

Received
Planning Division
4/24/26

Approved
Planning Division
6/1/2026

Exhibit 3.3



HENRY STREET APARTMENTS
DESIGN REVIEW TYPE 2, R3
04.24.2026

H O L S T

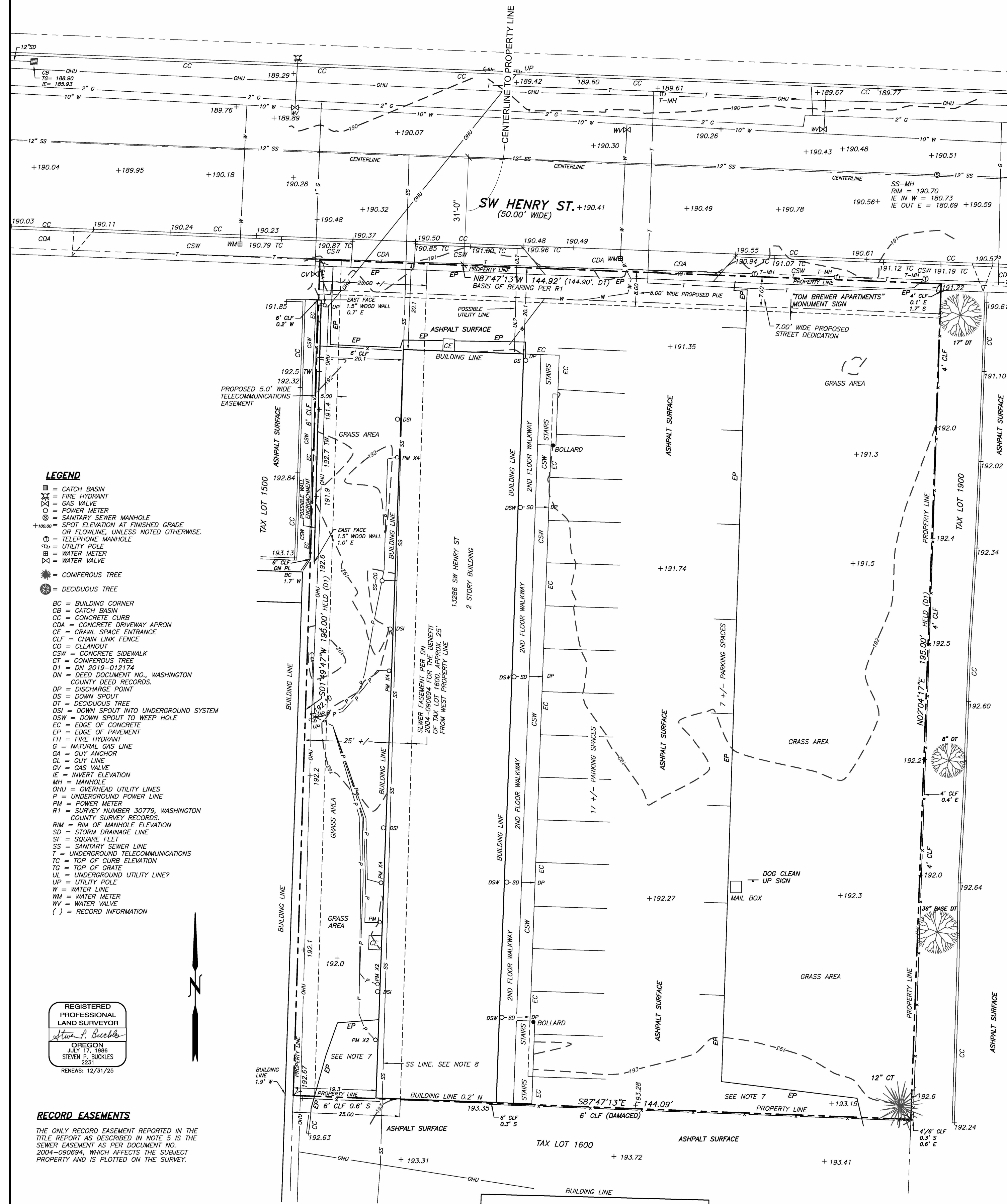
SURVEYOR'S CERTIFICATE

TO NEW NARRATIVE AND WFG NATIONAL TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPSA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSA. THE FIELDWORK WAS COMPLETED ON DECEMBER 9, 2025.

Steven P. Buckles DECEMBER 10, 2025
 STEVEN P. BUCKLES - OREGON PLS 2231 - DATE

**PRE-CONSTRUCTION
 ALTA/NPSA LAND TITLE SURVEY
 & TOPOGRAPHIC DESIGN SURVEY**

TAX LOT 1602, SITUATED IN THE NE QUARTER OF SEC. 16, T.1S, R.1W,
 W.M., CITY OF BEAVERTON, COUNTY OF WASHINGTON, OREGON
 FOR: NEW NARRATIVE



LEGEND

- CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ POWER METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SPOT ELEVATION AT FINISHED GRADE OR FLOWLINE, UNLESS NOTED OTHERWISE.
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY POLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- BC = BUILDING CORNER
- CB = CATCH BASIN
- CC = CONCRETE CURB
- CDA = CONCRETE DRIVEWAY APRON
- CE = CRAWL SPACE ENTRANCE
- CLF = CHAIN LINK FENCE
- CO = CLEANOUT
- CSW = CONCRETE SIDEWALK
- CT = CONIFEROUS TREE
- DN = DEED DOCUMENT NO., WASHINGTON COUNTY DEED RECORDS
- DP = DISCHARGE POINT
- DS = DOWN SPOUT
- DT = DECIDUOUS TREE
- DSI = DOWN SPOUT INTO UNDERGROUND SYSTEM
- DSW = DOWN SPOUT TO WEEP HOLE
- EC = EDGE OF CONCRETE
- EP = EDGE OF PAVEMENT
- EPH = FIRE HYDRANT
- G = NATURAL GAS LINE
- GA = GUY ANCHOR
- GL = GUY LINE
- GV = GAS VALVE
- I = INVERT ELEVATION
- MH = MANHOLE
- OHL = OVERHEAD UTILITY LINES
- P = UNDERGROUND POWER LINE
- PM = POWER METER
- R1 = SURVEY NUMBER 30779, WASHINGTON COUNTY SURVEY RECORDS
- RM = RIM OF MANHOLE ELEVATION
- SD = STORM DRAINAGE LINE
- SF = SQUARE FEET
- SS = SANITARY SEWER LINE
- T = UNDERGROUND TELECOMMUNICATIONS
- TC = TOP OF CURB ELEVATION
- TS = TOP OF GRADE
- UL = UNDERGROUND UTILITY LINE?
- UP = UTILITY POLE
- W = WATER LINE
- WM = WATER METER
- WV = WATER VALVE
- () = RECORD INFORMATION

REGISTERED PROFESSIONAL LAND SURVEYOR
 Steven P. Buckles
 OREGON
 JULY 17, 1989
 STEVEN P. BUCKLES
 2231
 LICENSE: 1231/25

RECORD EASEMENTS

THE ONLY RECORD EASEMENT REPORTED IN THE TITLE REPORT AS DESCRIBED IN NOTE 5 IS THE SEWER EASEMENT AS PER DOCUMENT NO. 2004-00694, WHICH AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THE SURVEY.

LEGAL DESCRIPTION

The following described tract situated in Section 16, Township 1 South, Range 1 West of the Willamette Meridian, in the City of Beaverton, Washington County, Oregon, more particularly described as follows:
 The North 195 feet of the following described property:
 Beginning at the southeast corner of the William F. Hall Donation Land Claim No. 44, in Section 16, Township 1 South, Range 1 West of the Willamette Meridian, in the City of Beaverton, Washington County, Oregon; thence North, along the west line of said Donation Land Claim, 178.22 feet to an iron set on the southern right of way of Henry Avenue in the City of Beaverton; thence South 89°35' East, along the southern line of Henry Avenue, 171.6 feet to an iron rod which is the True Point of Beginning; thence South 0°02' West, along the east line of that certain tract of land conveyed to Lulu M. Bernholz, by Deed recorded in Deed Book 218, Page 483, for a distance of 217.3 feet to an iron rod; thence South 89°35' East, 144 feet to an iron rod set on the west line of that certain tract of land conveyed to the W.J. McCready Lumber Co. by Deed recorded in Deed Book 350, Page 482; thence North 0°16'-1/2' East, along the monumented west line of the McCready property, and along the monumented west line of the tract of land conveyed to Earl C. Ewing and wife, by Deed recorded in Deed Book 308, Page 27, for a distance of 217.3 feet to a point on the south line of Henry Avenue, from which an iron pipe bears North 0.3 feet; thence North 89°35' West 144.9 feet to the true point of beginning.

NOTES

1. BOUNDARY AND BASIS OF BEARINGS ARE PER FOUND MONUMENTS, SURVEY NUMBER 30779, WASHINGTON COUNTY SURVEY RECORDS, AND DEED DOCUMENT NO. 2019-012174, WASHINGTON COUNTY DEED RECORDS.
2. ELEVATIONS BASED ON CITY OF BEAVERTON BENCH MARK # 20, LOCATED AT THE SW CORNER OF SW HOCKEN AVE AND SW TV HWY. ELEVATION 193.55 NOV299 DATUM.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON JUNE 16, 2023, AND UPDATED ON DECEMBER 9, 2025, THE DATE THE FIELD WORK WAS COMPLETED.
5. RECORD EASEMENTS SHOWN ARE PER A SECOND SUPPLEMENTAL PRELIMINARY TITLE REPORT PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 19-357847, DATED MARCH 29, 2023.
6. THERE ARE A TOTAL OF 17 STANDARD PARKING SPACES AND 7 PARALLEL PARKING SPACES MORE OR LESS. THE LINES FOR ALL PARKING SPACES WERE FAINT MAKING IT IMPOSSIBLE TO BE SURE ALL LINES WERE LOCATED.
7. THESE ASPHALT AREAS CONNECT TO THE ADJOINING PROPERTY TO THE SOUTH, BUT ARE FENCED OFF AND ARE NO LONGER USED BY THE ADJOINING PROPERTY.
8. THIS SANITARY SEWER LINE RUNNING TO THE SOUTH IS SHOWN AS LOCATED WITH A SCOPING SERVICES PROVIDED BY A SEWER CONTRACTOR.

**REPPETO & ASSOCIATES
 LAND SURVEYORS**
 10906 NE 39TH ST., SUITE A7
 VANCOUVER, WA 98682
 PHONE: (503) 408-1507
 WWW.REPPETOSURVEYING.COM

DATE: DEC. 10, 2025 FILE: N23025-A25.DWG
 DRAWN BY: MP/SB JOB NO. N23025

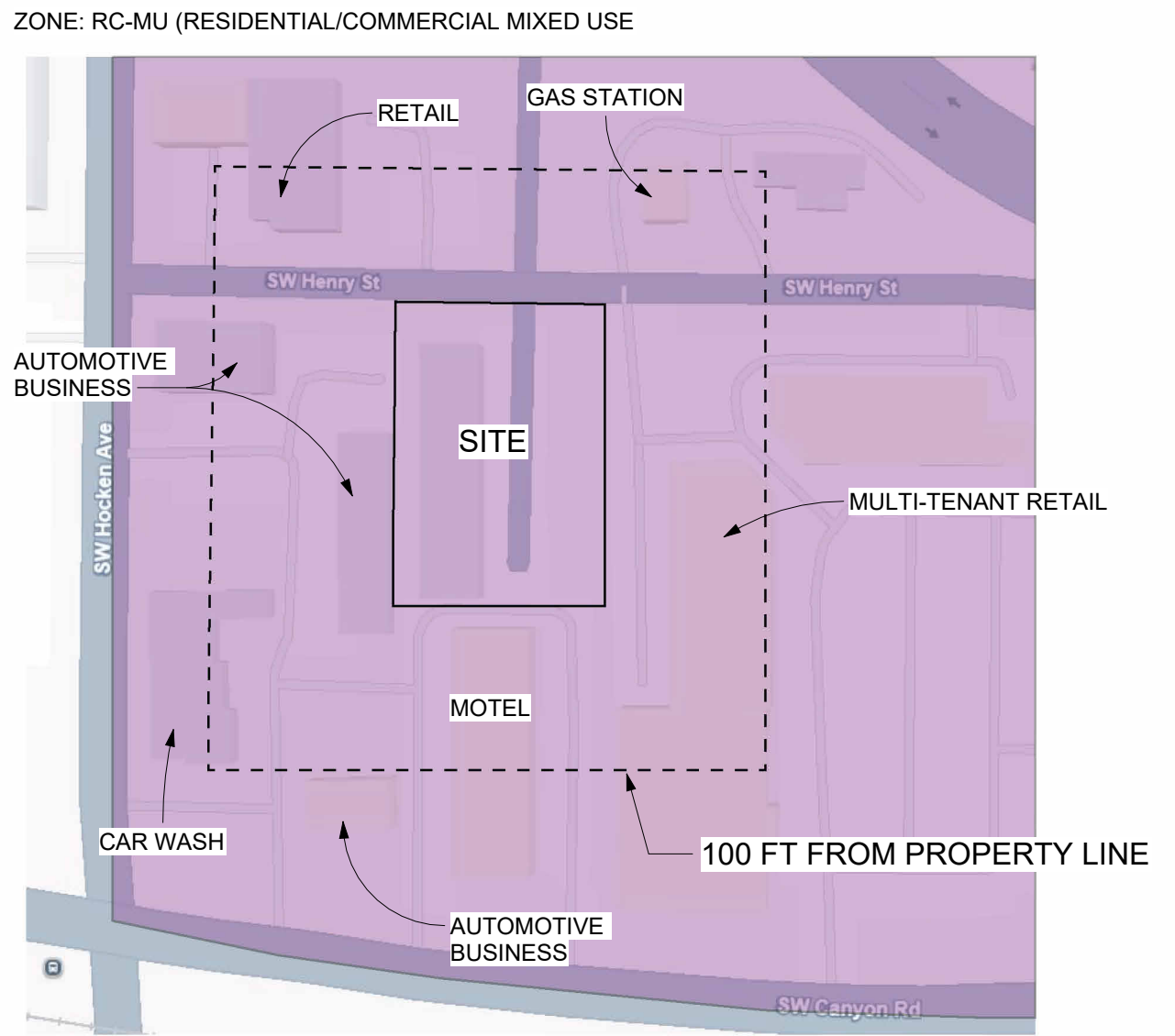
GENERAL NOTES - EXISTING SITE PLAN

1. PER FEMA FLOOD MAPS, THE SITE IS WITHIN ZONE X, WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.
2. TOPOGRAPHIC INFORMATION IS SHOWN IN 1'-0" CONTOURS.
3. DIMENSION FROM CENTERLINE TO EDGE OF EXISTING RIGHT OF WAY IS 31'-0"
4. THERE IS ONLY ONE EXISTING TREE ON THE PROPERTY, A CONIFEROUS TREE IN THE VERY SE CORNER OF THE SITE.

VICINITY MAP (NTS)



SURROUNDING DEVELOPMENT MAP (NTS)



HOLST

123 NE 3RD AVE.
 SUITE 310
 PORTLAND, OR
 97232

HOLSTARC.COM

HENRY STREET APARTMENTS

13286 SW HENRY STREET
 BEAVERTON, OR 97005

JOB NO. 23-022

DESIGN DEVELOPMENT

02.13.2026
 ISSUE: DATE:
 DESIGN REVIEW 02.13.2026

revision: DATE

title:

EXISTING CONDITIONS PLAN

sheet:

DR-100

© 2023 HOLST ARCHITECTURE INC

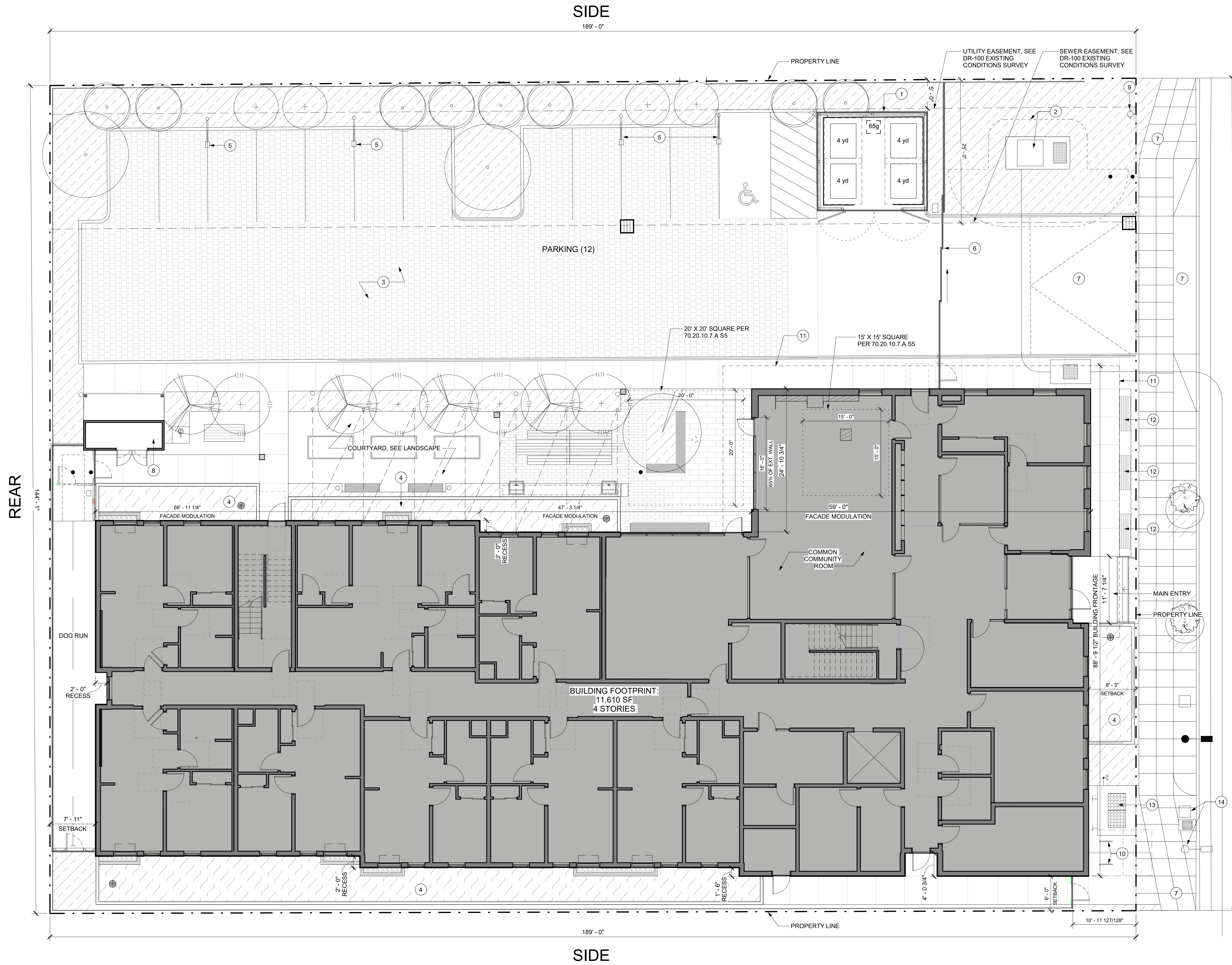
**HENRY STREET
APARTMENTS**

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022

KEYNOTES - SITE PLAN

1. 17'-3" DEEP X 19'-3" WIDE TRASH ENCLOSURE. SEE SHEET DR-703.
2. PAD MOUNTED TRANSFORMER AND CLEARANCE REQUIREMENTS. SEE CIVIL.
3. PAVER DRIVE AISLE.
4. STORMWATER PLANTER, SEE CIVIL.
5. NEW SITE LIGHTING.
6. SLIDING SECURITY GATE.
7. PUBLIC SIDEWALK, R.O.W. IMPROVEMENTS, AND NEW DRIVE AISLE CURB CUT PER CIVIL.
8. GARDEN SHED AND COVERED SMOKING SHELTER, SEE SHEET DR-702.
9. FIRE HYDRANT, SEE CIVIL.
10. SHORT TERM BIKE PARKING 'STAPLE' RACK.
11. DASHED LINE OF BUILDING CANOPY/OVERHANG.
12. WOOD BENCH SEAT TOPPER, SEE EXHIBIT IN APPENDIX FOR SEAT COUNT.
13. UNDERGROUND WATER BACKFLOW VAULT, SEE CIVIL.
14. NEW LIGHT POLE AND CABINET, SEE CIVIL.



DESIGN REVIEW

04.24.2026

issue:	date:
DESIGN REVIEW	02.13.2026
DESIGN REVIEW R2	03.31.2026
DESIGN REVIEW R3	04.24.2026

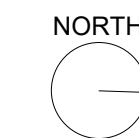
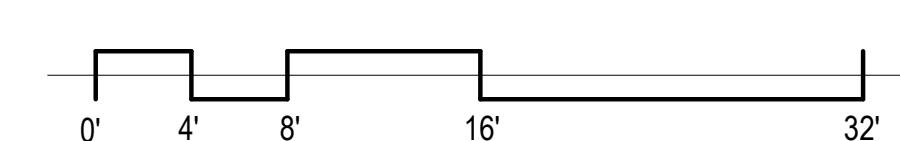
revision: _____ date _____

title:

SITE PLAN

sheet:

DR-200



**HENRY STREET
APARTMENTS**

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022

**DESIGN REVIEW TYPE 2,
R2**

03.31.2026

issue: date:
DESIGN REVIEW 02.13.2026

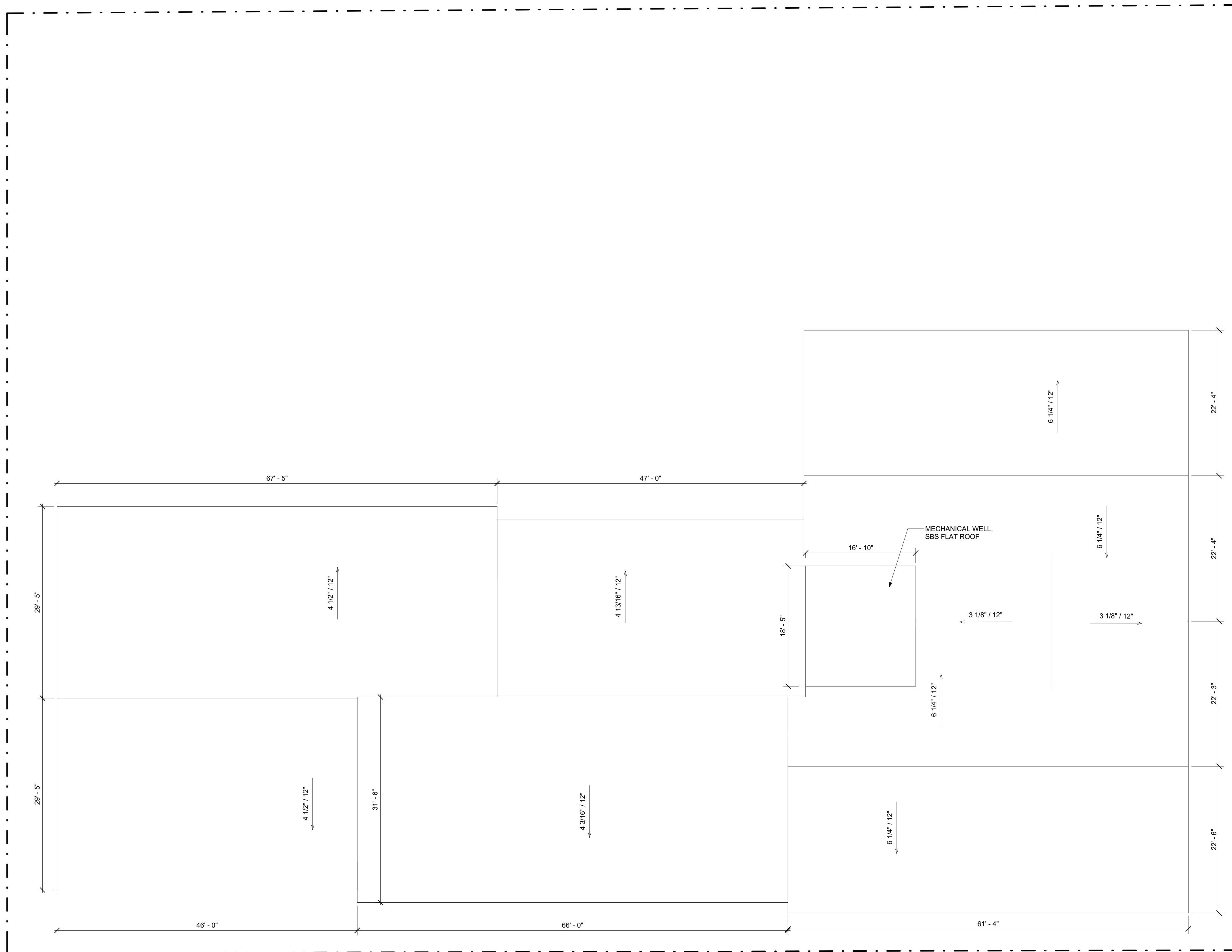
revision: date

title:

ROOF PLAN

sheet:

DR-201



HENRY STREET APARTMENTS

13286 SW HENRY ST, BEAVERTON, OR

GRADING & PAVING NOTES

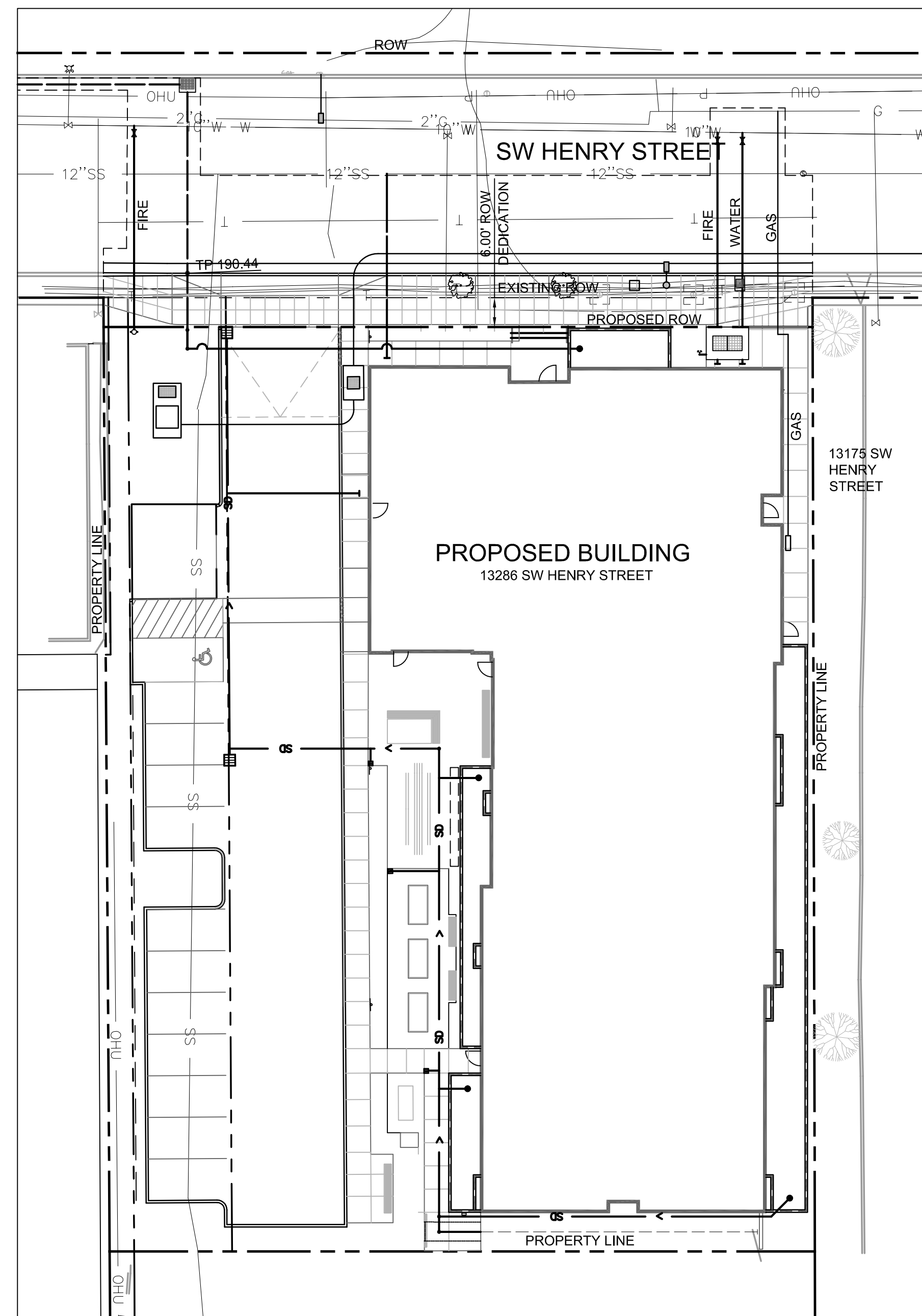
- ALL SURFACES SHALL HAVE A MINIMUM 1.5% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY VEGA CIVIL ENGINEERING, LLC IF THE GRADING PLAN DOES NOT PROVIDE POSITIVE DRAINAGE OR IF SLOPE CALLOUTS DO NOT MATCH SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND THE PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
- THE CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING PER ARBORIST REQUIREMENTS. NO PARKING VEHICLES UNDER TREES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE LIMITS OF DEMOLITION. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
- ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY A QUALIFIED SURVEYOR, BASED ON INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.
- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.
- PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER.
- ALL CONSTRUCTION WITHIN THE CITY OF BEAVERTON RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED AS SHOWN ON THE PLANS.

GENERAL NOTES

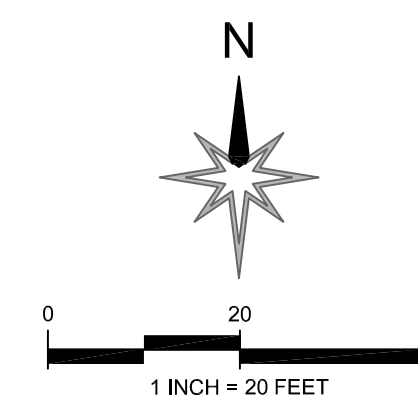
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF BEAVERTON, THE OREGON STRUCTURAL SPECIALTY CODE (BUILDING CODE), OREGON PLUMBING SPECIALTY CODE (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
- ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6699.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITY CONNECTION POINTS PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF VEGA CIVIL ENGINEERING, LLC. POT HOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- VEGA CIVIL ENGINEERING, LLC, ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

UTILITY NOTES

- MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION.
- ALL ON-SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS, AND FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
- ON-SITE WATER MAINS SHALL BE PVC PIPE, CONFORMING TO AWWA C900 OR APPROVED SPEC SUBSTITUTIONS. ON-SITE WATER MAINS SHALL BE MECHANICALLY RESTRAINED.
- ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS 'N-12' OR APPROVED EQUAL) CONFORMING TO AASHTO M252 WITH WATERTIGHT JOINTS, OR APPROVED SUBSTITUTIONS.
- ON-SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE.
- ON-SITE AREA DRAINS SHALL BE MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.
- ON-SITE SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR 35, OR APPROVED SUBSTITUTE.
- ALL WATER AND SANITARY SEWER FACILITIES AND THE INSTALLATION THEREOF SHALL FOLLOW THE CURRENT OREGON STATE PLUMBING SPECIALTY CODE AND THE CURRENT EDITION OF APWA WITH CITY OF BEAVERTON INSPECTION DURING CONSTRUCTION.
- ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY OF BEAVERTON ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS.
- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 3/8-INCH COVER TO FINISHED GRADE.
- ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.
- BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY THE USE OF A LASER.
- CONTRACTOR TO MAINTAIN A MINIMUM 5' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER LINES.
- FOR CROSSINGS OF WATER LINES AND SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.
- DOMESTIC WATER SERVICE BACKFLOW ASSEMBLY SHALL BE INSTALLED PRIOR TO ANY BRANCHES IN THE DOMESTIC PLUMBING SYSTEM.
- BACKFLOW ASSEMBLY(S) TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE ENTERS THE PROPERTY.
- IF THE REDUCED PRESSURE (RP) BACKFLOW ASSEMBLY IS REQUIRED IT MUST BE INSTALLED AT LEAST 12" ABOVE FINISHED GRADE. IF THE RP IS LOCATED OUTSIDE OF THE BUILDING IT MUST BE IN A HEATED ENCLOSURE.
- EXISTING STORM OR SANITARY LATERALS TO BE UTILIZED FOR NEW SYSTEM MUST BE VIDEO INSPECTED WITH CITY INSPECTOR PRESENT PRIOR TO CONNECTION.
- PGE SHALL OBTAIN PERMITTING FROM CITY OF BEAVERTON TO INSTALL CONDUIT IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL VACUUM OUT ALL TRAPPED INLETS, MANHOLES, AND DRYWELLS AT THE END OF CONSTRUCTION.
- CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.



SITE MAP
SCALE: 1"=20'



LEGEND

EXISTING	DESCRIPTION	PROPOSED
⊙ ⊙	MANHOLE	
▤	CATCH BASIN	
⊞	WATER METER	⊞
⊞	HYDRANT	
⊞	WATER VALVE	⊞
→	GUY WIRE ANCHOR	
⊙	STREETLIGHT	
⊙	UTILITY POLE	
⊙	SIGN	
---	PROPERTY LINE	---
---	EASEMENT	---
---	CENTERLINE	---
---	SAWCUT LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
X" SD	STORM DRAIN	X" SD
X" SS	SANITARY SEWER	X" SS
X" CS	COMBINED SEWER	
X" W	FIRE	FIRE
X" W	WATER	WATER
OH	OVERHEAD UTILITY	
X" G	GAS	
OP	POWER	
UT	UNDERGROUND TELECOM	

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NO	NUMBER
BC	BOTTOM OF CURB	NTS	NOT TO SCALE
CONC	CONCRETE	PC	POINT OF CURVATURE
CONST	CONSTRUCT	PROP	PROPOSED
DTL	DETAIL	PT	POINT OF TANGENCY
EXIST/(E)	EXISTING	PVMT	PAVEMENT
EG	EXISTING GROUND	R	RADIUS
EXP	CURB EXPOSURE	ROW	RIGHT OF WAY
FF	GUTTER	STD	STANDARD
G/GUT	GRADE BREAK	TC	TOP OF CURB
GB	HORIZONTAL	TP	TOP OF PAVEMENT
L	LENGTH	TYP	TYPICAL
MAX	MAXIMUM		
MIN	MINIMUM		

CIVIL ENGINEER

VEGA CIVIL ENGINEERING, LLC
1300 SE STARK STREET #201
PORTLAND, OR 97214
CONTACT: MARTHA WILLIAMSON, PE

SHEET INDEX

SHEET #	SHEET TITLE
C0.00	CIVIL NOTES
C0.50	DEMOLITION & EROSION CONTROL PLAN
C1.00	GRADING & PAVING PLAN
C1.01	SW HENRY STREET PLAN & PROFILE
C1.02	SIGHT DISTANCE PLAN
C2.00	UTILITY PLAN
C2.01	STORM CONNECTION PROFILE
C3.00	CIVIL DETAILS
C3.01	CIVIL DETAILS
C3.02	CIVIL DETAILS
C3.03	CIVIL DETAILS

HOLST

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

DESIGN REVIEW TYPE 2

04.24.2026

issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision: _____ date _____

title:

CIVIL NOTES

sheet:

C0.00

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

DESIGN REVIEW TYPE 2

04.24.2026

issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

#	revision:	date

title:

DEMOLITION AND EROSION CONTROL PLAN

sheet:

C0.50

GENERAL NOTES

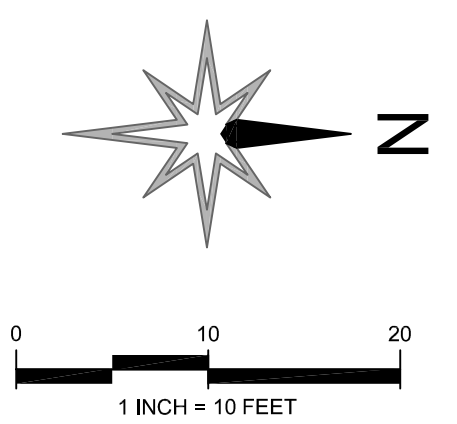
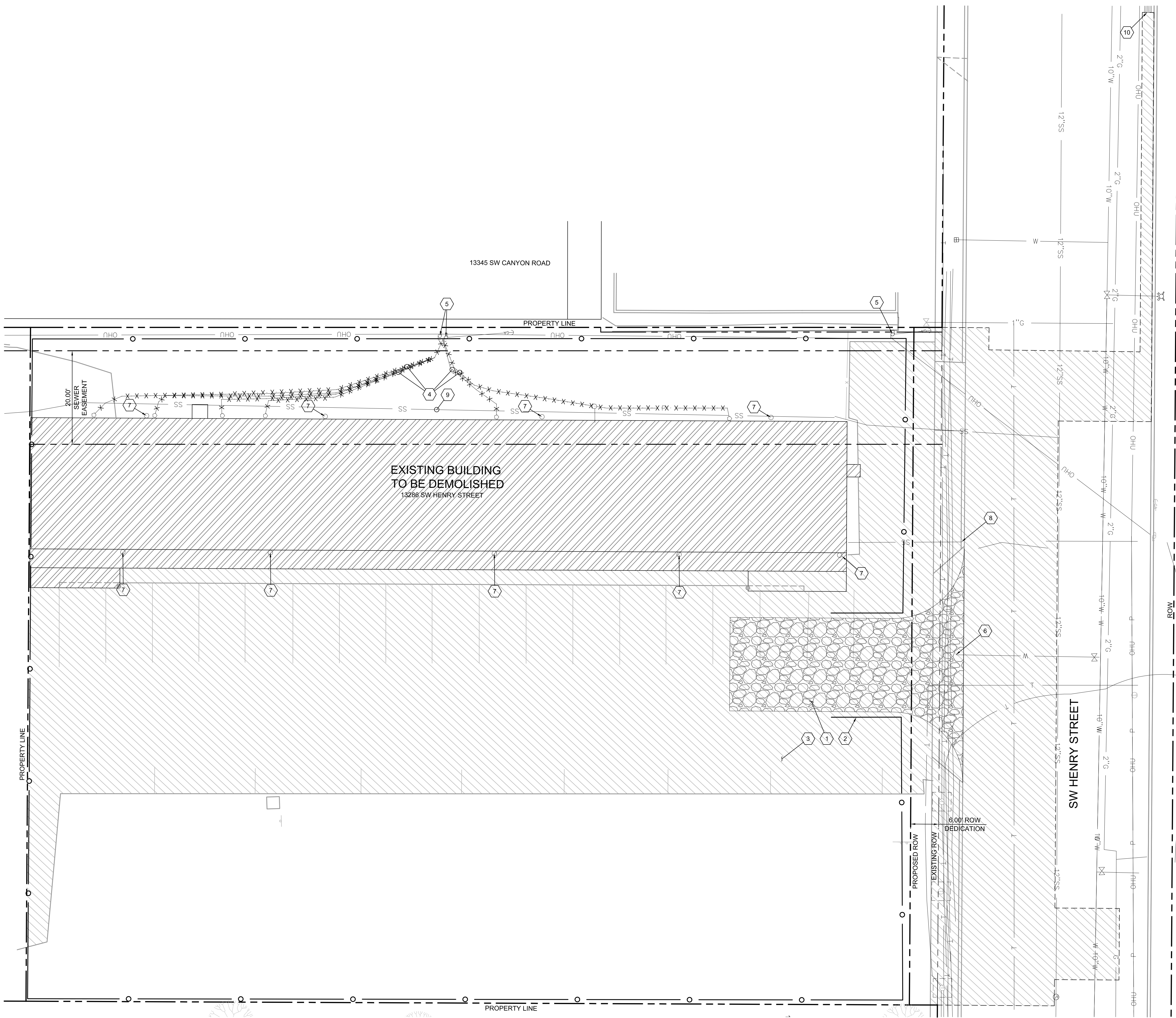
1. INSTALL INLET PROTECTION AT ALL DOWNSTREAM INLETS PER DETAIL 3/C3.03.
2. INSTALL CONSTRUCTION FENCE AROUND PERIMETER OF SITE PER DETAIL 2/C3.03.

