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

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FINAL FINDINGS AND DECISION BY THE DESIGN COMMISSION RENDERED ON June 16, 2022

The Design Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 22-115673 DZM
PC # 21-077981

SANDY PINE

BUREAU OF DEVELOPMENT SERVICES STAFF: Staci Monroe 503-865-6516 / staci.monroe@portlandoregon.gov

GENERAL INFORMATION

Applicant: Jonathan Heppner | Lever Architecture PC
4713 N Albina Ave, Fourth Floor | Portland, OR 97217
jonathan@leverarchitecture.com

Payor: Marc Coluccio | Solterra
2909 1st Ave S | Seattle, WA 98134

Owner: Brian Heather | Sandypine LLC
2909 1st Ave S | Seattle, WA 98134

Site Address: 900 SE SANDY BLVD

Legal Description: BLOCK 200 LOT 1 EXC PT IN ST LOT 2-8, EAST PORTLAND; BLOCK 200 LOT 3-6, EAST PORTLAND
Tax Account No.: R226513350, R226513370
State ID No.: 1N1E35CD 08800, 1N1E35CD 08900
Quarter Section: 3031

Neighborhood: Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc
District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Plan District: Central City - Central Eastside
Other Designations: None
Zoning: EXd – Central Employment Zone with a Design Overlay Zone
Case Type: DZM – Design Review with Modifications

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:
The applicant requests Design Review approval for a new 12-story, 125' tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are work/live, 14,500 SF commercial space, and up to 178 parking stalls for the residential tenants and bike parking. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14' wide and limit to bike access only. The sidewalk will be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving, and overhead lights.

The following Modifications are requested:
1. *Maximum Building Setback* – To not meet the 10' building setback along a portion of SE Sandy; up to an additional 5' setback for approximately half (22') of the 45' long frontage (Section 33.140.215.C).
2. *Ground Floor Active Use* – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

The maximum FAR with bonuses on the site is 6:1. The proposed design proposes 6.45:1 FAR. Transferred FAR to the site is unlimited and the applicant is working on obtaining this additional FAR from another site which will be documented at time of the building permit.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the criteria of Title 33, Portland Zoning Code. The relevant criteria are:
- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Modifications Through Design Review – Section 33.825.040

ANALYSIS

Site and Vicinity: The site is a 39,575 square foot property is the block bounded by SE Oak Street, SE 9th Avenue, SE Pine Street, SE 10th Avenue, and SE Sandy Boulevard. The current development on the site (two-story concrete masonry structure and surface parking lot) will be demolished for the new building. The surrounding context consists of one and two-story structures with on-site vehicle areas that are a mix of industrial (warehouse, manufacturing) and commercial, residential, or retail development. Newer mid-rise mixed-use apartment buildings exist north and northeast of the site as this area has redeveloped more intensely over the past 10 years.

There is limited public transit around the site with the nearest bus line a block away on SE 11th Avenue. Southeast Sandy Blvd is designated by the Transportation System Plan (TSP) as a District Collector, a Transit Access Street, a City Bikeway, and City Walkway and includes bike lane infrastructure. Southeast 9th Ave is a designated City Bikeway and Local Service Walkway. Southeast 10th Ave, SE Pine St and SE Oak St are all designated Local Service Walkways and Local Service Bikeways. The site is also within a designated Freight District.

Zoning: The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are

allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:
- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the Central Eastside Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include:
- LUR 97-01030 DZ: Design Review approval for warehouse addition to existing office building and adjustment of ground floor window standards.
- LU 14-175788 DZ – Design Review approval for alterations to an existing building.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed May 27, 2022. The following Bureaus have responded with no issue or concerns:
- Bureau of Environmental Services (Exhibit E1)
- Bureau of Transportation Engineering and Development Review (Exhibit E2)
  - An Encroachment permit is currently under review for the non-standard elements within the extended sidewalk on SE 9th. PBOT has stated the pavers and landscape planters are acceptable however the string lights that extend from the building over the sidewalk to poles within the stormwater on SE 9th are not approvable as BES does not support such structure within their facility. The applicant will work with City Bureaus during the public works permit process on lighting options that meet the lighting standards for this district. See details in findings for guideline C1-10 (Integrate Encroachments) below.
- Water Bureau (Exhibit E3)
- Fire Bureau (Exhibit E4)
- Bureau of Parks, Forestry Division (Exhibit E5)
- Site Development Review Section of BDS (Exhibit E6)
- Life Safety Review Section of BDS (Exhibit E7)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 27, 2022.
No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History:
- This application was deemed incomplete on 2/22/22, 21 days after submittal. The applicant requested the application be deemed complete on 5/4/22. A hearing was scheduled within 43 days of the complete date.

- At the 6/16/22, the Design Commission approved the project with two additional conditions of approval and the modification of one condition of approval recommended by Staff.
- A voluntary Design Advice Request (DAR), EA 21-088853 DA, was held with the Design Commission on 11/4/21. See the DAR summary in Exhibit E3.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW – CHAPTER 33.825

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

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.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

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. 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 new development and other improvements in the Central Eastside

- 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
This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. 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 Commission has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

> **Findings**: The site is approximately a ½ mile east of the Willamette River. However, its location on Sandy Blvd affords the project opportunities to visually connect with the river, strengthen the physical connections for pedestrians to the river, and share the history of Sandy Blvd. which exists to connect people to the Willamette and Columbia Rivers. An art and water feature with "imprinted memories" is proposed along the Sandy frontage. The metal sculpture represents the gorge and surrounding mountains with the falling water as the rivers and waterfalls. The imprints in the concrete show the modes of transport along Sandy between the rivers over time. Improvements to all of the site's frontages and crossings, like at SE 9th & Pine, enhance direct pedestrian connections to the sidewalks and crosswalks leading west to the river. On the tower, exterior balconies and an amenity terrace on the 12th floor connect residents visually to the river views on the North, West, and South sides. The building's west wing points to the Willamette River and Hawthorne bridge, and the units on the NW side of this wing look directly towards the river and the original location of the Stark Street Ferry that served the Central Industrial Eastside. *This guideline is met.*

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development

> **Findings:** The project addresses this guideline as follows:
> - The mass timber structural system of the building utilizes regionally sourced natural material representing the strong connection to the forest environment of the Pacific Northwest, which is visible throughout the project.

- A visible ecoroof atop the single-story podium, the art and water feature and extensive landscaping at the ground level on expresses the natural water and lush green landscape of the Pacific Northwest.

This guideline is met.

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 appropriates to an overall design concept.
A5-2. Acknowledge the Sandy River Wagon Road (Sandy Boulevard). Acknowledge the historical significance of the Sandy River Wagon Road (Sandy Boulevard) from East Burnside to 7th Avenue with an upgrade of the public right-of-way to be more pedestrian accommodating and which is related to its historical context. New development located adjacent to this diagonal alignment also should acknowledge the historical significance in a creative way that is attractive, informative, and appropriate.
A5-4. Incorporate works of art. Incorporate works of art into development projects.
A5-5. Incorporate water features. Enhance the quality of public spaces by incorporating water features.

Findings: The applicant intends to meet these guidelines together with an art & water installation at the NW corner of the site along Sandy and adjacent to the building's primary retail entrance. The concept depicted on Exhibits C.48-49 includes a perforated steel mountain structure with lighting that operates as a water feature with a water pool and landscaping surround. Imprints within the concrete at the entry contribute to the history of transportation in the Central Eastside and on Sandy. Per the applicant, the concept incorporates "themes of animal and human paths connecting the banks of the Willamette and Columbia rivers predating the formation of Portland as a City in the 1850 and transformed along with transportation modes into what is now Sandy Blvd". The metal sculpture is a high quality and thick steel (10 gauge) that will be durable along the pedestrian environment. The 3-dimensional structural with internal lighting and moving water will be interesting to view as well as provide an audible experience along the sidewalk.

These guidelines are met.

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

Findings: Power for the new development is proposed to be provided within the level 1 below-grade parking, with two access hatches in SE Oak ROW. This approach ensures the electrical transformer will not adversely impact the ground floor activity of the building and limits interruptions in the streetscape elements like trees, lighting, etc. *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.
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.
C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate

flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.
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.
C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.
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.

Findings: The proposal addresses these guidelines as follows:

- All five corners of the site contain active spaces and programs that are highly glazed and most contain building entries. Stairs, back-of-house, and vehicle/loading uses are located mid-block and concentrated on SE 10th. The 45' long frontage on Sandy is the distinguishable primary commercial space with an expansive amount of glazing, large canopy and setback façade that integrates an internally illuminated metal sculpture with a water element that is intriguing and engaging at the sidewalk.

- At the 9th Ave and Pine Street frontages commercial spaces are designed with operable storefront entrances to allow shop owners to open large units along the facade to connect their units to street activity and vice-versa and canopies. The lobby and retail spaces that wrap SE 10th are also highly glazed.

- Multiple entrances are located along these frontages to allow pedestrian access at multiple points along the street into the building. Building entries are inflected with deeper overhangs for a varied edge including landscaping and active uses.

- Walk-up work/live spaces occur for most of the SE Oak frontage. The spaces all have a varied, landscaped and setback condition to allow a for layered entry sequence that provides some privacy as well as an area for activity (porch). The large double height glazing allows views to and from the street, and limiting the live portion of the unit on the upper floor will allow the ground level to be truly active with a commercial use, as required by 33.510.225 C.1. Openwork metal gates that can be pinned open for commercial access are well integrated with the landscape planter.

- Along all frontages, recessed entries and deeper landscaped sidewalk frontages allow areas for public street furnishings and places to stop, view, socialize and rest. Along the Oak Street frontage, residential walk-up units will feature small-scale patios for residents to occupy during the day or night.

- The single-story podium with its faceted masonry pillar façade and brick is clearly distinguished from the metal tower volume that is setback from the podium. The podium extends to the property boundaries holding the urban edge along the public realm while providing eddies along the sidewalk for engaging with the development and activity along its frontages. Large storefront glazing, entrances, canopies, and future tenant signage further enhance the ground floor.

- The CLT structure will be visible through storefront glazing for unique experience along the pedestrian realm.

These guidelines are 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.

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:** This project intends to improve all frontages with new landscaping and trees, as well as provide a new two-way bicycle lane within SE 9th. Extending the sidewalk on 9th to the west reduces the width of the pedestrian crossing at SE 9th and Sandy and limits the interaction at the crossing to bicycles and pedestrians as SE 9th will no longer allow vehicles. increasing the building frontage zone along SE 9th will provide a more active, safe, and vibrant street edge, while the improvements along the other frontages will enhance the pedestrian system with landscaping, trees, and lighting. *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 for B6 and B6-1:** The ground floor podium features a tapered wood clad facade that runs continuously around the frontages. The depth of the area beneath this podium feature varies with the ground floor program and conditions. In areas where it is deepest and accessible along the sidewalk it will provide some areas of protection from the elements along all 5 frontages. Weather protection that extends over the sidewalk occurs along SE 9th and SE Sandy above commercial entries with 7' deep canopies and on SE 10th above the loading and parking garage bay with 4' deep canopies. The canopies are thin steel that are well integrated into the streamlined podium facade. While the frontages on SE Pine and Oak do not contain canopies because of the recessed ground floor conditions of the work/live spaces and lobby and retail entries they do allow pedestrians some protection when accessing the individual entries. *These guidelines are met.*

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

> **Findings**: Barrier-free design has been incorporated throughout all ground floor entrances. All primary building entrances, including retail, live/work, service and loading, residential lobby, entrances are designed to accommodate visitors and residents of differing abilities equally and equitably. Visual and tactile cues, including adequate walking surface lighting are provided at all main entrances, and no obstructions to access have been located in the right of way. *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.

Findings: The proposal meets this guideline as follows:

- The angled tower atop the 1 story podium supports the strong view corridor along Sandy which is distinctive in its bisection of the rectilinear grid.
- The building is sited to focus on the Sandy Blvd main entrance. A pedestrian retail path is located parallel with Sandy Blvd with termini of the Troy Laundry building at the corner of 10th and Oak (a beautiful turn of the century brick building designed by Ellis Lawrence), and the large triangular vegetated stormwater planter along Sandy Blvd at each end connecting pedestrians visually at each end of the skylit path.
- The extensive glazing along all 5 street frontages provides visual connections between the interior activities and those along the sidewalk.
- From the upper levels views from the tower from the glazing, balconies and amenity spaces connect residents to the urban context of Portland with views beyond to surrounding natural landscape (Mt Hood, Mt St Helens, Rainier, and Forest Park).

This guideline is met.

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

Findings: Primary building materials are of high quality and reflective of the neighborhood context. Brick and concrete are utilized at the ground floor for its resilience and contextual connection. Standard brick will be custom cut to create the acute angles of the bays as shown on Exhibit C.34. Composite metal panels are used for the tower to express simplicity in form and material and designed in a way that changes in light will create a dynamic appearance of the building. Metal panel at the angled tower edges will be a single metal panel for a seamless edge as shown on Exhibit C.35. Cross Laminated Timber (CLT) wood is incorporated into the angled soffits of the ground floor and within the balcony and upper floor amenity terrace soffits of the tower. Both applications provide protected areas for the wood to ensure its quality finish and limit maintenance. Accessory materials, like aluminum storefronts, perforated steel, metal mesh, metal railings, and other metal fixtures and elements are of a gauge, finish and design that are durable and provide a sense of permanence.

At the June 16th hearing, the Commission discussed the gauge of the metal flashing throughout the project, which was not specified the drawings. The Commission agreed the 22-gauge metal flashing indicated by the applicant is adequate to ensure a smooth quality finish wherever the flashing is used.

As conditioned for all metal flashing to be 22-gauge or lower, this guideline is met.

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.

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.

Findings for C13 and C1-2: No specific signage is currently proposed. However, the location of future signage is shown to be well integrated into the storefront bay. *This guideline is met.*

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

Findings: The site is on the east edge of the district where the Central Eastside Industrial District transitions to the residential Buckman Neighborhood several blocks to the east. The current context around the site is a mix of one to four story industrial, office, and residential buildings. Further north along Sandy and Burnside are larger more recent mixed-use developments. These larger buildings in Central Eastside include innovative designs with a mix of traditional and more modern materials, some with unique applications. The immediate built context around the site is an eclectic mix of two to four story concrete, and masonry industrial buildings, with the occasional turn of the century single family residence. The lower density residential neighborhood is several blocks east of the site.

