

# Ankeny Apartments - Design Review LU 16-184524 DZM

YOST GRUBE HALL ARCHITECTURE | November 17, 2016

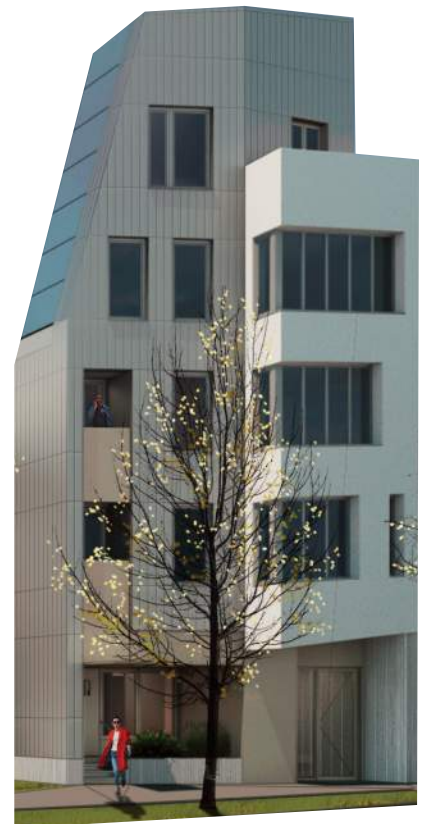




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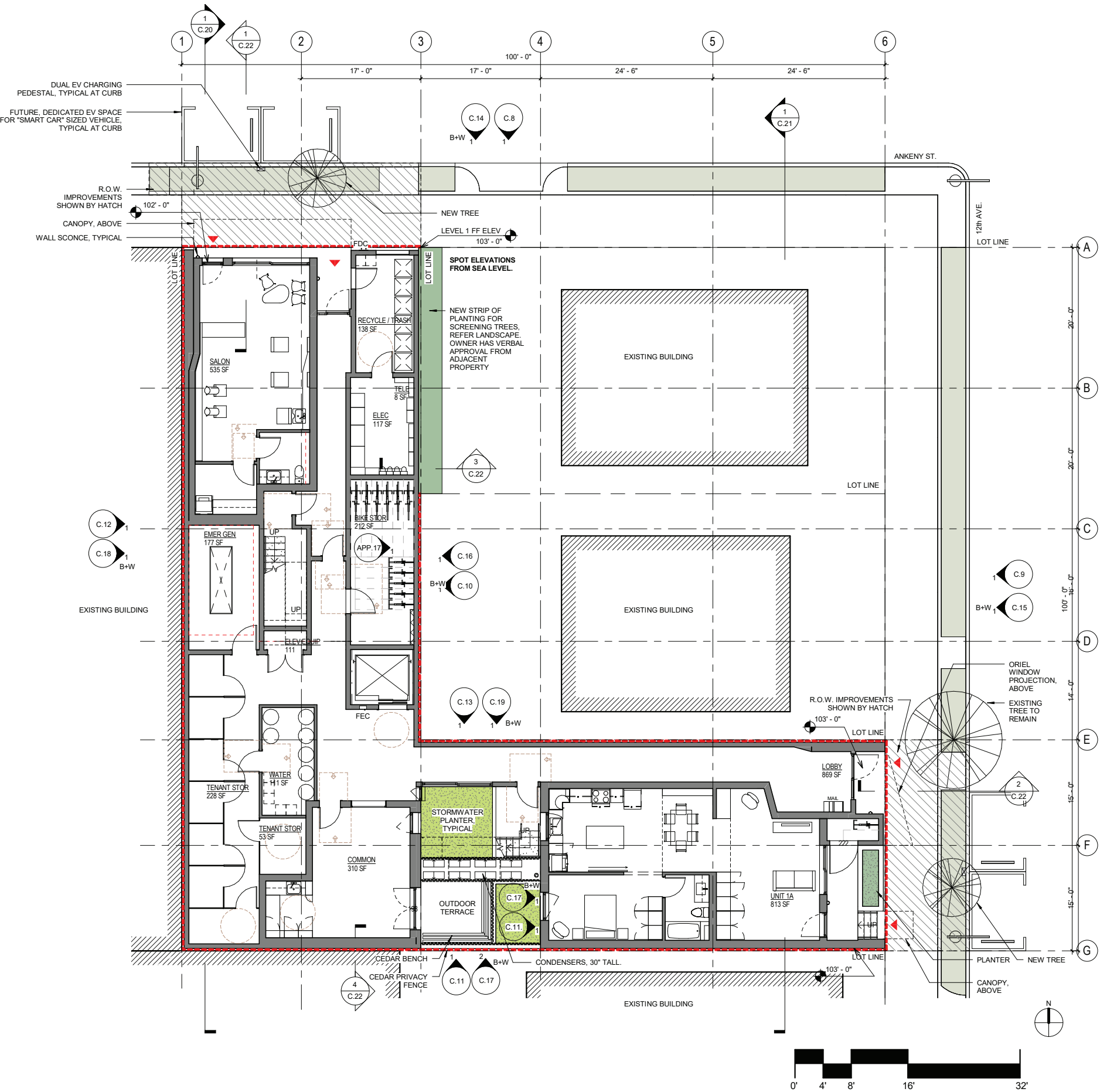
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Plan / Site Plan - Level 1  
1/16" = 1'-0"

Lot Size: 5,380 SF

<b>Level 1</b>	
Building Area	5,300 GSF
FAR	0.99
<b>Level 2</b>	
Building Area	5,015 GSF
FAR	0.95
<b>Level 3</b>	
Building Area	4,457 GSF
FAR	0.84
<b>Level 4</b>	
Building Area	4,445 GSF
FAR	0.84
<b>Level 5</b>	
Building Area	4,380 GSF
FAR	0.83
<b>Level 6</b>	
Building Area	2,930 GSF
FAR	0.55
<b>Total</b>	
Building Area	26,527 GSF
Max Building Area	32,280 GSF
FAR	5.00
FAR Allowed	6.00





Plan - Level 2  
1/16" = 1'-0"

Lot Size: 5,380 SF

<b>Level 1</b>	
Building Area	5,300 GSF
FAR	0.99
<b>Level 2</b>	
Building Area	5,015 GSF
FAR	0.95
<b>Level 3</b>	
Building Area	4,457 GSF
FAR	0.84
<b>Level 4</b>	
Building Area	4,445 GSF
FAR	0.84
<b>Level 5</b>	
Building Area	4,380 GSF
FAR	0.83
<b>Level 6</b>	
Building Area	2,930 GSF
FAR	0.55
<b>Total</b>	
Building Area	26,527 GSF
Max Building Area	32,280 GSF
FAR	5.00
FAR Allowed	6.00

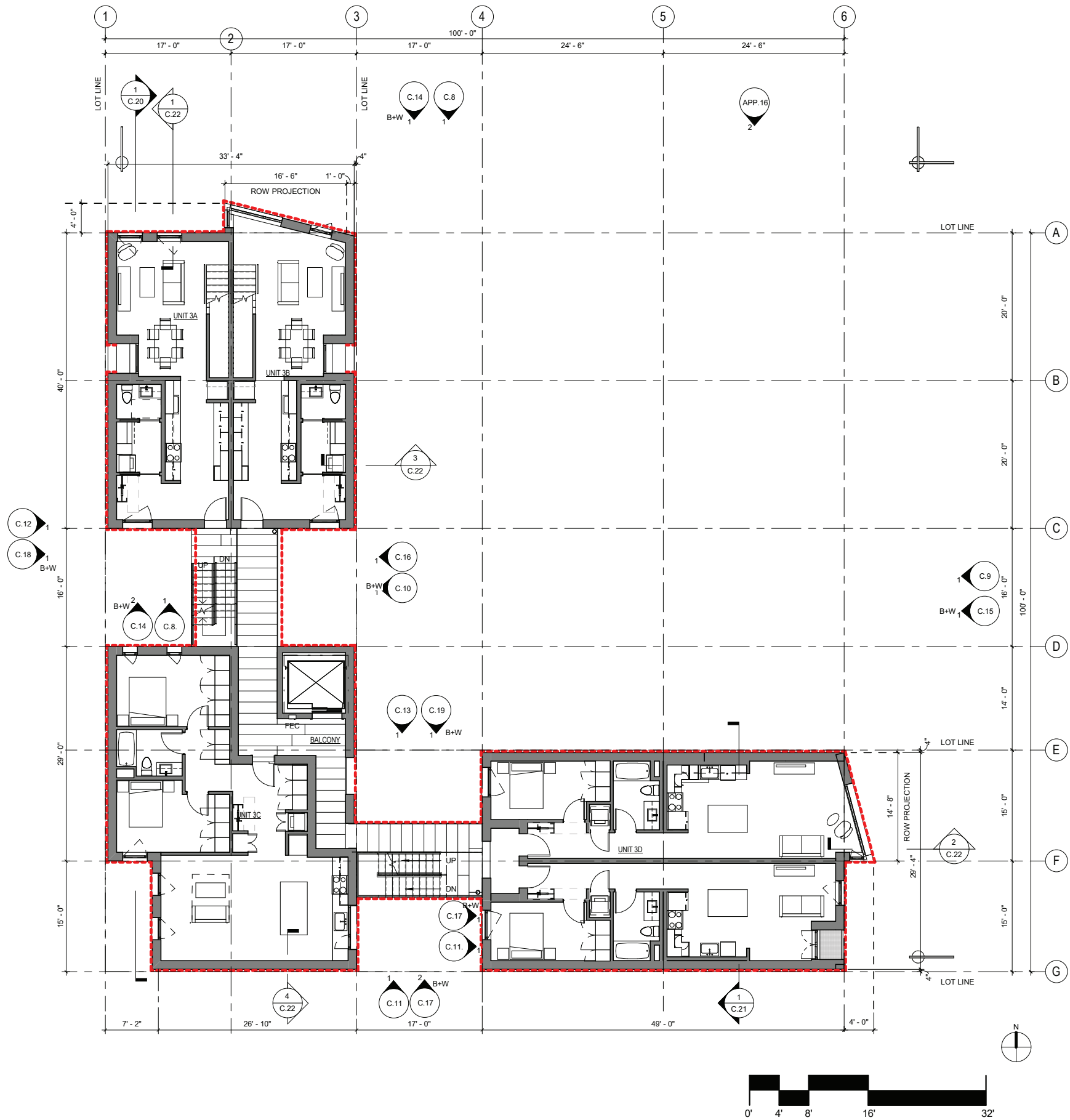




Plan - Level 3  
1/16" = 1'-0"

Lot Size: 5,380 SF

<b>Level 1</b>	
Building Area	5,300 GSF
FAR	0.99
<b>Level 2</b>	
Building Area	5,015 GSF
FAR	0.95
<b>Level 3</b>	
Building Area	4,457 GSF
FAR	0.84
<b>Level 4</b>	
Building Area	4,445 GSF
FAR	0.84
<b>Level 5</b>	
Building Area	4,380 GSF
FAR	0.83
<b>Level 6</b>	
Building Area	2,930 GSF
FAR	0.55
<b>Total</b>	
Building Area	26,527 GSF
Max Building Area	32,280 GSF
FAR	5.00
FAR Allowed	6.00

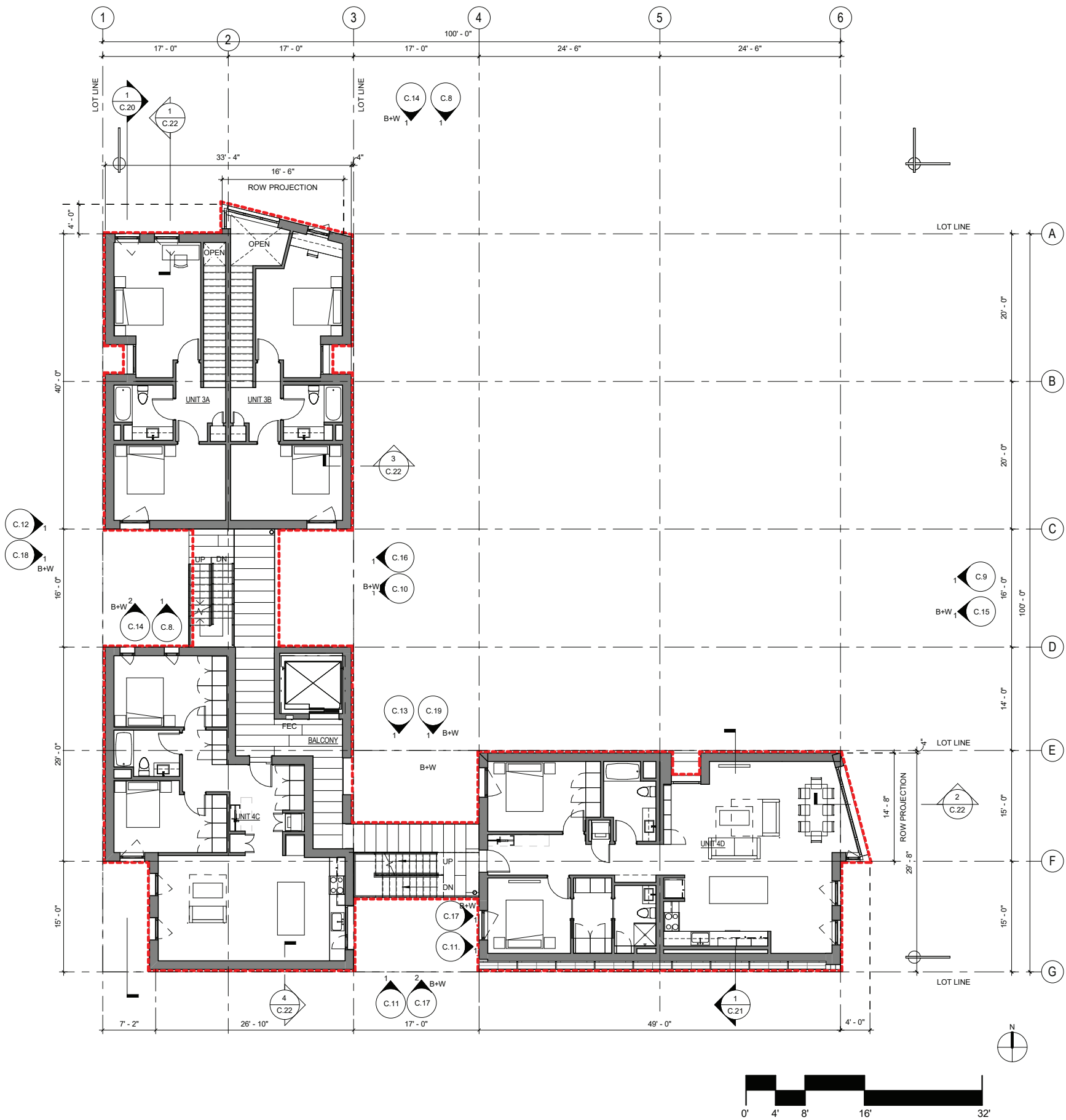




Plan - Level 4  
1/16" = 1'-0"

Lot Size: 5,380 SF

Level 1	
Building Area	5,300 GSF
FAR	0.99
Level 2	
Building Area	5,015 GSF
FAR	0.95
Level 3	
Building Area	4,457 GSF
FAR	0.84
Level 4	
Building Area	4,445 GSF
FAR	0.84
Level 5	
Building Area	4,380 GSF
FAR	0.83
Level 6	
Building Area	2,930 GSF
FAR	0.55
Total	
Building Area	26,527 GSF
Max Building Area	32,280 GSF
FAR	5.00
FAR Allowed	6.00

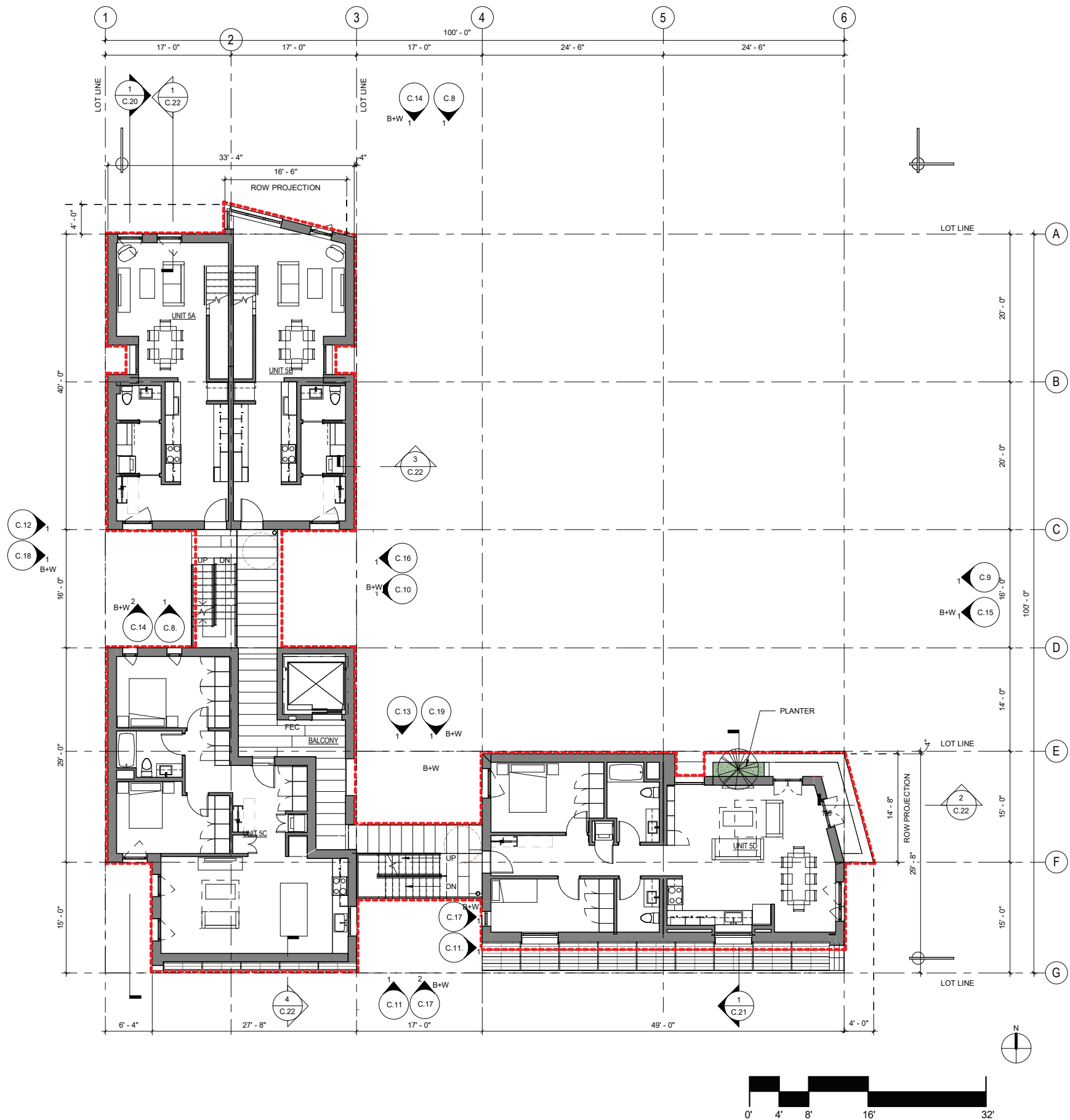




Plan - Level 5  
1/16" = 1'-0"

Lot Size: 5,380 SF

<b>Level 1</b>	
Building Area	5,300 GSF
FAR	0.99
<b>Level 2</b>	
Building Area	5,015 GSF
FAR	0.95
<b>Level 3</b>	
Building Area	4,457 GSF
FAR	0.84
<b>Level 4</b>	
Building Area	4,445 GSF
FAR	0.84
<b>Level 5</b>	
Building Area	4,380 GSF
FAR	0.83
<b>Level 6</b>	
Building Area	2,930 GSF
FAR	0.55
<b>Total</b>	
Building Area	26,527 GSF
Max Building Area	32,280 GSF
FAR	5.00
FAR Allowed	6.00

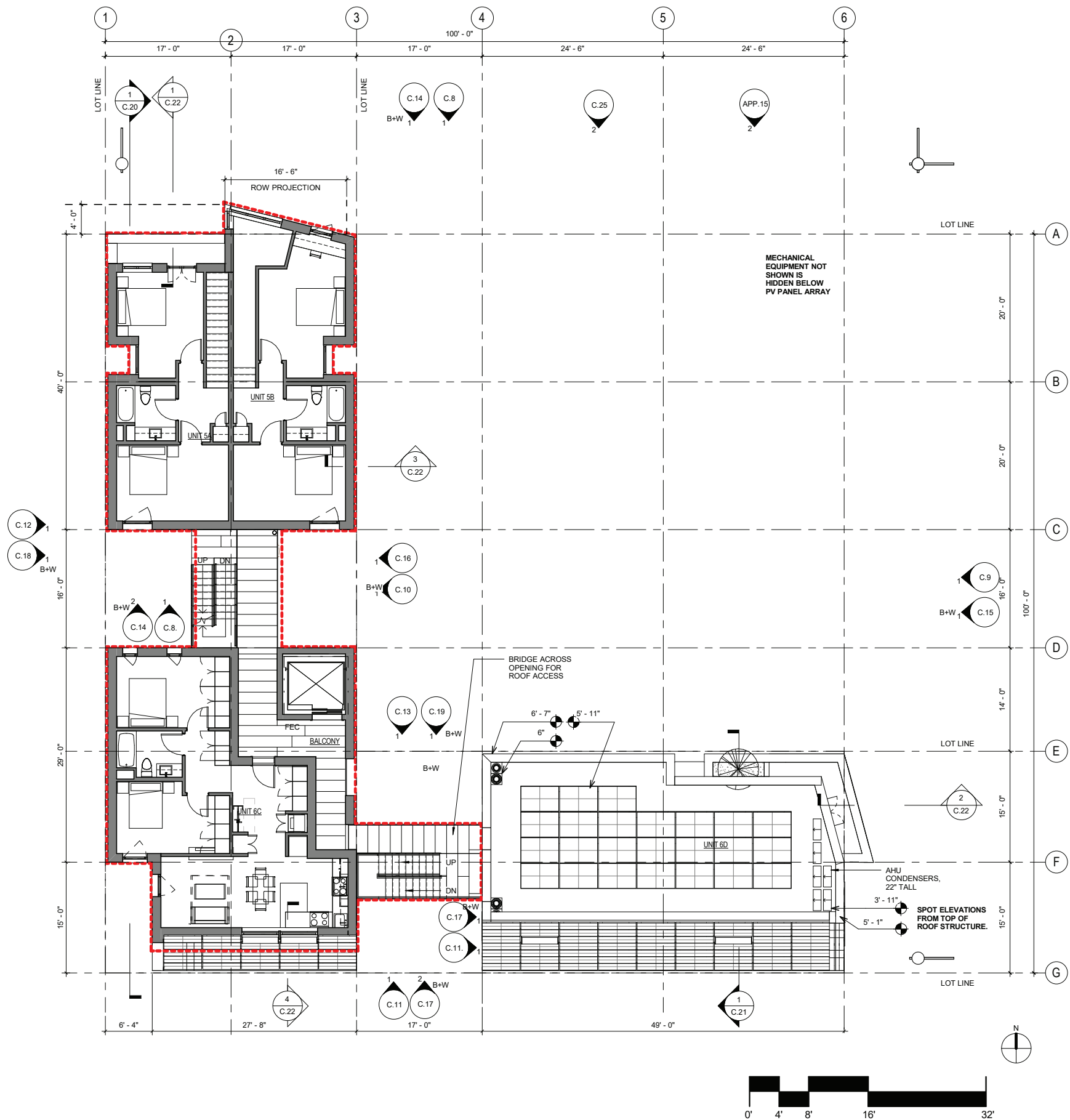




Plan - Level 6  
1/16" = 1'-0"

Lot Size: 5,380 SF

<b>Level 1</b>	
Building Area	5,300 GSF
FAR	0.99
<b>Level 2</b>	
Building Area	5,015 GSF
FAR	0.95
<b>Level 3</b>	
Building Area	4,457 GSF
FAR	0.84
<b>Level 4</b>	
Building Area	4,445 GSF
FAR	0.84
<b>Level 5</b>	
Building Area	4,380 GSF
FAR	0.83
<b>Level 6</b>	
Building Area	2,930 GSF
FAR	0.55
<b>Total</b>	
Building Area	26,527 GSF
Max Building Area	32,280 GSF
FAR	5.00
FAR Allowed	6.00

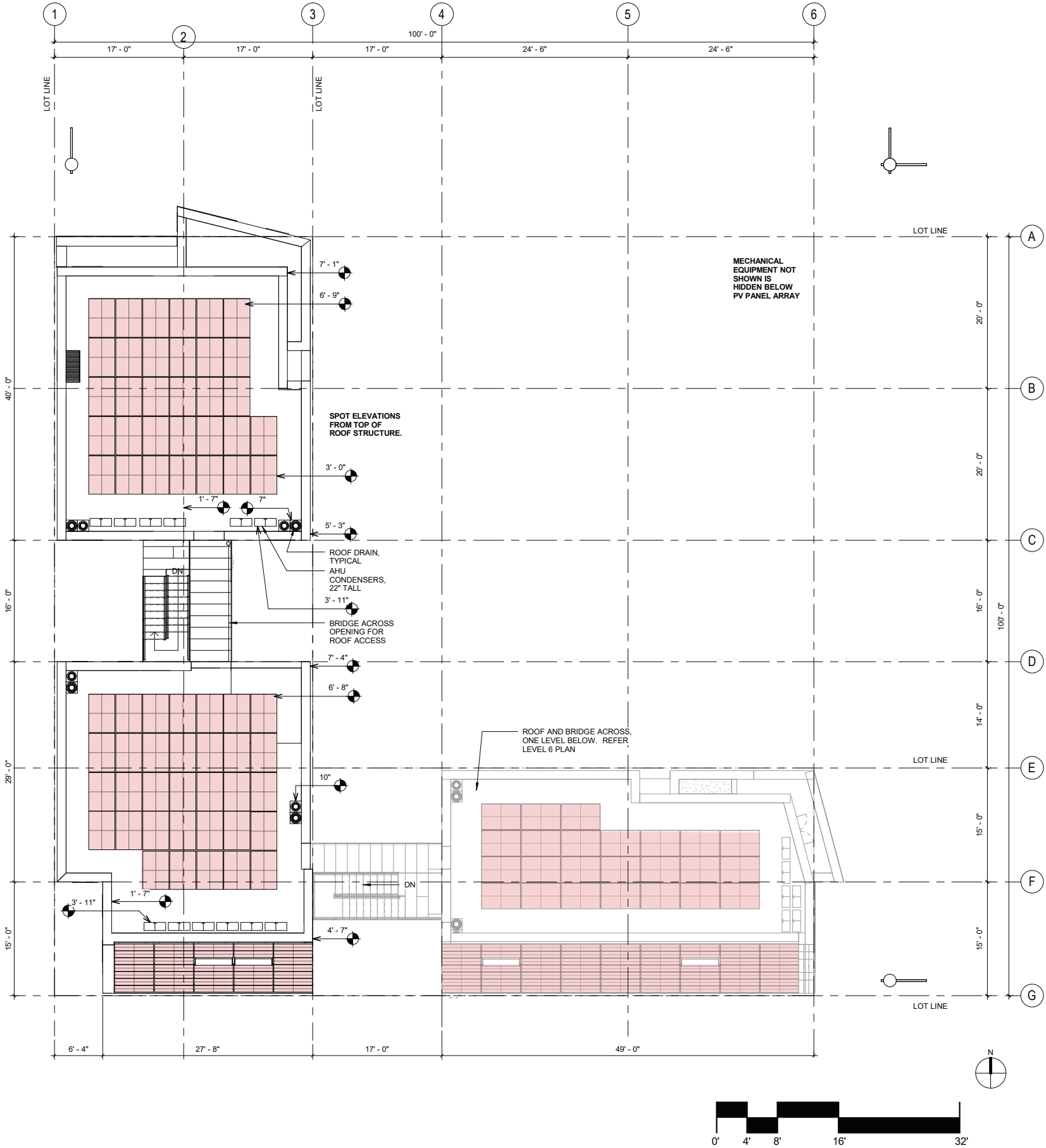




Plan - Roof  
1/16" = 1'-0"

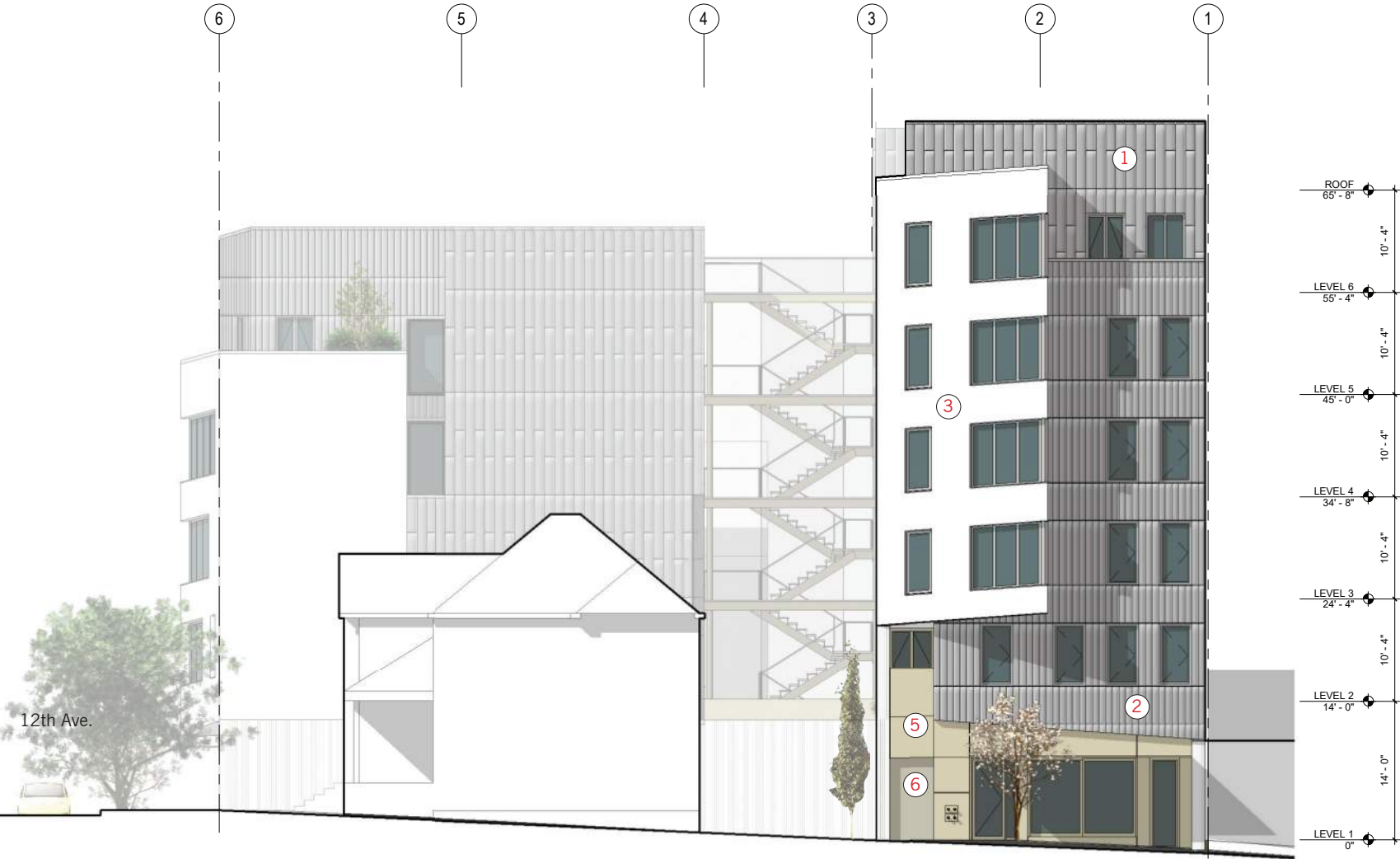
Roof  
PV Panels  
Number of Panels  
Watts

3,310 GSF  
183  
345W per Panel





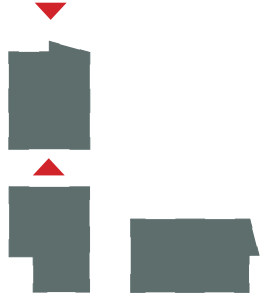
Building Elevations  
1/16" = 1'-0"



Ankeny Street - North Elevation



Courtyard - South Elevation



- Legend:
- ① 12" Flat-Lock Metal Panel, clear anodized (windows/doors to match)
  - ② 8" Flat-Lock Metal Panel clear anodized (windows/doors to match)
  - ③ White Plaster Render
  - ④ Textured Plaster
  - ⑤ Steel, tnemec coated Champagne
  - ⑥ Perforated Overhead Door
  - ⑦ Stainless Steel Cable Mesh



Building Elevations  
1/16" = 1'-0"