LEGEND

- DEMOLISH EXISTING CURBS, CONCRETE, ASPHALT, AND GRAVEL PAVING
- DEMOLISH EXISTING BUILDING. SEE ARCHITECTURAL PLANS
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER DETAIL 1/C3.03
- SEDIMENT FENCE PER DETAIL 2/C3.03
- SAWCUT
- REMOVE EXISTING UTILITY

CONSTRUCTION NOTES

1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER DETAIL 1/C3.03
2. INSTALL SEDIMENT FENCE AROUND PERIMETER OF SITE PER DETAIL 2/C3.03
3. DEMOLISH EXISTING SITE CONCRETE, ASPHALT, AND GRAVEL PAVING AND CURBS
4. REMOVE EXISTING ELECTRICAL SERVICE
5. UTILITY POLE TO BE REMOVED BY UTILITY PROVIDER PRIOR TO CONSTRUCTION
6. KILL EXISTING WATER SERVICE. COORDINATE WITH CITY OF BEAVERTON
7. REMOVE EXISTING ROOF DRAIN
8. CAP AND ABANDON EXISTING SANITARY LATERAL AND REMOVE ALL PORTIONS ABOVE 5' BGS
9. PROTECT EXISTING SANITARY LATERAL SERVING NEIGHBORING SITE
10. INSTALL FILTER FABRIC INLET PROTECTION AT DOWNSTREAM CATCH BASIN PER DETAIL 3/C3.03



HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

GENERAL NOTES

1. INSTALL FILTER FABRIC PROTECTION AT ALL DOWNSTREAM INLETS PER DETAIL 5/C5.00
2. INSTALL SEDIMENT FENCE ON PROPERTY SIDE OF ROW LINE PER DETAIL 2/C5.00

SHEET LEGEND

- EG XXX.XX EXISTING GRADE
- FG XXX.XX FINISHED GRADE
- FF XXX.XX FINISHED FLOOR ELEVATION
- G XXX.XX GRADE AT GUTTER
- TC XXX.XX GRADE AT TOP OF CURB
- TP XXX.XX GRADE AT TOP OF PAVEMENT
- TW XXX.XX GRADE AT TOP OF WALL
- RM XXX.XX RIM ELEVATION
- (E) EXISTING

- GB GRADE BREAK
- PERMEABLE PAVERS PER DETAIL 8/C3.02
- VEHICULAR CONCRETE PAVING PER DETAIL 7/C3.02
- ROW ASPHALT PAVING, 5" AC OVER 16" AGGREGATE
- DRIVEWAY PAVING PER BEAVERTON STD. DWG. NO. 2032
- SIDEWALK PAVING PER BEAVERTON STD. DWG. NO. 2040
- FLUSH CURB PER DETAIL 3/C3.02
- STANDARD CURB PER DETAIL 2/C3.02
- FIRE LANE MARKING

CONSTRUCTION NOTES

1. DRIVEWAY PER CITY OF BEAVERTON STD. DWG. NO. 2032
2. MONOLITHIC CURB AND GUTTER PER CITY OF BEAVERTON STD. DWG. NO. 2000
3. ASPHALT PAVING, 5" AC LEVEL 2 OVER 16" AGGREGATE BASE
4. CURB TIGHT SIDEWALK PER CITY OF BEAVERTON STD. DWG. NO. 2041
5. PERMEABLE PAVERS PER DETAIL 8/C3.01, BELGARD AQUALINE 80MM THICK PAVERS OR APPROVED EQUAL
6. VEHICULAR CONCRETE PER DETAIL 7/C3.01
7. STANDARD CURB PER DETAIL 2/C3.01
8. FLUSH CURB PER DETAIL 3/C3.01
9. MOUNTABLE CURB PER DETAIL 10/C3.01
10. CURB TAPER PER DETAIL 1/C3.01
11. ADA PARKING PER DETAIL 4/C3.01
12. TREE PER LANDSCAPE. TREE WELL WITH GRATE PER CITY OF BEAVERTON STD. DWG. NO. 2076

DESIGN REVIEW TYPE 2

04.24.2026

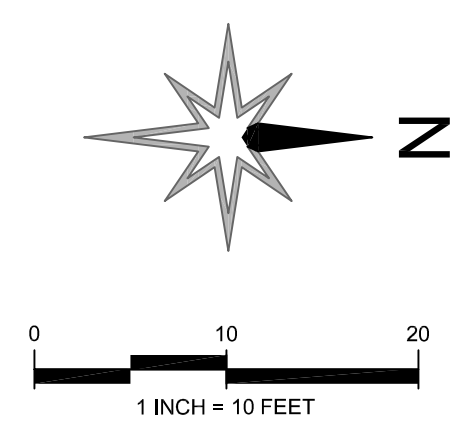
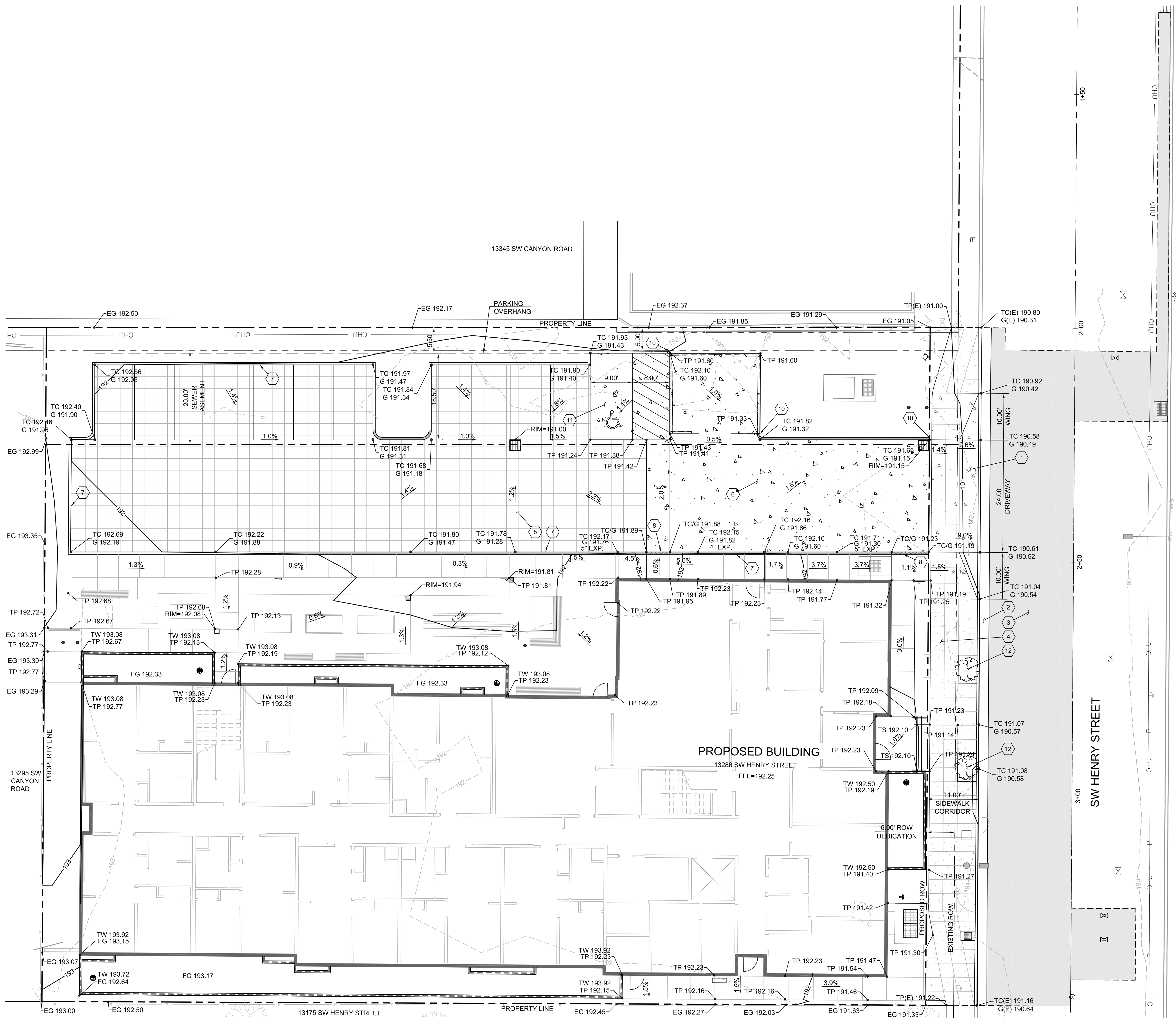
issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision: date

title:
PAVING AND GRADING PLAN

sheet:

C1.00



HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

CONSTRUCTION NOTES

1. PROTECT EXISTING CURB AND SIDEWALK.
2. CONSTRUCT 24.00' DRIVEWAY PER CITY OF BEAVERTON STD. DWG. NO. 2032, DETAIL 4/C3.01.
3. MONOLITHIC CURB AND GUTTER PER CITY OF BEAVERTON STD. DWG. NO. 2000, DETAIL 3/C3.01.
4. ASPHALT PAVING, 5" AC LEVEL 2 OVER 18" AGGREGATE BASE.
5. CURB TIGHT SIDEWALK PER CITY OF BEAVERTON STD. DWG. NO. 2041, DETAIL 5/C3.01.
6. SAWCUT 20.00' FROM NEW CURB LOCATION.
7. CONSTRUCT STANDARD TO CURB TIGHT SIDEWALK TRANSITION PER CITY OF BEAVERTON STD. DWG. NO. 2042, DETAIL 6/C3.01.
8. PROTECT EXISTING 4'X4' TELECOM VAULT.
9. PROTECT EXISTING 42" DEEP TELECOM CONDUIT - (8) 1.5" PVC. KILL EXISTING WATER METER.
10. KILL EXISTING WATER METER.
11. PLANT NEW FASTIGIATE, COLUMNAR STREET TREE, 1.5" CALIPER MIN., CENTERED IN 4.0'X6.0' TREE WELL WITH GRATE PER CITY OF BEAVERTON STD. DWG. NO. 2076, DETAIL 9/C3.02. SEE SHEET C2.01 FOR EXTENTS OF STORM EXTENSION
12. NEW STREET LIGHT. SEE ILLUMINATION PLANS
13. NEW STREET LIGHTING CABINET. SEE ILLUMINATION PLANS
14. NEW COBRA HEAD LIGHT ON EXISTING UTILITY POLE. SEE ILLUMINATION PLANS
15. NEW UNDERGROUND ELECTRICAL SERVICE TO SITE. COORDINATE WITH PGE, CONTACT MANNY TRUJILLO, MANUEL.TRUJILLO@PGN.COM
16. ELECTRICAL CONNECTION FROM EXISTING UTILITY POLE. COORDINATE WITH PGE, CONTACT MANNY TRUJILLO, MANUEL.TRUJILLO@PGN.COM

DESIGN REVIEW TYPE 2

04.24.2026

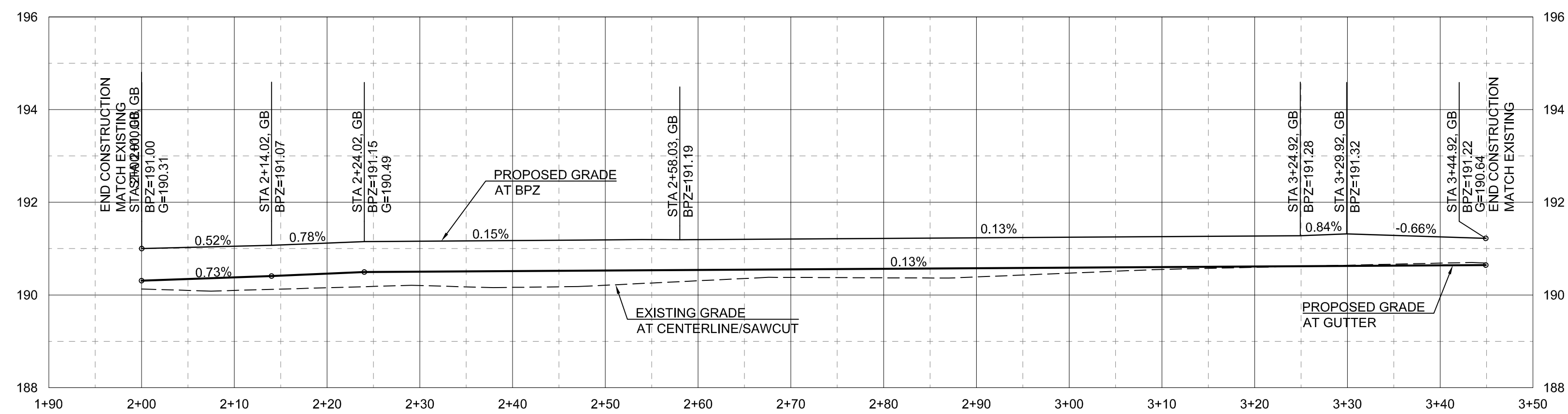
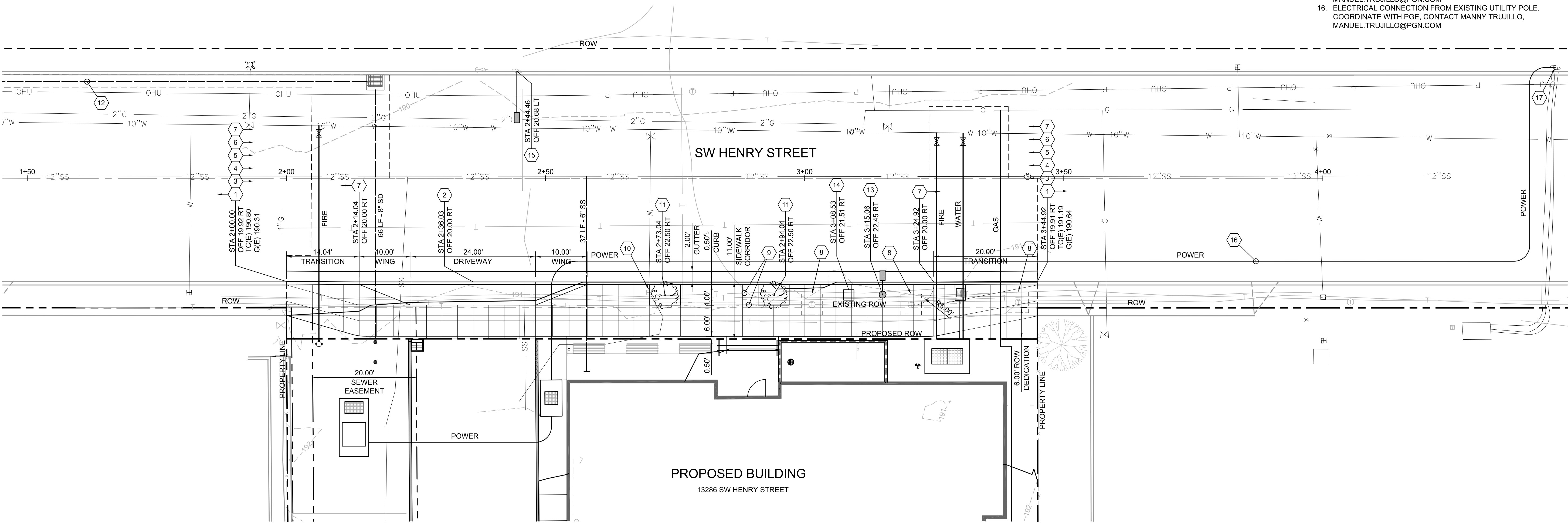
issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision:	date:

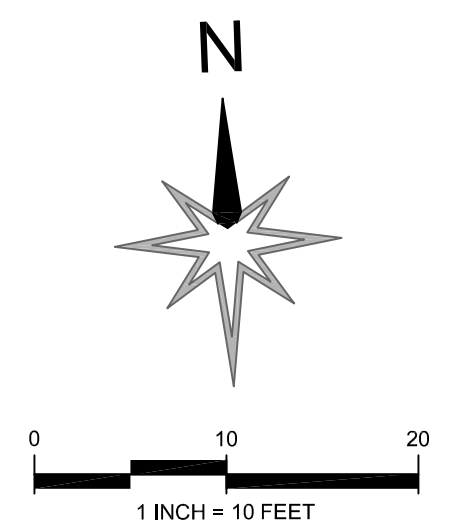
title:
**HENRY STREET
PLAN AND
PROFILE**

sheet:

C1.01



SW HENRY STREET PROFILE
SCALE: H: 1"=10'
V: 1"=2'



**HENRY STREET
APARTMENTS**

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

DESIGN REVIEW TYPE 2

04.24.2026

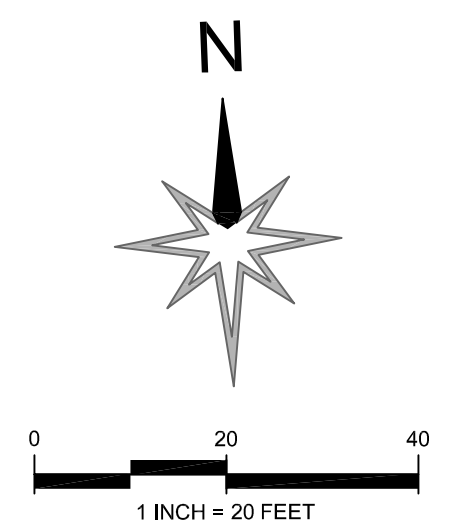
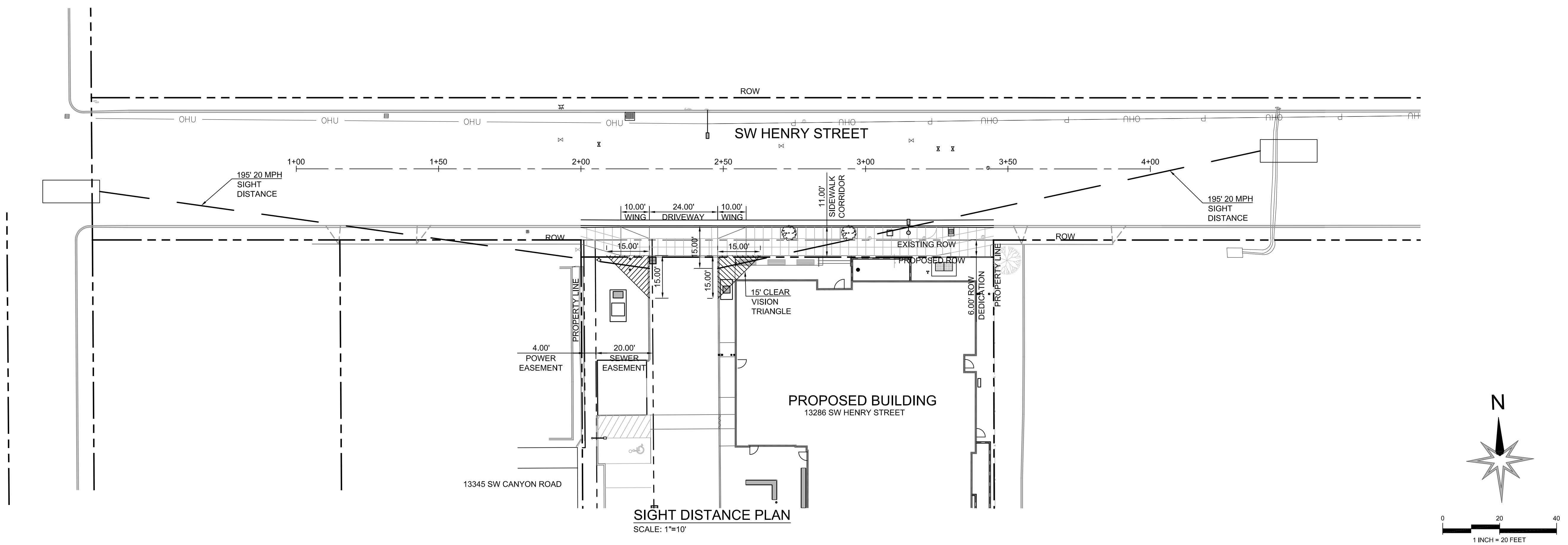
issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision: _____ date: _____

title:
**SIGHT
DISTANCE
PLAN**

sheet:

C1.02



HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

DESIGN REVIEW TYPE 2

04.24.2026

Issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision: date

title:

UTILITY PLAN

sheet:

C2.00

GENERAL NOTES

- ALL BUILDING FIXTURES BELOW THE RIM OF THE UPSTREAM MANHOLE TO BE BACKFLOW PROTECTED.
- FOUNDATION DRAINAGE PER DETAIL 4/C3.00. CONNECT PERF PIPE TO SOLID PIPE SYSTEM WITH CLEANCHECK BACKWATER VALVE.
- POTABLE WATER BACKFLOW ASSEMBLIES TO BE TESTED AT THE TIME OF INSTALLATION PER OREGON PLUMBING SPECIALTY CODE 603.4.2.
- DOMESTIC WATER UNDER SEPARATE PERMIT(S).

STORMWATER NOTES

- STORMWATER CONNECTION FROM BUILDING
- PERMEABLE PAVERS OVER 12" ROCK AND PERFORATED PIPE PER DETAIL 8/C3.02
- STORMWATER CLEANOUT TO GRADE PER DETAIL 3/C3.00
- NEW INLET PER CITY OF BEAVERTON STD. DWG. NO. 300. SEE SHEET C2.01.
RIM=189.93
IE=186.78
- CONNECT TO EXISTING CATCH BASIN. SEE SHEET C2.01.
RIM=188.90
IE(E)=185.93
- DOWNSPOUT CONNECTION FROM BUILDING
- 142 SF STORMWATER PLANTER PER DETAIL 1/C3.01
FG=191.75
- 234 SF STORMWATER PLANTER PER DETAIL 1/C3.01
FG=192.33
- 158 SF STORMWATER PLANTER PER DETAIL 1/C3.01
FG=192.33
- 753 SF STORMWATER PLANTER PER DETAIL 1/C3.01
FG=193.17
- AREA DRAIN PER DETAIL 5/C3.00
RIM=192.08
IE=190.58
- OVERFLOW DRAIN PER DETAIL 2/C3.01
RIM=192.25
IE=189.25
- OVERFLOW DRAIN PER DETAIL 2/C3.01
RIM=192.83
IE=189.83
- OVERFLOW DRAIN PER DETAIL 2/C3.01
RIM=192.83
IE=189.83
- OVERFLOW DRAIN PER DETAIL 2/C3.01
RIM=193.67
IE=190.67
- NEW 24" SQUARE CATCH BASIN PER DETAIL 6/C3.00
RIM=191.12
IE=189.12
- NEW 24" SQUARE CATCH BASIN PER DETAIL 6/C3.00
RIM=190.95
IE=188.95
- AREA DRAIN PER DETAIL 5/C3.00
RIM=191.81
IE=190.31
- AREA DRAIN PER DETAIL 5/C3.00
RIM=191.94
IE=190.44
- DOG RUN SUBDRAINAGE PER DETAIL 7/C3.00
- CONNECT PERF PIPE TO SOLID PIPE SYSTEM WITH CLEANCHECK BACKWATER VALVE

WATER/FIRE NOTES

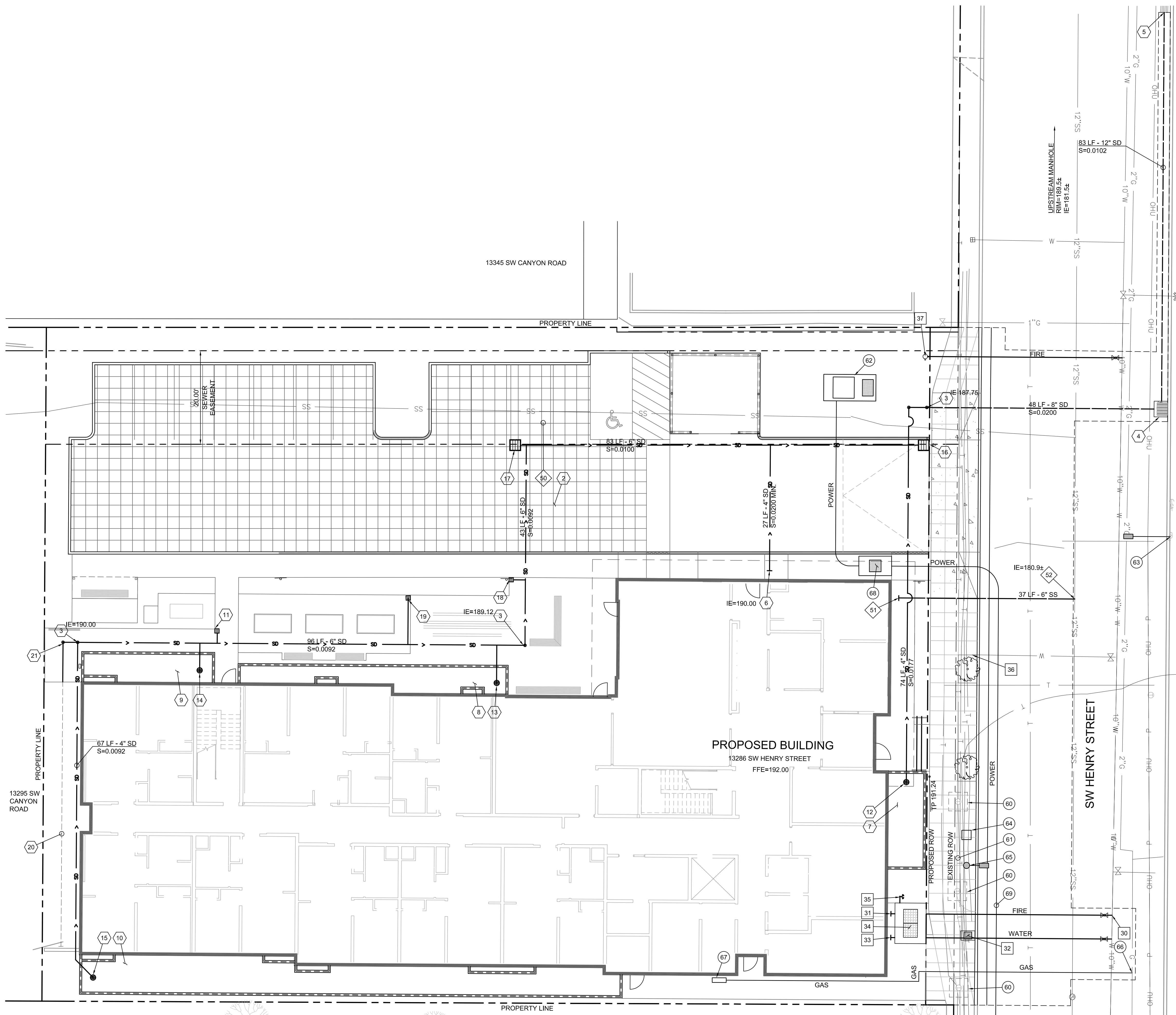
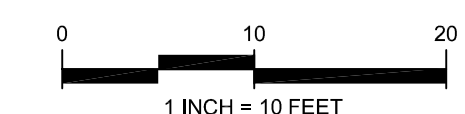
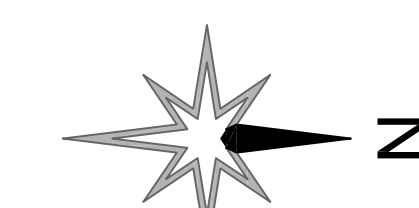
- INSTALL 6" FIRE SERVICE PER CITY OF BEAVERTON STANDARD. CONFIRM SIZE WITH FIRE PROTECTION PLANS PRIOR TO SCHEDULING INSTALLATION
- FIRE CONNECTION TO BUILDING
- X" DOMESTIC WATER METER
- DOMESTIC WATER CONNECTION TO BUILDING
- SHARED DOMESTIC AND FIRE PREMISES ISOLATION BACKFLOW VAULT PER DETAIL 1/C3.00. NEW X" DOMESTIC WATER DCVA AND X" FIRE SERVICE DCDA PER CITY OF BEAVERTON STANDARD
- FIRE DEPARTMENT CONNECTION (FDC)
- KILL EXISTING WATER SERVICE PER CITY OF BEAVERTON STANDARDS
- NEW HYDRANT PER CITY OF BEAVERTON STANDARD

SANITARY NOTES

- PROTECT EXISTING SANITARY LINE THROUGH SITE
- SANITARY CONNECTION FROM BUILDING
- SANITARY CONNECTION TO EXISTING 12" MAIN

OTHER UTILITY NOTES

- PROTECT EXISTING 4'X4' TELECOM VAULT
- PROTECT EXISTING 42" DEEP TELECOM CONDUIT - (8) 1.5" PVC
- NEW 5106 PAD VAULT TRANSFORMER. COORDINATE WITH PGE
- NEW LIGHT ON EXISTING WOOD POLE. SEE ILLUMINATION PLANS
- NEW STREET LIGHTING CABINET. SEE ILLUMINATION PLANS
- NEW 25' TALL FIBERGLASS COMPOSITE LIGHT POLE. SEE ILLUMINATION PLANS
- NEW GAS SERVICE. COORDINATE WITH NW NATURAL
- NEW GAS METER. COORDINATE WITH NW NATURAL
- NEW 577 SWITCH VAULT. COORDINATE WITH PGE. CONTACT MANNY TRUJILLO, MANUEL.TRUJILLO@PGN.COM
- ELECTRICAL SERVICE TO SITE. SEE SHEET C1.01. COORDINATE WITH PGE, CONTACT MANNY TRUJILLO, MANUEL.TRUJILLO@PGN.COM



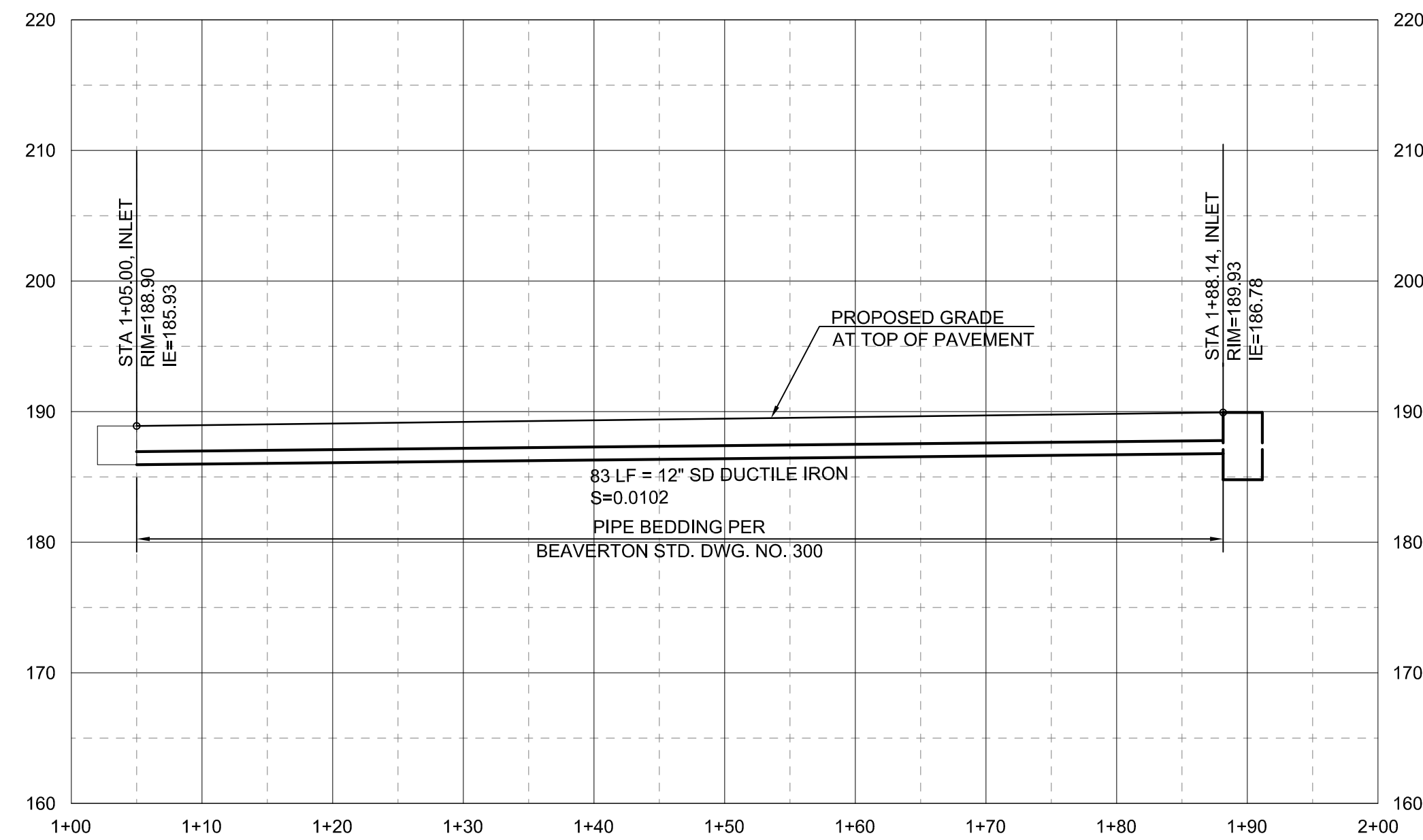
HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022

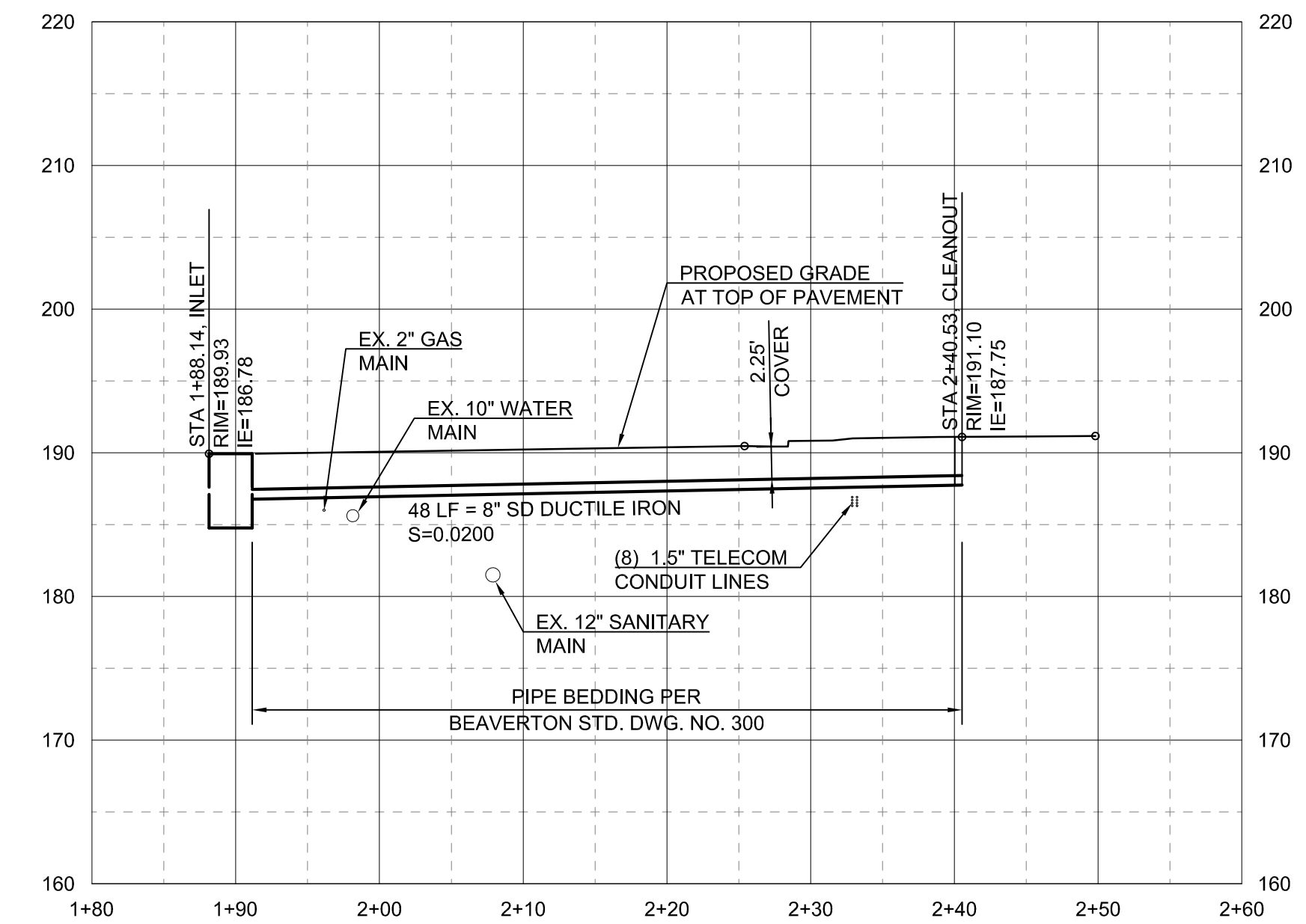


EXPIRES 6-30-2026



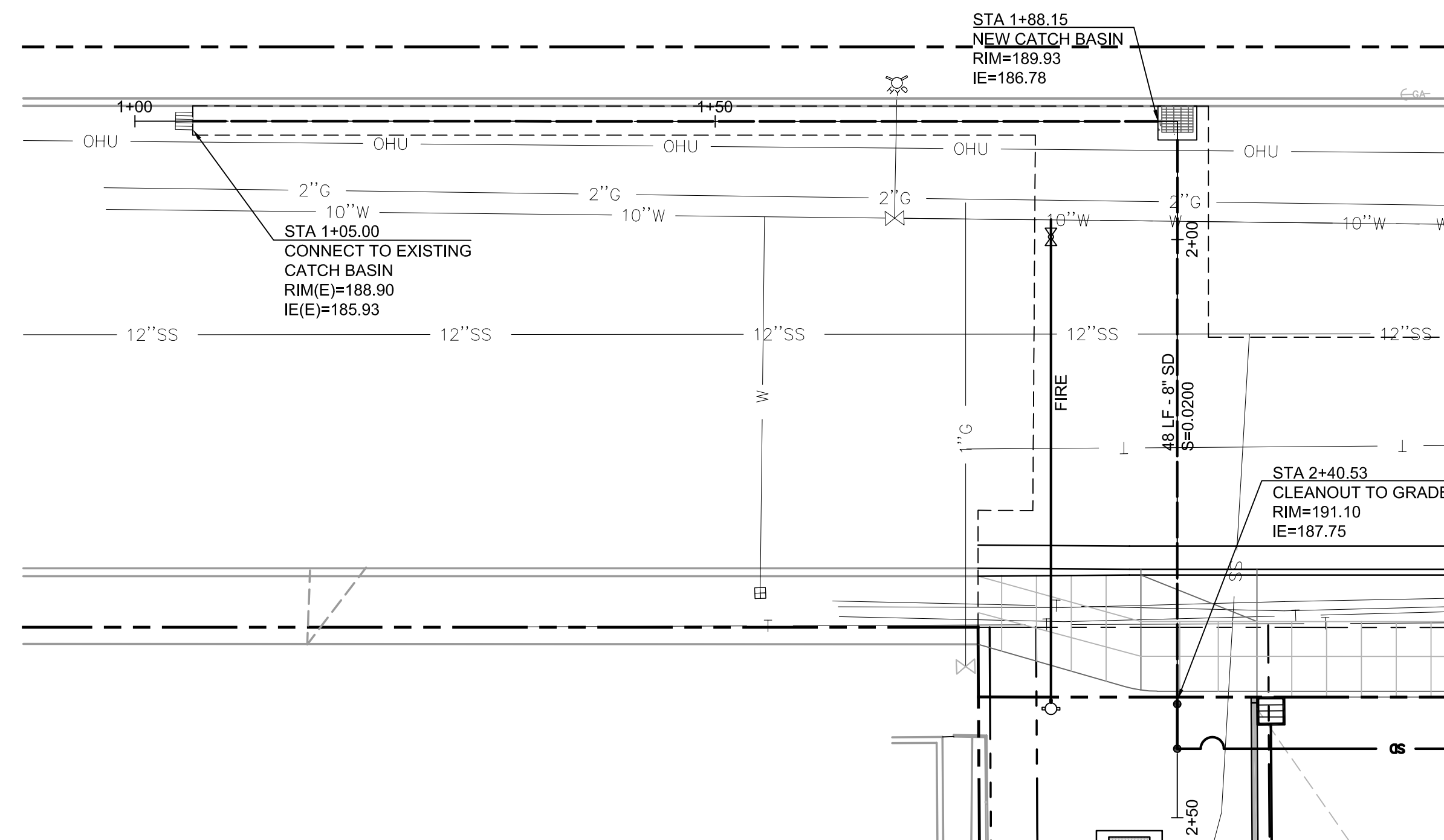
STORM CONNECTION PROFILE

SCALE: H: 1"=10'
V: 1"=10'



