

MVA - SW MARKET STREET at SW 11TH AVENUE APARTMENTS

PROJECT DESCRIPTION

BUILDING IS A TYPE III OVER TYPE I WITH MEZZANINE OVER TYPE I BASEMENT GARAGE. USE IS A COMBINATION OF STUDIO, ONE AND TWO BEDROOM APARTMENTS WITH TOWNHOUSE STYLE UNITS IN THE TYPE I GROUND FLOOR ENVELOPE. BASEMENT INCLUDES LOADING ZONE, CAR PARKING AND BICYCLE PARKING. EXTERIOR MATERIALS ARE BRICK VENEER ALONG THE STREET FRONTS WITH METAL MANSARD STYLE ROOF ON THE TOP FLOOR, CMU WALLS AT ZERO LOT LINE CONSTRUCTION AND METAL SIDING IN LIGHTWELLS.

PROPERTY:

NO SITE ADDRESS: NWC SW MARKET AT SW 11TH AVENUE, PORTLAND OR
LEGAL DESCRIPTION: IS1E04AD 5100
TAX ACCOUNT NO.: R246653
QUARTER SECTION: 3328
NEIGHBORHOOD: CENTRAL CITY
PLAN DISTRICT: CENTRAL DISTRICT DESIGN ZONE

OWNERSHIP:

MARKET VIEW LLC – MASTER DEVELOPMENT
835 E PARK STREET
EUGENE, OREGON 97401
contact: STEVE MASTER PH: 541.743.8111

ARCHITECT:

BARRY R. SMITH, PC, ARCHITECT
715 SW MORRISON STREET, SUITE 909 PH: 503.295.6261
PORTLAND, OREGON 97205–3105 FAX: 503.229.0622
contact: BARRY SMITH EM: barry@barryrsmith.com

CIVIL:

LAND TECH, INC.
8835 SW CANYON LANE, SUITE 402 PH: 503.291.9398
PORTLAND, OREGON 97225 FAX: 503.291.1613
contact: DARREL SMITH EM: dsmith@landtechesp.com

STRUCTURAL ENGINEER:

HAYDEN CONSULTING ENGINEERS
8255 SW HUNZIKER ST., SUITE 201 PH: 503.968.9994
TIGARD, OREGON 97223 FAX: 503.968.8444
contact: DARRON HAYDEN EM: dhayden@hayden-engineers.com

MECHANICAL/PLUMBING ENGINEER:

MEP CONSULTING, LLC
828 NW 19TH AVE. PH: 503.248.5300
PORTLAND, OREGON 97209 FAX: 503.248.6305
contact: DAVID KEYS EM: david.keys@mepcon.com

ELECTRICAL ENGINEER:

ATHAY & ASSOCIATES INC.
411 NE 83rd ST. PH: 360.574.0199, 503.285.2456
VANCOUVER, WASHINGTON 98665 FAX: 360.574.0209
contact: STEPHEN ERICKSON EM: serickson@athayeng.com

GEO-TECHNICAL:

GEO PACIFIC ENGINEERING, INC.
7312 SW DURHAM RD. PH: 503.598.8445
PORTLAND, OREGON 97224 FAX: 503.598.8705
contact: SCOTT HARDMAN

GENERAL CONTRACTOR:

DRAWING INDEX:

ARCHITECTURAL

A0.0 TITLE SHEET

A1.0 EXISTING SURVEY

A1.1 SITE PLAN WITH LANDSCAPE CALL OUTS

A2.1 FLOOR PLANS - BASEMENT + GROUND

A2.2 FLOOR PLANS - MEZZANINE + SECOND

A2.3 FLOOR PLANS - THIRD + FOURTH

A2.4 FLOOR PLANS - FIFTH + SIXTH

A3.1 ENLARGED PLANS - COMMON AREAS

A3.2 ENLARGED PLANS - ADA DETAILS

A4.1 ROOF PLAN

A5.1 EXTERIOR ELEVATIONS

A5.2 EXTERIOR ELEVATIONS

A5.3 ENLARGED ELEVATIONS

A5.4 ENLARGED ELEVATIONS

A6.1 BUILDING SECTIONS

A6.2 BUILDING SECTIONS

A7.1 WALL SECTIONS

A7.2 WALL SECTIONS + SECTIONS

A9.1 DETAILS

A9.2 DETAILS

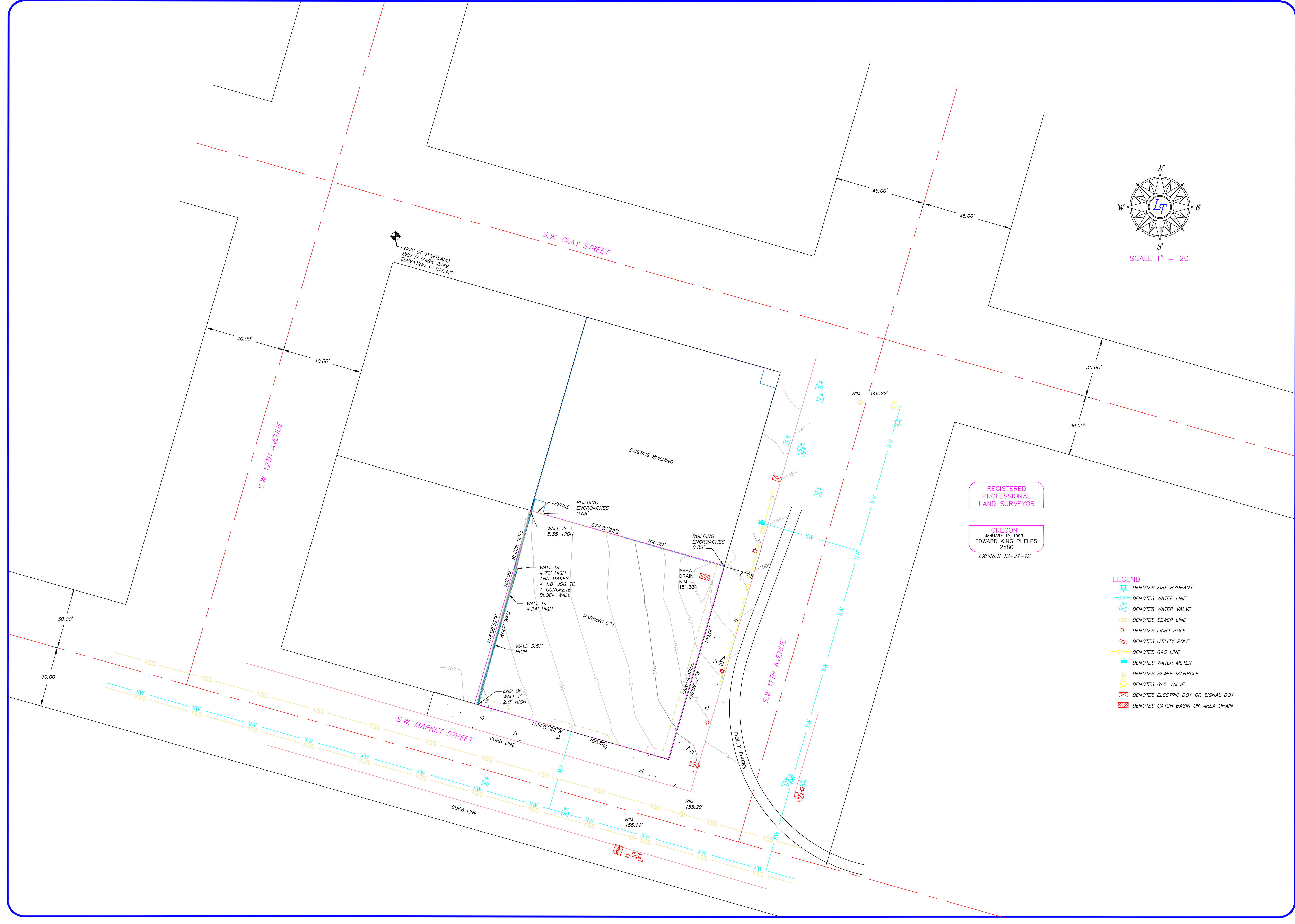
A9.3 DETAILS

A9.4 DETAILS

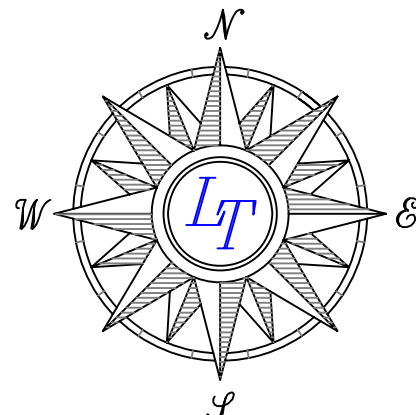
ELECTRICAL

E1.0 SITE LIGHTING PLAN





CITY OF PORTLAND
BENCH MARK 2349
ELEVATION = 157.47'



SCALE 1" = 20

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
EDWARD KING PHELPS
2586
EXPIRES 12-31-12

- LEGEND
- XW— DENOTES WATER LINE
 - XSS— DENOTES SEWER LINE
 - XG— DENOTES GAS LINE
 - XV— DENOTES WATER VALVE
 - XH— DENOTES WATER METER
 - XQ— DENOTES SEWER MANHOLE
 - XV— DENOTES GAS VALVE
 - XV— DENOTES ELECTRIC BOX OR SIGNAL BOX
 - XV— DENOTES CATCH BASIN OR AREA DRAIN
 - XV— DENOTES LIGHT POLE
 - XV— DENOTES UTILITY POLE
 - XV— DENOTES FIRE HYDRANT

PROJECT

S.W. MARKET STREET
TOPOGRAPHIC SURVEY
TAX LOT 5100, 1S 1E 4AD
PORTLAND, OREGON

DRAWING TITLE

TOPOGRAPHIC SURVEY

FILE NAME Z:

\\DWG1000\7558\7558B.DWG

DESIGNED

EKP

DRAWN

EKP

CHECKED

EKP

DATE

11-5-12

DEVELOPER

UPTOWN DEVELOPMENT
STEVE MASTER
835 E. PARK STREET
EUGENE, OREGON 97401
541-953-6288

SHEET

A10

OF

1

JOB #

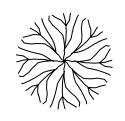
1758

ENGINEERING • SURVEYING • PLANNING

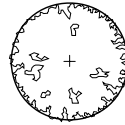
LANDTECH, Inc.

Portland Office
10000 SW Canyon Ln.
Suite 400
Portland, OR 97225
Phone: (503) 291-9398
Fax: (503) 291-1613
Email: engineering@landtechapp.com

PLANT LIST



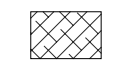
PLANTER TREES
Philadelphus lewisii (Mock Orange) (4)



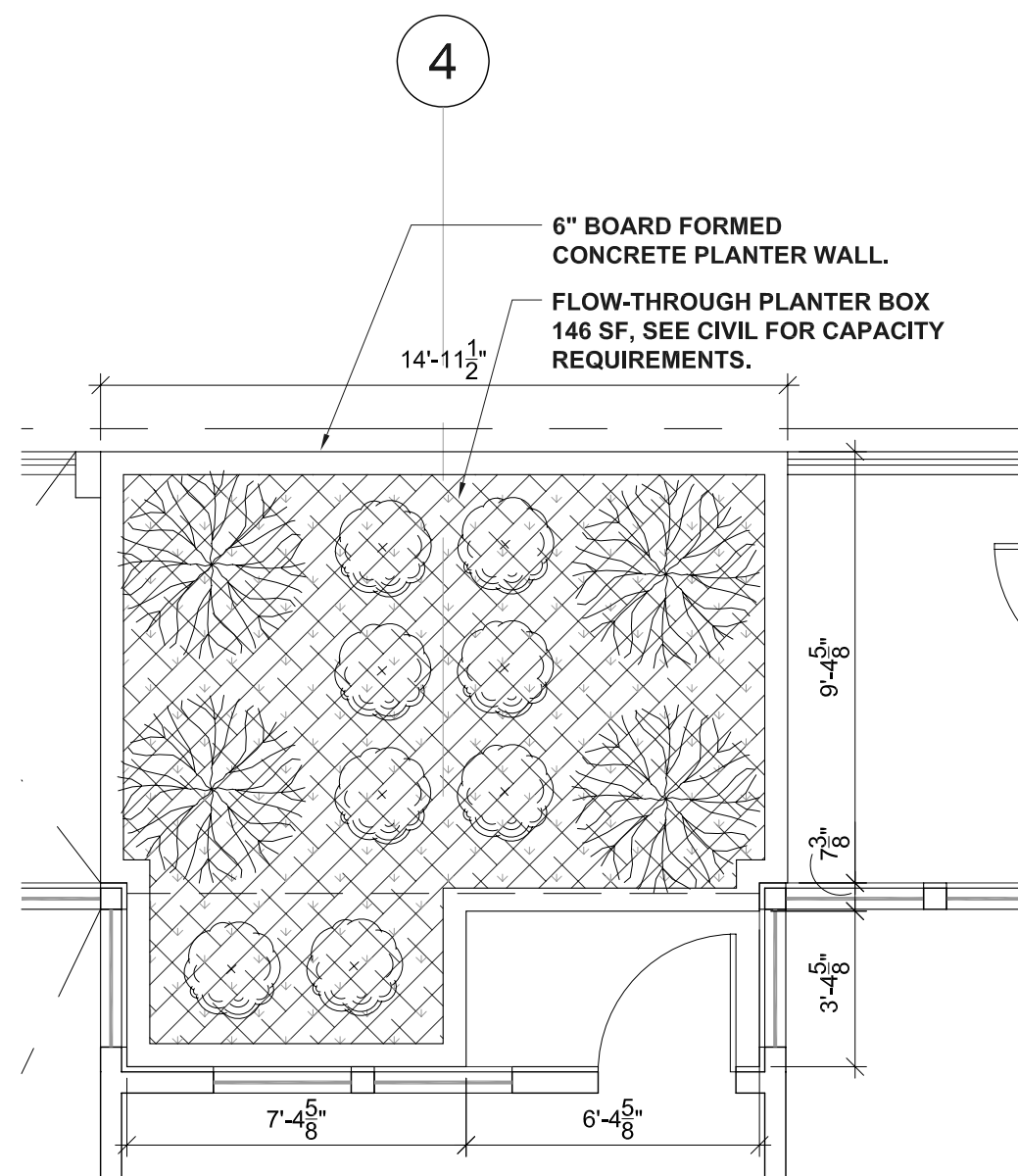
STREET TREES
Pyramidal Hornbeam (2\"/>



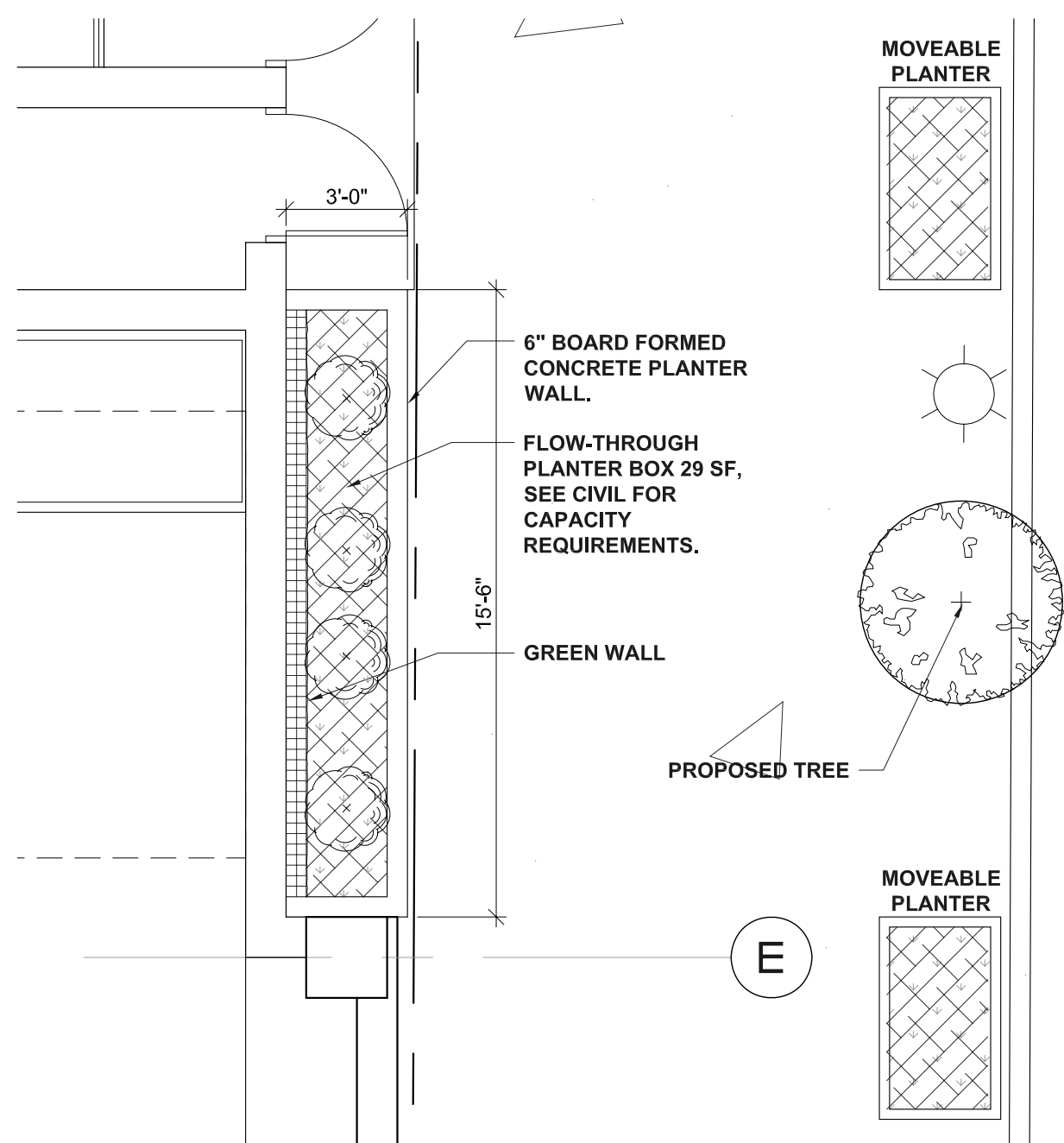
SHRUBS/ GRASSES/ PERRENIALS/ GROUNDCOVER
Gaultheria shallon (Salal) (12)



Sisyrinchium idahoense (Blue-eyed grass)
1 per 12 inches on center, triangular spacing, for the ground cover planting

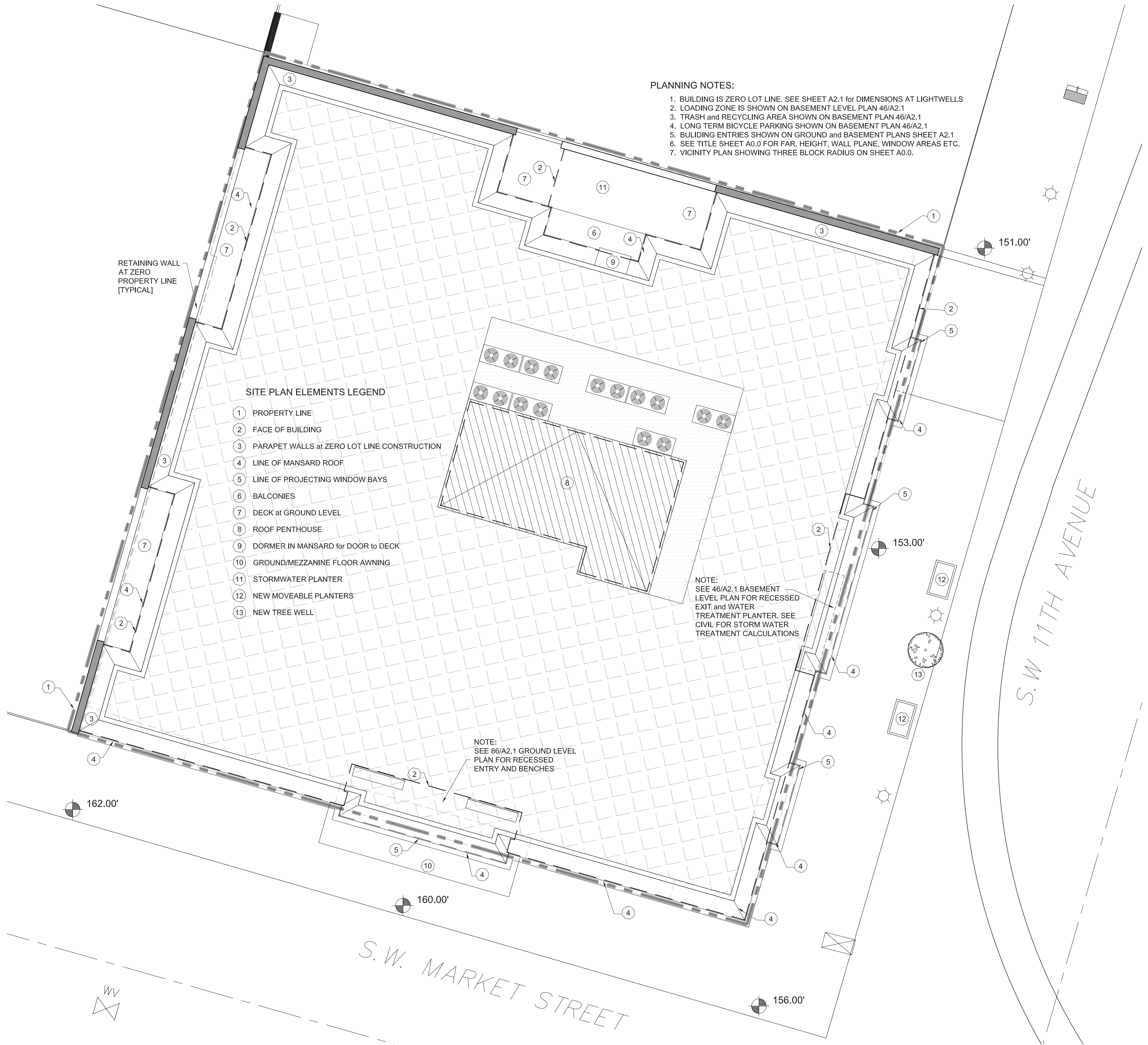


MAIN STORMWATER PLANTER - NORTH LIGHTWELL



MAIN STORMWATER PLANTER - SW 11TH AVE

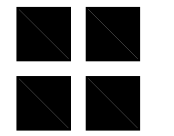
86 LANDSCAPE PLANS
A1.1 SCALE: 1/4\"/>



66 SITE PLAN
A1.1 SCALE: 1/8\"/>



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PORTLAND OR 97205 503.295.6261 www.barryramith.com



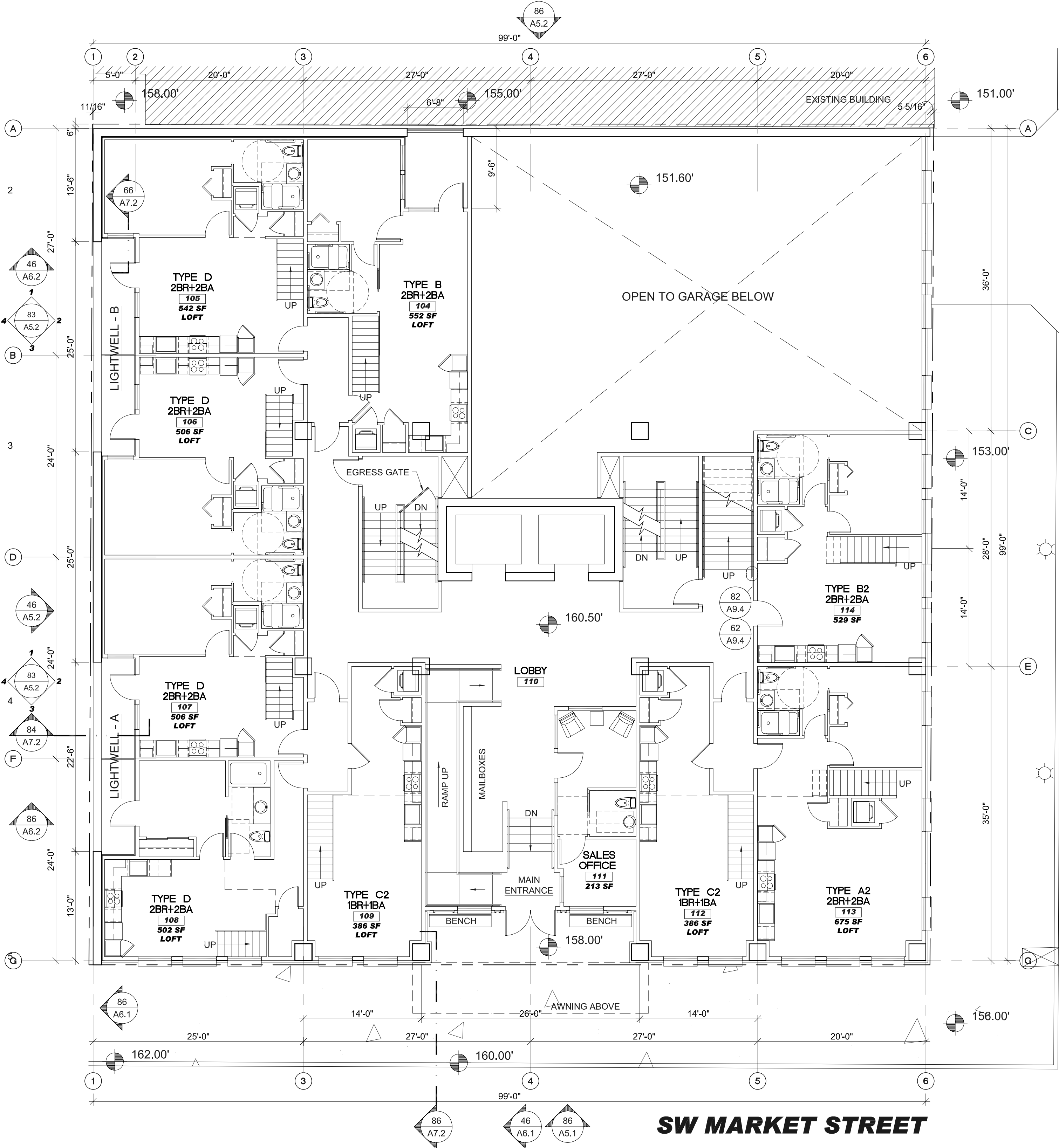
PORTLAND OR

MARKET VIEW APARTMENTS
MARKET VIEW LLC - MASTER DEVELOPMENT
SITE & LANDSCAPE PLANS

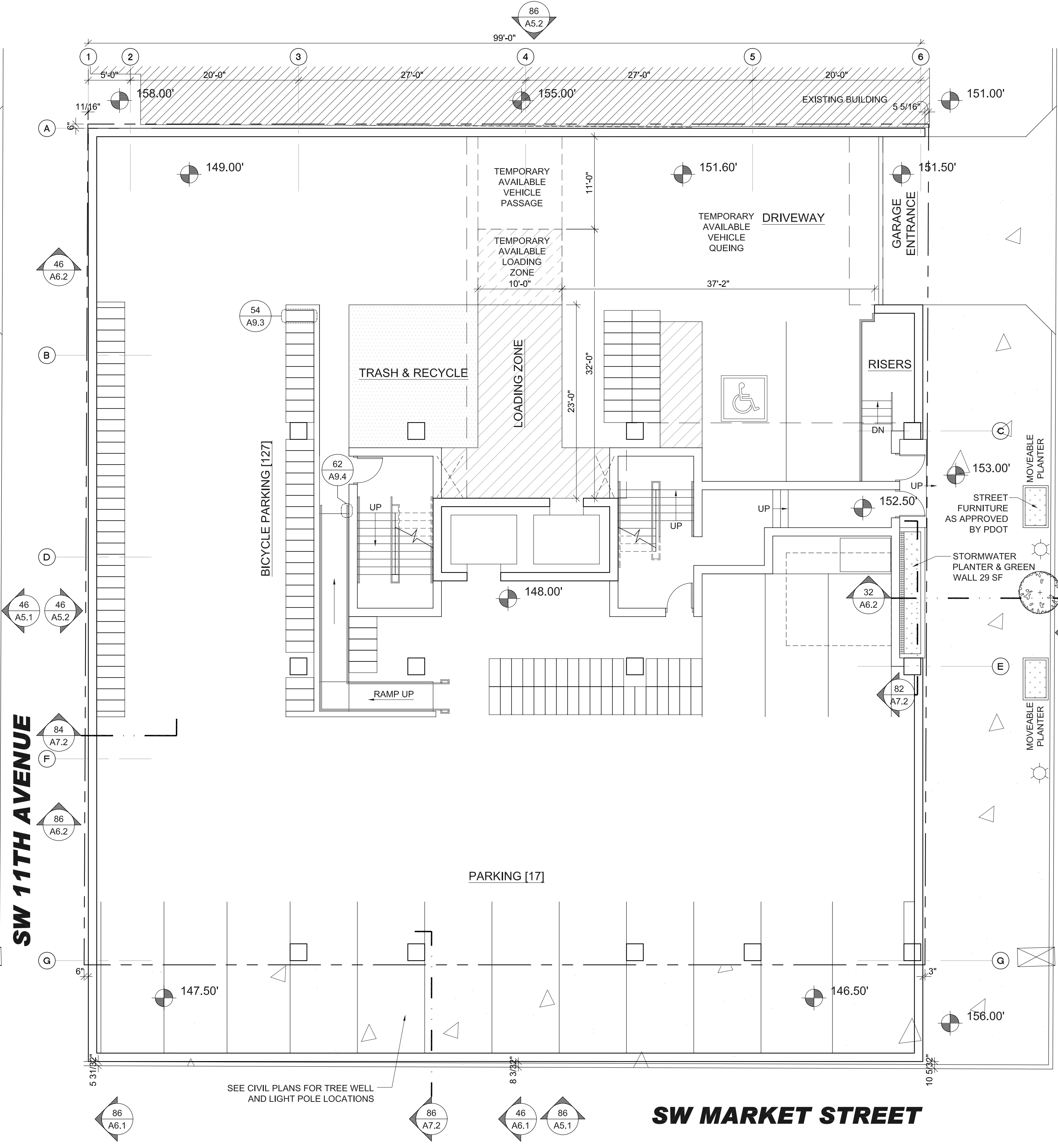
MVA DD 01

A1.1

01.15.2013



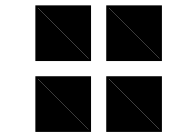
86
A2.1
SCALE: 1/8" = 1'-0"



