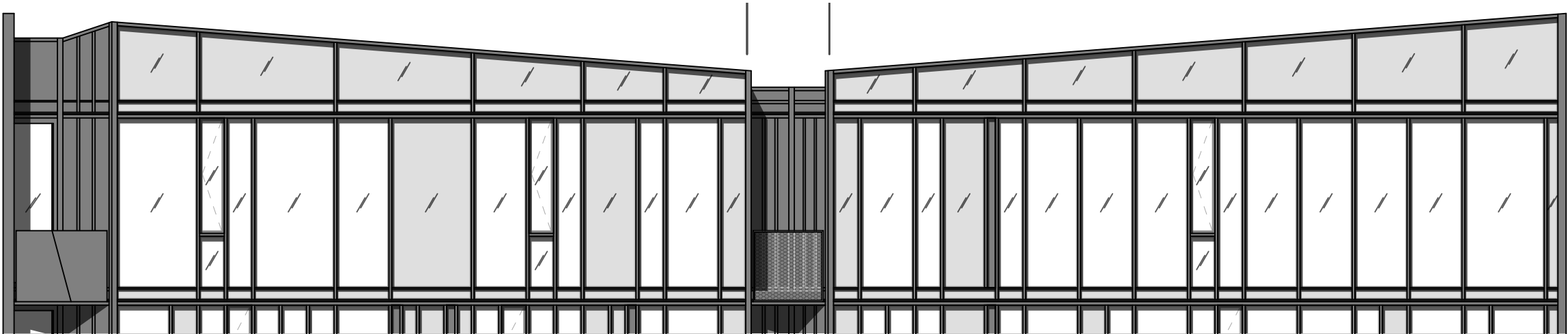
C.43

Design Review (13-192030 DZM)
(PC 13-111743)



LEGEND





LEGEND

- | | | | |
|---|---|--|---|
|  CLEAR GLASS |  SPANDREL GLASS |  METAL PANEL |  INSET BALCONY W/ OPEN RAIL |
|  OPERABLE WINDOW |  INTAKE / EXHAUST SPANDREL PANEL |  INTAKE / EXHAUST METAL PANEL |  INSET BALCONY W/ SOLID RAIL |

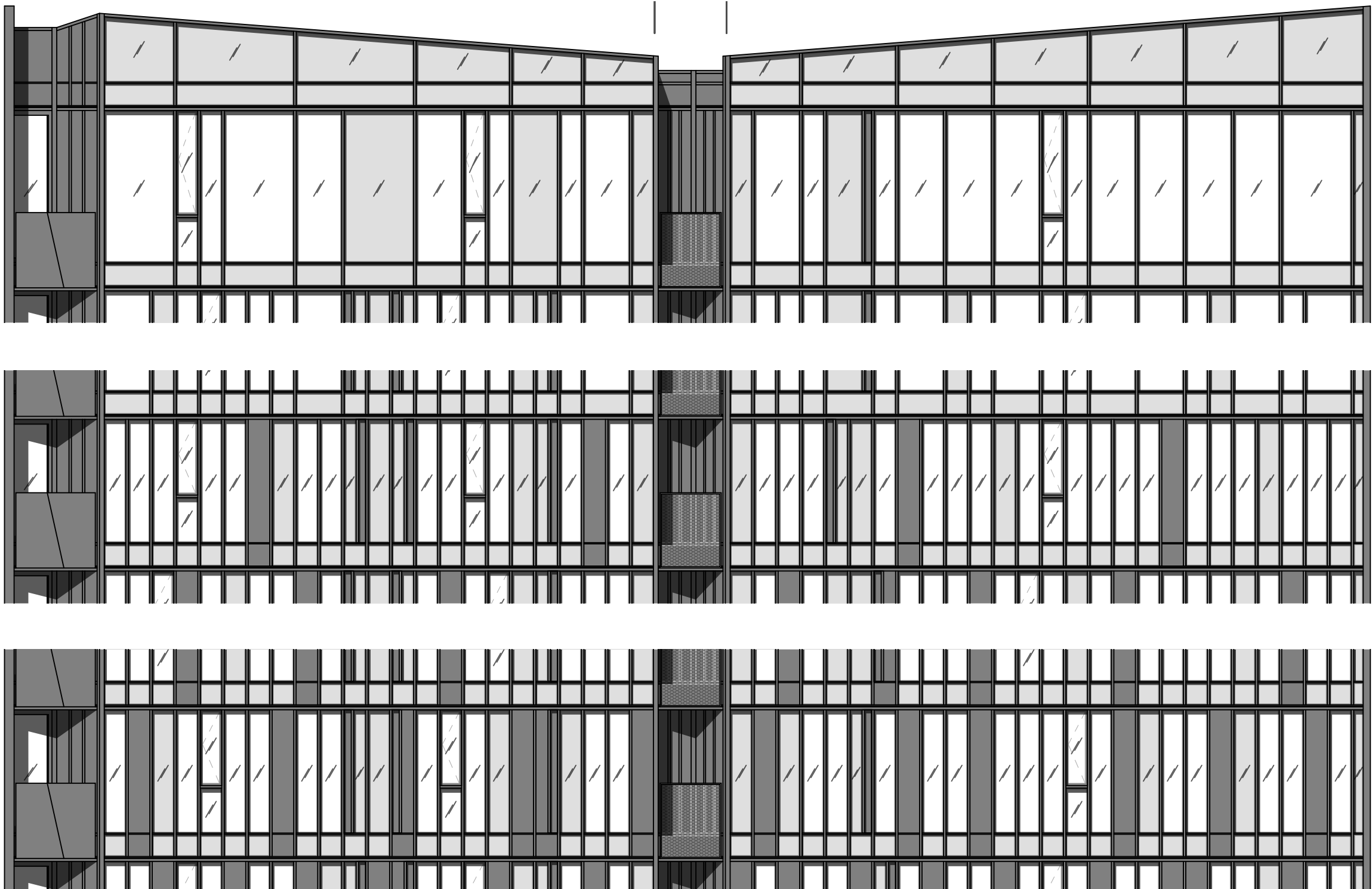
Design Review
Tower Window Wall Enlarged Elevations



LEGEND

	CLEAR GLASS		SPANDREL GLASS		METAL PANEL		INSET BALCONY W/ OPEN RAIL
	OPERABLE WINDOW		INTAKE / EXHAUST SPANDREL PANEL		INTAKE / EXHAUST METAL PANEL		INSET BALCONY W/ SOLID RAIL

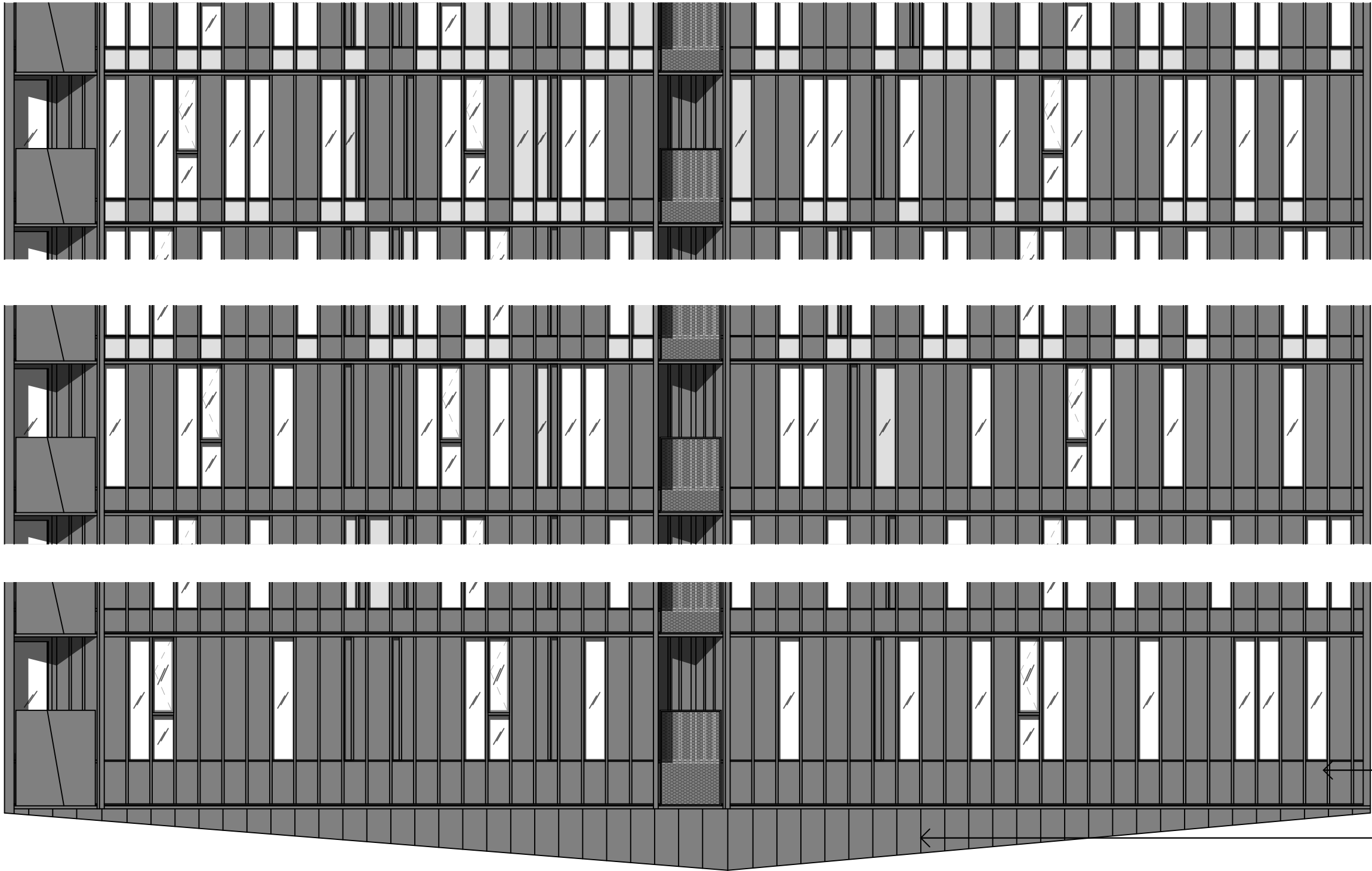
Design Review
Tower Window Wall Enlarged Elevations -
Alternate 18 Story Tower



LEGEND

	CLEAR GLASS		SPANDREL GLASS		METAL PANEL		INSET BALCONY W/ OPEN RAIL
	OPERABLE WINDOW		INTAKE / EXHAUST SPANDREL PANEL		INTAKE / EXHAUST METAL PANEL		INSET BALCONY W/ SOLID RAIL

Tower Window Wall Enlarged Elevations -
Alternate 18 Story Tower

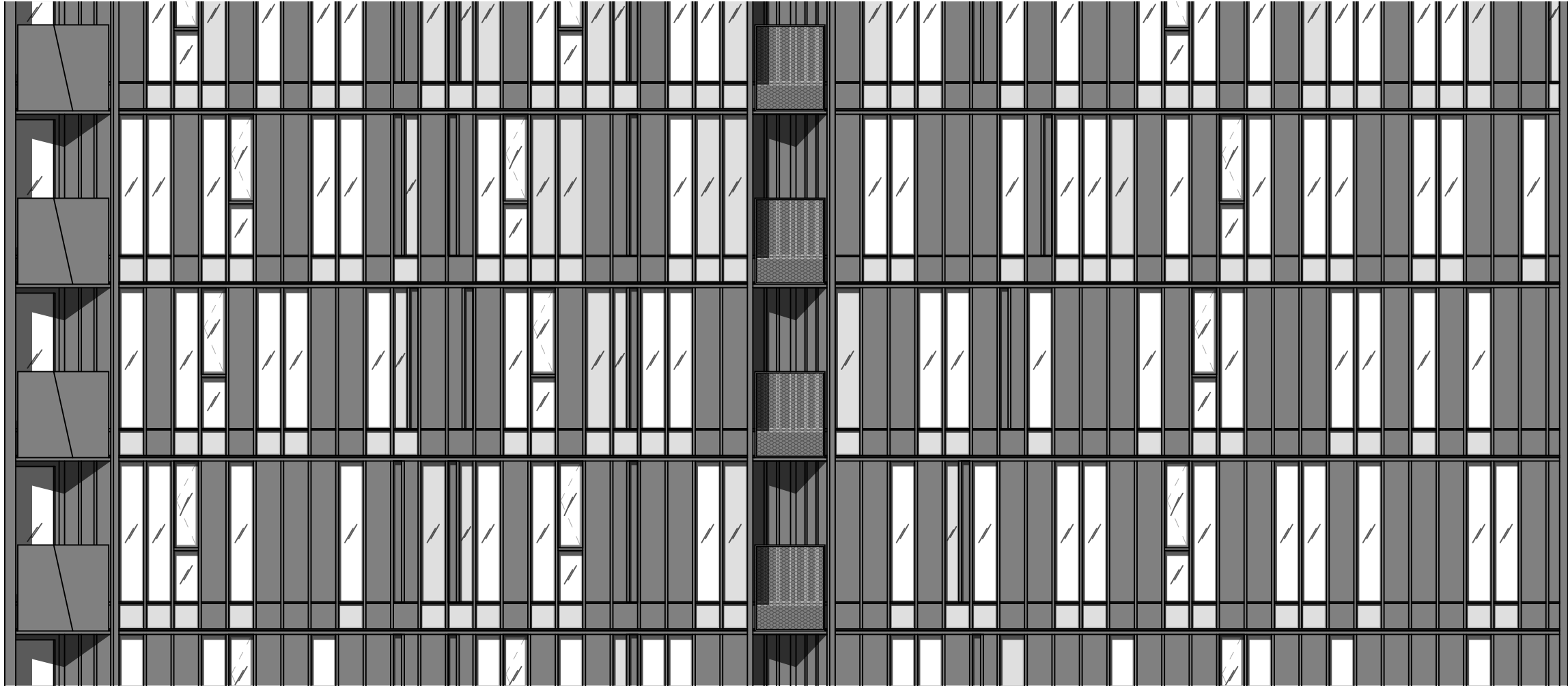


LEGEND

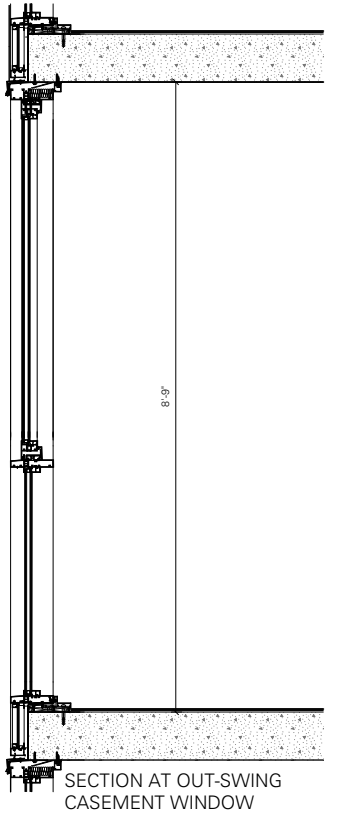
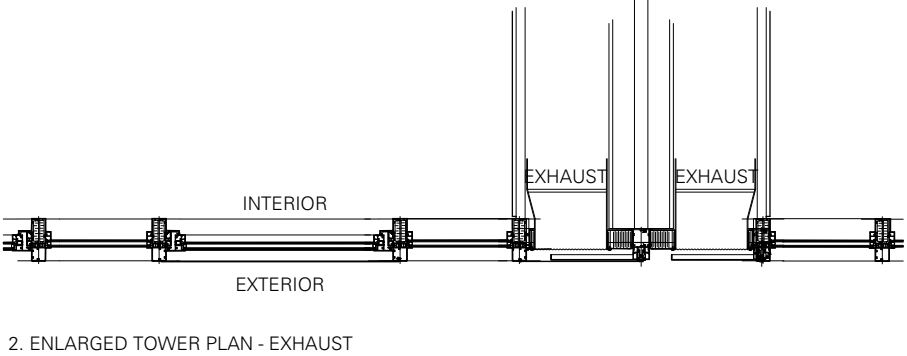
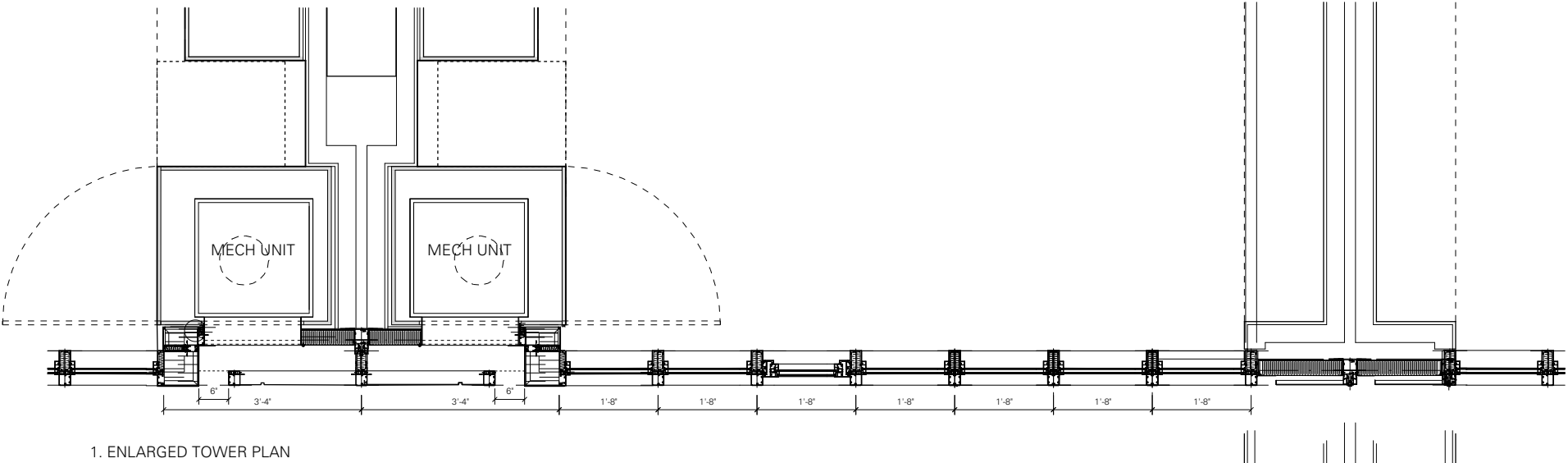
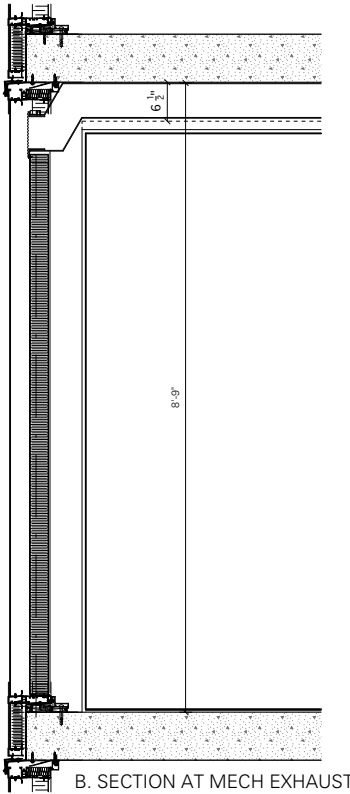
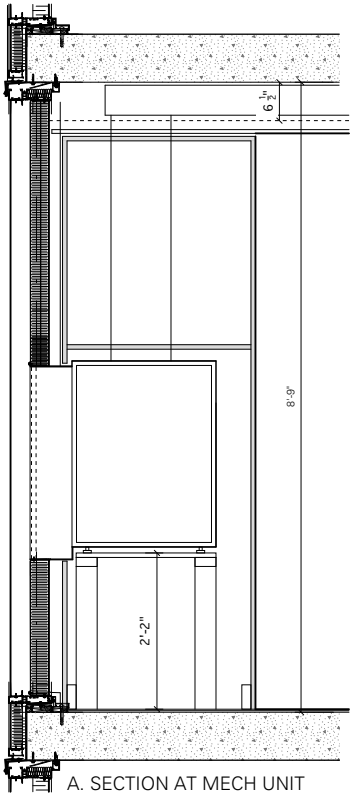
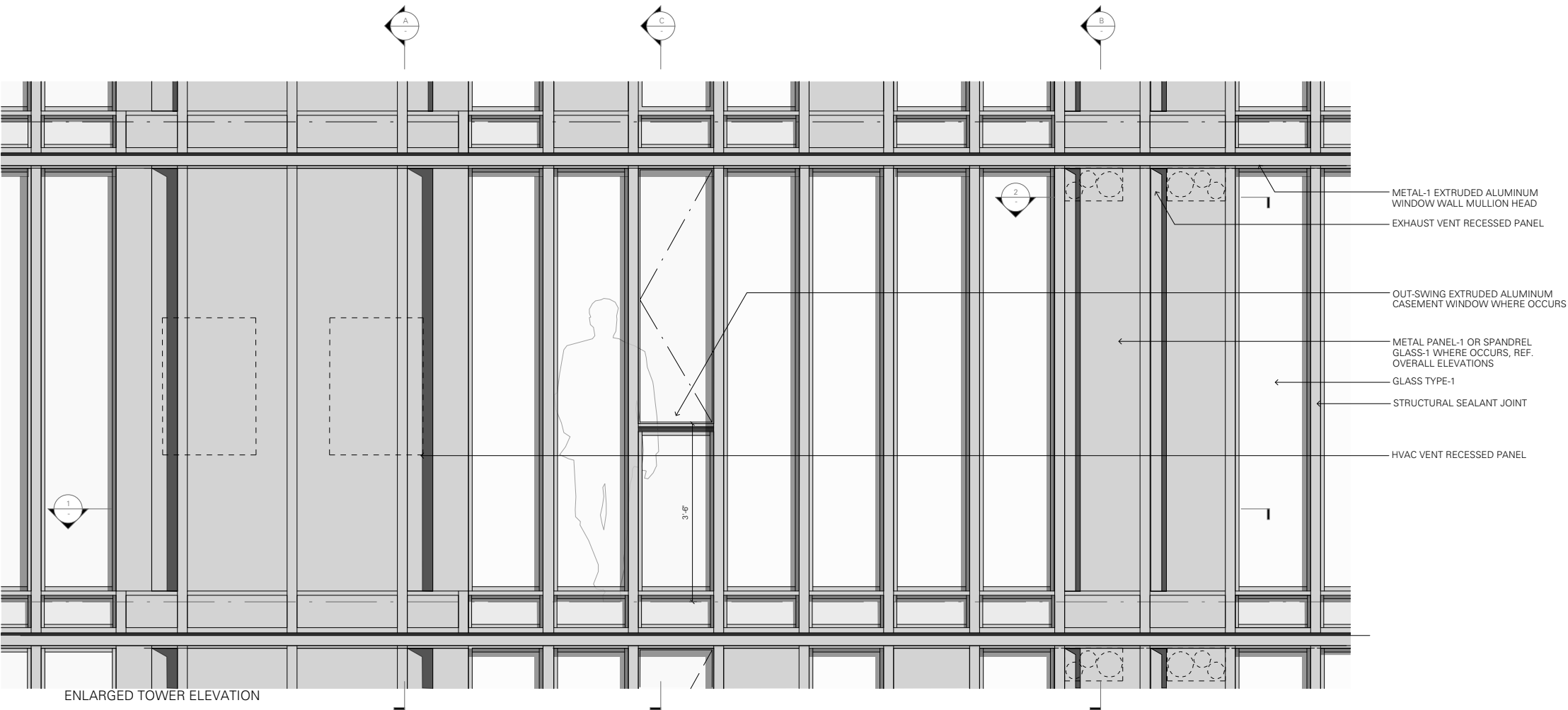
	CLEAR GLASS		SPANDREL GLASS		METAL PANEL		INSET BALCONY W/ OPEN RAIL
	OPERABLE WINDOW		INTAKE / EXHAUST SPANDREL PANEL		INTAKE / EXHAUST METAL PANEL		INSET BALCONY W/ SOLID RAIL

Design Review

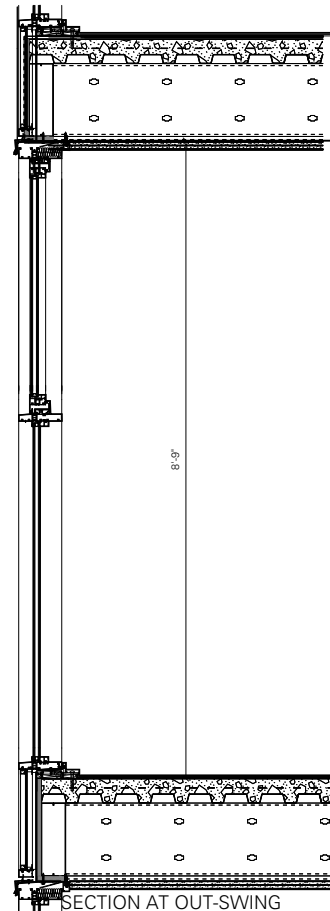
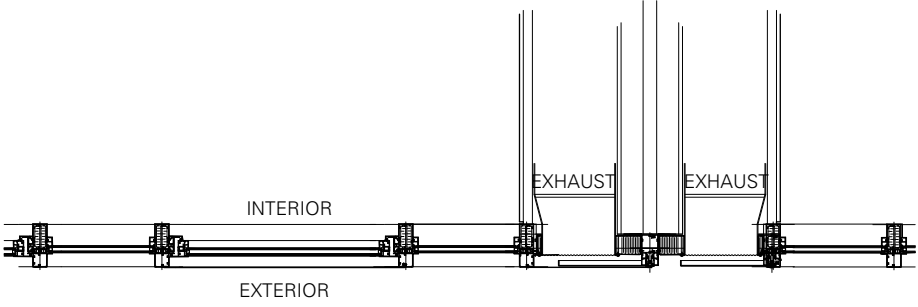
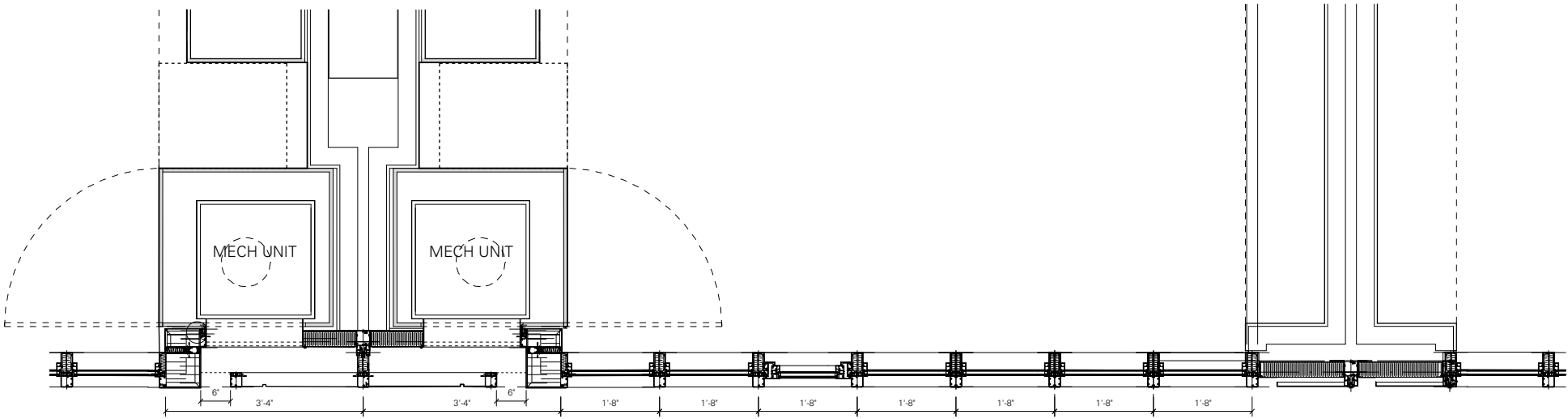
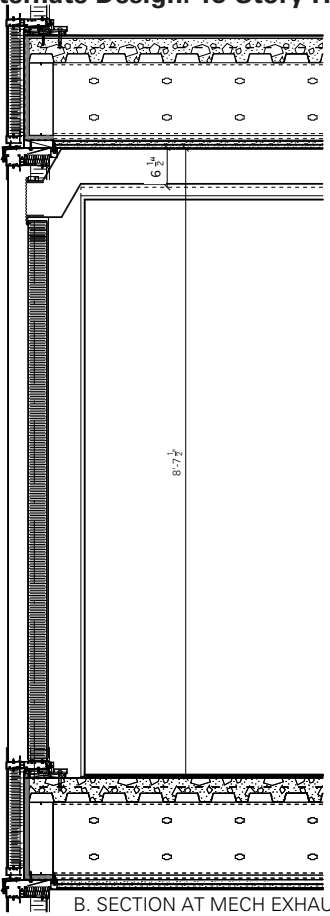
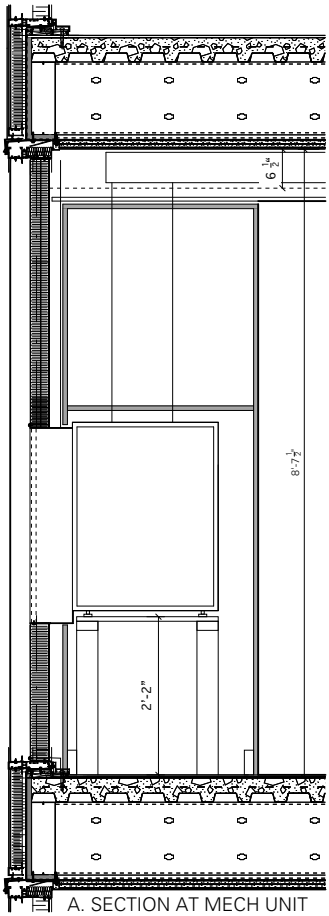
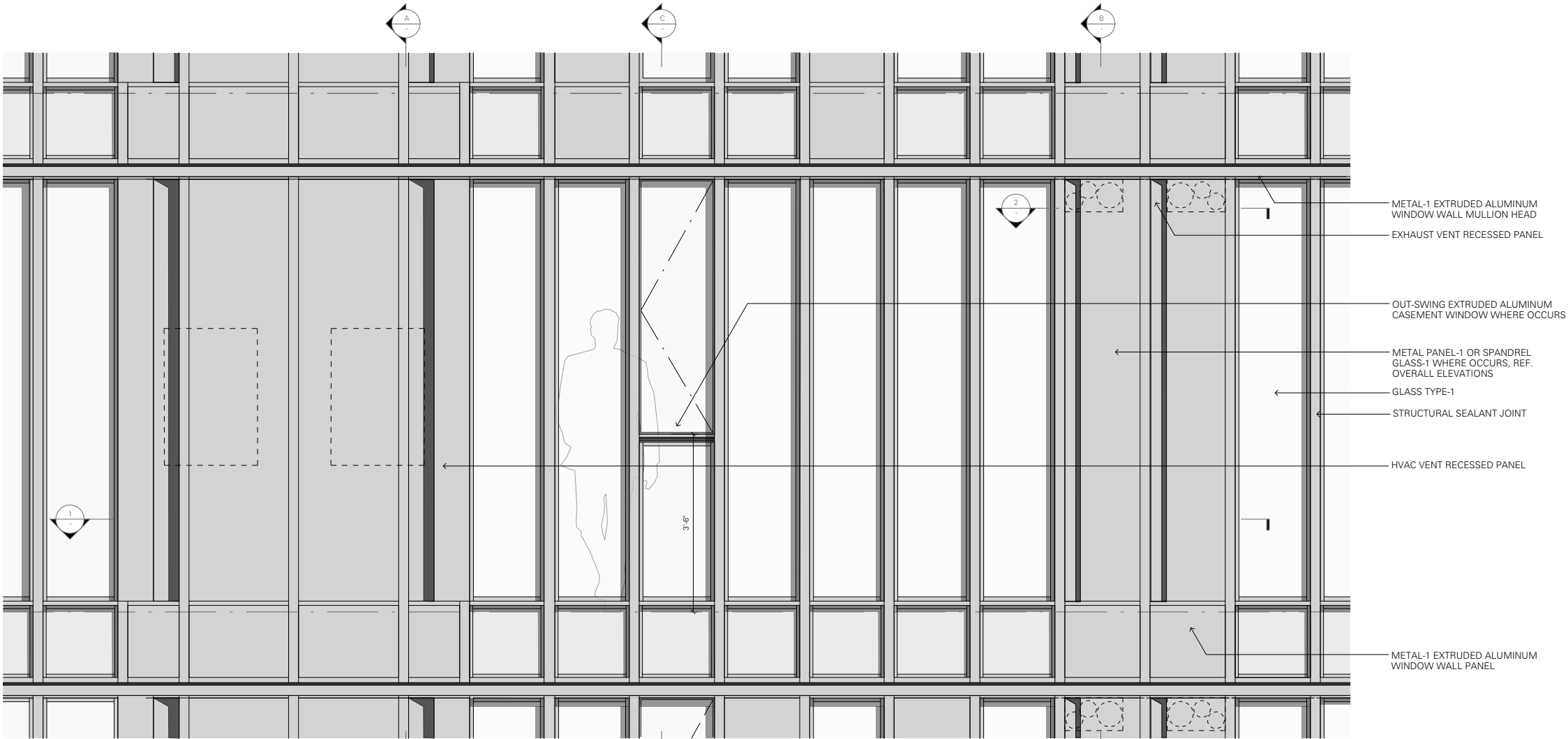
Tower Window Wall Enlarged Elevations -
Comparison of 21 Story and
Alternate 18 Story Tower Facades at
Floor Slab Condition



Design Review
Enlarged Tower Elevation



Alternate Design: 18-Story Height Proposal



Alternate Tower Facade

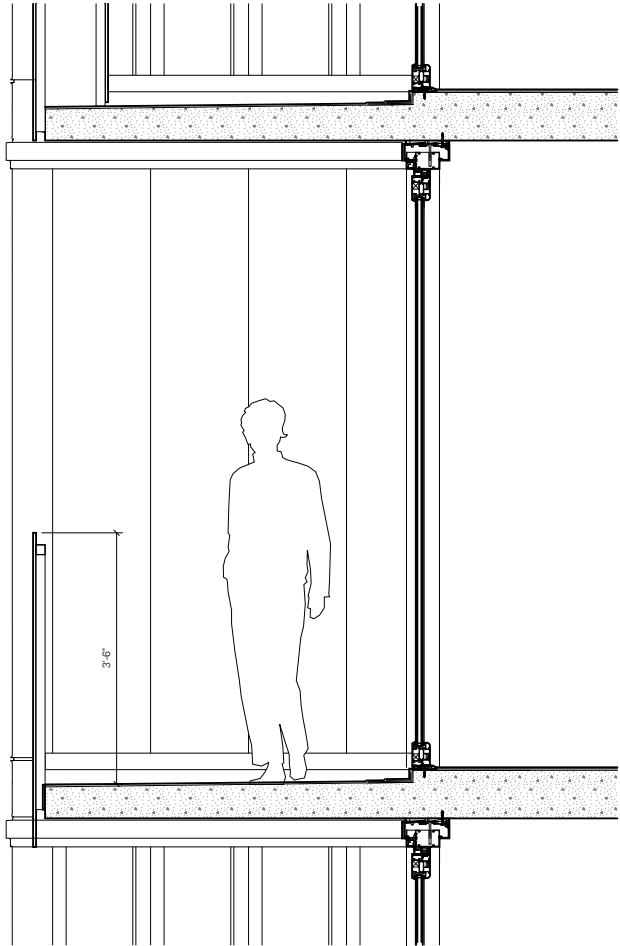
Scale: 3/8" = 1' 0"

EXHIBIT:
C.51

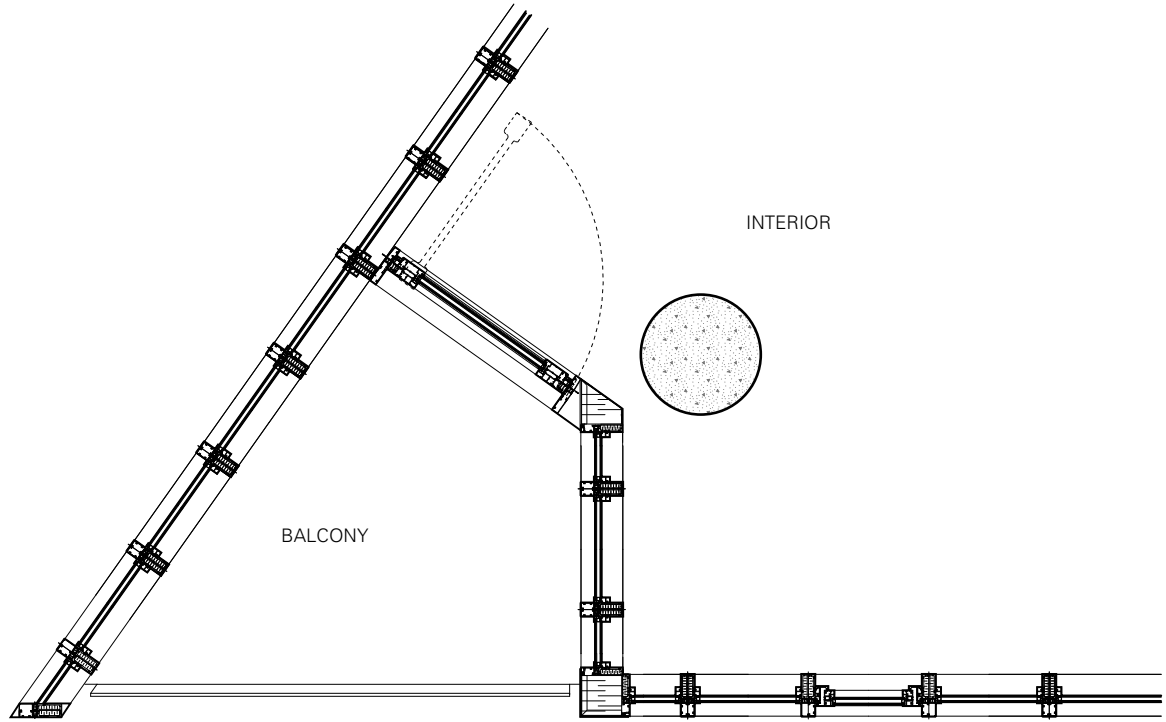
Design Review
Enlarged Tower Elevation



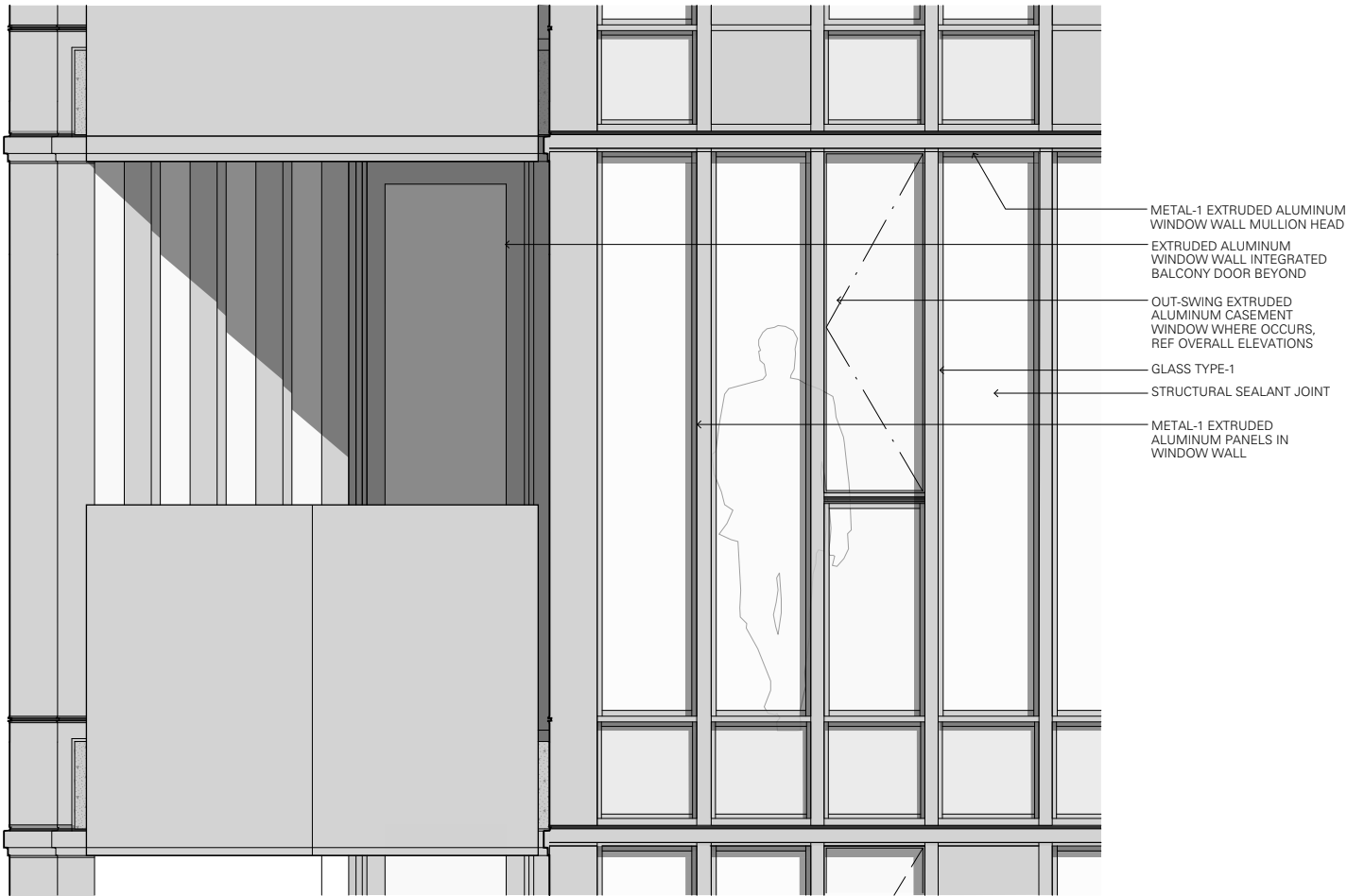
ENLARGED ELEVATION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)



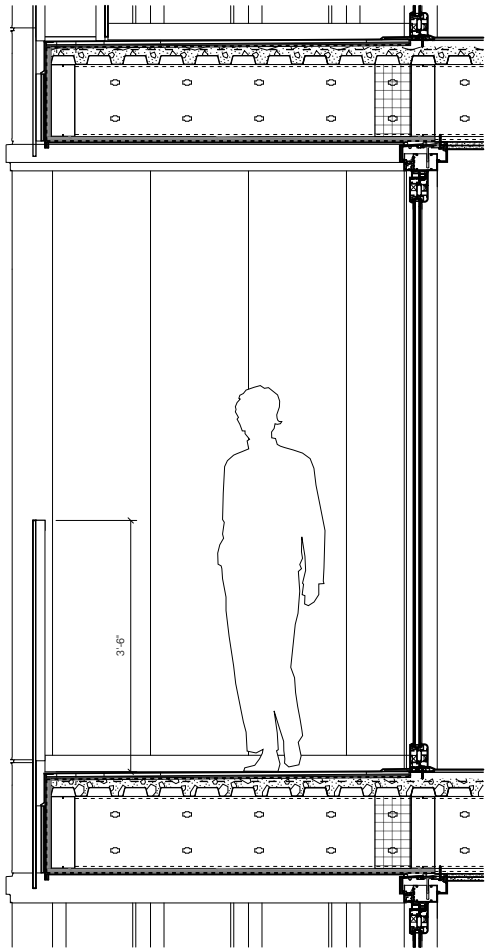
SECTION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)



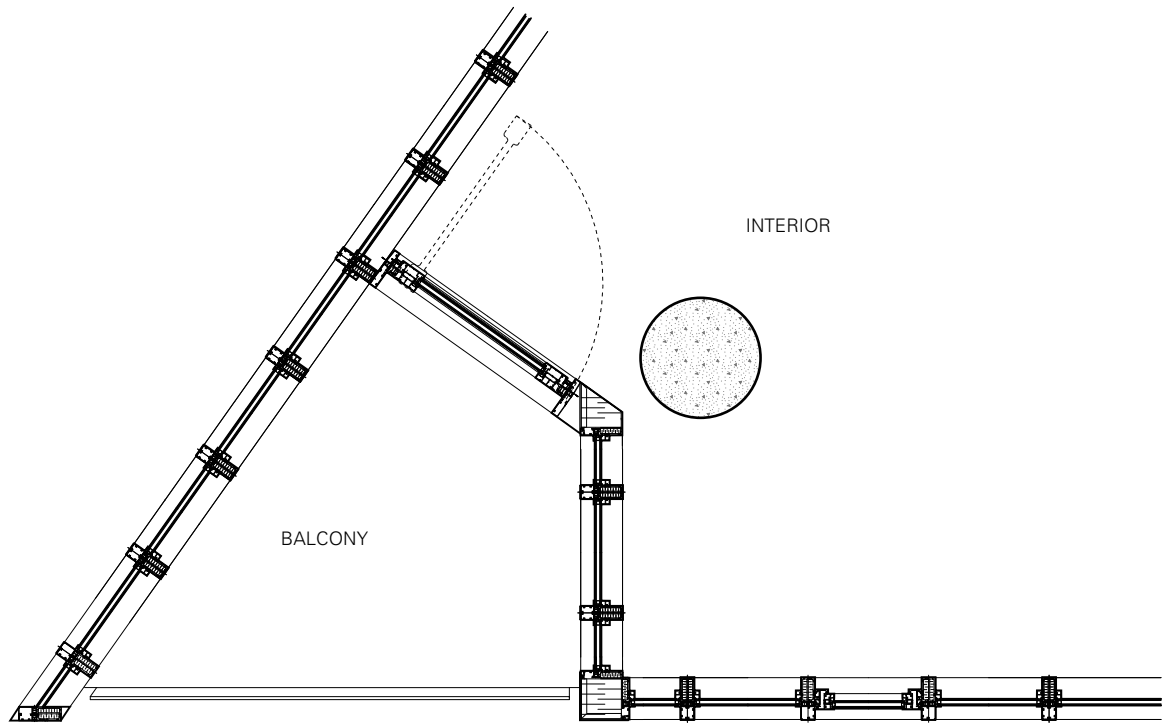
ENLARGED PLAN AT CORNER TOWER BALCONIES - B1 (B2 SIM)



ENLARGED LEVATION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)

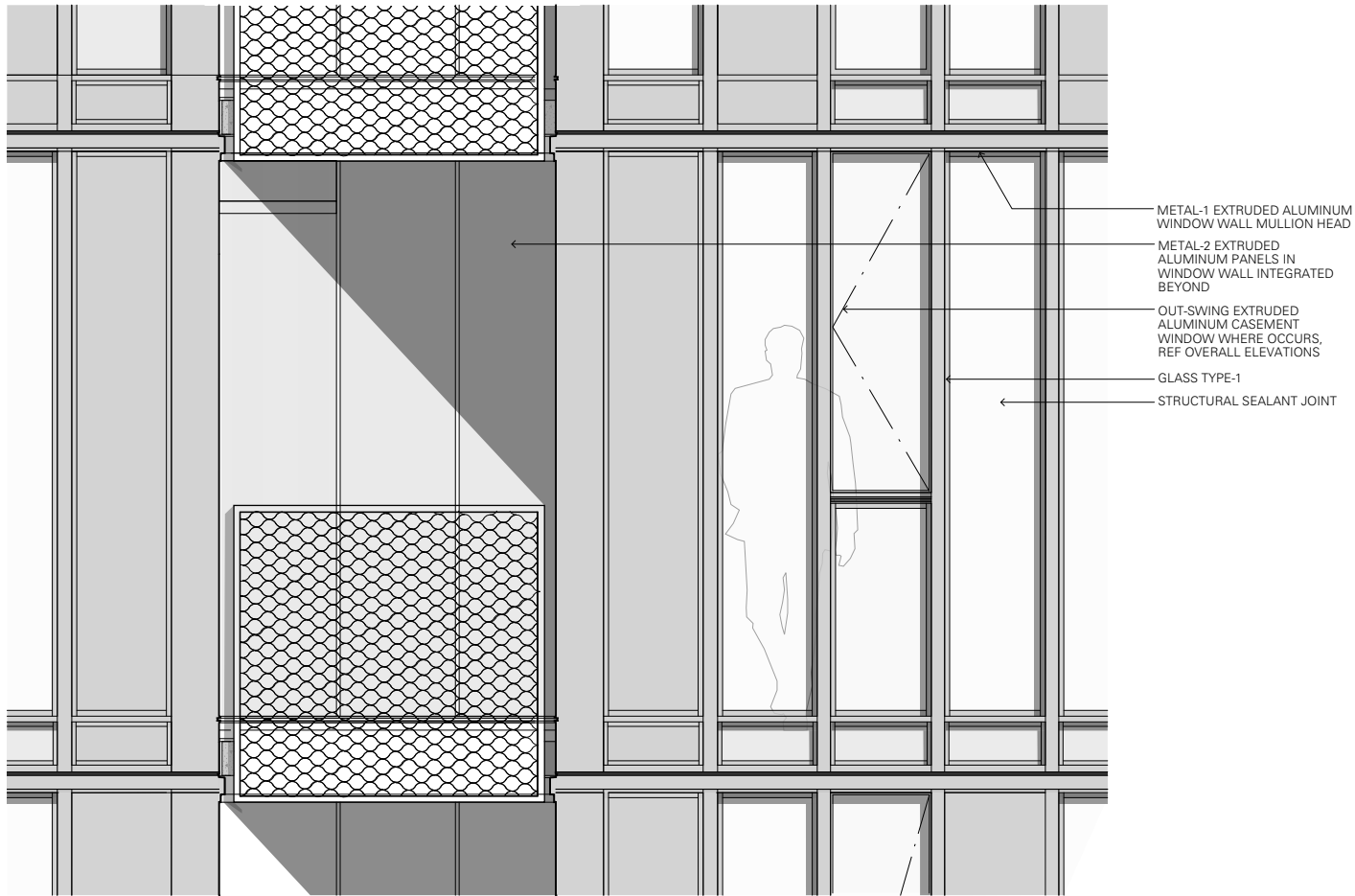


SECTION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)

