

Received
Planning Division
04/05/2021

GOLDCREST

PROJECT TEAM

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UNIT SUMMARY

UNIT DENSITY	REQUIRED PER R-1	MAX 94 UNITS
PER DENSITY SWAP	75 UNITS	MIN 41 UNITS (SEE DR NARRATIVE)
PROVIDED		75 UNITS
UNIT TYPE		
1 BEDROOM	29	39%
2 BEDROOM	39	52%
3 BEDROOM	7	9%
TOTAL	75	

ZONING SUMMARY

LOCATION	BEAVERTON, OR	VEHICULAR PARKING
JURISDICTION	CITY OF BEAVERTON	107 SPACES REQUIRED
PARCEL NUMBER	PARCEL 1, PLAT NO 2020-025	1.25 PER 1BD UNIT 29 X 1.25 = 36.25
		1.50 PER 2BD UNIT 39 X 1.50 = 58.5
		1.75 PER 3BD UNIT 7 X 1.75 = 12.25
BASE ZONING	R-1, URBAN HIGH DENSITY	107 SPACES PROVIDED
GENERAL PLAN	SOUTH COOPER MOUNTAIN COMMUNITY PLAN	
PUD	SOUTH COOPER MOUNTAIN HEIGHTS (PHASE 5)	BICYCLE PARKING
		79 TOTAL BICYCLE SPACES REQUIRED
BASE ZONING	1000 SQF SITE/UNIT MIN	75 INDOOR/COVERED SPACES REQUIRED (1 PER UNIT)
R-1	2.15 ACRES (93,503 SQF) NET	4 SHORT TERM SPACES REQUIRED (1 PER 20 UNITS)
SITE AREA		
SETBACKS		84 TOTAL BICYCLE SPACES PROVIDED
FRONT	10 FT MIN	41 SPACES PROVIDED IN BIKE ROOM
SIDE	5 FT MIN	39 SPACES PROVIDED IN UNITS (1 IN EACH 2BD UNIT)
REAR	15 FT MIN	4 SHORT TERM SPACES PROVIDED OUTDOORS
HEIGHT LIMIT		
MAX HEIGHT	65 FT	
BUILDING HEIGHT	58 FT 10 IN RIDGE	
	45 FT 3 IN EAVES	

PROJECT NUMBER: 2004

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172ND TERRACE, BEAVERTON, OR 97007

CLIENT:

BRIDGE HOUSING

1631 NE BROADWAY, PMB #153
PORTLAND, OR 97232



PHASE:
DESIGN REVIEW

REVISIONS:

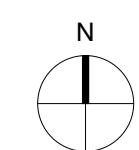
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COVER SHEET

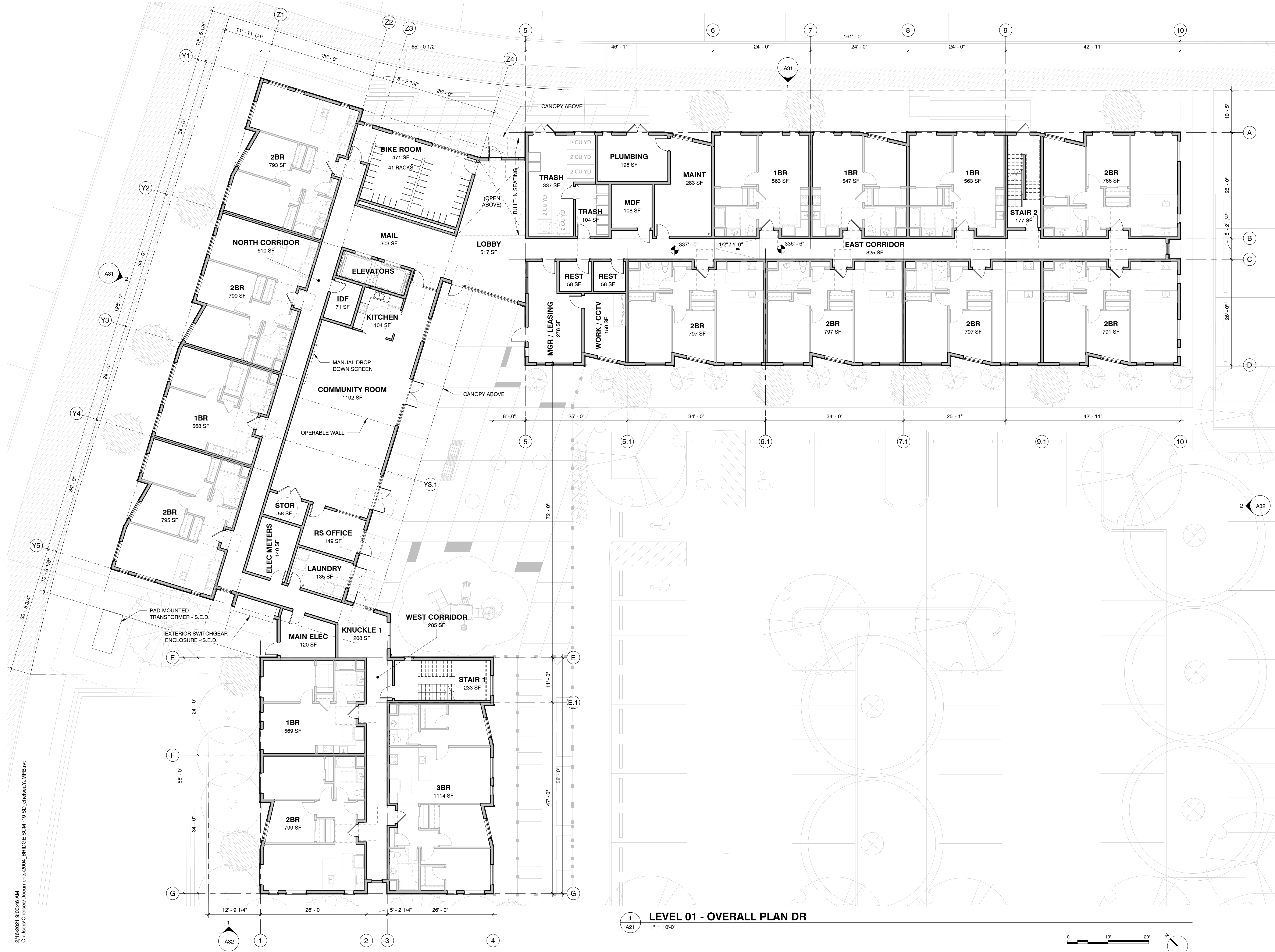
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CHECKED BY: MB
DATE CREATED: 2/12/2021

SHEET:

G01



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1
 A21 **LEVEL 01 - OVERALL PLAN DR**
 1" = 10'-0"

2/12/2021 9:03:46 AM
 C:\Users\Chelsea\Documents\2004_BRIDGE_SCM\19_SD_chelsea\JMFB.rvt

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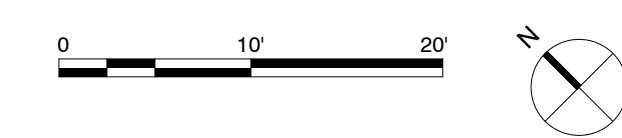
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LEVEL 2 PLAN

DRAWN BY: JL, CC, AG
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 DATE CREATED: 2/12/2021

SHEET:
A22



1
 A22
LEVEL 02 - OVERALL PLAN DR
 1" = 10'-0"



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SHEET TITLE:
LEVEL 3-4 PLAN

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A23

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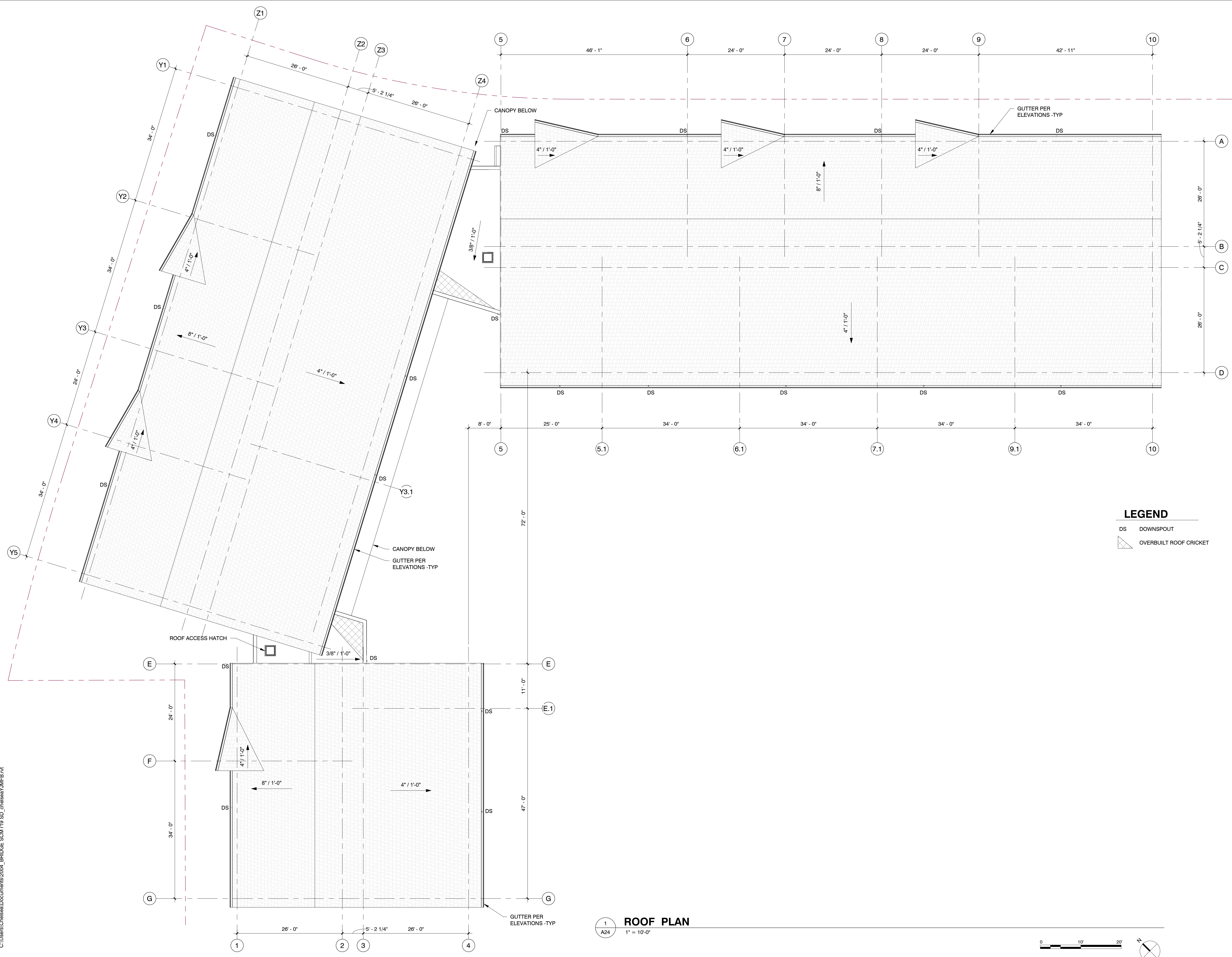
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SHEET TITLE:
ROOF PLAN

DRAWN BY: JL, CC, AG
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 DATE CREATED: 2/12/2021

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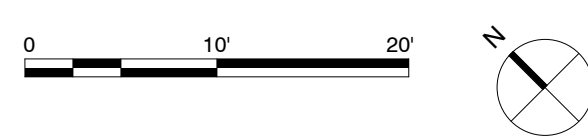


LEGEND

DS DOWNSPOUT

OVERBUILT ROOF CRICKET

1 ROOF PLAN
 1" = 10'-0"



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EXTERIOR MATERIAL LEGEND

- | | | | |
|---|-------------------------------------|---|-----------|
| 1 | REVEAL PANEL SYSTEM
W/ VERT TRIM | A | GREY |
| 2 | SHIP LAP SIDING | B | OFF-WHITE |
| 3 | COMPOSITE WOOD | C | TEAL |
| 4 | REVEAL PANEL SYSTEM | D | NATURAL |
| 5 | FIBER CEMENT PANEL | E | BRONZE |
| 6 | STOREFRONT | | |
| 7 | WINDOW TRIM | | |
| 8 | METAL GUTTERS AND
DOWNPOUTS | | |
| 9 | ASPHALT SHINGLE
ROOFING | | |

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SHEET TITLE:
EXTERIOR ELEVATIONS

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SHEET:

A31

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1 EAST ELEVATION
 A31 3/32" = 1'-0"



2 NORTH ELEVATION
 A31 3/32" = 1'-0"



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EXTERIOR MATERIAL LEGEND

- | | |
|------------------------------------|-------------|
| 1 REVEAL PANEL SYSTEM W/ VERT TRIM | A GREY |
| 2 SHIP LAP SIDING | B OFF-WHITE |
| 3 COMPOSITE WOOD | C TEAL |
| 4 REVEAL PANEL SYSTEM | D NATURAL |
| 5 FIBER CEMENT PANEL | E BRONZE |
| 6 STOREFRONT | |
| 7 WINDOW TRIM | |
| 8 METAL GUTTERS AND DOWNPOUTS | |
| 9 ASPHALT SHINGLE ROOFING | |

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DESIGN REVIEW



2 SOUTH ELEVATION
 3/32" = 1'-0"



1 WEST ELEVATION
 3/32" = 1'-0"

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SHEET TITLE:
EXTERIOR ELEVATIONS

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 DATE CREATED: 2/12/2021

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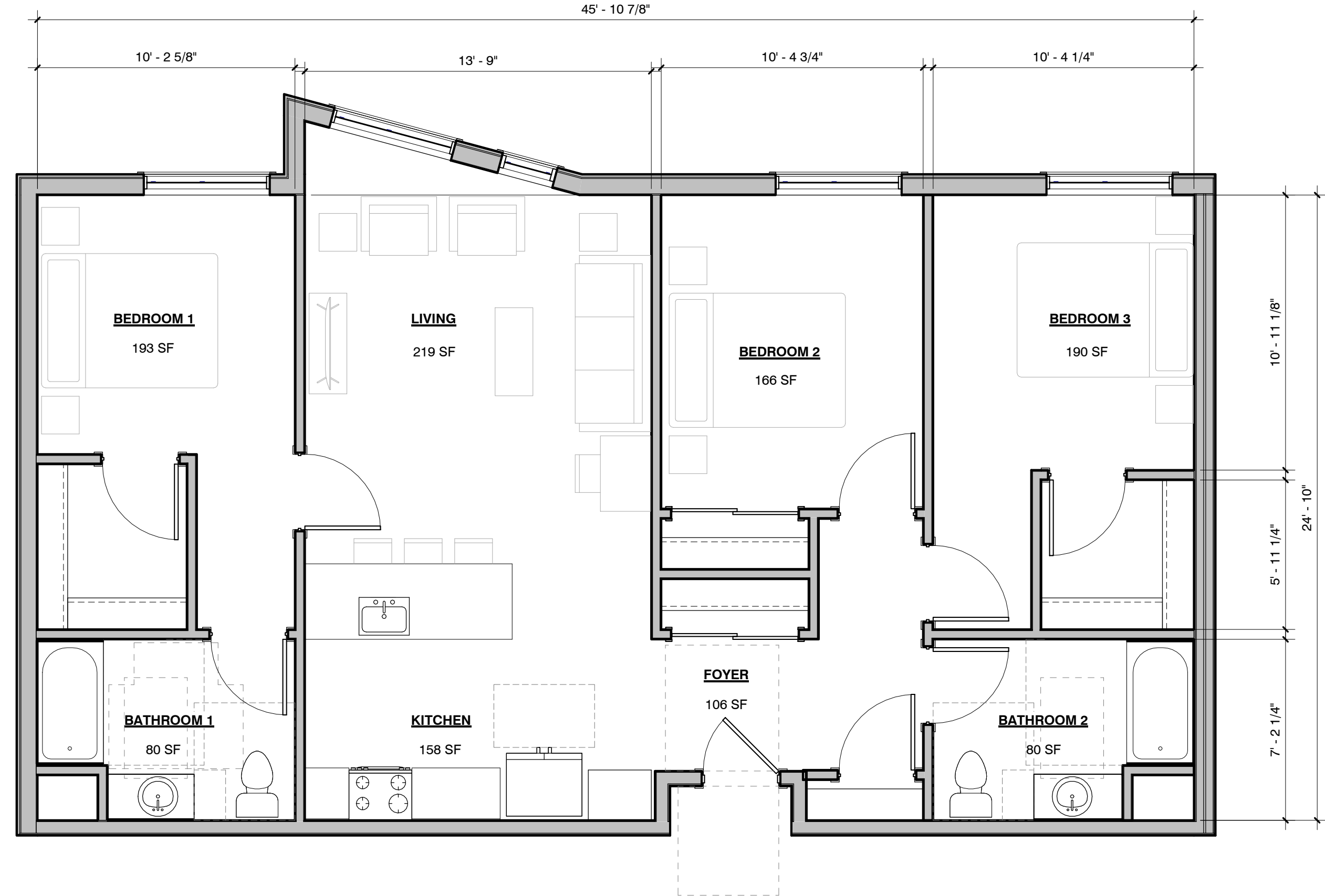
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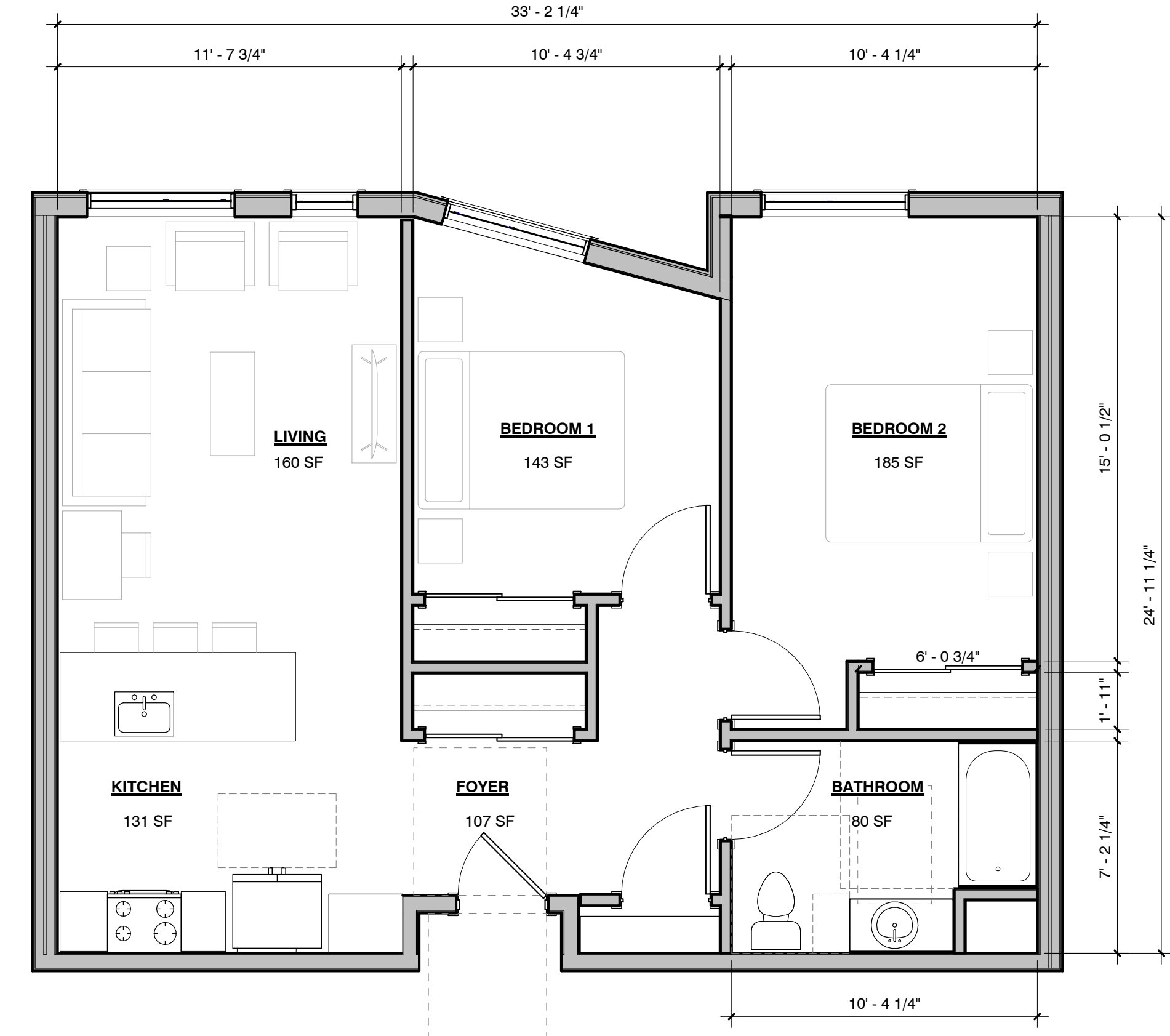
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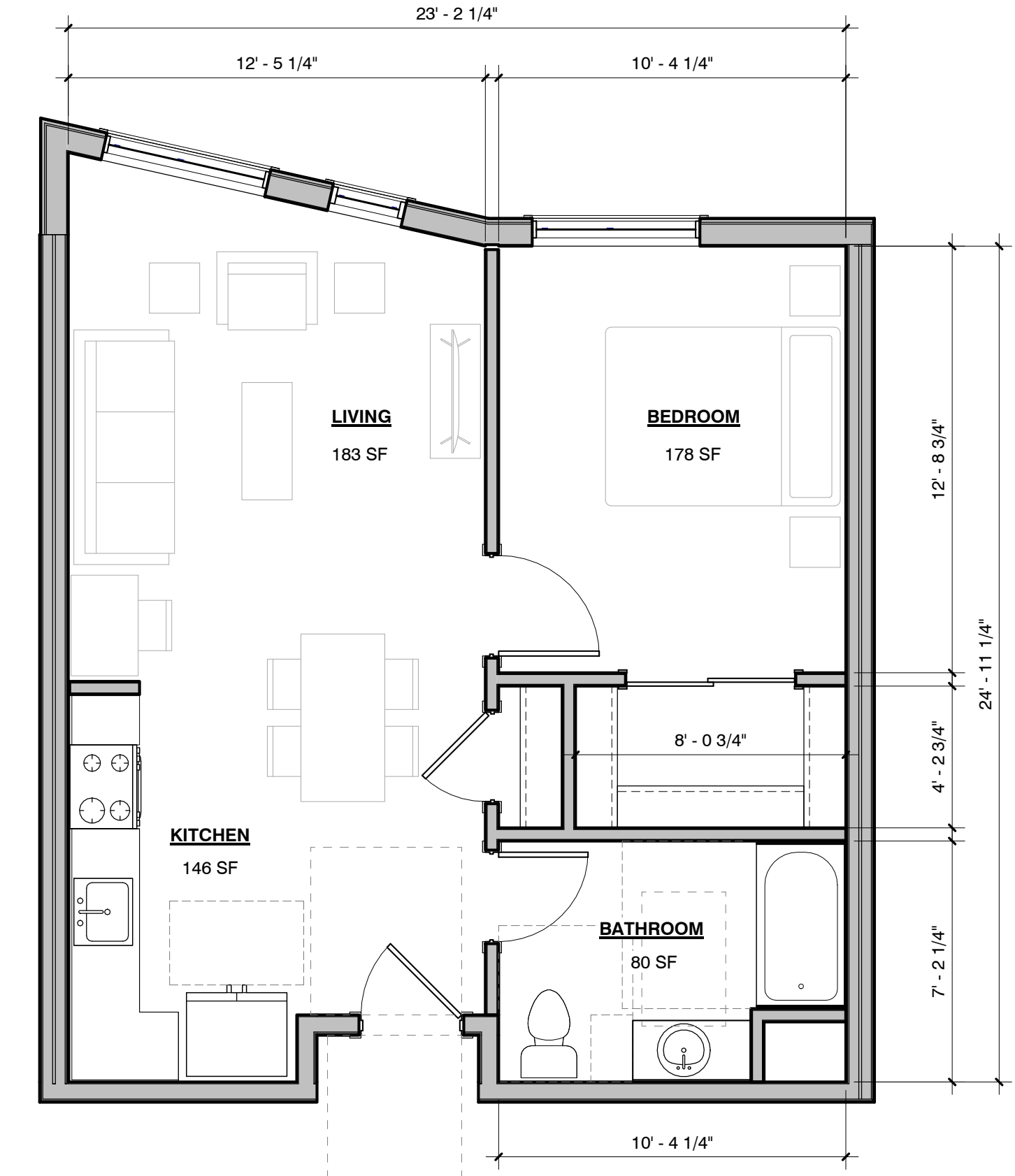
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3 BEDROOM UNIT
 1/4" = 1'-0" AVG. AREA: 1144 SF



2 BEDROOM UNIT
 1/4" = 1'-0" AVG. AREA: 800 SF



1 BEDROOM UNIT
 1/4" = 1'-0" AVG. AREA: 584 SF

PHASE:
DESIGN REVIEW

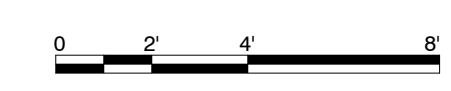
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DATE	DESCRIPTION
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SHEET TITLE:
UNIT PLANS

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SHEET:
A61



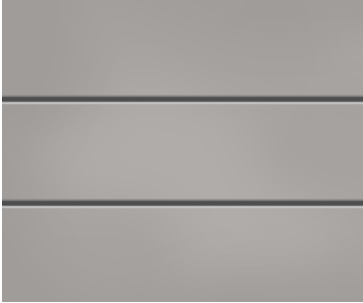
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1B
SMOOTH REVEAL
PANEL SYSTEM W/
VERTICAL TRIM
SHERWIN-WILLIAMS
SW 7006
ICE CUBE



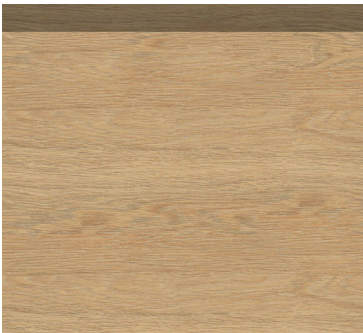
9B
LAMINATED ASPHALT
ROOF SHINGLES
OFF-WHITE



2A
FIBER CEMENT
HORIZONTAL
LAP SIDING
SHERWIN-WILLIAMS
SW 7658
GRAY CLOUDS



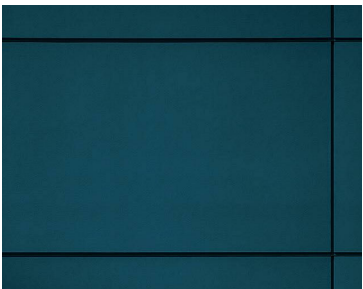
9A
LAMINATED ASPHALT
ROOF SHINGLES
GRAY



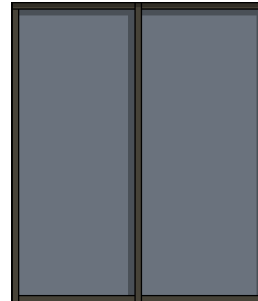
3D
COMPOSITE
WOOD SIDING
(POTENTIAL FIBER
CEMENT WOOD
TONED SIDING)



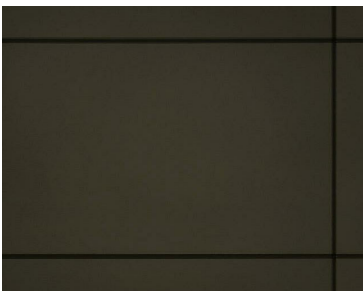
E
FIBER CEMENT
TRIM
SHERWIN-WILLIAMS
SW 6006
BLACK BEAN



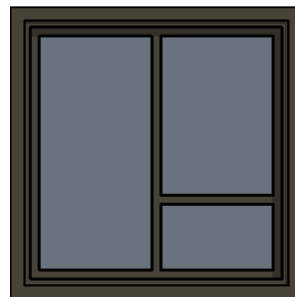
4C
SMOOTH REVEAL
PANEL SYSTEM
SHERWIN-WILLIAMS
SW 9150
ENDLESS SEA



6E
ALUMINUM
STOREFRONT W/
DARK BRONZE FINISH



5E
SMOOTH FIBER
CEMENT PANEL
SHERWIN-WILLIAMS
SW 6006
BLACK BEAN



7E
VINYL WINDOW W/
DARK BRONZE FRAME



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 Portland, OR 97204
 503.287.6625
 www.otak.com

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CLIENT:
BRIDGE HOUSING CORPORATION