46
A2.1
SCALE: 1/8" = 1'-0"



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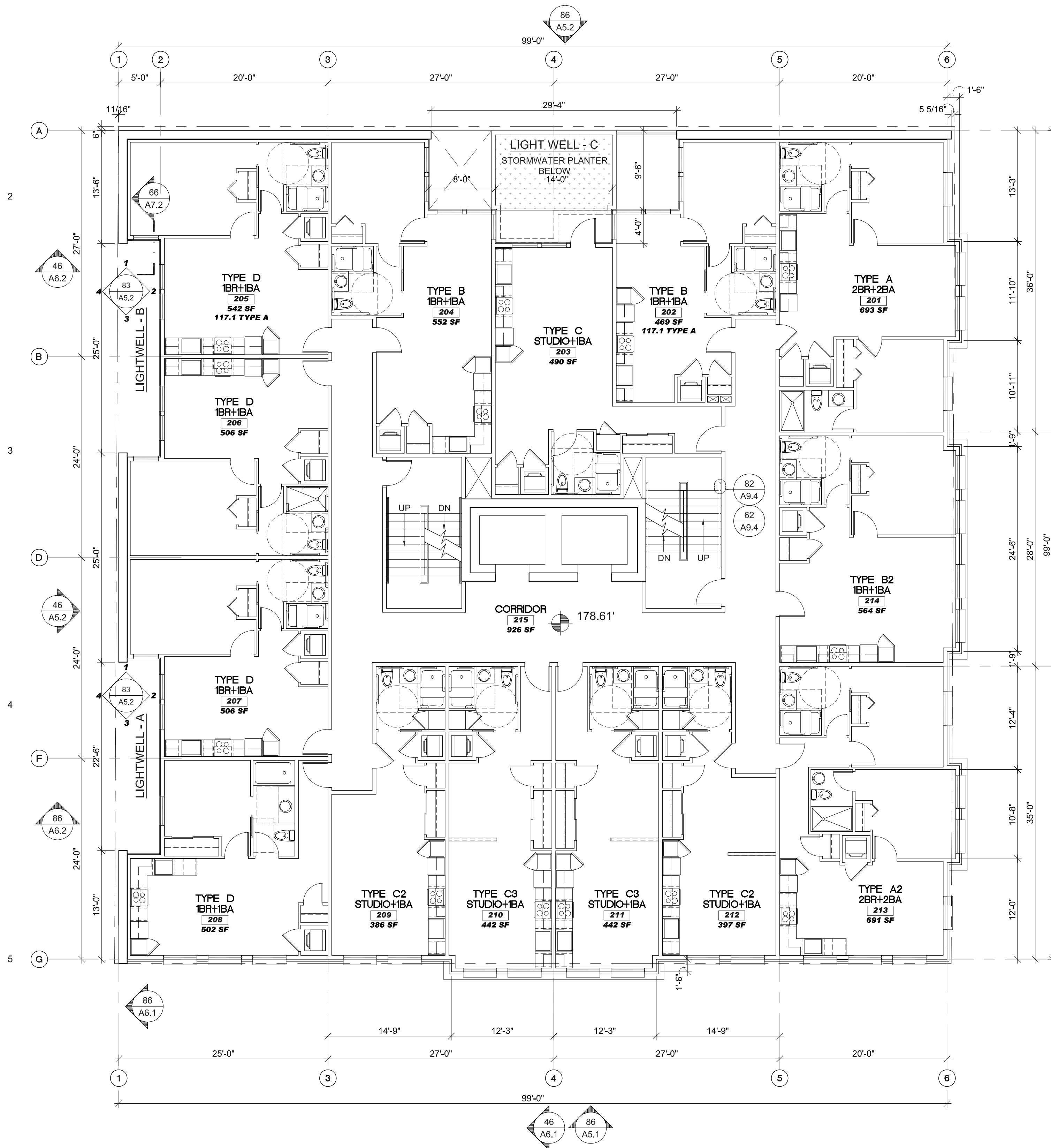
PORTLAND OR

MARKET VIEW APARTMENTS
MARKET VIEW LLC - MASTER DEVELOPMENT
FLOOR PLANS

MVA DD 02

A2.1

01.15.2013



86
A2.2
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

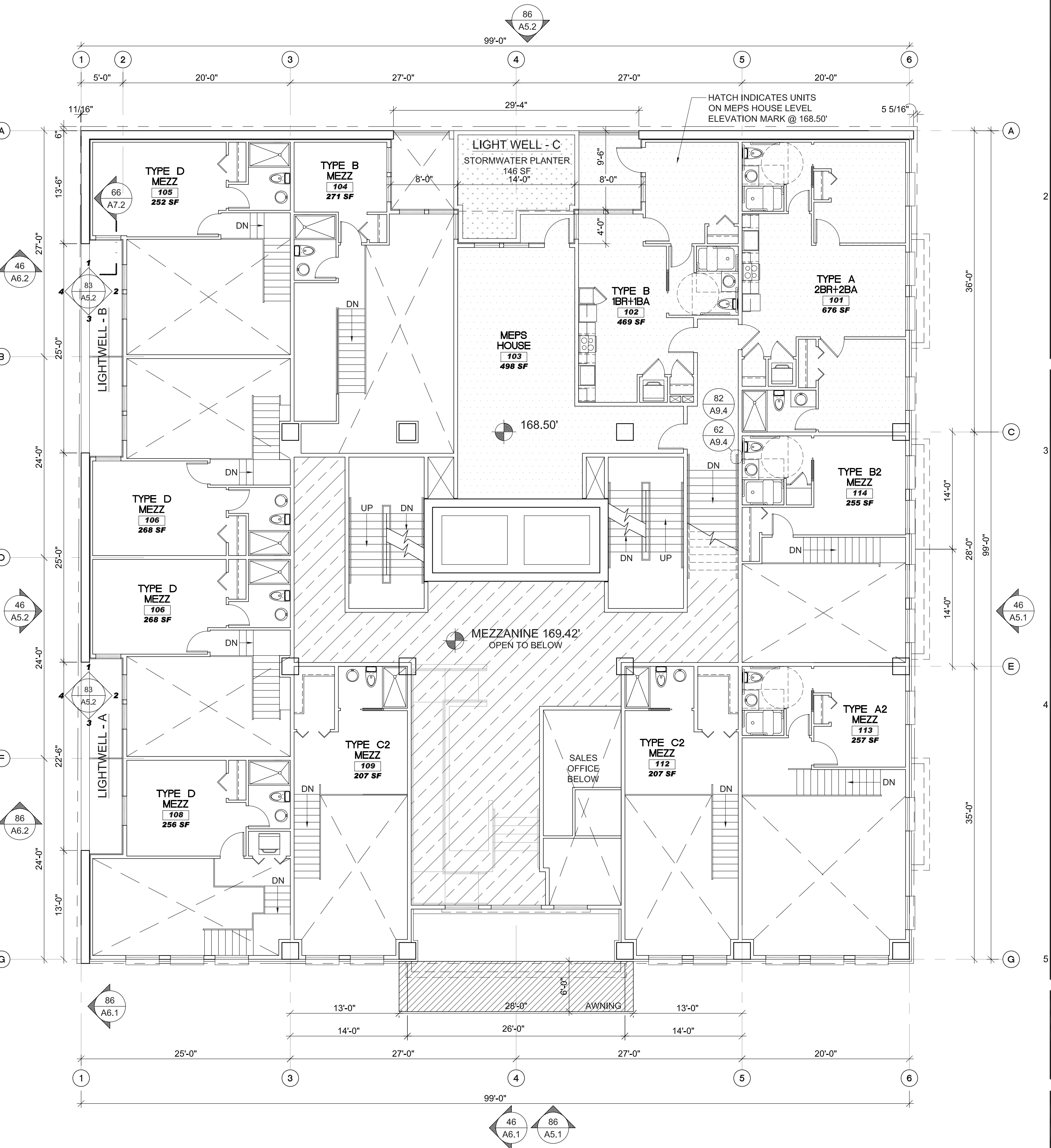
SEE CALL OUT ON UNIT DESIGNATION FOR 117.1 ACCESSIBLE AND TYPE A. ALL OTHERS TYPE B



46
A2.2

MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"



46
A2.2

MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"



46
A2.2

MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"



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MARKET VIEW APARTMENTS
MARKET VIEW LLC — MASTER DEVELOPMENT
FLOOR PLANS

MVA DD 02

A2.2

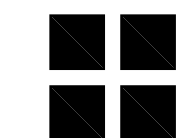
01.15.2013



80



NORTH



MARKET VIEW APARTMENTS
MARKET VIEW LLC – MASTER DEVELOPMENT

01.15.2013



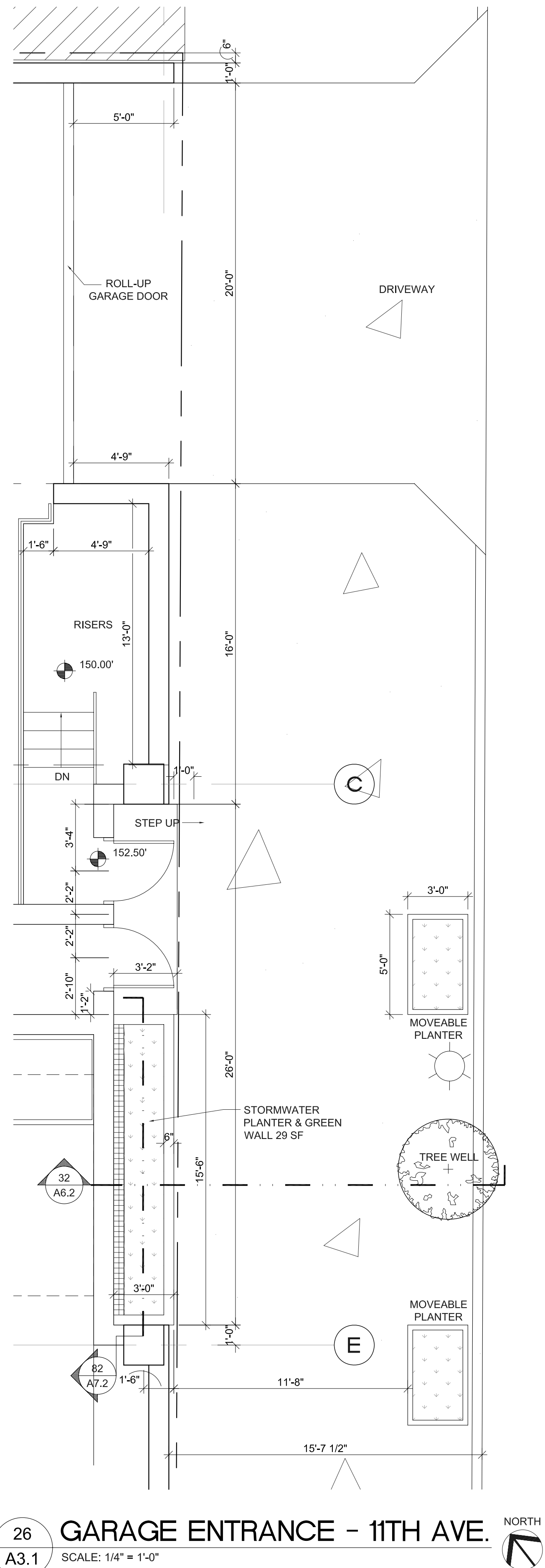
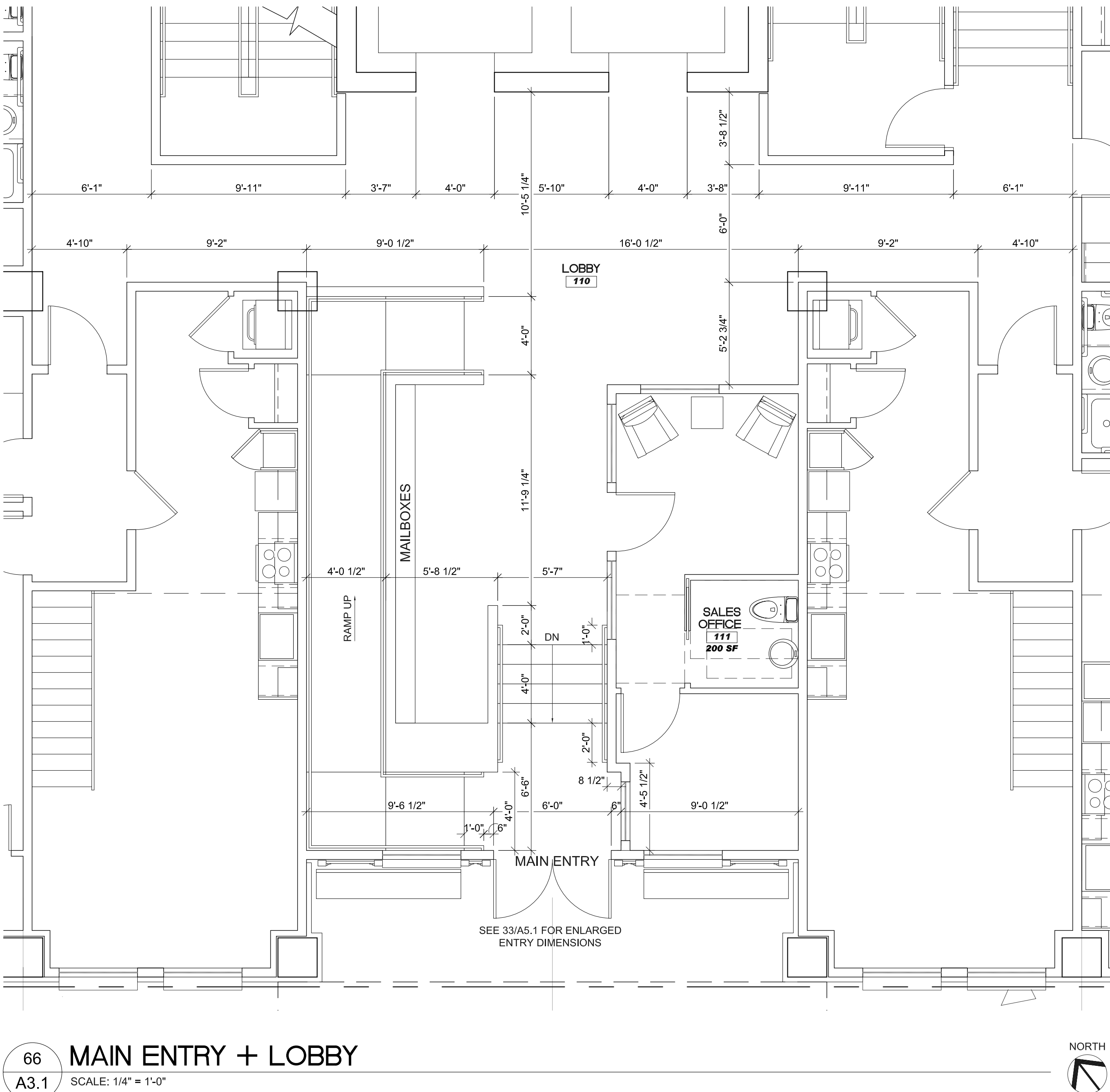
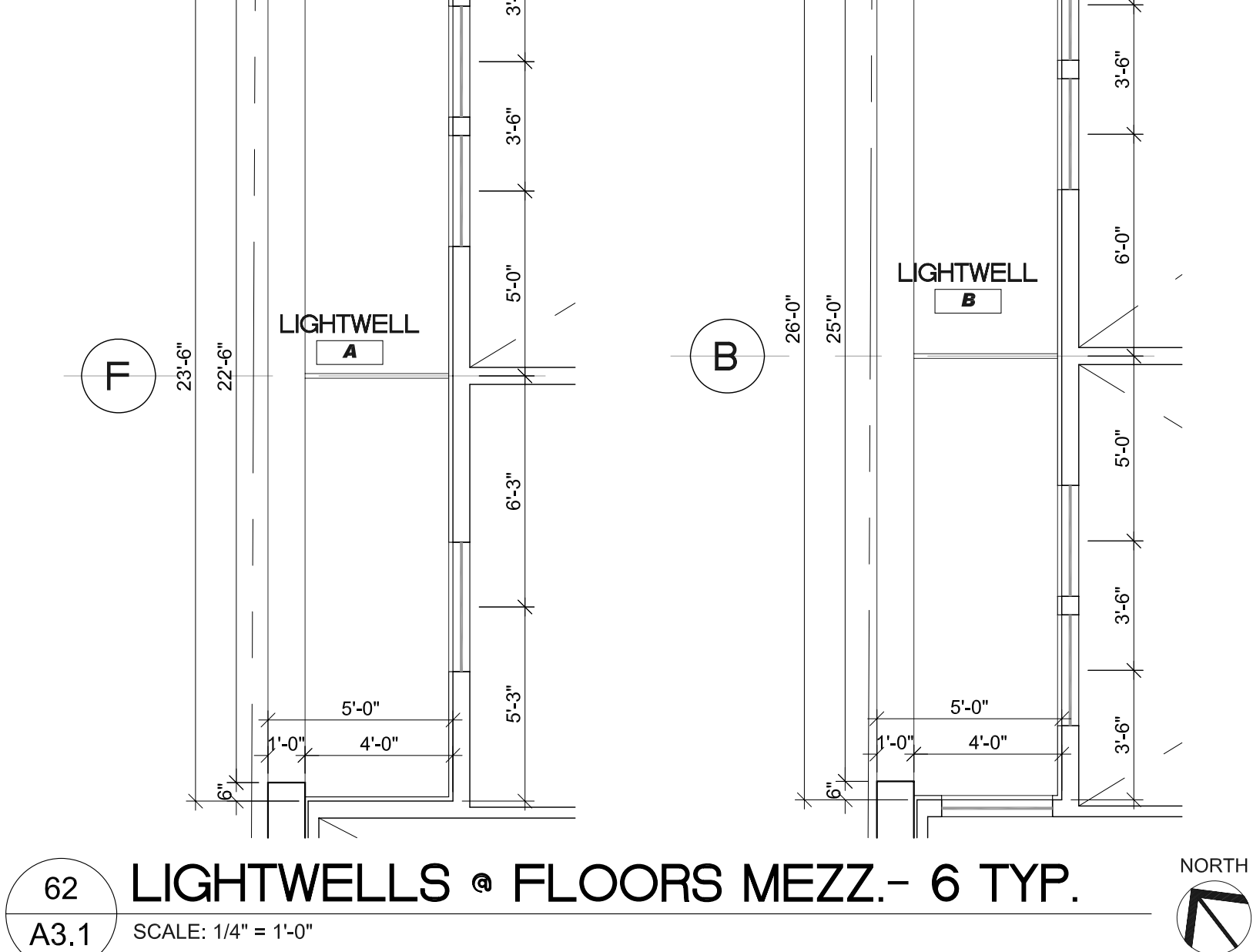
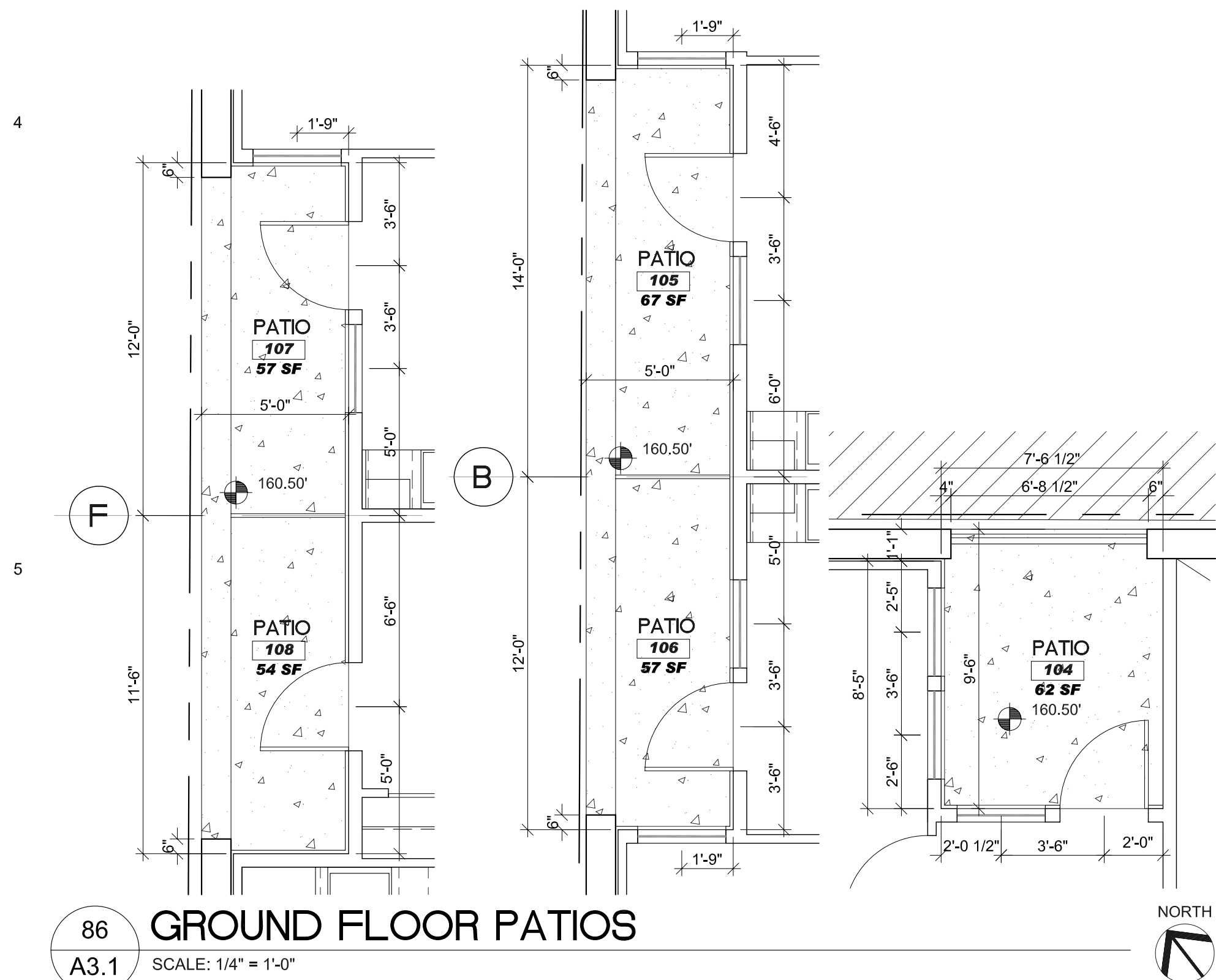
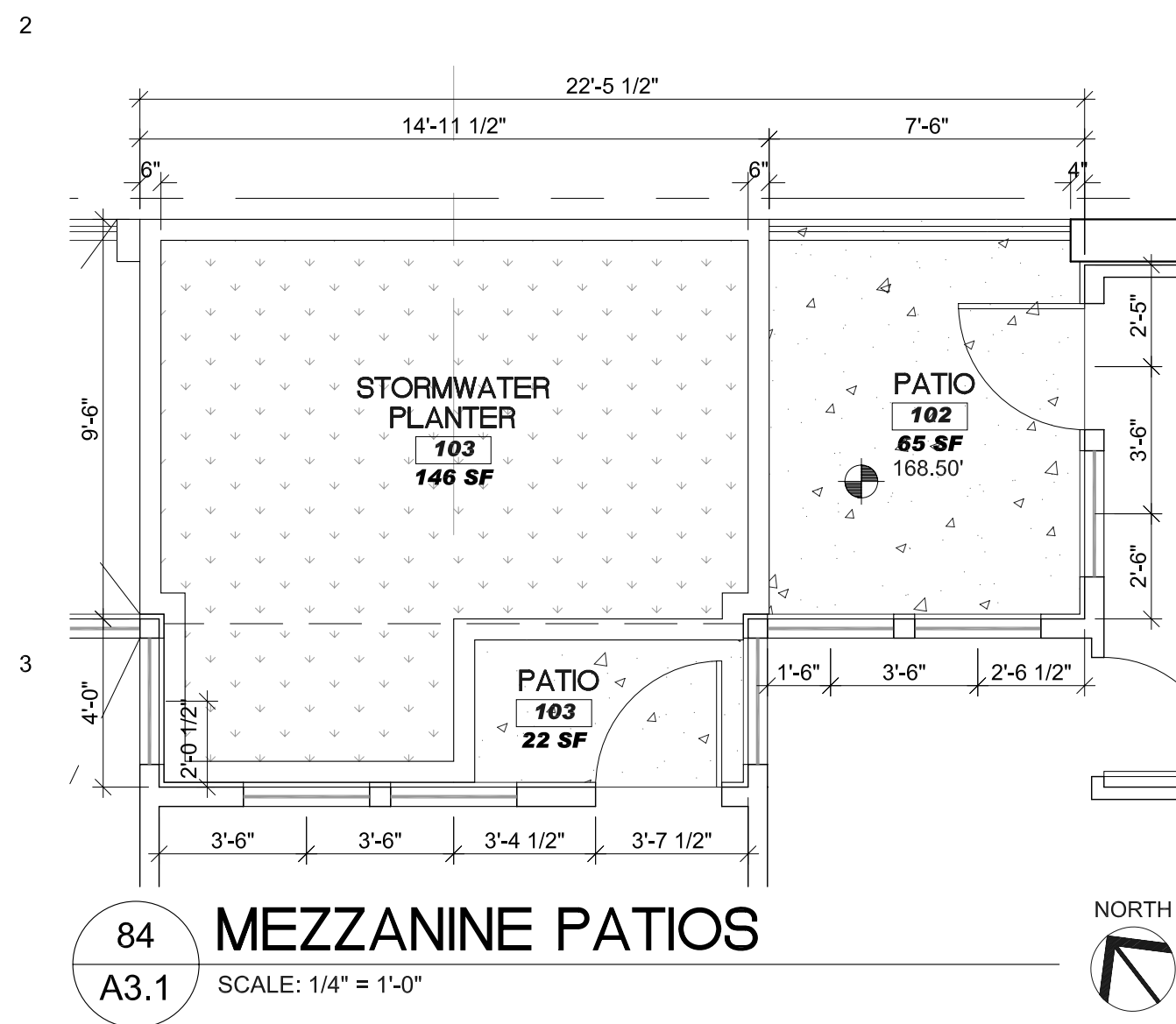
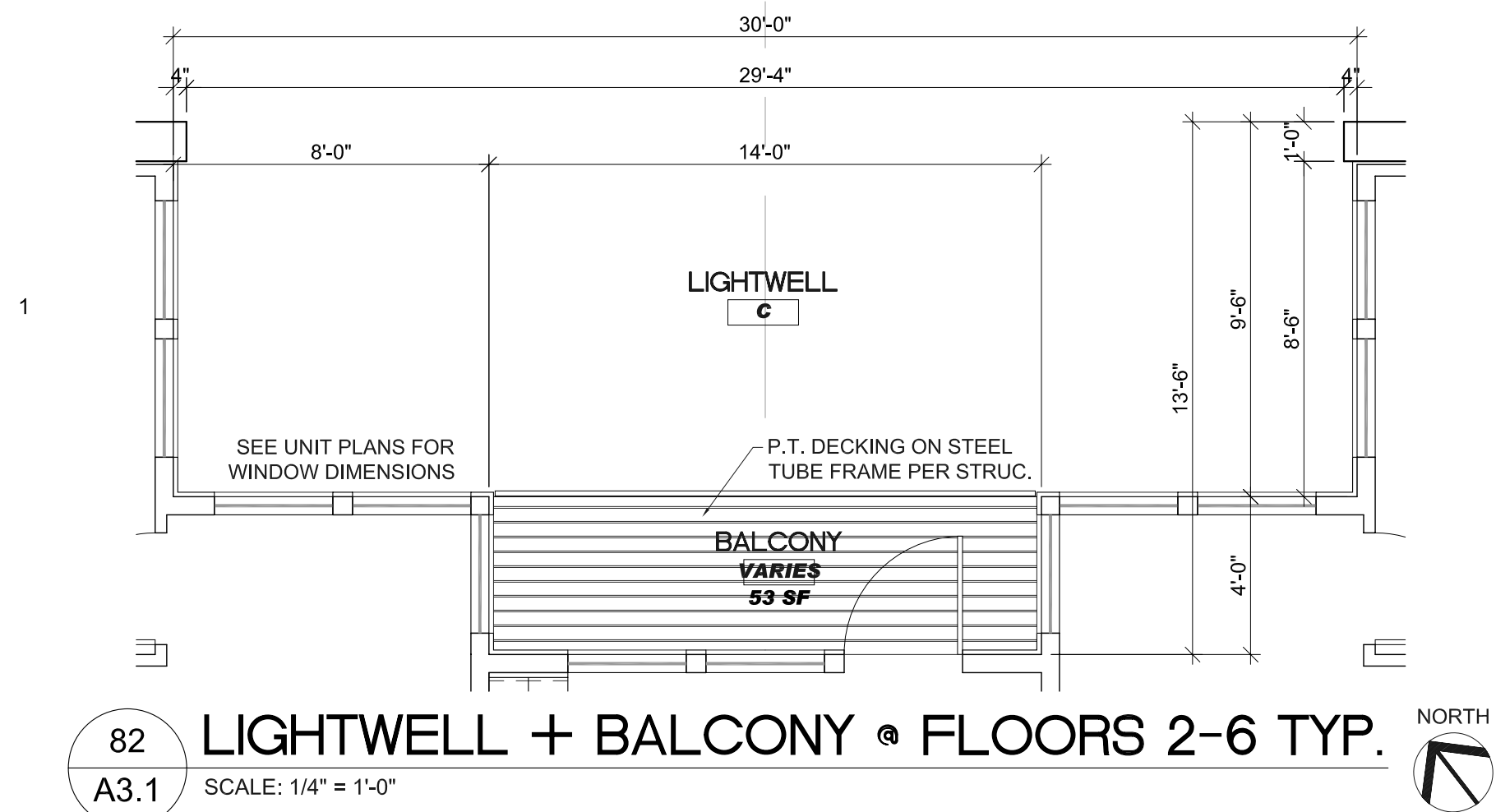
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MARKET VIEW APARTMENTS
MARKET VIEW LLC - MASTER DEVELOPMENT
FLOOR PLANS

