



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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Rebecca Esau, Interim Director
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MEMORANDUM

AUDITOR 07/27/17 PM 3:43

July 27, 2017

To: Mayor Ted Wheeler
Commissioner Chloe Eudaly
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Dan Saltzman

From: Grace Jeffreys, City Planner II, Land Use Services, 503-823-7840
Bureau of Development Services

Subject: City Council return hearing on Type 3 Appeal for:
LU 16-1184524 DZM – 1122 SE Ankeny Apartments

The purpose of this memorandum is to provide a summary and brief description of the land use review decision that has been appealed and will be presented to you in a fourth return public hearing on August 9, 2017 at 2 PM, time certain.

- 1. Hearing on August 9, 2017.** At the City Council hearing on August 9, 2107, staff will provide a quick overview of changes since the last City Council hearing held on June 21, 2017, and the appellant will present a revised design proposal. Attached documentation includes exhibits and a set of drawings illustrating the proposed revisions.
- 2. Revised Proposal.** Major changes from the Design Review proposal denied by the Design Commission include:
 - a. A 4' setback and windows added along the south property line;
 - b. A 3' setback and windows added along the first 28' of length from SE 12th Avenue on the north property line, and a 1'-6" setback for the remaining length of that north property line;
 - c. A 3' setback along 33'-10" of length on the east property line, the majority of the length of the rear of the Sturges property (the property immediate north of the SE 12th Avenue lot).
 - d. Stained cedar vertical siding in two patterns to replace steel plate and plaster render, as well as some of the flat-lock zinc panel cladding.
 - e. The provision of a Construction Management Plan.
- 3. Alternatives Facing Council:**
 - Deny the appeal, and uphold the Design Commission's decision to deny the proposal.
 - Grant the appeal, and overturn the Design Commission's decision to deny the request, thereby approving the appellant's revised proposal.
 - Grant the appeal, and overturn the Design Commission's decision to deny the request, with conditions of approval and/or further design revisions, thereby approving a revised proposal.

4. Background information - Land Use Reviews Requested:

Type III Design Review (DZ) with Modification (M) requests.

Applicant: Brian Durban, YGH Architecture
Owner: Landon K Crowell
Site Location: 1122 SE ANKENY ST
Site Size: 5,380 SF

Proposal:

The applicant requested Design Review (DZ) for a new 5- to 6-story, approximately 70' tall, seventeen (17) unit apartment building in the Central Eastside Subdistrict of the Central City Plan District. Located on a unique "L" shaped site, the ground floor contains retail and service spaces fronting SE Ankeny, and a residential unit fronting SE 12th. No vehicle parking is proposed. 28 long-term bike parking spaces will be provided.

Additional reviews requested:

Modification to Long-term Bike Parking Standards (33.266.220):

- To reduce the required bike parking spacing from 2'-0" to 1'-6" for 11 vertically hung spaces in the ground floor secure rooms; and,
- To reduce the rack requirement of a high security, U-shaped shackle lock spanning the frame and one wheel, to allow the u-lock to reach just one wheel for the in-unit racks.

Exception to Window Projections into the Right-of-Way (OSSC/32/#1).

- To increase the maximum width of the oriel projections from 12' to: 15'-9.5" on SE Ankeny, and 14'-8" on SE 12th.

Design review is necessary because the project proposes new development within a design overlay zone, per section 33.420.041 of the Portland Zoning Code.

5. Final Decision: The Design Commission found that the approval criteria were not met; therefore, they denied the requests. Due to the proposed massing, scale and bulk of the sidewalls; the open stairwells; and the extent of metal cladding; they found that the following guidelines were not met:

- A4. Use Unifying Elements.
- A5. Enhance, Embellish, and Identify Areas.
- C2. Promote Quality and Permanence in Development
- C3-1. Design to Enhance Existing Themes in the District.
- C3-2. Respect Adjacent Residential Neighborhoods.
- C4. Complement the Context of Existing Buildings.
- C5. Design for Coherency.

Attachments

1. Cover letter from YGH, dated July 19, 2017
2. Revised drawings, dated July 21, 2017
3. Revised findings from Tim Ramis, dated July 19, 2017
4. Letter for Tim Ramis with Construction Work Plan, dated July 19, 2017
5. Letter from Tim Ramis waiving 120 day and 365 day provision in ORS 227.178(5), dated July 26, 2017

Date July 19, 2017

AUDITOR 07/27/17 PM 3:13

City Council
City of Portland
1221 SW 4th Avenue
Portland, OR 97204

RE: LU16-184524 DZM (Job No. 105000, Ankeny Apartments)
Design Changes to Accommodate Adjacent Neighbors

Dear Council Members:

Since our previous City Council meeting, and with the encouragement of council, we have engaged in meetings and conversations with the immediate neighbors adjacent to the proposed development property and working simultaneously with BDS; have made several changes and concessions in a good faith effort to best accommodate all parties. The changes are described as follows:

Setbacks

- A 4' setback on the south property line from 12th avenue has been included
- A 3' setback for the first 28' of length on the north property line from 12th avenue then 1'6" for the remaining length of the north property line.
- Additionally, a 3' setback has been included along the west property line of the Sturges property.

The lost building footprint from these setbacks equals 432 SF; 241 SF adjacent to the Sturges property and 191 SF adjacent to the Roberts property.

The total rentable building Square Footage loss from these setbacks equals 1,352 SF.

Plan and Unit Changes

- In order to accommodate the 3' setback on the west property line of the Sturges property, the elevator needed to be moved to the north, carving out space from apartment units. This further reduced the buildings rentable Square Footage by another 1,125 SF. In doing so created a studio apartment unit, a previously undesired unit type and reduced another unit from a 2-bedroom to a single.
- Reconfiguration of bicycle parking.
- A notch was added into the north elevation to allow windows and articulate the sidewall massing to eliminate the flat shear wall appearance.
- A loss of at least 3 solar panels on the 12th Avenue roof, the consequences of which are yet to be determined by the engineers as the goal of Net-Zero is still very much a priority for this project and every solar panel being an essential part of attaining that goal.

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NELS HALL, FAIA
THOMAS ROBBINS, AIA
JERRY WATERS, AIA

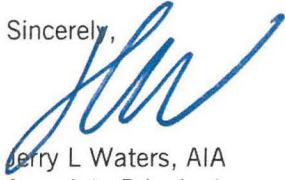
STEVE NEIGER, AIA
CRYSTAL SANDERSON, AIA
KATHY SIMONE, AIA
IREN TARAN, AIA
JESSE WALT, AIA

of counsel
JOACHIM GRUBE, FAIA

The total loss of rentable Square Footage due to these requested design changes equals 2,477 SF.

Please refer to the updated Land Use drawings for the graphic illustrations of the design changes. We believe that the submitted changes address the Council and neighbor's concerns and that we have worked hard to achieve and maintain a project that seeks to set a precedent for sustainable urban in-fill housing through a consensus building process.

Sincerely,



Jerry L Waters, AIA
Associate Principal
Yost Grube Hall Architecture

Attachments:

cc:

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THOMAS ROBBINS, AIA
JERRY WATERS, AIA

STEVE NEIGER, AIA
IREN TARAN, AIA

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Review\105000 memo City Council 20170719.docx

of counsel
JOACHIM GRUBE, FAIA

Ankeny Apartments - Design Review LU 16-184524 DZM

YOST GRUBE HALL
ARCHITECTURE

| July 21, 2017



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Plan / Site Plan - Level 1

1/16" = 1'-0"

Lot Size: 5,380 SF

Level 1

Building Area 4156 GSF
FAR 0.77

Level 2

Building Area 4,548 GSF
FAR 0.85

Level 3

Building Area 4,098 GSF
FAR 0.76

Level 4

Building Area 4,081 GSF
FAR 0.76

Level 5

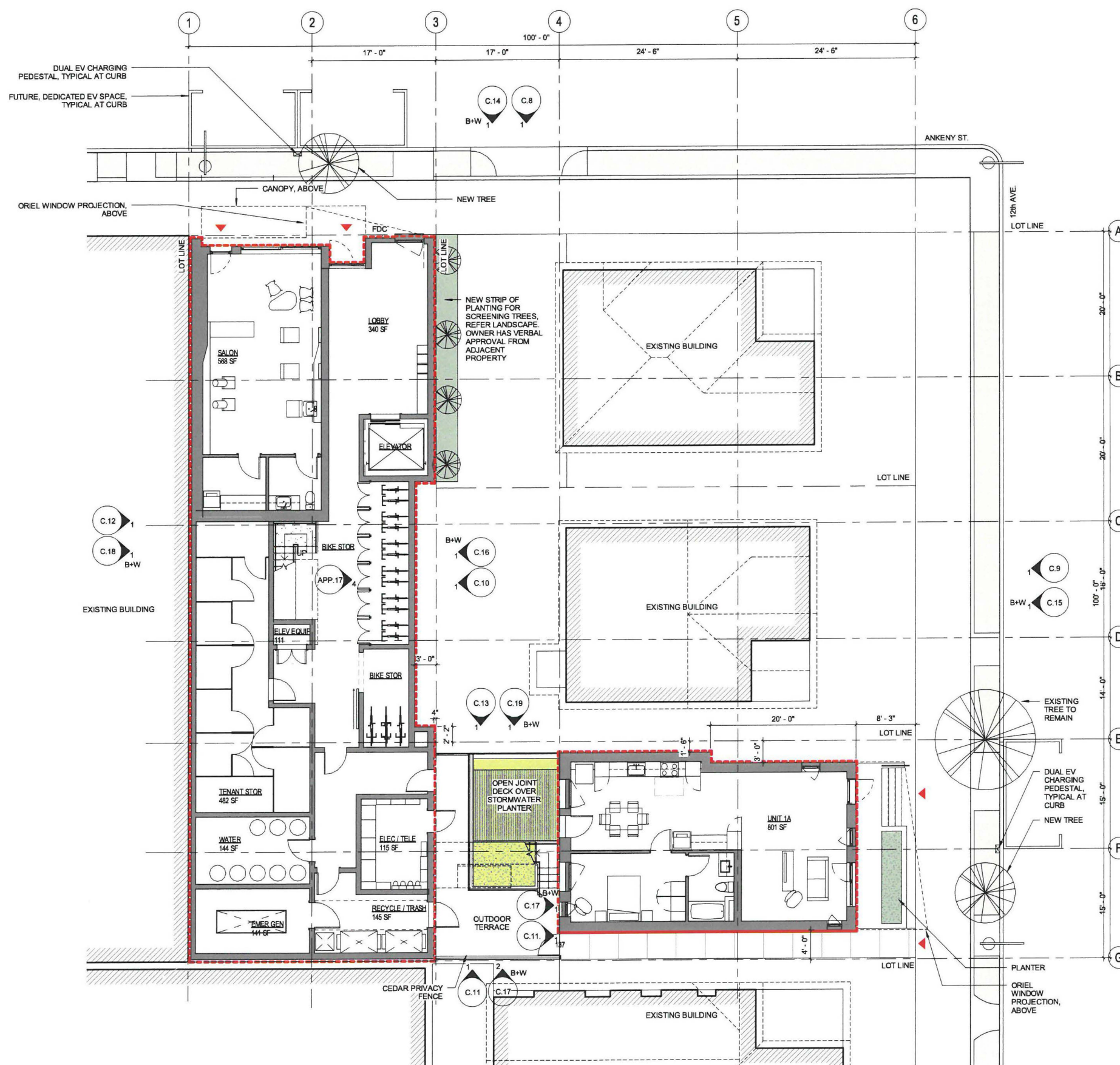
Building Area 3,912 GSF
FAR 0.73

Level 6

Building Area 2,823 GSF
FAR 0.53

Total

Building Area 23,618 GSF
Max Building Area 32,280 GSF
FAR 4.4
FAR Allowed 6.00



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

Lot Size: 5,380 SF

Level 1

Building Area	4156 GSF
FAR	0.77

Level 2

Building Area	4,548 GSF
FAR	0.85

Level 3

Building Area	4,098 GSF
FAR	0.76

Level 4

Building Area	4,081 GSF
FAR	0.76

Level 5

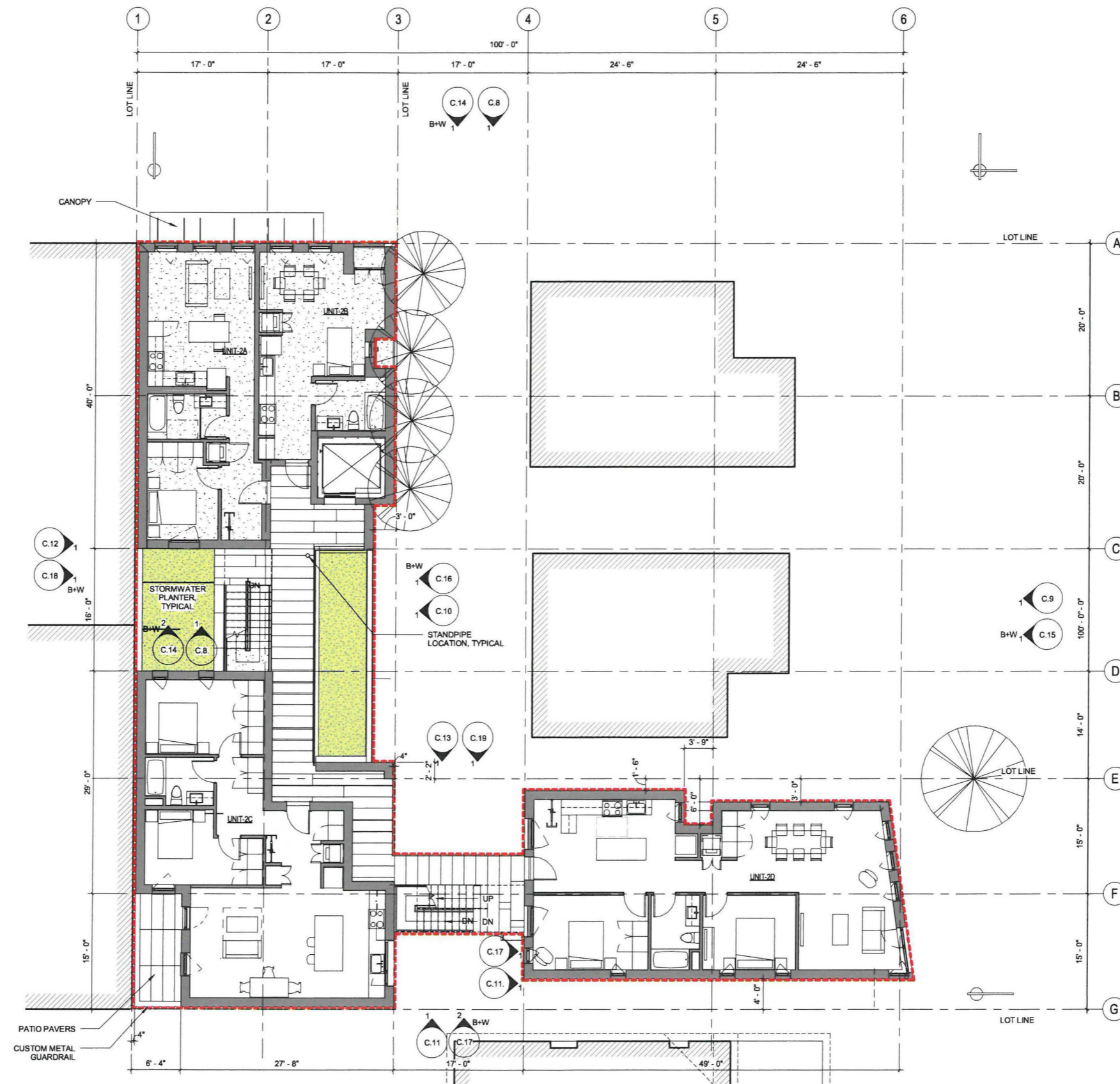
Building Area	3,912 GSF
FAR	0.73

Level 6

Building Area	2,823 GSF
FAR	0.53

Total

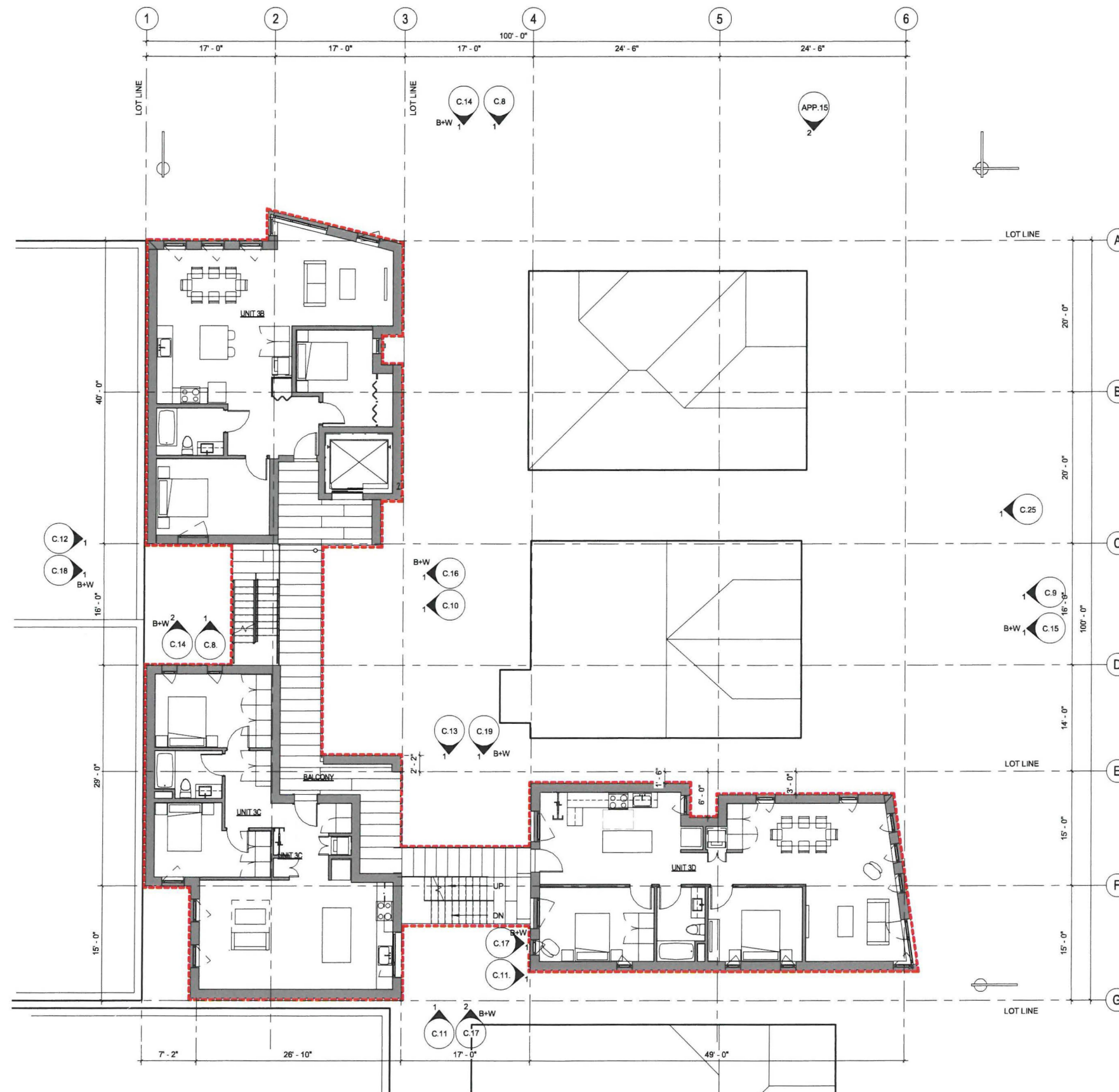
Building Area	23,618 GSF
Max Building Area	32,280 GSF
FAR	4.4
FAR Allowed	6.00



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

Lot Size: 5,380 SF

Level 1	
Building Area	4156 GSF
FAR	0.77
Level 2	
Building Area	4,548 GSF
FAR	0.85
Level 3	
Building Area	4,098 GSF
FAR	0.76
Level 4	
Building Area	4,081 GSF
FAR	0.76
Level 5	
Building Area	3,912 GSF
FAR	0.73
Level 6	
Building Area	2,823 GSF
FAR	0.53
Total	
Building Area	23,618 GSF
Max Building Area	32,280 GSF
FAR	4.4
FAR Allowed	6.00



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

Lot Size: 5,380 SF

Level 1
Building Area 4156 GSF
FAR 0.77

Level 2
Building Area 4,548 GSF
FAR 0.85

Level 3
Building Area 4,098 GSF
FAR 0.76

Level 4
Building Area 4,081 GSF
FAR 0.76

Level 5
Building Area 3,912 GSF
FAR 0.73

Level 6
Building Area 2,823 GSF
FAR 0.53

Total
Building Area 23,618 GSF
Max Building Area 32,280 GSF
FAR 4.4
FAR Allowed 6.00



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

Lot Size: 5,380 SF

Level 1	
Building Area	4156 GSF
FAR	0.77
Level 2	
Building Area	4,548 GSF
FAR	0.85
Level 3	
Building Area	4,098 GSF
FAR	0.76
Level 4	
Building Area	4,081 GSF
FAR	0.76
Level 5	
Building Area	3,912 GSF
FAR	0.73
Level 6	
Building Area	2,823 GSF
FAR	0.53
Total	
Building Area	23,618 GSF
Max Building Area	32,280 GSF
FAR	4.4
FAR Allowed	6.00



1/16" = 1'-0"

Lot Size: 5,380 SF

Level 1

Building Area	4156 GSF
FAR	0.77

Level 2

Building Area	4,548 GSF
FAR	0.85

Level 3

Building Area	4,098 GSF
FAR	0.76

Level 4

Building Area	4,081 GSF
FAR	0.76

Level 5

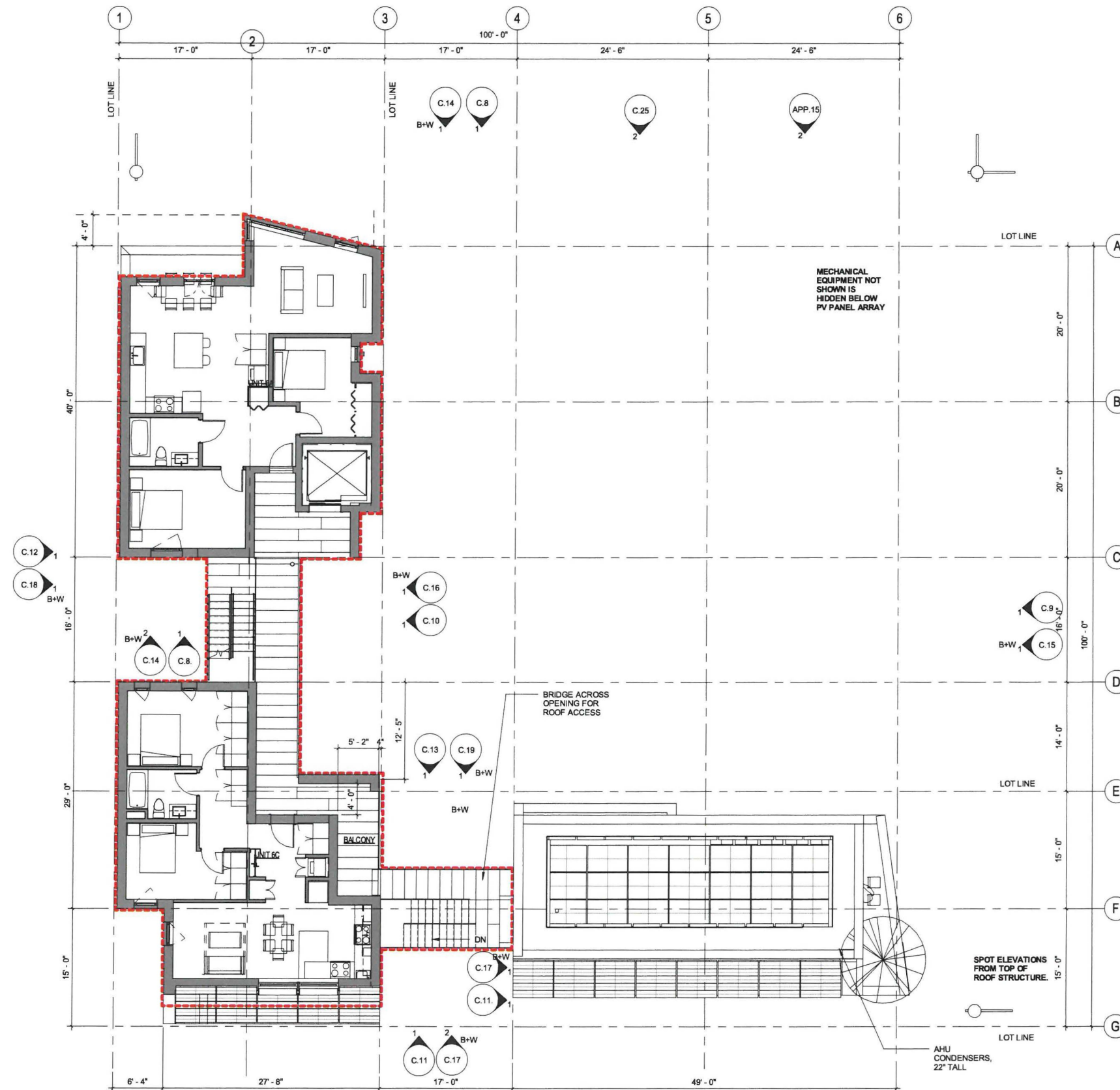
Building Area	3,912 GSF
FAR	0.73

Level 6

Building Area	2,823 GSF
FAR	0.53

Total

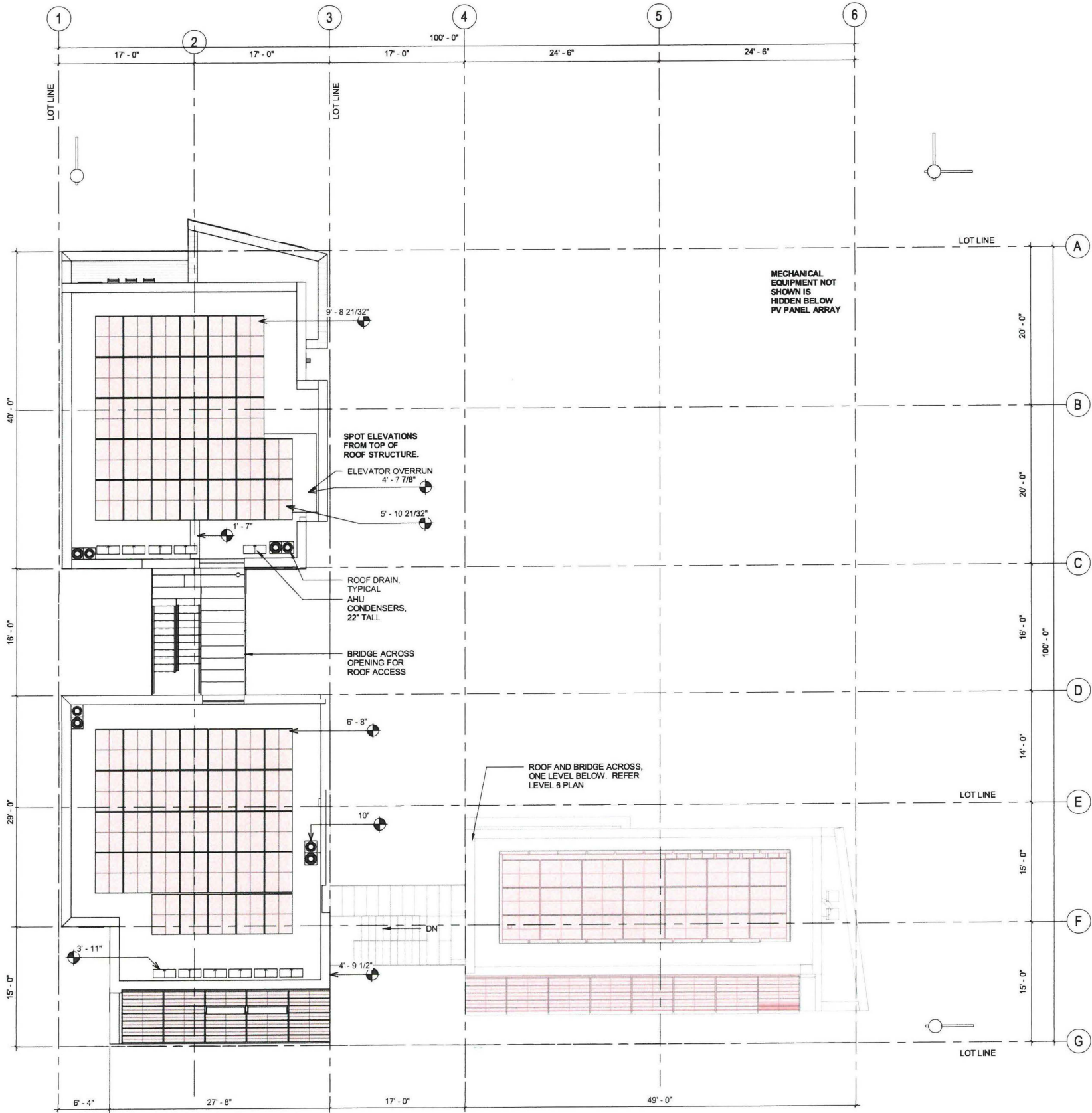
Building Area	23,618 GSF
Max Building Area	32,280 GSF
FAR	4.4
FAR Allowed	6.00



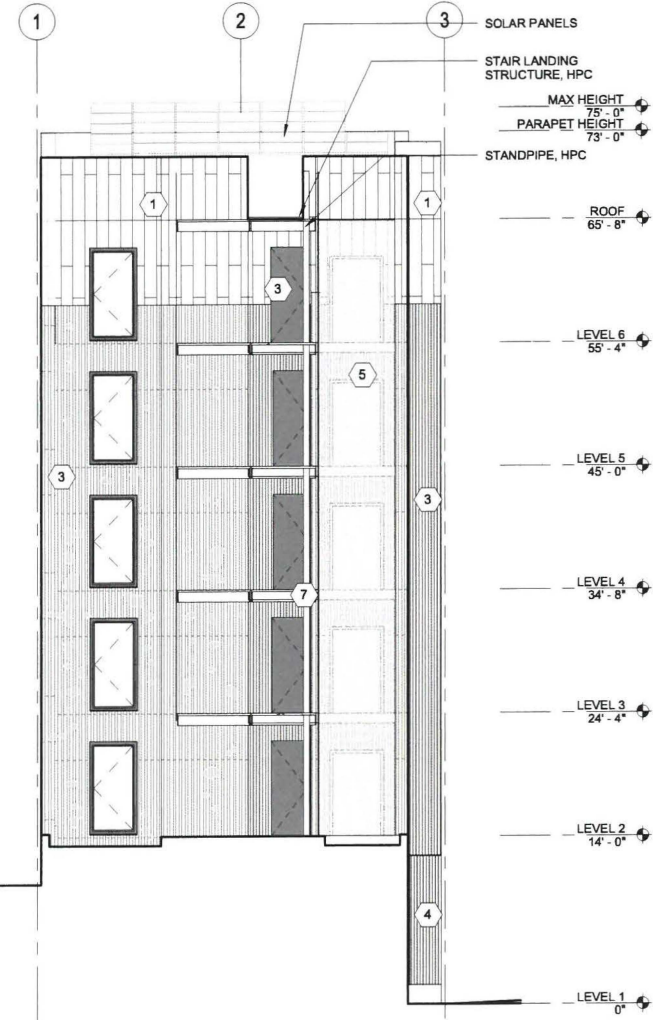
Plan - Roof
1/16" = 1'-0"

Roof
PV Panels
Number of Panels
Watts

2817 GSF
159
345W per Panel

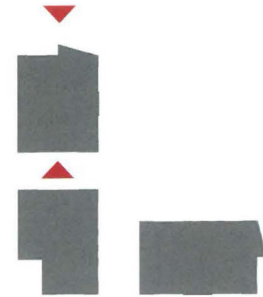


Building Elevations
1/16" = 1'-0"



MATERIAL LEGEND

	1	MP-1: 12" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		3	STAINED CEDAR VERTICAL SIDING, PATTERN A		5	STAINLESS STEEL CABLE MESH		7	STAINLESS STEEL WITH HPC
	2	MP-2: 8" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		4	STAINED CEDAR VERTICAL SIDING, PATTERN B		6	PERFORATED SWING DOOR			



