burnside bridgehead

DESIGN REVIEW APPLICATION
August 9, 2013
Completeness Response:
September 30, 2013
Additional Information Response
November 04, 2013

LRS ARCHITECTS
SKYLAB ARCHITECTURE
KEY DEVELOPMENT

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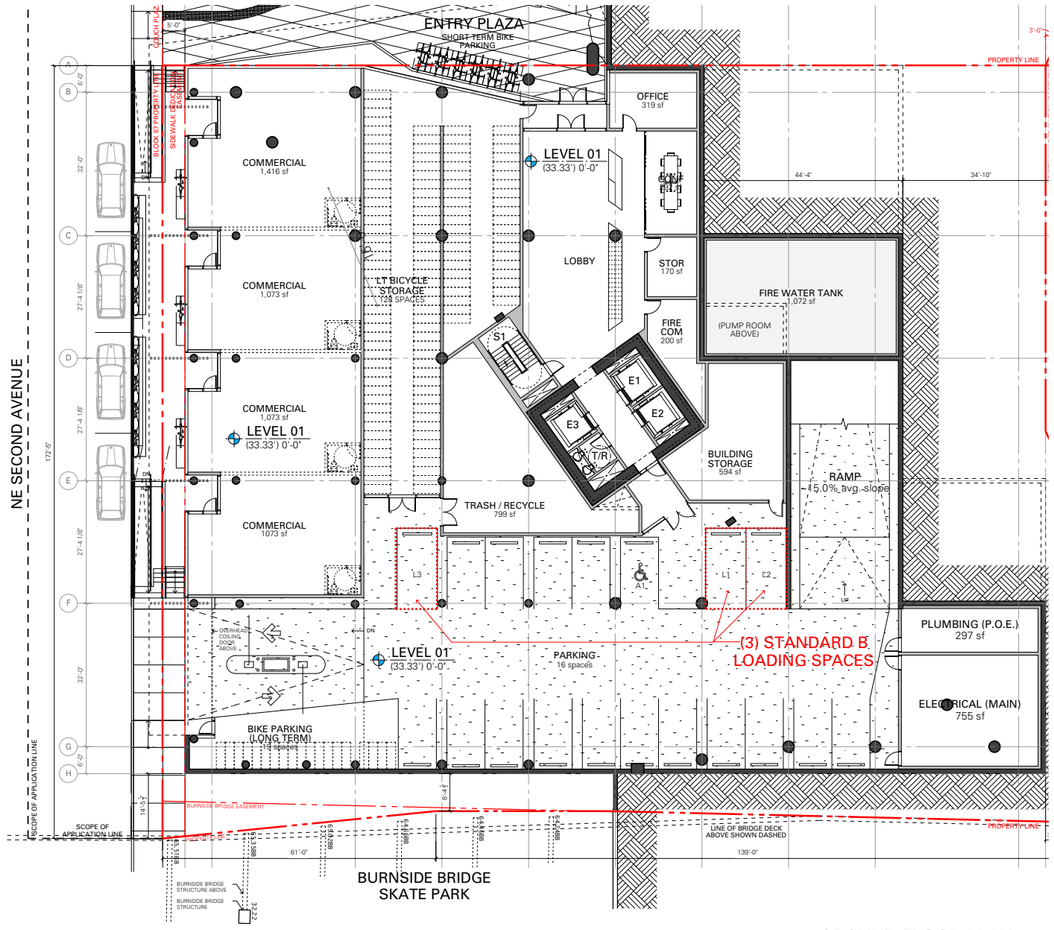
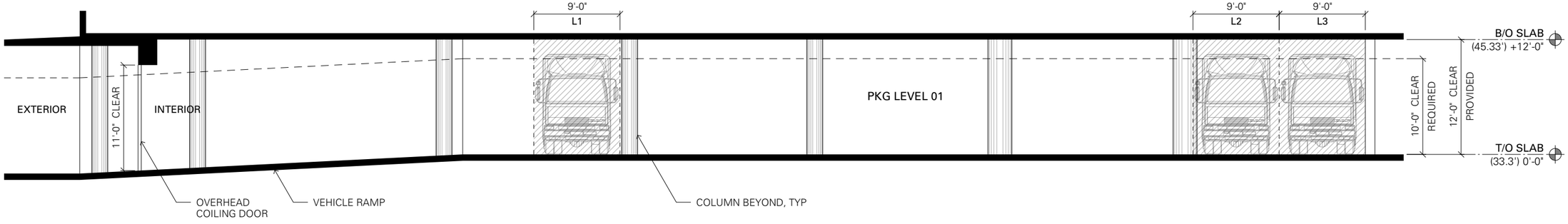


GROUND FLOOR PLAN



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.

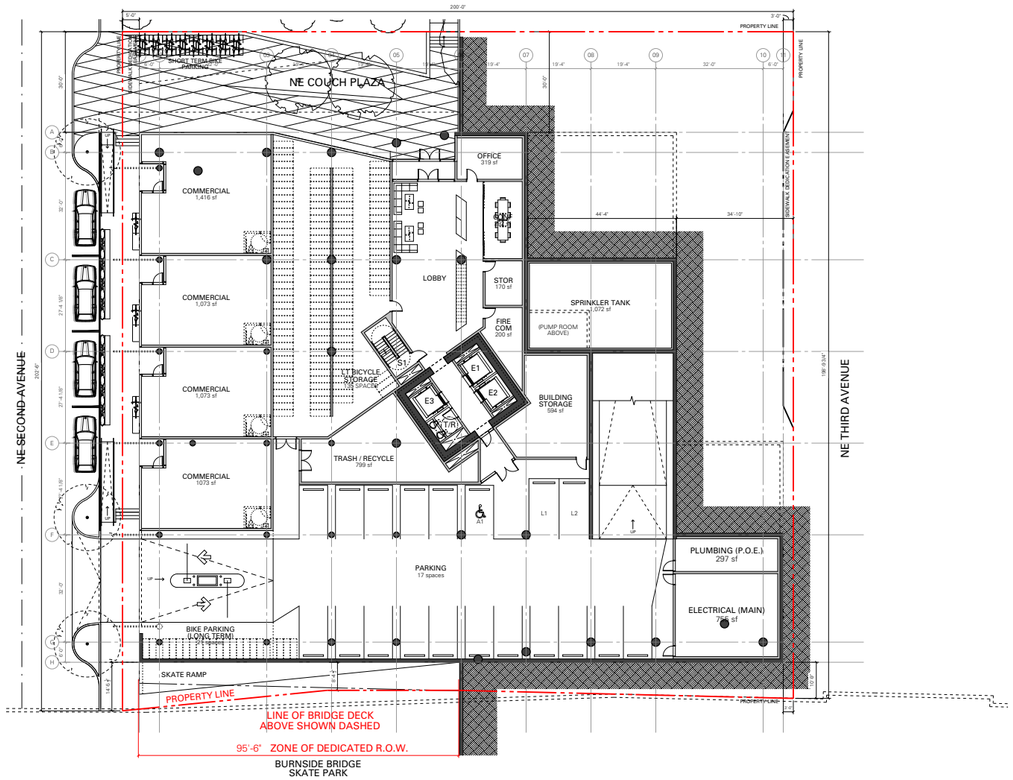
Modification 2:

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 246.33'; 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.



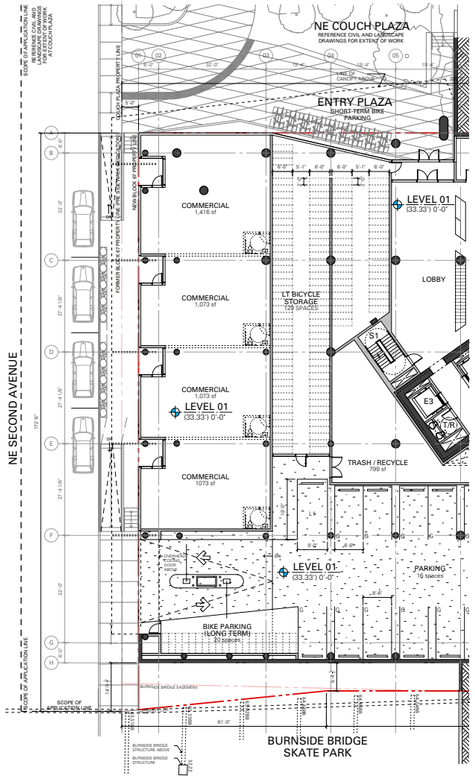
EXISTING CONDITIONS

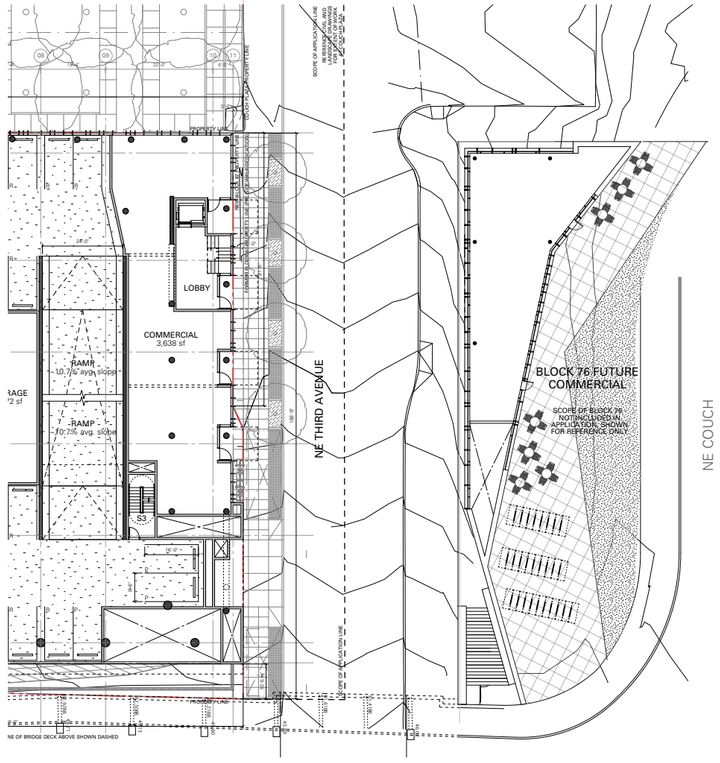
Modifications cont.,

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.





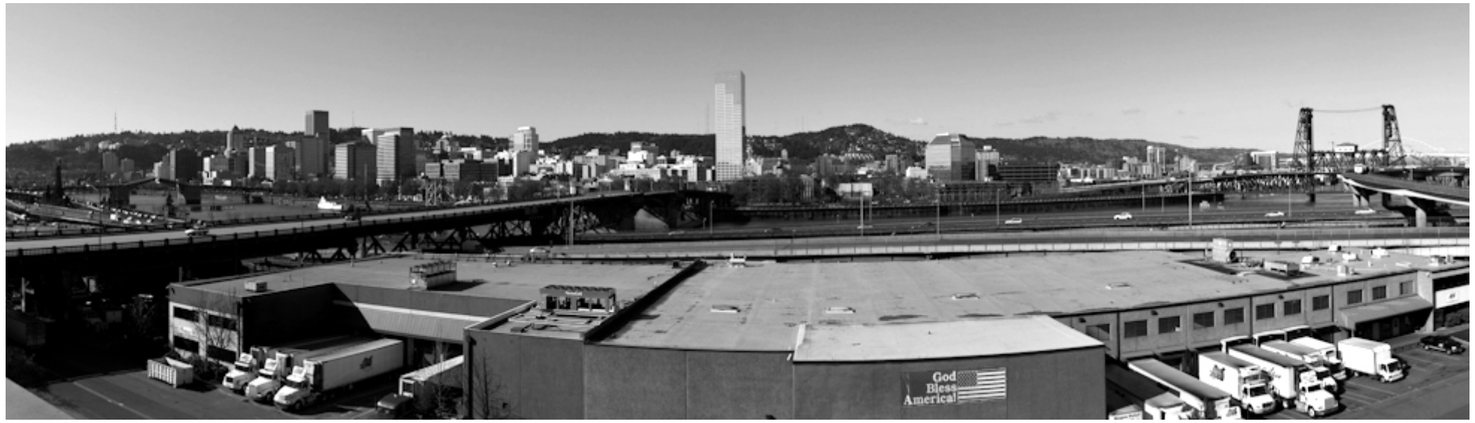
Modifications cont.,

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.

SITE LOOKING SOUTH



SITE LOOKING WEST



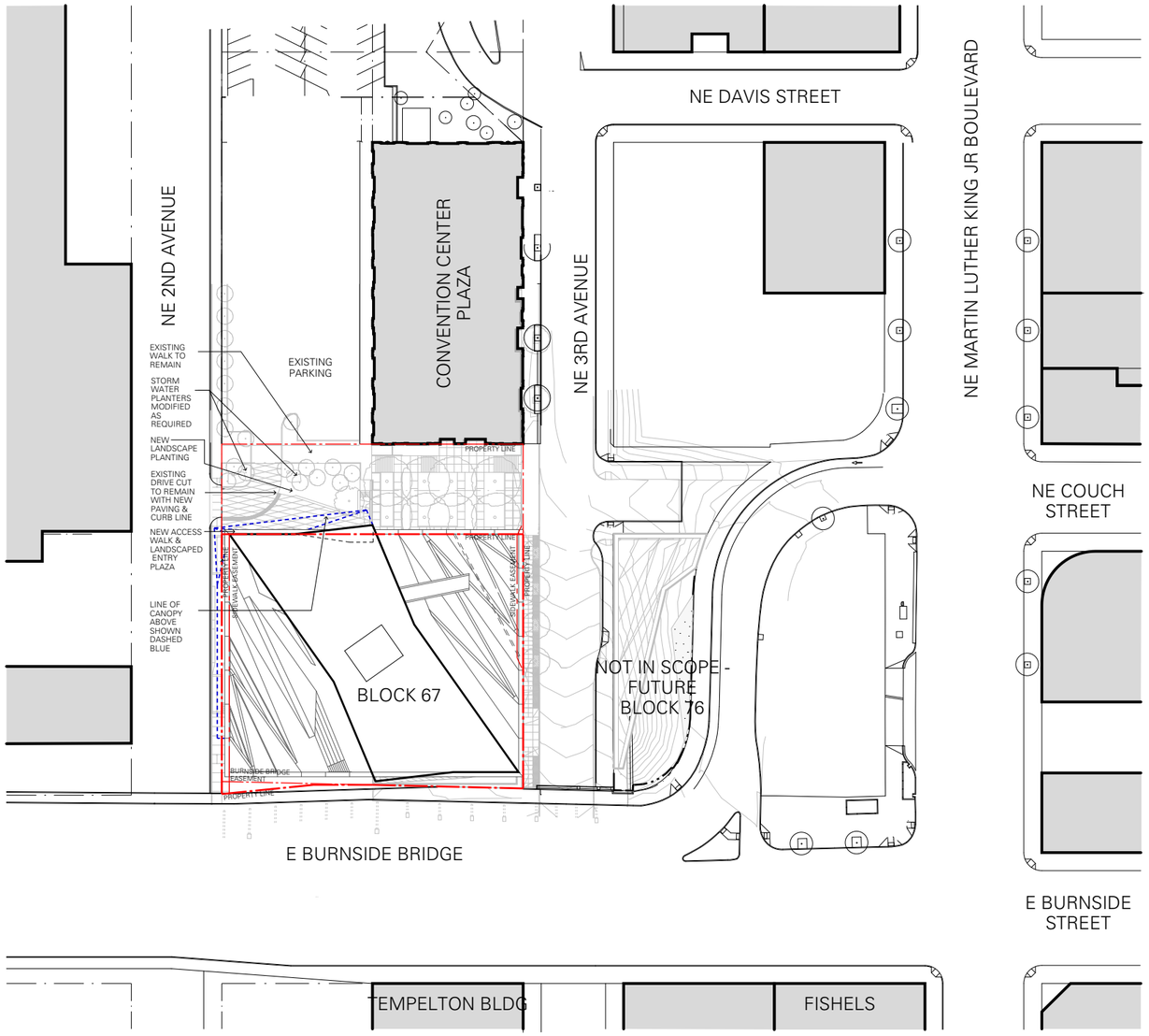



EXISTING CONDITIONS






EXISTING CONDITIONS

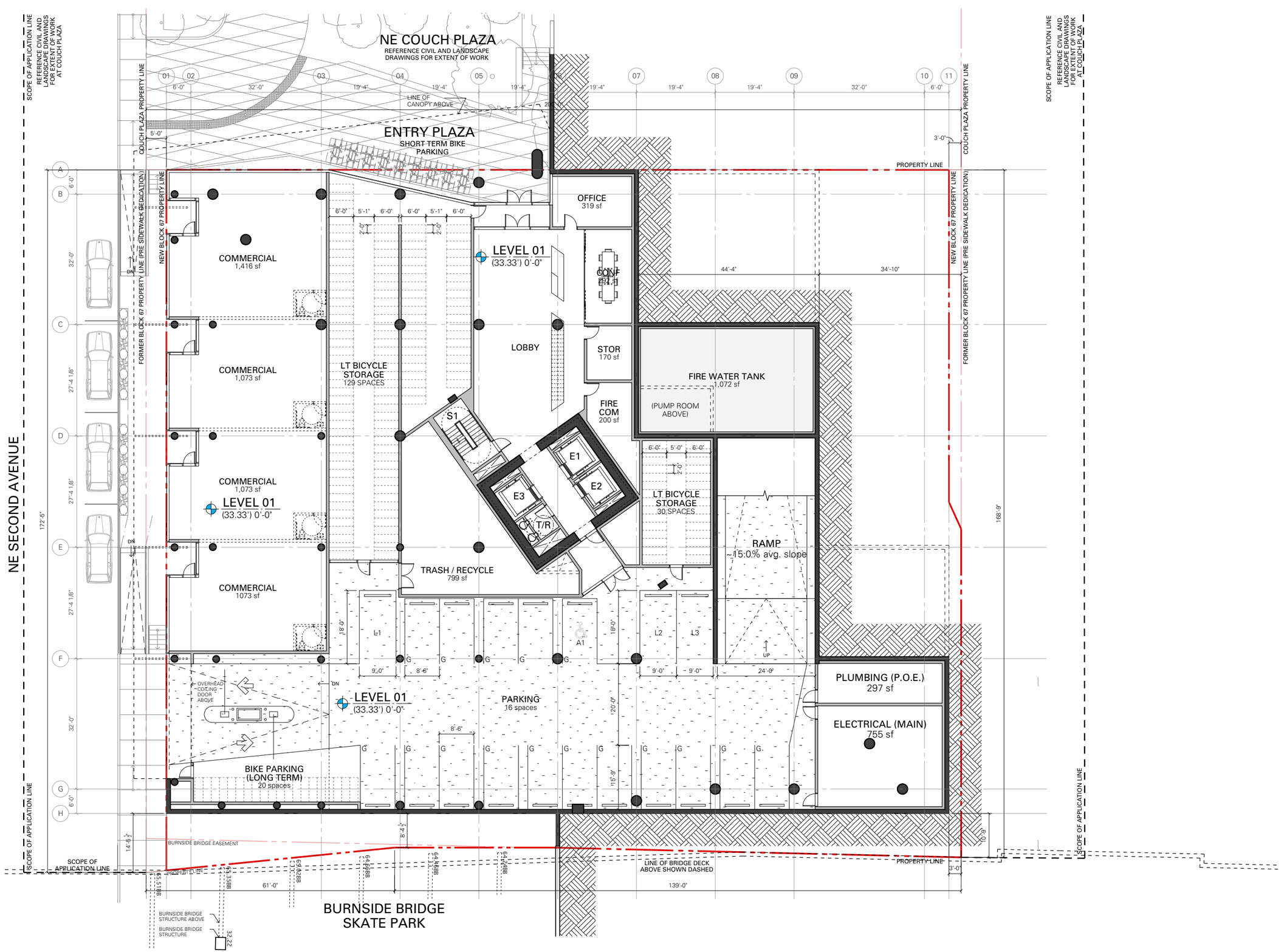


SITE PLAN: DR PHASE 1 01

LEGAL DESCRIPTION
Portland Block 67, lots TL2000, 2100, 2200, 2300 (Lot 3 + part of Lot 4), TL 2400 (lot 6 + part of Lot 5), TL 2001, (Lot 1 & 2), TL 2500 (Lot 7 & 8) located between NE 2nd Avenue and NE 3rd Avenue. Site is located in the Central East Side Sub-district of Portland's Central City Plan District of Portland, County of Multnomah, State of Oregon

Total Lot Area : 32,470 SF
Total Building Footprint : 30,453 SF
93.7% of plot area

N



N

Level 1

Scale: 3/64" = 1' 0"

09.30.13

DRAWINGS C.12

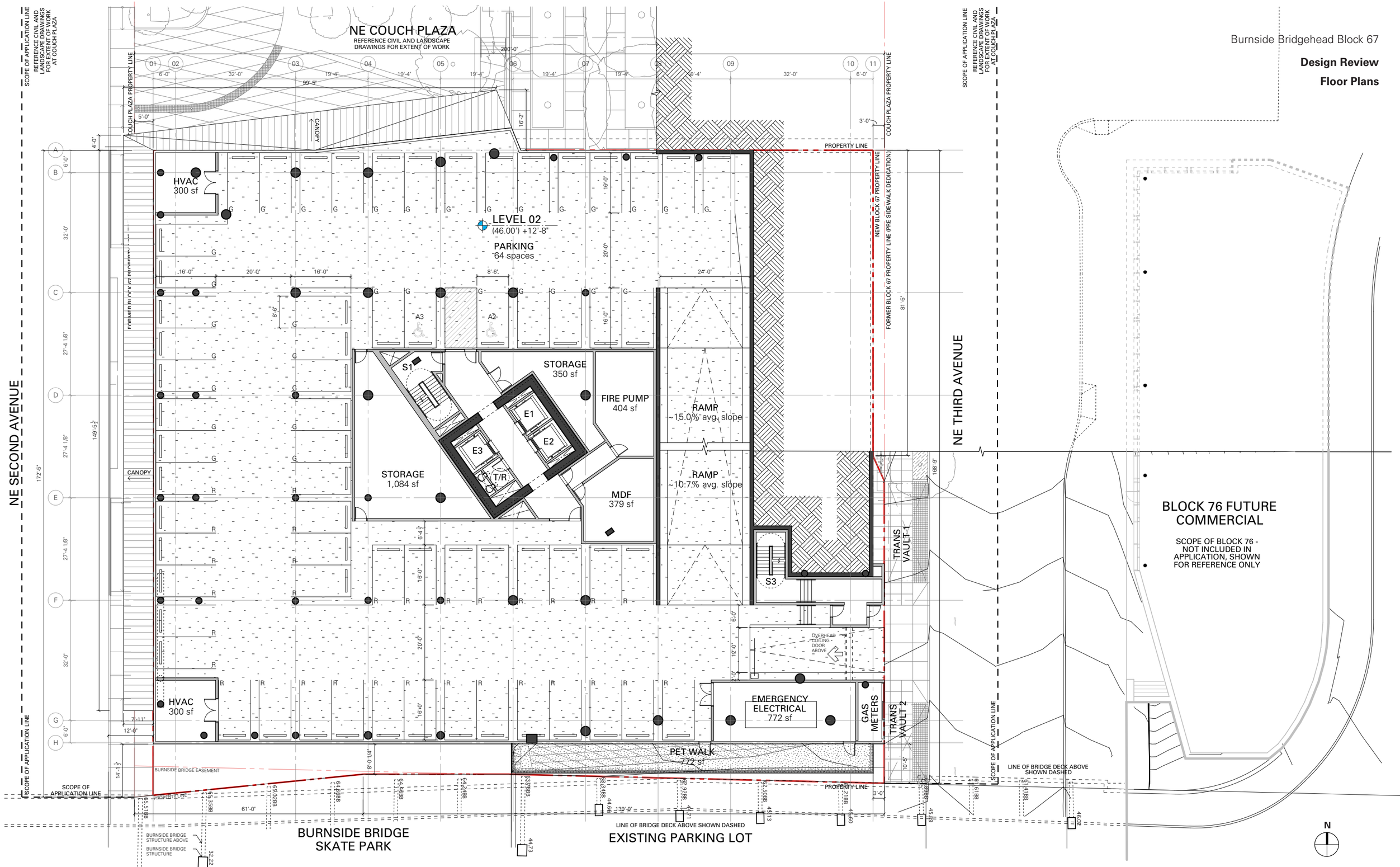
Design Review (13-192030 DZM)

(PC 13-111743)

Burnside Bridgehead Block 67

Design Review

Floor Plans



Level 2

Scale: 3/64" = 1' 0"

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DRAWINGS C.13

Design Review (13-192030 DZM)

(PC 13-111743)

Burnside Bridgehead Block 67

Design Review

Floor Plans

NE COUCH PLAZA

REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR EXTENT OF WORK

SCOPE OF APPLICATION LINE

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

COUCH PLAZA PROPERTY LINE

PROPERTY LINE

NEW BLOCK 67 PROPERTY LINE

FORMER BLOCK 67 PROPERTY LINE (PRE-SIDEWALK DEDICATION)

HVAC
300 sf

LEVEL 03
(55.00') +21-8"

PARKING
64 spaces

LOBBY

COMMERCIAL
3,638 sf

RAMP
~10.7% avg. slope

RAMP
~10.7% avg. slope

STORAGE
998 sf

STORAGE
1,372 sf

S1

S2

S3

E1

E2

E3

T/R

A5

A2

NE SECOND AVENUE

NE THIRD AVENUE

BLOCK 76 FUTURE COMMERCIAL

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

NE COUCH

BURNSIDE BRIDGE EASEMENT

SCOPE OF APPLICATION LINE

PROPERTY LINE

61'-0"

139'-0"

LINE OF BRIDGE DECK ABOVE SHOWN DASHED

BURNSIDE BRIDGE

BURNSIDE BRIDGE STRUCTURE ABOVE

BURNSIDE BRIDGE STRUCTURE

N

Level 3

Scale: 3/64" = 1' 0"

09.30.13

DRAWINGS C.14

Design Review (13-192030 DZM)

(PC 13-111743)

Burnside Bridgehead Block 67

Design Review

Floor Plans

NE COUCH PLAZA

REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR EXTENT OF WORK

SCOPE OF APPLICATION LINE

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

COUCH PLAZA PROPERTY LINE

PROPERTY LINE

BLOCK 67 PROPERTY LINE (E SIDEWALK DEDICATION)

HVAC
300 sf

LEVEL 04
(64.00') +30'-8"

PARKING
56 spaces

RECEPTION / LOUNGE

MECHANICAL
1,050 sf

COMMERCIAL
2,697 sf

A7

A6

S1

S2

S3

E1

E2

E3

T/R

CANOPY

BALCONY

PLANTER

NE SECOND AVENUE

NE THIRD AVENUE

SCOPE OF APPLICATION LINE

SCOPE OF APPLICATION LINE

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

BLOCK 76 FUTURE COMMERCIAL

BURNSIDE BRIDGE EASEMENT

BURNSIDE BRIDGE SIDEWALK

BURNSIDE BRIDGE

BURNSIDE BRIDGE STRUCTURE BELOW

BURNSIDE BRIDGE STRUCTURE BELOW

N

Level 4

Scale: 3/64" = 1' 0"

09.30.13

DRAWINGS C.15

Design Review (13-192030 DZM)

(PC 13-111743)

Burnside Bridgehead Block 67

Design Review

Floor Plans

NE COUCH PLAZA

REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR EXTENT OF WORK

SCOPE OF APPLICATION LINE

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

COUCH PLAZA PROPERTY LINE

COMMERCIAL
6,704 sf

LEVEL 05
(76.00') +42'-8"

COVERED WALKWAY

COMMERCIAL
1,676 sf

LEVEL 05
(76.00') +42'-8"

PROPERTY LINE

BLOCK 67 PROPERTY LINE

NE SIDEWALK DEDICATION

BLOCK 67 PROPERTY LINE

ECO-ROOF

S1

S2

E1

E2

E3

T/R

AMENITY EVENT
696 sf

AMENITY EVENT
545 sf

AMENITY GYM
905 sf

AMENITY ROOF DECK

ECO-ROOF

NE THIRD AVENUE

NE SECOND AVENUE

SCOPE OF APPLICATION LINE

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

BLOCK 76 FUTURE COMMERCIAL

BURNSIDE BRIDGE EASEMENT

PROPERTY LINE

SCOPE OF APPLICATION LINE

BURNSIDE BRIDGE SIDEWALK

BURNSIDE BRIDGE DECK

PROPERTY LINE

SCOPE OF APPLICATION LINE

N

Level 5

Scale: 3/64" = 1' 0"

09.30.13

DRAWINGS C.16

Design Review (13-192030 DZM)

(PC 13-111743)

N

Typical Residential Plan
Scale: 3/64″ = 1′ 0″

N

Penthouse Level

Scale: 3/64" = 1' 0"

DRAWINGS C.18

Design Review (13-192030 DZM)

(PC 13-111743)

N

Roof Plan

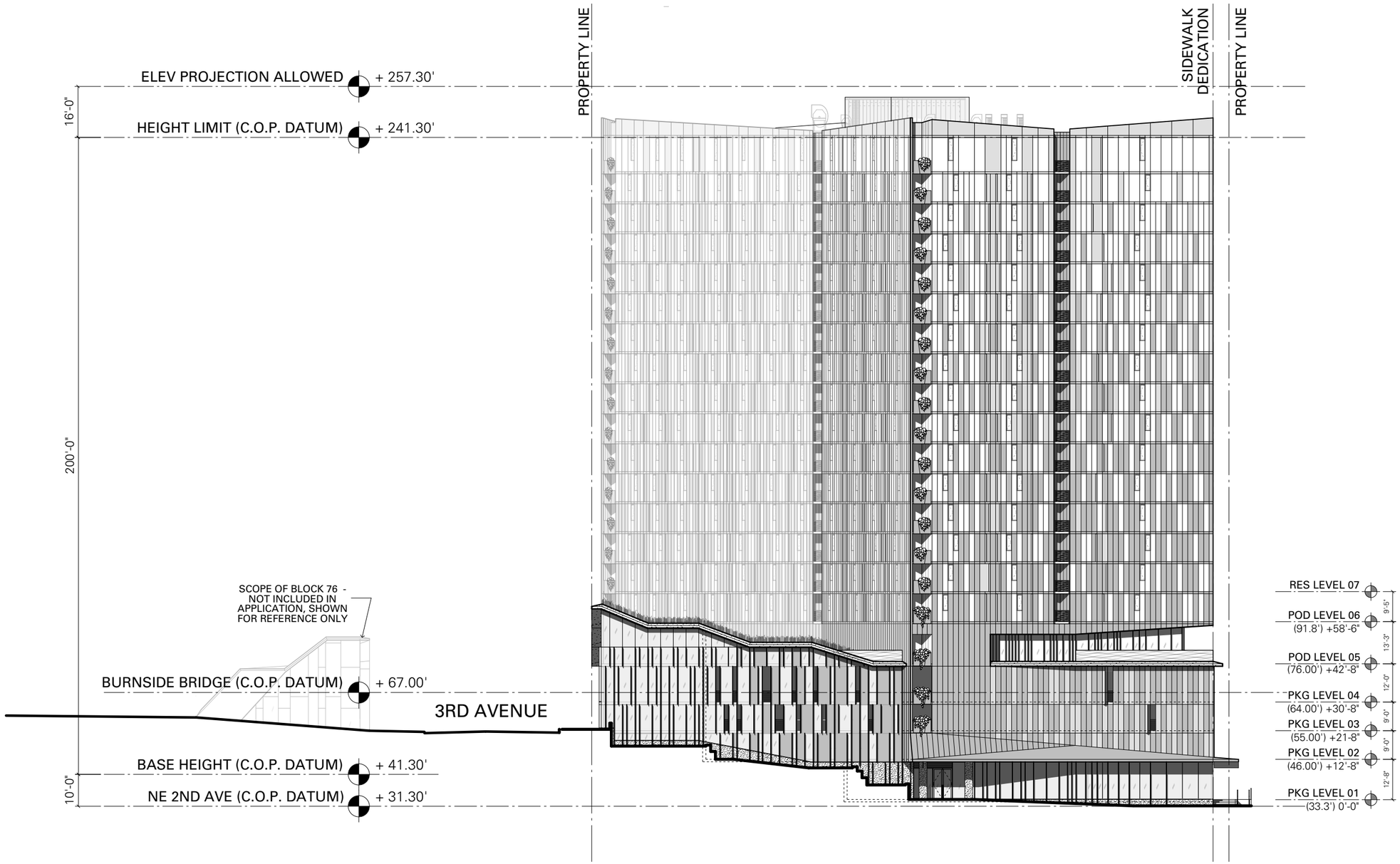
Scale: 3/64″ = 1′ 0″

DRAWINGS C.19

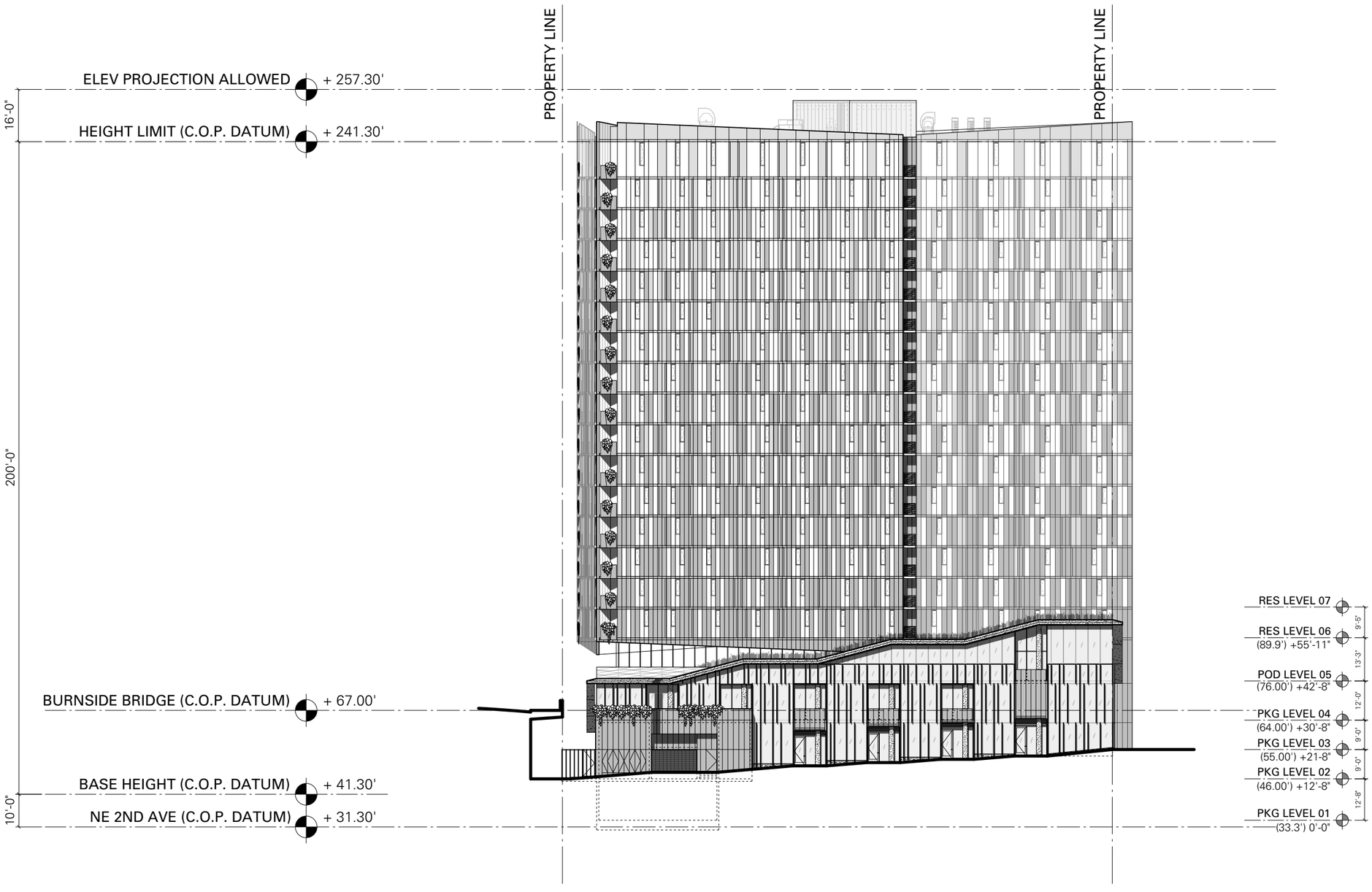
Design Review (13-192030 DZM)

(PC 13-111743)

09.30.13

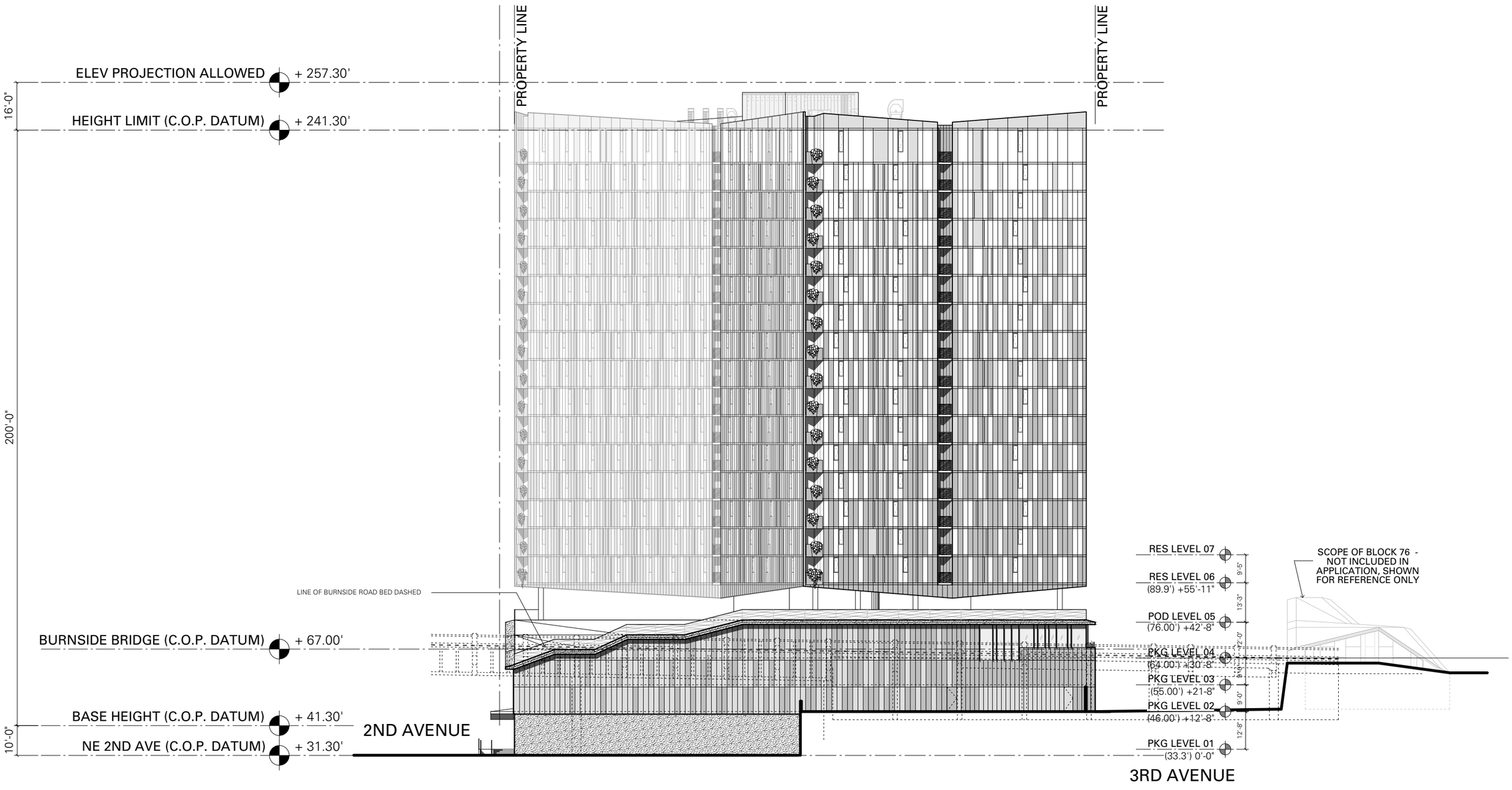


North Elevation
Scale: 1/32″″ = 1′ 0″

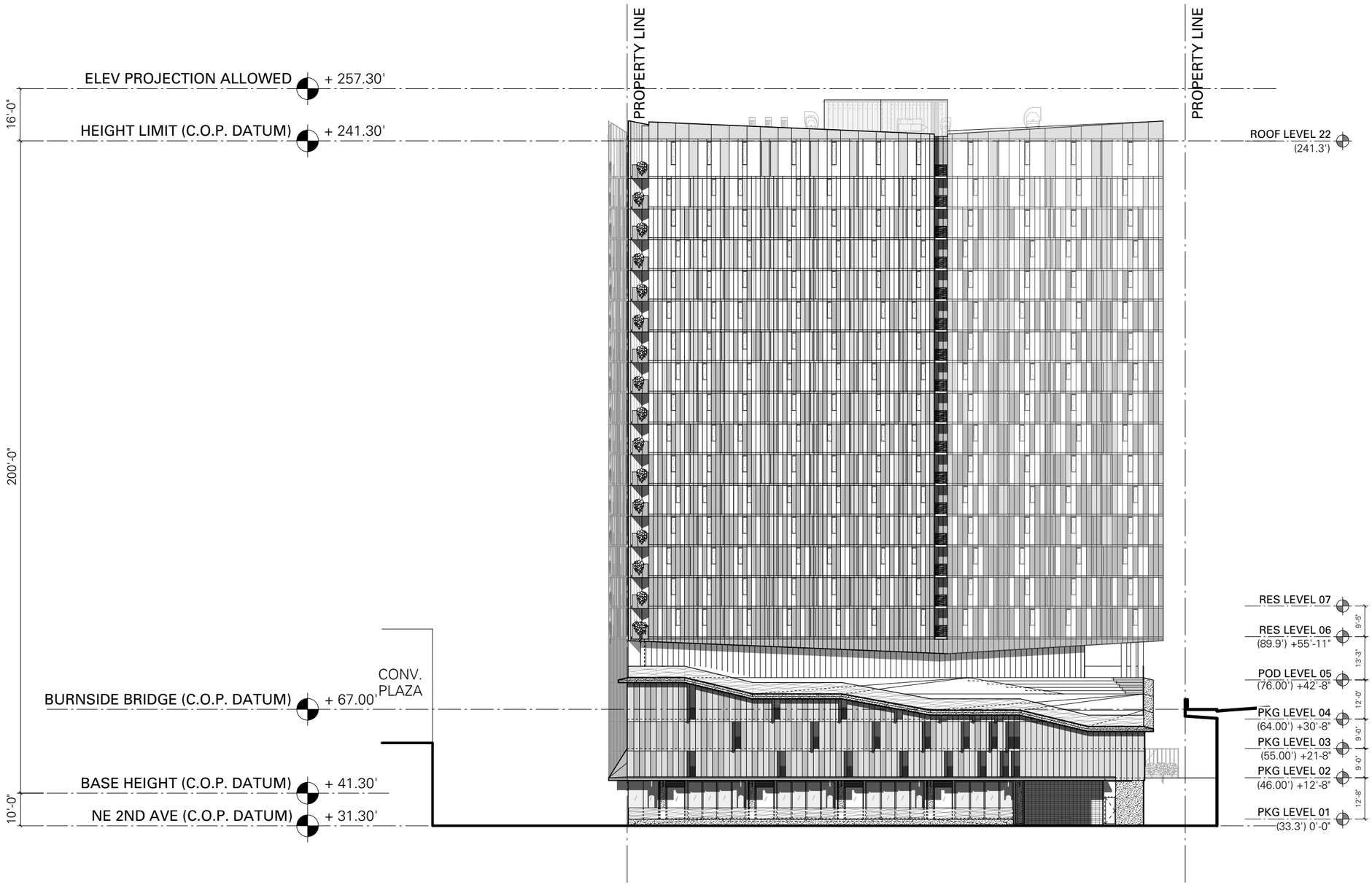


East Elevation

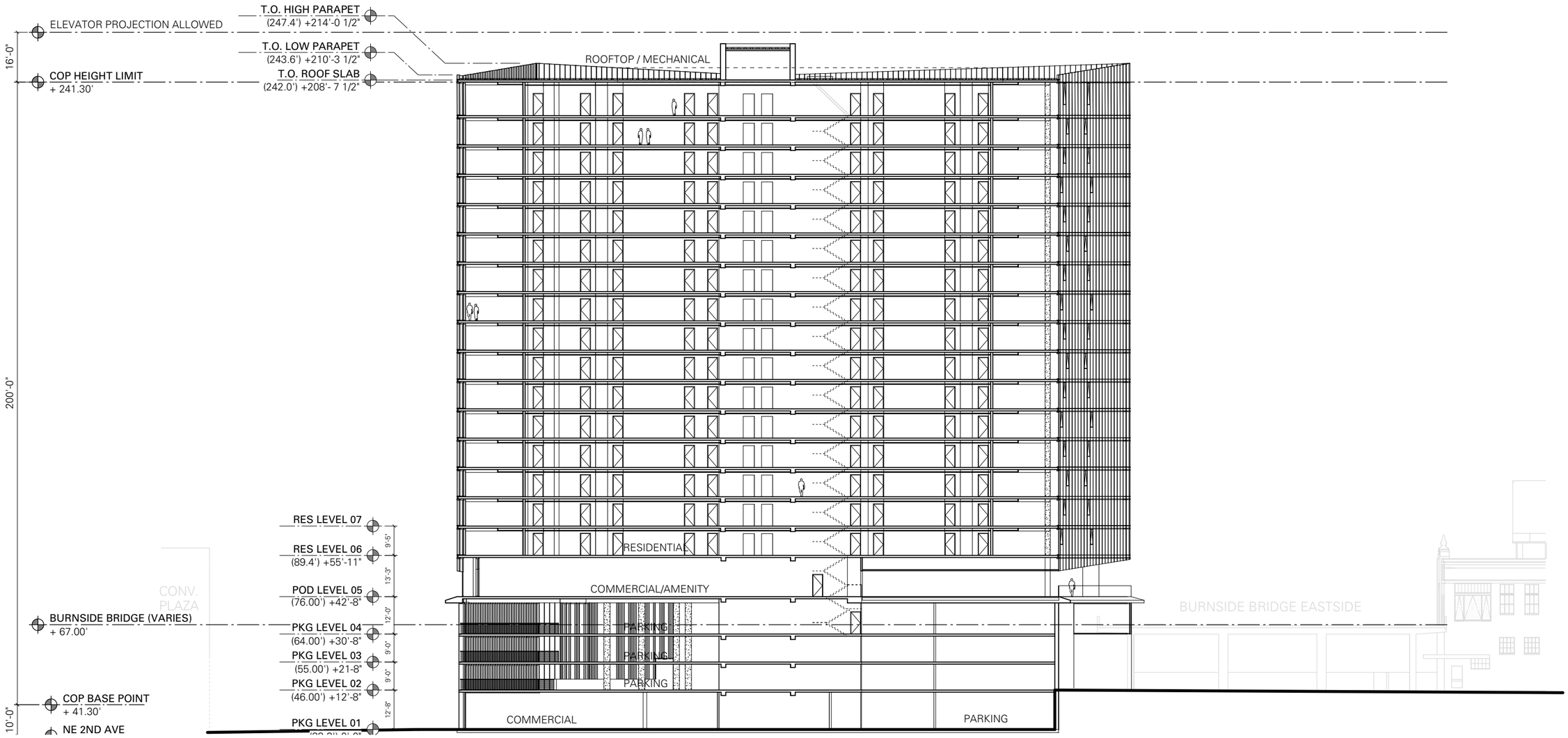
Scale: 1/32" = 1' 0"



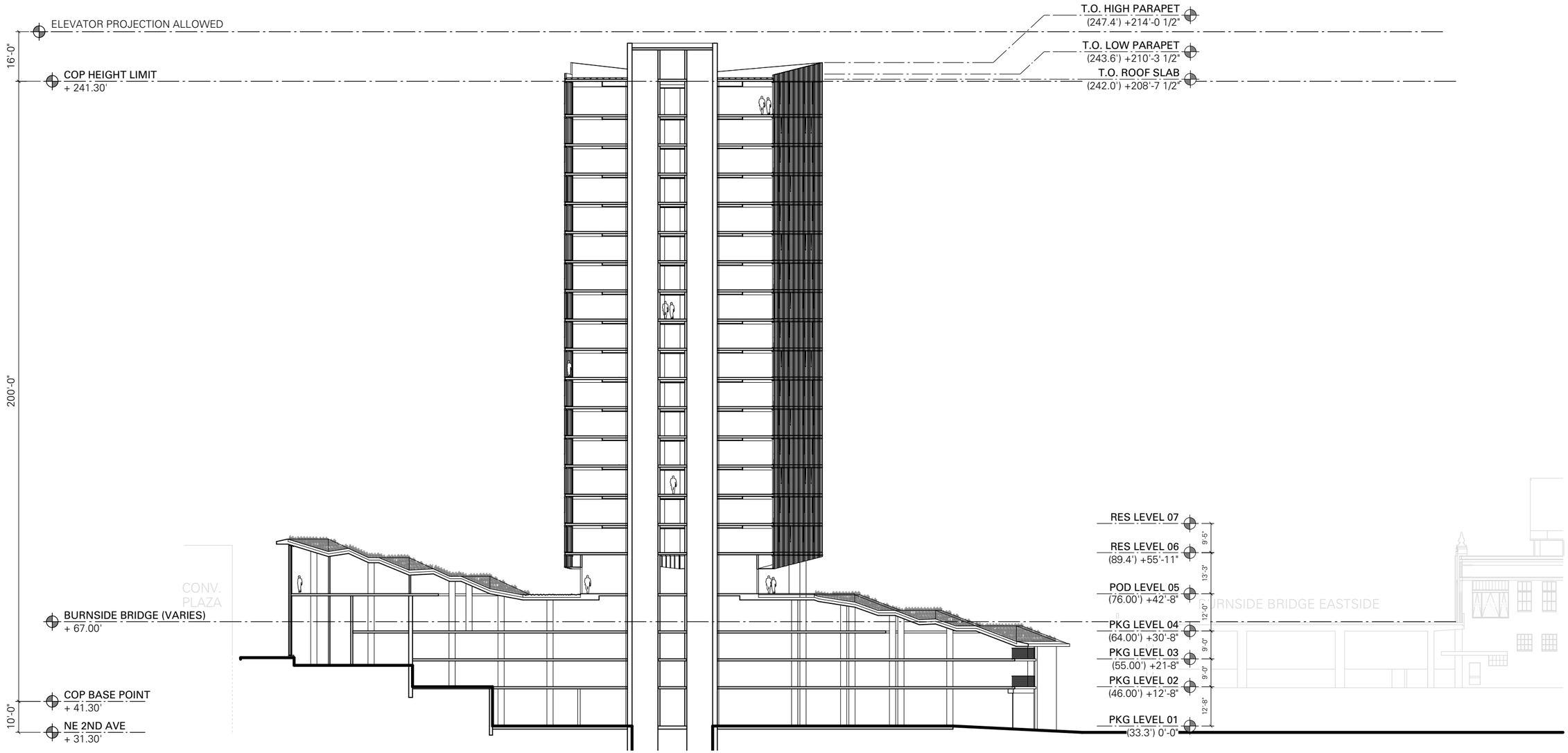
South Elevation
Scale: 1/32″ = 1′ 0″



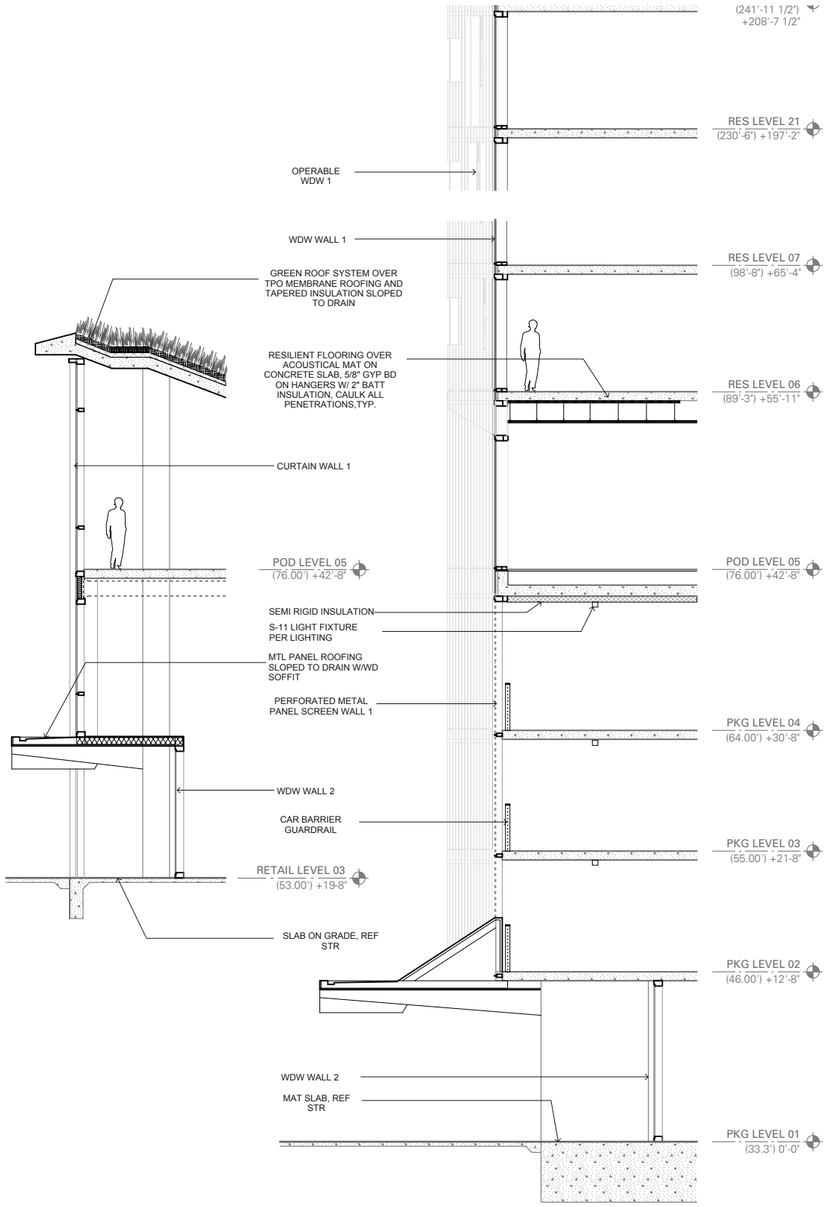
West Elevation
Scale: 1/32" = 1' 0"



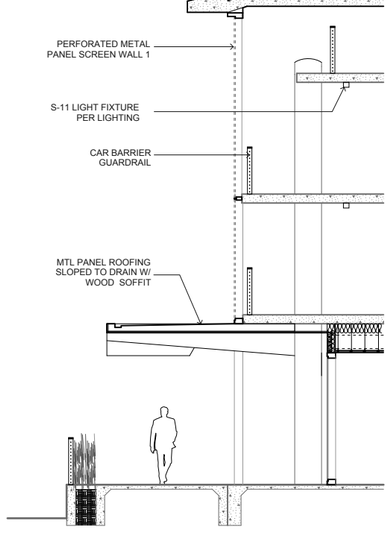
N/S Building Section
Scale: 1/32" = 1' 0"



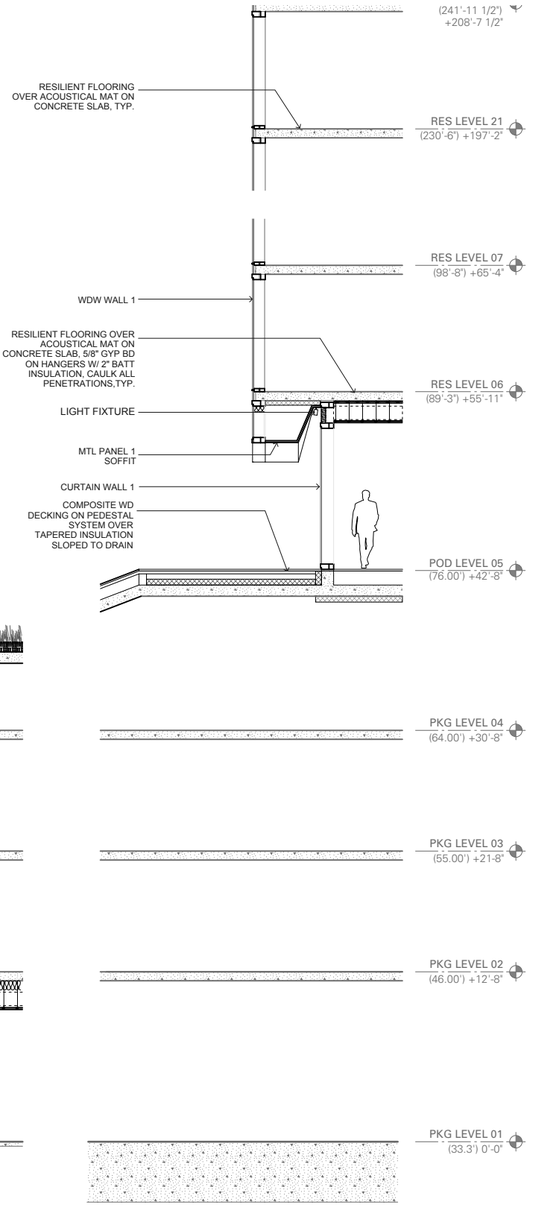
E/W Building Section
Scale: 1/32″ = 1′ 0″



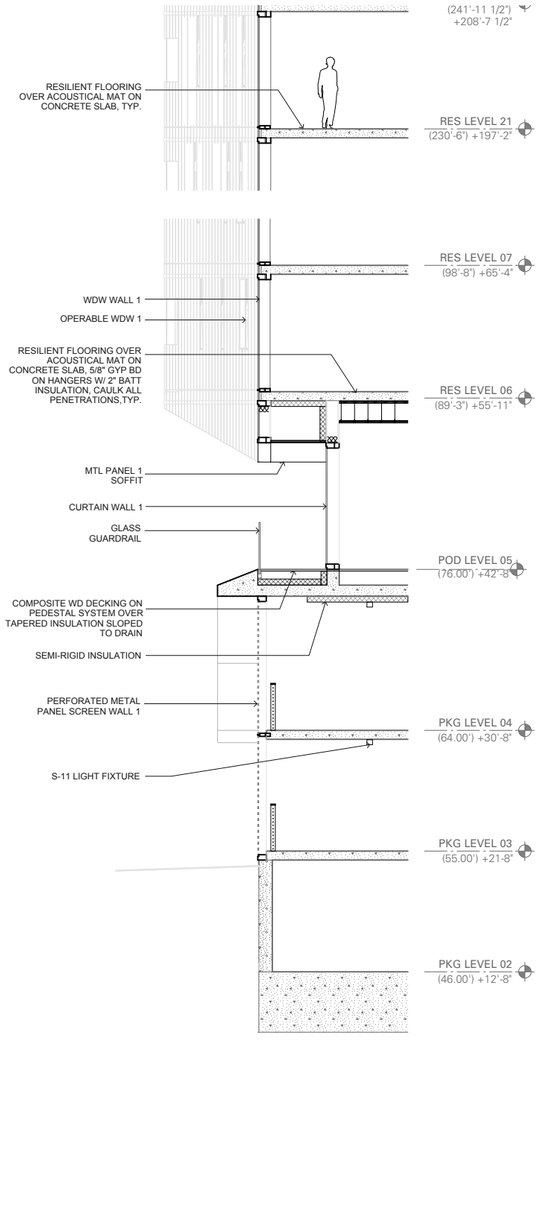
Wall Section
(Podium West Elevation) **01**



