GLISAN COMMONS PHASE II

604 NE 99TH AVENUE | PORTLAND, OREGON

PROJECT TEAM:

OWNER:
REACH COMMUNITY DEVELOPMENT
4150 SW MOODY AVE.
PORTLAND, OREGON 97239
CONTACT: RIAD SAHLI
503.501.2731

ARCHITECT:
CARLETON HART ARCHITECTURE
322 NW 8TH AVENUE
PORTLAND, OR 97209
CONTACT: DAVE CALEM
503.206.3190

GENERAL CONTRACTOR:
R&H/COLAS CONSTRUCTION, LLC
1530 SW TAYLOR STREET
PORTLAND, OREGON 97205
CONTACT: ANDREW COLAS
503.292.4025x305
CONTACT: DAN COOK
503.972.5569
CONTACT: JOE WEIHMANN
503.548.5517

STRUCTURAL:
TM RIPPEY CONSULTING ENGINEERS
7650 SW BEVELAND ST., SUITE 100
TIGARD, OR 97223
CONTACT: DOUG GANNETT
503.443.3900

CIVIL:
MGH & ASSOCIATES
104 W 9TH ST, SUITE 207
VANCOUVER, WA 98660
CONTACT: MARTHA WILLIAMS
360.718.9510

LANDSCAPE:
LANDO & ASSOCIATES
6607 SE SCOTT DR
PORTLAND, OR 97215
CONTACT: PAT LANDO
503.233.6600

MECHANICAL/PLUMBING:
MKE & ASSOCIATES
6915 SW MACADAM AVE., SUITE 200
PORTLAND, OR 97219
CONTACT: RICK DUSA
503.892.1188

ELECTRICAL:
MKE & ASSOCIATES
6915 SW MACADAM AVE., SUITE 200
PORTLAND, OR 97219
CONTACT: STEVE LOCKHART
503.892.1188

GEOTECHNICAL:
ALDER GEOTECHNICAL
3910 NE 10TH AVE
PORTLAND, OR 97212
CONTACT: JOHN CUNNINGHAM
503.282.7482

ENVELOPE CONSULTANT:
WATERPROOFING CONSULTANT LLC
PO BOX 13743
PORTLAND, OR 97213
CONTACT: RICHARD GRAVES
503.238.6391

PROJECT INFORMATION:

PROJECT DESCRIPTION:

6-STORY MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 60 ONE-BEDROOM APARTMENTS ON 5 FLOORS ABOVE GROUND FLOOR LEVEL PARKING. ACCESS TO THE PARKING IS FROM NE 100TH AVENUE. STREET FRONTAGE AND BUILDING ENTRANCE IS FROM 99TH AVENUE. RESIDENTIAL SUPPORT SPACES INCLUDE ENTRANCE LOBBY, MANAGER OFFICE AND A COMMUNITY ROOM. EXTERIOR SITE IMPROVEMENTS AND STREETSCAPE UPGRADES ARE ALSO INCLUDED IN THE PROJECT.

ADDRESS:

604 NE 99TH AVENUE | PORTLAND, OREGON
(618 NE 99TH AVE.; 9999 NE GLISAN ST.)

PROPERTY ID: R 942334560; R 942334690;
R 942330810
TAX LOTS: TL 3500, TL 3400, TL 3100

BUILDING AREA:

FLOOR 1:	2,783 SF (11,827 SF COVERED PRKG)
FLOOR 2:	11,614 SF
FLOOR 3:	11,486 SF
FLOOR 4:	11,486 SF
FLOOR 5:	10,064 SF
FLOOR 6:	10,064 SF
TOTAL :	57,497 SF

UNIT TALLY:

TYPE A:	18 UNITS
TYPE A2:	18 UNITS
TYPE B:	15 UNITS
TYPE B2:	4 UNITS
TYPE C (ACC.):	5 UNITS
TOTAL :	60 TOTAL UNITS

BUILDING CODE SUMMARY:

STATE OF OREGON 2010 STRUCTURAL SPECIALTY CODE (BASED ON 2009 INTERNATIONAL BUILDING CODE)

WORK TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, THE FAIR HOUSING AMENDMENTS ACT, SECTION 504 (UNIFORM FEDERAL ACCESSIBILITY STANDARDS), AND STATE OF OREGON ACCESSIBILITY CODES.

OCCUPANCY GROUPS :
S-2 STORAGE (PARKING GARAGE)
B BUSINESS (MGR OFFICES) — NON-SEPARATED
R-2 RESIDENTIAL (APARTMENTS)
(W/ A-3 ACCESSORY ASSEMBLY <750)

CONSTRUCTION TYPES:
I-A FLOOR 1
III-B FLOORS 2-6

(PER 509.2: FLOOR 1 TYPE I-A SEPARATED FROM FLOORS 2-6 TYPE III-B BY 3-HOUR HORIZONTAL ASSEMBLY)

ENTIRE BUILDING IS SPRINKLERED PER NFPA 13

ZONING CODE:

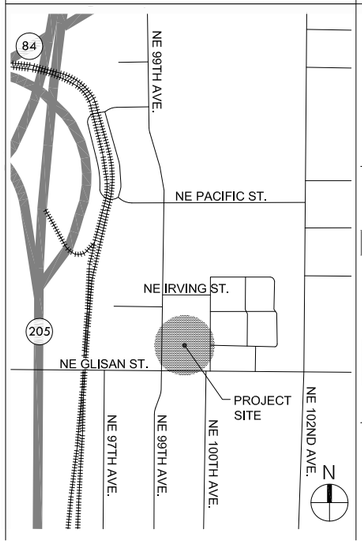
ZONING: RX (d) - CENTRAL RESIDENTIAL

SITE SHARED WITH ADJACENT PHASE I BLDG
GATEWAY MASTER PLAN APPROVAL: LU 12-116420

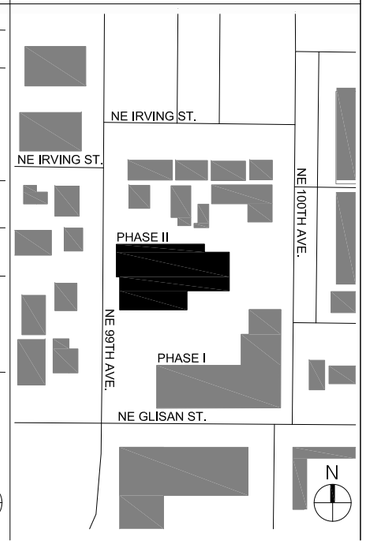
PREDEVELOPMENT SITE AREA: 69,332 SF
(1.592 ACRES)

PARKING: 84 TOTAL SPACES PROVIDED
(4 ACCESSIBLE - INCL. 1 VAN)

VICINITY MAP: (NOT TO SCALE)



SITE MAP: (NOT TO SCALE)



DRAWING SYMBOLS:

SYMBOL	DESCRIPTION
X / AX.XX	DETAIL REFERENCE SYMBOL
X / AX.XX	BUILDING SECTION REFERENCE SYMBOL
X / AX.XX	EXTERIOR ELEVATION REFERENCE SYMBOL
X / AX.XX	SECTION-ELEVATION REFERENCE SYMBOL
A	GRID IDENTIFICATION SYMBOL
1'-0"	DIMENSION LINE - GRID
1'-0"	DIMENSION LINE - FACE OF STUD OR C.L. OPENING, U.O.N.
X	KEYNOTE SYMBOL

SHEET INDEX:

GENERAL:

G0.01	PROJECT INFO, SHEET INDEX
G0.02	VICINITY PLAN
G0.03	SITE CONTEXT PHOTOS
G0.04	SITE CONTEXT PHOTOS
G0.05	EXISTING CONDITIONS SURVEY

MASTER PLAN DIAGRAM
WEST ELEVATION PERSPECTIVE RENDERING
MATERIALS DIAGRAM
SOUTH PERSPECTIVE RENDERING
SOUTHEAST PERSPECTIVE RENDERING
NORTHEAST PERSPECTIVE RENDERING
NORTH PERSPECTIVE RENDERING
NORTHWEST PERSPECTIVE RENDERING
PHASE I PERSPECTIVE RENDERING
SOUTHEAST PERSPECTIVE RENDERING

ARCHITECTURAL:

A1.01	SITE PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	FOURTH FLOOR PLAN
A2.05	FIFTH FLOOR PLAN
A2.06	SIXTH FLOOR PLAN
A2.10	ROOF PLAN
A2.21	REFLECTED CEILING PLAN - FIRST FLOOR
A3.01	EXTERIOR ELEVATION - WEST
A3.02	EXTERIOR ELEVATION - SOUTH
A3.03	EXTERIOR ELEVATION - EAST
A3.04	EXTERIOR ELEVATION - NORTH
A4.01	BUILDING SECTION - EAST-WEST
A4.02	BUILDING SECTION - NORTH-SOUTH
A5.01	WALL SECTIONS
A5.02	WALL SECTIONS
A5.03	WALL SECTIONS
A6.01	EXTERIOR DETAILS
A6.02	EXTERIOR DETAILS
A6.03	EXTERIOR DETAILS
A6.04	EXTERIOR DETAILS

CIVIL:

C0.00	CONSTRUCTION NOTES
C1.00	PAVING AND LAYOUT PLAN
C2.00	GRADING & EROSION CONTROL PLAN
C3.00	UTILITY PLAN

LANDSCAPE:

L1.00	LANDSCAPE LAYOUT & MATERIALS
L3.00	LANDSCAPE PLANTING PLANS
L4.00	LANDSCAPE DETAILS
L4.10	LANDSCAPE DETAILS

PRODUCT CUTSHEETS -1
PRODUCT CUTSHEETS -2
PRODUCT CUTSHEETS -3
PRODUCT CUTSHEETS -4
PRODUCT CUTSHEETS -5
SITE LIGHTING -1
SITE LIGHTING -2
SITE LIGHTING -3
SITE LIGHTING -4
SITE LIGHTING -5

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604 NE 99TH AVENUE | PORTLAND, OREGON

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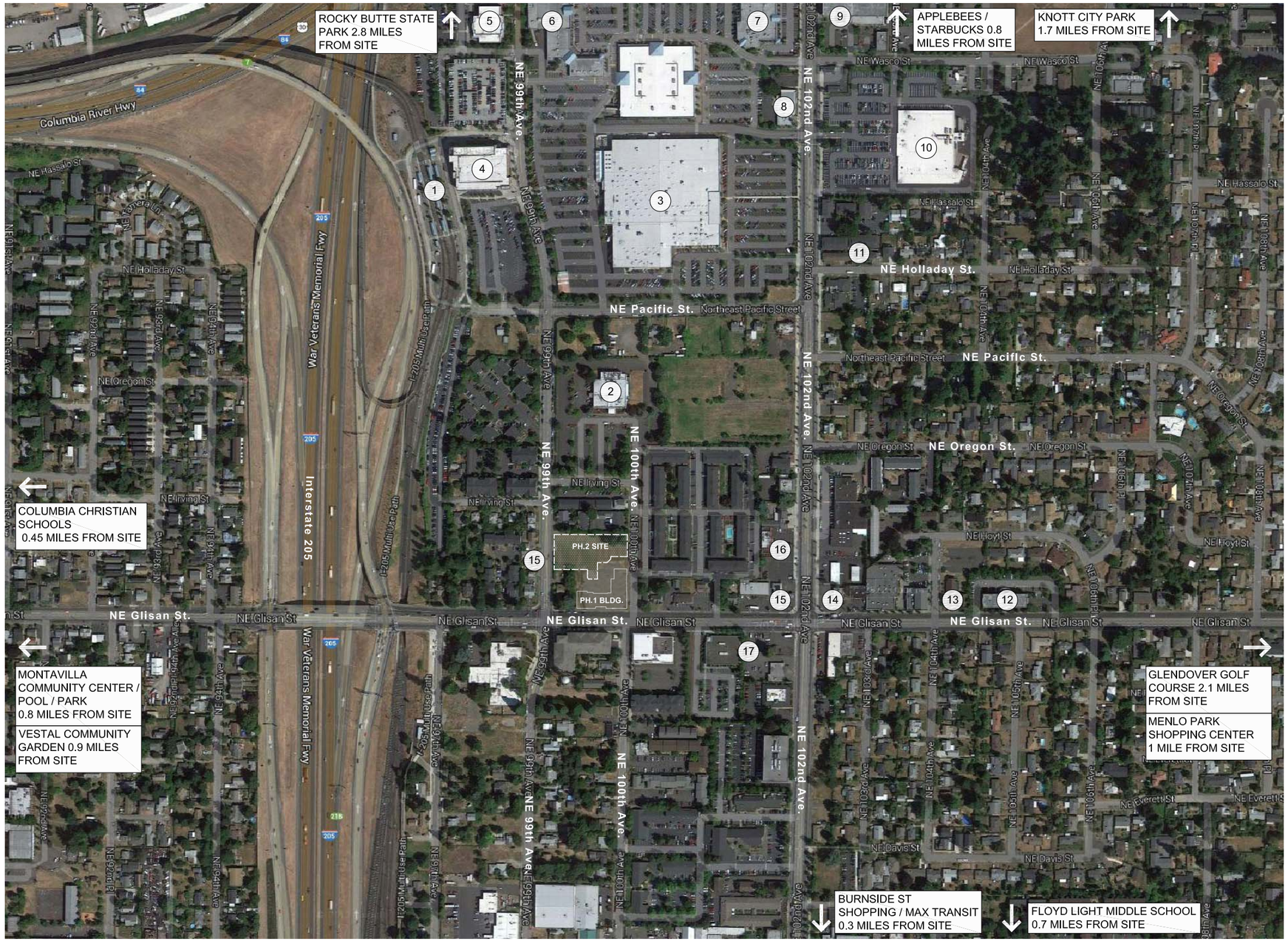
PROJECT INFO, SHEET INDEX

12.20.2013

LU 13-199812 DZM

G0.01



1 VICINITY MAP
SCALE: 200'

N

GENERAL NOTES

1. SINGLE FAMILY RESIDENTIAL BUILDINGS NOT LABELED.

KEY NOTES

1. GATEWAY REGIONAL TRANSIT HUB
2. ELKS LODGE
3. FRED MEYER
4. THE OREGON CLINIC / PHARMACY
5. PROVIDENCE MEDICAL GROUP
6. OFFICE DEPOT / KOHLS / ROSS
7. HAIR STYLIST / DENTIST / EATERY
8. KEY BANK
9. CARS TO GO
10. WINCO FOODS
11. PAIN CLINIC
12. SPORTS MEDICINE
13. BAPTIST CHURCH
14. CONVENIENCE STORE
15. BUS STOP
16. BAR / GRILL
17. ENTERPRISE RENT-A-CAR

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VICINITY MAP

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G0.02

A PHASE 1 BUILDING
TAKEN FROM GLISAN ST. LOOKING NE

B PHASE 1 BUILDING
TAKEN FROM GLISAN ST. LOOKING NW

C SE CORNER OF PHASE 2 SITE
TAKEN FROM 100TH AVE. LOOKING NW

D PHASE 2 SITE
TAKEN FROM 100TH AVE. LOOKING WEST

E PHASE 1 BUILDING
TAKEN FROM 100TH AVE. LOOKING SW

F NE PROPERTY ADJACENT TO PHASE 2 SITE
TAKEN FROM 100TH AVE. LOOKING WEST

G PHASE 2 SITE
TAKEN FROM 99TH AVE. LOOKING NE

H PHASE 2 SITE
TAKEN FROM 99TH AVE. LOOKING SE

1 LOCATION KEY
NOT TO SCALE

N

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SITE CONTEXT PHOTOS

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G0.03

A SW LOT ADJACENT TO PH. 2 SITE & PH. 1 BLDG.
TAKEN FROM 99TH AVE. LOOKING SE

B NW PROPERTY ADJACENT TO PHASE 2 SITE
TAKEN FROM 99TH AVE. LOOKING NE

C PROPERTY TO THE NW ACROSS 99TH AVE.
TAKEN FROM 99TH AVE. LOOKING NW

D PROPERTY TO THE NORTH
TAKEN FROM 99TH AVE. LOOKING EAST

E PROPERTY TO THE EAST ACROSS 100TH AVE.
TAKEN FROM 100TH AVE. LOOKING SE

F GLISAN ST. & 100TH AVE.
TAKEN FROM GLISAN ST. LOOKING SE

G SE CORNER OF PHASE 1 BUILDING
TAKEN FROM GLISAN ST. & 100TH AVE. LOOKING WEST

H SW LOT ADJACENT TO PH. 2 SITE & PH. 1 BLDG.
TAKEN FROM ACROSS GLISAN ST. AT 99TH AVE. LOOKING NORTH

1 LOCATION KEY

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SITE CONTEXT PHOTOS

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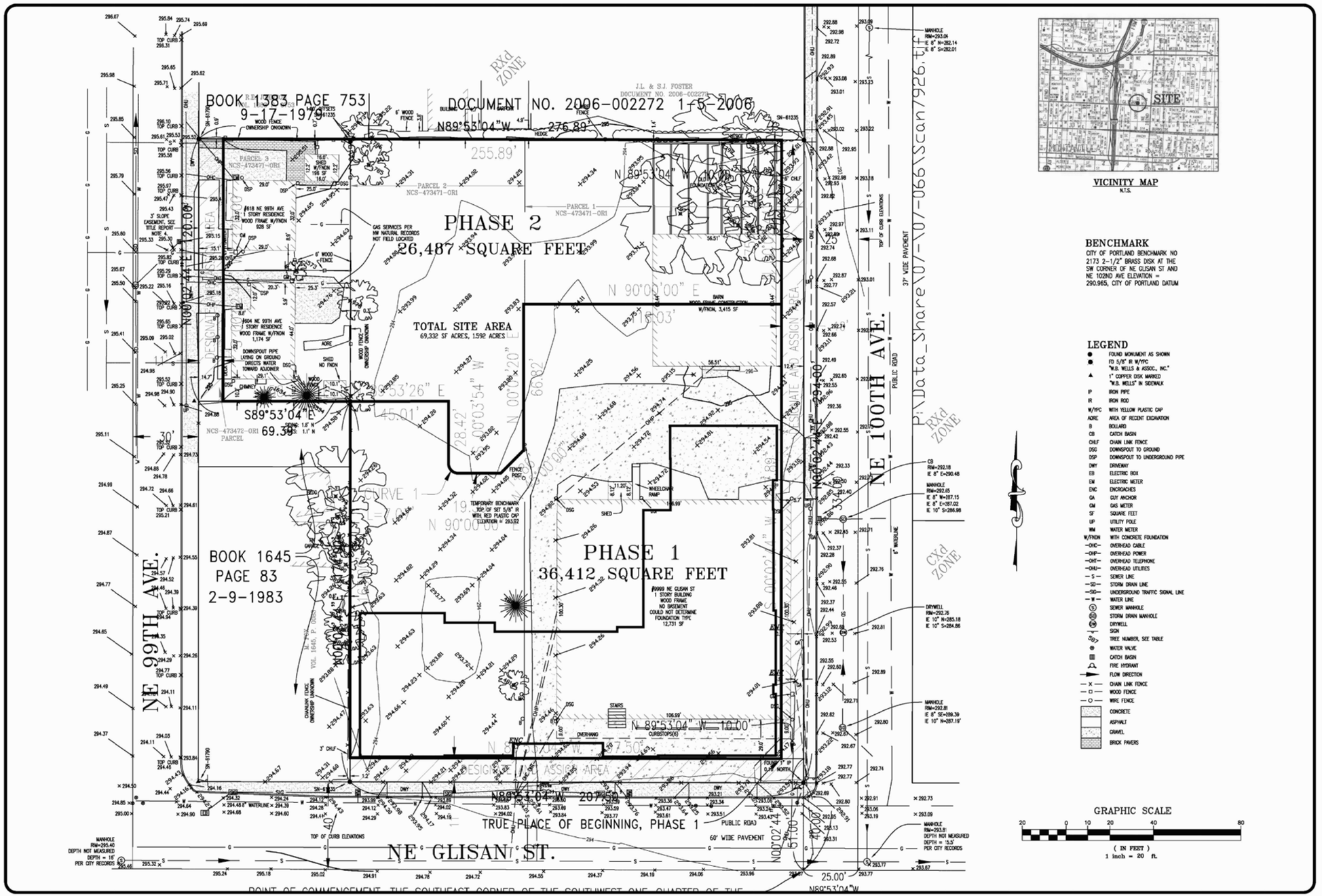
G0.04



VICINITY MAP
N.T.S.

BENCHMARK
CITY OF PORTLAND BENCHMARK NO
2173 2-1/2" BRASS DISK AT THE
SW CORNER OF NE GLISAN ST AND
NE 102ND AVE ELEVATION =
290.965, CITY OF PORTLAND DATUM

LEGEND

●	FOUND MONUMENT AS SHOWN
●	FD 5/8" IR W/YPC "W.B. WELLS & ASSOC., INC."
▲	1" COPPER DISK MARKED "W.B. WELLS" IN SIDEWALK
IP	IRON PIPE
IR	IRON ROD
W/YPC	WITH YELLOW PLASTIC CAP
AGRE	AREA OF RECENT EXCAVATION
B	BOLLARD
CB	CATCH BASIN
CHLF	CHAIN LINK FENCE
DSG	DOWNSPOUT TO GROUND
DSP	DOWNSPOUT TO UNDERGROUND PIPE
DWY	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
ENC	ENCROACHES
GA	GUY ANCHOR
GM	GAS METER
SF	SQUARE FEET
UP	UTILITY POLE
WM	WATER METER
W/FNDN	WITH CONCRETE FOUNDATION
OHC	OVERHEAD CABLE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
OHU	OVERHEAD UTILITIES
S	SEWER LINE
SD	STORM DRAIN LINE
SIG	UNDERGROUND TRAFFIC SIGNAL LINE
W	WATER LINE
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	DRYWELL
	SIGN
	TREE NUMBER, SEE TABLE
	WATER VALVE
	CATCH BASIN
	FIRE HYDRANT
	FLOW DIRECTION
	CHAIN LINK FENCE
	WOOD FENCE
	WIRE FENCE
	CONCRETE
	ASPHALT
	GRAVEL
	BRICK PAVERS

GRAPHIC SCALE
20 0 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

W.B. WELLS
& Associates, Inc.
ENGINEERS-SURVEYORS-PLANNERS
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
PHONE (503) 284-6856 FAX (503) 284-8630
e-mail address: info@wbwells.com

TOPOGRAPHIC SURVEY
FOR
HOUSING DEVELOPMENT CENTER
9929 & 9999 NE GLISAN ST.
604 & 618 NE 99TH AVE.
PORTLAND, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRETT D. BEDORE
68839
EXPIRES 12-31-11

SARAH ZAHN
HUMAN SOLUTIONS INC
12350 SE POWELL BLVD
PORTLAND, OR 97236
PH: 503-584-0223
FAX: 503-584-9202

REVISIONS:
2-8-2011 ADDED 99TH AVE PARCELS
8-23-2011 ADD. TOPO
DRAWN BY: BB
FILE ID: 07-066
PLOT DATE: 8-23-2011
JOB NO: 07-066
SHEET 1 of 1

* REPRODUCED FOR REFERENCE ONLY

1 EXISTING CONDITIONS SURVEY
SCALE: NOT TO SCALE*

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TYPE III DESIGN REVIEW APPLICATION

EXISTING CONDITIONS SURVEY

12.20.2013

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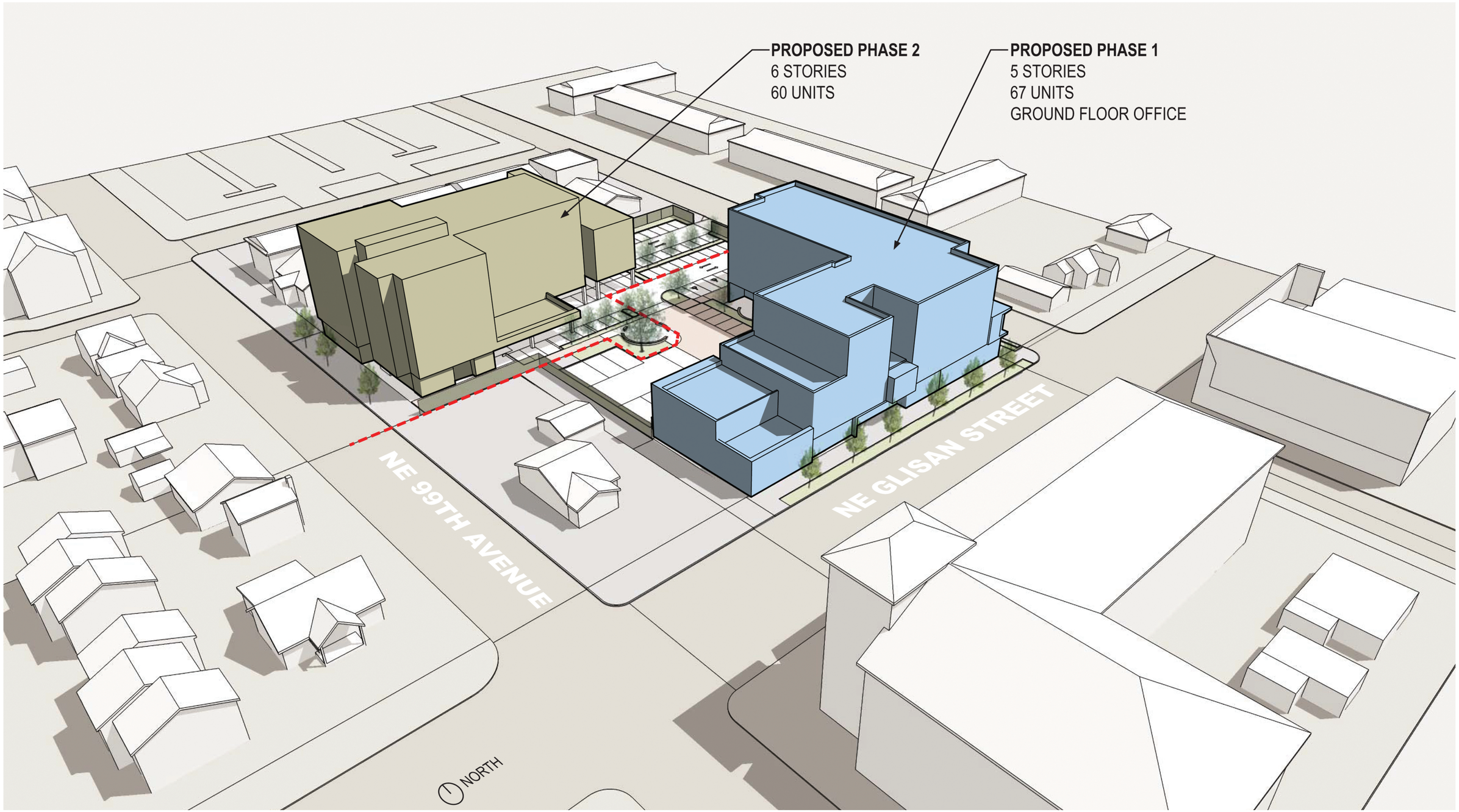
G0.05



HOLST ARCHITECTURE

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MASTER PLAN DIAGRAM

12.20.2013

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GLISAN COMMONS PHASE II

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CARLETON HART ARCHITECTURE

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WEST PERSPECTIVE

12.20.2013

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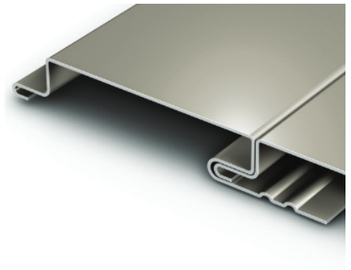
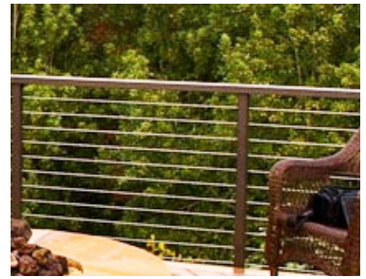
CARLETON HART ARCHITECTURE



A METAL PANEL, SANDSTONE

B FIBER CEMENT LAP SIDING, WHITE

C FIBER CEMENT LAP SIDING, DARK BROWN



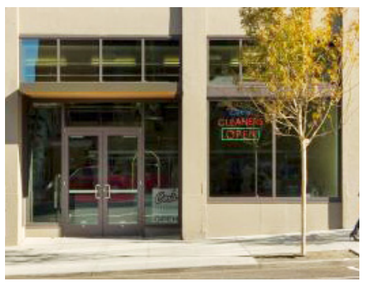
G BRONZE ALUMINUM RAILING WITH HORIZONTAL S.S. CABLE S

H DARK BROWN FIBERGLASS WINDOW

I PTHP WITH ARCHITECTURAL SCREEN

D CONCRETE CAST WITH BOARD FORM LINER

E STAINLESS STEEL CABLE TRELLIS



F DARK BROWN ALUMINUM STOREFRONT WINDOW

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MATERIALS DIAGRAM

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CARLETON HART ARCHITECTURE

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SOUTH PERSPECTIVE

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PORTLAND, OREGON

CARLETON HART ARCHITECTURE

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SOUTHEAST PERSPECTIVE

12.20.2013

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NORTHEAST PERSPECTIVE

12.20.2013

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NORTH PERSPECTIVE

12.20.2013

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GLISAN COMMONS PHASE II

PORTLAND, OREGON

CARLETON HART ARCHITECTURE

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NORTHWEST PERSPECTIVE

12.20.2013

REACH Community Development

GLISAN COMMONS PHASE II

PORTLAND, OREGON

CARLETON HART ARCHITECTURE

HOLST ARCHITECTURE

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PHASE I PERSPECTIVE

12.20.2013

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CARLETON HART ARCHITECTURE

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SOUTHEAST PERSPECTIVE

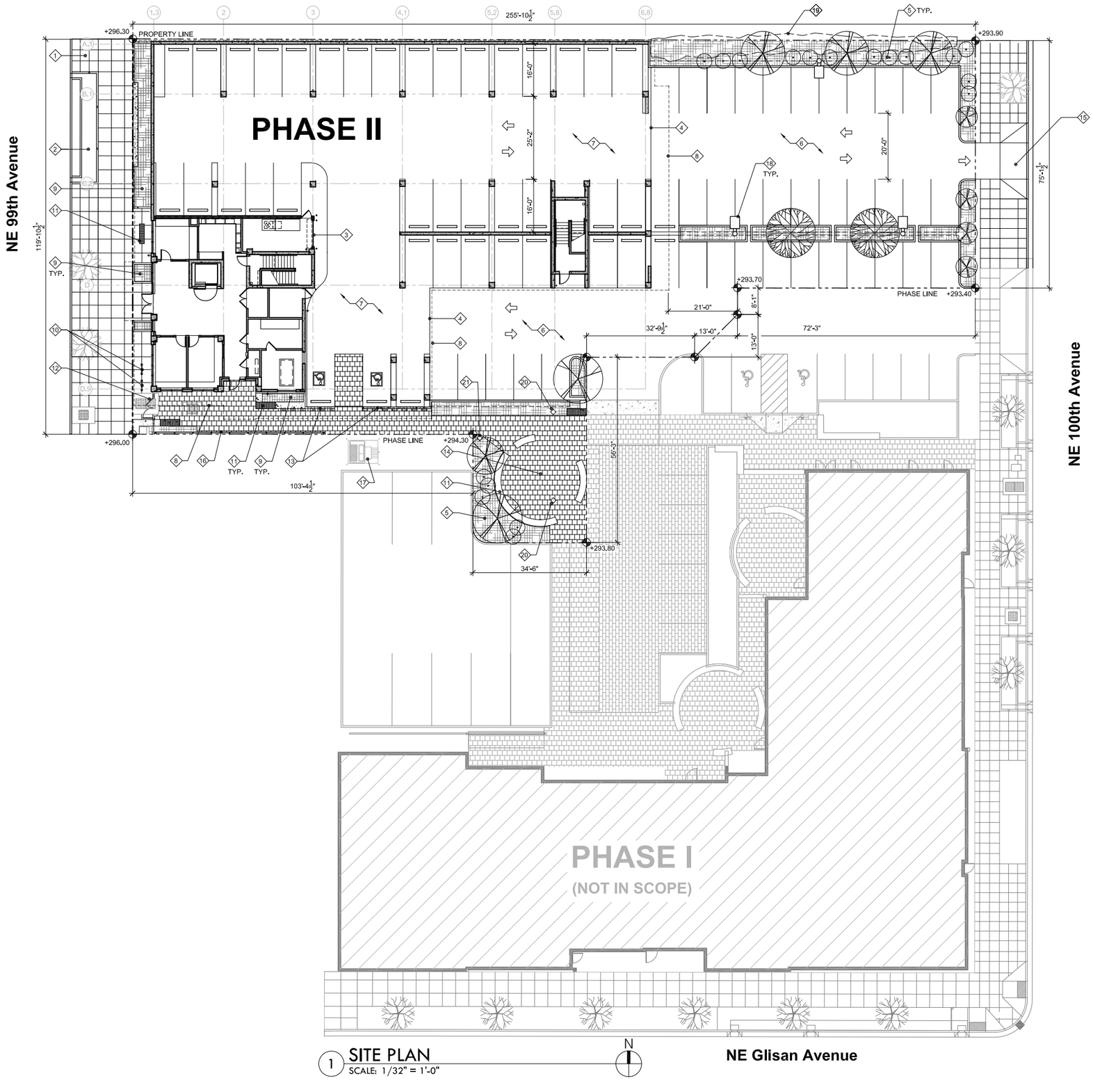
12.20.2013

REACH Community Development

GLISAN COMMONS PHASE II

PORTLAND, OREGON

CARLETON HART ARCHITECTURE



1 SITE PLAN
SCALE: 1/32" = 1'-0"

GENERAL NOTES

1. PROJECT SITE IS RELATIVELY FLAT WITH NO SIGNIFICANT GRADE CHANGES.
2. SITE GRADING WILL MEET ALL ACCESSIBILITY DESIGN STANDARDS.
3. ALL HARDSCAPE AND LANDSCAPE WILL SLOPE TO DRAIN.
4. ALL GRADE WITHIN 5 FT. OF THE BUILDING TO SLOPE 2% MIN. AWAY FROM THE FOUNDATION.
5. PAVING AREAS TO BE SLOPED A MINIMUM OF 1/4" PER FOOT.
6. LANDSCAPE AREAS TO BE SLOPED A MINIMUM OF 1/2" PER FOOT.
7. SEE LANDSCAPE DRAWINGS FOR COURTYARD/WALKWAY & LIGHTING.