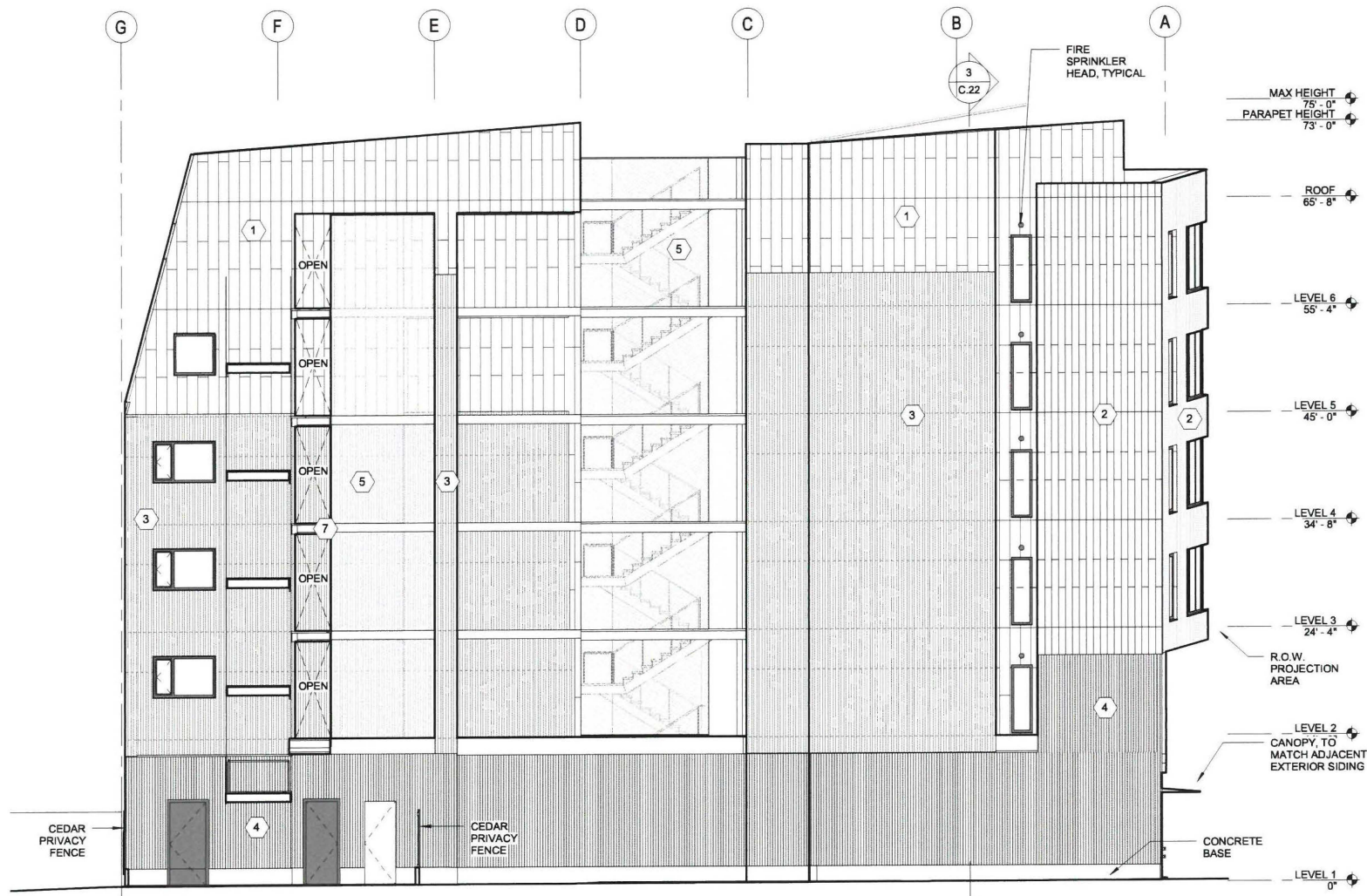
Building Elevations
1/16" = 1'-0"



MATERIAL LEGEND

- | | | | | | | | |
|--|--|--|--|--|------------------------------|--|----------------------------|
| | 1 MP-1: 12" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH) | | 3 STAINED CEDAR VERTICAL SIDING, PATTERN A | | 5 STAINLESS STEEL CABLE MESH | | 7 STAINLESS STEEL WITH HPC |
| | 2 MP-2: 8" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH) | | 4 STAINED CEDAR VERTICAL SIDING, PATTERN B | | 6 PERFORATED SWING DOOR | | |

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

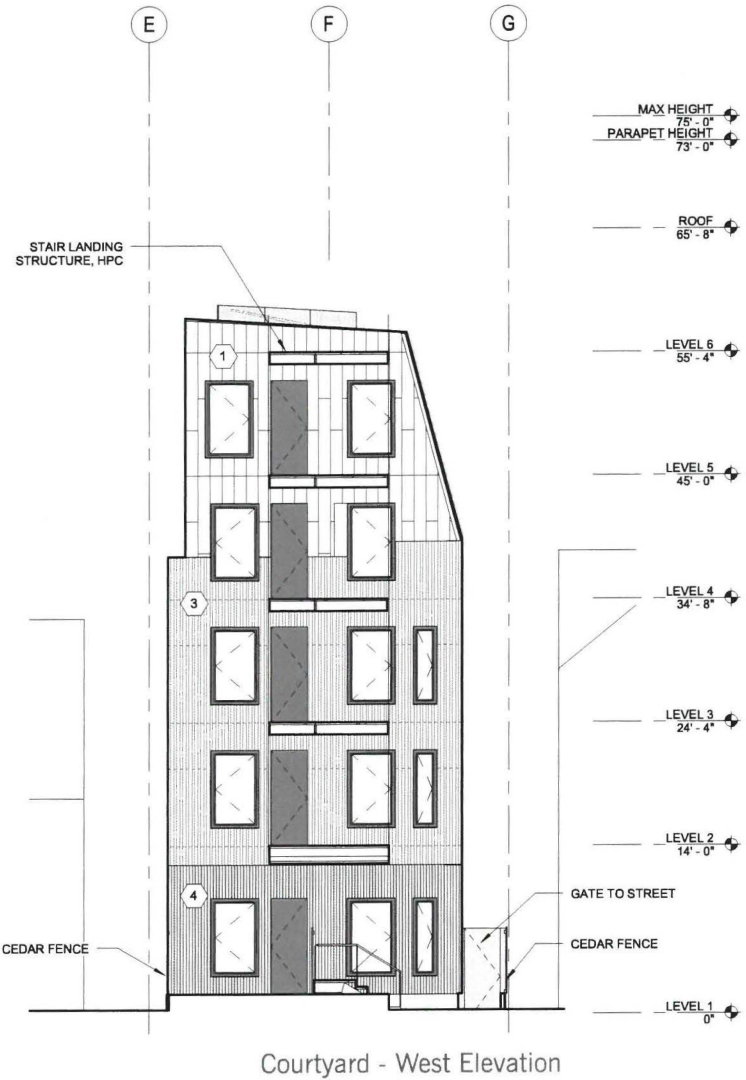
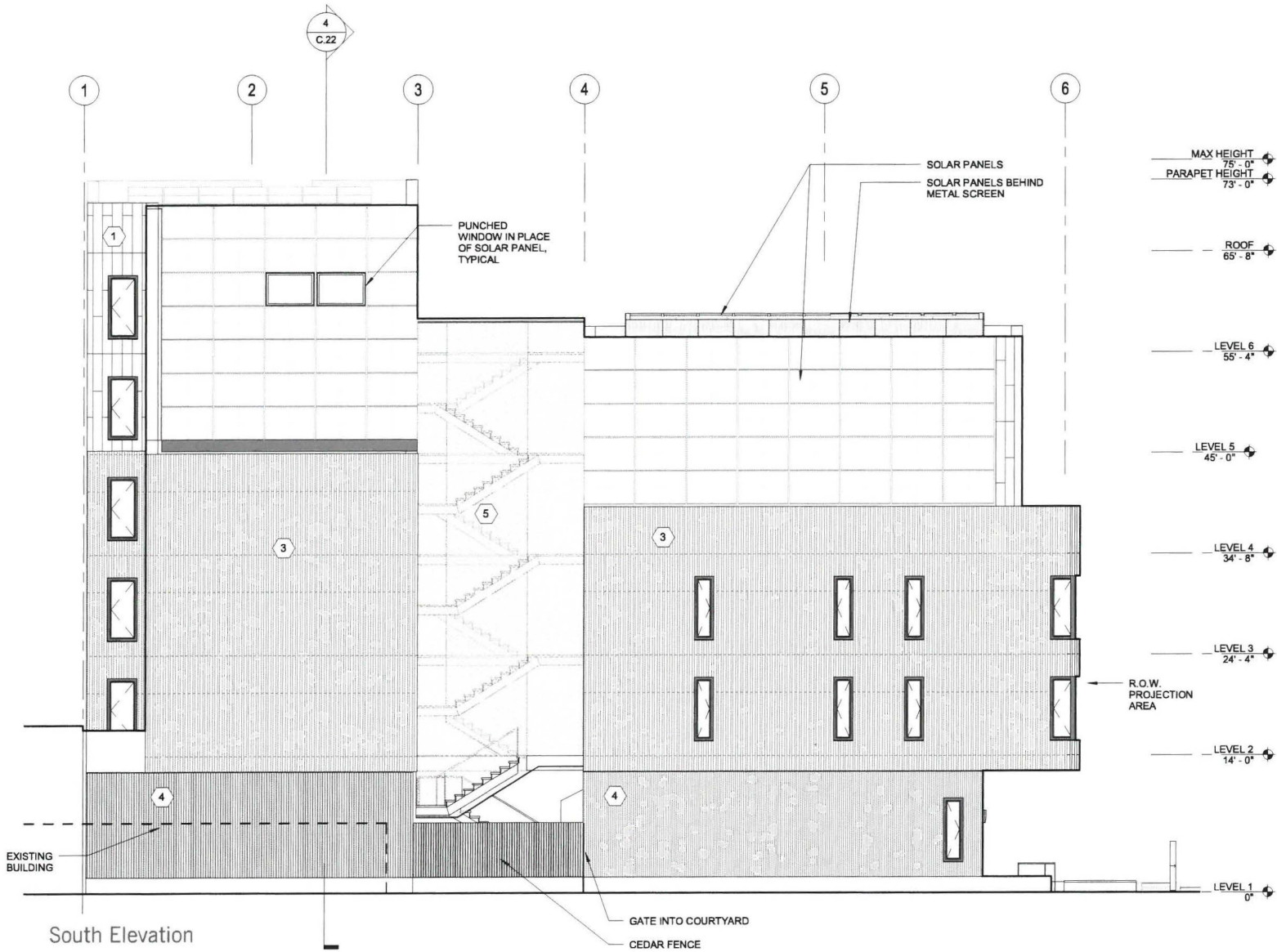


Courtyard - East Elevation

MATERIAL LEGEND

- | | | | | | | | | | | | |
|--|---|--|--|---|--|--|---|----------------------------|--|---|--------------------------|
| | 1 | MP-1: 12" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH) | | 3 | STAINED CEDAR VERTICAL SIDING, PATTERN A | | 5 | STAINLESS STEEL CABLE MESH | | 7 | STAINLESS STEEL WITH HPC |
| | 2 | MP-2: 8" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH) | | 4 | STAINED CEDAR VERTICAL SIDING, PATTERN B | | 6 | PERFORATED SWING DOOR | | | |

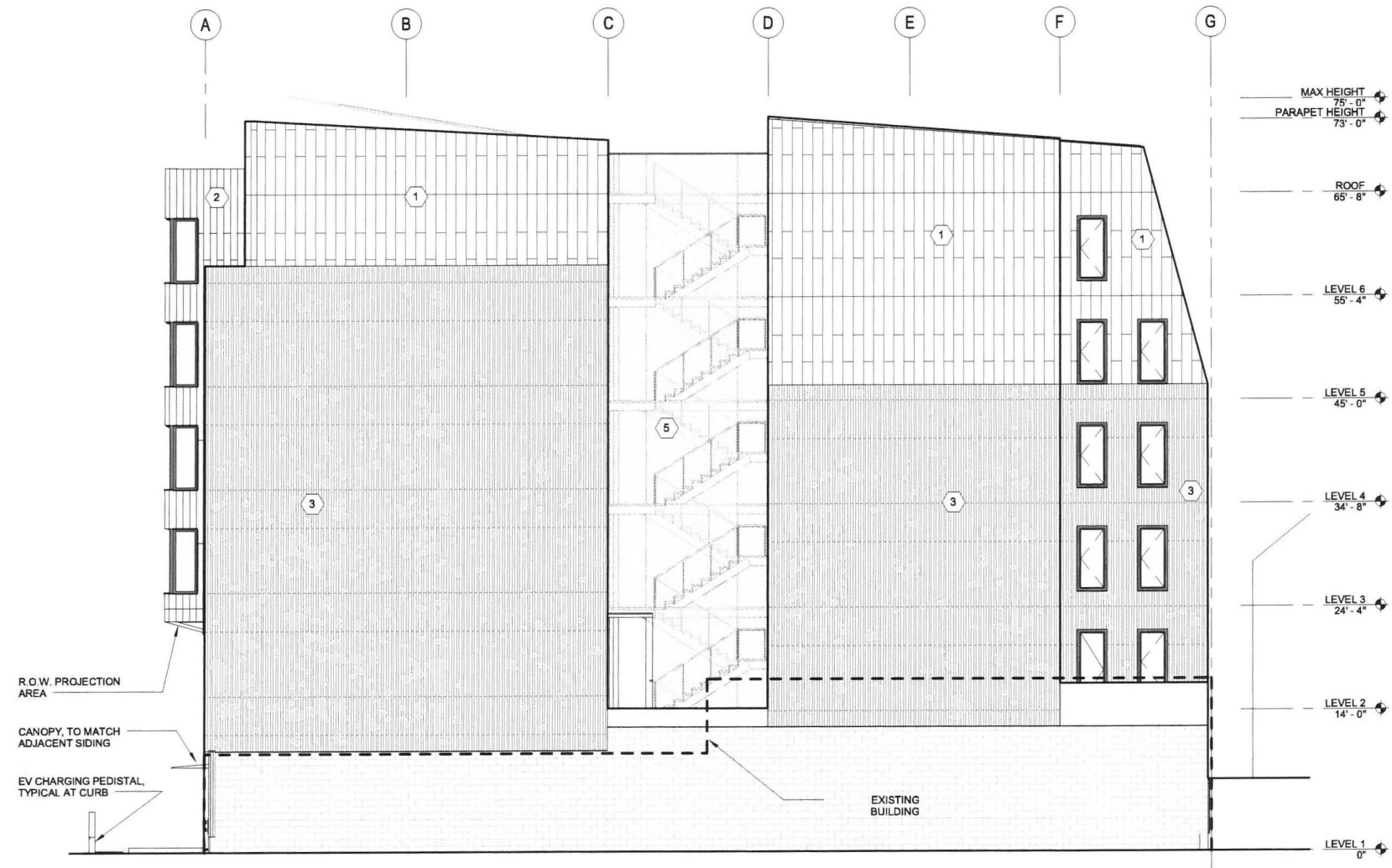
Building Elevations
1/16" = 1'-0"



MATERIAL LEGEND

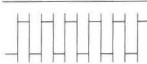



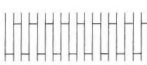


	MP-1: 12" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		STAINED CEDAR VERTICAL SIDING, PATTERN A		STAINLESS STEEL CABLE MESH		STAINLESS STEEL WITH HPC
	MP-2: 8" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		STAINED CEDAR VERTICAL SIDING, PATTERN B		PERFORATED SWING DOOR		

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

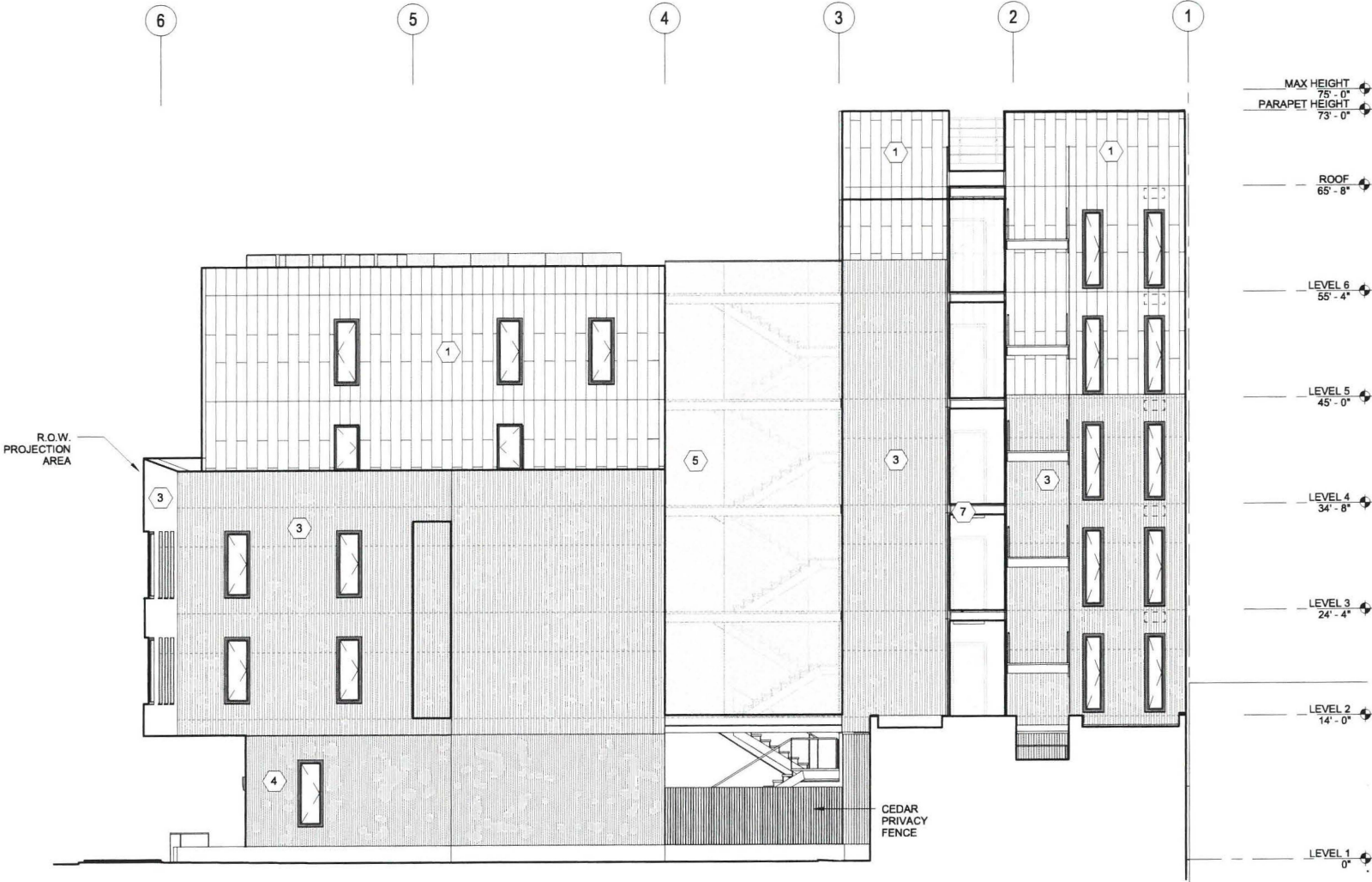


West Elevation

MATERIAL LEGEND

	1 MP-1: 12" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		3 STAINED CEDAR VERTICAL SIDING, PATTERN A		5 STAINLESS STEEL CABLE MESH		7 STAINLESS STEEL WITH HPC
	2 MP-2: 8" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		4 STAINED CEDAR VERTICAL SIDING, PATTERN B		6 PERFORATED SWING DOOR		

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



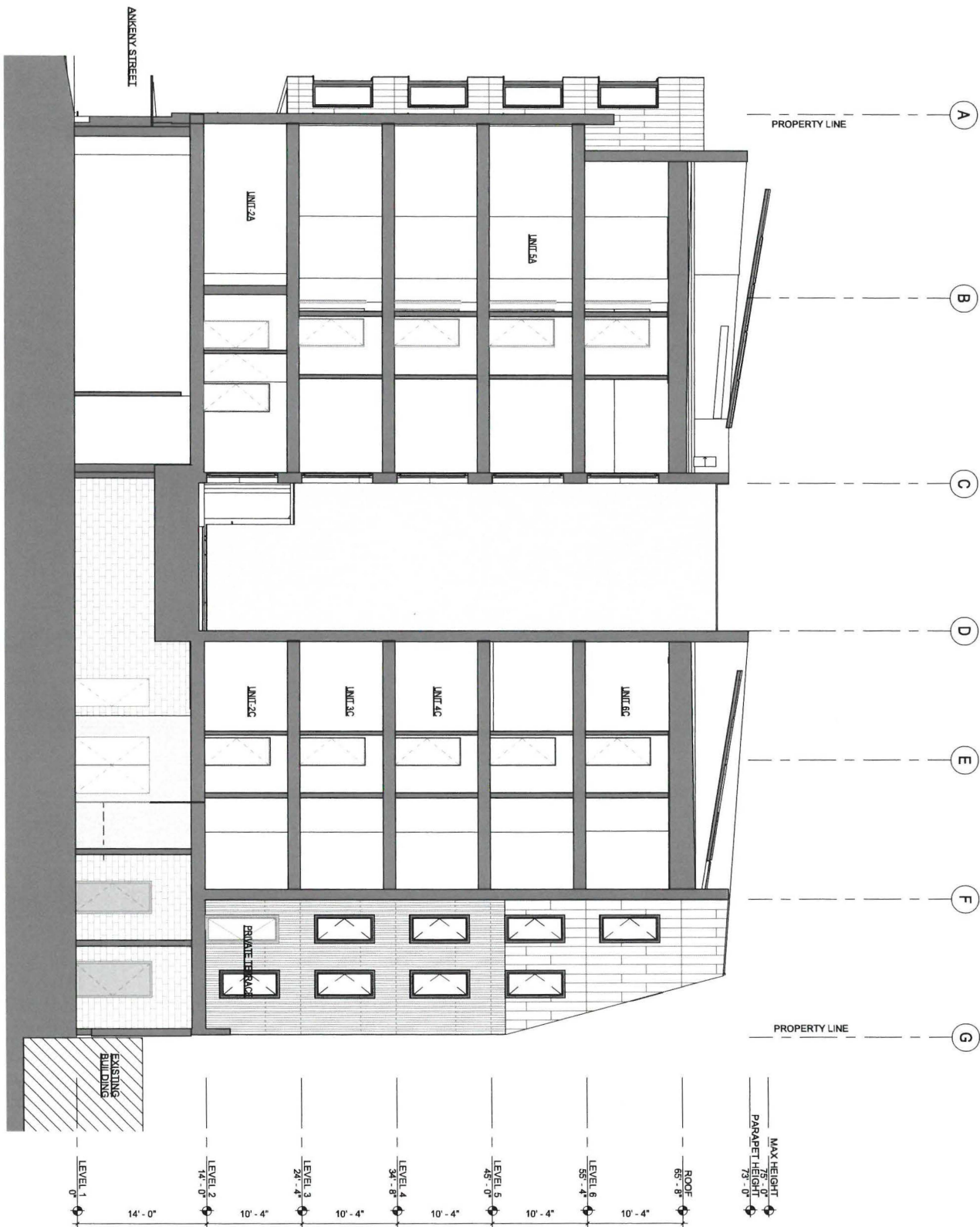
Courtyard - North Elevation

MATERIAL LEGEND

	1	MP-1: 12" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		3	STAINED CEDAR VERTICAL SIDING, PATTERN A		5	STAINLESS STEEL CABLE MESH		7	STAINLESS STEEL WITH HPC
	2	MP-2: 8" WIDE FLAT-LOCK METAL PANEL, ZINC (WINDOWS AND DOORS TO MATCH EXTERIOR SIDING FINISH)		4	STAINED CEDAR VERTICAL SIDING, PATTERN B		6	PERFORATED SWING DOOR			

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

Building Section - North South

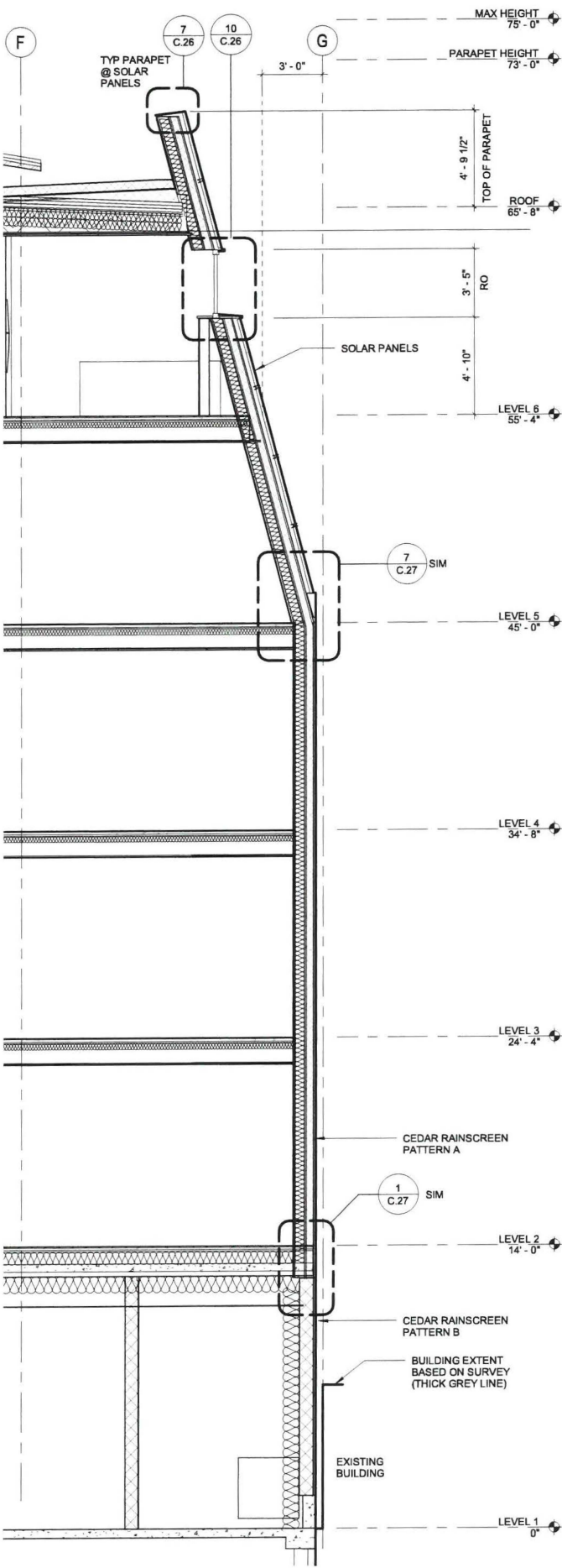


Building Section
1/16" = 1'-0"

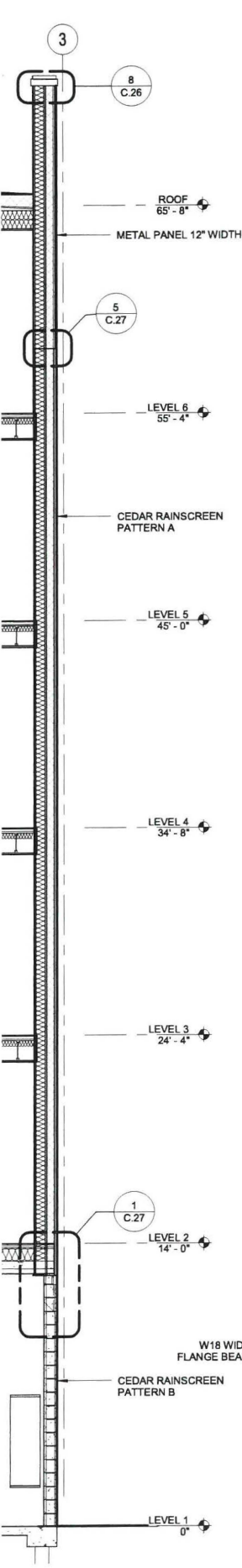


Building Section - North South

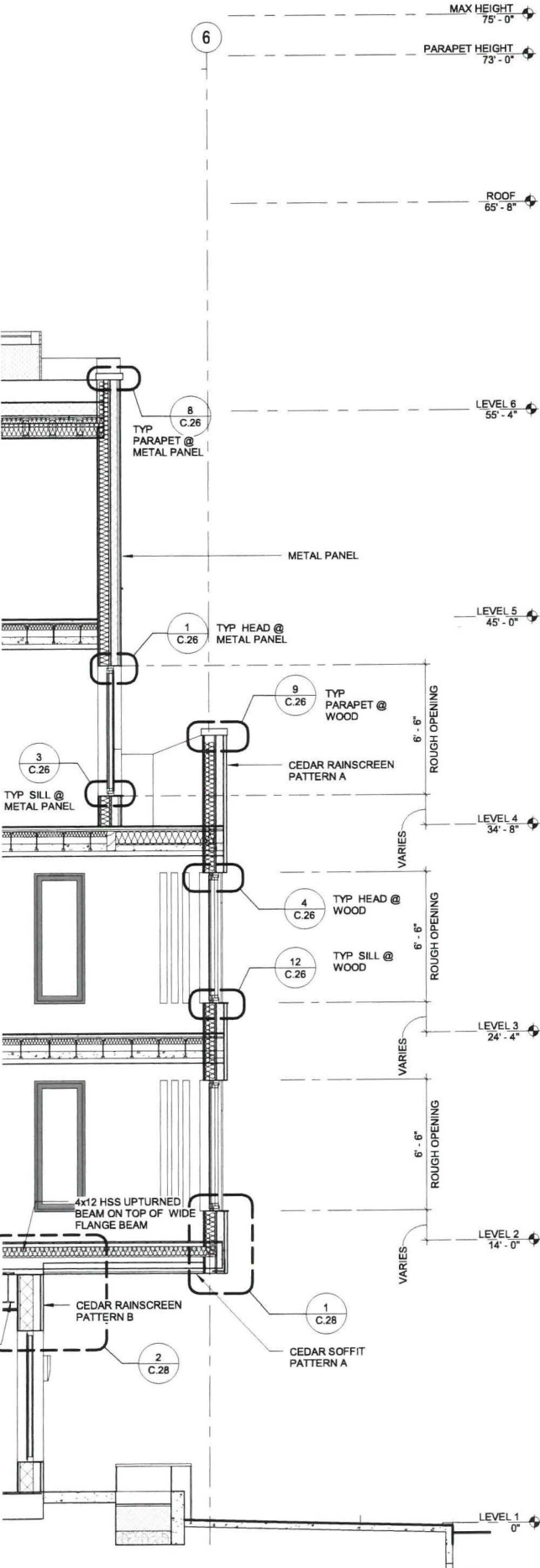
Wall Sections
1/4" = 1'-0"