Wall Section
(Podium and Tower North Elevation) **02**

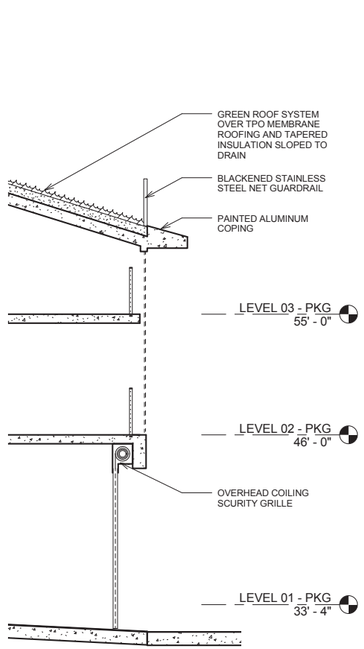


Wall Section
(Podium West Elevation) **03**

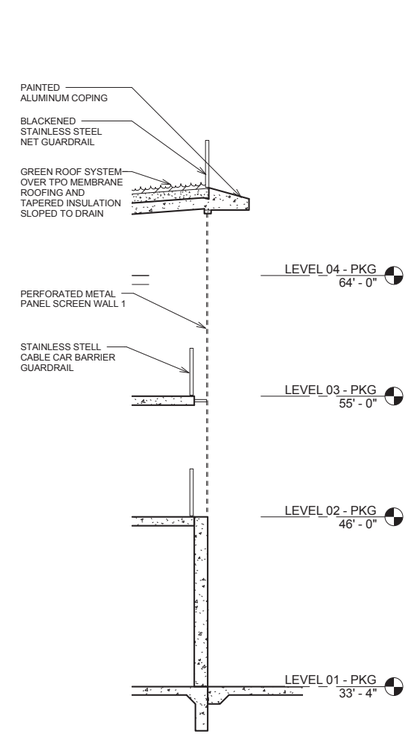


Wall Section
(Tower West Elevation) **04**

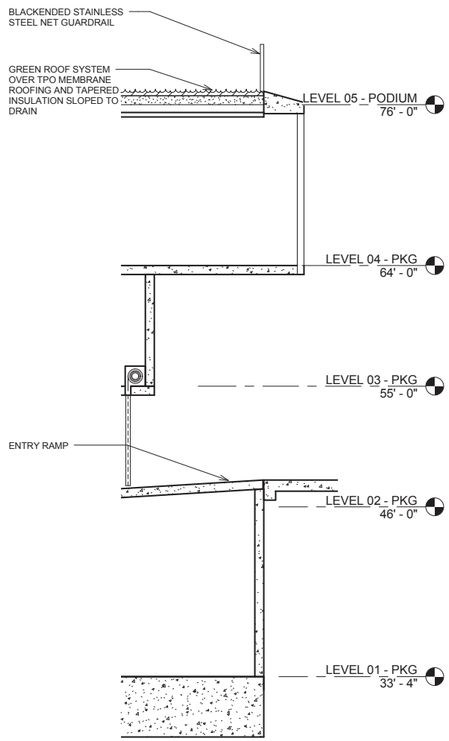
Wall Section
(Podium and Tower South Elevation) **05**



Wall Section (West Garage) **01**

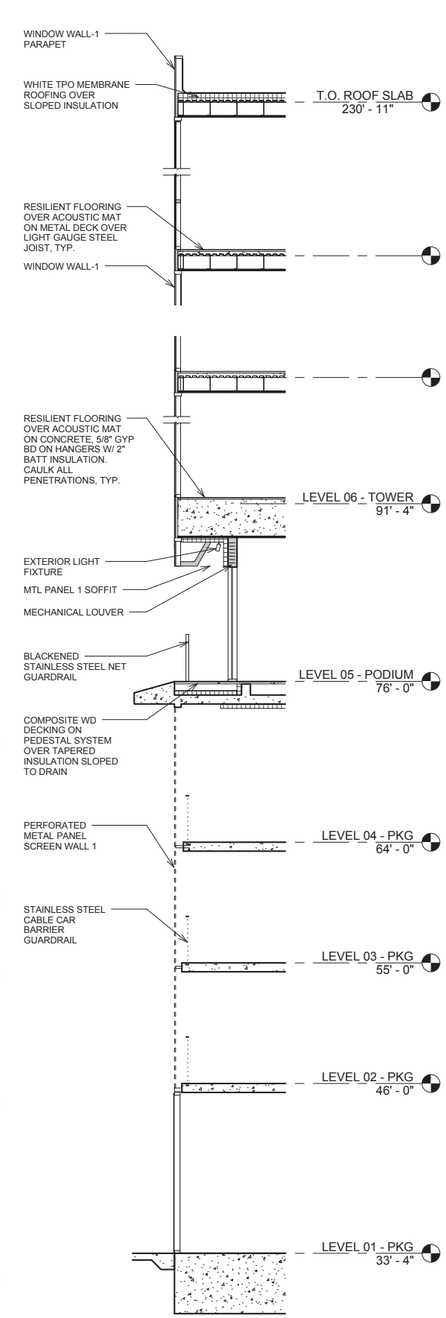


Wall Section (South) **02**

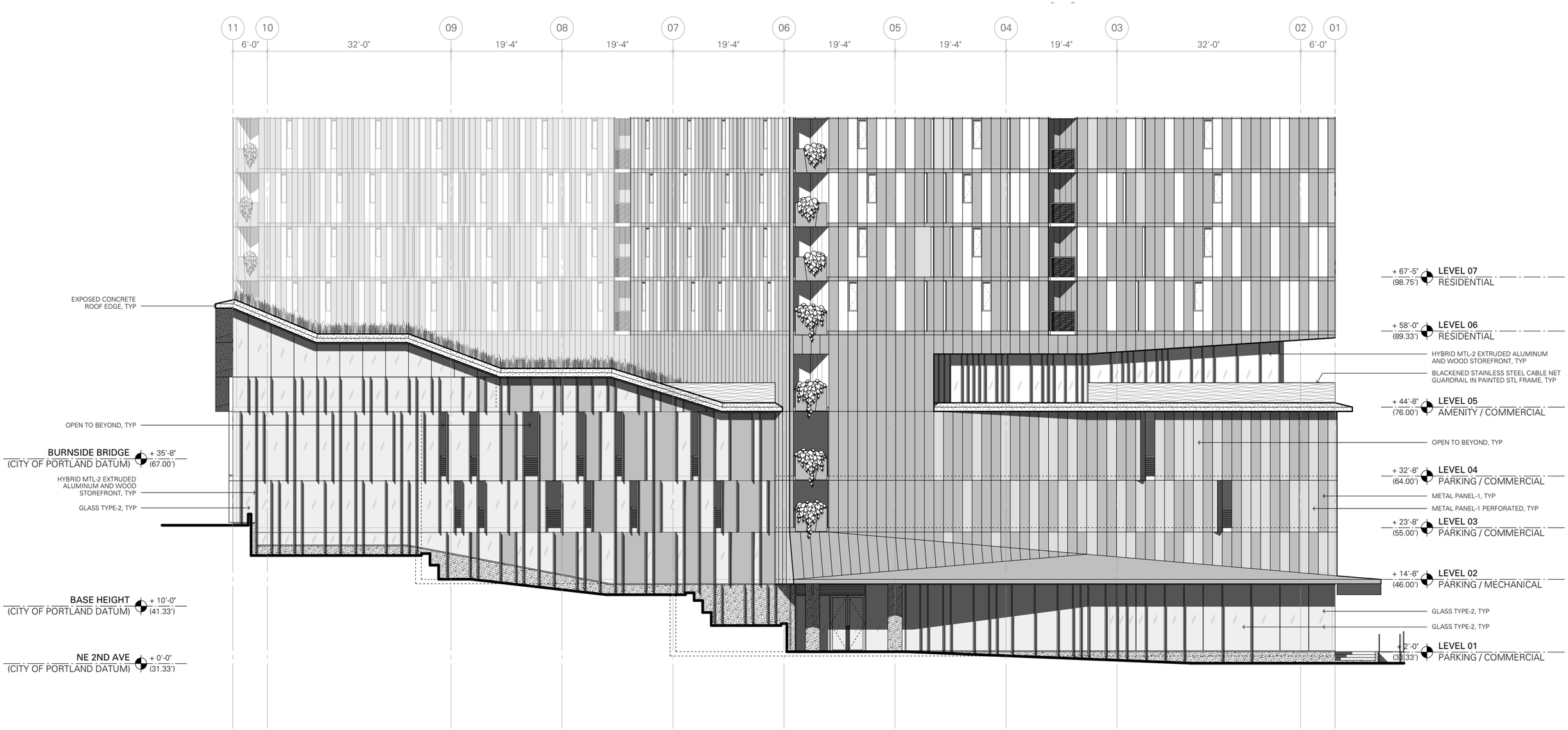


Wall Section (East Garage) **03**

Wall Section (Balconies) **04**



Wall Section (North Elevation) **05**

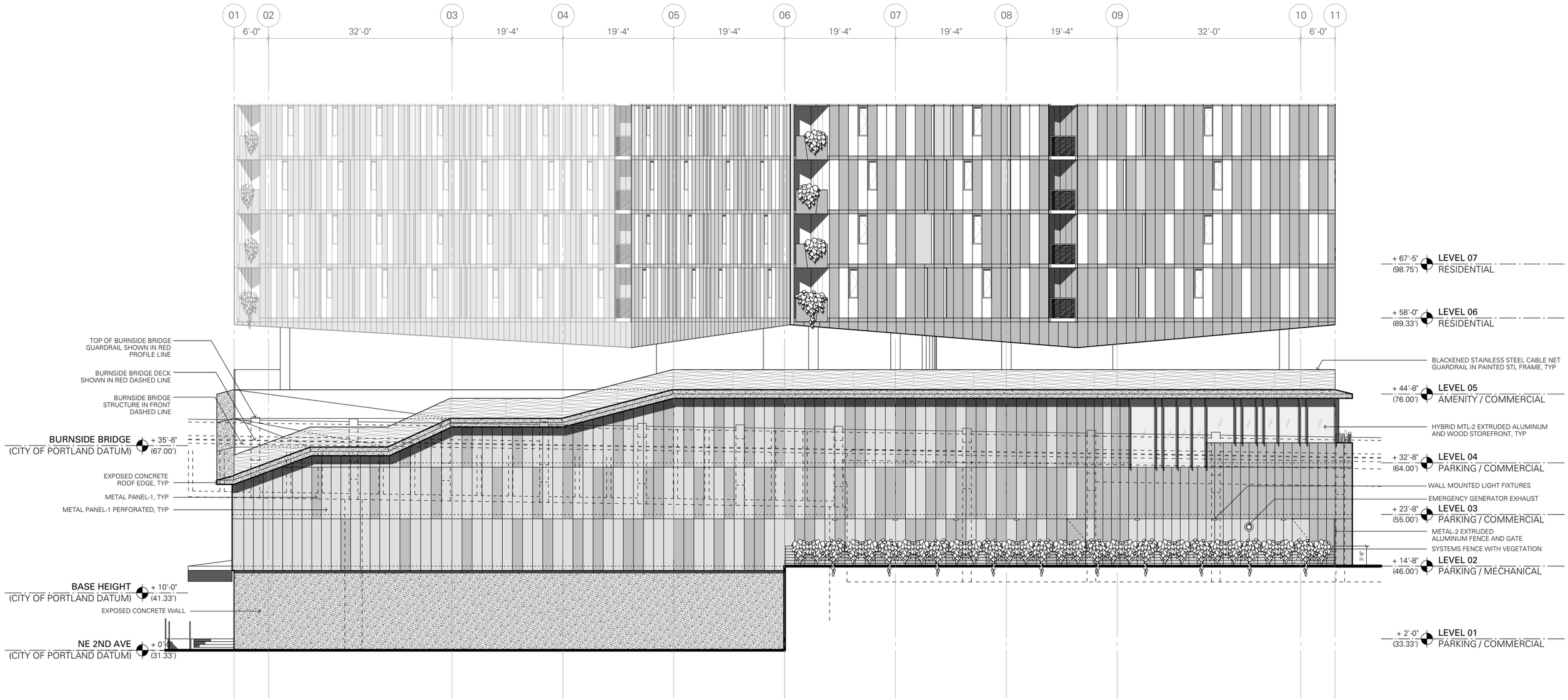


North Elevation

Scale: 1/16" = 1' 0"

East Elevation

Scale: 1/16" = 1' 0"



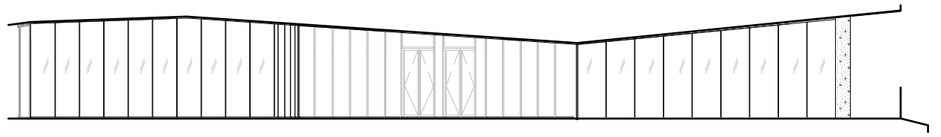
South Elevation

Scale: 1/16″ = 1′ 0″

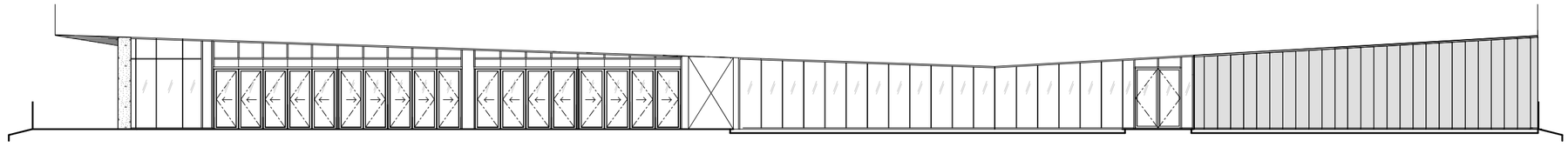
09.30.13

West Elevation

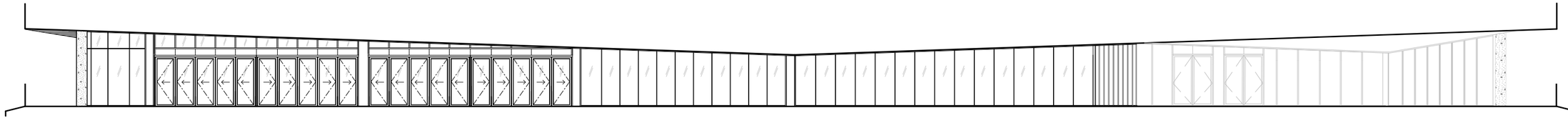
Scale: 1/16" = 1' 0"



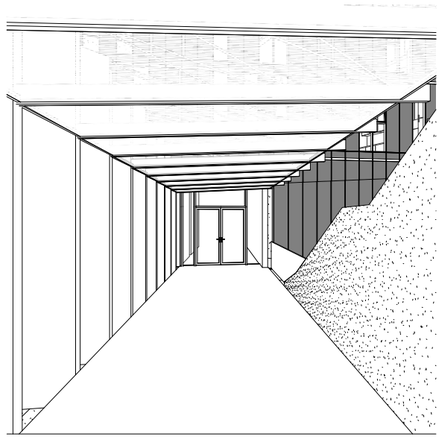
South Elevation



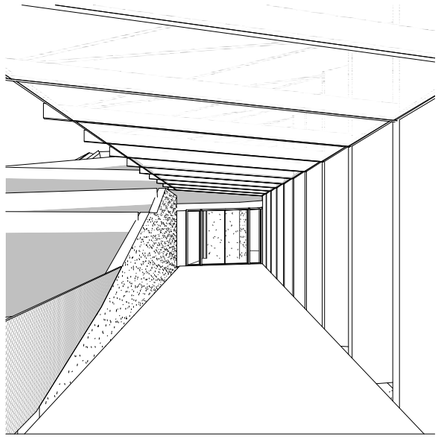
East Elevation



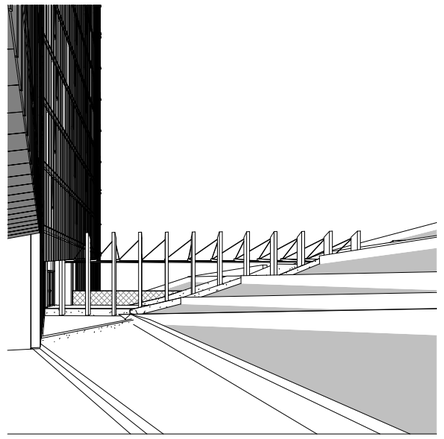
West Elevation



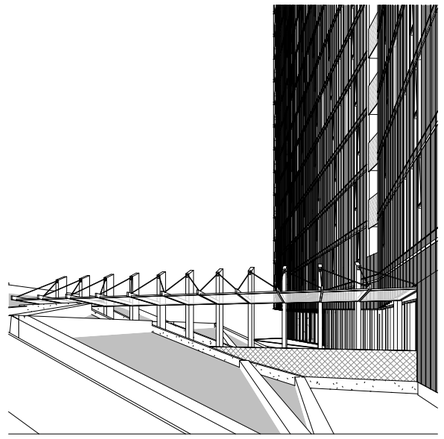
Perspective view - East



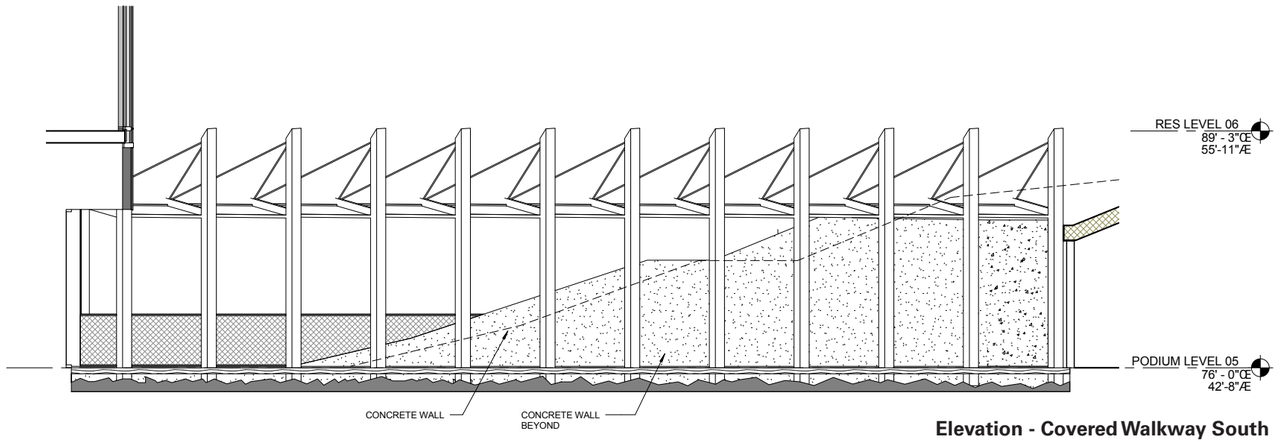
Perspective view - West



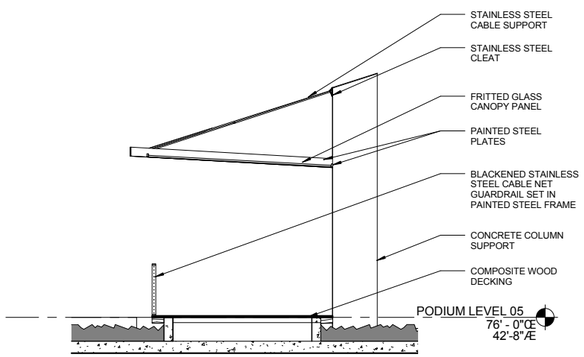
Perspective view - South



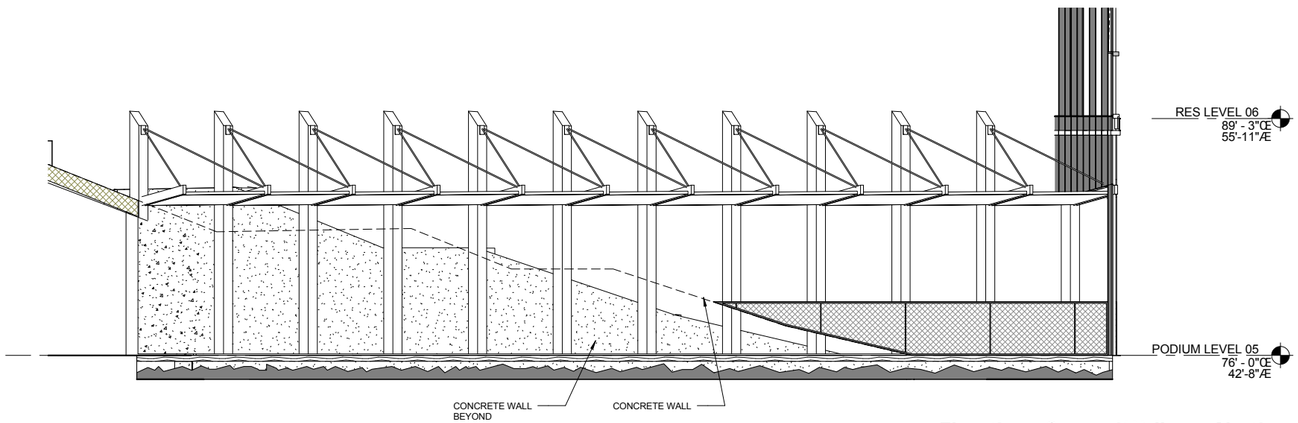
Perspective view - North



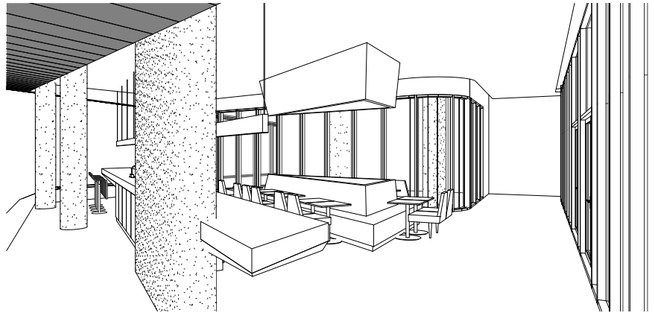
Elevation - Covered Walkway South



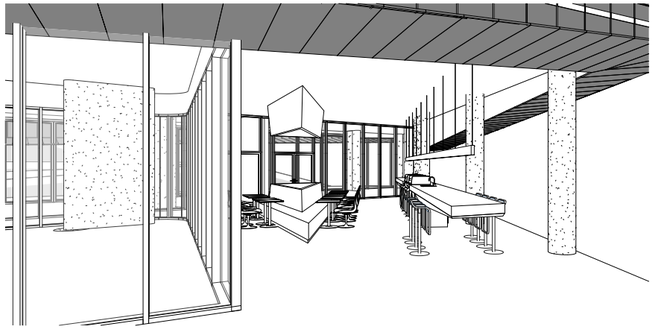
Section - Covered Walkway



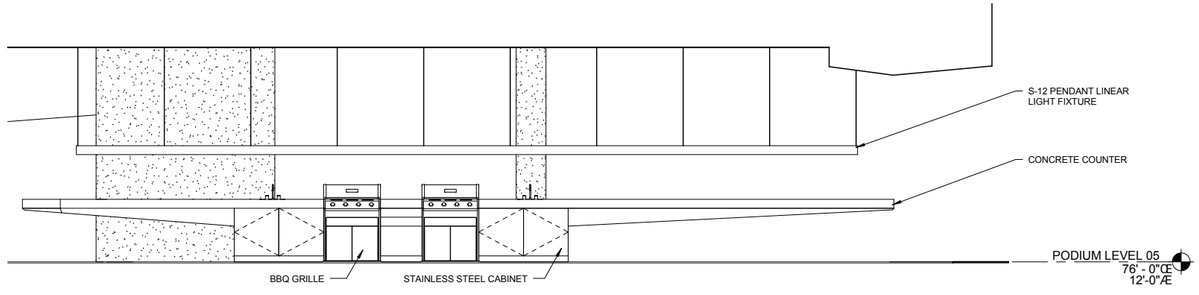
Elevation - Covered Walkway North



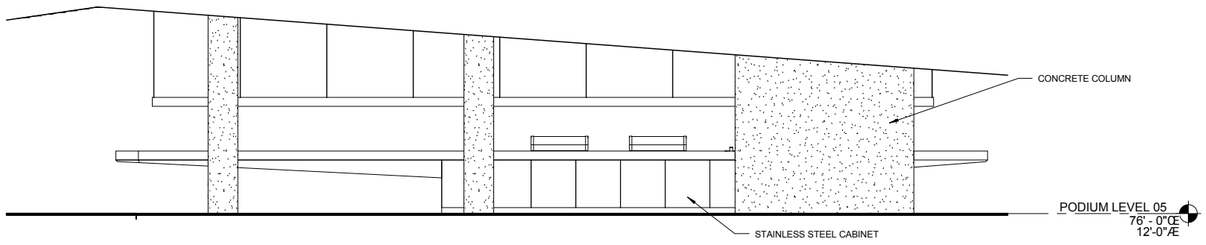
Amenity Area Perspective View 2



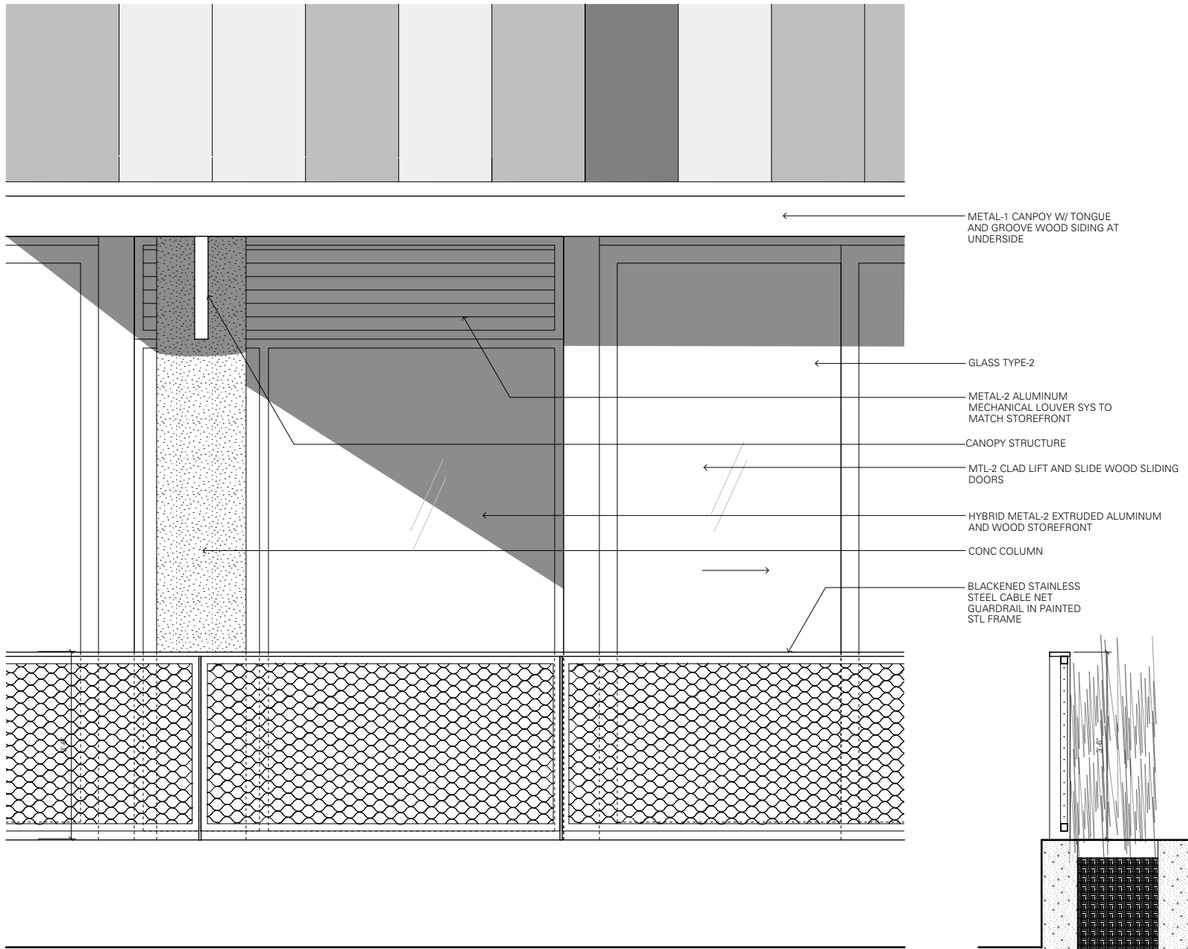
Amenity Area Perspective View 1



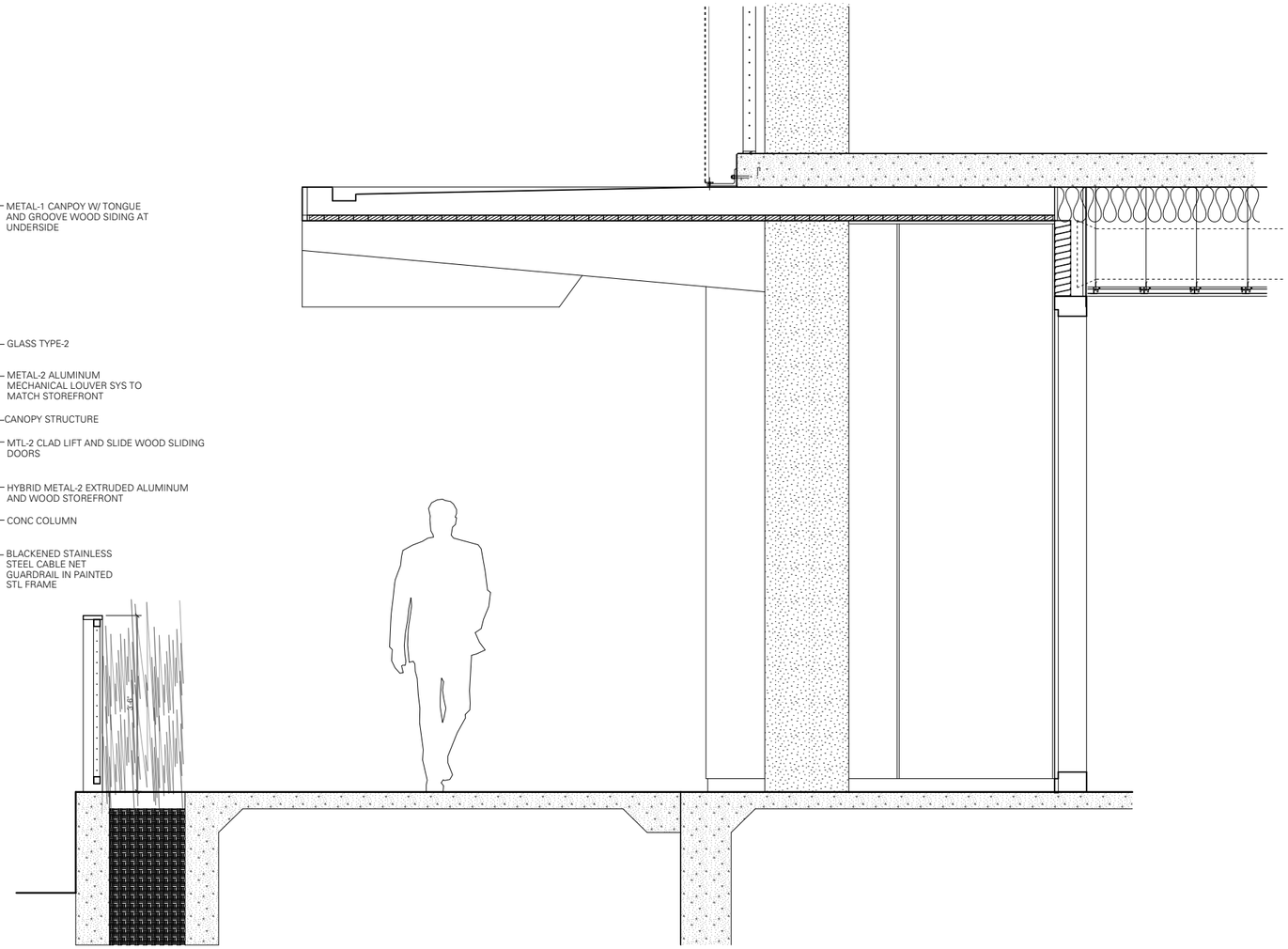
Elevation - Amenity Area North



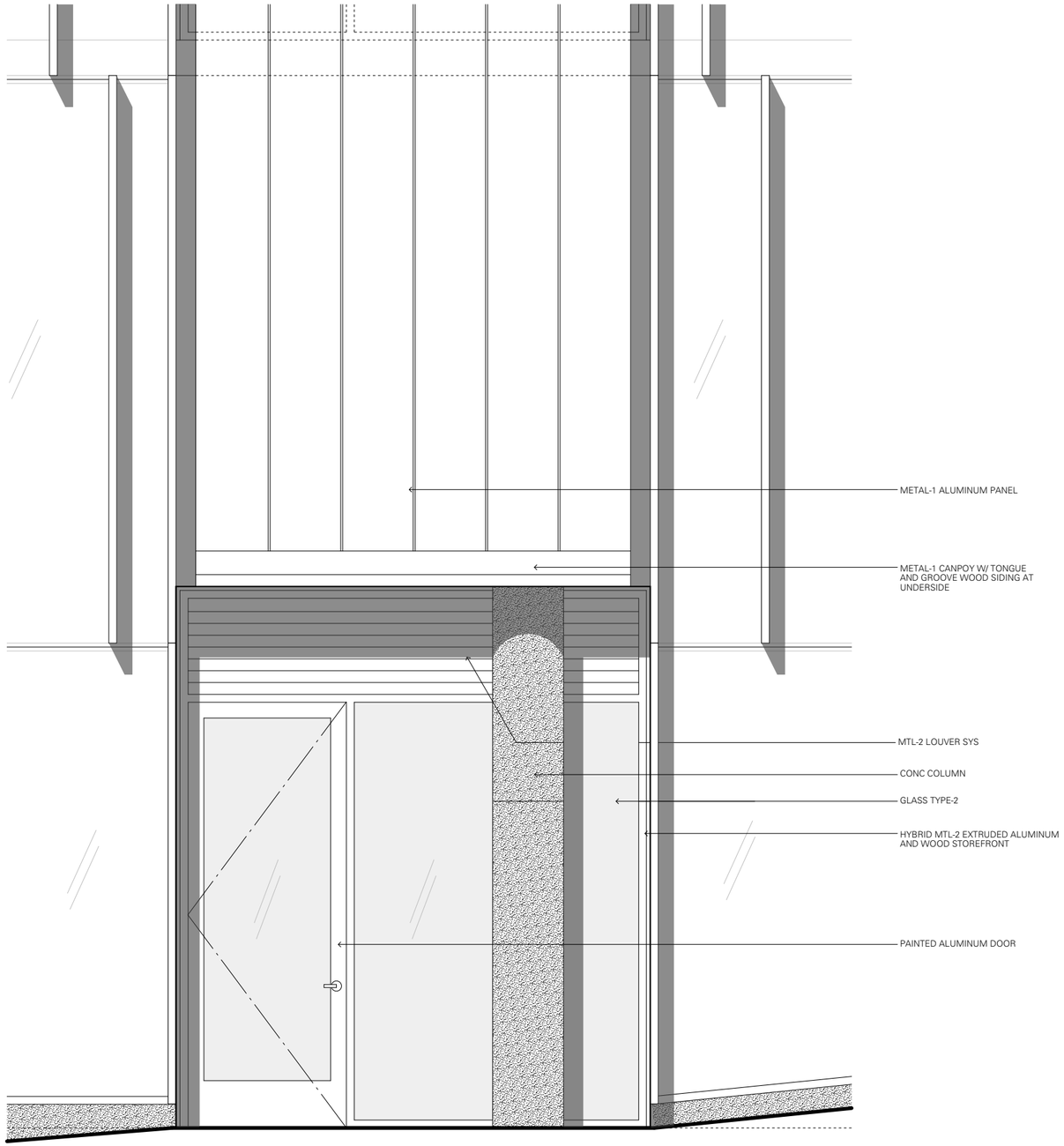
Elevation - Amenity Area South



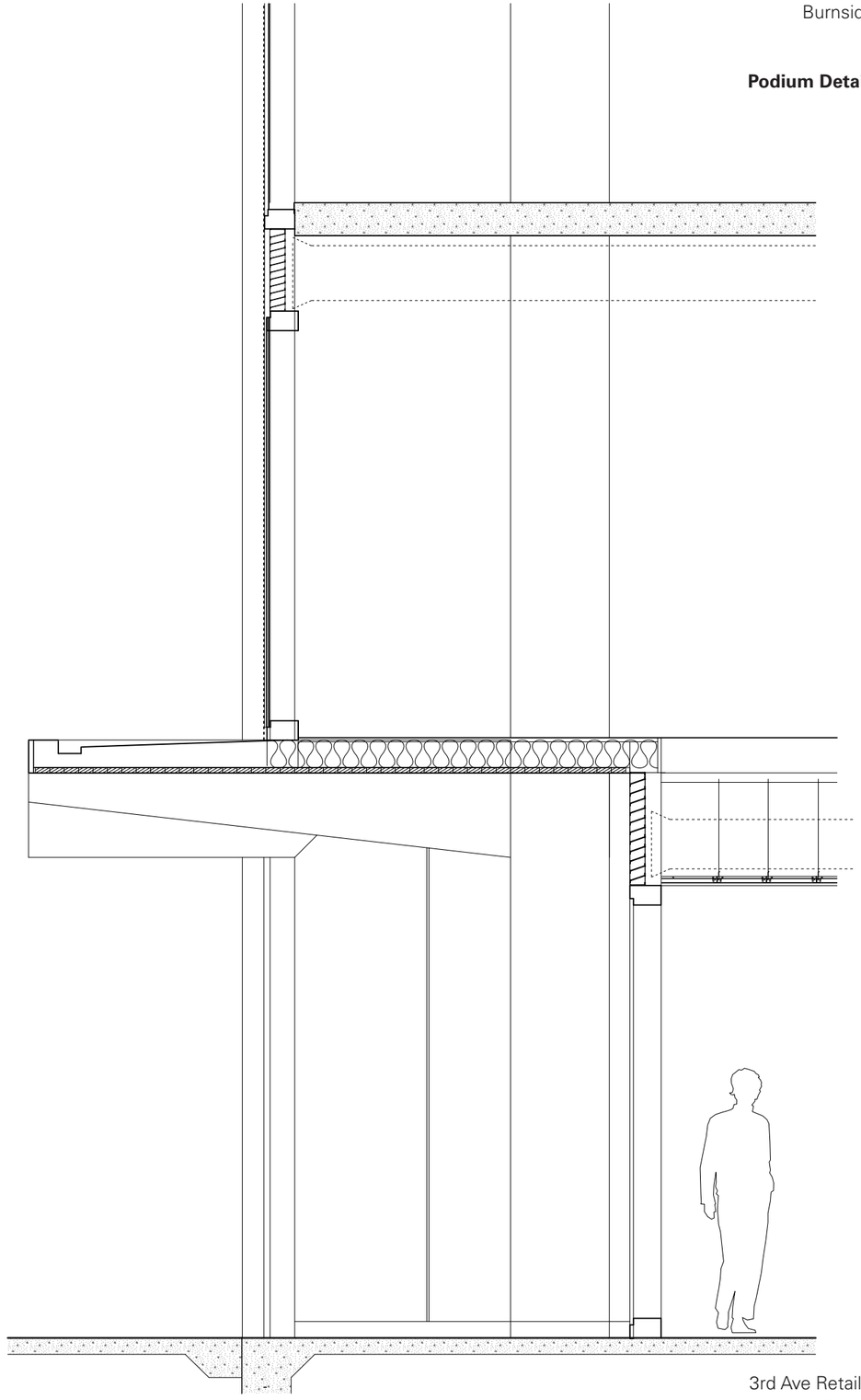
ENLARGED ELEVATION AT NE 2ND AVENUE GROUND FLOOR RETAIL ENTRY



ENLARGED SECTION AT NE 2ND AVENUE GROUND FLOOR RETAIL ENTRY

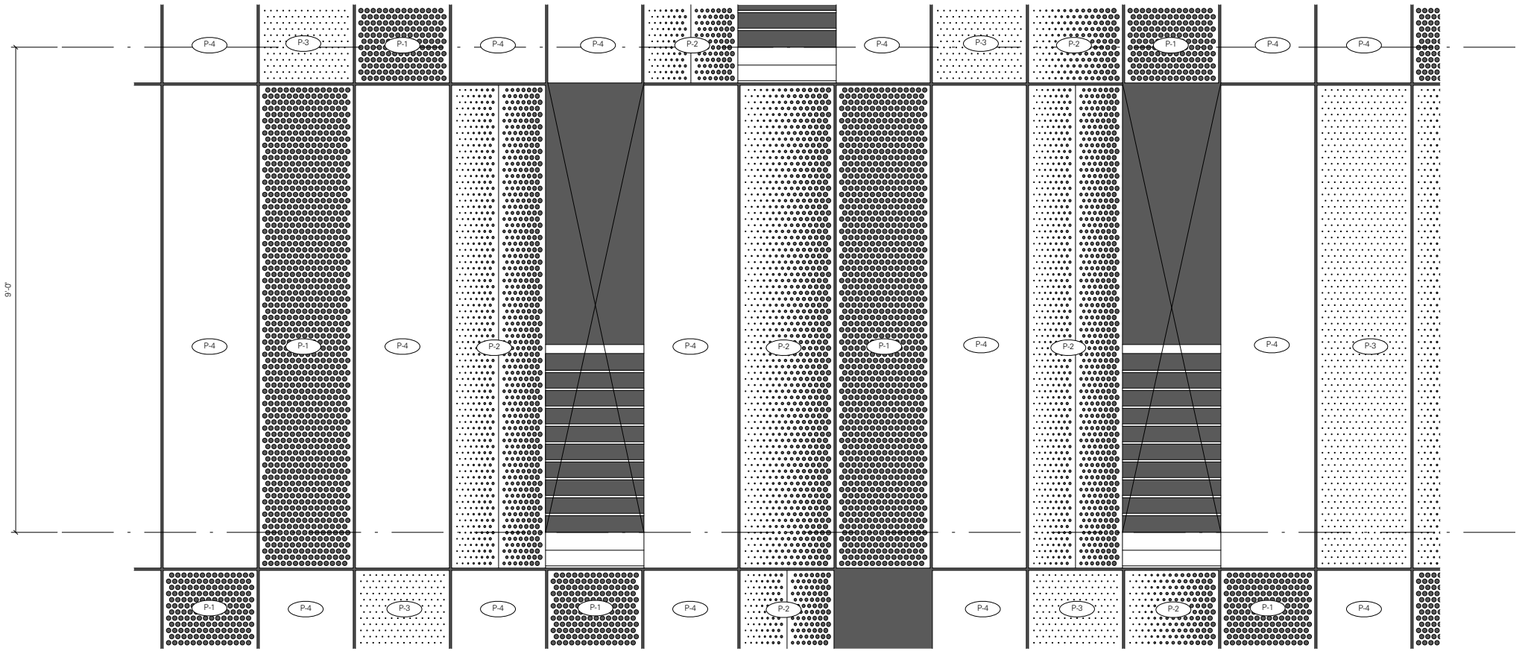


ENLARGED ELEVATION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

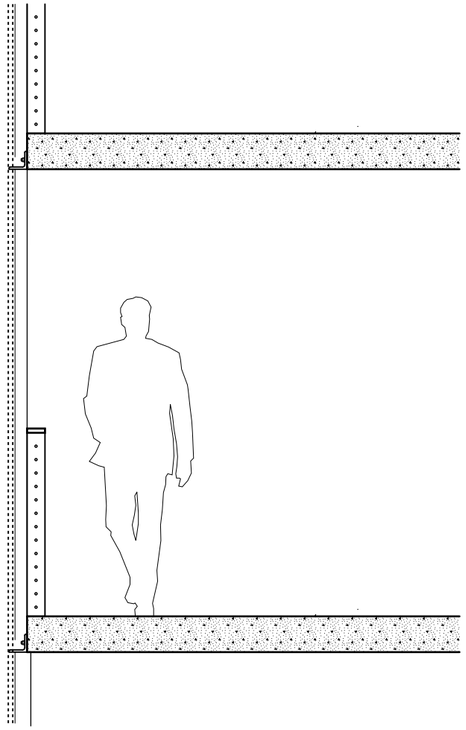


ENLARGED SECTION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

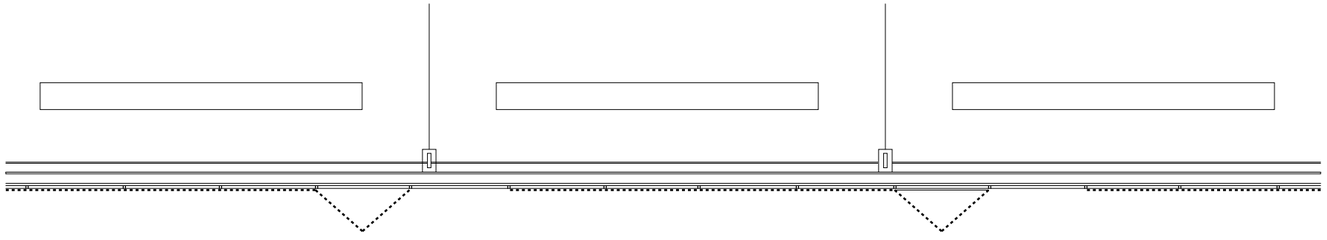
3rd Ave Retail Entry Canopy
Scale: 3/8″ = 1′ 0″



PARTIAL ELEVATION AT TYPICAL PODIUM SCREEN WALL



SECTION AT TYPICAL PODIUM SCREEN WALL



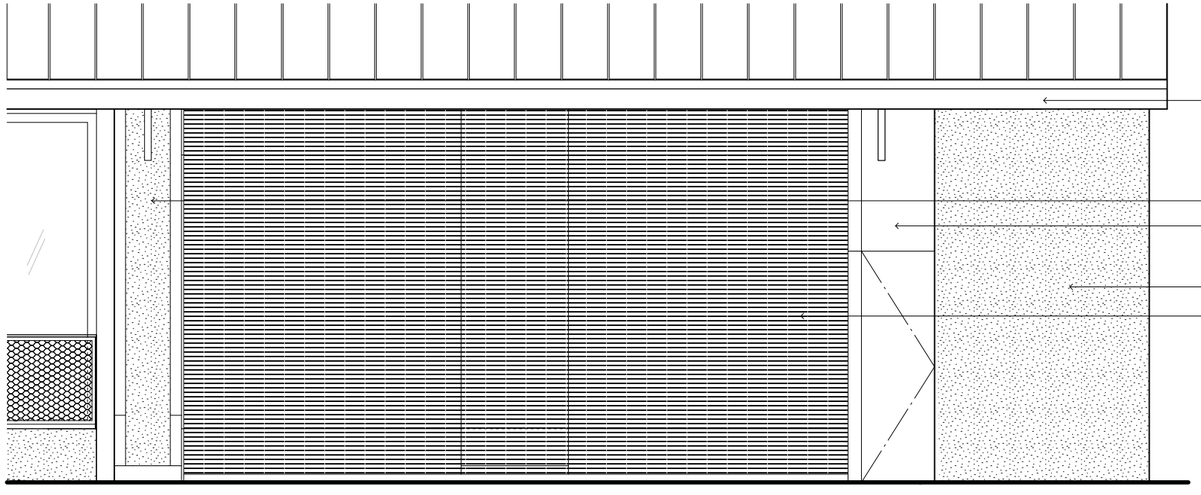
PARTIAL PLAN AT TYPICAL PODIUM SCREEN WALL

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

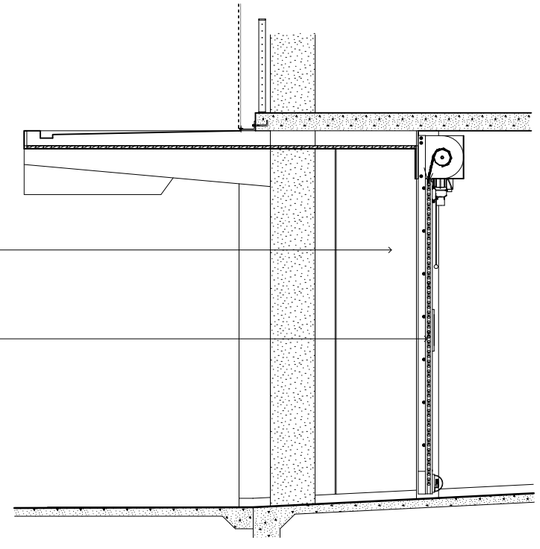
P-2 Panel-2: 1/8" Painted aluminum plate, Varying hole diameter diminishing from 1" D. to 3/8" D. staggered holes 1 3/8" on center with side and top marginsm, reference drawings for bent panel dimensions. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"

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

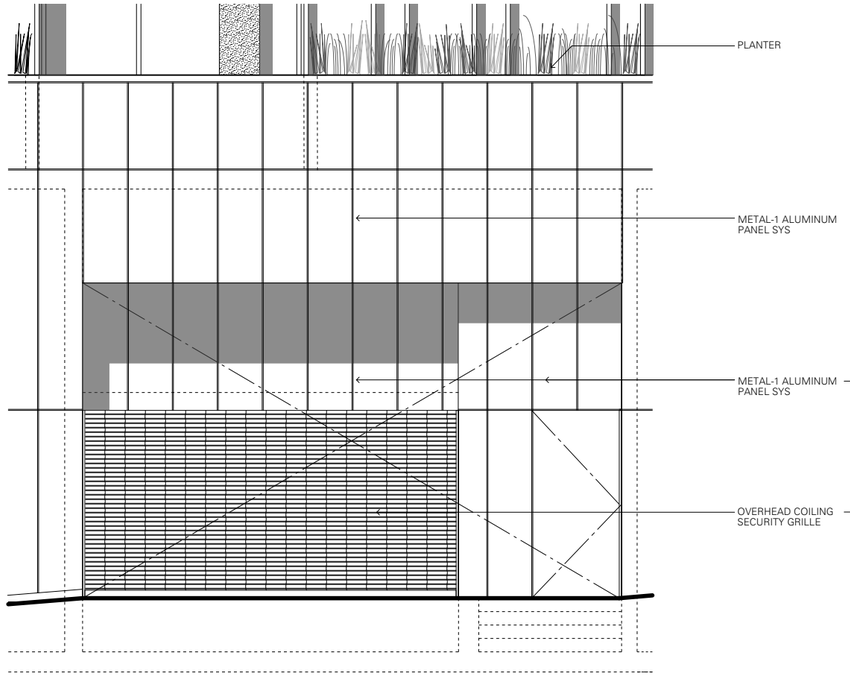
P-4 Panel-4: 1/8" Painted aluminum plate - Solid Panel. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"



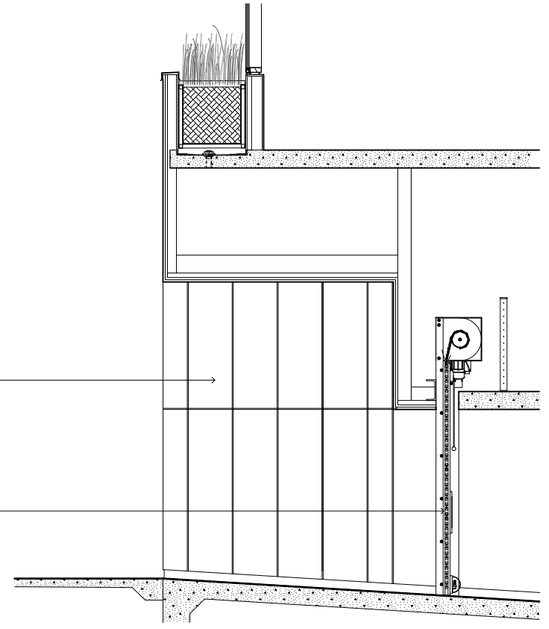
Enlarged Elevation: West Garage Gate



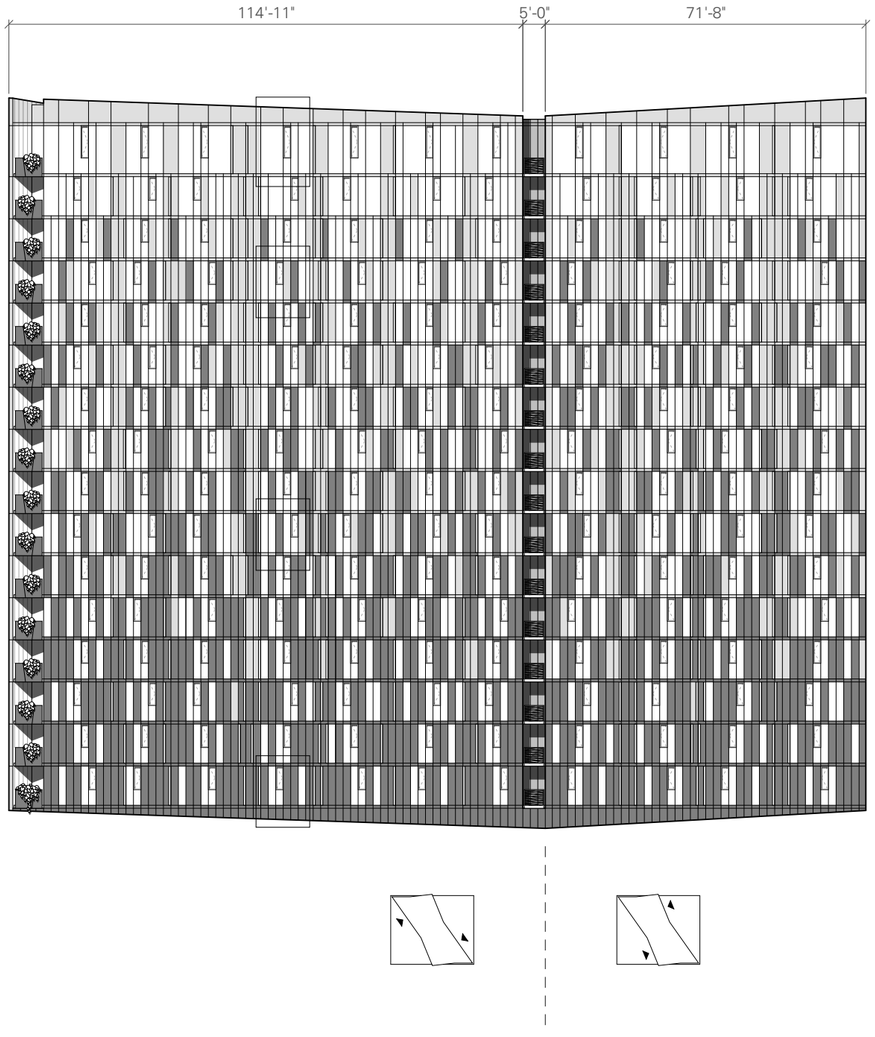
Enlarged Section: West Garage Gate

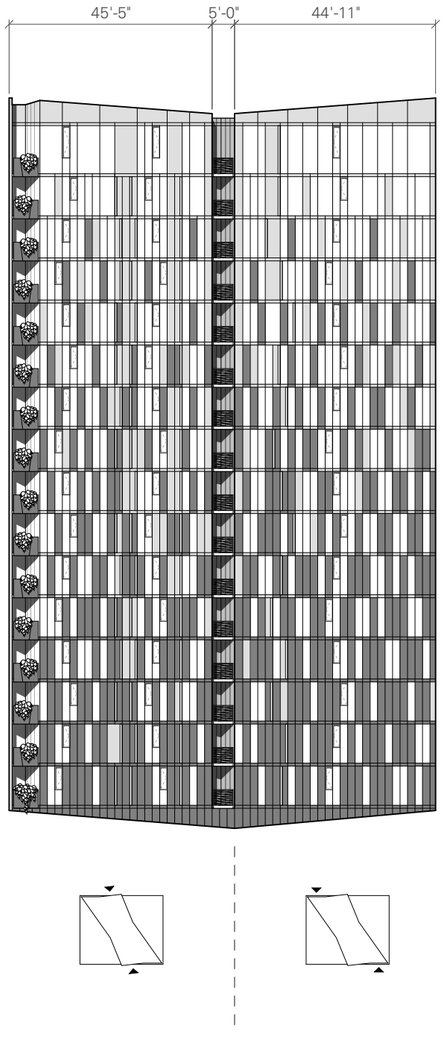


Enlarged Elevation: East Garage Gate



Enlarged Section: East Garage Gate

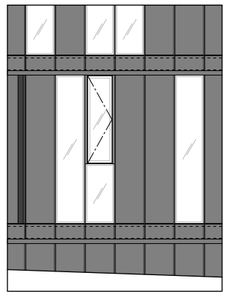




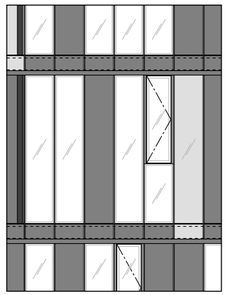
+ 208'-7" (239.92') LEVEL 22 ROOF (MECHANICAL)
+ 197'-2" (230.50') LEVEL 21 RESIDENTIAL (PENTHOUSE)
+ 187'-9" (221.08') LEVEL 20 RESIDENTIAL
+ 178'-4" (211.67') LEVEL 19 RESIDENTIAL
+ 168'-11" (202.25') LEVEL 18 RESIDENTIAL
+ 159'-6" (192.83') LEVEL 17 RESIDENTIAL
+ 150'-1" (183.42') LEVEL 16 RESIDENTIAL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

LEGEND

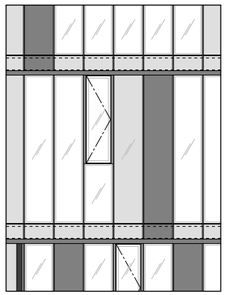
- CLEAR GLASS
- SPANDREL GLASS
- METAL PANEL
- INSET BALCONY
- OPERABLE WINDOW
- INTAKE / EXHAUST SPANDREL PANEL
- INTAKE / EXHAUST METAL PANEL
- INSET BALCONY W/ PLANTER



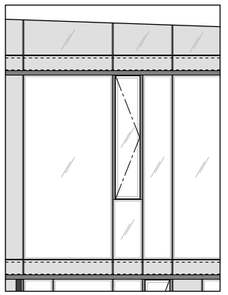
LEVEL 01



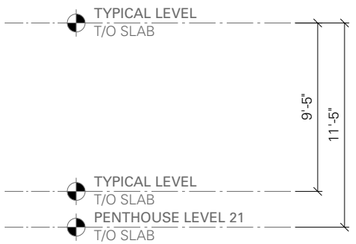
LEVEL 07



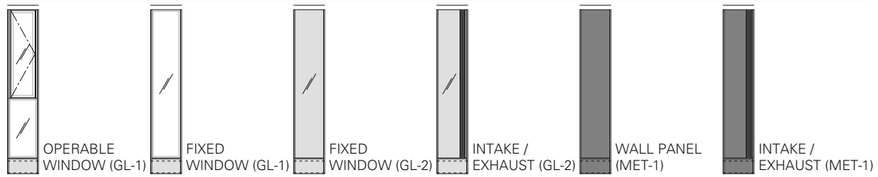
LEVEL 18



LEVEL 21



LEGEND



LEGEND

- CLEAR GLASS
- SPANDREL GLASS
- METAL PANEL
- INSET BALCONY
- OPERABLE WINDOW
- INTAKE / EXHAUST SPANDREL PANEL
- INTAKE / EXHAUST METAL PANEL
- INSET BALCONY W/ PLANTER