12th Ave - East Elevation

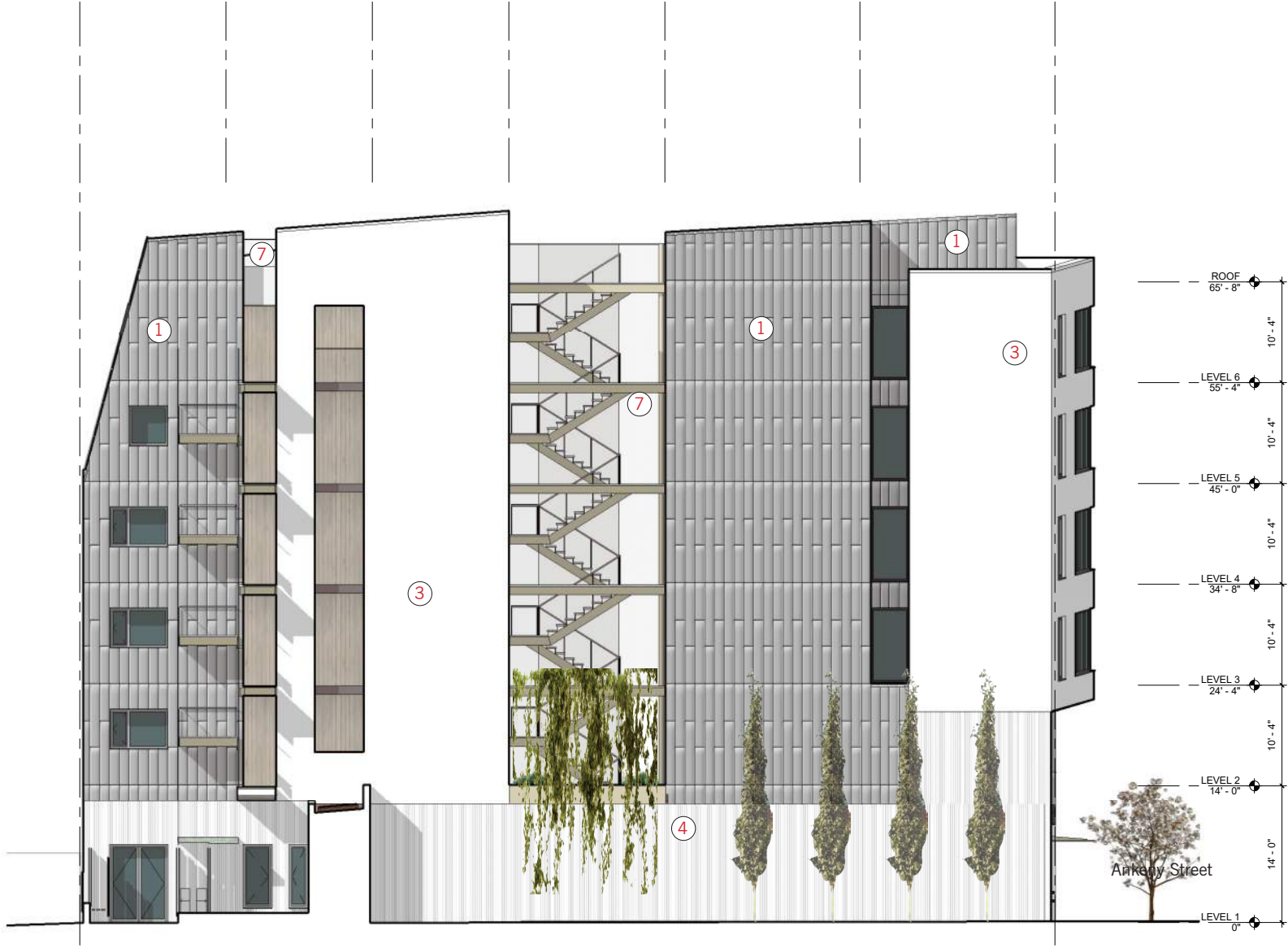


Legend:

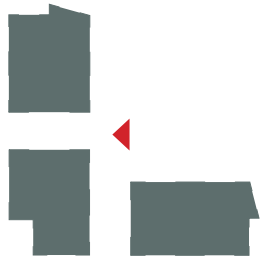
- ① 12" Flat-Lock Metal Panel, clear anodized (windows/doors to match)
- ② 8" Flat-Lock Metal Panel, clear anodized (windows/doors to match)
- ③ White Plaster Render
- ④ Textured Plaster
- ⑤ Steel, tmemec coated Champagne
- ⑥ Perforated Overhead Door
- ⑦ Stainless Steel Cable Mesh



Building Elevations  
1/16" = 1'-0"



Courtyard - East Elevation

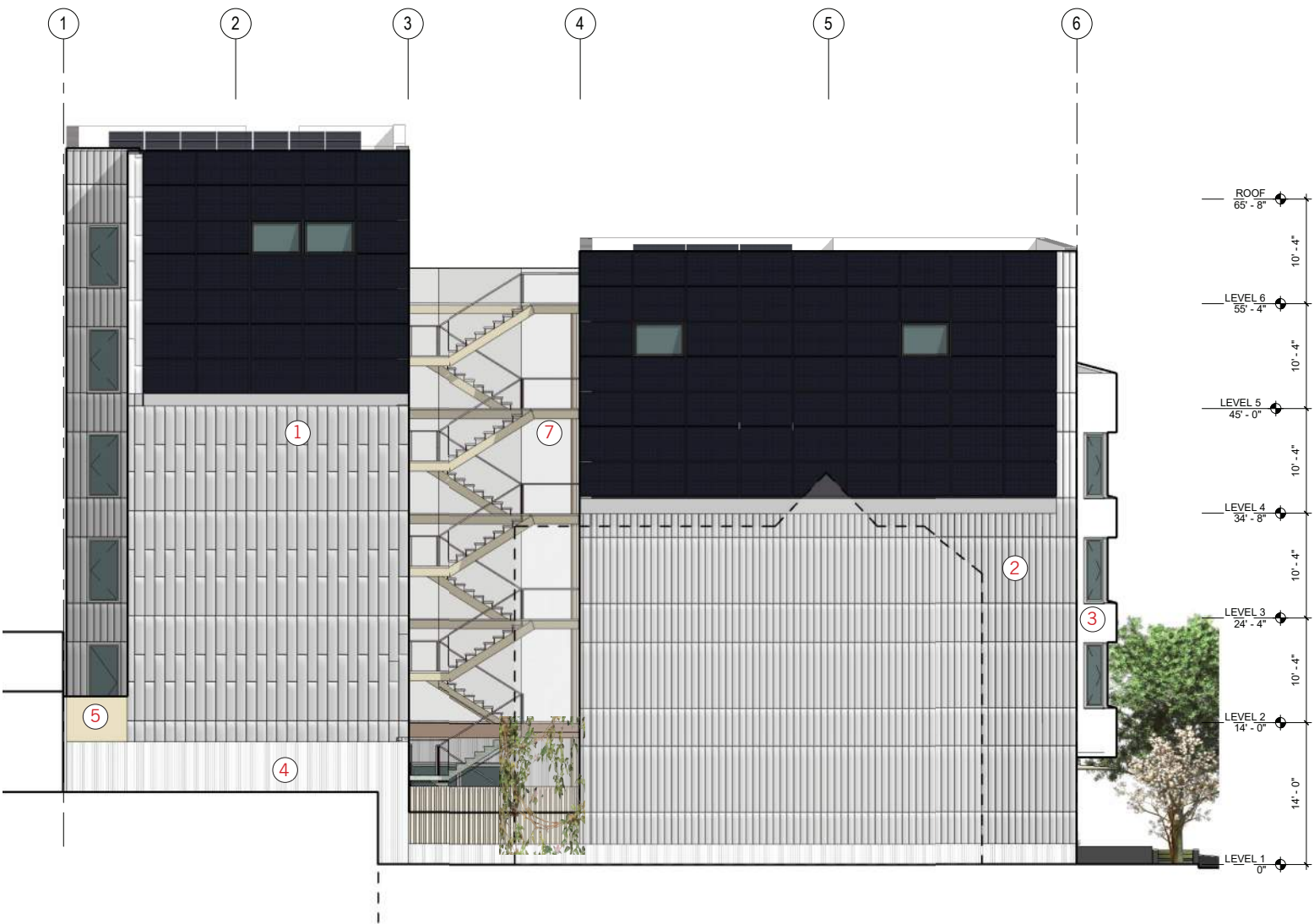


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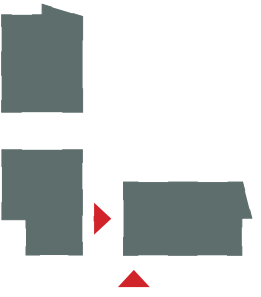
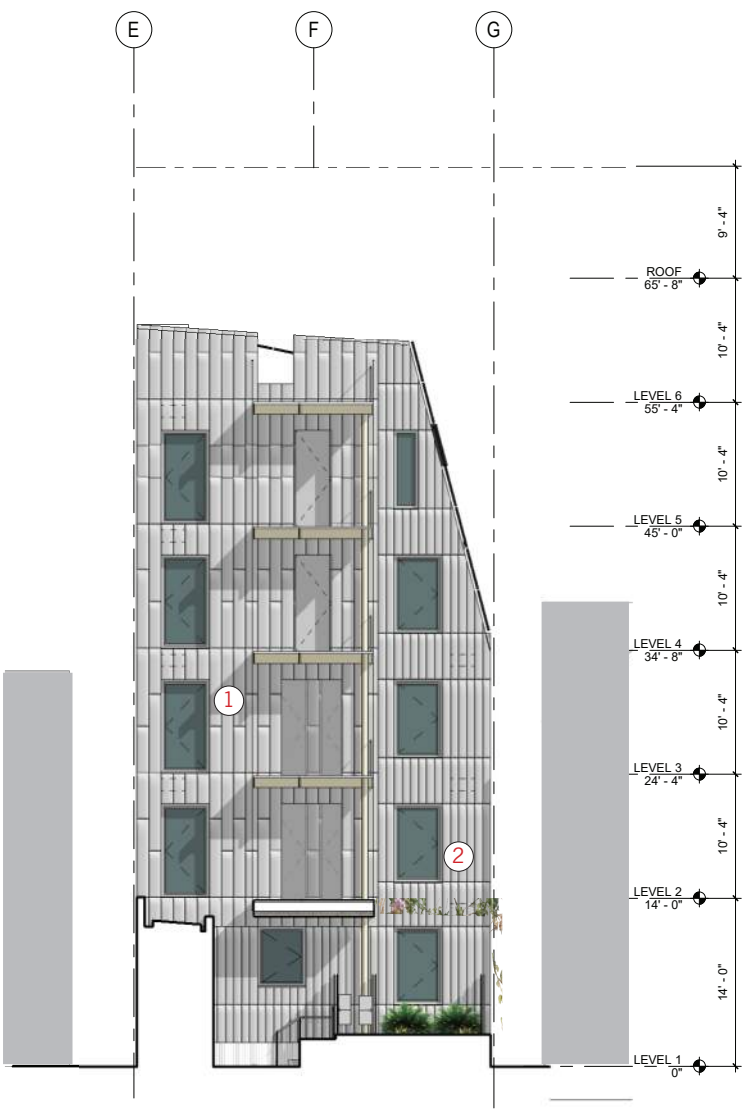
- ① 12" Flat-Lock Metal Panel, clear anodized (windows/doors to match)
- ② 8" Flat-Lock Metal Panel clear anodized (windows/doors to match)
- ③ White Plaster Render
- ④ Textured Plaster
- ⑤ Steel, tmemec coated Champagne
- ⑥ Perforated Overhead Door
- ⑦ Stainless Steel Cable Mesh



# Building Elevations 1/16" = 1'-0"



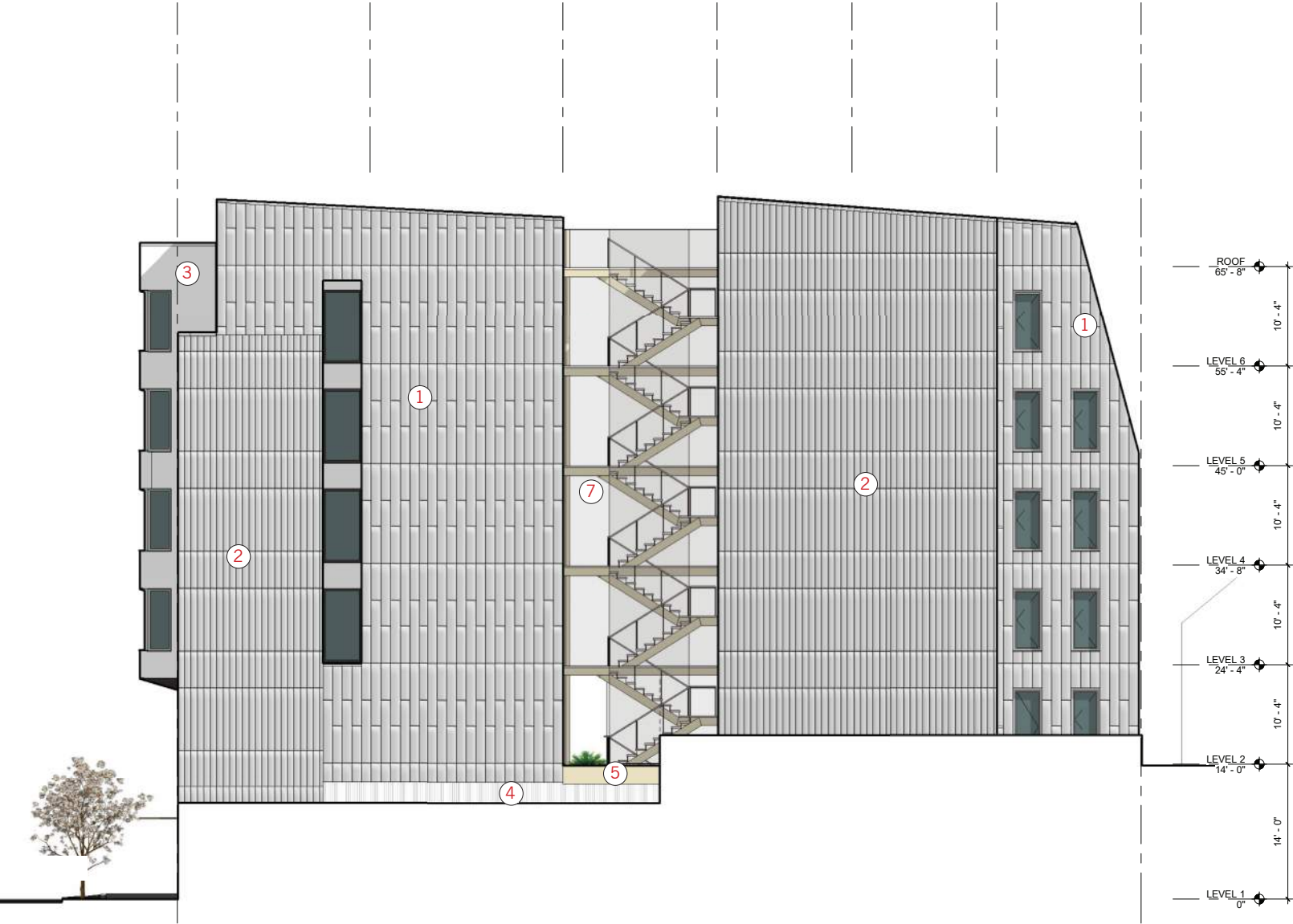
South Elevation



- Legend:
- 1 12" Flat-Lock Metal Panel, clear anodized (windows/doors to match)
  - 2 8" Flat-Lock Metal Panel clear anodized (windows/doors to match)
  - 3 White Plaster Render
  - 4 Textured Plaster
  - 5 Steel, tmemec coated Champagne
  - 6 Perforated Overhead Door
  - 7 Stainless Steel Cable Mesh



Building Elevations  
1/16" = 1'-0"



West Elevation

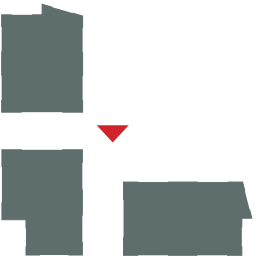
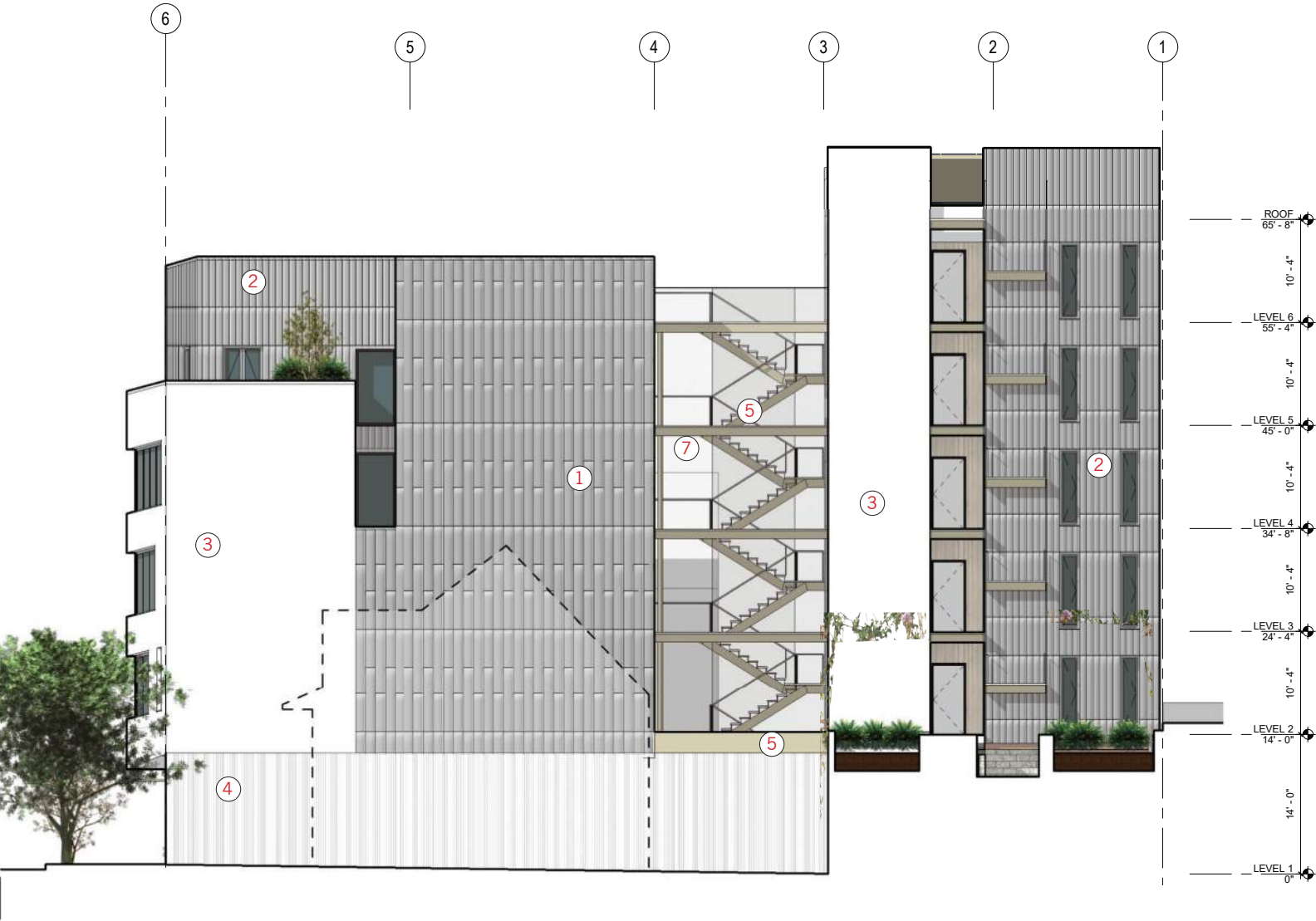


Legend:

- ① 12" Flat-Lock Metal Panel, clear anodized (windows/doors to match)
- ② 8" Flat-Lock Metal Panel clear anodized (windows/doors to match)
- ③ White Plaster Render
- ④ Textured Plaster
- ⑤ Steel, tmemec coated Champagne
- ⑥ Perforated Overhead Door
- ⑦ Stainless Steel Cable Mesh



Building Elevations  
1/16" = 1'-0"



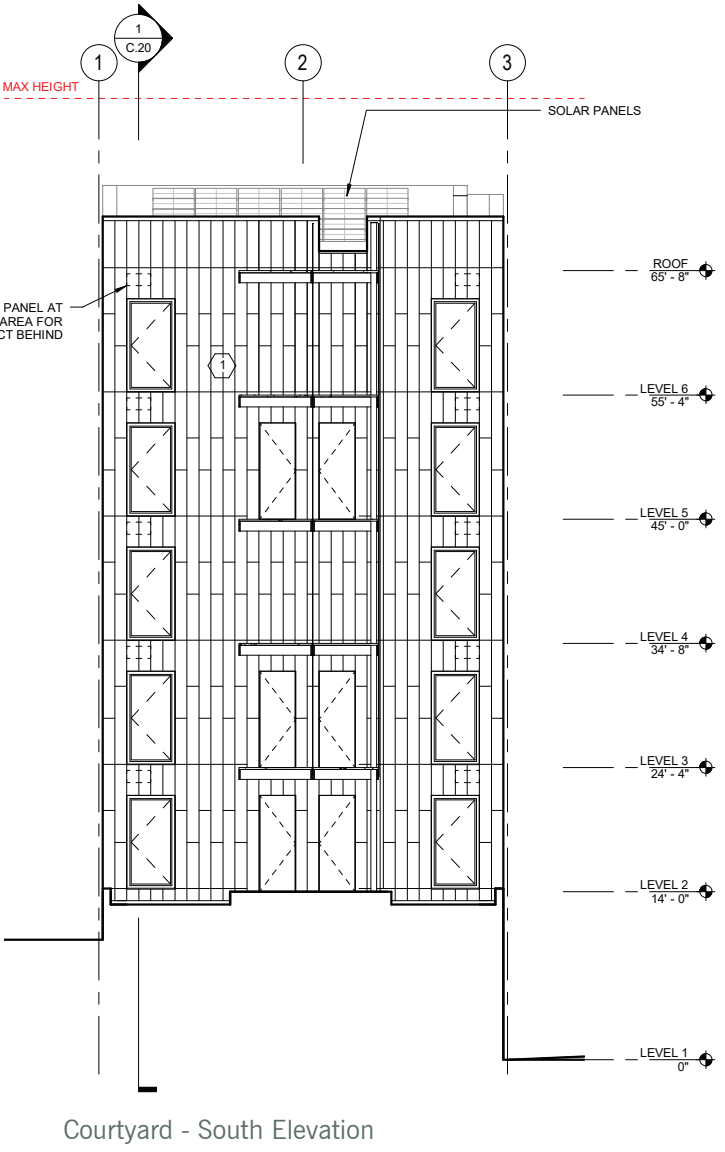
- Legend:
- ① 12" Flat-Lock Metal Panel, clear anodized (windows/doors to match)
  - ② 8" Flat-Lock Metal Panel clear anodized (windows/doors to match)
  - ③ White Plaster Render
  - ④ Textured Plaster
  - ⑤ Steel, tmemec coated Champagne
  - ⑥ Perforated Overhead Door
  - ⑦ Stainless Steel Cable Mesh



Building Elevations  
1/16" = 1'-0"



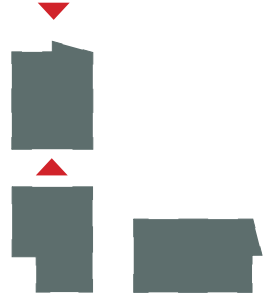
Ankeny Street - North Elevation



Courtyard - South Elevation

MATERIAL LEGEND

	1 MP-1: 12" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		3 WHITE PLASTER RENDER		5 TNEMEC COATED STEEL, SEMI-GLOSS CHAMPAGNE		7 STAINLESS STEEL CABLE MESH
	2 MP-2: 8" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		4 WHITE TEXTURED PLASTER, VERTICAL ORIENTATION		6 ROLLING SERVICE DOOR, POWDER COAT TO MATCH TNEMEC COATED STEEL		





Building Elevations  
1/16" = 1'-0"



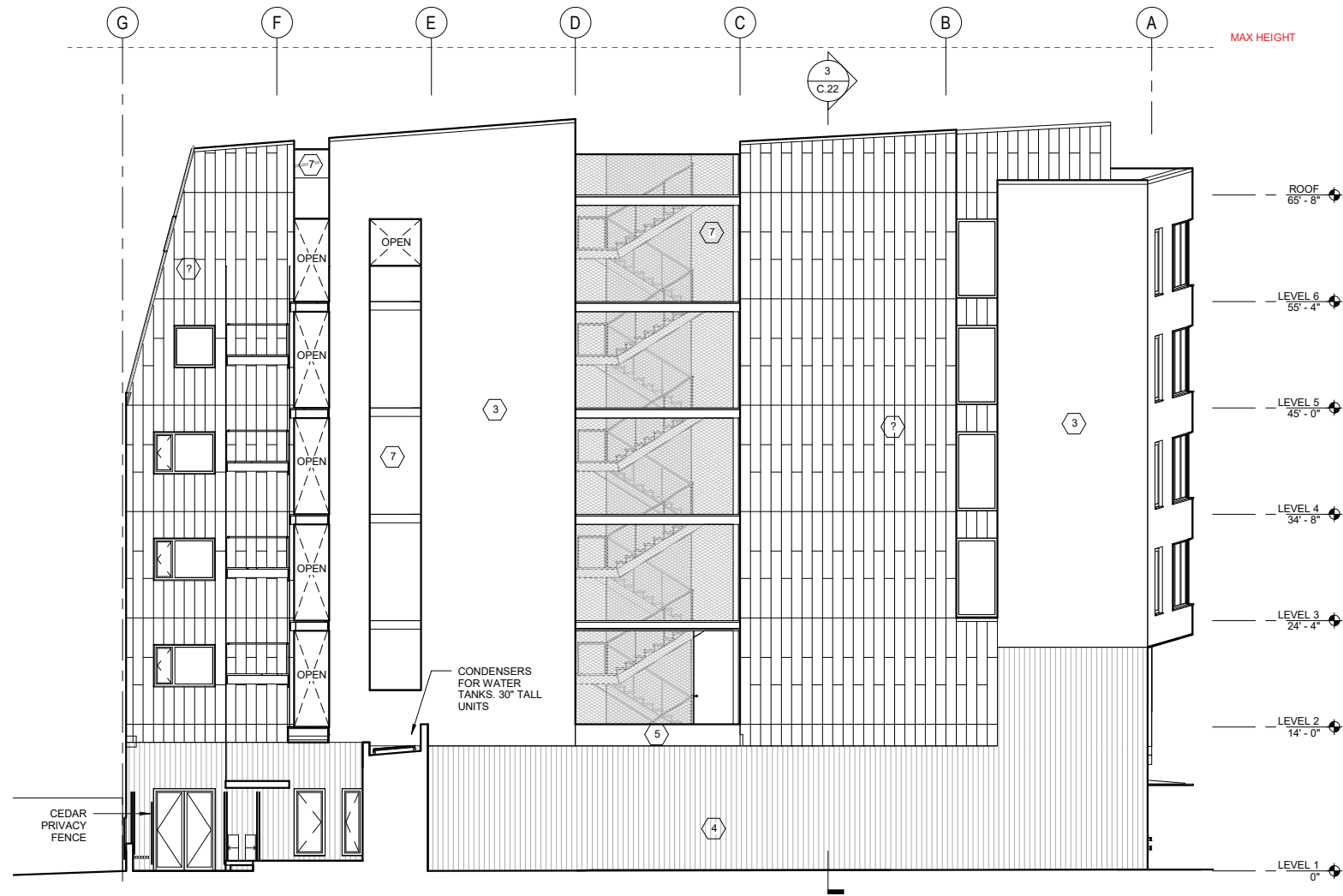
12th Ave - East Elevation

MATERIAL LEGEND

- |  |  |  |  |  |  |  |                              |
|--|--|--|--|--|--|--|------------------------------|
|  | 1 MP-1: 12" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH) |  | 3 WHITE PLASTER RENDER                         |  | 5 TNEMEC COATED STEEL, SEMI-GLOSS CHAMPAGNE                      |  | 7 STAINLESS STEEL CABLE MESH |
|  | 2 MP-2: 8" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)  |  | 4 WHITE TEXTURED PLASTER, VERTICAL ORIENTATION |  | 6 ROLLING SERVICE DOOR, POWDER COAT TO MATCH TNEMEC COATED STEEL |  |                              |



Building Elevations  
1/16" = 1'-0"



Courtyard - East Elevation

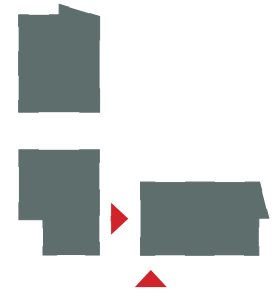
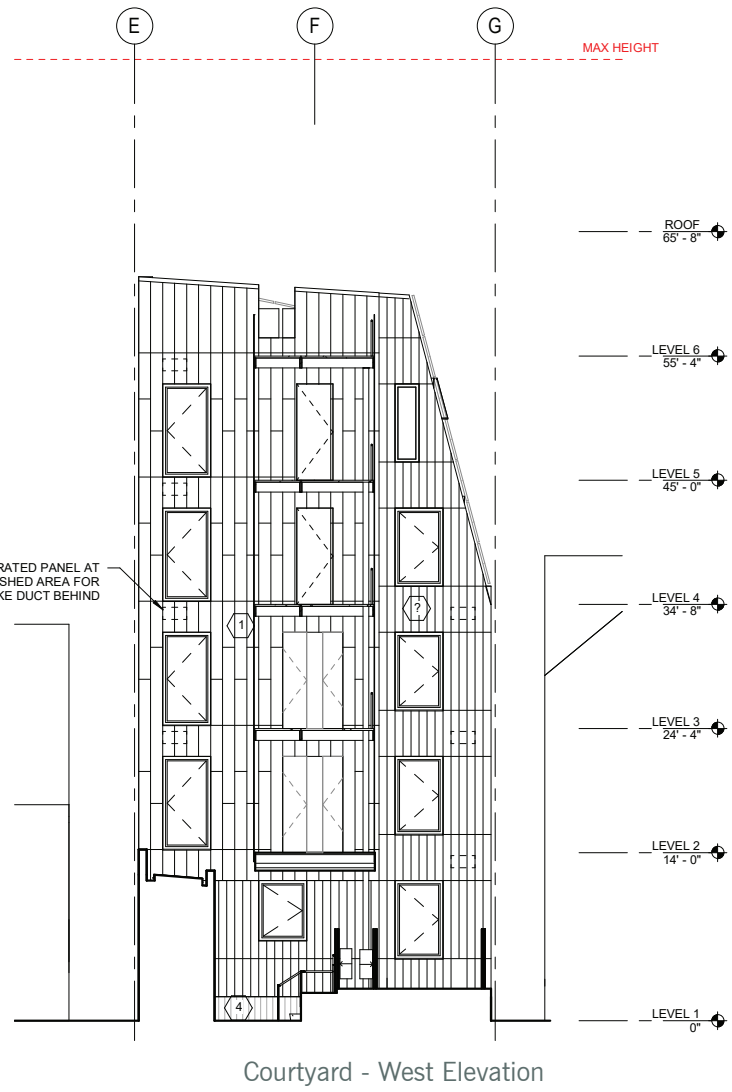
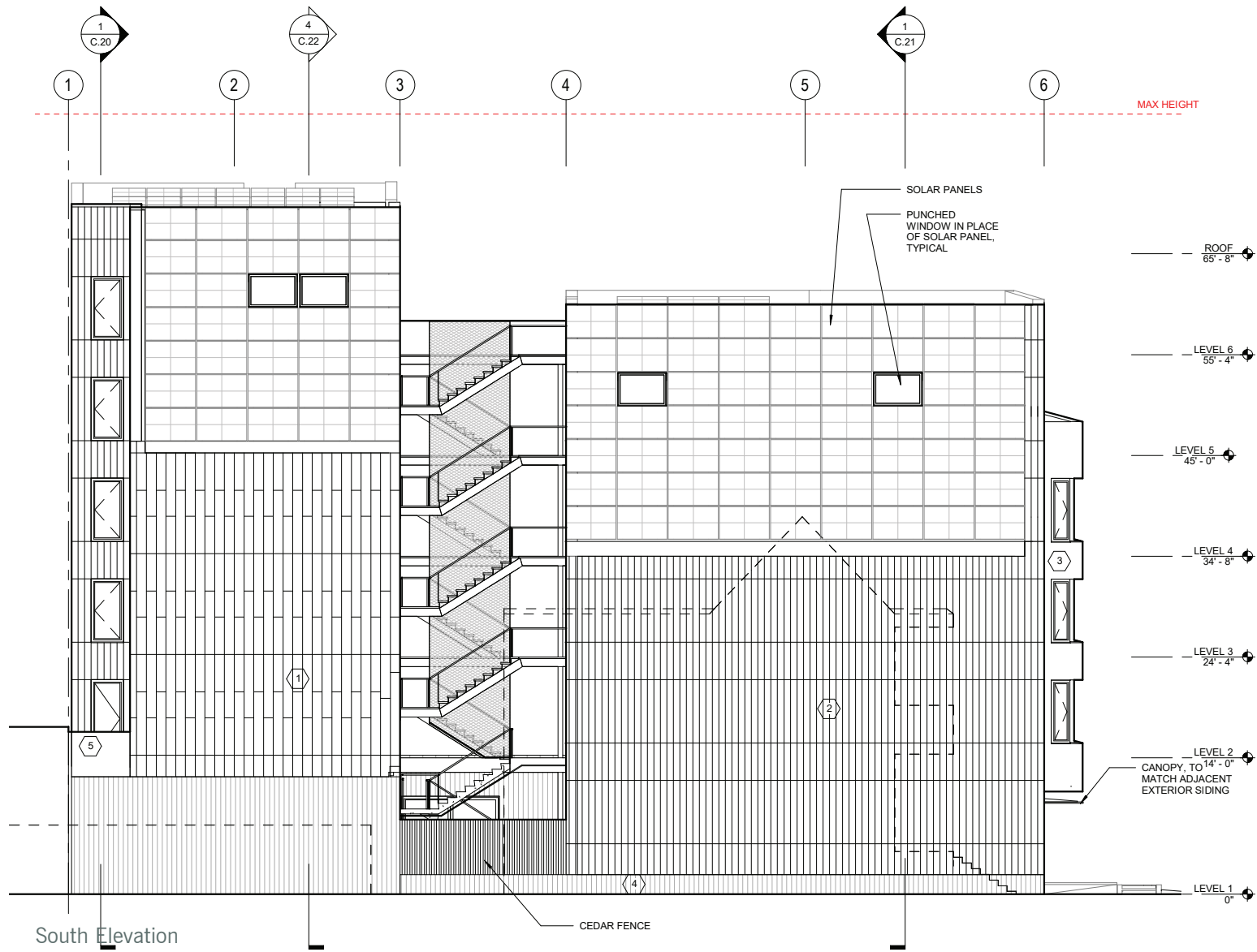
MATERIAL LEGEND

	1 MP-1: 12" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		3 WHITE PLASTER RENDER		5 TNEMEC COATED STEEL, SEMI-GLOSS CHAMPAGNE		7 STAINLESS STEEL CABLE MESH
	2 MP-2: 8" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		4 WHITE TEXTURED PLASTER, VERTICAL ORIENTATION		6 ROLLING SERVICE DOOR, POWDER COAT TO MATCH TNEMEC COATED STEEL		





Building Elevations  
1/16" = 1'-0"