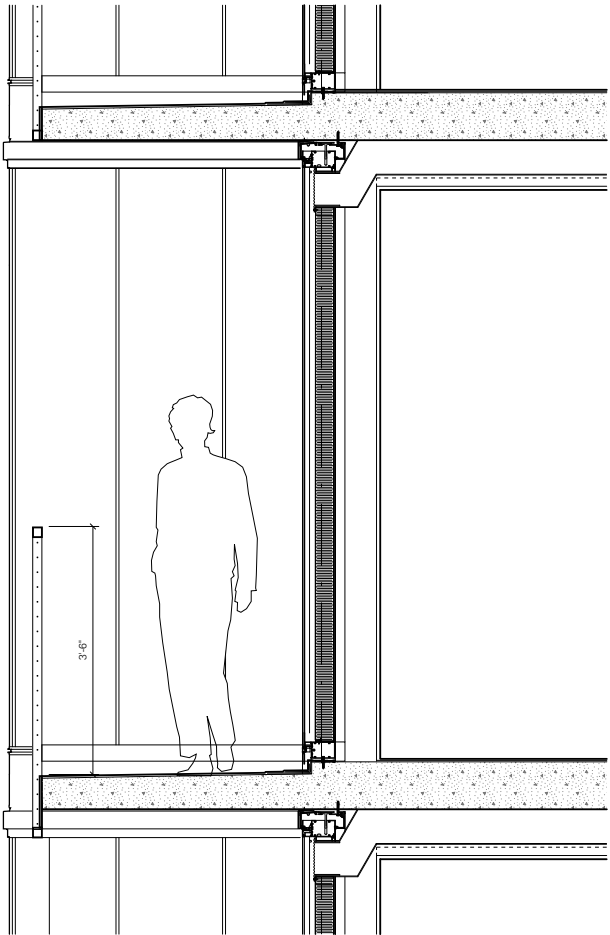


ENLARGED PLAN AT CORNER TOWER BALCONIES - B1 (B2 SIM)

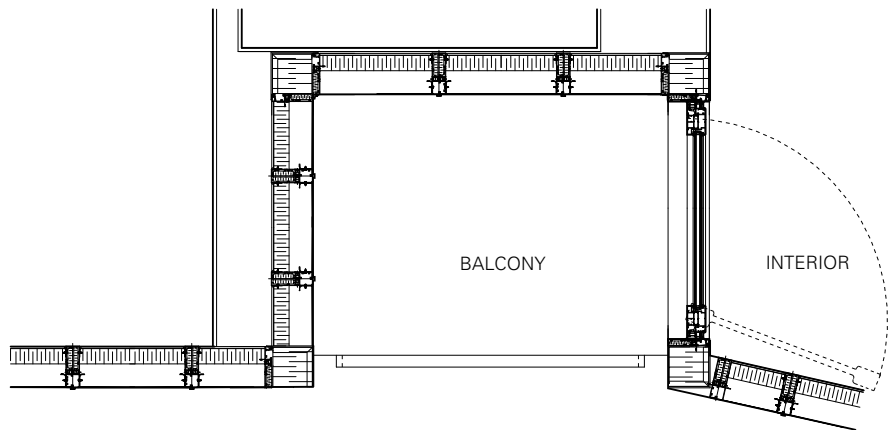
Design Review
Enlarged Tower Elevation



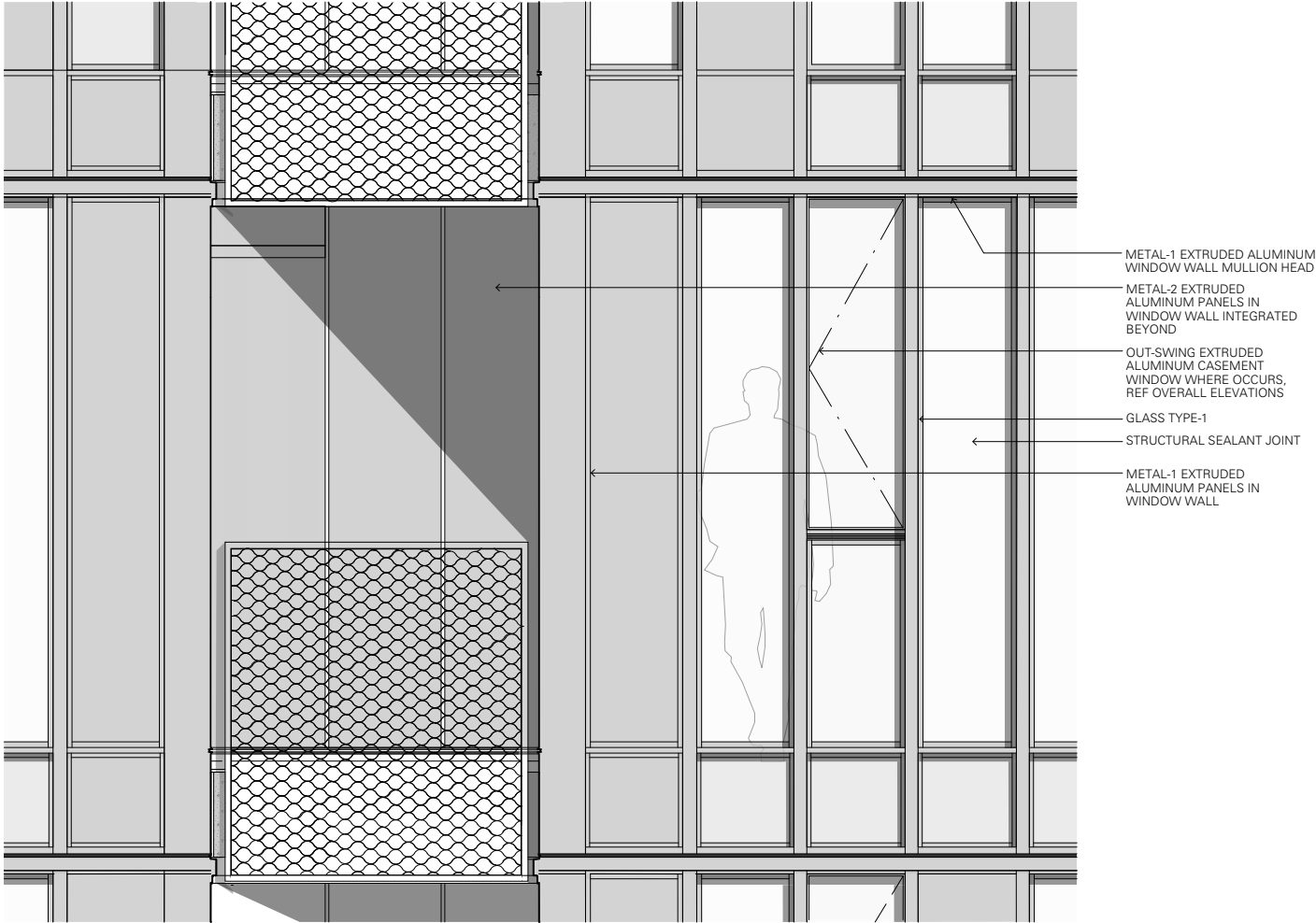
ENLARGED ELEVATION AT TOWER BALCONIES - B3 (B4 SIM)



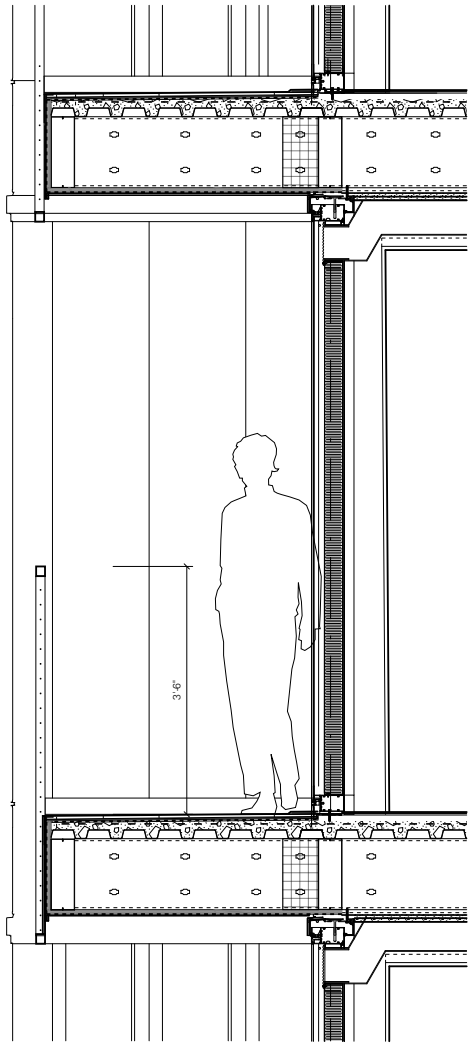
ENLARGED SECTION AT TOWER BALCONIES - B3 (B4 SIM)



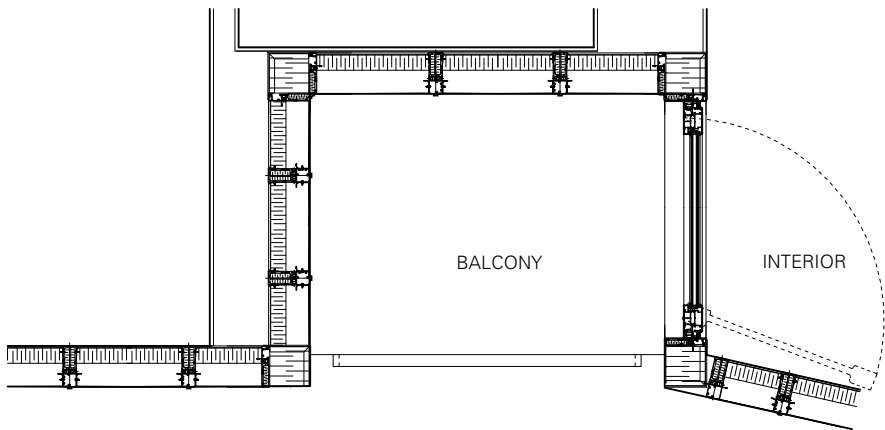
ENLARGED PLAN AT TOWER BALCONIES - B3 (B4 SIM)



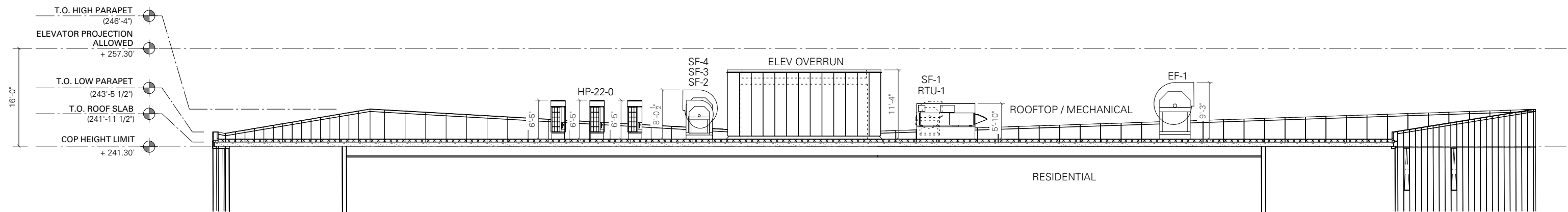
ENLARGED ELEVATION AT TOWER BALCONIES - B3 (B4 SIM)



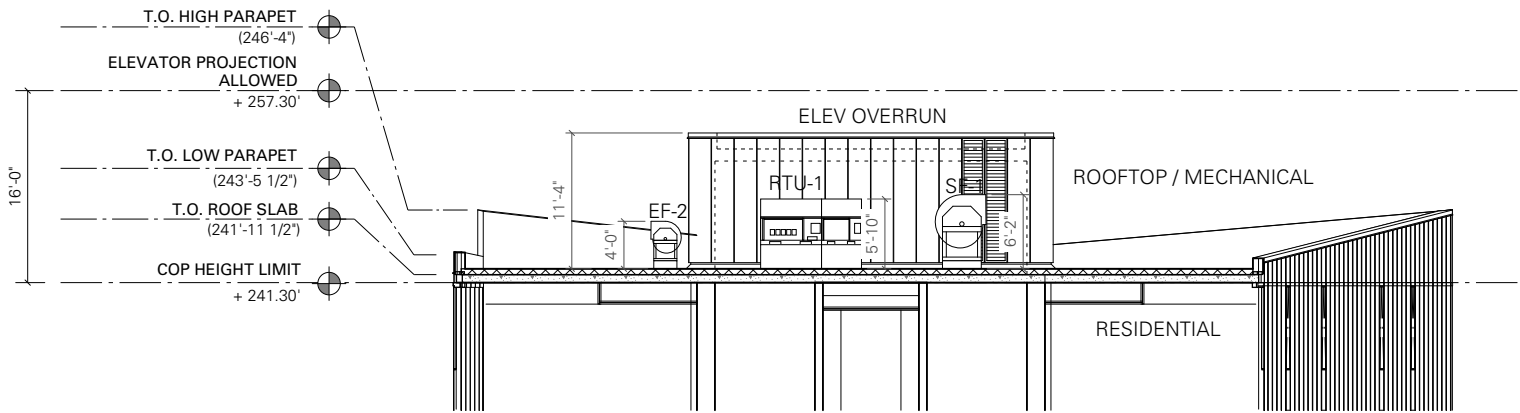
ENLARGED SECTION AT TOWER BALCONIES - B3 (B4 SIM)



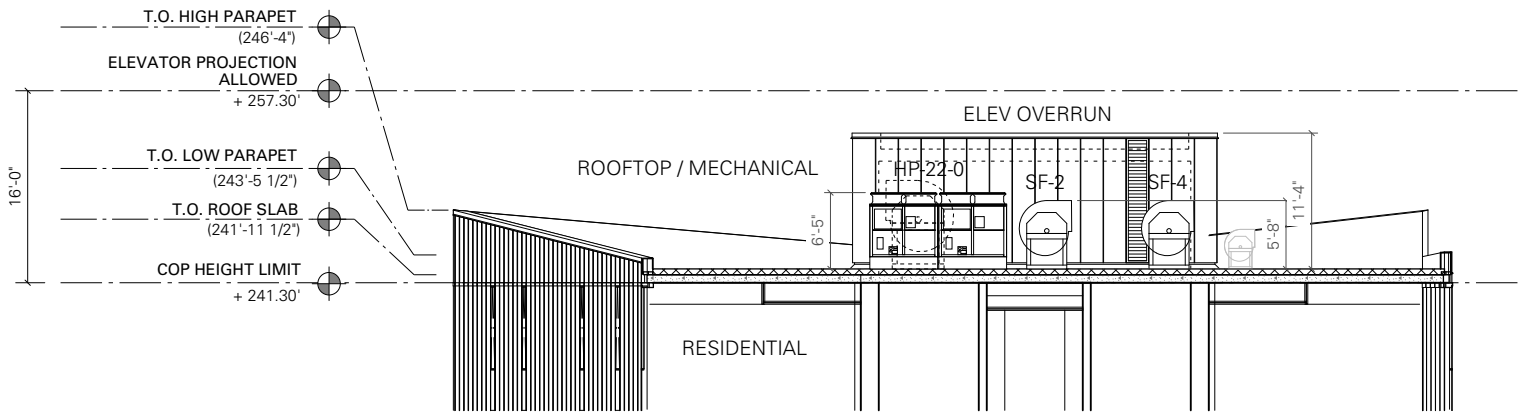
ENLARGED PLAN AT TOWER BALCONIES - B3 (B4 SIM)



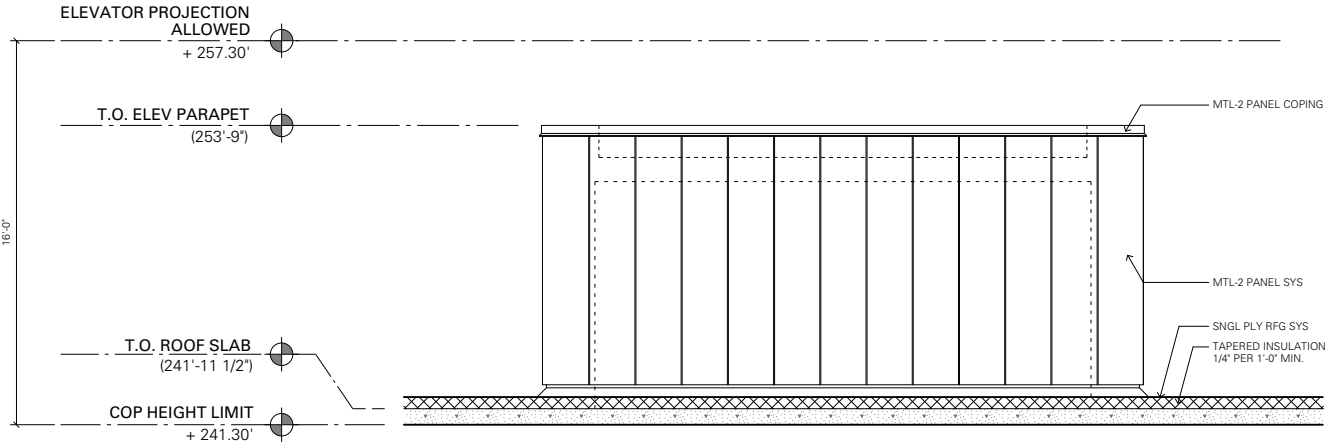
Enlarged Section (Tower Roof) 03
1/16"=1'-0"



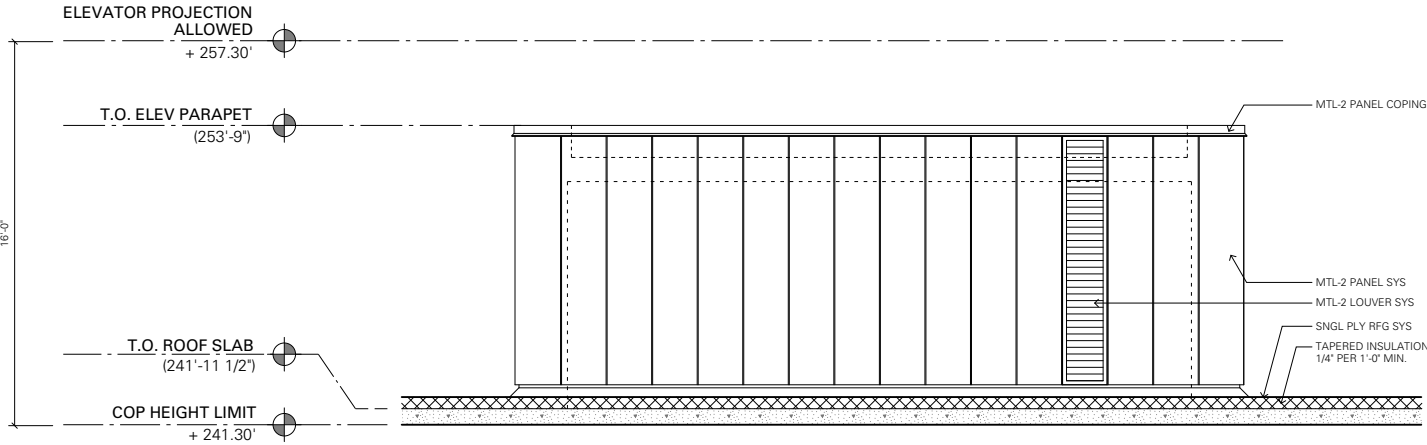
Enlarged Section (Tower Roof) 02
1/16"=1'-0"



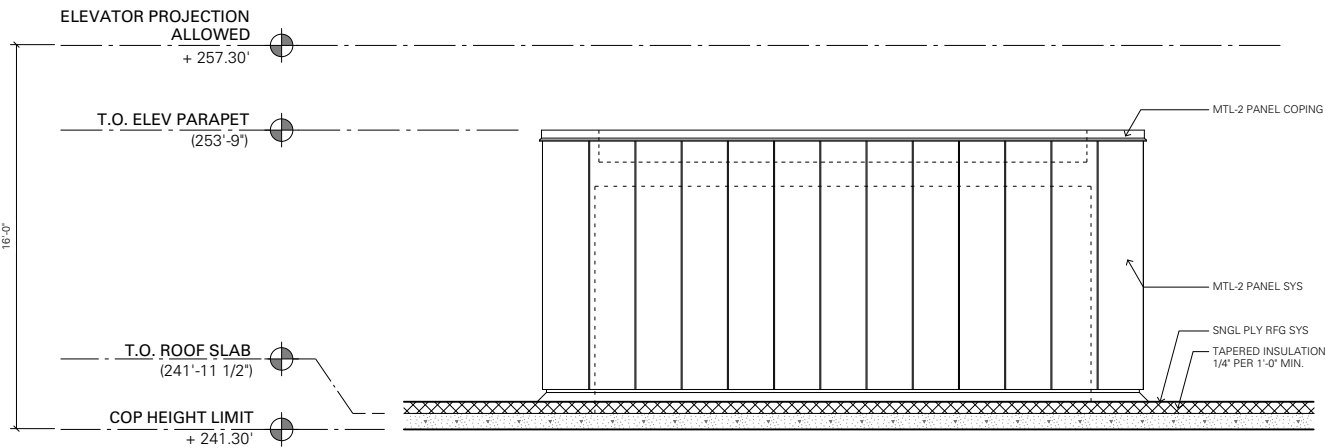
Enlarged Section (Tower Roof) 01
1/16"=1'-0"



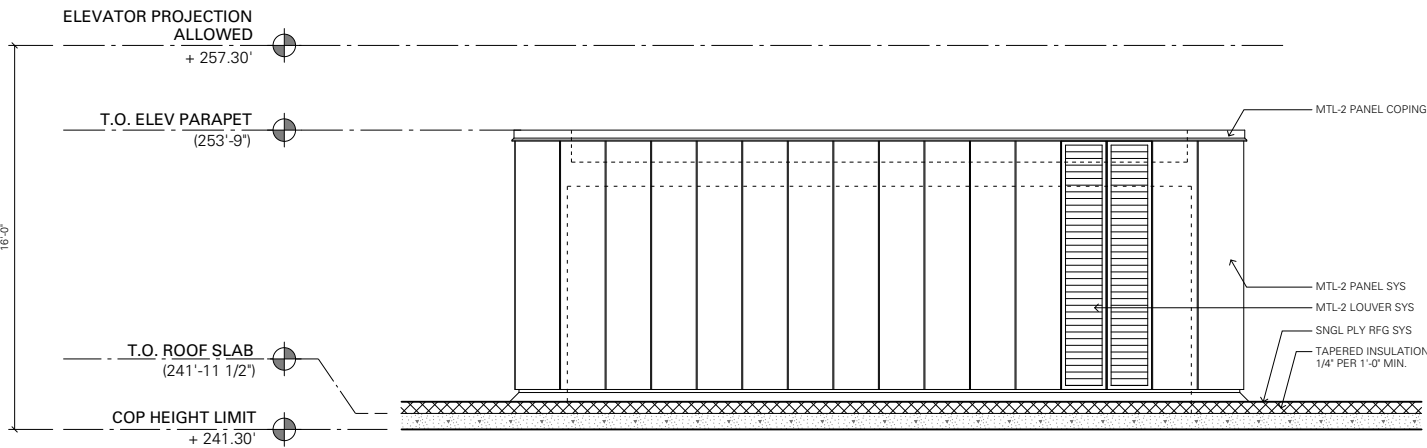
Enlarged Elevation (Elevator Overrun - West) 04
1/8"=1'-0"



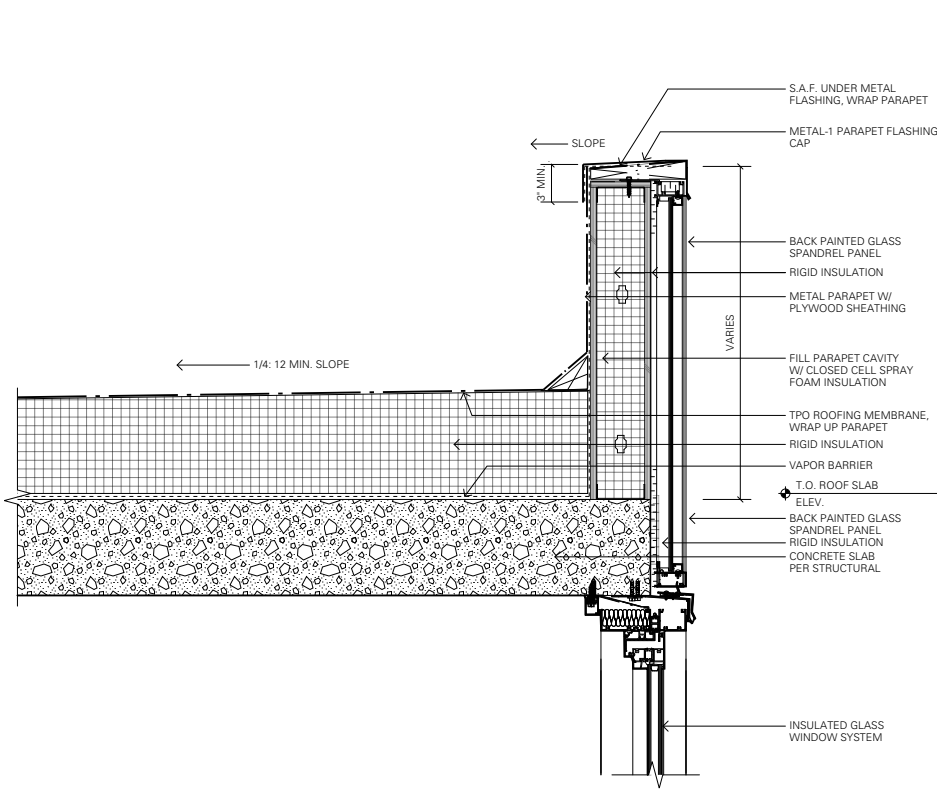
Enlarged Elevation (Elevator Overrun - North) 02
1/8"=1'-0"



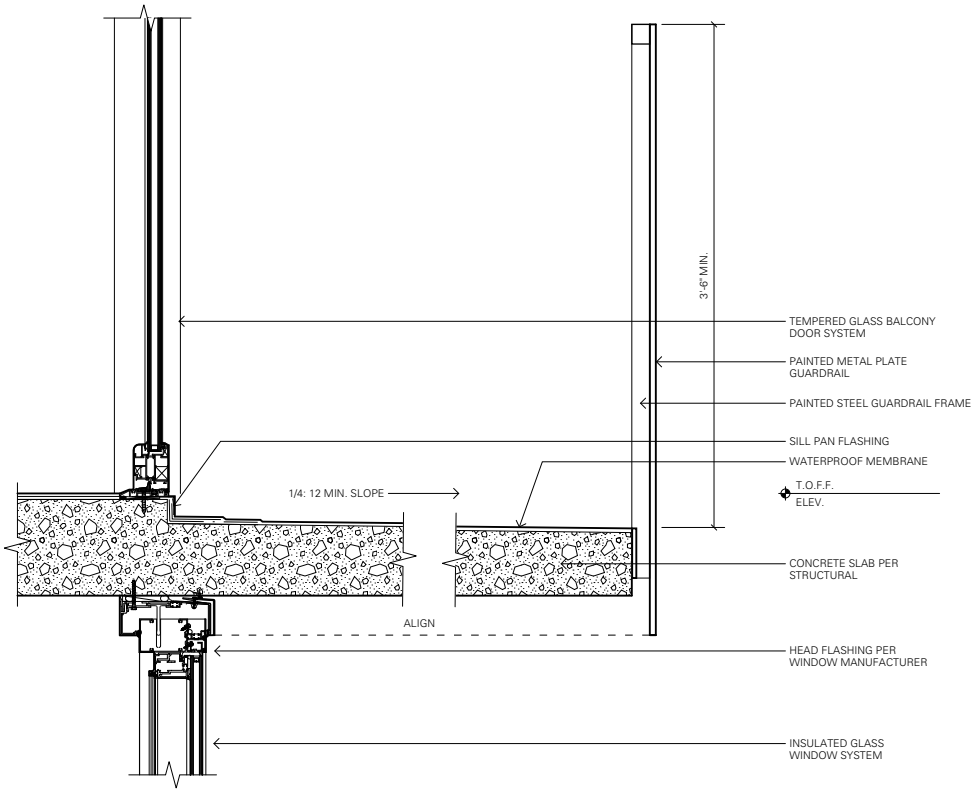
Enlarged Elevation (Elevator Overrun - East) 03
1/8"=1'-0"



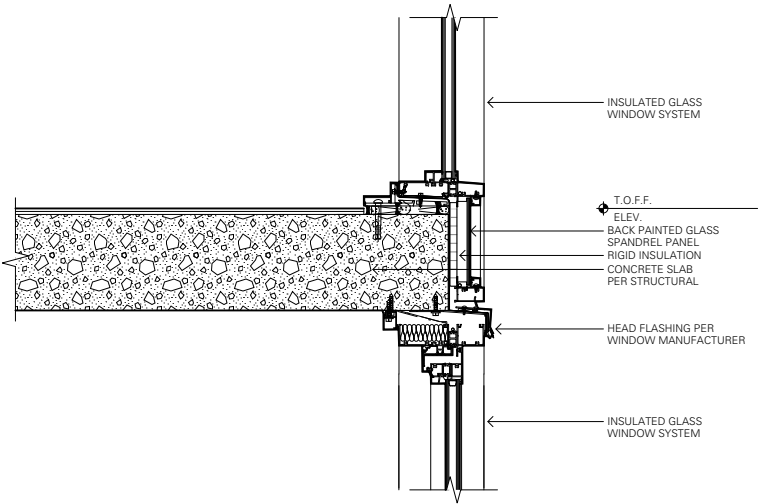
Enlarged Elevation (Elevator Overrun - South) 01
1/8"=1'-0"



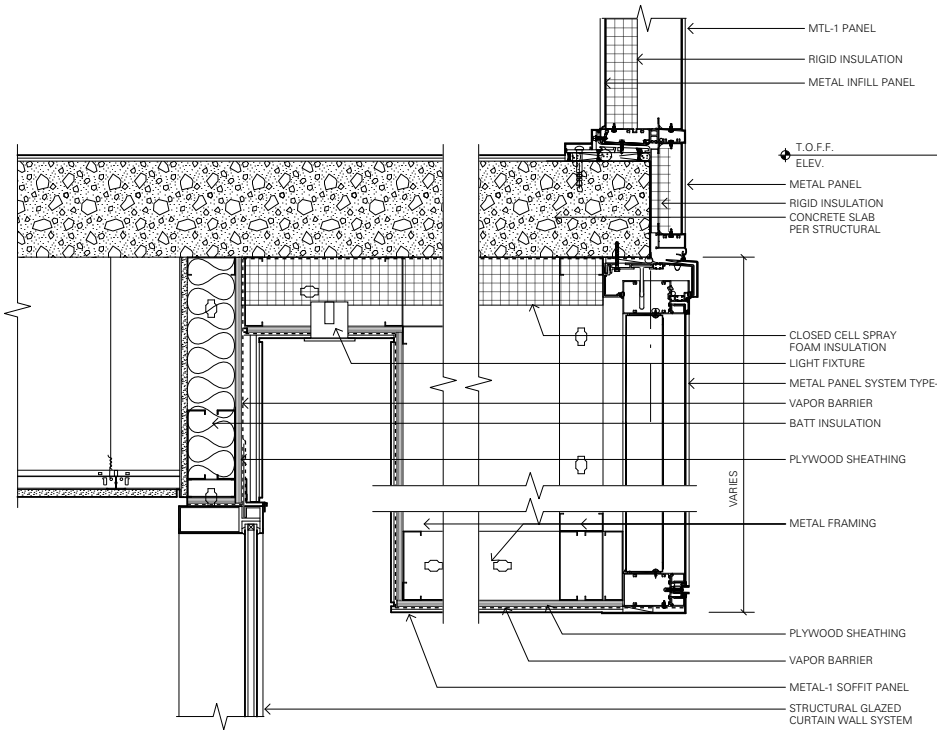
TOWER PARAPET DETAIL 06



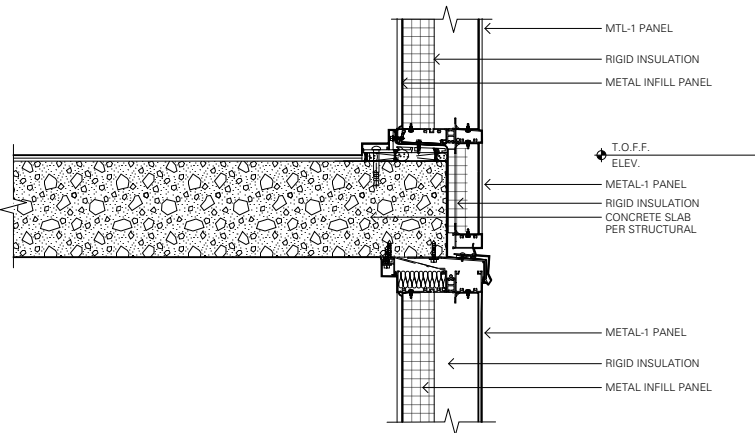
TOWER BALCONY GUARDRAIL 04



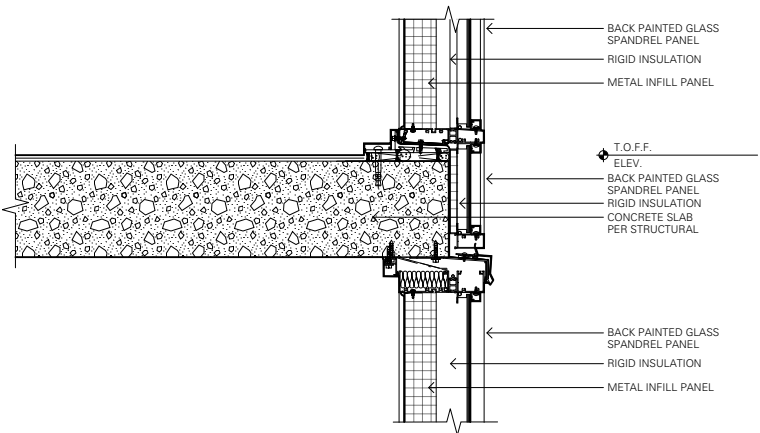
TOWER GLASS TO GLASS 02



TOWER AMENITY LEVEL SOFFIT DETAIL 05

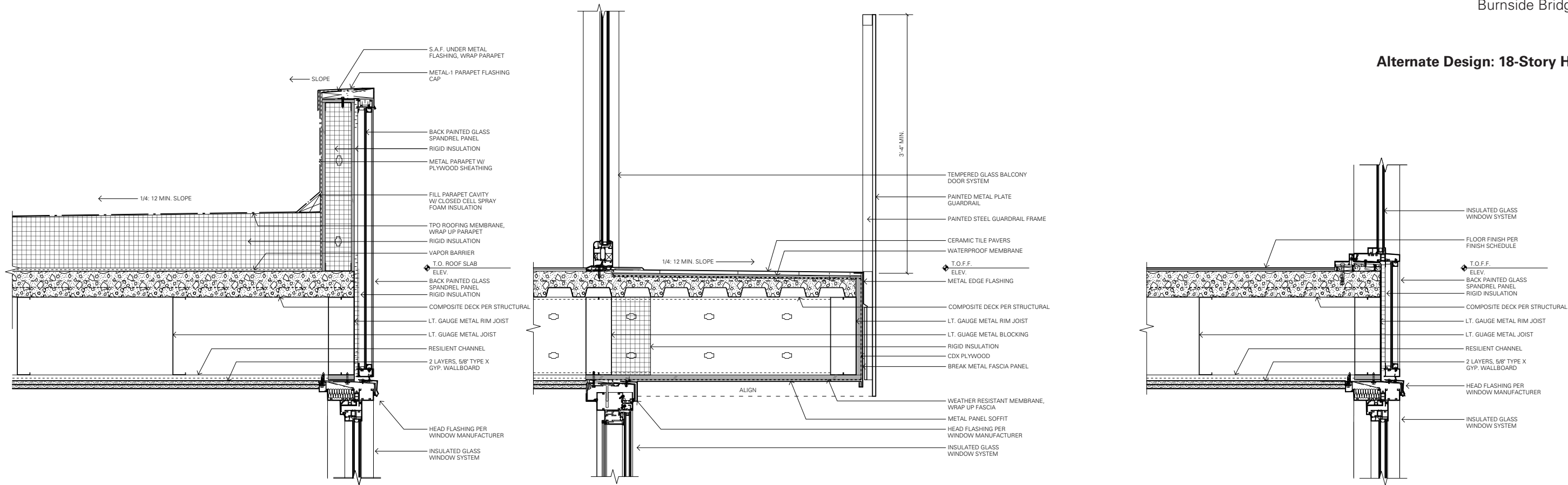


TOWER METAL PANEL TO METAL PANEL 03



TOWER SPANDREL TO SPANDREL 01

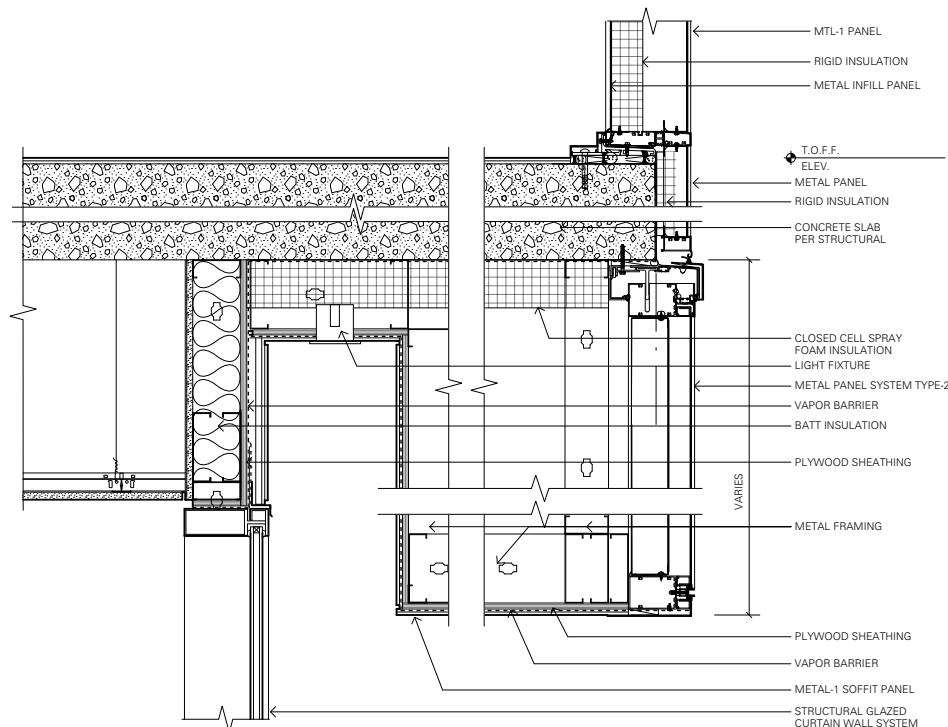
Alternate Design: 18-Story Height Proposal



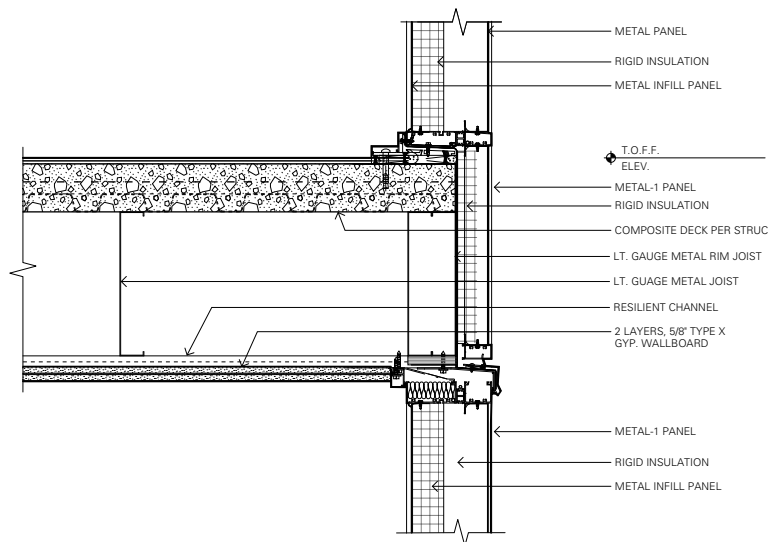
ALTERNATE TOWER STRUCTURE - TOWER PARAPET DETAIL 06

ALT TOWER STRUCTURE - TOWER BALCONY GUARDRAIL 04

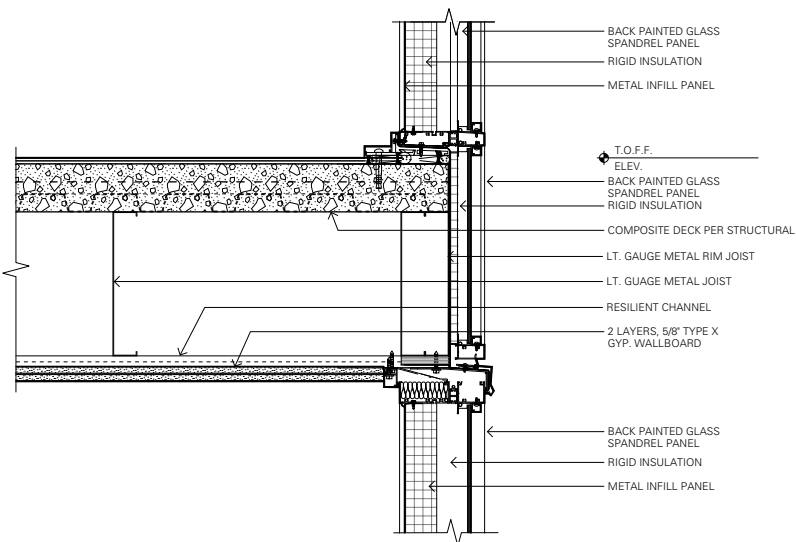
ALTERNATE TOWER STRUCTURE - GLASS TO GLASS 02