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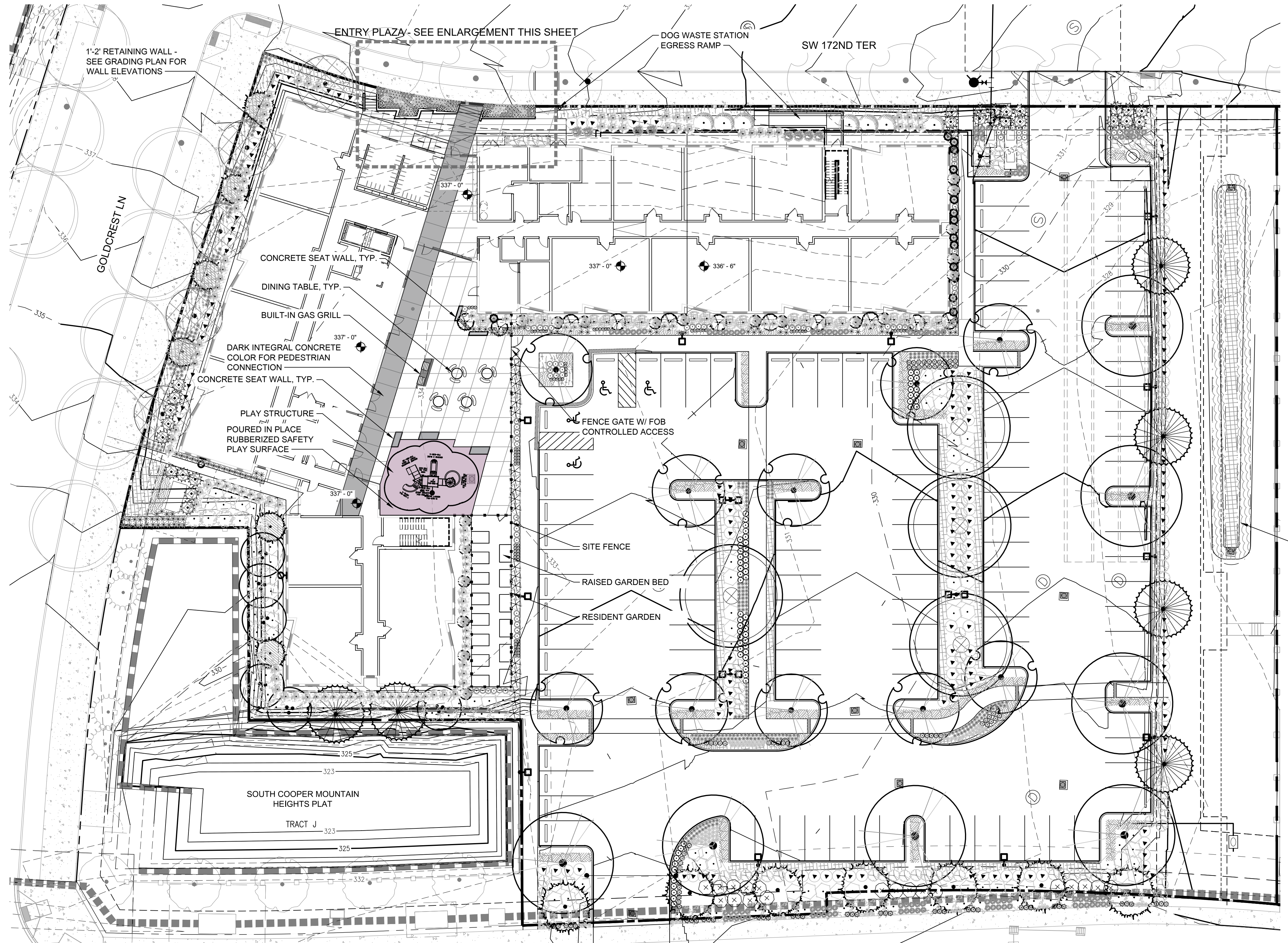
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SHEET TITLE:
OVERALL LANDSCAPE PLAN

DRAWN BY: GAK
 CHECKED BY:
 DATE SUBMITTED: 03/17/21
 SHEET:

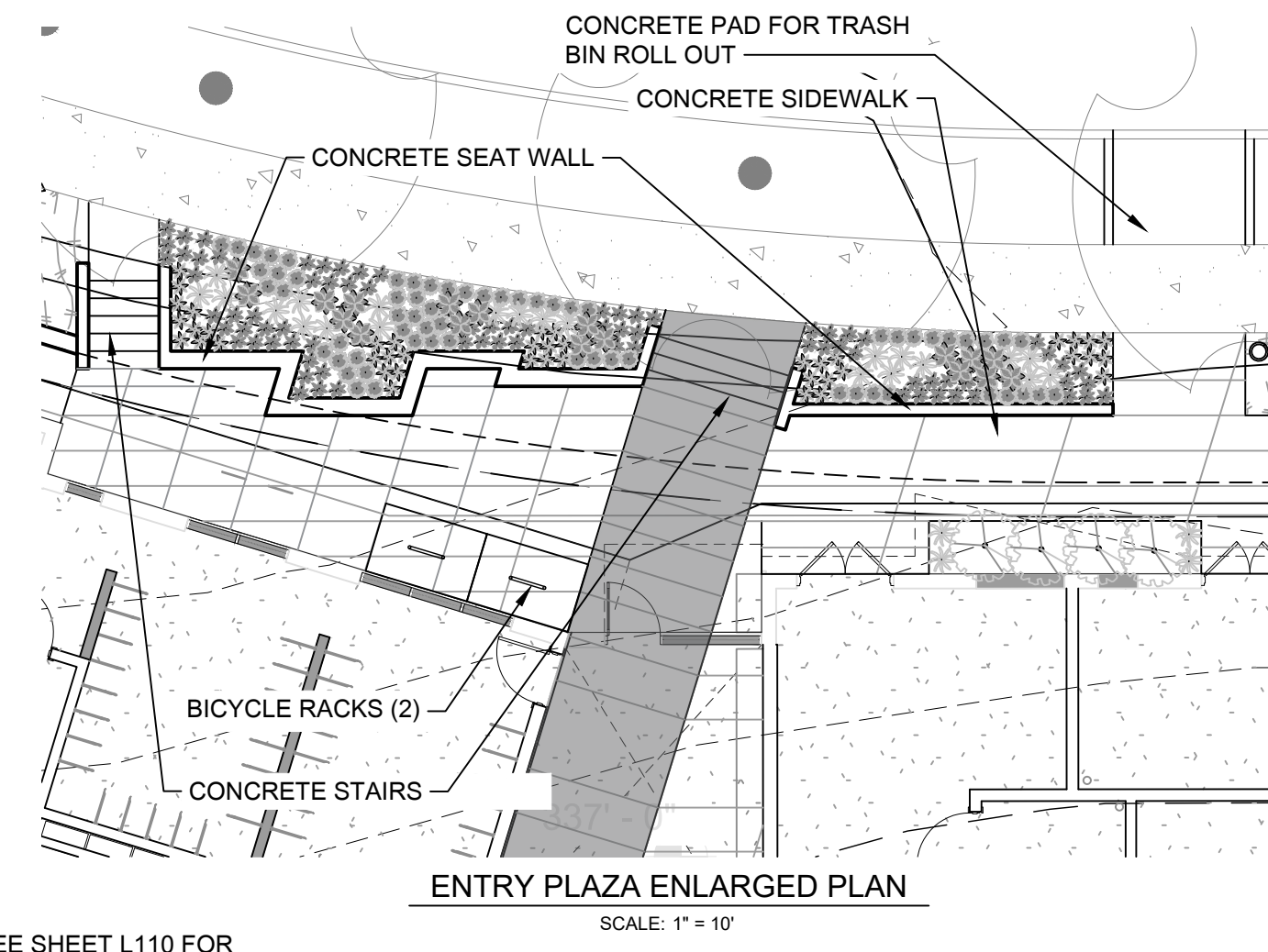
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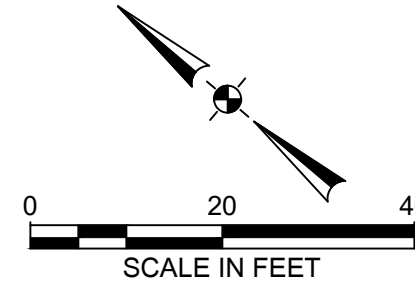


PLANT SCHEDULE ENTRY

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
✱	42	ASARUM EUROPAEUM / EUROPEAN WILD GINGER	1 GAL
✱	79	CONVALLARIA MAJALIS / LILY OF THE VALLEY	1 GAL
✱	26	GERANIUM MACRORRHIZUM 'CZAKOR' / BIGROOT GERANIUM	1 GAL
•	63	LAMIUM MACULATUM / SPOTTED DEAD NETTLE	1 GAL
✱	18	LUZULA SYLVATICA / WOODRUSH	1 GAL
⌚	4	RHODODENDRON X 'CONLEA' TM / AUTUMN ROUGE ENCORE AZALEA	5 GAL



SEE SHEET L110 FOR SWALE PLANTING PLAN



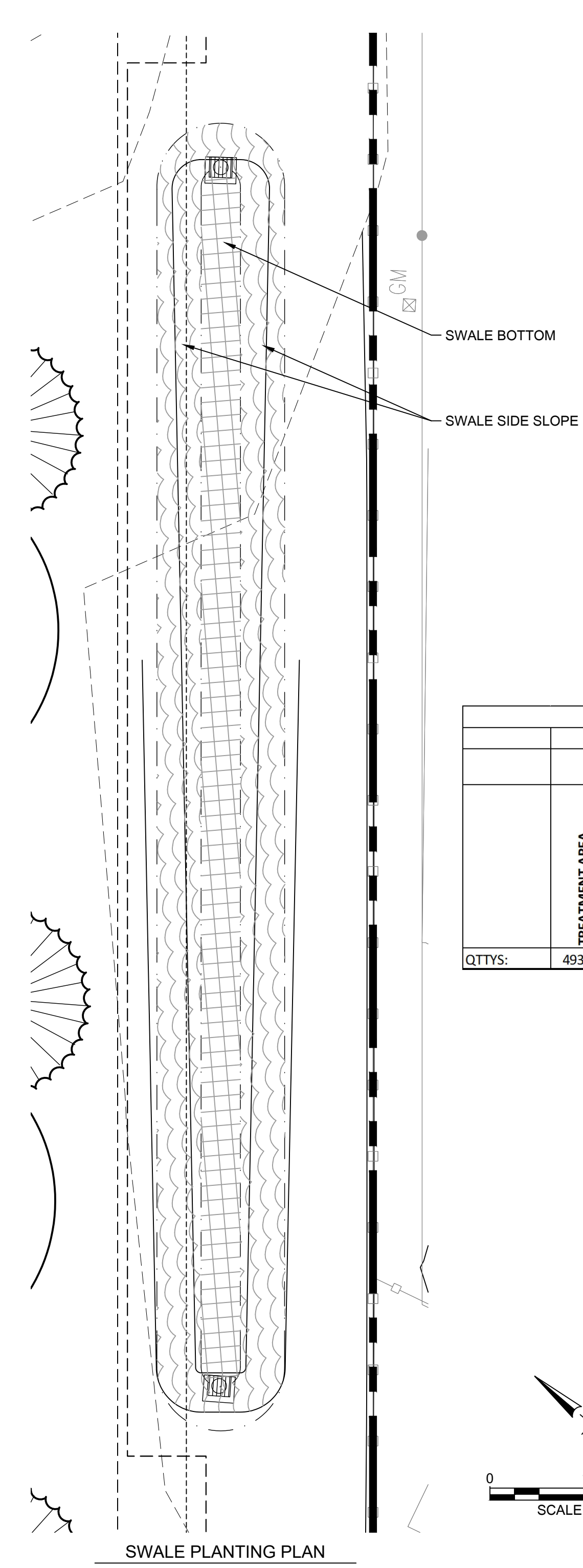
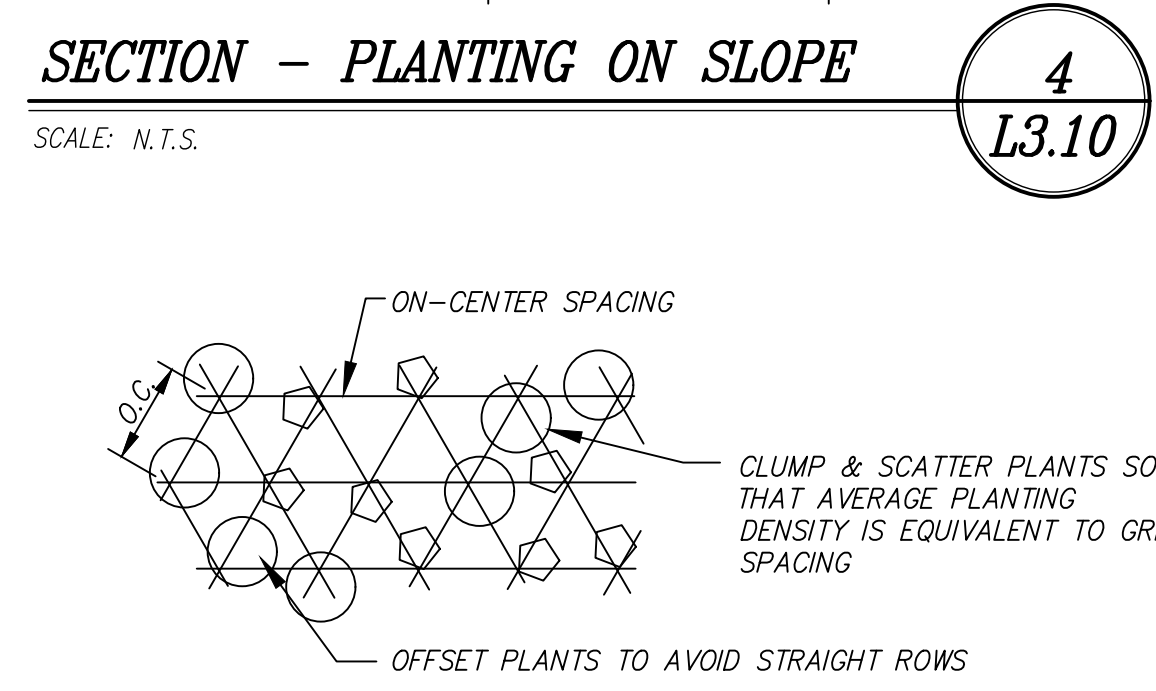
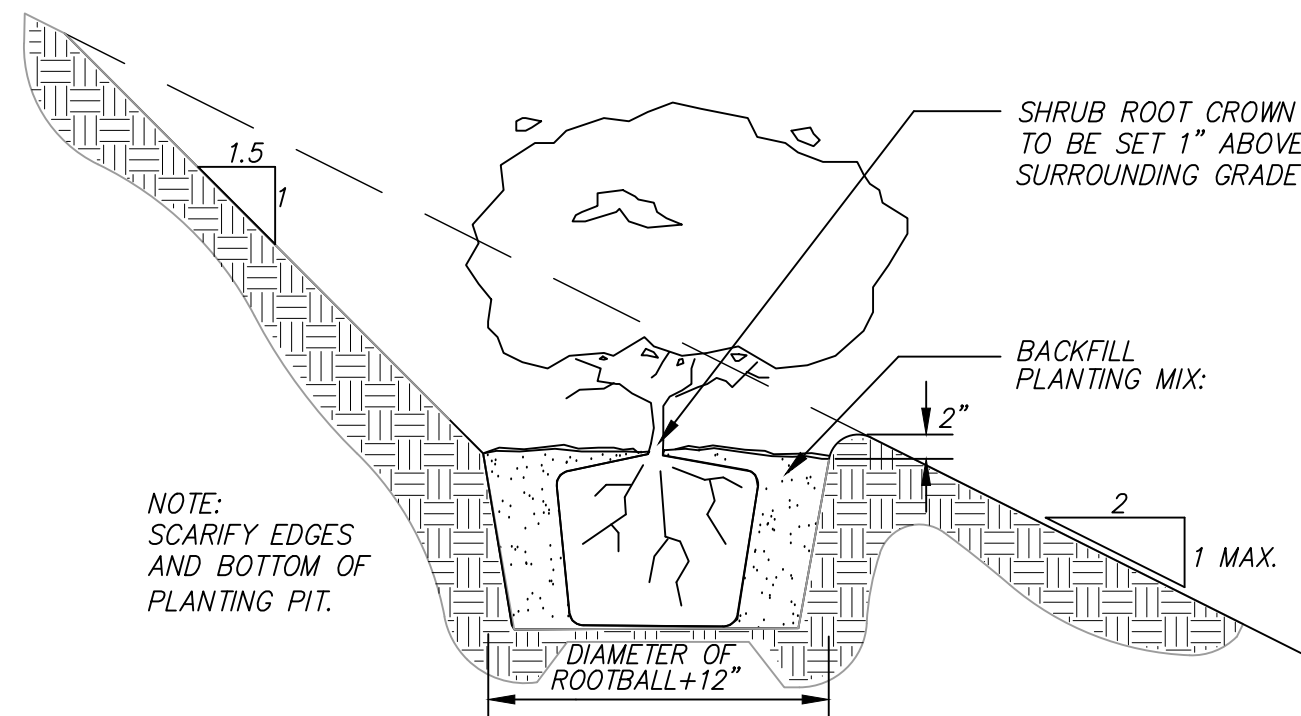
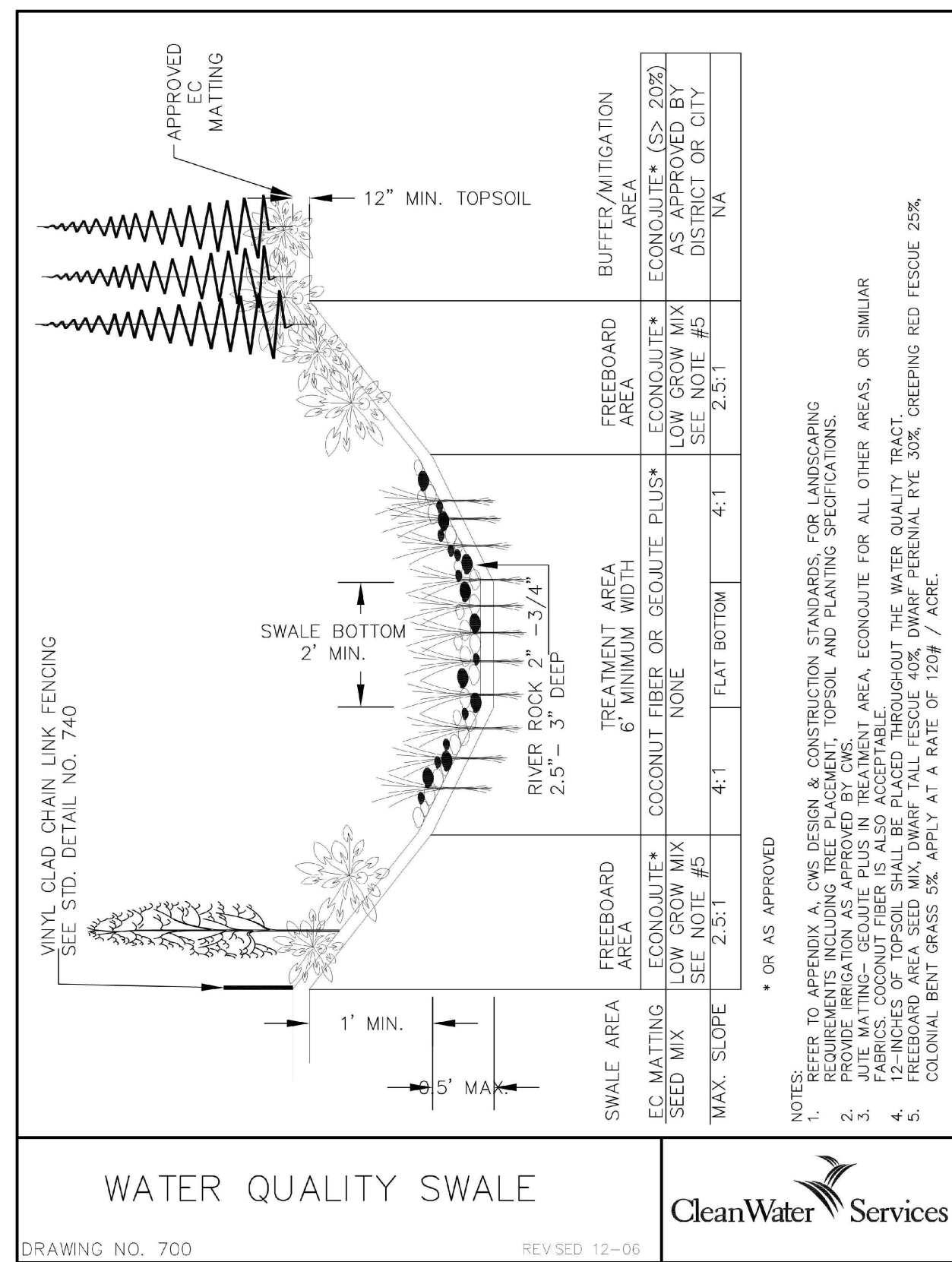
PLANT SCHEDULE SITE LANDSCAPING

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
✱	8	CAMELLIA SASANQUA 'GREEN 99-006' TM / OCTOBER MAGIC BRIDE CAMELLIA	5 GAL
✱	43	COTINUS COGGYGRIA 'LILLA' / LILLA DWARF SMOKE TREE	5 GAL
✱	27	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	5 GAL
✱	22	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL
•	98	ECHINACEA PURPUREA 'PINK SORBET' TM / CONE-FECTIONS PINK SORBET CONEFLOWER	1 GAL
✱	86	FESTUCA IDAHOENSIS 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE	3 GAL
•	7	GARRYA ELLIPTICA / COAST SILKTASSEL	5 GAL
•	64	HEMEROCALLIS X / HYBRID DAYLILY	1 GAL
+	19	HOLODISCUS DISCOLOR / OCEAN-SPRAY	3 GAL
✱	29	JUNIPERUS CHINENSIS 'ARMSTRONGII' / ARMSTRONG JUNIPER	5 GAL
•	55	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	5 GAL
✱	19	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER	5 GAL
•	84	LAVANDULA ANGUSTIFOLIA 'BUENA VISTA' / BUENA VISTA ENGLISH LAVENDER	3 GAL
•	146	MAHONIA AQUIFOLIUM / OREGON GRAPE	3 GAL
•	90	PENSTEMON PINIFOLIUS 'LUMINOUS' / LUMINOUS PINELEAF BEARDTONGUE	1 GAL
✱	88	RHODODENDRON X 'CONLEA' TM / AUTUMN ROUGE ENCORE AZALEA	5 GAL
✱	31	ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY	3 GAL
•	85	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	1 GAL
•	286	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	1 GAL
•	106	STIPA TENUISSIMA / FINESTEM NEEDLEGRASS	3 GAL
•	72	VIBURNUM X JUDDII / JUDD VIBURNUM	5 GAL

PLANT SCHEDULE SITE LANDSCAPING

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
✱	6	ABIES GRANDIS / GRAND FIR	B&B		6'-8'	[Pattern]	2,366 SF	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS MANZANITA	1 GAL	18" o.c.
✱	6	ACER CIRCINATUM / VINE MAPLE	B&B	1 1/2'		[Pattern]	253 SF	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 QT.	15" o.c.
✱	7	ACER MACROPHYLLUM / BIG LEAF MAPLE	B&B	1 1/2'		[Pattern]	837 SF	LIRIOPE MUSCARI 'LILAC BEAUTY' / LILAC BEAUTY LILYTURF	1 QT.	15" o.c.
✱	6	CALOCEDRUS DECURRENS / INCENSE CEDAR	B&B		6'-8' HT.	[Pattern]	1,077 SF	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	14" o.c.
✱	20	CEDRUS DEODARA 'KARL FUCHS' / KARL FUCHS DEODAR CEDAR	B&B		6'-8' HT.					
✱	10	FRAXINUS LATIFOLIA / OREGON ASH	B&B	1 1/2'						
✱	13	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B&B		6' HT.					
✱	11	LAGERSTROEMIA INDICA X FAURIEI 'PECOS' / PECOS CRAPE MYRTLE MULTI-TRUNK	B&B		MULTI-STEM					
✱	4	QUERCUS GARRYANA / OREGON OAK	B&B	1 1/2'						
✱	7	THUJA PLICATA / WESTERN RED CEDAR	B&B		6'-8'					
✱	5	UMBELLULARIA CALIFORNICA / BAY LAUREL	B&B	1 1/2'						

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	SWALE BOTTOM				SWALE SIDE SLOPES			GROUND COVER	
	TREATMENT AREA	HERBACEOUS	TREES	SHRUBS	ACER CIRCINATUM	SPICEBUSH	ARCTOSTAPHYLOS UVA-URSI		
QTYYS:	493	567	189	189	189	1185	4	119	830

STORMWATER FACILITY BLENDED SOIL

FURNISH WIPERED BLENDED SOIL FOR ALL VEGETATED LIDA FACILITIES CONFORMING TO THE FOLLOWING:

- GENERAL COMPOSITION - USE MATERIAL THAT IS ANY BLEND OF LOAMY SOIL, SAND, AND COMPOST THAT IS 30-40% COMPOST (BY WEIGHT) AND MEETS THE OTHER CRITERIA IN THIS SPECIFICATION.
- ANALYSIS REQUIREMENTS FOR THE BLENDED MATERIAL.
- PARTICLE GRADATION - 8% SILICE ANALYSIS OF THE BLENDED MATERIAL, INCLUDING COMPOST, SHALL BE CONDUCTED IN CONFORMANCE WITH ASTM C117/C136, AASHTO T11/T22, ASTM D422/D140, OR ASTM D6913. THE ANALYSIS SHALL INCLUDE THE FOLLOWING SIEVE SIZES: 1 INCH, 3/8 INCH, #4, #10, #20, #40, #60, #100, #200. THE GRADATION OF THE BLEND SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SEIVE SIZE	PERCENT PASSING
1 INCH	100
# 4	75 - 100
# 10	40 - 100
# 40	15 - 50
# 100	5 - 25
# 200	5 - 15

- THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES
- IT SHALL BE WELL MIXED AND HOMOGENEOUS.
- IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER.
- IT SHALL HAVE NO VISIBLE FREE WATER.

COMPOST

THE COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE US COMPOSTING COUNCIL, SEAL OF TESTING ASSURANCE (STA) PROGRAM. SEE WWW.COMPOSTINGCOUNCIL.ORG FOR A LIST OF LOCAL PROVIDERS.

THE COMPOST SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT-DERIVED MATERIALS UNDER CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION. THE MATERIAL SHALL BE WELL-COMPOSTED, FREE OF VIABLE WEED SEEDS, AND STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. THE COMPOST SHALL HAVE NO VISIBLE FREE WATER AND PRODUCE NO DUST WHEN HANDLED. IT SHALL MEET THE FOLLOWING CRITERIA, AS REPORTED BY THE US COMPOSTING COUNCIL STA COMPOST TECHNICAL DATA SHEET PROVIDED BY THE VENDOR.

- 100% OF THE MATERIAL MUST PASS THROUGH A 1/2-INCH SCREEN.
- THE PH OF THE MATERIAL SHALL BE BETWEEN 6 MIN. AND 8.5 MAX.
- MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1.0% BY WEIGHT.
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 30 AND 70% (DRY WEIGHT BASIS).
- SOLUBLE SALT CONTENT SHALL BE LESS THAN 6.0 MGD/500.
- MATURITY INDICATOR SHALL BE GREATER THAN BOX FOR GERMINATION AND WOOD.
- STABILITY SHALL BE "STABLE" TO "VERY STABLE".
- CARBON/NITROGEN (C/N) RATIO SHALL BE LESS THAN 25:1.
- TRACE METALS TEST RESULT = "PASS."

CONSTRUCTION

STORMWATER FACILITY BLENDED SOIL:

- PROTECTION OF THE SOIL - THE MATERIAL SHALL BE PROTECTED FROM ALL SOURCES OF CONTAMINATION, INCLUDING WEED SEEDS, WHILE AT THE SUPPLIER, IN CONVEYANCE AND AT THE PROJECT SITE.
- WET AND WINTER CONDITIONS - HANDLING AND PLACEMENT OF THE MATERIAL WILL NOT BE ALLOWED WHEN THE WEATHER IS TOO WET OR THE GROUND IS FROZEN OR SATURATED AS DETERMINED BY THE OWNERS REPRESENTATIVE.
- PLACEMENT OF THE SOIL - PLACE THE MATERIAL IN LOOSE LIFTS, NOT TO EXCEED 8 INCHES EACH AND EACH LIFT SHALL BE COMPACTED WITH A WATER-FILLED LANDSCAPE ROLLER. DO NOT OTHERWISE MECHANICALLY COMPACT THE MATERIAL.
- TIMING OF PLANT INSTALLATION - WEATHER PERMITTING AND AS APPROVED, INSTALL PLANTS AS SOON AS POSSIBLE AFTER PLACING AND GRADING THE SOIL IN ORDER TO MINIMIZE EROSION AND FURTHER COMPACTION.
- EROSION CONTROL - TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL.
- PROTECTION OF THE INSTALLED SOIL - IN ALL CASES, THE PROTECT INSTALLED MATERIAL FROM FOOT OR EQUIPMENT TRAFFIC AND SURFACE WATER RUNOFF. INSTALL TEMPORARY FENCING OR WALKWAYS AS NEEDED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE AREA. UNDER NO CIRCUMSTANCES SHOULD MATERIALS AND EQUIPMENT BE STORED ON TOP OF THE INSTALLATION AREA.