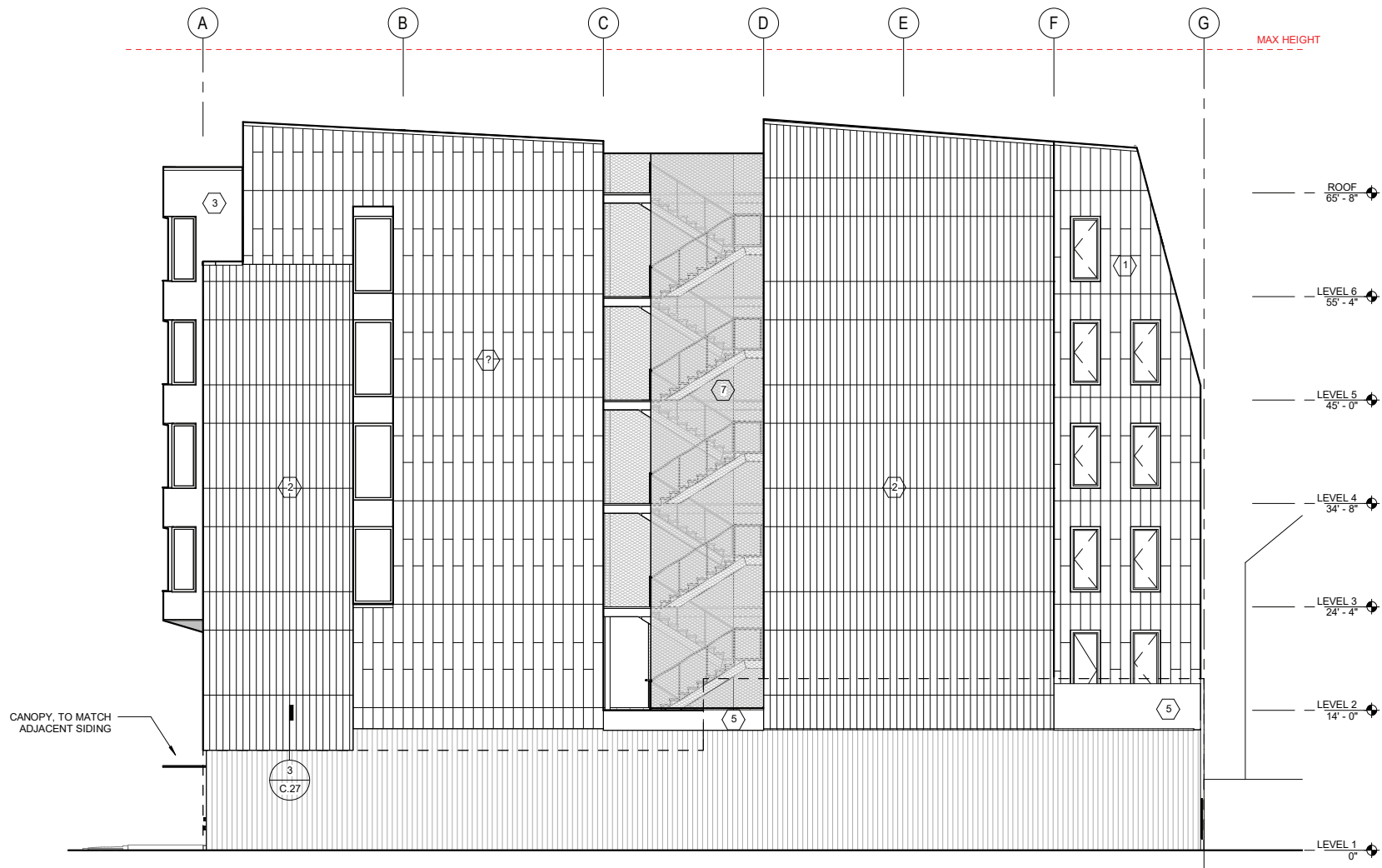


MATERIAL LEGEND

- |  |  |  |  |  |   |  |                              |
|--|--|--|--|--|---|--|------------------------------|
|  | 1 MP-1: 12" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH) |  | 3 WHITE PLASTER RENDER                         |  | 5 TNMEC COATED STEEL, SEMI-GLOSS CHAMPAGNE                      |  | 7 STAINLESS STEEL CABLE MESH |
|  | 2 MP-2: 8" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)  |  | 4 WHITE TEXTURED PLASTER, VERTICAL ORIENTATION |  | 6 ROLLING SERVICE DOOR, POWDER COAT TO MATCH TNMEC COATED STEEL |  |                              |



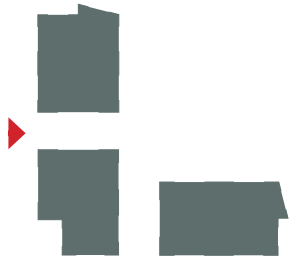
Building Elevations  
1/16" = 1'-0"



West Elevation

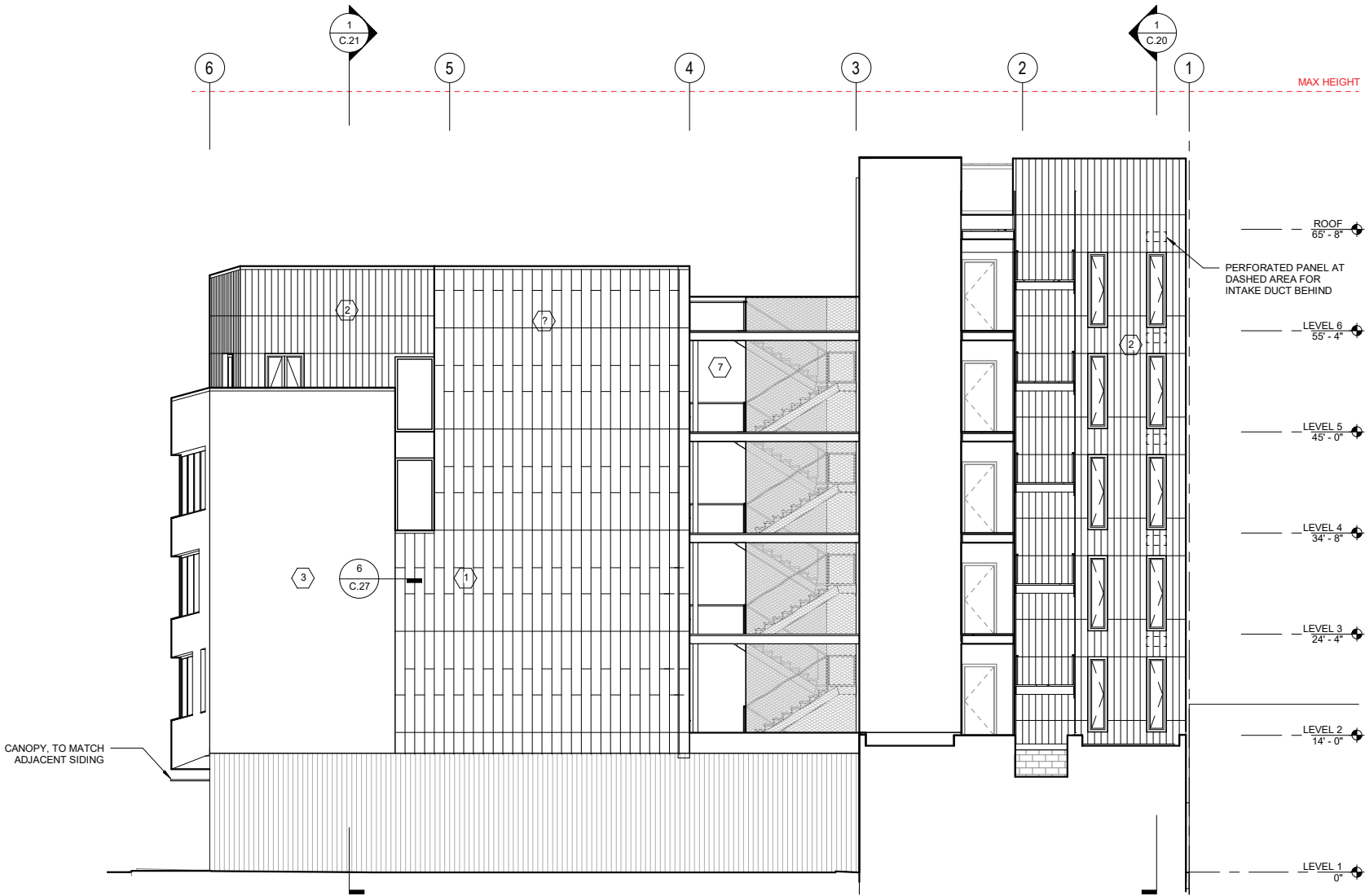
MATERIAL LEGEND

	1	MP-1: 12" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		3	WHITE PLASTER RENDER		5	TNEMEC COATED STEEL, SEMI-GLOSS CHAMPAGNE		7	STAINLESS STEEL CABLE MESH
	2	MP-2: 8" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		4	WHITE TEXTURED PLASTER, VERTICAL ORIENTATION		6	ROLLING SERVICE DOOR, POWDER COAT TO MATCH TNEMEC COATED STEEL			





Building Elevations  
1/16" = 1'-0"



Courtyard - North Elevation

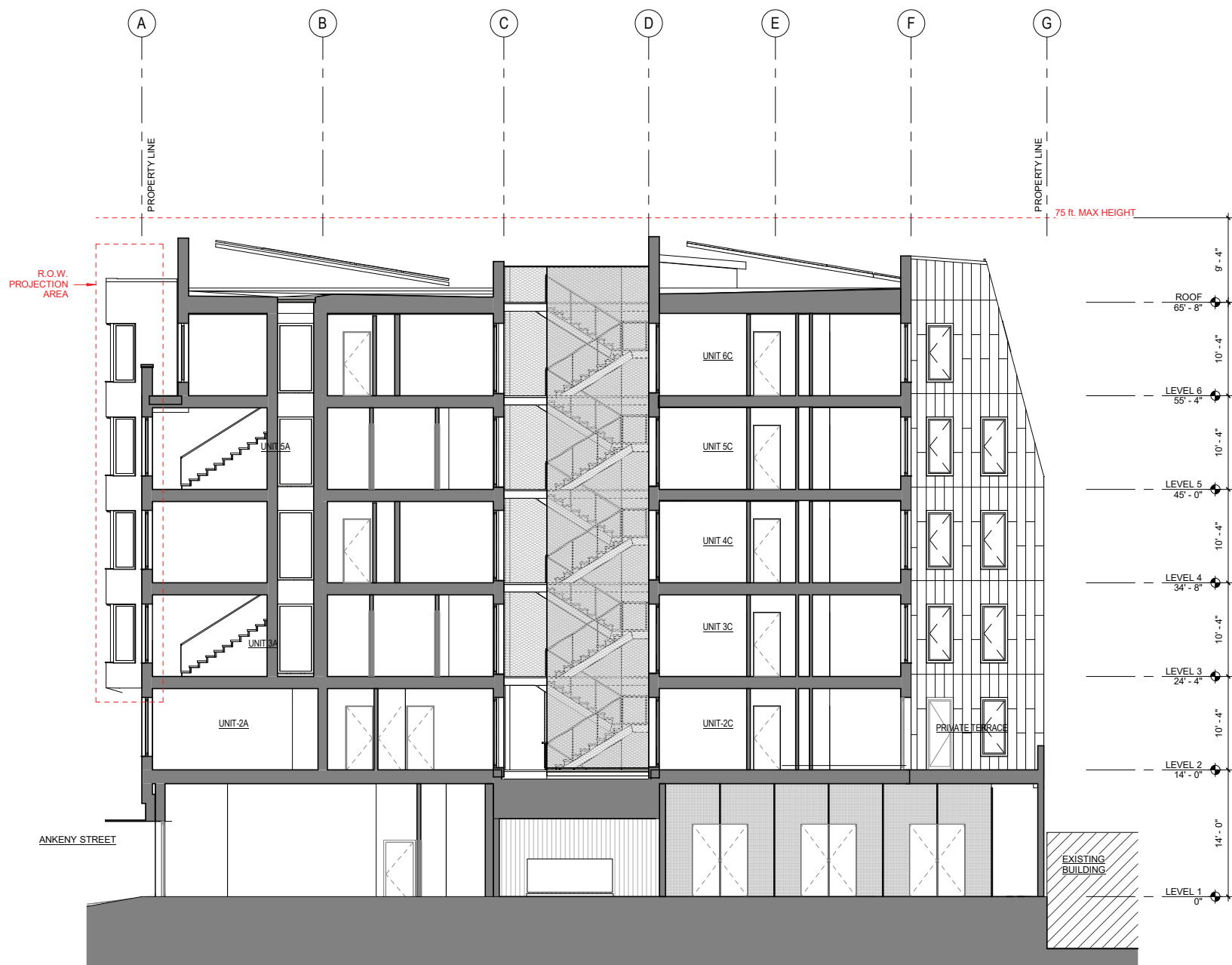
MATERIAL LEGEND

	1 MP-1: 12" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		3 WHITE PLASTER RENDER		5 TNEMEC COATED STEEL, SEMI-GLOSS CHAMPAGNE		7 STAINLESS STEEL CABLE MESH
	2 MP-2: 8" WIDE FLAT-LOCK METAL PANEL, CLEAR ANODIZED (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		4 WHITE TEXTURED PLASTER, VERTICAL ORIENTATION		6 ROLLING SERVICE DOOR, POWDER COAT TO MATCH TNEMEC COATED STEEL		





Building Section  
1/16" = 1'-0"



Building Section - North South



Building Section  
1/16" = 1'-0"



Building Section - North South



Architectural section drawing of a building facade. The drawing shows a vertical section with a dashed line indicating a cut. The facade is composed of a brick wall at the bottom and a metal panel above. The levels are labeled as follows:

- LEVEL 1: 0" - 0"
- LEVEL 2: 14' - 0"
- LEVEL 3: 24' - 4"
- LEVEL 4: 34' - 8"
- LEVEL 5: 45' - 0"
- LEVEL 6: 55' - 4"
- ROOF: 65' - 8"

Callouts include:

- 3 (at the top)
- 8 C.26 (at the top)
- 1 C.27 (at the bottom)
- METAL PANEL (pointing to the upper section)

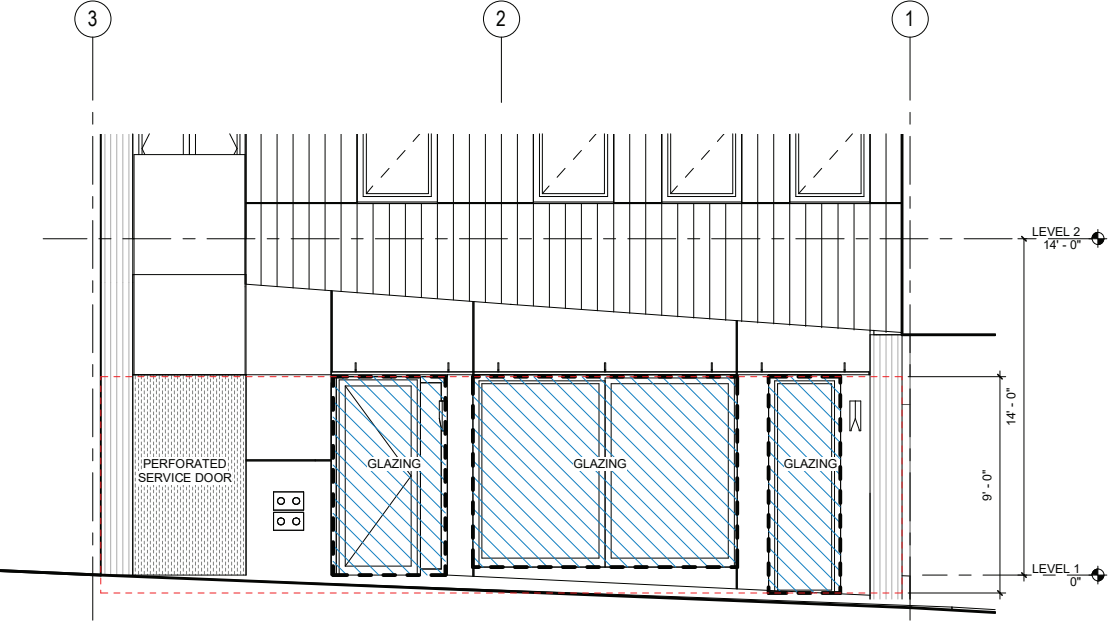
This architectural elevation drawing illustrates the structural details of a building facade, specifically focusing on the vertical assembly of units and the connection to the ground. The drawing includes the following elements:

- Units and Levels:** The facade is divided into units labeled UNIT 5A, UNIT 3A, UNIT 2A, and SALON. Corresponding levels are marked on the right: LEVEL 6 (55'-4"), LEVEL 5 (45'-0"), LEVEL 4 (34'-8"), LEVEL 3 (24'-4"), LEVEL 2 (14'-0"), and LEVEL 1 (0").
- Structural Details:**
  - Top Section:** Shows SOLAR PANELS and a METAL PANEL. A dimension of 7'-1" indicates the height to the TOP OF COPING. A note specifies ROOF 65'-8".
  - Unit Connections:** Details show the connection between units, including a 3'-1 1/2" dimension for a specific section.
  - Ground Connection:** A detailed view of the base shows a W18 WIDE FLANGE BEAM and a STEEL PLATE. A dimension of 1'-0" is shown for the base connection.
- Dimensions and Notes:**
  - Vertical dimensions for rough openings are 6'-6" and 1'-6".
  - Horizontal dimensions for rough openings are 6'-6" and 1'-6".
  - Notes specify "OUTRIGGERS TO BE RECONFIGURED BY PGE FOR ALLEY ARM BRACING OVER STREET".
  - Callouts 1, 2, 3, and 8 refer to specific components like TYP HEAD @ METAL PANEL, TYP SILL @ METAL PANEL, and C.26.

1001 GROVE HALL  
ARCHITECTURE



Enlarged Elevations - Ankeny Street Frontage  
1/4" = 1'-0"

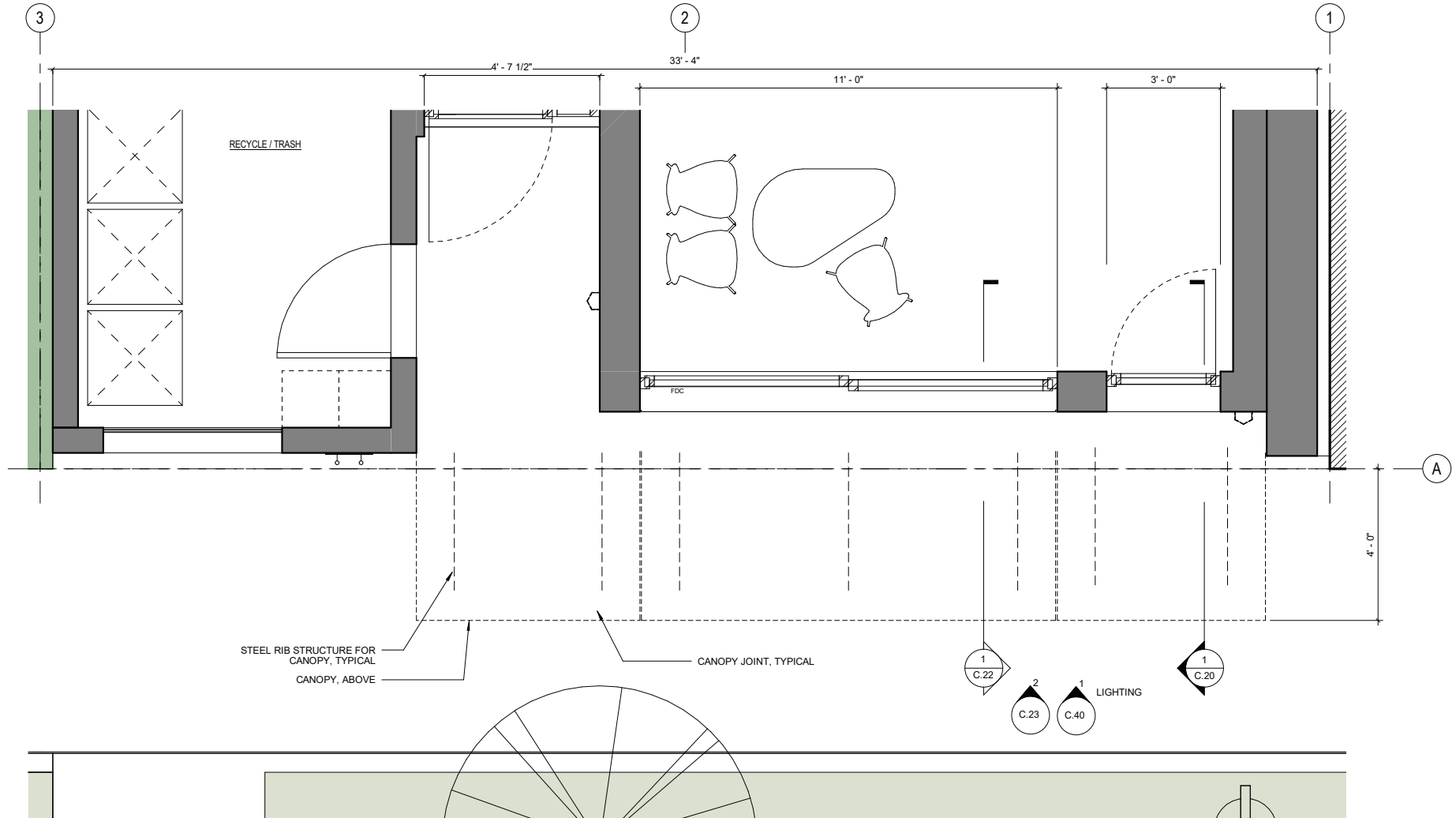


"WINDOW" = GLAZING / TRANSPARENT PERFORATED METAL

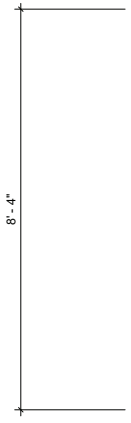
WINDOW SF = 152 SF  
TOTAL FACADE SF (UP TO 9'-0") = 300 SF  
WINDOW/TOTAL = 51% (25% REQ'D)

WINDOW LENGTH = 18'-7 1/2"  
TOTAL FACADE LENGTH = 33'-4"  
WINDOW/TOTAL = 56% (50% REQ'D)

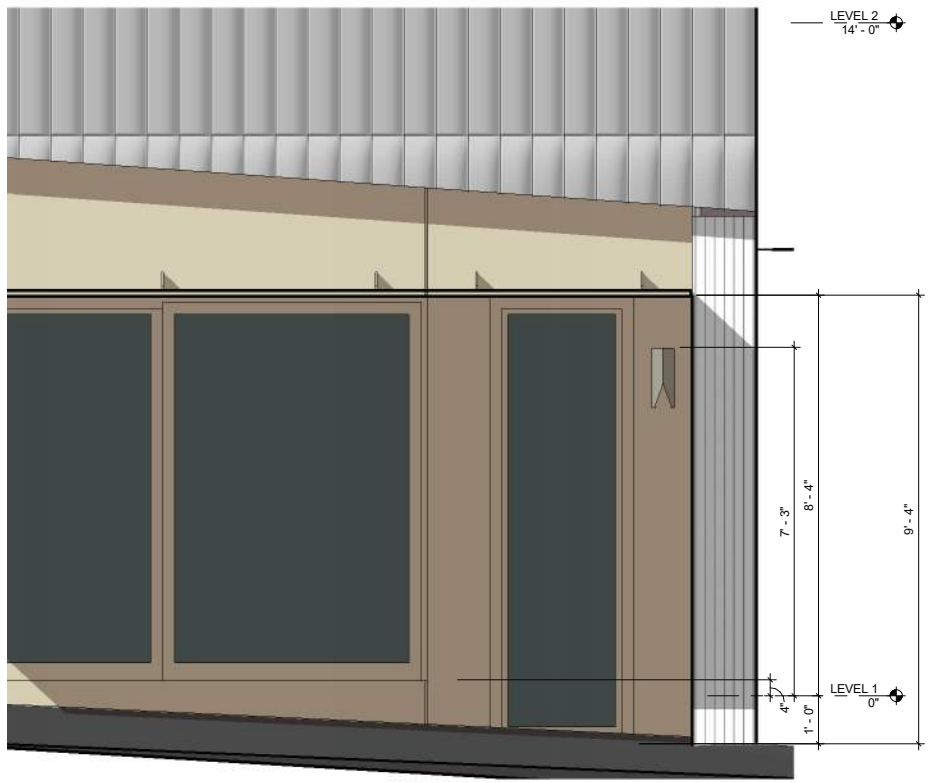
3 Window Calculations  
1/4" = 1'-0"



1 Plan  
1/2" = 1'-0"

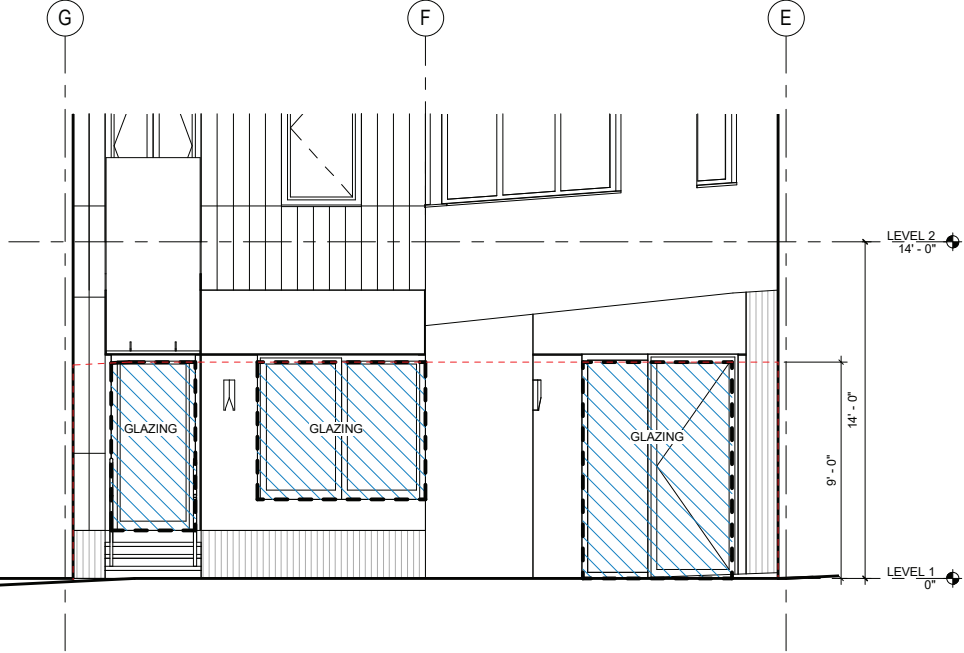


2 Elevation  
1/2" = 1'-0"





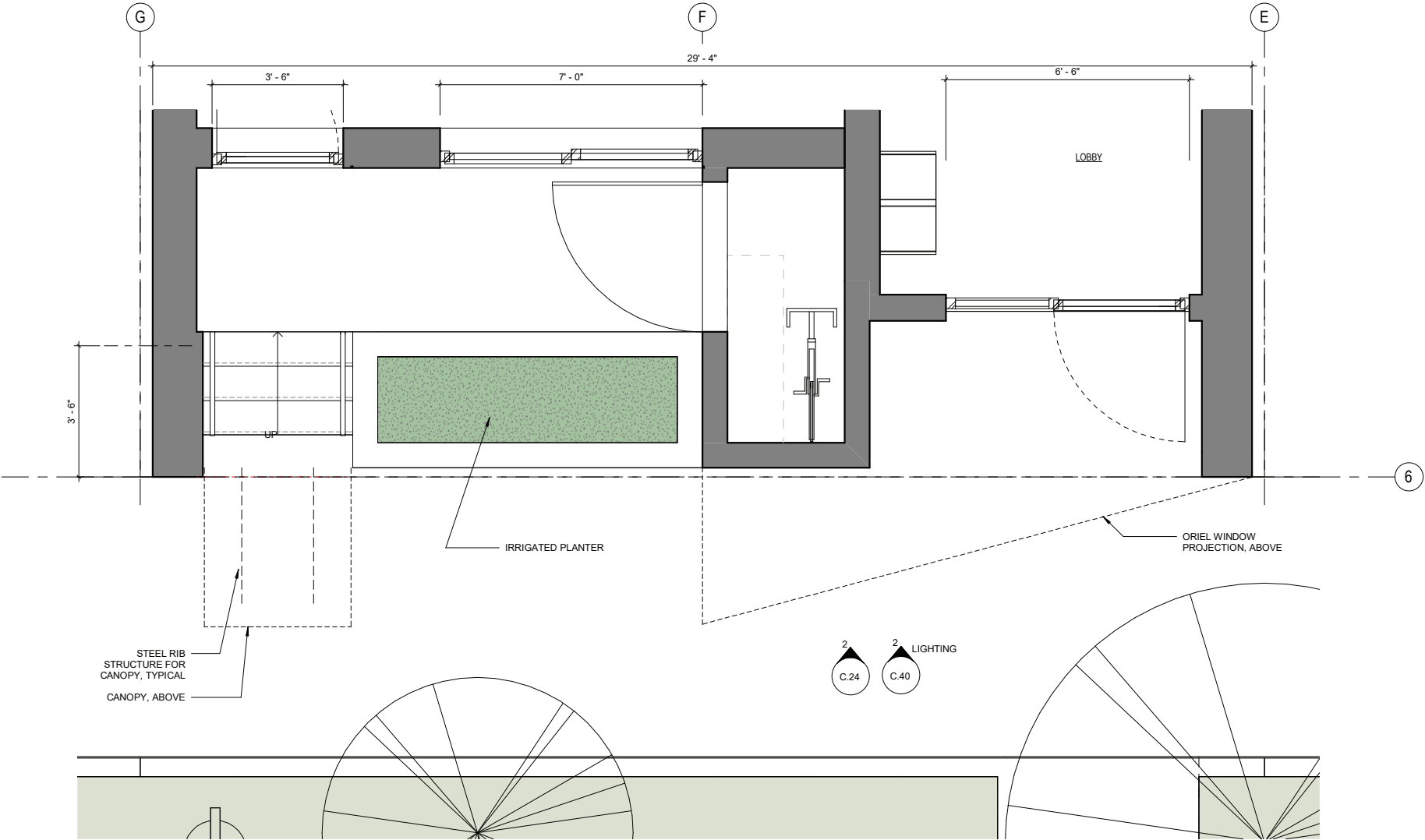
Enlarged Elevations - 12th Avenue Frontage  
1/2" = 1'-0"



--- "WINDOW" = GLAZING / TRANSPARENT PERFORATED METAL

WINDOW SF = 120 SF TOTAL FACADE SF (UP TO 9'-3") = 264 SF WINDOW/TOTAL = 45% (25% REQ'D)	WINDOW LENGTH = 17'-0" TOTAL FACADE LENGTH = 29'-4" WINDOW/TOTAL = 58% (50% REQ'D)
--	--

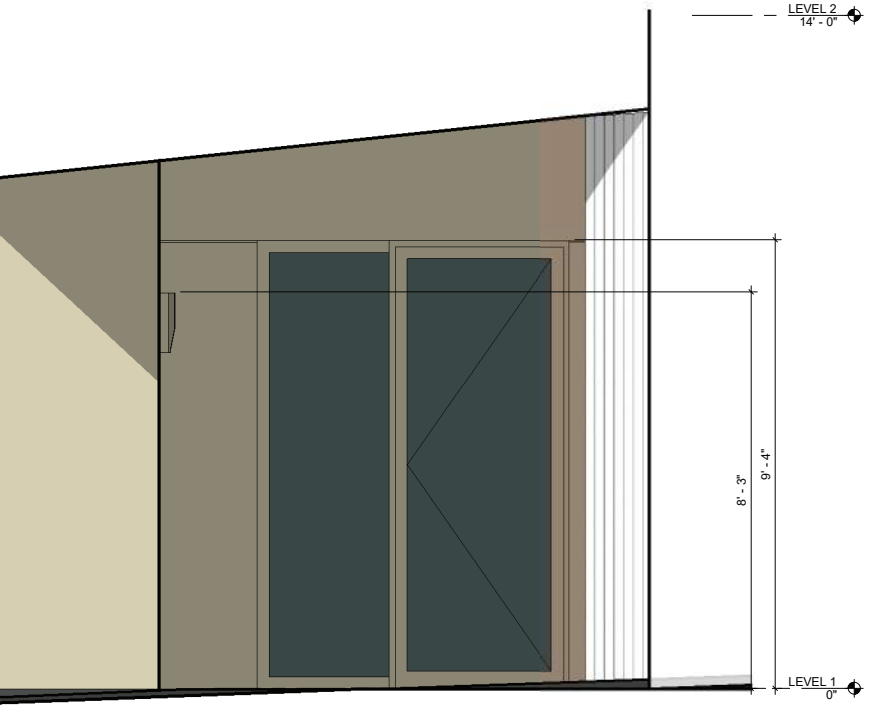
3 Window Calculations  
1/4" = 1'-0"



1 Plan  
1/2" = 1'-0"



2 Elevation  
1/2" = 1'-0"





Enlarged Elevations - Exterior Siding  
1/2" = 1'-0"



2 Aluminum Flat-Lock  
3/4" = 1'-0"

8  
C.26

1  
C.26

2  
C.26

3  
C.26

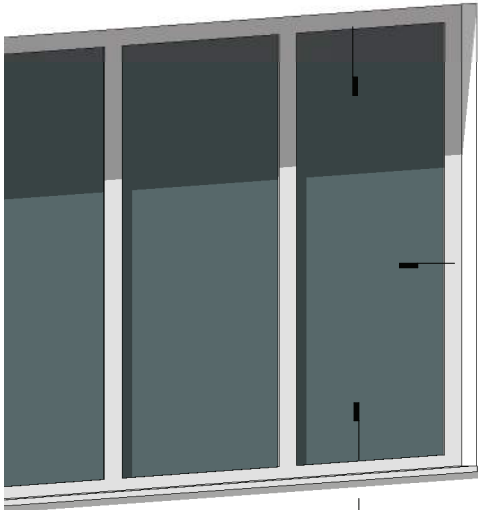
LEVEL 6  
55'-4"

LEVEL 5  
45'-0"



9  
C.26

4  
C.26



11  
C.26

12  
C.26

LEVEL 5  
45'-0"