ALT TOWER STRUCTURE - AMENITY LEVEL SOFFIT DETAIL 05



ALT TOWER STRUCTURE - METAL PANEL TO METAL PANEL 03



ALTERNATE TOWER STRUCTURE - SPANDREL TO SPANDREL 01





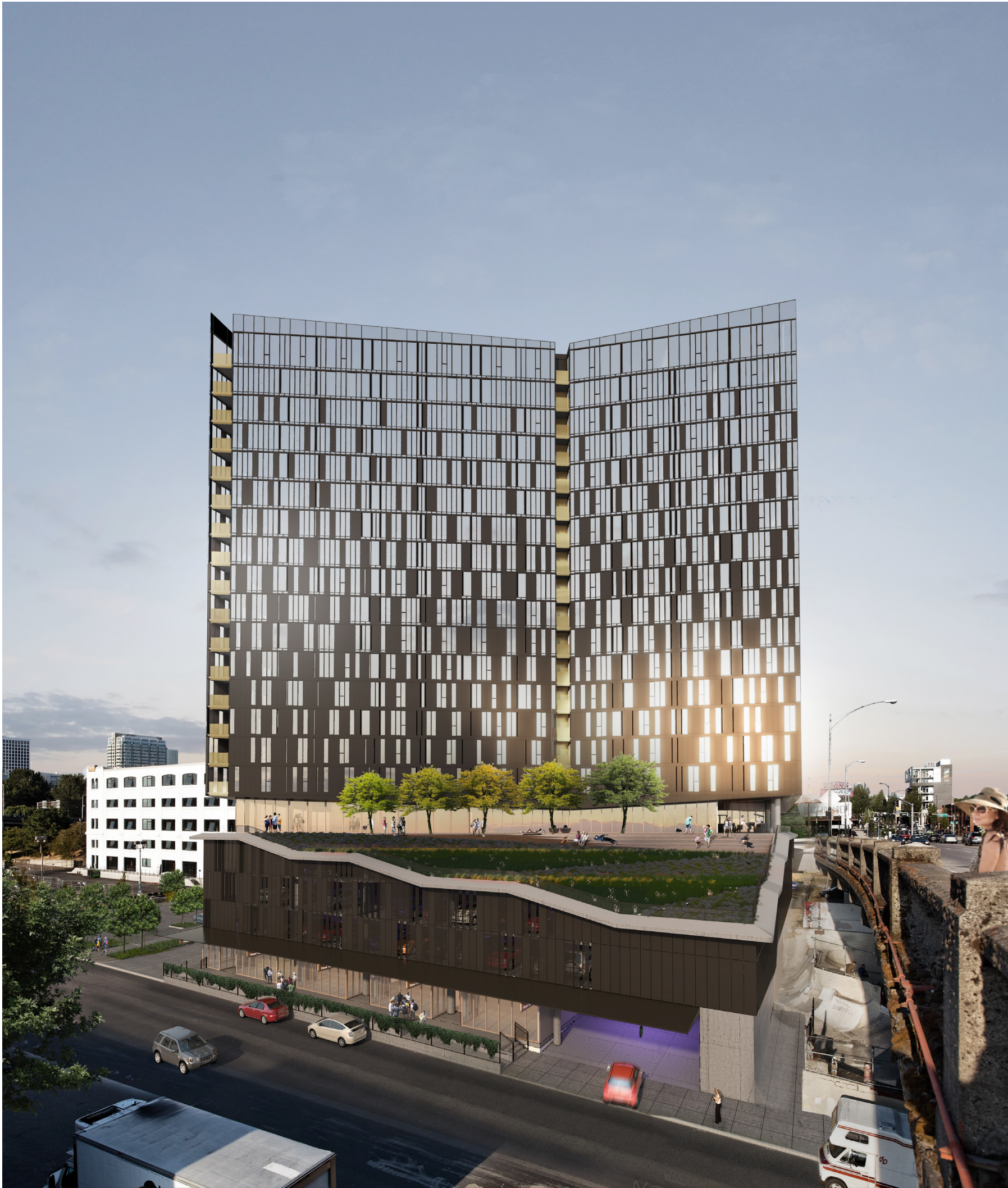


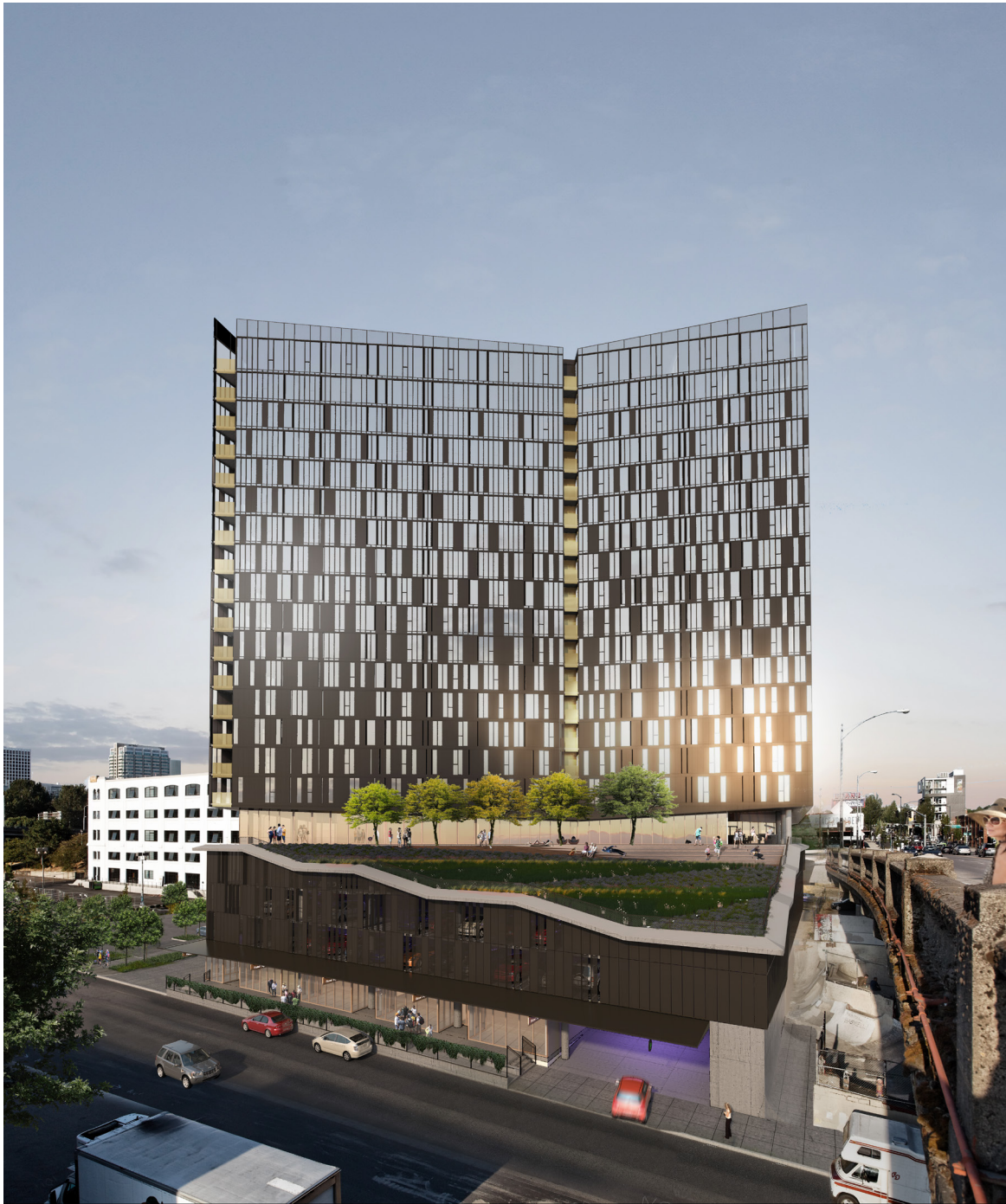


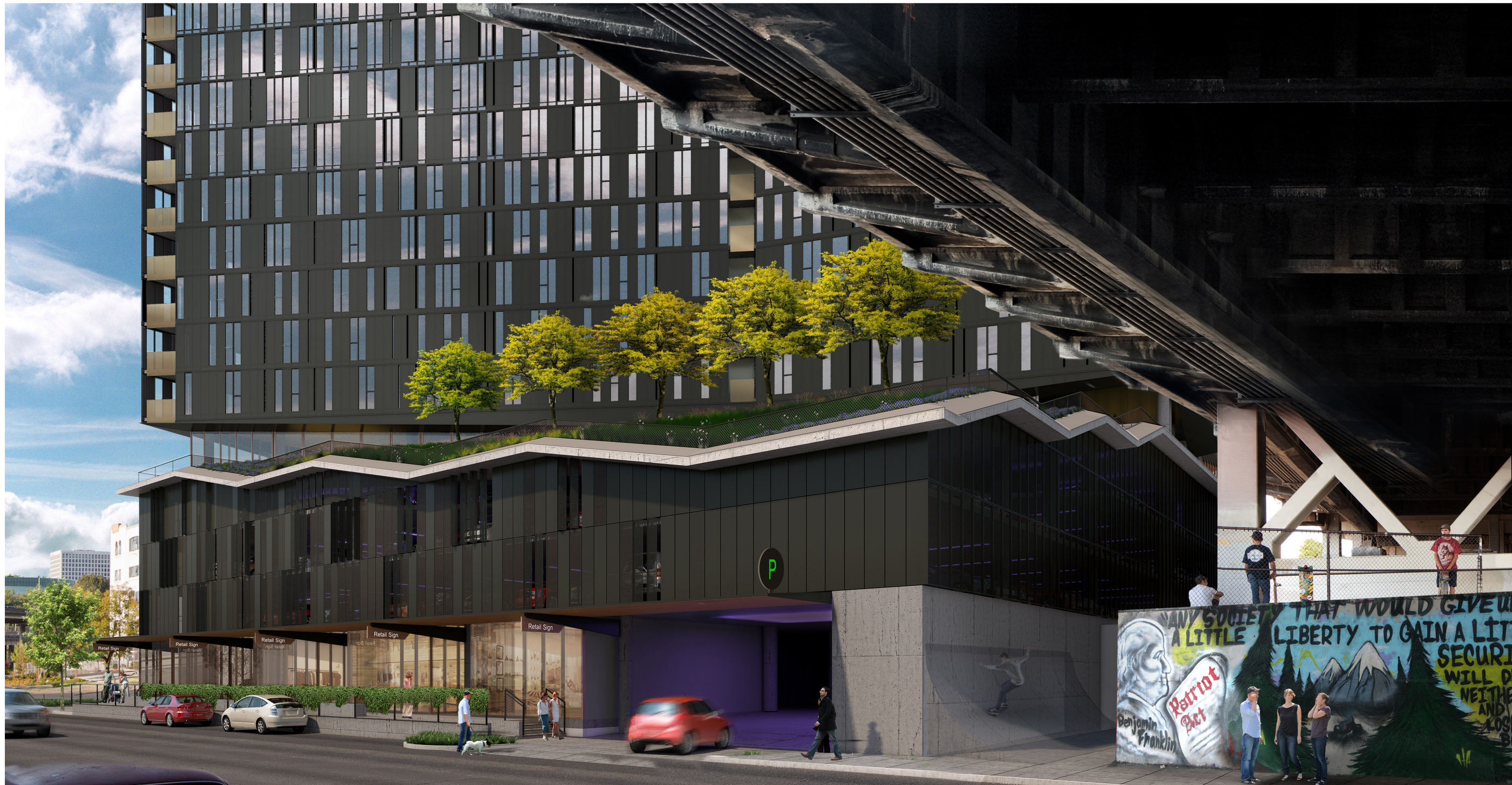


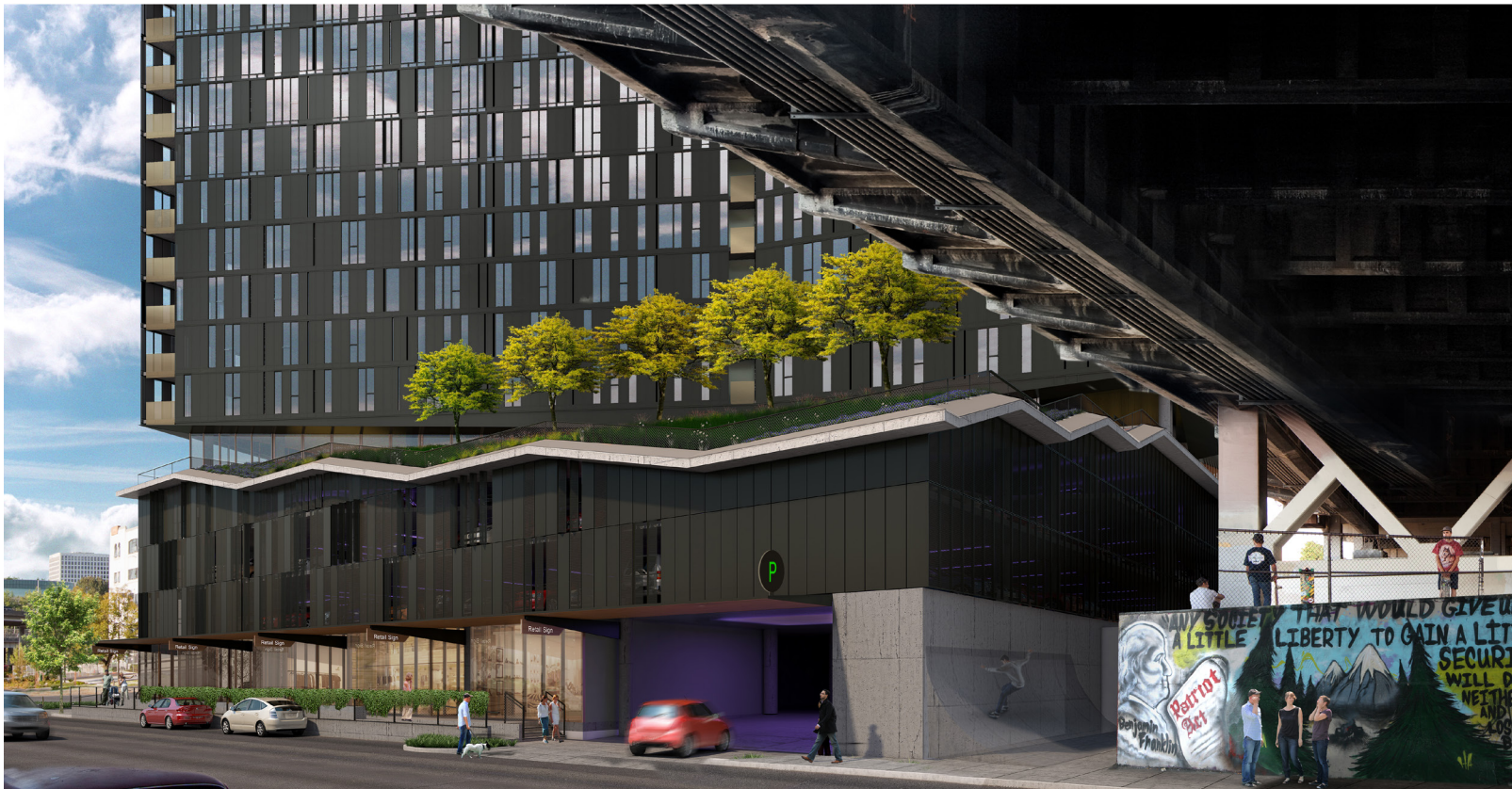














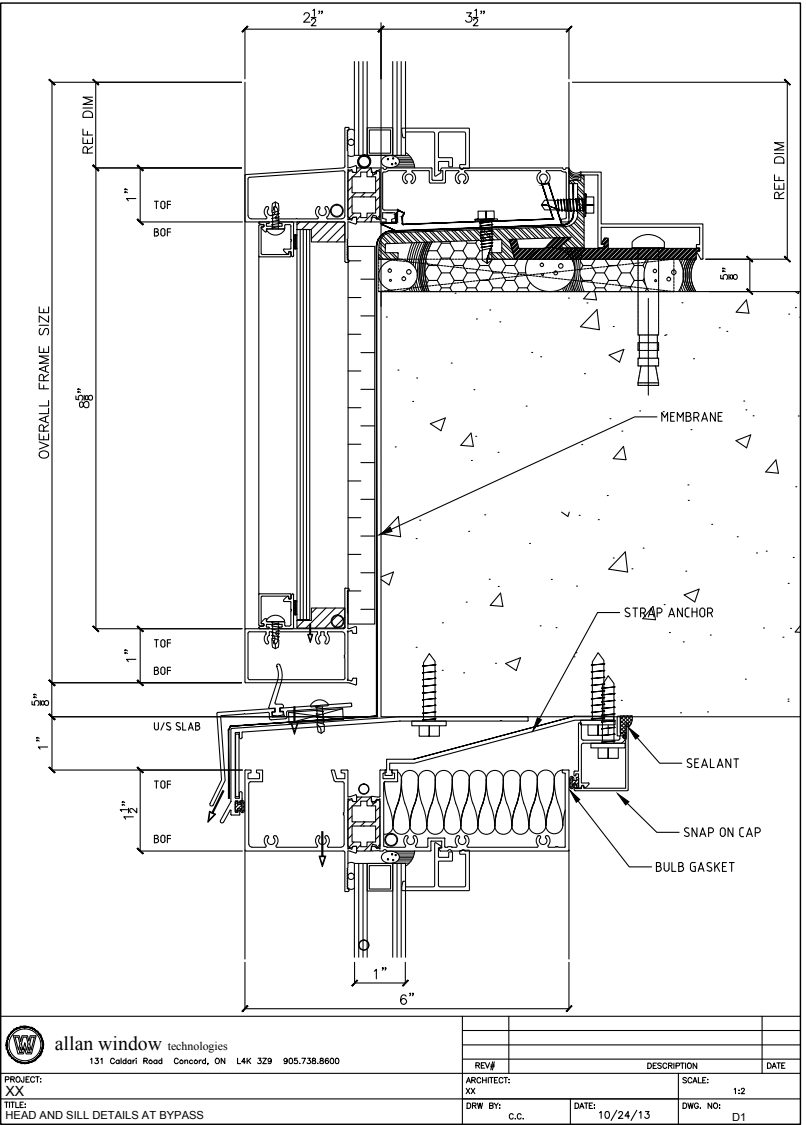
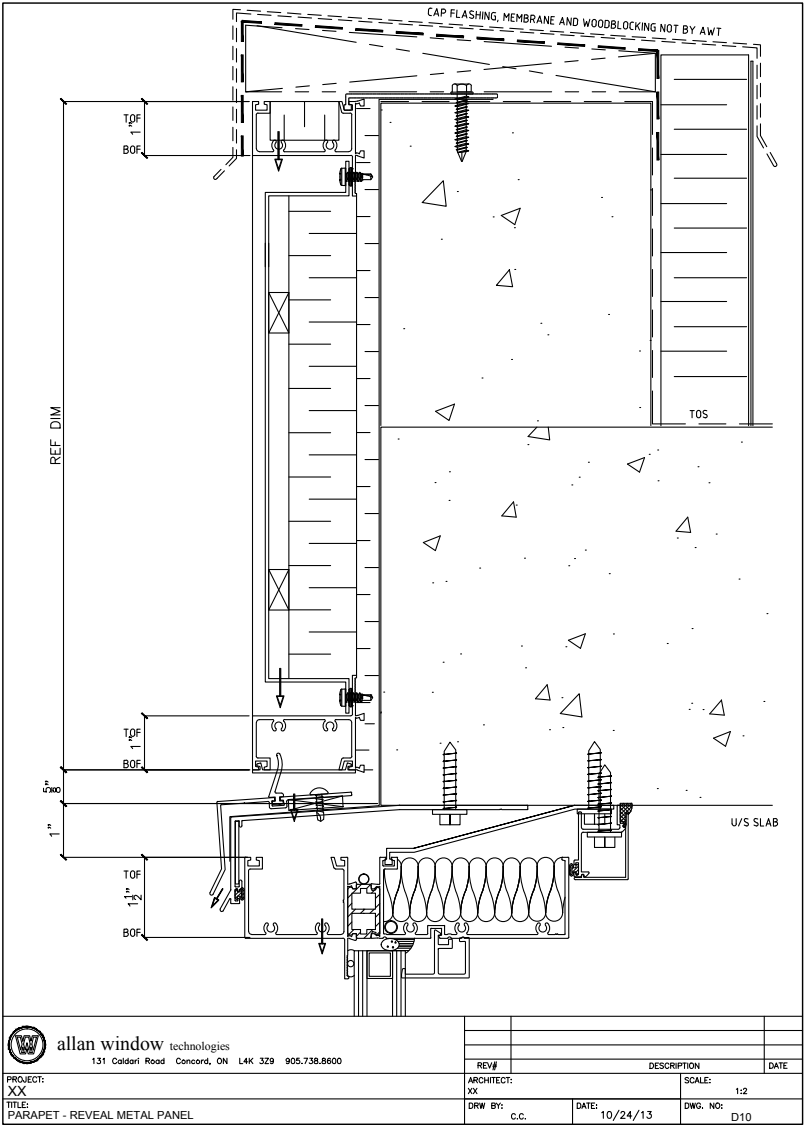
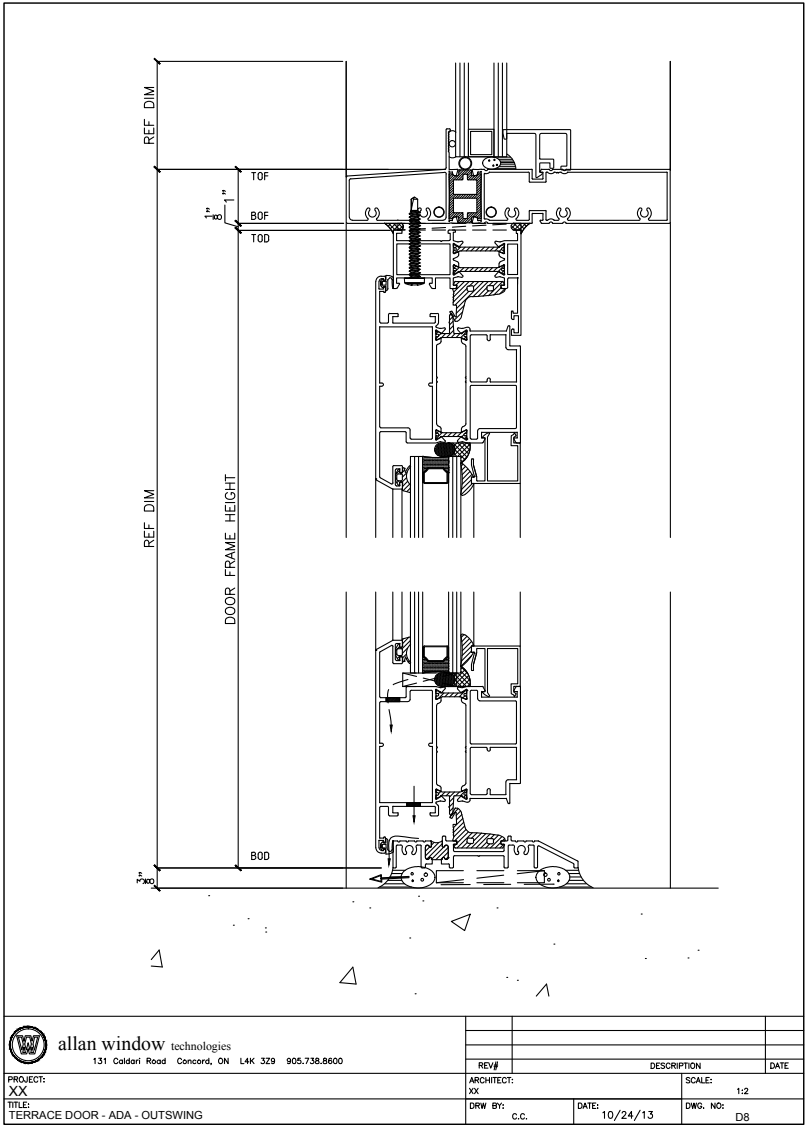


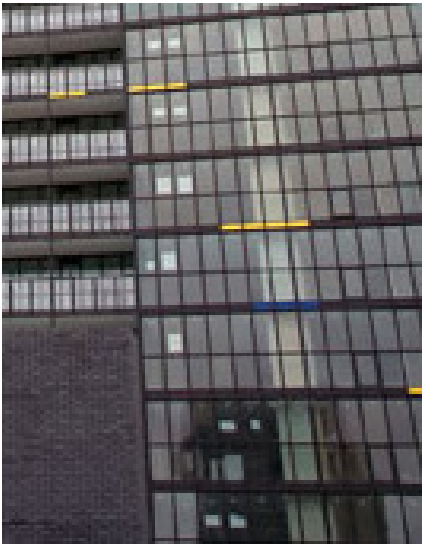
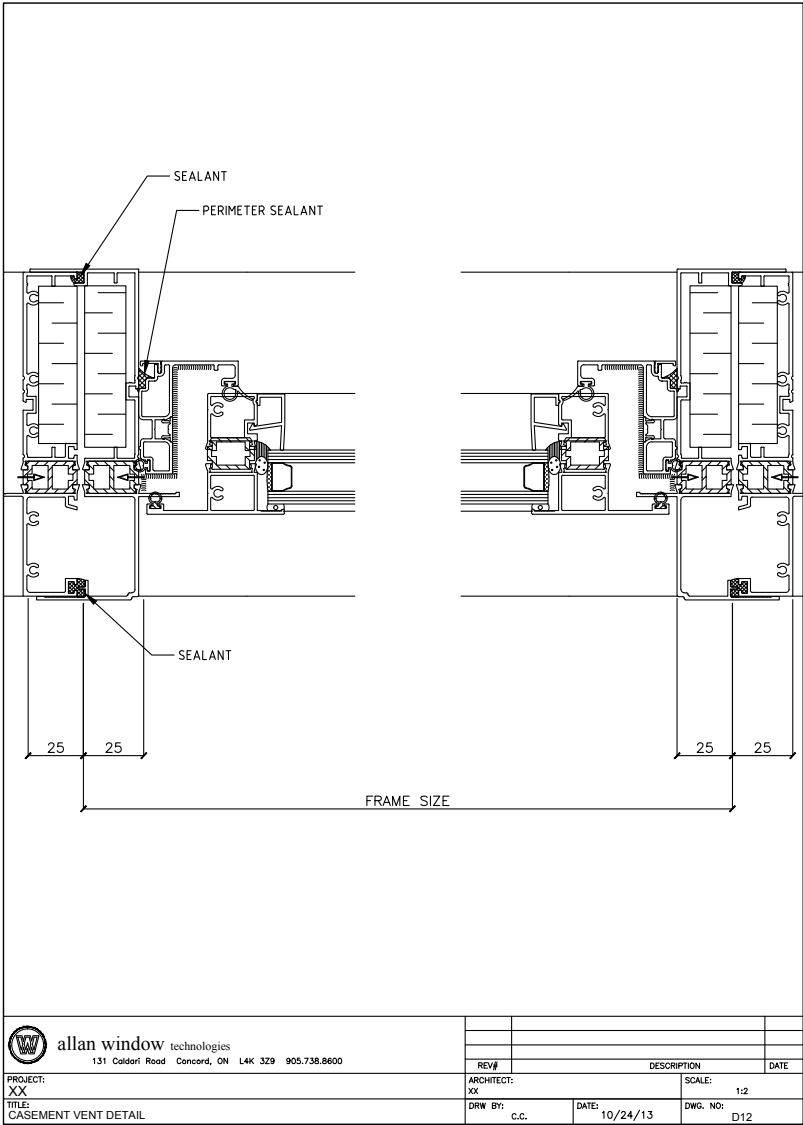
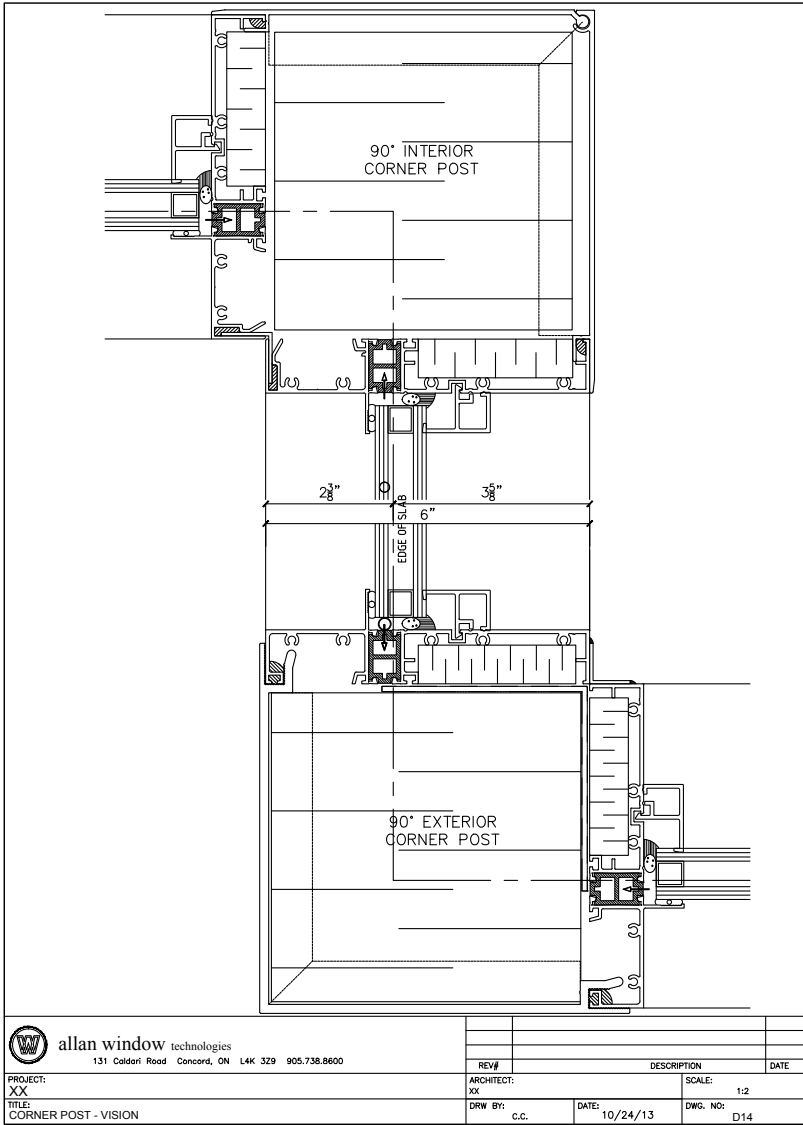
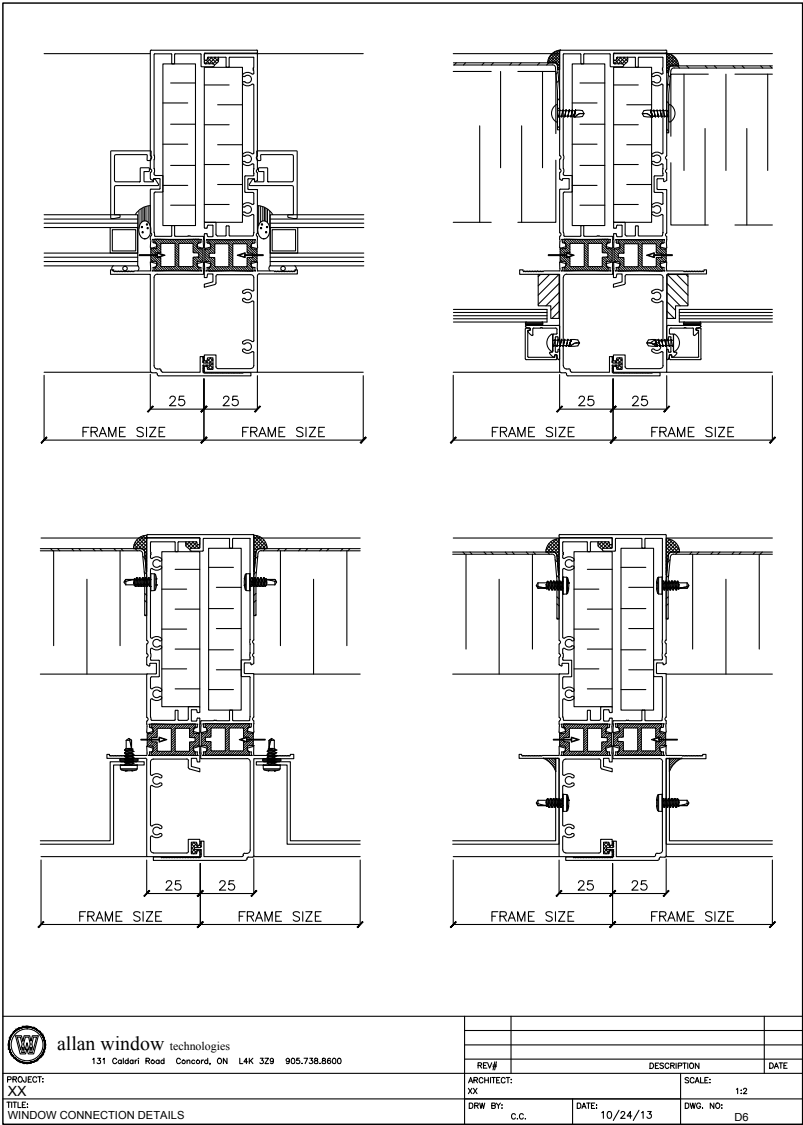






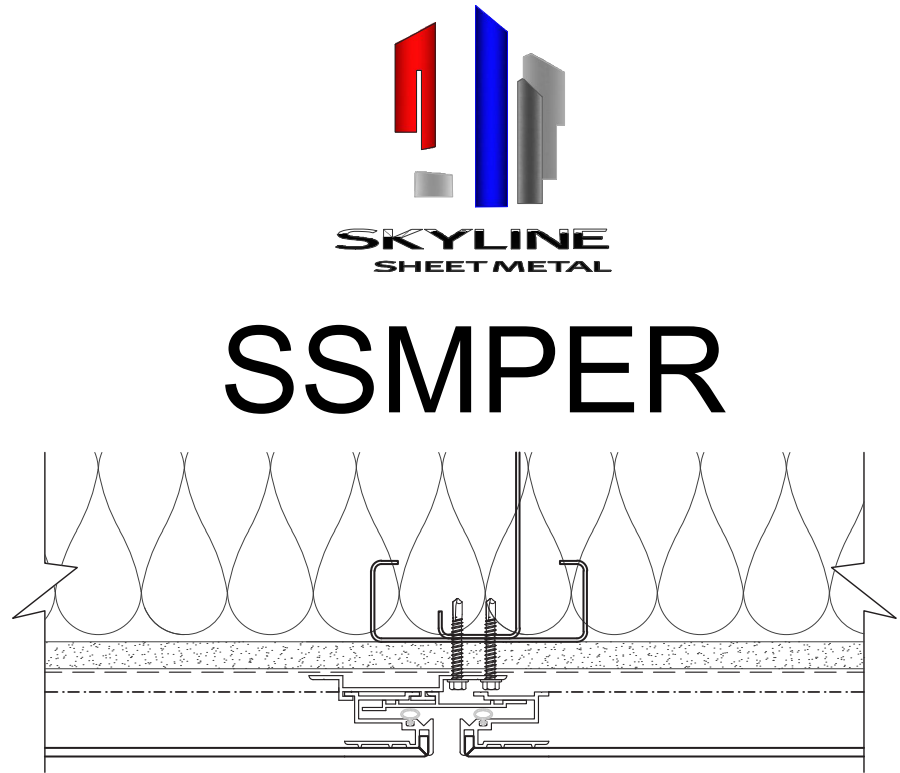
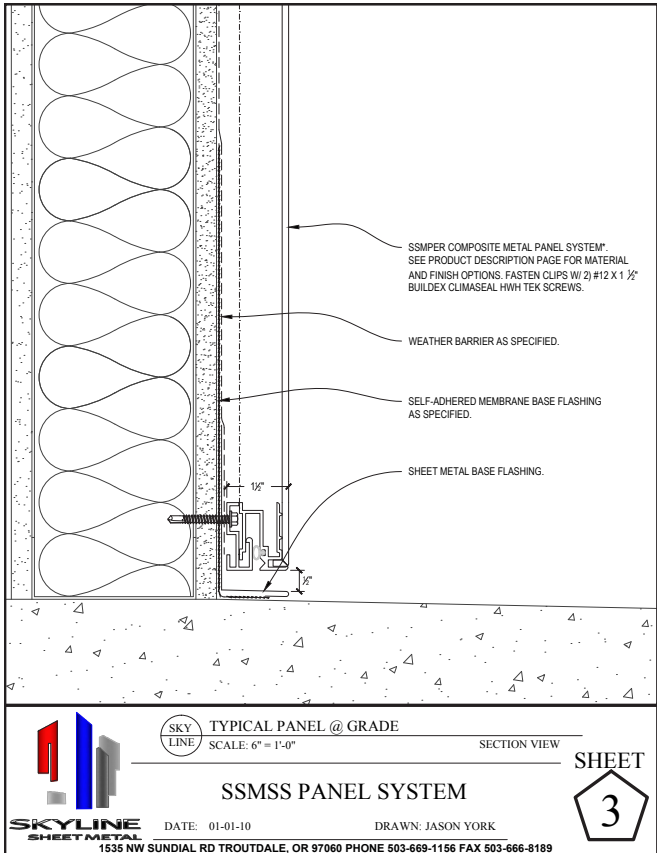
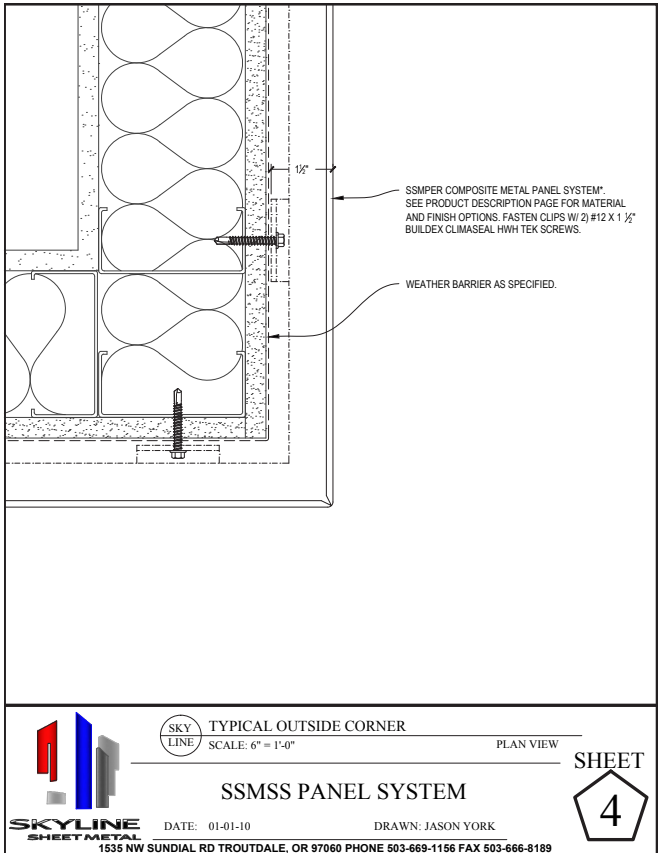
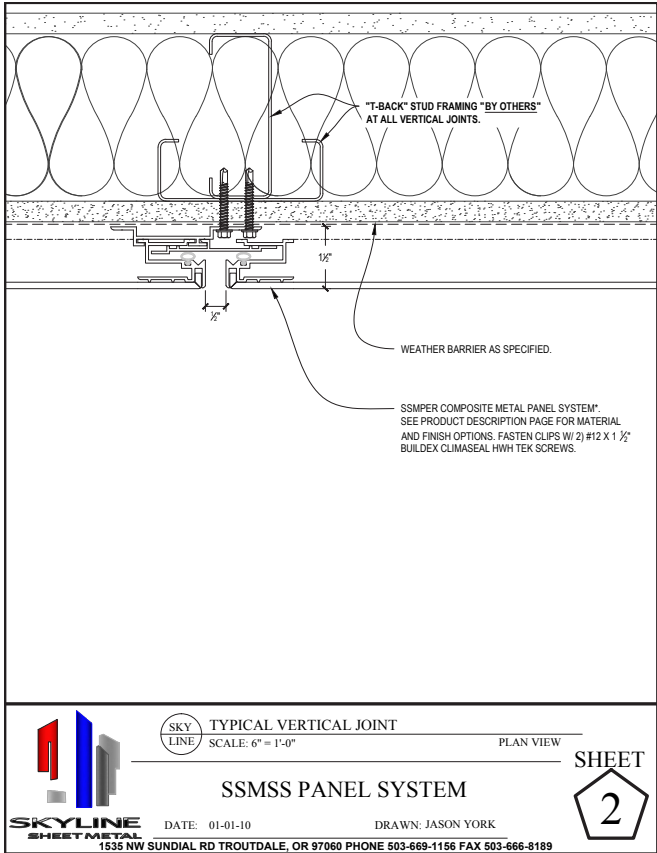
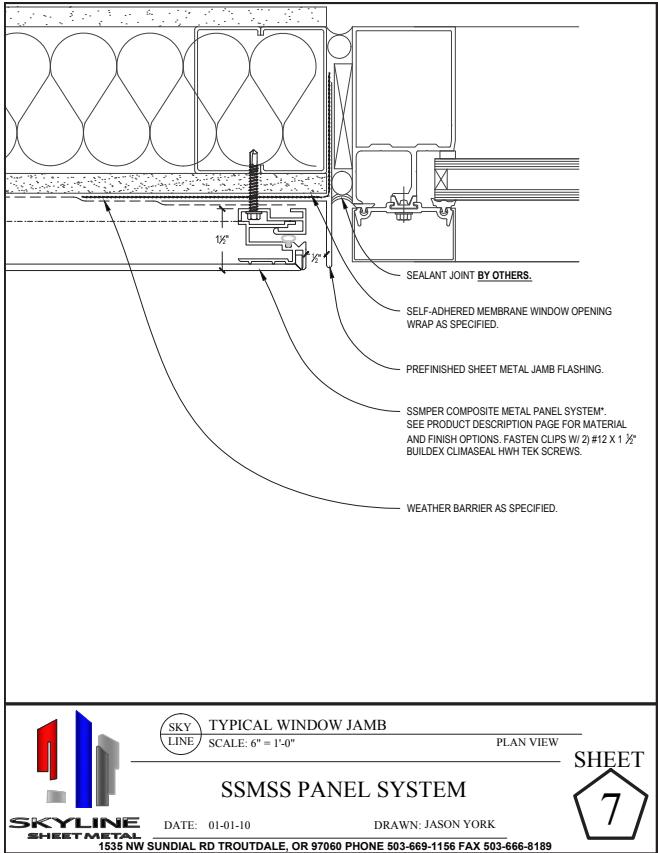
Design Review
Material Cut Sheets





WINDOW WALL METAL PANEL SYSTEM TYPE-1 METAL GAUGES:

- PROPANELS / REVEAL PANELS: 12 guage aluminum
- FLUSH PANELS: 14 guage aluminum
- PREFENISHED BACKPANS: 14 guage aluminum
- BACKPANS: 22 guage galvanized steel
- SANDWICH PANELS: EXTERIOR PLATE 14 guage aluminum;
INTERIOR PLATE 22 guage galvanized steel



PRODUCT DESCRIPTION:

Skyline Sheet Metal Pressure Equalized Rainscreen (SSMPER) wall cladding panels are manufactured from 4mm **composite sheet material CNC routed and formed over an extruded aluminum mounting frame. The panels are mechanically attached with floating clips over a weather barrier to the stud framing of the structural wall and are finished with 5/8" joint reveals.

FEATURES and BENIFITS:
Open Rainscreen Principle
20 year finish warranty
Exceptional flatness and deflection resistance
Lightweight compared to heavy gauge sheet metal

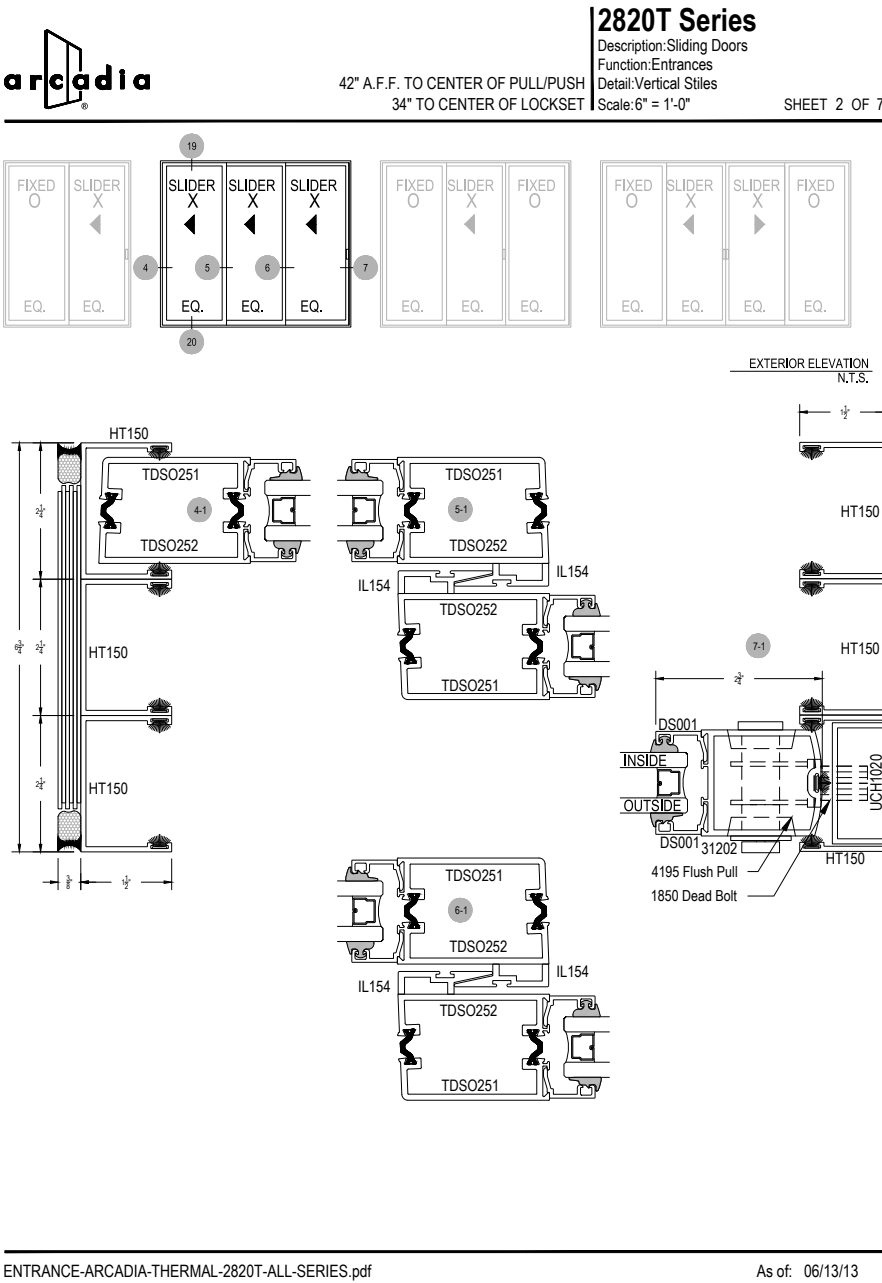
MATERIAL and FINISH OPTIONS:
(**CM) Composite Material: Extruded thermoplastic core bonded between two thin metal sheets.
Aluminum (ACM) Coil-coated available in Std. and Custom colors, Timber, Stone, Prismatic.
Stainless Steel (SCM)
Copper (CCM)
Titanium (TCM)
Zinc (ZCM)

www.skylinesheetmetal.com
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



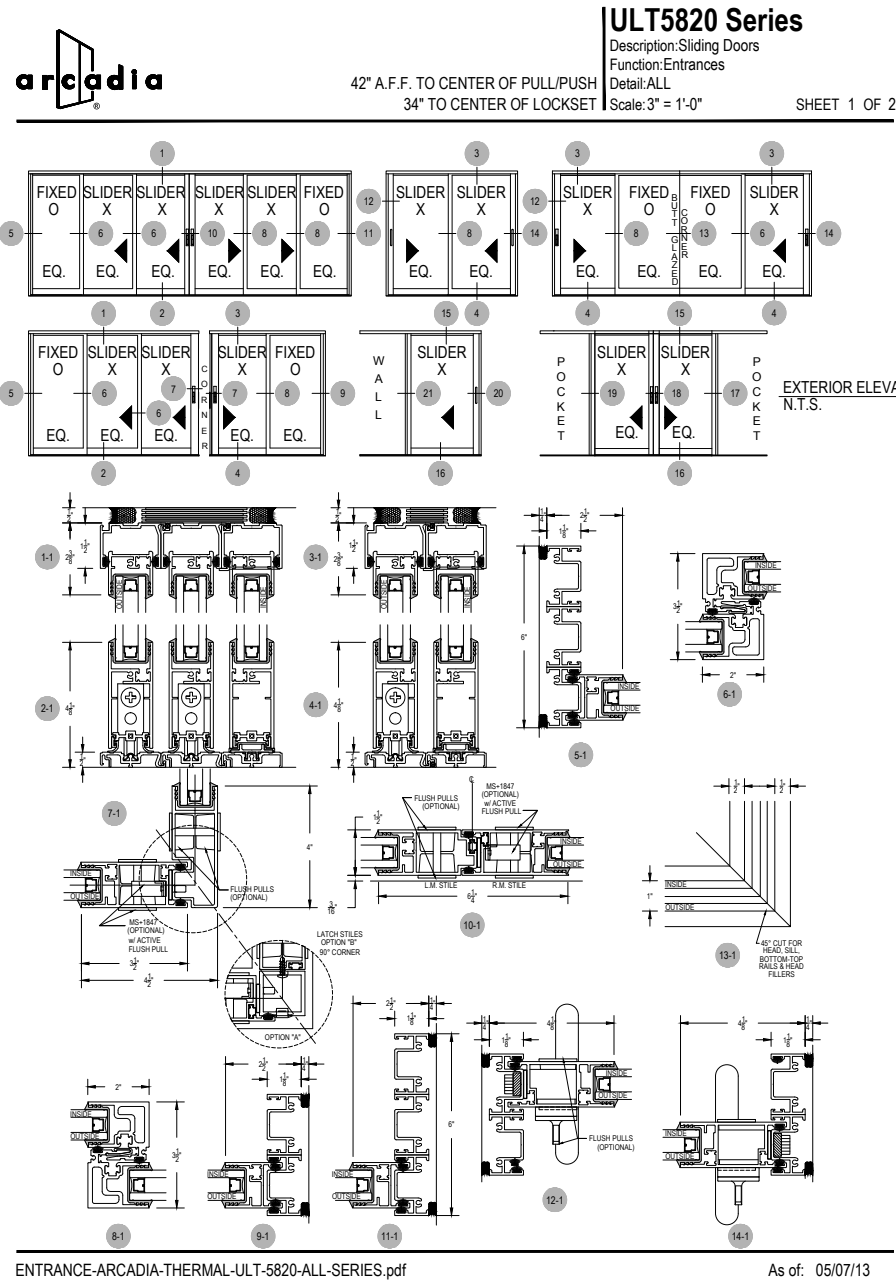
3/16" THICK PERFORATED ALUMINUM PANELS





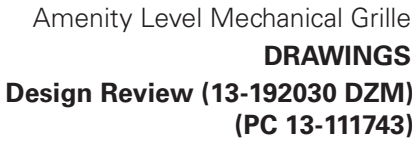
ENTRANCE-ARCADIA-THERMAL-2820T-ALL-SERIES.pdf

As of: 06/13/13



ENTRANCE-ARCADIA-THERMAL-ULT-5820-ALL-SERIES.pdf

As of: 05/07/13



MUSTERAUSSCHREIBUNGSTEXT
EXAMPLE OF AN ENQUIRY • EXEMPLE DE TEXTE POUR APPEL D'OFFRE

1

GELÄNDERFÜLLUNGSSYSTEM

MW • DM 60/80

720 mm

Rahmenlänge (außen)
Frame length (external) • Longueur (extérieur)

RECHTECKIGE NETZFELDER • RECTANGULAR NET STRUCTURE • NAPPES RECTANGULAIRES
Technische Beschreibung/Standardmaße siehe Seite 44 • Technical description/Standard dimension see page 44 • *Descriptif technique/Dimension standard voir page 44*
Rechteckige Rundrohrrahmen aus nichtrostendem Edelstahl (Werkstoff 1.4571), Durchmesser 21,3 x 2 mm, Oberfläche geschliffen (Korn 320), Eckpunkte in allen vier Ecken kraftschlüssig gesteckt, werkseitig fertig bespannt mit X-TEND Netz, gefertigt aus Hochleistungsseilen (Konstruktion 7 x 7) aus nicht rostendem Edelstahl (Werkstoff 1.4401), Preßhülsen an den Seilkreuzungspunkten aus verzinnem Kupfer, Seildurchmesser des Netzes 1,5 mm, Höhe (Außenmaß) des Rahmens: 720 mm, Maschenweite 60 oder 80 mm.
Rectangular tubular frames made of stainless steel (AISI 316 Ti), diameter 21.3 mm, wall thickness 2 mm, satin finish (grain 320), all four corners are secured with a friction lock connection. The frames are supplied with the stainless steel net (AISI 316) made of high strength cables (construction 7 x 7) stretched and fixed in place. The ferrules used at the cable intersections are made of tinned copper. The cable diameter is 1.5 mm, height (outside dimension) of the frame: 720 mm, mesh widths 60 mm or 80 mm.

Cadre rectangulaire en tube Inox AISI 316 Ti, diamètre 21.3 x 2 mm, surface polie granulation 320; angles du cadre emboltés et bloqués, filet de câble Inox AISI 316 de haute qualité (construction 7x7) montés sur le cadre, manchons sertis en cuivre étamé, diamètre du câble 1.5 mm, hauteur extérieure du cadre 720 mm, dimension des mailles (DM) de 60 mm ou 80 mm.

Rahmenlänge (außen)	MW	Stück	Einzelpreis	Gesamtpreis
Frame length (external)	MW	Quantity	Unit price	Total price
largeur du cadre (extérieur)	DM	Qté	Prix unitaire HT	Prix total HT

MW • DM 60/80

720 mm

Rahmenlänge (außen)
Frame length (external) • Longueur (extérieur)

Winkel • Angle • Angle du rampant

RAUTENFÖRMIGE NETZFELDER • RHOMBIC NET STRUCTURE • NAPPES POUR RAMPANT
Technische Beschreibung/Standardmaße siehe Seite 44 • Technical description/Standard dimension see page 44 • *Descriptif technique/Dimension standard voir page 44*
Rautenförmige Rundrohrrahmen aus nichtrostendem Edelstahl (Werkstoff 1.4571), Durchmesser 21,3 x 2 mm, Oberfläche geschliffen (Korn 320), Eckpunkte in allen vier Ecken kraftschlüssig gesteckt, fertig bespannt mit X-TEND Netz, gefertigt aus Hochleistungsseilen (Konstruktion 7 x 7) aus nicht rostendem Edelstahl (Werkstoff 1.4401), Preßhülsen an den Seilkreuzungspunkten aus verzinnem Kupfer, Seildurchmesser des Netzes 1,5 mm, Höhe (Außenmaß) des Rahmens: 720 mm, Maschenweite 60 oder 80 mm.
Rhombic tubular frames made of stainless steel (AISI 316 Ti), diameter 21.3 mm wall thickness 2 mm, satin finish (grain 320), all four corners are secured with a friction lock connection. The frames are supplied with the stainless steel net (AISI 316) made of high strength cables (construction 7 x 7) stretched and fixed in place. The ferrules used at the cable intersections are made of tinned copper. The cable diameter is 1.5 mm, height (outside dimension) of the frame: 720 mm, mesh widths 60 mm or 80 mm.

Nappes pour rampant en tube Inox AISI 316 Ti, diamètre 21.3 x 2 mm, surface polie granulation 320; angles du cadre emboltés et bloqués, filet de câble Inox AISI 316 de haute qualité (construction 7x7) montés sur le cadre, manchons sertis en cuivre étamé, diamètre du câble 1.5 mm, hauteur extérieure du cadre 720 mm, dimension des mailles (DM) de 60 mm ou 80 mm.

Rahmenlänge (außen)	MW	Stück	Winkel	Einzelpreis	Gesamtpreis
Frame length (external)	MW <td>Quantity</td> <td>Angle</td> <td>Unit price</td> <td>Total price</td>	Quantity	Angle	Unit price	Total price
largeur du cadre (extérieur)	DM <td>Qté</td> <td>Angle</td> <td>Prix unitaire HT</td> <td>Prix total HT</td>	Qté	Angle	Prix unitaire HT	Prix total HT

2

BEFESTIGUNGSELEMENTE-SETS

SET 1: (Abstand der Befestigung am Rahmen maximal 1300 mm - centre distance on the frame maximum - fixation du cadre tous les 1300 mm) bestehend aus - consisting of - composé de:
Befestigungsbügel • U-bracket • Etrier de fixation
Zylinderschraube • Locking bolt • Vis cylindrique
Abstandsrohr • Spacer tube • Entretoise
(21.3 x 2.0 mm)
Bodenrosette • Mounting plate • Rondelle
(Ø 40 mm)
Hülsenmutter M8 • Countersunk sleeve nut
Douille fileté
Zylinderschraube M8 • Locking bolt
Vis cylindrique

Stück	Einzelpreis	Gesamtpreis
Quantity	Unit price	Total price
Quantité	Prix unitaire HT	Prix total HT

SET 2: (Abstand der Befestigung am Rahmen maximal 1300 mm - centre distance on the frame maximum - fixation du cadre tous les 1300 mm) bestehend aus - consisting of - composé de:
Befestigungsbügel • U-bracket • Etrier de fixation
Bügelgegenstück • Bracket • Contrepartie d'étrier
Hülsenmutter M8 • Countersunk sleeve nut
Douille fileté
Zylinderschraube M8 • Locking bolt
Vis cylindrique

Stück	Einzelpreis	Gesamtpreis
Quantity	Unit price	Total price
Quantité	Prix unitaire HT	Prix total HT

SET 3: (Abstand der Befestigung am Rahmen maximal 1300 mm - centre distance on the frame maximum - fixation du cadre tous les 1300 mm) bestehend aus - consisting of - composé de:
Befestigungsbügel • U-bracket • Etrier de fixation
Zylinderschraube M8 • Locking bolt
Vis cylindrique

Stück	Einzelpreis	Gesamtpreis
Quantity	Unit price	Total price
Quantité	Prix unitaire HT	Prix total HT

Technische Änderungen vorbehalten.
Subject to technical modifications.
Sous réserve de modifications techniques.

Jakob® INOX LINE

13.1

Webnet with 50° mesh angle

13.2

Webnet with 60° mesh angle (Jakob® standard)

13.3

Webnet with extended mesh angle:
when stretched, the wire ropes load the sleeve (breaking limit).

The Jakob® INOX LINE Webnet was tested pursuant to EN 1263-1 for its static and dynamic load-bearing capacity.
Test data:
• Webnet size: length 7 m x width 5 m
• Webnet rope Ø 3.0 mm, mesh aperture 60 and 100 mm (horizontal and vertical meshes)
• Webnet rope Ø 2.0 mm, mesh aperture 60 and 100 mm (horizontal and vertical meshes)
• Suspension rope Ø 10.0 mm
• test object: 500-mm steel sphere, mass 100 kg
• drop height of test object: 7 m

12.09.13

Cable Net Guard Rail
DRAWINGS
Design Review (13-192030 DZM)
(PC 13-111743)

EXHIBIT:
C.83



BOARD FORMED CONCRETE



SMOOTH FORMED CONCRETE

12.09.13

Overhead Coiling Security Grille

DRAWINGS

Design Review (13-192030 DZM)

(PC 13-111743)

EXHIBIT C.85



- ## Traditional Grills



- Main
- Features
- Specs
- Manuals
- Print

DCS Outdoor Grills are simply the most advanced grilling system available for on-cart or built in applications.

Check with your local retailer for pricing, availability and stock of this model. The dimensions and specifications in this page apply to the specific product and model. As part of our policy of continuous improvement, these dimensions and specifications may change at any time. You should therefore check with your retailer or Fisher & Paykel's Customer Centre to ensure this page correctly describes the model currently available.

At DCS we combine the latest grilling technology and innovation to deliver the ultimate in outdoor cooking performance and control. Every DCS grill is handcrafted and constructed entirely of heavy gauge type 304 stainless steel.

