

MIRACLES CENTRAL

DESIGN REVIEW



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- VICINITY MAP KEYNOTES**
- ① LEGACY HEALTH CENTER
 - ② OREGON CONVENTION CENTER
 - ③ MODA CENTER
 - ④ MEMORIAL COLISEUM
 - ⑤ CROWN PLAZA PORTLAND - DOWNTOWN CONVENTION CENTER
 - ⑥ HOLY ROSARY CHURCH

VICINITY MAP





SITE MAP





SITE FROM NORTH



SITE FROM WEST



SITE FROM SOUTHEAST



SITE FROM SOUTHWEST



LOOKING WEST AT 3RD, BETWEEN WASCO & CLACKAMAS



LOOKING NORTHEAST AT 3RD & CLACKAMAS



LOOKING EAST AT 3RD & WASCO



LOOKING NORTHWEST AT 3RD, BETWEEN WASCO & CLACKAMAS

SITE & CONTEXT PHOTOS



LOOKING SOUTHEAST AT 3RD & WASCO



LOOKING NORTHEAST AT 2ND & CLACKAMAS

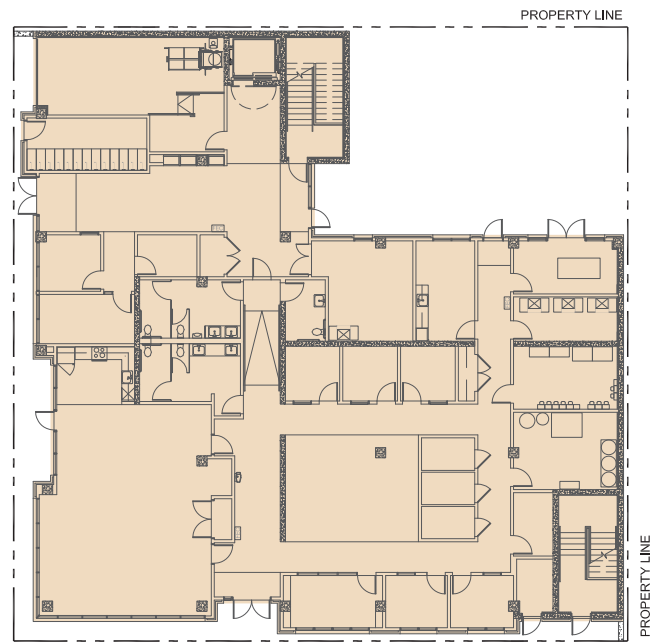


LOOKING SOUTHWEST AT 2ND & WASCO

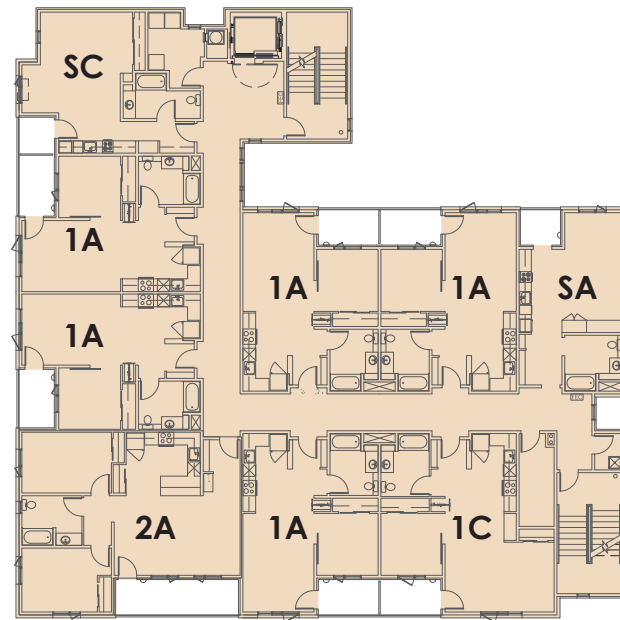


LOOKING SOUTH FROM SITE

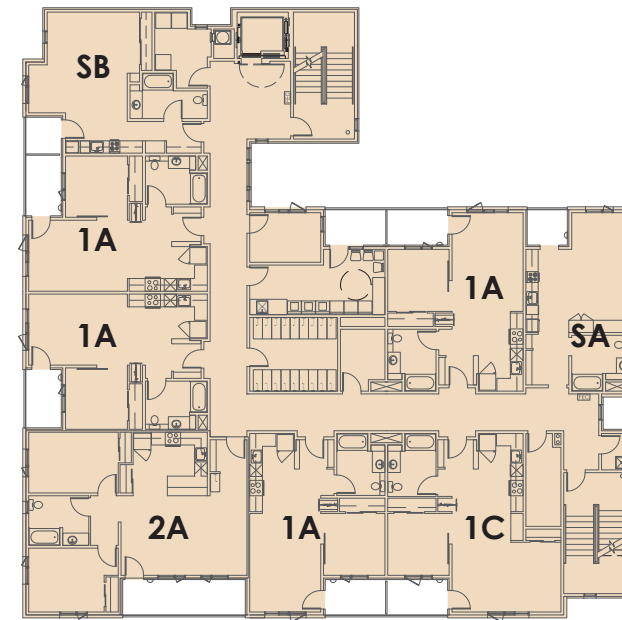
NEIGHBORHOOD CONTEXT PHOTOS



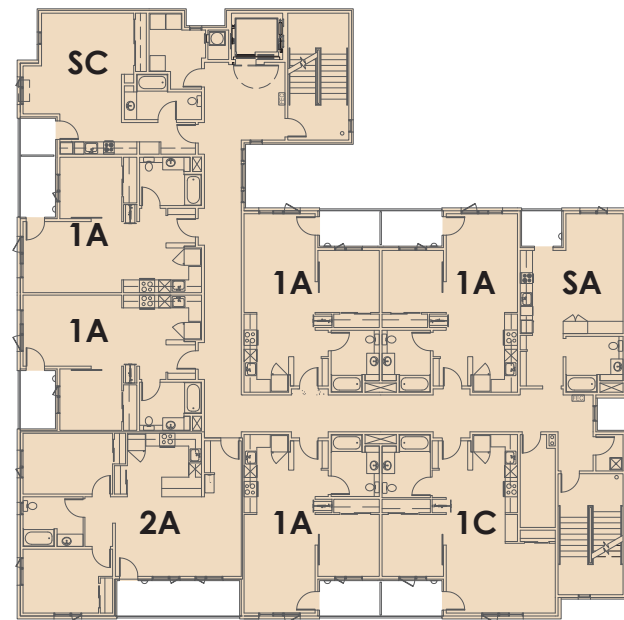
FLOOR 01



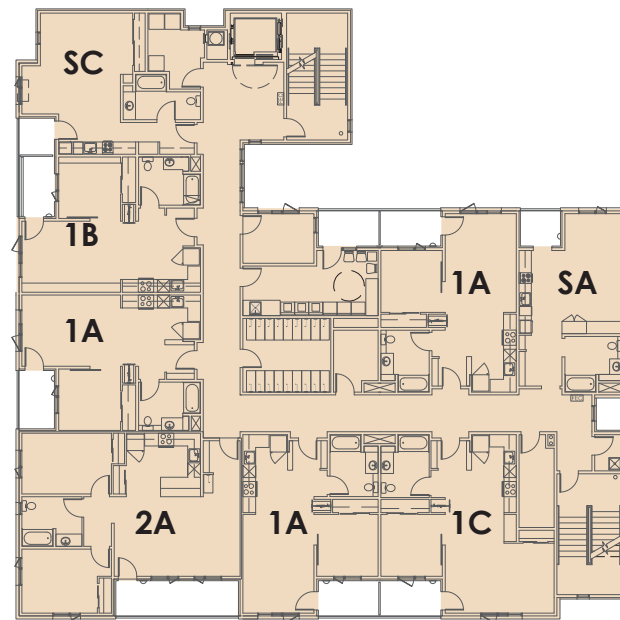
FLOOR 02



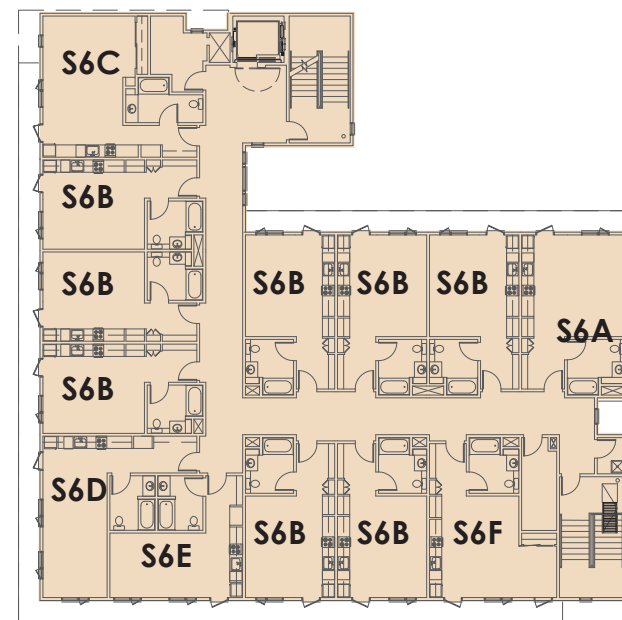
FLOOR 03



FLOOR 04



FLOOR 05



FLOOR 06

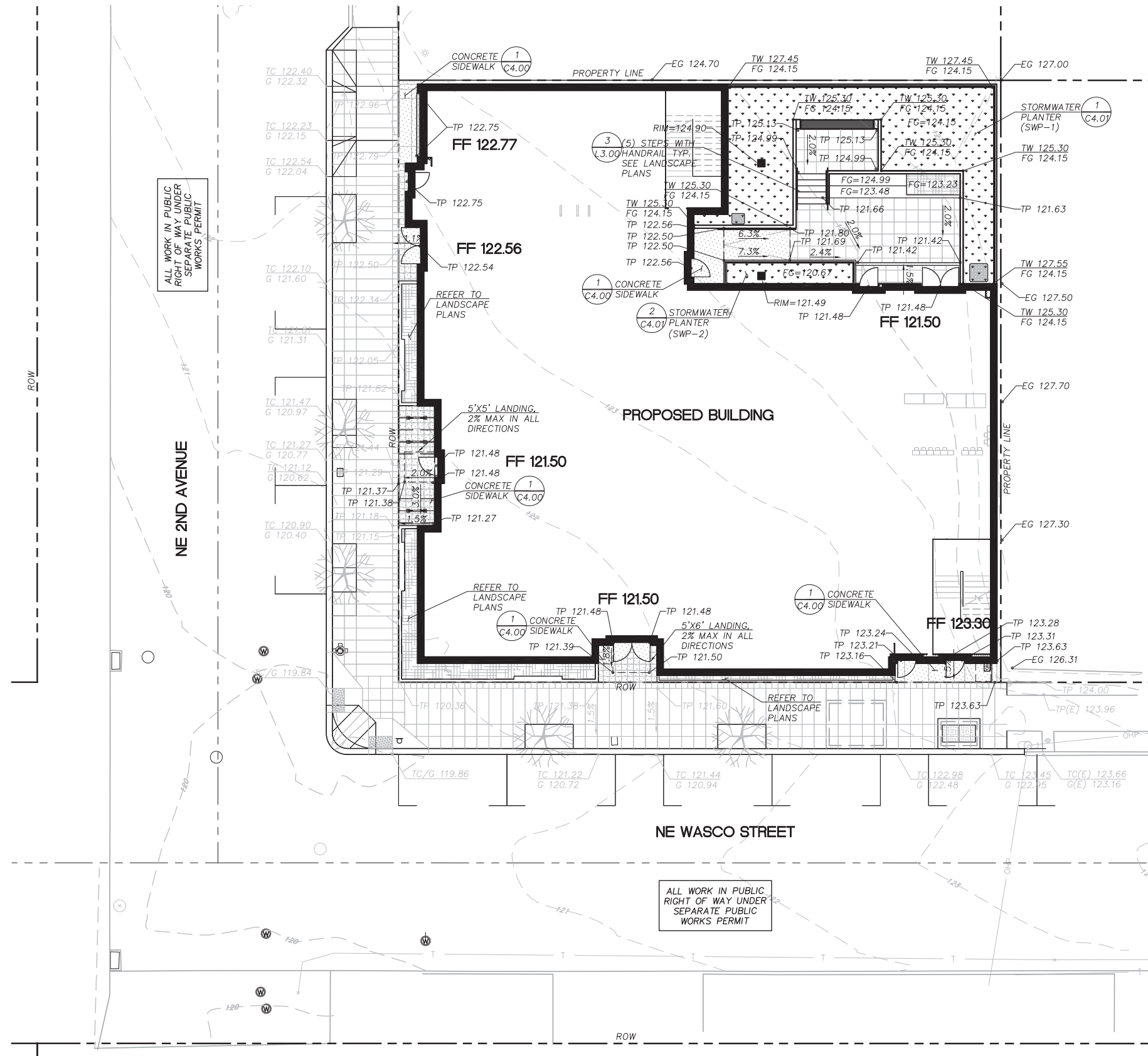
FLOOR	AREA
FLOOR 01:	7,744 SF
FLOOR 02:	7,588 SF
FLOOR 03:	7,588 SF
FLOOR 04:	7,588 SF
FLOOR 05:	7,588 SF
FLOOR 06:	7,263 SF

TOTAL FLOOR AREA 45,359 SF

FLOOR AREA ALLOWED 90,000 SF
(SEE ZONING NARRATIVE)

UNIT TYPE	#	UNIT AREA	TOTAL AREA
SA - STUDIO	4	458 NSF	1,832 SF
SB	1	450	450
SC	3	394	1,182
S6A	1	530	530
S6B	8	530	4,240
S6C	1	523	523
S6D	1	470	470
S6E	1	382	382
S6F	1	468	468
1A - 1-BEDROOM	17	603	10,251
1B	1	603	603
1C	4	690	2,760
2A - 2-BEDROOM	4	958	3,832
TOTAL UNITS	47		27,523 SF

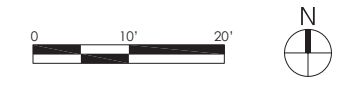
FAR DIAGRAMS



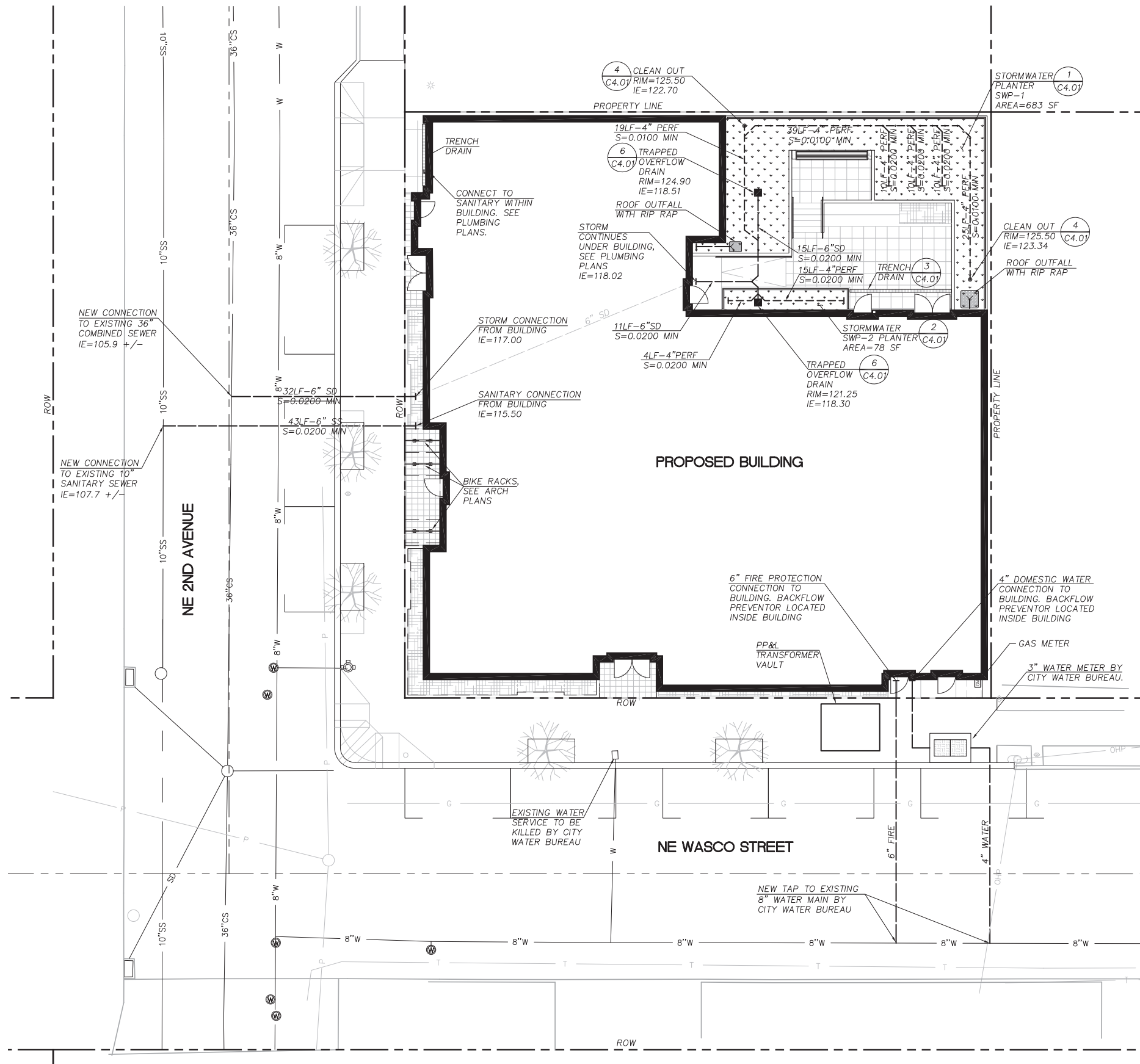
SHEET LEGEND	
	CONCRETE SIDEWALK (1) C4.00
	STORMWATER PLANTER
	EXISTING CONTOUR
	EXISTING GRADE
	GRADE AT GUTTER
	GRADE AT TOP OF CURB
	GRADE AT TOP OF PAVEMENT
	GRADE AT TOP OF WALL
	FINISH FLOOR ELEVATION
	FINISH GRADE
	EXISTING
	SLOPE ARROW
	GRADE BREAK

SHEET NOTES

1. ALL WORK IN PUBLIC RIGHT OF WAY UNDER SEPARATE PUBLIC WORKS PERMIT.

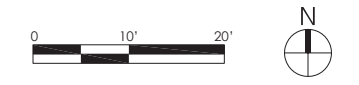


GRADING & PAVING PLAN

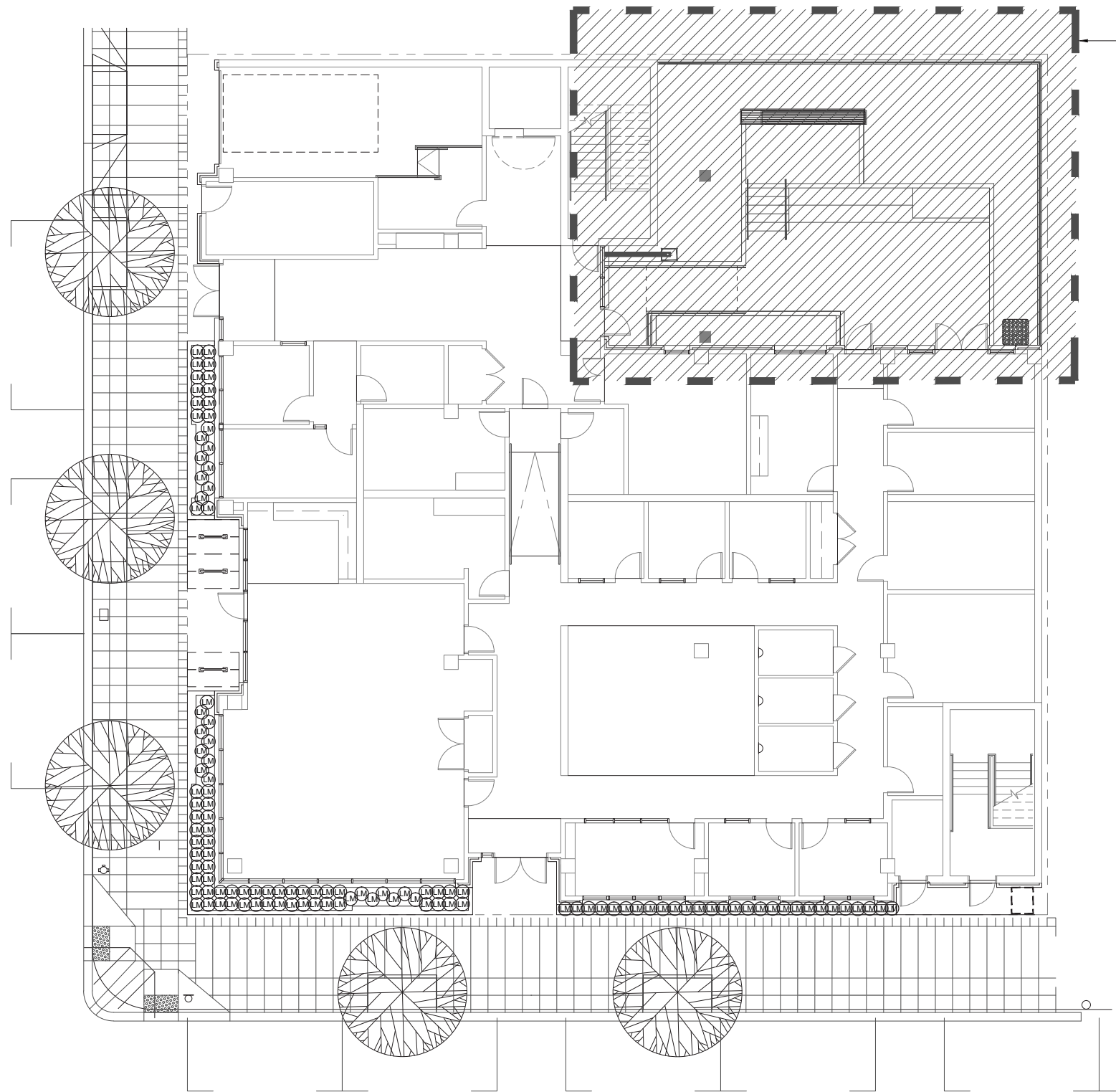


SHEET LEGEND	
•	CLEANOUT
■	OVERFLOW DRAIN
□ (with dots)	STORMWATER PLANTER
□ (with grid)	3' WIDE RIP RAP
— (solid)	WATER
— (dashed)	WATER BY CITY
— (dash-dot)	STORM
— (long-dash)	PERFORATED STORM
— (short-dash)	SEWER

- SHEET NOTES**
1. ACO POLYMER TRENCH DRAIN OR APPROVED EQUAL, K1 THROUGH K4 CHANNELS. SEE DETAIL 3, SHEET C4.01.
 2. TOP GRATE STYLE TO BE APPROVED BY ARCHITECT AND/OR LANDSCAPE ARCHITECT.
 3. CONTRACTOR RESPONSIBLE TO PICK UP WATER AND FIRE CONNECTIONS AT ROW.



UTILITY PLAN



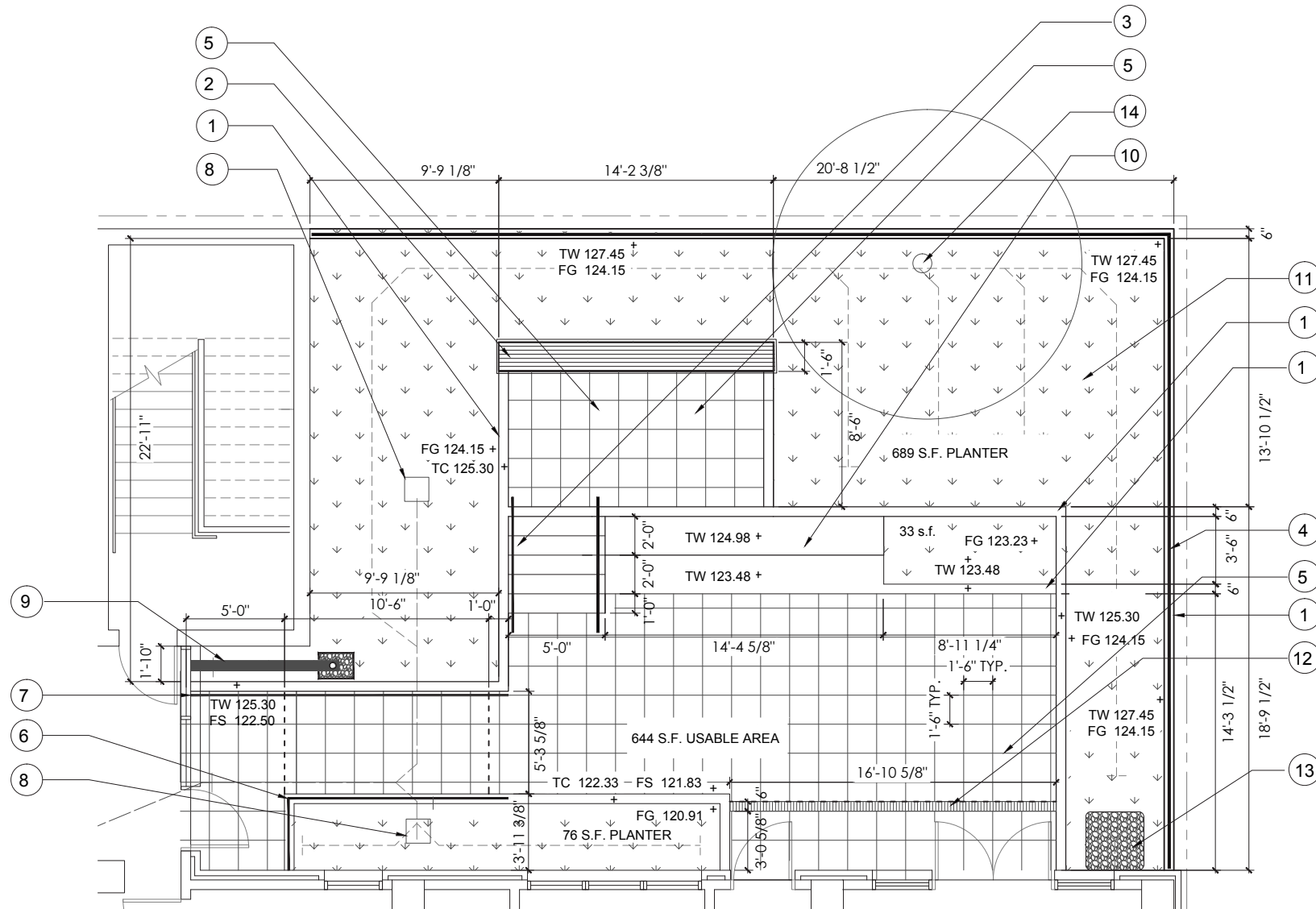
COURTYARD PLANTING, SEE PAGE 12

TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HABIT	QTY
	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO ZELKOVA	2.5" CAL.	SINGLE TRUNK	5

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL.	AS SHOWN	116

- GENERAL NOTES**
- IF CONTRACTOR IS UNABLE TO FIND PLANTS ABOVE, SUBSTITUTION CHOICES WILL BE MADE BY THE LANDSCAPE ARCHITECT.
 - LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTS PRIOR TO PLANTING. ONLY PLANTS IN GOOD HEALTH WILL BE ACCEPTED.
 - LANDSCAPE ARCHITECT SHALL ADJUST ALL PLANT LOCATIONS IN THE FIELD PRIOR TO PLANTING.
 - SEE SPECIFICATION SECTION 32 90 00 - 3.2 - B, 'SOIL MIX FOR PLANTERS' FOR SOIL AMENDMENT DETAILS.
 - FOR PLANTING AND SOIL PREPARATION DETAILS, SEE SHEET L3.3.





MATERIALS

- ① CONCRETE RETAINING WALLS, SEE GRADES FOR WALLS HEIGHTS. SEE DETAIL 5, SHEET L3.1.
- ② 18" HIGH CONCRETE SEATWALL WITH WOOD SEATING. SEE DETAIL 1, SHEET L3.1
- ③ CONCRETE STAIRCASE WITH METAL RAILS CONNECTING PATIOS, SEE DETAIL 3, SHEET L3.1
- ④ TUBE STEEL GUARDRAIL, SEE DETAIL 6, SHEET L3.1
- ⑤ ARCHITECTURAL SLAB PAVING. SEE DETAIL 3, SHEET L 3.2
- ⑥ CURB MOUNTED HAND RAIL, SEE DETAIL 2, SHEET L3.2
- ⑦ WALL MOUNTED HANDRAIL, SEE DETAIL 4, SHEET L3.1
- ⑧ OVERFLOW TO STORM, SEE CIVIL PLANS FOR DETAILS
- ⑨ STORMWATER CONVEYANCE SCULPTURE
- ⑩ STEPPED PLANTERS, TYP.. SEE DETAIL 2, SHEET L3.1
- ⑪ REQUIRED STORMWATER DETENTION PER THE BUREAU OF ENVIRONMENTAL SERVICES 2014 SWMM - CHAPTER 2, PAGE 64.
- ⑫ DECORATIVE TRENCH DRAIN COVER. SEE DETAIL 4, SHEET L3.2
- ⑬ STORMWATER OUTFALL. SEE CIVIL DETAILS.
- ⑭ CHESTNUT TREE TO BE REMOVED

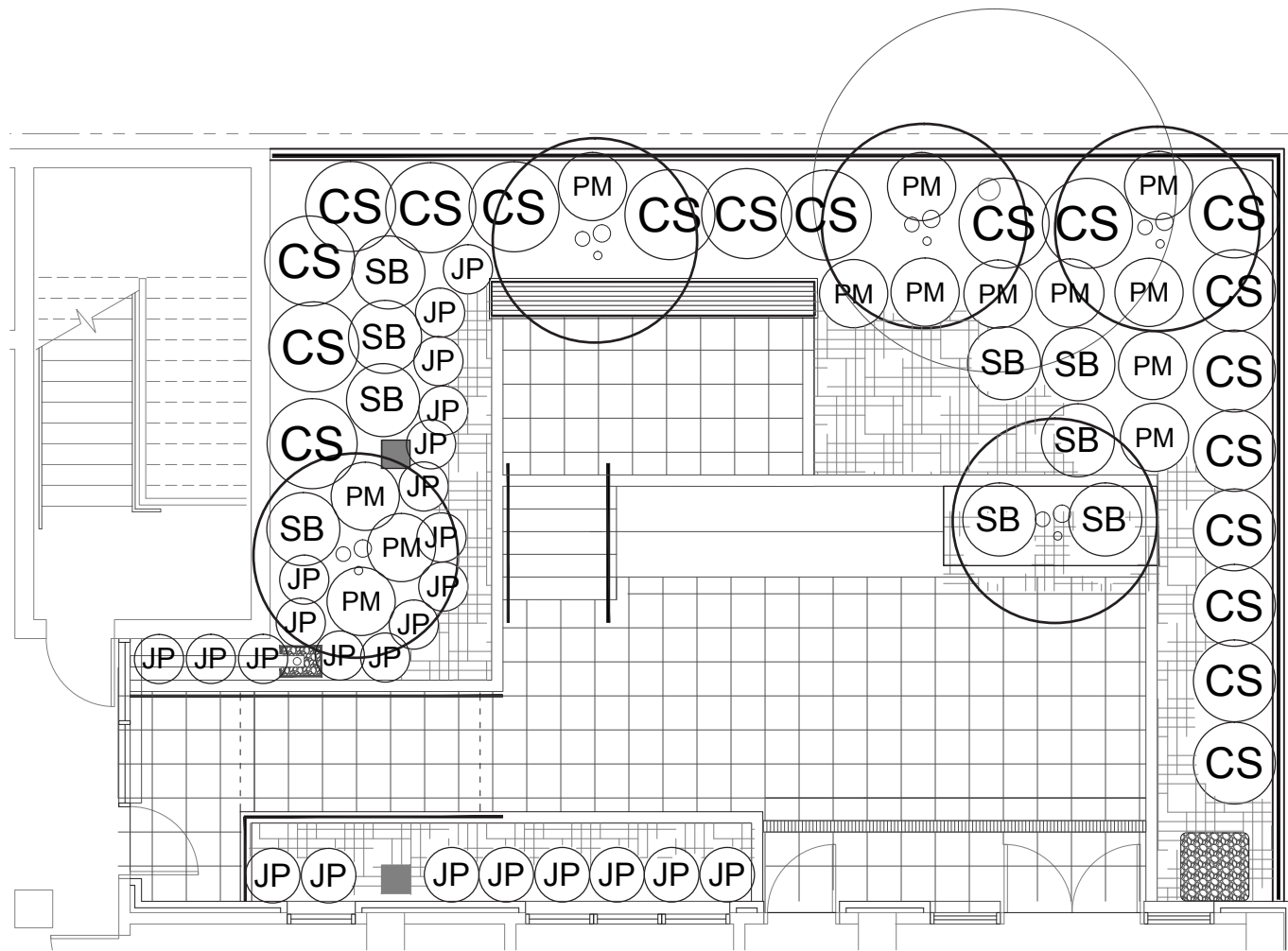
MEASUREMENTS

- LOWER CONCRETE RETAINING WALLS - 50 L.F.
- 18" HIGH CONCRETE PLANTER WALL - 10 L.F.
- UPPER CONCRETE RETAINING WALLS - 72 L.F.
- (2) 18" HIGH X 2' WIDE STEPPED PLANTERS - 16 L.F.
- (1) 18" HIGH X 18" WIDE SEAT BENCH WITH WOOD SEAT - 16 L.F.
- UPPER FLOW THROUGH PLANTER AREA - 689 S.F.
- LOWER FLOW THROUGH PLANTER AREA - 76 S.F.
- STANDARD PLANTING AREA - 33S.F.
- UPPER PATIO AREA - 92 S.F.
- LOWER PATIO AREA - 467 S.F.
- TOTAL PATIO AREA - 559 S.F.