KEY NOTES

1. NEW 10'-6" SIDEWALK
2. NEW GREEN STREET PLANTER
3. OVERHEAD DOOR ACCESS TO TRASH COLLECTION ROOM
4. CONCRETE/ASPHALT PAVING EDGE
5. PLANTING AREA
6. ASPHALT PAVING AREA
7. CONCRETE PAVING AREA (UNDER BUILDING)
8. OUTLINE OF BUILDING ABOVE
9. RAISED CONCRETE PLANTER
10. (2) BIKE RACKS
11. BENCH
12. METAL FENCE WITH GATE
13. CONCRETE LOW WALL
14. SITE PLAZA (SHARED WITH PHASE 1)
15. NEW CURB CUT
16. PRIVACY FENCE, SEE DETAIL 4/A6.03
17. EXISTING TRANSFORMER (SHARED W/ PH. 1)
18. POLE LIGHT
19. APPROX. LOCATION OF EXISTING HEDGE, VERIFY IN FIELD. RETAIN HEDGE TO EXTENT POSSIBLE, SEE LANDSCAPE DRAWINGS
20. LIGHT COLUMN
21. LIGHT BOLLARD

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TYPE III DESIGN REVIEW APPLICATION

SITE PLAN

12.20.2013

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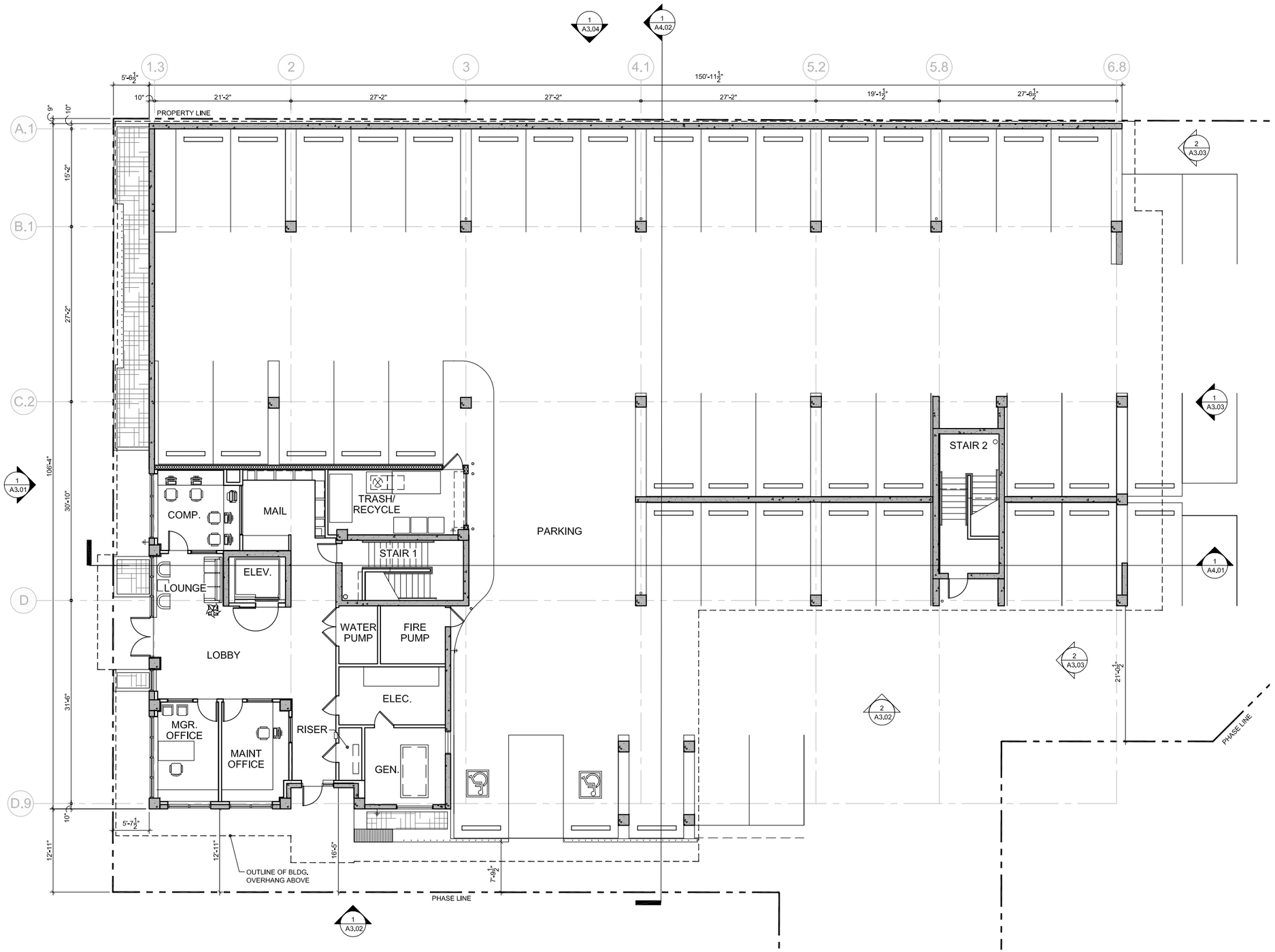
A1.01



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

N

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FIRST FLOOR PLAN

12.20.2013

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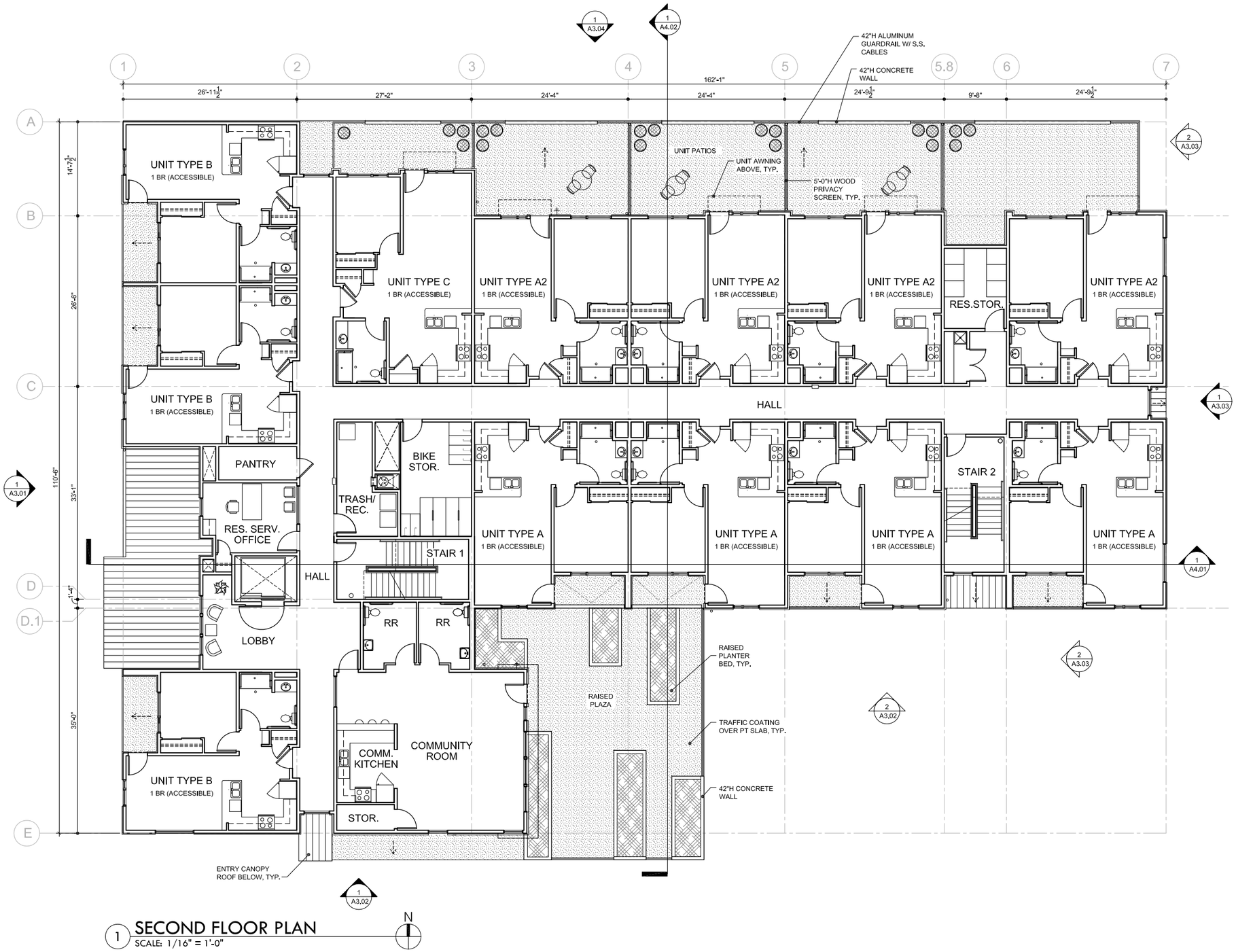
A2.01



1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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SECOND FLOOR PLAN

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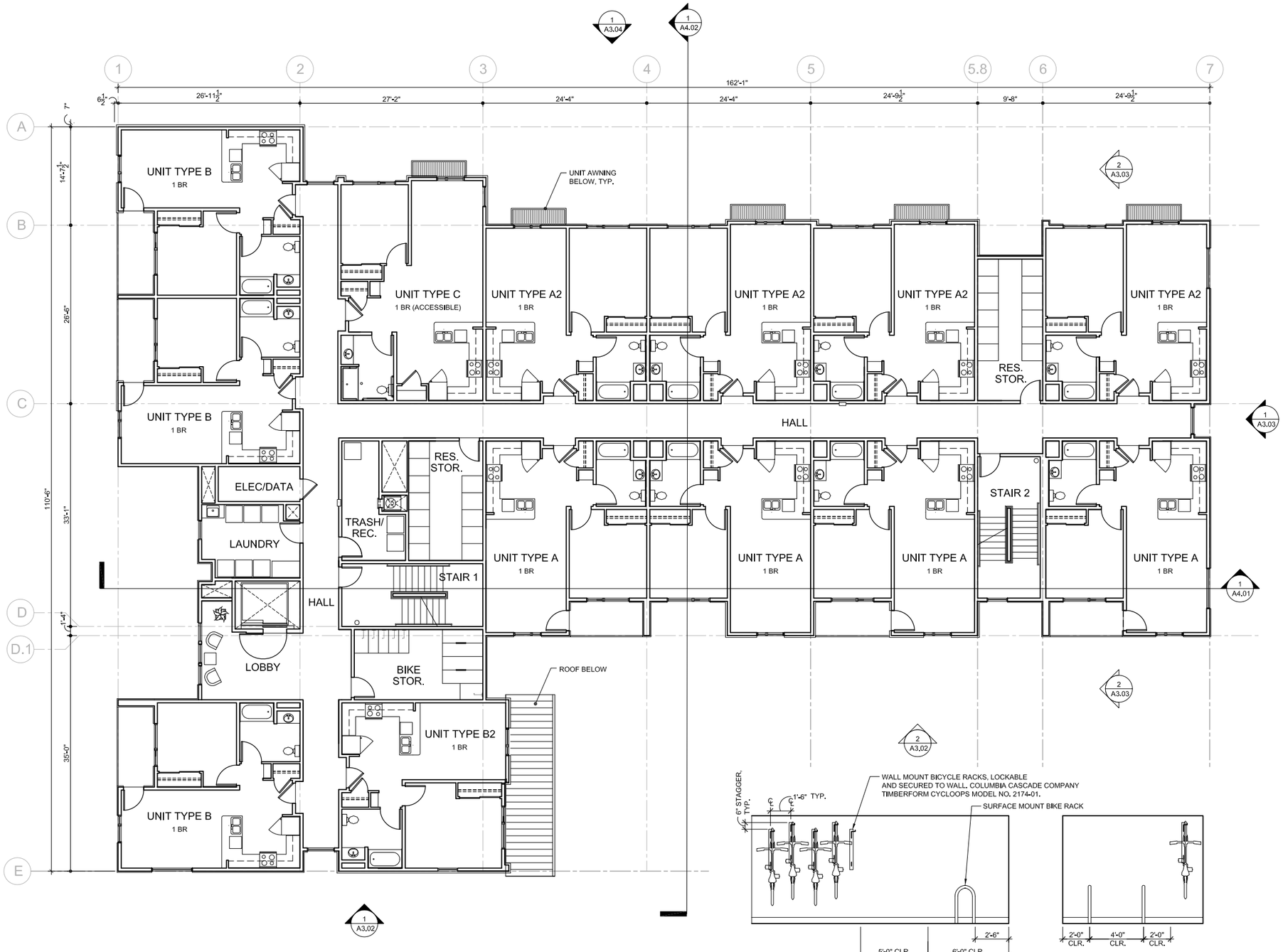
A2.02



1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

N

2 BIKE STORAGE ELEVATIONS, TYP. (FLOORS 2-6)
SCALE: 1/8" = 1'-0"
50 LONG-TERM SPACES TOTAL

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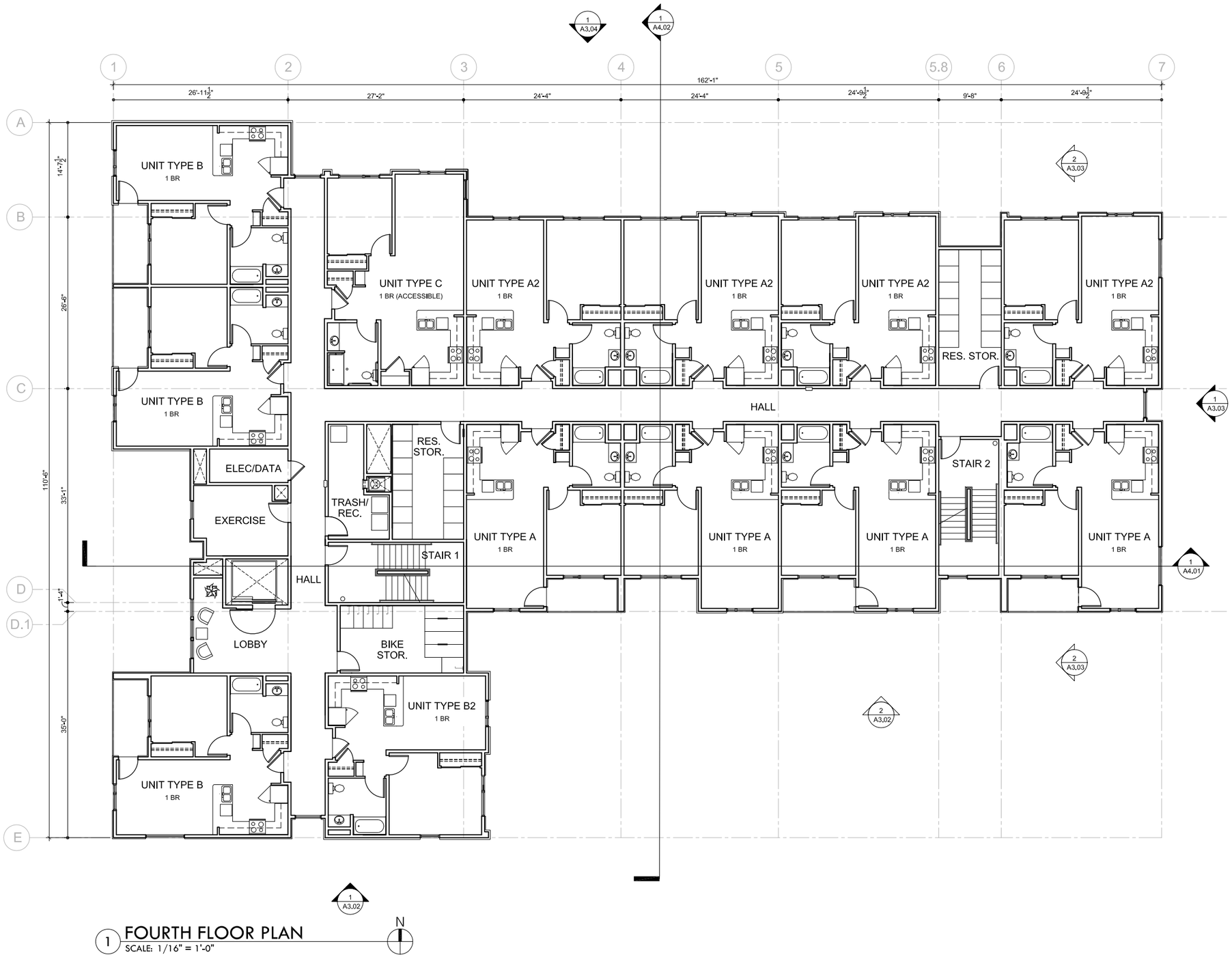
TYPE III DESIGN REVIEW APPLICATION

THIRD FLOOR PLAN

12.20.2013

LU 13-199812 DZM

A2.03



1 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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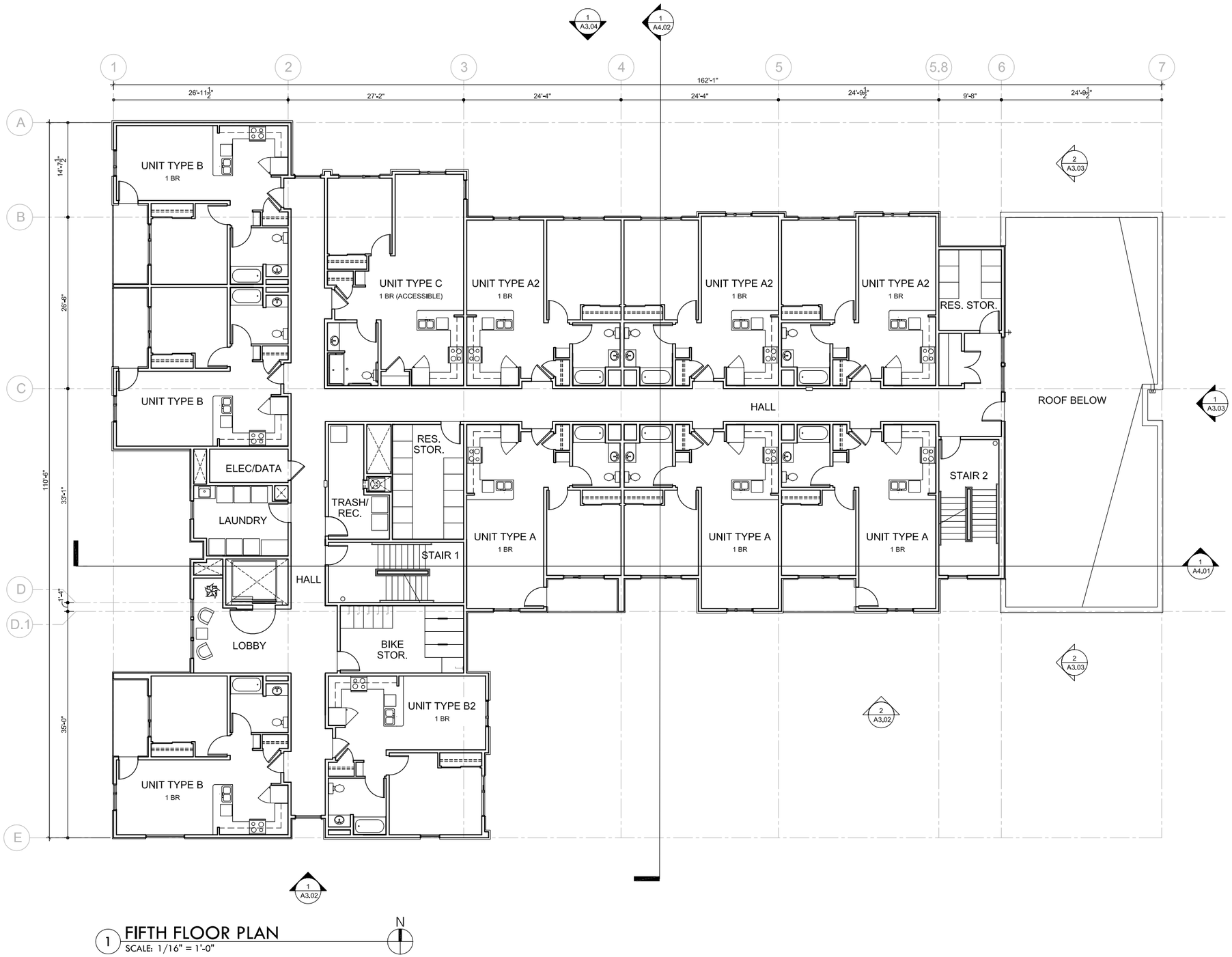
TYPE III DESIGN REVIEW APPLICATION

FOURTH FLOOR PLAN

12.20.2013

LU 13-199812 DZM

A2.04



1 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

N

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FIFTH FLOOR PLAN

12.20.2013

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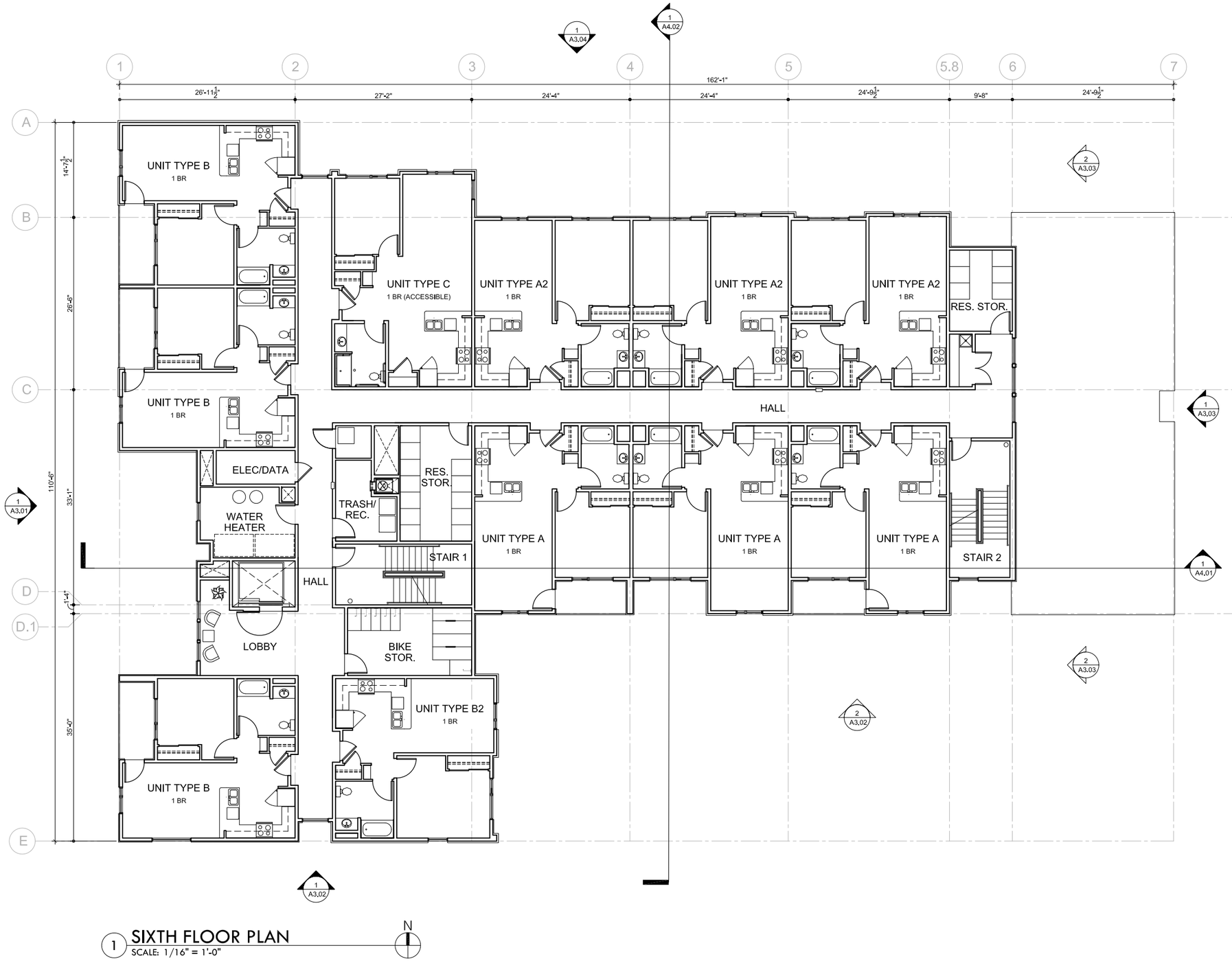
A2.05



1 SIXTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

N

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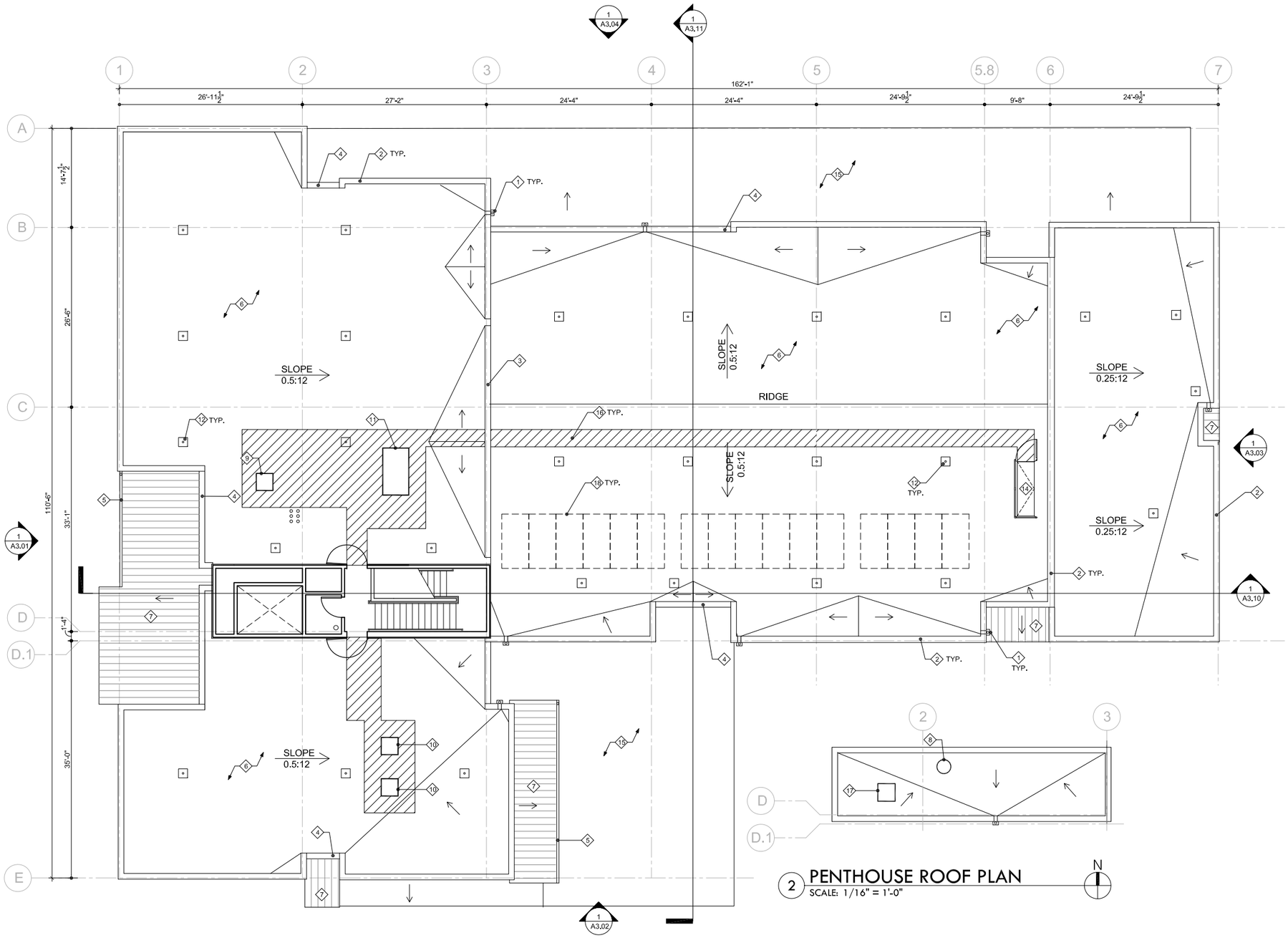
TYPE III DESIGN REVIEW APPLICATION

SIXTH FLOOR PLAN

12.20.2013

LU 13-199812 DZM

A2.06



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

2 PENTHOUSE ROOF PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N.

KEYNOTES

1. THROUGH WALL SCUPPER TO LEADERBOX AND DOWNSPOUT
2. PREFINISHED METAL CAP FLASHING AT PARAPET WALL
3. LOW HEIGHT WALL WITH PREFINISHED METAL CAP FLASHING
4. CHANGE IN PARAPET ELEVATION, SEE EXTERIOR BUILDING ELEVATIONS
5. METAL GUTTER & DOWNSPOUT
6. SINGLE-PLY MEMBRANE ROOFING
7. STANDING SEAM METAL ROOF, BELOW
8. EXHAUST FAN HOOD
9. HEAT PUMP (22"H x 26"W x 11"D)
10. HEAT PUMP (23"H x 31"W x 12"D)
11. ROOF TOP UNIT (4'-1"Hx5'-0"W x7'-4"D)
12. ROOF TIE-OFF
13. NOT USED
14. ROOF HATCH
15. PATIO AREA AT SECOND FLOOR
16. PROTECTIVE WALK SURFACE
17. ELEVATOR HOOD
18. LOCATION OF SOLAR HOT WATER COLLECTORS FOR FUTURE INSTALLATION

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TYPE III DESIGN REVIEW APPLICATION

ROOF PLAN

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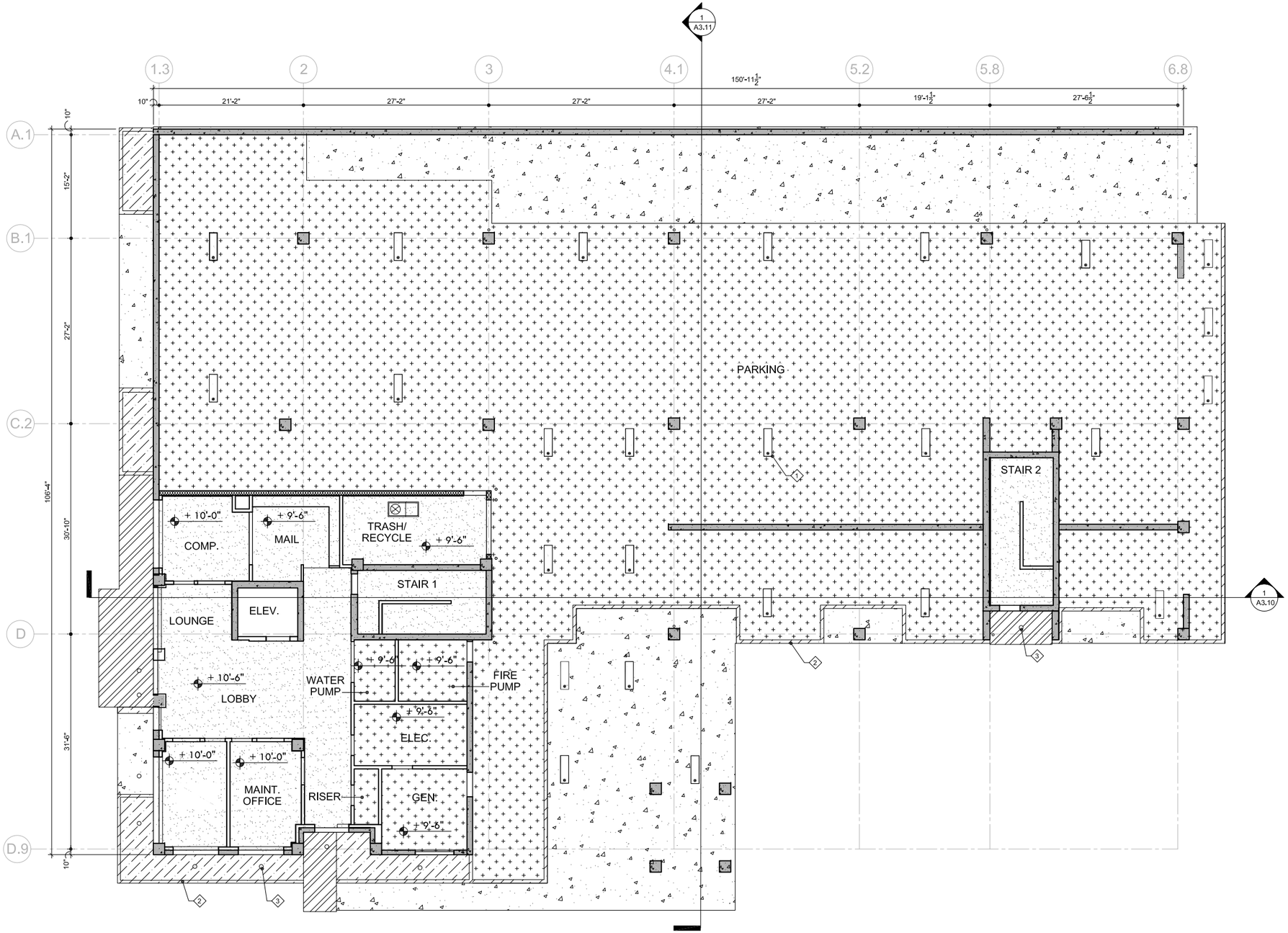
A2.10



1 FIRST FLOOR REFLECTED CEILING PLAN

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

N

RCP GENERAL NOTES

1. CEILING HEIGHT TO THE UNDERSIDE OF STRUCTURE U.O.N.

RCP KEYNOTES

1. PARKING AREA LIGHTING, TYP.
2. 6"Wx6"D DROPPED SOFFIT EDGE, SEE DETAILS A6.01
3. CANOPY LIGHT, TYP.

SYMBOL LEGEND

- +X'-XX" — INDICATES CLG HT IN ROOM (A.F.F.)
- GYPSUM BOARD
- VINYL FACED BATT INSULATION
- PAINTED FIBER CEMENT SOFFIT
- PRE-FIN. METAL SOFFIT PANELS
- EXPOSED CONCRETE

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TYPE III DESIGN REVIEW APPLICATION

FIRST FLOOR REFLECTED CEILING PLAN

12.20.2013

LU 13-199812 DZM

A2.21

1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. NOT ALL KEYNOTES USED ON EACH ELEVATION.
2. GRADE ELEVATIONS FOR REFERENCE ONLY, VERIFY ON CIVIL DRAWINGS.

KEYNOTES

1. PAINTED FIBER CEMENT PANEL SIDING, COLOR: LIGHT GRAY
2. 12"W METAL PANEL W/ 4" RIB, COLOR: SANDSTONE
3. 12"W METAL PANEL W/ 4" RIB, COLOR: DARK BRONZE
4. PAINTED FIBER CEMENT LAP SIDING W/ 5" EXPOSURE, COLOR: WHITE
5. PAINTED FIBER CEMENT LAP SIDING W/ 5" EXPOSURE, COLOR: DARK BROWN
6. PAINTED FIBER CEMENT PANEL SIDING, COLOR: DARK BROWN
7. PAINTED FIBER CEMENT TRIM, COLOR: DARK BROWN
8. CONCRETE COLUMN
9. C.I.P. CONCRETE W/ BOARD FORM TEXTURE
10. DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES, TYP. AT GROUND FLOOR
11. HOLLOW METAL DOOR
12. DARK BROWN FIBERGLASS WINDOW, TYP. AT FLOORS 2-6
13. PTHP ARCHITECTURAL GRILLE W/ DARK BROWN PAINTED FIBER CEMENT TRIM
14. PREFIN. METAL CAP FLASHING, SEE 2/A6.04
15. C.I.P. CONCRETE RAISED PLANTER
16. STAINLESS STEEL CABLE TRELLIS
17. +/- 18"H CONCRETE WALL
18. PREFINISHED METAL LOUVER
19. CMU WALL
20. LINE OF ROOF BEYOND
21. OPEN TO PARKING GARAGE
22. METAL FASCIA, DK. BRONZE
23. FIBERGLASS DOOR W/ FULL LITE
24. PREFIN. METAL VENT CAP, SEE DETAIL 1/A6.04
25. PAINTED METAL SCUPPERS & DOWNSPOUTS
26. SCREEN WALL
27. OVERHEAD COILING DOOR
28. 42"H C.I.P. CONCRETE WALL
29. OUTLINE OF ROOF TOP MECH EQUIP.
30. OUTLINE OF GUARDRAIL FOR ROOF HATCH
31. PT CONCRETE SLAB
32. 42"H BRONZE ALUMINUM GUARDRAIL W/ HORIZONTAL S.S. CABLES

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TYPE III DESIGN REVIEW APPLICATION

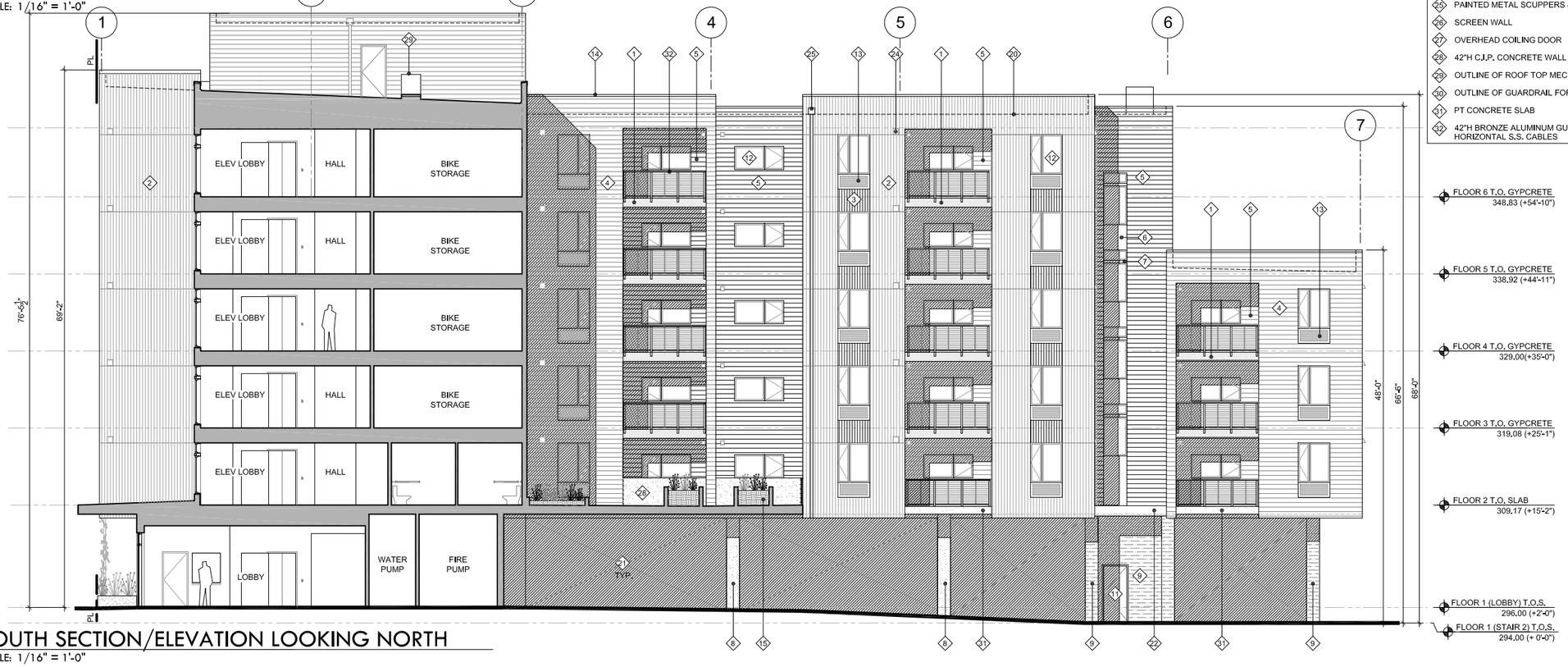
EXTERIOR ELEVATION

12.20.2013

LU 13-199812 DZM

A3.01

1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH SECTION/ELEVATION LOOKING NORTH
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. NOT ALL KEYNOTES USED ON EACH ELEVATION.
2. GRADE ELEVATIONS FOR REFERENCE ONLY, VERIFY ON CIVIL DRAWINGS.

