



PERSPECTIVE FROM N. WILLIAMS AVE AT N. COOK ST

## SITE INFORMATION:

BASE ZONE: RX, HIGH DENSITY MULTI-DWELLING  
 OVERLAY: D, DOWNTOWN RESIDENTIAL  
 ALBINA COMMUNITY PLAN DISTRICT  
 LAND USE PROCESS: TYPE II, PER TABLE 825-1

QTR SECTION: 2730  
 TAX ROLL: WILLIAMS AVE ADD, BLOCK 3, LOT 1&2  
 PROPERTY ID: R308607  
 STATE ID: 1N1E27AB 11100

LAND AREA PER SURVEY: 16,293 SF, PRIOR TO DEDICATION  
 MAX HEIGHT PER ZONING: 100 FT  
 MIN SETBACKS: 0 FT  
 MAX FAR PER ZONING: 4 TO 1,  
 ALLOWABLE AREA PER FAR: 65,172  
 PROPOSED BUILDING FLOOR AREA (ABOVE GRADE): 65,172

NUMBER OF UNITS: 73  
 PARKING REQUIRED:  $73 \times .33 = 25$   
 PARKING PROVIDED: 19  
 MOTORCYCLE PARKING PROVIDED 4 (1 parking stall reduction)  
 LONG TERM BICYCLE PARKING REQUIRED: 108  
 (1.1\*73 = 81+2 commercial + 5\*5 parking reduction = 108)  
 (67 IN BIKE ROOM, 41 IN RESIDENTIAL UNITS)  
 LONG TERM BICYCLE PARKING PROVIDED: 113  
 SHORT TERM BICYCLE PARKING REQUIRED: 6  
 SHORT TERM BICYCLE PARKING PROVIDED: 0

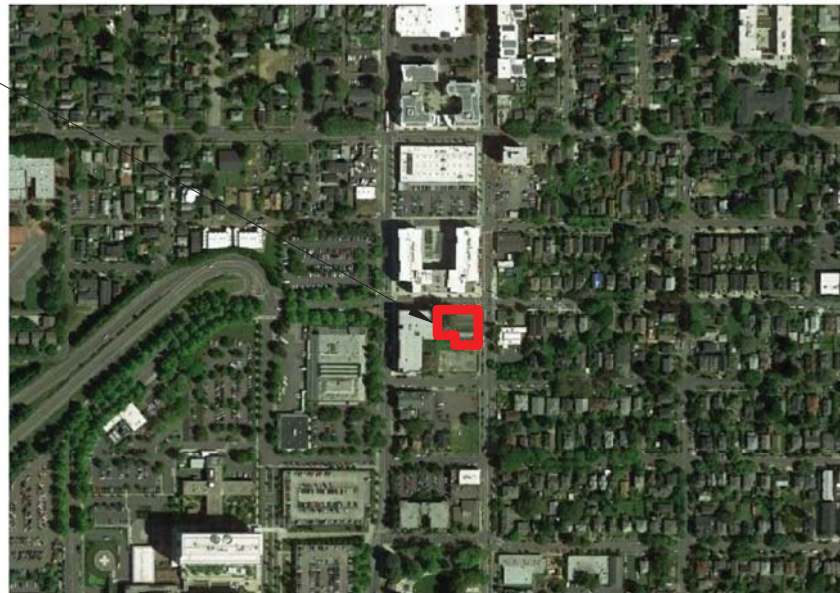
## TEAM:

**OWNER/DEVELOPER:**  
 DEBORAH D. PARKER  
 PO BOX 861441  
 LOS ANGELES, CA 90086-1441

**ARCHITECT OF RECORD:**  
 WILLIAM WILSON ARCHITECTS  
 CONTACT: JENNIFER NYE  
 (503) 223-6693 EXT. 216  
 1022 SW SALMON STREET, SUITE 350  
 PORTLAND, OR 97205

**ARCHITECT:**  
 KENNETH MOHOLT-SIEBERT ARCHITECT  
 (503) 227-0321  
 PO BOX 4690  
 SANTA ROSA, CA 95402

SITE



VICINITY MAP



SITE MAP

## DESIGN REVIEW PACKAGE INDEX

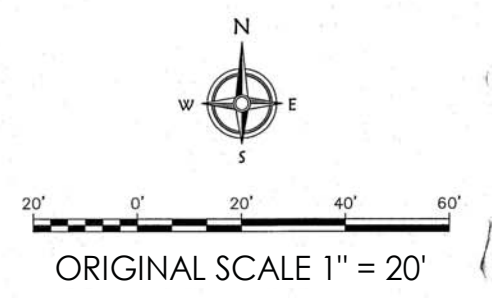
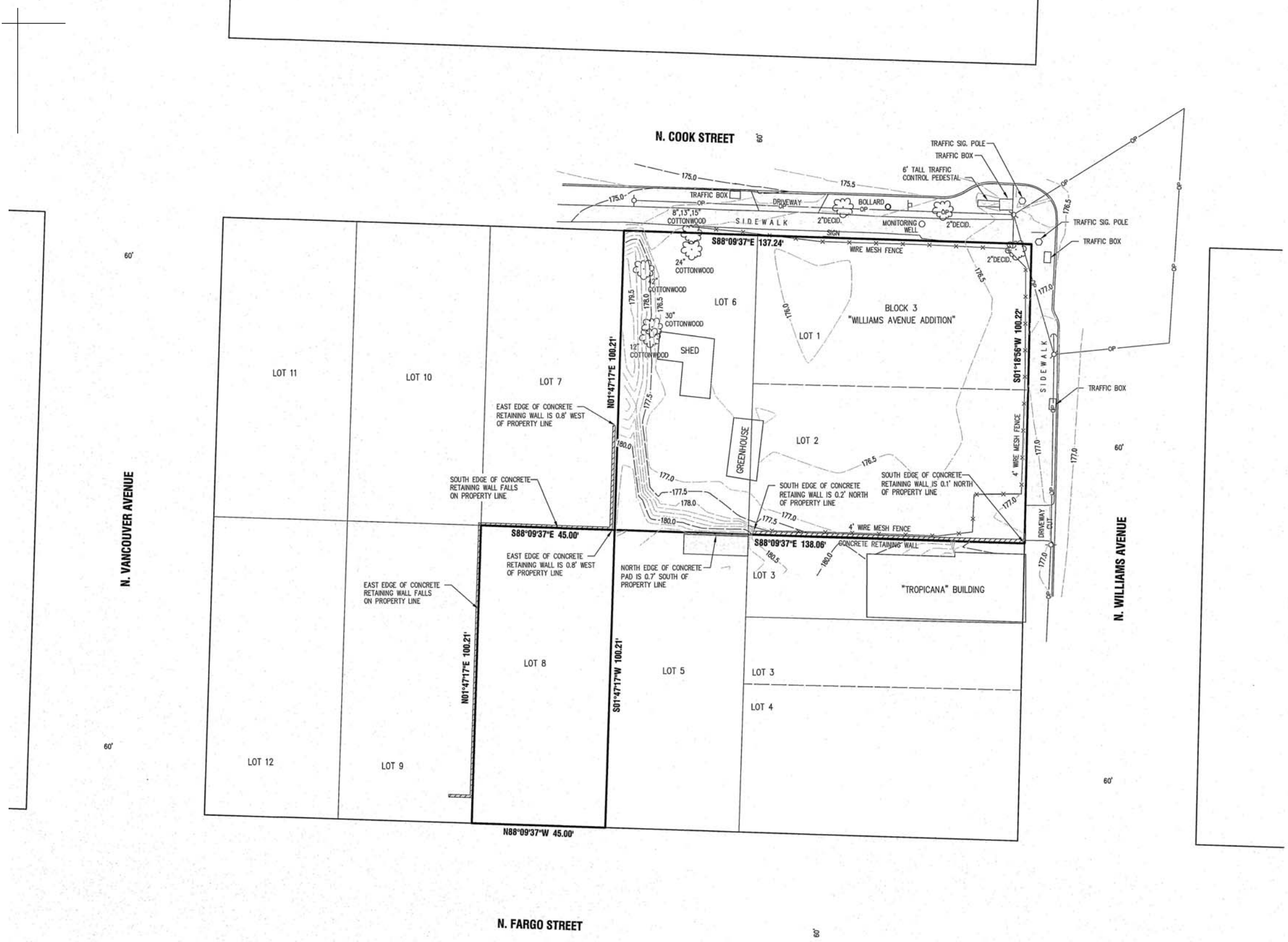
C1	CS	COVER SHEET	C31	EX. 23a	HISTORICAL NEIGHBORHOOD IMAGES
C2	IX	INDEX	C32	EX. 23b	SITE SPECIFIC HISTORICAL IMAGES
C3	SUR.1	TOPO & SURVEY	C33	EX. 23c	ART CONCEPT IMAGES
C4	SUR.2	RECORD OF SURVEY	C34	EX. 23d	ART CONCEPT IMAGES
C5	C.1	CIVIL OPT 1	C35	EX. 23e	ART CONCEPT IMAGES
C6	C.2	CIVIL OPT 2	C36	EX. 23f	ART CONCEPT IMAGES
C7	L3.1	PLANTING PLAN	C37	EX. 24	GLAZING
C8	EX.1	SITE PLAN	C38	EX. 25	TYPICAL RESIDENTIAL WINDOW
C9	EX.2	SD BASEMENT FLOOR PLAN	C39	EX. 26	TYPICAL LOFT WINDOW
C10	EX.3	SD 1ST FLOOR PLAN	C40	EX. 27	FAR CALCULATIONS
C11	EX.4	SD 2ND FLOOR PLAN	C41	EX. 28	MECHANICAL SCREENING
C12	EX.5	SD 3RD FLOOR PLAN	C42	EX. 29	GENERATOR SCREEN
C13	EX.6	SD 4TH FLOOR PLAN	C43	EX. 30	TYPICAL WINDOW DETAILS
C14	EX.7	SD 5TH FLOOR PLAN	C44	EX. 31	JULIET BALCONY / DECK DETAILS
C15	EX.8	SD 6TH FLOOR PLAN	C45	EX. 32	SOFFIT DETAILS
C16	EX.9	SD ROOF PLAN	C46	EX. 33	PENTHOUSE ROOF DETAIL
C17	EX. 10	WILLIAM ST. ELEVATION	C47	EX. 34	ROOF TERRACE SECTION
C18	EX. 11	COOK ST. ELEVATION	C48	EX. 35	BIKE PARKING
C19	EX. 12	SD SOUTH ELEVATION			
C20	EX. 13	SD WEST ELEVATION			
C21	EX. 14	LONGITUDINAL SECTION			
C22	EX. 15	CROSS SECTION 1			
C23	EX. 16	CROSS SECTION 2			
C24	EX. 17	CROSS SECTION 3			
C25	EX. 18	WALL SECTION 1			
C26	EX. 19	WALL SECTION 2			
C27	EX. 20	ENTRY			
C28	EX. 21	ENTRY - WATER FEATURE			
C29	EX. 22	TYPICAL RETAIL WINDOW			
C30	EX. 23	ARTWORK WALL			

## ALTERNATE DRAWINGS

C49	EX. 40	ALT BASEMENT PLAN
C50	EX. 41	ALT FIRST FLOOR PLAN
C51	EX. 42	ALT COOK ELEVATION
C52	EX. 43	ALT SECTION
C53	EX. 44	ALT GLAZING

## MATERIAL CUTSHEETS

C54	EX. C0	MATERIALS BOARD
C55	EX. C1	RAINSCREEN - FUSED BAMBOO SIDING
C56	EX. C2	RAINSCREEN - HIGH DENSITY CEMENT BOARD
C57	EX. C3	STOREFRONT - BI-FOLDING WINDOWS
C58	EX. C4	VINYL WINDOWS AND DOORS
C59	EX. C5	STOREFRONT - WINDOWS AND DOORS
C60	EX. C6	JULIET BALCONY
C61	EX. C7	GARAGE DOOR
C62	EX. C8	ALUMINUM SUNSHADE SYSTEM
C63	EX. C9	PENTHOUSE SOFFIT - LINEAR METAL PLANK
C64	EX. C10	BIKE RACK
C65	EX. C11	L-1 & L-6 EXTERIOR ACCENT LIGHTING CUTSHEET
C66	EX. C12	L-2 & L-4 EXTERIOR ENTRY LIGHTING CUTSHEET
C67	EX. C13	L-3 & L-5 EXTERIOR SPECIALTY LIGHTING CUTSHEET



**Notes:**

1. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
2. ONLY VISIBLE UTILITIES HAVE BEEN SHOWN. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. FROM FIELD SURVEY TAKEN IN APRIL, 2015.
4. BASIS OF ELEVATIONS: CITY OF PORTLAND BENCH MARK NO. 406, ELEVATION = 176.627.
5. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH. PROPERTY LINES SHOWN ARE BASED ON EXISTING MONUMENTS AND SURVEYS OF RECORD.
6. CONTOURS ARE ONE-HALF FOOT.

# RECORD OF SURVEY

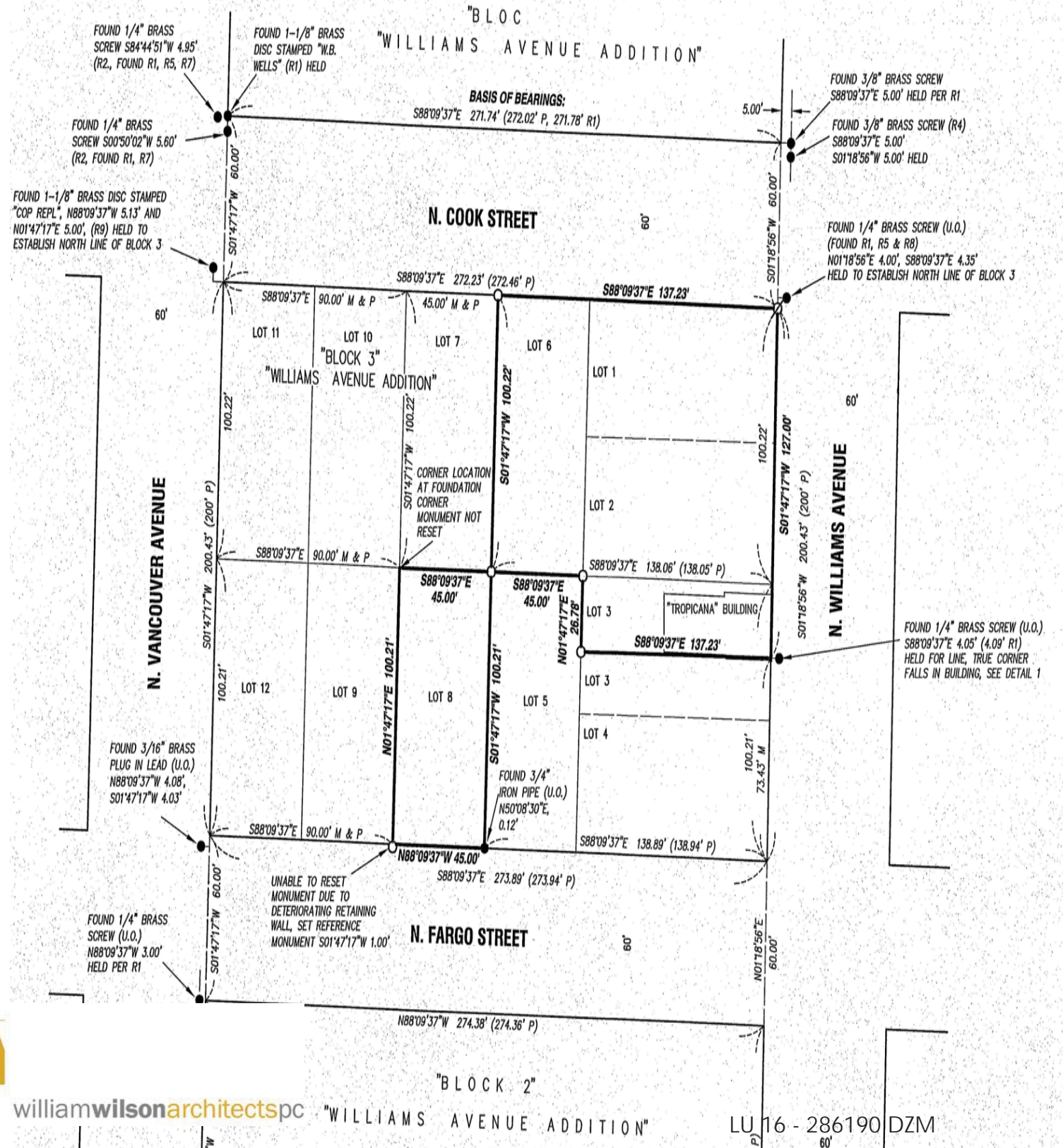
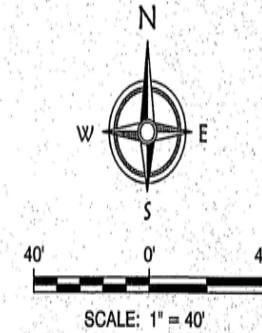
LOTS 1, 2, 6, 7, 8 AND A PORTION OF LOT 3, BLOCK 3, "WILLIAMS AVENUE ADDITION"  
IN THE N.E. 1/4 OF SECTION 27, T.1N., R.1E., W.M.  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: DECEMBER 29, 2015 SCALE: 1" = 40'

MULTNOMAH COUNTY  
SURVEY RECORDS

DATE FILED \_\_\_\_\_

REGISTER NUMBER \_\_\_\_\_



## NARRATIVE

- CLIENT: DEBORAH D. PARKER  
KDL, LLC  
P.O. BOX 861441  
LOS ANGELES, CA 90086-1441
- PURPOSE: THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT LOTS 1, 2, 6, 8 AND THE NORTHERLY PORTION OF LOT 3, BLOCK 3, "WILLIAMS AVENUE ADDITION", BOOK 271, PAGE 15, RECORDED APRIL 16, 1901, MULTNOMAH COUNTY PLAT RECORDS.
- BASIS OF BEARINGS: THE SOUTH LINE OF BLOCK 4, "WILLIAMS AVENUE ADDITION", WAS HELD TO BE S.88°09'37"E, FROM THE MONUMENT FOUND AT THE SOUTHWEST CORNER THEREOF, TO THE OFFSET MONUMENT FOUND AT THE SOUTHEAST CORNER THEREOF, PER S.N. 61054, MULTNOMAH COUNTY SURVEY RECORDS.
- THE SUBJECT TRACTS ARE DESCRIBED IN DOCUMENT NO.S 2003-015345 AND 2008-107727, MULTNOMAH COUNTY DEED RECORDS AS BEING "LOTS 1, 2, 6 AND LOT 3 LESS THE SOUTHERLY 23.10 FEET" AND "LOT 8", BLOCK 3, "WILLIAMS AVENUE ADDITION" RESPECTIVELY, THE EXTERIOR BOUNDARY OF SAID BLOCK 3 AND THE INTERNAL LINES OF LOT 8 WERE PREVIOUSLY ESTABLISHED BY SN 62864, MULTNOMAH COUNTY SURVEY RECORDS.
- LOT 8 WAS HELD AS PREVIOUSLY ESTABLISHED WITH CORNERS RESET DUE TO CONSTRUCTION ACTIVITIES AS NOTED.
- THE NORTH, WEST AND EAST LINES AND THE RESULTANT NORTHWEST AND NORTHEAST CORNERS OF SAID BLOCK 3 WERE HELD AS ESTABLISHED BY SN 62864 WITH THE NORTHWEST CORNER OF LOT 6 BEING ESTABLISHED AT THE PLAT DISTANCE FROM THE NORTHWEST CORNER OF BLOCK 3 AND THE NORTHEAST CORNER OF LOT 1 BEING THE NORTHEAST CORNER OF SAID BLOCK 3.
- THE SOUTHWEST CORNER OF LOT 6 WAS HELD TO THE NORTHEAST CORNER OF LOT 8 AS ESTABLISHED BY SN 62864.
- THE NORTHWEST CORNER OF LOT 3 WAS ESTABLISHED AT THE PLAT DISTANCE OF 45.00 FEET ALONG THE MIDLINE OF SAID BLOCK 3, FROM THE NORTHEAST CORNER OF SAID LOT 8, WITH THE NORTHEAST CORNER OF LOT 3 BEING AT THE MIDPOINT OF THE EAST LINE OF SAID BLOCK 3.
- THE NORTH LINE OF THE EXCEPTED PORTION OF LOT 3 WAS HELD TO A LINE PARALLEL WITH THE MIDLINE OF BLOCK 3, FROM THE REFERENCE MONUMENT FOUND AT THE EASTERLY PROJECTION THEREOF.

## LEGEND

- DENOTES 5/8" DIAMETER BY 30 INCH LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON DECEMBER 29, 2015.
- ⊙ DENOTES A 1-1/8" DIAMETER BRASS DISC STAMPED "COMPASS L.S." SET ON DECEMBER 29, 2015.
- DENOTES MONUMENT FOUND AS NOTED
- P DENOTES PLAT DIMENSION, SEE REFERENCE PLATS
- R DENOTES RECORD DIMENSION, SEE REFERENCE SURVEYS
- D DENOTES DEED DIMENSION, SEE REFERENCE DEEDS
- M DENOTES MEASURED DIMENSION
- SN SURVEY NUMBER ON FILE WITH MULTNOMAH COUNTY SURVEYOR'S OFFICE 1705
- U.O. UNKNOWN ORIGIN

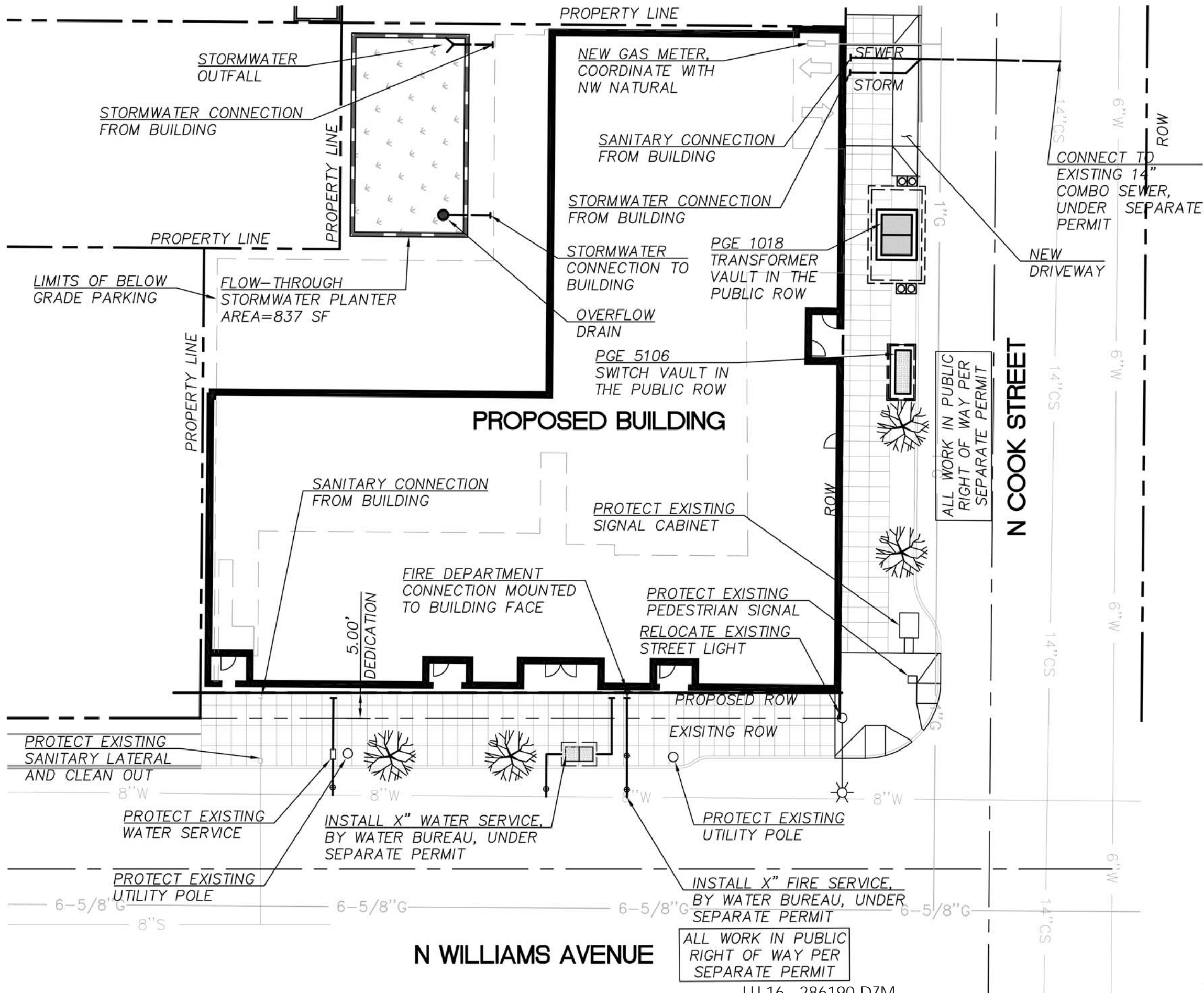


williamwilsonarchitectspc

"WILLIAMS AVENUE ADDITION"

LU 16 - 286190 DZM

RECORD OF SURVEY  
5.31.2018  
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SUR.2



**STORMWATER NARRATIVE**

PRIVATE SITE:

WATER QUALITY  
 WATER QUALITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS. THE PLANTERS ARE SIZED TO TREAT ALL SITE AREA.

WATER QUANTITY  
 WATER QUANTITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS WHICH ARE SIZED TO SLOW THE PEAK FLOW RATE FOR THE 25 YR STORM EVENT.

DISPOSAL  
 INFILTRATION IS NOT POSSIBLE DUE TO POOR INFILTRATION RATE. ALL RUNOFF FROM EACH SITE WILL BE PIPED TO EITHER THE 12" OR 14" COMBO SEWER IN N FARGO ST AND N COOK ST. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

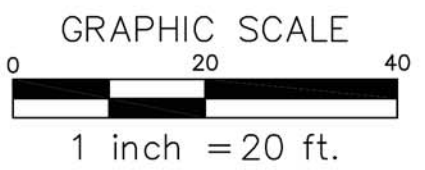
PUBLIC STREET IMPROVEMENTS  
 STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT-OF-WAY WILL BE PROTECTED DURING CONSTRUCTION.

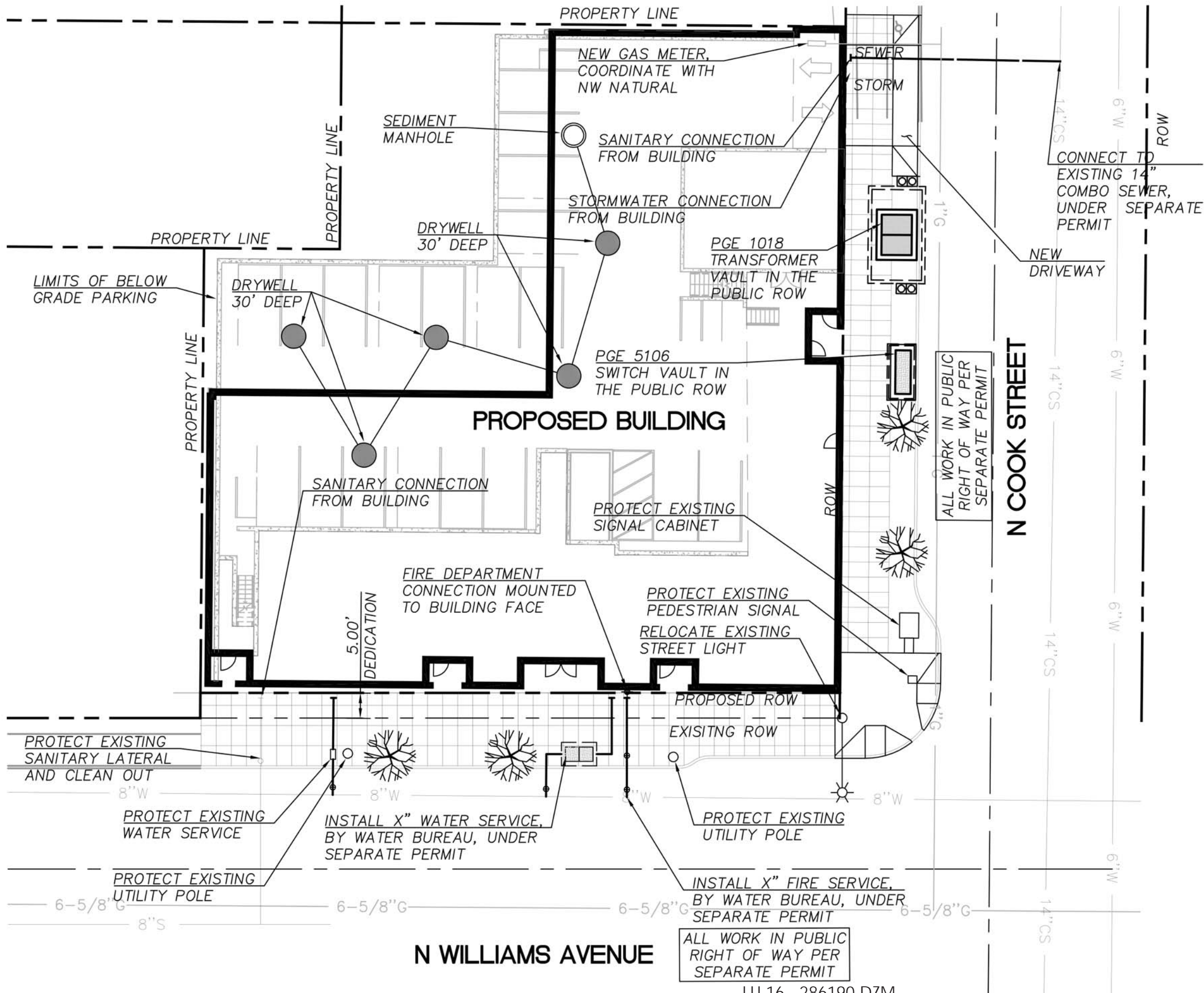
**UTILITY CONTACTS**

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GAS  
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 503-226-4611  
 JODI.WRIGHT@NWNATURAL.COM





**STORMWATER NARRATIVE**

PRIVATE SITE:

WATER QUANTITY & QUALITY  
 IF GEOTECH REPORT COMES BACK POSITIVE INFILTRATION THEN WATER QUANTITY CONTROL REQUIREMENTS ARE MET WITH DRYWELL(S) SIZED TO MEET THE 100-YR STORM EVENT. WATER QUALITY CONTROL IS NOT REQUIRED FOR RUNOFF FROM THE ROOF.

DISPOSAL  
 ALL RUNOFF FROM THE SITE WILL BE INFILTRATED ONSITE. THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE STORMWATER DISPOSAL HIERARCHY.