BLENDED SOIL SPECIFICATION FOR VEGETATED LIDA FACILITIES
DRAWING NO. 798

LIDA HANDBOOK
06-16

CleanWater Services



REVISIONS:

#	DATE	DESCRIPTION
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PROJECT NUMBER: 2004

GOLDCREST

172ND TERRACE, BEAVERTON, OR 97007

CLIENT:
BRIDGE HOUSING CORPORATION

1631 NE BROADWAY, PMB #153
 PORTLAND, OR 97232



2 DOG WASTE STATION
 SCALE: NONE



PHASE:
DESIGN REVIEW

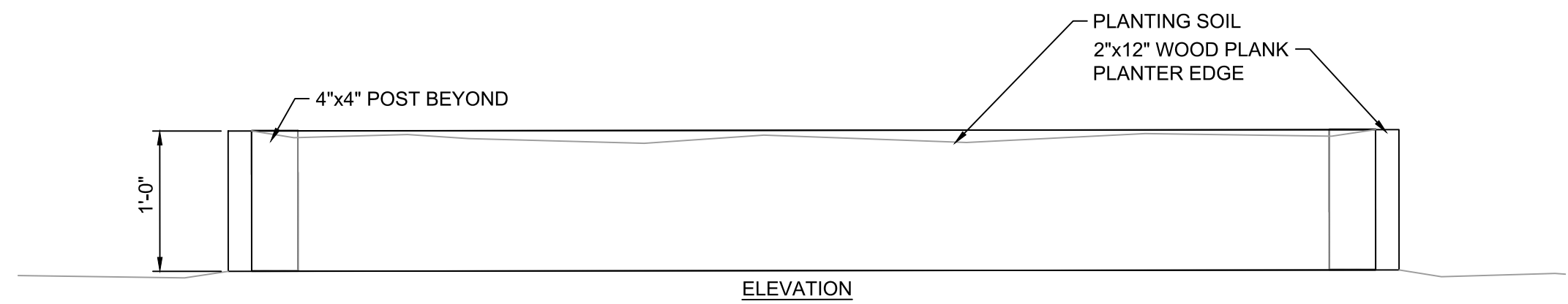
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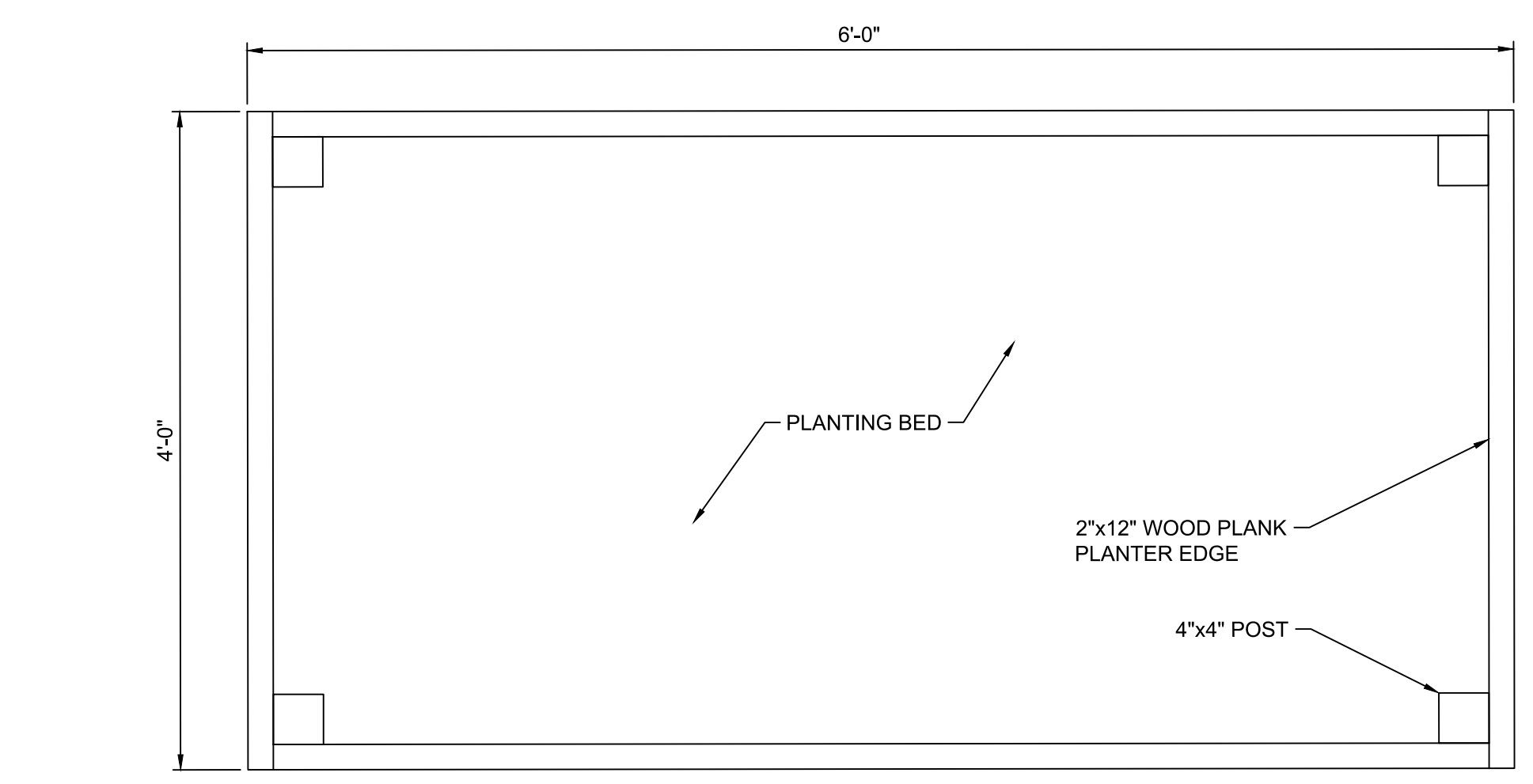
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 CHECKED BY:
 DATE SUBMITTED: 03/17/21
 SHEET:

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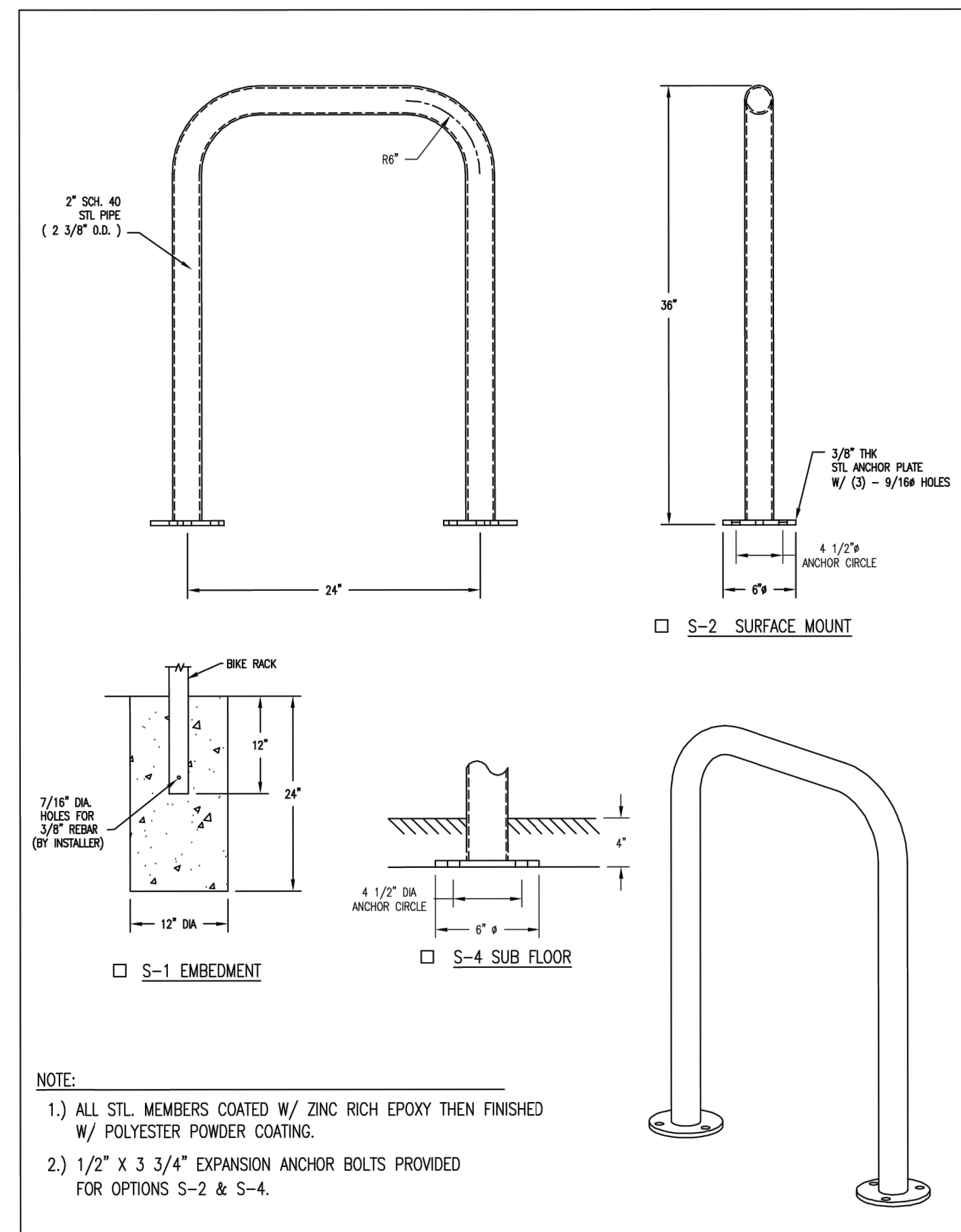


ELEVATION



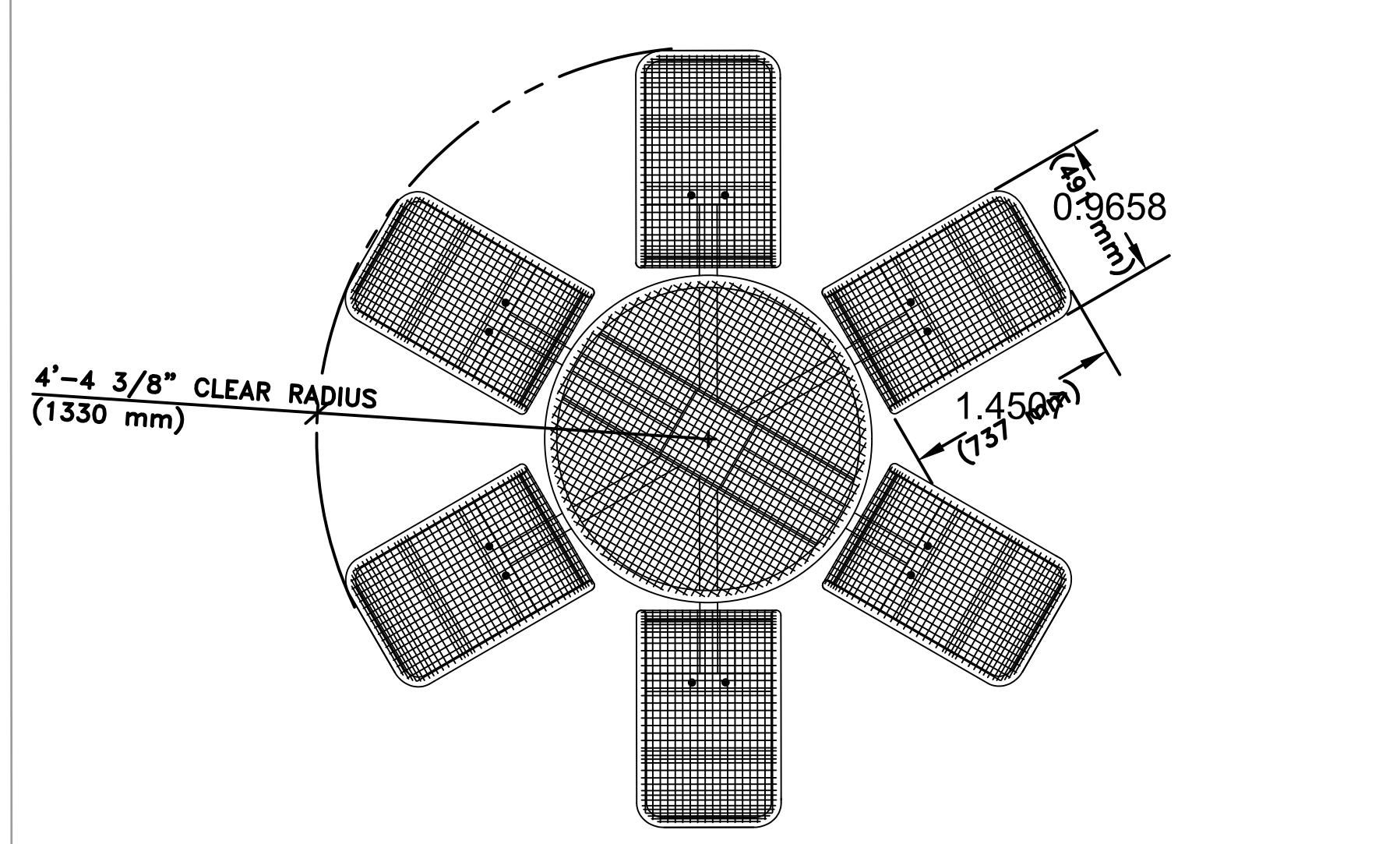
PLAN VIEW

4 RAISED PLANTER BED
 SCALE: NONE

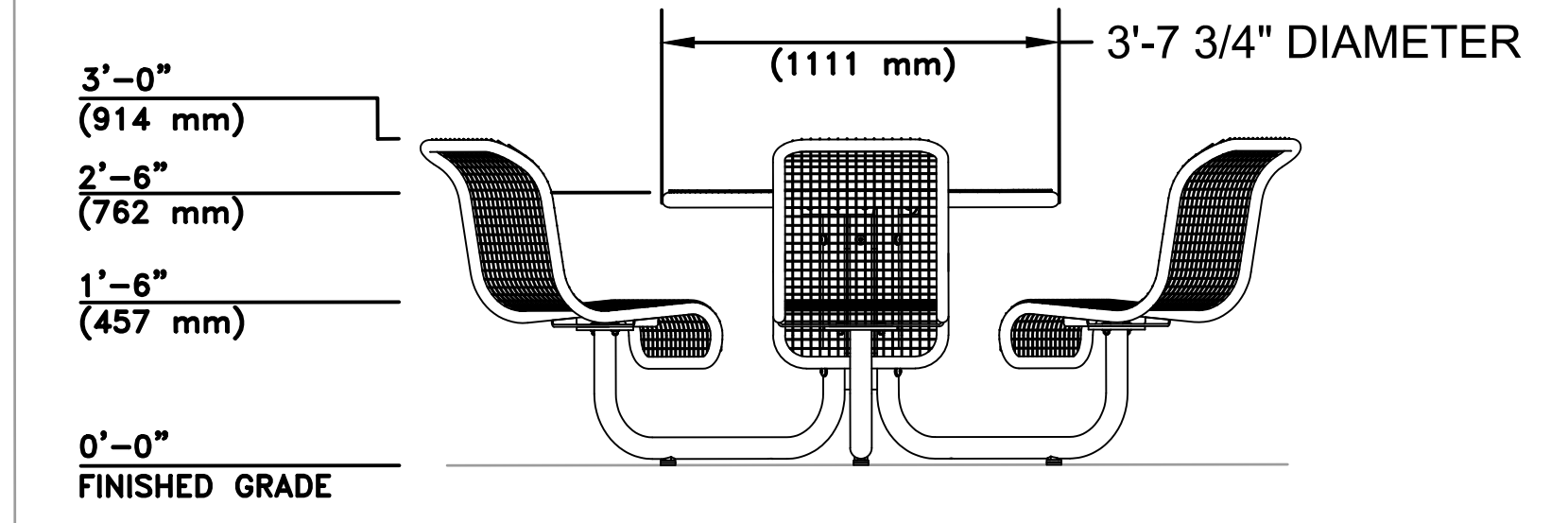


- NOTE:
 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 2.) 1/2\"/>

3 BIKE RACK
 SCALE: NONE



TOP VIEW



FRONT VIEW

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 1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
 Portland, Oregon 97201-3464 Facsimile 503/223-4530
 U.S.A. WWW.TIMBERFORM.COM

Title: **TIMBERFORM PROFILE MODEL NO. 2973-61 INTEGRAL TABLE WITH SIX CHAIRS**

Scale: 1/2"=1'-0" DS/CL
 1/2"=1'-0" CA's by: 07-04-10

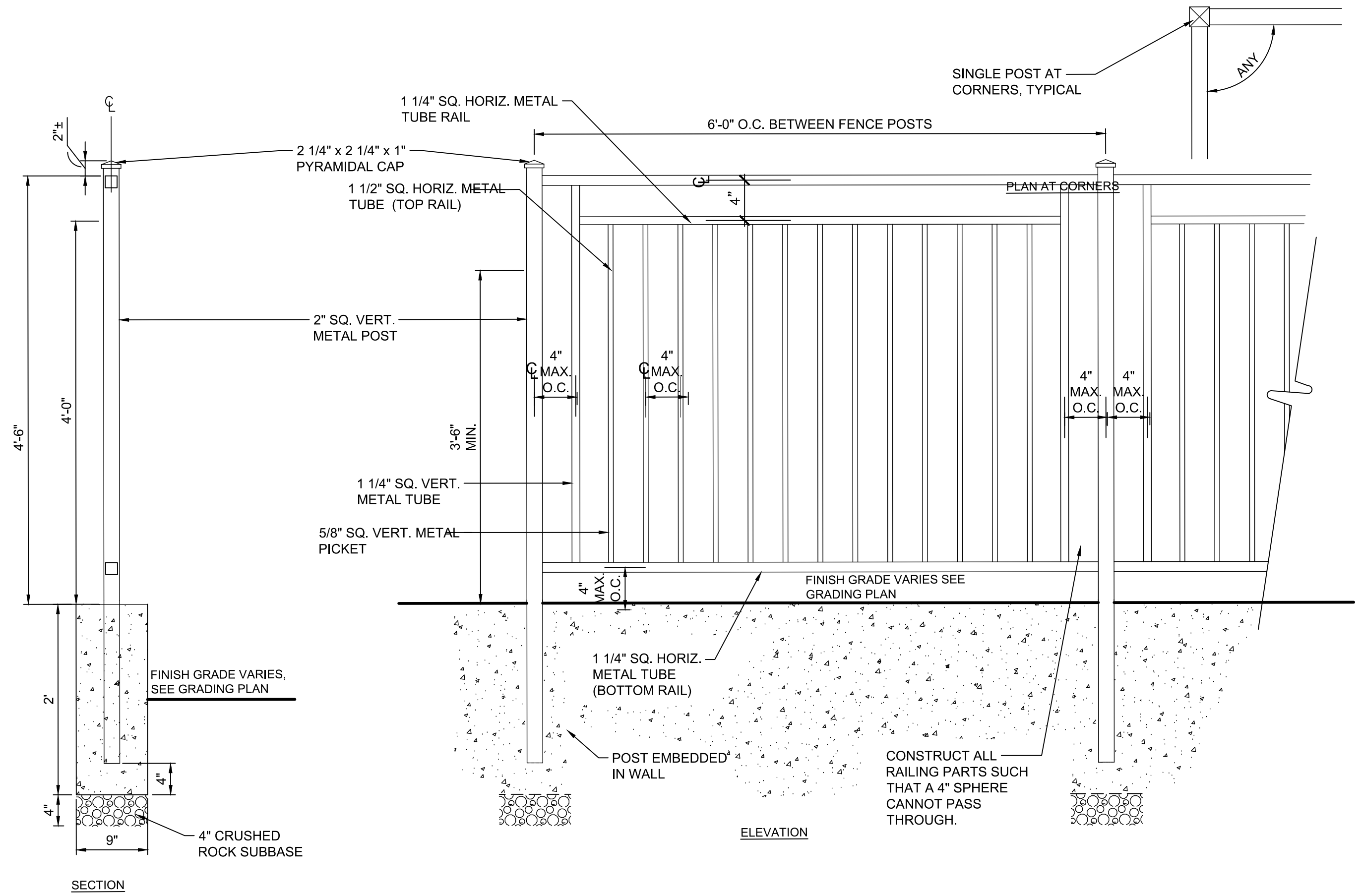
Drawing No. W-2973-61 Sheet 1 of 1

1 DINING TABLE
 SCALE: NONE

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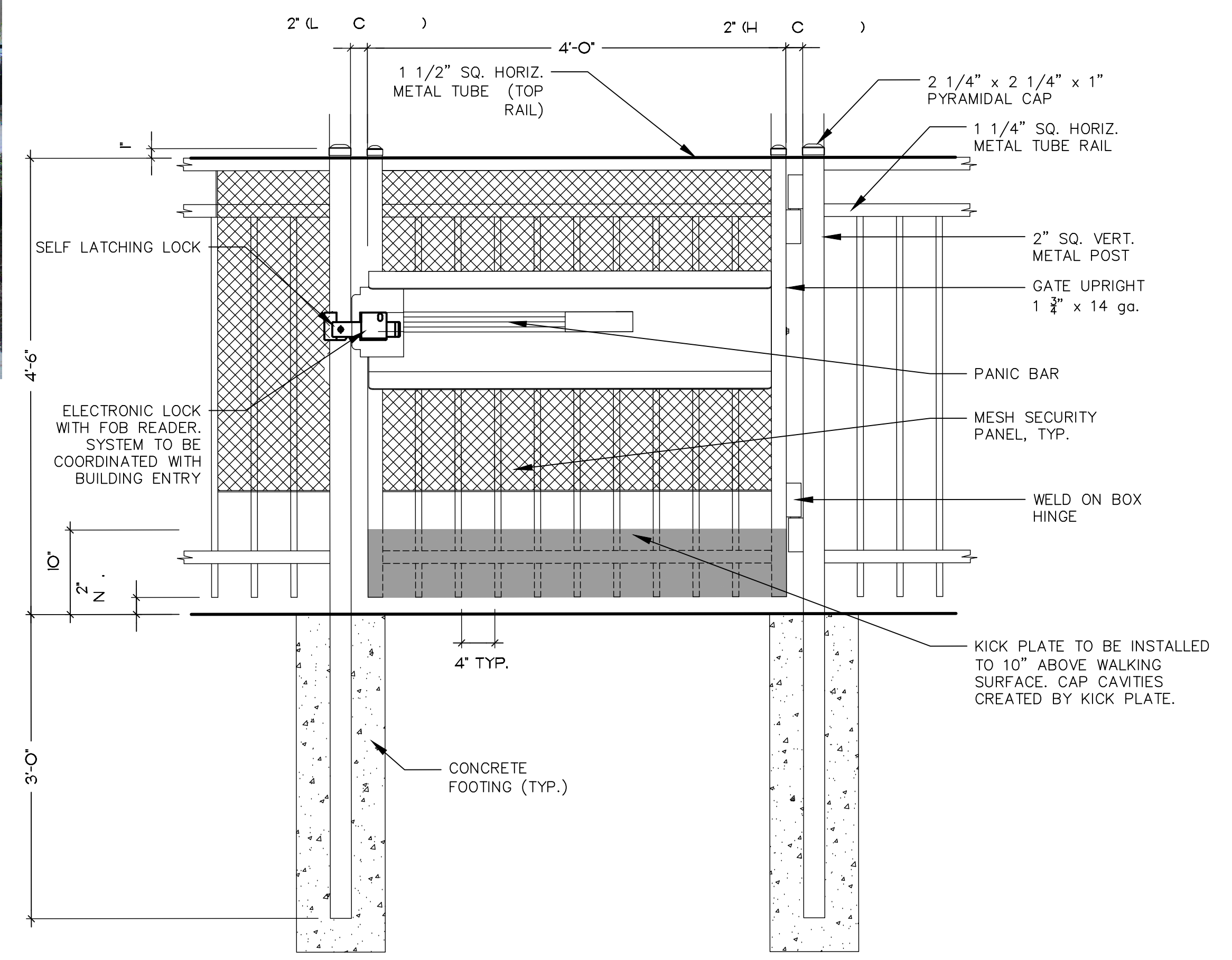
4 PLAY STRUCTURE
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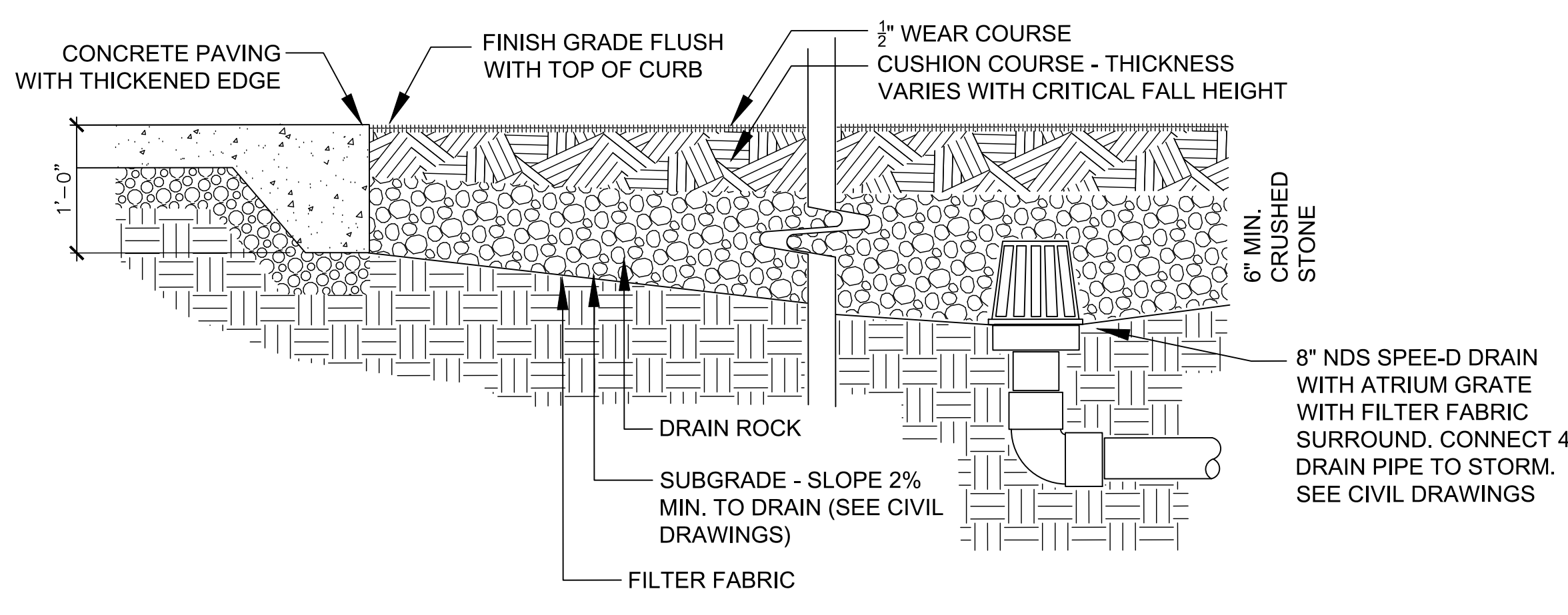
2 SITE FENCE
SCALE: NONE



EXAMPLE OF METAL MESH AT GATE



1 FENCE GATE
SCALE: NONE



3 PLAYGROUND SURFACE
SCALE: NONE



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808 SW Third Avenue, Ste. 800
Portland, OR 97204
503.287.6625
www.otak.com

PROJECT NUMBER: 2004

GOLDCREST

172ND TERRACE, BEAVERTON, OR 97007

CLIENT:
BRIDGE HOUSING CORPORATION

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PORTLAND, OR 97232



PHASE:
DESIGN REVIEW

REVISIONS:

DATE	DESCRIPTION
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SHEET TITLE:
SITE FURNISHINGS

DRAWN BY: GAK
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DATE SUBMITTED: 03/17/21
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PHASE:
DESIGN REVIEW

REVISIONS:

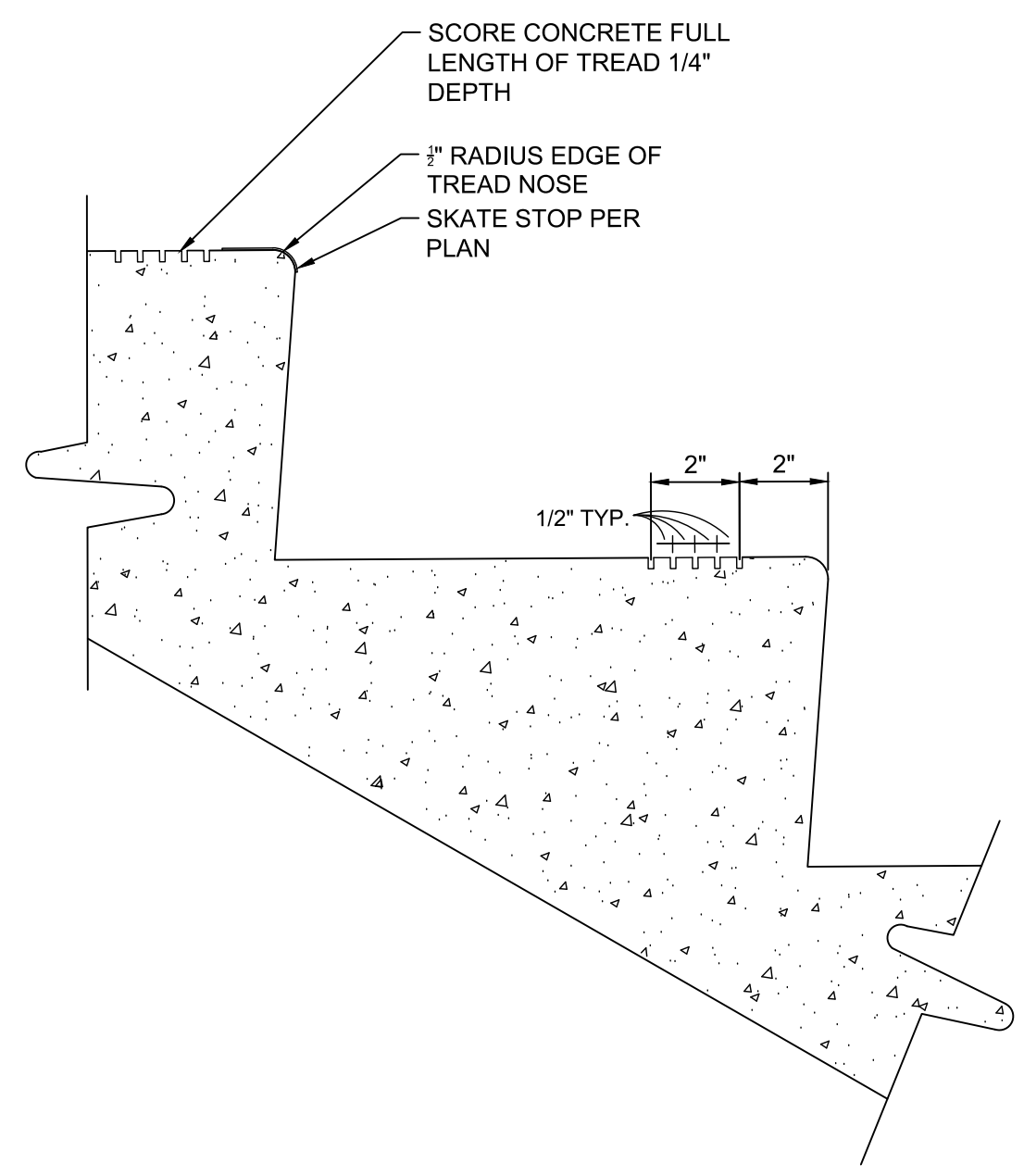
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HARDSCAPE DETAILS

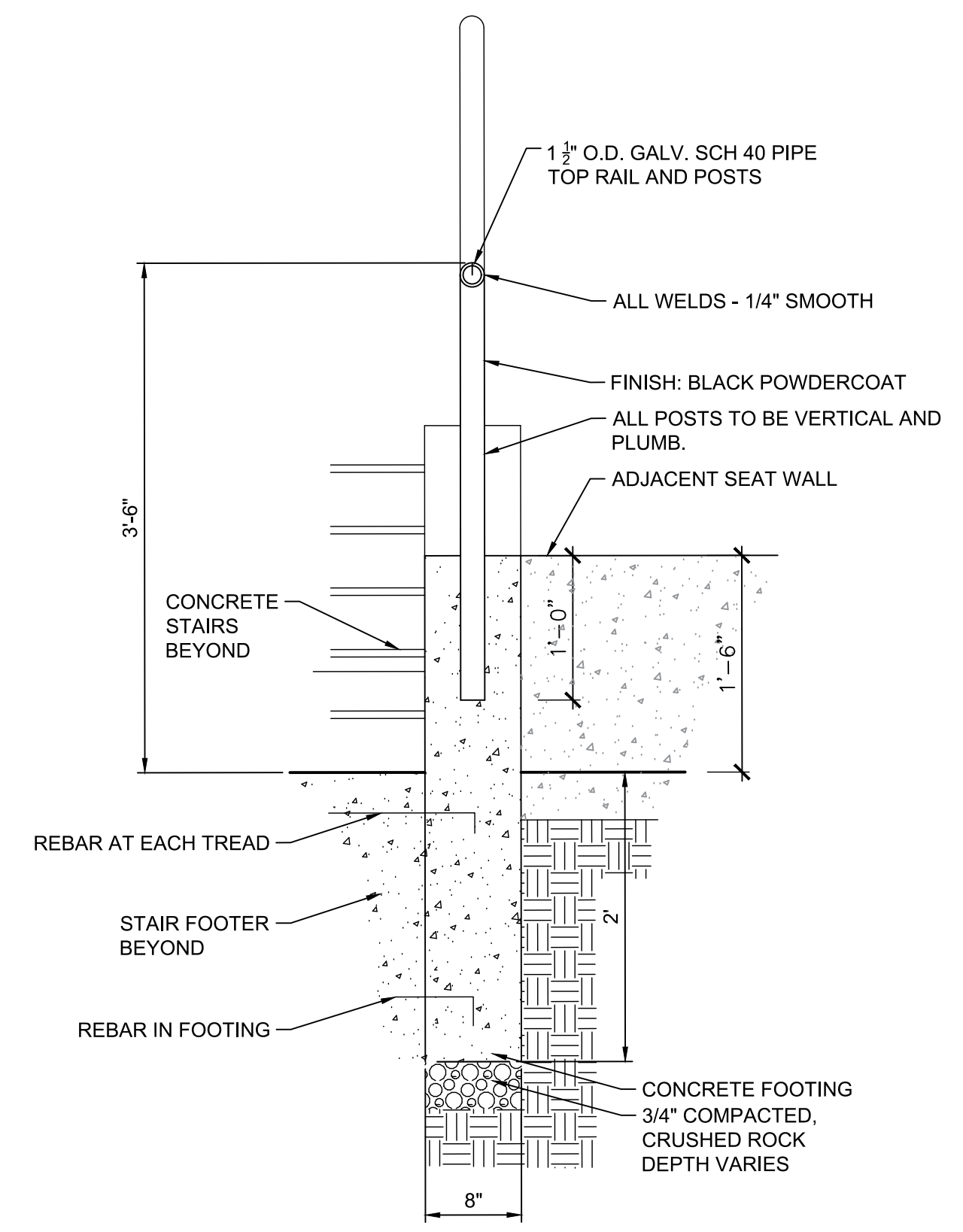
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 DATE SUBMITTED: 03/17/21
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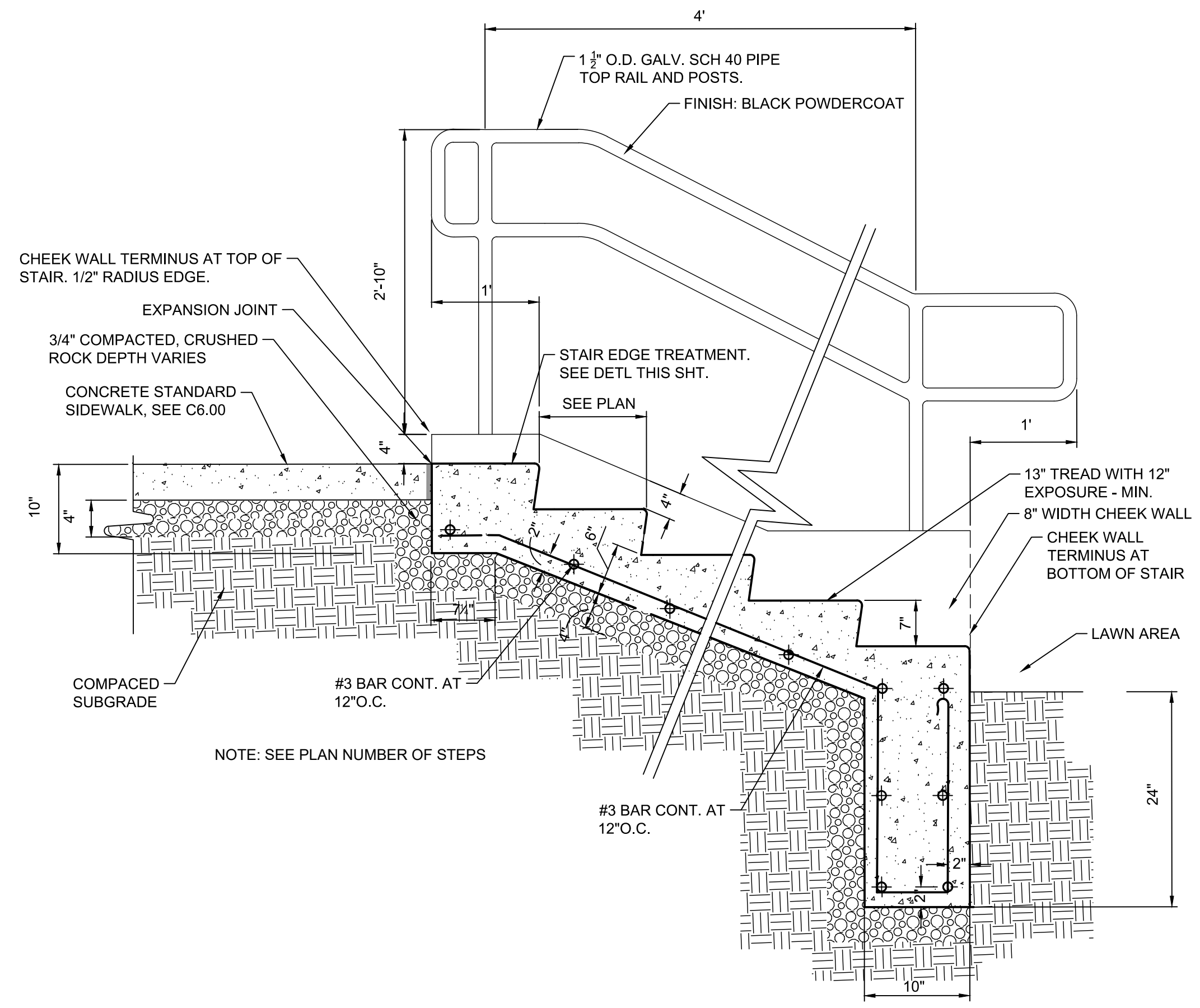
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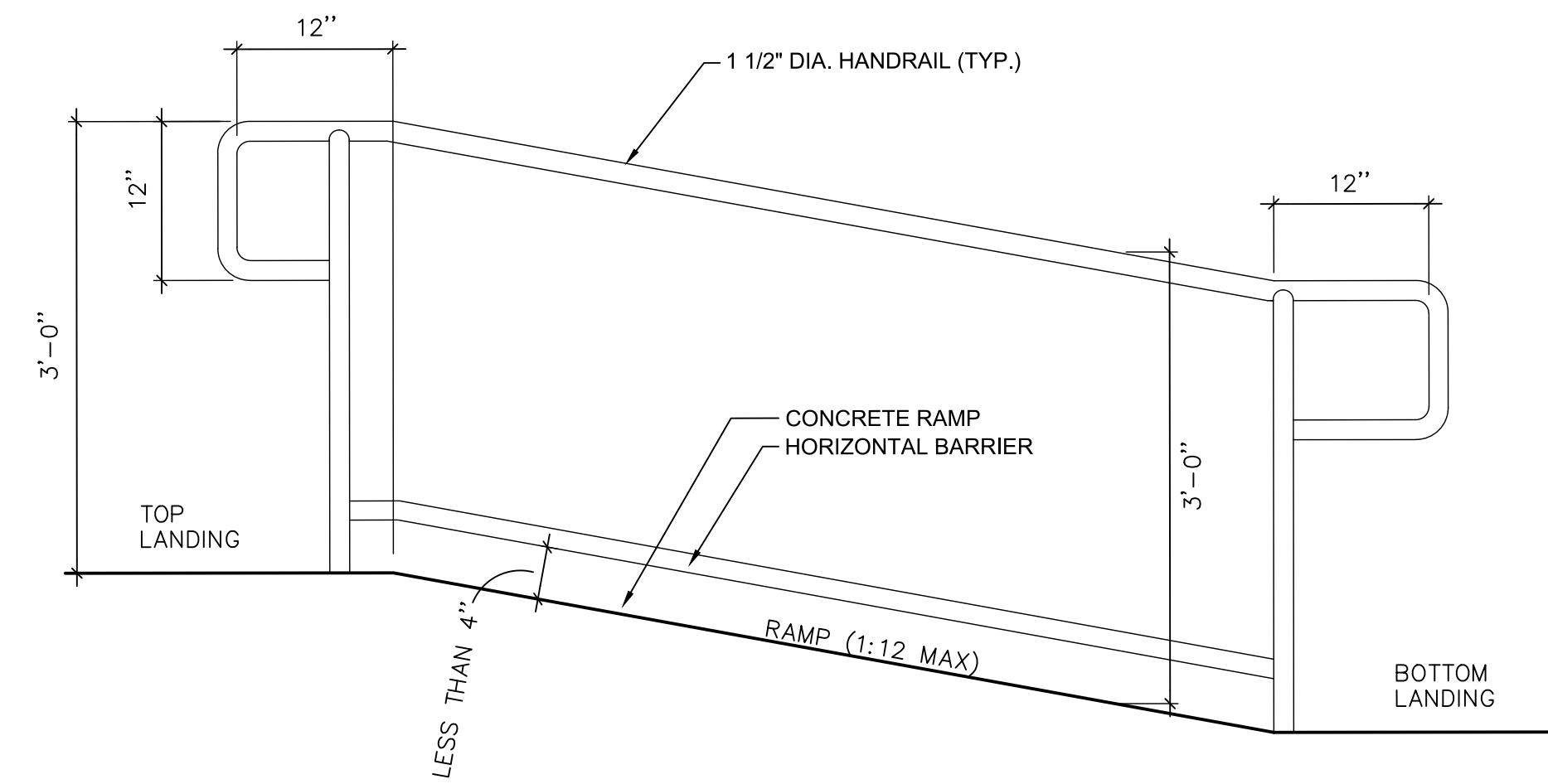
6 STAIR EDGE TREATMENT
 SCALE: NONE



4 CHEEK WALL AT STAIRS
 SCALE: NONE

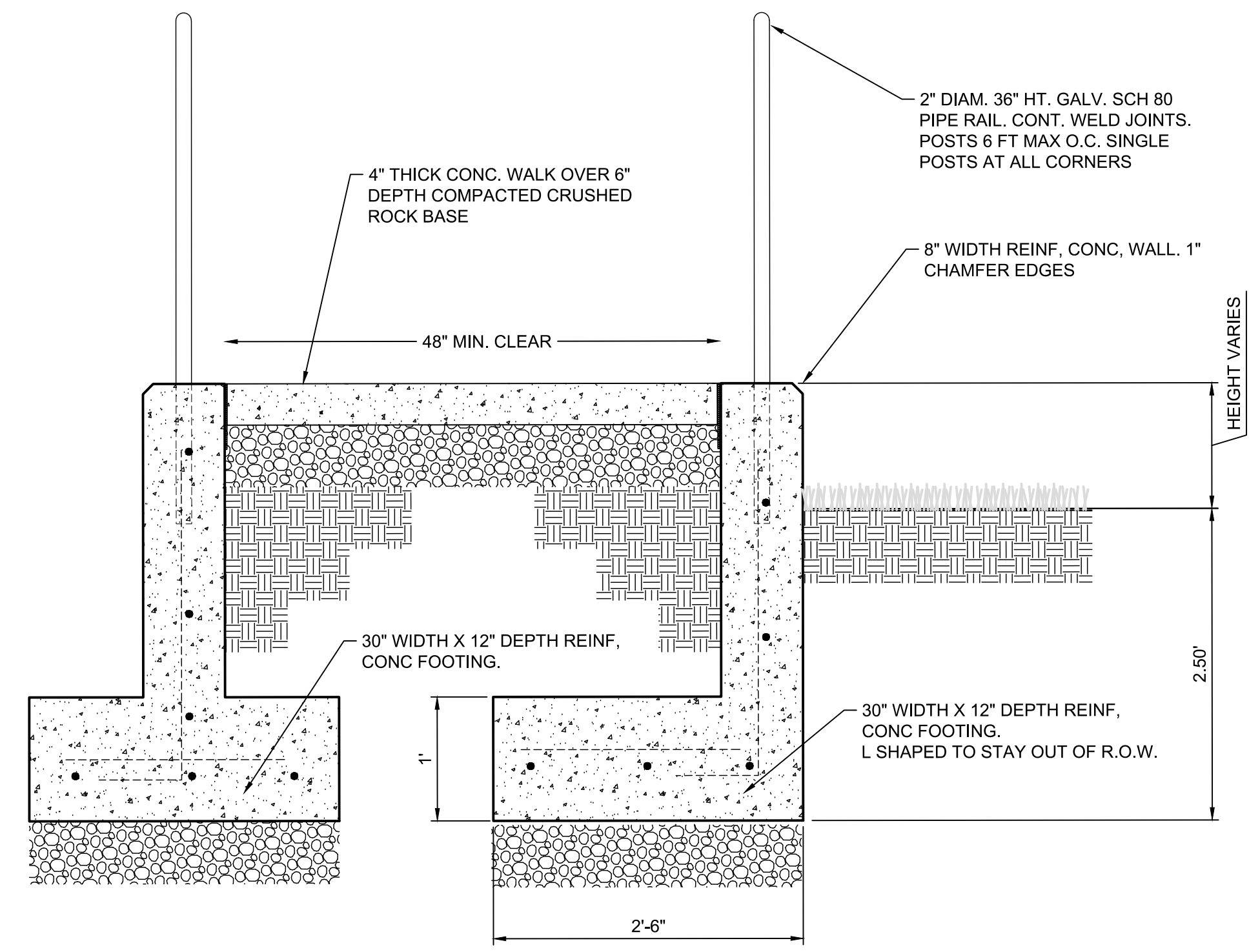


2 CONCRETE STAIR SECTION
 SCALE: NONE

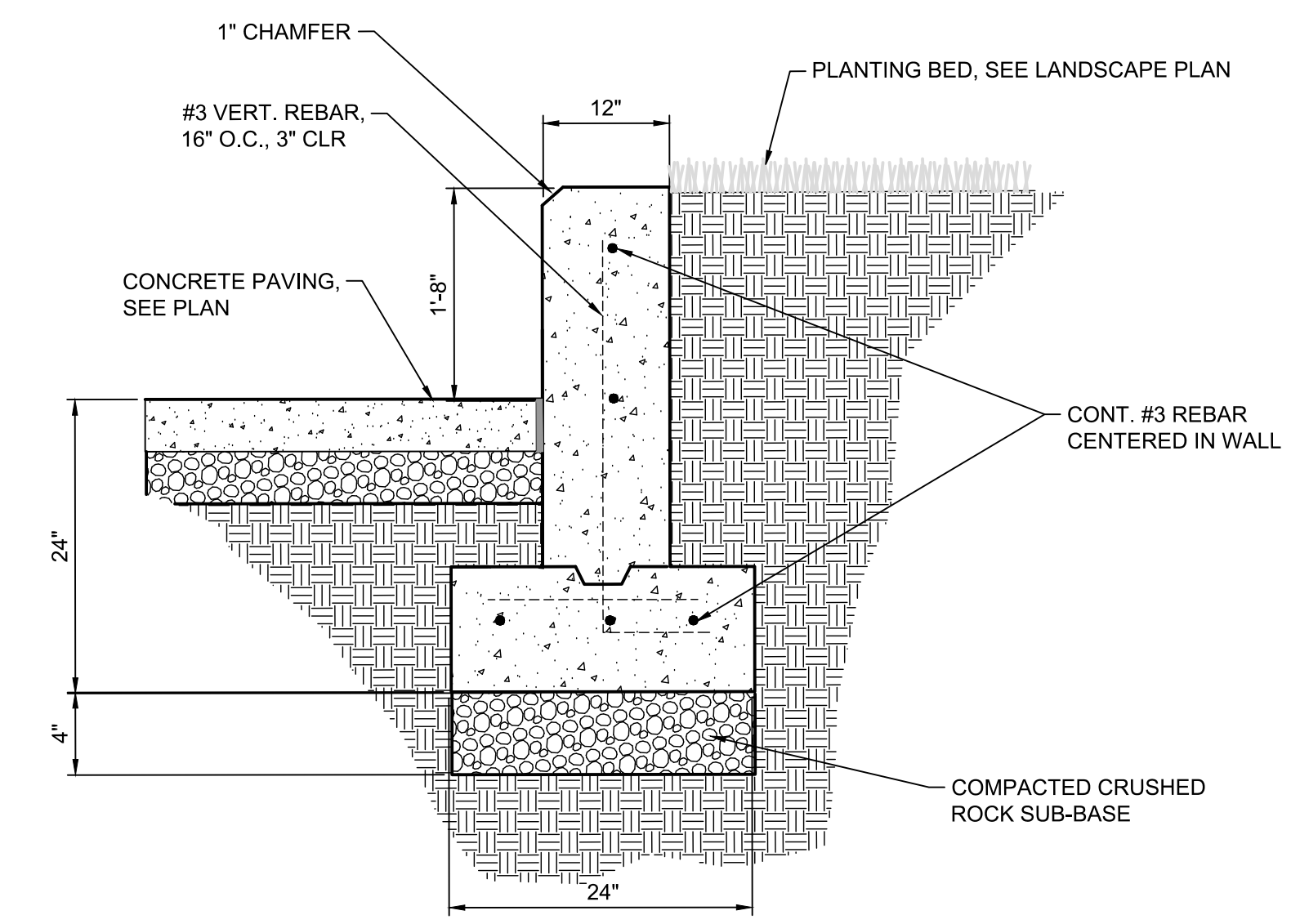


- NOTES:
- 1) TYPICAL RAMP HANDRAIL LAYOUT. SEE STAIR HANDRAIL DETAIL FOR SPECIFIC INFORMATION.
 - 2) FOLLOW ALL 'ADA' REQUIREMENTS FOR RAMP LAYOUT.
 - 3) RISE FOR ANY RAMP SHALL BE 30" MAX.
 - 4) HANDRAILS TO BE PLACED ON BOTH SIDES OF RAMPS.
 - 5) HANDRAIL DIAMETER TO BE 1 1/2" DIAMETER

5 EGRESS RAMP RAILING
 SCALE: NONE



3 EGRESS RAMP SECTION
 SCALE: NONE



1 CONCRETE SEAT WALL
 SCALE: NONE

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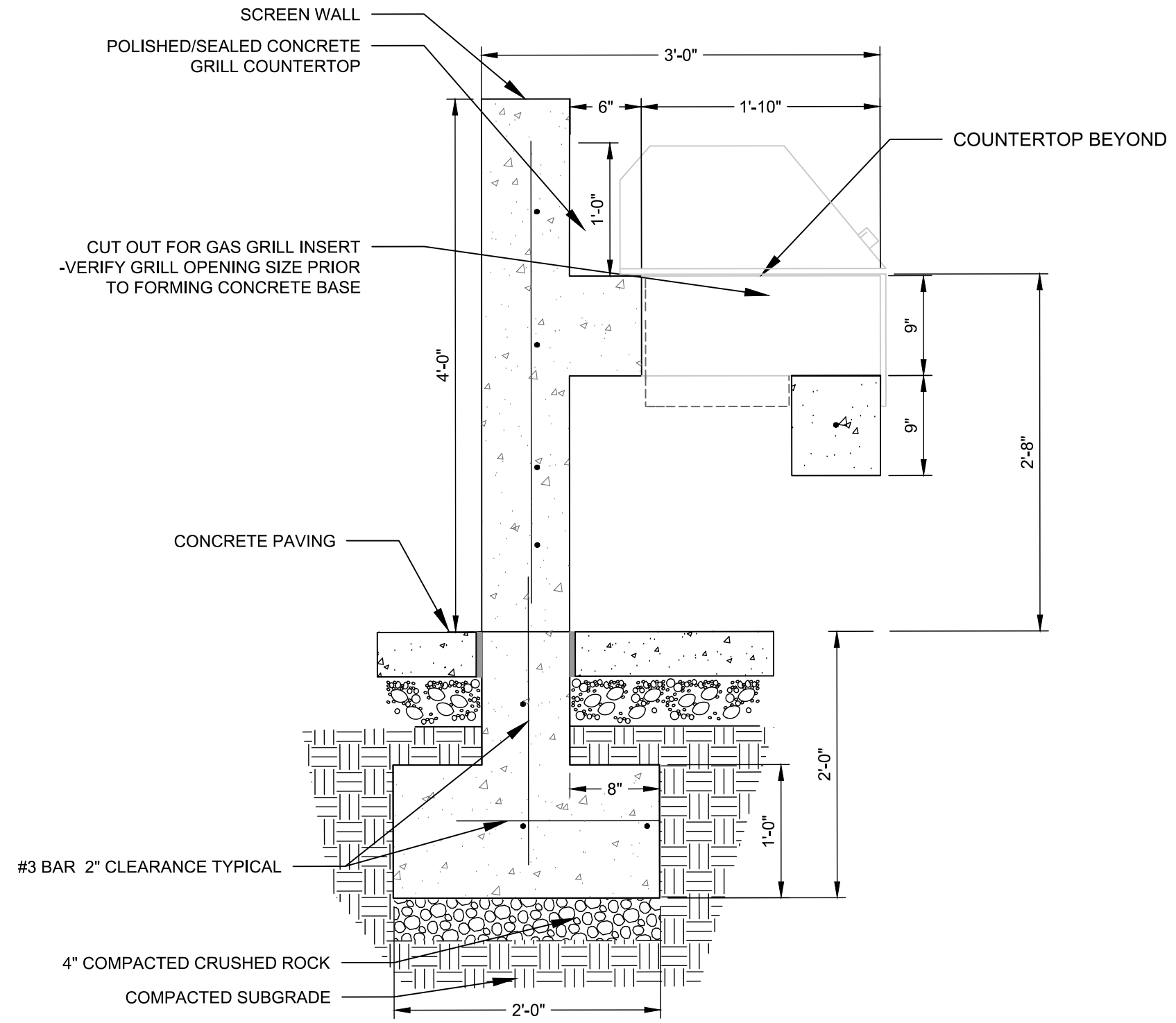
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GOLDCREST