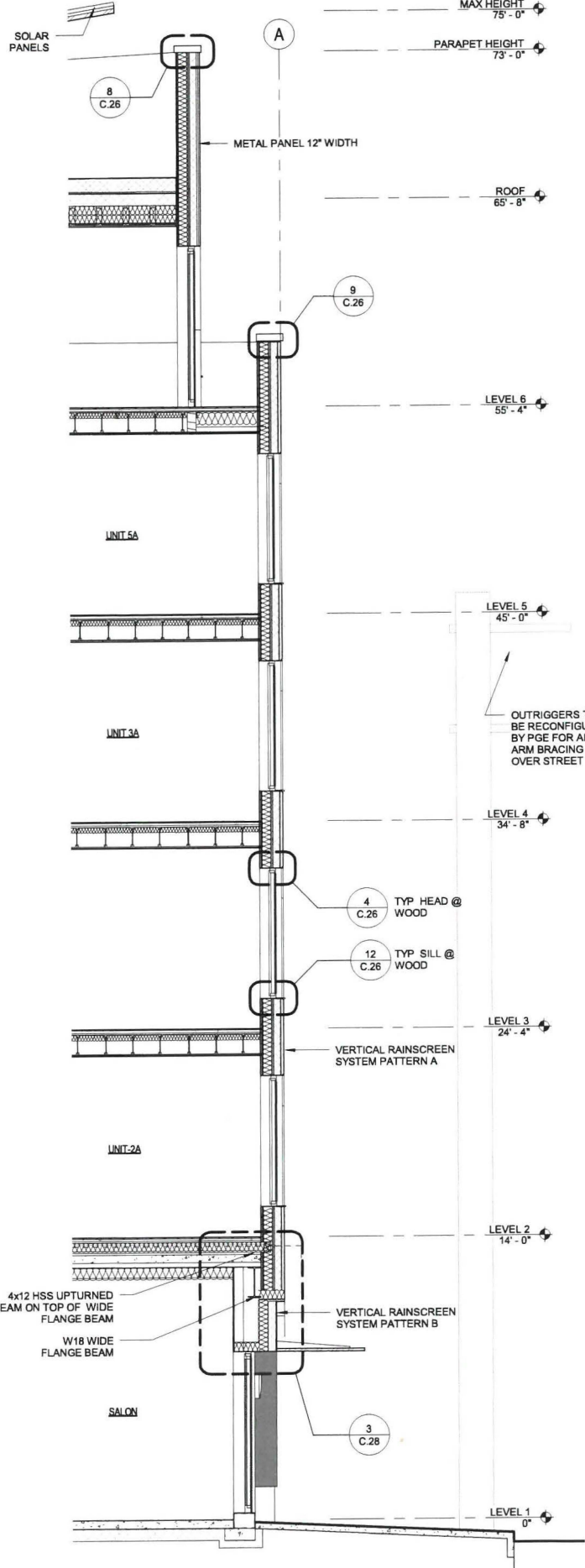
4. Wall Section - Sloping South Wall



3. Wall Section - Party

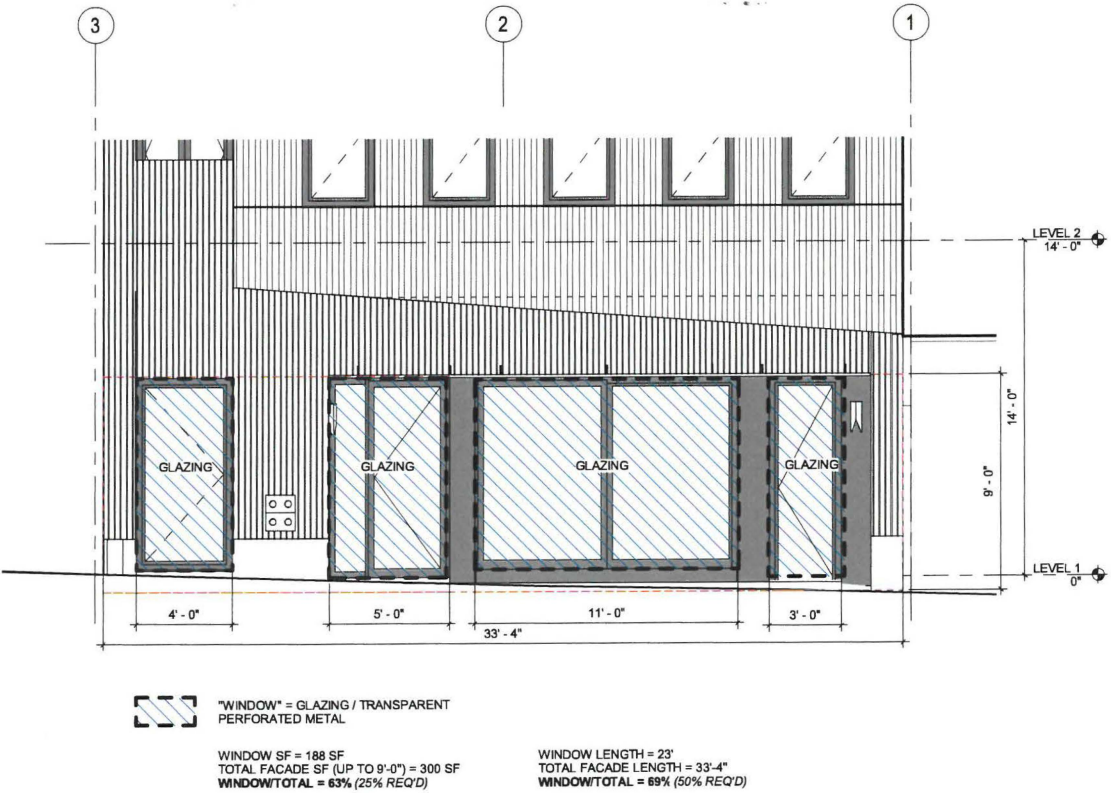
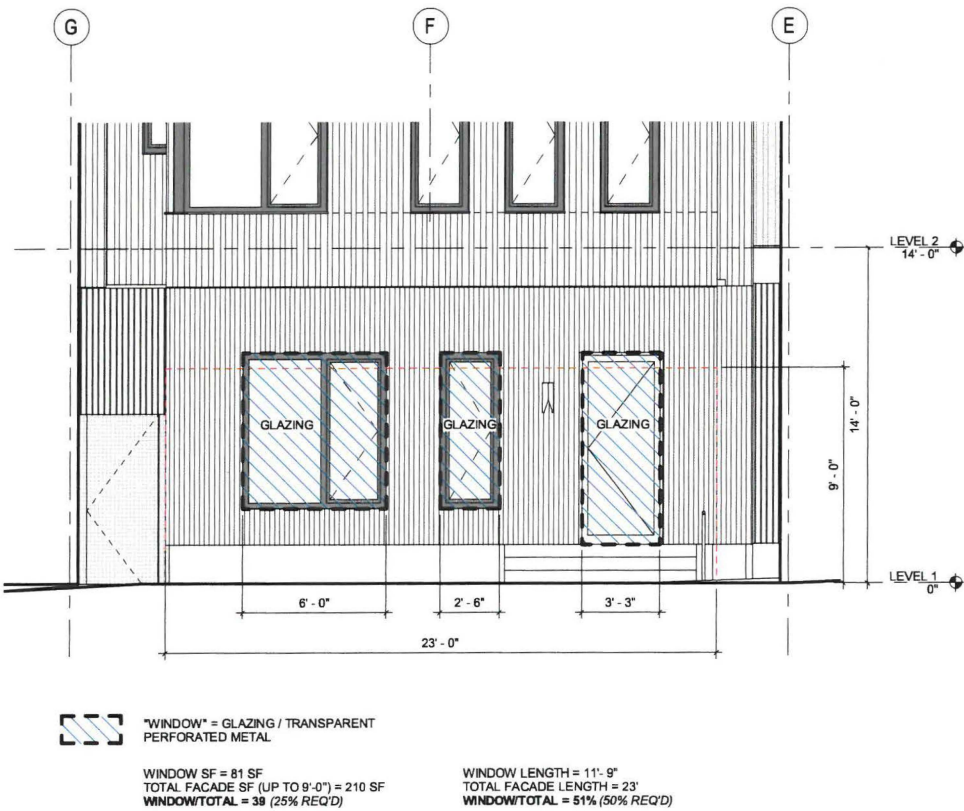


2. Wall Section - 12th Street

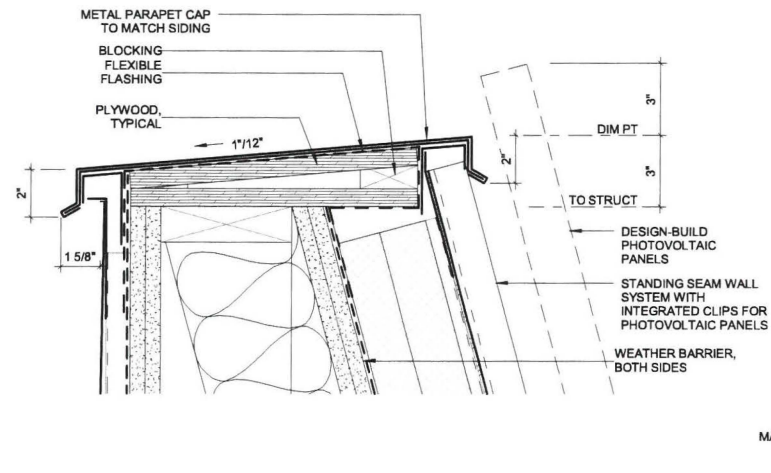


1. Wall Section - Ankeny Street

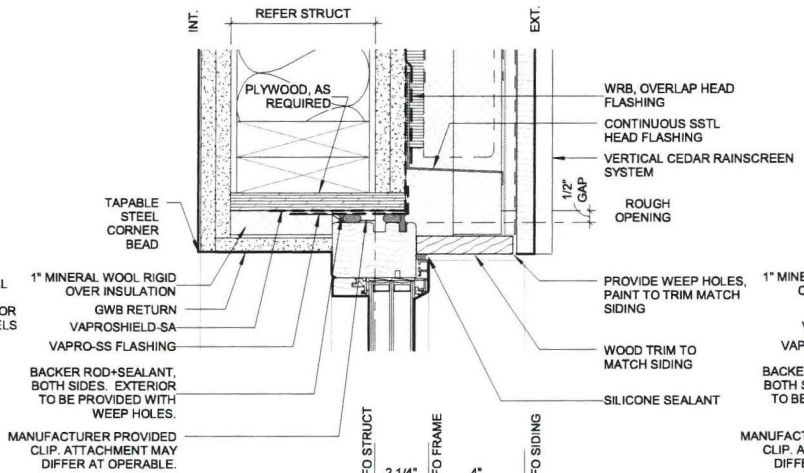
Enlarged Elevation - Ankeny Street & 12th Street Window Calculations



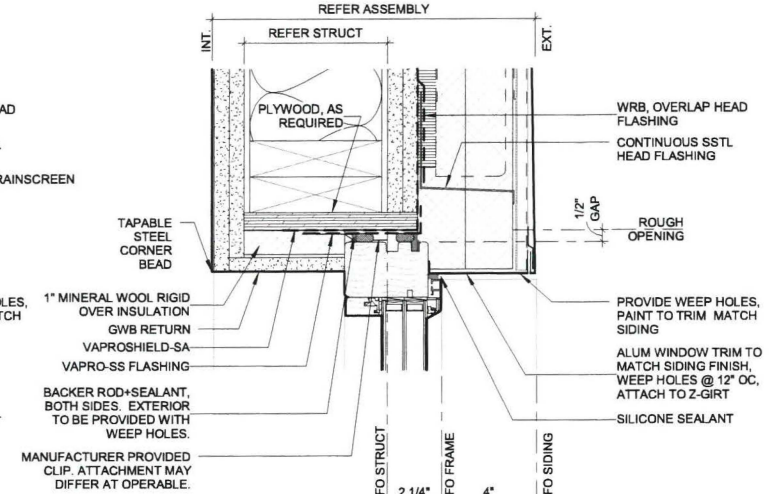
Details
3" = 1'-0"



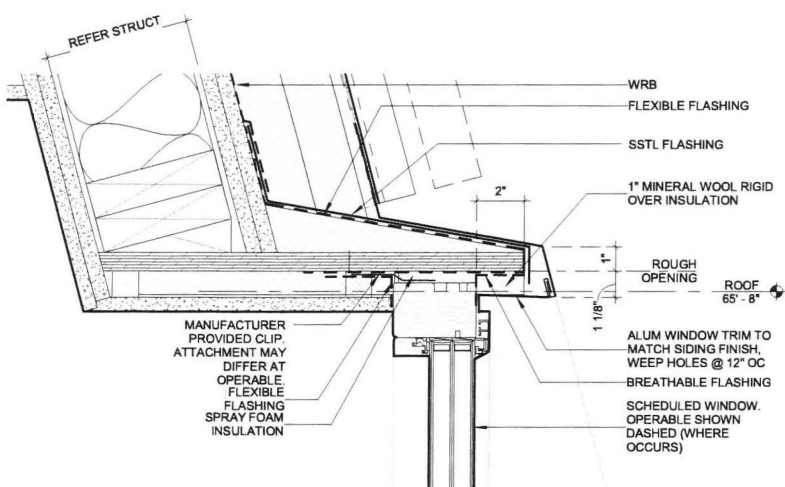
7 SOLAR PANELS - TYPICAL PARAPET
3" = 1'-0"



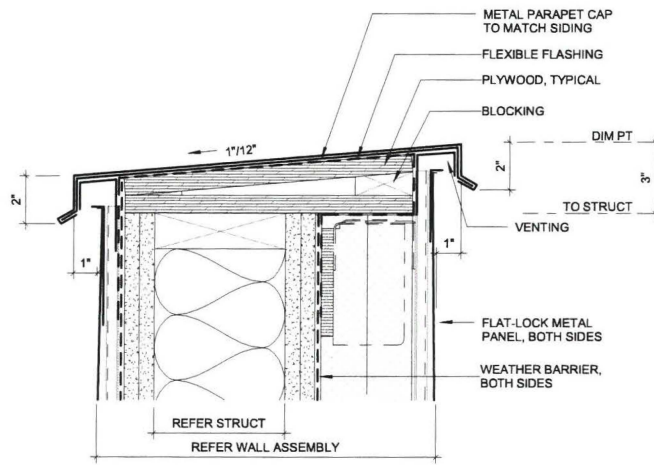
4 WOOD - TYPICAL WINDOW HEAD
3" = 1'-0"



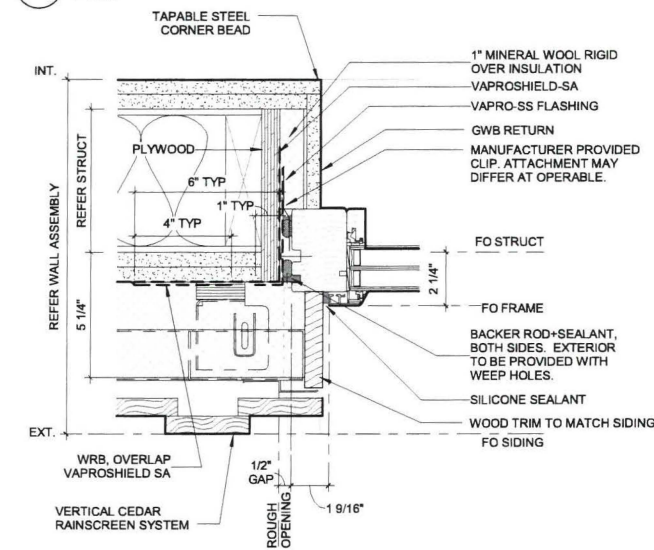
1 METAL PANEL - TYPICAL WINDOW HEAD
3" = 1'-0"



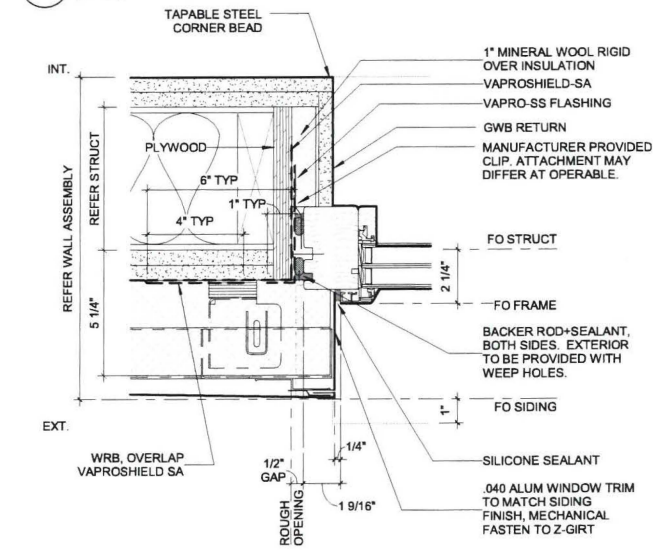
10 SOLAR PANELS - TYPICAL WINDOW HEAD
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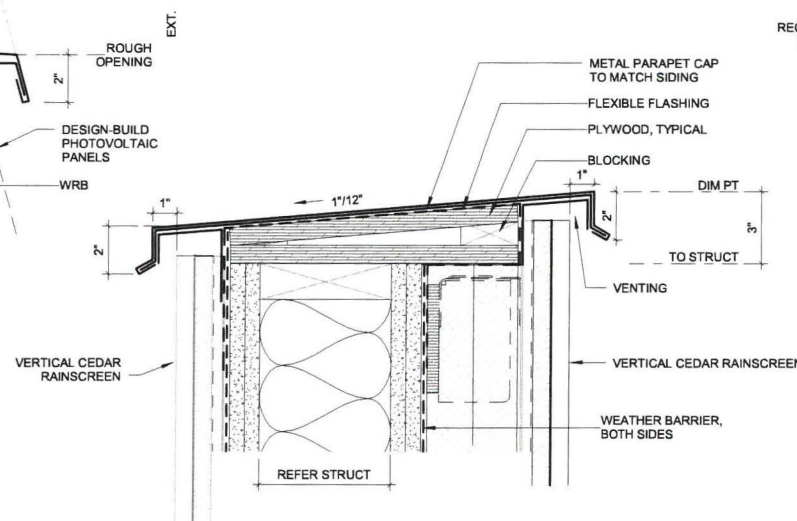
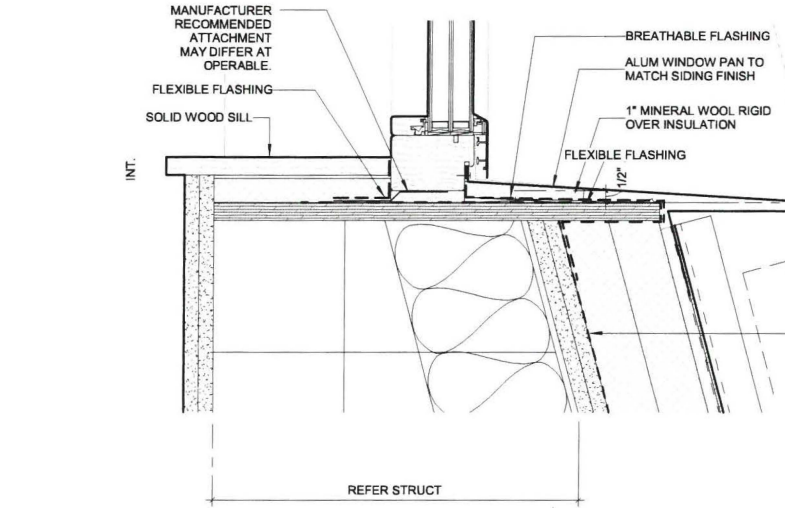
8 METAL PANEL - TYPICAL PARAPET
3" = 1'-0"



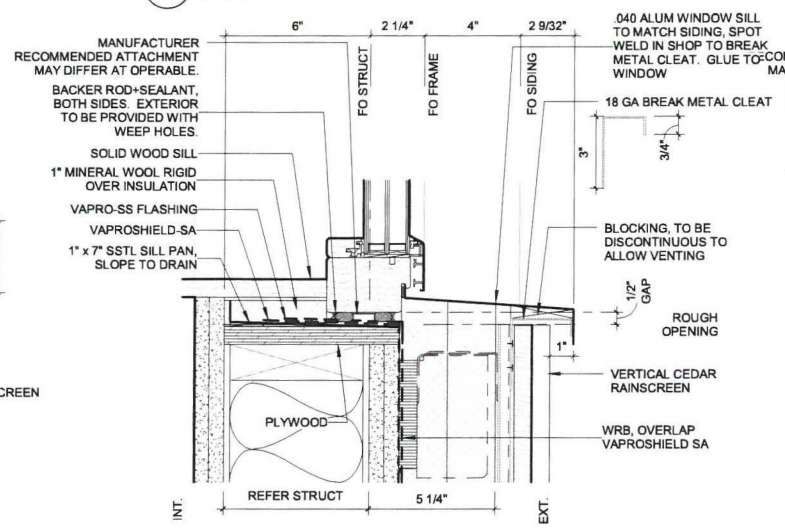
11 WOOD - TYPICAL WINDOW JAMB
3" = 1'-0"



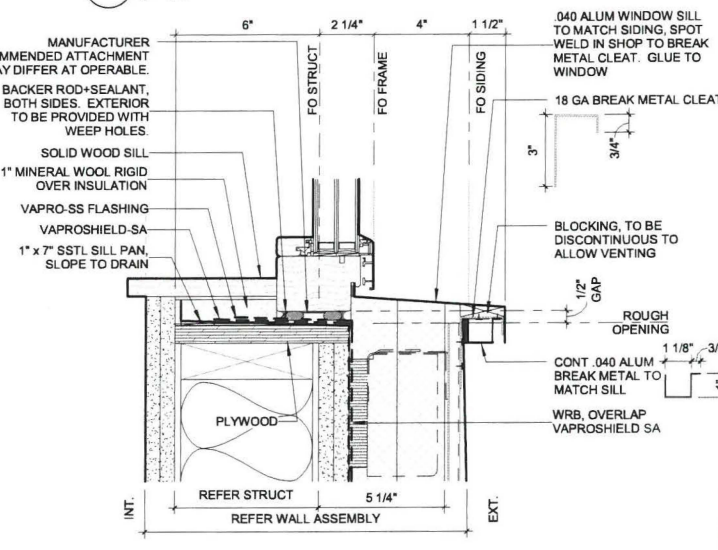
2 METAL PANEL - TYPICAL WINDOW JAMB
3" = 1'-0"



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



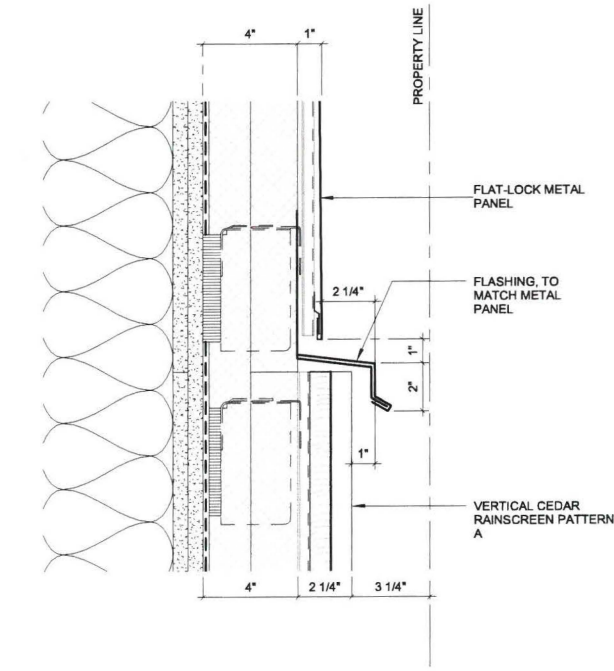
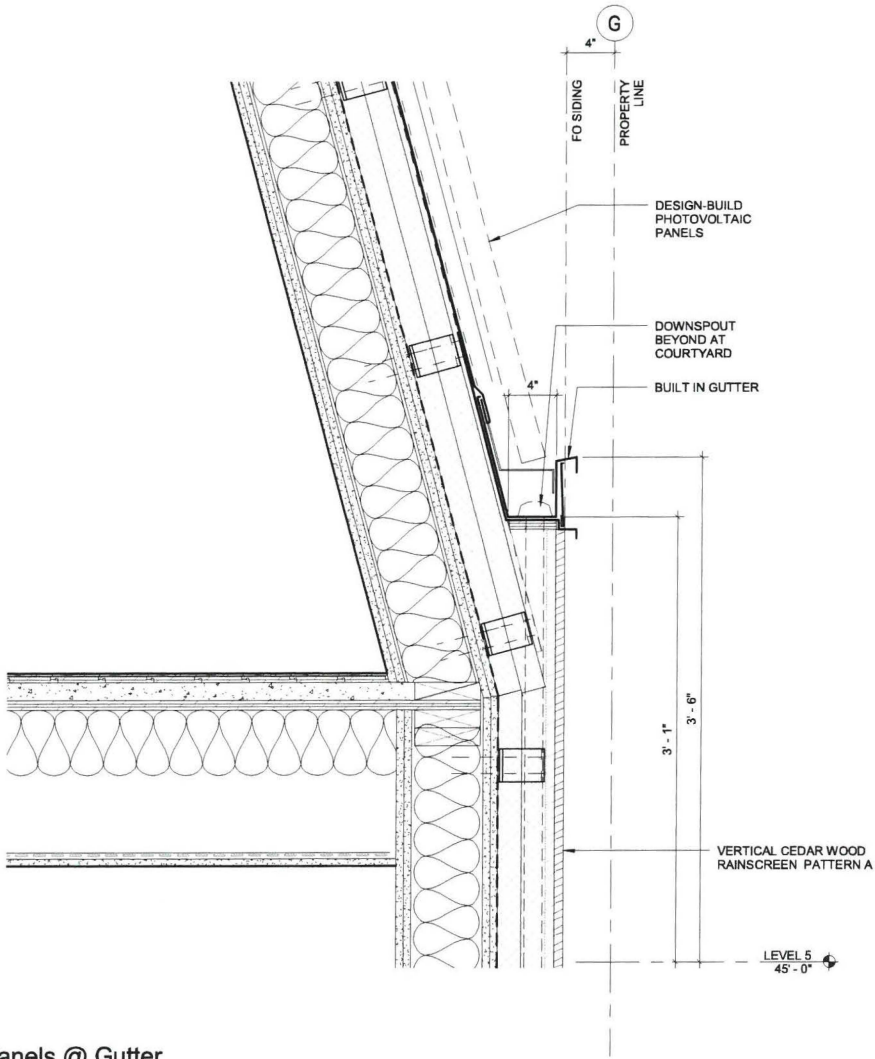
12 WOOD - TYPICAL WINDOW SILL
3" = 1'-0"



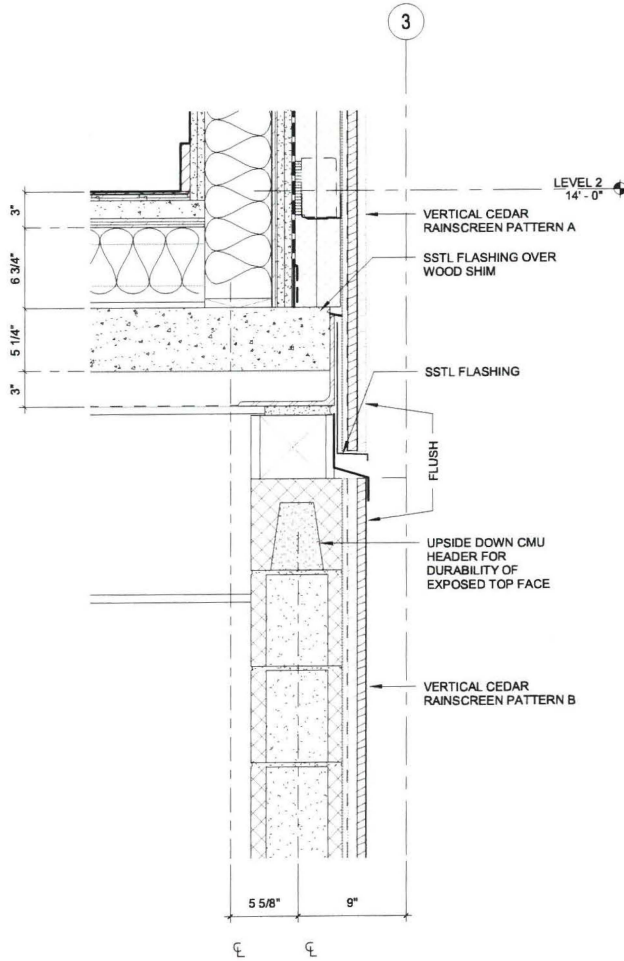
3 METAL PANEL - TYPICAL WINDOW SILL
3" = 1'-0"

Details
Varies

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

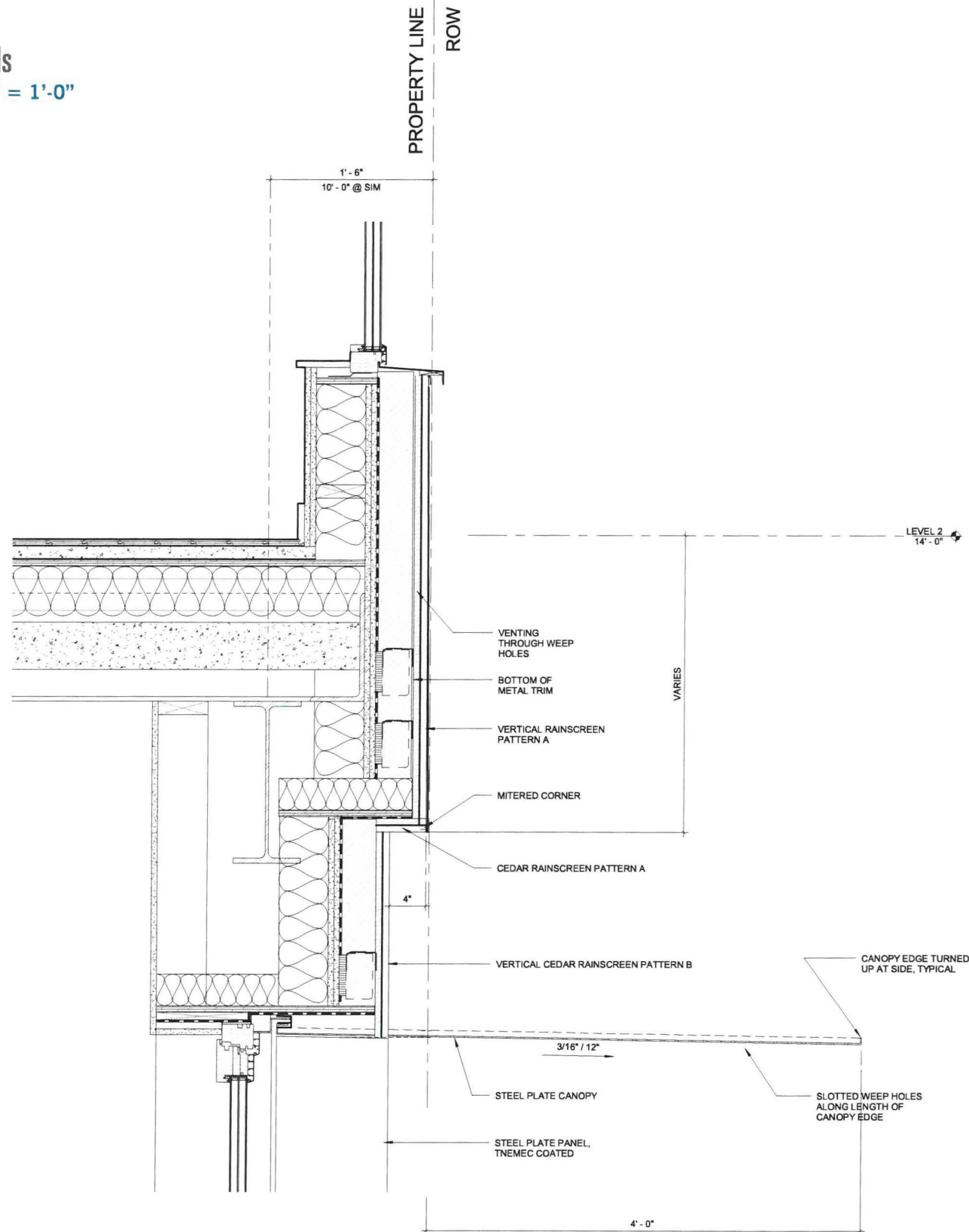


5 Section - Wood to Metal Panel
3" = 1'-0"

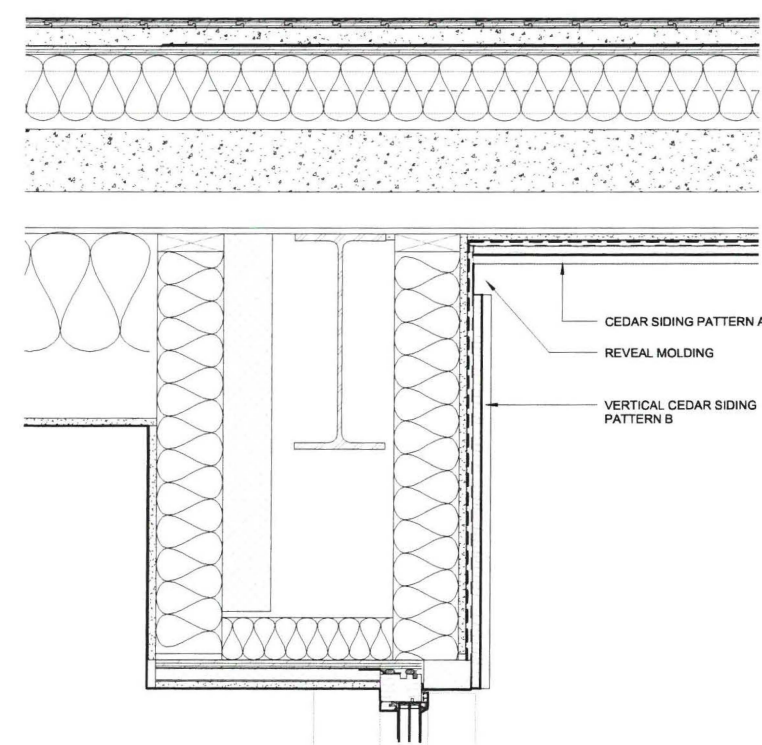


1 WOOD PATTERN A TO WOOD PATTERN B
1 1/2" = 1'-0"

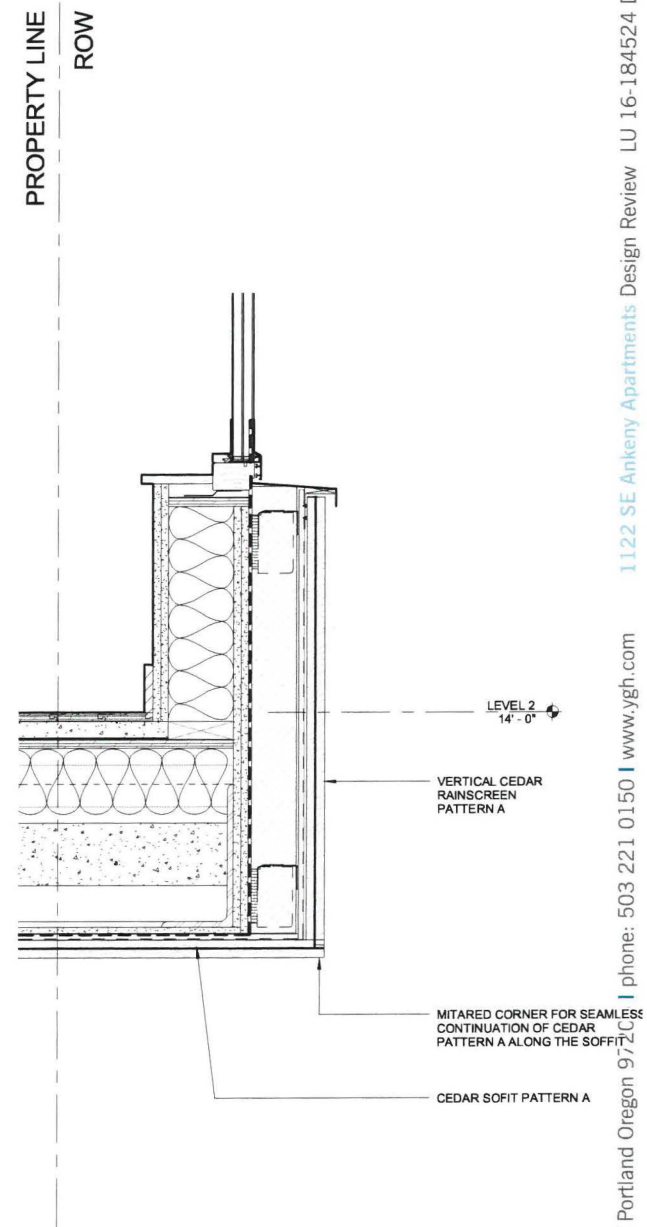
Details
1 1/2" = 1'-0"