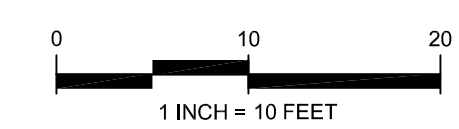
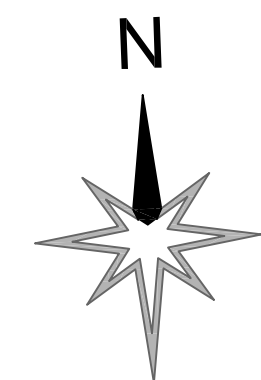
STORM LATERAL PROFILE

SCALE: H: 1"=10'
V: 1"=10'



STORM CONNECTION PLAN

SCALE: 1"=10'



DESIGN REVIEW TYPE 2

04.24.2026

issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

#	revision:	date

title:

STORM CONNECTION PLAN & PROFILE

sheet:

C2.01

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

DESIGN REVIEW TYPE 2

04.24.2026

issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision: date

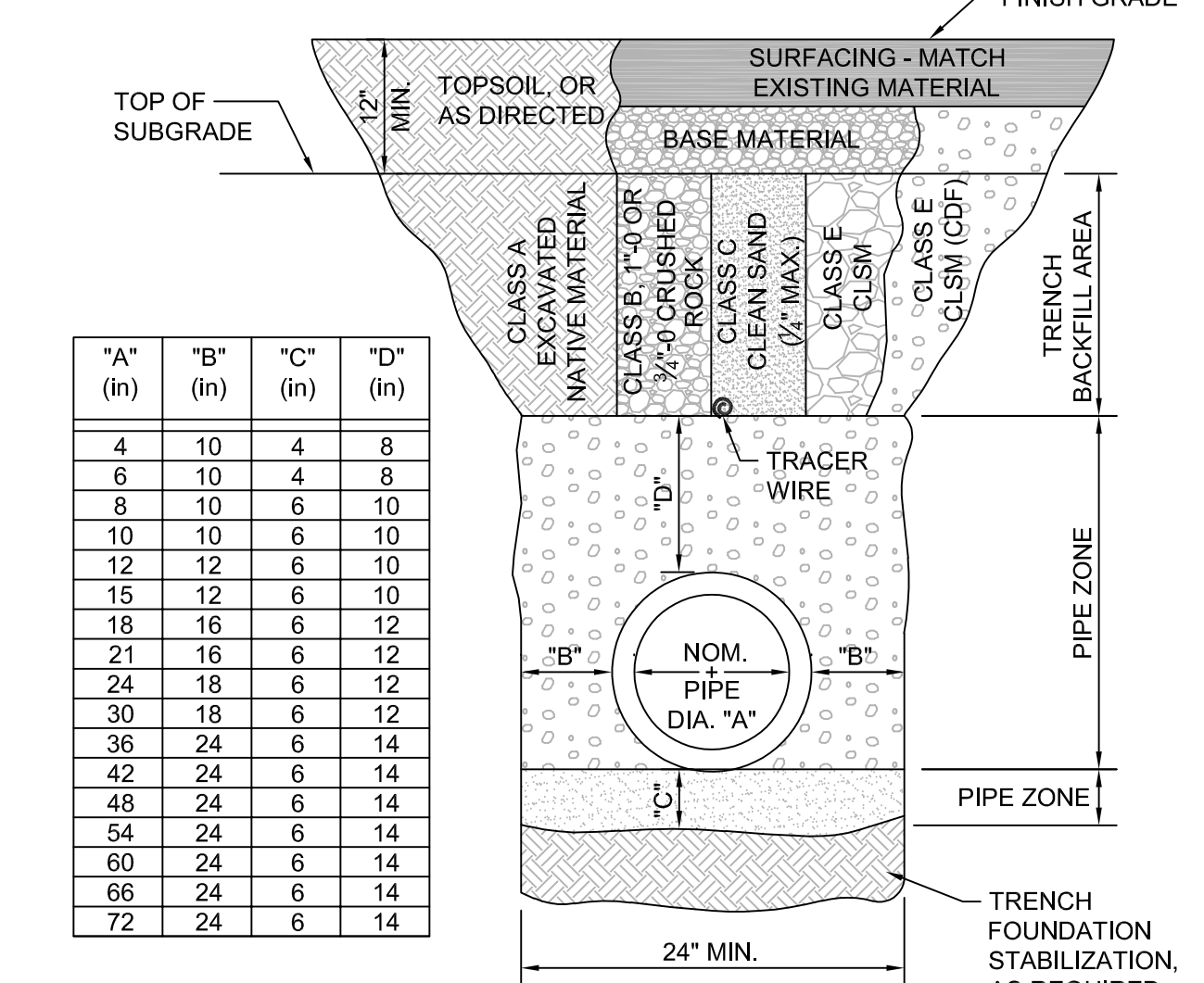
title:

CIVIL DETAILS

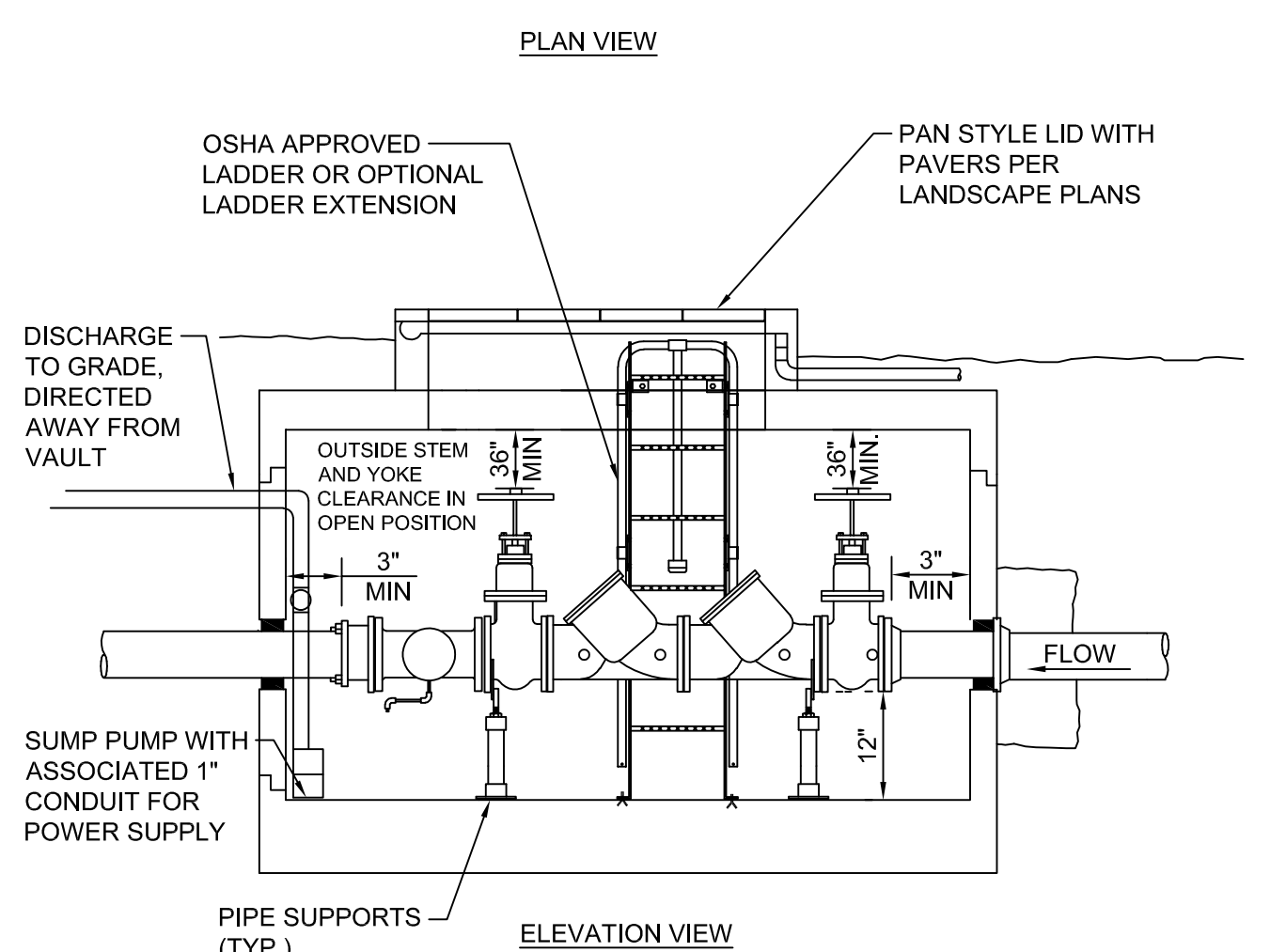
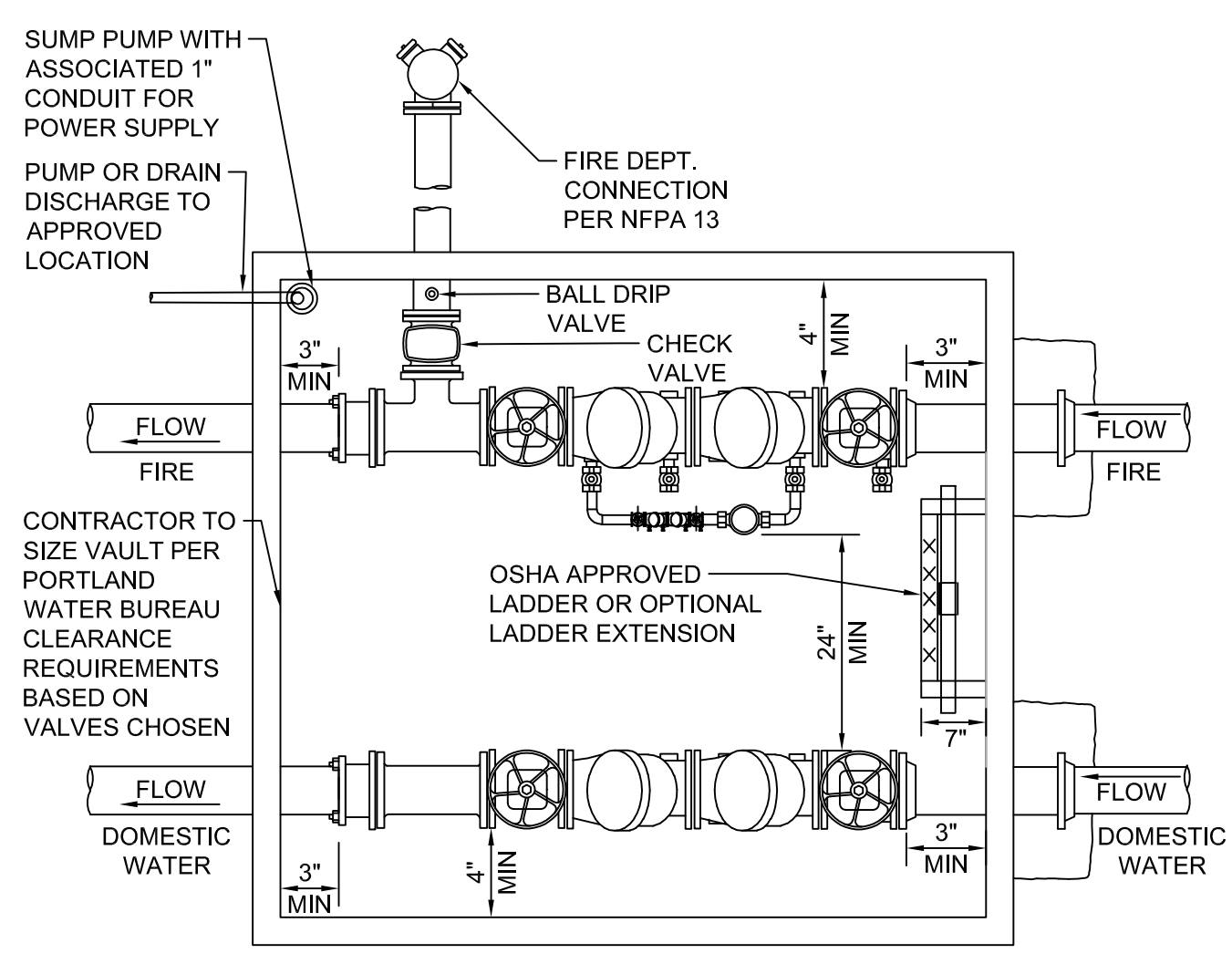
sheet:

C3.00

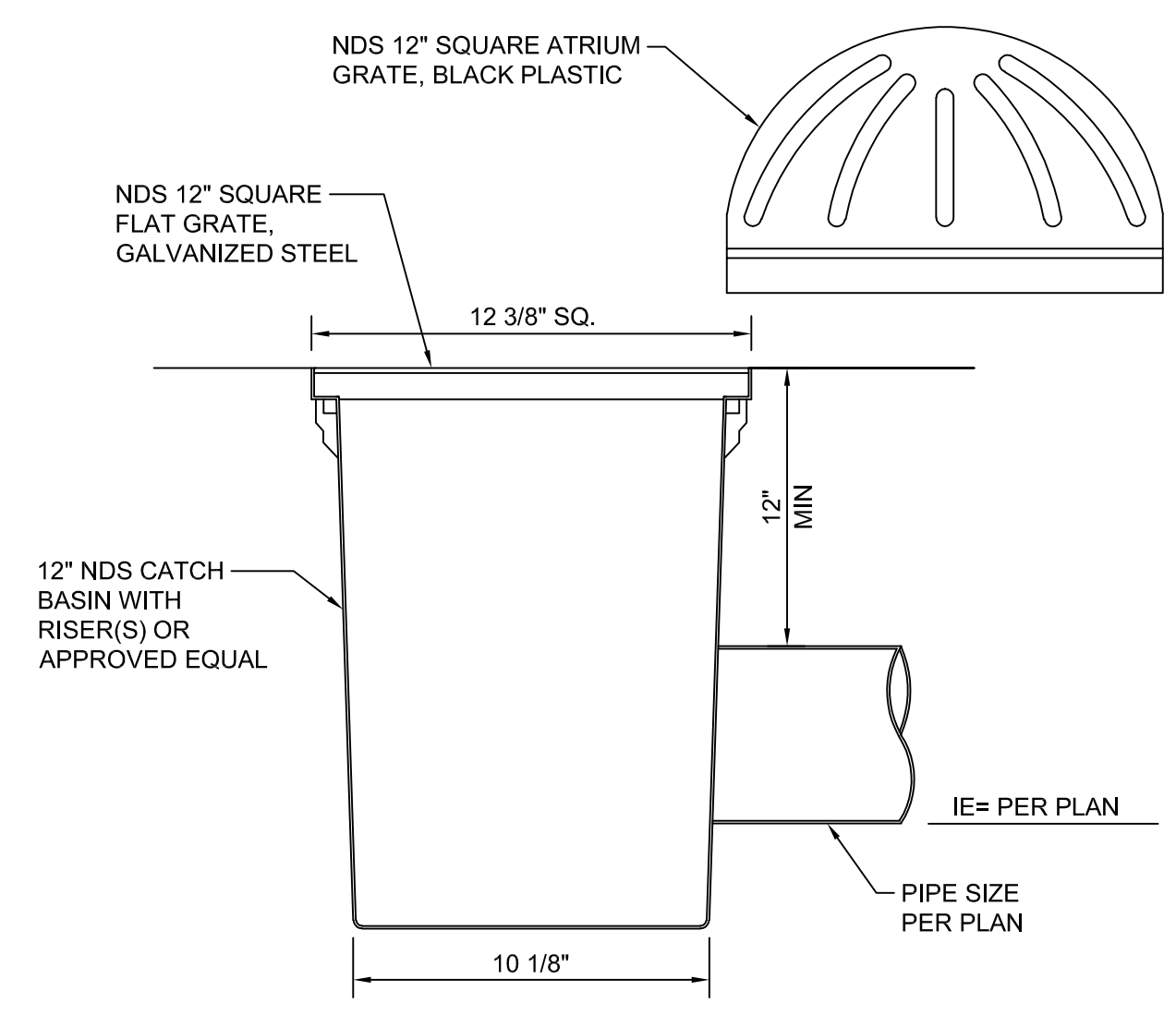
DIAMETER	MIN. SPACE BETWEEN PIPES
UP TO 48"	24"
UP TO 72"	ONE HALF (1/2) DIA. OF PIPE



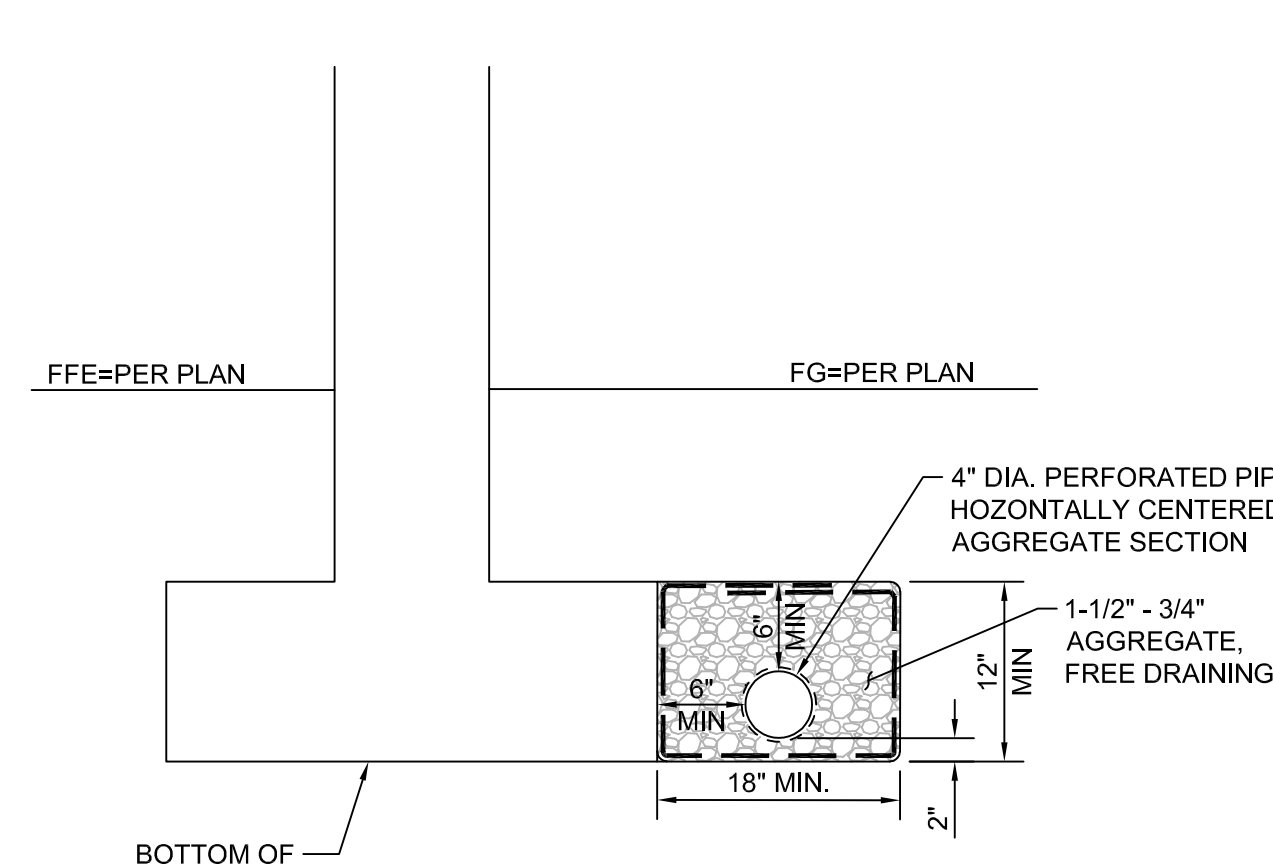
2 TRENCH BACKFILL
NTS



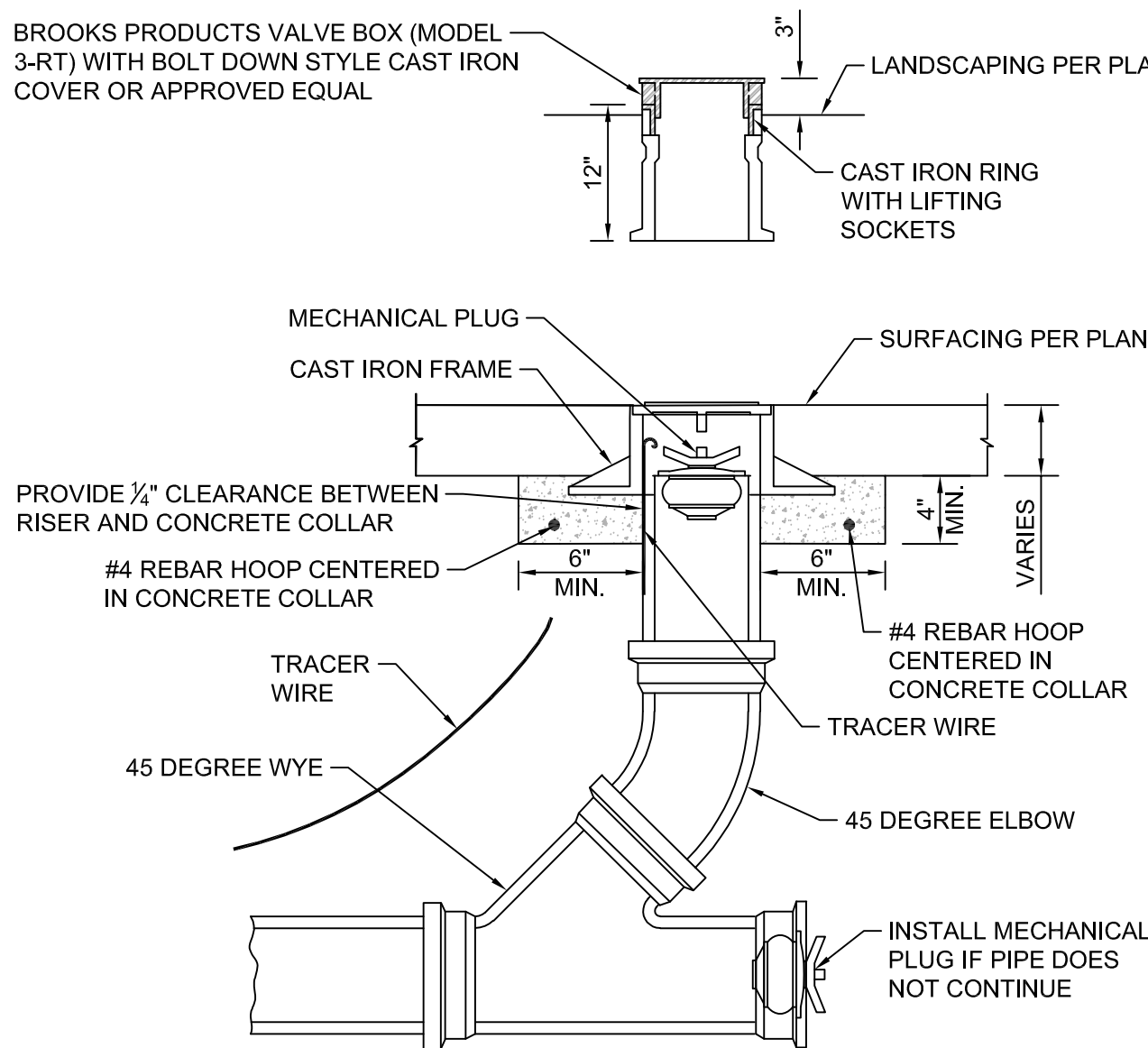
1 COMBINED DOMESTIC/FIRE BACKFLOW VAULT
NTS



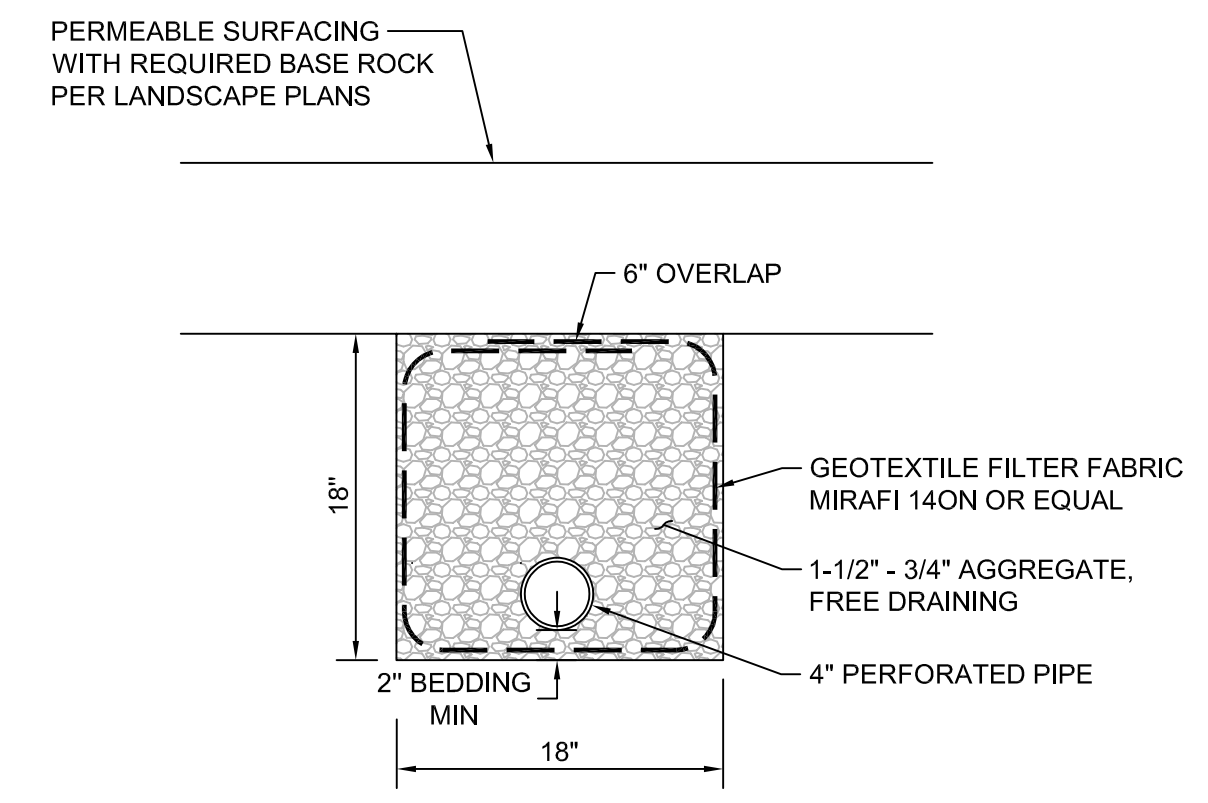
5 AREA DRAIN
NTS



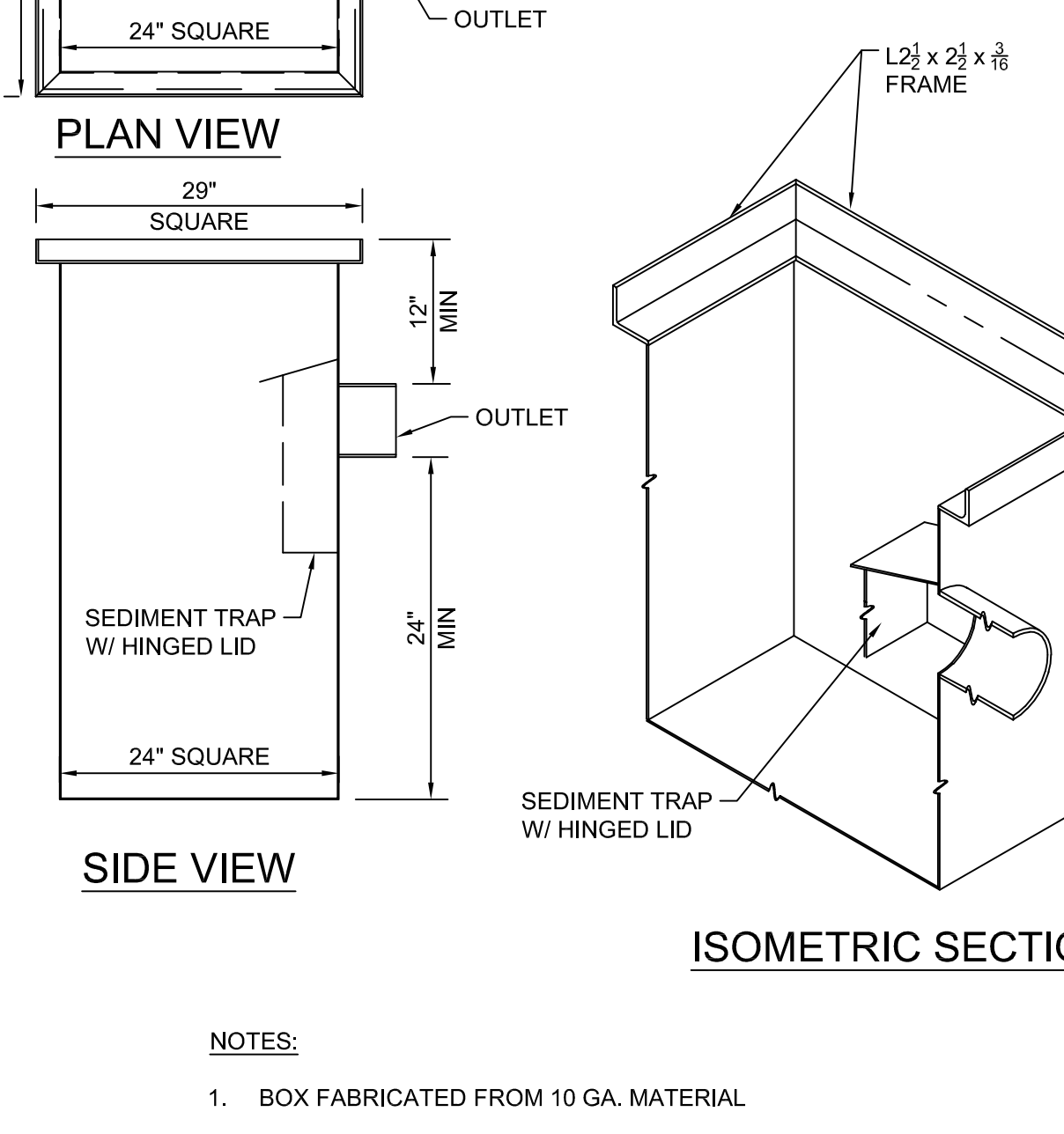
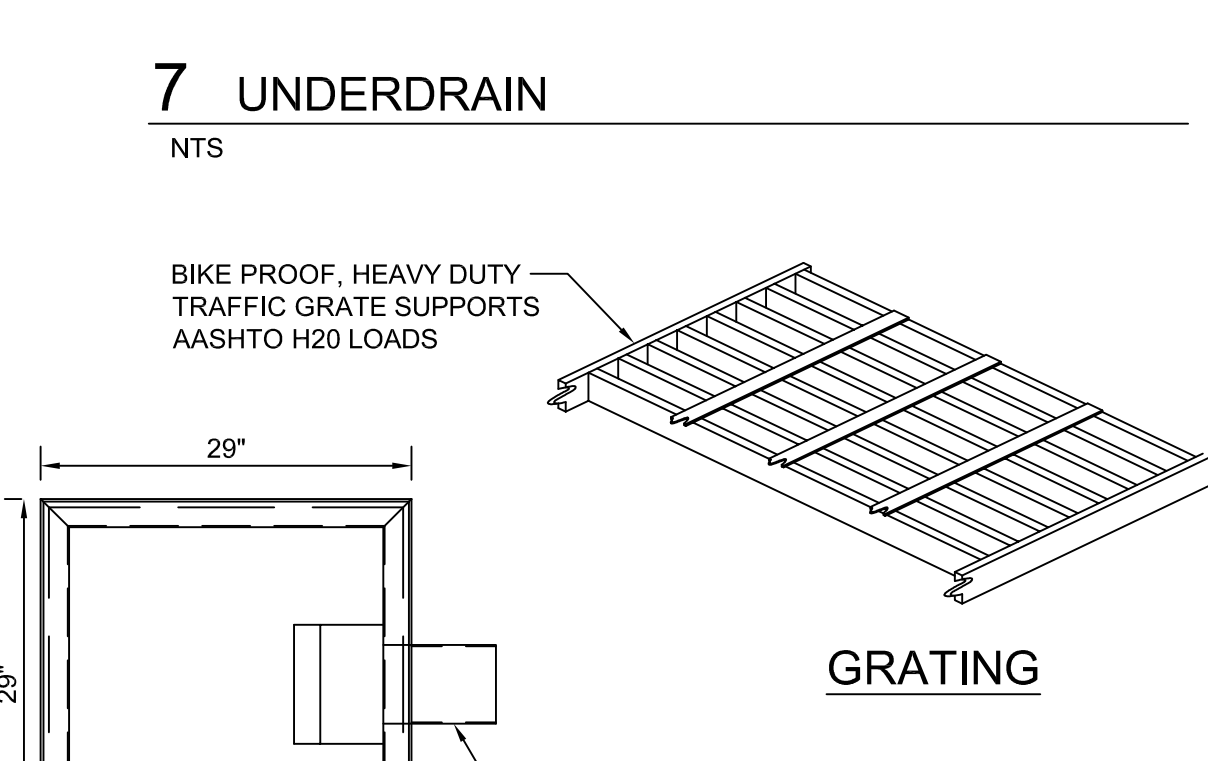
4 FOUNDATION DRAIN
NTS