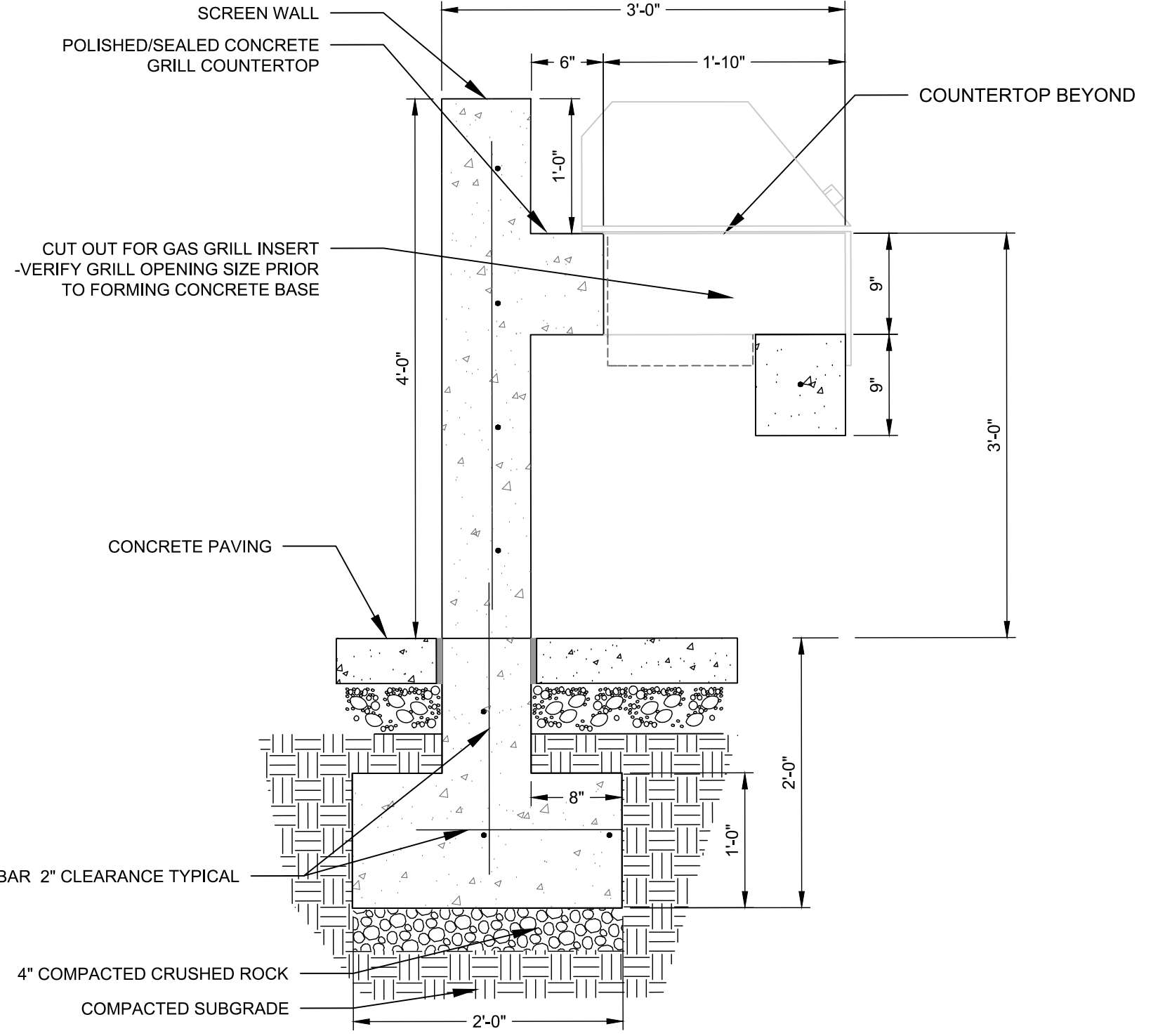
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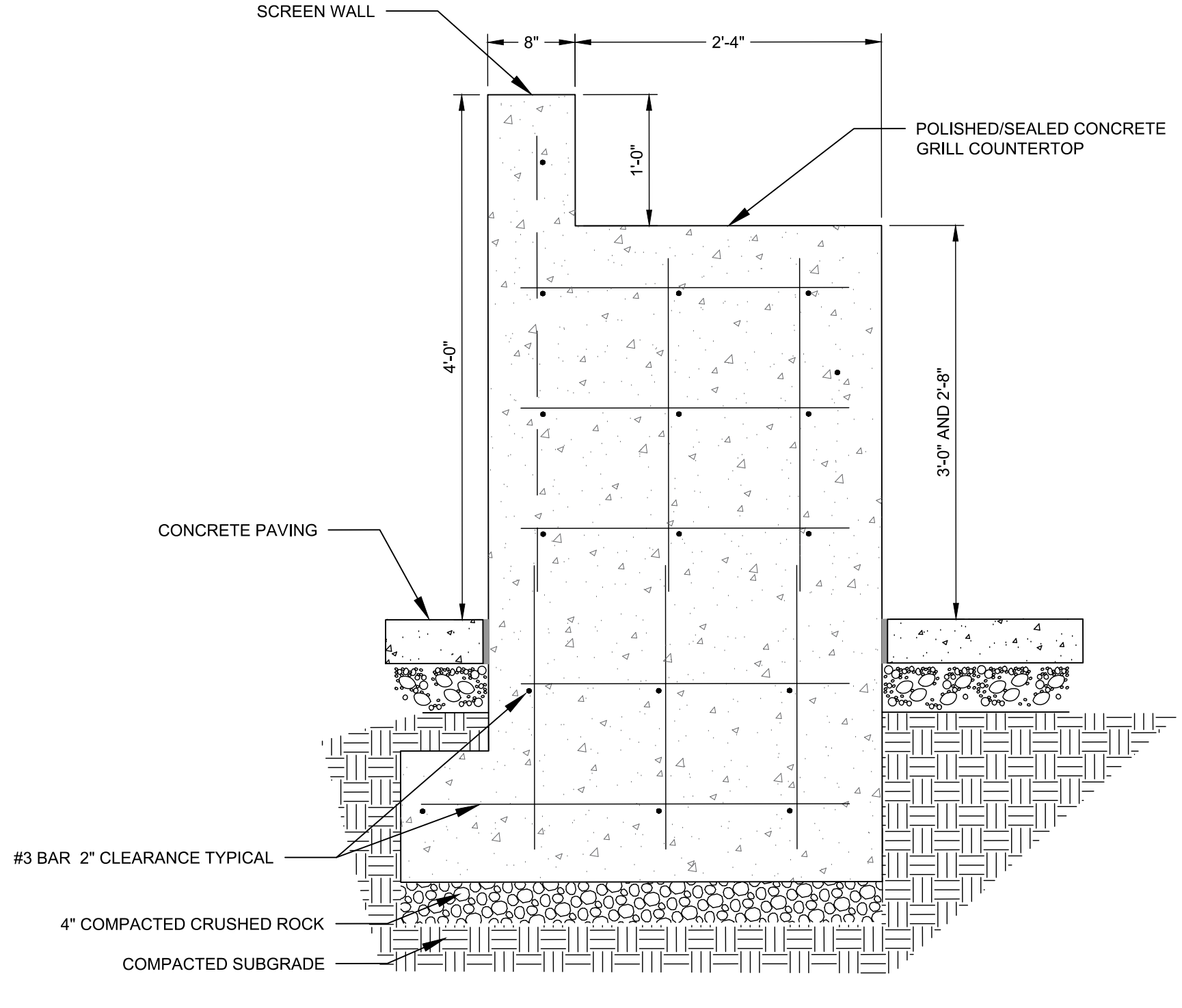
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 PORTLAND, OR 97232



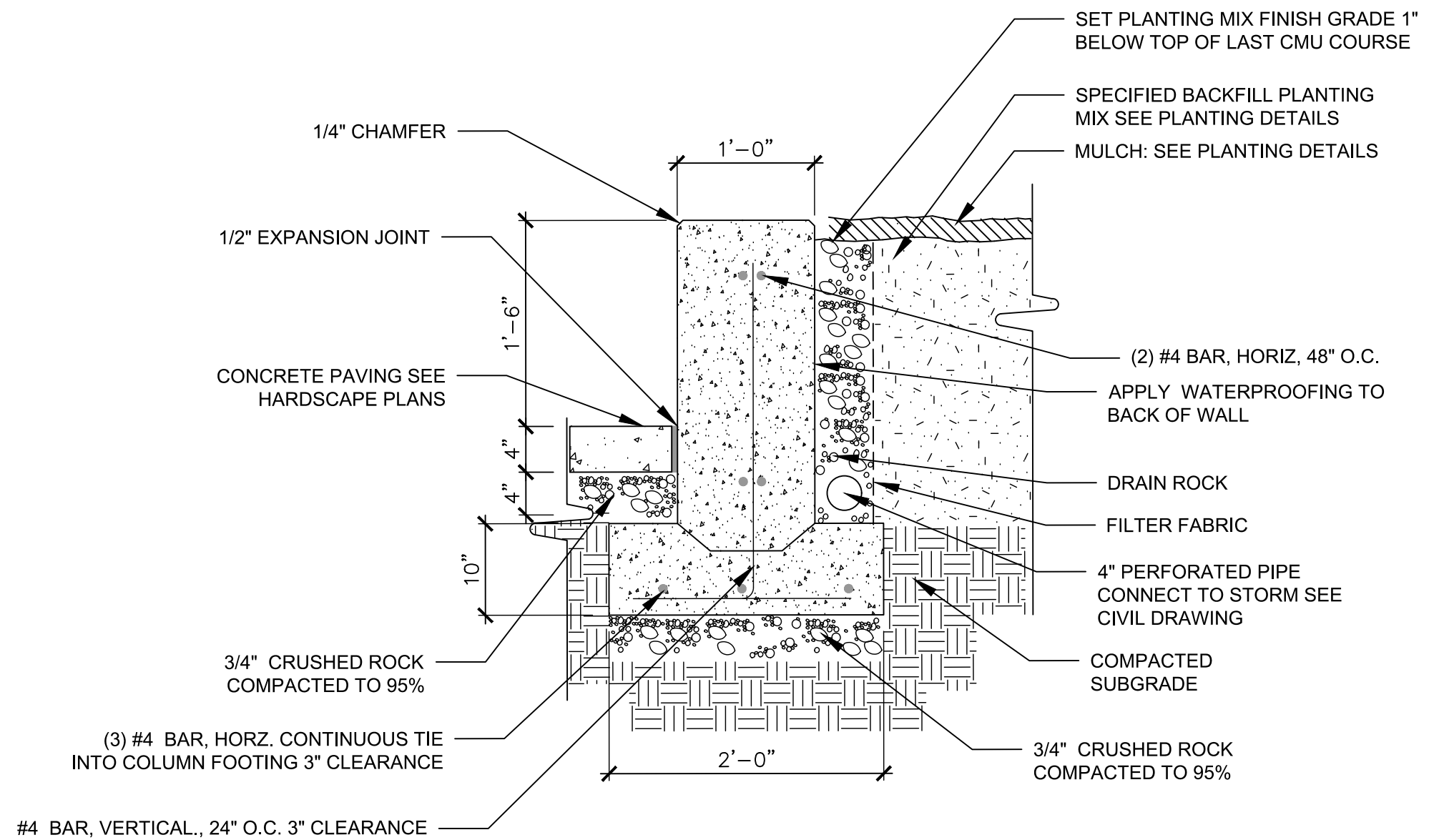
5 GRILL SECTION ACCESSIBLE
 SCALE: NONE



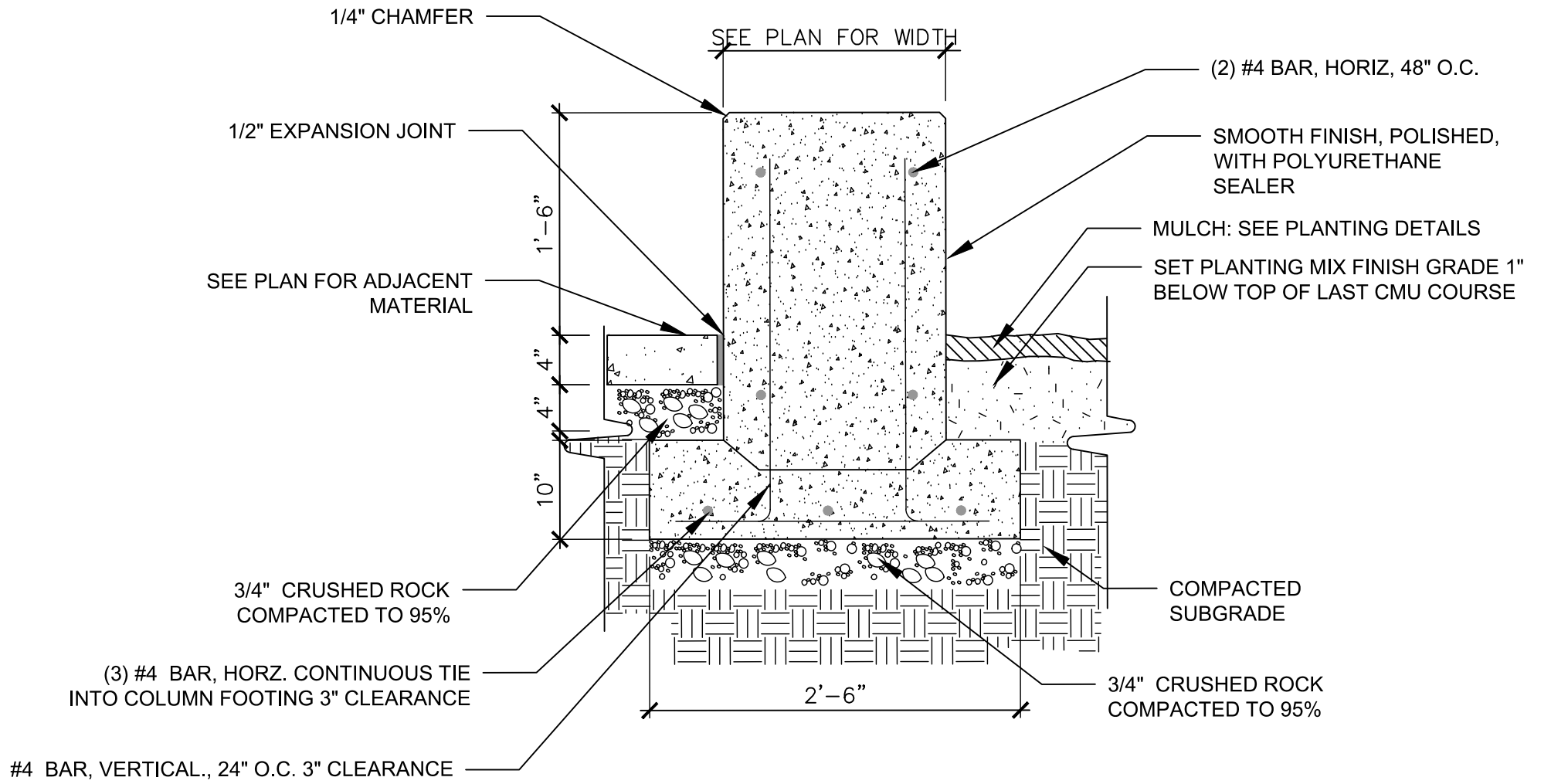
4 GRILL SECTION
 SCALE: NONE



3 GRILL SIDE WALL
 SCALE: NONE



2 CONCRETE SEAT WALL AT BUILDING ENTRANCE
 SCALE: NONE



1 CONCRETE SEAT WALL
 SCALE: NONE

PHASE:
DESIGN REVIEW

REVISIONS:

DATE	DESCRIPTION
SHEET TITLE: CUSTOM DETAILS	

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L230

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PHASE:
DESIGN REVIEW

REVISIONS:

#	DATE	DESCRIPTION
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SHEET TITLE:
LANDSCAPE NOTES AND DETAILS

DRAWN BY: GAK
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 DATE SUBMITTED: 03/17/21
 SHEET:

L240

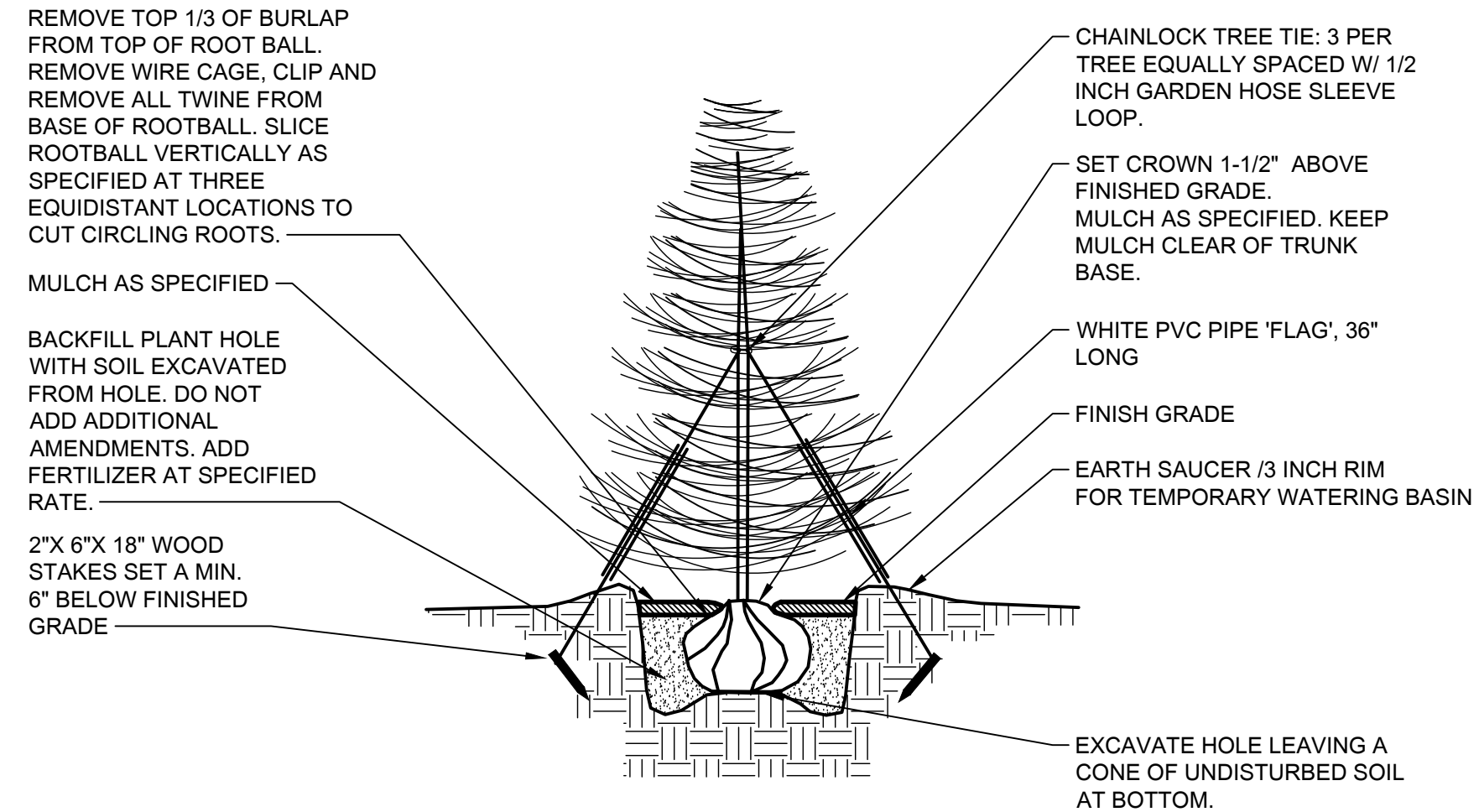
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UTILITY NOTE:

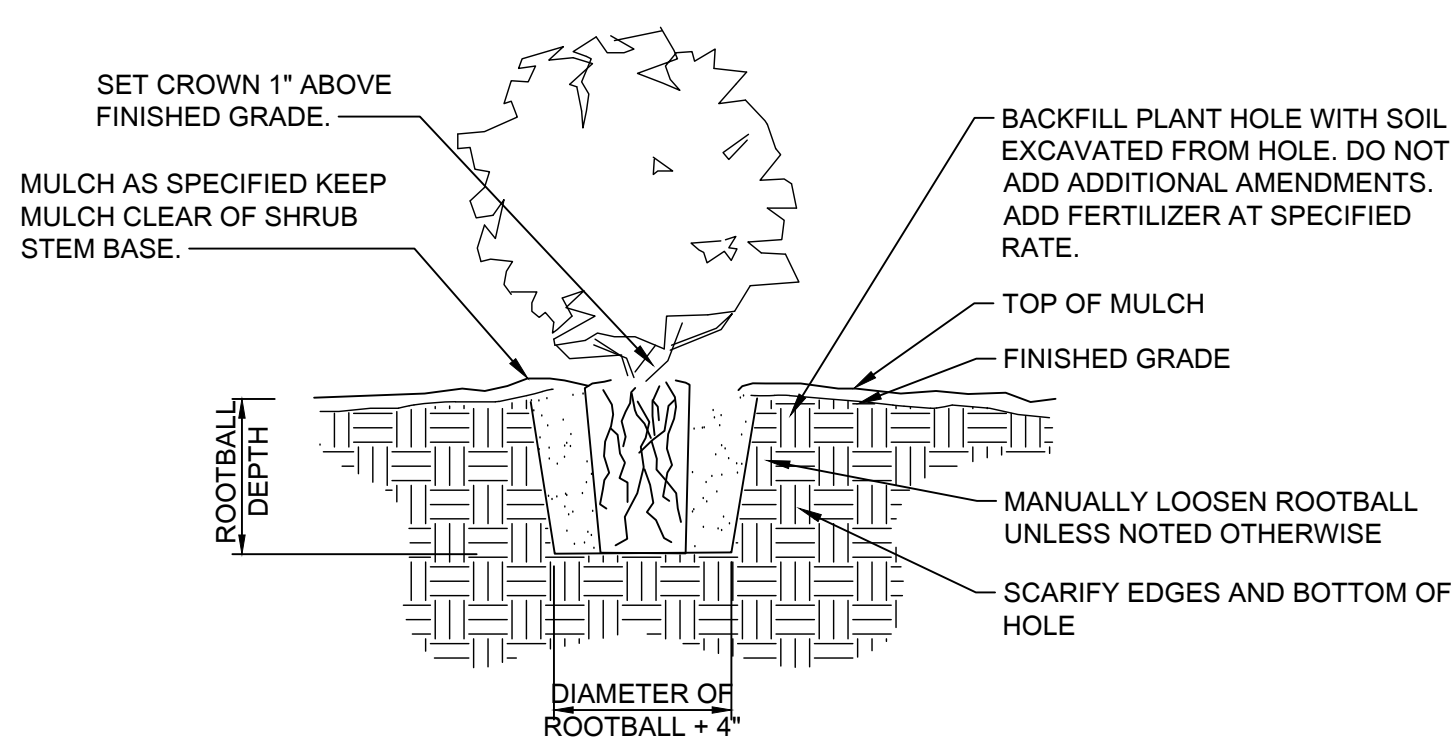
CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK. POT HOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

LANDSCAPE NOTES:

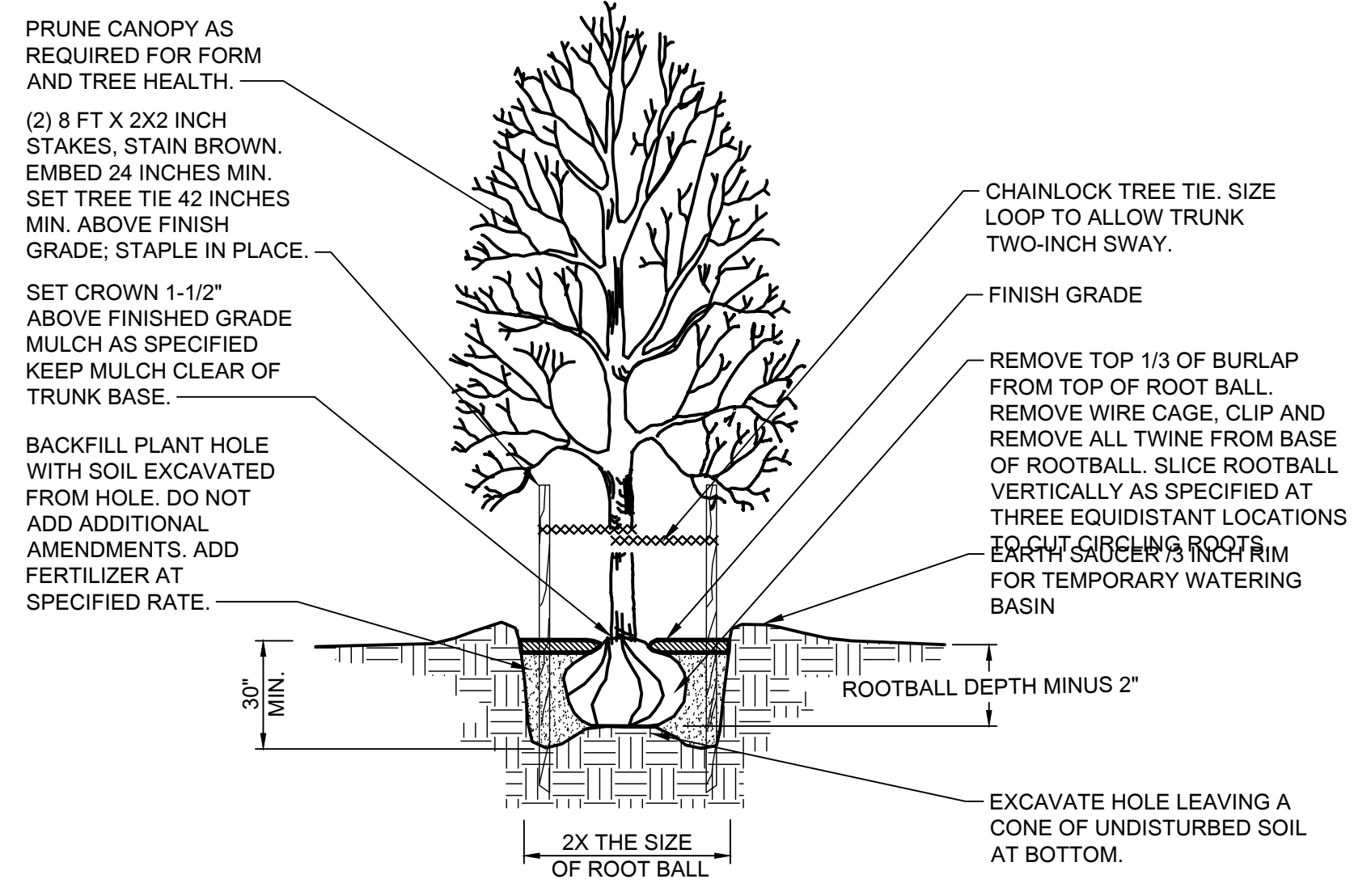
- GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
- THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
- PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
- IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
- TOPSOIL: 9" DEPTH OF STOCKPILED TOPSOIL OR IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
- SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST. AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
- COMPOST: APPLY 3 INCH DEPTH SPECIFIED COMPOST OVER ALL PLANTING AREAS EXCEPT STORM FACILITIES. TILL IN TO IMPORT TOPSOIL TO A DEPTH OF 6 INCHES.
- FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS. DO NOT APPLY FERTILIZER AT STORM FACILITIES.
- BARK MULCH: SPREAD 3 INCH DEPTH FINE-MEDIUM GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS EXCEPT AT STORM FACILITIES. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE.
- PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
- ROOT BARRIER: INSTALL "DEEP ROOT" OR EQUAL ROOT BARRIER AS INDICATED WHERE PAVED EDGE IS 6 FT. OR LESS FROM CENTER OF TREE TRUNK.
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
- PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT GROUNDCOVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING. WHERE PLANTER IS LESS THAN 6 FEET WIDE, SET PLANTS HALF OF THE NOTED PLANT SPACING FROM ADJACENT PAVING.
- WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
- TREES AND SHRUBS IN SIGHT DISTANCE TRIANGLES: ALL SHRUBS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED SO THAT FOLIAGE HEIGHT ABOVE PAVEMENT DOES NOT EXCEED 2.5 FEET. STREET TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A HEIGHT OF 10 FEET CONSISTENT WITH ANSI A300 STANDARDS TO PROVIDE FOR SIGHT DISTANCE VISIBILITY.



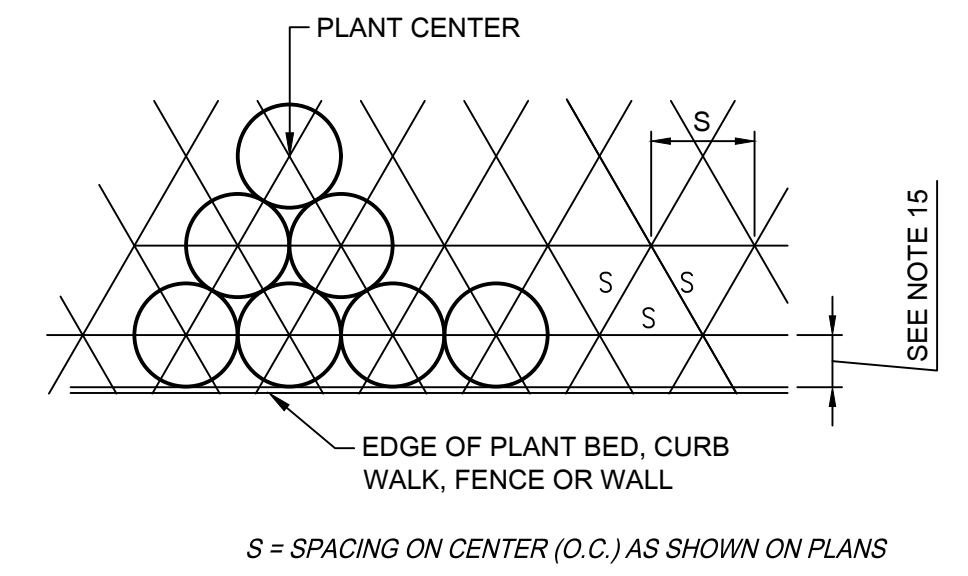
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EVERGREEN TREE PLANTING
 SCALE: NONE



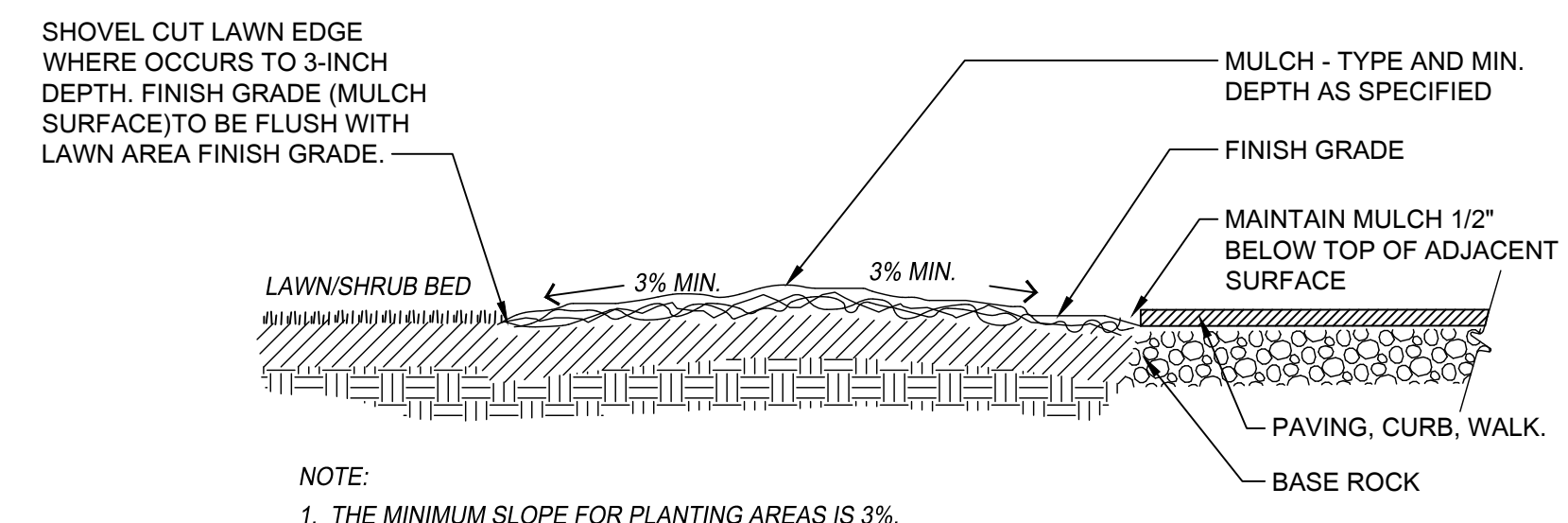
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SHRUB PLANTING DETAIL
 SCALE: NONE