The project has two discrete massing elements: the ground floor podium and the tower. Each reflect unique architectural expressions that complement and connect each other and with development in the larger surrounding area. The podium features brick masonry pillars relating to adjacent historic buildings nearby (Franz Bakery warehouse to the east and Troy Laundry building to the NE) with contemporary large-scale storefront glazing elements and wood soffits. Changes in occupancy at the podium level are expressed by differences in the scale of glazing and opening, providing articulation and smaller scaled volumes that resemble development in residential neighborhoods to the east. The tower is expressed as a simple extruded volume with punched openings. The tower is clad with a single type of ACM panel with a consistent color. Balconies activate the tower façade and fenestrations are consistently proportioned to reflect openings in Central Eastside Industrial District warehouses for contextual compatibility.

These guidelines are met.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.
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.
C1-1. Integrate Parking.

a. Integrate parking in a manner that is attractive and complementary to the site and its surroundings.

b. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

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.

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.

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.

Findings: The proposal addresses these guidelines as follows:

- The two discrete massing elements (ground floor podium and the angled tower) each reflect unique architectural expressions that complement and connect each other for a strong and coherent composition. At the ground floor level, the building's brick masonry pillars and large scale operable storefront glazing and building entries are captured under a continuous wood soffit that extends along all frontages. The angled 11-story tower sits upon the podium with its own unique identify and simplicity of two materials (glass and metal) and a strong form.
- All the vehicle parking is below grade. The only evidence of parking on the building's façade is the garage and loading access from SE 10th. The two access points are adjacent to each other at the middle of the block to limit the impacts on the pedestrian realm and to focus the disruption of the ground floor composition and conditions to a single area. The overhead doors will be solid metal and painted dark brown to match surrounding brick. Both overhead doors appear to be within a foot or so of the surrounding façade so as not create a dark hole along the sidewalk. The exhaust and intake louvers are well integrated above the openings.
- All rooftop elements are well integrated and thoughtfully designed. Both the podium and tower roofs contain ecoroofs with wells for mechanical units. No objects will project above the roof or parapet. This approach limits views of these utilitarian objects resulting in a clean 5th elevation and supports a strong skyline. The large mechanical units set within the 12th floor are screened by 22' gauge perforated metal screen set within the window opening that replicates the mullion pattern of the window system on the tower. The metal screen will match the color of the metal panel cladding and its opacity will be dense enough to prevent direct views of the large mechanical and associated elements behind it, only perceiving the silhouette of the units themselves.

  While the mechanical well at the northwest corner of the one-story podium roof has been sized to accommodate typical mechanical units for commercial tenants, there is nothing preventing a taller unit that would extend above the ecoroof and be visible from the immediately surrounding area. Staff had recommended a condition of approval to limit the overall height of future mechanical units within this roof well to 4'. After further discussion with the applicant at the June 16th hearing, the Commission modified the condition to increase the height to 5' to accommodate a curb beneath the mechanical unit.
- Building lighting consists of integrated linear downlights. On the ground floor the fixtures will be recessed in the soffits to illuminate entryways for bike parking,

loading, and parking access, and retail and residential lobby entries. Additionally, unit balconies on the building will feature small exterior downlights to enhance the appearance of the building from downtown as well as localized activity that may occur on the exterior patios.

- Mechanical exhaust/intake ducts and associated louvers are limited in locations. All ventilation needs on the tower will be internally directed to the 11th floor mechanical rooms so that no louvers are necessary on the tower's exterior. Exhaust only occurs well above the pedestrian realm over the garage entry and loading door adjacent to the loading. Several louvers for intake only are well integrated within brick walls perpendicular to the sidewalk or set behind landscape planters. All the louvers will be painted dark to match the brick color.
- The gas meters on SE 10th façade will be set within the brick wall with a perforated metal door to screen them in a similar manner as those on the Art House.
- At the June 16th hearing the Commission discussed the light reflectance of the exterior window system given the extensive glazing on the podium and tower. Since the percentage of light reflectivity was not specified in the drawings, the Commission added a condition of approval that limits the light reflectance value to a maximum of 14%.

As conditioned, to limit the height of mechanical units within the podium roof mechanical well to 5' in overall height and to limit the light reflectance of the glazing to no more than 14%, these guidelines are met.

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.
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.
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.

Findings: The bisection of Sandy through the rectilinear grid results in triangular spaces within the Sandy ROW, a condition that is pronounced between SE Ash and Stark. Improvements along Sandy over the years include bike infrastructure and stormwater planters that occupy the triangular spaces that include unique weathering steel elements and lush landscaping. The proposal builds on these ROW elements to enhance the frontage along SE 9th and Sandy as suggested by the Design Commission at the DAR. The applicant has been working with the service bureaus (PBOT, BES, Water) to extend the sidewalk out 22' for the entire length of SE 9th. This extension reduces the travel lane on SE 9th to 14' for a two-way cycle path and prohibits vehicles. The extended sidewalk provides a 14'-6" furnishing zone that includes street trees, triangular pavers, saw-tooth in-ground planters and areas for tables and seating.

Unfortunately, overhead string lights attached to the building, spanning across the extended sidewalk on SE 9th and terminating on poles within the stormwater planter on the west side of the bike lane are not approvable by BES and PBOT (see Exhibits E45-46. The above- and below- grade infrastructure within SE 9th (water line and stormwater facility) prevents the pole structure for the string lights to be placed within the ROW. The applicant mentioned at the June 16th hearing that they would explore

string lights from the building to the street trees, landscape lighting or street tree lights. Other City Bureaus, like Fire, need to weigh in on lighting approaches that extend over the sidewalk. The Commission expressed support for overhead, festive lighting that extends over the sidewalk and encouraged the applicant to work with City Bureaus during the public works permit process. Should the lighting not meet the standard lighting in the district, as approved by the City Engineer, a design review would be necessary for an alternative (non-standard) lighting design in the SE 9th ROW.

Together, the extended sidewalk on SE 9th along with the extensive glazing and multiple building entries on the building and the art and water sculpture will enhance the pedestrian realm and provide vibrant public spaces that can be occupied and are engaging.

With the condition that the string lighting and poles with the SE 9th ROW are not approved, these guidelines are met.

(2) MODIFICATION REQUESTS – CHAPTER 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. The review body may not consider modifications to standards for which adjustments are prohibited. 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 other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) 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.
C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

Modification #1: Maximum Building Setback – To not meet the 10' building setback along a portion of SE Sandy; up to an additional 5' setback for approximately half (22') of the 45' long frontage (Section 33.140.215.C).

Purpose Statement: The setback standards promote different streetscapes. The EG1, IG1, and EX zone setbacks reflect the generally built-up character of these areas. The setback standards are also intended to ensure that development will preserve light, air, and privacy for abutting residential zones. In the EG1 and EX zones, the setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

Standard: Section 33.140.215.C requires 100% of the length of the ground level street-facing facade of the building must be within the 10' maximum setback on SE Sandy.

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.*

Findings: The maximum setback standard of EX strives to create a built-up urban environment that is inviting to pedestrians and transit users. Setting the building back up to additional 5' feet for approximately half (22') of the 45' long Sandy frontage provides a generous space for the art and water feature and imprints within the concrete to engage this prominent street frontage. This extension of the sidewalk also provides room around the sculpture to view it and for pedestrian and patrons to navigate the entry and stop, rest and/or visit. Therefore, the additional setback allows the project to better meet guidelines A5-2 (Acknowledge the Sandy River Wagon Road), A5-4 (Incorporate works of art), A5-5 (Incorporate water features) and B4 (Provide Stopping and Viewing Places).

C. Mitigation of impacts. *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The art and water sculpture along with the imprints within the concrete will mitigate the additional setback by contributing excitement and interest to the public realm.

<u>Modification #2</u> - Ground Floor Active Use – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

Purpose Statement: *The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards help maintain a healthy urban district through the interrelationship of ground-floor building occupancy and street level accessible public uses and activities, and they encourage a transit-supportive, pedestrian-oriented environment that is safe, active with uses, and comfortable for residents, visitors, and others. Active uses include but are not limited to: lobbies, retail, commercial, and office uses, but do not include storage, vehicle parking, garbage, recycling, mechanical, or utility uses.*

Standard: Section 33.510.225 prohibit dwelling units on the ground floor and require at least 50% of the ground floor of walls that front a street or public space be designed for active uses with vertical clearance on the ground floor of at least 12', at least 25' deep, and include street-facing facade must include windows and doors.

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.*

Findings: The purpose of standard is to provide active urban ground levels that provide visual and physical connections both from the sidewalk and from within the interior space. The 25' depth and 12' height of the requirement ensures active spaces can be accommodated. The standard also intentionally prohibits residential units on the ground floor which typically present privacy issues from those within the residential unit and have limited activity.

The modification request is for 12% of the required 50% of the ground floor on SE Oak to not meet the 12' height requirement. The height of the ground floor for the western two work/live spaces is 10' rather than 12'.

The proposed design, which has the live portion of the spaces entirely on the 2nd floor, allowing the ground floor to be fully occupied by a commercial use, will provide for an active ground floor as required. The ground floor commercial tenant spaces will be smaller commercial spaces that do not have mechanical needs associated a typical commercial space like a restaurant or large retail. The 10' tall ceilings of these two units are adequate to accommodate venting and ducting for a small commercial occupancy.

From a design perspective, increasing the floor height by 2' to meet the standard would break the continuity and aesthetic relationship of glass façade to grade and the alter the podium height for an isolated portion of the façade which would be an anomaly on this straight-forward and strong composition. The double height, fully glazed volume of the work/live façade provides the transparent exchange of activity from within and outside the building. Lastly, the proposed design provides coherency on the south elevation for the work/live spaces as they individually set down to follow the change in grade. As proposed, the design better meets guidelines C5 (Design for Coherency) and A8 (Contribute to a Vibrant Streetscape). To ensure ground floor active use and compliance with the standard's prohibition of ground level residential units, a Condition of Approval will require the residential use of the work/live spaces is limited to the 2nd floor.

C. Mitigation of impacts. *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: There are no impacts that result from the modification that require mitigation.

Therefore, as conditioned for the residential use of the work/live spaces to be limited to the 2nd floor, these two Modifications merit approval.

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

The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

At the June 16th hearing, the Design Commission concluded the proposal met the applicable design guidelines and modification criteria with the addition of two conditions of approval and the modification of one recommended by Staff, as reflected in Conditions D, E and F below. The Commission expressed how well the project responded to the context, addressed the public realm and the strong design concept. Regarding the extended right-of-way on NE 9th, the Commission expressed support for overhead, festive lighting over the sidewalk and encouraged the applicant to work with the City Bureaus through the public works permit process. Should the lighting not meet the standard lighting in the district, as approved by the

City Engineer, a design review would be necessary for an alternative (non-standard) lighting design in the SE 9th ROW.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve a Design Review for a 12-story, 125' tall mass-timber high rise building with non-standard improvement to the SE 9th frontage in the Central Eastside subdistrict of Central City.

Approval of the following Modification requests:
1. *Maximum Building Setback* - To not meet the 10' building setback along a portion of SE Sandy; up to an additional 5' setback for approximately half (22') of the 45' long frontage (Section 33.140.215.C).
2. *Ground Floor Active Use* – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

Approvals per Exhibits C.1-C.65, signed, stamped, and dated 6/16/2022, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through H) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 22-115673 DZM". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (*https://www.portlandoregon.gov/bds/article/623658*) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. The pole structures within the stormwater planter between SE 9th and Sandy that attach to the building string lights, as well as the string lights, are not approved.

D. The maximum height for future mechanical units within the rooftop well at the northwest portion of the podium shall not exceed 5' overall height.

E. The residential use of the work/live spaces is limited to the 2nd floor.

F. The metal flashing must be 22-gauge or lower.

G. All exterior glazing must have a light reflectance of no more than 14%.

H. No field changes allowed.

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By: _____
Sam Rodriquez, Design Commission Chair

Application Filed: February 22, 2022 Decision Rendered: June 16, 2022

Decision Filed: June 17, 2022 Decision Mailed: June 28, 2022

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 22, 2022, and was determined to be complete on May 4, 2022.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on February 22, 2022.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A1. Unless further extended by the applicant, **the 120 days will expire on 5/3/23.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. **Appeals must be filed by 4:30 pm on 7/12/22**. The appeal application form can be accessed at https://www.portlandoregon.gov/bds/45477. The completed appeal application form must be e-mailed to **LandUseIntake@portlandoregon.gov** and to the planner listed on the first page of this decision. If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at https://www.portlandoregon.gov/citycode/28197.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision**. An appeal fee of $5,513.00 will be charged (one-half of the application fee for this case). Last date to appeal: July 12, 2022**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: https://www.portlandoregon.gov/bds/article/411635. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.
If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed,* the final decision will be recorded on or after **7/13/22** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Staci Monroe
June 24, 2022

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior

to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INICATED

A. Applicant's Statement
   1. 120-day Waiver & De Novo hearing form signed
   2. Neighborhood Contact Documentation
   3. Project info, approval criteria responses, zoning analysis submitted 2/23/22
   4. Geotech Report dated 2/14/22
   5. Stormwater Report dated 2/18/22
   6. Original Drawing Set dated 2/18/22
   7. Drawing Set dated 5/2/22
   8. Updated Project info, approval criteria responses, zoning analysis submitted 5/10/22
   9. Drawing Set dated 5/10/22-5/26/22
   10. Work/live Section
   11. Appendix – context, modifications, zoning code diagrams, renderings, etc.
B. Zoning Map (attached)
C. Plan & Drawings
   1. Not used
   2. Not used
   3. Not used
   4. Civil Utility Plan
   5. Far Ratios
   6. Calculations
   7. Building Height Base Grade
   8. Parking Level 2
   9. Parking Level 1
   10. Ground Floor Plan (attached)
   11. Level 2 Live-Work Plan
   12. Level 2 Plan
   13. Levels 3-10 - Typical Apartment Plan
   14. Level11 Plan
   15. Level 12 Plan
   16. Roof Plan (attached)
   17. North Elevation (attached)
   18. East Elevation (attached)
   19. South Elevation (attached)
   20. West Elevation (attached)
   21. Courtyard Elevations (attached)
   22. Window Type Key
   23. Window Wall Type Key
   24. Building Section NS
   25. Building Section EW
   26. Wall Sections
   27. Wall Sections
   28. Wall Sections
   29. Wall Sections
   30. Facade Details/ Enlarged Elevations
   31. Facade Details/ Enlarged Elevations
   32. Facade Details/ Enlarged Elevations
   33. Facade Details/ Enlarged Elevations
   34. Facade Details/ Enlarged Elevations
   35. Enlarged Louver Elevations
   36. Enlarged Elevation Sandy Frontage