LEGEND

CLEAR GLASS

SPANDREL GLASS

METAL PANEL

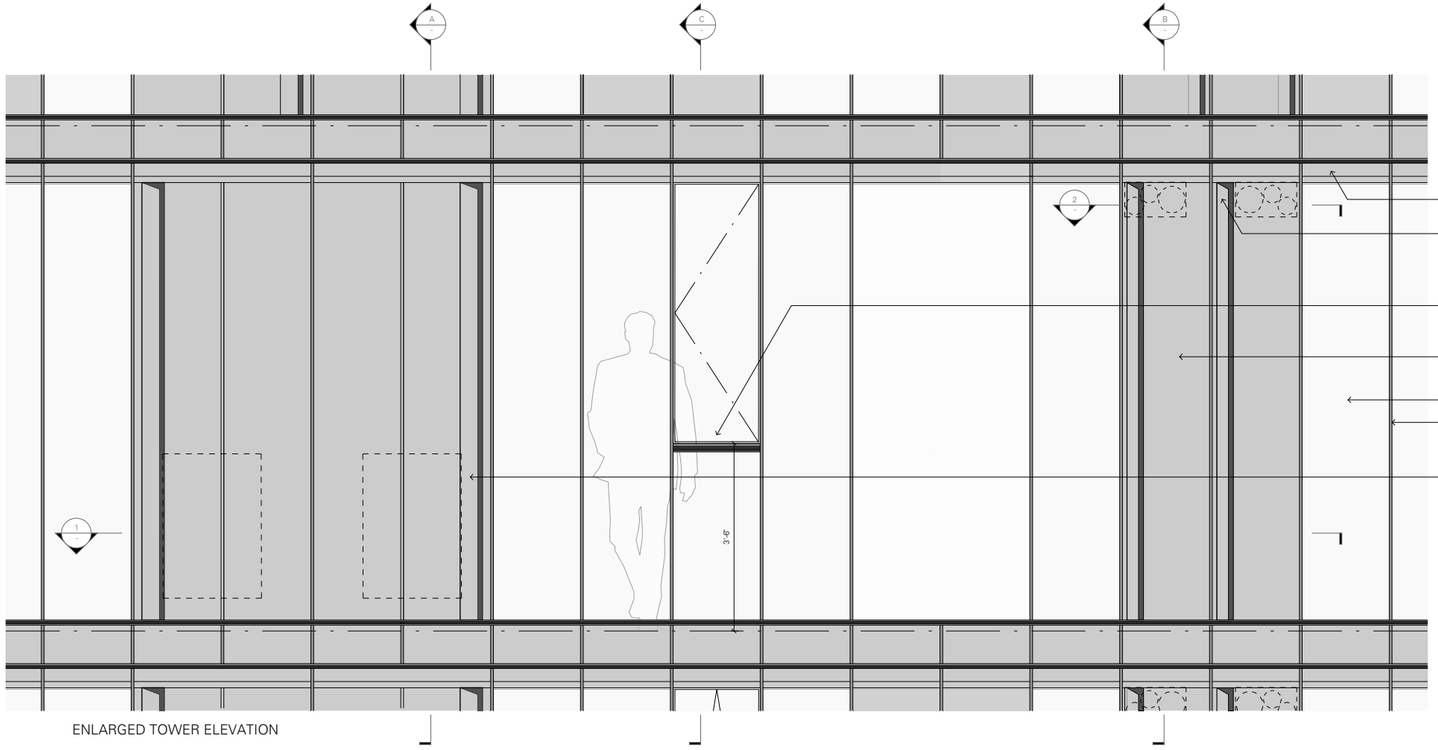
INSET BALCONY

OPERABLE WINDOW

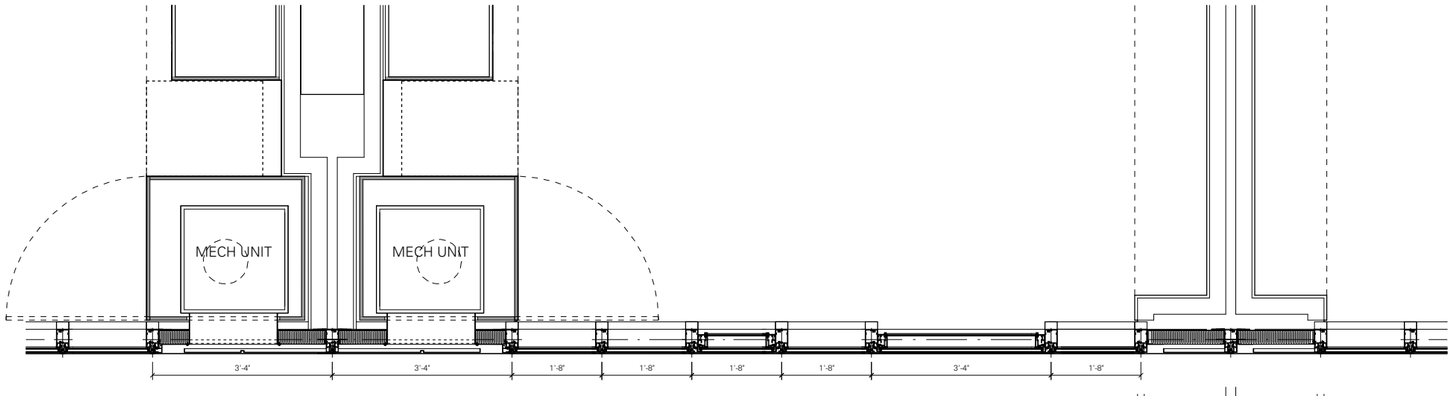
INTAKE / EXHAUST SPANDREL PANEL

INTAKE / EXHAUST METAL PANEL

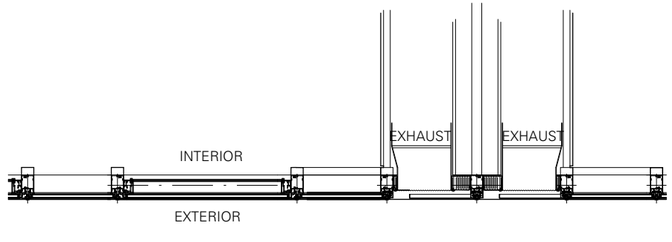
INSET BALCONY W/ PLANTER



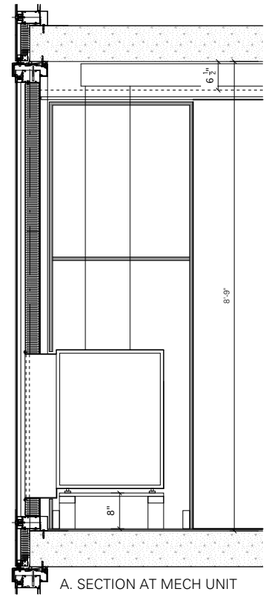
ENLARGED TOWER ELEVATION



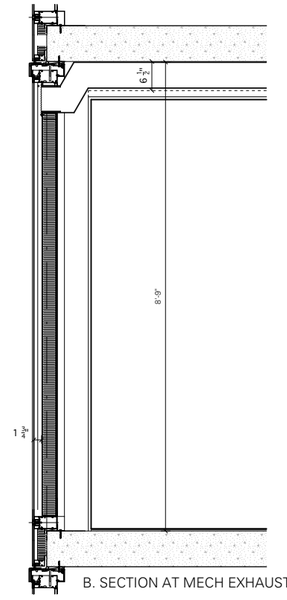
1. ENLARGED TOWER PLAN



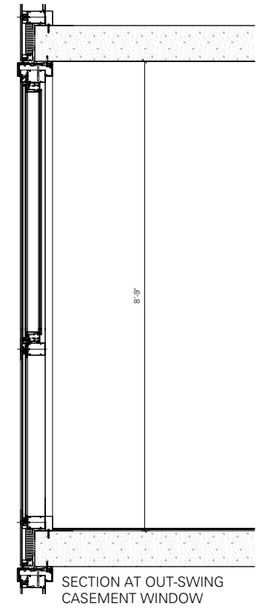
2. ENLARGED TOWER PLAN - EXHAUST



A. SECTION AT MECH UNIT

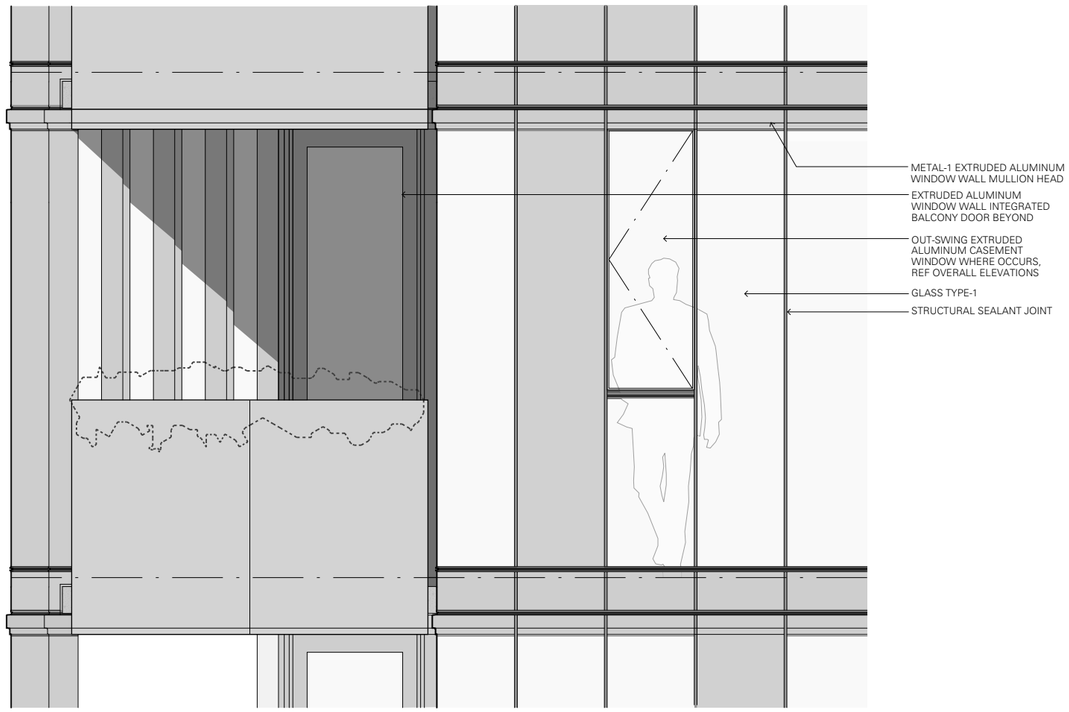


B. SECTION AT MECH EXHAUST

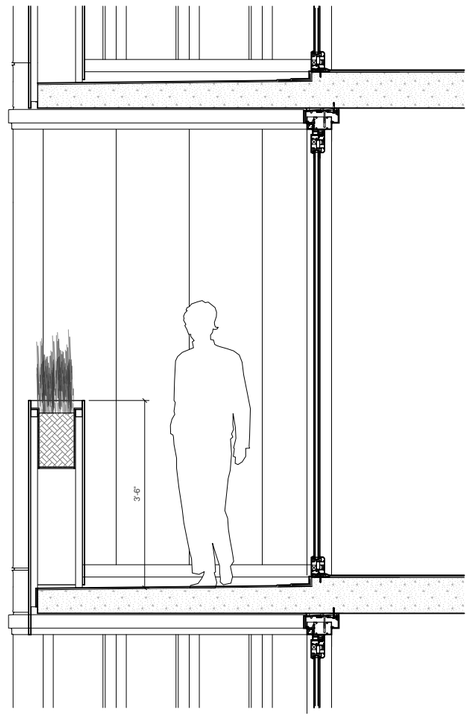


SECTION AT OUT-SWING CASEMENT WINDOW

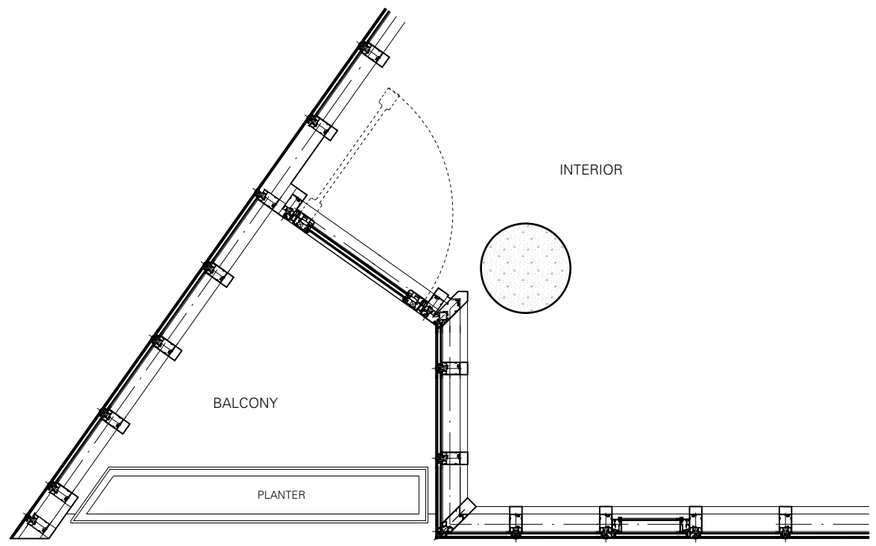
Enlarged Tower Elevation
Scale: 3/8″ = 1′ 0″



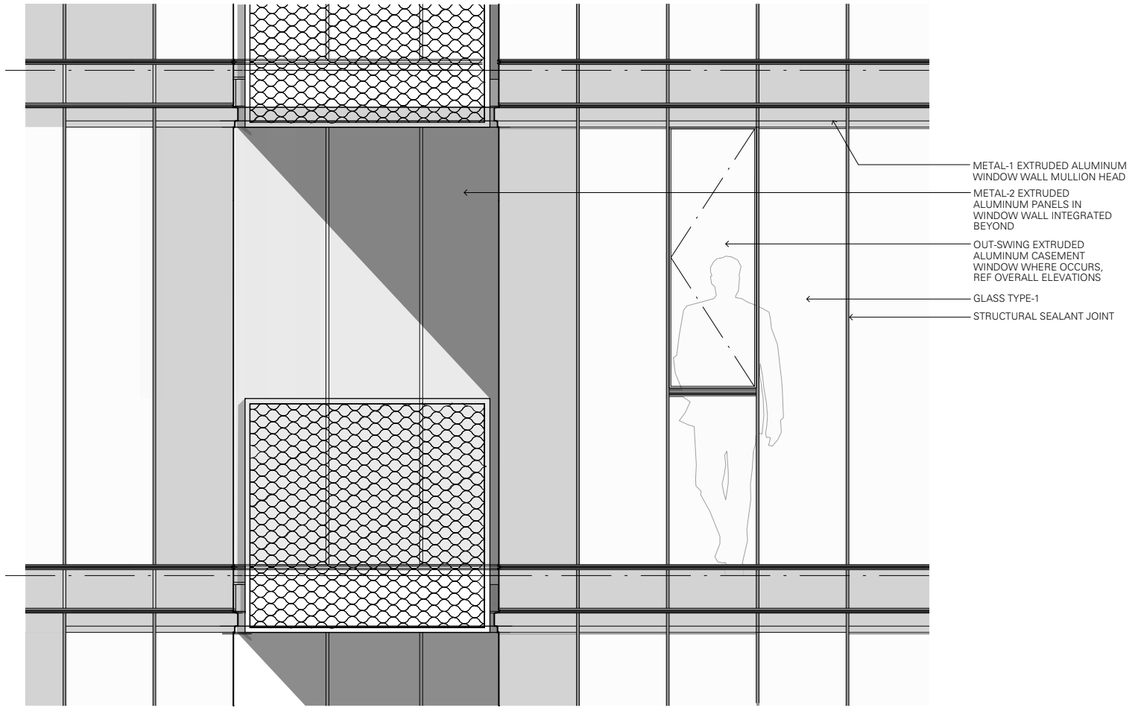
ENLARGED LEVATION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)



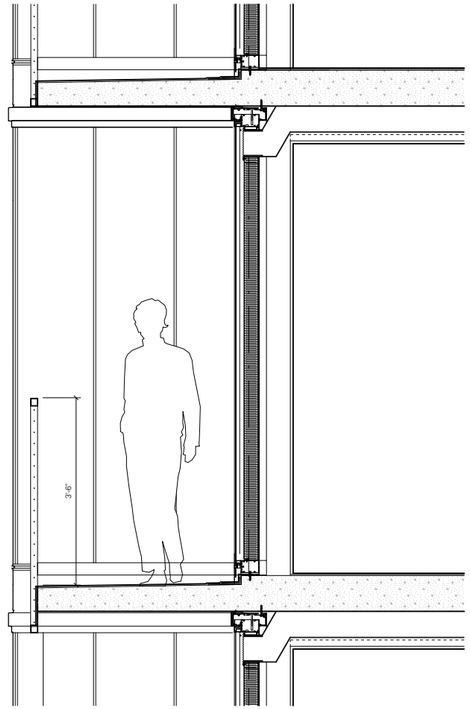
SECTION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)



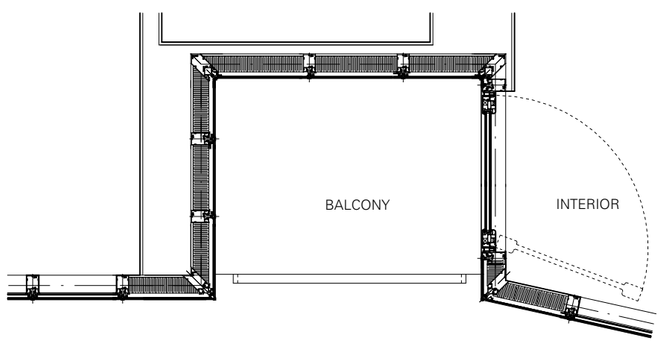
ENLARGED PLAN AT CORNER TOWER BALCONIES - B1 (B2 SIM)



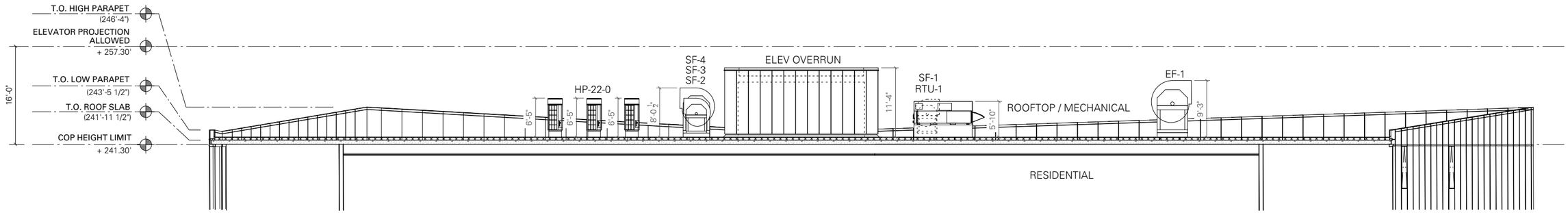
ENLARGED ELEVATION AT TOWER BALCONIES - B3 (B4 SIM)



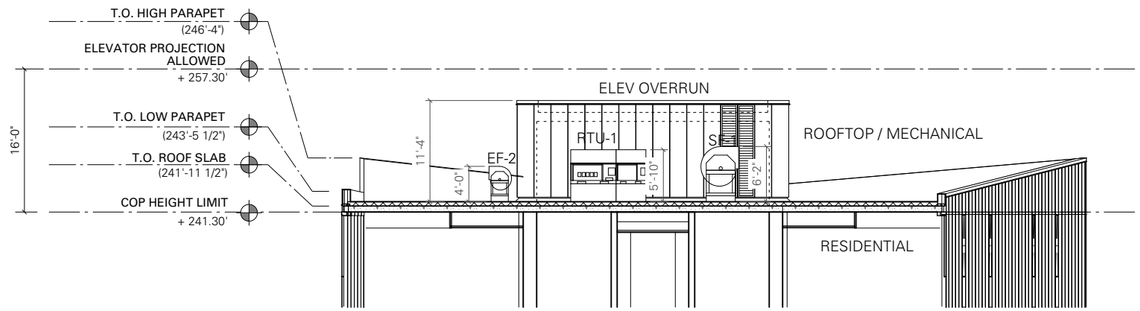
ENLARGED SECTION AT TOWER BALCONIES - B3 (B4 SIM)



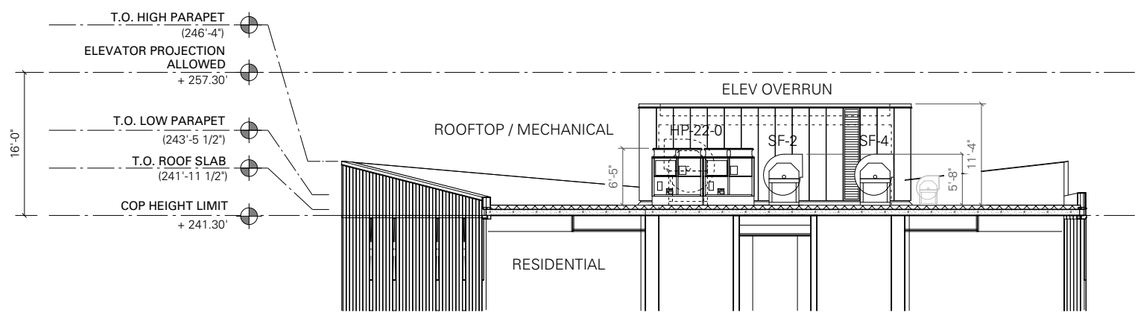
ENLARGED PLAN AT TOWER BALCONIES - B3 (B4 SIM)



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

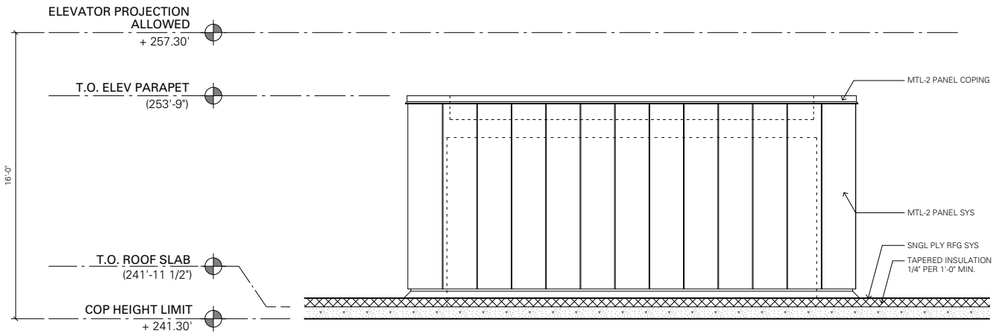


Enlarged Section (Tower Roof) 02
1/16"=1'-0"

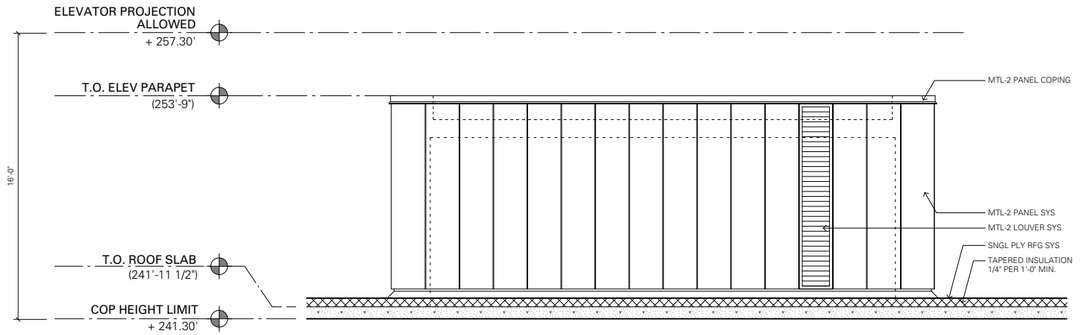


Enlarged Section (Tower Roof) 01
1/16"=1'-0"

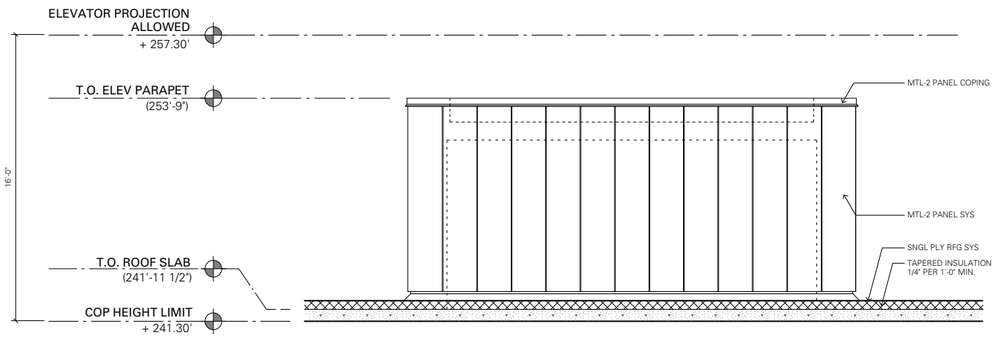
Enlarged Tower Sections at Roof
Scale: 1/16″ = 1′ 0″



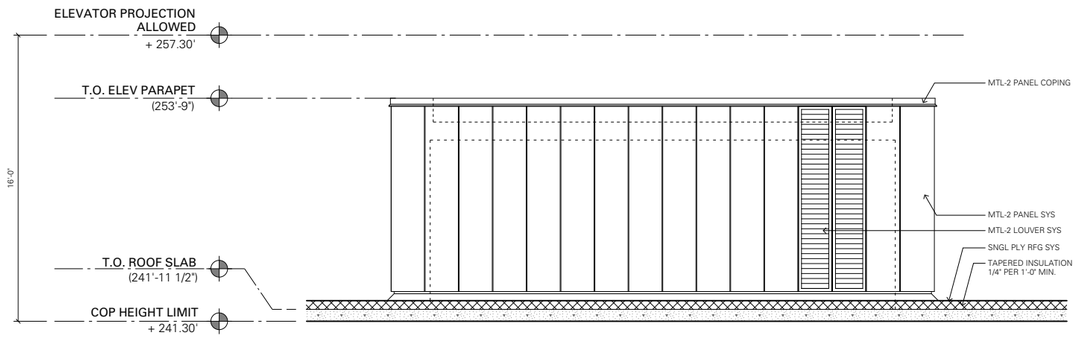
Enlarged Elevation (Elevator Overrun - West) 04
1/8"=1'-0"



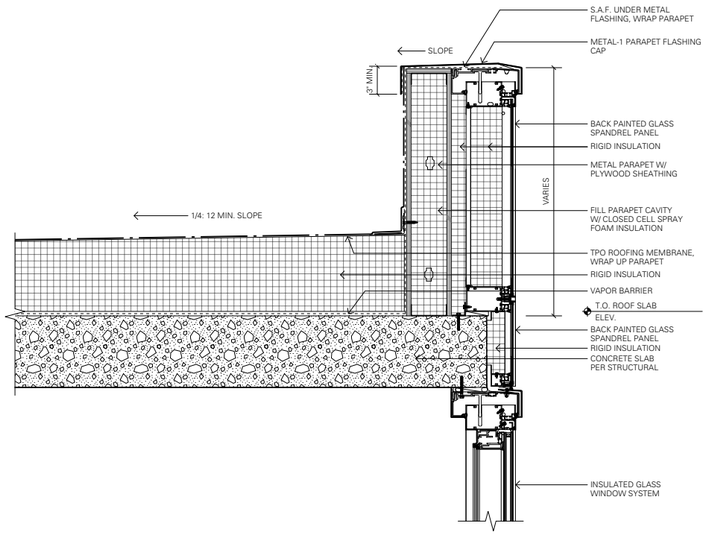
Enlarged Elevation (Elevator Overrun - North) 02
1/8"=1'-0"



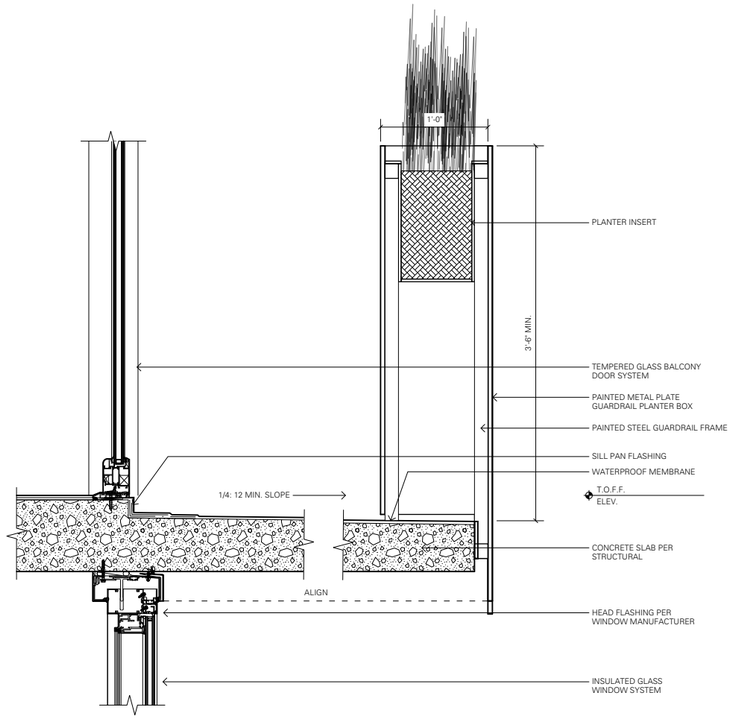
Enlarged Elevation (Elevator Overrun - East) 03
1/8"=1'-0"



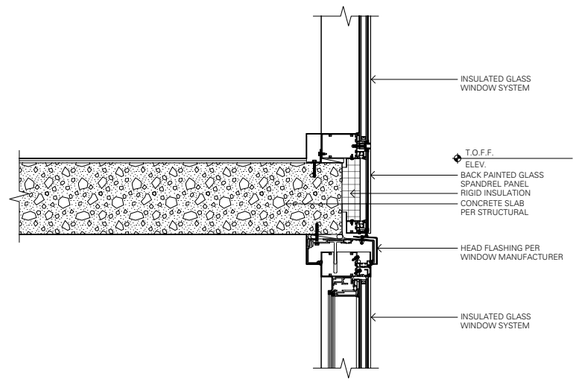
Enlarged Elevation (Elevator Overrun - South) 01
1/8"=1'-0"



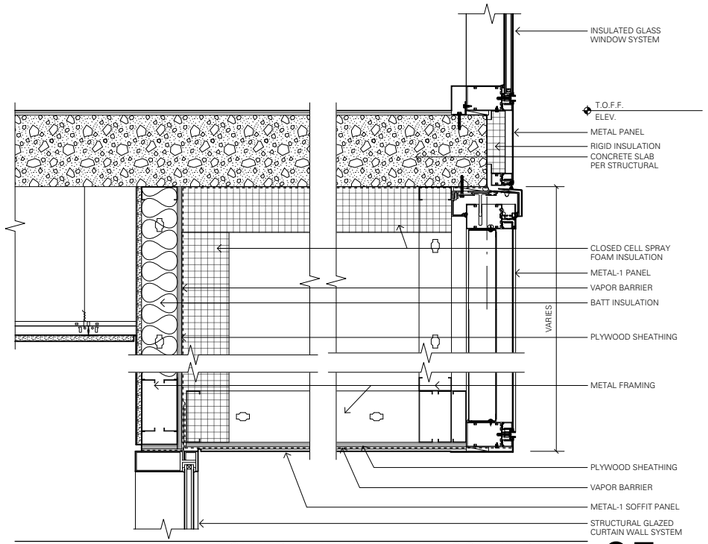
TOWER PARAPET DETAIL 06



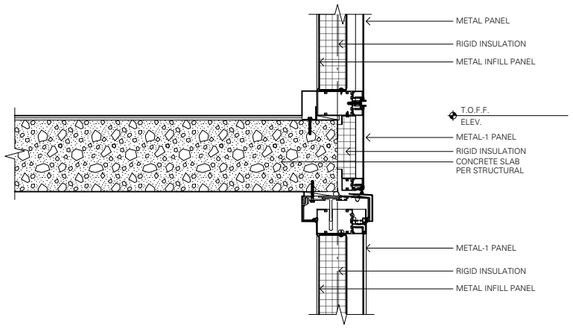
TOWER BALCONY GUARDRAIL 04



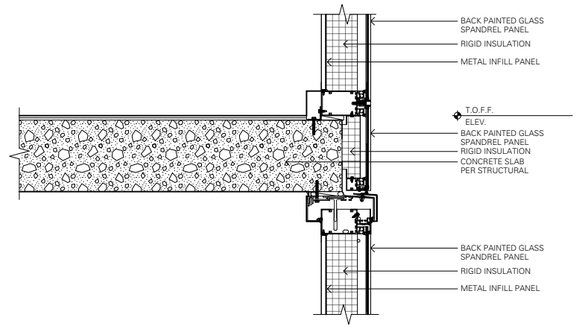
TOWER GLASS TO GLASS 02



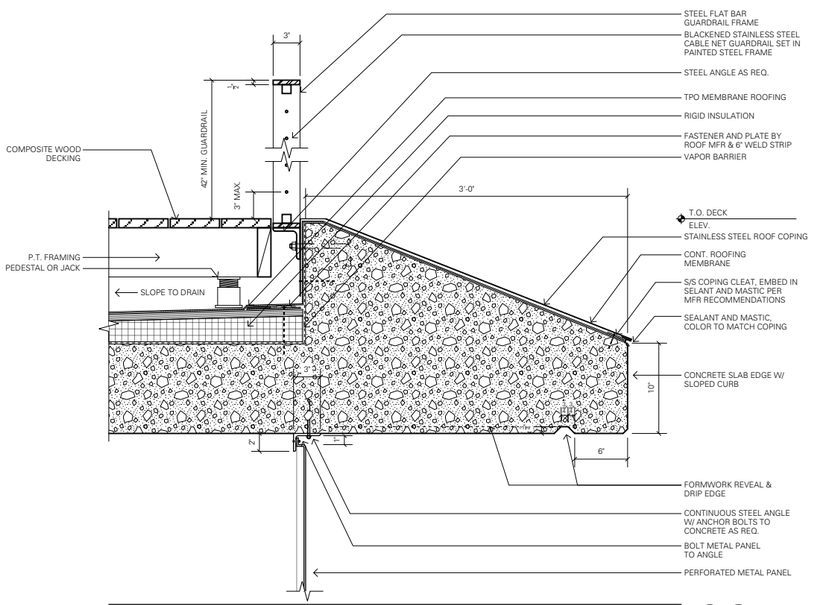
TOWER AMENITY LEVEL SOFFIT DETAIL 05



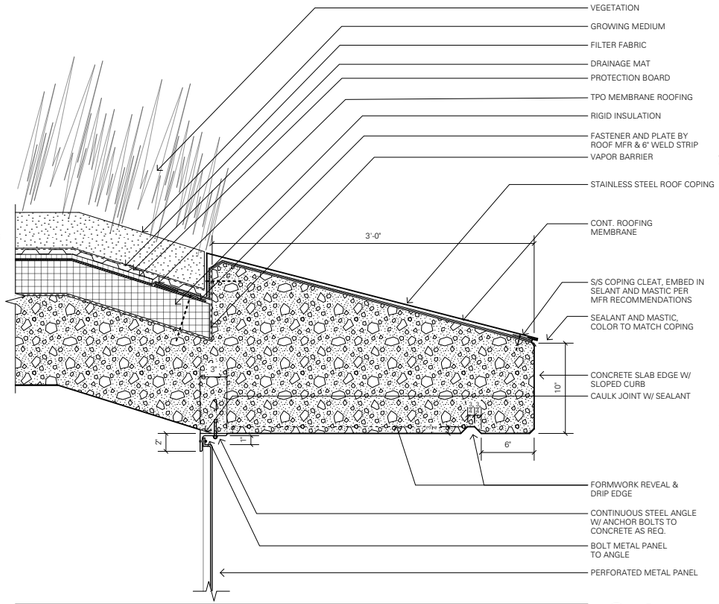
TOWER METAL PANEL TO METAL PANEL 03



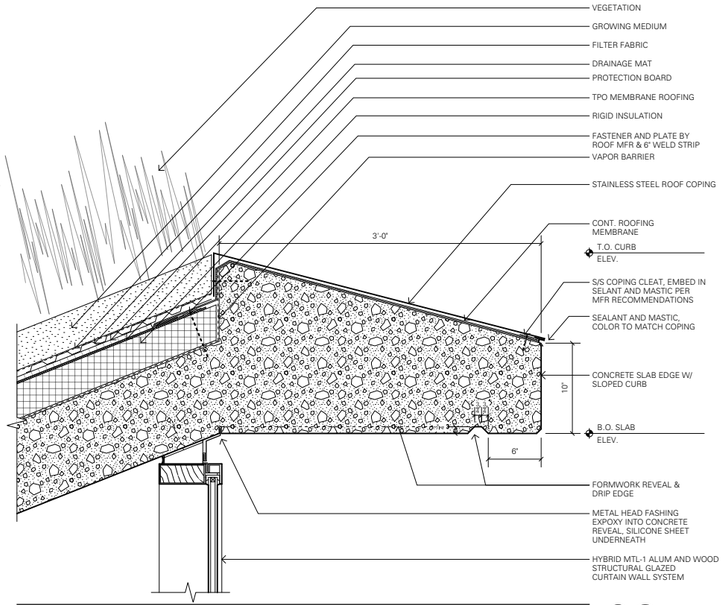
TOWER SPANDREL TO SPANDREL 01



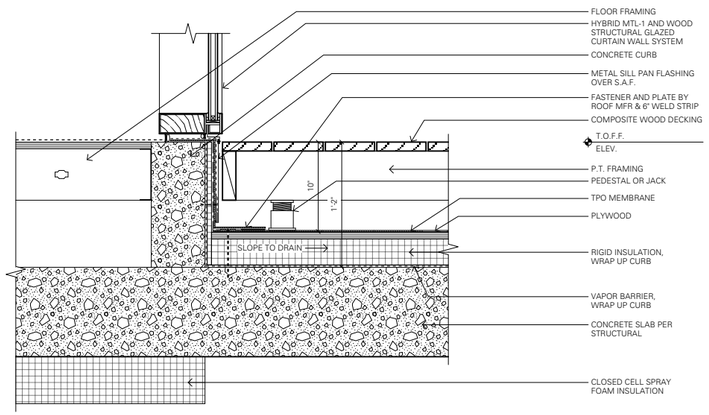
PODIUM ROOF DECK DETAIL **06**



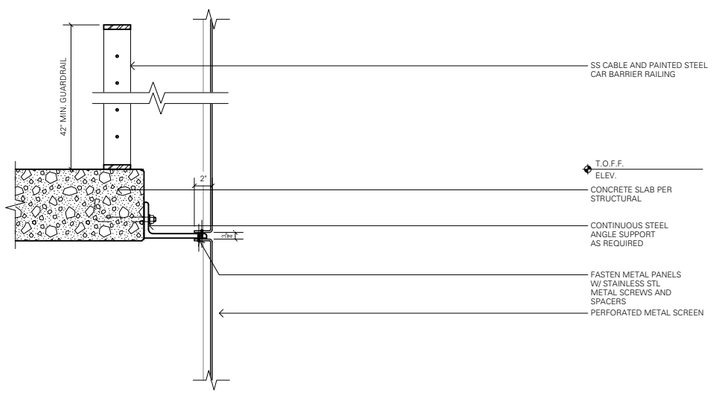
PODIUM AT GARAGE SCREEN **04**



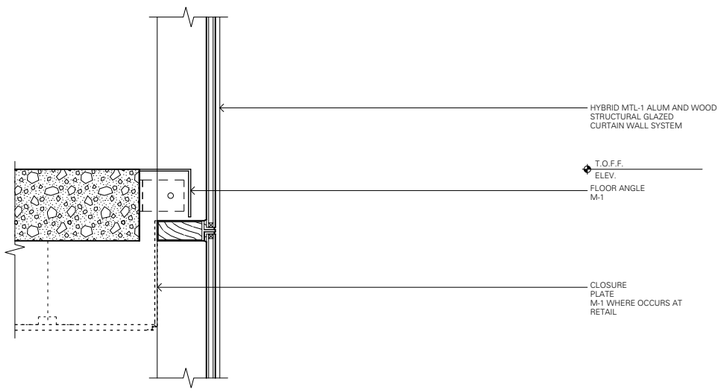
PODIUM AT CURTAIN WALL **02**



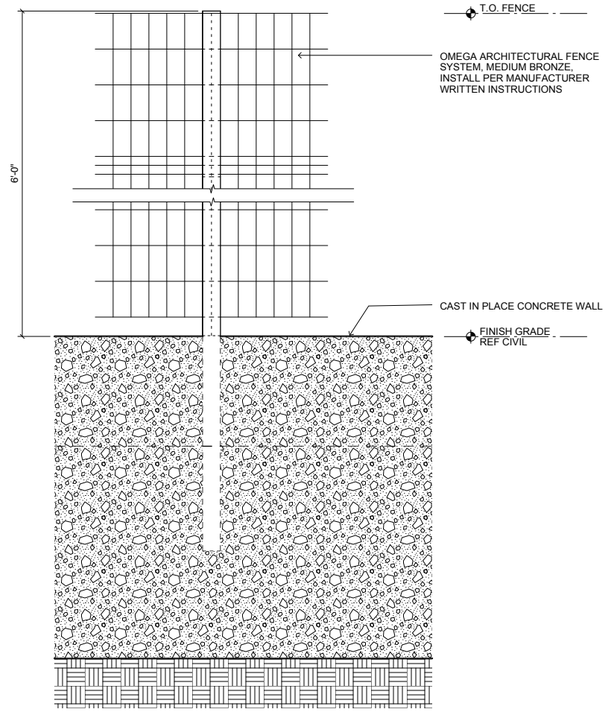
PODIUM ROOF DECK DETAIL **05**



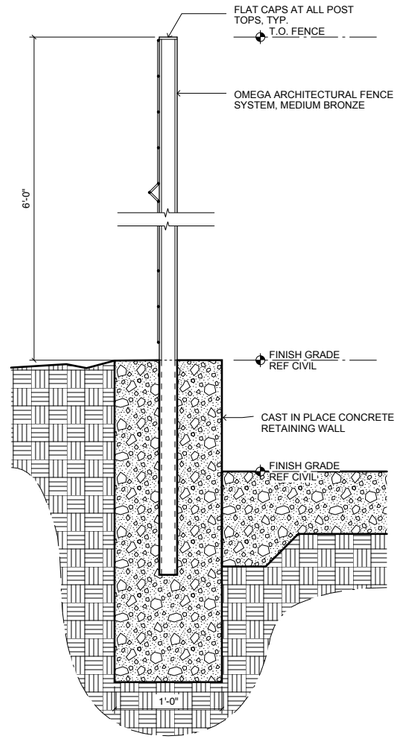
PODIUM AT GARAGE SCREEN **03**



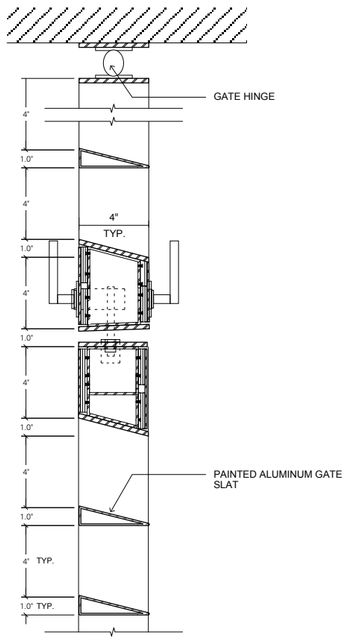
PODIUM AT CURTAIN WALL **01**



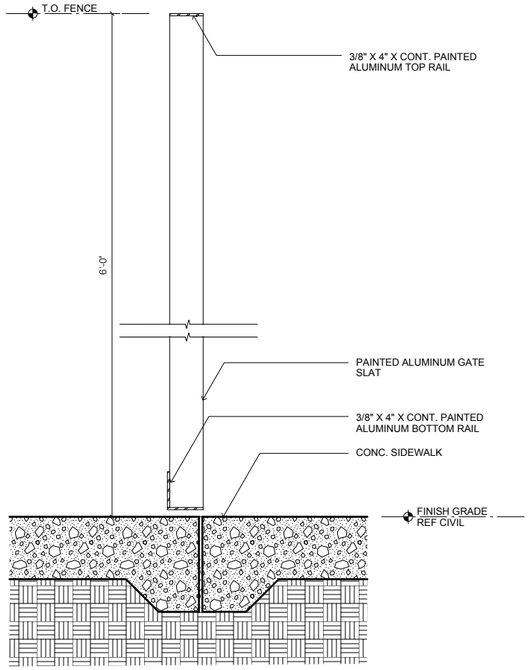
ELEVATION DETAIL - METAL WIRE FENCE AT DOG WALK 05
3/4"=1'-0"



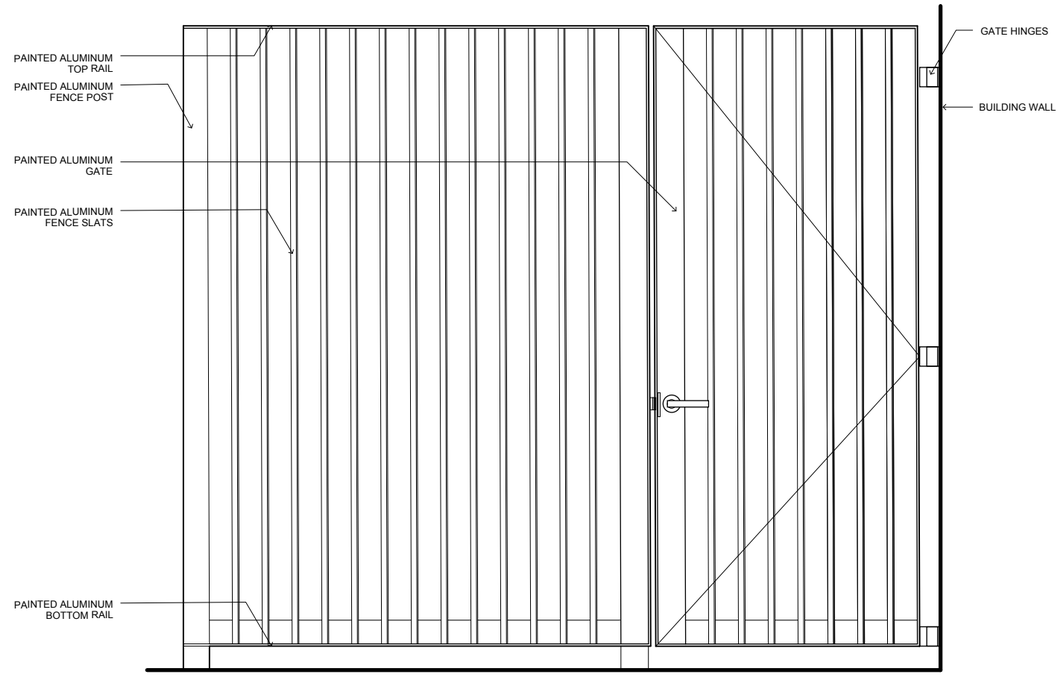
SECTION DETAIL - METAL WIRE FENCE AT DOG WALK 04
3/4"=1'-0"



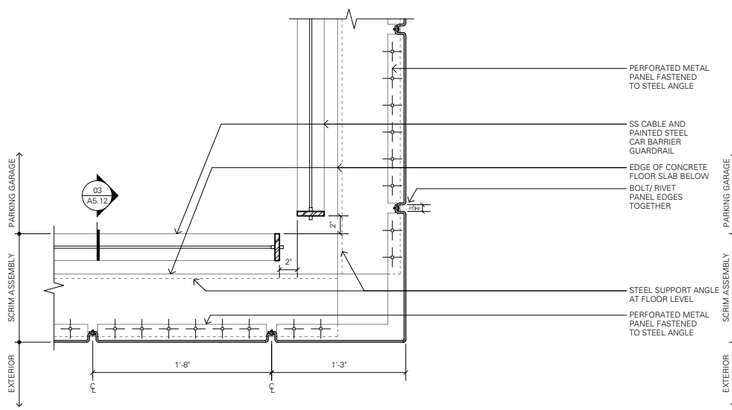
DETAIL (PLAN) - METAL GATE AT DOG WALK 03
1 1/2"=1'-0"



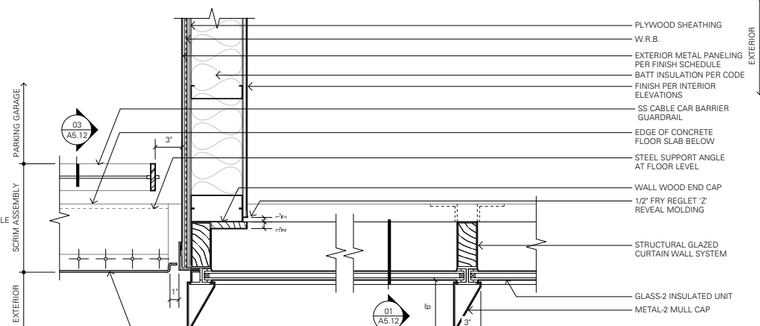
DETAIL (SECTION) - METAL GATE AT DOG WALK 02
3/4"=1'-0"



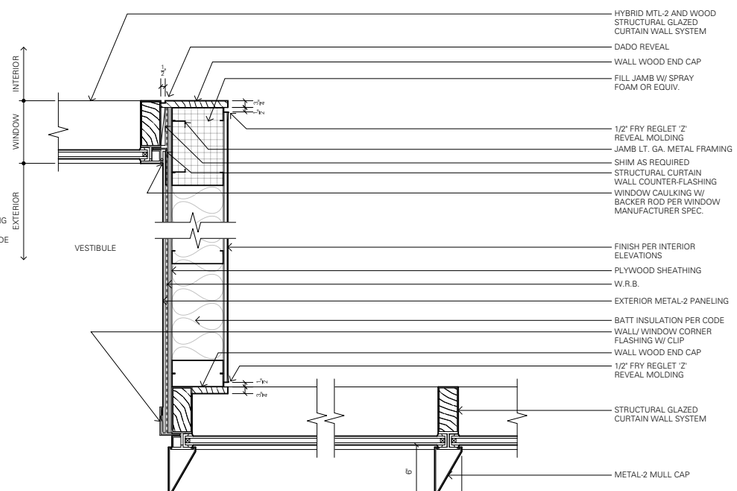
ENLARGED ELEVATION - METAL SLAT GATE AND FENCE AT DOG WALK 01
1/2"=1'-0"



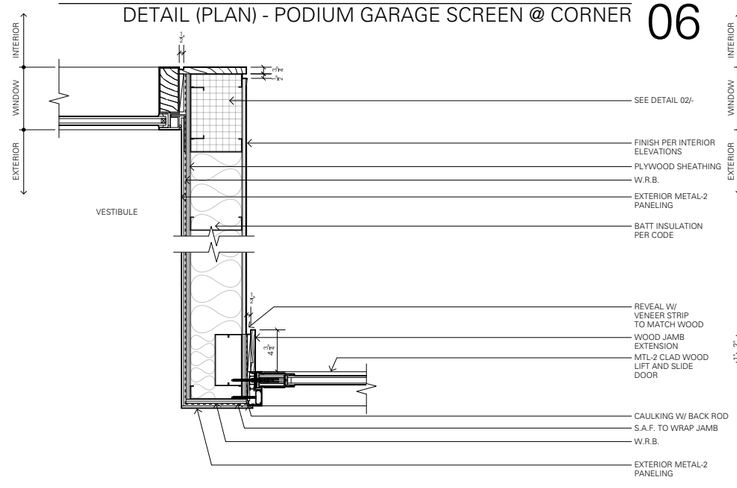
DETAIL (PLAN) - PODIUM GARAGE SCREEN @ CORNER 06



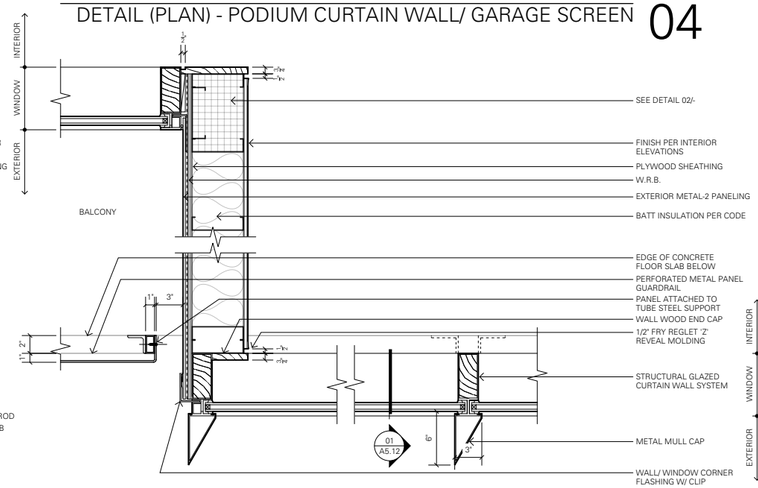
DETAIL (PLAN) - PODIUM CURTAIN WALL/ GARAGE SCREEN 04



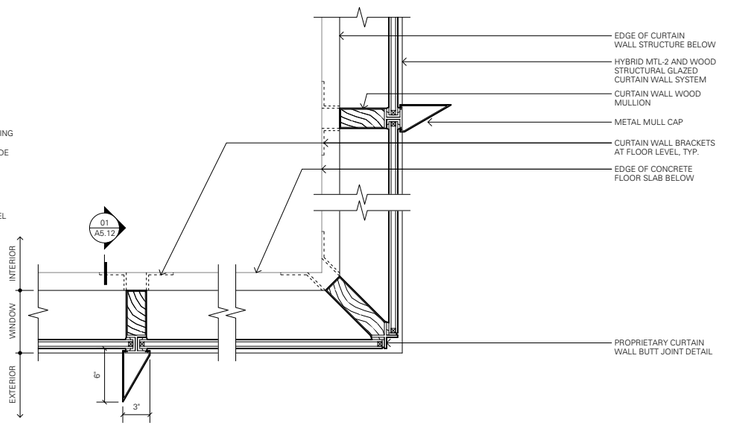
DETAIL (PLAN) - PODIUM VESTIBULE 02



DETAIL (PLAN) - PODIUM VESTIBULE @ SLIDER DOOR 05



DETAIL (PLAN) - PODIUM CURTAIN WALL @ GUARDRAIL 03



DETAIL (PLAN) - PODIUM CURTAIN WALL CORNER 01

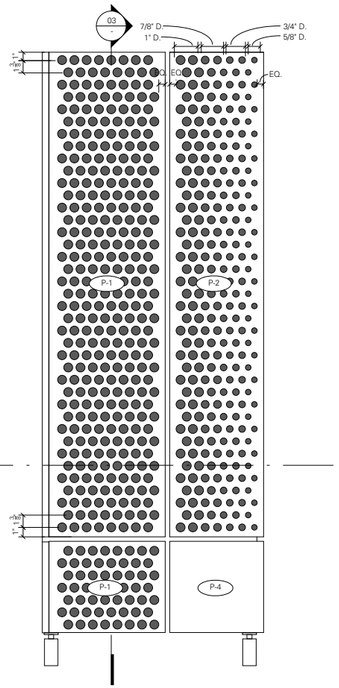
09.30.13

Scale: 3/4" = 1' 0"

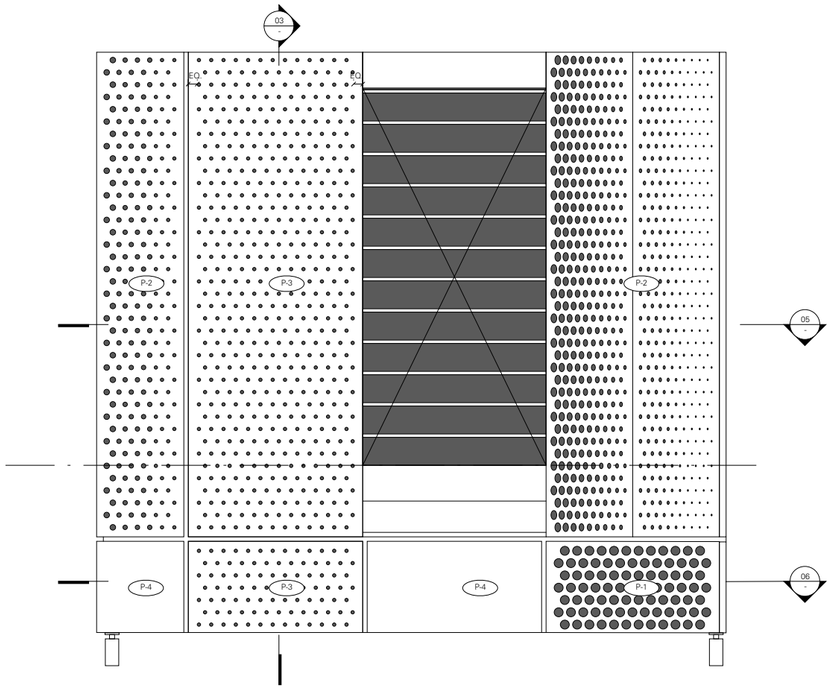
DRAWINGS C.50

Design Review (13-192030 DZM)

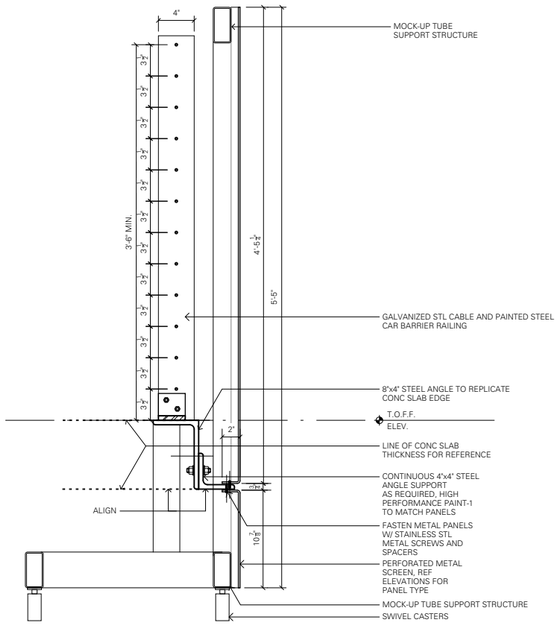
(PC 13-111743)



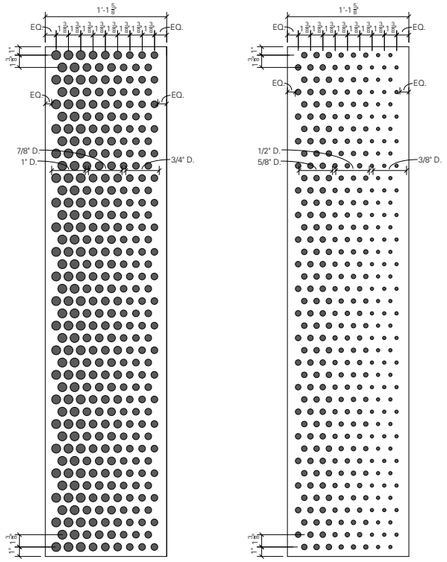
ELEVATION - PODIUM GARAGE SCREEN @ CORNER 09



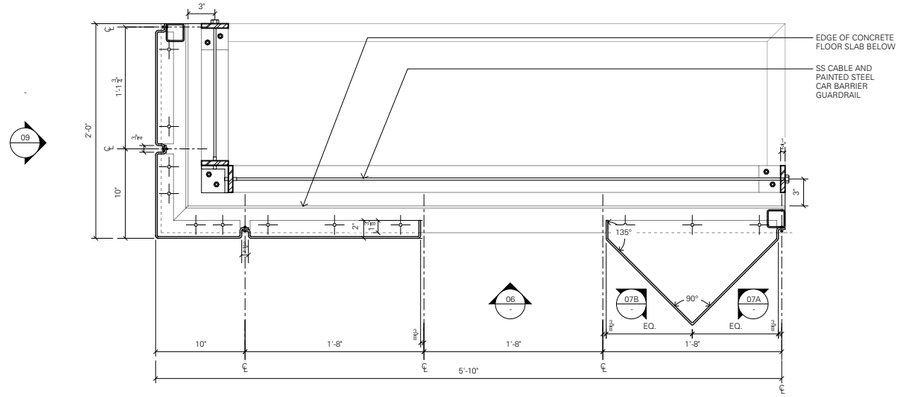
ELEVTATION - PODIUM GARAGE SCREEN @ CORNER 06



SECTION AT GARAGE SCREEN 03

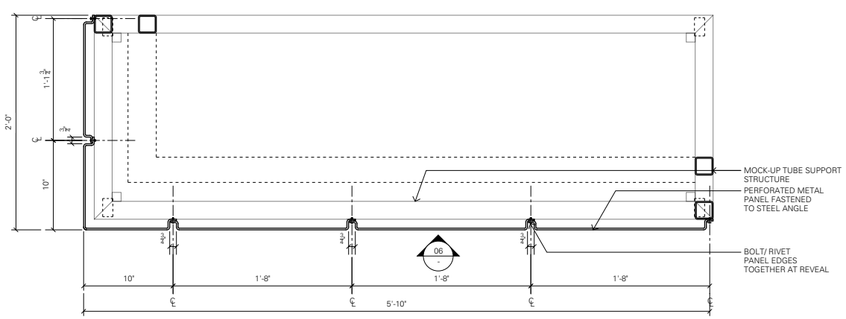


DETAIL ELEVATION - PANEL-2 FLATTENED 07



DETAIL (PLAN) - PODIUM GARAGE SCREEN @ CORNER 05

1 1/2"=1'-0"