3 Canopy @ Entry
1 1/2" = 1'-0"

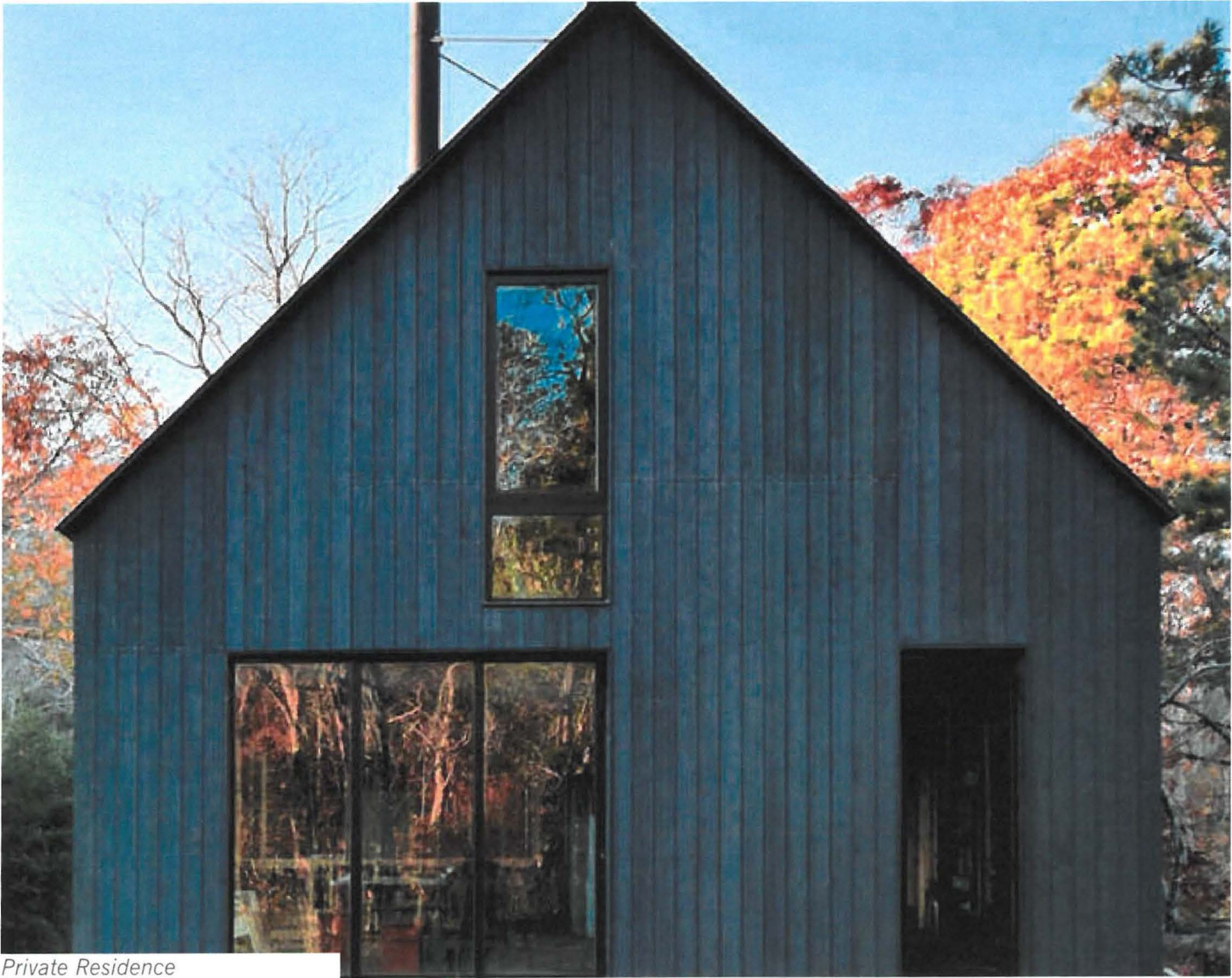


2 Oriel Projection @ Textured Plaster
1 1/2" = 1'-0"

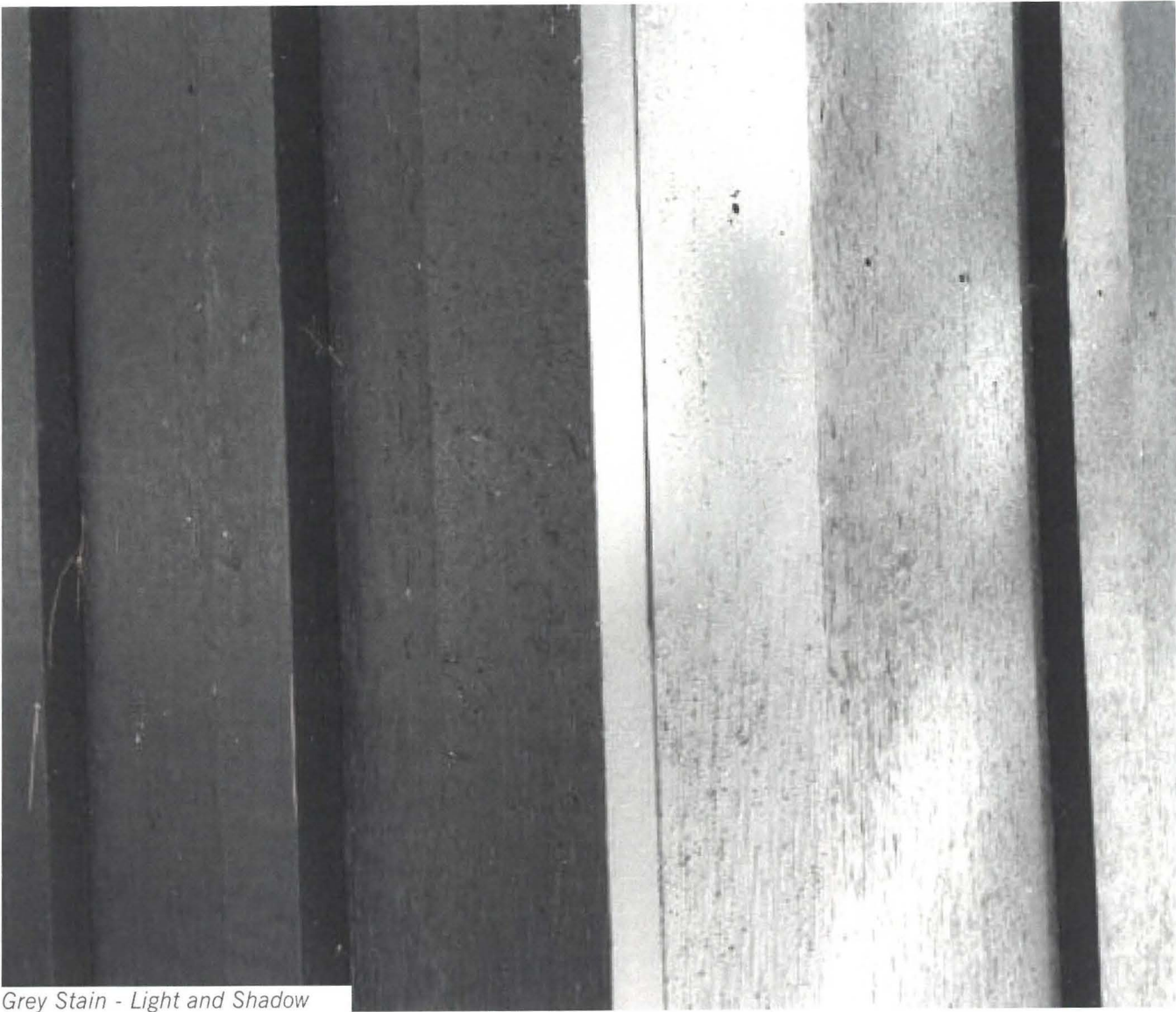


1 Oriel Projection @ Soffit
1 1/2" = 1'-0"

Exterior Material Palette - Cedar Rainscreen Stain

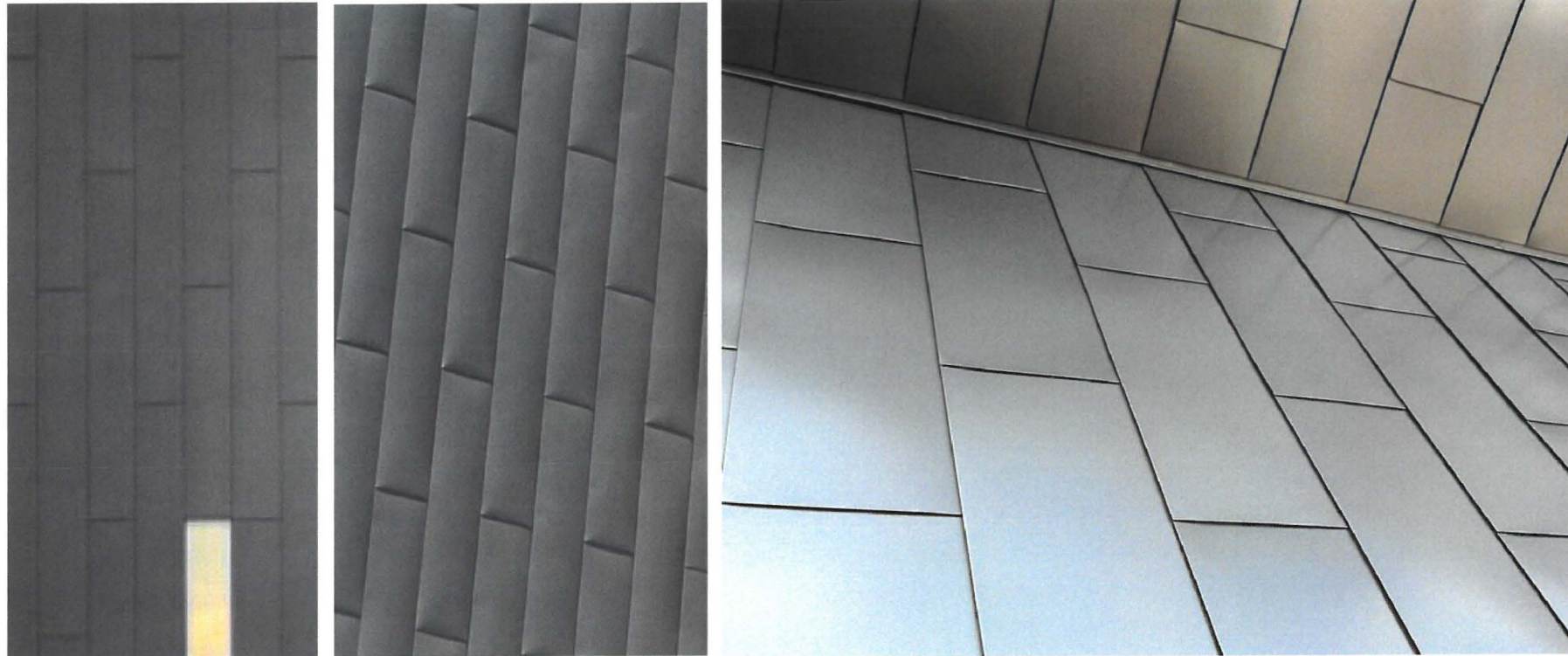


Private Residence

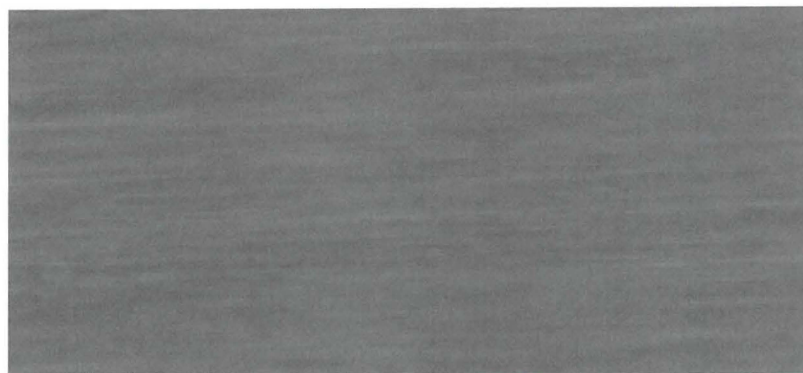


Grey Stain - Light and Shadow

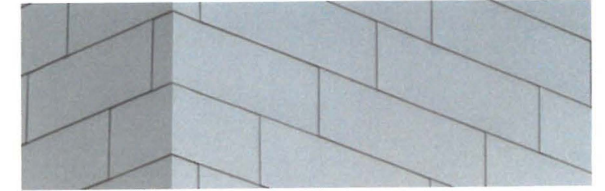
Exterior Material Palette - Flat-Lock Metal Panel



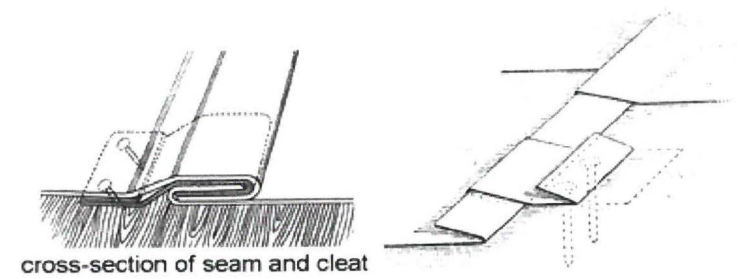
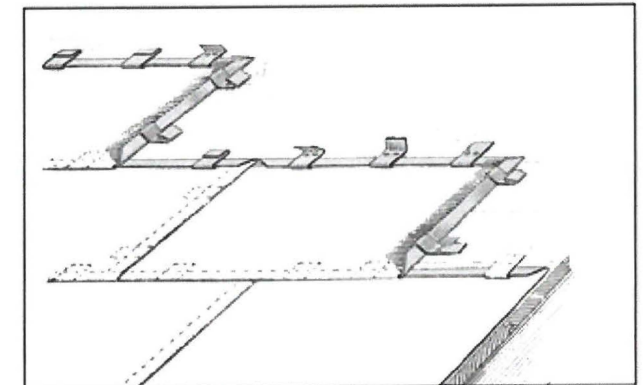
Precedent Examples (address of projects not advertised)



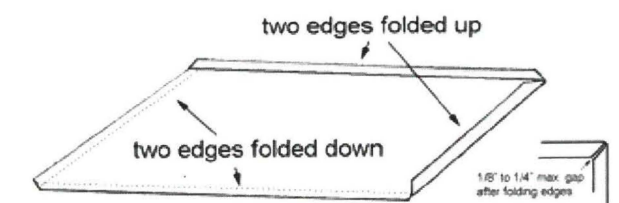
Zinc (1mm* thick)
*1mm = 18 guage



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

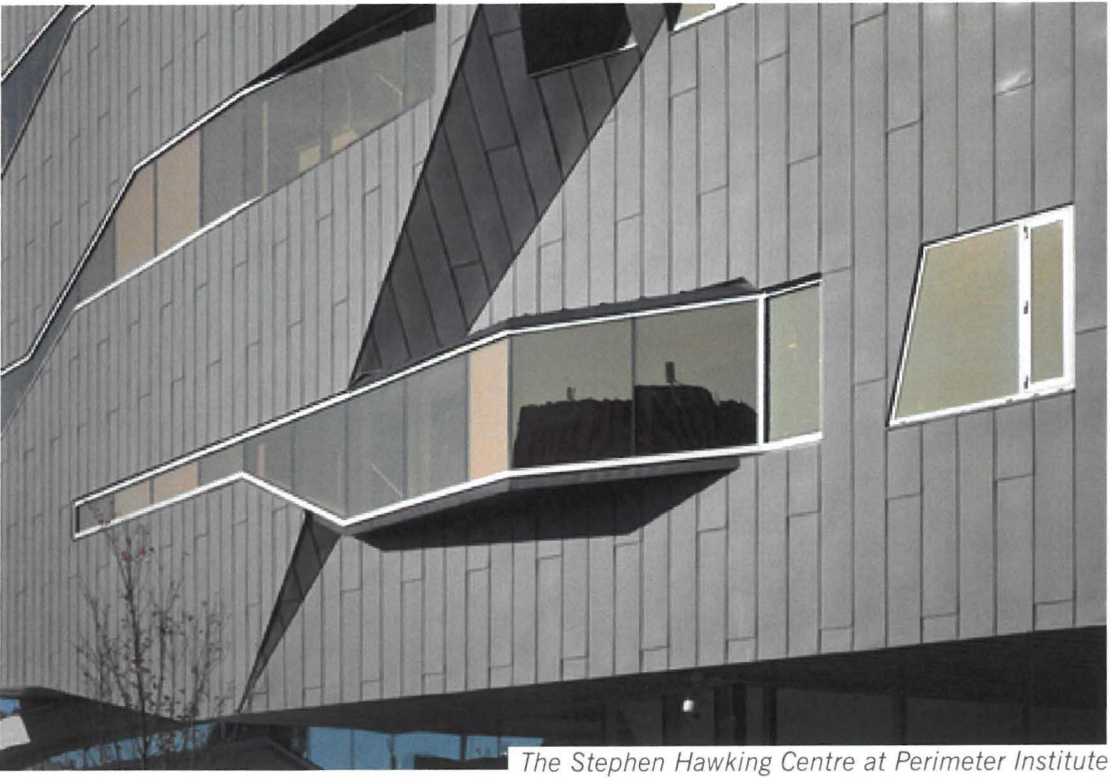
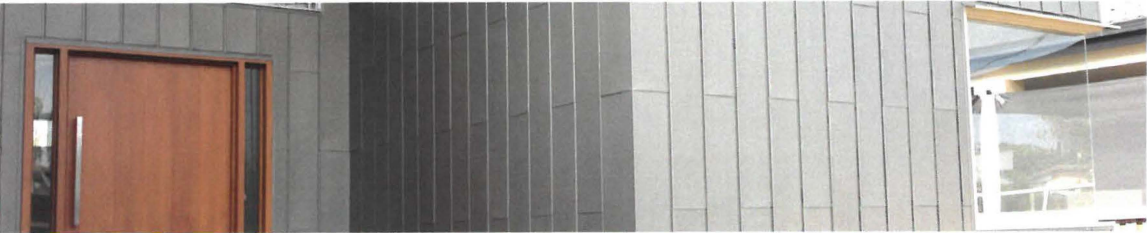
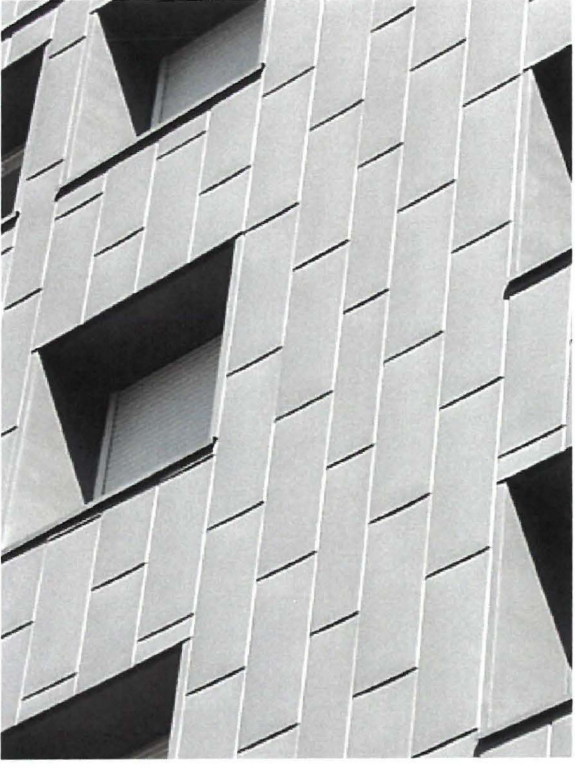
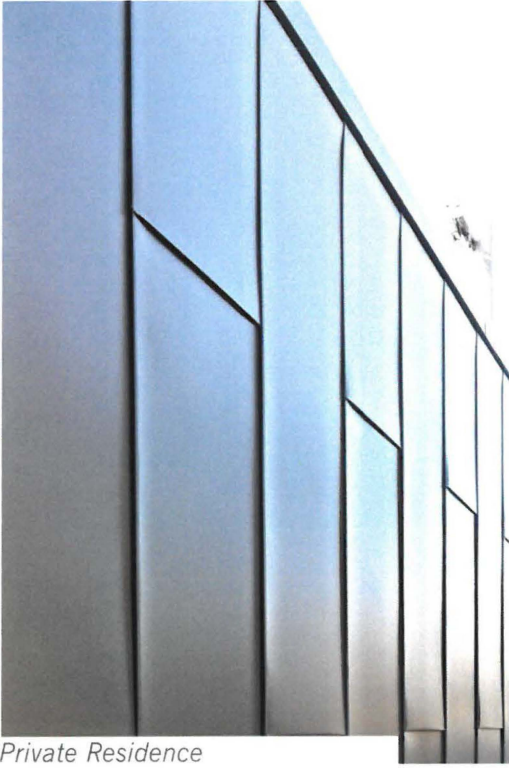


cross-section of seam and cleat



Example of Flat-Lock Assembly/Fastening

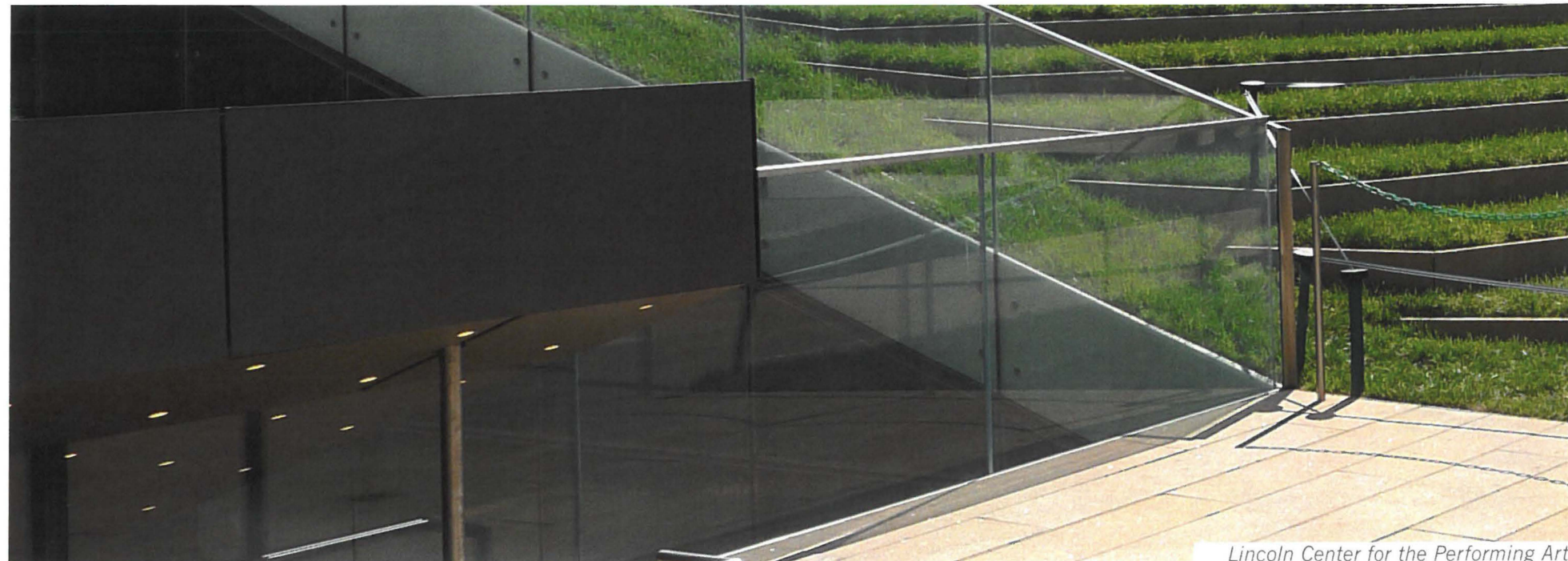
Exterior Material Palette - Flat-Lock Metal Panel Precedent Images



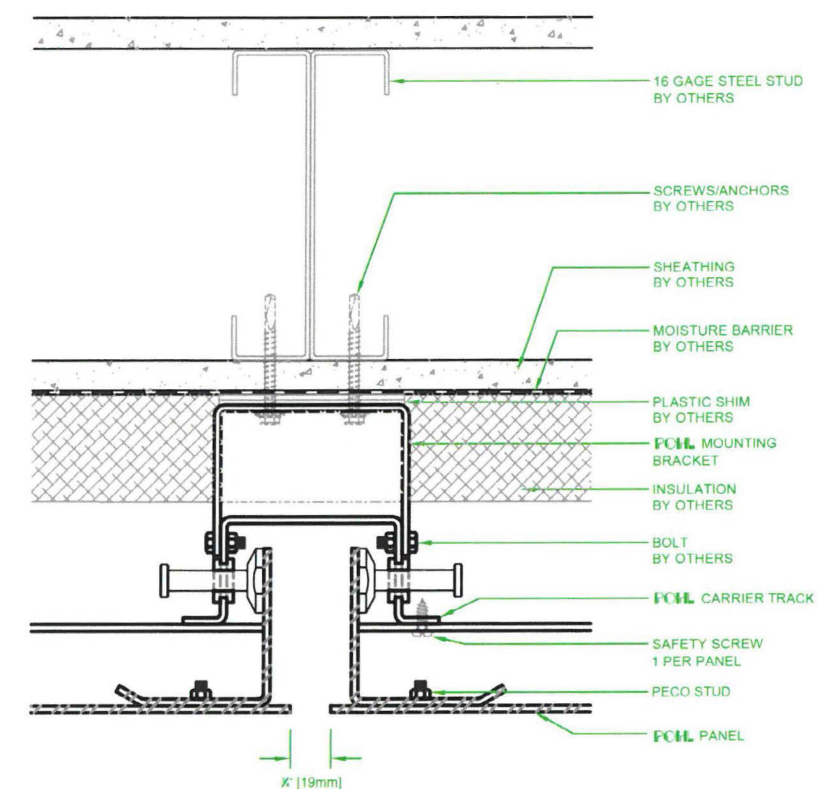
Exterior Material Palette - Tnemec Coated Steel (Black)



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



Lincoln Center for the Performing Arts

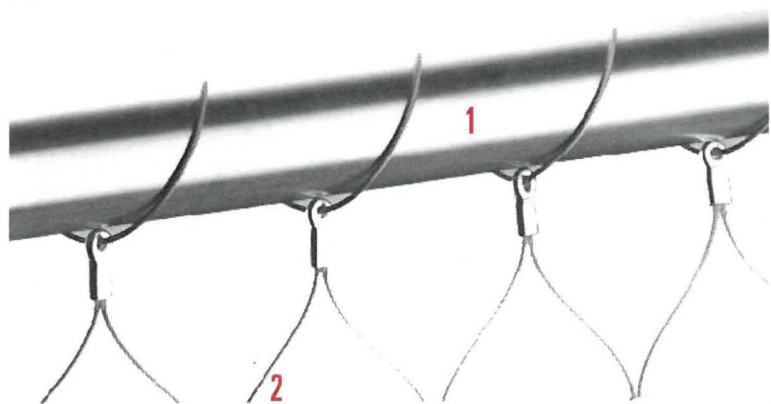


Example of Assembly/Fastening

Exterior Material Palette - Exterior Stair Guardrail & Handrail

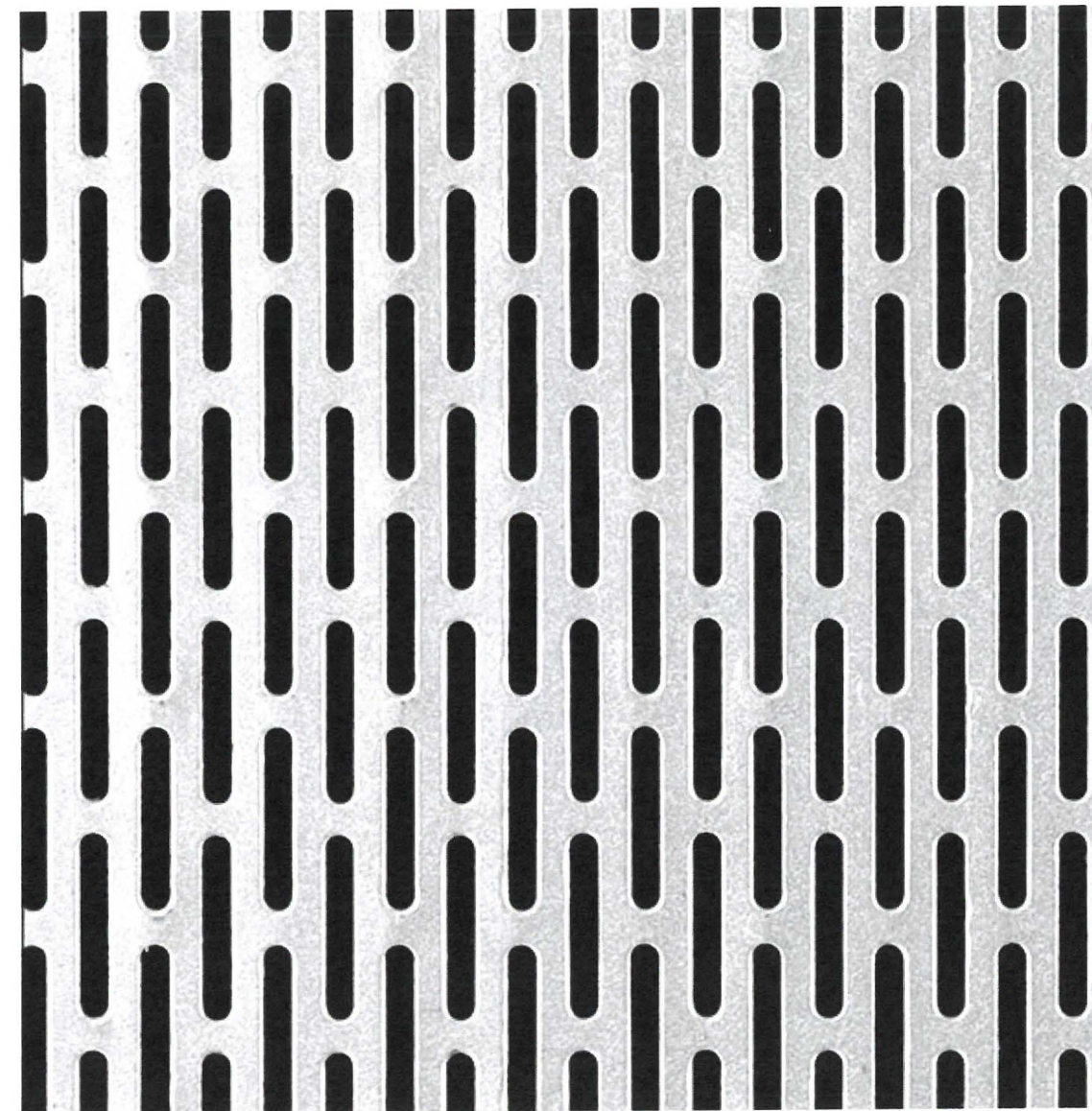


Stainless Steel Wire Mesh and Handrail



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

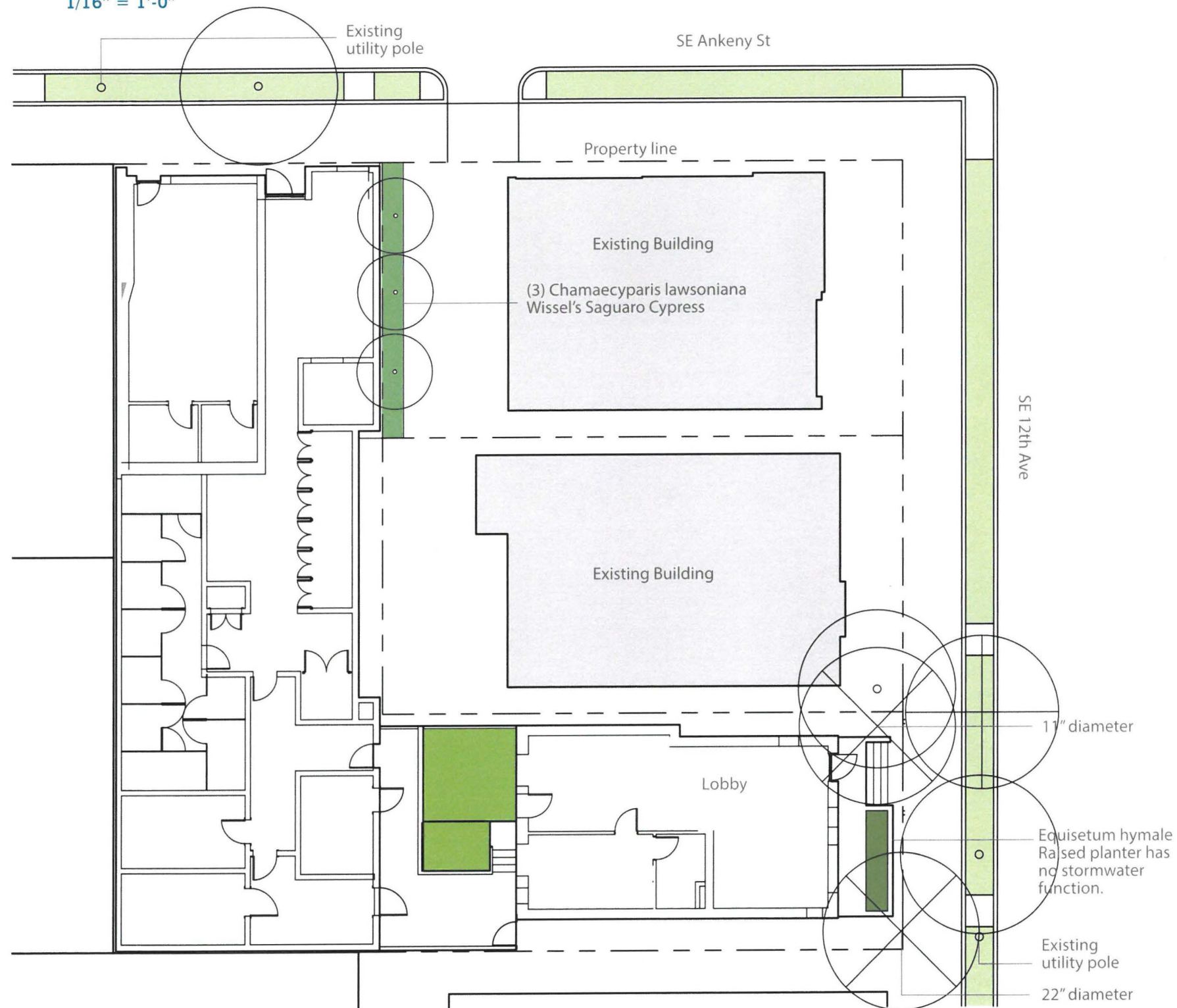
FEATURES:

- 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)
Zola ThermoPlus Clad <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%
Zola ThermoClad <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"



LEVEL 1 - GROUND LEVEL

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

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.