Photo Shown on CAD-36 Cart

OPTIONS





The Bike Valet by Reclamation
Art + Furniture

INTERIOR RESIDENTIAL UNITS LONG TERM BIKE RACKS

Bola®
Bike Rack

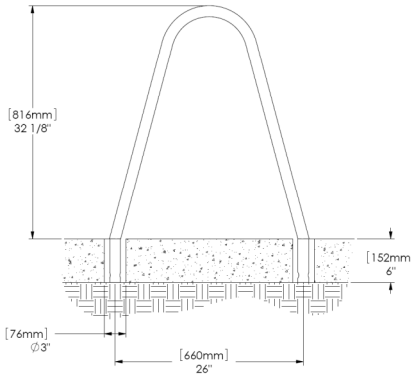
Installation Guide

landscapeforms®
www.landscapeforms.com Ph: 800.521.2546



Embedded

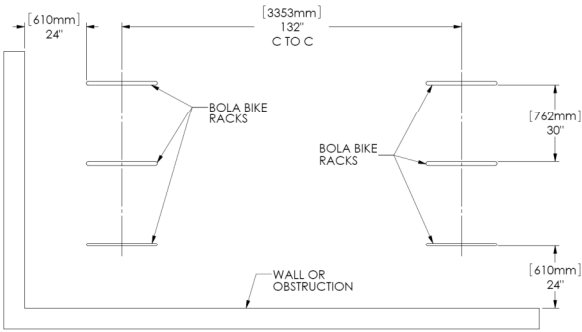
HANDLE WITH CARE! Bola's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.



Side Elevation, showing core drill sizes

Tools Required

- Unit ships assembled



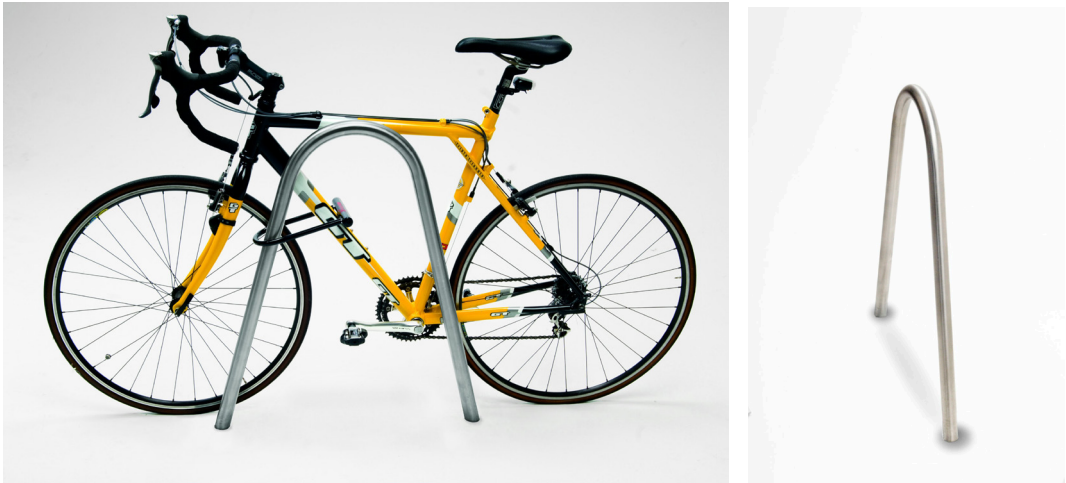
Recommended spacing, according to Association of
Pedestrian and Bicycle Professionals (APBP)

INSTALLATION:

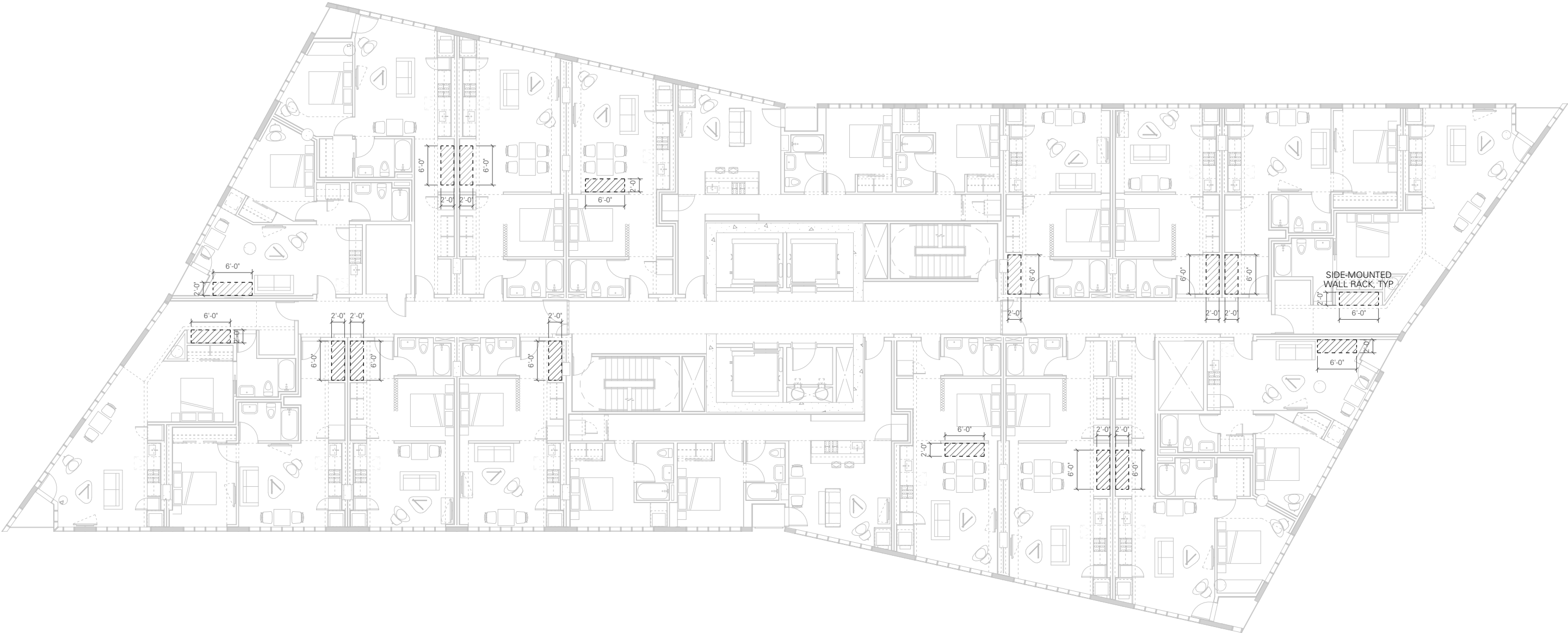
1. Core drill 3" diameter (minimum) holes 6" deep.
2. Prepare the holes for outdoor anchoring cement, such as Kwikset™ or Super Por-rok®. Follow the manufacturer's instructions for blowing out dust, filling with water, scrubbing, and removing excess water.
3. Place the bike rack back into position and fill the holes with anchoring cement.

Date: April 2010

Page 1 of 1



EXTERIOR SHORT TERM AND GROUND FLOOR INTERIOR LONG TERM BIKE RACKS



LONG TERM BIKE STORAGE

Total Residential Units	276
Long-Term Bike Spaces / Unit Required	1.5
Total Long-Term Bike Spaces Required	414
Long-Term Bike Spaces Provided	
Ground Level 01	179
Residential Levels 06-20 (16 / flr x 15 flrs)	240
Total	419



Collection

innit



Acapulco Chair
Based on time-honored Mayan hammock weaving technology this lounge chair unifies tradition with innovation and harmonizes the function of ergonomic comfort with retro-modern aesthetic form. The Acapulco is in every way cool. Its weave perfectly cradles the body within its clean lines without suffocating and offers a character of casual sophistication to every home or institution. The flexible yet durable vinyl cord gives the chair's guest an instant siesta.

78 cm (W) x 90 cm (D) x 90 cm (H) | 30" (W) x 35" (D) x 35" (H)

[See pricing/color availability >>>](#)

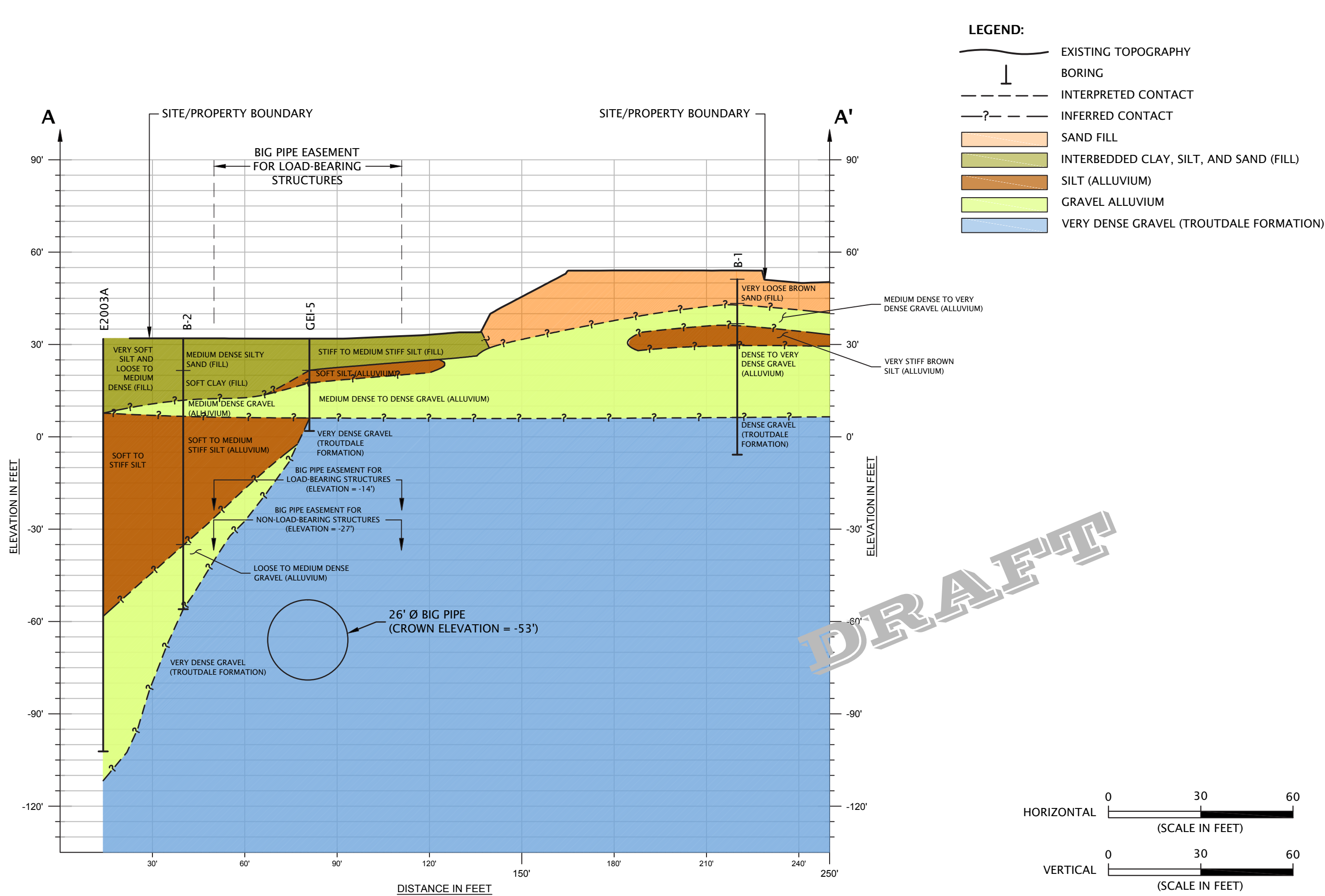


Concha
Innit introduces "The Concha" chair. Comfortable, cool, original and very stylish, this close cousin to the Acapulco chair is another Mexican classic, the concha is Mexico's answer to the bucket chair.

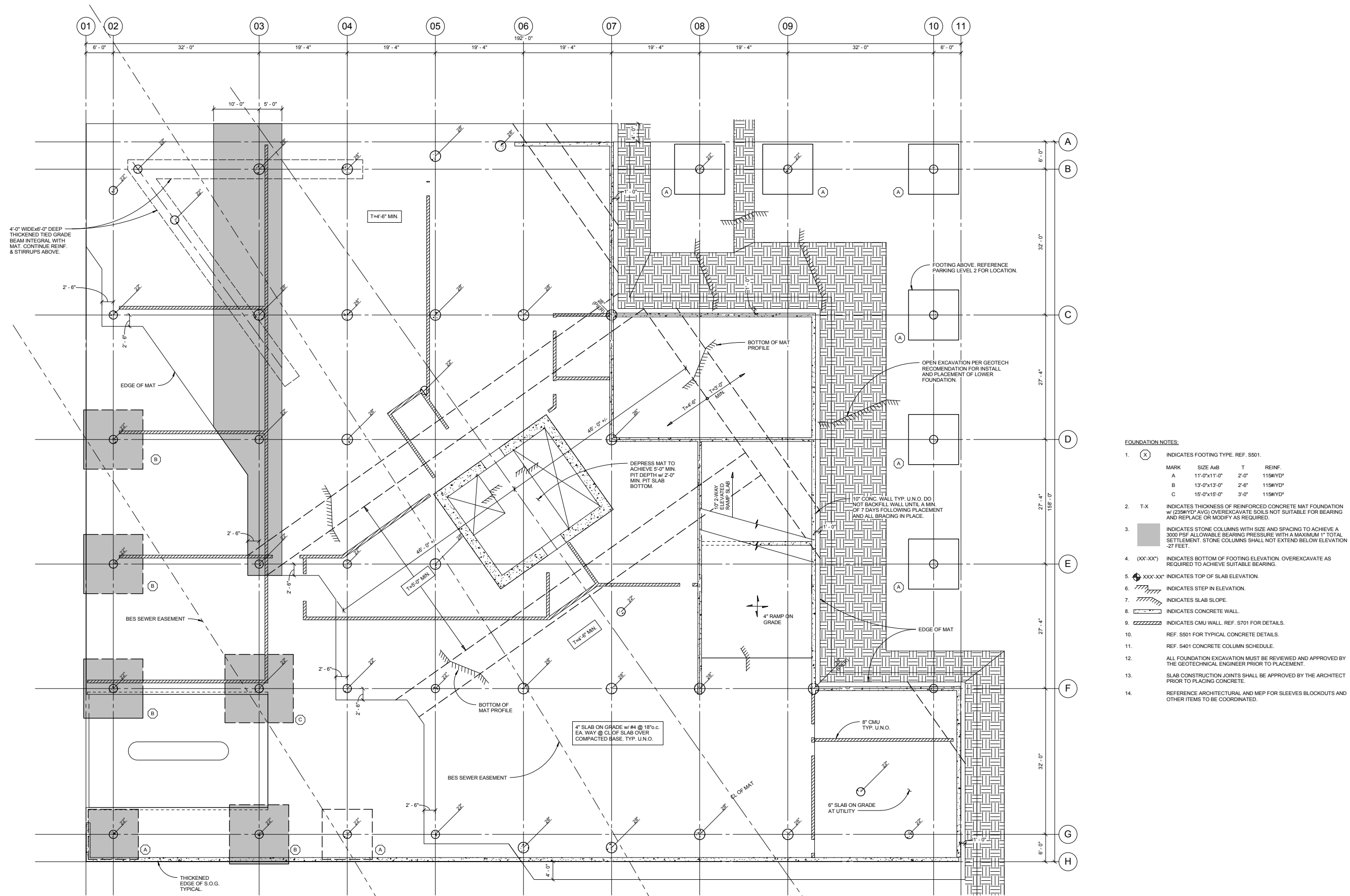
70 cm (W) x 43 cm (D) x 76 cm (H) | 28" (W) x 17" (D) x 30" (H)

[See pricing/color availability >>>](#)





Design Review
Structural Foundation Plan



- FOUNDATION NOTES:
1. (X) INDICATES FOOTING TYPE. REF. S501.
MARK SIZE AxB T REINF.
A 11'-0"x11'-0" 2'-0" 115#/YD³
B 13'-0"x13'-0" 2'-6" 115#/YD³
C 15'-0"x15'-0" 3'-0" 115#/YD³
 2. T-X INDICATES THICKNESS OF REINFORCED CONCRETE MAT FOUNDATION w/ (235#/YD³ AVG) OVEREXCAVATE SOILS NOT SUITABLE FOR BEARING AND REPLACE OR MODIFY AS REQUIRED.
 3. INDICATES STONE COLUMNS WITH SIZE AND SPACING TO ACHIEVE A 3000 PSF ALLOWABLE BEARING PRESSURE WITH A MAXIMUM 1" TOTAL SETTLEMENT. STONE COLUMNS SHALL NOT EXTEND BELOW ELEVATION -27 FEET.
 4. (XX'-XX") INDICATES BOTTOM OF FOOTING ELEVATION. OVEREXCAVATE AS REQUIRED TO ACHIEVE SUITABLE BEARING.
 5. XXX'-XX" INDICATES TOP OF SLAB ELEVATION.
 6. INDICATES STEP IN ELEVATION.
 7. INDICATES SLAB SLOPE.
 8. INDICATES CONCRETE WALL.
 9. INDICATES CMU WALL. REF. S701 FOR DETAILS.
 10. REF. S501 FOR TYPICAL CONCRETE DETAILS.
 11. REF. S401 CONCRETE COLUMN SCHEDULE.
 12. ALL FOUNDATION EXCAVATION MUST BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
 13. SLAB CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACING CONCRETE.
 14. REFERENCE ARCHITECTURAL AND MEP FOR SLEEVES BLOCKOUTS AND OTHER ITEMS TO BE COORDINATED.



Scale: 1/16" = 1' 0"

EXHIBIT:
C.91

Design Review (13-192030 DZM)
(PC 13-111743)

enlargement B

NE 2nd Avenue,
see enlargement plan

enlargement A

NE 3rd Avenue,
see enlargement plan

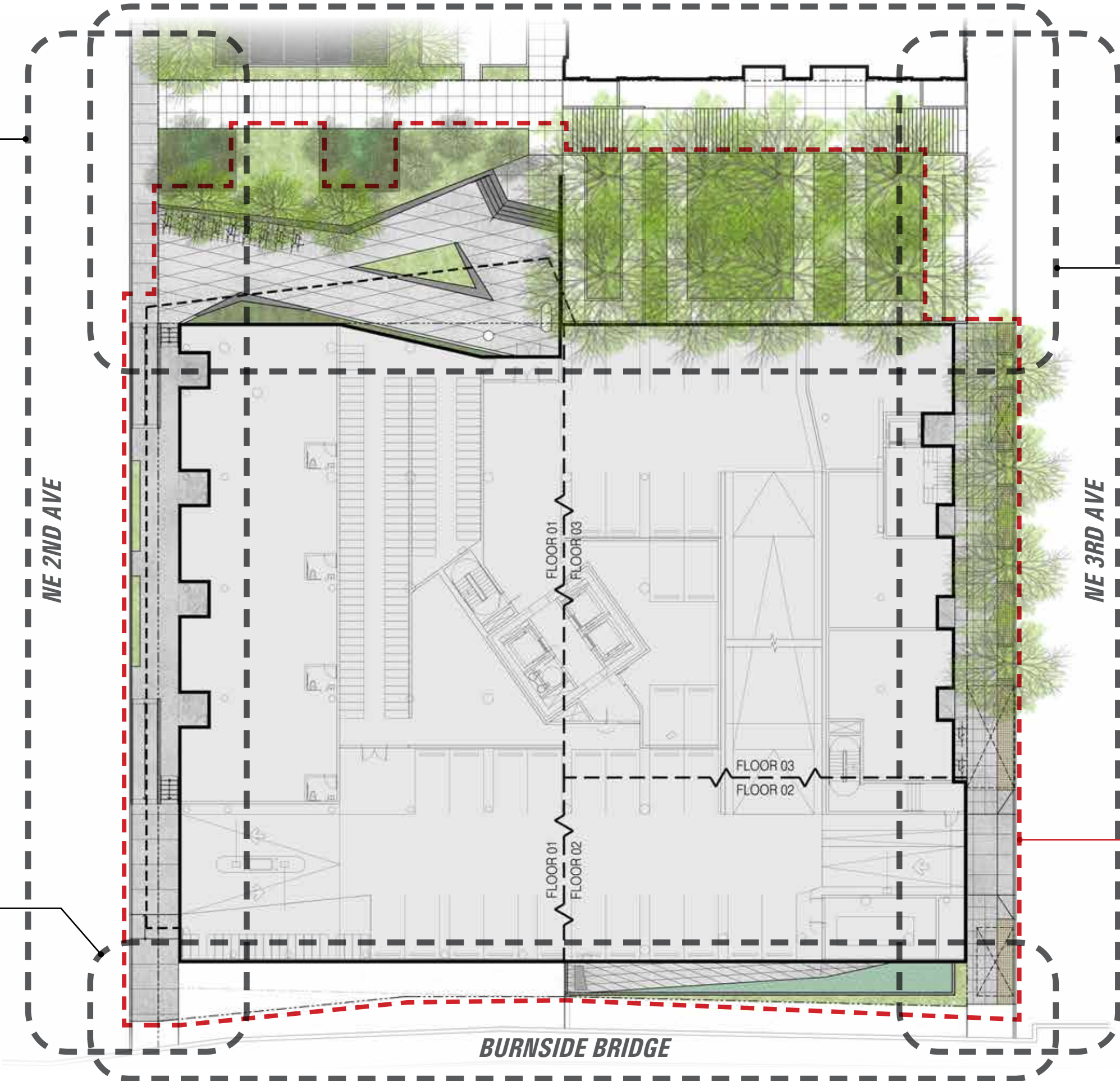
enlargement C

Couch Plaza,
see enlargement plan

enlargement D

Pet Walk Terrace and Existing Skatepark,
see enlargement plan

BBH project work limit line

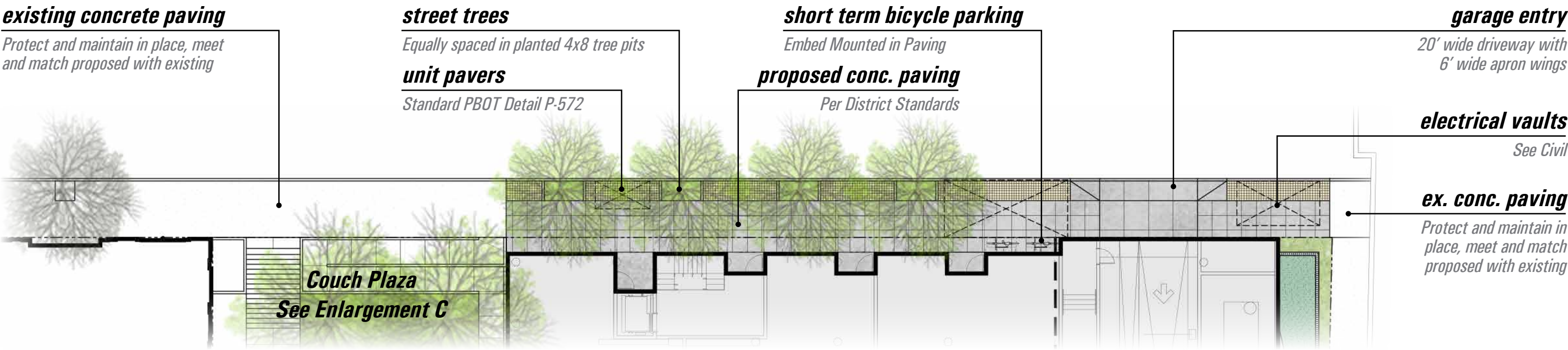


Site Plan Key
Scale: 1" = 30' 0"

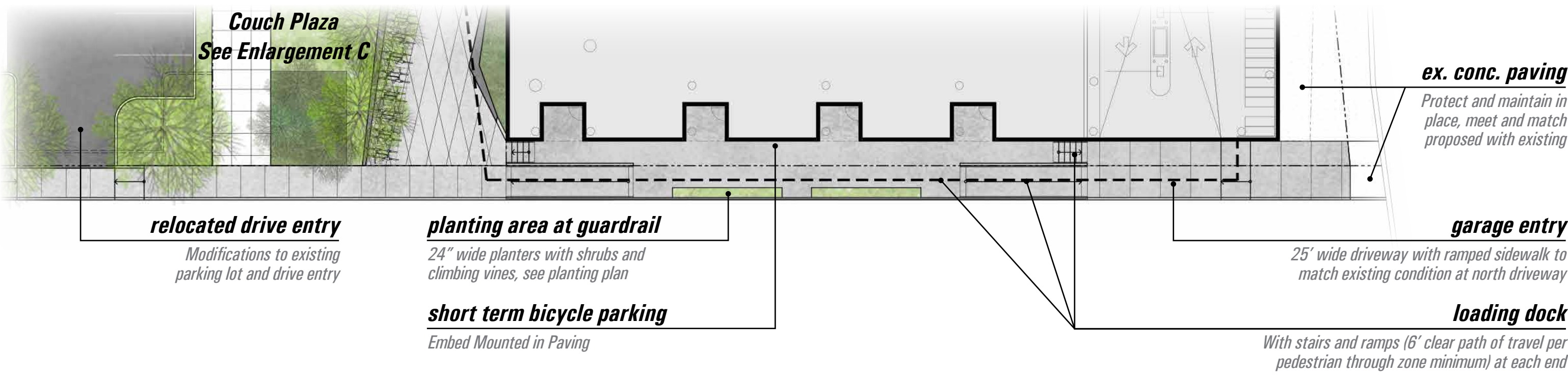
DRAWINGS

Design Review (13-192030 DZM)
(PC 13-111743)

HIBIT:
C.92



SITE PLAN ENLARGEMENT A | NE 3RD AVE



Site Plan Enlargements A & B

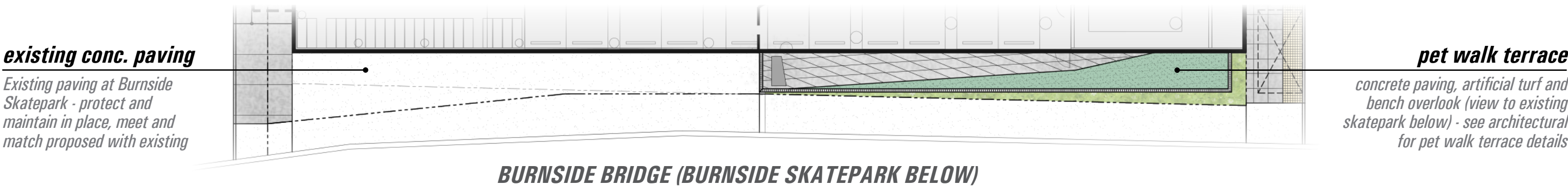
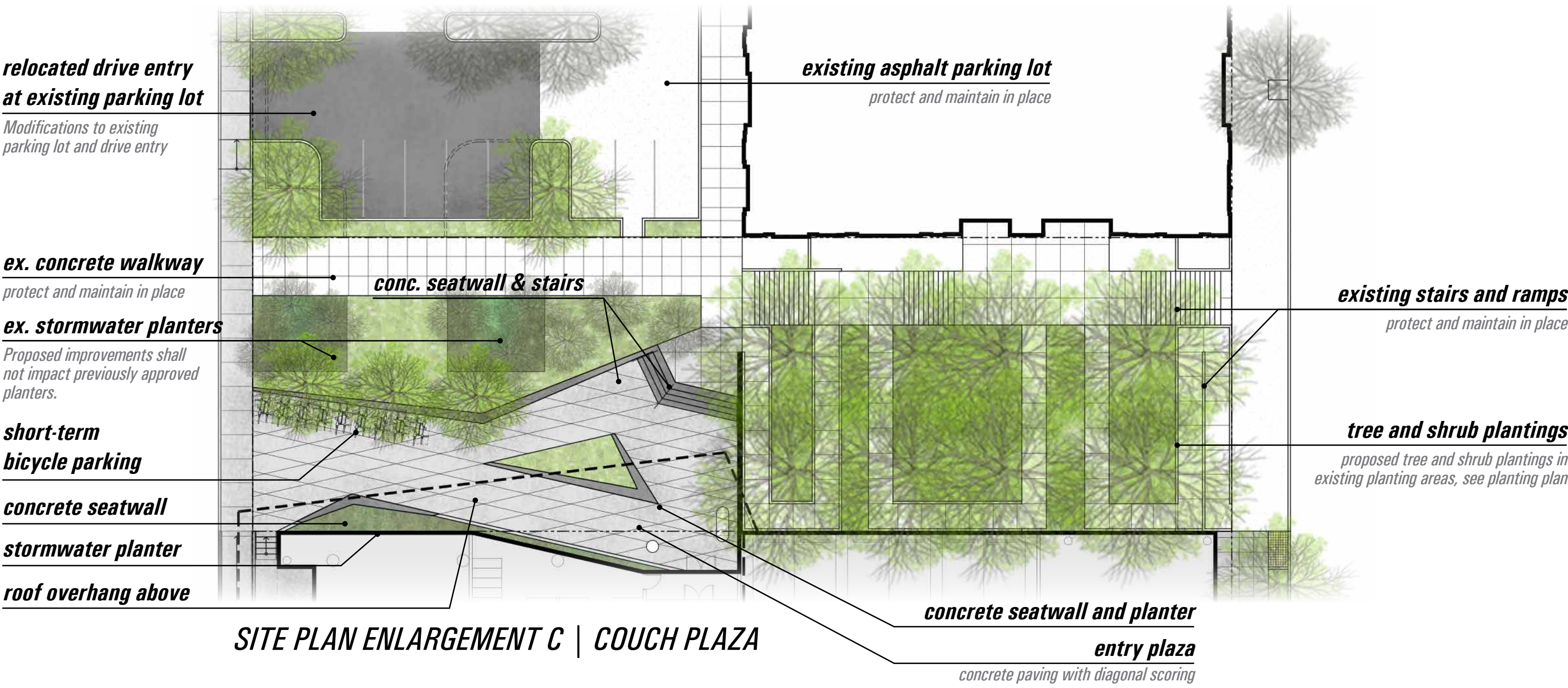
Scale 1" = 20' 0"

DRAWINGS

Design Review (13-192030 DZM)

(PC 13-111743)

EXHIBIT:
C.93



Site Plan Enlargements C & D

Scale: 1" = 20' 0"

DRAWINGS

Design Review (13-192030 DZM)

(PC 13-111743)

EXHIBIT:

C.94





planting enlargement C
Couch Plaza,
see enlargement detail

planting enlargement A
NE 3rd Avenue,
see enlargement detail



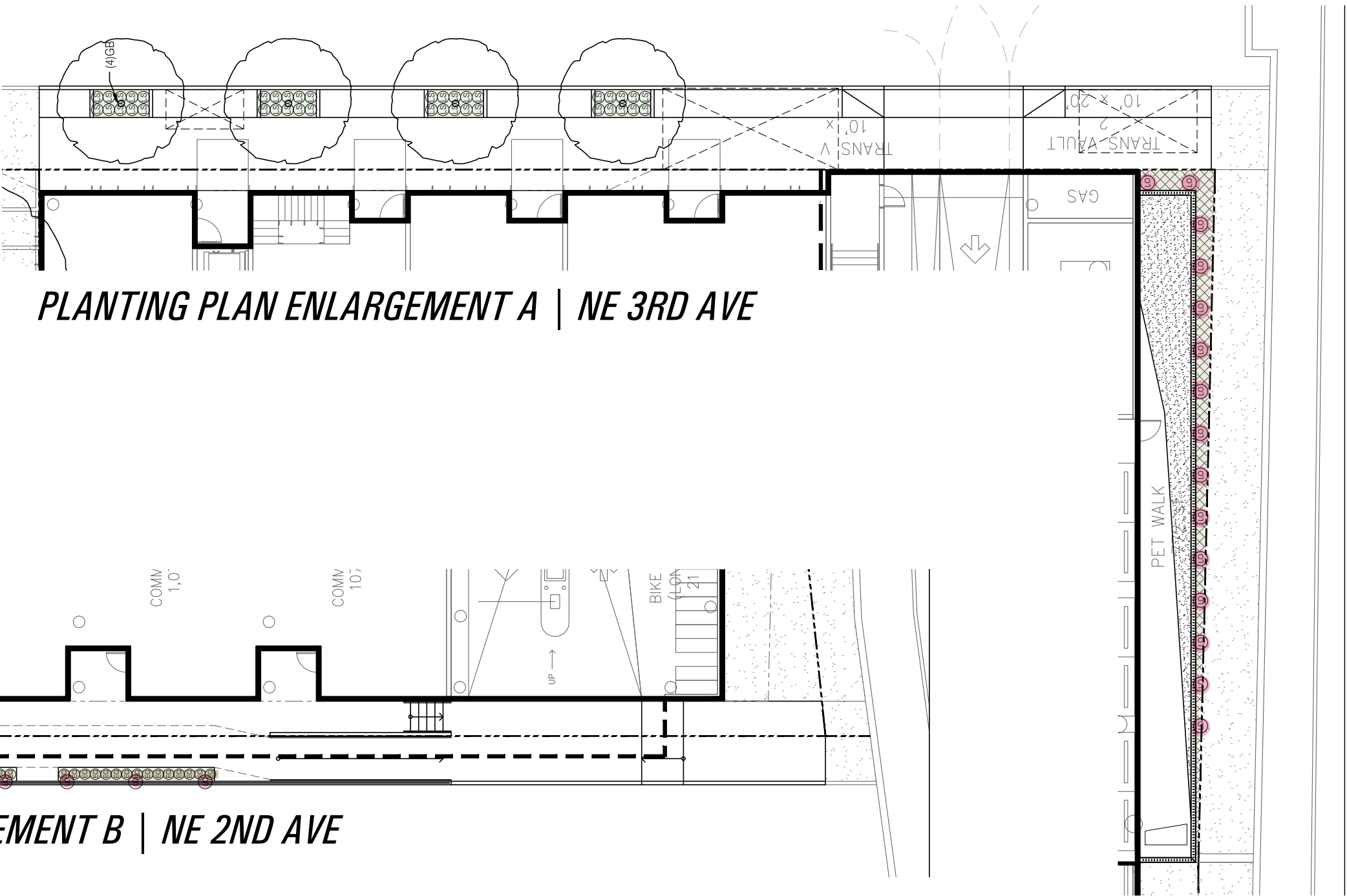
EXHIBIT:
C.96

PLANT LEGEND

STREET TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL	AS SHOWN
PLAZA TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	12' HT	AS SHOWN
RP	RHAMNUS PURSHIANA	CASCARA	2-1/2" CAL	AS SHOWN
SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	15' HT	AS SHOWN
SHRUBS AND PERENNIALS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.
EQ	EQUISETUM HYEMALE	HORSETAIL	2 GAL	18" O.C.
IC	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
JP	JUNCUS PATENS 'ELK BLUE'	ELK BLUE GREY RUSH	1 GAL	18" O.C.
LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	5 GAL	36" O.C.
LO	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	JOHN CLAYTON HONESUCKLE VINE	2 GAL	AS SHOWN
LS	LIRIOPE SPICATA	LILY TURF	1 GAL	18" O.C.
SR	SARCOCOCCA CONFUSA	FRAGRANT SWEET BOX	5 GAL	36" O.C.
VI	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	AS SHOWN
GROUND COVER				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
***	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	10" O.C.
XXX	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL	10" O.C.

GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE FULLY IRRIGATED USING HEAD TO HEAD COVERAGE.

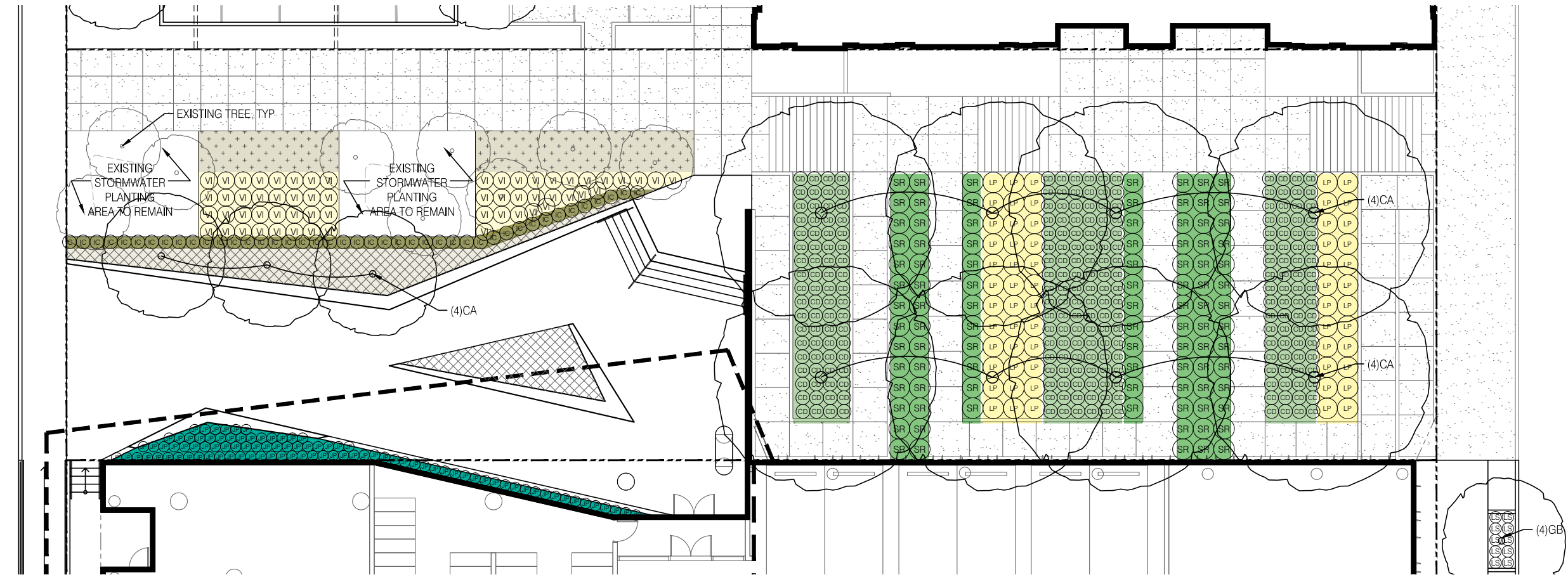


PLANT LEGEND

STREET TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL	AS SHOWN
PLAZA TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	12' HT	AS SHOWN
RP	RHAMNUS PURSHIANA	CASCARA	2-1/2" CAL	AS SHOWN
SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	15' HT	AS SHOWN
SHRUBS AND PERENNIALS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.
EQ	EQUISETUM HYEMALE	HORSETAIL	2 GAL	18" O.C.
IC	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
JP	JUNCUS PATENS 'ELK BLUE'	ELK BLUE GREY RUSH	1 GAL	18" O.C.
LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	5 GAL	36" O.C.
LO	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	JOHN CLAYTON HONESUCKLE VINE	2 GAL	AS SHOWN
LS	LIRIOPE SPICATA	LILY TURF	1 GAL	18" O.C.
SR	SARCOCOCCA CONFUSA	FRAGRANT SWEET BOX	5 GAL	36" O.C.
VI	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	AS SHOWN
GROUND COVER				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
* *	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	10" O.C.
XX	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL	10" O.C.

GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE FULLY IRRIGATED USING HEAD TO HEAD COVERAGE.



PLANTING PLAN ENLARGEMENT C | COUCH PLAZA



Equisetum hyemale
Horsetail



Lonicera sempervirens
John Clayton Honeysuckle Vine

2nd Avenue Loading Dock Area



Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo



Liriope spicata
Creeping Lily Turf

3rd Avenue



Ophiopogon japonicus
Mondo Grass



Sarcococca confusa
Fragrant Sweet Box



Arctostaphylos uva-ursi
Kinnickinnik



Viburnum davidii
David's Viburnum



Ilex crenata 'Northern Beauty'
Northern Beauty Japanese Holly



Stewartia pseudocamellia
Japanese Stewartia



Sarcococca confusa
Fragrant Sweet Box



Carex divulsa
Berkeley Sedge



Lonicera pileata
Privet Honeysuckle



Cornus alternifolia
Pagoda Dogwood

Stair and Ramp Planting



DIAGONALLY SCORED CONCRETE



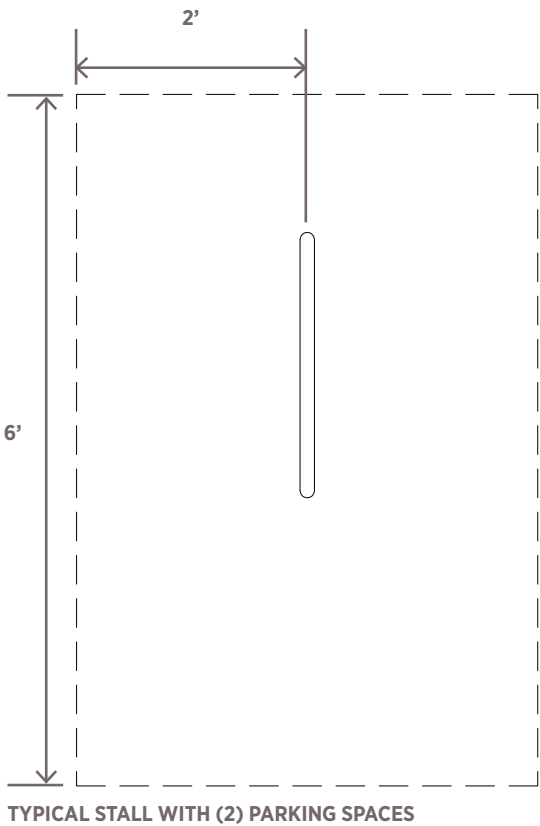
UNIT PAVERS IN FURNISHING ZONE



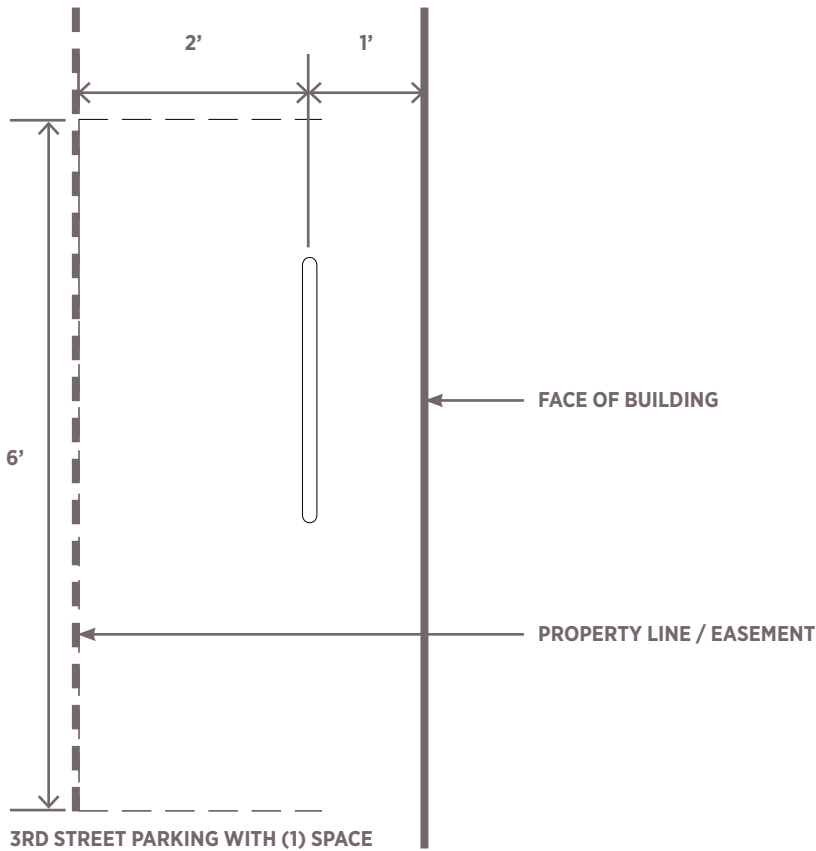
ANGULAR CONCRETE SEATWALL / PLANTER



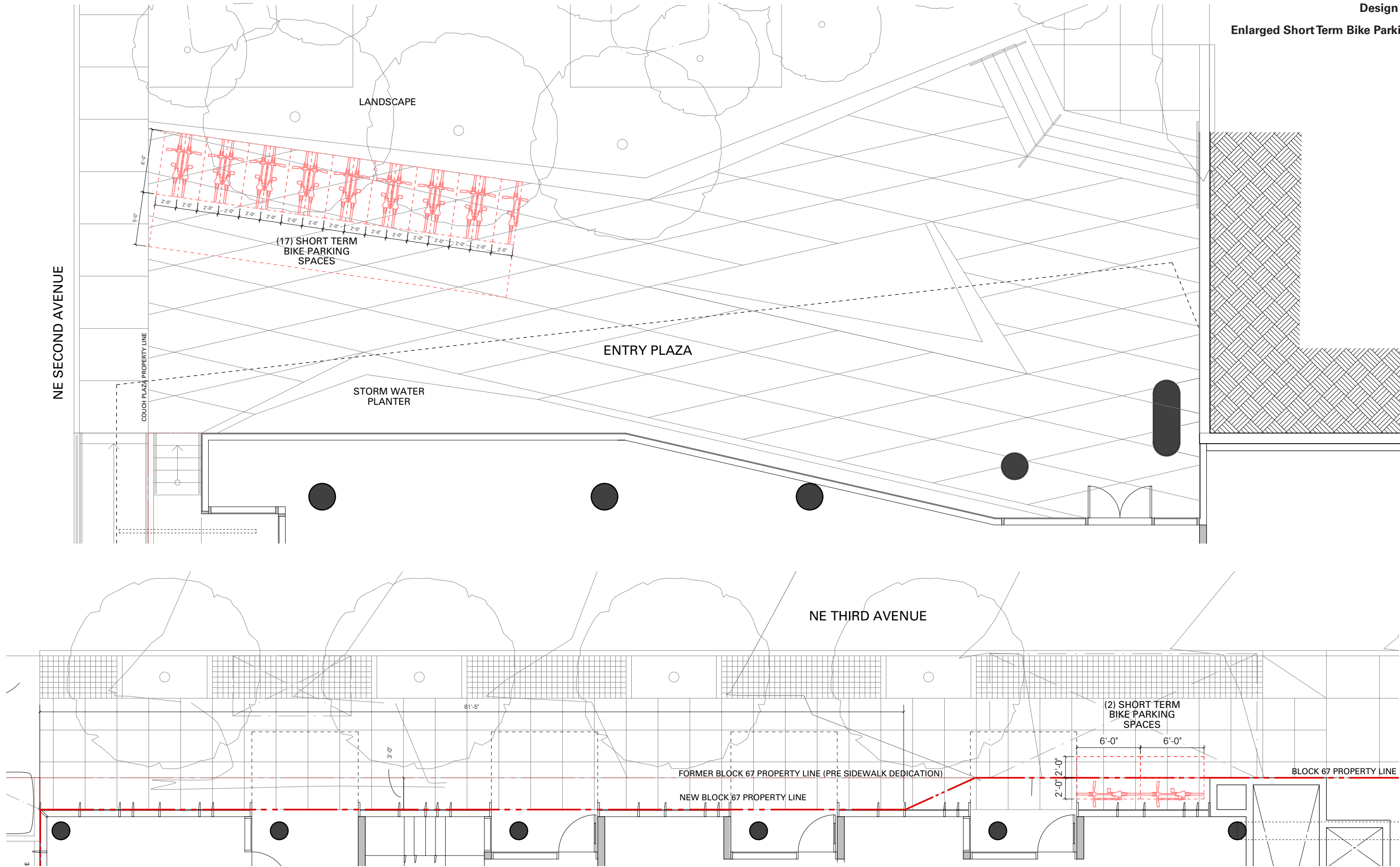
BICYCLE RACK, TYP.

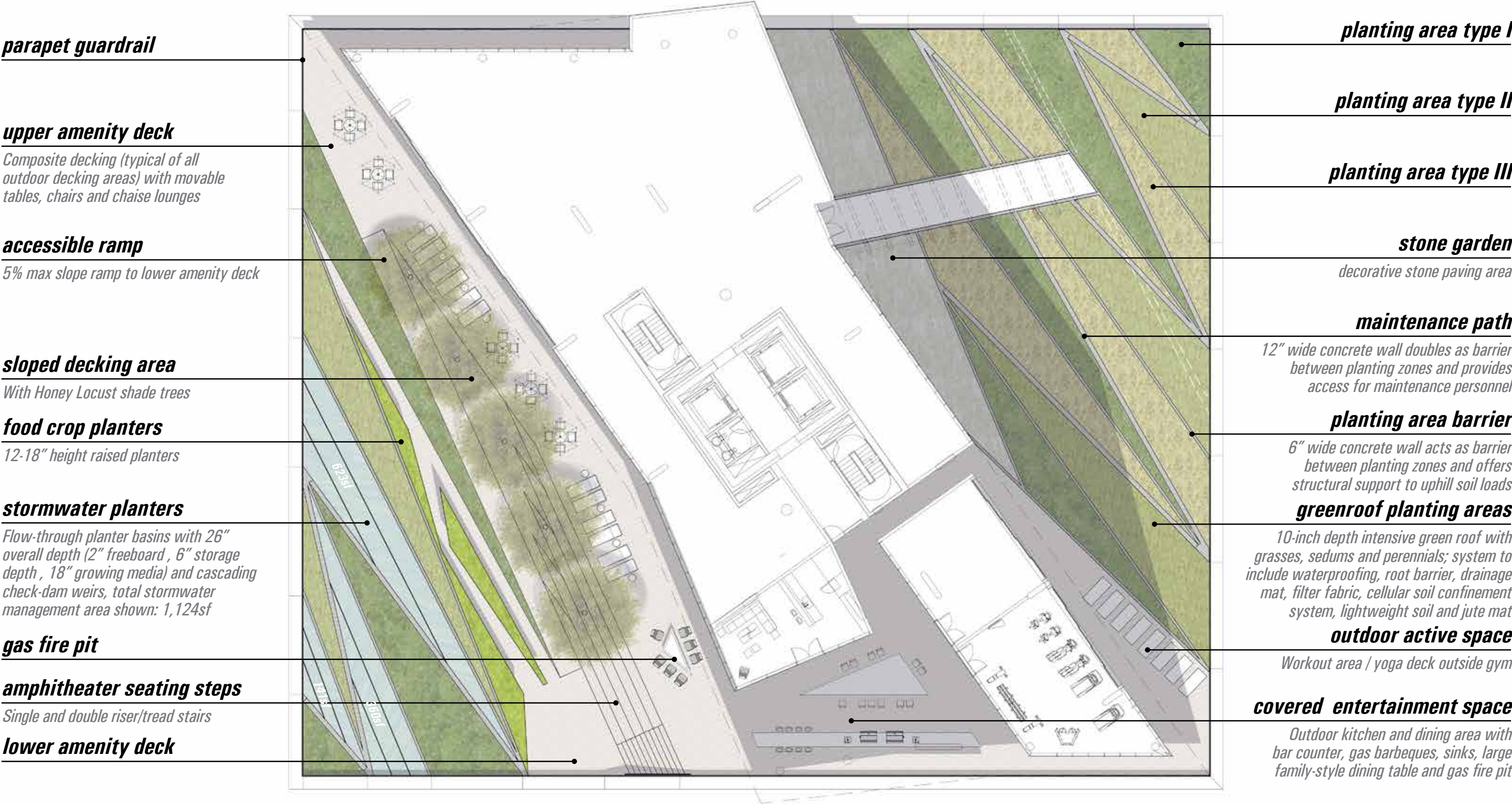


BICYCLE PARKING, TYP.