KEYNOTES

1. PAINTED FIBER CEMENT PANEL SIDING, COLOR: LIGHT GRAY
2. 12"W METAL PANEL W/ 4" RIB, COLOR: SANDSTONE
3. 12"W METAL PANEL W/ 4" RIB, COLOR: DARK BRONZE
4. PAINTED FIBER CEMENT LAP SIDING W/ 5" EXPOSURE, COLOR: WHITE
5. PAINTED.FIBER CEMENT LAP SIDING W/ 5" EXPOSURE, COLOR: DARK BROWN
6. PAINTED FIBER CEMENT PANEL SIDING, COLOR: DARK BROWN
7. PAINTED FIBER CEMENT TRIM, COLOR: DARK BROWN
8. CONCRETE COLUMN
9. C.I.P. CONCRETE W/ BOARD FORM TEXTURE
10. DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES, TYP. AT GROUND FLOOR
11. HOLLOW METAL DOOR
12. DARK BROWN FIBERGLASS WINDOW, TYP. AT FLOORS 2-6
13. PTHP ARCHITECTURAL GRILLE W/ DARK BROWN PAINTED FIBER CEMENT TRIM
14. PREFIN. METAL CAP FLASHING, SEE 2/A6.04
15. C.I.P. CONCRETE RAISED PLANTER
16. STAINLESS STEEL CABLE TRELLIS
17. +/- 18"H CONCRETE WALL
18. PREFINISHED METAL LOUVER
19. CMU WALL
20. LINE OF ROOF BEYOND
21. OPEN TO PARKING GARAGE
22. METAL FASCIA, DK. BRONZE
23. FIBERGLASS DOOR W/ FULL LITE
24. PREFIN. METAL VENT CAP, SEE DETAIL 1/A6.04
25. PAINTED METAL SCUPPERS & DOWNSPOUTS
26. SCREEN WALL
27. OVERHEAD COILING DOOR
28. 42"H C.I.P. CONCRETE WALL
29. OUTLINE OF ROOF TOP MECH EQUIP.
30. OUTLINE OF GUARDRAIL FOR ROOF HATCH
31. PT CONCRETE SLAB
32. 42"H BRONZE ALUMINUM GUARDRAIL W/ HORIZONTAL S.S. CABLES

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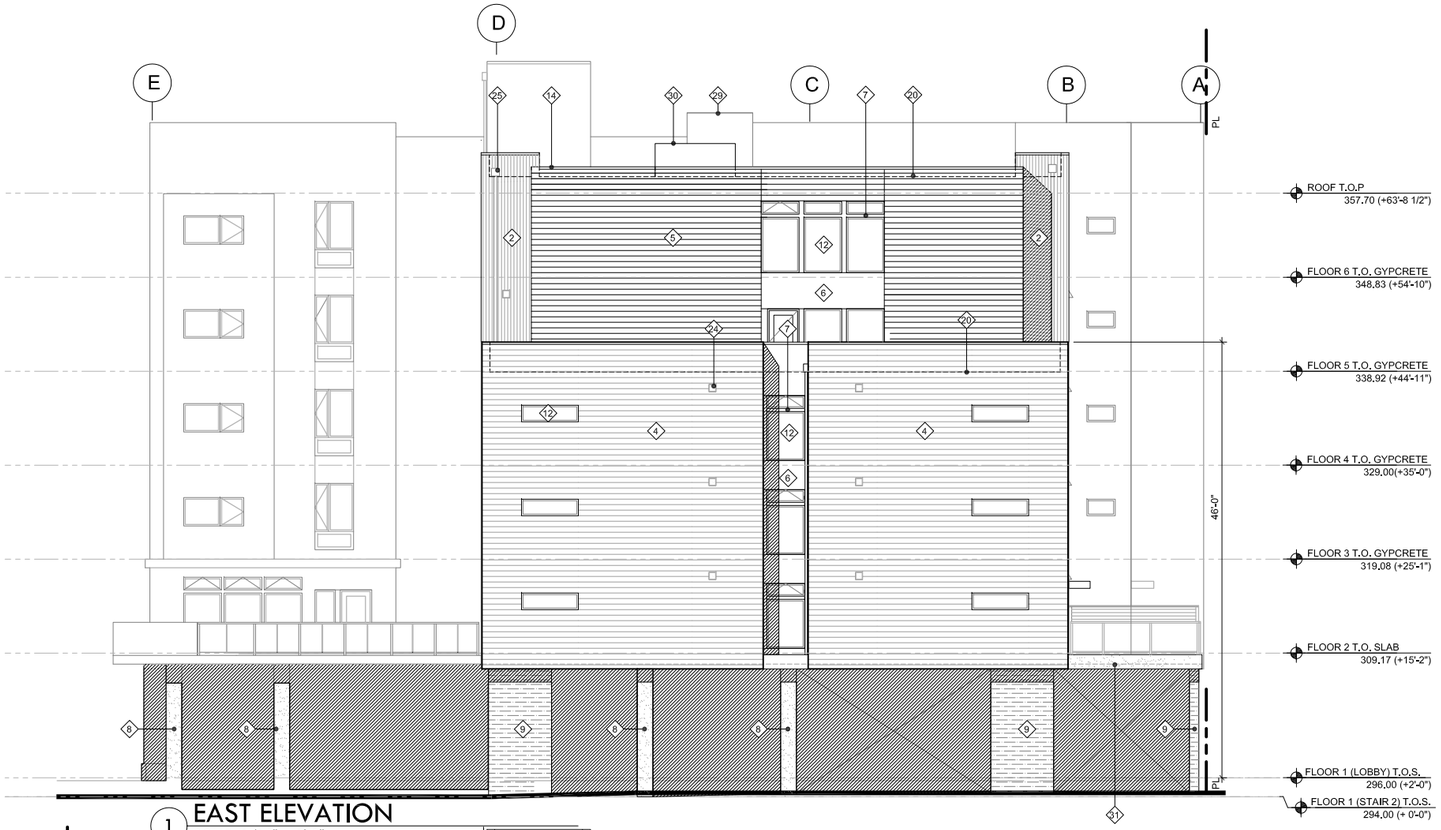
TYPE III DESIGN REVIEW APPLICATION

EXTERIOR ELEVATION

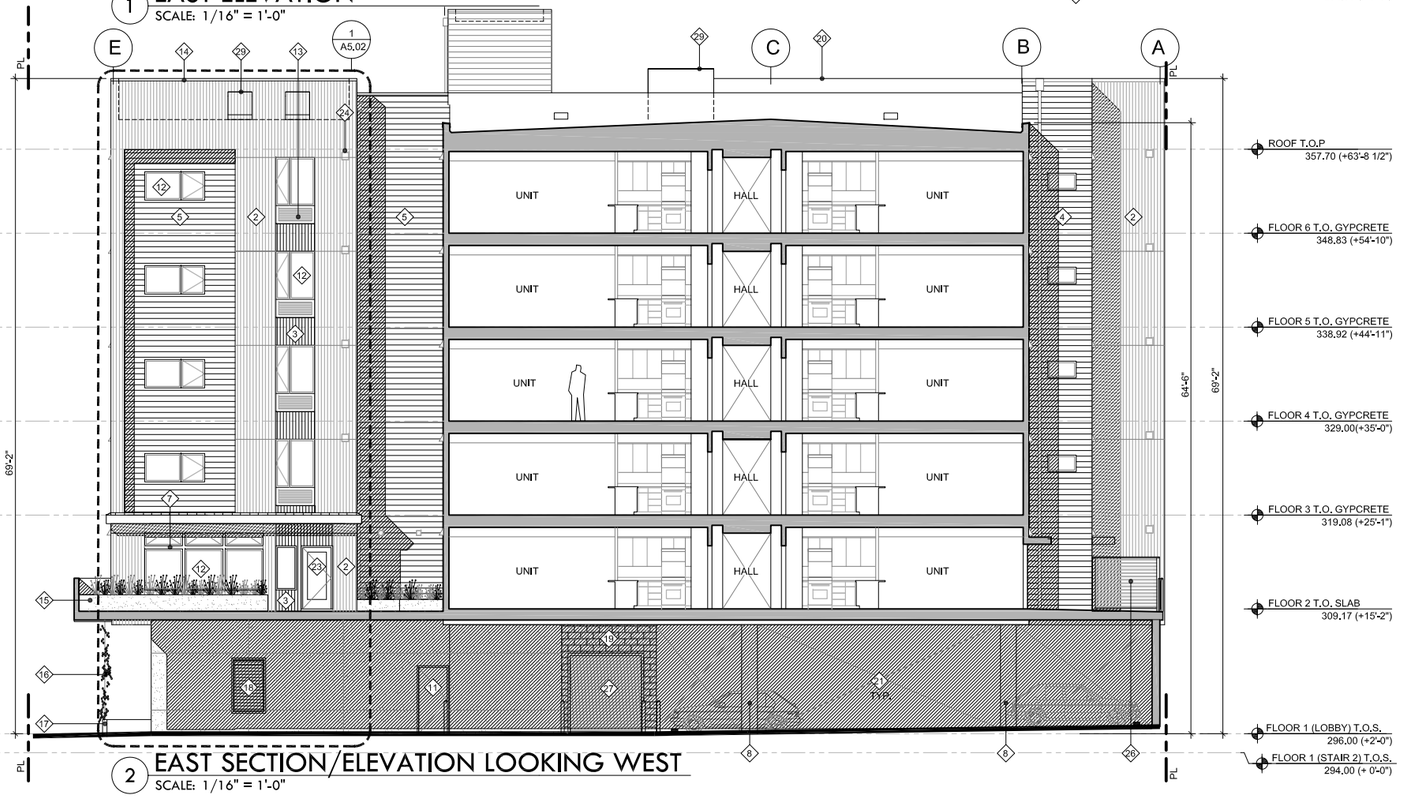
12.20.2013

LU 13-199812 DZM

A3.02



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST SECTION/ELEVATION LOOKING WEST
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. NOT ALL KEYNOTES USED ON EACH ELEVATION.
2. GRADE ELEVATIONS FOR REFERENCE ONLY, VERIFY ON CIVIL DRAWINGS.

KEYNOTES

1. PAINTED FIBER CEMENT PANEL SIDING, COLOR: LIGHT GRAY
2. 12"W METAL PANEL W/ 4" RIB, COLOR: SANDSTONE
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5. PAINTED,FIBER CEMENT LAP SIDING W/ 5" EXPOSURE, COLOR: DARK BROWN
6. PAINTED FIBER CEMENT PANEL SIDING, COLOR: DARK BROWN
7. PAINTED FIBER CEMENT TRIM, COLOR: DARK BROWN
8. CONCRETE COLUMN
9. C.I.P. CONCRETE W/ BOARD FORM TEXTURE
10. DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES, TYP. AT GROUND FLOOR
11. HOLLOW METAL DOOR
12. DARK BROWN FIBERGLASS WINDOW, TYP. AT FLOORS 2-6
13. PTHP ARCHITECTURAL GRILLE W/ DARK BROWN PAINTED FIBER CEMENT TRIM
14. PREFIN. METAL CAP FLASHING, SEE 2/A6.04
15. C.I.P. CONCRETE RAISED PLANTER
16. STAINLESS STEEL CABLE TRELLIS
17. +/- 18"H CONCRETE WALL
18. PREFINISHED METAL LOUVER
19. CMU WALL
20. LINE OF ROOF BEYOND
21. OPEN TO PARKING GARAGE
22. METAL FASCIA, DK. BRONZE
23. FIBERGLASS DOOR W/ FULL LITE
24. PREFIN. METAL VENT CAP, SEE DETAIL 1/A6.04
25. PAINTED METAL SCUPPERS & DOWNSPOUTS
26. SCREEN WALL
27. OVERHEAD COILING DOOR
28. 42"H C.I.P. CONCRETE WALL
29. OUTLINE OF ROOF TOP MECH EQUIP.
30. OUTLINE OF GUARDRAIL FOR ROOF HATCH
31. PT CONCRETE SLAB
32. 42"H BRONZE ALUMINUM GUARDRAIL W/ HORIZONTAL S.S. CABLES

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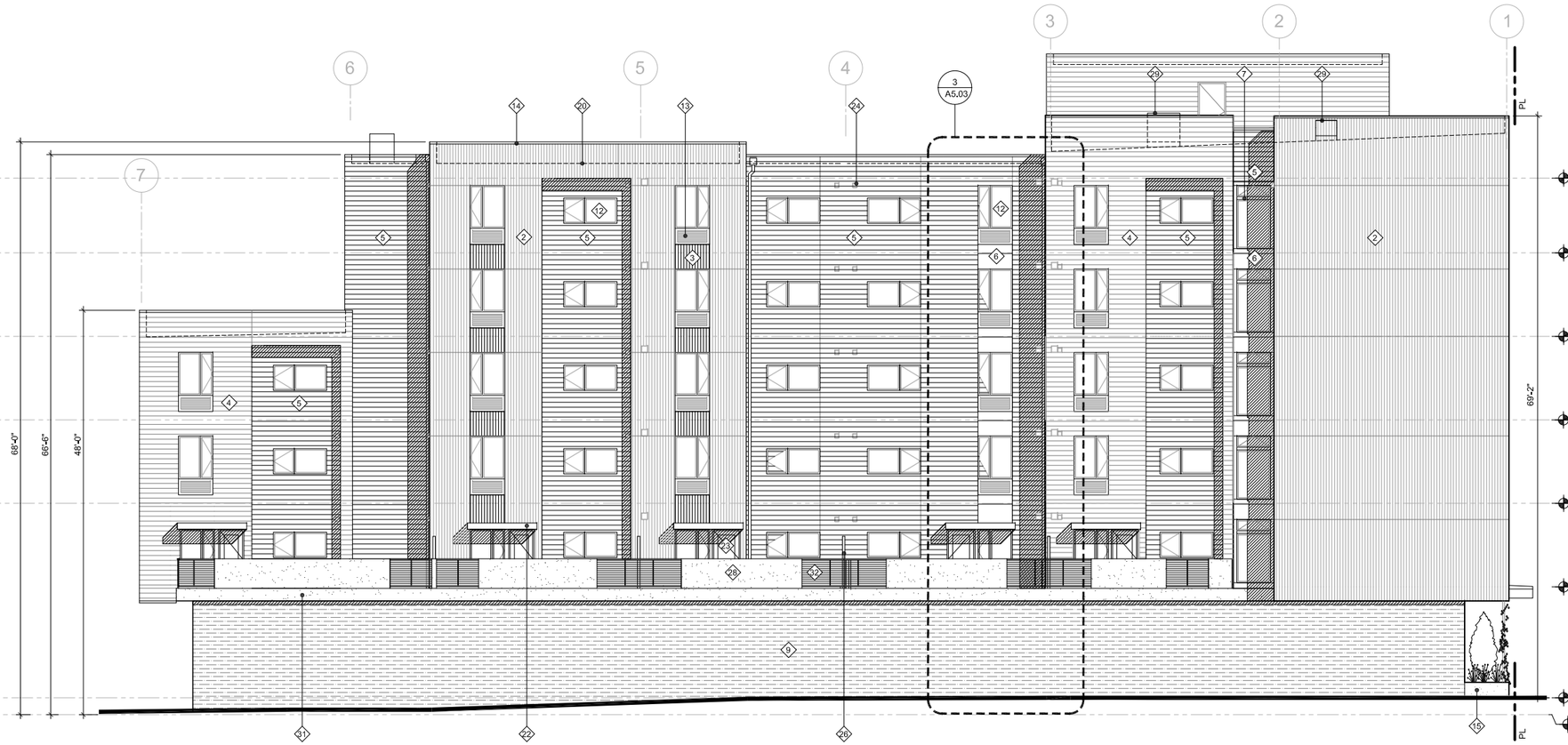
TYPE III DESIGN REVIEW APPLICATION

EXTERIOR ELEVATION

12.20.2013

LU 13-199812 DZM

A3.03



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. NOT ALL KEYNOTES USED ON EACH ELEVATION.
2. GRADE ELEVATIONS FOR REFERENCE ONLY, VERIFY ON CIVIL DRAWINGS.

KEYNOTES

1. PAINTED FIBER CEMENT PANEL SIDING, COLOR: LIGHT GRAY
2. 12"W METAL PANEL W/ 4" RIB, COLOR: SANDSTONE
3. 12"W METAL PANEL W/ 4" RIB, COLOR: DARK BRONZE
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5. PAINTED FIBER CEMENT LAP SIDING W/ 5" EXPOSURE, COLOR: DARK BROWN
6. PAINTED FIBER CEMENT PANEL SIDING, COLOR: DARK BROWN
7. PAINTED FIBER CEMENT TRIM, COLOR: DARK BROWN
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13. PTHP ARCHITECTURAL GRILLE W/ DARK BROWN PAINTED FIBER CEMENT TRIM
14. PREFIN. METAL CAP FLASHING, SEE 2/A6.04
15. C.I.P. CONCRETE RAISED PLANTER
16. STAINLESS STEEL CABLE TRELLIS
17. +/- 18"H CONCRETE WALL
18. PREFINISHED METAL LOUVER
19. CMU WALL
20. LINE OF ROOF BEYOND
21. OPEN TO PARKING GARAGE
22. METAL FASCIA, DK. BRONZE
23. FIBERGLASS DOOR W/ FULL LITE
24. PREFIN. METAL VENT CAP, SEE DETAIL 1/A6.04
25. PAINTED METAL SCUPPERS & DOWNSPOUTS
26. SCREEN WALL
27. OVERHEAD COILING DOOR
28. 42"H C.I.P. CONCRETE WALL
29. OUTLINE OF ROOF TOP MECH EQUIP.
30. OUTLINE OF GUARDRAIL FOR ROOF HATCH
31. PT CONCRETE SLAB
32. 42"H BRONZE ALUMINUM GUARDRAIL W/ HORIZONTAL S.S. CABLES

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TYPE III DESIGN REVIEW APPLICATION

EXTERIOR ELEVATION

12.20.2013

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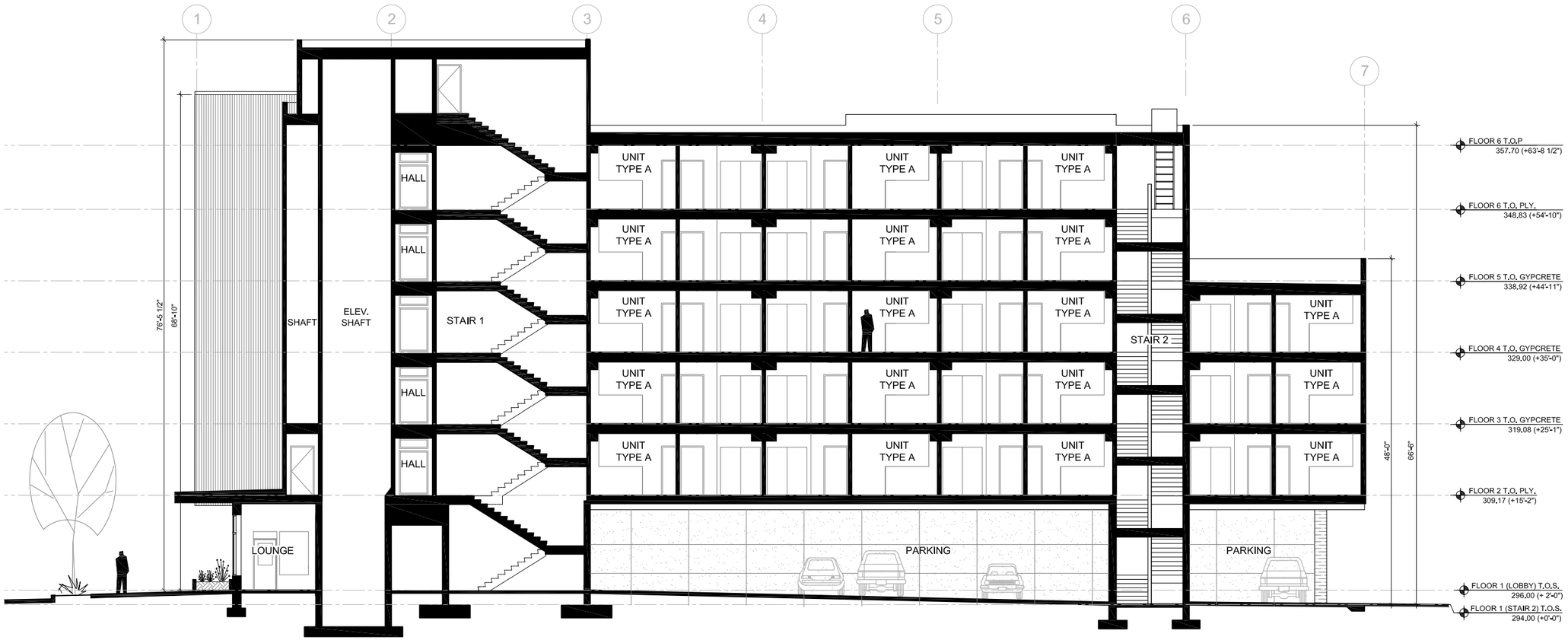
A3.04



1 EAST-WEST SECTION
SCALE: 1/16" = 1'-0"

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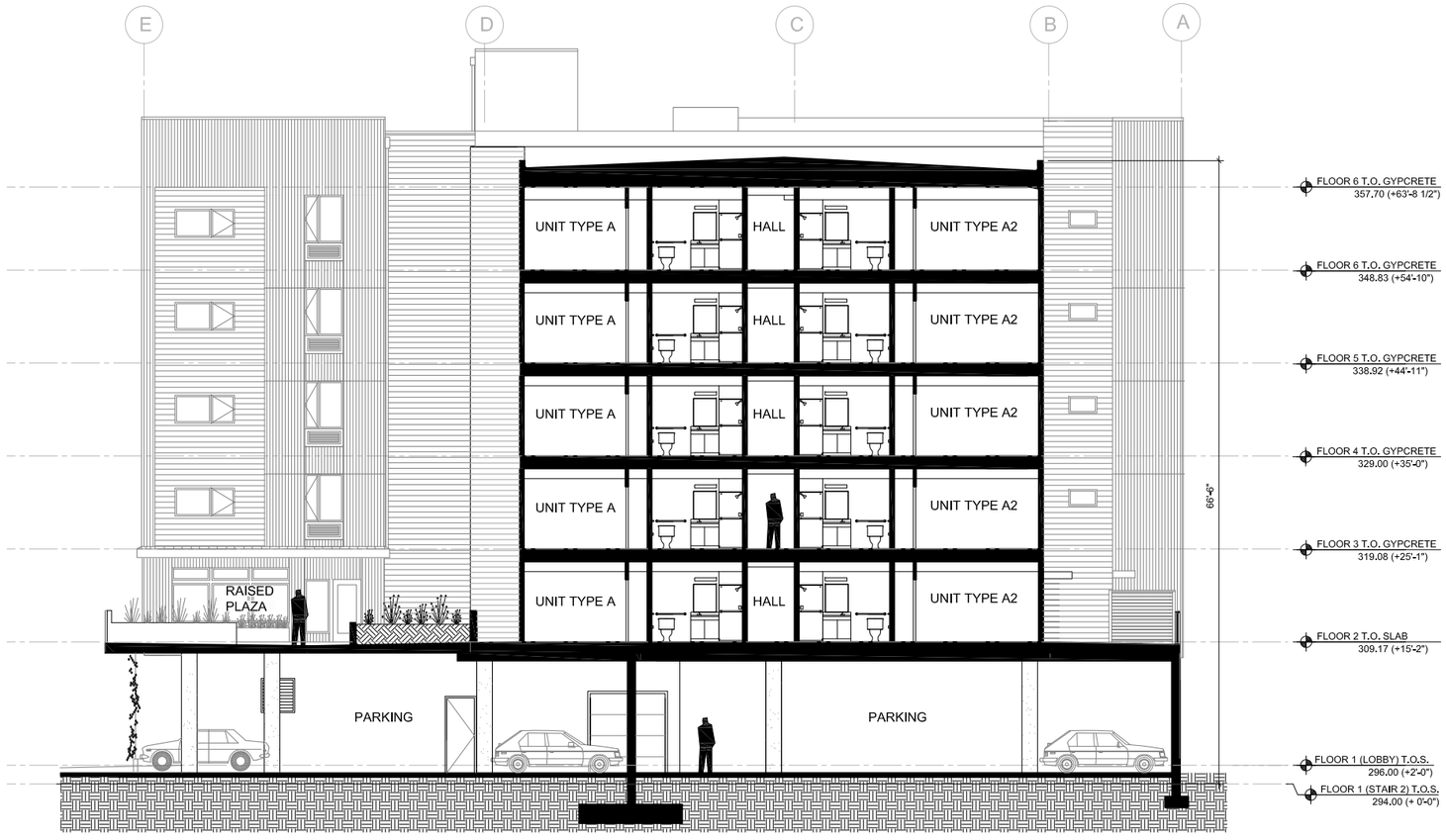
TYPE III DESIGN REVIEW APPLICATION

BUILDING SECTION

12.20.2013

LU 13-199812 DZM

A4.01



1 NORTH-SOUTH SECTION
SCALE: 1/16" = 1'-0"

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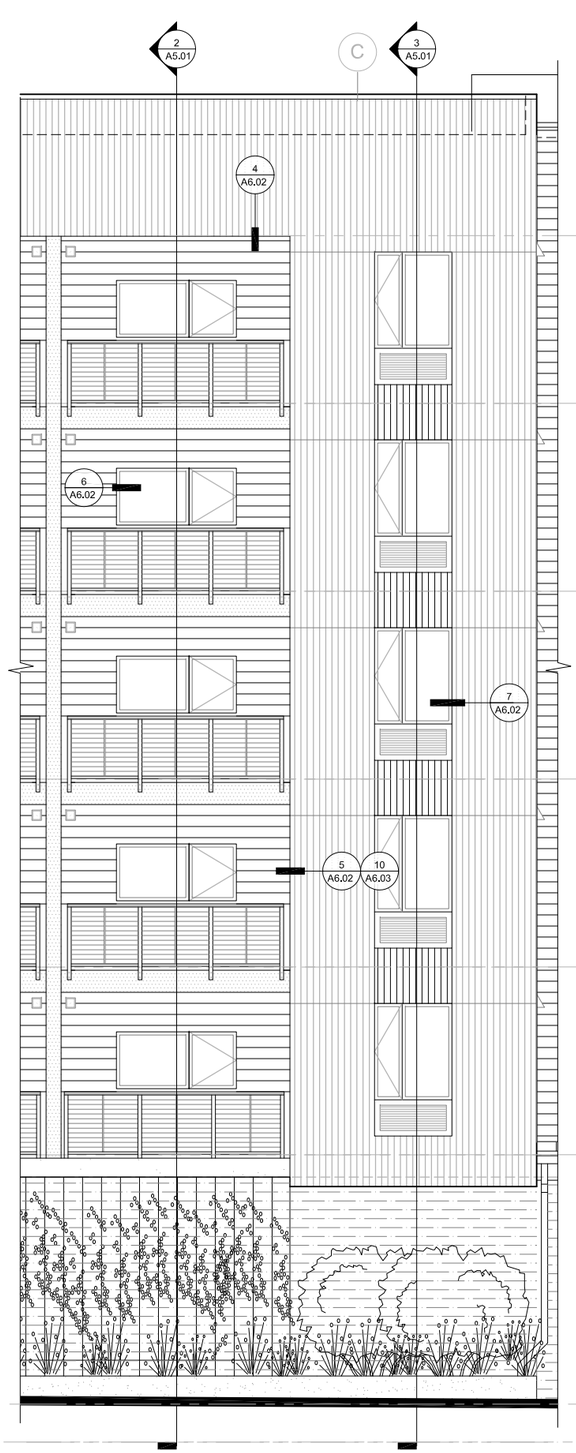
TYPE III DESIGN REVIEW APPLICATION

BUILDING SECTION

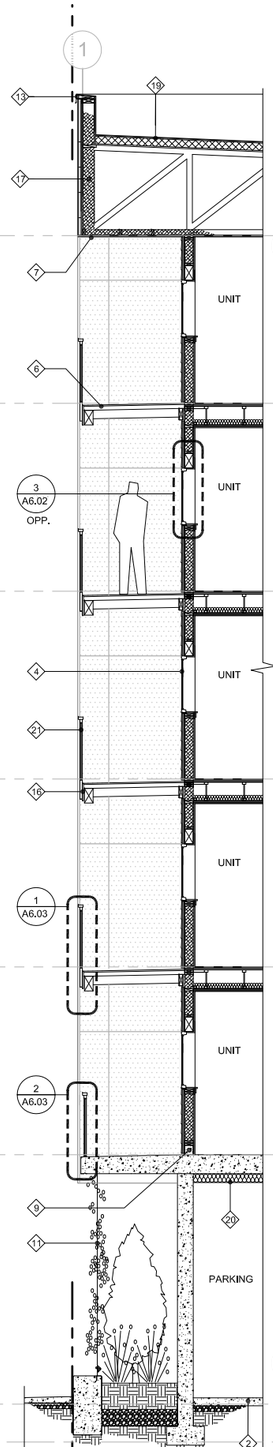
12.20.2013

LU 13-199812 DZM

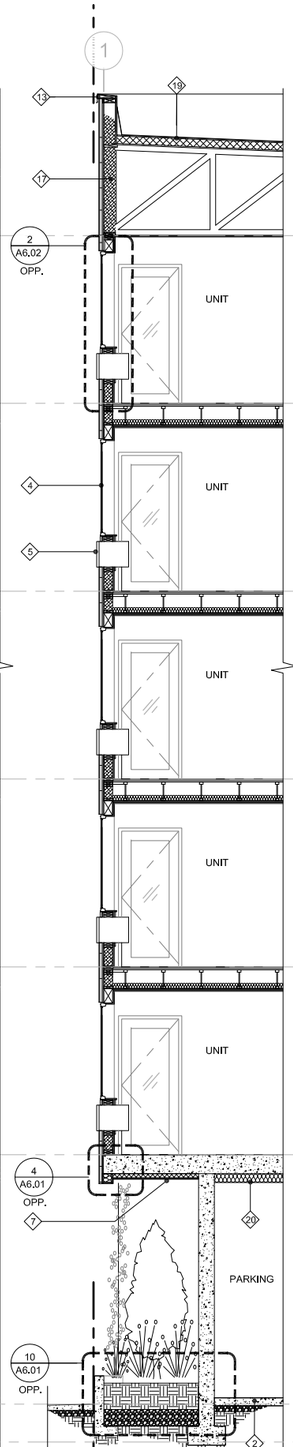
A4.02



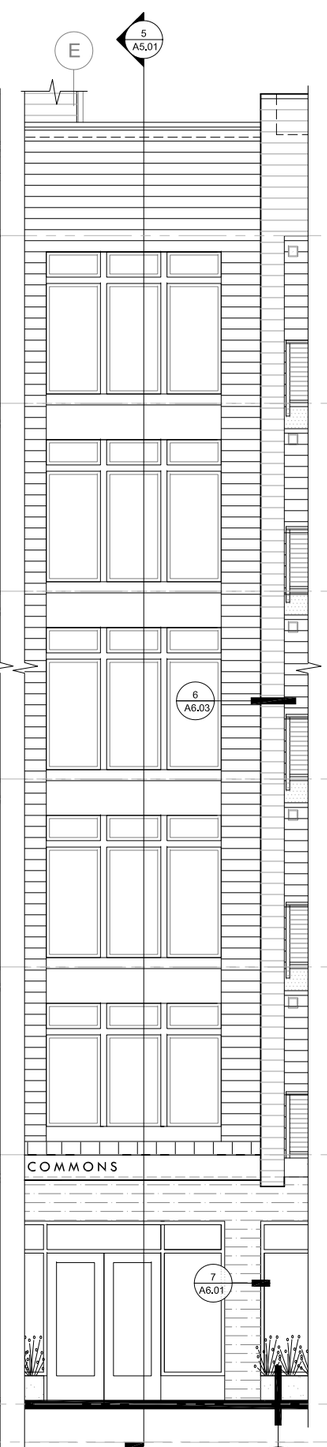
1 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



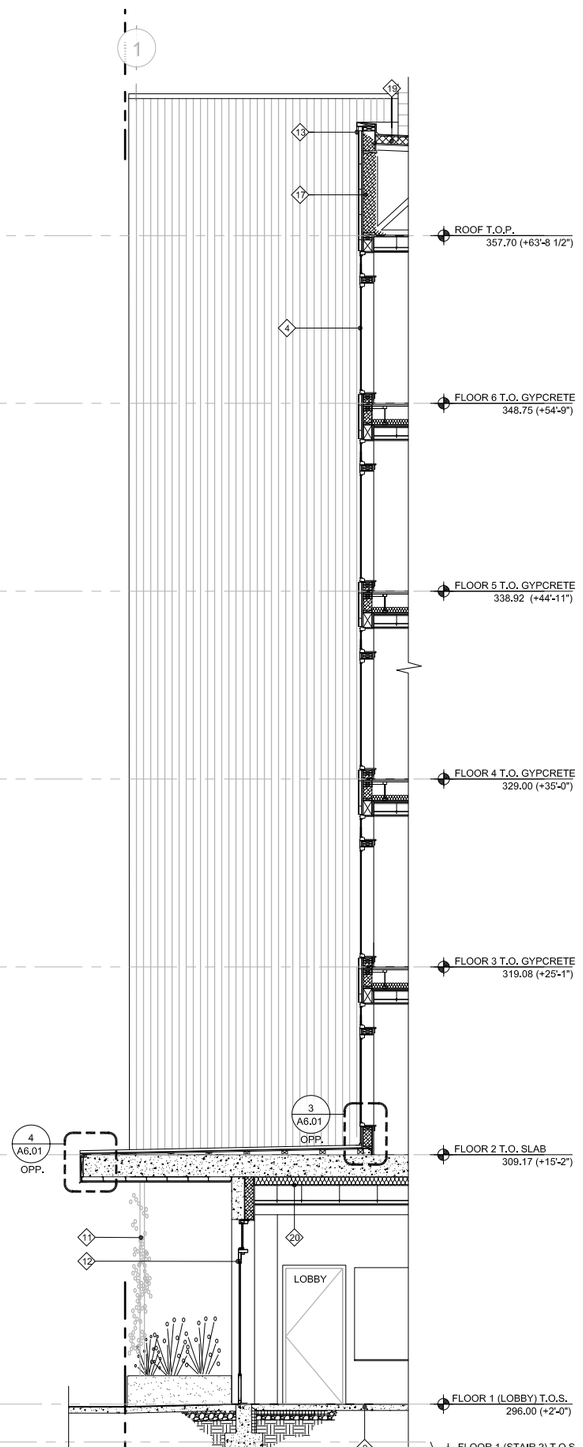
2 WALL SECTION
SCALE: 1/8" = 1'-0"



3 WALL SECTION
SCALE: 1/8" = 1'-0"



4 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



5 WALL SECTION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. NOT ALL KEYNOTES USED ON EACH WALL SECTION.

KEYNOTES

1. CONCRETE COLUMN BEYOND
2. CONCRETE SLAB ON GRADE
3. 5'-0"H WOOD SCREEN
4. FIBERGLASS WINDOW
5. PTHP W/ ARCHITECTURAL GRILLE
6. WOOD FRAMED UNIT DECK W/ WATERPROOF TRAFFIC COATING MEMBRANE
7. PAINTED FIBER CEMENT PANEL SOFFIT
8. NOT USED
9. 6" CONCRETE CURB
10. PREFINISHED STANDING SEAM METAL ROOF
11. S.S. CABLE TRELLIS, SEE LANDSCAPE
12. ALUMINUM STOREFRONT
13. PREFINISHED METAL CAP FLASHING
14. ADJACENT CONCRETE SIDEWALK
15. R-15 RIGID INSULATION AT SLAB PERIMETER, EXTEND 4 FT.
16. PAINTED FIBER CEMENT FASCIA, TYP.
17. BLOWN-IN FIBERGLASS INSULATION
18. ACOUSTIC BATT PER ASSMEBLY
19. 6" RIGID INSULATION PER ASSEMBLY
20. R-21 BATT INSULATION W/ VAPOR BARRIER AT UNDERSIDE OF P.T. SLAB WHERE CONDITIONED SPACE ABOVE
21. PREFIN. ALUMINUM GUARDRAIL W/ S.S. CABLES

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TYPE III DESIGN REVIEW APPLICATION

WALL SECTIONS

12.20.2013

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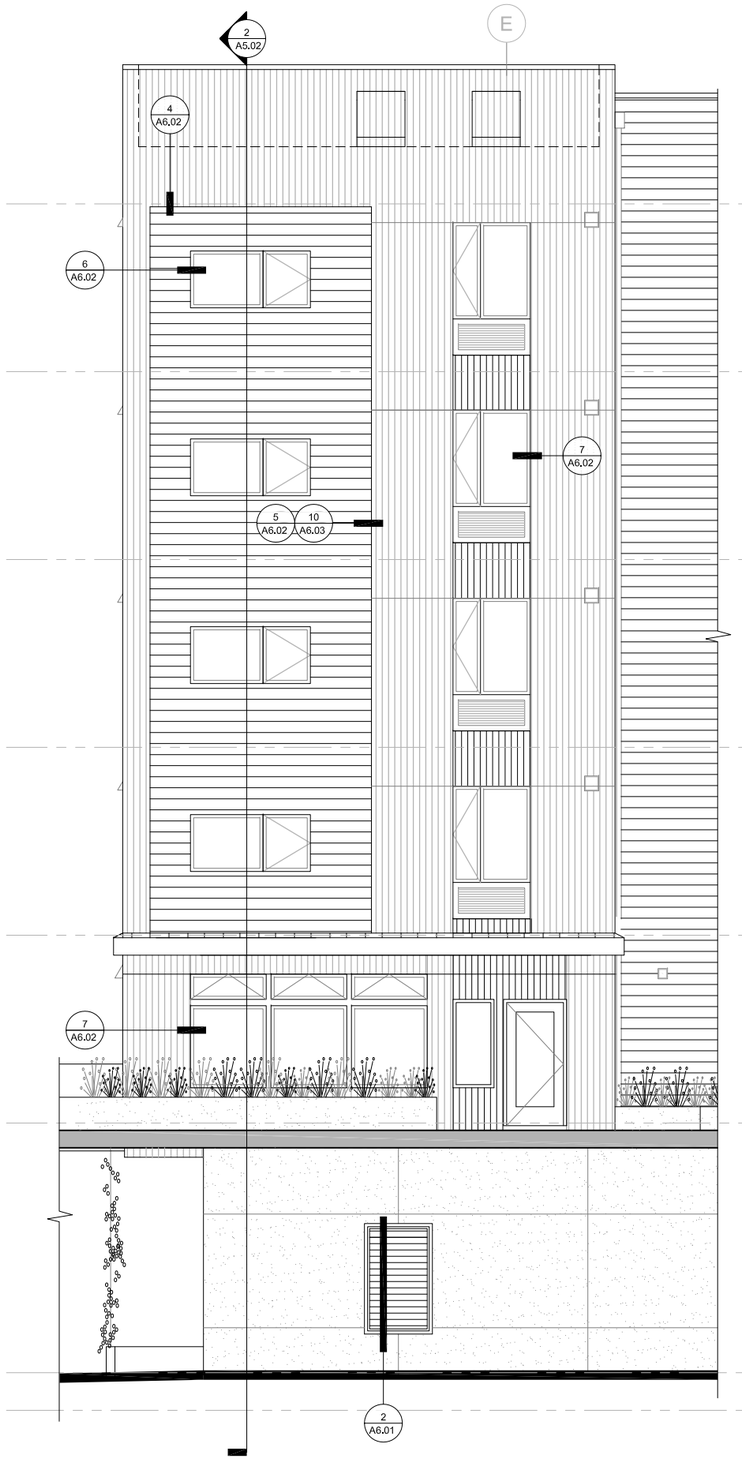
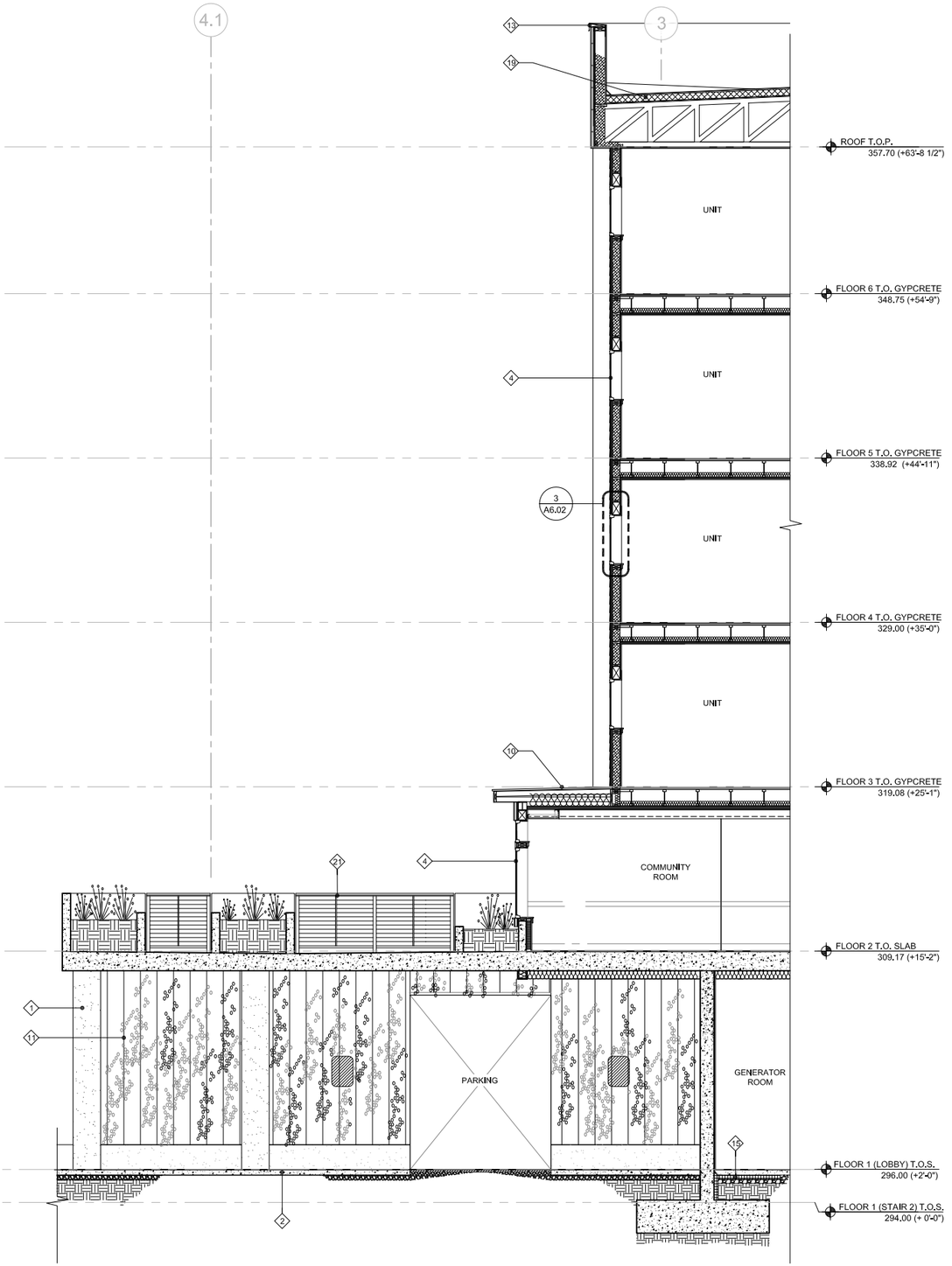
A5.01



1 ENLARGED EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WALL SECTION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. NOT ALL KEYNOTES USED ON EACH WALL SECTION.