37. Canopy Details
38. Brick Details
39. Metal Panel Details
40. Lighting Plan
41. Entry Gate
42. Landscape History
43. Landscape Concept
44. Landscape Inspiration
45. Level 1 Landscape Plan (attached)
46. Level 1 Landscape Section
47. Level 1 Streetscape Views
48. Art Concept
49. Art Concept
50. Landscape Materials
51. Courtyard Enlargement
52. Planting Concept
53. Planting Zones
54. Level 1 Planting Plan - Trees
55. Level 1 Tree Images
56. Level 1 Planting Plan
57. Level 1 Planting Images
58. Level 1 Planting Images
59. Level 2 Planting Plan
60. Level 2 Planting Images
61. Roof Planting Plan
62. Roof Planting Images
63. Upper Roof Planting Plan
64. Upper Roof Planting Images
65. Material Specifications

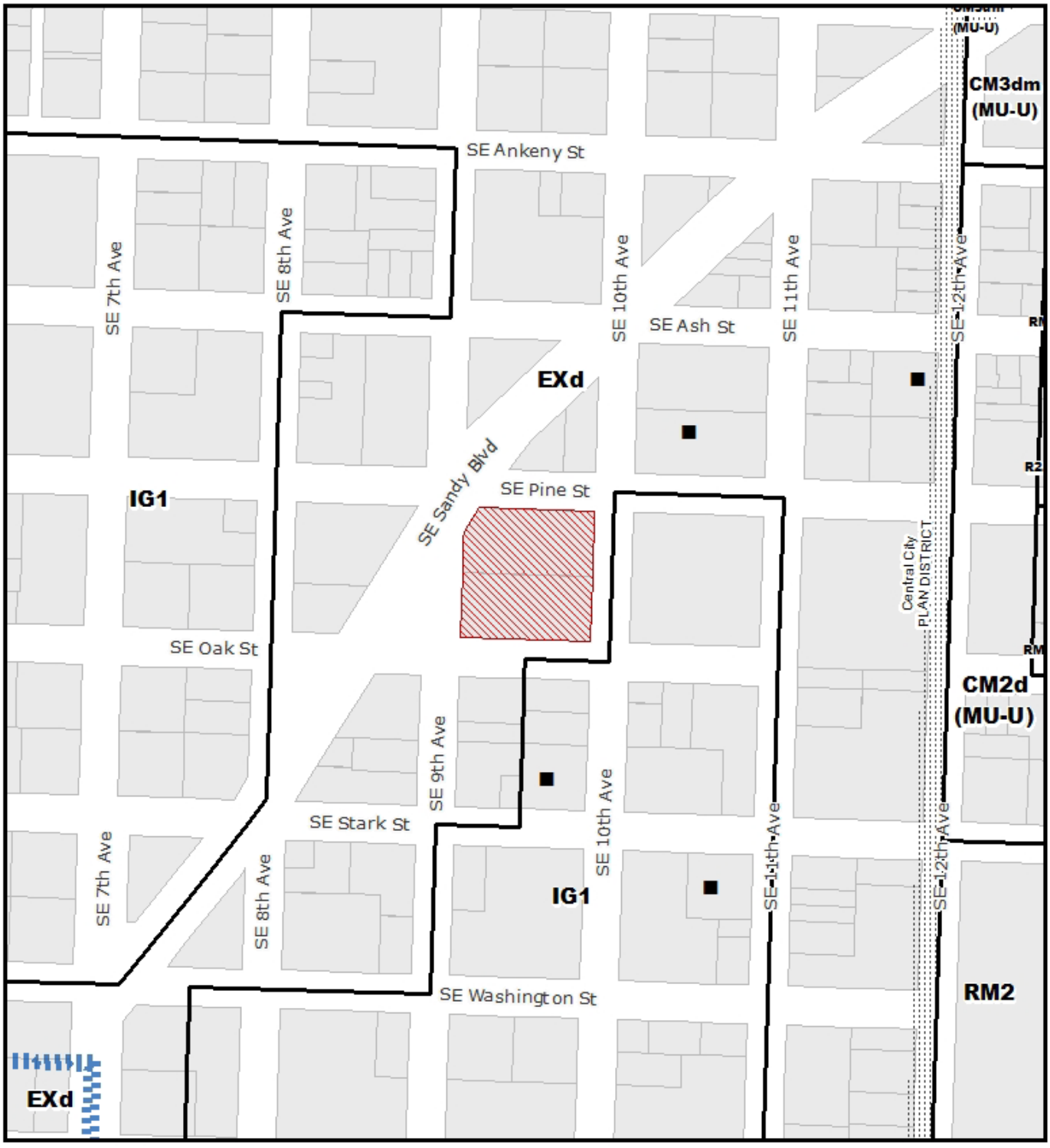
D. Notification information:
   1. Request for response
   2. Posting letter sent to applicant
   3. Notice to be posted
   4. Applicant's statement certifying posting
   5. Mailed notice
   6. Mailing list

E. Agency Responses:
   1. Bureau of Environmental Services
   2. Bureau of Transportation Engineering and Development Review
   3. Water Bureau
   4. Fire Bureau
   5. Bureau of Parks, Forestry Division
   6. Site Development Section of BDS
   7. Life Safety Plan Review Section of BDS
   8. Bureau of Environmental Services – Request for Completeness Response

F. Letters - none

G. Other
   1. Original LUR Application
   2. Incomplete Letter dated 3/15/22
   3. DAR summary memo dated 11/19/22
   4. Staff Report & Recommendation to the Design Commission dated 6/6/22
   5. Staff Memo to Design Commission dated 6/9/22
   6. Staff Presentation for 6/16/22 hearing

H. Testifier Sign-In Sheet: None



ZONING

NORTH

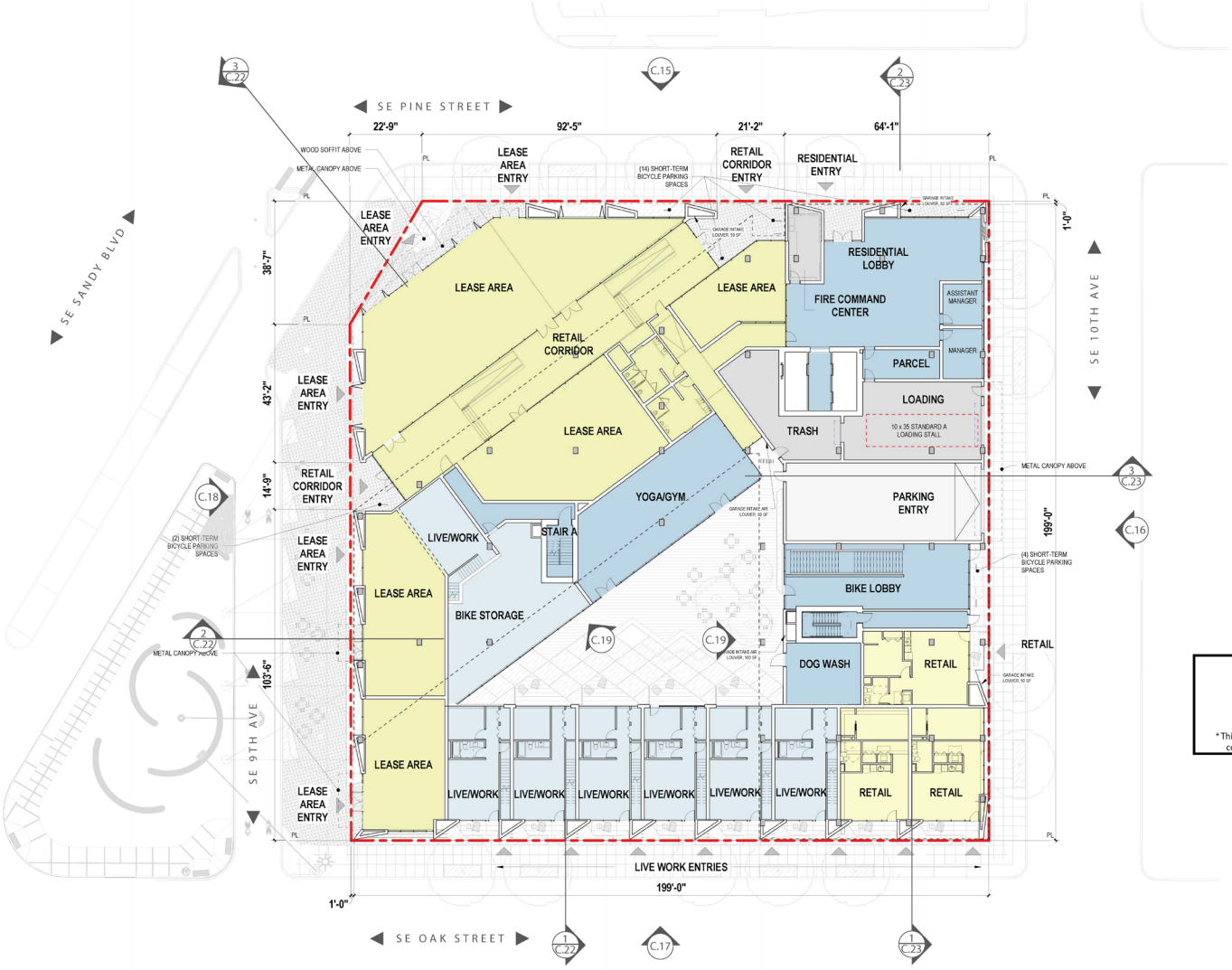
For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

Site

Historic Landmark

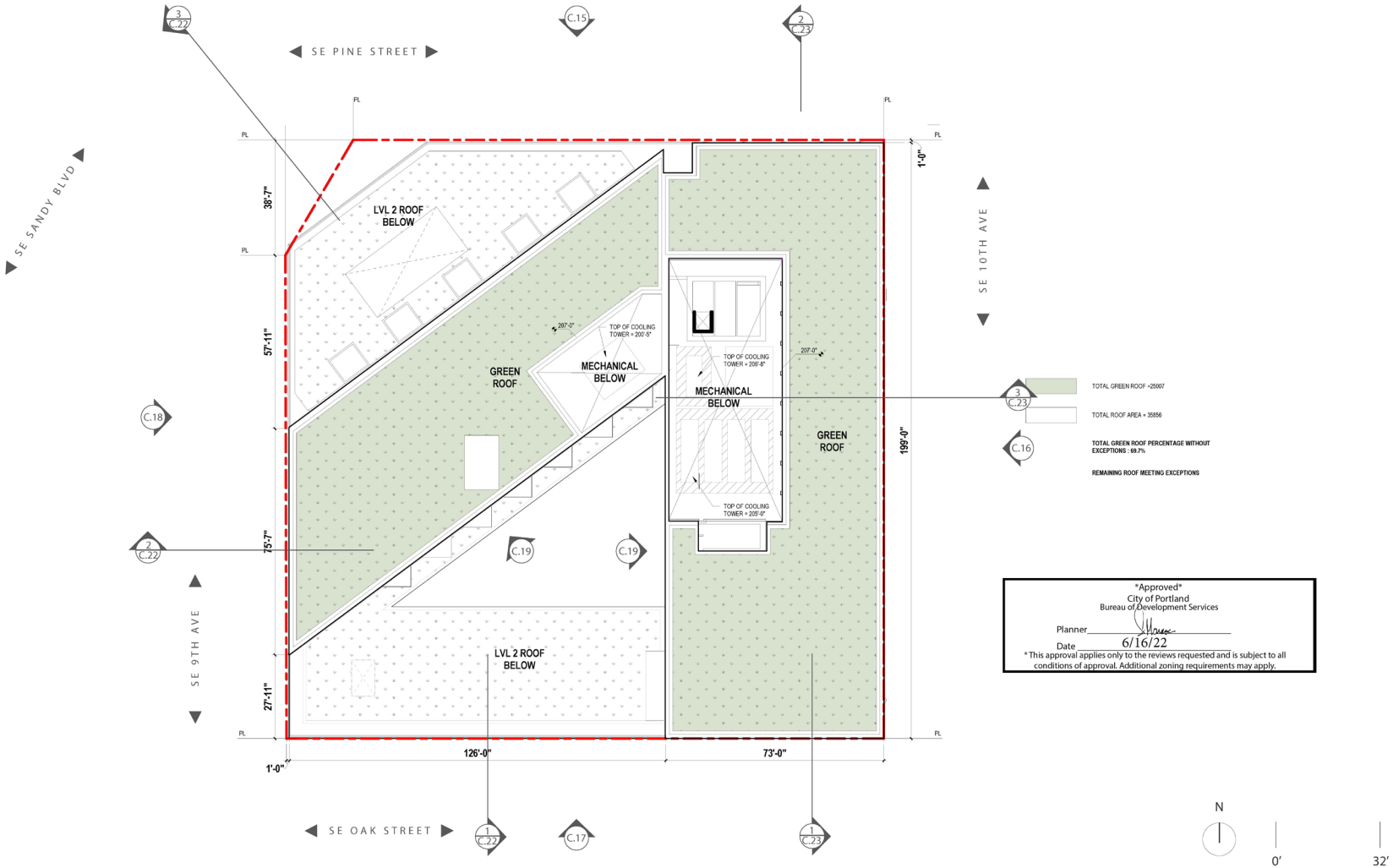
File No.	LU 22 - 115673 DZM
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 8800
Exhibit	B May 04, 2022



