SUNSET COMMONS MIXED USE

STEELHEAD ARCHITECTURE

REV.1

APRIL 10, 2018

GENERAL NOTES AND SPECIFICATIONS:

1.01 All work shall be done in conformance with all applicable Federal, State, County and City Ordinances.

1.02 The contractor shall verify all dimensions, coordinate scope of all work with existing site conditions and notify the architect of special, differing or conflicting conditions prior to proceeding with the work.

1.03 The contractor's cost shall include the cost of proper insurance as required by the laws of state, local or building regulations / codes to adequately protect persons and property.

1.04 The contractor shall provide, engineer, maintain and be responsibly for the integrity and adequacy of all scaffolding, dust barriers, barricades, bracing, shoring, structural systems and temporary construction required for the installation of new work.

1.05 Substitution requests shall be made in writing (hard copy or e-mail) and shall provide sufficient information for review and approval by the architect or client.

1.06 The General Contractor shall coordinate the work of all subcontractors, including space and installation requirements for all electrical, telecommunication, plumbing, mechanical and security system work that is in the scope / contract.

1.07 The contractor shall provide testing by an approved testing laboratory as required by the applicable code / building official.

1.08 The contractor shall be responsible for all delivery dates and lead times of materials / products. Any time lines which effect occupancy of the building shall be presented to the client and architect along with options for substitutions if applicable.

1.09 In any case of conflict between or within the various contract documents, the more stringent requirement (as determined by the architect) shall govern. In all cases the architect shall be notified of the conflict and shall provide clarity in the form of an addenda or revision.

1.10 At the completion of work the contractor shall remove from the job site all tools, surplus materials, debris, temporary structures, scaffolding and equipment. Sites are to be maintained in a clean matter throughout and a final clean up to remove any debris, dirt or stains caused by the construction shall be the responsibility of the contractor.

1.11 The contractor shall provide a one year warranty, notarized on contractors letterhead, to protect the owner against failure of work and against defective and faulty materials or workmanship.

1.12 All work shall be plumb, square, true, level, in proper alignment and securely fastened.

1.13 Dimensions on construction documents are either to finish face or rough (face of stud, concrete, etc.). Refer to the symbol legend on A0.1. The contractor shall use written dimensions only, do not scale drawings. Contact the architect if there is a dimensional question. Dimensions are not adjustable without prior approval from the architect or owner.

1.14 The contractor is to provide protection for all existing finishes that are not in the scope of work. Any damage caused by the construction is the responsibility of the contractor to repair.

1.15 The contractor is responsible for all means and methods of construction so long as they result in the appearance documented in the construction documents.

1.16 All local noise ordinances and hours of work shall be abided by.

1.17 The contractor shall provide temporary power as needed as well as portable toilet facilities for all workers. Any interruption to electrical, plumbing or mechanical services shall be presented to the owner for approval.

2.01 All demolition shall be done in a manner as to not effect adjacent areas or properties that are not in the scope of work. The contractor shall take responsibility for any areas outside of the scope of work that are damaged.

2.02 Whenever possible material removed from a site shall be recycled and diverted away from land fills.

3.01 Chamfer all exposed edges of concrete 3/4", unless otherwise noted.

3.02 Provide medium broom finish perpendicular to slopes at all concrete ramps and smooth troweled finish at interior concrete slabs, unless otherwise noted.

5.01 Galvanize all steel exposed to weather or soil.

GENERAL NOTES AND SPECIFICATIONS:

6.02 All painted exterior trim shall be finger jointed cedar or redwood, painted interior trim shall be finger jointed pine or cedar, unless otherwise noted. All trim shall be installed in continuous lengths with no splices in items less than 10'-0" in length.

6.03 Typical building paper shall be Grade-B building paper with 4" overlaps between courses.

6.04 Millwork shall be fabricated from hardwood and / or hardwood plywood in accordance with W.I.C. custom grade standards. Unless otherwise noted construction shall be for flat front flush overlay with maximum 1/16" joints consistent throughout.

6.05 Clear maple veneer or baltic birch veneer shall be used on interior surfaces and shelving in cabinets, unless otherwise noted.

6.06 Shop drawings shall be submitted for all millwork / casework for architect approval.

6.07 Edge banding shall always be of a matching hardwood and finish to the drawer / door face, unless noted otherwise.

6.08 The contractor is responsible for coordinating all areas where backing is required for mounting casework / millwork. Cleats shall always be concealed.

6.09 Drawer hardware shall be Blum full extension glides with self closing catches. Door hardware shall be for flush overlay, 210 degree opening - Blum or approved alternate.

7.01 Flashing and sheet metal shall be ASTM A526 copper bearing galvanized sheet steel; minimum 26 gage. Fabrication and installation in accordance with SMACNA architectural sheet metal manual.

8.01 Refer to window and door schedules for acceptable manufacturer(s). All substitution requests per section 1.05 on this page. The contractor is responsible for all field verification of window sizes prior to ordering.

8.02 Glazing, energy performance and thermal breaks shall conform to Federal, State and local codes and jurisdictions.

9.01 Gypsum wallboard shall be 5/8" thick unless otherwise noted. Water resistant 'green' board shall always be used in damp locations and in all bathrooms. The finish shall always be a minimum of a level 3 smooth finish, unless otherwise noted.

9.02 All tile work to conform to the Tile Council of Americal specifications.

SYMBOLS:

7 — Sheet note target: See notes on upper right corner of same drawing

3 2 — Door target (left) Window target (right)

1 A3.1 — Elevation Target : Arrow directs view bottom no. = sheet no. top no. = drawing on sheet

1 A4.1 — Section Target : Same as elevation, lines show cut line

1 A5.1 — Wall Section Target: Same as sections

3'-0" — Rough Dimension String: face of stud or face of concrete

3'-0" — Finish Dimension String: finish face of drywall, tile, surface or element

Existing wall to be removed

New full height wall

New partial height wall

ABBREVIATIONS:

L	Angle
@	At
ABV	Above
A/C	Air Conditioning
AC	Accessories
ACT	Accoustical Tile
ADJ	Adjacent
AFF	Above Finish Floor
ALT	Alternate
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximately
ARCH	Architect (URAL)
AUTO A	utomatic
AUX	Auxilary
A/V	Audio - Visual
AVG	Average
BD	Board
BTWN	Between
BLDG	Building
BLKG	Blocking
BLW	Below
BOT	Bottom
BRKT	Bracket
BS	Both Sides
BVL	Beveled
CPT	Carpet
CAB	Cabinet
CEN	Center
CJ	Construction / Control Joint
CL	Center Line
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN	Connection
CONST	Construction
CONT	Continuous
CT	Ceramic Tile
CW	Cold Water
D	Depth
DET	Detail
DIAG	Diagonal
DIA	Diameter
DIM	Dimension
DW	Dishwasher
DISP	Disposal
DIST	Distance
DN	Down
DWG	Drawing
EA	Each
(E)	Existing
ELEC	Electric (AL)
EL	Elevation
ELEV	Elevator
EQ	Equal
EQUIP	Equipment
EXIST (E)	Existing
EJ	Expansion Joint
EXP	Exposed
EXT	Exterior
FD	Floor Drain
FE	Fire Extinguisher
FF	Finish Floor
FIN	Finish
FIXT	Fixture
FL / FLR	Floor
FLUOR	Fluorescent
FP	Fire Proofing
FT	Foot / Feet
GA	Gage / Guage
GALV	Galvanized
GC	General Contractor
GND	Ground
GSM	Galvanized Sheet Metal
GYP BD	Gypsum Wall Board
HC	Handicapped
HDR	Header
HDWD	Hardwood
HVAC	Heating, Ventilation & Air Conditioning
HT	Height
HM	Hollow Metal
HOR	Horizontal
HR	Hour
HC	Hollow Core
INCL	Include(D)(ING)
INFO	Information
ID	Inside Dimension
INSUL	Insulation
INT	Interior

ABBREVIATIONS:

JAN	Janitor
J-BOX	Junction Box
LAM	Laminated
LAV	Lavatory
LT(G)	Light (ING)
LTWT	Light Weight
LF	Linear Feet
MFR	Manufacturer
MAS	Masonry
MATL	Material
MAX	Maximum
MECH	Mechanical
MTL	Metal
MID	Middle
MIN	Minimum
MISC	Miscellaneous
MTD	Mounted
MTG	Meeting
MUL	Mullion
N	North
(N)	New
NA	Not Applicable
NIC	Not In Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not To Scale
OC	On Center
OPNG	Opening
OPP	Opposite
OD	Outside Diameter
OVHD	Overhead
PTD	Painted
PED	Pedestrian
PLAS	Plaster
PLAM	Plastic Laminate
PLYWD	Plywood
LB(S)	Pounds
PVC	Poly Vinyl Chloride
PSI	Pounds Per Square Inch
PT	Pressure Treated
QTY	Quantity
R	Riser (S)
RAD	Radius
RTD	Rated
RE	Refer / Reference
RCP	Reflected Ceiling Plan
RD	Roof Drain
REINF	Reinforce (ING)
REQ	Required
REV	Revision
RM	Room
RO	Rough Opening
SCHED	Schedule (D)
SECT	Section
SHT	Sheet
SIM	Similar
SD	Schematic Design
SC	Solic Core
STC	Sound Transmission Class
S	South
SPEC	Specification
SQ	Square
SS	Stainless Steel
SSD	See Structural Drawings
STD	Standard
STL	Steel
STOR	Storage
STRUC	Structure (AL)
T	Tread
TEMP	Temporary
THK	Thick
T&G	Tongue and Groove
TOS	Top of Slab
TYP	Typical
UL	Underwriter's Laboratory
UON	Unless Otherwise Noted
UTIL	Utility
VERT	Vertical
VCT	Vinyl Composite Tile
WTW	Wall To Wall
WC	Water Closet
WH	Water Heater
WP	Waterproof / Weatherproof
WT	Weight
W	Width / West
WIN	Window
W/	With
W/O	Without
WD	Wood

PROJECT ADDRESS:

16607 / 16667 Boones Ferry Road
Lake Oswego, OR 97035

OWNERS:

ARCHITECT:

Steelhead Architecture
201 SE 3rd Ave.
Portland, OR 97214
Contact: Gabe Headrick, AIA
503.477.5936
gabe.headrick@steelheadarchitecture.com

ENGINEER:

CONTRACTOR:

-

DRAWING INDEX _ ARCHITECTURAL:

Cover Sheet
A0.1 Project Info, Drawing Index, Abbreviations, General Notes and Specifications
- Survey
- Preliminary Grading Plan
- Preliminary Utility Plan
L1 Landscape Plan
- Site Lighting + Photometric Plan
A1.1 Architectural Site Plan
A1.2 Energy Code Compliance + Performance Notes
A2.0 Basement Plan
A2.1 First Floor Plan
A2.2 Second Floor Plan
A2.3 Third Floor Plan
A2.4 Roof Plan
A4.1 Building Elevations
A4.2 Building Elevations
A4.3 Schedules: Finishes + Windows + Doors
A5.1 Building Sections
R1.1-1.2 Building Renderings
CS1.0 Product Cutsheets

DESCRIPTION:
New mixed-use development in the City of Lake Oswego West Lake Grove District.

STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

PROJECT INFO, DWG INDEX, ABBREV.
GENERAL NOTES AND SPECIFICATIONS

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A0.1

TOPOGRAPHIC SURVEY

FOR:
CAMERON SCHWAB

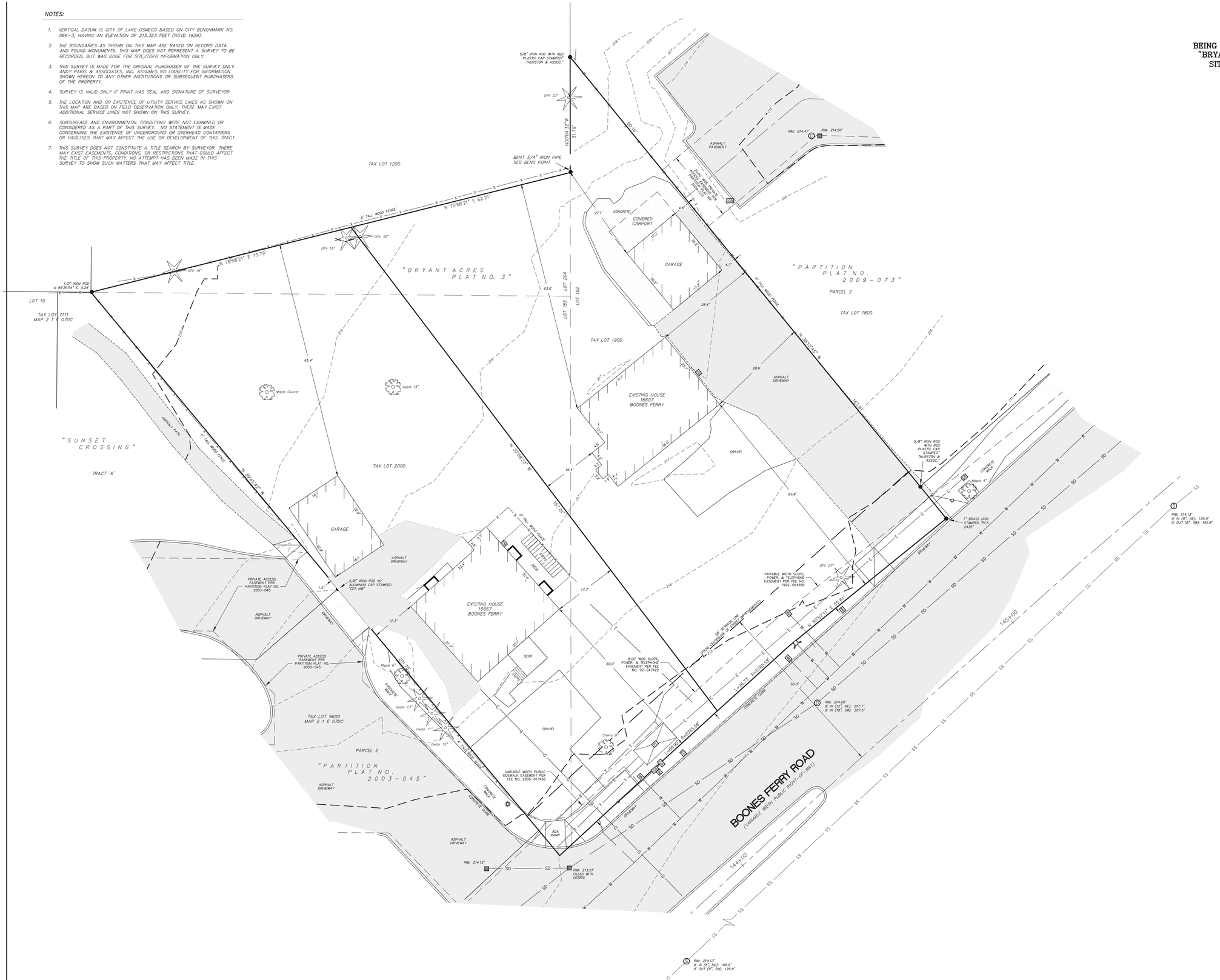
BEING A PORTION OF LOTS 182, 183, AND 204,
"BRYANT ACRES PLAT NO. 3" (PLAT NO. 442)
SITUATED IN THE SE 1/4 OF SECTION 7
T.2S, R.1E, W.M.
CITY OF LAKE OSWEGO
CLACKAMAS COUNTY, OREGON

TAX MAP 2 1E 07DD

SEPTEMBER 5, 2017
UPDATED MARCH 23, 2018

NOTES:

1. VERTICAL DATUM IS CITY OF LAKE OSWEGO BASED ON CITY BENCHMARK NO. 06K-3, HAVING AN ELEVATION OF 215.323 FEET (NGVD 1929).
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DATA AND FOUND MONUMENTS. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.



NORTH

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

LEGEND:

- FOUND SURVEY MONUMENT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- CLEANOUT
- CATCH BASIN
- WATER METER
- IRRIGATION CONTROL BOX
- FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- ELECTRIC METER
- GAS METER
- ELECTRIC VAULT
- MAILBOX
- — G — UNDERGROUND GAS LINE
- — SD — UNDERGROUND STORM LINE
- — SS — UNDERGROUND SANITARY LINE
- — T — UNDERGROUND COMMUNICATION LINE
- — W — UNDERGROUND WATER LINE
- — X — FENCE LINE AS NOTED

000.0 GRD X	GROUND SHOT – SPOT ELEVATION
000.00 EC X	EDGE OF CONCRETE – SPOT ELEVATION
000.000 TC X	TOP OF CURB – SPOT ELEVATION
000.00 GUT X	GUTTER FLOWLINE – SPOT ELEVATION
000.00 EG X	EDGE OF GRAVEL – SPOT ELEVATION
000.00 AC X	AC PAVEMENT – SPOT ELEVATION
000.00 EP X	EDGE OF PAVEMENT – SPOT ELEVATION

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 15, 1987
HAROLD P. SALO
2364
EXPIRES: JUNE 30, 2018

SINCE 1952
ANDY PARIS AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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LAKE OSWEGO, OREGON 97035
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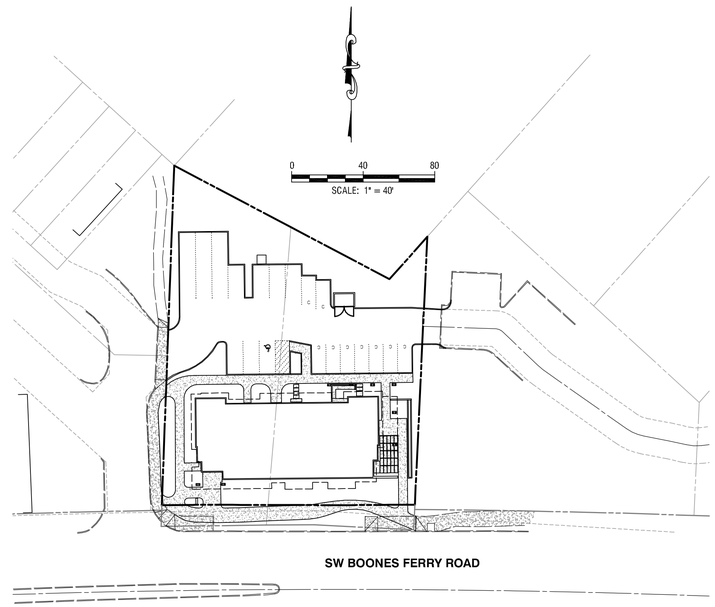
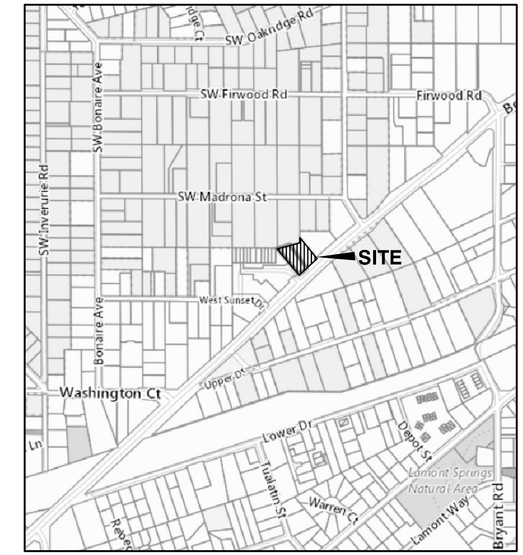
PROJECT: 17209
DRAWING: 17209TP1.DWG
DRAFTED: MPC 12/27/17

SUNSET COMMONS
Lake Oswego, Oregon





VICINITY MAP
SCALE: NTS

ARCHITECT
Lamoine Eileri
LEAP Architecture Planning
720 SE 33rd Avenue
Portland, Oregon 97214
Phone 503-522-9733

Engineering
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Theta, LLC
PO Box 1345
Lake Oswego, Oregon 97035
Phone 503-481-8822

Surveying
Andy Peris and Associates, Inc.
16057 Boones Ferry Road
Lake Oswego, Oregon 97035
Phone 503-636-3341

SHEET INDEX

1 COVER
2 EXISTING CONDITIONS
3 SITE PLAN
4 UTILITY PLAN
5 GRADING AND EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1971
BRUCE D. GOLDSON
NOT FOR CONSTRUCTION
EXPIRES: 06/30/2019
SIGNATURE DATE: 05/11/2018

COVER

2017-238

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	November, 2017			
FILE:	BF MU Parking Grading	DATE	NO.	REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