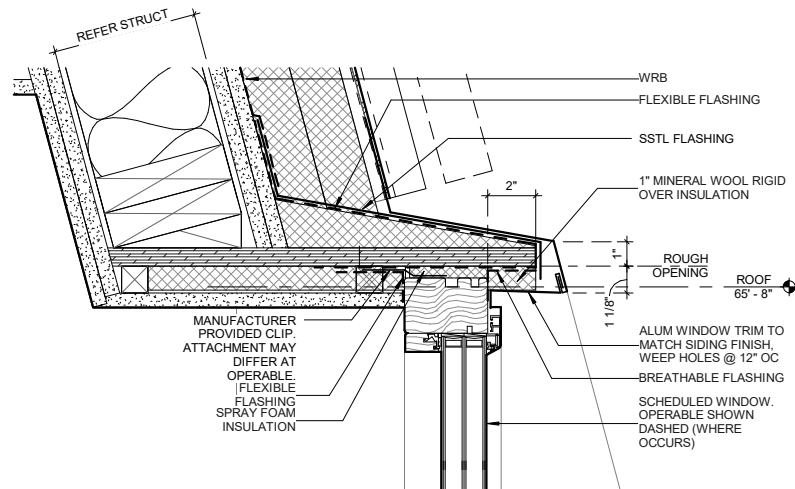
LEVEL 4  
34'-8"

1 Plaster  
3/4" = 1'-0"

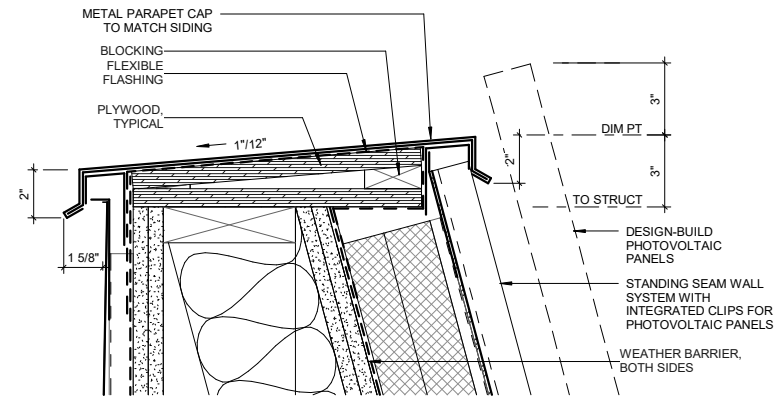


## Details

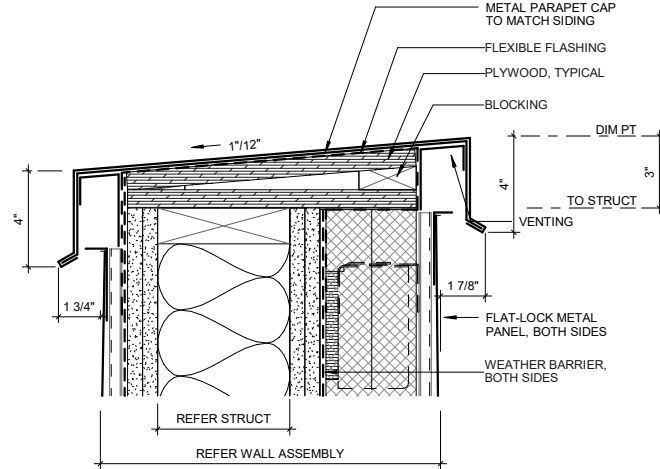
3" = 1'-0"



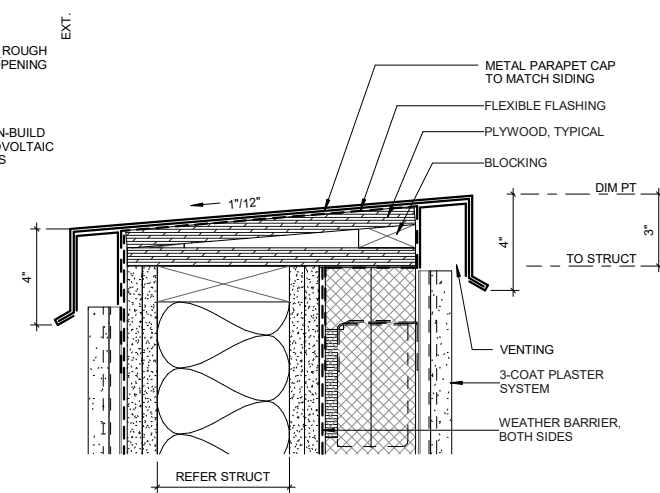
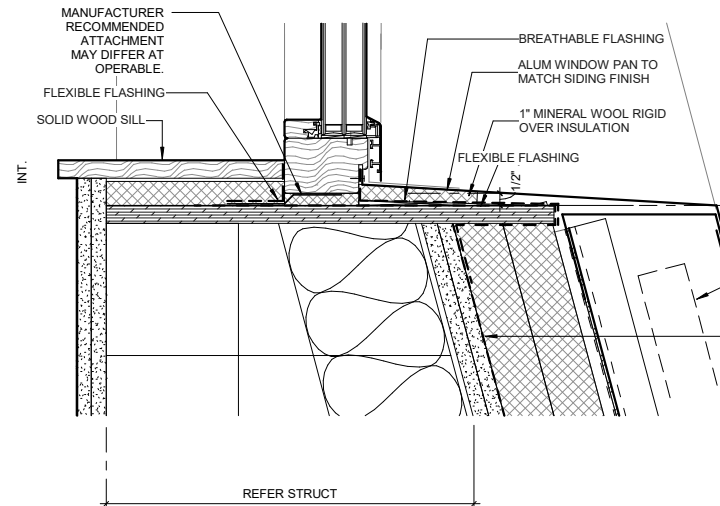
10 SOLAR PANELS - TYPICAL WINDOW HEAD  
3" = 1'-0"



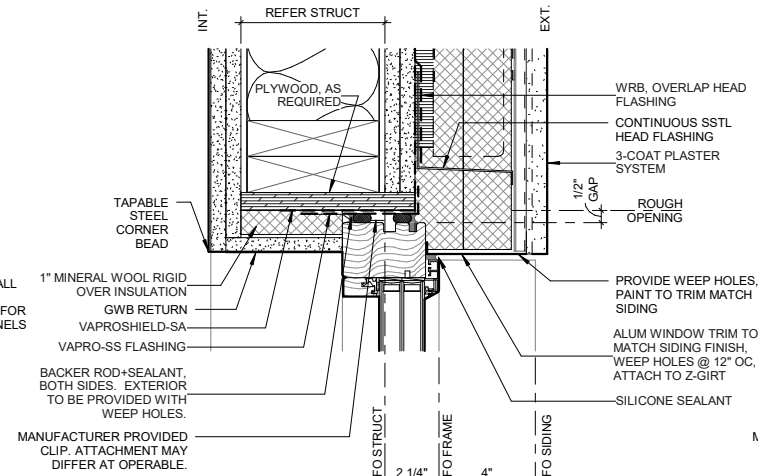
7 SOLAR PANELS - TYPICAL PARAPET  
3" = 1'-0"



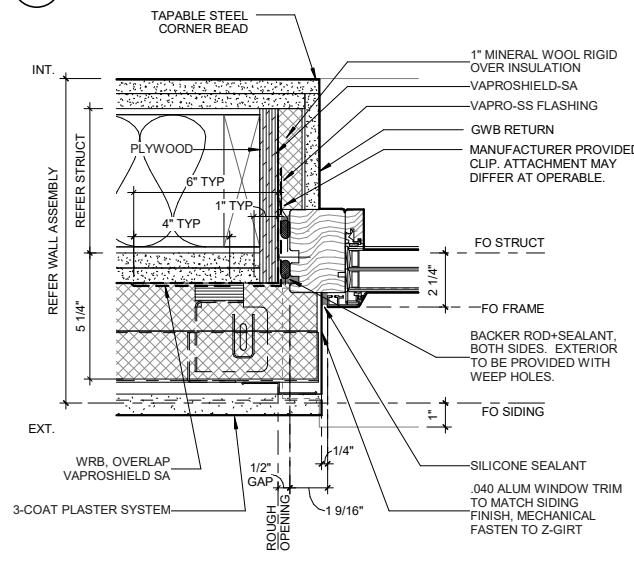
8 METAL PANEL - TYPICAL PARAPET  
3" = 1'-0"



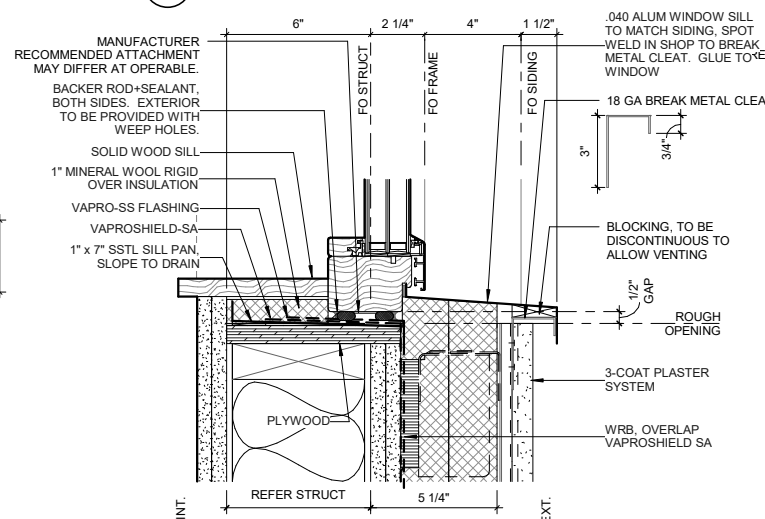
9 PLASTER - TYPICAL PARAPET  
3" = 1'-0"



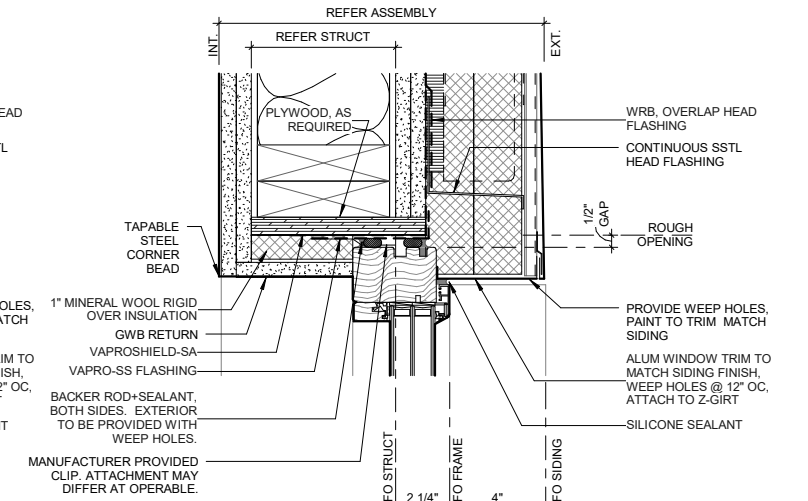
4 PLASTER - TYPICAL WINDOW HEAD  
3" = 1'-0"



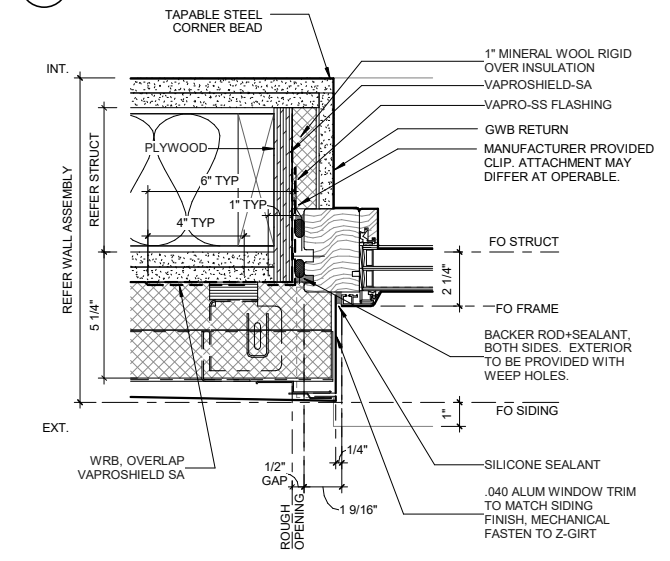
11 PLASTER - TYPICAL WINDOW JAMB  
3" = 1'-0"



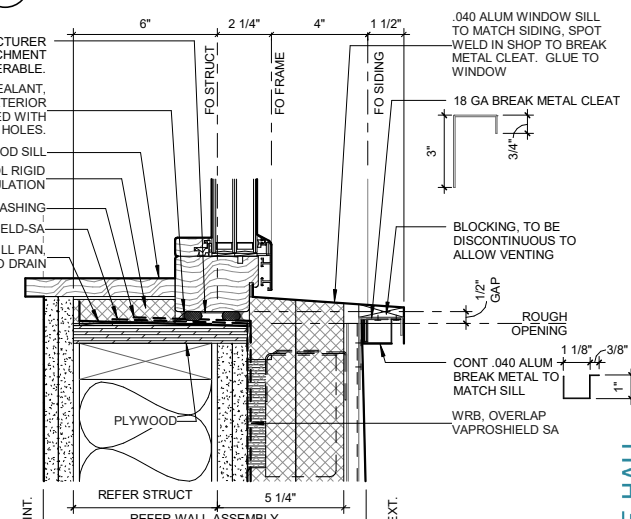
12 PLASTER - TYPICAL WINDOW SILL  
3" = 1'-0"



1 METAL PANEL - TYPICAL WINDOW HEAD  
3" = 1'-0"

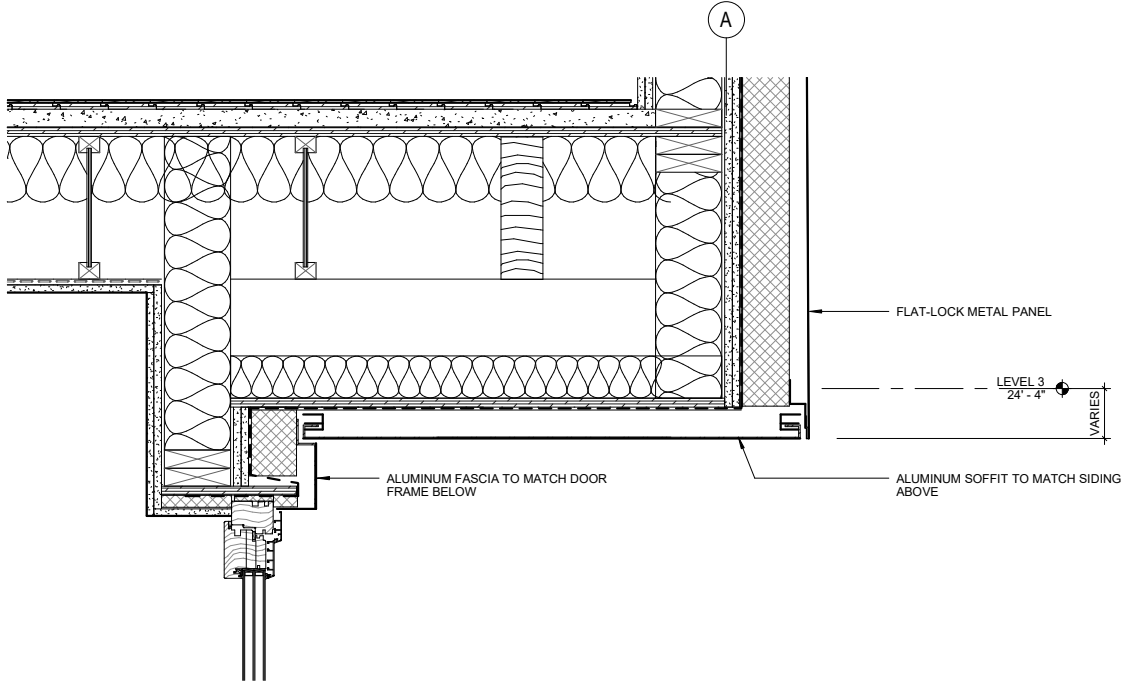
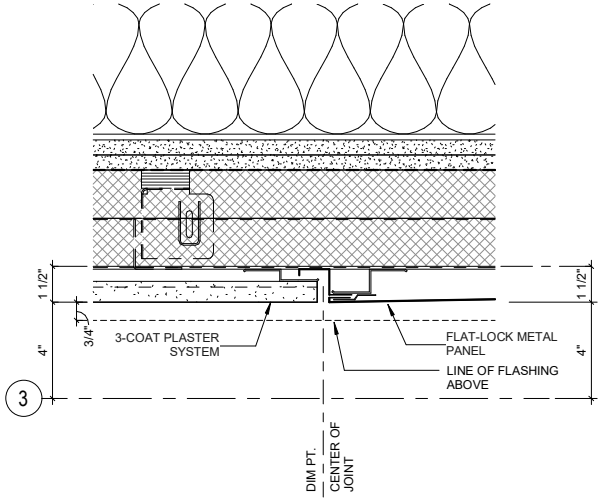


2 METAL PANEL - TYPICAL WINDOW JAMB  
3" = 1'-0"



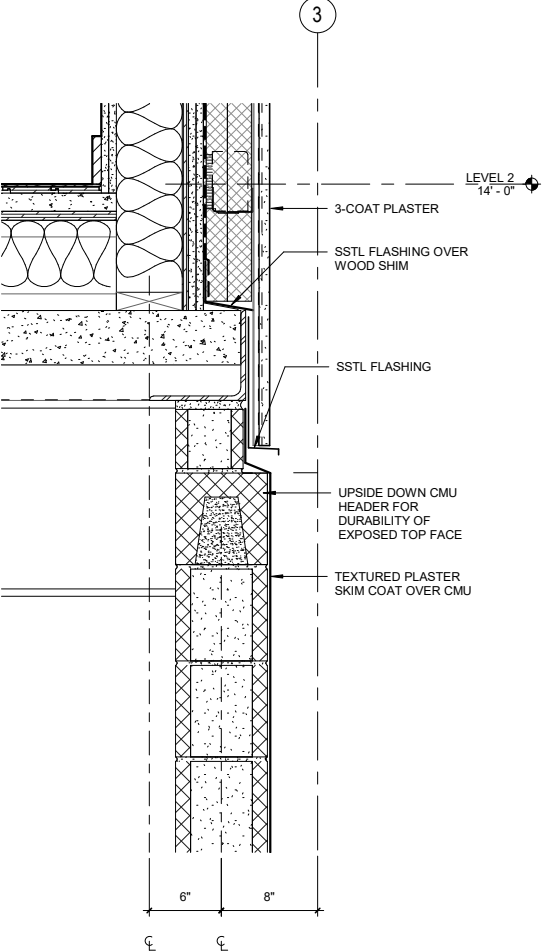
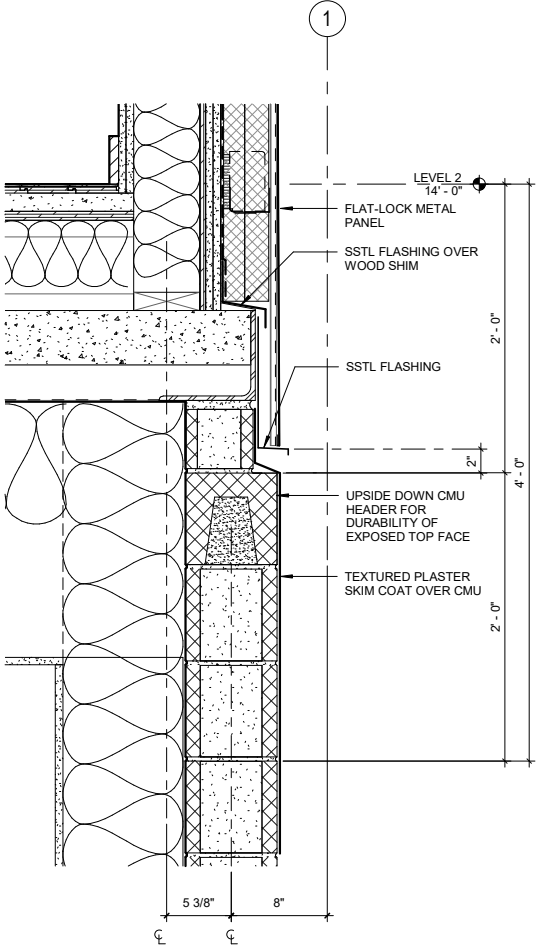
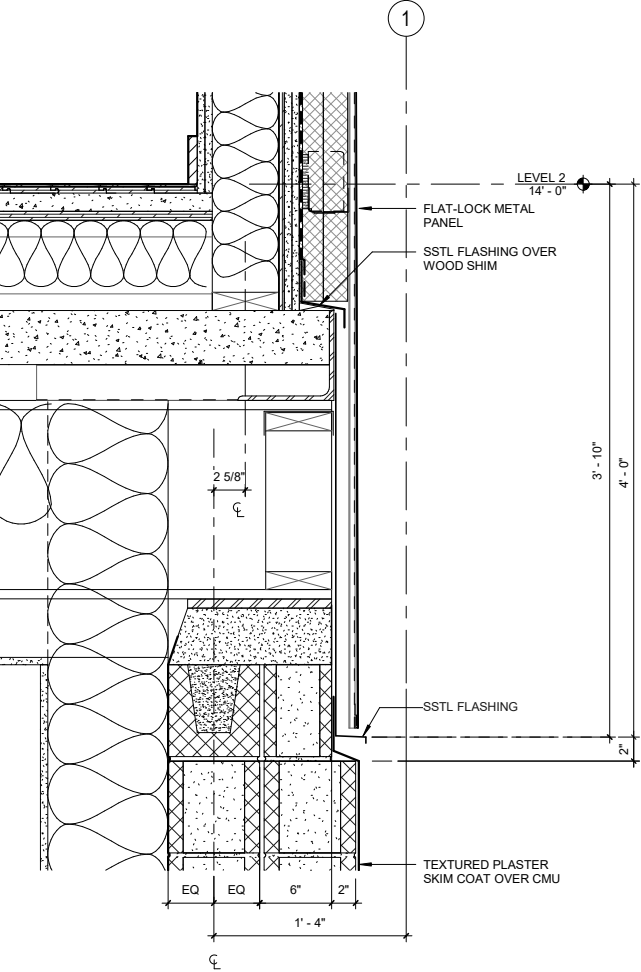
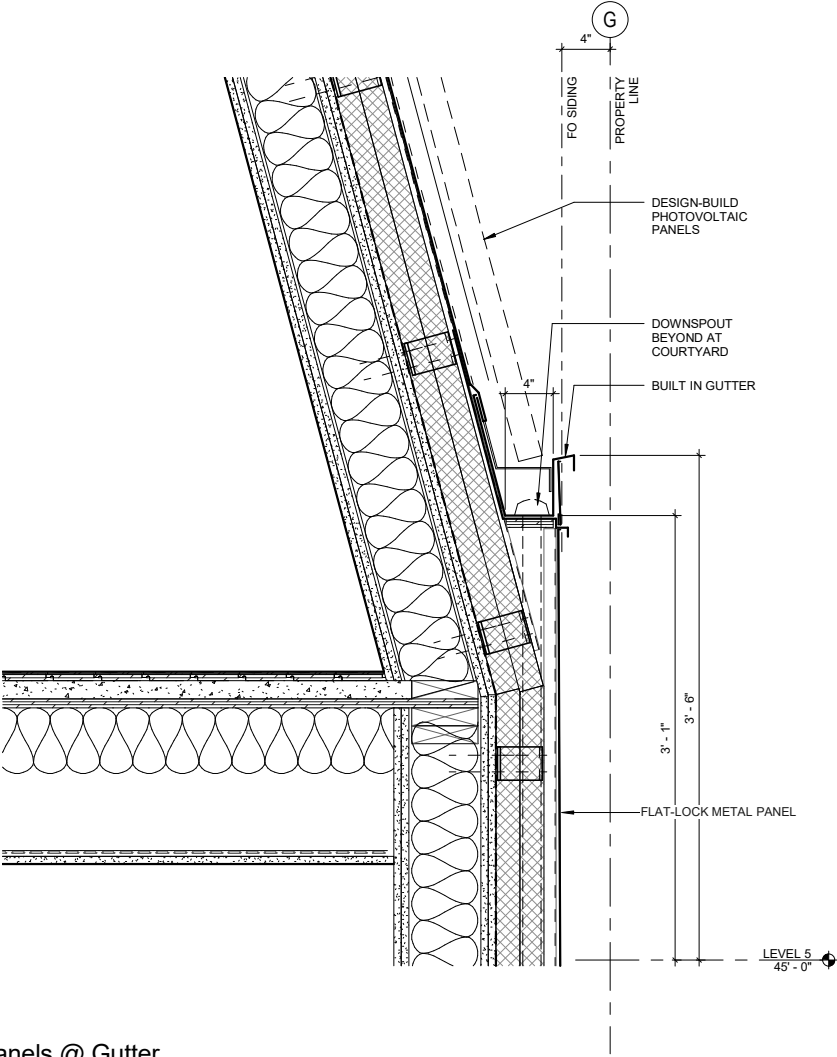
3 METAL PANEL - TYPICAL WINDOW SILL  
3" = 1'-0"





3 Plan - Wood to Metal Panel  
3" = 1'-0"

4 Soffit @ Ankeny Projection  
1 1/2" = 1'-0"



3 METAL PANEL TO CMU  
1 1/2" = 1'-0"

2 METAL PANEL TO CMU  
1 1/2" = 1'-0"

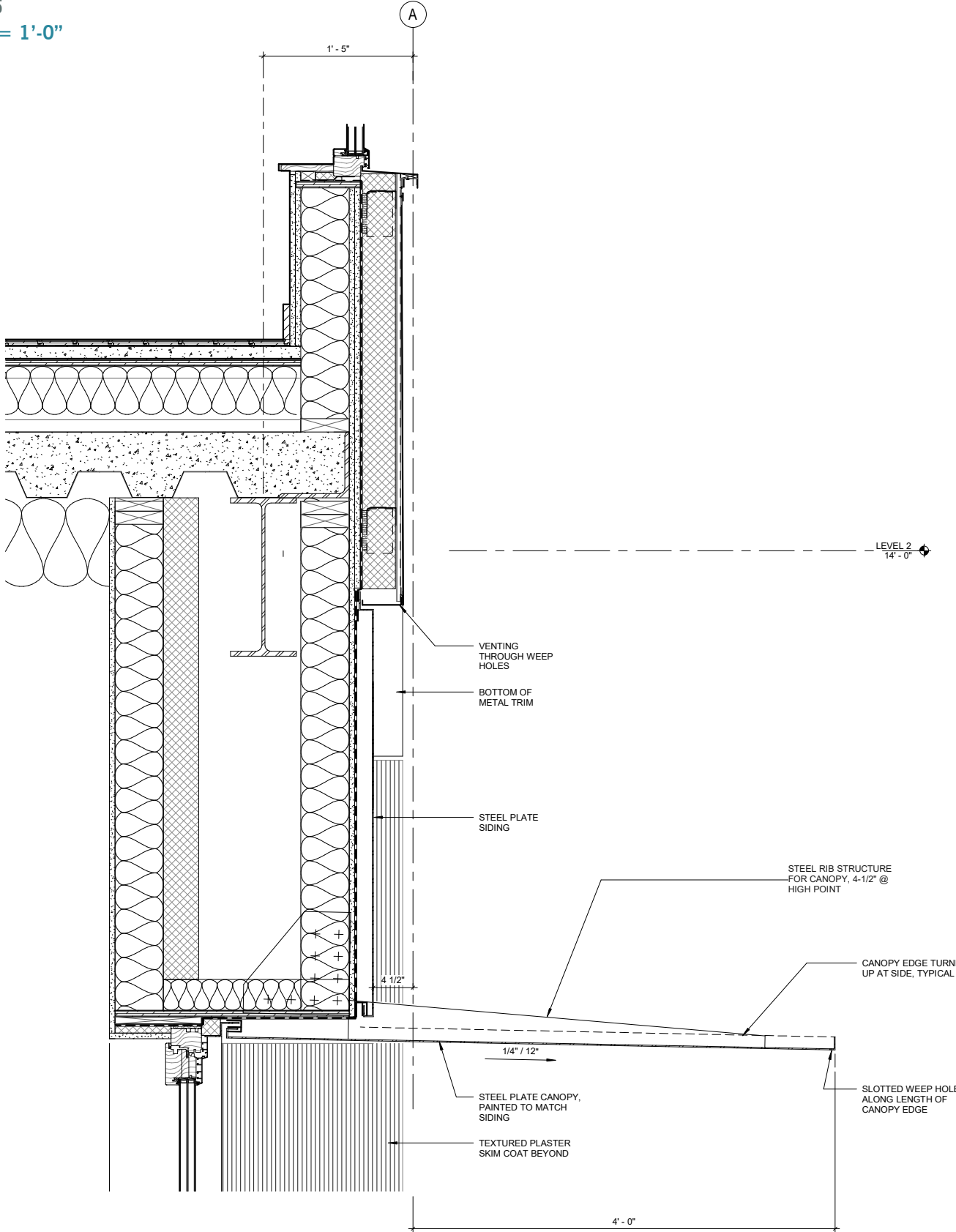
1 PLASTER TO CMU  
1 1/2" = 1'-0"

7 Solar Panels @ Gutter  
1 1/2" = 1'-0"



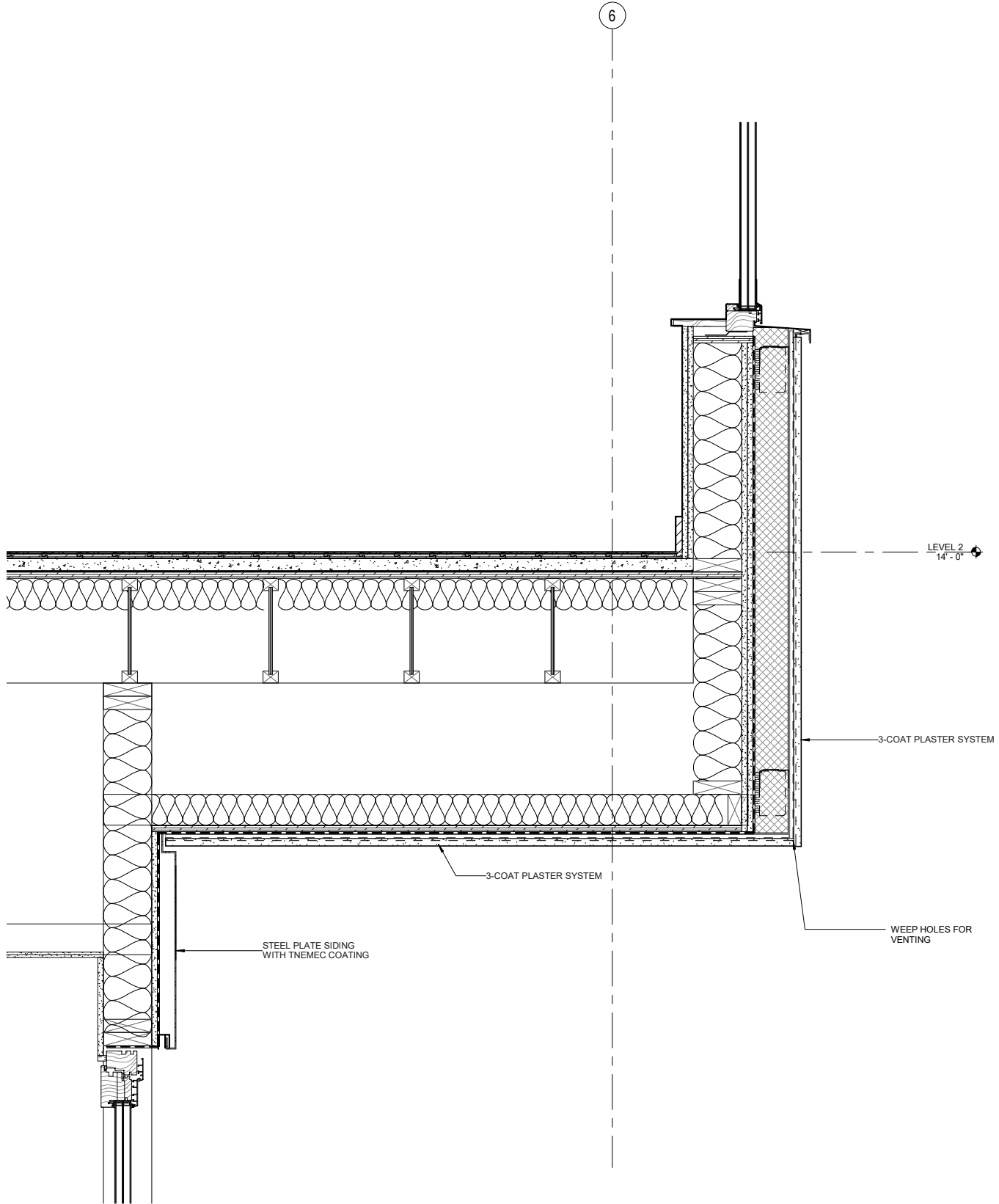
Details

1 1/2" = 1'-0"



2 Canopy @ Planter/Window

1 1/2" = 1'-0"



1 Canopy @ 12th Projection

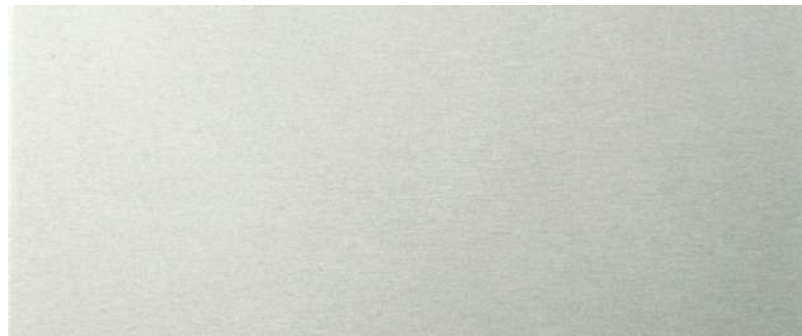
1 1/2" = 1'-0"



## Exterior Material Palette - Flat-Lock Metal Panel



Precedent Examples (address of projects not advertised)



Clear Anodized (.040\* Aluminum)