LEGEND

- PROPERTY LINE
- PLANTING AREA
- TW - TOP OF WALL
- FS - TOP OF PAVING
- FG - FINISHED GRADE
- TC - TOP OF CURB





TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HABIT	QTY
	ACER CIRCINATUM (REPLACEMENTS FOR CHESTNUT TREE REMOVED)	VINE MAPLE	7-8' B&B	MULTI TRUNK	5

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	4 INCH	8" O.C.	FLAT
CS	CORNUS SERICEA 'SANTI'	REDTWIG DOGWOOD	5 GAL.	AS SHOWN	19
JP	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA RUSH	3 GAL.	AS SHOWN	24
PM	POLYSTICHUM MUNIUM	SWORD FERN	3 GAL.	AS SHOWN	13
SB	SPIREA BETULIFOLIA	BIRCHLEAF SPIREA	5 GAL.	AS SHOWN	9

- GENERAL NOTES**
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 - LANDSCAPE ARCHITECT SHALL ADJUST ALL PLANT LOCATIONS IN THE FIELD PRIOR TO PLANTING.
 - SEE SPECIFICATION SECTION 32 90 00 - 3.2 - B, 'SOIL MIX FOR PLANTERS' FOR SOIL AMENDMENT DETAILS.
 - SOIL COMPACTION WILL BE AVOIDED TO THE EXTENT POSSIBLE WHEN PLANTING. LIMIT AMOUNT OF FOOT TRAFFIC IN BEDS WHILE PLANTING.
 - FOR PLANTING AND SOIL PREPARATION DETAILS, SEE SHEET L3.3.



COURTYARD PLANTING PLAN & LEGEND



CAREX MORROWII



ACER CIRCINATUM



CORNUS SERICEA ISANTI



LIRIOPE MUSCARI 'BIG BLUE'



MUSASHINO - STREET TREE



SPIREA BETULIFOLIA



SWORD FERN



JUNCUS PATENS

PLANT PALETTE



BIKE RACK EXAMPLE



BENCH EXAMPLE



PAVER EXAMPLE

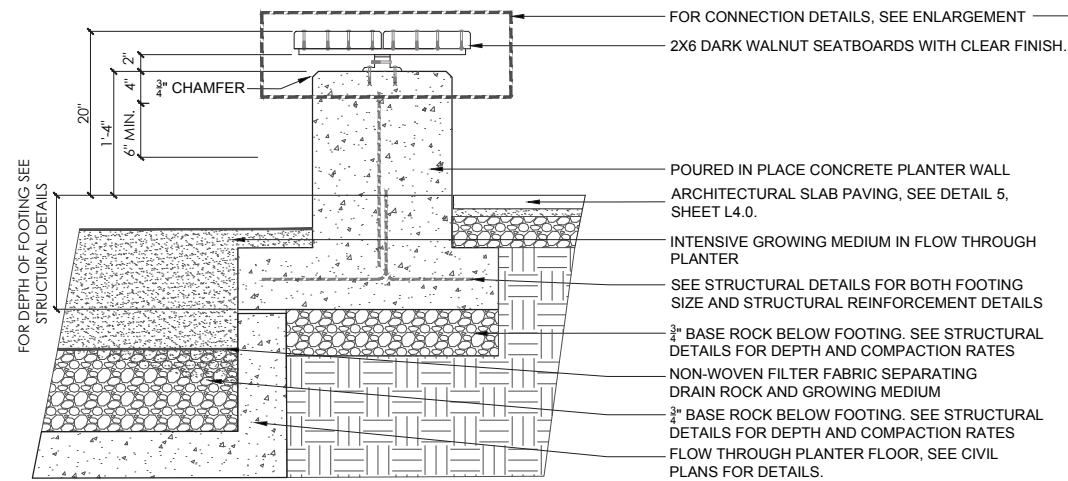


CUSTOM COURTYARD BENCH

CUSTOM BENCH AND GUARDRAIL DESIGNS SEE SHEET 15 FOR DETAILS

LANDSCAPE MATERIAL REFERENCES



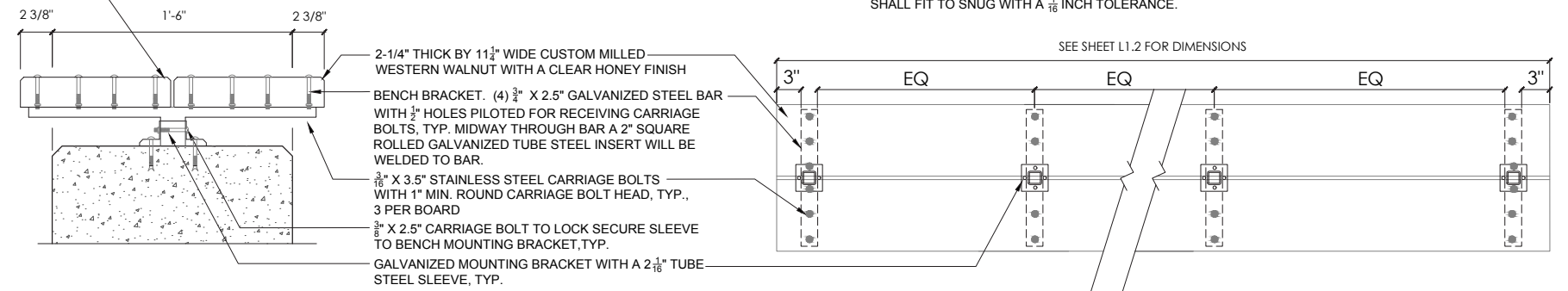


SECTION

1. CONCRETE WALL WITH WOOD SEATING AT COURTYARD

ENLARGED SEAT DETAIL

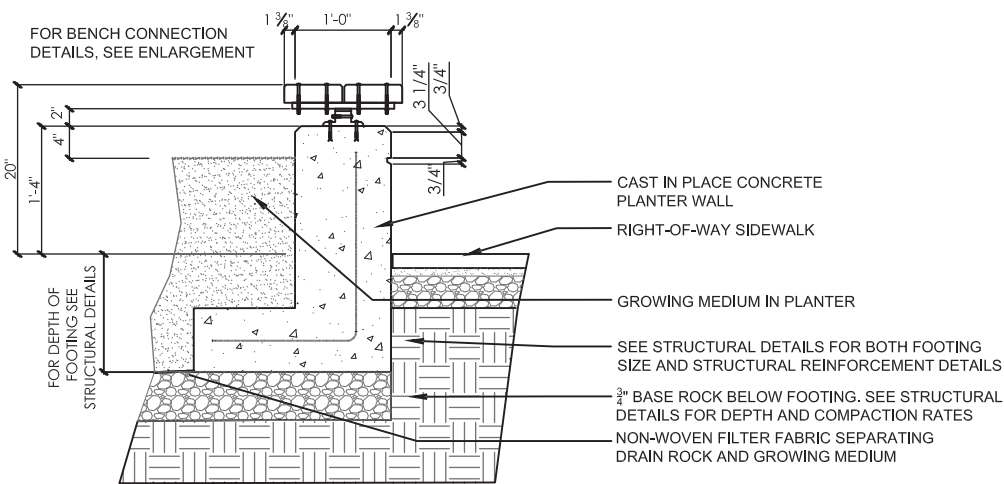
1/2" = 1'-0"



NOTES

- 1) SHOP DRAWINGS SHALL BE CREATED TO SHOW IN MORE DETAIL CUSTOM METAL FABRICATION OF METAL BRACKETING AND MOUNTING BRACKET. FINAL SHOP DRAWING TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 2) MOUNTING BRACKET SLEEVE AND INSERT SLEEVE ON BENCH BRACKETS SHALL FIT TO SNUG WITH A 1/16" INCH TOLERANCE.

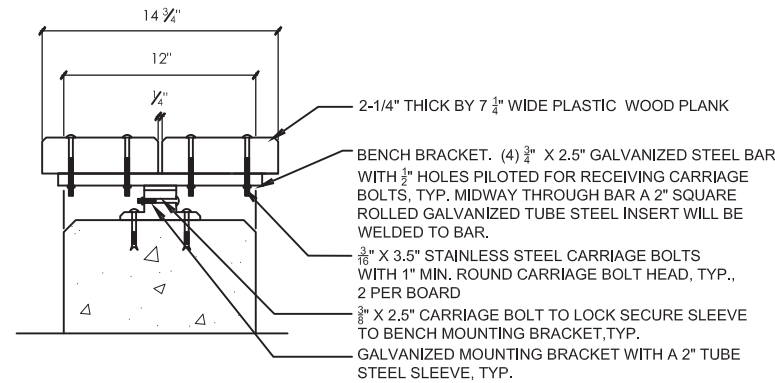
ENLARGED PLAN



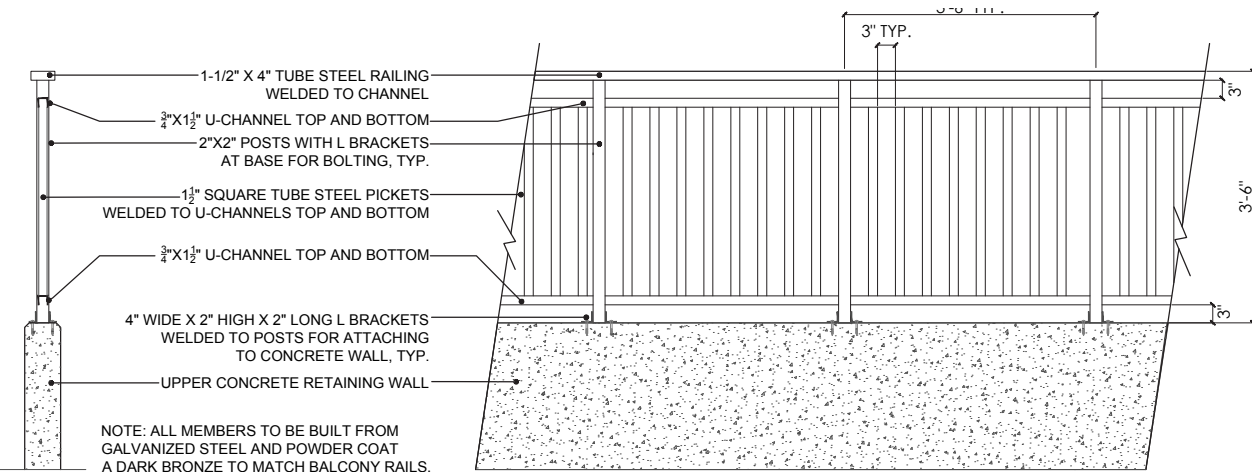
SECTION

2. WOOD SEATING AT STREET PLANTER

1/2" = 1'-0"



ENLARGED SEAT DETAIL



3. CUSTOM METAL GUARD RAIL AT COURTYARD WALL

3/8" = 1'-0"

LANDSCAPE DETAILS





TRELLISING ALONG NE WASCO ST. LOOKING NE

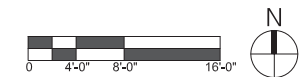


ENTRY ALONG NE 2ND AVENUE LOOKING NE



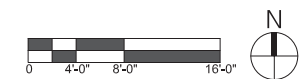


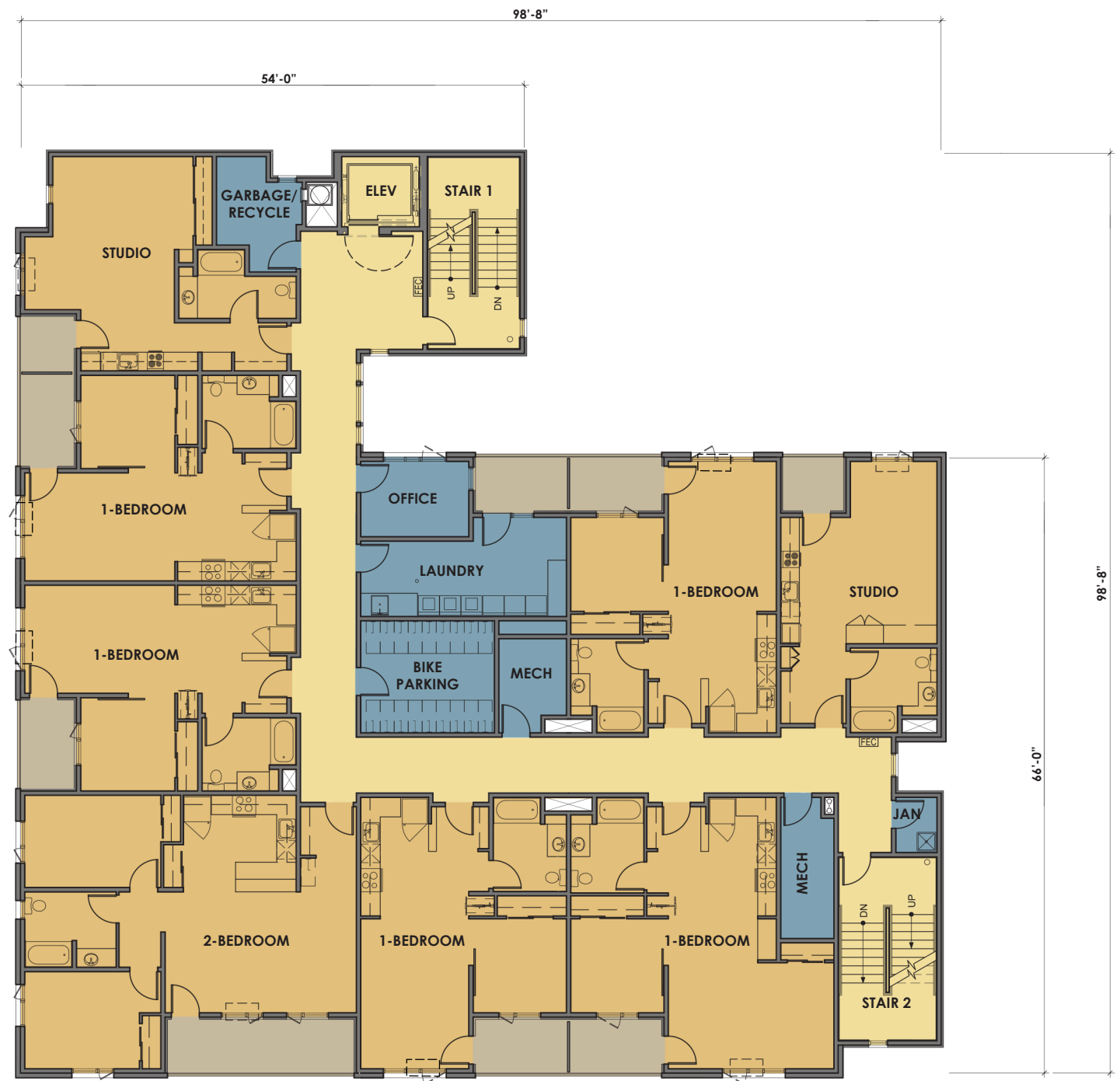
SITE PLAN & GROUND FLOOR PLAN



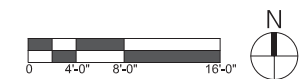


FLOOR 02 PLAN



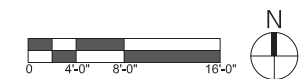


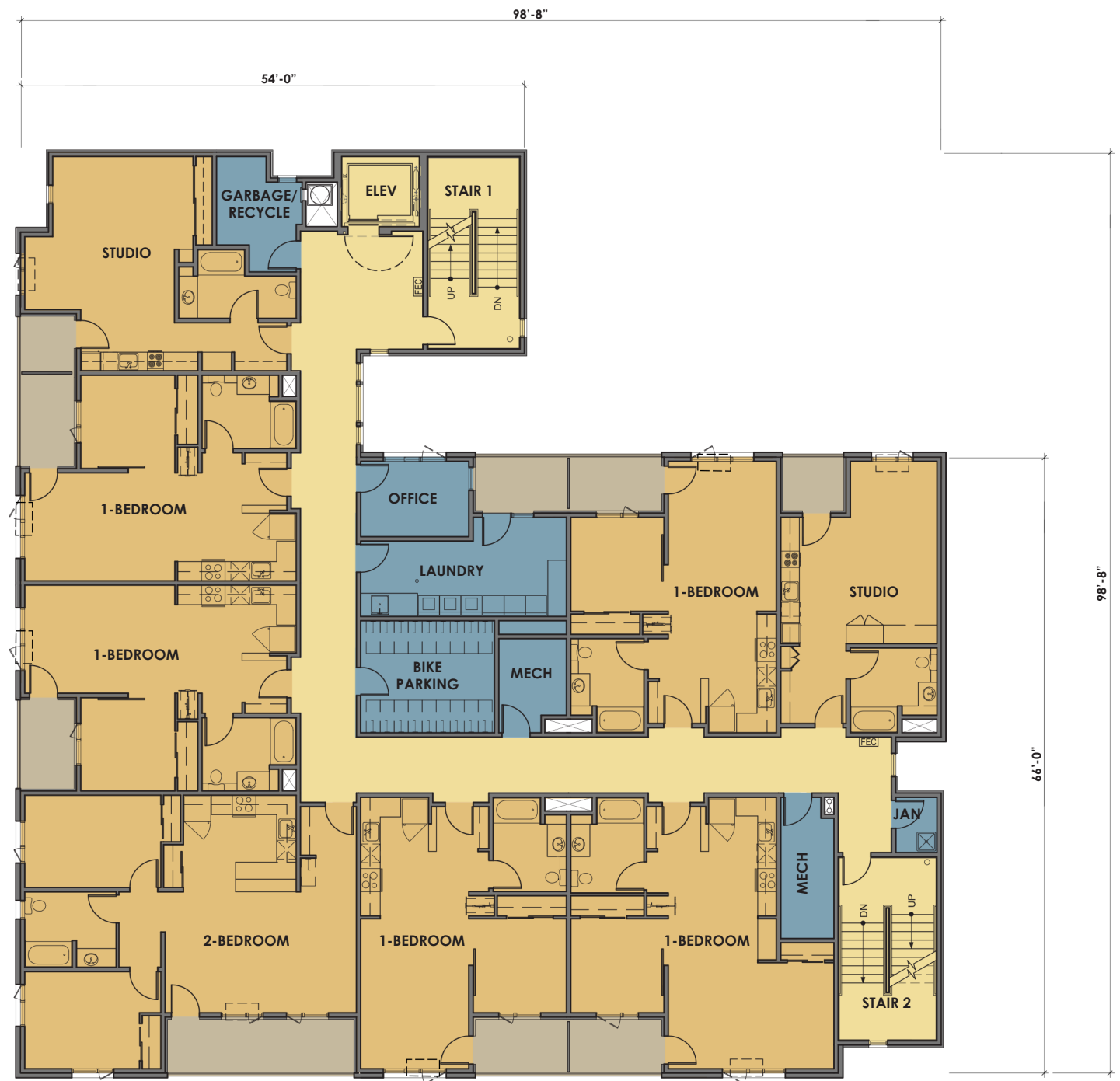
FLOOR 03 PLAN



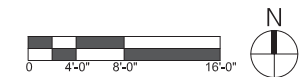


FLOOR 04 PLAN



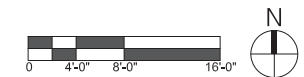


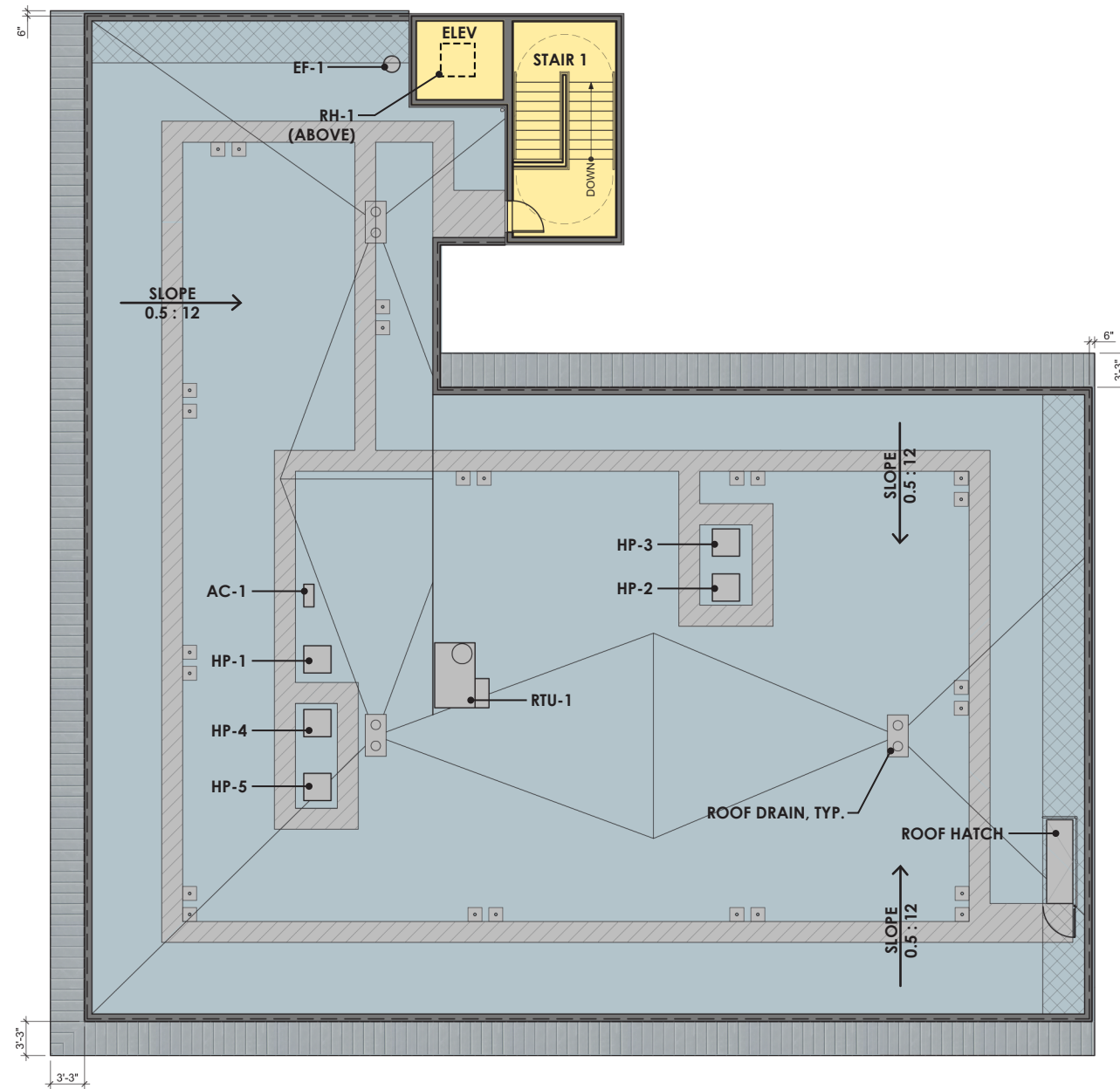
FLOOR 05 PLAN



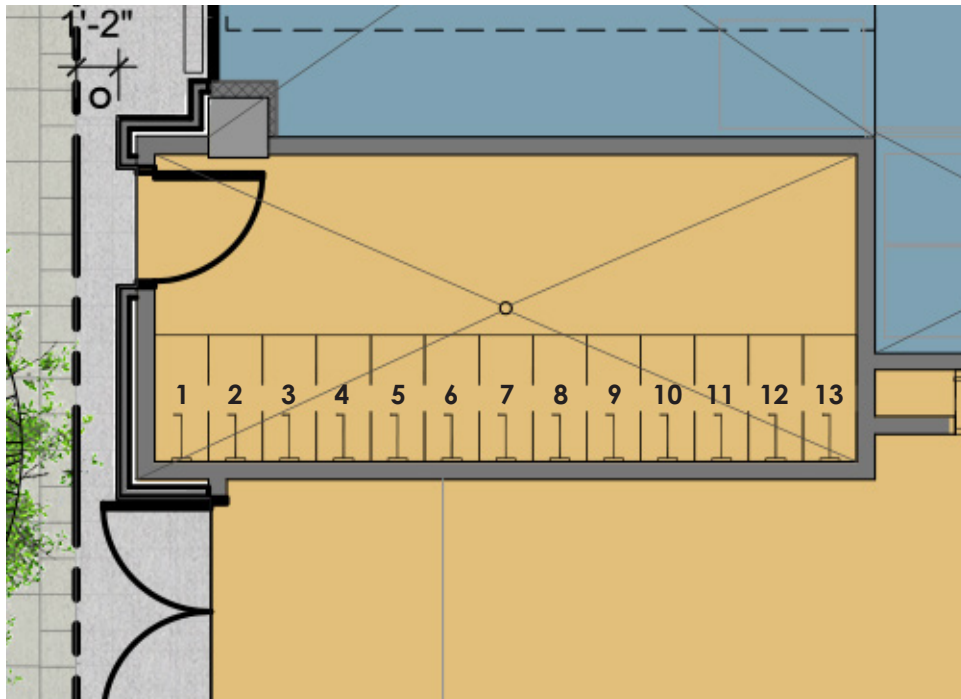


FLOOR 06 PLAN

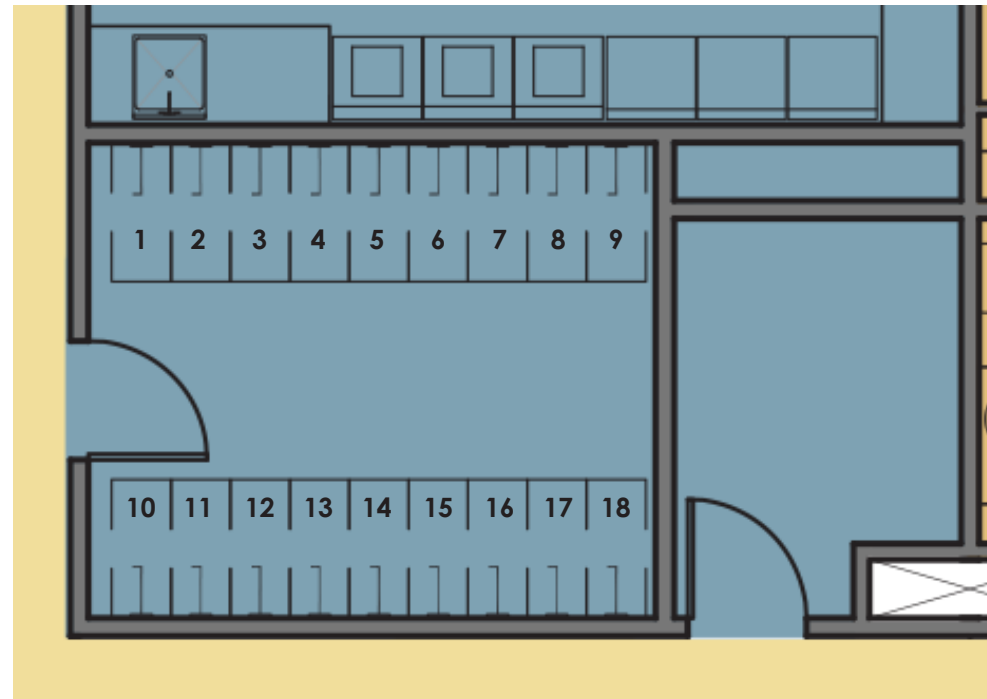




ROOF PLAN

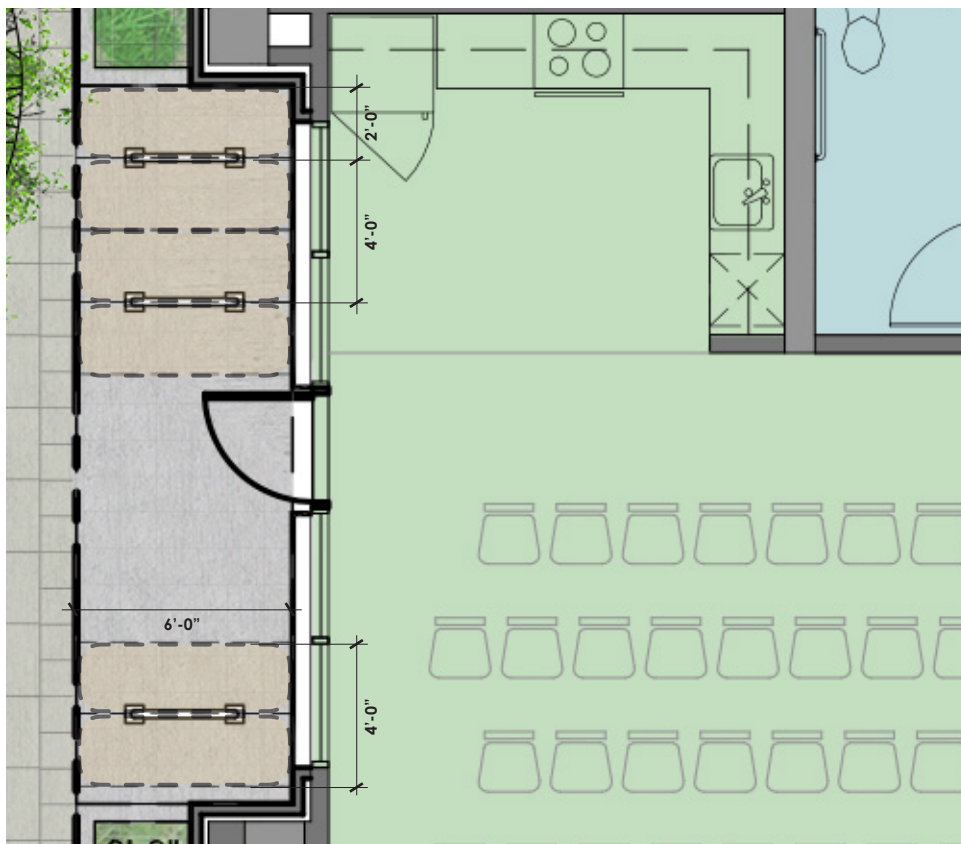


**BICYCLE PARKING AT GROUND FLOOR
LONG-TERM**

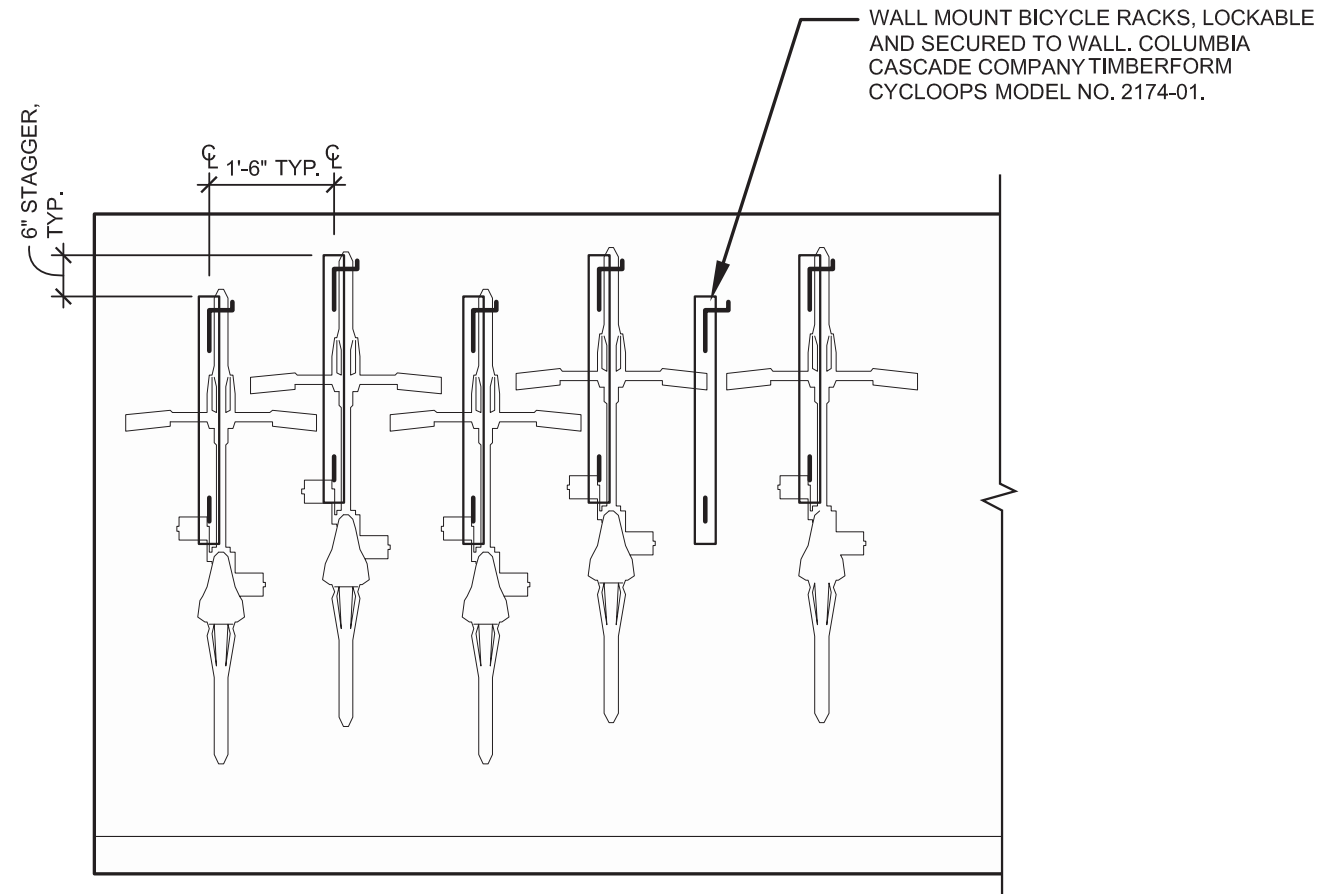


BICYCLE STORAGE AT 3RD & 5TH FLOOR

- LONG TERM BICYCLE STORAGE ROOM ON FLOOR 1, 3, 5 AND 1 & 2 BEDROOM APARTMENTS - 73 SPACES
- 6 SHORT TERM SPACES
- REQUEST A MODIFICATION TO DIMENSION OF LONG TERM BIKE SPACES TO PROVIDE STAGGERED WALL MOUNT RACKS
- REQUEST MODIFICATION TO SHORT TERM LOCATION - SPACES ARE GROUPED IN AN ALCOVE BETWEEN BOTH ENTRANCES. 25' TO PRIMARY BUILDING ENTRANCE. 68' TO SECONDARY ENTRANCE.