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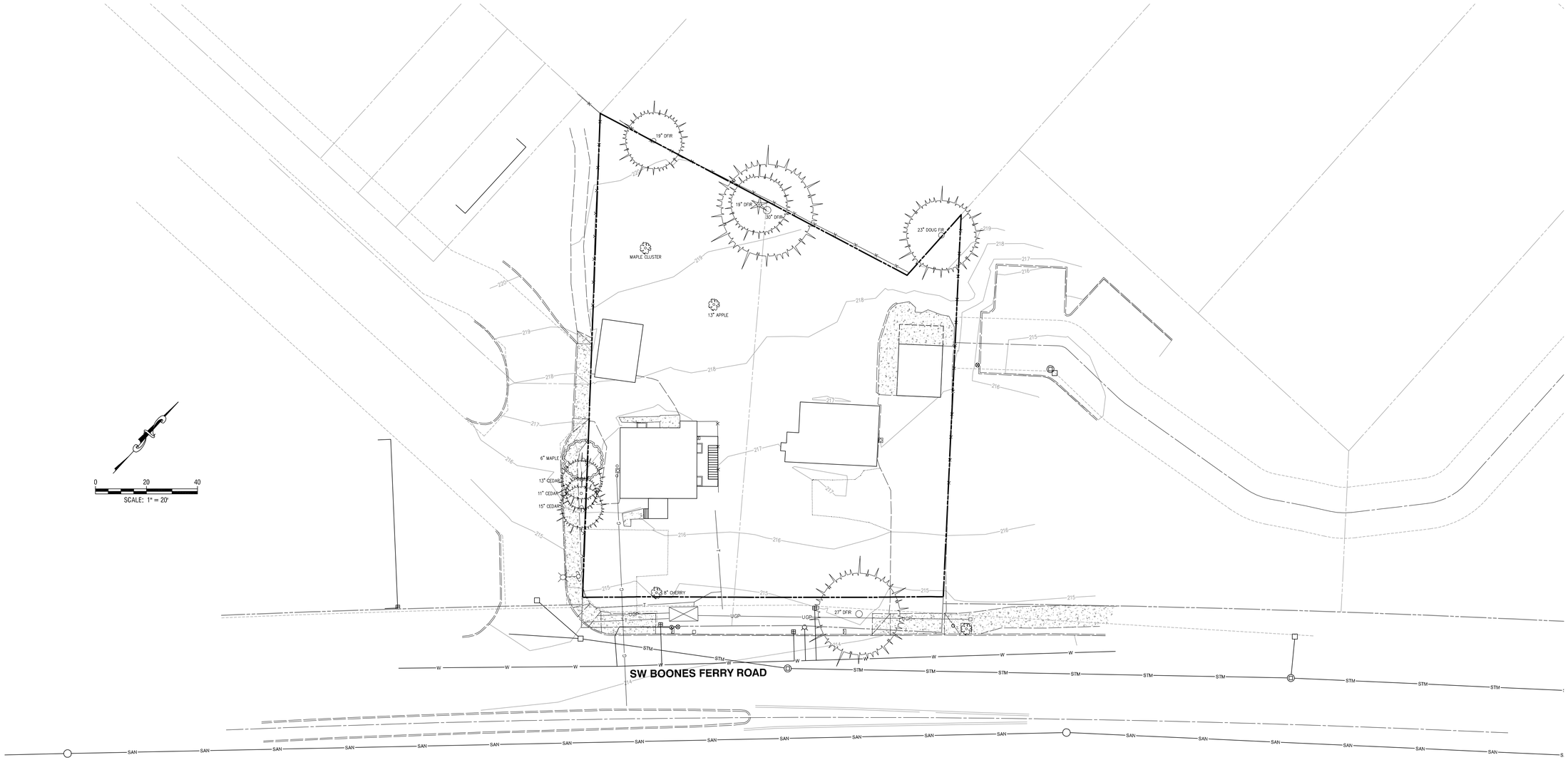
Lake Oswego, Oregon

SUNSET COMMONS
16607 & 16667 Boones Ferry Road
Lake Oswego, Oregon

SHEET:
1/5



DATUM: LAKE OSWEGO
BENCHMARK: 06K-3, ELEV. 215.323, (NGVD 1929)

EXISTING CONDITIONS SURVEY BY:

SINCE 1952
ANDY PARIS AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
16057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-636-3341
www.andyparis.com

PROJECT: 17209
DRAWING: 17209TP1.DWG
DRAFTED: MPC 12/27/17

EXISTING CONDITIONS

2017-238

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	November, 2017			
FILE:	BF MU Parking Grading	DATE	NO.	REVISION

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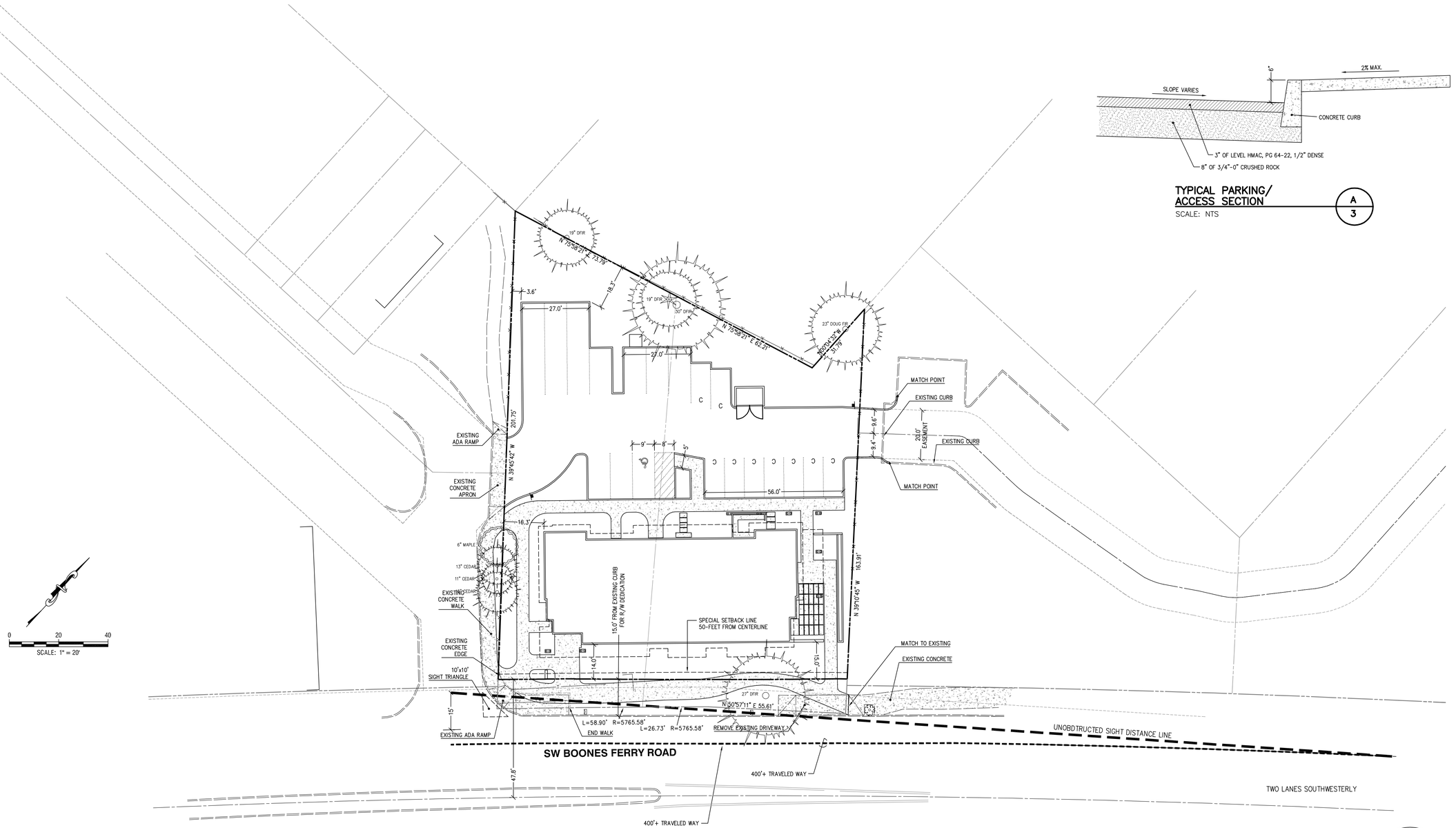
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

16607 & 16667 Boones Ferry Road
Lake Oswego, Oregon

SUNSET COMMONS
16607 & 16667 Boones Ferry Road
Lake Oswego, Oregon

SHEET: 2/5



NOTE:

CENTER ISLAND PREVENTS NORTHEASTERLY BOUND TRAFFIC FROM USING DRIVEWAY

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1971
BRENT D. GOLDSON
NOT FOR CONSTRUCTION
EXPIRES: 06/30/2019
SIGNATURE DATE: 05/11/2018

SITE PLAN

2017-238

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	November, 2017			
FILE:	BF MU Parking Grading	DATE	NO.	REVISION

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Lake Oswego, Oregon

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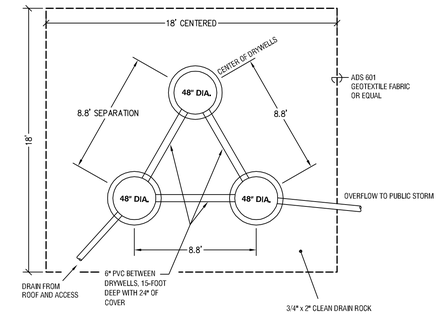
16607 & 16667 Boones Ferry Road
Lake Oswego, Oregon

SHEET: 3/5

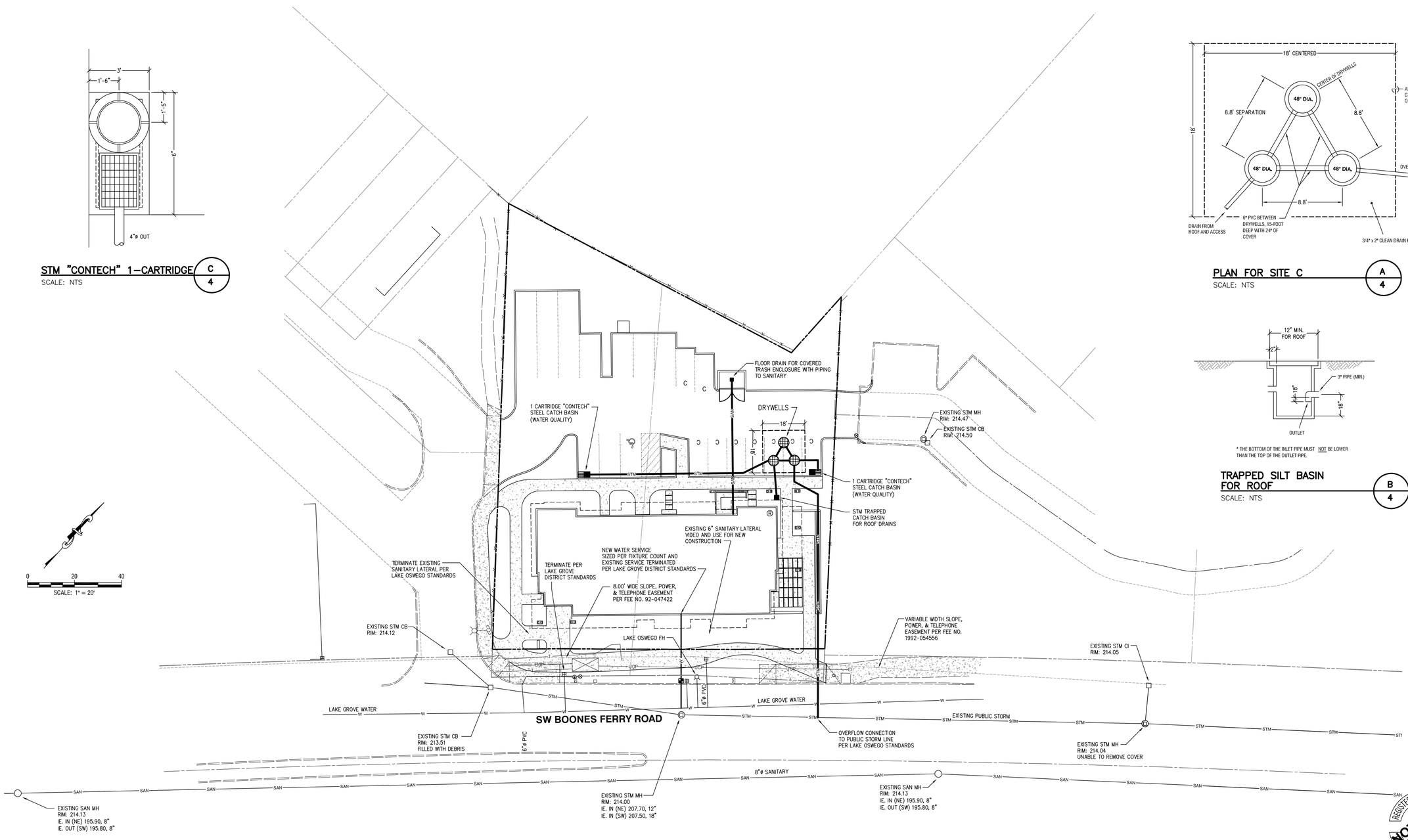
STM "CONTECH" 1-CARTRIDGE (C/4)
SCALE: NTS



PLAN FOR SITE C (A/4)
SCALE: NTS

* THE BOTTOM OF THE INLET PIPE MUST NOT BE LOWER THAN THE TOP OF THE OUTLET PIPE.

TRAPPED SILT BASIN FOR ROOF (B/4)
SCALE: NTS



REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1971
TED D. GOLDSON
NOT FOR CONSTRUCTION
EXPIRES: 06/30/2019
SIGNATURE DATE: 05/17/2018

PRELIMINARY UTILITY PLAN

2017-238

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	November, 2017			
FILE:	BF MU Parking Grading	DATE	NO.	REVISION

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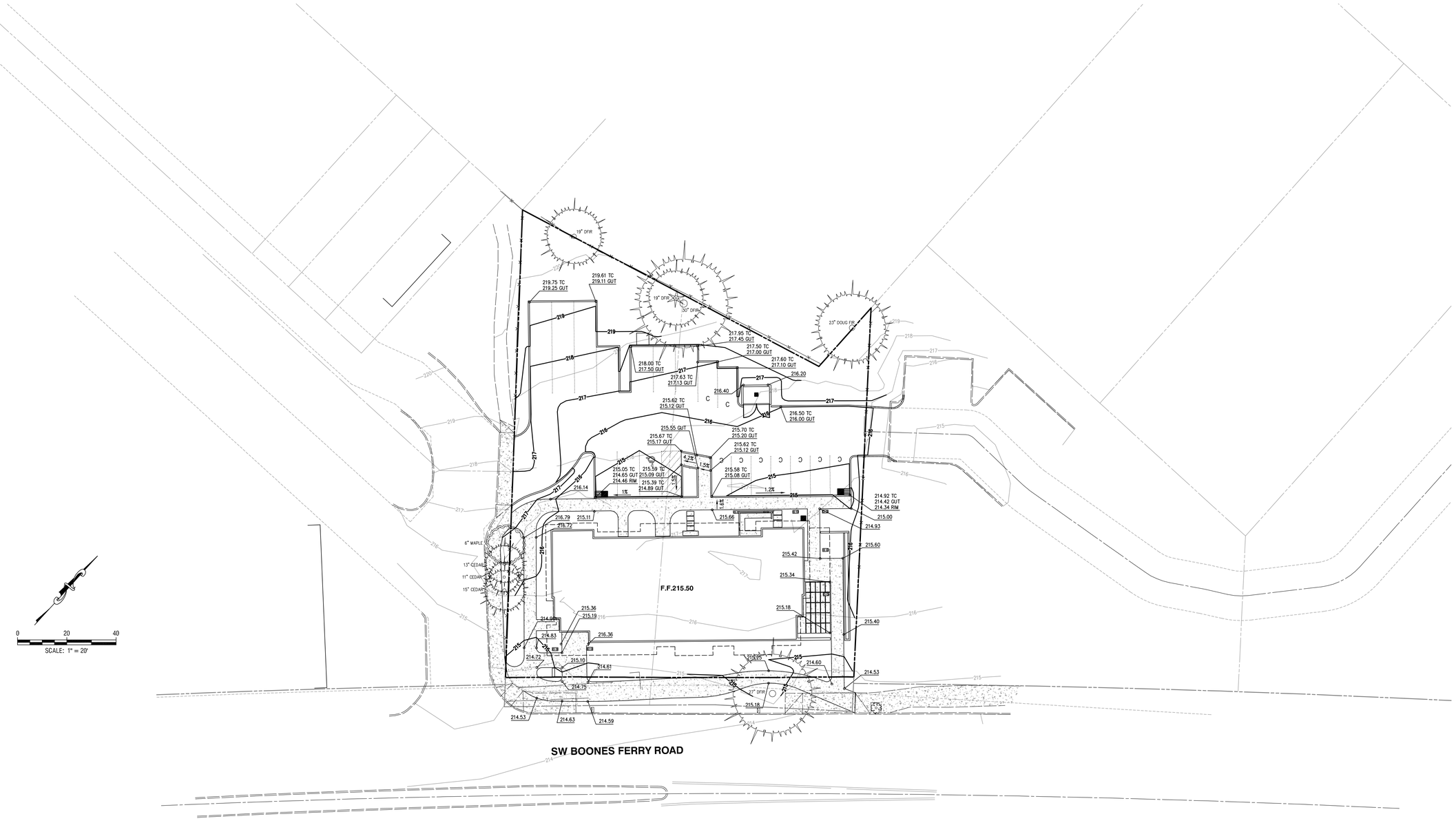
16607 & 16667 Boones Ferry Road
Lake Oswego, Oregon

SUNSET COMMONS
Lake Oswego, Oregon

SHEET: 4/5



REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1971
BRUCE D. GOLDSON
NOT FOR CONSTRUCTION
EXPIRES: 06/30/2019
SIGNATURE DATE: 05/11/2018

PRELIMINARY GRADING

2017-238

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	November, 2017			
FILE:	BF MU Parking Grading	DATE	NO.	REVISION

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Lake Oswego, Oregon 97035
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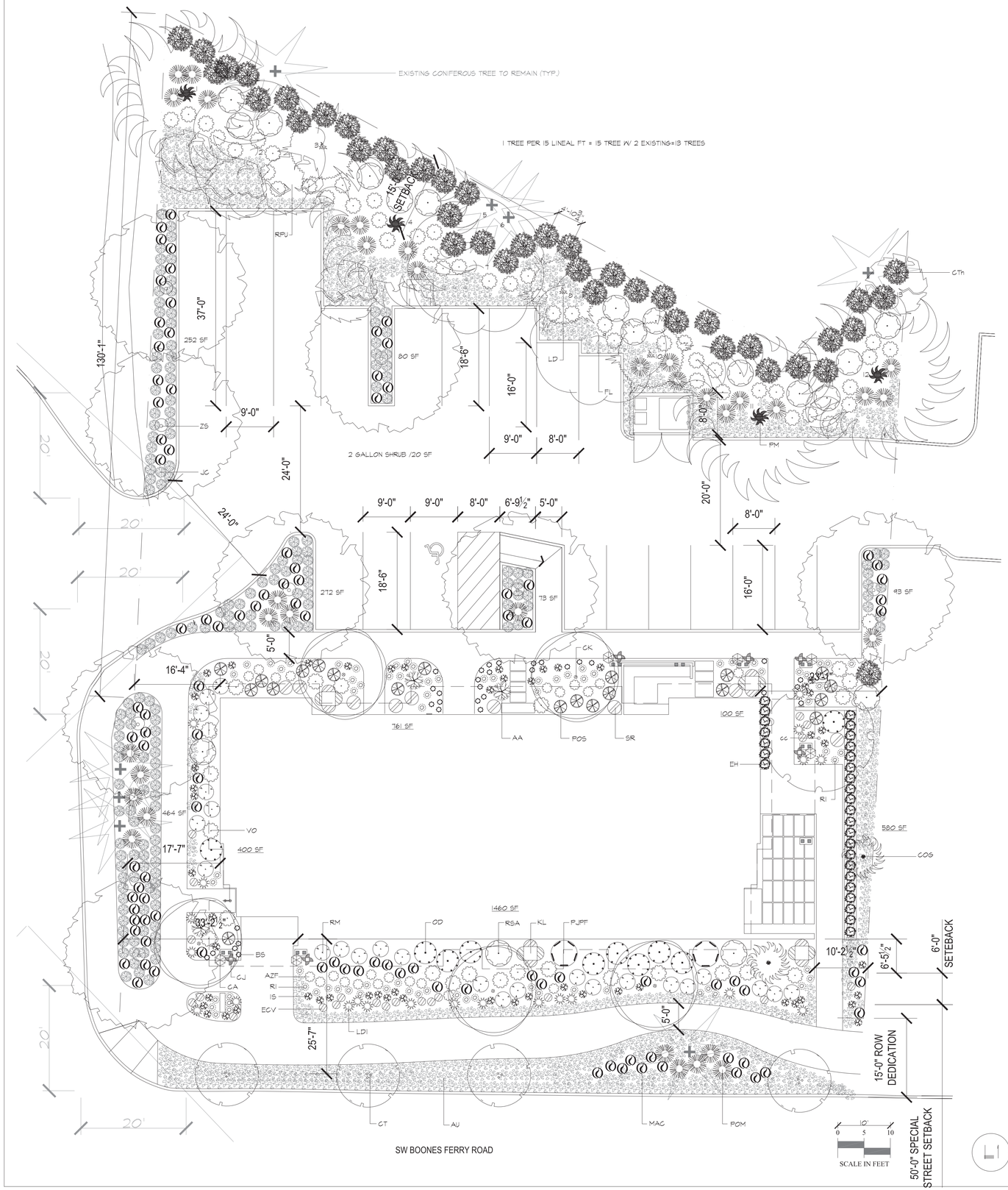
email: thetaeng@comcast.net

16607 & 16667 Boones Ferry Road
Lake Oswego, Oregon

SUNSET COMMONS
Lake Oswego, Oregon

SHEET:
5/5



L1 PLANTING PLAN

AN IRRIGATION DESIGN WILL BE SUBMITTED FOR PERMIT SET

MULCH

DARRELL MULCH
LANDSCAPE ARCHITECTURE

1907 N.E. 66TH AVENUE #168
PORTLAND, OREGON 97213

(503) 222-7416 TEL

SUNSET COMMONS

LAKE OSWEGO, OREGON

DATE:	5-15-18
PROJECT NO:	X
DESIGNED:	DM
DRAWN:	DM
CHECKED:	DM
REVISIONS:	

SHEET

L1

X

PLANT LEGEND "VERIFY ALL QUANTITIES" ALL AREAS TO BE HAVE 3" DOUG FIR MULCH.