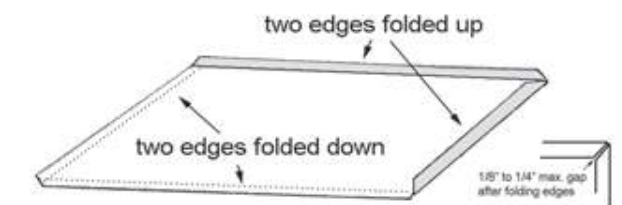
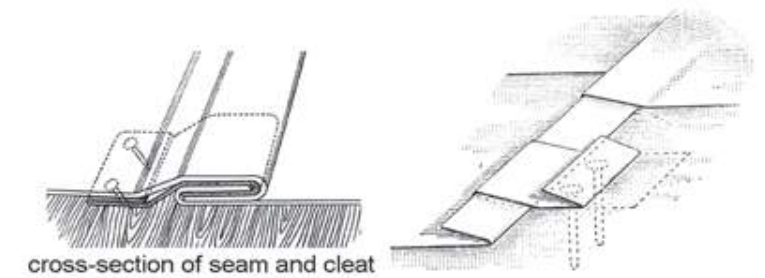
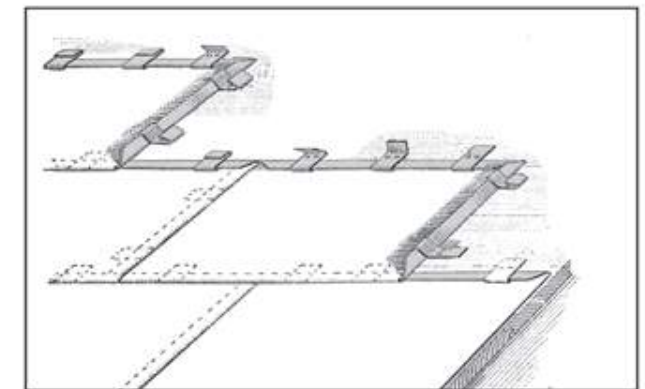


Dark Anodized (.040\* Aluminum)

\*.040 = 18 gauge



Corner Detail: Single Panel Wrapping Corner  
Precedent Address: Parkrose Middle School  
11800 NE Shaver Street; Portland, OR 97220



Example of Flat-Lock Assembly/Fastening



Exterior Material Palette - Flat-Lock Metal Panel Precedent Images





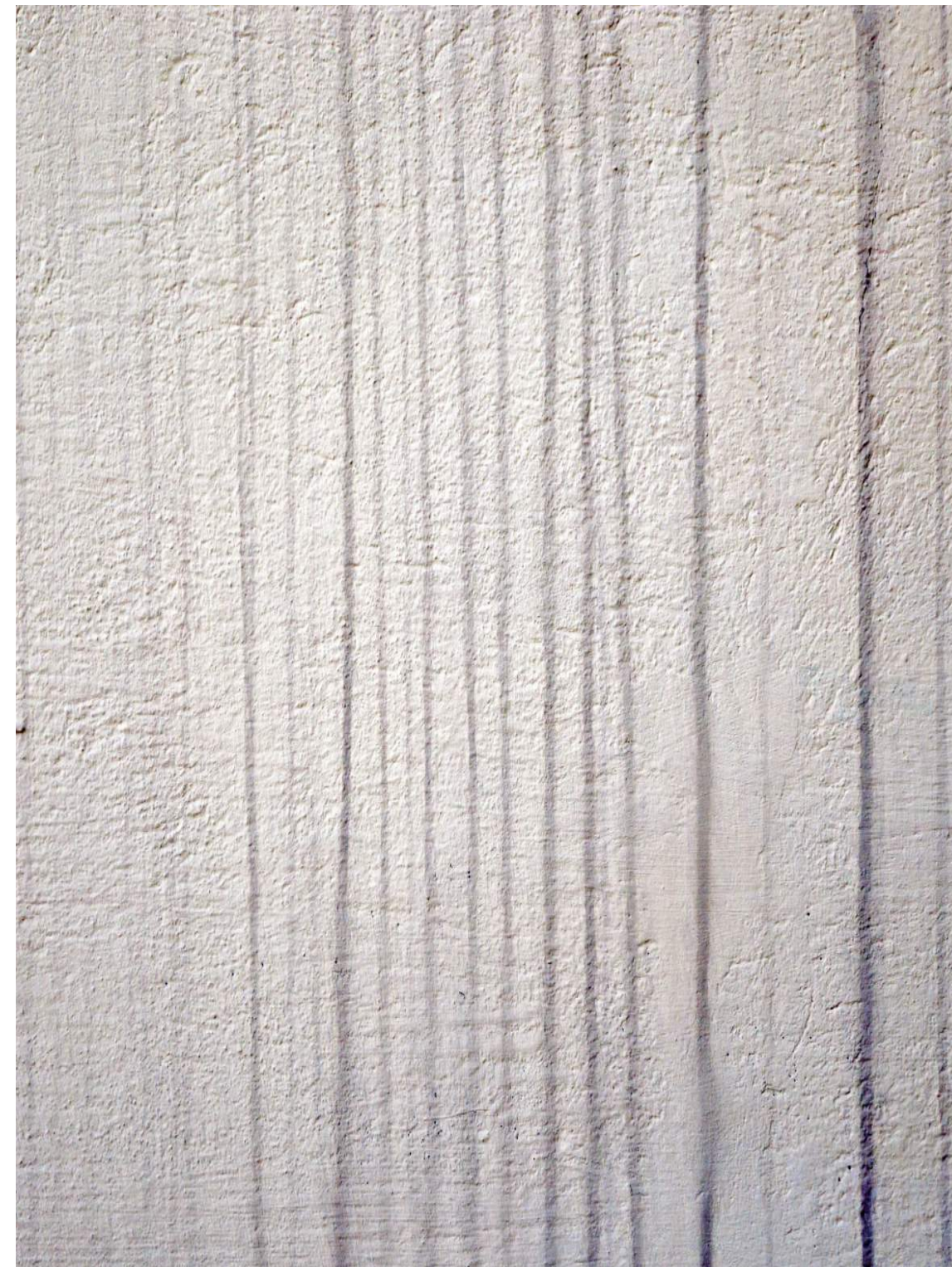
## Exterior Material Palette - 3-Coat Plaster System



3-Coat Plaster Rainscreen System, White Integral Color with Smooth Finish



## Exterior Material Palette - Textured Plaster Skim Coat



Plaster Skim Coat over CMU, White Integral Color with Textured Finish



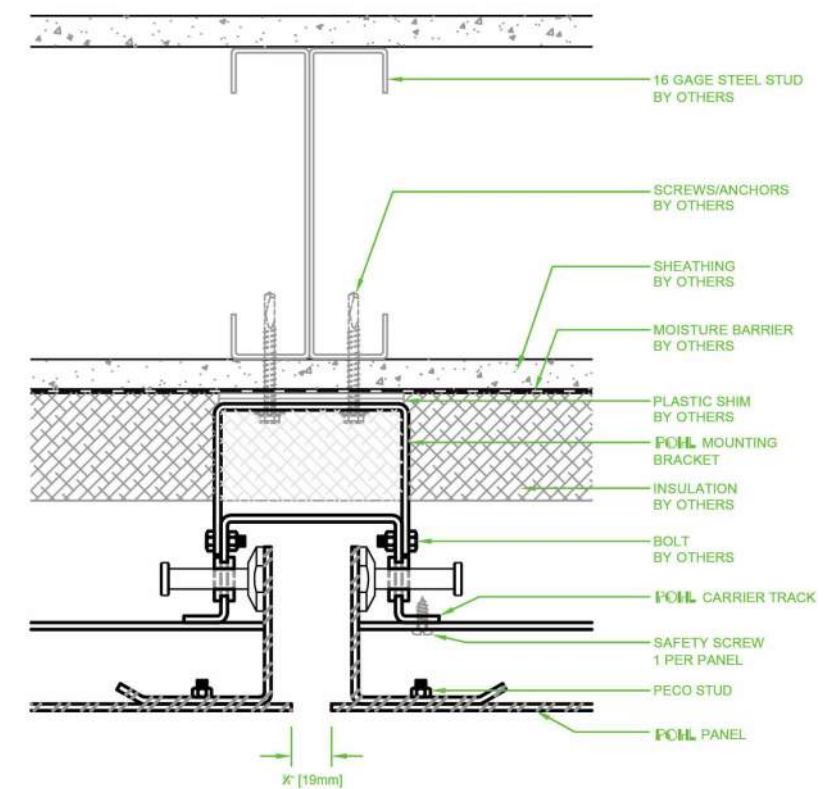
## Exterior Material Palette - Tnemec Coated Steel (Black)



Black Steel Plate (Tnemec Coated)  
1/8" thick (3/16" thick @ Canopies)



Lincoln Center for the Performing Arts



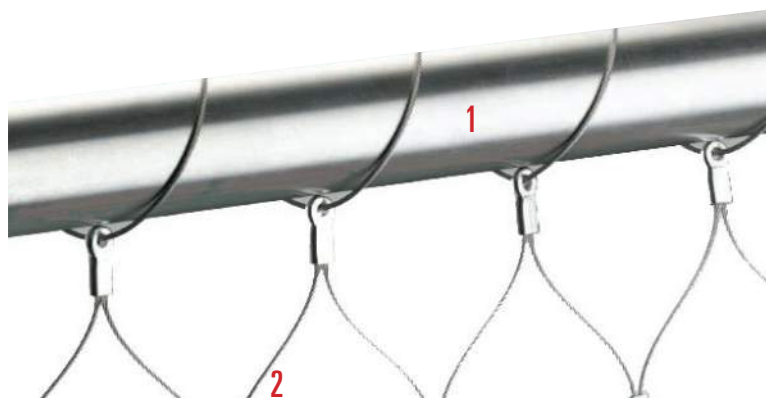
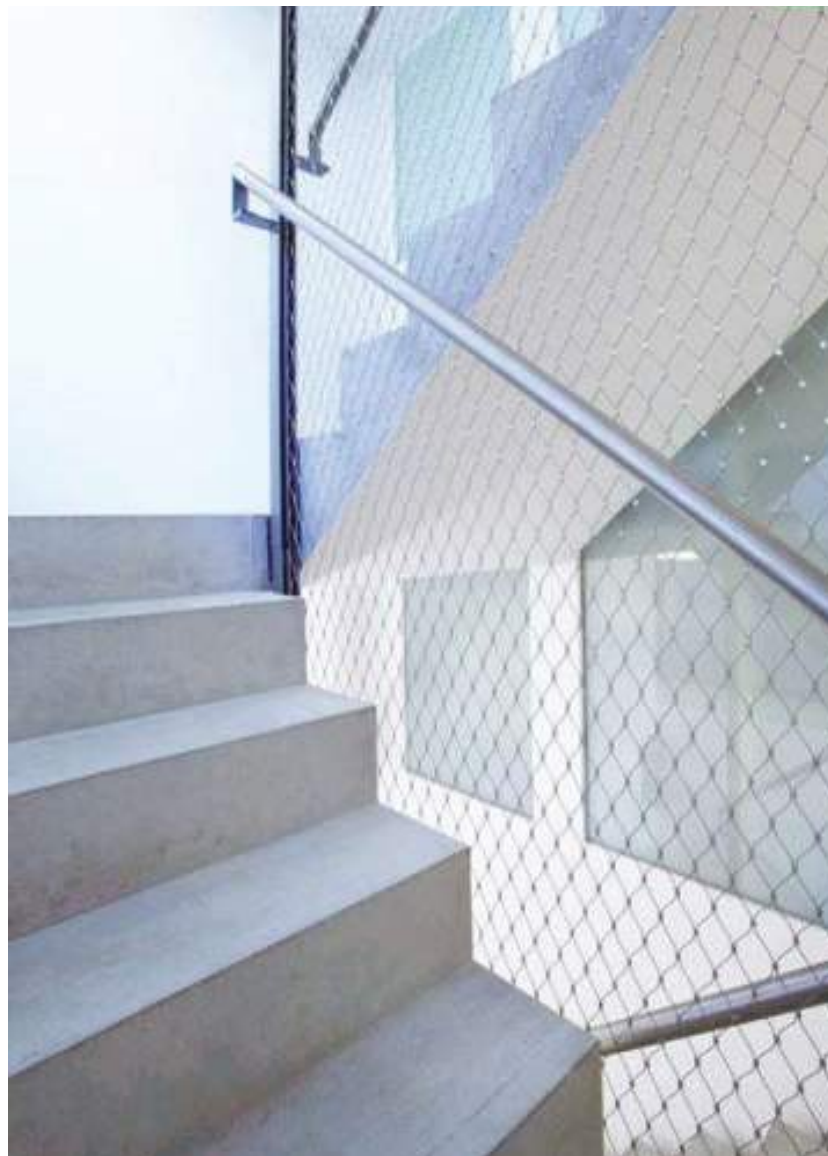
Example of Assembly/Fastening



## Exterior Material Palette - Exterior Stair Guardrail & Handrail

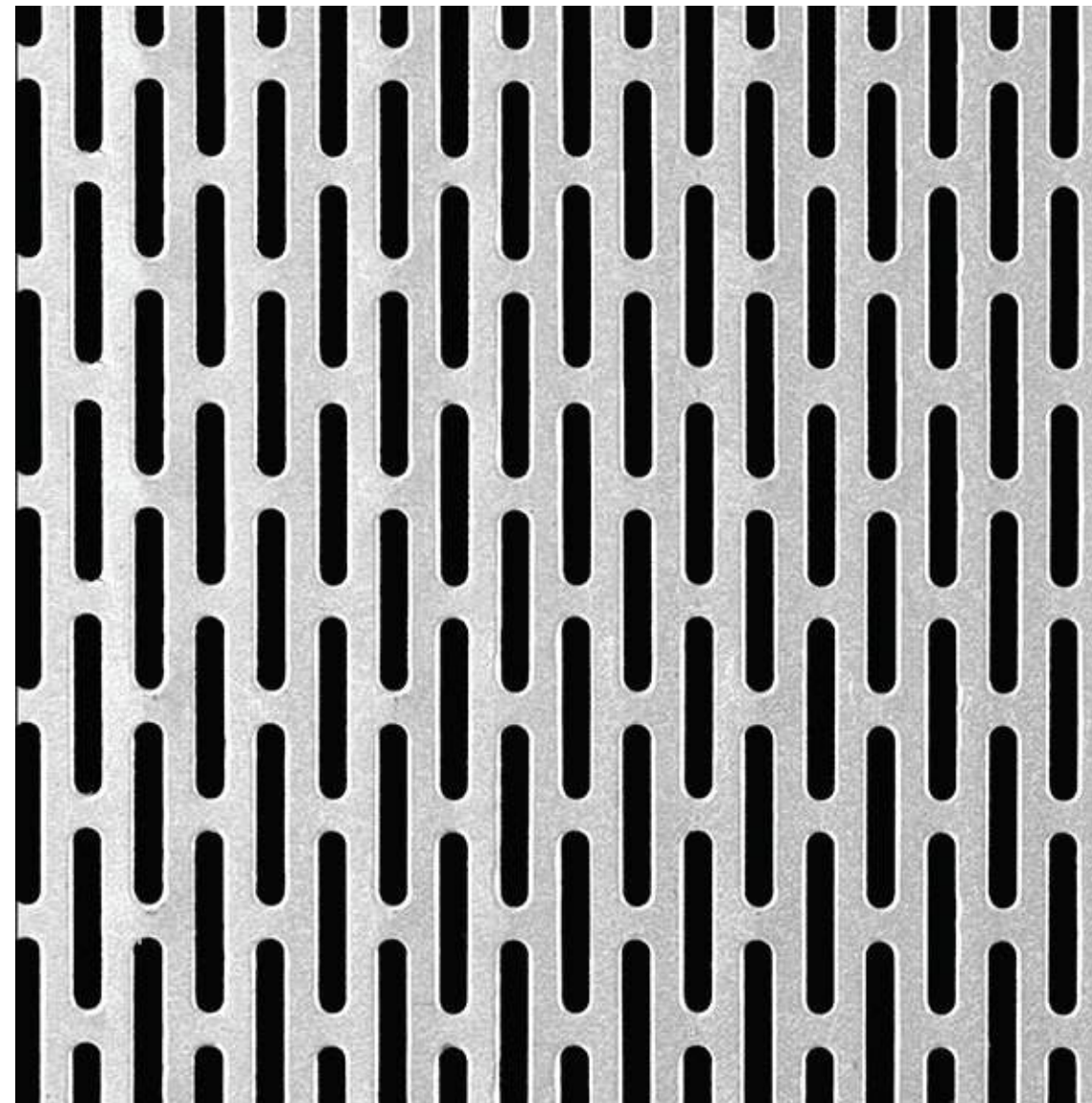


Stainless Steel Wire Mesh and Handrail



1. Webnet mounted on tube with cable
2. UV & weather resistant, non-corroding stainless steel mesh

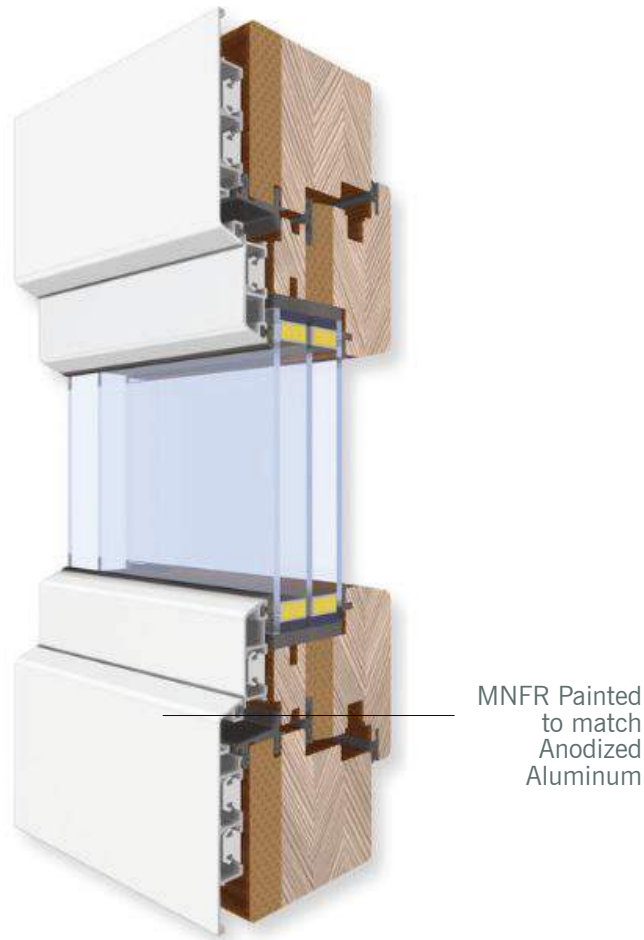
## Exterior Material Palette - Perforated Metal Pattern



Paint to match adjacent siding at Overhead Door at Trash/Recycling. Anodized Aluminum used at Mechanical Venting in Courtyards.



Exterior Material Palette - ZOLA Windows




THERMO PLUS at Cementitious Panels

FEATURES:

- Passive House Rated
- Triple Glazed
- 3 Layers of Seals
- R-8 Min
- 0.123 BTU/hr per SF

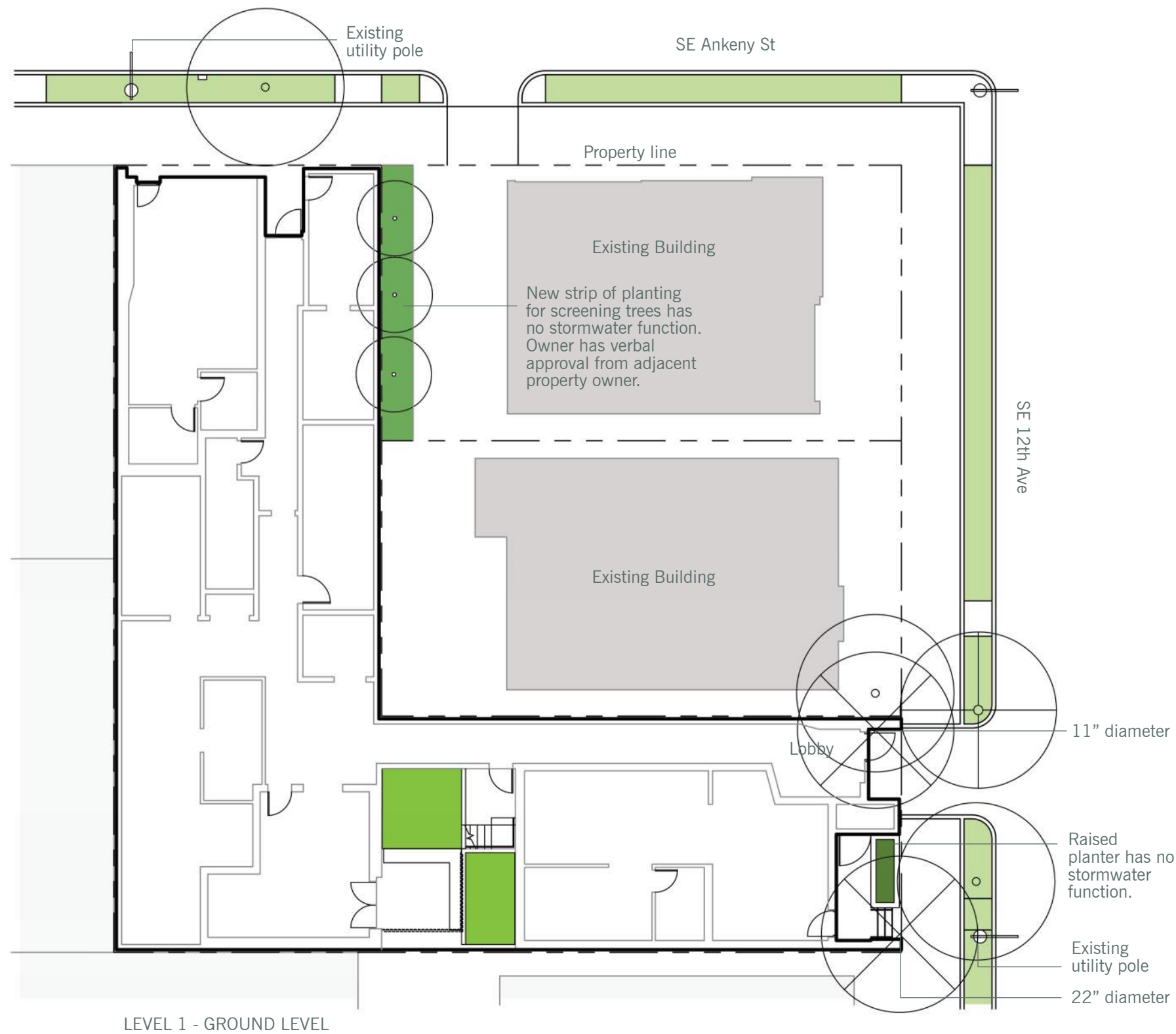


	Overall U-Value & R-Value	Frame U-Value & R-Value	Glass U-Value & R-Value	Glass SHGC	Visible Light Transmission (VT)
<b>Zola ThermoPlus Clad</b> <small>Triple glazed, aluminum clad wood with Purenit™ insulation</small>	U=0.123 R-8.1	U=0.159 R-6.3	U=0.09 R-11	0.5 *0.29 and 0.62 available upon request	71%
<b>Zola ThermoClad</b> <small>Triple glazed, aluminum clad wood</small>	U=0.14 R-7	U=0.193 R-5	U=0.09 R-11	0.5 *0.29 and 0.62 available upon request	71%



# Landscape Site Plan

1/16" = 1'-0"



## NOTES

The majority of the planting will be in conditions of continuous shade. Plants in stormwater flow-through planters will thrive in situations of brief innudation as well as aridity.

Design is based on SWMM section 2.3.2 Landscape Requirements.

See Civil drawings for stormwater infiltration detail.














- Public Right-of-Way Planting (not part of project)
- Screening Planting
- Stormwater Flow-Through Planter
- Street-side Planter





Landscape Materials Schedule

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE AT PLANTING	CLIMATE ZONE	MATURE HEIGHT,WIDTH	EVERGREEN/ DECIDUOUS	NATIVE / ADAPTED	WATER	SUN
TREES										
	ACERPALMATUMKOTO NO ITO	ACER PALMATUM KOTO NO ITO	2	1.5” min caliper	6-8	6’, 5’	DECIDUOUS	ADAPTED	MODERATE	SUN TO PART SHADE
	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	2	1.5” min caliper	5-9	40’, 20’	DECIDUOUS	NATIVE	MODERATE TO WET	SUN TO PART SHADE
	POPULUS TREMULA ‘ERECTA’	SWEDISH POPLAR	3	1.5” min caliper	2-5	40’, 10’	DECIDUOUS	ADAPTED	MODERATE TO WET	SUN TO PART SHADE
HERBACIOUS PLANTS										
	ATHYRIUM FILIX FEMINA	LADY FERN	5	1 gal	4-8	2’, 2’	DECIDUOUS	NATIVE	MODERATE	SUN TO PART SHADE
	CAMASSIA LEICHLINII	CAMAS LILY	4	1 gal	5-9	3’, 2’	DECIDUOUS	NATIVE	MODERATE	SUN TO PART SHADE
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	21	1 gal	4-9	2-3’, 1-2’	EVERGREEN	NATIVE	MODERATE	PART SHADE
	GAULTHERIASHALLON	SALAL	34	1 gal	6-8	1-3’, 2-3’	EVERGREEN	NATIVE	MODERATE	SUN TO PART SHADE
	HOLBOELLIACORIACEA	CHINA BLUE VINE	9	2 gal	6-10	20’, 1’	EVERGREEN	ADAPTED	MODERATE	SUN TO PART SHADE
	IRIS SIBIRICA	SIBERIAN IRIS	6	1 gal	3-8	3-4’, 2.5-3’	DECIDUOUS	ADAPTED	MODERATE TO WET	SUN TO PART SHADE
	SISYRINCHIUM CALIFORNICUM	YELLOW-EYED GRASS	135	1 gal	7-10	0.5-1’, 0.75’	EVERGREEN	ADAPTED	MODERATE TO WET	SUN TO PART SHADE
HARDSCAPE MATERIALS					NOTES					
	PEA GRAVEL	1/2” CRUSHED STONE	WASHED PEA GRAVEL OR RIVER ROCK APPLIED 2-3” THICK BETWEEN PLANTS AND AT DOWNSPOUTS							

NOTES

Plants are chosen from the 2016 Portland Plant List and SWMM Appendix F.4 (Zone A) with additional plants chosen to function well in the particular climatic and water conditions of the site and the stormwater flow-through planters.

Spacing and sizing are in accordance with SWMM Section 2.3.3.



Precedent Images



Trellis planting











Enclosed Terrace



Street-side Patio Planting



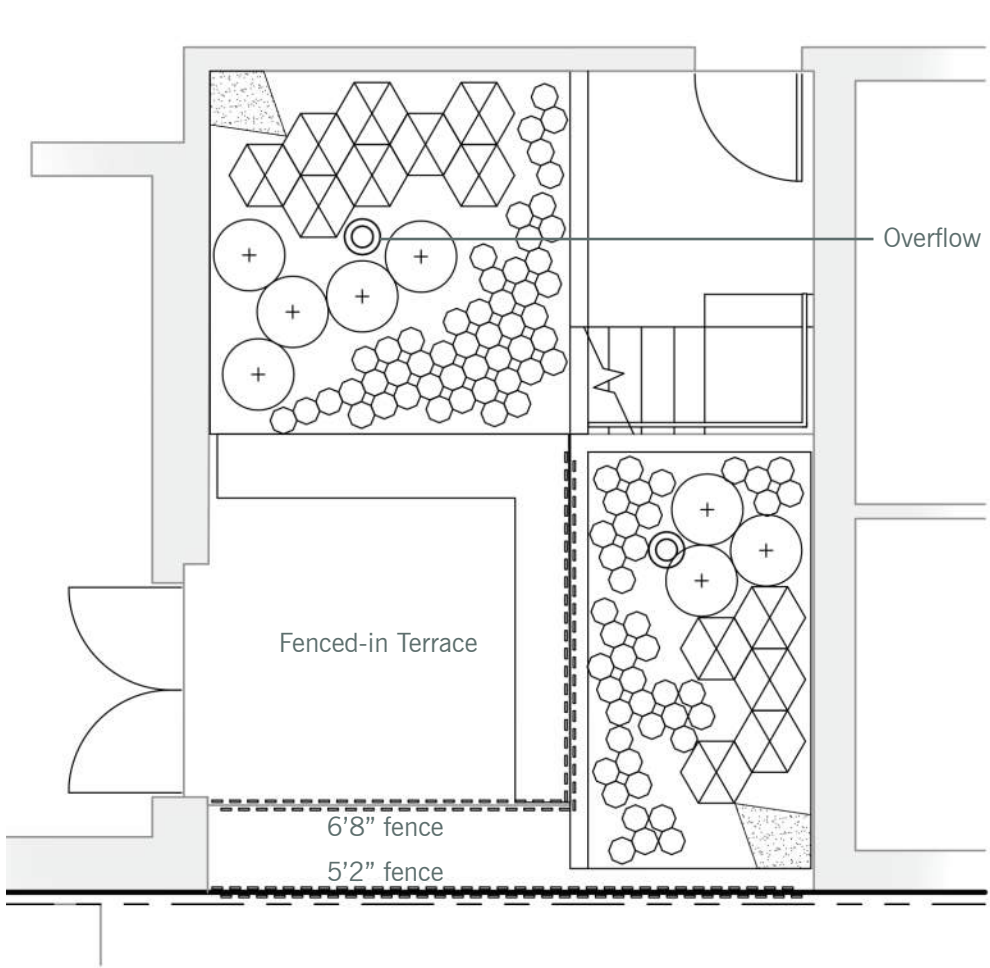
Planting Plan - Enlargements  
3/16" = 1'-0"

SYMBOL	BOTANICAL NAME		COMMON NAME
TREES			
	ACER PALMATUM	KOTO NO ITO	ACER PALMATUM KOTO NO ITO
HERBACIOUS PLANTS			
	ATHYRIUM FILIX FEMINA		LADY FERN
	CAMASSIA LEICHLINII		CAMAS LILY
	DESCHA MPSIA CESPITOSA		TUFTED HAIR GRASS
	GAULTHERIA SHALLON		SALAL
	HOLBOELLIA CORIACEA		CHINA BLUE VINE
	IRIS SIBIRICA		SIBERIAN IRIS
	SISYRINCHIUM CALIFORNICUM		YELLOW-EYED GRASS

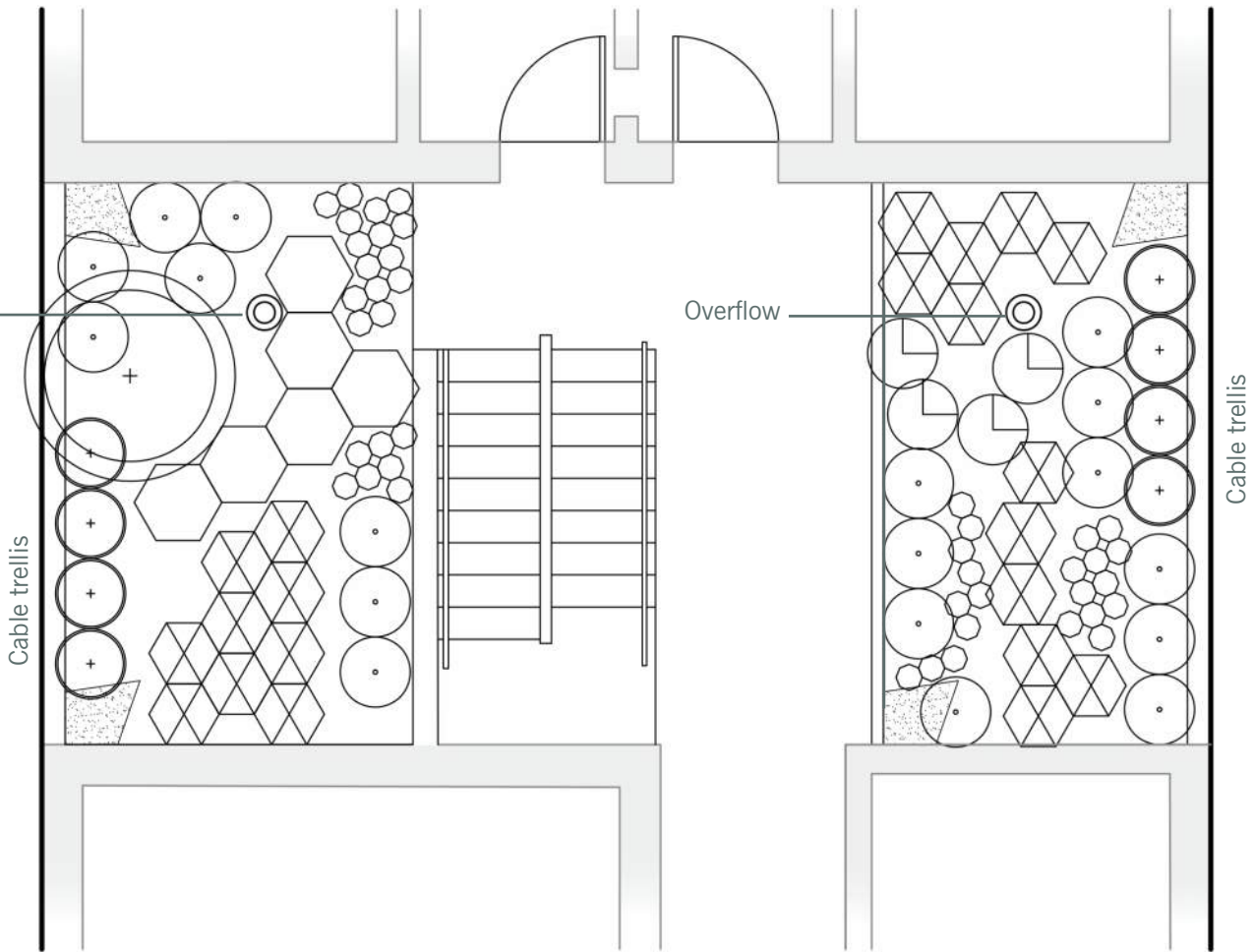
NOTES

Plants are chosen from the Portland Plant List and SWMM Appendix F.4 (Zone A) with additional plants chosen to function well in the particular climatic and water conditions of the site and the stormwater flow-through planters.

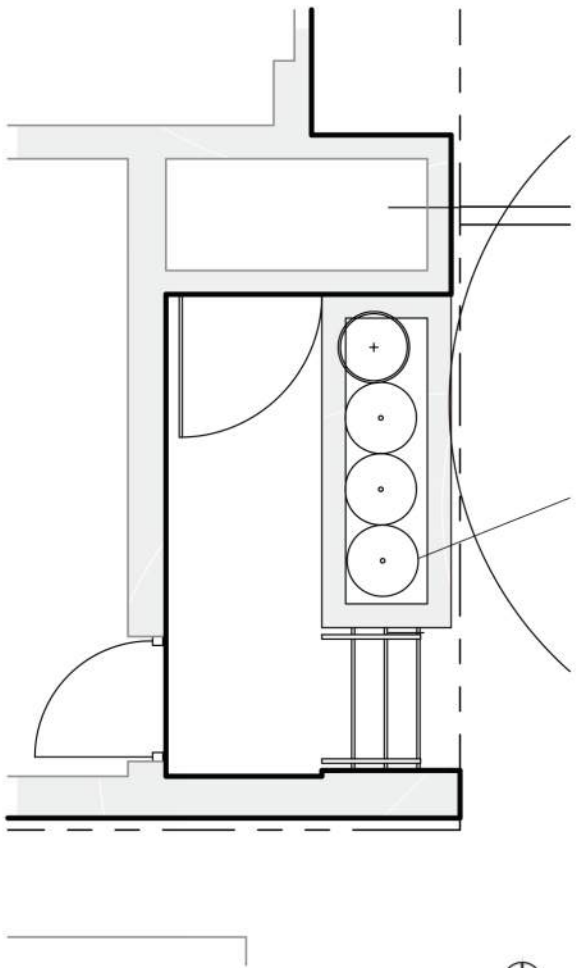
Spacing and sizing are in accordance with SWMM Section 2.3.3.