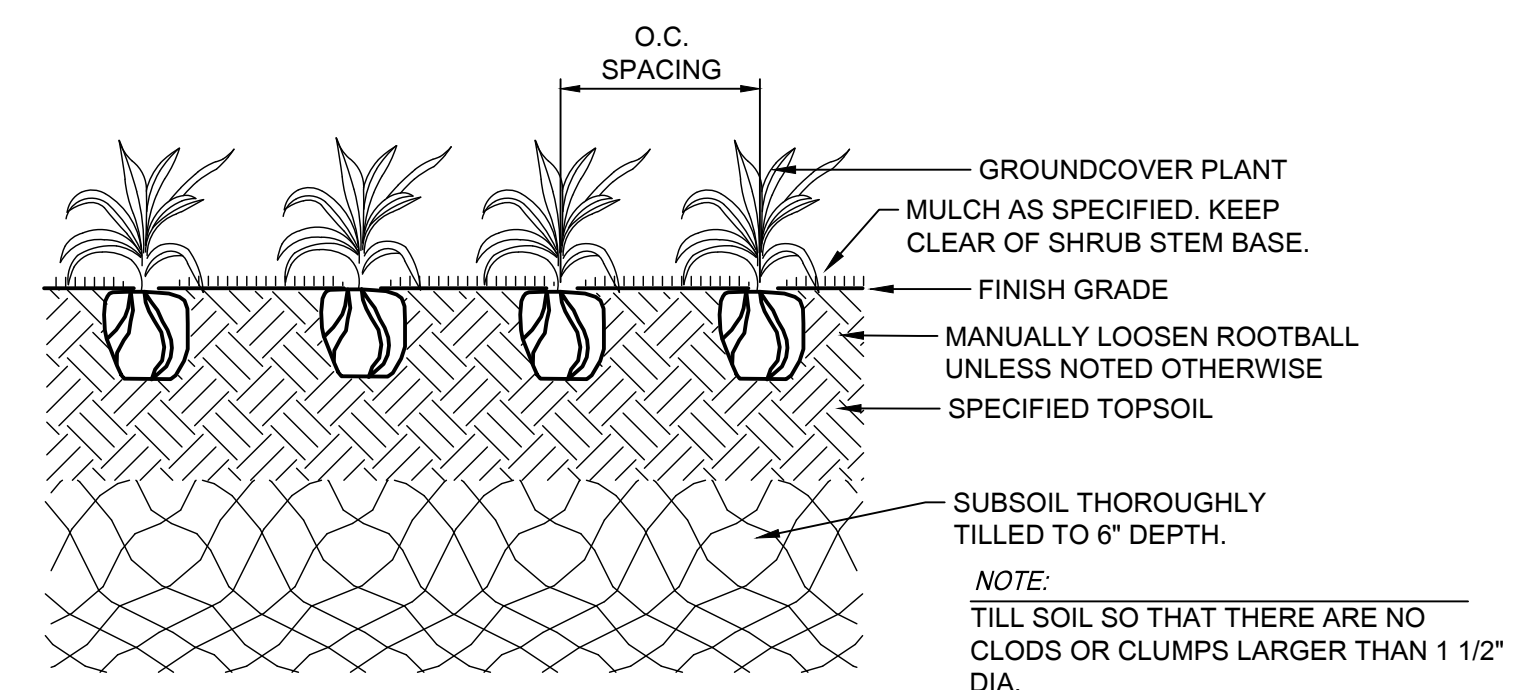
5
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TREE PLANTING
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2
 L240
PLANT SPACING
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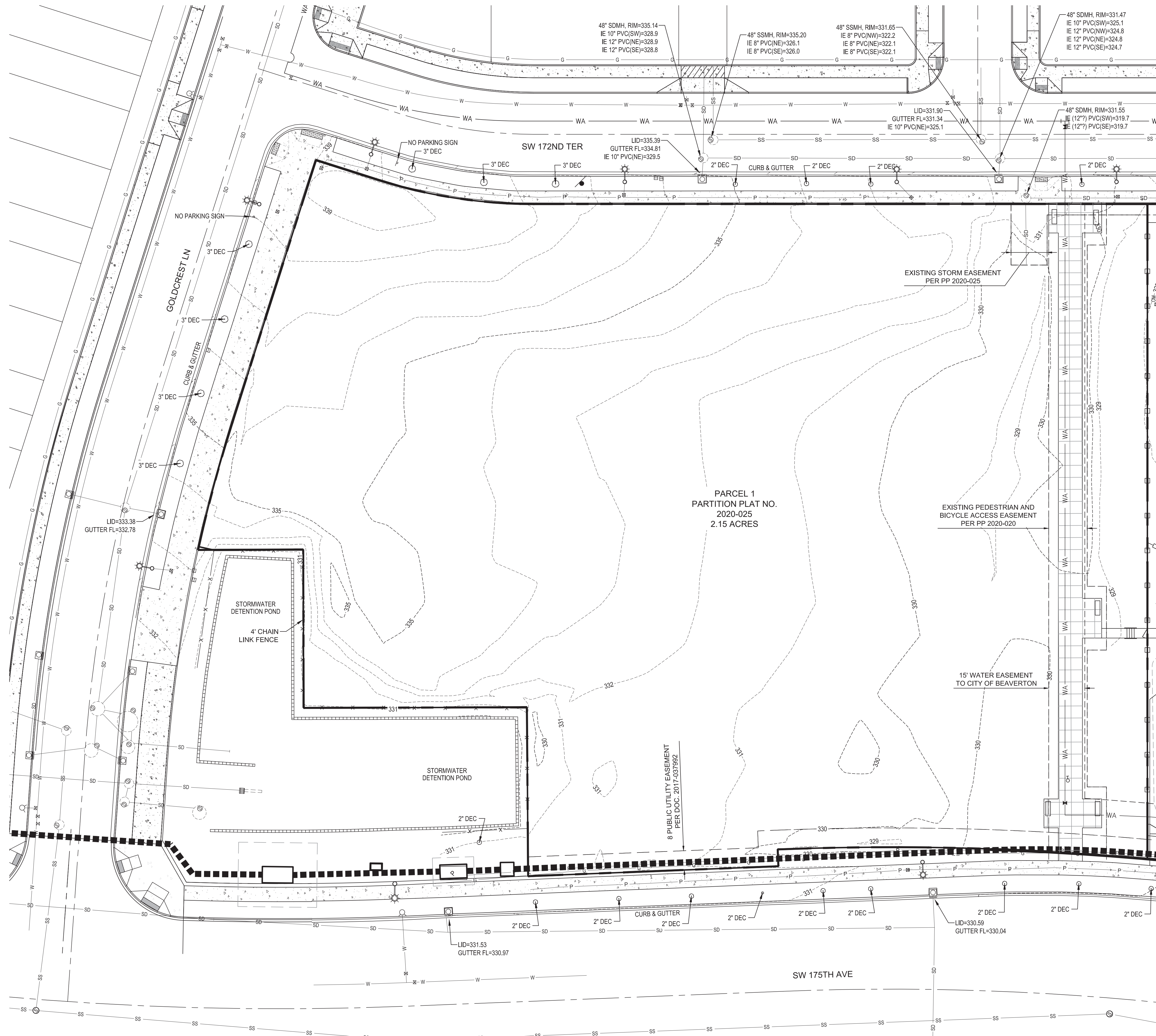
4
 L240
PLANTING BED GRADING
 SCALE: NONE



1
 L240
GROUNDCOVER PLANTING DETAIL
 SCALE: NONE

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LEGEND

PROJECT BOUNDARY	———
RIGHT OF WAY	———
CENTER LINE	———
EASEMENT LINE	———
EXISTING 5' CONTOUR	——— 330
EXISTING 1' CONTOUR	——— 328
STORM LINE	——— SD
SANITARY LINE	——— SS
WATER LINE	——— W
NON-POTABLE (PURPLE PIPE) WATER LINE	——— WA
PGE CONDUIT	—————
STANDARD CURB	—————
SIDEWALK	—————
RETAINING WALL	—————

SALAZARCHITECT INC.
 3050 SE DIVISION ST.
 SUITE 240
 PORTLAND, OR 97202
 PHONE: 503.702.2575
 WWW.SALAZARCH.COM



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PROJECT NUMBER: 2004

GOLDCREST

172ND TERRACE, BEAVERTON, OR 97007

CLIENT:
BRIDGE HOUSING CORPORATION

1631 NE BROADWAY, PMB #153
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PHASE:
DESIGN REVIEW

Received
 Planning Division
 04/05/2021

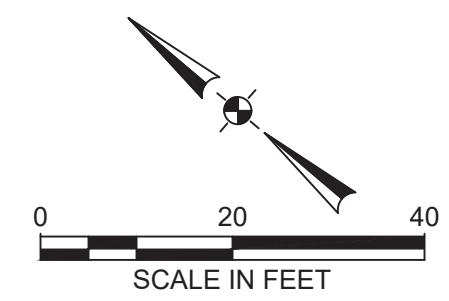
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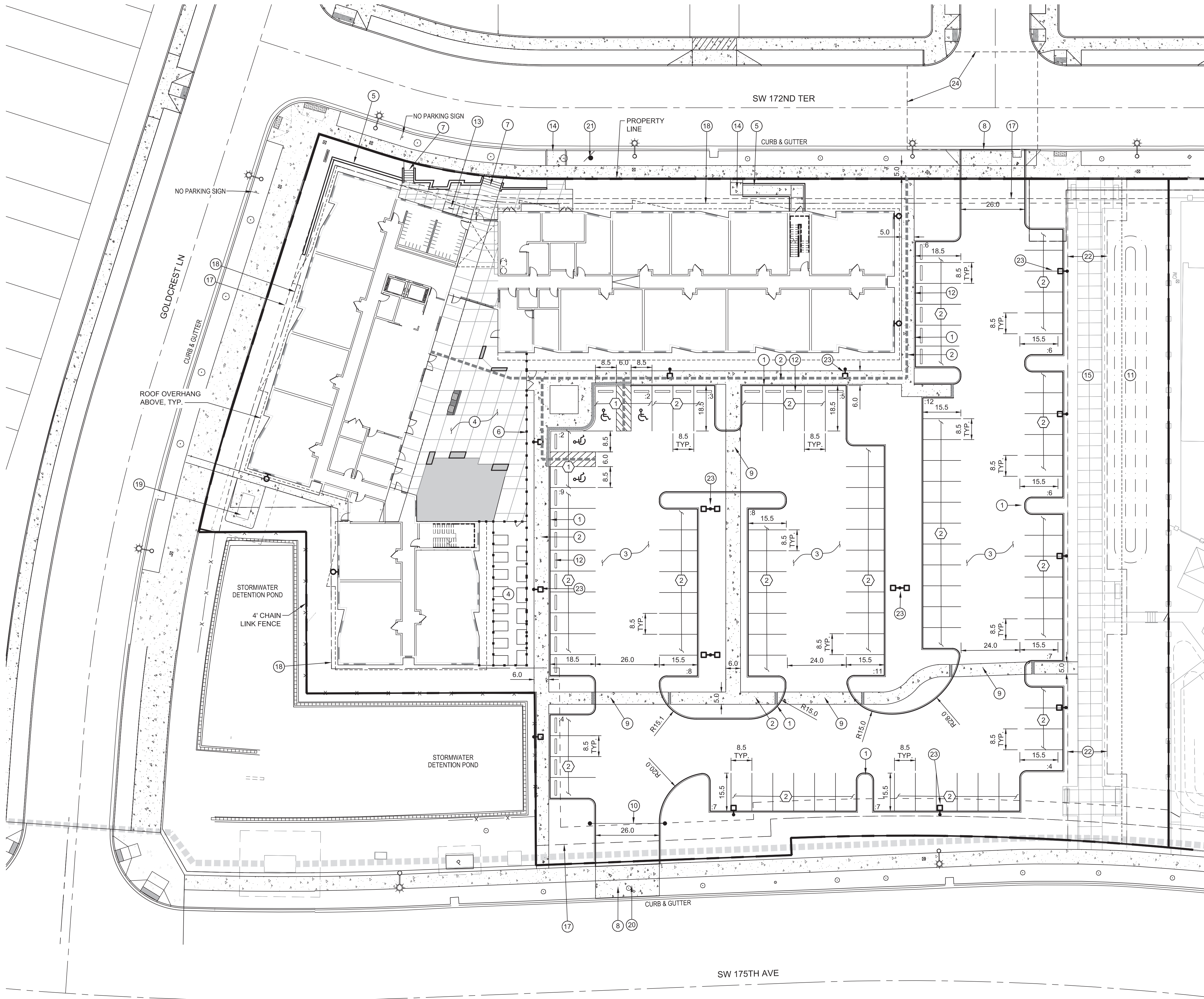
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EXISTING CONDITIONS

DRAWN BY: MAP
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 SHEET:

C100



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LEGEND

ADA ROUTE

PARKING NOTES TYPE AND NUMBER

- ① ADA ACCESSIBLE PARKING SPACE (4 TOTAL)
- ② STANDARD PARKING SPACE (103 TOTAL)

SITE NOTES

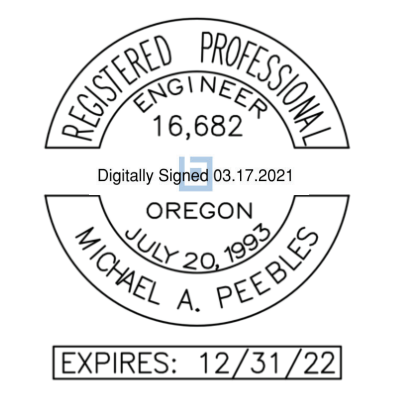
- ① 6" VERTICAL CURB (6" WIDE).
- ② CONCRETE SIDEWALK.
- ③ ASPHALT CONCRETE PAVEMENT.
- ④ PLAZA AREA, SEE LANDSCAPE PLANS FOR EQUIPMENT AND LAYOUT.
- ⑤ SEAT WALL.
- ⑥ FENCE, SEE LANDSCAPE PLANS.
- ⑦ SITE STAIRS.
- ⑧ COMMERCIAL DRIVEWAY.
- ⑨ SCORED CONCRETE ACCESSIBLE PEDESTRIAN CROSSING.
- ⑩ EMERGENCY VEHICLE ACCESS GATE WITH KNOX BOX LOCK
- ⑪ STORM WATER QUALITY TREATMENT SWALE.
- ⑫ CONCRETE PARKING CURB STOP.
- ⑬ BIKE PARKING.
- ⑭ RAMP / CURB CUT FOR WASTE MANAGEMENT COLLECTION.
- ⑮ EXISTING PATH.
- ⑯ PAVEMENT RESTORATION.
- ⑰ 8" PUE
- ⑱ BUILDING SETBACK
- ⑲ PGE TRANSFORMER
- ⑳ THICKENED CONCRETE FOR EMERGENCY VEHICLE ACCESS
- ㉑ "NO PARKING - HERE TO CORNER" SIGN
- ㉒ EXISTING EASEMENT.
- ㉓ SITE LIGHTING
- ㉔ PAVEMENT RESTORATION

PROJECT NUMBER: 2004
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DESIGN REVIEW

REVISIONS:

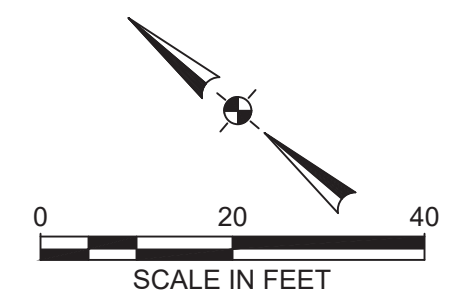
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SITE PLAN

DRAWN BY: MAP
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DATE SUBMITTED: 03/17/21
SHEET:

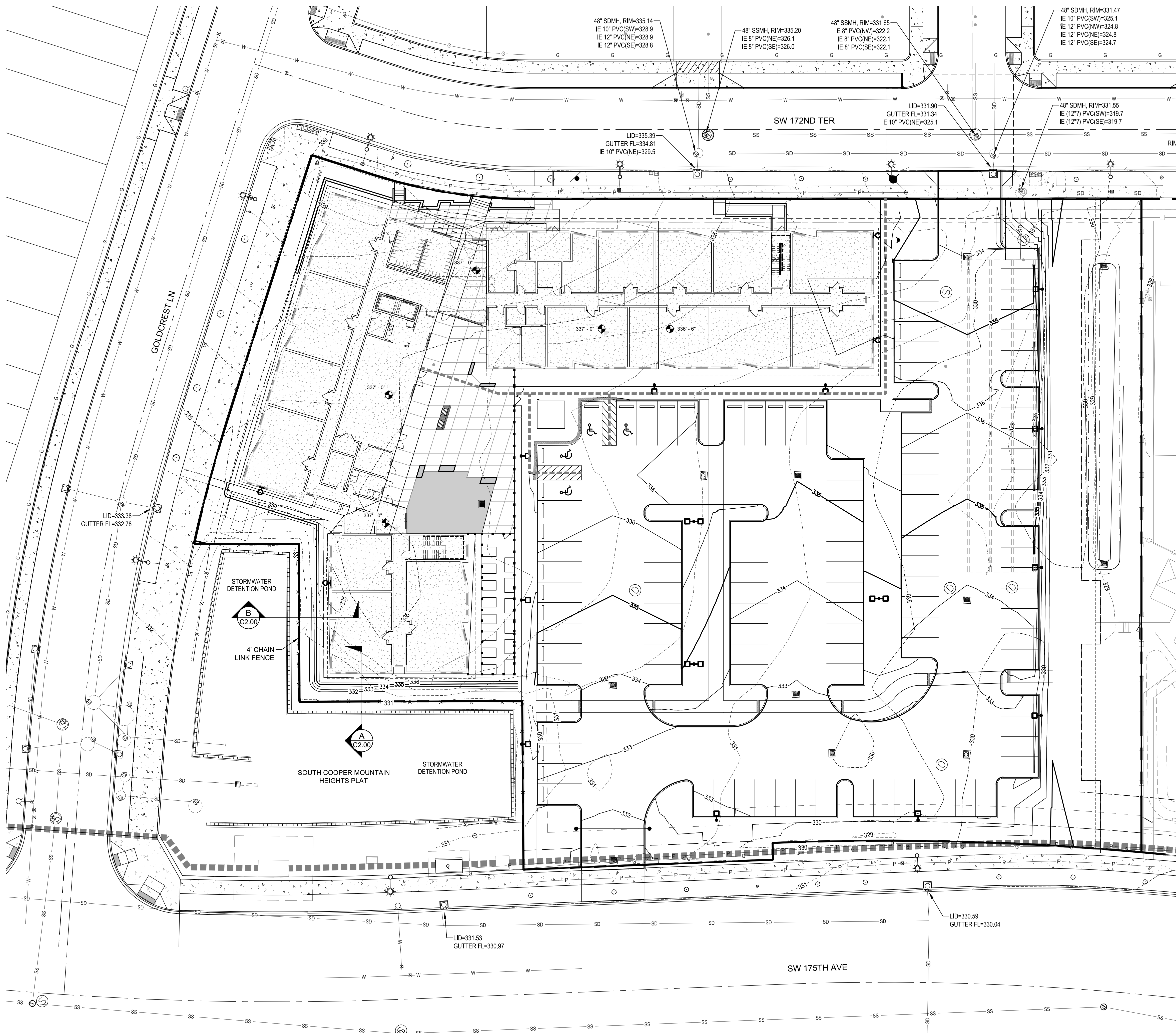
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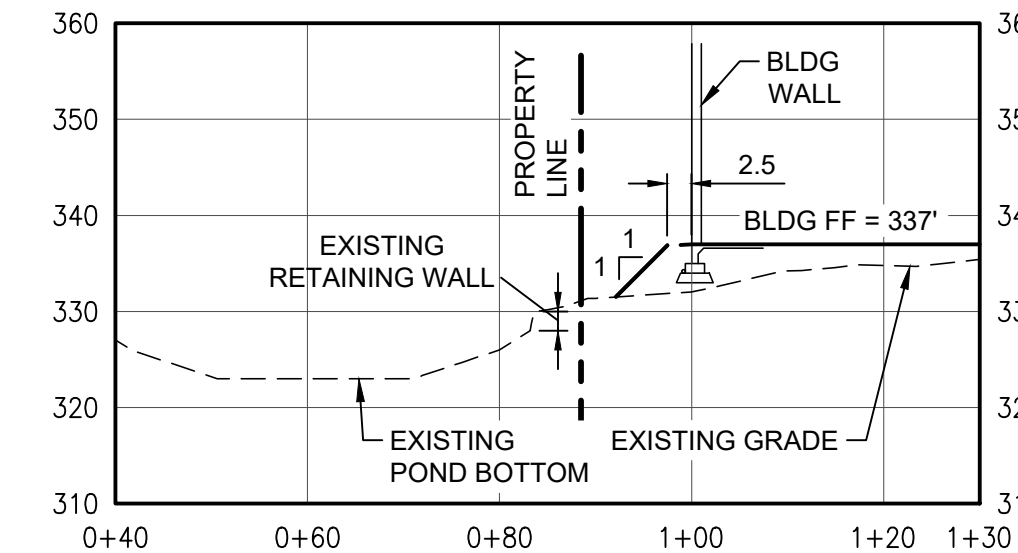
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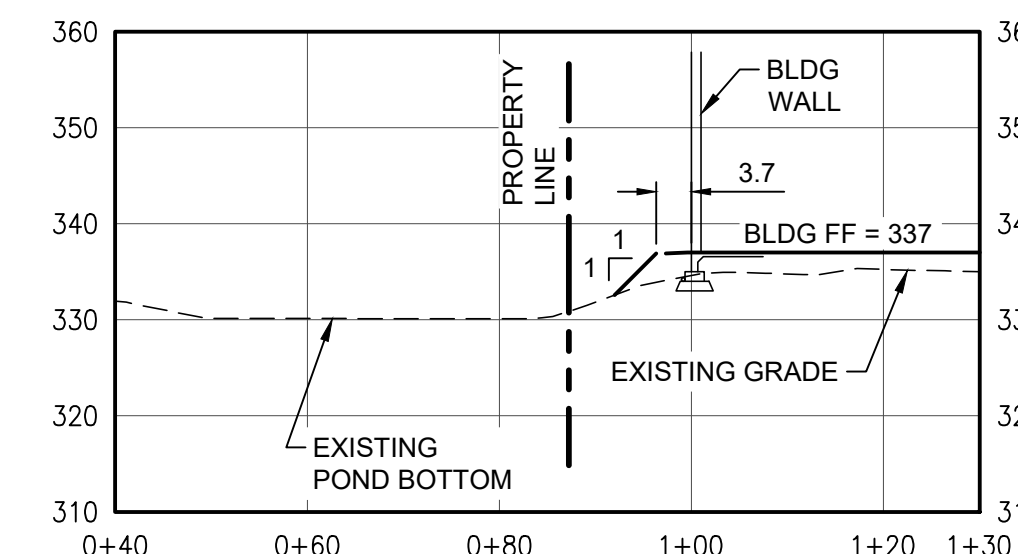
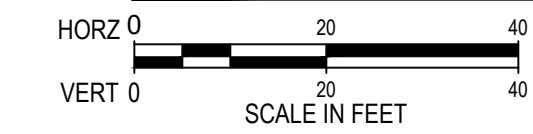


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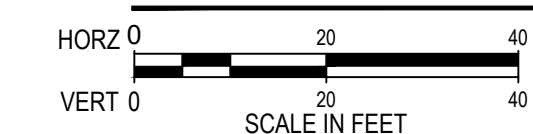
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PROPOSED 1' CONTOUR	---	328
RETAINING WALL	---	
ADA ROUTE	---	
APPROX FINISHED FLOOR	◆	337'-0"



SECTION A



SECTION B



SALAZARCHITECT
 INC.
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PROJECT NUMBER: 2004

GOLDCREST

172ND TERRACE, BEAVERTON, OR 97007

CLIENT:
BRIDGE HOUSING CORPORATION

1631 NE BROADWAY, PMB #153
 PORTLAND, OR 97232

PHASE:
DESIGN REVIEW

REVISIONS:

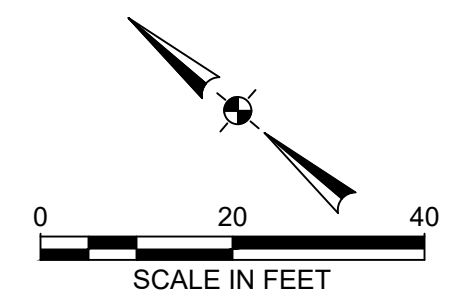
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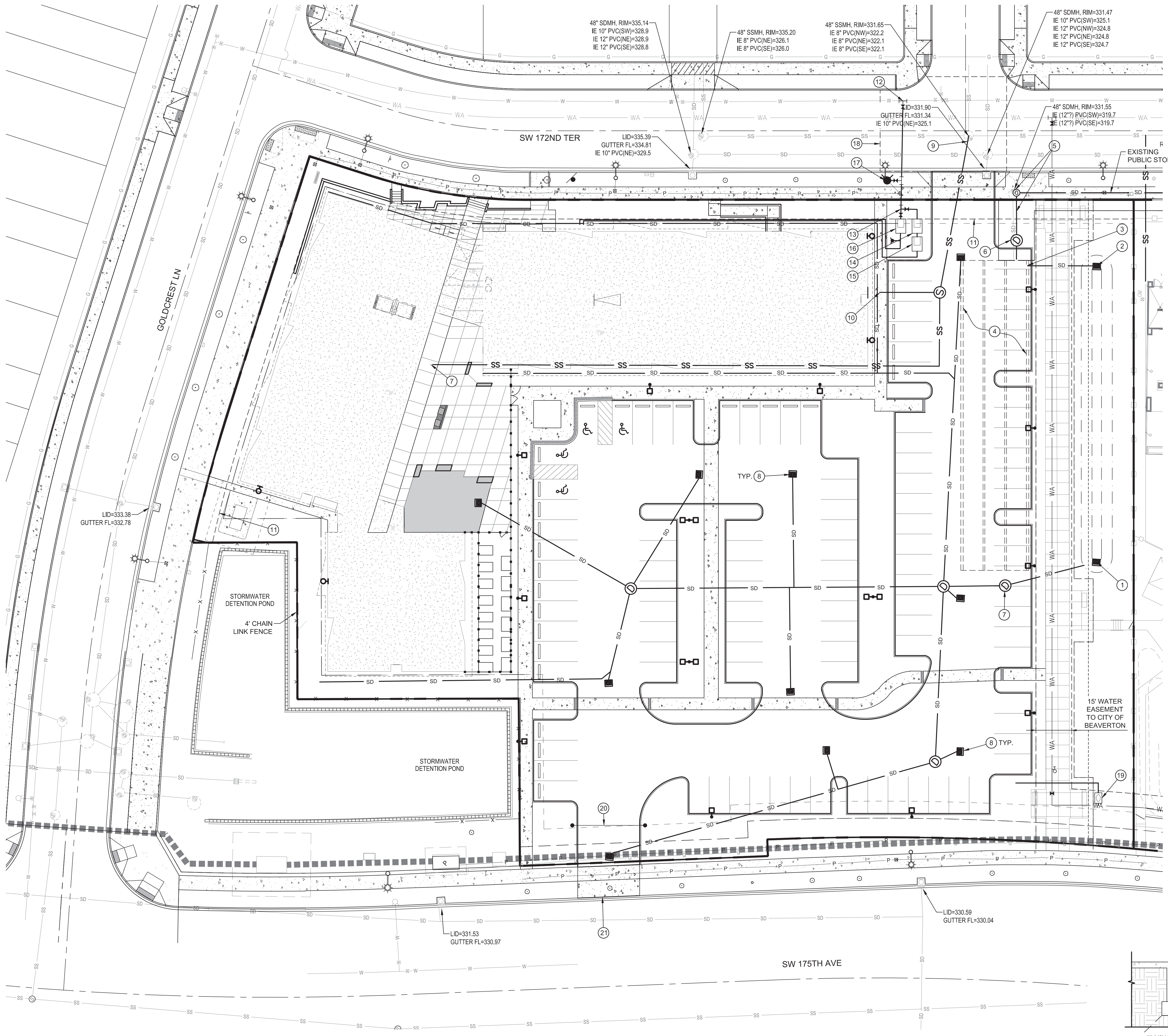
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GRADING PLAN

DRAWN BY: MAP
 CHECKED BY: MAP
 DATE SUBMITTED: 03/17/21
 SHEET:

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KEYNOTES

- 1 PRIVATE STORM OUTFALL TO WQ TREATMENT SWALE (PRIOR TO DETENTION)
- 2 WQ TREATMENT SWALE INLET.
- 3 WQ TREATMENT SWALE CONNECTION TO PROPOSED DETENTION FACILITY.
- 4 UNDERGROUND DETENTION FACILITY (ADS STORMTECH CHAMBERS OR APPROVED EQUIVALENT).
- 5 CONNECT TO EXISTING PUBLIC STORM DRAIN LATERAL STABBED TO SITE.
- 6 FLOW CONTROL MANHOLE.
- 7 WATER QUALITY MANHOLE (PRE-TREATMENT).
- 8 TRAPPED CATCH BASIN (LYNCH-TYPE).
- 9 PROPOSED SANITARY CONNECTION.
- 10 SANITARY STUB CONNECTION TO BUILDING. FOR CONTINUATION SEE MEP PLANS.
- 11 8' WIDE PUBLIC UTILITY EASEMENT.