NATIVE PLANTS SPACE SHRUBS AND TREES AS SHOWN ON DRAWING.

SYM	#	BOTANICAL	COMMON	PLANTING SIZE
GROUNDCOVERS				
AU	529	ARCTOSTAPHYLOS UVA-URSI-24IN-O.C.	NATIVE KINNIKKINNICK	2 GAL-30" O.C.
JC	172	JUNIPERUS CONFERTA	SHORE JUNIPER	2 GAL-30" O.C.
SHRUBS				
AA	4	ASTILBE X ARENDSII 'FANAL'	ASTILBE X ARENDSII 'FANAL'	2 GAL
BS	25	BLECHNUM SPICANT	DEER FERN	2 GAL
CTh	41	CEANOTHUS THYSIFLORUS Blue Jeans	Blue Jeans CEANOTHUS	5 GAL
EH	28	EQUISETUM HYEMALE	COMMON SCOURING RUSH	2 GAL
KL	5	KALMIA LATIFOLIA 'Heart of Fire'	Heart of Fire MOUNTAIN LAUREL	5 GAL
MAC	102	MAHONIA AQUIFOLIUM "COMPACTA"	COMPACT OREGON GRAPE	2 GAL
POM	34	POLYSTICHUM MUNITUM	SWORD FERN	2 GAL
RSA	18	RIBES SANGUINIUM	NATIVE CURRANT	5 GAL
VO	70	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL
TREES				
RPU	5	RHAMNUS PURSHIANA	CASCARA	3 IN CAL
LD	3	LIBOCEDRUS DECURRENS	CALIFORNIA INCENSE CEDAR	3 IN CAL 8'-10'
FL	3	FRAXINUS LATIFOLIA	OREGON ASH	3 IN CAL
PM	4	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3 IN CAL 8'-10'

1 x Cherry Tree (13 in diameter)
1 x Apple Tree (8 in diameter)
1 x Stemmed Maple Tree (Combined 46.5 in diameter)

TOTAL Inches of Trees Being Removed:
67.5 inches / 3" = 23 required.

MITIGATION TREES

PM	4
LD	3
RPU	5
FL	3
ZS	8
TOTAL	23

PLANT LEGEND "VERIFY ALL QUANTITIES" ALL AREAS TO BE HAVE 3" DOUG FIR MULCH.

NATURALIZED PLANTS SPACE SHRUBS AND TREES AS SHOWN ON DRAWING.

SYM	#	BOTANICAL	COMMON	PLANTING SIZE
VINES				
CA	8	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	2 GAL W/STAKE
CJ	8	CLEMATIS JACKMANII	JACKMAN CLEMATIS	2 GAL W/STAKE
SHRUBS				
RM	24	ROSA MEIDILAND "SCARLET"	SCARLET MEIDILAND ROSE	2 GAL
SR	9	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL
LDI	21	LITHODORA DIFFUSA	LITHODORA	2 GAL
ECV	21	ERICA CARNEA "VIVELLII"	SPRING HEATHER	2 GAL
POS	21	POLYSTICHUM SETIFERUM	ALASKA LACE FERN	2 GAL
AZF	22	AZALEA "FLAME CREEPER"	FLAME CREEPER AZALEA	2 GAL
IS	53	IBERIS SEMPERVIRONS	CANDYTUFF	2 GAL
OD	10	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS	2 GAL
PJPF	2	PIERIS JAPONICA "PINK FLAMINGO"	ANDROMEDA	5 GAL
RI	76	RHODODENDRON IMPEDITUM	IMPEDITUM RHODY	2 GAL
TREES				
COG	2	CHAMAECYPARIS OBTUSA GRACILIS "Site Tree"	SLENDER HINOKI CYPRESS	8'-10'-2"CAL
CT	4	CLERODENDRUM TRICHOTOMUM "Street Tree"	HARLEQUIN GLORYBOWER	3 IN CAL
CK	5	CORNUS KOUSA CHINENSIS "Site Tree"	CHINESE DOGWOOD	2 IN CAL
CC	1	CERCIS CANADENSIS FOREST PANSY "Site Tree"	EASTERN REDBUD	2 IN CAL
ZS	8	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	3 IN CAL

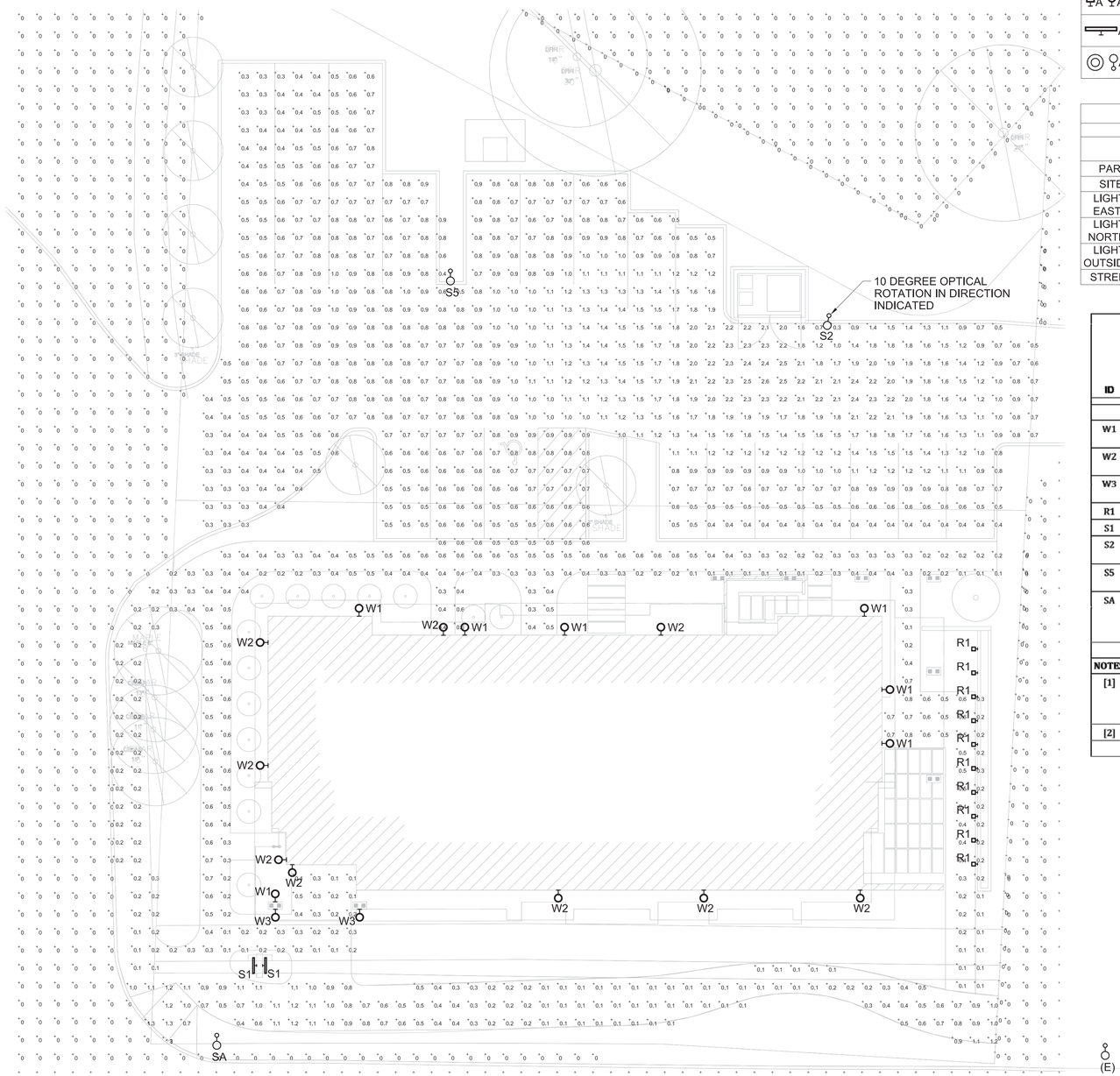
L2 PLANTING LEGEND

MULCH
DARRELL MULCH
LANDSCAPE ARCHITECTURE
1907 N.E. 66TH AVENUE #168
PORTLAND, OREGON 97213
(503) 222-7416 TEL

SUNSET COMMONS
LAKE OSWEGO, OREGON

DATE:	5-15-18
PROJECT NO:	X
DESIGNED:	DM
DRAWN:	DM
CHECKED:	DM
REVISIONS:	

SHEET
L2
X



1 PHOTOMETRIC SITE PLAN

3/32" = 1' - 0"

LIGHTING LEGEND

A A	WALL MOUNT LIGHTING - SQUARE AND SCONCE
A	LINEAR SIGN LIGHTING
A	BOLLARD LIGHT, POLE MOUNTED SITE LIGHT

STATISTICS					
			DESIGN VALUES		
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN (UNIFORMITY)
PARKING AREA	0.9FC	2.6FC	0.3FC	8.7:1	3.0:1
SITE PATHWAY	0.3FC	0.8FC	0.1FC	8.0:1	3.0:1
LIGHT TRESPASS EAST BOUNDARY	0FC	0FC	0FC	N/A	N/A
LIGHT TRESPASS NORTH BOUNDARY	0FC	0FC	0FC	N/A	N/A
LIGHT TRESPASS OUTSIDE BOUNDARY	0FC	0FC	0FC	N/A	N/A
STREET PATHWAY	0.5FC	1.3FC	0.1FC	13.0:1	5.0:1

SHEET NOTES

A. PATHWAY LIGHTING IS DESIGNED TO PROVIDE LESS THAN 0.3FC AVERAGE WITH A MAXIMUM UNIFORMITY RATIO NOT TO EXCEED 20:1.

B. OPEN AIR PARKING AREA IS DESIGNED TO PROVIDE A MINIMUM OF 0.15FC, MAXIMUM OF 4FC, AND UNIFORMITY RATIO NOT TO EXCEED 4.0:1.

C. SITE LIGHTING IS DESIGNED TO PROVIDE A MAXIMUM OF 0.5FC OF LIGHT TRESPASS AT OR BEYOND PROPERTY BOUNDARY.

D. LIGHTING IS DESIGNED TO USE 3000K COLOR TEMPERATURE LAMPS TO MEET REQUIREMENT FOR WARM COLOR SPECTRUM.

E. HEIGHT OF LIGHTING IS DESIGNED TO BE LESS THAN 22 FEET AND WITH PROPORTION OF BUILDING.

F. PARKING LOT LIGHTING IS DESIGNATED NIGHTTIME FRIENDLY, FULL CUTOFF AS DEFINED BY IESNA.

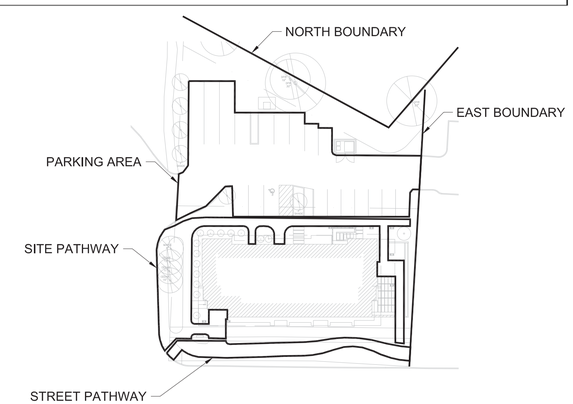
LIGHTING FIXTURE SCHEDULE

		BASIS OF DESIGN [1]		MOUNTING		PERFORMANCE				
ID	DESCRIPTION	MANUF.	PRODUCT CODE [2]	TYPE	HEIGHT	LAMP	LUMENS	COLOR TEMP	WATTS	COMMENTS
W1	ARCHITECTURAL WALL MOUNT SCONCE	HINKLEY	SHELTER 1325BK	WALL	+8'-0"	LED	110	3000K	3	PROVIDE MEDIUM BASE LED BULB 100 LUMENS
W2	ARCHITECTURAL WALL MOUNT SCONCE	HINKLEY	SHELTER 1325BK	WALL	+19'-0"	LED	450	3000K	7	PROVIDE MEDIUM BASE LED BULB 450 LUMENS
W3	ARCHITECTURAL WALL MOUNT SCONCE	HINKLEY	SHELTER 1325BK	WALL	+8'-0"	LED	40	3000K	2	PROVIDE MEDIUM BASE LED BULB 40 LUMENS
R1	BRICK STEP LIGHT	KICHLER	15773AZT	WALL	+2'-0"	LED	*	3000K	4	* CONSULT MANUFACTURER
S1	LINEAR SIGN LIGHTING	HINKLEY	15452BZ	SIGN	TBD	LED	500	2700K	15	
S2	ARCHITECTURAL POLE MOUNT AREA LIGHTING	LITHONIA	MRP – LED – 42C – 530 - 30K – SR2 – MVOLT	POLE	+18'-0" AFF	LED	5456	3000K	75	
S5	ARCHITECTURAL POLE MOUNT AREA LIGHTING	LITHONIA	MRP – LED – 42C – 530 - 30K – SR5 – MVOLT	POLE	+18'-0" AFF	LED	5748	3000K	75	
SA	CITY OF LAKE OSWEGO APPROVED DECORATIVE ACORN STYLE POLE MOUNT FIXTURE	VISCO	VI – 19C – 21C– 68W – AVI – 199 - __ - 22C - 24C	POLE	+18'-0" AFF	LED	7023	3000K	68	PROVIDE POLE# VI – A – 1 – F/17 – FP/BLK – 2BA

NOTES

[1] MANUFACTURER AND MODEL SHOWN ARE FOR DESIGN INTENT ONLY, CONTRACTOR IS RESPONSIBLE FOR FINAL LIGHTING FIXTURE SUBMITTAL AND SELECTION THAT MEETS DESIGN INTENT. PRODUCT NUMBER MAY NOT INCLUDE ALL REQUIRED HARDWARE AND ACCESSORIES, CONTRACTOR IS RESPONSIELE FOR REVIEWING CONTRACT DOCUMENTS AND ENSURING ALL HARDWARE AND ACCESSORIES ARE PROVIDED FOR A COMPLETE AND FUNCTIONAL INSTALLATION.

[2] PROVIDE BATTERY BACKUP FOR FIXTURES INDICATED ON FLOOR PLANS AS EMERGENCY LIGHTING.



2 PHOTOMETRIC KEY

NTS

STEELHEAD ARCHITECTURE
201 SE 3RD AVE PORTLAND, OREGON 97214

REGISTERED PROFESSIONAL ENGINEER 83084PE OREGON JULY 14, 2009 CHARLES T. EVANS
EXPIRES: 12/31/2019
SIGNED: 05/09/2018
P#:2017100

EVANS ENGINEERING AND CONSULTING, LLC
12745 SW BEAVERDAM ROAD, SUITE 309
BEAVERTON, OREGON 97005
503-258-7630

SITE LIGHTING PLAN
PHOTOMETRIC DESIGN

BOONES FERRY MIXED USE
LAKE OSWEGO, OR

PROGRESS
MAY 1, 2018

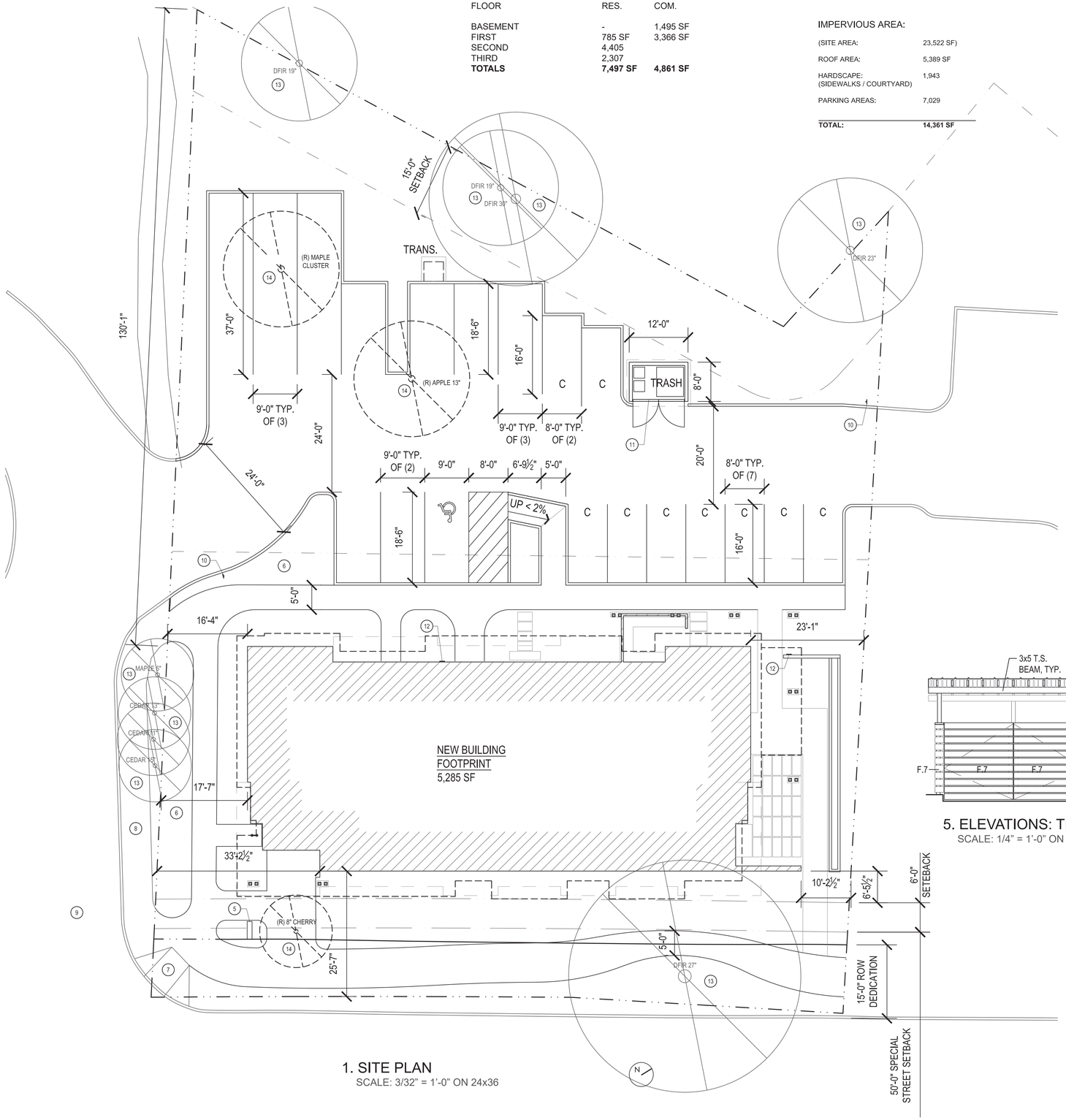
LP-1

AREA SUMMARY:

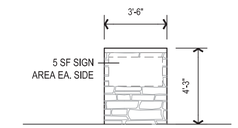
FLOOR	RES.	COM.
BASEMENT	-	1,495 SF
FIRST	785 SF	3,366 SF
SECOND	4,405	
THIRD	2,307	
TOTALS	**7,497 SF**	**4,861 SF**

IMPERVIOUS AREA:

(SITE AREA:	23,522 SF)
ROOF AREA:	5,389 SF
HARDSCAPE: (SIDEWALKS / COURTYARD)	1,943
PARKING AREAS:	7,029
TOTAL:	**14,361 SF**



1. SITE PLAN
SCALE: 3/32" = 1'-0" ON 24x36



2. SIGN DETAIL
SCALE: 1/4" = 1'-0" ON 22x34

SHEET NOTES:

1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A4.3 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.