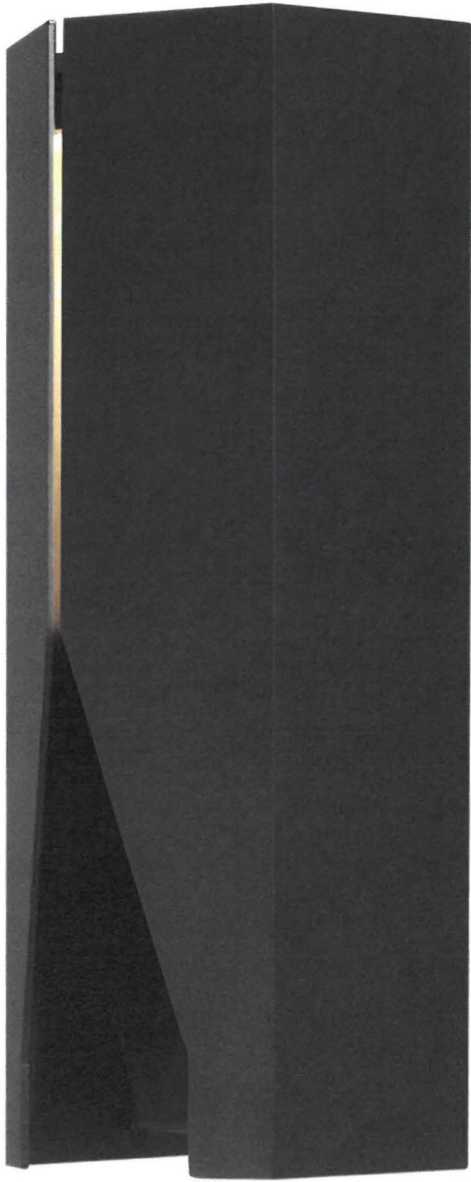
See Civil drawings for stormwater infiltration detail.



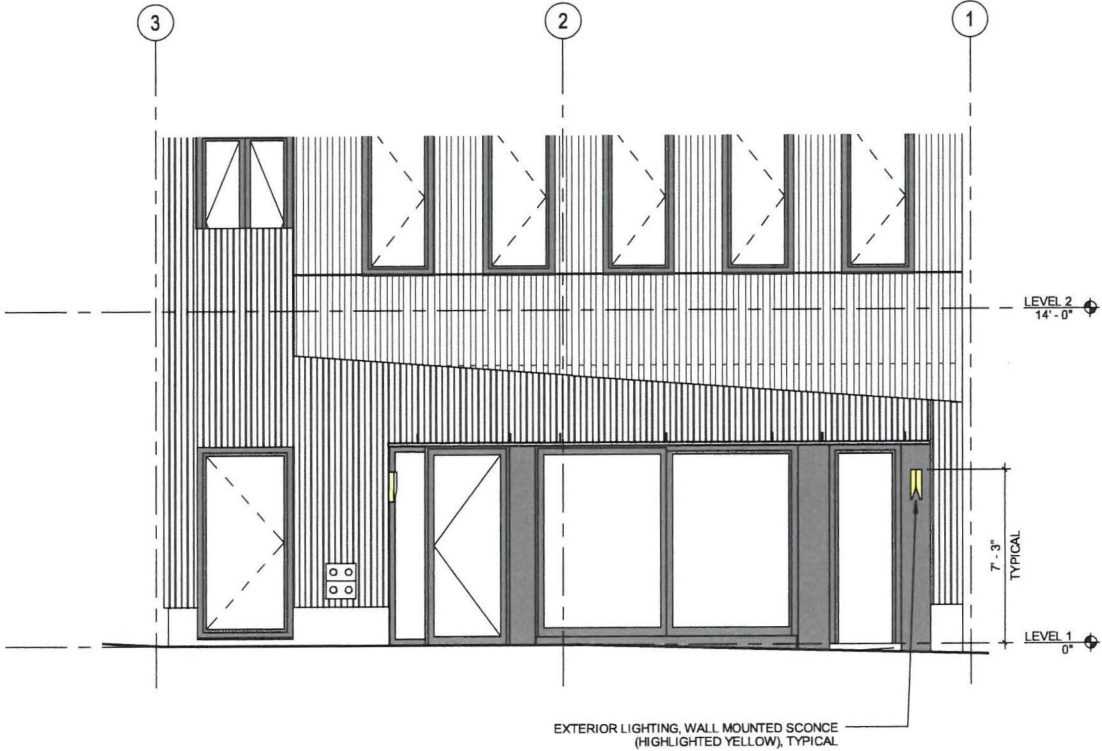
LEVEL 2

- Existing trees to remove over 6" diameter
- Existing trees to remain
- Proposed trees

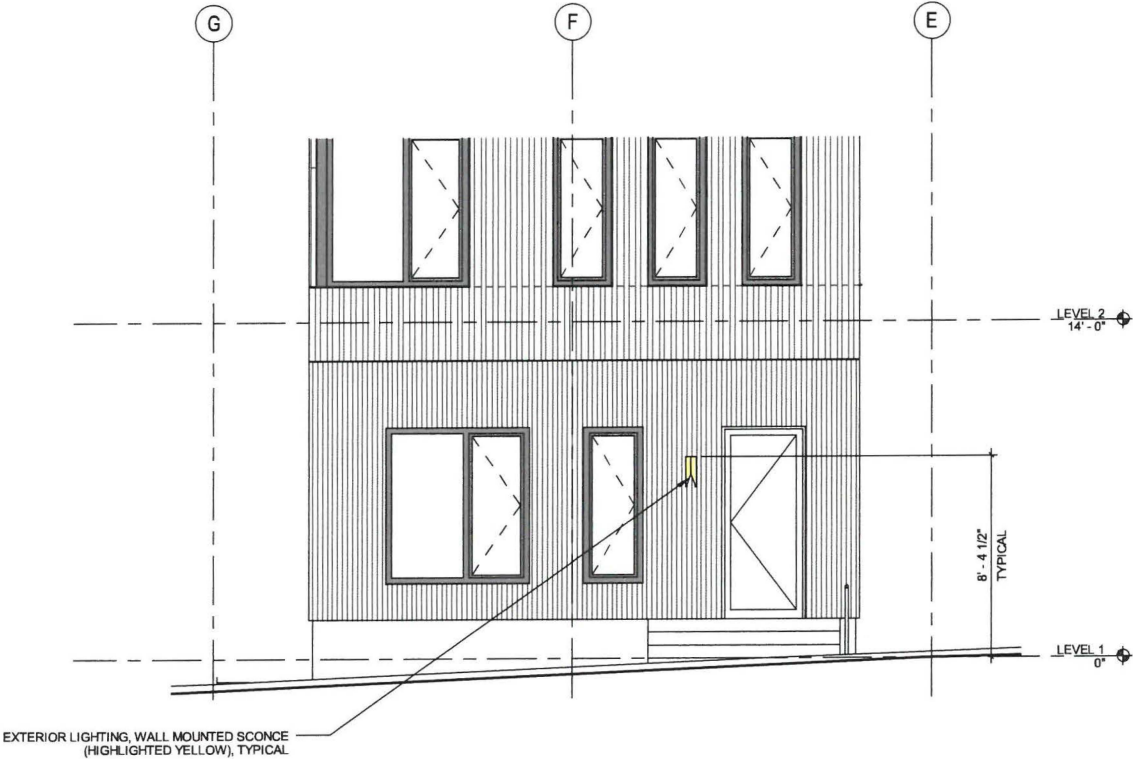
Exterior Lighting - Wall Mounted Sconce



Wall Mounted Sconce
LBL, TARA 15

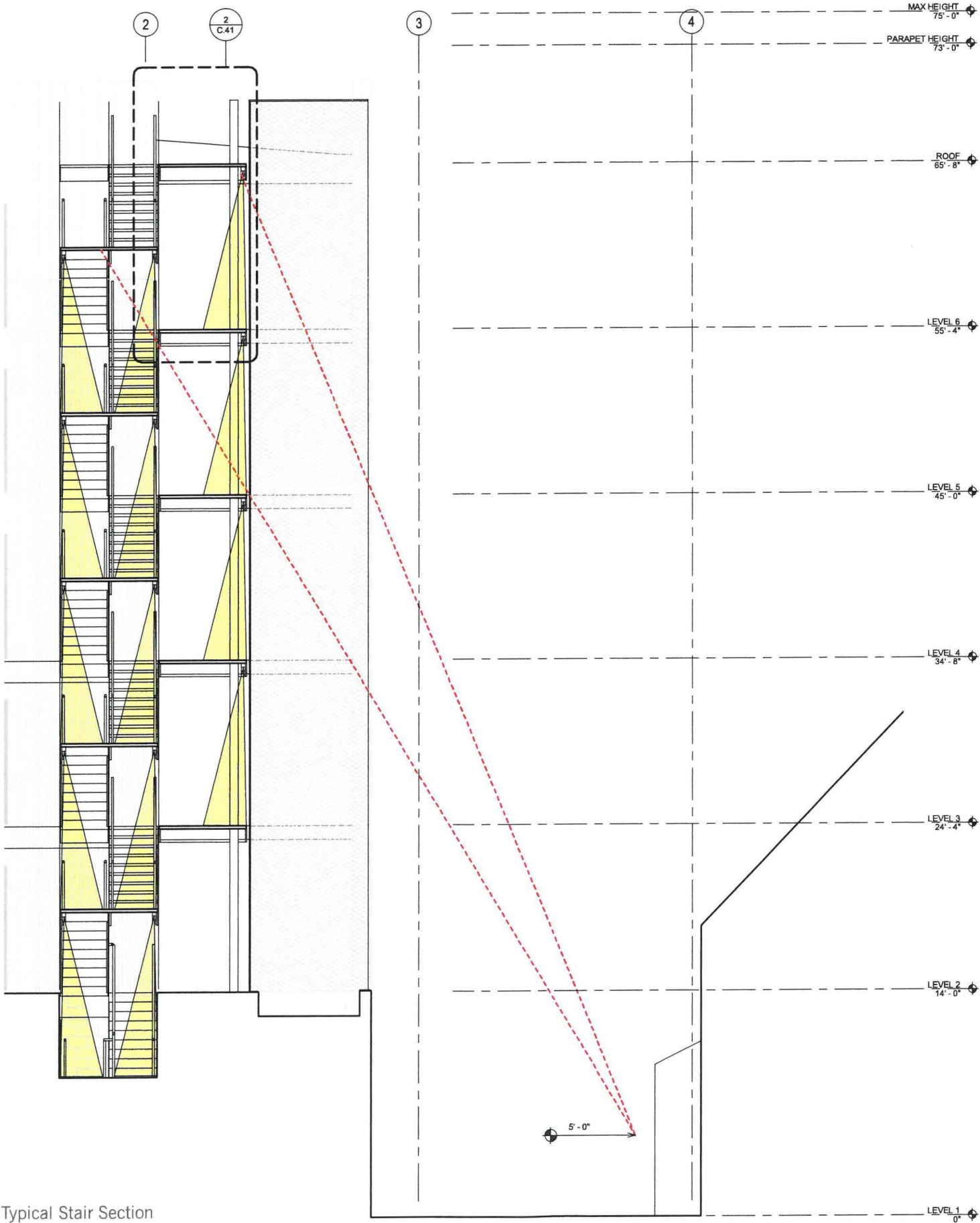


Street Level - Ankeny Street

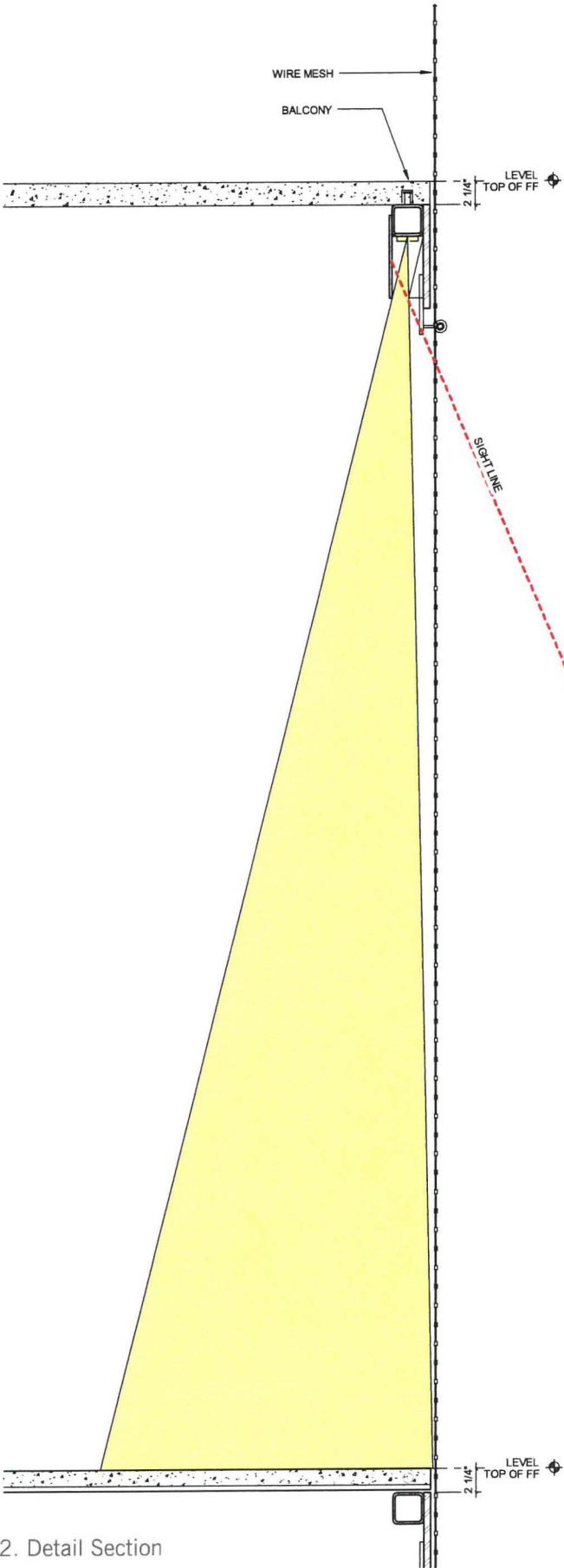


Street Level - 12th Street

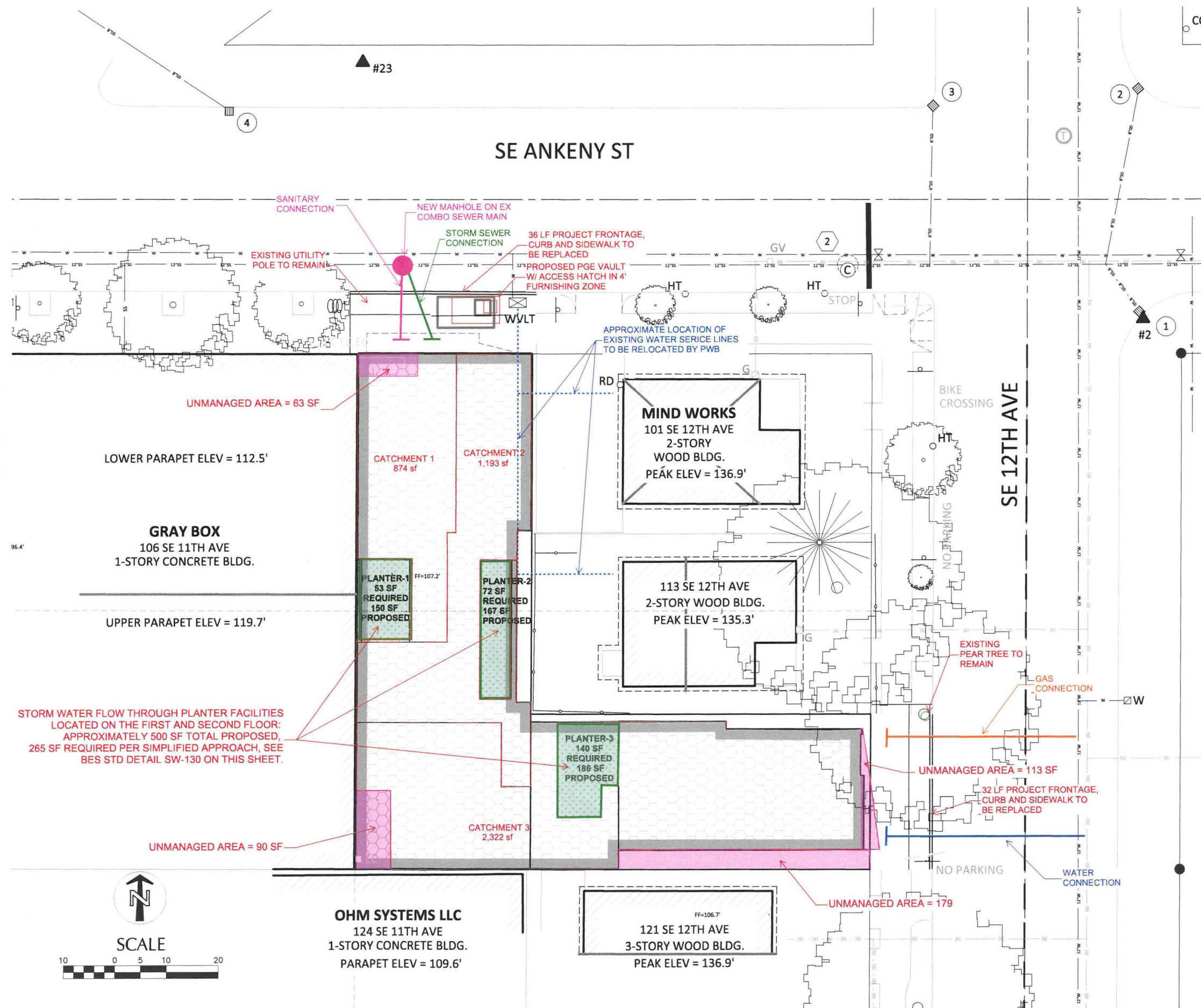
Exterior Lighting - Exterior Stairs



Typical Stair Section



2. Detail Section



Metal Cladding - elZinc, Slate

ficha de producto

elZinc Slate®

elZinc Slate® is a matt light grey rolled zinc with a very similar appearance to naturally weathered zinc. The pre-weathering process uses a non-polluting phosphate treatment which gives it a uniform appearance that would have only developed naturally after a considerable period of exposure to the weather. elZinc Slate® is especially recommended for façades and soffits, where bright rolled zinc takes longer to naturally develop its patina. elZinc Slate® clearly has applications in restoration and renovation work since its pre-weathering allows it to blend in very well with the existing zinc.

elZinc Slate® is produced according to the European Standards EN1179 and EN988, with a chemical composition similar to that of elZinc® Natural. Electrolytic zinc with a purity in excess of 99.995% zinc is used to which small and tightly controlled quantities of copper and titanium are added to produce an alloy whose properties better the requirements stipulated in EN 988. These properties are unaffected by the pre-weathering treatment.

Main applications:

- Roofing
- Façades
- Soffits
- Interior decoration
- Rainwater systems

Specific recommendations for elZinc Slate®:

- Remove the protective film applied to each roll or sheet soon after installation.
- Most of the processes required for roofing and cladding can be carried out once the temperature of the zinc reaches 7°C (profiling and seaming) – please consult our technical manuals for more detail).
- In order to adequately solder the material the surface must be mechanically stripped until the natural base zinc is visible.

For more information about the correct application of the elZinc Slate® product, consult our technical manuals.

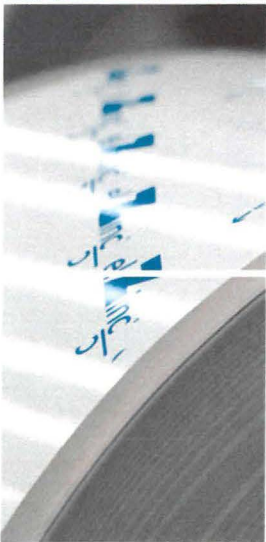
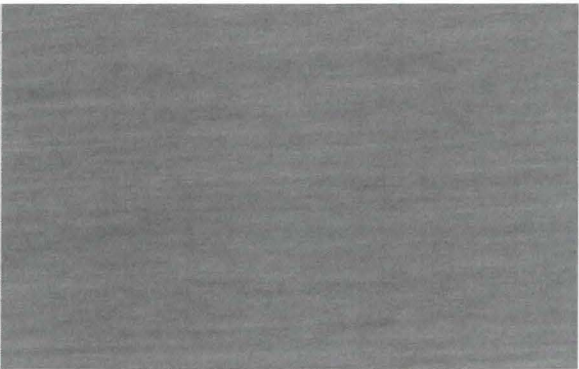
Standard supply dimensions:

Widths: 500 • 600 • 650 • 670 • 1000 mm
Thicknesses: 0.65 – 0.70 – 0.80 – 1.0 mm

Delivery formats:

1000 kg coils
Fixed length small coils (ca. 100kgs on pallets of six rolls)
Sheets (2000 x 1000 mm) in pallets of 1000 kg
Other formats are available on request.

This document only describes the characteristics of elZinc Slate®, and it is the responsibility of construction professionals to check that other materials and techniques used on the project are compatible with this material.

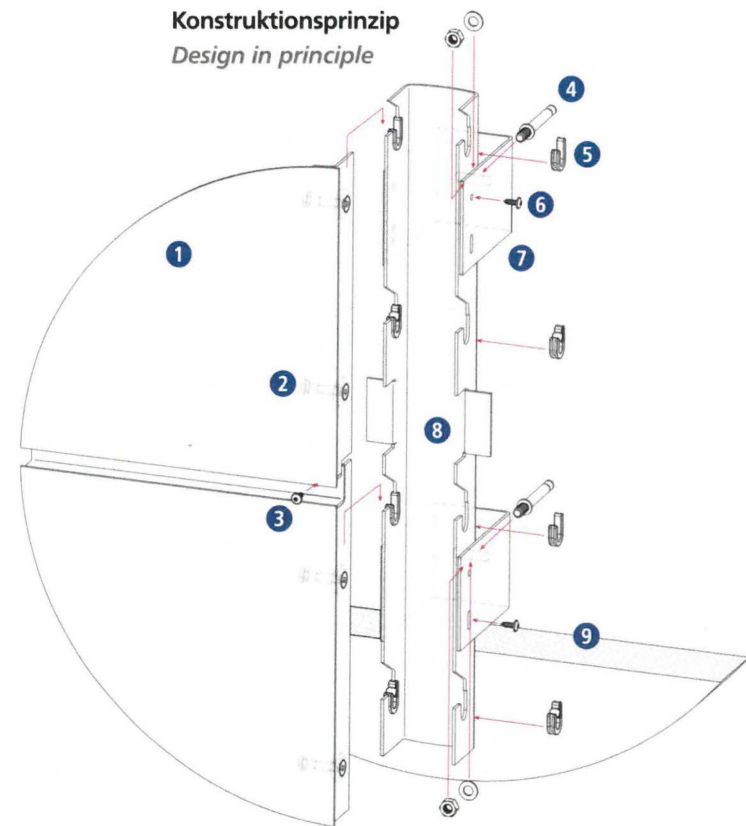


Steel Plate - Pohl, EuroPlate

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®.



- 1 Pohl Europlate®
Fassadenblech
façade panel
- 2 Einhängbolzen
suspension bolt
- 3 Sicherungsschraube*
safety screw*
- 4 Dübel entsprechend
statischer Berechnung*
wall plug according to
structural calculation*
- 5 Kunststoff-Clip
plastic clip
- 6 Befestigungsschraube*
fixing screw*
- 7 Wandhalter
bracket
- 8 wasserführende
Unterkonstruktion
track
- 9 Isolierung*
insulation*

* kein Systembestandteil
* not part of the system

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-H2O, 94-H2O, 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-H2O, 94-H2O, 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

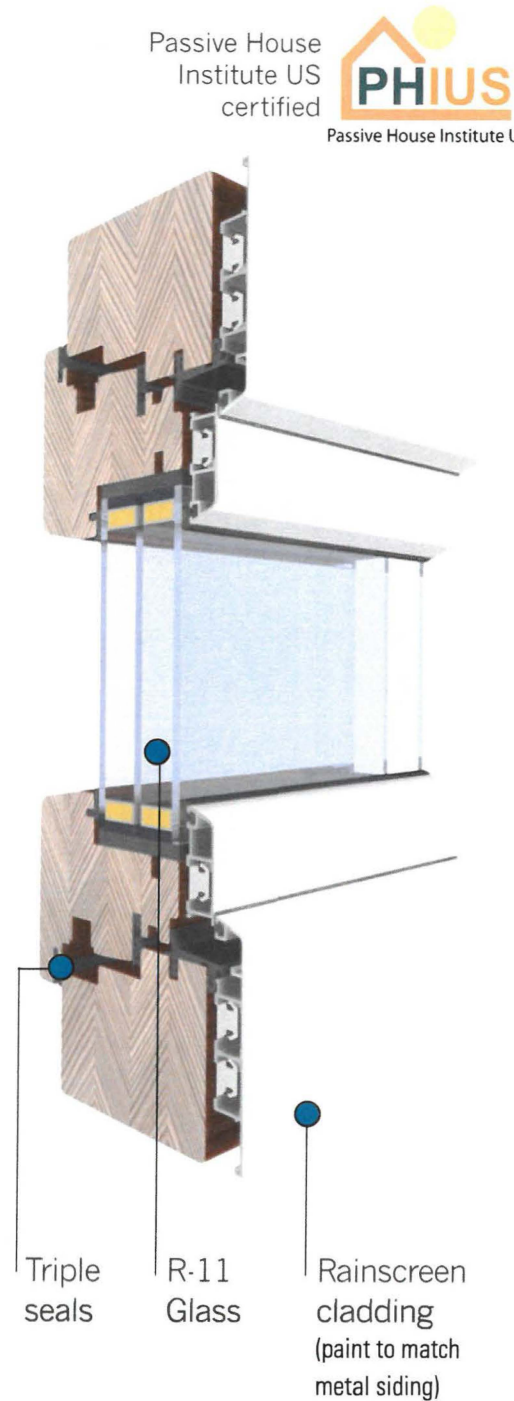
	PART A	PART B	Yield (mixed)
Medium Kit	5 gallon pail partially filled	1/2 gallon pail	3 gallons (11.35L)
Small Kit	1 gallon can partially filled	1 quart can partially filled	1 gallon (3.79L)

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.

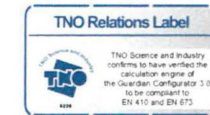
- Overall U-value of 0.143 BTU/hr.sqft and 0.54 SHGC with standard glass as tested by independent lab
- R-15 quad pane glass available
- Soundproofing option up to 47 dB
- Triple gasket system for an air and weather-tight seal
- Multiple hardware styles and finishes to choose from
- Concealed hinge and 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%



Passive House
Institute US
certified

PHIUS
Passive House Institute L

Windows / Doors - Glass



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

calculation in accordance to EN 410

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 [°] : $\alpha = 90.0$	

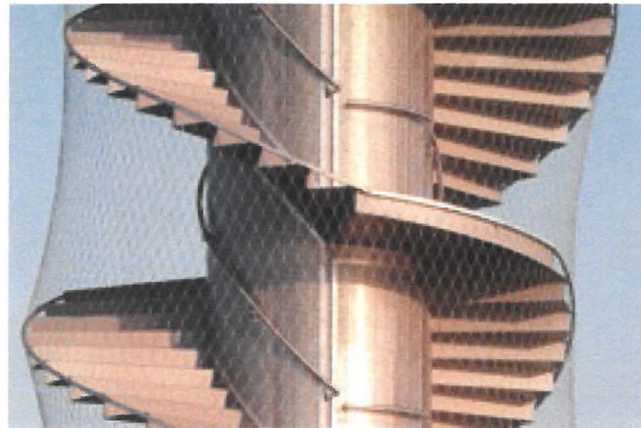
(*) incident radiation from the outside

(**) 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

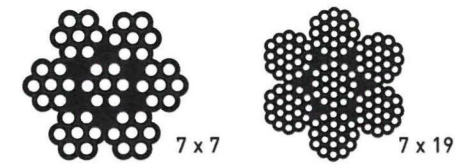


X-TEND is perfect for lightweight architecture. The stainless steel cable mesh opens up a whole new world of spatial design options using cables. The intelligent combination of stainless steel cables and ferrules is the key to a wide range of geometries for engineered cable mesh constructions. The opposing 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.