BICYCLE PARKING AT 3RD STREET





parapet guardrail

upper amenity deck

Composite decking (typical of all outdoor decking areas) with movable tables, chairs and chaise lounges

accessible ramp

5% max slope ramp to lower amenity deck

sloped decking area

With Honey Locust shade trees

food crop planters

12-18" height raised planters

stormwater planters

Flow-through planter basins with 26" overall depth (2" freeboard, 6" storage depth, 18" growing media) and cascading check-dam weirs, total stormwater management area shown: 1,124sf

gas fire pit

amphitheater seating steps

Single and double riser/tread stairs

lower amenity deck

planting area type I

planting area type II

planting area type III

stone garden

decorative stone paving area

maintenance path

12" wide concrete wall doubles as barrier between planting zones and provides access for maintenance personnel

planting area barrier

6" wide concrete wall acts as barrier between planting zones and offers structural support to uphill soil loads

greenroof planting areas

10-inch depth intensive green roof with grasses, sedums and perennials; system to include waterproofing, root barrier, drainage mat, filter fabric, cellular soil confinement system, lightweight soil and jute mat

outdoor active space

Workout area / yoga deck outside gym

covered entertainment space

Outdoor kitchen and dining area with bar counter, gas barbeques, sinks, large family-style dining table and gas fire pit



PLANT LEGEND

TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GL	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEY LOCUST	4" GAL	AS SHOWN

GRASS MIX				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	18" O.C.
	RUDBECKIA SSP	BLACK-EYED SUSAN	1 GAL	ACCENT
	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	ACCENT
	ECHINOPS RITRO	SMALL GLOBE THISTLE	1 GAL	ACCENT
NOTES: FULL COVERAGE OF PENNISETUM WITH FLOWER ACCENTS PLANTED IN DRIFTS				

EVERGREEN MIX				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	EUPHORBIA AMYGDALOIDES VAR ROBBIAE	MRS. ROBB'S BONNET EUPHORBIA	2 GAL	18" O.C.
NOTES: FULL COVERAGE				

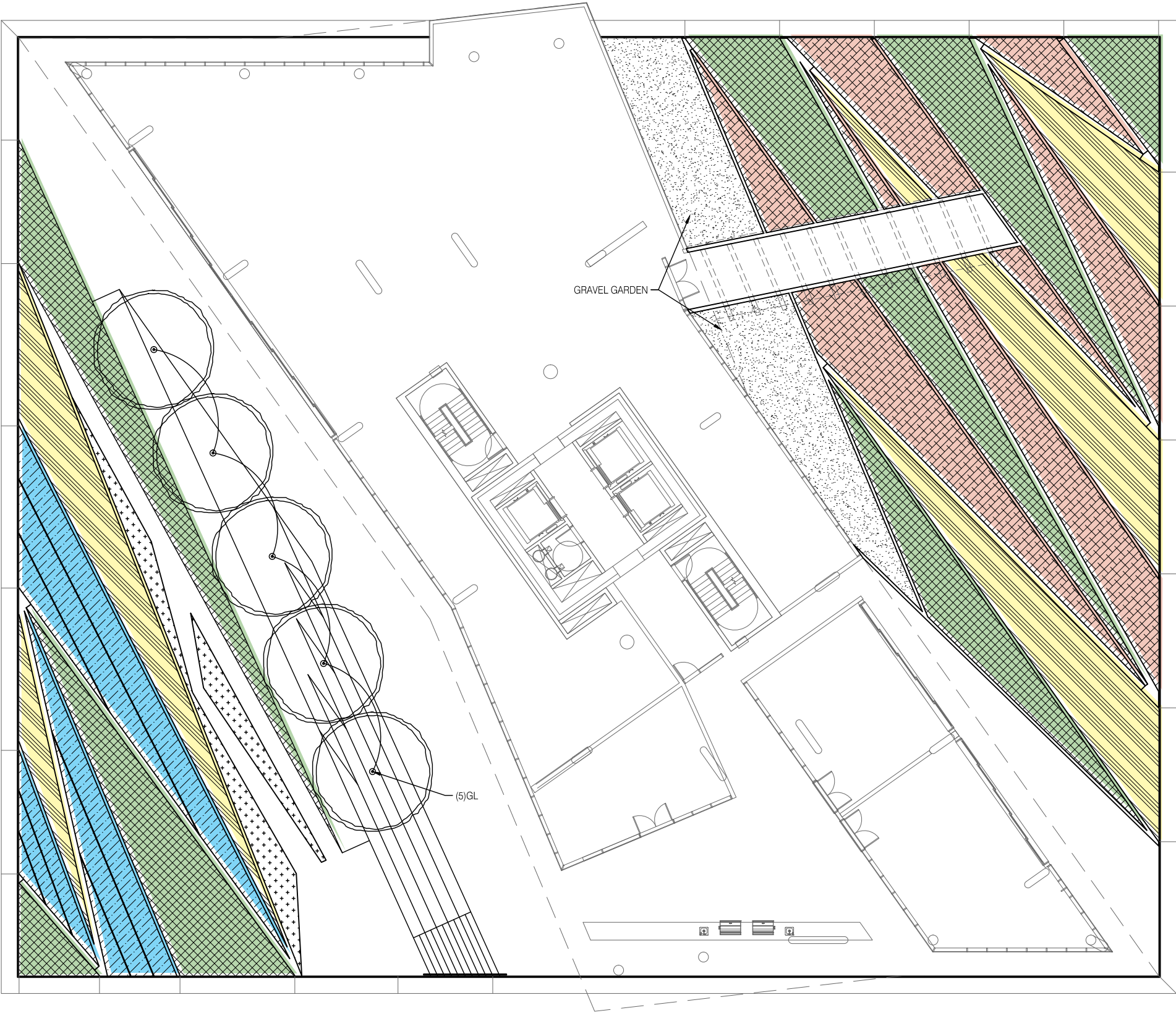
HERB MIX				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ROSEMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	2 GAL	36" O.C.
	LAVEANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE LAVENDER	2 GAL	18" O.C.
NOTES: 50%/50% OF THE TWO PLANTS IN GROUPINGS OF AT LEAST 5 PLANTS				

STORM WATER PLANTERS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE GRAY RUSH	1 GAL	12" O.C.
	IRIS TENAX	OREGON IRIS	1 GAL	ACCENT
NOTES: FULL COVERAGE OF JUNCUS WITH IRIS ACCENTS PLANTED 6' O.C.				

RAISED VEGETABLE PLANTERS

GENERAL NOTES:

1. ALL PLANTING AREAS EXCEPT STORM WATER PLANTERS SHALL BE FULLY IRRIGATED USING HEAD TO HEAD COVERAGE.



Planting Plan - Podium Roof

Scale: 1" = 20' 0"

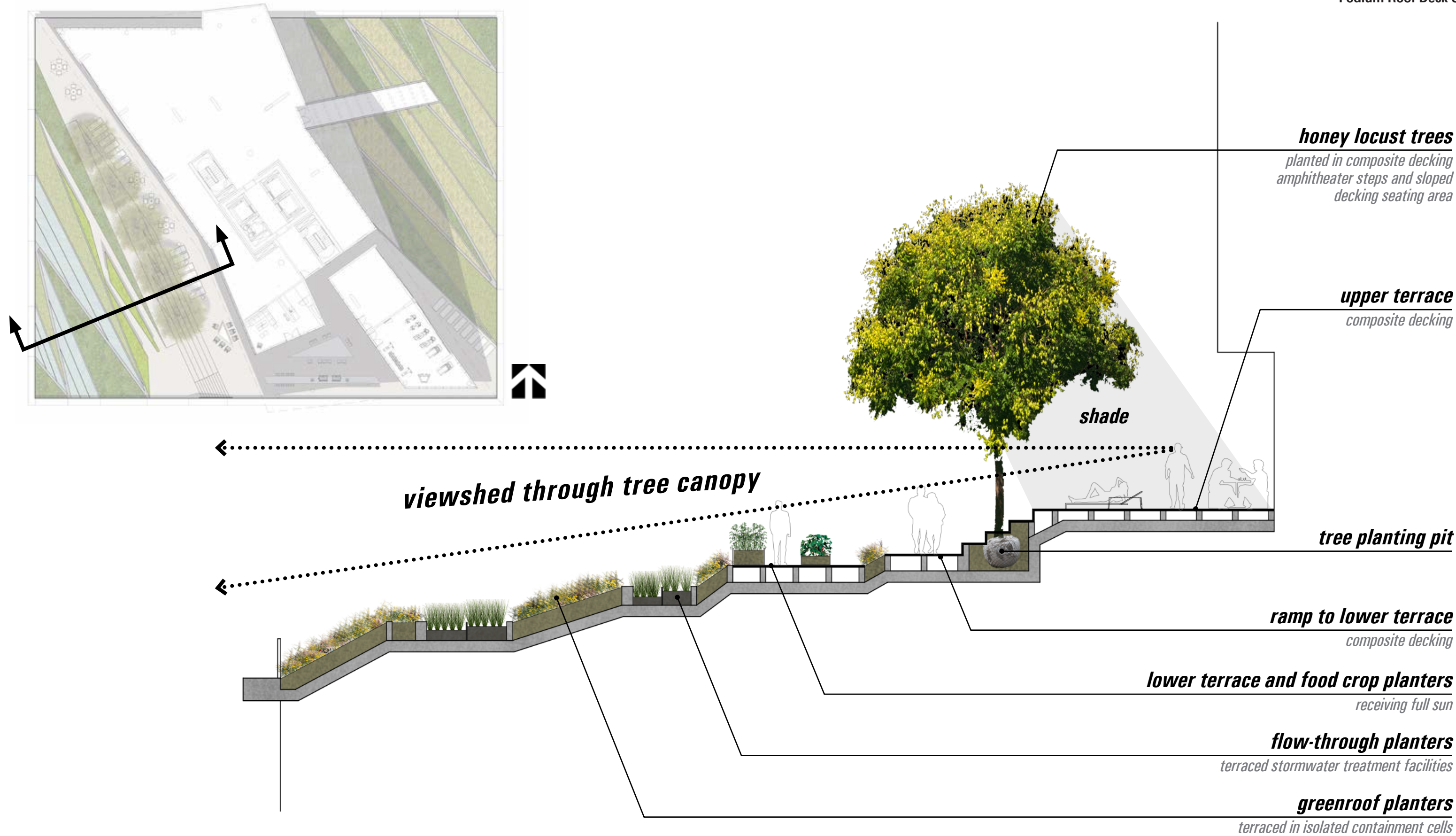
EXHIBIT:

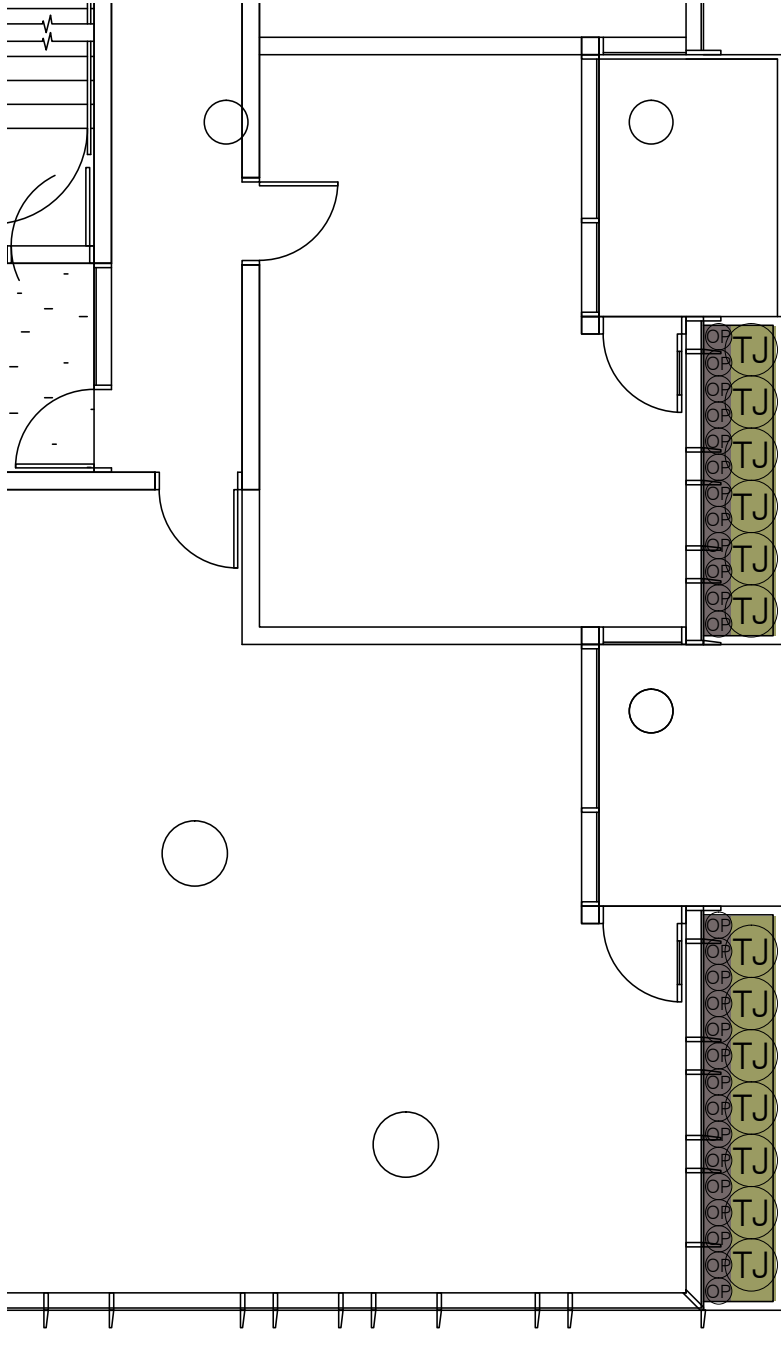
DRAWINGS

C.104

Design Review (13-192030 DZM)

(PC 13-111743)





PLANT LEGEND

SHRUBS AND PERENNIALS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
OP	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	12" O.C.
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	2 GAL	24" O.C.

GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE FULLY IRRIGATED USING HEAD TO HEAD COVERAGE.



Trachelospermum jasminoides
Star Jasmine



Ophiopogon planiscapus 'nigrescens'
Black Mondo Grass



DECKING



FIRE PIT



OUTDOOR KITCHEN



DECKING AND PLANTING AREA



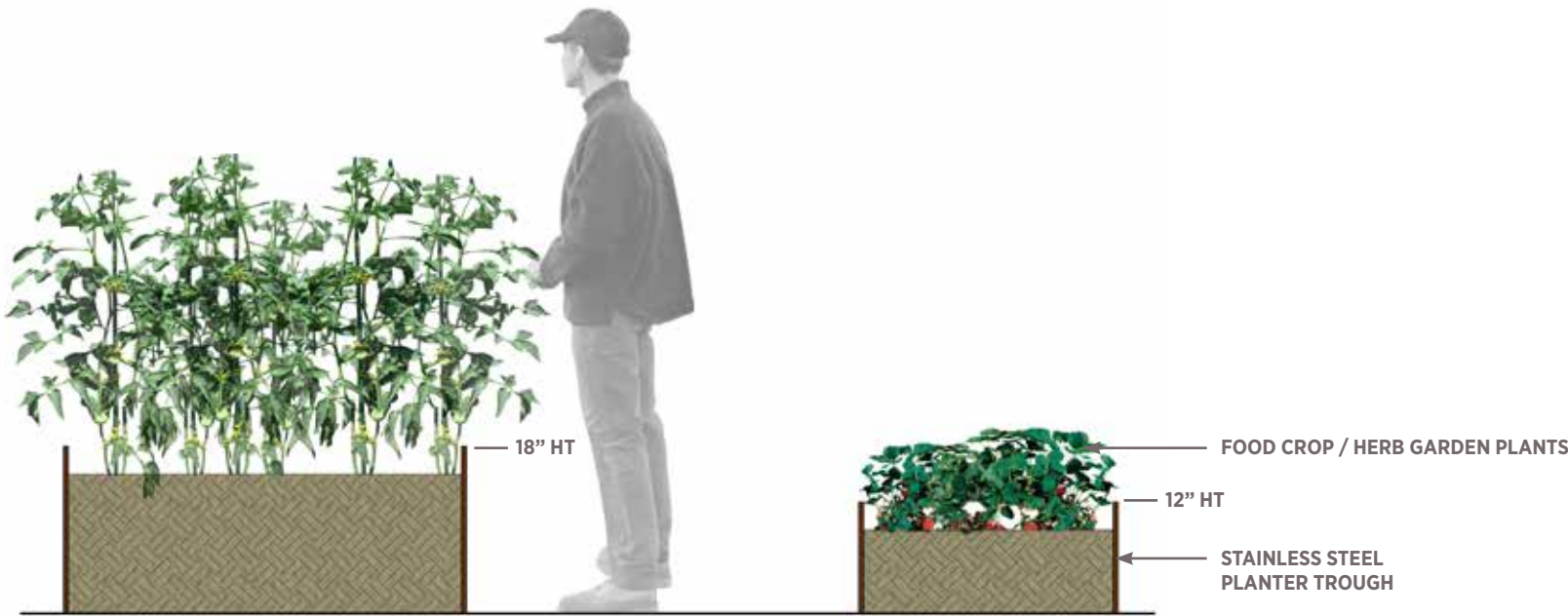
RAMPED DECKING AND AMPHITHEATER



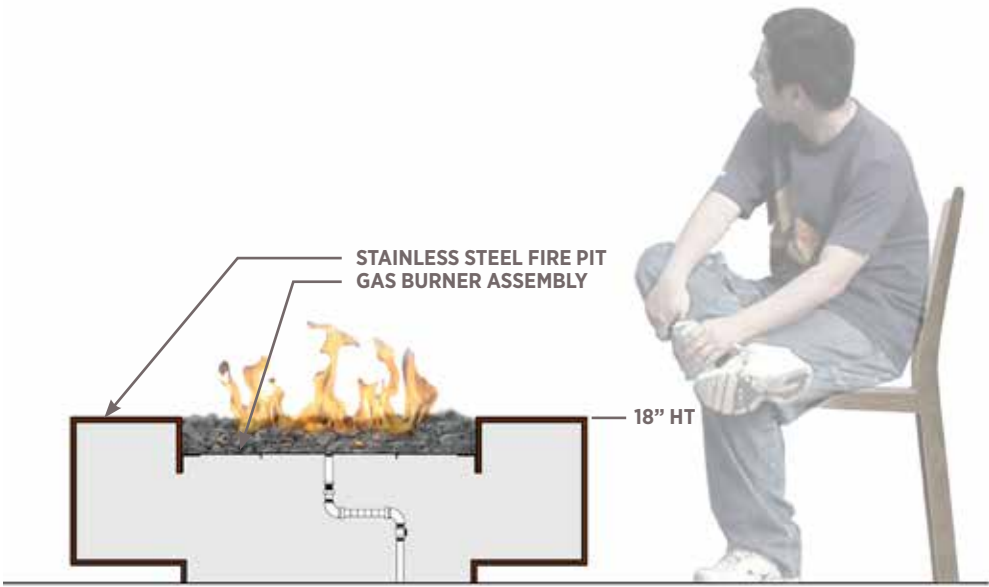
RAISED VEGETABLE GARDEN



DECORATIVE STONE PAVING



RAISED VEGETABLE GARDEN PLANTERS



GAS FIRE PIT





Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass



Rudbeckia spp and Echinacea purpurea
Black Eyed Susan and Purple Coneflower



Juncus patens 'Elks Blue'
Elks Blue Gray Rush



Iris tenax
Oregon Iris

Grasses

Storm Water



Euphorbia amygdaloides var. 'Robbiae'
Mrs. Robbs Bonnet Euphorbia



Lavandula angustifolia 'Hidcote'
Hidcote Lavender



Rosemarinus officinalis 'Prostratus'
Prostrate Rosemary

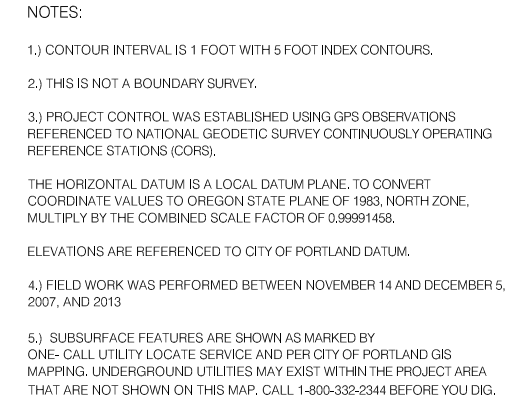


Gleditsia triacanthos var. inermis
Honey Locust

Evergreen

Herbs

Trees



SD CB
RIM = 57.35

SDMH
RIM 999.99

SSMH
RIM 999.99

SSCO
RIM 99.99

VSP=VITRIFIED CLAY PIPE
CSP=CONCRETE SEWER PIPE
PVC=POLYVINYLCHLORATE PIPE
CMP=CORRUGATED METAL PIPE
RCP=REINFORCED CONCRETE PIPE

 CONF 99+ CONIFEROUS TREE
 DEC 99+ DECIDUOUS TREE
 SIGN

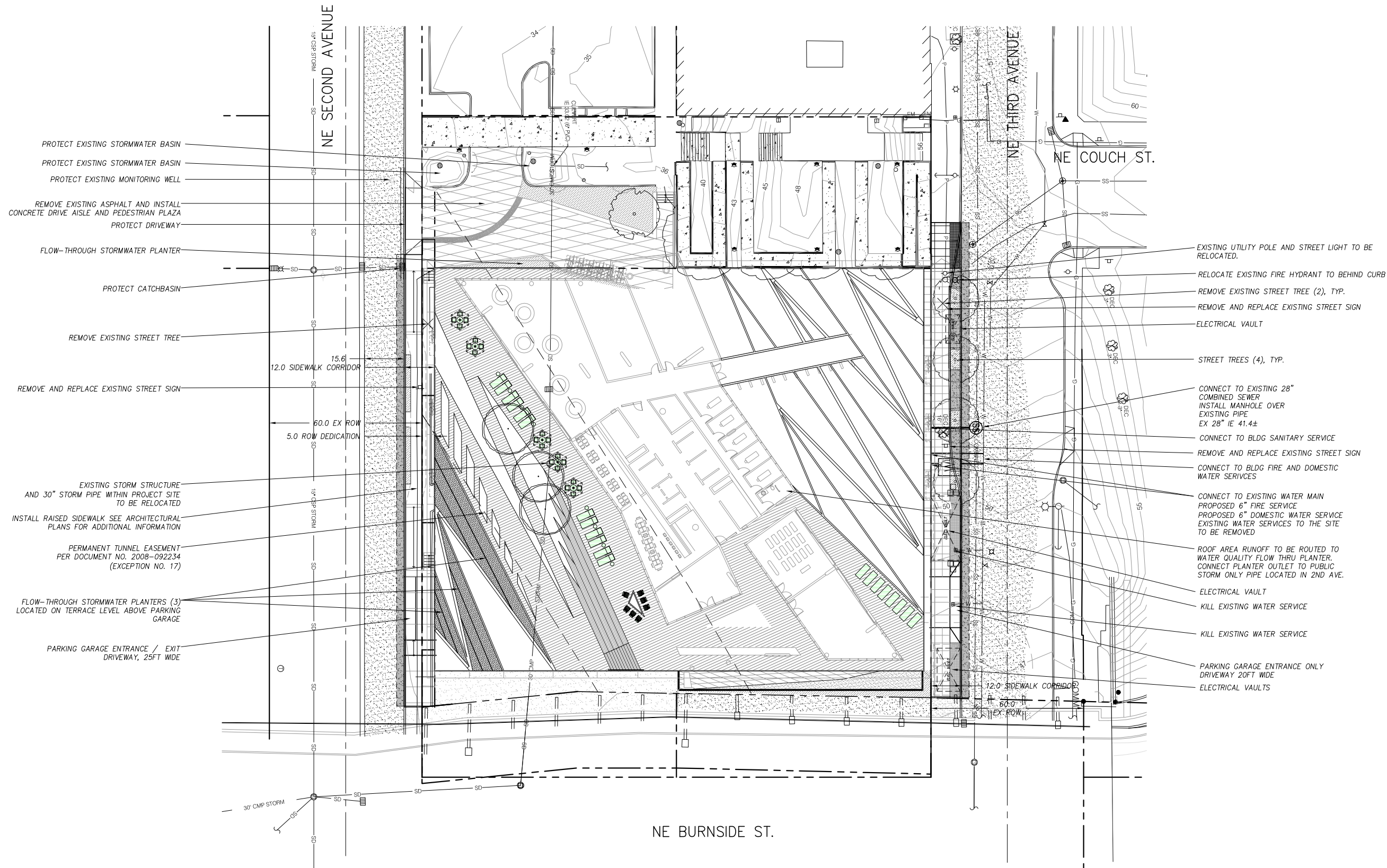
 TRAFFIC CONTROL PEDESTAL
 PEDESTRIAN CROSSWALK POLE
 TRAFFIC CONTROL LOOP

— TRF — TRAFFIC CONTROL LOOP

SS _____	SANITARY SEWER
SD _____	STORM DRAIN
	WATER VALVE
	FIRE HYDRANT
W _____	WATER METER
	WATERLINE
	GAS VALVE
	GAS METER
G _____	UNDERGROUND GAS LINE
	TELEPHONE PEDESTAL
COMM _____	UNDERGROUND TELEPHONE DUCTS
	LUMINAIRE
	POWER POLE
UG _____	POWER POLE W/DROP
	POWER POLE W/LIGHT
UGP _____	UNDERGROUND POWER DUCTS
OHL _____	OVERHEAD WIRES
	GUY WIRE ANCHOR
	ELECTRIC METER
O _____	CHAIN LINK FENCE
•	BOLLARD

EXHIBIT:
C.111

Design Review (13-192030 DZM)
(PC 13-111743)



HHPR Harper Houf Peterson Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

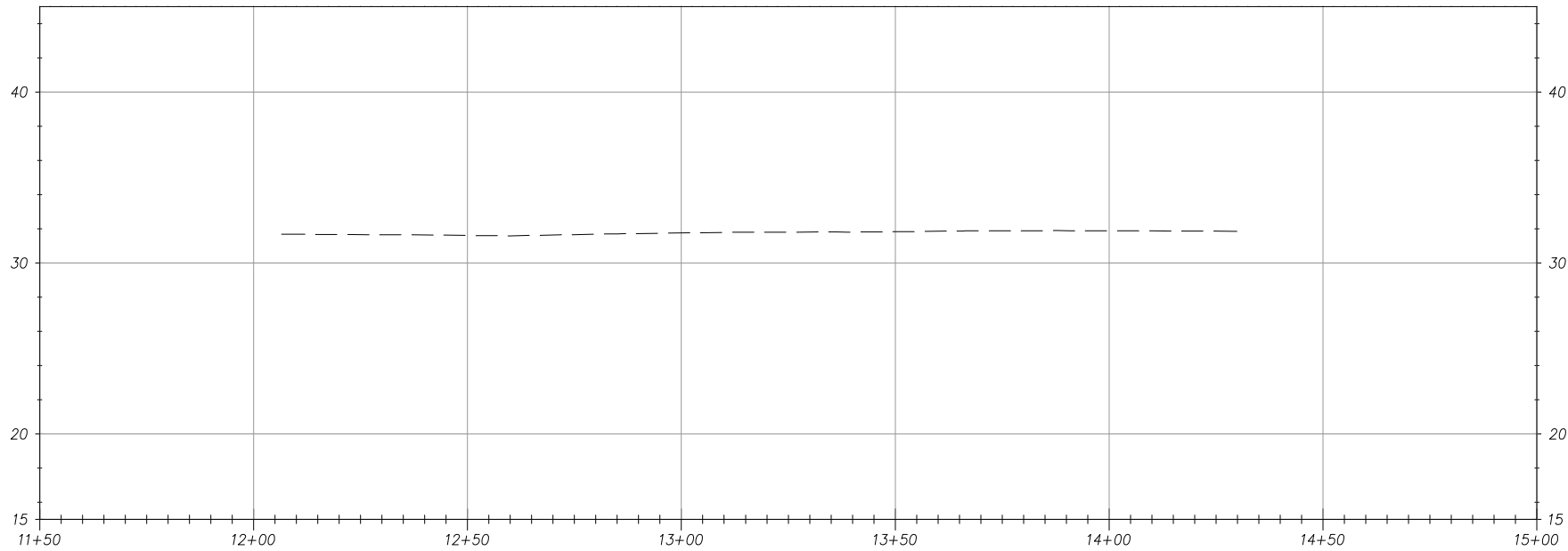
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



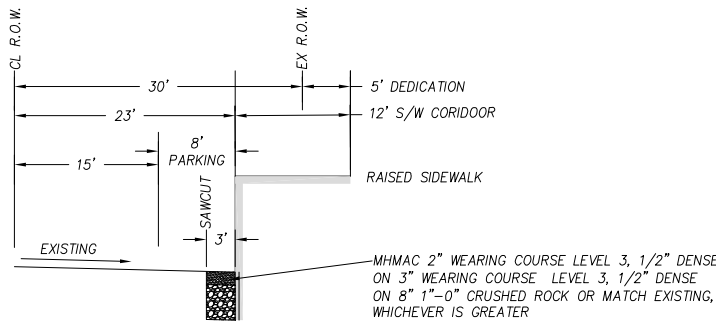
Scale: 1" = 40' 0"

EXHIBIT:
DRAWINGS C.112

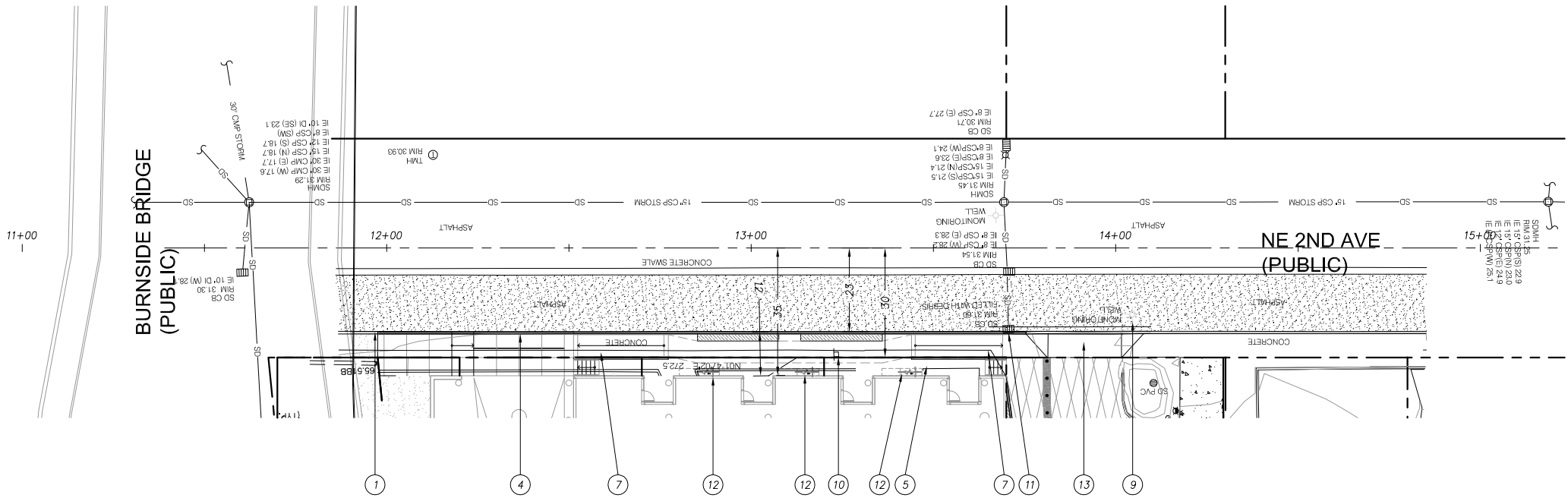
Design Review (13-192030 DZM)
(PC 13-111743)



NE 2ND AVE PROFILE
Scale: Horiz: 1" = 40' 0"
Vert: 1" = 10' 0"



NE 2ND AVE TYPICAL SECTION
AT RAISED SIDEWALK
N.T.S.



NE 2ND AVE PLAN
Scale: Horiz: 1" = 40' 0"

CONSTRUCTION NOTES:

- 1 STA. 11+96.82 BEGIN IMPROVEMENTS
SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT, CURB
AND CONCRETE SIDEWALK AS SHOWN ON PLANS.
CONSTRUCT STREET, CURB AND SIDEWALK PER TYPICAL
SECTION ON SHEET XXX.
- 2 NOT USED.
- 3 RAISED SIDEWALK
- 4 CONSTRUCT 25FT WIDE DRIVEWAY
- 5 REMOVE EXISTING STREET TREE
- 6 NOT USED
- 7 STAIR AND RAMP
- 8 NOT USED
- 9 PROTECT MONITORING WELLS
- 10 EXISTING SIGN TO BE REMOVED.
- 11 PROTECT EXISTING CATCHBASIN
- 12 INSTALL BIKE RACK
ENCROACHMENT PERMIT REQUIRED FOR BIKE RACKS WITHIN
THE PUBLIC RIGHT-OF-WAY.
- 13 PROTECT EXISTING DRIVEWAY



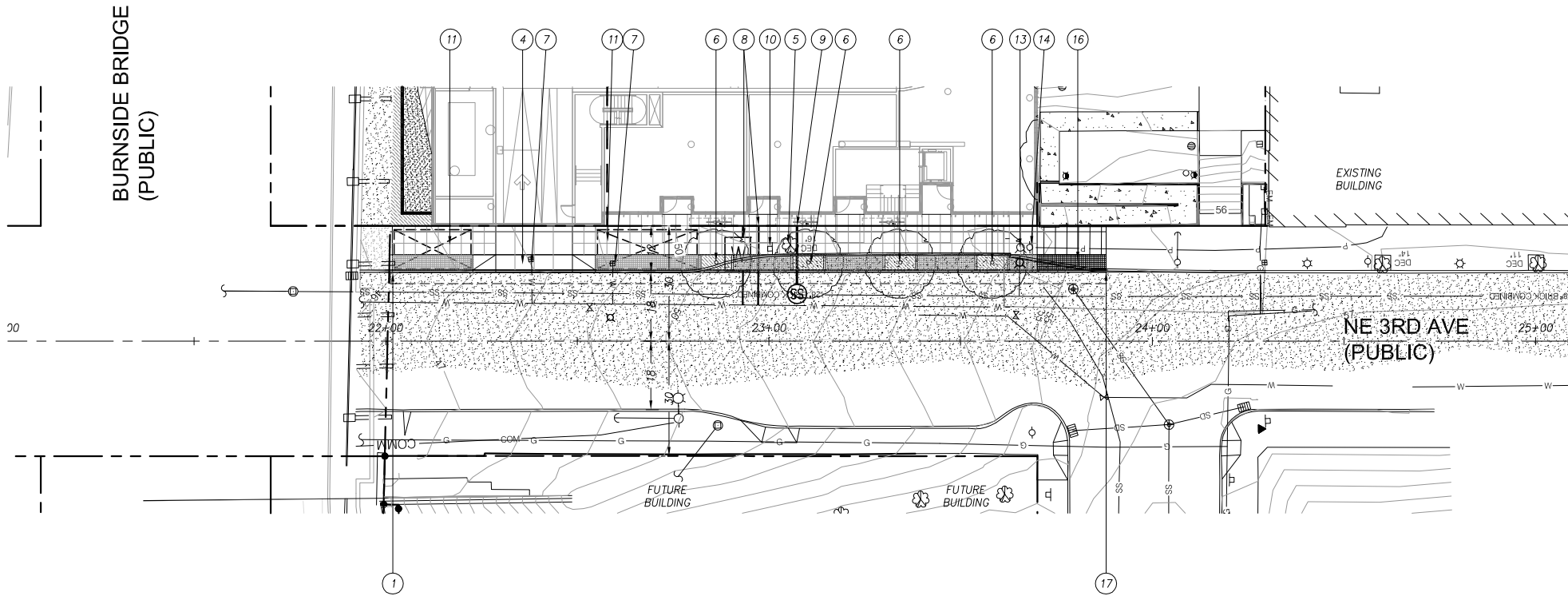
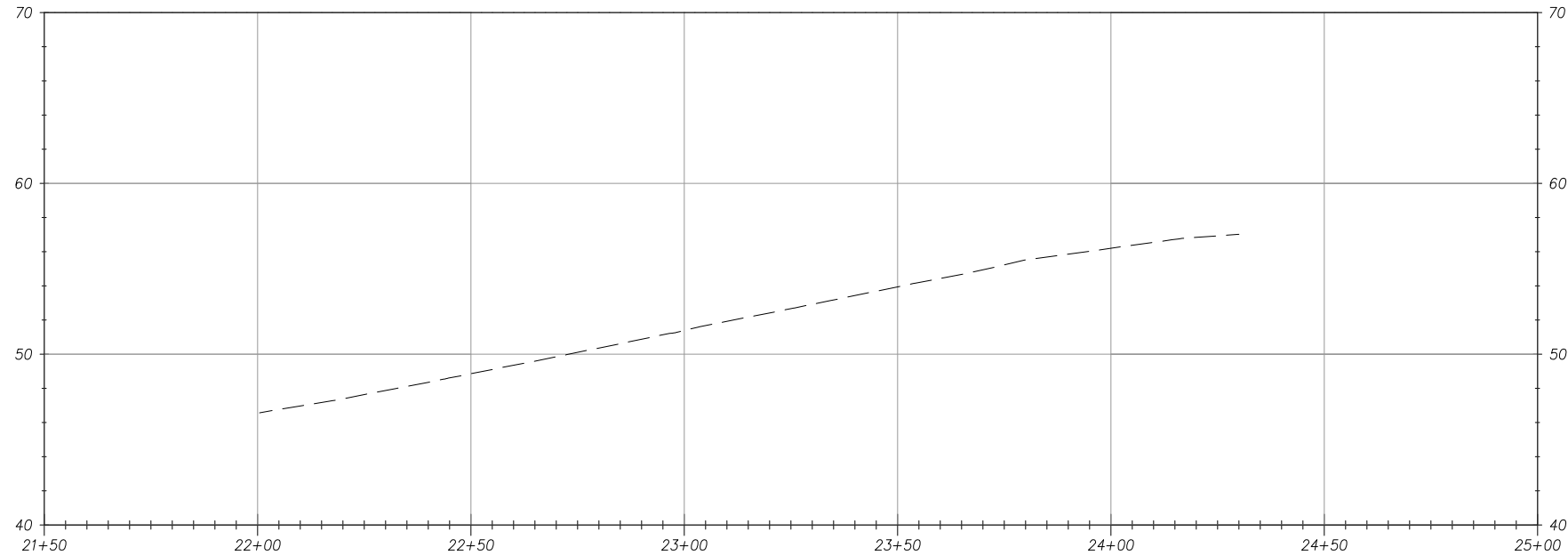
Harper
Houf Peterson
Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



NE 2nd Ave. Improvements
Scale: 1" = 40' 0"

EXHIBIT:
C.113

DRAWINGS
Design Review (13-192030 DZM)
(PC 13-111743)



NE 3RD AVE PLAN

Scale: Horz. 1"=40'

CONSTRUCTION NOTES:

- ① STA. 22+01.80 BEGIN IMPROVEMENTS. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT, CURB AND CONCRETE SIDEWALK AS SHOWN ON PLANS. CONSTRUCT STREET, CURB AND SIDEWALK PER TYPICAL SECTION ON SHEET XXX.
- ② NOT USED
- ③ NOT USED
- ④ CONSTRUCT 20FT WIDE DRIVEWAY
- ⑤ REMOVE EXISTING STREET TREE
- ⑥ PLANT "XXX", X" CALIPER STREET TREE IN TREE WELL. REFER TO DETAIL ON SHEET X. CONTACT LUKE MILLER WITH URBAN FORESTRY AT 503-823-4025 FOR ALTERNATIVE SPECIES APPROVAL AND/OR TREE PLANTING APPROVAL.
- ⑦ REMOVE EXISTING WATER SERVICE
- ⑧ STA. 22+93.00
PROPOSED DOMESTIC AND FIRE WATER SERVICE
DOMESTIC WATERMETER LOCATED BEHIND CURB IN SIDEWALK
BACKFLOW PREVENTERS FOR DOMESTIC AND FIRE LOCATED WITHIN BUILDING. INSTALLED UNDER SEPARATE PERMIT.
- ⑨ STA. 23+07.32
PROPOSED SANITARY SEWER LATERAL.
CONNECT TO EXISTING COMBINED SEWER MAIN WITH MANHOLE.
- ⑩ EXISTING SIGN TO BE REMOVED AND REINSTALLED.
- ⑪ PROPOSED ELECTRICAL VAULT
- ⑫ NOT USED
- ⑬ RELOCATE EXISTING FIRE HYDRANT
- ⑭ RELOCATE EXISTING POWER POLE
- ⑮ PROTECT EXISTING CATCHBASIN
- ⑯ RELOCATE EXISTING STREET LIGHT
- ⑰ END IMPROVEMENTS
MATCH EXISTING

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



Scale: 1" = 40' 0"

EXHIBIT:
DRAWINGS C.114

Design Review (13-192030 DZM)
(PC 13-111743)

Design Review
Exterior Lighting Plan

- LUMINAIRES:
- S1 - LED LINEAR STATIC WHITE OR COLOR
 - S2 - LINEAR FLUORESCENT ILLUMINATING COLUMN
 - S3 - LED FLEXIBLE LINEAR
 - S4 - LED OR COMPACT FLUORESCENT WALL MOUNT
 - S5 - LED INGRADE UPLIGHT
 - S6 - LED STEPLIGHT
 - S7 - LED LINEAR GRAZER
 - S8 - LED RECESSED DOWNLIGHT
 - S9 - LED SURFACE MOUNT
 - S10 - LED LINEAR INGRADE UPLIGHT



Ground Level Site Plan
Scale: 1/32" = 1' 0"

EXHIBIT:
C.115

Design Review (13-192030 DZM)
(PC 13-111743)

NE SECOND AVENUE

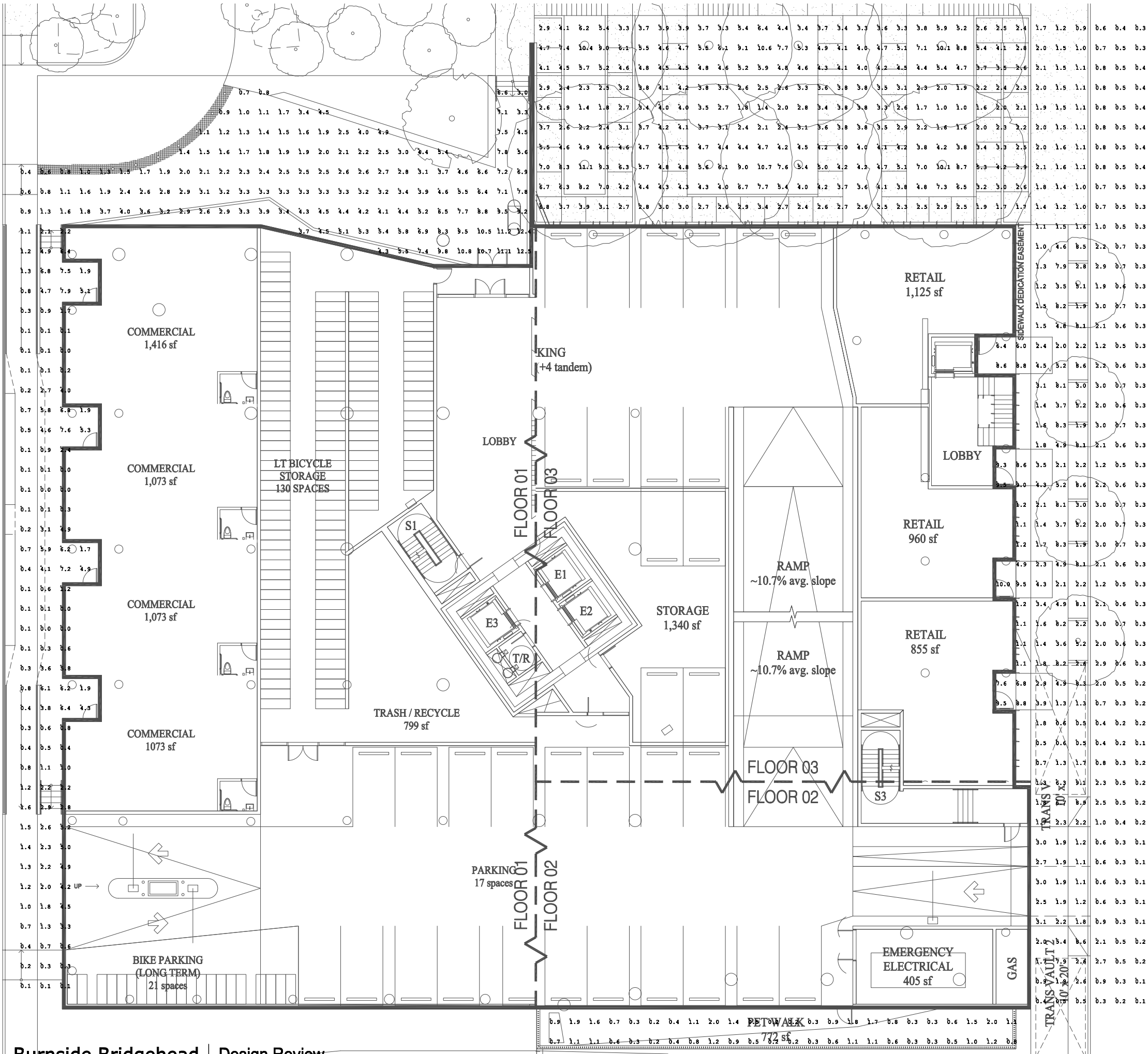
NE THIRD AVENUE

EXISTING LIGHT POLE,
TYP. OF 6

Design Review
Exterior Lighting Plan

NE SECOND AVENUE

NE THIRD AVENUE



Burnside Bridgehead | Design Review



Portland | San Francisco | Seattle Lumaltd.com



Ground Level Photometric Plan

Scale: 1" = 20' 0"

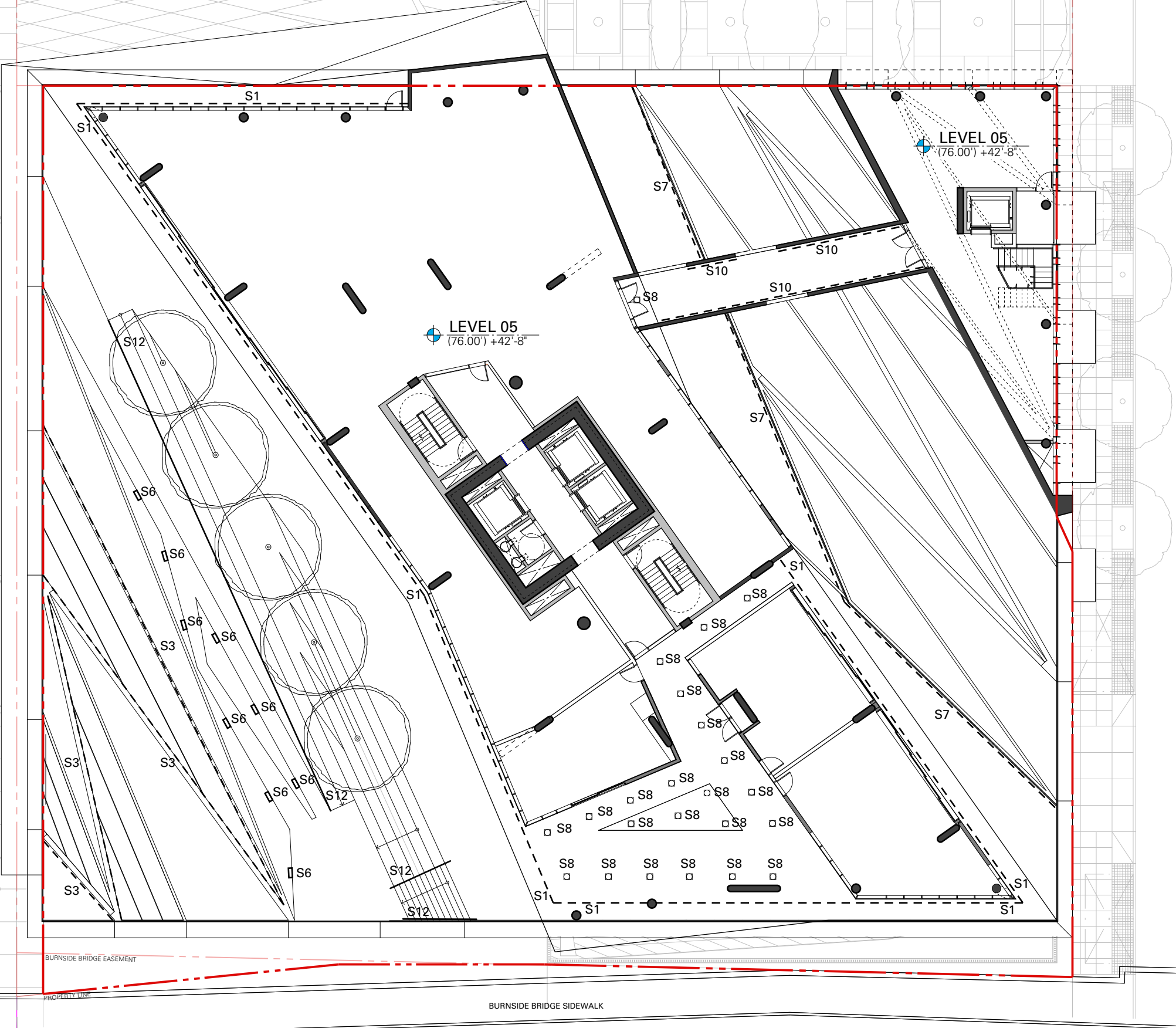
EXHIBIT:

DRAWINGS

C.116

Design Review (13-192030 DZM)
(PC 13-111743)

Design Review
Exterior Lighting Plan



- LUMINAIRES:**
S1 - LED LINEAR STATIC WHITE OR COLOR
S2 - LINEAR FLUORESCENT ILLUMINATING COLUMN
S3 - LED FLEXIBLE LINEAR
S4 - LED OR COMPACT FLUORESCENT WALL MOUNT
S5 - LED INGRADE UPLIGHT
S6 - LED STEPLIGHT
S7 - LED LINEAR GRAZER
S8 - LED RECESSED DOWNLIGHT
S9 - LED SURFACE MOUNT
S10 - LED LINEAR INGRADE UPLIGHT



Portland | San Francisco | Seattle Lumald.com



Amenity Level Plan
Scale: 1/32" = 1' 0"

EXHIBIT:
DRAWINGS C.117

Design Review (13-192030 DZM)
(PC 13-111743)

Design Review
Exterior Lighting Plan



Portland | San Francisco | Seattle Lumaltd.com



Amenity Level Photometric Plan

Scale: 1" = 20' 0"

EXHIBIT:
C.118

DRAWINGS
Design Review (13-192030 DZM)
(PC 13-111743)

NE COUCH PLAZA
REFERENCE CIVIL AND LANDSCAPE
DRAWINGS FOR EXTENT OF WORK

200'-0"

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 2

ZONE 1

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1

ZONE 2

ZONE 3

ZONE 1</

S1

se'lux®

MTRT / MTRS

Ø8" (200mm)

50 1/8" (1273mm)

1

2

3

4

5

6

MTRC
w/2x metal halide lamps

see page 3-4 for more drawings and details

Ø8" (200mm)

21 9/16" (548mm)

1

2

4

3

5

7

SCALE 1 : 12

- SELUX Corp. © 2011
TEL (845) 691-7723
FAX (845) 691-6749
www.selux.com/usa
MTRC-1011-01 (ss-V2.7)

S2



FBT SERIES
FLEXIBLE BORDER TUBE

Model Number:	Approvals:
Accessories:	
Type:	
Job:	



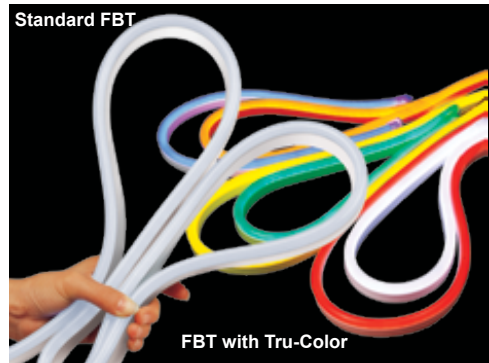
The FBT Series combines state of the art technology with a flexible, durable housing to create an extremely bright, uniform illumination with a versatility that makes makes it perfect for any custom design application.