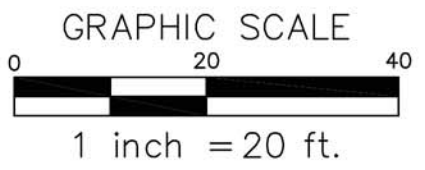
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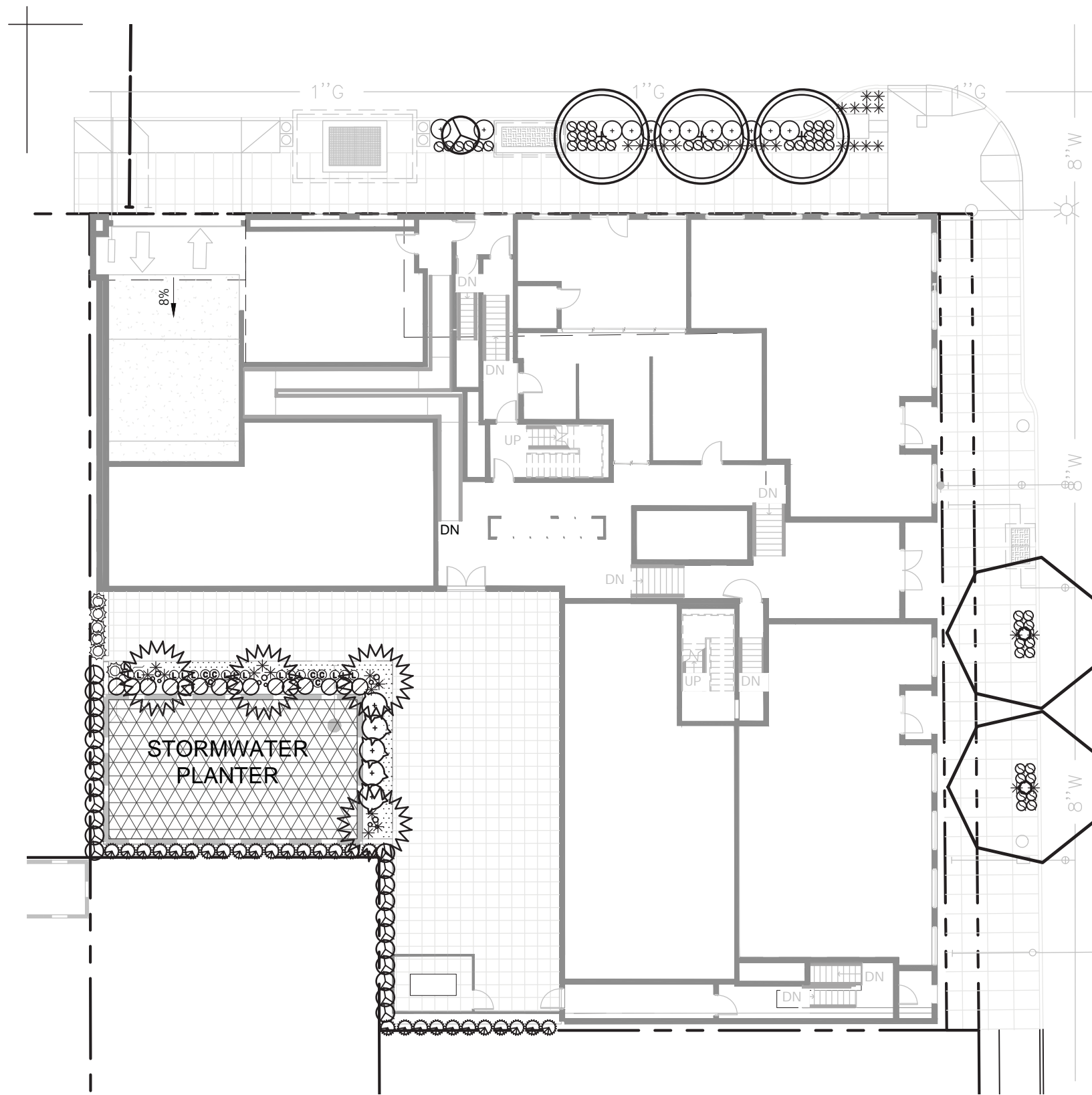
**UTILITY CONTACTS**

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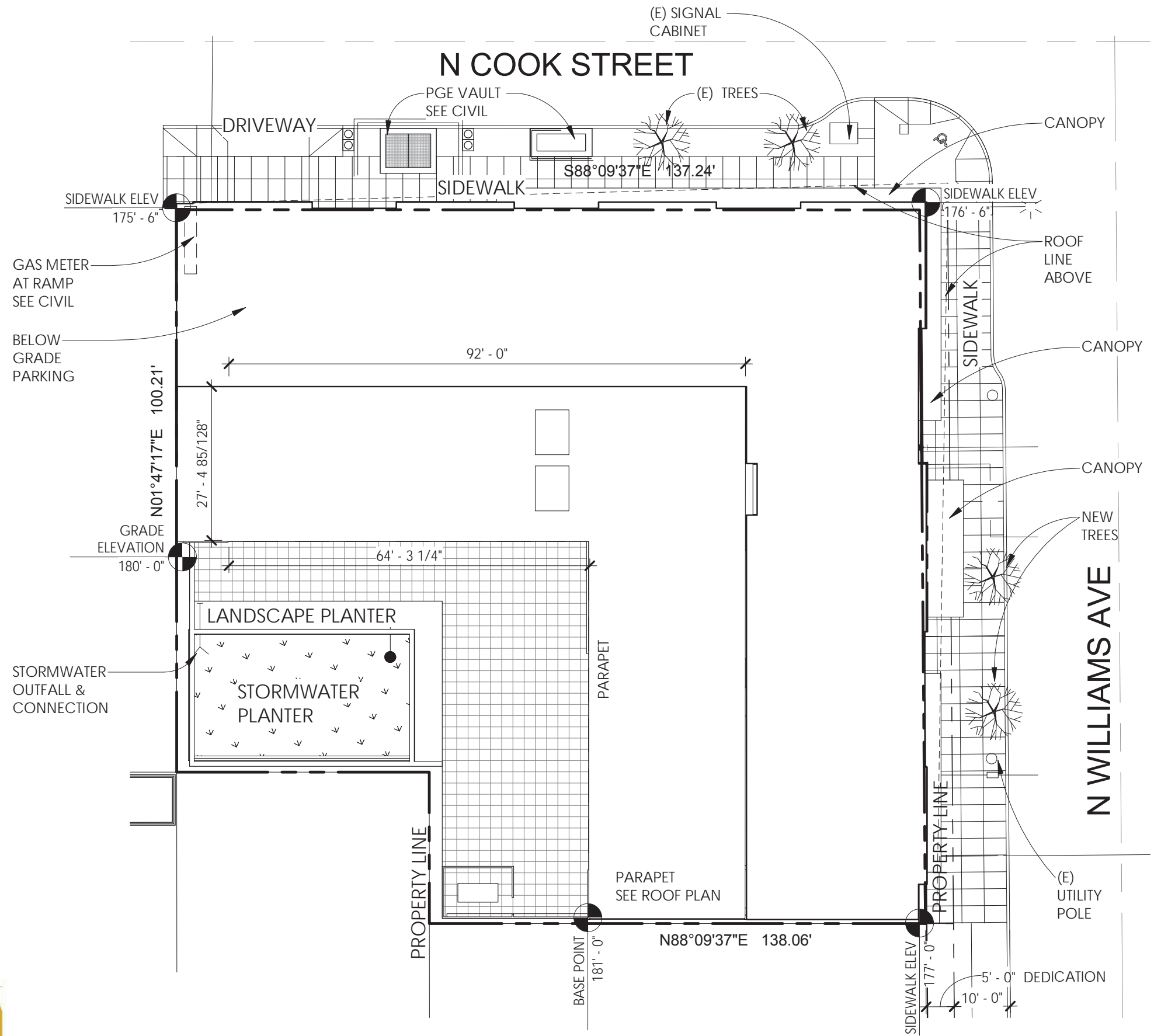
GAS  
 JODI WRIGHT  
 NORTHWEST NATURAL  
 503-226-4611  
 JODI.WRIGHT@NWNATURAL.COM





## PLANT LEGEND

TREES	NAME	QTY.	SIZE	TYPE
	<i>CALOCEDRUS DECURRENS</i> Incense Cedar	1	7-8' HT.	B&B
	<i>CARPINUS CAROLINIANA 'RISING FIRE'</i> Rising Fire American Hornbeam	3	3" CAL.	B&B
	<i>QUERCUS FRAINETTO 'SCHMIDT'</i> Forest Green Oak	2	3" CAL.	B&B
<b>SHRUBS</b>				
	<i>CHAMAEROPS HUMLIUS</i> Mediterranean Fan Palm	4	5-7' HT.	BOX/CONT.
	<i>EUONYMUS JAPONICUS 'GREEN SPIRE'</i> Green Spire Euonymus	6	7 GAL.	CONTAINER
	<i>ILEX CRENATA 'CONVEXA'</i> Japanese Holly	12	15-18"	CONTAINER
	<i>NANDINA DOMESTICA 'MONUM'</i> Plum Passion® Heavenly Bamboo	15	5 GAL.	CONTAINER
	<i>NANDINA DOMESTICA 'FIRE POWER'</i> Fire Power Heavenly Bamboo	48	3 GAL.	CONTAINER
	<i>PIERIS JAPONICA 'FIRE N ICE'</i> Fire N Ice Lily of the Valley	5	24-30"	CONTAINER
	<i>TAXUS BACCATA 'FASTIGIATA'</i> Irish Yew	28	6-7' HT.	B&B
	<i>THUJA OCCIDENTALIS 'PYRAMIDALIS'</i> Pyramidal Arborvitae	23	6-7' HT.	B&B
<b>GROUND COVERS &amp; PERENNIALS</b>				
	<i>CANNA INDICA 'Lon01' PPAF</i> Black Canna	6	1 GAL.	12" O.C.
	<i>CAREX MORROWII 'AUREA VARIEGATA'</i> Variegata Sedge	36	1 GAL.	AS SHOWN
	<i>LIRIOPE MUSCARI</i> Lilyturf	15	1 GAL.	AS SHOWN
	<i>OPHIOPOGON PLANISCAPUS</i> Green Mondo Grass	EST	6" POT	12" O.C.
	<b>STORMWATER PLATINGS</b> MIX OF <i>CAMASSIA LEICHTLINI</i> , <i>CAREX DENSA</i> , <i>CAREX OBNUTA</i> , <i>JUNICUS PATENS</i> AND <i>SPIRAEA BETULIFOLIA</i> TO MEET WITH PORTLAND STANDARDS.			



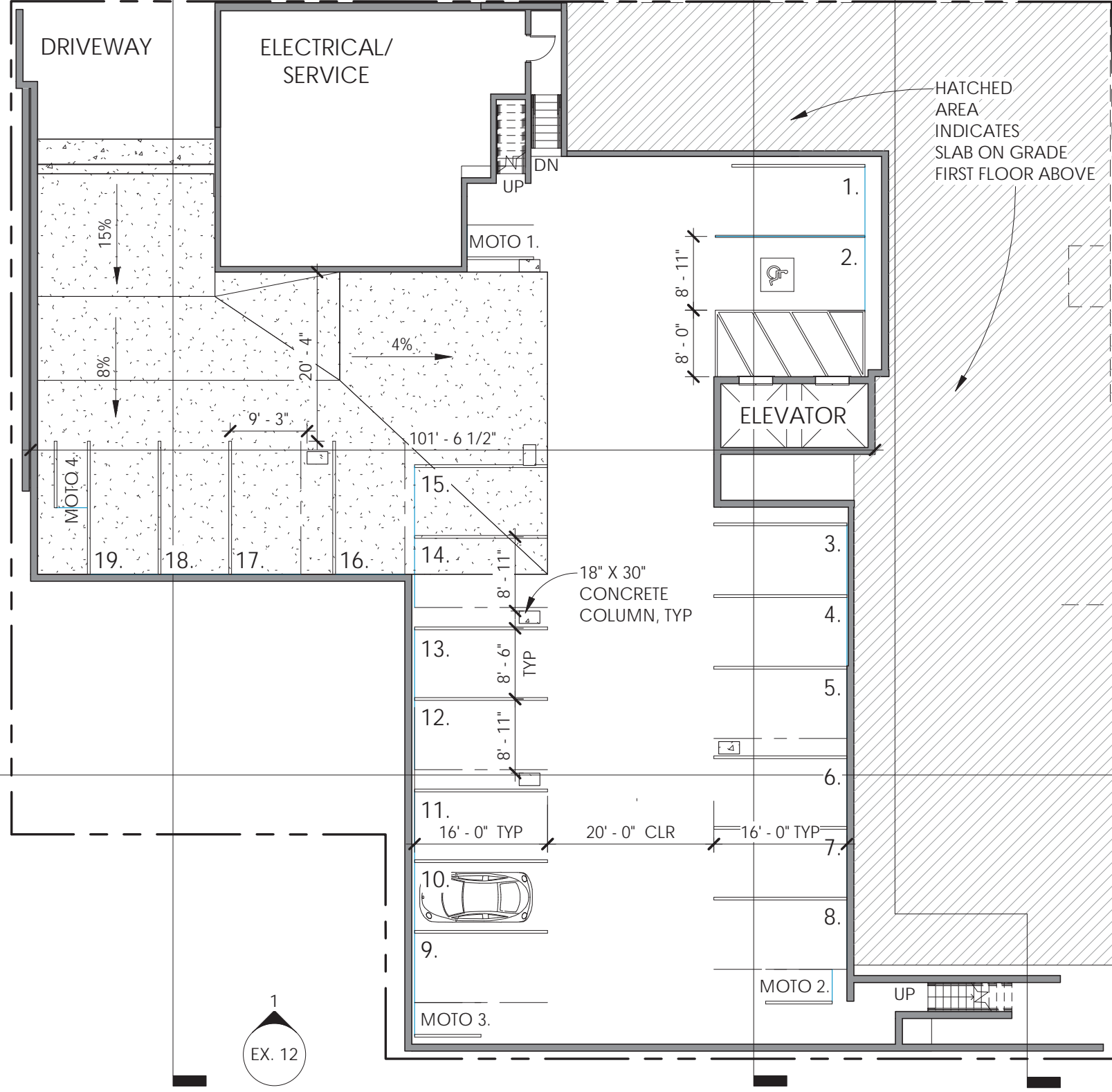


EX. 11

EX. 17

EX. 15

EX. 16



### PARKING SUMMARY:

CAR PARKING	18
ADA PARKING	01
MOTORCYCLE PARKING	04

EX. 10

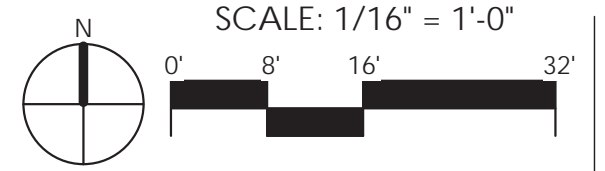
EX. 14

EX. 12

EX. 13



LU 16 - 286190 DZM



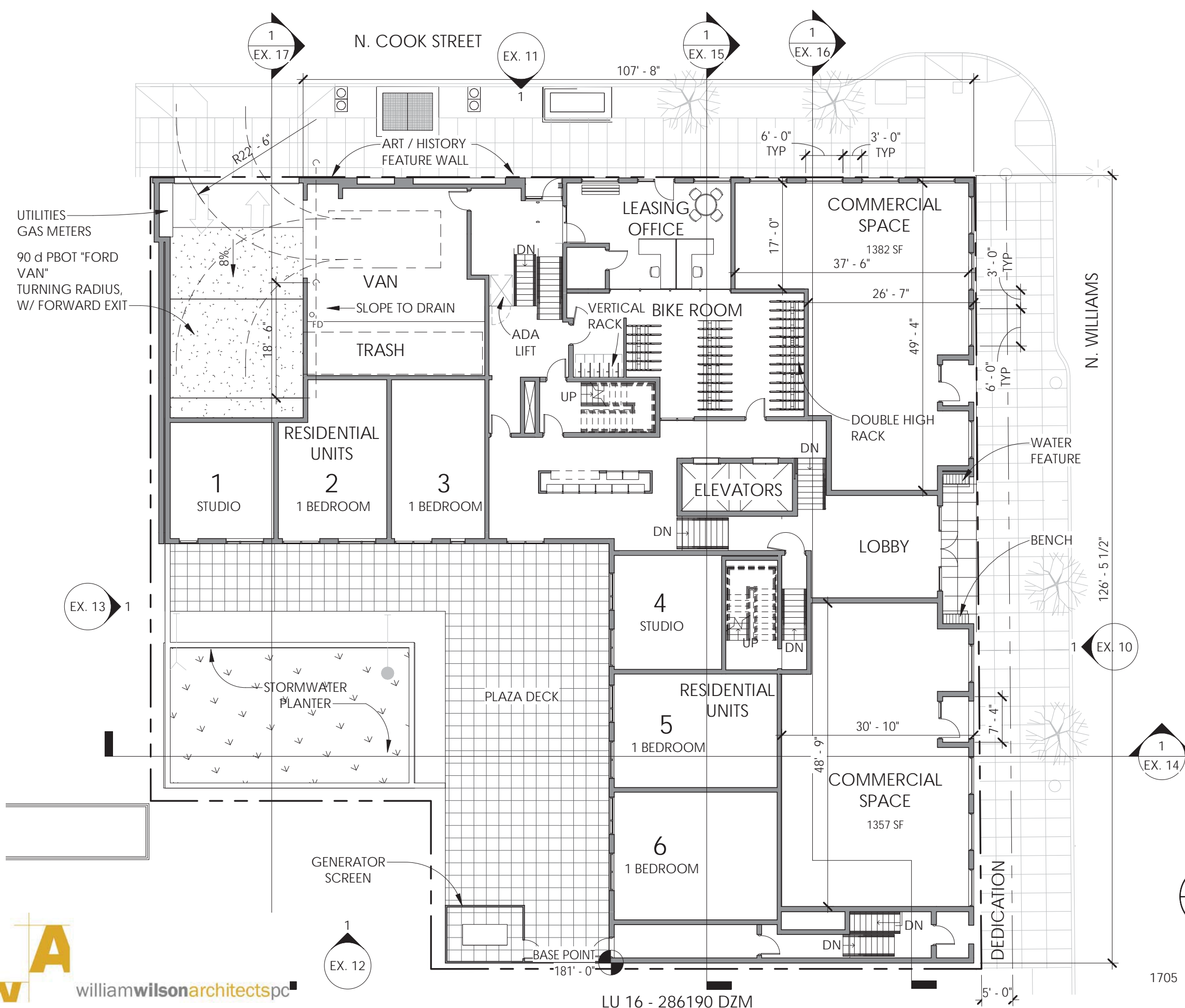
SD BASEMENT FLOOR PLAN

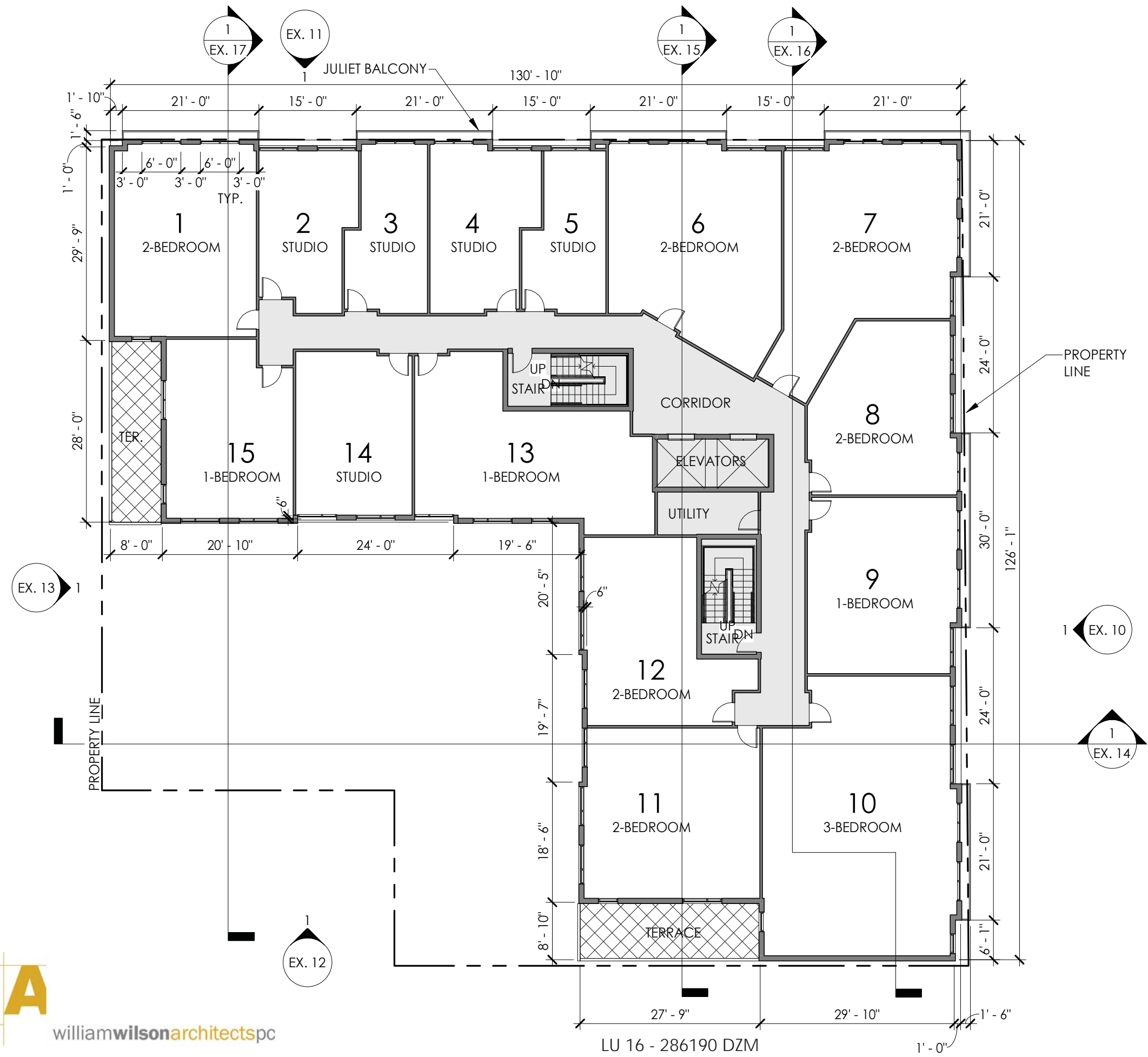
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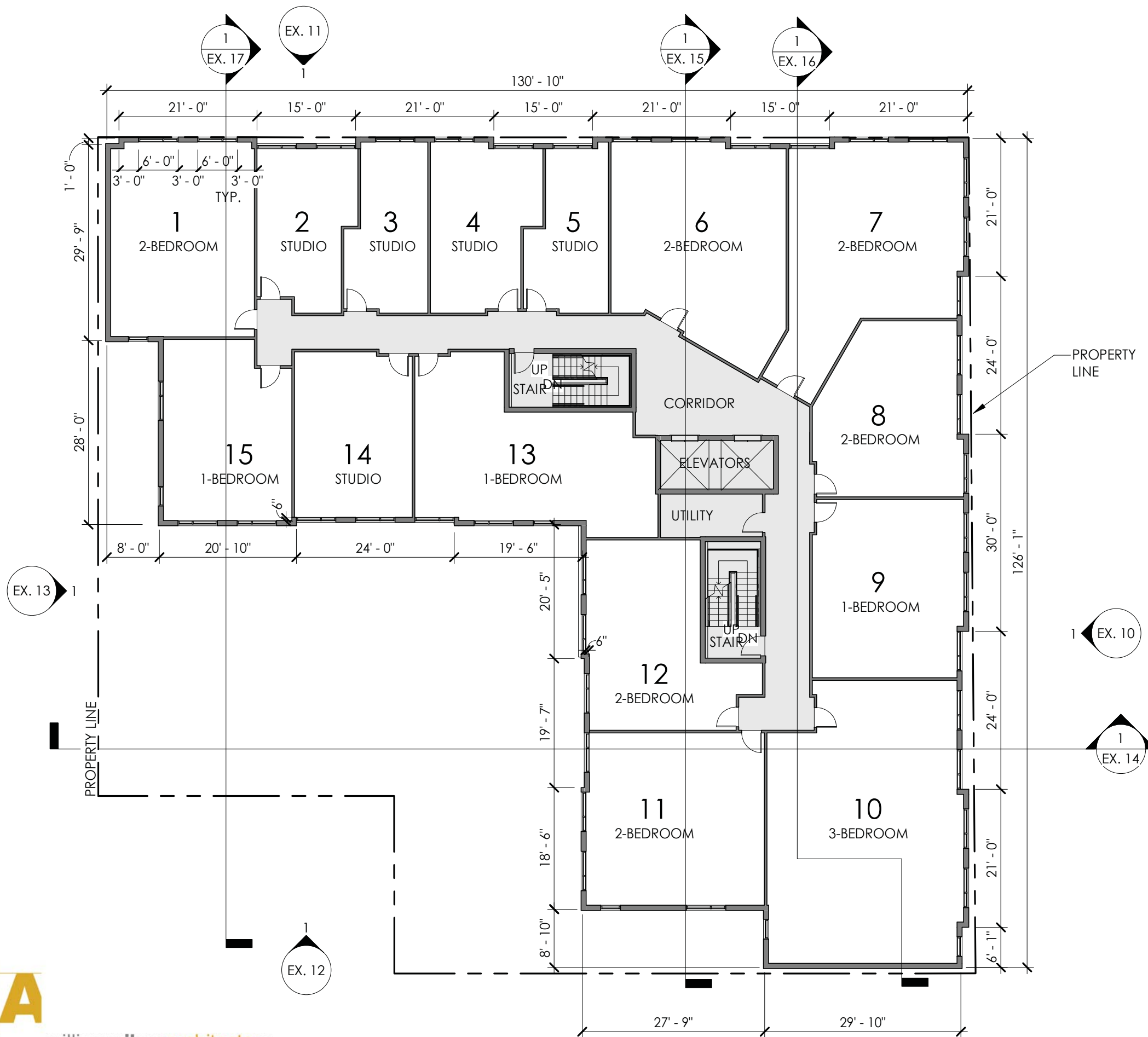
5.31.2018

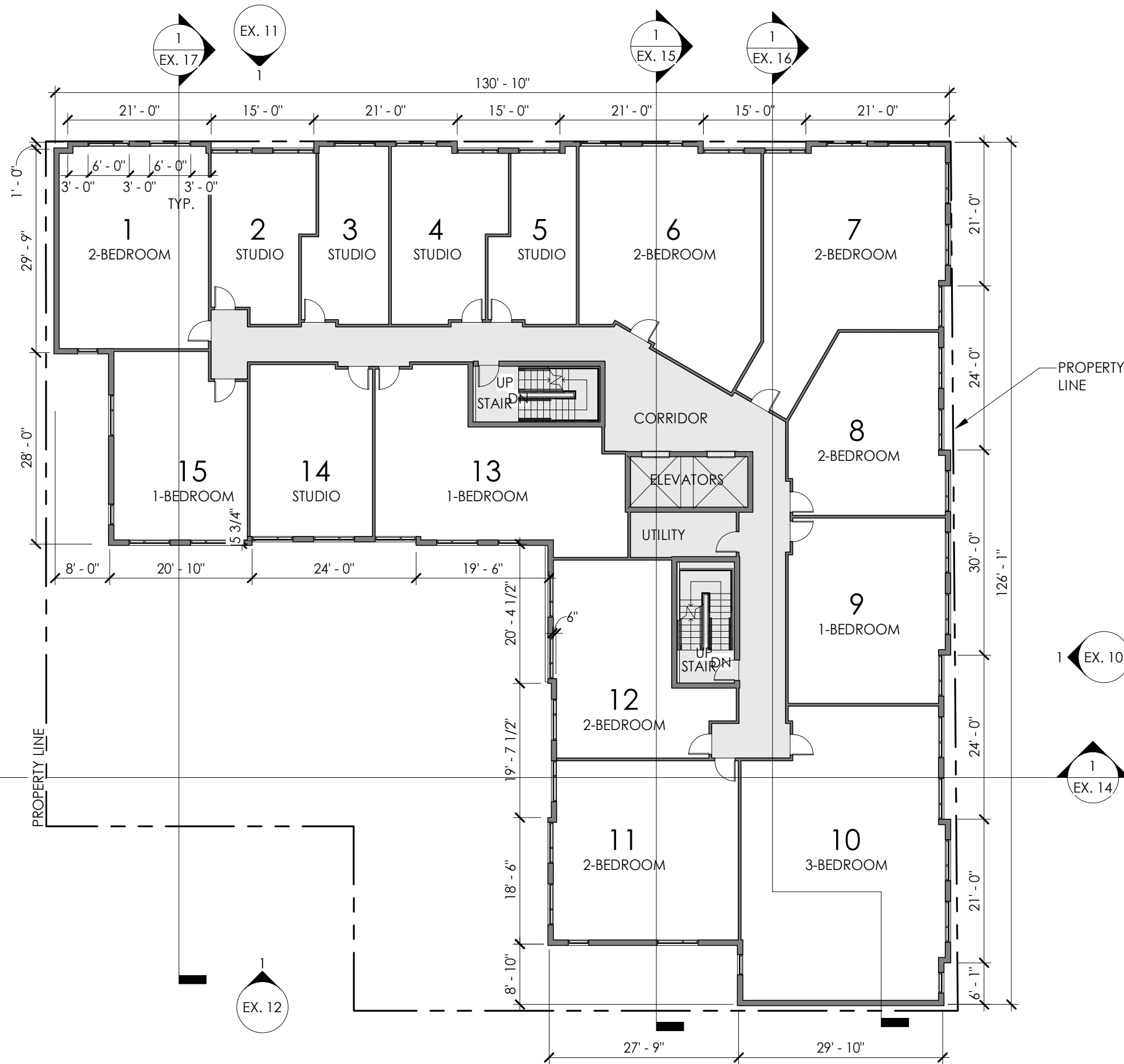
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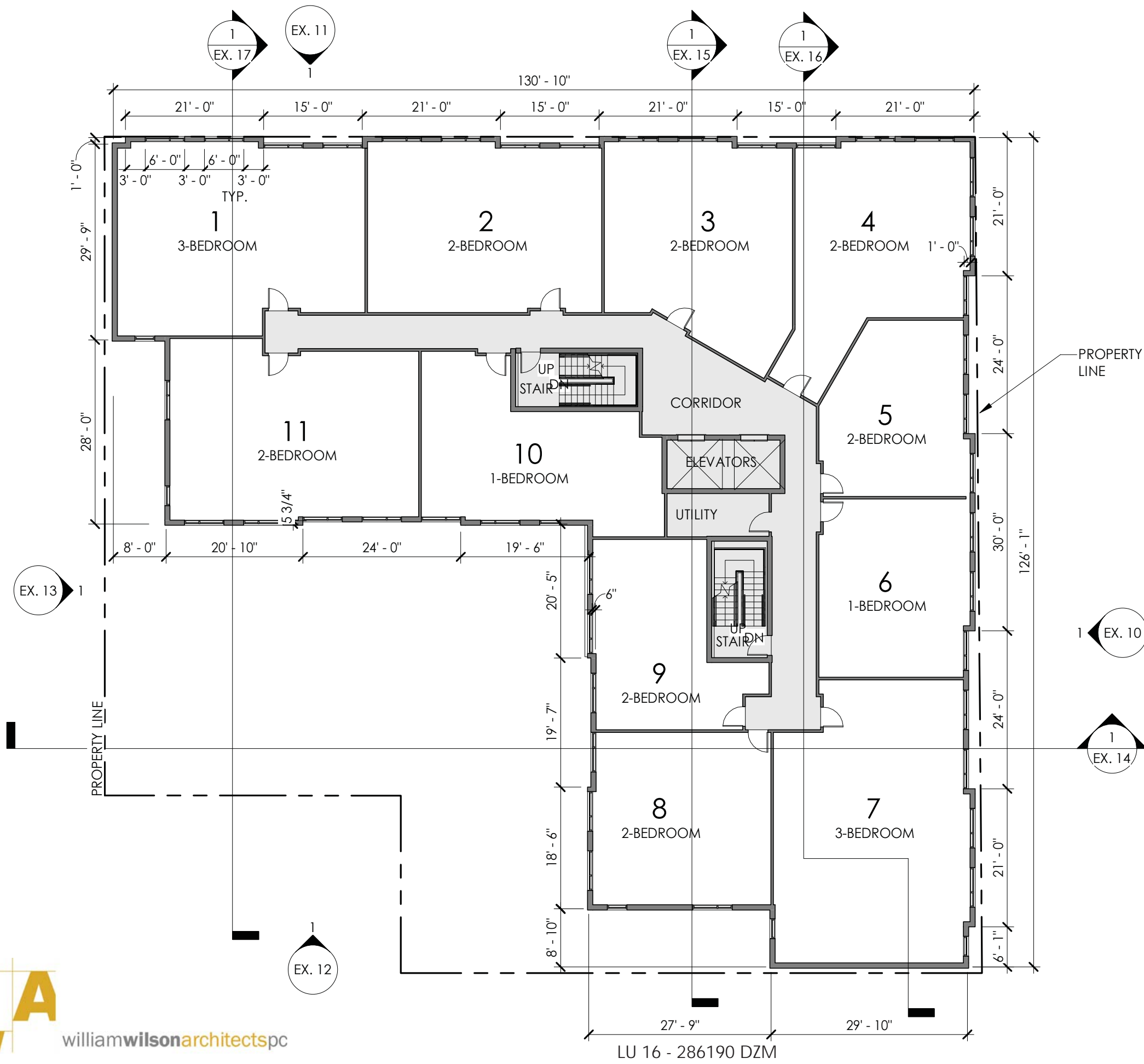
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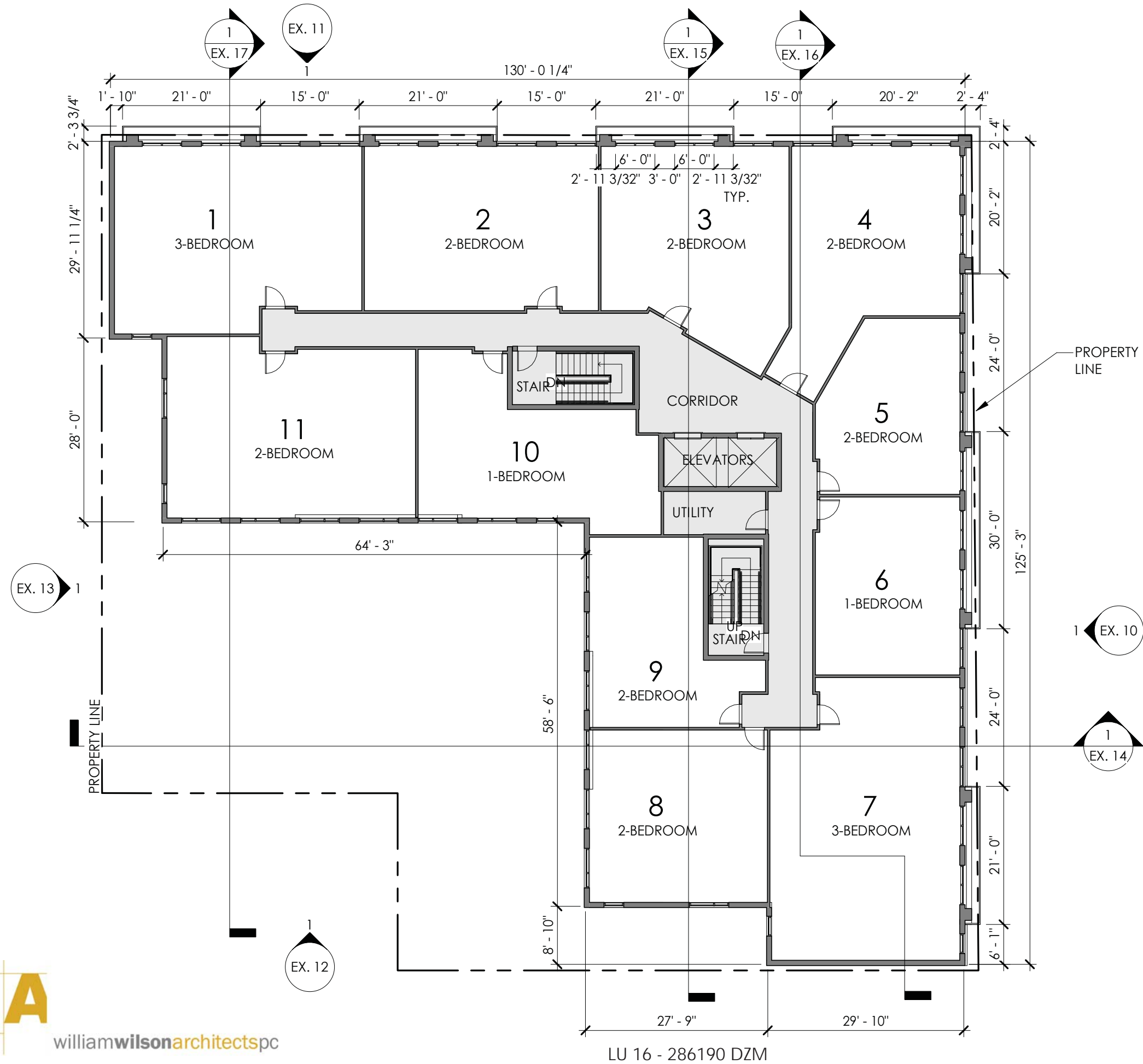