**BICYCLE PARKING AT GROUND FLOOR
SHORT-TERM**



BICYCLE STORAGE ROOM ELEVATION

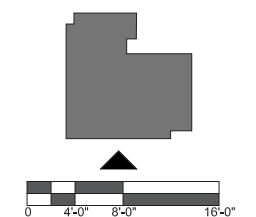


REFERENCE IMAGE

BICYCLE STORAGE

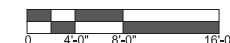
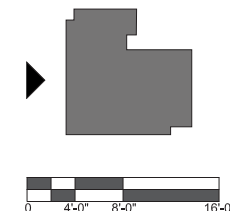


ELEVATION - SOUTH



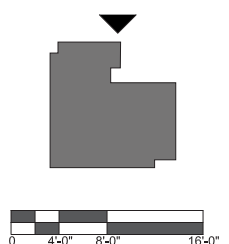


ELEVATION - WEST



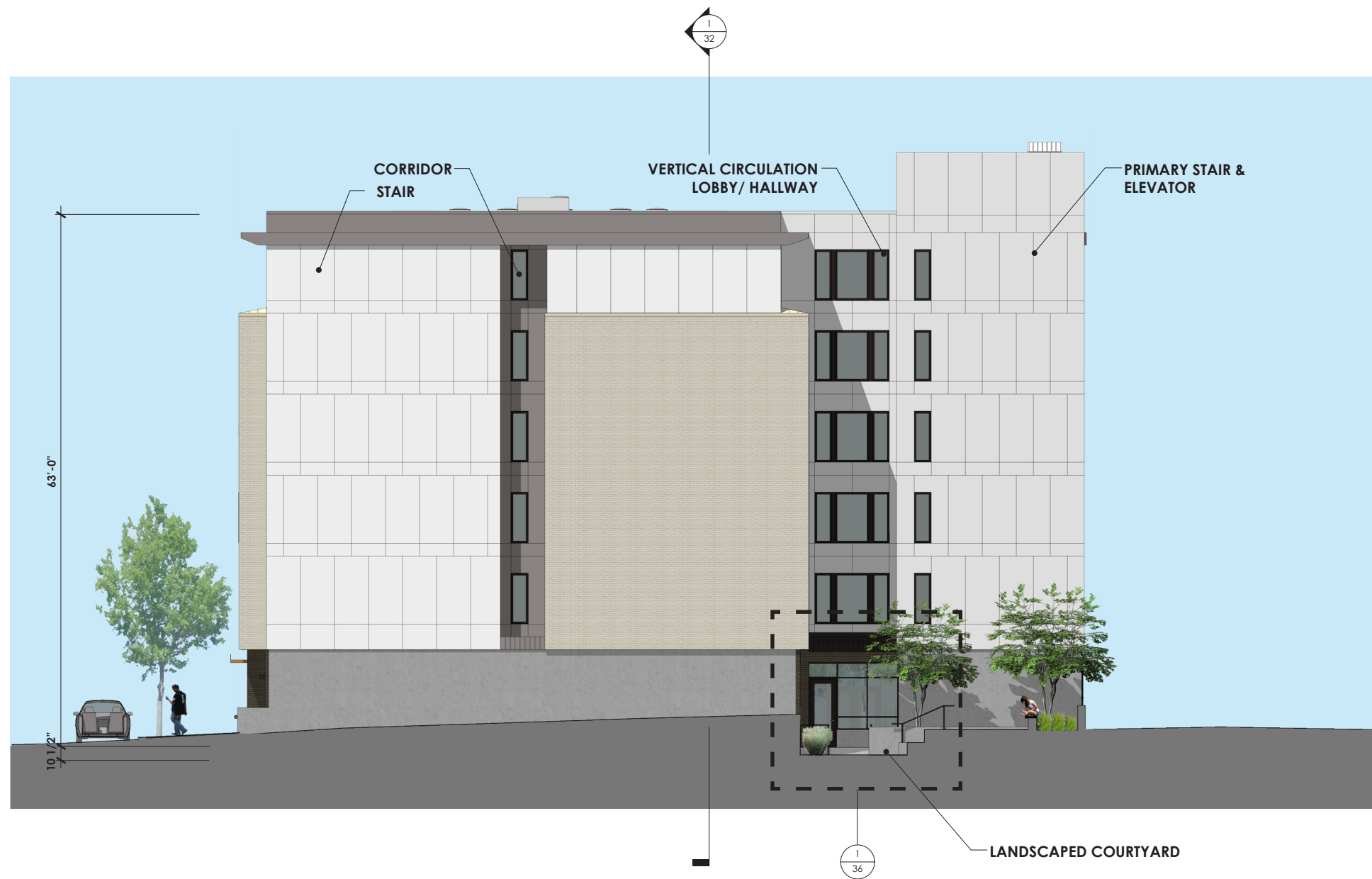


ELEVATION - NORTH

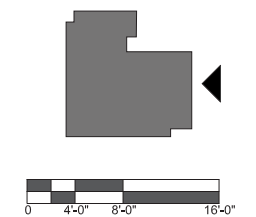


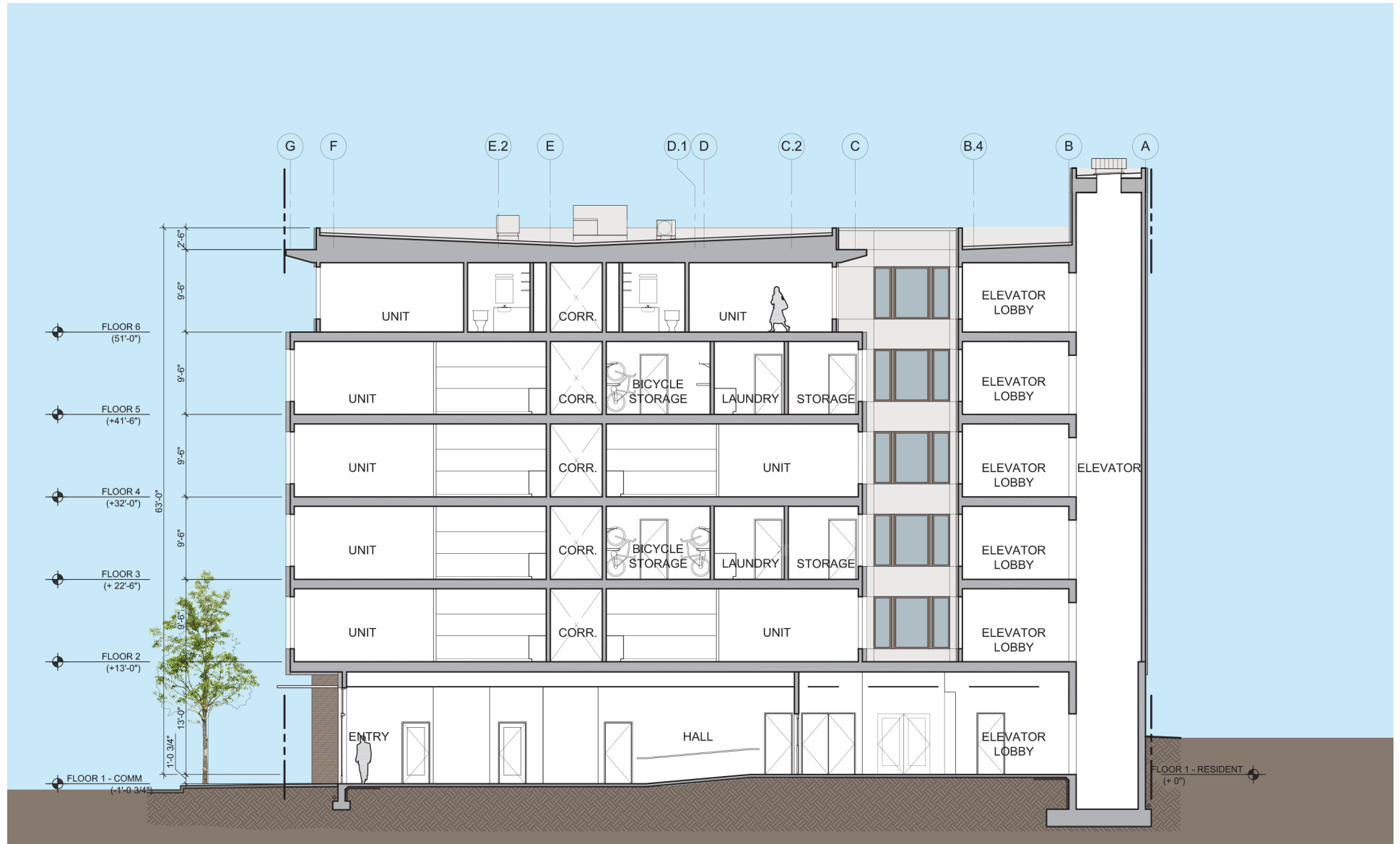


ELEVATION - NORTH AT COURTYARD

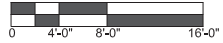
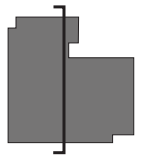