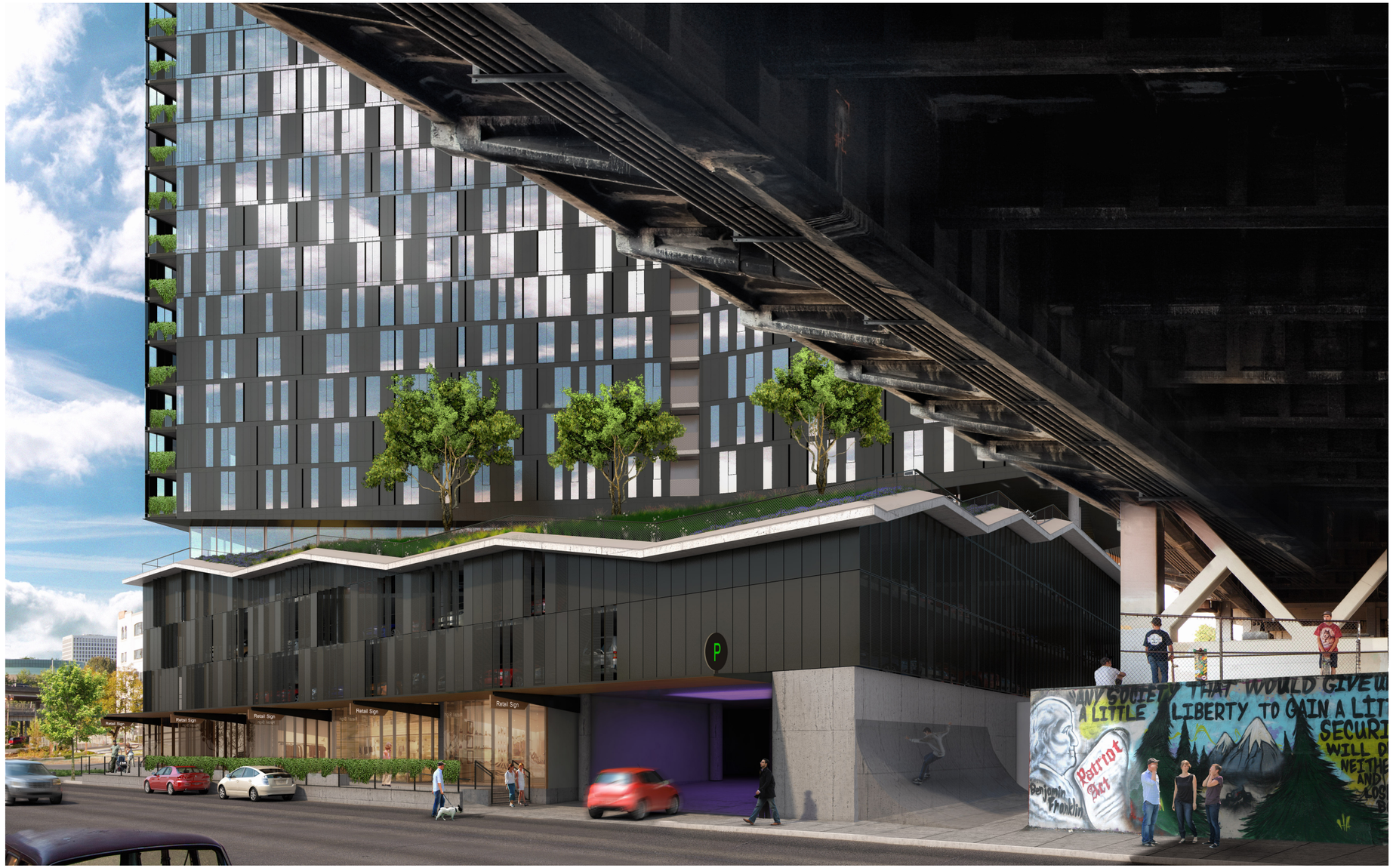
DETAIL (PLAN) - PODIUM GARAGE SCREEN @ CORNER 04

P-1	Panel-1: 1/8" Painted aluminum plate, 1" D. staggered holes at 1 3/8" on center with 1" side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
P-2	Panel-2: 1/8" Painted aluminum plate, Varying hole diameter diminishing from 1" D. to 3/8" D. staggered holes 1 3/8" on center with side and top marginsm, reference drawings for bent panel dimensions. 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 1" 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

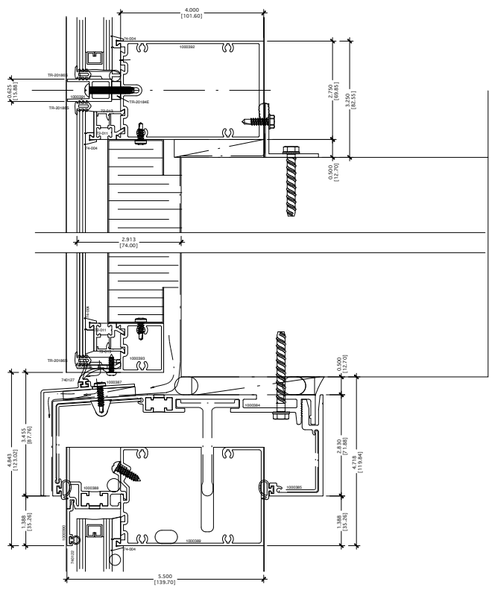

Great greens
by local guys
FredMeyer


NE Couch St
Burnside St
NEXT SIGNAL
NE Martin Luther King Jr Blvd
12
19
20


Retail Sign
Retail Sign
Retail Sign
Retail Sign
Retail Sign
P
A LITTLE
LIBERTY TO GAIN A LIT
SECURI
WILL
Patriot Act
Benjamin Franklin

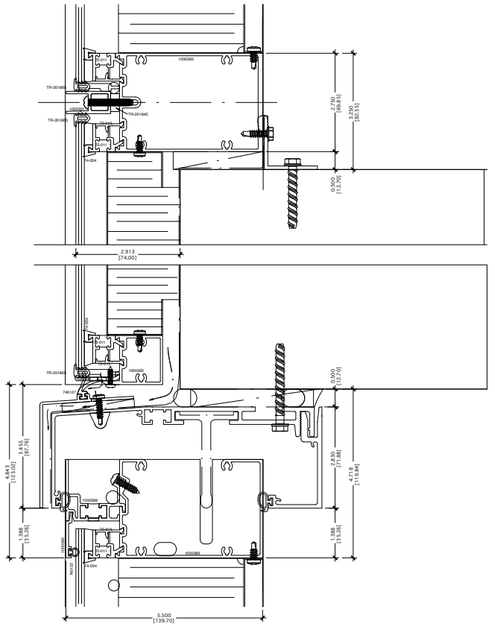

FOR LEASE
PANDORA
Retail Sign
Retail Sign
Retail Sign
Retail Sign
Retail Sign

ALLAN WALL STANDARD DETAIL PACKAGE



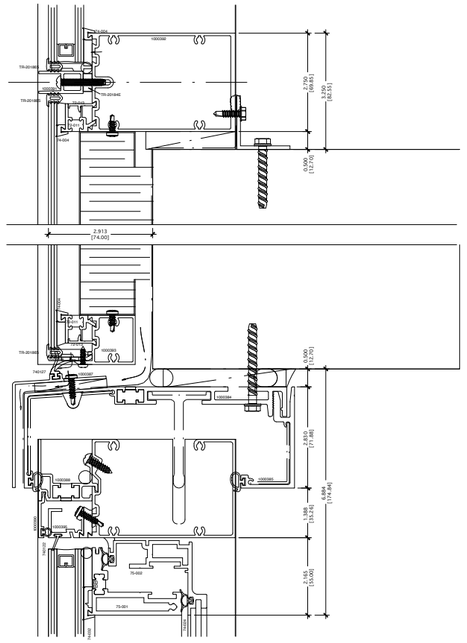
2013-04-18 **AW-001**

ALLAN WALL STANDARD DETAIL PACKAGE



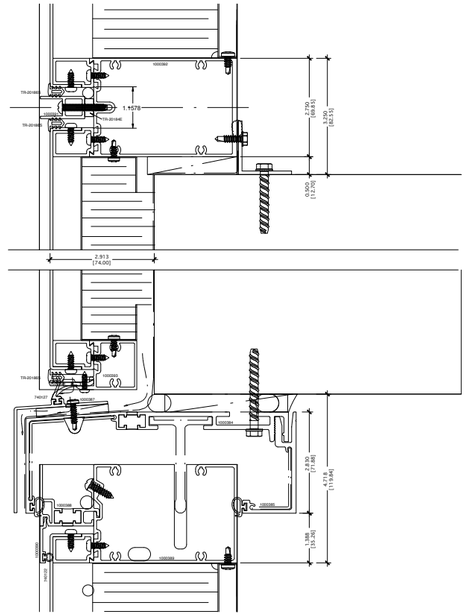
2013-04-18 **AW-002**

ALLAN WALL STANDARD DETAIL PACKAGE



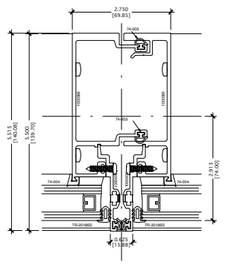
2013-04-18 **AW-004**

ALLAN WALL STANDARD DETAIL PACKAGE



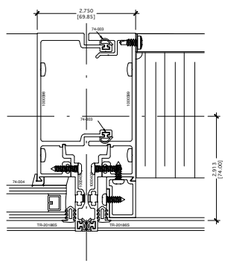
2013-04-18 **AW-005**

ALLAN WALL STANDARD DETAIL PACKAGE

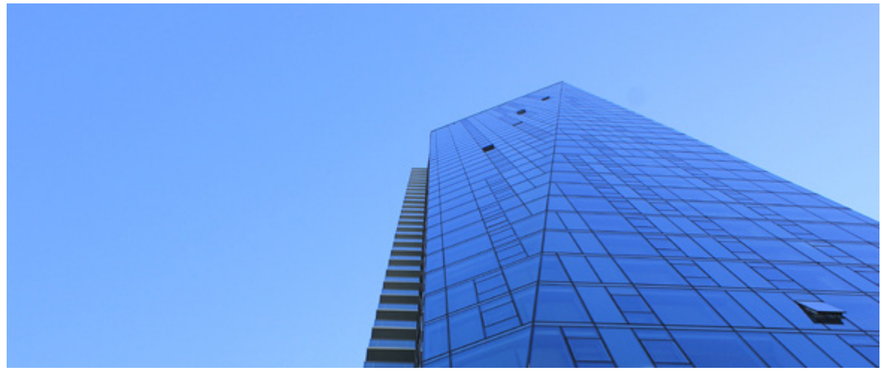


2013-04-18 **AW-015**

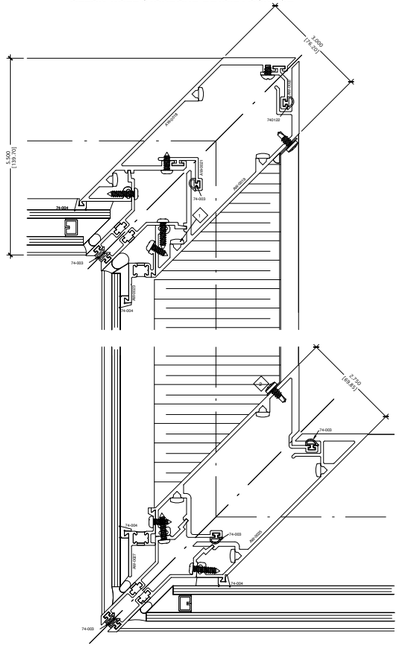
ALLAN WALL STANDARD DETAIL PACKAGE



2013-04-18 **AW-017**

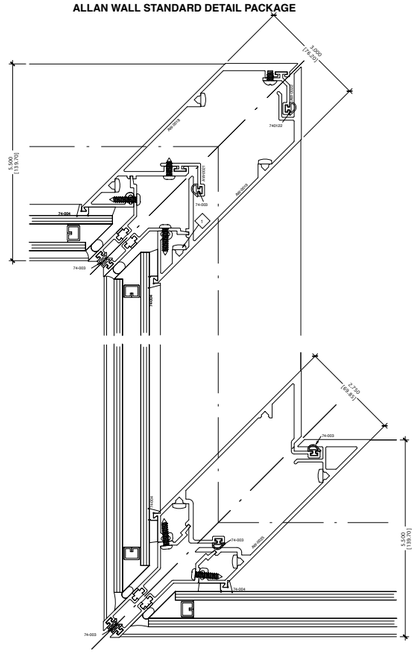


ALLAN WALL STANDARD DETAIL PACKAGE

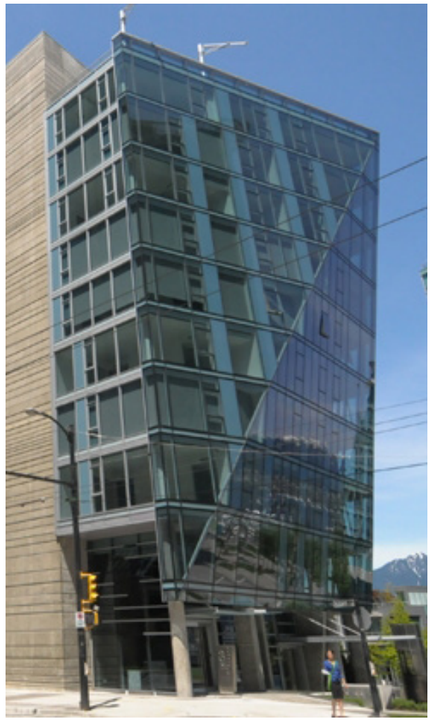


2013-04-18 **AW-032**

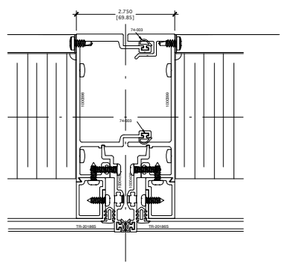
ALLAN WALL STANDARD DETAIL PACKAGE



2013-04-18 **AW-034**

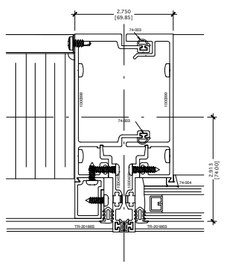


ALLAN WALL STANDARD DETAIL PACKAGE



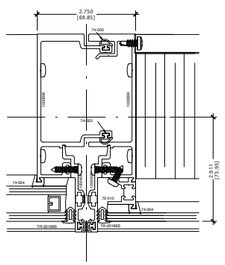
Scale 1:2 2013-04-18 **AW-018**

ALLAN WALL STANDARD DETAIL PACKAGE



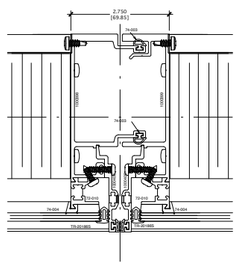
Scale 1:2 2013-04-18 **AW-019**

ALLAN WALL STANDARD DETAIL PACKAGE



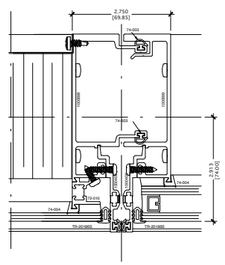
Scale 1:2 2013-04-18 **AW-020**

ALLAN WALL STANDARD DETAIL PACKAGE



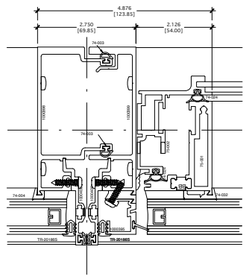
Scale 1:2 2013-04-18 **AW-021**

ALLAN WALL STANDARD DETAIL PACKAGE

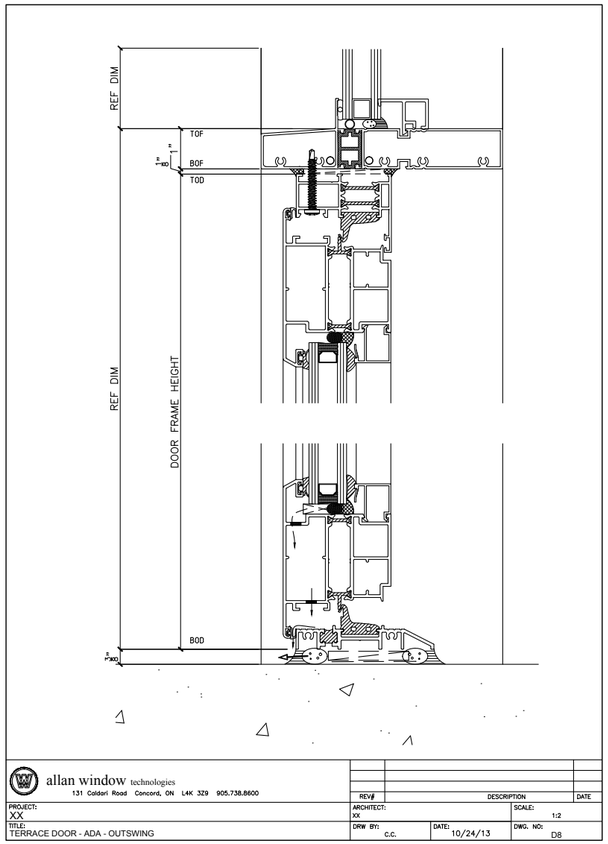


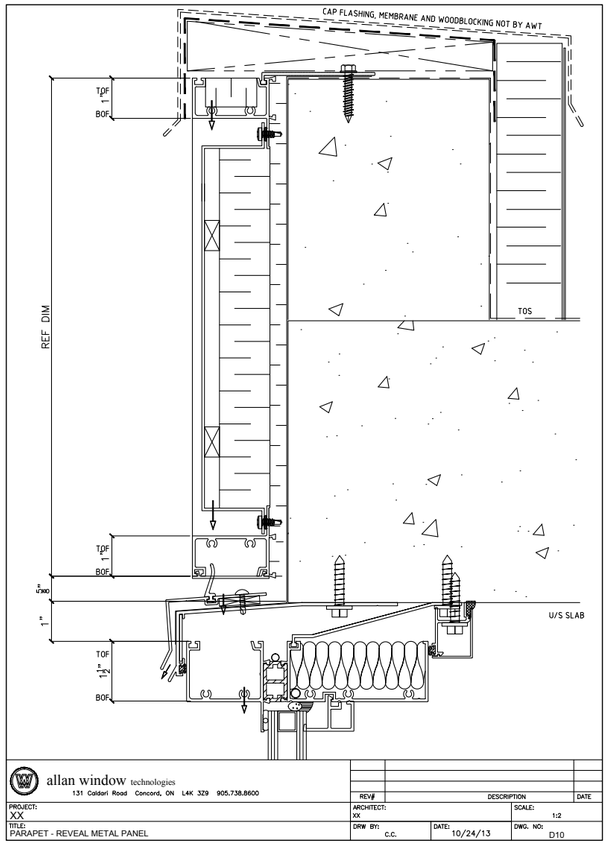
Scale 1:2 2013-04-18 **AW-022**

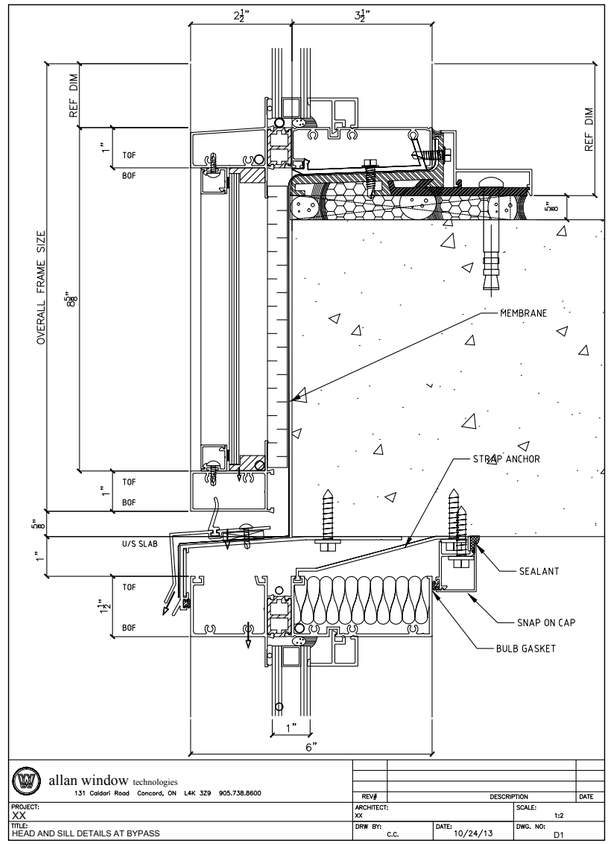
ALLAN WALL STANDARD DETAIL PACKAGE

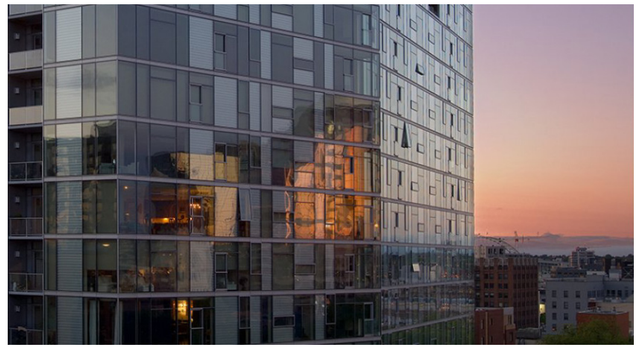


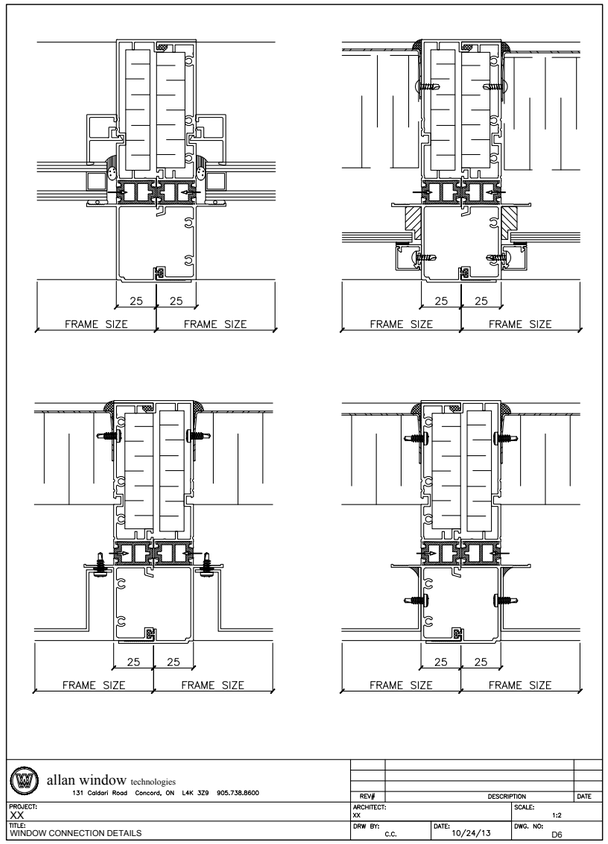
Scale 1:2 2013-04-18 **AW-023**

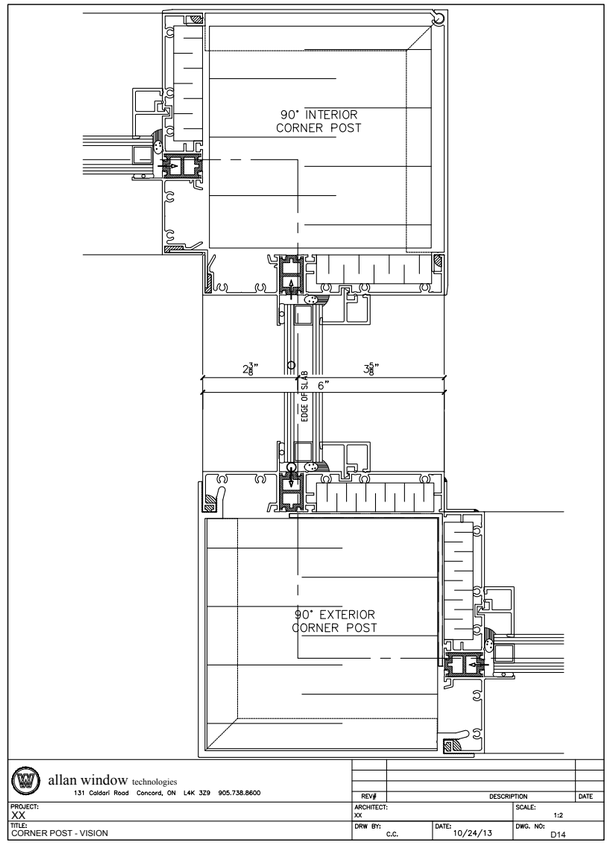

REF DIM
TOF
BOF
TOD
DOOR FRAME HEIGHT
REF DIM
BOD
allan window technologies
131 Caldari Road Concord, ON L4K 3Z9 905.738.8600
REV# DESCRIPTION DATE
PROJECT: XX
ARCHITECT: XX
SCALE: 1:2
TITLE: TERRACE DOOR - ADA - OUTSWING
DRW BY: C.C.
DATE: 10/24/13
DWG. NO: D8

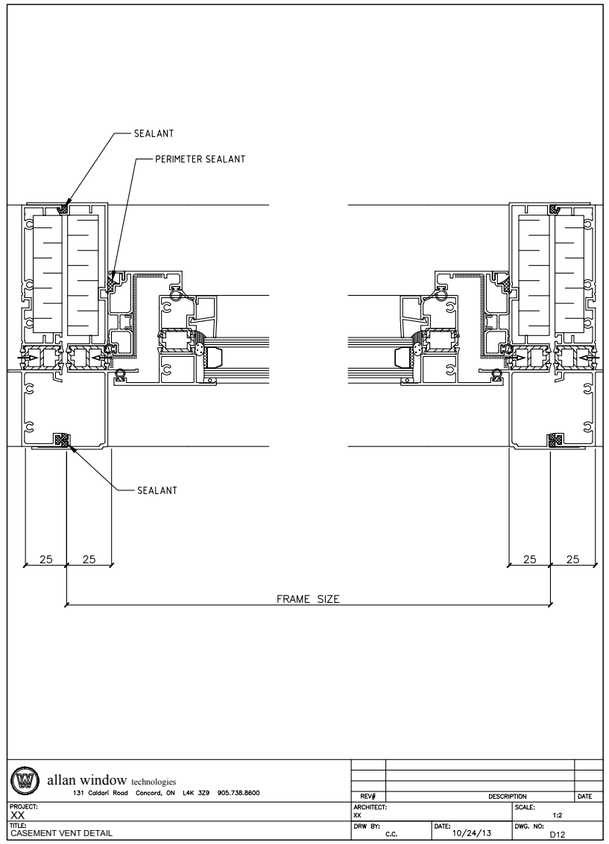

CAP FLASHING, MEMBRANE AND WOODBLOCKING NOT BY AWT
TOF
BOF
REF DIM
TOS
U/S SLAB
allan window technologies
131 Caldari Road Concord, ON L4K 3Z9 905.738.8600
REV# DESCRIPTION DATE
PROJECT: XX
ARCHITECT: XX
SCALE: 1:2
TITLE: PARAPET - REVEAL METAL PANEL
DRW BY: C.C.
DATE: 10/24/13
DWG. NO: D10

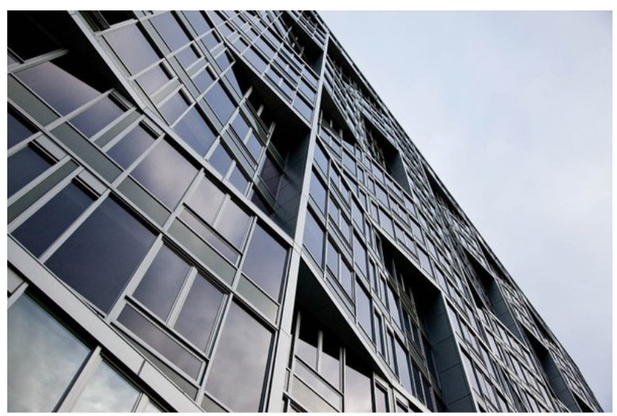

REF DIM
OVERALL FRAME SIZE
REF DIM
MEMBRANE
STRAP ANCHOR
U/S SLAB
SEALANT
SNAP ON CAP
BULB GASKET
1"
6"
allan window technologies
131 Caldari Road Concord, ON L4K 3Z9 905.738.8600
REV# DESCRIPTION DATE
PROJECT: XX
ARCHITECT: XX
SCALE: 1:2
TITLE: HEAD AND SILL DETAILS AT BYPASS
DRW BY: C.C.
DATE: 10/24/13
DWG. NO: D1

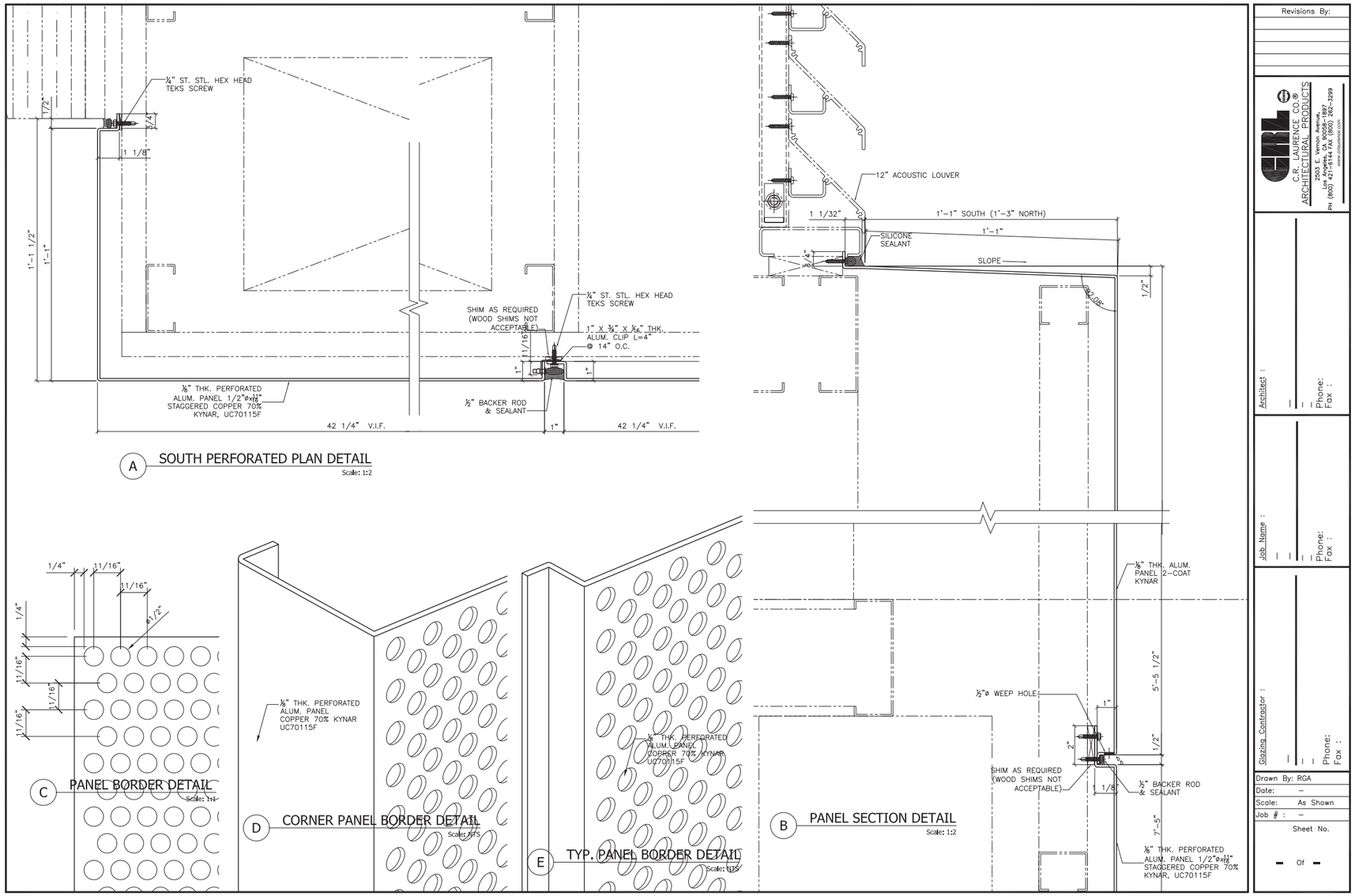


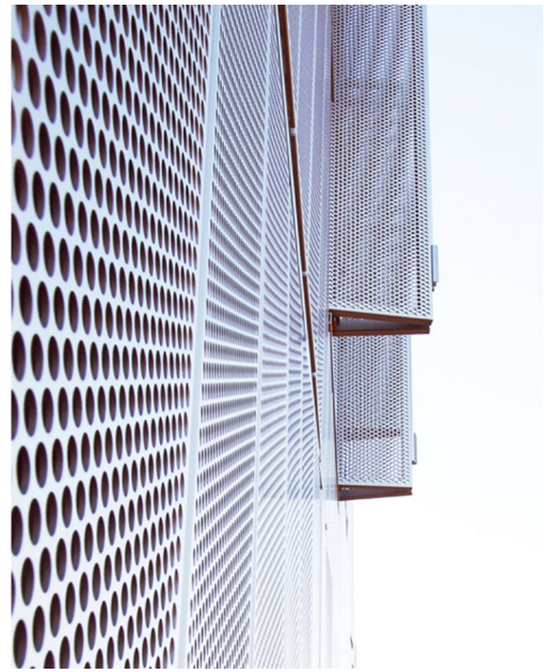

25
25
FRAME SIZE
FRAME SIZE
25
25
FRAME SIZE
FRAME SIZE
25
25
FRAME SIZE
FRAME SIZE
25
25
FRAME SIZE
FRAME SIZE
allan window technologies
131 Caldari Road Concord, ON L4K 3Z9 905.738.8600
REV# DESCRIPTION DATE
PROJECT: XX
ARCHITECT: XX
SCALE: 1:2
TITLE: WINDOW CONNECTION DETAILS
DRW BY: C.C.
DATE: 10/24/13
DWG. NO: D6


90° INTERIOR
CORNER POST
2⅜"
3⅜"
EDGE OF SLAB
6"
90° EXTERIOR
CORNER POST
allan window technologies
131 Caldari Road Concord, ON L4K 3Z9 905.738.8600
REV# DESCRIPTION DATE
PROJECT: XX
ARCHITECT: XX
SCALE: 1:2
TITLE: CORNER POST - VISION
DRW BY: C.C.
DATE: 10/24/13
DWG. NO: D14

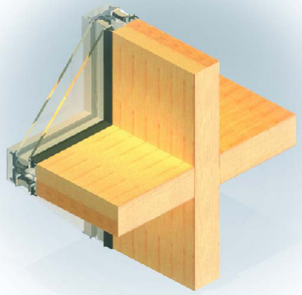

SEALANT
PERIMETER SEALANT
SEALANT
25
25
25
25
FRAME SIZE
allan window technologies
131 Caldari Road Concord, ON L4K 3Z9 905.738.8600
REV# DESCRIPTION DATE
PROJECT: XX
ARCHITECT: XX
SCALE: 1:2
TITLE: CASEMENT VENT DETAIL
DRW BY: C.C.
DATE: 10/24/13
DWG. NO: D12

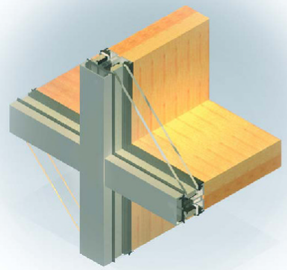



¼" ST. STL. HEX HEAD TEKS SCREW
1/2"
5/8"
1 1/8"
1'-1 1/2"
1'-1"
SHIM AS REQUIRED (WOOD SHIMS NOT ACCEPTABLE)
1" X ⅜" X ¼" THK. ALUM. CLIP L=4" @ 14" O.C.
1 1/16"
1"
⅛" THK. PERFORATED ALUM. PANEL 1/2"ø x 1" STAGGERED COPPER 70% KYNAR, UC70115F
½" BACKER ROD & SEALANT
42 1/4" V.I.F.
1"
42 1/4" V.I.F.
A SOUTH PERFORATED PLAN DETAIL
Scale: 1:2
12" ACOUSTIC LOUVER
1 1/32"
1'-1" SOUTH (1'-3" NORTH)
1'-1"
SILICONE SEALANT
SLOPE
30.0°
1/2"
⅛" THK. ALUM. PANEL 2-COAT KYNAR
½"ø WEEP HOLE
1"
2"
5'-5 1/2"
1/2"
SHIM AS REQUIRED (WOOD SHIMS NOT ACCEPTABLE)
1 1/8"
½" BACKER ROD & SEALANT
7'-5"
⅛" THK. PERFORATED ALUM. PANEL 1/2"ø x 1" STAGGERED COPPER 70% KYNAR, UC70115F
B PANEL SECTION DETAIL
Scale: 1:2
1/4"
11/16"
11/16"
9 1/2"
1/4"
11/16"
11/16"
⅛" THK. PERFORATED ALUM. PANEL COPPER 70% KYNAR UC70115F
C PANEL BORDER DETAIL
Scale: 1:1
D CORNER PANEL BORDER DETAIL
Scale: NTS
⅛" THK. PERFORATED ALUM. PANEL COPPER 70% KYNAR UC70115F
E TYP. PANEL BORDER DETAIL
Scale: NTS
Revisions By:
C.R. LAURENCE CO.® ARCHITECTURAL PRODUCTS
2503 E. Vernon Avenue
Los Angeles, CA 90058-1897
PH (800) 421-6144 FAX (800) 262-3299
www.crlaurence.com
Architect :
Phone:
Fax :
Job Name :
Phone:
Fax :
Glazing Contractor :
Phone:
Fax :
Drawn By: RGA
Date: –
Scale: As Shown
Job # : –
Sheet No.
– Of –



Series 3
Curtain Wall Systems





U-Value = 0.26*
SHGC = 0.25*
CRF Frame = 76*
Water (ASTM E 547) 20 PSF
Air (ASTM E 283) .02 CFM/FT²

OVERVIEW

The HYBRID Series 3 curtain wall is an 2" high performance, zone drained stick system that achieves very high thermal insulation values, providing U-values well below the current and anticipated future building regulation requirements.

Utilizing the insulating benefits of wood on the inside and aluminum on the outside, the curtain wall can incorporate all of the C.T.W. and SAS Hybrid windows and doors.

CONSTRUCTION

The HYBRID Series 3 curtain walls are constructed using vertical mullions with face fixed horizontal transoms on both the aluminum and the wood profiles. A wide range of transom and mullion section depths are available to maximize performance.

PERFORMANCE

The HYBRID Series 3 curtain wall has been tested in accordance with the AAMA and A.S.T.M. curtain wall standards. Thermal testing per NFRC 100, 200, & 500.

GLAZING

Insulated glazing is standard and should be carried out per the recommendations of AAMA. A variety of glass options are available to maximize the thermal and acoustic performance. The glazing is inserted between the aluminum and wood frames for maximum security.

FINISHES

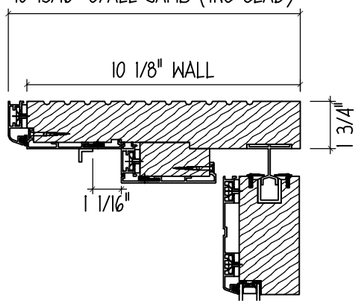
The external aluminum is available in anodized, powder coat or Kynar finishes. The internal wood is available in clear laquered or water based stains can be field applied.

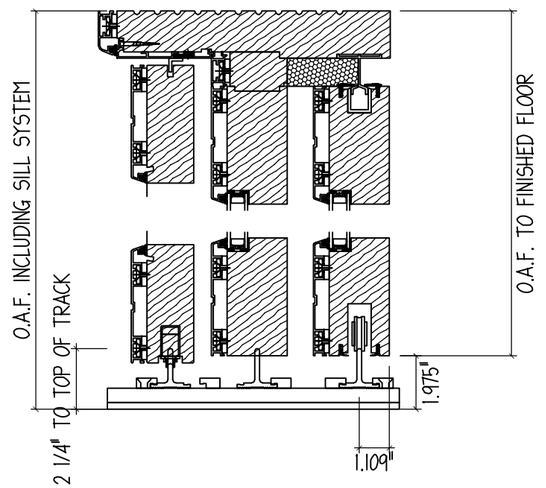
C.T.W. Engineered Glazing Systems

NOTES:
NO EXPOSURE LIFT & SLIDE SILL - TO BE USED IN WELL SHELTERED AREAS WITH NO EXPOSURE TO RAIN.
NO WARRANTY FOR AIR OR WATER INFILTRATION.

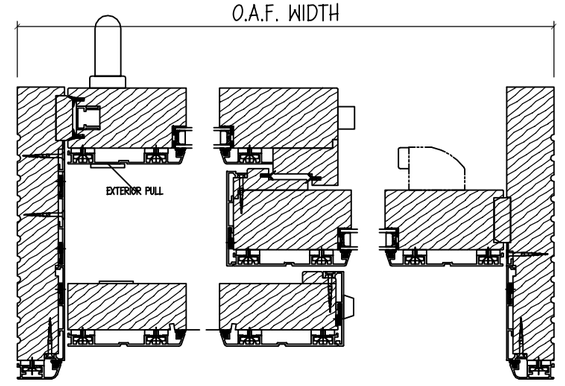
S-014

HEAD/ALL JAMB (INC CLAD)





SECTION 1-1



SECTION A-A

Q^3

THIS SECTION IS VALID FOR UNITS: #014 REV B.

APPROVED FOR MANUFACTURE

DYNAMIC Architectural Windows & Doors

REF. # :			SPECIES :		
CUSTOMER : LIFT & SLIDE LOW PROFILE SILL			FINISH :		
SALESMAN : SERIES 1	REV. :		H/W COLOUR :	SERIES :	
LINE :	QTY :		DATE : MAY 26, 2011	SCALE : 3/16" = 1"	

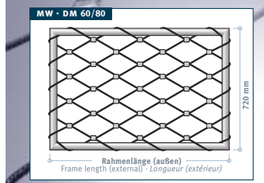
MUSTERAUSSCHREIBUNGSTEXT

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

1 GELÄNDERFÜLLUNGSSYSTEM

BALUSTRADE SYSTEM · *SYSTÈME DE REMPLISSAGE POUR GARDE-CORPS*

MW · DM 60/80



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*

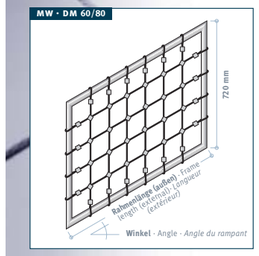
Rechteckige Rundrohrrahmen aus nichtrostendem Edelstahl (Werkstoff 1.4571), Durchmesser 21,3 x 2 mm, Oberfläche geschliffen (Korn 320), Eckpunkte in allen vier Ecken kraftschlüssig gesteckt, werkseitig fertig bespannt mit X-TEND Netz, gefertigt aus Hochleistungsseilen (Konstruktion 7 x 7) aus nicht rostendem Edelstahl (Werkstoff 1.4401), Preßhülsen an den Seilkreuzungspunkten aus verzinntem 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 emboîtés 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



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 verzinntem 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 emboîtés 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	Quantity	Angle	Unit price	Total price
largeur du cadre (extérieur)	*DM*	*Qté*	*Angle*	*Prix unitaire HT*	*Prix total HT*

2 BEFESTIGUNGSELEMENTE-SETS

FASTENING ELEMENT SETS · *SETS DE FIXATION*

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 filetée*
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 filetée*
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*

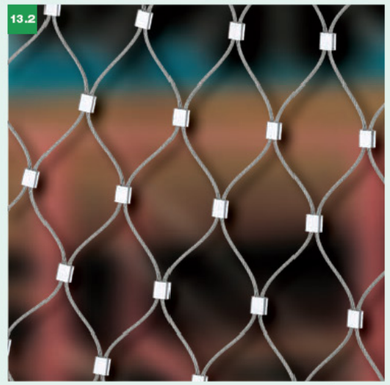
Technische Änderungen vorbehalten.
Subject to technical modifications.
Sous réserve de modifications techniques.

Jakob® INOX LINE

13.1

***Webnet** with 50° mesh angle*

13.2



***Webnet** with 60° mesh angle (**Jakob®** standard)*

The Jakob® INOX LINE Webnet was tested pursuant to EN 1263-1 for its static and dynamic load-bearing capacity.

Test data:

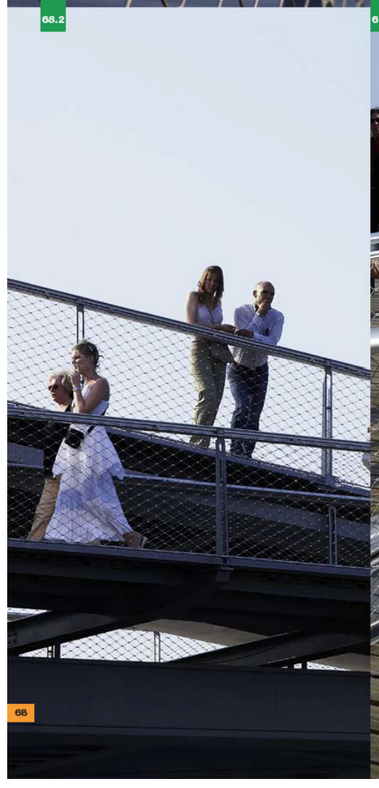
- **Webnet** size: length 7 m x width 5 m
- **Webnet** rope Ø 3.0 mm, mesh aperture 60 and 100 mm (horizontal and vertical meshes)
- **Webnet** rope Ø 2.0 mm, mesh aperture 60 and 100 mm (horizontal and vertical meshes)
- Ssuspension rope Ø 10.0 mm
- test object: 500-mm steel sphere, mass 100 kg
- drop height of test object: 7 m

13.3

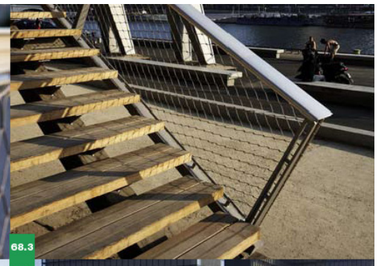
***Webnet** with extended mesh angle: when stretched, the wire ropes load the sleeve (breaking limit).*

68.1

68.2



68.3



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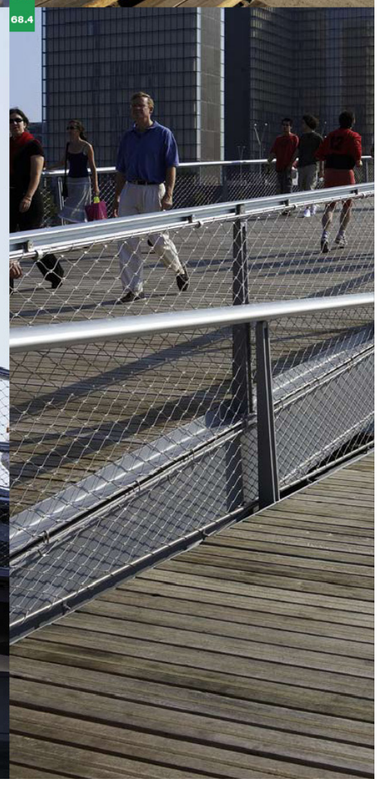

68

OVERHEAD DOOR

1-800-929-3667 (DOOR)

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Security Grilles

Commercial Grilles

Overhead Door Corporation's security grilles provide an array of attractive solutions for a spectrum of retail, commercial and industrial applications. Our side-folding grilles boast the shortest stacking dimension of any grille available today, and feature a handsome clear anodized finish (standard) in a variety of patterns and optional colors. We also offer a line of upward-coiling grilles. Constructed of aluminum, stainless or galvanized steel -- with optional electric motor -- these grilles are designed for durability and easy operation. Our comprehensive line of security grilles affords both reliability and peace of mind.

In addition the RapidGrille™ AP Model 676 offers commercial and industrial facility owners advanced performance in industrial, security and general commercial applications where tenants' security, long term asset value and minimized interruption to facility access are primary concerns. The RapidGrille™ Advanced Performance Security Grille provides facilities with maximized air movement and visual access while delivering increased operating speed, advanced design and safety features compared to standard security grilles.

Features | Options

- Advanced performance upward-coiling grilles
- Upward-coiling grilles
- Side-folding grilles
- The shortest-stacking, lowest-profile side-folding grille available
- Innovative engineering enhances design capabilities
- A wide range of options add versatility and style
- Standard anodized finish and a spectrum of color options

Print this page | E-mail to a friend

Powder Coat Options

PowderGuard™ Finish is engineered for enduring performance and is available in up to 215 colors as well as color-matching to specification

>POWDERGUARD™ FINISH OPTIONS

>POWDERGUARD™ PREMIUM COLOR CHART

ONLINE ARCHITECTS DESIGN MANUAL

National Accounts

Need a nationwide network to access garage door services around the clock? Find out how our National Accounts division can assist you.

> NATIONAL ACCOUNTS DIVISION

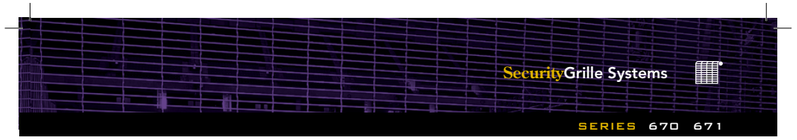
Advanced Performance Upward Coiling Security Grilles

The RapidGrille™ Model 676 security grille system was developed to supply advanced performance in industrial, security and general commercial applications where tenants' security, long term asset value and minimized interruption to facility access are primary concerns.

MODEL	IMAGE	MAX WIDTH	MAX HEIGHT	INSULATION	WARRANTY	
676		30'4"	14'4"	Non insulated	limited warranty 5 year motor 2 year door components	View ▾ less info

The RapidGrille™ Advanced Performance Security Grille provides facilities with maximized air movement and visual access while delivering more safety features than a standard security grille. The reliable springless design and operation provides reliable performance and asset longevity.

Contact a Distributor



That's Both Practical and Stylish.

Emergency Egress Options

For public building applications, where grilles are utilized to secure access to public areas, an emergency egress may be necessary to prevent entrapment in the event of emergency or power failure. Applications including hospitals, schools, office buildings and libraries are ideal for adding this safety option to the grille system. The emergency egress allows exit in the event of an alarm or power failure. The grille is unlocked and therefore allowing exit. This feature avoids entrapment as well as provides immediate access to emergency personnel. Overhead Door offers two different ways to implement the emergency egress option. Both ways meet the IBC 1008.1.4.4 requirements. One option is the auto release option using an egress electric operator system designed specifically to work with Overhead Door emergency egress. The other option is the manual release which can be operated with standard Overhead Door® commercial operators.

Optional Electric Operation

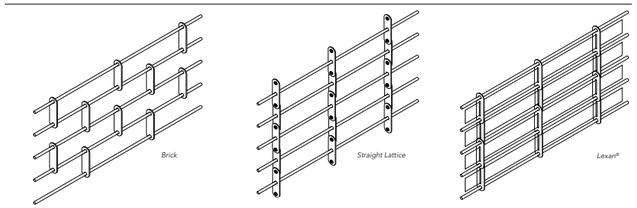
The 670 and 671 Series grilles are available with an electric operator to provide automatic passage for a variety of commercial and industrial uses, including schools, hospitals, libraries, public access buildings and parking garages. Our commercial operators are designed specifically for the 670 and 671 Series grilles to ensure precise, smooth and safe operation for years to come. These operators are available with a variety of safety and actuator options that make the 670 and 671 Series grilles suitable for nearly any commercial or retail application.

These options include:

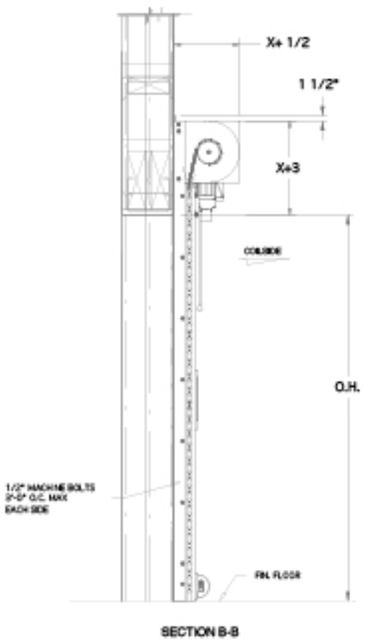
- Entrapment protection, including an electric or pneumatic sensing edge or photoelectric sensors
- Push-button, key or combination stations; surface or flush-mounted for interior or exterior locations
- Vehicle detectors, key card readers, photocell and grille timer controls
- Treadle or pull-switch stations
- Telephone entry and coded keyboard stations
- Universal programmable grille timer
- Radio control systems (24 VAC or 120 VAC)
- Emergency Egress allows for exiting without electrical power

670 upward-coiling grille. Installation and Service: Overhead Door Company of Huntsville.

Grille Patterns



Note: These products allow air infiltration and are not weather tight.



SECTION B-B

OVERHEAD DOOR the original since 1921

JOB NAME
CONTRACTORS NAME
ARCHITECTS NAME

DRAWING NO.	SERIES
D09-	611

OVERHEAD DOOR CO. OF PENNA.,
LEWISTOWN, PA.

ZomeTek | BAMBOO COMPOSITE DECKING

ZomeTek Composite Decking by Aboeda is a new composite material made of 48% bamboo sawdust, 48% recycled plastic (high-density polyethylene or HDPE) and 4% additives to preserve color and to prevent molds and mildew. The resulting product is a strong, moisture- resistant composite, engineered to endure harsh weather and abuse of all sorts including: sun, heat, freezing, rot, salt, sand and heavy traffic.

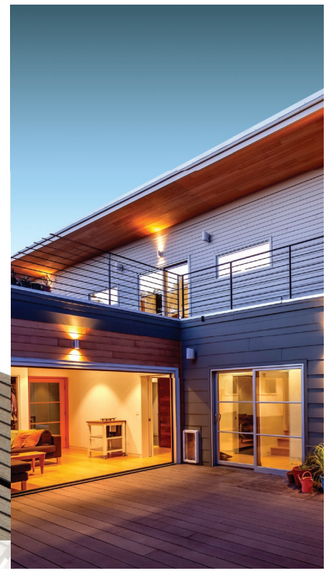
This clean and durable decking requires minimal maintenance, and each piece of **ZomeTek Composite Decking** is knot-free and consistent in size, color and length, with exceptional stability and performance. This exciting new product has been highly reviewed and recommended by all of our clients.