Level 1 - Ground Level Stormwater Flow-Through Planter



Level 2 - On Structure Stormwater Flow-Through Planter



SE 12th Avenue Streetfront Planter  
(no stormwater - irrigated)



Plant Images

TREES



Acer Palmatum Koto No Ito  
Japanese Maple



Cornus Nuttallii  
Western Flowering Dogwood



Populus Tremula 'Erecta'  
Swedish Poplar

FERNS, GRASSES AND  
GROUNDCOVERS



Athyrum Filix Femina  
Lady Fern



Camassia leichlinii  
Camas Lily



Deschampsia Cespitosa  
Tufted Hair Grass



Gaultheria Shallon  
Salal



Holboellia Coriacea  
China Blue Vine



Iris Sibirica  
Siberian Iris



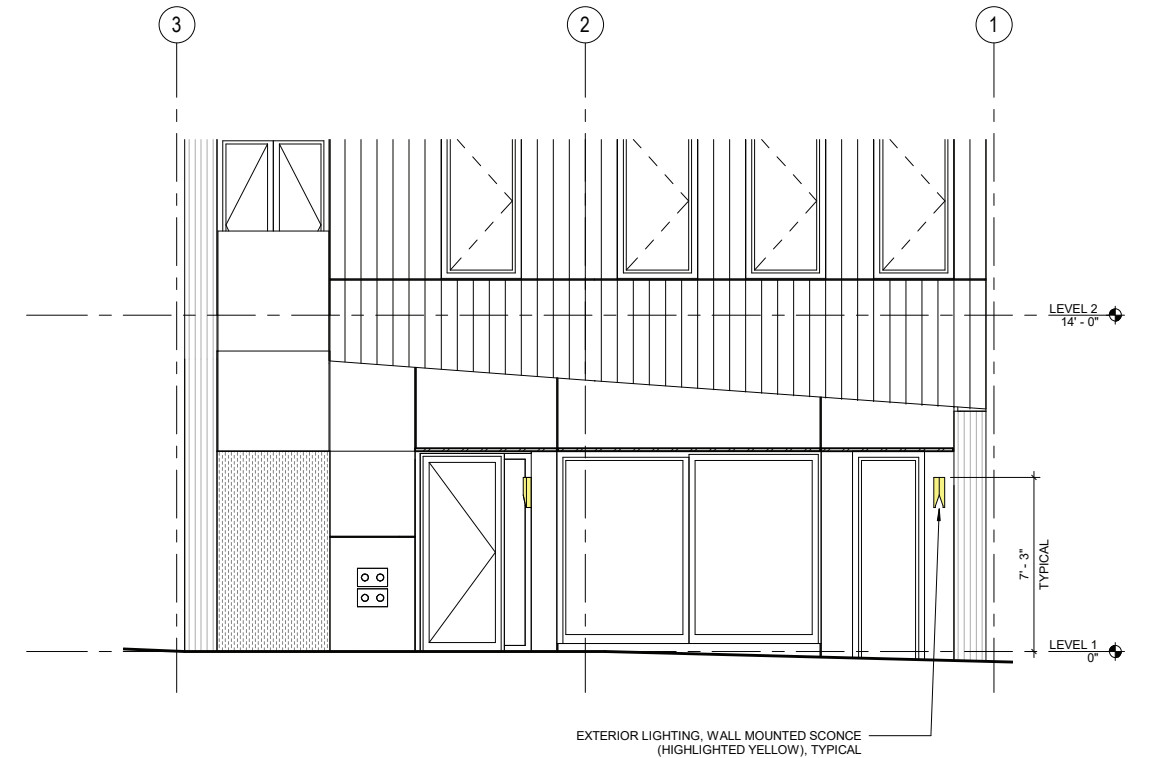
Sisyrinchium Californicum  
Yellow-eyed Grass



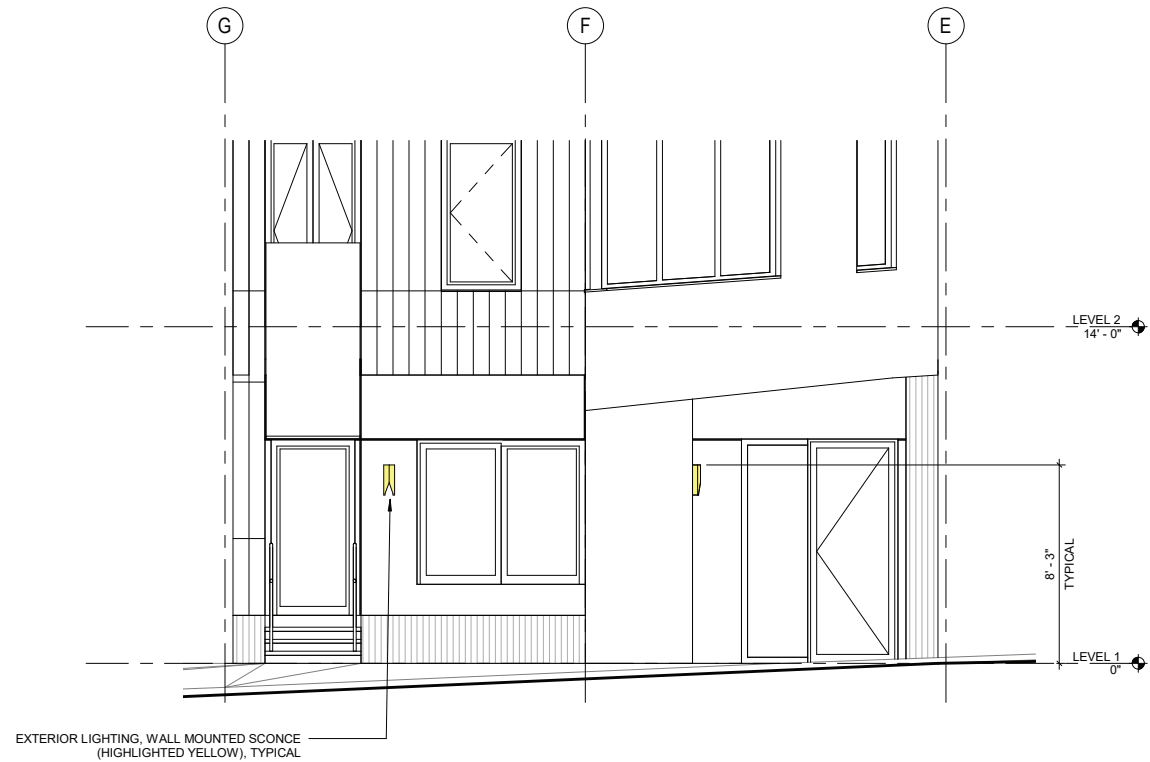
Exterior Lighting - Wall Mounted Sconce



Wall Mounted Sconce  
LBL, TARA 15



Street Level - Ankeny Street



Street Level - 12th Street

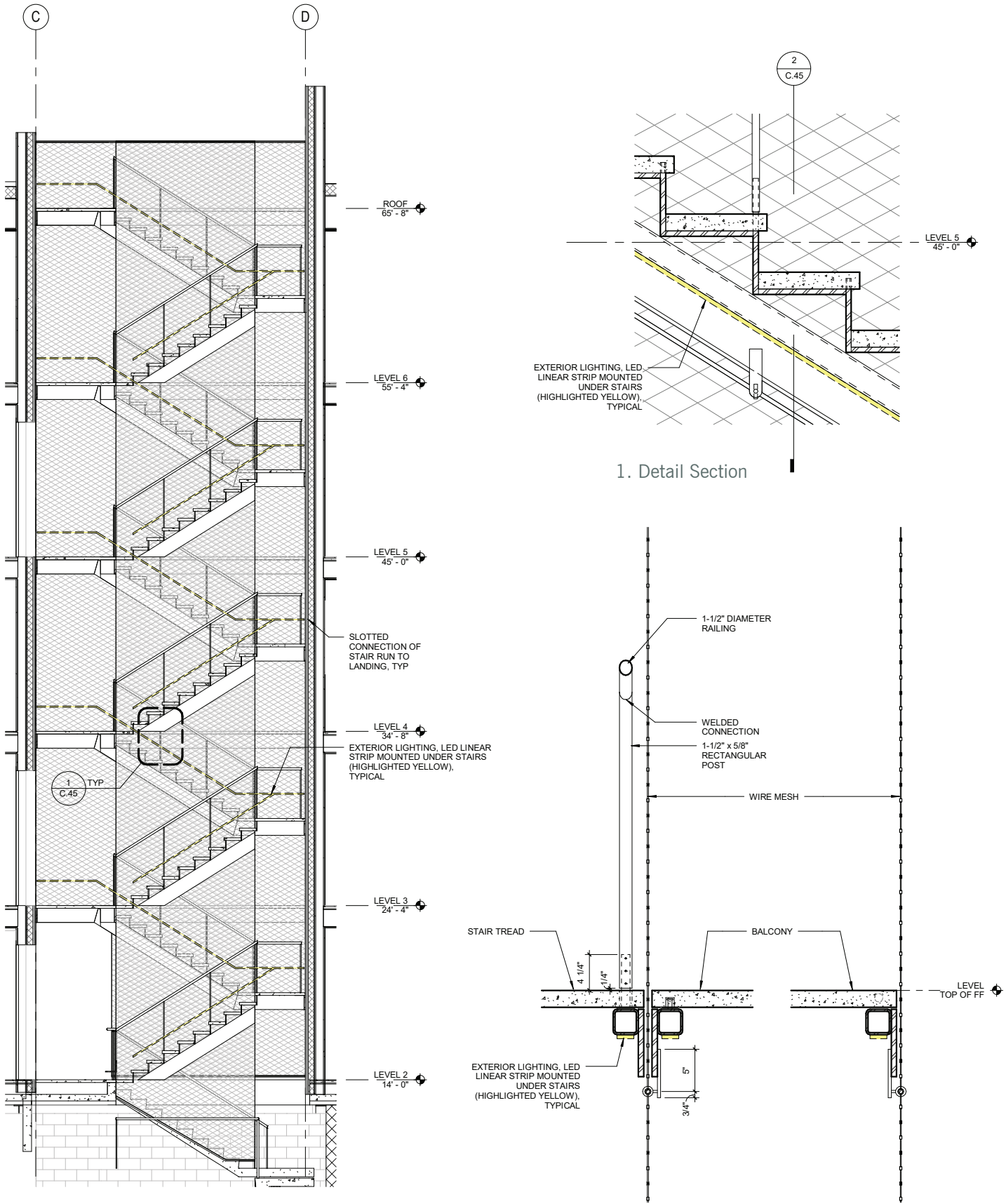


Exterior Lighting - Exterior Stairs



INFINIA  
DESIGNED FOR CREATIVITY, BUILT FOR SOLUTIONS

LED Linear Strip  
JESCO, INFINIA



Typical Stair Section

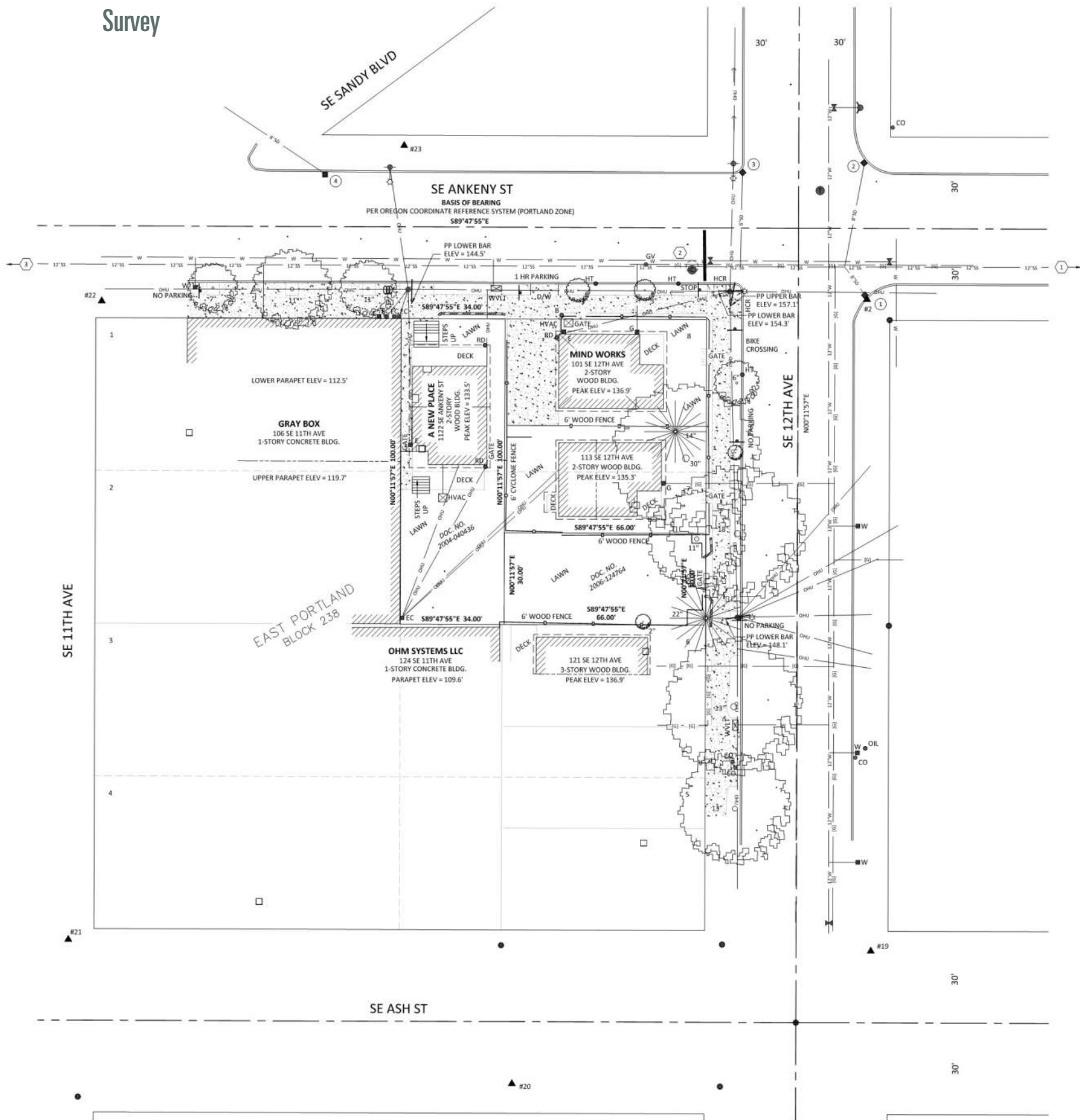
2. Detail Section



BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF LOTS 7 & 8, BLOCK 238, "EAST PORTLAND"  
LOCATED IN THE SW QUARTER OF SECTION 35  
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
FIELD SURVEYED: JANUARY 11, 2016

Survey



NOTES:

- 1.) VERTICAL DATUM: CITY OF PORTLAND  
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF E BURNSIDE STREET AND SE 16TH AVENUE.  
BENCHMARK NO. 3475  
ELEVATION = 124.918'
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF SE ANKENY STREET IS SOUTH 89°47'55" EAST.
- 3.) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS MAY EXIST AFFECTING SUBJECT PARCEL.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.
- 5.) ACCESS TO 101 & 113 SE 12TH AVENUE LOTS NOT GRANTED. INFORMATION SHOWN IS BASED ON BEST AVAILABLE DATA OBTAINED FROM OFFSITE POSITION.

LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- WALL
- BUILDING PEAK LINE (APPROX.)
- BUILDING OVERHANG
- CURB LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- PROPERTY LINE
- CYCLONE FENCE
- WOOD FENCE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- BOLLARD
- DRIVEWAY ENTRY
- HANDICAP RAMP
- BIKE RACK
- ROOF DRAIN
- ELECTRICAL METER
- ELECTRICAL CABINET
- GUY ANCHOR
- POWER POLE
- POWER POLE/OVERHEAD LIGHT
- GAS VALVE
- GAS METER
- SANITARY/STORM MANHOLE WITH STRUCTURE
- CATCH BASIN/AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VAULT
- HOSE BIB
- OIL LID
- HORSE TIE
- DECIDUOUS TREE
- CONIFEROUS TREE
- MONUMENT
- PROJECT CONTROL POINT

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
2	1-1/8" BRASS CAP "KPFF CONTROL"	172127.32	352813.17	106.34'
19	1-1/8" BRASS CAP "KPFF CONTROL"	171914.02	352814.38	98.38'
20	1-1/8" BRASS CAP "KPFF CONTROL"	171870.63	352696.84	94.70'
21	1-1/8" BRASS CAP "KPFF CONTROL"	171917.87	352551.59	90.16'
22	1-1/8" BRASS CAP "KPFF CONTROL"	172126.83	352562.56	96.45'
23	1-1/8" BRASS CAP "KPFF CONTROL"	172177.70	352661.60	102.40'

STORM TABLE:

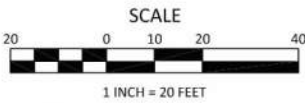
- 1 CATCH BASIN  
RIM = 105.84'  
IE 8" OUT (NW) = 104.14'
- 2 CATCH BASIN  
RIM = 106.67'  
IE 8" OUT (SW) = 104.72'
- 3 CATCH BASIN  
RIM = 106.37'  
IE 6" OUT (SE) = 104.12'
- 4 CATCH BASIN  
RIM = 100.08'  
IE 8" OUT (NW) = 97.73'

SANITARY TABLE:

- 1 COMBINED MANHOLE  
RIM = 115.74'  
IE 10" IN (E) = CAPPED  
IE 10" OUT (W) = 103.84'
- 2 COMBINED MANHOLE  
RIM = 105.67'  
IE 10" IN (E) = 94.02'  
IE 10" OUT (W) = 93.97'
- 3 COMBINED MANHOLE  
RIM = 95.20'  
IE 8" IN (NW) = 91.35'  
IE 10" IN (E) = 84.20'  
IE 10" OUT (W) = 84.10'

Note:

Lot Size : 5,380 SF



JOB NO. 1500008

kpff

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.224.4681  
www.kpff.com

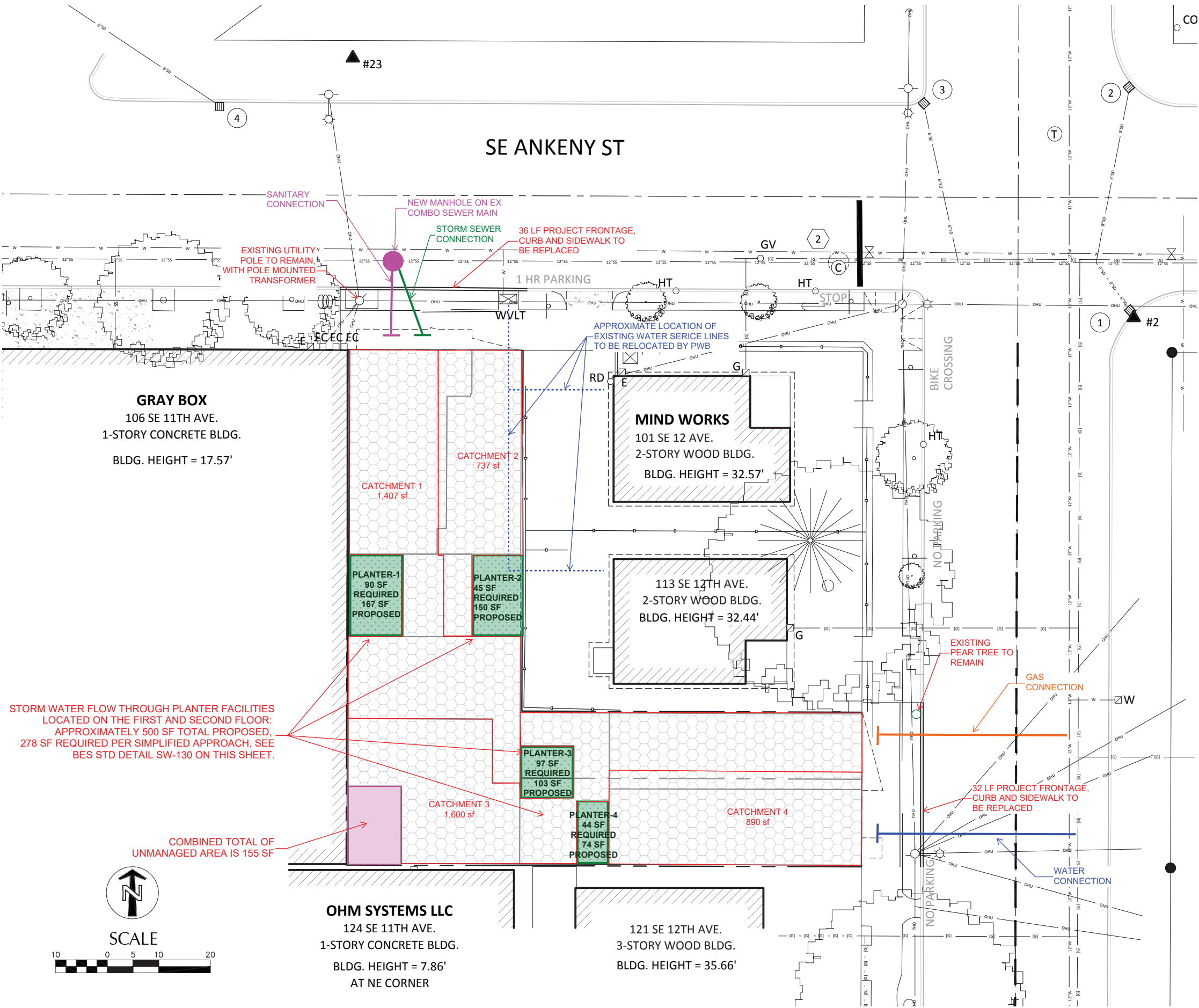
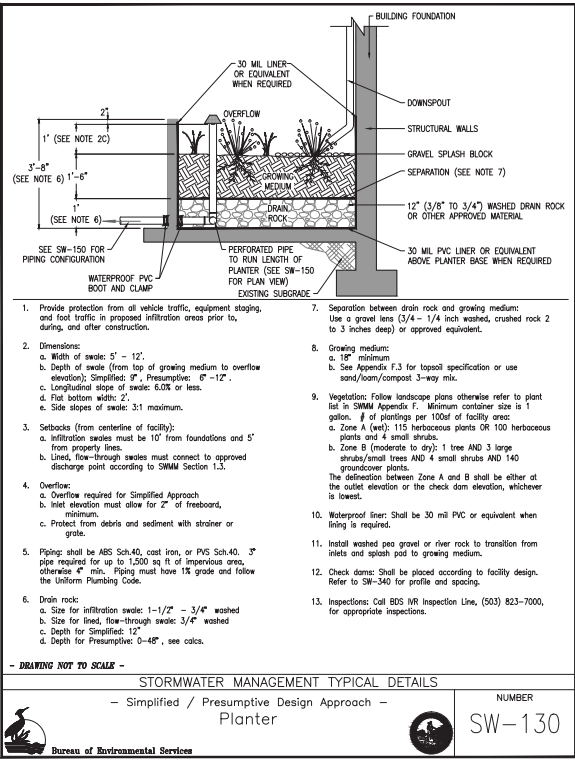
PRELIMINARY



Proposed Site Plan and Utility Connections

Storm Water Design Narrative

Stormwater design is based on the simplified approach due to the small footprint of the building. The minimum required flow through planter surface would be 323 ft2 , however approximately 675 ft2 has been allocated for planter area to maximize green spaces, plant absorption and evapotranspiration. After detention and flow through, the stormwater will be collected through perforated piping and conveyed to the public sewer in SE Ankeny Street.



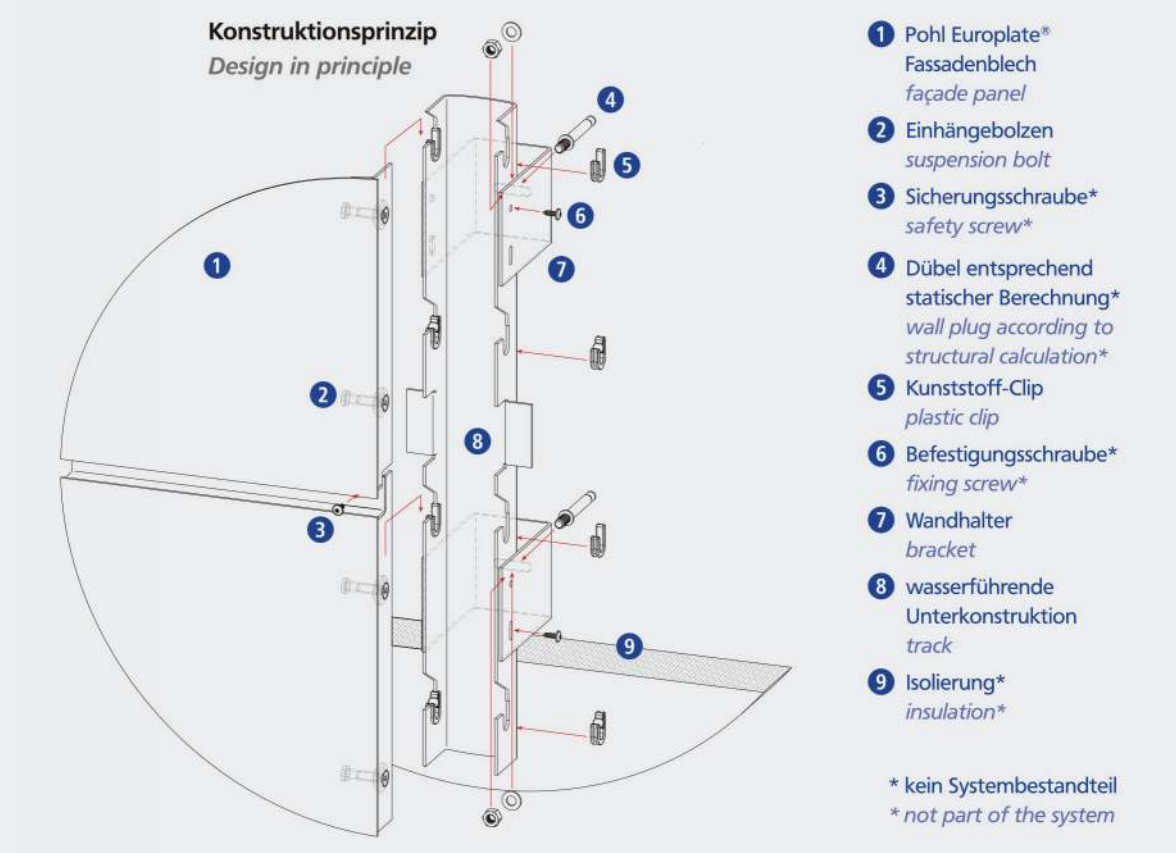


Steel Plate - Pohl, EuroPlate


POHL Europlate®

Europlate® is a system that – like Europanel® – is based on the principle of the ventilated curtain wall. However, Europlate® is different from regular ventilated curtain walls due to its sharp contours at the edges. This visually enhances the joints and makes a wall cladding with concise visual aspect. In contrast to Europanel® with continuous bendings on all sides, here flat panels are used with concealed fixing devices at the back side. These hang-in profiles set off from the outer edge, formed as L- or Z-profiles, are fixed to the back side of the panels by welded studs. Like Europanel®, these profiles have special holding bolts attached.

The holding tracks are manufactured analog to those of Europanel®.



Fluoropolymer Coating - Tnemec, Fluoronar Series 1072



PRODUCT DATA SHEET

**FLUORONAR®**

**SERIES 1072**

**PRODUCT PROFILE**

**GENERIC DESCRIPTION** Advanced Thermoset Solution Fluoropolymer

**COMMON USAGE** A high-solids fluoropolymer coating that provides an ultra-durable finish with user friendly brush, roll and conventional spray application. It has outstanding color and gloss retention even in the most severe exposures. Under certain conditions, it may be used to restore aged fluoropolymer coil applied coatings. Contact Tnemec Technical Services or your local Tnemec representative for details.

**COLORS** Refer to Tnemec Color Guide. **Note:** Certain colors may require multiple coats depending on method of application and finish coat color. The preceding coat should be in the same color family, but noticeably different. Upon selection of the finish coat color (Series 1072), the intermediate coat color will be selected by Tnemec's color lab.

**FINISH** Satin

**PERFORMANCE CRITERIA** Contact your Tnemec representative for specific test results.

**COATING SYSTEM**

**PRIMERS** Series 1, 27, 66, L69, L69F, N69, N69F, V69, V69F, 90-97, H90-97, 91-H<sub>2</sub>O, 94-H<sub>2</sub>O, 135, 161, 394. **Note:** Series 394 requires an intermediate coat prior to topcoating with Series 1072.

**INTERMEDIATE** Series 73, 750, 1075, 1075U (Intermediate coat may be required for some applications, please contact Tnemec.) **Note:** When topcoating with Series 1072, the following maximum recoat times apply: Over 27, 66, L69, L69F, N69, N69F, V69, V69F, 135 or 161, 14 days; over itself, 30 days; over 750, 45 days; over 73, 90-97, 91-H<sub>2</sub>O, 94-H<sub>2</sub>O, 1075 and 1075U, 90 days.

**SURFACE PREPARATION**

**EXTERIOR EXPOSURE** See primer product data sheet for surface preparation recommendation.

**ALL SURFACES** Must be clean, dry and free of oil, grease and other contaminants.

**TECHNICAL DATA**

**VOLUME SOLIDS** 60.0 ± 2.0% (mixed) ‡

**RECOMMENDED DFT** 2.0 to 3.0 mils (50 to 75 microns) per coat. **Note:** Number of coats and thickness requirements will vary with substrate, application method and exposure. Contact your Tnemec representative.

**CURING TIME**

Temperature	To Touch	To Handle	Minimum Recoat ‡
90°F (32°C)	10 minutes	4 hours	5-8 hours
70°F (21°C)	30 minutes	6-8 hours	10-12 hours
50°F (10°C)	1 hour	12-15 hours	16-24 hours

‡ Maximum recoat: 30 days. Curing time varies with surface temperature, air movement, humidity and film thickness. **Note:** For faster curing and low-temperature applications, add No. 44-710 Urethane Accelerator; see separate product data sheet.

**VOLATILE ORGANIC COMPOUNDS** EPA Method 24 ‡  
Unthinned: 2.40 lbs/gallon (288 grams/litre)  
Thinned 5% (No. 63 Thinner): 2.81 lbs/gallon (337 grams/litre)  
Thinned 5% (No. 56 Thinner): 2.68 lbs/gallon (321 grams/litre)

**HAPS** Unthinned: 3.85 lbs/gal solids

**THEORETICAL COVERAGE** 962 mil sq ft/gal (23.6 m²/L at 25 microns). ‡

**NUMBER OF COMPONENTS** Two: Part A and Part B

**MIXING RATIO** By volume: Five (Part A) to one (Part B)

**PACKAGING**

	PART A	PART B	Yield (mixed)
Medium Kit	5 gallon pail partially filled	1/2 gallon pail	3 gallons (11.35L)
Small Kit	1 gallon can partially filled	1 quart can partially filled	1 gallon (3.79L)



Windows / Doors - Zola. ThermoClad



Thermo Clad is a high performance line that combines beautiful wood craftsmanship with the outstanding durability and longevity of aluminum cladding. With R-11 glass in an industry-leading 18mm spacer thickness, Thermo Clad can be offered in extremely large sizes. Available versions include tilt & turns windows as well as sliding, french and entry doors.

- Overall U-value of 0.143 BTU/hr.sqft and 0.54 SHGC with standard glass as tested by independent lab
- R-15 quad pane glass available
- Soundproofing option up to 47 dB
- Triple gasket system for an air and weather-tight seal
- Multiple hardware styles and finishes to choose from
- Concealed hinge and child-lock hardware available
- Fully adjustable hardware sets for perfect fit and lasting operation
- Standard and high security options
- Standard 100% FSC-Certified Pine with optional Oak and Meranti woods
- Best in class service, with full construction detailing assistance
- VT (visable transmittance) of 73%



Windows / Doors - Glass



calculation in accordance to EN 410

date : 05-02-2013  
database version : 12.08.2011 / K  
version : 3.0

Glazing from outside to inside

48.00 mm

pane1	substrate	Guardian Float Glass ExtraClear, 4.00 mm
	coating on pos.2	Guardian ClimaGuard Premium
spacer/gas1		18 mm / air 5%, argon 95%
pane1	substrate	Guardian Float Glass ExtraClear, 4.00 mm
spacer/gas2		18 mm / air 5%, argon 95%
pane3	coating on pos.5	Guardian ClimaGuard Premium
	substrate	Guardian Float Glass ExtraClear, 4.00 mm

Results

UV :	
transmittance [%] :	$\tau_{UV} = 20.0$
light :	
transmittance for standard illuminant D65 [%] :	$\tau_v = 70.9$
reflectance for standard illuminant D65 [%] (*) :	$\rho_v = 15.3$
reflectance for standard illuminant D65 [%] (**):	$\rho_v = 15.3$
general colour rendering index [%] :	$R_a = 95.7$
energy :	
solar direct transmittance [%] :	$\tau_e = 41.8$
solar direct reflectance [%] (*) :	$\rho_e = 32.4$
solar direct reflectance [%] (**):	$\rho_e = 32.4$
solar direct absorption [%] (*) :	$a = 25.8$
secondary internal heat transfer factor [%] (*) :	$q_i = 7.5$
total solar energy transmittance (solar factor) [%] (*) :	$g = 49.4$
shading coefficient (=g/0,87) (*) :	$sc = 0.57$
thermal conductance (U-value) [W/m²K] (EN 673):	$U_g = 0.5$
slope [°] : $\alpha = 90.0$	
(*) incident radiation from the outside	
(**) incident radiation from the inside	

The calculated values are for orientation only and do not offer any guarantee regarding the fabrication of the un- intended end- product.  
Glass configurations do not amount to a guarantee of product availability.