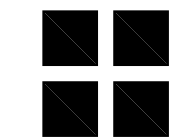
MVA DD 02

A2.4

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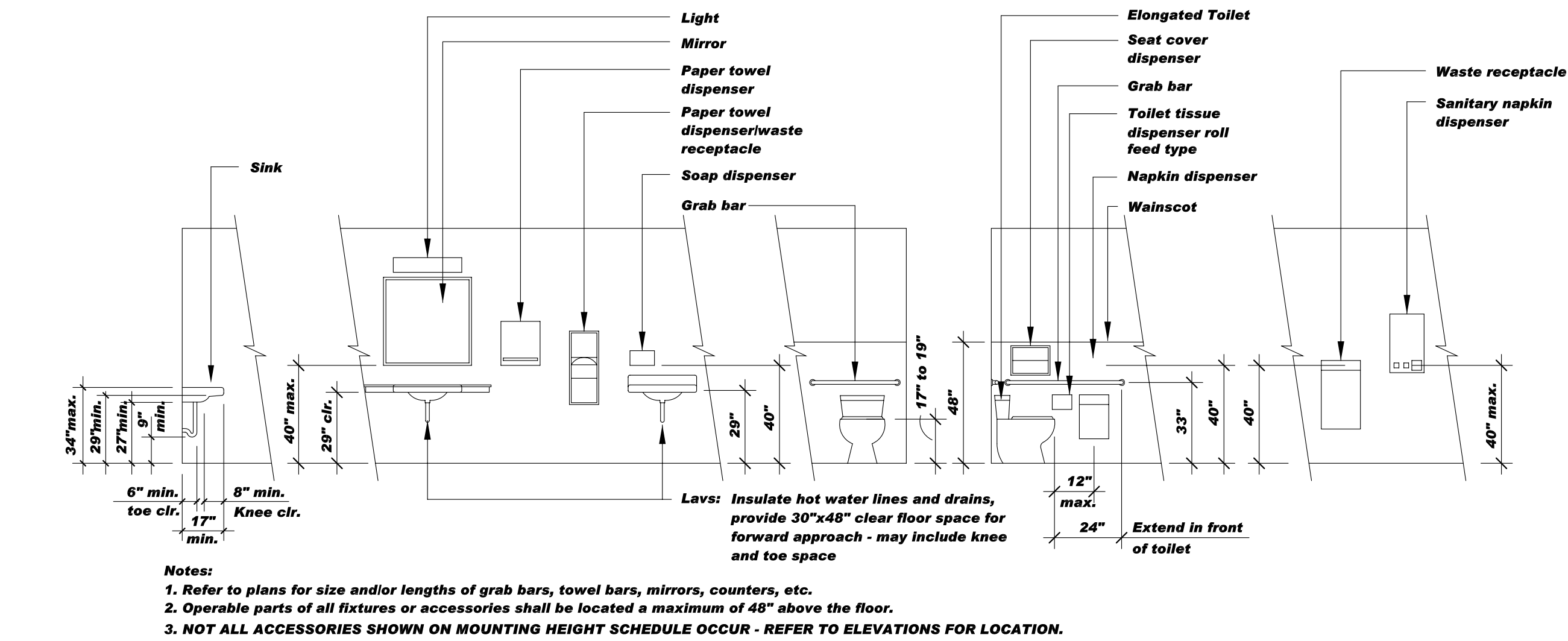
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MARKET VIEW APARTMENTS
MARKET VIEW LLC - MASTER DEVELOPMENT
ENLARGED PLANS - COMMON AREAS, PATIOS AND BALCONIES

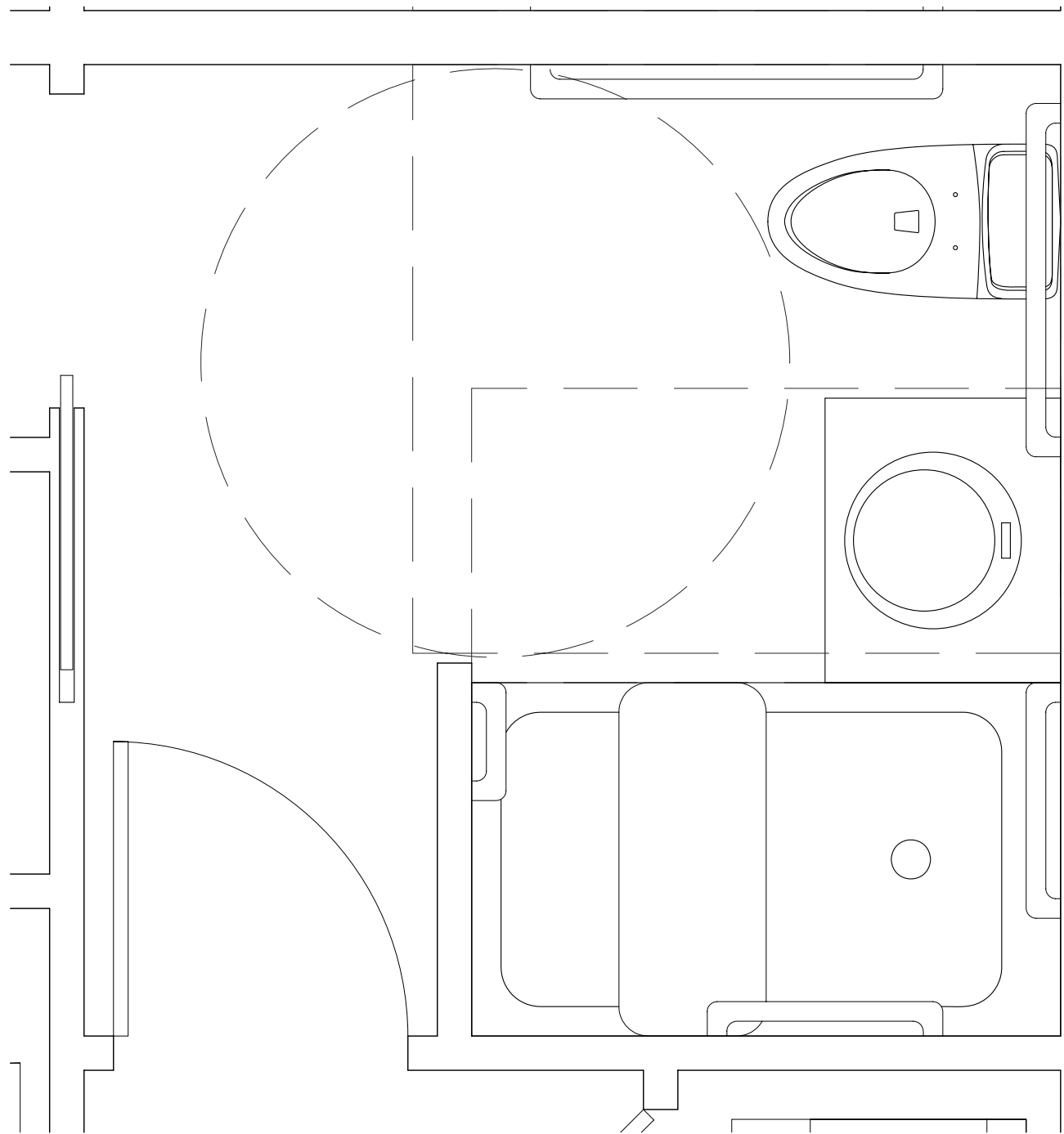
MVA DD 03

A3.1

01.15.2013



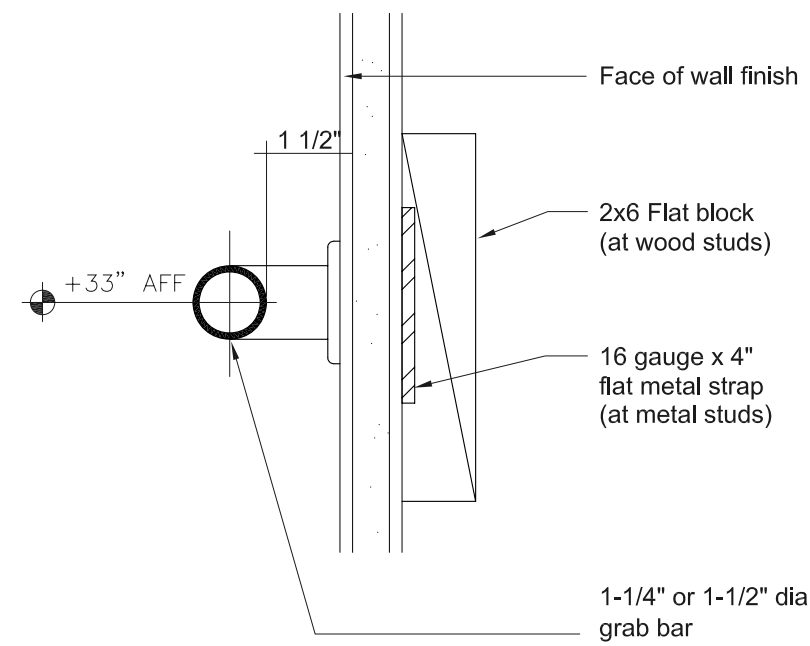
86
A3.2 ACCESSORY MOUNTING HEIGHTS - ADA ACCESSIBLE
SCALE: NOT TO SCALE



54
A3.2 TYPE A BATHROOM
SCALE: 3/4" = 1'-0"

Handicap Faucet/Toilet Handle And Controls:

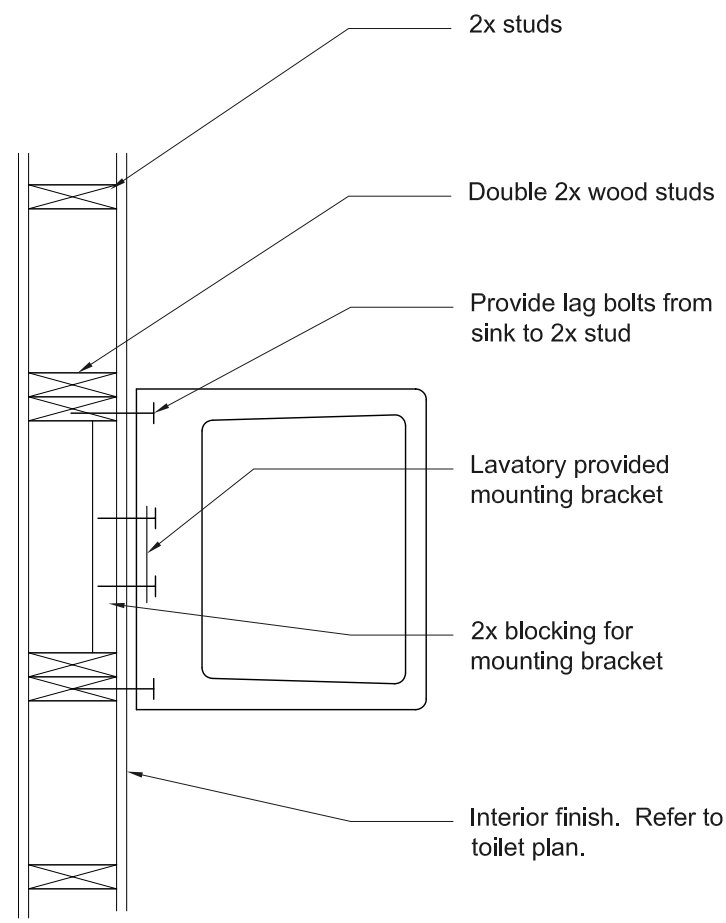
- WATER CLOSET**
- A. CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THW WRIST.
 - B. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR.
 - C. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE.
- LAVATORIES**
- D. FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (SUCH AS LEVER-OPERATED) AND AN OPERATING FORCE NOT EXCEEDING 5 POUNDS.
 - E. IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
 - F. PROVIDE MIN. 30"x48" CLEAR SPACE IN FRONT OF SINK/LAVATORY.
 - G. MAXIMUM HEIGHT OF RIM OR COUNTER ABOVE FLOOR SURFACE SHALL BE 34".
 - H. ALL SINKS AND LAVATORIES SHALL NOT EXCEED 6 1/2" IN DEPTH.
 - J. PROVIDE MIN. KNEE CLEARANCE UNDER SINK 27"HIGH X 30"WIDE WITH AN ABSOLUTE DEPTH OF 19" UNDERNEATH SINK.
 - K. INSULATE OR CONFIGURE ALL DRAIN AND HOTWATER PIPING TO PREVENT CONTACT.
 - L. THERE SHALL BE NO SHARP OR ABRASIVE ELEMENTS UNDER SINKS.



Note: Stainless steel grab bars and handrails shall be able to withstand 250 lbs/ft in bending, shear, and tension. See plans for locaions of handrails and grab bars (excludes stair rails).

24
A3.2 GRAB BAR / HANDRAIL DETAIL
SCALE: 3" = 1' - 0"

SECTION

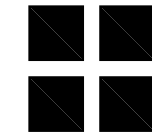


26
A3.2 LAVATORY SUPPORT DETAIL
SCALE: 1" = 1' - 0"

PLAN



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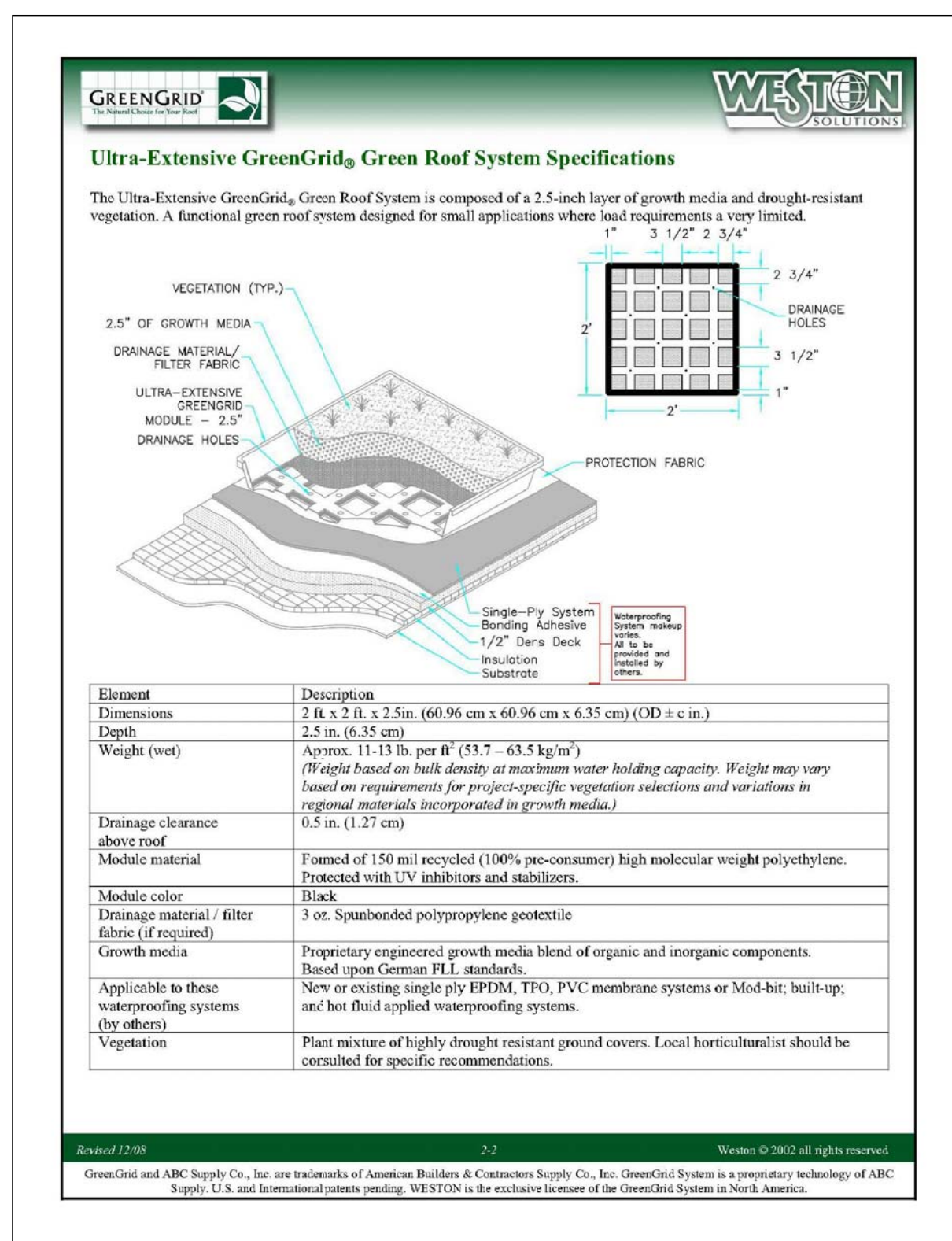
PORTLAND OR

MARKET VIEW APARTMENTS
MARKET VIEW LLC - MASTER DEVELOPMENT
ENLARGED PLANS - ADA DETAILS

MVA DD 03

A3.2

01.15.2013



86 GREEN GRID TRAY DETAIL
A4.1 SCALE: N.T.S.

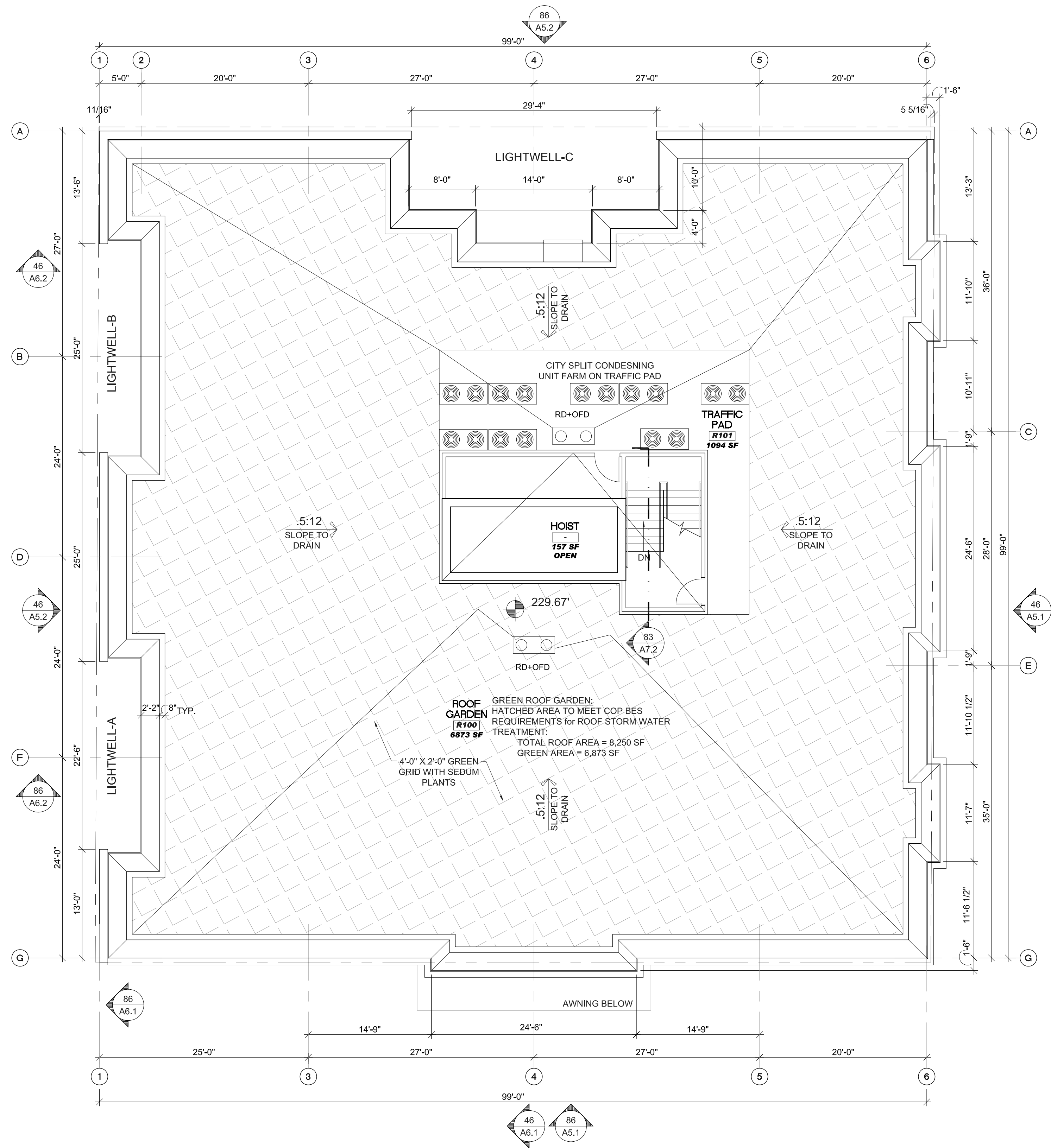
	Botanic Name	Common Name	Mature Height (in)	Mature Width (in)	Flower Color	Foliage Color	Months in Bloom
	<i>Sedum album</i>	Album Stonecrop	3-6	12-18	White	Green	June-July
	<i>Sedum acre</i>	Acre Stonecrop	2-3	12-18	Yellow	Green	June
	<i>Sedum floriferum</i> <i>'Weihenstephaner Gold'</i>	Weihenstephaner Gold	3-6	12-18	Yellow	Green	June-Aug
	<i>Sedum kamtschaticum</i>	Kamtschaticum Stonecrop	6-8	8-10	Yellow	Green	June-July
	<i>Sedum sexangulare</i>	Sexangulare Stonecrop	6-8	6-8	Yellow	Green	June-July
	<i>Sedum spartium</i> <i>'Fuldagut'</i>	Fuldagut Stonecrop	3-6	12-12	Ruby red	Red-Green	July

66

A4.1

GREEN GRID PLANT LIST

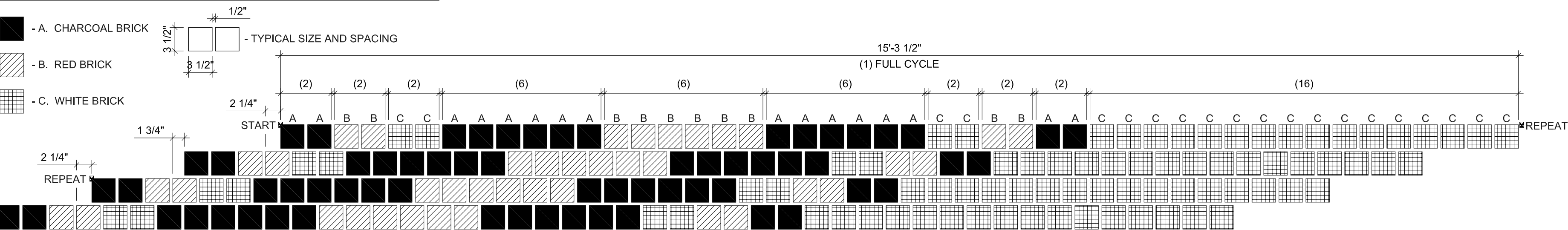
SCALE: N.T.S.



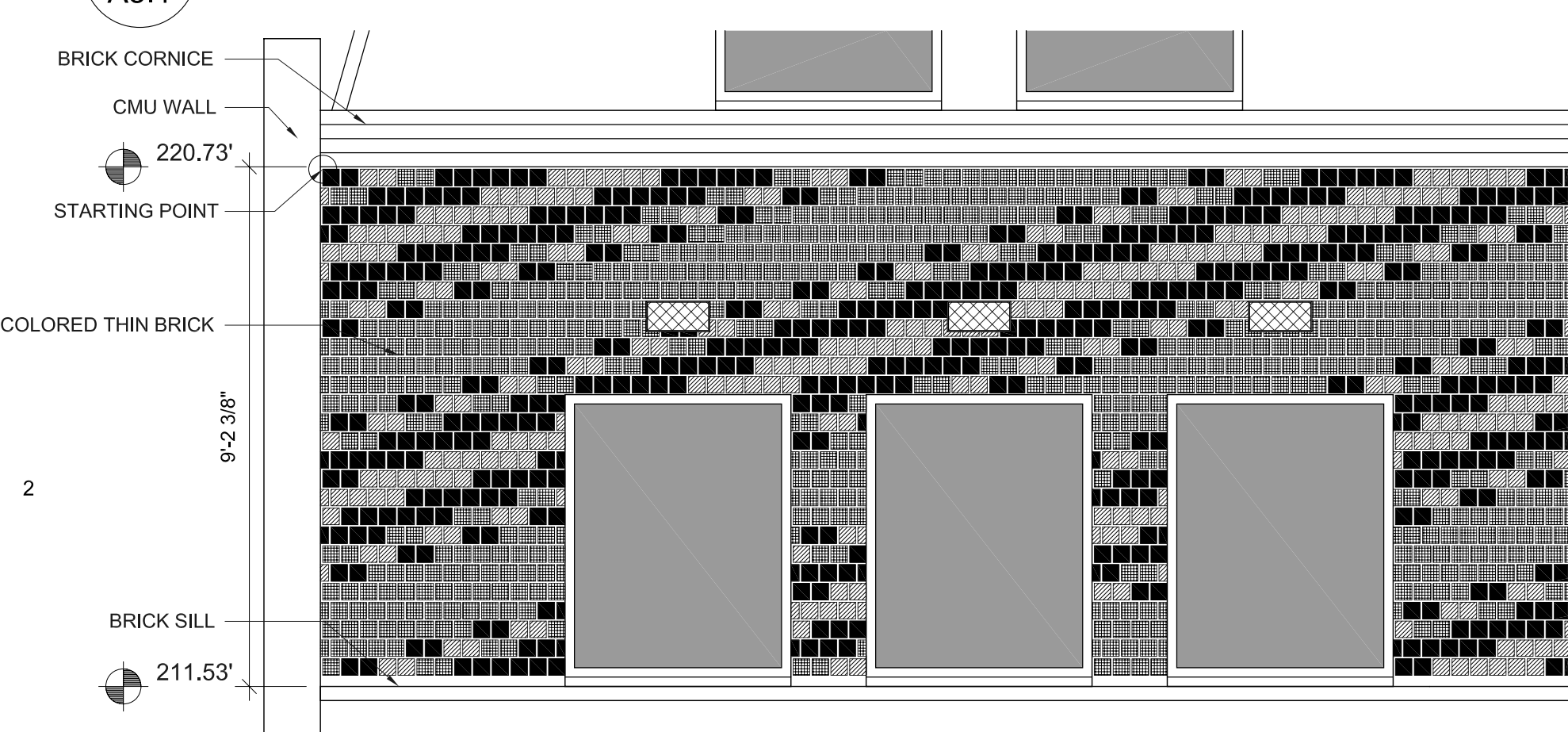
46 ROOF PLAN

A4.1 SCALE: 1/8" = 1'-0"

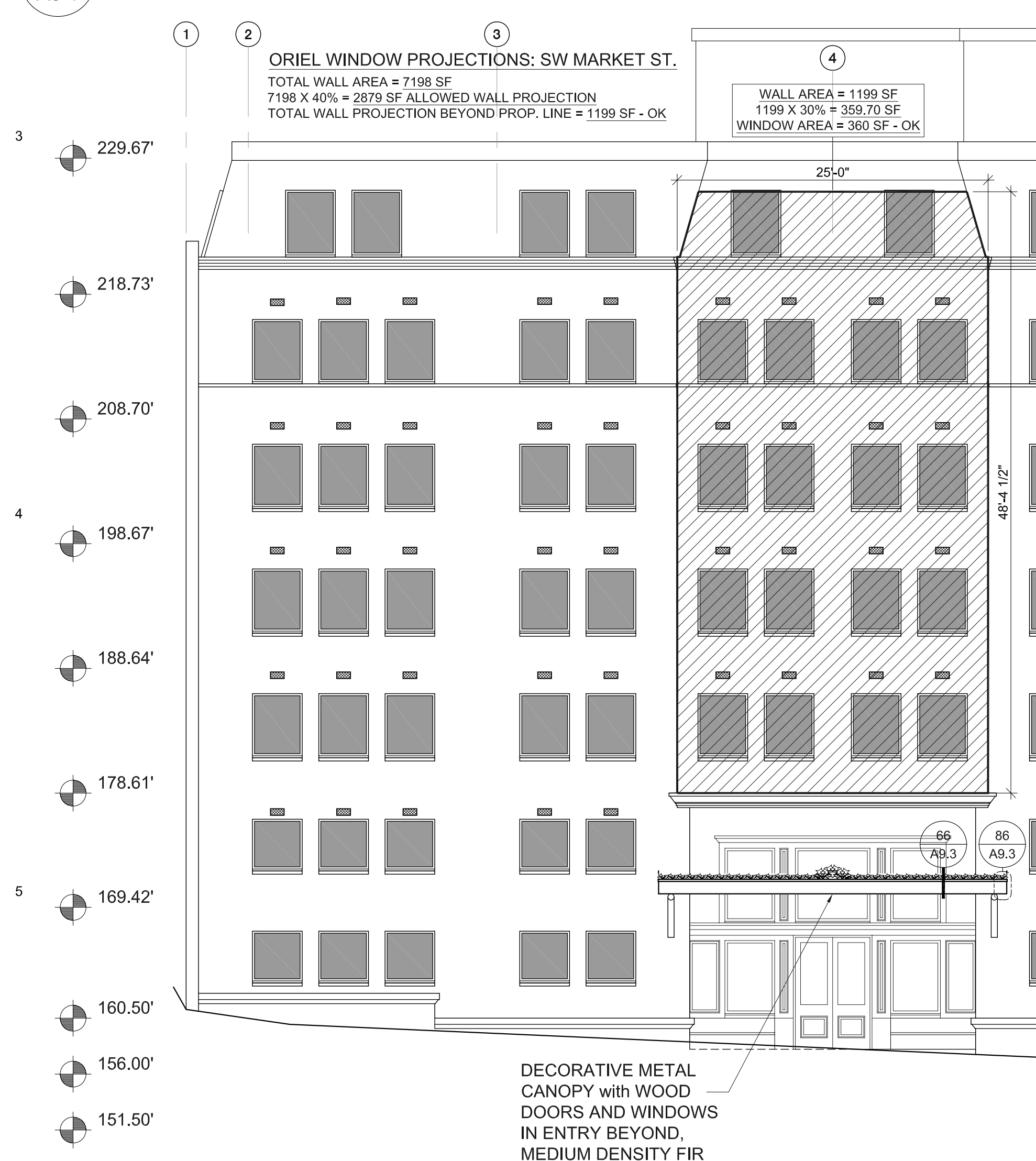
COLORED THIN BRICK DESIGN KEY:



80 BRICK BAND DESIGN MATRIX @ 5TH FLOOR
A5.1 SCALE: 1" = 1'-0"



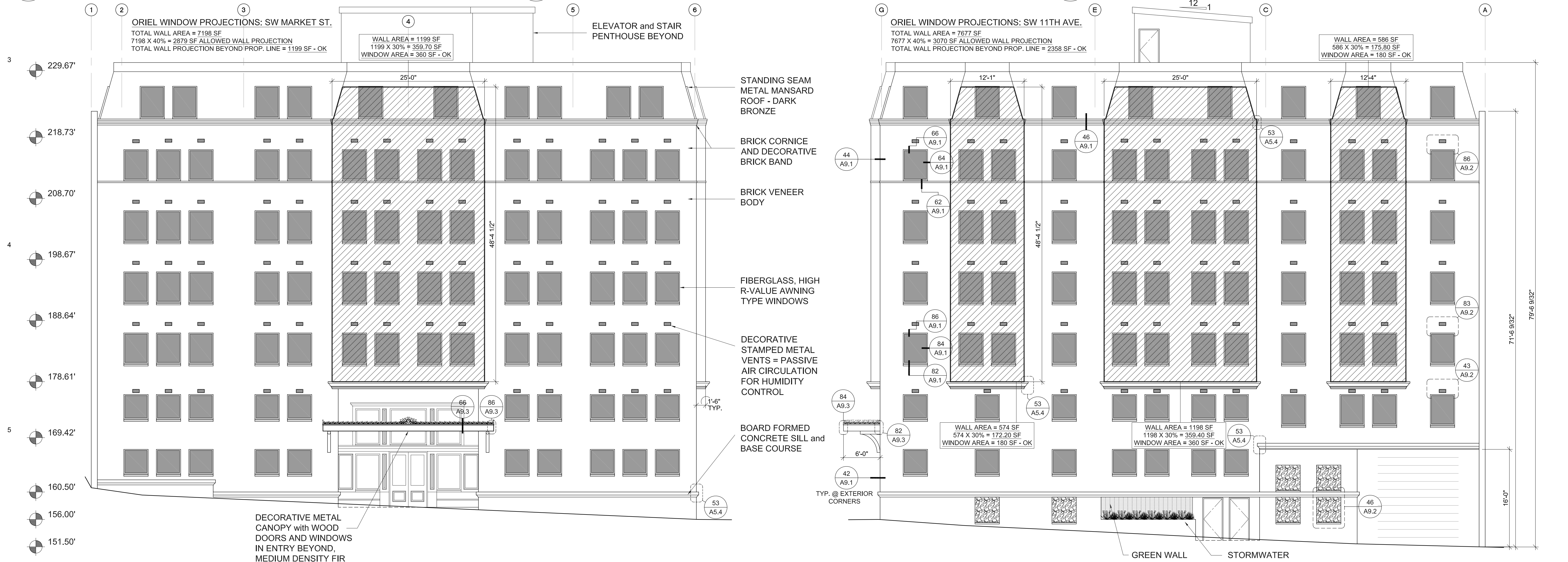
83 ENLARGED BRICK BAND ELEVATION @ 5TH FLOOR
A5.1 SCALE: 3/8" = 1'-0"