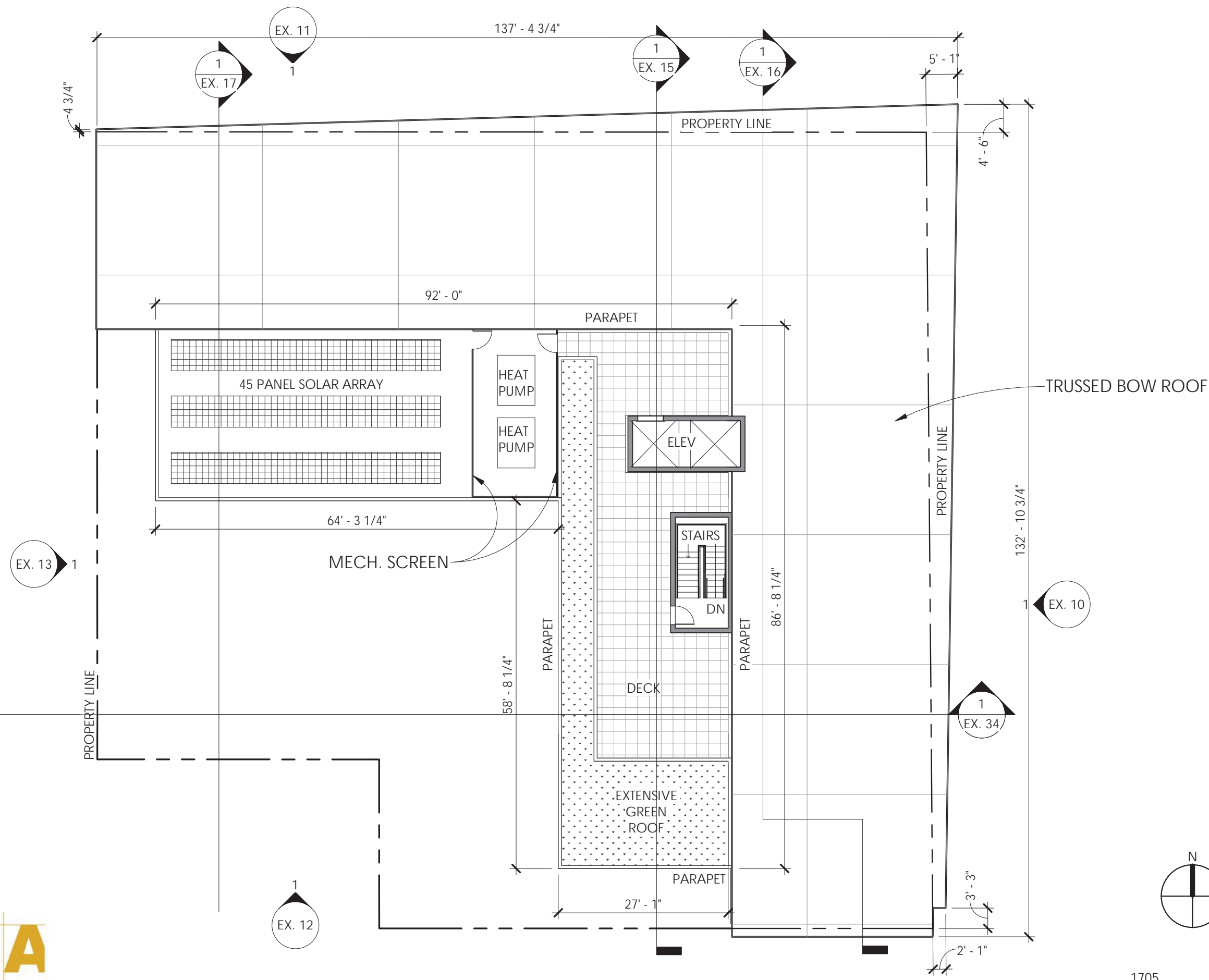






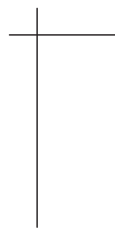










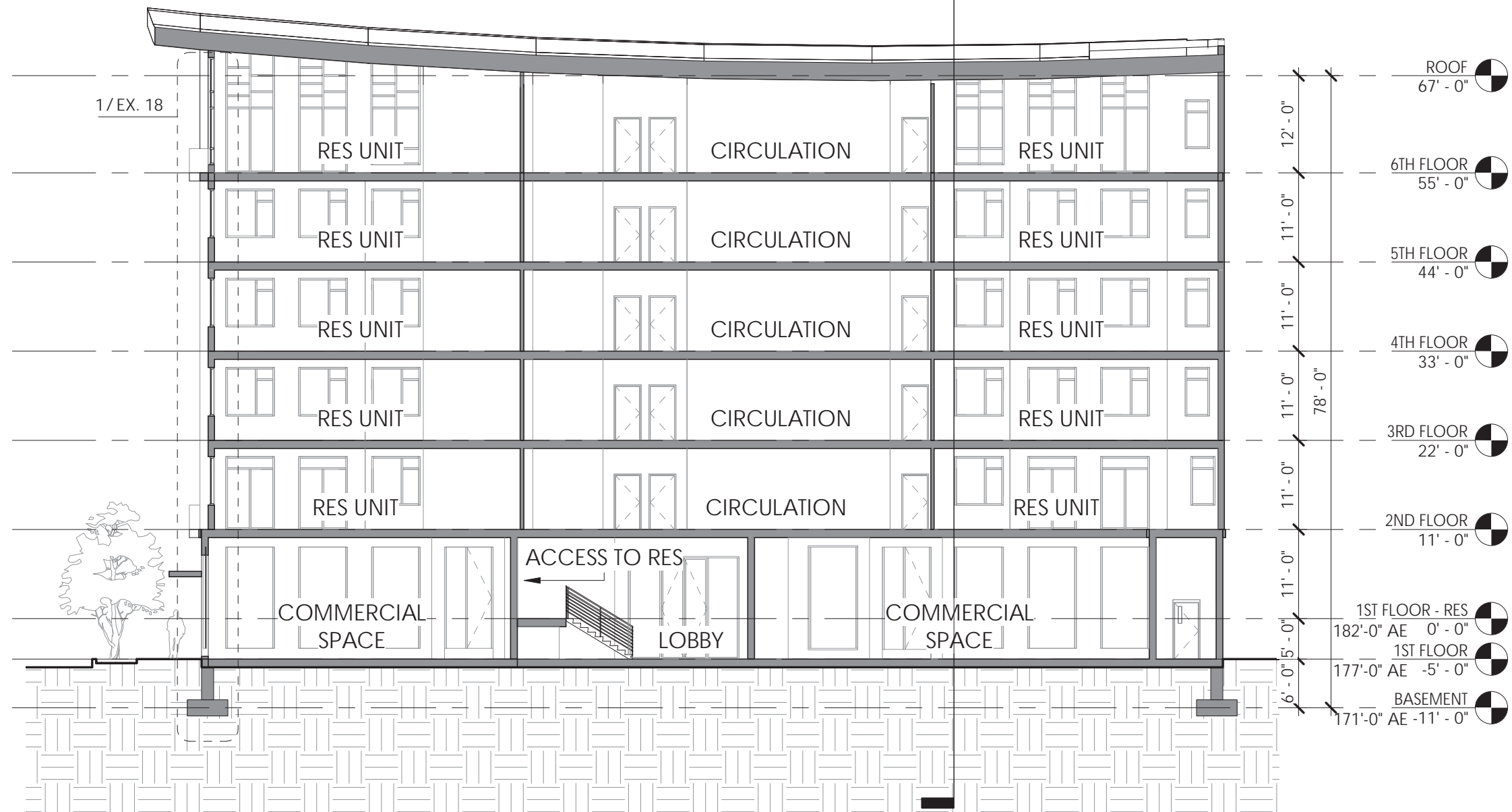
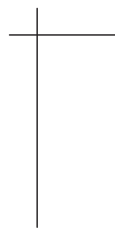










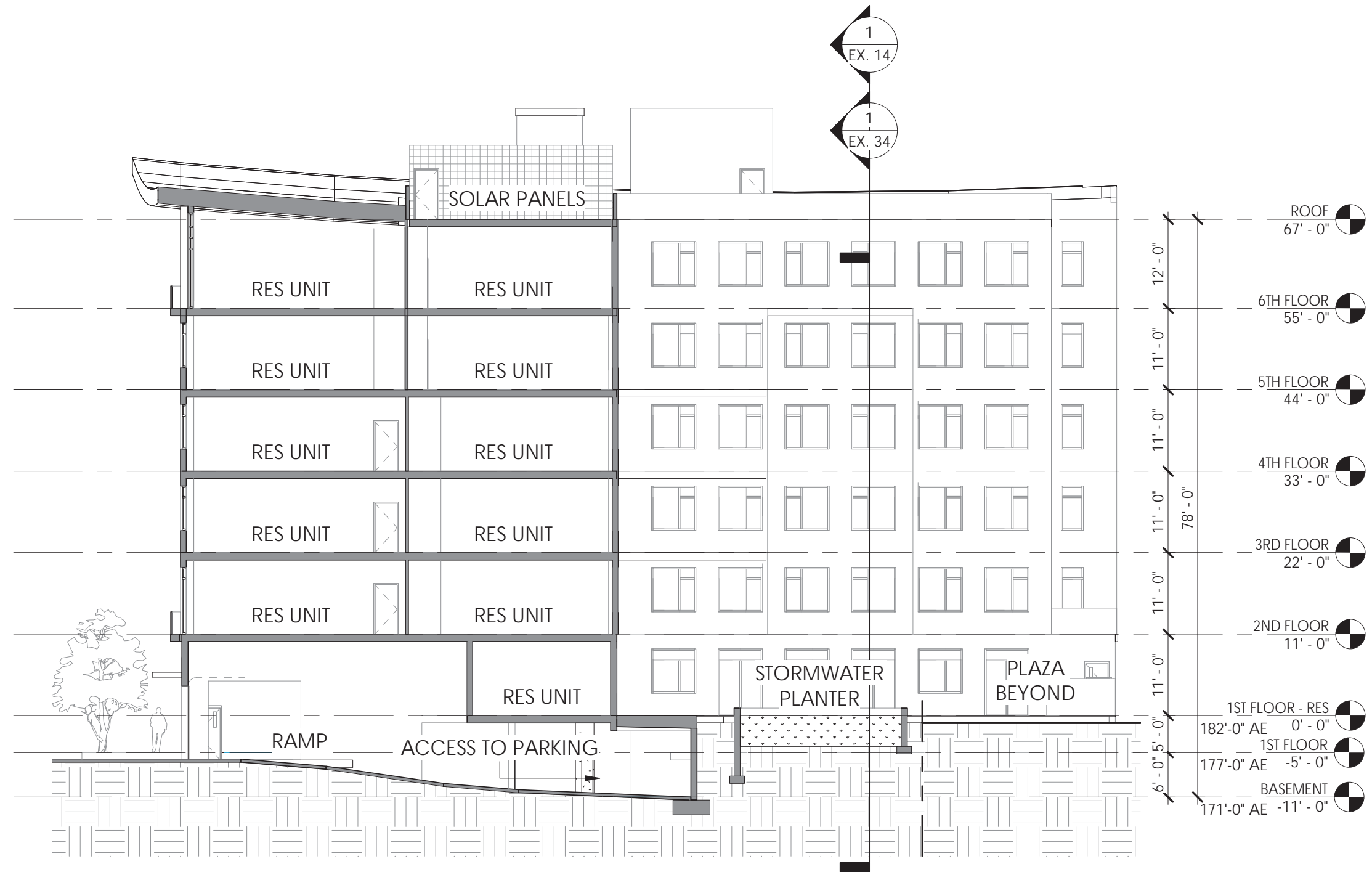
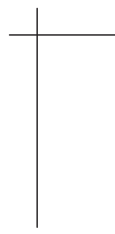


SCALE: 1/16" = 1'-0"



CROSS SECTION 2

EX. 16



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



CROSS SECTION 3

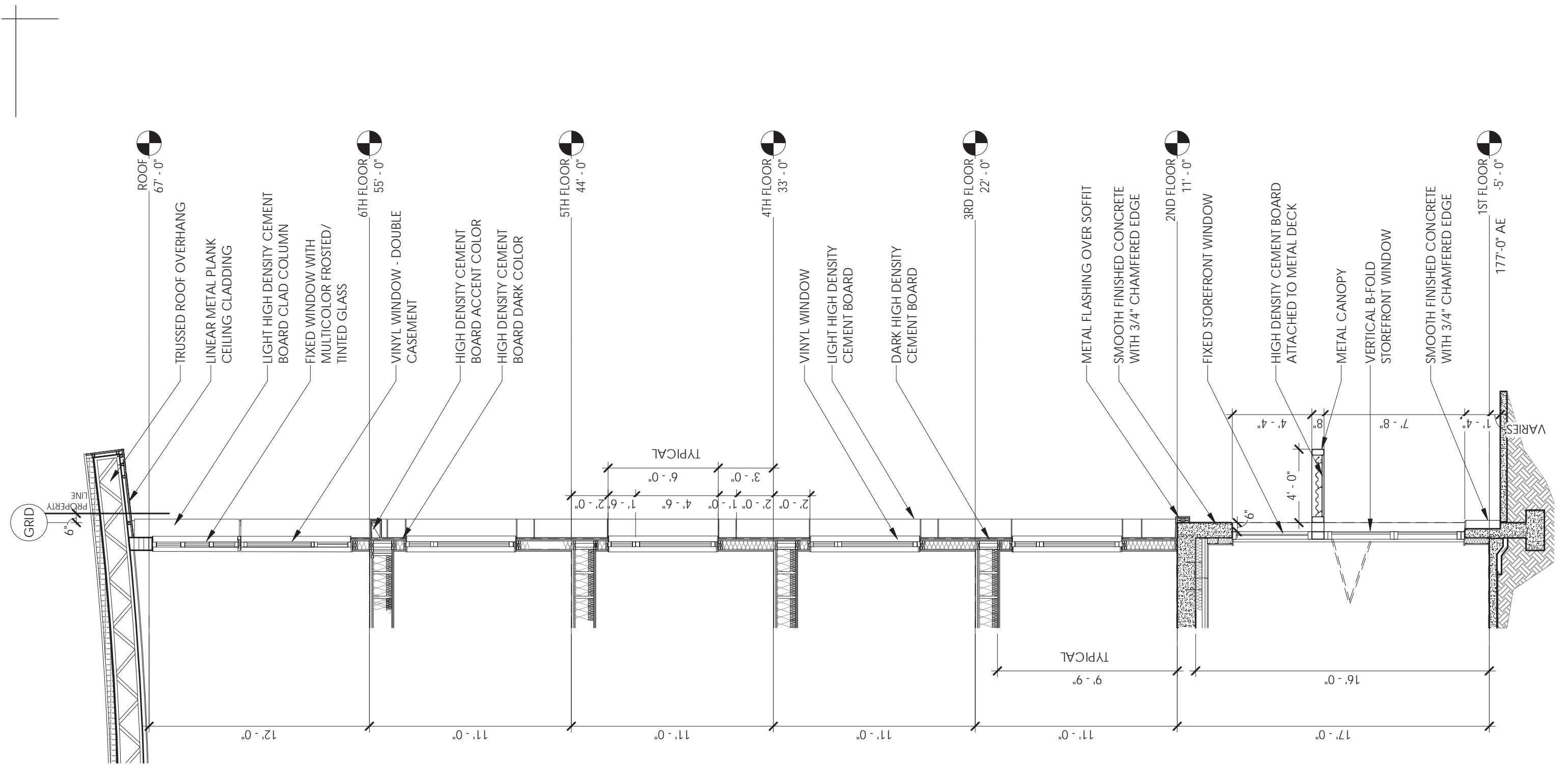
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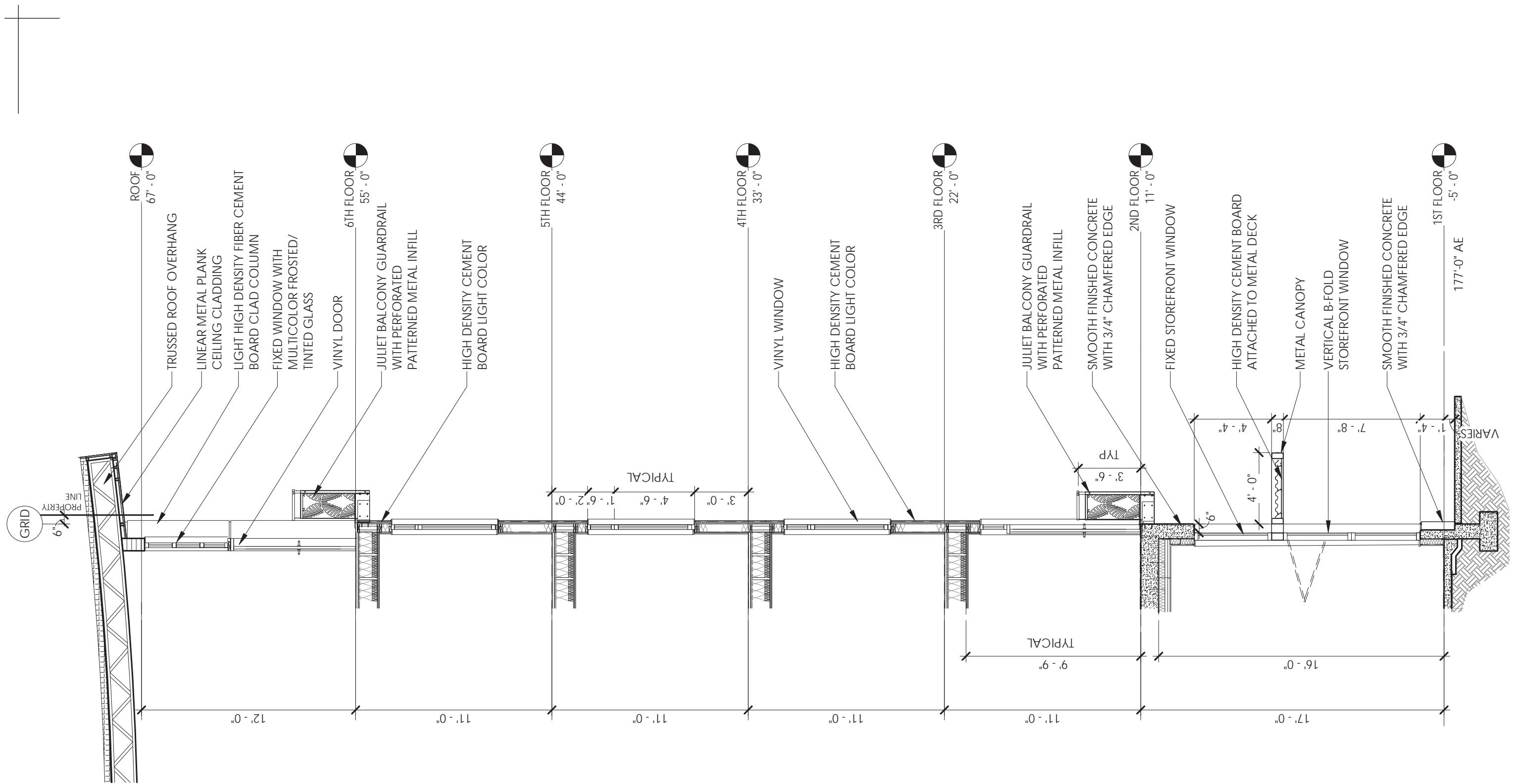
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5.31.2018

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FUSED BAMBOO SIDING (DASSO XTR)  
 STEEL TUBING POWDER COATED CANOPY  
 HIGH DENSITY CEMENT BOARD  
 LIGHT COLOR CLADDING ATTACHED TO METAL DECK

GUTTER DOWN SPOUT / STORM DRAINAGE PIPE

SURFACE MOUNT DOWN LIGHT FIXTURE TYPE L-4

UP AND DOWN LIGHT FIXTURE TYPE L-1

CALL BOX

ADA DOOR PUSH BUTTON

FUSED BAMBOO SIDING

FUSED BAMBOO DECKING BENCH

SMOOTH FINISHED CONCRETE

STOREFRONT DOOR AND SIDELIT

WATER FEATURE TOP BASIN

BLACK SPLIT BASALT STONE CHISELED



FUSED BAMBOO SIDING (DASSO XTR)

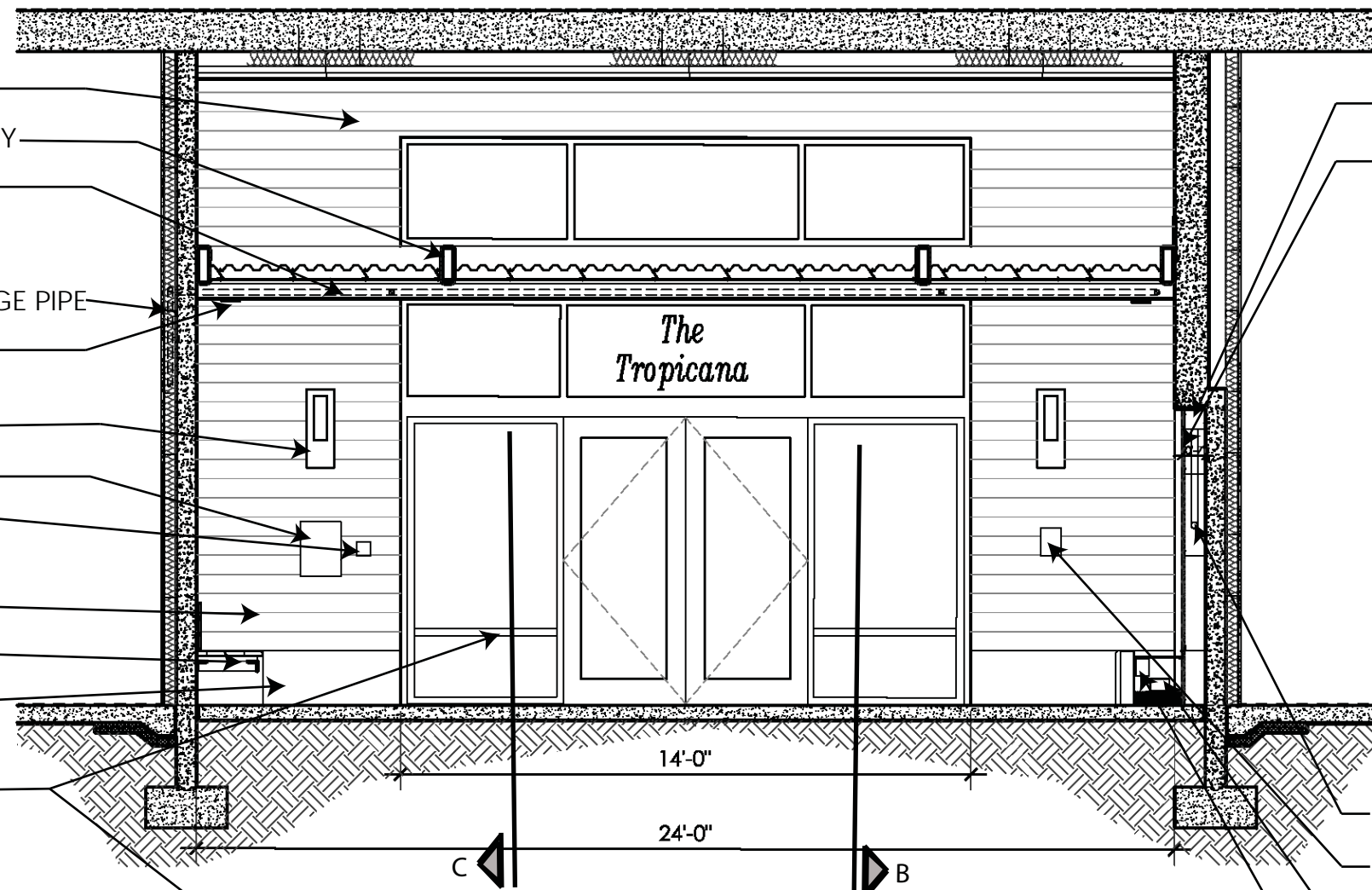
WATER FEATURE PIPING

KNOX BOX

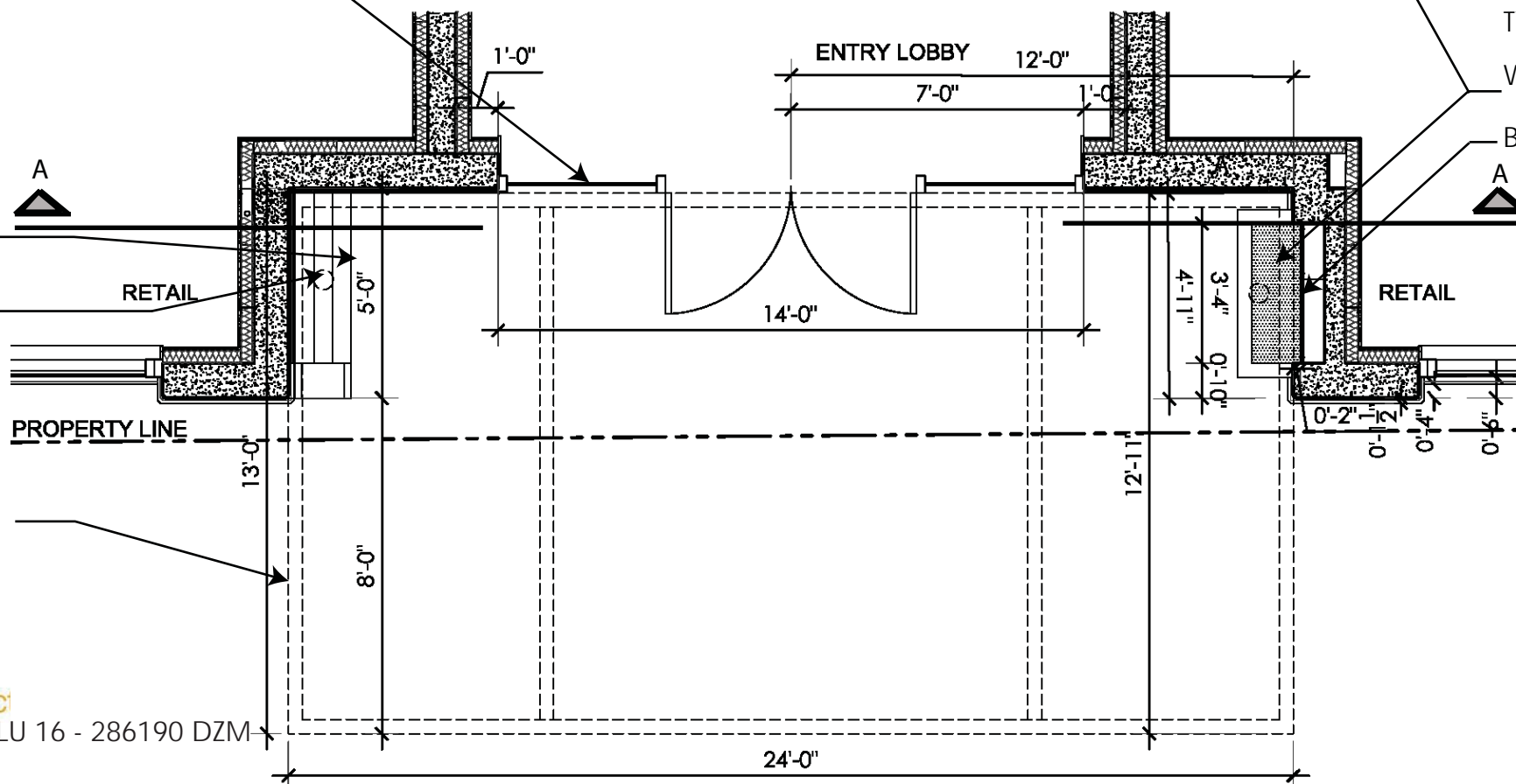
SUBMERGED UP LIGHT FIXTURE TYPE L-3 IN WATER FEATURE

WALL WATER FEATURE LOWER BASIN

BLACK SPLIT BASALT STONE CHISELED



SECTION A-A



FUSED BAMBOO DECKING BENCH

SURFACE MOUNT DOWN LIGHT FIXTURE TYPE L-4 OVERHEAD

RETAIL

PROPERTY LINE

RETAIL

STEEL TUBING POWDER COATED CANOPY OVERHEAD



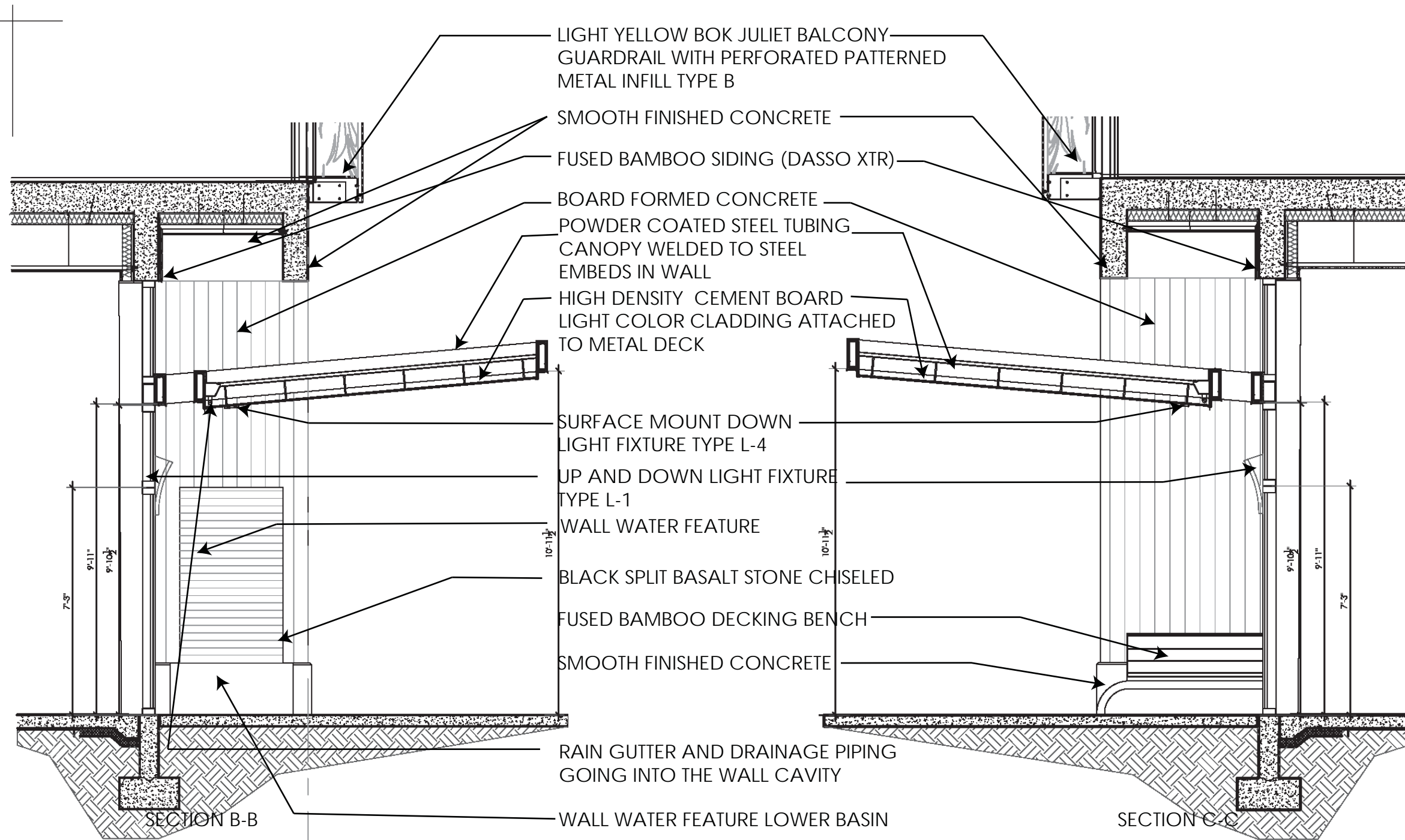
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SCALE 1/4" = 1'-0"