KEYNOTES

1. CONCRETE COLUMN BEYOND
2. CONCRETE SLAB ON GRADE SLOPED 2% TO DRAIN
3. 5' H WOOD SCREEN
4. FIBERGLASS WINDOW PER SCHEDULE
5. PTHP W/ ARCHITECTURAL GRILLE
6. WOOD RAMED UNIT DECK W/ WATERPROOF TRAFFIC COATING MEMBRANE OVER EXTERIOR GRADE (ACX) PLYWOOD
7. PAINTED FIBER CEMENT PANEL SOFFIT
8. NOT USED
9. 6" CONCRETE CURB
10. PREFINISHED STANDING SEAM METAL ROOF
11. S.S. CABLE TRELLIS, SEE LANDSCAPE
12. ALUMINUM STOREFRONT PER SCHEDULE
13. PREFNISHED METAL CAP FLASHING
14. ADJACENT CONCRETE SIDEWALK
15. R-15 RIGID INSULATION AT SLAB PERIMETER, EXTEND 4 FT.
16. PAINTED FIBER CEMENT FASCIA, TYP.
17. BLOWN-IN FIBERGLASS INSULATION
18. ACOUSTIC BATT PER ASSMEBLY
19. 6" RIGID INSULATION PER ASSEMBLY
20. R-21 BATT INSULATION W/ VAPOR BARRIER AT UNDERSIDE OF P.T. SLAB WHERE CONDITIONED SPACES ABOVE
21. PREFINISHED ALUMINUM RAILING

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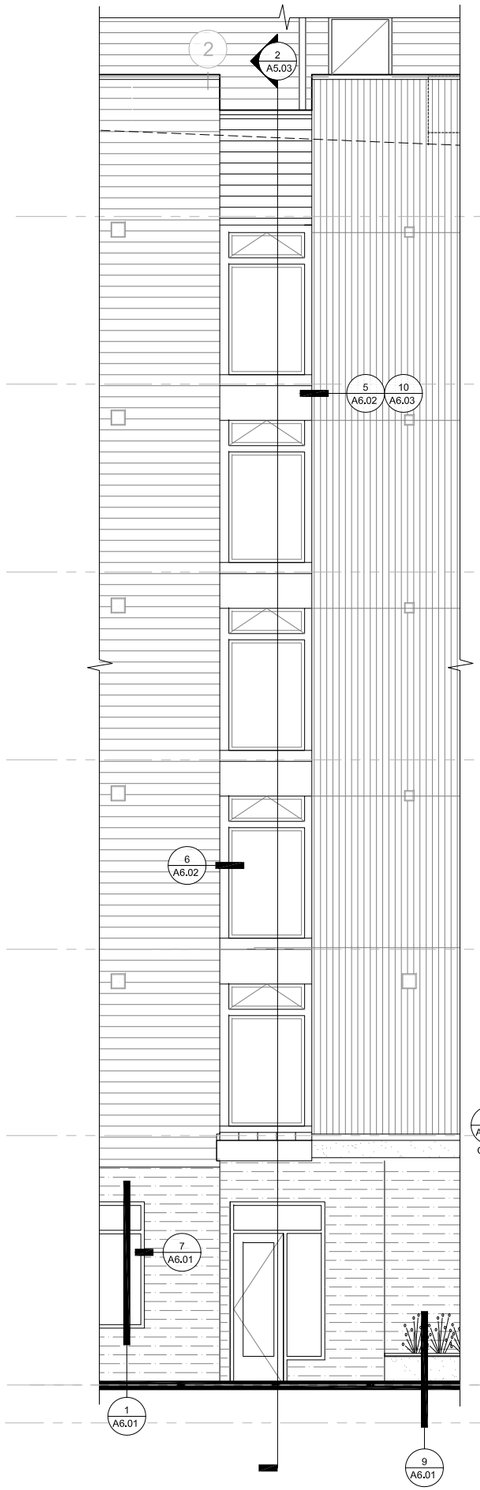
TYPE III DESIGN REVIEW APPLICATION

WALL SECTIONS

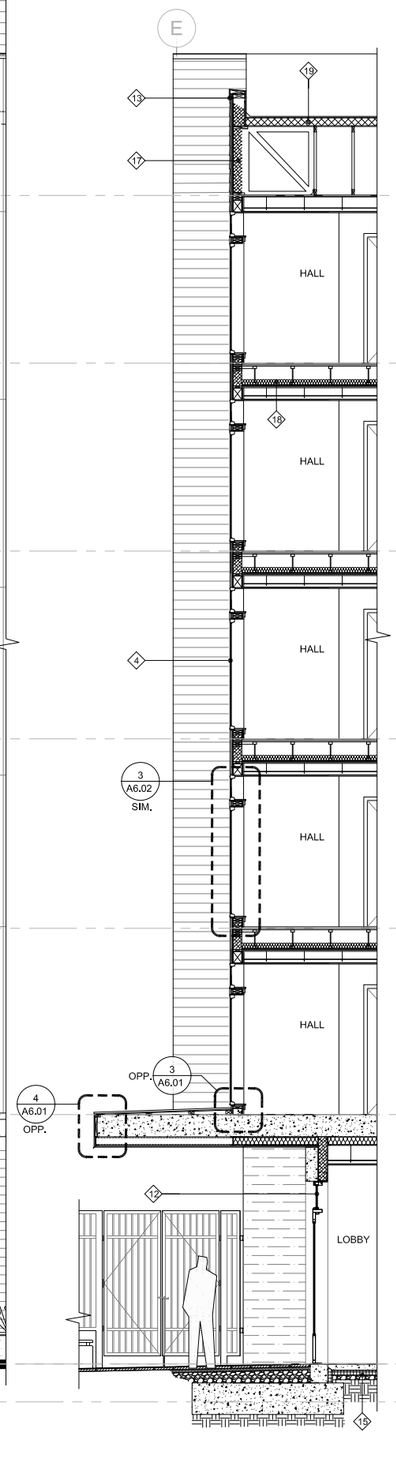
12.20.2013

LU 13-199812 DZM

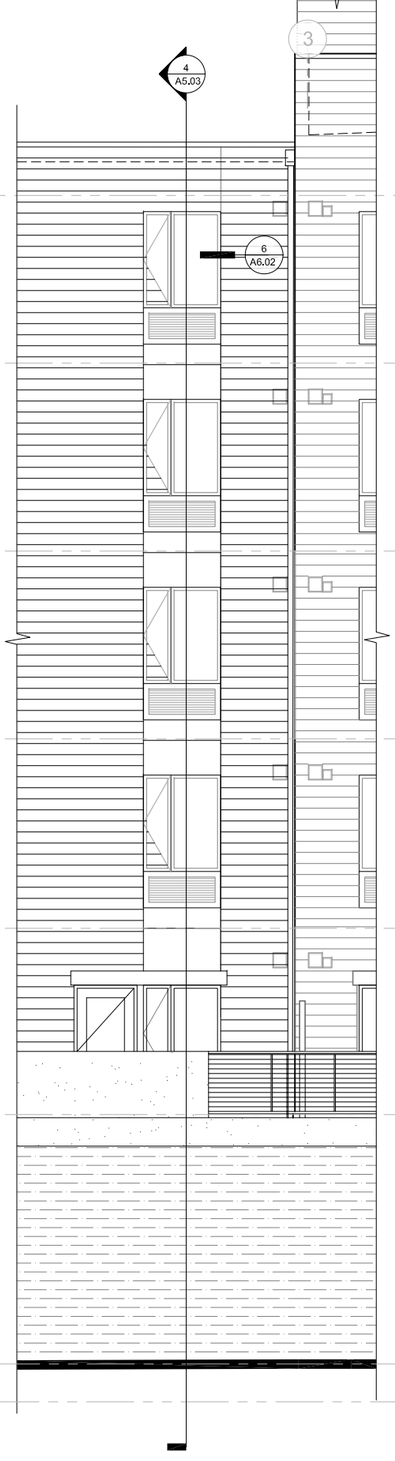
A5.02



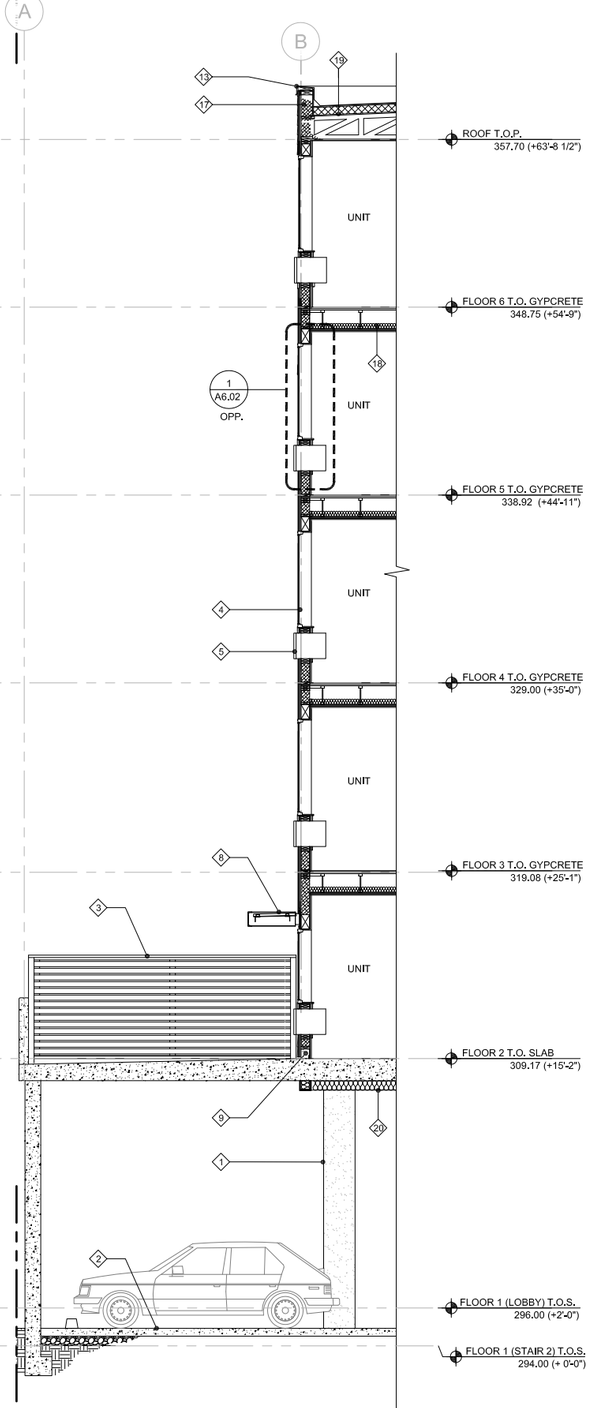
1 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



2 WALL SECTION
SCALE: 1/8" = 1'-0"



3 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



4 WALL SECTION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. NOT ALL KEYNOTES USED ON EACH WALL SECTION.

KEYNOTES

1. CONCRETE COLUMN BEYOND
2. CONCRETE SLAB ON GRADE SLOPED 2% TO DRAIN
3. 5' H WOOD SCREEN
4. FIBERGLASS WINDOW PER SCHEDULE
5. PTHP W/ ARCHITECTURAL GRILLE
6. WOOD RAMED UNIT DECK W/ WATERPROOF TRAFFIC COATING MEMBRANE OVER EXTERIOR GRADE (ACX) PLYWOOD
7. PAINTED FIBER CEMENT PANEL SOFFIT
8. PAINTED METAL AWNING
9. 6" CONCRETE CURB
10. PREFIN. STANDING SEAM METAL ROOF
11. S.S. CABLE TRELLIS, SEE LANDSCAPE
12. ALUMINUM STOREFRONT PER SCHEDULE
13. PREFIN. METAL CAP FLASHING
14. ADJACENT CONCRETE SIDEWALK
15. R-15 RIGID INSULATION AT SLAB PERIMETER, EXTEND 4 FT.
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21. PREFINISHED ALUMINUM RAILING

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WALL SECTIONS

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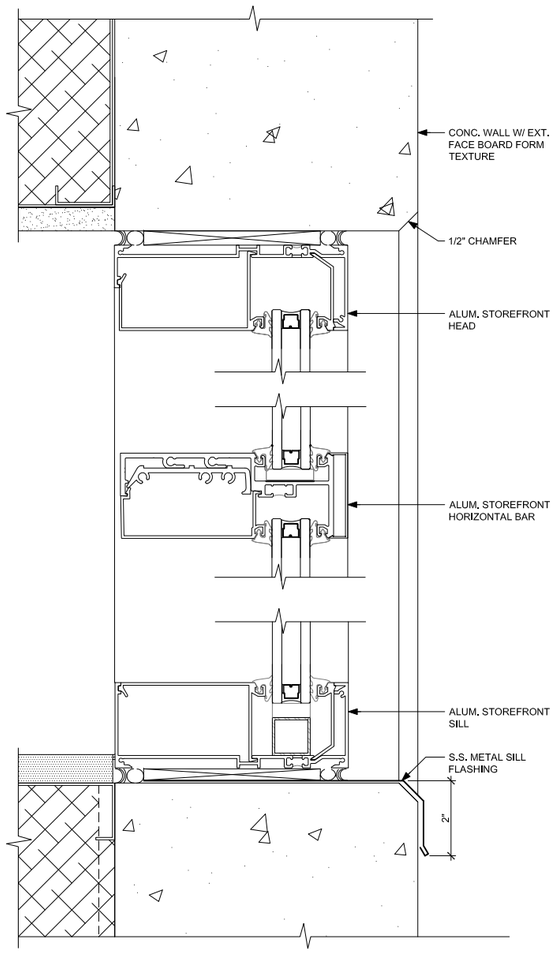
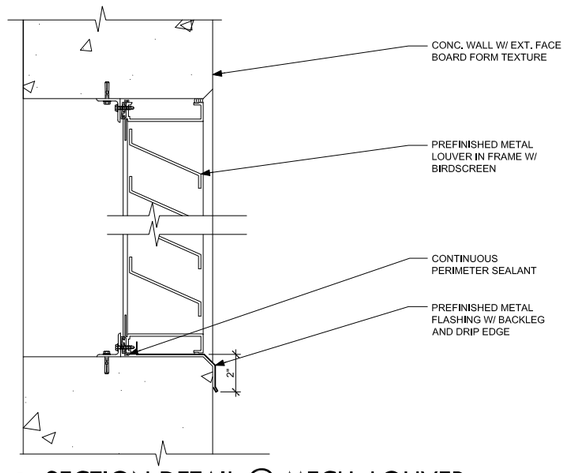
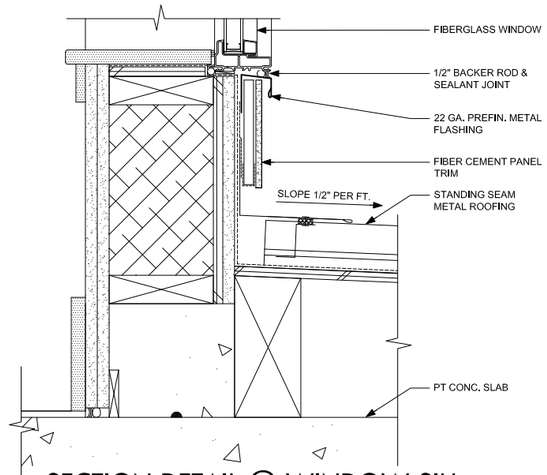
A5.03



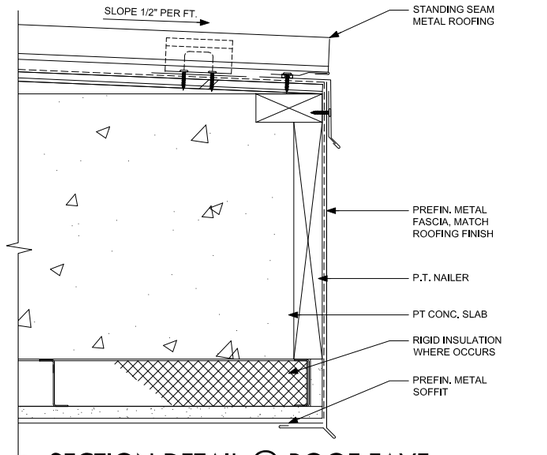
1 STOREFRONT SECTION DETAIL
SCALE: 3" = 1'-0"



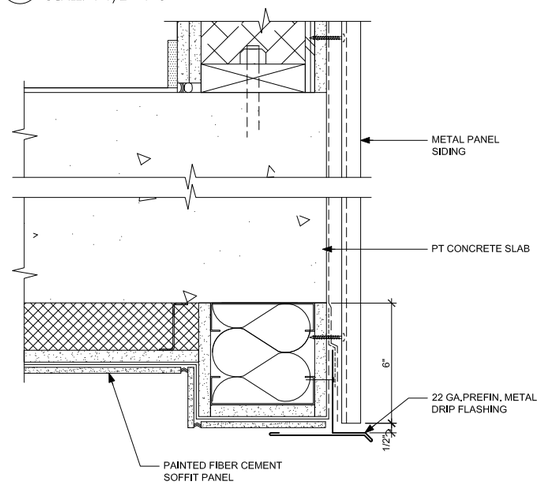
2 SECTION DETAIL @ MECH. LOUVER
SCALE: 1 1/2"=1'-0"



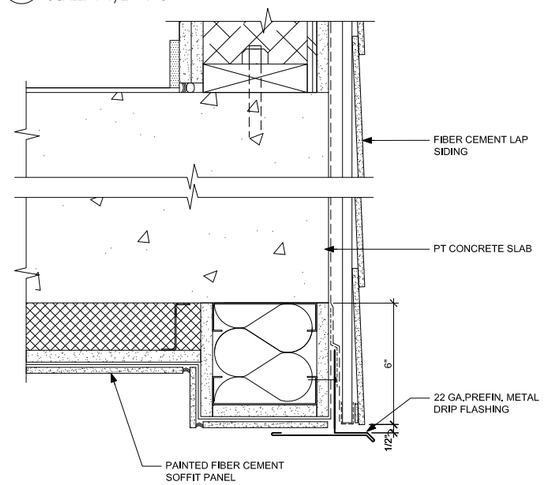
3 SECTION DETAIL @ WINDOW SILL
SCALE: 1 1/2"=1'-0" @ ENTRY AWNING



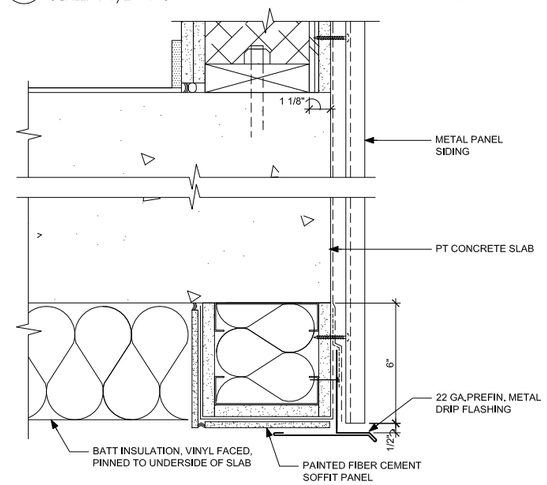
4 SECTION DETAIL @ ROOF EAVE
SCALE: 1 1/2"=1'-0" @ ENTRY AWNING



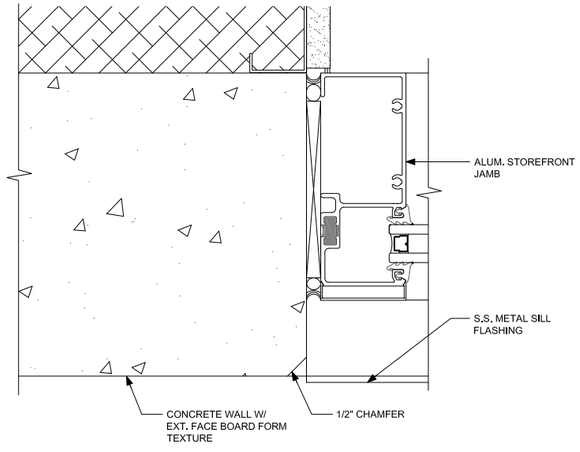
4 SECTION DETAIL @ SOFFIT
SCALE: 1 1/2"=1'-0" @ METAL PANEL



5 SECTION DETAIL @ SOFFIT
SCALE: 1 1/2"=1'-0" @ FIBER CEMENT LAP

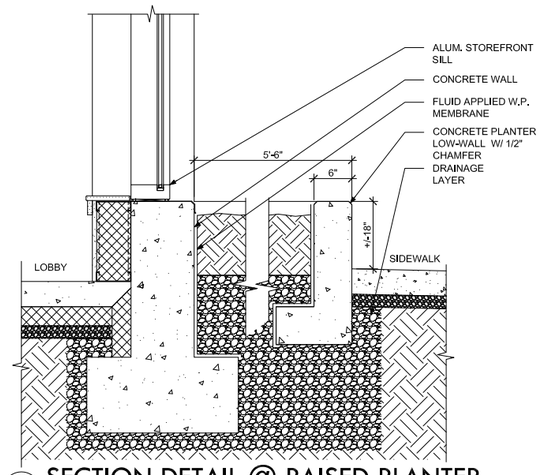


6 SECTION DETAIL @ GARAGE OPENING
SCALE: 1 1/2"=1'-0" @ METAL PANEL

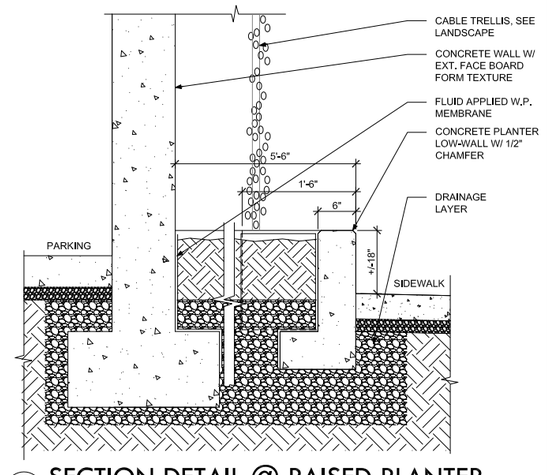


7 STOREFRONT JAMB DETAIL
SCALE: 3" = 1'-0"

8 NOT USED
SCALE:



9 SECTION DETAIL @ RAISED PLANTER
SCALE: 1/2" = 1'-0"



10 SECTION DETAIL @ RAISED PLANTER
SCALE: 1/2" = 1'-0"

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TYPE III DESIGN REVIEW APPLICATION

EXTERIOR DETAILS

12.20.2013

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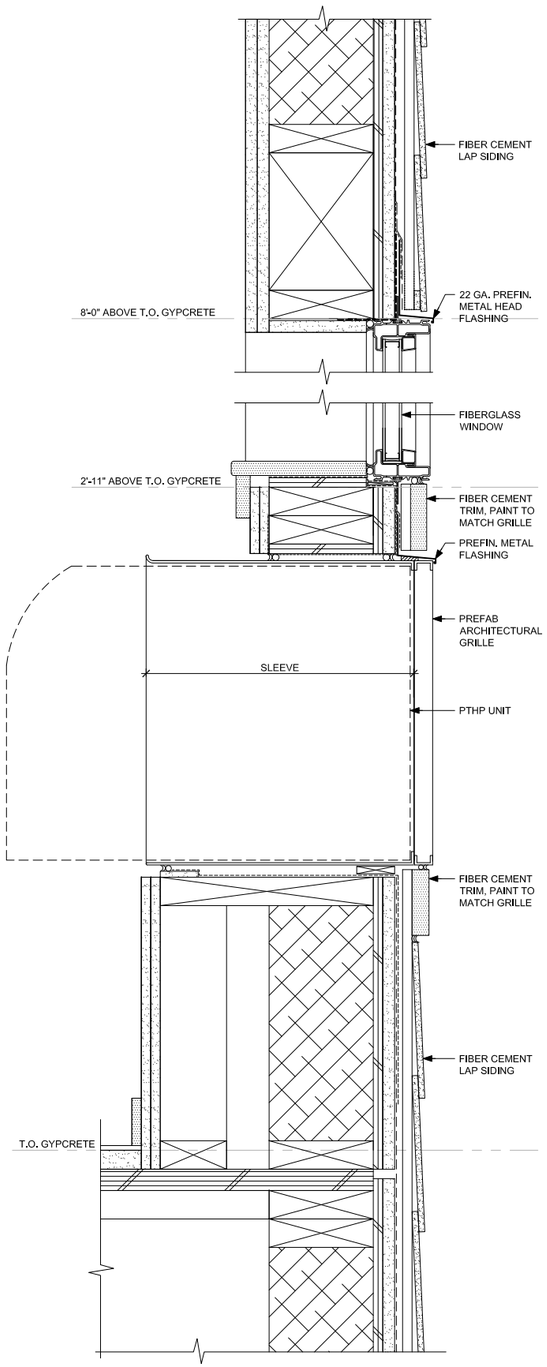
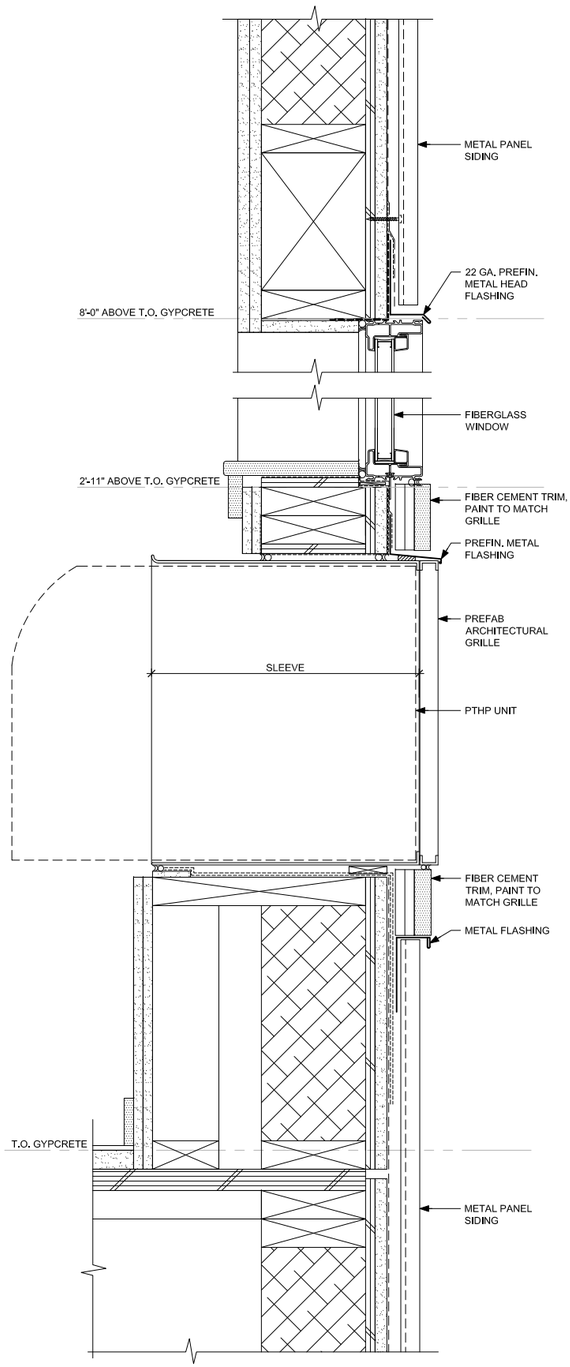
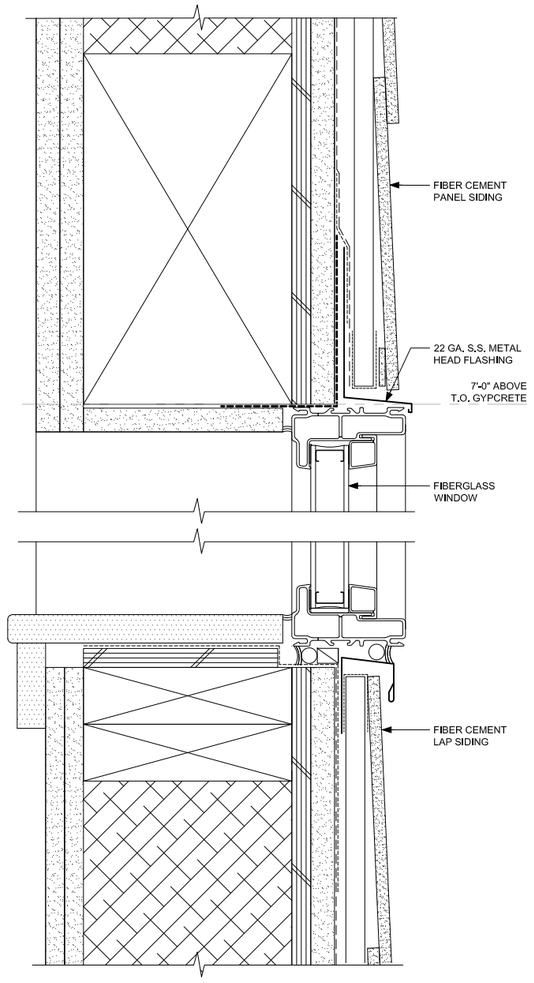
A6.01



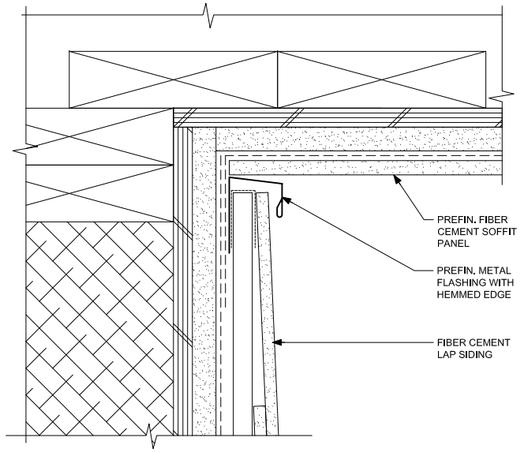
1 WINDOW SECTION @ PTHP UNIT
SCALE: 1 1/2" = 1'-0" @ FIBER CEMENT LAP



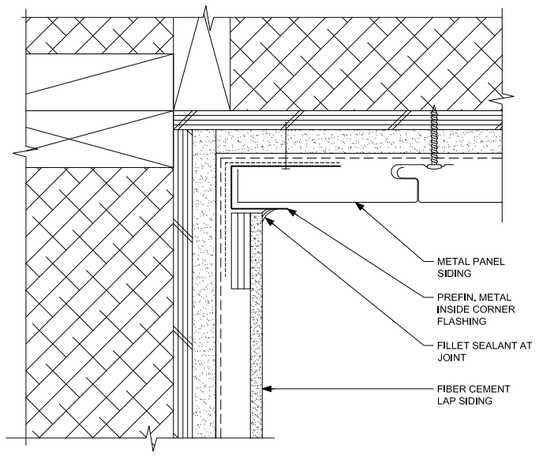
2 WINDOW SECTION @ PTHP UNIT
SCALE: 1 1/2" = 1'-0" @ METAL PANEL



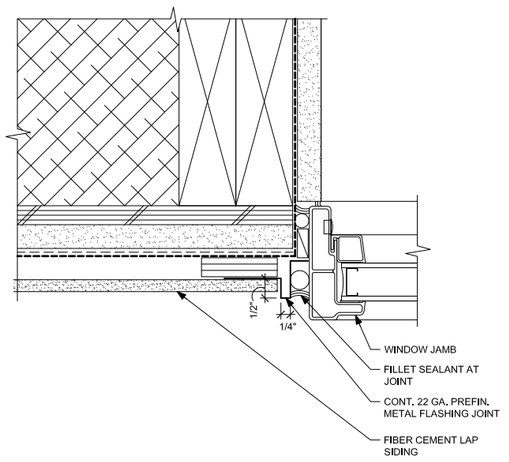
3 SECTION DETAIL @ TYP. WINDOW
SCALE: 6" = 1'-0" @ FIBER CEMENT LAP



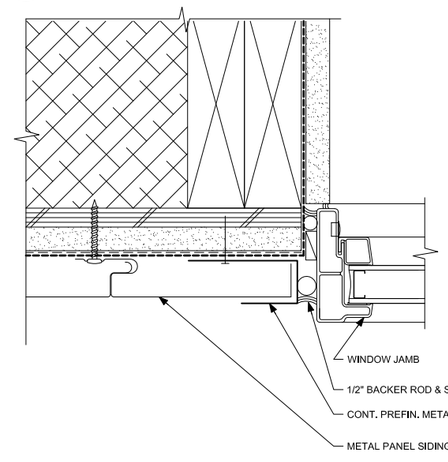
4 SECTION DETAIL @ SOFFIT
SCALE: 3" = 1'-0" @ METAL PANEL AND FIBER CEMENT PANEL



5 PLAN DETAIL @ INSIDE CORNER
SCALE: 3" = 1'-0" @ METAL PANEL & FIBER CEMENT LAP



6 WINDOW JAMB DETAIL
SCALE: 3" = 1'-0" @ FIBER CEMENT LAP



7 WINDOW JAMB DETAIL
SCALE: 3" = 1'-0" @ METAL PANEL

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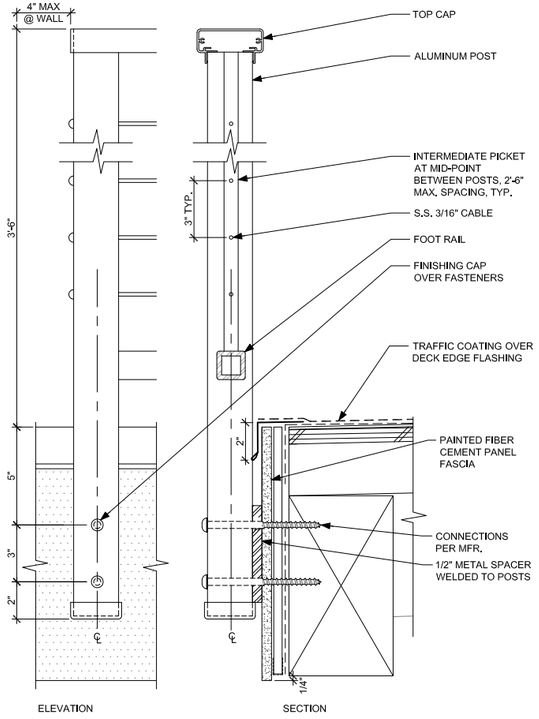
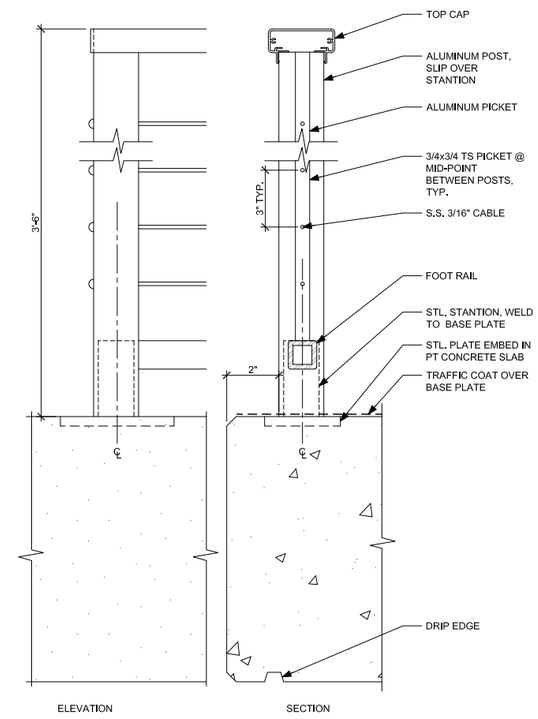
A6.02



1 SECTION DETAIL @ GUARDRAIL

SCALE: 1 1/2" = 1'-0" @ FLOORS 3-6

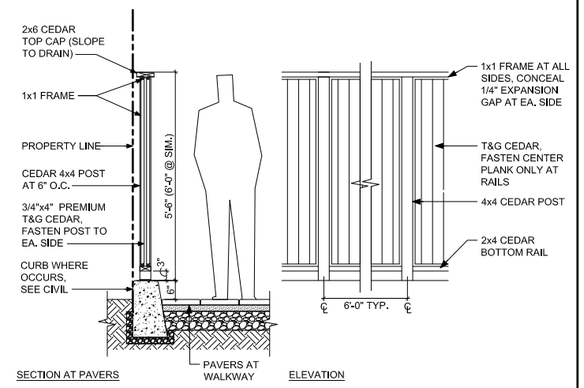


2 SECTION DETAIL @ GUARDRAIL

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

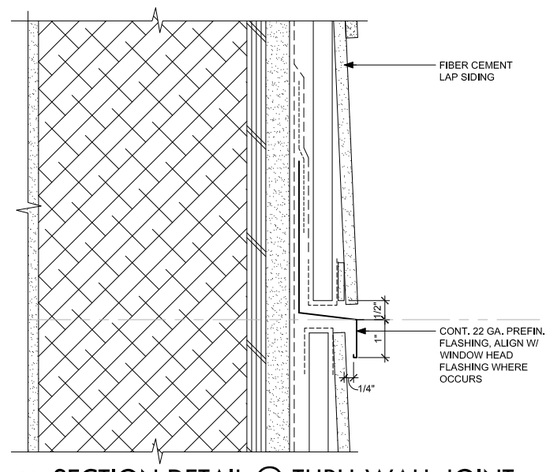
3 NOT USED

SCALE:



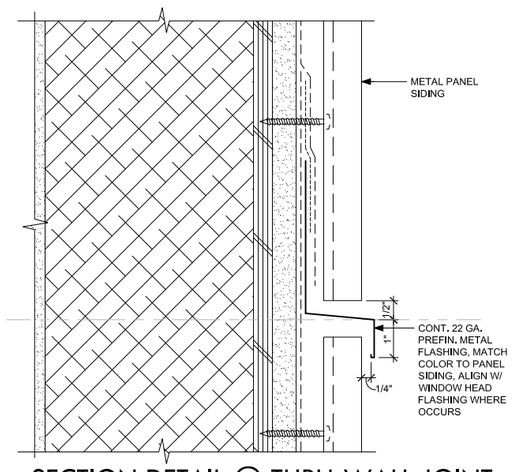
4 FENCE DETAIL

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



7 SECTION DETAIL @ THRU-WALL JOINT

SCALE: 3" = 1'-0" @ FIBER CEMENT LAP OCCURS AT DOOR AND WINDOW HEADS, TYP. EACH FLOOR.