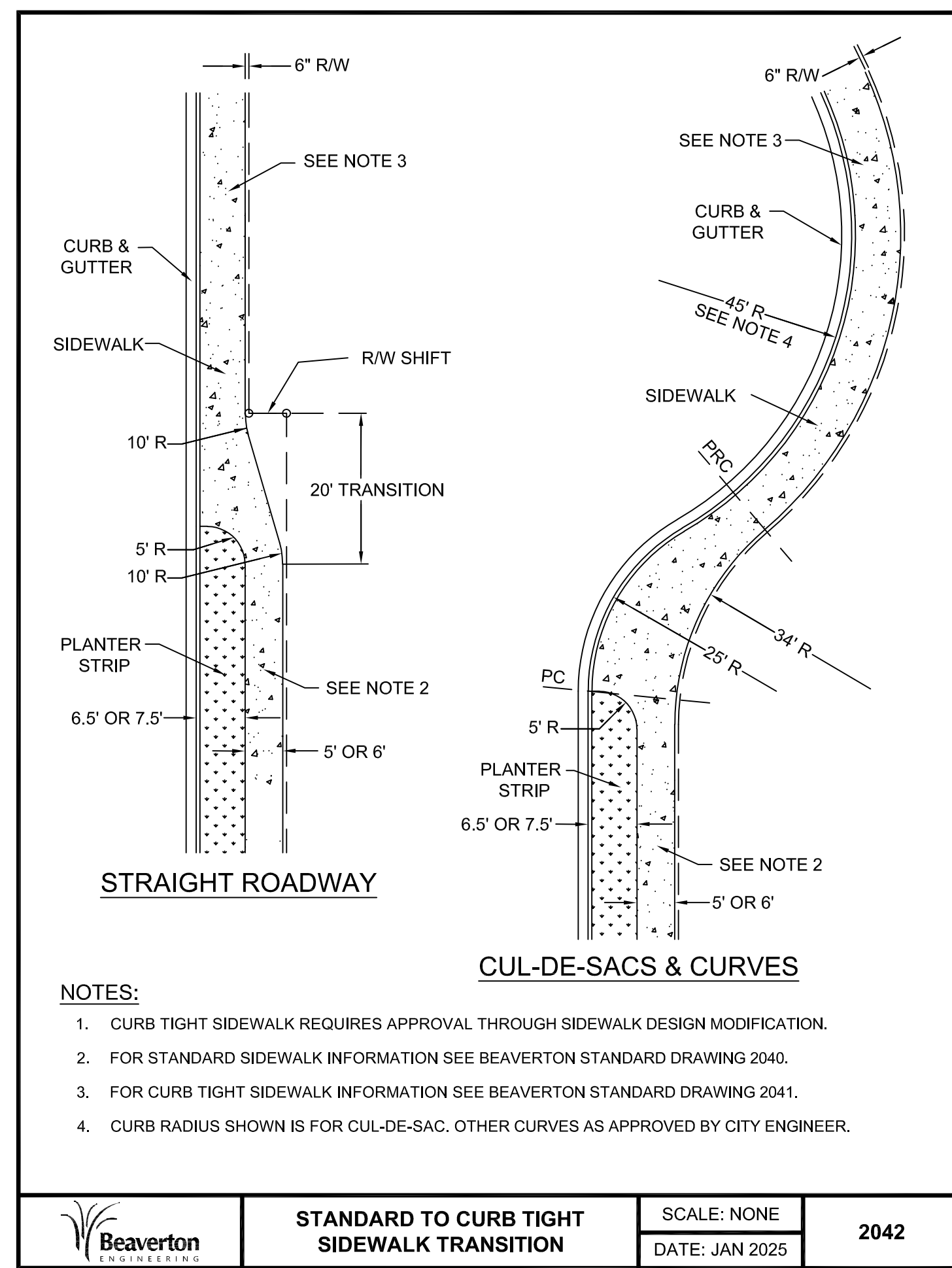
3 CLEANOUT
NTS



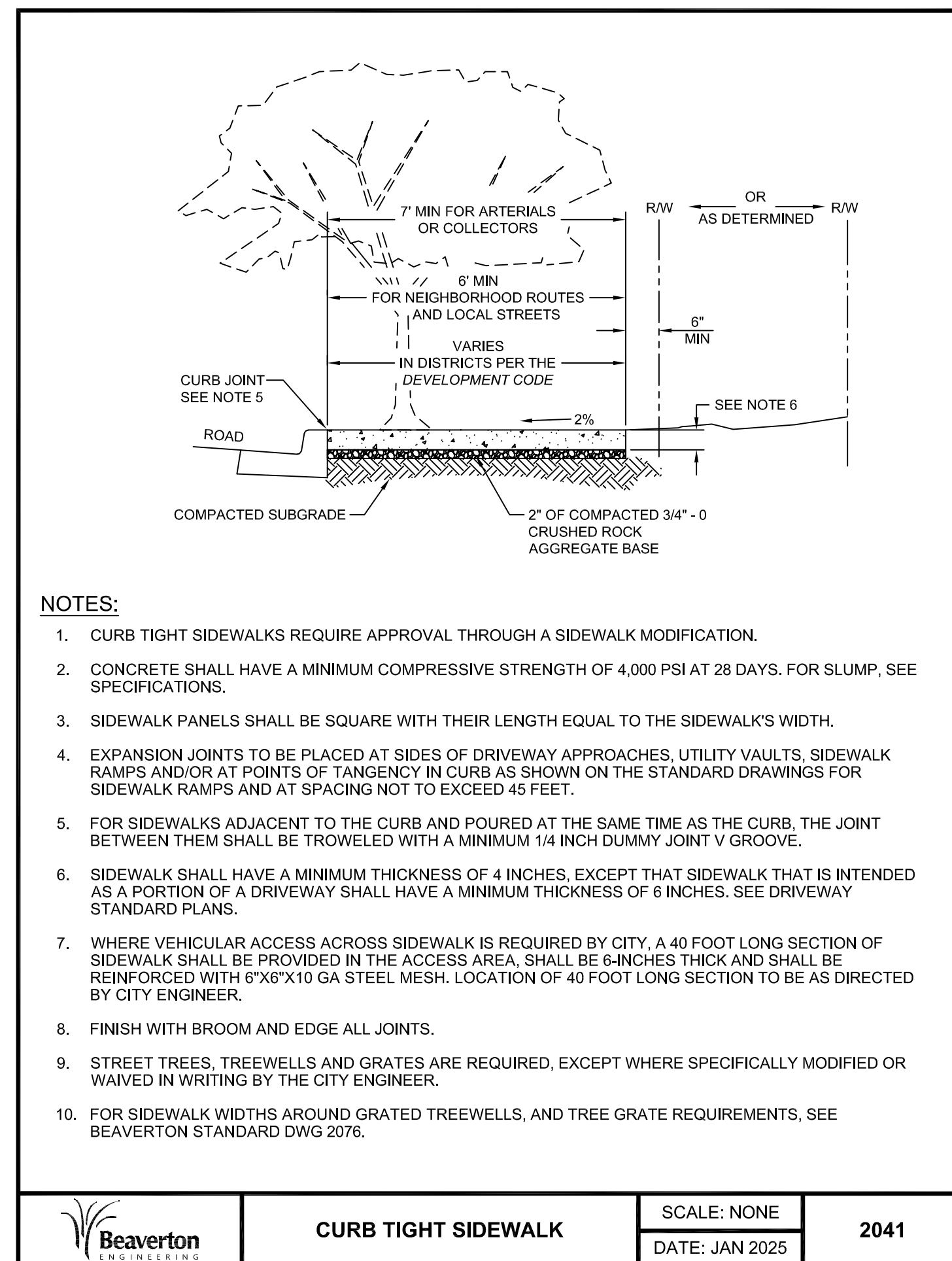
7 UNDERDRAIN
NTS



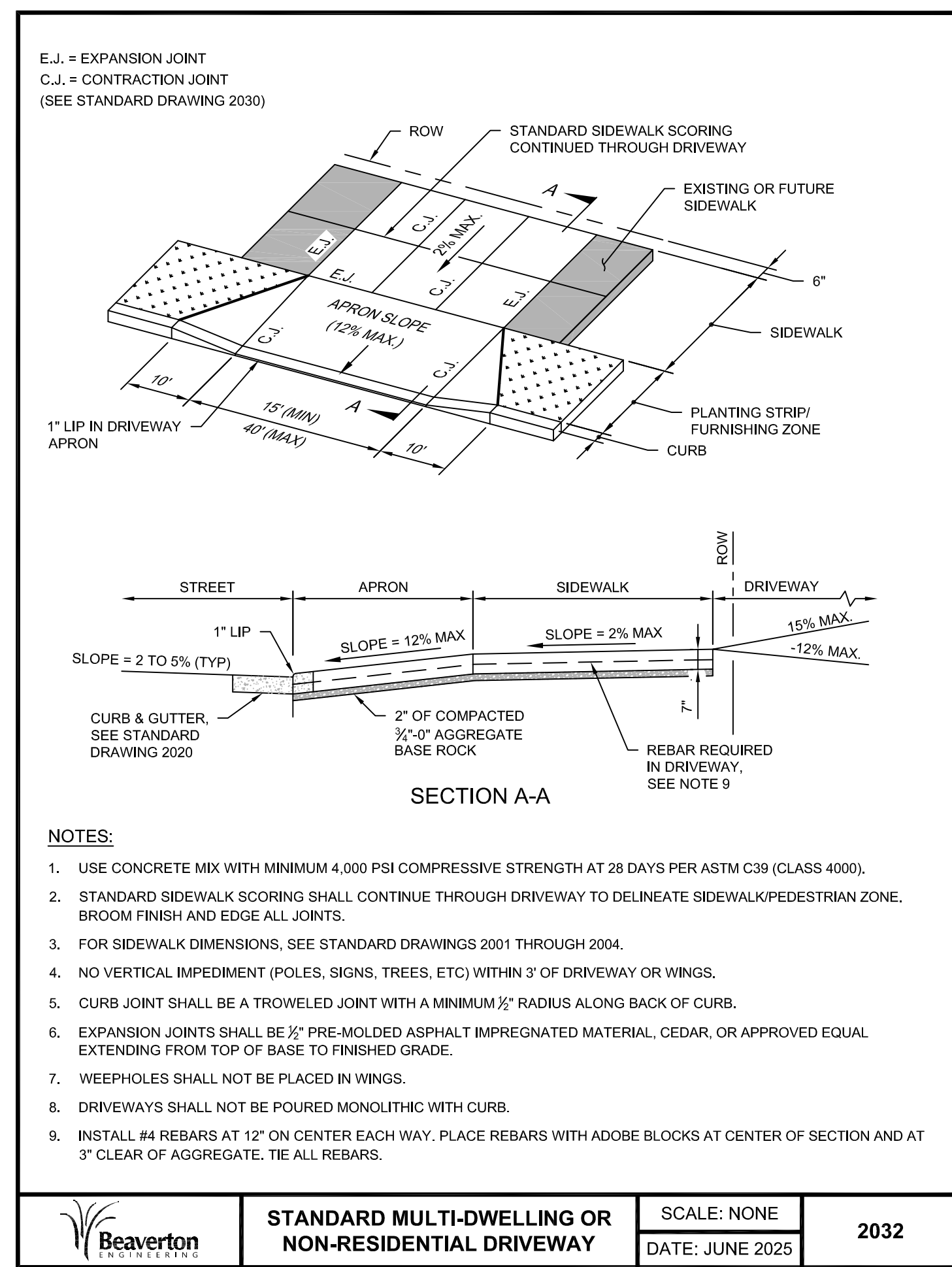
6 TRAPPED CATCH BASIN
NTS



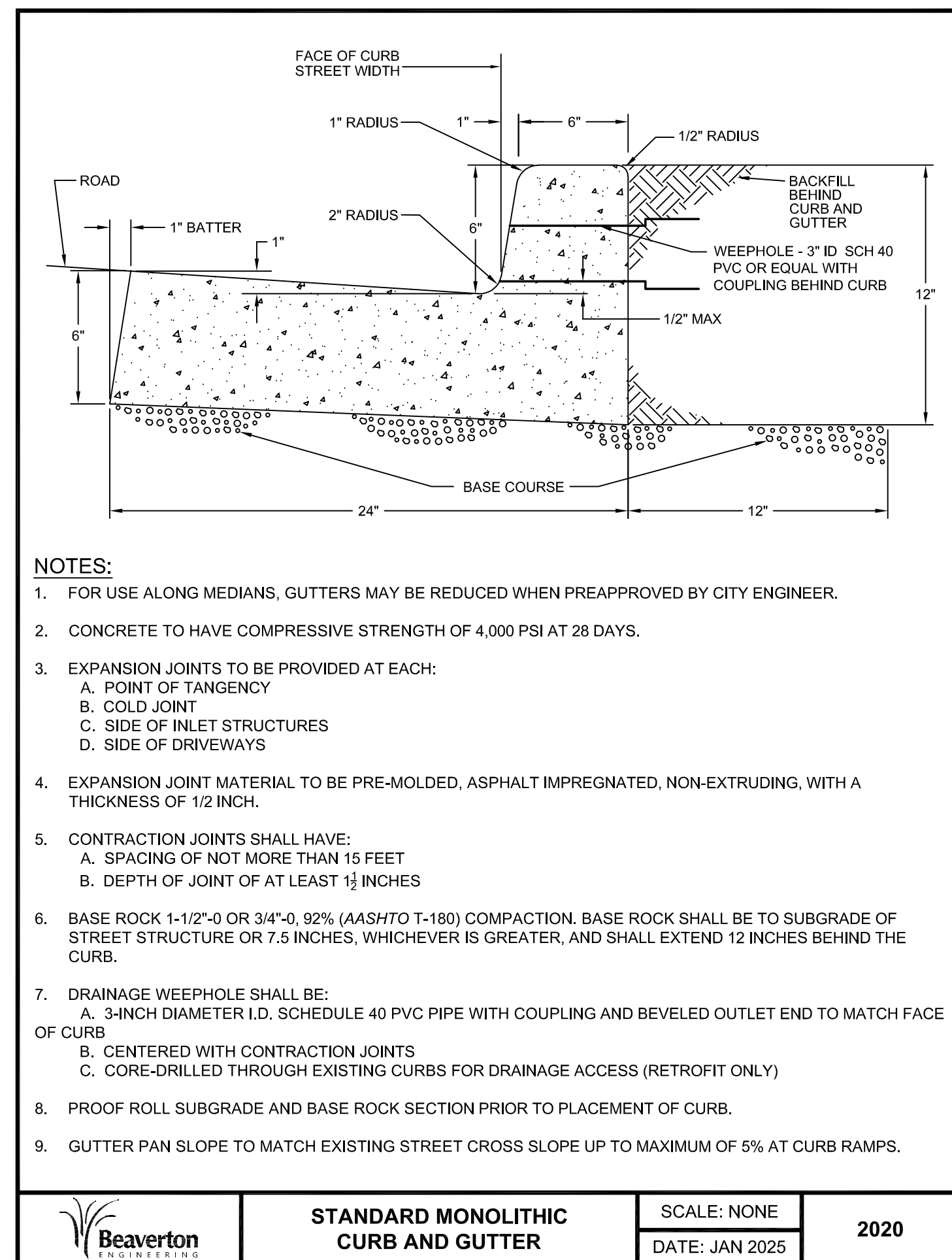
6 STANDARD TO CURB TIGHT TRANSITION
NTS



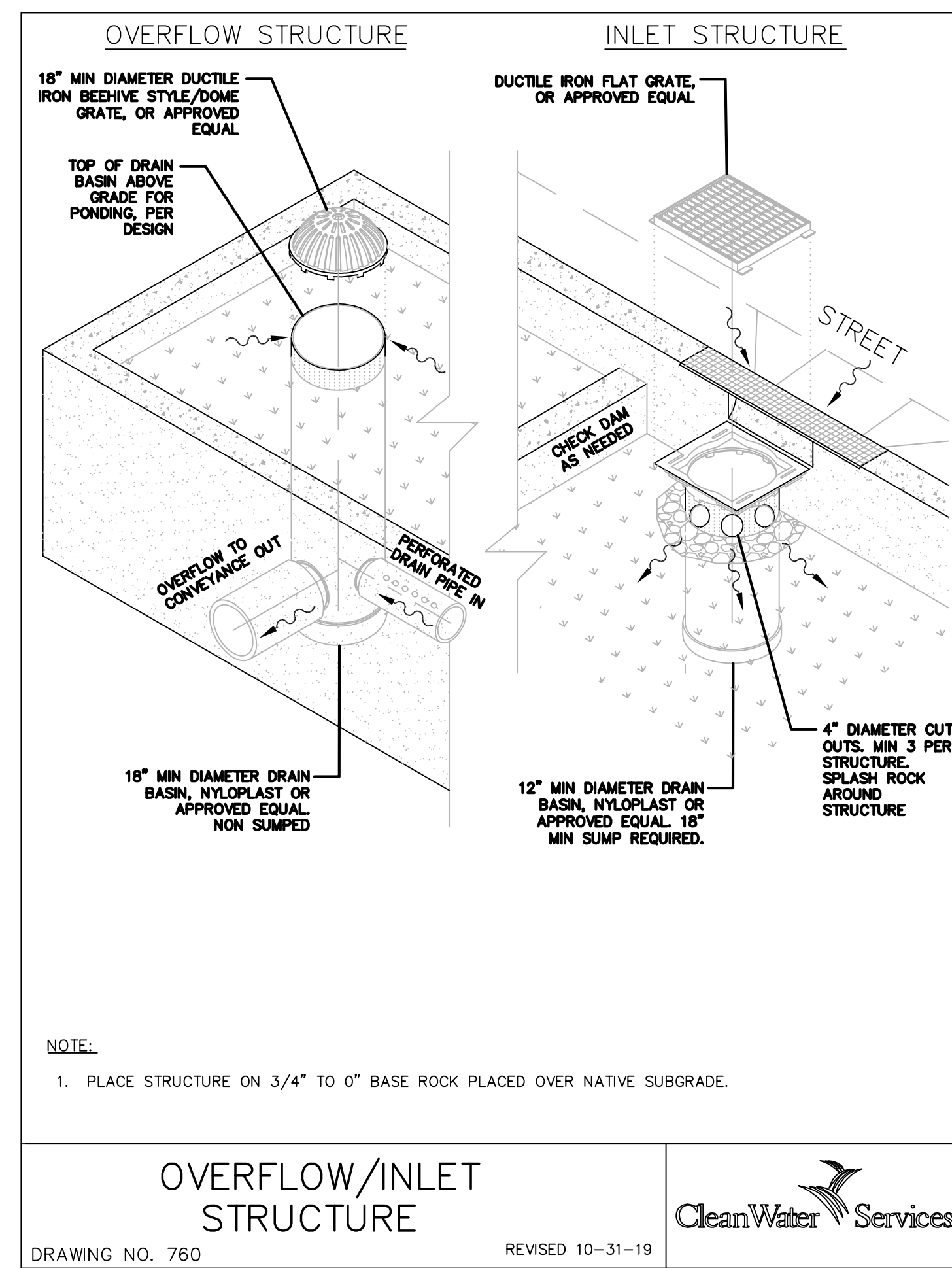
5 CURB TIGHT SIDEWALK
NTS



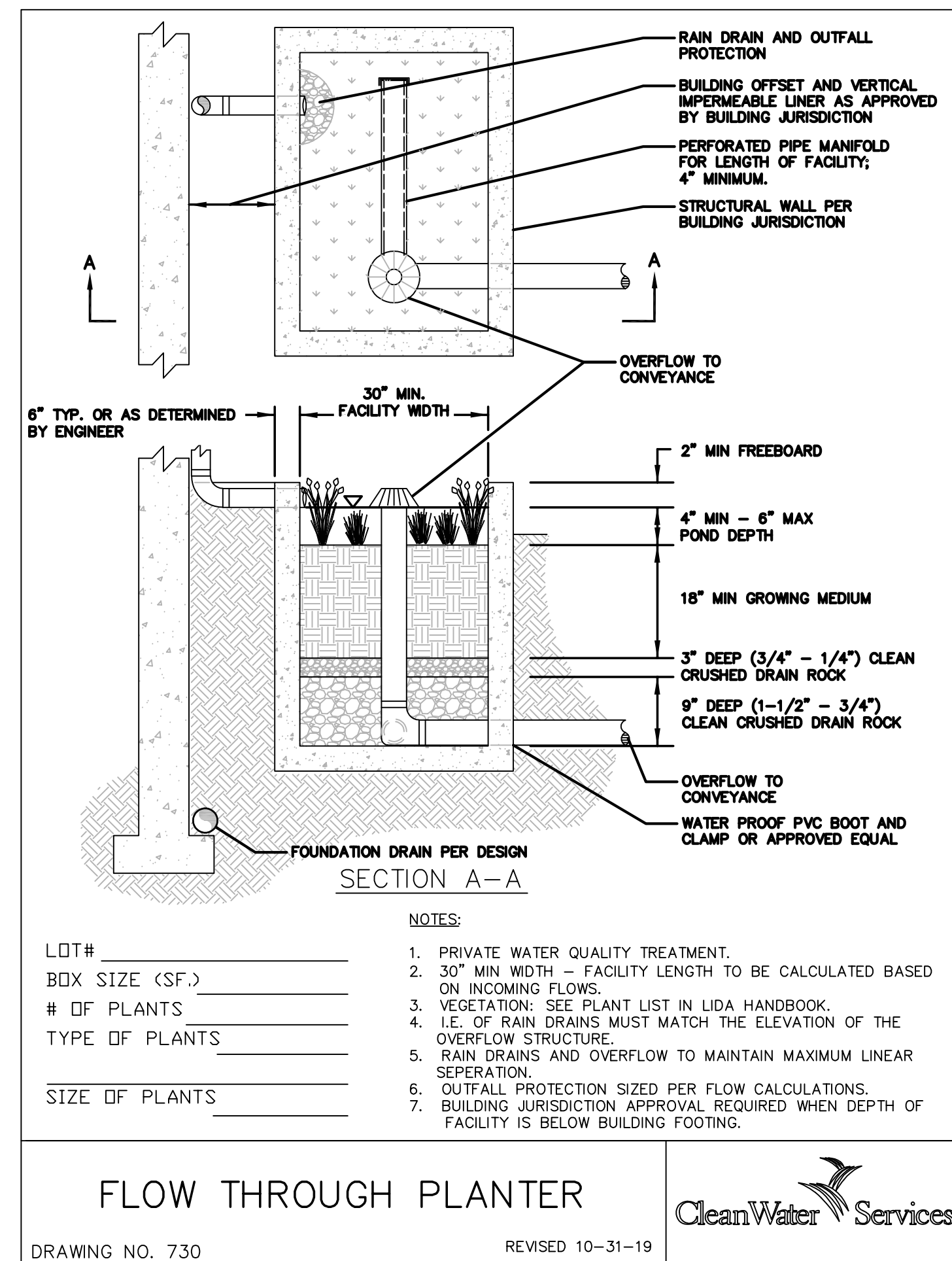
4 STANDARD MULTI-DWELLING DRIVEWAY
NTS



3 STANDARD MONOLITHIC CURB AND GUTTER
NTS



2 OVERFLOW STRUCTURE
NTS



1 FLOW THROUGH PLANTER
NTS



issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision:	date:
-----------	-------

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026

DESIGN REVIEW TYPE 2

04.24.2026

issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

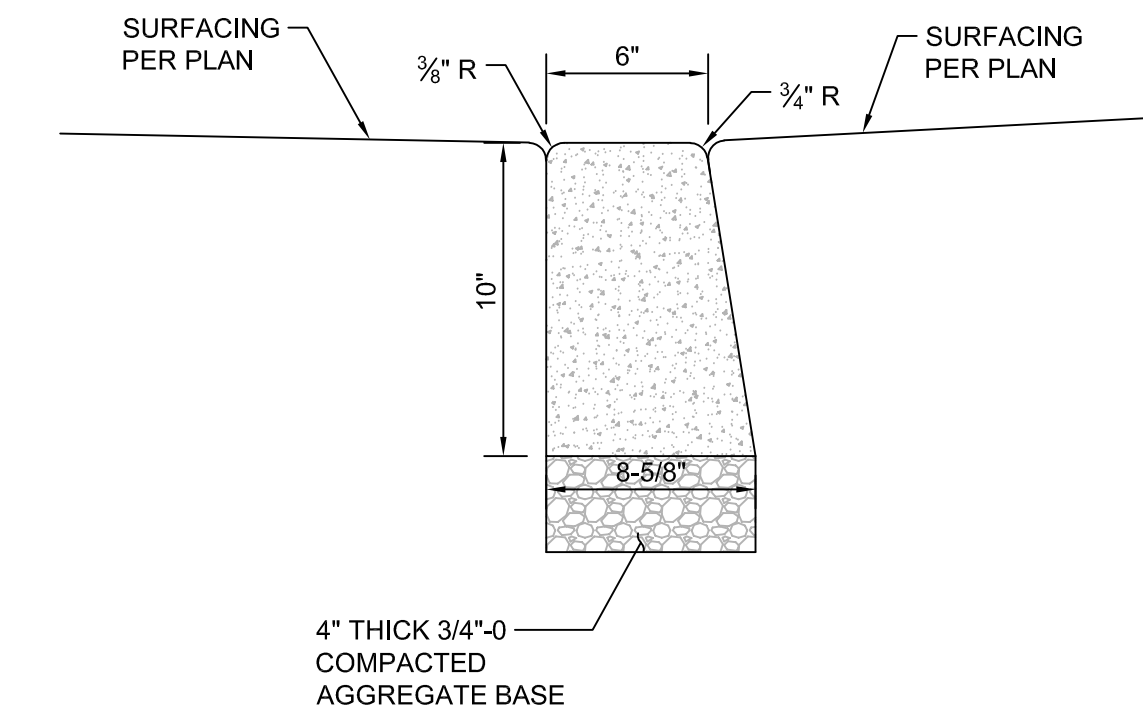
revision: date

title:

CIVIL DETAILS

sheet:

C3.02

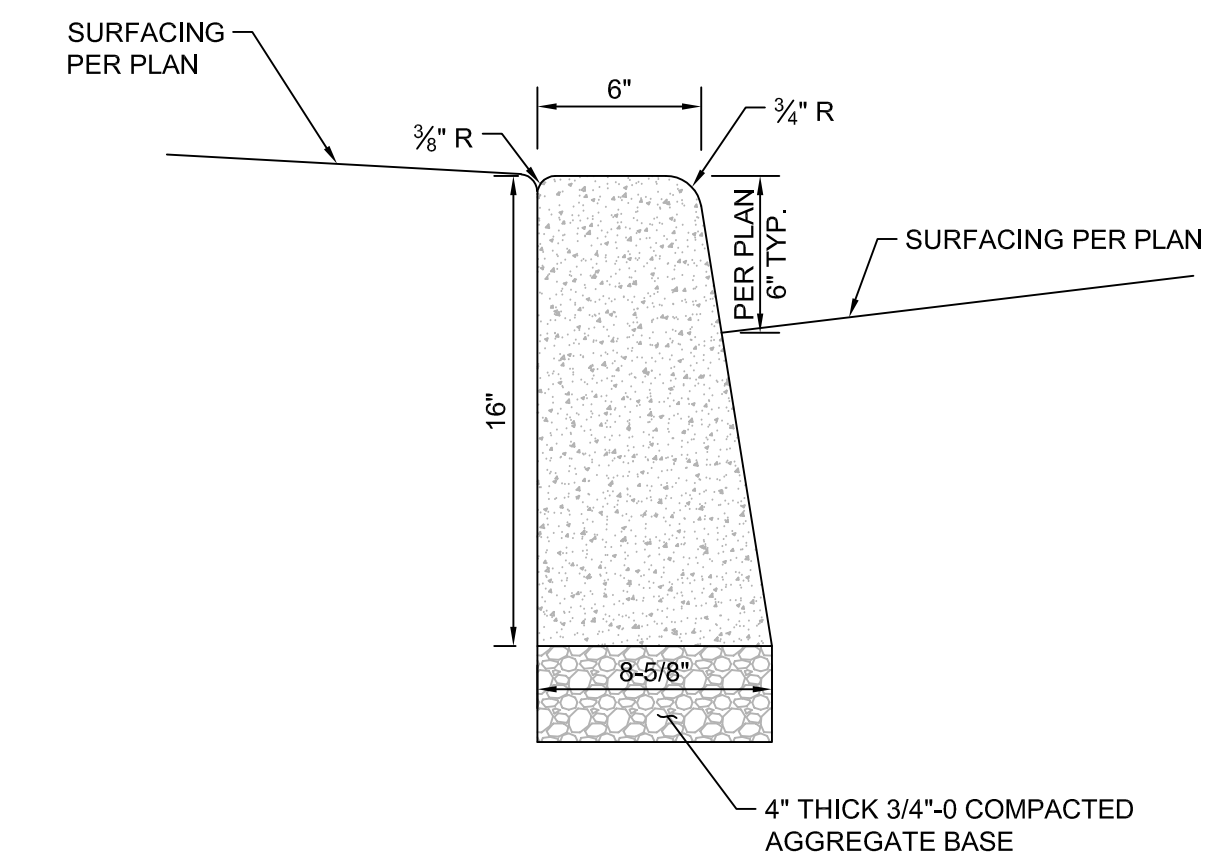


NOTES:

1. SET ADJACENT SURFACES FLUSH WITH CURB.

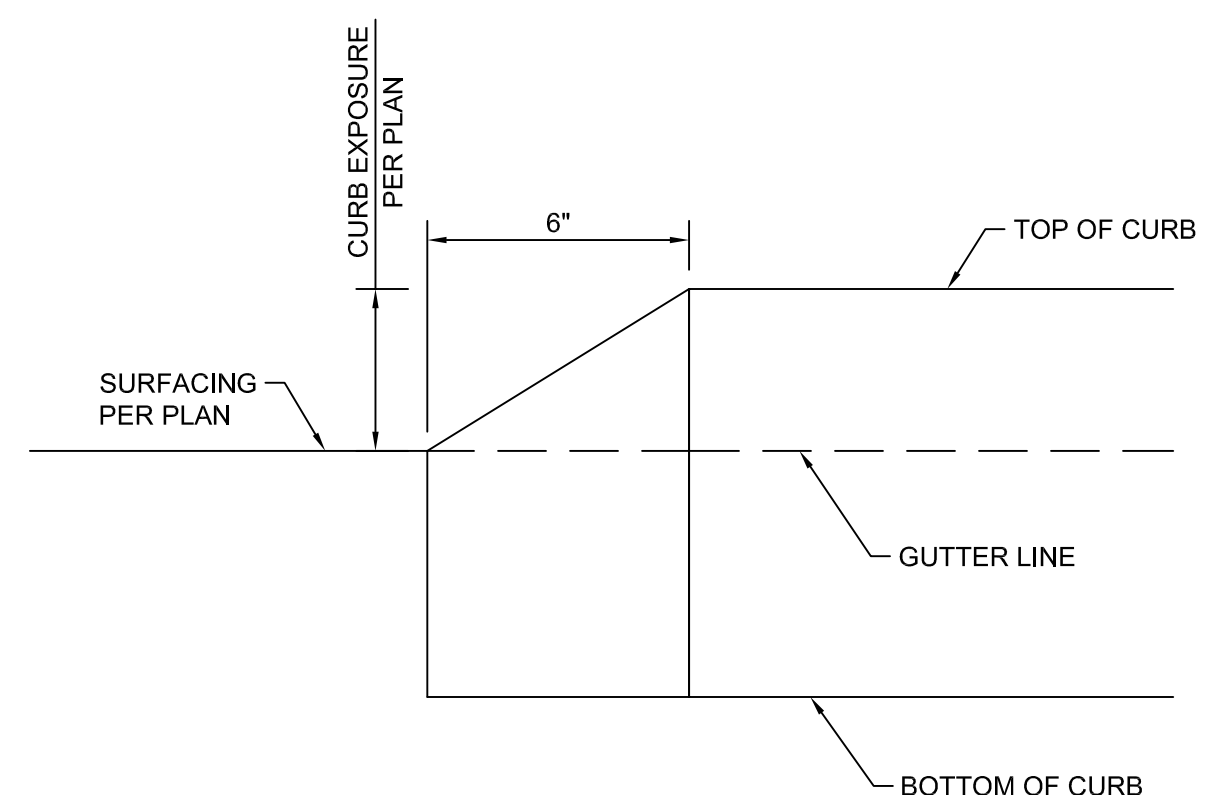
3 FLUSH CONCRETE CURB

NTS



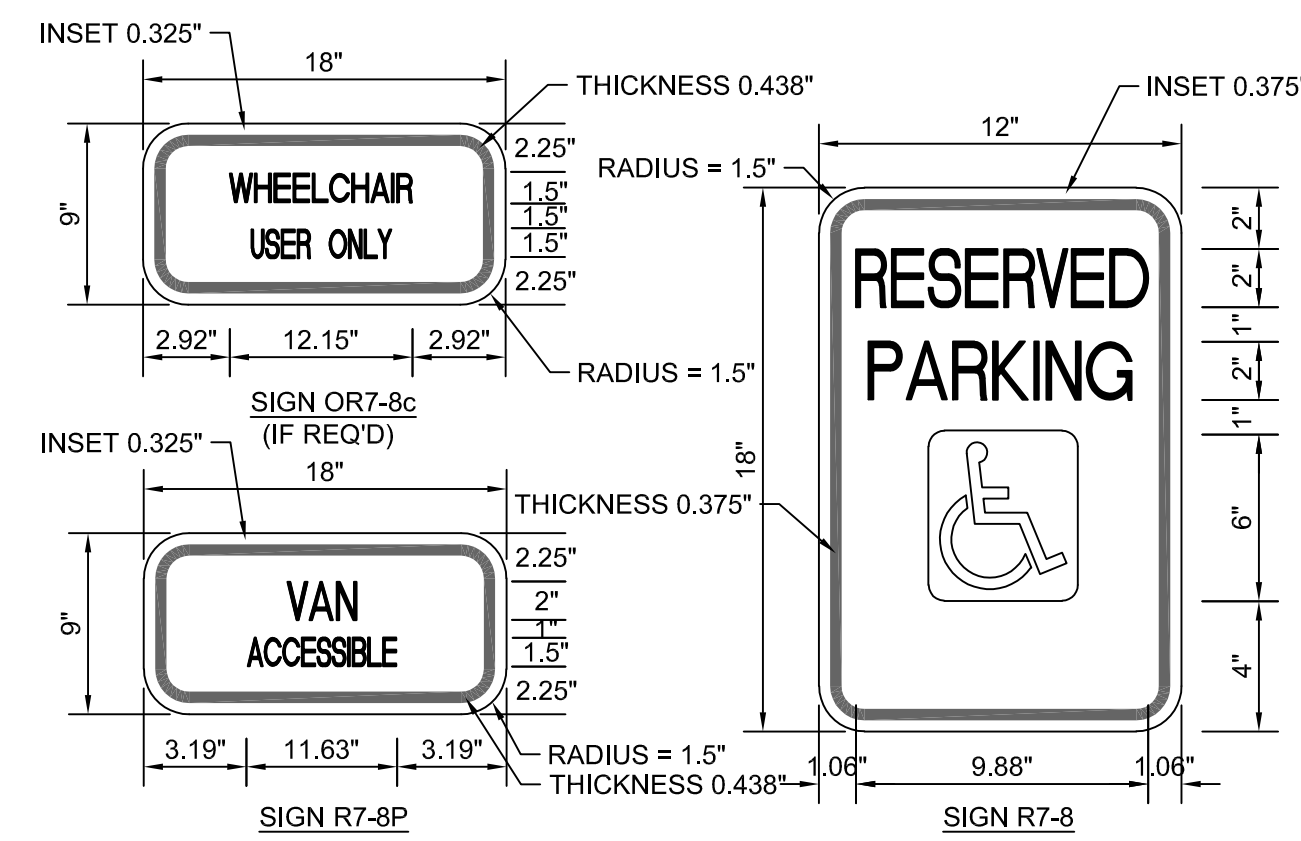
2 STANDARD CONCRETE CURB

NTS



1 CURB TAPER

NTS



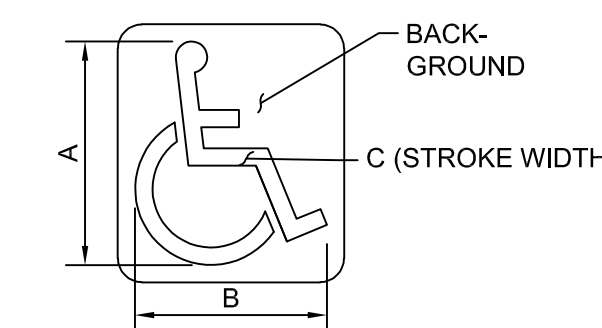
NOTES:

1. SIGN BACKGROUND: WHITE, RETROREFLECTIVE SHEETING
2. SIGN LETTERING: GREEN, RETROREFLECTIVE SHEETING
3. SIGN SYMBOL: WHITE ON BLUE, RETROREFLECTIVE SHEETING
4. STANDARD ACCESSIBLE STALL REQUIRES SIGN R7-8 ONLY. VAN ACCESSIBLE PARKING STALL REQUIRES BOTH R7-8 AND R7-8P.
5. POST MOUNTED SIGNS SHALL BE INSTALLED WITH A VERTICAL CLEARANCE OF 7' FROM GRADE AT PARKING STALL TO BOTTOM OF SIGN.
6. BUILDING MOUNTED SIGNS SHALL BE INSTALLED WITH A VERTICAL CLEARANCE OF 5' MINIMUM FROM GRADE AT PARKING STALL TO BOTTOM OF SIGN.

6 ACCESSIBLE PARKING SIGNS

NTS

LEGEND	DIMENSIONS (INCHES)		
	A	B	C
MINIMUM	28	24	3
STANDARD	41	36	4

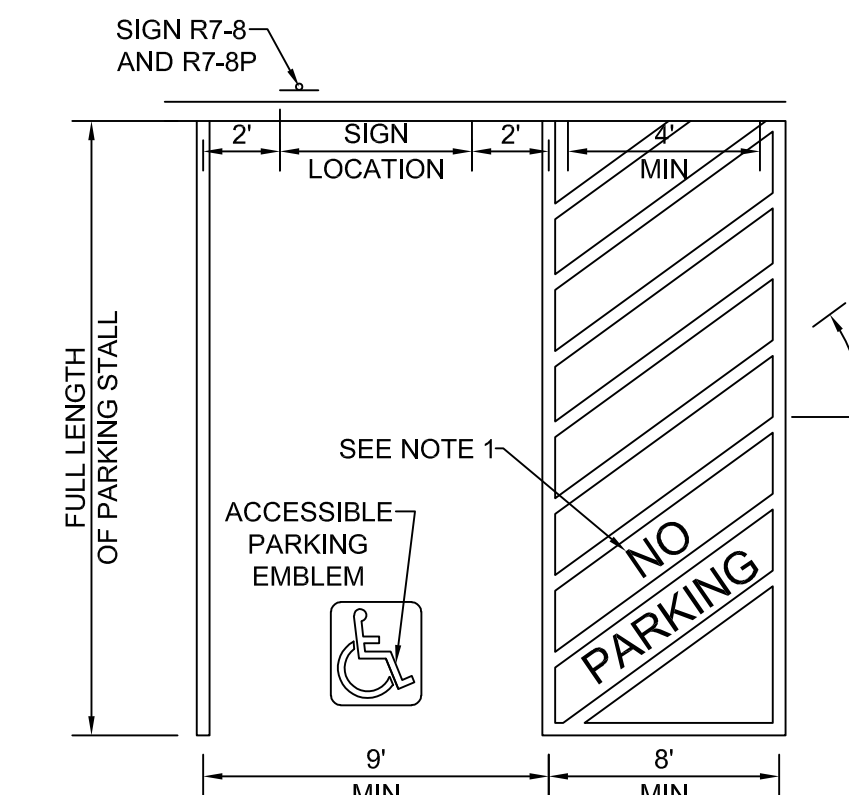


NOTES:

1. PAVEMENT MARKING BACKGROUND: OPTIONAL: BLUE, RETROREFLECTIVE
2. PAVEMENT MARKING STENCIL: WHITE, RETROREFLECTIVE

5 ACCESSIBLE PARKING EMBLEM

NTS

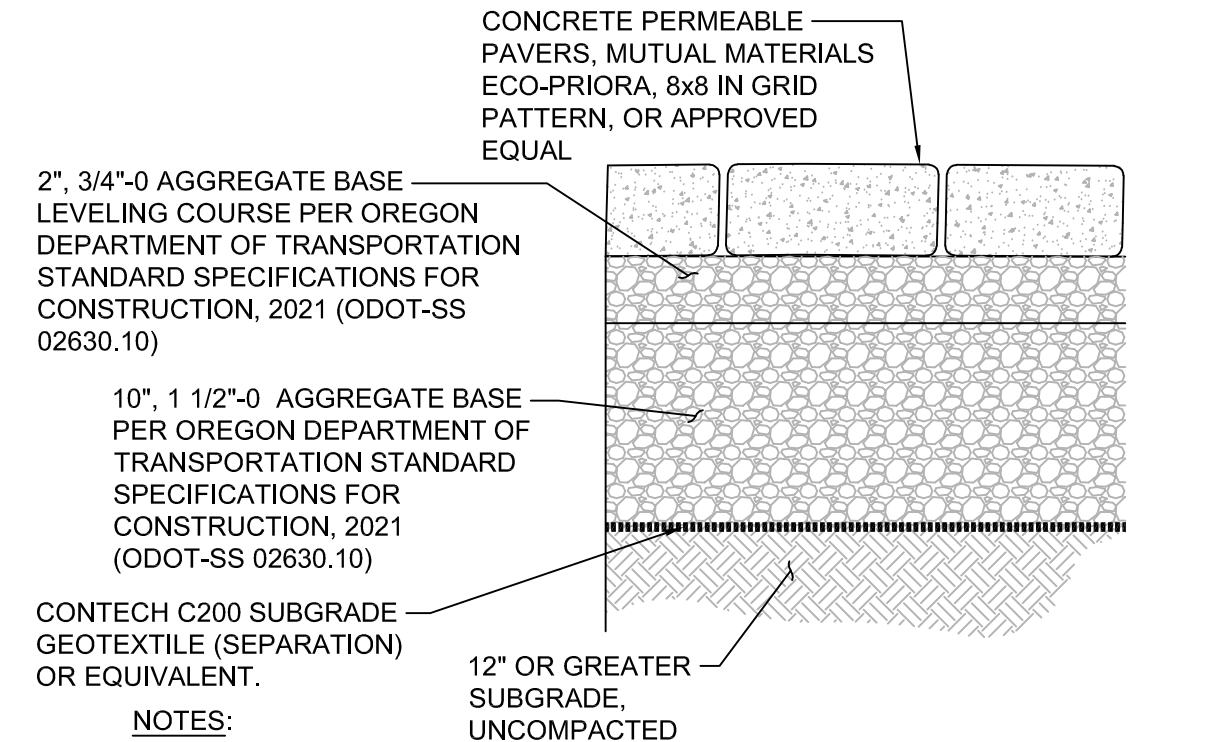


NOTES:

1. PAVEMENT MARKING: WHITE OR YELLOW, RETROREFLECTIVE. "NO" SHALL BE 18"L X 12"H, AND "PARKING" SHALL BE 60"L X 12"H.

4 ACCESSIBLE PARKING SPACE

NTS

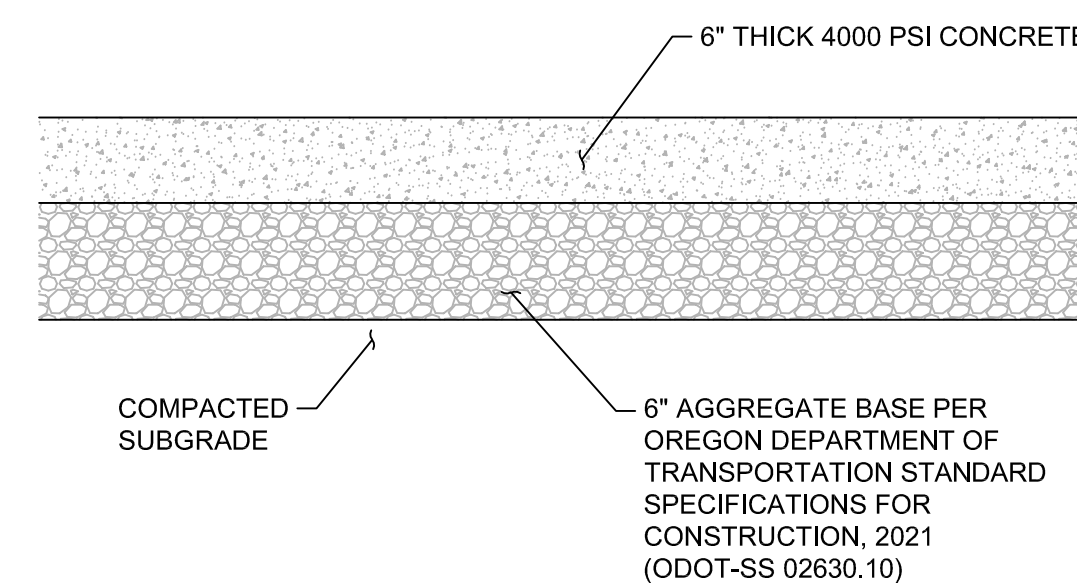


NOTES:

1. SET ADJACENT SURFACES FLUSH WITH PAVERS.
2. AGGREGATE BASE PARTICLE SIZE NOT TO EXCEED 1 1/2". AGGREGATE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557.
3. NATIVE SOIL SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557. IMPORTED STRUCTURAL FILLS SHALL BE PREPARED PER GEOTECHNICAL INVESTIGATION, PREPARED BY CENTRAL GEOTECHNICAL SERVICES, LLC, SEPTEMBER 23, 2022.
4. IF PAVING OCCURS DURING WET SEASON, CONFIRM ADDITIONAL AGGREGATE BASE DEPTH WITH GEOTECHNICAL ENGINEER ON SITE.