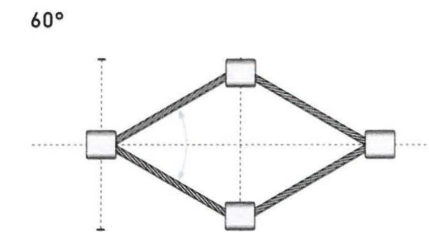
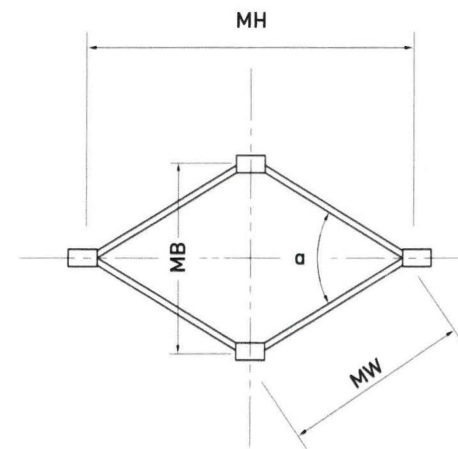
ø 1,0 mm	◇ 25–80 mm
ø 1,5 mm	◇ 25–200 mm
ø 2,0 mm	◇ 40–200 mm
ø 3,0 mm	◇ 50–200 mm

TRANSPARENZ_TRANSPARENCY

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

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°



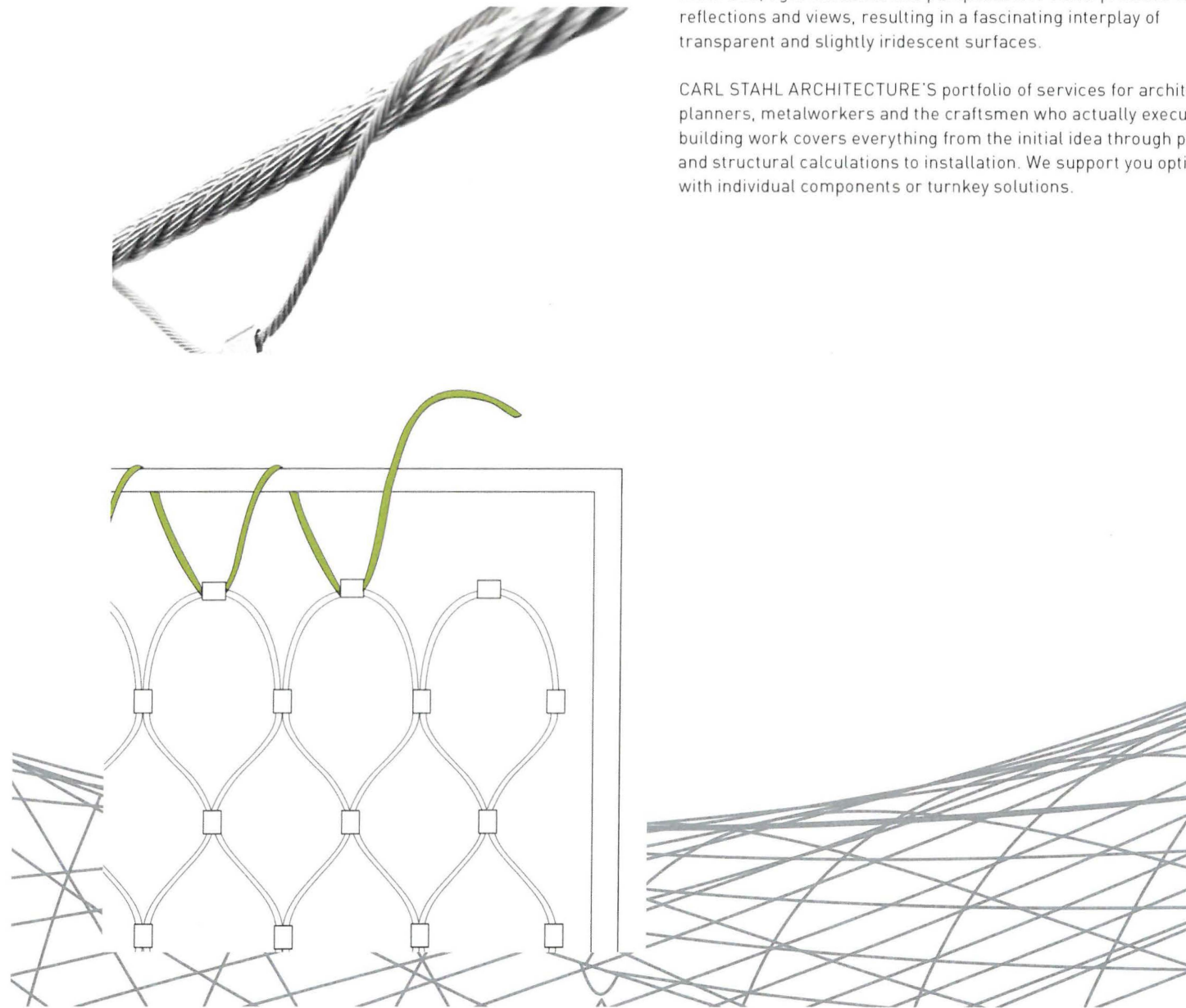
Der Maschenöffnungswinkel von 60° erzeugt den idealen Spannungszustand des Netzes und bildet die rechnerische Basis für die Netzmengenermittlung

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 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

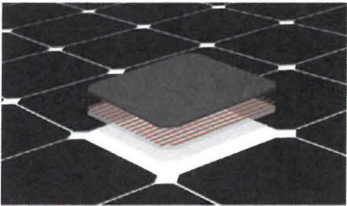
Mehr Angaben: www.carlstahl-architektur.com More information: www.carlstahl-architektur.com



Solar Panels - Sunpower, X-Series



- **21.5% efficiency**
Ideal for roofs where space is at a premium or where future expansion might be needed.
- **Maximum performance**
Designed to deliver the most energy in demanding real world conditions, in partial shade and hot rooftop temperatures.^{1, 2, 3}
- **Premium aesthetics**
SunPower® Signature™ Black X-Series panels blend harmoniously into your roof. The most elegant choice for your home.



Maxeon® Solar Cells: Fundamentally better.
Engineered for performance, designed for durability.

Engineered for peace of mind
Designed to deliver consistent, trouble-free energy over a very long lifetime.^{4, 5}

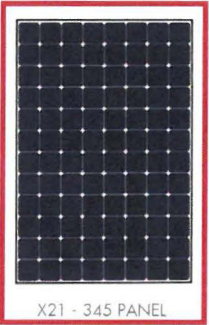
Designed for durability
The SunPower Maxeon Solar Cell is the only cell built on a solid copper foundation. Virtually impervious to the corrosion and cracking that degrade Conventional Panels.^{4, 5}

Some excellent durability as E-Series panels.
#1 Ranked in Fraunhofer durability test.¹⁰
100% power maintained in Atlas 25+ comprehensive PVDI Durability test.¹¹

UNMATCHED PERFORMANCE, RELIABILITY & AESTHETICS



SIGNATURE™ BLACK
X21 - 335 PANEL



x21
SERIES

HIGHEST EFFICIENCY⁶

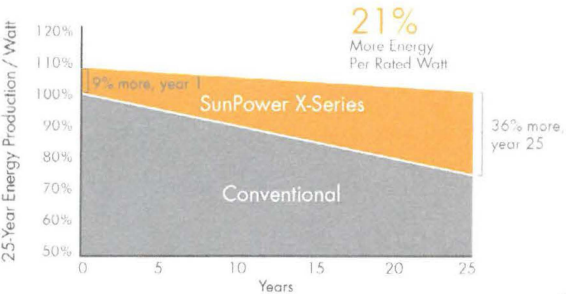
Generate more energy per square foot

X-Series residential panels convert more sunlight to electricity producing 44% more power per panel,¹ and 75% more energy per square foot over 25 years.^{3, 4}

HIGHEST ENERGY PRODUCTION⁷

Produce more energy per rated watt

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



sunpowercorp.com

Exterior Lighting - Wall Mounted Sconce /Cutsheet

outdoor

LED

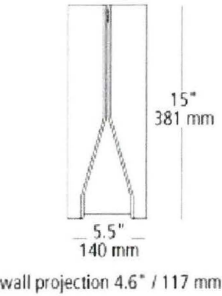
tara 15 outdoor

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 BZ bronze SI silver	LED LED module 9.6w 120v LED277 LED module 9.6w 277v	W wet location

FIXTURE TYPE: _____
JOB NAME: _____
NOTES: _____



7400 Linder Avenue
Skokie, Illinois 60077

T 847.626.6300
F 847.626.6350

www.lblighting.com



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Exterior Cedar Coating



PPG MachineCoat® Exterior Acrylic Latex Finish

GENERAL DESCRIPTION

PPG Machine Applied Coatings *MachineCoat* Exterior Acrylic Latex Finish is designed as an air-dry or force-dry coating to be applied to new wood siding (rough-sawn or smooth cedar, redwood, pine, etc.) or specific brands of manufactured siding. *MachineCoat* is designed for application by Professional Authorized Machine Applicators using approved machine application methods and equipment. *MachineCoat* Exterior Acrylic Latex Finish can also be used for touch-up and trim application.

RECOMMENDED SUBSTRATES

Wood
Wood composites
Medium Density Overlay (MDO)
Medium Density Fiberboard (MDF)

APPLICATION INFORMATION

Mixing: Mix thoroughly before use.

Application Equipment: *MachineCoat* Exterior Finish is formulated for machine applications by Authorized *MachineCoat* Operators and may be applied only under conditions and in a manner outlined in the PPG Machine Applied Coatings Product Manual. Apply at a minimum of six (6) wet mils. Most colors will hide in one coat when applied at the recommended spreading rate. Colors which require two coats are listed in the *MachineCoat* Pro-Mix Formula Book. A second application of lighter colors may be necessary for complete coverage on rough sawn wood. *MachineCoat* can be used for touch-up and as a trim coating by brush, paint pad, or airless spray (.013" tip)

Thinning: Thinning is not recommended.

GENERAL SURFACE PREPARATION

Proper surface preparation is essential for the PPG Machine Applied Coatings limited warranty to apply. Surfaces must be free of dust, sawdust, moisture, oil, grease, mildew, and other contaminants. Substrates should be checked for moisture content. All wood to be coated must be below 19% moisture content. Priming "green" wood with a moisture content of greater than 19% will increase dry-time, inhibit adhesion, and promote extractive bleeding and blistering.

TINTING INFORMATION

MachineCoat DuraColor tintable bases 54670-54673 must be tinted prior to use. Refer to appropriate PPG color formula book for tinting instructions.

PRODUCT INFORMATION

Intermix Bases:	54610	White Base
	54611	Gray Base
	54612	Black Base
	54613	Yellow Base
	54614	Red Base
	54615	Blue Base
	54616	Green Base
	54617	Brown Base

Ready Mix Bases:	54635	Monterey Gray
	54636	Cape Cod Gray
	54637	Taupe
	54638	Sandstone
	54639	Outside White
	54640	Nautical Gray
	54641	White Birch
	54642	Linen White
	54643	Sandalwood
	54644	Safari Beige

Tintable Bases:	54670	White Pastel Base*
	54671	Midtone Base*
	54672	Deeptone Base*
	54673	Deep Rustic Base*

*Must be tinted prior to use.

PRODUCT DATA

PRODUCT TYPE:	Acrylic Latex
VOLUME SOLIDS:	31% to 32% +/- 2%
WEIGHT SOLIDS:	42% to 47% +/- 2%

VOC: The maximum VOC of these products does not exceed 0.73 lbs./gal. (87 g/L)

WEIGHT/GALLON: 10.0 to 10.8 lbs./gal. (4.5 kg to 4.9 kg) +/- .2 lbs. (91 g)

COVERAGE: Approximate coverage on rough-sawn wood, 175 to 200 square feet (16.3 to 18.6 square meters); on smooth wood: 200 to 225 square feet (18.6 to 20.9 square meters); prepared wood or manufactured siding: 200 to 225 square feet (18.6 to 20.9 square meters). Coverage figures do not include losses due to mixing, transfer or application of coating, nor losses due to surface irregularities or porosity.

Wet Film Thickness Per Coat:	6.0 mils
Dry Film Thickness Per Coat:	1.9 mils

DRYING TIME: A minimum of 8 hours at 70°F (19°C) and 50% relative humidity is recommended for air drying. Radiant Infrared (IR) heat or convection heat may be applied to force dry *MachineCoat*. Care must be taken to avoid overheating so that blisters do not form in the MachineCoat film. If blistering occurs, premature failure of the finish will occur.

CLEAN UP: Clean equipment with soap and water, high-pressure water jet, or steam cleaner.

FLASH POINT: Over 200°F (93°C)

T.D. 3038 5/2006



MACHINE APPLIED
COATINGS

Machinecoat® Limited Warranty

15 YEARS - ONE COAT APPLICATION OVER FACTORY PRIMED*

Limited Warranty: When one (1) coat* of a PPG Machine Applied Coatings Machinecoat topcoat is applied by a PPG Authorized Machine Applicator ("Applicator") to all exposed sides of clean, dry properly primed substrate** where application of this coat has a total film thickness of at least 1.9 mils dry and is in accordance with published surface preparation and application procedures in PPG Technical Data Bulletins. PPG warrants to the Registered Owner for a period of FIFTEEN (15) years from the date of installation of the siding, that under normal exposure conditions and subject to the terms, conditions, exclusions and limitations of this limited warranty, this product is:

- PEELAND FLAKE RESISTANT: Finish coat will not peel or flake from a properly prepared substrate.
- WASHABLE: Dirt can be removed without damaging the finish.
- RESISTANT TO CHALK WASHDOWN: Will not cause chalk stains on brick or other surfaces below coating.

* ONE COAT requires application of one coat of at least 1.9 dry mils of PPG Machine Applied Coatings Machinecoat topcoat.

25 YEARS - TWO COAT APPLICATION OVER FACTORY PRIMED*

Limited Warranty: When two (2) coats* of PPG Machine Applied Coatings Machinecoat topcoat are applied by a PPG Authorized Machine Application ("Applicator") to all exposed sides of clean, dry properly primed substrate** where the total film thickness is at least 3.8 mils dry and application is in accordance with published surface preparation and application procedures in PPG Technical Data Bulletins. PPG warrants to the Registered Owner for a period of TWENTY-FIVE (25) years from the date of installation of the siding, that under normal exposure conditions and subject to the terms, conditions, exclusions and limitations of this limited warranty, this product is:

- PEELAND FLAKE RESISTANT: Finish coat will not peel or flake from a properly prepared substrate.
- WASHABLE: Dirt can be removed without damaging the finish.
- RESISTANT TO CHALK WASHDOWN: Will not cause chalk stains on brick or other surfaces below coating.

* TWO COATS requires application of two coats of PPG Machine Applied Coatings topcoat where the total film thickness is at least 3.8 mils dry. Each coat must cover all exposed surfaces as outlined in the Conditions below. Coating thickness must be measured with a wet film gauge or other suitable method and documented in Applicator's production or quality control records.

** APPROVED PPG primers include: Exterior Alkyd Wood Primer at 2.5 mils dry; Exterior Lo-Sheen Wood Finish at 3.4 mils dry; Machinepro® Primer at 2.0 mils dry; Machinecoat at 1.9 mils dry; Tannin/Block Resistant Latex Wood Primer at 2.3 mils dry. Approved substrates include: kiln dried lumber or clean, dry 19% moisture content or less lumber, properly aged fiber cement siding and trim, and composites (cellular PVC and wood composites). Approved primers must adhere to PPG Technical Data Bulletin guidelines for specific substrates.

PPG Machine Applied Coatings topcoat Limited Warranty Conditions

IN THE EVENT THE PRODUCT FAILS TO CONFORM TO THIS WARRANTY, PPG, AS ITS SOLE LIABILITY AND IN LIEU OF ANY DIRECT OR INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, WILL, AT THE APPLICATOR'S OPTION, FURNISH SUFFICIENT REPLACEMENT COATINGS TO REPAIR THE SIDING INVOLVED OR REFUND THE PURCHASE PRICE OF THE ORIGINALLY INSTALLED COATING DETERMINED BY PPG TO BE DEFECTIVE -- LABOR OR COSTS OF LABOR FOR THE APPLICATION OF ANY PRODUCT AND OTHER EXPENSES SUCH AS FOR ACCESSORIES (building paper fasteners, caulking, etc.) SPECIFICALLY ARE EXCLUDED. PPG's obligations under this Warranty shall in no event exceed the purchase price of the original Machinecoat products. Any replacement product provided in response to a warranty claim shall be warranted only for the balance of the applicable period under this warranty. As consideration for any refund or material replacement pursuant to this Limited Warranty any such refund or material replacement shall constitute a full settlement and release of all claims of any covered person hereunder for damages or other relief, and shall be a complete bar to any litigation filed subsequently to the covered person's acceptance of such refund or material replacement.

In order for this warranty to be operative, all cut ends of the siding must be field-coated during siding installation using the same PPG coating system applied to the rest of the board, unless an alternative system is specifically approved by PPG, in writing. Any product where the coating is found to be unsatisfactory, prior to application or installation, for any reason, **MUST NOT** be applied or installed and should be returned to the manufacturer for replacement product. PPG will have no responsibility under this warranty if defective or unacceptable product is installed. This warranty does not apply to damage or failure caused by excessive warping, cupping, splitting, cracking, and shrinkage of the siding material (as defined by industry standards), breakdown of the underlying substrate; falling objects; faulty or improper storage, handling, and installation; lack of proper maintenance; accidental damage; structural defects; fire, lightning, hurricane, tornado, windstorm, earthquake, hail or other acts of God; harmful chemicals (including harmful cleaning compounds), surface deterioration

due to air pollution; misuse; abuse; vandalism; mildew accumulation; scratching; abrading or misuse/abuse of the prefinished product after

application. EXTRACTIVE AND TANNIN BLEEDING, MOLD, MILDEW, EFFLORESCENCE, CRACKING, AND COLOR APPEARANCE ARE NOT MANUFACTURING DEFECTS AND ARE EXPRESSLY EXCLUDED FROM THIS WARRANTY. PPG MAKES NO OTHER EXPRESS NOR IMPLIED WARRANTIES AND SPECIFICALLY DISCLAIMS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This warranty is extended solely to the Registered Owner, is non-transferable and non-assignable, and the Applicator shall not permit its agents, representative, customers, distributors, or contractors to claim, represent, or imply that this warranty extends to or is available to anyone other than the Registered Owner who purchases PPG Machine Applied Coatings. Upon discovery of a possible defect or failure, a claim must be filed immediately, and under no circumstances more than thirty (30) days after discovery.

This warranty is effective February 1, 2006 and supersedes previously published PPG Machine Applied Coatings Machinecoat warranties. To make a claim under this warranty, contact your PPG sales representative: PPG Paints and Stains, PPGAF TECHNICAL SERVICE, ONE PPG PLACE, PITTSBURGH, PA 15272. You must supply proof that the defective coating is PPG Machine Applied Coatings topcoat and the date of its purchase. In addition, you must permit or obtain access to the structure where the warranted product is installed in order to permit PPG representatives to inspect it, take samples, and photograph it.

TO BE COMPLETED BY MACHINE APPLICATOR:

Machine Applicator Name: _____
Address: _____

Job Number: _____	Substrate: _____
Product Code: _____	Lineal Feet: _____
Batch Number: _____	Dimension: _____
Gallons Used: _____	Number of Coats: _____
Color: _____	Date Applied: _____

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/W¹
- 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 ¹ Lm/Ft
112 ¹ Lm/W	80+ CRI	ELV	160°
WET*			

Input: 120V AC 50/60Hz

Dims: 3/8" W x 1/8" 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.
¹ 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

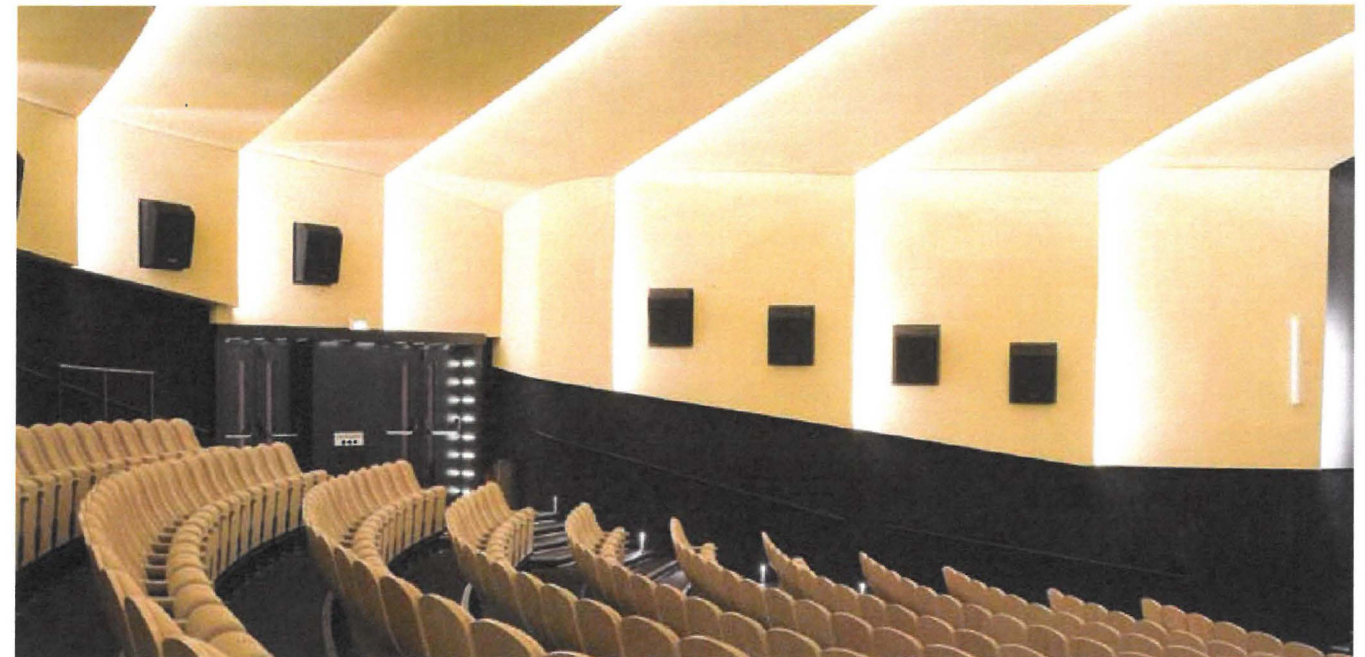
MOUNTING OPTIONS

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	2' Power Plug with surge protection 6' Power Plug with surge protection
DL-AC-FLEX-100-PC2	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



INFINA

DESIGNED FOR CREATIVITY, BUILT FOR SOLUTIONS

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 - Level 1 Bike Storage (Vertical, PBOT approved)



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. 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. You need to park many bikes.



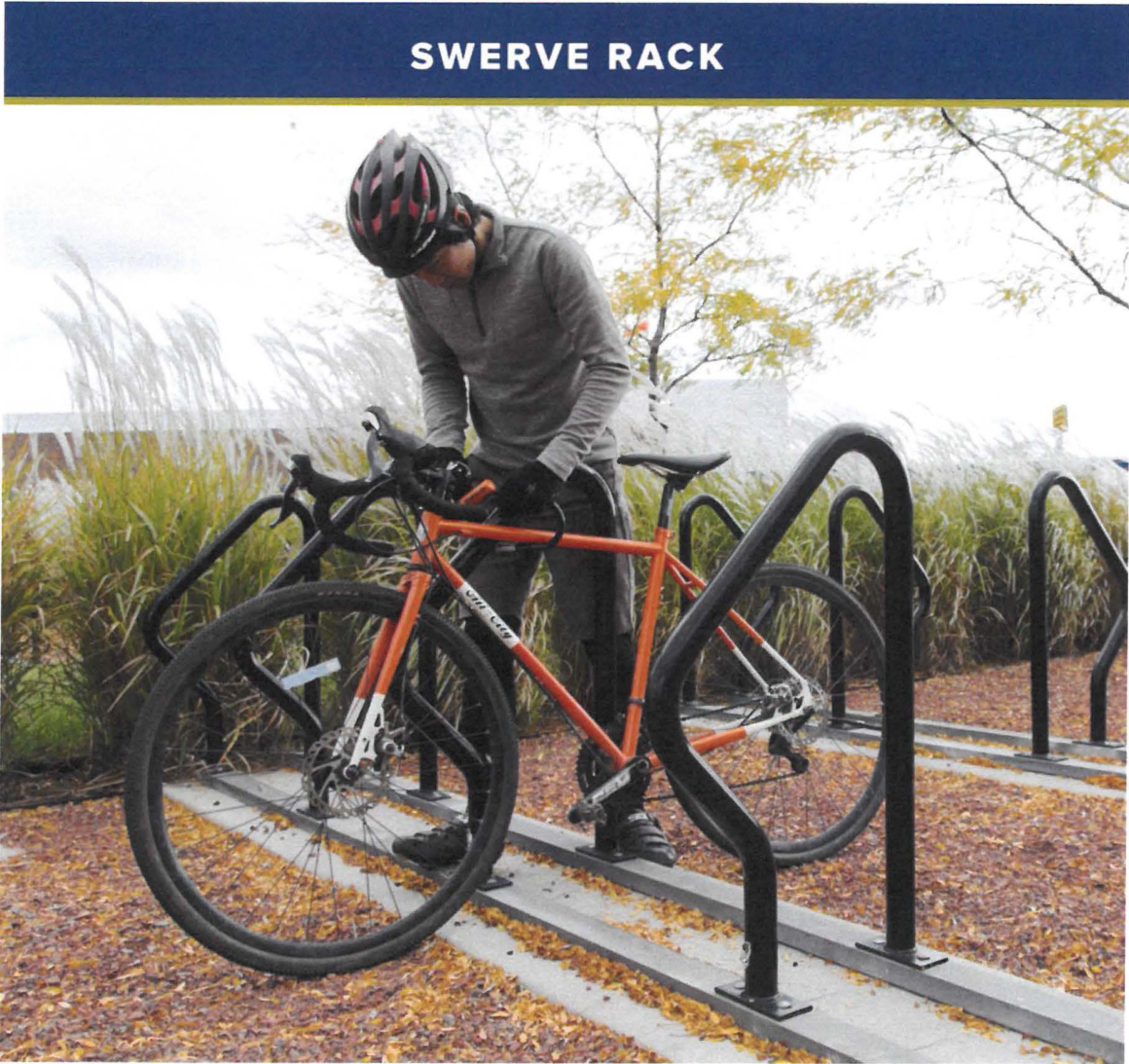
- U-lock compatible
- Convert dead space and awkward corners to bike parking
- Rubber coated hook prevents scratching bikes
- Easy installation

FINISH OPTIONS

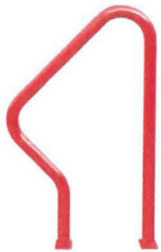
Powder Coat



Bike Racks - Level 1 Bike Storage (Horizontal)



SWERVE RACK



Simple Security. Simple Stability.

The Swerve Rack is a proven design that provides high security and easy bike parking. The Swerve Rack uses thick pipe construction and the full radius of the bend makes the Swerve an attractive and functional bike rack. The Swerve Rack supports the bicycle at two points and allows for the wheel and frame to be secured using a U-style bike lock. Each Swerve Rack parks two bikes.



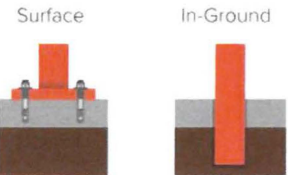
© 2016 Dero



FINISH OPTIONS



MOUNT OPTIONS



Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
Charcoal Gray RAL 7024	Orange RAL 3004	Blue RAL 5005	Dark Blue RAL 5004	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6005	Sepia Brown RAL 8014	Bronze RAL 8002	Silver 9007
Dark Purple	Flat Black	Wine Red RAL 3005	Black RAL 9005	Iron Gray 7011

Thermoplastic

Black	Green	Red	Blue	Gray	Brown
-------	-------	-----	------	------	-------



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



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Bike Racks - Inside Units



Store your bike with style

ENDO™



Store your bike with style

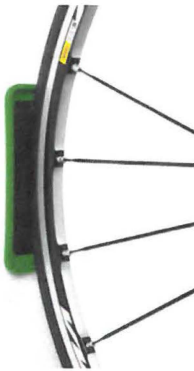
ENDO™

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.**

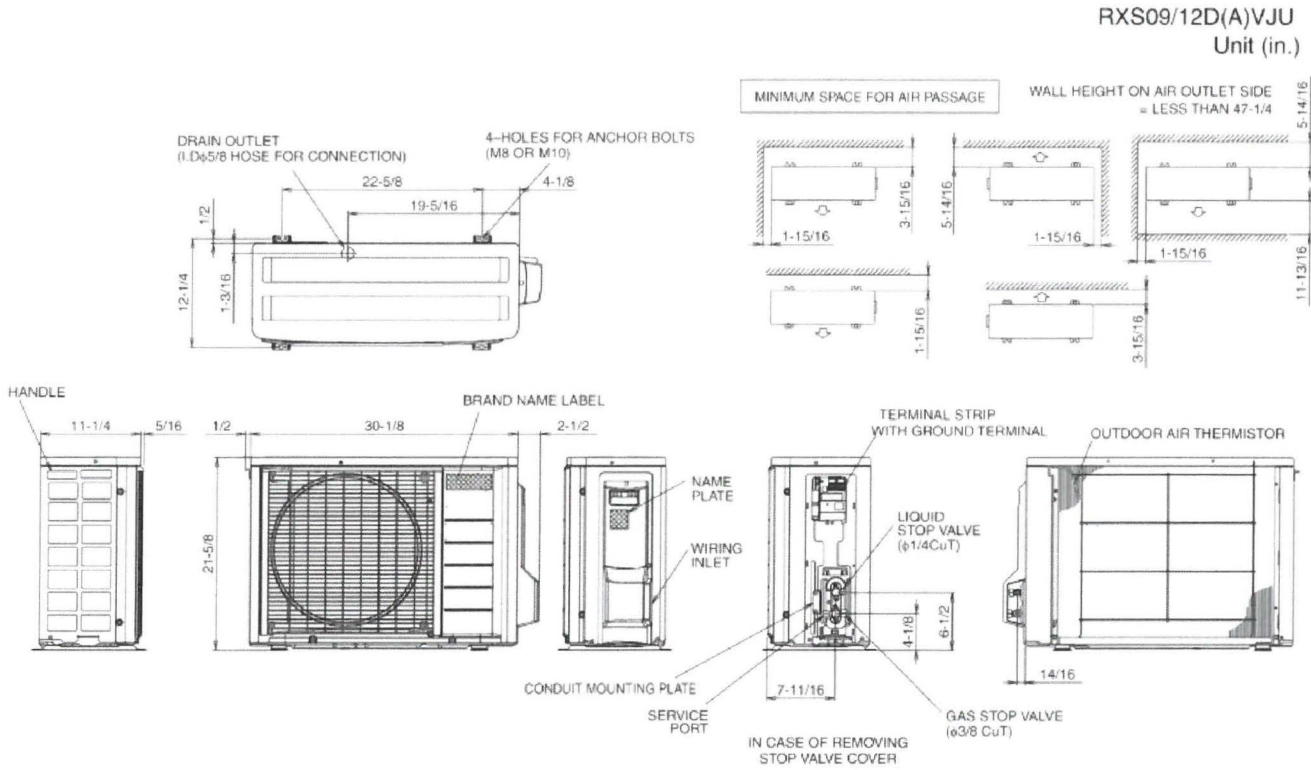
Mechanical - Condensing Units



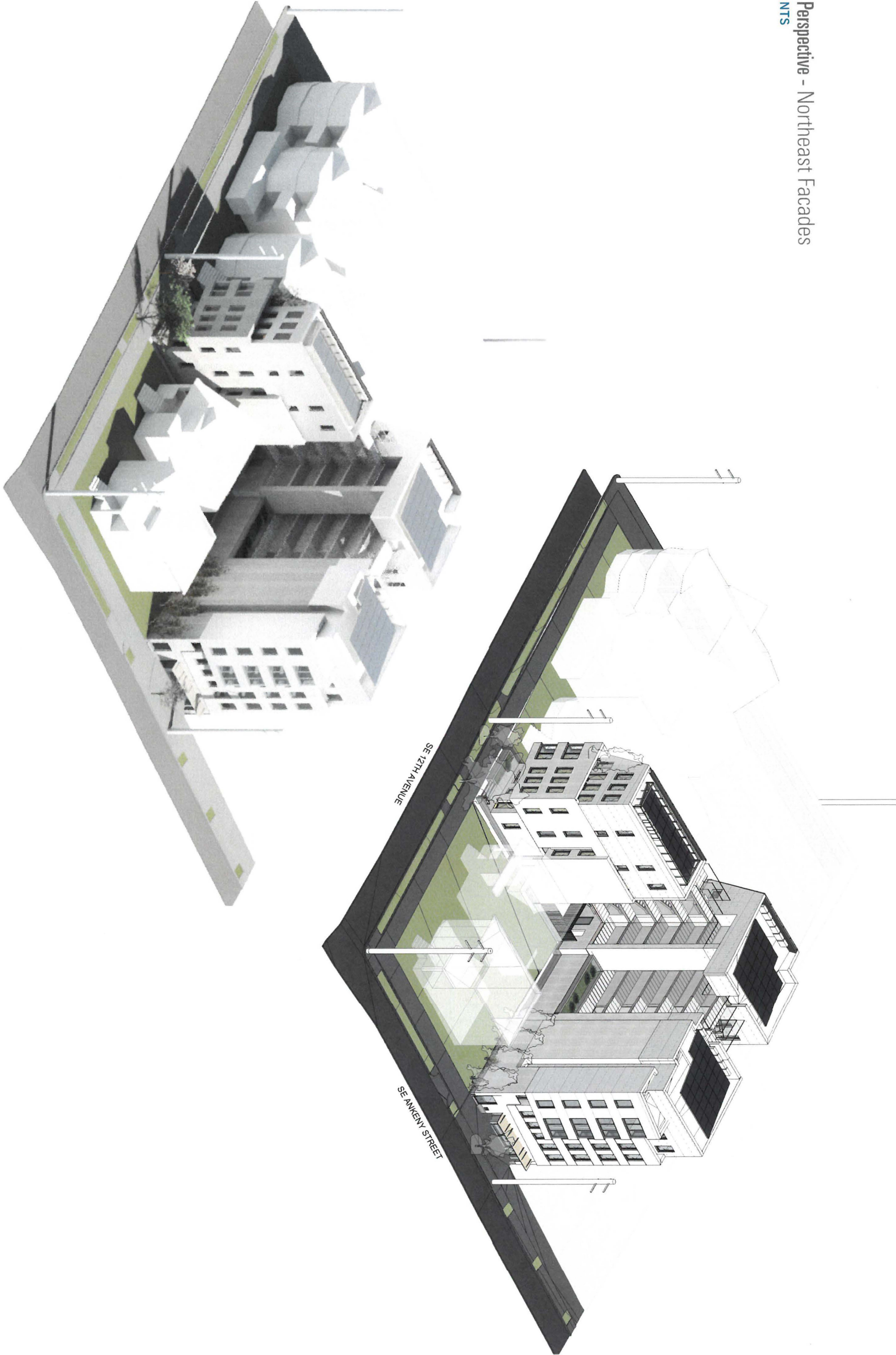
Submittal Data Sheet
0.75-Ton Slim Duct Built-in Concealed Ceiling Unit - FDXS09LVJURXS09LVJU
Project: ANKENY UPDATE 5-2-16
Submitted by: Sean Bodenhamer of THERMAL SUPPLY INC on 5/2/2016
Submitted to: No Engineer Name Specified