ENTRY  
EX 20

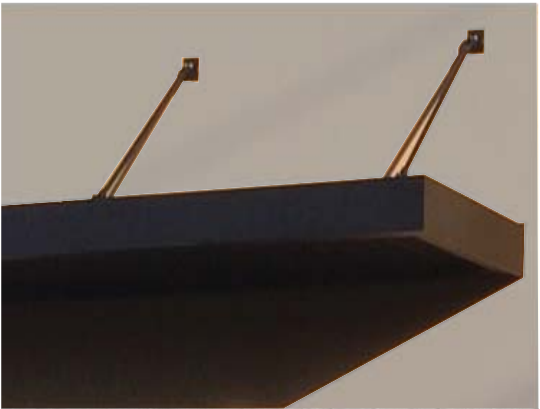
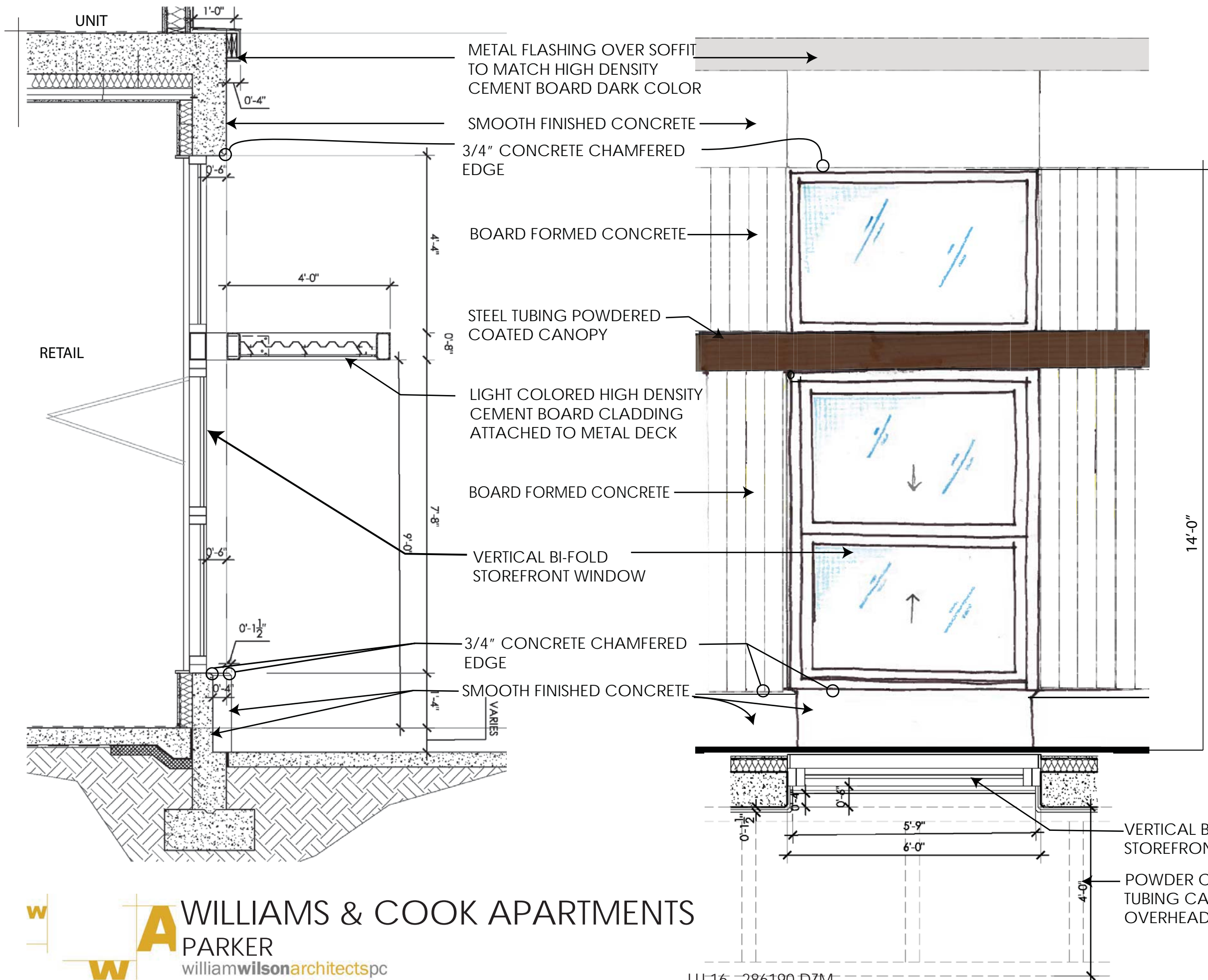
5.31.2018

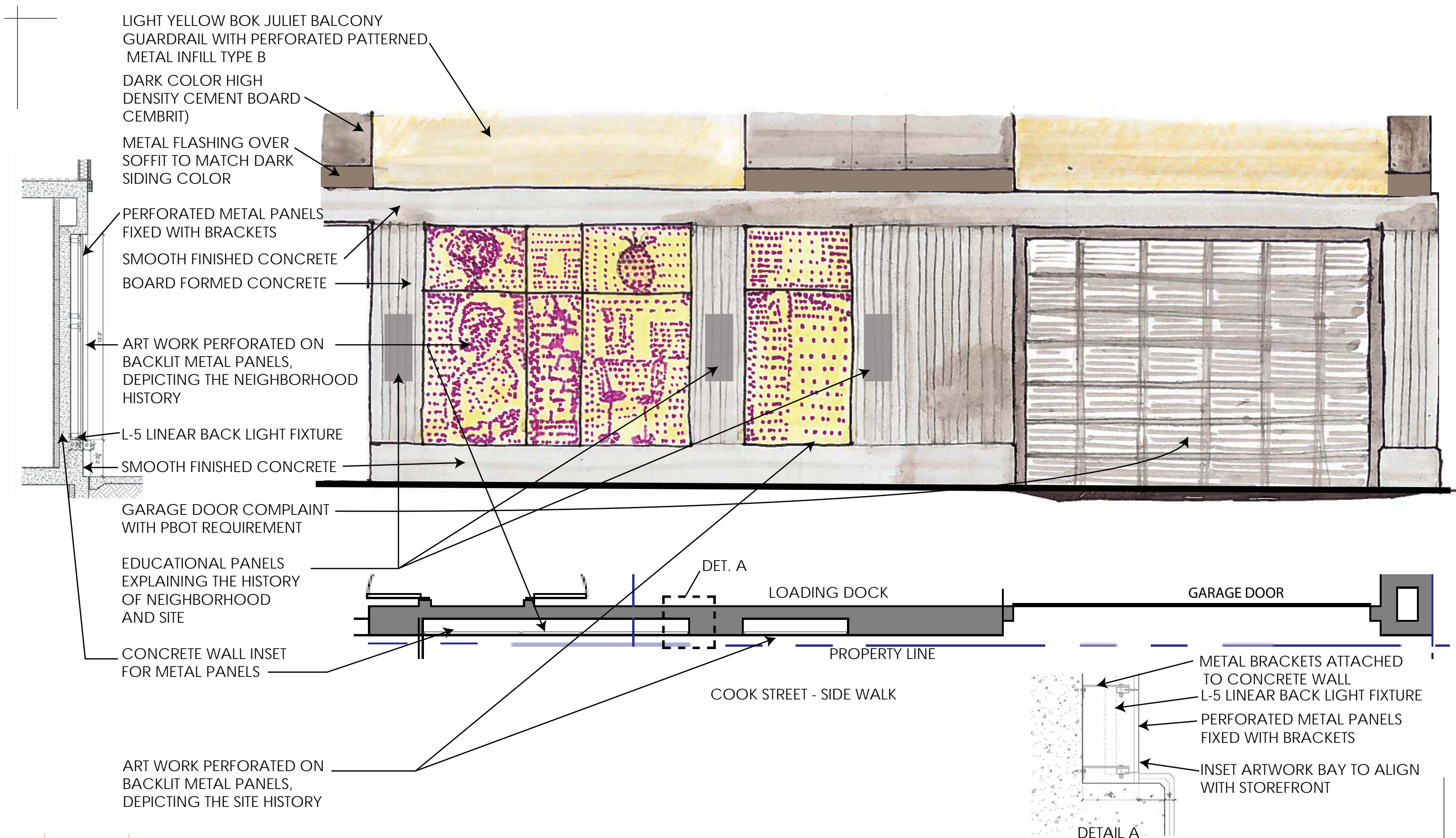
PAGE C27 of 67

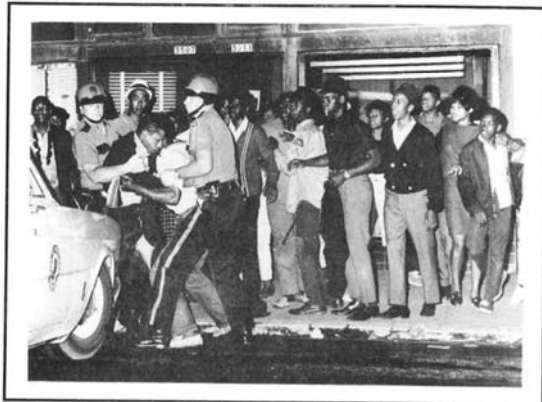


WATER FEATURE INSPIRATIONAL IMAGES

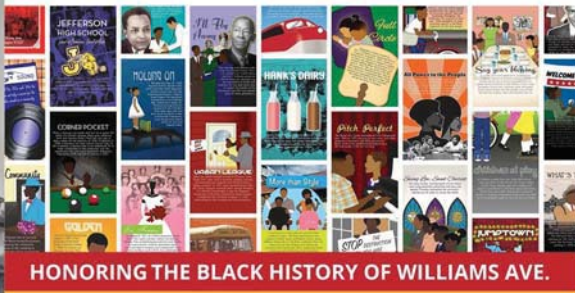








Fight on 3500 block of NE Union Avenue  
July 15, 1966  
(courtesy of OHS)



HONORING THE BLACK HISTORY OF WILLIAMS AVE.



Emanuel Hospital Protesters, 1972  
(courtesy of OHS)



W.W. II Veterans at the Urban League meeting  
regarding jobs and educational assistance (courtesy of OHS)



Williams Ave., c.1910



Williams Ave., c.1960s



N Williams Avenue and Russell Street, 1962  
(courtesy of OHS)

DESIGN COMMISSION APPEAL  
CASE NO. LU 16-286190  
IN SUPPORT OF APPELLANT

Good Afternoon, Design Commission Review Board:

I would like to introduce myself and present my comments in a written form, as I am unable to attend today's hearing.

I'm Lula M. Parker, retired owner of Tropicana Restaurant, 3217 N. Williams Avenue. I owned and operated the restaurant for over 56 years until my retirement in 2013, due to medical issues. Currently, People's Pig leases the property and this arrangement has proved both successful; i.e., providing food and beverage, as well as a positive community atmosphere.

In the late '50s, Tropicana "Barbeque" was one of many African-American businesses that is reminiscent of a lifestyle and culture that no longer exists on the Williams Avenue Corridor. It was a good place to eat, laugh and talk about "politics" – whatever the subject, it was always "politics."

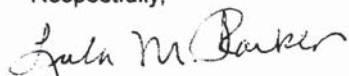
On North Williams Avenue, between North Fargo and North Cook, Tropicana remained open 24 hours a day and was surrounded by vibrant businesses, stacked very, very close together: Whitney's Grocery Store; Bop City Records; Fluffy's Shoe Shine Parlor; a real estate office; a large syndicated dry cleaners; Mr. Patton, Builder/Contractor and Nurnberg Scientific.

In 1967, Nurnberg Scientific suffered a devastating fire which destroyed many of the businesses north of the restaurant. As years past, businesses either changed hands and/or went out of business. Later, what was once the corner flagship location of Whitney's Grocery Store, it too was destroyed by fire. The grocery store had been converted to a pool hall in the '70s and above the pool hall concern was a rooming house. Due to a smoker's carelessness, the business was destroyed by fire.

Tropicana – now People's Pig – has remained the lone business occupying the entire block for many, many years. I have included several photographs as to Tropicana's "facelift" progression over the years. The latter photo is what Tropicana resembled upon my retirement – with the support of the Portland Development Commission's Storefront Program.

With these few brief comments I've shared, I hope you'll understand my passion and belief that the plans being submitted to build would offer, I believe, a positive extension of Tropicana, its legacy and speak volumes to what was once a very vibrant, proud and hard-working community that has contributed to the City's existence and, yet, will forever be remembered.

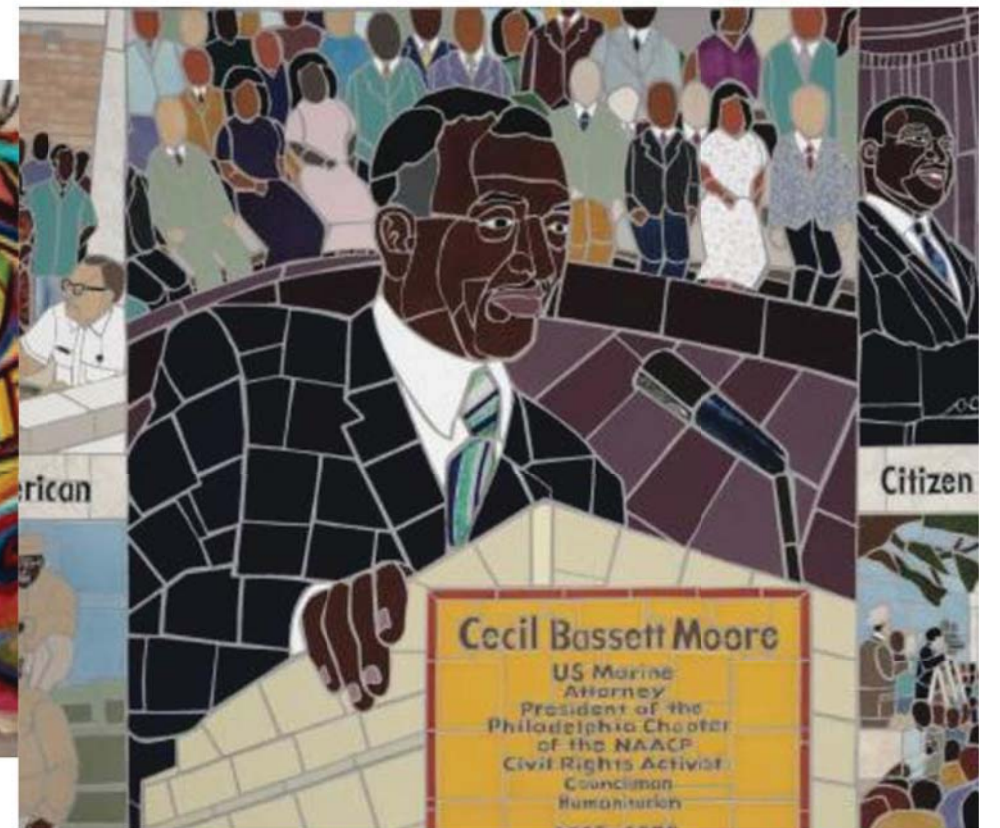
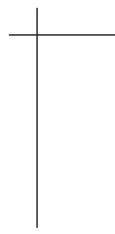
Respectfully,

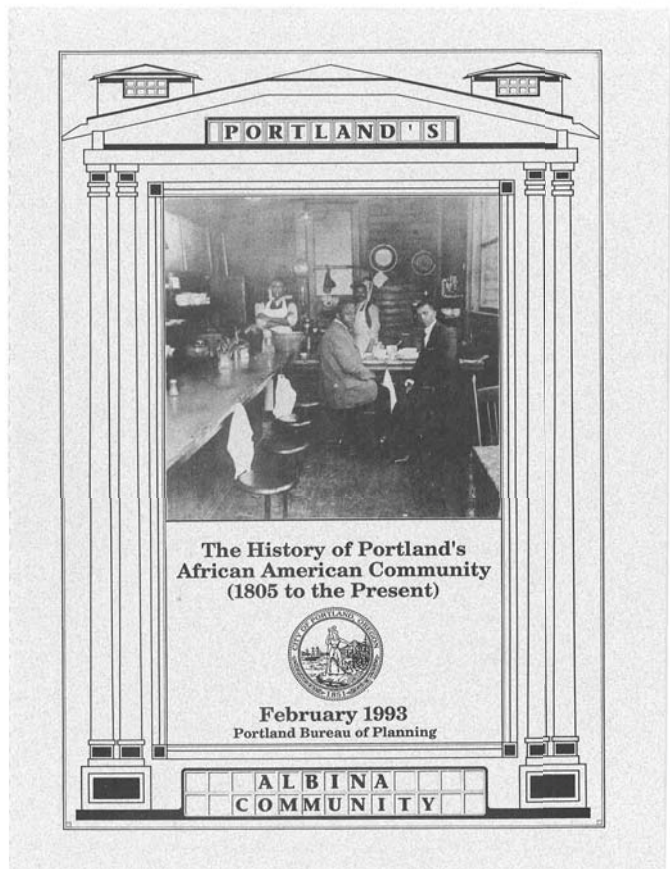
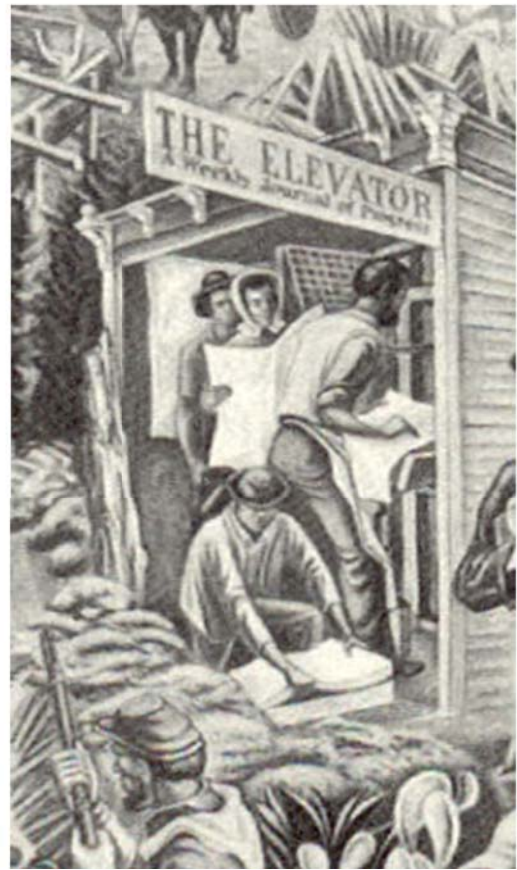
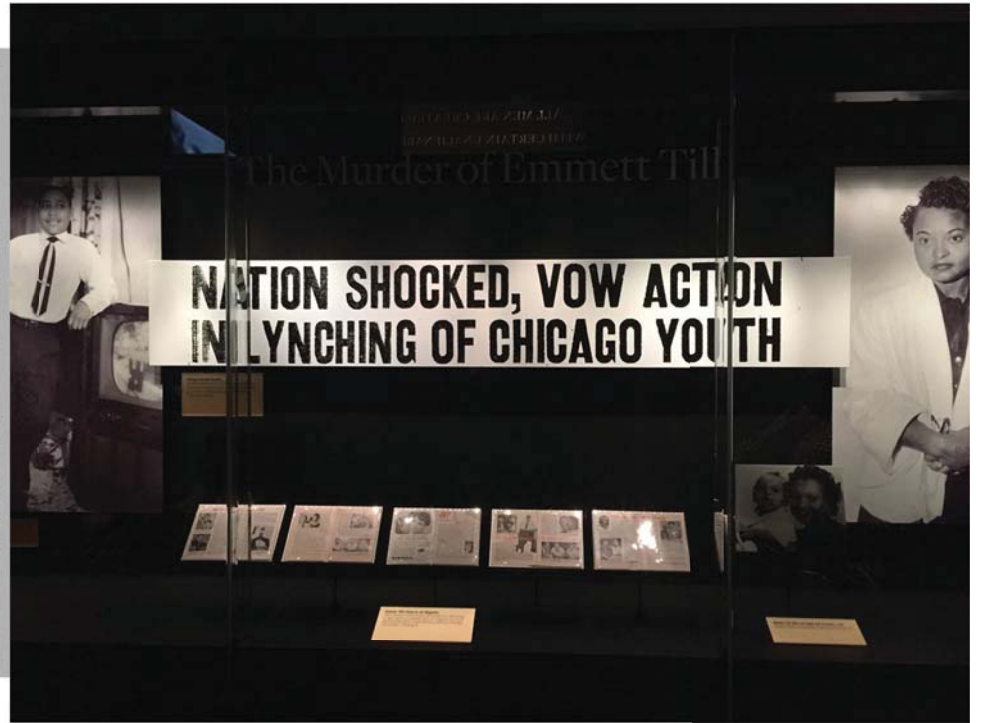


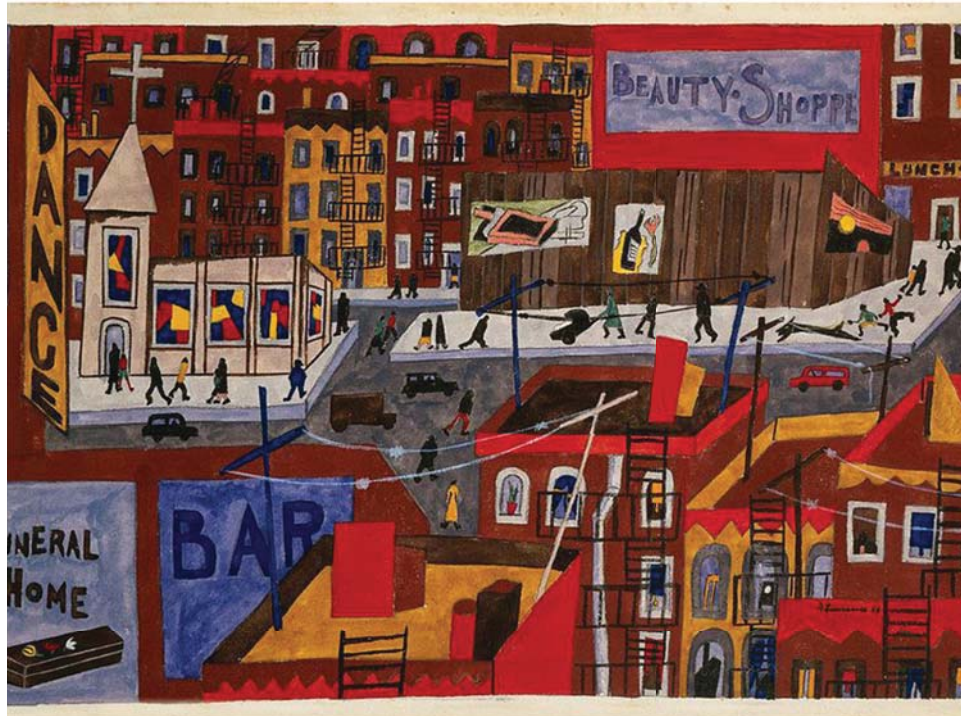
Lula M. Parker  
May 17, 2018















N WILLIAMS (EAST ELEVATION)

EAST GROUND FLOOR WINDOWS

TOTAL WALL LENGTH	126'-5.5"
GLAZING LENGTH REQUIRED	63'-3"
GLAZING LENGTH PROPOSED	68'
% OF GLAZING LENGTH REQUIRED	50%
<b>% OF GLAZING LENGTH PROPOSED</b>	<b>54%</b>
TOTAL WALL AREA	1138
GLAZING AREA REQUIRED	284.5 SF
GLAZING AREA PROPOSED	502 SF
% OF GLAZING AREA REQUIRED	25%
<b>% OF GLAZING AREA PROPOSED</b>	<b>44%</b>

NORTH GROUND FLOOR WINDOWS

TOTAL WALL LENGTH	131'-10"	TOTAL WALL AREA	1186 SF
GLAZING LENGTH REQUIRED	65'-10"	GLAZING AREA REQUIRED	296.5 SF
GLAZING LENGTH PROPOSED	48'	GLAZING AREA PROPOSED	342.5 SF
% OF GLAZING LENGTH REQUIRED	50%	% OF GLAZING AREA REQUIRED	25%
% OF GLAZING LENGTH PROPOSED	36%	% OF GLAZING AREA PROPOSED	29%
DECORATIVE SCREEN LENGTH PROPOSED	21'	DECORATIVE SCREEN AREA PROPOSED	189 SF
% OF DECORATIVE SCREEN PROPOSED	16%	% OF DECORATIVE SCREEN PROPOSED	15.94%
<b>TOTAL LENGTH</b>	<b>69' (52%)</b>	<b>TOTAL LENGTH</b>	<b>531 SF (44.8%)</b>



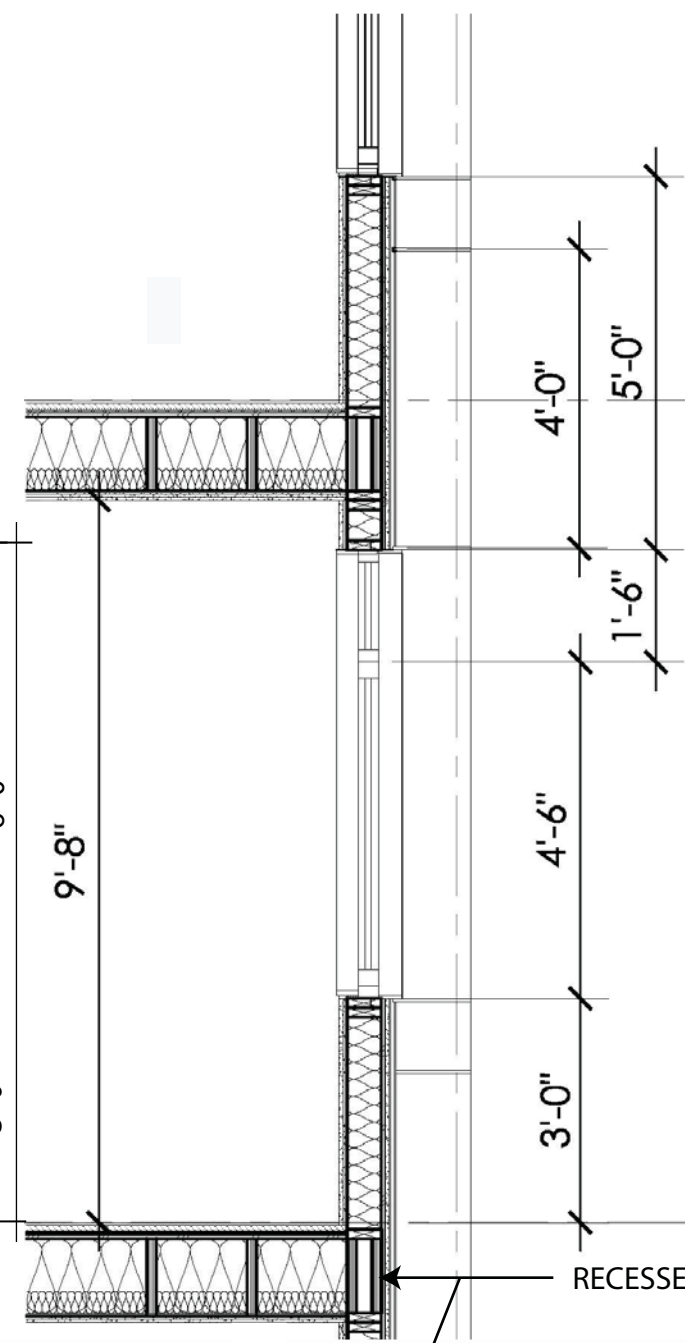
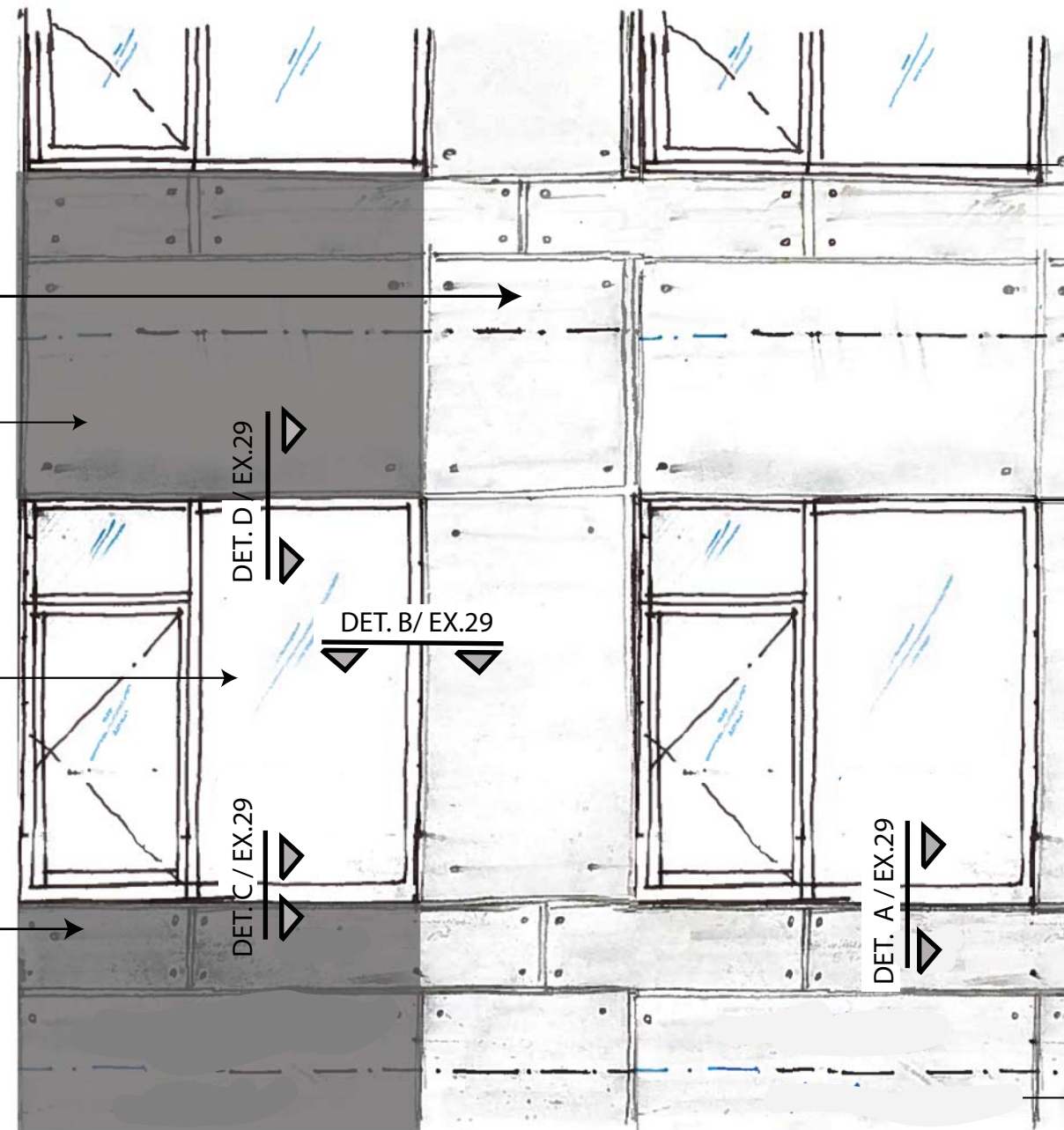
N COOK (NORTH ELEVATION)

LIGHT COLOR HIGH DENSITY CEMENT BOARD (CEMBRIT)

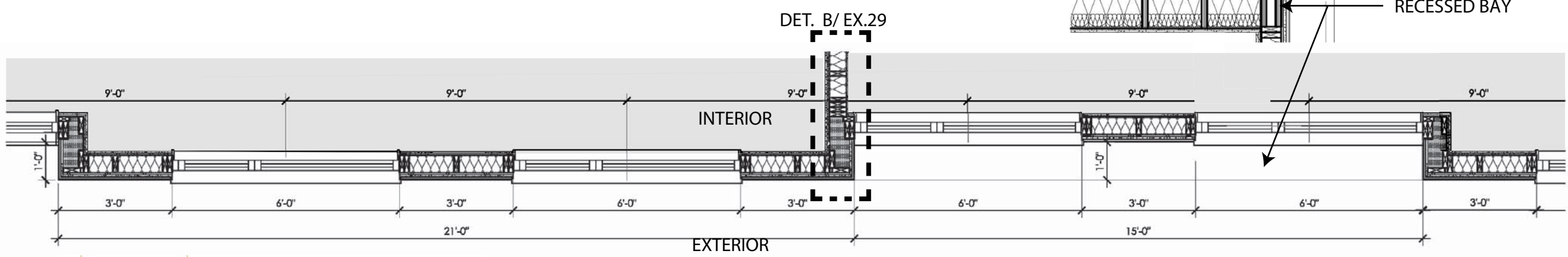
DARK COLOR HIGH DENSITY CEMENT BOARD (CEMBRIT)