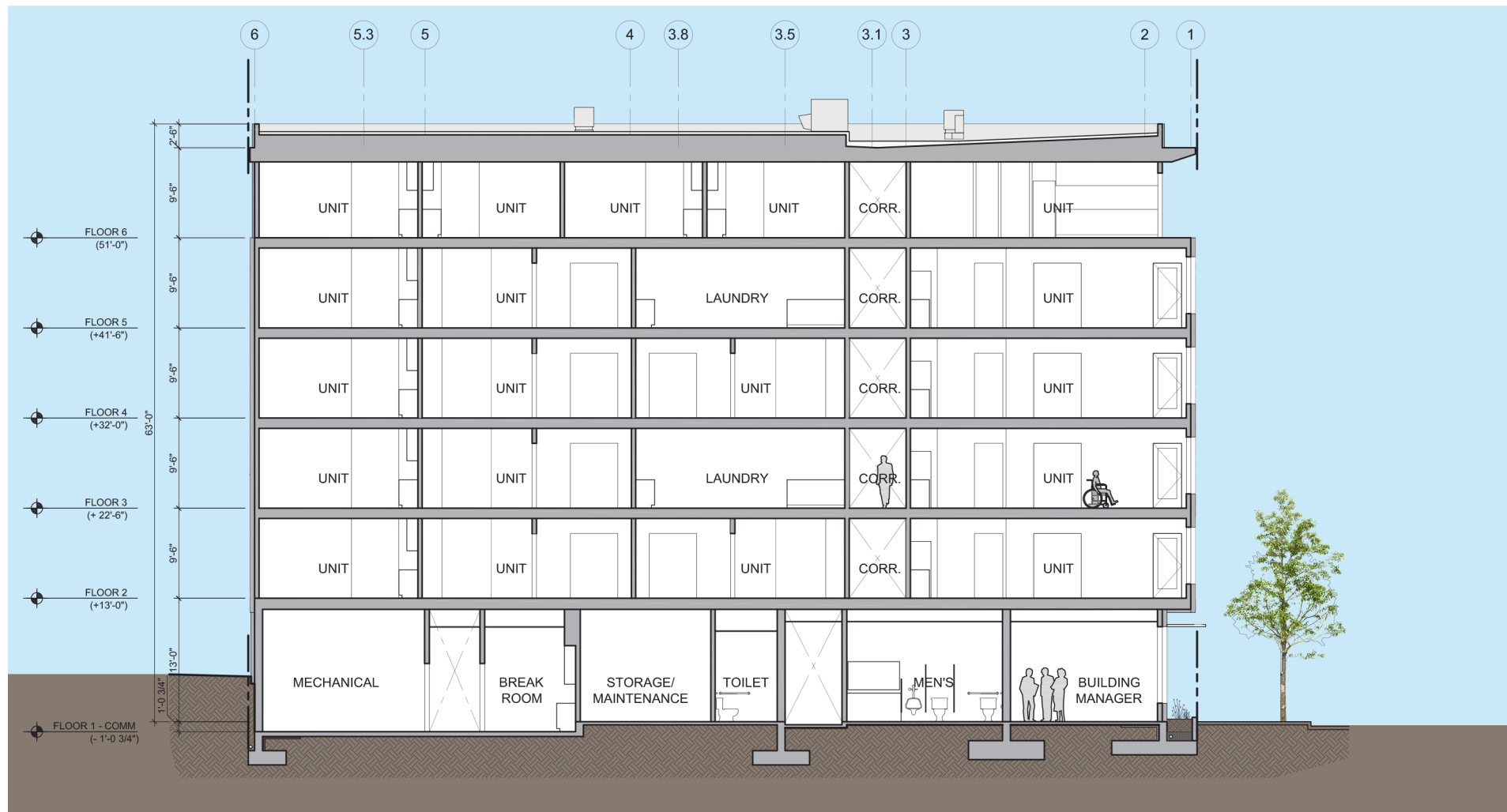
ELEVATION - EAST



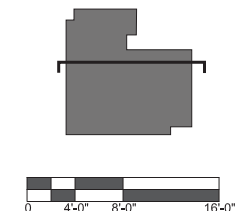


BUILDING SECTION - NORTH/SOUTH



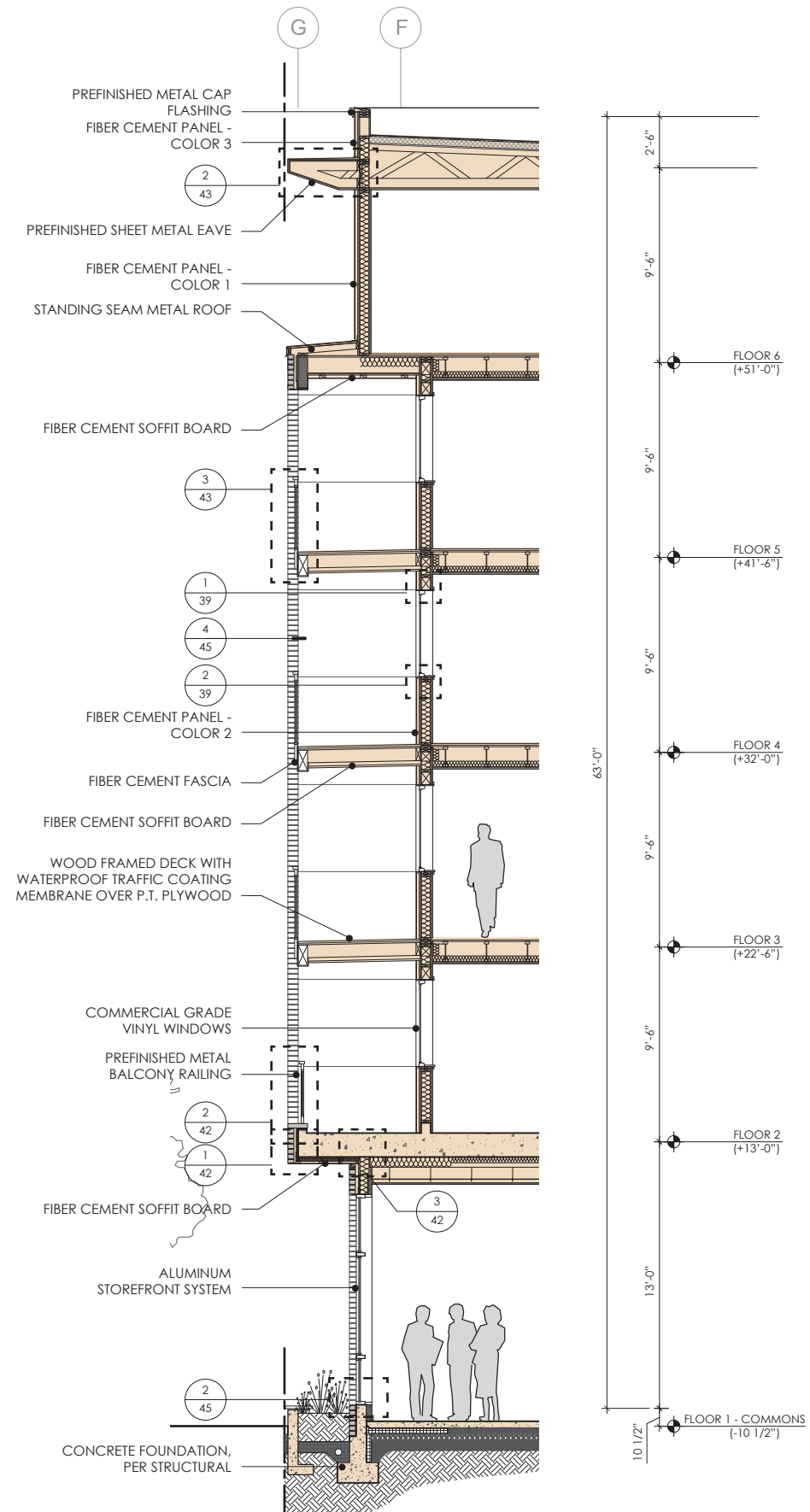


BUILDING SECTION - EAST/WEST

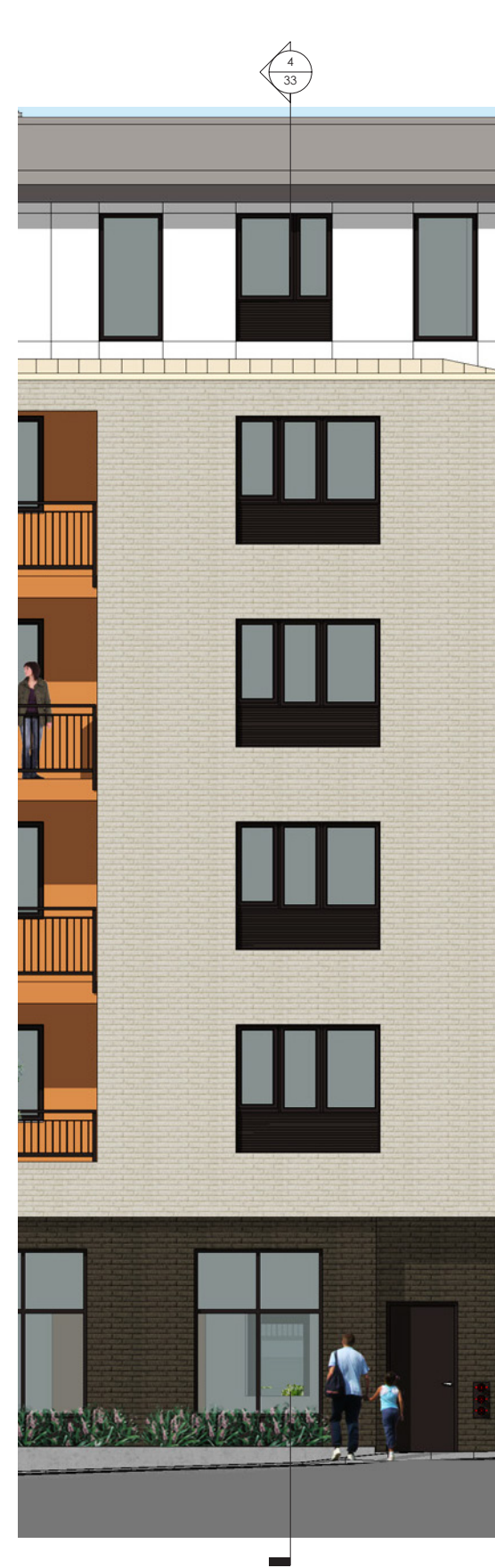




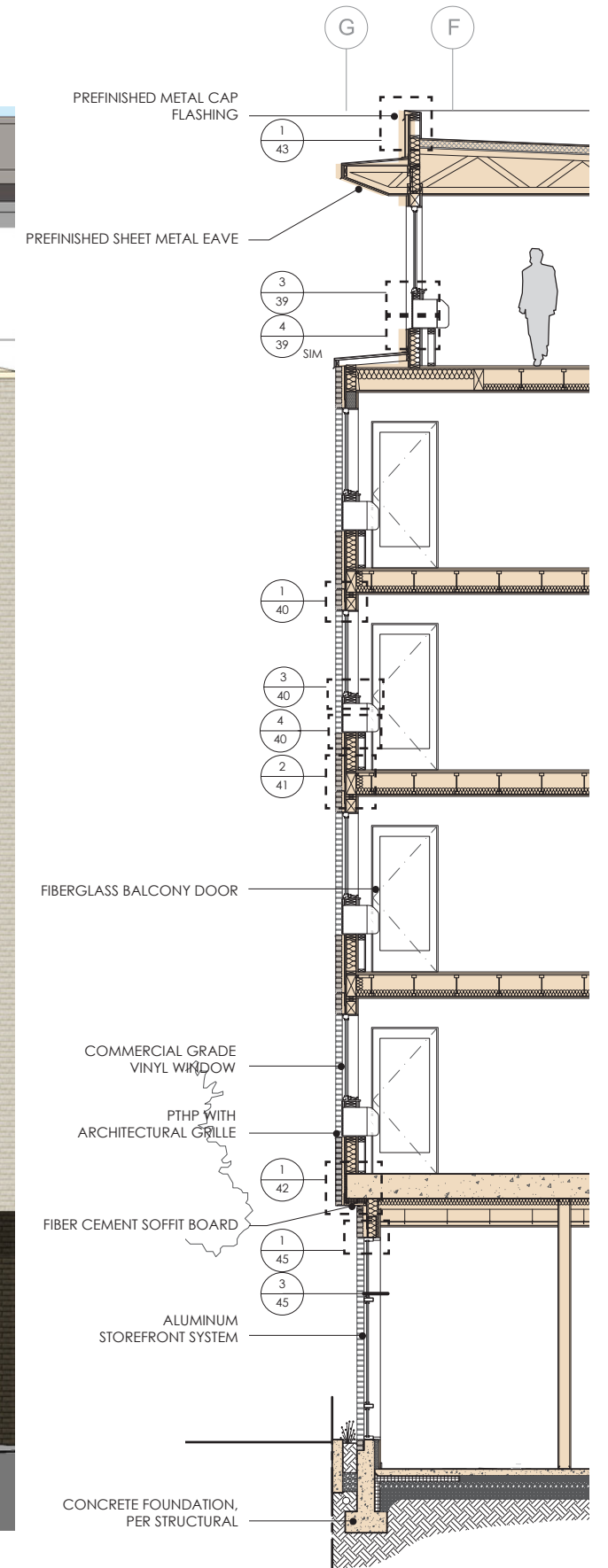
1. ENLARGED SOUTH ELEVATION



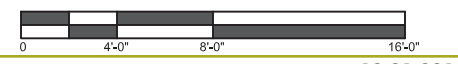
2. WALL SECTION



3. ENLARGED SOUTH ELEVATION



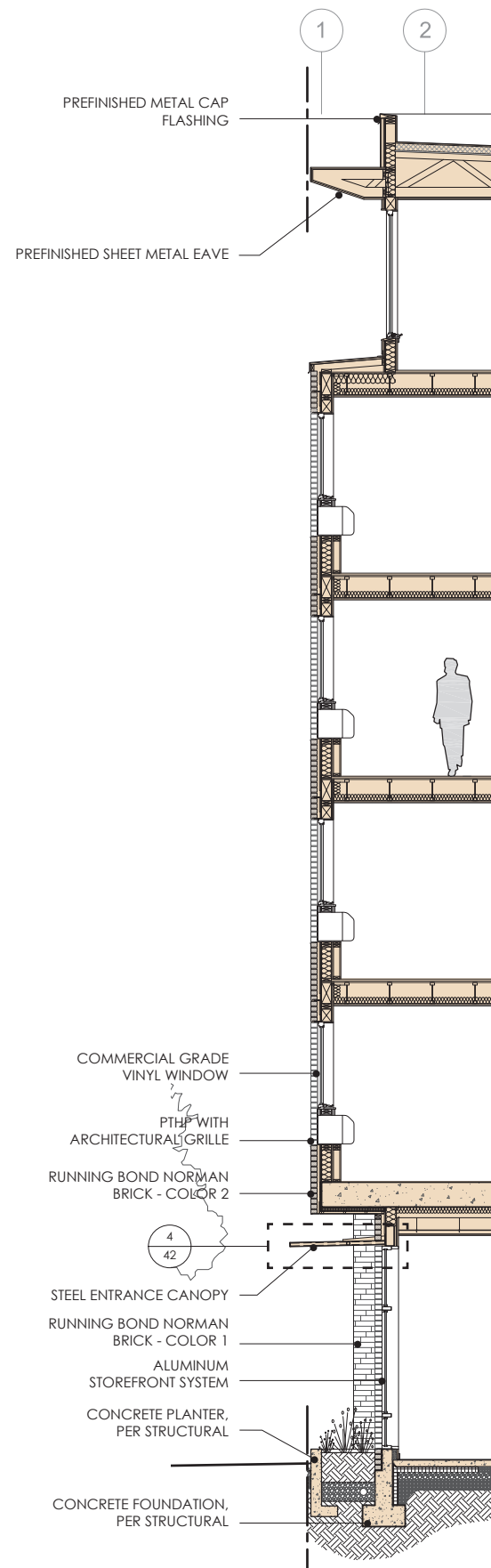
4. WALL SECTION



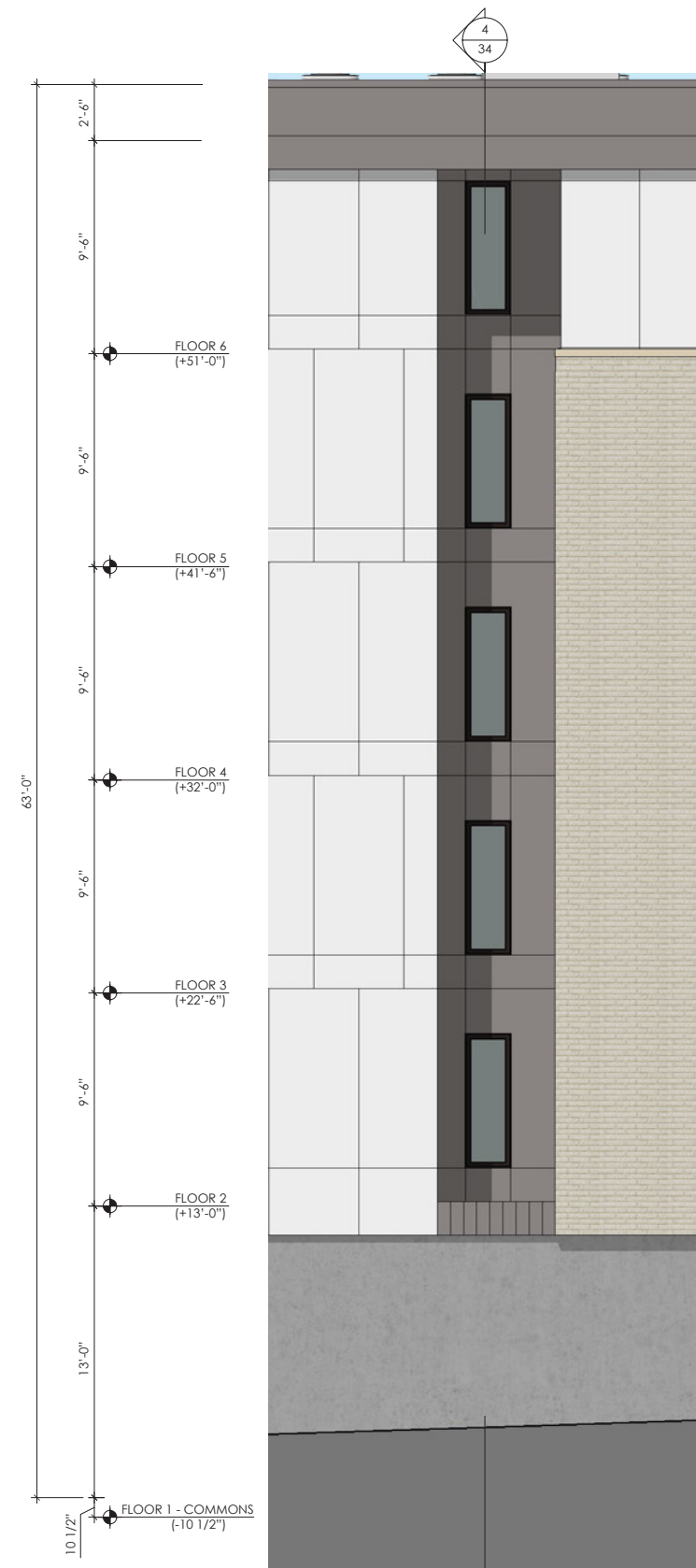
WALL SECTIONS



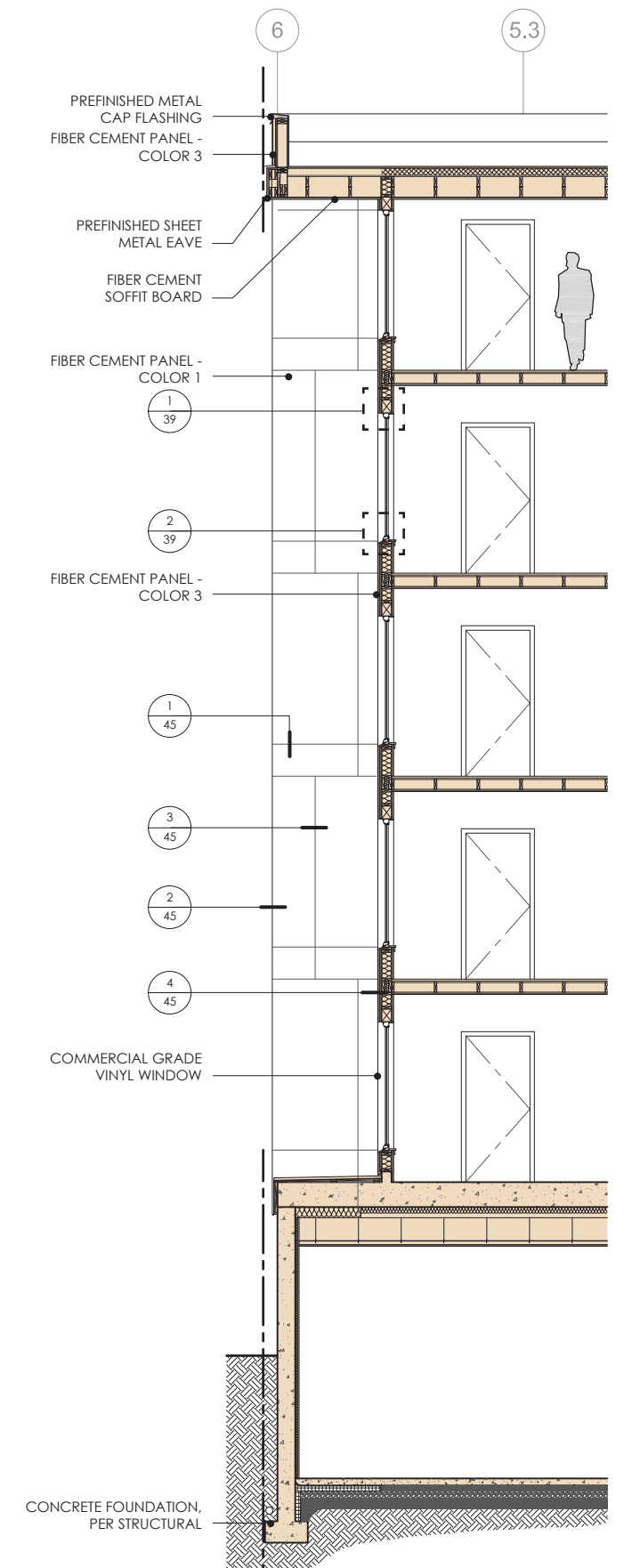
1. ENLARGED WEST ELEVATION



2. WALL SECTION

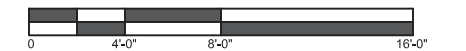


3. ENLARGED EAST ELEVATION



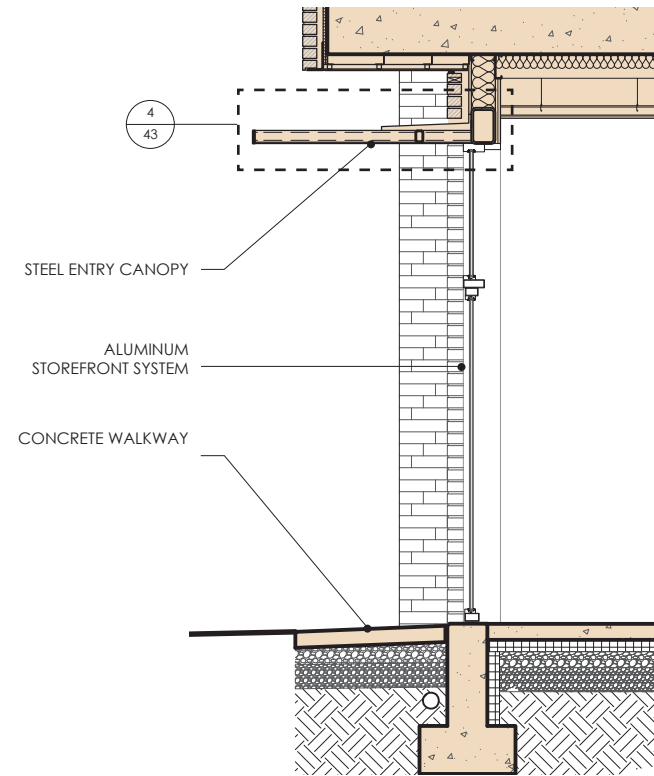
4. WALL SECTION

WALL SECTIONS

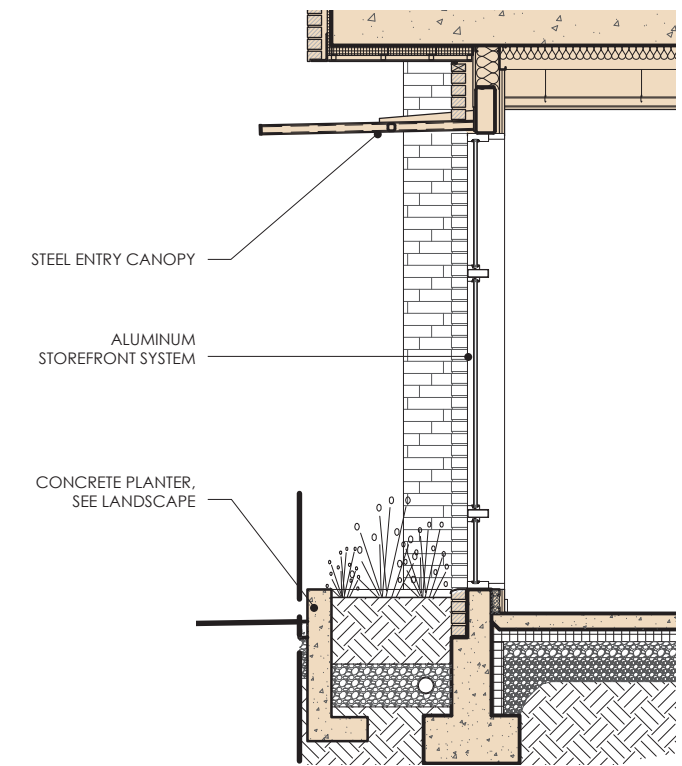




1. ENLARGED WEST ENTRY & PLANTER ELEVATION



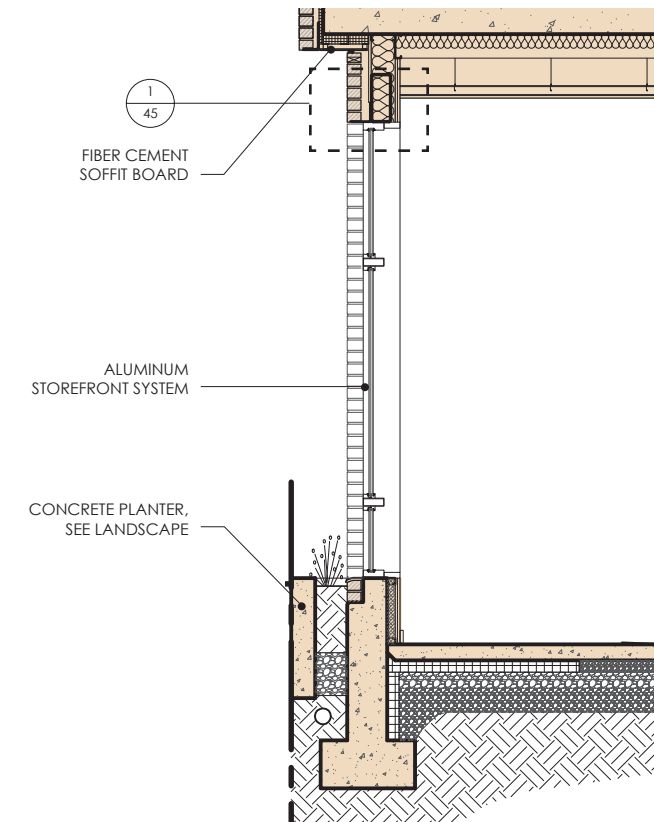
2. WEST ENTRY SECTION



3. WEST PLANTER SECTION



4. ENLARGED SOUTH ELEVATION

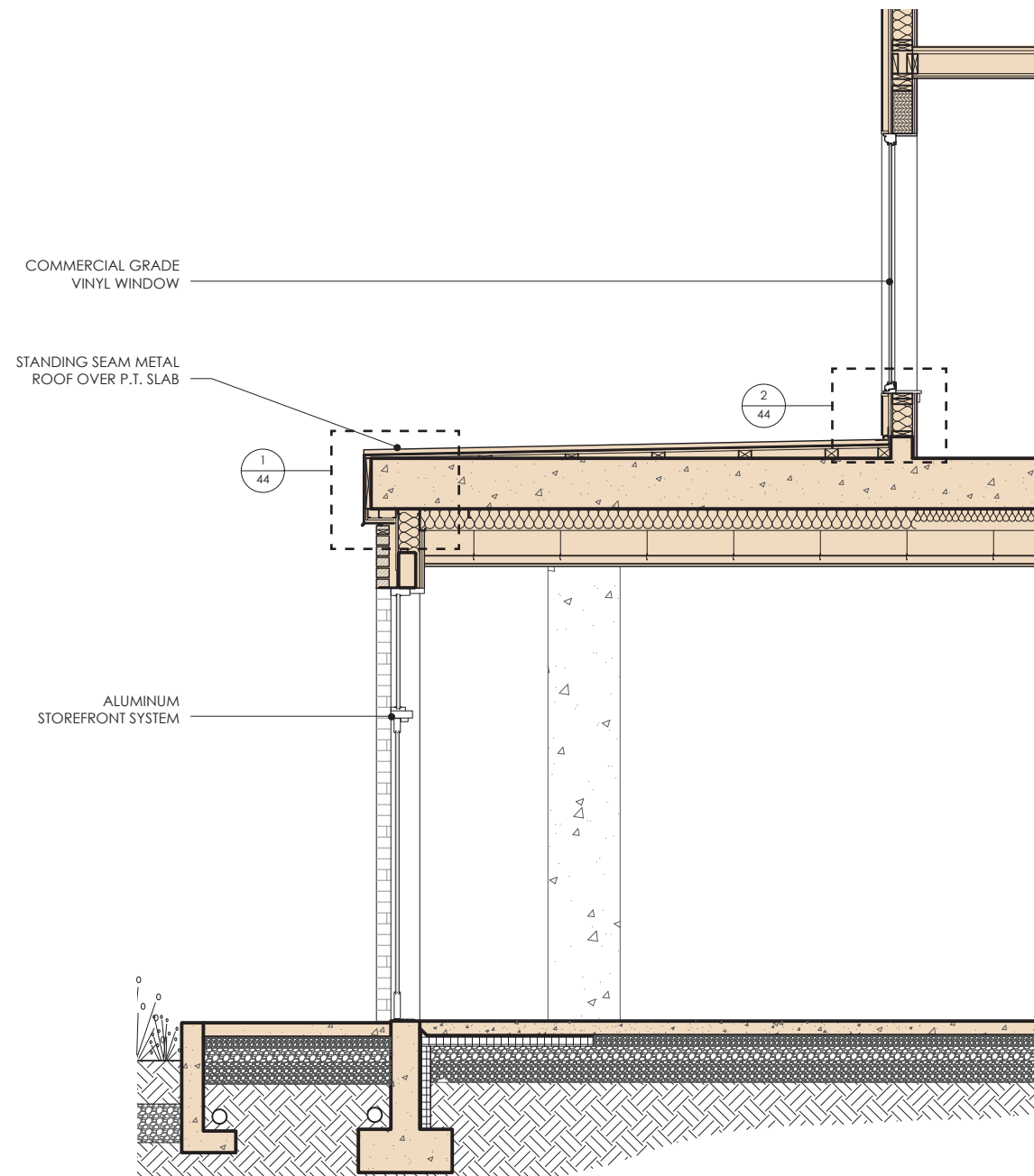


5. SOUTH TRELLIS SECTION

ENLARGED ELEVATIONS & SECTIONS



1. ENLARGED EAST COURTYARD DOOR ELEVATION

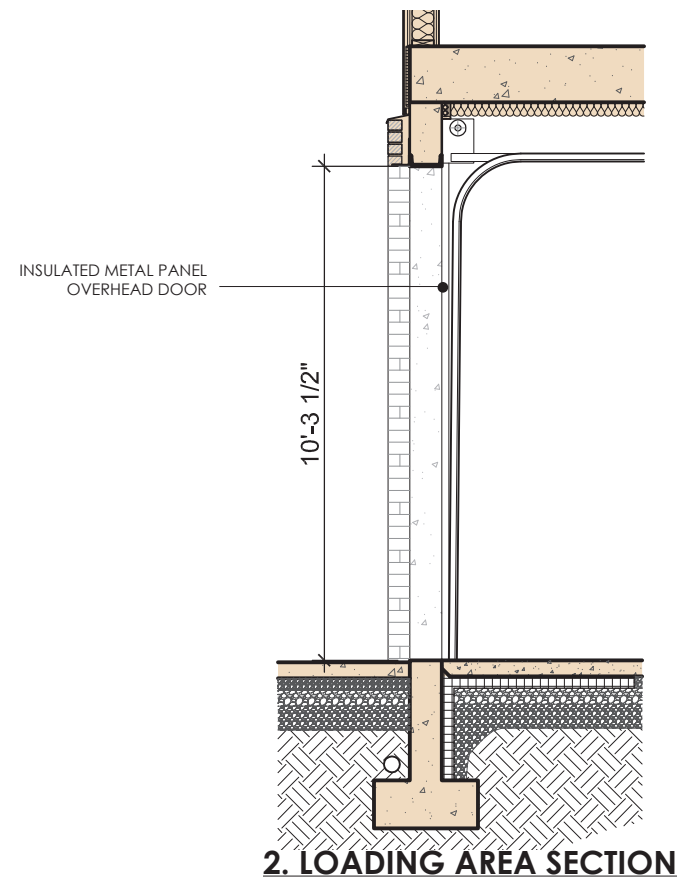


2. COURTYARD DOOR SECTION

ENLARGED ELEVATION & SECTION



1. ENLARGED WEST ELEVATION @ OVERHEAD DOOR & BIKE PARKING



2. LOADING AREA SECTION

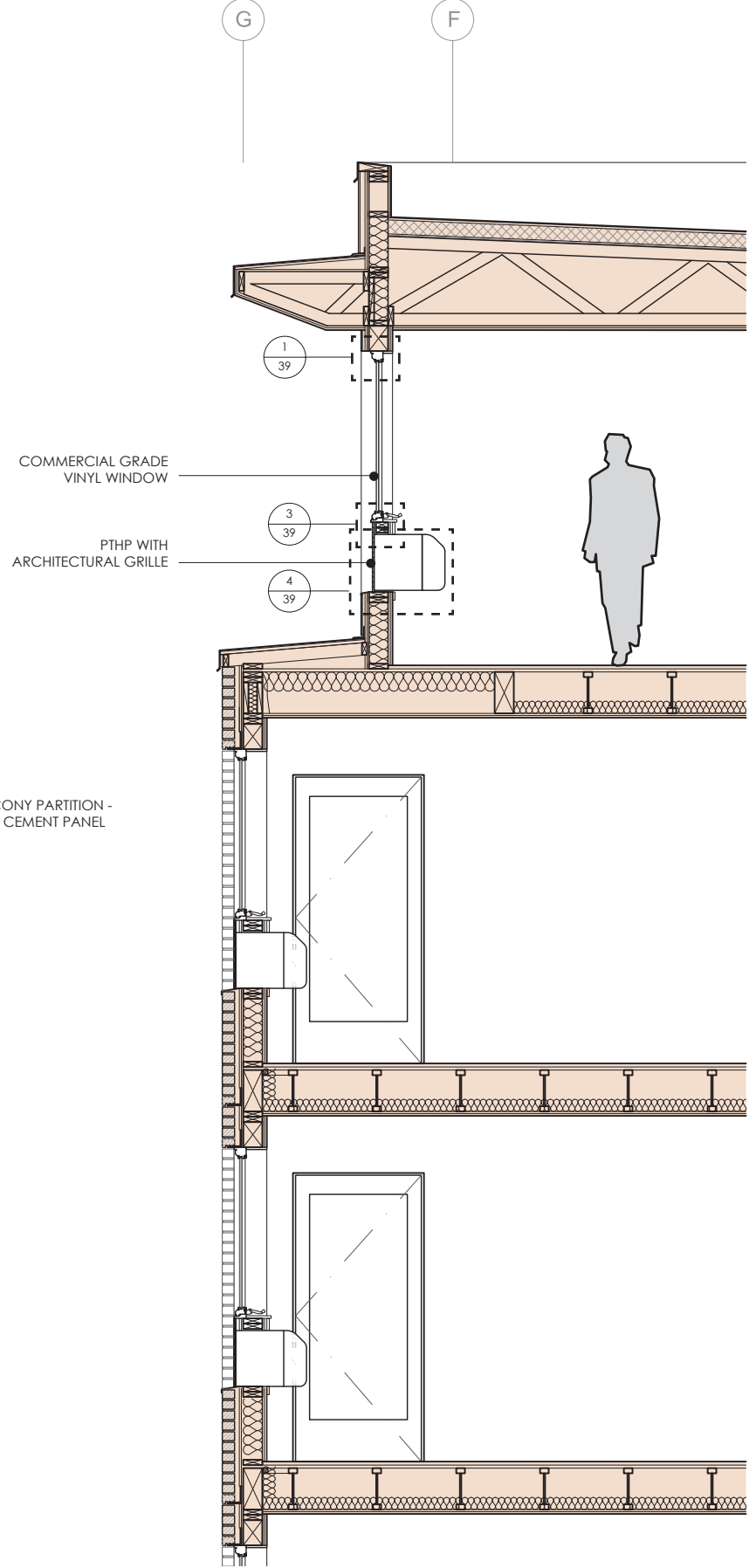


3. ENLARGED SOUTH ELEVATION @ FIRE RISER AND STAIR 2

ENLARGED ELEVATIONS & SECTION

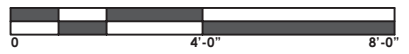


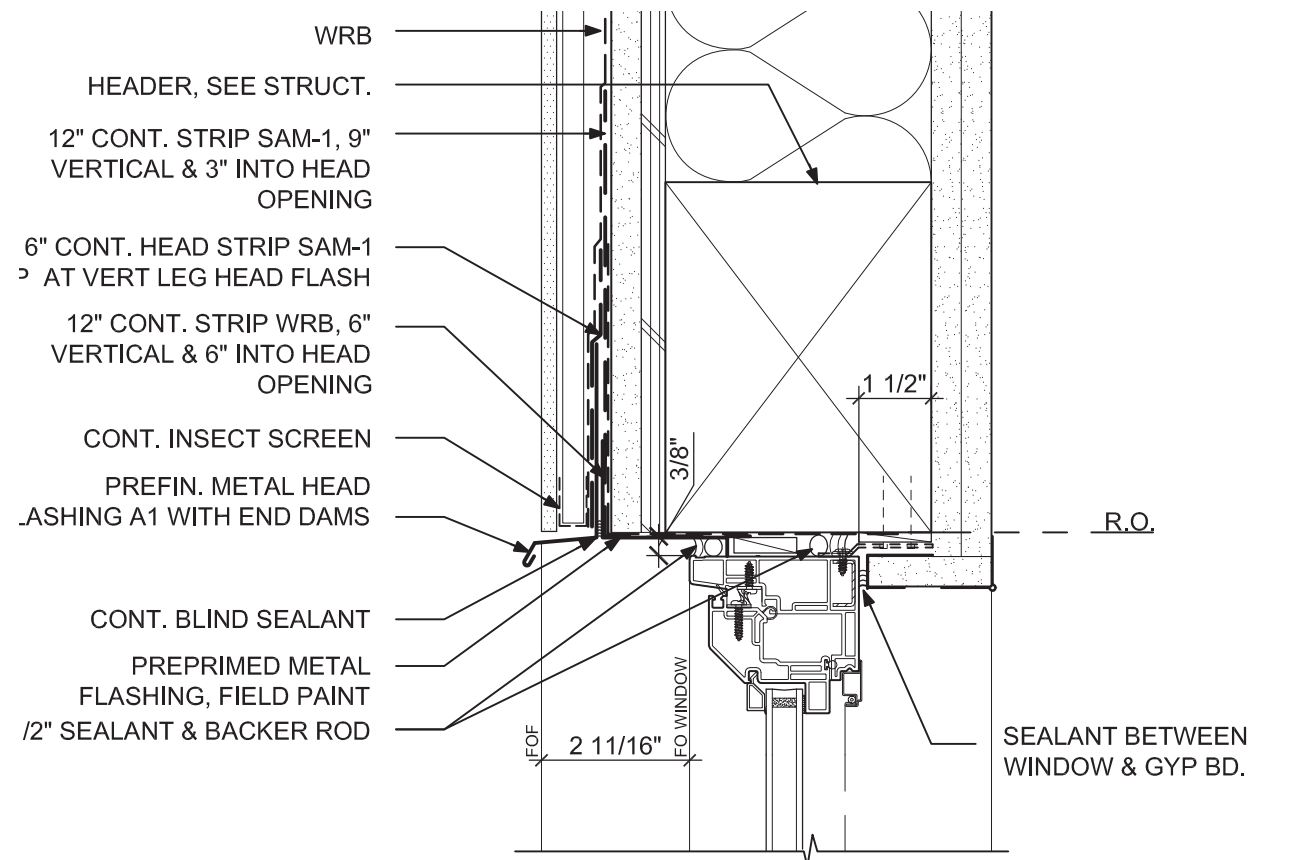
1. ENLARGED SOUTH ELEVATION



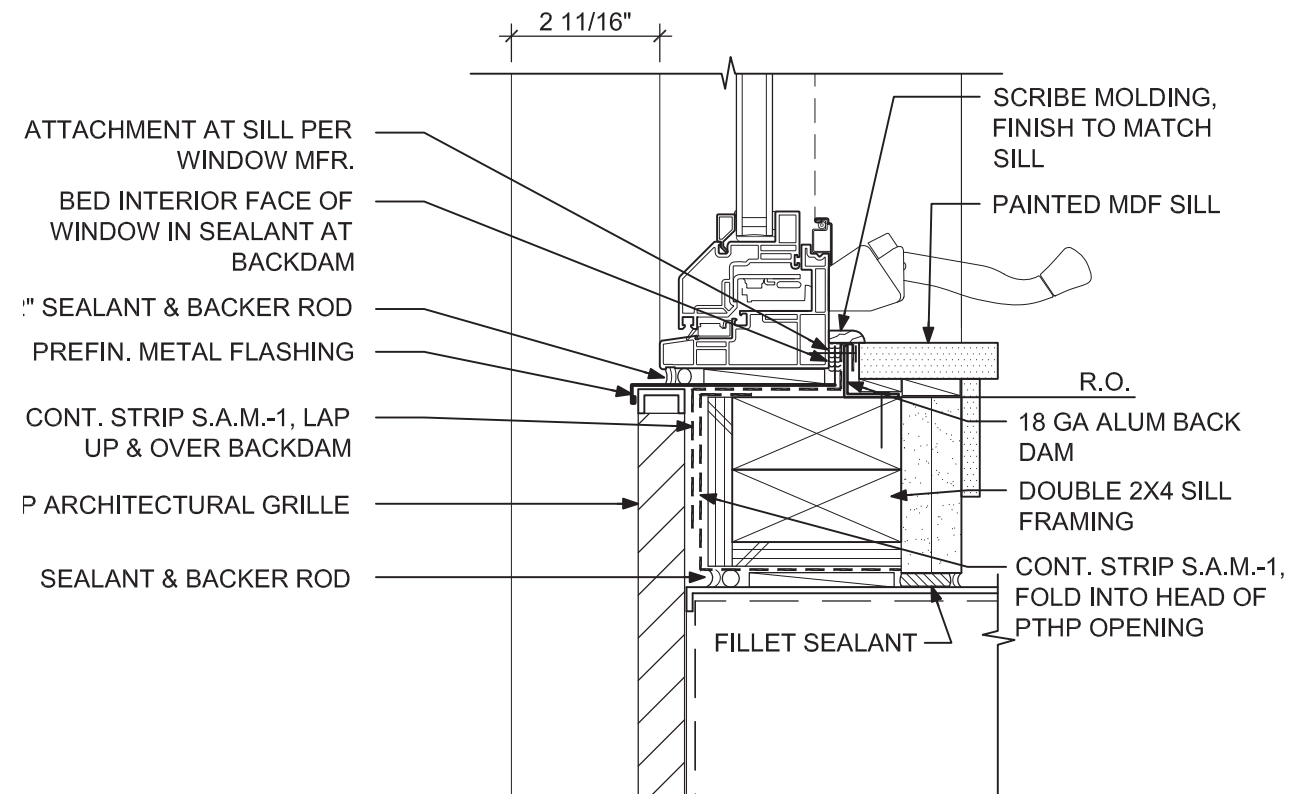
2. WALL SECTION

ENLARGED ELEVATION & WALL SECTION

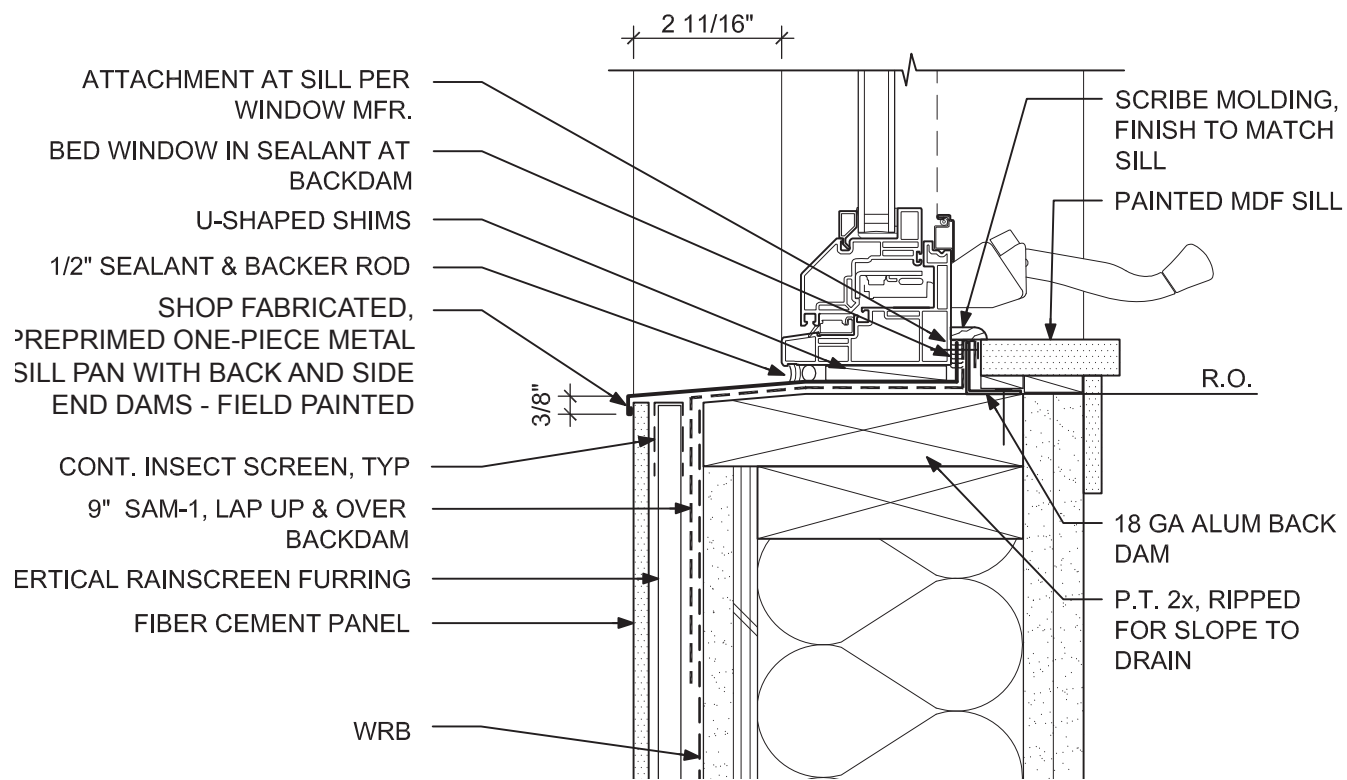
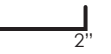