WATER KEYNOTES

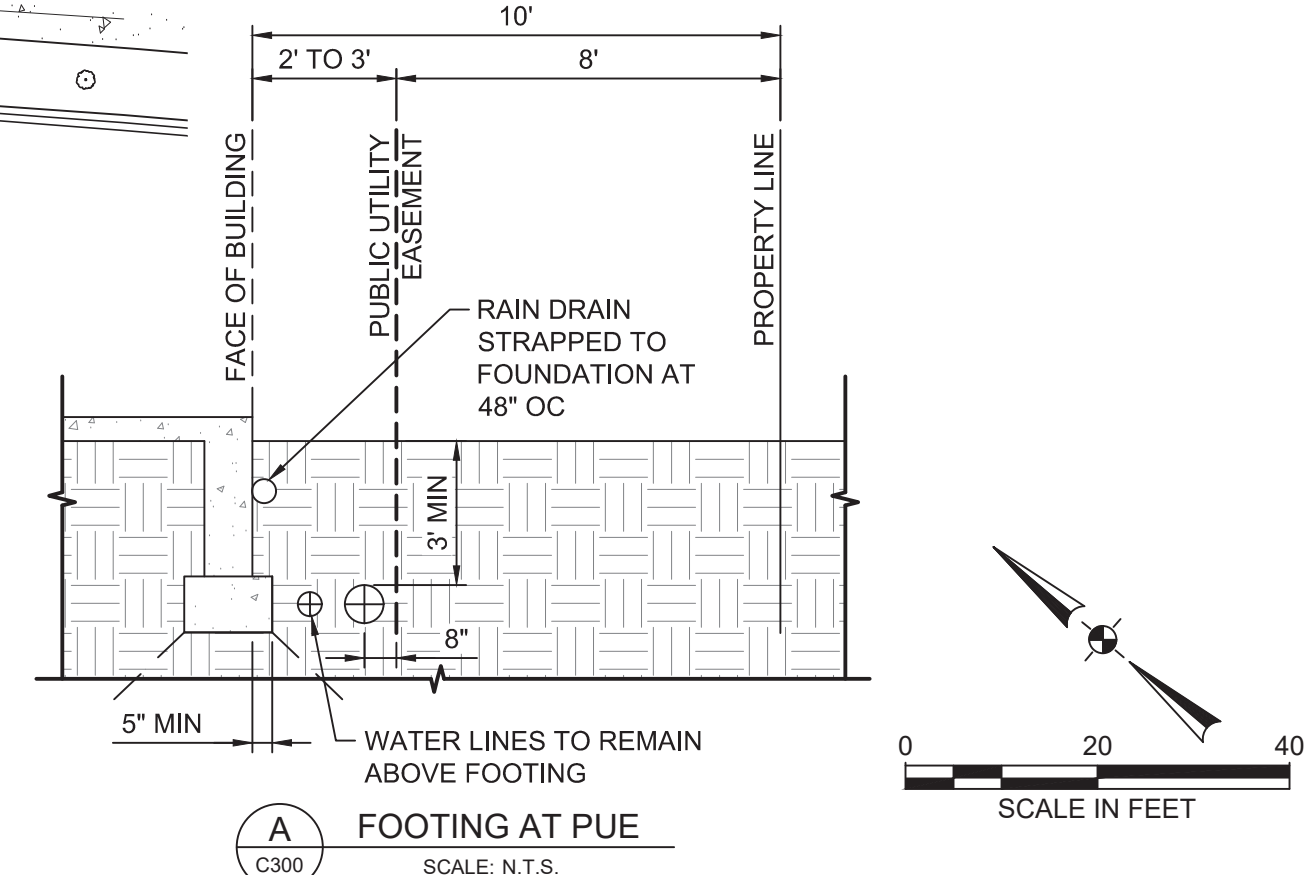
- 12 HOT TAP EXISTING 8" WATER WITH 6" SERVICE LINE TO SITE.
- 13 PROVIDE 3" DOMESTIC WATER SERVICE OFF 6" SERVICE LINE.
- 14 INSTALL 3" WATER METER IN VAULT.
- 15 INSTALL 3" DOMESTIC WATER BACKFLOW IN VAULT. EXTEND 3" WATER TO BUILDING.
- 16 INSTALL 6" FIRE WATER BACKFLOW IN VAULT. EXTEND 6" FIRE WATER TO BUILDING.
- 17 INSTALL PUBLIC FIRE HYDRANT ASSEMBLY OFF 6" SERVICE LINE.
- 18 PAVEMENT RESTORATION FOR WATER AND SEWER CONNECTIONS PER CITY STANDARDS.
- 19 INSTALL NON-POTABLE IRRIGATION SERVICE LINE AND METER OFF EXISTING 6" NON-POTABLE WATERLINE. COORDINATE INSTALLATION WITH CITY WATER DEPARTMENT.

SITE KEYNOTES

- 20 EMERGENCY FIRE ACCESS WITH GATE AND KNOX PADLOCK.
- 21 CONSTRUCT THICKENED SIDEWALK SECTION IN PLANTER STRIP.

LEGEND

EXISTING	
STORM LINE	SD
STORM MANHOLE	
STORM CATCH BASIN	
WATER LINE	W
NON-POTABLE (PURPLE PIPE) WATER LINE	WA
FIRE HYDRANT	
SANITARY LINE	SS
SANITARY MANHOLE	
PGE CONDUIT	
PROPOSED	
STORM LINE	
STORM MANHOLE	
UNDERGROUND DETENTION FACILITY	
SANITARY LINE	
SEWER MANHOLE	
WATER LINE	
NON-POTABLE WATER SERVICE AND METER	



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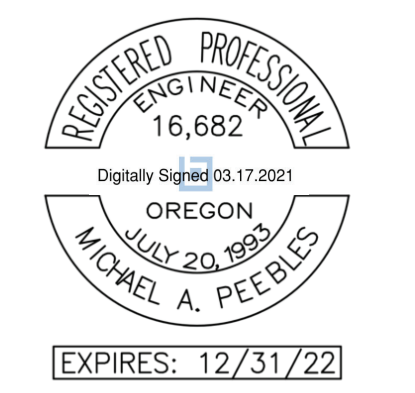
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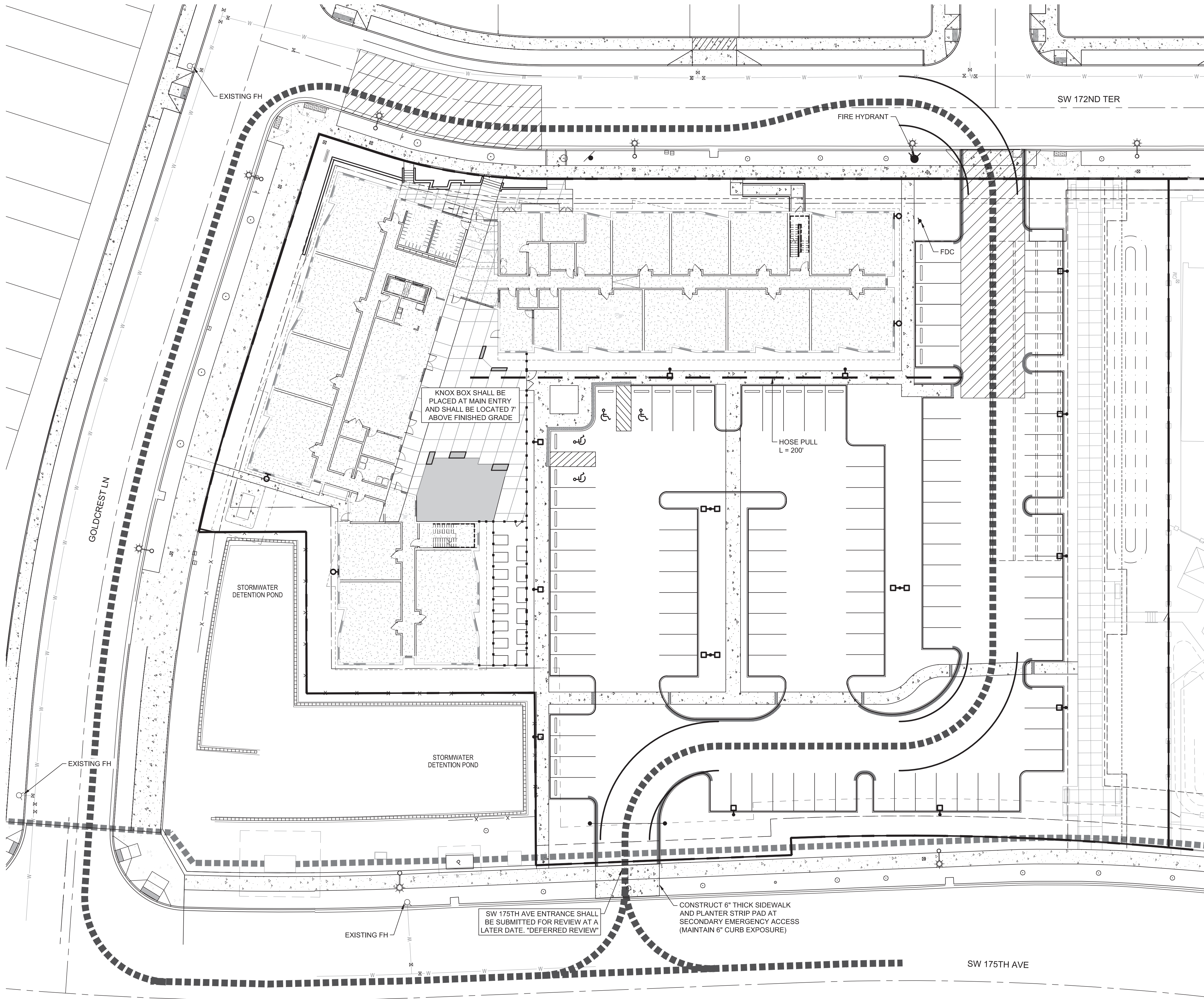
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UTILITY PLAN

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LEGEND

- FIRE AERIAL ACCESS STAGING AREA
- FIRE VEHICLE TURNING RADI
- FIRE HYDRANT
- DESIGNATED FIRE LANE. FIRE LANE SHALL BE DESIGNED TO SUPPORT FIRE APPARATUS WITH 75,000 GVWR WITH WHEEL LOAD OF 12,500 LBS
- FIRE DEPARTMENT CONNECTION
- HOSE PULL
- DESIGNATED FIRE LANE. PAINT CURB RED WITH WHITE LETTERING 1" WIDE BY 6" HIGH SAYING "NO PARKING FIRE LANE EVERY 25' ALONG CURB BUMP-OUTS"

FIRE ACCESS PLAN NOTES

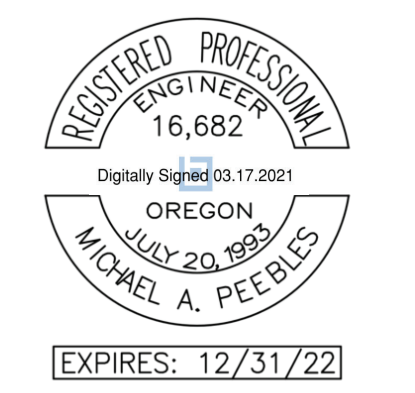
1. FEE SHALL BE PAID IN-LIEU OF INSTALLATION OF RRC SYSTEM. FEE SHALL BE PAID BY OWNER TO TVFR, PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. FIRE-FLOW REQUIREMENTS:
 - A. 5,000 GPM FIRE-FLOW W/ 4-HR DURATION BASED ON TABLE B105.2, APPENDIX "B" OREGON FIRE CODE, TYPE V-A CONSTRUCTION FOR 81,000 S.F. BUILDING.
 - B. SPRINKLERED BUILDING ALLOWS FOR 75% REDUCTION IN REQUIRED FIRE-FLOW. ACTUAL REQUIRED FLOW = 3,750 GPM
 - C. ACTUAL PROVIDED FIRE-FLOW RESULTS SHALL BE DETERMINED UPON COMPLETION OF PROJECT TO ENSURE FLOW REQUIREMENTS ARE MET. DEFERRED TO FINAL INSPECTION.

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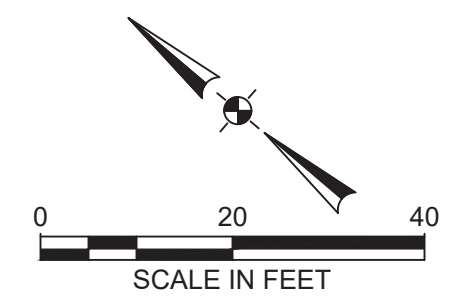
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FIRE ACCESS PLAN

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PHASE:
DESIGN REVIEW

REVISIONS:

SHEET TITLE:
EROSION CONTROL PLAN

DRAWN BY: MAP
 CHECKED BY: MAP
 DATE SUBMITTED: 03/17/21
 SHEET:

EC-10

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GRADING STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - DWARF GRASS MIX (MIN. 100 LB./AC.) 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT) 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.) 1. ANNUAL RYEGRASS (40% BY WEIGHT) 2. TURF-TYPE FESCUE (60% BY WEIGHT)
 - SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1 TO ENSURE VEGETATION ESTABLISHMENT.
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

EROSION CONTROL KEY NOTES

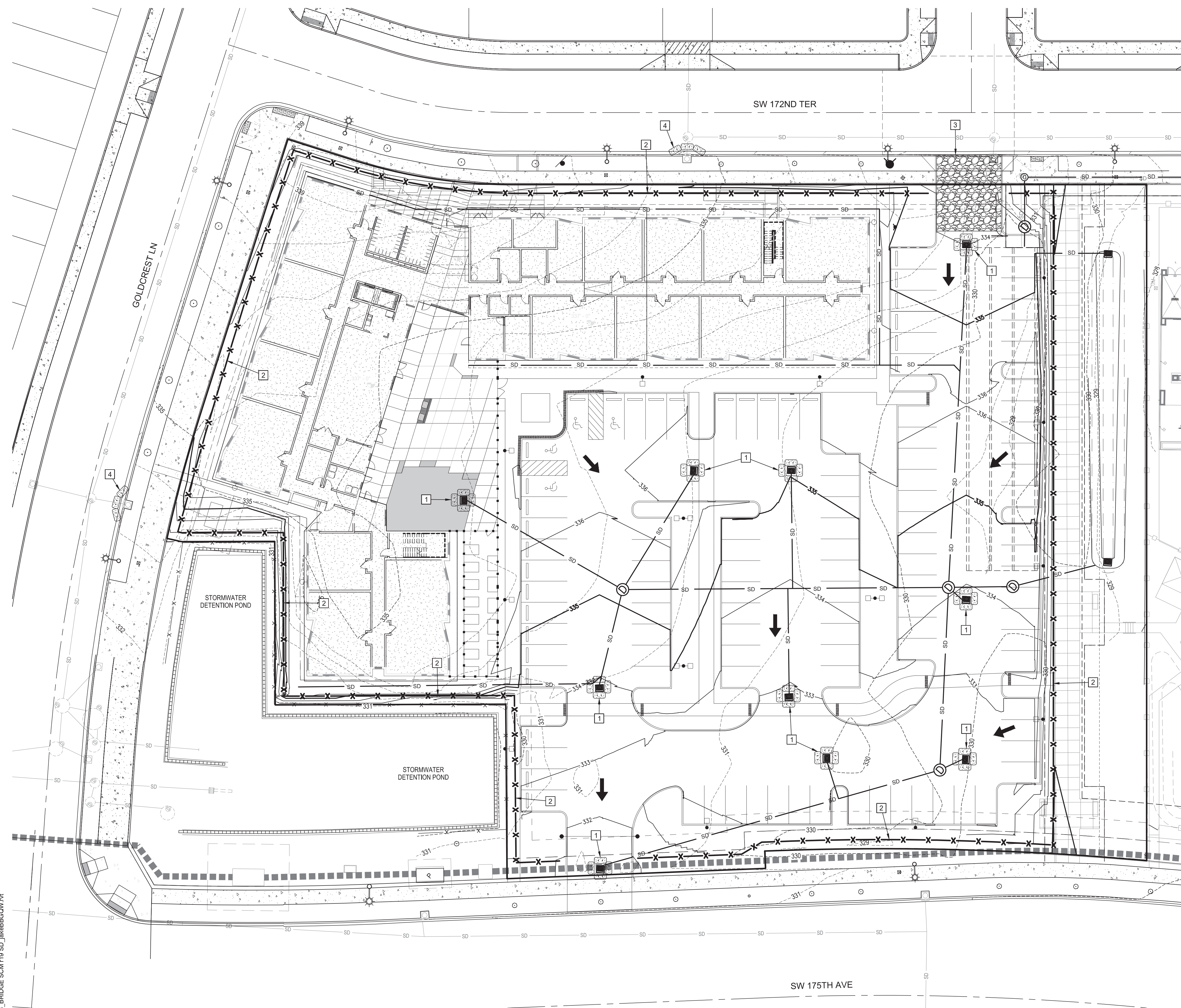
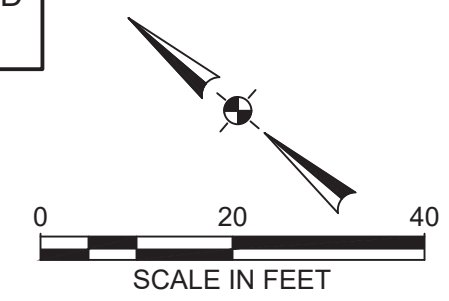
- CONSTRUCT INLET PROTECTION TYPE 5 PER CWS DETAIL 920, SHEET EC-30.
- INSTALL SEDIMENT FENCE PER CWS DETAIL 875, SHEET EC-30.
- INSTALL CONSTRUCTION ENTRANCE PER CWS DETAIL 855, SHEET EC-30.
- INSTALL INLET PROTECTION TYPE 4 PER CWS DETAIL 915, SHEET EC-30.

EROSION CONTROL LEGEND

EXISTING CONTOUR (2 FT)	- - - - - 288
EXISTING CONTOUR (10 FT)	- - - - - 270
SEDIMENT FENCE	- X - X -
STORM LINE	— X — X —
CATCH BASIN (WITH INLET PROTECTION)	
CONSTRUCTION ENTRANCE	
DRAINAGE FLOW DIRECTION	➔

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

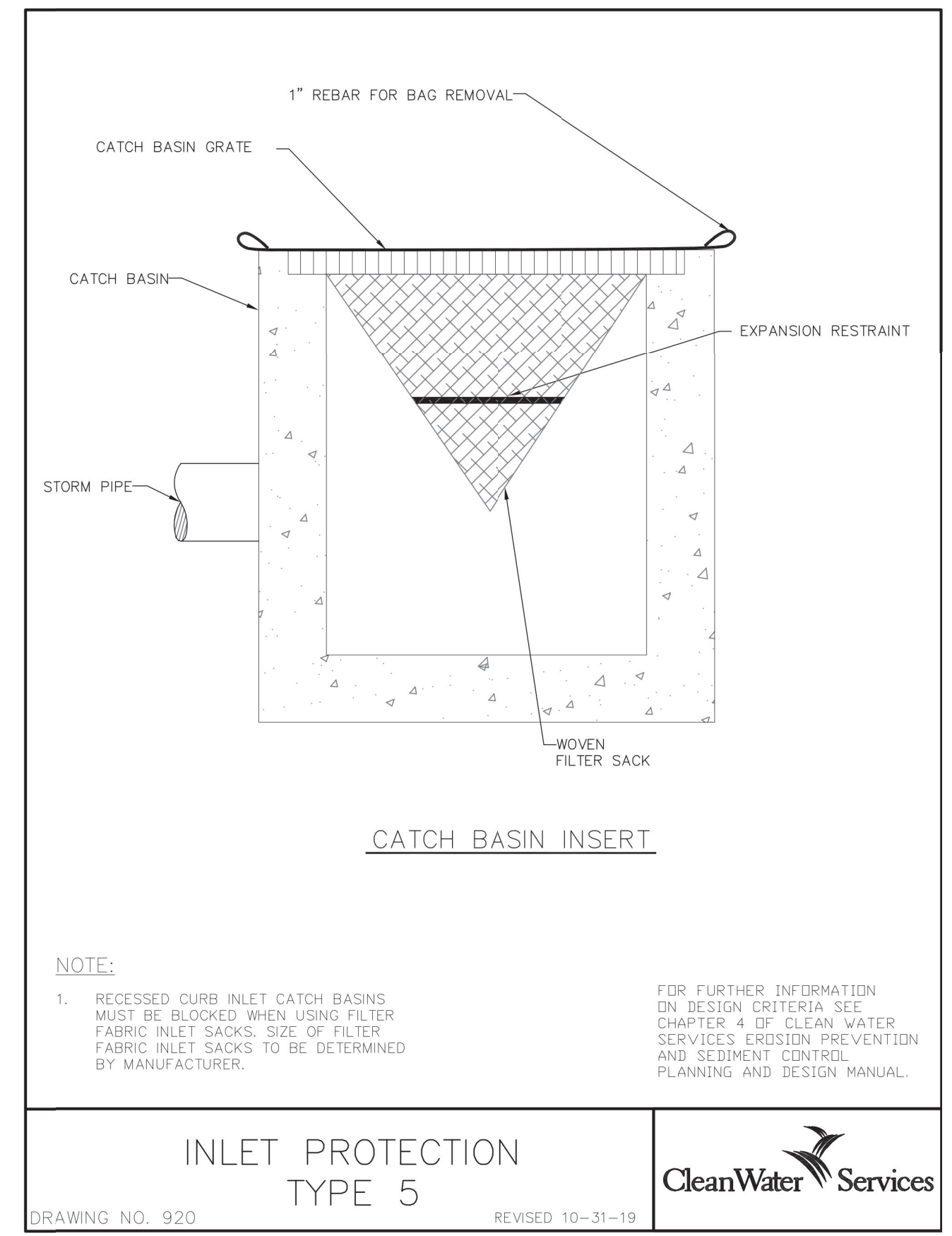
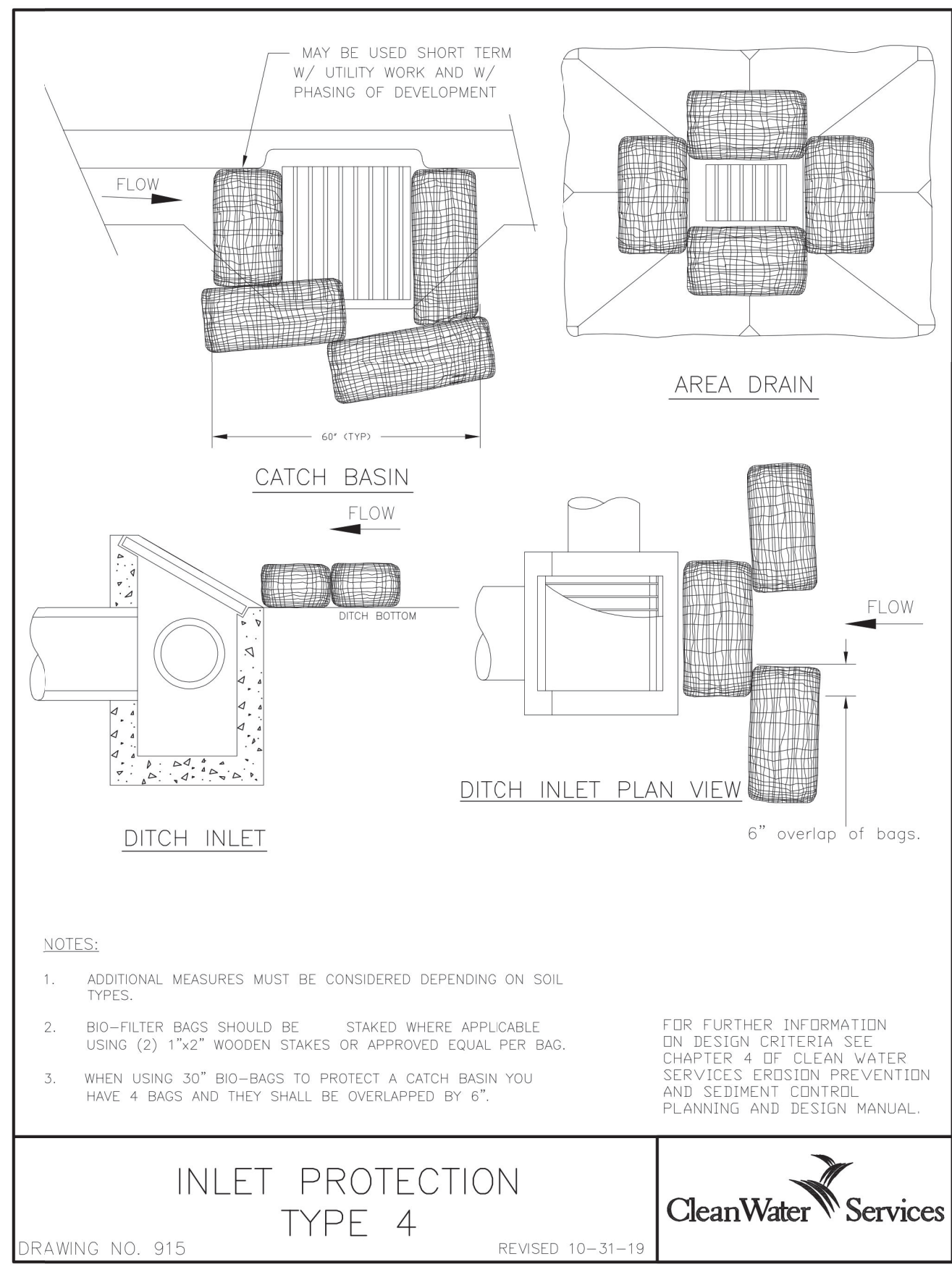
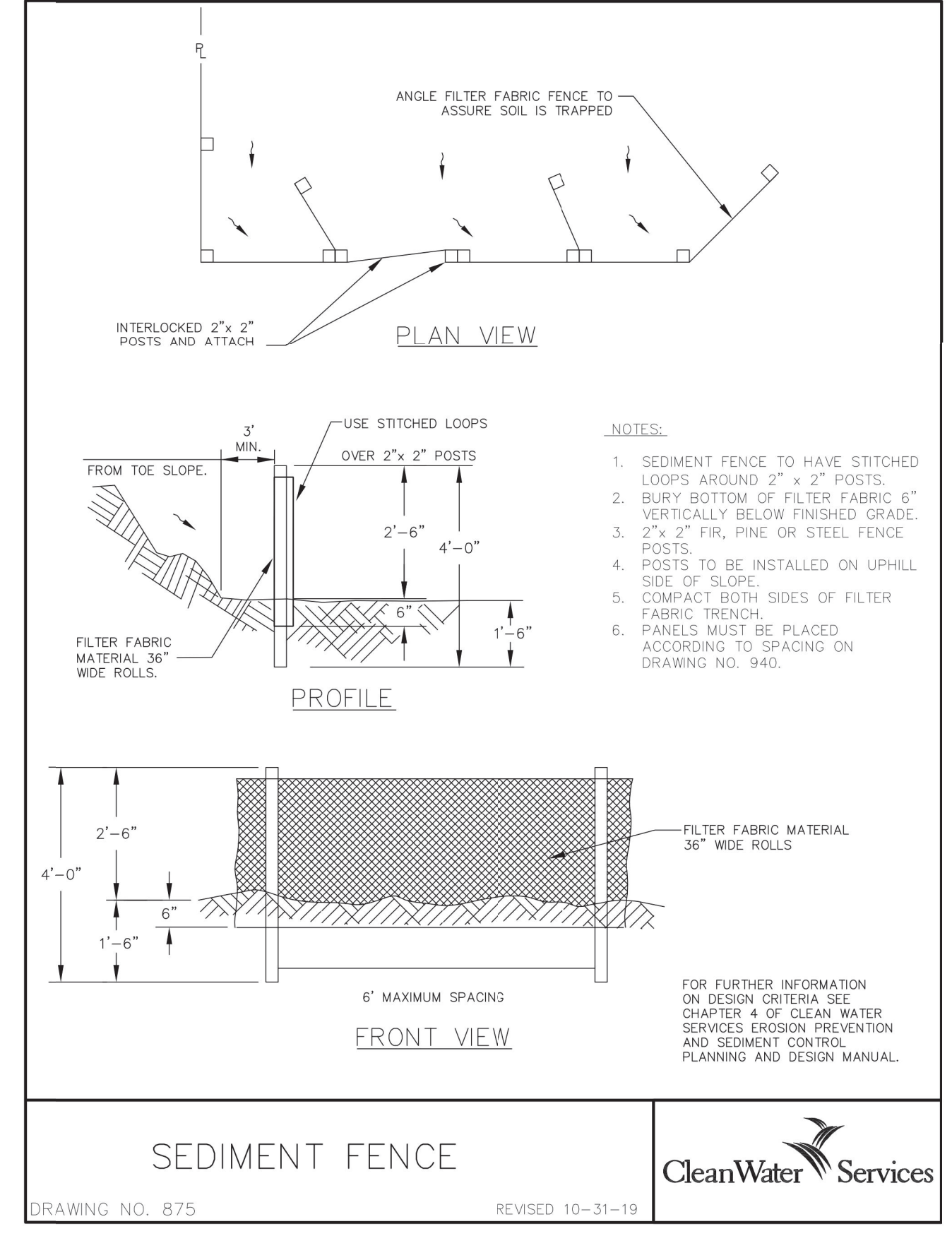
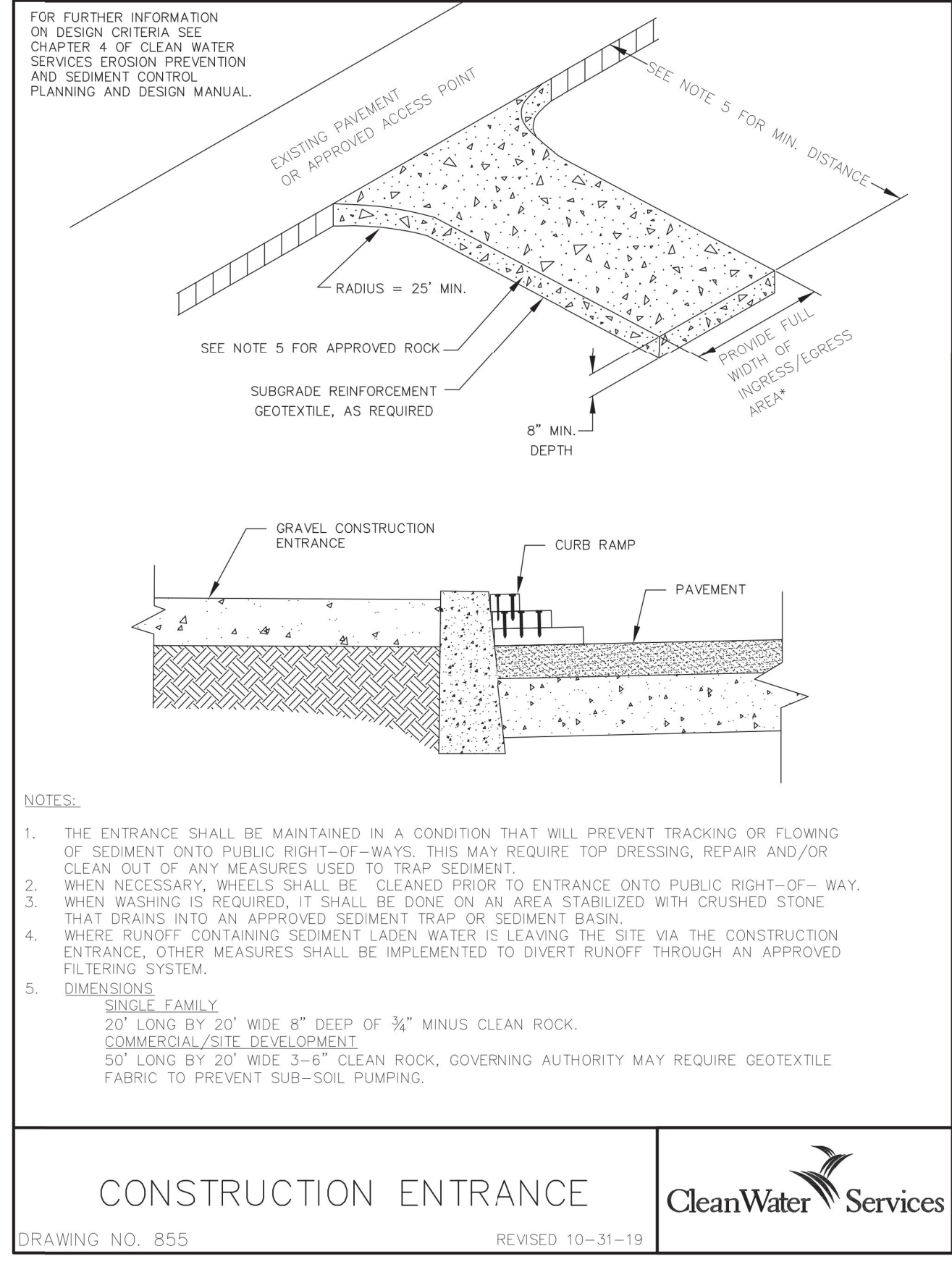
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STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.1). IN ADDITION, INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.1)
- VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.G)
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
- THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
- SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
- CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
- IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1 AND 2.2.16)
- CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SECTIONS 2.2.20 AND 2.2.21)
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
- KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SECTION 2.2.7)
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
- ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
- PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
- PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
- IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPONDEMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
- PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
- IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
- IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
- AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
- CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A REOCCURENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
- DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
- PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
- DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