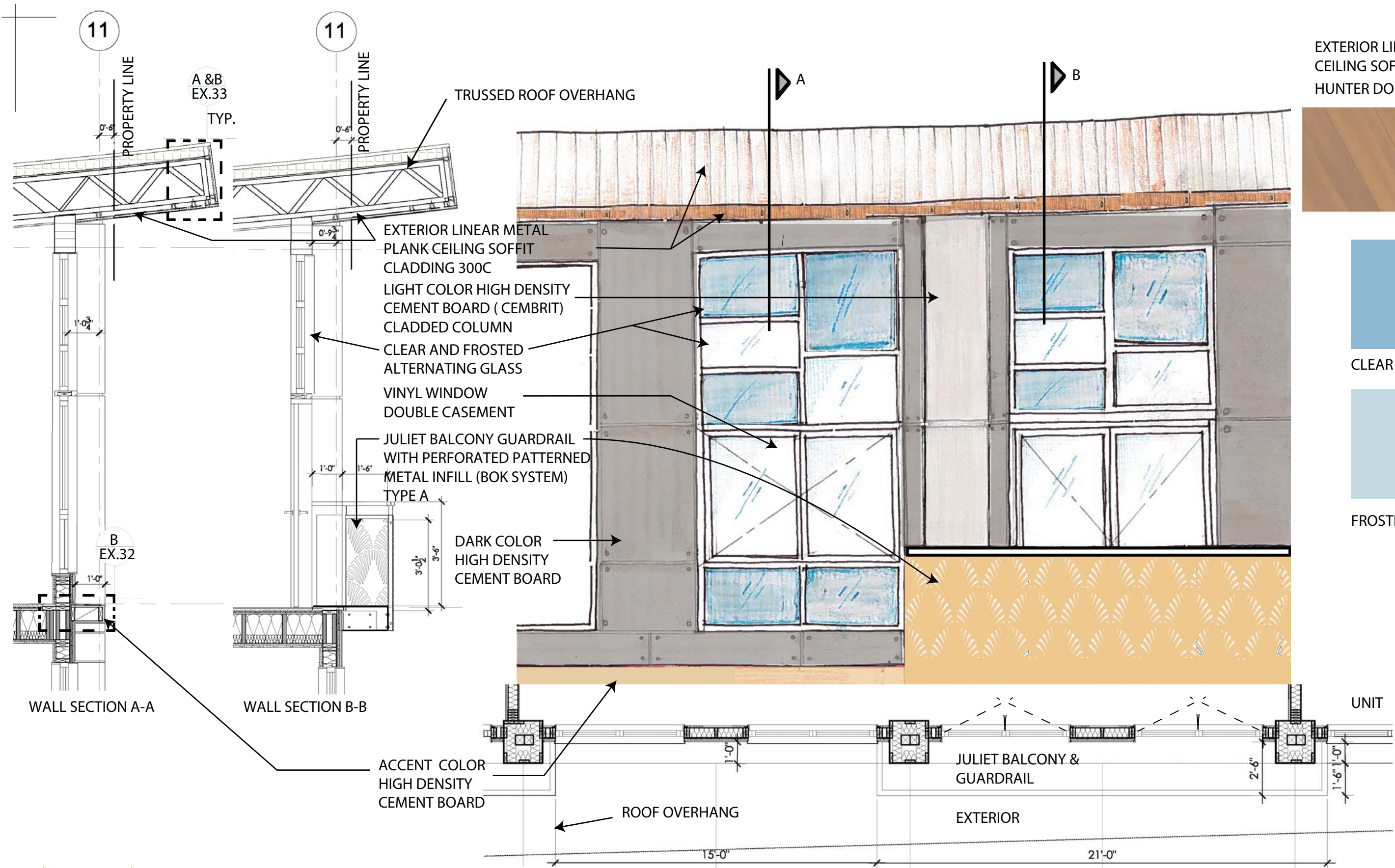
VINYL WINDOW 6'-0" X 6'-0", CASEMENT AND FIXED PICTURE FRAME

RECESSED BAY



HIGH DENSITY CEMENT BOARD (CEMBRIT)  
LIGHT COLOR & DARK COLOR

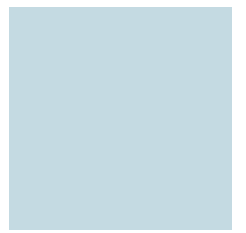




EXTERIOR LINEAR METAL PLANK  
 CEILING SOFFIT CLADDING  
 HUNTER DOUGLAS 300C



CLEAR GLASS



FROSTED GLASS

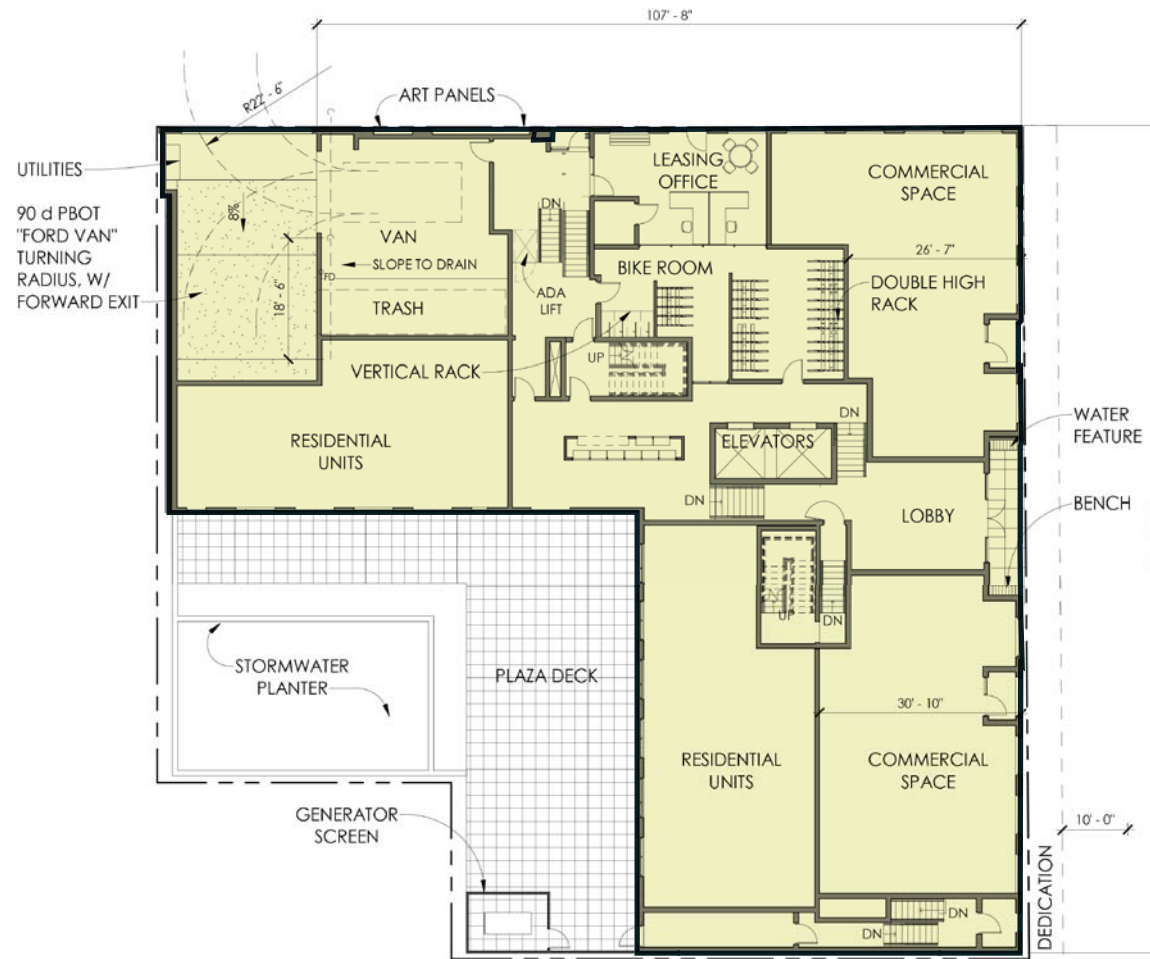
WALL SECTION A-A

WALL SECTION B-B

UNIT



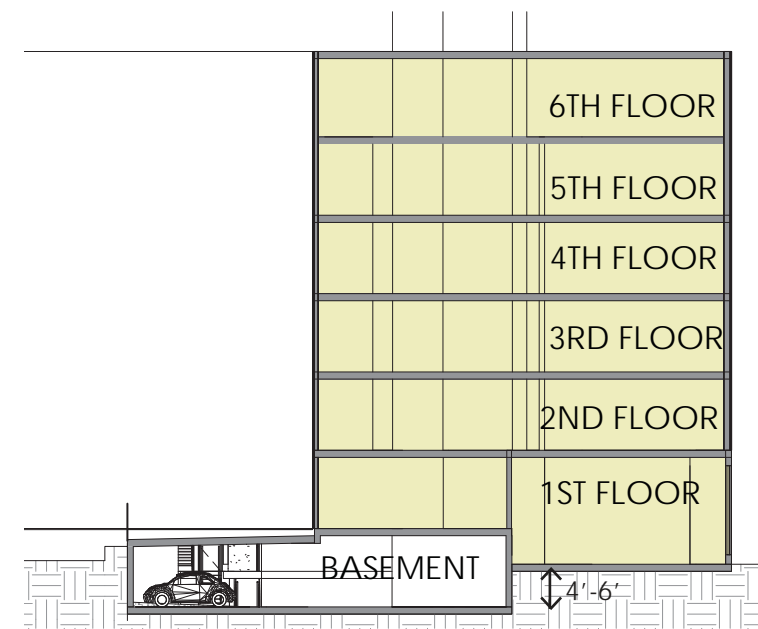
TYPICAL FAR DIAGRAM ABOVE STREET LEVEL



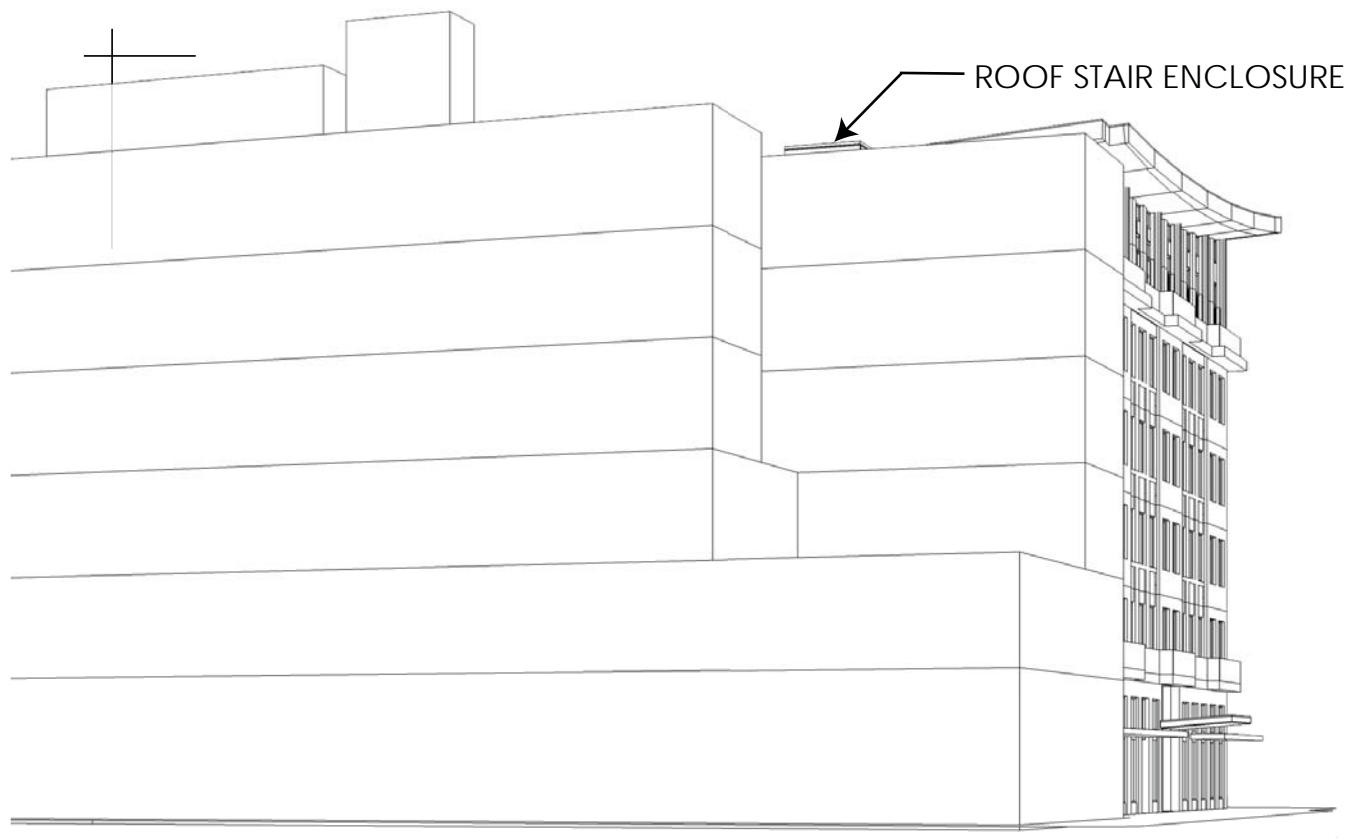
LEVEL 1 / RETAIL PLAN

WILLIAMS SITE

Site Area (before ROW dedication)	16,293	SF
Allowable Floor Area	65,172	SF
Proposed Building	65,172	SF







LOOKING FROM SOUTHEAST OF CORNER OF WILLIAMS AND MONROE



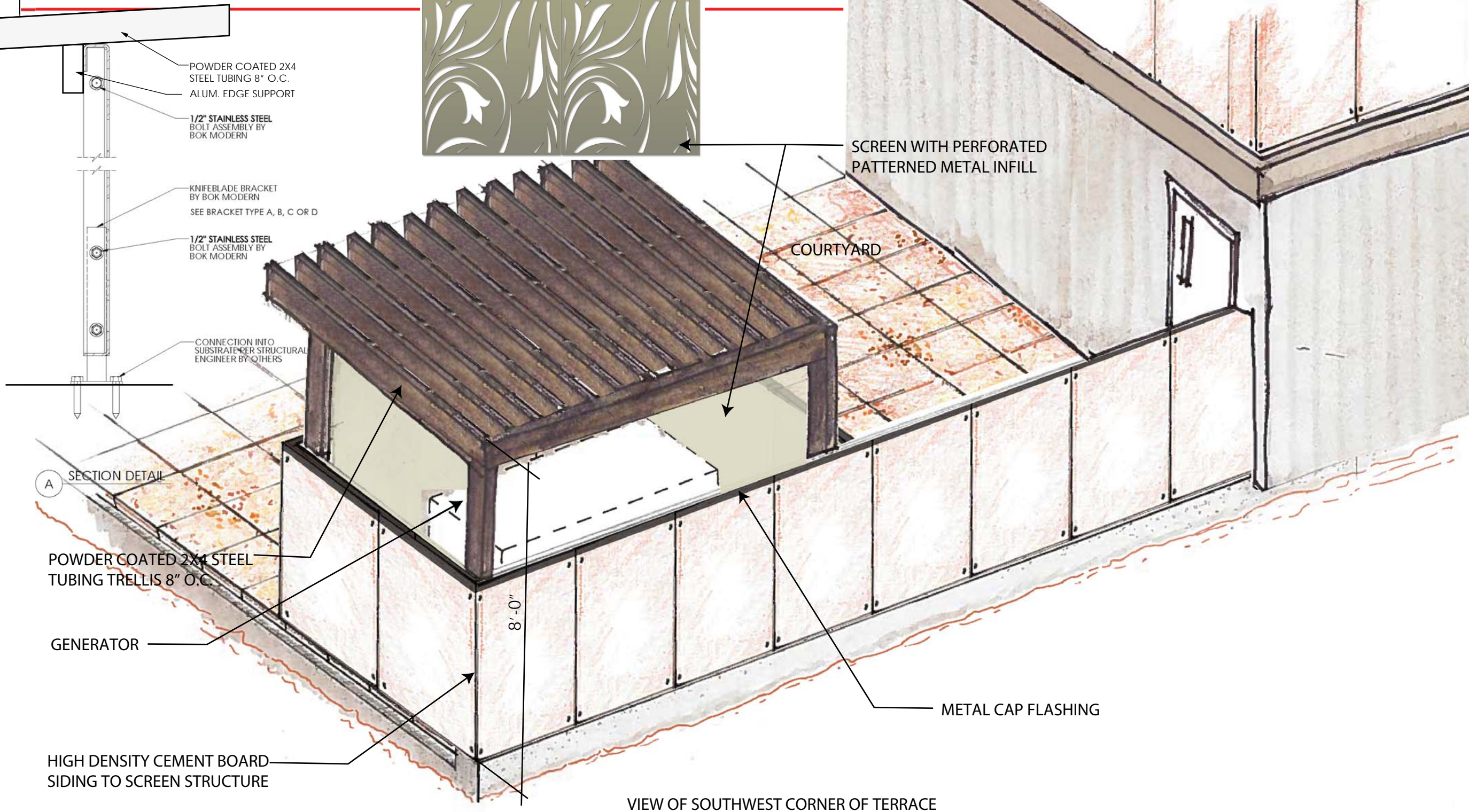
LOOKING FROM DOWN NE FARGO

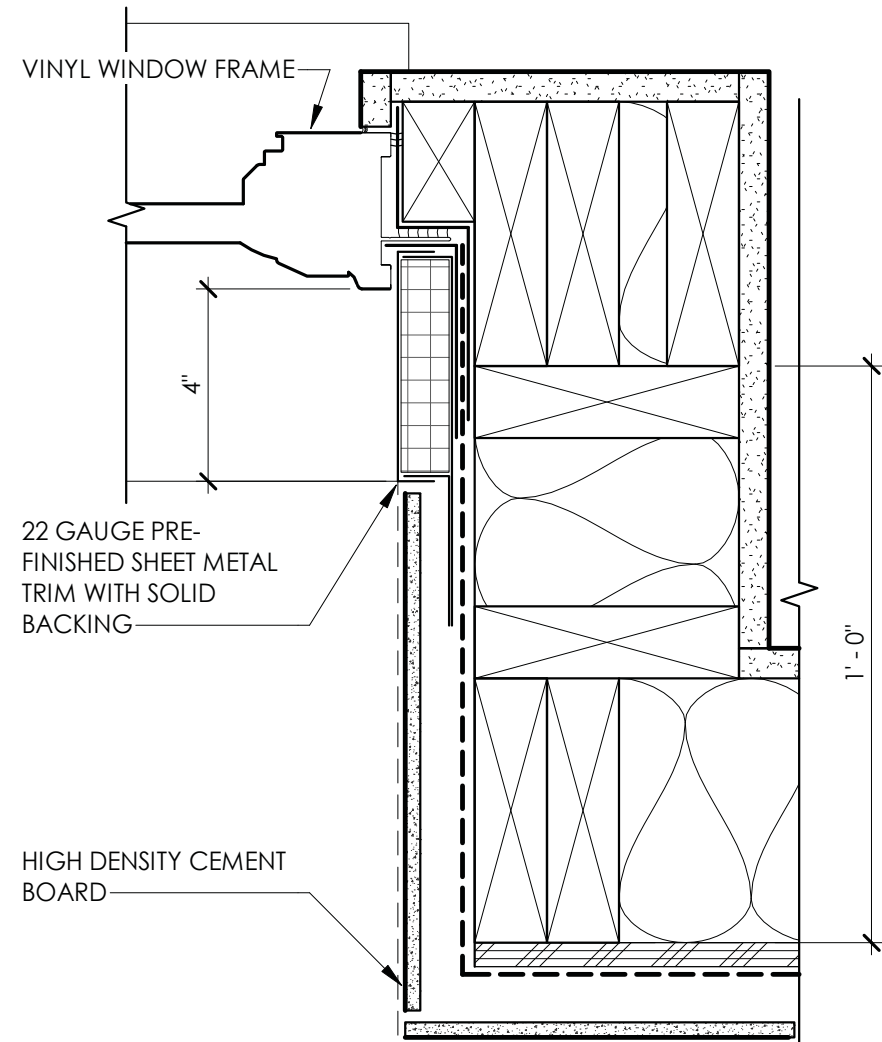
THESE MASSING STUDY PERSPECTIVES SHOW THAT ONLY THE VERY TOP OF THE ROOF STAIR ENCLOSURE IS SEEN FROM OVER 300 FEET AWAY. MECHANICAL EQUIPMENT ON STREET FACING SIDE(S) WILL NOT NEED SCREENING. SEE ALSO ELEVATION DRAWINGS.



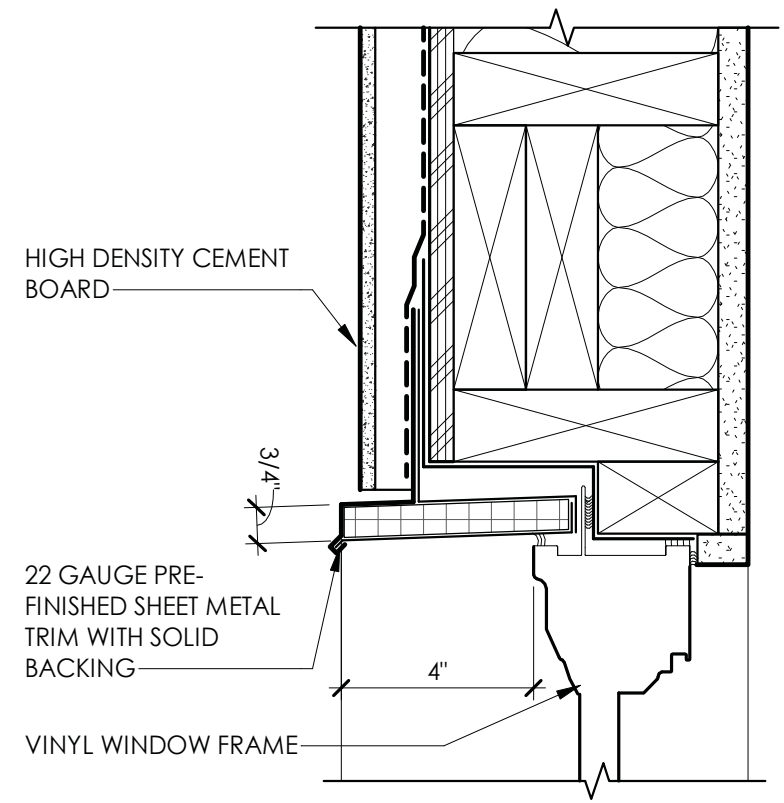
LOOKING FROM THE NW CORNER OF IVY AND WILLIAMS