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		

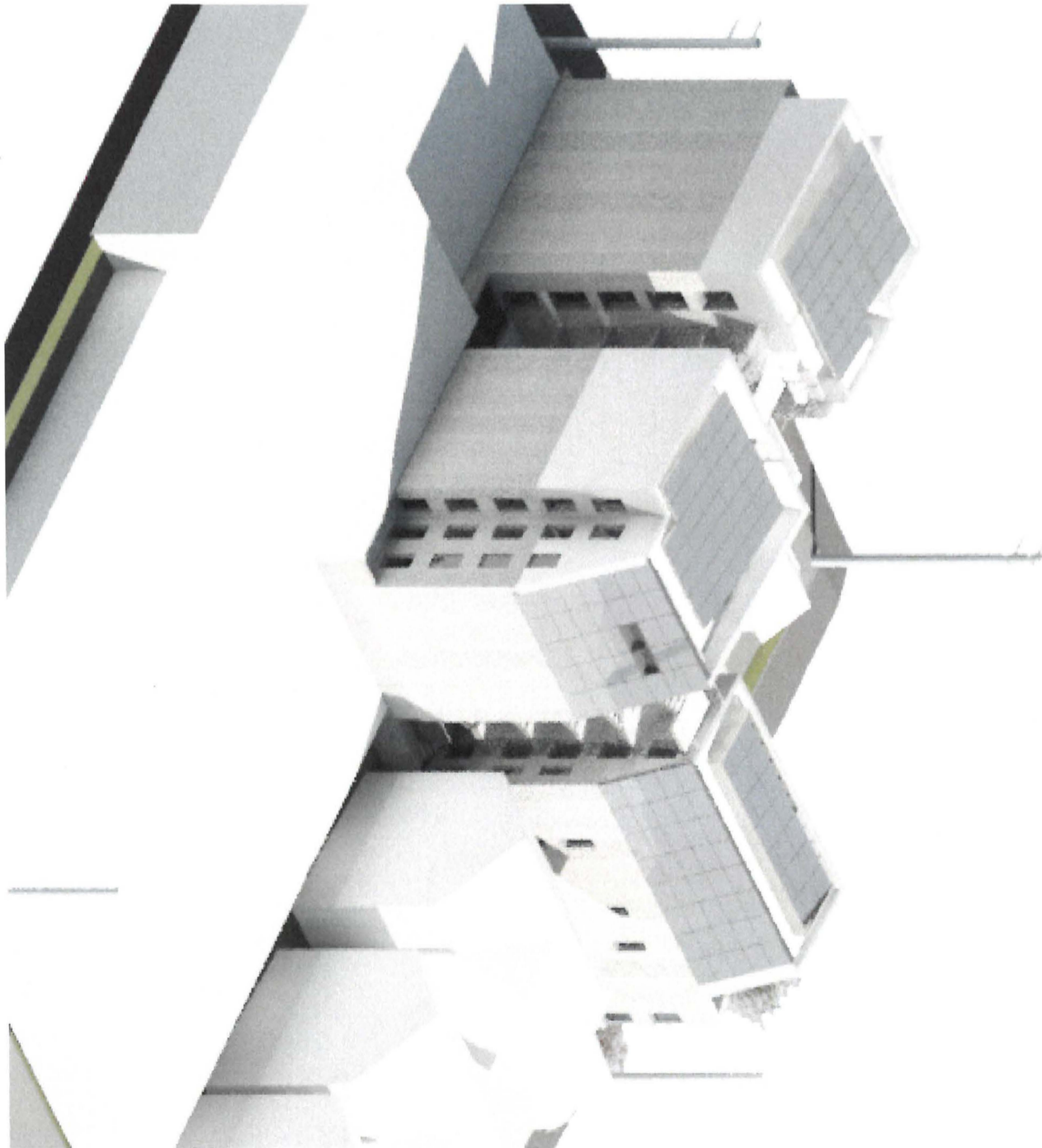
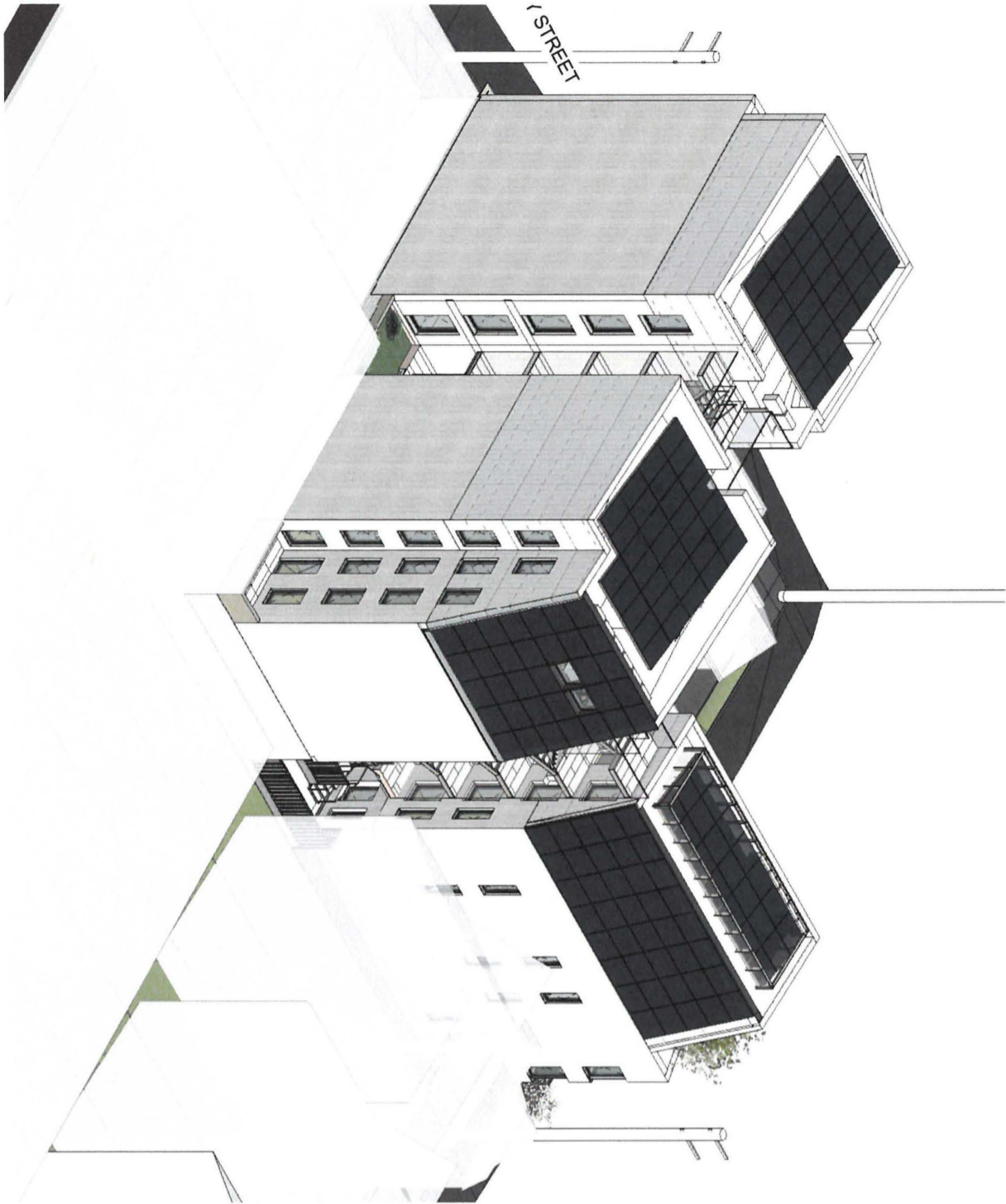
DIMENSIONAL DRAWING - OUTDOOR UNIT



Perspective - Northeast Facades
NTS



Perspective - Southwest Facades
NTS



Perspective - 12th Ave.
NTS



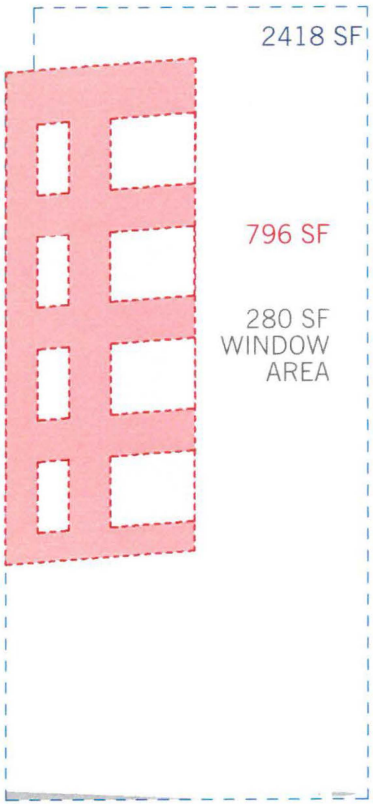
Perspective - 12th St.
NTS



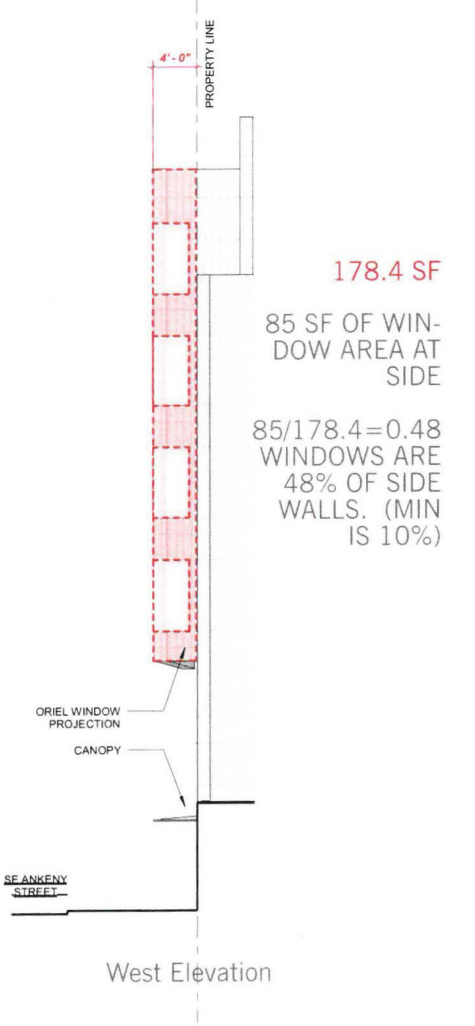
Perspective - Ankeny St.
NTS



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



North Elevation - Ankeny Street



West Elevation

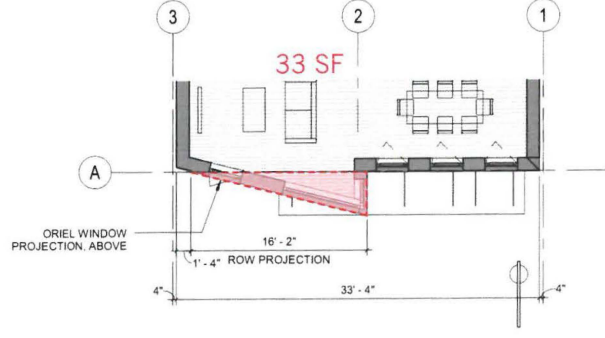
CALCULATIONS:

$796/2418 = 0.33$

ROW PROJECTION IS 33% OF TOTAL FACADE AREA (MAX IS 40%)

$280/796 = 0.35$

WINDOWS ARE 35% OF FRONT WALLS. (MIN IS 30%)



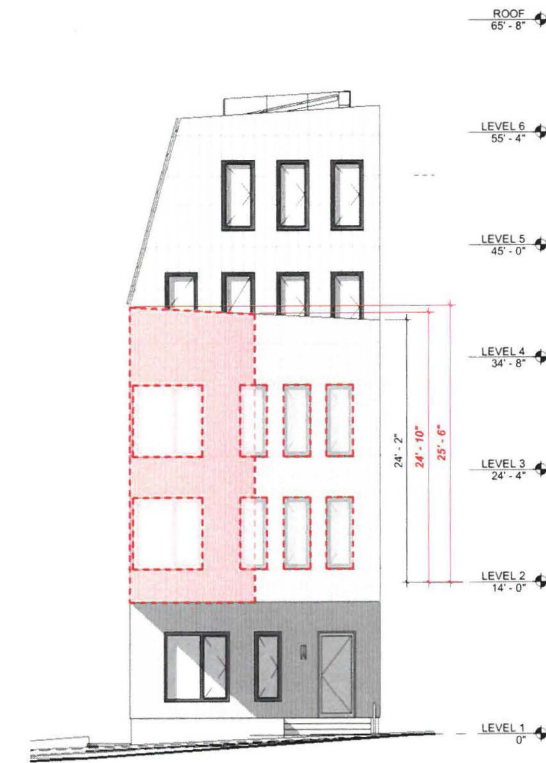
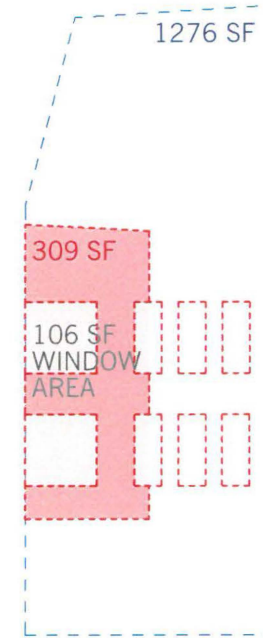
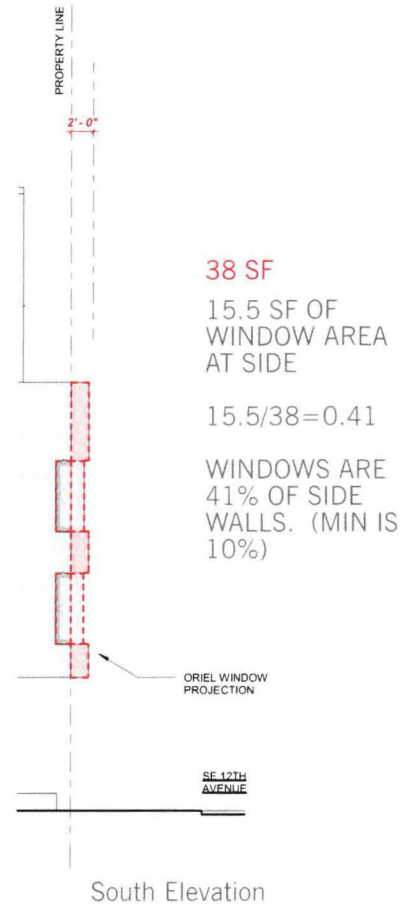
Level 3 - Ankeny Street

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. |

Diagram - Oriel Window @ 12th Avenue

1/16" = 1'-0"



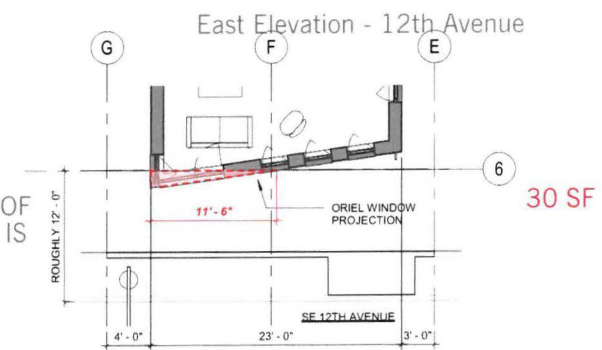
CALCULATIONS:

$$309/1276 = 0.24$$

ROW PROJECTION IS 24% OF TOTAL FACADE AREA. MAX IS 40%

$$106/309 = 0.34$$

WINDOWS ARE 34% OF FRONT WALLS. (MIN IS 30%)



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.	MET.
G. MIN 12 FOOT SEPARATION.	MET.

Diagram - Bike Parking

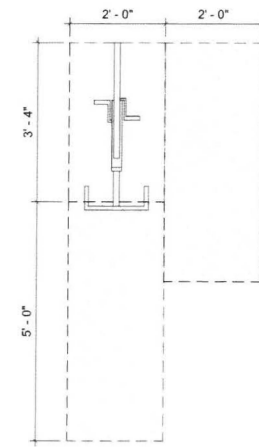
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN MODIFICATION APPLY TO ALL PLANS, AT GROUND FLOOR PARKING AS WELL AS WITHIN UNITS.

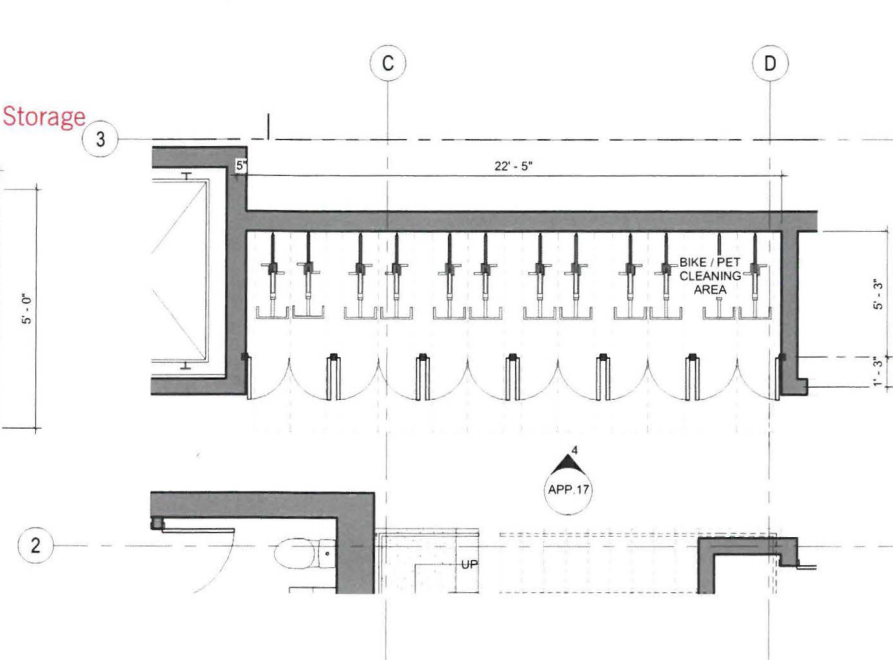
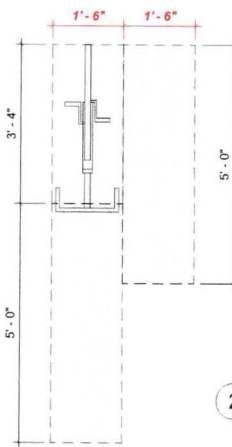
NOTE: **MODIFICATION** ALSO REQUESTED FOR ENDO BIKE RACKS IN UNITS. SEE CUT-SHEET FOR HOW THIS RACK MEETS THE STANDARD.

Wall Mounted

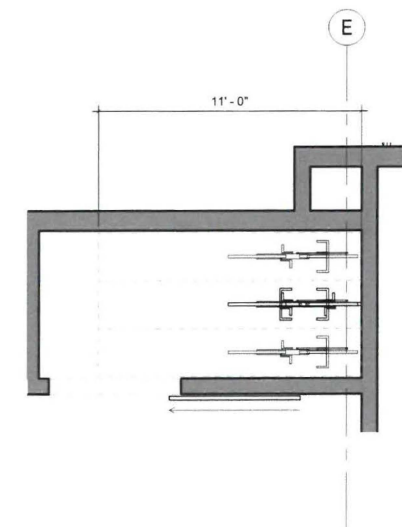
33.266.C.3b
@ Units



Modification
@ Level 1 Bike Storage



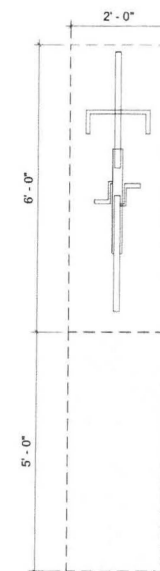
2. Ground Floor Bike Parking - Plan



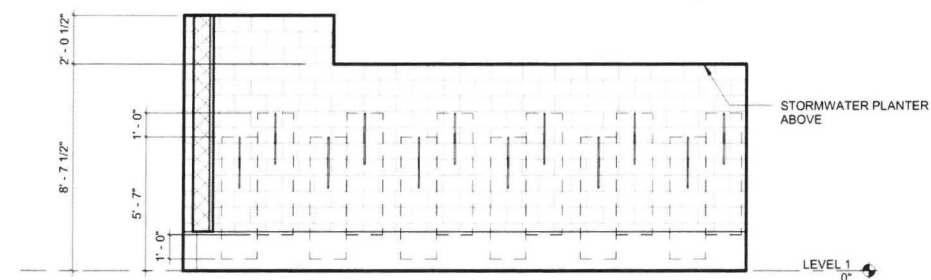
1. Ground Floor Bike Parking - Plan

Floor Mounted

@ Level 1 Bike Storage

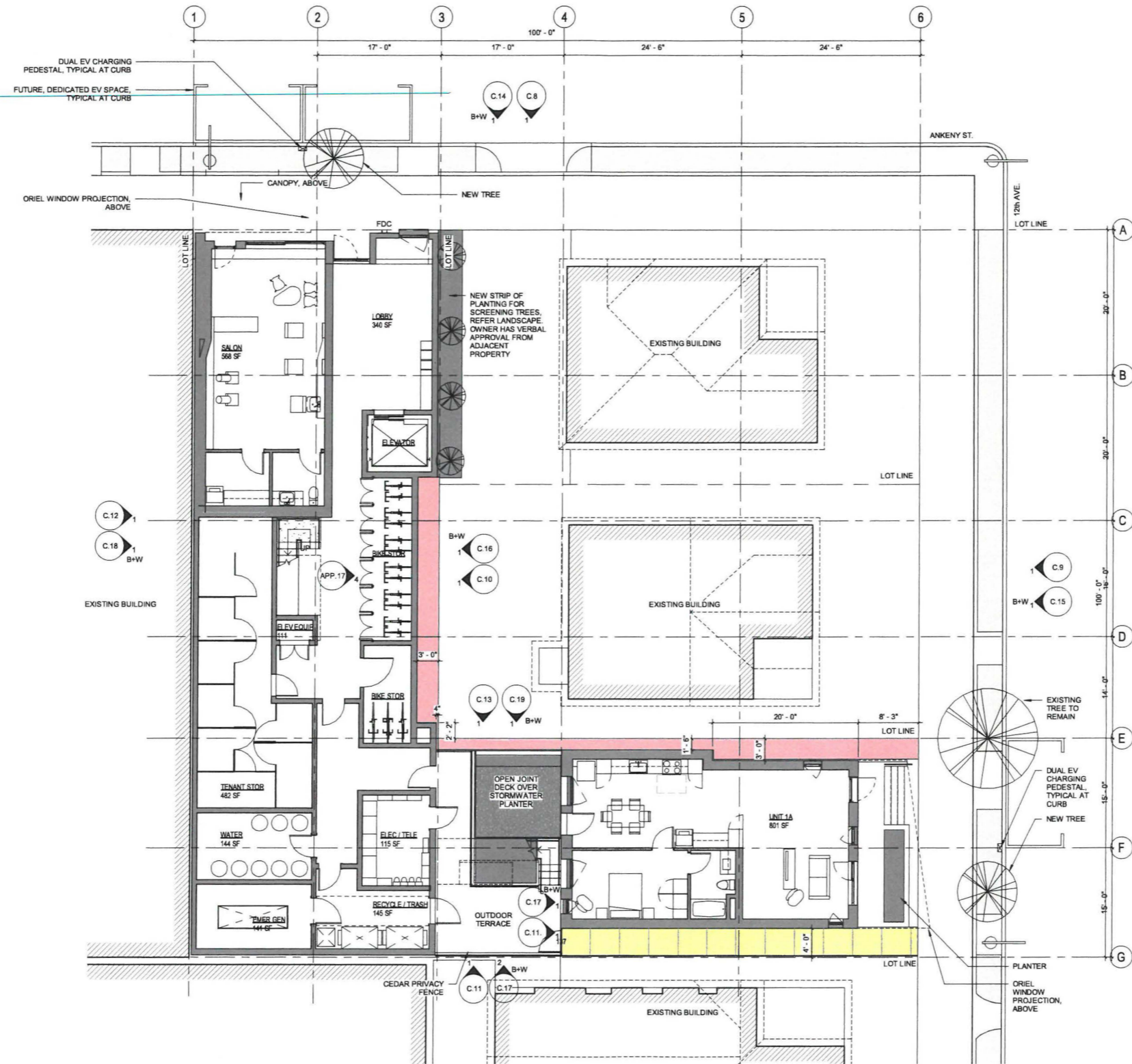


5. Bike Parking - Stall Sizes



4. Ground Floor Bike Parking - Elevation

Increased Setback Area NTS



- 242 SQ. FT. INCREASED SETBACK AREA
- 191 SQ. FT. INCREASED SETBACK AREA

MEMORANDUM

AUDITOR 07/27/17 PM 3:13

Date: July 19, 2017
To: Portland City Council
From: Tim Ramis, Counsel for Applicant
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Re: LU16-184524 DZM – Ankeny Apartments

Proposal:

The proposed building has been substantially modified during the design review process. Then subsequent to the first City Council hearing, the massing for the east wing of this new 5- to 6-story, apartment building was reduced, lowering the number of apartments from 17 to 15. Additional design changes were made at the request of the neighbors to emphasize the residential character of the building in order to better blend with adjacent residential properties, including the use of cedar cladding. The specific massing changes were a reduction in the parapet height of the east wing from 61 feet 11 eleven inches down to 58 feet, and narrowing the width of the east wing from 29 feet 4 inches down to 24 feet 6 inches, which creates a 4 foot south side setback and an 18" north side setback. These massing accommodations reduced the unit count from 17 apartments to 15 apartments.

Following the second city council hearing, the plans were further revised, especially to the east wing, including an increase in the north side setback and articulation of the north side massing. Also, along the west boundary of the Sturges property, a 3 foot setback is created, among other refinements. The total square footage is reduced to 24,516, and the number of apartments is up to 16 due to reconfiguration of interior spaces. This narrative explains compliance of the revised design with the applicable approval criteria.

The approval criteria are the Central City Fundamental Design Guidelines, the Special Design Guidelines for the Design Zone of the Central Eastside District, and Modifications Through Design Review, 33.825.040.

A Modification is requested to Long-term Bike Parking Standards (33.266.220), to reduce the required bike parking spacing from 2'-0" to 1'-6" for eleven vertically hung spaces in the ground floor secure rooms; and, to reduce the rack requirement of a high security, U-shaped shackle lock spanning the frame and one wheel, to allow the u-lock to reach just one wheel for the in-unit racks.

An Exception is requested to Window Projections into the Right-of-Way (OSSC/32/#1), to increase the maximum width of the oriel projections from 12' to 16'-2" on SE Ankeny. The previous Exception for the width of the oriel projection on SE 12th is no longer required, because the width of the projection is reduced to 11'.

Neighborhood Review: Subsequent to the first City Council hearing, the project was presented to the Buckman Neighborhood Association on April 20, 2017. On May 18, a meeting was held with several neighbors and numerous city officials. Subsequent smaller meeting were held with neighbors to present preliminary architectural sketches, and counsel for the applicant and Ms. Roberts have communicated frequently as well.

Following the first city council hearing, the architectural design was substantially revised in several important respects. Regarding massing, the east wing of the building (facing SE 12th, adjacent to smaller scale residential neighbors) was reduced in both height and width. The height at the parapet was reduced to 58 feet above adjacent grade, and the width (the north-south cross section, as viewed from NE 12th Ave) was reduced from 30 feet to 24.5 feet, resulting in a loss of two apartments. The width reduction created a four foot (4') south side setback and an eighteen inch (18") north side setback, even though no setbacks are required by the EXd zoning. These additional setbacks would continue the existing pattern of approximately six foot (6') to eight foot (8') separation between adjacent buildings on this block. The intended plaster and metal exterior cladding did foster an industrial feel, and many residential neighbors requested a change in cladding materials to reflect the residential character of the area. Significant portions of the exterior cladding below 60' in height were therefore changed to seal coated cedar. The lobby was relocated from SE 12th to SE Ankeny, and thus the ground level on SE 12th has just one entrance to the ground level apartment, which enhances the smaller scale residential character along SE 12th. The resulting design was supported by the neighbors to the south.

Since the second city council meeting, new designs the plans were further revised, especially to the east wing, including an increase in the north side setback, articulation of the north side massing, and adding windows to the north side, among other refinements. Across the west boundary of the Sturges property, the elevator shaft was moved to create room for a 3 foot setback, which will reduce shadow impacts and allow access for maintenance. The total square footage is reduced to 24,516, and the number of apartments is up to 16 due to reconfiguration of interior spaces. The new plans were presented to staff and to the neighbors. While the neighbors to the south (Ms. Roberts and Mr. Beglan) remain supportive, the neighbor to the north (Ms. Sturges) is not satisfied with the increased setbacks, although the site plan shows the area of building setback adjacent to the Sturges property is 241 square feet; whereas the building setback area adjacent to the Roberts and Beglan property is only 191 square feet.

In addition to design review issues, the neighbors expressed concerns regarding the construction of the building, and how that might harm their properties. Even though construction management is not a design review criterion, the applicant engaged its contractor to prepare a Construction Work Plan for the record. The key features of the plan are that a structural engineer will examine these abutting buildings and document their status before construction, and then check them during and after construction to confirm there has been no settling or other adverse impacts, at the applicant's cost. The second key feature is that the foundation will be the augur pile type, which does not require deep excavation or shoring, and does not require the hammering that occurs with pile driving. By avoiding pile driving, the vibration effect is eliminated and the risk to nearby structures is greatly reduced. A third key feature is that zero lot line construction methods, which will be used on the west boundary where the neighbor's building already sits on the property line, can be used on other areas of the building where access from abutting properties is not available. Other construction management details are found in the plan document.

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review

ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Finding: The design guidelines for this site are the Central City Plan Fundamental Design Guidelines, and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality, and mix with residential uses of various types. To the general public, retail stores and commercial businesses provide the central focus within the district. The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. (A) Portland Personality, addresses design issues and elements that reinforce and enhance Portland's character. (B) Pedestrian Emphasis, addresses design issues and elements that contribute to a successful pedestrian environment. (C) Project Design, addresses specific building characteristics and their relationships to the public environment. (D) Special Areas, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for the Central Eastside District.