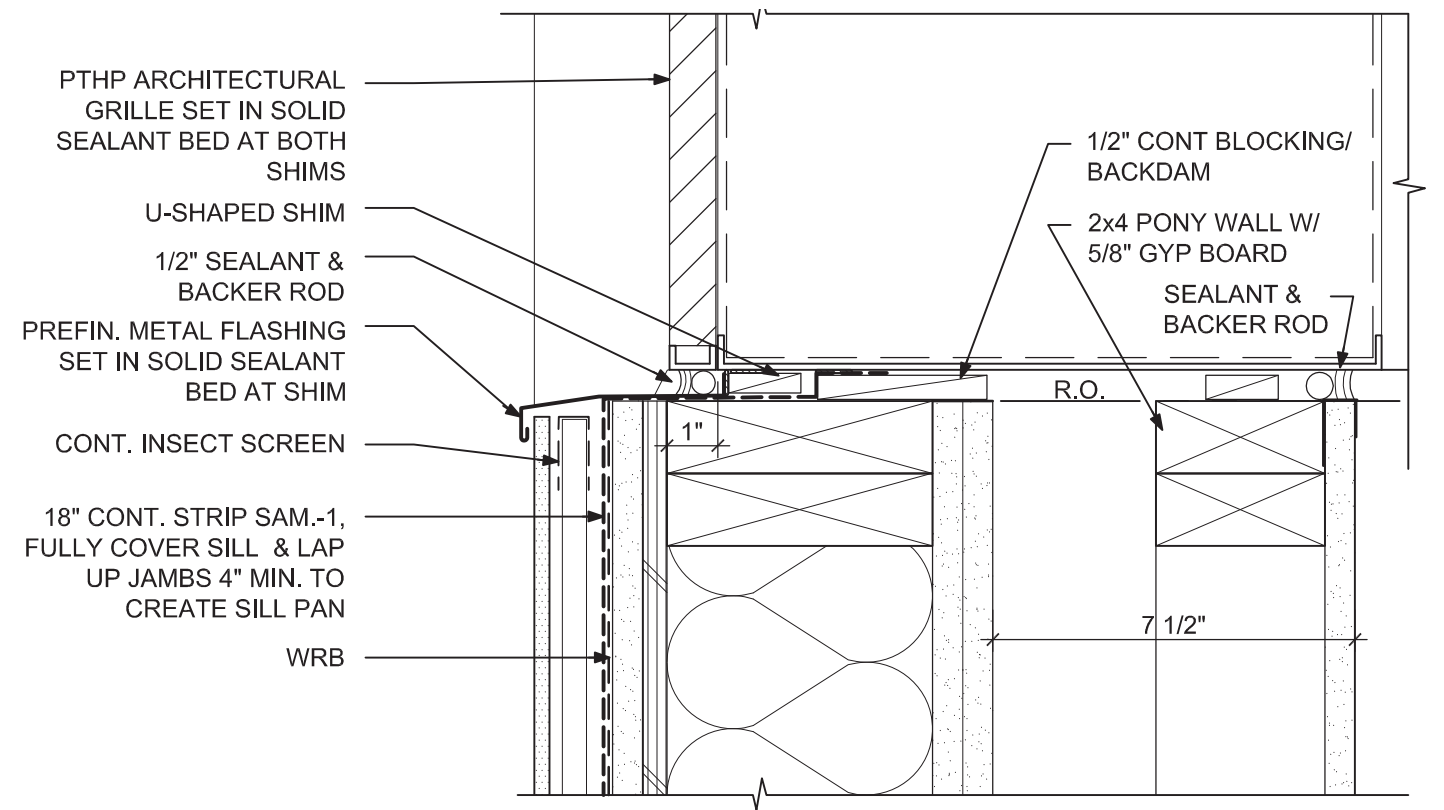
1. WINDOW HEAD @ FIBER CEMENT PANEL



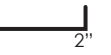
3. WINDOW SILL @ PTHP UNIT



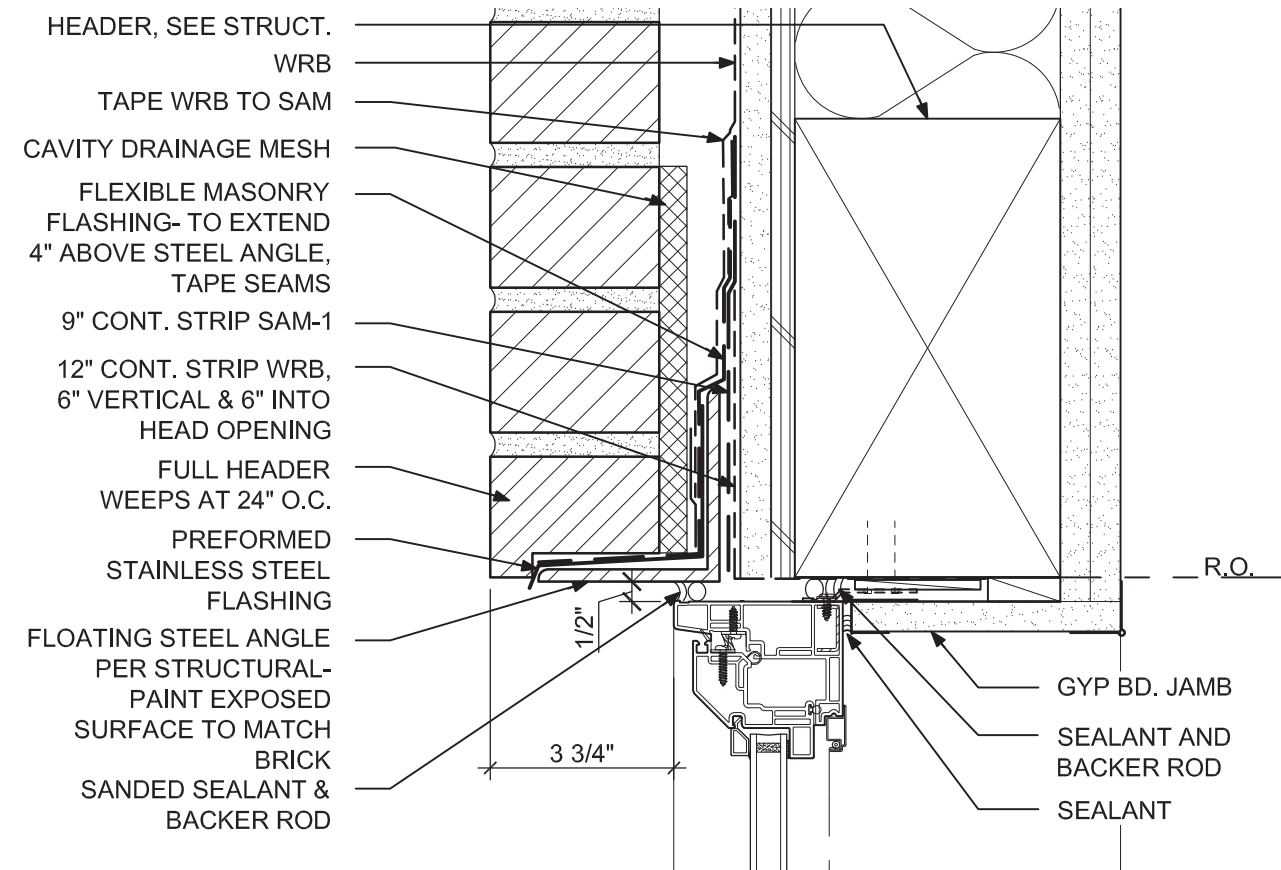
2. WINDOW SILL @ FIBER CEMENT PANEL



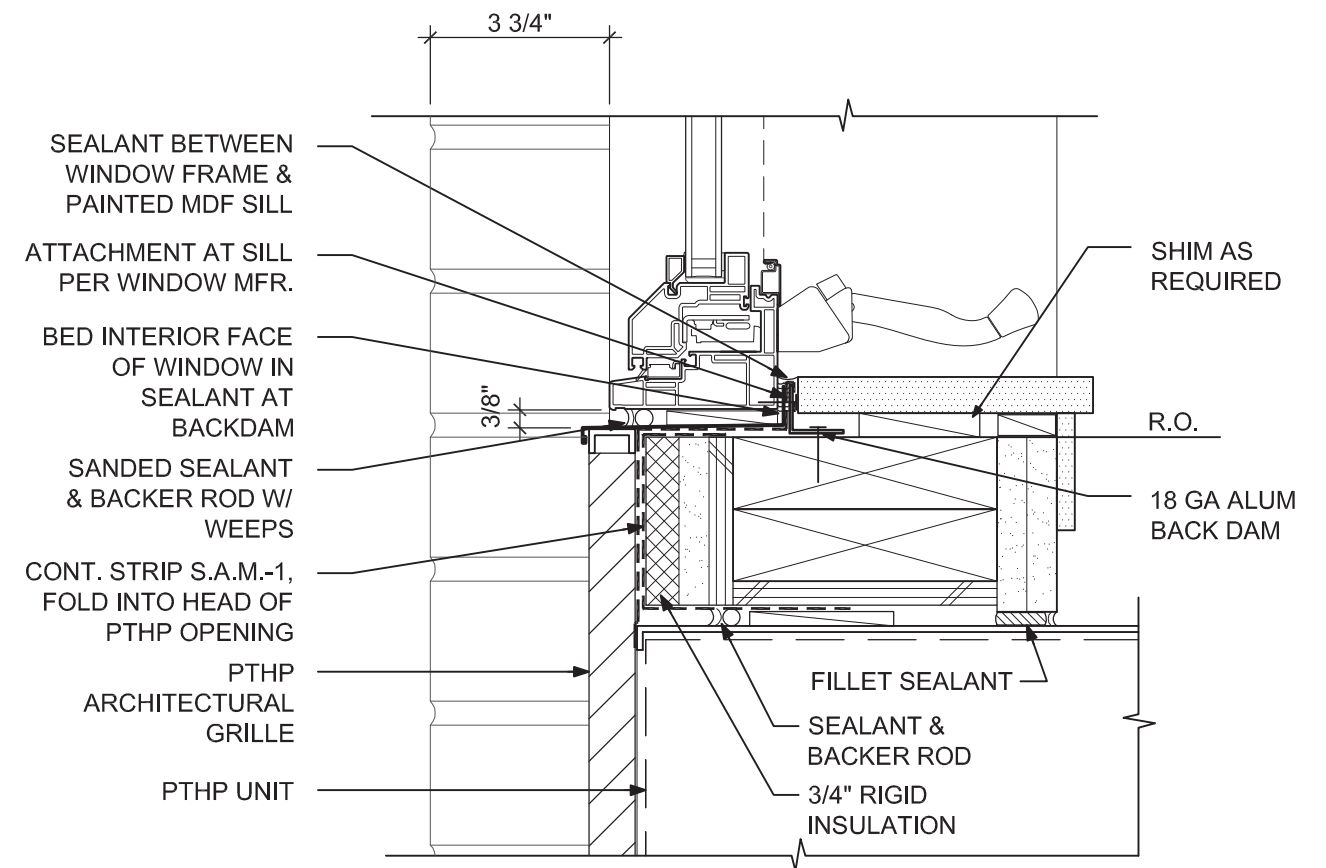
4. PTHP SILL @ FIBER CEMENT



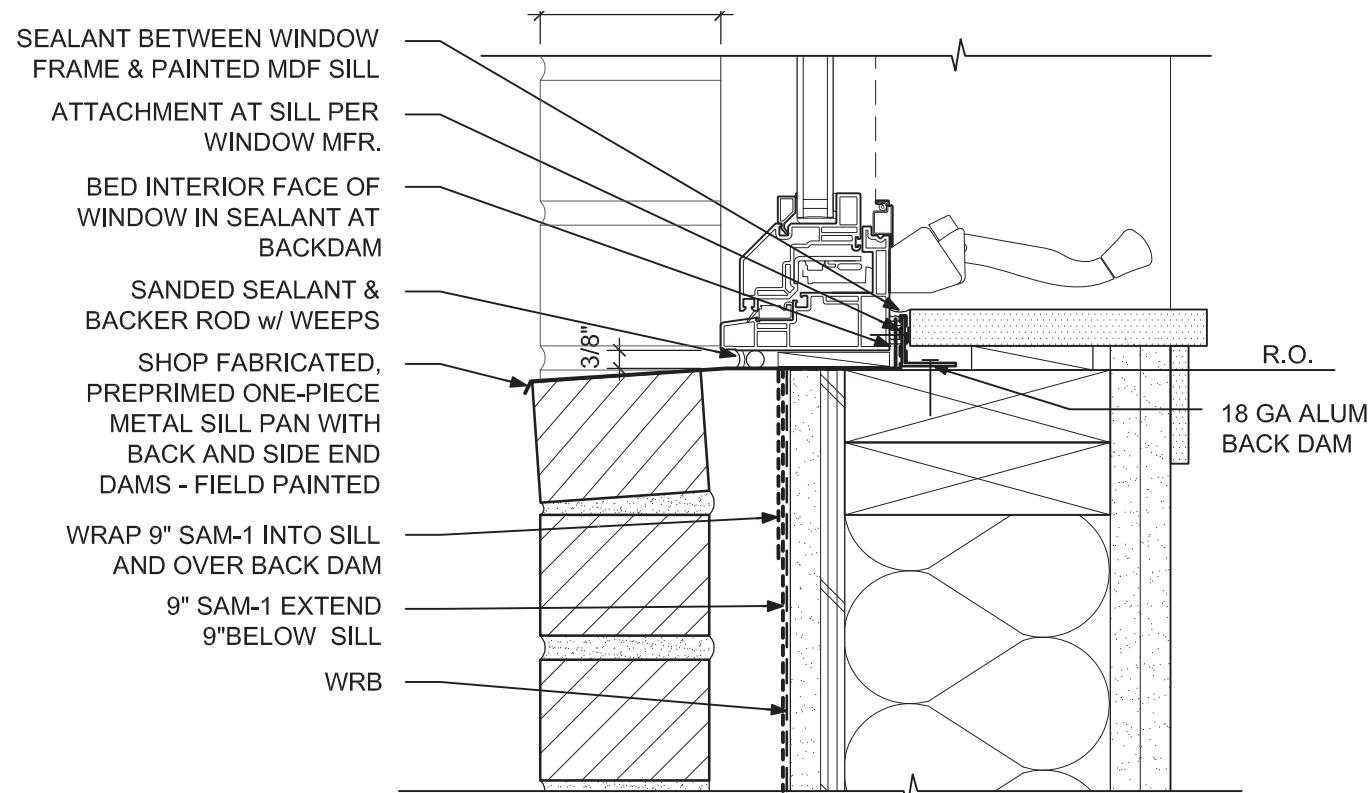
DETAILS - WINDOWS



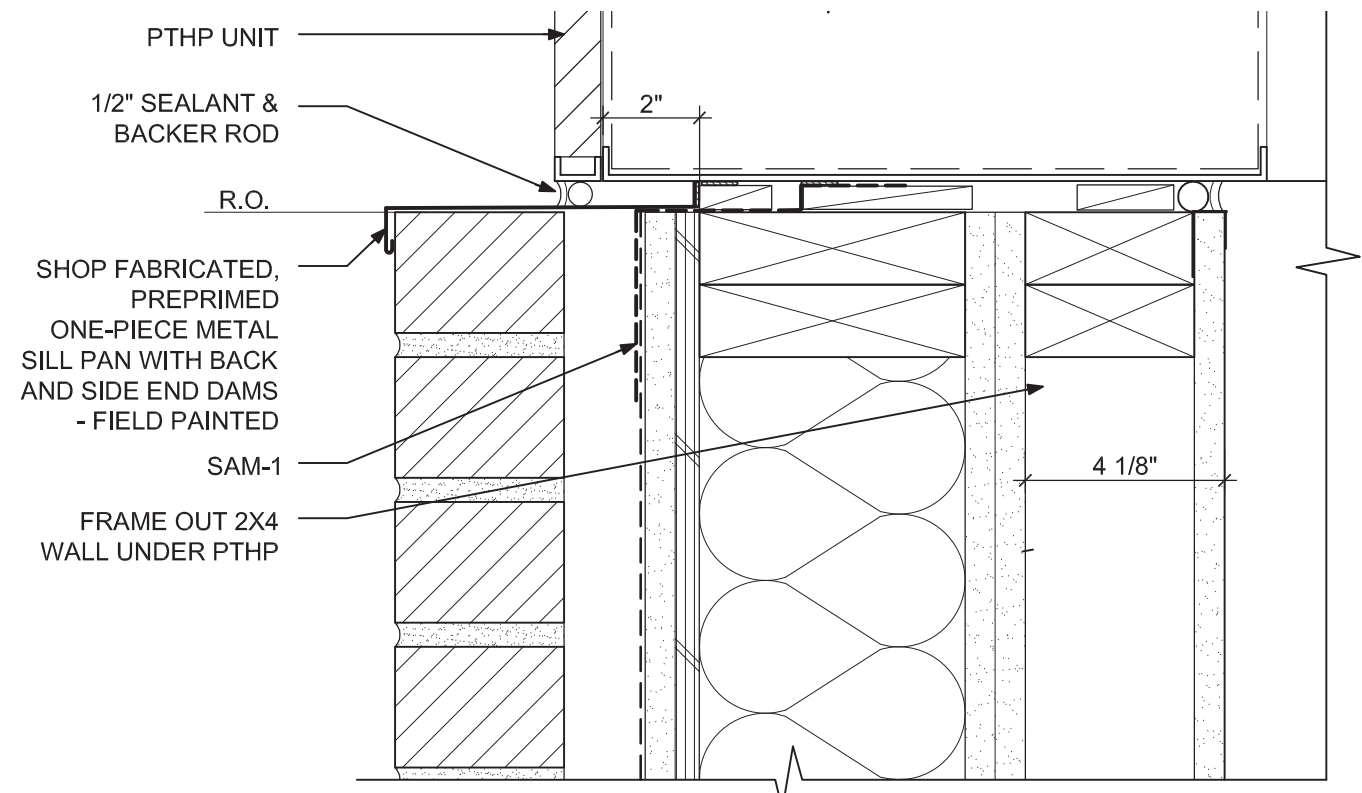
1. WINDOW HEAD @ BRICK



3. WINDOW SILL @ PTHP



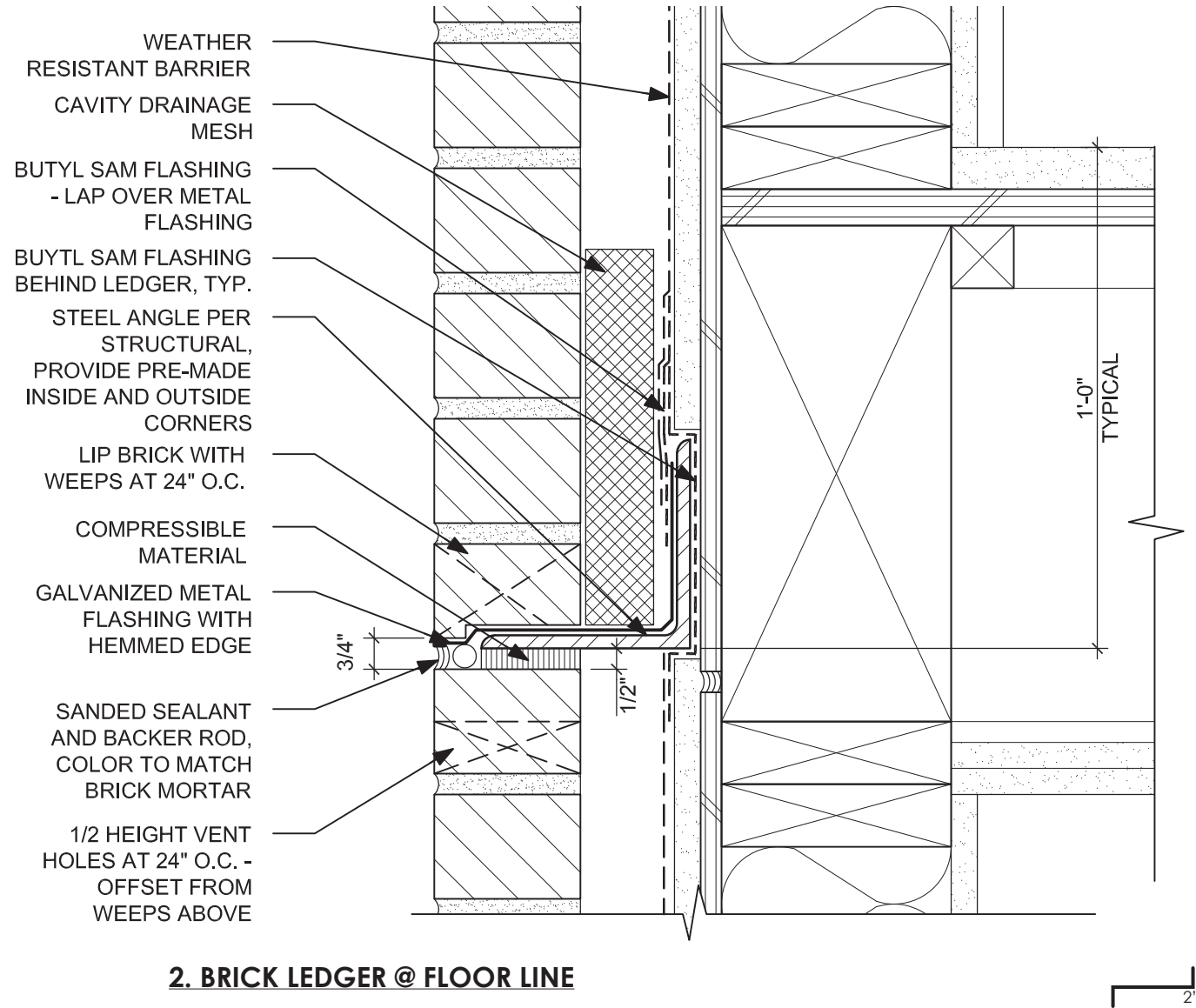
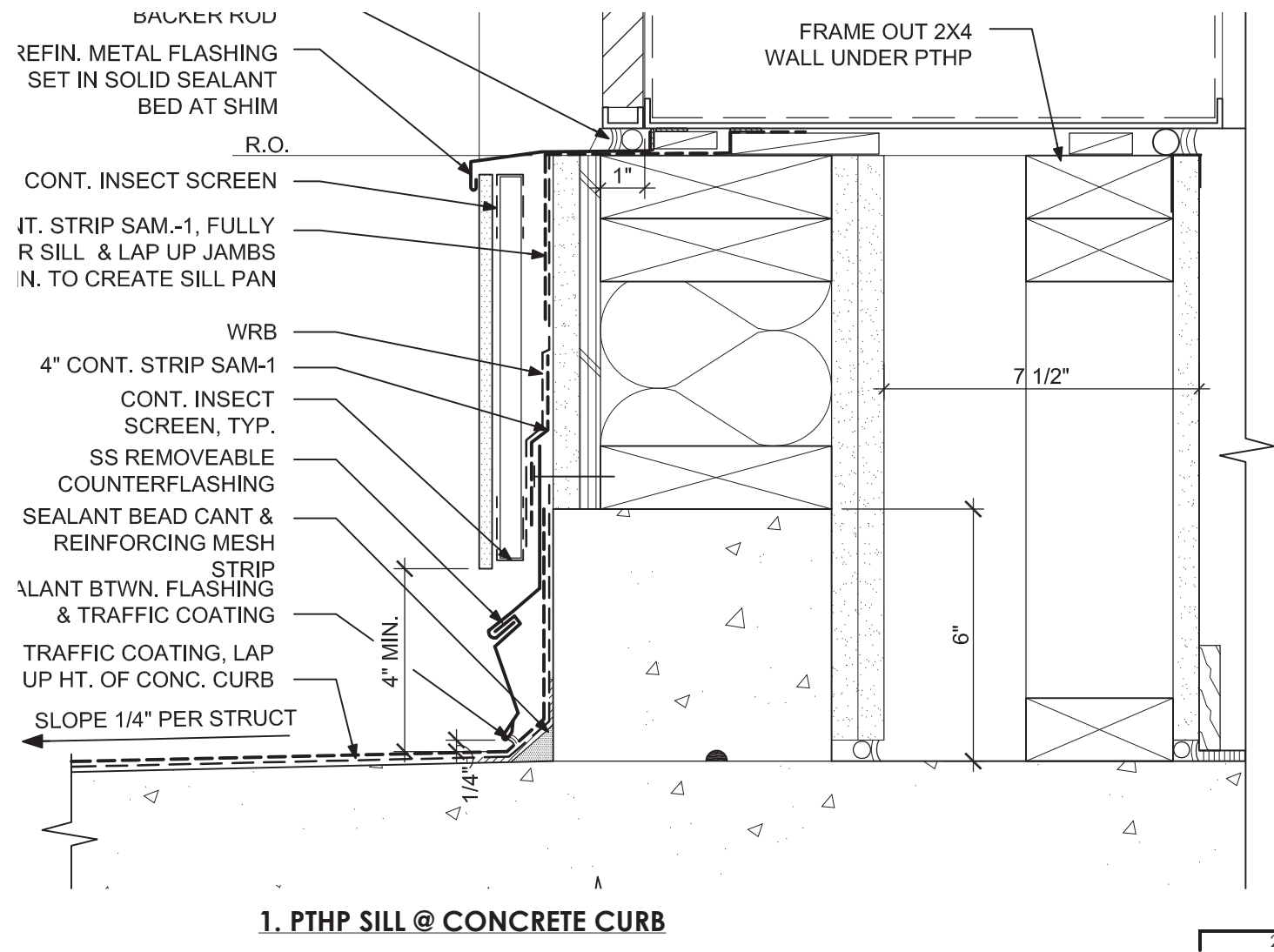
2. WINDOW SILL @ BRICK



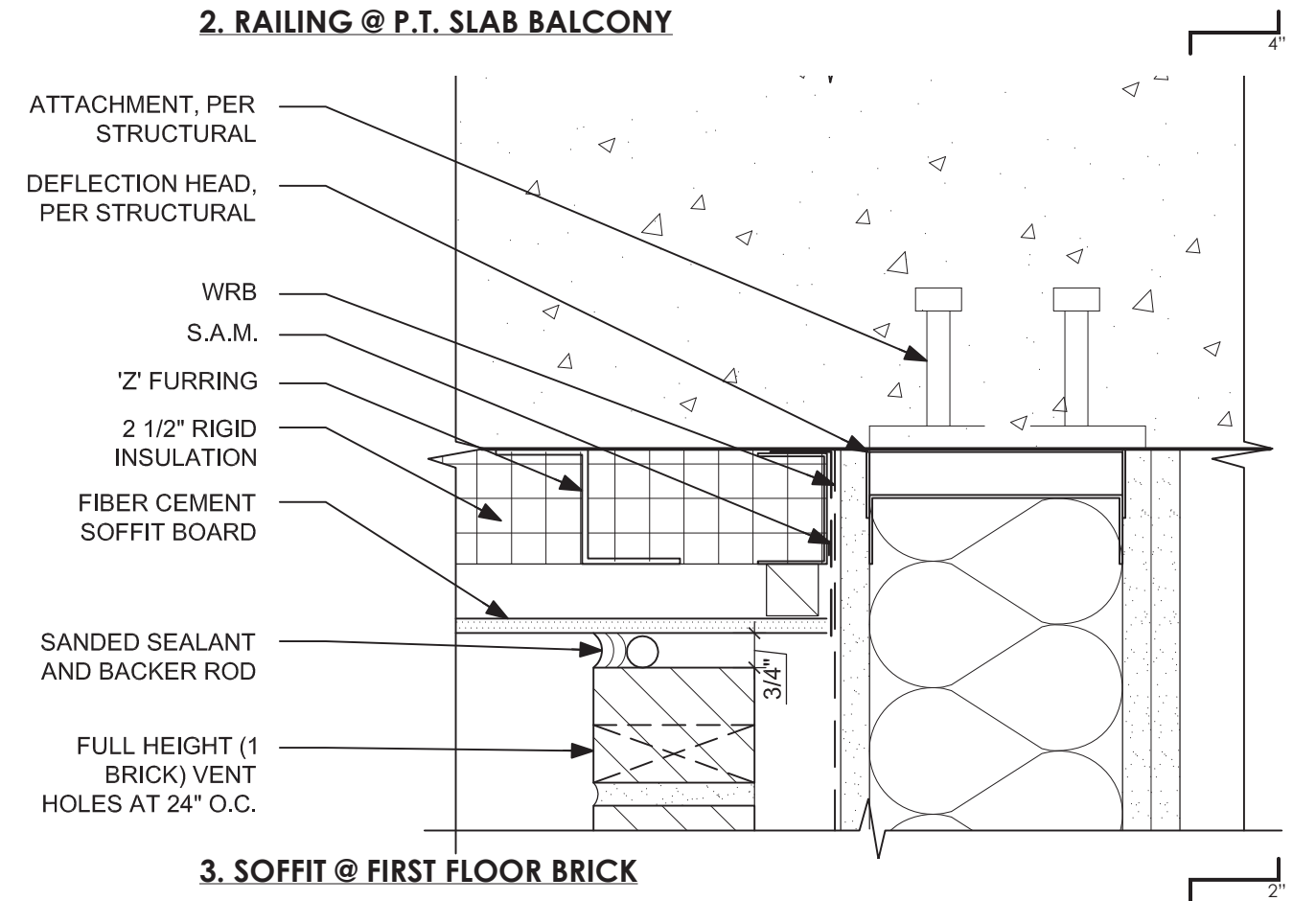
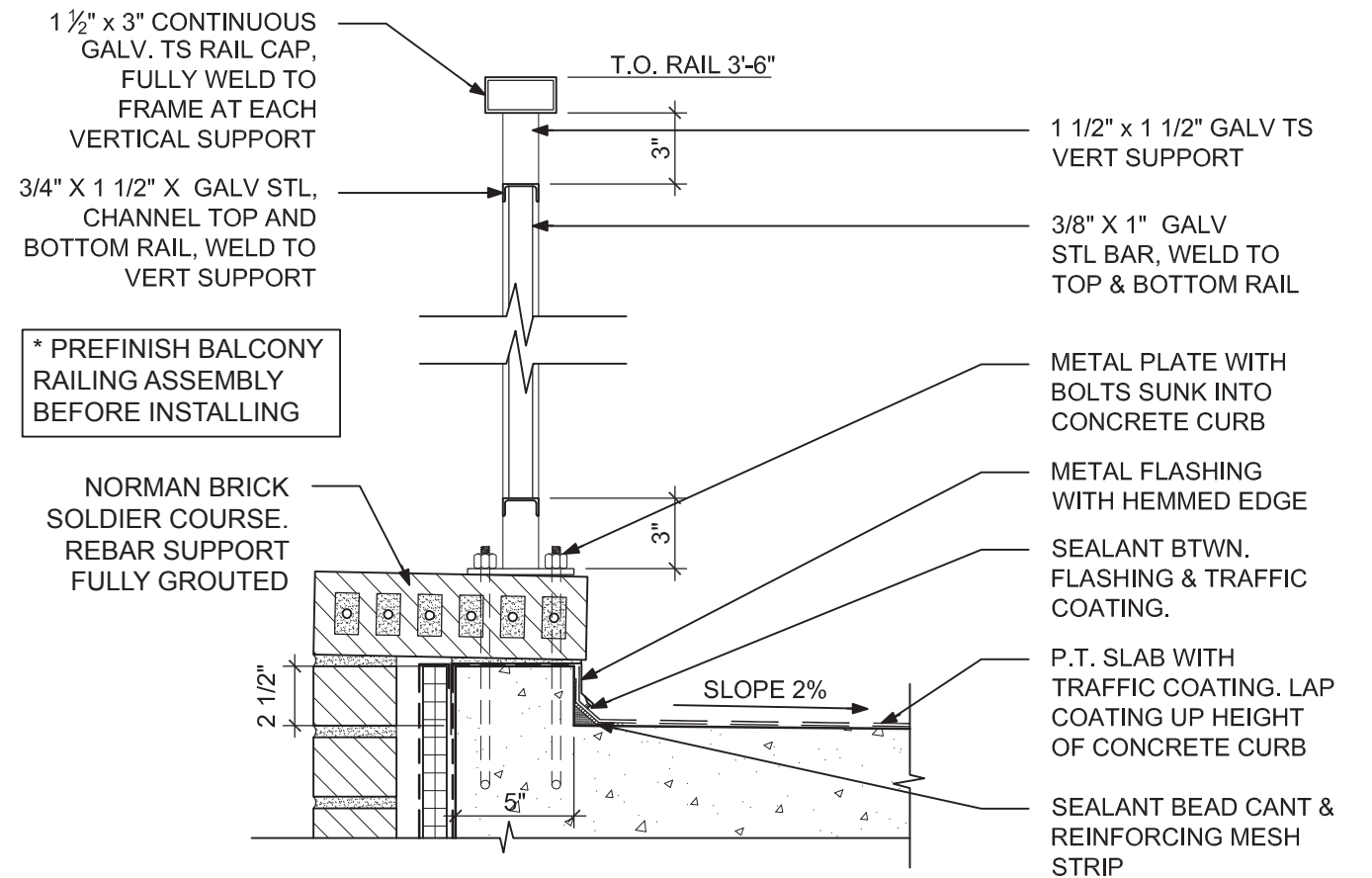
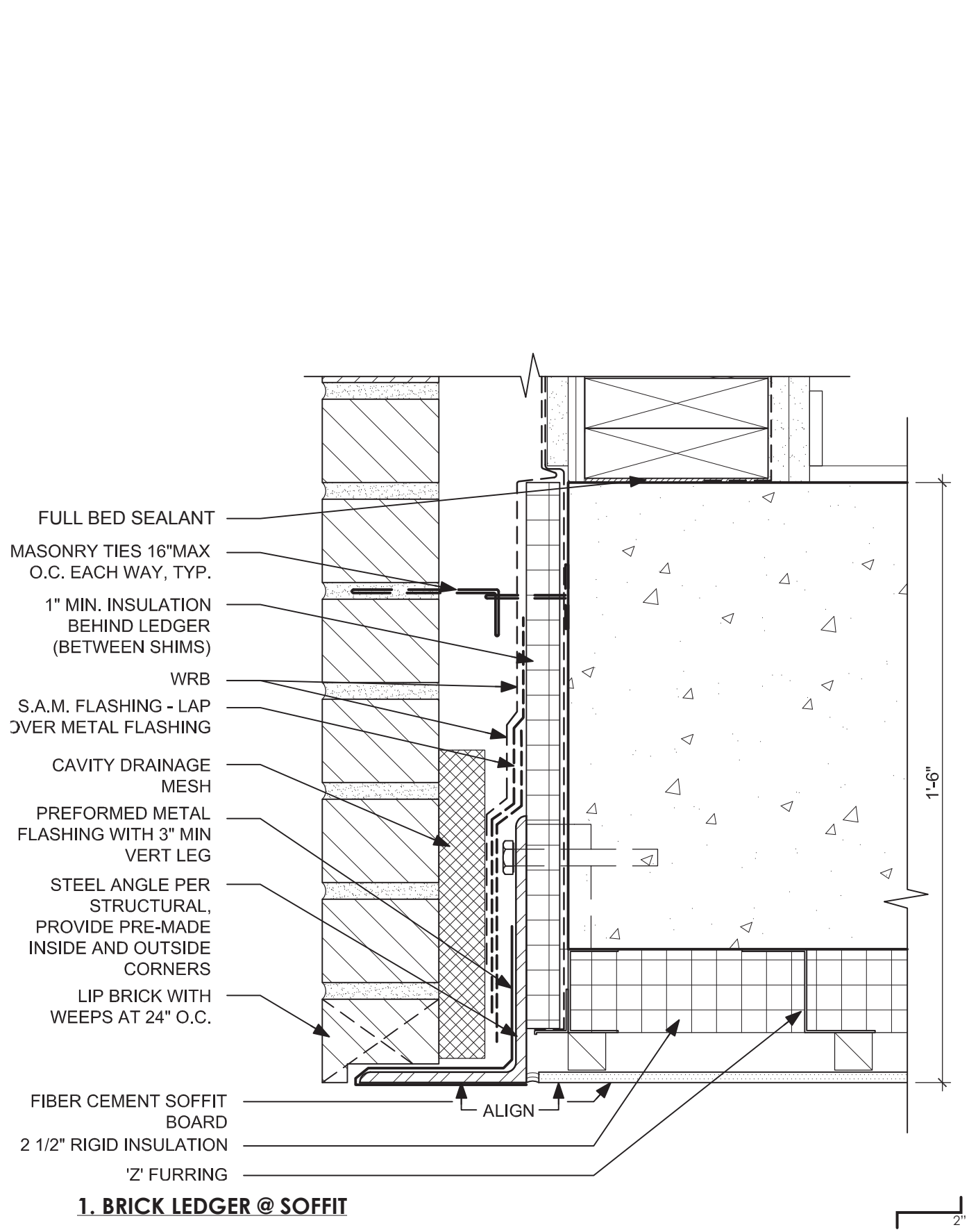
4. PTHP SILL @ BRICK