2. SEE SITE LIGHTING PLAN BY EVANS ENGINEERING FOR LOCATIONS AND PHOTOMETRICS

3. SEE GRADING AND UTILITY PLAN BY THETA ENGINEERING

4. SEE LANDSCAPE PLAN BY DARRELL MULCH LANDSCAPE ARCHITECTURE

5. MONUMENT SIGN, SEE DETAIL 2, THIS SHEET

6. OPEN SPACE

7. EXISTING ADA RAMP

8. EXISTING WALKWAY

9. EXISTING DRIVEWAY / VEHICULAR ENTRY

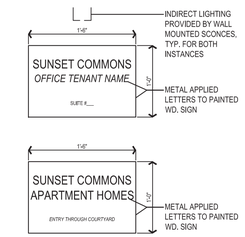
10. SIGNAGE FOR PARKING RESTRICTIONS AT EACH OF THE PARKING ENTRANCE EASEMENTS, SEE DETAIL 3, THIS SHEET

11. TRASH ENCLOSURE - SEE ELEVATION DRAWINGS BELOW

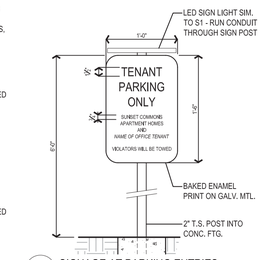
12. INCIDENTAL SIGNAGE FOR OFFICE AND RESIDENTIAL TENANT ENTRIES, SEE DETAIL 4, THIS SHEET

13. EXISTING TREE TO REMAIN

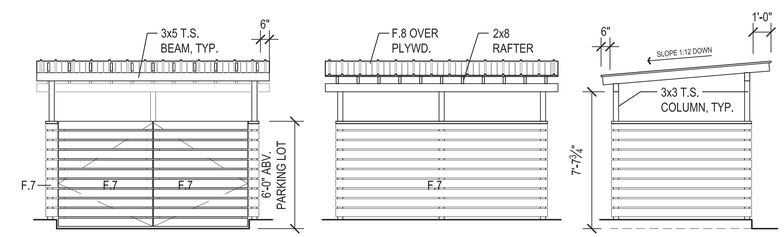
14. EXISTING TREE TO BE REMOVED (R)



4 SIGNAGE AT RESIDENTIAL / OFFICE ENTRIES
1½"=1'-0" - ELEVATION VIEW



3 SIGNAGE AT PARKING ENTRIES
1½"=1'-0" - ELEVATION VIEW



5. ELEVATIONS: TRASH ENCLOSURE
SCALE: 1/4" = 1'-0" ON 22x34

STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

SITE PLAN

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A1.1

FRAMING AND RAIN SCREEN NOTES:

- INTERMEDIATE OR ADVANCED FRAMING IS PREFERRED. 3-STUD CORNERS AND LADDER BLOCKING AT INTERIOR WALLS ARE SHOWN IN THE WALL DETAILS

- PLYWOOD SHEATHING IS HIGHLY RECOMMENDED. ANY USE OF OSB IS SUSCEPTIBLE TO TRAPPED WATER AND DAMAGE OVER TIME.

- RAIN SCREENS ARE TO BE USED IN ALL WALL ASSEMBLIES. A MINIMUM OF 1/2" AIR GAP - 3/4" PREFERRED. USE REGULAR DOUG FIR OR CEDAR FURRING STRIPS RATHER THAN PRESSURE TREATED (P.T.) TYP. REFER TO WALL DETAILS AS SOME CALL OUT FOR METAL FURRING STRIPS DEPENDING ON CLADDING

WATER RESISTIVE BARRIER (WRB):

- REFER TO FLOOR, WALL AND ROOF ASSEMBLIES FOR WRB LOCATIONS. ALL WRB ARE TO BE VAPOR PERMEABLE / OPEN. SELF ADHERED MEMBRANES ARE PREFERRED. ALL NON-ADHERED / STAPLED WRB ARE TO HAVE TAPED SEAMS.

- WRB1: PREFERRED PRODUCTS
  - PRO CLIMA SOLITEX MENTO 1000 ADHERO
  - PRO CLIMA SOLITEX MENTO 1000
  - HENRY BLUESKIN VP 160
  - SIGA MAJVEST EXTERIOR WALL MEMBRANE
  - VAPROSHIELD WRAPSHIELD SA
  - PROSOCO FLUID APPLIED PRODUCTS (CAT-5, R-GUARD)
  - TEMCO EXOAIR 230

- WRB1: ACCEPTABLE
  - TYVEK COMMERCIAL WITH TAPED SEAMS
  - BUILDING FELTS ONLY IF THEY ARE QUICKLY COVERED TO AVOID UV DEGRADATION

- WRB2: PEEL AND STICK SELF ADHERED STRIPS (WHERE CALLED OUT IN DETAILS)
  - WALLS: GRACE CONSTRUCTION BITUTHENE 3000
  - WALLS: PRO CLIMA, SIGA OR BLUESKIN COMPANION PRODUCTS / FULLY ADHERED

- WRB3: SELF ADHERED HORIZONTAL SURFACE PRODUCTS
  - ROOF (IF NO INSULATION IS ABOVE): PRO CLIMA WELDANO (VAPOR OPEN)
  - ROOF FELTS ONLY IF THEY ARE QUICKLY COVERED TO AVOID UV DEGRADATION

AIR BARRIER AND VAPOR BARRIER NOTES:

- THE PRIMARY AIR BARRIER IS TO BE AT THE EXTERIOR WRB / SHEATHING. ALL WRB JOINTS ARE TO BE SEALED / TAPED. DETAILS FOR CONNECTING THE WALL TO THE ROOF AIR BARRIER DEPENDS ON VENTING / NON-VENTING AND WHAT INSULATION IS USED. REVIEW DETAILS AND CONTACT ARCHITECT WITH QUESTIONS. REFER TO ACCEPTABLE WRB MEMBRANES ABOVE. IT IS PREFERRED THAT A BLOWER DOOR TEST TAKE PLACE ONCE THE WRB IS INSTALLED (AND ANY SPRAY FOAM IN PLACE IF USED) BUT BEFORE EXTERIOR RIGID OR INTERIOR BLOWN INSULATION IS INSTALLED. THIS WILL IDENTIFY ANY TEARS OR HOLES WHICH CAN THEN BE FIXED.

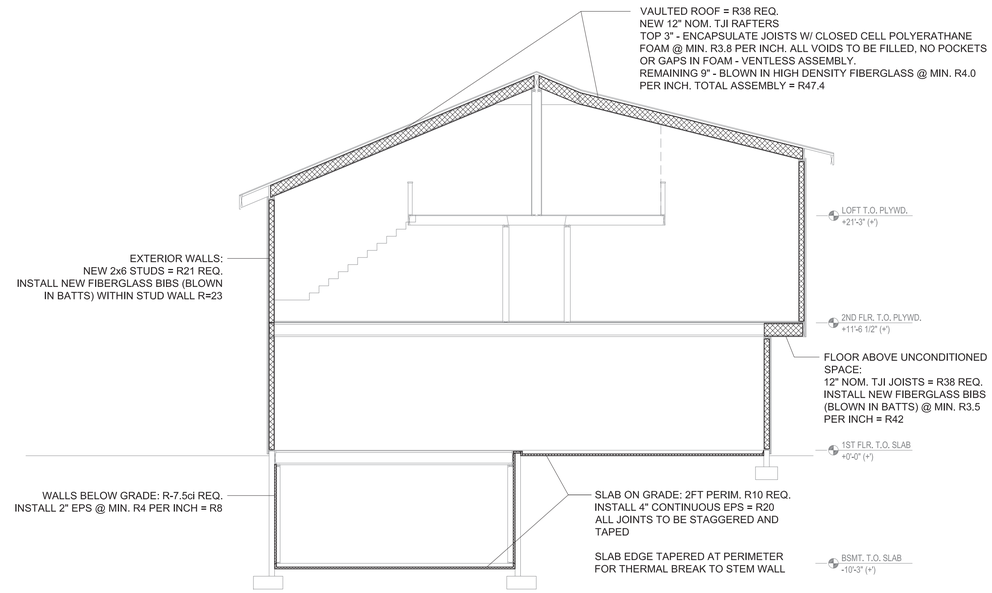
- A SECONDARY INTERIOR AIR BARRIER IS ALSO ACCEPTABLE (EVEN ADVISABLE) ALTHOUGH IT DOES NOT TAKE THE PLACE OF THE PROPERLY SEALED EXTERIOR WRB LOCATION. PREFERRED PRODUCTS FOR THE INTERIOR:
  - PRO CLIMA INTELLO PLUS
  - SIGA MAJPELL WITH SIGA TAPE AT SEAMS

  THESE ARE FASTED TO THE INSIDE FACE OF FRAMING FOR AIR SEALING AND SMART VAPOR CONTROL. THESE PRODUCTS ALSO TAKES THE PLACE OF THE NETTING FOR LOOSE FILL INSULATION - REFER TO MANUFACTURERS RECOMMENDATIONS.

- INTERIOR AIR SEALING AT DRYWALL APPROACH IS ACCEPTABLE WITH THE USE OF TAPED SEAMS, SILL SEAM FOAM TAPE AT TOP AND BOTTOM PLATES PLUS EITHER AIRTIGHT ELECTRICAL BOXES OR GASKETED / SEALED BOXES.

- ALL AIR BARRIERS (INTERIOR OR EXTERIOR) ARE TO BE CONTINUOUS - WALL TO ROOF TO FLOOR - WITHOUT GAPS OR UN-SEALED HOLES

- IF VAPOR BARRIER IS NOT TAKEN CARE OF WITH INTERIOR MEMBRANE THEN USE A PVA PRIMER ON ALL INTERIOR DRYWALL SURFACES



1. ENERGY CODE COMPLIANCE

SCALE: 1/8"=1'-0" ON 22X34 1/16" = 1'-0" ON 11X17

INSULATION NOTES:

- ROLL-IN BATT INSULATION IS TO BE AVOIDED WHENEVER AND WHEREVER POSSIBLE

- INSULATION MUST BE INSTALLED TO RESNET GRADE 1 STANDARDS WITH NO GAPS, VOIDS, COMPRESSION OR MISALIGNMENT

- INSULATION IN WALL ASSEMBLIES MUST BE ENCLOSED AND IN CONTACT WITH AN AIR-SEALED RIGID AIR BARRIER ON ALL SIDES

- WHEN BLOWN IN FIBERGLASS IS CALLED OUT A SUBSTITUTION TO LOOSE FILL OR DENSE PACK CELLULOSE IS ACCEPTABLE (EVEN PREFERRED) - MAINTAIN OR EXCEED CALLED OUT DENSITIES AND R-VALUES

- OTHER FIBROUS INSULATIONS SUCH AS WOOD, MINERAL AND SHEEPWOOL MAY BE ACCEPTABLE - SUBMIT SUBSTITUTION REQUESTS TO THE ARCHITECT

- NETTING FOR LOOSE FILL / BLOWN IN INSULATION IS TO BE FASTENED TO THE BOTTOM OF THE FRAMING AND INSET 1/8" MIN. TO SIDE OF EACH FRAMING MEMBER FOR TIGHT SUPPORT, NO BULGING. USE PNEUMATIC STAPLER TO FASTEN NETTING. REFER TO AIR BARRIER NOTES FOR RECOMMENDED NETTING SUBSTITUTION.

- RIGID INSULATION
  - EXPANDED POLYSTYRENE (EPS) - STANDARD EPS (WHITE BEADS FUSED TO FOAMBOARD) OR GRAPHITE IMPREGNATED EPS (BASF NEOPOR GPS 5300+ OR ARCHITECT APPROVED ALTERNATE) ARE ACCEPTABLE

MECHANICAL / WATER SYSTEM NOTES:

- MECHANICAL SYSTEM SIZING IS TO BE DETERMINED USING COMPUTER SOFTWARE - NO RULE OF THUMBS - SUCH AS MANUAL J. THE MECHANICAL CONTRACTOR SHOULD TAKE INTO ACCOUNT ALL ENVELOPE INSULATION VALUES AND NOT OVERSIZE UNITS. REFER TO THE NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) WEBSITE FOR 3RD PARTY TESTING / RATING OF EQUIPMENT - NEEA.ORG

- DUCT RUNS ARE TO BE WITHIN CONDITIONED SPACES WHEREVER POSSIBLE - RECOMMENDATION IS FOR 100% WITHIN CONDITIONED SPACE.

- ANY DUCT RUN OUTSIDE OF CONDITIONED SPACE IS TO HAVE CONTINUOUS INSULATION WITH ZIP TIE CONNECTIONS.

- ALL DUCT CONNECTIONS AND JOINTS ARE TO BE SEALED WITH MASTIC - NO TAPE - APPLIED THE THICKNESS OF A NICKEL. SWIVEL ELBOWS ARE TO BE AVOIDED BUT IF THEY OCCUR THEY HAVE MASTIC ON EACH BENDING JOINT.

- IF A FRAMED SOFFIT IS CREATED WITHIN THE CONDITIONED SPACE FOR DUCTS, GYP. BOARD IS TO BE RUN BEHIND AND ABOVE THE SOFFIT PRIOR TO FRAMING FOR PROPER AIR BARRIER SEALING

- ALL COMBUSTION APPLIANCES ARE TO BE SEALED COMBUSTION, DIRECT VENT, POWER VENT OR INDUCED DRAFT TO ELIMINATE BACK DRAFTING AND / OR SPILLAGE. AIR SEALING OF UTILITY ROOMS (WITHOUT RELIANCE ON AMBIENT AIR SUPPLY) IS RECOMMENDED

- TANKLESS WATER HEATERS ARE USED. NAVIEN UNITS (OR SIMILAR) ARE PREFERRED WITH STANDBY HOT WATER FOR NO TIME LAG. AVOID A RECIRC. PUMP THAT IS ALWAYS ON - USE SMART TIMER OR PUSH BUTTON

VENTILATION NOTES:

- VENTILATION REQUIREMENTS PER TABLE N1101.1(3) ARE THE MINIMUM REQUIREMENT

-

- PROVIDE TENANT WITH FULL VENTILATION INSTRUCTIONS AND MAINTENANCE

- PROVIDE ZONAL PRESSURE RELIEF BETWEEN ROOMS. JUMPER DUCTS THROUGH THE CEILING AT DOORS (IN ATTIC SITUATIONS) PREFERRED, UNDERCUT DOORS OR TRANSFER GRILLS ACCEPTABLE

MECHANICAL SYSTEMS:

QUANTITIES ARE FOR EACH UNIT.

LEVEL / SPACE	HEATING (QTY.)	COOLING (QTY.)	WATER HEATING	OTHER EQPT. (QTY.)	NOTES
FIRST / OFFICE	FURNACE (2)	AIR CONDITIONER (2)	GAS TANKLESS	GAS FIREPLACE INSERT (2)	NO AIR ECONOMIZER
SECOND / APARTMENT	HEAT PUMP (1)	HEAT PUMP CONDENSER (1)	ELECTRIC TANKLESS	FRESH AIR VENTILATION TBD	NO GAS IN RESIDENTIAL UNITS

STEELHEAD ARCHITECTURE
PORTLAND, OREGON 97214
201 SE 3RD AVE.
REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

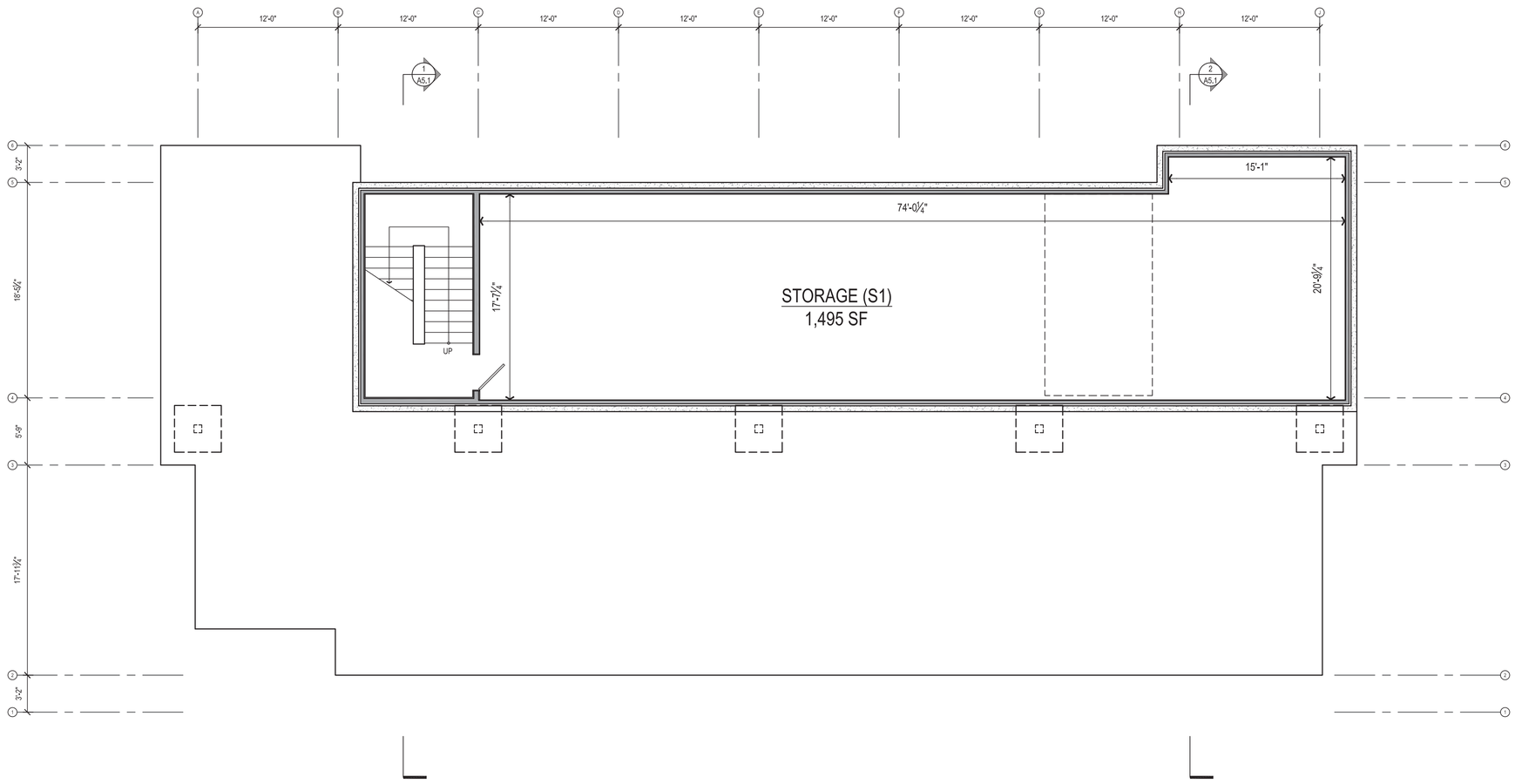
ENERGY CODE COMPLIANCE + PERFORMANCE NOTES

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A1.2

SHEET NOTES:
1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A4.3 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.