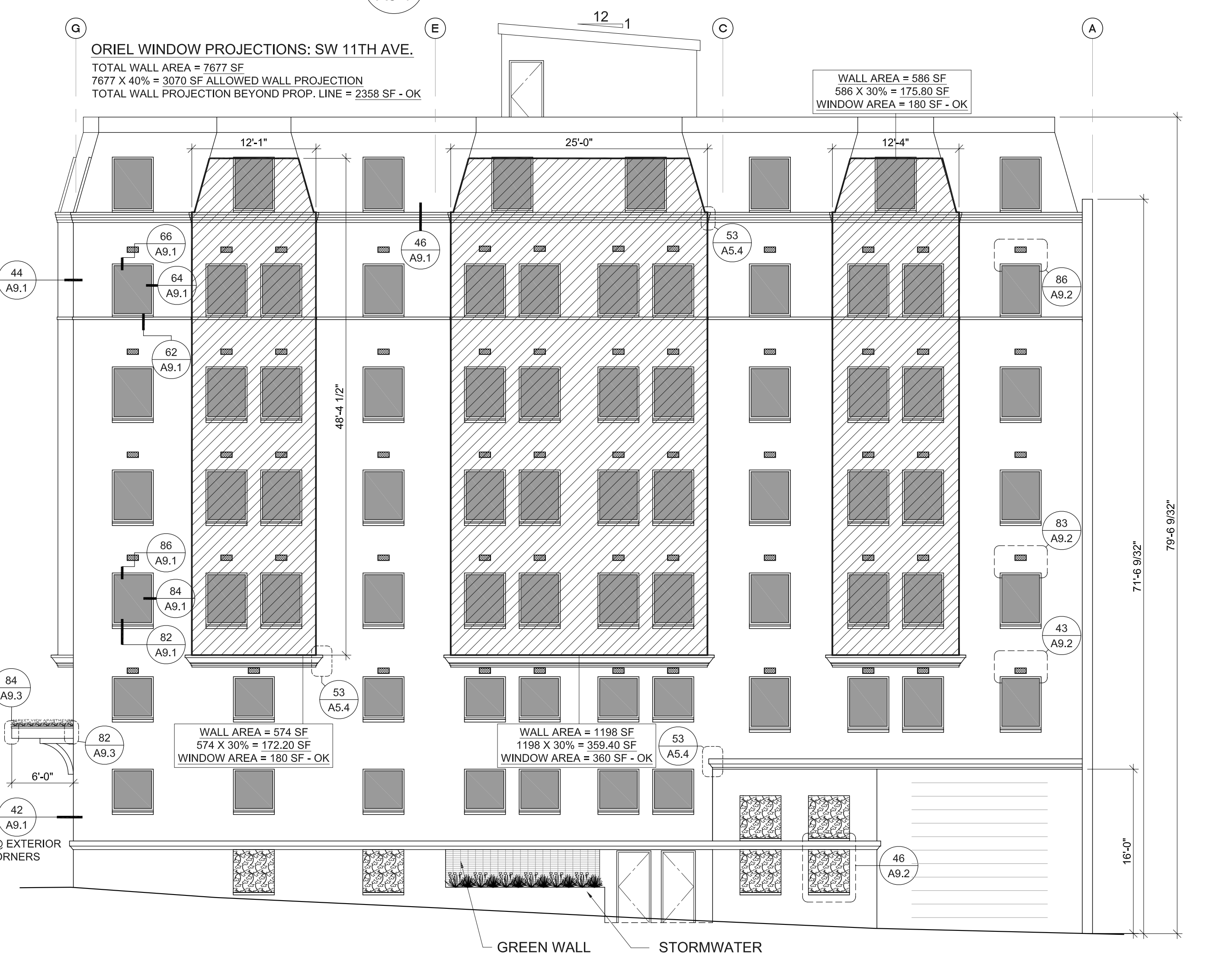
86 SOUTH ELEVATION - SW MARKET ST.
A5.1 SCALE: 1/8" = 1'-0"

63 ENLARGED VENT ELEVATIONS - TYPICAL
A5.1 SCALE: 1/2" = 1'-0"

33 ENLARGED MAIN ENTRY ELEVATION
A5.1 SCALE: 1/4" = 1'-0"



46 EAST ELEVATION - SW 11TH AVE.
A5.1 SCALE: 1/8" = 1'-0"



46 EAST ELEVATION - SW 11TH AVE.
A5.1 SCALE: 1/8" = 1'-0"

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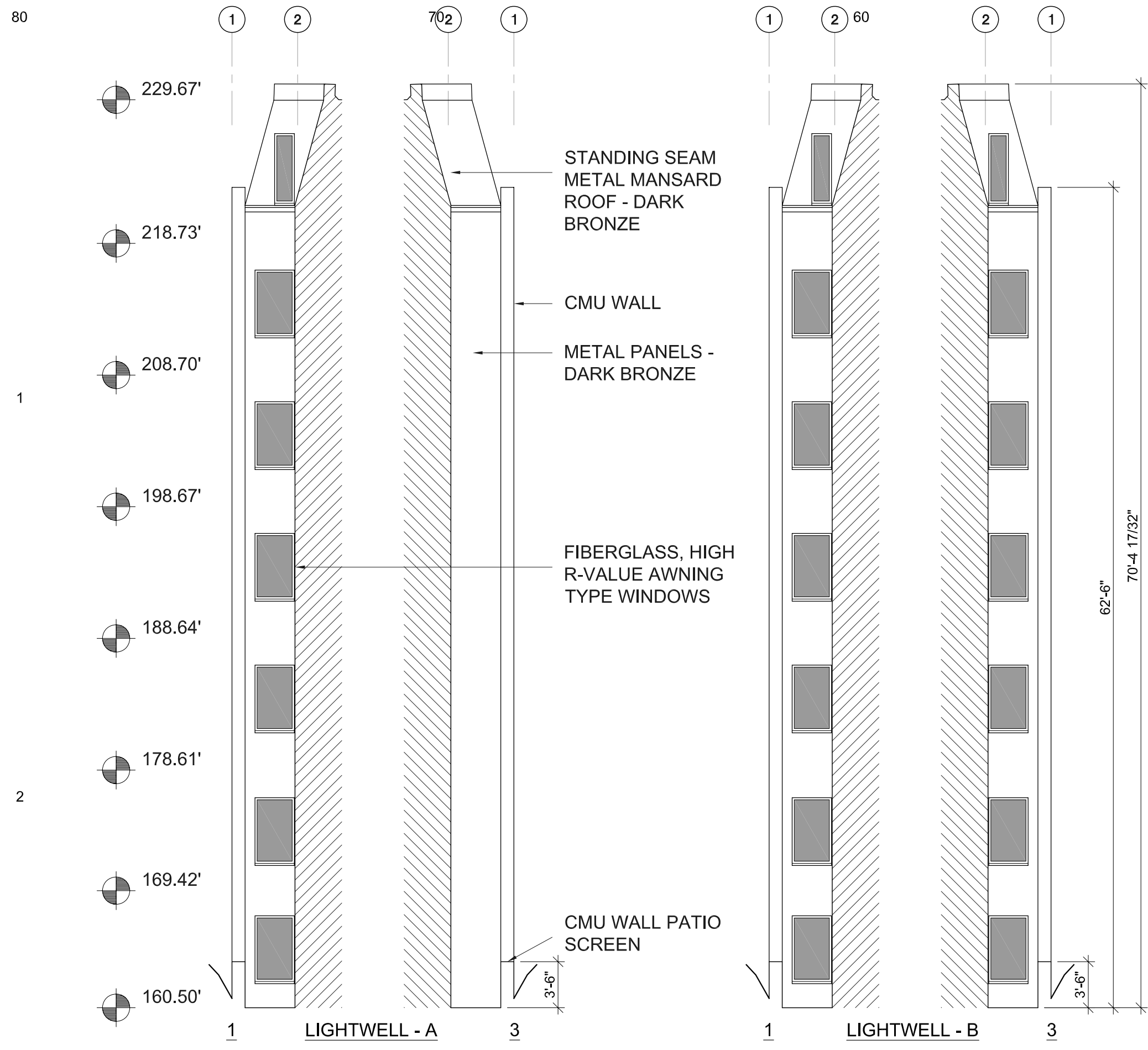
MARKET VIEW APARTMENTS
MARKET VIEW LLC - MASTER DEVELOPMENT
EXTERIOR & ENLARGED ELEVATIONS

PORTLAND OR

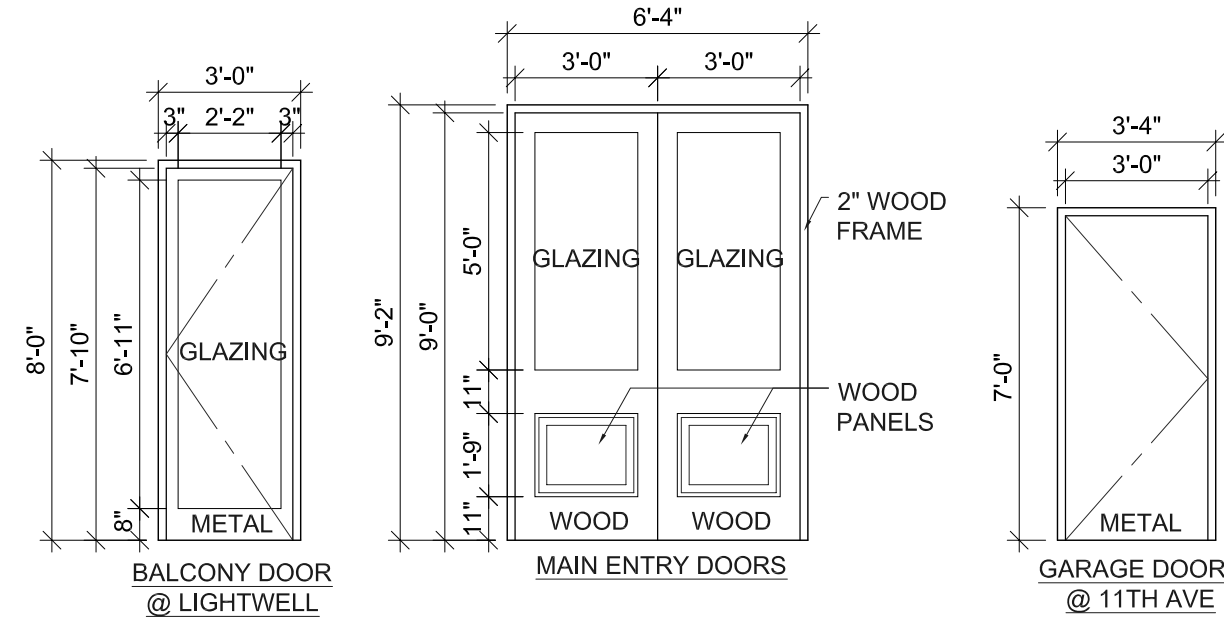
MVA DD 05

A5.1

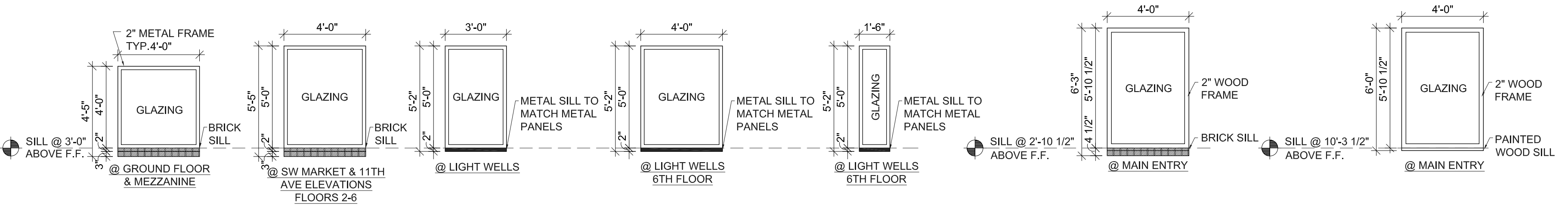
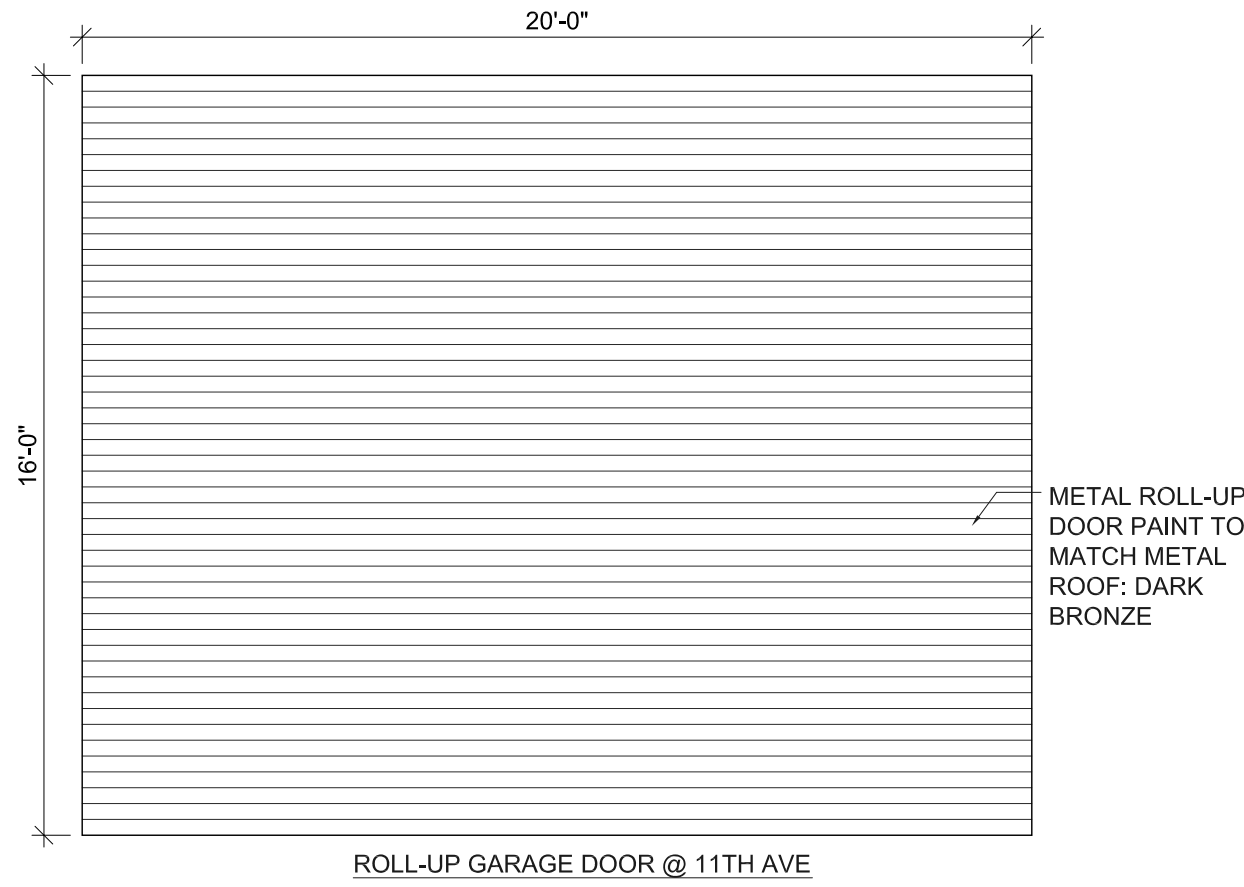
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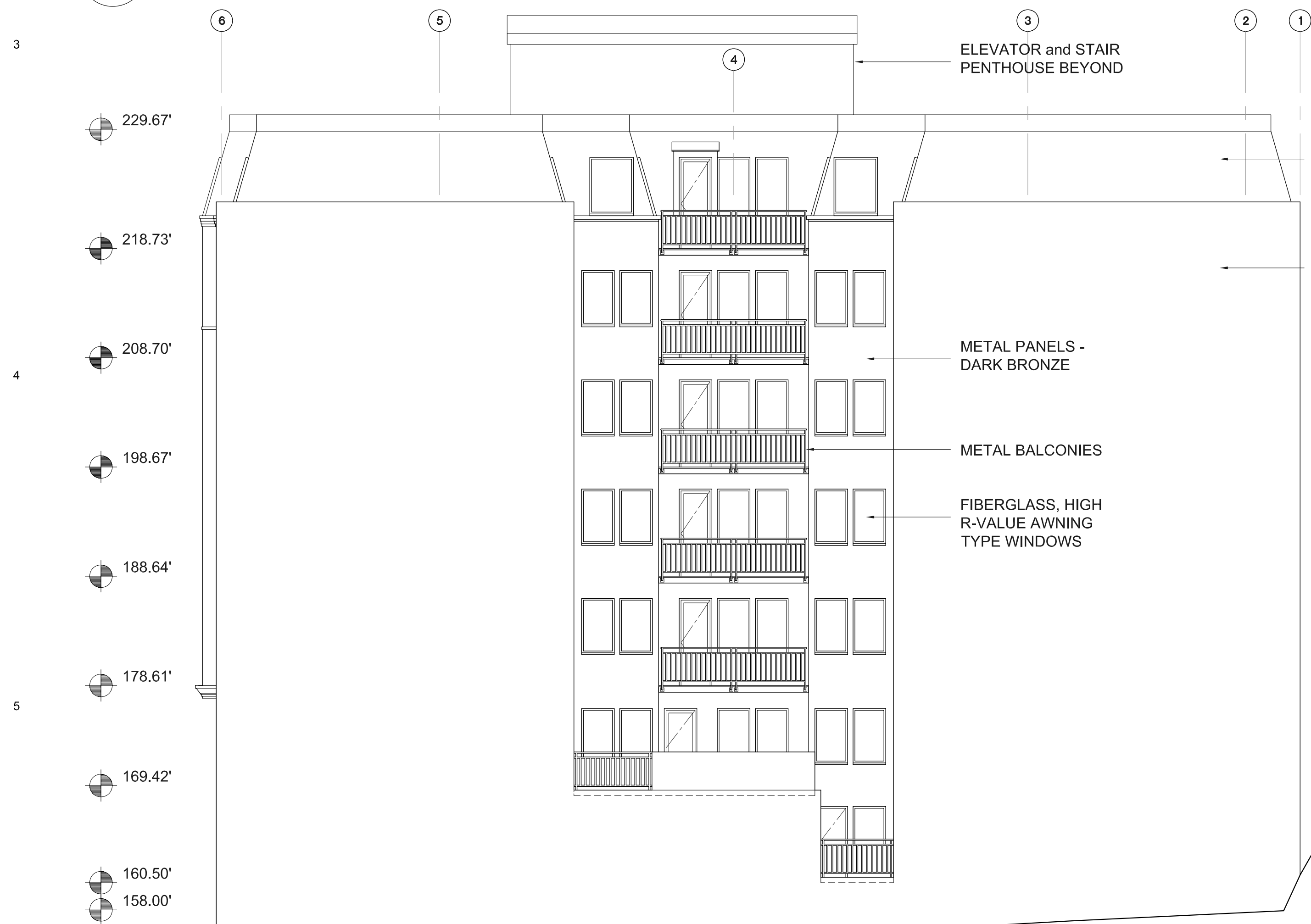
83 WEST LIGHTWELLS ELEVATIONS
A5.2 SCALE: 1/8" = 1'-0"



52 DOOR ELEVATIONS
A5.2 SCALE: 1/4" = 1'-0"



53 WINDOW ELEVATIONS
A5.2 SCALE: 1/4" = 1'-0"



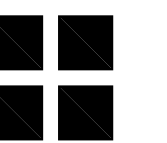
86 NORTH ELEVATION
A5.2 SCALE: 1/8" = 1'-0"



46 WEST ELEVATION
A5.2 SCALE: 1/8" = 1'-0"



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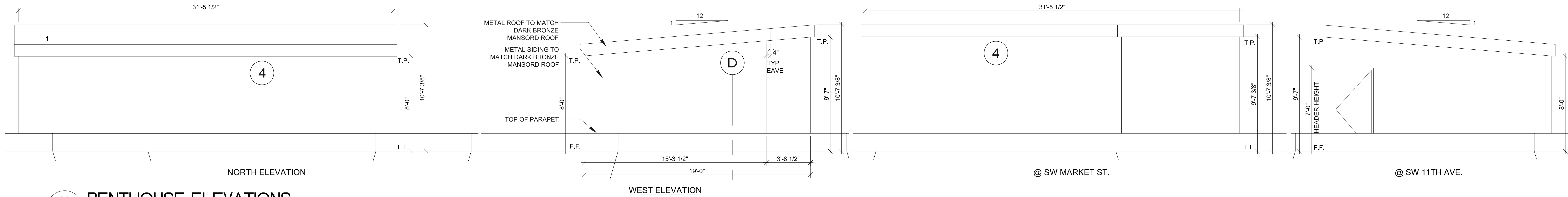


MARKET VIEW APARTMENTS
MARKET VIEW LLC - MASTER DEVELOPMENT
EXTERIOR & ENLARGED ELEVATIONS
PORTLAND OR

MVA DD 05

A5.2

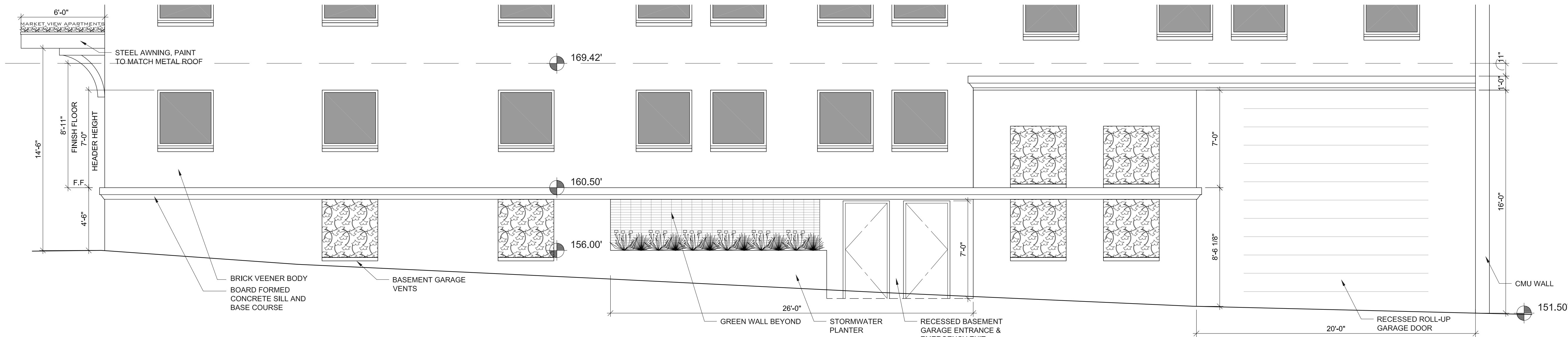
01.15.2013



82
A5.3

PENTHOUSE ELEVATIONS

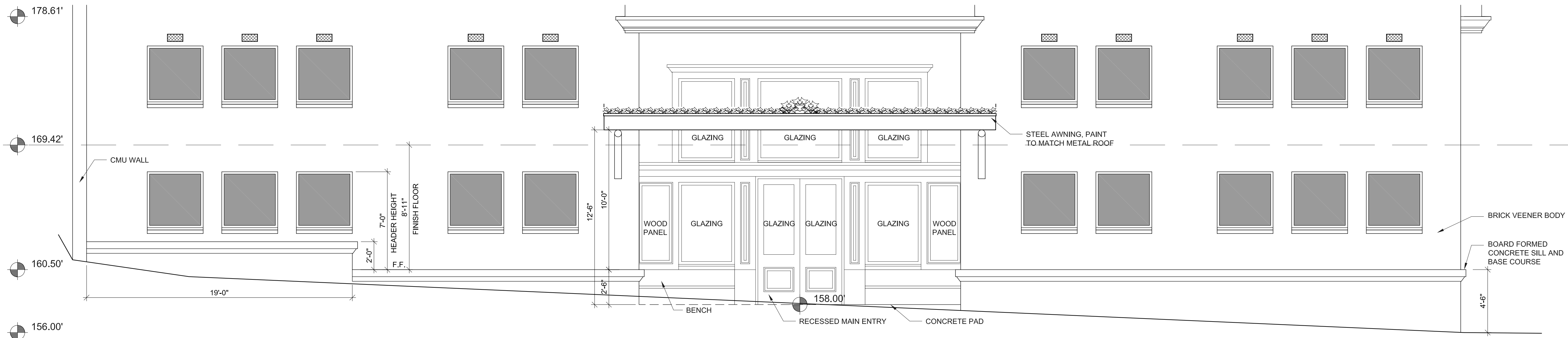
SCALE: 1/4" = 1'-0"



84
A5.3

ENLARGED SW 11TH AVE. ELEVATION

SCALE: 1/4" = 1'-0"



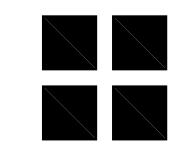
86
A5.3

ENLARGED SW MARKET ST. ELEVATION

SCALE: 1/4" = 1'-0"



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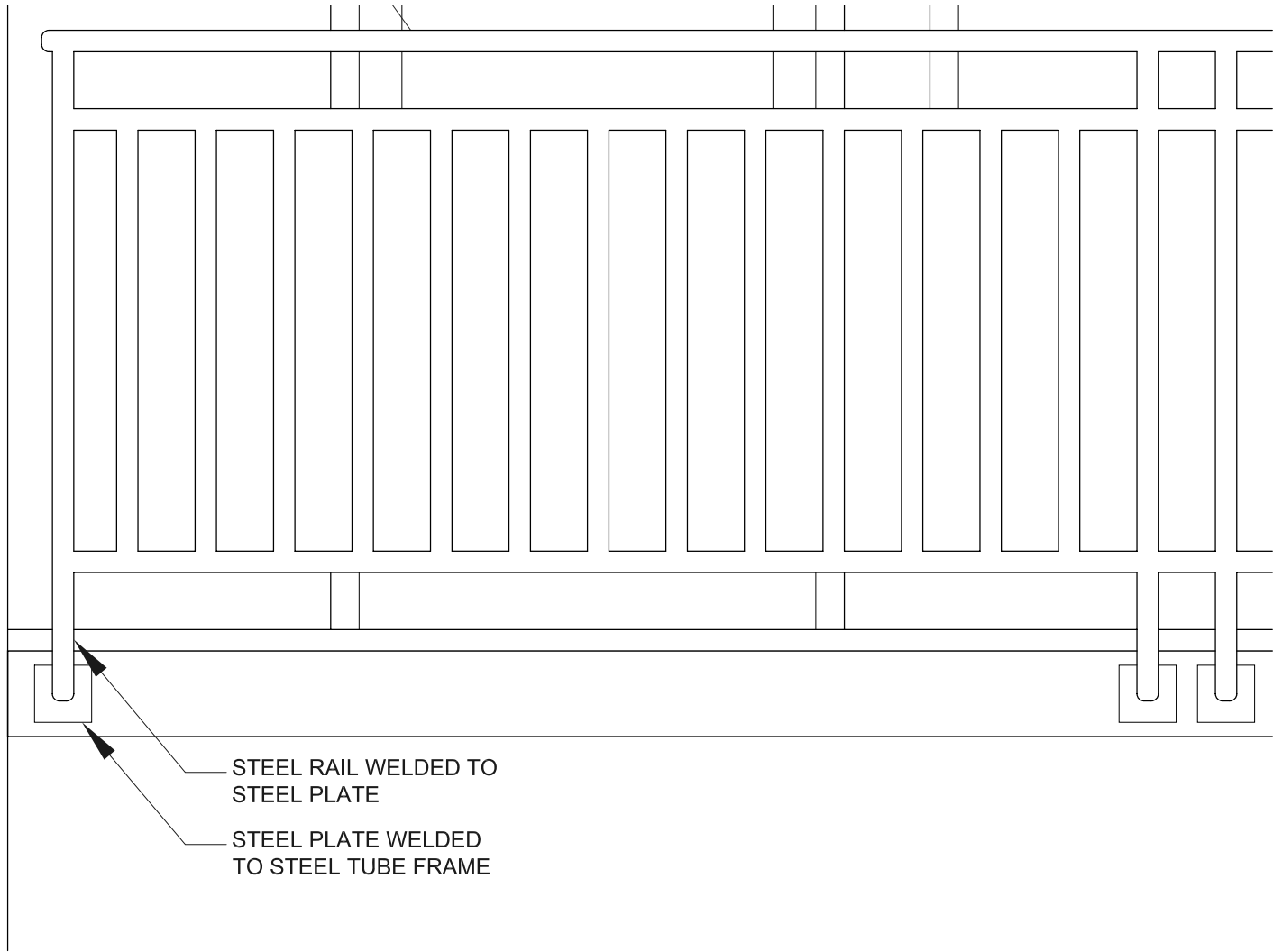
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MARKET VIEW LLC – MASTER DEVELOPMENT
ENLARGED ELEVATIONS
PORTLAND OR