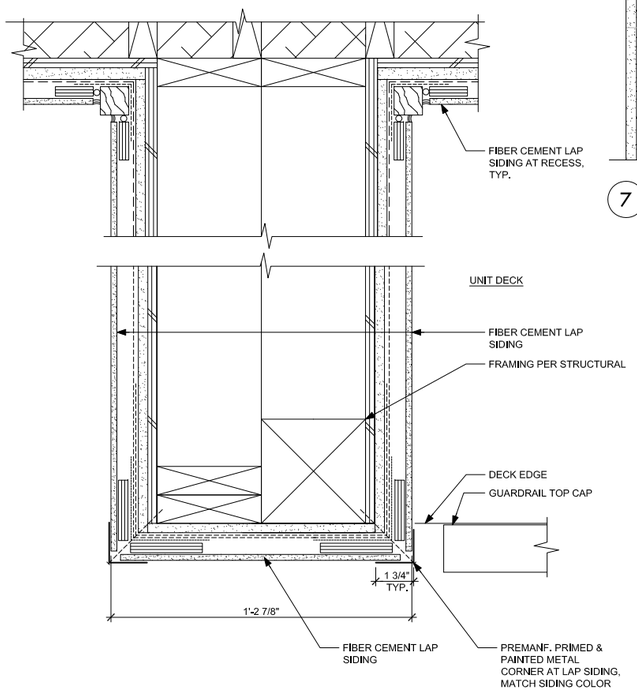


8 SECTION DETAIL @ THRU-WALL JOINT

SCALE: 3" = 1'-0" @ METAL PANEL OCCURS AT DOOR AND WINDOW HEADS, TYP. EACH FLOOR.

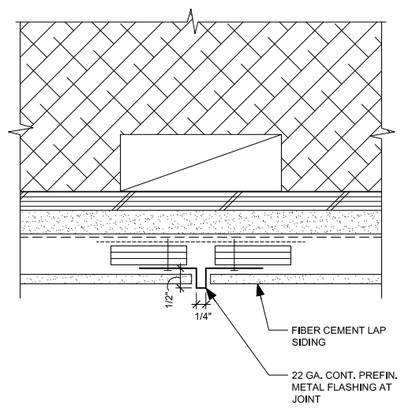
5 NOT USED

SCALE:



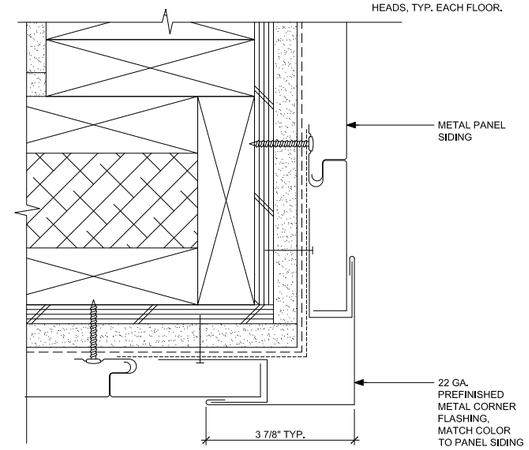
6 PLAN DETAIL @ EXT. PARTITION WALL

SCALE: 1 1/2" = 1'-0" @ FIBER CEMENT LAP



9 PLAN DETAIL @ VERTICAL PANEL JOINT

SCALE: 3" = 1'-0" @ FIBER CEMENT LAP



10 PLAN DETAIL @ OUTSIDE CORNER

SCALE: 3" = 1'-0" @ METAL PANEL

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TYPE III DESIGN REVIEW APPLICATION

EXTERIOR DETAILS

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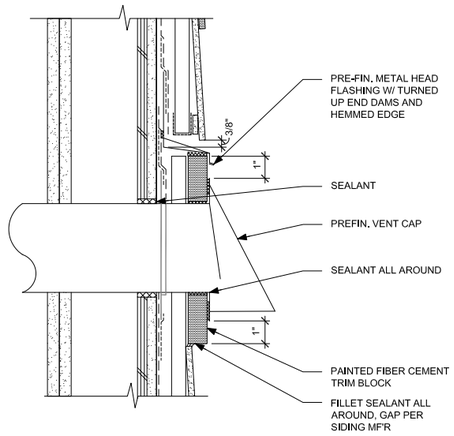
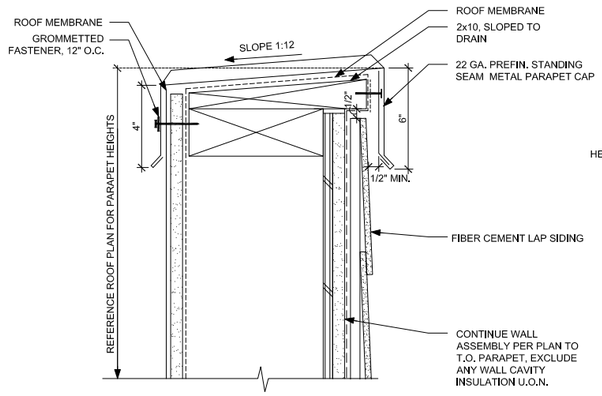
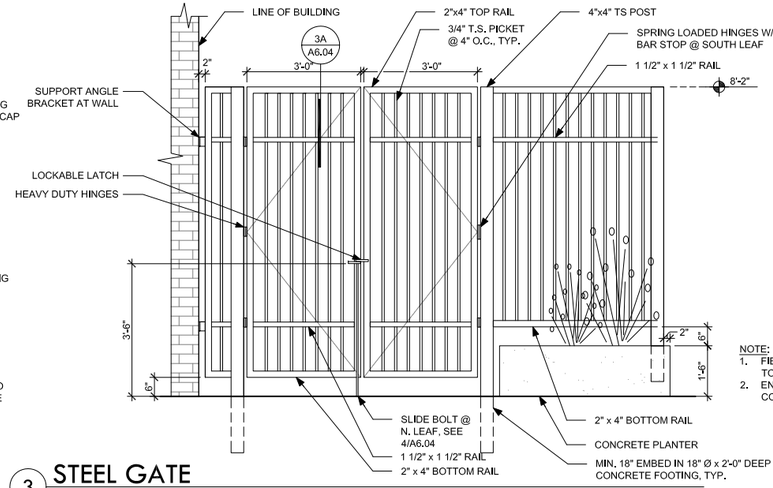
A6.03



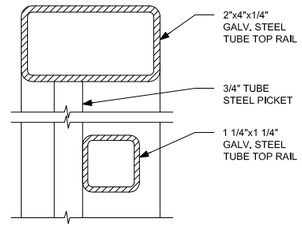
1 SECTION DTL. @ EXHAUST VENT
SCALE: 3" = 1'-0"



2 SECTION DETAIL @ T.O. PARAPET WALL
SCALE: 3" = 1'-0"

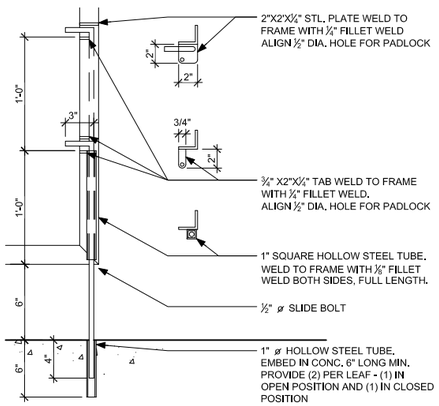


3 STEEL GATE
SCALE: 1/2" = 1'-0"



3A SECTION @ GATE
SCALE: 6" = 1'-0"

NOTE:
1. FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION
2. ENTIRE ASSEMBLY TO BE POWDER COATED, GALVANIZED T.S.



4 SLIDE BOLT DETAIL
SCALE: 1 1/2" = 1'-0"

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A6.04

GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF PORTLAND, THE OREGON STRUCTURAL SPECIALTY CODE (BUILDING CODE), OREGON PLUMBING SPECIALTY CODE (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
3. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
4. ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952–001–0010 THROUGH OAR 952–001–0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503–232–1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503–246–6699.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF MGH ASSOCIATES. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
6. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
7. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE USED AS NEEDED. THE CONTRACTOR SHALL ADHERE TO THE CITY OF PORTLAND EROSION CONTROL STANDARDS AS NECESSARY FOR EROSION CONTROL MEASURES.
8. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL ROADWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS.
9. CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
10. MGH ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

UTILITY NOTES

1. ALL WATER AND SANITARY SEWER FACILITIES AND THE INSTALLATION THEREOF, SHALL FOLLOW THE CURRENT OREGON STATE PLUMBING SPECIALTY CODE AND THE CURRENT EDITION OF APWA WITH CITY OF PORTLAND INSPECTION DURING CONSTRUCTION.
2. ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
3. CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY OF PORTLAND ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS.
4. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE MINIMUM 36–INCH COVER TO FINISHED GRADE.
5. ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK–UP SERVICE.
6. BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY THE USE OF A LASER.
7. CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM.
8. CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SEWER LINES.
9. FOR CROSSINGS OF WATER LINES AND SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.
11. DOMESTIC WATER SERVICE BACKFLOW ASSEMBLY SHALL BE INSTALLED PRIOR TO ANY BRANCHES IN THE DOMESTIC PLUMBING SYSTEM.
12. BACKFLOW ASSEMBLY(S) TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE ENTERS THE PROPERTY. IF APPROVED TO BE INSTALLED INSIDE OF BUILDING, ASSEMBLY(S) MUST BE INSTALLED AT THE POINT WHERE SERVICE ENTERS, BETWEEN ONE AND FIVE FEET ABOVE THE FLOOR. ALTERNATE LOCATIONS MUST BE APPROVED BY WATER QUALITY INSPECTORS, BUREAU OF WATER WORKS (503–823–7479).
13. IF THE REDUCE PRESSURE (RP) BACKFLOW ASSEMBLY IS REQUIRED IT MUST BE INSTALLED AT LEAST 12" ABOVE FINISHED GRADE. RP DEVICE IS REQUIRED IF PROJECT IS HARVESTING RAINWATER.
14. CITY OF PORTLAND SANITATION PERMIT REQUIRED TO DECOMMISSION EXISTING RESIDENTIAL CESSPOOLS OR DRYWELLS DISCOVERED DURING CONSTRUCTION.
15. EXISTING STORM OR SANITARY LATERALS TO BE UTILIZED FOR NEW SYSTEM MUST BE VIDEO INSPECTED WITH CITY INSPECTOR PRESENT PRIOR TO CONNECTION.
16. ALL WATER WORK IN THE PUBLIC RIGHT OF WAY IS BY THE CITY OF PORTLAND WATER BUREAU. CONTRACTOR SHALL COORDINATE WITH WATER BUREAU AT 503–823–7743.
17. ALL NEW DRYWELLS MUST BE ACCESSIBLE PER OREGON DEPARTMENT OF ENVIRONMENTAL SERVICES QUALITY REQUIREMENT.
18. PGE OR PACIFIC POWER SHALL OBTAIN PERMIT FROM CITY OF PORTLAND TO INSTALL CONDUIT IN PUBLIC RIGHT OF WAY.
19. CONTRACTOR SHALL VACUUM OUT ALL TRAPPED INLETS, MANHOLES, AND DRYWELLS AT END OF PROJECT.

PAVING NOTES

1. PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER PBOT SPECIFICATIONS.
2. ALL CONSTRUCTION WITHIN THE CITY OF PORTLAND RIGHT–OF–WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN.
3. ALL CONSTRUCTION WITHIN THE CITY RIGHT–OF–WAY SHALL BE PERMITTED UNDER A SEPARATE PUBLIC WORKS PERMIT AS SHOWN ON PLANS.

MATERIAL NOTES

1. MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION.
2. ALL ON–SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS, FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
3. ON–SITE WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C151 OR APPROVED SPEC SUBSTITUTIONS. WATER MAIN BETWEEN THE METER VAULT AND BACKFLOW VAULT SHALL BE COPPER TUBING CONFORMING TO ASTM B88, SILVER SOLDER, OR APPROVED SUBSTITUTIONS.
4. ON–SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS 'N–12' OR APPROVED EQUAL) CONFORMING TO AASHTO M252 W/WATERTIGHT JOINTS, OR APPROVED SUBSTITUTIONS.
5. ON–SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE.
6. ON–SITE AREA DRAINS SHALL BE MANUFACTURED BY LYNCH CO., INC. OR APPROVED EQUAL. DRAINS WITHIN BUILDING FOOTPRINT PER PLUMBING PLANS.
7. ON–SITE SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR 35, OR APPROVED SUBSTITUTIONS.

GRADING NOTES

1. ALL SURFACES SHALL HAVE MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED ON PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
3. CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR AT DRIP–LINE OF EXISTING TREES. NO PARKING VEHICLES UNDER TREES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE PROJECT AREA. DISPOSE OF DEMOLISHED ITEMS OFF–SITE IN A LEGAL MANNER.
7. ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY QUALIFIED SURVEYOR, BASED ON DIMENSIONS AND BEARINGS AS SHOWN ON THE PLANS CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.
8. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.

EROSION CONTROL NOTES

1. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE WORK SITE. THE CONTRACTOR SHALL USE ALL AVAILABLE MEANS TO ACHIEVE THIS RESULT.
3. THE IMPLEMENTATION OF THESE ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE BOUNDARY OF THE CLEARING LIMITS SHOWN ON THIS PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DO NOT LEAVE THE SITE.
7. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
8. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITH IN THE 24 HOURS FOLLOWING A STORM EVENT.
9. ALL STORM INLETS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. CLEANING OF CATCH BASINS SHALL OCCUR WHEN SEDIMENT CONSUMES ONE–THIRD OF THE DEVICE STORAGE AREA. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT, NOT RECEIVING A HARD, DURABLE SURFACE SHALL BE GRASSED AND/OR LANDSCAPED AT EARLIEST PRACTICABLE TIME.
11. IN GENERAL, CONSTRUCTION SHALL PROGRESS FROM DOWNSTREAM TO UPSTREAM. THE CONTRACTOR SHALL CONSTRUCT ESC FACILITIES IN CONJUNCTION WITH ALL CLEARING, GRADING AND OTHER LAND ALTERATION ACTIVITIES.
12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

EROSION CONTROL NOTES (CONT)

13. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN FUNCTIONAL AND IN PLACE UNTIL THEIR REMOVAL IS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETELY RESTORE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. REMOVED MATERIALS SHALL BECOME PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND JURISDICTIONS.
14. CONTRACTOR WILL PROVIDE TRUCKS THAT ARE WELL SEALED FOR TRANSPORTATION OF SATURATED SOILS/MATERIAL FROM THE SITE. A TRUCK MUST NOT LEAK LIQUIDS AT ANY RATE GREATER THAN 1 GAL./HR.
15. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND 2008 EROSION AND SEDIMENT CONTROL MANUAL.
16. SUPPLEMENTARY WET WEATHER MEASURES SHALL BE IN PLACE AND FUNCTIONING BY OCTOBER 1 AND REMAIN OPERATIONAL UNTIL APRIL 30.
17. SUPPLEMENTARY WET WEATHER MEASURES ARE IN ADDITION TO BASE MEASURES.
18. WHEN CONCRETE TRUCKS ARE USED, A SHALLOW PIT SHALL BE DUG FOR RESIDUAL CONCRETE, AGGREGATE AND WATER. TRUCKS THAT RECYCLE THIS RESIDUAL BACK INTO THE TRUCK MAY BE USED IN LIEU OF THE PIT.
19. IF FERTILIZERS ARE USED TO ESTABLISH VEGETATION, THE APPLICATION RATES SHALL FOLLOW THE MANUFACTURER'S GUIDELINES AND THE APPLICATION SHALL BE DONE IN SUCH A WAY TO MINIMIZE NURTRIENT–LADEN RUNOFF TO RECEIVING WATERS.
20. STOCKPILES SHALL BE LOCATED AWAY FROM THE CONSTRUCTION ACTIVITY AND SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.
21. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVE THE SITE SHALL BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE OR PROPERLY DISPOSED.
22. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK SHALL BE INSTALLED BEFORE ANY LAND DISTURBANCE.

SEDIMENT FENCE NOTES

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A 6–INCH MINIMUM OVERLAP, AND BOTH END SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACHED AS SHOWN IN SEDIMENT FENCE DETAIL INCLUDED IN THESE PLANS.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6–FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24–INCHES.
3. A TRENCH SHALL BE CUT ALONG SLOPE CONTOURS AND AROUND STOCKPILES FOR SILT FENCE INSTALLATION. THE FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6–INCHES. ALL EXCAVATED MATERIAL FROM THE FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE UPHILL SIDE OF AND AGAINST THE FENCE.
4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS TO FIT 2"x2" INSTALLATION POST. STAPLED FENCE PRODUCTS ARE NOT ALLOWED. STITCHED LOOPS SHALL BE INSTALLED ON THE UPHILL SIDE OF THE SLOPED AREA, WITH POST SPACED A MAXIMUM OF 6 FEET APART.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. SILT FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS, OR ADDITIONS SHALL BE MADE IMMEDIATELY.
7. AT NO TIME SHALL MORE THAN 1–FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE UP SLOPE OF A SILT FENCE. SEDIMENT SHALL BE REMOVED OR RE–GRADED ONTO SLOPES AND THE SILT FENCE REPAIRED AND REESTABLISHED.

DUST CONTROL NOTES:

1. DUST SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE, UTILIZING ALL MEASURES NECESSARY, INCLUDING, BUT NOT LIMITED TO:
   - A. SPRINKLER HAUL AND ACCESS ROADS AND OTHER EXPOSED DUST PRODUCING AREAS.
   - B. APPLYING AGENCY–APPROVED DUST PALLIATIVES ON ACCESS AND HAUL ROADS.
   - C. ESTABLISHING TEMPORARY VEGETATIVE COVER.
   - D. PLACING WOOD CHIPS OR OTHER EFFECTIVE MULCHES ON VEHICLE AND PEDESTRIAN USE AREAS.
   - E. MAINTAINING THE PROPER MOISTURE CONDITION ON ALL FILL SURFACES.
   - F. PREWETTING CUT AND BORROW AREA SURFACES.
   - G. USE OF HAUL EQUIPMENT.
2. CONTRACTOR SHALL FURNISH AND INSTALL EQUIPMENT TO HAUL AND PLACE WATER. AN ADEQUATE SUPPLY OF WATER SHALL BE MAINTAINED AT ALL TIMES.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
SD		MANHOLE
	■	CATCH BASIN
	●	CLEANOUT
		FIRE HYDRANT
WM		WATER METER
W		WATER VALVE
G		GAS METER
G		GAS VALVE
		POWER POLE
		ANCHOR POLE
P		PHONE VAULT
		TREE
		PROPERTY LINE
		CENTERLINE
60	288	CONTOUR
		SAWCUT LINE
		EDGE OF PAVEMENT
		CURB
X" SD	X" SD	STORM DRAIN
	X" SS	SANITARY SEWER
X" CS		COMBINED SEWER
X" W	X" W	WATER
P		POWER
G	G	GAS

SURVEY

SURVEY PROVIDED BY W.B. WELLS & ASSOCIATES, INC. DATED AUGUST 23, 2011. ALL ELEVATIONS ARE BASED UPON THE CITY OF PORTLAND DATUM NO. 2173, A 2–1/2" BRASS DISK AT THE SW CORNER OF NE GLISAN ST AND NE 102ND AVE. ELEVATION = 290.965.

ARCITECT/ENGINEER

ARCHITECT:
CARLETON HART ARCHITECTURE
322 NW 8TH AVE.
PORTLAND, OR 97209
(503) 206–3174
BEN WHITE

CIVIL ENGINEER:
MGH ASSOCIATES, INC.
104 W. 9TH STREET, SUITE 207
VANCOUVER, WA 98660
(360)718–9500
MARTHA WILLIAMS, PE

SURVEYOR:
W.B. WELLS & ASSOCIATES, INC.
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
(503) 284–5896

SHEET INDEX

C0.00	CIVIL NOTES	FOR REFERENCE ONLY:	
C1.00	LAYOUT AND PAVING PLAN	PWP–1	COVER SHEET
C2.00	GRADING PLAN	PWP–2	NE 99TH AVE PLAN, PROFILE & TYPICAL SECTIONS
C3.00	UTILITY PLAN	PWP–3	NE 100TH AVE PLAN, PROFILE & TYPICAL SECTIONS
C4.00	CIVIL DETAILS	PWP–4	NE 99TH AVE ENLARGED PLANTER PLANS AND SECTION
		PWP–5	GREENSTREET DETAILS
		PWP–6	STANDARD DETAILS
		PWP–7	STANDARD DETAILS
		EC–01	EROSION CONTROL PLAN

ABBREVIATIONS

AD	AREA DRAIN	NTS	NOT TO SCALE
BES	BUREAU OF ENVIRONMENTAL SERVICES	OD	OVERFLOW DRAIN
		PBOT	SEATTLE BUREAU OF TRANSPORTATION
BS	BOTTOM OF STAIR		
BW	BOTTOM OF WALL	PERF.	PERFORATED
CB	CATCH BASIN	ROW	RIGHT–OF–WAY
CO	CLEAN OUT TO GRADE	S=	SLOPE EQUALS
COP	CITY OF PORTLAND	SD	STORM DRAIN
DWG.	DRAWING	SF	SQUARE FEET
EX.	EXISTING	SS	SANITARY SEWER
FG	FINISHED GRADE	STD.	STANDARD
H	HEIGHT	TC	TOP OF CURB
GB	GRADE BREAK	TD	TRENCH DRAIN
IE	INVERT ELEVATION	TP	TOP OF PAVEMENT
LF	LINEAL FEET	TS	TOP OF STAIR
MAX.	MAXIMUM	TW	TOP OF WALL
MIN.	MINIMUM	TYP.	TYPICAL
NO.	NUMBER	W	WATER

PRELIMINARY
NOT FOR
CONSTRUCTION

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GLISAN COMMONS PHASE II
REACH COMMUNITY DEVELOPMENT
604 NE 99TH AVENUE | PORTLAND, OREGON

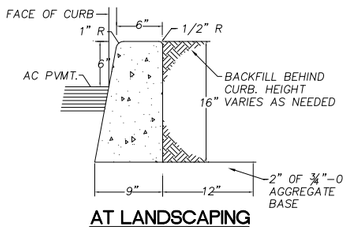
TYPE III DESIGN REVIEW APPLICATION

CONSTRUCTION NOTES

12.20.2013

LU 13-199812 DZM

C0.00



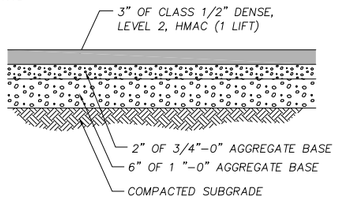
AT LANDSCAPING

NOTES:

1. CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 3000 P.S.I. . AFTER 28 DAYS
2. EXPANSION JOINTS.
   A. TO BE PROVIDED:
      1) AT EACH POINT OF TANGENCY OF THE CURB.
      2) AT EACH COLD JOINT.
      3) AT EACH SIDE OF INLET STRUCTURES.
      4) AT EACH END OF DRIVEWAYS.
   B. MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2 INCH.
3. CONTRACTION JOINTS.
   A. SPACING TO BE NOT MORE THAN 15 FEET.
   B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1-1/2 INCHES.
   C. WEEPHOLE TO BE CENTERED WITH CONTRACTION JOINTS.

9 STANDARD CURB

NTS

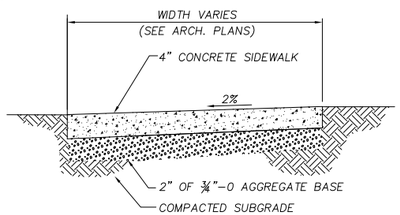


NOTES:

1. AGGREGATE BASE AND THE UPPER 12" OF THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.
2. AC PAVEMENT SHALL BE COMPACTED TO 91% OF THE RICE DENSITY OF THE MIX.

8 TYPICAL PAVEMENT SECTION

NTS



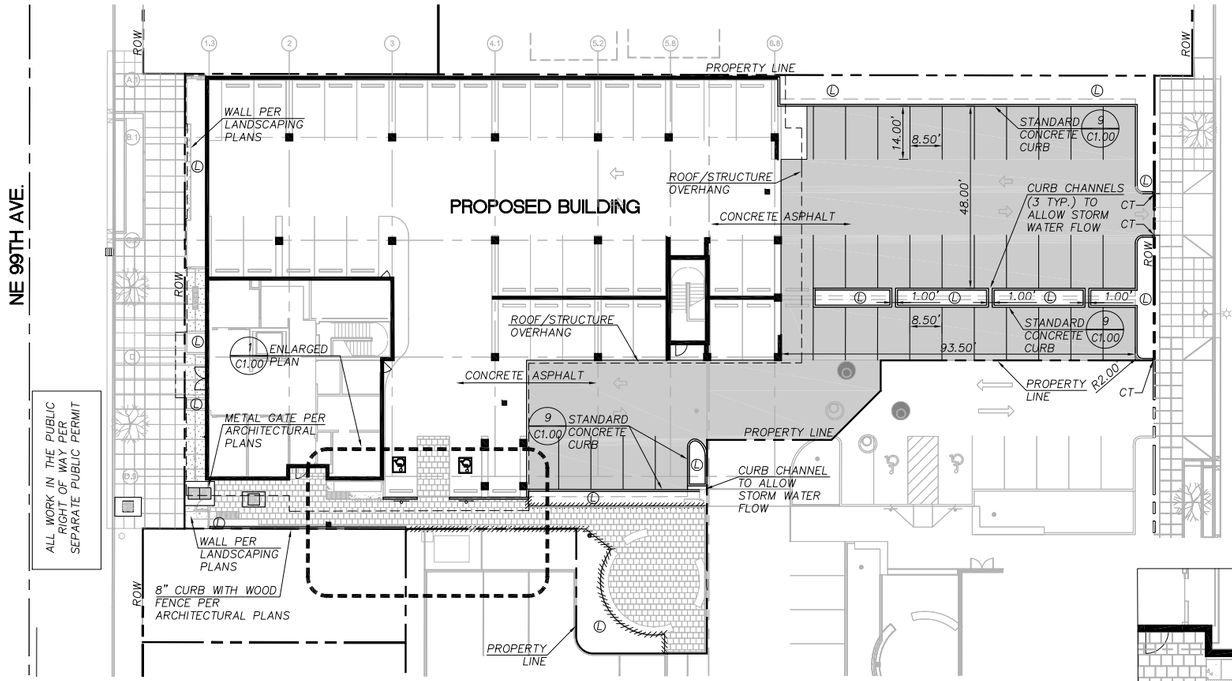
IN LANDSCAPING

NOTE:

1. CONCRETE SHALL BE 3000 PSI, SLUMP RANGE 3" TO 5".

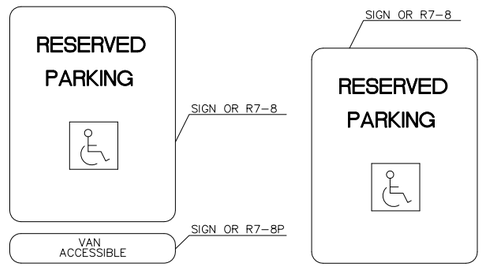
7 4" CONCRETE SIDEWALK

NTS



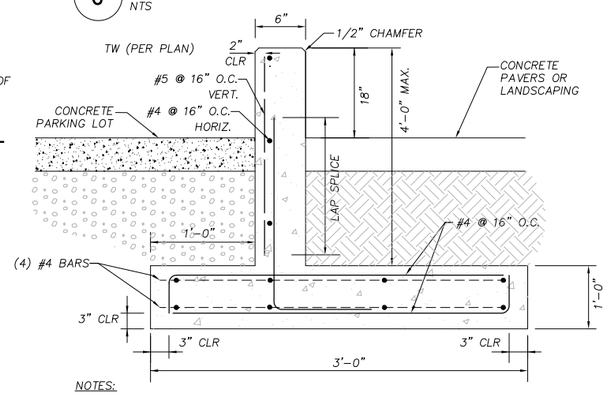
PAVING AND LAYOUT PLAN

SCALE: 1"=20'



6 ACCESSIBLE PARKING SIGN

NTS

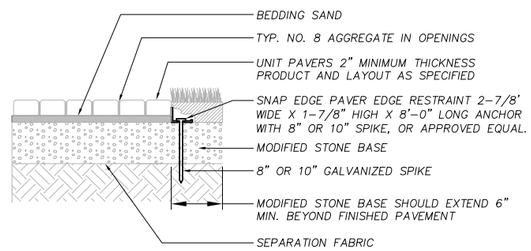


NOTES:

1. CONCRETE SHALL BE 3000 PSI, SLUMP RANGE 3" TO 5".
2. SACK HOLES OVER 1/4".

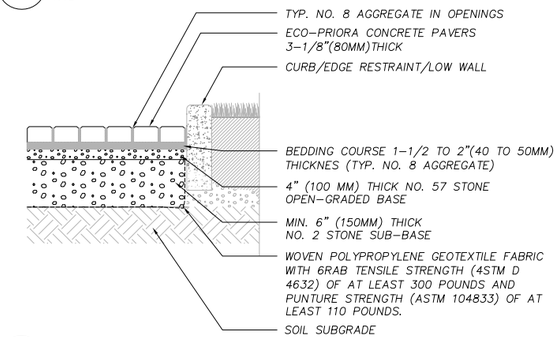
5 SHORT WALL

NTS



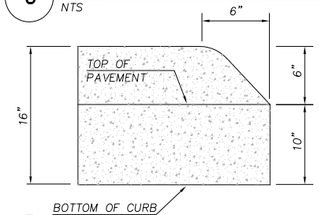
4 SNAP EDGE PAVER RESTRAINT

NTS



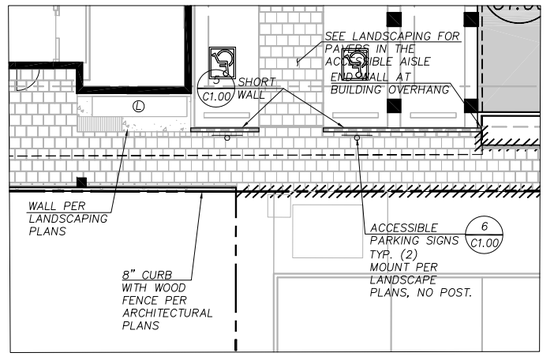
3 PERMEABLE PAVEMENT SECTION

NTS



2 CURB TAPER

NTS



1 ENLARGED PLAN

SCALE: 1"=10'

GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

SHEET LEGEND

	ASPHALT PAVEMENT	8 C1.00
	CONCRETE	7 C1.00
	PAVERS (COORDINATE WITH LANDSCAPING)	3 C1.00
	SNAP EDGE PAVER RESTRAINT	4 C1.00
	STANDARD CONCRETE CURB	9 C1.00
	SHORT WALL	5 C1.00
L	LANDSCAPING	LANDSCAPE PLANS
CT	CURB TAPER	2 C1.00

SHEET NOTES

1. SAWCUT EXISTING EDGE OF PAVEMENT TO PROVIDE CLEAN EDGE, IF NEEDED, FOR NEW ASPHALT PAVEMENT.
2. CONCRETE PAVING UNDERNEATH BUILDING STRUCTURE PER ARCHITECTURAL AND STRUCTURAL PLANS.