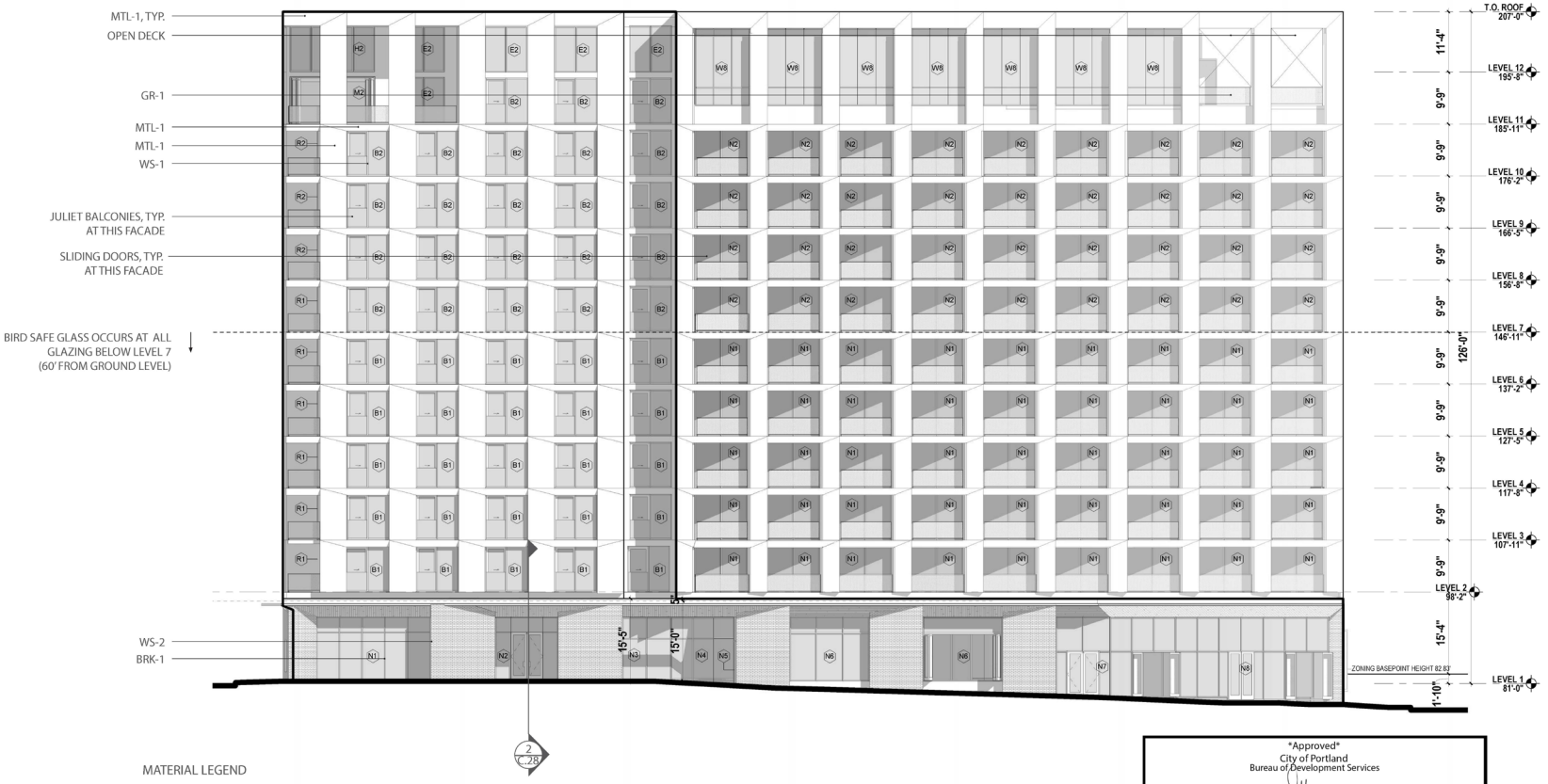
Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

N
0'
32'

LEVEL 1


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
LVL 2 ROOF BELOW
GREEN ROOF
MECHANICAL BELOW
TOP OF COOLING TOWER = 200'-5"
TOP OF COOLING TOWER = 205'-8"
TOP OF COOLING TOWER = 205'-0"
207'-0"
38'-7"
57'-11"
75'-7"
27'-11"
1'-0"
126'-0"
73'-0"
199'-0"
C.15
C.16
C.17
C.18
C.19
TOTAL GREEN ROOF =25007
TOTAL ROOF AREA = 35856
TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%
REMAINING ROOF MEETING EXCEPTIONS
Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
N
0'
32'

ROOF PLAN



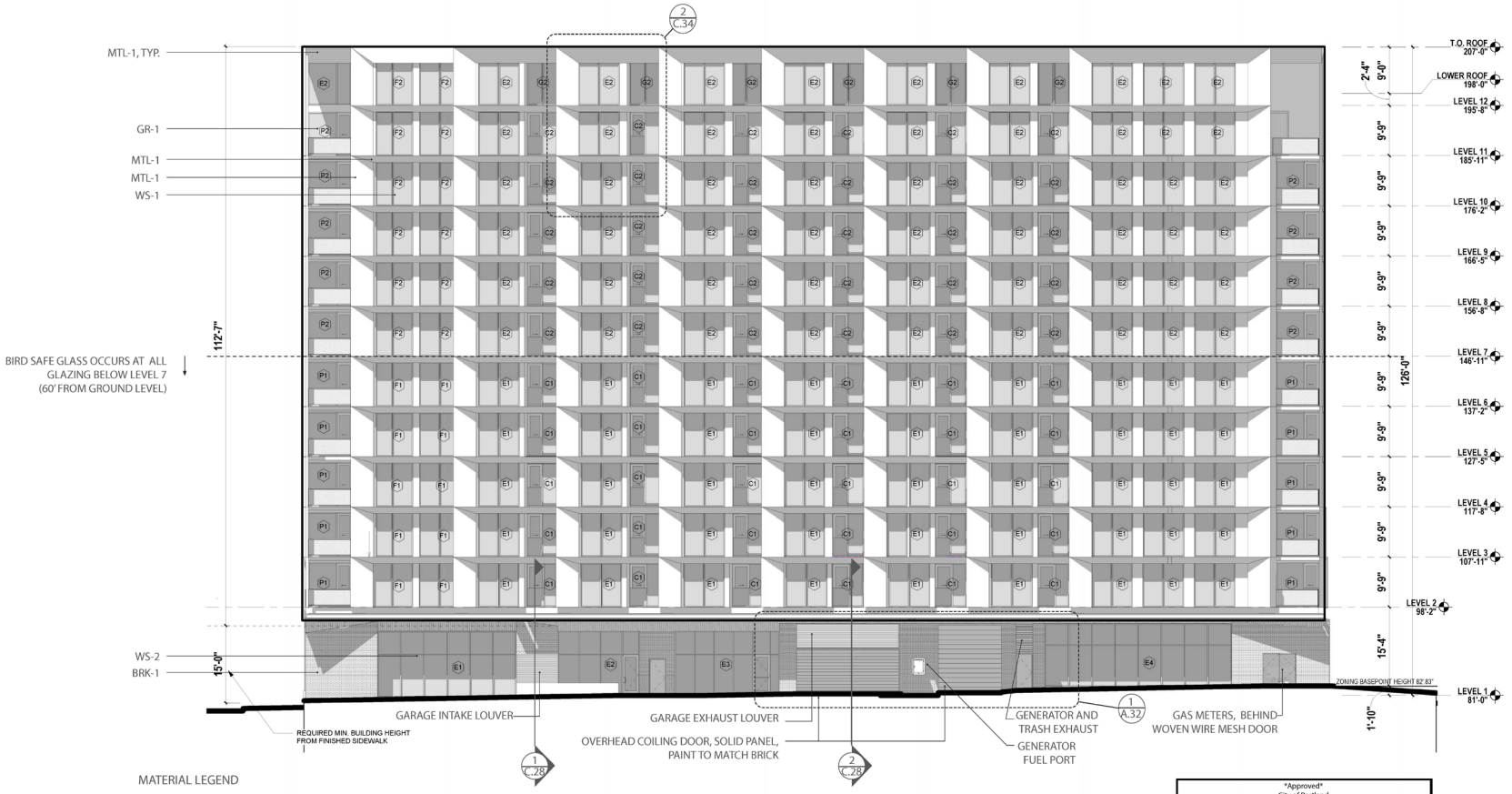
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

0' 20'

NORTH ELEVATION



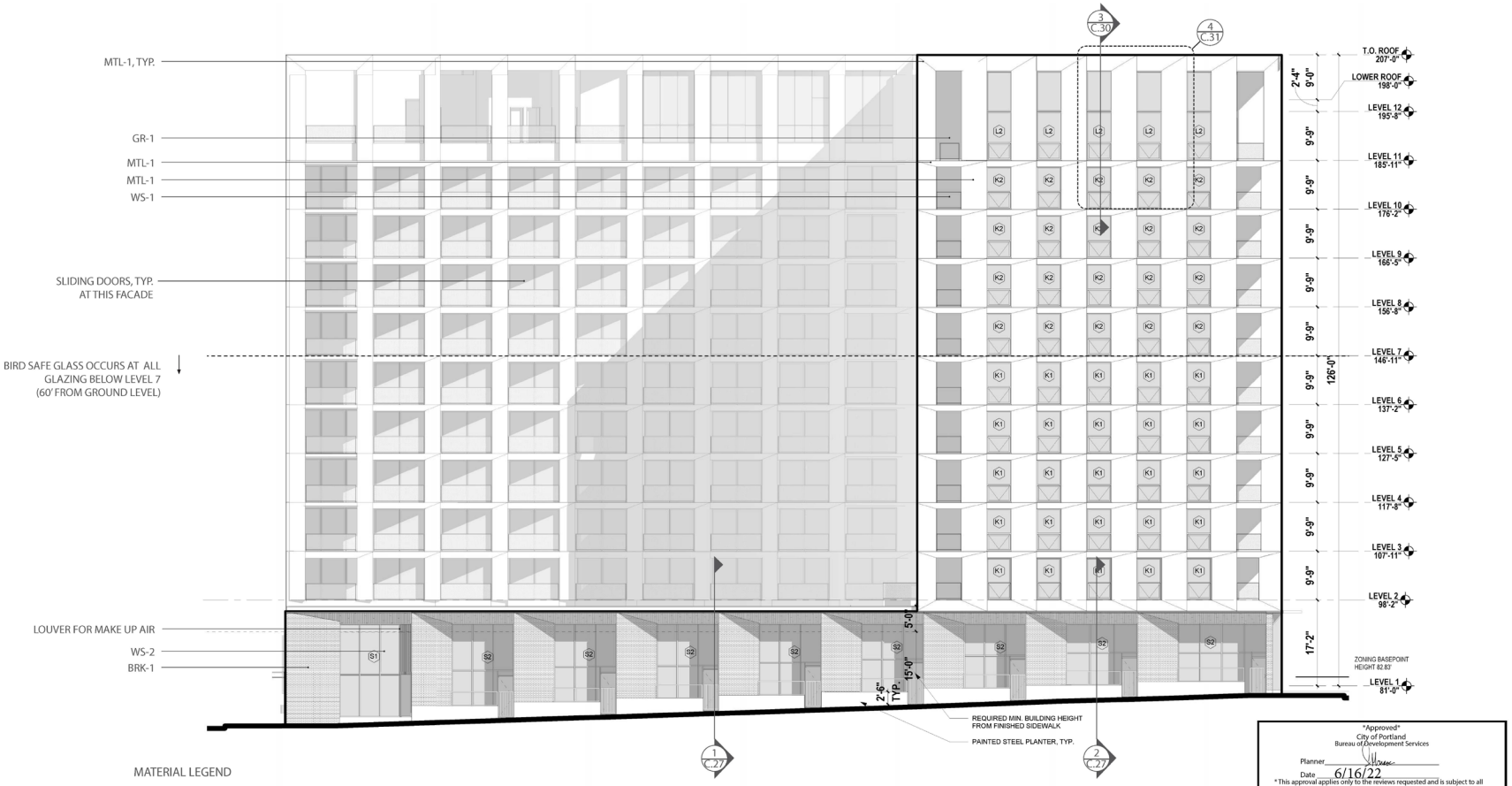
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

0' 20'