TRU-COLOR OPTION

Optional Tru-Color housing combines all the advantages of Flexible Border Tube with the housing color-matched to the LEDs, creating a bright, vibrant color even in daylight conditions with the lights off!

STANDARD FEATURES

- Flexible PVC housing can conform to almost any angle
- Available in 120V (1.2 watts per foot) or 24V, (1.8 watts per foot)
- Temperature range, -22°F to 140°F (-30°C to 60°C)
- Energy efficient, save up to 70% or more over neon
- Shatterproof, vibration resistant, no toxic materials
- Completely weatherproof, UV protected against discoloration
- Up to 100k hour life expectancy
- UL Listed², IP67 Rated, 1 year warranty
- Easy to install using either aluminum mounting clips (FBT-MC) or 3' extruded aluminum mounting channels (FBT-LCH)



CUTTING INCREMENTS

- 120V system: Red, orange, yellow: every 30"
Green, blue, white: every 18"
- 24V system: Red, orange, yellow: every 4"
Green, blue, white: every 3"

APPLICATIONS:

- | | |
|-----------------|-------------------|
| • Borders | • Roof Lines |
| • Cove Lighting | • Signage |
| • Bridges | • Accent Lighting |

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



10820011 08/12

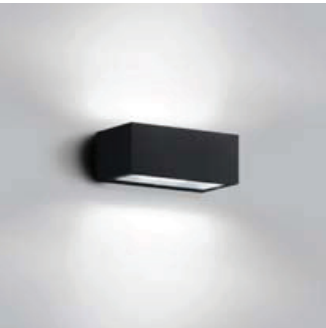
S3



PROJECT : _____ DATE : _____
LOCATION : _____
QUANTITY : _____ NOTE : _____

IP65 : Suitable for Wet Locations

LUMINAIRE SPECIFICATION



U31111
Gino 5 rectangular wall up-down light

Product Type

Wall mounted luminaires with upward and downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using halogen main voltage or compact fluorescent lamps.

Low copper content corrosion resistant die-cast aluminum frame and body. Stainless steel screws. Durable silicone rubber gasket and impact resistant toughened glass diffuser The luminaire is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear. Anodized high purity 95% reflective aluminum reflector. As an option the glass lens can be lightly frosted to hide lamp image. The Gino can also be supplied in a LED version: Contact factory for more information

Physical Data

Length: 8.1"
Height: 3.2"
Weight: 4.4 lbs

Lamp

☐ CFQ 26w

- LED OPTION : This product is now available with LED's. Please contact the factory for more information
(For More Lamp options please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

Voltage (Please Specify)

☐ 120V
☐ 277V
☐ Other _____

Color (Please Specify)

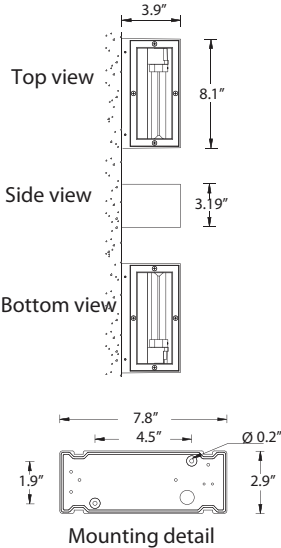
☐ 01-Black - RAL 9011	☐ 02- Dark Grey - RAL 7043
☐ 03-White - RAL 9003	☐ 04 - Metallic Silver - RAL 9006
☐ 05-Matt Silver - RAL 9006	☐ 07- Custom - RAL _____
☐ 06-Bronze -RAL 6014	

Note

- Mounts over a horizontally installed single gang junction box
- Integral Electronic control gear.

Option (Please Specify)

☐ F - Lightly Frosted Lens



Head Office:
3302 NW 211th Terrace
Hillsboro,
Oregon
97125
USA

Tel: 503-645-0500
Fax: 503-645-8100
Email: info@ligmanlightingusa.com
Website: www.ligmanlightingusa.com

Ligman Lighting USA reserves the right to change specifications without prior notice.



S4



PARADOX 4

4" ARCHITECTURAL IN-GRADE LED (LINE VOLTAGE)

DESCRIPTION
Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for up lighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, landscape materials, and are IC rated up to 35 watts for wood or insulation applications as well. They are ideal when aperture size or luminaire depth is a priority.

SPECIFICATIONS
DOOR MATERIAL: Die cast bronze or stainless steel.

HOUSING: Die cast bronze and injection molded thermoplastic. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments

LAMP TYPE:
LED Monochromatic LED, 9W

VOLTAGE: See ordering guide.

LIGHT DISTRIBUTIONS: See ordering guide.

LENS / SEAL: Tempered clear flat borosilicate glass. The patent pending door/lens seal uses proprietary knife edge technology to secure the assembly to the housing. Two captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

FIXTURE AIMING: The Paradox™ Series uses optical aiming filters with the LED light source when the TKO kit is ordered. The TKO kit consists of 4 filters: 5°, 10° and 15° tilt and 5° axial spread.

CONDUIT ENTRIES: Two 1/2" NPT side entries standard, two 1/2" bottom entries are optional.

ACCESSORIES: See ordering guide for a list of accessories.

POWER MODULE: Integrally mounted modular LED driver, prewired for easy installation and maintenance.

POWER SUPPLY: Integrally mounted transformer.

FINISH: Natural bronze or stainless steel with a brushed finish.

LISTING: CSA, CSA_{US}

RATED: IC, non-IC, ground mounted recessed.

SUITABLE FOR WET LOCATIONS *IP67*



TYPE		JOB NAME			
PART NUMBER					
Model	Material	Lamp Type	Voltage	Distribution	
Lens	Conduit	Accessories	Lamp	Options	Listing

APPROVALS

©2013 Acuity Brands Lighting, Inc.
Revised 2/15/13
PDX4_LINEV_LED

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

20660 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 866.533.9901
Fax: 866.533.5291
www.hydrel.com

Recessed wall luminaire - stainless steel

Housing: Constructed of die cast and extruded aluminum with integral wiring compartment. Mounting tabs provided.

Enclosure: All stainless steel faceplate, 1/4" thick. 1/8" thick, tempered clear glass with white translucent coating. Faceplate is secured by two (2) flat socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

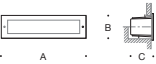
Electrical: 6.7 W LED luminaire, 8.2 total system watts, -30° C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4).

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: #4, brushed stainless steel. Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

UL listed, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP64.

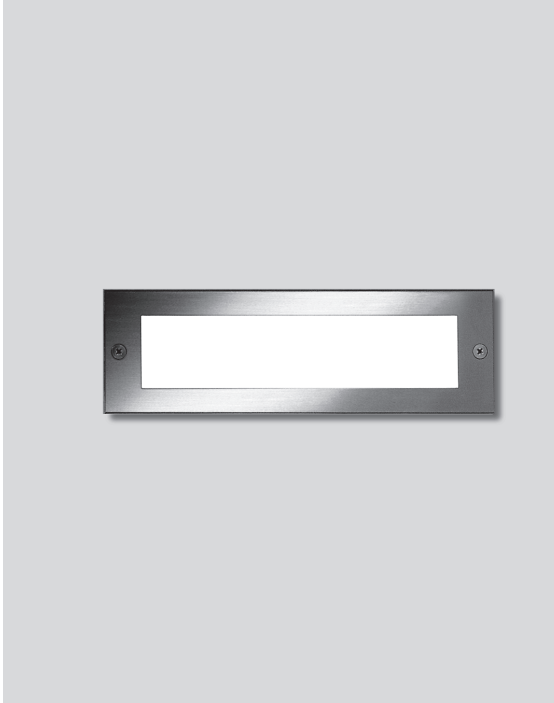
Luminaire Lumens: 93
Tested in accordance with LM-79-08



	Lamps	A	B	C
2131LED ADA	6.7 W LED	10 ³ / ₈	3 ¹ / ₈	4

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2012 Updated 10/12

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



S5

S6



Date: _____ Type: _____
Firm Name: _____
Project: _____

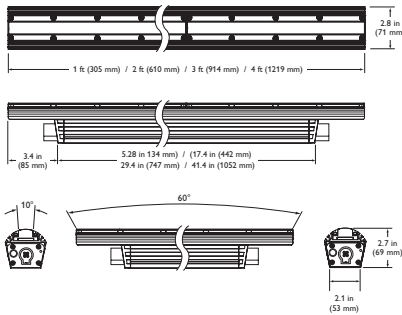
iW Graze MX Powercore

10° x 60° beam angle

Premium linear exterior LED wall grazing fixture with intelligent white light

iW Graze MX Powercore features the most light output in our line of intelligent white light grazing fixtures for high-intensity multi-story façade and surface illumination. Featuring Powercore technology, fixtures process power directly from line voltage, eliminating the need for external power supplies. These high-performance fixtures use channels of cool, neutral, and warm white LEDs to produce color temperatures ranging from 2700 K – 6500 K. Four fixture lengths and five beam angles support a large range of façade or surface illumination applications.

For detailed product information, please refer to the iW Graze Powercore Family Product Guide at www.philipscolorkinetics.com/ls/intelligentwhite/iwgrazempowercore/



Specifications

Due to continuous improvements and innovations, specifications may change without notice.					
Item	Specification	1 ft (305 mm)	2 ft (610 mm)	3 ft (914 mm)	4 ft (1219 mm)
Output	Lumens*	860	1720	2580	3440
	Efficacy (lm / W)	34.0			
	CRI	82			
	Lumen Maintenance‡	60,000 hours L70 @ 25° C	60,000 hours L70 @ 50° C	60,000 hours L50 @ 25° C	60,000 hours L50 @ 50° C
Electrical	Input Voltage	100 – 277 VAC, auto-ranging 50 / 60 Hz			
	Power Consumption	20 W	40 W	60 W	80 W
Control	Interface	Data Enabler Pro (DMX or Ethernet)			
	Control System	Philips Color Kinetics full range of controllers, including Light System Manager and iPlayer 3, or third-party controllers			
Physical	Dimensions (Height x Width x Depth)	2.7 x 12 x 2.8 in (69 x 305 x 71 mm)	2.7 x 24 x 2.8 in (69 x 610 x 71 mm)	2.7 x 36 x 2.8 in (69 x 914 x 71 mm)	2.7 x 48 x 2.8 in (69 x 1219 x 71 mm)
	Weight	2.1 lb (1.0 kg)	4.6 lb (2.1 kg)	7.1 lb (3.2 kg)	9.3 lb (4.2 kg)
	Housing	Extruded anodized aluminum			
	Lens	Clear polycarbonate			
	Fixture Connectors	Integral male / female waterproof connectors			
	Mounting	Multi-positional, constant torque locking hinges			
	Temperature	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage			
	Humidity	0 – 95%, non-condensing			
	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/			
	Certification	UL / cUL, FCC Class A, CE, PSE, C-Tick			
Certification and Safety	Environment	Dry / Damp / Wet Location, IP66			

* 1 ft (305 mm) lumen output measurements comply with IES LM-79-08 testing procedures. 2 ft (610 mm), 3 ft (914 mm), and 4 ft (1219 mm) measurements are estimated based on the 1 ft (305 mm) measurements.

‡ L70 = 70% lumen maintenance (when light output drops below 70% of initial output). L50 = 50% lumen maintenance (when light output drops below 50% of initial output). Ambient luminaire temperatures specified. Lumen maintenance calculations are based on lifetime prediction graphs supplied by LED source manufacturers. Calculations for white-light LED fixtures are based on measurements that comply with IES LM-80-08 testing procedures. Refer to www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

PHILIPS

S7

OUTDOOR LED FTD/4

recessed LED wet location downlight

Spec Sheet

LED

0-080.2

WET LOCATION – OUTDOOR APPLICATION – WET LOCATION – OUTDOOR APPLICATION – WET LOCATION – OUTDOOR APPLICATION – WET LOCATION

FEATURES

Outdoor LED FTD/4 is a wet location downlight employing LED technology. Reflector design minimizes aperture brightness with a shielding angle of 40°. Fixture is only 6 7/8" deep.

Fixture is powered by an integral Philips Fortimo DLM remote phosphor LED module, dimmable to 10% with a 0-10 volt dimmer, with a CRI of 80 and a 5-year warranty from Philips. Fixture may be specified with modules of 1100, 1300 or 2000 lumen light output and with 2700K, 3000K, 3500K or 4000K color. See tables on the reverse for system wattages and luminaire efficacies.

Other features include:

- life: 35,000 hours at 70% of initial light output (IESNA LM80-2008)
- operational range: tolerates temperatures as low as -20° C (-4°F)

Reflector mounts a 3/32" thick prismatic glass lens which protects the lamp from a direct spray of water. Reflector assembly is attached to the fixture housing with positive torsion springs that pull the reflector flange tight to the ceiling. Reflector assembly is secured to the fixture housing by a safety chain.

Reflector is available in three clear natural aluminum finishes — semi-specular (C), slightly diffuse (V) or fully diffuse (EC) — as well as champagne gold and black Alzak®. Other reflector finishes are available on special order.

Outdoor LED FTD/4 includes a pair of mounting bars (3/4" x 27" C channel). Specialty bars for wood joist and T-bar installations are also available.

APPLICATIONS

Fixture is listed for Wet Location with a covered ceiling only. Fixture is prewired with thermal protector, approved for ten #12 wire 90° branch circuit pull-through wiring and suitable for use in a fire rated ceiling. Fixture with an 1100 lumen module is Title 24 (2008) compliant. All fixtures are RoHS compliant. Removal of the reflector allows access to the junction box.

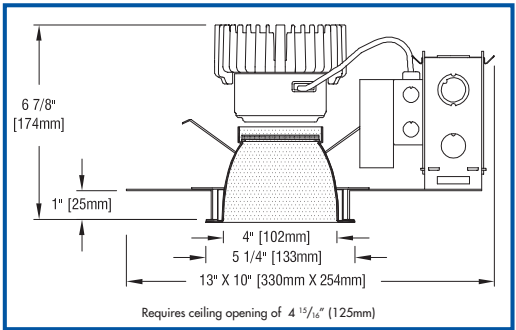
FULLY SUSTAINABLE

Outdoor LED FTD/4 is fully sustainable. Both critical components – the LED module (diode array) and the driver (power conditioner) – can be replaced through the aperture with a screwdriver. Both components are, and will remain, available from Edison Price Lighting.

MODIFICATIONS AVAILABLE

Contact factory with quantity for pricing; orders may require shop drawing approval.

- CONC-**: luminaire suitable for poured-in-place **concrete**; add CONC- as prefix to Product Code.
+2"CLG: luminaire suitable for installation in **2" thick ceiling** material; add +2"CLG to Product Code.
+MAR: reflector suitable for **marine** environments; add +MAR to Product Code.



PRODUCT CODE

For complete product code, list basic unit and select one item from each following box.

Basic Unit SHW-LED
NOTE: Standard driver is dimmable to 10% with a 0-10 volt dimmer.

Light Output	
1100 lumens	1100
1300 lumens	1300
2000 lumens	2000

Light Engine Color	
2700K (CRI 80)	2700
3000K (CRI 80)	3000
3500K (CRI 80)	3500
4000K (CRI 80)	4000

Voltage	
120 volt service	120
277 volt service	277

Reflector Color and Detail	
Semi specular Clear	COL
Slightly diffuse Clear	VOL
Fully diffuse Clear	ECOL
Champagne Gold	GOL
Black	BOL
Other reflector finishes available on special order.	
Overlap Flange continues reflector finish. White painted flanges and custom painted flanges are available on special order. Add WF (white flange) or CCF (custom color flange).	

OPTIONS

Specify by adding to the basic unit.

Dimmable standard driver is dimmable to 10% with a 0-10 volt dimmer and is suitable for either 120 or 277 volt operation.

EDISON PRICE
LIGHTING

41-50 22ND STREET, LIC NY 11101 TEL 718.685.0700 FAX 718.786.8530 www.epl.com
U.S. Patent No. US 7,744,256 B2 (June 29, 2010)
©Copyright, Edison Price Lighting 2012

11:12

S8

LIMBURG Collection

Type:
LIMBURG Product #:
Project:
Voltage:

Surface and wall mounted LED and metal halide luminaires with **symmetrical** light distribution

Material: Housing constructed of aluminum with a polished aluminum finish (L6695), or a brilliant white finish, similar to RAL 9003 (L6913).

Glass: Hand blown crystal glass, partially frosted, with thread.

Electrical: 6.5W LED luminaire, 12 total system watts, -25° C start temperature. Integral 120V through 277 V electronic LED Driver, 0-10 V dimming. Standard LED color temperature is 3000K (available in 4000K; add suffix K4).

Installation: Mounts directly to standard 4" octagonal wiring box (by others) using BEGA mounting kit.

Reflector: Anodized reflector of pure aluminum

UL listed, suitable for damp locations.

Weight: 2.0 lbs.

Luminaire Lumens: 318
Tested in accordance with LM-79-08



Brilliant White	Polished Aluminum	Lamp	A	B
L 6913	L 6695	6.5 W LED	4 7/8	3

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2012 Updated 10/12

S9



High CRI, high luminous flux, multi-chip LED module developed specifically to lower the perceived surface brightness of the LED, while providing high efficiency with minimal complexity.

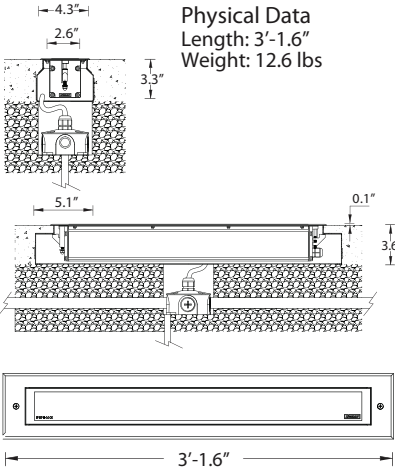


LUMINAIRE SPECIFICATION



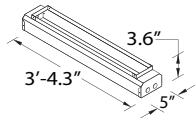
PROJECT : _____ DATE : _____
LOCATION : _____
QUANTITY : _____ NOTE : _____

IP67 : Suitable for Wet Locations



Physical Data
Length: 3'-1.6"
Weight: 12.6 lbs

Accessories
Recessing box in aluminium (for recessed in concrete)
Model A60551



U60325

Light linear inground uplight LEDs luminaire

Product Type

Light linear luminaires are designed to be multi-functional, offering a wide range of lighting solutions and dramatic highlighting effects on architectural facades of buildings. They are suitable for many applications including commercial, historic or modern architectural interiors and exteriors. The luminaires have features such as long life, limited maintenance and constant lifetime performance. The cool lens is perfect for public and pedestrian areas. The luminaires use a high quality LED source with low energy consumption and long service life 60,000 – 80,000 Hrs. The different length options allow the luminaire installation to be tailored exactly to the architectural structure.

The Luminaire is rated as class I with the high power LED integral driver, and class II when using a remote LED driver. A small profile low copper content die-cast aluminum and extruded aluminum body with high corrosion resistance. Power is provided through a single PG11 watertight cable gland and 4ft of Outdoor Submersible #18/3 SOOW 600V power cable. Two PG11 cable glands are available upon request. Stainless steel mounting hardware. Durable silicone rubber gasket and clear toughened 8mm / 0.13" thickness glass with a walk over rating of 500 Kg /1000lb maximum load. Anodized high purity aluminum reflector offering a choice of asymmetrical or bi-symmetrical reflectors. For use with T5 fluorescent lamps, operating from an integral electronic ballast. The luminaire is available in 4 lengths with a standard stainless steel frame. Main housing is treated with a chemical chromitized protection before powder coating, ensuring high corrosion resistance. The recessing box is an accessory and must be ordered separately.

There are two types of LED lamp sources. One being a high power LED with three different beam distribution options or SMD (LED). Both types are available in red, blue, yellow, green and white 3000K, 4000K, 5000K. Consult factory for additional colors.

Lamp

☐ 27 White LED 27w

(For More Lamp options please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

Voltage (Please Specify)

☐ 120V
☐ 277V
☐ Other _____

Note

- Integral Electronic driver.



☐ (E) Elliptical beam 12°x40°



☐ (W) Wide beam 40°



☐ (N) Narrow beam 12°



Head Office:
3302 NW 211th Terrace
Hillsboro,
Oregon
97125
USA

Tel: 503-645-0500
Fax: 503-645-8100
Email: info@ligmanlightingusa.com
Website: www.ligmanlightingusa.com

Ligman Lighting USA reserves the right to change specifications without prior notice.



S10



Specialized Lighting Solutions, Inc.

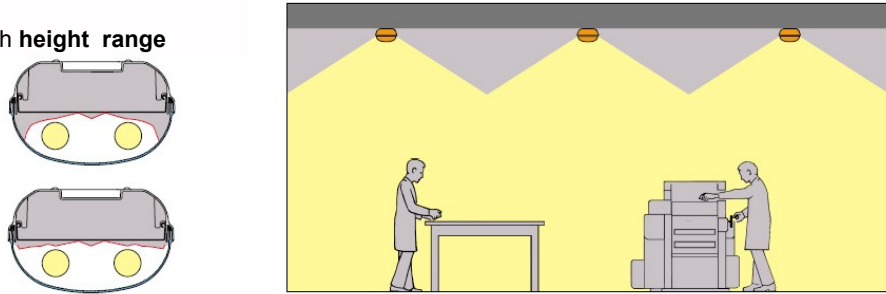
LINDA TRANSPARENT DIRECT-INDIRECT DISTRIBUTION

Reflector Accessories

By using **Parabolic Asymmetric Reflector** in high-reflectance aluminum for T8 lamps and for T5 lamps, the luminaries' luminous efficiency is increased thus optimizing illumination **in the usable working area** and allowing a consequent saving in energy and operating costs.

Wide reflectors

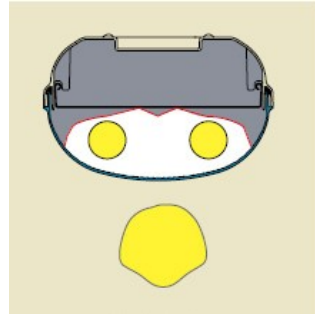
Application in rooms with **height range from 9 to 18 feet.**





Specialized Lighting Solutions, Inc.

LINDA TRANSPARENT DIRECT-INDIRECT DISTRIBUTION



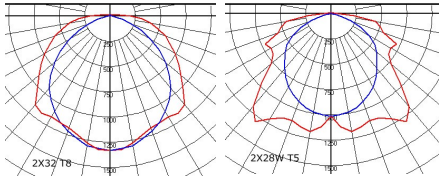
Parabolic flow reflector **wide** direct distribution, for luminaires 6 inches wide.

Luminaire	Reflector Code
2x32 T8	16 MRA
2x28 T5HE	16 RTA
2X54 T5HO	16 RTA

IES File No.

5020166 - 3F Linda 2x32+16MRA

5020666 - 3F Linda 2x28 T5 HE+16RTA





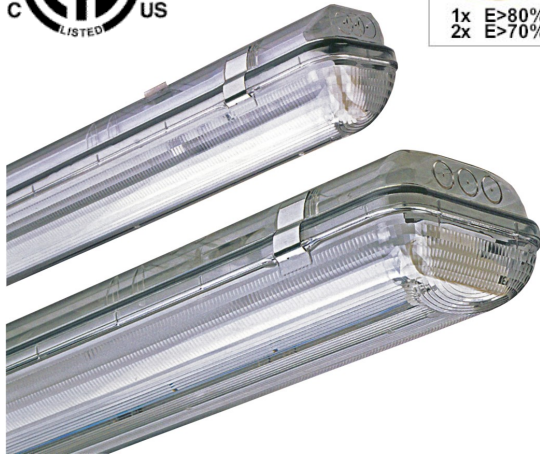
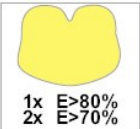
Specialized Lighting Solutions, Inc.

LINDA TRANSPARENT DIRECT-INDIRECT DISTRIBUTION

LINDA TRANSPARENT: For use in car-parks or environments where indirect ceiling and diffused direct lighting is required to supply uniform illumination.

MECHANICAL CHARACTERISTICS:

- **Transparent** housing in self-extinguishing injection molded UV stabilized Polycarbonate.
- **Gasket** :Molded one piece injected long life sealing foam gasket provides.
- **IP65** watertight seal.
- **Diffuser: Transparent** Self-extinguishing injection molded polycarbonate, UV stabilized, with smooth external surface and differentiated prismatic internal surface.
- **Gear-tray reflector unit:** reduced width for a greater indirect distribution, in hot galvanized steel, painted in white polyester, fixed to the housing by means of snap-lock devices in steel. Hinged opening for simple maintenance and installation.
- **Snug fit snap-lock clips**, in **stainless steel**, for diffuser's mounting, vandal-proof opening.



Installation:
Linda offers **quick** and **safe** installation with various types of fixings. The Luminaires are supplied with two types of mounting devices:



Ceiling:
Provided with Pair of metal brackets supplied for quick installation.

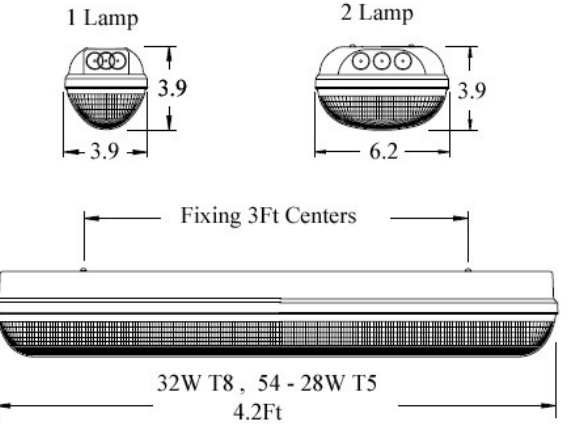


Suspended:
Hook or chain mounting. Provided with a Pair of steel springs supplied for quick install



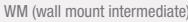
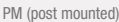
Features:

- **REFLECTORS**
A selection of optional easy to install reflectors for a variety of applications. (See pages 3-4).



ORDERING DETAILS: (DESCRIPTION)	ORDERING NUMBER	OPTIONS
3F LINDA TRANSPARENT 1x32 T8	SLS-LTR-1x32W-T8-xx	EBP-Emergency Battery Pack (Consult Factory)
3F LINDA TRANSPARENT 2x32 T8	SLS-LTR-2x32W-T8-xx	Reflector Options:
3F LINDA TRANSPARENT 1x28 T5	SLS-LTR-1x28W-T5-xx	(16MRA, 16RTA, 16NBH, 16FGP, 16REC, 16TLS,
3F LINDA TRANSPARENT 2x28 T5	SLS-LTR-2x28W-T5-xx	16QST, 16THO, 16UCL, 16GDM, 16ZOQ, 16NQE)
3F LINDA TRANSPARENT 1x54 T5	SLS-LTR-1x54W-T5-xx	
3F LINDA TRANSPARENT 2x54 T5	SLS-LTR-2x54W-T5-xx	

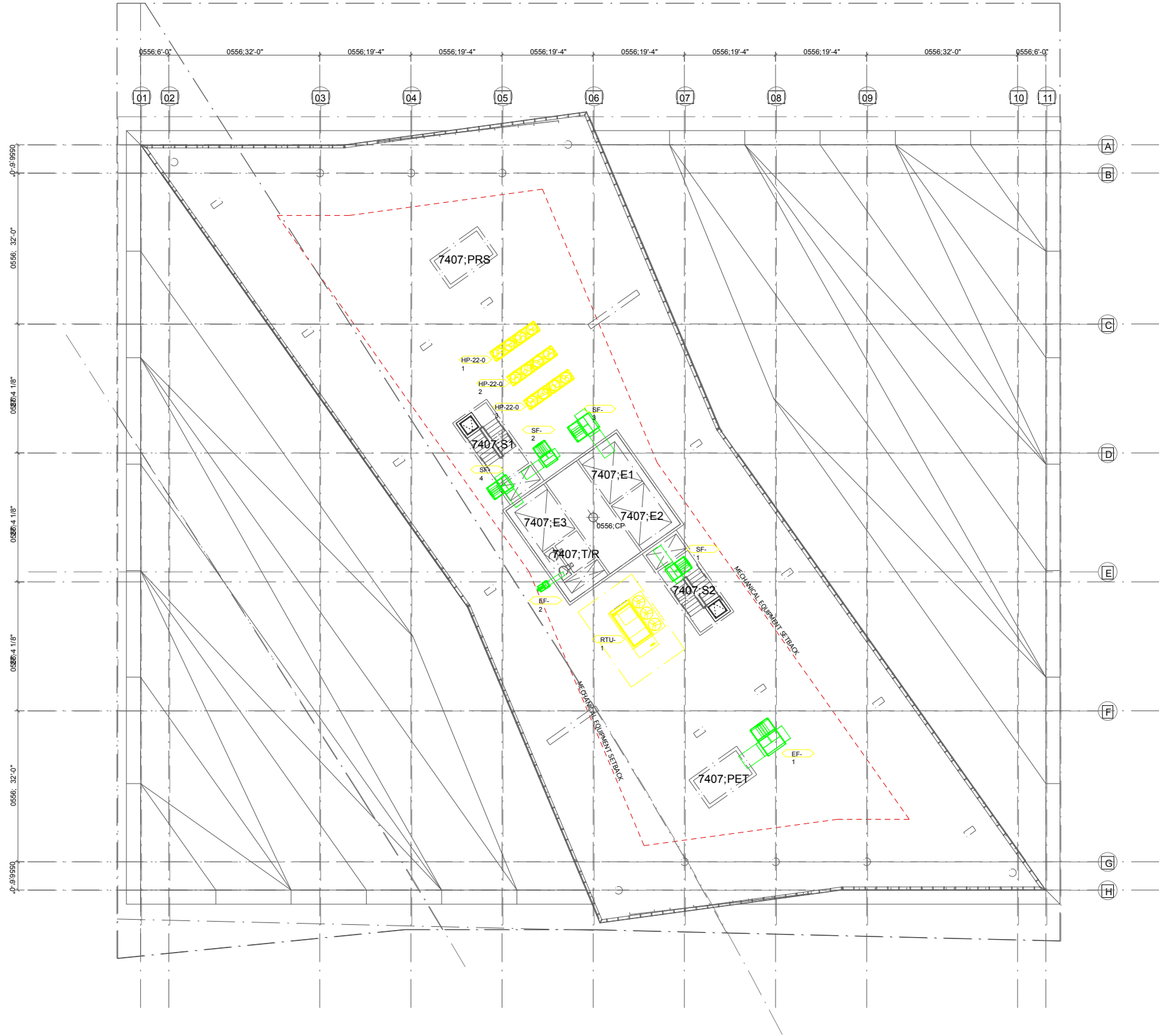
www.slsnw.com
640 NW Silverado Drive, Beaverton OR 97006 Tel: 503-530-8908 Fax: 503-531-0711



io Lighting 1100 Busch Pkwy Buffalo Grove, IL 60089

T 847.777.3900 F 847.777.3901 E info@iolighting.com W iolighting.com

Design Review
Mechanical Roof Top Equipment Plan



Model: PURY-P144YKMU-A (-BS) – DIMENSIONS

PURY-P120,144YKMU-A(-BS)

Unit : mm(in.)

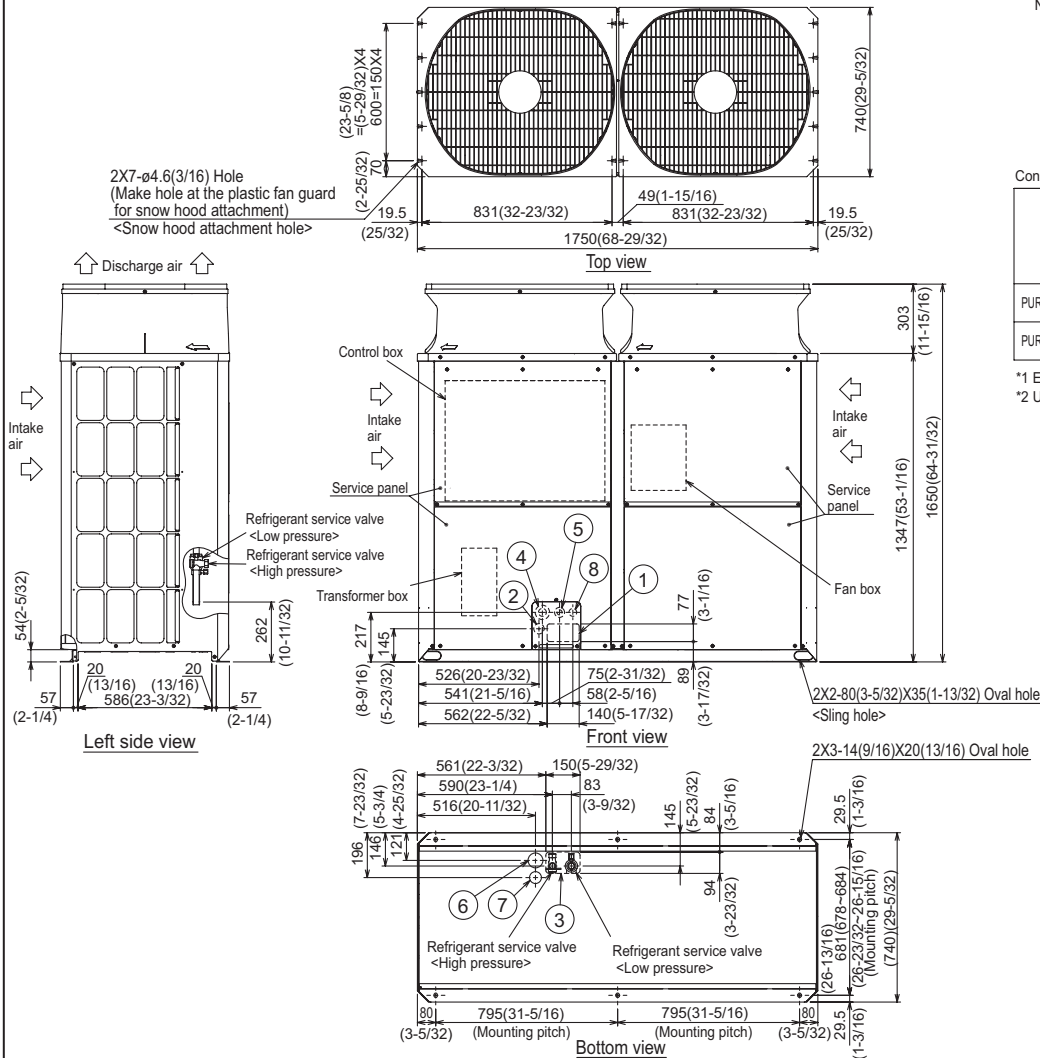
- Note 1.Please refer to the next page for information regarding necessary spacing around the unit and foundation work.
2.At brazing of pipes,wrap the refrigerant service valve with wet cloth and keep the temperature of refrigerant service valve under 120°C(248°F).

Connecting pipe specifications

Model	Diameter			
	Refrigerant pipe		Service valve	
	High pressure	Low pressure	High pressure	Low pressure
PURY-P120YKMU	ø19.05 Brazed (3/4) *2	ø28.58 Brazed (1-1/8) *1	ø25.4 (1)	ø28.58 (1-1/8)
PURY-P144YKMU	ø22.2 Brazed (7/8) *2	ø28.58 Brazed (1-1/8) *1	ø25.4 (1)	ø28.58 (1-1/8)

- *1 Expand the on-site piping and connect to the refrigerant service valve piping.
*2 Use the pipe joint(field supply) and connect to the refrigerant service valve piping.

NO.	Usage		Specifications
①	For pipes	Front through hole	140 × 77 Knockout hole (5-17/32)(3-1/16)
②		Front through hole (Uses when twinning kit (optional parts) is mounted.)	ø45 Knockout hole (1-25/32)
③		Bottom through hole	150 × 94 Knockout hole (5-29/32)(3-23/32)
④	For wires	Front through hole	ø62.7 or ø34.5 Knockout hole (2-15/32) (1-3/8)
⑤		Front through hole	ø43.7 or ø22.2 Knockout hole (1-3/4) (7/8)
⑥		Bottom through hole	ø65 Knockout hole (2-9/16)
⑦	For transmission cables	Bottom through hole	ø52 Knockout hole (2-1/16)
⑧		Front through hole	ø34 Knockout hole (1-11/32)

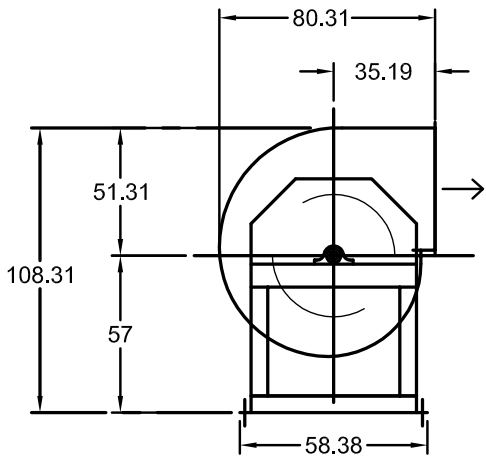


COOLING & HEATING
Live Better

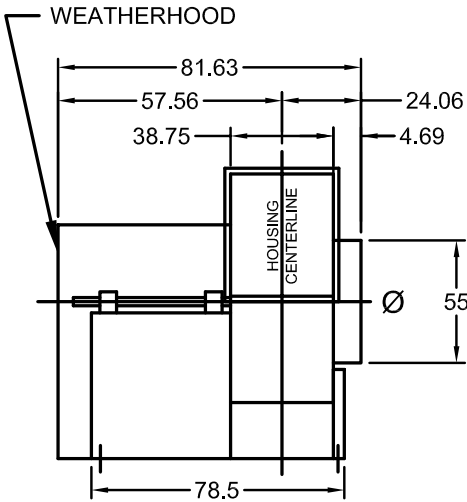
3400 Lawrenceville Suwanee Rd
Suwanee, GA 30024
Tele: 678-376-2900 • Fax: 800-889-9904
Toll Free: 800-433-4822 (H4)
www.mhiavc.com

FORM# PURY-P144YKMU-A (-BS) - 201210
Specifications are subject to change without notice.
© 2012 Mitsubishi Electric & Electronics USA, Inc.

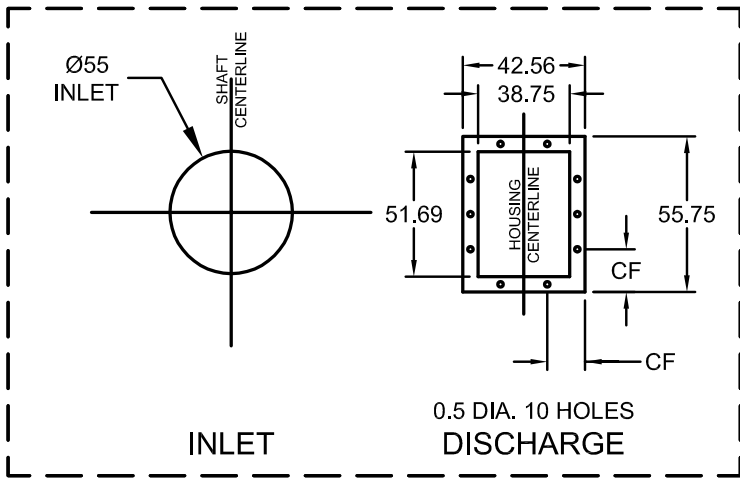
EF - 1
(RELIEF FAN)



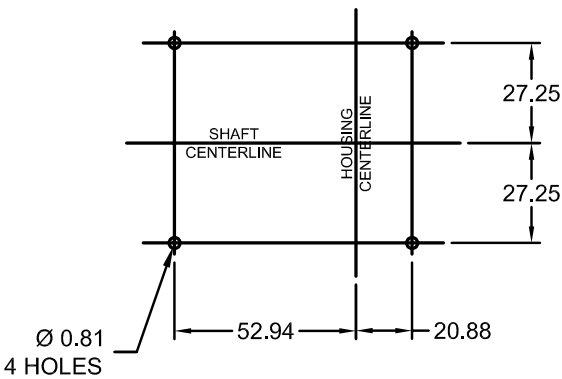
(DRIVE SIDE)
SIDE VIEW



END VIEW



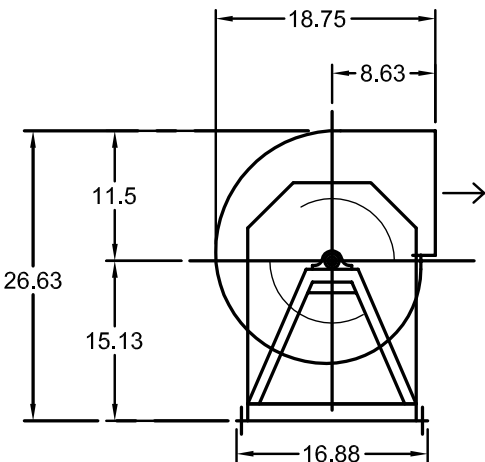
CONNECTIONS



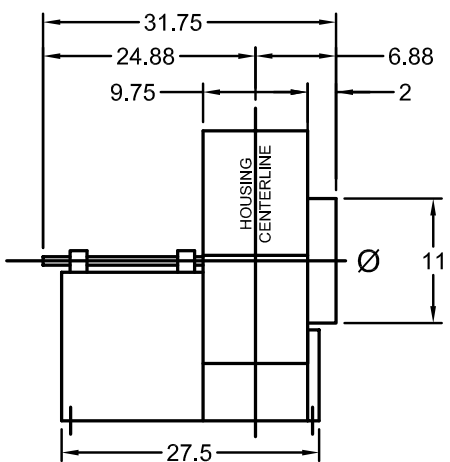
FOOTPRINT

*NOT DRAWN TO SCALE

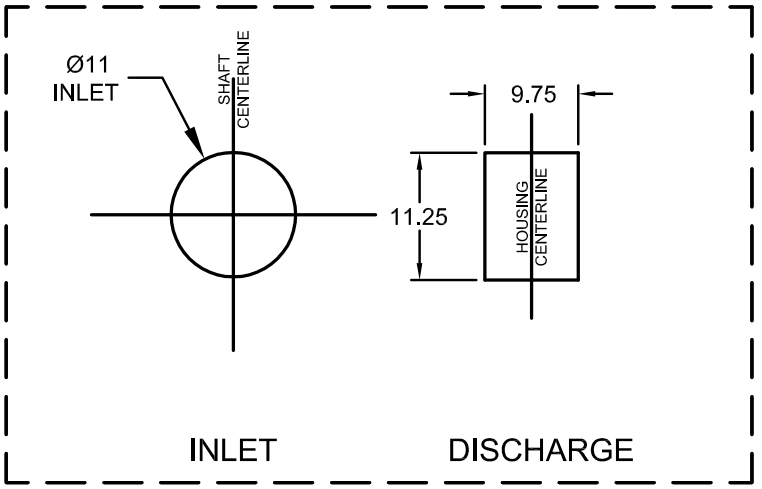
EF - 2
(WASTE CHUTE FAN)



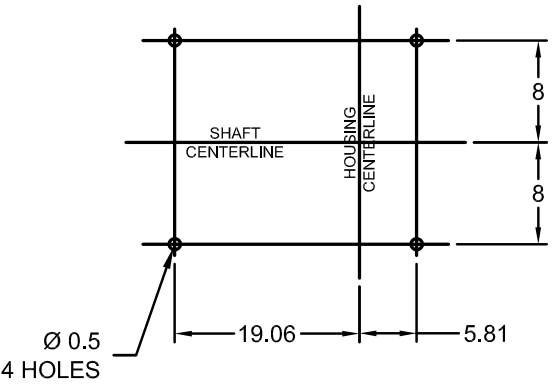
(DRIVE SIDE)
SIDE VIEW



END VIEW



CONNECTIONS

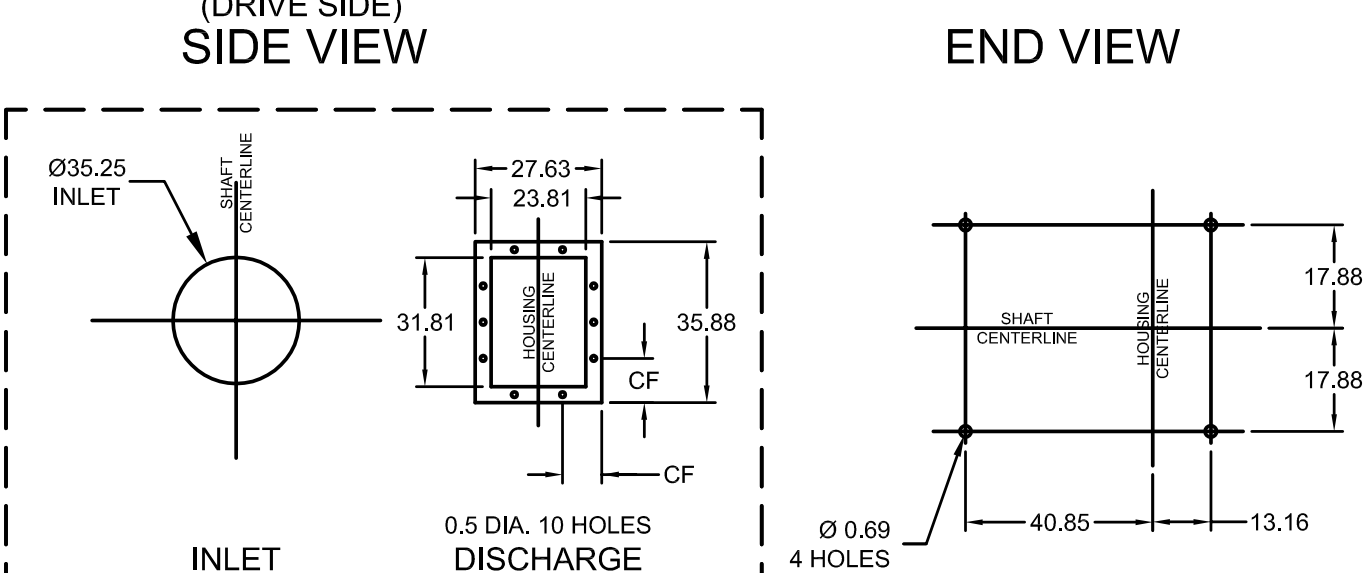
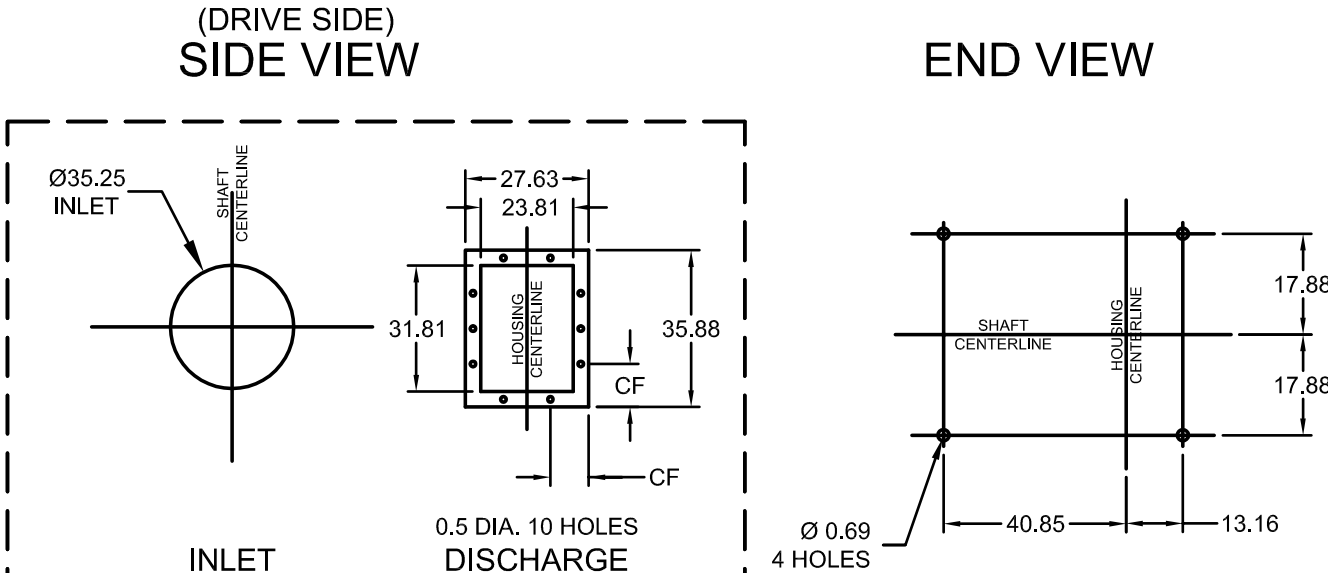
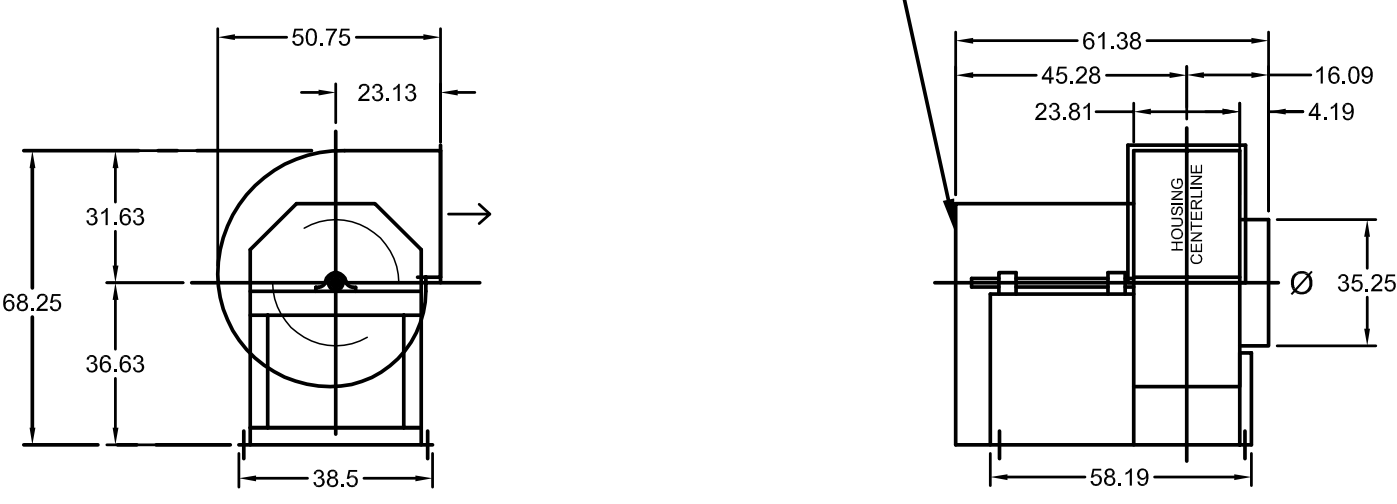
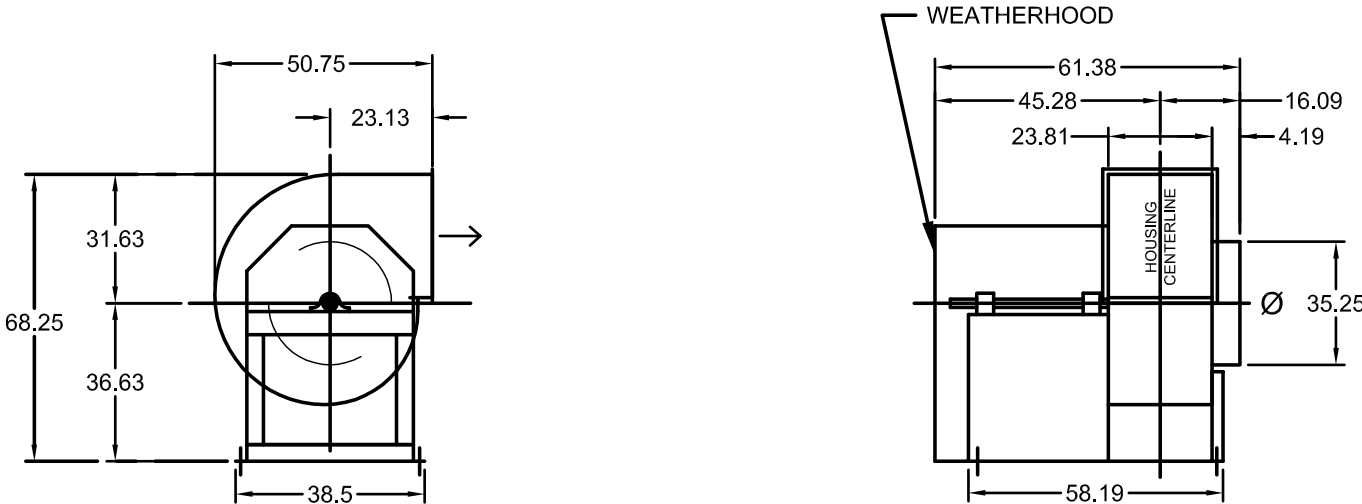