8 PERMEABLE PAVERS

NTS

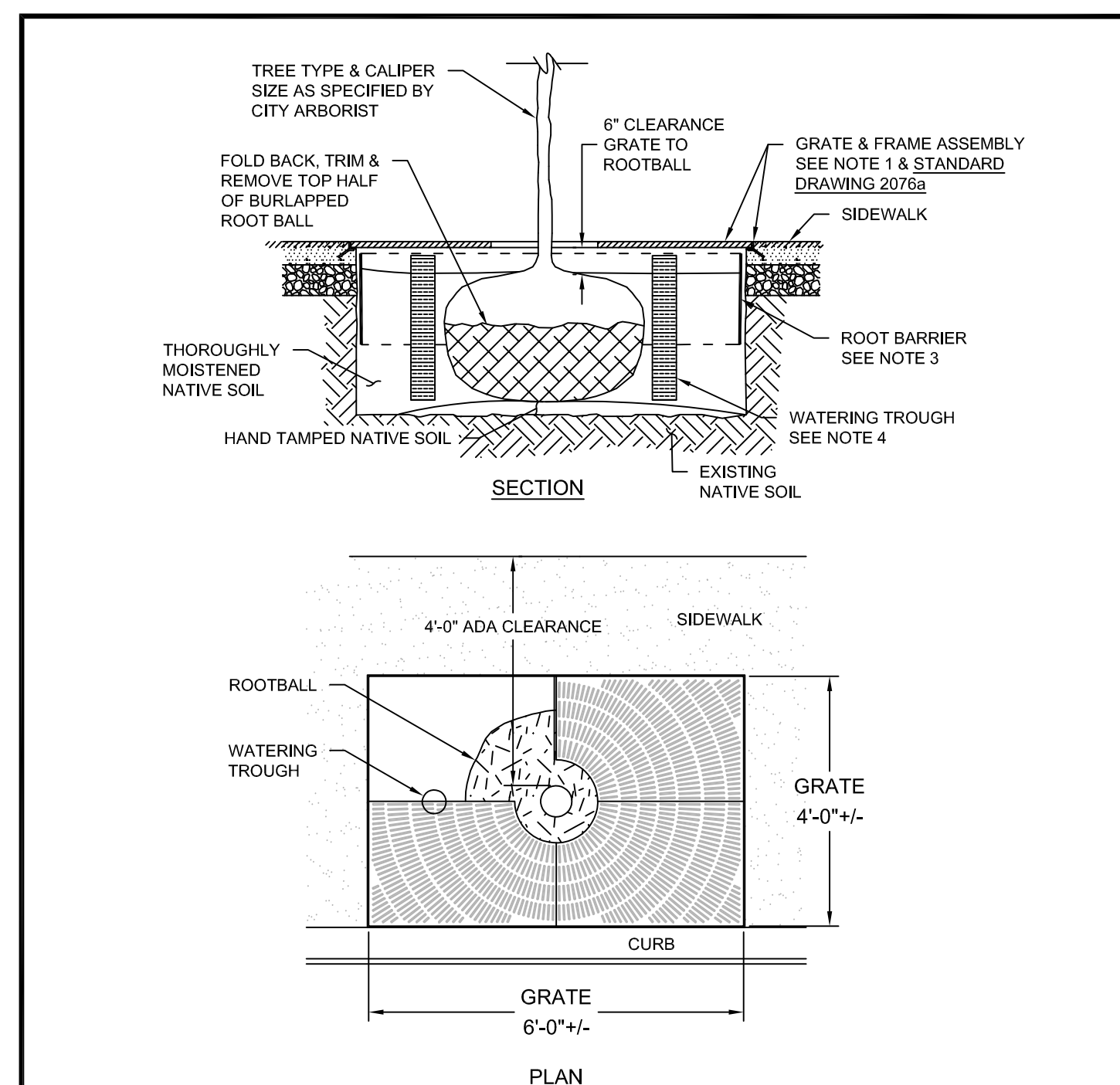


NOTES (DRY WEATHER):

1. AGGREGATE BASE PARTICLE SIZE NOT TO EXCEED 1 1/2".
2. NATIVE SOIL SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 92% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557.

7 VEHICULAR CONCRETE PAVING

NTS



NOTES:

1. SEE CITY'S APPROVED PRODUCT LIST FOR GRATE & FRAME ASSEMBLY OPTIONS.
2. SEE STANDARD DRAWING 2076a FOR GRATE FRAMING DETAILS.
3. AN 18" DEEP ROOT BARRIER SHALL BE PLACED AT BOTH SIDES AND ALONG SIDEWALK FACE.
4. PROVIDE TWO, 3" DIAMETER ABS PERFORATED PIPE WATERING TROUGHS FILLED WITH PEA GRAVEL.
5. DO NOT UNDERMINE CURB OR SIDEWALK WHEN EXCAVATING.
6. ADA CLEARANCE SHALL BE 4 FEET AS SHOWN, UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER PURSUANT TO A DESIGN EXCEPTION UNDER SECTION 160 OF THE ENGINEERING DESIGN MANUAL.

Beaverton ENGINEERS	CURB TIGHT SIDEWALK TREEWELL WITH GRATE	SCALE: NONE	2076
		DATE: JAN 2026	

9 TREEWELL WITH GRATE

NTS

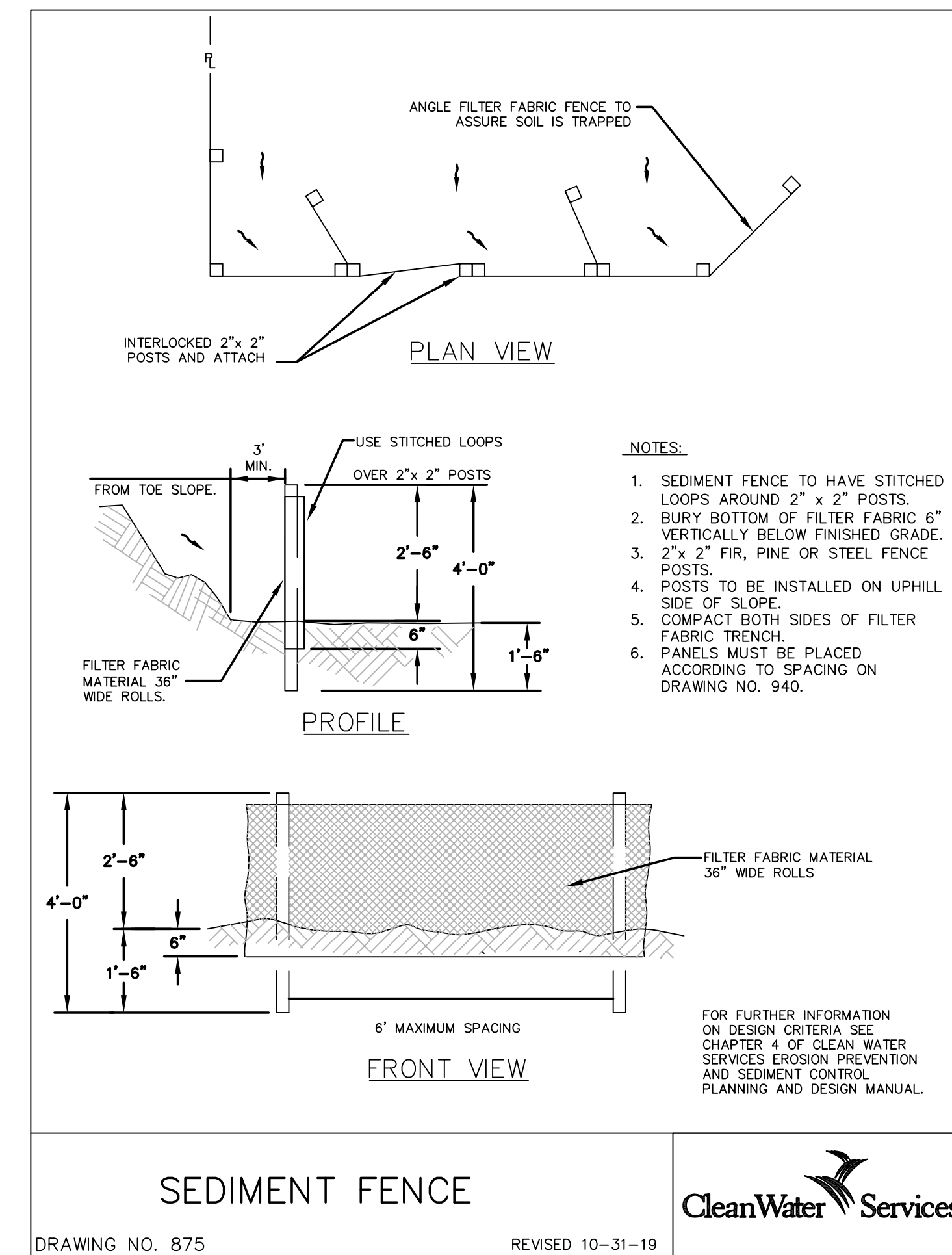
HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



EXPIRES 6-30-2026



SEDIMENT FENCE

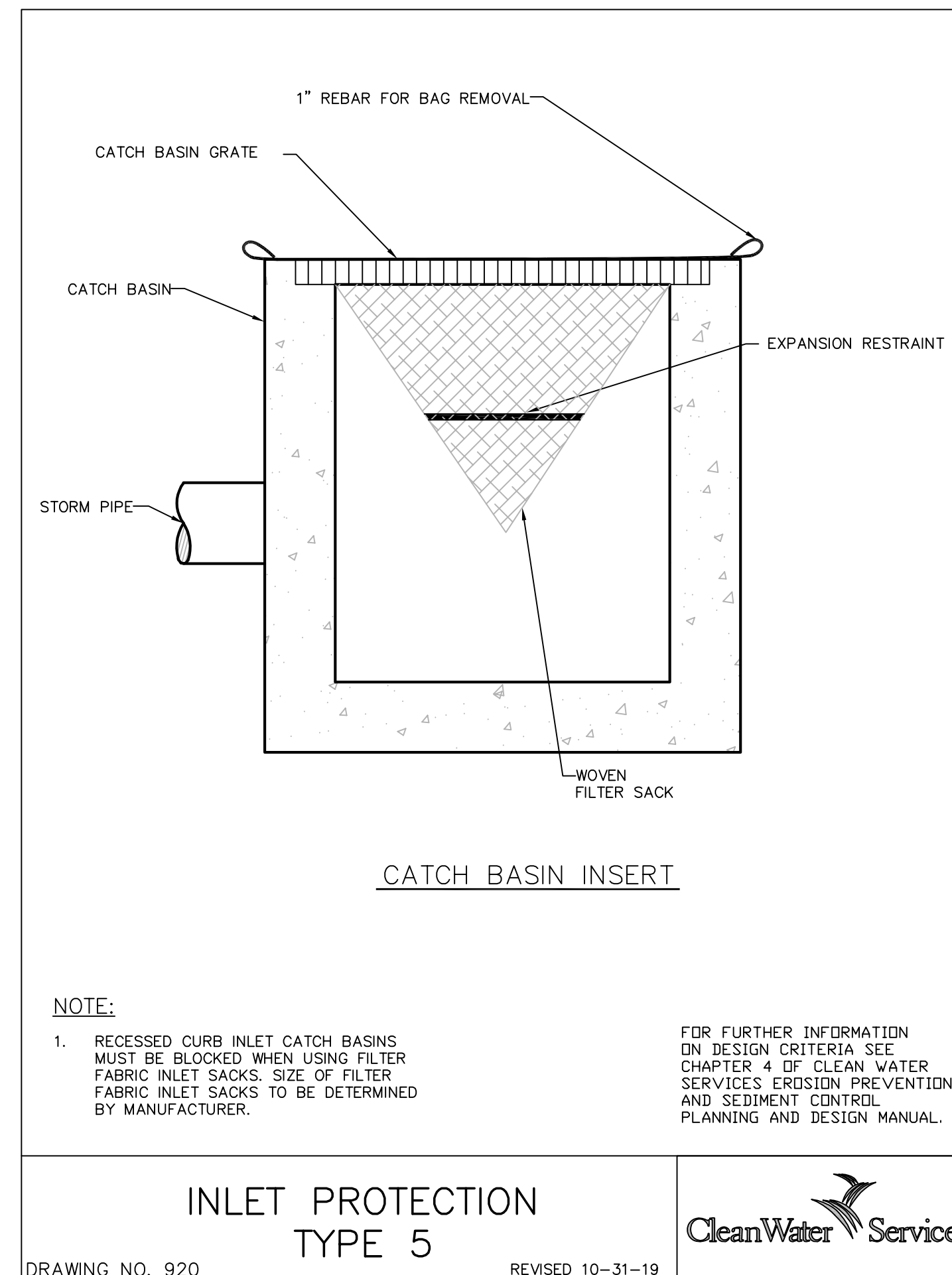
DRAWING NO. 875

REVISED 10-31-19



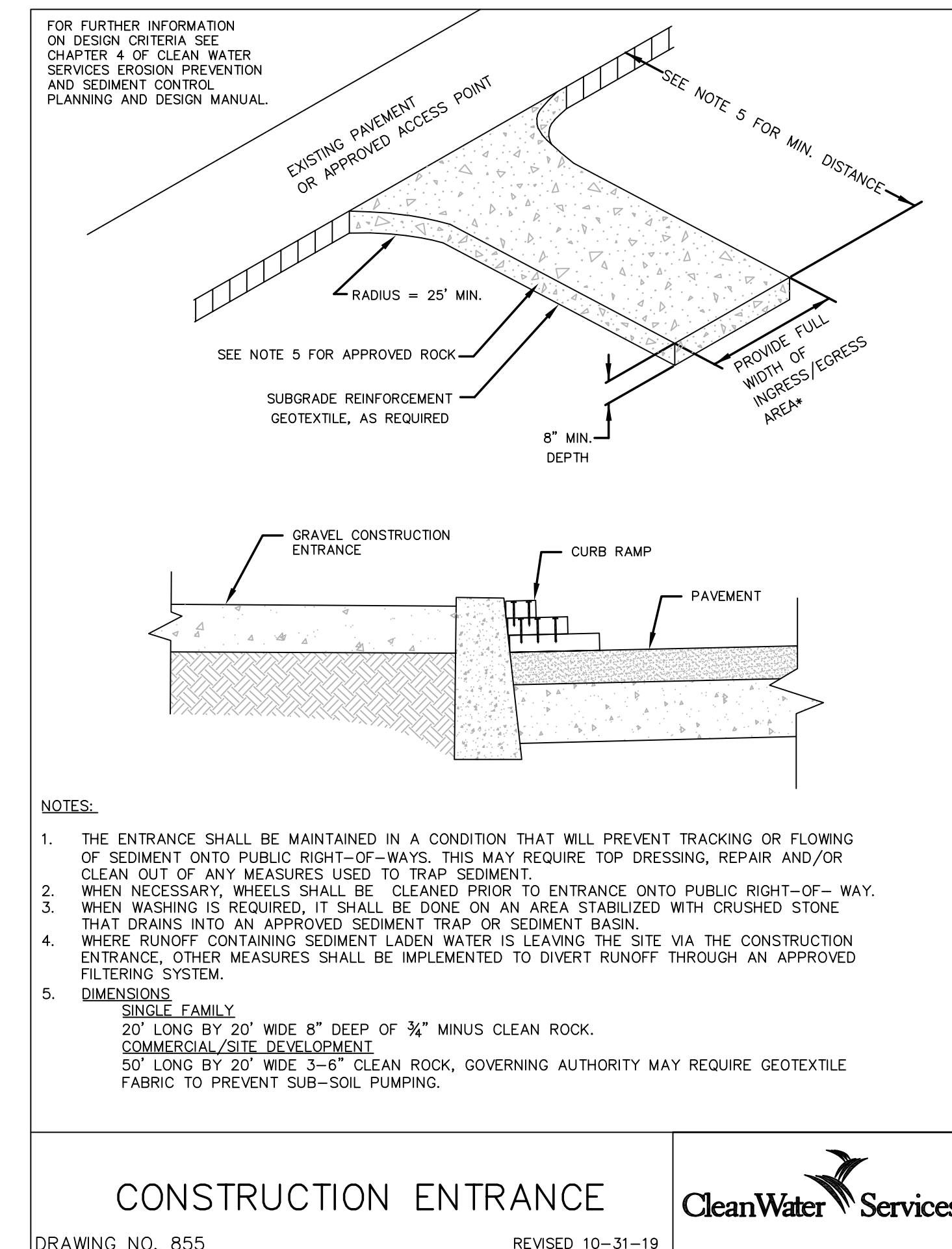
2 SEDIMENT FENCE

NTS



3 INLET PROTECTION

NTS



CONSTRUCTION ENTRANCE

DRAWING NO. 855

REVISED 10-31-19



1 CONSTRUCTION ENTRANCE

NTS

DESIGN REVIEW TYPE 2

04.24.2026

issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

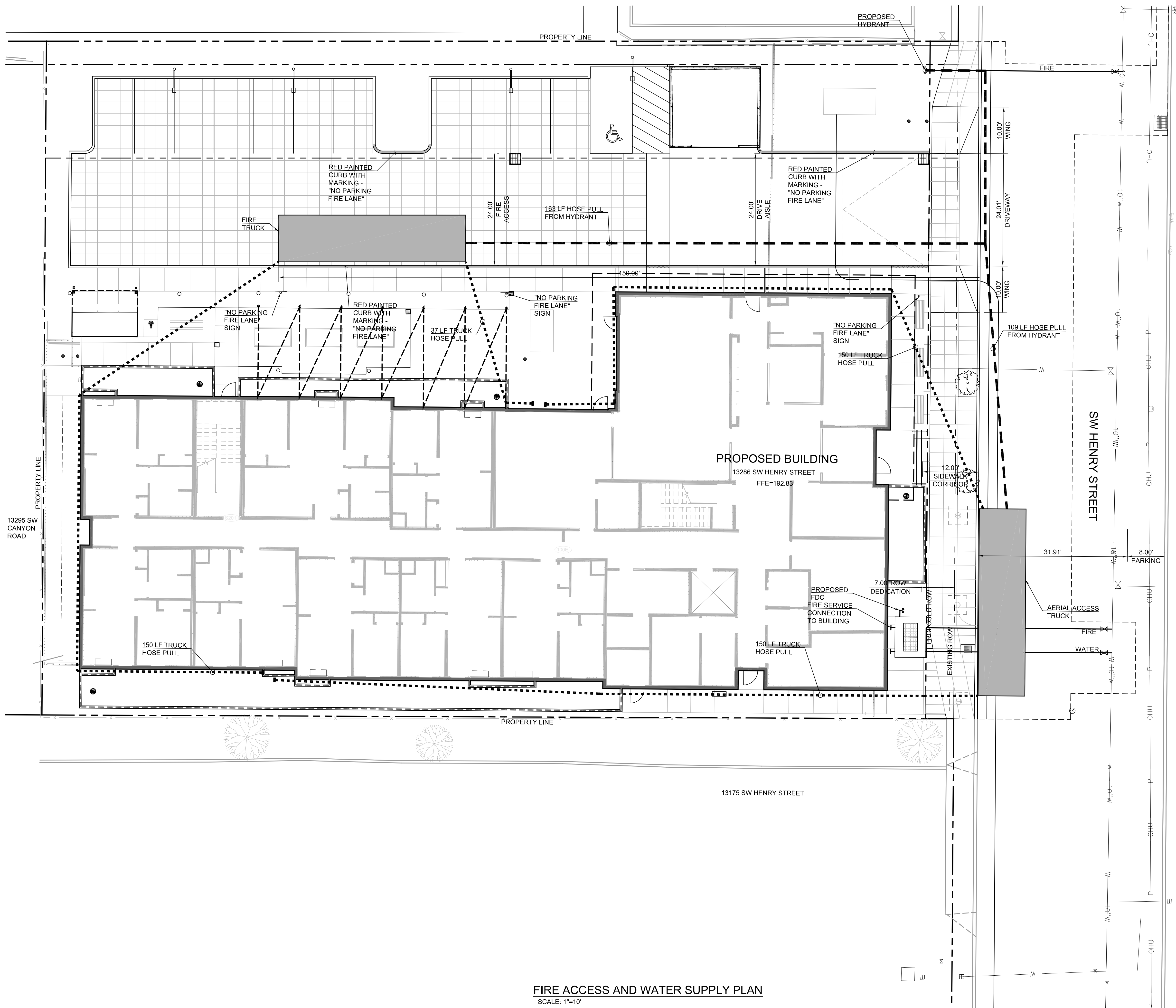
revision:	date

title:

CIVIL DETAILS

sheet:

C3.03



GENERAL NOTES

- SIGNS SHALL READ "NO PARKING - FIRE LANE" AND SHALL BE INSTALLED WITH A CLEAR SPACE ABOVE GRADE LEVEL OF 7 FEET. SIGNS SHALL BE 12 INCHES WIDE BY 18 INCHES HIGH AND SHALL HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. (OFC D103.6).
- FIRE APPARATUS ACCESS ROADWAY CURBS SHALL BE PAINTED RED AND MARKED "NO PARKING FIRE LANE" AT APPROVED INTERVALS. LETTERING SHALL HAVE A STROKE OF NOT LESS THAN ONE INCH WIDE BY SIX INCHES HIGH. LETTERING SHALL BE WHITE ON RED BACKGROUND. (OFC 503.3)
- FIRE LANE WILL SUPPORT FIRE APPARATUS WEIGHTING 75,000 POUNDS AND 12,500-POUND WHEEL LOAD (OFC 503.2.3)
- A KNOX BOX WILL BE REQUIRED. LOCATION TO BE DETERMINED AT OR NEAR FINAL FIRE DEPARTMENT INSPECTION (OFC 506.1)
- BUILDING AREA: 40,448 SF
CONSTRUCTION TYPE: VA
BASE FLOW: 2,250 GPM
FLOW WITH REDUCTION FOR SPRINKLERS:
1,500 GPM@20PSI W/ 3HR DURATION
- FIRE SPRINKLERS WILL BE INSTALLED IN THE ATTIC AREA: A 13R FIRE SPRINKLER SYSTEM, MODIFIED TO ADD FIRE SPRINKLERS TO ATTIC TO MITIGATE AERIAL ACCESS ISSUES
- FIRE FLOW TESTING WILL BE A DEFERRED SUBMITTAL

LEGEND

- HYDRANT HOSE PULL
- TRUCK HOSE PULL
- RED PAINTED CURB WITH MARKING 'NO PARKING FIRE LANE'

HOLST

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



DESIGN REVIEW TYPE 2

04.24.2026	date:
issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

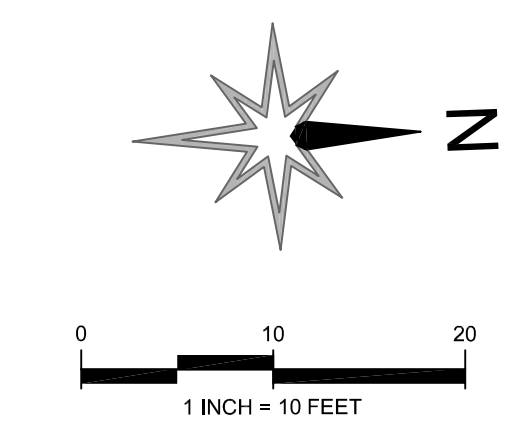
revision:	date:
-----------	-------

title:
FIRE ACCESS AND WATER SUPPLY PLAN

sheet:

FS-1

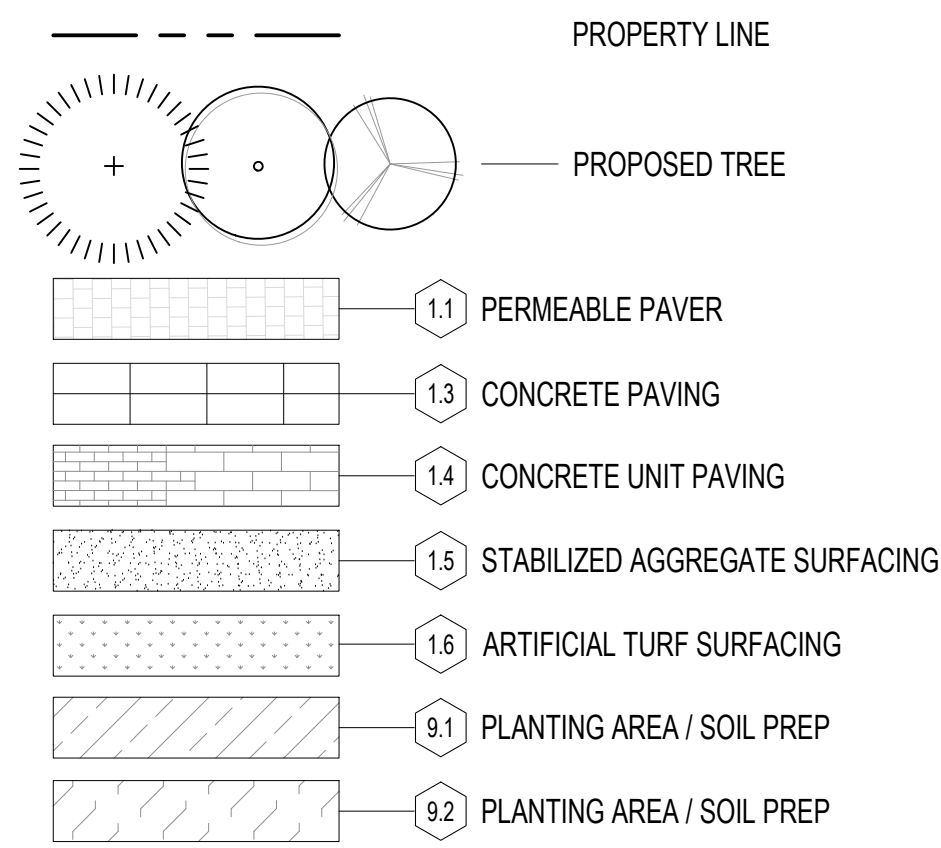
FIRE ACCESS AND WATER SUPPLY PLAN
SCALE: 1"=10'



KEYNOTES

- 01 SEE CIVIL FOR R.O.W LAYOUT AND DESIGN
- 02 EXTENT OF OVERHANG, ABOVE, SEE ARCH
- 03 TRASH ENCLOSURE, SEE ARCH
- 04 TRANSFORMER, SEE ELECTRICAL
- 05 TREE WITH GRATE PER CITY OF BEAVERTON STD. DWG. NO. 2076

LANDSCAPE LEGEND



MATERIAL NOTES

1. HATCH PATTERNS REPRESENTED ARE DIAGRAMMATIC AND DO NOT REPRESENT PAVING PATTERNS.
2. ALL VENEER, TREATMENT, OR TEXTURE TO CONTINUE A MINIMUM 6" BELOW FINISH GRADE UNLESS NOTED OTHERWISE.
3. SHOP DRAWINGS FOR ALL STEP, PAVING AND METALWORK LAYOUTS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE FABRICATION.
4. ANY MATERIALS NOT SPECIFIED IN PLANS SHOULD BE REVIEWED WITH AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. PRICING MUST REFLECT IDENTIFIED MATERIAL SPECIFICATIONS AS OUTLINED. ANY DEVIATIONS OR SUBSTITUTES MUST BE APPROVED BY LANDSCAPE ARCHITECT.
6. SITE FURNISHINGS, UNLESS SPECIFIED, ARE EXCLUDED FROM THIS SITE DESIGN PACKAGE.
7. ALL PLANTING AREAS SHALL BE FULLY IRRIGATED, SEE IRRIGATION PLAN FOR MORE INFORMATION.
8. SEE LIGHTING PLANS FOR LIGHTING LAYOUT AND FIXTURE SCHEDULES.
9. QUANTITIES SHOWN IN DRAWINGS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT MATERIAL TAKEOFFS BASED ON THIS PLAN.

DETAIL KEYNOTES

1.0 PAVEMENT, RAMPS, CURBS		
#	DESCRIPTION	DETAIL / SHEET
1.1	PERMEABLE PAVER	SEE CIVIL
1.2	MUTUAL MATERIALS ECO PRIORA, 12" SQ. RUNNING BOND, CHARCOAL	SEE CIVIL
1.3	CONCRETE CURB STANDARD COLOR, BROOM FINISH	01/L7.10
1.4	CONCRETE PAVING STANDARD COLOR, BROOM FINISH	01/L7.10
1.5	CONCRETE UNIT PAVING STEPSTONE CAL-ARC, SIZE VAR. AS DRAWN, KONA 1421	04/L7.10
1.6	STABILIZED AGGREGATE SURFACING	02/L7.10
1.6	ASSUME 1/2" MINUS CRUSHED BASALT W/ ADDED FINES AND G3 PATHWAY STABILIZER	02/L7.10
1.6	ARTIFICIAL TURF SURFACING ASSUME FOREVERLAWN K9 GRASS	07/L7.10

2.0 JOINTING		
#	DESCRIPTION	DETAIL / SHEET
2.1	CONTROL JOINT	01/L7.10
2.2	EXPANSION JOINT	01/L7.10

3.0 STEPS		
#	DESCRIPTION	DETAIL / SHEET
3.1	C.I.P. CONCRETE STAIR - TYPE 1	01/L7.11

4.0 WALLS		
#	DESCRIPTION	DETAIL / SHEET
4.1	CONCRETE RETAINING WALL STANDARD COLOR, ASSUME BOARD FORM FINISH	
4.2	CONCRETE STORMWATER PLANTER WALL STANDARD COLOR, SACK AND PATCH	
4.3	CONCRETE SEAT WALL STANDARD COLOR, ASSUME BOARD FORM FINISH	

5.0 SITE FURNISHINGS		
#	DESCRIPTION	DETAIL / SHEET
5.1	BICYCLE RACK LANDSCAPE FORMS BOLA	09/L7.10
5.2	RAISED PLANTER ASSUME 1/2" WEATHERING STEEL PLATE, OPEN BOTTOM	05/L7.10
5.3	PICNIC TABLE ASSUME SITE PEICES MONOLINE ADA - SEMI CUSTOM DIMS	10/L7.10
5.4	POTTING TABLE ASSUME LANDSCAPE FORMS HARVEST, STANDING HT.	
5.5	FROST PROOF YARD HYDRANT	02/L7.12
5.6	PREFABRICATED BENCH ASSUME SITE PEICES, VEER BENCH, OR APPROVED OTHER	N.I.C (FFE)
5.7	WASTE RECEPTACLE ASSUME SITE PEICES, MONOLINE 36-GAL LITTER BIN, OR APPROVED OTHER	
5.8	PET WASTE RECEPTACLE & BAG DISPENSER ASSUME SITE PEICES, MONOLINE No. 2 COMBO WASTE BIN, OR APPROVED OTHER	
5.9	SMOKING WASTE BIN ASSUME SITE PEICES, MONOLINE, OR APPROVED OTHER	
5.10	BENCH SEAT TOPPER SITE PEICES MONOLINE BENCH TOPPER	

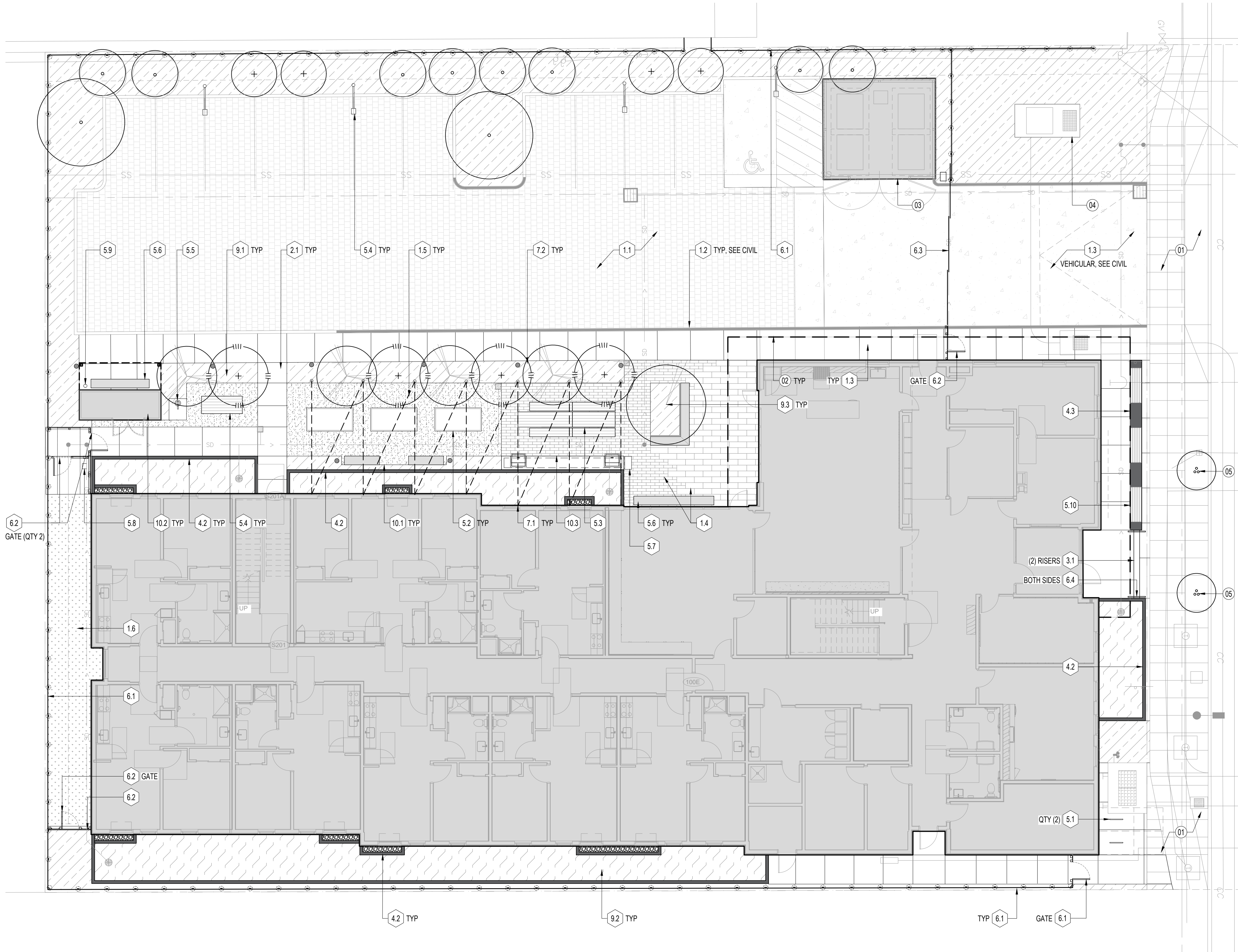
6.0 RAILINGS, BARRIERS, FENCING		
#	DESCRIPTION	DETAIL / SHEET
6.1	PRIVACY FENCING	01/L7.12
6.2	FENCE - TYPE 2: METAL POST, VERTICAL WOOD SLATS	
6.3	VEHICULAR GATE	
6.4	STAIR HANDRAIL	02/L7.11

7.0 LANDSCAPE LIGHTING		
#	DESCRIPTION	DETAIL / SHEET
7.1	POLE MOUNT CATENARY LIGHT ASSUME STRUCTURA BEAM POST AND STELA FIXTURE	
7.2	BOLLARD LIGHT ASSUME STRUCTURA BEAM BOLLARD	
7.3	PARKING LIGHT ASSUME STRUCTURA LINEAL WIDE	

8.0 DRAINAGE		
#	DESCRIPTION	DETAIL / SHEET
8.1	AREA DRAIN	SEE CIVIL

9.0 PLANTING, SOILS, LANDSCAPE		
#	DESCRIPTION	DETAIL / SHEET
9.1	PLANTING AREA / SOIL PREP	01/L7.50
9.2	STORMWATER PLANTING AREA	SEE CIVIL
9.3	PROPOSED TREE	06/L7.50

10.0 MISCELLANEOUS SITE FEATURES		
#	DESCRIPTION	DETAIL / SHEET
10.1	STEEL EDGING 1/2" BORDER KING STEEL EDGING, BLACK	03/L7.10
10.2	SEMI CUSTOM TOOL SHED // SMOKING SHELTER COMBO ASSUME BETTERBUILT SEMI CUSTOM SHED STYLE BARN WITH 5' OVERHANG CUSTOM GRILL ISLAND	
10.3	ASSUME HSS FRAME, CUSTOM PC STEEL CASEWORK AND (2) PGS T-SERIES COMMERCIAL 39" BUILT IN GRILLS WITH TIMER - S36TLP, FUEL SOURCE TBD, HARD-LINE OR TANK	



HOLST

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022

DESIGN REVIEW TYPE 2

04.24.2026

issue: date:
DESIGN REVIEW 12.16.2025
DESIGN REVIEW 02.13.2026
DESIGN REVIEW 03.31.2026
DESIGN REVIEW 04.24.2026

revision: date

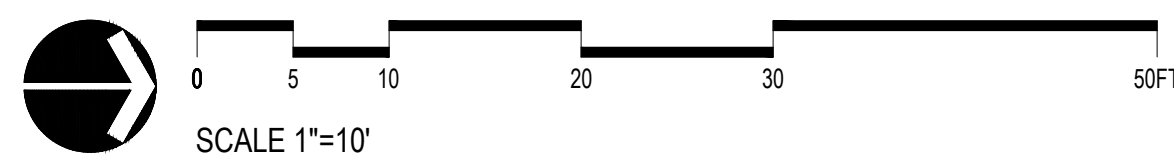
title:

LANDSCAPE PLAN

sheet:

DR-500

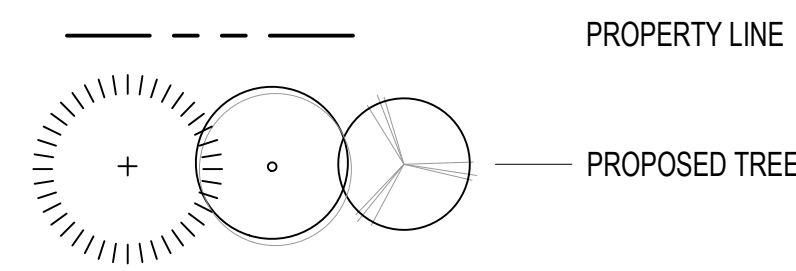
© 2023 HOLST ARCHITECTURE INC



KEYNOTES

- 01 EXISTING EVERGREEN JUNIPER, SURVEYED AS 12" DBH, TO BE REMOVED. TREE HAS BEEN TOPPED TO HEIGHT OF ROUGHLY 6' WITH REDUCED VIGOR DUE TO GROWING LOCATION IMMEDIATELY ADJACENT TO EXISTING ASPHALT AND INTERTWINED WITH PROPERTY FENCE LINE.