1. BASEMENT LEVEL
SCALE: 3/16" = 1'-0" ON 24x36

STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

BASEMENT PLAN

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A2.0

SHEET NOTES:
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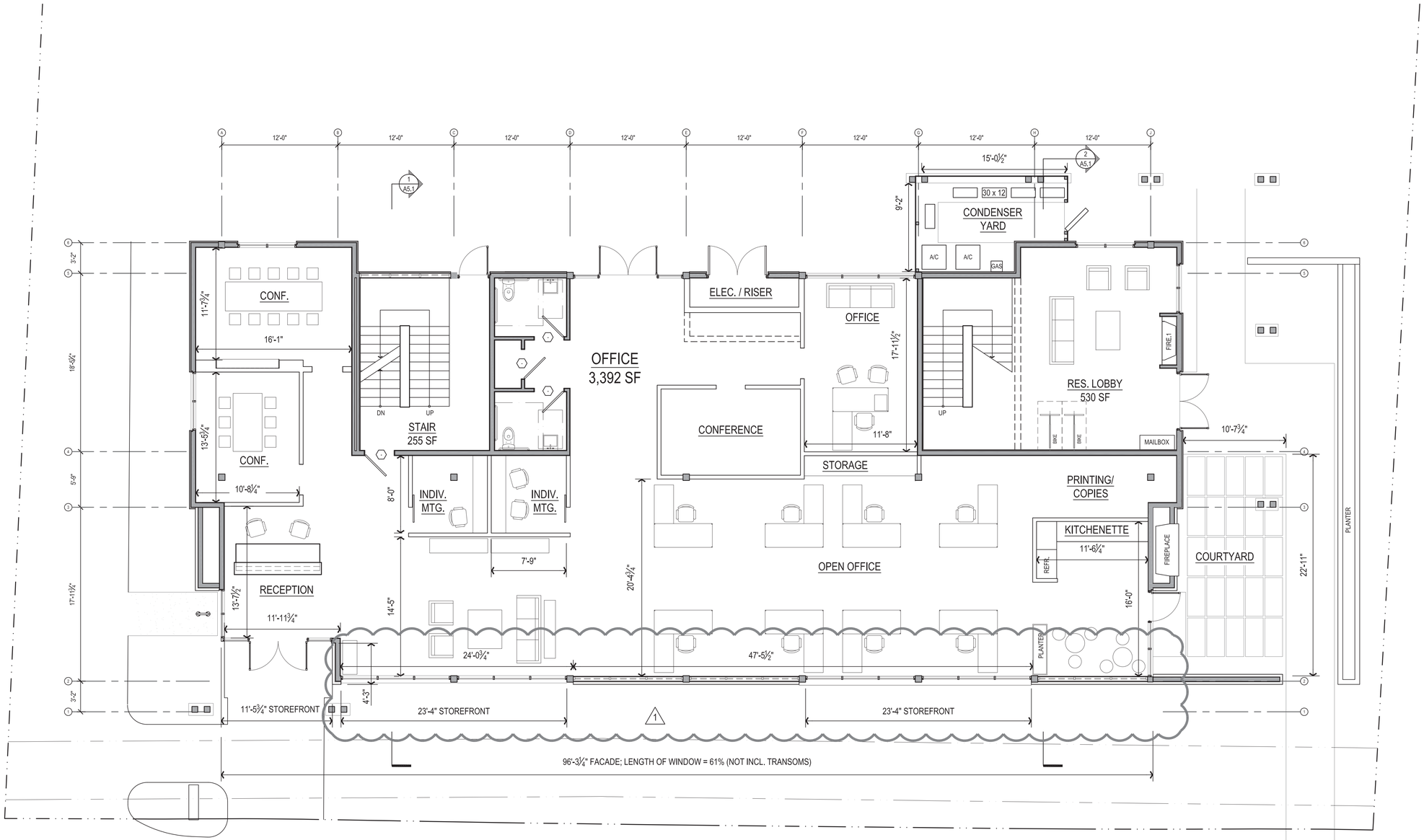


1. FIRST FLOOR - LAYOUT ILLUSTRATIVE ONLY
SCALE: 3/16" = 1'-0" ON 24x36

STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

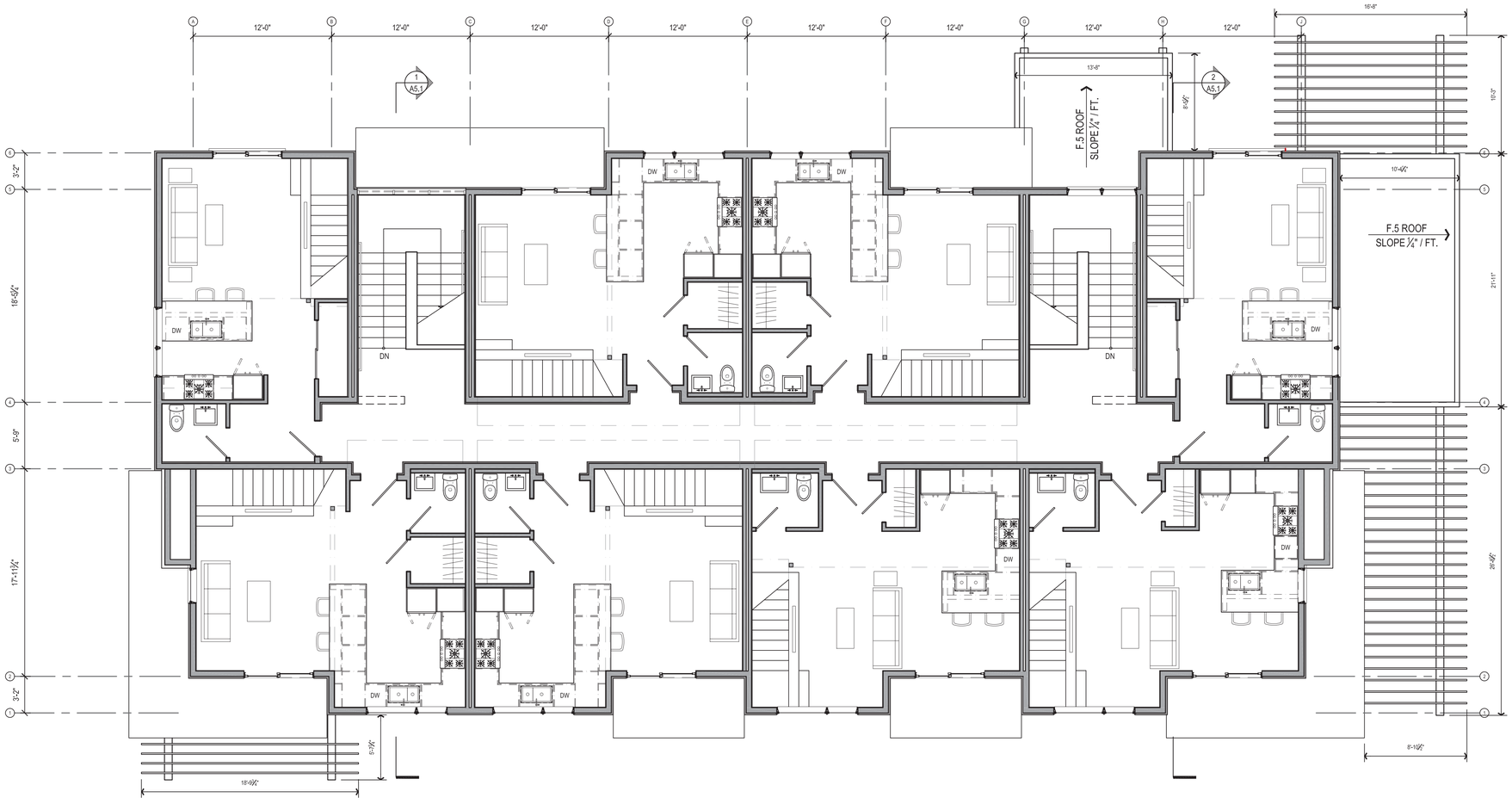
REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

FIRST FLOOR CONSTRUCTION PLANS
SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A2.1

SHEET NOTES:
1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A4.3 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.



1. SECOND FLOOR
SCALE: 3/16" = 1'-0" ON 24x36

STEELHEAD
ARCHITECTURE
201 SE 3RD AVE.
PORTLAND, OREGON 97214

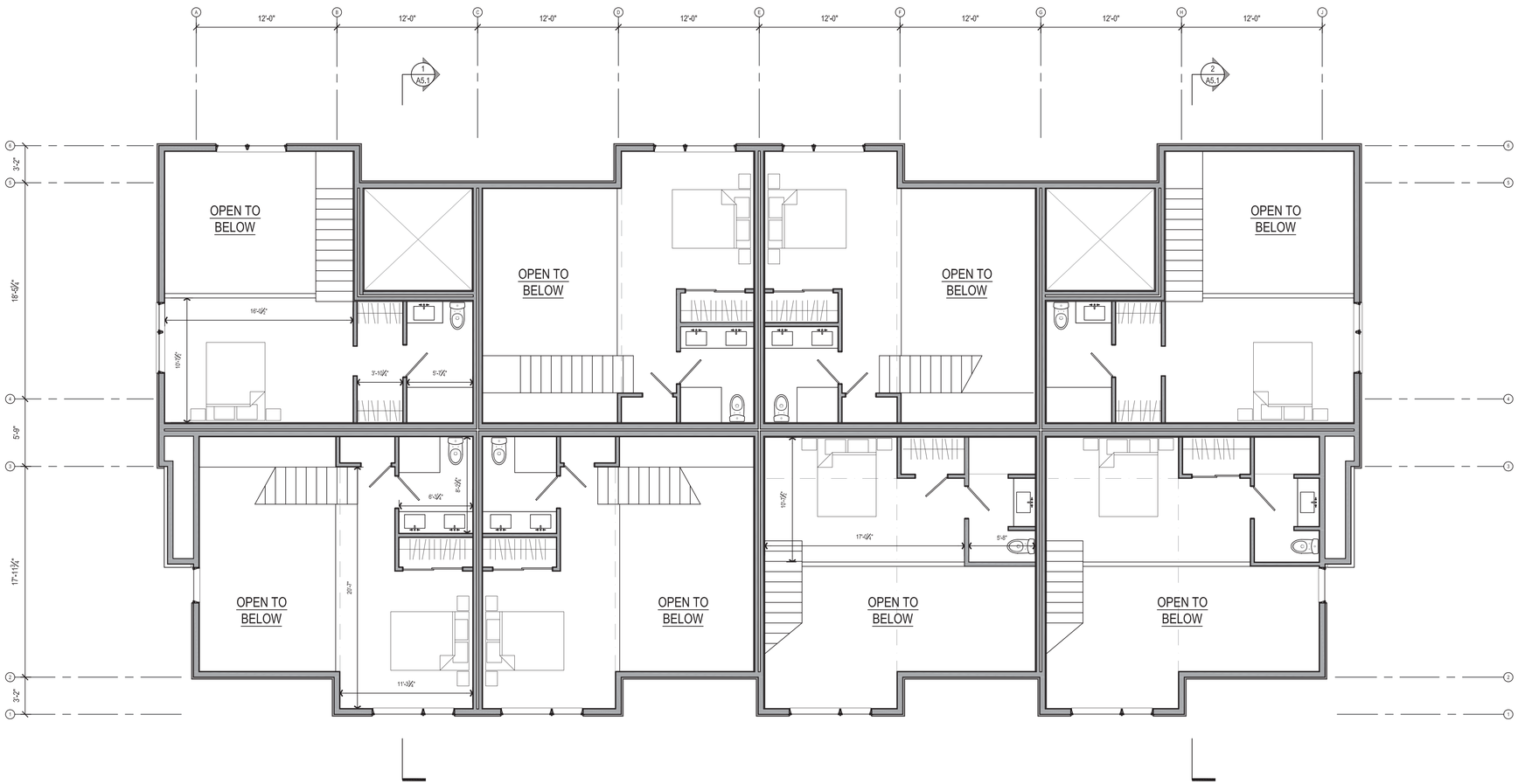
REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

SECOND FLOOR
CONSTRUCTION PLANS
SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A2.2

SHEET NOTES:
1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A4.3 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.



1. THIRD FLOOR
SCALE: 3/16" = 1'-0" ON 24x36

STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

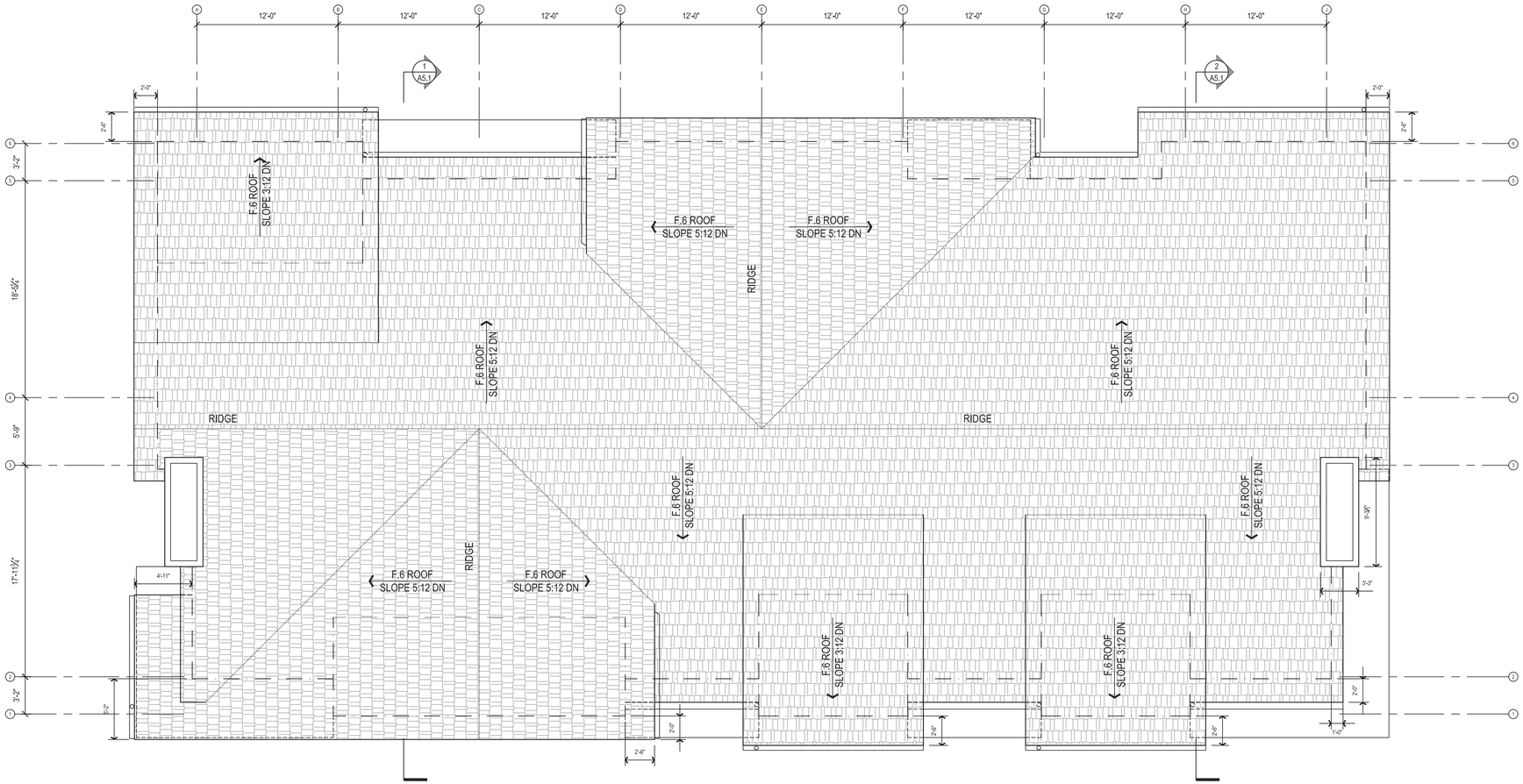
THIRD FLOOR CONSTRUCTION PLANS
SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A2.3

SHEET NOTES:

1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A4.3 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.



1. ROOF PLAN

SCALE: 3/16" = 1'-0" ON 24x36

STEELHEAD ARCHITECTURE

201 SE 3RD AVE. PORTLAND, OREGON 97214

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

ROOF PLAN

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A2.4

SHEET NOTES:
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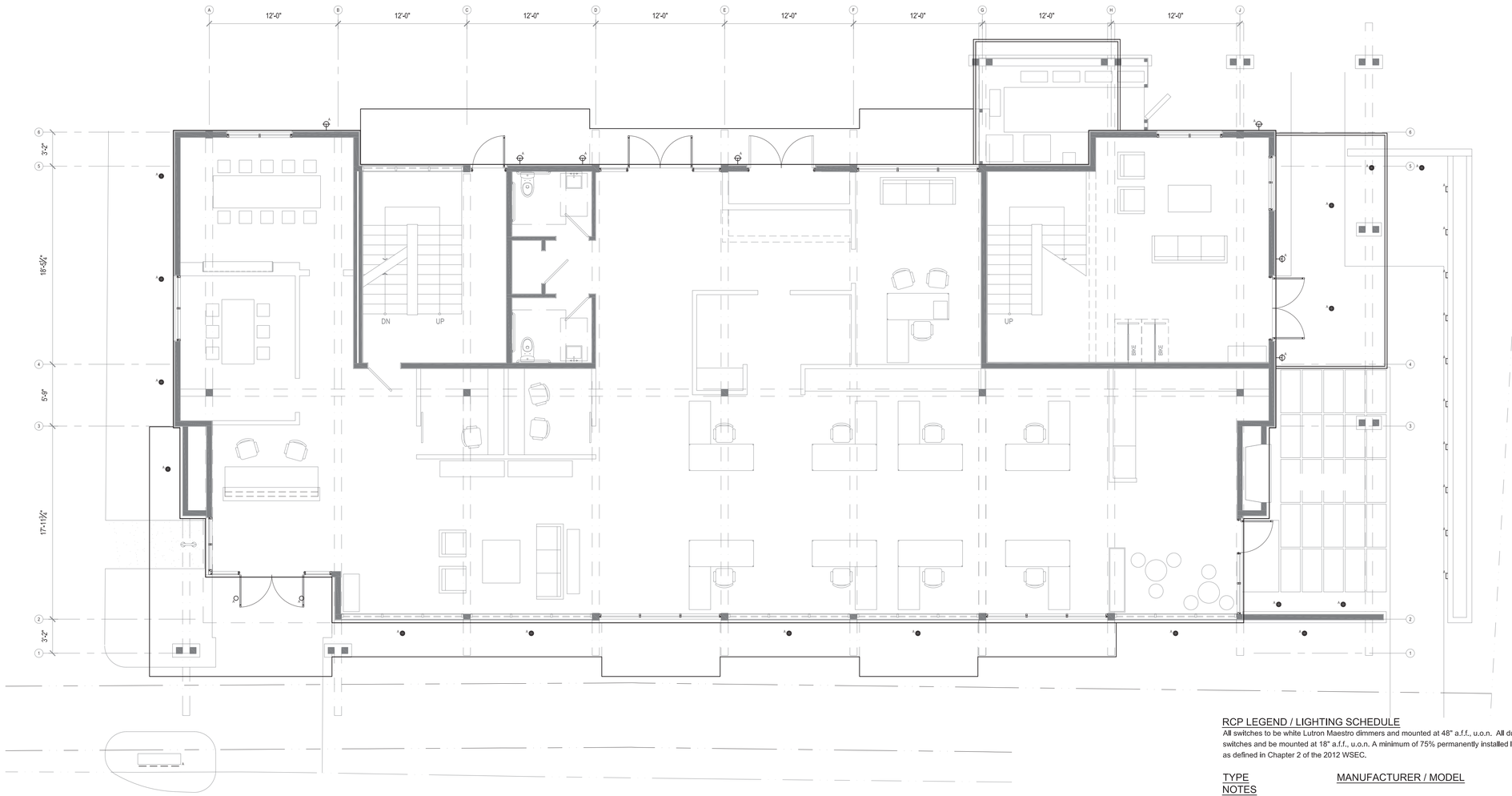

RCP LEGEND / LIGHTING SCHEDULE

All switches to be white Lutron Maestro dimmers and mounted at 48" a.f.f., u.o.n. All duplex receptacles to match adjacent switches and be mounted at 18" a.f.f., u.o.n. A minimum of 75% permanently installed lamps in lighting fixtures to be high efficacy, as defined in Chapter 2 of the 2012 WSEC.

TYPE NOTES		MANUFACTURER / MODEL	BULB / FINISH / TRIM /
A	RECESSED DOWNLIGHT	4" L.E.D TYP. SUITABLE FOR WET / EXT. LOCATIONS	7W / WHITE / PINHOLE WITH INTEGRAL SHIELD TRIM
A	EXTERIOR SCONCE	TBD.	-
B	EXTERIOR SCONCE	SIM. TO A - LOWER OUTPUT	-
A	EXTERIOR UPLIGHT	TBD.	RECESSED, DIRECTIONAL UPLIGHT SET INTO PLANTER WALLS
A	STEP LIGHTS	L.E.D.	
A	SIGNAGE DOWNLIGHT	L.E.D. STRIP	MTD. ABOVE SIGNAGE

1. FIRST FLOOR RCP
SCALE: 1/4" = 1'-0" ON 22x34 1/8"=1 '-0" ON 11x17

STEELHEAD ARCHITECTURE
PORTLAND, OREGON 97214
201 SE 3RD AVE.