ZomeTek | BAMBOO COMPOSITE DECKING

NOFMA | wfca | BUILT GREEN | MBA MASTER BUILDERS ASSOCIATION

| 4100 4th Avenue South / Seattle, WA 98134 / www.aboeda.com

ZomeTek



- Products
- Outdoor
- Traditional Grills
- BGB36-BQAR-N

Traditional Grills

36" All Grill for Built-in or On Cart

BGB36-BQAR-N Brushed Stainless Steel 36"

- Main
- Features
- Specs
- Manuals
- Print

DETAILS

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 pr dimensions and specifications in this page apply to the specific product and model our policy of continuous improvement, these dimensions and specifications may ch any time. You should therefore check with your retailer or Fisher & Paykel's Custor 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

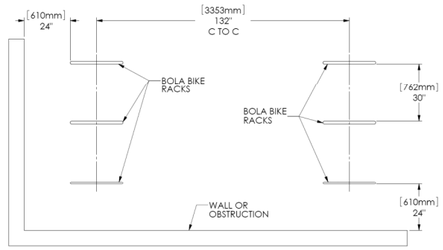
Installation Guide

landscapeforms•
www.landscapeforms.com Ph: 800.521.2546

Embedded

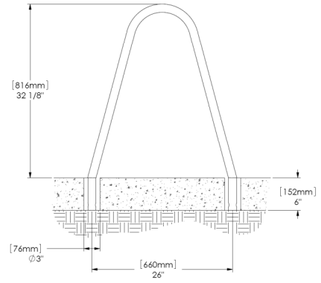
Tools Required

• Unit ships assembled



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

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

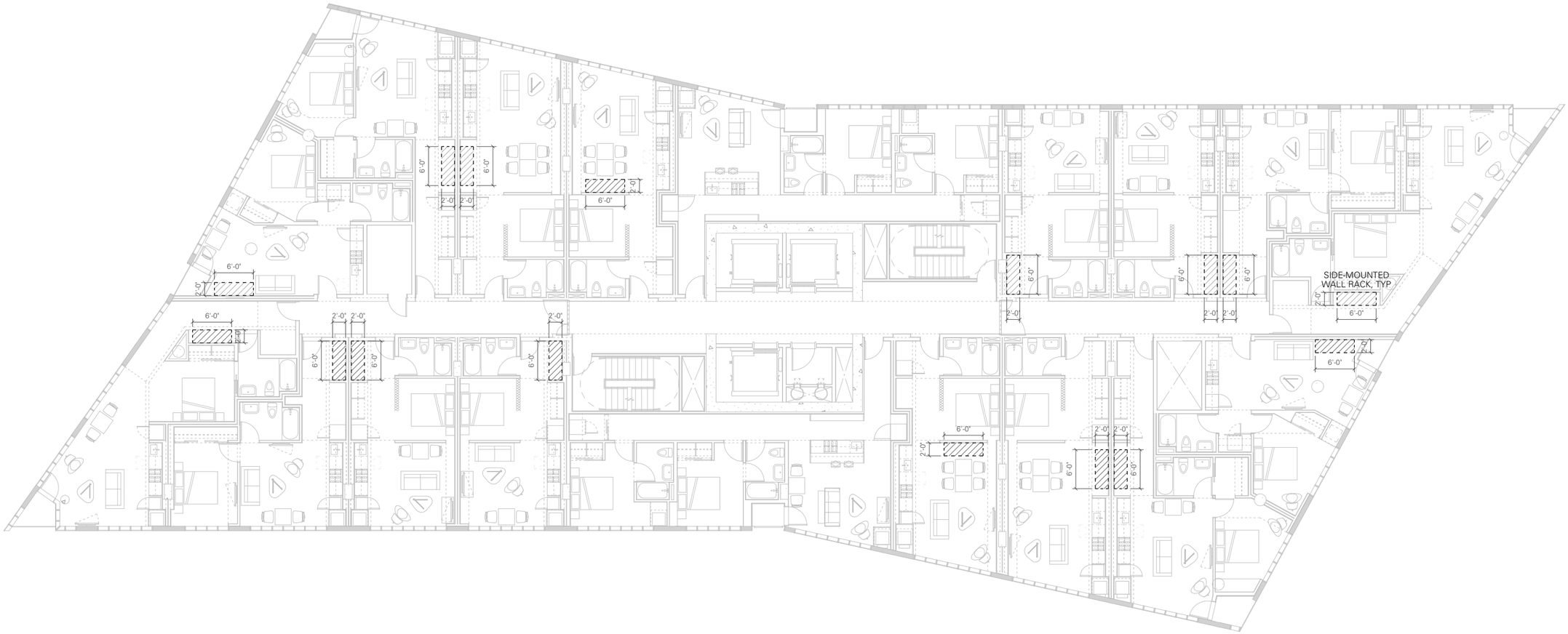
INSTALLATION:

1. Core drill 3" diameter (minimum) holes 6" deep.
2. Prepare the holes for outdoor anchoring cement, such as Kwixset ™ 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

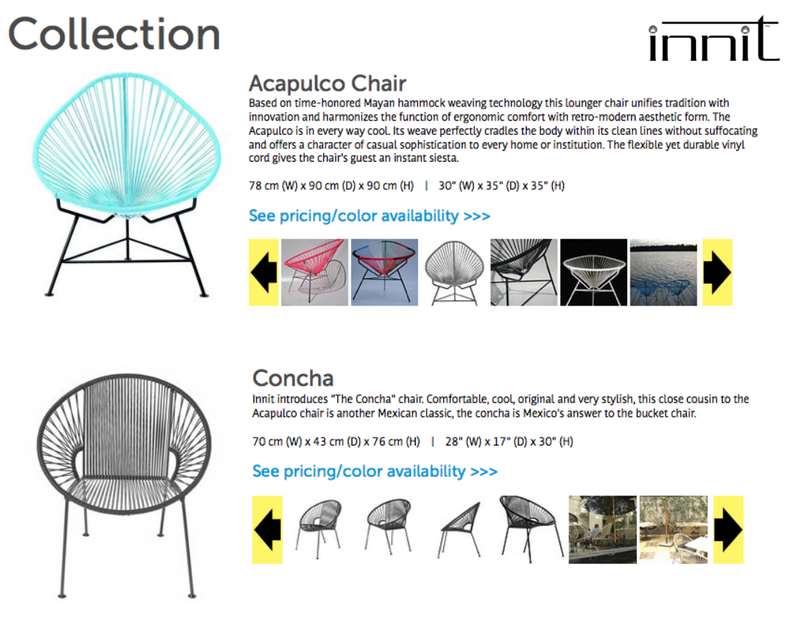


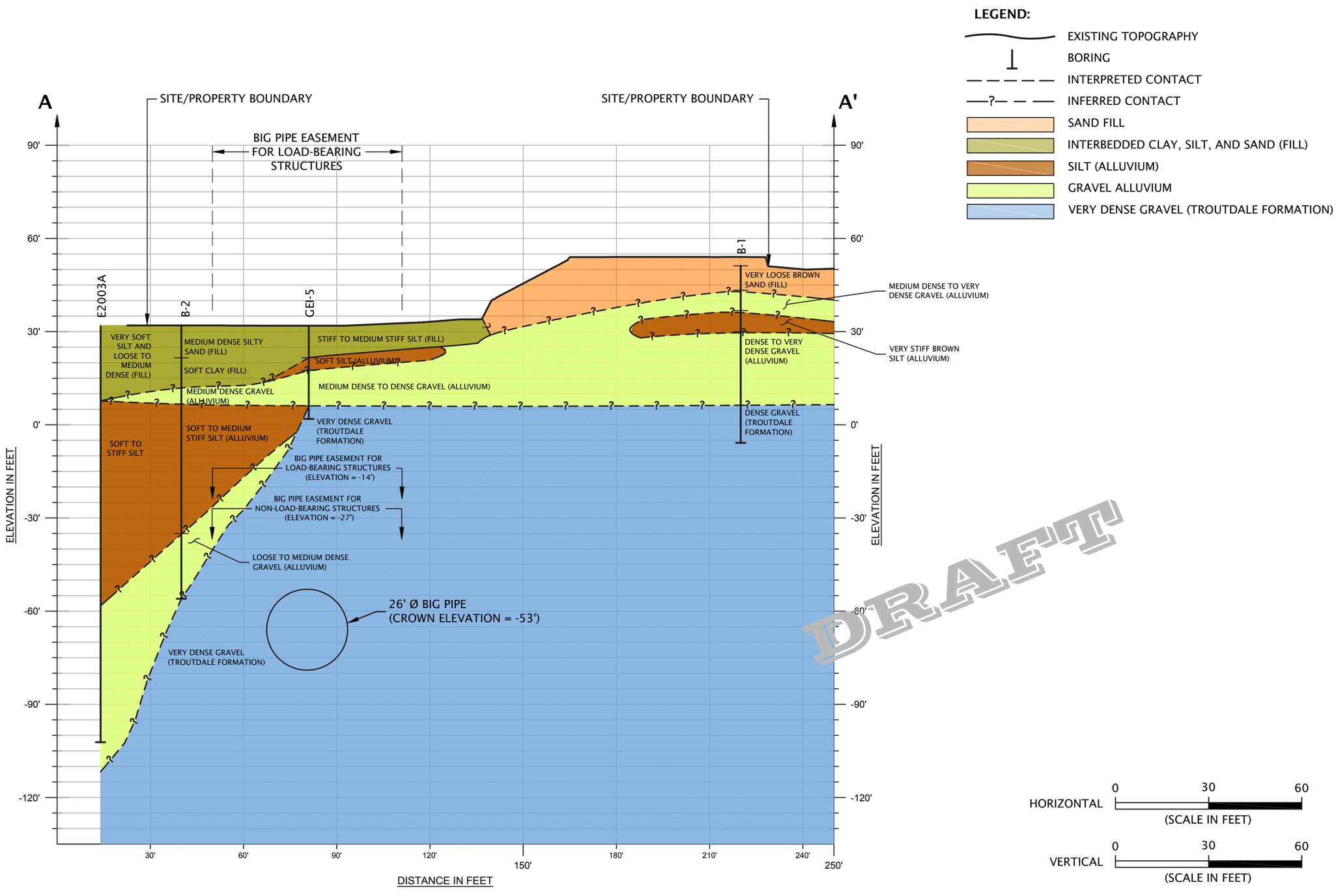
LONG TERM BIKE STORAGE

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

Typical Tower Floor Plan

3/64″ = 1′-0″


Collection
innit
Acapulco Chair
Based on time-honored Mayan hammock weaving technology this lounger 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 >>>



LEGEND:

- EXISTING TOPOGRAPHY
- BORING
- INTERPRETED CONTACT
- INFERRED CONTACT
- SAND FILL
- INTERBEDDED CLAY, SILT, AND SAND (FILL)
- SILT (ALLUVIUM)
- GRAVEL ALLUVIUM
- VERY DENSE GRAVEL (TROUTDALE FORMATION)

HORIZONTAL 0 30 60 (SCALE IN FEET)

VERTICAL 0 30 60 (SCALE IN FEET)

CROSS SECTION A-A'

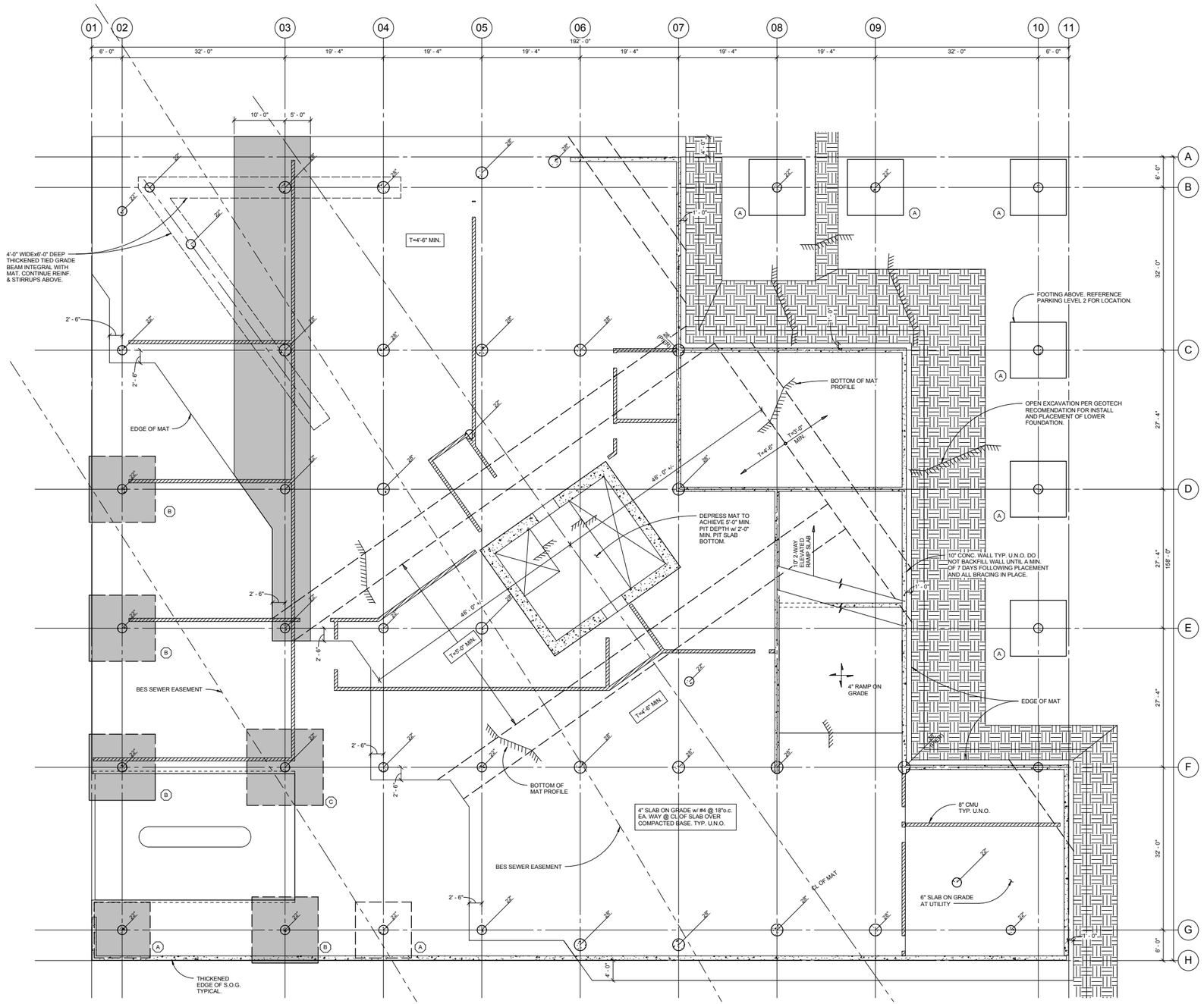
BLOCK 67
PORTLAND, OR

FIGURE 3

KEYDEVELOP-2-01

MAY 2013

GeoDesign
15575 SW Sequoia Parkway - Suite 100
Portland OR 97224
Off 503.968.8787 Fax 503.968.3068



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.

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

413 SW 13th Ave, Suite 203
Portland, Oregon 97205 USA
+1 503.525.0313 Office
+1 503.525.0320 Fax
www.skylabarchitecture.com
Skylab Architecture

KEY DEVELOPMENT CORPORATION

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

kpff Consulting Engineers
111 SW 5th Avenue
Suite 2500
Portland, Oregon 97204
503-227-3251

PROJECT NUMBER: *213014*

BURNSIDE BRIDGEHEAD

NE 3rd Avenue / E Burnside Street Portland, OR 97214

SHEET TITLE:

FOUNDATION PLAN

KEY PLAN:

N

Foundation Plan
Scale: 1/16″ = 1′ 0″

enlargement B

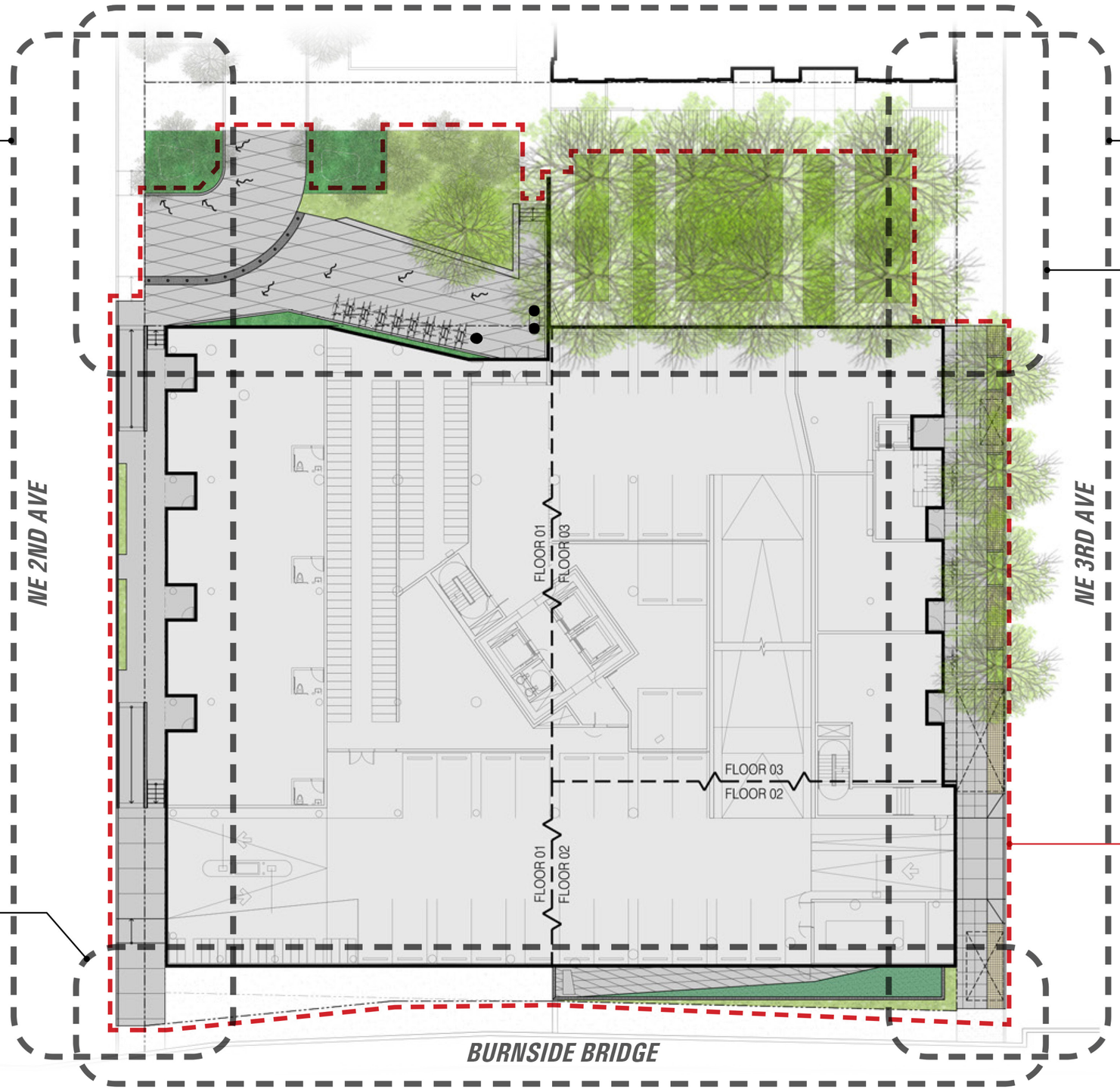
NE 2nd Avenue,
see enlargement detail

enlargement A

NE 3rd Avenue,
see enlargement detail

enlargement C

Couch Plaza,
see enlargement detail



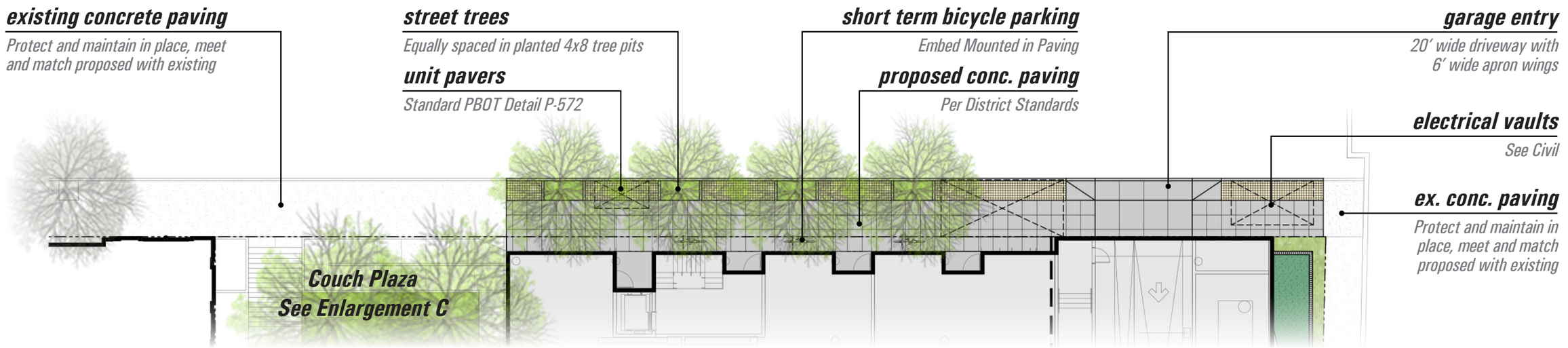
project work limit line

enlargement D

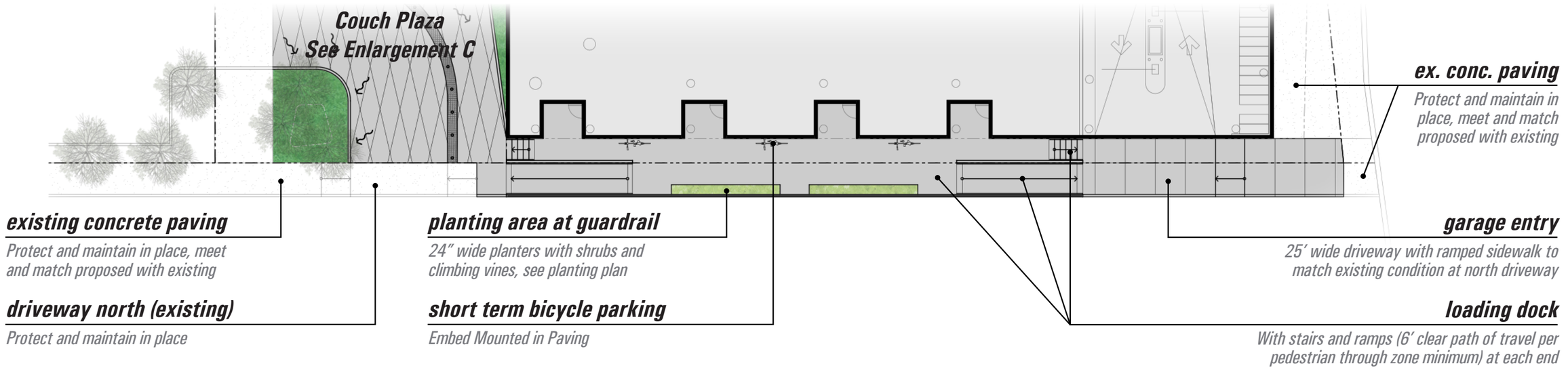
Pet Walk Terrace and Existing Skatepark,
see enlargement detail

N

Site Plan Key
Scale: 1″ = 30′ 0″



SITE PLAN ENLARGEMENT A | NE 3RD AVE



SITE PLAN ENLARGEMENT B | NE 2ND AVE

N

Site Plan Enlargements A & B
Scale 1" = 20' 0"

existing parking lot and concrete walkway

Existing parking lot, curbs and plantings; protect and maintain in place, meet and match existing with proposed conditions

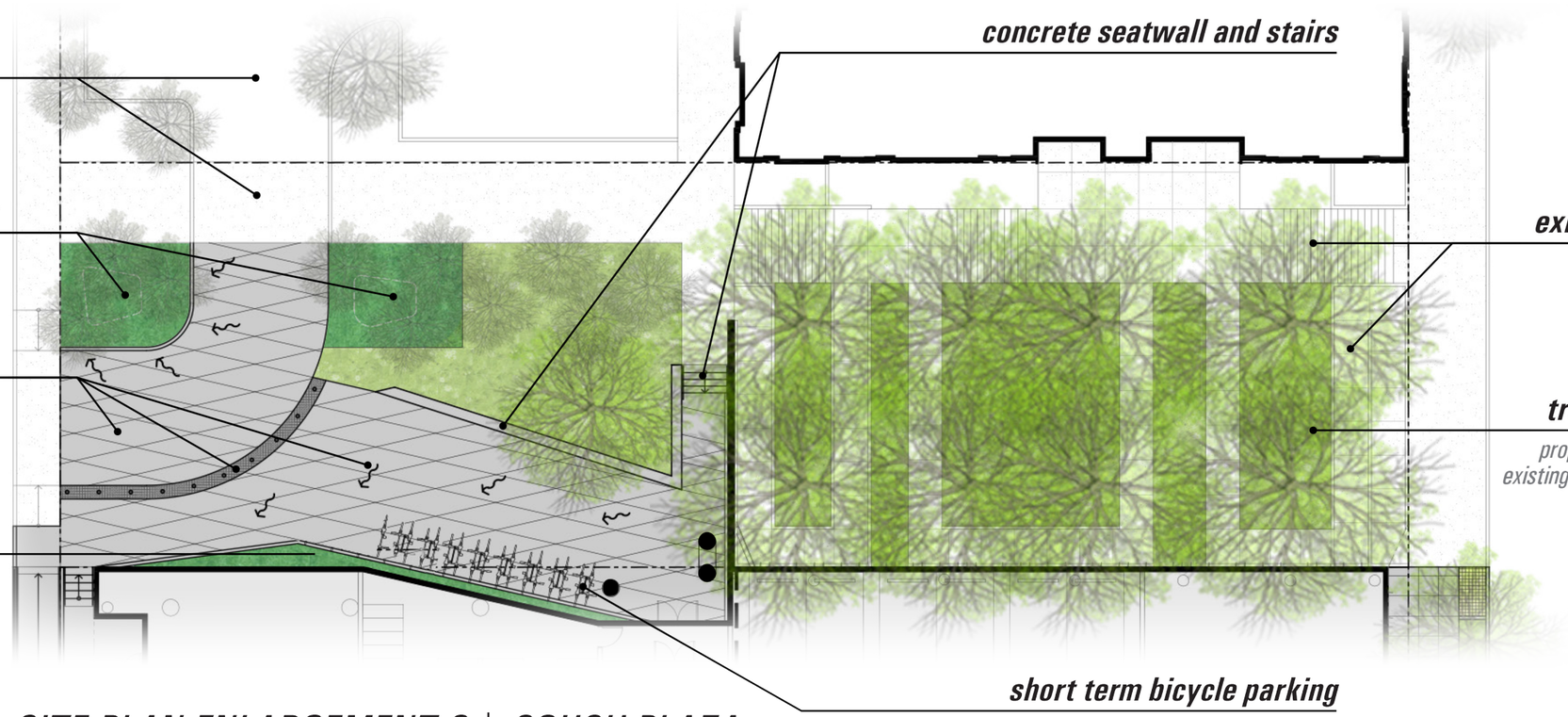
ex. stormwater planters

Proposed improvements shall not impact previously approved planters.

curbless entry plaza

Flush transition from ped. plaza to vehicular entry with tactile warning tiles and bollards

proposed stormwater planter



concrete seatwall and stairs

existing stairs and ramps

protect and maintain in place

tree and shrub plantings

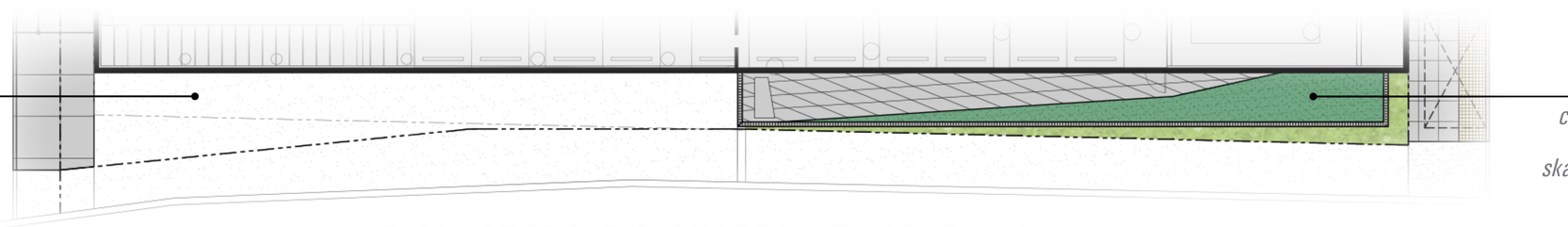
proposed tree and shrub plantings in existing planting areas, see planting plan

short term bicycle parking

SITE PLAN ENLARGEMENT C | COUCH PLAZA

existing conc. paving

Existing paving at Burnside Skatepark - protect and maintain in place, meet and match proposed with existing



pet walk terrace

concrete paving, artificial turf and bench overlook (view to existing skatepark below) - see architectural for pet walk terrace details

BURNSIDE BRIDGE (BURNSIDE SKATEPARK BELOW)

SITE PLAN ENLARGEMENT D | PET WALK TERRACE AND SKATEPARK

N

Site Plan Enlargements C & D
Scale: 1″ = 20′ 0″

limits of modifications to existing conditions

Modifications required by relocation of parking entry include repair and infill of concrete sidewalk, asphalt parking lot and planted area

relocated parking entry

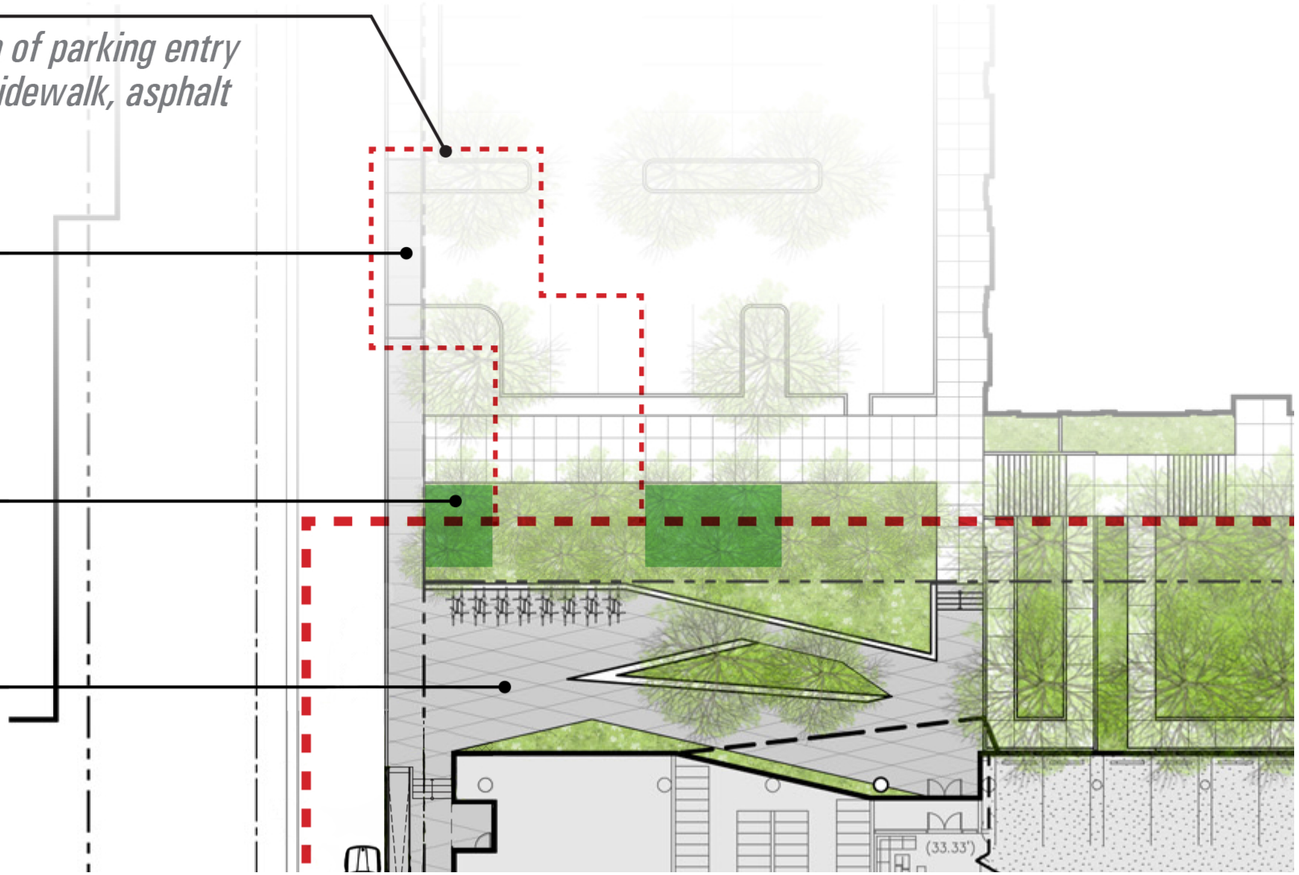
Relocated from existing location

existing stormwater planters

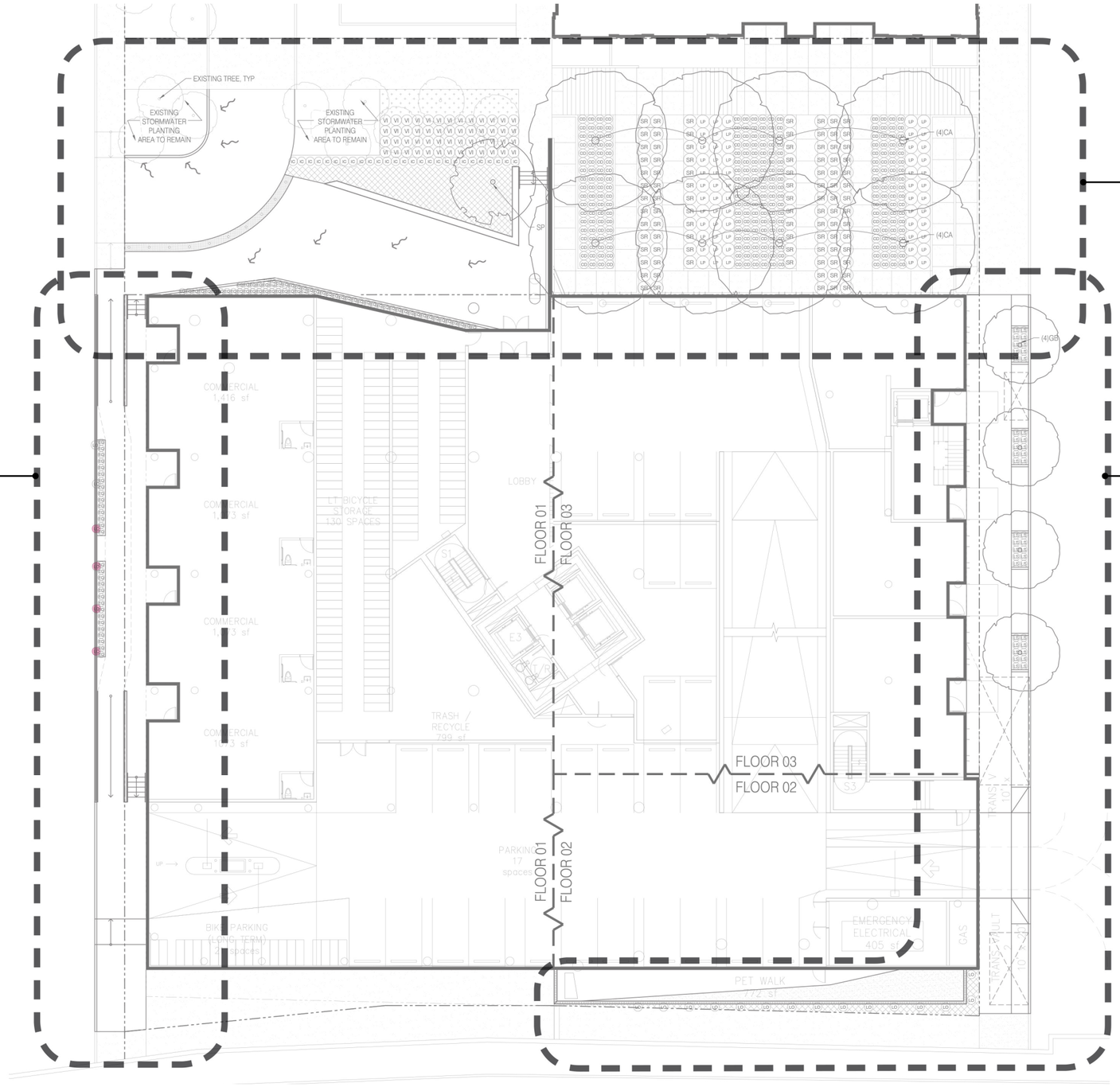
Protect and maintain in place

building entry courtyard

With bicycle parking, concrete seatwalls and plantings and diagonally scored concrete



Site Plan - Alternate Plaza Entry



planting enlargement C

Couch Plaza,
see enlargement detail

planting enlargement B

NE 2nd Avenue,
see enlargement detail

planting enlargement A

NE 3rd Avenue,
see enlargement detail

N

Planting Plan Key - Ground Floor
Scale: NTS

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

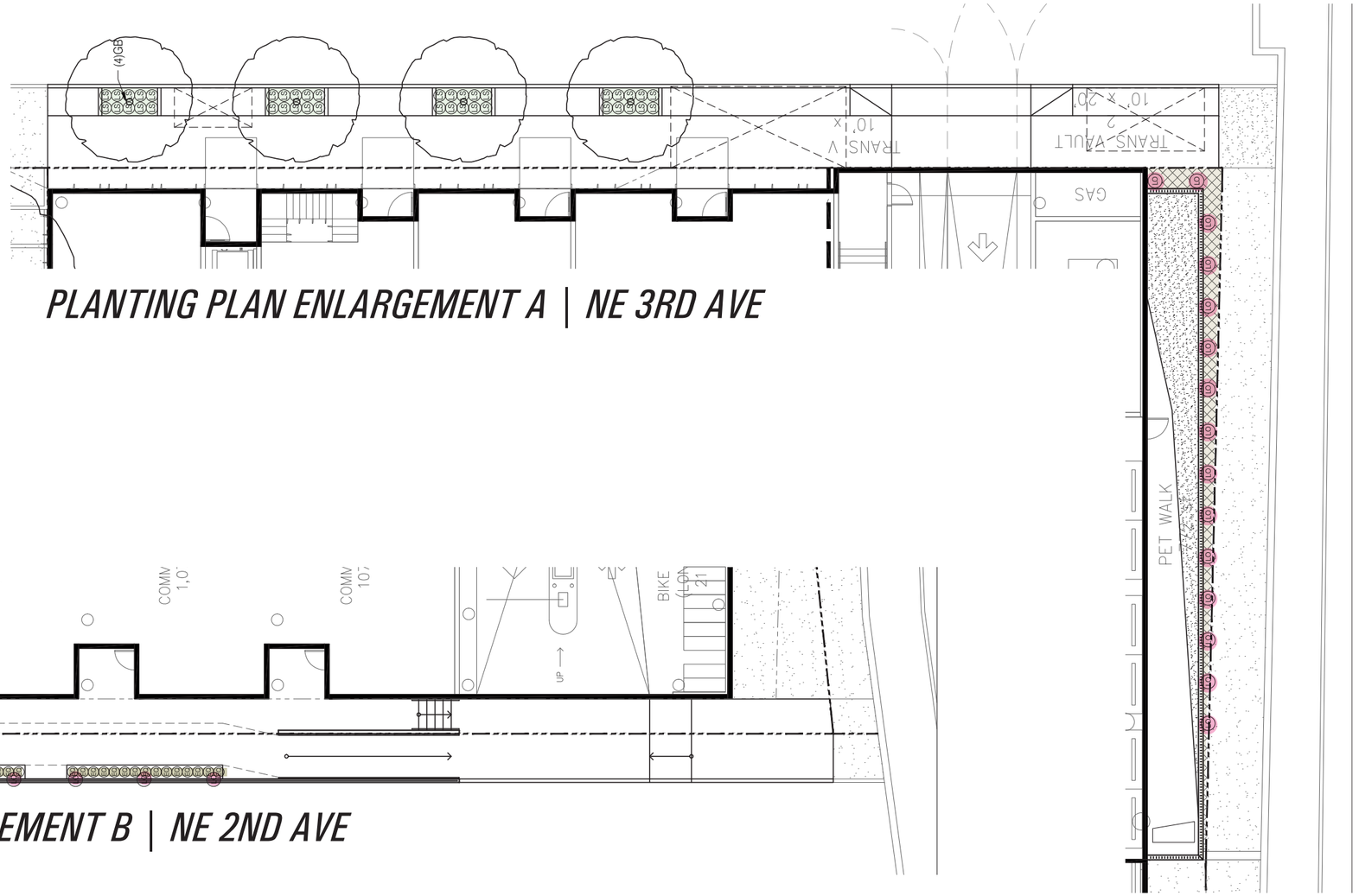
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.
EQ	EQUISETUM HYEMALE	HORSETAIL	2 GAL	18" O.C.
IC	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	5 GAL	36" O.C.
LO	LONICERA SEMPERVIRENS 'JOHN 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.
	OPHIOPOGON 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 A | NE 3RD AVE

PLANTING PLAN ENLARGEMENT B | NE 2ND AVE

N

Planting Plan - Ground Floor Enlargements

Scale: NTS

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

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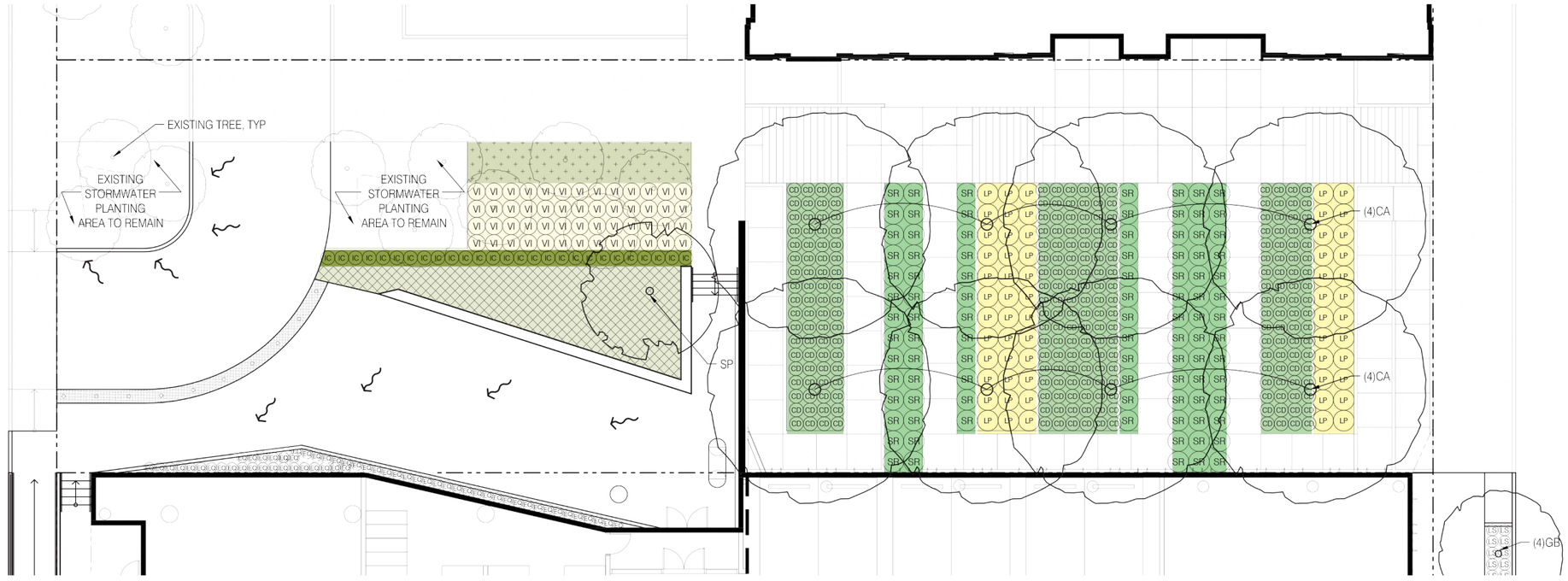
LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	5 GAL	36" O.C.
LO	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	JOHN CLAYTON HONESUCKLE VINE	2 GAL	AS SHOWN
LS	LIRIOPE SPICATA	LILY TURF	1 GAL	18" O.C.
SR	SARCOCOCCA CONFUSA	FRAGRANT SWEET BOX	5 GAL	36" O.C.
VI	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL.	AS SHOWN

GROUND COVER

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	10" O.C.
	OPHIOPOGON 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

09.30.13

Planting Plan - Ground Floor Enlargements
Scale: NTS

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

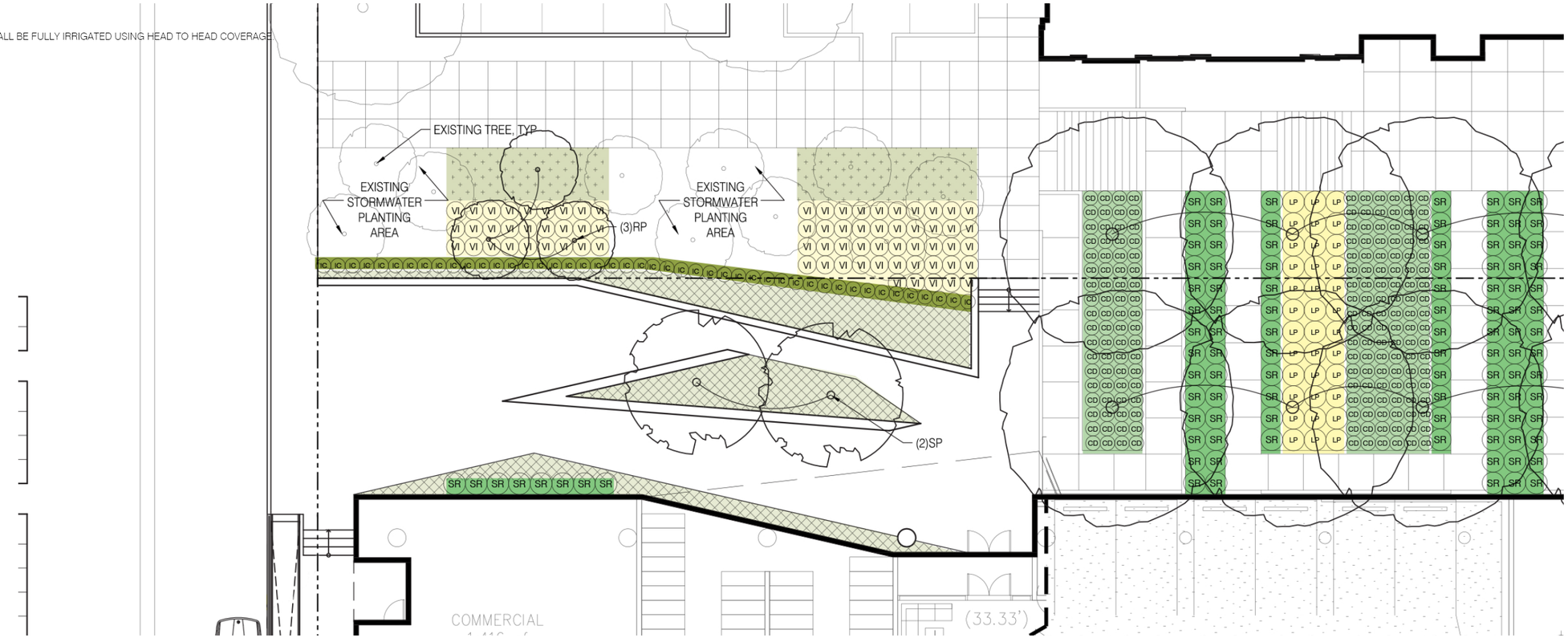
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.
EQ	EQUISETUM HYEMALE	HORSETAIL	2 GAL	18" O.C.
IC	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	5 GAL	36" O.C.
LO	LONICERA SEMPERVIRENS 'JOHN 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.
	OPHIOPOGON 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 - Alternate Plaza Entry

Equisetum hyemale
Horsetail

Lonicera sempervirens
John Clayton Honeysuckle Vine

2nd Avenue Loading Dock Area

Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo

Lirope spicata
Creeping Lily Turf

3rd Avenue

Ophiopogon japonicus
Mondo Grass

Sarcococca confusa
Fragrant Sweet Box

Arctostaphyllos uva-ursi
Kinnickinnik

Viburnum davidii
David's Viburnum

Ilex crenata 'Northern Beauty'
Northern Beauty Japanese Holly

Stewartia pseudocamellia
Japanese Stewartia

Couch Plaza

Sarcococca confusa
Fragrant Sweet Box

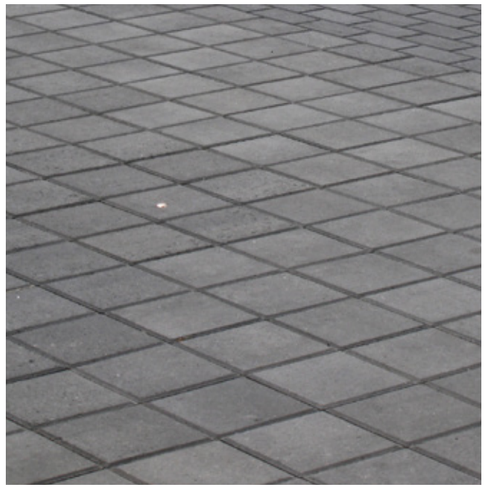
Carex divulsa
Berkeley Sedge

Lonicera pileata
Privet Honeysuckle

Cornus alternifolia
Pagoda Dogwood

Stair and Ramp Planting

DIAGONALLY SCORED CONCRETE

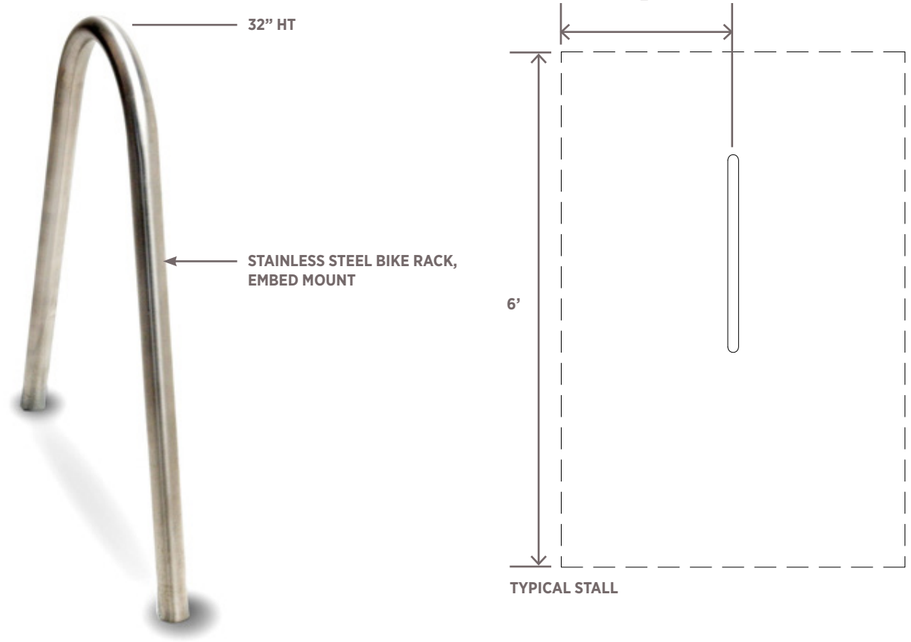


UNIT PAVERS IN FURNISHING ZONE

BOLLARDS AND TACTILE WARNING TILES

Reference lighting cut sheets for project bollard specification

ANGULAR CONCRETE SEATWALL / PLANTER



BICYCLE PARKING

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

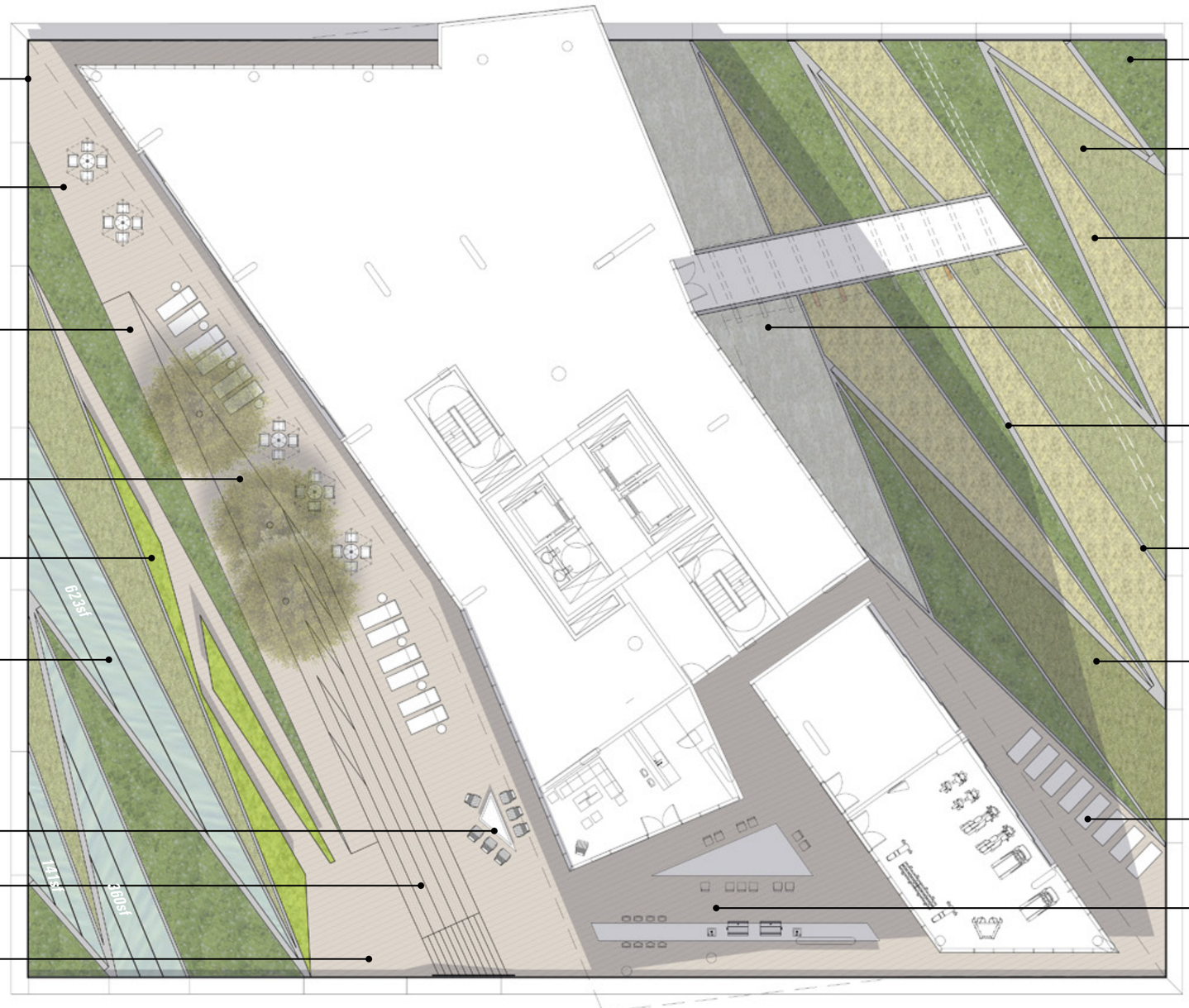
Flow-through planter basins with 26" overall depth (2" freeboard , 6" storage depth , 18" growing media) and cascading check-dam weirs, total stormwater management area shown: 1,124sf

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

N

Amenity Deck Plan
Scale : 1" = 20' 0"

PLANT LEGEND

TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GL	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEY LOCUST	4" CAL	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			

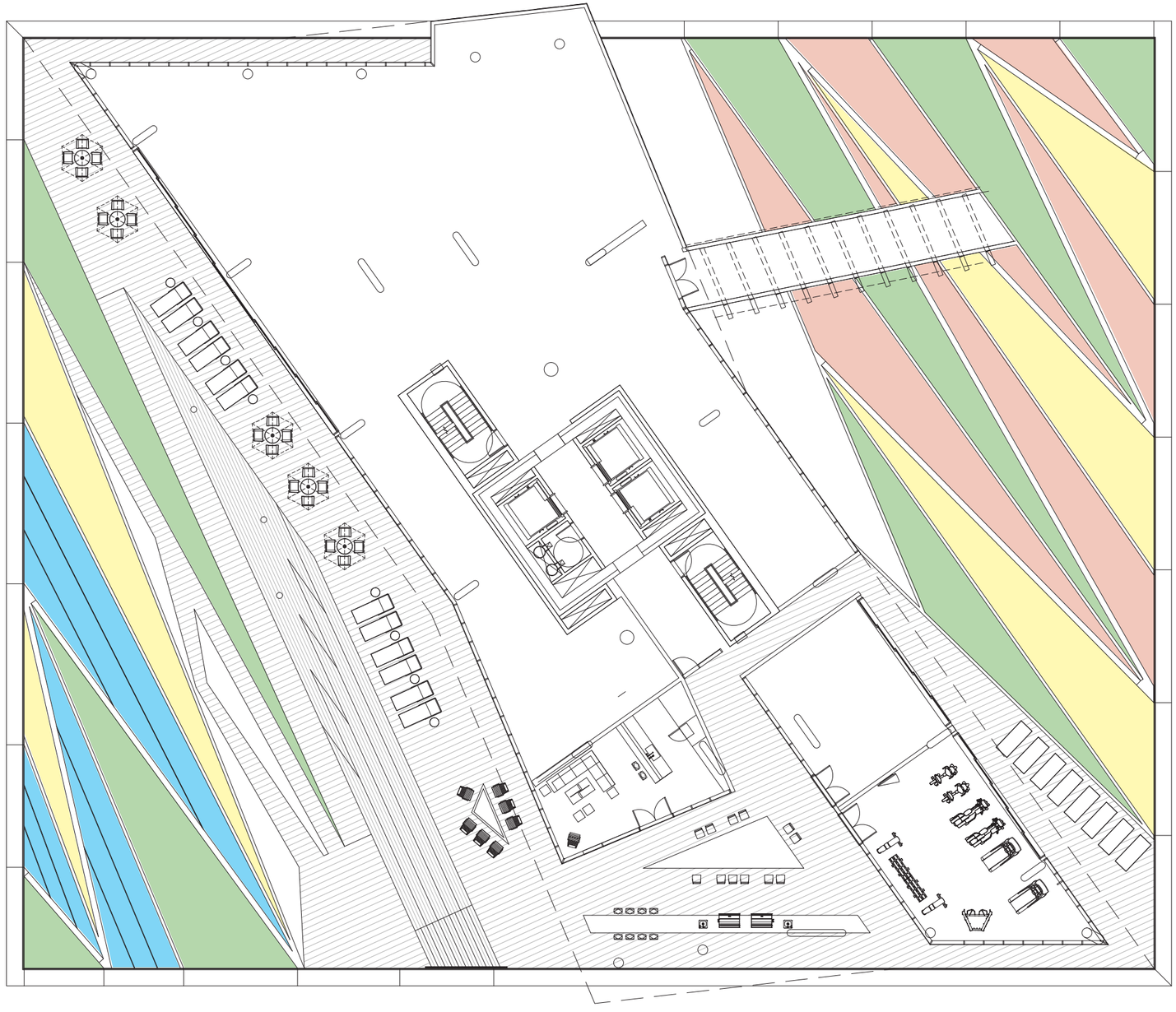
STORM WATER PLANTERS

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.



N

Planting Plan - Roof Podium

Scale: 1" = 20' 0"

DECKING

FIRE PIT

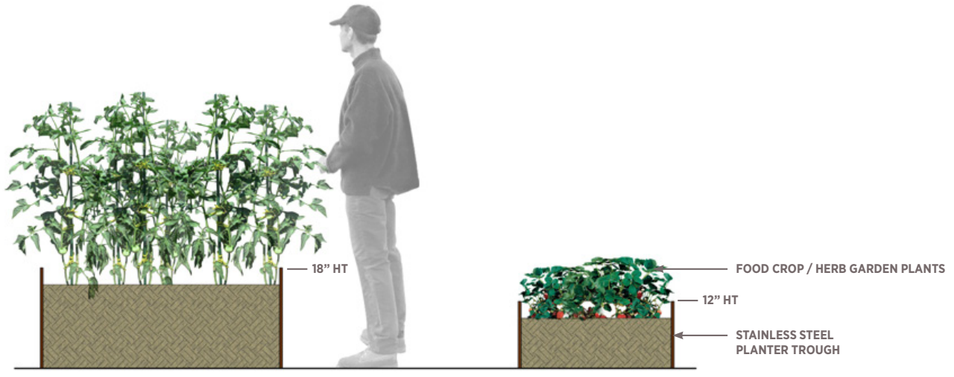
OUTDOOR KITCHEN

DECKING AND PLANTING AREA

RAMPED DECKING AND AMPHITHEATER

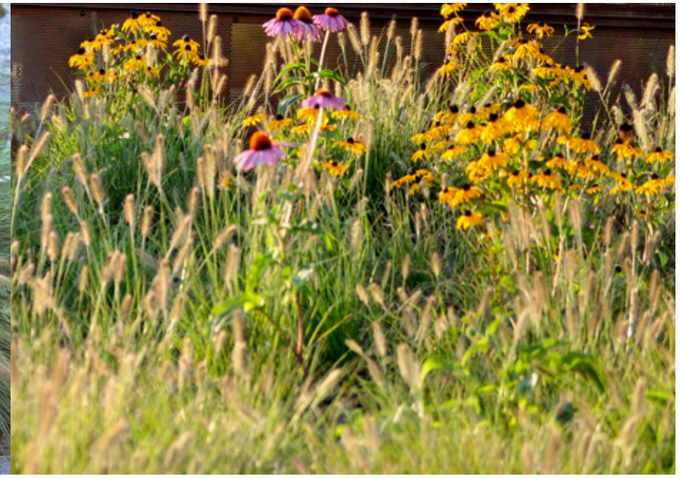
RAISED VEGETABLE GARDEN

DECORATIVE STONE PAVING



RAISED VEGETABLE GARDEN PLANTERS

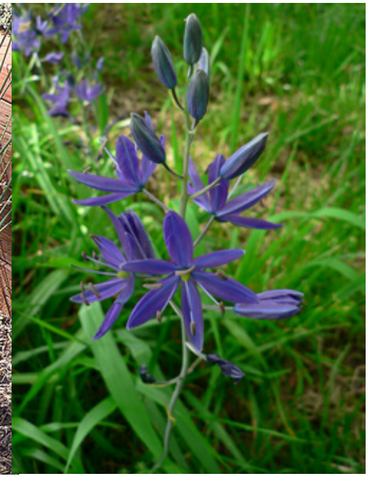
Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass



Rudbeckia spp and Echinacea purpurea
Black Eyed Susan and Purple Coneflower

Grasses

Juncus patens 'Elks Blue'
Elks Blue Gray Rush



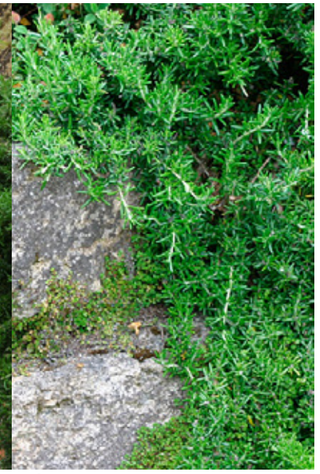
Iris tenax
Oregon Iris

Storm Water

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

Evergreen

Lavandula angustifolia 'Hidcote'
Hidcote Lavender



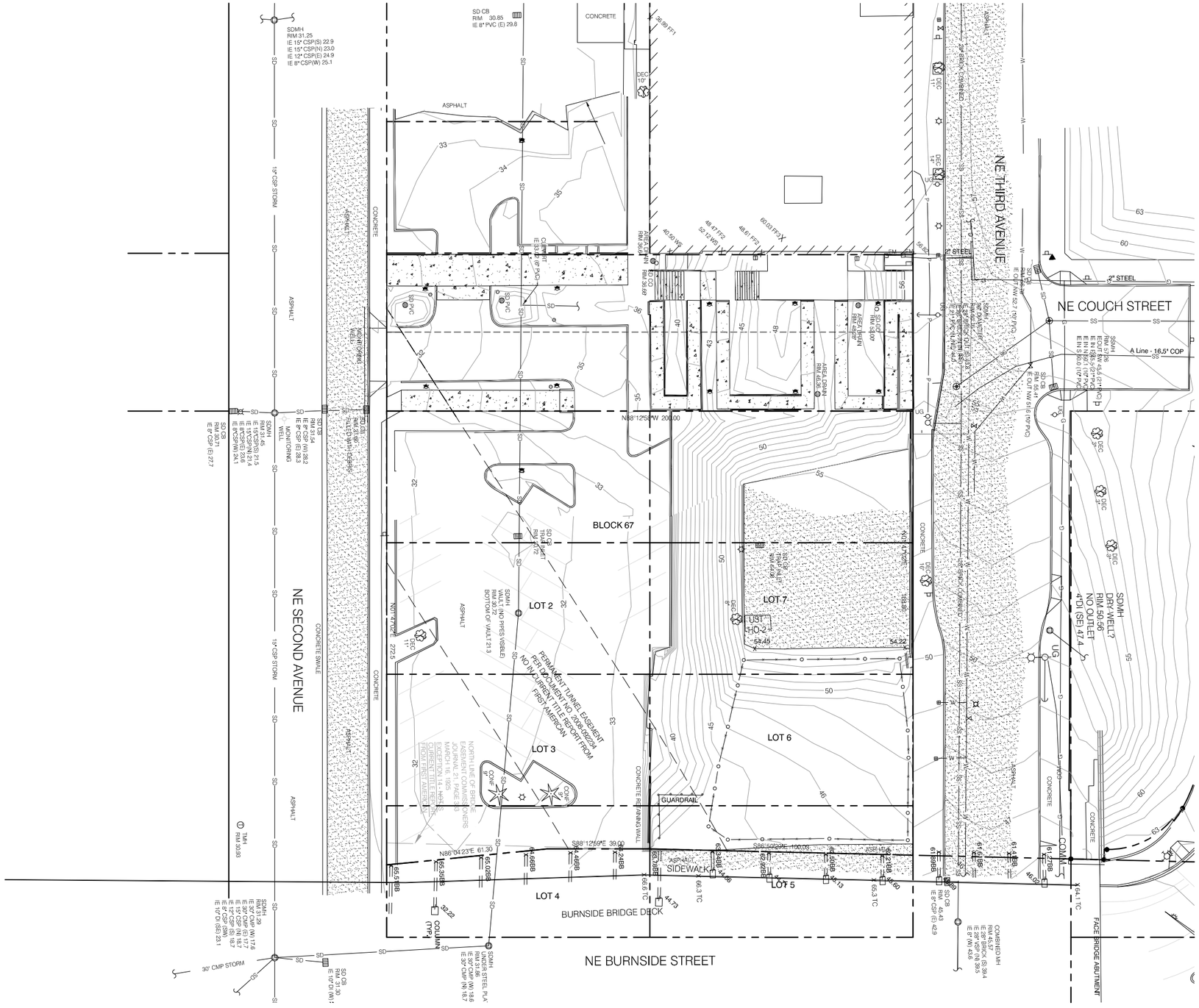
Rosemarinus officinalis 'Prostratus'
Prostrate Rosemary

Herbs

Gleditsia triacanthos var. inermis
Honey Locust

Trees

Existing Conditions C1



NOTES:

1.) CONTOUR INTERVAL IS 1 FOOT WITH 5 FOOT INDEX CONTOURS.