LANDSCAPE LEGEND



PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT PLANT QUANTITIES REQUIRED BASED ON THIS PLAN. QUANTITIES SHOWN IN PLANT CALLOUTS ARE FOR CONTRACTOR'S CONVENIENCE ONLY AND THE NUMBER OF ACTUAL PLANT SYMBOLS SHOWN SHALL TAKE PRECEDENCE IN THE CASE OF DISCREPANCIES.
- ALL PLANTING AREAS TO BE FULLY IRRIGATED UNLESS OTHERWISE NOTED.
- ALL PLANTS TO BE LAID OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CLEAR PROPOSED PLANTING AREAS OF ALL INVASIVE PLANTS PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT IF THERE ARE PLANTS THAT ARE QUESTIONABLE TO BE REMOVED.

PLANTING SCHEDULE

TREES				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
AA	AMELANCHIER ALNIFOLIA WESTERN SERVICEBERRY	3" CAL.	AS SHOWN	4
CN	CORNUS 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	4" CAL.	AS SHOWN	8
CJ	CERCIDIPHYLLUM JAPONICUM KATSURA	6" CAL.	AS SHOWN	1
GB	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	4" CAL.	AS SHOWN	4
PA	PRUNUS 'AMONOGAWA' JAPANESE FLOWERING CHERRY	4" CAL.	AS SHOWN	6
UA	ULMUS AMERICANA 'JEFFERSON' 'JEFFERSON' ELM	4" CAL.	AS SHOWN	2
ZS	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE ZELKOVA	4" CAL.	AS SHOWN	2

SHRUBS				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
CB	CISTUS X 'BENNETT'S WHITE' BENNETT'S WHITE ROCKROSE	5 GAL.	AS SHOWN	
CC	CARPENTERIA CALIFORNICA BUSH ANEMONE	5 GAL.	AS SHOWN	
CT	CHOISYA TERNATA MEXICAN ORANGE BLOSSOM	5 GAL.	AS SHOWN	
MC	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	3 GAL.	AS SHOWN	
VB	VIBURNUM ODORATISSIMUM VAR. AWABUKI SWEET VIBURNUM	3 GAL.	AS SHOWN	

PART-SUN PALETTE				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
EP	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL.	AS SHOWN	
LM	LIRIOPE MUSCARI LIRIOPE	3 GAL.	15" O.C.	
LP	LONICERA PILEATA PRIVET HONEYSUCKLE	3 GAL.	AS SHOWN	
RH	RUDBECKIA HIRTA BLACK-EYED SUSAN	1 GAL.	AS SHOWN	
PS	PENSTEMON SERRULATUS CASCADE PENSTEMON	1 GAL.	AS SHOWN	
SA	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	3 GAL.	18" O.C.	

PART-SHADE PALETTE				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
GO	GALIUM ODORATUM SWEET WOODRUFF	1 GAL.	12" O.C.	
PM	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	AS SHOWN	
PT	PACHYSANDRA TERMINALS JAPANESE PACHYSANDRA	1 GAL.	15" O.C.	
RS	RIBES SNAGUINEUM FLOWERING CURRANT	3 GAL.	AS SHOWN	
SR	SARCOCOCCA RUSCIFOLIA FRAGRANT SWEET BOX	3 GAL.	AS SHOWN	

STORMWATER PALETTE				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
JP	JUNCUS PATENS GRAY RUSH	4"	12" O.C.	
SB	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIRAEA	3 GAL.	AS SHOWN	

DESIGN REVIEW TYPE 2

04.24.2026

issue: date:
DESIGN REVIEW 12.16.2025
DESIGN REVIEW 02.13.2026
DESIGN REVIEW 03.31.2026
DESIGN REVIEW 04.24.2026

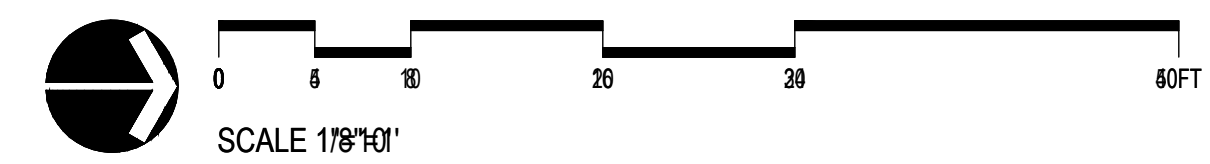
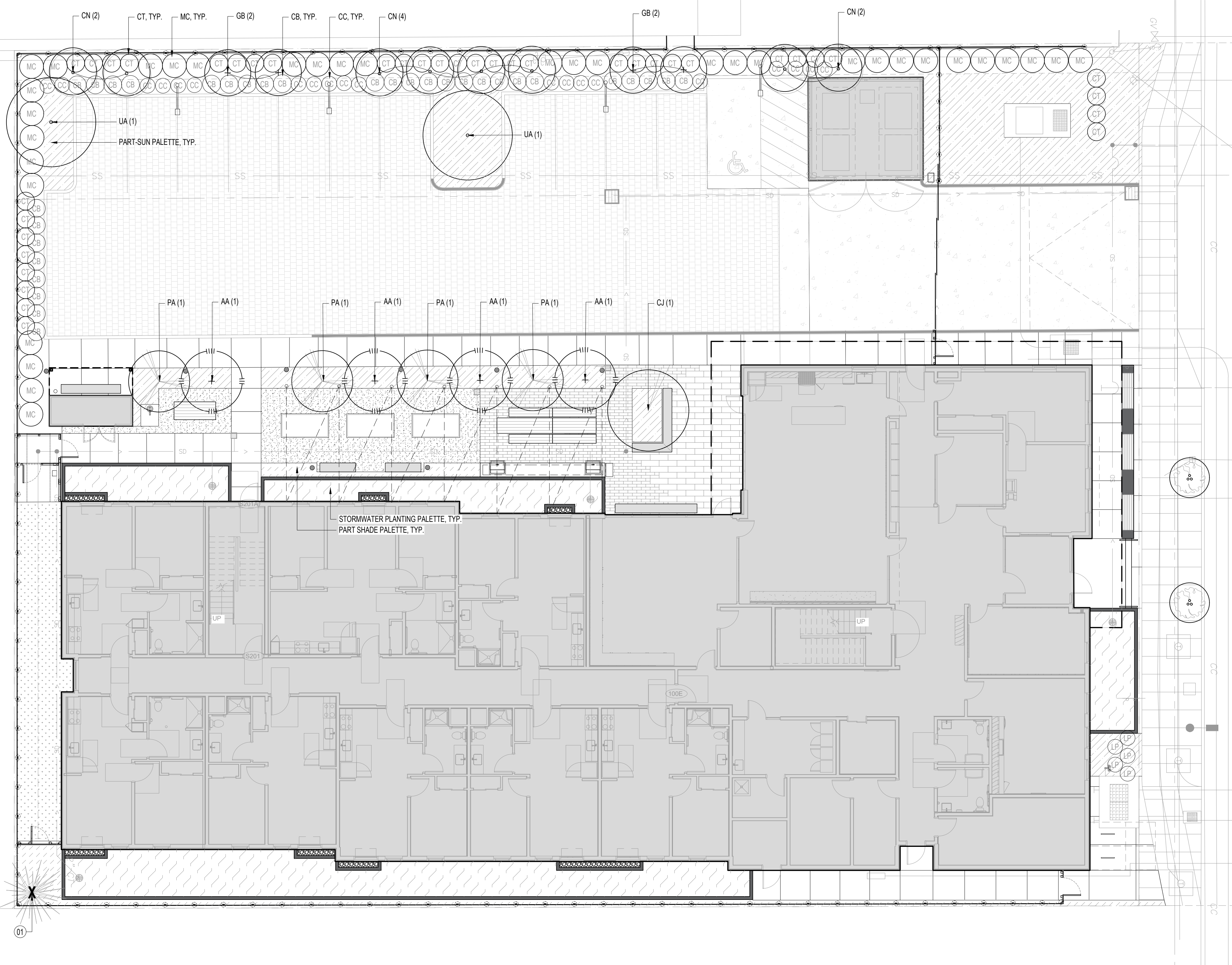
revision: date

title:

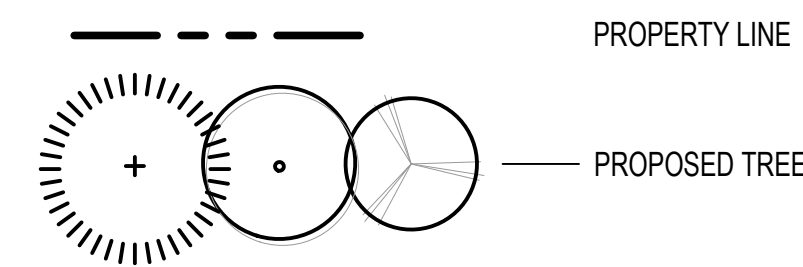
**PLANTING
PLAN**

sheet:

DR-501



LANDSCAPE LEGEND



IRRIGATION NOTES

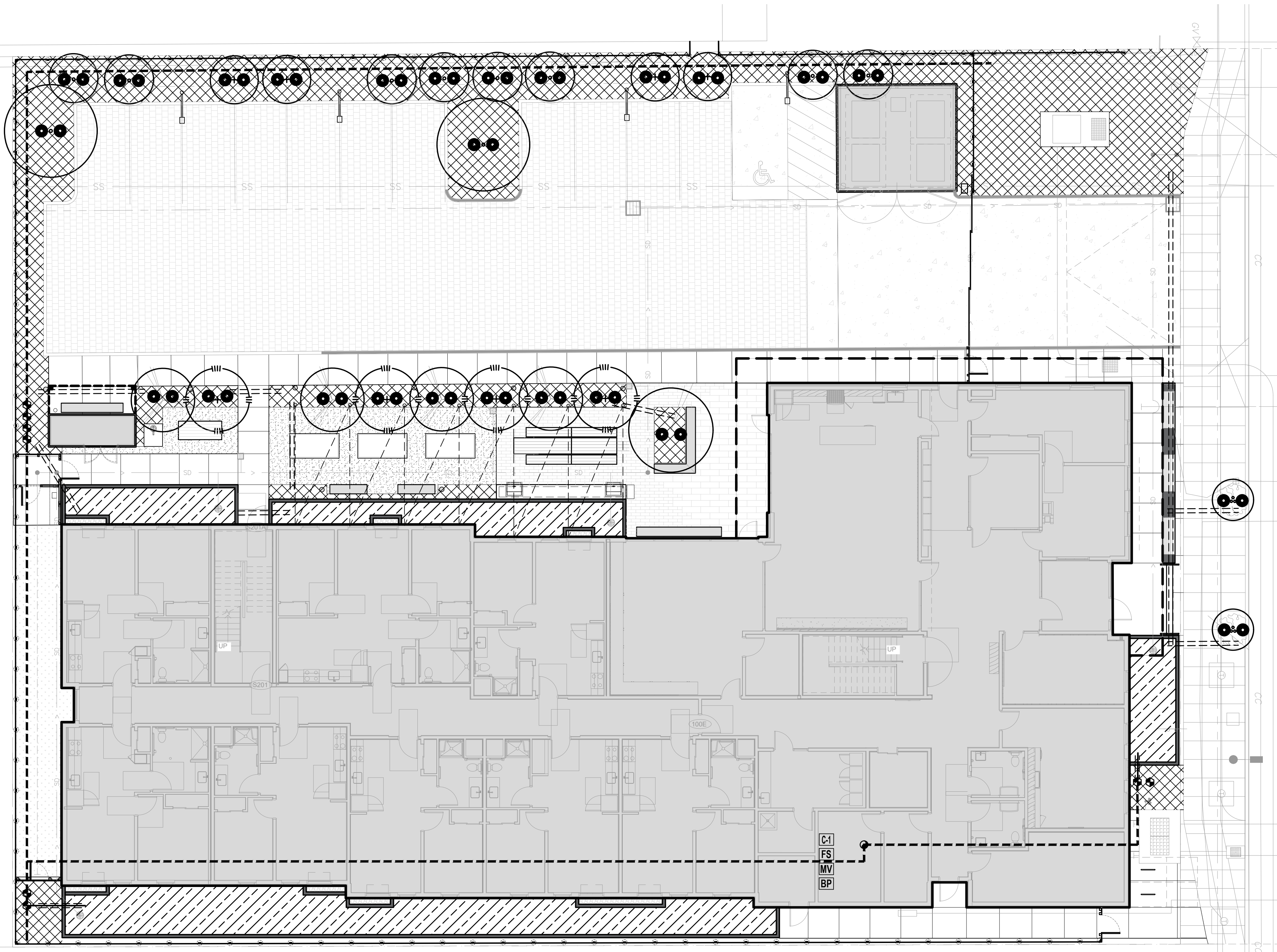
1. ALL TREES ARE TO RECEIVE (2) DEEP ROOT WATERERS EACH IN SPRAY ZONES.
2. ALL TREES ARE TO RECEIVE DRIP IRRIGATION RING AROUND TRUNK IN DRIP ZONES.
3. ALL TREES IN NON-IRRIGATED AREAS TO RECEIVE TREE BAGS FOR ESTABLISHMENT.
4. SEE SHEET L7.60 FOR TYPICAL IRRIGATION DETAILS.
5. CONTRACTOR IS RESPONSIBLE FOR DESIGN-BUILD OF A COMPLETE AND WORKING SYSTEM INCLUDING ALL PIPE SIZING, TRENCHING AND WIRING.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO PROVIDE SCALED "AS-BUILT" DRAWINGS UPON COMPLETION.
8. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES & ORDINANCES. CONTRACTOR SHALL DESIGN AND BUILD THE IRRIGATION SYSTEM ACCORDING TO STANDARD CONSTRUCTION PRACTICES AND THESE DRAWINGS AND SPECIFICATIONS.
9. COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF AUTOMATIC CONTROLLER(S) WITH OTHER TRADES INVOLVED.
10. CONTRACTOR SHALL VERIFY PSI AND GPM AT POINT OF CONNECTION PRIOR TO COMMENCING WORK TO ENSURE THAT IT IS APPROPRIATE FOR PROPER OPERATION OF IRRIGATION EQUIPMENT. PROVIDE PRESSURE COMPENSATING DEVICES AS REQUIRED.
11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL EXISTING UTILITIES ON AND ADJACENT TO THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.
12. ALL IRRIGATION EQUIPMENT SHALL BE PLACED IN PLANTED AREAS WHENEVER POSSIBLE. FIELD ADJUST LINES TO AVOID CONFLICT WITH UTILITIES AND EXISTING VEGETATION TO REMAIN.
13. WHERE EXISTING TREE DRIP LINES ARE IN LINE WITH TRENCH LOCATIONS, CONTRACTOR SHALL HAND DIG.
14. ALL VALVES WILL BE PLACED IN VALVE BOXES IN A MANNER THAT FACILITATES ACCESS FOR MAINTENANCE. SIZE BOXES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING UNIONS. LOCATED VALVE BOXES IN SHRUB AND GROUND COVER BEDS WHENEVER POSSIBLE. REVIEW PROPOSED VALVE BOX LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL VALVE BOXES TO BE COLOR: BLACK.
15. IRRIGATION LATERALS SHALL BE SIZED STARTING AT VALVE AND CONTINUING IN DIRECTION OF FLOW.
16. PROVIDE PERMANENT ZONE NUMBER MARKINGS ON VALVES FOR OPERATIONAL NEEDS.
17. ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND ADJUSTED TO PROVIDE 100% COVERAGE AND MINIMIZE OVERSPRAY ONTO BUILDINGS, SIDEWALKS, AND ROADS.
18. ALL LATERAL LINES TO BE SCHEDULE 40 PVC.
19. CONTRACTOR TO CLUSTER VALVES WHERE PRACTICAL.
20. CONTRACTOR SHALL GUARANTEE ALL IRRIGATION EQUIPMENT, MATERIALS, AND WORKMANSHIP FOR MINIMUM OF ONE YEAR FOLLOWING PROJECT CLOSE-OUT.

IRRIGATION SCHEDULE

SYM.	IRRIGATION TYPE	AREA
	AREA OF DRIP IRRIGATION	
	AREA OF SPRAY IRRIGATION	

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION	DETAIL
	POINT OF CONNECTION: SEE PLUMBING DRAWINGS	
	MAIN LINE: SCHEDULE 40 PVC	
	LATERAL LINE: SCHEDULE 40 PVC, 0.75" MIN.	
	SLEEVING: SCHEDULE 40 PVC, 4.0" MIN.	
	SUBSURFACE DRIP LINE: 12" - 18" ROW SPACING	
	DRIP LINE CONNECTION TO LATERAL LINE	
	DRIP LINE AIR RELIEF POINT	
	DRIP LINE FLUSH POINT	
	SWING CHECK VALVE, LINE SIZE	
	CONTROLLER	
	BACKFLOW PREVENTER: SEE PLUMBING/CIVIL DRAWINGS	
	MASTER VALVE	
	FLOW SENSOR	
	RAIN SENSOR	
	QUICK COUPLER	
	REMOTE VALVE: RAINBIRD PEB SERIES	
	DRIP KIT VALVE: RAINBIRD XCZ-100-PRB-COM	
	MANUAL DRAIN VALVE: BRASS, AT LOW POINTS OF ZONE AND AT END OF EACH ZONE	
	EXISTING CONTROL VALVE: LOCATION NOTED ON DRAWINGS	
	DEEP ROOT WATERER	



HOLST

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022

DESIGN REVIEW TYPE 2

04.24.2026

issue:	date:
DESIGN REVIEW	12.16.2025
DESIGN REVIEW	02.13.2026
DESIGN REVIEW	03.31.2026
DESIGN REVIEW	04.24.2026

revision: _____ date

title:

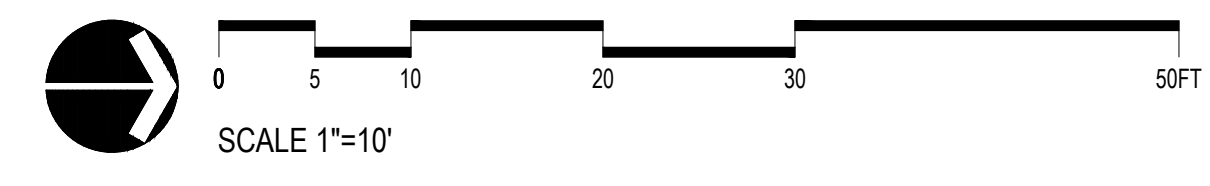
IRRIGATION PLAN

sheet:

DR-502

© 2023 HOLST ARCHITECTURE INC

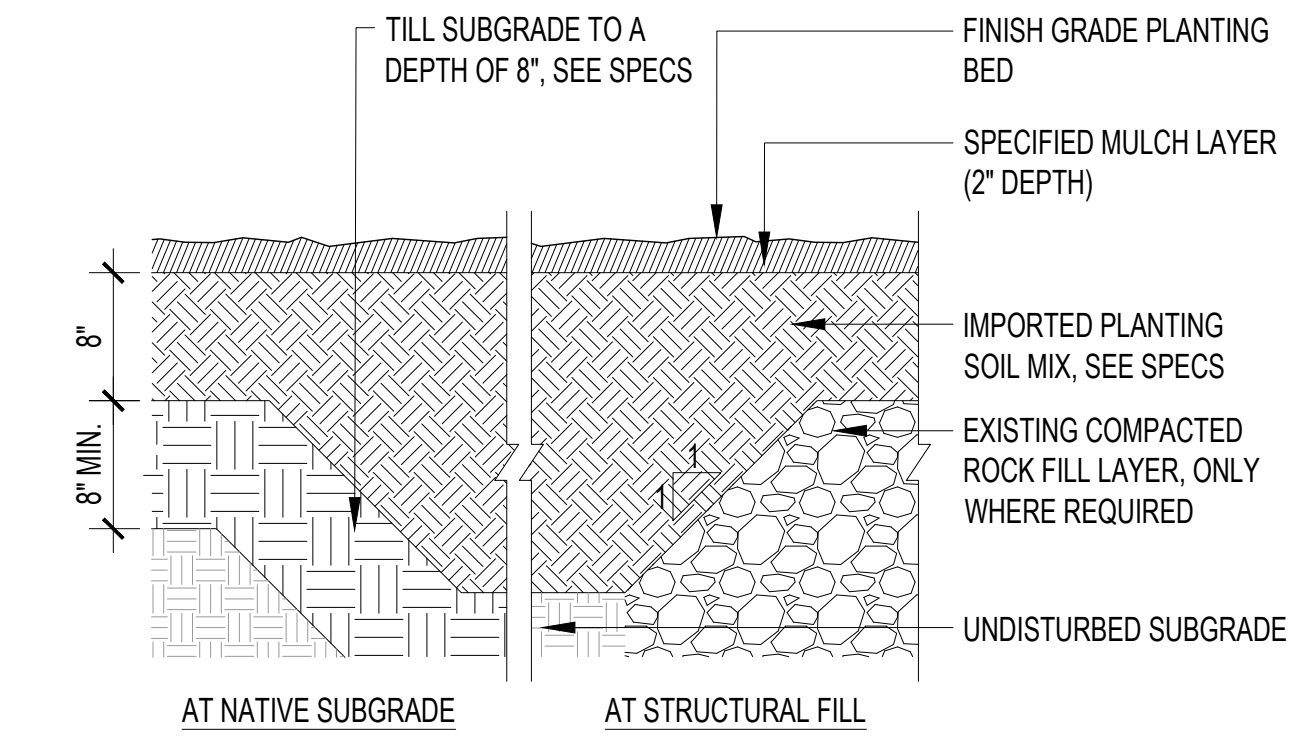
12/15/2025 9:25:37 AM



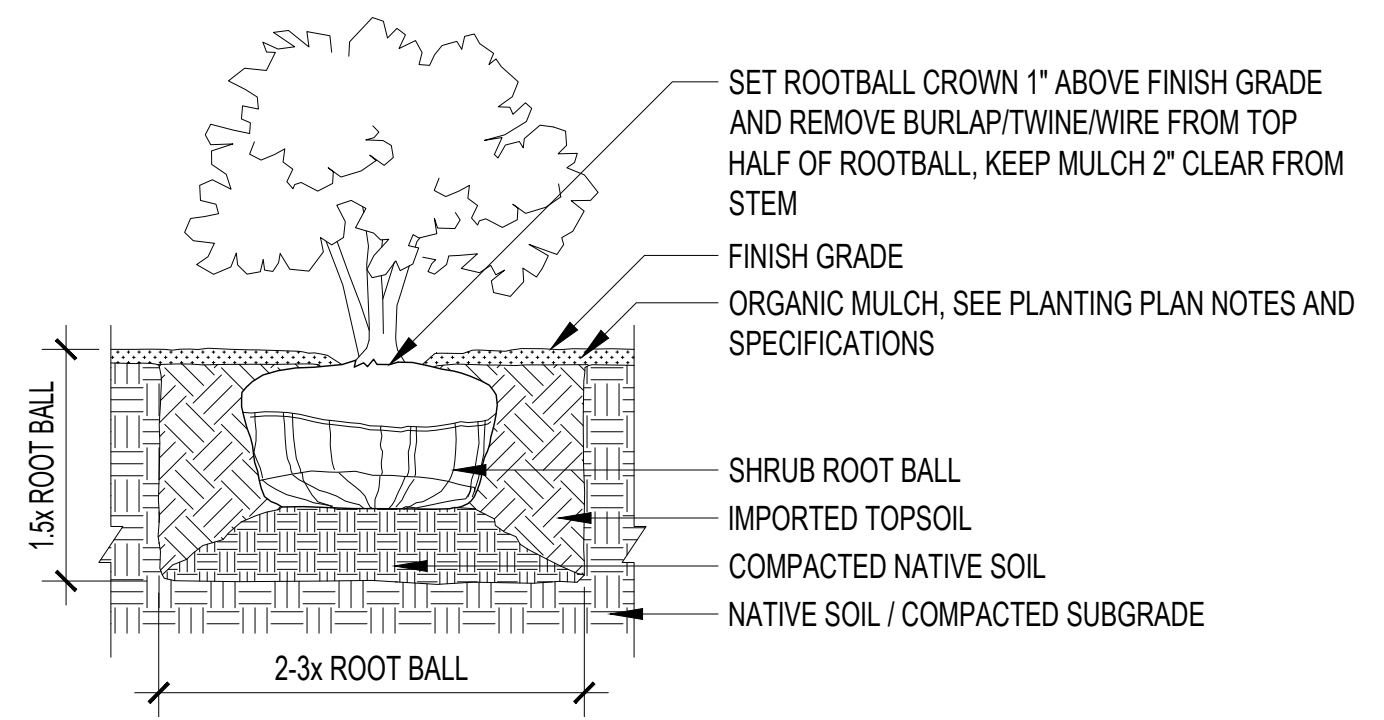
**HENRY STREET
APARTMENTS**

13286 SW HENRY STREET
BEAVERTON, OR 97005

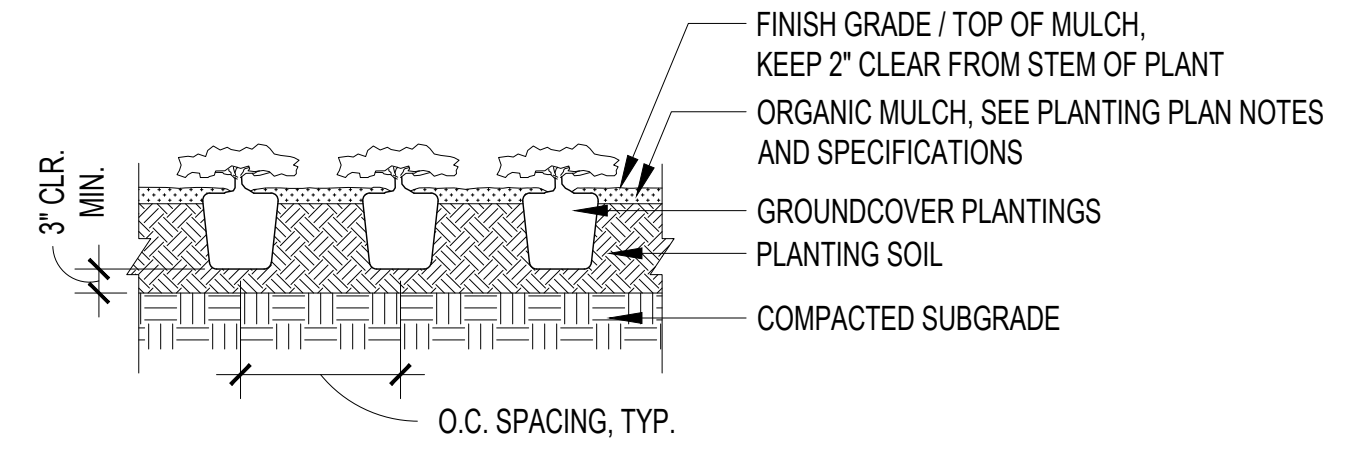
JOB NO. 23-022



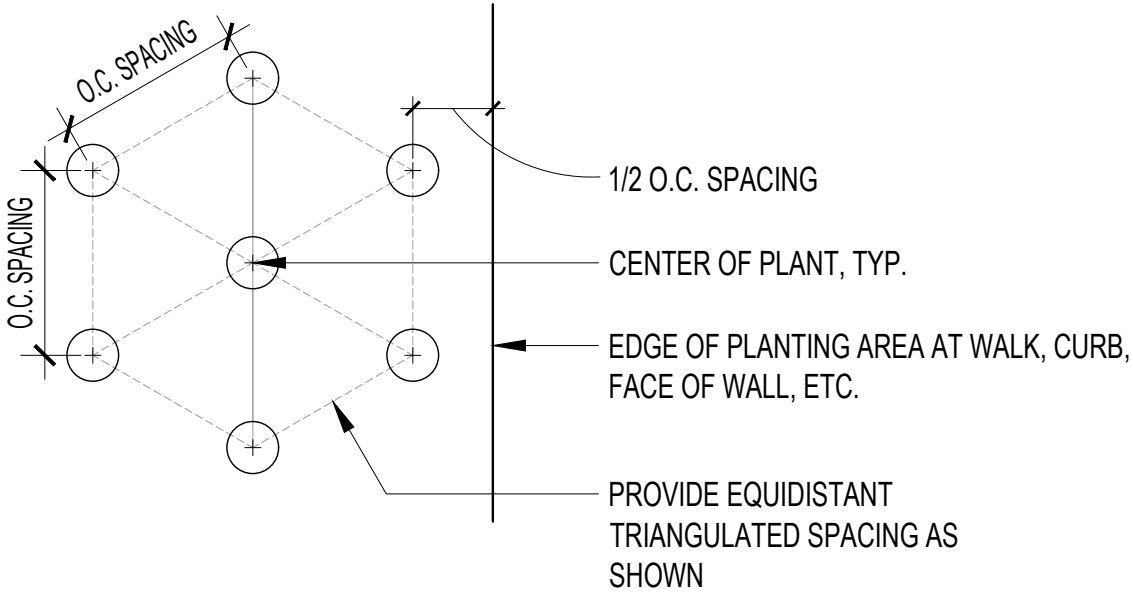
N.T.S. **SOIL PREPARATION 01**
section



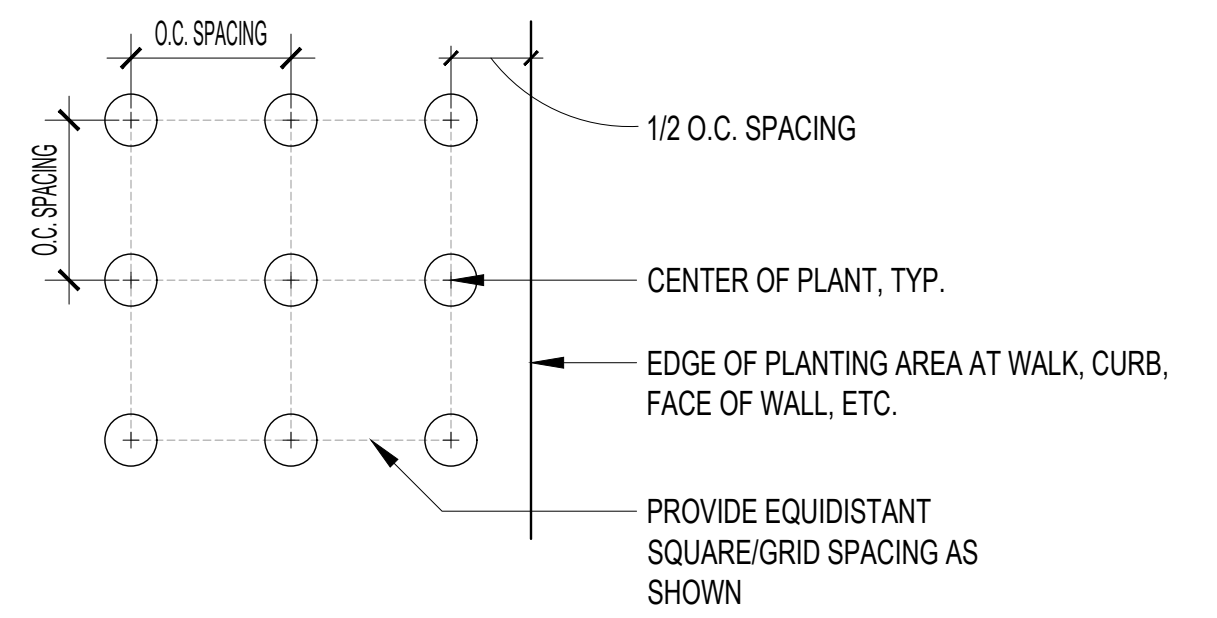
N.T.S. **SHRUB PLANTING 02**
section



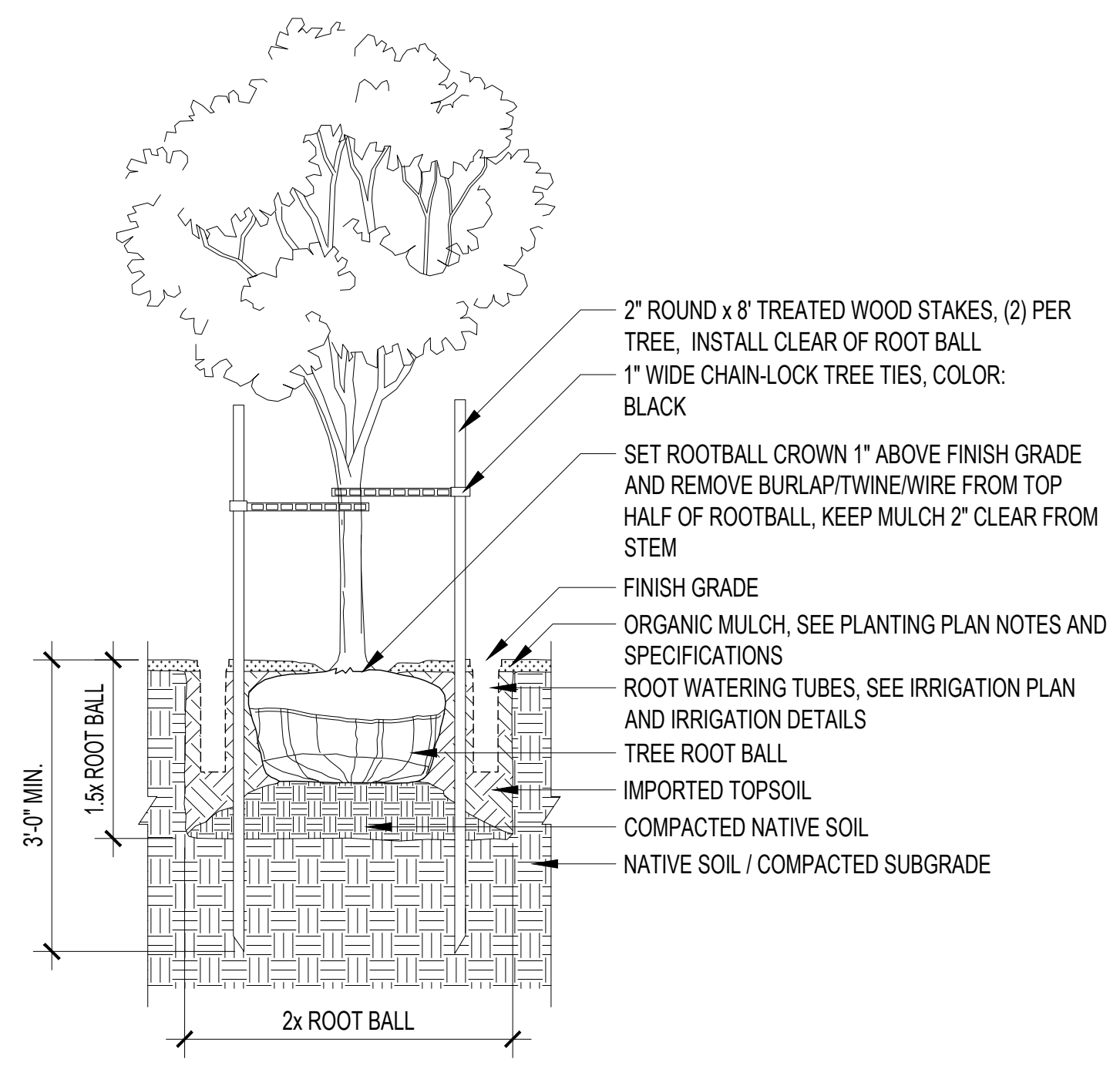
N.T.S. **GROUNDCOVER PLANTING 03**
section