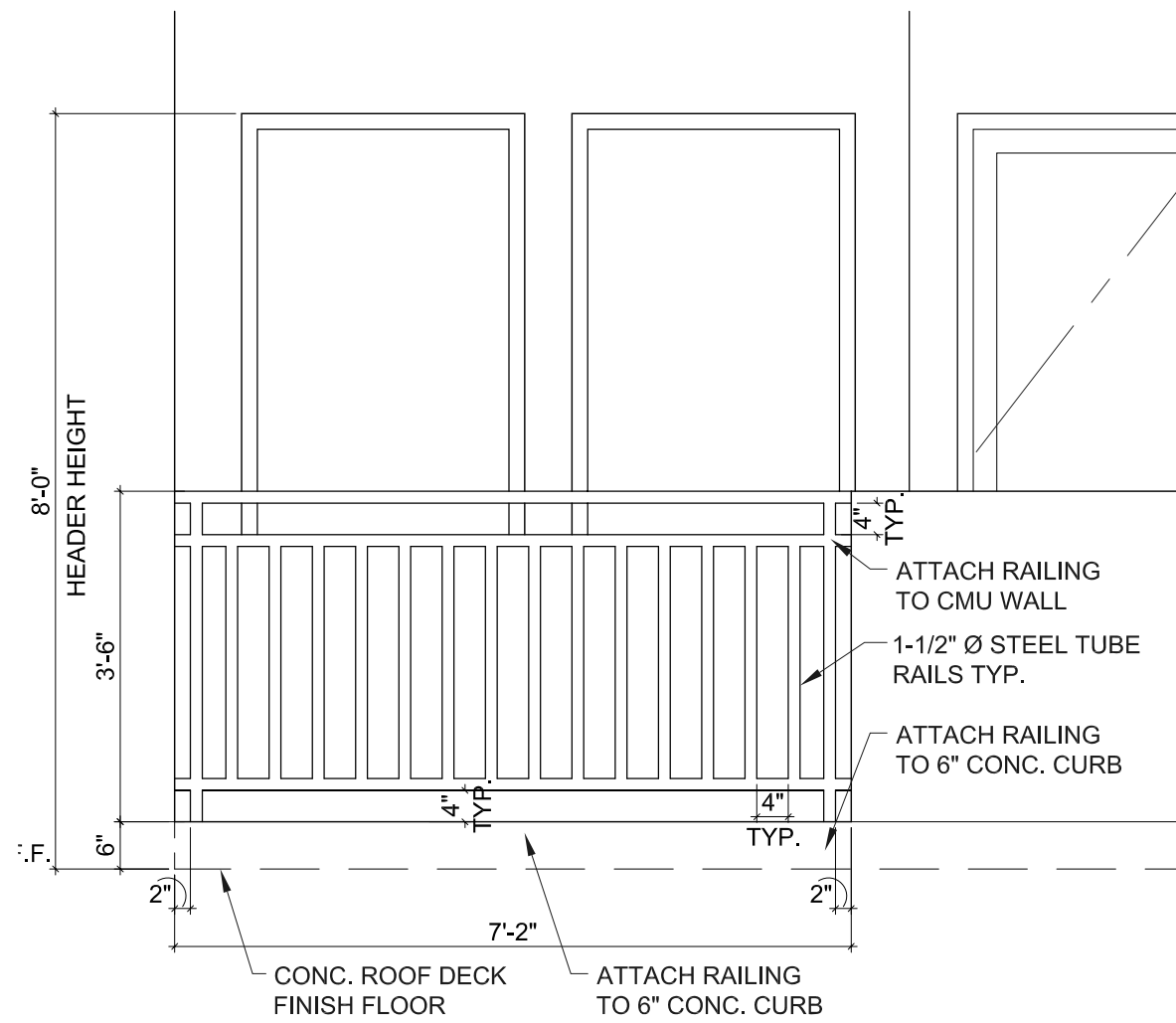
MVA DD 05

A5.3

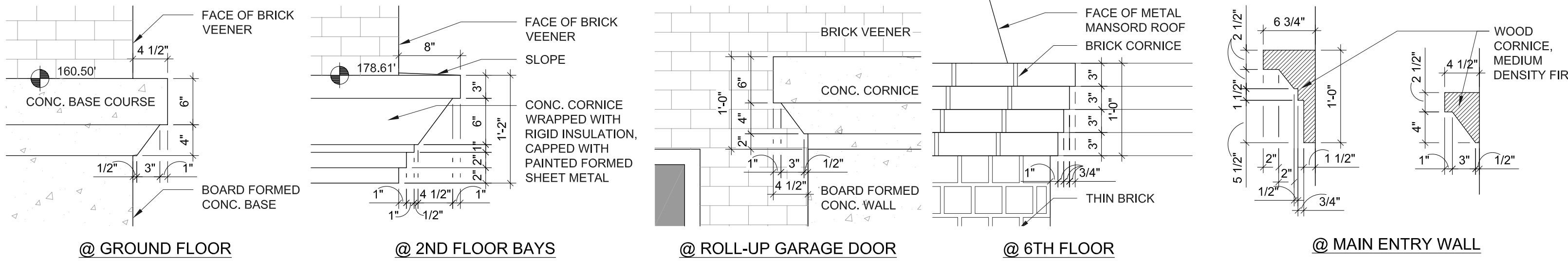
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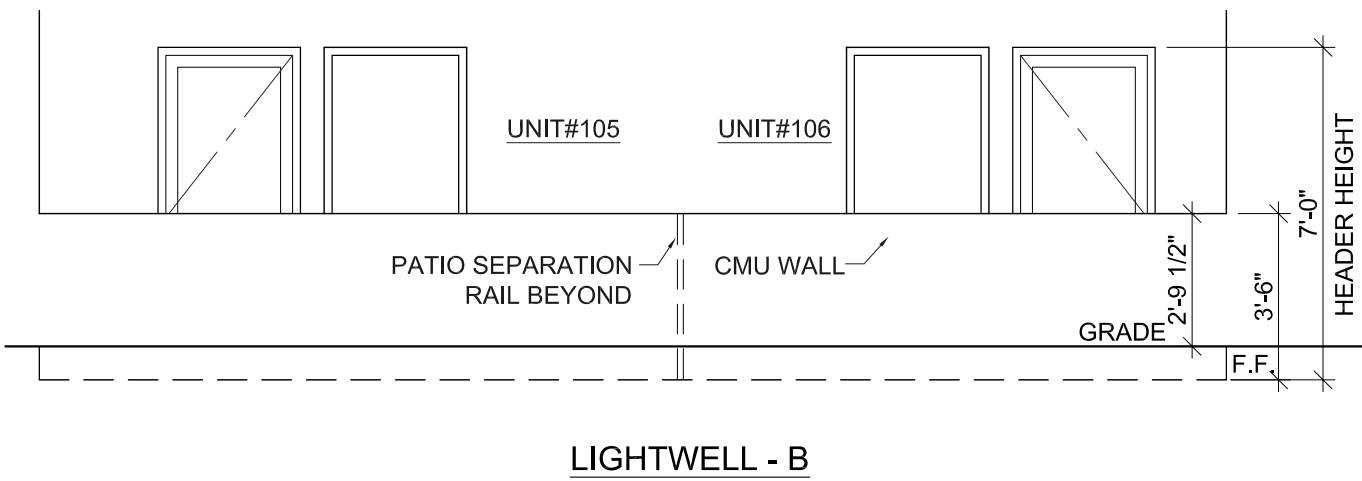
74
A5.4 BALCONY RAILING CONNECTION
SCALE: 1" = 1'-0"



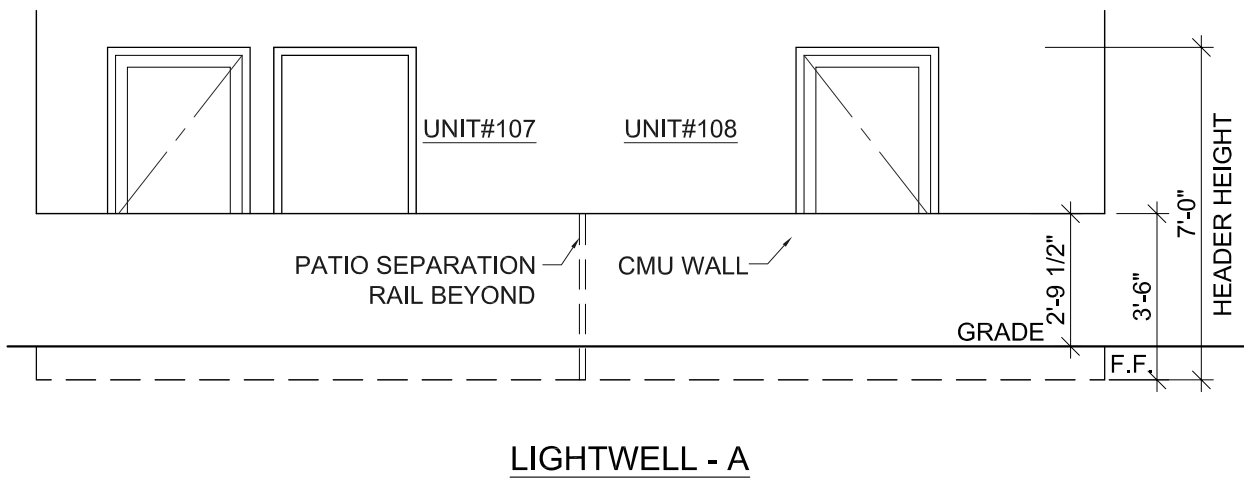
76
A5.4 PATIO @ NORTH LIGHTWELL - C
SCALE: 1/2" = 1'-0"



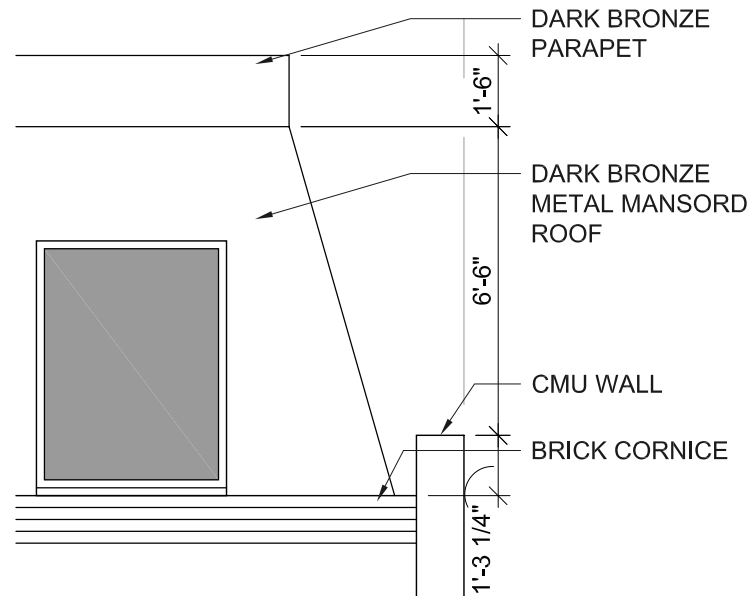
53
A5.4 CORNICE ELEVATIONS
SCALE: 1" = 1'-0"



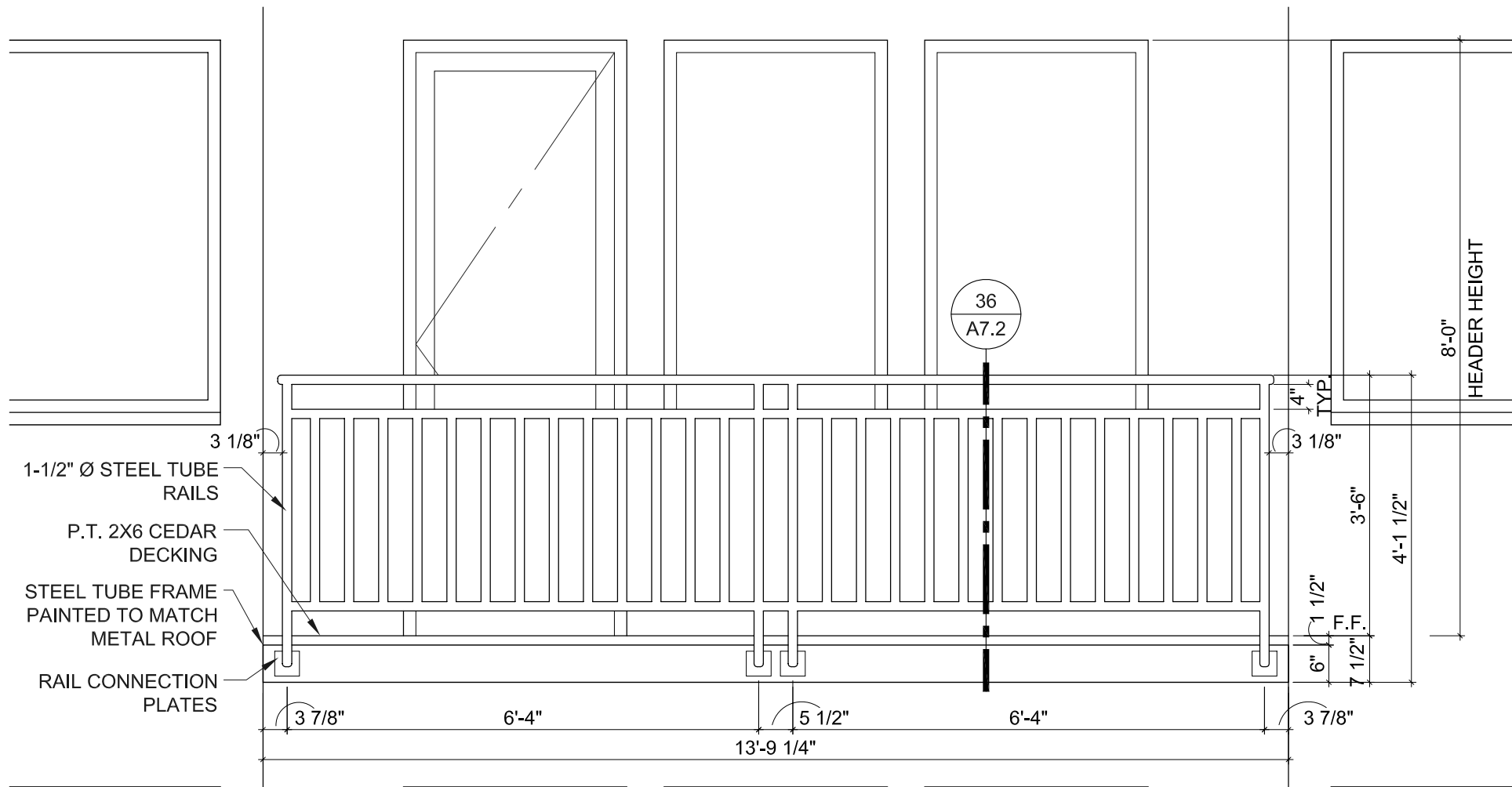
54
A5.4 PATIO ELEVATIONS @ WEST LIGHTWELLS
SCALE: 1/4" = 1'-0"



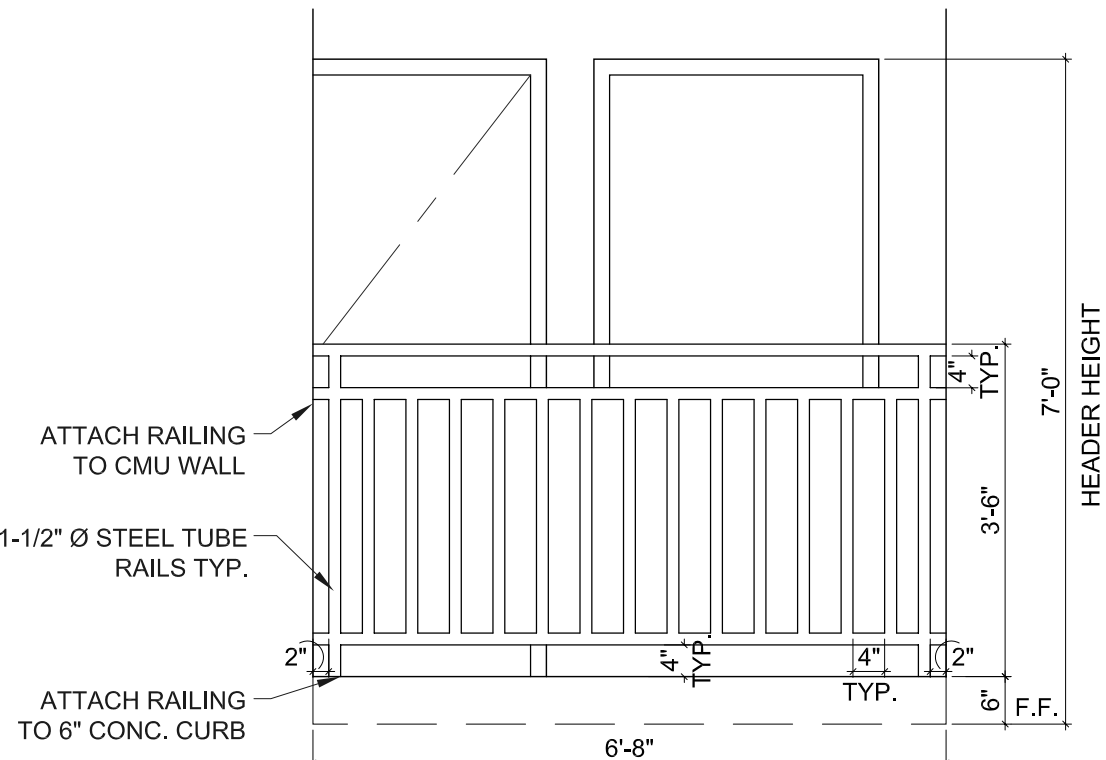
LIGHTWELL - A



24
A5.4 PARAPET ELEVATION
SCALE: 1/4" = 1'-0"



56
A5.4 BALCONY ELEVATION @ NORTH LIGHTWELL - C
SCALE: 1/2" = 1'-0"



26
A5.4 PATIO ELEVATION @ NORTH LIGHTWELL - C
SCALE: 1/2" = 1'-0"



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ENLARGED ELEVATIONS

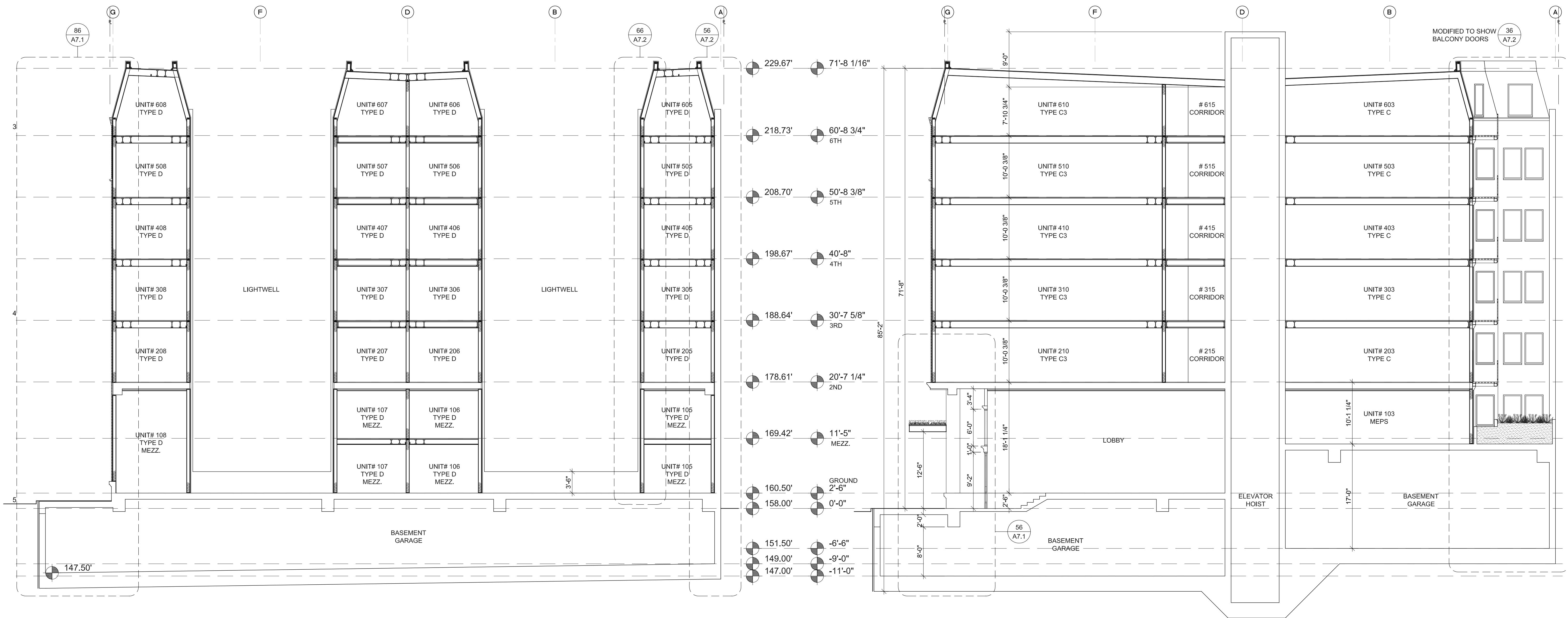
MVA DD 05

A5.4

01.15.2013

1

2



86 BUILDING SECTION
A6.1 SCALE: 1/8" = 1'-0"

46 BUILDING SECTION
A6.1 SCALE: 1/8" = 1'-0"



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A6.1

01.15.2013

1

2

3

4

5

80

70

60

50

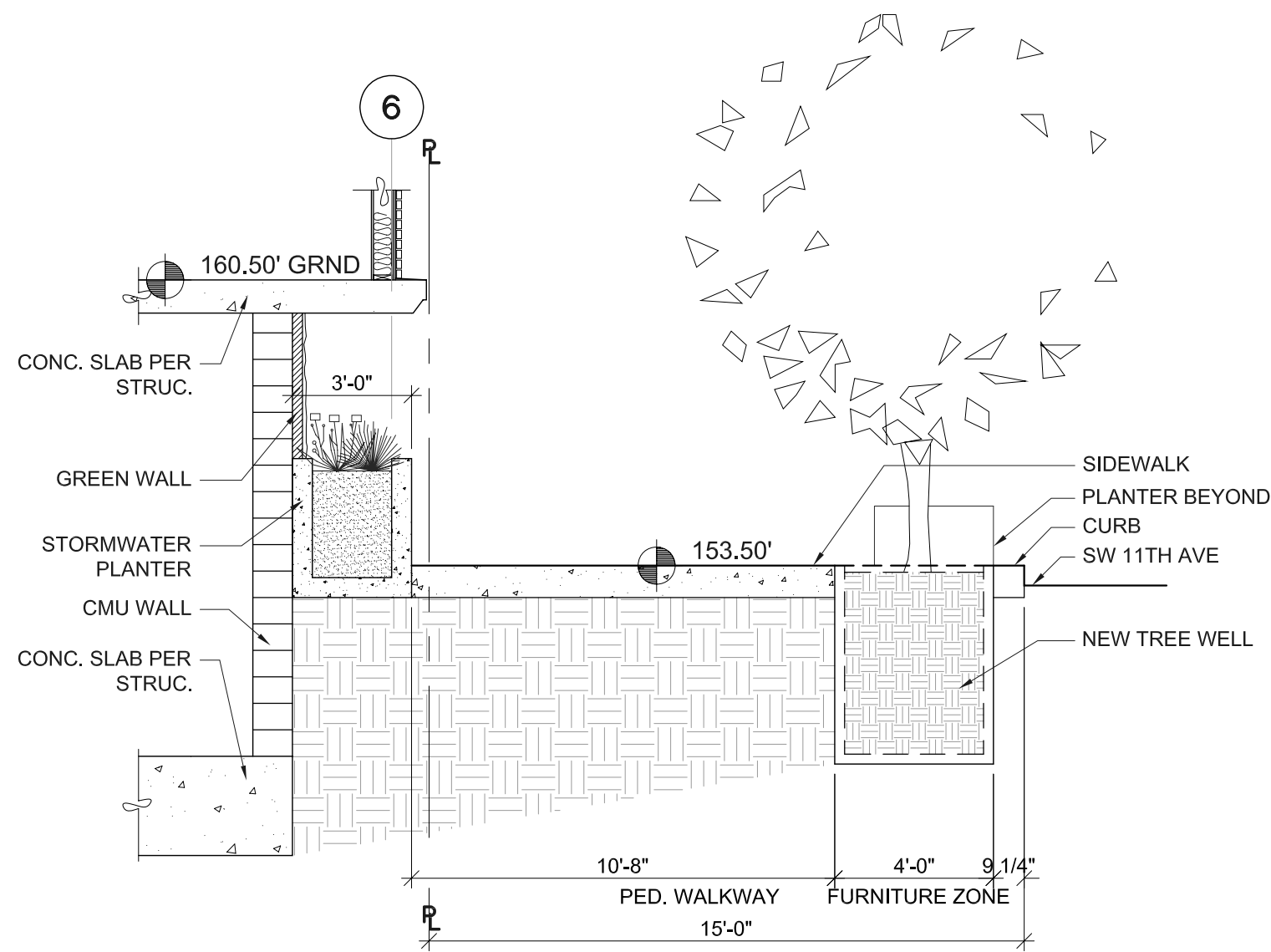
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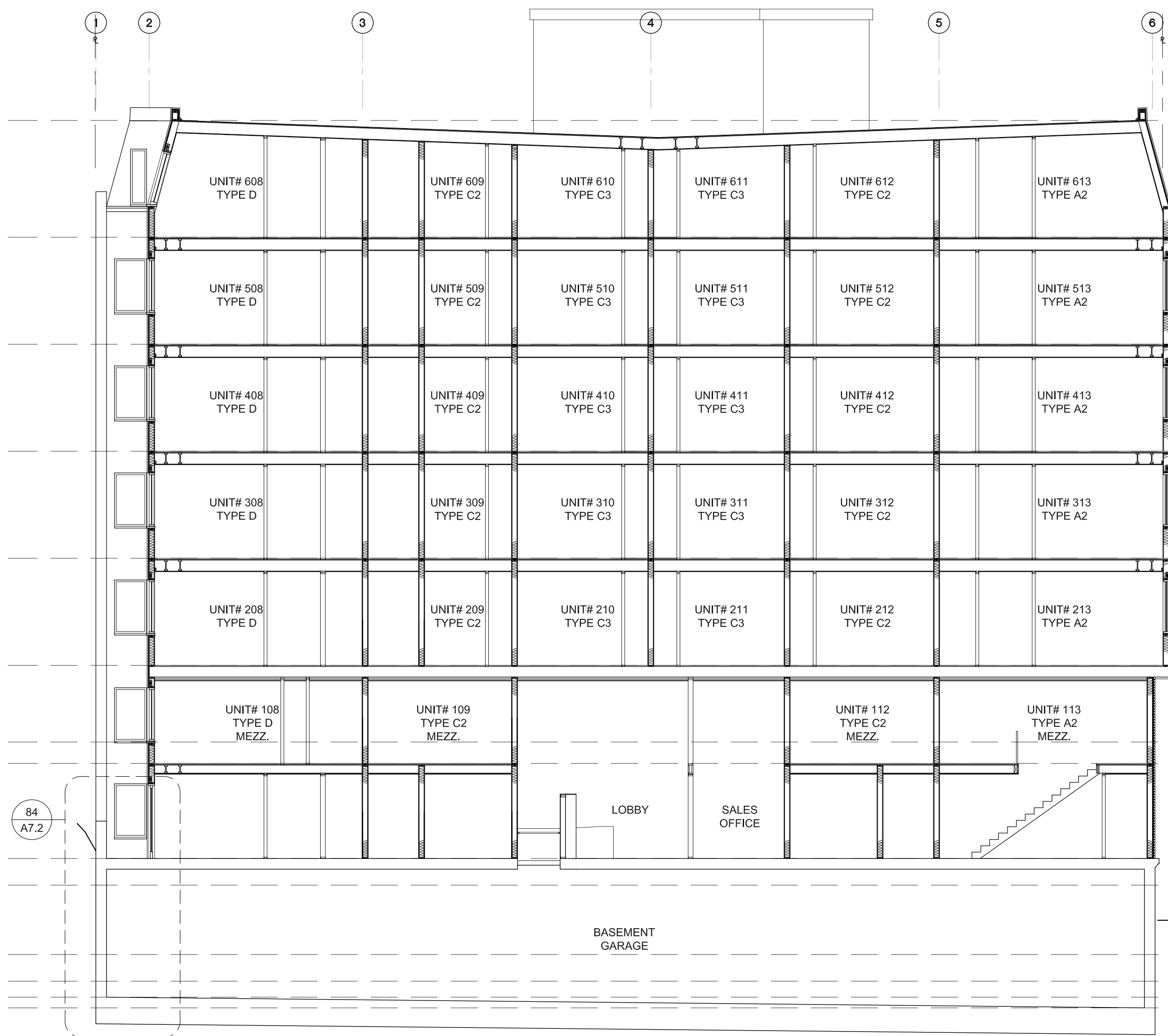
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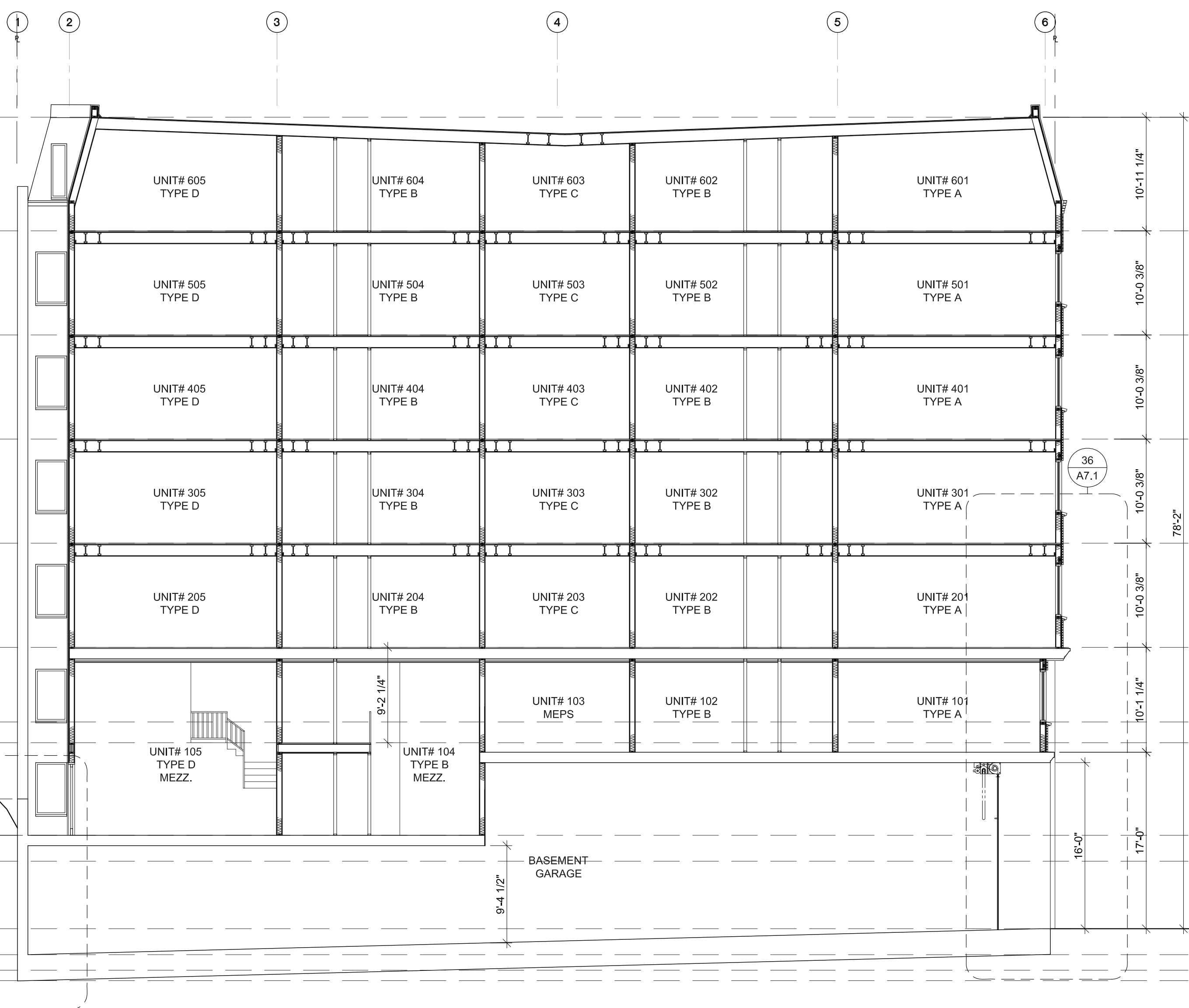
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32 SECTION - PLANTER + PEDESTRIAN ZONE
SCALE: 1/4" = 1'-0"