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) PROJECT CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS REFERENCED TO NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

THE HORIZONTAL DATUM IS A LOCAL DATUM PLANE. TO CONVERT COORDINATE VALUES TO OREGON STATE PLANE OF 1983, NORTH ZONE, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.99991458.

ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATUM.

4.) FIELD WORK WAS PERFORMED BETWEEN NOVEMBER 14 AND DECEMBER 5, 2007, AND 2013

5.) SUBSURFACE FEATURES ARE SHOWN AS MARKED BY ONE- CALL UTILITY LOCATE SERVICE AND PER CITY OF PORTLAND GIS MAPPING. UNDERGROUND UTILITIES MAY EXIST WITHIN THE PROJECT AREA THAT ARE NOT SHOWN ON THIS MAP. CALL 1-800-332-2344 BEFORE YOU DIG.

LEGEND:

SD CB RIM =57.35	CATCH BASIN
SDMH RIM 999.99	STORM DRAIN MANHOLE
SSMH RIM 999.99	SANITARY MANHOLE
SSCO RIM 99.99	SANITARY CLEANOUT
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
TRF	TRAFFIC CONTROL LOOP

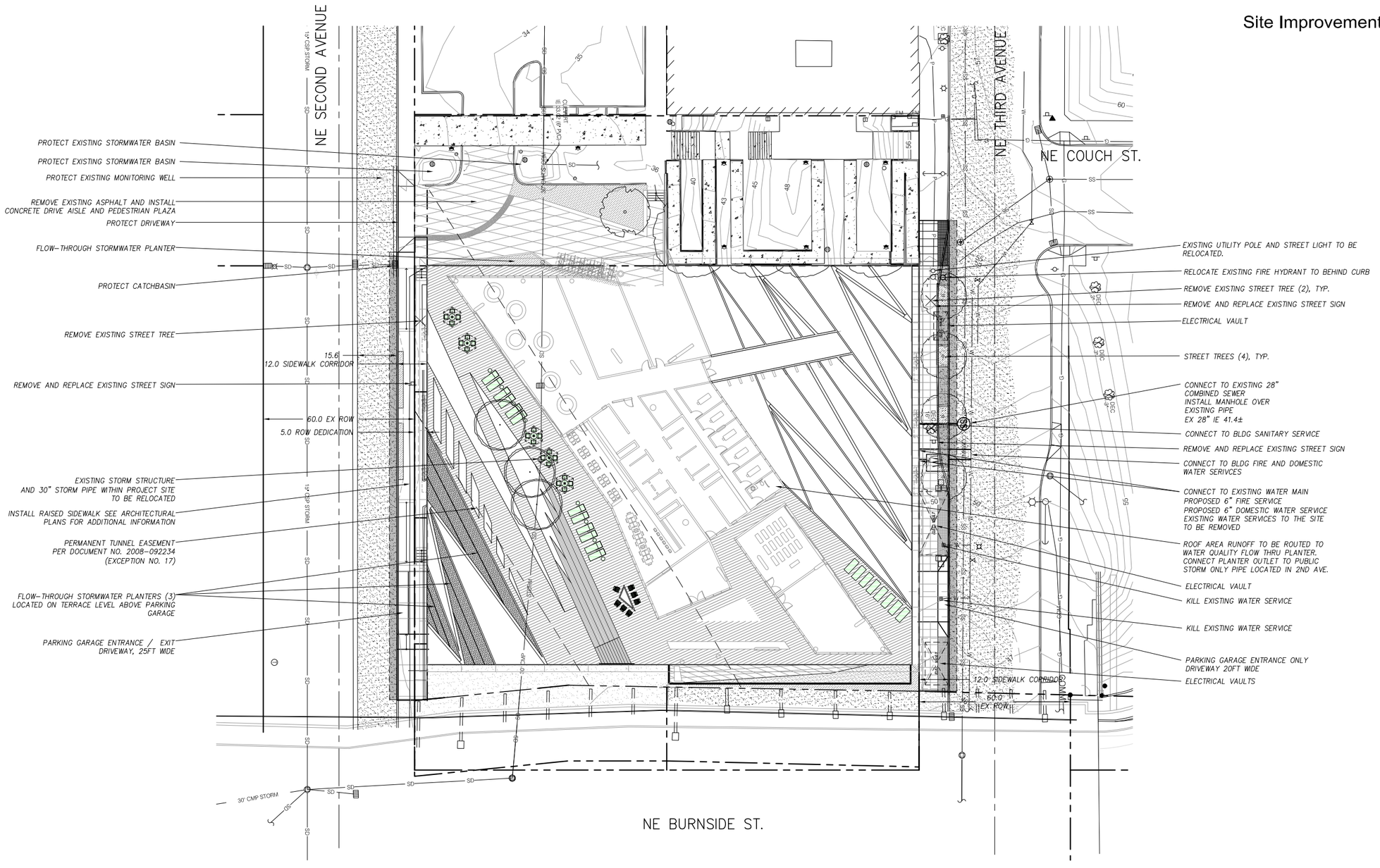
SS	SANITARY SEWER
SD	STORM DRAIN
	WATER VALVE
	FIRE HYDRANT
	WATER METER
W	WATERLINE
	GAS VALVE
	GAS METER
G	UNDERGROUND GAS LINE
	TELEPHONE PEDESTAL
COMM	UNDERGROUND TELEPHONE DUCTS
	LUMINAIRE
	POWER POLE
UG	POWER POLE W/DROP
	POWER POLE W/LIGHT
UGP	UNDERGROUND POWER DUCTS
OHL	OVERHEAD WIRES
EM	GUY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

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

N

Scale: 1" = 40' 0"

Site Improvements C2



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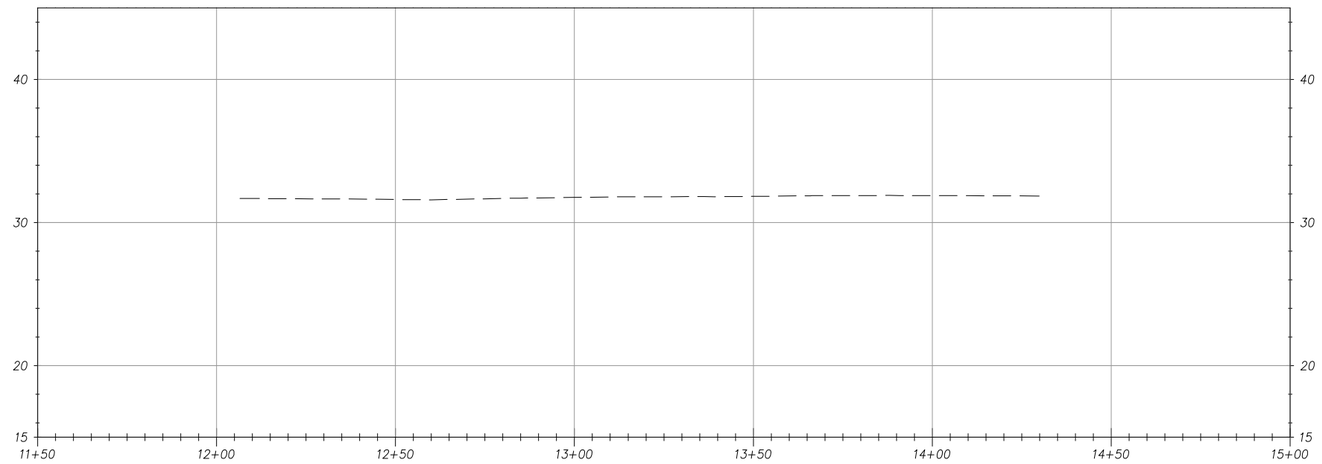
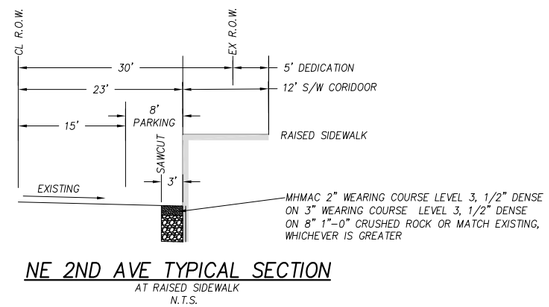
Scale: 1" = 40' 0"

09.30.13



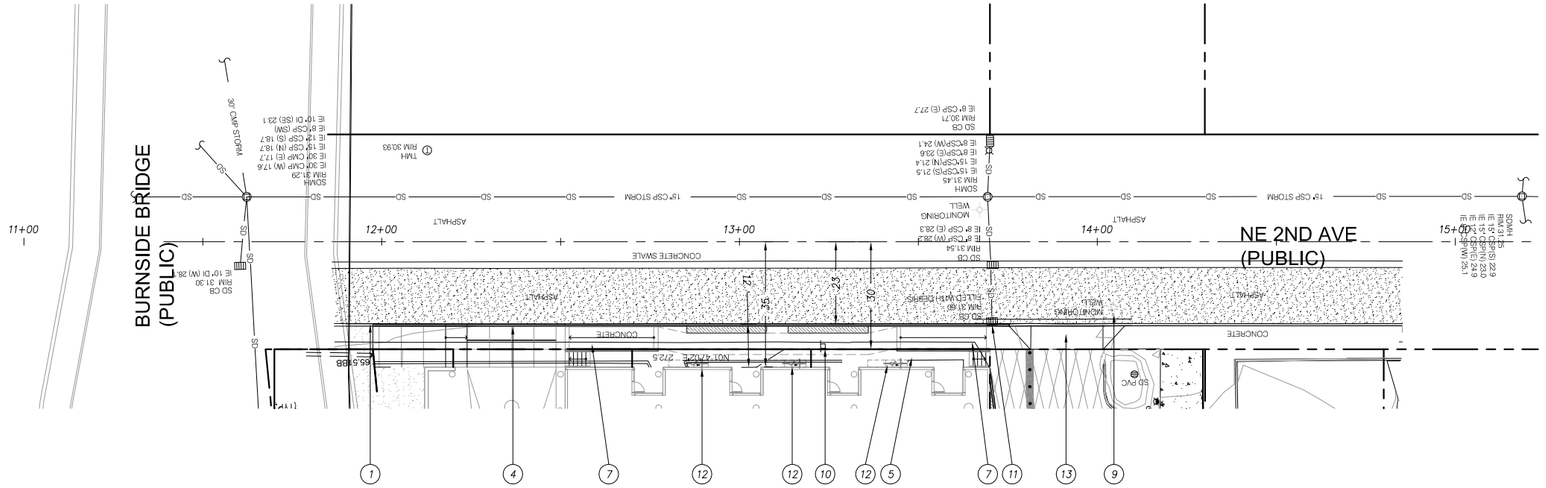
NE 2ND AVE PROFILE

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

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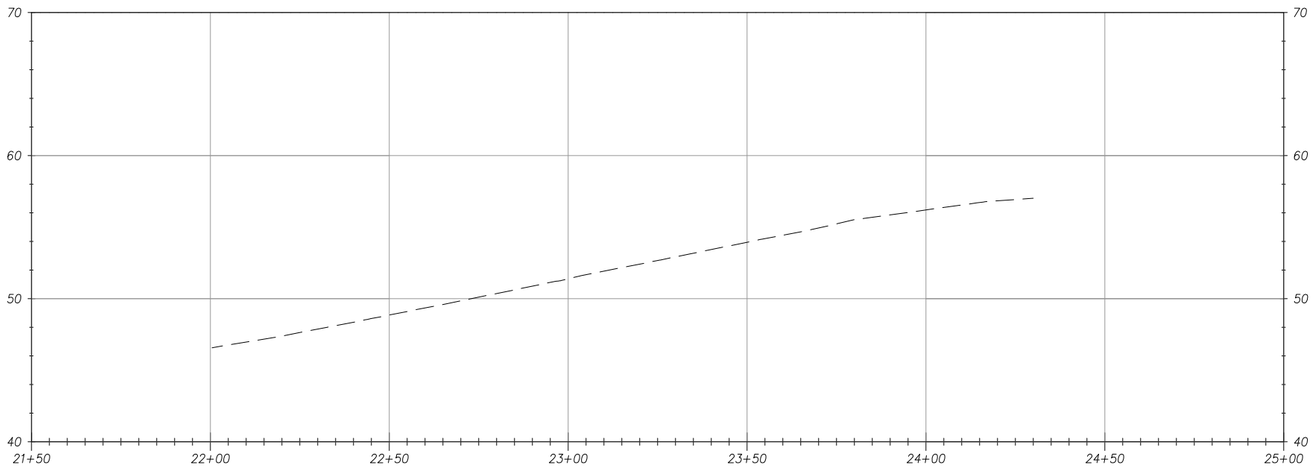
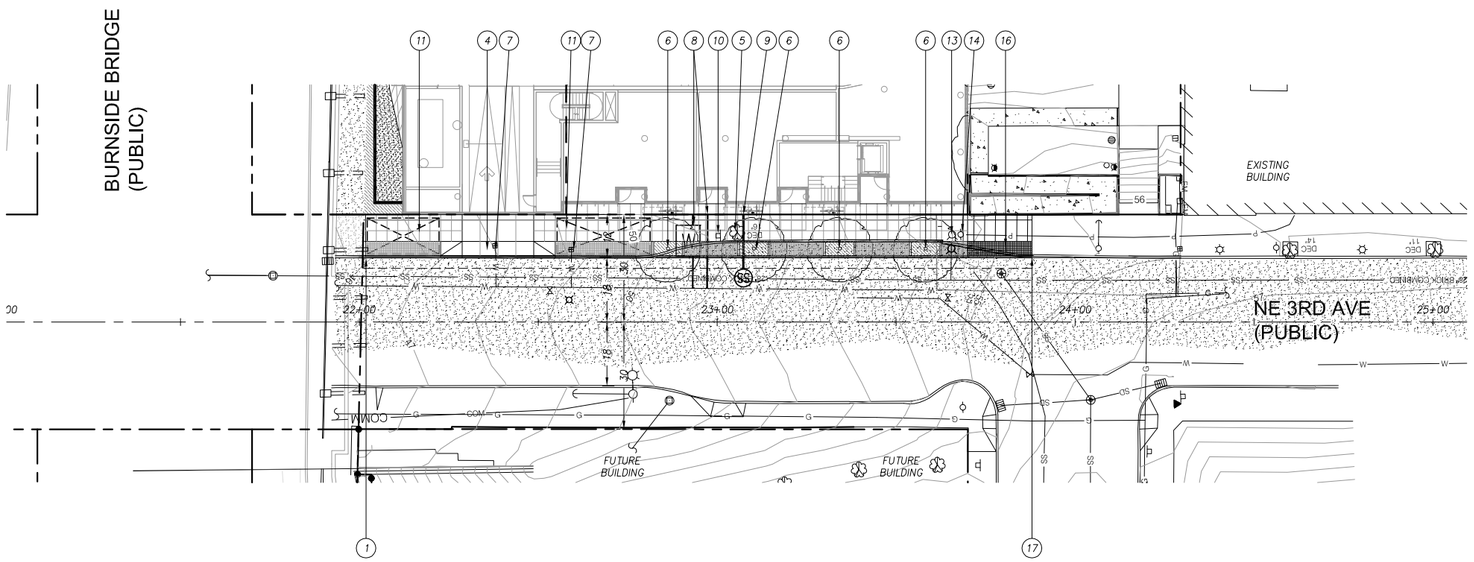
N

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



NE 3RD AVE PROFILE

Scale: Horz. 1"=40'
Vert. 1"=10'



NE 3RD AVE PLAN

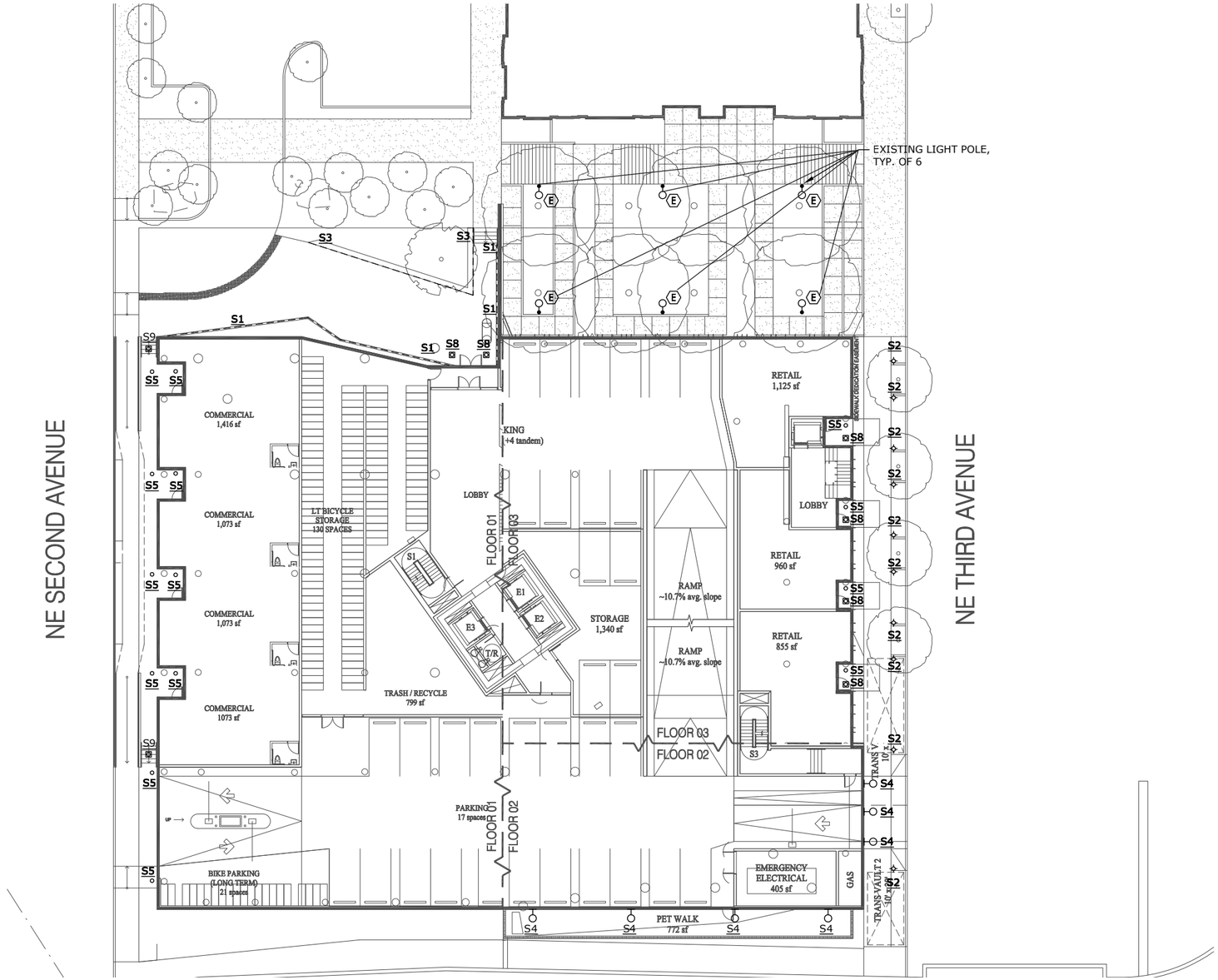
Scale: Horz. 1"=40'

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

N

NE 3nd Ave. Improvements
Scale: 1" = 40' 0"



LUMINAIRES:
S1 - LED LINEAR STATIC WHITE OR COLOR
S2 - LED ILLUMINATING BOLLARD
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

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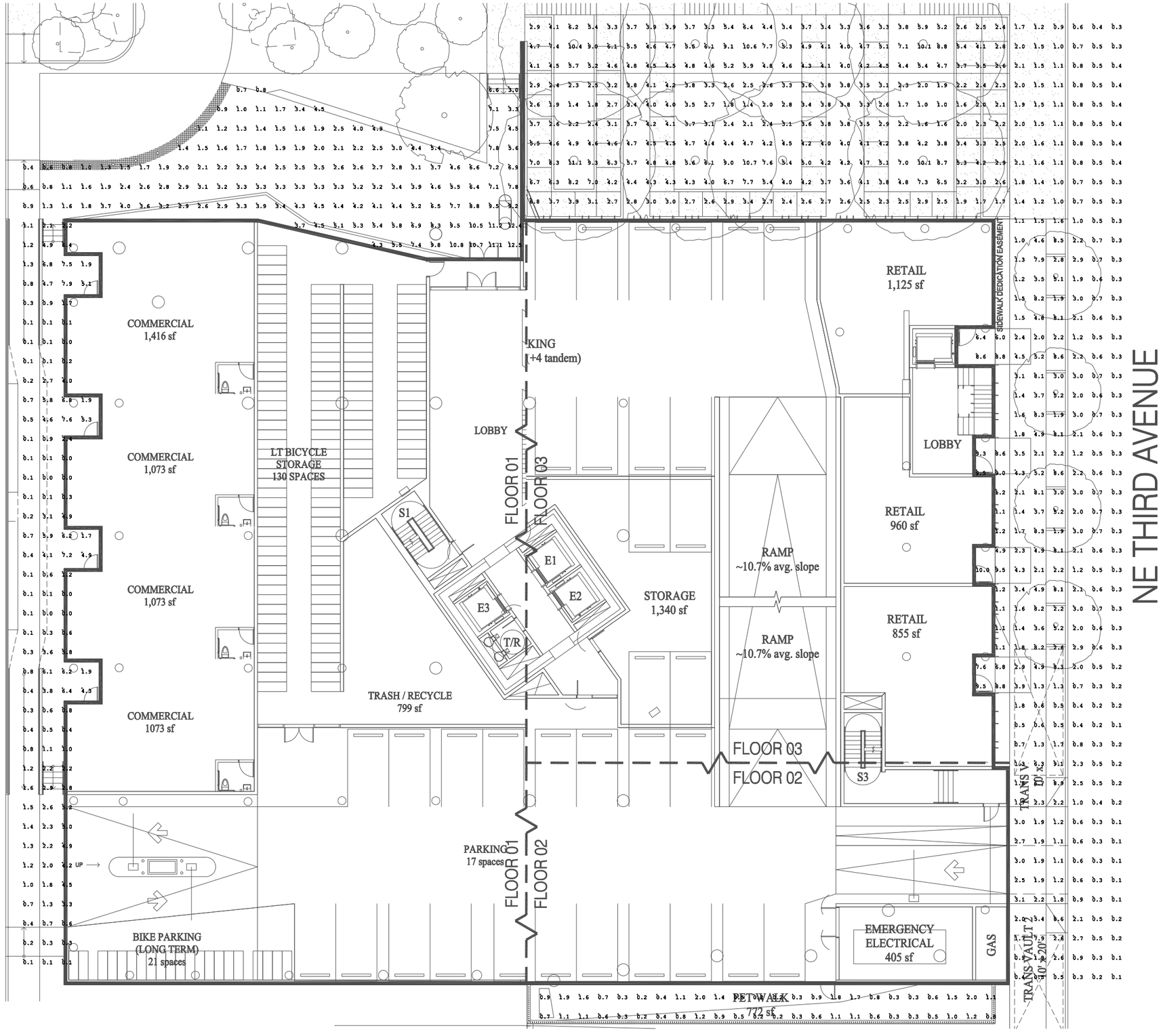
N

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



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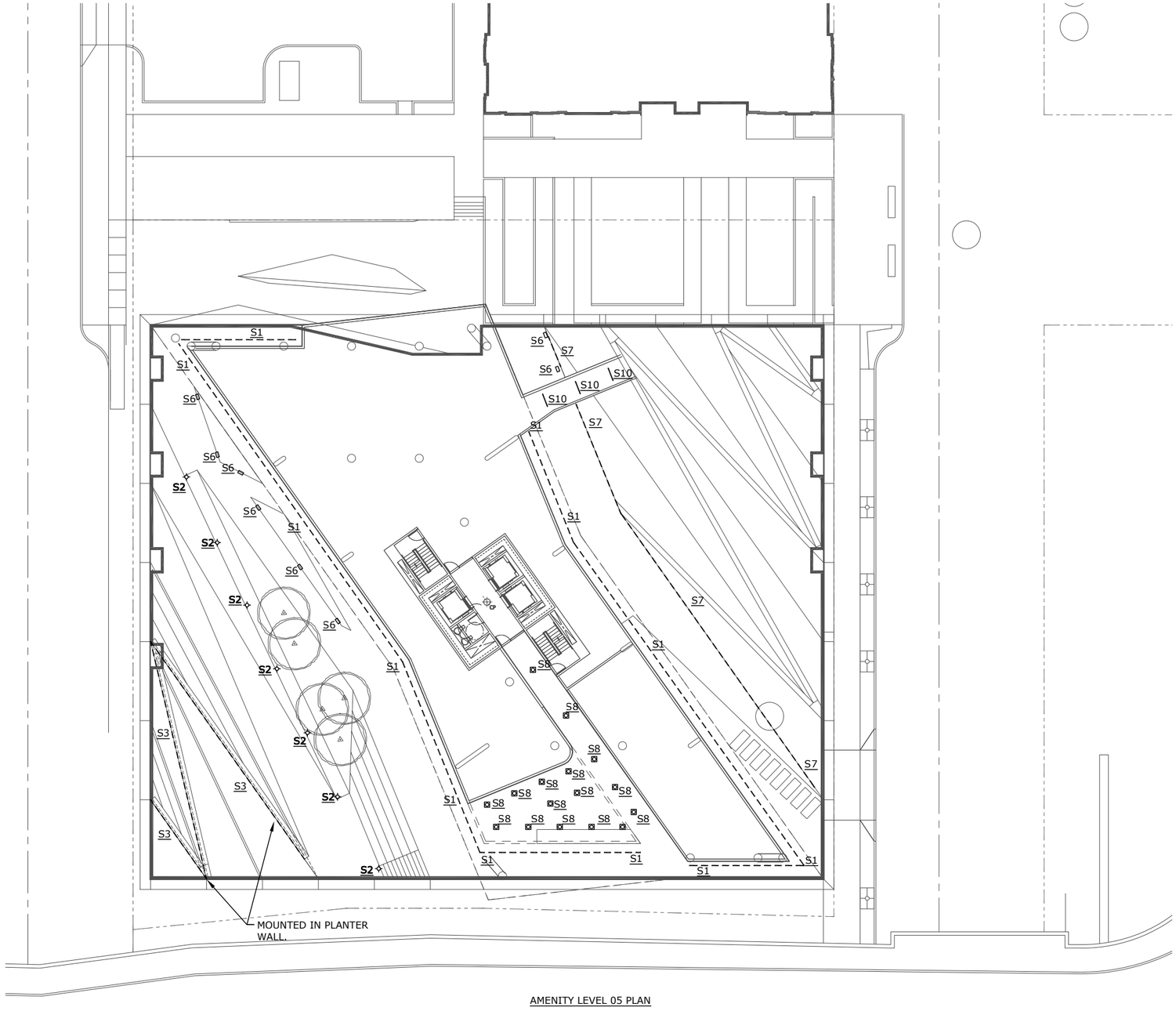
N

Ground Level Site Plan
Scale: 3/64" = 1' 0"

DRAWINGS C.97
Design Review (13-192030 DZM)
(PC 13-111743)

09.30.13



AMENITY LEVEL 05 PLAN

LUMINAIRES:
S1 - LED LINEAR STATIC WHITE OR COLOR
S2 - LED ILLUMINATING BOLLARD
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

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N

Amenity Level 05 Plan
Scale 1/32" = 1' 0"

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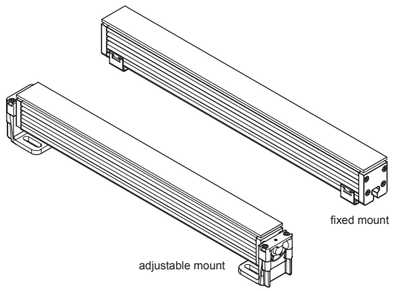
N

Amenity Level 05 Plan

Scale 3/64" = 1' 0"

winonaLED Project:_____ Qty:_____ Type:

winline surface linear 207W/209W/211W wet



The **Winline 200 Series** are small scale linear LED luminaires designed to be the most powerful, reliable, and easiest to implement linear LED solution available. The model 207/209W/211W is a high performance luminaire with robust construction suitable for exterior illumination.

Beam Spreads: Winline 207W/209W/211W are available in beam spreads of 15, 30, 60 and 100 degrees. See page 6 for photometric data.

Color & Light Output: The 200 Series utilizes Nichia 757 white LEDs in four standard color temperatures. Model 207W, 209W, 211W feature (16) LEDs/ft.

200 Series	Model 207		Model 209		Model 211	
Color Temperature	lm/ft	W/ft	lm/ft	W/ft	lm/ft	W/ft
ANSI-2700K White	120	3.2	240	6.2	480	12.2
ANSI-3000K White	141	3.2	282	6.2	565	12.2
ANSI-3500K White	147	3.2	294	6.2	588	12.2
ANSI-4000K White	157	3.2	314	6.2	628	12.2

Results based on test LTL22004 100° beam spread
Note: LM79 Tests- see page 4.

Power: The Winline 200 series operates on 24VAC using magnetic transformers. A wide range of remote transformers are available in 120V and 277V primary.

Dimming: Used with remote mounted 24VAC magnetic transformers which can be dimmed with commonly available low voltage magnetic dimming equipment.

Mounting & Adjusting: Both fixed and adjustable mounts combined with an integral wire tray allows the 200 Series to be used almost anywhere. The installer locates and fastens the mount clip, runs power feed lines, connects the fixture's wire leads to the feed lines and snaps the fixture in place. The low profile fixed mount is only 1/8" high and the adjustable mount allows for 300 degree rotation around the centerline of the fixture. See pages 2-3 for more mounting and adjustment information.

Operating Temperature: Minimum and maximum ambient air temperatures around this luminaire shall not exceed -22°F to 122°F (-30°C to 50°C).
Any application of this product should also take into consideration air flow and ventilation to ensure performance and reliability.

Winona Lighting reserves the right to make design changes without prior notice.

Refer to the Winline Application Guide (www.winonalighting.com/products/commercial-led-lighting/led_linear/308-309W) for more product detail.

Weight:

12" - .57 lbs
18" - .79 lbs
24" - 1.04 lbs
30" - 1.29 lbs
36" - 1.53 lbs
42" - 1.78 lbs
48" - 2.03 lbs

Listing: Winline 207W/209W/211W are ETL listed for wet location. Complies with UL Standard 2108
3190865

IP66

Winline Surface Linear - **WSL** → **WSL** (series)

Model 207 wet - **207W**
Model 209 wet - **209W**
Model 211 wet - **211W** → (model)

Total Run Length in Feet
Offered in 6" increments starting at 12"
ex. 54 FT = 54 foot run
or
Preconfigured Run Length Code
see page 5
or
To Be Determined
TBD when run length unknown
→ (run length code)

15° - **15**
30° - **30**
60° - **60**
100° - **100** → (beam spread)

ANSI-binned 2700K - **27K**
ANSI-binned 3000K - **30K**
ANSI-binned 3500K - **35K**
ANSI-binned 4000K - **40K** → (LED code)

non-dimming 24 volt AC - **ND24V**
dimming 24 volt AC - **DM24V** → (voltage)

fixed - **F**
adjustable - **A** → (mount)

natural (type III) anodized aluminum - **NAA**
semi gloss black paint - **SGB**
semi gloss white paint - **SGW**
custom paint finish - **CPF** → (finish)

surface end feed - **SE**
back to back - **B2B**
right angle - **RA**
recessed bottom feed - **RB***
*Recessed Bottom feed available on fixed mount only
→ (power feed)

none - **X** → **X** (options)

standard - **STD**
modified - **MOD** → (special)

Describe Modification:

S1

LED Bollards with rotationally symmetrical distribution

Post construction: One piece extruded aluminum, with a one piece aluminum top housing and base, internally welded into an assembly. All aluminum used in the construction is marine grade and copper free.

Enclosure: Heavy walled, die-cast aluminum cap. Clear ¾₁₆" thick borosilicate glass with pure anodized aluminum cone reflector. Fully gasketed using high temperature silicone rubber O-ring gaskets.

Electrical: 18.2 W LED luminaire, 24.5 total system watts, -20° C start temperature. Integral 120 V through 277 V electronic LED driver, dimming not available. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 5000K with a 75 CRI. Available in 3000K (80 CRI) and 4000K (75 CRI); add suffix K3 or K4 respectively to order.
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.

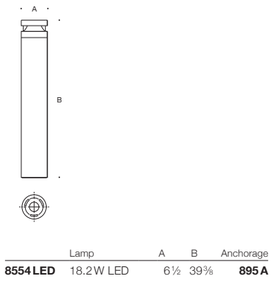
Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA #895 A anchorage kit (supplied).

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class IP65.

Luminaire Lumens: 881
Tested in accordance with LM-79-08

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



	Lamp	A	B	Anchorage
8554 LED	18.2 W LED	6½	39⅜	**895 A**

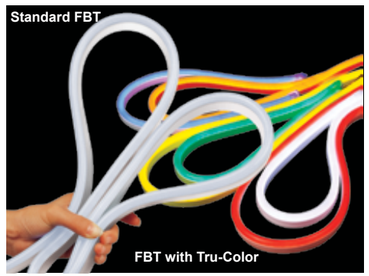
1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

S2

BARRON **specialtyLED**
commercial & decorative lighting

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 versitility 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 Listed[2], 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
- Cove Lighting
- Bridges
- Roof Lines
- Signage
- Accent Lighting

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

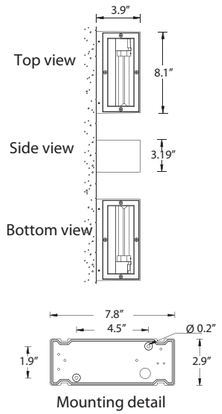
10820011 08/12

LUMINAIRE SPECIFICATION

LIGMAN LIGHTING USA

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

IP65 : Suitable for Wet Locations



Mounting detail

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

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

Option (Please Specify)
☐ F - Lightly Frosted Lens

LIGMAN LIGHTING USA
Head Office:
3302 NW 211th Terrace
Hillsboro,
Oregon
97125
USA
Tel: 503-645-0500
Fax: 503-645-8100
Email: info@ligmanlightinusa.com
Website: www.ligmanlightingusa.com

Intertek

HYDREL
An AcuityBrands Company

SUITABLE FOR WET LOCATIONS IP67

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.

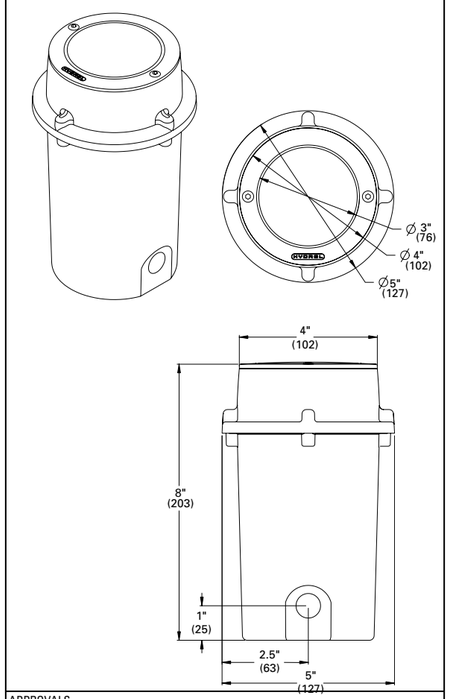
LISTING: CSA, CSA$_{US}$

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

TYPE | JOB NAME

PART NUMBER

Model	Material	Lamp Type		Voltage	Distribution
Lens	Conduit	Accessories	Lamp	Options	Listing



APPROVALS

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 120 V through 277 V 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

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

	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

Date: _____ Type: _____

Firm Name: _____

Project: _____

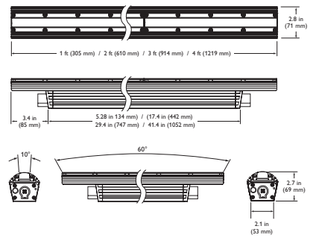
iW Graze MX Powercore

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/iwgrazemxpowercore/



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 L_{70} @ 25° C	60,000 hours L_{70} @ 50° C	60,000 hours L_{50} @ 25° C	60,000 hours L_{50} @ 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 and Safety	Certification	UL / cUL, FCC Class A, CE, PSE, C-Tick			
	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.

‡ L_{70} = 70% lumen maintenance (when light output drops below 70% of initial output). L_{50} = 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

OUTDOOR LED FTD/4

Spec Sheet

LED
0-080.2

recessed LED wet location downlight

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 5/32" 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 (¾" x 27" C channel). Specialty bars for wood joist and T-bar installations are also available.

APPLICATIONS

Fixture is cULus 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.

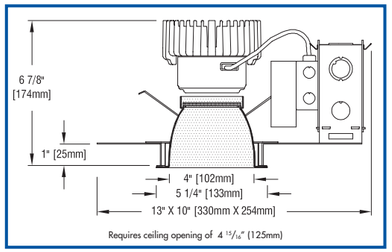
FULLY SUSTAINABLE

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

11:12

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: 6.5 W 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

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.

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

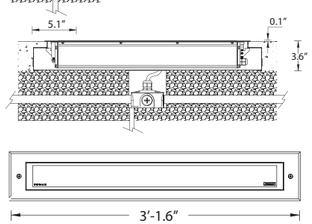
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

LUMINAIRE SPECIFICATION

LIGMAN LIGHTING USA

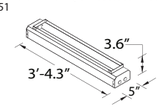
PROJECT : _____ DATE : _____
LOCATION : _____
QUANTITY : _____ NOTE : _____

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 chromatized 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°

LIGMAN LIGHTING USA

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

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

Intertek

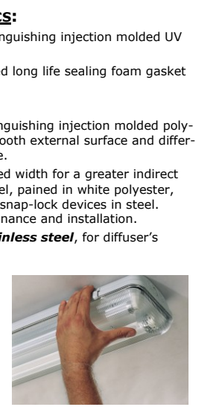
Specialized Lighting Solutions, Inc.

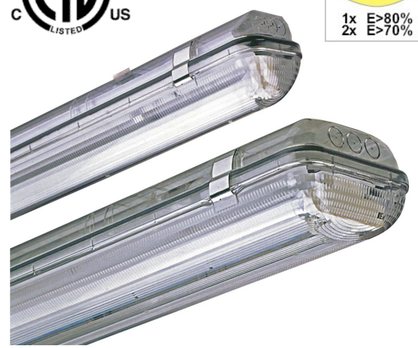
LINDA TRANSPARENT DIRECT-INDIRECT DISTRIBUTION

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 poly-carbonate, UV stabilized, with smooth external surface and differ-entiated prismatic internal surface.
- **Gear-tray reflector unit:** reduced width for a greater indirect distribution, in hot galvanized steel, pained 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.





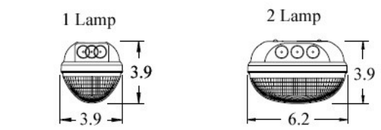
Installation:
Linda offers **quick** and **safe** installation with various types of fixings. The Luminaries are supplied with two types of mounting devices:

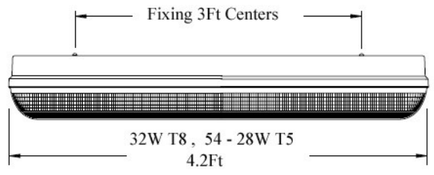
Ceiling:
Provided with Pair of metal brack-ets supplied for quick installation.

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

Features:

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





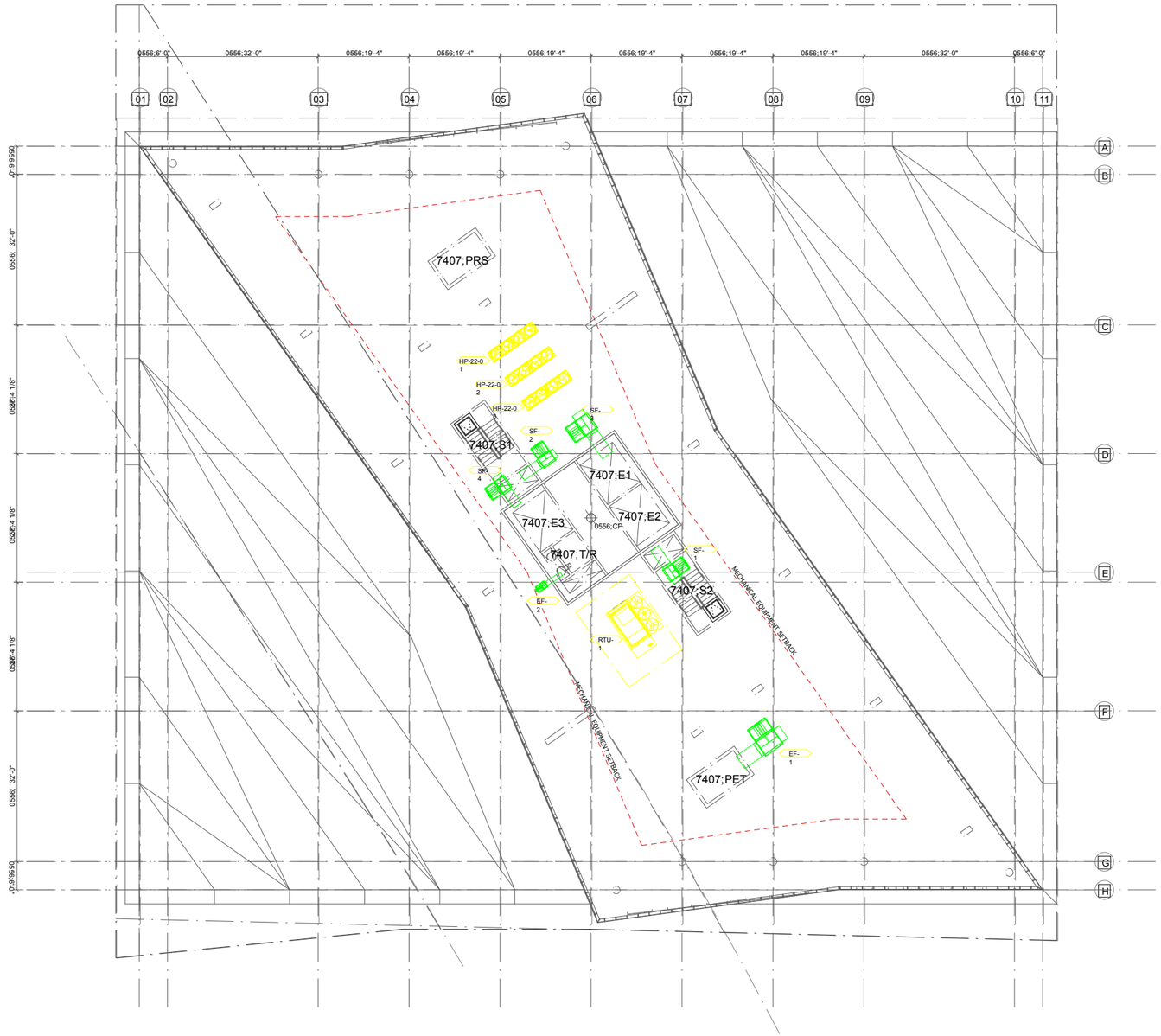
ORDERING DETAILS: (DESCRIPTION)	ORDERING NUMBER	OPTIONS
3F LINDA TRANSPARENT 1x32 T8	**SLS-LTR-1x32W-T8-xx**	**EBP-Emergency Battery Pack (Consult Factory)**
3F LINDA TRANSPARENT 2x32 T8	**SLS-LTR-2x32W-T8-xx**	**Reflector Options:**
3F LINDA TRANSPARENT 1x28 T5	**SLS-LTR-1x28W-T5-xx**	**(16MRA, 16RTA, 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

S11

Design Review

Mechanical Roof Top Equipment Plan



N

Scale: 3/64" = 1' 0"

09.30.13

DRAWINGS C.106
Design Review (13-192030 DZM)
(PC 13-111743)

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

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

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.

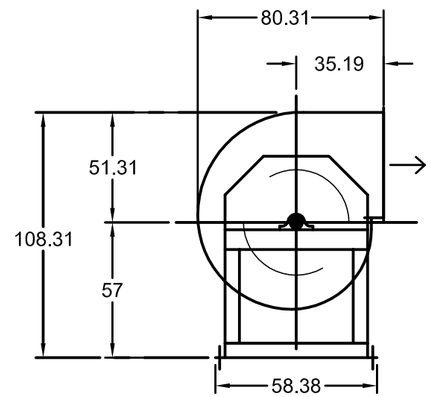
NO.	Usage		Specifications
①	For pipes	Front through hole	140 × 77 Knockout hole (5-17/32)(3-1/16)
②		Front through hole (Uses when twinning kit (optional parts) is mounted.)	ø45 Knockout hole (1-25/32)
③		Bottom through hole	150 × 94 Knockout hole (5-29/32)(3-23/32)
④	For wires	Front through hole	ø62.7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

Unit : mm(in.)

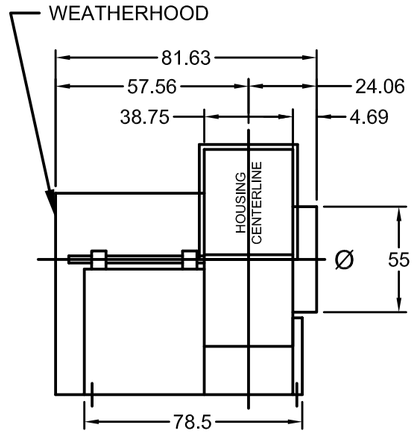
3400 Lawrenceville Suwanee Rd
Suwanee, GA 30024
Tele: 678-376-2900 • Fax: 800-889-9904
Toll Free: 800-433-4822 (#4)
www.mehvac.com

FORM## PURY-P144YKMU-A(-BS) - 201210

EF - 1
(RELIEF FAN)



(DRIVE SIDE)
SIDE VIEW



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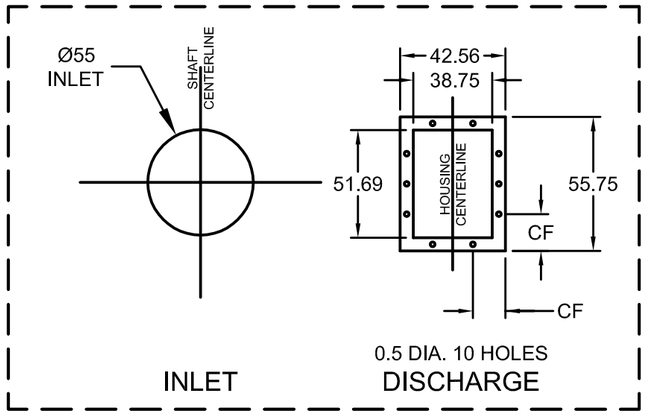
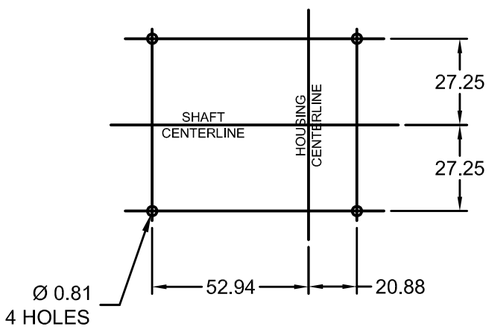


CONNECTIONS



FOOTPRINT

*NOT DRAWN TO SCALE

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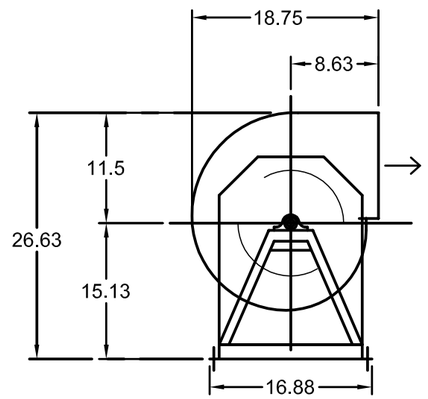
(WASTE CHUTE FAN)



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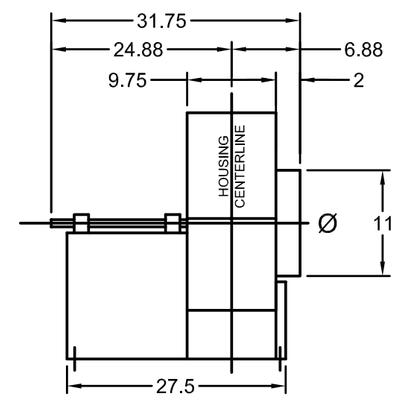

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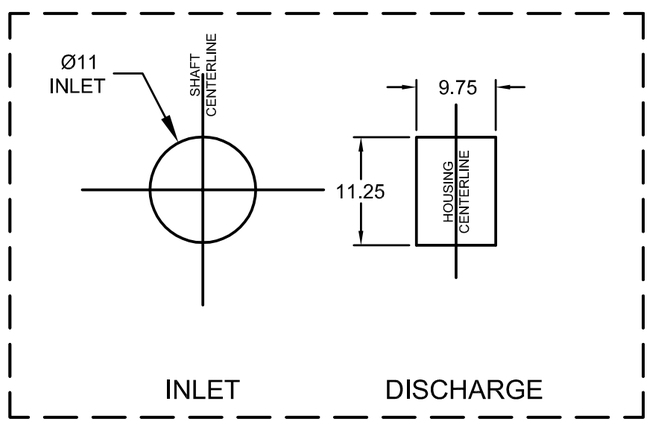

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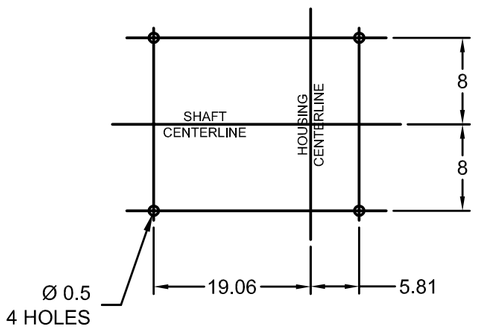
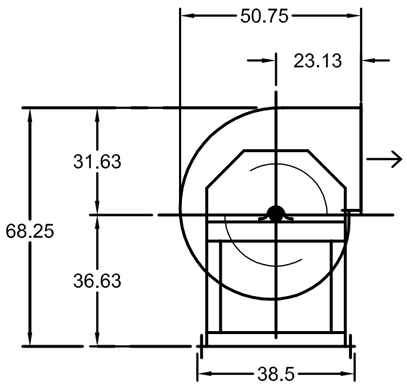


FOOTPRINT

*NOT DRAWN TO SCALE

SF - 1
(STAIR PRESSURIZATION)



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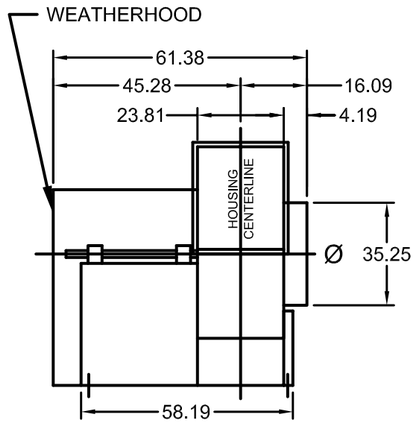
SIDE VIEW



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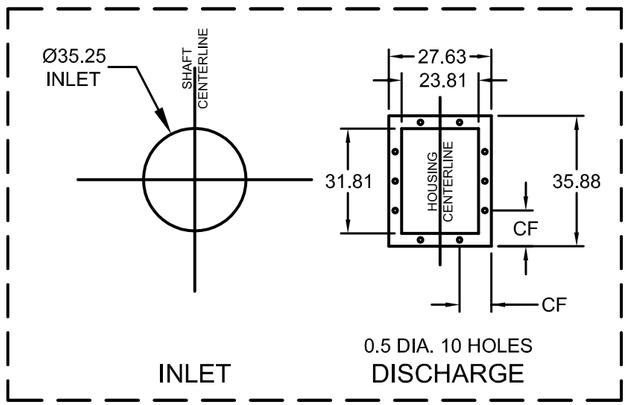

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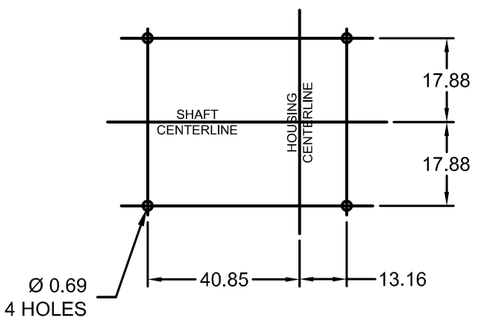

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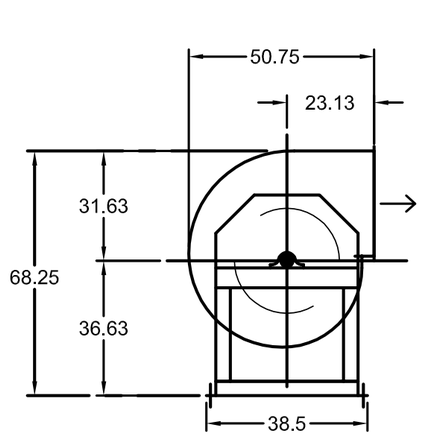

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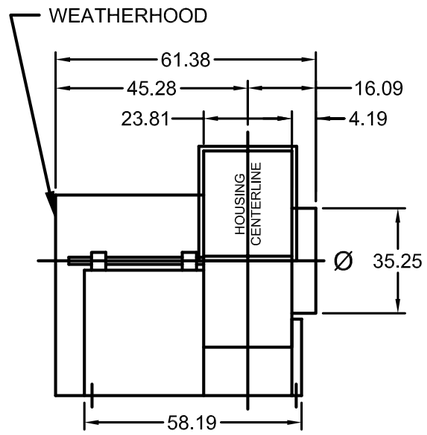

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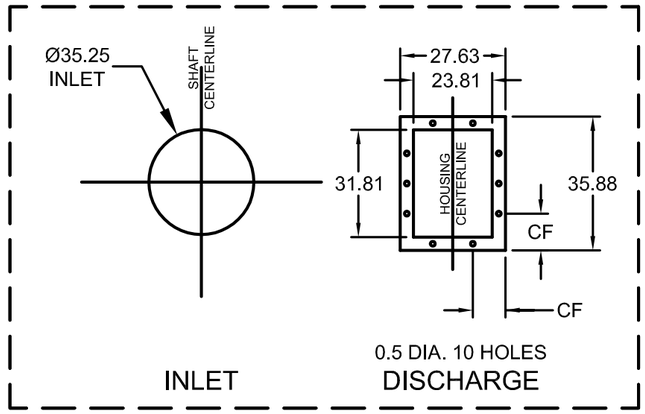

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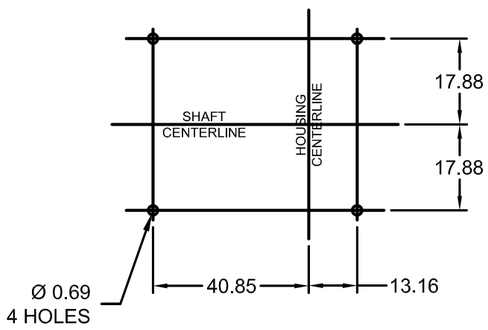

FOOTPRINT

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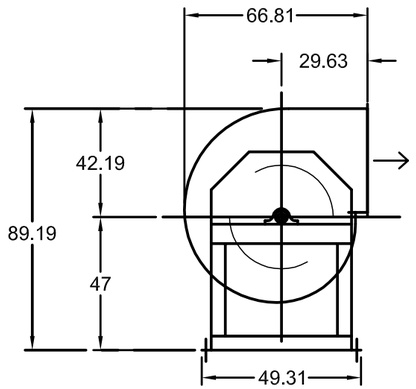
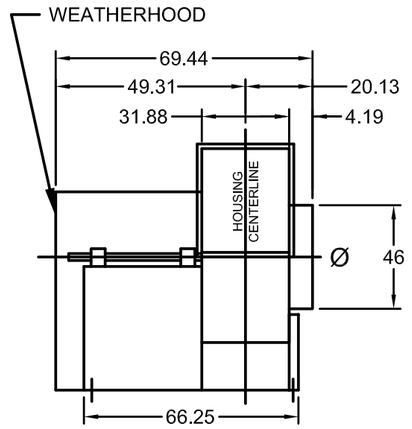
SF - 3
(2 CAR ELEVATOR PRESSURIZATION)



(DRIVE SIDE)
SIDE VIEW



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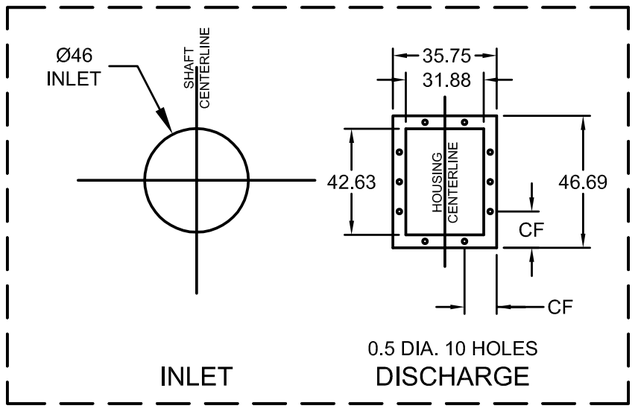

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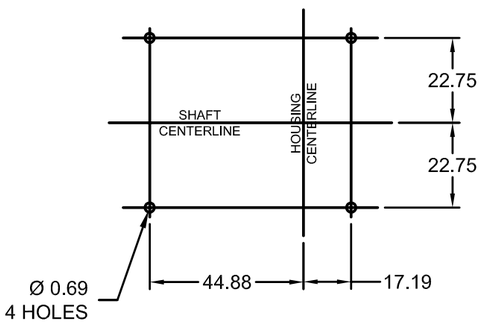

FOOTPRINT

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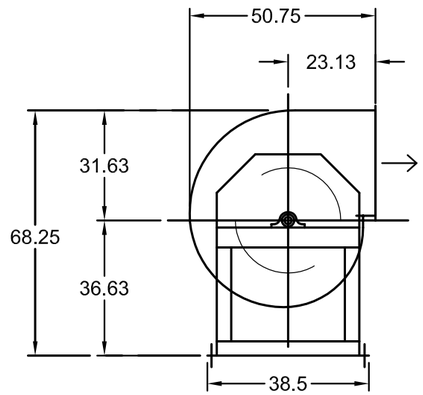
SF - 4
(1 CAR ELEVATOR PRESSURIZATION)



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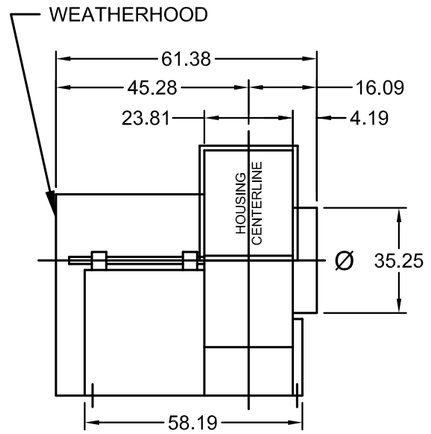
SIDE VIEW



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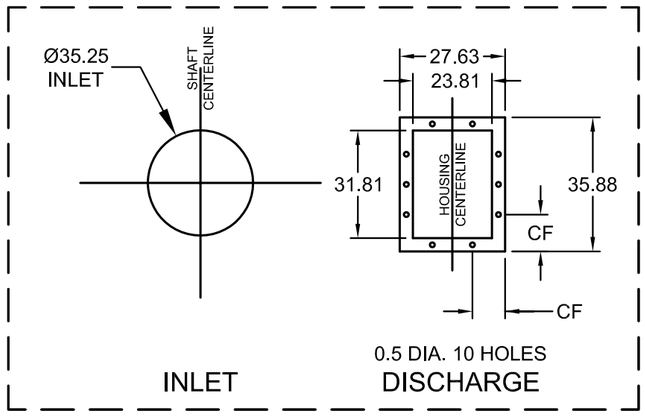

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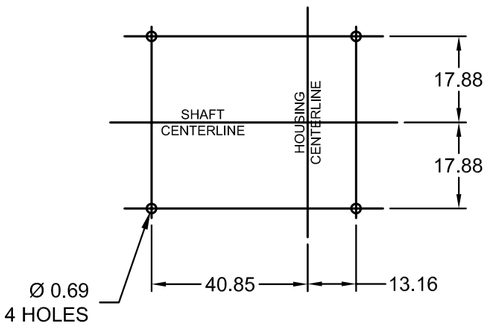