PRELIMINARY
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TYPE III DESIGN REVIEW APPLICATION

PAVING AND LAYOUT PLAN

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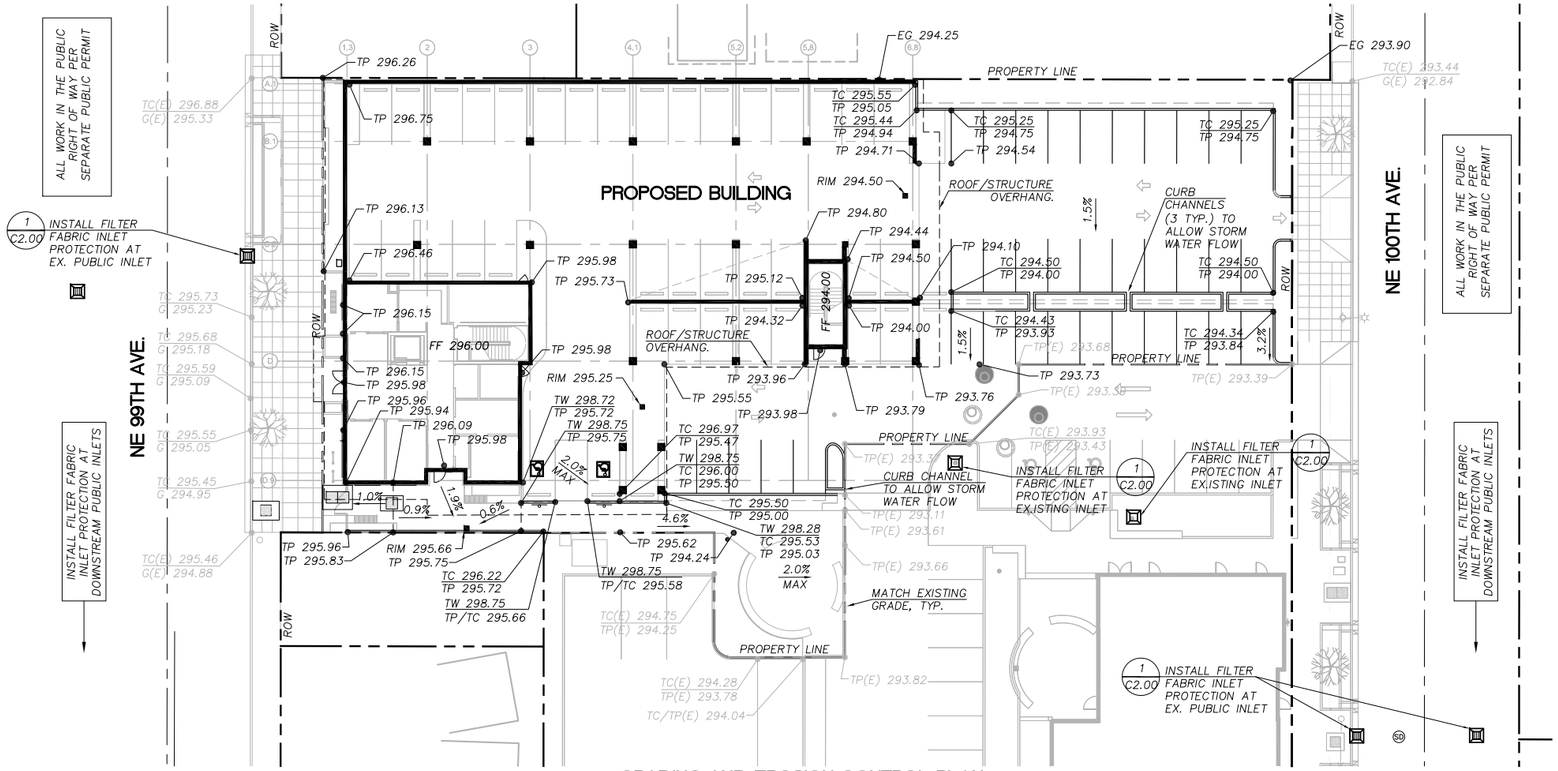
C1.00



GRADING AND EROSION CONTROL PLAN

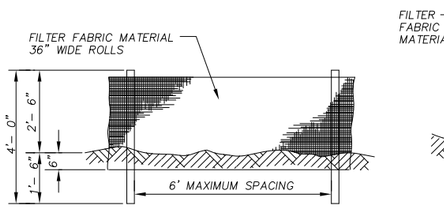
SCALE: 1"=20'

SHEET LEGEND

TC XXX.XX	GRADE AT TOP OF CURB
G XXX.XX	GRADE AT GUTTER
TP XXX.XX	GRADE AT TOP OF PAVEMENT
FF XX.XX	FINISH FLOOR ELEVATION
EG XXX.XX	EXISTING GRADE
(E)	EXISTING
X.X%	SLOPE ARROW
	FILTER FABRIC INLET PROTECTION (1 C2.00)

SHEET NOTES

1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY UNDER SEPARATE PUBLIC WORKS PERMIT
2. INSTALL SEDIMENT FENCE PER DETAIL 2/C200 ALONG PERIMETER OF SITE PRIOR TO START OF CONSTRUCTION. FENCE SHALL BE PLACED ON PROPERTY SIDE OF ROW LINE.

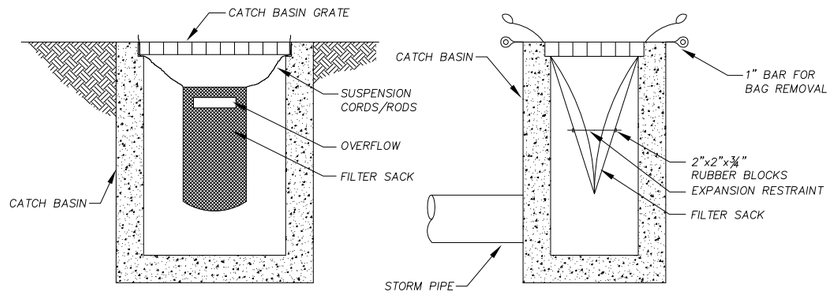


NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED DOWNHILL SIDE OF SLOPE.
4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.

2 SEDIMENT FENCE

NTS



NOTE:
REPLACE BIOFILTER BAGS WITH INSERT SACKS AFTER THE FIRST LIFT OF PAVING.

1 FILTER FABRIC INLET PROTECTION

NTS

GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

PRELIMINARY
NOT FOR
CONSTRUCTION

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REACH COMMUNITY DEVELOPMENT
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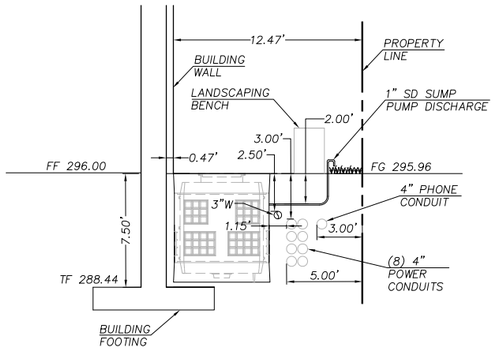
TYPE III DESIGN REVIEW APPLICATION

GRADING AND EC PLAN

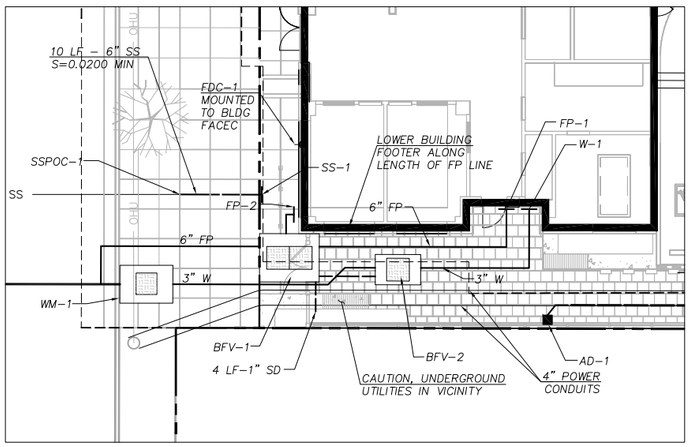
12.20.2013

LU 13-199812 DZM

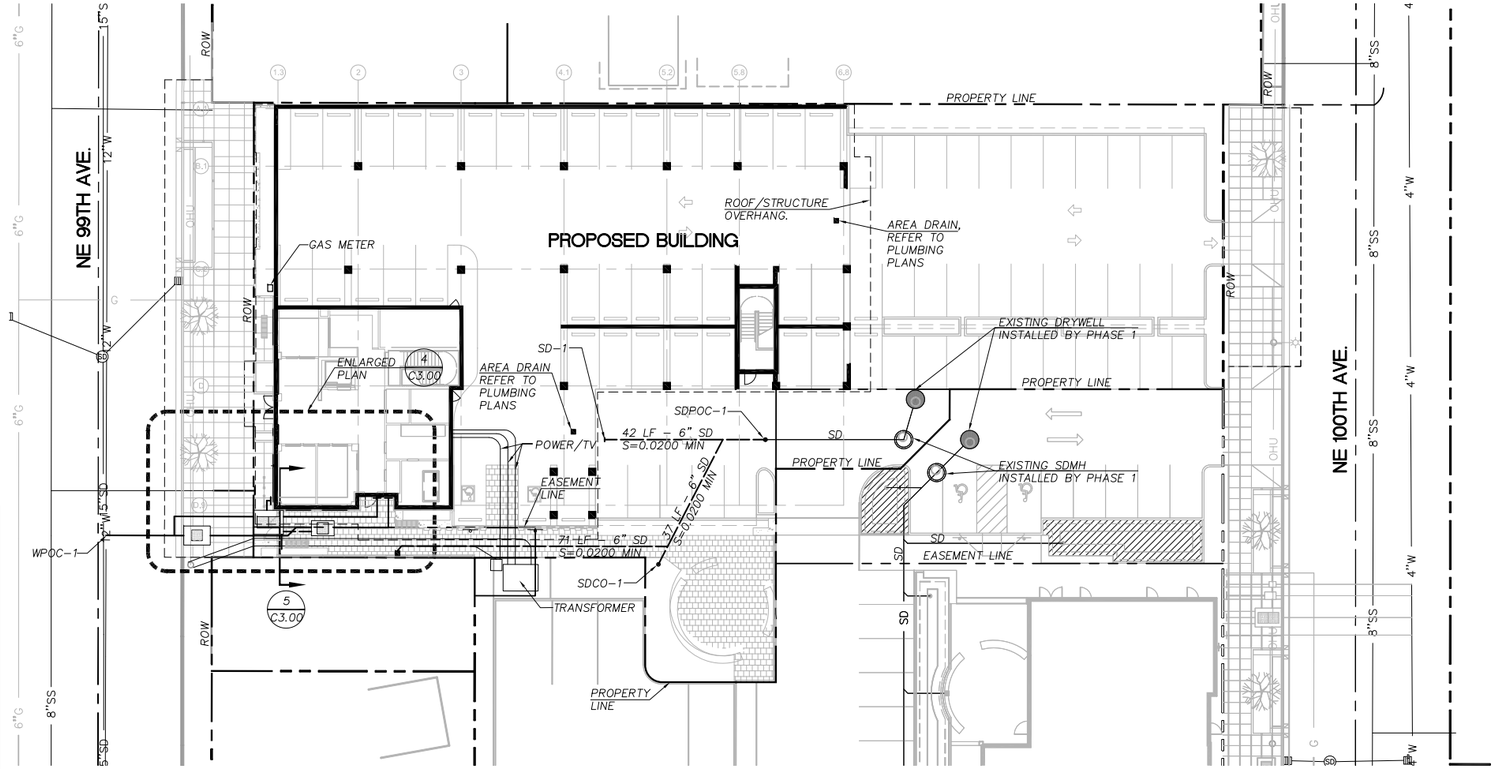
C2.00



5 SECTION A
SCALE: 1"=5'



4 ENLARGED PLAN
SCALE: 1"=10'



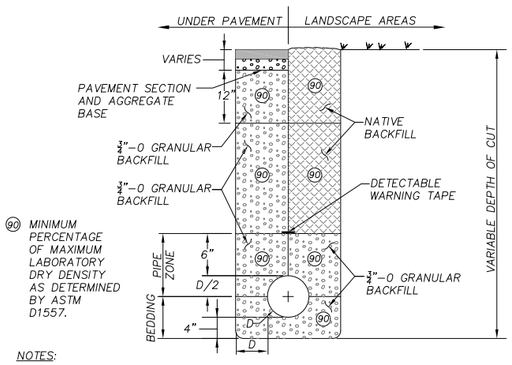
UTILITY PLAN
SCALE: 1"=20'

SHEET NOTES

1. FOUNDATION DRAINAGE NOT REQUIRED BY GEOTECHNICAL ENGINEER PER GEOTECHNICAL INVESTIGATION REPORT BY ALDER GEOTECHNICAL SERVICES DATED MAY 17, 2013.
2. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.
3. IF EXISTING SANITARY LATERAL IS NOT IN USABLE CONDITION, CONSTRUCT NEW LATERAL TO EXISTING SANITARY MAIN.

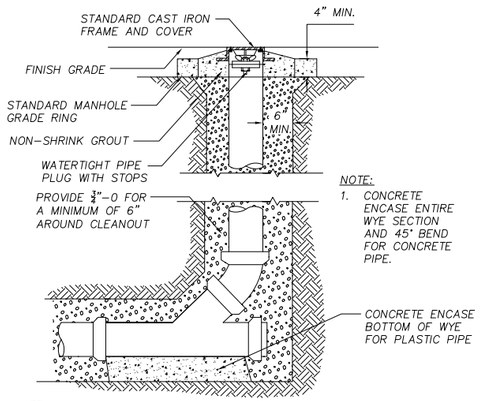
UTILITY SCHEDULE

ITEM	DESCRIPTION	REFERENCE
AD-1	AREA DRAIN RIM=295.66 IE=292.66	1 C3.00
SDCO-1	STORM DRAIN CLEAN OUT, LOCATE IN LANDSCAPE IE=290.80	2 C3.00
SD-1	STORM DRAIN CONNECTION TO BUILDING IE=290.48	PLUMBING PLANS
SDPOC-1	6" STORM DRAIN POINT OF CONNECTION TO EXISTING 8" STORM DRAIN CLEAN OUT IE=289.64±	PLUMBING PLANS
SS-1	SANITARY CONNECTION TO BUILDING IE=290.41	PLUMBING PLANS
SSPOC-1	6" SANITARY POINT OF CONNECTION TO EXISTING SANITARY LATERAL.	SEE NOTE 3 THIS SHEET
BFV-1	6" DOUBLE DETECTOR CHECK VALVE IN ACCESSIBLE VAULT.	1 C4.00
BFV-2	3" DOUBLE CHECK VALVE IN ACCESSIBLE VAULT.	2 C4.00
FDC-1	FIRE DEPARTMENT CONNECTION MOUNTED TO BUILDING FACE	PLUMBING PLANS
FP-1	FIRE PROTECTION CONNECTION TO BUILDING SIZE = 6"	PLUMBING PLANS
FP-2	FIRE PROTECTION CONNECTION TO BUILDING FOR FDC SIZE = 6"	PLUMBING PLANS
W-1	DOMESTIC WATER CONNECTION TO BUILDING SIZE = 3"	
WM-1	WATER METER BY CITY OF PORTLAND WATER BUREAU SIZE = 3"	
WPOC-1	WATER POINT OF CONNECTION TO EXISTING WATER MAIN BY PORTLAND WATER BUREAU	



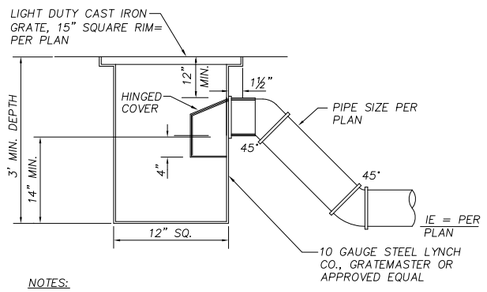
NOTES:
1. ALL CUT EDGES SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUAL.
2. THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UTILITIES.
3. LIGHTLY COMPACT WITHIN TWO DIAMETERS OR 18 INCHES, WHICHEVER IS GREATER, ABOVE BREAKABLE CONDUITS.

3 TRENCH BACKFILL
NTS



NOTE:
1. CONCRETE ENCASE ENTIRE WYE SECTION AND 45° BEND FOR CONCRETE PIPE.

2 CLEAN OUT
NTS



NOTES:
1. ALL STEEL WELDED CONSTRUCTION. COATED
2. INSIDE AND OUT WITH ASPHALTUM PAINT.
3. TRAP TO INCLUDE CLEANOUT.

1 TRAPPED AREA DRAIN
NTS

GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

PRELIMINARY
NOT FOR
CONSTRUCTION

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TYPE III DESIGN REVIEW APPLICATION

UTILITY PLAN

12.20.2013

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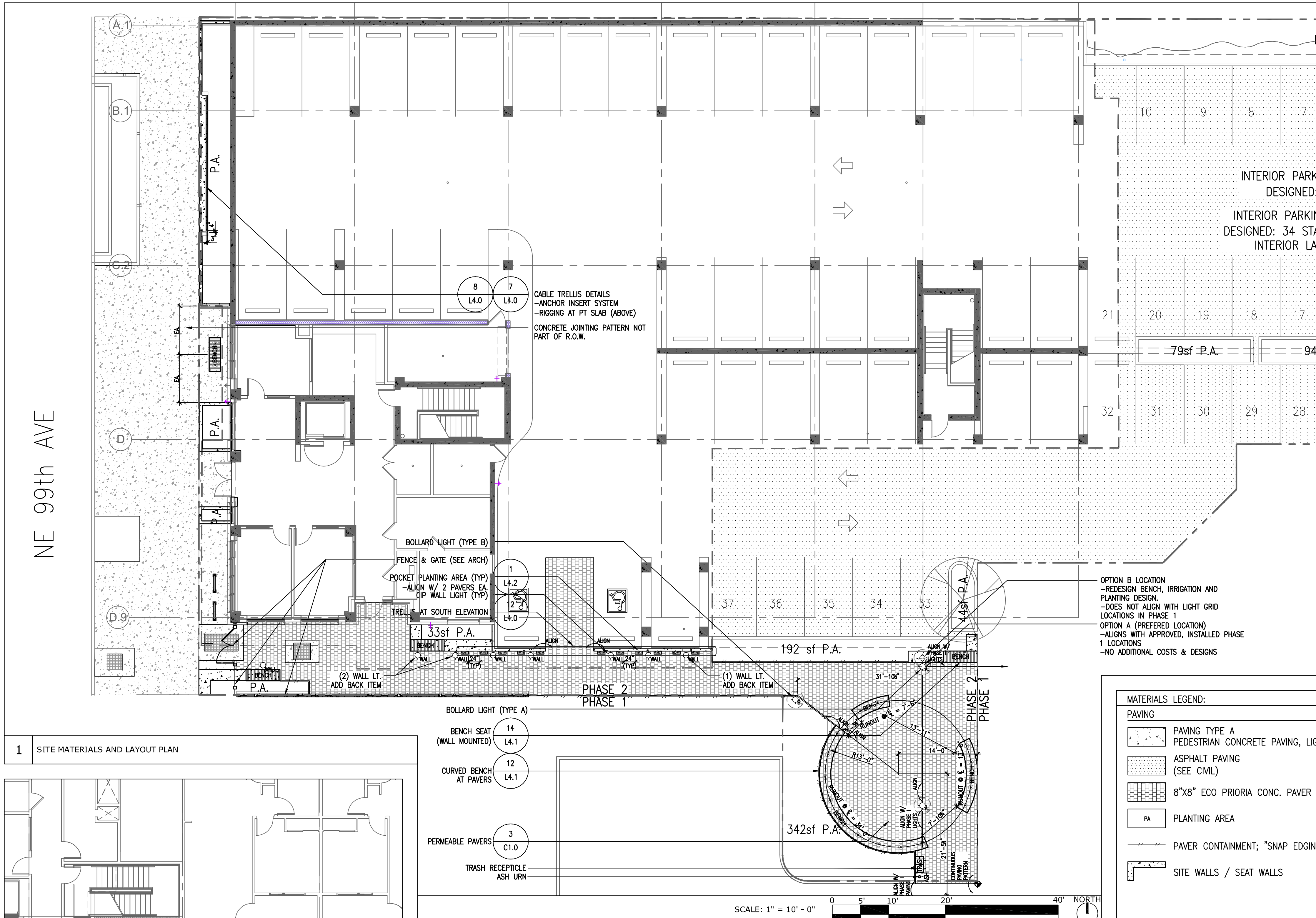
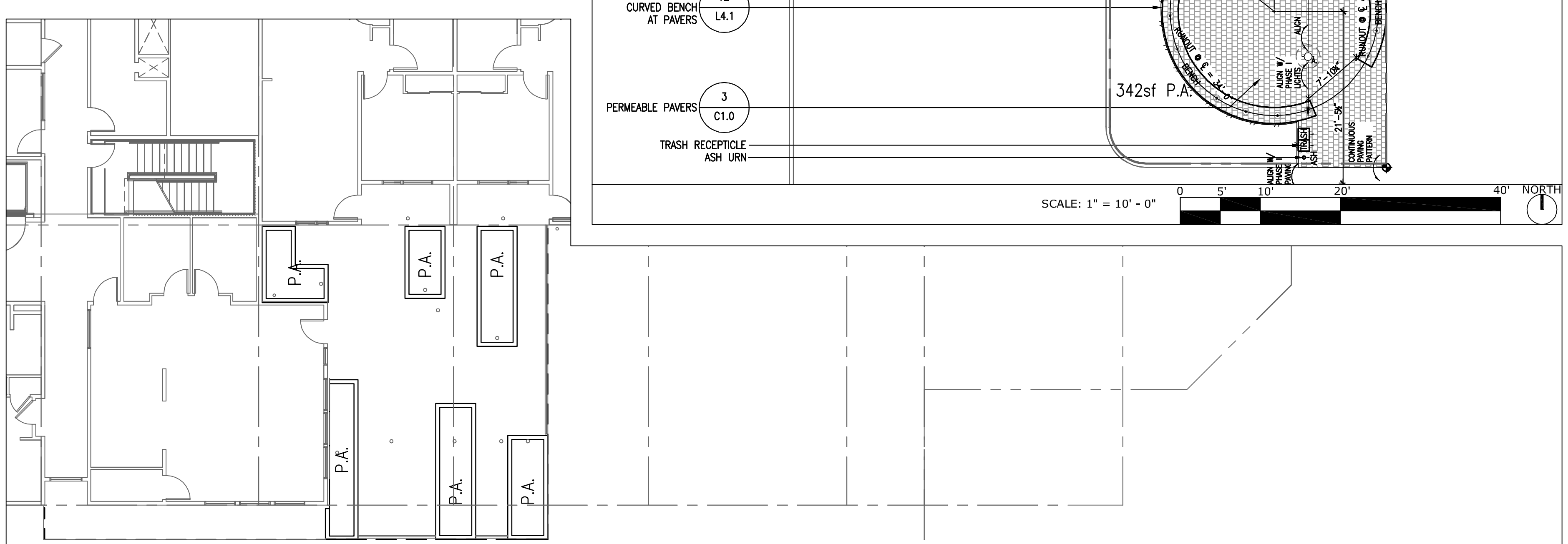


1 SITE MATERIALS AND LAYOUT PLAN

SCALE: 1" = 10' - 0"



2 FLOOR2; MATERIALS AND LAYOUT PLAN

SCALE: 1" = 10' - 0"

MATERIALS LEGEND:

PAVING

	PAVING TYPE A PEDESTRIAN CONCRETE PAVING, LIGHT BROOM FINISH
	ASPHALT PAVING (SEE CIVIL)
	8"X8" ECO PRIORIA CONC. PAVER (SEE CIVIL)
PA	PLANTING AREA
	PAVER CONTAINMENT; "SNAP EDGING"
	SITE WALLS / SEAT WALLS

NOTES:

LAYOUT NOTES

1.) THIS LAYOUT PLAN IS BASED ON THE SITE SURVEY INFORMATION AND EXISTING CONDITIONS PLAN PROVIDED BY THE ARCHITECT AND CIVIL ENGINEER. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND.
2.) PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
3.) WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4.) OBTAIN ACCEPTANCE OF LAYOUT (HORIZONTAL ALIGNMENT) OF ELEMENTS IN THE FIELD PRIOR TO INSTALLATION.
5.) CONCRETE AND CONCRETE UNIT PAVING PATTERNS ARE NOT SHOWN ON THIS SHEET FOR CLARITY.
6.) ROUGH AND FINE GRADING SHALL BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7.) SET STRAIGHT GRADES BETWEEN ELEVATIONS UNLESS OTHERWISE NOTED.
8.) VERIFY AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AT 0.01 SLOPE MINIMUM.
9.) MATCH EXISTING ELEVATIONS WHERE NEW PAVING ABUTS EXISTING PAVING.
10.) PROTECT EXISTING UTILITIES, SEE GENERAL NOTES.
11.) PROVIDE CROSS SLOPE OF 1% MINIMUM ON ALL CONCRETE PATHS.

SUBMITTALS AND WARRANTEES

1.) CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITING PRODUCT INFORMATION FOR REVIEW AND WRITTEN APPROVAL TO LANDO AND ASSOCIATES, LANDSCAPE ARCHITECTURE WITHIN 10 BUSINESS DAYS AFTER THE AWARD OF CONTRACT. PRODUCT SUBMITTAL INFORMATION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
A. SHIPPING TICKETS
B. PAVING SAMPLES, EXCLUDING POURED-IN-PLACE CONCRETE
C. CONCRETE SPECIFICATIONS (INCL. RELEASE AGENTS, AND ADD-MIXTURES)
D. TREE STAKES AND GUYS
E. MAINTENANCE SCHEDULE

NOTE: DRAWINGS ARE HALF-SCALE WHEN PRINTED AT 11X17

REGISTERED LANDSCAPE ARCHITECT
351
PATRICK J. LANDO
OREGON
1996

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TYPE III DESIGN REVIEW APPLICATION

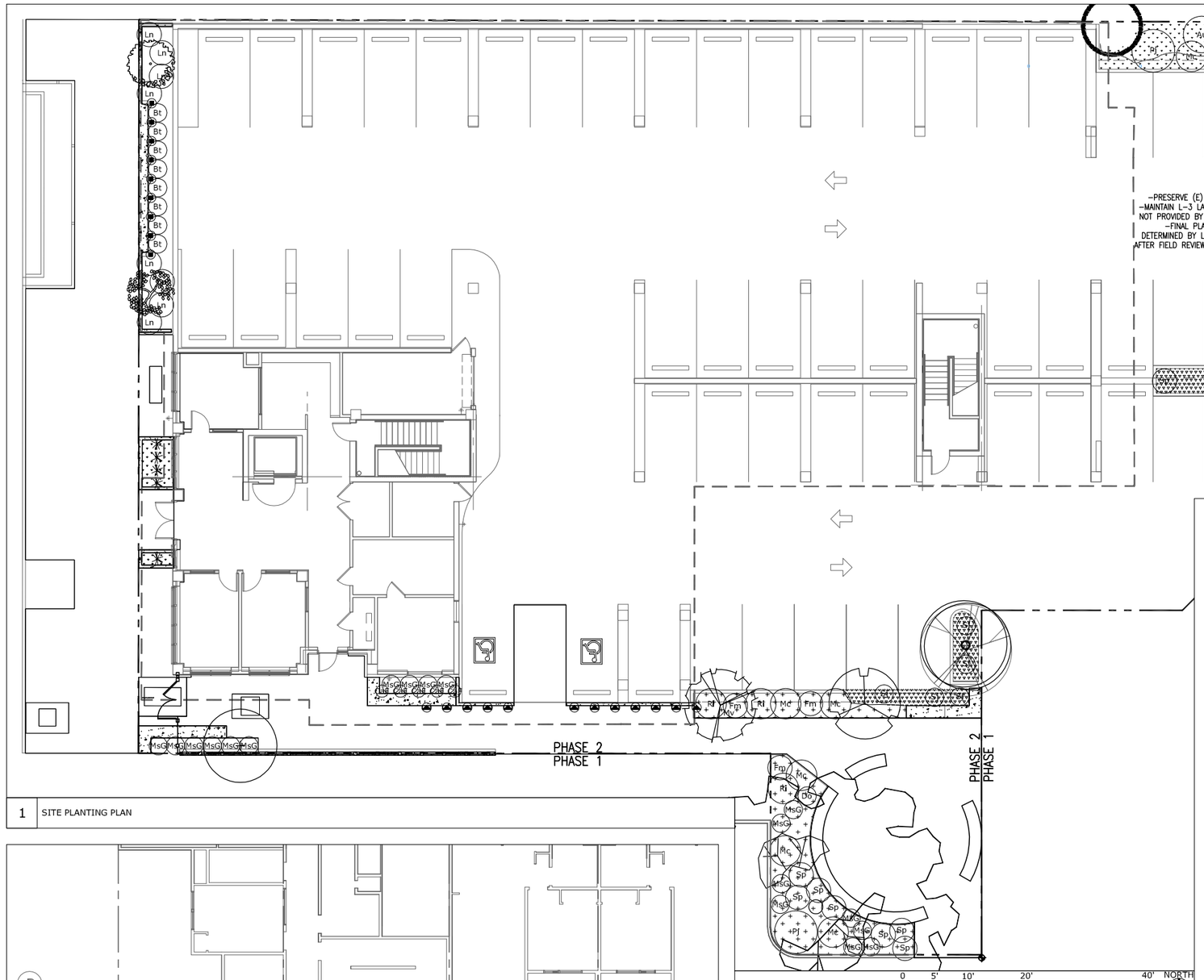
LANDSCAPE LAYOUT & MATERIALS

PROJ NO. 21177.01

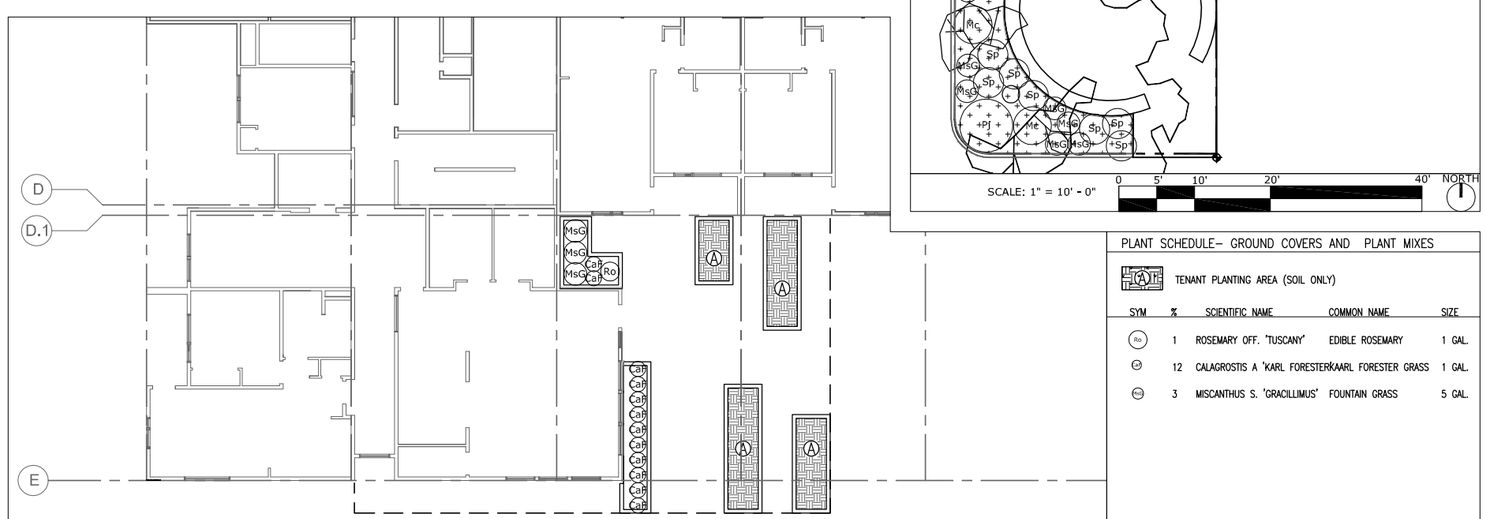
12.20.2013

LU 13-199812 DZM

L1.00



1 SITE PLANTING PLAN



2 FLOOR2; PLANTING PLAN

PLANT SCHEDULE– GROUND COVERS AND PLANT MIXES

PLANT MIX A – 12" O.C.			
75%	CAREX OBNUPTA	SLOUGH SEDGE	4" POTS
15%	LIRIOPE SPICATA	IRIS GRASS	4" POTS
10%	IRIS DOUGLASIANA	PACIFIC IRIS	4" POTS
PLANT MIX B – 18" O.C.			
40%	BLECHNUM SPICANT	SWORD FERN	1 GAL.
40%	MAHONIA NERVOSA	LOW OREGON GRAPE	1 GAL.
20%	GAULTHERIA SHALLON	SALAL	1 GAL.
PLANT MIX C – 12" O.C.			
80%	LIRIOPE SPICATA	IRIS GRASS	4" POTS
20%	IRIS DOUGLASIANA	PACIFIC IRIS	4" POTS

SYM	%	SCIENTIFIC NAME	COMMON NAME	SIZE
	2	AMELANCHIER X GRANDOFLORA	SERVICEBERRY	2" CAL.
	1	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.
	4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.
	4	CH. OBTUSA 'GRACILIS'	HINOKI CYPRESS	2" CAL.
	1	DISANTHUS CIRCIDIFOLIUS	REDBUD HAZEL	15 GAL.
	1	MAGNOLIA VIRGINANA	EVERGREEN MAGNOLIA	2" CAL.
	1	POPULAR TREMULOIDES	QUAKING ASPEN	2" CAL.
	2	PYRUS CALLERYANA	ORNAMENTAL PEAR	2" CAL.
	1	ULMNUS AMER. x 'ACCOLADE'	AMERICAN ELM	3" CAL
Au	4	ARBUTUS UNEUDO	DWARF STRAWBERRY TREE	3 GAL.
Bt	8	BERBERIS THUNBERGIA	BARBERRY	2 GAL.
Cal	5	CALAGROSTIS A 'KARL FORESTER'KAARL FORESTER GRASS		1 GAL.
Do	1	DAPHNE ODORA	WINTER DAPHNE	5 GAL.
Fm	3	FUSHIA	HARDY FUSHIA	3 GAL.
Ln	8	LONICERA NITIDA	LEMON BEAUTY BOX	3 GAL.
MsG	18	MISCANTHUS S. 'GRACILLIMUS'	FOUNTAIN GRASS	5 GAL.
Mc	5	MYRICA CALIFORNICA	CALIFORNIA WAX MYRTLE	15 GAL.
Pj	3	PIERIS JAP. 'MT. FIRE'	ADROMEDA PLANT	15 GAL.
	1	PHYSOCARPUS OPULIFOLUS 'DIABLO'	BLACK NINEBARK	15 GAL.
Rl	3	RAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.
Sp	13	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	3 GAL.
Sd	20	SPIREA ALBA	WHITE SPIRAEA	3 GAL.
Sj	13	SPIRAEA 'A. WATERER'	JAPANESE SPIRAEA	3 GAL.
Vd	16	VIBURNUM DAVIDII	DAVID'S VIBURNUM	2 GAL.
Vo	13	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL.
	5	YUCCA GLORIOSA 'VERIGATA'	VERIGATED YUCCA	3 GAL.
	12	KADSURA JAPONICA	KADSURA VINE	1 GAL.
	9	VITIS COIGNETIAE	CRIMSON GLORY VINE	1 GAL.

PLANT SCHEDULE– GROUND COVERS AND PLANT MIXES

TENANT PLANTING AREA (SOIL ONLY)

SYM	%	SCIENTIFIC NAME	COMMON NAME	SIZE
Ro	1	ROSEMARY OFF. 'TUSCANY'	EDIBLE ROSEMARY	1 GAL.
Cal	12	CALAGROSTIS A 'KARL FORESTER'KAARL FORESTER GRASS		1 GAL.
MsG	3	MISCANTHUS S. 'GRACILLIMUS'	FOUNTAIN GRASS	5 GAL.