**BOK MODERN  
DIVIDER/GATE SYSTEMS**

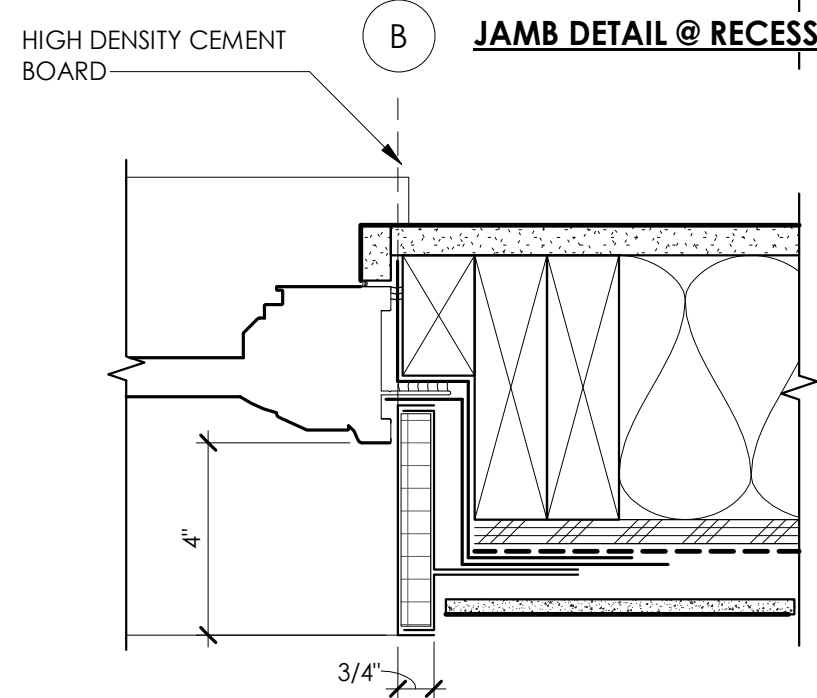




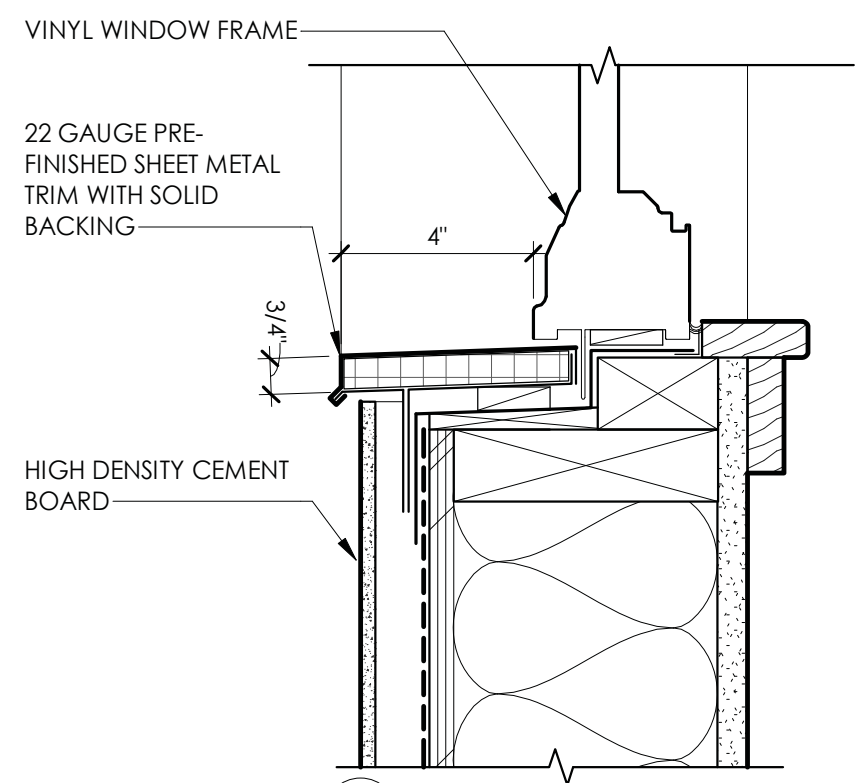
**B JAMB DETAIL @ RECESS**



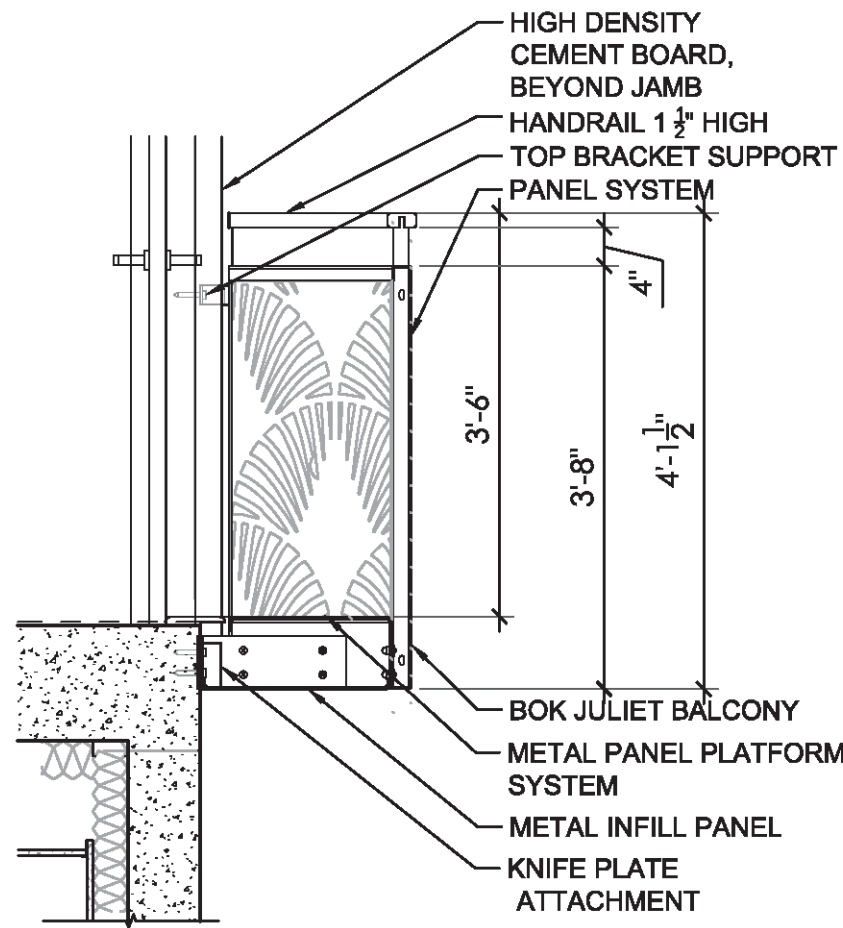
**D HEAD DETAIL**



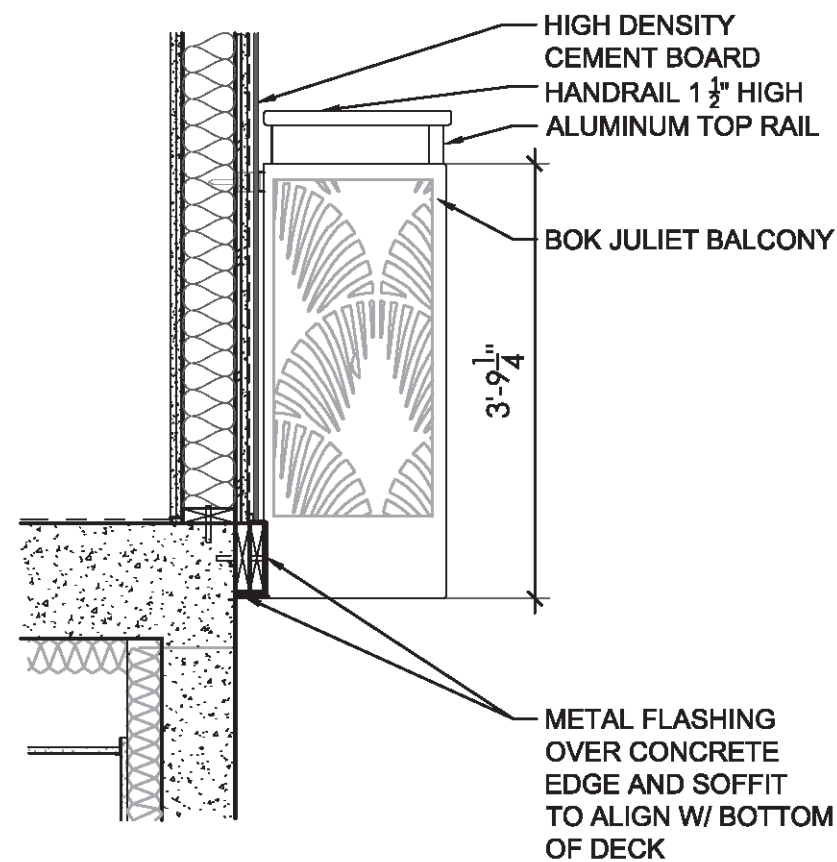
**A JAMB DETAIL**



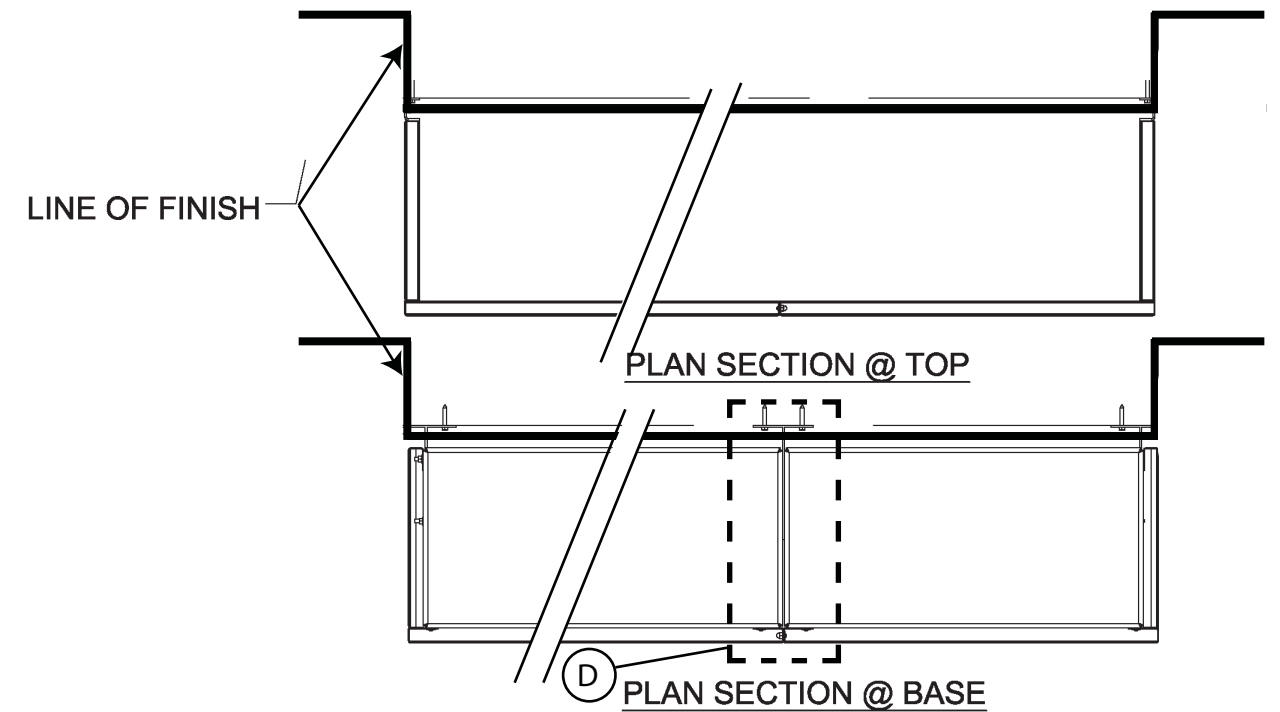
**C SILL DETAIL**



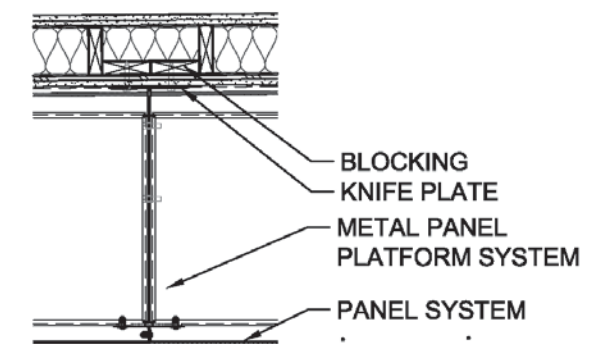
**A** SECTION AT JULIET BALCONY



**B** SECTION AT FLASHING SOFFIT & DECK IN ELEVATION

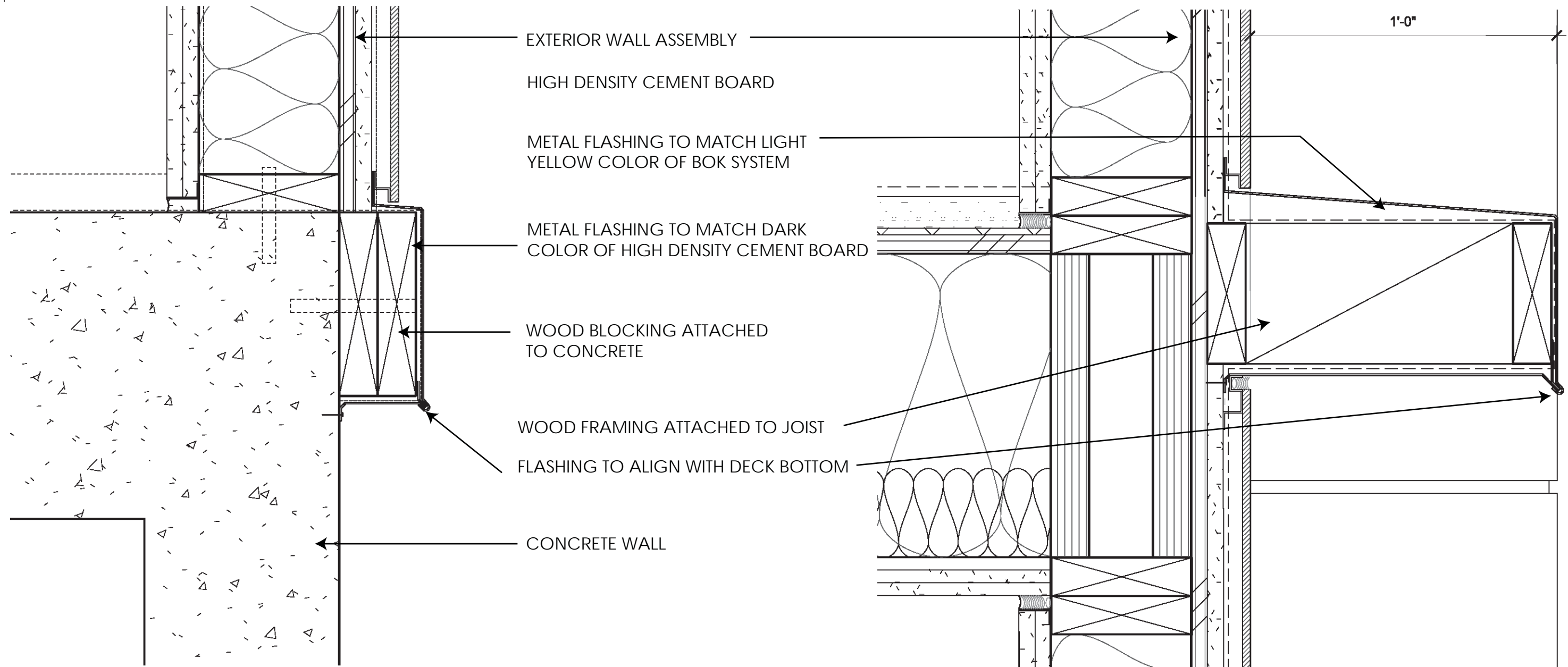


**C** DECK PLANS



PARTIAL PLAN AT JULIET BALCONY

**D** PARTIAL PLAN

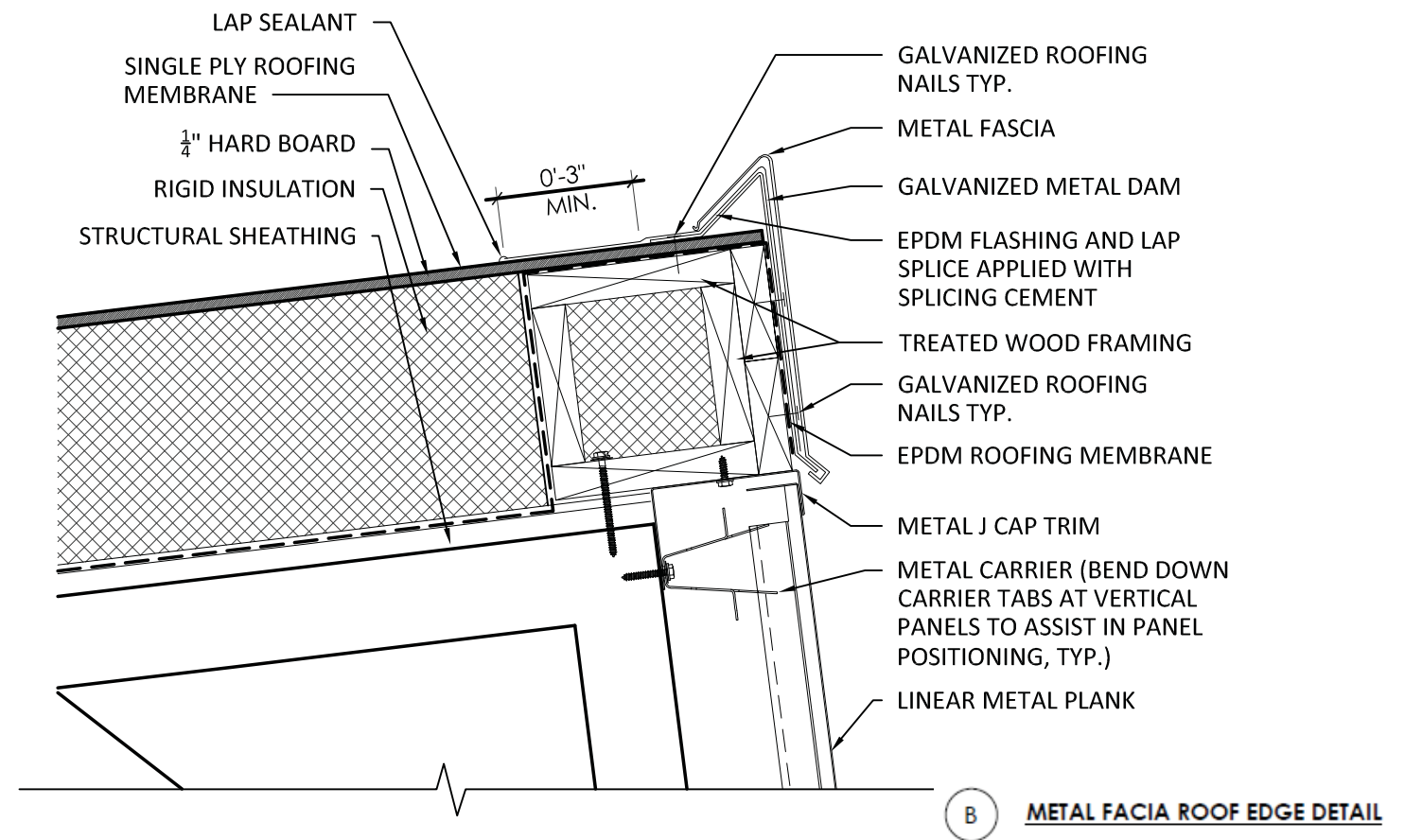


A

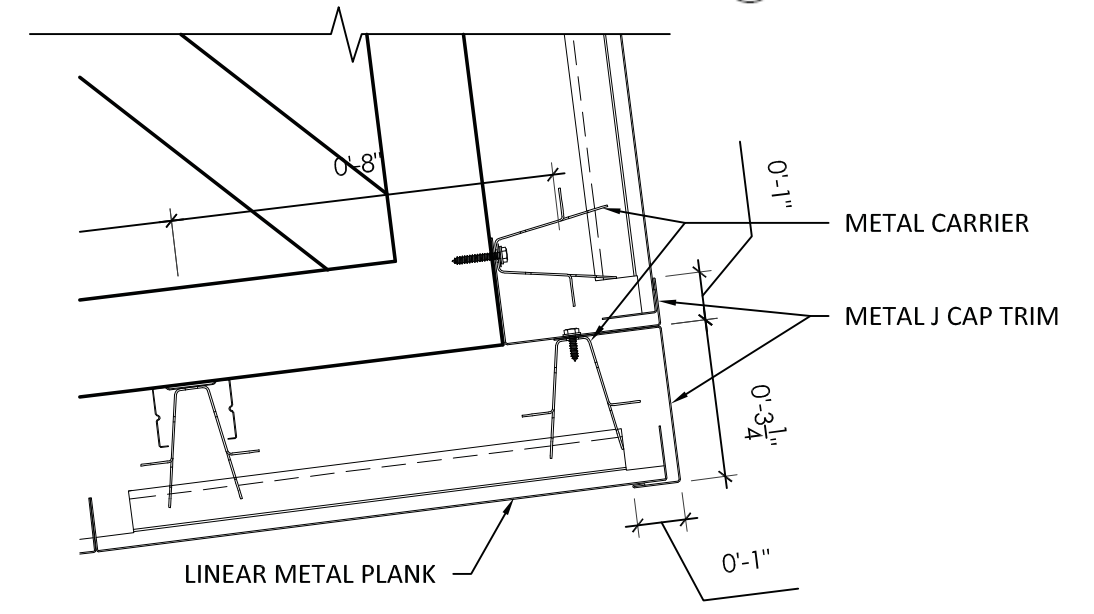
**METAL SOFFIT AT 1ST FLOOR**

B

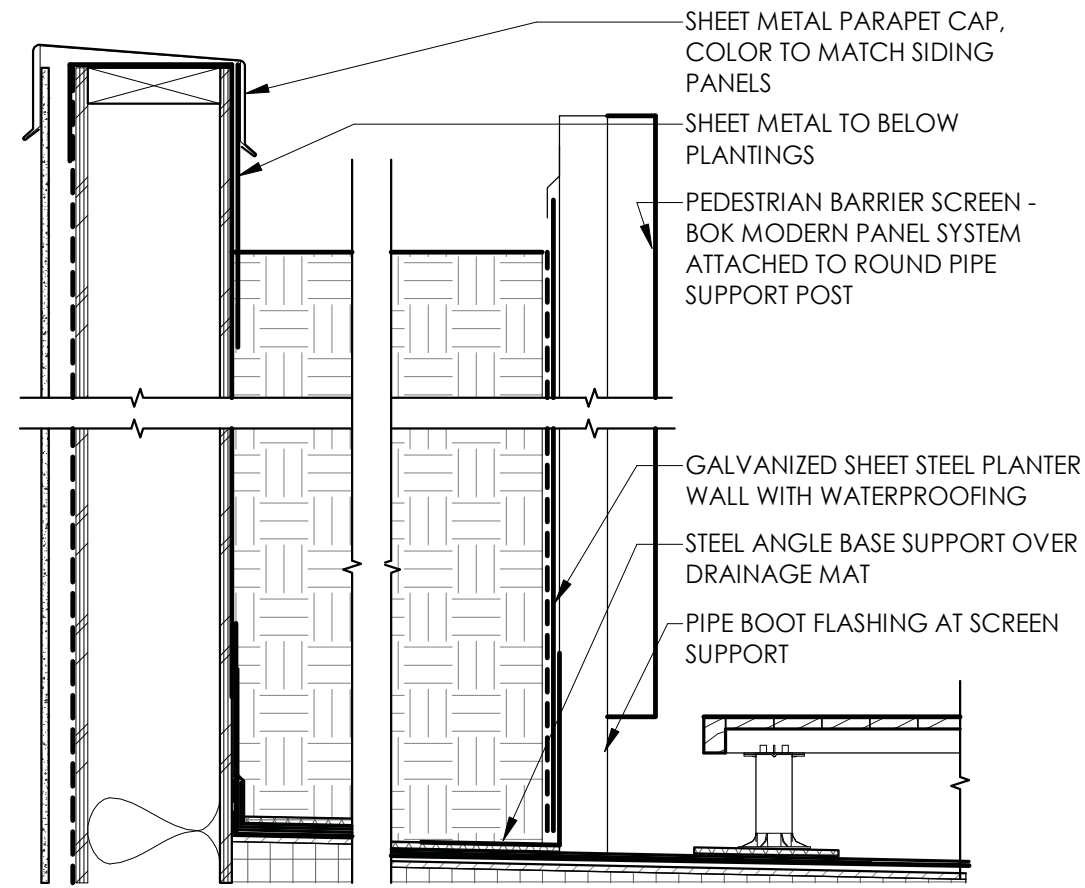
**METAL SOFFIT AT 6TH FLOOR**



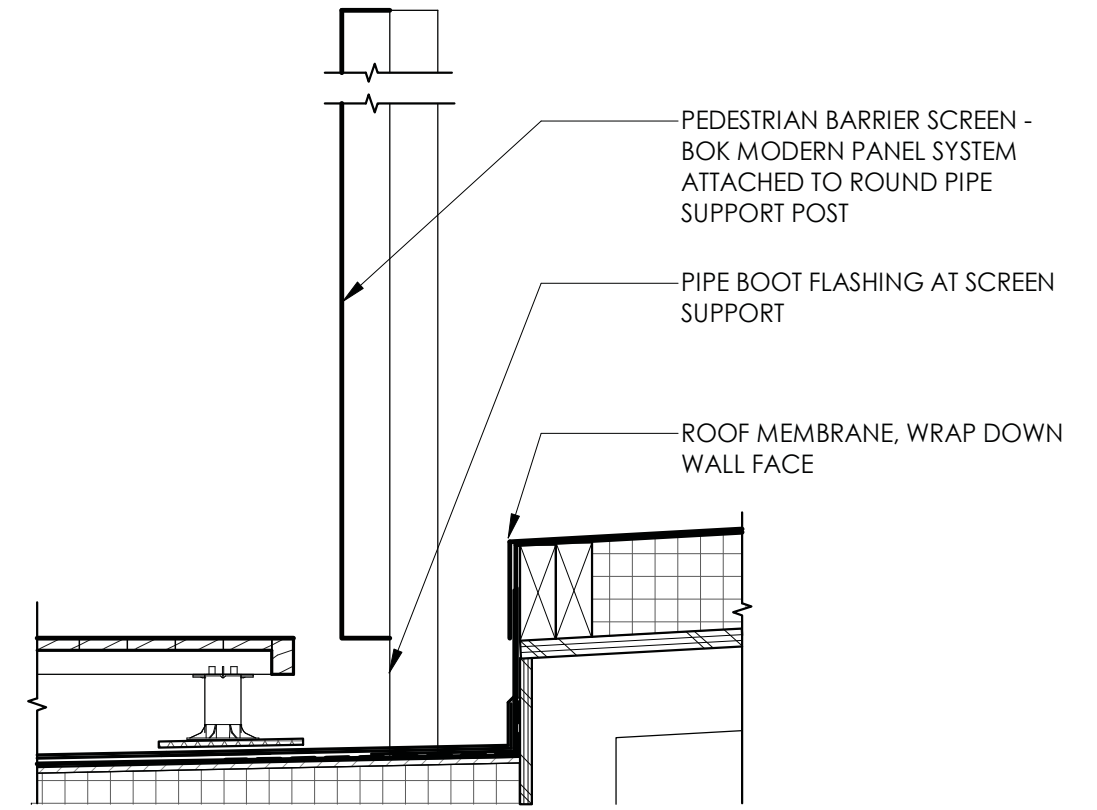
**B METAL FACIA ROOF EDGE DETAIL**



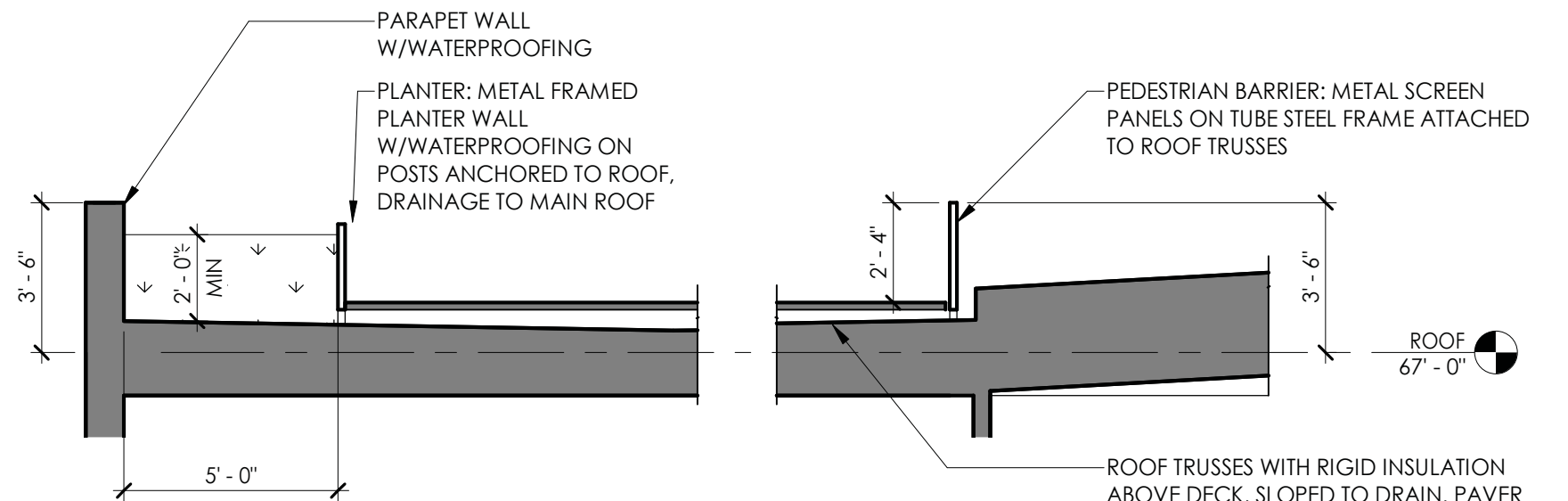
**A METAL SOFFIT DETAIL**



3 ROOF TERRACE EDGE AT PLANTER  
 EX. 34 SCALE: 1 1/2" = 1'-0"



2 ROOF TERRACE EDGE AT SLOPED ROOF  
 EX. 34 SCALE: 1 1/2" = 1'-0"



ROOF DECK SECTION  
 SCALE: 1/4" = 1'-0"

BIKE STORAGE / (P/LIST/BIKE-STORAGE) SINGLE BIKE RACK

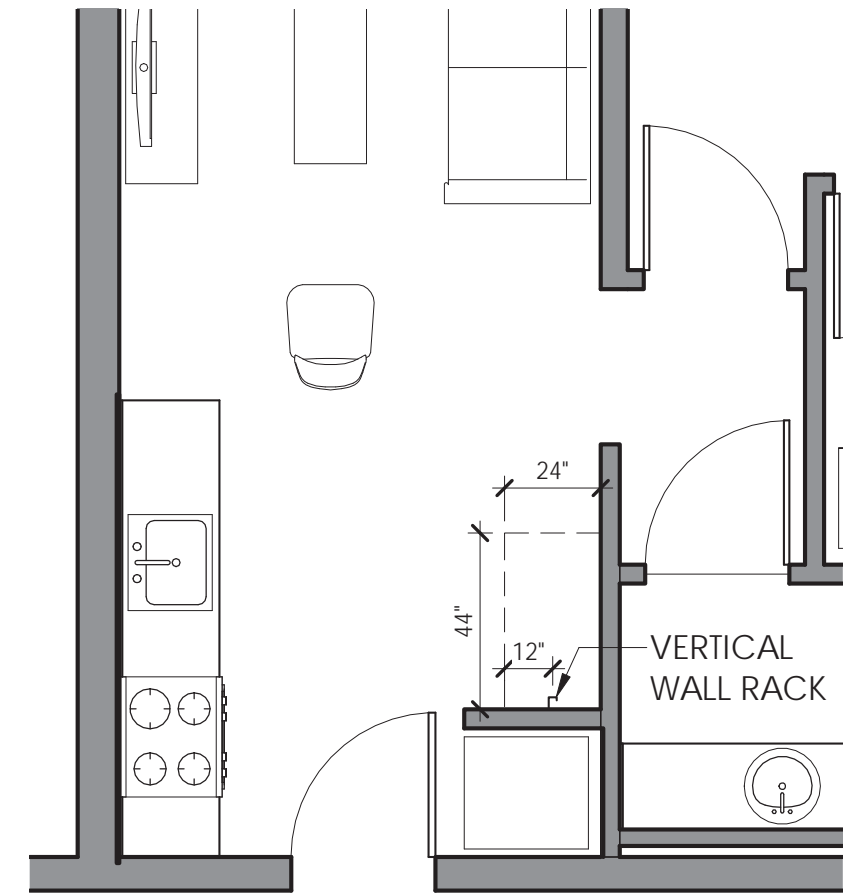


**B-1R SINGLE BIKE RACK**

With the Racor Single Bike Rack, you can conveniently store one bicycle vertically on the wall and save some much needed floor space. No longer do you need to make space to store your bike. The Single Bike Rack features molded rubber hook guards that secure your bike tire or rim to the wall without scratching your bike. And to prevent theft, the Single Bike Rack has an exclusive security loop that can be used with a cable lock. Made from epoxy-coated, laser-cut, 12-gauge steel, this bike rack is built to last for years of quality storage.

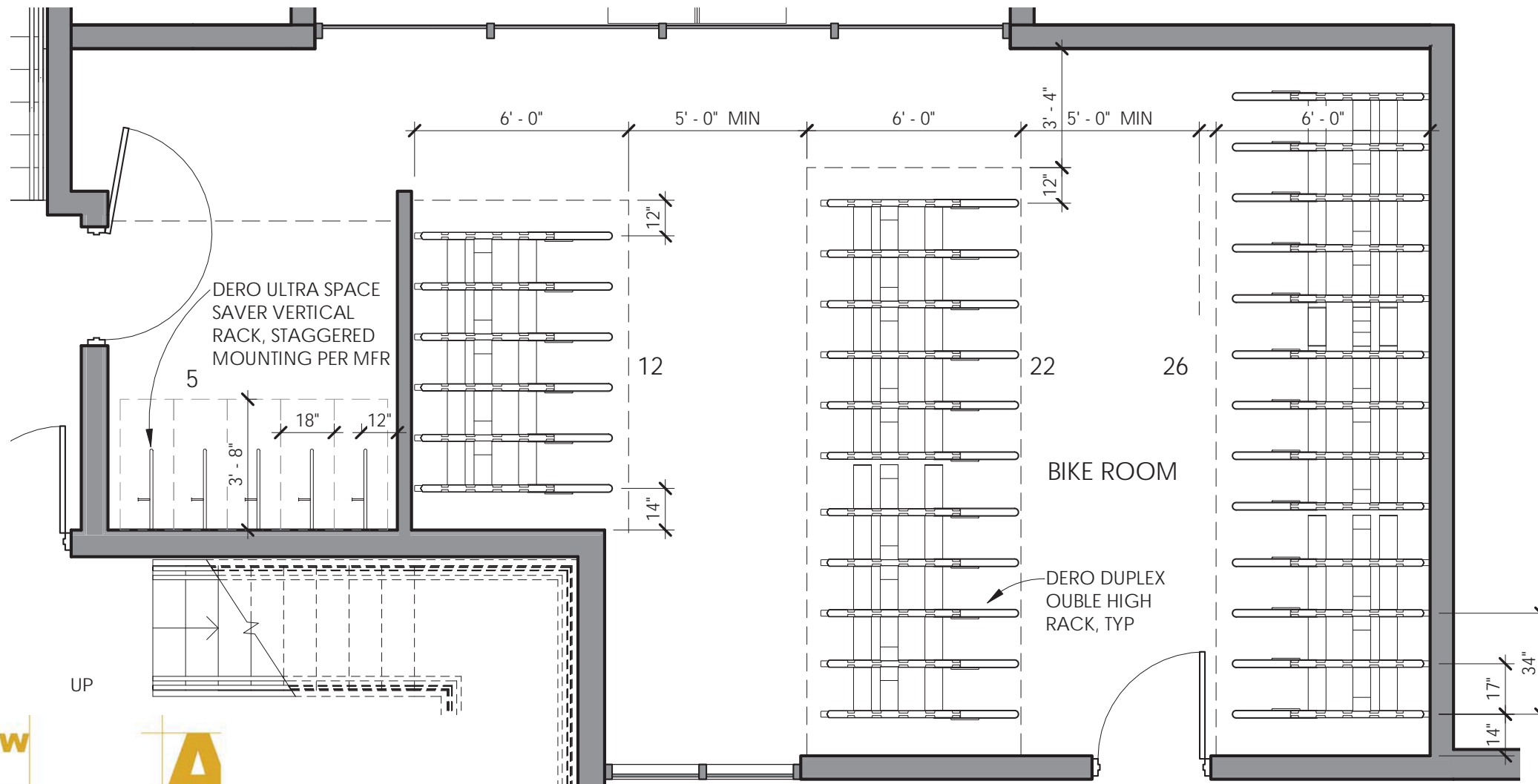
No assembly required; installs into one wall stud. Order yours today, and reclaim your garage!

UNIT BIKE PARKING RACK



TYPICAL BIKE PARKING AT UNIT

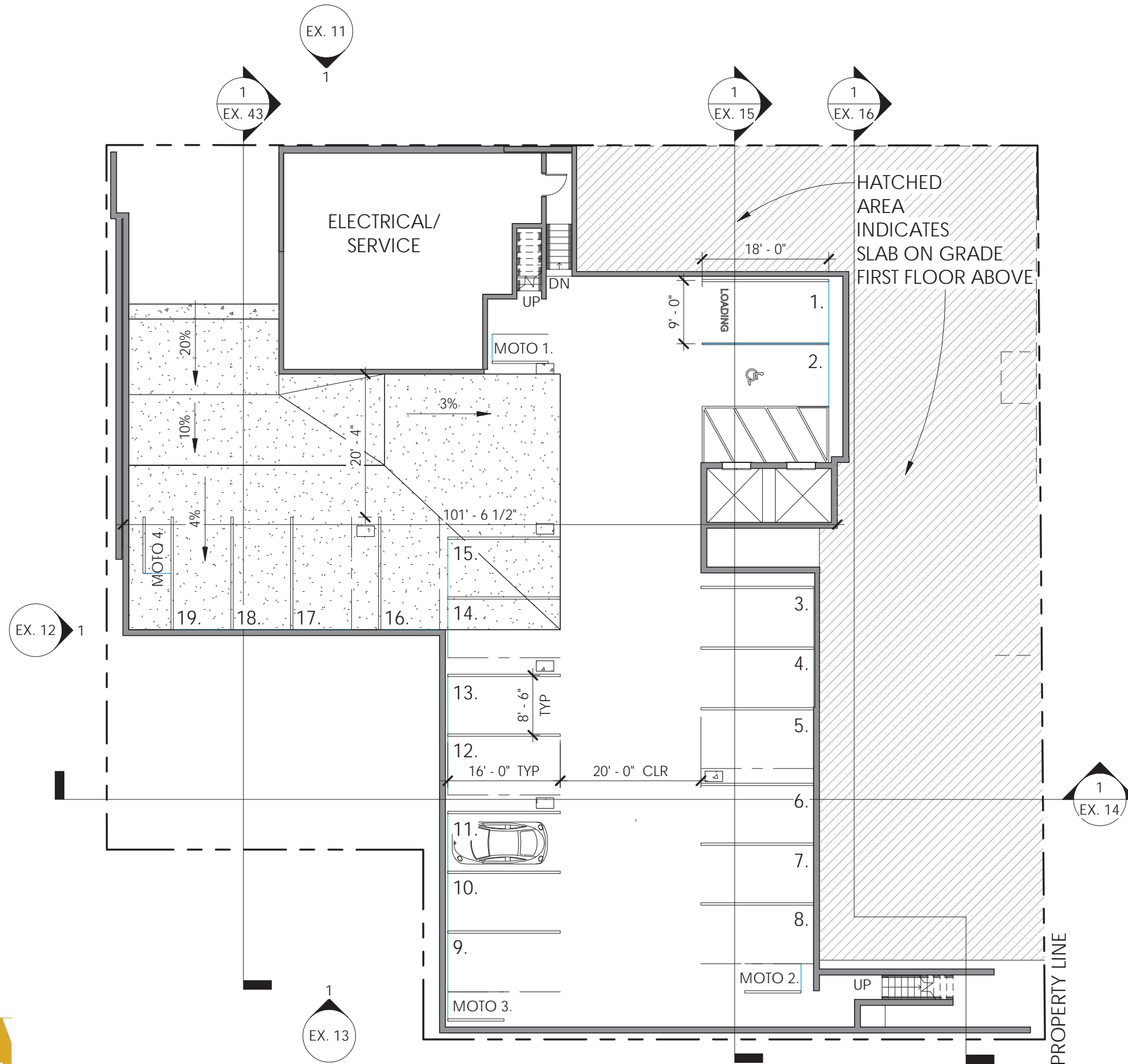
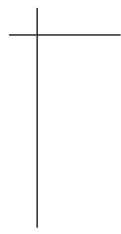
SCALE: 1/4" = 1'-0"



BIKE PARKING ROOM - 1ST FLOOR

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

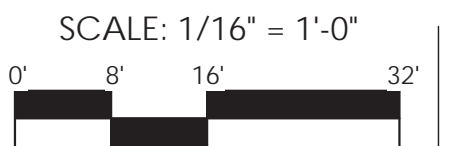




### SITE INFORMATION:

THE FOLLOWING SITE INFORMATION ON THE COVER SHEET IS TO BE REVISED IF THE ALTERNATE IS APPROVED.