FOOTPRINT

*NOT DRAWN TO SCALE

SF - 1
(STAIR PRESSURIZATION)

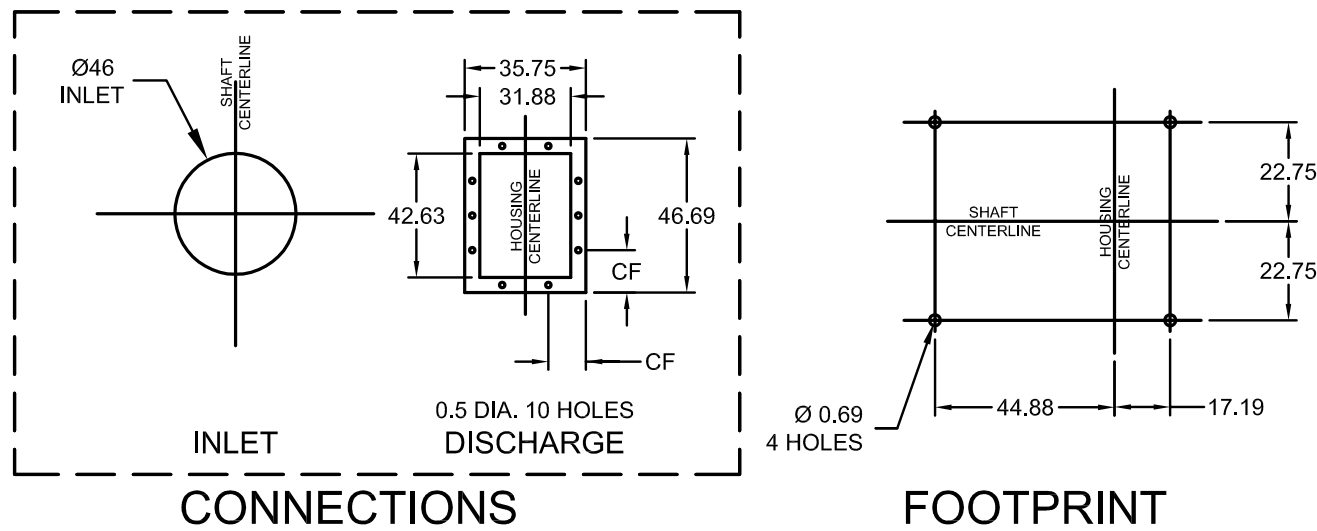
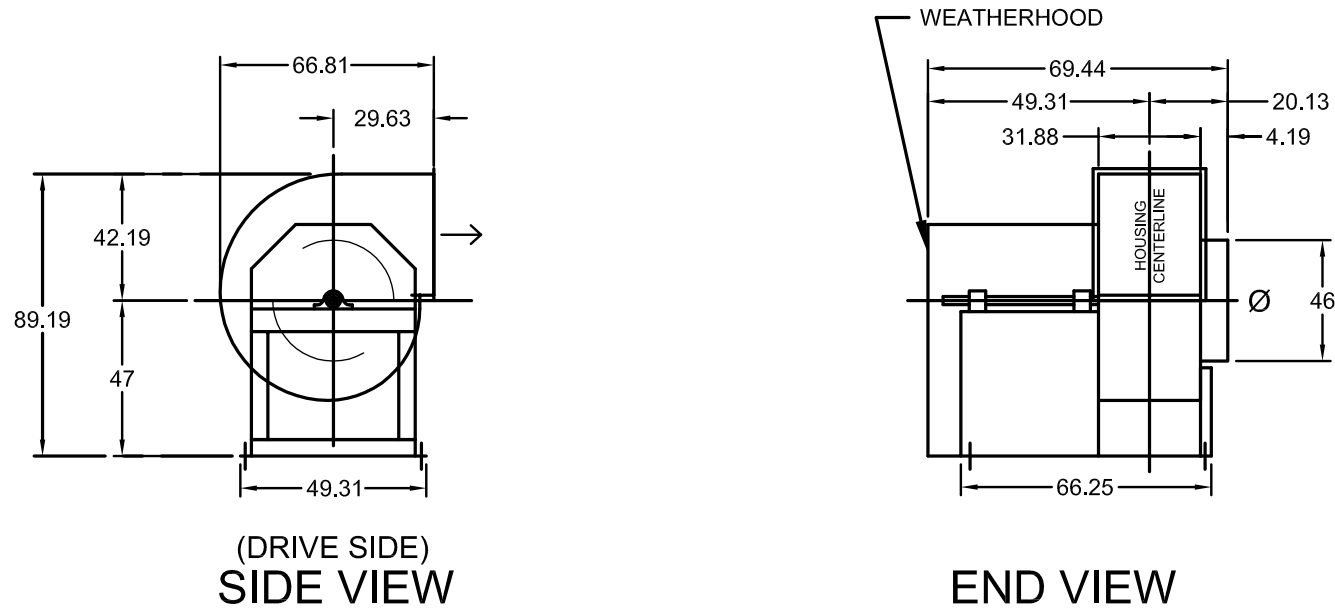
SF - 2
(STAIR PRESSURIZATION)



*NOT DRAWN TO SCALE

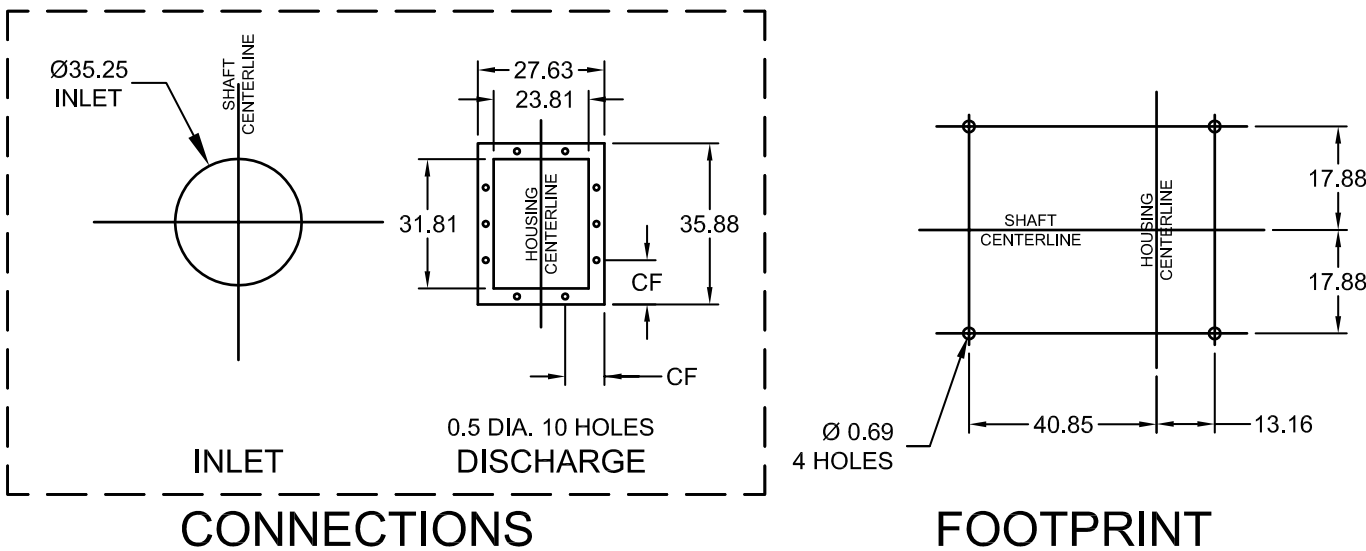
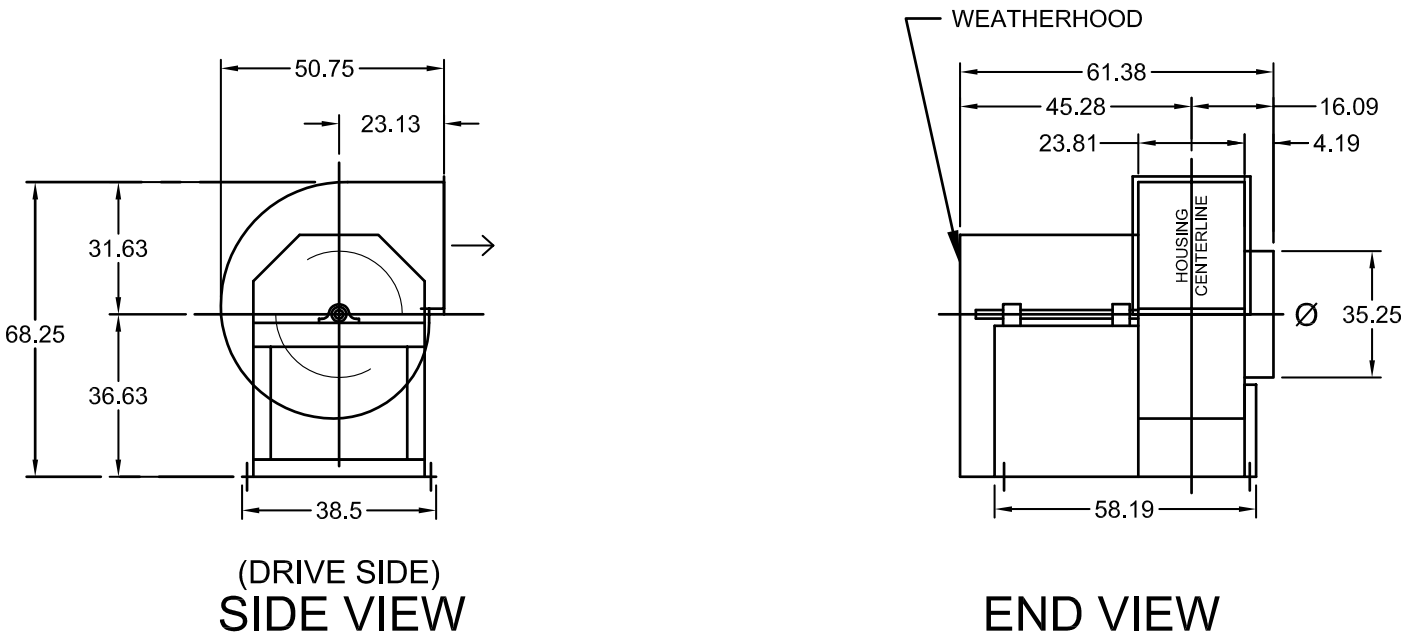
*NOT DRAWN TO SCALE

SF - 3
(2 CAR ELEVATOR PRESSURIZATION)



*NOT DRAWN TO SCALE

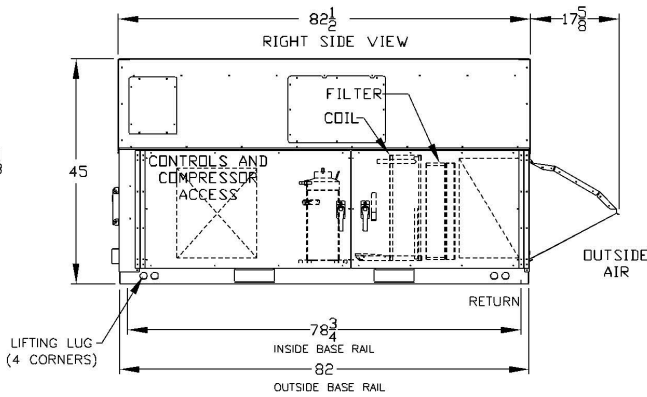
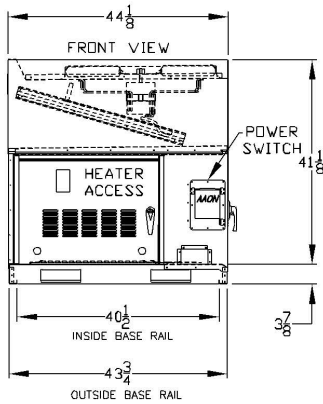
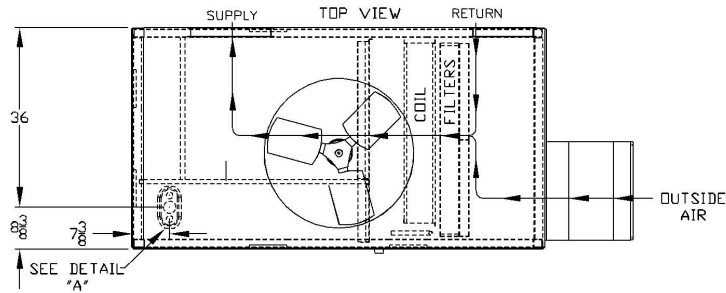
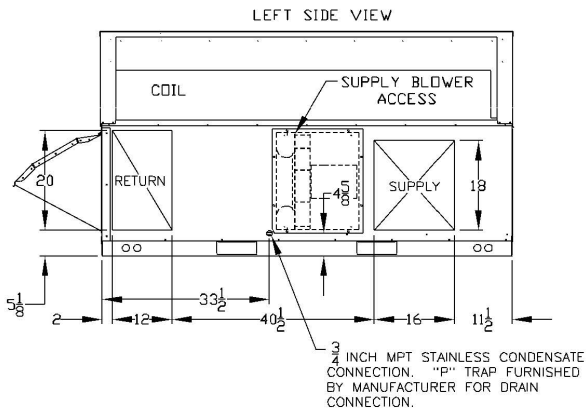
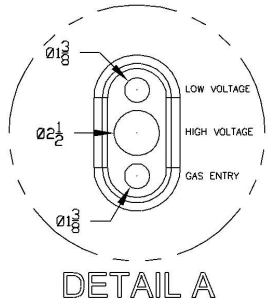
SF - 4
(1 CAR ELEVATOR PRESSURIZATION)



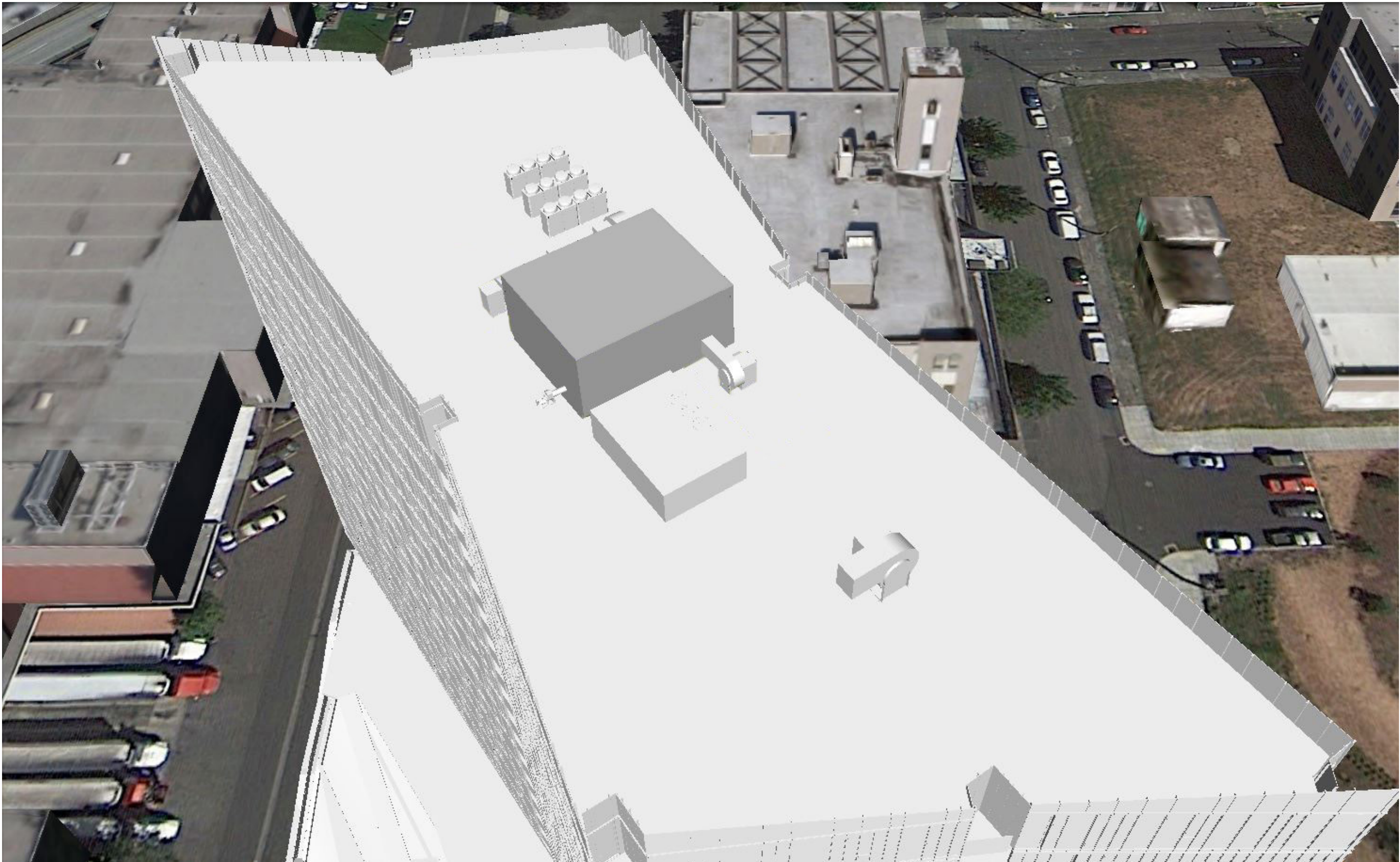
*NOT DRAWN TO SCALE

RTU-1 RQ CABINET
STANDARD HORIZONTAL ~ 1-6 TON

CLEARANCES	
LOCATION	UNIT SIZE ° 1 - 6 TON
OUTSIDE AIR (BACK)	36
HXC (FRONT)	36
LEFT SIDE	24
RIGHT SIDE	48
TOP	UNOBSTRUCTED



RQ-00013 REV:B 04/05/12 JRL
NOTE: ALL DIMENSIONS ARE IN INCHES





VIEW FROM 6TH & COUCH



VIEW LOOKING EAST FROM BSIDE6



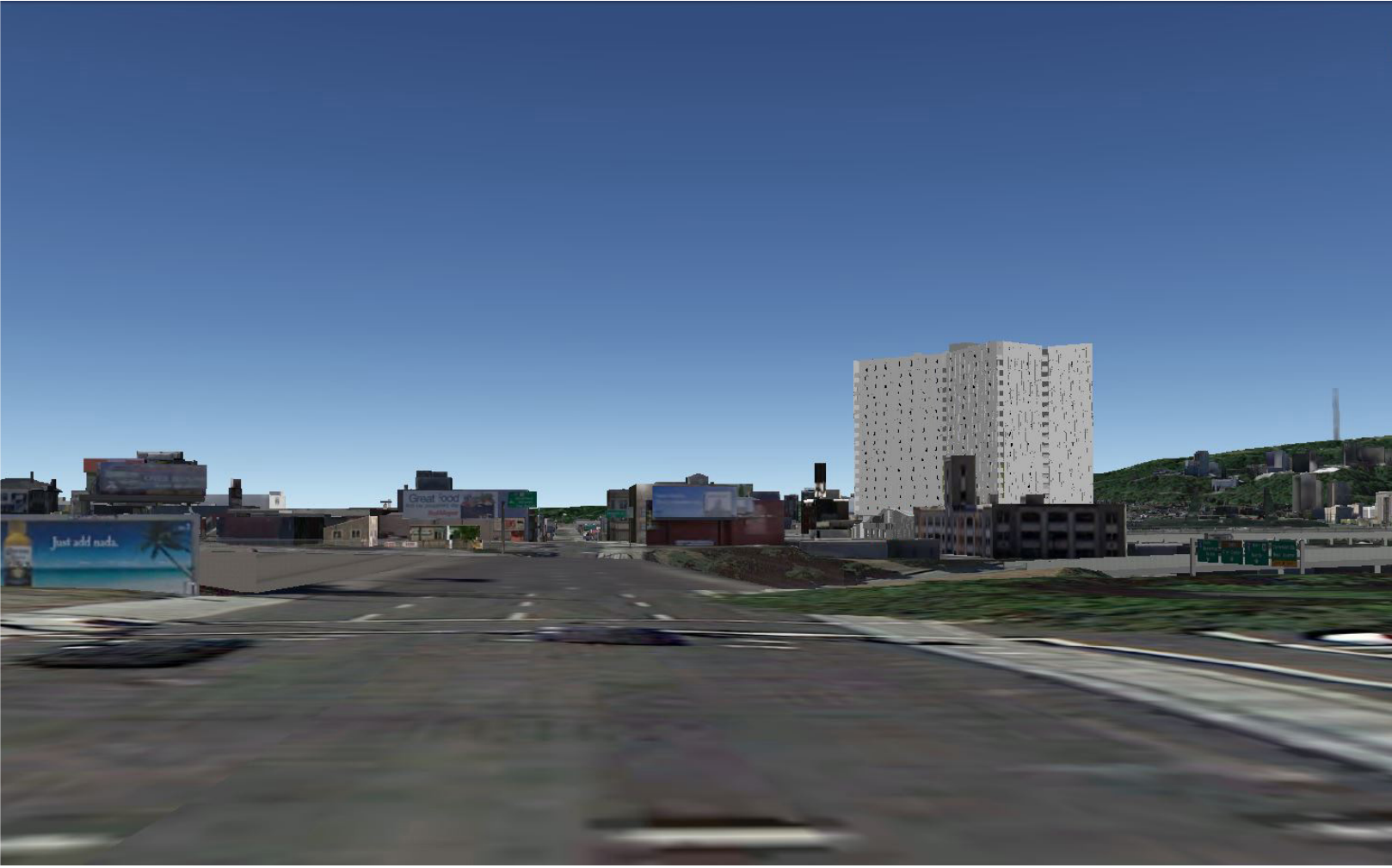
VIEW FROM I-5 SOUTH



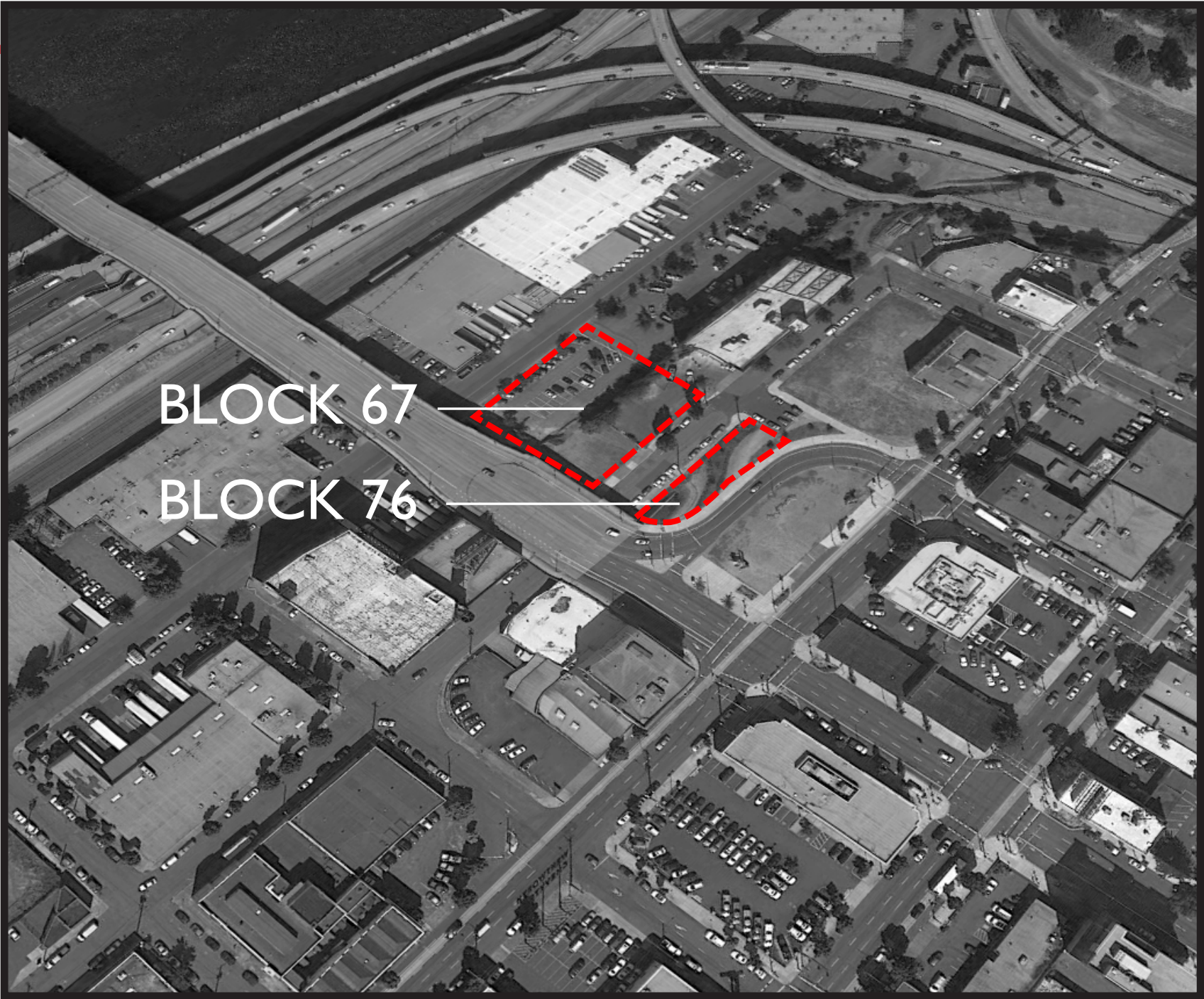
VIEW FROM I-84 EAST ONRAMP



VIEW FROM ACROSS THE BURNSIDE BRIDGE LOOKING EAST



VIEW FROM MLK BLVD LOOKING SOUTH

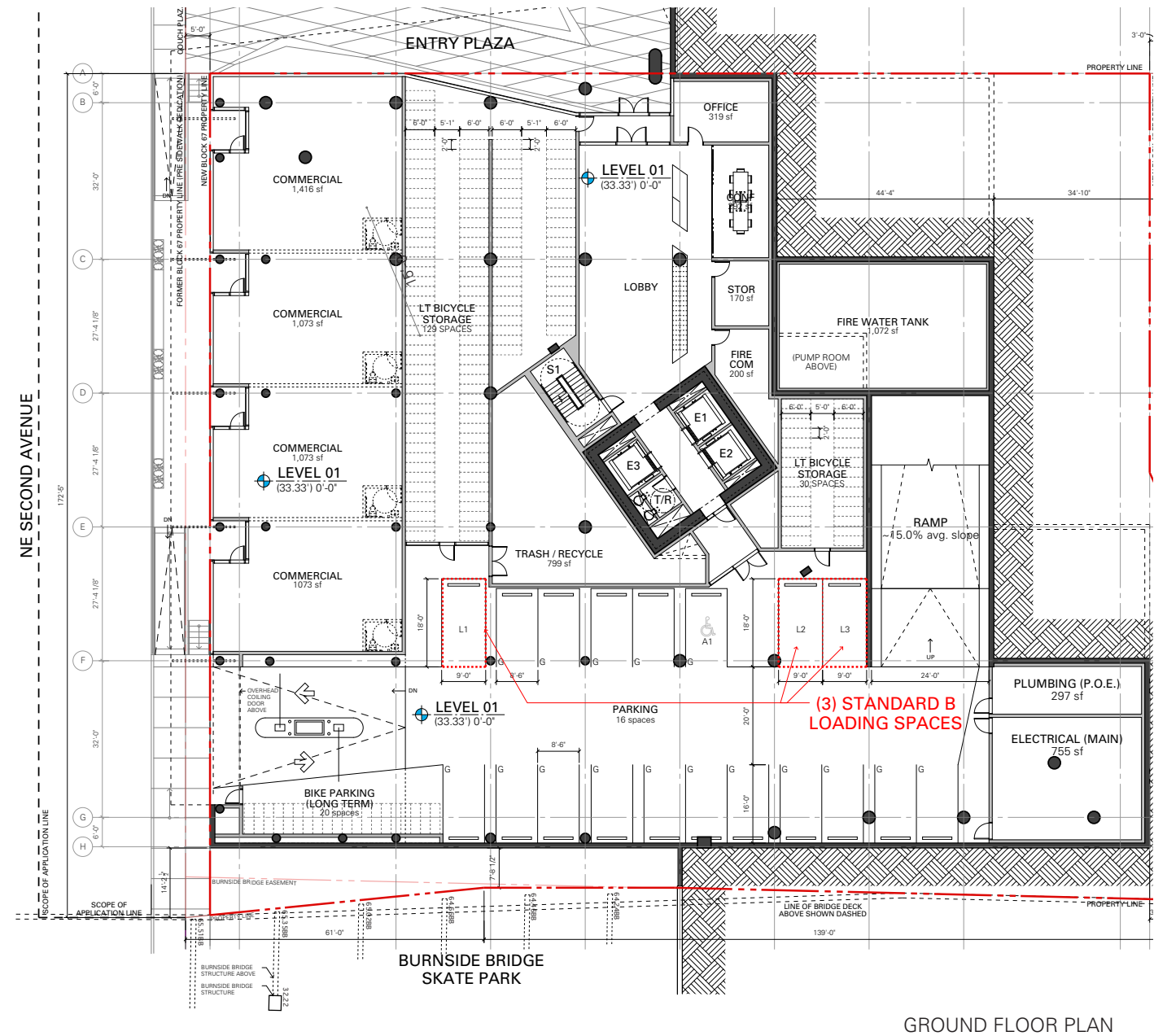








Design Review
Modifications



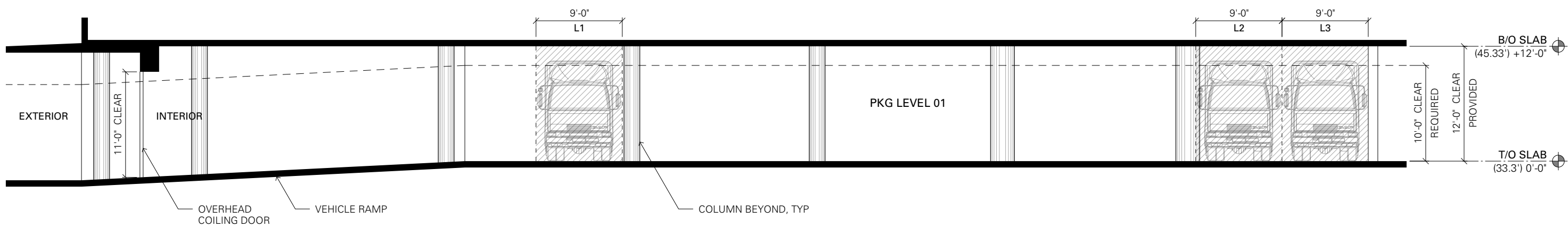
The applicant requests approval for site, usage and building as detailed in the attached architectural drawings with the following modifications:

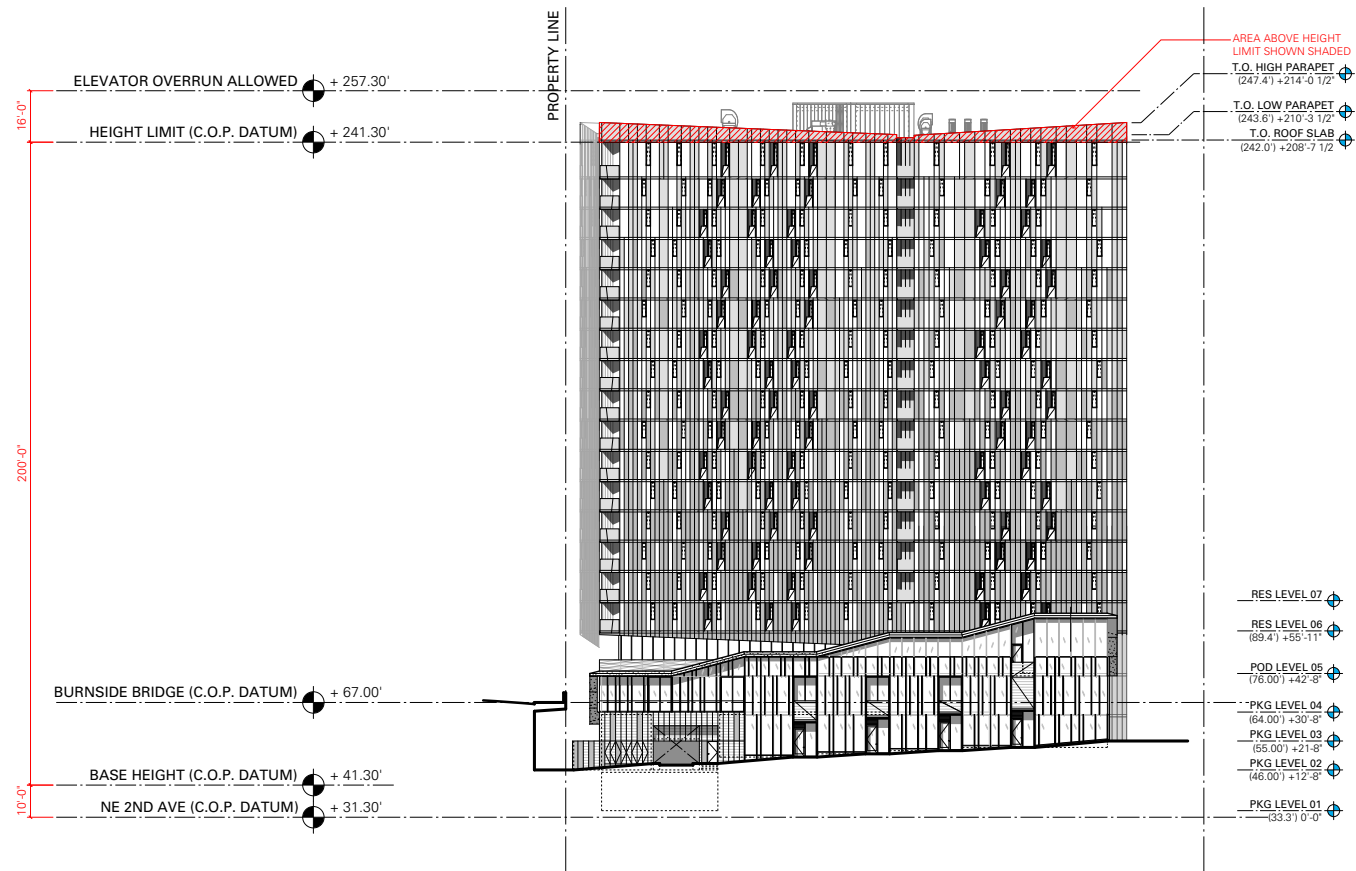
Modification 1:

33.266.310 C2.B Loading Standards

One Standard A loading space required for buildings with 20,000 or more sq. ft., up to 50,000 sq. ft. of floor area in uses other than Household Living.

The applicant requests approval to provide three Standard B parking spaces within the parking garage in place of one Standard A loading space. Due to the site's limited street frontage on NE 2nd Avenue and NE 3rd Avenue and the limited amount of street parking within the neighborhood a large Type A loading space along the street would take away valuable street parking for patrons of the retail spaces within the building. Additionally, providing the height needed within the first level of the parking garage for a larger loading space is also not an option given floor to floor heights have already been minimized to get the required program into the building while still staying close to the height limit. By utilizing three type B loading spaces, both the residential loading and retail loading are accommodated in proximity to core elevators while the project can increase the floor area devoted to active ground floor retail spaces and display windows along the building frontage to the public right-of-way.





Modifications, cont.

Modification 2:

33.510.205.C Height

The applicant is requesting approval on a modification of the maximum building height to accommodate a sloping architectural parapet screen at the tower roof level. The maximum height standard as indicated per map 510-3 is 200'. The maximum building height measurement is established per 33.930.050.A.2 Measuring height Base Point 2 where the highest grade on the site is more than 10 feet above the lowest grade per figure 930-7. The lowest grade on the site is +31.30' and based on the zoning code height measurement guidelines, the base line of measurement for the building height is +41.30'. The calculated maximum building height is 241.3'.

The sloping parapet establishes an architectural expression to the building form and adds visual interest to the tower skyline. The parapet slopes from a low point of 243.63' to a high point of 247.4'; 2'-4" and 6'-0 1/2" respectively over the established maximum building height of 241.3'. The elevator overrun will not exceed the maximum allowable height of 16' above the maximum building height.

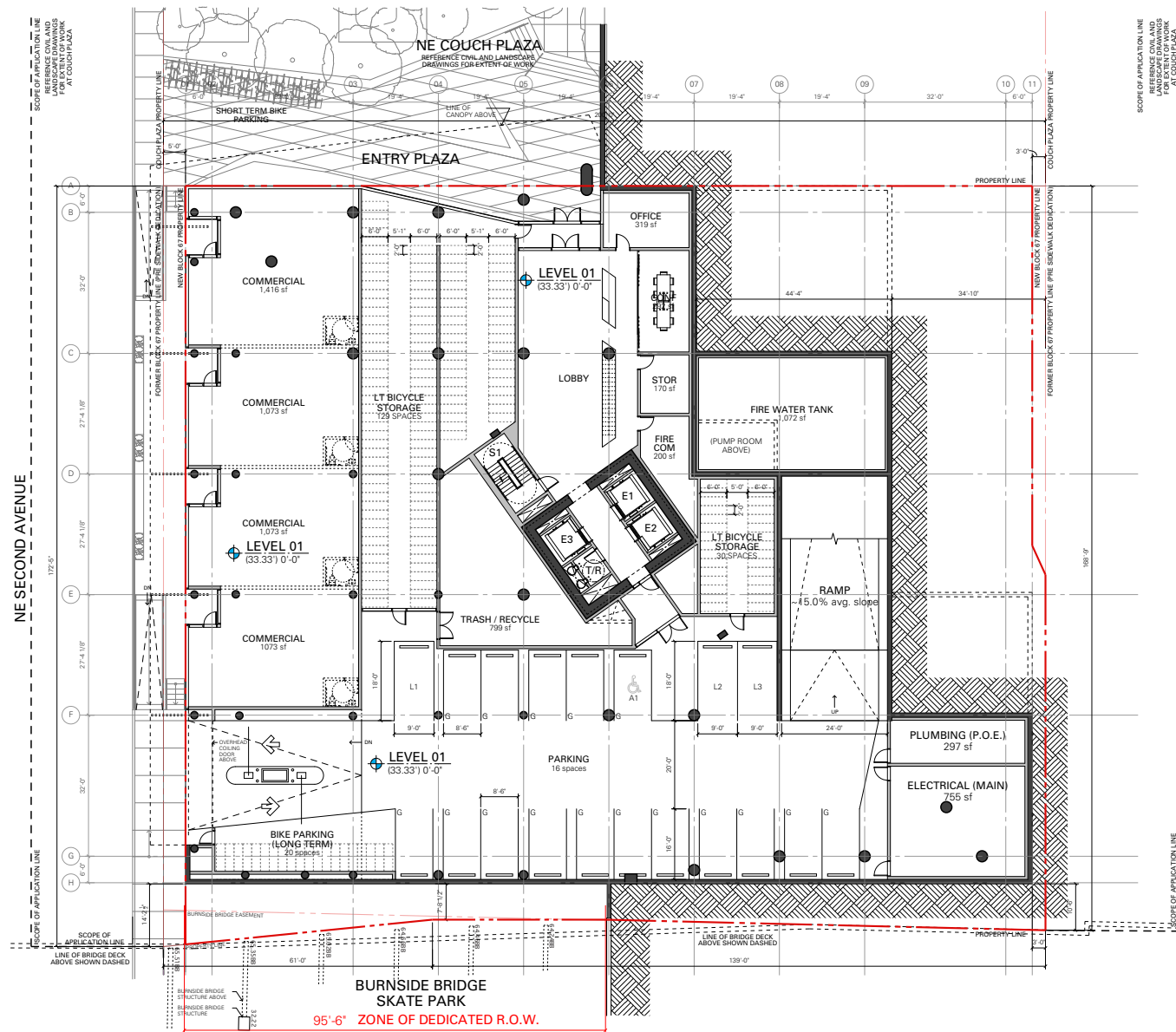
To achieve a financially viable development project, the design utilizes a minimal floor-to-floor height for both the podium and residential levels. The 16 residential stories at the current tower footprint are required to achieve financial feasibility for the project. Additionally, the location of the BES Big Pipe, the flood plain elevation, and the presence of unstable soil all cause a condition where excavation is not financially feasible. This hardship along with the desire to provide an interesting top edge to the building contributes to the need to request a modification to the maximum building height.

Modifications cont.,

Modification 3:

33.140.230 Ground Floor windows in EX Zone

The lot line along the southwest portion of site abuts a dedicated right-of-way, which is defined as a street in the Zoning Code and would necessitate meeting the ground floor window requirements. The applicant requests a modification to this development standard due to the unique condition of this site. This section of the site is at an elevation below the Burnside Bridge and adjacent to the Burnside Bridge Skate Park. Through discussions with representatives from the skate park, having a main entrance to a retail or amenity use adjacent to the skate park was determined to be non-desirable given the raw urban character of the skate park. The project proposes to enhance the relationship of the project to the skate park by incorporating a board formed structural wall in place of a main entrance requirement that would relate to the geometric forms of the skate park and industrial vocabulary of the bridge structure. The applicant feels that due to our unique situation the proposed solution better meets the intent of the standard, than ground floor windows.



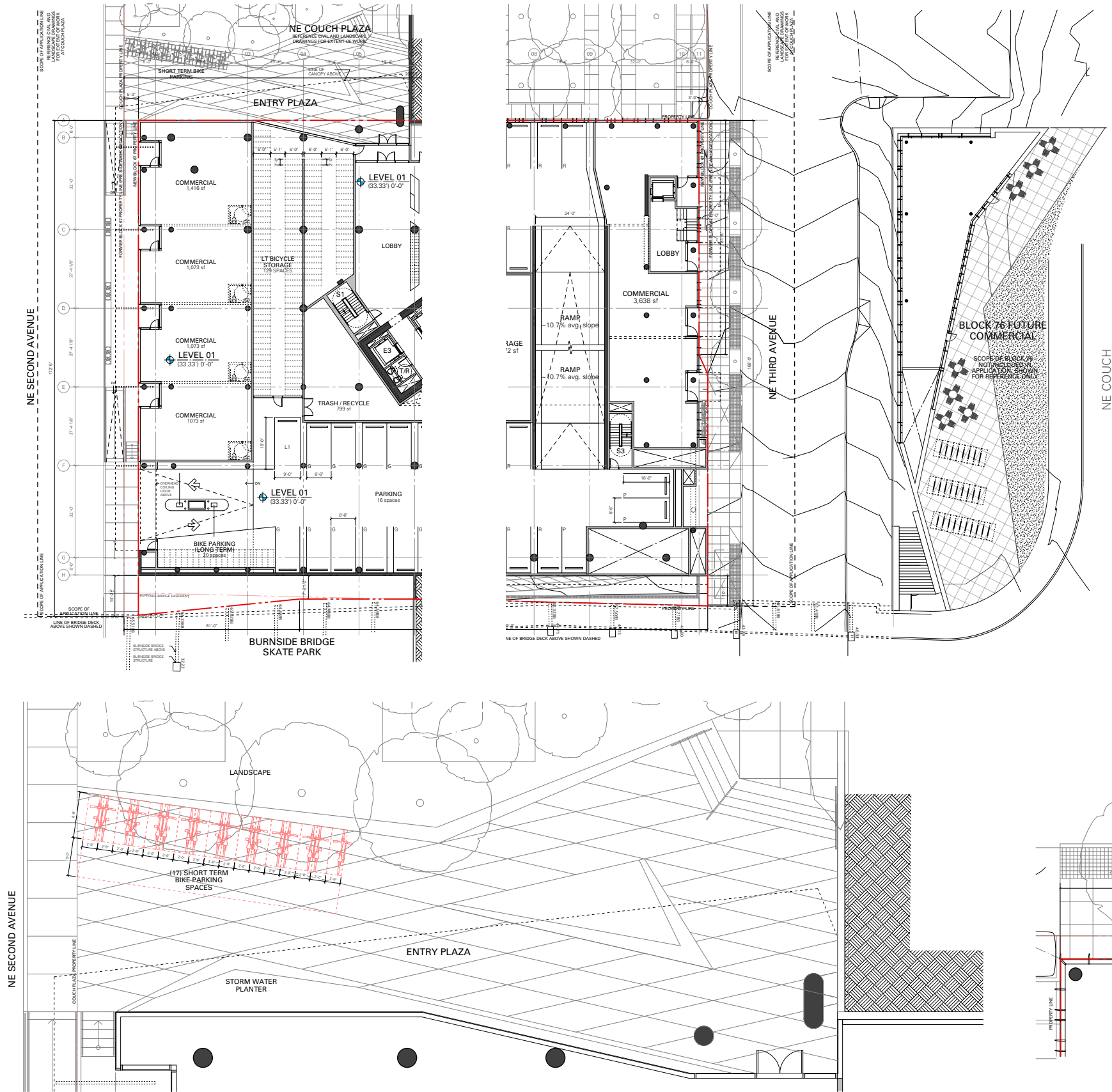
EXISTING CONDITIONS

Modifications cont.,

Modification 4:

33.140.230 Short Term Bike Parking

The applicant requests a modification to centrally locate the required short term bike parking (not disperse the 19 short term bike parking spaces within 50'-0" of main entrances on each facade). The project proposes to locate two short term bike parking spaces within the project property line along NE 3rd Avenue with the remainder of the spaces located near the main residential entrance at the north entry plaza. The plaza location provides a safe and protected space under the main entry canopy while visually adjacent to the commercial spaces located along the elevated pedestrian sidewalk proposed at NE 2nd Avenue. The elevated dock is designed as both a protected pedestrian circulation path and potential gathering space, therefore directing bikes to a central location outside of the pedestrian corridor is viewed as a potential benefit to the pedestrian and commercial spaces. The applicant feels that due to the site's unique restrictions with regard to steep slopes, limited commercial frontages along NE 2nd and 3rd Avenues, and site access along the north and south property lines, the proposed solution provides a site specific solution to these challenges while meeting the intent of the standard.