EAST ELEVATION

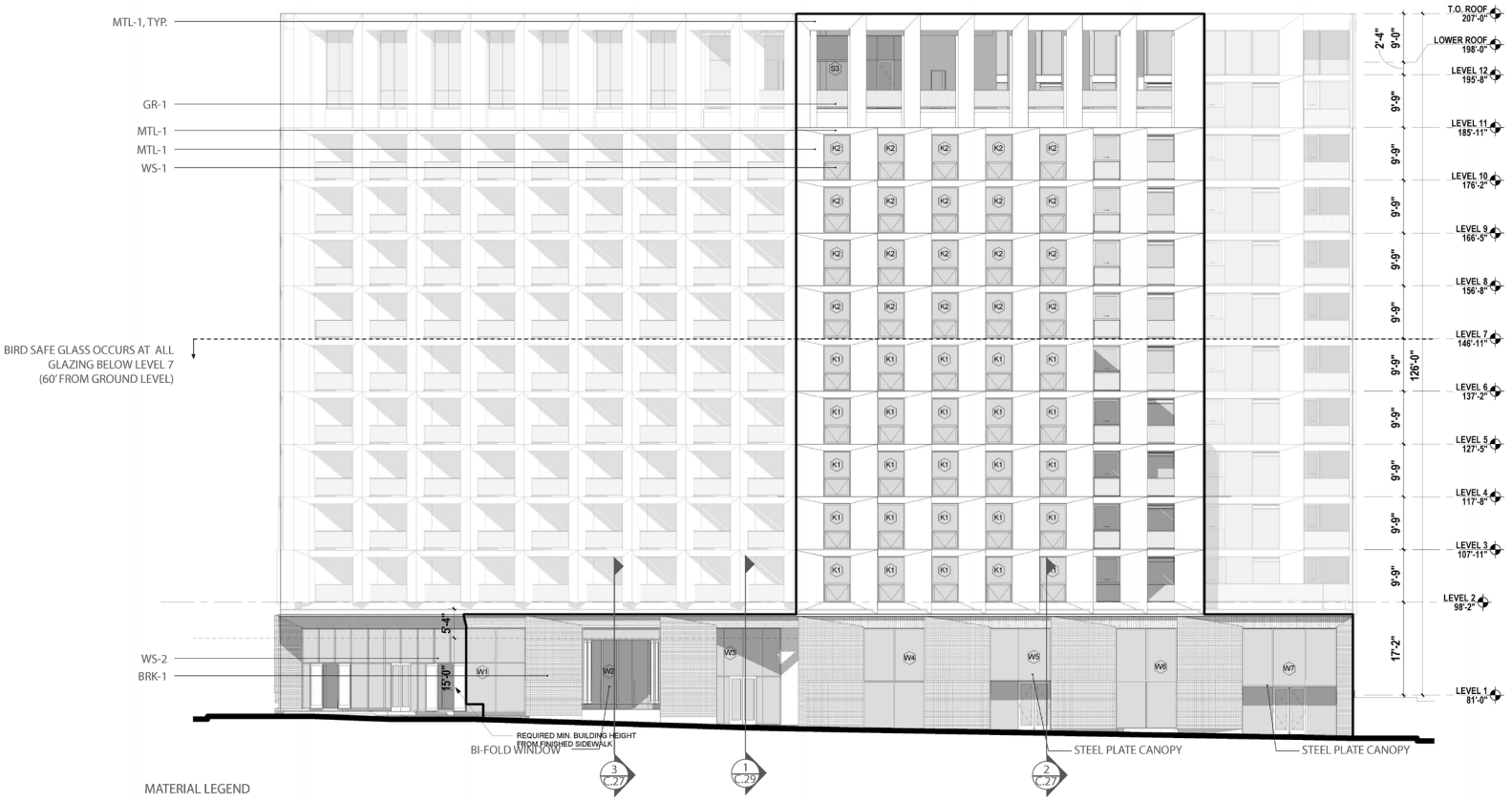


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

SOUTH ELEVATION



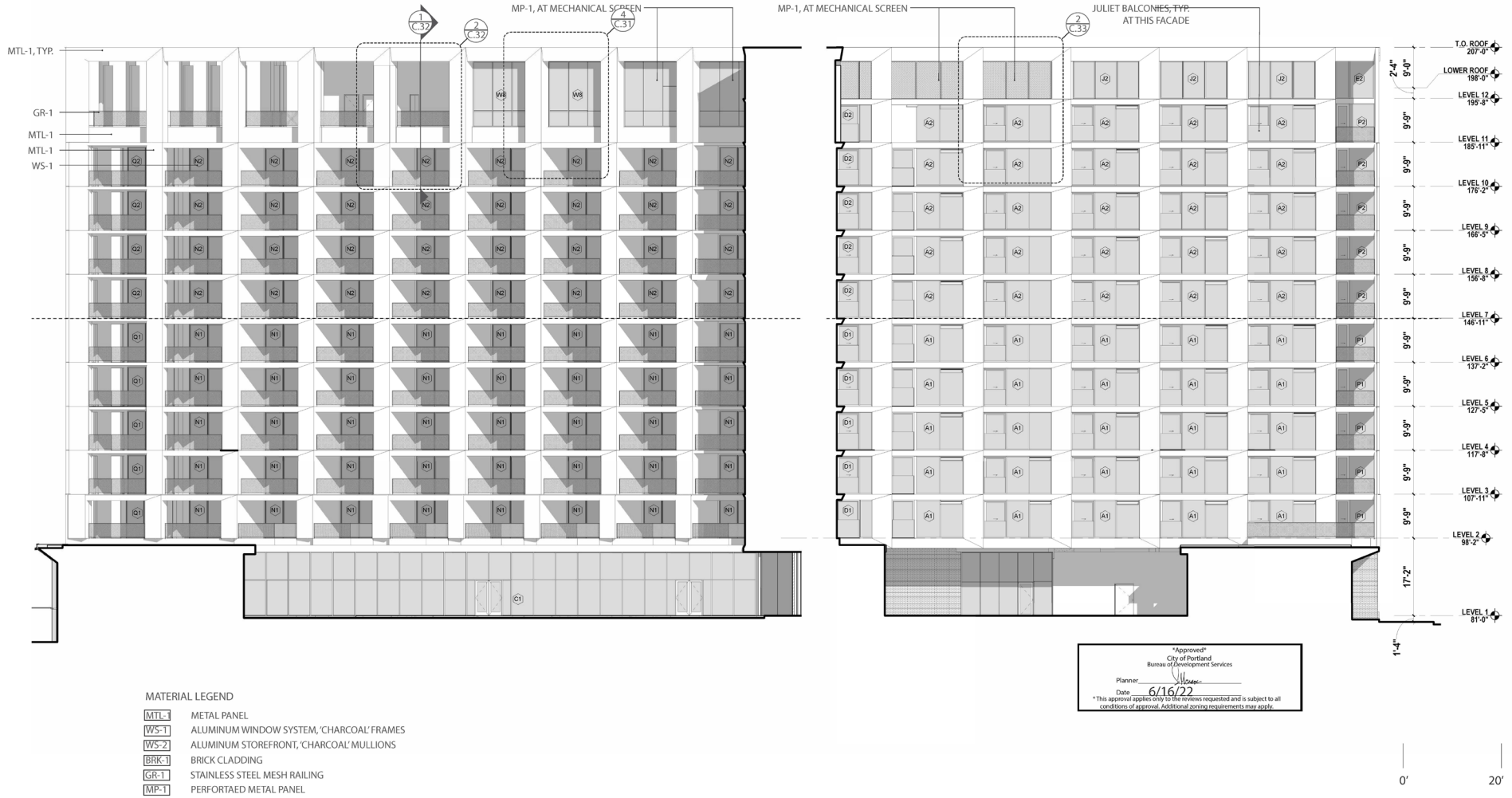
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

"Approved"
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

0' 20'

WEST ELEVATION



Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

COURTYARD ELEVATIONS



1. Bike Lane
2. Bike Racks (20 Spaces Total)
3. Live/Work Units
4. Pavers
5. Proposed Street Tree
6. Building Courtyard
7. Retail Corridor
8. Ramp w/ Raised Planter
9. Planting
10. Planters
11. Cafe Seating (By Owner)
12. Overhead Lights
13. Runnel Water Feature
14. Hadco Street Lights
15 Art Installation w/ Water Feature

Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LEVEL 1 LANDSCAPE PLAN

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES
1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.bds.ci.portland.or.us

Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days

State law requires the City to issue a final decision on your land use proposal within 120 days of receiving a complete application. In order to ensure that the decision on your land use review application is rendered within 120 days, any appeal of your proposal to City Council will be held based on evidence submitted as part of your first hearing to the Hearings Officer, Design Commission, or Historic Landmarks Commission.

If you prefer a hearing on appeal to City Council where anyone may bring in new facts and evidence (an "evidentiary hearing"), you must request a full 245-day extension of the 120-day review period by completing this form within 21 days of submitting your land use review application. You may choose to extend the 120-day review period for up to 245 days at any point in the land use review process. However, if the request is received more than 21 days after the application date, any appeal to City Council will be on-the-record and no new evidence can be submitted.

STAFF USE ONLY
Date Land Use Application received by BDS 3/4/22 **Case File No.** LU 22-115673 DZ

Date this form is due to BDS for evidentiary hearing 3/15/22

APPLICANT: Complete all sections below. Please Print Legibly.

DATE: _____

TO: **Bureau of Development Services**
Attention: Case Planner
1900 SW Fourth Avenue, Suite 4500
Portland, OR 97201

REGARDING: **Type of Land Use Review** Type III

Site Address/Street 900 SE Sandy and 901 SE Oak (combined)

Tax Account Number(s) R150429, and R150430

I understand the following information:

1. I have the right, under State law, to a final decision on my application no more than 120 days after my application is determined to be complete by BDS staff.
2. I am not required to sign this form. If I do not sign this form, the City of Portland will process my application to meet the 120-day requirement.
3. By signing this form, I am making an irrevocable decision to extend the review period a full 245 days, and may not change my mind later except by withdrawing this application, filing a new application, and paying the associated fee.
4. By signing this form, I am waiving my right under State law to a final decision on my application with the 120-day review period. I am waiving my right to file any legal action to enforce the 120-day review period.

All applicants must print their name and sign this form.

Print Name Jonathan Heppner **Day Phone** 503 946 5909

Signature _____

Print Name _____ **Day Phone** _____

Signature _____

120-day Review Period Information

State law requires that the City make a final decision on your application no more than 120 days after it is deemed complete. State law also allows an applicant to extend the 120-day review period for an additional 245 days. Generally, we have been able to meet the 120-day deadline. However, where the proposal is complex or there is an appeal to City Council, it is difficult to meet this deadline. This is due to the amount of time required to review cases, make findings, provide time for neighbors to comment, and hold public hearings.

The 1995 Oregon Legislature adopted new laws which change how this 120-day period is calculated, and these laws make it much more difficult for us to meet the timeline. As a result, City Council adopted a resolution allowing us to comply with the new laws. The way this affects you, the applicant, is that an appeal of your proposal to City Council will be held based only on the evidence already in the record.

Our Type III procedure provides for a hearing before a Land Use Hearing Officer or a commission (Design or Landmarks). It also provides for a hearing before City Council if there is an appeal. Our Zoning Code allows City Council to choose how it will hear appeals. City Council may hold a full evidentiary hearing, or the Council may hear the appeal "on the record." An evidentiary hearing is one where anyone may bring in new facts and evidence. For instance, a neighbor or applicant could bring a traffic study to the City Council hearing and request that Council consider it, even though it was not submitted to the original review body (Hearings Officer, Design Commission or Historic Landmarks Commission).

For an "on the record" appeal, the City Council relies only on the testimony and other evidence that was submitted to the original decision-maker—evidence that is "in the record." For an appeal based on the review body's decision and record, the appellant presents arguments to the Council about what is wrong with the review body's decision. The person that did not file the appeal is responsible for defending the decision. Neither side presents new evidence, and no new issues may be raised. Hearing appeals that are "on the record" saves considerable time, and makes it possible to meet the 120-day review period requirement.

The right to a final decision within 120 days is the applicant's right and guarantee under State law. The only way this can be changed is if the applicant requests that any appeal include an evidentiary hearing. If you prefer the process that allows for a full evidentiary hearing if there is an appeal, you must extend the 120-day review period by a full 245 days. We will still handle your application differently, but still in a timely manner.

There are several reasons why you may want to extend the 120-day review period. The most significant advantage is that it allows time for all parties—you, the neighbors, and the city agencies—to work together to develop solutions. It allows time for you to provide additional information in response to concerns, and to help everyone better understand the application. This can avert a costly appeal to City Council or even to the Land Use Board of Appeals (LUBA), but it does take time. In addition, it allows for modification to the proposal as it moves through the process. This gives you the opportunity to change your project to address concerns or improve the proposal. Extending the 120-day review period allows for flexibility in the nature, number, and types of hearings that can be held so your case is reviewed in the way best suited to your particular case. Finally, it allows for a full evidentiary hearing if there is an appeal to City Council. This would allow new information to be submitted, including new information to support your application.

Although we think the longer process can benefit everyone involved, you are fully entitled to the 120-day process. If you prefer that option, do not sign or return this form. We will then proceed in processing your application within the required 120-day review period. If you prefer to extend the 120-day review period by 245 days, you must sign and return this form to the Bureau of Development Services within 21 days of submitting your application.

Once you choose the timeline you want to follow, we will include that information in the notice to neighbors, and process your application accordingly. For that reason, once you choose a timeline, you may not change your request. If you choose the 120-day review period, you may not opt for an evidentiary appeal hearing unless you start the entire process over, including a new application fee. Conversely, once you choose to extend the review period by 245 days, you may not demand that a final decision be issued within 120 days.

For more information regarding 120-day review period, contact the planner assigned to your case, or the Development Services Center at 823-7526.

For more information visit or call the Planning and Zoning staff at the Development Services Center at 1900 SW 4th Ave, Suite 1500, 503-823-7526

Information is subject to change, for current Portland Zoning Code visit www.planning.ci.portland.or.us/cd_over.html

Neighborhood Contact – Certification Statement

The Neighborhood Contact requirement provides a way to learn more about a proposed development before a land use review or building permit is submitted. The applicant must provide documentation with the land use review or building permit application to document that Neighborhood Contact requirements are met. There are three different Neighborhood Contact processes, each requiring slightly different documentation. These requirements are listed below. This form can also be used to satisfy the requirements to submit a signed statement certifying certain requirements related to timelines and note distribution were met.

To complete this form:

1. Check the box that corresponds to the Neighborhood Contact process required.
2. Sign the bottom of this form to verify that timeline and note distribution requirements were met.
3. Submit the listed documentation requirements with the land use review or building permit application to verify other Neighborhood Contact requirements were met.

❒ Neighborhood Contact 1

- A copy of the initial notification email or letter sent to the neighborhood association, district neighborhood coalition, and business association;
- A list of email or postal addresses to which the initial notification email or letter was sent;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
  - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;

❒ Neighborhood Contact 2

- A copy of the initial notification email or letter sent to the neighborhood association(s), district neighborhood coalition(s), and business association(s);
- A list of email or postal addresses to which the initial notification email or letter was sent;
- A copy of the attendance log that includes attendees' name and address or email address;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
  - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required meeting was held at least 14 days before applying for the land use review or building permit and at least 14 days after sending the initial notification email or letter and posting the required sign(s); and
  - Notes from the public meeting were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provided an email or postal address, prior to applying for the land use review or building permit.

continued on back

☒ Neighborhood Contact 3

- A copy of the initial notification email or letter sent to the neighborhood association(s), district neighborhood coalition(s), business association, and school district;
- A list of email or postal addresses to which the initial notification email or letter was sent;
- A copy of the attendance log that includes attendees' name and address or email address;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
  - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required meeting request was sent;
  - The neighborhood association either did not reply or declined the request, or that the neighborhood association meeting took place; and
  - Notes from the public meeting were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provided an email or postal address, prior to applying for the land use review or building permit.

By filling out this form, I acknowledge the Neighborhood Contact requirements for the marked option above have been met.

Printed Name: Jonathan Heppner Date: 02/08/22

☑ I acknowledge this typed name as my signature

Additional Printed Name: _____ Date: _____

☐ I acknowledge this typed name as my signature

LEVER

Jonathan Heppner <jonathan@leverarchitecture.com>

Neighborhood Contact Requirement - 900 SE Sandy

1 message

Jonathan Heppner <jonathan@leverarchitecture.com> Wed, Jan 5, 2022 at 1:28 PM
To: "Monroe, Staci" <Staci.Monroe@portlandoregon.gov>

Hi Staci,
I am following up with an email confirming the requirement for Neighborhood Contact outlined in 33.705.020.C for Neighborhood Contact III. I would like to discuss clarifications on this requirement to ensure we correctly meet all of the requirements.

As a part of the DAR process, the site was posted for thirty days and the Buckman Neighborhood association representatives attended the meeting. They have independently requested we meet with them on January 13th (Second Thursday of the Month) for their monthly meeting to discuss the project. I am preparing a formal Neighborhood Contact letter to send to them today per the requirements cited in 33.705.020.C. Neighborhood Contact III and expect that they will confirm our invitation stands for this coming week.

Two questions:
- I have generated my own letter for Neighborhood Contact. Is there any required City form that must accompany this letter?

- In the Early Assistance notes attached below, there are two Neighborhood Associations listed, however, the Kerns Association is more than 400ft (as specified in 33.705.020.C.). Do they need to receive this initial notice of meeting, or can we wait for the notice to be sent to them following the formal submission of our Type III review?