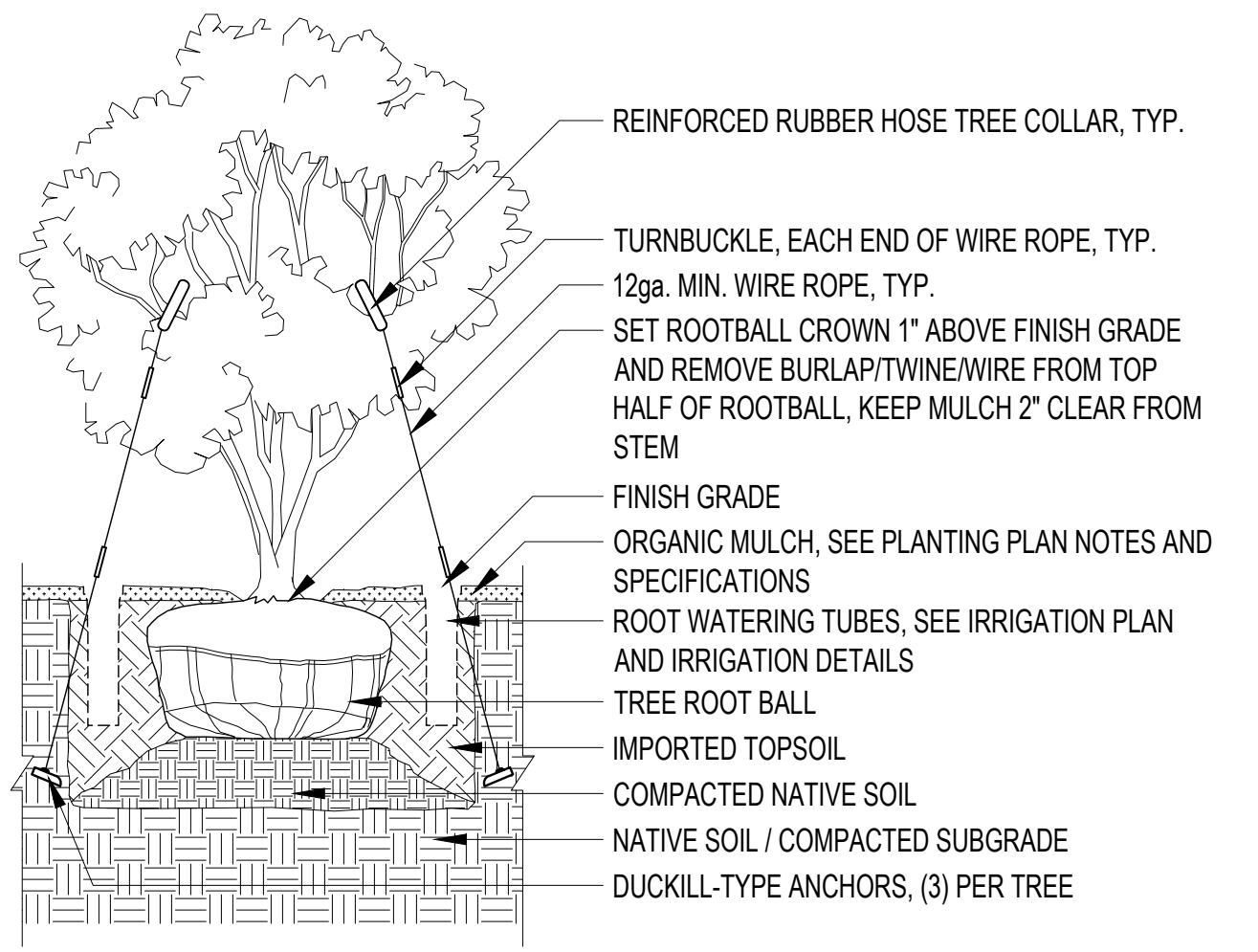
N.T.S. **PLANT SPACING - TRIANGULAR 04**
section



N.T.S. **PLANT SPACING - SQUARE 05**
section



N.T.S. **TREE PLANTING - STANDARD 06**
section



N.T.S. **TREE PLANTING - MULTISTEM 07**
section

DESIGN REVIEW TYPE 2

12.16.2025

issue: date:
DESIGN REVIEW 12.16.2025

revision: date

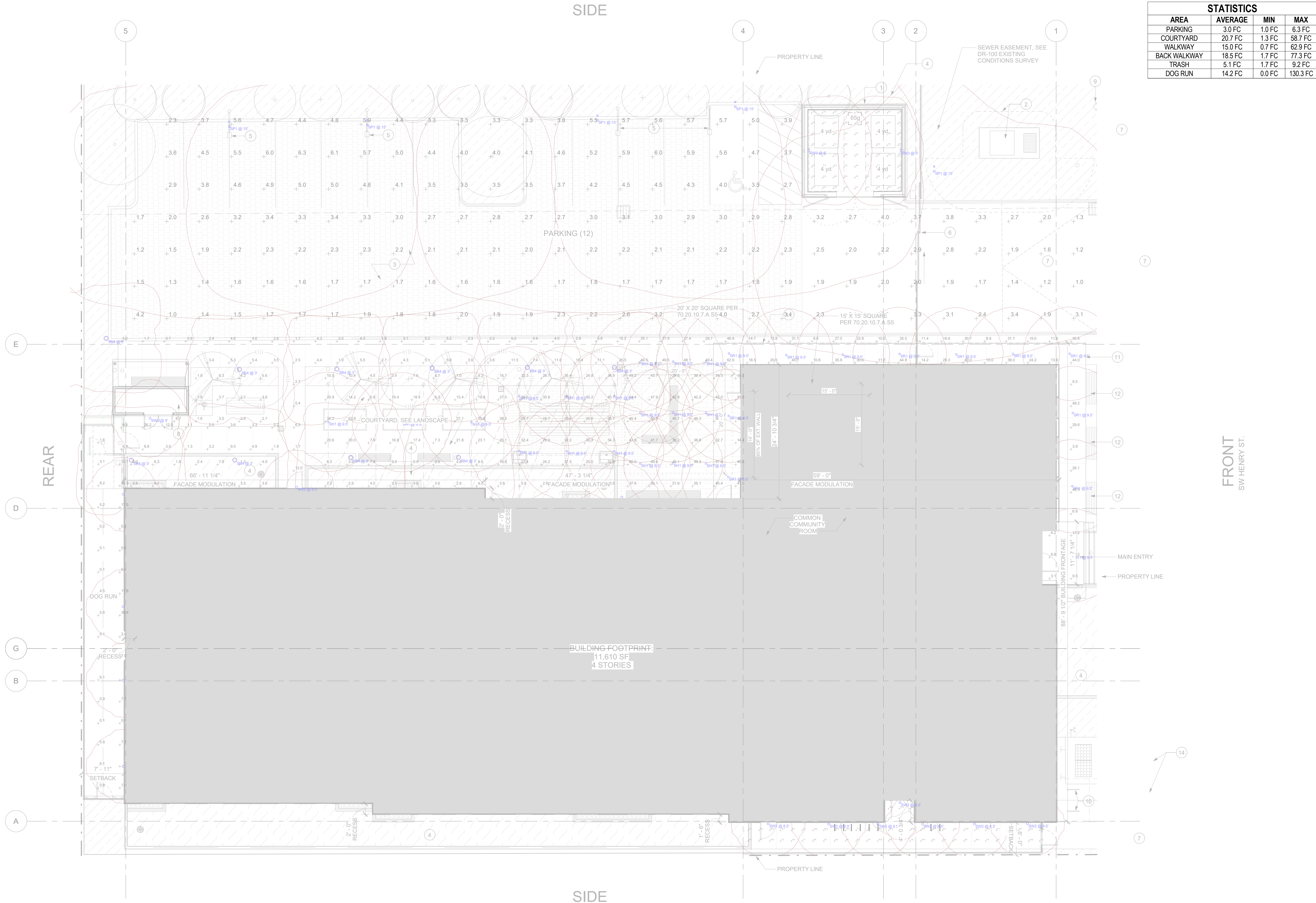
title:

**PLANTING
DETAILS**

sheet:

DR-503

STATISTICS			
AREA	AVERAGE	MIN	MAX
PARKING	3.0 FC	1.0 FC	6.3 FC
COURTYARD	20.7 FC	1.3 FC	58.7 FC
WALKWAY	15.0 FC	0.7 FC	62.9 FC
BACK WALKWAY	18.5 FC	1.7 FC	77.3 FC
TRASH	5.1 FC	1.7 FC	9.2 FC
DOG RUN	14.2 FC	0.0 FC	130.3 FC



issue: _____ date: _____
DESIGN REVIEW 12.16.2025

revision: _____ date: _____

title: _____

**SITE
PHOTOMETRICS**

sheet: _____

DR-600

Wall luminaire - Narrow beam upward or downward

Application
Wall luminaires with directed narrow beam light distribution on one side that can be oriented upward or downward. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Clear safety glass
Marine grade, copper free (to 0.3% copper content) A300.0 aluminum alloy
Mechanically anodized stainless steel fasteners
High temperature silicone gasket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.4 lbs.

Electrical
Operating voltage 120-277VAC
Minimum ambient temperature 30° C
LED module wattage 12.1 W
System wattage 14.0 W
Color rendering index Ra > 80
Control system 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire height 1113 mm
LED service life (L70) 60000hrs

LED color temperature
□ 3500K (K2S)
□ 3000K (K2S)
□ 2700K (K2T)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidirectional finish provides superior beam protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Customarily available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
□ Black (BK) □ White (WH)
□ Silver (SL) □ Natural Bronze (NTB)
□ RAL □ RAL

Available accessories
□ B18547 Surface mounted wiring box
See individual accessory spec sheet for details.

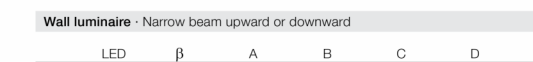
Included (available for pre-shipment)
□ B18507 Narrow opening wiring box

SW2
Type:
BEGA Product:
Project:
Modified:

Available options
□ CUS Custom finish
□ FSC Fusing
□ MGU Marine grade undercoat
□ NTB Natural bronze (premium finish)
□ RAL RAL Classic, matte finish

Available accessories
□ B18547 Surface mounted wiring box
See individual accessory spec sheet for details.

Included (available for pre-shipment)
□ B18507 Narrow opening wiring box



BEGA 1000 BEGA Wall, Capriema, CA 90313 1805164-0033 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Downlight - Wide beam

Application
Recessed ceiling luminaire with wide beam light distribution designed for downlighting rooms, corridors, canopies, passages and other interior and exterior locations.

Materials
Clear safety glass
Marine grade, copper free (to 0.3% copper content) A300.0 aluminum alloy
Stainless steel screw clamps
High temperature silicone gasket
Silicone optic with excellent light temperature and UV stability
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 2.2 lbs.

Electrical
LED module wattage 16.8 W
System wattage 20.0 W
Color rendering index Ra > 80
Luminaire height 237 mm
LED service life (L70) 60000hrs

LED color temperature
□ 3500K (K2S)
□ 3000K (K2S)
□ 2700K (K2T)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidirectional finish provides superior beam protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Customarily available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
□ Black (BK) □ Bronze (BRZ)
□ Silver (SL) □ White (WH)
□ Natural Bronze (NTB) □ RAL □ RAL

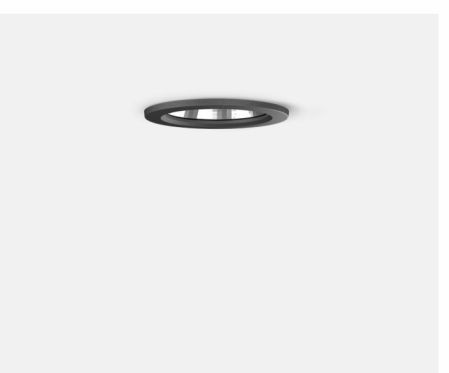
Available options
□ CUS Custom finish
□ FSC Fusing
□ MGU Marine grade undercoat
□ RAL RAL Classic, matte finish

Included (available for pre-shipment)
□ CFS4820 Ceiling pan

SR1
Type:
BEGA Product:
Project:
Modified:

Available options
□ CUS Custom finish
□ FSC Fusing
□ MGU Marine grade undercoat
□ RAL RAL Classic, matte finish

Included (available for pre-shipment)
□ CFS4820 Ceiling pan



BEGA 1000 BEGA Wall, Capriema, CA 90313 1805164-0033 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Lineal Wide LED Luminaire

FIGURE TYPE: SP1
PROJECT NAME:



Image courtesy of the client. All rights reserved. © 2023 BEGA

SPECIFICATIONS:
CONSTRUCTION: Seamless aluminum housing comprised of 6005-T6 extrusion and 6061-T6 end plates. Customized aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P, 120-277V or 347-480V, dimmable constant current driver. Luminaire is pre-wired with waterproof 5 conductor 18 gauge S-ECONOM wire. 10KA surge suppression is standard with optional extended 20KA surge suppression. Operating temperature of -40°C to 50°C.

OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 2700, 3000, 3500, and 4000K. >90 CRI. Optics are UV resistant molded PMMA in Type I and II distributions. Contact factory for additional lumen output, CCT, and optical distribution options.

CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See SmartCity control documentation for more information.

FINISHES: All exterior aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structural's finish options for available colors. Care and Maintenance

LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.24-01, Standard 1088. Suitable for wet locations. LM-80 test reported L70 > 50,000 hours and calculated L70 > 100,000 hours. See listing 180-185-0184.

WARRANTY: 5-year warranty on LED and drivers.

Available options
□ CUS Custom finish
□ FSC Fusing
□ MGU Marine grade undercoat
□ NTB Natural bronze (premium finish)
□ RAL RAL Classic, matte finish

Available accessories
□ B18547 Surface mounted wiring box
See individual accessory spec sheet for details.

Included (available for pre-shipment)
□ B18507 Narrow opening wiring box

Available colors
□ Black (BK) □ White (WH)
□ Silver (SL) □ Natural Bronze (NTB)
□ RAL □ RAL

Available options
□ CUS Custom finish
□ FSC Fusing
□ MGU Marine grade undercoat
□ RAL RAL Classic, matte finish

Included (available for pre-shipment)
□ B18507 Narrow opening wiring box

BEGA 1000 BEGA Wall, Capriema, CA 90313 1805164-0033 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.



BEGA 1000 BEGA Wall, Capriema, CA 90313 1805164-0033 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Stela Cylindrical LED Luminaire with a Solid Wood Shroud

FIGURE TYPE: SH1
PROJECT NAME:



Image courtesy of the client. All rights reserved. © 2023 BEGA

SPECIFICATIONS:
CONSTRUCTION: Housing comprised of machined custom 6005-T6 extrusion with machined 6061-T6 end caps. Solid Acacia wood shroud is assembled through glulam construction and precision machined using CNC technology. Adhesive complex with ASTM D-2059 glulam construction specifications for extreme exposed weather conditions and is waterproof and rated for wet or dry use exposure.

ELECTRICAL: Powered by an integral Class P, 120-277VAC, 0-10V dimmable constant current driver with built in 6kV surge protection. Operating temperature of -40°F to 121°F for 50, 100, and 140 installations.

OPTICAL SYSTEM: COB LED has solderless connections for field upgradability. Available in color temperature of 2700, 3000, 3500, and 4000K. >80 CRI. Optical reflectors available in 30°, 30°, 40°, and 50° spot distributions. Covered by UV- and scratch-resistant clear acrylic. Contact factory for additional lumen outputs, color temperatures, or CRIs.

FINISHES: Wood pieces are finished with a low VOC waterborne marine exterior finish containing UV and mold inhibitors. All exterior aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structural's finish options for available standard finishes. Care and Maintenance

LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.24-01, Standard 1088. Suitable for wet locations. LM-80 test reported L70 > 49,500 hours and calculated L70 > 100,000 hours. PSEI used when using selective mounting options.

WARRANTY: 5-year warranty on LED and drivers.

Available options
□ CUS Custom finish
□ FSC Fusing
□ MGU Marine grade undercoat
□ NTB Natural bronze (premium finish)
□ RAL RAL Classic, matte finish

Available accessories
□ B18547 Surface mounted wiring box
See individual accessory spec sheet for details.

Included (available for pre-shipment)
□ B18507 Narrow opening wiring box

Available colors
□ Black (BK) □ White (WH)
□ Silver (SL) □ Natural Bronze (NTB)
□ RAL □ RAL

Available options
□ CUS Custom finish
□ FSC Fusing
□ MGU Marine grade undercoat
□ RAL RAL Classic, matte finish

Included (available for pre-shipment)
□ B18507 Narrow opening wiring box

BEGA 1000 BEGA Wall, Capriema, CA 90313 1805164-0033 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to BEGA.us and contact your distributor.

Ata Solar Powered Wood Body LED Bollard

FIGURE TYPE: SB4
PROJECT NAME:



Image courtesy of the client. All rights reserved. © 2023 BEGA

SPECIFICATIONS:
HOUSING: Solid wood bollard is assembled through glulam construction and precision machined using CNC technology. Adhesive complex with ASTM D-2059 glulam construction specifications for extreme exposed weather conditions and is waterproof and rated for wet or dry use exposure.

SOLAR MODULE: Module integrated into the top cap encased in a high impact, UV resistant, polycarbonate. Automatically adjusts to optimize lighting performance based on environmental conditions and lighting requirements.

BATTERY: High-performance lithium battery. Exceptional 8 to 12 year life cycle. High temperature tolerance with a 48° winter rating. Contained within the bollard and designed for easy changes when required.

OPTICAL SYSTEM: Uses high-output LEDs with a 500,000 hour L70 life. Typical lumen output is

HENRY STREET
APARTMENTS

JOB NO. 25356

issue: date:
DESIGN REVIEW 12.16.2025


revision: date

title:





CUTSHEETS

sheet:

DR-602



WDGE1 LED
Architectural Wall Sconce

Country:

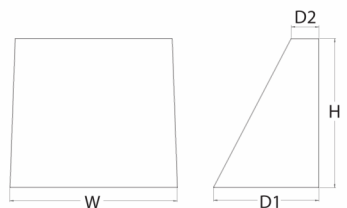
Name:

Part: **SW3**

Part Number:

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)



Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true wide-coverage.

WDGE1 delivers up to 2,000 lumens with a soft, non-polarized light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door walk-mounted lighting solution.

designlab Items marked by a **designlab** logo qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aualighting.com/designselect. *See ordering form for details.

WDGE1 LED Family Overview

Luminaire	Type	Standard ILL. FC	Cut Off, °FC	Sensor	Approximate Lumens (4000K, 90CRI)									
					P1	P1	P2	P1	P1	P1	P1	P1		
WDGE1121	Recessed Cabinet	400	—	—	750	1,200	2,000	—	—	—	—	—	—	—
WDGE1122	Recessed Cabinet	500	10°	Standard / night	—	1,200	2,000	3,000	4,500	6,000	—	—	—	—
WDGE1123	Recessed Cabinet	500	10°	Standard / night	300	1,200	2,000	3,000	4,500	—	—	—	—	
WDGE1124	Recessed Cabinet	500	10°	Standard / night	4,500	1,200	2,000	3,000	4,500	6,000	—	—	—	
WDGE1125	Recessed Cabinet	500	10°	Standard / night	—	1,200	2,000	3,000	4,500	6,000	22,800	25,000	—	

Ordering Information EXAMPLE: WDGE1 LED P2 40K 80CRI VF VOLT SRM FE DBX8D

Order	Package	Color Temperature	CR	Mounting	Mount	Quantity
WDGE1121	P1	27K	90CRI	VF	SRM	100
WDGE1121	P1	30K	90CRI	VF	SRM	100
WDGE1121	P1	35K	90CRI	VF	SRM	100
WDGE1121	P1	40K	90CRI	VF	SRM	100

Options

Option	Description	Code
EMER	Emergency battery backup (certified to UL 924, UL 924-2, UL 924-3, UL 924-4)	EMER
FE	Front bezel (black)	FE
SRM	Standard mounting bracket (black)	SRM
VF	Vertical mounting bracket (black)	VF
VOL	Vertical mounting bracket (white)	VOL
DBX	Decorative back box (black)	DBX
DBW	Decorative back box (white)	DBW
DBR	Decorative back box (red)	DBR
DBG	Decorative back box (green)	DBG
DBB	Decorative back box (blue)	DBB
DBY	Decorative back box (yellow)	DBY
DBK	Decorative back box (black)	DBK
DBL	Decorative back box (clear)	DBL
DBD	Decorative back box (dark grey)	DBD
DBE	Decorative back box (light grey)	DBE
DBF	Decorative back box (dark blue)	DBF
DBG	Decorative back box (green)	DBG
DBH	Decorative back box (red)	DBH
DBI	Decorative back box (purple)	DBI
DBJ	Decorative back box (pink)	DBJ
DBK	Decorative back box (brown)	DBK
DBL	Decorative back box (orange)	DBL
DBM	Decorative back box (grey)	DBM
DBN	Decorative back box (black)	DBN
DBO	Decorative back box (white)	DBO
DBP	Decorative back box (yellow)	DBP
DBQ	Decorative back box (red)	DBQ
DBR	Decorative back box (blue)	DBR
DBS	Decorative back box (green)	DBS
DBT	Decorative back box (purple)	DBT
DBU	Decorative back box (pink)	DBU
DBV	Decorative back box (brown)	DBV
DBW	Decorative back box (orange)	DBW
DBX	Decorative back box (grey)	DBX
DBY	Decorative back box (black)	DBY
DBZ	Decorative back box (white)	DBZ

Accessories

WDGE1121-0001 - 100' white mounting bracket (black back)

WDGE1121-0002 - 100' white mounting bracket (white back)

WDGE1121-0003 - 100' white mounting bracket (red back)

WDGE1121-0004 - 100' white mounting bracket (blue back)

WDGE1121-0005 - 100' white mounting bracket (green back)

WDGE1121-0006 - 100' white mounting bracket (purple back)

WDGE1121-0007 - 100' white mounting bracket (pink back)

WDGE1121-0008 - 100' white mounting bracket (brown back)

WDGE1121-0009 - 100' white mounting bracket (orange back)

WDGE1121-0010 - 100' white mounting bracket (grey back)

WDGE1121-0011 - 100' white mounting bracket (black back)

WDGE1121-0012 - 100' white mounting bracket (white back)

WDGE1121-0013 - 100' white mounting bracket (yellow back)

WDGE1121-0014 - 100' white mounting bracket (red back)

WDGE1121-0015 - 100' white mounting bracket (blue back)

WDGE1121-0016 - 100' white mounting bracket (green back)

WDGE1121-0017 - 100' white mounting bracket (purple back)

WDGE1121-0018 - 100' white mounting bracket (pink back)

WDGE1121-0019 - 100' white mounting bracket (brown back)

WDGE1121-0020 - 100' white mounting bracket (orange back)

WDGE1121-0021 - 100' white mounting bracket (grey back)

WDGE1121-0022 - 100' white mounting bracket (black back)

WDGE1121-0023 - 100' white mounting bracket (white back)

WDGE1121-0024 - 100' white mounting bracket (yellow back)

WDGE1121-0025 - 100' white mounting bracket (red back)

WDGE1121-0026 - 100' white mounting bracket (blue back)

WDGE1121-0027 - 100' white mounting bracket (green back)

WDGE1121-0028 - 100' white mounting bracket (purple back)

WDGE1121-0029 - 100' white mounting bracket (pink back)

WDGE1121-0030 - 100' white mounting bracket (brown back)

WDGE1121-0031 - 100' white mounting bracket (orange back)

WDGE1121-0032 - 100' white mounting bracket (grey back)

WDGE1121-0033 - 100' white mounting bracket (black back)

WDGE1121-0034 - 100' white mounting bracket (white back)

WDGE1121-0035 - 100' white mounting bracket (yellow back)

WDGE1121-0036 - 100' white mounting bracket (red back)

WDGE1121-0037 - 100' white mounting bracket (blue back)

WDGE1121-0038 - 100' white mounting bracket (green back)

WDGE1121-0039 - 100' white mounting bracket (purple back)

WDGE1121-0040 - 100' white mounting bracket (pink back)

WDGE1121-0041 - 100' white mounting bracket (brown back)

WDGE1121-0042 - 100' white mounting bracket (orange back)

WDGE1121-0043 - 100' white mounting bracket (grey back)

WDGE1121-0044 - 100' white mounting bracket (black back)

WDGE1121-0045 - 100' white mounting bracket (white back)

WDGE1121-0046 - 100' white mounting bracket (yellow back)

WDGE1121-0047 - 100' white mounting bracket (red back)

WDGE1121-0048 - 100' white mounting bracket (blue back)

WDGE1121-0049 - 100' white mounting bracket (green back)

WDGE1121-0050 - 100' white mounting bracket (purple back)

WDGE1121-0051 - 100' white mounting bracket (pink back)

WDGE1121-0052 - 100' white mounting bracket (brown back)

WDGE1121-0053 - 100' white mounting bracket (orange back)

WDGE1121-0054 - 100' white mounting bracket (grey back)

WDGE1121-0055 - 100' white mounting bracket (black back)

WDGE1121-0056 - 100' white mounting bracket (white back)

WDGE1121-0057 - 100' white mounting bracket (yellow back)

WDGE1121-0058 - 100' white mounting bracket (red back)

WDGE1121-0059 - 100' white mounting bracket (blue back)

WDGE1121-0060 - 100' white mounting bracket (green back)

WDGE1121-0061 - 100' white mounting bracket (purple back)

WDGE1121-0062 - 100' white mounting bracket (pink back)

WDGE1121-0063 - 100' white mounting bracket (brown back)

WDGE1121-0064 - 100' white mounting bracket (orange back)

WDGE1121-0065 - 100' white mounting bracket (grey back)

WDGE1121-0066 - 100' white mounting bracket (black back)

WDGE1121-0067 - 100' white mounting bracket (white back)

WDGE1121-0068 - 100' white mounting bracket (yellow back)

WDGE1121-0069 - 100' white mounting bracket (red back)

WDGE1121-0070 - 100' white mounting bracket (blue back)

WDGE1121-0071 - 100' white mounting bracket (green back)

WDGE1121-0072 - 100' white mounting bracket (purple back)

WDGE1121-0073 - 100' white mounting bracket (pink back)

WDGE1121-0074 - 100' white mounting bracket (brown back)

WDGE1121-0075 - 100' white mounting bracket (orange back)

WDGE1121-0076 - 100' white mounting bracket (grey back)

WDGE1121-0077 - 100' white mounting bracket (black back)

WDGE1121-0078 - 100' white mounting bracket (white back)

WDGE1121-0079 - 100' white mounting bracket (yellow back)

WDGE1121-0080 - 100' white mounting bracket (red back)

WDGE1121-0081 - 100' white mounting bracket (blue back)

WDGE1121-0082 - 100' white mounting bracket (green back)

WDGE1121-0083 - 100' white mounting bracket (purple back)

WDGE1121-0084 - 100' white mounting bracket (pink back)

WDGE1121-0085 - 100' white mounting bracket (brown back)

WDGE1121-0086 - 100' white mounting bracket (orange back)

WDGE1121-0087 - 100' white mounting bracket (grey back)

WDGE1121-0088 - 100' white mounting bracket (black back)

WDGE1121-0089 - 100' white mounting bracket (white back)

WDGE1121-0090 - 100' white mounting bracket (yellow back)

WDGE1121-0091 - 100' white mounting bracket (red back)

WDGE1121-0092 - 100' white mounting bracket (blue back)

WDGE1121-0093 - 100' white mounting bracket (green back)

WDGE1121-0094 - 100' white mounting bracket (purple back)

WDGE1121-0095 - 100' white mounting bracket (pink back)

WDGE1121-0096 - 100' white mounting bracket (brown back)

WDGE1121-0097 - 100' white mounting bracket (orange back)

WDGE1121-0098 - 100' white mounting bracket (grey back)

WDGE1121-0099 - 100' white mounting bracket (black back)

WDGE1121-0100 - 100' white mounting bracket (white back)

Performance Data

Lumen Output

Lumen values are based on photometric test procedures with ESM LM 70-0. Data is considered to be representative of the configurations shown, which are the minimum allowed by UL 924. Luminaire performance is dependent on ambient air temperature and configuration.

Package	Type	Beam Spread	100' (30.48m)				150' (45.72m)				200' (60.96m)				250' (76.20m)				300' (91.44m)			
			W	H	Area	Output	W	H	Area	Output	W	H	Area	Output	W	H	Area	Output	W	H	Area	Output
P1	VF	VF	85	85	7225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	85	85	7225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	110	110	12100	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	110	110	12100	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	135	135	18225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	135	135	18225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	160	160	25600	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	160	160	25600	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	185	185	34225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	185	185	34225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	210	210	44100	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	210	210	44100	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	235	235	55225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	235	235	55225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	260	260	67600	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	260	260	67600	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	285	285	81225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	285	285	81225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	310	310	96100	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	310	310	96100	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
P1	VF	VF	335	335	112225	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
		VF	335	335	112225	1,200	1,200	1,20														

HENRY STREET APARTMENTS

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022

EXTERIOR MATERIALS	
BV-1	BRICK MASONRY - STACK BOND
CFE-1	SMOOTH FINISH FORM ARCHITECTURAL CONCRETE
CONC-2	BOARD FORMED FINISH ARCHITECTURAL CONCRETE
CSR-1	COMPOSITE SHINGLE ROOFING
FCP-2	FIBER CEMENTITIOUS PANEL
FCS-1	FIBER CEMENT SIDING - NAVY
FCS-2	FIBER CEMENT SIDING - TAN
MF-1	METAL FLASHING - BLACK
MLV-1	CUSTOM METAL LOUVER
SF-1	ALUMINUM STOREFRONT AND ENTRANCES
WDX-1	EXTERIOR WOOD SOFFIT
WDX-2	WOOD FENCE

SEE DR-800 MATERIALS BOARD FOR MORE INFORMATION

GLAZING CALCULATIONS	
NORTH ELEVATION	
GROUND FLOOR: GLAZING 427 SF / FACADE 887 SF = 48%	
UPPER PORTION: GLAZING 827 SF / FACADE 3,037 SF = 27%	
TOTAL: GLAZING 1,254 SF / FACADE 3,924 SF = 32%	
WEST ELEVATION	
GROUND FLOOR NON-RES: GLAZING 345 SF / FACADE 766 SF = 45%	
GROUND FLOOR RES: GLAZING 253 SF / FACADE 878 SF = 29%	
TOTAL RES GLAZING: GLAZING 1,590 SF / 6,806 SF = 23%	
TOTAL: GLAZING 1,935 SF / 7,572 SF = 26%	



GROUND FLOOR RECESSED 3' - 11 3/4"

5' - 0" CANOPY OVERHANG ALONG 1/2 FACADE OF BUILDING



1 ELEVATION - NORTH
DR-700 3/32" = 1'-0"



2 ELEVATION - WEST
DR-700 3/32" = 1'-0"



2'-0" RECESS IN FACADE. SEE DR-200 SITE PLAN

DESIGN DEVELOPMENT

02.13.2026

issue: date:
DESIGN REVIEW 02.13.2026
DESIGN REVIEW R2 03.31.2026

revision: date

title:

ARCHITECTURAL ELEVATIONS

sheet:

DR-700

EXTERIOR MATERIALS	
(BV-1)	BRICK MASONRY - STACK BOND
(CONC-1)	SMOOTH FINISH ARCHITECTURAL CONCRETE
(CONC-2)	BOARD FORMED FINISH ARCHITECTURAL CONCRETE
(CSR-1)	COMPOSITE SHINGLE ROOFING
(FCP-2)	FIBER CEMENTITIOUS PANEL
(FCS-1)	FIBER CEMENT SIDING - NAVY
(FCS-2)	FIBER CEMENT SIDING - TAN
(MF-1)	METAL FLASHING - BLACK
(MLV-1)	CUSTOM METAL LOUVER
(SF-1)	ALUMINUM STOREFRONT AND ENTRANCES
(WDX-1)	EXTERIOR WOOD SOFFIT
(WDX-2)	WOOD FENCE

SEE DR-800 MATERIALS BOARD FOR MORE INFORMATION

GLAZING CALCULATIONS	
SOUTHWEST ELEVATION	
TOTAL:	GLAZING 423 SF / FACADE 1,050 SF = 40%
SOUTHEAST ELEVATION	
TOTAL:	GLAZING 282 SF / FACADE 2,548 SF = 11%
EAST ELEVATION*	
GROUND FLOOR:	GLAZING 345 SF / FACADE 1,438 SF = 25%
UPPER PORTION:	GLAZING 1,373 SF / FACADE 5,159 SF = 27%
TOTAL:	GLAZING 1,718 SF / FACADE 6,597 SF = 26%
*ELEVATION GLAZING CALCULATIONS DO NOT INCLUDE PORTIONS OF FACADE COVERED BY 70.20.10.4.G.7	
*ELEVATIONS EXEMPT FROM FENESTRATION REQUIREMENTS PER 70.20.10.4.A.S6.	



2 ELEVATION - SOUTH
DR-701 3/32" = 1'-0"



1 ELEVATION - EAST
DR-701 3/32" = 1'-0"

PERMIT SET

05.04.2026

issue:	date:
DESIGN REVIEW	02.13.2026
DESIGN REVIEW R2	03.31.2026
DESIGN REVIEW R3	04.24.2026

revision: date

title:

ARCHITECTURAL
ELEVATIONS

sheet:

DR-701

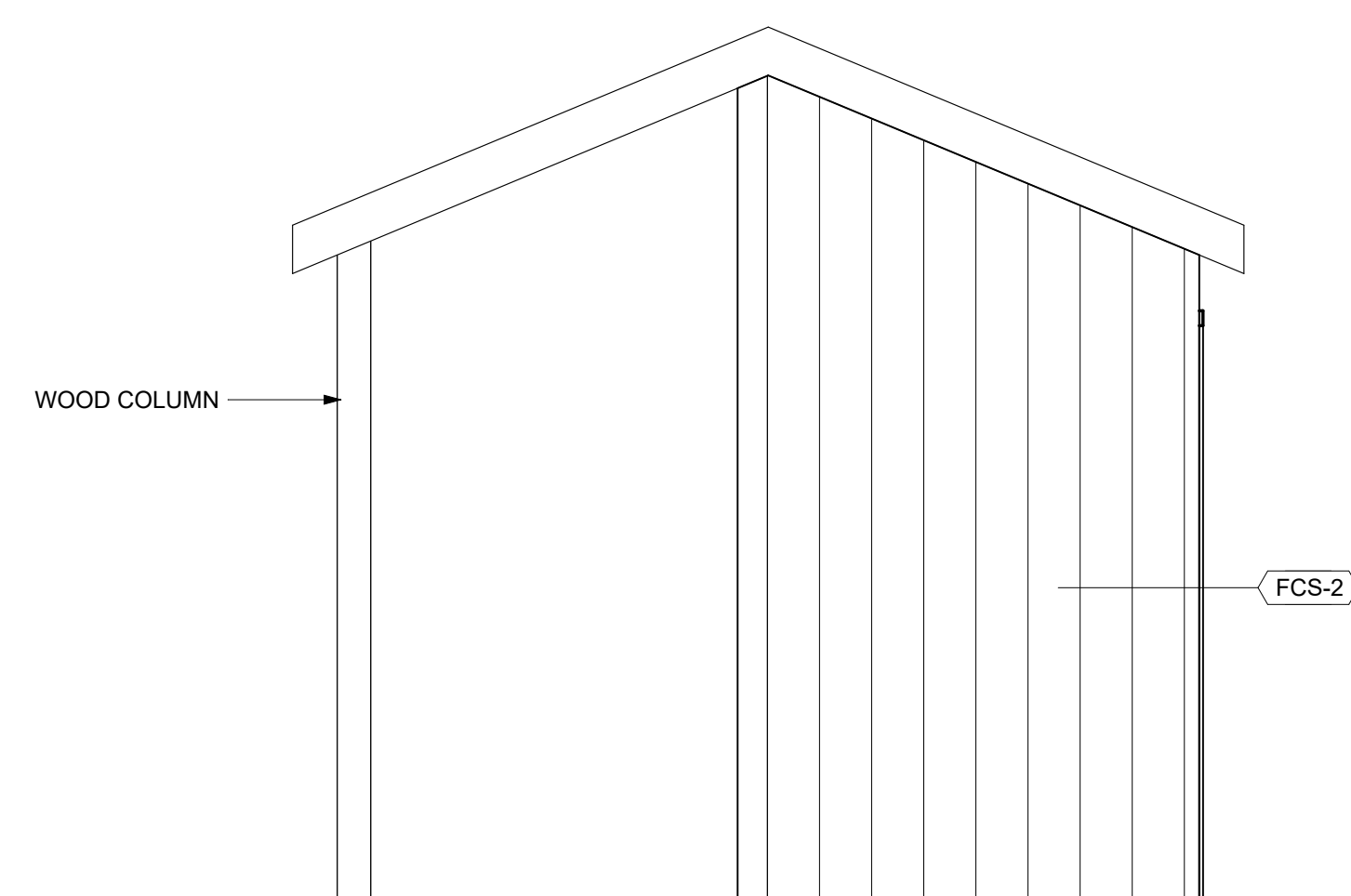
**HENRY STREET
APARTMENTS**

13286 SW HENRY STREET
BEAVERTON, OR 97005

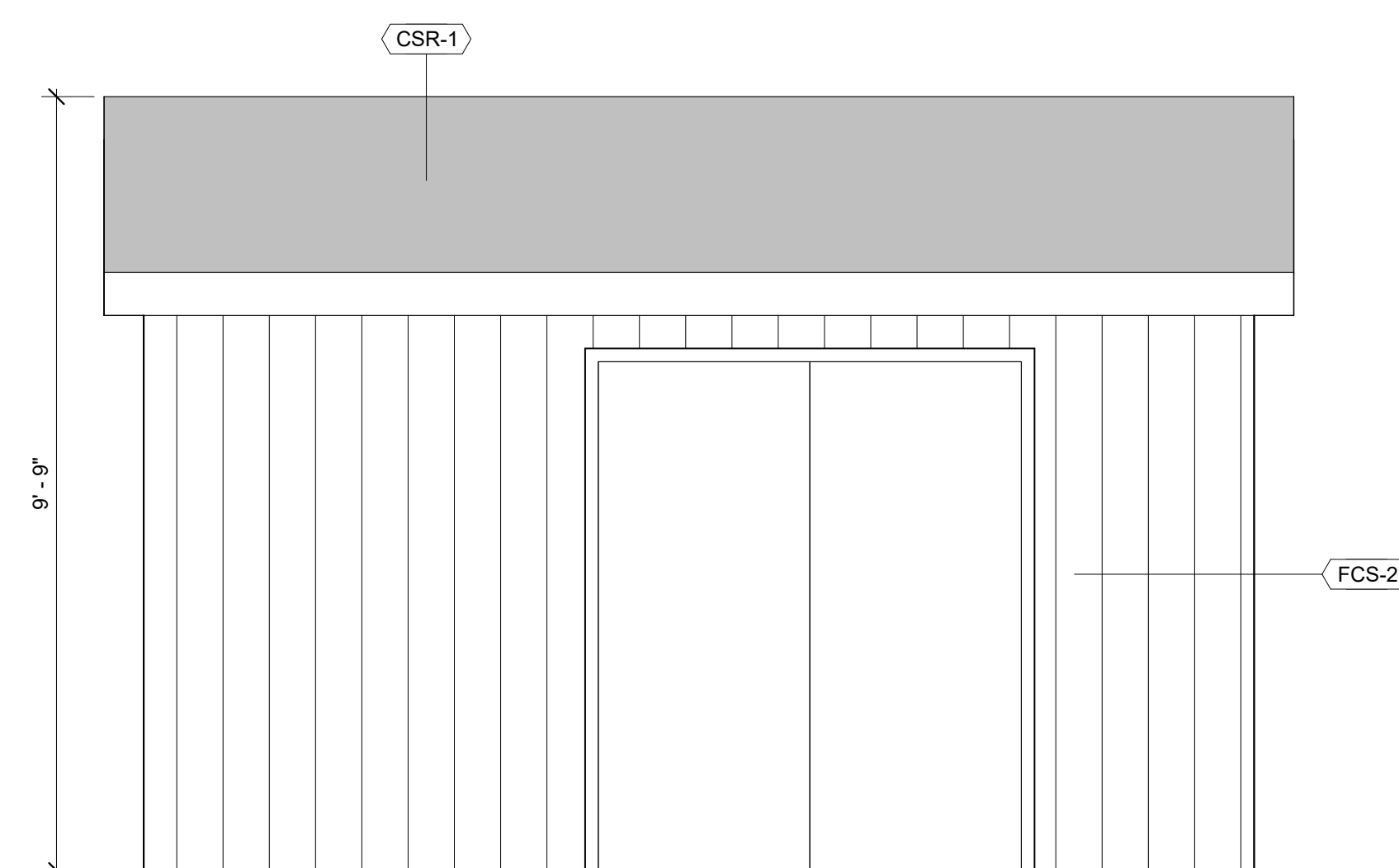
JOB NO. 23-022

EXTERIOR MATERIALS	
CSR-1	COMPOSITE SHINGLE ROOFING
FCS-2	FIBER CEMENT SIDING - TAN
WDX-2	WOOD FENCE

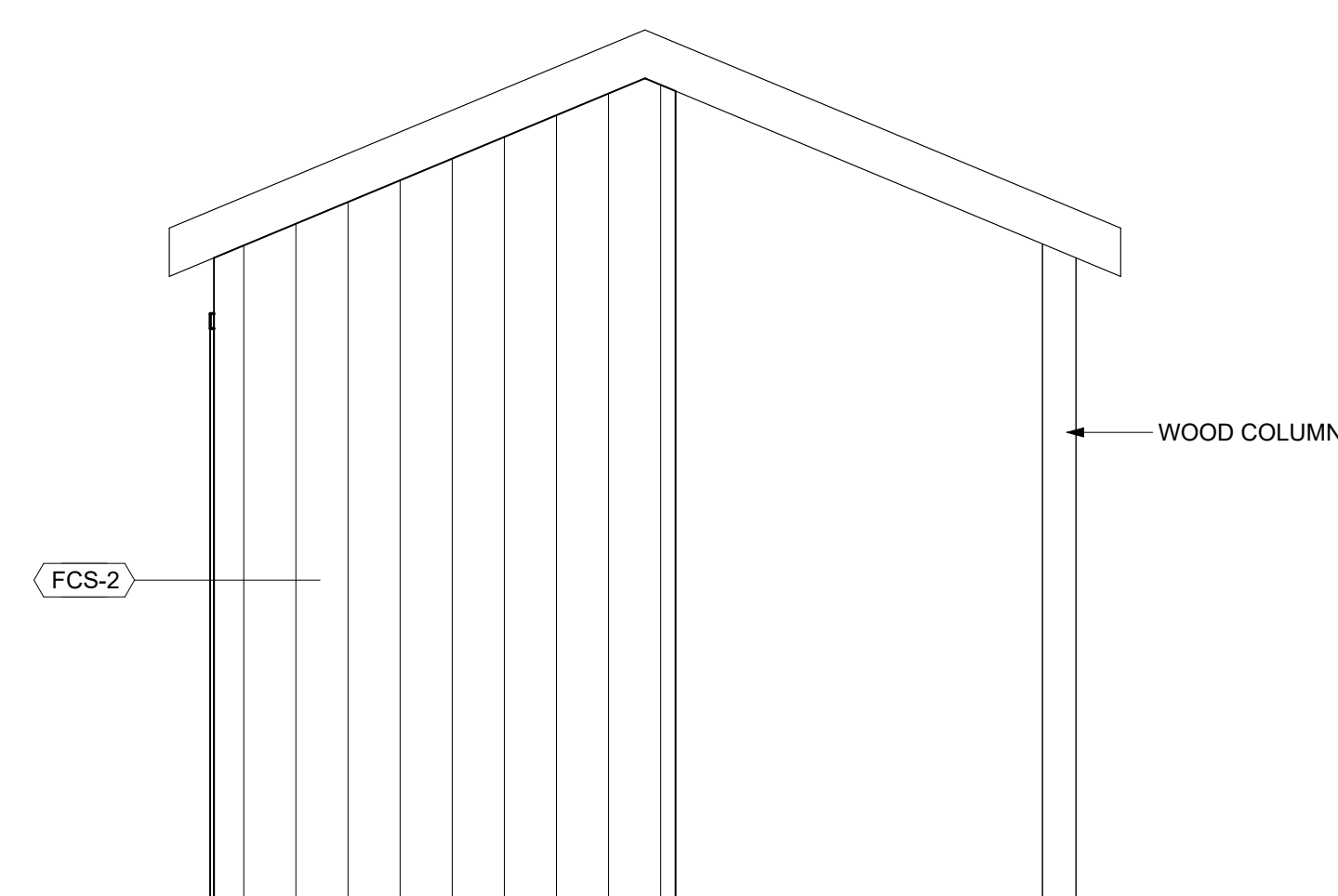
SEE DR-800 MATERIALS BOARD FOR MORE INFORMATION