LU 13-111743 PC

Skylab Architectu

413 Southwest 13th Avenue, Suite 200
Portland, Oregon 97205 USA
+1 503 525 9315 Office
+1 503 525 0028 Fax
www.skylabarchitecture.com

BURNSIDE BRIDGEHEAD

November 4, 2013

BLOCK 67 - 21 Stories

Site Area	32,470 sf	Total Units	276 Units
FAR	12:1		
FAR Allowable Area 12:1	389,640 sf		
Developed FAR	10.51: 1		
Developed FAR Area Totoal	341,413		

Proposed Development - CONTRIBUTING FAR

Level 1	16,459	Level 9	14,047
Parking	5,022	Residential	11,926
Commercial	4,741	Core / Circulation	2,121
Storage	2,888	Level 10	14,047
Core / Circulation	1,876	Residential	11,926
Residential Amenity	1,932	Core / Circulation	2,121
Mechanical	0	Level 11	14,047
Level 2	27,083	Residential	11,926
Parking	21,620	Core / Circulation	2,121
Commercial	0	Level 12	14,047
Mechanical	2,266	Residential	11,926
Core / Circulation	1,803	Core / Circulation	2,121
Storage	1,394	Level 13	14,047
Level 3	30,377	Residential	11,926
Parking	21,380	Core / Circulation	2,121
Commercial	3,638	Level 14	14,047
Core / Circulation	1,565	Residential	11,926
Storage	2,370	Core / Circulation	2,121
Mechanical	1,424	Level 15	14,047
Level 4	28,293	Residential	11,926
Parking	19,547	Core / Circulation	2,121
Commercial	2,950	Level 16	14,047
Core / Circulation	3,372	Residential	11,926
Mechanical	1,350	Core / Circulation	2,121
Open to below/balcony	1,074	Level 17	14,047
Level 5	14,449	Residential	11,926
Residential Amenity	3,697	Core / Circulation	2,121
Core / Circulation	2,296	Level 18	14,047
Commercial	8,456	Residential	11,926
		Core / Circulation	2,121
<u>subtotal Lower Levels</u>	116,661	Level 19	14,047
		Residential	11,926
Level 6	14,047	Core / Circulation	2,121
Residential	11,926	Level 20	14,047
Core / Circulation	2,121	Residential	11,926
Level 7	14,047	Core / Circulation	2,121
Residential	11,926	Level 21	14,047
Core / Circulation	2,121	Residential	11,034
Level 8	14,047	Core / Circulation	3,013
Residential	11,926		
Core / Circulation	2,121	<u>subtotal Tower Levels only</u>	224,752
		TOTAL	341,413

LU 13-111743 PC

Skylab Architectu

413 Southwest 13th Avenue, Suite 200
Portland, Oregon 97205 USA
+1 503 525 9315 Office
+1 503 525 0028 Fax
www.skylabarchitecture.com

BURNSIDE BRIDGEHEAD

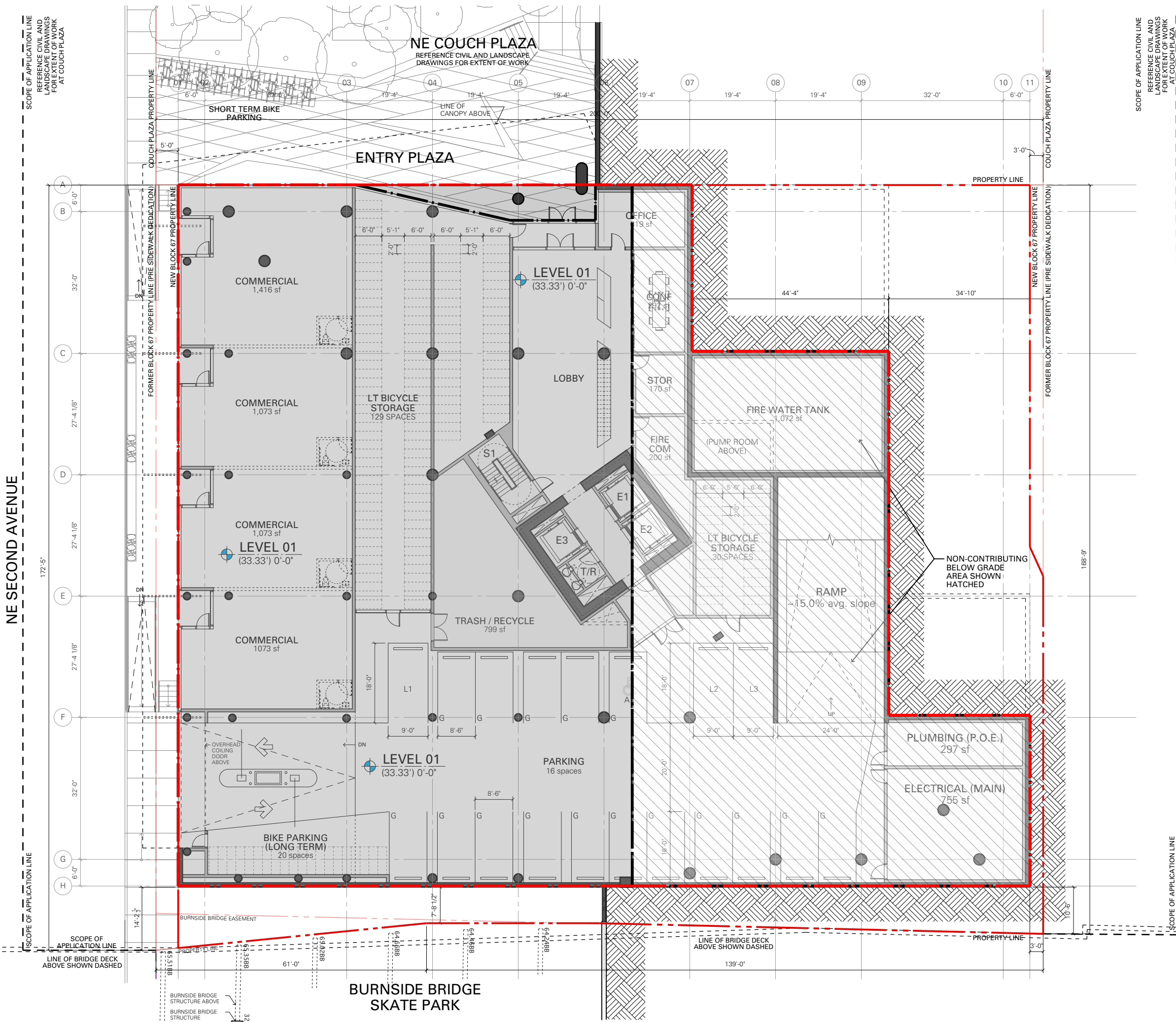
November 4, 2013

BLOCK 67 - 18 Stories

Site Area	32,470 sf	Total Units	222 Units
FAR	12:1		
FAR Allowable Area 12:1	389,640 sf		
Developed FAR	9.22: 1		
Developed FAR Area Totoal	299,272		

Proposed Development - CONTRIBUTING FAR

Level 1	16,459	Level 9	14,047
Parking	5,022	Residential	11,926
Commercial	4,741	Core / Circulation	2,121
Storage	2,888	Level 10	14,047
Core / Circulation	1,876	Residential	11,926
Residential Amenity	1,932	Core / Circulation	2,121
Mechanical	0	Level 11	14,047
Level 2	27,083	Residential	11,926
Parking	21,620	Core / Circulation	2,121
Commercial	0	Level 12	14,047
Mechanical	2,266	Residential	11,926
Core / Circulation	1,803	Core / Circulation	2,121
Storage	1,394	Level 13	14,047
Level 3	30,377	Residential	11,926
Parking	21,380	Core / Circulation	2,121
Commercial	3,638	Level 14	14,047
Core / Circulation	1,565	Residential	11,926
Storage	2,370	Core / Circulation	2,121
Mechanical	1,424	Level 15	14,047
Level 4	28,293	Residential	11,926
Parking	19,547	Core / Circulation	2,121
Commercial	2,950	Level 16	14,047
Core / Circulation	3,372	Residential	11,926
Mechanical	1,350	Core / Circulation	2,121
Open to below/Balcony	1,074	Level 17	14,047
Level 5	14,449	Residential	11,926
Residential Amenity	3,697	Core / Circulation	2,121
Core / Circulation	2,296	Level 18	14,047
Commercial	8,456	Residential	11,926
		Core / Circulation	2,121
<u>subtotal Lower Levels</u>	116,661		
Level 6	14,047		
Residential	11,926		
Core / Circulation	2,121		
Level 7	14,047		
Residential	11,926		
Core / Circulation	2,121		
Level 8	14,047		
Residential	11,926		
Core / Circulation	2,121		
		<u>subtotal Tower Levels only</u>	182,611
		TOTAL	299,272



PROPOSED PARKING ALLOCATION

Growth Parking (G)	
Max Office Area Potential	19,967 sf
Max # of Spaces Allowed (2.5 / 1,000 sf office use)	49
Proposed # of Spaces	49
Residential / Hotel Parking (R)	
Max # of Spaces Allowed	unlimited
Proposed # of Spaces	92
Preservation Parking (P) (per COP Title 33.510.265, B) limited by site, area, and use per zoning code	
Applicable Building: Block 76W Commercial Building, Portland OR	
Eligibility	All buildings may apply for Preservation Parking
Use	Commercial
Allowed Use	Yes
Use Area	18,000 sf
Maximum Ratio	No Maximum Ratio
Max # of Spaces Allowed	59
Operation	Accessory Parking on weekdays between 7:00am and 6:00pm
Bicycle Parking	Based on primary use

Note: Allocation of parking type indicated on floor plans in each parking space with (G), (R) and (P) respectively.

FAR DIAGRAM PLANS

CHAPTER 33.910, DEFINITIONS

FLOOR AREA: The total floor area of the portion of a building that is above ground. Floor area is measured from the exterior faces of a building or structure. Floor area includes the area devoted to structured parking that is above ground level. Floor area does not include the following:

- Areas where the elevation of the floor is 4 feet or more below the lowest elevation of an adjacent right of way.

INTERPRETATION: Non-Contributing below grade area - For the sloping site, only the portion of the floor levels located within 4'-0" of the adjacent right-of-way are used in the calculation of the floor area. The elevation of the adjacent right-of-way is defined as the elevation of the adjacent grade.

Non-contributing area shown hatched. Contributing area shown shaded.

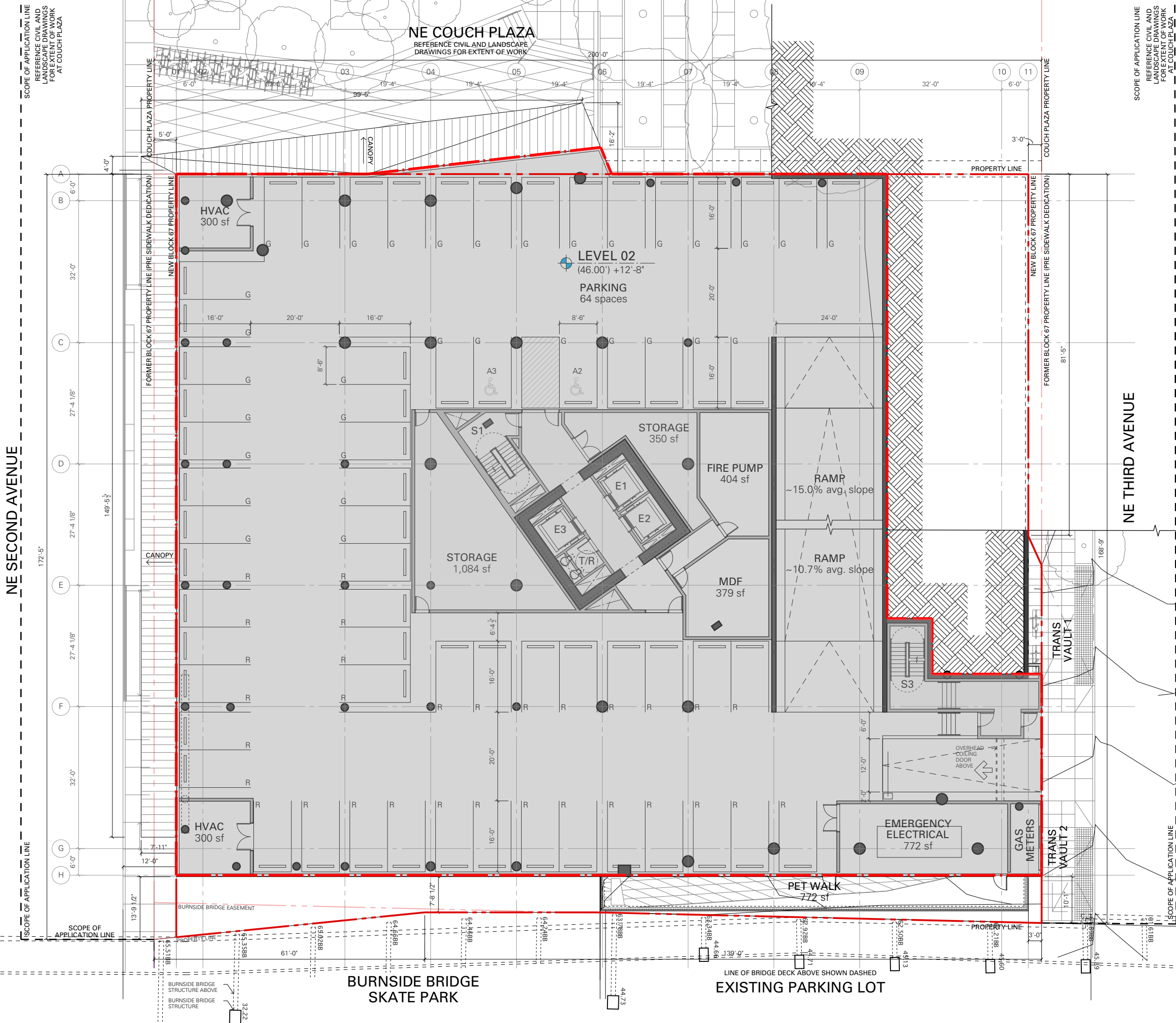
PODIUM LEVEL 01 AREAS

	NON-CONTRIBUTING BELOW GRADE AREA	
	CGA Contributing Construction Gross Area	16,459 sf
	COMMERCIAL	4,741 sf
	CORE	1,876 sf
	AMENITY	1,932 sf
	MEP	0 sf
	PARKING	5,022 sf
	STORAGE	2,888 sf



Level 1

Scale: 3/64" = 1' 0"



Burnside Bridgehead Block 67

Design Review

FAR Diagram Plans - 21 Story and Alternate 18 Story

PROPOSED PARKING ALLOCATION

Growth Parking (G)	
Max Office Area Potential	19,967 sf
Max # of Spaces Allowed (2.5 / 1,000 sf office use)	49
Proposed # of Spaces	49
Residential / Hotel Parking (R)	
Max # of Spaces Allowed	unlimited
Proposed # of Spaces	92
Preservation Parking (P) (per COP Title 33.510.265, B) limited by site, area, and use per zoning code	
Applicable Building: Block 76VV Commercial Building, Portland OR	
Eligibility	All buildings may apply for Preservation Parking
Use	Commercial
Allowed Use	Yes
Use Area	18,000 sf
Maximum Ratio	No Maximum Ratio
Max # of Spaces Allowed	59
Operation	Accessory Parking on weekdays between 7:00am and 6:00pm Based on primary use
Bicycle Parking	

Note: Allocation of parking type indicated on floor plans in each parking space with (G), (R) and (P) respectively.

PODIUM LEVEL 02 AREAS

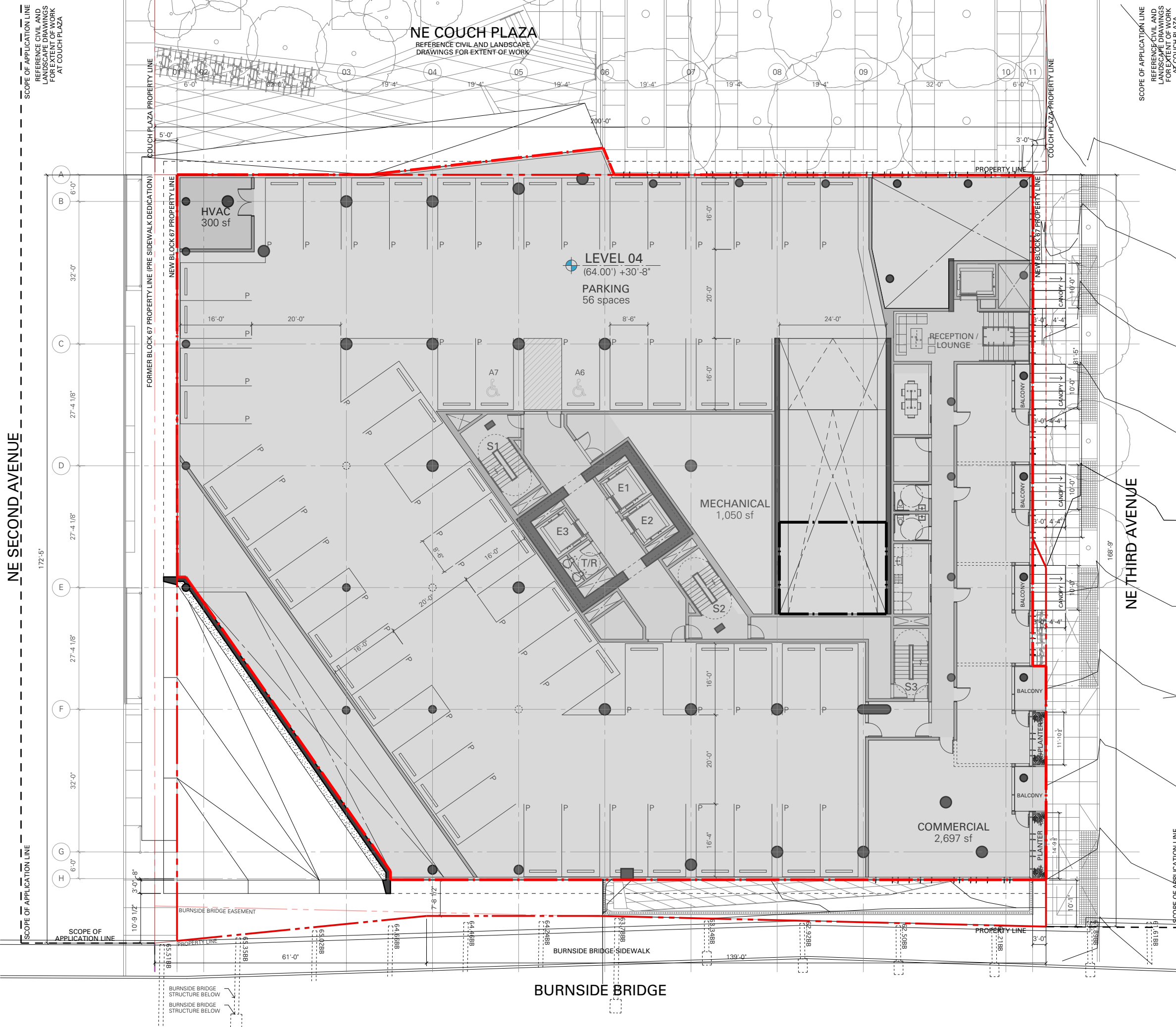
	CGA Construction Gross Area	27,083 sf
	CORE	1,803 sf
	MEP	2,266 sf
	PARKING	21,620 sf
	STORAGE	1,394 sf

PROPOSED PARKING ALLOCATION

Note: Allocation of parking type indicated on floor plans in each parking space with (G), (R) and (P) respectively.

PODIUM LEVEL 03 AREAS

CGA Construction Gross Area	30,377 sf
COMMERCIAL	3,638 sf
CORE	1,565 sf
MEP	1,424 sf
PARKING	21,380 sf
STORAGE	2,370 sf



Burnside Bridgehead Block 67

Design Review

FAR Diagram Plans - 21 Story and Alternate 18 Story

PROPOSED PARKING ALLOCATION

Growth Parking (G)	
Max Office Area Potential	19,967 sf
Max # of Spaces Allowed (2.5 / 1,000 sf office use)	49
Proposed # of Spaces	49

Residential / Hotel Parking (R)	
Max # of Spaces Allowed	unlimited
Proposed # of Spaces	92

Preservation Parking (P) (per COP Title 33.510.265, B)
limited by site, area, and use per zoning code

Applicable Building:
Block 76VV Commercial Building, Portland OR

Eligibility Use	All buildings may apply for Preservation Parking
Allowed Use	Commercial
Use Area	Yes
Maximum Ratio	18,000 sf
Max # of Spaces Allowed	No Maximum Ratio
Operation	59
Bicycle Parking	Accessory Parking on weekdays between 7:00am and 6:00pm Based on primary use

Note: Allocation of parking type indicated on floor plans in each parking space with (G), (R) and (P) respectively.

PODIUM LEVEL 04 AREAS

	CGA Construction Gross Area	28,293 sf
	COMMERCIAL	2,950 sf
	CORE	3,372 sf
	MEP	1,350 sf
	PARKING	19,547 sf
	STORAGE	0 sf
	OPEN TO BELOW	860sf
	BALCONY	214sf



Level 4

Scale: 3/63" = 1' 0"

EXHIBIT:
DRAWINGS C.150

Design Review (13-192030 DZM)
(PC 13-111743)

[illegible]EXHIBIT:
C.151



UNIT AREAS		
UNIT	TYPE	UGA
01	1-BED A	577
02	1-BED B	818
03	1-BED C	563
04	1-BED D	760
05	STUDIO C	654
06	STUDIO B	576
07	2-BED A	1,009
08	STUDIO A	503
09	STUDIO A	503
10	1-BED A	577
11	1-BED B	818
12	1-BED C	563
13	1-BED D	760
14	STUDIO C	654
15	STUDIO B	576
16	2-BED A	1,009
17	STUDIO A	503
18	STUDIO A	503
TOTAL		11,926

TYPICAL TOWER LEVEL AREAS		
	CGA Construction Gross Area	14,047 sf
	UGA Unit Gross Area	11,926 sf
	CORE	1,943 sf
	MEP	178 sf



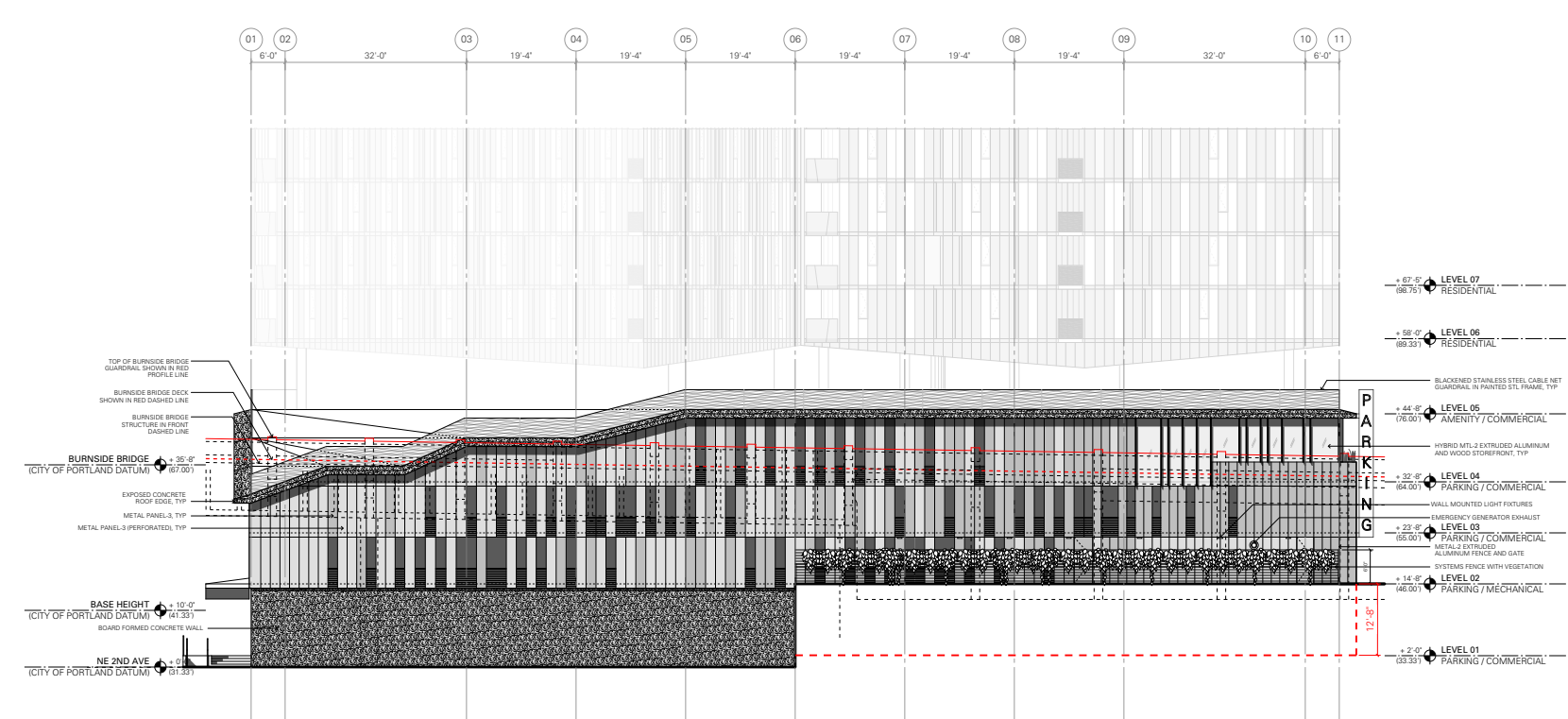
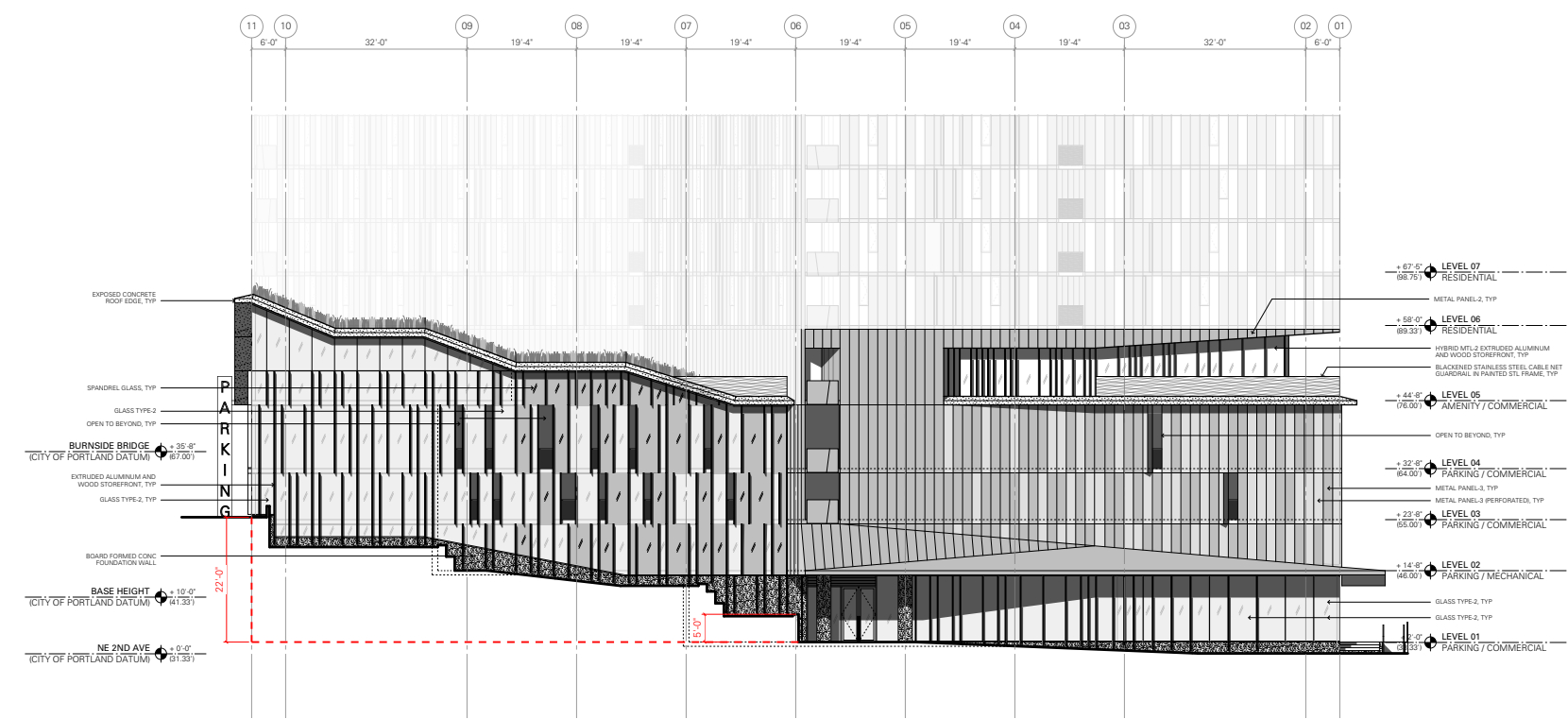
NE COUCH PLAZA



UNIT	TYPE	UGA
01	2-BED PH1	1,959
02	2-BED PH2	1,653
03	2-BED PH3	1,905
04	2-BED PH1	1,959
05	2-BED PH2	1,653
06	2-BED PH3	1,905
TOTAL		11,034

PENTHOUSE LEVEL AREAS

CGA	Construction Gross Area	14,047 sf
UGA	Unit Gross Area	11,034 sf
CORE		1,908 sf
MEP		1,105 sf



Condition of Approval C from LU 06-103735 ZC:

C. In addition to documenting compliance with applicable Zoning Code requirements, all Type III Design Review applications submitted for new development/redevelopment on the site must include:

1. A description of the proposed development, with floor area calculations by land use and dwelling unit counts;

The site is Portland Block 67, lots TL2000, 2100, 2200, 2300 (Lot 3 + part of Lot 4) TL 2400 (Lot 6 + part of Lot 5), TL 20012001, (Lots 1 & 2), TL 2500, (Lots 7 & 8) and Couch Plaza Block 68 TL 2602 located between NE 2nd and 3rd Avenues. The proposed mixed use project includes 16 stories of market rate apartment residential tower over 5 level podium including retail, office space and naturally ventilated above ground parking garage. Proposed program includes 276 apartment units, approximately 19,700 sq. ft. of commercial space with 16,759 designated retail and 2,950 designated office and 200 parking spaces. A residential unit mix will include mix of studios, one bedroom and two bedrooms. Amenity and retail space will be located on top of the parking podium. A landscaped green roof system will be integrated at the podium roof. An alternate for the height of the residential tower is also being sought. The alternate would be for 18 stories for 222 units market rate apartments over the same podium design.

Block 67 Total Development Size: 335,683 SF			
Size per residential Unit: 814 SF			
Land Use	Size (SQFT)	# of Units	
Residential	224,752	276	
Retail	16,759		
Office	2,950		
Parking	66,844		

2. The estimated net new trips generated by the proposed development;

Reference following Technical Memorandum prepared by Kittelson & Associates.

3. Information on the existing and remaining available dwelling units and square feet for each land use, per the Land Use Allocation and Allowable Trades table identified under Condition B;

Reference following chart for calculated for existing and remaining dwelling units and square feet for each land use.

Description/Source	Land Use Allocations							
	Housing		Employment					
	Residential (Units)		Retail (SF)		Office (SF)		Industrial (SF)	
	Base Allocation	Maximim Allocation	Base Allocation	Maximim Allocation	Base Allocation	Maximim Allocation	Base Allocation	Maximim Allocation
Allowed/Adopted - Portland Code	415	450	150,000	250,000	250,000	400,000	100,000	100,000
Block 67 Development	276		16,759		2,950		0	
Convention Center Plaza	0		0		96,000		0	
Future Available	139	174	133,241	233,241	151,050	301,050	100,000	100,000

4. Confirmation that the existing net new site-generated trips plus proposed trips falls within the parameters of the Land Use Allocation and Allowable Trades table.

As indicated in the Technical Memorandum prepared by Kittelson & Associates, the proposed development is estimated to generate 51 new auto trips that will enter the site during the weekday a.m. peak hour and there are 400 trips budgeted. During the weekday p.m. peak hour a total of 110 new auto trips are expected and 560 are budgeted. Therefore, we conclude the proposed development can occur within the trip cap established through the 2006 City of Portland zone change process (LU 06-103735 ZC (HO 406023)).



TECHNICAL MEMORANDUM

Burnside Bridgehead Property Development

Trip Generation Estimate

Date: October 31, 2013 Project #:17329.0
To: Susan Barnes, LEED AP – Skylab Architecture
From: Casey Bergh, PE and Julia Kuhn, PE
cc: Jeff Pickhardt

KAI has prepared trip generation estimates for the proposed mixed use development on the Burnside Bridgehead property, including: 276 apartment units, 16,759 designated retail, and 2,950 designated office.

Table 1 includes the prepared trip rates, trip reductions, and ITE Land Use Codes based on those documented in the May 12, 2010 “Summary of Transportation Issues” memorandum included in the Burnside Bridgehead Framework Plan (Resolution 6800, Exhibit A). The internal trip reduction percentage was modified to reflect the proportion of retail, residential, and office proposed. The a.m. trip generation for the retail land use was also updated to reflect rates in the latest version of the ITE Trip Generation Manual (9th Edition).

Burnside Bridgehead Property Development
October 31, 2013

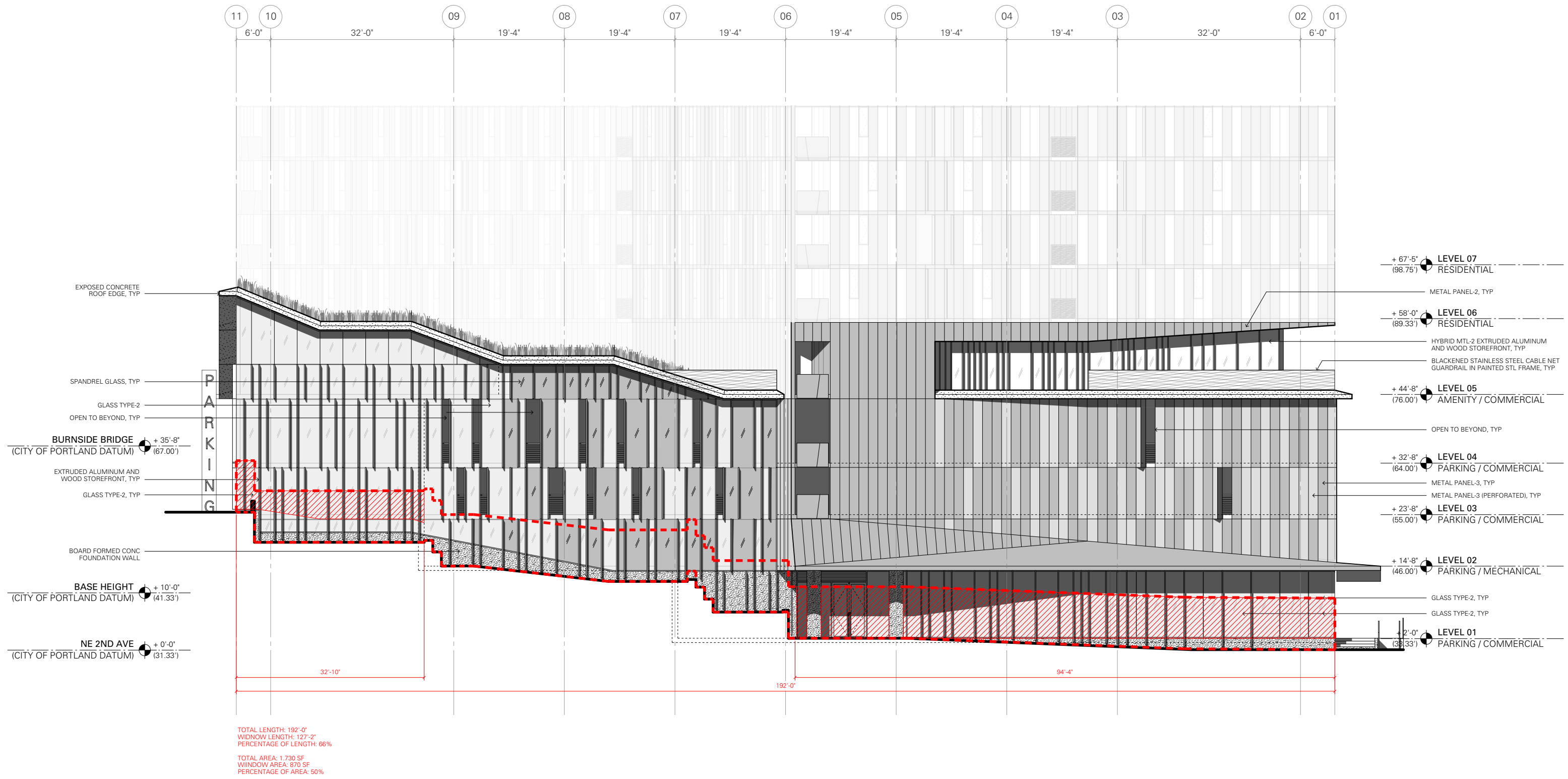
Project #:17329.0
Page 2

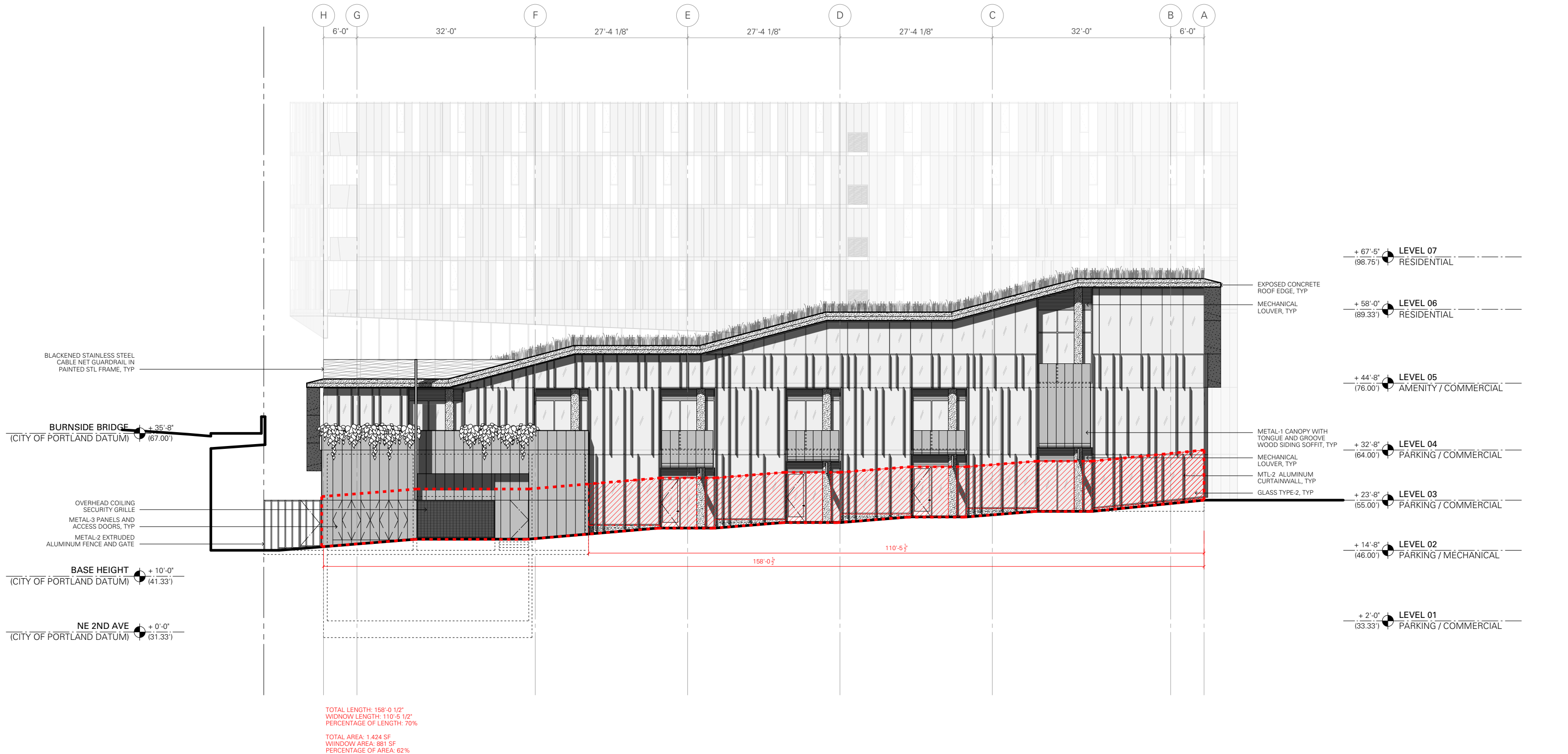
Table 1: Burnside Bridgehead Trip Generation Estimates

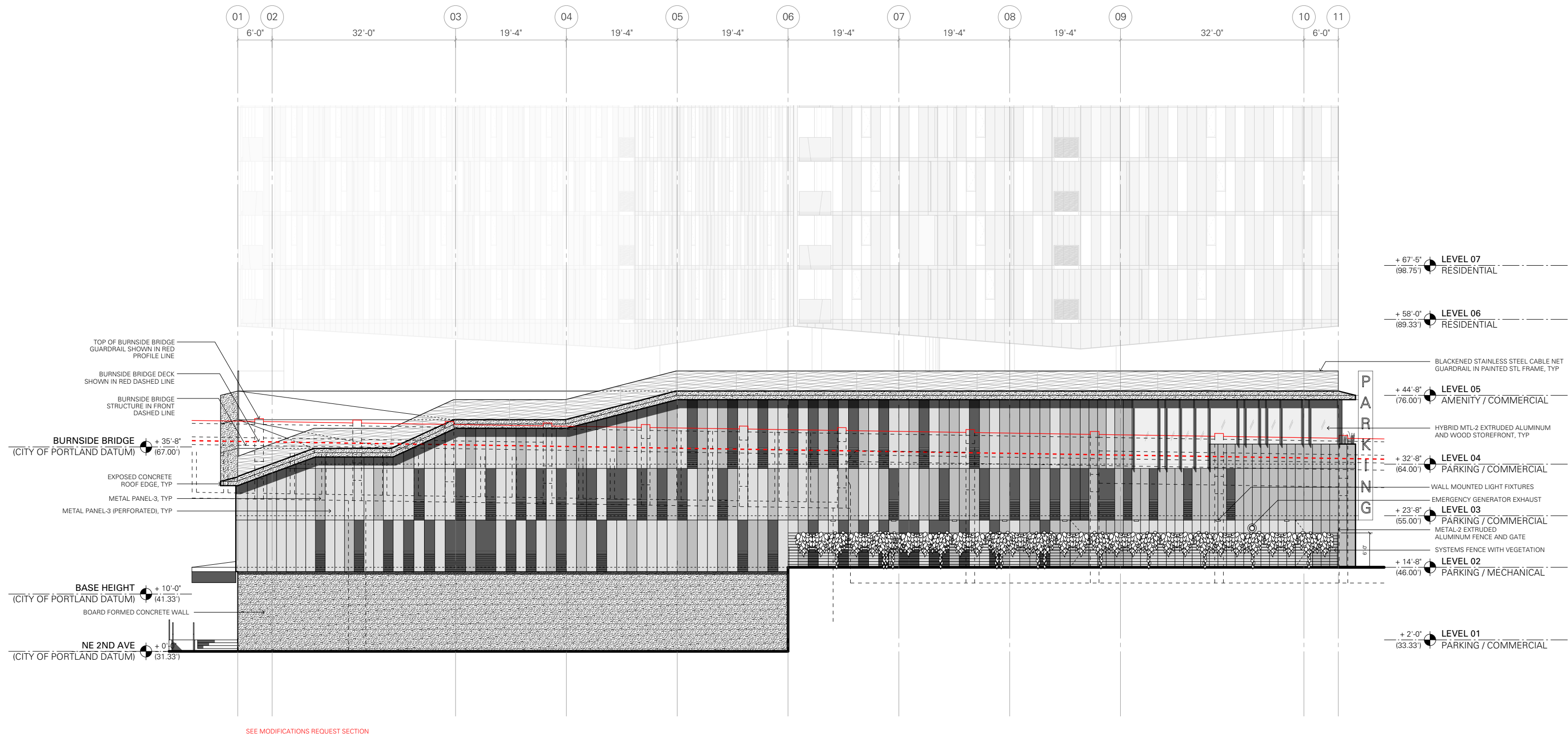
Description	Units	Number of Units	ITE Code	AM			PM		
				Total	In	Out	Total	In	Out
Residential	Dwelling Unit	276	230	121	21	100	144	97	47
Retail	1,000 SF	16,759	814	115	55	60	45	20	25
Office	1,000 SF	2,950	710	5	4	1	5	1	4
Total				241	80	161	194	118	76
Mode Reductions	Percent Reduction								
Transit	20%			(48)	(16)	(32)	(38)	(23)	(15)
Bike/Ped	12%			(29)	(10)	(19)	(23)	(14)	(9)
Auto Trips				164	54	110	133	81	52
Internal Trips	4%			(8)	(3)	(5)	(7)	(4)	(3)
External Auto Trips				156	51	105	126	77	49
Pass-by (retail)	34%			0	0	0	(16)	(7)	(9)
Primary Auto Trips				156	51	105	110	70	40
<i>Total Trips Allowed by Zoning</i>					400		560		
Trip Budget (Unused Trips)					349		451		

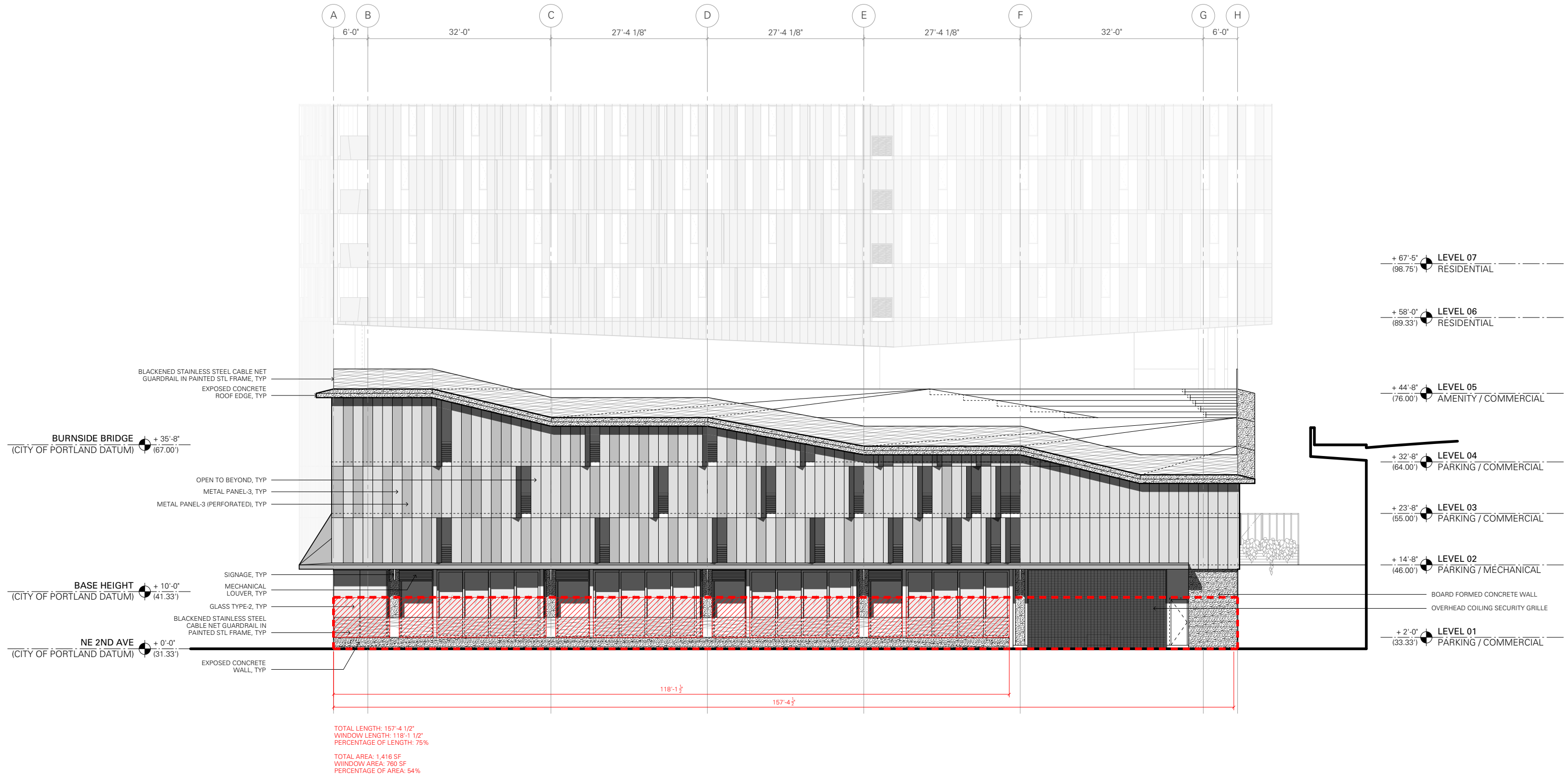
As indicated in Table 1, the proposed development is estimated to generate 51 new auto trips that will enter the site during the weekday a.m. peak hour and there are 400 trips budgeted. During the weekday p.m. peak hour a total of 110 new auto trips are expected and 560 are budgeted. Therefore, we conclude the proposed development can occur within the trip cap established through the 2006 City of Portland zone change process (LU 06-103735 ZC (HO 406023)).

Please contact Casey at 541-312-8300 or Julia at 503-228-5230 if you have any questions regarding these trip generation estimates.









OWNER:

Key Development Corporation
340 S Lemon Ave #2208
Walnut, California 91789
Phone: 541.318.5735
Jeff Pickhardt - President
jeff@keydevelopment.net
D: 541.410.0339

ARCHITECT OF RECORD:

LRS Architects, Inc
720 NW Davis Suite 300
Portland, OR 97209
Phone: 503. 221.1121
Fax: 503. 221.2077
Trish Nixon - Principal in Charge
tnixon@lrsarchitects.com
D: 503.265.1542
Michael Roberts - Project Manager
mroberts@lrsarchitects.com
D: 503.265.1517
Julio Rocha - Project Architect
jrocha@lrsarchitects.com
D: 503.265.1522

DESIGN ARCHITECT & INTERIOR DESIGN:

Skylab Architecture
413 SW 13th Avenue, Suite 200
Portland, Oregon 97205
Phone: 503.525.9315
Fax: 503.525.0028
Jeff Kovel, Principal in Charge - Design Architect
jeff@skylabarchitecture.com
Brent Grubb, Principal - Project Manager
brent@skylabarchitecture.com
Ext: 102
Susan Barnes - Project Architect
susan@skylabarchitecture.com
Ext. 122

STRUCTURAL ENGINEER:

KPFF Consulting Engineers
111 SW 5th Avenue, Suite 2500
Portland, Oregon 97204-3628
Phone: 503.227.3251
Fax: 503.227.7980
Blake Patsy - Principal
D: 503.764.0500
M: 503.939.2672
Blake.Patsy@kpff.com
Norm Faris - Associate
Norm.faris@kpff.com
D: 503-764-0543
M: 503-758-90—8092

CIVIL ENGINEER:

Harper Houf Peterson Righellis - Inc. HHPR
205 SE Spokane Street, Suite 200
Portland, OR 97202
Phone: 503.221.1131
Fax: 503. 221.1171
Ron Peterson - Principal in Charge
Ron@hhpr.com
Janelle Brannan - Project Engineer
janelleb@hhpr.com

LANDSCAPE ARCHITECT:

2.ink Studio
107 SE Washington, Suite 228
Portland, Oregon 97214
Phone: 503.546.4645
Jonathan Beaver - Principal
jbeaver@2inkstudio.com

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:

PAE Consulting Engineers - Inc.
522 SW Fifth Ave., Suite 1500
Portland, OR 97204
Phone: 503.226.2921
Fax: 503. 226.2930
Steve Reidy, PE, LEED AP - Principal in Charge
Steve.reidy@pae-engineers.com
D:503.542.0533
Brad Wilson, PE, LEED BD+C - Project Manager, Mechanical
Engineer of Record
brad.wilson@pae-engineers.com
D: 503.542.0548
Stephen Turina, PE, LEED AP
Electrical engineer of Record
Stephen.turina@pae-engineers.com
D:503.542.0545
Robert Smith, PE, LEED BD+C - Electrical Lead
robert.smith@pae-engineers.com
D:503.542.0540
Chris Morgan - Mechanical Lead
Chris.morgan@pae-engineers.com
D: 503.542.0578
Dan Somlea - Plumbing Lead
Dan.somlea@pae-engineers.com
D:503.542.0541

LIGHTING DESIGN CONSULTANT:

LUMA Lighting Design
522 SW Fifth Ave., Suite 1500
Portland, OR 97204
Phone: 503.226.3905
Zach Suchara - Director of Design
zachs@lumald.com
D: 503.542.0542
C: 503.901.5841