86 BUILDING SECTION
SCALE: 1/8" = 1'-0"



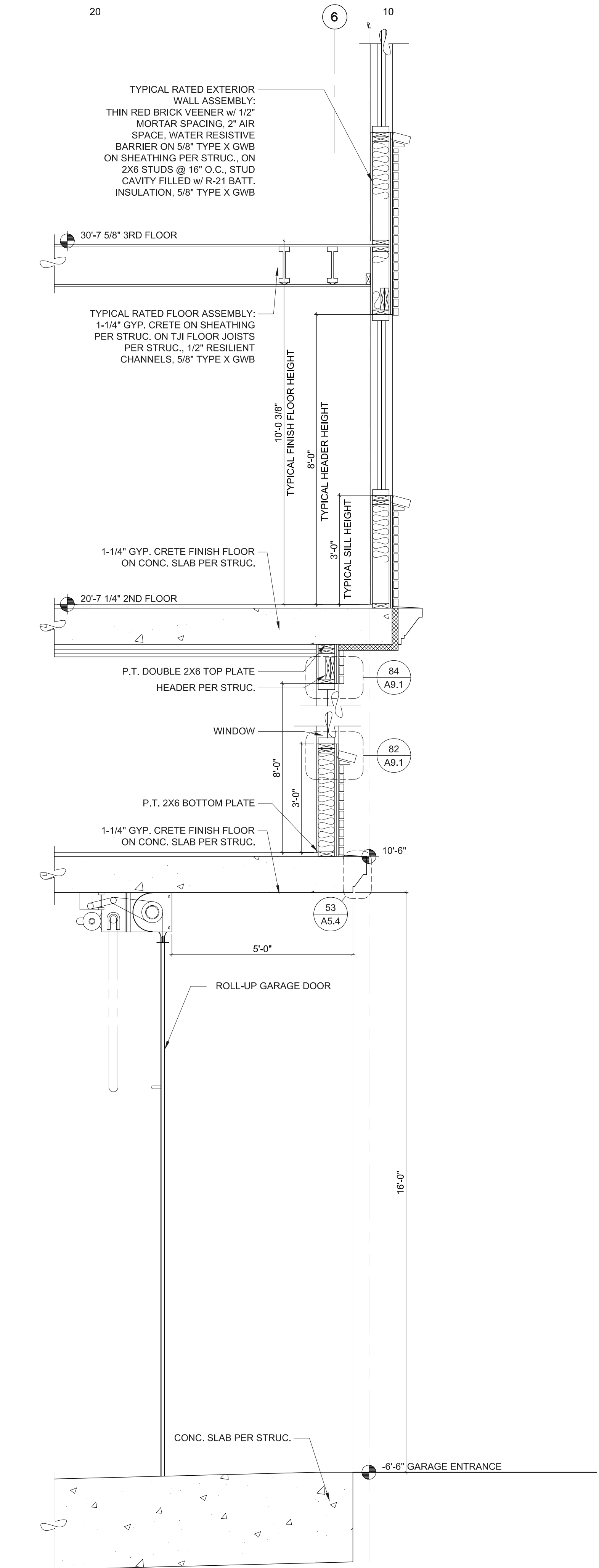
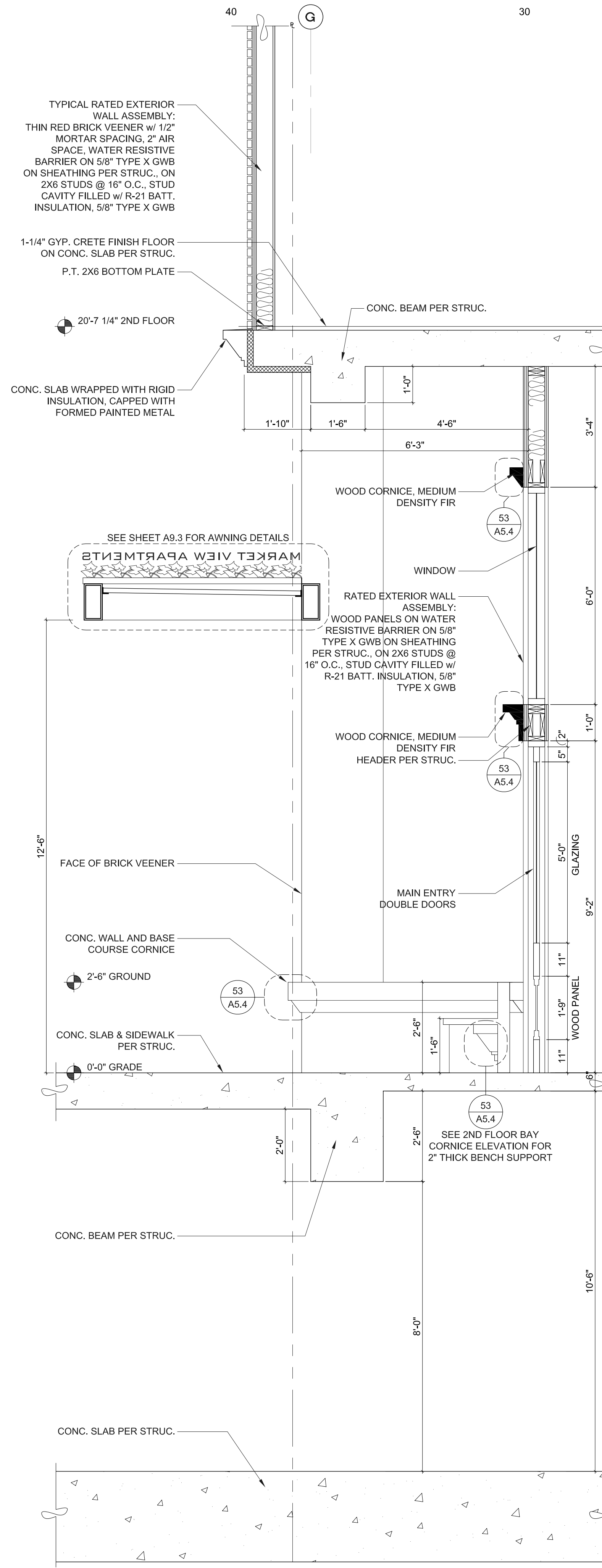
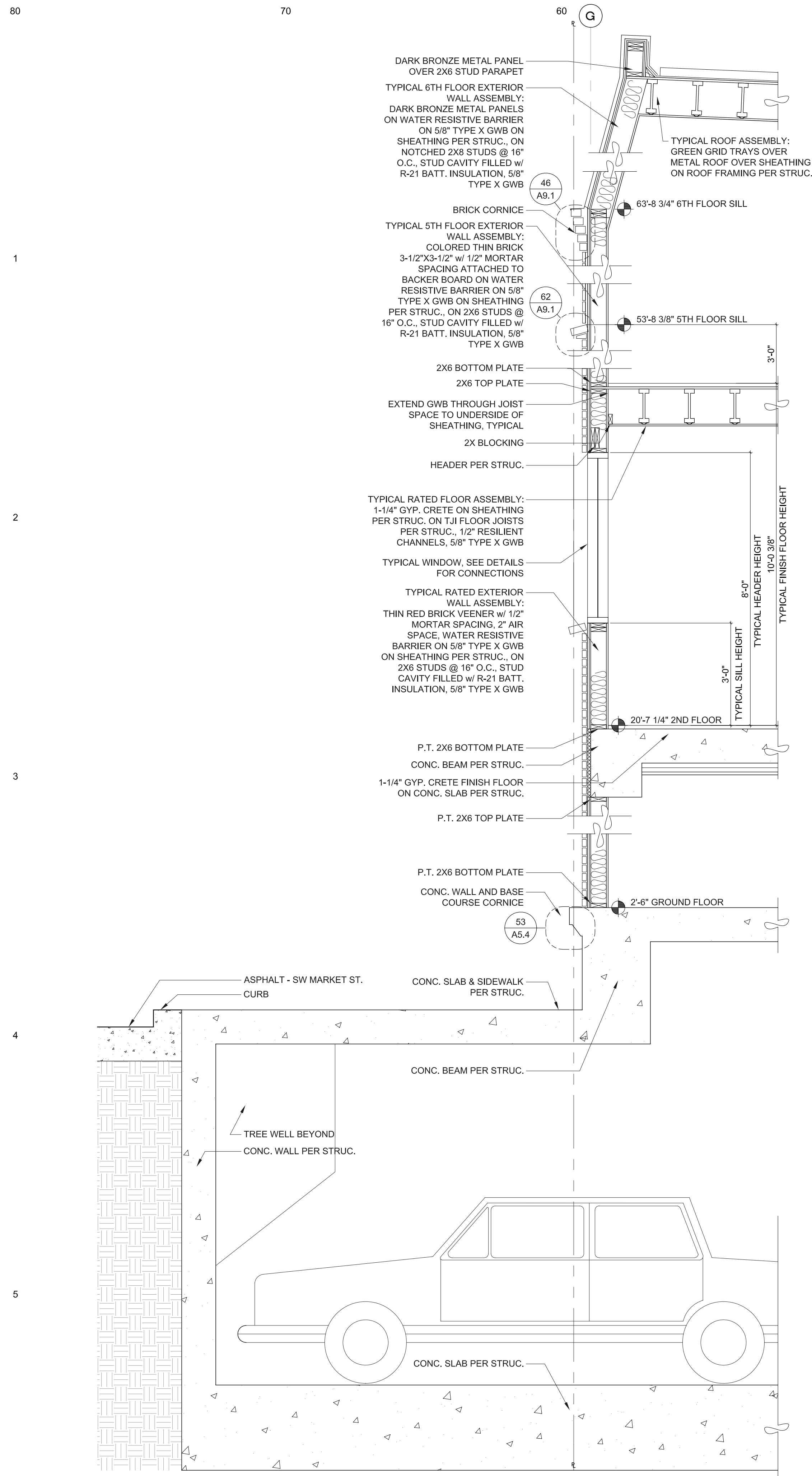
46 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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A6.2
01.15.2013

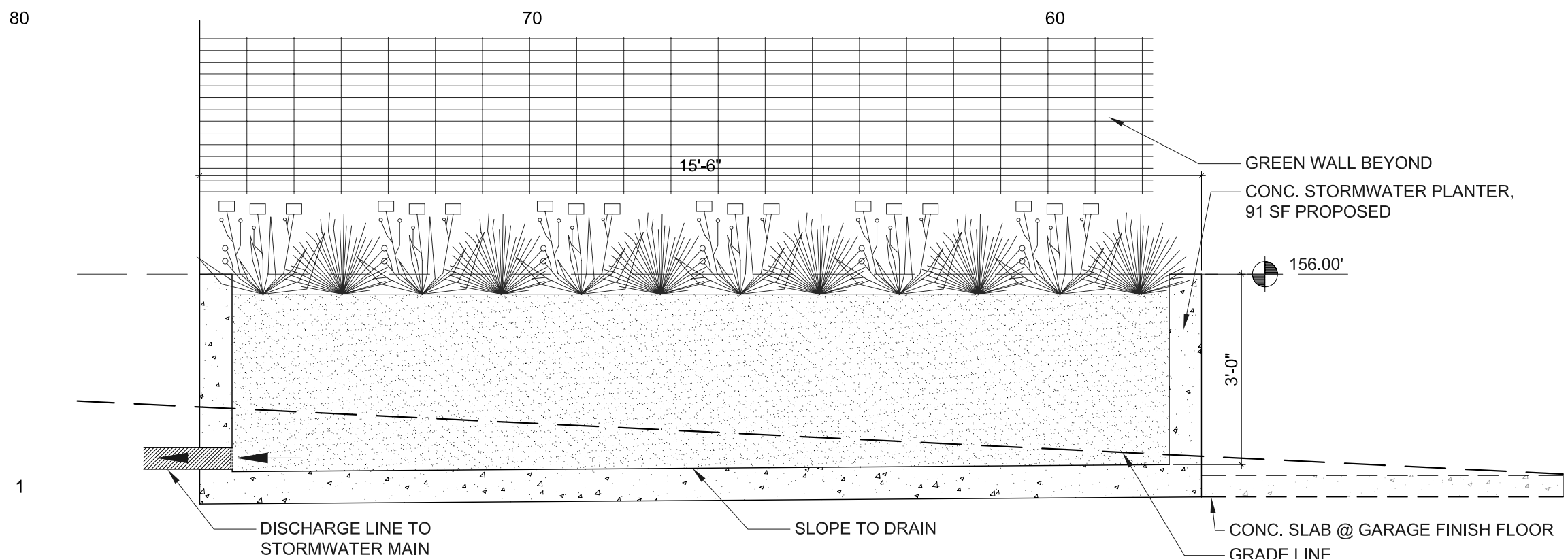


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WALL SECTIONS

MVA DD 07

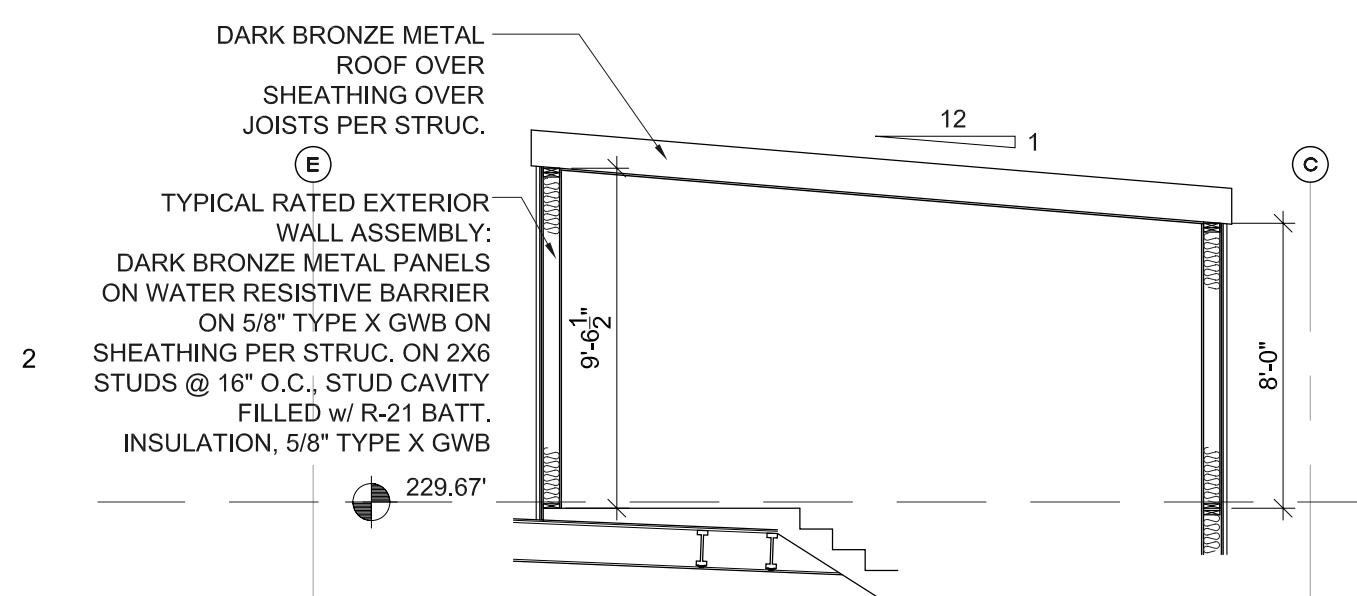
A7.1

01.15.2013



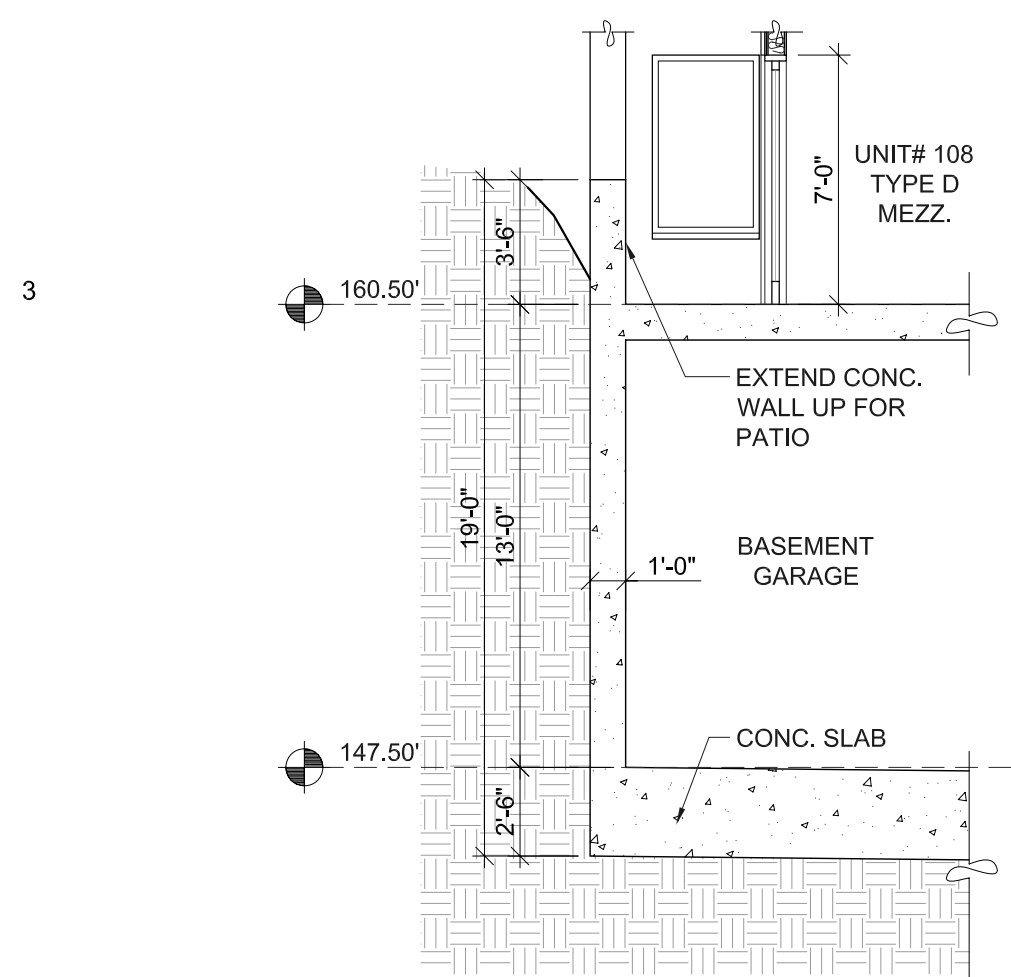
82 SECTION • MAIN STORMWATER PLANTER

A7.2 SCALE: 1/4" = 1'-0"



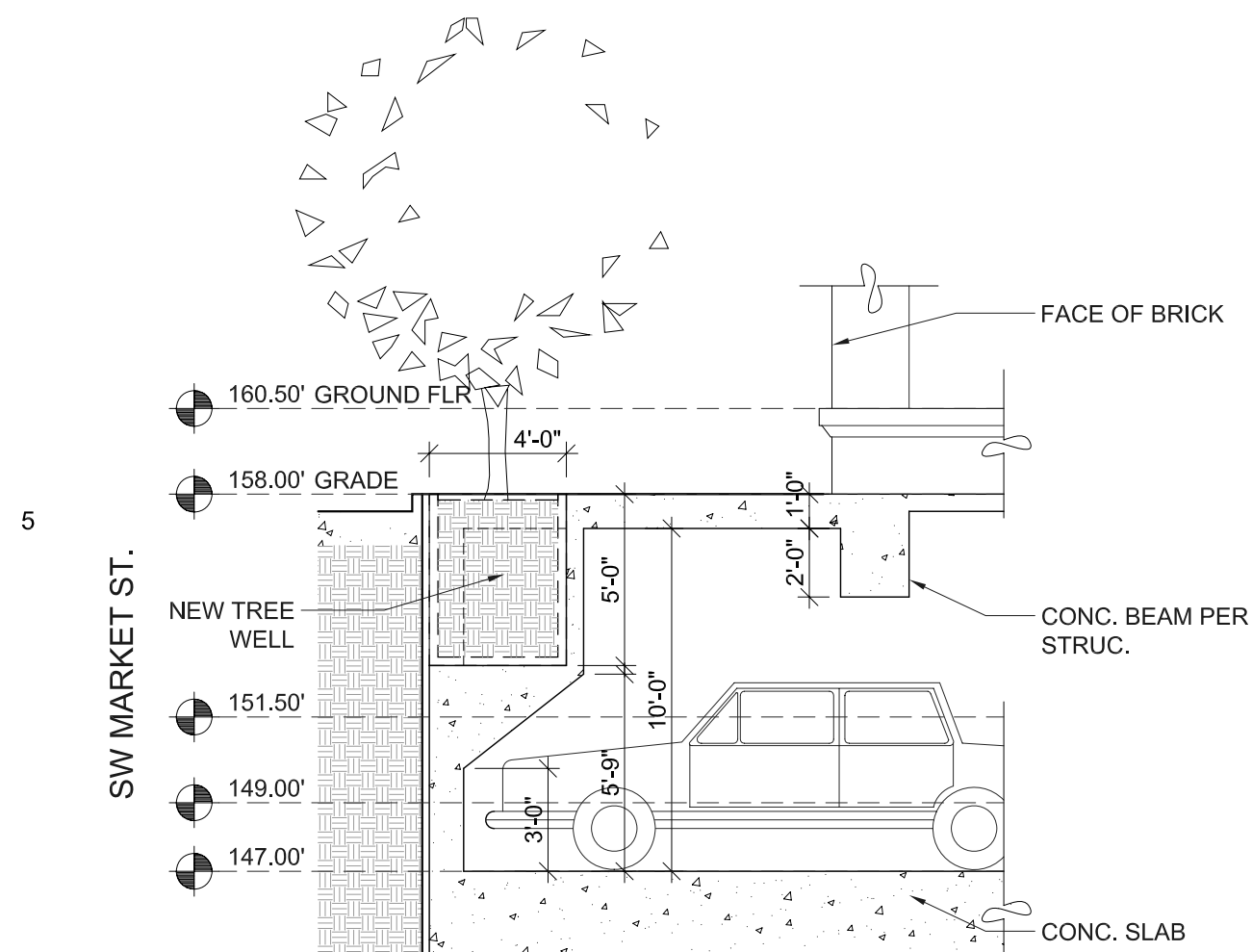
83 SECTION • PENTHOUSE

A7.2 SCALE: 3/16" = 1'-0"



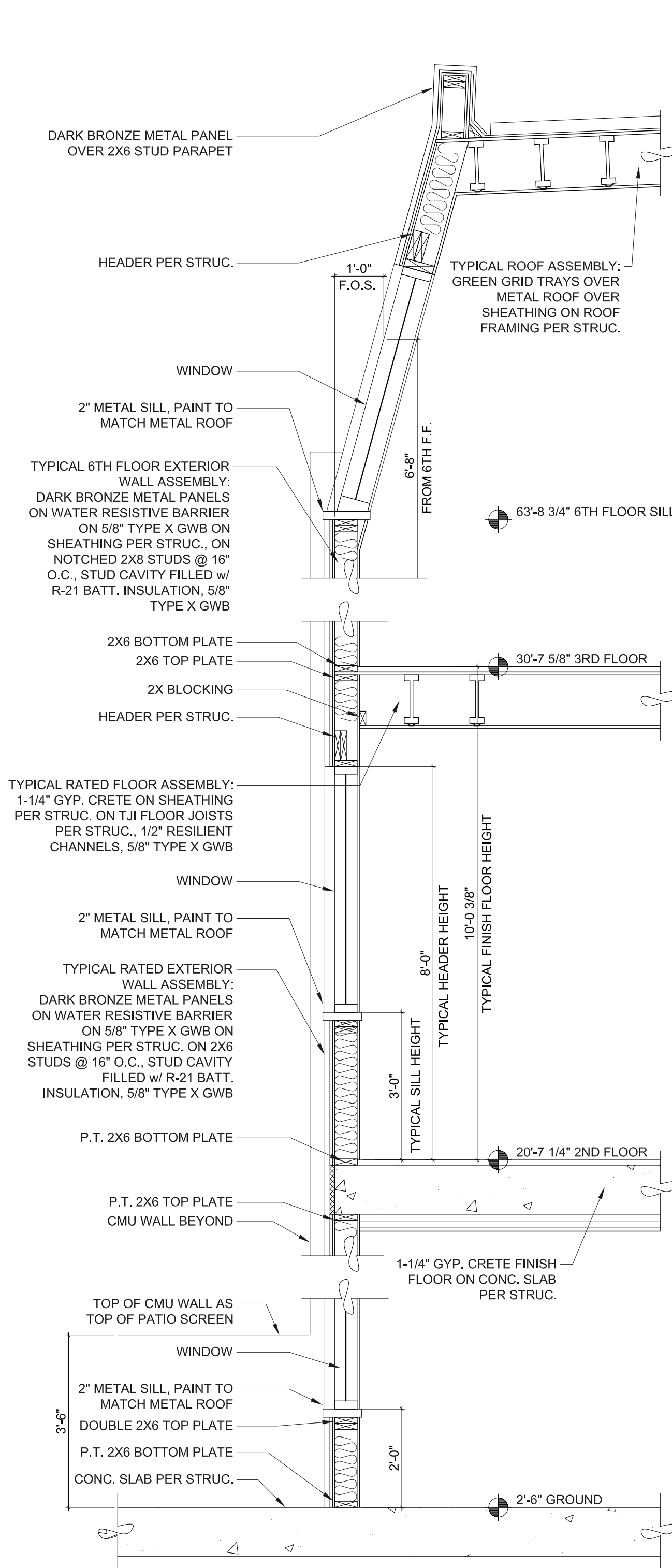
84 SECTION • LIGHTWELL PATIOS

A7.2 SCALE: 3/16" = 1'-0"



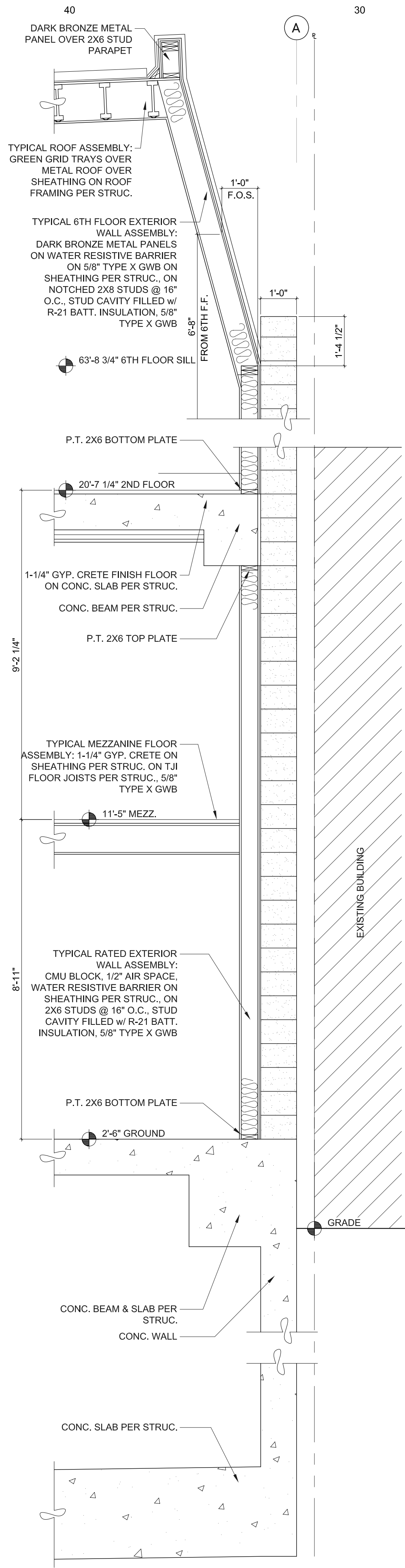
86 SECTION • TREE WELL + BOLLARD

A7.2 SCALE: 3/16" = 1'-0"



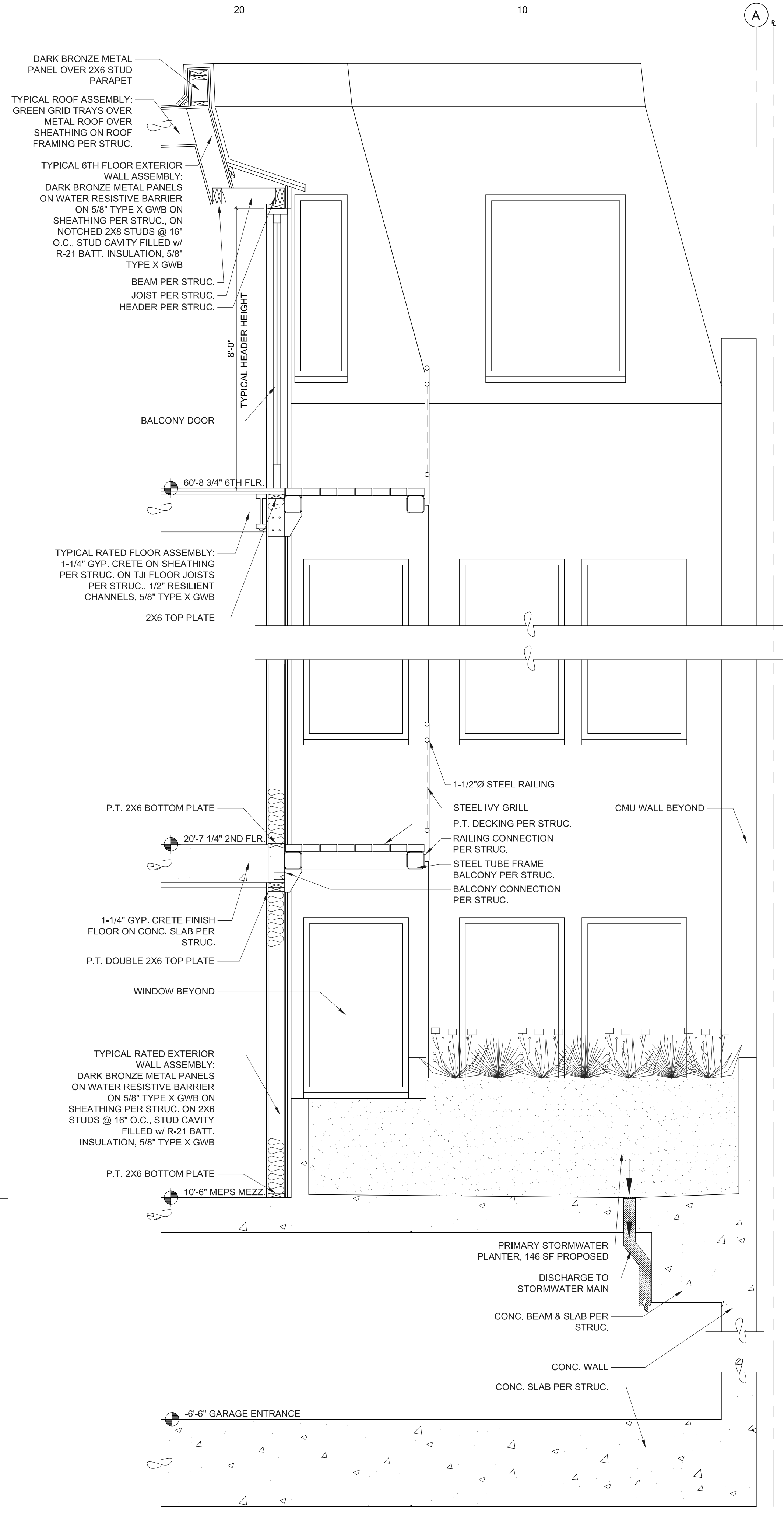
66 WALL SECTION • WEST LIGHTWELL

A7.2 SCALE: 1/2" = 1'-0"