FOOTPRINT

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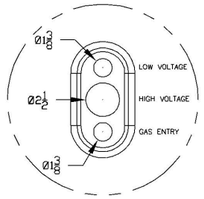
RTU-1

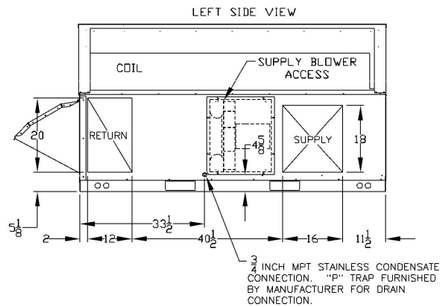
RQ CABINET
STANDARD HORIZONTAL ~ 1–6 TON

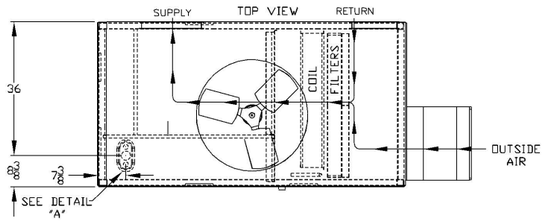
CLEARANCES

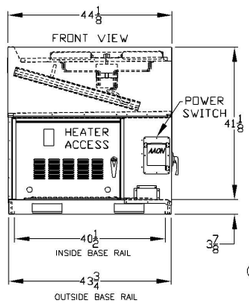
LOCATION	◦ UNIT SIZE ◦ 1 - 6 TON
OUTSIDE AIR (BACK)	36
HXC (FRONT)	36
LEFT SIDE	24
RIGHT SIDE	48
TOP	UNOBSTRUCTED

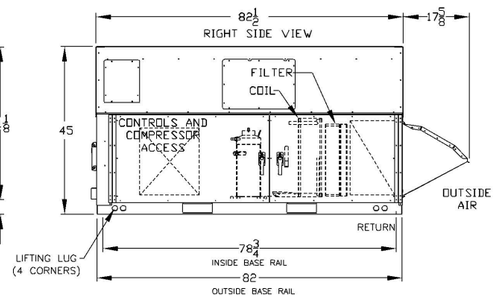


DETAIL A

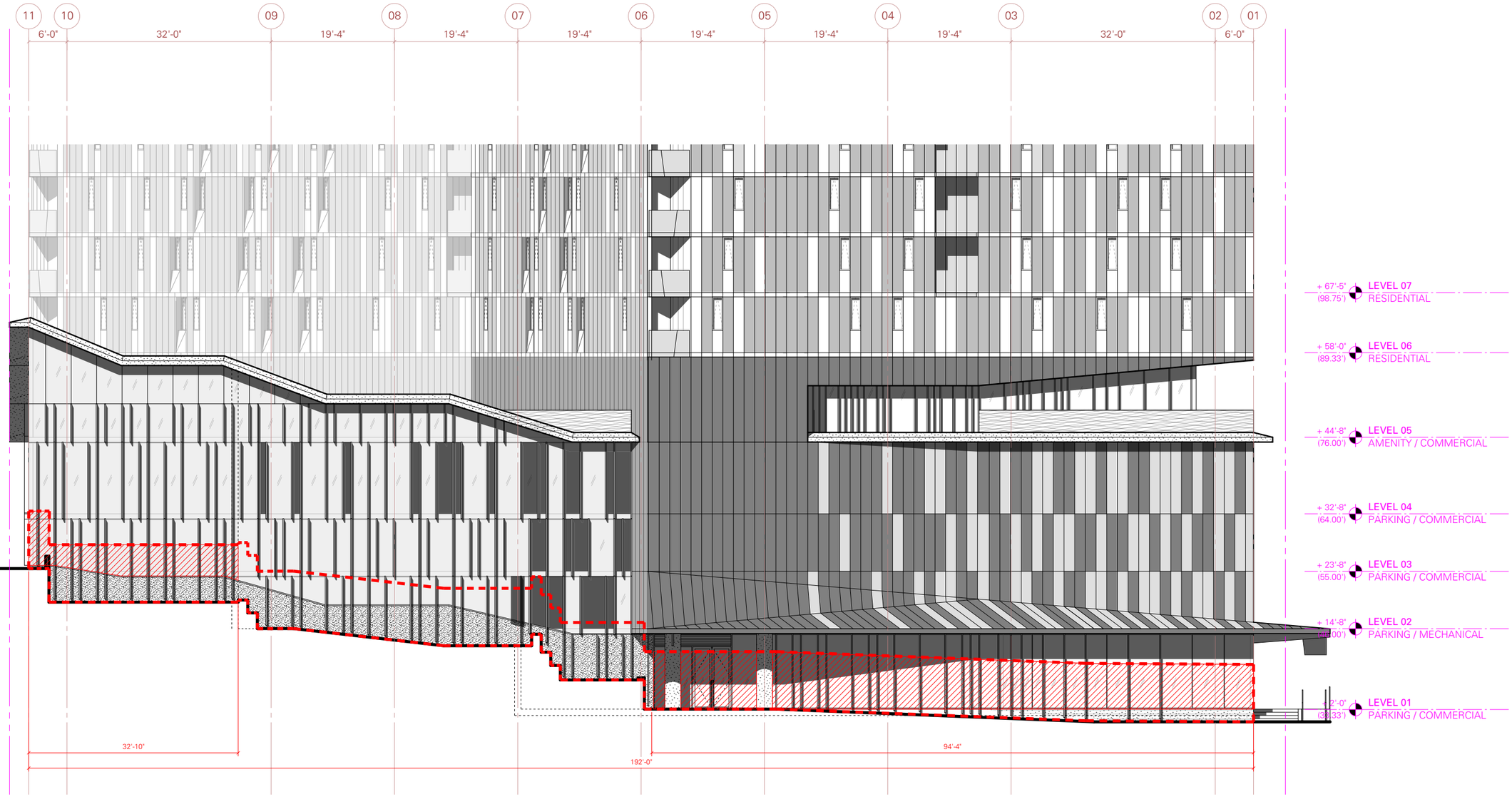








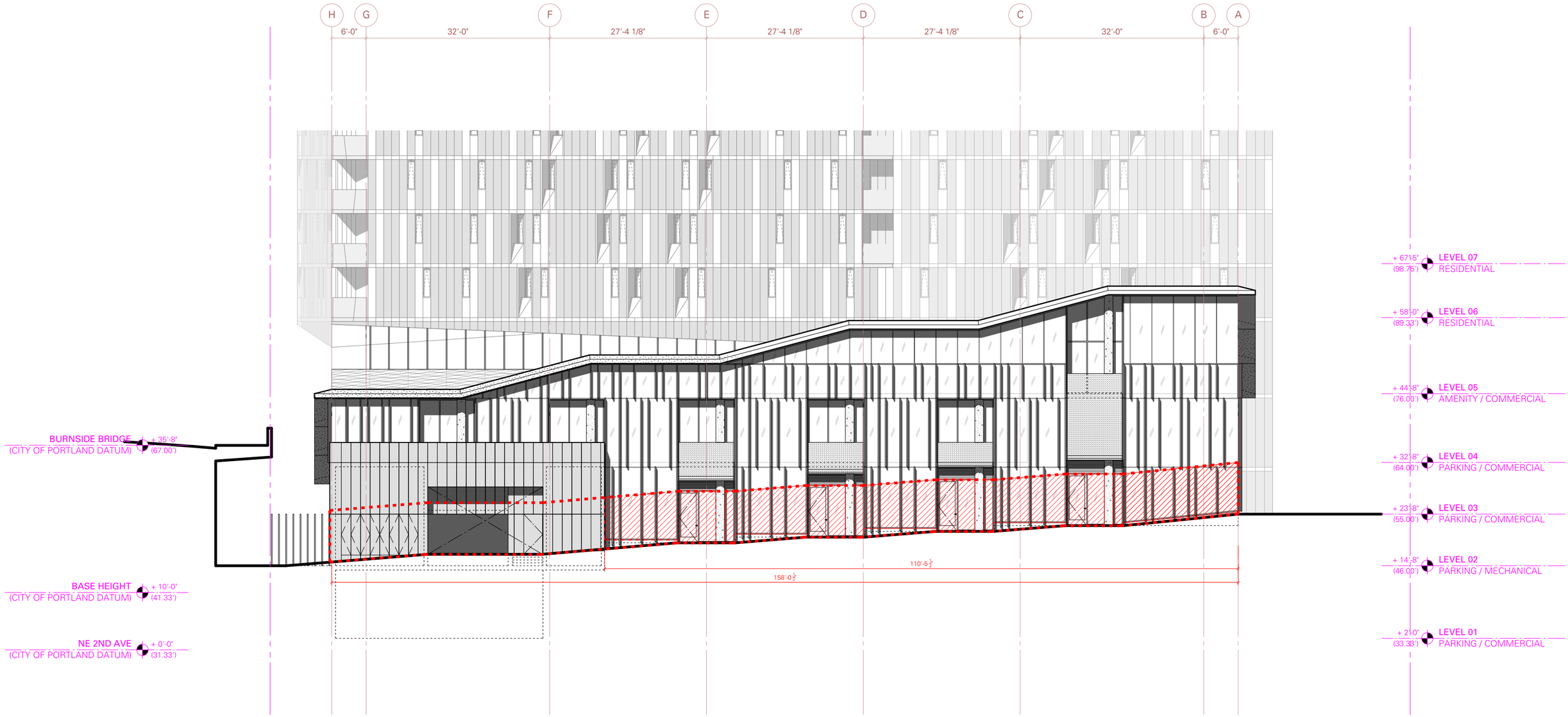
RQ-00013 REV:B 04/05/12 JRL
NOTE: ALL DIMENSIONS ARE IN INCHES



TOTAL LENGTH: 192'-0"
WIDNOW LENGTH: 127'-2"
PERCENTAGE OF LENGTH: 66%

TOTAL AREA: 1,730 SF
WIINDOW AREA: 870 SF
PERCENTAGE OF AREA: 50%

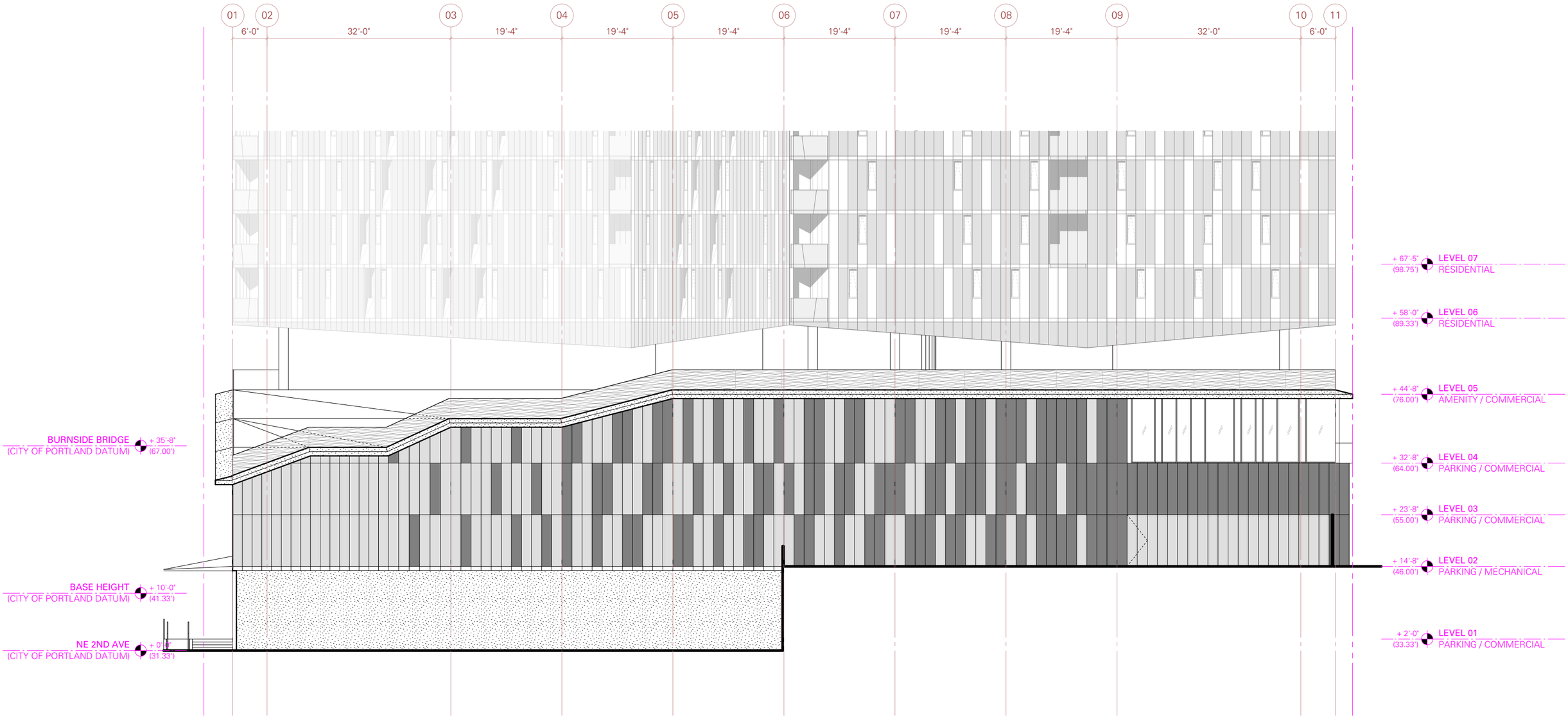
North Elevation
Scale: 1/16" = 1' 0"



TOTAL LENGTH: 158'-0 1/2"
WIDNOW LENGTH: 110'-5 1/2"
PERCENTAGE OF LENGTH: 70%

TOTAL AREA: 1,424 SF
WIINDOW AREA: 881 SF
PERCENTAGE OF AREA: 62%

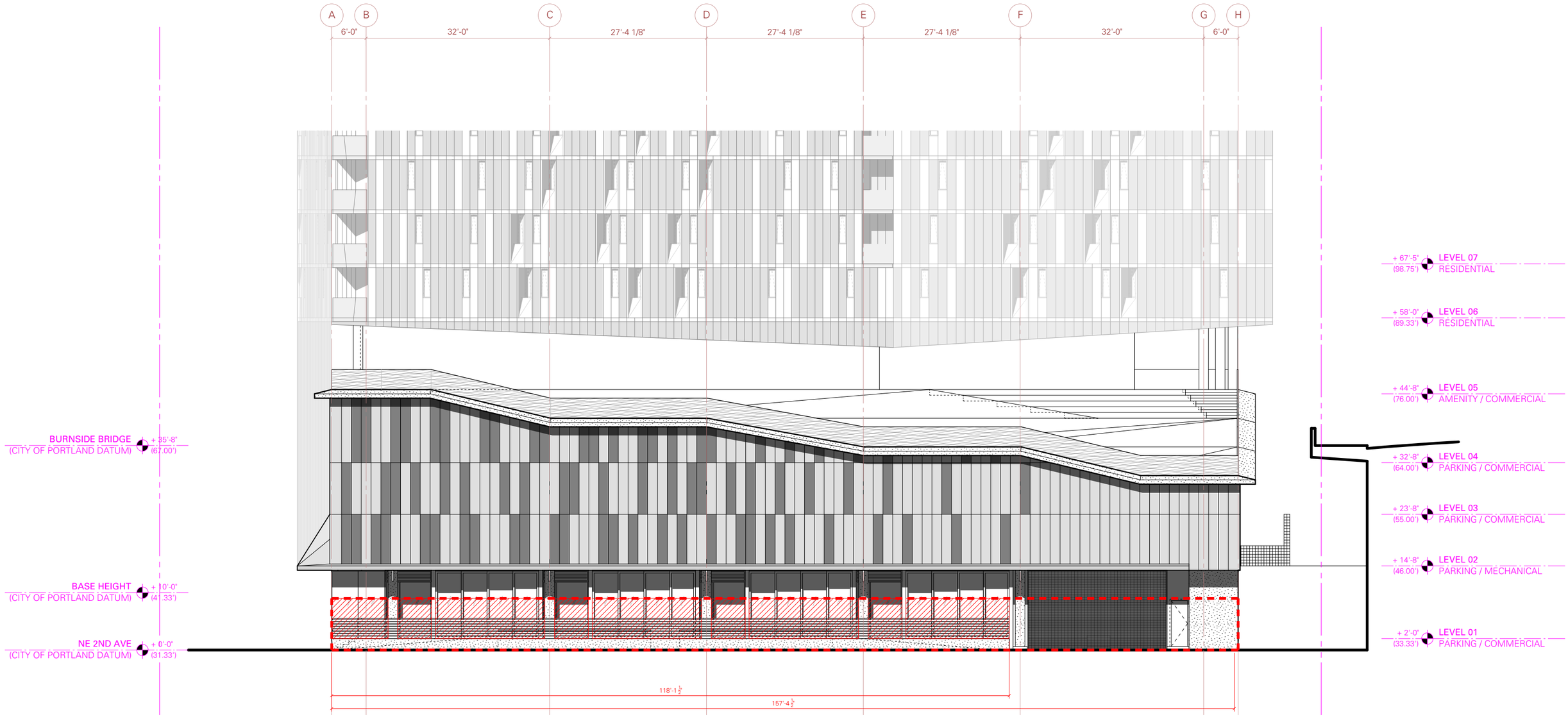
East Elevation
Scale: 1/16" = 1' 0"



SEE MODIFICATIONS REQUEST SECTION

South Elevation

Scale: 1/16″ = 1′ 0″



TOTAL LENGTH: 157'-4 1/2"
WINDOW LENGTH: 118'-1 1/2"
PERCENTAGE OF LENGTH: 75%

TOTAL AREA: 1,416 SF
WIINDOW AREA: 760 SF
PERCENTAGE OF AREA: 54%

West Elevation
Scale: 1/16" = 1' 0"

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

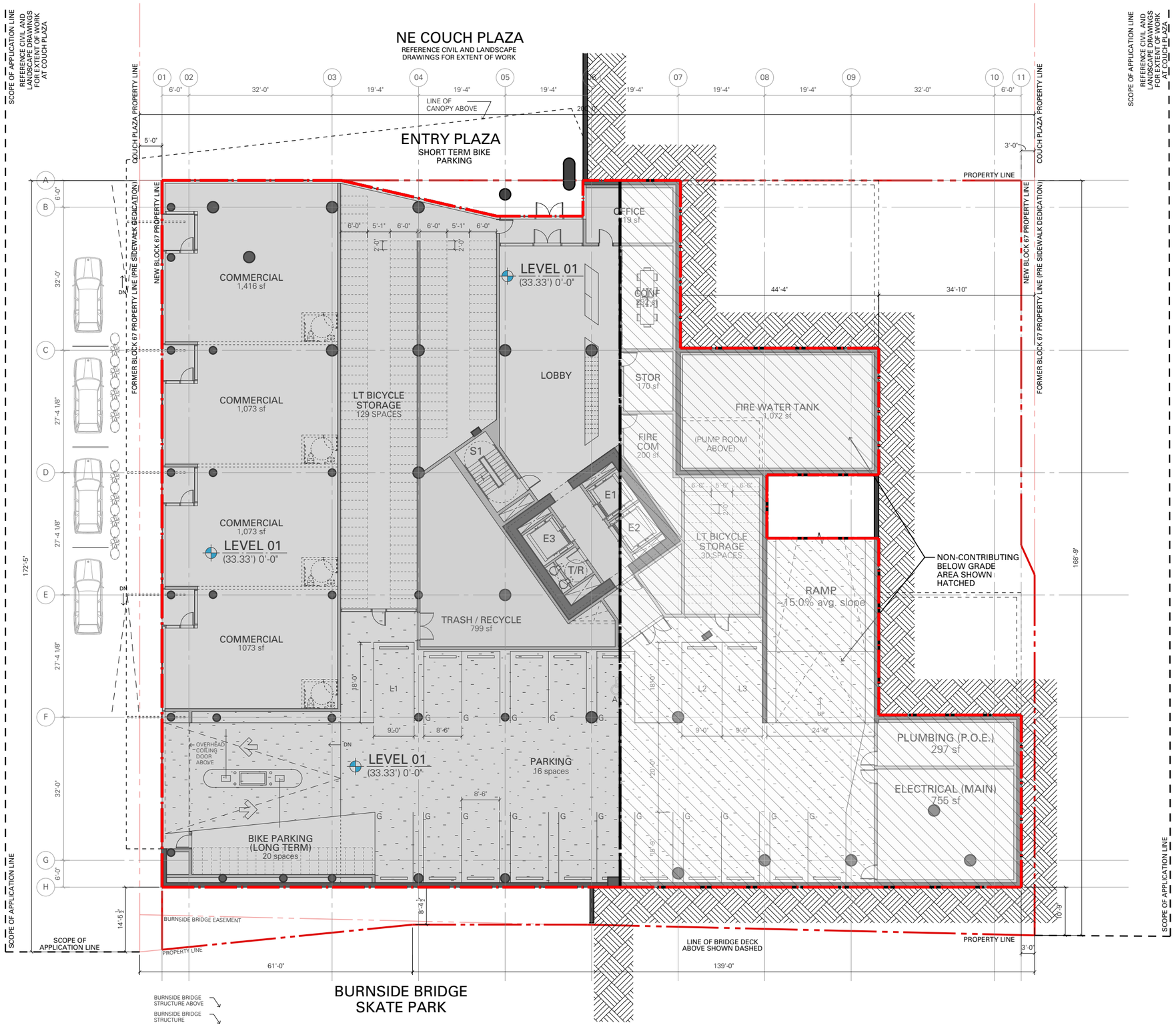
BLOCK 67 - 21 Stories

Site Area	32,470 sf
FAR	12:1
FAR Allowable Area 9:1	403,032 sf
Developed FAR	10.34: 1
Developed FAR Area Totoal	335,683

Total Units	276 Units

Proposed Development - CONTRIBUTING FAR

Level 1	**15,869**
Parking	5,022
Commercial	4,741
Storage	2,588
Core / Circulation	1,876
Amenity	1,642
Mechanical	0
Level 2	**27,083**
Parking	21,620
Commercial	0
Mechanical	2,266
Core / Circulation	1,803
Storage	1,394
Level 3	**29,253**
Parking	21,380
Commercial	3,638
Core / Circulation	1,565
Storage	2,370
Mechanical	300
Level 4	**26,494**
Parking	18,822
Commercial	2,950
Core / Circulation	3,372
Mechanical	1,350
Storage	0
Level 5	**12,232**
Amenity	2,146
Core / Circulation	1,706
Commercial	8,380
subtotal Lower Levels	**110,931**
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
	19,709
Level 9	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 10	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 11	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 12	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 13	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 14	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 15	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 16	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 17	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 18	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 19	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 20	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 21	**14,047**
Residential	11,034
Core / Circulation	3,013
subtotal Tower Levels only	**224,752**
TOTAL	**335,683**



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)

Future / Potential Use	limited by site, area, and use per zoning code
Max # of Spaces Allowed	59

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

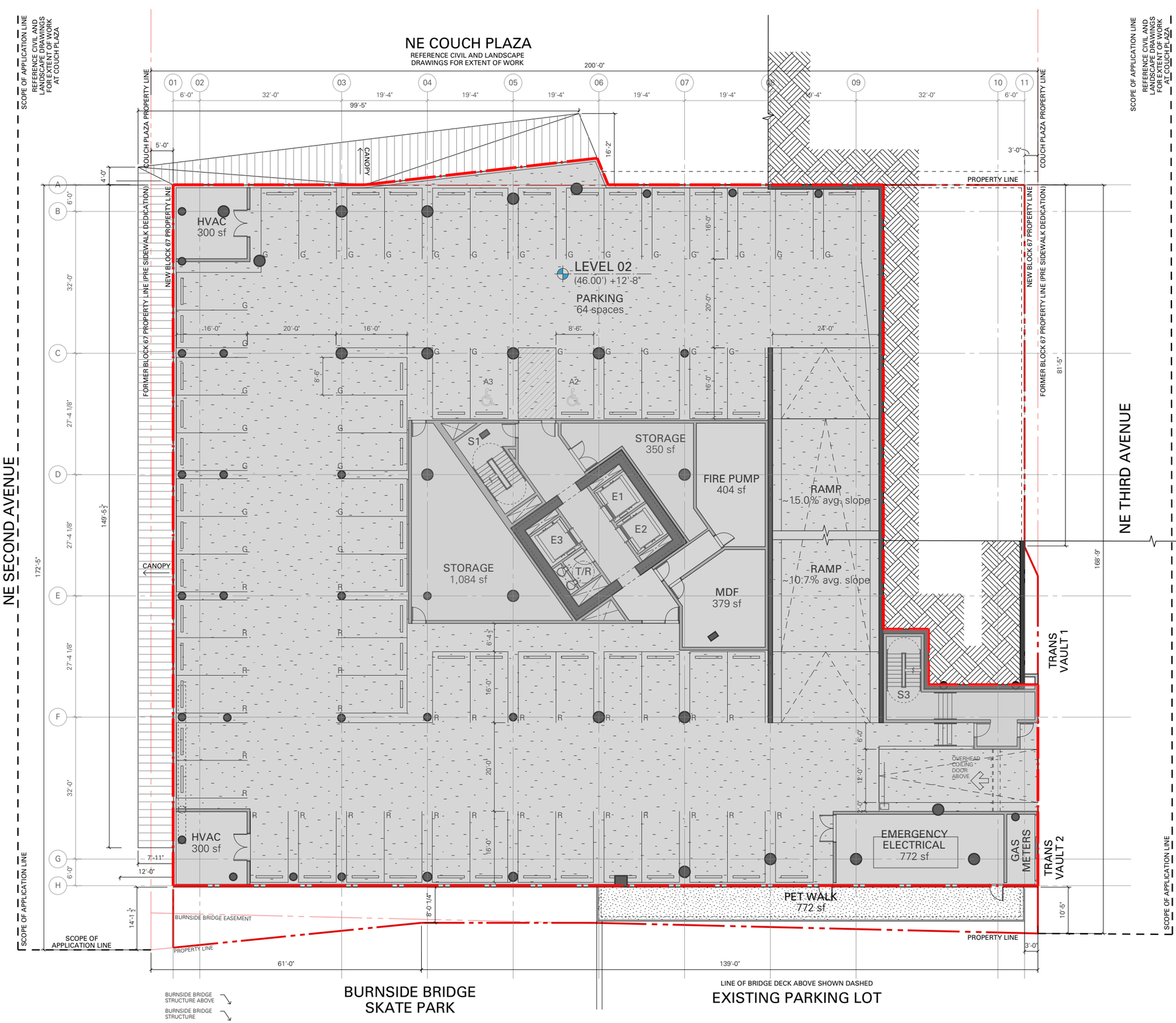
NON-CONTRIBUTING BELOW GRADE AREA

CGA Contributing Construction Gross Area	15,869 sf
COMMERCIAL	4,741 sf
CORE	1,876 sf
AMENITY	1,642 sf
MEP	0 sf
PARKING	5,022 sf
STORAGE	2,888 sf

N

Level 1

Scale: 3/64″ = 1′ 0″



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)

Future / Potential Use	**limited by site, area, and use per zoning code**
Max # of Spaces Allowed	**59**

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

N

Level 2

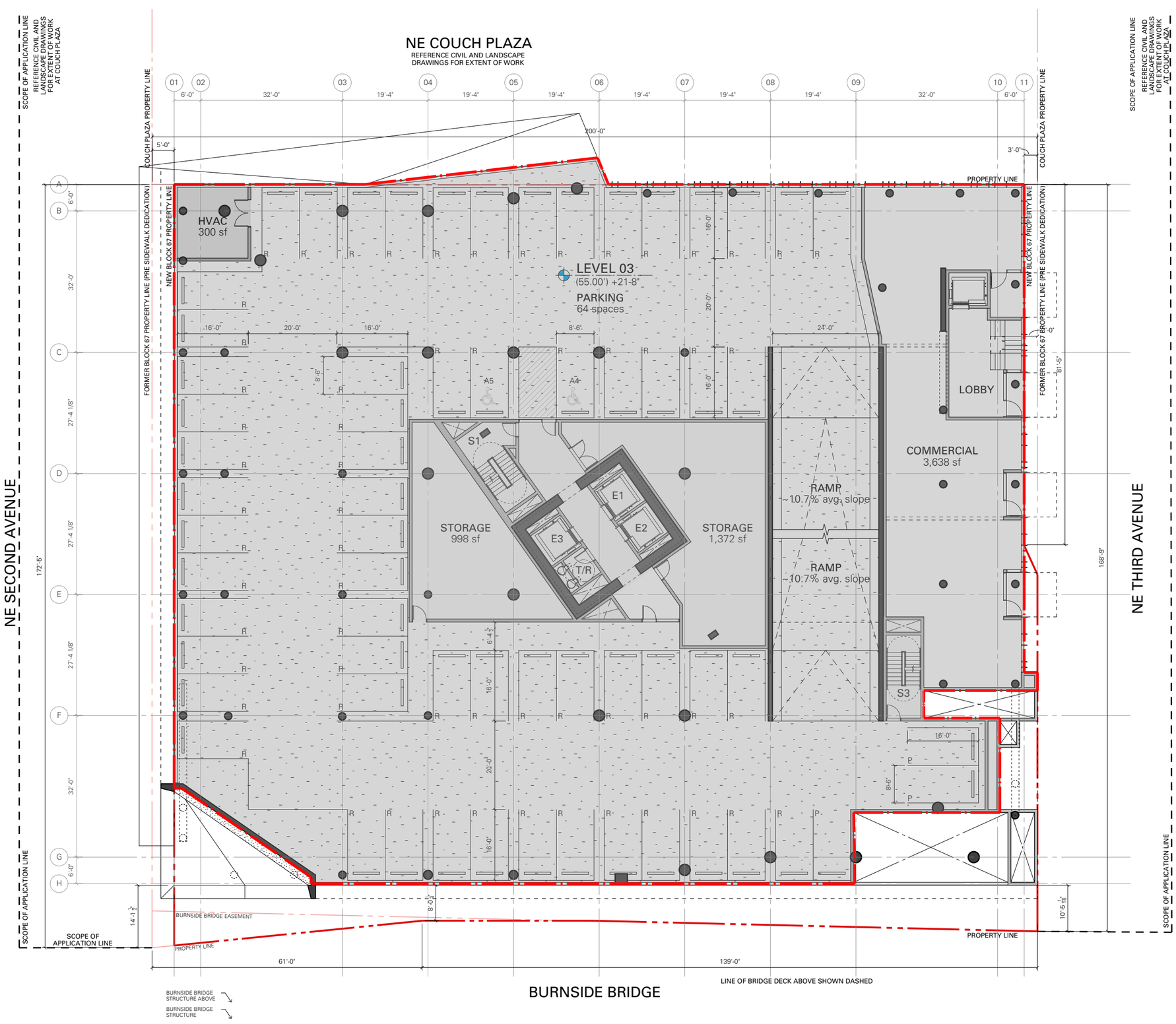
Scale: 3/64" = 1' 0"

09.30.13

DRAWINGS C.121

Design Review (13-192030 DZM)

(PC 13-111743)



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)

Future / Potential Use	**limited by site, area, and use per zoning code**
Max # of Spaces Allowed	**59**

PODIUM LEVEL 03 AREAS

	CGA Construction Gross Area	29,253 sf
	COMMERCIAL	3,638 sf
	CORE	1,565 sf
	MEP	300 sf
	PARKING	21,380 sf
	STORAGE	2,370 sf

N

Level 3

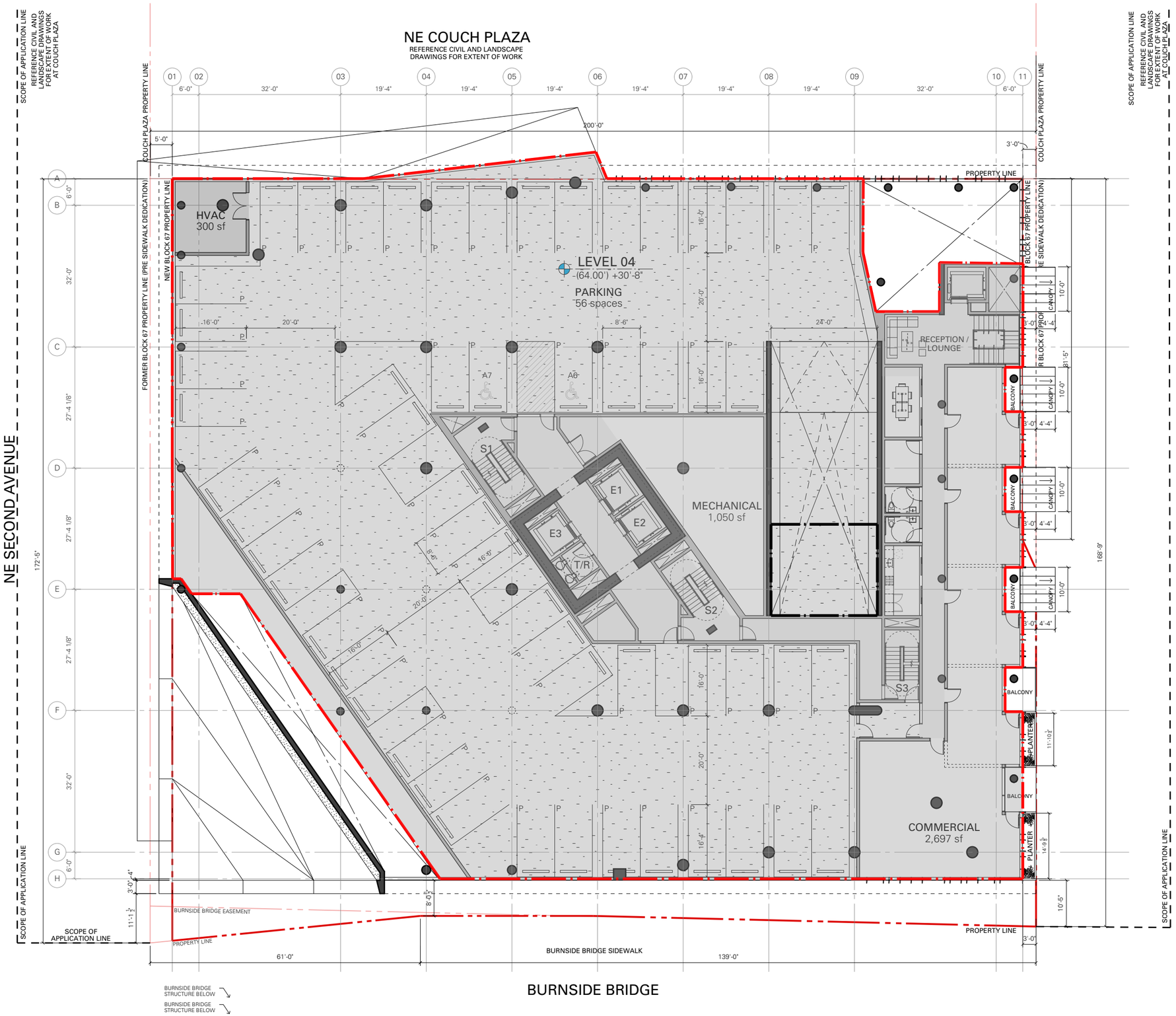
Scale: 3/63" = 1' 0"

09.30.13

DRAWINGS C.122

Design Review (13-192030 DZM)

(PC 13-111743)



Burnside Bridgehead Block 67

Design Review

FAR Diagram Plans

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)

Future / Potential Use	limited by site, area, and use per zoning code
Max # of Spaces Allowed	59

PODIUM LEVEL 04 AREAS

CGA	Construction Gross Area	26,494 sf
	COMMERCIAL	2,950 sf
	CORE	3,372 sf
	MEP	1,350 sf
	PARKING	18,822 sf
	STORAGE	0 sf

N

Level 4

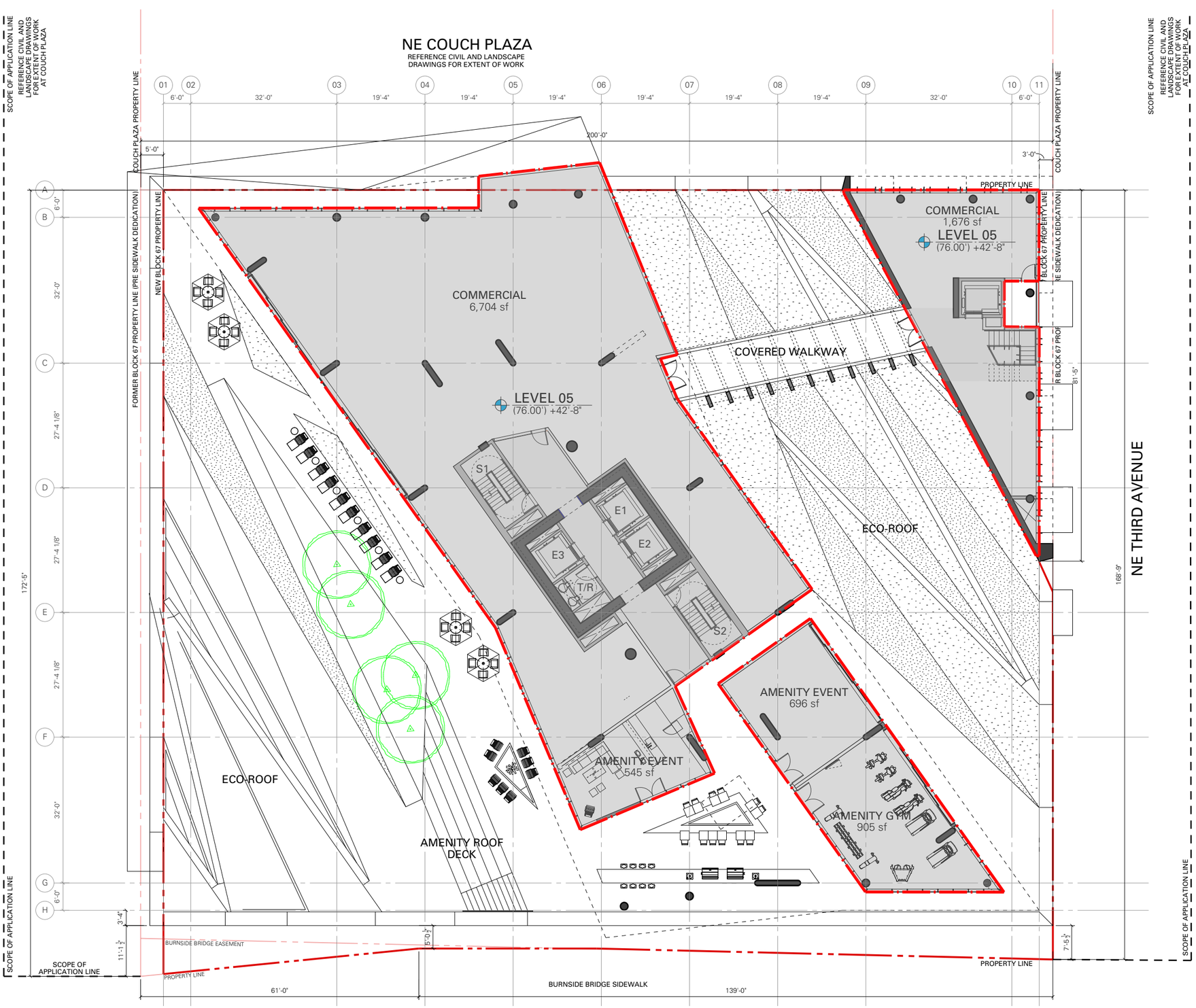
Scale: 3/63″ = 1′ 0″

09.30.13

DRAWINGS C.123

Design Review (13-192030 DZM)

(PC 13-111743)



PODIUM LEVEL 05 AREAS

CGA	Construction Gross Area	12,232 sf
	COMMERCIAL	8,380 sf
	CORE	1,706 sf
	AMENITY	2,146 sf

N

Level 5

Scale: 3/63″ = 1′ 0″

DRAWINGS C.124

Design Review (13-192030 DZM)

(PC 13-111743)

09.30.13

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

N

Typical Residential Plan
Scale: 3/64″ = 1′ 0″

DRAWINGS C.125
Design Review (13-192030 DZM)
(PC 13-111743)

UNIT AREAS

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

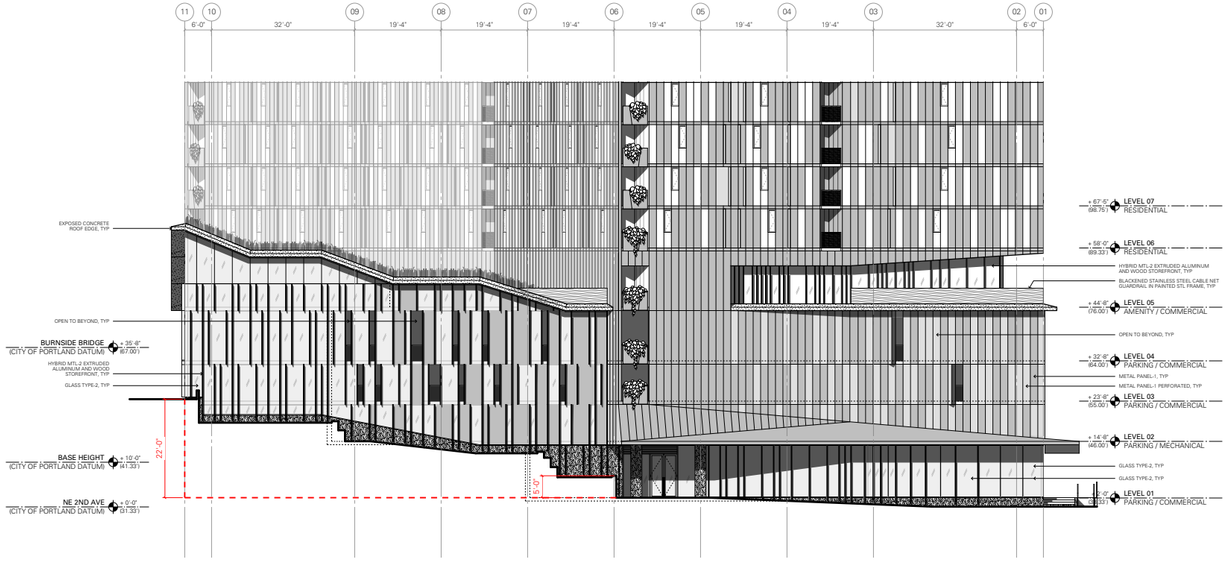
PENTHOUSE LEVEL AREAS

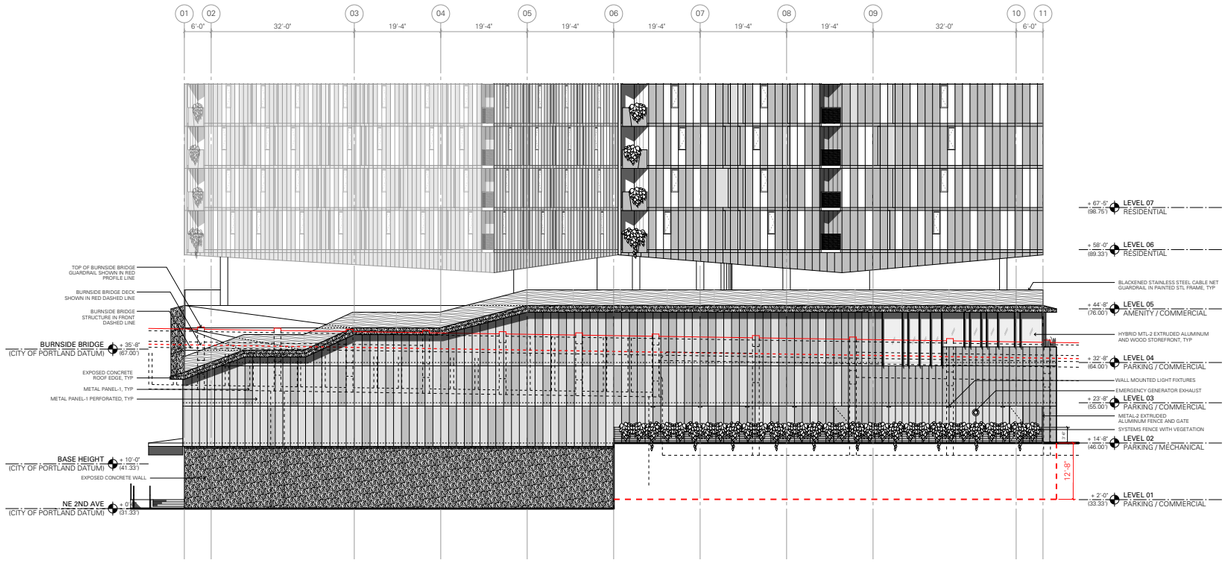
CGA	Construction Gross Area	14,047 sf
UGA	Unit Gross Area	11,034 sf
CORE		1,908 sf
MEP		1,105 sf

N

Penthouse Level

Scale: 3/64″ = 1′ 0″


11
10
09
08
07
06
05
04
03
02
01
6'-0"
32'-0"
19'-4"
19'-4"
19'-4"
19'-4"
19'-4"
19'-4"
19'-4"
32'-0"
6'-0"
EXPOSED CONCRETE ROOF EDGE, TYP
OPEN TO BEYOND, TYP
BURNSIDE BRIDGE (CITY OF PORTLAND DATUM) + 35'-8" (67.00')
HYBRID MTL-2 EXTRUDED ALUMINUM AND WOOD STOREFRONT, TYP
METAL PANEL-1, TYP
GLASS TYPE-2, TYP
BASE HEIGHT (CITY OF PORTLAND DATUM) + 10'-0" (41.33')
NE 2ND AVE (CITY OF PORTLAND DATUM) + 0'-0" (31.33')
22'-0"
5'-0"
+ 67'-0" (98.75') LEVEL 07 RESIDENTIAL
+ 58'-0" (89.33') LEVEL 06 RESIDENTIAL
HYBRID MTL-2 EXTRUDED ALUMINUM AND WOOD STOREFRONT, TYP
BLACKENED STAINLESS STEEL CABLE NET GUARDRAIL IN PAINTED STL FRAME, TYP
+ 44'-8" (76.00') LEVEL 05 AMENITY / COMMERCIAL
OPEN TO BEYOND, TYP
+ 32'-8" (64.00') LEVEL 04 PARKING / COMMERCIAL
METAL PANEL-1, TYP
METAL PANEL-1 PERFORATED, TYP
+ 23'-8" (55.00') LEVEL 03 PARKING / COMMERCIAL
+ 14'-8" (46.00') LEVEL 02 PARKING / MECHANICAL
GLASS TYPE-2, TYP
GLASS TYPE-2, TYP
+ 2'-0" (33.33') LEVEL 01 PARKING / COMMERCIAL


01
02
03
04
05
06
07
08
09
10
11
6'-0"
32'-0"
19'-4"
19'-4"
19'-4"
19'-4"
19'-4"
19'-4"
19'-4"
32'-0"
6'-0"
TOP OF BURNSIDE BRIDGE GUARDRAIL SHOWN IN RED PROFILE LINE
BURNSIDE BRIDGE DECK SHOWN IN RED DASHED LINE
BURNSIDE BRIDGE STRUCTURE IN FRONT DASHED LINE
BURNSIDE BRIDGE (CITY OF PORTLAND DATUM) + 35'-8" (67.00')
EXPOSED CONCRETE ROOF EDGE, TYP
METAL PANEL-1, TYP
METAL PANEL-1 PERFORATED, TYP
BASE HEIGHT (CITY OF PORTLAND DATUM) + 10'-0" (41.33')
EXPOSED CONCRETE WALL
NE 2ND AVE (CITY OF PORTLAND DATUM) + 0'-0" (31.33')
12'-8"
+ 67'-0" (98.75') LEVEL 07 RESIDENTIAL
+ 58'-0" (89.33') LEVEL 06 RESIDENTIAL
BLACKENED STAINLESS STEEL CABLE NET GUARDRAIL IN PAINTED STL FRAME, TYP
+ 44'-8" (76.00') LEVEL 05 AMENITY / COMMERCIAL
HYBRID MTL-2 EXTRUDED ALUMINUM AND WOOD STOREFRONT, TYP
+ 32'-8" (64.00') LEVEL 04 PARKING / COMMERCIAL
WALL MOUNTED LIGHT FIXTURES
EMERGENCY GENERATOR EXHAUST
+ 23'-8" (55.00') LEVEL 03 PARKING / COMMERCIAL
METAL-2 EXTRUDED ALUMINUM FENCE AND GATE SYSTEMS FENCE WITH VEGETATION
+ 14'-8" (46.00') LEVEL 02 PARKING / MECHANICAL
+ 2'-0" (33.33') LEVEL 01 PARKING / COMMERCIAL

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.

Land Use Allocations								
Description/Source	**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)).

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING / PLANNING
610 SW Alder Street, Suite 700, Portland, OR 97205 P 503.228.5230 F 503.273.8169

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).

FILENAME: H:\PROJFILE\17329 - BURNSIDE BRIDGEHEAD MIXED-USE TRIP GEN\REPORT\DRAFT\TRIPGEN_10-31-13.DOCX

Table 1: Burnside Bridgehead Trip Generation Estimates

				AM			PM		
Description	**Units**	**Number of Units**	**ITE Code**	**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**
Total Trips Allowed by Zoning					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.

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

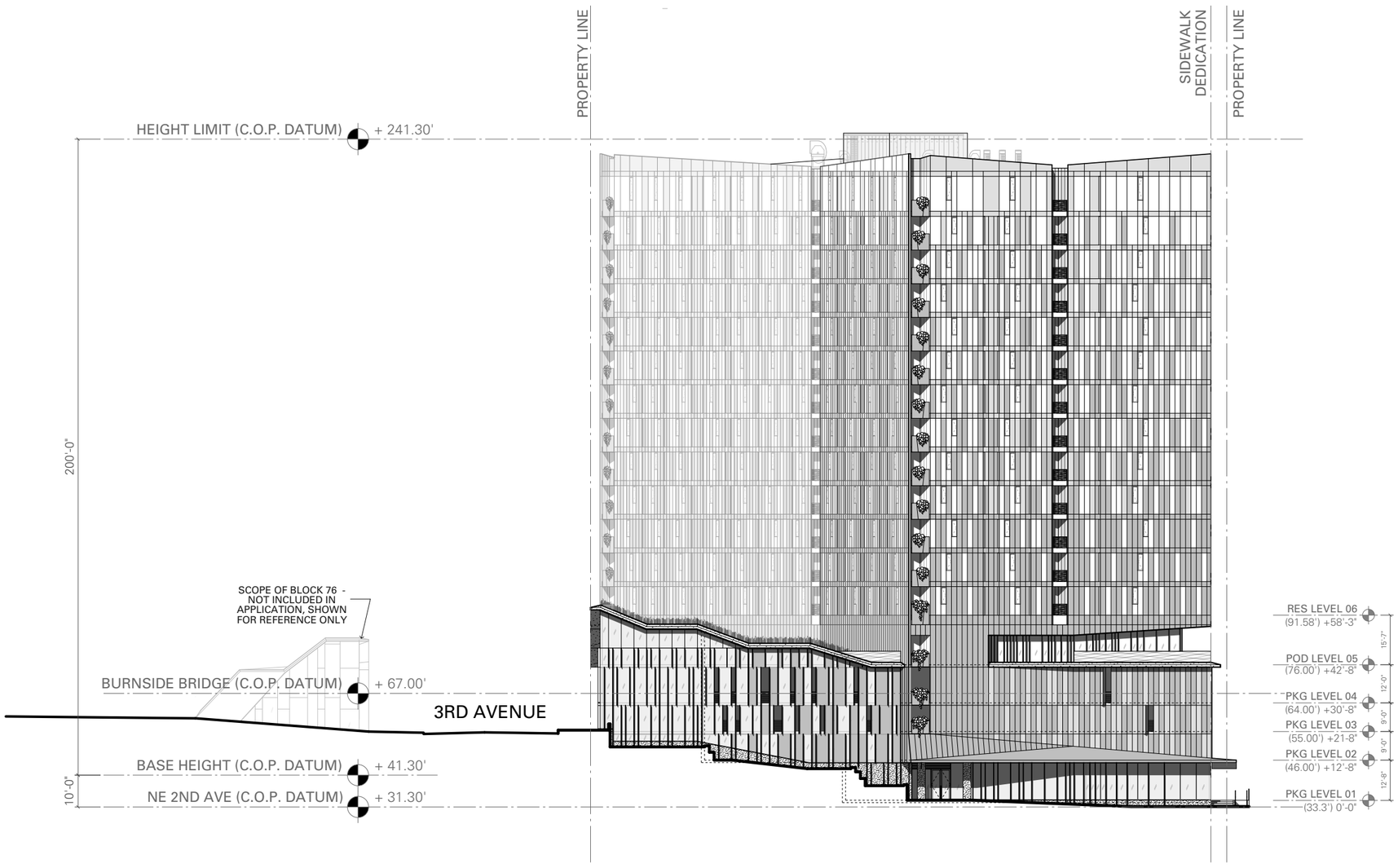
BLOCK 67 - 18 Stories

Site Area	32,470 sf
FAR	12:1
FAR Allowable Area 12:1	389,640 sf
Developed FAR	9.04: 1
Developed FAR Area Totoal	293,542

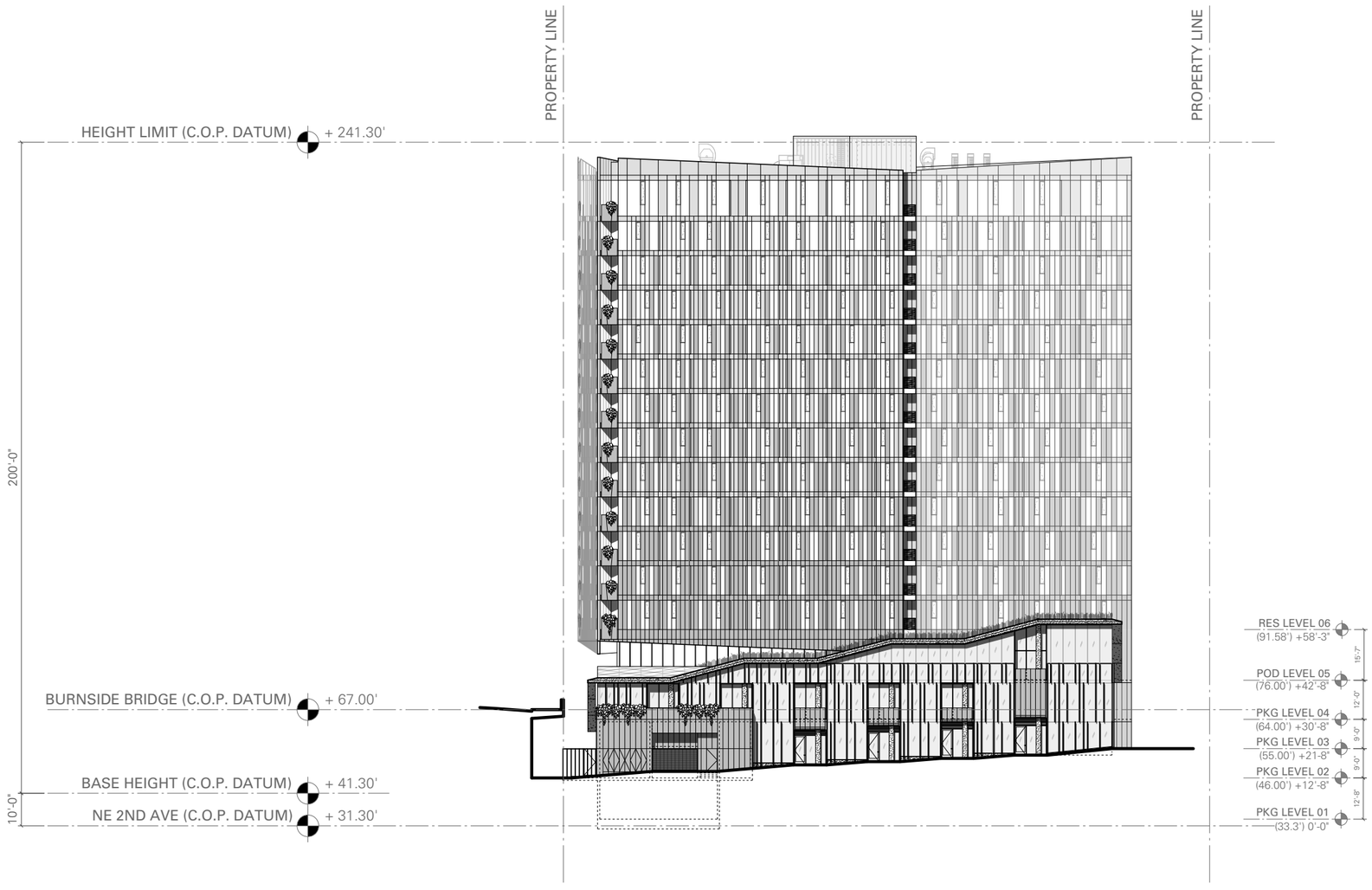
Total Units	222 Units

Proposed Development - CONTRIBUTING FAR

Level 1	**15,869**
Parking	5,022
Commercial	4,741
Storage	2,588
Core / Circulation	1,876
Amenity	1,642
Mechanical	0
Level 2	**27,083**
Parking	21,620
Commercial	0
Mechanical	2,266
Core / Circulation	1,803
Storage	1,394
Level 3	**29,253**
Parking	21,380
Commercial	3,638
Core / Circulation	1,565
Storage	2,370
Mechanical	300
Level 4	**26,494**
Parking	18,822
Commercial	2,950
Core / Circulation	3,372
Mechanical	1,350
Storage	0
Level 5	**12,232**
Amenity	2,146
Core / Circulation	1,706
Commercial	8,380
subtotal Lower Levels	**110,931**
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
	19,709
Level 9	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 10	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 11	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 12	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 13	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 14	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 15	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 16	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 17	**14,047**
Residential	11,926
Core / Circulation	2,121
Level 18	**14,047**
Residential	11,926
Core / Circulation	2,121
subtotal Tower Levels only	**182,611**
TOTAL	**293,542**