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

The applicant has considered all guidelines and has addressed only those guidelines applied to this project by staff and the Design Commission.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

Findings: The project uses sustainable features, the heavy steel plate at the ground level and cedar above, and an active frontage to emphasize Portland and East Portland Themes. This is a Net-Zero energy building, an important Portland value of sustainability. The proposal includes a highly insulated and air-tight building envelope, efficient energy recovery ventilation (HRV) system with a hot water heat pump, and LED lighting throughout. Photovoltaic panels on the roof will offset the remaining electrical load.

The cedar cladding is intended to bridge and unify the Central Eastside character of cohabitating residential life with industrial character. The ground level consists of a densely spaced board on board siding along with a champagne steel panel for an industrial feel and durability at the pedestrian level.

This project is located with excellent mass transit proximity. Although the frontages are narrow, the glazed retail space provided on Ankeny will encourage pedestrian activation and engagement with local transit opportunities.

These guidelines are met.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

Findings: The proposal is a transitional building between the more industrial area of the Central East Side to the southwest, the new large-scale housing developments to the north and northeast, and the smaller scale residential neighborhood to the east through several gestures: heavy steel plate at ground level (see Findings for A2 above); the cedar cladding; and preservation of the residential lot size, building spacing and street frontage width. These compositional and material elements help integrate and unify the proposal with SE 12th and the surrounding area.

Development along SE 12th consists of an eclectic mix of architectural styles and cladding materials. The proposed building will be clad, primarily, in vertically-oriented cedar siding. Though in general, wood as a primary exterior cladding may not be appropriate in the Central City Plan District, the use of this material here relates both to other mixed-use buildings in the vicinity as well as nearby lower-scale residential buildings and helps to integrate the building into this portion of the Central Eastside.

The right-of-way improvements are consistent with PBOT's classification of SE Ankeny and SE 12th, which are part of the adopted TSP which integrates the features of the Central Eastside in the street standards which govern this project. This building reflects the contextual precedents of neighboring structures, such as the contemporary mid-rise residential buildings at 1208 SE Ankeny and 1250 E Burnside, and the approved Burnside Delta project. These guidelines are met.

A5-3. Plan for or Incorporate Underground Utility Service. Plan for or Incorporate Underground Utility Service to development projects.

Finding: The utility services for this building will be underground. Electric service to the building will be underground, below the sidewalk, and routed to the electrical room via buried conduit. The transformer for this small site with narrow street frontages is not proposed to be underground, because that would require placement of additional poles on the sidewalk where the undergrounding begins and ends, creating a net increase in the number of poles on the block. The applicant has communicated with PGE about the proposed building's power needs, and advised that PGE is generally supportive of a pole-mounted transformer, in this case. Accordingly, per PBOT, no below grade transformer vault is necessary and no further review from PBOT is warranted. Because PGE will accept a pole mounted transformer for this proposal and no transformer is proposed at the ground floor of the building, active frontages on both streets are maintained. This guideline is met.

A5-5. Incorporate Water Features. Enhance the quality of public spaces by incorporating water features.

Finding: Although the very narrow frontages allow little room for the incorporation of water features, stormwater planters are incorporated into the base of the internal courtyards at the base of each stair. This guideline is met.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Finding: In general, the massing of the building is placed at the property line on SE Ankeny, and set back slightly along SE 12th Avenue. Additionally, on both frontages it is set back at the ground level to provide room for the entries, with oriel window projections on SE Ankeny and on SE 12th. The slightly recessed glazed main entry doors covered with canopies will define and extend the public sidewalk, create a sense of urban enclosure, and provide weather protection at the entries. New street trees proposed will enhance the street and pedestrian sidewalk. This guideline is met.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Finding: The sidewalk level is designed to create stopping and viewing places protected from sun and rain by canopies and building projections. Building setbacks on both street frontages are provided at the main entries to allow flexible pedestrian movement and provide sheltered space for building users. Areas of glazing and transparency are provided where possible to allow visual connections between interior and exterior activities. The main entry door to the retail space on SE Ankeny is glazed and placed alongside large picture windows with views into the commercial space. The lobby entry doors on SE Ankeny are also recessed and glazed with sidelights. The entry into the residential unit on SE 12th is via a porch raised from the street level by steps and separated by a planter. The building will provide light and visibility at night, providing a sense of security and encouraging pedestrian activity after dark. This guideline is met.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Finding: The building street frontage maintains, reinforces and enhances the existing right-of-way pedestrian access in several ways. The recessed main entrances allow the sidewalk to remain clear for through pedestrian traffic, the overhead canopies provide weather protection, and the street trees enhance the pedestrian experience. The different street zones will be developed in accordance with the right-of-way standards. Street trees will be added in the furniture zone. The movement zone will remain free of obstruction and the building frontage has been articulated with glazing, entry points and a porch and planter on SE 12th. This guideline is met.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Finding: Street trees within the planting strip help protect the pedestrian sidewalk from vehicles on the street. The building entries will all be lit with wall mounted sconces integrated into the building design. No mechanical exhaust will be on the street frontage. This guideline is met.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B3-1. Reduce width of Pedestrian Crossings.

- a. Where possible, extend sidewalk curbs at street intersections to narrow pedestrian crossings for a safer pedestrian environment.**
- b. Maintain large service vehicle turning radii where necessary.**

Findings: The narrow, mid-block site has limited street frontage and no intersection corners; however, the pedestrian movement system is enhanced by the recessed ground level spaces as well as canopy overhangs on the sidewalk, and is supported by standard right-of-way improvements. These guidelines are met.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Finding: The main building entrances are recessed to allow spaces for socialization, rest and collecting oneself before entering away from the pedestrian through zone, which allow the sidewalks to remain clear of obstruction. Additional pedestrian protection is provided on the form of low level canopies, as well as higher level oriel windows on SE Ankeny and SE 12th which overhang the right-of-way. Wall mounted sconces at each entry ensure these stopping and viewing spaces are safely lit. These guidelines are met.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings: Recessed ground floor areas as well as building overhangs and canopies have been integrated into the design to enhance the sidewalk experience and provide weather protection along both street frontages. These guidelines are met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Finding: The exterior doors to the retail shop and lobby on SE Ankeny are accessible. Additionally, although the residential unit facing SE 12th is not fully accessible, the other residential units are accessible via the internal lobby and elevators circulation. This guideline is met.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Finding: With a mere 34 feet of frontage on SE Ankeny and an even narrower 30 feet of frontage on 12th Avenue, attention has been given to the design and articulation of the street-facing facades. The ground level frontages have been revised to provide active spaces. The oriel window projections on SE Ankeny and SE 12th project into the right-of-way, capturing oblique views down the streets. In addition to the oriel windows, which constitute the ‘big’ architectural moves, a 4th floor balcony is provided over the building cantilever on SE 12th. The 6th floor balcony on SE Ankeny is placed to take advantage of views north towards the open space across the street, and west towards the river. The light wells and circulation system of the building allow natural daylight and ventilation into units and provide varying views of the city while moving vertically throughout the building. These moves all contribute towards creating many different types of visual connections to the public spaces and enhance views into and out of the building and its apartments. This guideline is met.

C1-2. Integrate Signs.

a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.

b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.

c. Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/ architect. Submit a Master Signage Program as a part of the project’s application for a design review.

C13. Integrate Signs. Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings: Applicant has advised that signage will be integrated into the design but is not proposed as part of this review. If not exempt, exterior building signage will be a separate design review at a later date. These guidelines are therefore not applicable.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

Finding: The developer intends to retain ownership of the building for many years to come. This is illustrated in the fact that Net-Zero energy is the goal for this project which will continue to produce benefits with each additional year of building life. The proposed well-insulated, rain-screen façade system with triple pane windows is intended to provide a low-energy use building, and is coupled with a substantial photovoltaic solar panel system.

The cladding materials include metal panel cedar, and heavy metal plate at the ground level. All of these materials have a long history of durability in this climate and promote permanence.

Cedar will be installed vertically, and comprises much of the building's exterior. The cedar siding will be sealed prior to installation, using PPG Machine Coat® Exterior Acrylic Latex Finish, which is guaranteed for 25 years, to increase the durability and weather-resistance of the wood. Also, in regards to durability, no horizontal or partially-horizontal, angled surfaces are proposed, which helps to improve the permanence, as these types of surfaces are subject to greater weathering than vertical surfaces or soffits.

This guideline is met.

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings: As noted under "Zoning" above, "Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area". The Central Eastside District has a variety of building types and styles, from larger, full block, multi-story structures on the western side of the district closer to the river, to smaller, 1-2 story, 1/4-block industrial buildings and houses converted to apartment buildings at the eastern edge of the district, especially along SE 12th. A significant number of multi-unit buildings have been built, are planned and are being constructed in the immediate vicinity (Lower Burnside Lofts, Burnside Delta, and 1208 Ankeny), increasing the scale from a single-family residential or 1 and 2 story industrial area to larger, multi-story (5 or 6 levels) structures. New height maximums which become effective next year will increase the scale of this neighborhood even further in the years to come.

As compared with the original design, the project has substantive changes to the massing, scale and bulk of the sidewalls, including the configuration of the open stairwells. The street-facing facades on SE 12th & SE Ankeny now better respond to the architectural character and development patterns of the adjacent area. In this case, there are limited street frontages of 30 feet on SE 12th and 34 feet on SE Ankeny. Therefore, out of a total of 400 feet of site property lines, there is 64 feet of street frontage and 336 feet of sidewall, which is 16% street frontage and 84% sidewall. That means that only 16% of the walls are active street frontage walls with windows, and the remaining 84% of the walls are side property line walls, resulting in a building that is by necessity mostly side walls. This zone has no side setback

requirement, and most substantial projects in the future are anticipated to be zero lot line buildings with blank walls on side lot lines. This design successfully adapts to that future to facilitate the future development of this block.

Coherency is achieved with the use of consistent materials throughout the six building facades and the three building segments that are separated by the two open stairwells. Cladding, windows, door materials and the copious solar panels on the roofs link the building segments in a complete composition. These guidelines are met.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Finding: On the street frontages, the sidewalk-level façade elements pull away from the property line creating recessed transition spaces of various depths between the sidewalk and the building. Building setbacks on both street frontages at the main entries allow flexible pedestrian movement and provide sheltered space for building users. Areas of glazing and transparency allow visual connections between interior and exterior activities. The main entry door to the retail space on SE Ankeny is glazed and placed alongside large picture windows with views into the commercial space. The lobby entry door on SE Ankeny is also recessed and glazed with sidelights. The entry into the residential unit on SE 12th is via a raised porch and separated by a planter. This guideline is met.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Finding: The sidewalk level is differentiated from the building above by articulation and materials. At the ground floor, the massing of the building is stepped back from the property lines to provide protected entry transition areas and extensions of the sidewalks. Canopies at the ground level add an additional level of protection for the pedestrian through zone at the ground floor. Champagne colored steel plate is used for sidewalk covering canopies. This guideline is met.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Finding: Due to the limited street frontage, the amount of adjacent sidewalk space is quite limited. At the street level on SE Ankeny, a small commercial shop intended to replace the owner's existing commercial space is proposed, as well as a glazed residential entry and a narrow service space. At the street level on SE 12th Avenue, which is a more residential street, a residential unit with a covered and raised porch area is proposed. This guideline is met.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

C8-1. Allow for Loading and Staging Areas on Sidewalks. On local service streets, adjacent businesses may use the sidewalk area for temporary loading and staging as long as pedestrian access through it is maintained.

Findings: Building projections into the right-of-way create physical and visual shelters, visual keys, and enhanced visual sidewalk interest. The ground level canopies are minimal encroachments, mark entrances, and provide shelter for the sidewalk pedestrian realm. The oriel window encroachments above are used to create oblique city views from within the building and provide architectural interest and articulation on the exterior façade. An Exception is requested to the length of the oriel windows on SE Ankeny, as described in the findings below. The oriel windows will enhance the building's integration within the Central City and the Central Eastside District by incorporating a common theme and providing design variation. This project does not anticipate the need for loading and staging on the sidewalks. These guidelines are met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Finding: On the ground level and the second level podium, integrated stormwater planters provide green spaces within the semi-public circulation areas. On the roof, the mechanical equipment has been located to allow for a maximized area of solar PV panels. The shape of the roof is articulated to maximize the amount and efficiency of the solar panels, expressing the design concept of the building as a Net-Zero energy building. This guideline is met.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Finding: At the ground level, exterior wall sconces adjacent to the entries will illuminate the areas adjacent to the building entrances, while limiting light pollution. At the mid-block, open stair wells, strip LED lighting is proposed underneath the stair treads (Exhibit C.41). The stairwells are enclosed with a light stainless steel cable mesh, therefore they are visibly open, visible to the rear windows and yards of the adjacent free-standing residential structures. Returns were added to the light fixtures to better control the direction of the lighting (Exhibit C41) and reduce lighting impacts on the neighbors' rear yards. This guideline is met.

(2) Modification Requests (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements.

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go

through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and

B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification request: 33.266.220.C.3.b, Standards for all bicycle parking.

The project includes 28 long-term bicycle parking spaces; 12 spaces within the ground floor secured bike room, 3 spaces within the ground floor bike closet, and the remaining 13 spaces within apartments.

Spacing: For the 11 vertically hung spaces on the ground floor (8 in the ground floor bike room and 3 in the bike closet), the proposal is to reduce the spacing width from 2'-0" to 1'-6".

Racks: For the 13 in-unit spaces, the proposal is to reduce the rack requirement from requiring a U-shaped shackle lock to span the frame and one wheel, to allow a U-shaped shackle lock to span only one wheel.

Standards.

Spacing: A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

Racks: The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.

A. The resulting development will better meet the applicable design guidelines.

Findings:

Spacing. Accommodating these bicycle parking spaces in a horizontal rack would consume considerable floor area in the bike room. Relying upon a vertical/stacked bike rack is an efficient use of space, and is identical to the parking system recently approved in numerous Design Reviews throughout Central City. The proposed functional and space efficient system eases floor plan demands and results in additional opportunities for active uses at the street, such as lobby space and retail tenant spaces which contributes to the project better meeting Guidelines A8 Contribute to a Vibrant Streetscape and B1 Reinforce and Enhance the Pedestrian System. Therefore this criterion is met.

Racks: For the in-unit racks, to reduce the rack requirement from requiring a U-shaped shackle lock to span the frame and one wheel, to allow a U-shaped shackle lock to span only one wheel is supportable because there is already a level of security within the individual unit, and this will ease floor plan

demands on the ground floor, resulting in additional opportunities for active uses at the street, such as lobby space and retail tenant spaces which contributes to the project better meeting Guidelines A8 Contribute to a Vibrant Streetscape and B1 Reinforce and Enhance the Pedestrian System. Therefore this criterion is met.

B. On Balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Findings:

Spacing. The primary purpose of the standard is to ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and damage. The proposed vertical bike rack system in the bike room can be fixed to stack bikes vertically to allow the handle bars to overlap, ensuring ease of use, efficient use of space, and providing secure storage of bikes. Therefore this criterion is met.

Racks: For the in-unit racks, the reduced requirement of a high security, U-shaped shackle lock spanning just one wheel rather than the required frame and one wheel is reasonable, given the secure location of the bike rack within an individual unit. Therefore this criterion is met.

This criterion is met.

(3) Exception Requests (33.825)

Exception request [OSSC/32/#1]: Window Projections into the Right-of-Way (OSSC/32/#1) to increase the maximum width of the oriel projection from 12' to 16'-2" on SE Ankeny.

Finding: Windows that project into the public right-of-way have a maximum width of 12'. When approved through design review, the width may vary. The project includes window projections along/over the site's SE Ankeny and SE 12th frontages. These projections must be review pursuant to the BDS Code Guide – Window Projections into Public Right-of-Way (OSSC/32/#1). The applicant has submitted adequate information for the City's review of the projections – all dimensional limitations are satisfied except one; the applicant is seeking an exception to the 12-ft wide maximum width limitation on SE Ankeny. The proposed 16'-2" projection over SE Ankeny is acceptable to PBOT – given the angled projection, the overall impact of the additional width are minimized (Exhibit E.7). The prior Exception requested for the oriel projection width on SE 12th is no longer required, because the increase in the south side setback reduces the width of that projection to 11'.

Standards for windows allowed to project into public right-of-way.

A. Projection. Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.

Finding: The maximum projection of both oriels is 4'-0". This criterion is met.

B. Clearance. Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2014 edition of the Oregon Structural Specialty Code states

that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

Finding: The maximum projection is 4'-0" for both oriels. As shown on the architectural drawings, the minimum clearance above grade is above the minimum the required 12'. This criterion is met.

C. Area. Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.

Finding: The projecting wall areas are below the maximum 40% allowed as follows: SE Ankeny Façade 33%, SE 12th Façade 24%. This criterion is met.

D. Wall Length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

Finding: The projecting wall lengths do not exceed the maximum allowed 50% width as follows: SE Ankeny: 48%, SE 12th: 50%. This criterion is met.

E. Window Area. Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides, and required side windows must be a minimum of 10% of side walls. When approved through design review, the window requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the current Oregon Structural Specialty Code, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.

Finding: The oriel projections are both 4'-0", therefore the projections must meet both the minimum 30% front-wall glazing as well as the minimum 10% side-wall glazing. The SE Ankeny projection has 38% front-wall glazing and 48% side wall glazing. The SE 12th projection has: 34% front-wall glazing and 41% side wall glazing. This criterion is met.

F. Width. Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

Finding: The proposed projections are under 40% of the wall areas and do not exceed 50% of the building wall lengths as noted above. The proposed SE Ankeny projections is 16'-2" which exceeds the 12' maximum width allowed.

This criterion is not met but is approvable with (1) compliance with standards C and D, and (2) a favorable recommendation through Design Review. Standards C and D are met.

With regard to Design Review consideration, the modification will allow articulated massing above the main building entrances, which may help reduce apparent overall massing of proposal. The proposed

oriel projections function to identify the main entrances, and strengthen the differentiation between street level, bay, and building above. This criterion is met.

G. Separation. Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

Finding: There is only one window projection proposed on each elevation. This criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

Design Review promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. There are many aspects of the proposal that are admirable, such as the net zero goals, and providing 16 new housing units where only one exists today.

The proposed five and six-story, mixed-use retail/residential building in the Central Eastside Subdistrict of the Central City Plan District incorporates a massing strategy, articulation, and patterning that add to the eclectic character of development along SE 12th, and the cedar cladding facilitates the transition between the industrial uses to the west of the site and the residential uses to the east, south, and north of the site. The proposal evolved through the design review process to provide active ground floors with setbacks and canopies for pedestrian activation, quality materials and details to ensure permanence, and compositional moves on the two street elevations to reduce the apparent scale of the proposal from the street frontages.

Following the first and second City Council hearings, further changes were made to reduce the scale of the east wing in response to input from neighbors, such as reducing the parapet height, adding a four foot south side setback, and adding eighteen inch and three foot north side setbacks with windows, to better align the scale of that wing with neighboring residential structures. Previously staff expressed maintenance concerns about wood cladding, which led to the wood being replaced with plaster. That change was contrary to the preferences of the neighbors and neighborhood association, who desired wood because it is consistent with neighboring residential structures. Therefore, wood is now proposed for much of the exterior below 60'.

Remarkably, YGH Architecture managed to incorporate all these changes while preserving the Net-Zero rating of the building, in support of the city's numerous sustainability and climate action policies. This proposal will provide sustainable, urban housing, as well as meet the applicable design guidelines and

LU 16-184524 DZM, Ankeny Apartments

modification criteria, and therefore warrants approval for Design Review, Modifications to the Bike Parking Standards, and an Exception to Window Projections into the Right-of-Way.

The proposal evolved through the design review process to provide active ground floors with setbacks and canopies for pedestrian activation, quality materials and details to ensure permanence, and compositional moves on the two street elevations to reduce the apparent scale of the proposal from the street frontages. Changes made address the majority of the Commissions' concerns. This proposal will provide sustainable, urban housing, as well as meet the applicable design guidelines and modification criteria, and therefore warrants approval.

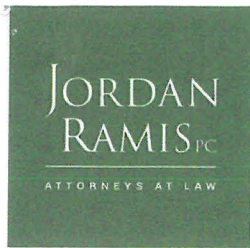
Staff Recommendation:

Staff recommends **approval** for the Design Review.

Staff recommends **approval** for the Modifications to *Bike Parking Standards*.

Staff recommends **approval** for the Exception to *Window Projections into the Right-of-Way*.

Please call or email me with any questions. Thank you.



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VIA EMAIL:
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July 19, 2017

AUDITOR 07/27/17 PM 3:13

Grace Jeffreys
Bureau of Development Services
City of Portland
1900 SW Fourth Ave
Portland, OR 97204

Re: **Ankeny Apartments**

Dear Grace:

This letter is to update you on the preparations for the city council hearing regarding the Construction Work Plan and communications with Priscilla Sturges, the adjacent property owner to the north of the project site.

Construction Work Plan

Pursuant to the city's request, the project contractor, Vik Construction Company, prepared the attached Construction Work Plan in order to address concerns that the project might present adverse impacts to adjacent single family residential structures. This letter will highlight the key aspects of the construction plan that respond to those concerns and assure that the building will be erected without causing inadvertent harm to adjacent properties.

The first step is to carefully document the existing condition of the adjacent structures, which establishes the baseline that allows clear comparisons of their conditions before, during and after construction of the Ankeny Apartments, in order to ensure that this documentation is done consistently and at no cost to the neighbors.

The primary risk of new construction to adjacent properties is during the excavation and foundation stages. To minimize that risk, there is no basement and therefore no need for deep excavations or shoring around the perimeter of the site. The foundation itself is the augur-cast piling type. Unlike traditional piles, which are pounded into the ground causing noise and vibration impacts, holes are drilled into the ground, which reduces the noise impact and eliminates the vibration completely. Then concrete is simply poured into the holes, and the building rises from there.

Construction would be most convenient with the temporary construction easements from the adjacent properties. Even with those conveniences, zero lot line construction is necessary on the west side of the site, where existing low rise commercial buildings are present right on the property line. Tax lot 600, a mostly vacant triangular parcel just across Ankeny from the site, will be used for staging and prefabrication. The prefabricated wall panels and other materials can be craned from tax lot 600 over to the new building, minimizing disruption of Ankeny and allowing the building to be raised without access from the sides.

July 19, 2017

Page 2

If tax lot 600 is not available, materials will be funneled into the project primarily from 12th, and erected in the up then out manner. Each new floor becomes a work table for prefabrication of walls, whose modular panels are lifted into place without the need to swing them out across property lines. Either way, construction of the building is feasible, and we remain hopeful that traditional temporary construction easements can be obtained.

Additional details are found in the attached plan, and assure the safe and well organized implementation of the approved building plans. Narrow sites do present construction challenges, and thank you for your assistance as we work through this aspect of the project planning.

Communications with Ms. Sturges

Following the last city council hearing, Mr. Crowell instructed the architects at YGH to evaluate further changes to the north side of the east wing in response to Ms. Sturges's concerns. Revised drawings were sent to her by mail on July 7, which increased the side setbacks, added windows, and changed the siding material to cedar.

After allowing a few days for delivery to her address in Newberg, I followed up with a phone call and we had an exchange of voice mails to solicit her response to the favorable changes. Her final voice mail in reply indicated the revised plans were still not satisfactory.

In response, I wrote again today to explain the highlights of the construction plans, and that if she was able to support the project, we are willing to have a structural engineer to examine her house on SE 12th Ave. and would be happy to speak with her about a temporary construction easement as well.

We continue to hope that Ms. Sturges will see the project benefits, and welcome any assistance you might offer in this respect.

Thanks you for your assistance and we look forward to the city council hearing.

Sincerely,

JORDAN RAMIS PC



Timothy V. Ramis

Admitted in Oregon

tim.ramis@jordanramis.com

OR Direct Dial (503) 598-5573

cc: Landon Crowell

Construction Work Plan

The Ankeny Apartments Project

July 10, 2017

- A. INTRODUCTION
- B. PRE-CONSTRUCTION ACTIVITIES
- C. MOBILIZATION
- D. SITE PREPARATION
- E. DEMOLITION AND REMOVAL OF ABOVE GROUND ITEMS
- F. ZERO LOT LINE CONSTRUCTION
- G. RESTORATION
- H. SITE PLAN

A. Introduction

The intent of this Construction Work Plan is to present the general sequence of construction and remediation activities which are planned to take place at the Ankeny Apartments Project located at the intersection of 12th and Ankeny Street in Portland, Oregon. This plan summarizes the proposed method of construction of the project and includes general sequencing of the work activities, staging, stockpiling, other activities, and security.

The construction manager for the project, Vik Construction Company, has been in operation since 1947 with a thousand completed projects and a track record of quality and client satisfaction. We have completed numerous multi-level wood and concrete structures with tight or zero lot line access. These projects include the 12 level lift-slab Olive Plaza Elderly Housing Facility, the 186,000 sf Eugene Hilton Hotel and the 60,000 sf South Park Building. In addition, we have completed several noteworthy projects in the Portland area including the 300,000 sf Tektronix silicon wafer manufacturing facility and 300 ft. free-span roof of the Chiles Center for the University of Portland among a number of other relevant Portland area projects.

B. Preconstruction

1. Documentation of existing conditions at each individual property will be performed, consisting of the following: Existing landscape and other site features will be inspected and documented; Individual property sketches will be developed detailing the existing conditions of each adjacent property. The documentation, including photographs and video, will be used to verify structural conditions and restoration features following construction.
2. Receipt of signed Temporary Access Agreements (if available) with individual property owners.
3. A topographic survey utilizing monitored benchmarks will be performed to verify and establish existing conditions to allow proper restoration of all existing features removed during Work.

4. Identification of the off-site fill borrow sources and the performance of the required geotechnical and analytical testing of the fill materials proposed for the project.

5. Negotiations with Comcast to utilize the adjacent property as a primary staging area for the staging of temporary office trailers, employee parking lot, equipment lay-down, material lay-down, temporary stockpiling area for clean fill materials and a temporary stockpiling/loading area for excavated impacted fill.

6. The impact to utilities and the need to remove or replace services for individual properties will be determined and where service connections will be affected, residents will be notified as soon as possible of the expected schedule and duration of utility service interruptions, if required. Prior to excavation utilities will be located and marked.

C. Mobilization

Mobilization will consist of the following:

1. Commit necessary labor, materials, equipment, tools, and supervision as soon as reasonably possible to commence work on the project.

2. Continued processing of the required submittals which includes administrative and procedural requirements for submitting project work plans, product data, samples and any other submittals required in the Project Specifications.

3. Preparation of Staging Area on the Comcast triangular shaped property (if available)

-The Installation of a temporary chain link fence around the perimeter, including the installation of entrance gate(s).

-The construction entrance and the staging/storage area will be constructed with the removal of topsoil, the installation of geotextile fabric, followed by the placement and grading of crushed stone covering the geotextile fabric proposed for entirety of the staging area.

-Deliver, stage, block and anchor temporary office trailers. potable water and portable toilets will be provided in the yard. The facility will be maintained in a clean and orderly fashion throughout the Project.

-Installation of erosion control measures including sedimentation barriers, silt fencing and/or staked hay bales, will be installed around the perimeter of the yard.

D. Site Preparation

The following site preparation activities are anticipated; the establishment of the proposed excavation limits utilizing a licensed surveyor; establish site work zones; installation of erosion control measures; installation of temporary haul roads within the areas of excavation; installation of dewatering facilities; and installation of the necessary traffic controls.

Because of the high volume of vehicular traffic, primary site access will be emphasized along Ankeny Street and be minimized on 12th Avenue. In addition, we will pursue site preparation for the project as follows:

1. We will utilize a surveyor to locate and footprint the proposed excavations limits in accordance with the contract drawings and establish the necessary controls needed to re-establish existing conditions.
2. Construction entrance/access off of Ankeny Street and to a much lesser extent 12th Avenue will be established. These access points will provide for the transfer of construction materials, equipment, vehicles and personnel to enter and exit the area of excavation and facilitate for the decontamination of vehicles/equipment and personnel prior to exiting the area of excavation
3. The installation of soil erosion and sediment control measures (silt fencing, hay bales, inlet filter protection) will be installed at the locations to be determined.
 - Preventive measures will include the installation of silt fencing installed in low areas and down gradient locations. Also at critical locations (determined in the field), a combination of silt fencing and hay bales (augmented silt fencing) will be installed. Additional soil erosion sediment control measures will be installed to meet site conditions and or as the work progresses.
 - At all times, the building site will be graded and maintained, including providing and maintaining drainage swales or berms, as needed, to divert surface run off water around the areas of excavation. However, during storm events, storm water is likely to collect within the areas excavations. Dewatering procedures may include a combination of measures. Storm water will be contained within the excavation allowing some infiltration/evaporation, pumping and filtering, or transferring of water from the excavation, via pumping, to temporary wastewater storage tanks.
4. Soil erosion and sediment control measures will be installed in proper sequence and maintained until permanent stabilization has been established.
5. Trees, shrubs, and brush designated for removal will be cut to the ground surface within the areas of excavation. Clearing and grubbing operations will be performed utilizing chain saws, chipper, brush hog, rubber tire loader, and/or a track excavator with grapple attachment. Debris will be sized and staged and prepared for transportation and off-site disposal to the approved facility.

E. Demolition and Removal of Above Ground Items and Augur Cast Piling

Demolition and offsite disposal of the existing structures will be performed utilizing track hoe, loaders and dump trucks. Excavation, transportation and disposal of material will be performed in compliance with applicable codes.

1. Prior to excavation of any property, the pre-construction activities, previously detailed, will be implemented, sequenced, coordinated and will continue to progress as these activities are conducted throughout the various phases of the project.
2. Due to the proximity of neighboring homes, work will be performed being sensitive to the issues of dust. The goal will be to generate little or no dust during the excavation process. Use of water will be the primary method of dust control.

3. Utility locates will be conducted to locate existing underground utilities. Excavation and backfilling activities will be coordinated with local utility companies

4. Excavation next to existing buildings, structures, slab on grades and utilities will proceed with caution to prevent any potential damage to the structures. During the documentation of existing conditions of individual properties, structures with integrity issues will be identified, documented and the appropriate considerations to protect or support these structures will be detailed prior to excavation. During excavation and backfilling, we will continually look for undermining and/or settlement at structures.

5. Upon completion of demolition and site grading we will begin augur-cast piling construction that provides support for the building's foundation. This method was chosen specifically to minimize noise and dust that otherwise would have been problematic for the adjacent property occupants with a geo pier subsurface support structure.

F. Zero Lot Line Construction

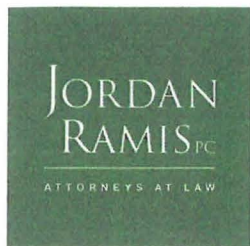
The constricted, tight site offers unique challenges including the storing and moving of materials and equipment to locations where the work is to be performed and installing wall panels adjacent to the residential structures. We plan to utilize the adjacent triangular shaped property (see item H) as a storage, staging and prefabrication yard. This will minimize the amount of materials and equipment on the actual site. To the degree that it is reasonably possible, materials will be pre-assembled at the yard. This will have the dual effect of reducing public exposure to dust and noise while maximizing available room. This site will also allow for the relatively short term use of a truck crane that will minimize adverse impact of the construction to the public. The truck crane would be utilized to transport prefabricated building components from the staging yard to the site as well as transporting most of the building materials used in the construction.

Failing acquisition of this staging site, the construction will proceed in a 3-phased approach utilizing a "building up then out" methodology in order maintain site storage and yards. (see appendix a-2). This method will focus on fabricating building components such as the exterior walls as the applicable floor or work table is completed. As well, it appears with the recent building design change to provide for more building set-back from adjacent property lines, we will be able to conventionally install the exterior building skin using a swing stage from the roof and pump jack along available land area at the bottom of the walls.

The building will be constructed of 1 story of steel and concrete with 5 stories of wood framing above with an exterior finish of panelized materials. This, combined with an exterior panel system that is designed to be modular, will allow the panels to be set into place vertically avoiding the adjacent properties.

G. Restoration

Upon completion of construction activities, all of the temporary facilities will be removed and restored. The temporary staging/storage yard will be removed with geotextile fabric and stone being hauled offsite. The construction entrance will be removed and any repairs to curb and gutter performed. Landscape materials will be planted to match existing or as required to restore damaged materials.

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VIA EMAIL:
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July 26, 2017

Grace Jeffreys
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1900 SW Fourth Ave
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AUDITOR 07/27/17 PM 3:13

Re: **Appeal of LU 16-184524, Ankeny Apartments**

Dear Grace:

I am writing on behalf of my client, Landon Crowell, the applicant. Mr. Crowell has authorized me to waive the 120-day provision in ORS 227.178, and the 365-day provision in ORS 227.178(5), until September 29, 2017 to allow sufficient time for the City Council's next public hearing and the completion of the decision documents.

Thank you for assistance in managing the calendar for this application. Please contact me if you have any questions.

Sincerely,

JORDAN RAMIS PC

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Admitted in Oregon
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OR Direct Dial (503) 598-5573

cc: Landon Crowell