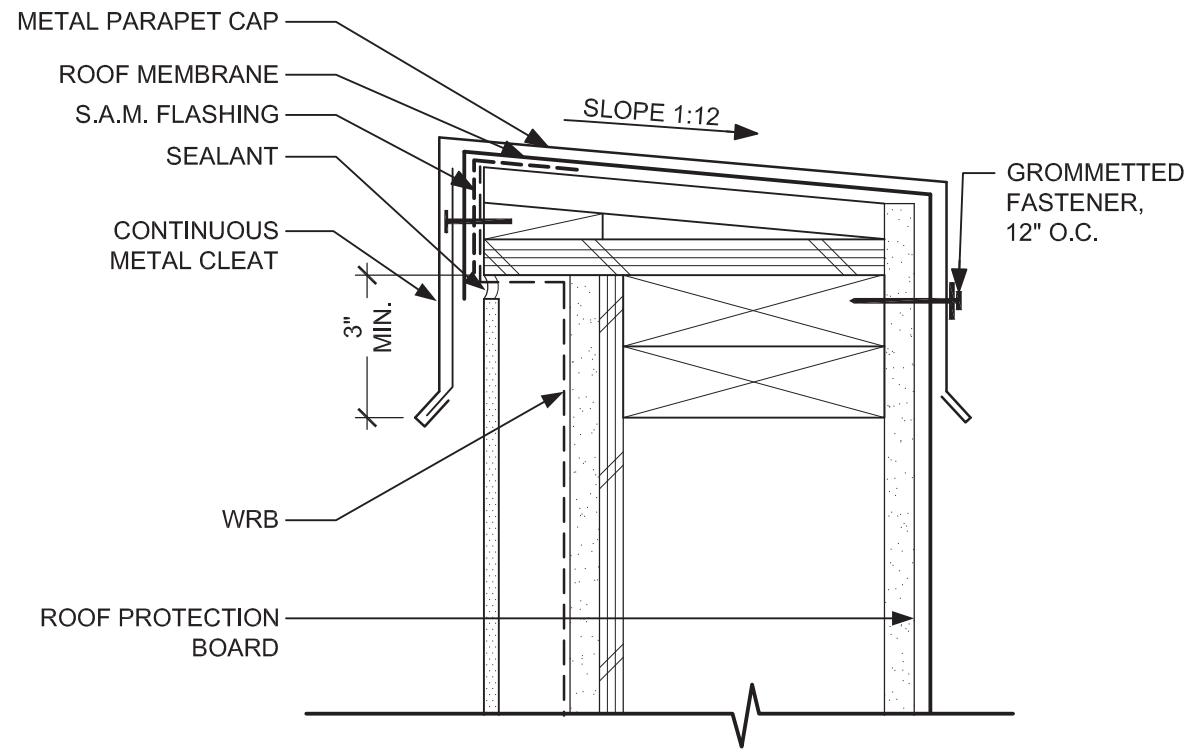
DETAILS - WINDOWS



DETAILS - EXTERIOR

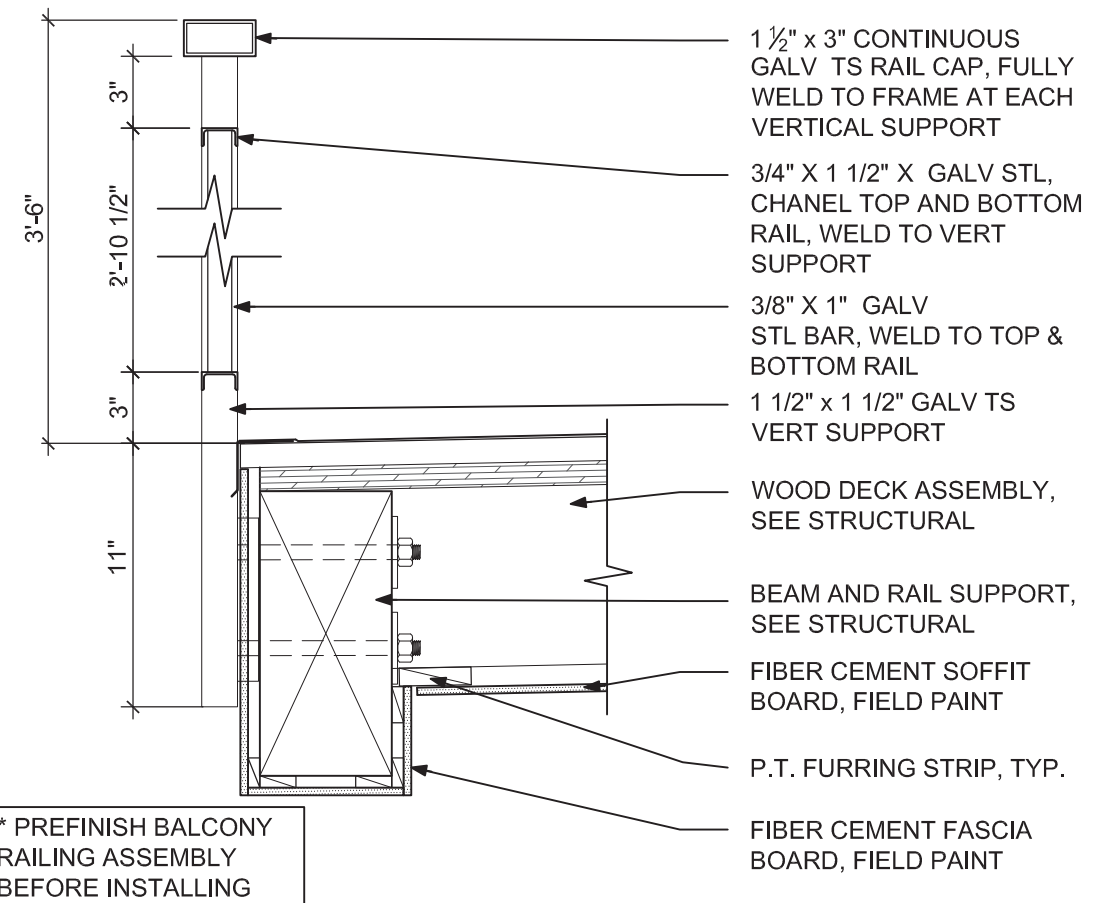


DETAILS - EXTERIOR



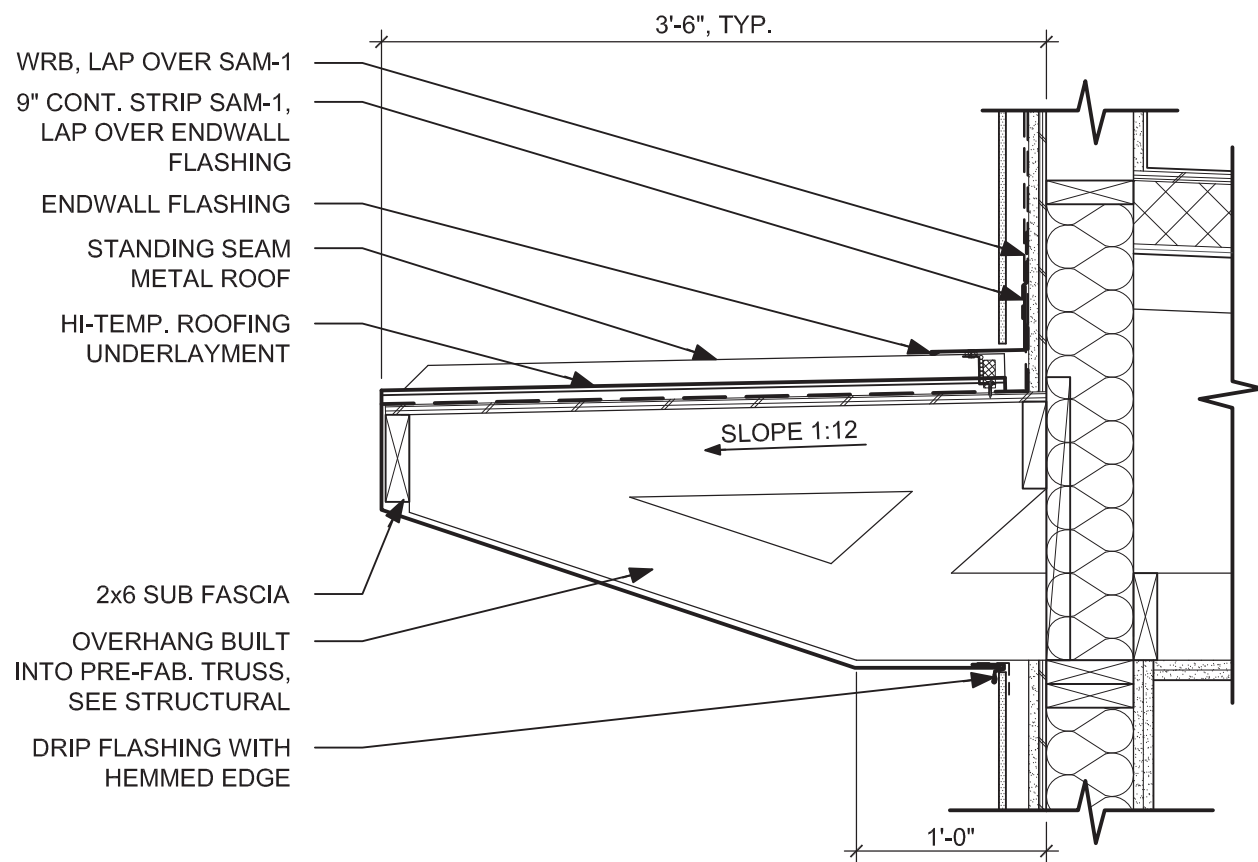
1. ROOF PARAPET SECTION

2"



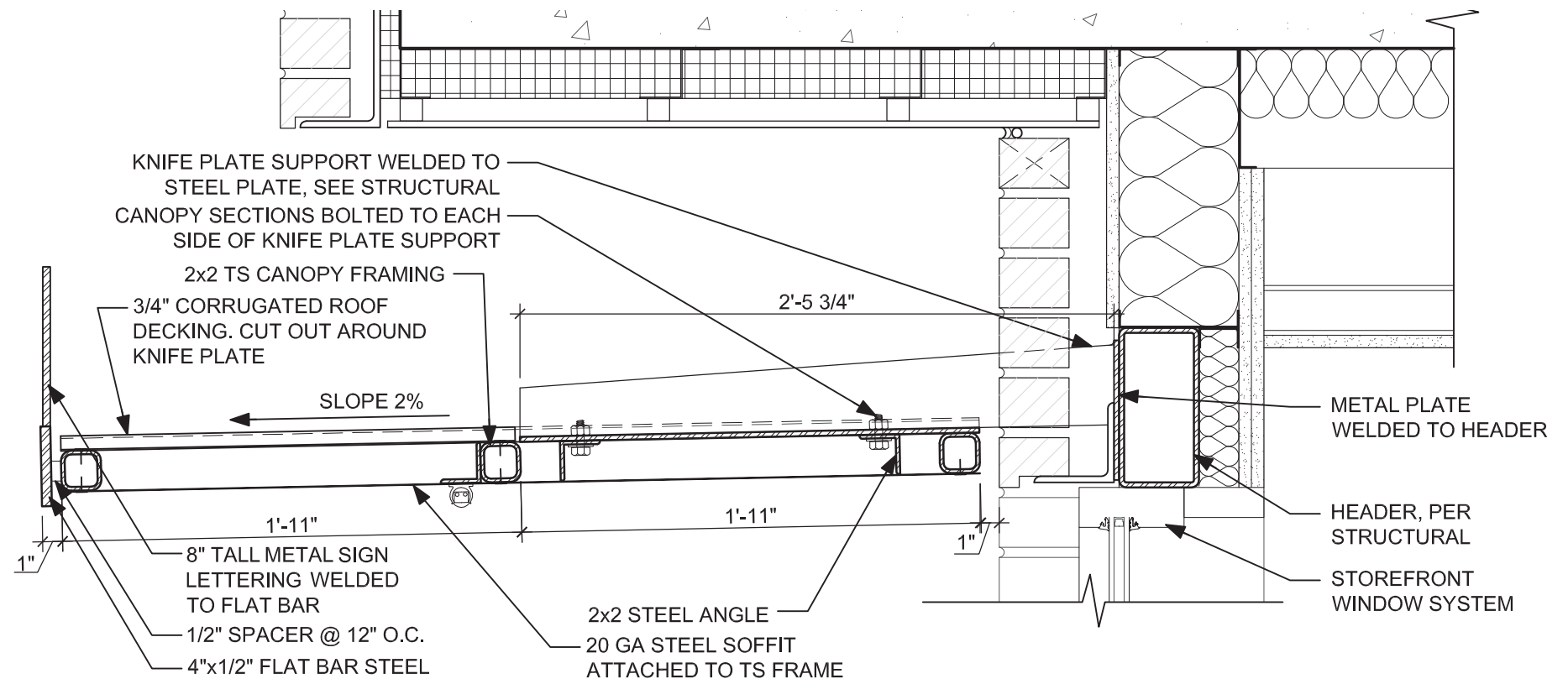
3. BALCONY RAILING SUPPORT

2"



2. METAL EAVE SECTION

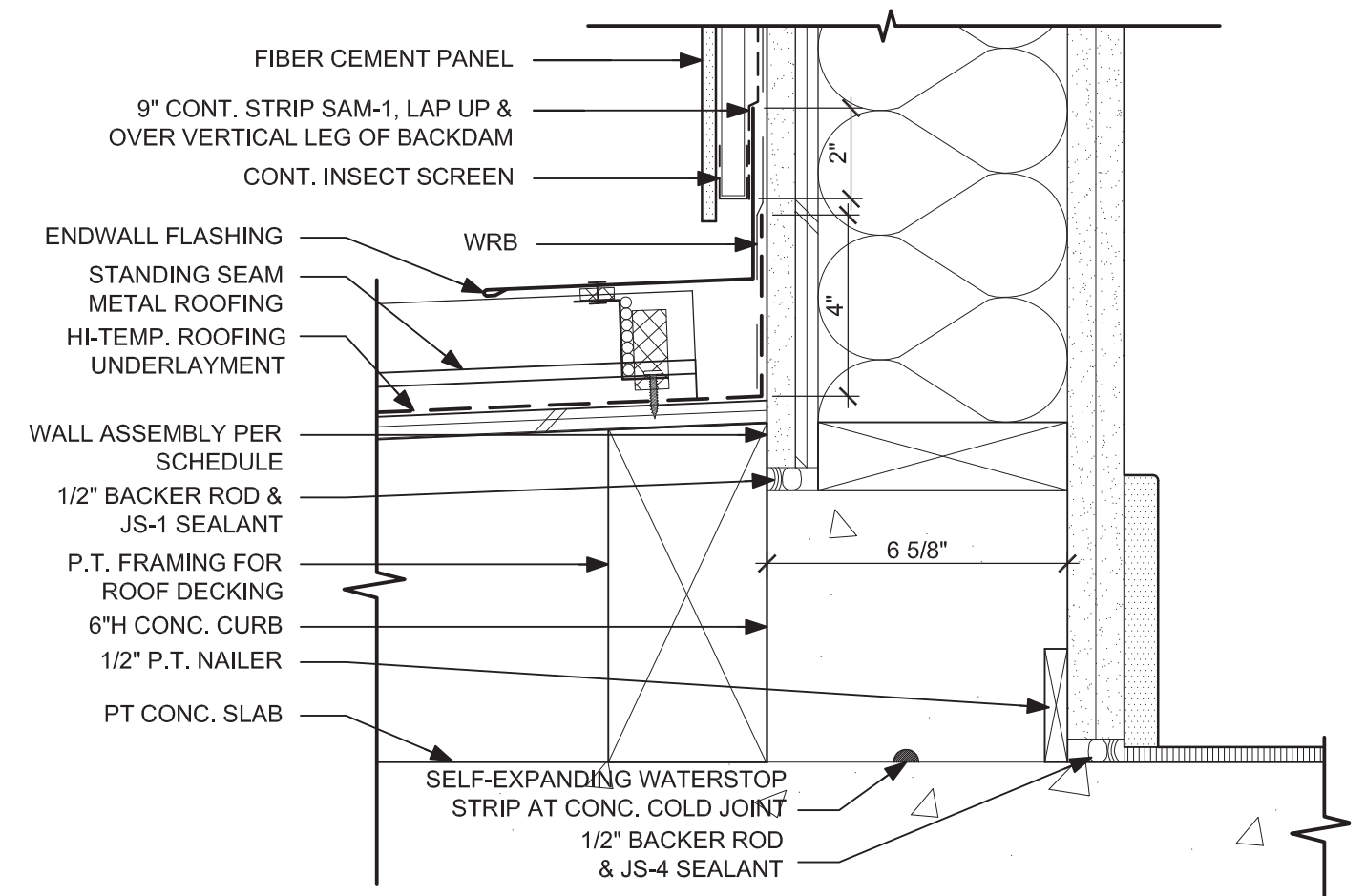
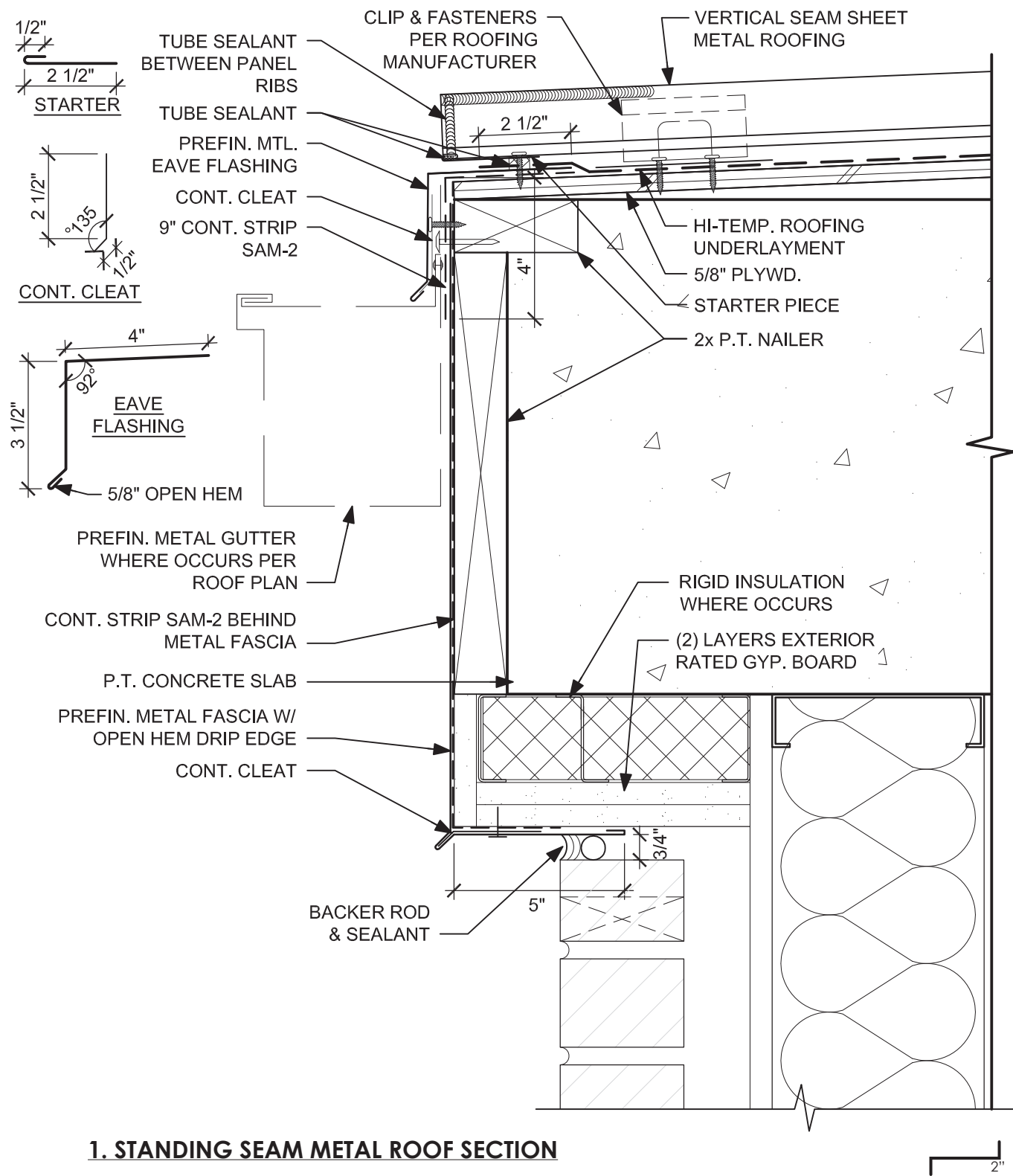
6"



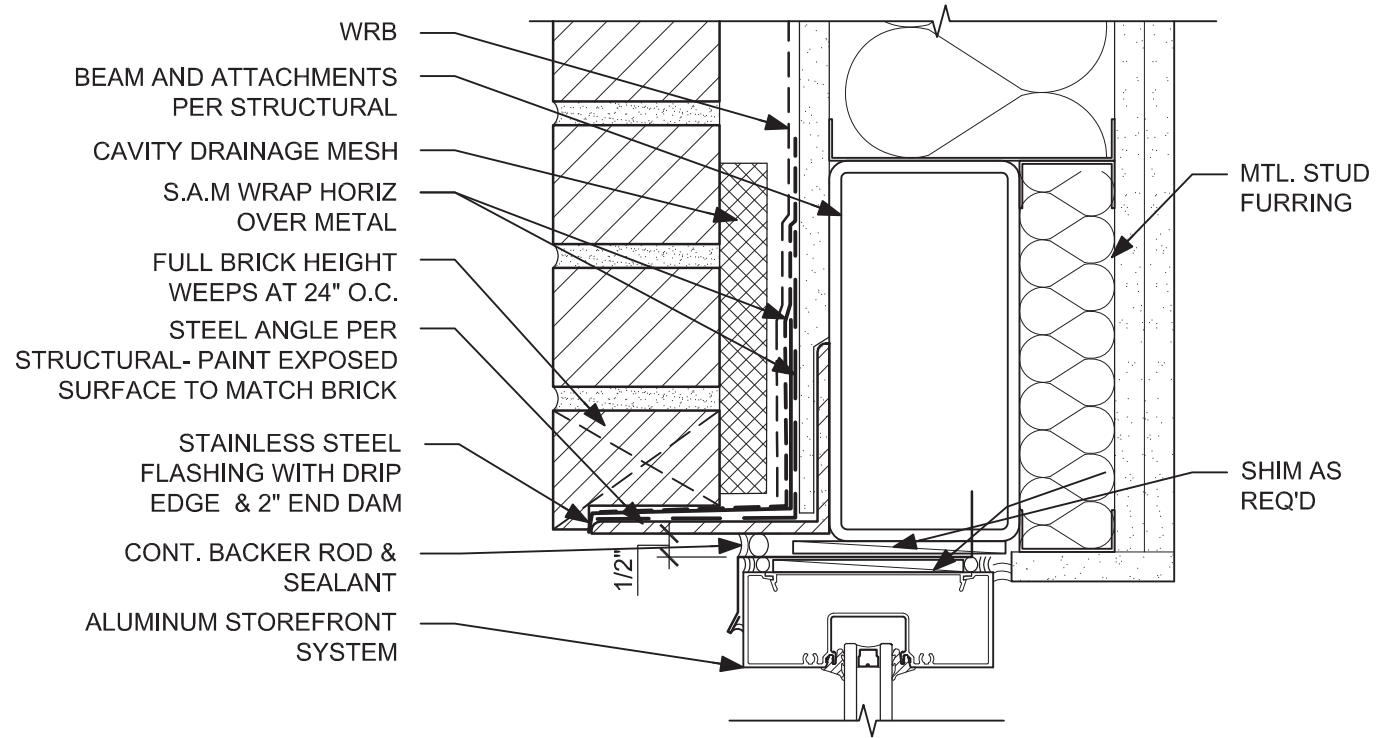
4. ENTRY CANOPY SECTION

4"

DETAILS - EXTERIOR

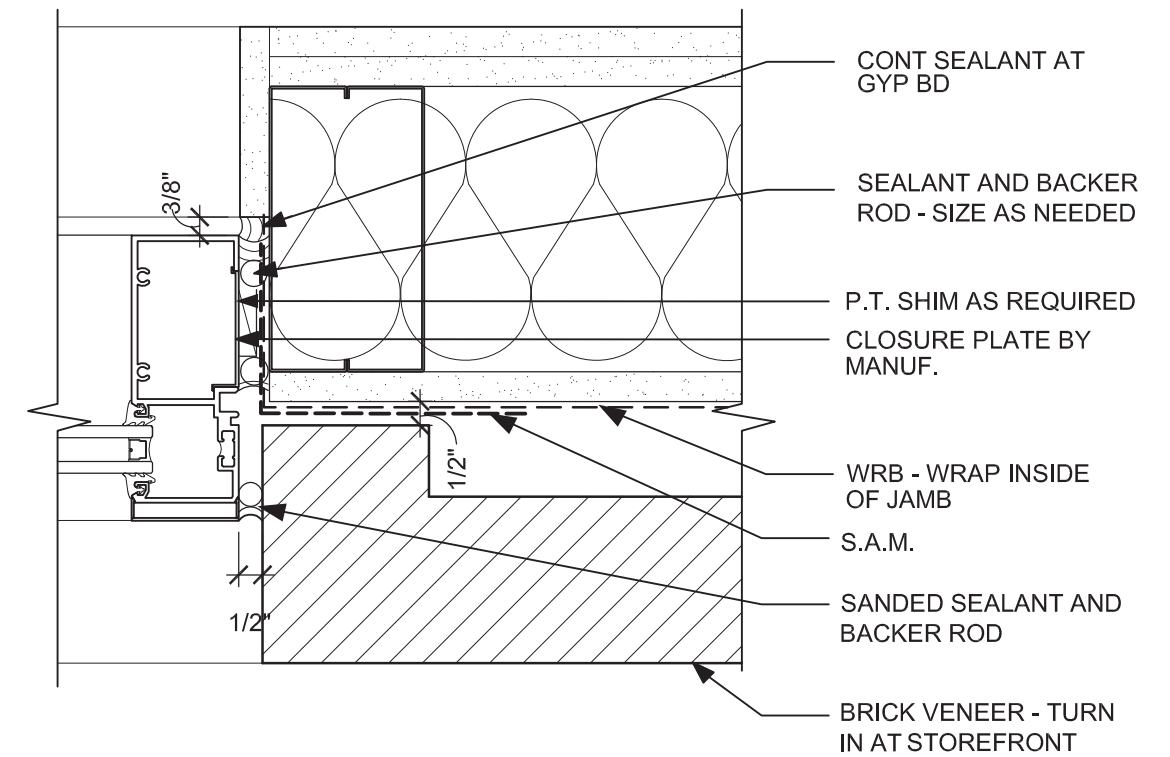


DETAILS - EXTERIOR



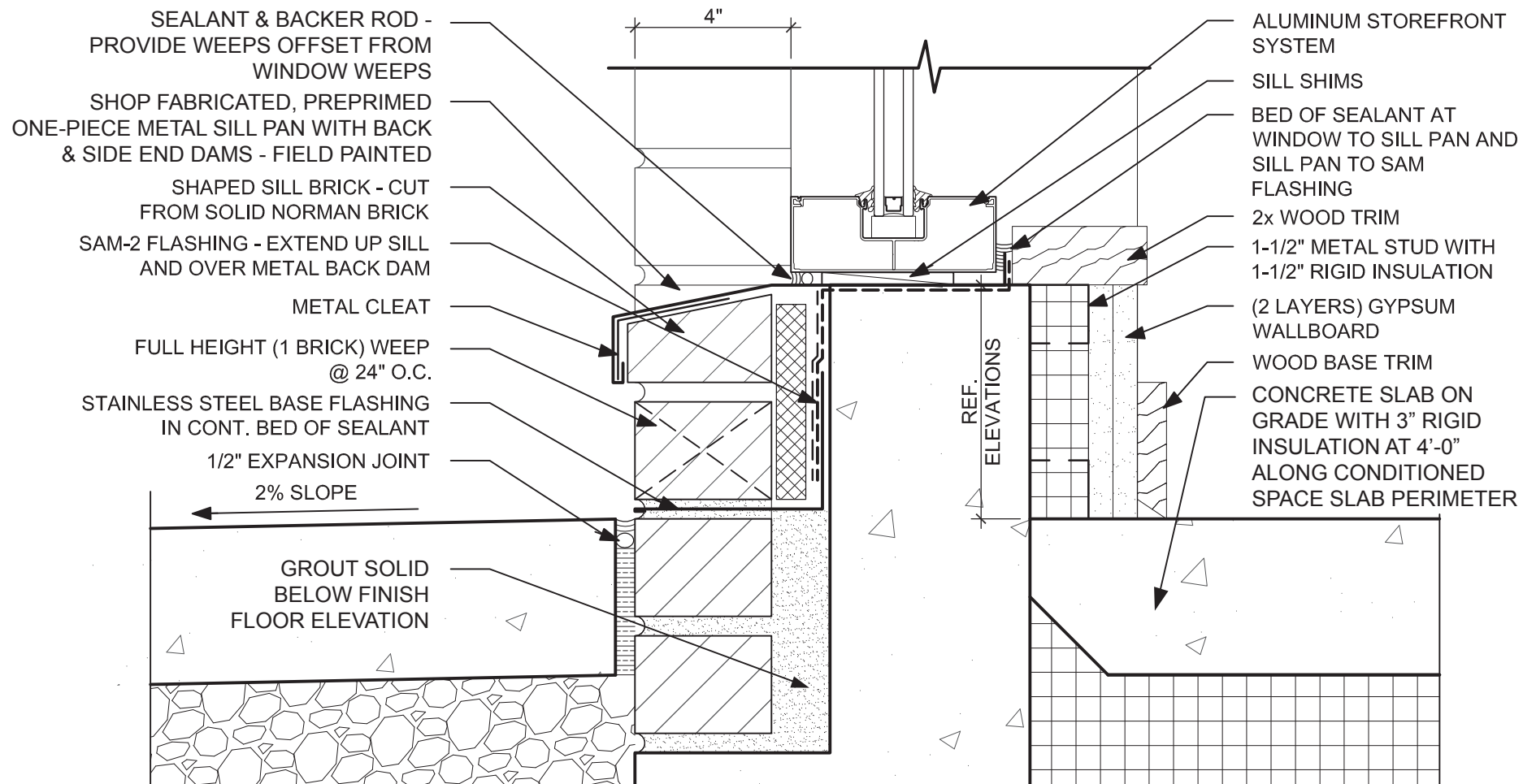
1. STOREFRONT HEAD SECTION

2"



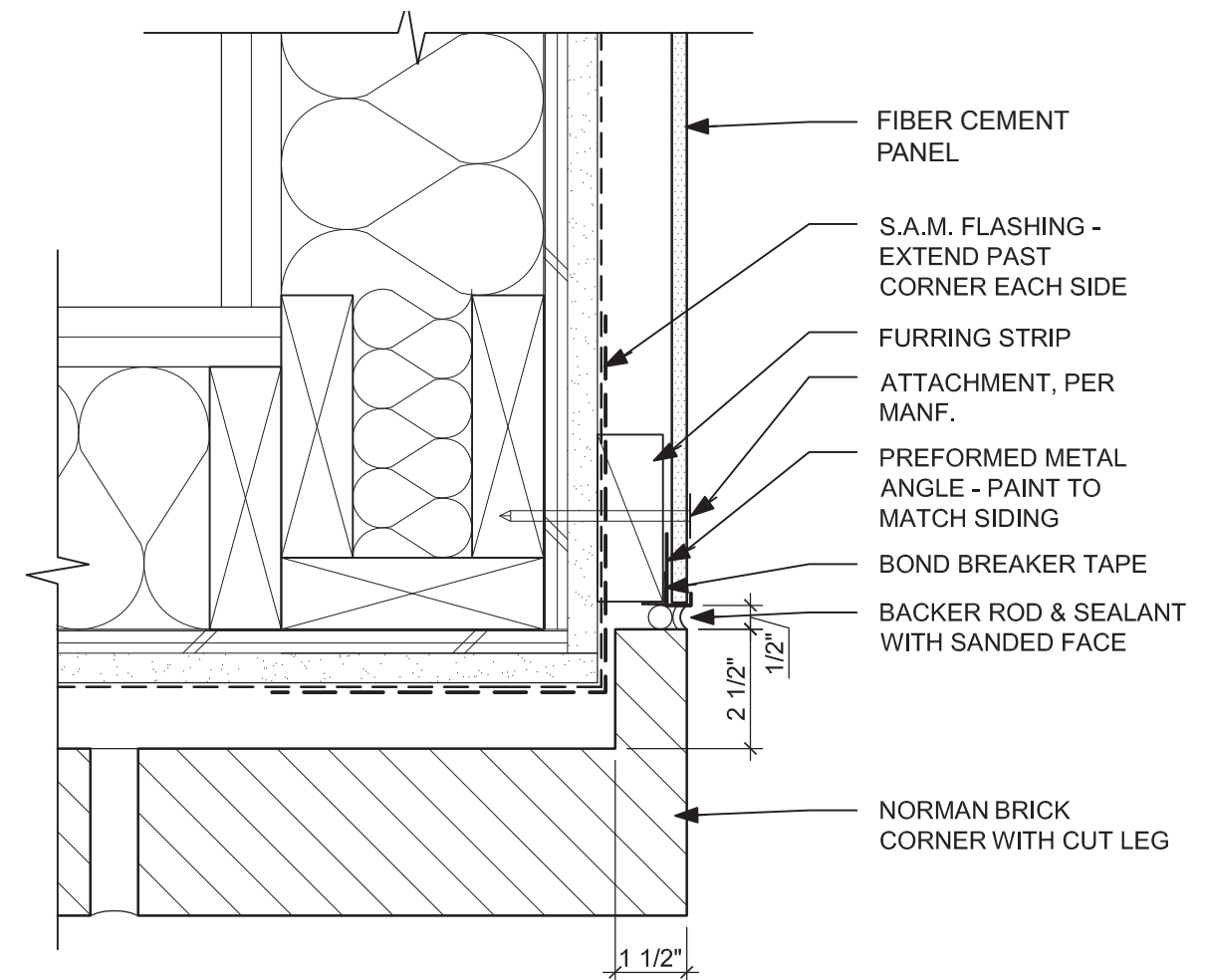
3. STOREFRONT JAMB

2"