Currently I was planning to send the Notice to the Buckman Association (for posterity) which has already invited us to a meeting on January 13, the district neighborhood coalition and Central Eastside Industrial Council, and thde Portland School District (which is required per 33.705.020.C, but not listed below).

Finally, as the Buckman Neighborhood association has already invited us to the meeting, I wanted to ensure that sending out this and posting the site for the specified amount of time stipulated by 33.705.020.C.2. will ensure that all of the requisite Neighborhood Contact requirements will be satisfactorily met. Let me know if this all seems correct.

Early Assistance Notes Excerpt on Neighborhood Contact (after land use submission)

When you apply for a Type III Land Use Review, all property owners within 400 feet, and all neighborhood associations and recognized organizations within 1,000 feet of your site will receive notification of your proposal.

The site is located within the neighborhood association of Buckman, contact Richard Johnson at buckmanlandusepdx@gmail.com.

The site is located within 1,000 feet of Kerns neighborhood associaton, contact Jesse Lopez at kernslanduse@gmail.com

The site is located within the district neighborhood coalition of Southeast Uplift, contact Leah Fisher at 503-232-0010 x313.

The site is located within the business association of Central Eastside Industrial Council, contact ceic@ceic.cc.

Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at portlandoregon.gov/civic/search .

Thank you,

Jonathan Heppner, AIA
Principal

he/his

LU 22-115673 DZM
Exhibit A2

LEVER

4713 N Albina Ave, 4th Fl, Portland, OR 97217
D 503 946 5909 C 503 737 4877
leverarchitecture.com

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LU 22-115673 DZM
Exhibit A2

33.705 Neighborhood Notice

Neighborhood Meeting Notice

List of Initial Notification Email Recipients:

Buckman Neighborhood Association Land Use:	buckmanlandusepdx@gmail.com
Southeast Uplift Business Association:	info@southeastuplift.org
Central Eastside Industrial Coalition:	Ceic@ceic.cc
Portland Public School District	dwhite2@pps.net
Staci Monroe, Planner	Staci.Monroe@portlandoregon.gov

LEVER

Jonathan Heppner <jonathan@leverarchitecture.com>

Fwd: Notice of Neighborhood Contact

1 message

Jonathan Heppner <jonathan@leverarchitecture.com> Fri, Jan 14, 2022 at 5:45 PM
Bcc: Buckman LandUse <buckmanlandusepdx@gmail.com>, info@southeastuplift.org, Ceic@ceic.cc, dwhite2@pps.net

Good Afternoon,
Our team has scheduled to hold an online Neighborhood Meeting for the project at 900 SE Sandy (informational notices provided below), on Friday January 28th at 6:00-7:00pm.
The Zoom Meeting ID to be used for logon, and the passcode are included in the notice below digitally filed with the City of Portland's Neighborhood Contact tools.

https://www.portlandmaps.com/bps/neighborhood-contact/#/detail/97601

Our team will also plan to informally attend the Buckman Neighborhood Association, at their monthly meeting February 10th at 7:00pm to provide further project information and to discuss the project.

bcc:
Buckman Neighborhood Association
Central Eastside District Business Association
Southeast Uplift District Neighborhood Coalition
Portland Public School District

Jonathan Heppner, AIA
Principal

he/his

LEVER

4713 N Albina Ave, 4th Fl, Portland, OR 97217
D 503 946 5909 **C** 503 737 4877
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---------- Forwarded message ---------
From: **Jonathan Heppner** <jonathan@leverarchitecture.com>
Date: Thu, Jan 6, 2022 at 1:21 PM
Subject: Notice of Neighborhood Contact
To: Jonathan Heppner <Jonathan@leverarchitecture.com>

Good Afternoon,
On behalf of the Owners of the site at 900 SE Sandy, Portland, OR 97214 and as Applicant for an upcoming Land Use Review process for the aforementioned property, I want to provide information regarding our upcoming plans to submit a land use review for the site.

Please see the attached Notice of Neighborhood Contact with information regarding the project and process. I will plan to coordinate a meeting time with the Buckman Neighborhood Association for a community meeting. Notice of the meeting details will be posted onsite 14 days prior to the meeting and at https://www.portlandmaps.com/bps/neighborhood-contact/#/map/

Please feel free to call or email with questions. I look forward to sharing our details of the project with you and hearing neighborhood feedback on our plans.

bcc:
Buckman Neighborhood Association
Central Eastside District Business Association
Southeast Uplift District Neighborhood Coalition
Portland Public School District

Jonathan Heppner, AIA
Principal

he/his

LEVER

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D 503 946 5909 C 503 737 4877
leverarchitecture.com

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220106-Neighborhood Letter.pdf
177K

LEVER

January 06, 2022

Re: Notice of Neighborhood Contact

Applicant:
LEVER Architecture
4713 N Albina Fourth Floor
Portland, OR 97217

Applicant Representative:
Jonathan Heppner, Principal
(503) 946 5909

Proposed Development Address:
900 SE Sandy
Portland, OR 97214
Property ID(s): R150429, R150430

Summary of Proposed Development
The proposed development is a 12-story 125ft tall mass-timber high rise building with (2) stories of sub-grade parking with approximately 160 parking stalls and approximately 420 bicycle parking spaces. The project proposes a mixed-use pedestrian-friendly ground floor with approximately 10,000sf of commercial lease areas, including an interior public retail pedestrian thoroughfare, a ground floor lobby for residential units above at the corner of 10th and Pine, loading and parking access along 10th Avenue, and ground floor walk-up apartments along Oak Street. A main retail entry at the corner of 9th and Sandy is proposed, and the design of the ground floor will focus on creating active public pedestrian frontages along Sandy Blvd , 9th Ave, 10th Ave, Pine St, and Oak Streets.

The development will provide approximately 271 residential units on floors 2-12, with an interior outdoor courtyard for building residents on the south side of the site. Building rooftops are required to utilize eco (green) roofing. Site stormwater for the project will be managed entirely onsite. Exterior outdoor areas not within the building will be landscaped according to City standards. New right of way sidewalk and street frontages abutting the site will be developed to meet the requirements of the Portland Bureau of Transportation and will include the required landscaping and stormwater management improvements for a development of this type.

LEVER Architecture intends to submit a Land Use Review Application for this project at 900 SE Sandy Blvd, Portland, OR 97214. This notice fulfills the City of Portland Zoning Code's Neighborhood Contact Requirements required for projects in a Design Overlay Zone that will add at least 10,000 square feet of net building area to a site.

The neighborhood association is requested to reply to this letter within 14 days to confirm a meeting time with our team.

Kind Regards,

Jonathan Heppner, Principal
LEVER Architecture

Attachment: Proposed Development Site Plan

PRELIMINARY PLAN

Sandy Blvd

Pine St

9th Ave

10th Ave



Oak St

N

LU 22-115673 DZM
Exhibit A2

LEVER

Jonathan Heppner <jonathan@leverarchitecture.com>

Re: Notice of Neighborhood Contact

Buckman LandUse <buckmanlandusepdx@gmail.com> Fri, Jan 14, 2022 at 5:50 PM
To: Jonathan Heppner <jonathan@leverarchitecture.com>
Cc: BCA Board <buckmanboard@googlegroups.com>

Hi Jonathan,

That is perfect. We will help distribute the meeting information to interested community members. We look forward to having you at our next meeting too.

Best,
John

On Fri, Jan 14, 2022, 5:46 PM Jonathan Heppner <jonathan@leverarchitecture.com> wrote:

> Good Afternoon,
> Our team has scheduled to hold an online Neighborhood Meeting for the project at 900 SE Sandy (informational notices provided below), on Friday January 28th at 6:00-7:00pm.
> The Zoom Meeting ID to be used for logon, and the passcode are included in the notice below digitally filed with the City of Portland's Neighborhood Contact tools.
>
> https://www.portlandmaps.com/bps/neighborhood-contact/#/detail/97601
>
> Our team will also plan to informally attend the Buckman Neighborhood Association, at their monthly meeting February 10th at 7:00pm to provide further project information and to discuss the project.
>
> bcc:
> Buckman Neighborhood Association
> Central Eastside District Business Association
> Southeast Uplift District Neighborhood Coalition
> Portland Public School District
>
> Jonathan Heppner, AIA
> Principal
>
> he/his
>
> LEVER
>
> 4713 N Albina Ave, 4th Fl, Portland, OR 97217
> **D** 503 946 5909 **C** 503 737 4877
> leverarchitecture.com
>
> CONFIDENTIALITY NOTICE: The information contained herein, and any documents, files or email messages provided with it, may contain confidential, proprietary and/or trade secret information that is legally privileged. If you are not the intended recipient, or the person responsible for delivering these materials to the intended recipient, you are hereby on notice of its status. Any disclosure, copying, distribution or use of any information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please notify us immediately by reply email, by forwarding this to info@leverarchitecture.com. In addition, please destroy all records of the transmission and any attachments thereto without reading or saving in any manner. Thank you.
>
> ---------- Forwarded message ---------
> From: **Jonathan Heppner** <jonathan@leverarchitecture.com>

EU 22-115673 DZM
Exhibit A2

Date: Thu, Jan 6, 2022 at 1:21 PM
Subject: Notice of Neighborhood Contact
To: Jonathan Heppner <Jonathan@leverarchitecture.com>

Good Afternoon,
On behalf of the Owners of the site at 900 SE Sandy, Portland, OR 97214 and as Applicant for an upcoming Land Use Review process for the aforementioned property, I want to provide information regarding our upcoming plans to submit a land use review for the site.

Please see the attached Notice of Neighborhood Contact with information regarding the project and process. I will plan to coordinate a meeting time with the Buckman Neighborhood Association for a community meeting. Notice of the meeting details will be posted onsite 14 days prior to the meeting and at https://www.portlandmaps.com/bps/neighborhood-contact/#/map/

Please feel free to call or email with questions. I look forward to sharing our details of the project with you and hearing neighborhood feedback on our plans.

bcc:
Buckman Neighborhood Association
Central Eastside District Business Association
Southeast Uplift District Neighborhood Coalition
Portland Public School District

Jonathan Heppner, AIA
Principal

he/his

LEVER

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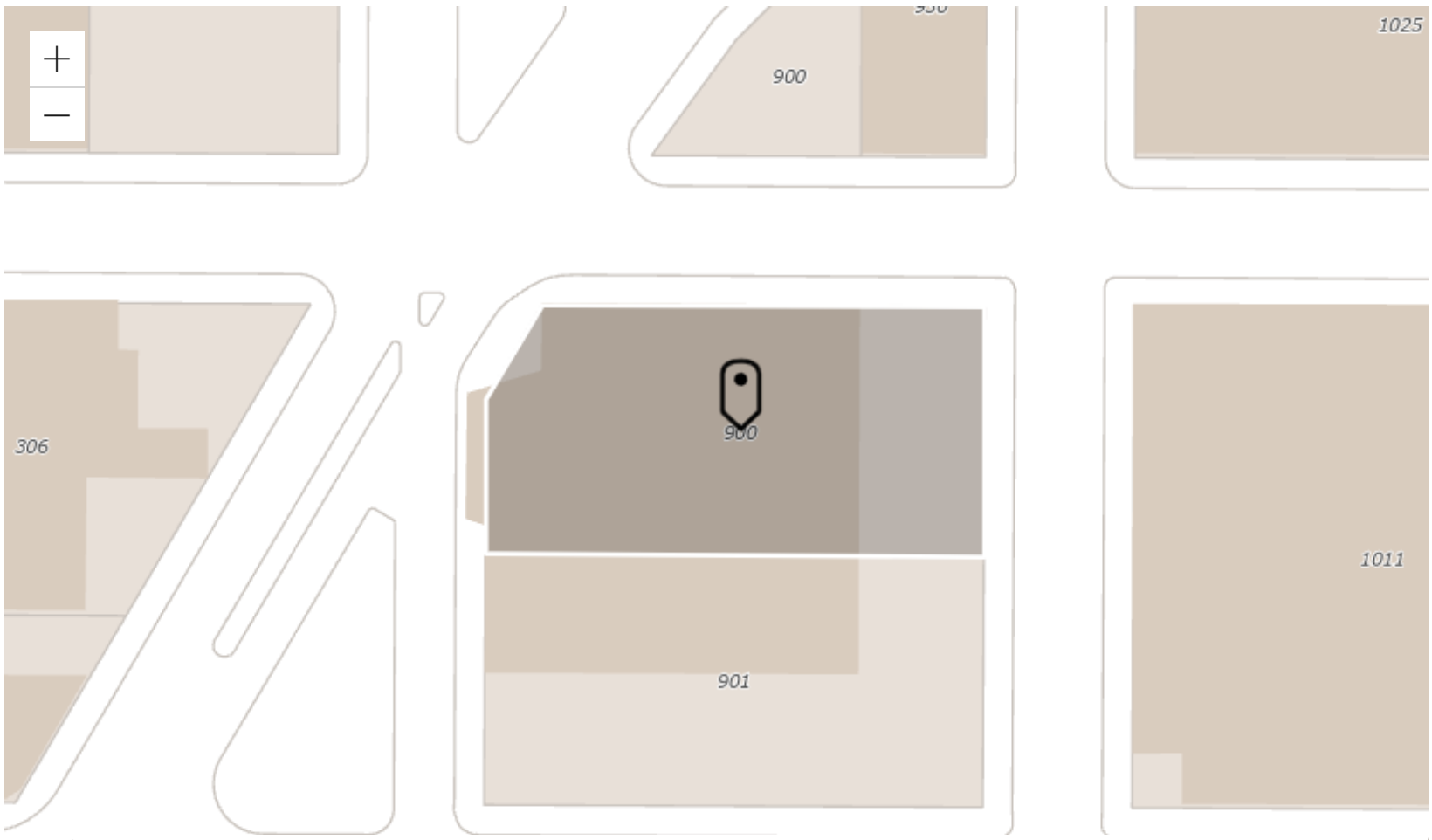
EU 22-115673 DZM
Exhibit A2

01/14/22 RECORD OF ONLINE POSTING



Project Location

Property ID: R150429
Portlandmaps.com
900 SE SANDY BLVD
Portland, OR
97214

Applicant Info

Jonathan Heppner

jonathan@leverarchitecture.com
(503) 737-4877

Project Info

Sandy Pine

Project size	257,000 ft²
Date submitted	1/14/2022

Construction of a new, 12-story, 250,000 sf mix-use high rise. The program will include split level retail with activated courtyards on the ground level, 2 levels of below-grade parking, and 278 dwelling units on levels 2 through 12. The residential levels will offer exterior balconies for each unit, and will also include a variety of amenities such as lounges, workspaces and fitness centers. Stormwater strategy is to be determined.