PLANTING NOTES

1.) PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. REFER TO SPECIFICATIONS.
2.) PLANTING BEDS ARE TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY LANDSCAPE WORK.
3.) CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO THE LANDSCAPE ARCHITECT PRIOR TO WORK.
4.) THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICES 72 HOURS PRIOR TO CONSTRUCTION TO VERIFY WITH OWNER AND UTILITY COMPANIES THE ACTUAL LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT.
5.) CONTRACTOR TO VERIFY LOCATION OF EXISTING SHRUBS AND TREES PRIOR TO SOIL PREPARATION.
6.) ALL PLANT MATERIAL SHALL BE NURSERY GROWN, FREE OF WEEDS AND DISEASE, WELL ROOTED AND WELL BRANCHED.
7.) ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALLOW 48 HOURS MINIMUM NOTICE.
8.) PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH THE ACCEPTED PLANT LAYOUT SHALL BE MOVED TO AN ACCEPTABLE LOCATION.
9.) QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE–OFF QUANTITIES AND ARE NOT GUARANTEED AS AN ACCURATE REPRESENTATION OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.
10.) WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD OTHER EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
11.) CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS MADE WITHOUT PRIOR WRITTEN APPROVAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH APPROVED PLANT MATERIAL.
12.) BACKFILL MATERIAL FOR LANDSCAPED AREAS SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURE'S RECOMMENDATION.
13.) LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY FOLLOWING THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE OWNER. CONTRACTOR TO MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE, OR 1 YEAR AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER

SUBMITTALS AND WARRANTEES

1.) CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT PRODUCT INFORMATION FOR REVIEW AND WRITTEN APPROVAL TO LANDO AND ASSOCIATES, LANDSCAPE ARCHITECTURE WITHIN 10 BUSINESS DAYS AFTER THE AWARD OF CONTRACT. PRODUCT SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
a. SHIPPING TICKETS
b. SOIL AMENDMENT AND TOP DRESSING SAMPLES
c. TREE STAKES AND GUYS
d. MAINTENANCE SCHEDULE
e. VERIFICATION OF PLANT AVAILABILITY
f. WARRANTY FOR MATERIAL AND PLANTS

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17

REGISTERED
851
PATRICK J. LANDO
OREGON
1998
LANDSCAPE ARCHITECT

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TYPE III DESIGN REVIEW APPLICATION

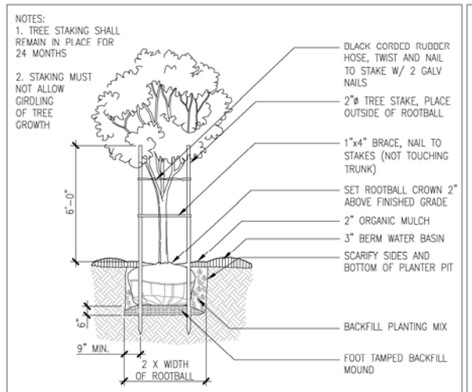
LANDSCAPE PLANTING PLANS

PROJ NO. 21177.01

12.20.2013

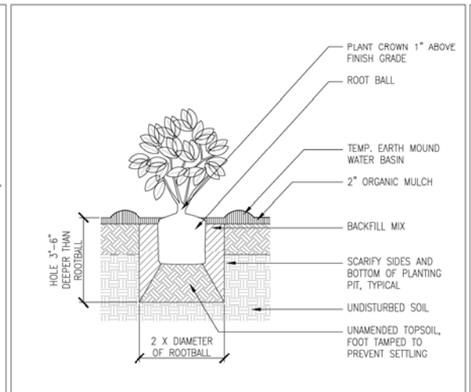
LU 13-199812 DZM

L3.00



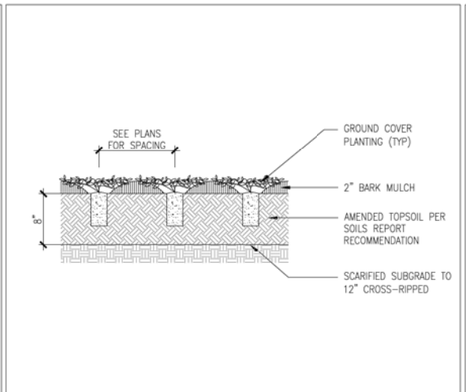
1 DETAIL: TREE PLANTING– STANDARD STAKING

CAD FILE: TREE_STAKE.DWG SCALE: 1/4" = 1'-0"



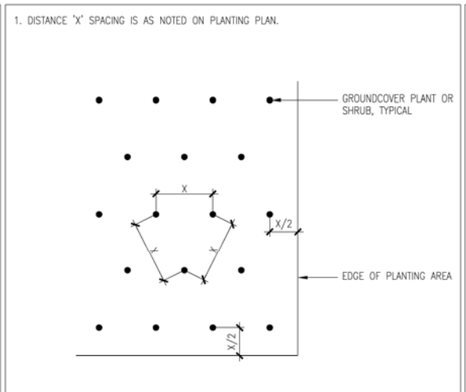
2 DETAIL: SHRUB PLANTING

CAD FILE: SHRUB.DWG SCALE: 1/2" = 1'-0"



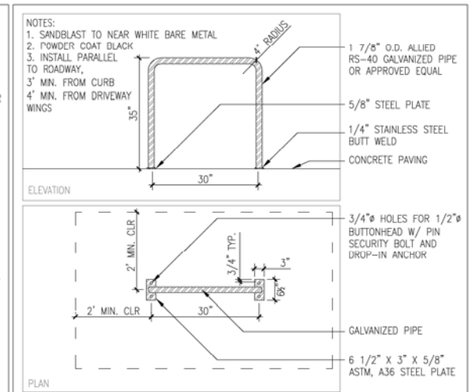
3 DETAIL: GROUND COVER PLANTING

CAD FILE: GC.DWG SCALE: 1" = 1'-0"



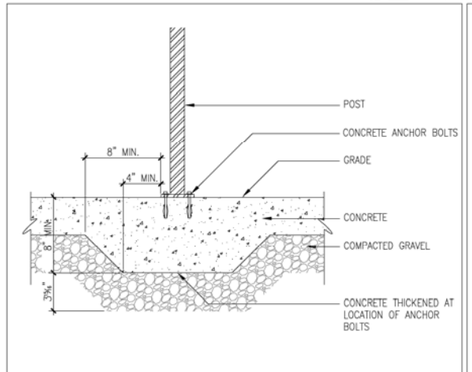
4 DETAIL: PLANT SPACING

CAD FILE: PLNT_SPCNG.DWG SCALE: 1/2" = 1'-0"



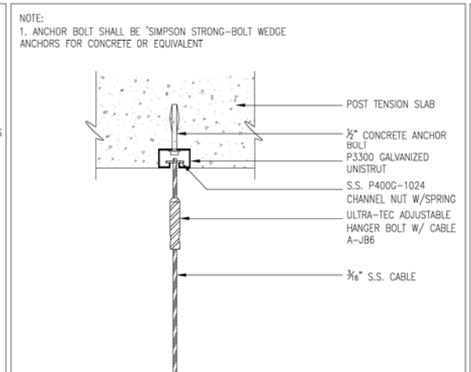
5 DETAIL: BIKE RACK

CAD FILE: BIKE RACK.DWG SCALE: 1/2" = 1'-0"



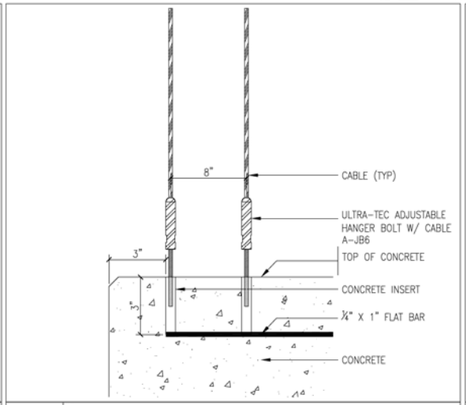
6 DETAIL: THICKENED CONCRETE @ BIKE RACK

CAD FILE: THKND_CONC.DWG SCALE: 1 1/2" = 1'-0"



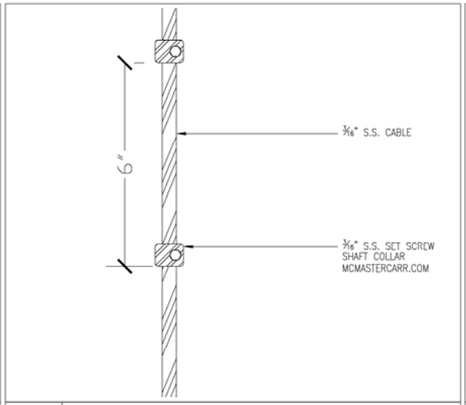
7 DETAIL: CABLE TRELLIS RIGGING AT PT SLAB

CAD FILE: CABLE-VERT_TRELLIS TOP.DWG SCALE: 3" = 1'-0"



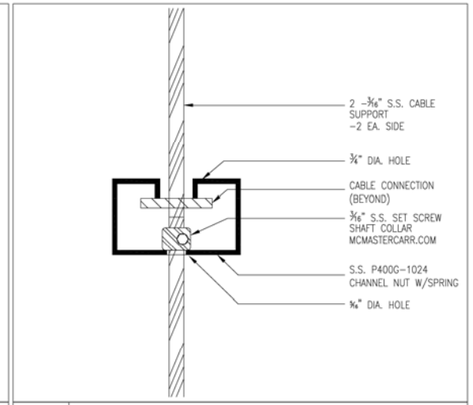
8 DETAIL: CABLE TRELLIS; ANCHOR INSERT SYSTEM

CAD FILE: SCALE: 3" = 1'-0"



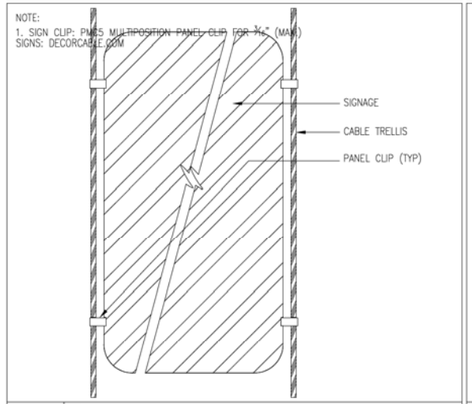
9 DETAIL: CABLESTOP SPACING

CAD FILE: TRELLIS-CABLESTOP-FSTNER.dwg SCALE: 1"=1"



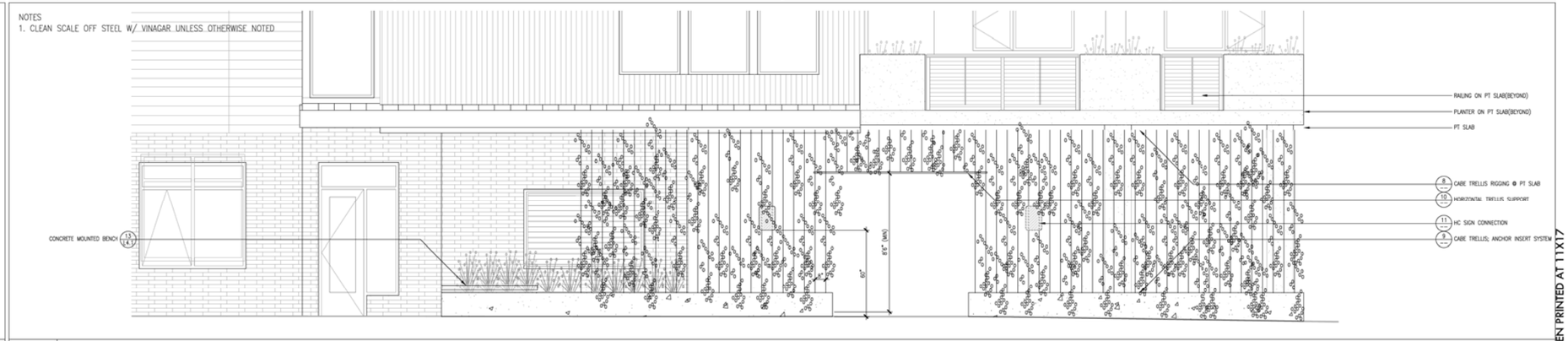
10 DETAIL: HORIZONTAL TRELLIS SUPPORT

CAD FILE: HORIZONTAL TRELLIS SUPPORT.dwg SCALE: 1"=1"



11 DETAIL: HC SIGN @ CABLE TRELLIS

CAD FILE: HC SIGN @ CABLE TRELLIS SCALE: 3" = 1'-0"



DETAIL: TRELLIS AT SOUTH ELEVATION

CAD FILE: FILENAME.DWG SCALE: ¼" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
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1996

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TYPE III DESIGN REVIEW APPLICATION

LANDSCAPE DETAILS

PROJ NO. 21177.01

08.29.2013

△2 11.22.2013

LU 13-199812 DZM

L4.00

PRELIMINARY
NOT FOR
CONSTRUCTION

CARLETON HART ARCHITECTURE
322 nw 8th avenue portland, oregon 97209
t 503 243 2252 | f 503 243 3261 | carletonhart.com

GLISAN COMMONS PHASE II
REACH COMMUNITY DEVELOPMENT
604 NE 99TH AVENUE | PORTLAND, OREGON

TYPE III DESIGN REVIEW APPLICATION

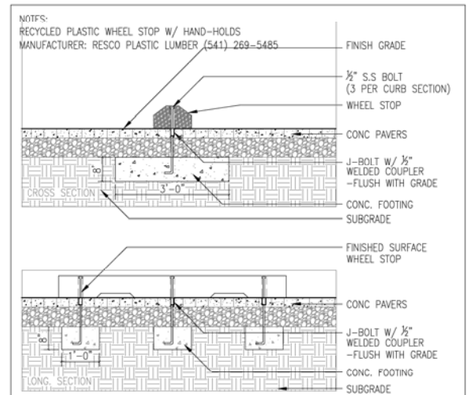
LANDSCAPE DETAILS

PROJ NO.
21177.01

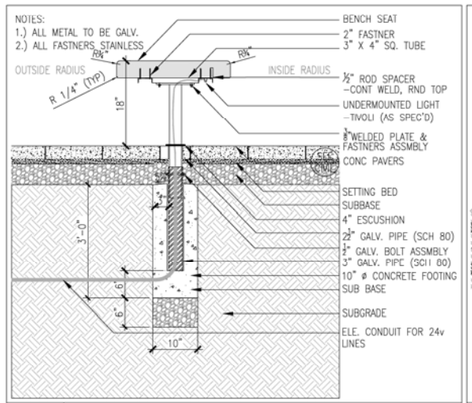
08.29.2013

L4.10

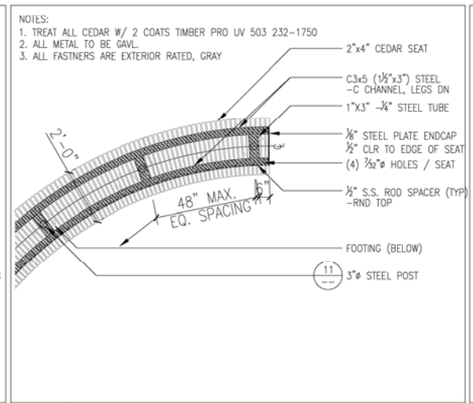
LU 13-199812 DZM



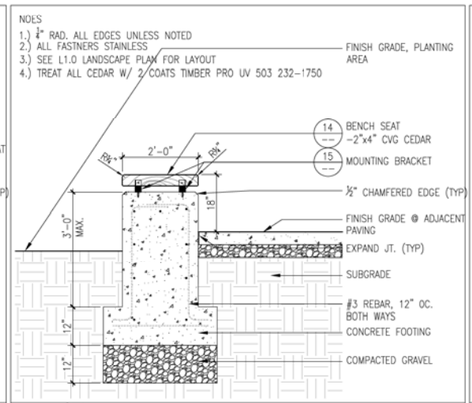
10 RECYCLED PLASTIC WHEEL STOP
CAD FILE: WHEELSTOP.DWG | SCALE: 1/2" = 1'-0"



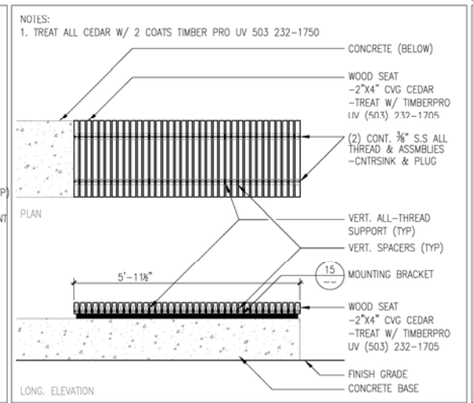
11 CURVING BENCH POST; SECTION
CAD FILE: WOODBENCH@POST-SECTION.DWG | SCALE: 3/4" = 1'-0"



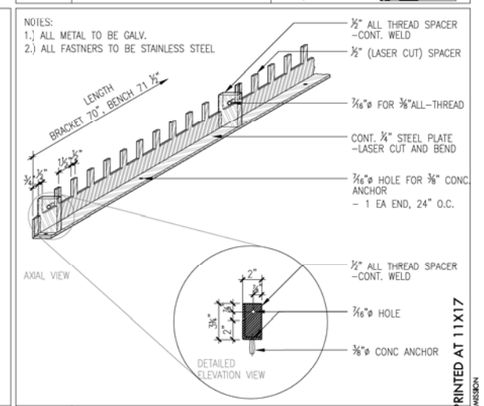
12 CURVING BENCH (PARTIAL PLAN)
CAD FILE: CURVEBENCH(PARTPLAN).DWG | SCALE: 3/8" = 1'-0"



13 SECTION – CONCRETE MOUNTED BENCH
CAD FILE: CONC_MOUNTED_BENCH.DWG | SCALE: 1/2" = 1'-0"



14 BENCH SEAT
CAD FILE: FILEPATH.DWG | SCALE: 1/2" = 1'-0"



15 MOUNTING BRACKET – CONC BENCH
CAD FILE: MNT-HDWR-BENCH.DWG | SCALE: 1 1/2" = 1'-0"

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17

METAL PANEL SIDING

FLUSH PANELS

PAC-CLAD Flush Panels are designed for wall, fascia and soffit applications where a flush or flat appearance is desired. A rounded interlock leg and concealed fastening system improves the flush appearance while providing additional strength. Panels are factory-formed to length to minimize field cutting. Maximum panel length is 25 feet and minimum panel length is 4 feet.

PAC-CLAD Flush Panels are available in on-center dimensions designed to complement our roofing panel product line. Flush Panels are available in two configurations: Flush Panel and Reveal Panel.

FLUSH PANELS

Uses: PAC-CLAD Flush Panels are intended for use in vertical wall, fascia and soffit applications. Flush Panels are not intended for use in roofing or mansard applications.

STIFFENING BEADS

The Flush Panel and Reveal Panel are available with optional stiffening beads. Stiffening beads are recommended for longer panel lengths. One or two beads are available.

INSTALLATION

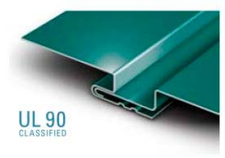
PAC-CLAD Flush Panels shall be installed over a solid deck/wall with appropriate 30# felt or ice and water shield, or in limited applications, over framing sections. When used in a windscreen application, panels must be fastened (stitched) through side joints. Consult a local architect/engineer for requirements of local codes and conditions.

CORRECTIVE LEVELING

Petersen Flush Panels are formed on precision roll-forming equipment that includes in-line Herr-Voss corrective levelers. Corrective leveling works to remove typical metal conditions including coil set, crowning and edge wave. In-line leveling capabilities allow us to work with source material that is "still-water" flat. The result is a panel that exhibits superior flatness. Corrective leveling is available at no extra charge.

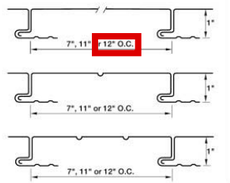
FLUSH PANEL

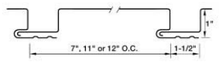
SPECS:	7", 11", OR 12" O.C. 1" HIGH
MATERIALS:	.032 ALUMINUM .040 ALUMINUM* 24 GAUGE STEEL 22 GAUGE STEEL*



REVEAL PANEL

SPECS:	7", 11", OR 12" O.C. 1" HIGH
MATERIALS:	.032 ALUMINUM .040 ALUMINUM* 24 GAUGE STEEL 22 GAUGE STEEL*





PRODUCT FEATURES

- Corrective leveled for superior flatness
- Available with up to 2 stiffener beads
- Rounded interlock leg provides improved flush fit
- 20 year non-prorated finish warranty
- Maximum panel length of 25 feet

Material

- 37 stocked colors (24 gauge steel)
- 13 stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 18 stocked colors (.040 aluminum)
- Galvalume Plus available

ASTM Tests

- ASTM E330 tested

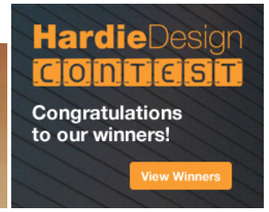
Florida Building Product Approvals

- .032 & .040 Aluminum, 22 & 24 ga. Steel: FL Prod. Approv. #7547

*Limited Color Availability.
12" O.C. has reduced fastening flange.

A complete specification is available online at www.pac-clad.com.

FIBER CEMENT LAP SIDING

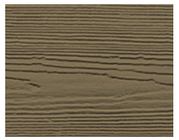


HardiePlank® Lap Siding

HardiePlank® lap siding offers the beauty and traditional look of wood siding while providing very non-wood like benefits — low maintenance and an unmatched resistance to weather damage in wet and humid climates, all while retaining its natural beauty. Our proprietary ColorPlus® Technology combines a professionally developed color palette with a multi-coat, baked-on color application process. Our siding is also ideal for blending the look of a commercial building into a residential environment.

View Product & Project Photo Gallery

Select Cedarmill©



Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Length: 12' planks

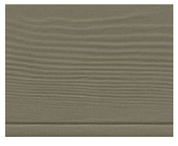
WIDTHS	5.25"	6.25"	7.25"	8.25"	12.0"
EXPOSURE	4.0"	5.0"	6.0"	7.0"	10.75"
COLORPLUS®		*	*	*	
PRIMED	*	*	*	*	*

Smooth

Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Length: 12' planks

WIDTHS	5.25"	6.25"	7.25"	8.25"	12.0"
EXPOSURE	4.0"	5.0"	6.0"	7.0"	10.75"
COLORPLUS®		*	*	*	
PRIMED	*	*	*	*	*

Beaded Cedarmill©



Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Length: 12' planks

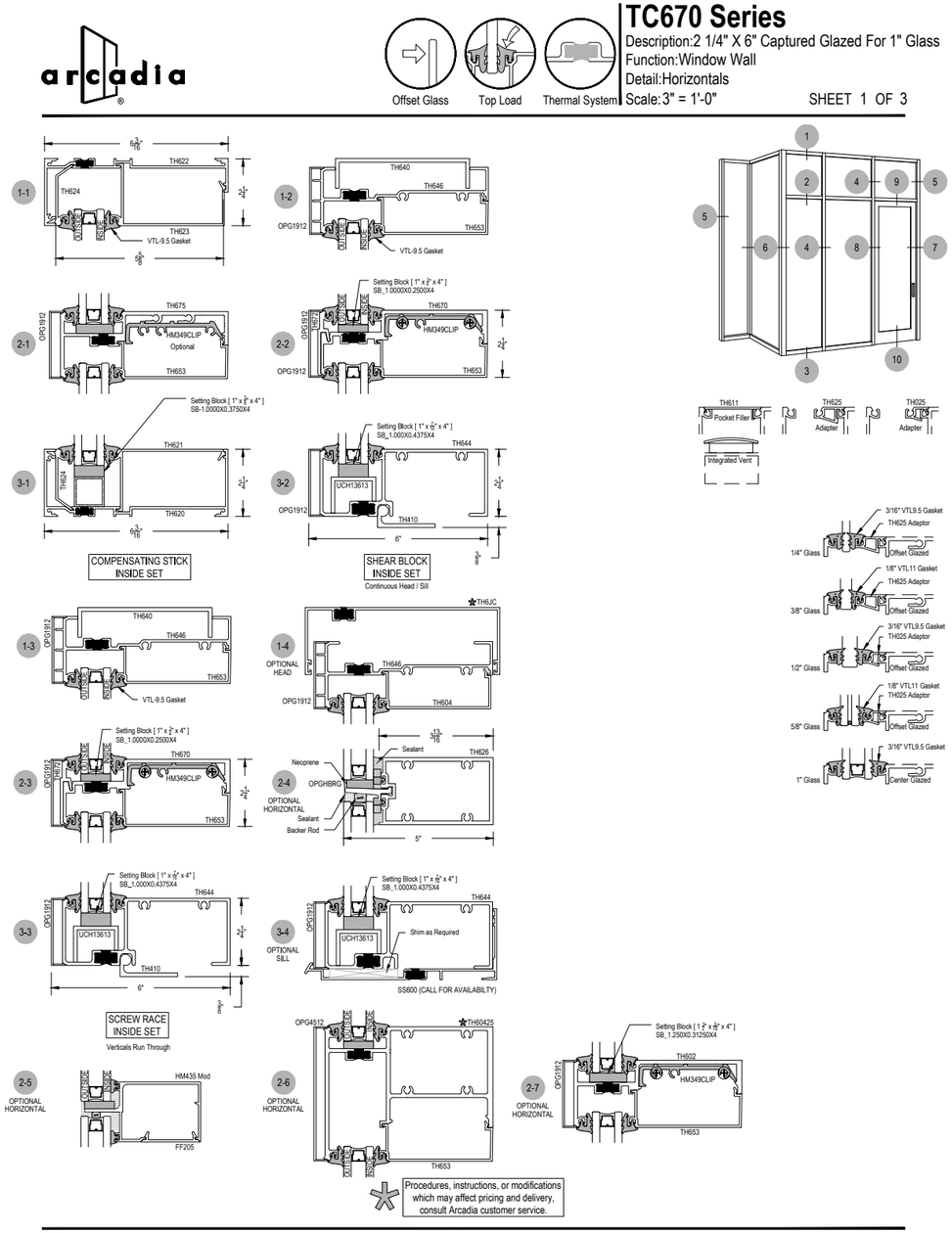
WIDTHS	8.25"
EXPOSURE	7.0"
PRIMED	*

Product Features & Information

- Brochures
- ColorPlus® Technology
- The HardieZone® System
- Sustainability

ALUMINUM STOREFRONT

(*BASIS OF DESIGN - MFR. T.B.D.)



FIBERGLASS WINDOWS

(*BASIS OF DESIGN - MFR. T.B.D., ALTERNATE: MIXED-USED/COMMERCIAL GRADE VINYL WINDOWS OF EQUAL PERFORMANCE)

CASEMENT

BRAND SUMMARY

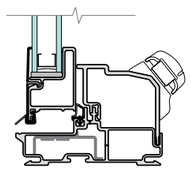
Casement

Pella® Impervia® Casement

windows are perfect for contemporary or traditional applications and feature all the Pella innovations you demand. All frame types and sash material feature Duracast® fiberglass composite, Pella's patented, five layer, engineered fiberglass composite. Duracast fiberglass composite is the strongest, most durable material available in windows and patio doors. Each window uses three-way reinforced corners for increased strength. All frame and sash corners are locked in place with corner locks and injected with a dual purpose sealant/adhesive for long-lasting performance. Pella Impervia products are prefinished with powder-coat paint. This paint meets the stringent AAMA 623 standards. Powder-coat paint is resistant to dents, scratches and damaging UV light. Duracast fiberglass composite can withstand extreme heat (over 200° F), intense cold (-40° F), and is seacoast worthy.

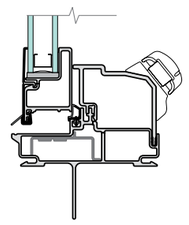
BLOCK FRAME

The 3-1/4" deep block frame is our most versatile frame. Units can be installed in masonry openings using installation clips, concealed jamb screws or in wood frame openings using optional fins. Units can also be field-joined together. Our block frames may easily be used as a replacement window without removing the existing frame or damaging the exterior.



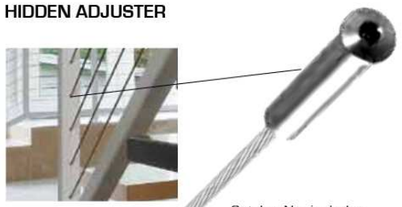
INTEGRAL NAILING FIN

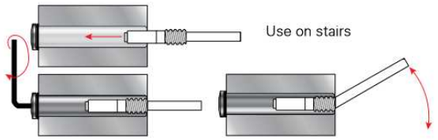
The integral nailing fin features a standard continuous fin, adding a protective weather barrier to the frame itself and allowing for smooth installation.

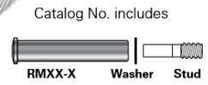


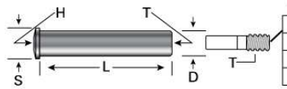
TERMINALS

HIDDEN ADJUSTER



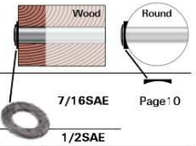






Ø	PART NO.
3 mm	SM-3
4 mm	SM-4
5 mm	SM-5
6 mm	SM-6

Ø	L=4˙˙ mm CATALOG NO.	L=50 mm CATALOG NO.	L=6˙ mm CATALOG NO.	L=83 mm CATALOG NO.	D	H	S	T
3 mm	RM12-3A	RM22-3A	RM32-3A	RM62-3A	1˙.˙ mm	5 mm	˙3.6 mm	M8
4 mm	RM12-4A	RM22-4A	RM32-4A	RM62-4A	1˙.˙ mm	5 mm	˙3.6 mm	M8
5 mm	RM12-5A	RM22-5A	RM32-5A	RM62-5A	1˙.˙ mm	5 mm	˙3.6 mm	M8
6 mm		RM22-6A	RM32-6A		13.5 mm	6 mm	˙6.4 mm	M˙1



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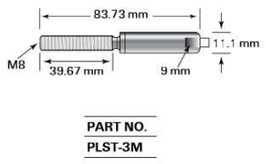
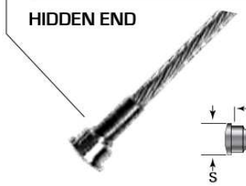
PUSH-LOCK STUD

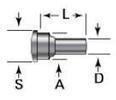


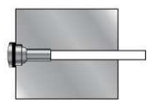
PART NO.
PLST-3M

Replaces SM-3 (above). Attaches to cable by hand.
1 x ˙19 strand cable is required for Push-Lock Stud.

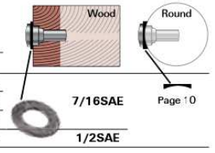
HIDDEN END







Ø	CATALOG NO.	A	D	L	S
3 mm	RFM-3A	11.1 mm	6.35 mm	19 mm	13.64 mm
4 mm	RFM-4A	11.1 mm	6.35 mm	19 mm	13.64 mm
5 mm	RFM-5A	11.1 mm	6.35 mm	19 mm	13.64 mm
6 mm	RFM-6A	13.5 mm	9.53 mm	25.4 mm	16.41 mm



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TREMCO®

Vulkem® 950NF & 951NF Topcoats

Neighbor-Friendly, Low-Odor/Low-VOC Topcoats for Pedestrian and Vehicular Application

Product Description

Vulkem® 950NF and 951NF Topcoats are high-performance, Neighbor-Friendly, two-part polyurethane coatings for vehicular (heavy duty) and pedestrian (medium duty) applications where low-odor and extremely durable coatings are desired. These topcoats are applied over a cured Vulkem basecoat.

Vulkem 950NF Topcoat can be used both as an intermediate coat for the Tremco heavy duty system and a topcoat for interior applications. Vulkem 951NF is a low-odor topcoat designed for exterior applications and for use over Vulkem 950NF in heavy duty applications.

The recommended basecoats for use with Vulkem 950NF and Vulkem 951NF are Vulkem 350NF and Vulkem 360NF. Vulkem 350NF is a single-component, fast-curing, low-odor polyurethane basecoat that possesses tenacious adhesion primarily to clean and dry dry concrete, but also to wood and metal. Vulkem 360NF is a low-odor, VOC-compliant, water-cured, rapid-setting polyurethane basecoat that also possesses tenacious adhesion primarily to clean and dry concrete, but also to wood and metal.

Basic Uses

Medium Duty applications consist of a 25-mil coat of Vulkem 360NF and a 12-mil coat of one of the Vulkem NF topcoats with backrolled aggregate. This deck coating system is designed for waterproofing plaza decks, recreation decks, balconies, mechanical rooms, stadiums, parking stalls and similar primarily concrete and masonry applications requiring an elastomeric waterproofing system.

Heavy Duty applications consist of a 25-mil coat of Vulkem 360NF and two 12-mil coats of one of the Vulkem NF topcoats with backrolled aggregate. This deck coating system is a cold applied vehicular traffic deck coating system designed for waterproofing concrete slabs and protecting occupied areas underneath from water damage. Additionally, the system will protect concrete from damaging effects of water deicing salts, chemicals, gasoline, oils and antifreeze.

Features

- Low-odor.
- Quick turnaround time.
- Extremely tough topcoats.
- Reduced number of coats for both the medium and heavy duty systems.
- Topcoats need only 24 hours cure prior to vehicular traffic, 12 hours cure prior to foot traffic.

Applicable Standards

Conforms to ASTM C 957.

Packaging

Vulkem 360NF Basecoat - 5 gal. (18.9L) in an Imperial 5 gal. (22.7L) pail

Vulkem 950NF Topcoat - Total of 4.2 gal. kit - Part A 3.25 gal. (12.3L) in a 5 gal. (18.9L) pail, Part B 0.95 gal. (3.6L)

Vulkem 951NF Topcoat - Total of 4.6 gal. kit - Part A 3.75 gal. (14.2L) in a 5 gal. (18.9L) pail, Part B 0.85 gal. (3.2L)

Color

Vulkem 950NF or Vulkem 951NF topcoats are available in Gray, Slate Gray or Beige. High-reflectivity, Energy-Star™ White is available as a made-to-order. Vulkem 951NF also comes in Clear (pedestrian only) and Black. Other colors are available via special ordering.

Installation

Concrete shall be water cured and in place according to the industry standard of 28 days, which is our recommendation, prior to installing the coating materials. Concrete finish shall be a light steel trowel followed by a fine hair broom finish, or equivalent finish. New or existing slabs must be dry, clean, sound and free of all contaminates which may interfere with adhesion or proper curing.

Chemical and/or mechanical surface preparation may be required.

Refer to Vulkem 360NF/950NF/951NF Application Instructions for specific application details. For specialty applications such as roof decks, tennis courts and others, visit www.tremcosealants.com. The techniques may require modifications to adjust to the job-site conditions. Consult your local Tremco Sales Representative or Tremco Technical Services for specific design requirements.
Note: For installation of 951NF - Clear, please refer to the Color-quartz application instructions for Vulkem 951NF - Clear.

Availability

Immediately available from your local Tremco Sales Representative, Tremco Distributor or Tremco Warehouse.

Limitations

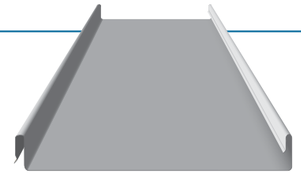
- Do not apply to damp or contaminated surfaces.
- Use with adequate ventilation.

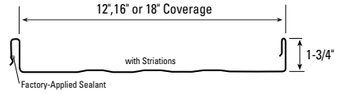
Warranty

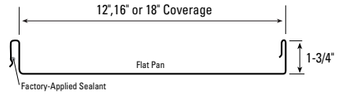
Tremco warrants its Products to be free of defects in materials, but makes no warranty as to appearance or color. Since methods of application and on-site conditions are beyond our control and can affect performance, Tremco makes no other warranty, expressed or implied, including warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE, with respect to Tremco Products. Tremco's sole obligation shall be, at its option, to replace, or refund the purchase of the quantity of Tremco Products proven to be defective and Tremco shall not be liable for any loss or damage.

Vertical Seam

- Structural standing seam roof system
- Panel coverages: 12", 16", or 18"
- Rib height: 1-3/4"
- Gauges: 26 ga. and 24 ga. standard, 22 ga. optional
- Snap-together panel system with factory-applied side lap sealant
- Minimum roof slope over open framing 3:12
- Minimum roof slope over solid substrate 1:12
- Concealed clip designed for unlimited thermal movement
- Accommodates up to 4" blanket insulation
- Finishes: PVDF (Kynar 500®) and Acrylic Coated Galvalume®
- Contact Metal Sales for load carrying capabilities

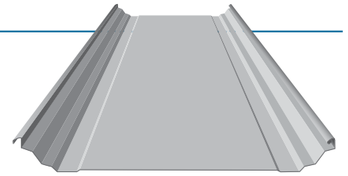


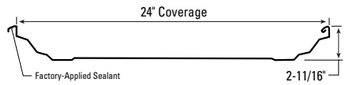


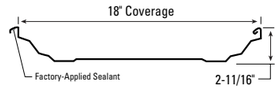


Seam-Loc 24®

- Structural standing seam roof system
- Panel coverages: 24" or 18"
- Rib height: 2-11/16"
- Gauges: 24 ga. standard, 22 ga. optional
- Minimum roof slope: 1/4:12
- Factory-applied side lap sealant
- Pittsburgh double flat locking mechanically seamed side lap
- Concealed clip designed for thermal movement
- Accommodates 1/2" to 6" blanket insulation
- Applies over open framing or solid substrate
- Finishes: PVDF (Kynar 500®) and Acrylic Coated Galvalume®
- Contact Metal Sales for load carrying capabilities

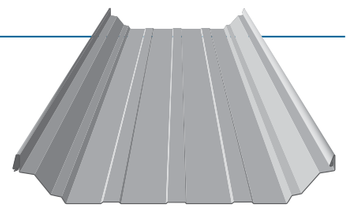


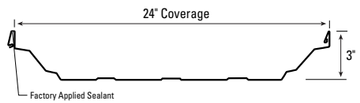




Snap-Loc 24

- Structural standing seam roof system
- Panel coverage: 24"
- Rib height: 3"
- Gauges: 24 ga. standard, 22 ga. optional
- Minimum roof slope: 1/4:12
- Factory-applied side lap sealant
- Snap together panel system
- Concealed clip designed for thermal movement
- Accommodates 1/2" to 6" blanket insulation
- Applies over open framing or solid substrate
- Finishes: PVDF (Kynar 500®) and Acrylic Coated Galvalume®
- Contact Metal Sales for load-carrying capabilities



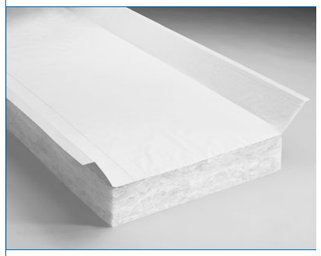


Johns Manville

Smart Ideas. Better Insulation.

Panel Deck PSK

Formaldehyde-free Thermal and Acoustical Fiber Glass Insulation



FORMALDEHYDE-FREE

Johns Manville has revolutionized the building insulation industry by introducing an entire line of formaldehyde-free fiber glass building insulation. JM Formaldehyde-free insulation provides the same high-quality thermal and acoustical properties as conventional JM fiber glass – just without the formaldehyde-based binder. Why? Because it's a smart thing to do for our customers and the environment. Formaldehyde has traditionally been used as part of the binder in fiber glass insulation. Although there is no health risk with the traditional product, formaldehyde at higher levels may cause irritation and sensitivity. JM Formaldehyde-free building insulation utilizes an innovative new acrylic binder that eliminates binder-related formaldehyde emissions during manufacturing and, once installed, will not off-gas formaldehyde in the indoor environment. No formaldehyde means fewer things to worry about. Visit us at **www.jm.com** for more information.

PRODUCT DESCRIPTION

Johns Manville Panel Deck PSK-faced thermal and acoustical fiber glass insulation is made of long, resilient glass fibers bonded with an acrylic thermosetting binder. The batts are laminated with PSK (polypropylene-scrim-kraft) which enables the insulation to carry a fire hazard classification rating of 25/50 per ASTM E 84 and serves as an excellent vapor retarder. Extra-wide tabs extend full length along both sides for specialty applications. The reflective facing may be left exposed where codes permit.