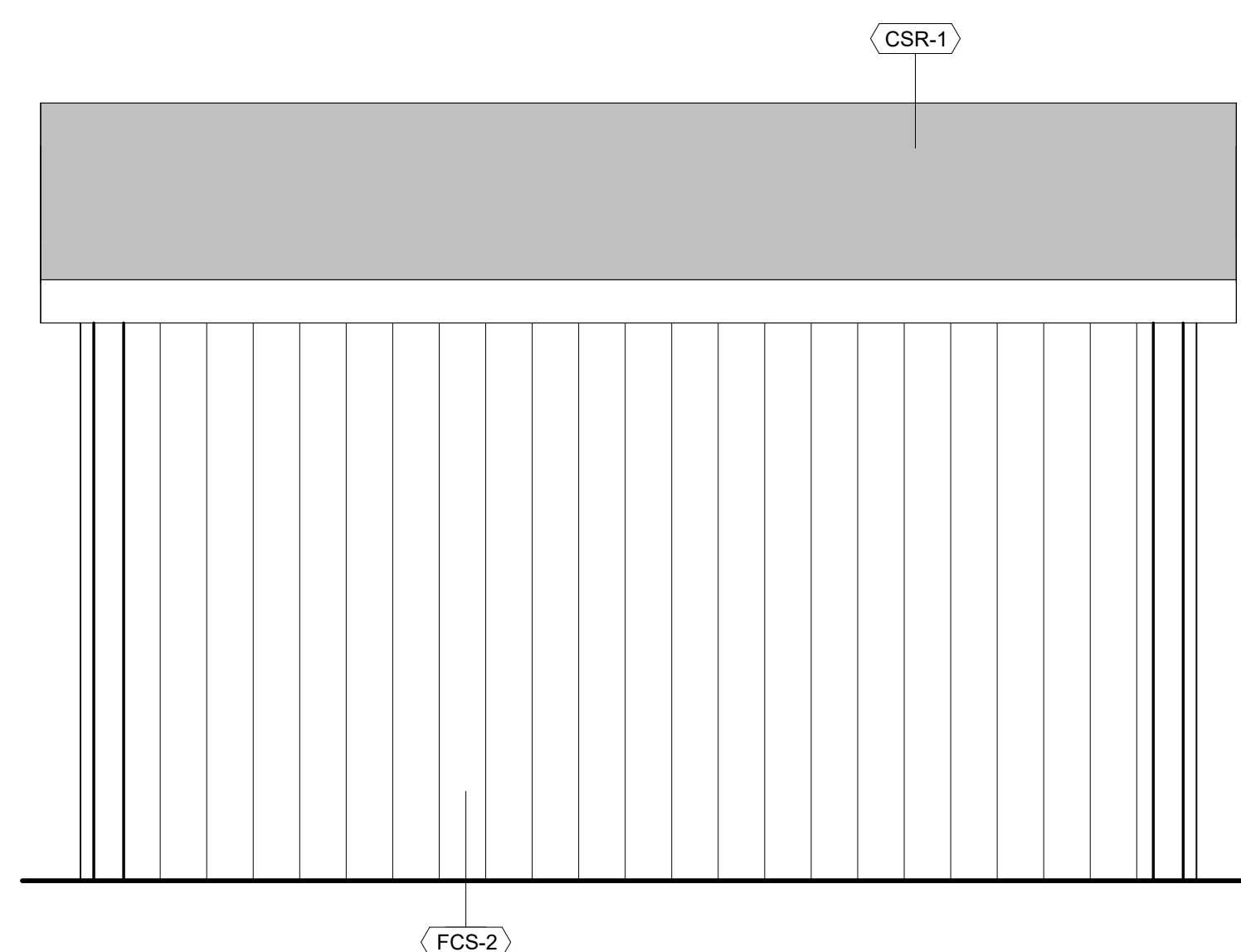
5 GARDEN SHED SOUTH ELEVATION
DR-702 1/2" = 1'-0"



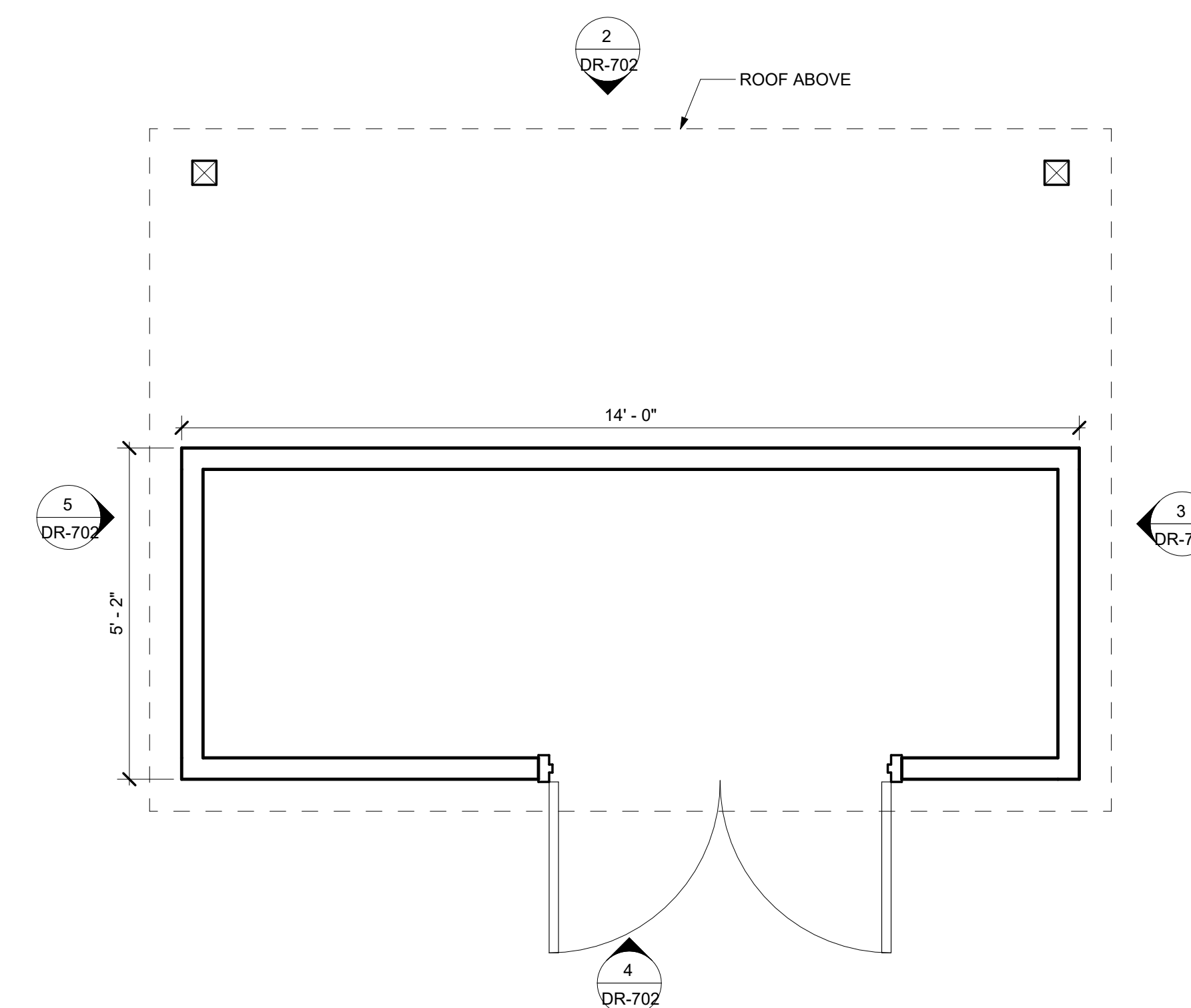
4 GARDEN SHED EAST ELEVATION
DR-702 1/2" = 1'-0"



3 GARDEN SHED NORTH ELEVATION
DR-702 1/2" = 1'-0"



2 GARDEN SHED WEST ELEVATION
DR-702 1/2" = 1'-0"



1 GARDEN SHED PLAN
DR-702 1/2" = 1'-0"

DESIGN DEVELOPMENT

02.13.2026

issue:	date:
DESIGN REVIEW	02.13.2026
DESIGN REVIEW R2	03.31.2026

#	revision:	date

title:

**ACCESSORY
STRUCTURE**

sheet:

DR-702

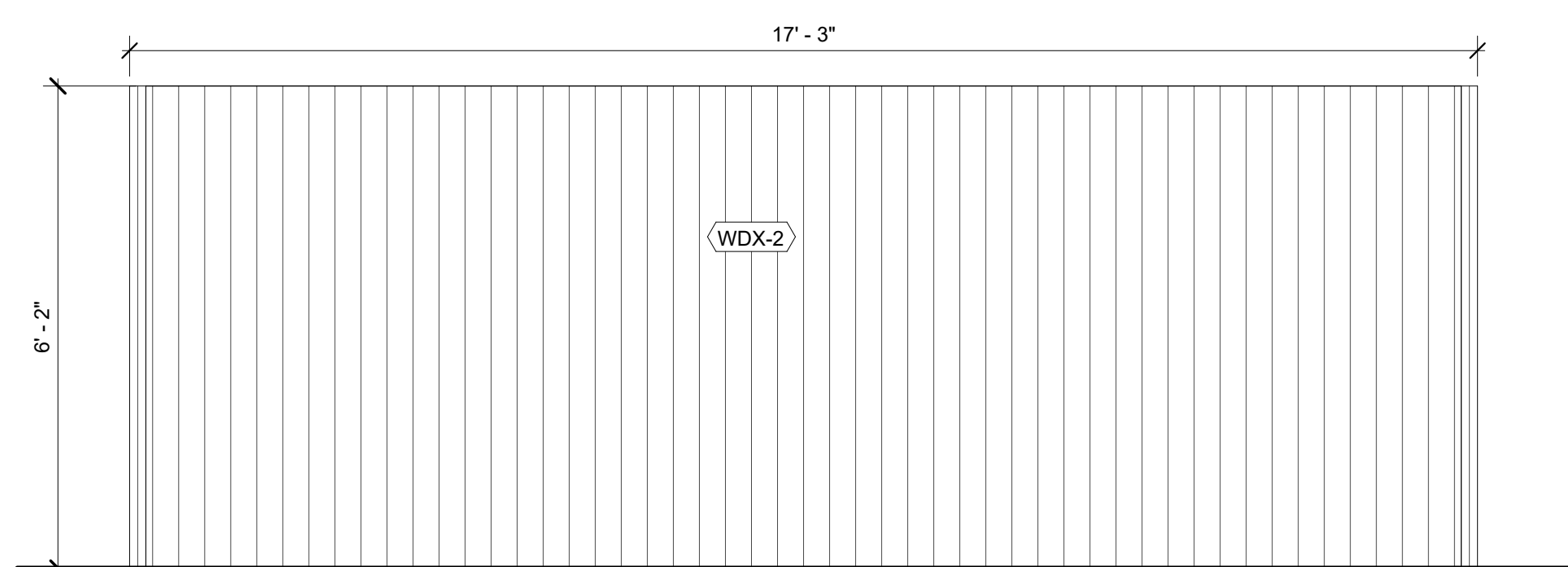
**HENRY STREET
APARTMENTS**

13286 SW HENRY STREET
BEAVERTON, OR 97005

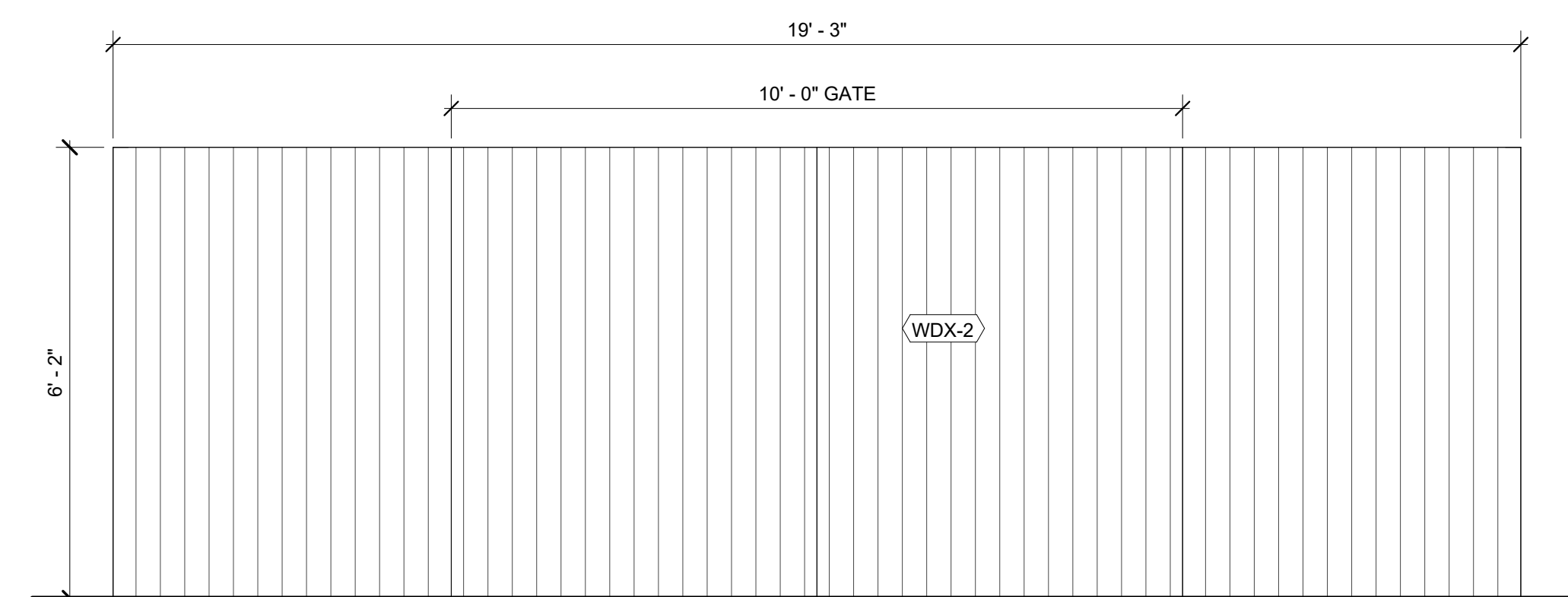
JOB NO. 23-022

EXTERIOR MATERIALS	
CSR-1	COMPOSITE SHINGLE ROOFING
FCS-2	FIBER CEMENT SIDING - TAN
WDX-2	WOOD FENCE

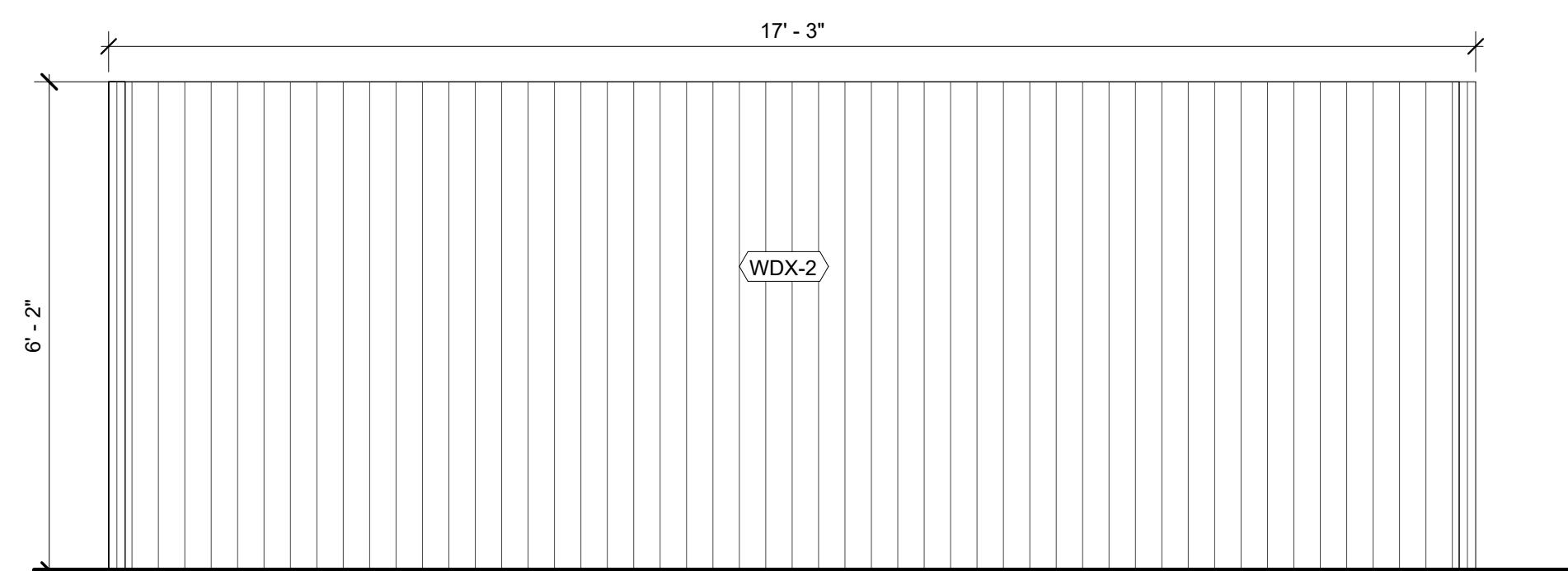
SEE DR-800 MATERIALS BOARD FOR MORE INFORMATION



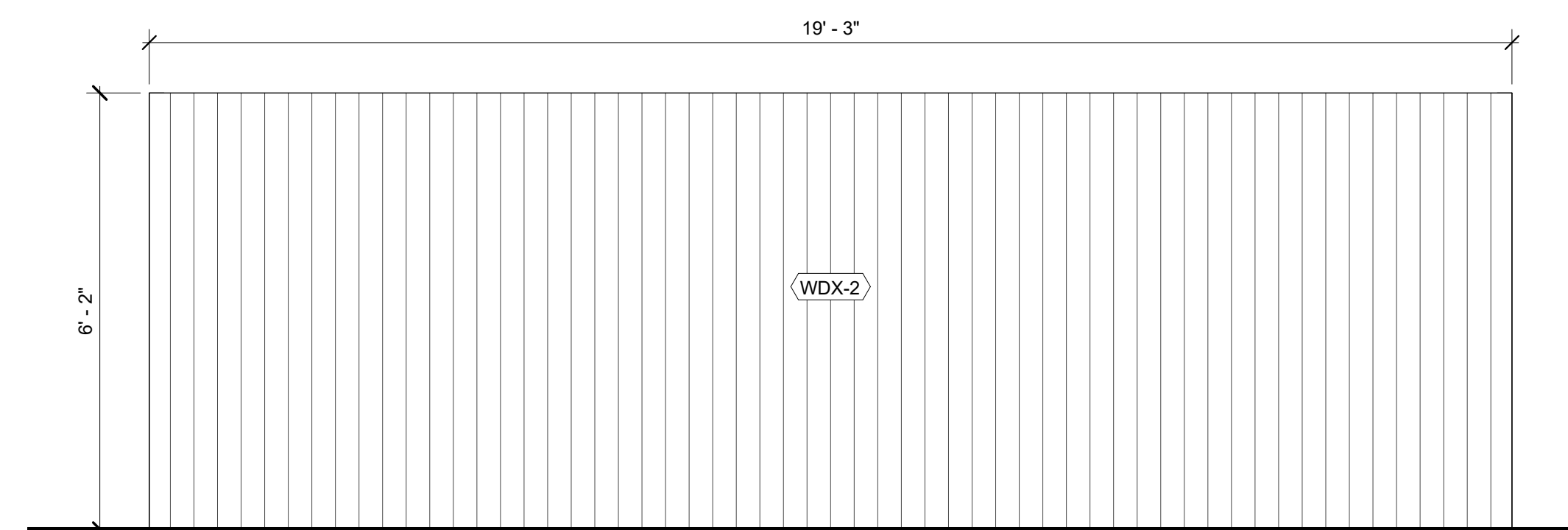
4 TRASH ENCLOSURE - SOUTH ELEVATION
DR-703 1/2" = 1'-0"



3 TRASH ENCLOSURE - EAST ELEVATION
DR-703 1/2" = 1'-0"



2 TRASH ENCLOSURE - NORTH ELEVATION
DR-703 1/2" = 1'-0"



1 TRASH ENCLOSURE - WEST ELEVATION
DR-703 1/2" = 1'-0"

DESIGN DEVELOPMENT

issue:	date:
DESIGN REVIEW	02.13.2026
DESIGN REVIEW R2	03.31.2026

#	revision:	date

title:
**REFUSE
STORAGE AREA**

sheet:
DR-703

**HENRY STREET
APARTMENTS**

13286 SW HENRY STREET
BEAVERTON, OR 97005

JOB NO. 23-022



Hardie® Artisan® Siding

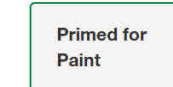
Find your style

Add sophistication to your design with the attractive, streamlined styling of Hardie® Artisan® Siding—primed for your choice of paint color—to create your masterpiece.

Select your texture



Select your color collection



FCS-1 & FCS-2 FIBER CEMENT SIDING - PAINTED NAVY AND TAN



Hardie® Panel

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture



Select your color collection



Did not find the color you're looking for? [Click here.](#)

FCP-1 SMOOTH FINISH FIBER CEMENT PANEL - PAINTED BLACK



CONC-1 SMOOTH FINISH FORM ARCHITECTURAL CONCRETE



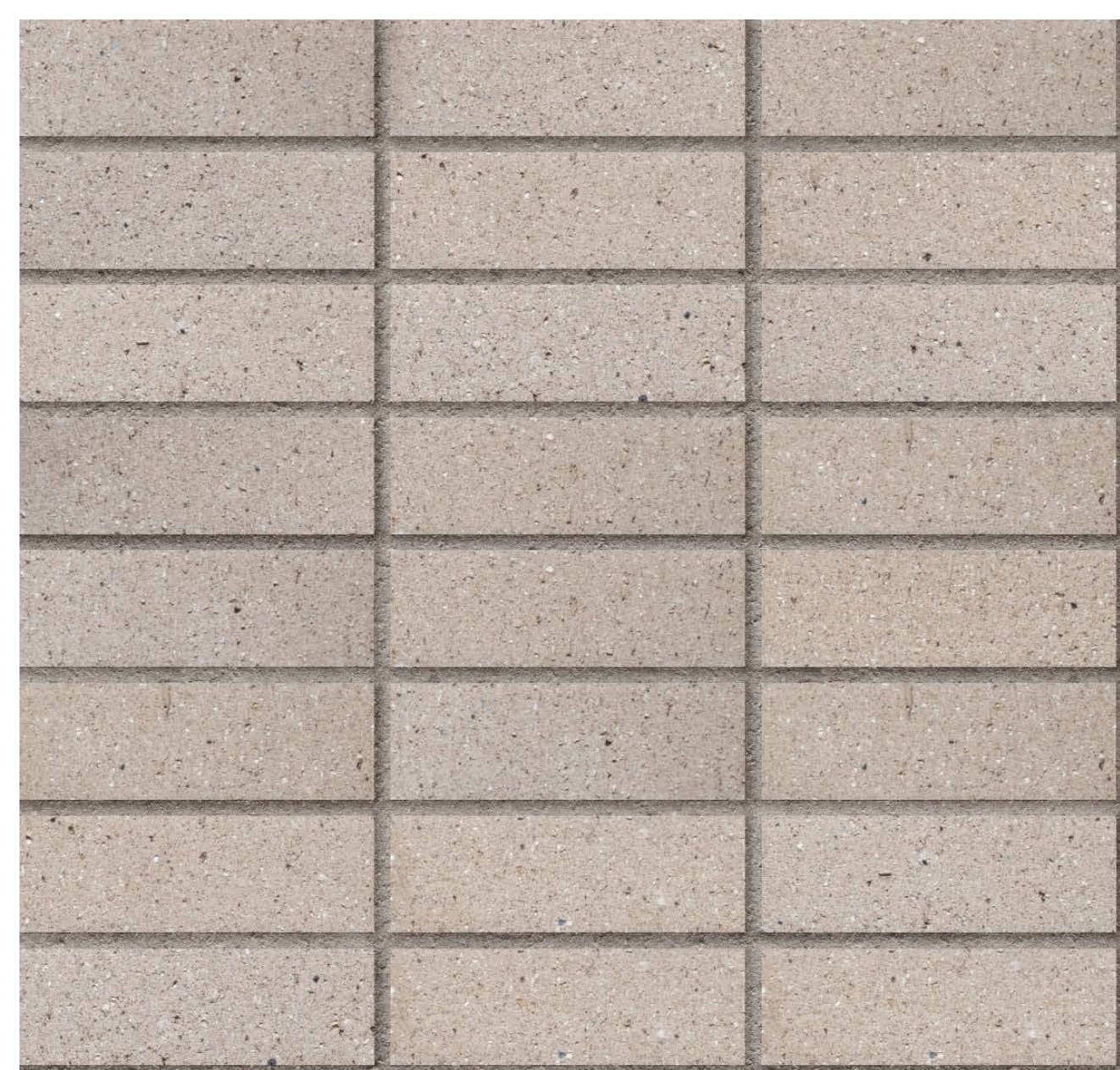
CONC-2 BOARD FORM CONCRETE



SF-1 ALUMINUM STOREFRONT SYSTEM BLACK FINISH



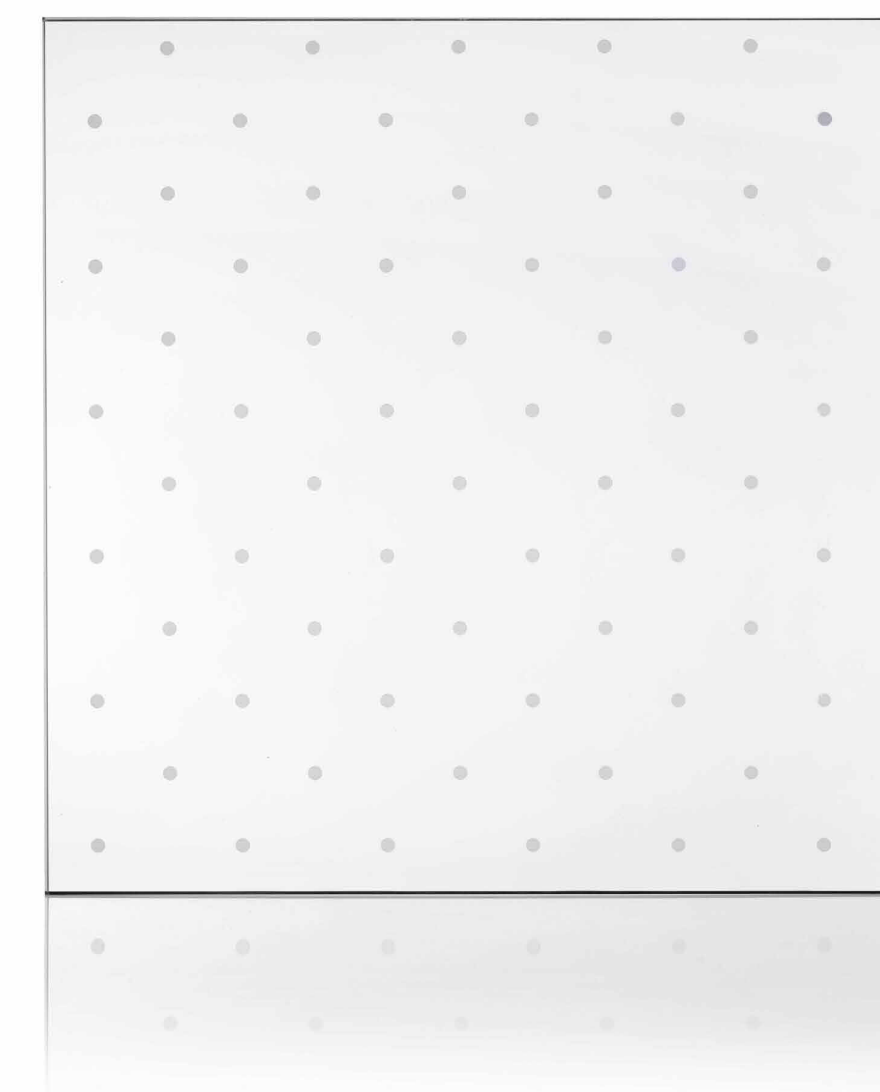
CRS-1 COMPOSITE ROOF SHINGLE



BV-1 BRICK MASONRY - STACK BOND SMOOTH, TAN FINISH



WDX-1 EXTERIOR WOOD SOFFIT WESTERN RED CEDAR T&G W/ CLEAR FINISH
WDX-2 EXTERIOR WOOD FENCE WESTERN RED CEDAR VERTICAL SLATS



SF-1 & VINYL WINDOWS WILL HAVE GLASS TREATED WITH VIRACON SOAR SAFE 51767 BIRD FRIENDLY GLASS

DESIGN DEVELOPMENT

02.13.2026

issue:	date:
DESIGN REVIEW	02.13.2026
DESIGN REVIEW R2	03.31.2026

#	revision:	date

title:

MATERIALS BOARD

sheet:

DR-800

Existing Lighting Values					
Analysis Area	Roadway Classification	Context ¹		Average Illuminance (foot-candles)	Uniformity (avg:min)
SW Henry Street - Site Frontage Only	Local Street	Mixed-Use	Target	>0.6	<6:1
			Design	0.47	4.7:1
Target			>0.6	<6:1	
Design			0.39	3.9:1	
SW Henry Street - Extended Street Segment	Sidewalk		Target	>0.6	<6:1
			Design	0.24	2.4:1

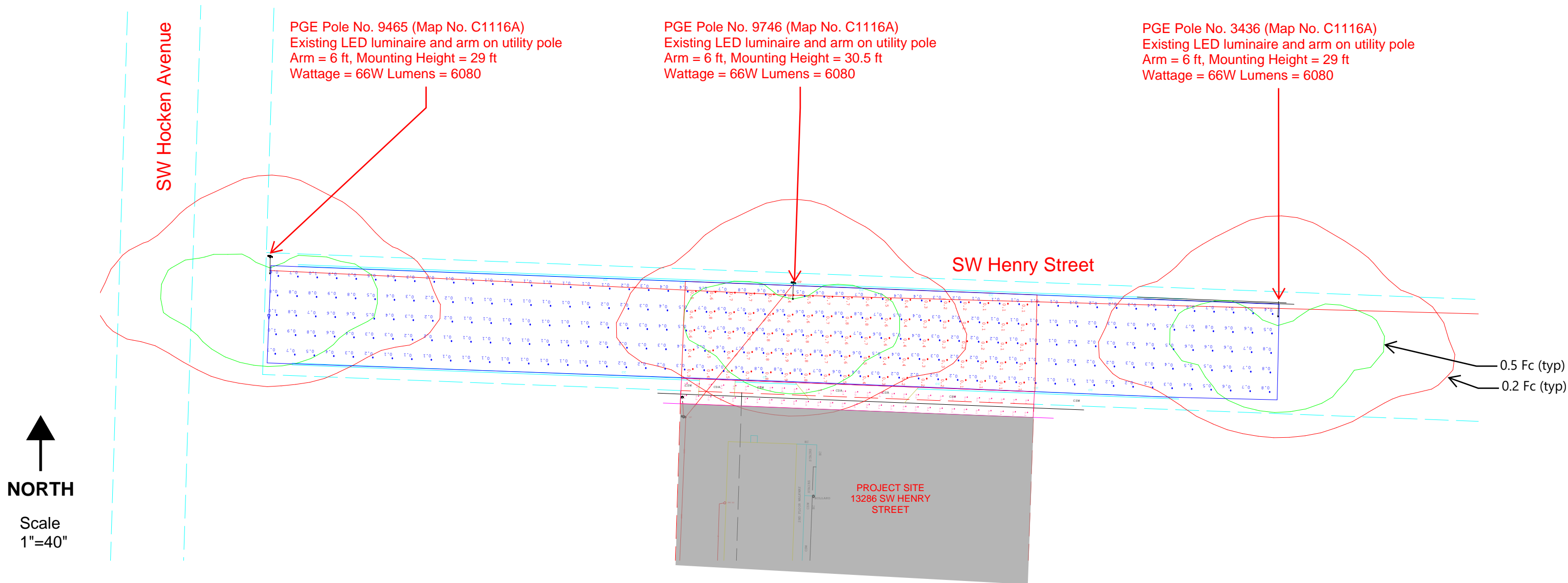
Received
Planning Division
 05/22/2026

Henry Street Apartments

Photometric Analysis: Existing Conditions

SW Henry Street

1. Per City of Beaverton Engineering Design Manual, Table 450.1



NORTH
 Scale
 1"=40"



Kittelson Project No. 32478
 Prepared by: Joey Bansen
 Kittelson & Associates
 Date: February 9, 2026

851 SW 6TH AVENUE, SUITE 600
 PORTLAND, OR 97204
 P 503.228.5230 F 503.273.8169

Henry Street Apartments

Photometric Analysis: Proposed Conditions

SW Henry Street

Proposed Lighting Values					
Analysis Area	Roadway Classification	Context ¹		Average Illuminance (foot-candles)	Uniformity (avg:min)
SW Henry Street - Site Frontage Only	Local Street	Mixed-Use	Target	>0.6	<6:1
			Design	0.75	3.8:1
SW Henry Street - Extended Street Segment			Target	>0.6	<6:1
			Design	0.55	5.5:1
SW Henry Street - Site Frontage Sidewalk	Sidewalk	Target	>0.6	<6:1	
		Design	0.56	1.9:1	

1. Per City of Beaverton Engineering Design Manual, Table 450.1