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

REFLECTED CEILING PLAN: FIRST FLOOR

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
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A3.1

SHEET NOTES:
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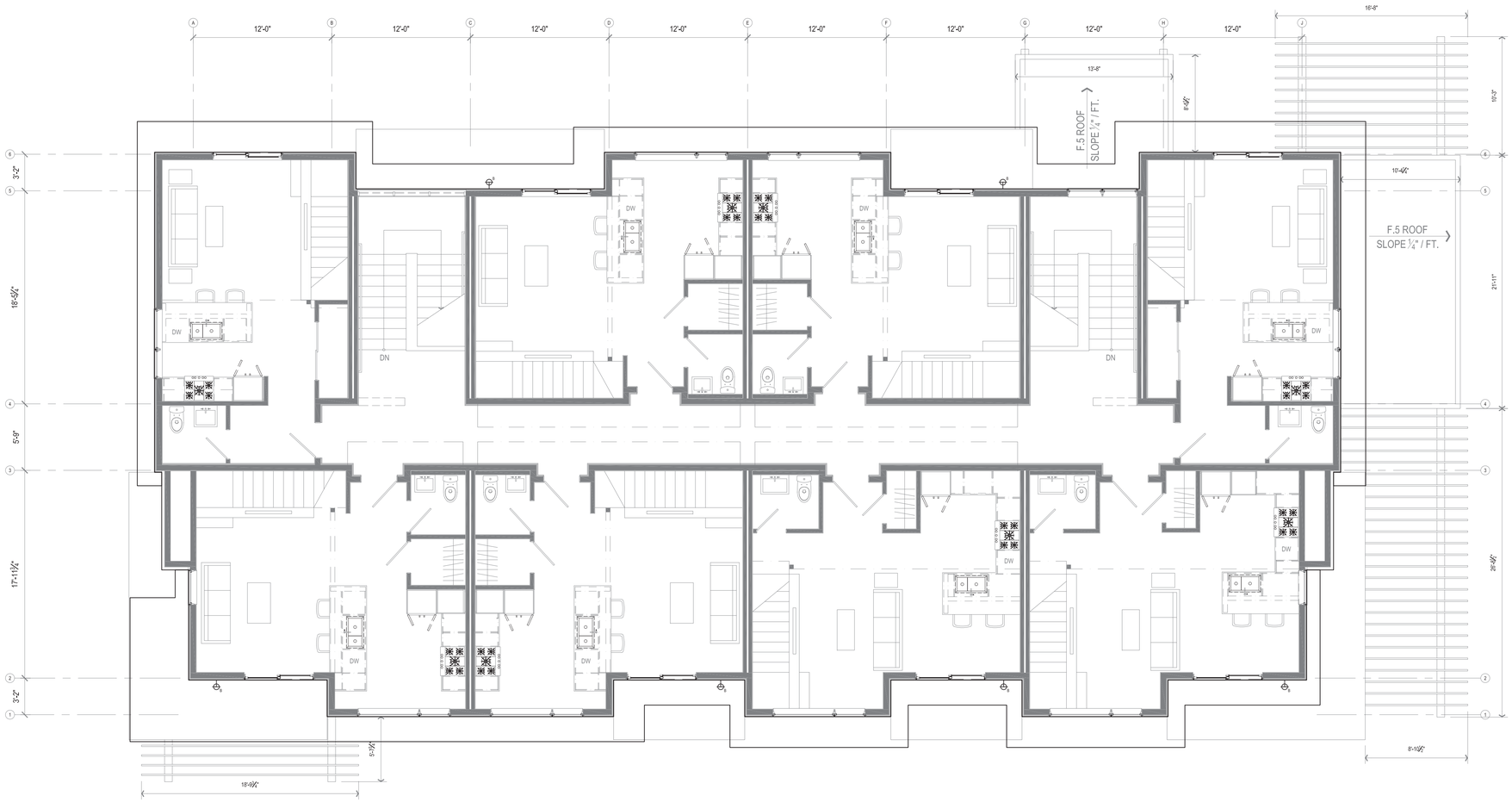


RCP LEGEND / LIGHTING SCHEDULE

All switches to be white Lutron Maestro dimmers and mounted at 48" a.f.f., u.o.n. All duplex receptacles to match adjacent switches and be mounted at 18" a.f.f., u.o.n. A minimum of 75% permanently installed lamps in lighting fixtures to be high efficacy, as defined in Chapter 2 of the 2012 WSEC.

TYPE NOTES		MANUFACTURER / MODEL	BULB / FINISH / TRIM /
A	RECESSED DOWNLIGHT	4" L.E.D TYP. SUITABLE FOR WET / EXT. LOCATIONS	7W / WHITE / PINHOLE WITH INTEGRAL SHIELD TRIM
A	EXTERIOR SCONCE	TBD.	-
B	EXTERIOR SCONCE	TBD.	VANITY LIGHT AT POWDER
A	EXTERIOR UPLIGHT	TBD.	RECESSED, DIRECTIONAL UPLIGHT

1. SECOND FLOOR RCP
SCALE: 1/4" = 1'-0" ON 22x34 1/8"=1 '-0" ON 11x17

STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

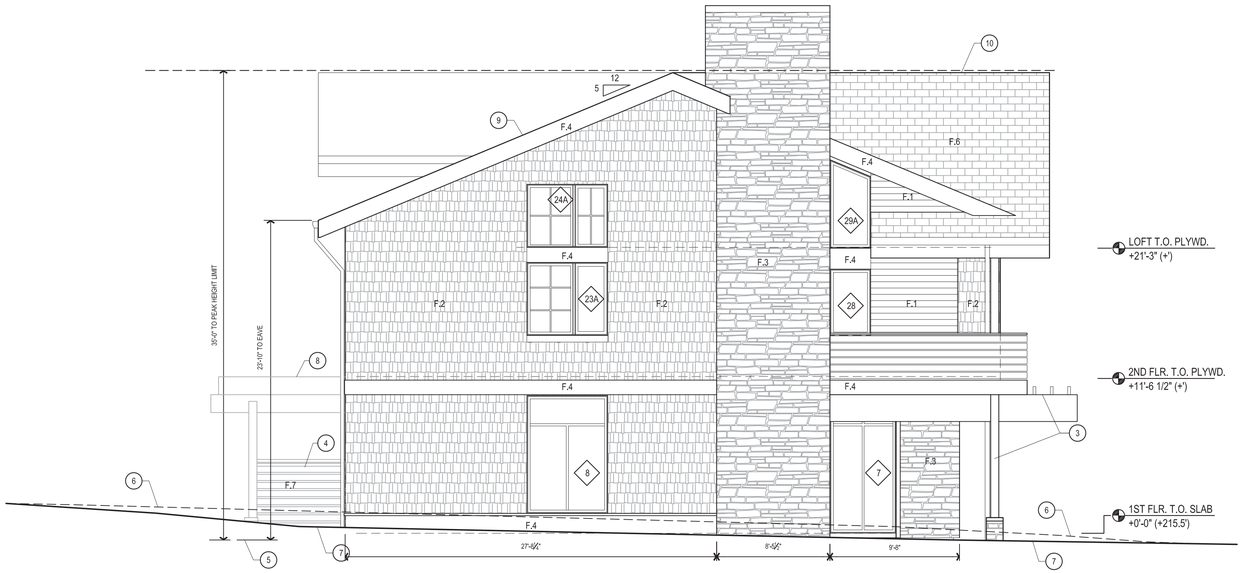
REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

REFLECTED CEILING PLAN: SECOND FLOOR

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A3.2



1. ELEVATION - SIDE

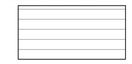
SCALE: 3/16" = 1'-0" ON 24x36

2. ELEVATION - FRONT

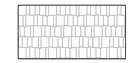
SCALE: 3/16" = 1'-0" ON 24x36

MATERIALS LEGEND:

F.1: T&G WOOD CYPRUS
COLOR: NATURAL OILED
SIZE: 6" NOM. TALL



F.2: PTD. CEDAR STRAIT EDGE PANEL SHAKE SHINGLE SIDING
SIZE: VARIES, ±6" W. x 7" EXPOSED HEIGHT



F.3: ELDORADOR STONE MTN. LEDGESTONE,
COLOR: BOW VALLEY
SIZE: VARYING SIZES, ±12" W x 5" OR 3" TALL

F.4: PAINTED WOOD
COLOR: VIGILANT GRAY, SEE MATERIAL BOARD

F.6: ROOF TBD.
COLOR: STORM GRAY
SIZE: ±12" W x 6" T EXPOSED

WINDOWS:

TYPE: VINYL WINDOWS W/ STEEL REINFORCING
COLOR: ARCHITECTURAL BRONZE

SHEET NOTES:

1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A0.3 / A0.4 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.

2. SCONCE LIGHT LOCATION - SEE PRODUCT CUT SHEET PROVIDED

3. PAINTED WD. TRELLIS: 8X16 BEAMS SUPPORTED BY DUAL 6X8 POSTS W/ 2X8 HORIZ. SHADING SLATS ABOVE

4. F.7 SCREENED CONDENSER YARD

5. HEIGHT MEASUREMENT TAKEN FROM ADJACENT WALKWAY

6. DASHED LINE OF EXISTING GRADE

7. PROPOSED GRADE, SEE CIVIL ENGINEER'S GRADING PLAN

8. GREEN ROOF AT RESIDENTIAL ENTRY/ MECHANICAL YARD BEYOND

9. MAIN GABLE

10. FRONT CROSSING GABLE

11. SHED DORMER W/ INTERIOR LOFT

STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

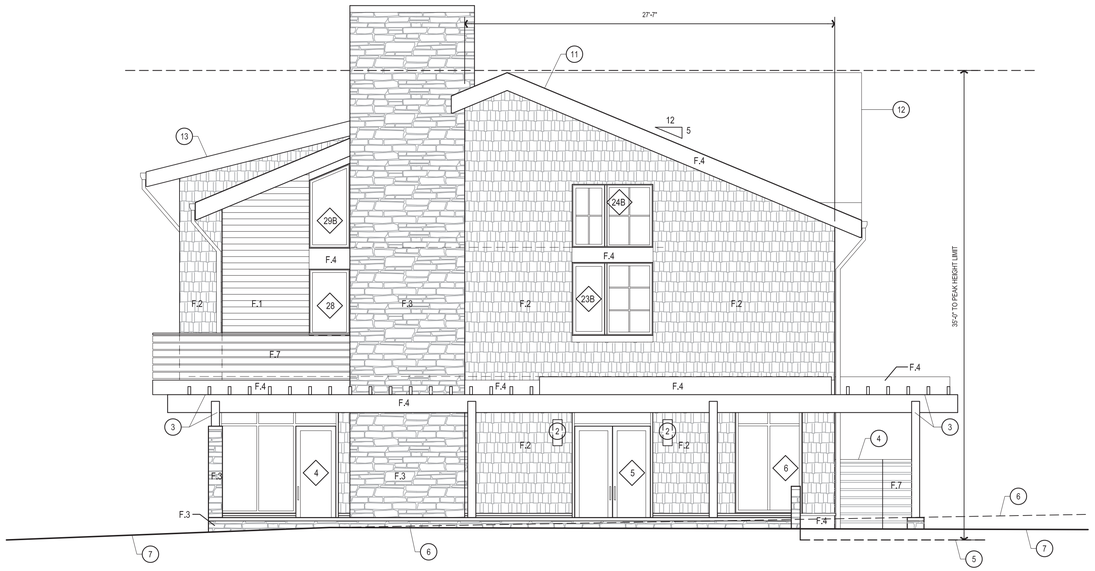
REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

EXTERIOR ELEVATIONS

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

A4.1



1. ELEVATION - SIDE

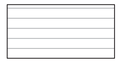
SCALE: 3/16" = 1'-0" ON 24x36

2. ELEVATION - BACK

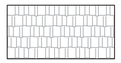
SCALE: 3/16" = 1'-0" ON 24x36

MATERIALS LEGEND:

F.1: T&G WOOD CYPRUS
COLOR: NATURAL OILED
SIZE: 6" NOM. TALL



F.2: PTD. CEDAR STRAIT EDGE PANEL SHAKE SHINGLE SIDING
SIZE: VARIES, ±6" W. x 7" EXPOSED HEIGHT



F.3: ELDORADOR STONE MTN. LEDGESTONE,
COLOR: BOW VALLEY
SIZE: VARYING SIZES, ±12" W x 5" OR 3" TALL

F.4: PAINTED WOOD
COLOR: VIGILANT GRAY, SEE MATERIAL BOARD

F.6: ROOF TBD
COLOR: STORM GRAY
SIZE: ±12" W x 6" T EXPOSED

WINDOWS:

TYPE: VINYL WINDOWS W/ STEEL REINFORCING
COLOR: ARCHITECTURAL BRONZE

SHEET NOTES:

1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A0.3 / A0.4 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.

2. SCONCE LIGHT LOCATION - SEE PRODUCT CUT SHEET PROVIDED

3. PAINTED WD. TRELLIS: 8X16 BEAMS SUPPORTED BY DUAL 6X8 POSTS W/ 2X8 HORIZ. SHADING SLATS ABOVE

4. F.7 SCREENED CONDENSER YARD

5. HEIGHT MEASUREMENT TAKEN FROM ADJACENT WALKWAY

6. DASHED LINE OF EXISTING GRADE

7. PROPOSED GRADE, SEE CIVIL ENGINEER'S GRADING PLAN

8. GREEN ROOF AT RESIDENTIAL ENTRY BEYOND

9. GREEN ROOF OVER OUTDOOR CONDENSER YARD

10. INCIDENTAL SIGNAGE TO MARK TENANT ENTIRES, INDIRECT LIGHTING PROVIDED BY SCONCE, SEE DETAIL 4/A1.1 AND LIGHTING PLAN

11. MAIN GABLE

12. REAR CROSSING GABLE

13. SHED DORMER W/ INTERIOR LOFT

STEELHEAD ARCHITECTURE
PORTLAND, OREGON 97214
201 SE 3RD AVE.

REGISTERED ARCHITECT
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EXTERIOR ELEVATIONS

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
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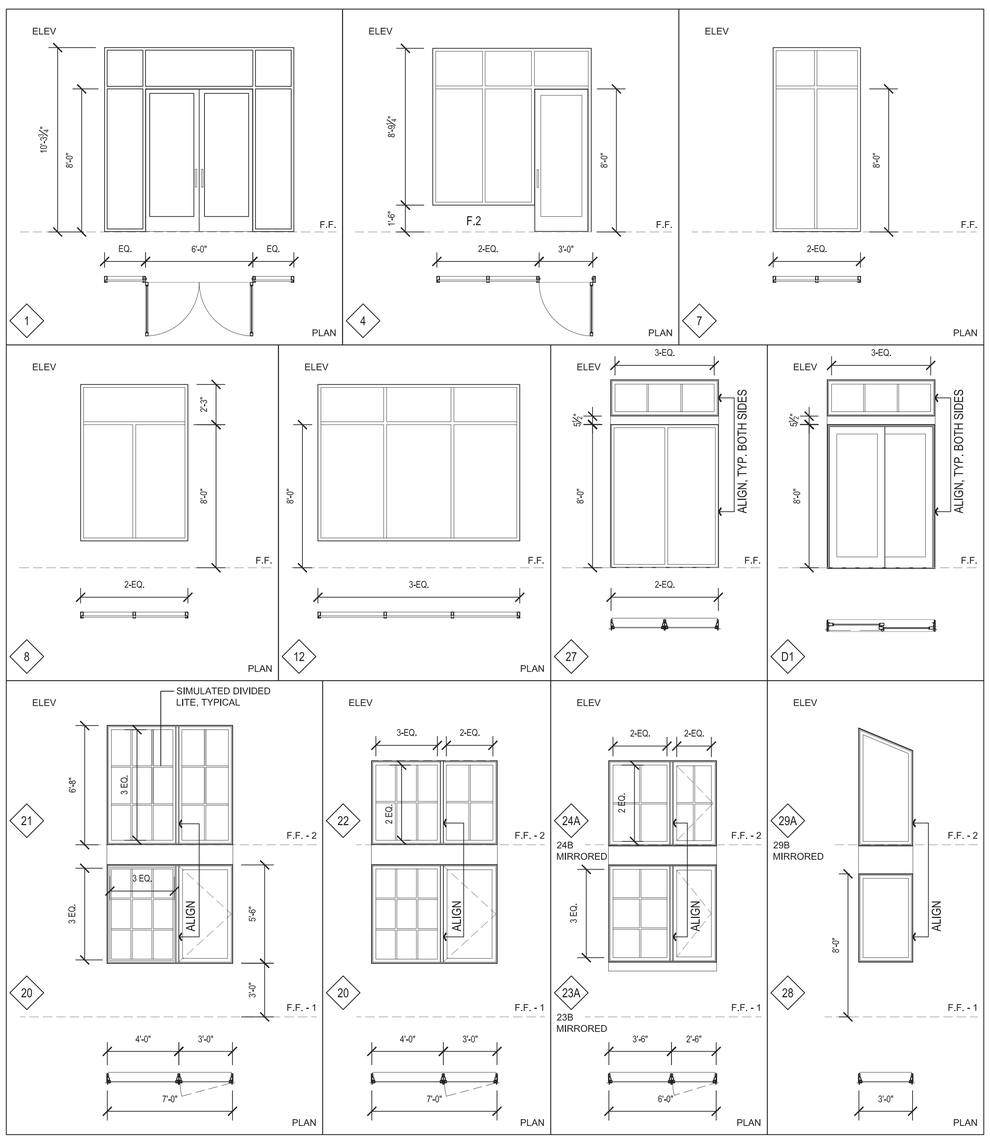
A4.2

INTERIOR DOOR SCHEDULE (ALL UNITS): 3

All door sizes are nominal, contractor to determine required rough opening. Doors to have no casing - detail similar to 1/A8.1 with 3/4" clear stained frame standing proud of gyp. board by 1/2" and continous j-mold at gyp. board for clean termination, typ. Door handles to be Emtek Stuttgart, Polished Chrome, Disk Rosette, typ.

NO.	SIZE (NOM.) WxH	TYPE	FINISH	QTY.	NOTES / ALIGNMENTS
1					

WINDOW DIAGRAMS:
SCALE: 1/4" = 1'-0" FOR ALL. ELEVATIONS AS SEEN FROM OUTSIDE.



WINDOW AND EXTERIOR DOOR SCHEDULE FOR COMMERCIAL FIRST FLOOR: 1

All doors & windows to be storefront system (kawneer, us aluminum or approved alt.) With either 1-3/4" or 2" x 4-1/2" frame size & front set glazing, u.O.N. Supplier to provide shop drawings and order summary for architects review and approval. All rough openings to be verified in the field by the contractor prior to ordering. Refer to details on a8-series. All r.O. Dims. Assume 1/4" shim ea. Side. All exterior doors are 8'-0" tall nom., Typ.

NO.	SIZE (R.O.) WxH	OPERABLE LITES	QTY.	GLASS	HARDWARE	NOTES / ALIGNMENTS
1	11'-4" x 10'-4"	ENTRY DOORS + SIDELITES	2	G2	-	DOUBLE ENTRY DOORS + (2-EQ.) SIDELITES SEE DIAGRAM
2	11'-4" x 7'-4"	NONE-FIXED	2	G1	NA	3-EQ. LITES, FIXED STOREFRONT
3	11'-4" x 2'-4"	NONE-FIXED	3	G1	NA	3-EQ. LITES, FIXED TRANSOM
4	8'-11" x 10'-4"	1-OUTSWING DOOR	1	G1	-	ENTRY DOOR+ 2-EQ. FIXED STOREFRONT. SEE DIA.
5	6'-0 1/2" x 10'-4"	1-OUTSWING DOOR	1	G2	-	DOUBLE ENTRY DOOR + FIXED TRANSOM ABOVE
6	5'-0 1/2" x 8'-9 1/2"	NONE-FIXED	1	G1	NA	2-EQ. LITES FIXED STOREFRONT
7	5'-0 1/2" x 10'-4"	NONE-FIXED	1	G1	NA	2-EQ. LITES FIXED STOREFRONT, SEE DIAGRAM
8	6'-0 1/2" x 8'-9 3/4"	NONE-FIXED	1	G1	NA	3-DIVIDED LITES, FIXED STOREFRONT, SEE DIAGRAM
9	6'-0 1/2" x 2'-4"	NONE-FIXED	1	G1	NA	2-EQ. LITES, FIXED STOREFRONT TRANSOM
10	9'-4 1/2" x 2'-4"	NONE-FIXED	1	G1	NA	3-EQ. LITES, FIXED STOREFRONT TRANSOM
11	3'-4" x 10'-4"	1-OUTSWING DOOR	1	G2	-	SOLID DOOR WITH TRANSOM WINDOW ABOVE
12	11'-4" x 8'-9 1/2"	NONE-FIXED	3	G1	NA	3-EQ. LITES, FIXED STOREFRONT, SEE DIAGRAM

WINDOW AND EXTERIOR DOOR SCHEDULE FOR RESIDENTIAL FLOORS 2 & 3:

Window manufacturer to be determined. Finish to be standard exterior and interior cladding (color tbd.). Supplier to provide shop drawings and order summary for architects review and approval. All rough openings to be verified in the field by the contractor prior to ordering. Refer to details on a7-series. Fixed lites to be direct glaze. All r.O. Dims. Assume 1/4" shim ea. Side. Refer to plans for operable lite / door swing direction.