- PARKING REQUIRED:  $73 \times .33 = 25$
- PARKING PROVIDED: 18
- MOTORCYCLE PARKING PROVIDED 4 (1 parking stall reduction)
- LONG TERM BICYCLE PARKING REQUIRED: 113  
( $1.1 \times 73 = 81 + 2$  commercial +  $5 \times 6$  parking reduction = 113)
- (67 IN BIKE ROOM, 46 IN RESIDENTIAL UNITS)
- LONG TERM BICYCLE PARKING PROVIDED: 113
- SHORT TERM BICYCLE PARKING REQUIRED: 6
- SHORT TERM BICYCLE PARKING PROVIDED: 0



### ALT BASEMENT FLOOR PLAN

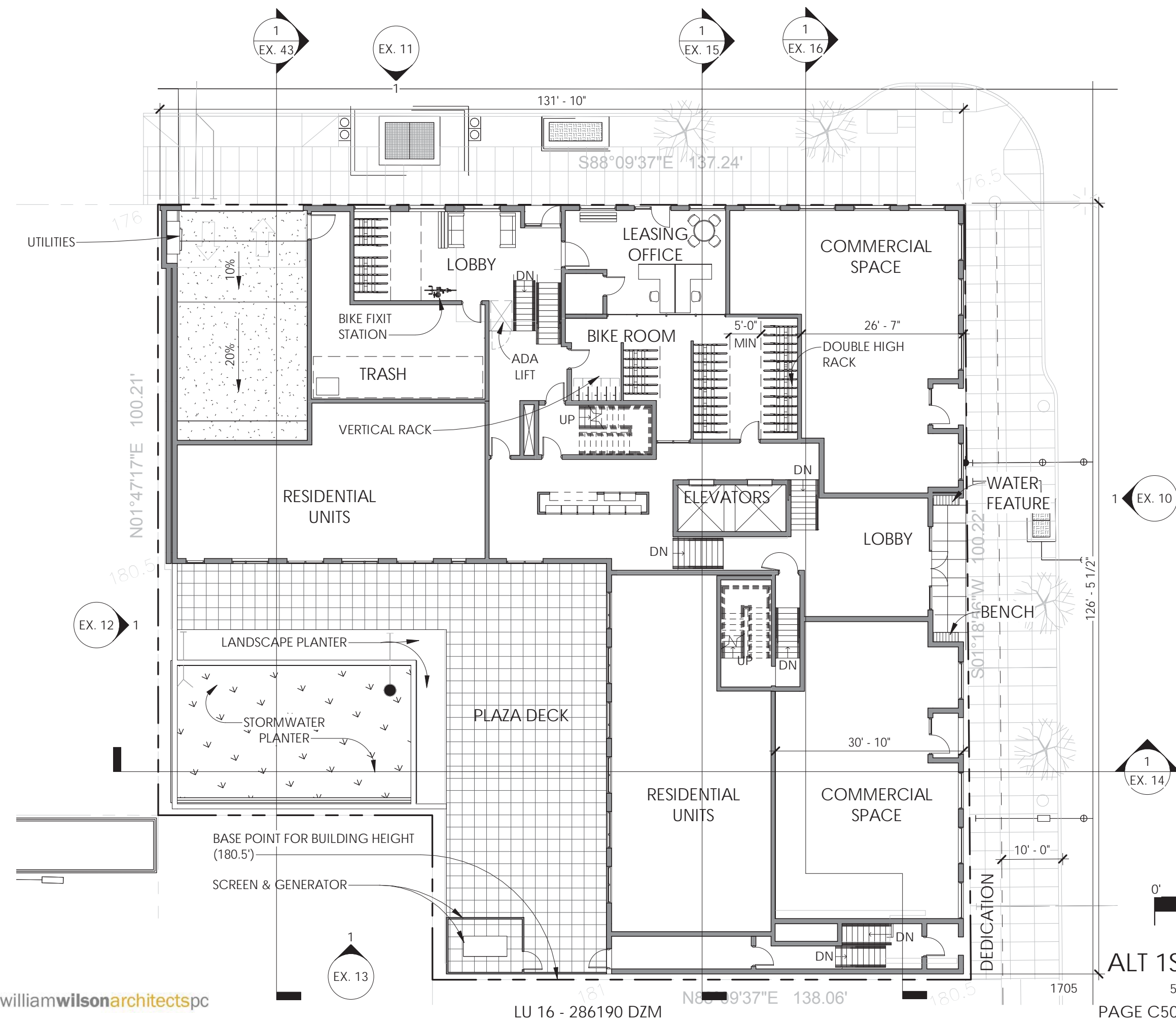
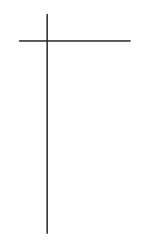
1705

5.31.2018

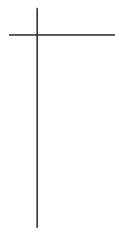
PAGE C49 of 67

EX. 40

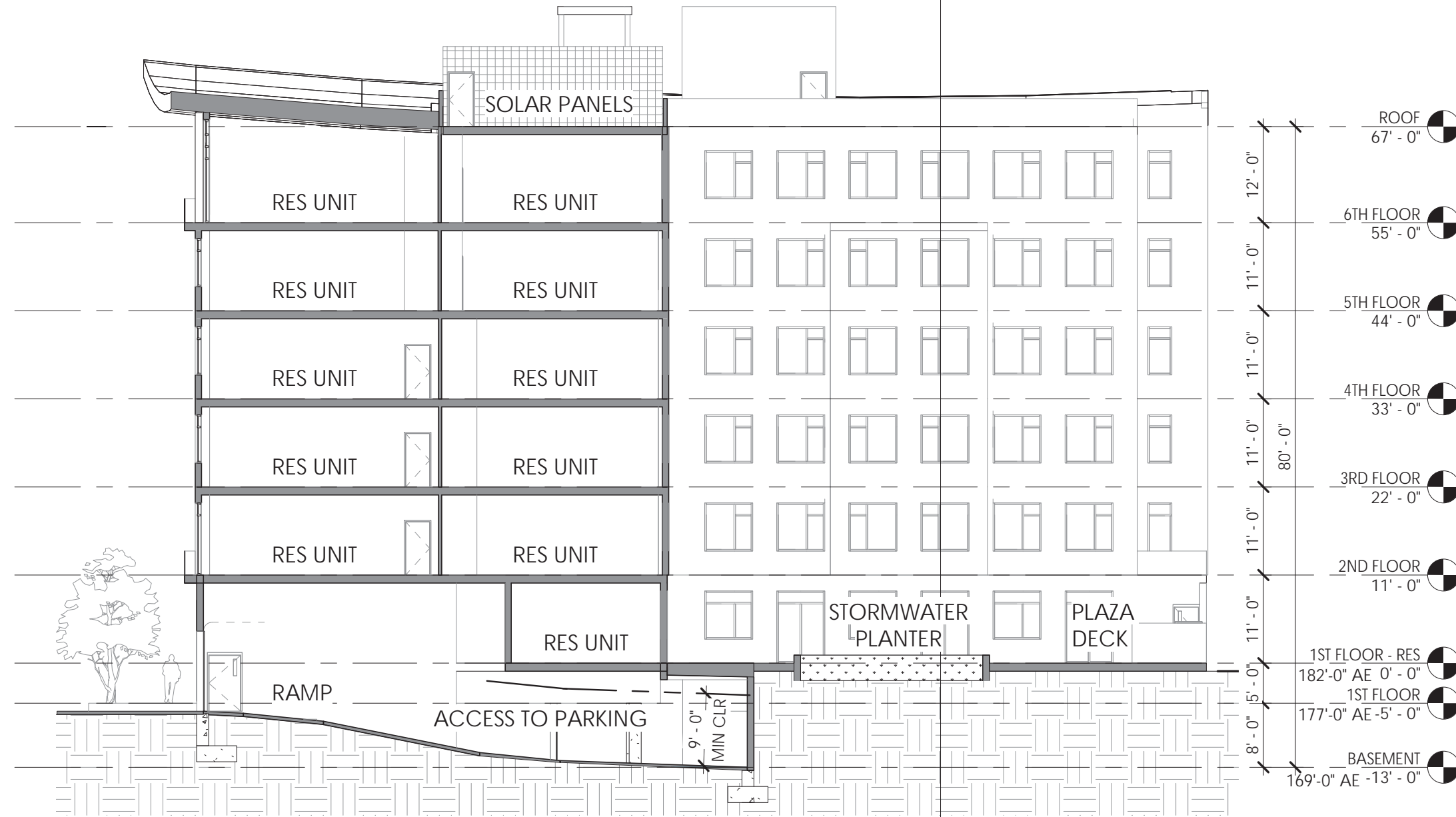
LU 16 - 286190 DZM







1  
EX. 14



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





EAST GROUND FLOOR WINDOWS

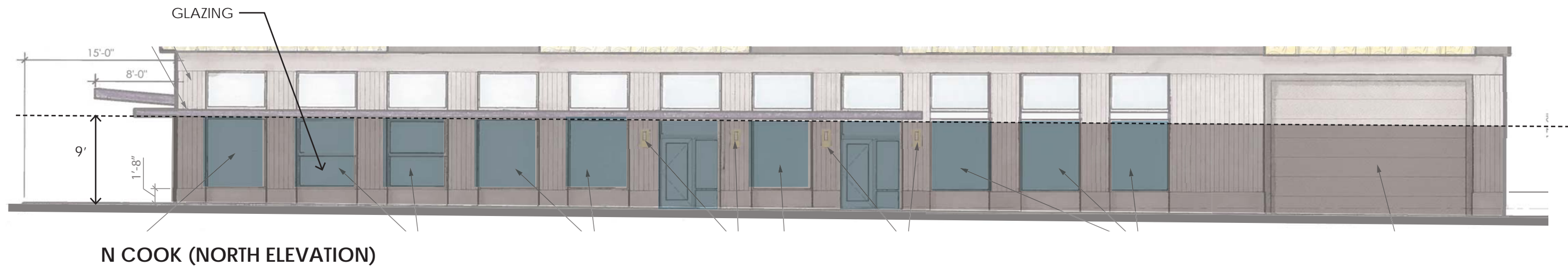
TOTAL WALL LENGTH	126'-5.5"
GLAZING LENGTH REQUIRED	63'-3"
GLAZING LENGTH PROPOSED	68'
% OF GLAZING LENGTH REQUIRED	50%
<b>% OF GLAZING LENGTH PROPOSED</b>	<b>54%</b>

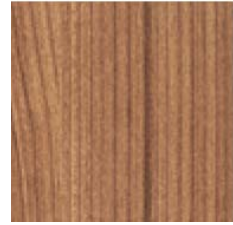
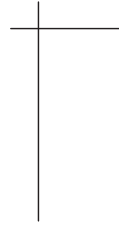
ALT NORTH GROUND FLOOR WINDOWS

TOTAL WALL LENGTH	131'-10"
GLAZING LENGTH REQUIRED	65'-10"
GLAZING LENGTH PROPOSED	66'
% OF GLAZING LENGTH REQUIRED	50%
<b>% OF GLAZING LENGTH PROPOSED</b>	<b>50%</b>

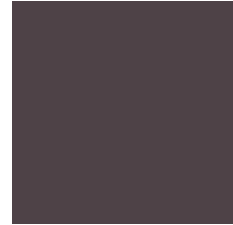
TOTAL WALL AREA	1138
GLAZING AREA REQUIRED	284.5 SF
GLAZING AREA PROPOSED	502 SF
% OF GLAZING AREA REQUIRED	25%
<b>% OF GLAZING AREA PROPOSED</b>	<b>44%</b>

TOTAL WALL AREA	1186 SF
GLAZING AREA REQUIRED	296.5 SF
GLAZING AREA PROPOSED	460 SF
% OF GLAZING AREA REQUIRED	25%
<b>% OF GLAZING AREA PROPOSED</b>	<b>39%</b>





LINEAR METAL PLANK - HUNTER DOUGLAS,  
RED RIVER PECAN 8467



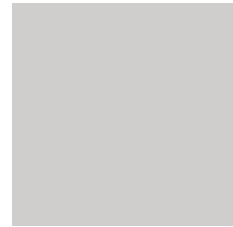
CUSTOM TUBE STEEL POWDER COATED  
CANOPY -  
SHERWIN-WILLIAMS 6272



FUSED BAMBOO SIDING -  
DASSO XTR



DARK HIGH DENSITY CEMENT BOARD -  
CEMBRIT TRANSPARENT (TRUE) T111  
(KILIMANJARO 307)



STOREFRONT & BI-FOLDING WINDOWS



CLEAR GLASS



LIGHT HIGH DENSITY CEMENT BOARD -  
CEMBRIT PATINA (CEMBONIT) P222  
(901 PEARL)



LIGHT YELLOW BOK MODERN JULIET BALCONY  
- SHERWIN-WILLIAMS 6680



FROSTED GLASS



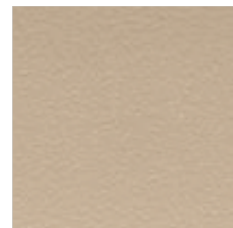
SMOOTH FINISHED CONCRETE



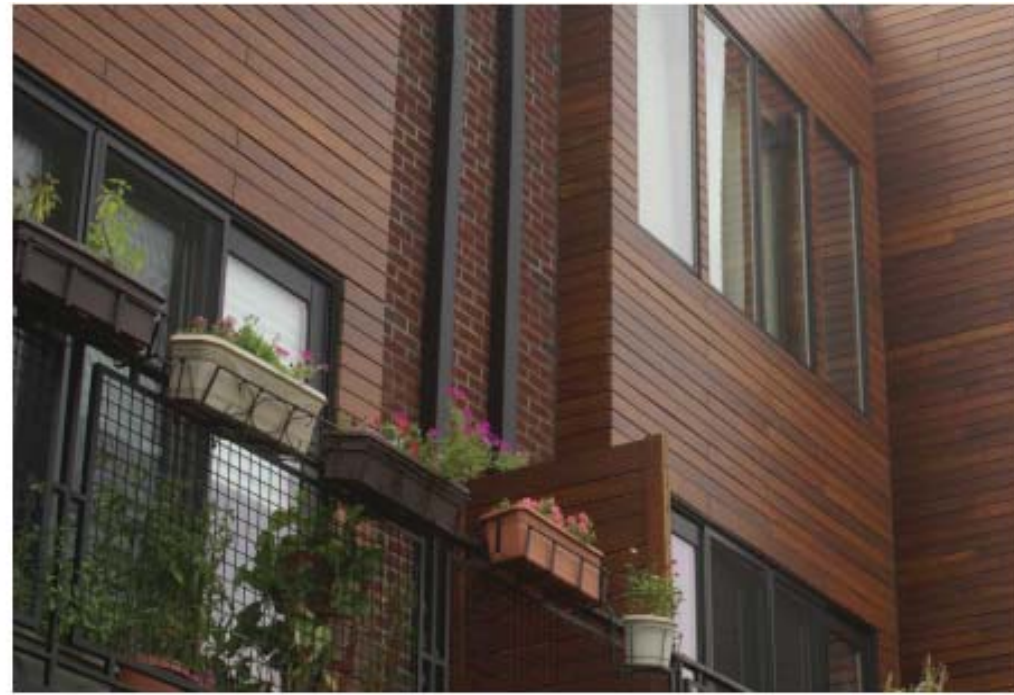
FLASHING & TUBE STEEL EYE BROW -  
SHERWIN-WILLIAMS 6680



BOARD FORMED CONCRETE



VINYL WINDOWS AND DOORS - CLAY



**DASSO**

**1x7 Rainclad Pre-primed Fused Bamboo Siding with tongue and groove end match**

Item #: **XTR-SID18-178TG-PP**

**Product Description:** Whether you pick siding as an accent or per building code requirements, XTR Fused Bamboo RainClad Siding is the aesthetically appealing green choice for a natural material. Made with our Fusion Process Technology, it is built to stand up to the elements.

**Thickness (fraction):** 3/4"

**Width (fraction):** 7"

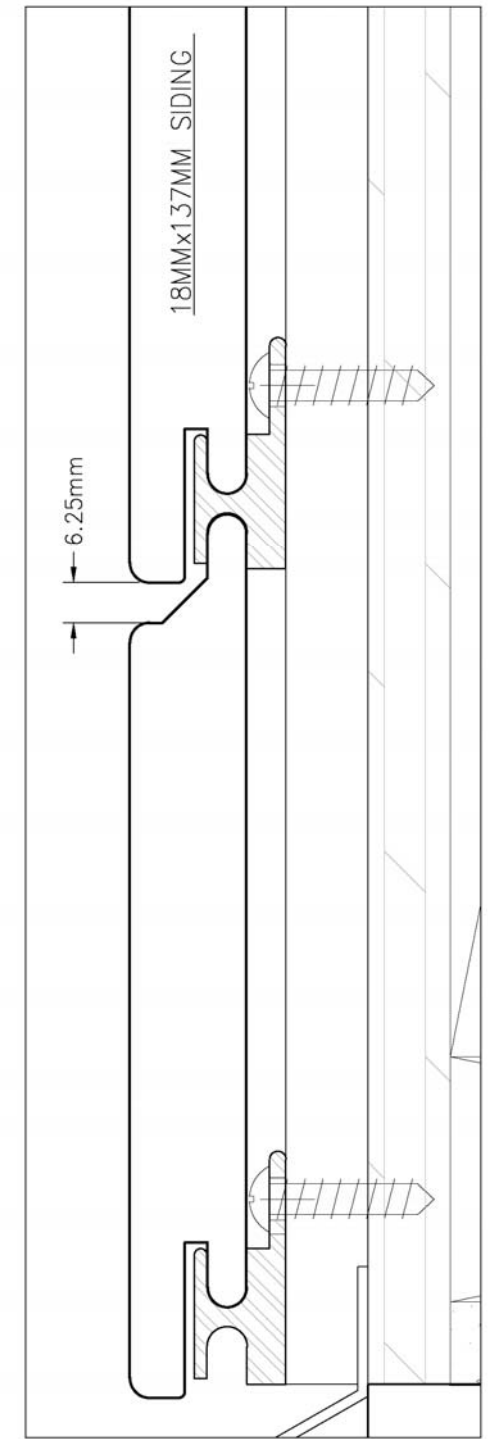
**Face coverage (inch):** 6.61"

**Space between board faces when set in clips:** 1/4" (7mm)

**Length/Length Range:** 6.0'

**Lineal Feet Per Bundle:** 18.00

**Installation:** Hung on clips which are mounted on-panel or to studs/batten. Use marine-grade stainless steel fasteners designed for fastening to the panel/batten (wood or metal screws to wood or metal).



1 SIDE PROFILE 18MMx137MM ASSEMBLED  
2B SCALE FULL SIZE

DASSO XTR - 1"X6" RAINCLAD PRE-PRIMED FUSED BAMBOO SIDING W/TONGUE AND GROOVE END MATCH

MATERIAL - FUSED BAMBOO

SIZE - 6" X 3/4" X 6'-0"

FINISH - PRE-PRIMED

FIXATION METHOD - HUNG ON CLIPS THAT ARE FASTENED TO WALL

# Cembrit Patina

Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the facade will gradually acquire a distinctive patina. The variations in the colors of the board will create a facade richly evocative of history and life.

Sheets exhibit a matt, optically level surface with a faint directional grain. Randomly dispersed spherules of cement in Cembonit's surface and variations of shade from sheet to sheet will assist in creating a natural looking façade. The Cembrit Cembonit range is also available as planks, allowing you to use the same material to create widely different looks.



CEMBRIT PATINA (CEMBONIT) P222 (901 PEARL) - LIGHT COLOR



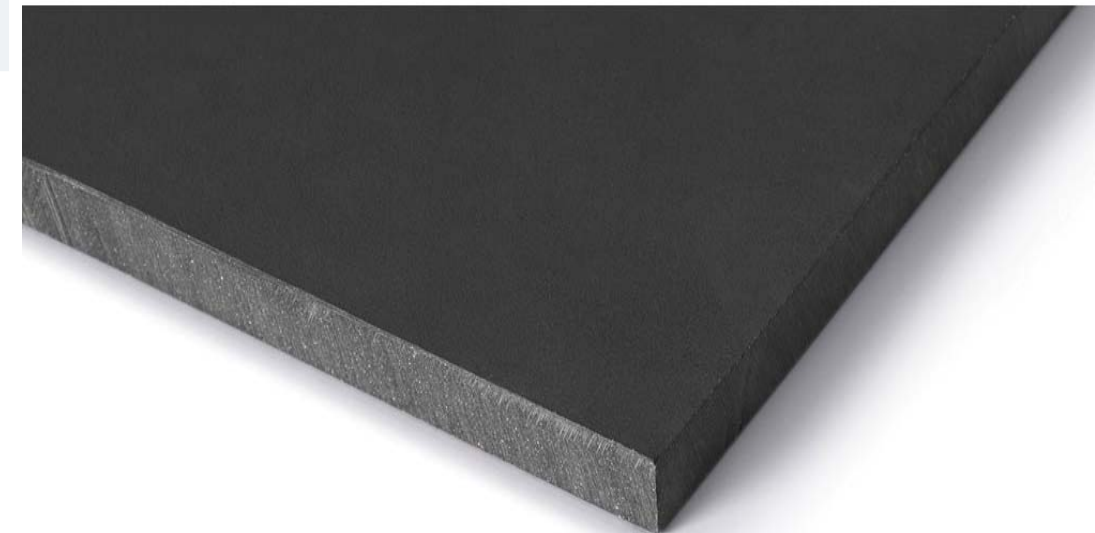
## CEMBRIT HIGH DENSITY CEMENT BOARD

MATERIAL - HIGH DENSITY CEMENT BOARD (HDCB)  
THICKNESS - 5/16"

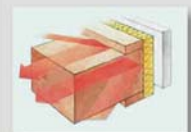
FINISH - CEMBRIT PATINA P222 & CEMBRIT TRANSPARENT T111  
FIXATION METHOD - HUNG ON CLIPS THAT ARE FASTENED TO WALL W/ EXPOSED RIVETS

	Through coloured	Painted	Colour availability	Surface treated	Dimensions mm	Thickness mm
Cembrit Cembonit	Yes	No	11	Yes	1200 x 2500 1200 x 3050	8

CEMBRIT TRANSPARENT (TRUE) T111 (KILIMANJARO 307) - DARK COLOR

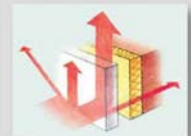


### Rain Screen Cladding



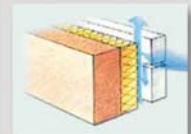
#### Preventing thermal bridges

As the insulating material is on the outside of the structural wall, it can easily be mounted without interruptions caused by floor slabs. In this way, any thermal bridges that occur at each floor slab can be prevented. These thermal bridges are also the cause of surface condensation that may result in fungus growth.



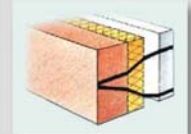
#### Dissipating heat from the sun

The ventilated rainscreen cladding system has a cooling effect when temperatures outside are high. Most of the sun's rays are reflected away from the building. Heat passing through the exterior wall panel is partially dissipated by the ventilating effect of the air space between the exterior cladding panel and the structural wall. Any residual heat managing to penetrate buildings is very minor.



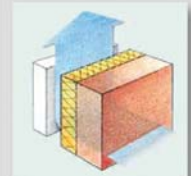
#### Rainscreen

Architectural wall-cladding panels act as a rainscreen on the outside of the building and keep the structural wall absolutely dry. The air space connected to the outside air evacuates water and humidity that might have penetrated behind the wall-cladding panels through its horizontal or vertical joints. This water will never reach the load bearing wall and/or the thermal insulation.



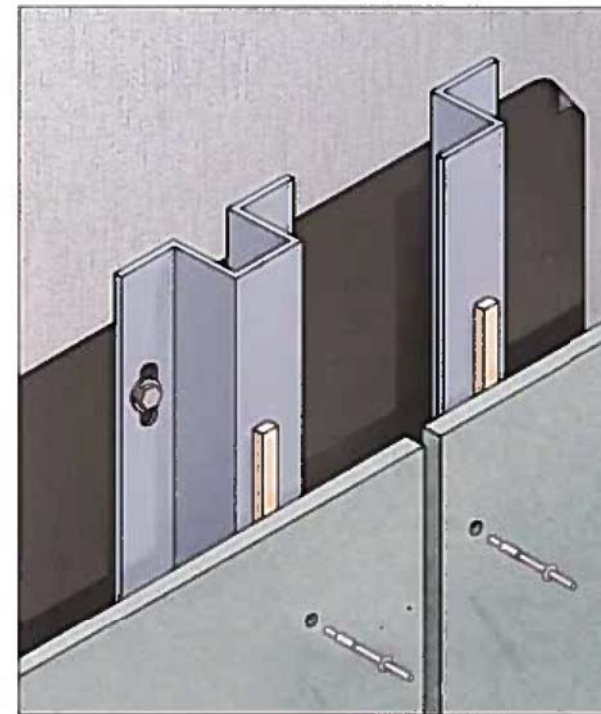
#### Protecting the basic structure and load-bearing wall against temperature variations

In view of the fact that the insulation material is applied to the outside of the building, changes in temperature are very minor compared with those found in conventional constructions where insulation is applied on the interior. This principle works in summer and winter in both hot and cold climates.



#### Prevention of internal condensation

Insulation material can be applied to the outside of the structural wall because it is protected effectively by the architectural exterior wall panel. Because of differences in vapour pressure and temperature passing through the wall, condensation has been shown to occur close to the ventilated area and not in the structural wall itself. As a result, the ventilating effect is easily sufficient to dry out the thermal insulating material.



Aluminum/Steel - Vertical Furring System  
FIXATION



THIS IS A CUSTOM PRODUCT  
 MULLION PATTERN AND SIZES WILL MATCH EXTERIOR ELEVATION DESIGN  
 DESIGN IS PROPOSED AS CENTER HINGED, FOLD-IN WINDOW IS NOT  
 PROPOSED TO PROJECT OVER RIGHT-OF-WAY



RENLITA S-2000 HINGEWAY BI-FOLDING DOOR

MATERIAL - ALUMINUM  
 FINISH - CLEAR ANODIZED TO MATCH STOREFRONT SYSTEM  
 FIXATION METHOD - ATTACHES TO THE JAMB ONLY, REQUIRES NO STRUCTURAL MEMBER AT HEAD.



EXAMPLE IMAGES OF OPEN AND CLOSED SYSTEM. EXAMPLES ARE OF FOLD-OUT SYSTEM, PROJECT PROPOSED FOLD-IN SYSTEM



# Features Specifications



S-2000 HINGEWAY

**Size:**

Maximum width: 30'  
 Maximum height: 20'

Wind loading can be a critical factor especially in hurricane prone areas. Unless otherwise specified the systems are designed to withstand wind loading of 30psf.

**Cladding:**

Wood - Glass - Metal - Stone  
 Customer specified  
 \*2" thick  
 \*15psf

**Finishes:**

Powder coated to AAMA 2604 standard color options  
 RAL Colors  
 Tiger Drylac Series 38  
 Custom color matches upon special request

**Installations:**

Installations provided by Distributor with factory trained & certified technicians.

**No Structural at the head required**

Attaches to the jamb only  
 Requires no structural member at head

**Motorized or Manual**

Motorizes by 110 volt / 8 amps motor system  
 Obstruction sensing technology  
 Controls / Touch Screen Control Station  
Manual  
 Operated by hand without special cranks or tools.

**Concept to Completion / Turn Key**

*Designed, manufactured, and fabricated in the USA*

The Renlita S-2000 Hingeway utilizes counterweight balanced technology to ensure smooth operation for a luxurious, elegant, and durable opening solution from structural steel sections and designed to withstand 30 psf high wind loads with minimal deflection.

From concept to completion, Renlita provides turnkey services that include specified finish, glass or cladding, installation, and service. Single source provides customers with confidence that all aspects of the project are properly coordinated and designed while providing a single warranty for the entire system.

Renlita is the industry leading provider of vertical custom opening solutions utilizing patented safety devices, complete system thermal certification, in-house engineering services, and architectural grade finishes and components.

The Renlita S-2000 Hingeway counterweight balanced system is designed for industrial, commercial, and residential applications where minimum internal projection is required. Little headroom is necessary for this type of system. The system will accept a wide range of cladding and/or glazing materials and comes in many colors to suit your design.

- Max Size: 30' W x 20' H
- Minimum Internal Projection
- Standard Photo Eye Sensor
- Standard Safety Brake
- No Head Structure Required
- Manual or Motorized
- Maximum Clear Opening
- Turn Key / Single Source
- Made in the USA

Construction  
Automotive  
Industry



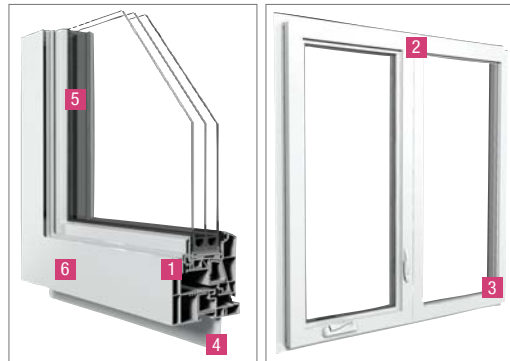
## REHAU WINDOWS & DOORS

MATERIAL - VINYL  
THICKNESS - 3-1/2" FRAME DEPTH  
FINISH - CLAY COLOR  
FIXATION METHOD - FLANGED WINDOW



### REHAU ÄSPEKT CASEMENT, AWNING, FIXED

ÄSPEKT offers unsurpassed performance, ease of installation and total comfort that lasts. With outstanding structural, thermal and acoustical qualities, this casement window can be used in many commercial and residential building types and both new construction and remodeling projects. Choose from several different configuration and color options to make it your own.



- 1 Proprietary, highly engineered triple seal technology**  
Provides optimal compression to improve the system's insulating properties and to ensure long service life
- 2 Continuous frame design**  
Allows for greater design flexibility and manufacturing efficiencies
- 3 3 1/2" (89 mm) frame depth with 1" (25 mm) nailing fin set-back**  
Allows for application in commercial as well as residential wall constructions
- 4 Frame versatility**  
Provides flexibility for different project types and installation needs
- 5 Up to 1 3/8" (35 mm) glazing capability**  
Allows for enhanced thermal and acoustical performance
- 6 High-definition finish**  
Improves weather resistance and ease of cleaning
- 7 Accessory profile variety**  
Provides a wide variety of design options

#### Performance Summary

NAFS: up to CW-PG70  
ASTM E90 Acoustical (STC): up to 40 dB  
U-factor: down to 0.17\*  
\* based on simulations

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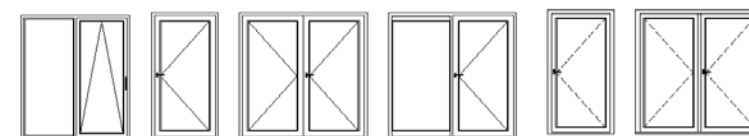
1800.001 09.2015

### SYSTEM 4500: SWING DOORS Total flexibility & classic beauty



Unique PVC corner blocks connect steel reinforcement keeping hinged door corners in-square for long-term, trouble-free operation. Outward opening (left) and inward opening (right) styles meet a variety of design requirements.

- 1 Frame profiles with different depths**  
Provide flexibility for new construction and replacement applications
- 2 Multiple locking points and compression seals all around the sash perimeter**  
Provide high water performance, minimal air infiltration, security and good sound insulation
- 3 Large reinforcement chambers in the sash**  
Allow for sash sizes as large as 8 ft (2.4 m) high and 3.5 ft (1.1 m) wide for single doors and 3 ft (0.9 m) wide for French doors
- 4 High quality hardware**  
Operates quietly and effortlessly
- 5 Large glazing capacity, including special high-performance glass of 1 3/8" (35 mm) in thickness**  
Improves energy efficiency and acoustical properties
- 6 Weldable corner joints in the sash profiles**  
Strengthen the door panel against distortion and provide long-term, smooth operation



**Design flexibility:** Hinged doors can be built as single as well as French doors, either inward or outward opening. They can easily be combined with top and side lites or even operable windows, providing the utmost design flexibility.



#### Performance Summary

Outward Opening – Single Door	Outward Opening – French Door	Inward Opening – Single Door	Inward Opening – French Door
NAFS: up to LC-PG80	NAFS: up to LC-PG35	NAFS: up to LC-PG40	NAFS: up to LC-PG40
STC: up to 38 dB	STC: up to 38 dB	STC: up to 40 dB	STC: up to 40 dB
U-factor: down to 0.24*	U-factor: down to 0.24*	U-factor: down to 0.24*	U-factor: down to 0.24*

\* based on simulation



WILLIAMS & COOK APARTMENTS

PARKER

williamwilsonarchitects pc

LU 16 - 286190 DZM

VINYL WINDOWS AND DOORS

1705

5.31.2018

EX. C4

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**KAWNEER STANDARD 190 SERIES ENTRANCE DOOR AND TRIFAB 451T SERIES STOREFRONT FRAMING**

MATERIAL - ALUMINUM  
 THICKNESS - 2"  
 FINISH - CLEAR ANODIZED  
 FIXATION METHOD - BLOCK FRAME INSET WITHIN OPENING

**KAWNEER STANDARD 190 SERIES ENTRANCE DOOR**



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

**The 190 Narrow Stile Entrance**

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

**General**

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"

**KAWNEER 451T FRAMING SYSTEM**

**Performance**

Kawneer's Isolock™ Thermal Break process creates a composite section, prevents dry shrinkage and is available on Trifab™ VersaGlaze™ 451T. For even greater thermal performance, a "dual" Isolock™ Thermal Break is used on Trifab™ 451UT.



Trifab™ 451UT uses a "dual" Isolock™ Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab™ VersaGlaze™ vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

**PERFORMANCE TEST STANDARDS**

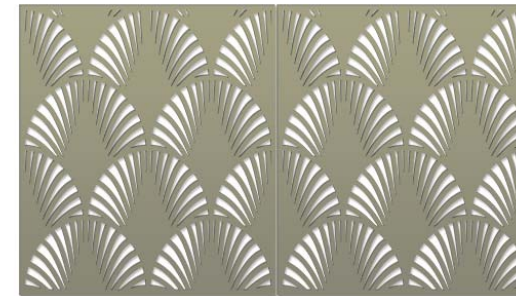
Air Infiltration	ASTM E 283
Water	AAMA 501, ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E 1425

DESCRIPTION:

- A COMPLETE BOLT ON JULIET BALCONY SYSTEM INCLUDING THE PLATFORM MOUNTED IN A MODULAR CONFIGURATION USING A KNIFEBLADE SUPPORT SYSTEM.
- STANDARD PATTERNS AND CUSTOM PATTERNS.
- MAX PANEL WIDTHS SHOULD BE UNDER 60".
- BRACKET PLATE CAN BE CONCEALED BEHIND FINISH.



	ALUMINUM	STEEL	COR-TEN, STAINLESS
THICKNESS	1/8", 3/16", 1/4"	14 OR 12 GAUGE	14 OR 12 GAUGE
FINISHES	POWDER COAT, KYNAR, ANODIZED, UNFINISHED	POWDER COAT	UNFINISHED

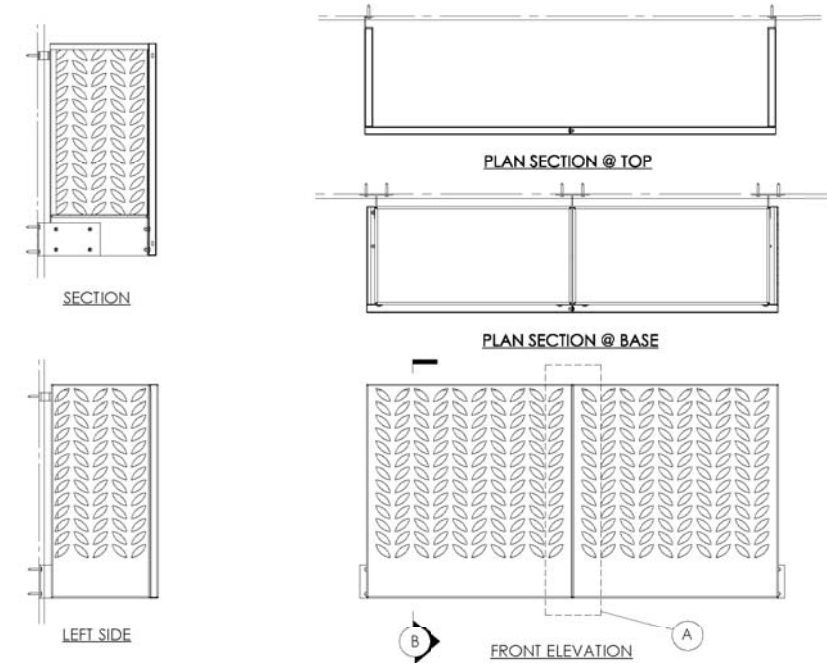


TYPE A



TYPE B

Actual screen patterns to be TYPE A & TYPE B as shown to the left.