Stainless Steel Cable Mesh - Carl Stahl. X-TEND

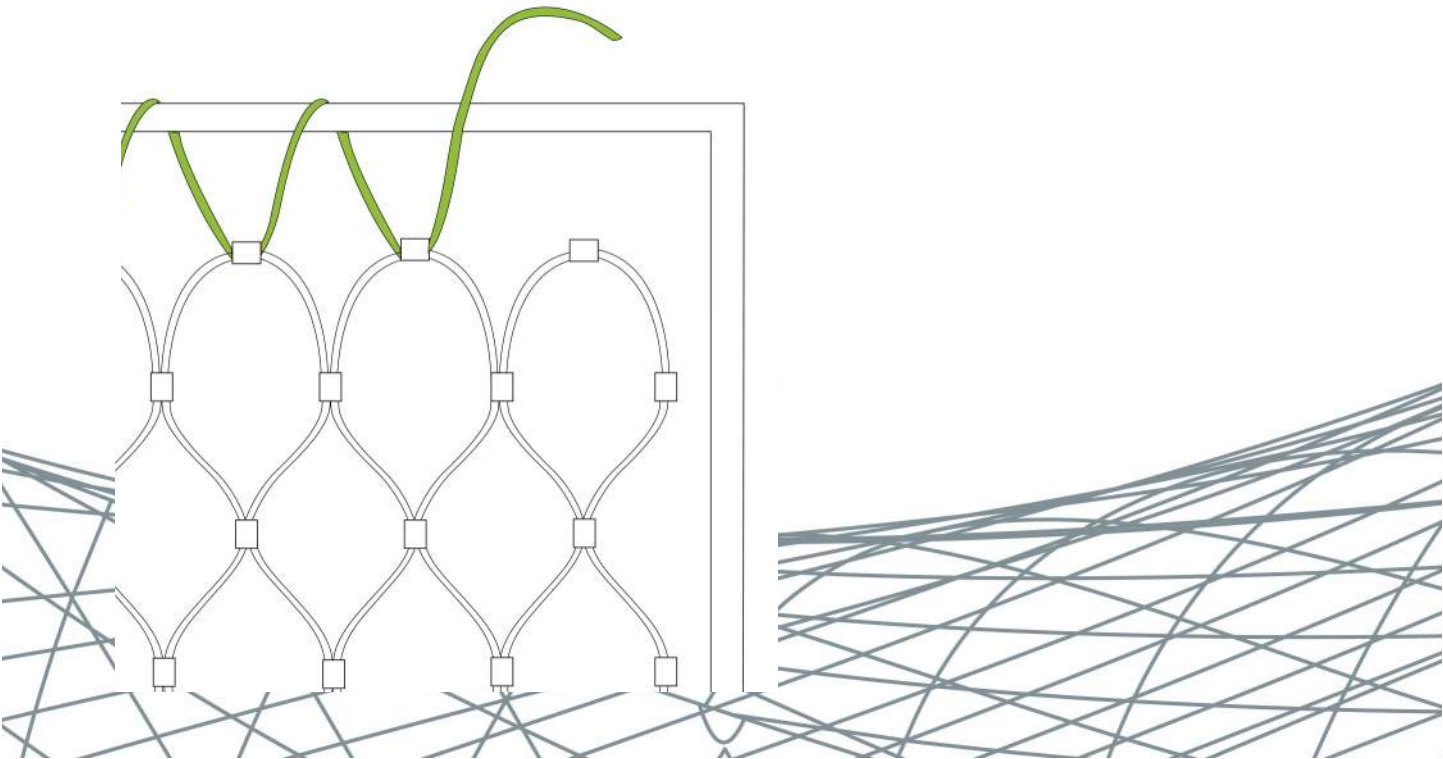




X-TEND is perfect for lightweight architecture. The stainless steel cable mesh opens up a whole new world of spatial design options using cables. The intelligent combination of stainless steel cables and ferrules is the key to a wide range of geometries for engineered cable mesh constructions. The opposing curvature of the cables permits light, transparent structures possessing extremely high load capacity and long spans in relation to the low weight of the X-TEND material.

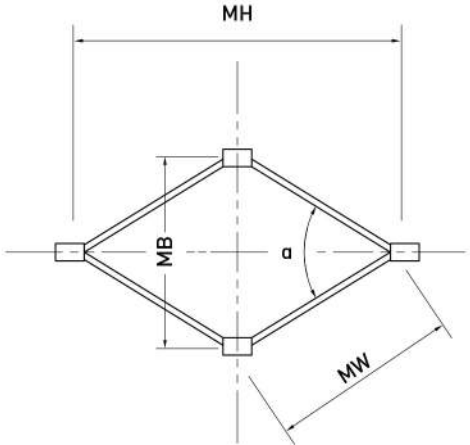
Architectural statements can thus be reconciled with safety aspects. Our high-quality stainless steel structures are made to last.

X-TEND can even be used outdoors with a three-dimensional curvature over large surfaces without any risk of frequency or noise generation. Our high-quality netting changes its appearance depending on the mesh size, light incidence and perspective: X-TEND provides various reflections and views, resulting in a fascinating interplay of transparent and slightly iridescent surfaces.

CARL STAHL ARCHITECTURE'S portfolio of services for architects, planners, metalworkers and the craftsmen who actually execute the building work covers everything from the initial idea through planning and structural calculations to installation. We support you optimally with individual components or turnkey solutions.



		ø 1,0 mm	◇ 25-80 mm
		ø 1,5 mm	◇ 25-200 mm
		ø 2,0 mm	◇ 40-200 mm
		ø 3,0 mm	◇ 50-200 mm



X-TEND is fabricated from high-quality and robust stainless steel cables (material: AISI316). These are linked together by a special method using tin-plated copper (type CX) or stainless steel (types CXE and CXS) ferrules to form a stressable yet flexible structure for two- or three-dimensional applications. X-TEND keeps its shape indefinitely and requires very little care or maintenance.

- MW** Maschenweite (Abstand von Klemmenmitte zu Klemmenmitte)  
Mesh width (distance from centre to centre of ferrule)
- MH** Maschenhöhe\_Mesh height
- MB** Maschenbreite\_Mesh gauge
- α** Standardöffnung der Masche 60°\_Standard mesh opening 60°

TRANSPARENZ_TRANSPARENCY		
MW [mm]	ø Seil [mm] ø rope [mm]	Transparenz in %* Transparency in %*
80	3,0	90,5





**Der Maschenöffnungswinkel von 60° erzeugt den idealen Spannungszustand des Netzes und bildet die rechnerische Basis für die Netzmengenermittlung**

A mesh opening angle of 60° results in the ideal tension and is the mathematical basis for the quantity take-off.

BEISPIELE_EXAMPLES						
MW mm	ø Seil ø cable mm	Öffnungswinkel Opening angle	Maschenhöhe Mesh height mm	Maschenbreite Mesh gauge mm	Transparenz Transparency %	Netzmehrmenge Additional mesh surface
40	1,5	70°	65	46	90,9	x 0,9
		60°	69	40	89,9	0
		40°	75	27	86,9	x 1,3
		30°	77	21	82,5	x 1,7
80	3	70°	131	92	91,4	x 0,9
		60°	138	80	90,5	0
		40°	150	55	87,6	x 1,3
		30°	155	41	83,8	x 1,7

Mehr Angaben: [www.carlstahl-architektur.com](http://www.carlstahl-architektur.com)\_More information: [www.carlstahl-architektur.com](http://www.carlstahl-architektur.com)



MORE ENERGY. FOR LIFE.™

UNMATCHED PERFORMANCE, RELIABILITY & AESTHETICS

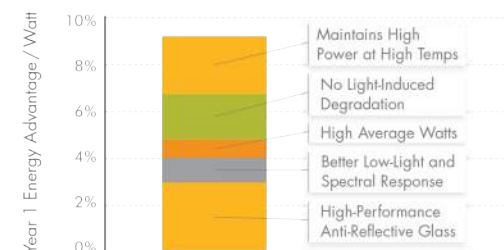
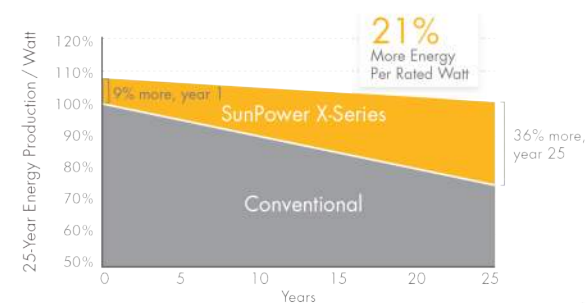


- 

**Designed for durability**  
The SunPower Maxeon Solar Cell is the only cell built on a solid copper foundation. Virtually impervious to the corrosion and cracking that degrade Conventional Panels.<sup>4,5</sup>

Same excellent durability as E-Series panels.  
**#1 Ranked** in Fraunhofer durability test.<sup>10</sup>  
**100% power** maintained in Atlas 25+ comprehensive PVDI Durability test.<sup>11</sup>

High year one performance delivers 8-10% more energy per rated watt.<sup>3</sup> This advantage increases over time, producing 21% more energy over the first 25 years to meet your needs.<sup>4</sup>



Awarded to  
SunPower E-Series.  
X-Series delivers even  
more energy.<sup>7</sup>



Exterior Lighting - Wall Mounted Sconce /Cutsheet

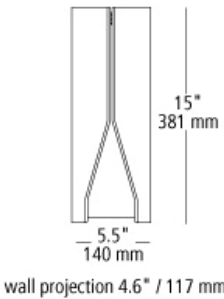
outdoor

LED

tara 15 outdoor

**DESCRIPTION**  
A thick, folded metal frame comes together to create a design inspired by modern architecture. Mounts down only. Includes (1) 9.6 watt 840 lumen 2700K 80 CRI LED module. Dimmable with a low-voltage electronic dimmer. 120v or 277v.

**WEIGHT**  
4.63lb / 2.1kg ±



tara 15 outdoor

ORDERING INFORMATION

model	finish	lamp	wet location
OD742	BL black	LED LED module 9.6w 120v	W wet location
	BZ bronze	LED277 LED module 9.6w 277v	
	SI silver		

FIXTURE TYPE: \_\_\_\_\_

JOB NAME: \_\_\_\_\_

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



7400 Linder Avenue  
Skokie, Illinois 60077  
T 847.626.6300  
F 847.626.6350

www.lbllighting.com



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Exterior Lighting - Exterior Stairs /Cutsheet



INFINA  
DESIGNED FOR CREATIVITY, BUILT FOR SOLUTIONS

FEATURES

- ARCHITECTURAL GRADE**
- Incorporates JESCO's exclusive Driverless AC LED Technology
  - High output 3 Step MacAdam LEDs ensure consistent color output
  - Patent Pending Constant Current IC's provide uniform intensity over the entire run
  - Patent Pending Keyed Connector System
  - Smooth ELV Dimming

- ULTRA-HIGH LUMEN OUTPUT**
- Provides up to 555 Lm from 4.95W with an efficacy of 112 Lm/W†
  - Patent Pending optically clear thermoplastic jacket

- ULTRA LONG RUN**
- 150 foot run length
  - Uniform intensity and color throughout the entire run
  - Quick Installation with channels or clips

- 50,000 HOUR LIFE**
- No in-line or remote drivers mean that the weakest link in the LED system is eliminated guaranteeing a long lifetime
  - 5 Year Limited Warranty

DL-AC-FLEX  
FLEXIBLE LINE VOLTAGE  
LED LINEAR STRIP

LED	120V AC	4.95 W/Ft	555 <sup>†</sup> Lm/Ft
112 <sup>†</sup> Lm/W	80+ CRI	ELV	160°
WET*	ETL		

Input: 120V AC 50/60Hz  
Dims: 3/4" W x 1/4" H  
Max/Min Run: 150' / 4"  
Dimming: ELV  
Environment: In/Outdoors\*,  
Dry, Damp & Wet

\* Not submersible.  
Not intended for applications  
where water can puddle or  
product can be covered by snow.  
† Based on 4000K data.  
Up to 1,000 Lm/Ft available -  
contact factory



Powered by  
**MAG LED**






TO ORDER

MODEL	-	CCT
DL-AC-FLEX	-	27 - 2700K 30 - 3000K 40 - 4000K

MOUNTING OPTIONS

	Model	Description
	DL-AC-FLEX-CH4 DL-AC-FLEX-CH8	4" Mounting Channel 8" Mounting Channel (clear plastic with UV inhibitors)
	DL-AC-FLEX-MC	Mounting "U" Clip (clear plastic with UV inhibitors) Dims: 1/2" H x 1" W x 1" L

TERMINATION OPTIONS\*\*

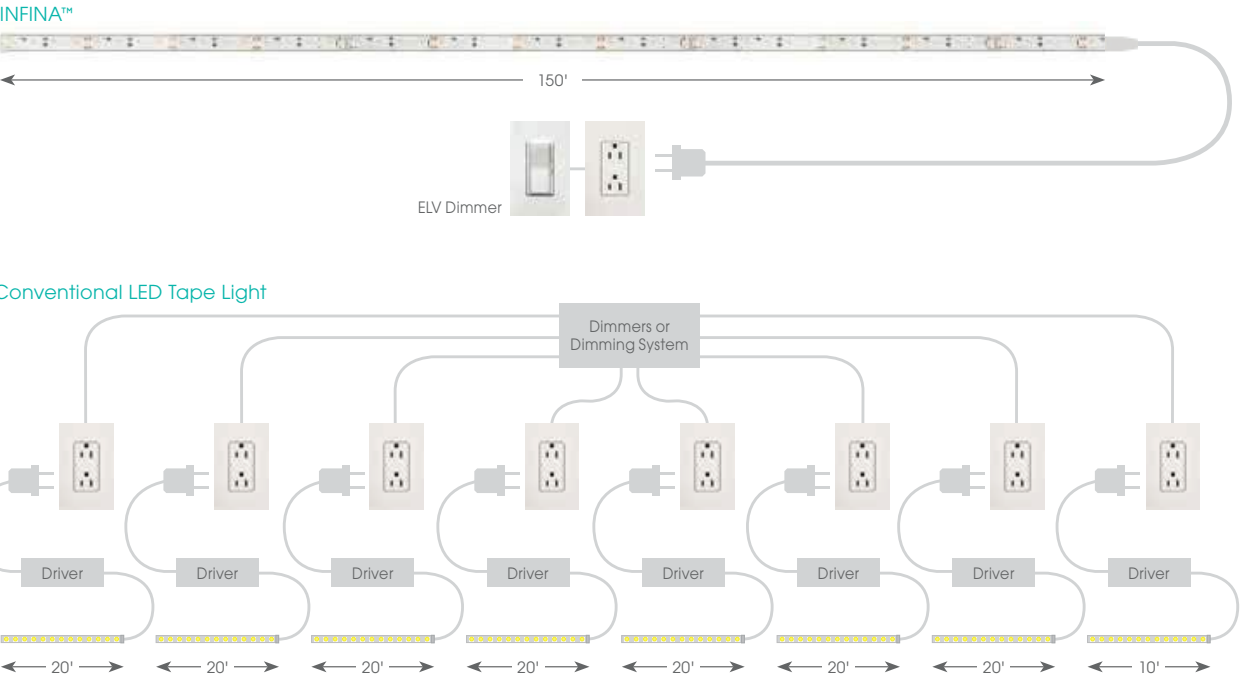
	Model	Description
	DL-AC-FLEX-PC2 DL-AC-FLEX-PC6 DL-AC-FLEX-100-PC2	2' Power Plug with surge protection 6' Power Plug with surge protection 2' Power Plug with surge protection for runs greater than 75'
	DL-AC-FLEX-CC3 DL-AC-FLEX-CC6 DL-AC-FLEX-CC12 DL-AC-FLEX-CC24	3" Connecting Cable 6" Connecting Cable 12" Connecting Cable 24" Connecting Cable
	DL-AC-FLEX-EC	End Cap Note: End cap must be used at the end of every run and siliconed.

\*\* Surge protector must not be removed  
Pending UL approved Hard Wire termination option, available January 2015.  
Specifications subject to change without notice.  
See spec sheet or jescolighting.com for more details.



INSTALLATION COMPARISON  
INFINA™ vs. Conventional LED Tape Light

Illustrated: Typical Installation of 150' Run



Besides the obvious savings in labor and material,  
INFINA™ also removes the possibility of any wiring issues,  
improper installation or problematic dimming control.



Bike Racks - Garage (PBOT approved)




ULTRA SPACE SAVER SINGLE



Go Vertical

When you can't park your bike horizontally, on the floor or on the ceiling, the Ultra Space Saver Single is your parking solution. A smaller version of our Space Saver Modular System, the Single parks your bike vertically and mounts onto nearly any wall type (except metal studs). U-lock capabilities make this rack great for property managers as well for home storage use. Quick installation only requires 4 anchors drilled into the wall. Save room today with the Ultra Space Saver Single, or check out the whole modular system if you need to park many bikes.






- U-lock compatible
- Convert dead space and awkward corners to bike parking
- Rubber coated hook prevents scratching bikes
- Easy installation

**FINISH OPTIONS**

Powder Coat





Bike Racks - Units



Store your bike with style

ENDO™



Store your bike with style

ENDO™

Product features and benefits

Main support unit

Hook clips open for bike access

Hollow hinge accommodates a conventional bicycle lock

Fold-flat feature only 32mm thick

Rubber contact point protects your wheel

Rebate on the side for easy opening

Discrete four-point fixings

Robust glass-filled Polypropylene

Integrated wheel pad protects your wall

Wipe-clean rubber insert



Secondary wheel pad

Integrated wheel pad protects your wall

Wipe-clean rubber insert

Self-adhesive pad on rear or optional two-point screw fixing



Wheel support and pad



Secondary wheel pad



Facility to lock



BIKE RACK STANDARD 33.266.220.C  
A. BICYCLE LOCKED WITH U-LOCK  
B. CLEARANCE  
C. SECURELY ANCHORED

MODIFIED\*  
MET.  
MET.

\*BIKE WHEEL CAN BE LOCKED WITH U-LOCK, BUT NOT FRAME.  
THESE RACKS ARE ONLY IN UNITS.



Mechanical - Condensing Units



Submittal Data Sheet

0.75-Ton Slim Duct Built-in Concealed Ceiling Unit - FDXS09LVJURXS09LVJU

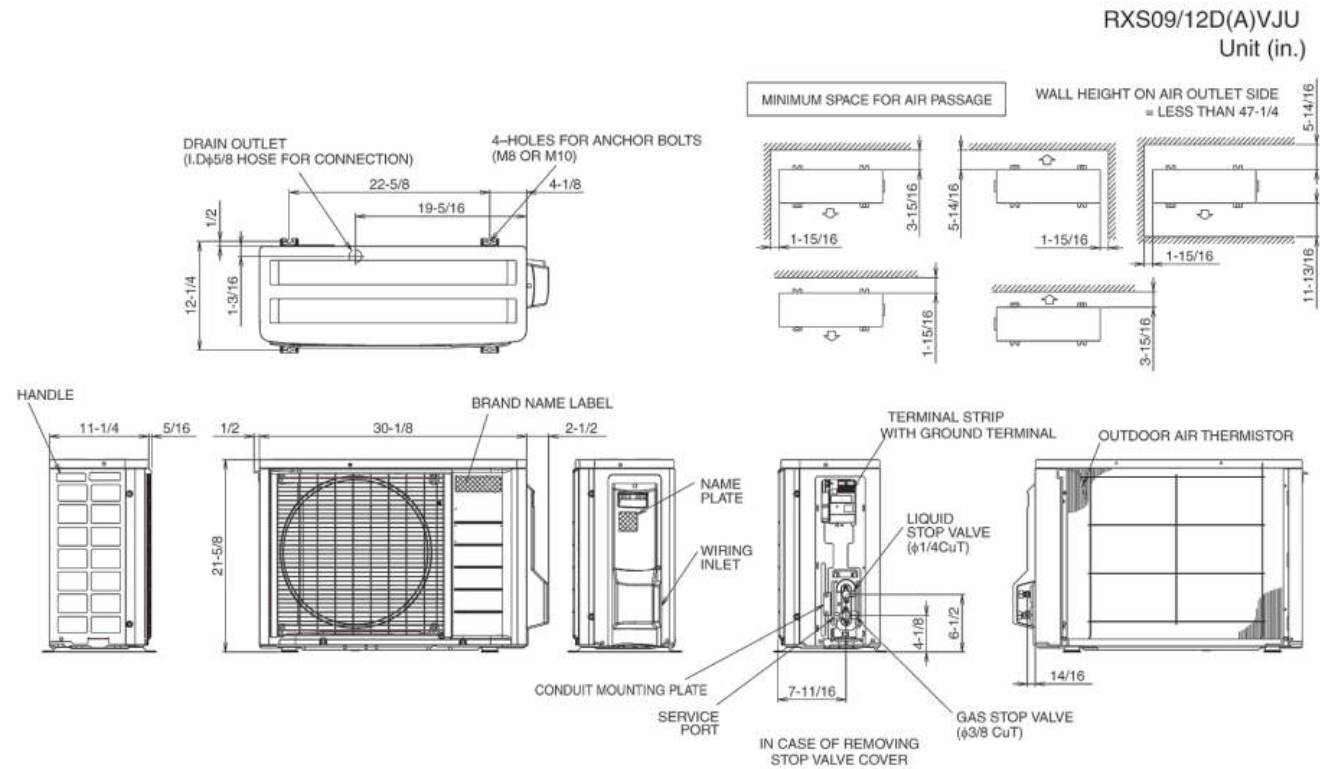
Project: ANKENY UPDATE 5-2-16

Submitted by: Sean Bodenhamer of THERMAL SUPPLY INC on 5/2/2016

Submitted to: No Engineer Name Specified

OUTDOOR UNIT DETAILS			
Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Compressor Type:	Inverter
Power Supply Connections:	L1, L2, Ground	Capacity Control Range (%):	-
Min. Circuit Amps MCA (A):	8.00	Airflow Rate (H) (CFM):	1,102
Max Overcurrent Protection (MOP) (A):	15.00	Gas Pipe Connection (inch):	3/8
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	1/4
Rated Load Amps RLA(A):	3.7	Sound Pressure (H) (dBA):	47
Dimensions (HxWxD) (in):	21-5/8 x 30-1/8 x 11-1/4	Sound Power Level (dBA):	61
Net Weight (lb):	75		

DIMENSIONAL DRAWING - OUTDOOR UNIT





Project Summary

Applicant:	YGH Architecture 707 SW Washington St, Suite 1200 Portland, OR 97205
Owner Site 1&2:	Crowell Landon K 1122 SE Ankeny Street Portland, OR 97214
Neighborhood:	Buckman Julie Handsaker or Matthew Kirkpatrick c/o Southeast Uplift 3534 SE Main St, Portland, OR 97214 (503)482-8252 buckmanboard@googlegroups.com
District Coalition:	Southeast Uplift Neighborhood Program (SEUL) 3534 SE Main St Portland, OR 97214 Phone: (503) 232-0010 Fax: (503) 232-5265 http://www.southeastuplift.org receptionist@southeastuplift.org
Site & Vicinity:	The 5,380 sf site, which consist of 2 tax lots, will have one facde on the south side of SE Ankeny and one on the west side of SE 12th Avenue. Lot #1 on SE Ankeny has a 2-story wood residence with a commercial use. Lot #2 is vacant.
Proposal:	Construction of a new 6 story (5 over 1) multi-residential building with <b>18</b> units. (4) 2 bedroom townhouses (7) 2 bedroom flats (7) 1 bedroom flats The project will also be working with PBOT to get dedicated parking stalls for compact electric vehicles at both street frontages. Long-Term Parking for 30 bikes will also be provided (11 in the garage and 19 throughout the units). A fee for (4) Short-Term Parking spaces will be paid into the bike fund.
Procedure:	The site is located in a design overlay zone (d), a Pre Application Conference followed by a Design review Type III with a public hearing will be required.
Design Review Criteria:	Central City Plan Fundamental Design Guidelines and Design Zone of the Central Eastside District.
Pre-App	Case File EA 16-106400
Life Safety Preliminary Meeting	Occured February 3, 2016 Attendees from City of Portland: <b>Joe Thornton</b> Fire Life Safety Plan Examiner & <b>Nauman Quraishi</b> BDS Plan Examiner. Notes from the meeting are included at the end of the written narrative.





Base Zoning 33.140

Zone:	EX (Central Employment)
Overlay:	d (Design Review)
Height Limit: map 510-3	50 ft
Base FAR:	3:1
Min Bldg Setbacks:	0 ft
Max Bldg Setbacks:	10 ft
Max Bldg Coverage:	100 % of site
Ground Floor Window: Standards Apply 33.140.230	Yes
Pedestrian: Standards Apply 33.140.240	Yes
Min Landscape: 140.3	None
Car Parking Req'd: 33.510.265.E	No Min. Parking
Loading Req'd: 33.266.310.C.1	No loading required

CC Zoning 33.510

Plan District: Map 420-1	CCPD (Central City Plan District)
Sub-district: Map 420-1	CEID (Central Eastside Industrial District)
Urban Renewal Area:	Central Eastside
Historical District:	No
CC Height Limit: Map 510-3	50 ft Eligible for height bonus 33.510.210 E Height bonus of 45 ft for achieving a FAR bonus of 3:1 (possible height 95 ft max)
Allowed FAR: per 33.510.210 C.1.a(1)	6:1 max.
Required Bldg Lines: Map 510-6	None

Project Code Summary

Occupancy:	R2
Construction Type:	Type III-B over 1A
Lot Size:	Site#1: 3,400 sf Site#2: 1,980 sf  Total= 5,380 sf
Bldg Limitations: OSCC 503	Area per floor 24,000 SF Building Height 55 ft Number of Stories 4
Automatic Sprinkler System Increase: OSCC 504.2	Type III-B 4 Stories + 1 Type 1-A 1 Story  <u>Total</u> 6 Stories (5 over 1)   Bldg Height: 50FT + 25 ft <u>Total</u> 75 ft

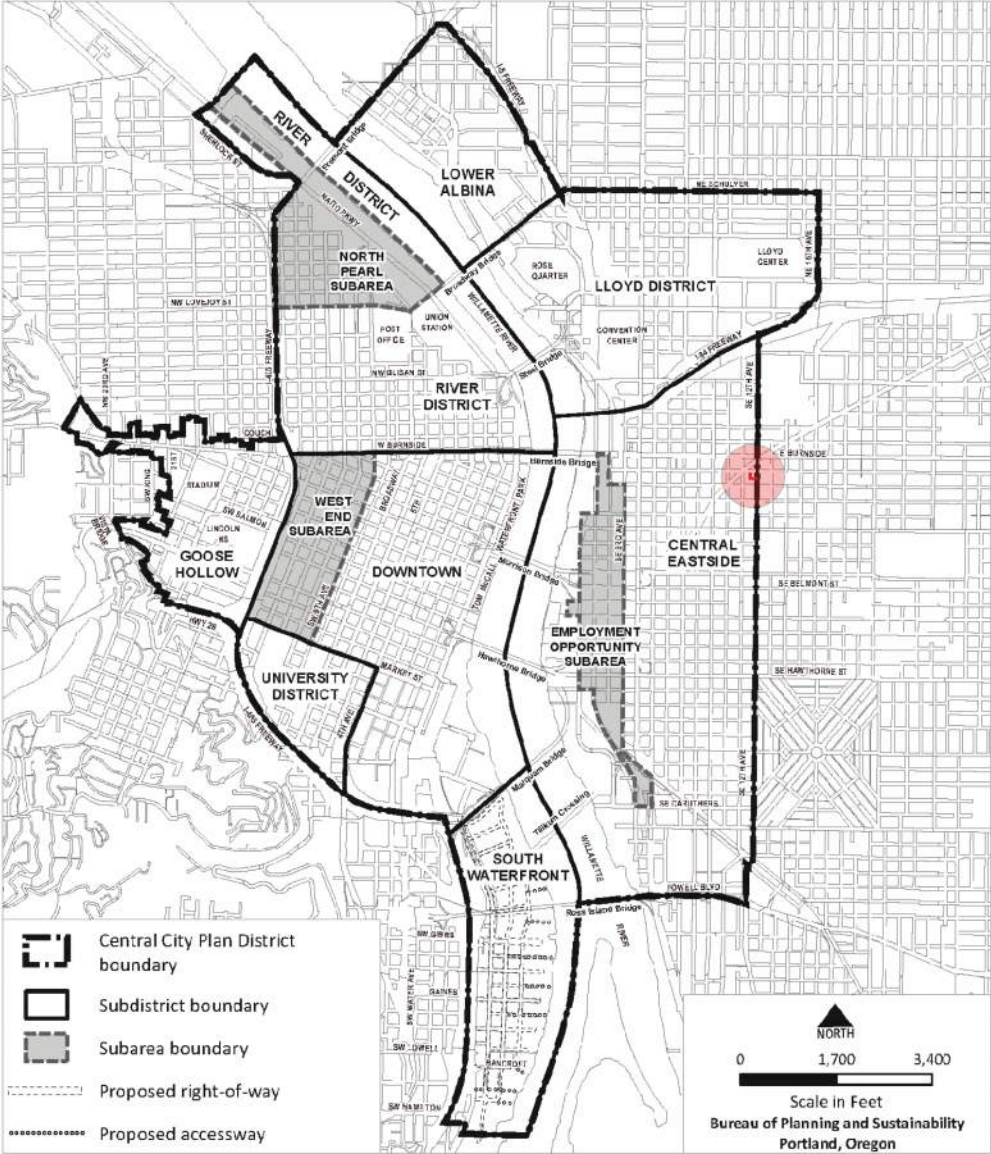


Zoning Maps

Central City Plan District  
and Subdistricts

Map 510-1

Map Revised March 1, 2015

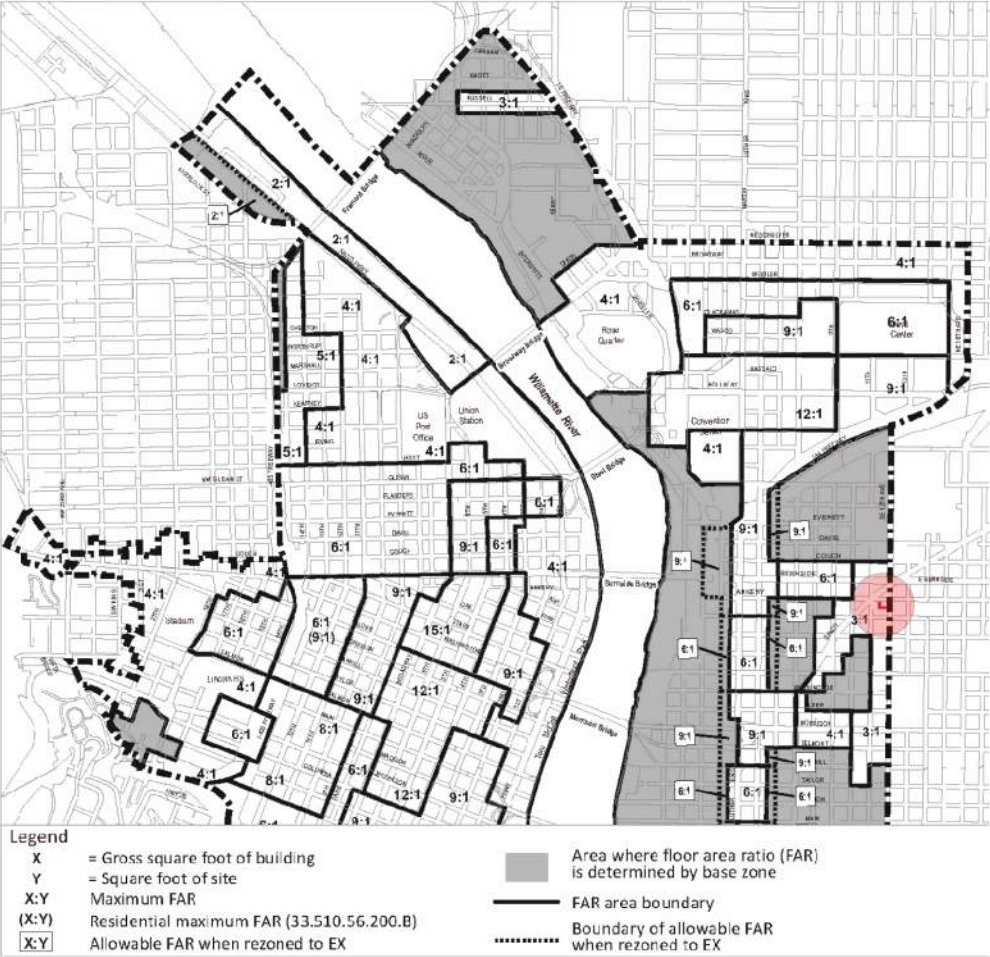


Floor Area Ratios

Map 510-2

Map 1 of 2

Map Revised June 5, 2015

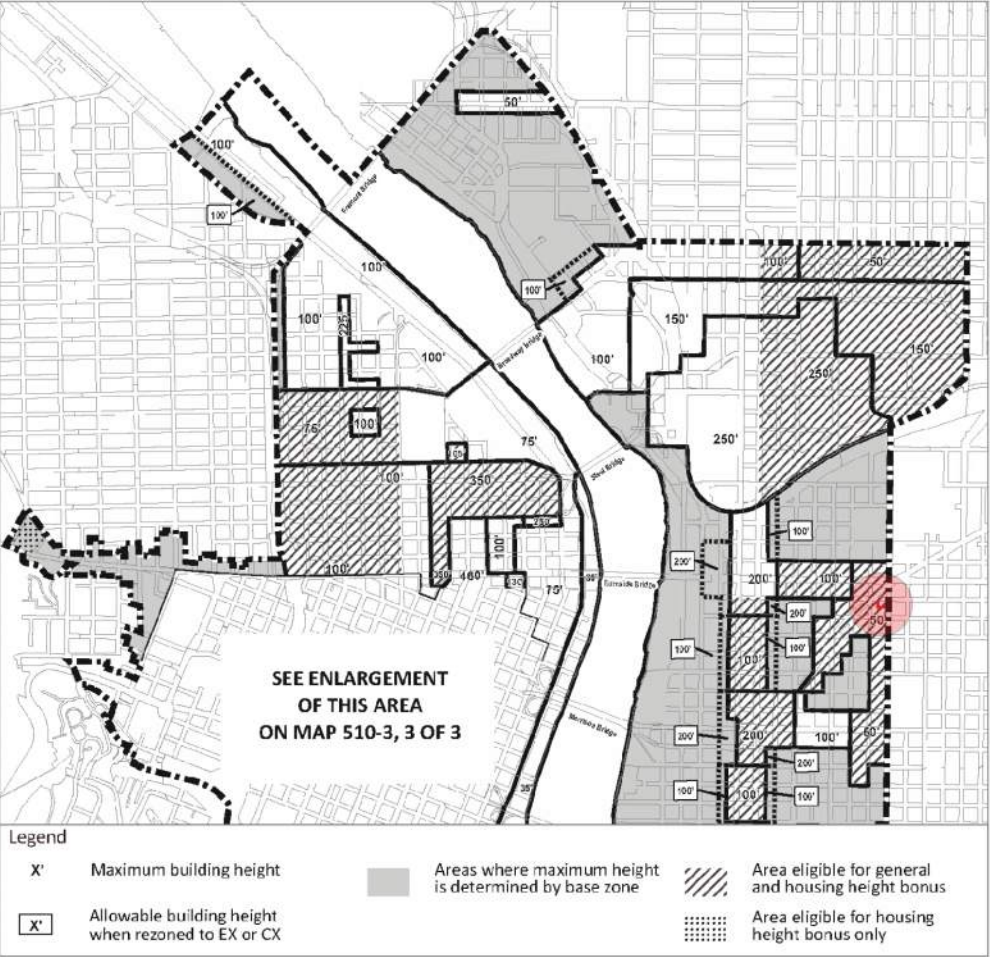


Maximum Heights

Map 510-3

Map 1 of 3

Map Revised July 24, 2015





Transit Proximity

Zoning Code Chapter 33.266.110 D

For Sites located less than 1500 feet from a transit station or less than 500 feet from a transit street with 20-minute peak hour service, the minimum parking requirement standards of this subsection apply.