56 WALL SECTION • CMU WALL

A7.2 SCALE: 1/2" = 1'-0"



36 WALL SECTION • NORTH LIGHTWELL

A7.2 SCALE: 1/2" = 1'-0"



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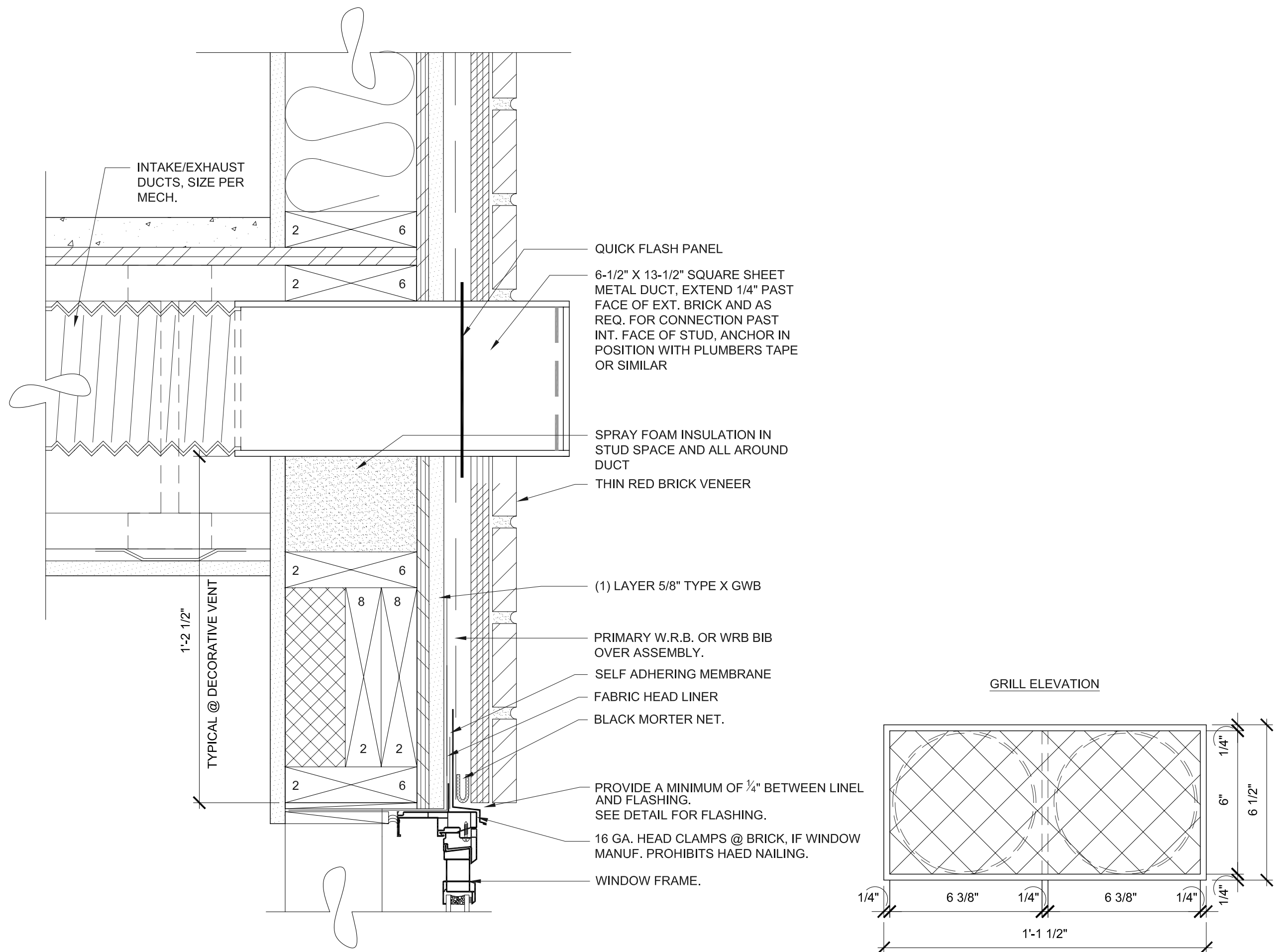


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WALL SECTIONS & SECTIONS
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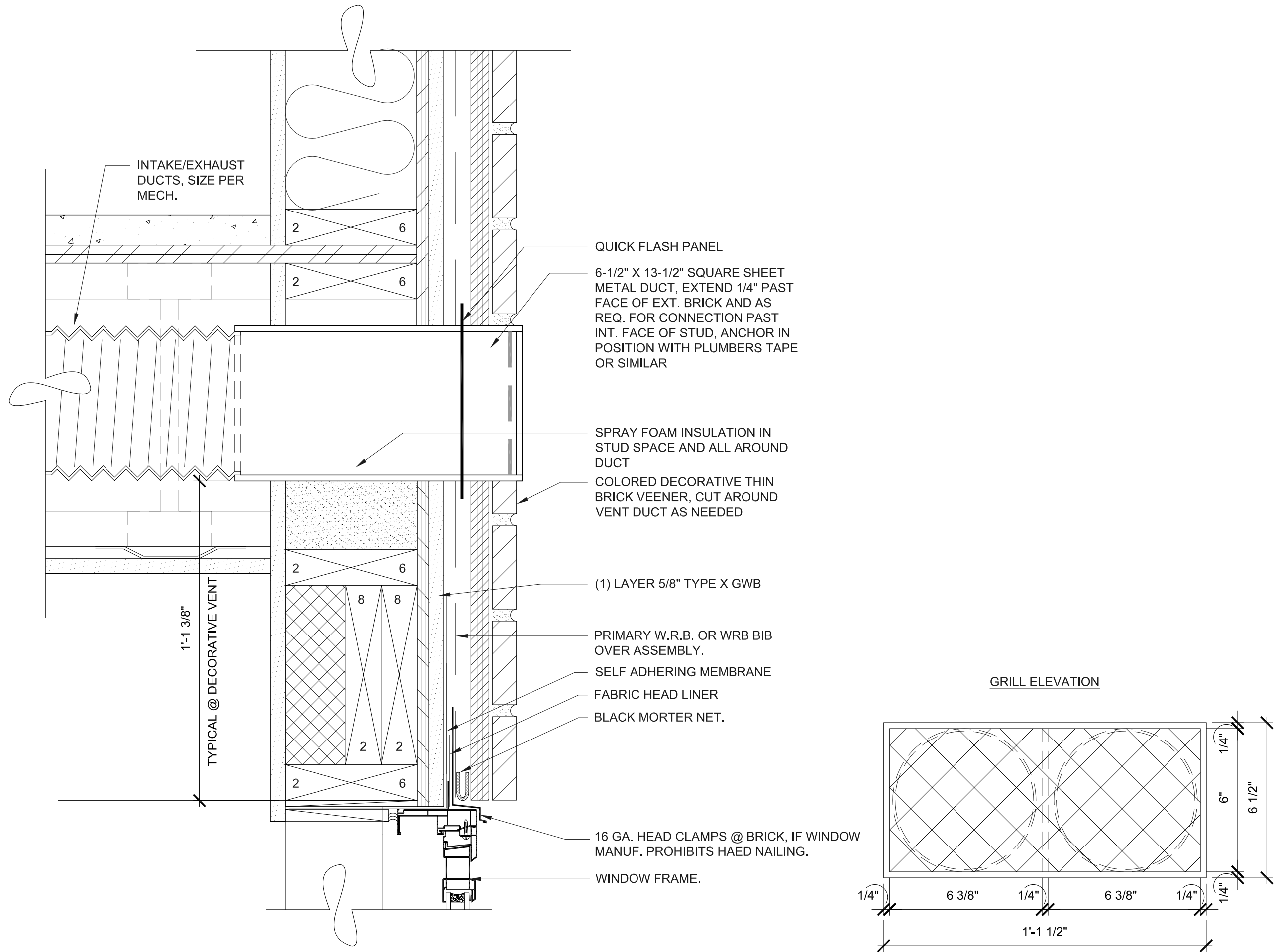
MVA DD 07

A7.2

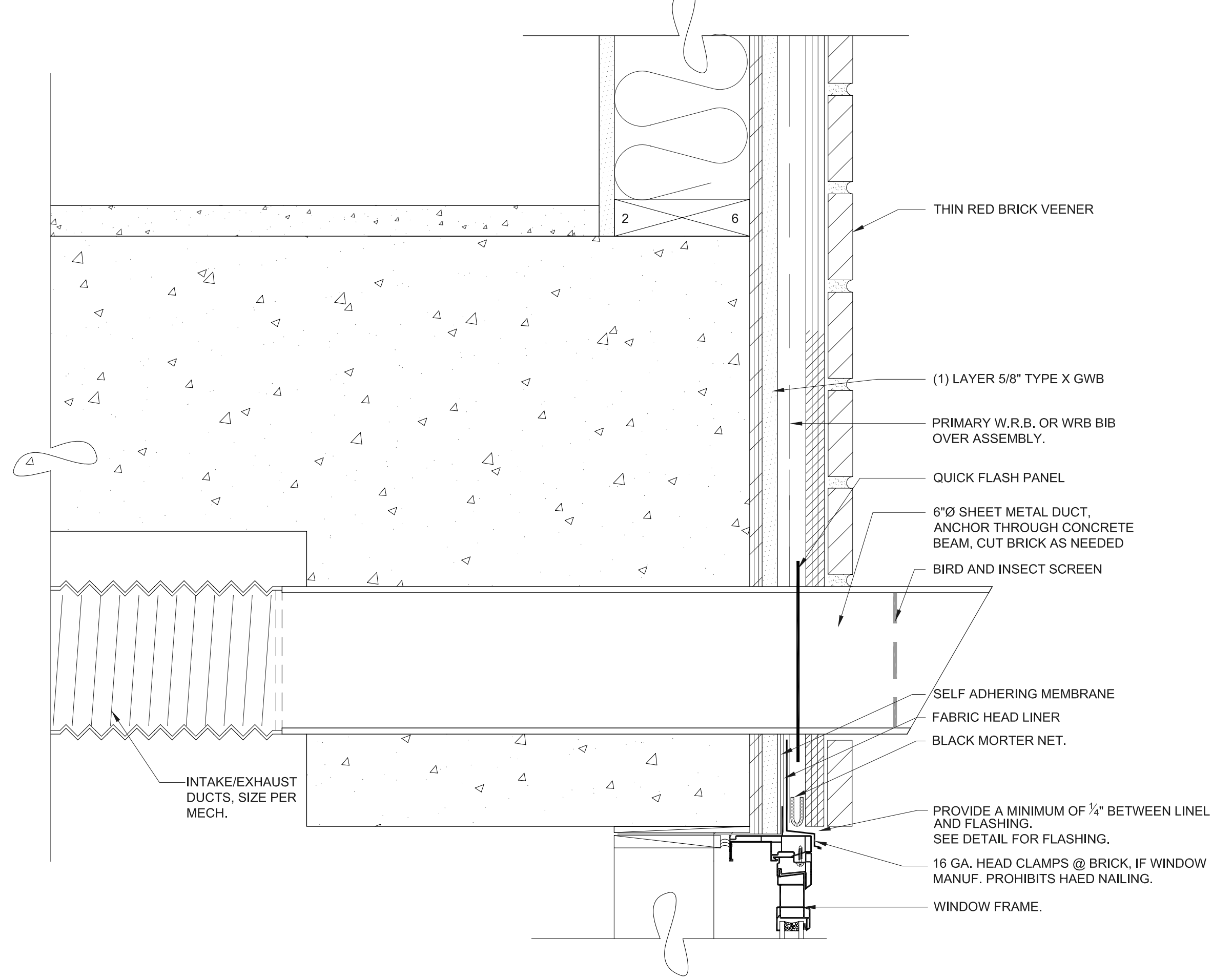
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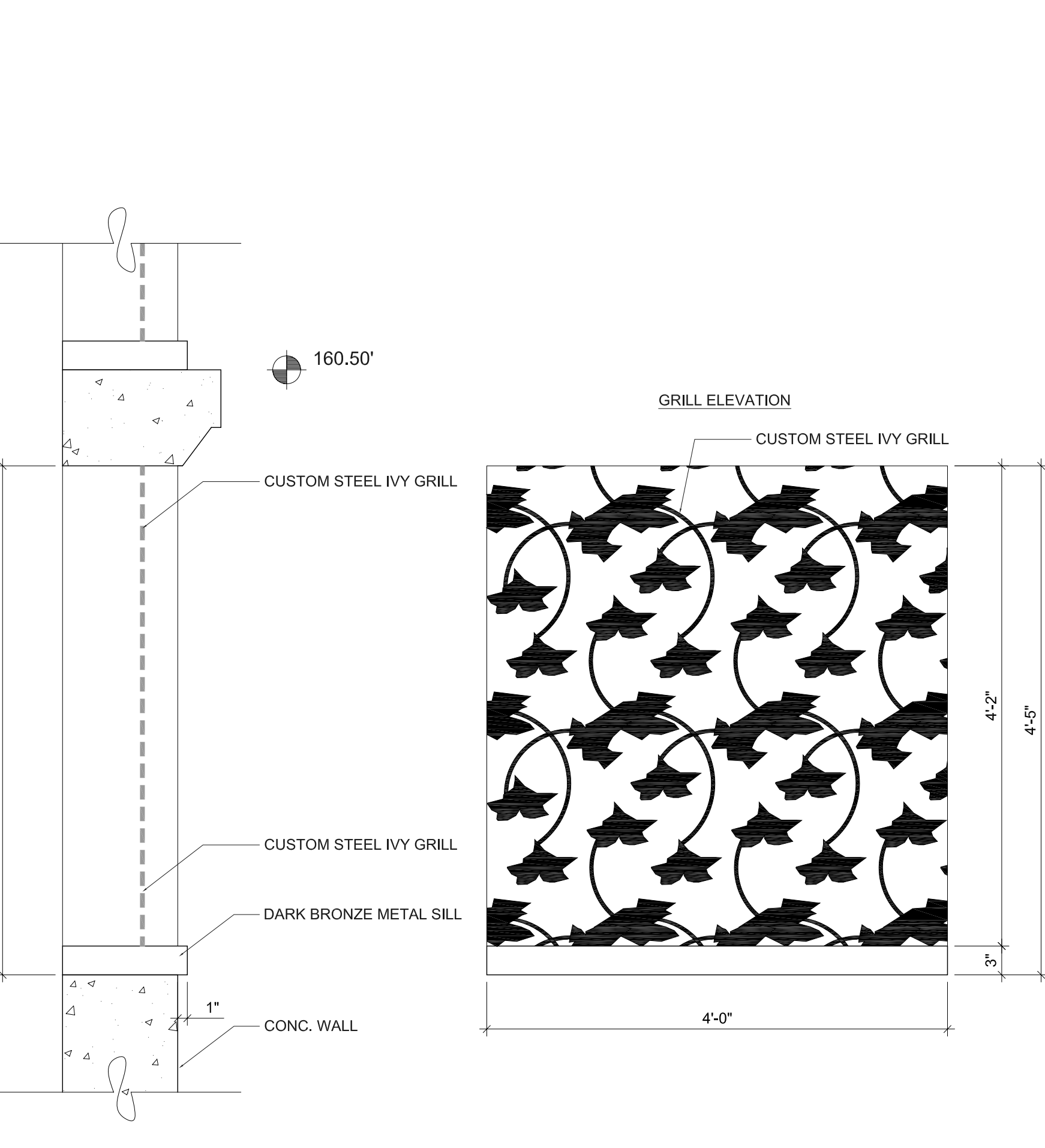
83 INTAKE/EXHAUST VENT DETAIL - FLOORS 2-4
A9.2 SCALE: 3" = 1' - 0"



86 INTAKE/EXHAUST VENT DETAIL - FLOOR 5
A9.2 SCALE: 3" = 1' - 0"



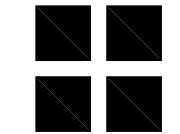
43 ALTERNATE INTAKE/EXHAUST VENT - MEZZANINE
A9.2 SCALE: 3" = 1' - 0"



46 VENTS • BASEMENT GARAGE
A9.2 SCALE: 1" = 1' - 0"



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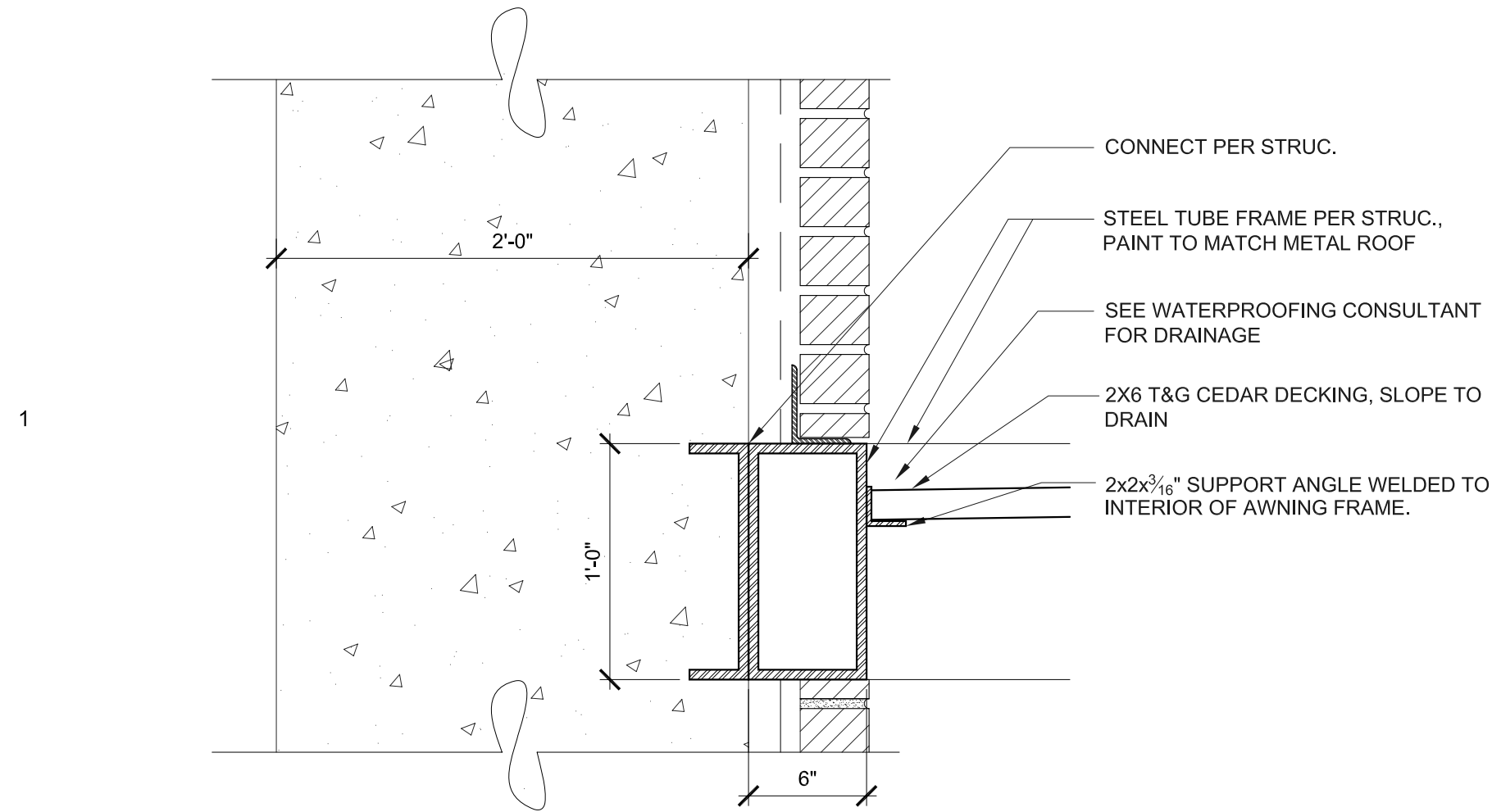
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MARKET VIEW LLC - MASTER DEVELOPMENT
EXTERIOR VENT DETAILS

MVA DD 09

A9.2

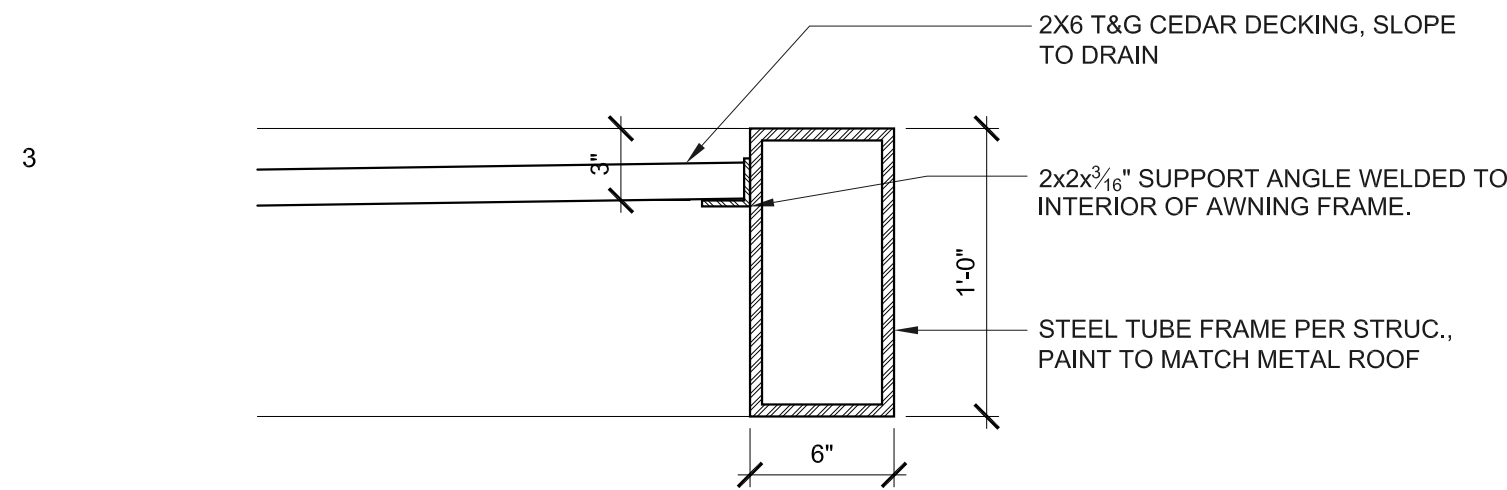
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82
A9.3

AWNING CONNECTION DETAIL

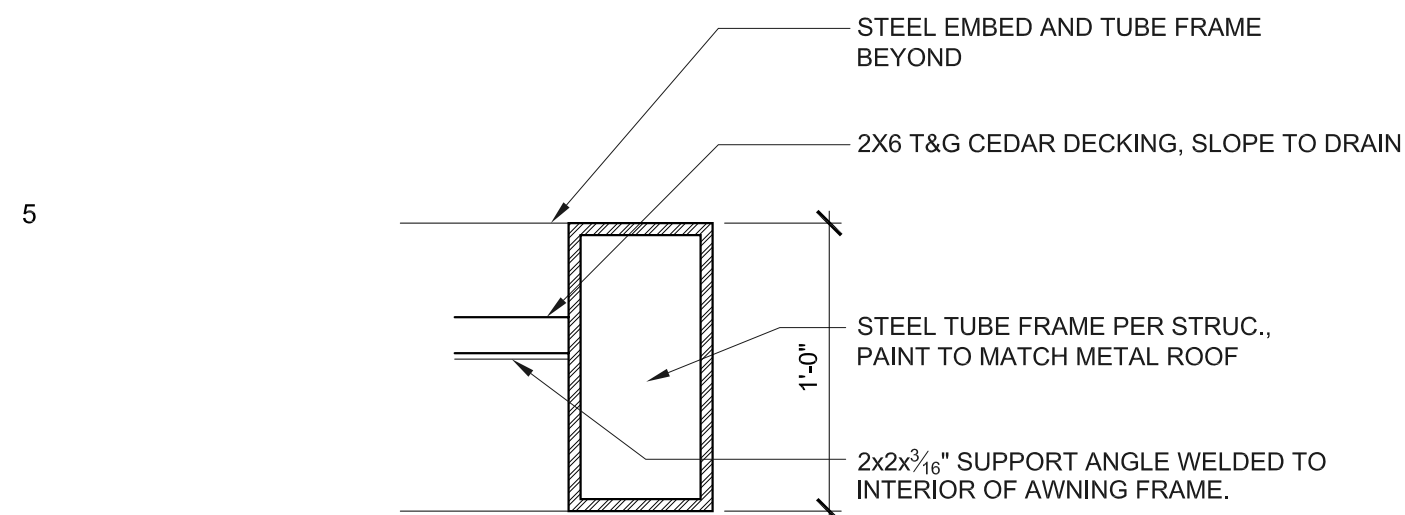
SCALE: 1 1/2" = 1' - 0"



84
A9.3

AWNING EDGE DETAIL

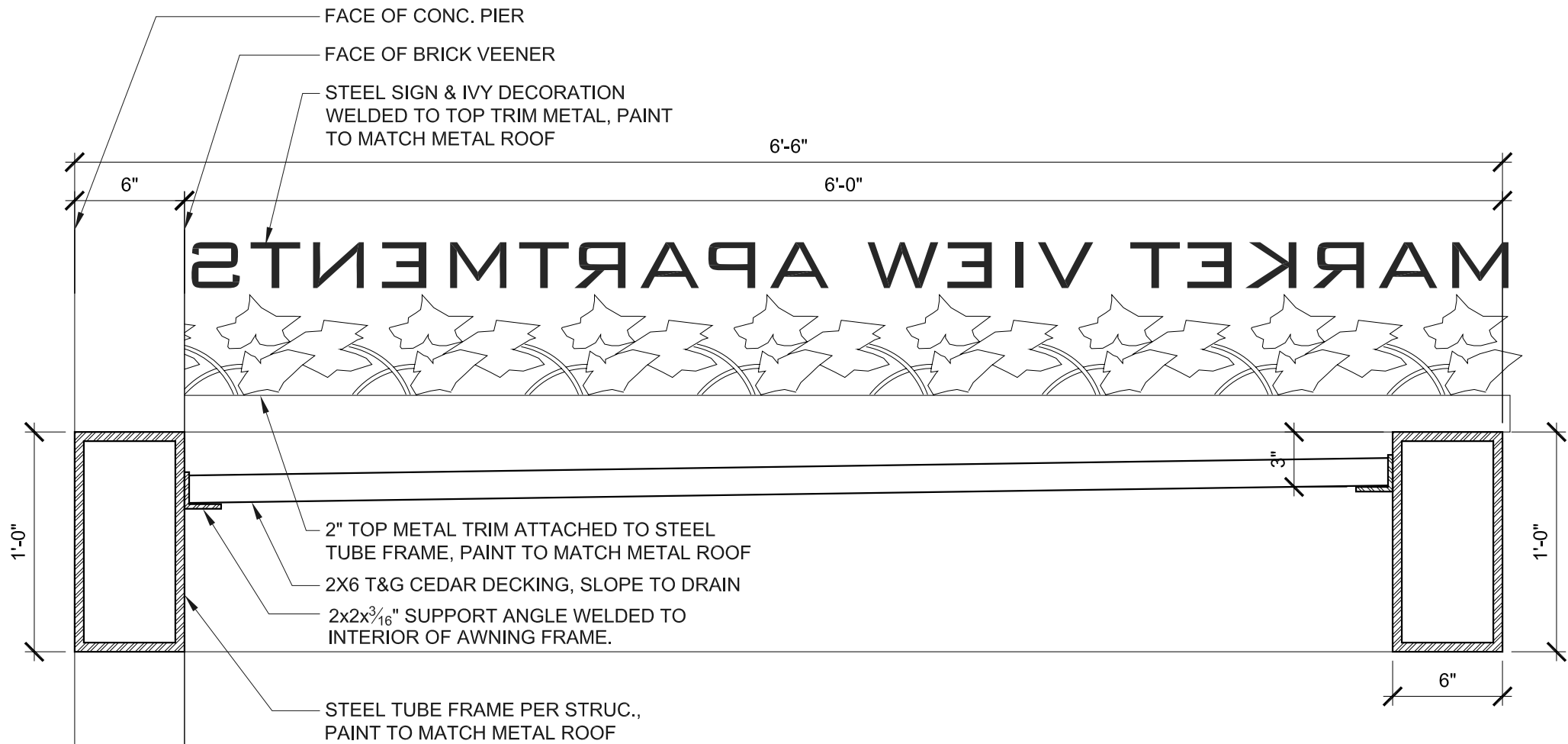
SCALE: 1 1/2" = 1' - 0"