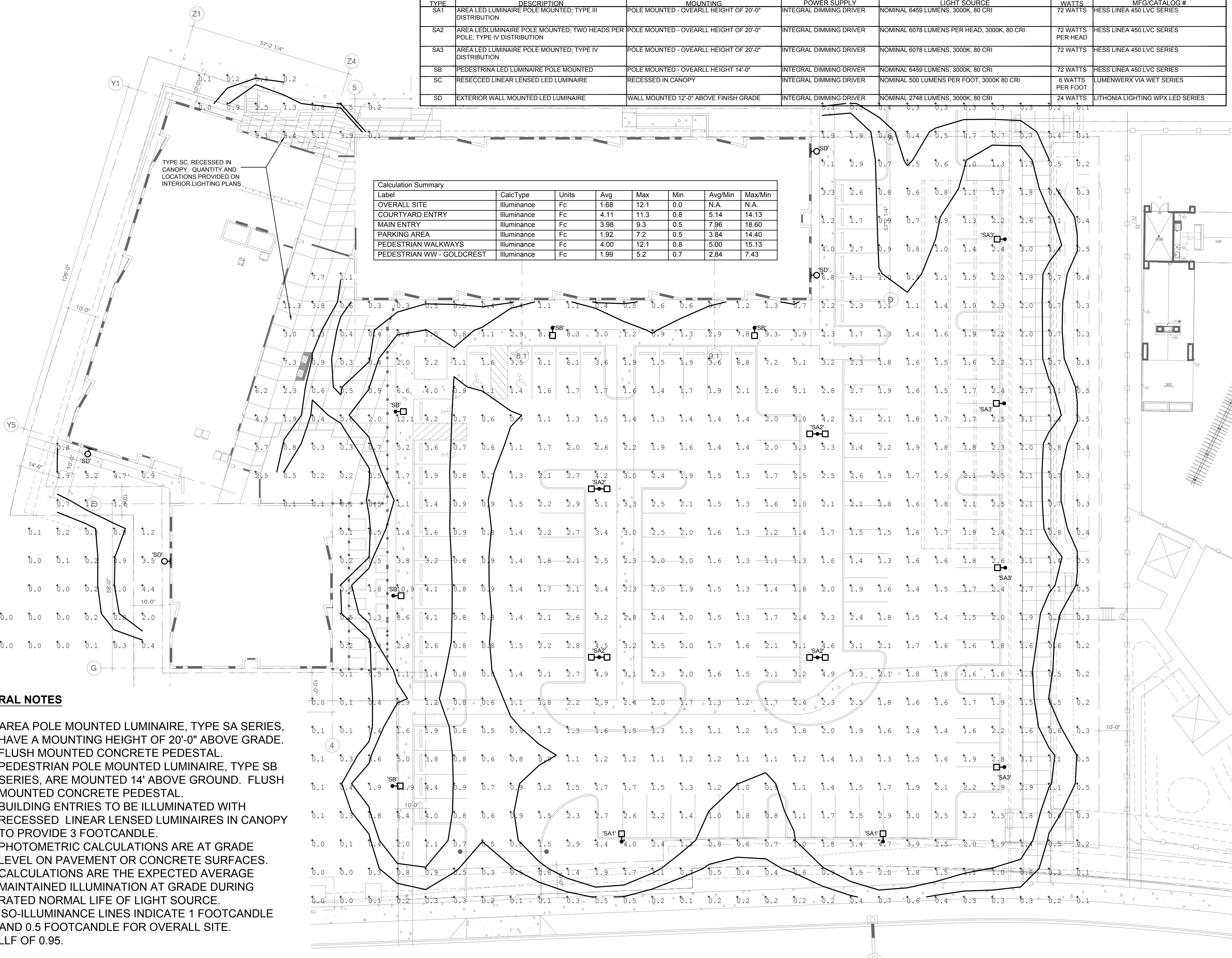


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Received
Planning Division
04/05/2021

TYPE	DESCRIPTION	MOUNTING	DRIVER/ POWER SUPPLY	LIGHT SOURCE	INPUT WATTS	MFG/CATALOG #
SA1	AREA LED LUMINAIRE POLE MOUNTED; TYPE III DISTRIBUTION	POLE MOUNTED - OVEARLL HEIGHT OF 20'-0"	INTEGRAL DIMMING DRIVER	NOMINAL 6459 LUMENS, 3000K, 80 CRI	72 WATTS	HESS LINEA 450 LVC SERIES
SA2	AREA LED LUMINAIRE POLE MOUNTED; TWO HEADS PER POLE; TYPE IV DISTRIBUTION	POLE MOUNTED - OVEARLL HEIGHT OF 20'-0"	INTEGRAL DIMMING DRIVER	NOMINAL 6078 LUMENS PER HEAD, 3000K, 80 CRI	72 WATTS PER HEAD	HESS LINEA 450 LVC SERIES
SA3	AREA LED LUMINAIRE POLE MOUNTED; TYPE IV DISTRIBUTION	POLE MOUNTED - OVEARLL HEIGHT OF 20'-0"	INTEGRAL DIMMING DRIVER	NOMINAL 6078 LUMENS, 3000K, 80 CRI	72 WATTS	HESS LINEA 450 LVC SERIES
SB	PEDESTRIAN LED LUMINAIRE POLE MOUNTED	POLE MOUNTED - OVEARLL HEIGHT 14'-0"	INTEGRAL DIMMING DRIVER	NOMINAL 6459 LUMENS, 3000K, 80 CRI	72 WATTS	HESS LINEA 450 LVC SERIES
SC	RESECCED LINEAR LENSED LED LUMINAIRE	RECESSED IN CANOPY	INTEGRAL DIMMING DRIVER	NOMINAL 500 LUMENS PER FOOT, 3000K 80 CRI	6 WATTS PER FOOT	LUMENWERX VIA WET SERIES
SD	EXTERIOR WALL MOUNTED LED LUMINAIRE	WALL MOUNTED 12'-0" ABOVE FINISH GRADE	INTEGRAL DIMMING DRIVER	NOMINAL 2748 LUMENS, 3000K, 80 CRI	24 WATTS	LITHONIA LIGHTING WPX LED SERIES



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	1.68	12.1	0.0	N.A.	N.A.
COURTYARD ENTRY	Illuminance	Fc	4.11	11.3	0.8	5.14	14.13
MAIN ENTRY	Illuminance	Fc	3.98	9.3	0.5	7.96	18.60
PARKING AREA	Illuminance	Fc	1.92	7.2	0.5	3.84	14.40
PEDESTRIAN WALKWAYS	Illuminance	Fc	4.00	12.1	0.8	5.00	15.13
PEDESTRIAN WW - GOLDCREST	Illuminance	Fc	1.99	5.2	0.7	2.84	7.43

GENERAL NOTES

1. AREA POLE MOUNTED LUMINAIRE, TYPE SA SERIES, HAVE A MOUNTING HEIGHT OF 20'-0" ABOVE GRADE. FLUSH MOUNTED CONCRETE PEDESTAL.
2. PEDESTRIAN POLE MOUNTED LUMINAIRE, TYPE SB SERIES, ARE MOUNTED 14' ABOVE GROUND. FLUSH MOUNTED CONCRETE PEDESTAL.
3. BUILDING ENTRIES TO BE ILLUMINATED WITH RECESSED LINEAR LENSED LUMINAIRES IN CANOPY TO PROVIDE 3 FOOTCANDLE.
4. PHOTOMETRIC CALCULATIONS ARE AT GRADE LEVEL ON PAVEMENT OR CONCRETE SURFACES.
5. CALCULATIONS ARE THE EXPECTED AVERAGE MAINTAINED ILLUMINATION AT GRADE DURING RATED NORMAL LIFE OF LIGHT SOURCE.
6. ISO-ILLUMINANCE LINES INDICATE 1 FOOTCANDLE AND 0.5 FOOTCANDLE FOR OVERALL SITE.
7. LLF OF 0.95.

PROJECT NUMBER: 2004

GOLDCREST

172ND TERRACE, BEAVERTON, OR 97007

CLIENT:
BRIDGE HOUSING CORPORATION

1631 NE BROADWAY, PMB #153
PORTLAND, OR 97232

PHASE:
DESIGN REVIEW

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
LIGHTING SITE PLAN

DRAWN BY: DR
CHECKED BY: MJ
DATE CREATED: 01/27/21
SHEET:

E101

All drawings and written materials appearing herein constitute the original and unpublished work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.

Received
Planning Division
04/05/2021

Design Review Luminaire Cut Sheets

Goldcrest
2020-0436

Prepared for:
Salazar Architects Inc.

Prepared by:
Deborah Raines, MIES

February 10, 2021

LINEA 450 LVC

Specification

TYPE SA1/SA2/SB

.hess

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



LED Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	2LVC - 2 modules	WW - 3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - AluminSG	Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	S - Steel	DG - Dark Grey	N - None
			T4 - Type IV					GG - Graphite Grey	HSS - House Side Shield
								BLK - Matte Black	
								BRZ - Dark Bronze	
								CC - Custom RAL Color	

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
https://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/

LINEA 450 LVC

Specification

HOUSING

Rectangular luminaire housing with integral fitter is extruded aluminum with no visible welds. Frameless tempered glass lens with decorative masking is hinged and secured in place with a single stainless steel quarter-turn fastener for tool-less access to the optical compartment. Lens seals to the housing with one-piece silicone gasketing when closed. Housing is fitted with stainless steel weather-tight strain relief bushing for the power cable exiting the rear of the housing. Luminaire mounts to tenon on pole and secured with four socket head cap screws on top of the housing. Luminaire is available in single or twin back-to-back mounting configurations. All hardware is stainless steel.

OPTICS

Optics include 2 individual LED modules. Each module consists of a field replaceable aluminum core PCB with four high-power LEDs and a single piece lens molded from optical quality acrylic. Light distributions include a choice of Type II, III, or IV optics. Luminaire emits zero uplight at 90 degrees horizontal and above and is suitable for use in all LEED lighting zones. Optional internal house side shield available on request.

LED DELIVERED LUMEN OUTPUT / BUG RATING

2 Modules: 72 watts

Type II - 3000K: 6794 lumens / B1-U0-G1

Type III - 3000K: 6459 lumens / B2-U0-G1

Type IV - 3000K: 6078 lumens / B1-U0-G1

Type II - 4000K: 7377 lumens / B2-U0-G1

Type III - 4000K: 7013 lumens / B2-U0-G1

Type IV - 4000K: 6599 lumens / B1-U0-G2

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

ELECTRICAL

Electronic LED driver supplies 700mA drive current to LED modules with input voltage range from 120v through 277v at 50/60Hz. Power consumption is 72 watts. Optional 0-10v DC dimming is available on request.

LUMINAIRE WEIGHT: 22 lbs

LUMINAIRE EPA: 1.3 sq. ft

POLE

Aluminum:

Straight rectangular pole is 6.3" x 3.9" nominal and manufactured from seamless 6061 aluminum tubing and heat treated to produce a T6 temper. Nominal wall thickness is 0.236". Sides of the shaft are flat with 1/8" radiussed corners. Flush mounted hand hole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Two piece base cover is fabricated aluminum. Nominal pole height is 15'.

Steel:

Straight rectangular pole is 6.3" x 3.5" nominal and manufactured from cold drawn over mandrel, electric weld, mechanical steel tubing with nominal wall thickness of 0.197". Sides of shaft are flat with 1/2" radiussed corners. Pole shall show no seam along the shaft. Flush mounted hand hole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Pole is hot-dip galvanized with coating inside and out, then lightly sanded prior to painting. Two piece base cover is fabricated aluminum. Nominal pole height is 15'.

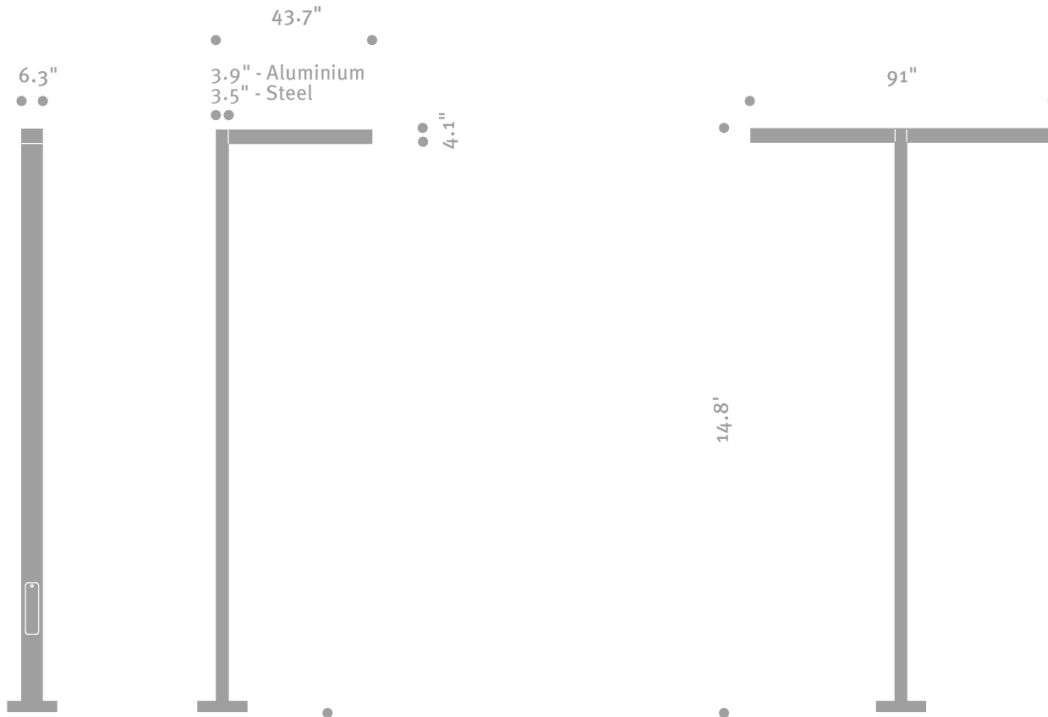
FINISH

Specifications are subject to change without notification

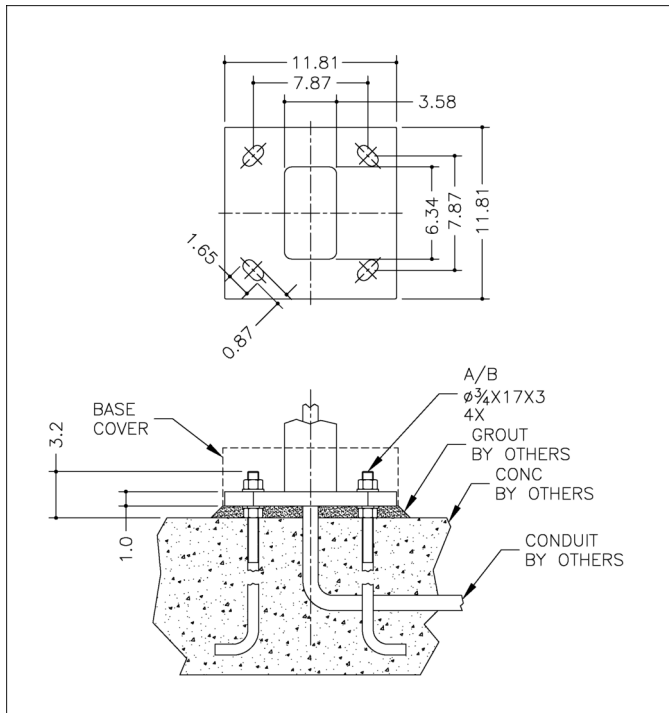
HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
https://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/

Additional information

Dimensions



Mounting detail



Specifications are subject to change without notification

VIA WET LED

RECESSED



LUMENWERX
WWW.LUMENWERX.COM



DESCRIPTION

Via Wet offers architectural lighting for wet locations in both exterior and interior applications. With a simple 3¾" high by 4½" wide profile of extruded aluminum, Via Wet can be installed in recessed, ceiling, wall, or pendant mounting.

Fully sealed, Via Wet is suitable for extreme weather condition, -20°C/-4°F to 40°C/104°F. A choice of output options provides up to 1000 lumens per foot section.

TYPE SC

PROJECT _____

TYPE: _____

NOTES: _____

IMPORTANT: Fixture must be installed with lens facing down.

ORDER GUIDE

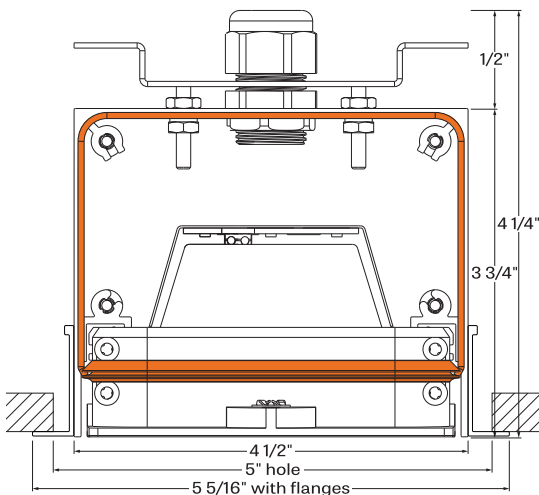
IC RATED

VIAWETR			LED			
LUMINAIRE ID	PROTECTIVE OPTICS	OPTICS	LIGHT SOURCE	CRI	LUMEN PACKAGES	COLOR TEMP.
VIAWETR - via wet recessed	TMG - Tempered Clear Glass PYC - Clear Polycarbonated	HLO - High-Efficiency Lambertian Optic PMO - Precision Micro-Prism Optic	LED - high performance LED	80 - 80CRI 90 - 90CRI	500 - min. low output 500lm/ft 750 - medium output 750lm/ft 1000 - max. high output 1000lm/ft #### - other required lm/ft	27 - 2700k 30 - 3000k 35 - 3500k 40 - 4000k 50 - 5000k

LUMINAIRE LENGTH	VOLTAGE	DRIVER	ELECTRICAL	POWER FEED	MOUNTING	FINISH
Standard sections - 3', 4' For all other specify length #FT - nominal length in feet Continuous Run - 4' sections joint together	120 - 120V 277 - 277V UNV - 120V-277V 347 - 347V	D1 - 1% dimming 0-10V DA - Dali	1 - 1 circuit +#EM - emergency light circuit +#NL - night light circuit +GTD### - generator transfer device, 120V or 277V	TF - top feed EF - end feed	TRM - trim TRL - trimless	W - matte white CF# - custom finish specify RAL#

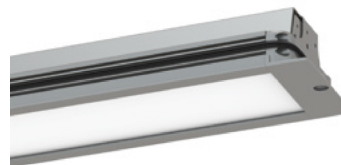
See page 2 for ordering code detailed information

CROSS SECTION



VIAWETR

OPTICS AND PROTECTIVE OPTICS



TMG +HLO - Tempered Clear Glass with High Efficiency Lambertian Optic

OPTICS AND PROTECTIVE OPTICS

Via Wet is available with a clear tempered glass (**TMG**) or a clear, UV stabilized polycarbonate (**PYC**) protective enclosure, which are installed outside of the luminaire optic itself.

The Precision Micro Optic (**PMO**) option utilizes a special catadioptric lens with a two-dimensional array of prisms designed to eliminate glare while maintaining high efficiency and clean luminous appearance. The High efficiency Lambertian Optic (**HLO**) option uses a diffuser that combines 88% transmission with good source obscuration.

LIGHT SOURCE - LED

Custom linear array of mid-flux LED's are cartridge-mounted with quick-connect wiring to facilitate service and thermal management. Available in 3000K, 3500K and 4000K with a minimum 80 CRI and an option for 90 CRI with elevated R9 value. Color consistency maintained to within 3 SDCM. LEDs operated at reduced drive current to optimize efficacy and lumen maintenance.

All LEDs have been tested in accordance with IESNA LM-80-08 and the results have shown L80 lumen maintenance greater than 60,000 hours. Absolute product photometry is measured and presented in accordance with IESNA LM-79, unless otherwise indicated.

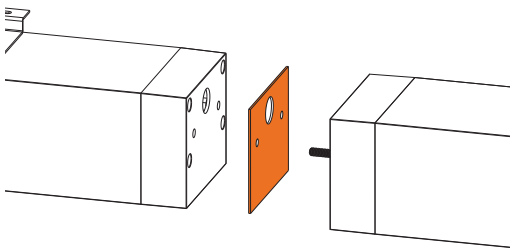
PERFORMANCE PER 4' AT 4000K

LED output	Color Temp	Watts	Nominal Delivered Lumens	Efficacy LPW
low output	4000K	22	2000	92
medium output	4000K	33.5	3000	90
high output	4000K	45.5	4000	88

LUMINAIRE LENGTH

Via Wet is made up of standard 3, and 4 foot sections that can be joined cleanly and securely for continuous runs in all configurations.

Joining system



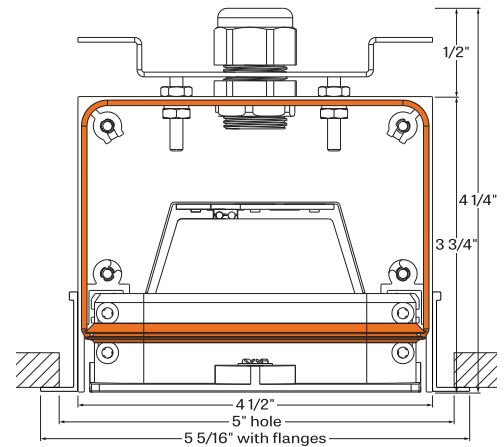
All individual sections are joined together onsite using the 1/4"-20 screws and nuts provided. The joint between 2 adjacent individual sections is sealed by a silicone gasket attached to one of the 2 sections. The electrical connection between sections is made through the holes provided in the end-caps.

ELECTRICAL

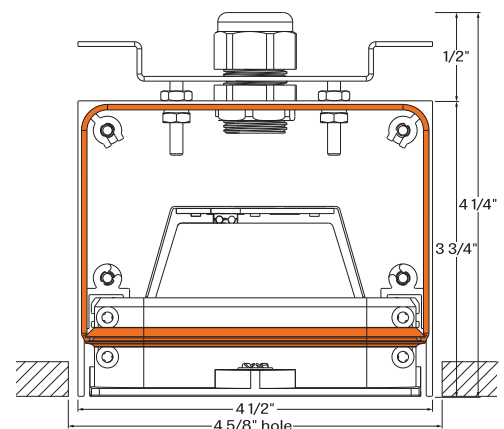
Factory-set adjustable output current electronic driver with universal (120-277VAC) input. Dimmable from 100% to 1% with 0-10V dimming control. Rated life (90% survivorship) of 50,000 hours at -20°C min. and 40°C max. ambient (and 70°C max. case) temperature. At maximum driver load: Efficiency > 84%, PF > 0.9, THD < 20%. DMX (RDM compatible) and DALI protocol drivers are also available. Low-temperature, -40°C rated, 0-10V (10% minimum) dimming drivers are also available upon request. Power grommet for cable diameter between 0.276" and 0.512" (7-13mm). All of our standard 0-10V drivers are NEMA 410 compliant.

MOUNTING OPTIONS

Mountings are available with trim or trimless



TRM - trim



TRL - trimless



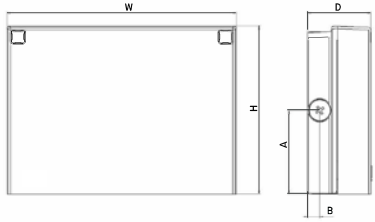
WPX LED Wall Packs



Catalog Number	
Notes	TYPE SD
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹ 30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	2,900 Lumens, 24W 40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	6,000 Lumens, 47W 50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

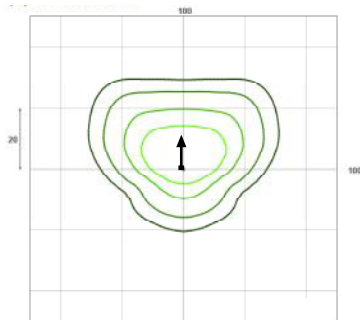
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

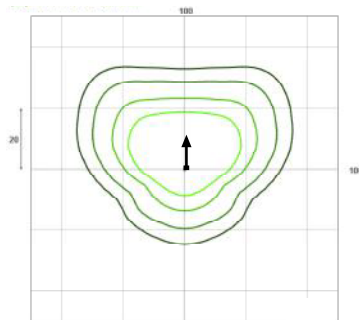
LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

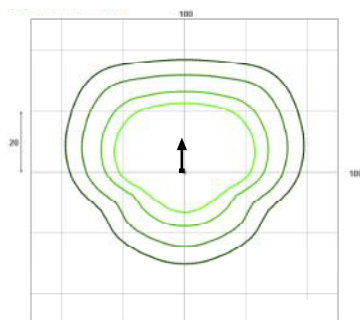
WPX1 LED P1



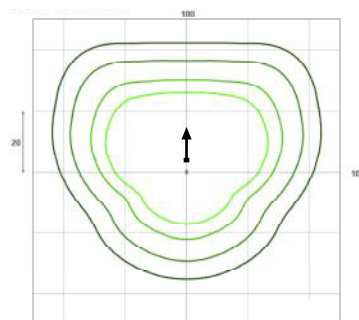
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.