Screen Shot 2022-01-06 at 12.47.50 PM.png

Associations and Districts

Neighborhood assocations, neighborhood coalitions and business districts within 400' of the submitted site:

Southeast Uplift Neighborhood Program
District type: Neighborhood Coalition
http://www.seuplift.org
info@southeastuplift.org
(503) 232-0010

Buckman Community Association
District type: Neighborhood Association
www.buckmanpdx.org
Correspondence to:
Phone: 503-482-8252; Email: buckmanboard@googlegroups.com

Central Eastside Industrial
District type: Business District
http://ceic.cc/

Required Public Meeting

Projects over 25,000 ft², or projects over 10,000 ft² with the Design (d) overlay zone are required to hold a public meeting. Please include the date, time, and location of the public meeting if required.

Date and Time	1/28/2022, 6:00:00 PM
Location	Online Meeting
Notes	Zoom Meeting: Meeting ID: 850 8563 3431 Passcode: 366596 Zoom Meeting Dial In Number; +1 669 900 6833

The Portland Bureau of Planning and Sustainability (BPS) develops creative and practical solutions to enhance Portland's livability, preserve distinctive places and plan for a resilient future. Visit www.portlandoregon.gov/bps to learn more.

503-823-7700 // bps@portlandoregon.gov // @portlandbps // Facebook // Map and directions

33.705 Neighborhood Notice

Neighborhood Contact Site Posting Photos 01/06/2022

Development Notice

PRELIMINARY PLAN



900 SE Sandy Blvd,
Portland, OR 97214

12 Stories, 125ft Tall

1st Floor Retail, Apts, Lobby, Service,
279 of Dwelling Units Above

Two Story Sub-Grade Parking Garage
Approx. 150 spaces (.5/Dwelling)

EXd
Zoning info: www.PortlandOregon.gov/ZoningCode

AN APPLICATION WILL BE SUBMITTED TO THE CITY

8.5" x 11" Informational Meeting flyer to be placed here.

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

Applicant: LEVER Architecture
Contact: Jonathan Heppner (503) 946-5909
jonathan@leverarchitecture.com
Project info: https://efiles.portlandoregon.gov/record/14680633

The applicant posted this informational notice on January 06, 2022. The City has not reviewed the content of this notice.
This notice is for informational purposes and the project may change after the notice is posted.
Future application status can be viewed at www.PortlandMaps.com

PROJECT STEPS

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
INFORMATIONAL DEVELOPMENT NOTICE	LAND USE REVIEW AND PUBLIC COMMENT (FOR SOME PROJECTS)	LAND USE PUBLIC HEARING (FOR SOME PROJECTS)	BUILDING PERMIT REVIEW	CONSTRUCTION

Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: Southeast Uplift - 503-232-0010 x313 - info@southeastuplift.org Neighborhood Association: Buckman - buckmanlandusepdx@gmail.com.
General Zoning Info: Bureau of Development Services • 503-823-7526

Development Notice

PRELIMINARY PLAN



900 SE Sandy Blvd.
Portland, OR 97214

12 Stories, 125ft tall

1st Floor Retail, Apts, Lobby, Service,
279 of Dwelling Units Above

Two Story Sub-Grade Parking Garage
Approx 150 spaces (.5/Dwelling)

EXd
Zoning Info: www.Portlandoregon.gov/bds/zone

AN APPLICATION WILL BE SUBMITTED TO THE CITY

Applicant:
Contact:
Project Info:

STEP 1

STEP 2
LAND USE REVIEW AND PUBLIC COMMENT

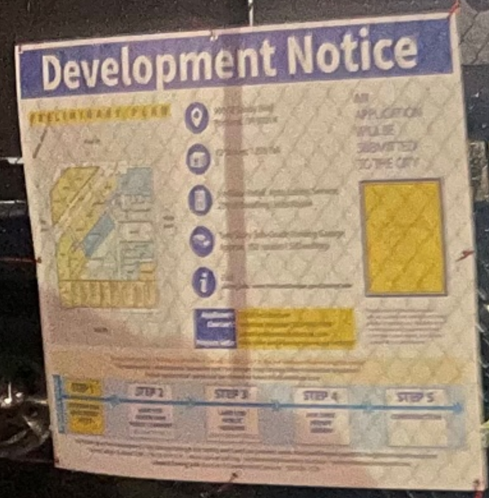
STEP 3
LAND USE PUBLIC HEARING

STEP 4
BUILDING PERMIT REVIEW

STEP 5
CONSTRUCTION


Development Notice


Development Notice
AN APPLICATION WILL BE SUBMITTED TO THE CITY
STEP 1
STEP 2
STEP 3
STEP 4
STEP 5
CONSTRUCTION


Development Notice
PRELIMINARY PLAN
STEP 1
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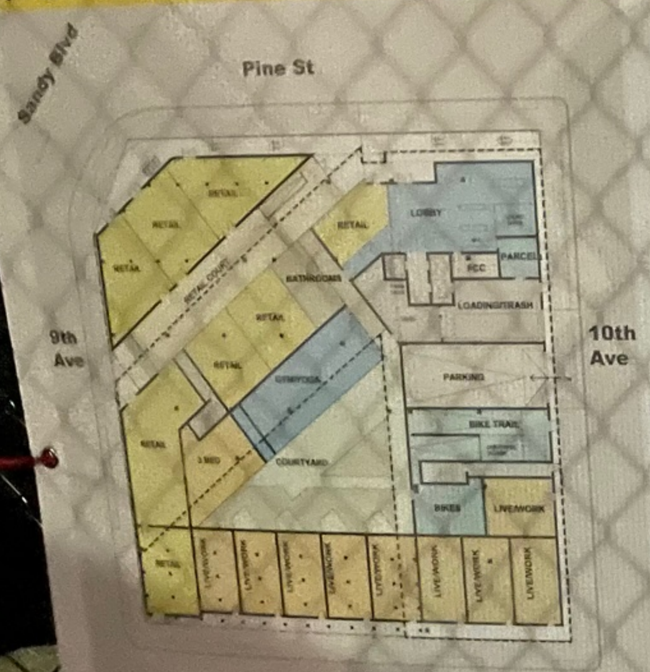
STEP 4
STEP 5

Development Notice

PRELIMINARY PLAN



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Zoning info: www.PortlandOregon.gov/ZoningCode

AN APPLICATION WILL BE SUBMITTED TO THE CITY

Applicant:	LEVER Architecture
Contact:	Jonathan Heppner (503) 946-5909
	jonathan@leverarchitecture.com
Project info:	https://efiles.portlandoregon.gov/record/14680633

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

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PROJECT STEPS

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STEP 2 — LAND USE REVIEW AND PUBLIC COMMENT (FOR SOME PROJECTS)

STEP 3 — LAND USE PUBLIC HEARING (FOR SOME PROJECTS)

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www.PortlandOregon.gov/BDS/NeighborhoodResources
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Neighborhood Meeting flyer to be placed here

icant: LEVER Architecture
ntact: Jonathan Heppner (503) 946-5909
jonathan@leverarchitecture.com
: info: https://efiles.portlandoregon.gov/record/14680633

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33.705 Neighborhood Notice

Neighborhood Meeting Site Posting Photos 01/14/2022

Development Notice

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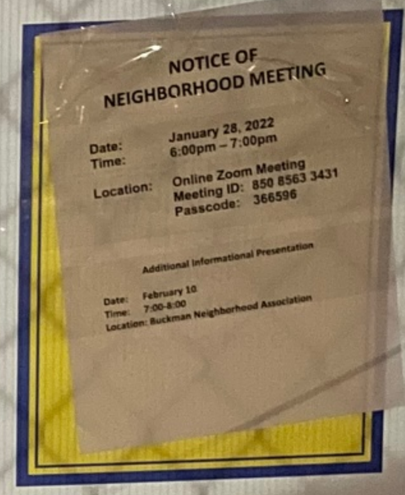
NOTICE OF NEIGHBORHOOD MEETING

Date: January 28, 2022
Time: 6:00pm – 7:00pm

Location: Online Zoom Meeting
Meeting ID: 850 8563 3431
Passcode: 366596

Additional Informational Presentation

Date: February 10
Time: 7:00-8:00
Location: Buckman Neighborhood Association

Applicant: LEVER Architecture
Contact: Jonathan Heppner (503) 946-5909
jonathan@leverarchitecture.com
Project info: https://efiles.portlandoregon.gov/record/14680633

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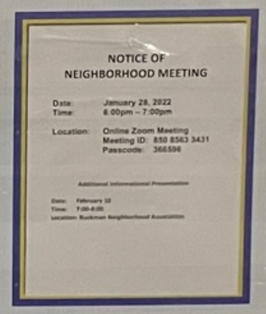

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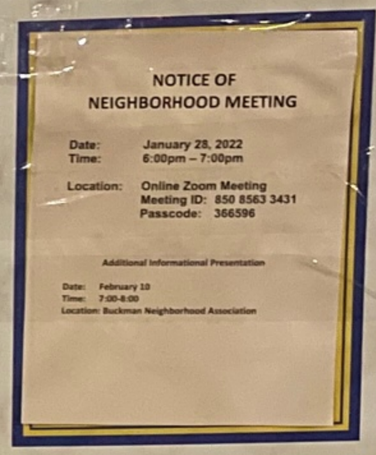

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Location: Online Zoom Meeting
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Date: February 10
Time: 7:00-8:00
Location: Buckman Neighborhood Association

Applicant:	LEVER Architecture
Contact:	Jonathan Heppner (503) 946-5909
	jonathan@leverarchitecture.com
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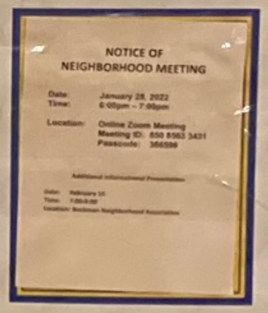
NOTICE OF NEIGHBORHOOD MEETING

Date: January 28, 2022
Time: 6:00pm – 7:00pm

Location: Online Zoom Meeting
Meeting ID: 850 8563 3431
Passcode: 360508

Additional informational Presentation:

Date: February 10
Time: 7:00-8:00
Location: Buckman Neighborhood Association

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Applicant: LEVER Architecture
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General Zoning Info: Bureau of Development Services • 503-823-7526

33.705 Neighborhood Notice

Neighborhood Meeting Attendee

Neighborhood Meeting 01 Attendance Log

Jonathan Heppner, Principal	LEVER Architecture	jonathan@leverarchitecture.com
Jeff Ernst, Project Design	LEVER Architecture	jernst@leverarchitecture.com
Sean Bolden, Design Staff	LEVER Architecture	sbolden@leverarchitecture.com
Marc Collucio, Owner	SolTerra	mcoluccio@solterra.com
Brian Heather, Owner	SolTerra	bheather@solterra.com
Danya Feltzin, Owner's Rep	SolTerra	dfeltzin@solterra.com
Mara Indra	Staff Family	mara_indra@hotmail.com

Note: No community members outside of the design and ownership attended the posted Neighborhood Meeting. The intent of the Applicant to meet at the aforementioned time was specified and confirmed by the Buckman Neighborhood Association. An additional meeting with the Buckman Neighborhood Association was scheduled on February 10th to ensure the intent of the Neighborhood Contact requirement was fully met.

Meeting Minutes

Jonathan Heppner, Principal LEVER Architecture

- Introductions and request to wait ten minutes to present to ensure late arrivals.
- Project presentation - 15mins
    - Firm Introduction
    - Owner Introduction
    - Project Run-through of Concept, Plans, Renderings
    - Discussion among design team

The meeting was held open from 6pm-7pm as scheduled to ensure any attending could comment. No members of the neighborhood attended the meeting.

An invitation to meet with the Central Eastside Industrial Council was received via email and responded to affirming a meeting to present if possible on Feb 08, 2022 was indicated. Due to previously scheduled agenda at the time of affirmation, the CEIC invited LEVER to present on Mar 08, 2022. The invitation has been accepted and the design team added to the agenda for a presentation to the council at that time.

Chapter 33.705 Neighborhood Contact

705

Sections:

33.705.010 Purpose
33.705.020 Neighborhood Contact Steps

33.705.010 Purpose

The neighborhood contact process provides an opportunity for people who live, work or otherwise pass by a development site to learn about a project before construction begins. It makes the same information accessible online to interested community members. The neighborhood contact steps provide an opportunity for members of the community to provide feedback to the property owner or developer on the design and other aspects of the development. In most cases, the neighborhood contact steps involve a sign posted on the site, but in some larger development scenarios, the property owner or developer will be required to host a public meeting. While the neighborhood contact outreach steps are required prior to submitting for a land use review or building permit, any feedback provided to the property owner or developer is informal and non-binding. By engaging with members of the community early, prior to applying for a review or permit, the property owner or developer has an opportunity to tailor the proposal in response to community comments, ideas or concerns.

33.705.020 Neighborhood Contact Steps

A. Neighborhood contact I. Neighborhood contact I requires the following notification and posting steps:

1. Notification. The applicant must contact via email or mail the neighborhood association, district neighborhood coalition, and business association for the area, and any neighborhood association, district neighborhood coalition, or business association within 400 feet of the proposal site. The email or letter must be sent at least 35 days, but not more than one year, before applying for a land use review or building permit. A copy of the email or letter, and a list of the email or postal addresses to which the email or letter was sent, must be submitted as part of the application for a land use review or building permit. The email or letter must contain the following information:
   a. The name, telephone number and email address of the applicant;
   b. The address of the site of the proposed development;
   c. A summary of the proposed development; and
   d. A site plan that includes the proposed development.
2. Sign. The applicant must post at least one sign on the proposed development site at least 35 days, but not more than one year, before applying for a land use review or building permit.
   a. A sign must be placed on each street frontage of the site. If the street frontage is over 600 feet long, a sign is required for each 600 feet or fraction thereof. Signs must be posted within 10 feet of a street lot line and must be visible to pedestrians and

motorists. Signs may not be posted in a public right-of-way. Signs are not required along street frontages that are not improved and do not allow motor vehicle access.

b. The required signs must remain on the site until a building permit is issued or one year has passed since the application that triggers the sign requirement was submitted, whichever is less, except that the required signs must be removed from the site when required posting for a land use review occurs.

c. The Director of the Bureau of Development Services has the authority to adopt administrative rules to determine the size and layout of the sign.

d. A photograph of the required signs posted on the site must be submitted as part of the application for a land use review or building permit.

e. The signs must contain the following information:

(1) The name, telephone number and email address of the applicant;

(2) The name and email address of the neighborhood association that includes the site;

(3) The name, telephone number and email address of the district neighborhood coalition that includes the site;

(4) A written summary of the proposed development;

(5) A site plan that includes the proposed development; and

(6) Procedural information provided by the Bureau of Development Services.