2. STOREFRONT SILL SECTION

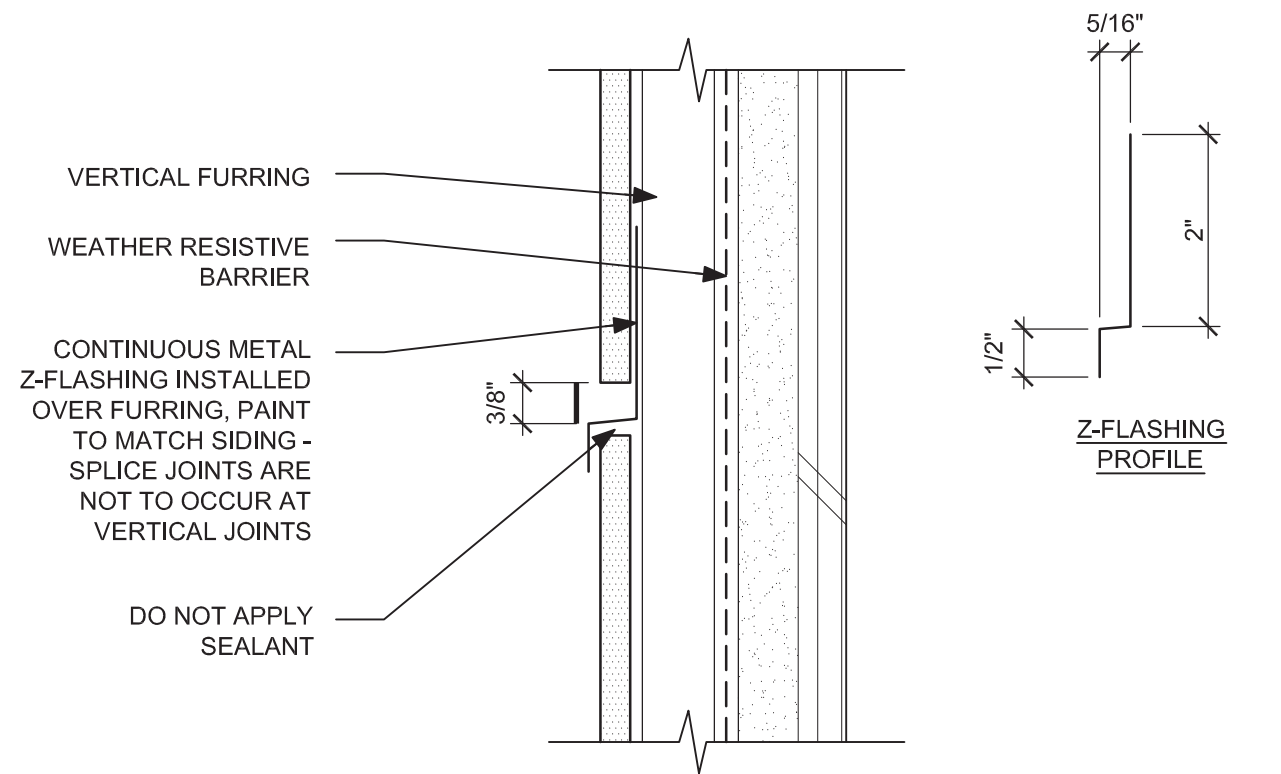
2"



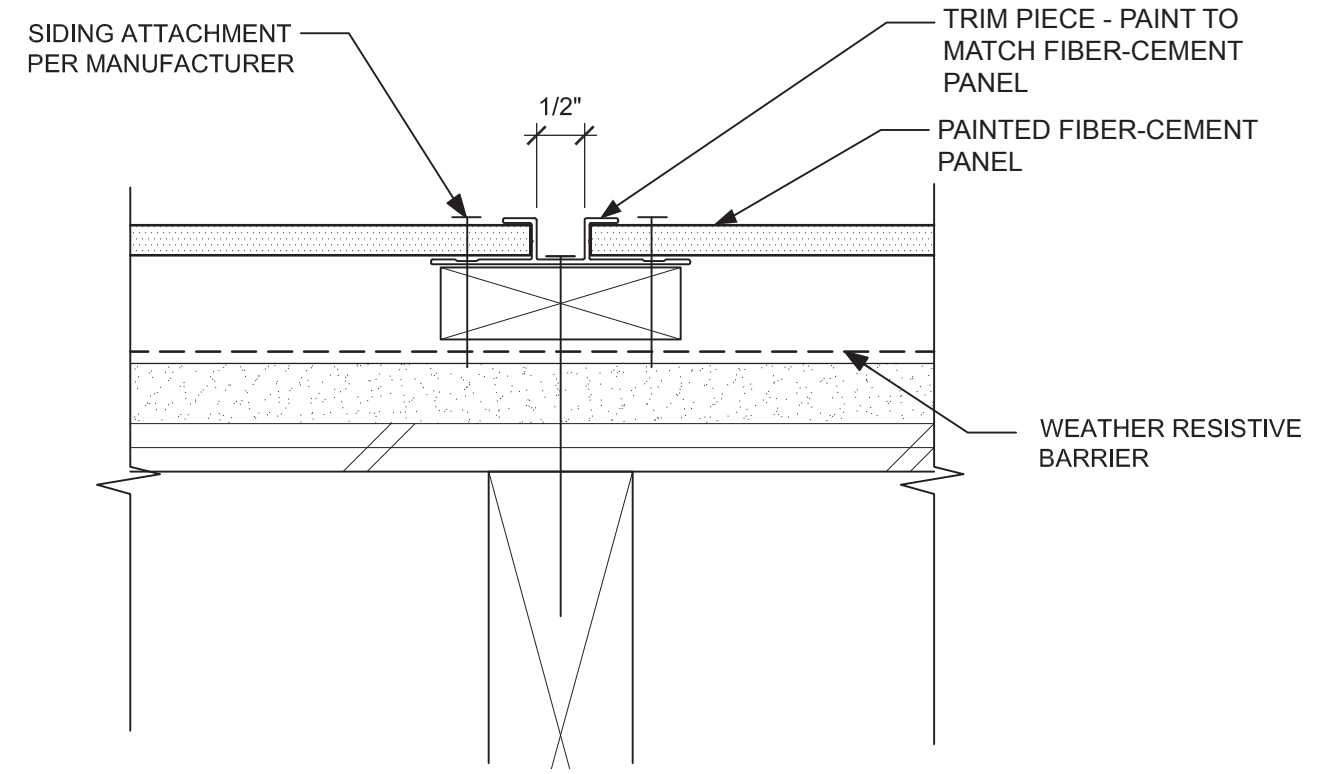
4. BRICK TO F.C. TRANSITION @ BALCONY

2"

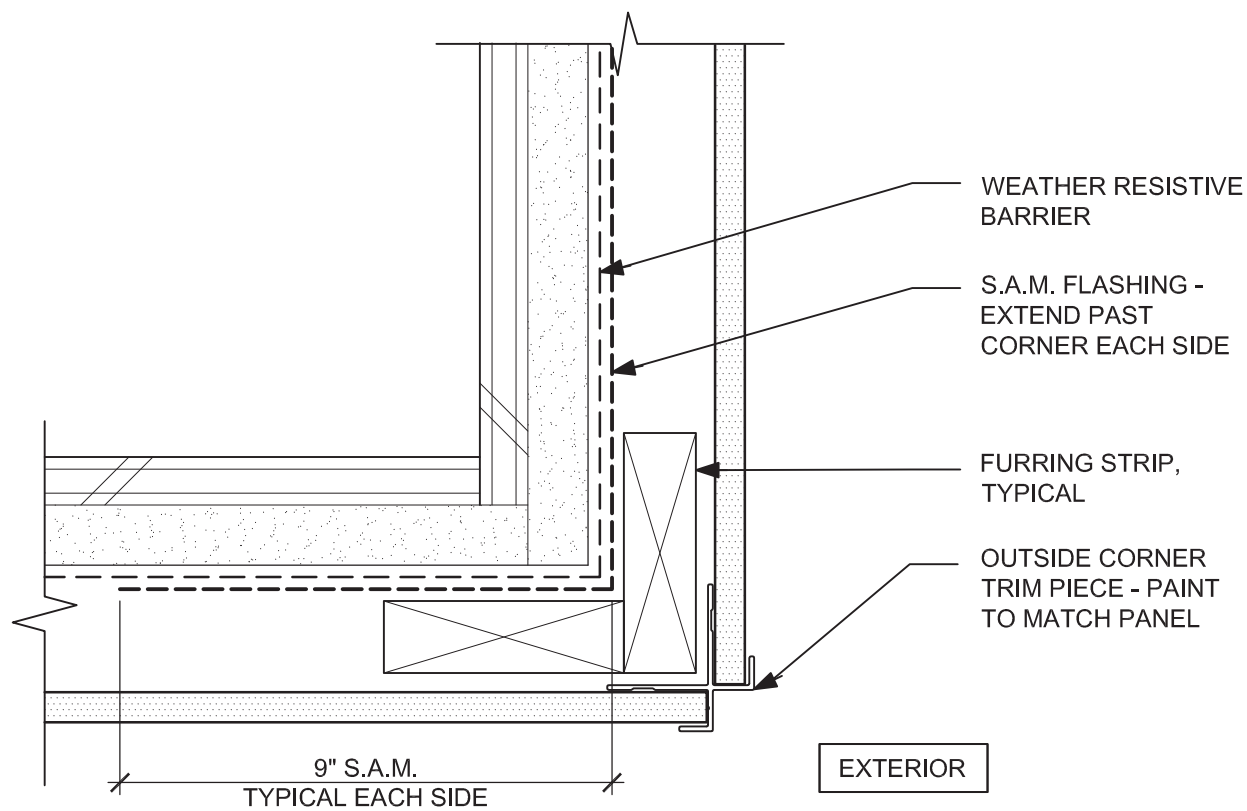
DETAILS - EXTERIOR



1. FIBER CEMENT - HORIZONTAL PANEL JOINT

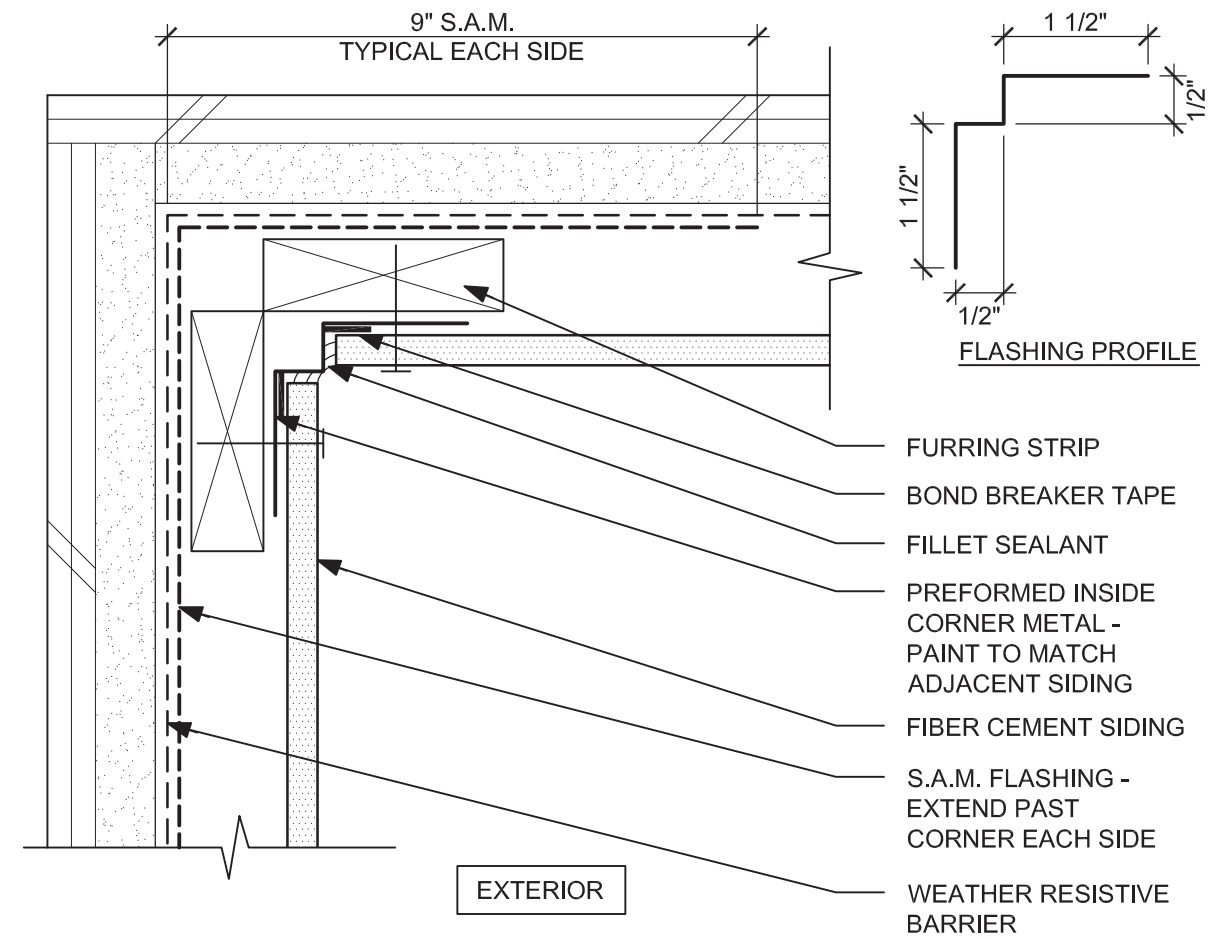


3. FIBER CEMENT - VERTICAL PANEL JOINT



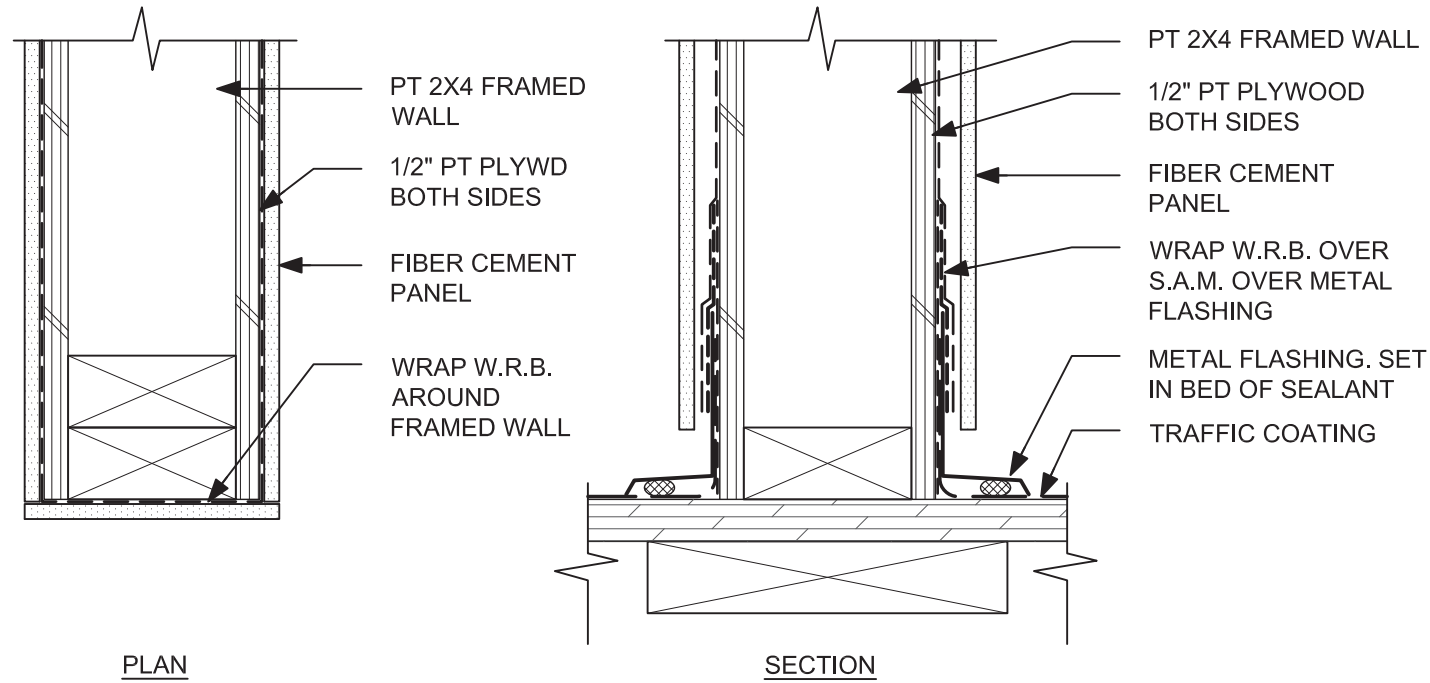
2. FIBER CEMENT - OUTSIDE CORNER

DETAILS - EXTERIOR

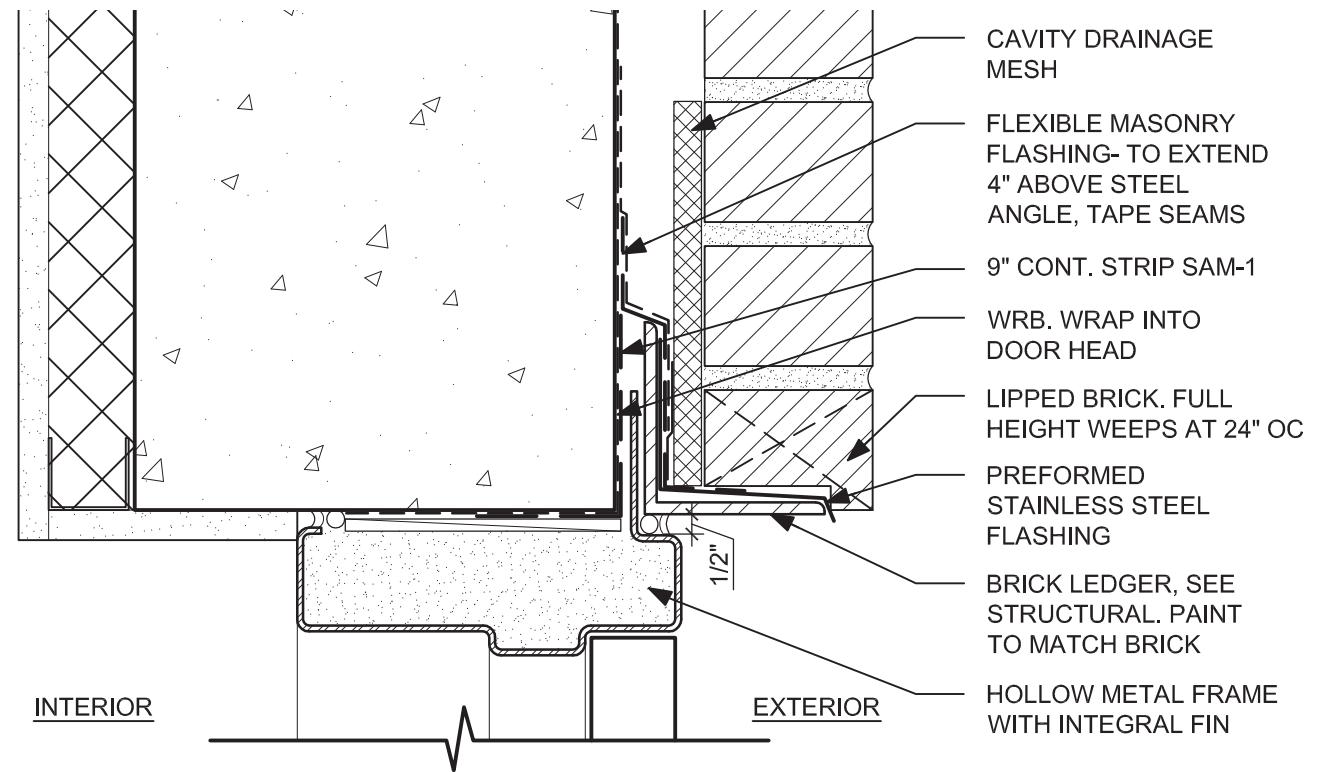


4. FIBER CEMENT - INSIDE CORNER

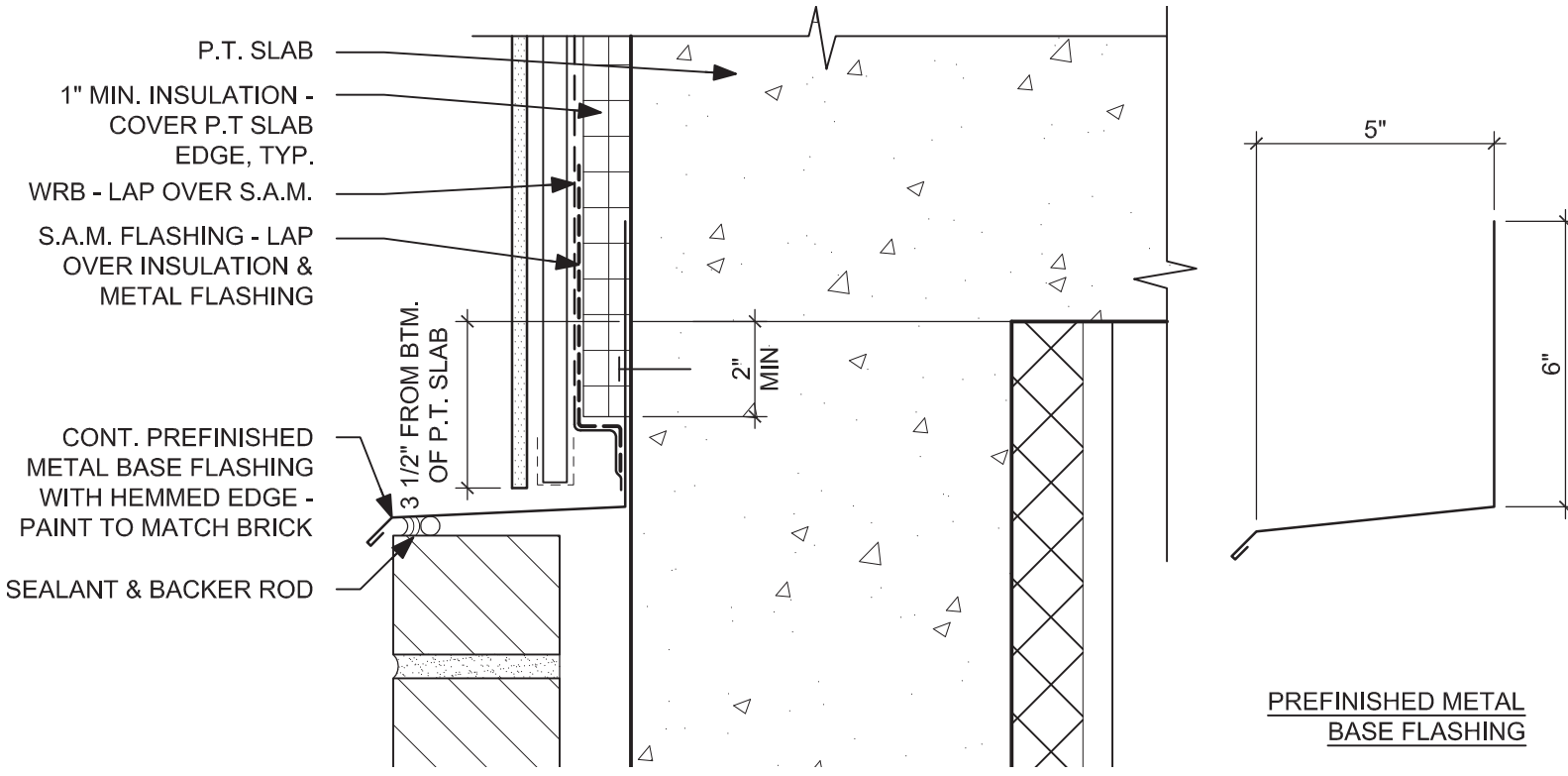




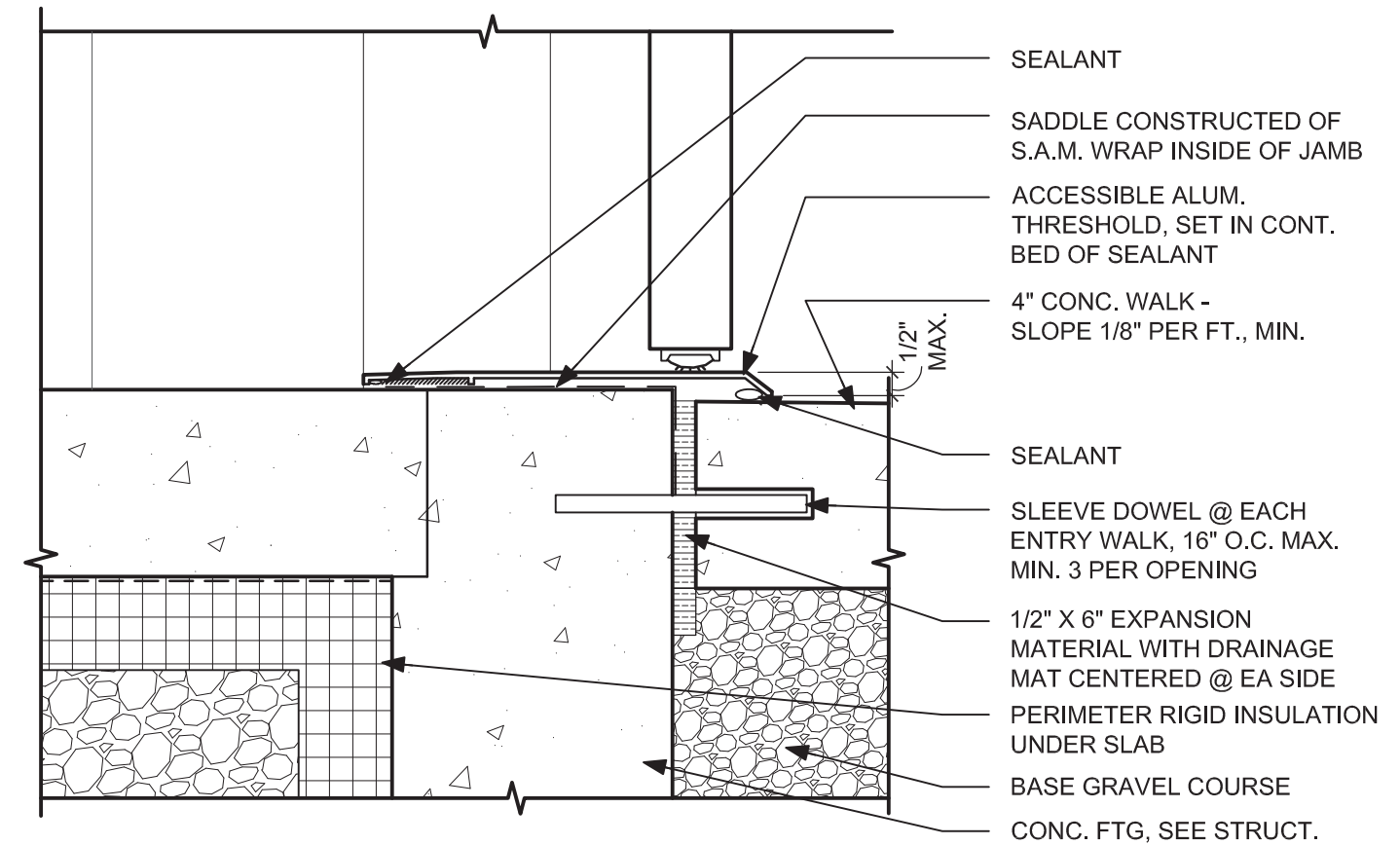
1. PARTITION @ BALCONY



2. HM DOOR HEAD @ CONCRETE

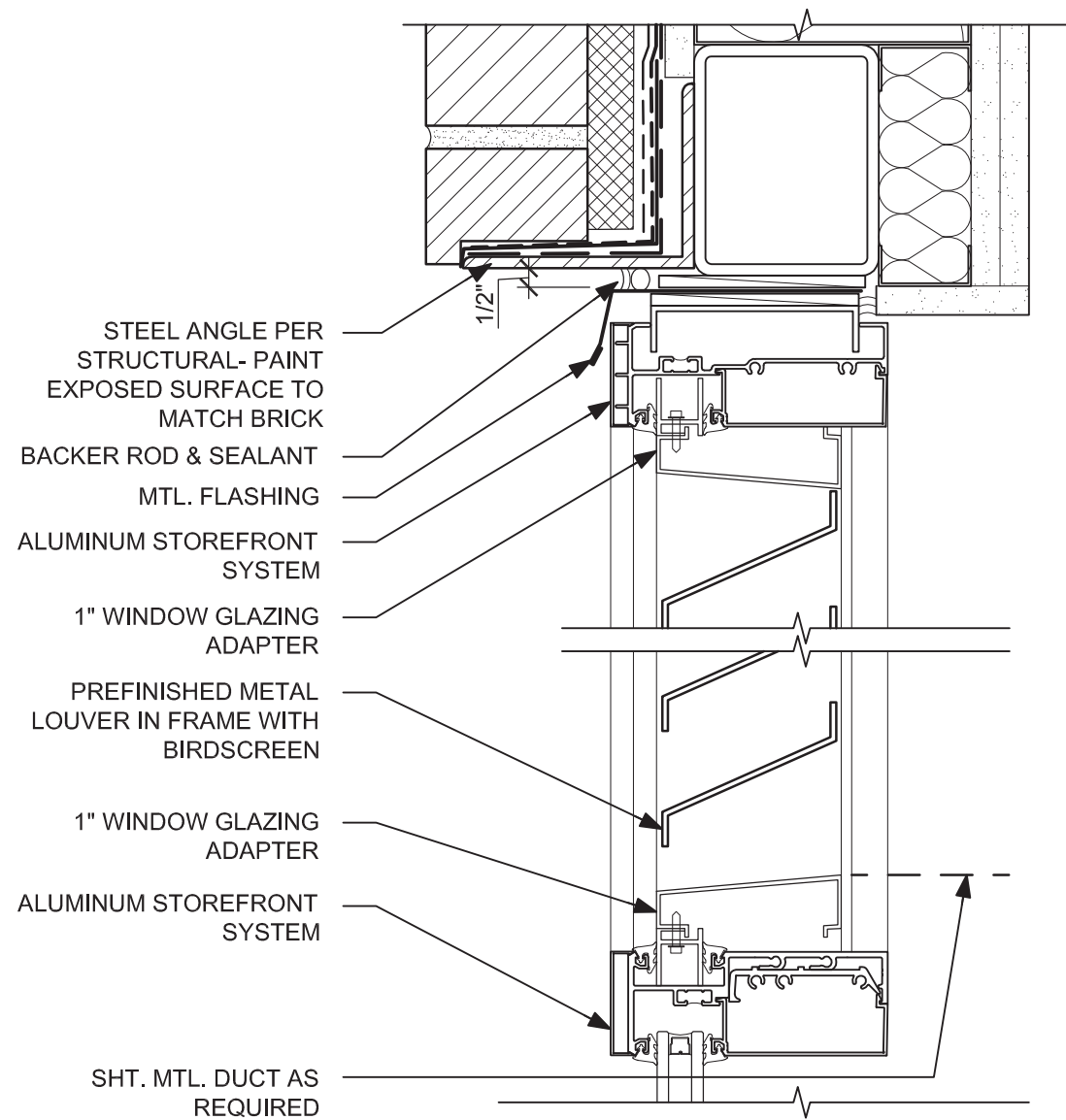


3. FIBER CEMENT TERMINATION @ CONCRETE WALL

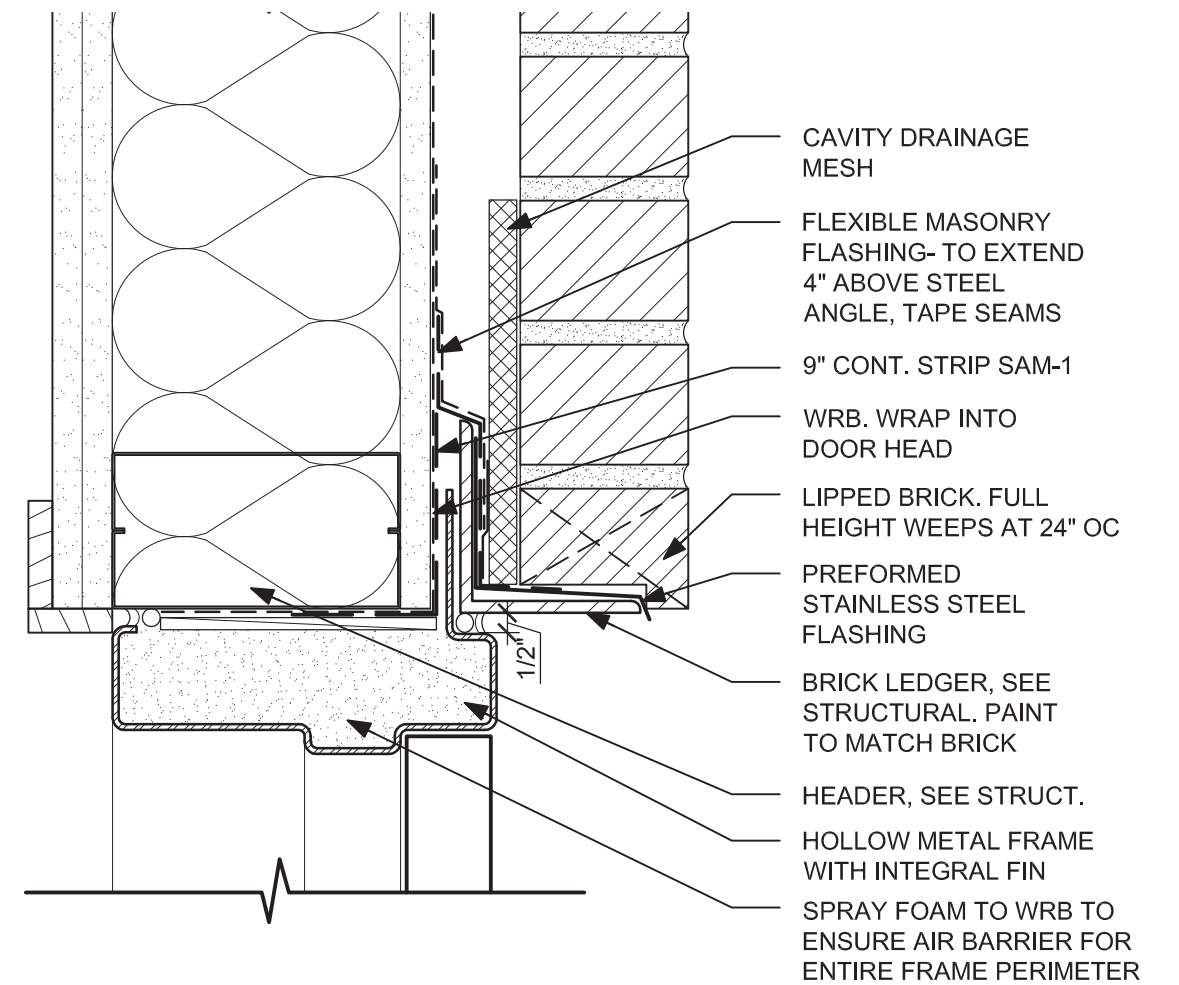


4. HM DOOR SILL @ CONCRETE

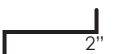
DETAILS - EXTERIOR

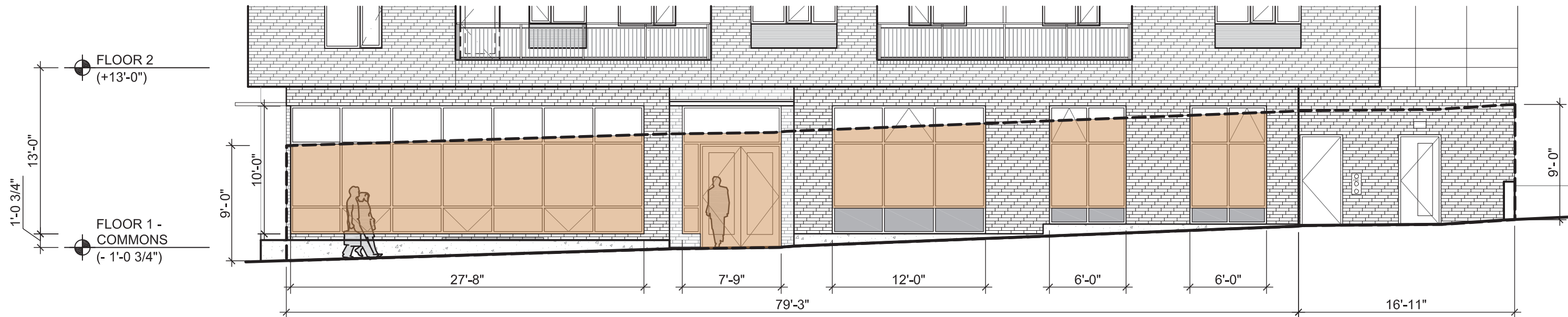


1. STOREFRONT LOUVER SECTION



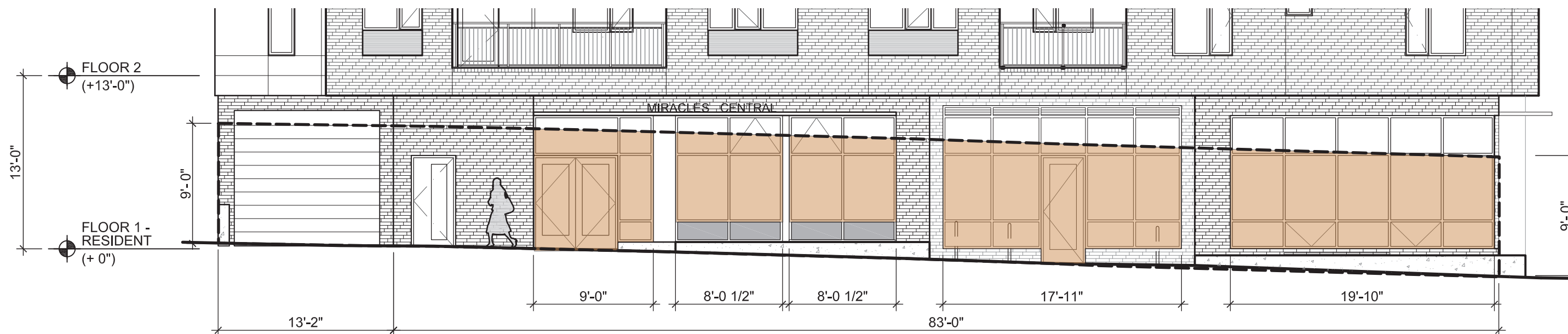
2. HM DOOR HEAD @ BRICK





Overall Length:	96'-2"	
Window Length:	59'-5"	62%
Overall Wall Area:	866 sf	
Window Areas:	434 sf	50%