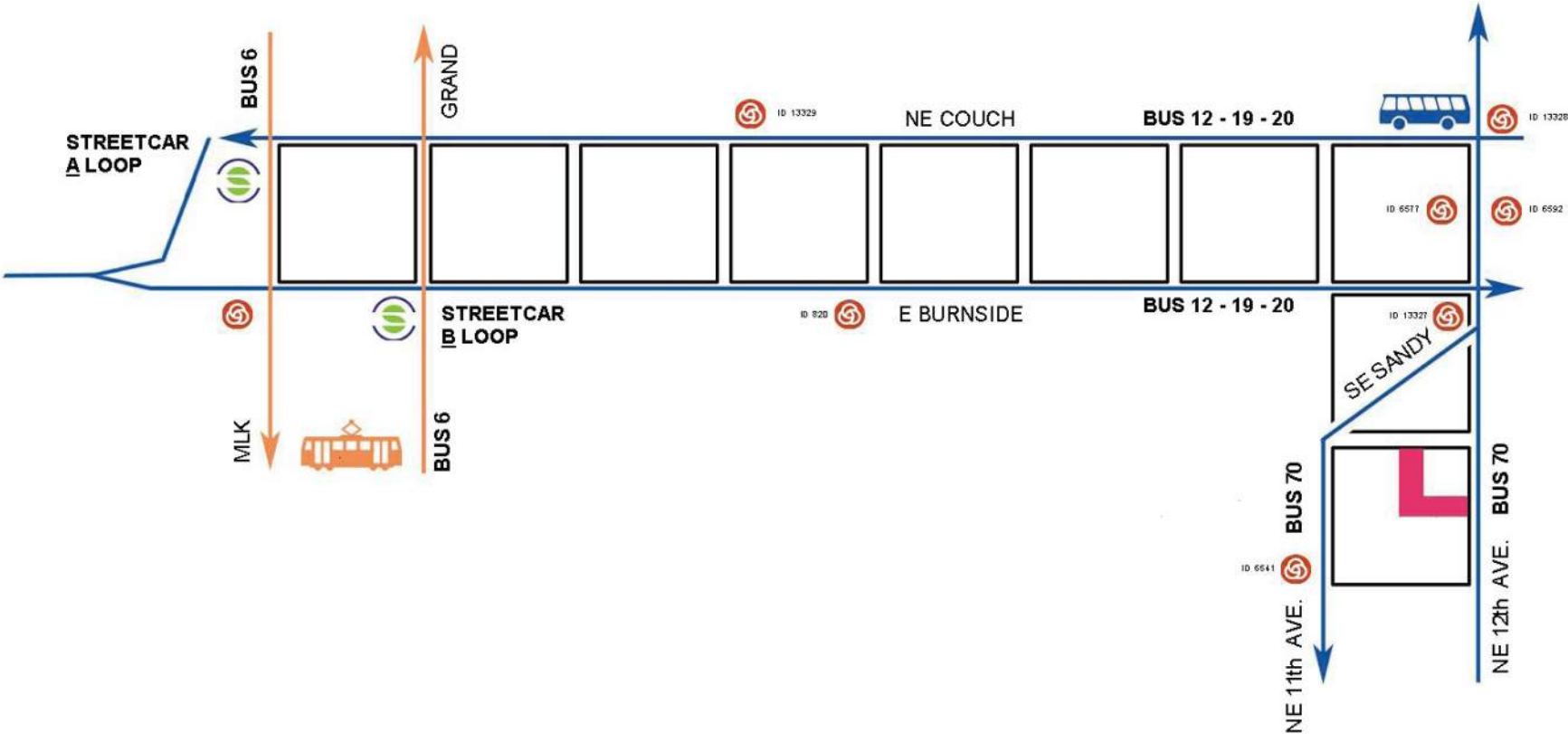
1. Household Living uses. The minimum number of parking spaces required for sites with Household Living uses is:
- a. Where there are up to 30 units on the site, no parking is required.

b. Where there are 31-40 units on the site, the minimum number of parking spaces required is 0.20 spaces per unit

c. Where there are 41-50 units on the site, the minimum number of parking spaces required is 0.25 spaces per unit

d. Where there are 51 or more units on the site, the minimum number of parking spaces required is 0.33 spaces per unit.

This site is located within 500 feet of the 70 bus in both the north and south bound directions with peak service within the 20 minute frequency. This site is also within 500 feet of the east and west bound 12, 19 and 20 buses with peak service within the 20 minute frequency. The site is also within 1500 feet of the Central Loop streetcar.



12-Barbur/Sandy Blvd						
Weekday						
To Portland City Center						
Tigard Transit Center Stop ID 5846	Barbur Transit Center Stop ID 212	SW Barbur & Terwilliger Stop ID 183	SW 4th & Hall Stop ID 12763	SW 6th & Yamhill Stop ID 7807	E Burnside & SE Sandy Stop ID 13327	
—	—	—	5:10	5:15	5:22	
4:54	5:05	5:12	5:20	5:32	5:39	
5:20	5:31	5:38	5:46	5:52	5:59	
5:40	5:51	5:58	6:06	6:12	6:20	
5:58	6:09	6:16	6:24	6:30	6:39	
6:12	6:23	6:30	6:39	6:45	6:54	
6:25	6:36	6:44	6:53	7:00	7:09	
6:39	6:51	6:59	7:08	7:15	7:25	
6:53	7:05	7:13	7:23	7:30	7:40	
7:06	7:19	7:28	7:38	7:45	7:55	
7:21	7:34	7:43	7:53	8:00	8:10	
7:35	7:49	7:58	8:08	8:15	8:25	
7:50	8:04	8:13	8:23	8:30	8:40	
8:05	8:19	8:28	8:38	8:45	8:55	
8:19	8:33	8:42	8:52	8:59	9:09	
8:34	8:48	8:57	9:07	9:14	9:24	
8:49	9:03	9:12	9:22	9:29	9:39	
9:04	9:18	9:27	9:37	9:44	9:54	
9:19	9:33	9:42	9:52	9:59	10:09	
9:34	9:48	9:57	10:07	10:14	10:24	
9:49	10:03	10:12	10:22	10:29	10:39	
10:04	10:18	10:27	10:37	10:44	10:54	
10:19	10:33	10:42	10:52	10:59	11:10	
10:34	10:48	10:57	11:07	11:14	11:25	
10:49	11:03	11:12	11:22	11:29	11:40	

70-12th/NE 33rd Ave									
Weekday									
To NE Sunderland &									
SE Jackson & 1st Stop ID 8225	SE 13th & Tacoma Stop ID 6708	SE 17th & Spokane Stop ID 10302	SE 17th & Center Stop ID 6849	SE Powell & Marshall Stop ID 4539	SE 12th & Madison Stop ID 6585	NE 12th & Sandy Stop ID 6592			
5:29	5:31	5:38	—	5:17	5:20	5:24	5:29		
5:46	5:49	5:56	—	5:47	5:50	5:54	5:59		
6:06	6:09	6:15	5:40	6:07	6:10	6:14	6:19		
6:27	6:30	6:37	—	6:27	6:30	6:34	6:39		
6:46	6:49	6:56	6:20	6:46	6:49	6:54	6:59		
7:02	7:05	7:12	—	—	—	—	—		
7:17	7:20	7:27	6:55	7:03	7:07	7:12	7:17		
7:33	7:36	7:43	—	7:20	7:24	7:30	7:35		
7:48	7:51	7:58	7:27	7:36	7:40	7:46	7:51		
8:03	8:06	8:13	—	7:52	7:56	8:02	8:07		
8:18	8:21	8:28	7:56	8:05	8:09	8:15	8:20		
8:33	8:36	8:43	—	8:25	8:29	8:35	8:41		
8:48	8:51	8:58	8:36	8:45	8:49	8:54	9:00		
9:03	9:06	9:13	—	9:05	9:08	9:13	9:19		
9:17	9:20	9:27	9:16	9:25	9:28	9:33	9:39		
9:33	9:36	9:43	—	9:45	9:48	9:53	9:59		
9:48	9:51	9:58	9:56	10:05	10:08	10:13	10:19		
10:03	10:06	10:13	—	10:25	10:28	10:33	10:39		
10:18	10:21	10:28	10:36	10:45	10:48	10:53	10:59		
10:33	10:36	10:43	—	11:05	11:08	11:13	11:19		
10:48	10:51	11:00	11:16	11:25	11:28	11:33	11:39		
11:03	11:06	11:13	—	11:45	11:48	11:53	11:59		
11:20	11:23	11:32	11:56	12:05	12:08	12:13	12:19		
11:35	11:38	11:47	—	12:25	12:28	12:33	12:39		
11:50	11:53	12:04	12:36	12:45	12:48	12:53	12:59		

Portland Streetcar - CL Line						
Weekday						
To OMSI						
SW 10th & Clay Stop ID 10765	Central Library Stop ID 10767	NW 10th & Johnson Stop ID 10773	NW 9th & Lovejoy Stop ID 13606	NE 7th & Holladay Stop ID 13611	SE M L King & Morrison Stop ID 13684	
5:32	5:39	5:45	5:55	6:04	6:14	6:05
6:02	6:09	6:15	6:25	6:34	6:44	6:25
6:22	6:29	6:36	6:46	6:54	7:04	6:45
6:42	6:49	6:56	7:06	7:15	7:25	7:05
7:02	7:09	7:15	7:25	7:34	7:44	7:25
7:20	7:27	7:33	7:43	7:53	8:03	7:45
7:38	7:45	7:51	8:01	8:12	8:22	8:06
7:54	8:01	8:07	8:17	8:27	8:37	8:25
8:10	8:17	8:23	8:33	8:43	8:53	8:45
8:23	8:30	8:36	8:46	8:56	9:06	9:04
8:44	8:51	8:57	9:07	9:17	9:27	9:21
9:03	9:10	9:16	9:26	9:36	9:46	9:32
9:22	9:29	9:35	9:45	9:55	10:05	9:41
9:42	9:49	9:55	10:05	10:15	10:25	10:10
10:02	10:09	10:15	10:25	10:35	10:45	10:13
10:22	10:29	10:35	10:45	10:55	11:05	10:20
10:42	10:49	10:55	11:05	11:15	11:25	10:38
11:02	11:09	11:15	11:25	11:35	11:45	10:57
11:22	11:29	11:35	11:45	11:55	12:05	11:08
11:42	11:49	11:55	12:05	12:15	12:25	11:22
11:59	12:06	12:12	12:22	12:32	12:42	11:36
12:19	12:26	12:32	12:42	12:52	13:02	11:44
12:39	12:46	12:52	13:02	13:12	13:22	11:59
12:59	13:06	13:12	13:22	13:32	13:42	



Site #1

Address: 1122 SE Ankeny Street  
Portland, OR 97214



Aerial

Legal Description: EAST PORTLAND, BLOCK 238, W 34' OF LOT 7&8  
State Id No: 1N1E35CD 3600  
Property Id: R150532 (Tax Account No)  
Map Number: 3031 (Zoning Map)  
Use: Residential, Commercial Use









SE Grand

Sandy

12th Ave





Site Photos



Looking East on Ankeny St.



Looking East on Ankeny



Corner of SE Ankeny St. and SE 12th Ave.



Corner of SE 12th Ave. and SE Ankeny St.



Looking South on 12th Ave.



Looking North on 12th Ave.



1122 SE Ankeny St.

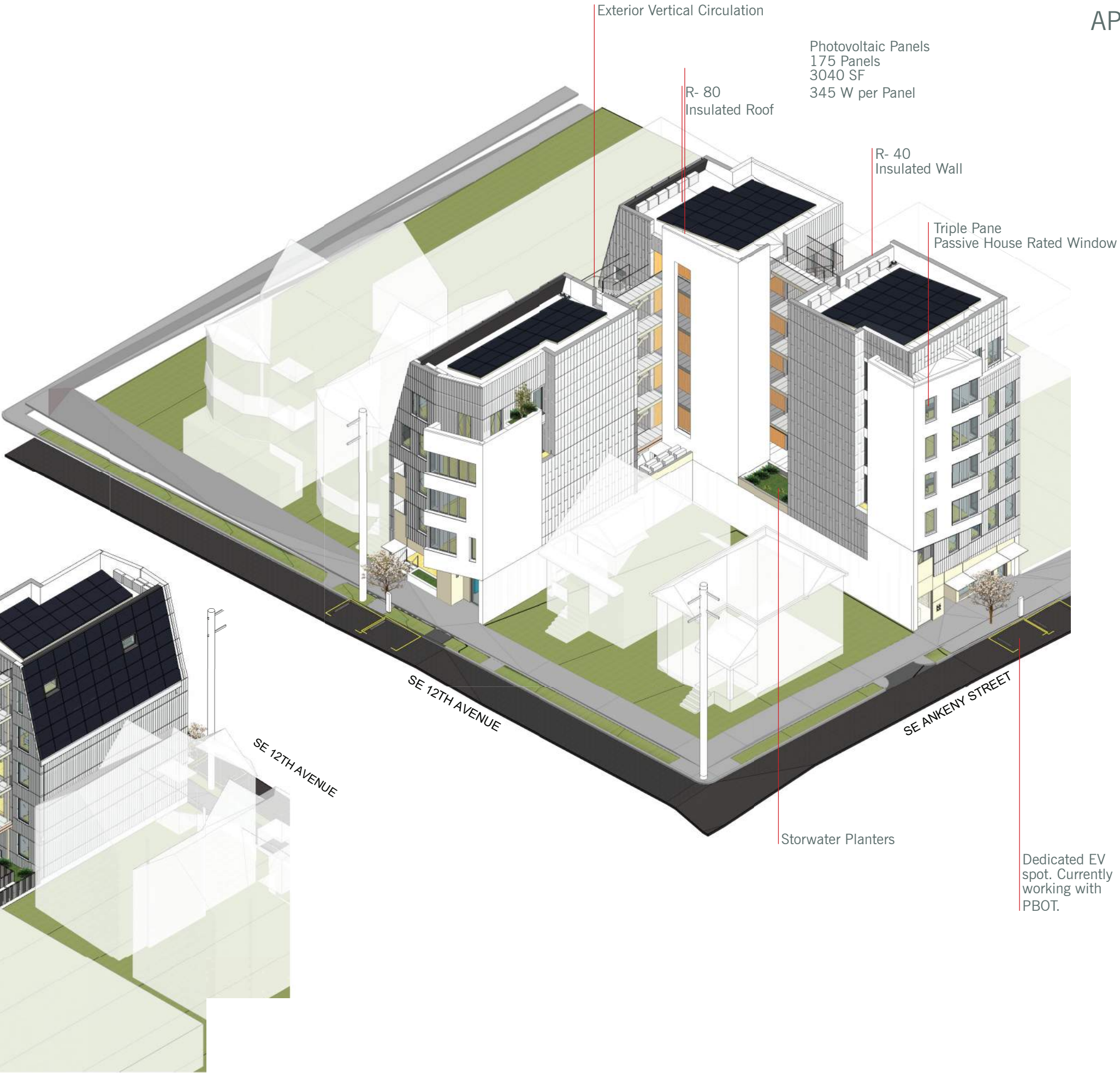


Vacant lot on SE 12th Ave.



Environmental Design Narrative

- Goals:
- LEED Gold
  - Net Zero
- Incentives:
- Energy Trust of Oregon
  - Oregon Department of Energy
  - Portland General Electric
  - Federal Tax Deductions
- Project Advocates:
- Bureau of Planning and Sustainability
  - CPACE
  - PDC
  - HUD
- Interior:
- Low Flow Plumbing Fixtures
  - Heatpump Hot Water Heater
  - Condensing Dryer
  - High Performance Appliances
  - LED Lighting
  - Low VOC Finishes
  - Electrical Smart Car w/ Charging Stations
  - Cross Ventilation





Perspective - Ankeny St.  
NTS





Perspective - 12th Ave.  
NTS





Night Perspective - Ankeny St.  
NTS





Perspective - 12th Ave.  
NTS





Perspective - Context  
NTS





Diagram - Oriel Window @ Ankeny Street  
1/16" = 1'-0"

**WINDOW PROJECTION IN ROW OSSC/32/#1 STANDARDS:**

- A. 4-FT MAX **PROJECTION.**
- B. **CLEARANCE** ABOVE GRADE.
- C. MAX 40% WALL **AREA.**
- D. MAX 50 % **WALL LENGTH.**
- E. MIN 30% **WINDOW AREA.**
- F. MAX **WIDTH** OF 12 FEET.
- G. MIN 12 FOOT **SEPARATION.**

MET.  
MET.  
MET.  
MET.  
MET.  
MODIFIED  
MET.

**CALCULATIONS:**

$$750/2440 = 0.307$$

ROW PROJECTION IS **31%** OF  
TOTAL FACADE AREA (MAX IS  
40%)

$$285/750=.38$$

WINDOWS ARE 38% OF FRONT WALLS. (MIN IS 30%)



285 SF  
WINDOW  
AREA

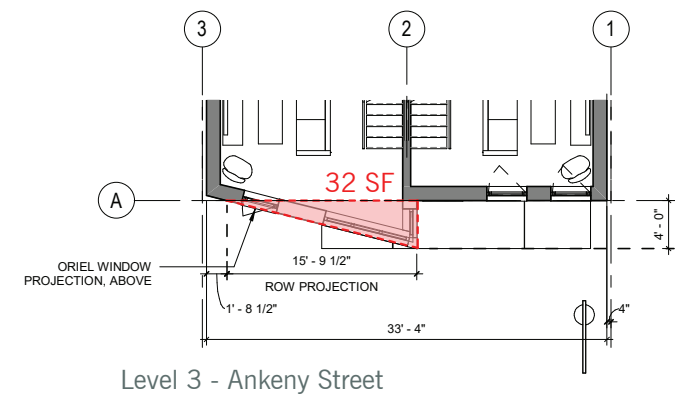
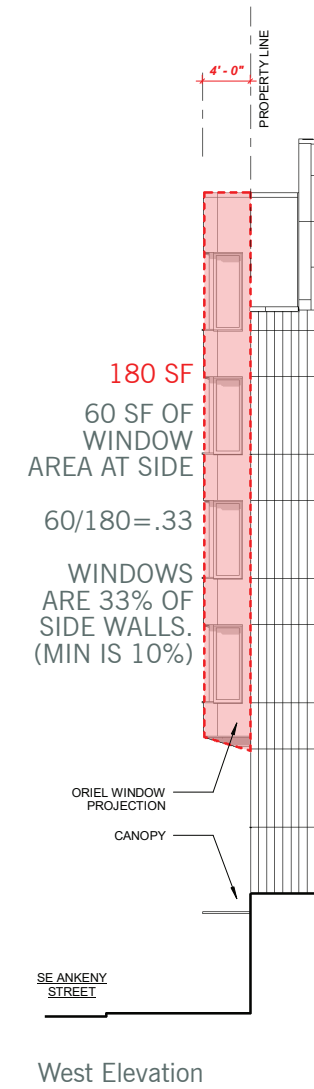
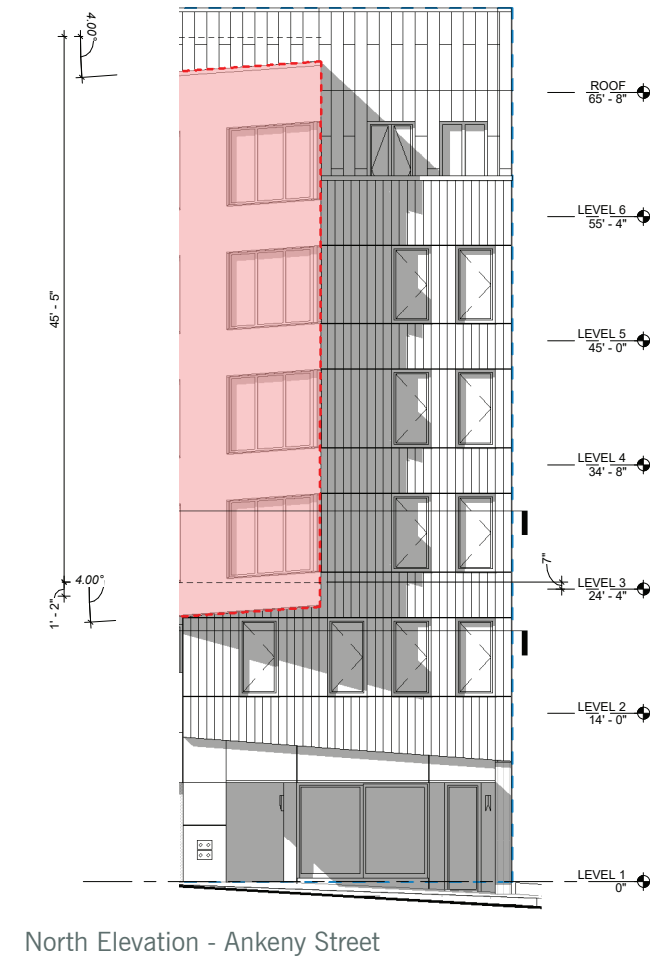
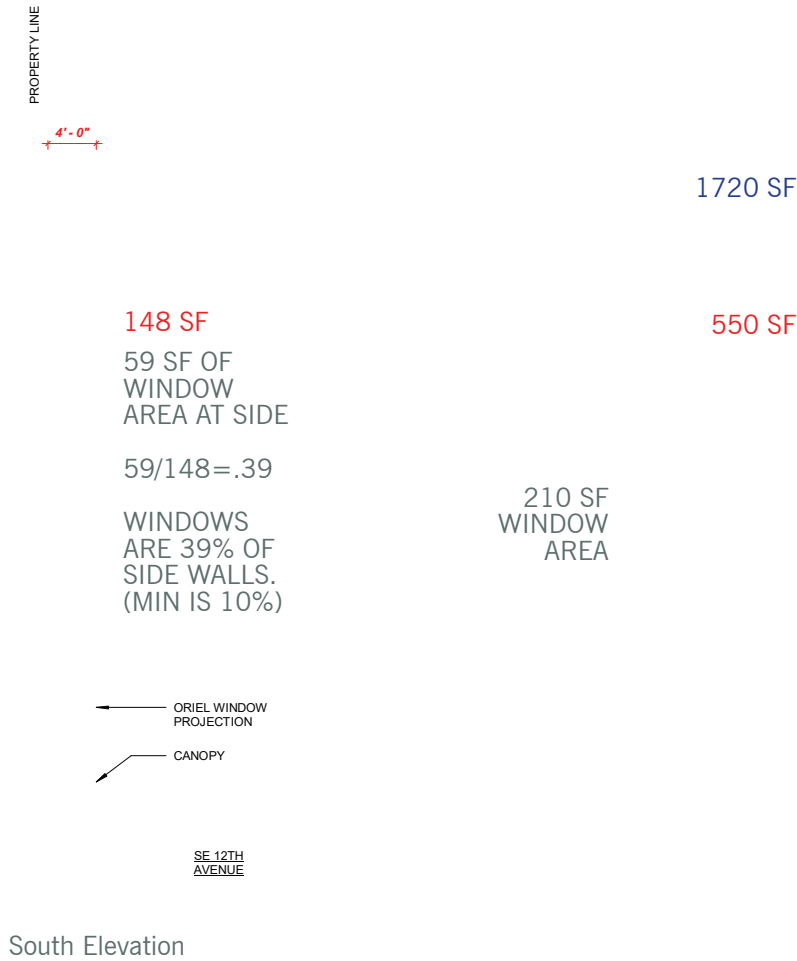




Diagram - Oriel Window @ 12th Avenue  
1/16" = 1'-0"



**WINDOW PROJECTION IN ROW OSSC/32/#1 STANDARDS:**

A. 4-FT MAX PROJECTION.	MET.
B. CLEARANCE ABOVE GRADE.	MET.
C. MAX 40% WALL AREA.	MET.
D. MAX 50 % WALL LENGTH.	MET.
E. MIN 30% WINDOW AREA.	MET.
F. MAX WIDTH OF 12 FEET.	MODIFIED
G. MIN 12 FOOT SEPARATION.	MET.

**CALCULATIONS:**

$550/1720 = 0.319$

ROW PROJECTION IS 32% OF TOTAL FACADE AREA. MAX IS 40%

$210/550=.38$

WINDOWS ARE 38% OF FRONT WALLS. (MIN IS 30%)

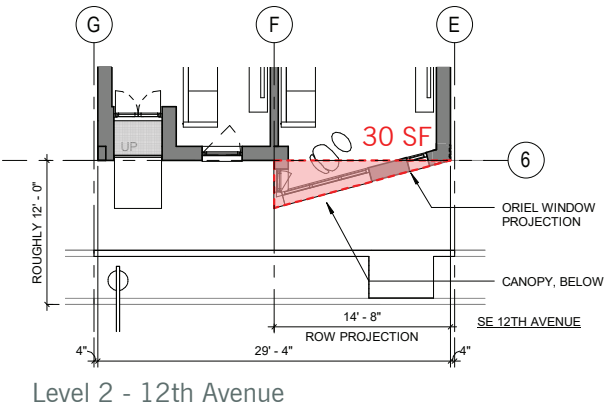
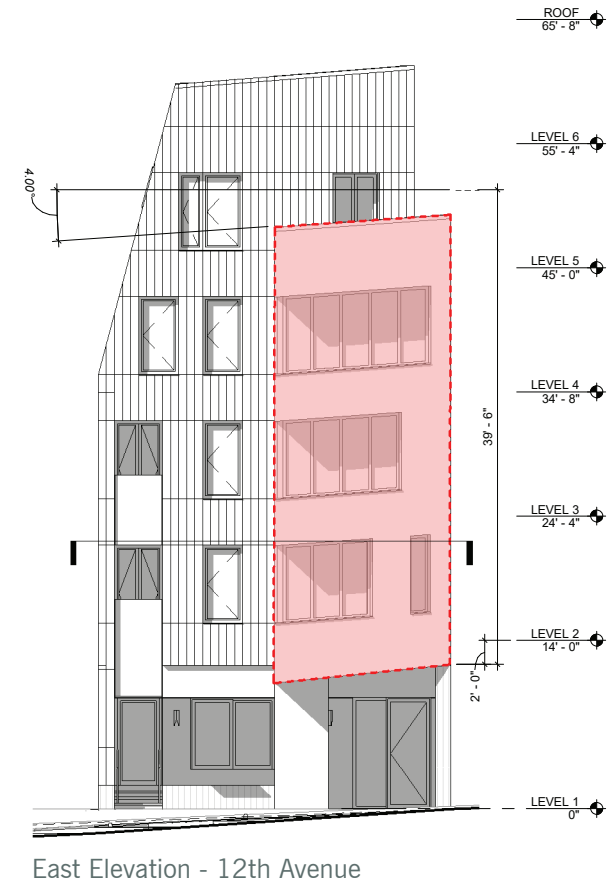
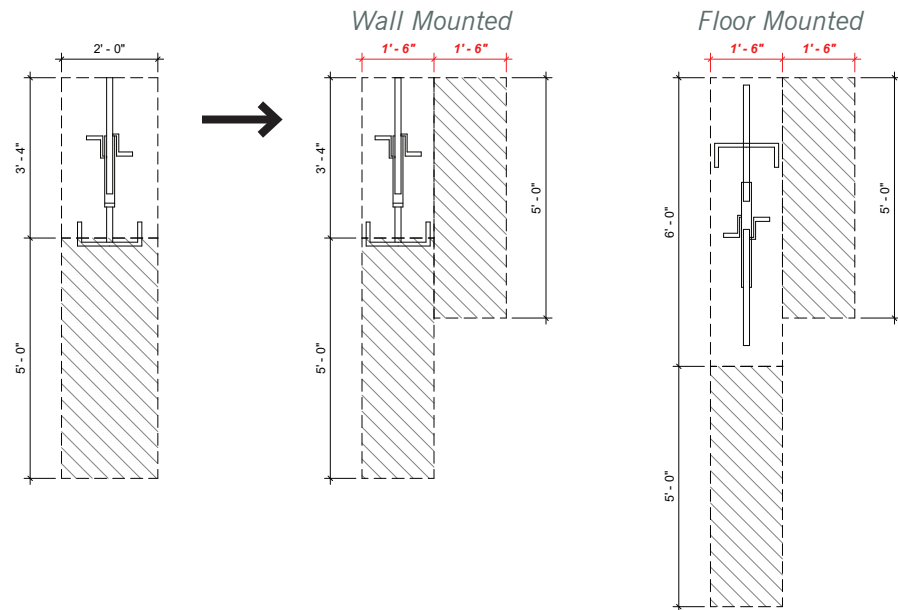




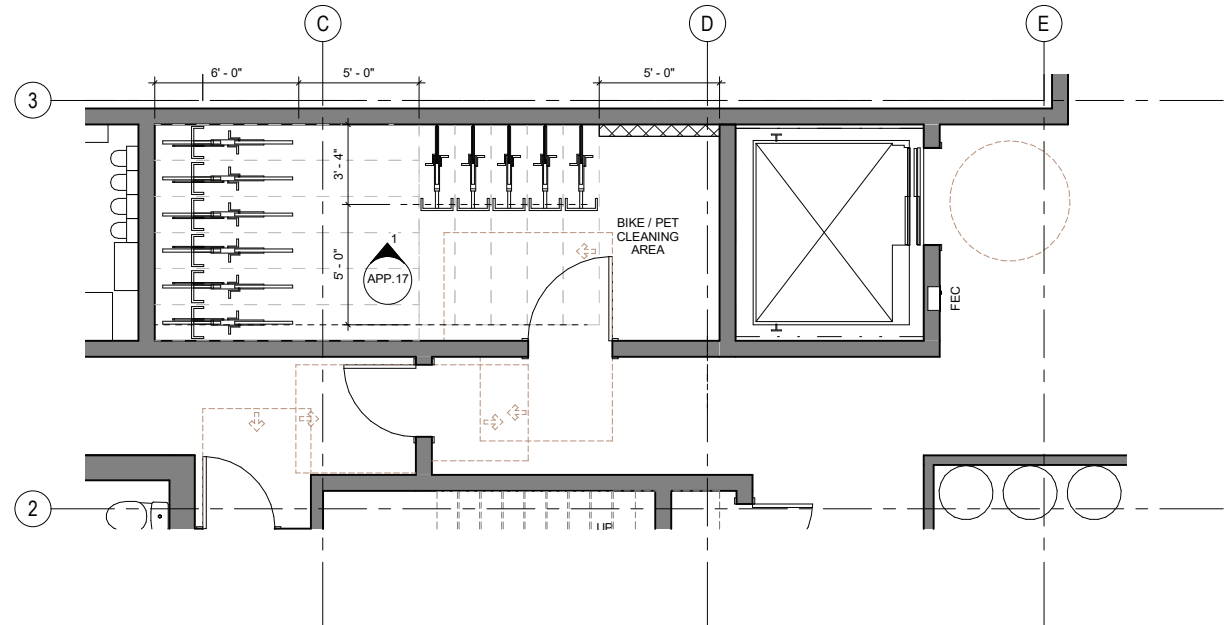
Diagram - Bike Parking  
1/4" = 1'-0"



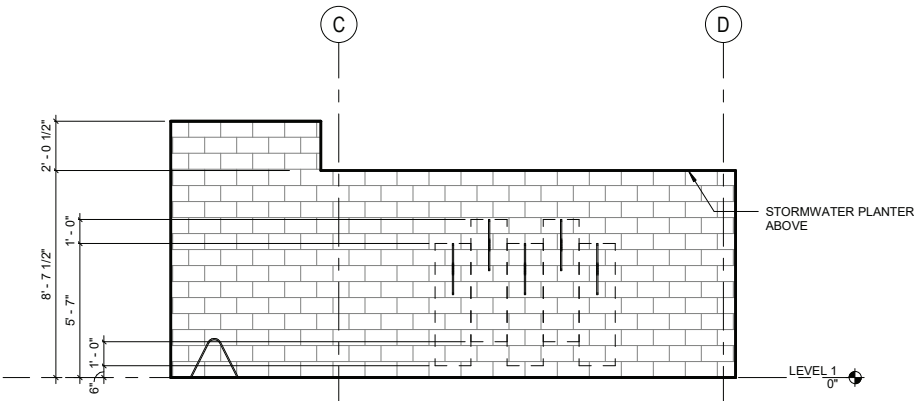
33.266.C.3b Modification

3. Ground Floor Bike Parking - Modification Diagram  
**NOTE: DIMENSIONS SHOWN IN MODIFICATION APPLY TO ALL PLANS, AT GROUND FLOOR PARKING AS WELL AS WITHIN UNITS.**

**NOTE: MODIFICATION ALSO REQUESTED FOR ENDO BIKE RACKS IN UNITS. SEE CUT-SHEET FOR HOW THIS RACK MEETS THE STANDARD.**



2. Ground Floor Bike Parking - Plan



1. Ground Floor Bike Parking - Elevation