PLANS/  
ELEVATIONS

**DID YOU KNOW?**

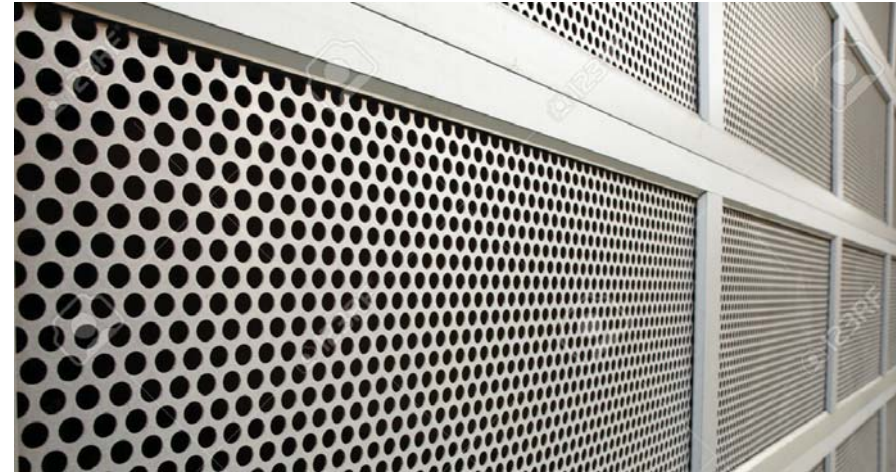
Installing Bök Modern panels requires no labor intensive welding or grinding in the shop or in the field. Installation process is simplified, resulting in lower installation costs.

**BOK MODERN BALCONY SCREEN**

MATERIAL - ALUMINUM  
THICKNESS - 3/16"  
FINISH - POWDER COAT  
FIXATION METHOD - KNIFE PLATE



Juliet  
Balcony



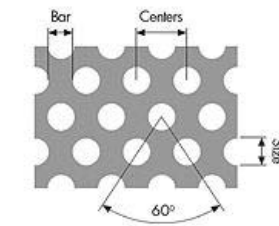
## ROUND HOLE ALUMINUM PERFORATED SHEET 3003 H14

Part #: 15704

0.063 (0.5" holes - 0.6875" STAGGER) Aluminum Perforated Sheet 3003 H14 is lighter than both steel and stainless steel perforated sheet, while offering good corrosion resistance, weldability and formability.

Aluminum perforated sheet is available with various hole size, staggers and sheet thickness.

View our "Guide to Aluminum" for available grades, shapes and additional information.



DIMENSIONS		Weight/Square Foot: 0.525 pounds
Dimension Name	Value	
Thickness	0.063"	
Hole Size	0.5"	
Stagger	0.6875"	
Open Area	48%	

[View Other Sizes](#)

### OVERHEAD SECTIONAL GARAGE DOOR - CUSTOM

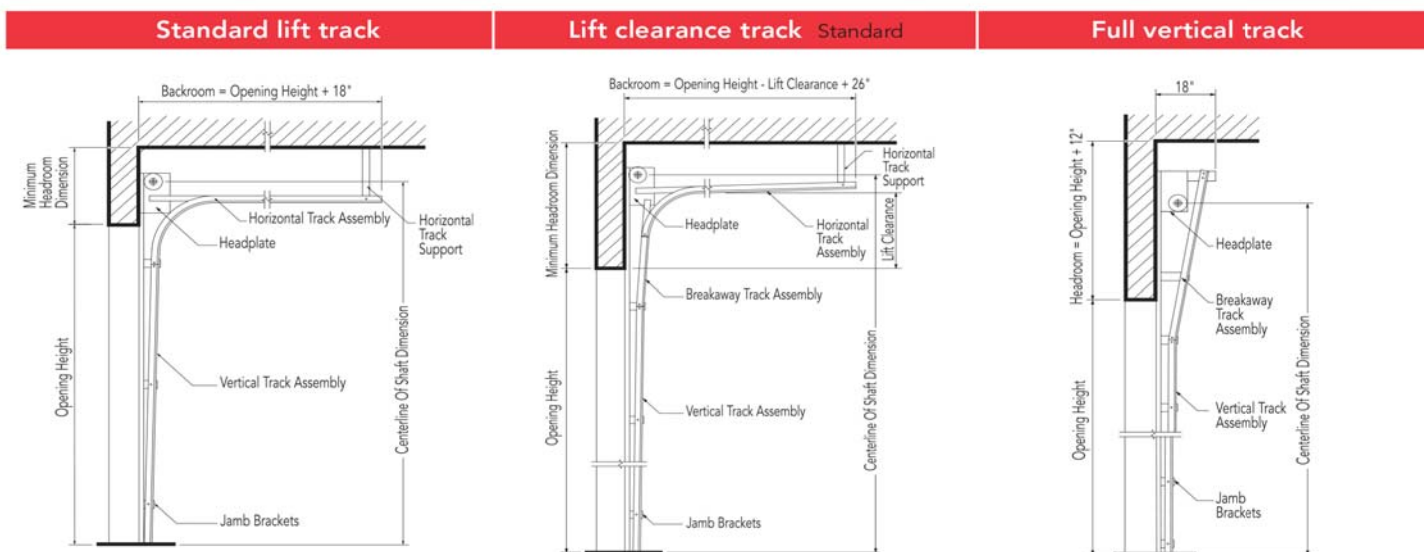
FRAME MATERIAL - 6063-T6 ALUMINUM

FRAME THICKNESS - 1-3/4" THICK

INFILL PANELS - 0.063" THICK, 0.5" HOLES STAGGERED (48% OPEN)

FINISH - POWDER COAT TO MATCH CANOPY STEEL COLOR

FIXATION METHOD - PANELS MOVE ALONG A TRACK THAT IS FASTENED TO THE CEILING AND WALL.



### GARAGE TO MEET THE FOLLOWING:

- 1) The security gate closes/opens fully in less than 15 seconds.
- 2) The security gate and parking ramp is 20 feet wide min.
- 3) The security gate is activated by a remote control.

### Features

**Standard max width**  
26'2" (7976 mm)

**Standard max height**  
20'1" (6121 mm)

**Section thickness**  
1 3/4" (45 mm)

**Material**  
6063-T6 aluminum

**Standard finish**  
204R-1 clear anodized (painted white at no charge)

**Center stile width**  
2 11/16" (68 mm)

**End stile width**  
3 5/16" (84 mm)

**Top rail width**  
2 3/8" (60 mm) or 3 3/4" (95 mm)

**Top intermediate rail width**  
2 1/8" (54 mm)

**Bottom intermediate rail width**  
1 19/32" (40 mm)

**Bottom rail width**  
3 3/4" (95 mm) or 4 1/2" (114 mm)

**Weatherseals**  
Bottom, flexible PVC

**Standard springs**  
10,000 cycle

**Track**  
2" (51 mm)

**Mounting**  
Angle

**Operation**  
Manual pull rope

**Hinges and fixtures**  
Galvanized steel

**Lock**  
Galvanized, interior-mounted single unit

## CRL7700 SERIES ALUMINUM SUNSHADE SYSTEMS

### CRL7700 SERIES ALUMINUM SUNSHADE SYSTEM

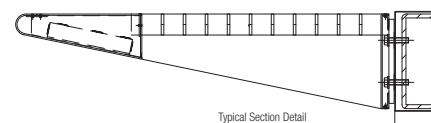
- Welded Systems for Structural Integrity
- Efficient Light Transmission
- Practical Design for Minimal Field Labor
- Three Standard Sizes With Custom Sizes Also Available
- Powder Painted Metallic Silver
- Custom Painted Finishes are Also Available

CRL offers the CRL7700 Series Sunshade in three popular standard sizes to minimize field labor and cut down on expenses. If these three sizes do not work for your design, CRL will custom manufacture the CRL7700 Series to exactly your specifications in our state-of-the-art manufacturing facility in Los Angeles, California.

All standard size units come powder painted in a metallic silver finish, with the option of custom painted finishes available. Give our Architectural and Ornamental Metals Technical Sales Team a call today to discuss your next Sunshade project at (800) 421-6144 in the U.S., (877) 421-6144 from Canada, or (323) 588-1281 International. Ask for Ext. 7770. You can also email us at [archmetals@crlaurence.com](mailto:archmetals@crlaurence.com).

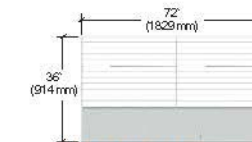


Design and Fabrication Process

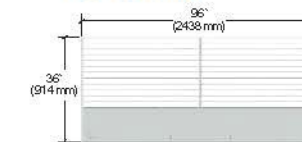


Typical Section Detail

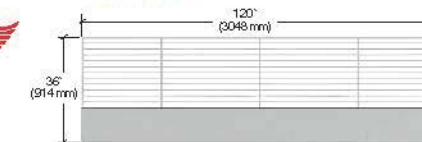
## CRL7700 SERIES ALUMINUM SUNSHADE SYSTEMS



CAT. NO. 7763



CAT. NO. 7783



CAT. NO. 77103

CAT. NO.	LENGTH*	PROJECTION	FINISH
7763	72" (1829 mm)	36" (914 mm)	Silver Metallic
7783	96" (2438 mm)	36" (914 mm)	Silver Metallic
77103	120" (3048 mm)	36" (914 mm)	Silver Metallic

\*Minimum order: 1 each. # Must ship on iron carrier.

## CRL7700 SERIES ALUMINUM SUNSHADE SYSTEMS

MATERIAL - ALUMINUM

THICKNESS - VARIES

FINISH - POWDER PAINTED METALLIC SILVER

FIXATION METHOD - SHADES ARE FASTENED KNIFE PLATES ATTACHED TO A HORIZONTAL STRUCTURAL ELEMENT IN THE WALL



ALUMINUM SUNSHADE SYSTEM

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EX. C8

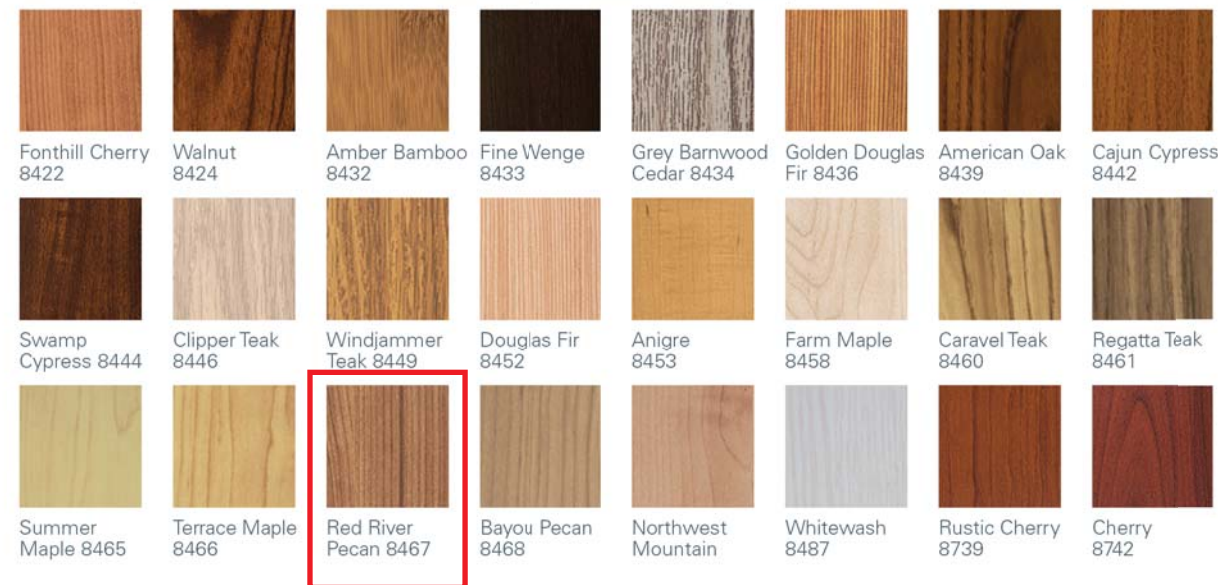
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**EXTERIOR SOFFITS**

**EXTERIOR – LINEAR PLANK  
300C – LINEAR PLANK**

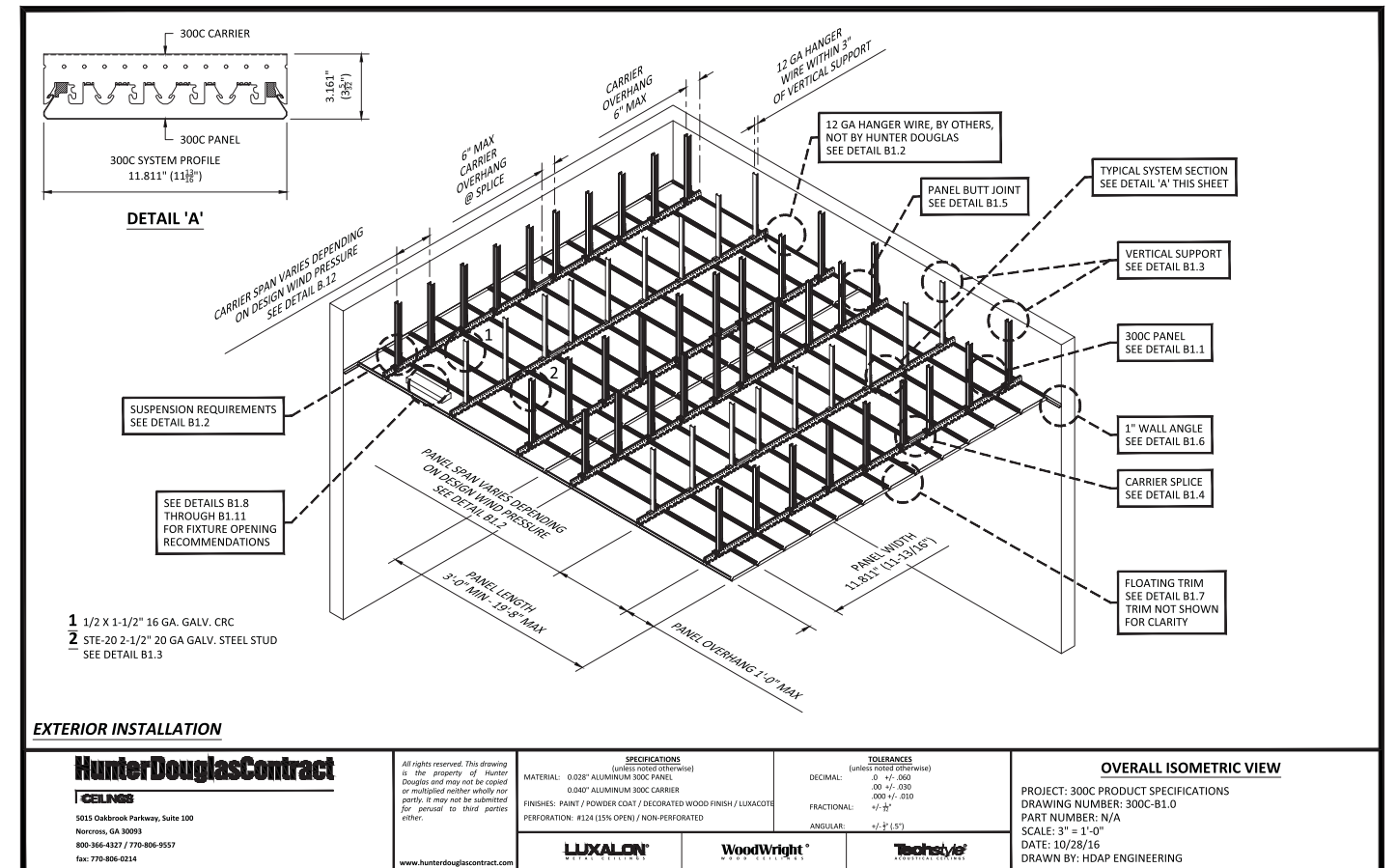
**DECORATED WOOD-LOOK OPTIONS**

Powder-coat paint finish (interior and exterior). Formaldehyde-free, Class A composite panel. This finish is recommended for exterior conditions.



**KEY FEATURES**

- Panel width: 12" nom. [300 mm]
- Panel lengths: 3' to 19'-8"
- Bevel-edge design
- Waste reduction with factory fabricated dimensional material
- Downweight: reduce dead load with lightweight aluminum
- Interior and exterior applications
- Compatible with industry standard lighting, HVAC, speaker, fire safety, and security services
- Perforated panels available for ventilation
- Factory assembled access doors available
- Miami-Dade County, FL NOA No. 16-0125.06 (expires May 5, 2021)



**CRL7700 SERIES ALUMINUM SUNSHADE SYSTEMS**

MATERIAL - ALUMINUM  
THICKNESS - 0.028" THICK  
FINISH - POWDER COAT FINISH, PAINT-RED RIVER PECAN 8467  
FIXATION METHOD - PLANKS ARE FASTENED TO A ALUMINUM SOFFIT SUBSTRUCTURE THAT IS FASTENED TO THE FLOOR OR ROOF ABOVE

# ULTRA SPACE SAVER



- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity



## FINISH OPTIONS

Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Blue RAL 5005	Sky Blue RAL 5015	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Bronze	Silver 9007
Dark Purple	Flat Black	Wine Red RAL 3005	Beige RAL 1001	Iron Gray 7011

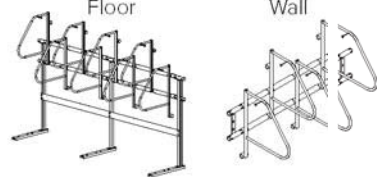
Galvanized



## MOUNT OPTIONS

Floor

Wall



\*Shown with optional tire stop



www.dero.com | 1-888-337-6729

# DERO DUPLEX



- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity



## FINISH OPTIONS

Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Blue RAL 5005	Sky Blue RAL 5015	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Bronze	Silver 9007
Dark Purple	Flat Black	Wine Red RAL 3005	Beige RAL 1001	Iron Gray 7011

Galvanized

Stainless



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**DAWN – model: WS-W22**  
LED Outdoor Sconce Luminaire

**ENTRANCES**

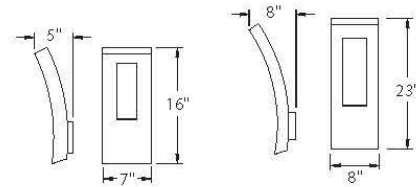


Fixture Type:

Catalog Number:

Project:

Location:



**PRODUCT DESCRIPTION**

Cutting edge abstract design to complement modern architecture. Energy efficient indirect ambient lighting and down lighting creates bright, beautiful spatial illumination for superb security and architectural accent. Dawn provides a distinctive profile that reflects the best in urban refinement and sophistication.

**FEATURES**

- ETL & cETL listed for wet locations, IP65
- Back light and down light
- Replaceable LED module
- 277V option available special order
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

**SPECIFICATIONS**

**Construction:** Aluminum.

**Power:** No driver or transformer required.

**Light Source:** High output LED.

**Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer.

**Mounting:** Mounts directly to junction box.

**Finish:** Bronze (BZ), Graphite (GH).

**Standards:** ETL & cETL, Wet location, IP65

**FIXTURE PERFORMANCE**

Model	Watt	# of LEDs	LED Lumens	Photometric Lumens
WS-W2216	16W	4	960	490
WS-W2223	24W	6	1440	735

**ORDER NUMBER**

Model	Height	Finish
WS-W22 16	16"	BZ Bronze
WS-W22 23	23"	GH Graphite

**FINISHES**



**WS-W22**  -

Example: **WS-W2223-GH**  
For 277V special order, add an "F" before the finish: **WS-W2223F-GH**

modernforms.com  
Phone (800) 526.2588  
Fax (800) 526.2585

**Headquarters/Eastern Distribution Center**  
44 Harbor Park Drive  
Port Washington, NY 11050

**Central Distribution Center**  
1600 Distribution Ct  
Lithia Springs, GA 30122

**Western Distribution Center**  
1750 Archibald Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2015



**WILLIAMS & COOK APARTMENTS**

**PARKER**

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L-1

5/25/2018

Spec Sheet

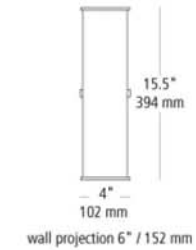
L-6

**COURTYARD SIDE PATIOS**

outdoor

**presidio wet**

**DESCRIPTION**  
This perforated metal sconce is wet listed and creates beautiful light pattern up and down the wall. Includes (1) 100 watt R7S base 118mm double-ended lamp. 120V



presidio wet

**ORDERING INFORMATION**

type	model	finish	lamp	wet location
HW Halogen	614	B black S stainless steel	100S R7S 118mm Double-Ended Halogen 100w 120v, Standard Screws 100T R7S 118mm Double-Ended Halogen 100w 120v, Tamperproof Screws	W wet location

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

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

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



7400 Linder Avenue  
Skokie, Illinois 60077  
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**L-1 & L-6 EXTERIOR ACCENT  
LIGHTING CUTSHEET**

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COMMERCIAL AND EXITING ALCOVES



**L600**

**Application** Exterior/Interior surface mount downlight.  
Recommended Projects - Commercial, Institutional, Retail, Clinic, Hospitality, Religious, Educational, Architecture

**IP Rating** 54

**Mounting** Mounts to standard 4" octagonal box.

**Electrical** 13.0W driver (standard)  
13.0W driver (Daylight Spectrum)  
Integral driver (standard) Input: 120V AC (Triac, 0-10V or Lutron), 277V AC (0-10V)  
Remote driver (standard) input: 120V AC or 277V AC (dimmable with Triac, 0-10V, DMX, DALI or non-dimmable), 120-277V AC (dimmable)  
\*Optional remote drivers and back up power supply available. Consult factory.

**Power Consumption** 13.0 Watt

**Light Output** 13.0 Watt, 1044~1080lm  
\*For photometric data, see page 03

**Warranty** 5 years limited warranty  
Estimated useful life of LED is 50,000 hours.

**Material** Anodized aluminum. RoHS compliant

**Weight** 2lbs (0.907kg)

**Approval**

**Emergency Driver options(remote)** MP Lighting Emergency Backup Unit.  
Input: 100-277V, 50/60Hz Output: 11-36V, 16W

Type:

Project:

Modified:

Quantity:

Notes:

**DISCLAIMER**

If the fixture has an option to be installed with a dimming control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer.

Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

\*MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products.

Order Guide

Example: L600-13-W30-S-W-S-1-MA

Code	Wattage	Color	CRI	Beam	Reflector Color	Input voltage	Finish
<b>L600</b>	<b>13</b>						
13 = 13W	W27 = 2700K W30 = 3000K W35 = 3500K HD = halogen dim (2500K~1900K)	S = 80+CRI V = 97+CRI [*97+CRI only available for W27/W30] DAY = Daylight Spectrum, 97+CRI (available in 2000K only)		S = spot (10°) N = narrow flood (20°) F = flood (40°) W = wide flood (50°)	S = silver specular B = black specular BZ = bronze specular G = gold specular	1 = 120V 2 = 277V *1 = 120V input integral driver. Phase dimmable. 2 = 120-277V Universal input voltage, 0-10V dimmable	MA = matte clear anodized BA = black powder coat BZ = bronze powder coat WH = white powder coat MP = matte powder

\*Available 120V. For other voltage options available, please consult factory

\*Halogen dim graph available on page 2

\* Contact factory for Daylight Spectrum option



www.mplighting.com | 1.877.708.1184 | 604.708.1185

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04-2018

ENTRANCES CANOPY OVER BENCH AND WATER FEATURE



**L131**

**Application** Exterior/Interior surface mount downlight.

**IP Rating** 44

**Mounting** Mounts to standard octagonal box (not included)

**Electrical** 3 x 2.5W, 700mA LEDs.

**Power Supply** Power by integral 120V primary, LED9W700L, 700 mA (9.0Watt) non-dimmable LED driver (included).  
\*See website for recommended drivers.  
\*Remote emergency driver/inverter options available (consult factory)

**Power** 9.0 Watt (At 700mA, 7.5 Watt)

**Consumption**

**Light Output** 7.5 Watt, 240~265 lm

**Warranty** 5 years limited warranty  
Estimated useful life of LED is 50,000 hours.

**Material** Solid anodized aluminum. RoHS compliant.

**Weight** 0.84lbs (0.38kg).

**Approval**

**DISCLAIMER** Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

\*MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products.

Type:

Project:

Modified:

Quantity:

SIZE: 3/4" X 5 1/2"

Notes: PLEASE READ - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

Order Guide

Example: L131-7-W27S-30-A-MA

Code	Wattage	Color	Beam	Input Voltage	Finish
<b>L131</b>	<b>7</b>				
	7 = 3 x 2.5W	W228 = 2200K, 80+CRI W278 = 2700K, 80+CRI W308 = 3000K, 80+CRI W358 = 3500K, 80+CRI W418 = 4100K, 80+CRI W27H = 2700K, 90+CRI W30H = 3000K, 90+CRI W35H = 3500K, 90+CRI	30 = 30° beam 60 = 60° beam	A = 12V AC D = DC	MA = matte clear anodized BA = black anodized WH = white powder coating



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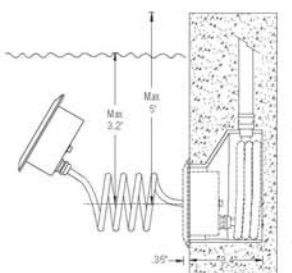
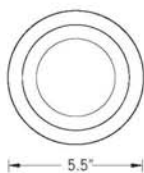
12-2017



Physical Data

Diameter • 5.5"  
Height • 7"  
Weight • 5 lbs

IP68 • Suitable For Wet Locations



SIZE: 3.4" X 5.5"

Standard Options

**Lamp**  
20w LED  
1816lm

**Beam**  
N - Narrow - 19°  
M - Medium - 41°  
W - Wide - 54°

**LED Color**  
W27 - 2700K  
W30 - 3000K  
W40 - 4000K

Options (Consult Factory for Pricing)

**Remote IP62 Driver Enclosure Box**

SUBMERGED IN WATER FEATURE



L-3

A high powered compact recessed LED underwater projector for lighting small ponds, waterfalls and water jets. The floodlight must be submerged when operating. Stainless steel grade 316 body, stainless steel screws. Cable entry PG.11 cable gland supplied with 7ft of outdoor submersible #18/3 SOOW 600v power cable. Durable high temperature memory retentive silicon gasket and clear tempered vandal resistant glass. Remote low voltage driver required to be installed by others. Luminaire is provided with electronic waterproof driver for remote mounting.

The floodlight must be submerged when operational. Color temperature 2700K, 3000K and 4000K, LED CRI >80 and life time 50,000 Hours. A variety of beam spreads are available to suit the application requirements. Maximum depth 6.5'; suitable for recessed mount. Recessing box in PVC is included. Remote driver is included and required to be installed by others. Remote IP gear box by contractor. This luminaire is constant current type and need connecting in series system.

**Aluminum Casting**  
Less than 0.1% copper content - Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre paint**  
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive -Silicon Gasket.**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management.**  
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kv surge suppressor provided with all fixtures.

**Finishing.**  
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint.**  
UV Stabilized 4.9MIL thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Hardware.**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seize Screw Holes**  
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Opal Borosilicate Glass Lens.**  
Provided with opal borosilicate impact resistant glass.

**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**  
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Ordering Example : UAQ - 60011 - 20w - M - W30 - 120/277v - Options

UAQ	60011	Lamp	20w LED	Beam		LED		Voltage		Options	
		N	Narrow	W27	2700K	120/277v		A80191	3" Driver Enclosure Box		
		M	Medium	W30	3000K	Other (Specify)		A80291	4" Driver Enclosure Box		
		W	Wide	W40	4000K						

PROJECT: \_\_\_\_\_ DATE: \_\_\_\_\_ QUANTITY: \_\_\_\_\_

TYPE: \_\_\_\_\_ NOTE: \_\_\_\_\_

Head Office:  
7144 NW Progress Ct  
Hillsboro, Oregon 97124  
Tel: 503-645-0500  
Fax: 503-645-8100  
www.ligmanlightingusa.com



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



L-5

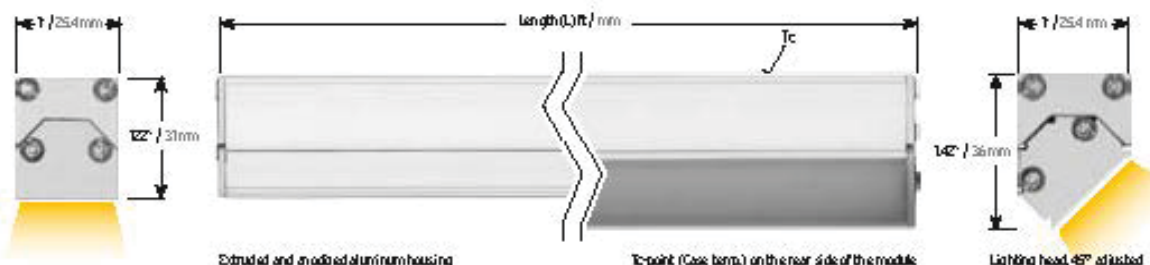
XOOLUM™ HYDRA White IP67



24 V, modular, light intensive linear LED luminaire in IP67 with adjustable luminaire head (45°) and 3 clear encapsulated reflector optics. Available in silver or black profile color as surface mounted version. 2.56" black cable with open end on one side. High quality and homogeneous illumination. Japanese LED CRI up to 95. Binning 3 Mac Adam. Lifetime of 60,000 hrs (L80/B10). Installation friendly, attachable and durable luminaire housing with a small cross section made from extruded and anodized aluminum with screwed M end caps. Engineered in Germany.

Project Name	
Fixture type	Photo
Specifier	Date

Dimensions & available lengths



Fixture build to length (not field cuttable):  
L: 18" in increments  
L: 18" in increments  
L: 4,000 mm (1028.300mm) in 62.5 mm increments

Electrical & output data

Voltage	24 Volt (23 V <sub>min</sub> , 25 V <sub>max</sub> )			
Temperature*	T <sub>case</sub> - 0°F / 25°C, T <sub>case</sub> (Table below)			
Storage temperature	T <sub>stg</sub> - 22°F / 30°C, T <sub>stg</sub> - 105°F / 45°C			
Ambient temperature	T <sub>amb</sub> - 0°F / 25°C, T <sub>amb</sub> (Table below)			
CRI	up to 95			
IP	up to 65			
XOOLUM™ HYDRA	H06	H010	H015	H025
Power (Watt / ft/m)	18 / 6	31 / 10	46 / 15	7.6 / 25
Efficiency (lm / W) (RWS0)	52	51	55	53
max. length (ft / m)	11.1 / 4	11.1 / 4	11.1 / 4	9.8 / 3
Temperature Tc point (T <sub>case</sub> )°F	110°F / 40°C	140°F / 60°C	140°F / 60°C	149°F / 65°C
Ambient temperature (T <sub>case</sub> )	104°F / 40°C	104°F / 40°C	104°F / 40°C	95°F / 35°C

Color temperature LED type use @	Color temperature delivered finished fixture	low output				high output			
		lumen/foot (lm/ft)		lumen/meter (lm/m)		lumen/foot (lm/ft)		lumen/meter (lm/m)	
W820	2000K	2400K	54 / 180	90 / 300	145 / 480	234 / 770			
W822	2200K	2700K	60 / 200	103 / 340	164 / 540	267 / 880			
W825	2500K	3000K	69 / 230	111 / 370	188 / 620	307 / 1010			
W827	W827	2700K	3500K	3400K	63 / 210	106 / 350	200 / 660	325 / 1070	
W830	W830	3000K	3900K	3800K	63 / 210	106 / 350	212 / 700	346 / 1140	
W835	W835	3500K	4400K	4400K	66 / 220	109 / 360	222 / 730	362 / 1190	
W840	W840	4000K	5500K	5600K	66 / 220	112 / 370	228 / 750	371 / 1220	
W850	5000K	7200K	93 / 310	154 / 510	249 / 820	404 / 1330			

\*The given data are typical values. Due to tolerances of the production process and the electrical components, values for light output and electrical power can vary up to 10%.  
\*The Tc-point should be measured in thermal equilibrium according to IEC 60598-1.  
\*In case of IP67 products, tolerances in the color temperature can occur. For further explanation, please see specification on catalogue 2016/2017.

**ONE RUN ONLY**

- 1816lm
- L80/B10 > 60,000 h
- LM 70 compact
- LM 20 compact
- LM 20
- UV protected
- Resistant to chemicals
- 5000h maintenance
- Temperature resistance protection
- IP67
- Impact resistant

L-3 & L-5 EXTERIOR SPECIALTY

LIGHTING CUTSHEET