NO.	SIZE (R.O.) WxH	OPERABLE LITES	QTY.	GLASS	HARDWARE	NOTES / ALIGNMENTS
20	7'-0 1/2" x 5'-6 1/2"	1-CASEMENT	6	G1	H1	SEE DIAGRAM
21	7'-0 1/2" x 6'-9"	1-CASEMENT	4	G1	H1	SEE DIAGRAM
22	7'-0 1/2" x 4'-9 1/2"	1-CASEMENT	2	G1	H1	SEE DIAGRAM
23A	6'-0 1/2" x 5'-5 1/2"	1-CASEMENT	1	G1	H1	SEE DIAGRAM
23B	6'-0 1/2" x 5'-5 1/2"	1-CASEMENT	1	G1	H1	SIM. TO 23B, MIRRORED
24A	6'-0 1/2" x 4'-8 1/2"	1-CASEMENT	1	G1	H1	SEE DIAGRAM
24B	6'-0 1/2" x 4'-8 1/2"	1-CASEMENT	1	G1	H1	SIM. TO 24B, MIRRORED
25	6'-0 1/2" x 4'-9 1/2"	NONE-FIXED	1	G1	NA	2-EQ. LITES, 2-WIDE X 2-TALL GRID EA. LITE
26	9'-4 1/2" x 2'-4"	NONE-FIXED	1	G1	NA	3-EQ. LITES, FIXED TRANSOM
27	6'-0 1/2" x 10'-6 1/2"	NONE-FIXED	1	G1	NA	FIXED LITE + TRANSOM ABOVE, SEE DIAGRAM
28	3'-0 1/2" x 4'-11 1/2"	NONE-FIXED	2	G1	NA	FIXED LITE
29A	3'-0 1/2" x 6'-7 1/2" HI-SIDE	NONE-FIXED	1	G1	NA	FIXED LITE, SEE DIAGRAM
29B	3'-0 1/2" x 6'-7 1/2" HI-SIDE	NONE-FIXED	1	G1	NA	SIM. TO 29A, MIRRORED
D1	6'-0" x 10'-6" (NOM.)	SLIDING DOOR + TRANSOM	7	G3	H2	SLIDING DOOR + TRANSOM ABOVE, SEE DIAGRAM
D2	6'-0" x 8'-0" (NOM.)	SLIDING DOOR	1	G3	H2	SLIDING DOOR
D3	6'-0" x 8'-0" (NOM.)	2-OUTSWING DOOR	1	NA	H2	DOUBLE SOLID DOOR - ELEC. / RISER RM.

GLASS SCHEDULE

PROVIDE SAFETY GLAZING FOR ALL WINDOWS IN HAZARD AREAS DEFINED IN SECTION R308.4 OF THE IRC.

G1 CLEAR GLASS, SOLARBAN 70 OR EQUAL - SUPPLIER TO CONFIRM
G2 FROSTED GLASS - MATCH G1
G3 DOOR SAFETY GLASS, MATCH ADJ. WINDOW GLAZING

HARDWARE SCHEDULE

H1 STANDARD CASEMENT OR AWNING - FIRST CHOICE IS CAM HARDWARE, SECOND CHOICE ARE CRANKS - SATIN NICKEL FINISH, TYP.
H2 DALLAS HANDLE SET - SATIN NICKEL - DEADBOLT LOCK
H3 CLOSEST OPTION TO DALLAS HANDLE SET
H4 DALLAS HANDLE SET - SATIN NICKEL - DEADBOLT LOCK
H5 EMTEK STUTTGART HANDLE SET + DEADBOLT

FINISH SCHEDULE (TOTAL OF ALL UNITS):

Refer to enlarged plans for finish codes not shown below. All quantities are to be verified on site by the contractor. TBD selections are to be coordinated between the contractor, owner and architect. Samples of all selections to be provided by the contractor for approval by the owner and architect. All substitutions are to be presented for approval by the owner and architect prior to ordering. See listed options below and provide separate pricing for each.

CODE	TYPE	SPEC.	SIZE	FINISH / NOTES
F.1	Exterior wall cladding	T&G Wood Cyprus	1x6 Nom.	Natural oiled
F.2	Exterior wall cladding	Ptd. Cedar Strait Edge Panel Shake Shingle Siding	4"-10" W x 16" T	Color: Grey Locks
F.3	Exterior wall cladding	Eldorado stone mtn. ledgestone	+/- 12" W x 3'-5" T,	Color: Bow Valley
F.4	Painted Wood Fascia & Trim		Trim minimum of 1x4.	Color: Vigilant Gray
F.5	Single Ply TPO membrane	GAF Everguard, Firestone UltraPly, or approved alternate	- SF / rolls 60 mil. thickness	Welded seams, Green roof
F.6	Composite Roof	3 Tab Asphalt	20x12	Pre-finished color, Storm Grey
F.7	Exterior Screen	Ptd. Wd. Slat	5/4 x 6 NOM.	Match F.4 color, spaced +/- 1" apart
F.10	Soffit	1x4 Cedar T&G	550 SF	Clear Stain
F.11	Concrete Walkway / Porch	Conc. Broom Finish	-	-
F.12	Parking Area	Asphalt	-	-

STEELHEAD ARCHITECTURE
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SCHEDULES: FINISH, DOOR & WINDOW

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OR

DESIGN REVIEW
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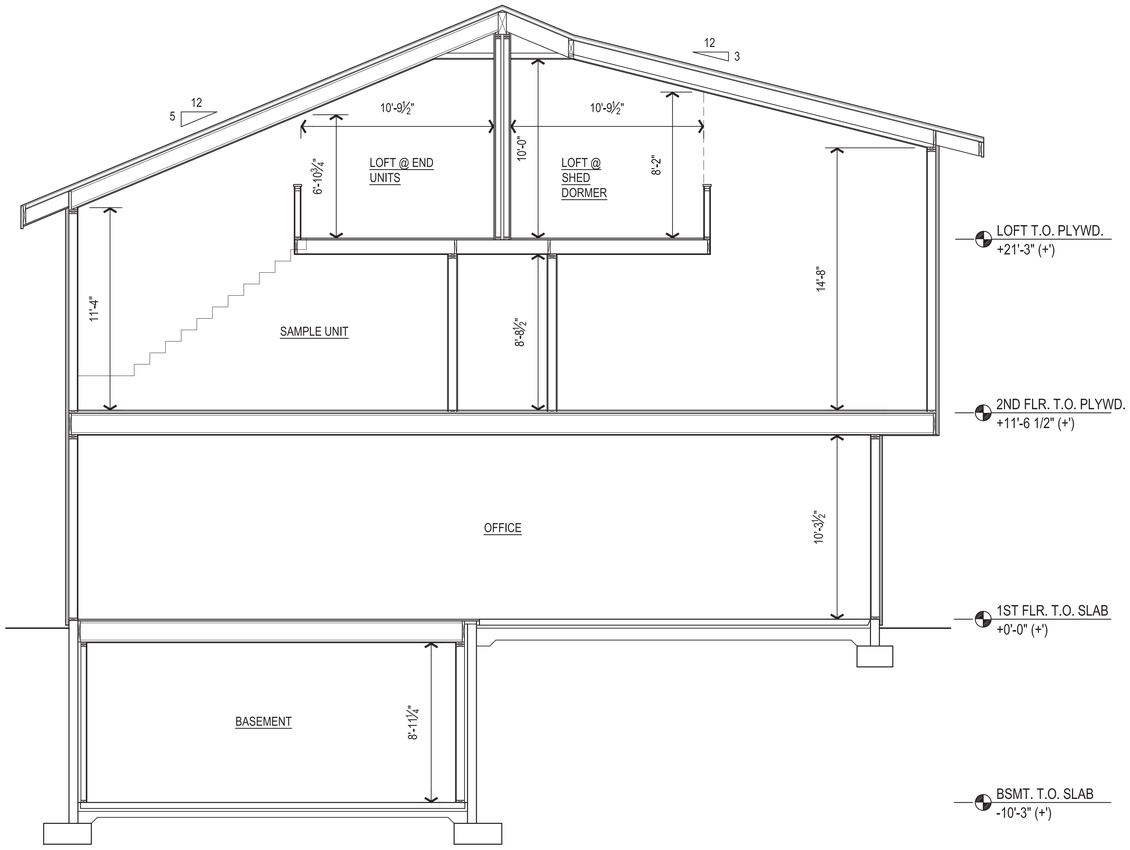
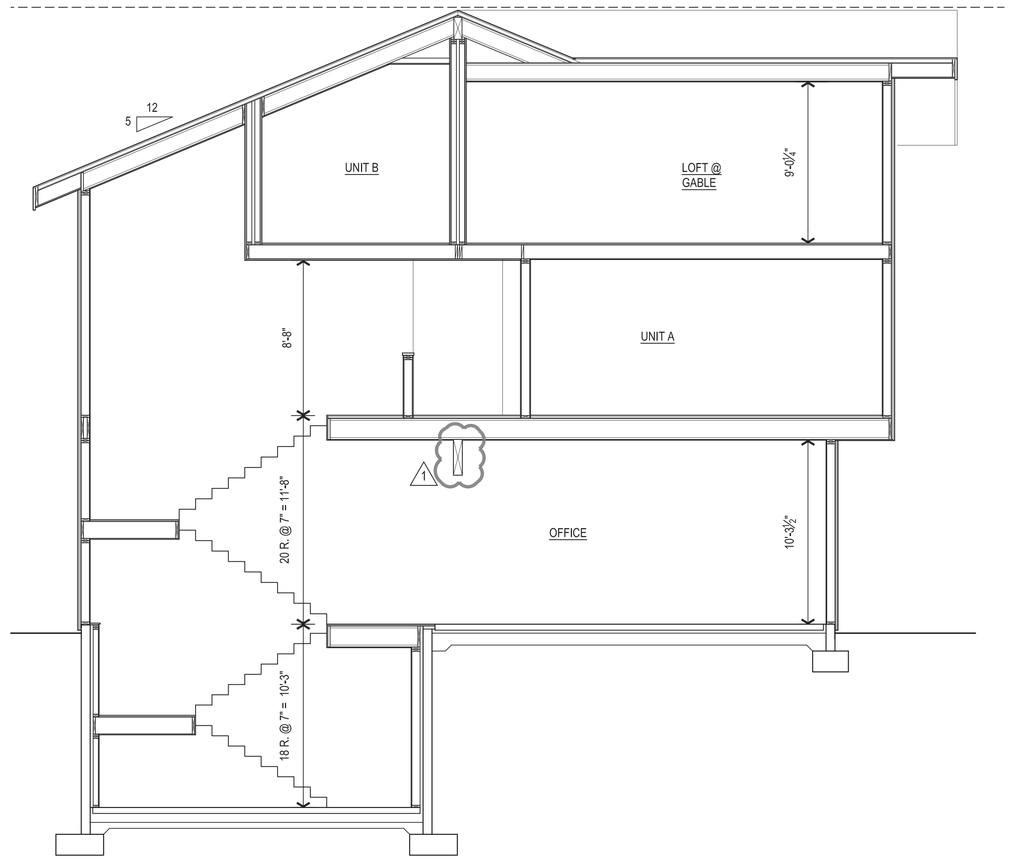
A4.3

SHEET NOTES:
1. REFER TO A0.1 FOR SYMBOLS, HATCHES AND ABBREVIATIONS, A4.3 FOR WINDOW, DOOR AND FINISH SCHEDULES. ALL ITEMS ARE NEW, U.O.N.



2. TRANSVERSE SECTION
SCALE: 1/4" = 1'-0" ON 24x36



1. TRANSVERSE SECTION
SCALE: 1/4" = 1'-0" ON 24x36

STEELHEAD ARCHITECTURE
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BUILDING SECTIONS

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD
LAKE OSWEGO, OR

DESIGN REVIEW
FEB. 16, 2018
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A5.1

ELEVATION VIEW
FROM BOONES FERRY RD.

REAR OF BUILDING
FROM PARKING AREA

STEELHEAD
ARCHITECTURE
PORTLAND, OREGON 97214
201 SE 3RD AVE.

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
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BUILDING RENDERINGS

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD
LAKE OSWEGO, OR

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FEB. 16, 2018
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R1.1

PERSPECTIVE VIEW
CONTEXT WITH EXISTING PROMINENT
TREE - STREET TREES NOT SHOWN FOR CLARITY

RESIDENTIAL AMENITY
THREE-QUARTERS VIEW FROM PARKING / ENTRY SIDE

STEELHEAD
ARCHITECTURE
201 SE 3RD AVE.
PORTLAND, OREGON 97214

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GABRIEL HEADRICK, AIA
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BUILDING RENDERINGS

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R1.2

S1 INDICATES KEY NUMBER
SEE LIGHTING PLAN

BIKE RACK - EXTERIOR

WINDOW TYPE & PROFILE
SIMULATED DIVIDED LITES
TO BE USED WHERE SHOWN ON ELEVATIONS

HUNTCO SITE FURNISHINGS
Bike racks, lockers, benches and architectural site furnishings since 1980.
Tradition & Innovation

PHONE 503.224.8700
FAX 503.274.2055
EMAIL Sales@Huntco.com
WEB Huntco.com
TWITTER @Huntcosupply
MAIL P.O. Box 10385 Portland, Or. 97296-0385

× 2

THE RAMBLER

Our top-selling range, the Rambler is one of our most elegant and flexible racks. We can custom build it to your specs in a variety of lengths.

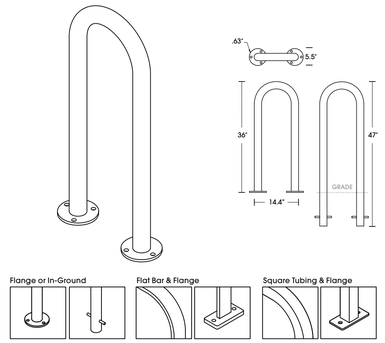
CONSTRUCTION/MATERIAL
- ☐ 2" Sch. 40 Round Steel Pipe (shown)
- ☐ 2" × 2" Square Steel Tubing (Pipecutter Proof)
- ☐ 5/8" x 2 1/2" Steel Flat Bar (Pipecutter Proof)
- Steel Flanges (Varies)

DIMENSIONS
- 14.4" Length
- 5.5" Width
- 36" Height

MOUNTING OPTIONS
- ☐ Flange Mount (Shown) (6) .63" Mounting Holes
- ☐ In-Ground 11" Leg Extensions

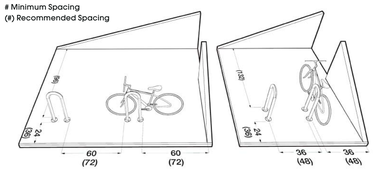
FINISH OPTIONS
- ☐ T304 Stainless Steel #4 Satin Finish
- ☐ Hot Dipped Galvanized
- ☐ Powder Coating # _____
- ☐ Thermoplastic Coating #

ADDITIONAL OPTIONS
- ☐ Flange Cover (available at additional cost on round pipe only)



RECOMMENDED LAYOUT

NOTES:
"Bike" is 70"
Minimum Spacing
(#) Recommended Spacing

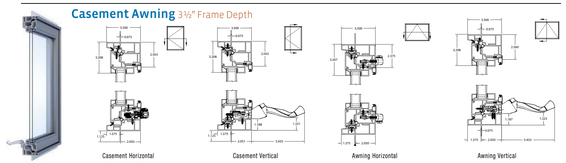


Commercial-Rated Performance:
Engineered for Mid-Rise Construction

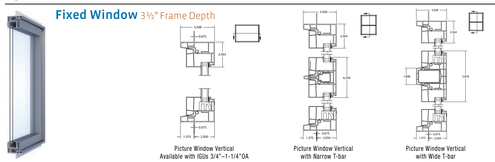
PRODUCT	PERFORMANCE							
Casement/Awning	Test Size	AAMA	Infil	Exfil	Water	U-Factor*	SHGC*	VT*
Awning	46" x 32"	CW-PG60	<0.01	<0.01	9.20	0.26	0.18	0.42
Casement	36" x 60"	CW-PG70	<0.01	<0.01	10.66	0.26	0.18	0.42
Fixed	72" x 96"	CW-PG40	<0.01	<0.01	15.04	0.26	0.22	0.51
CPC	96" x 66"	CW-PG70	0.06	0.06	15.04	0.26	0.18	0.42
CPC-AT	108" x 96"	CW-PG40	0.16	0.11	15.04	0.26	0.18	0.42
CP-UT	72" x 78"	LC-PG60	<0.01	<0.01	15.04	0.26	0.18	0.42

Selected CAD Details
CAD files in DWG and PDF format and specifications for most products can be downloaded from www.VPIwindows.com/cad

Casement Awning 3 1/2" Frame Depth



Fixed Window 3 1/2" Frame Depth



W1

HINKLEY & R.
HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

SHELTER 1325BK-LED	
BLACK	
WIDTH:	8.3"
HEIGHT:	23.3"
WEIGHT:	9.0 LBS
MATERIAL:	SOLID ALUMINUM
GLASS:	CLEAR SEEDY
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	12.0"
SOCKET:	1-15W LED *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	1100
COLOR TEMP:	2700k
CRI:	92
INCANDESCENT EQUIVALENCY:	1 X 75W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
NOTES:	PATENT: US PATENT D688 413 S; US AND FOREIGN PATS. PENDING |
EXTENSION:	8.5"
TTO:	5.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665132564

W2

HINKLEY & R.
HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
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CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
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R1

KICHLER

PROJECT: Boones Ferry Mixed Use
TYPE: 15773AZT
ORDERING # :
COMMENTS:

LED Brick Light

(LOUVERED) (W/LENS)

FEATURES
- Cast Aluminum Housing w/ Textured Architectural Bronze Finish
- Designed to be Integrated into a Brick Wall During Construction
- Casts a Low, Even Spread of Energy Efficient LED Light
- 3.8W / 4.8 VA Light Output, 2950K (-150 / +175) High CRI
- 9-15V AC/DC Operating Range w/ Integrated, Constant Voltage Driver
- Stainless Steel Mounting Hardware & Junction Box
- Wire Connection Must be Made Inside of Fixture
- Suitable For Use in Wet Location
- 10-Year / 40,000 Hour Warranty on LED Driver & All Other Electrical Components
- 5-Year Warranty on Aluminum LED Housings & Exterior Finishes

15773 – Fixture Photometric (fc)

Mounting Height	0"	0.5'	1'	1.5'	2'	2.5	3'	4'
12"	0.22	2.08	1.87	1.85	1.3	0.85	–	–
24"	0.12	0.16	0.29	0.72	0.77	0.68	0.52	–
36"	0.04	0.05	0.09	0.12	0.16	.026	.026	–

15774 –Fixture Photometric (fc)

Mounting Height	0"	0.5'	1'	1.5'	2'	2.5	3'	4'
12"	2.02	4.17	3.0	2.0	1.0	0.68	0.48	–
24"	0.23	0.61	0.96	0.9	0.75	0.62	0.51	–
36"	0.05	0.16	0.27	0.38	0.38	0.35	0.31	–

S1

Hinkley Lighting 15452BZ
Bronze 2 Light 32" Wide LED Outdoor Landscape Accent Light from the Nexus Collection

Item # bci2172877 Model # 15452BZ Nexus Collection

Write a Review

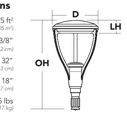
S2

MRP LED
LED Area Luminaire

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.125 ft² (0.105 m²)
Luminaire Height:	6-3/8" (16.2 cm)
Overall Height:	32" (81.3 cm)
Diameter:	18" (45.7 cm)
Weight (max):	37.5 lbs (17 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

S5

MRP LED
LED Area Luminaire

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

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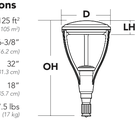

A+ Capable Luminaire

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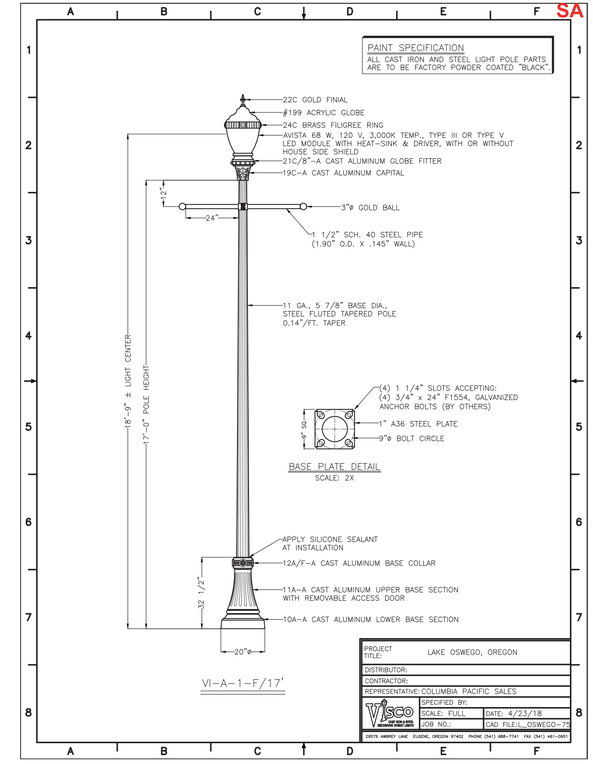
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

SA



STEELHEAD ARCHITECTURE
201 SE 3RD AVE. PORTLAND, OREGON 97214

REGISTERED ARCHITECT
GABRIEL HEADRICK, AIA
PORTLAND OREGON
5016
STATE OF OREGON

PRODUCT CUT SHEETS
SUNSET COMMONS LAKE OSWEGO, OR
16607 / 16667 BOONES FERRY ROAD

DESIGN REVIEW
FEB. 16, 2018
REV.1 06/29/2018

CS1.1

SHEET NOTES:

1. REFERENCE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DIMENSIONS NOT SHOWN.
2. (X) INDICATES SHEAR WALL HOLDOWN. REFERENCE S002 FOR SCHEDULE.
3. (X) INDICATES SHEAR WALL PANEL TYPE REFERENCE S002 FOR SCHEDULE.
4. INDICATES CONCRETE WALL
5. INDICATES WOOD-FRAMED BEARING OR SHEAR WALL WITH NO. 2 DF-LARCH STUDS @ 16" oc.