AVAILABLE FORMS

- 2 x 4 modular roof construction – commercial buildings
- Building systems where extended tabs assist in application

APPLICATIONS

For 2 x 4 Modular Roof Deck

- **Step 1.** Position the first folded tab on the near side of the first longitudinal wood member and staple it in place parallel to the deck. Space staples 6" (152 mm) apart the entire length of the tab, with a staple within 1" (25 mm) of each end of the folded tab. Make certain that the staples are installed with the width dimension parallel to the 93" (2.36 m) long side of the batts.
- **Step 2.** Position the batt into the cavity and pull the second folded tab across the face of the adjoining framing member. Staple the tab to the near side of the second framing member while holding the tab in alignment parallel to the deck. Maintain fullest "drape" on each tab to ensure sufficient space above the facing to permit the batt to recover to its full thickness.
- **Step 3.** In the second module, double layer the tab of the next batt against the stapled tab of the first batt, and repeat Steps 1 and 2.
  In applications where framing is not present, it may be attached to the underside of steel or wood roof decks using impaling pins and washers (in which case, adjacent tabs are folded together and stapled for a continuous vapor retarder).

PACKAGING

Panel Deck PSK insulation is compression-packaged for savings in storage and freight costs.

RECOMMENDED STORAGE AND TRANSPORT

Store insulation indoors. Keep insulation clean and dry at all times. When transporting, cover completely with a waterproof tarpaulin as necessary.

SPECIFICATION COMPLIANCE

ASTM C 665, Type II, Class A, Category 1
ASTM E 96 Permeability; PSK facing – .10 Perm Rating
ASTM E 84 Flame Spread 25 or less, Smoke Developed 50 or less

SHORT FORM SPECIFICATION

All insulation shown on drawings or specified herein shall be "Johns Manville Panel Deck PSK-Faced Formaldehyde-free Thermal and Acoustical Fiber Glass Insulation" with 5" (127 mm) extended tabs. Thermal resistance "R" (RSI) values of the insulation shall be R-19 (RSI-3.3) in ceilings, R-19 (RSI-3.3) in walls, R-19 (RSI-3.3) in floors over unheated spaces. The products shall have a flame spread/smoke developed rating of 25/50 or less.

LIMITATIONS OF USE

Check applicable building codes.

PERFORMANCE ADVANTAGES

- Formaldehyde-free – will not off-gas formaldehyde in the indoor environment.
- Fire-resistant and Noncombustible – (see Specification Compliance). Panel Deck PSK may be left exposed where building codes permit.
- Moisture Control – when properly installed without openings, the PSK facing resists water vapor transmission.
- Light-reflective Surface – when exposed, the white polypropylene reflective surface helps maximize lighting efficiency, and may reduce lighting requirements.
- Strong – the PSK facing provides a tough protective surface. The fiber glass scrim reinforcement in the facing increases tensile strength and product durability.
- Thermal Efficiency – provides effective resistance to heat transfer with R-values up to R-19 (RSI-3.3).
- Sound Control – reduces transmission of sound through exterior and interior walls and floor/ceiling assemblies.
- Noncorrosive – does not accelerate corrosion of pipes, wiring or metal studs.
- Durable – unaffected by moisture, oil, grease and most acids. It will not rot, mildew or otherwise deteriorate.
- Resilient – bonded glass fibers will not pull apart during normal applications and resist settling, breakdown and sagging from vibration.
- Flexible – forms readily around corners and curved surfaces.

MUTUAL MATERIALS TECH SHEET

Eco-Priora®

ENVIRONMENTAL

With its unique, patented interlocking spacer lugs, Eco-Priora® provides secure structural performance for permeable interlocking concrete pavements (PICP's). It works well under vehicular traffic, especially when compared to other "non-interlocking" permeable pavers.

The flat, durable surface is also well suited for pedestrian pavements and the narrow joints comply with the most recent requirements of the ADA (Americans with Disabilities Act).

Use Eco-Priora for:

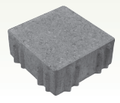
- Driveways
- Parking Lots
- Commercial Applications
- Residences
- Pedestrian Plazas

4 x 8*

4" x 8" x 3 ⅛"
100 mm x 200 mm x 80 mm

8 x 8*

8" x 8" x 3 ⅛"
200 mm x 200 mm x 80 mm



PRODUCT DATA*

Unit	Pieces / Pallet	Coverage / Pallet	Weight / Unit	Weight / Pallet
4 x 8 Unit	432	93.2 ft² (8.65 m²)	8 lbs (3.6 kg)	3,456 lbs (1,567 kg)
8 x 8 Unit	192	83.04 ft² (7.71 m²)	16 lbs (7.2 kg)	3,172 lbs (1,439 kg)

All ***Weight per Pallet*** noted above include a 50 lb pallet weight.

** All metric dimensions are soft converted to Imperial.*

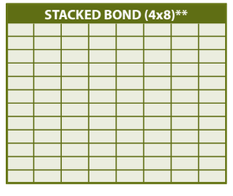
Unit	Height	Width	Length	Stones /sq ft	Net Void
4 x 8 Unit	3 ⅛" (80 mm)	4" (100 mm)	8" (200 mm)	4.5	13%
8 x 8 Unit		8" (200 mm)		2.25	9%

STANDARD SPECIFICATION

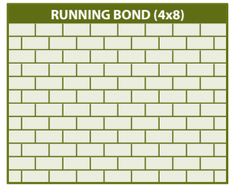
Eco-Priora is manufactured to the same high quality specifications as all other Mutual Materials interlocking concrete pavers and meet or exceed the requirements in ASTM C 936, "Standard Specification for Solid Concrete Interlocking Paving Units."

INSTALLATION PATTERNS

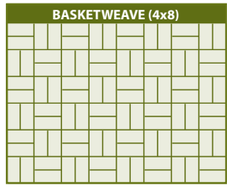
STACKED BOND (4x8)**



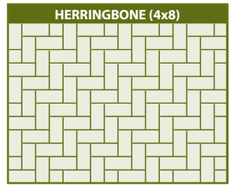
RUNNING BOND (4x8)



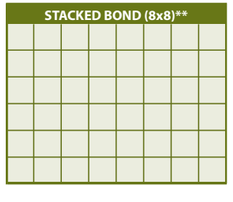
BASKETWEAVE (4x8)



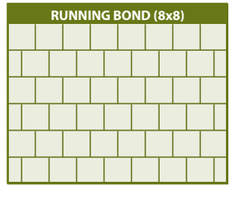
HERRINGBONE (4x8)



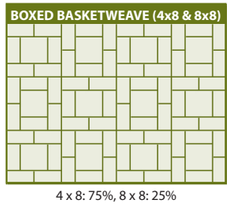
STACKED BOND (8x8)**



RUNNING BOND (8x8)

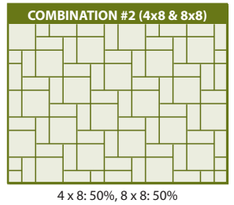


BOXED BASKETWEAVE (4x8 & 8x8)



4 x 8: 75%, 8 x 8: 25%

COMBINATION #2 (4x8 & 8x8)



4 x 8: 50%, 8 x 8: 50%

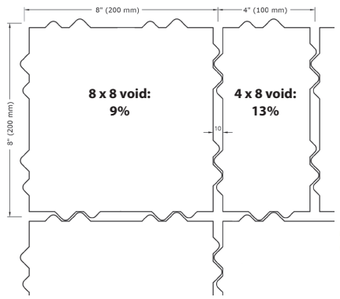
*** Currently available for mechanical installation.*

AVAILABLE COLORS

Custom colors are available. For more information please contact your Mutual Materials sales representative.

PERMEABLE PAVEMENT DESIGN

For more specific and detailed instructions, please contact your Mutual Materials sales representative.

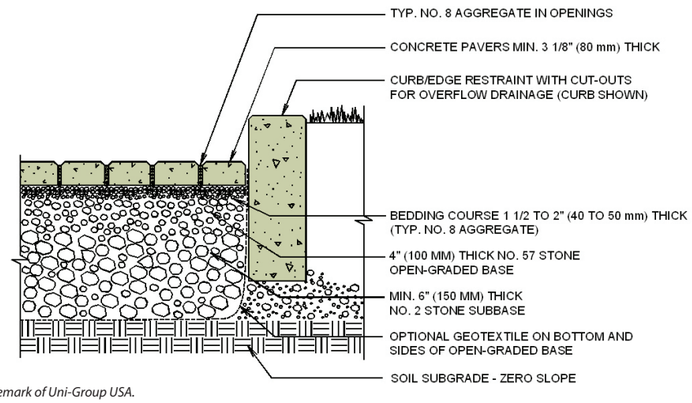


When building permeable pavement structures with Eco-Priora 4 x 8 or 8 x 8, follow design and construction recommendations found in "Permeable Interlocking Concrete Pavements- 4th Edition" as published by the Interlocking Concrete Pavement Institute (ICPI, 2011). Copies are available from ICPI (www.ICPI.org) or your Mutual Materials representative.

Also, LEED credits may be available for stormwater management, urban heat island reduction, and innovative design (according to the project certification process established by the USGBC.

Green Note: *EcoPriora permeable pavers may contribute towards LEED credits as determined by the USGBC. Credits vary by project and by manufacturer. For more specific information on how EcoPriora might contribute towards LEED certification for your project, please contact your Mutual Materials sales representative.*

TYPICAL CROSS SECTION (FOR FULL EXFILTRATION DESIGNS)



Eco-Priora® is a trademark of Uni-Group USA.

MUTUAL MATERIALS LOCATIONS

For product information and customer service, call 1-888-MUTUALØ (688-8250).

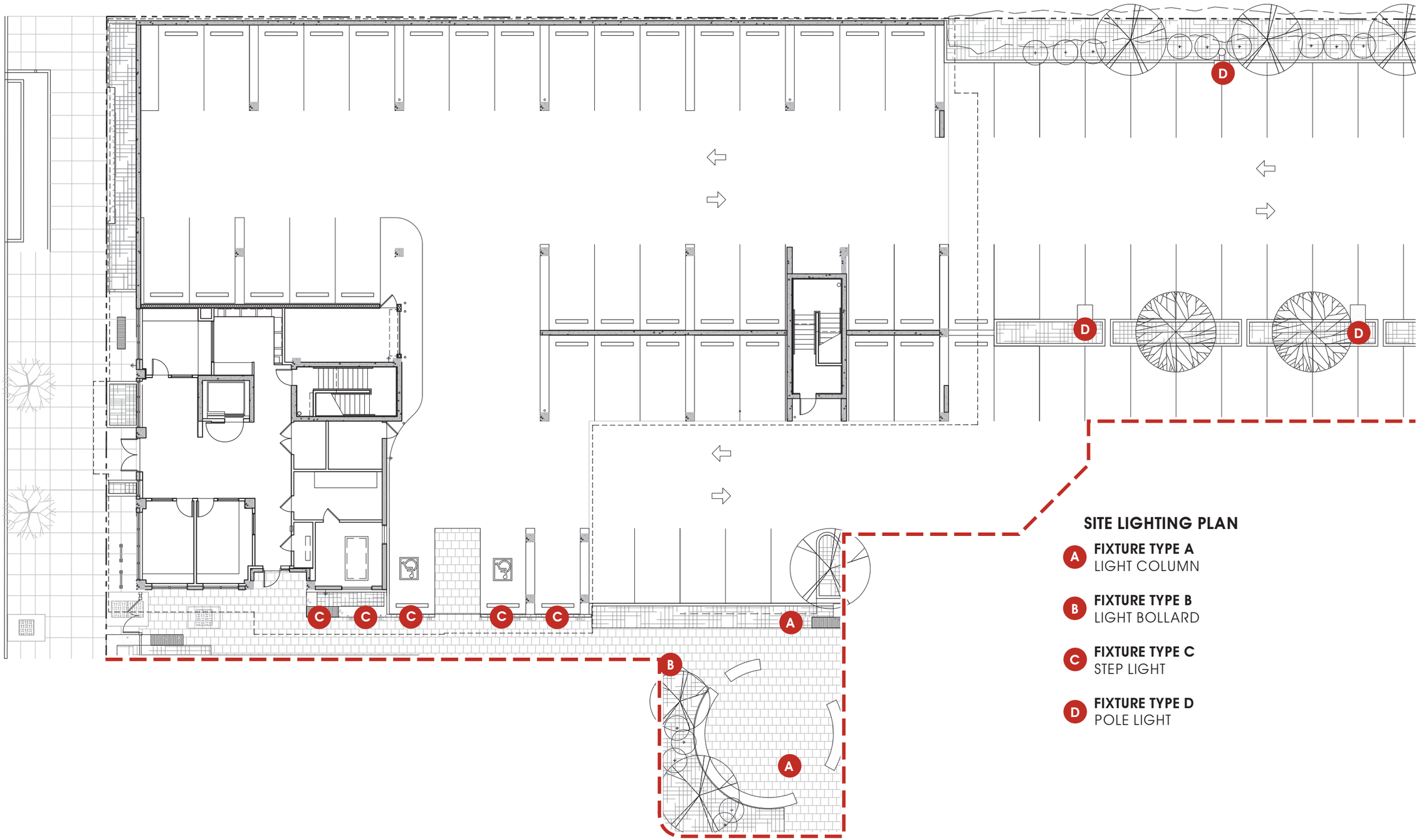
Washington
Auburn
Bellevue
Bellingham
Burlington
Mukilteo
Olympia (Tumwater)
Port Orchard
Redmond
Spokane
Tacoma (Parkland)
Vancouver, WA

Oregon
Bend
Clackamas
Durham
Hillsboro
Salem

Idaho
Hayden

Montana
Missoula

MUTUAL MATERIALS®
Trusted Since 1900
www.mutualmaterials.com



SITE LIGHTING PLAN

- **A** **FIXTURE TYPE A** LIGHT COLUMN
- **B** **FIXTURE TYPE B** LIGHT BOLLARD
- **C** **FIXTURE TYPE C** STEP LIGHT
- **D** **FIXTURE TYPE D** POLE LIGHT

LIGHT COLUMN (TYPE A)

LUMINAIRE SPECIFICATION

www.ligman.com

LIGMAN The quality of life ... Outdoor Lighting Solutions

PROJECT : _____ DATE : _____

LOCATION : _____

QUANTITY : _____ NOTE : _____

TU-2039 ☐

Tauras light column

IP55 ❄⚠⚠/EN 60598/CLASS I ⏚/⧩/CE/IK08

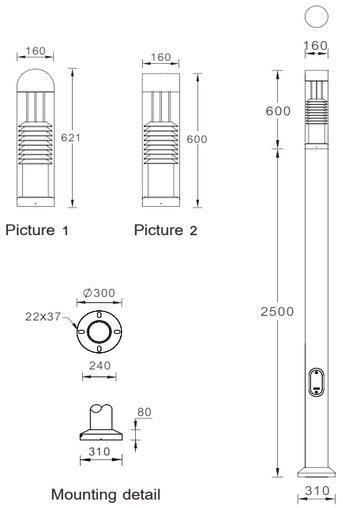
PRODUCT TYPE

Light column

A decorative light column with symmetrical light distribution using energy saving compact fluorescent, metal halide and high pressure sodium lamps. Designed to compliment the Tauras wall light, Tauras bollard and Tauras pillar light. A sleek and minimalist shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks.

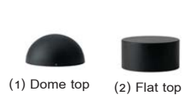
Extruded aluminum column and low copper content die-cast aluminium housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and clear impact resistant UV stabilized polycarbonate diffuser with anodized high purity aluminum reflector. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Available with a selection of integral electronic and fluorescent dimming electronic ballast, ensures extended lamp life energy saving capabilities and integration with building management systems. Easy access for lamp replacement by using screws to remove the cylindrical lantern portion.

DIMENSION



LAMP

- TC-D 18W.
- TC-D 26W.
- HIE 70W.
- HSE 70W.



(1) Dome top (2) Flat top

Tauras light column

	Model No.	Lamp	Holder	Lumen	Weight	Picture	CCG	*ECG
☐	TU-20391-1	TC-D 18w.	G24d-2	1200	31.5 kg.	1	•	•
☐	TU-20392-1	TC-D 26w.	G24d-3	1800	31.6 kg.	1	•	•
☐	TU-20394-1	HIE 70w.	E27	4900	32.6 kg.	1	•	•
☐	TU-20395-1	HSE 70w.	E27	5600	32.6 kg.	1	•	-
☐	TU-20391-2	TC-D 18w.	G24d-2	1200	31.5 kg.	2	•	•
☐	TU-20392-2	TC-D 26w.	G24d-2	1800	31.6 kg.	2	•	•
☐	TU-20394-2	HIE 70w.	E27	4900	32.6 kg.	2	•	•
☐	TU-20395-2	HSE 70w.	E27	5600	32.6 kg.	2	•	-

*ECG = This model can be used electronic ballast , Please note -ECG After the model no. for order with electronic ballast

LIGHT BOLLARD (TYPE B)

LUMINAIRE SPECIFICATION

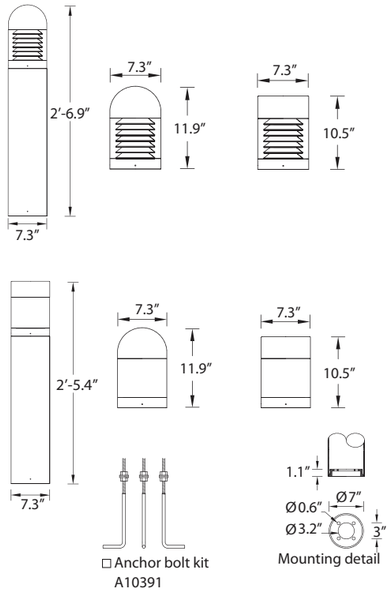
LIGMAN LIGHTING USA

PROJECT : _____ DATE : _____

LOCATION : _____

QUANTITY : _____ NOTE : _____

IP55 : Suitable for Wet Locations



U10153

Tauras 2 bollard

Product Type

A decorative bollard with a symmetrical light distribution with options of energy saving compact fluorescent, metal halide and high pressure sodium lamps. Developed to compliment the Tauras range of pillar light, light column and wall light luminaires. Designed for various applications including entrances, gardens, precincts and pathways.

Extruded aluminum column and low copper content die cast housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and clear or opal impact resistant UV stabilized polycarbonate diffuser. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear Anodized high purity aluminum reflector with the clear diffuser option.

Physical Data
Diameter: 7.3"
Height: 2'-6.9"/2'-5.4"
Weight: 20 lbs.

Lamp
☐ PMH-ED17 50w
(For More Lamp options please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

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

Top Style
☐ Dome top ☐ Flat top

Diffuser
☐ O- Opal ☐ C- Clear

Note
- Integral Electronic control gear.
- Ballast enclosed in an internal waterproof capsule.

Options
☐ Specify custom height_____ft

LUMINAIRE SPECIFICATION

www.ligman.com

LIGMAN
The quality of life ...
Outdoor Lighting Solutions

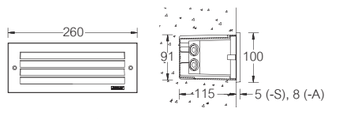
PROJECT : _____ DATE : _____
LOCATION : _____
QUANTITY : _____ NOTE : _____

LE- _____

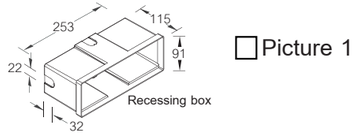
☐ Picture 1

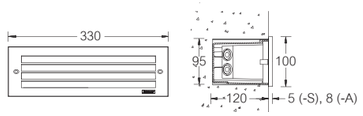
☐ Picture 2

DIMENSION

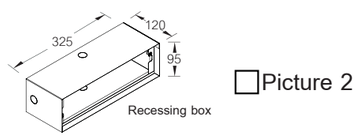


☐ Picture 1





☐ Picture 2



Legend 2 recessed step light

IP65 ◈⚠⚠/EN 60598/CLASS I ⏚/Ⓕ/CE/IK07

PRODUCT TYPE

Recessed wall Luminaire

A range of vandal resistant rectangular wall recessed luminaires. Suitable for indoor or outdoor applications in residential, shopping and pedestrian areas as decorative guide light. Available in a variety of lamp options that include energy saving compact fluorescent and LED light sources. Main characteristics are low glare. The LED luminaires have features such as long life, limited maintenance and constant lifetime performance.

The legend is available with interchangable aluminum or stainless steel grade 316 frames. Low copper content die-cast aluminum housing with a high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and impact resistant UV stabilized opal polycarbonate diffuser and opal glass diffuser for LED type. Double cable entry. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear.

LAMP

- TC-S 5/7/9w.
- TC-D 13w
- TC-D 18w.
- TC-S 5/7/9w.
- TC-S 11w.
- TC-D 26w.

Legend 2

Model No.	Lamp	Holder	Lumen	Weight	Picture	CCG	*ECG
☐ LE-40021-S	TC-S 5/7/9w.	G23	250/400/600	1.9 kg.	1	•	•
☐ LE-40022-S	TC-D 13w.	G24d-1	900	1.9 kg.	1	•	•
☐ LE-40023-S	TC-D 18w.	G24d-2	1200	1.9 kg.	1	•	•
☐ LE-40021-A	TC-S 5/7/9w.	G23	250/400/600	1.6 kg.	1	•	•
☐ LE-40022-A	TC-D 13w.	G24d-1	900	1.6 kg.	1	•	•
☐ LE-40023-A	TC-D 18w.	G24d-2	1200	1.6 kg.	1	•	•
☐ LE-40711-S	TC-S 11w.	G23	900	2.7 kg.	2	•	•
☐ LE-40712-S	TC-D 18w.	G24d-2	1200	2.7 kg.	2	•	•
☐ LE-40713-S	TC-D 26w.	G24d-3	1800	2.7 kg.	2	•	•
☐ LE-40711-A	TC-S 11w.	G23	900	2.4 kg.	2	•	•
☐ LE-40712-A	TC-D 18w.	G24d-2	1200	2.4 kg.	2	•	•
☐ LE-40713-A	TC-D 26w.	G24d-3	1800	2.4 kg.	2	•	•

(S) Stainless steel front frame thickness 5mm. (A) Aluminium front frame thickness 8mm.

*ECG = This model can be used electronic ballast , Please note -ECG After the model no. for order with electronic ballast

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single piece aluminum housing with nominal wall thickness of 1/8". Die-cast doorframe has impact-resistant, tempered, glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH — Standard finish is dark bronze (DDB) corrosion-resistant polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — MIRO finish, segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fastener and are rotatable and interchangeable. Four full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV sharp cutoff (forward throw) and Type V (symmetric square).

ELECTRICAL SYSTEM — 50W-150W utilizes a high reactance, high power factor ballast. 35S utilizes a reactance high power factor ballast. 175W metal halide utilizes a constant-wattage auto transformer ballast. CSA, NOM or INTL required for probe start shipments outside of the US for 175M. Not available with 175M SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired. Ballasts are 100% factory tested.

Socket: Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact.

LISTING — Listed and labeled to UL standards for wet locations. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 Rated. U.S. Patent No. D556,357.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

OMERO
Architectural Area & Roadway Lighting

MR1

METAL HALIDE 50W-175W
HIGH PRESSURE SODIUM 35W - 150W

Specifications
Length: 24-1/2 (62.2)
Dia: 18-5/8 (47.3)
Overall Height: 6-3/8 (16.2)
*Weight: 27 lbs (12.2 kg)
EPA: 0.54 ft² (0.05m²)

NIGHTTIME FRIENDLY™
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.

ORDERING INFORMATION For shortest lead times, configure products using standard options **(shown in bold).** **Example**: MR1 100M SR3 TB SPA LPI

MR1									
Series	**Wattage**	**Distribution**	**Voltage**	**Ballast**	**Mounting**	**Options**	**Finish**[16]	**Lamp**[17]
MR1	Metal halide 50M[1] 70M[1] **100M** **150M** **175M**[2] Ceramic metal halide 50MHC[1] 70MHC[1] 100MHC 150MHC High pressure sodium 35S[3] 50S 70S 100S 150S	SR2 Segmented type II roadway **SR3** Segmented type III asymmetric **SR4SC** Segmented type IV forward throw, sharp cutoff **SR5S** Segmented type V symmetric square	120 208[4] 240[4] **277** **347** **480**[4] **TB**[5] 23050HZ[6]	(blank) Magnetic CWI Constant wattage isolated Pulse Start **SCWA** Super CWA pulse start ballast[7]	**SPA** Square pole mounting **RPA** Round pole mounting WBA Wall bracket (up or down)[8] Shipped separately[9, 10] DCMR1 Decorative curved arm, (square pole only) DCMR1R Decorative curved arm, (round pole only) SPA19/AS Square pole adaptor (DM19 to SPA) RPA19/AS Round pole adaptor (DM19 to RPA)	Shipped installed in fixture SF Single fuse (120, 277,347)[11] DF Double fuse (208, 240, 480V)[11] PER NEMA twist-lock receptacle only (no photocell) QRS Quartz restrike system[12, 13] HS Houseside shield[9, 14] EC Emergency circuit[12, 13] **CSA** Listed and labeled to comply with Canadian Standards NOM NOM certified[6] INTL International shipment for 175M Shipped separately[9] PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option VG Vandal guard[15]	**(blank)** Dark bronze DBL Black DWH White **DNA** Natural aluminum Super Durable Finishes DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	**LPI** Lamp included **L/LP** Less lamp

When ordering poles, specify the appropriate drilling pattern. See below example.

Example: **SSA 20 4C DM19AS**

DM19AS	1 at 90 degrees
DM28AS	2 at 180 degrees
DM29AS	2 at 90 degrees
DM39AS	3 at 90 degrees
DM49AS	4 at 90 degrees
DM32AS	3 at 120 degrees (round poles only)

Accessories: Tenon Mounting Slipfitter
Order as separate catalog number. Must be used with pole mounting (RPA).

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Notes:
1 Not available with 480V.
2 These wattages do not comply with California Title 20 regulations.
3 120V only.
4 Must specify CWI for use in Canada.
5 Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada).
6 Consult factory for available wattages.
7 SCWA available with 150M or 150MHC only.
8 Mounted in lens up orientation, fixture is damp location rated.
9 May be ordered as an accessory.
10 Must specify finish when ordered as an accessory.
11 Must specify voltage. Not available with TB.
12 EC and QRS options cannot be ordered together.
13 Maximum allowable wattage lamp included.
14 Order MR15R2/3HS U as an accessory.
15 Order MR1VG U as an accessory.
16 See www.lithonia.com/archcolors for additional color options.
17 Must be specified. L/LP not available with MHC.

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for use in applications where smart, energy-efficient fixtures are desired. Typical applications include, parking garage, canopy, transportation, school, hospital and exterior retail environments where moisture or dust is a concern. Polycarbonate enclosure protects fixture while remaining easy to service and clean.

CONSTRUCTION — UV-stabilized, injection-molded, impact-resistant, frosted polycarbonate housing with continuous poured-in-place, closed-cell gasket. 20-gauge steel channel and channel cover. Tool-less ballast and wiring access. Fixture design allows for 10-12% uplight.

OPTICS — UV-stabilized, injection-molded, impact-resistant, clear transparent, polycarbonate lens with aesthetic rib detail (.080" thick). Clear transparent, tamper-resistant, polycarbonate latches standard (8 Torx T-20 tamper-resistant screws included). Stainless steel latches also available. Reflectors are precision-formed, high-performance, segmented optics utilizing premium specular aluminum and optimized for both 1- and 2-lamp configurations. Provides 95% reflectivity and warranted for 25 years.

ELECTRICAL — Ballasts: Thermally protected, resetting, Class P, HPF, Sound Rating A+. 90°C rated Advance Cool Running™ ballast standard for T5HO. T8 ballast starting temperature is -18°C (0°F) and T5HO starting temperature is -29°C (-20°F).

Lamps: 4100K lamps standard. Secured with rotary locking lampholders for ease of re-lamping and to minimize disconnection due to vibration or incidental contact.

INSTALLATION — Stainless steel surface spring-mounting brackets standard (2 included). A variety of stainless steel mounting options available: surface conduit entry on each end and on top, j-box mounting and mounting brackets for suspension with aircraft cable (cable not included). Optional stainless steel V-hooks available for chain hanging (chain not included). For horizontal mounting on a wall, application must be under a covered ceiling and QMB option recommended. 1/2" - 3/4" KO.

LISTINGS — CSA Certified to UL and C-UL standards. NOM Certified (see Options). CSA Listed for ambient operation up to 40°C (104°F). VAP is wet-location listed for covered-ceiling applications. Product will be rated for damp location when horizontally wall mounted. IP65 rated.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

For installed Rough Service Product(s), Acuity warrants that, for the lifetime of the product(s), the polycarbonate lens and/or polycarbonate housing will withstand breakage resulting from occasional physical abuse and rough handling (the "Rough Service Warranty"), notwithstanding the vandalism exclusion set forth at www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Type	

ARCHWAY PASSAGE™

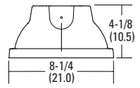
Rough Service Fixture

VAP

LINEAR FLUORESCENT
1- or 2-lamp, T5, T5HO or T8

Specifications

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



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

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** VAP 254L

VAP						
Series	**Lamp type**[1]	**Shielding**	**Distribution**	**Voltage**	**Ballast configuration** ▸▸▸	
VAP	T5HO lamps 154L 1 lamp, 54W 254L 2 lamps, 54W T5 lamps 128T5L 1 lamp, 28W 228T5L 2 lamps, 28W T8 lamps 132L 1 lamp, 32W 232L 2 lamps, 32W	(blank) Clear polycarbonate	White ballast cover (blank) General distribution Specular reflector WD Wide distribution	(blank) MVOLT; 120V-277V HVOLT 347V-480V[2]	(blank) One ballast 2/1 Two 1-lamp ballasts	

▸ Ballast		Lamps installed[7]		Options[8]					
T5/T5HO		(blank)	85 CRI, 841	GLR	Internal fast-blow fusing	WLF	Wet location fitting (two outboard, top)	CS88	6' Brad Harrison 16/3 cord and straight blade plug set
(blank)	1.0 BF, PRS	LP830	85 CRI, 830	EL14DW	Emergency lighting (1400 lumens)[9]	WLFEND	Wet location fitting (one end)	CS88L12	12' Brad Harrison 16/3 cord and straight blade plug set
GEB80S	.80 BF, step dimming (100% - 50%)[3,4]	LP835	85 CRI, 835	MSI___	Wet location motion sensor with bracket, wired on/off[10,11,12]	WLFEND2	Wet location fittings (both ends)[15]	HS	Houseside shield
GEB90S	.90 BF, PRS, step dimming[5]	LP850	85 CRI, 850	MSI___D	Wet location motion sensor with bracket wired for HI/LO dimming[10,12,13]	WLFIN	Wet location fitting (two inboard, top)	UPS	Uplight shield
T8				PE	Photoelectric cell (button type)[10,14]	QMB	Quick-mount ceiling bracket[16]	LCF1	Prismatic light control film[16]
(blank)	1.18 BF, IS			RIF1	Radio interference filter, one per fixture	CMB	Chain-mount bracket[16, 17]	LCF2	Opaque light control film[16]
GEB10IS	.88 BF, IS			B50CW	Cold weather battery pack[6, 9]	JSB	Junction box snap bracket[16]	LCF3	Striped light control film[16]
GEB10ISL	.76 BF, IS					CS89	6' white cord, 16/3, no plug, wet location	STSL	Stainless steel latches
GEB10PS	.88 BF, PS					LSC	Lens safety clip	NOM	NOM Certified
BSNP	.87 BF, PS step dimming[3, 6]								

Accessories: *Order as separate catalog number. (Ships separately)*

VAPSMB	Surface spring-mount bracket	RK1 T20BIT	Hex base driver bit, Torx T20. Tamper resistant screws with center reject pin
VAPQMB	Quick-mount ceiling bracket	RK1 T20DRV	Torx T20 screwdriver for use with tamper resistant screws with center reject pin
VAPCMB	Chain-mount bracket[17]	VAPPMPK	Pendant monopoint kit - includes bracket, junction box and fittings
VAPJSB	Junction box snap bracket	VAPPMP	Pendant monopoint - includes bracket, junction box
HC36	Wire hook and 36" chain set (two per package)[18, 19]	VAPPMP HDWE KIT M10	Hardware kit for use with VAPPMP

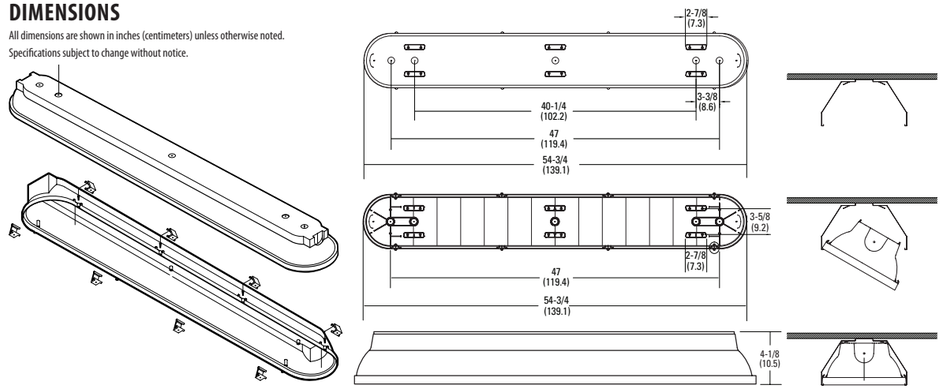
Notes

1 To order fixtures WITHOUT lamps, remove the "L" from the description (example: VAP 132).
2 Not available with 28T5 or 1-lamp 32T8.
3 Available with 2-lamp unit only.
4 Available with 54T5HO only. Recommended for applications with ambient temperatures 50°F (10°C) and above.
5 Available with 28T5 only. Recommended for applications with ambient temperatures 50°F (10°C) and above.
6 Available with 32T8 only. Recommended for applications with ambient temperatures 32°F (0°C) and above.
7 Alternate lamp color need only be specified if pre-installed lamps are provided.
8 For additional options, consult factory.
9 Must specify voltage. 120 or 277 only.
10 Must specify wattage.
11 GEB10PS recommended.
12 For mounting up to 8', specifiy MSI8; for mounting up to 20', specify MSI20.
13 For use with step dimming ballast.
14 Not available with 480V.
15 Not available with cords, sensors or photocell option.
16 Accessories may be ordered as separate catalog numbers.
17 Requires HC36 option.
18 For stainless steel, specify STS (example: HC36 STS)
19 Requires chain mount bracket (CMB option).

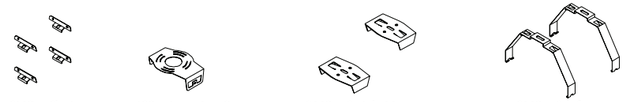
VAP Rough Service Linear Fluorescent T5, T5HO and T8

DIMENSIONS

All dimensions are shown in inches (centimeters) unless otherwise noted.
Specifications subject to change without notice.



MOUNTING ACCESSORIES



CMB - Chain Mounting Brackets
JSB - Junction Box Mounting Brackets
QMB - Quick-Mount Mounting Brackets
SMB - Surface Mounting Brackets

LITHONIA LIGHTING®
An AcuityBrands Company

INDUSTRIAL: One Lithonia Way Conyers, GA 30012 Phone: 800-315-4963 Fax: 770-981-8191 www.lithonia.com

v2 Lighting Group

Project

Job :

Type :

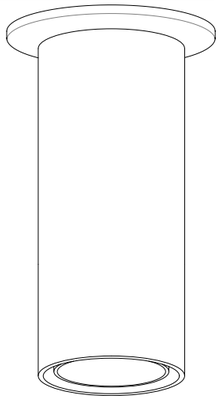
Part # :

CORE 200 LX surface mount

Specifications

Source	Xicato XSM module - 400, 700, 1000 or 1300 lumens
C.C.T.	2700K, 3000K, 3500K or 4000K
Color Consistency	CCT +/- 50K, Duv +/- .001, 1x2 step MacAdam (1 x 2 SDCM) along BBL
CRI (Ra)	≥80 or ≥ 95
CRI Consistency	+3/-0 points
LED Driver	Canopy or remote mount options
Power	7 to 26 watts max, depending on LED module / driver
Reflector	20°, 40° or 60° - field replaceable without tools
Material	CNC machined aluminum with stainless steel hardware
Finish	Powder coat - TGIC polyester for exterior and interior use
Weight	2 lb. [0.9 kg]
Location	Listed for Wet Locations, IP66
Approvals	ETL listed. Conforms to UL Standards 2108, 8750 and CSA C22.2#250.0
L70 Life	> 50,000 hours at 70% lumen maintenance based on IESNA LM-80-08
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available at www.v2LightingGroup.com
Modifications	Any modification or customization is possible - consult factory

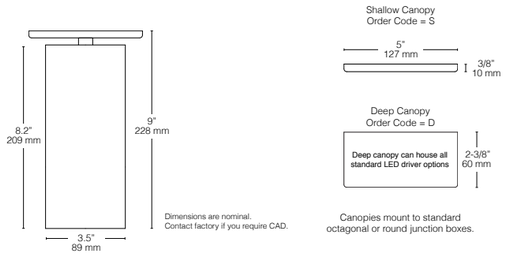
LED · INDOOR OUTDOOR · WET LOCATION · DIMMABLE · RoHS · MADE IN U.S.A. · c ETL us Intertek 4001580



Ordering Logic

Model	-	Canopy	Driver Location	Dimming	-	Output	CRI	C.C.T.	Reflector	-	LX	Shell Color	Suspension
VC2P	-	S = Shallow D = Deep	R = Remote C = Canopy	N = None P = Phase V = 0-10V	-	04 = 400 lm 07 = 700 lm 10 = 1000 lm 13 = 1300 lm	80 = Ra≥80 95 = Ra≥95	27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K	20 = 20° 40 = 40° 60 = 60°	-	LX	GW = Gloss White Powder Coat TW = Matte White Powder Coat GB = Gloss Black Powder Coat TB = Black Texture Powder Coat GM = Silver Grey Metallic Powder Coat BM = Bronze Metallic Powder Coat ZZ = Custom Powder Coat	SM = Surface Mount
		see page 1 & 2				see page 2			see page 3			see page 3	

Dimensions



www.v2LightingGroup.com