1. SOUTH ELEVATION



Overall Length:	96'-2"	
Window Length:	62'-10"	65%
Overall Wall Area:	866 sf	
Window Areas:	470 sf	54%

2. WEST ELEVATION

GROUND FLOOR WINDOW AREA



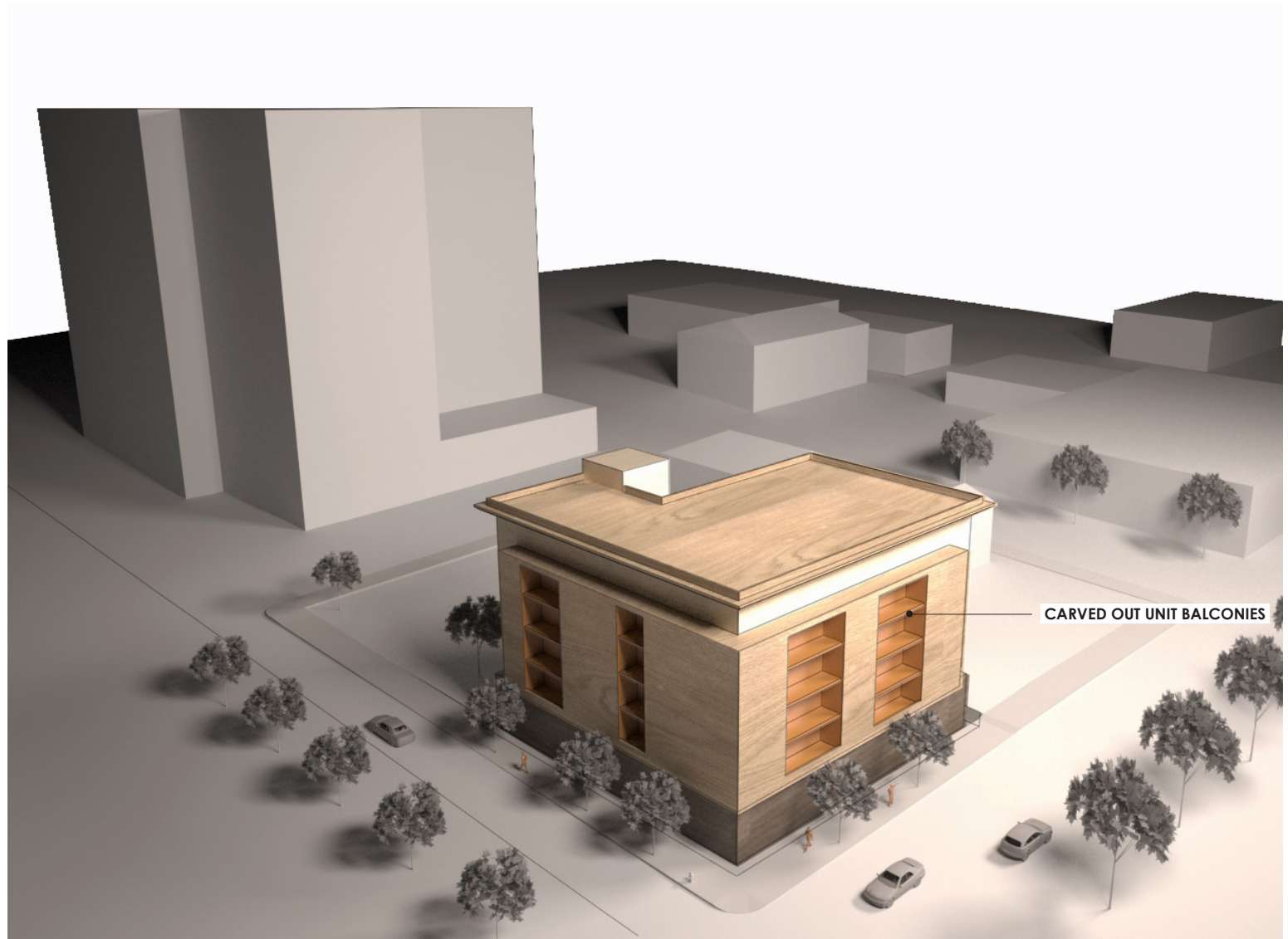
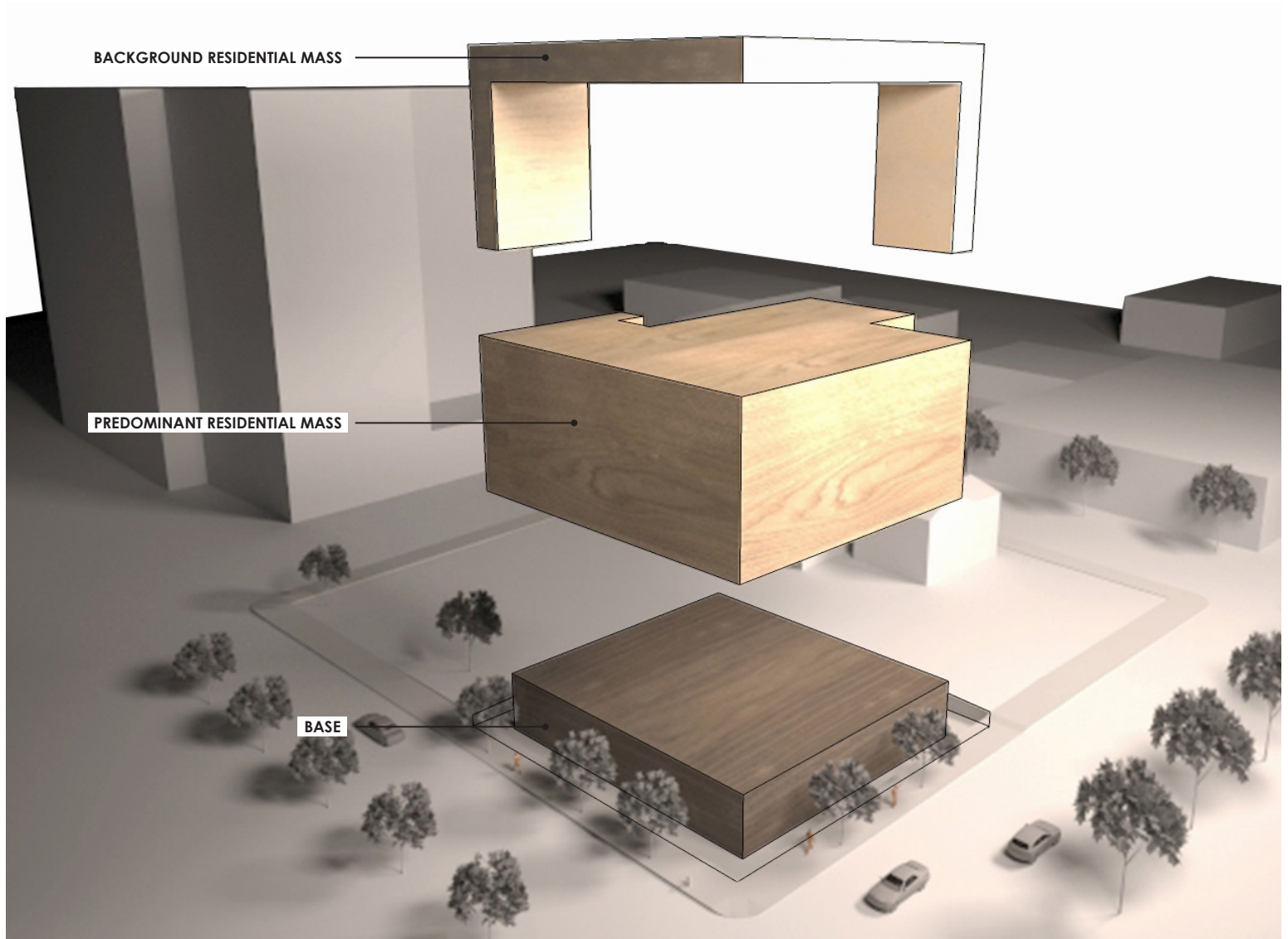
GLAZED AREA:	
OVERALL BUILDING FAÇADE	6266 sf
TOTAL WINDOW AREA	1560 sf
	24.8%

FACADE WINDOW AREA - WEST



GLAZED AREA:	
OVERALL BUILDING FAÇADE	6248 sf
TOTAL WINDOW AREA	1445 sf
	23.1%

FACADE WINDOW AREA - SOUTH

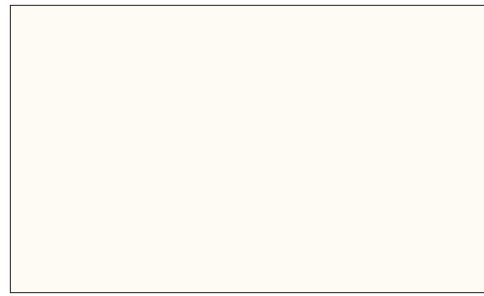


MASSING DIAGRAMS

- A** LIGHT NORMAN BRICK
- B** DARK NORMAN BRICK
- C** PAINTED FIBER-CEMENT PANEL SIDING
- D** DARK BROWN LIGHT COMMERCIAL GRADE VINYL WINDOWS
- E** PTHP WITH ARCHITECTURAL GRILLE
- F** PREFINISHED METAL EAVE & PAINTED FIBER-CEMENT PANEL
- G** PAINTED FIBER-CEMENT SOFFIT TO MATCH LIGHT BRICK
- H** PAINTED METAL BALCONY GUARDRAIL
- I** DARK BRONZE ALUMINUM STOREFRONT



MATERIALS PALETTE



FIBER CEMENT PANEL - PAINTED



FIBER CEMENT PANEL - PAINTED



NORMAN BRICK VENEER - MEDITERRANEAN



STOREFRONT DOOR & WINDOWS - DARK BRONZE



FIBER CEMENT PANEL - PAINTED



PREFINISHED METAL EAVE



VINYL WINDOWS, FIBERGLASS DOORS & METAL BALCONY RAILING - DARK BROWN

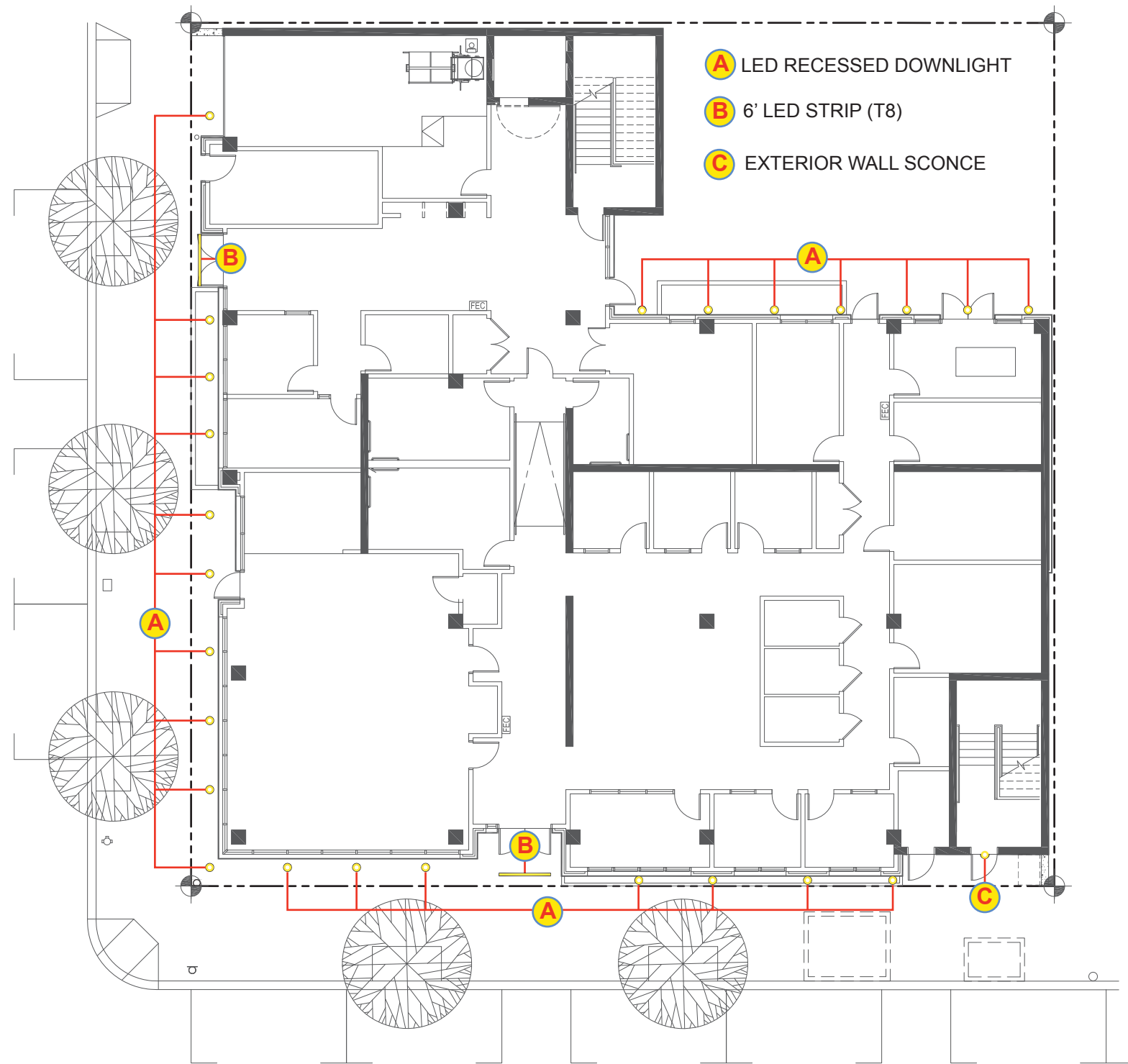


STOREFRONT WINDOWS, CANOPY & DOORS AT ENTRIES - MATCH FIBER CEMENT PANEL

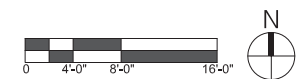


NORMAN BRICK VENEER - MAUNA LOA (AT FIRST FLOOR ONLY)

MATERIALS PALETTE



EXTERIOR LIGHTING PLAN





VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

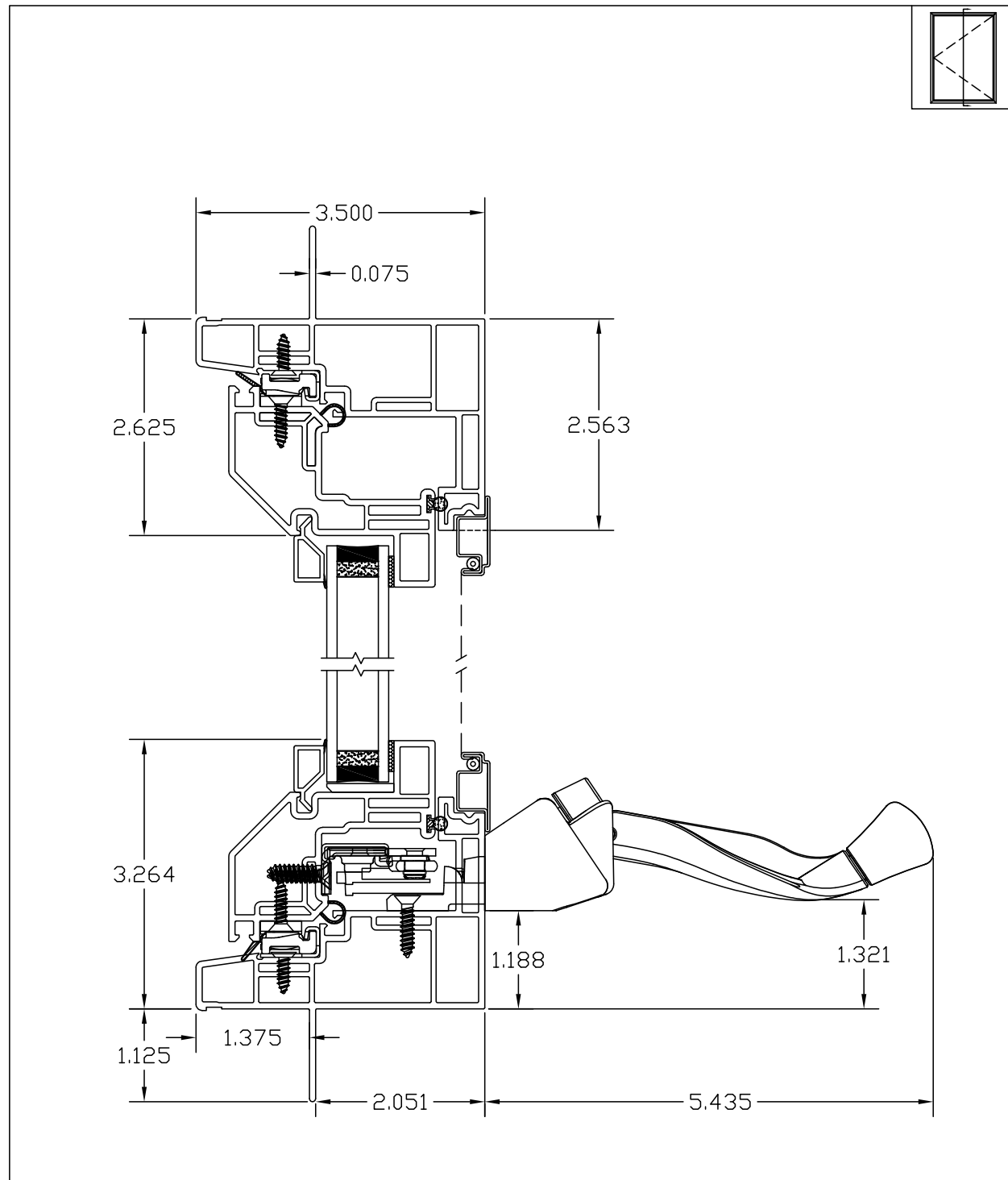


BIRD'S EYE VIEW OF COURTYARD



PEDESTRIAN PERSPECTIVES

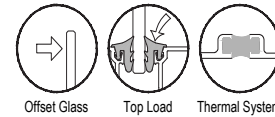
MIRACLES CENTRAL



NOT TO BE REPRODUCED WITHOUT EXPRESS PERMISSION OF VPI QUALITY WINDOWS

Series	Type	Position	FAV	IGU Thickness	Drawn By	Checked By: RWK	Finish Date: 07/08/10
Endurance	Casement	Vertical Section	No	3/4"	MS		3420 E. Ferry Spokane, WA 99202 www.vpiwindows.com
					Scale: 1:1.5		

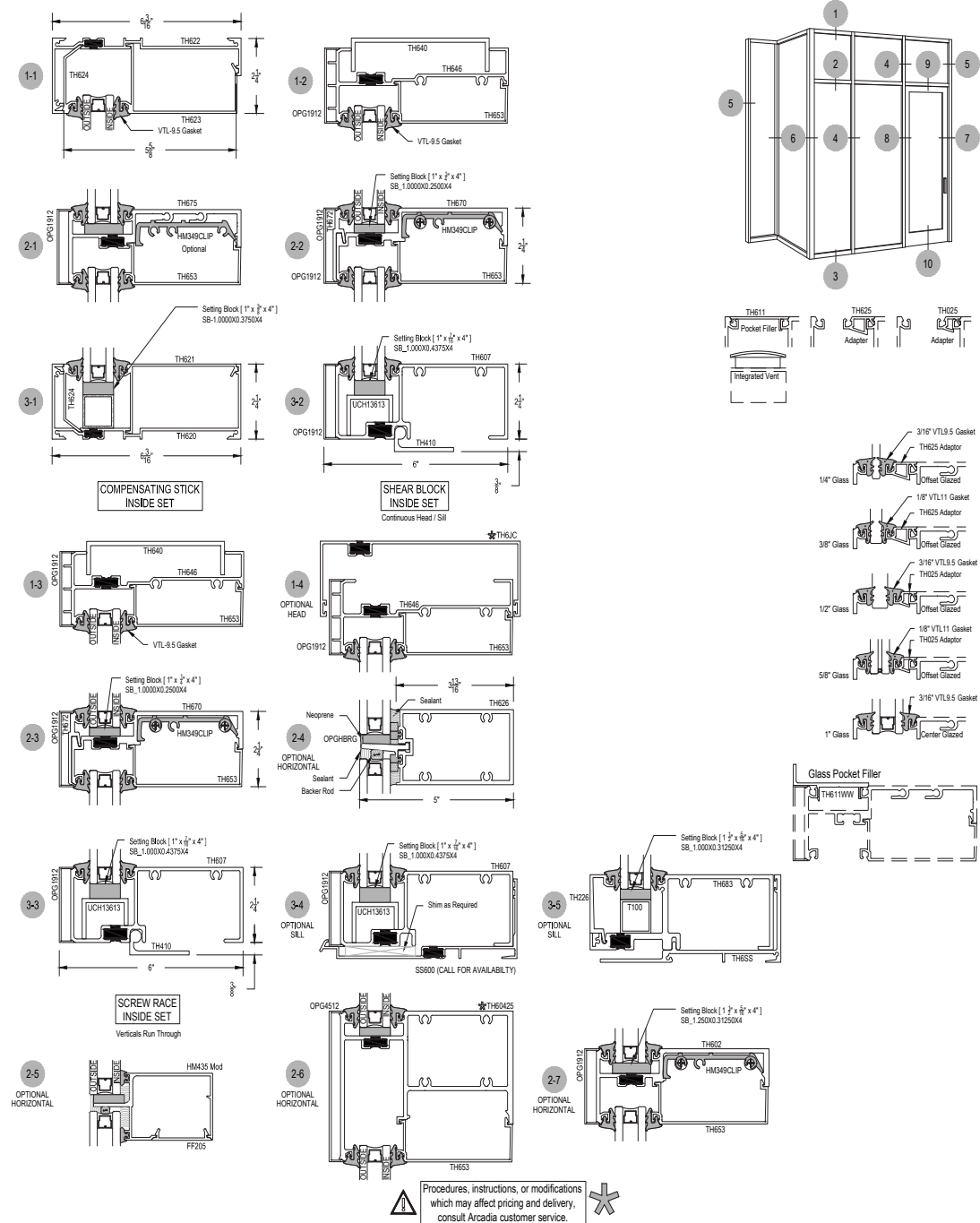
VINYL RESIDENTIAL WINDOWS



TC670 Series

Description: 2 1/4" X 6" Captured Glazed For 1" Glass
 Function: Window Wall
 Detail: Horizontals
 Scale: 3" = 1'-0"

SHEET 1 OF 3

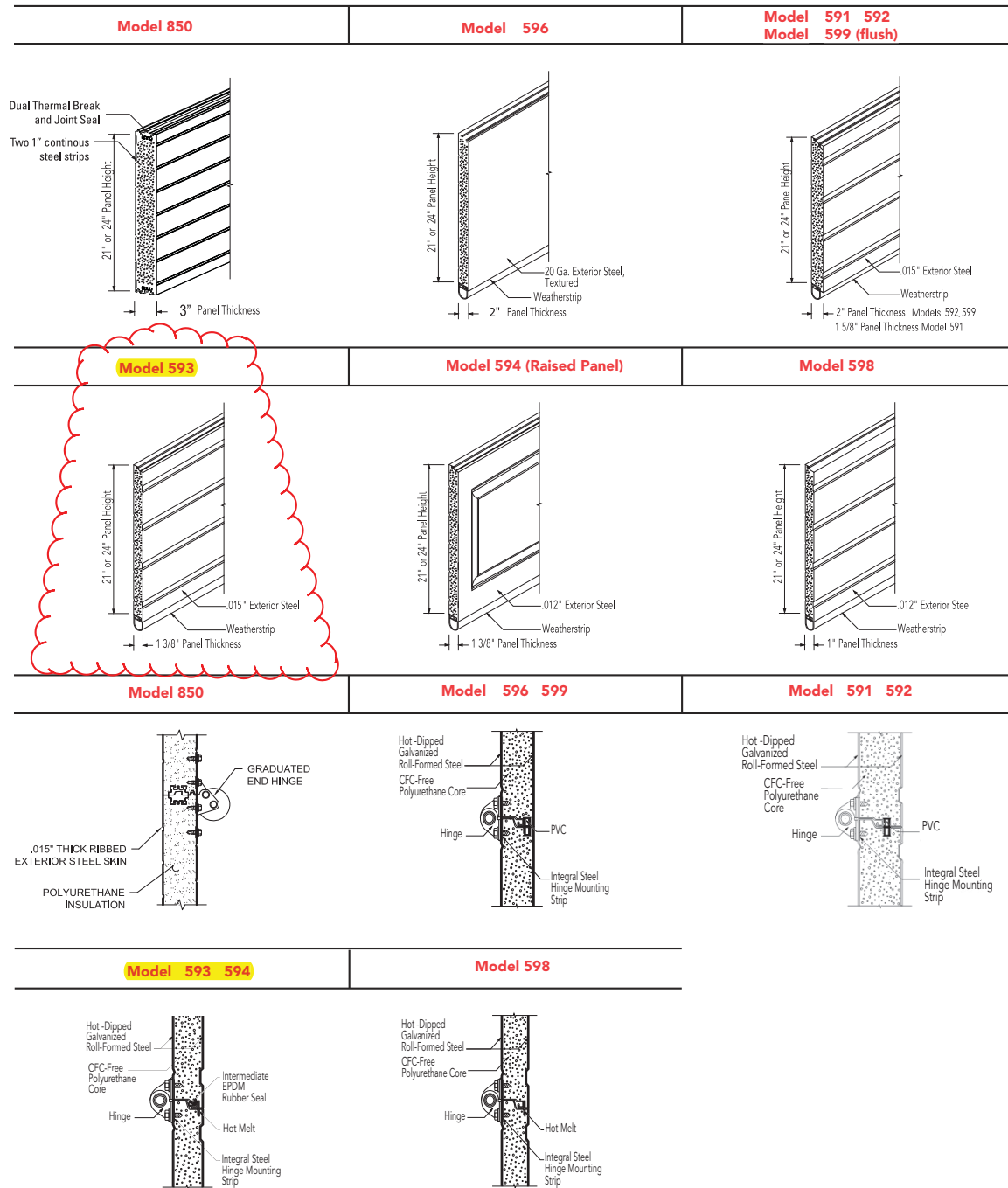


FRAMING-ARCADIA-THERMAL-TC670-ALL-SERIES.pdf

As of: 06/24/14

ALUMINUM STOREFRONT WINDOW SYSTEM

PRODUCT CUT SHEETS



OVERHEAD DOOR CORPORATION

LOADING AREA OVERHEAD DOOR

RDIC RAD
COMPACT ARCHITECTURAL
WALLPACK

Cat.#	SPAULDING LIGHTING	
Job	Type	

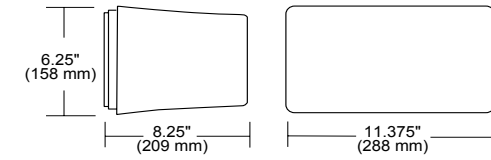
APPLICATIONS

- Compact architectural wallpack, stylish Radius shape accentuates building architecture. Complements larger Geometric wall sconce series – RDI. Provides excellent illumination and uniformity. Egress option available on CFL version.



SPECIFICATIONS

- Full cut-off, dark sky, neighbor friendly
- Features an internal removable upper panel that allows units to be converted in the field to up/down distribution if desired for building accent (HID and CFL fixtures only)
- Durable die-cast aluminum construction
- Micro prism lens reduces glare on HID & CFL units
- 70w Pulse Start Metal Halide, Compact Fluorescent & LED systems
- Bronze and Platinum powder coat standard finishes (BOC unit in Bronze only)
- CFL has BOC Egress option
- CFL lamp is 4-pin 3500K
- HID lamps are medium base
- 23w LED unit provides 1184 lumens, 5000K, 70CRI
- Lamps included
- Quick-mount adapter for easy installation on recessed J-boxes



LISTINGS

- UL 1598 listed for use in wet locations



ORDERING INFORMATION

ORDERING EXAMPLE: RDIC-42F9-BZ-BOC



SERIES	WATTAGE/SOURCE/VOLTAGE	FINISH	OPTIONS
RDIC Radius Compact Wallpack	Pulse Start 70P8 70w PS Quad-Tap CFL 42F8 ³ 42 CFL Quad-Tap 42F9 42 CFL 120/277V LED* 13LU-5K 13 LEDs 120-277V (BZ only)	BZ Bronze PL Platinum	BOC ³ 0°C battery backup for CFL lamp provides 90 minutes backup power. Option only available on 42F9 version.

- 1 CFL lamp is 4-pin, 3500K
- 2 42F9 is only listing with BOC option
- 3 Available in Bronze finish only
- 4 LED option is 1184 lumens; 23.3 input watts; 5000K color temperature

NOTE: Lamp included



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1

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WALL SCONCE AT SE STAIRWELL DOOR