   EXTERIOR WALLS: FRAME w/ 2x6 STUDS AND SHEATH w/ 19/32" CATEGORY STRUCTURAL 1 ORIENTED STRAND BOARD. UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE, FASTEN SHEATHING TO FRAMING w/ 0.148"ø x 3" NAILS @ 6" oc ALONG PANEL EDGES / 12" oc IN FIELD, BLOCKING ALL HORIZONTAL PANEL EDGES, REF X/S70X OR X/S70X.

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6. 6x6 INDICATES POST UP FROM THIS FLOOR. REF PLAN FOR SIZE. REF 5/S701 FOR BEAM TO POST CONNECTION U.N.O
7. INDICATES POST BELOW 6x6 U.N.O.
8. INDICATES WALL BELOW.
9. D-1 INDICATES SPAN DIRECTION OF T&G ¾" CATEGORY STRUCTURAL 1 PLYWOOD OR ORIENTED STRAND BOARD SHEATHING RATED 32/16, GLUE & NAIL w/ 0.148"ø x 3" NAILS @ 6" oc ALONG PANEL EDGES / 12" oc IN FIELD. REFERENCE 1/S702 FOR TYPICAL LAYOUT.
10. D-2 INDICATES SPAN DIRECTION OF T&G ¾" CATEGORY STRUCTURAL 1 PLYWOOD OR ORIENTED STRAND BOARD SHEATHING RATED 25/16 w/ 1½" GYPCRET TOPPING, GLUE & NAIL w/ 0.148"ø x 3" NAILS, @ 6" oc ALONG PANEL EDGES / 12" oc IN FIELD. REFERENCE 1/S702 FOR TYPICAL LAYOUT.
11. D-3 INDICATES SPAN DIRECTION OF ⅝" CATEGORY STRUCTURAL 1 PLYWOOD RATED 48/24 OR ORIENTED STRAND BOARD SHEATHING. GLUE & NAIL w/0.148"ø x 3" NAILS @ 6" oc ALONG PANEL EDGES / 12" oc IN FIELD. REFERENCE 1/S702 FOR TYPICAL LAYOUT.
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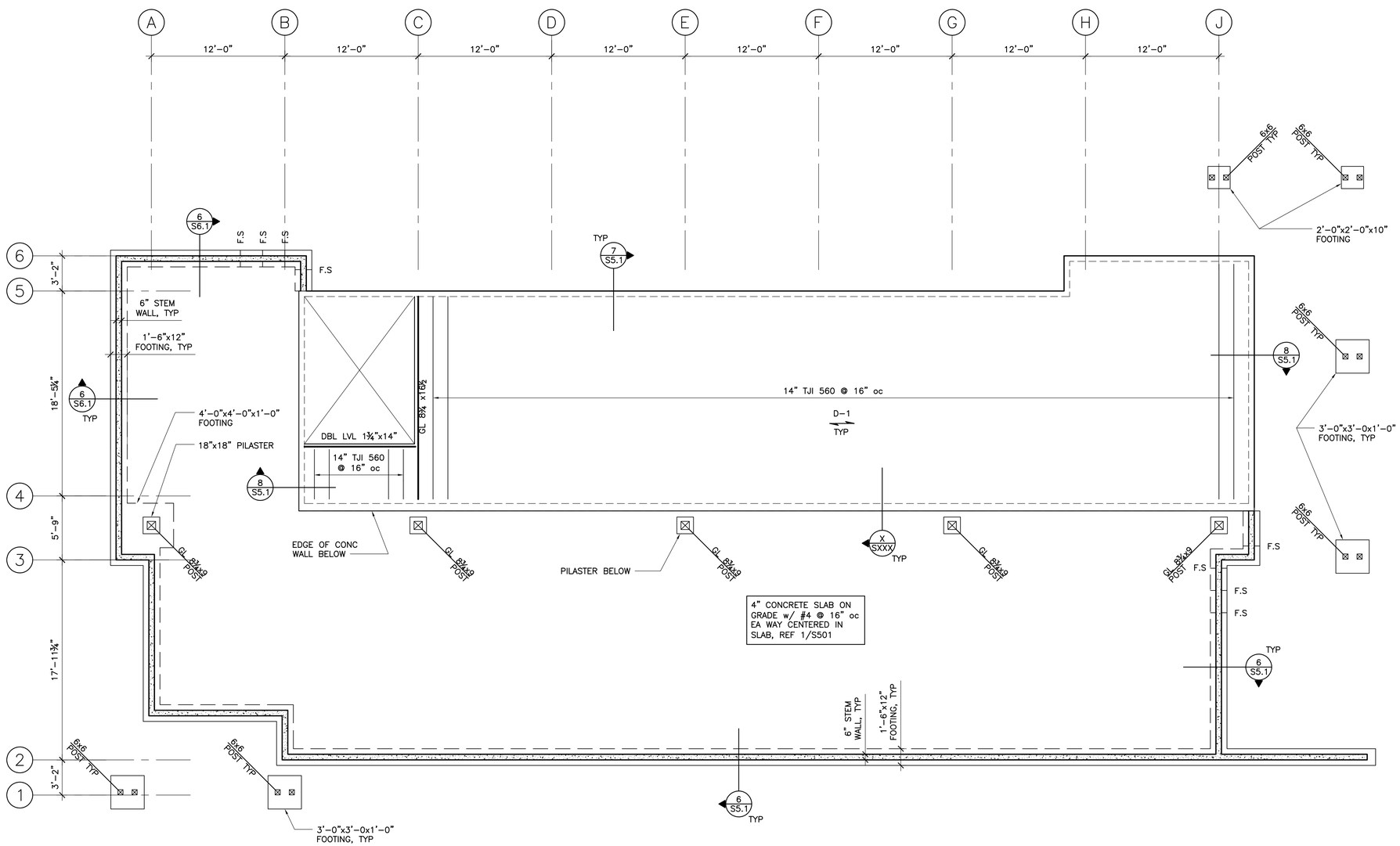
13. INDICATES CHANGE IN SLOPE.
14. REF. 12/S703 FOR SUPPORT OF NON-LOAD BEARING PARTITION WALLS



1 FIRST FLOOR FOUNDATION PLAN
3/16" = 1'-0"

PLAN N

STEELHEAD ARCHITECTURE
201 SE 3RD AVE PORTLAND OREGON 97214

REGISTERED PROFESSIONAL ENGINEER OREGON JANUARY 22, 1991 JAMES A. MADDEN
EXPIRES 12-31-18
NOT FOR CONSTRUCTION

MADDEN&BAUGHMAN ENGINEERING, INC.
Portland Oregon
tel 503.236.7611 / fax 503.236.9411
info@maddenbaughman.com

FIRST FLOOR FOUNDATION PLAN

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OREGON

FEB. 23, 2018
INITIAL PRICING

S1.1

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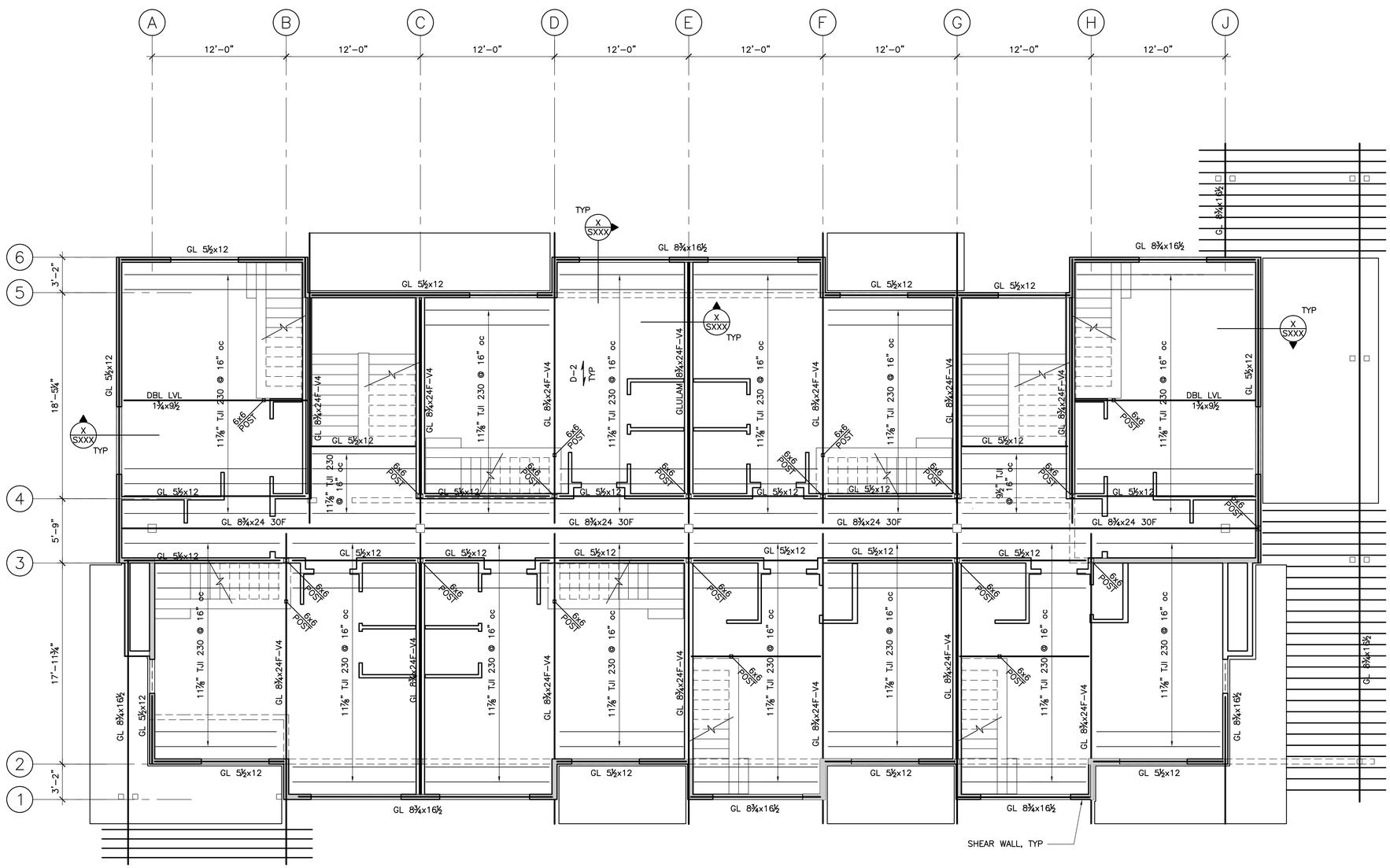

1 SECOND FLOOR FRAMING & WALL PLAN

1/4" = 1'-0"

PLAN N

STEELHEAD ARCHITECTURE
201 SE 3RD AVE PORTLAND OREGON 97214

REGISTERED PROFESSIONAL ENGINEER OREGON JAN. 22, 1991 JAMES A. MADDEN
EXPIRES 12-31-18

NOT FOR CONSTRUCTION

MADDEN&BAUGHMAN ENGINEERING, INC.
Portland, Oregon
tel 503.236.7611 / fax 503.236.9411
info@maddenbaughman.com

SECOND FLOOR
FRAMING AND WALL PLAN

SUNSET COMMONS
16907 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OREGON

FEB. 23, 2018
INITIAL PRICING

S1.3

SHEET NOTES:

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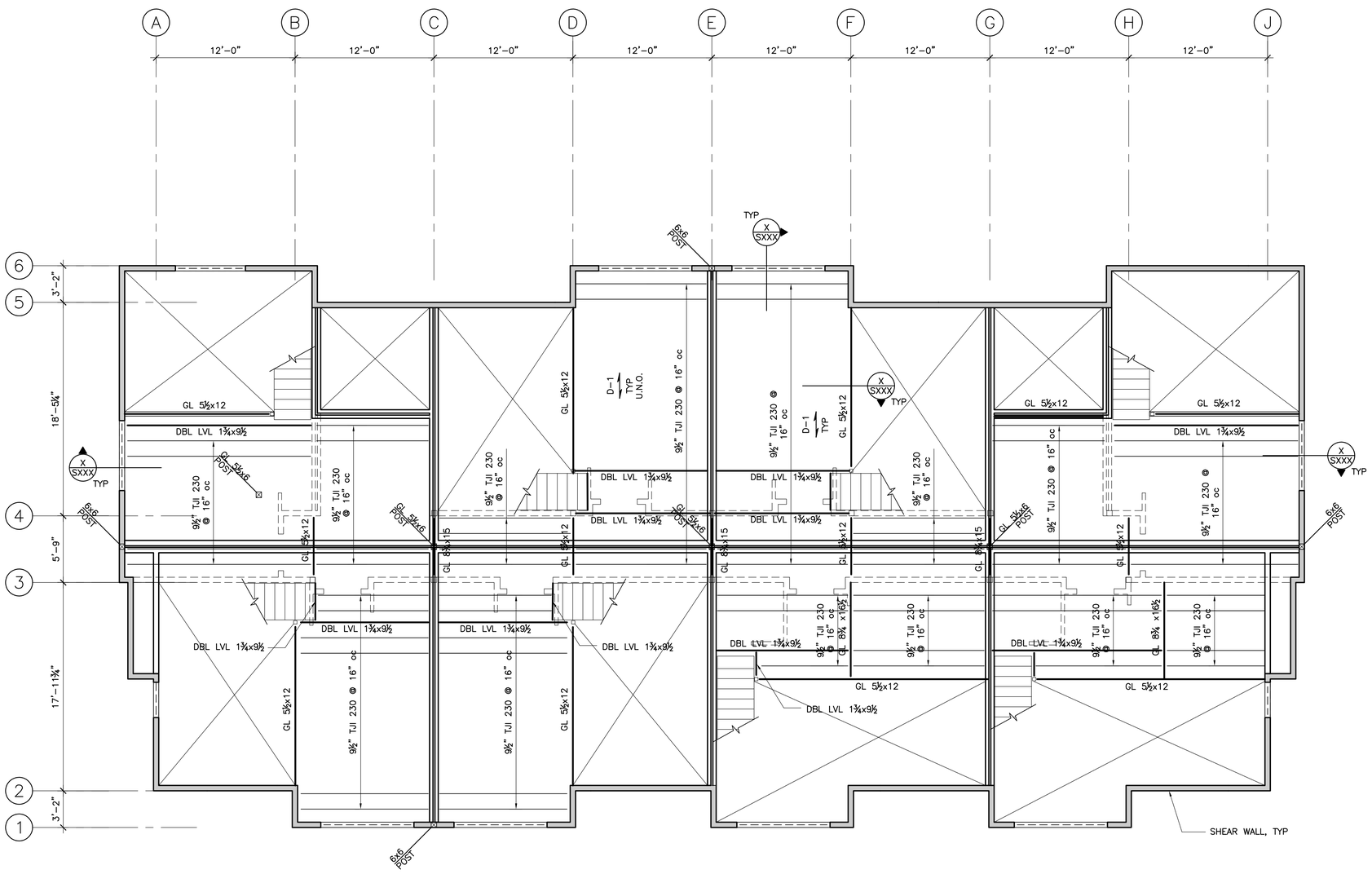

1 THIRD FLOOR FRAMING & WALL PLAN
3/16" = 1'-0"

PLAN N

STEELHEAD ARCHITECTURE
201 SE 3RD AVE PORTLAND OREGON 97214

REGISTERED PROFESSIONAL ENGINEER
OREGON
FEB. 22, 1991
JAMES A. MADDEN
EXPIRES 12-31-18

NOT FOR CONSTRUCTION

MADDEN&BAUGHMAN ENGINEERING, INC.
Structural Consultants
tel 503.236.7611 / fax 503.236.9411
info@maddenbaughman.com

THIRD FLOOR FRAMING AND WALL PLAN

SUNSET COMMONS
16607 / 16667 BOONES FERRY ROAD LAKE OSWEGO, OREGON

FEB. 23, 2018
INITIAL PRICING

S1.4

SHEET NOTES:

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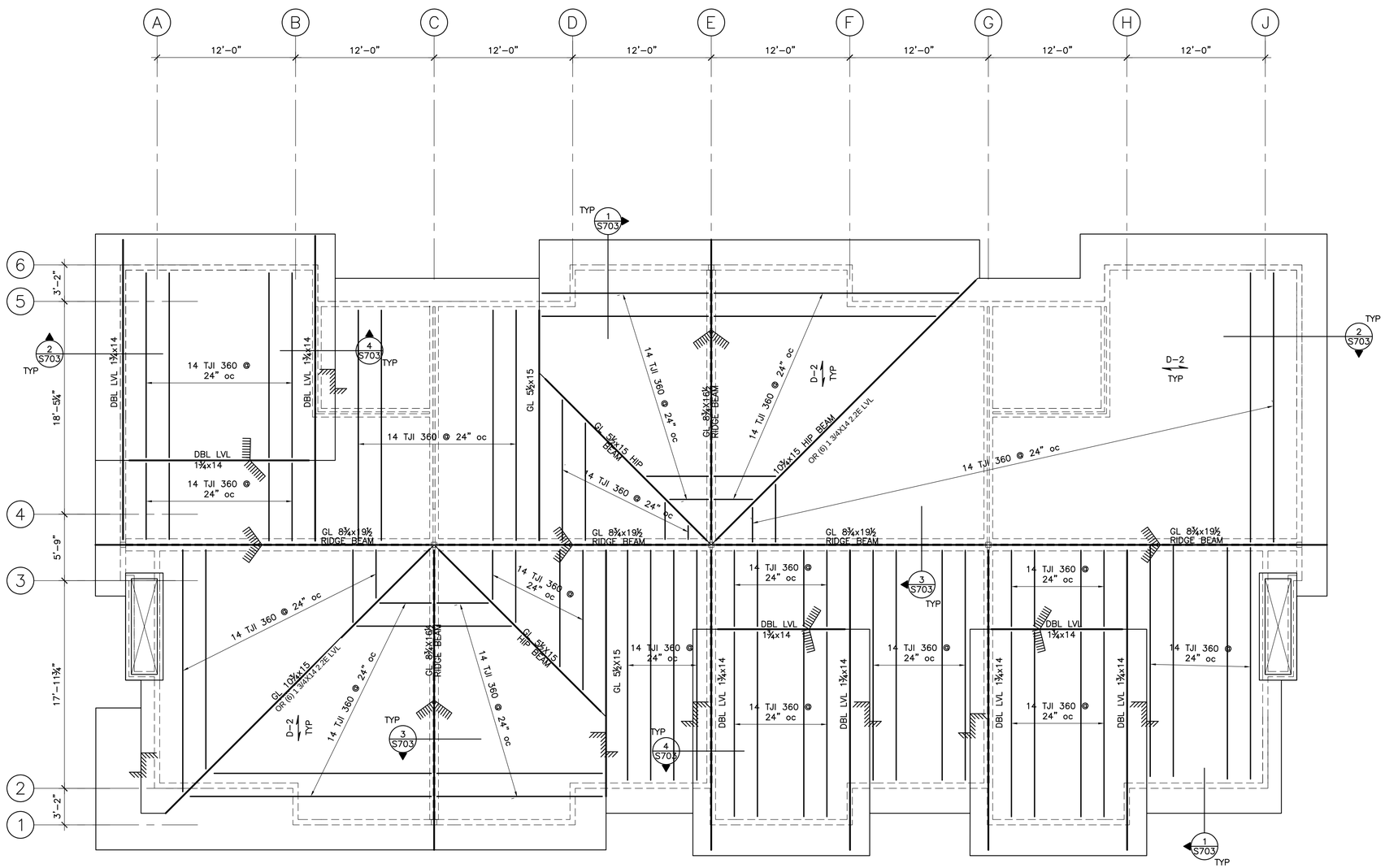

1 ROOF FRAMING PLAN
1/4" = 1'-0"

PLAN N

STEELHEAD
ARCHITECTURE
201 SE 3RD AVE PORTLAND OREGON 97214

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