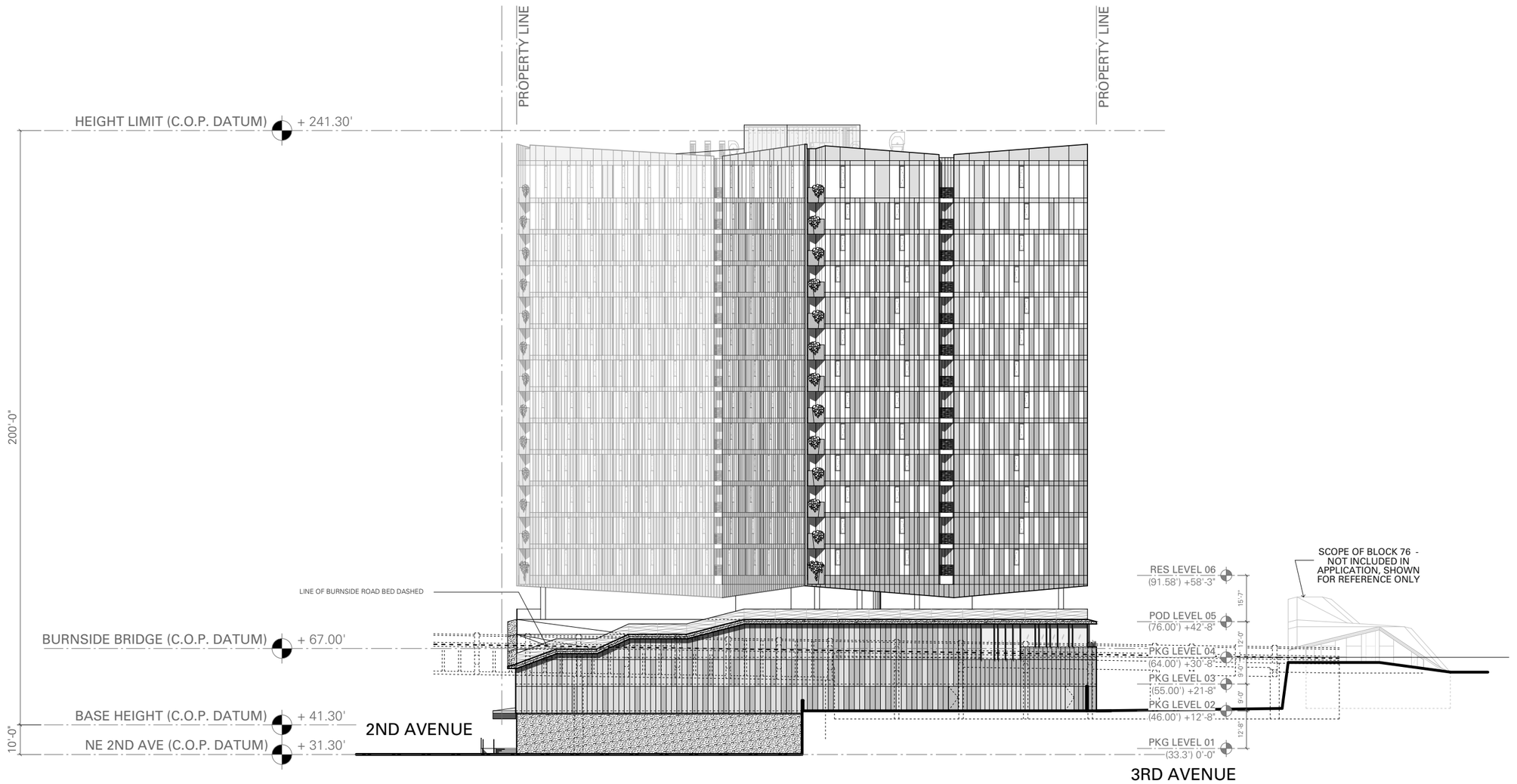


North Elevation
Scale: 1/32″ = 1′ 0″



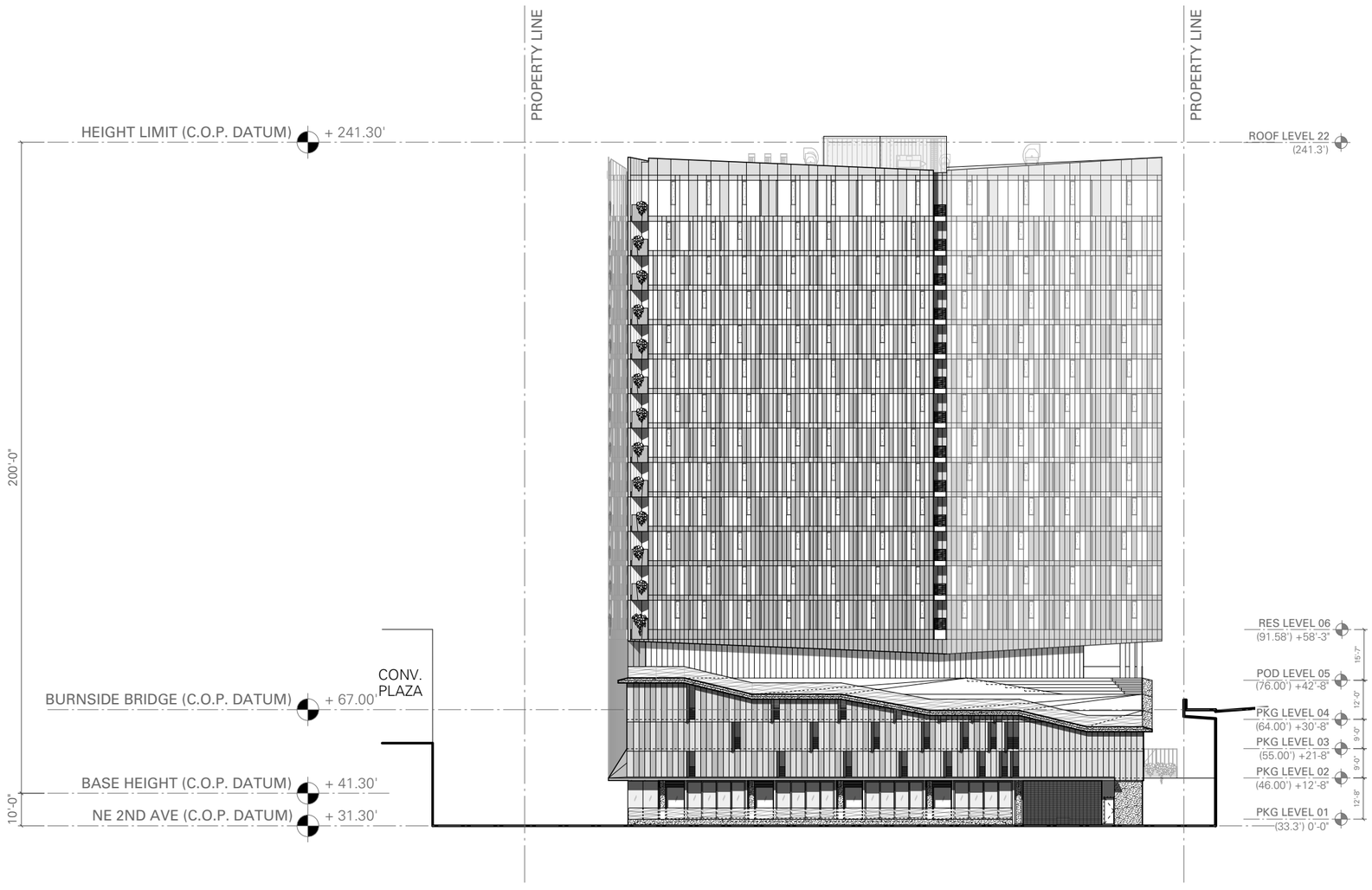
East Elevation

Scale: 1/32″ = 1′ 0″



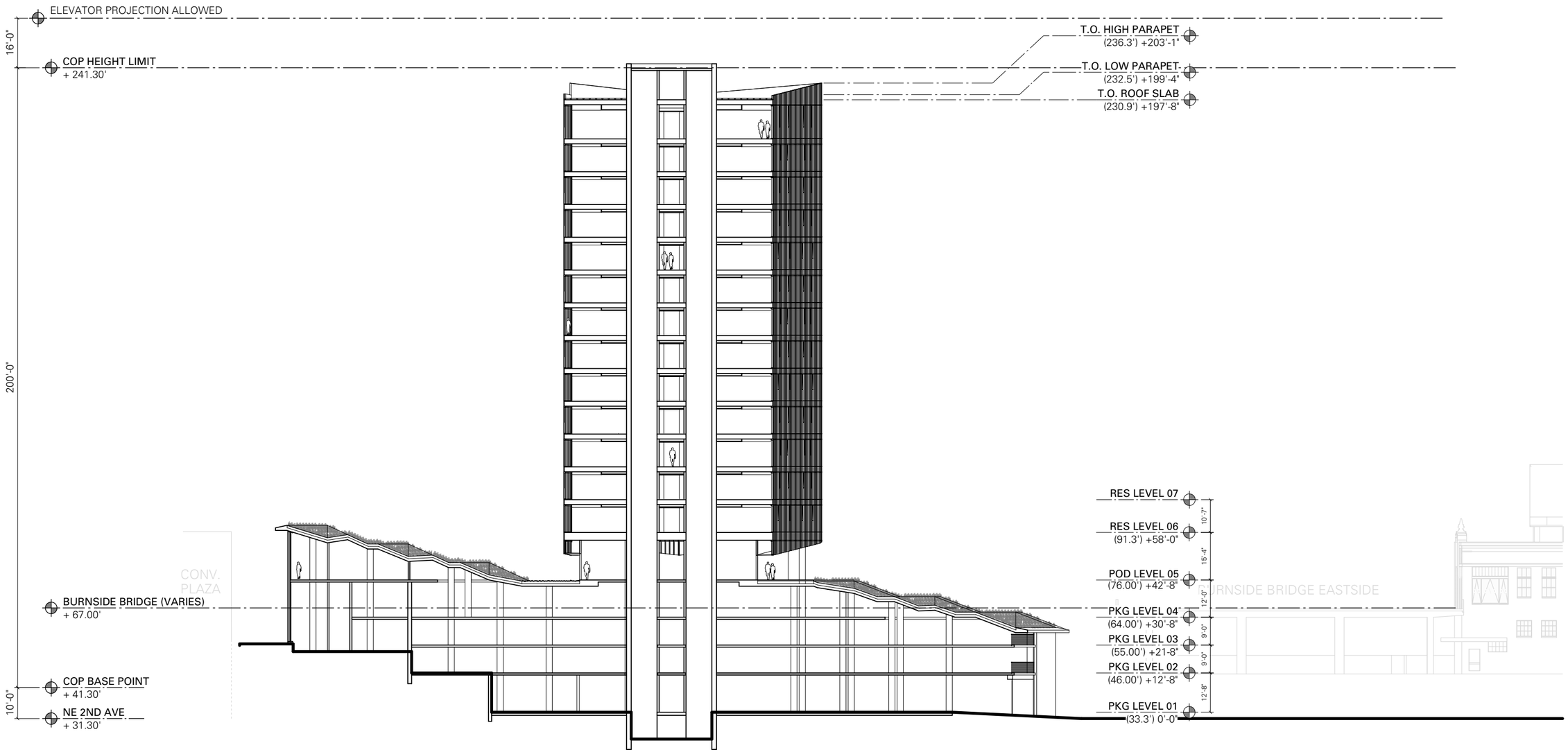
South Elevation

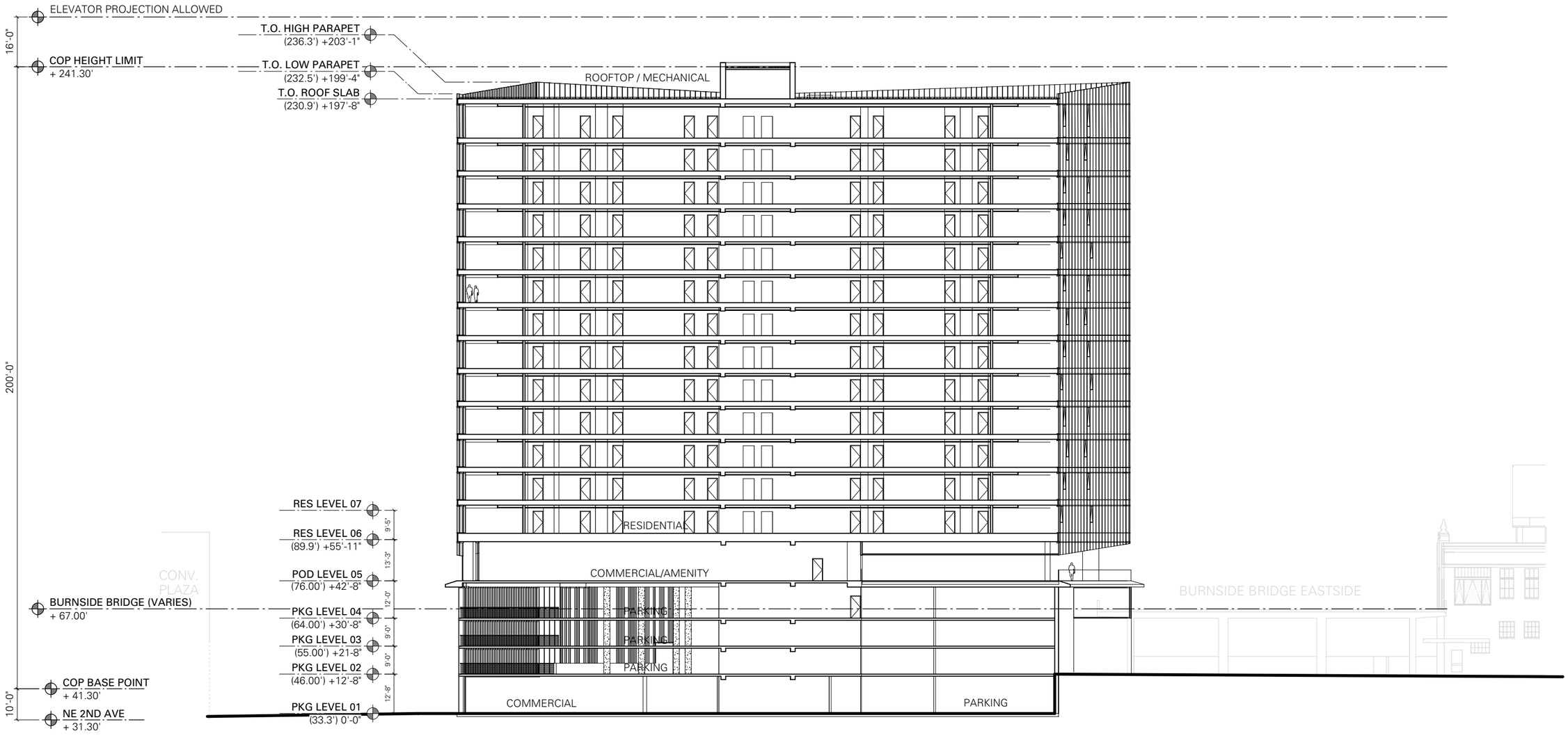
Scale: 1/32″ = 1′ 0″

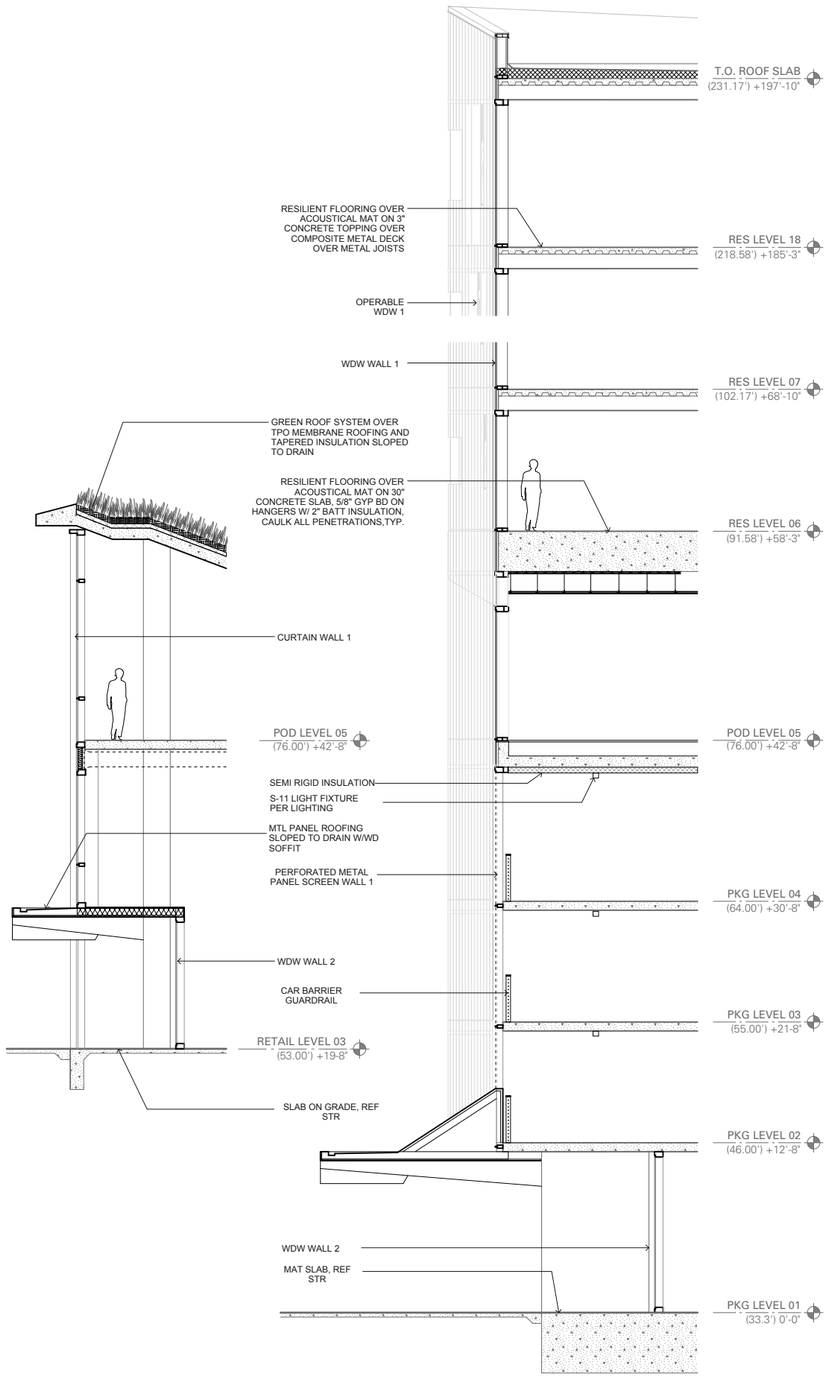


West Elevation

Scale: 1/32″ = 1′ 0″

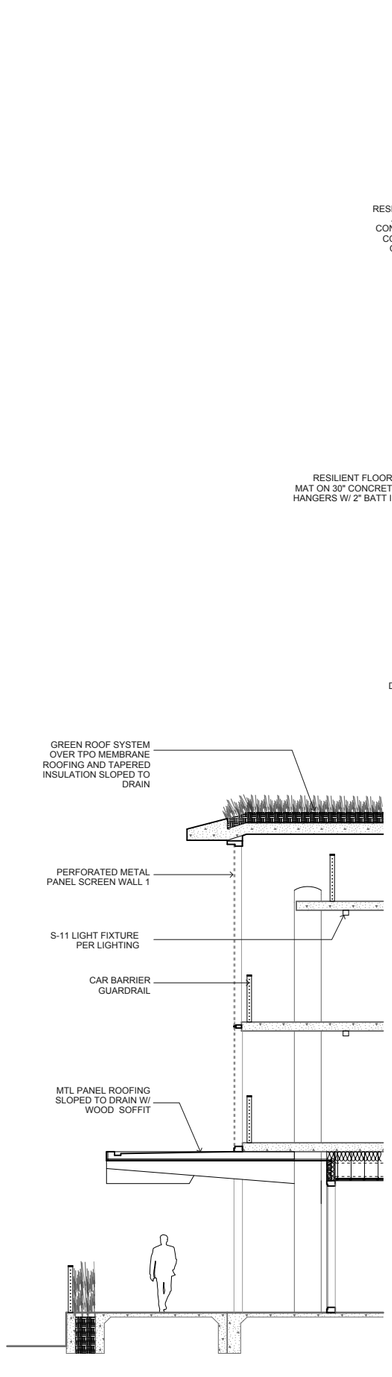

ELEVATOR PROJECTION ALLOWED
16'-0"
COP HEIGHT LIMIT
+ 241.30'
T.O. HIGH PARAPET
(236.3') +203'-1"
T.O. LOW PARAPET
(232.5') +199'-4"
T.O. ROOF SLAB
(230.9') +197'-8"
200'-0"
RES LEVEL 07
RES LEVEL 06
(91.3') +58'-0"
POD LEVEL 05
(76.00') +42'-8"
PKG LEVEL 04
(64.00') +30'-8"
PKG LEVEL 03
(55.00') +21-8"
PKG LEVEL 02
(46.00') +12'-8"
PKG LEVEL 01
(33.3') 0'-0"
10'-7"
15'-4"
12'-0"
9'-0"
9'-0"
12'-8"
CONV.
PLAZA
BURNSIDE BRIDGE (VARIES)
+ 67.00'
BURNSIDE BRIDGE EASTSIDE
10'-0"
COP BASE POINT
+ 41.30'
NE 2ND AVE
+ 31.30'


ELEVATOR PROJECTION ALLOWED
16'-0"
T.O. HIGH PARAPET
(236.3') +203'-1"
COP HEIGHT LIMIT
+ 241.30'
T.O. LOW PARAPET
(232.5') +199'-4"
T.O. ROOF SLAB
(230.9') +197'-8"
ROOFTOP / MECHANICAL
200'-0"
RES LEVEL 07
RES LEVEL 06
(89.9') +55'-11"
POD LEVEL 05
(76.00') +42'-8"
BURNSIDE BRIDGE (VARIES)
+ 67.00'
PKG LEVEL 04
(64.00') +30'-8"
PKG LEVEL 03
(55.00') +21'-8"
PKG LEVEL 02
(46.00') +12'-8"
PKG LEVEL 01
(33.3') 0'-0"
COP BASE POINT
+ 41.30'
10'-0"
NE 2ND AVE
+ 31.30'
9'-5"
13'-3"
12'-0"
9'-0"
9'-0"
12'-8"
RESIDENTIAL
COMMERCIAL/AMENITY
PARKING
PARKING
PARKING
COMMERCIAL
PARKING
CONV. PLAZA
BURNSIDE BRIDGE EASTSIDE

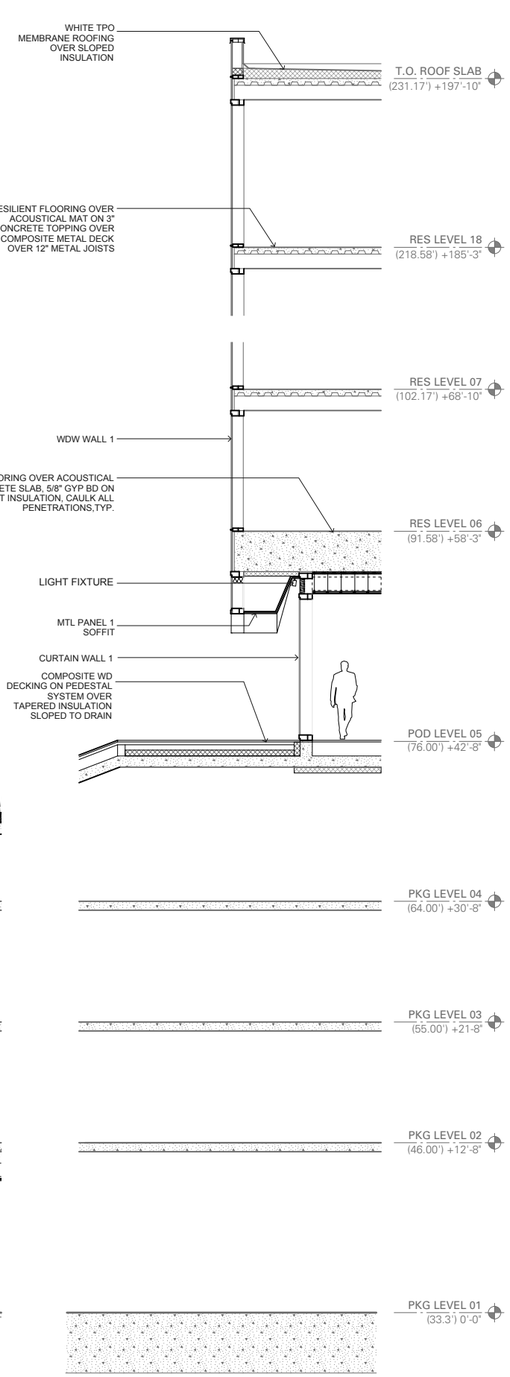


Wall Section (Podium West Elevation) 05
3/16"=1'-0"

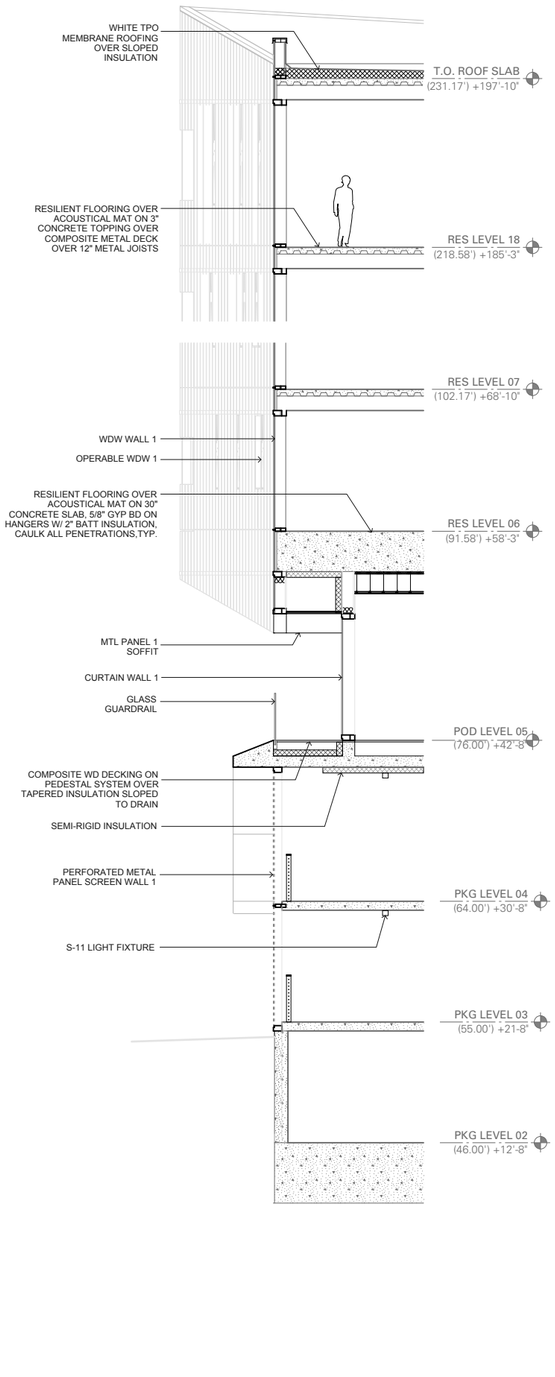
Wall Section (Podium and Tower North Elevation) 04
3/16"=1'-0"



Wall Section (Podium West Elevation) 03
3/16"=1'-0"

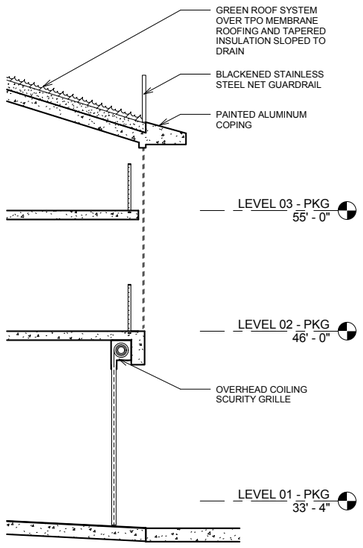


Wall Section (Tower West Elevation) 02
3/16"=1'-0"

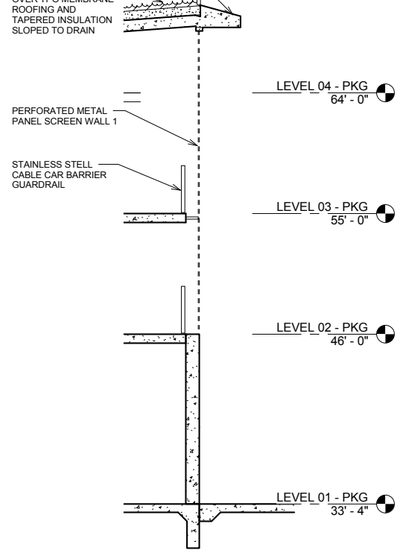


Wall Section (Podium and Tower South Elevation) 01
3/16"=1'-0"

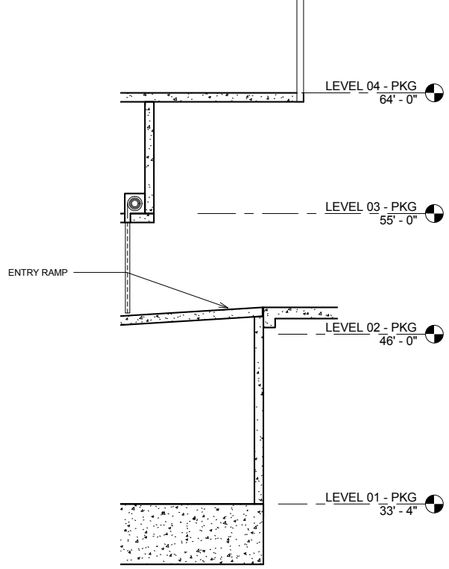
Alternate Design: 18-Story Height Proposal - Wall Sections



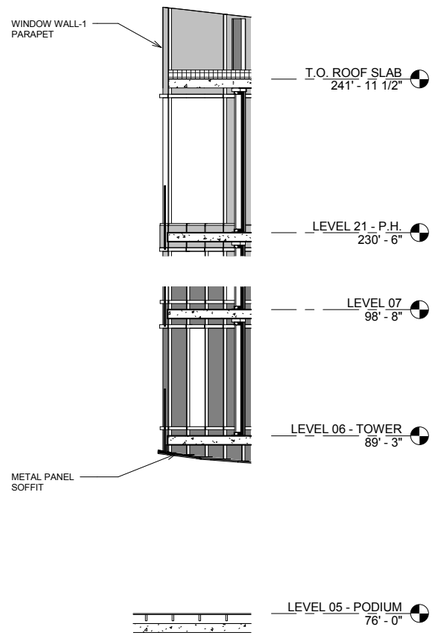
WALL SECT_WEST GARAGE 05
3/16" = 1'-0"



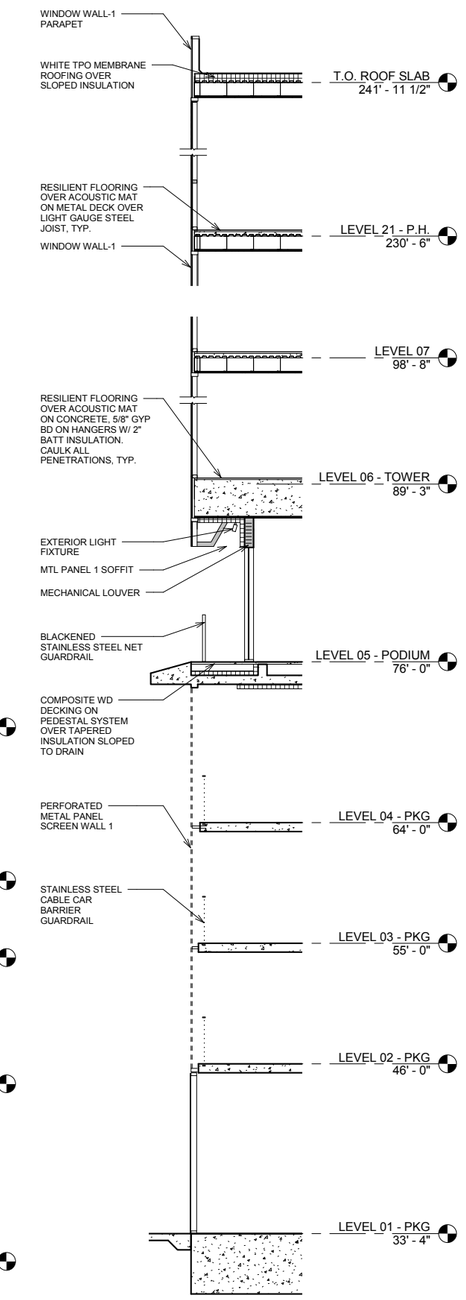
WALL SECT_SOUTH 04
3/16" = 1'-0"



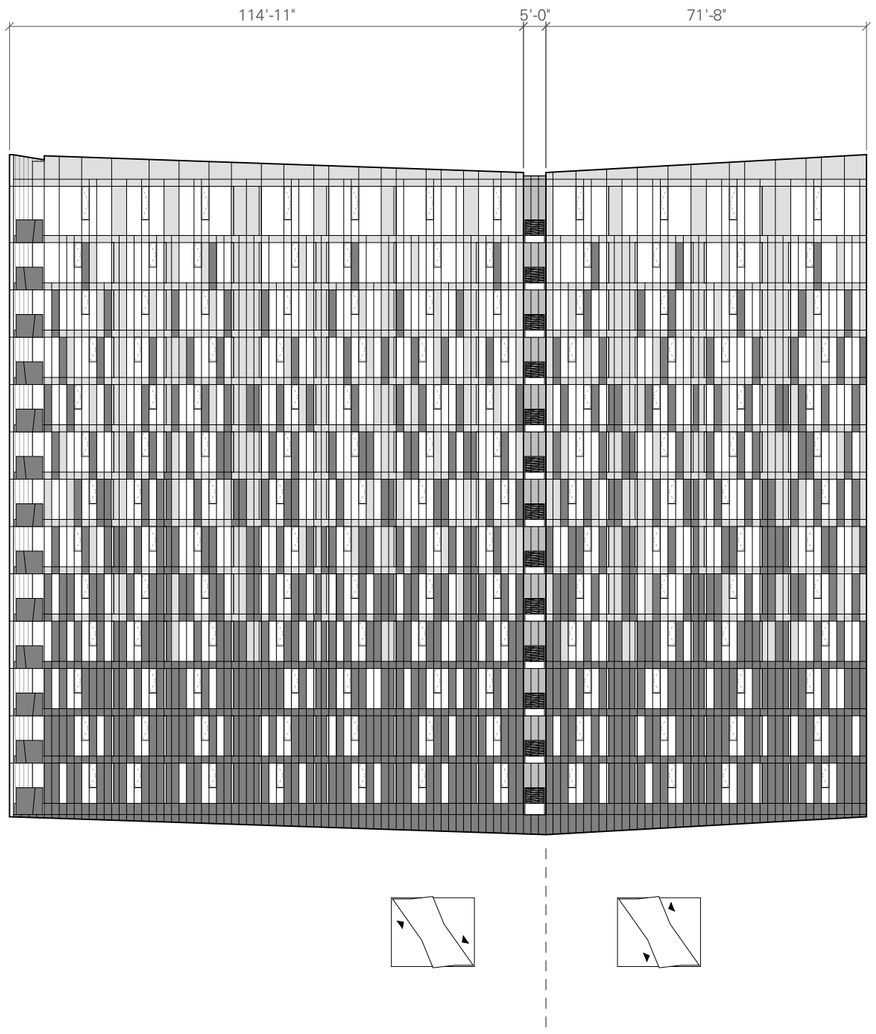
WALL SECT_EAST GARAGE 03
3/16" = 1'-0"

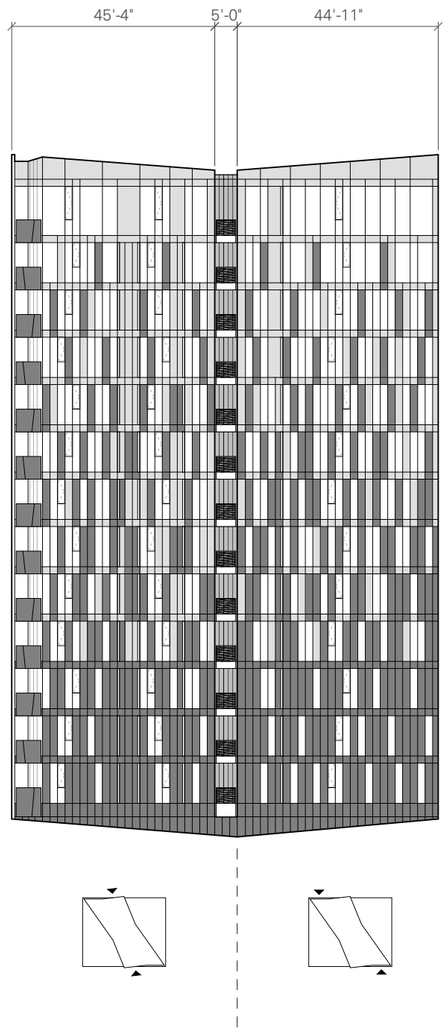


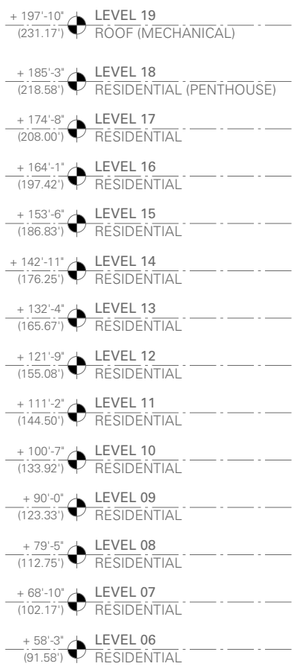
WALL SECT_BALCONIES 02
3/16" = 1'-0"



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



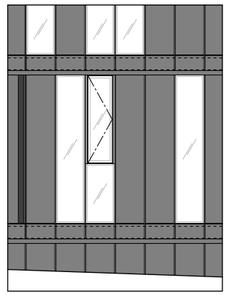


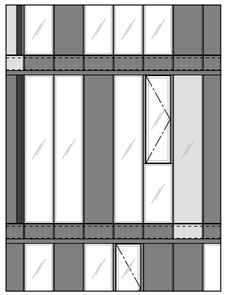


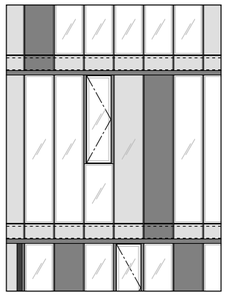
LEGEND

CLEAR GLASS
SPANDREL GLASS
METAL PANEL
INSET BALCONY
OPERABLE WINDOW
INTAKE / EXHAUST SPANDREL PANEL
INTAKE / EXHAUST METAL PANEL
INSET BALCONY W/ PLANTER

Tower Window Wall Unfolded
Scale: 1/32″ = 1′ 0″


LEVEL 01


LEVEL 07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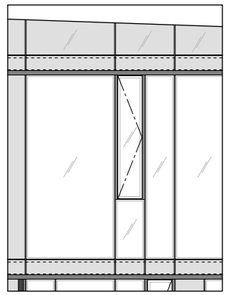
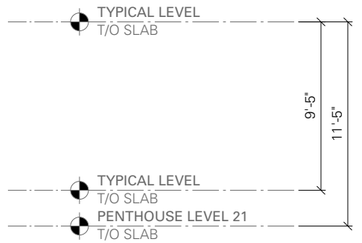
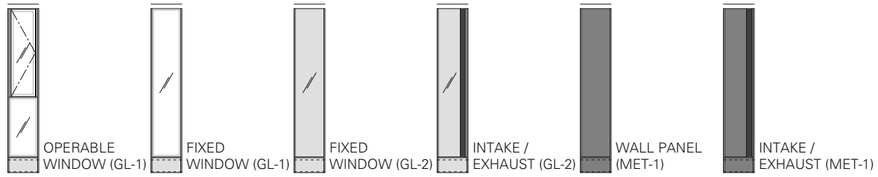
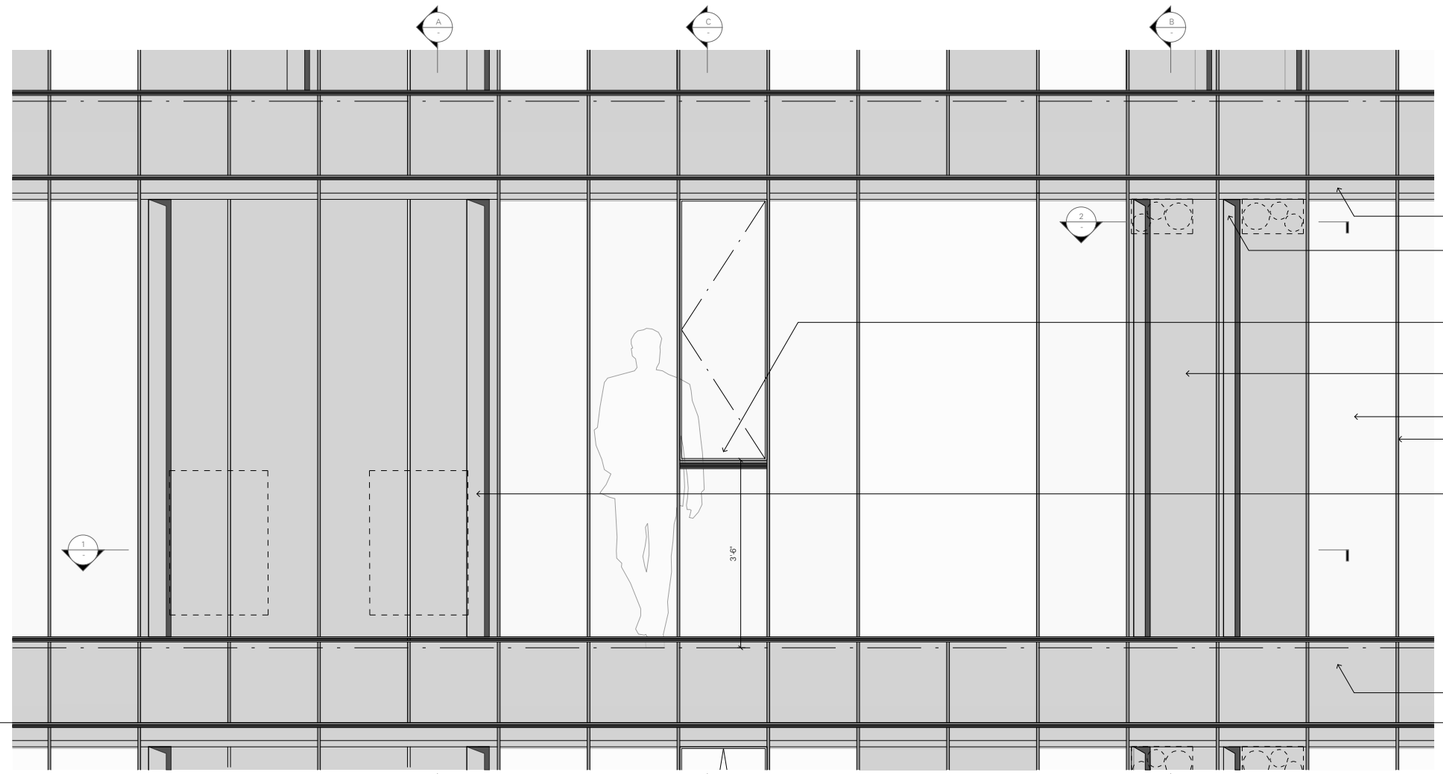

LEVEL 21

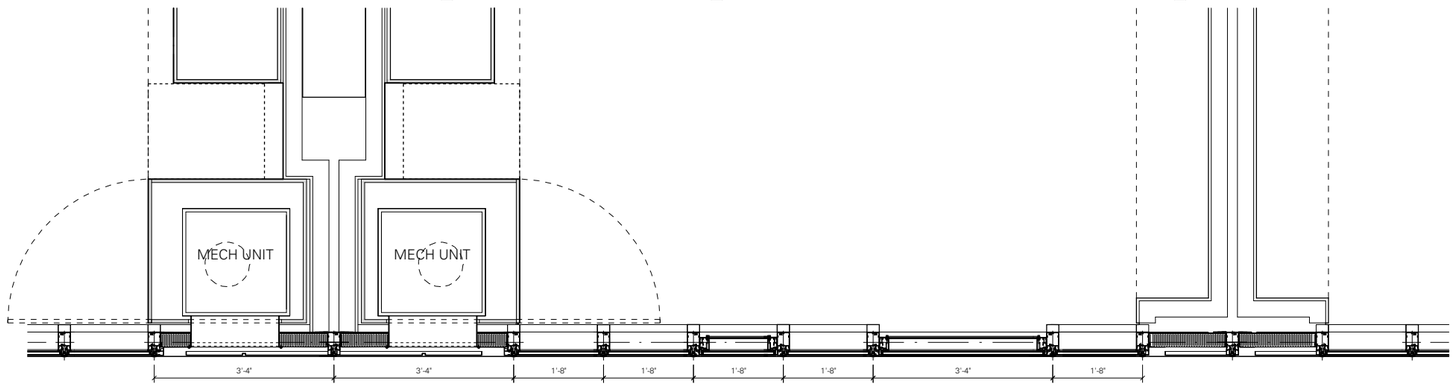


LEGEND

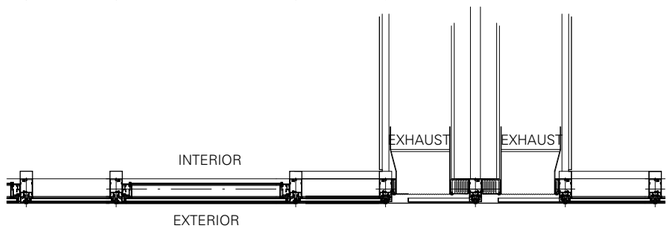




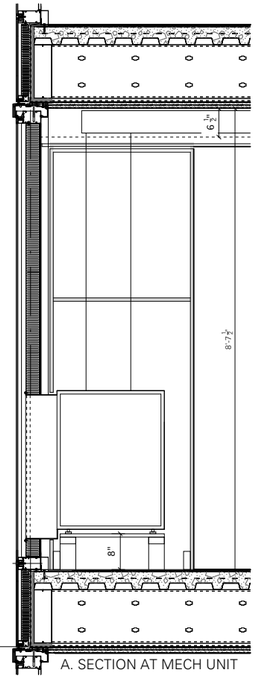
ENLARGED TOWER ELEVATION



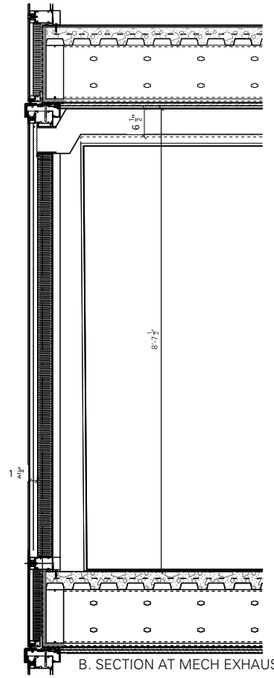
1. ENLARGED TOWER PLAN



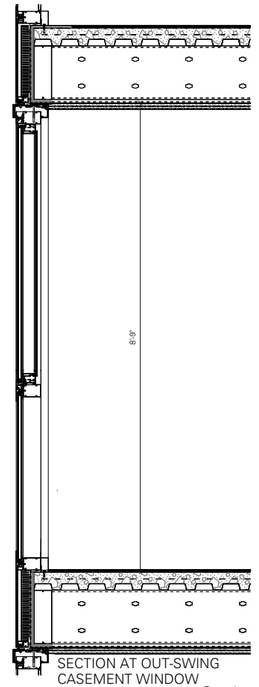
2. ENLARGED TOWER PLAN - EXHAUST



A. SECTION AT MECH UNIT



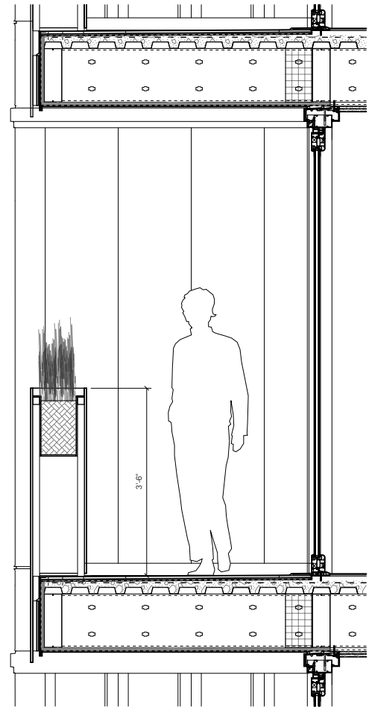
B. SECTION AT MECH EXHAUST



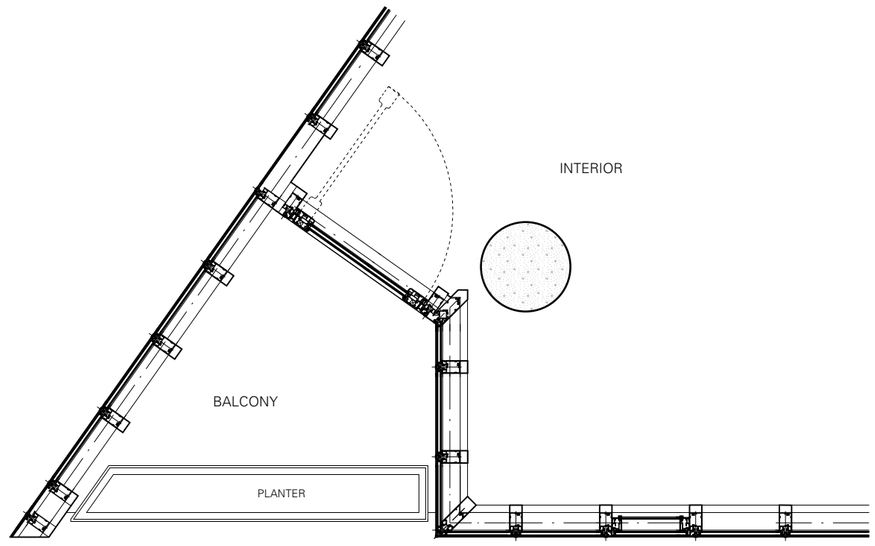
SECTION AT OUT-SWING CASEMENT WINDOW

Scale: 3/8" = 1' 0"

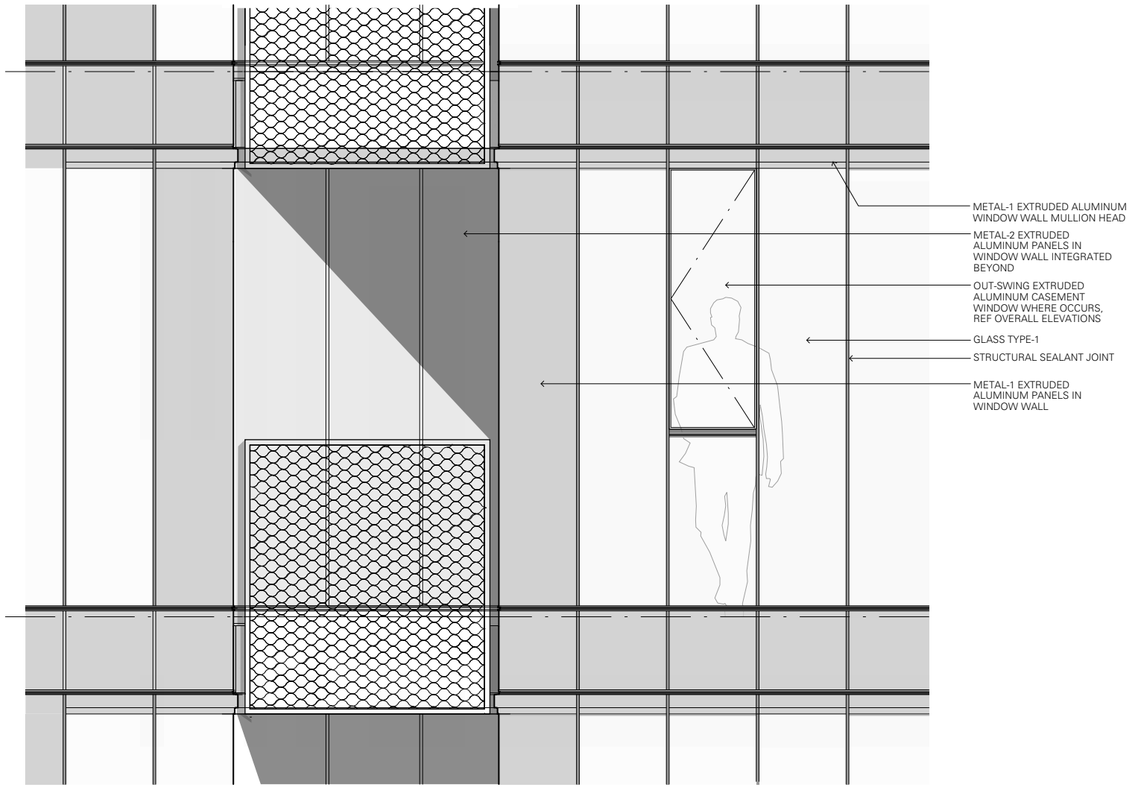
ENLARGED LEVATION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)



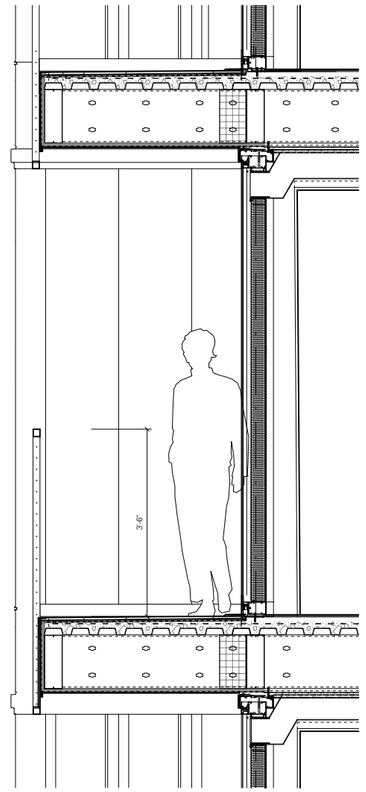
SECTION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)



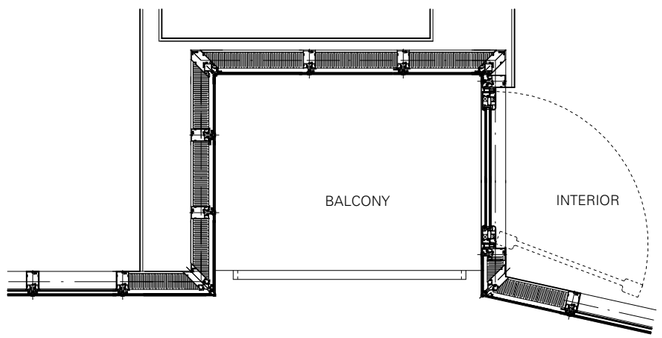
ENLARGED PLAN AT CORNER TOWER BALCONIES - B1 (B2 SIM)



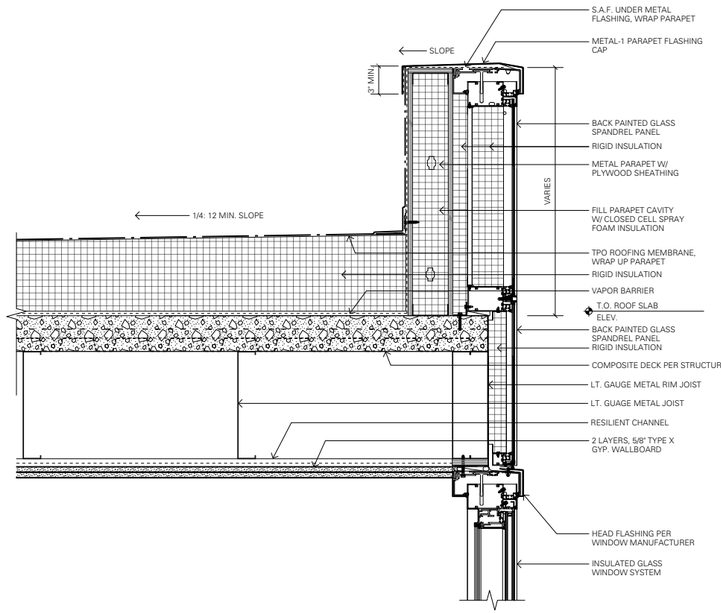
ENLARGED ELEVATION AT TOWER BALCONIES - B3 (B4 SIM)



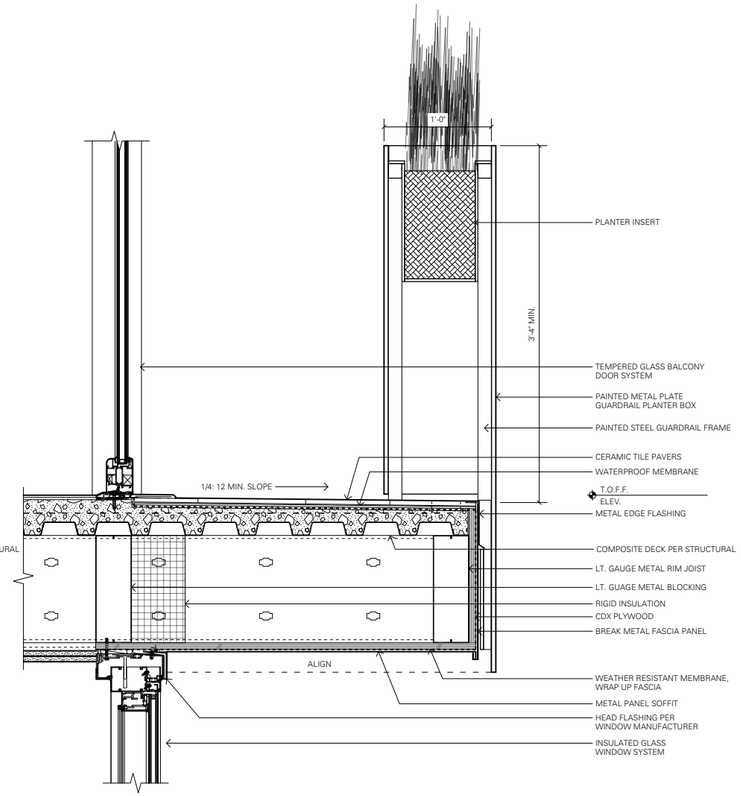
ENLARGED SECTION AT TOWER BALCONIES - B3 (B4 SIM)



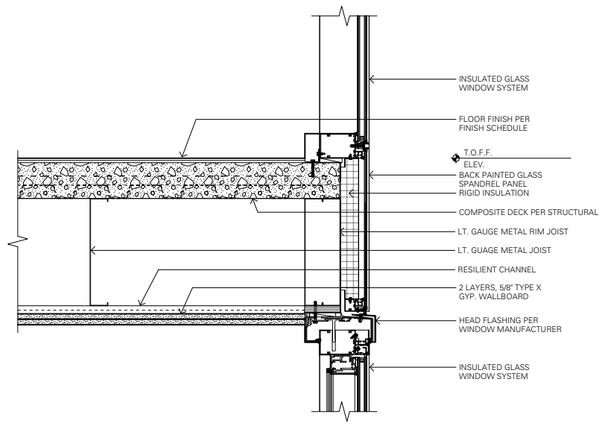
ENLARGED PLAN AT TOWER BALCONIES - B3 (B4 SIM)



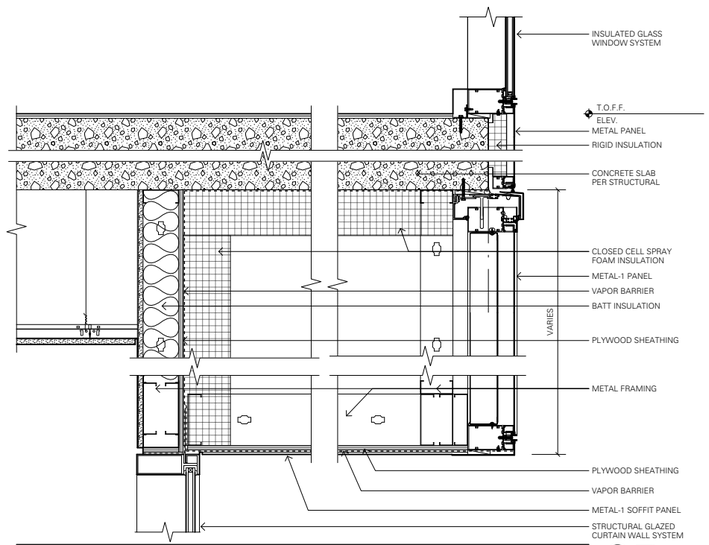
ALTERNATE TOWER STRUCTURE - TOWER PARAPET DETAIL 06



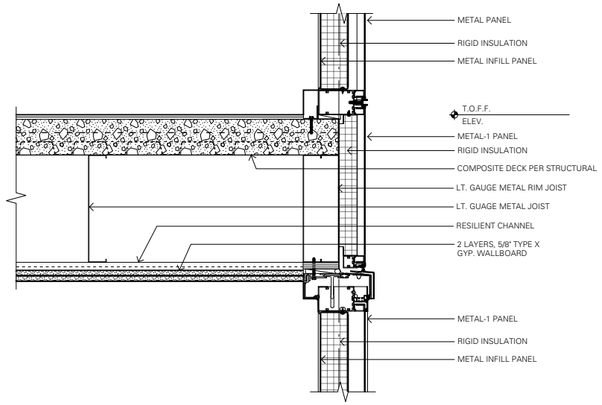
ALT TOWER STRUCTURE - TOWER BALCONY GUARDRAIL 04



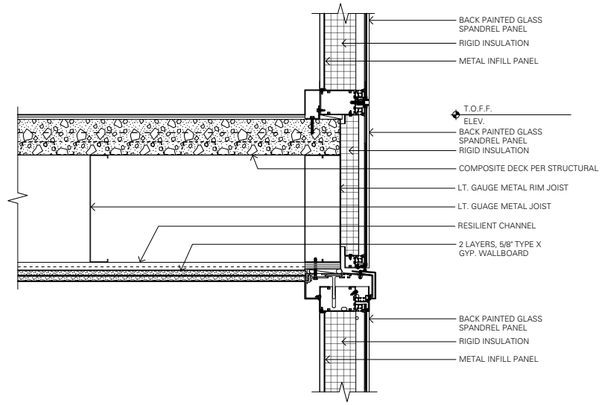
ALTERNATE TOWER STRUCTURE - GLASS TO GLASS 02



ALT TOWER STRUCTURE - AMENITY LEVEL SOFFIT DETAIL 05



ALT TOWER STRUCTURE - METAL PANEL TO METAL PANEL 03



ALTERNATE TOWER STRUCTURE - SPANDREL TO SPANDREL 01

Scale: 3/4″ = 1′ 0″

Design Review

Project Schedule