86
A9.3

AWNING CONNECTION DETAIL

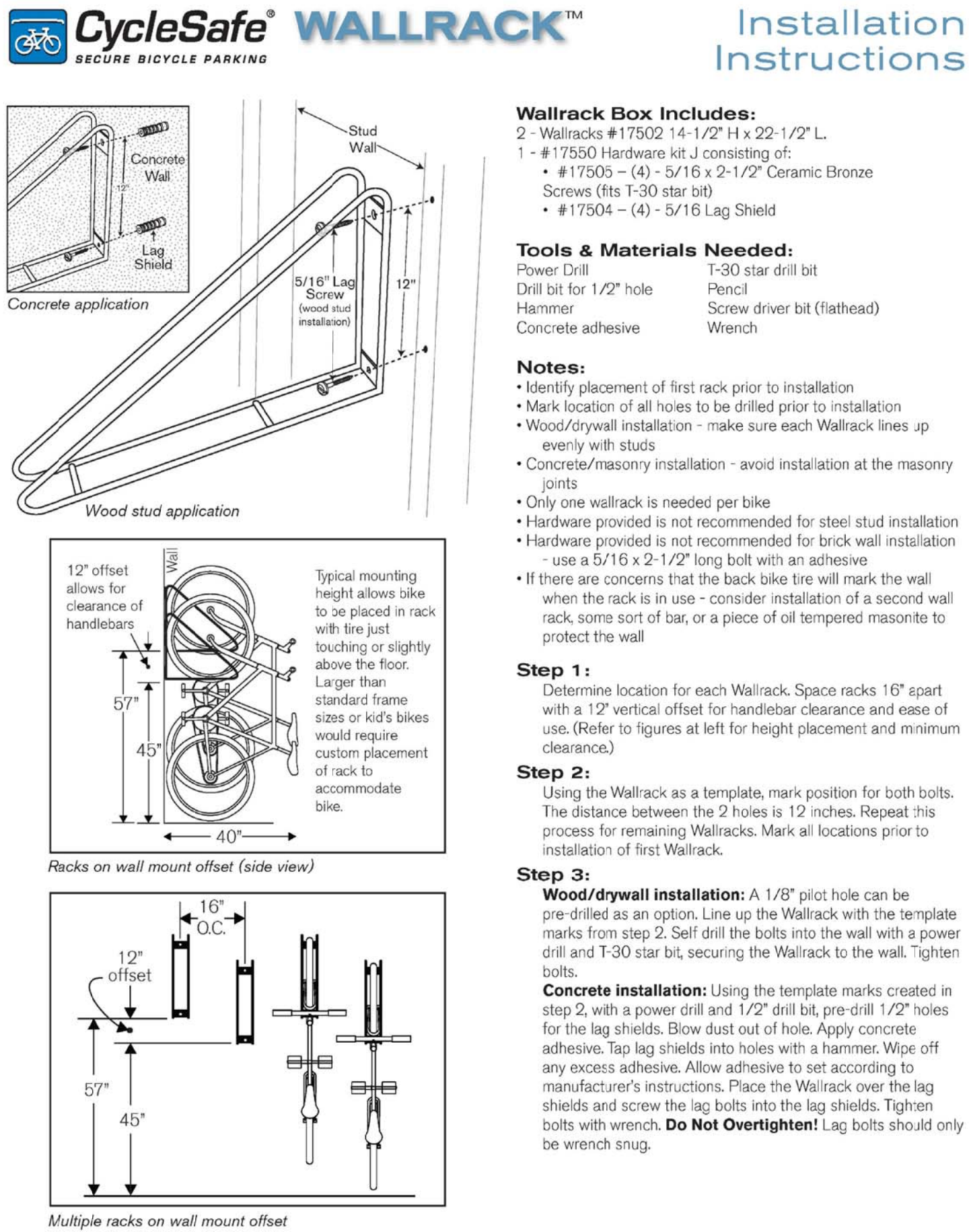
SCALE: 1 1/2" = 1' - 0"



66
A9.3

AWNING SECTION

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



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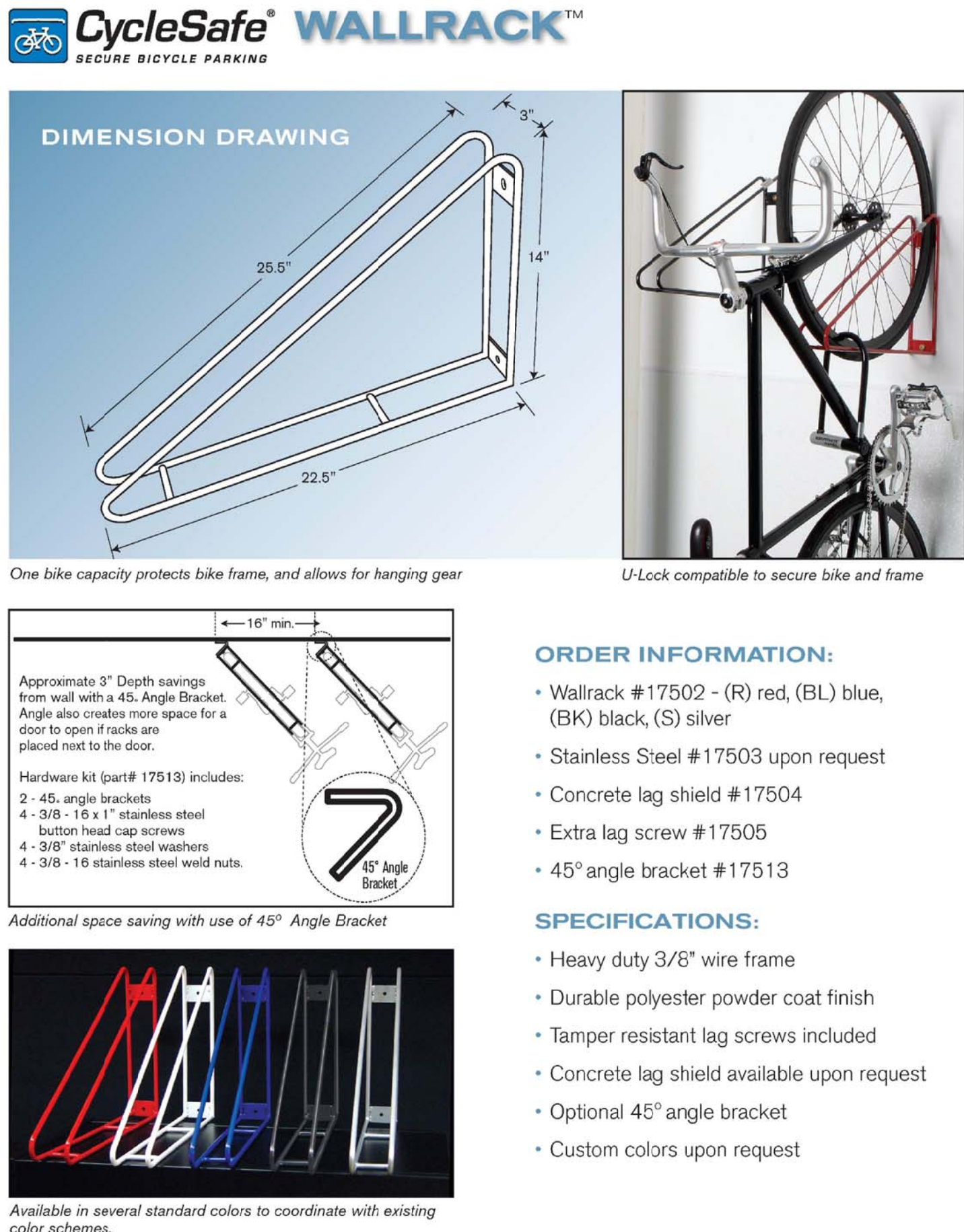
WI 4.9.023 Wall Rack Installation Instructions Rev. 8.6.09

USA

54
A9.3

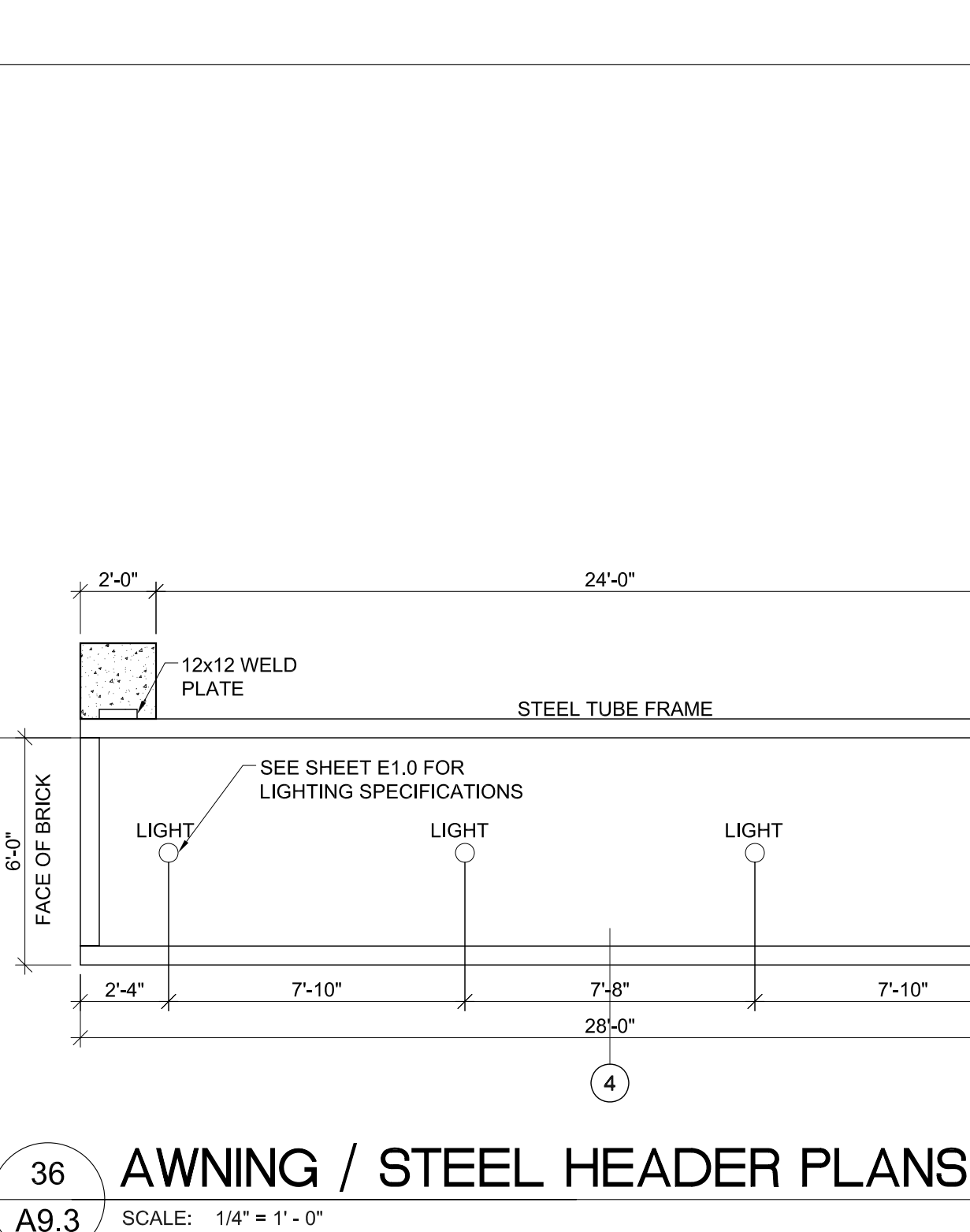
BICYCLE RACK DETAIL

SCALE: N.T.S.



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36
A9.3

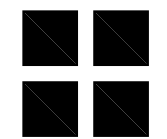
AWNING / STEEL HEADER PLANS

SCALE: 1/4" = 1' - 0"



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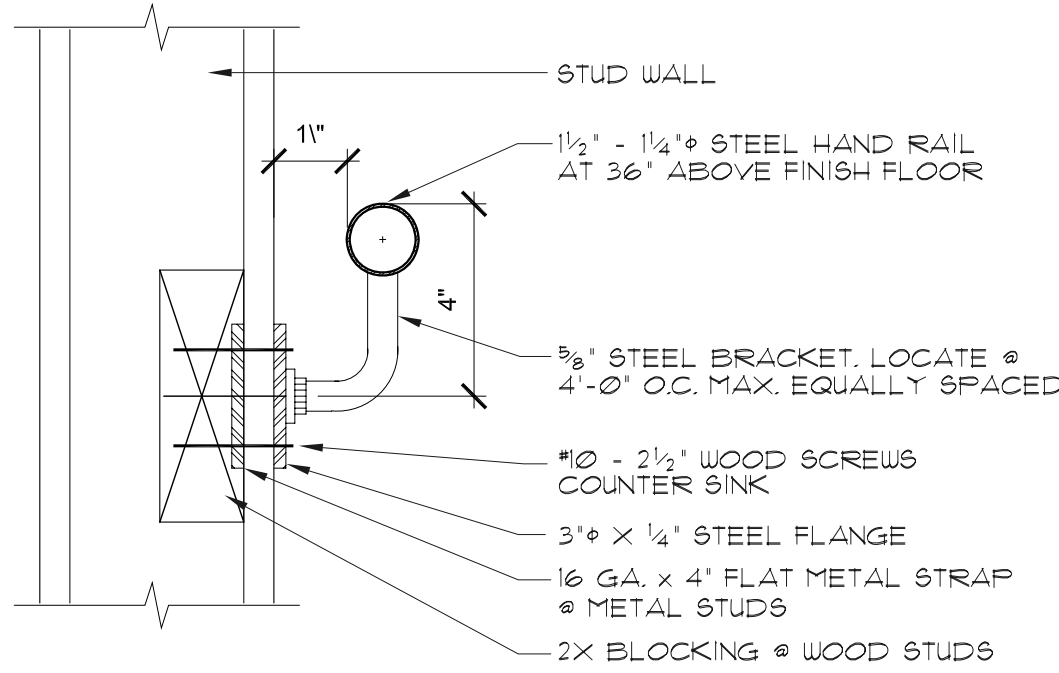


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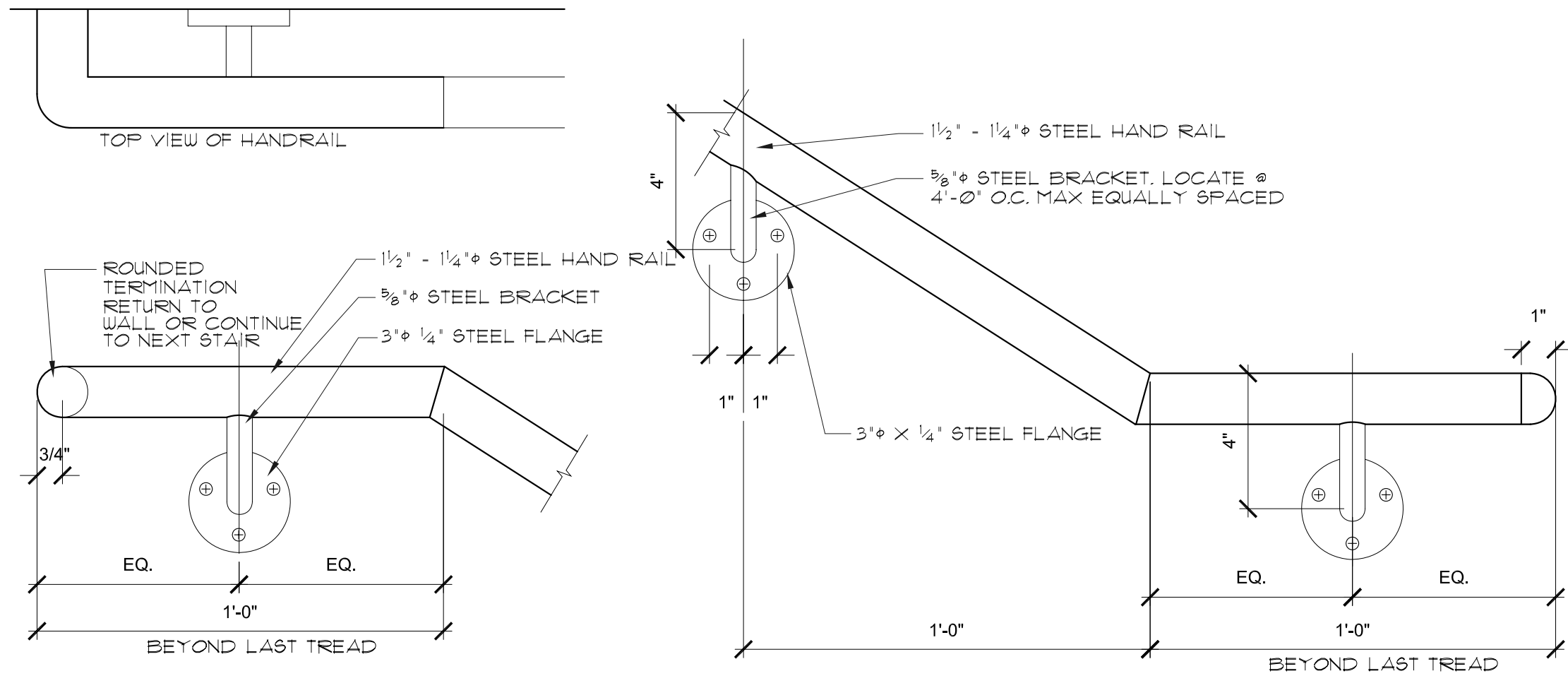
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EXTERIOR ELEMENT DETAILS

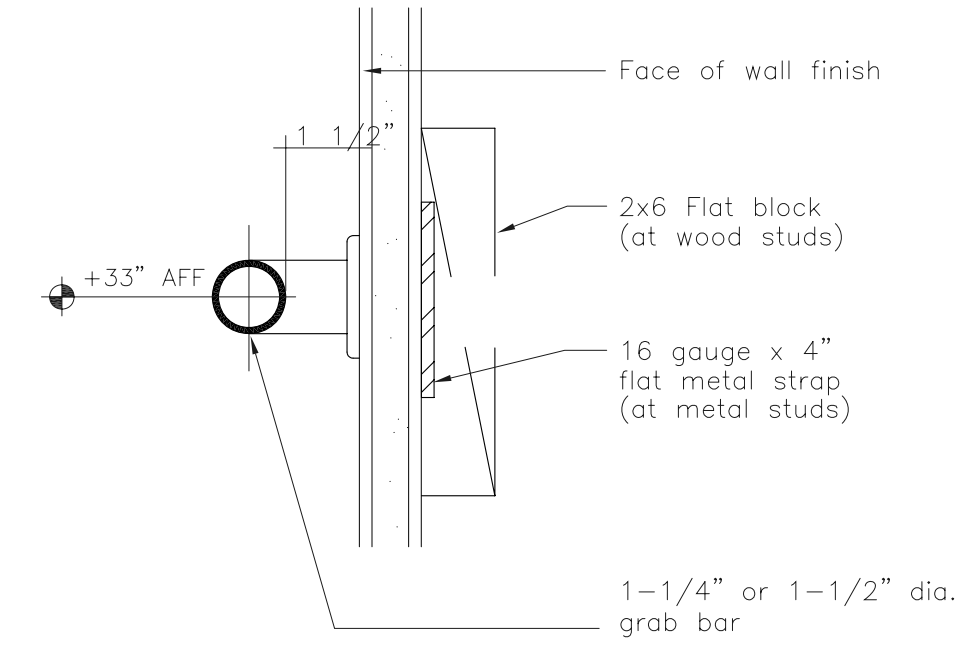


ATTACH TO WALL SUCH THAT THEY CAN WITHSTAND
250 LBS/FT. IN BENDING, SHEAR, AND TENSION.

82
A9.4 HANDRAIL SUPPORT DETAIL
SCALE: 3" = 1' - 0" SECTION

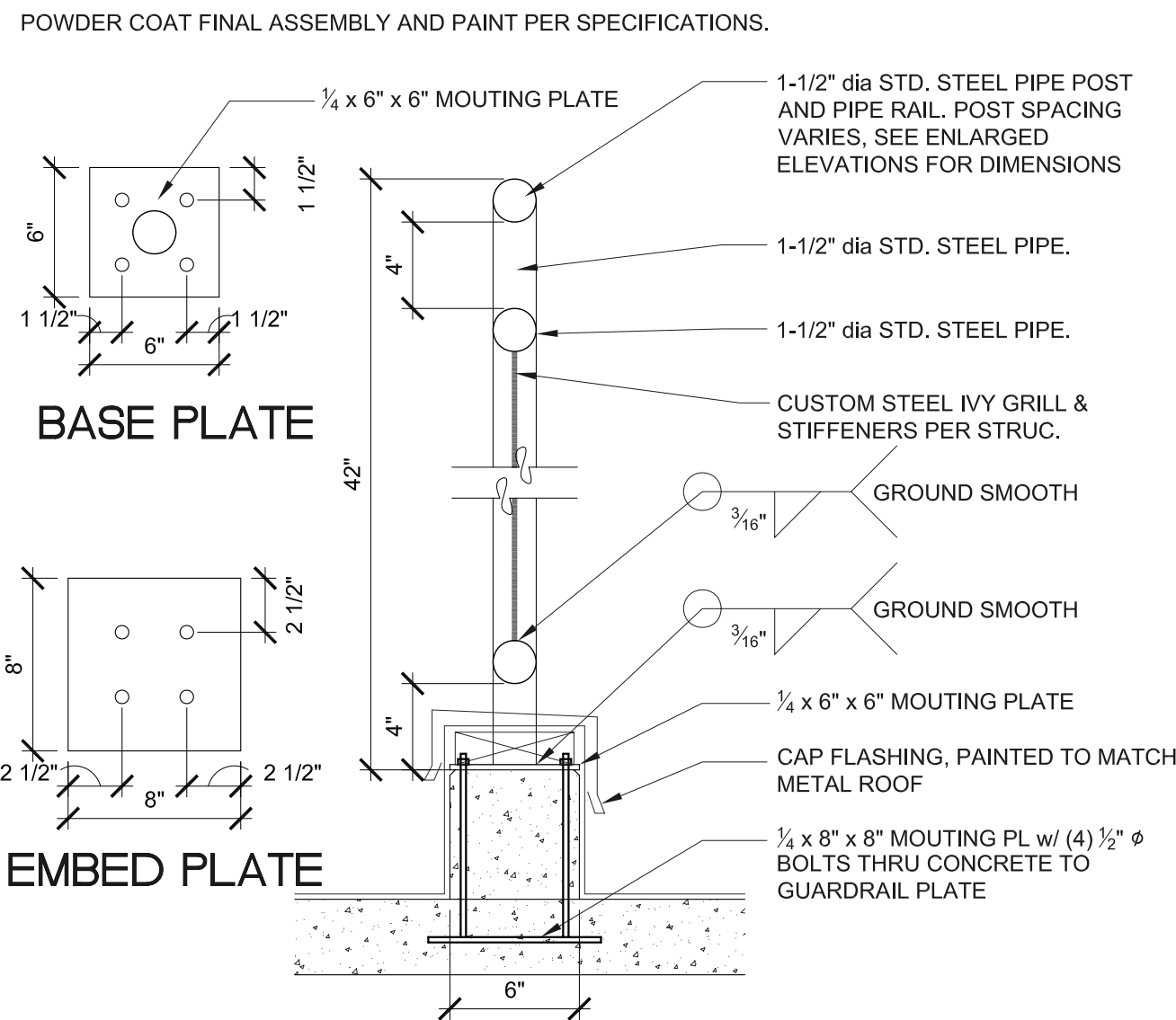


62
A9.4 HANDRAIL SUPPORT + TERMINATION DETAILS
SCALE: 3" = 1' - 0" ELEVATION



Note: Stainless steel grab bars and handrails shall be able to withstand
250 lbs/ft in bending, shear, and tension.
See plans for locations of handrails and grab bars (excludes stair rails).

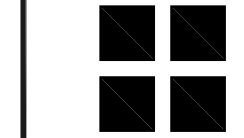
22
A9.4 GRAB BAR DETAIL
SCALE: 3" = 1' - 0" SECTION



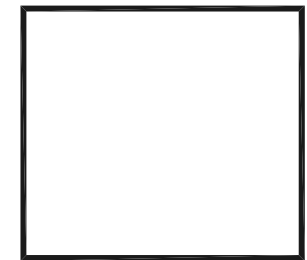
24
A9.4 DECK GUARDRAIL DETAIL
SCALE: 1 1/2" = 1' - 0"



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RAIL DETAILS
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A9.4
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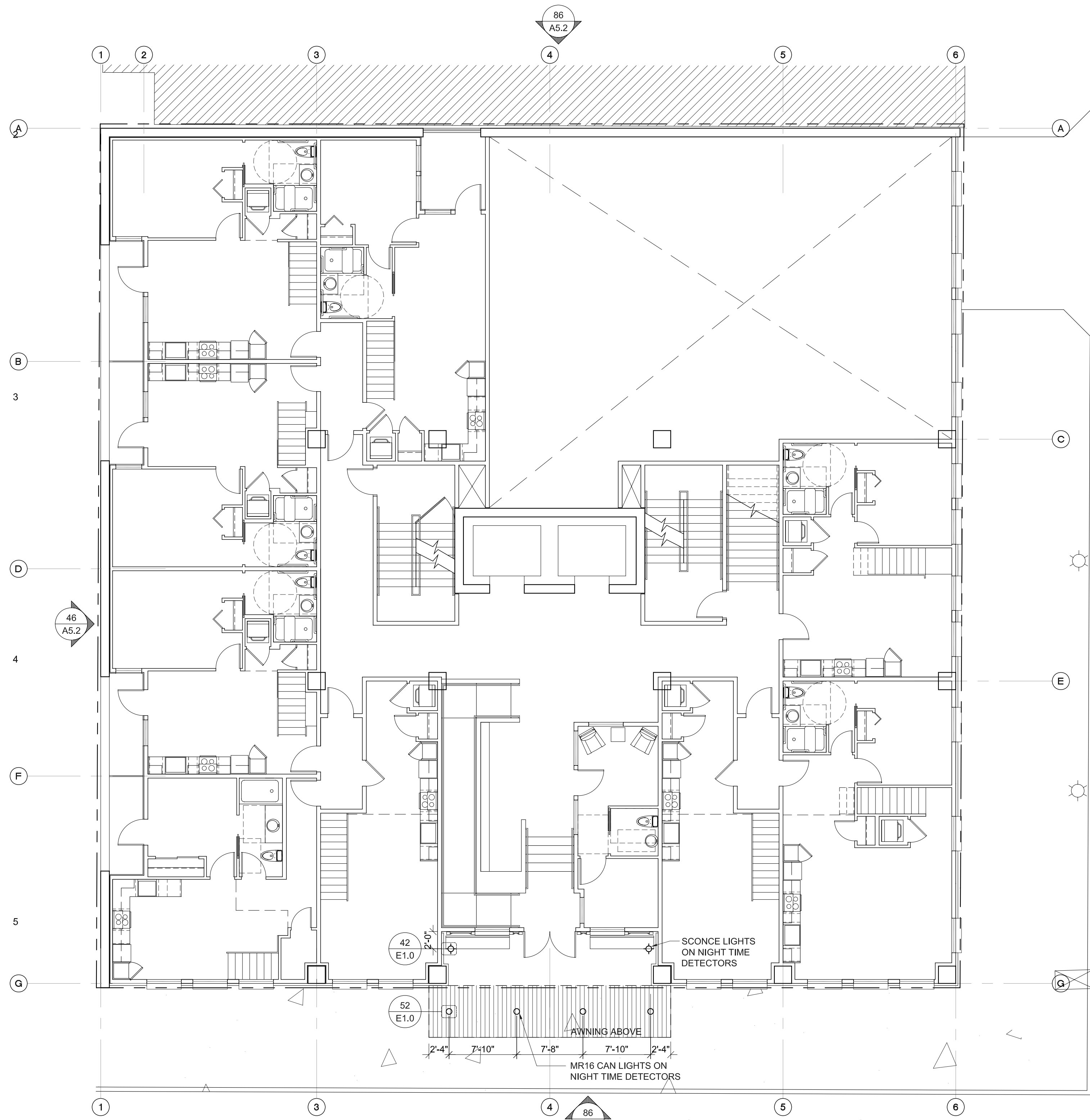
52
E1.0
EXTERIOR MR16 CAN - AWNING
SCALE: NOT TO SCALE



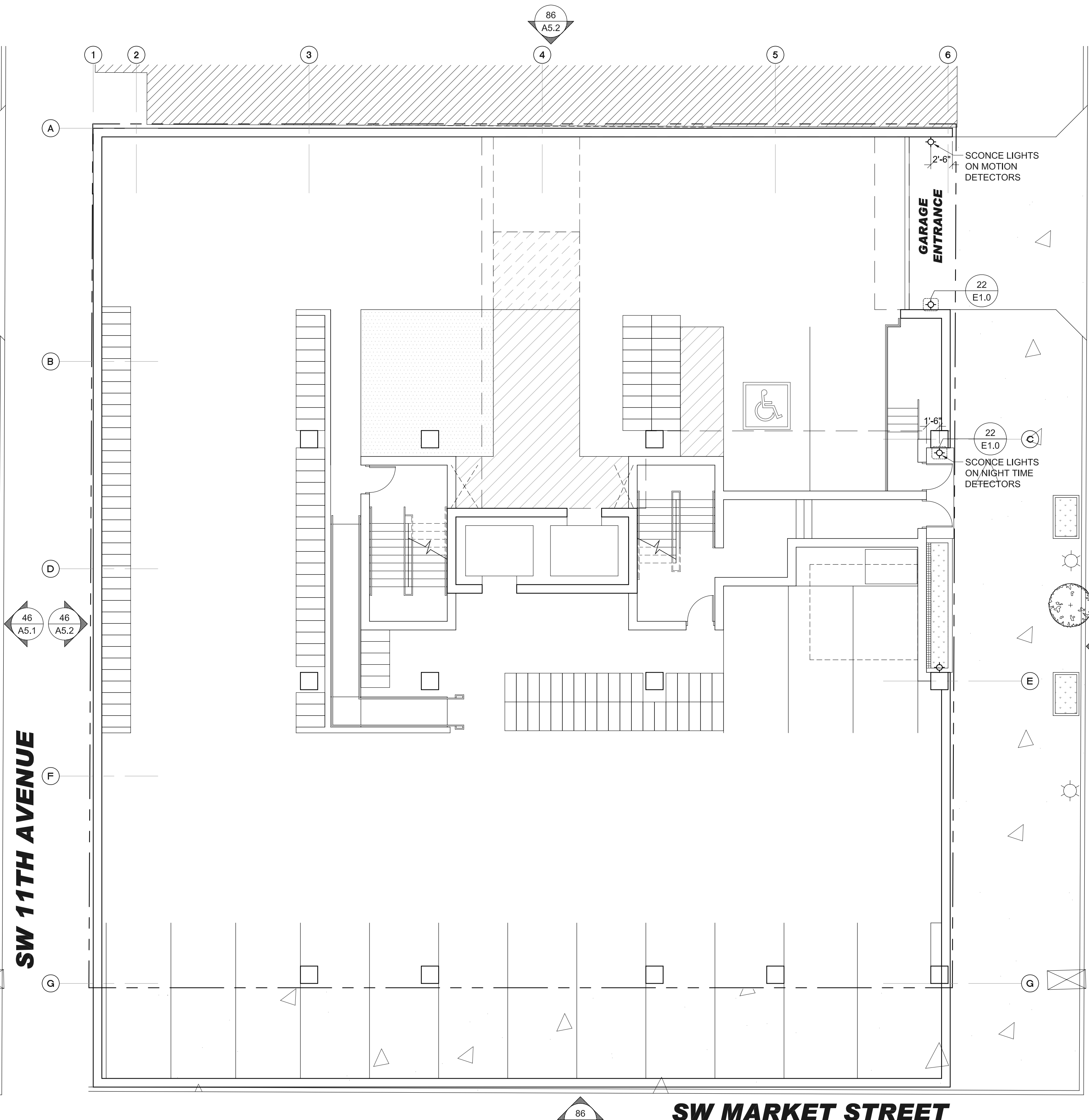
42
E1.0
EXTERIOR SCONCE - MAIN ENTRY
SCALE: NOT TO SCALE



22
E1.0
EXTERIOR SCONCE - GARAGE
SCALE: NOT TO SCALE



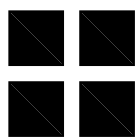
86
E1.0
SITE LIGHTING PLAN - GROUND FLOOR
SCALE: 1/8" = 1'-0"



46
E1.0
SITE LIGHTING PLAN - BASEMENT
SCALE: 1/8" = 1'-0"



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SITE LIGHTING PLAN
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MVA DD E1

E1.0

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