3. Online Access

a. The applicant must contact the Bureau of Development Services via email, or an online information submittal tool, at least 35 days, but not more than one year, before applying for a land use review or building permit. The email, or online submittal, must contain the following information:

(1) The name, telephone number, and email address of the applicant;

(2) The address of the site of the proposed development;

(3) A summary of the proposed development; and

(4) A site plan that includes the proposed development.

b. The Bureau of Development Services must make the information required by Subparagraph A.3.a available in an accessible online format and as an open data set. The bureau will also provide a way for community members to subscribe to get proactive notification of new information.

4. Required information. The following information must be submitted as part of the application for a land use review or building permit:

a. A copy of the email or letter that was sent as required by Paragraph A.1.;

b. A list of the email or postal addresses to which the email or letter required by Paragraph A.1.was sent;

c. A photograph of the sign required by Paragraph A.2. posted on the site;

d. A signed statement certifying that the required email or letter was sent, and the required signs were posted, at least 35 days, but not more than one year, before applying for a land use review or building permit.

B. Neighborhood contact II. Neighborhood contact II requires the following meeting, notification and posting steps:

1. Notification. The applicant must contact via email or mail the neighborhood association, district neighborhood coalition, and business association for the area, and any neighborhood association, district neighborhood coalition, or business association within 400 feet of the proposal site. The email or letter must be sent at least 35 days, but not more than one year, before applying for a land use review or building permit. A copy of the email or letter, and a list of the email or postal addresses to which the email or letter was sent, must be submitted as part of the application for a land use review or building permit. The email or letter must contain the following information:
   a. The name, telephone number and email address of the applicant;
   b. The address of the site of the proposed development;
   c. The date, time and location of the required public meeting; and
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2. Sign. The applicant must post at least one sign on the proposed development site at least 35 days, but not more than one year, before applying for a land use review or building permit.
   a. A sign must be placed on each street frontage of the site. If the street frontage is over 600 feet long, a sign is required for each 600 feet or fraction thereof. Signs must be posted within 10 feet of a street lot line and must be visible to pedestrians and motorists. Signs may not be posted in a public right-of-way. Signs are not required along street frontages that are not improved and do not allow motor vehicle access.
   b. The required signs must remain on the site until a building permit is issued or one year has passed since the application that triggers the sign requirement was submitted, whichever is less, except that the required signs must be removed from the site when required posting for a land use review occurs.
   c. The Director of the Bureau of Development Services has the authority to adopt administrative rules to determine the size and layout of the sign.
   d. A photograph of the required signs posted on the site must be submitted as part of the application for a land use review or building permit.
   e. The signs must contain the following information:
      (1) The name, telephone number and email address of the applicant;
      (2) The name and email address of the neighborhood association that includes the site;
      (3) The name, telephone number and email address of the district coalition that includes the site;

(4) The date, time and location of the required public meeting;

(5) A written summary of the proposed development;

(6) A site plan that includes the proposed development; and

(7) Procedural information provided by the Bureau of Development Services.

3. Online Access

a. The applicant must contact the Bureau of Development Services via email, or an online information submittal tool, at least 35 days, but not more than one year, before applying for a land use review or building permit. The email, or online submittal, must contain the following information:

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(3) A summary of the proposed development; and

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b. The Bureau of Development Services must make the information required by Subparagraph B.3.a available in an accessible online format and as an open data set. The bureau will also provide a way for community members to subscribe to get proactive notification of new information.

4. Meeting. The applicant must schedule and attend one public meeting. Notes from the meeting and an explanation of any changes made to the proposal as a result of comments received at the public meeting must be emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provide an email or postal address, before an application for a land use review or building permit can be accepted. The meeting must:

a. Be held at least 14 days before applying for a land use review or a building permit, and at least 14 days after sending the email or letter and posting signs required by Paragraphs B.2. and B.3.

b. Be held at a location within the neighborhood where the proposed development is located or at a location that is not more than two miles from the boundary of the neighborhood within which the proposed development is located and within the boundaries of the district neighborhood coalition in which the proposed development is sited. Meetings held between March 8, 2020 and January 1, 2024 may be held remotely using online video conferencing technology. The selected technology must have a phone-in option available to those without access to a computer or mobile device;

c. Be held at a time between 6 p.m. and 9 p.m. Monday through Friday, or between 1 p.m. and 6 p.m. on Saturday or Sunday and which does not conflict with a scheduled neighborhood association meeting unless held in conjunction with a neighborhood association meeting;

d. Be open to the public; and

e. Be in a location that provides access to all members of the public. If requested by a member of the public at least three days prior to the meeting, the applicant must

provide language services, alternative formats, auxiliary aids, or other reasonable requests that ensure barrier free access.

5. Required information. The following information must be submitted as part of the application for a land use review or building permit:

   a. A copy of the email or letter that was sent as required by Paragraph A.1.;

   b. A list of the email or postal addresses to which the email or letter required by Paragraph A.1.was sent;

   c. A photograph of the sign required by Paragraph A.2. posted on the site;

   d. A signed statement certifying:

      (1) That the required email or letter was sent at least 35 days, but not more than one year, before applying for the land use review or building permit;

      (2) That the required signs were posted, at least 35 days, but not more than one year, before applying for the land use review or building permit;

      (3) That the required meeting was held at least 14 days before applying for the land use review or building permit, and at least 14 days after sending the email or letter and posting the required signs; and

      (4) That the notes from the required public meeting were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provide an email or postal address, prior to applying for the land use review or building permit.

C. Neighborhood contact III. Neighborhood contact III requires the following meeting, notification and posting steps:

1. Notification. The applicant must contact via email or mail the neighborhood association, district neighborhood coalition, and business association for the area, and any neighborhood association, district neighborhood coalition, or business association within 400 feet of the proposal site. A copy of the request and information must also be sent via email or mail to the district neighborhood coalition, neighborhood business association, and school district within whose boundaries the proposal is located. The email or letter must include the following information:

   a. The name, telephone number and email address of the applicant;

   b. The address of the site of the proposed development;

   c. A summary of the proposed development; and

   d. A conceptual site plan.

   The neighborhood association should reply to the applicant within 14 days and hold a meeting within 45 days of the date of mailing the request. If the neighborhood requests the meeting within the time frame, the applicant must attend the meeting. Notes from the meeting and an explanation of any changes made to the proposal as a result of comments received at the public meeting must be emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provide an email or postal address, before an application for a

land use review or building permit can be accepted. If the neighborhood association does not reply to the applicant's letter within 14 days, or hold a meeting within 45 days, the applicant must meet the meeting requirements of Paragraph C.4.

2. Sign. The applicant must post at least one sign on the proposed development site at least 35 days, but not more than one year, before applying for a land use review or building permit.

   a. A sign must be placed on each street frontage of the site. If the street frontage is over 600 feet long, a sign is required for each 600 feet or fraction thereof. Signs must be posted within 10 feet of a street lot line and must be visible to pedestrians and motorists. Signs may not be posted in a public right-of-way. Signs are not required along street frontages that are not improved and do not allow motor vehicle access.

   b. The required signs must remain on the site until a building permit is issued or one year has passed since the application that triggers the sign requirement was submitted, whichever is less, except that the required signs must be removed from the site when required posting for a land use review occurs.

   c. The Director of the Bureau of Development Services has the authority to adopt administrative rules to determine the size and layout of the sign.

   d. A photograph of the required signs posted on the site must be submitted as part of the application for a land use review or building permit.

   e. The signs must contain the following information:

      (1) The name, telephone number and email address of the applicant;

      (2) The name and email address of the neighborhood association that includes the site;

      (3) The name, telephone number and email address of the district coalition that includes the site;

      (4) A written summary of the proposed development;

      (5) A site plan that includes the proposed development;

      (6) The date, time and location of the meeting required by either C.1 or C.4; and

      (7) Procedural information provided by the Bureau of Development Services.

3. Online Access

   a. The applicant must contact the Bureau of Development Services via email, or an online information submittal tool, at least 35 days, but not more than one year, before applying for a land use review or building permit. The email, or online submittal, must contain the following information:

      (1) The name, telephone number, and email address of the applicant;

      (2) The address of the site of the proposed development;

      (3) A summary of the proposed development; and

      (4) A site plan that includes the proposed development.

b. The Bureau of Development Services must make the information required by Subparagraph C.3.a available in an accessible online format and as an open data set. The bureau will also provide a way for community members to subscribe to get proactive notification of new information.

4. Meeting. If the neighborhood association does not reply to the applicant meeting request within 14 days, or hold a meeting within 45 days, the applicant must schedule and attend one public meeting. Notes from the meeting and an explanation of any changes made to the proposal as a result of comments received at the public meeting must be emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provide an email or postal address, before an application for a land use review or building permit can be accepted. The meeting must:

   a. Be held at least 14 days before applying for a land use review or a building permit, and at least 14 days after sending the email or letter and posting signs required by Paragraphs C.1. and C.2.

   b. Be held at a location within the neighborhood where the proposed development is located or at a location that is not more than two miles from the boundary of the neighborhood within which the proposed development is located and within the boundaries of the district neighborhood coalition in which the proposed development is sited. Meetings held between March 8, 2020 and January 1, 2024 may be held remotely using online video conferencing technology. The selected technology must have a phone-in option available to those without access to a computer or mobile device;

   c. Be held at a time between 6 p.m. and 9 p.m. Monday through Friday, or between 1 p.m. and 6 p.m. on Saturday or Sunday and which does not conflict with a scheduled neighborhood association meeting unless held in conjunction with a neighborhood association meeting; and

   d. Be open to the public; and

   e. Be in a location that provides access to all members of the public. If requested by a member of the public at least three days prior to the meeting, the applicant must provide language services, alternative formats, auxiliary aids, or other reasonable requests that ensure barrier free access.

5. Required information. The following information must be submitted as part of the application for a land use review or building permit:

   a. A copy of the emails or letters that were sent as required by Paragraphs C.1. and C.4;

   b. A list of the email or postal addresses to which the email or letter required by Paragraph C.1. and C.4 were sent;

   c. A photograph of the sign required by Paragraph C.2. posted on the site;

   d. A signed statement certifying:

      (1) That the required email or letter was sent at least 35 days, but not more than one year, before applying for the land use review or building permit;

(2) That the required signs were posted, at least 35 days, but not more than one year, before applying for the land use review or building permit;

(3) That the required meeting request was sent;

(4) That the neighborhood association either did not reply or declined the request or that the neighborhood association meeting take place; and

(5) That the notes from the meeting, if one was held, were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provide an email or postal address, prior to applying for the land use review or building permit.

(Adopted by Ord. No. 189488, effective 12/2/19; Amended by: Ord. No. 190076, effective 8/10/20.)

LEVER

Jonathan Heppner <jonathan@leverarchitecture.com>

Re: Bicycle Street along 9th Avenue

1 message

Jonathan Heppner <jonathan@leverarchitecture.com> Fri, Jan 28, 2022 at 8:12 AM
To: "Monroe, Staci" <Staci.Monroe@portlandoregon.gov>

Hello Staci,

Our LEVER-hosted Neighborhood Meeting is this evening at 6:00pm.
Join Zoom Meeting
https://leverarchitecture.zoom.us/j/85085633431?pwd=ZDhaeTAzVkFGUXhVVEZVVm1oWFJoUT09

The site was posted 14 days ago, and we have indicated our ability to also present again at their monthly meeting as a courtesy on February 10.
We are tracking a DR submission around the same time.
If you have any specific bulletins outlining agenda protocol or specific tasks that we need to conduct during the meeting any tips would be appreciated.
This is my first public forum self-hosted on zoom, so I am a little curious with how it all goes re: neighborhood feedback.

We are planning to introduce LEVER and SolTerra's firms, give a 15min presentation on our development of the project, and open the discussion up for questions and comments.

Regards,

Jonathan Heppner, AIA
Principal

he/his

LEVER

4713 N Albina Ave, 4th Fl, Portland, OR 97217
D 503 946 5909 C 503 737 4877
leverarchitecture.com

CONFIDENTIALITY NOTICE: The information contained herein, and any documents, files or email messages provided with it, may contain confidential, proprietary and/or trade secret information that is legally privileged. If you are not the intended recipient, or the person responsible for delivering these materials to the intended recipient, you are hereby on notice of its status. Any disclosure, copying, distribution or use of any information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please notify us immediately by reply email, by forwarding this to info@leverarchitecture.com. In addition, please destroy all records of the transmission and any attachments thereto without reading or saving in any manner. Thank you.

LU 22-115673 DZM
Exhibit A2

Project Team

Owner
Sandy Pine LLC
2909 1st Ave S,
Seattle, WA 98134
Representative: Brian Heather, CEO

Architect
LEVER Architecture
4713 N Albina Ave Fourth Floor
Portland, OR 97217
Representative: Jonathan Heppner, Principal

Civil Engineer
Humber Design Group
110 SE Main St
Portland, OR 97214
Representative: Paige Miller

Structural Engineer
Holmes Structures
531 SE Martin Luther King Jr Blvd, Suite 602
Portland, OR 97214
Representative: Eric McDonnell, Principal

Landscape Architect
2.ink Studio
160 NE 6th Ave #200
Portland, OR 97232
Representative: Jonathan Beaver

MEPF Engineer
PAE Engineering
151 SW 1st Ave
Portland, OR 97204
Representative: Jeff Becksfort

Fire Engineer
Holmes Fire
235 Montgomery Street #1250
San Francisco, CA 94104
Representative: Parisa Nassiri

Traffic Engineer
Kittelson
851 SW 6th Ave #600
Portland, OR 97204
Representative: Phill Worth, Principal Planner

Specifications
Michael Thrailkill Architects
511 SW 10th Ave #1004
Portland, OR 97205
Representative: Michael Thrailkill, Principal

Building Envelope
RDH Building Science, Inc.
5331 S Macadam Ave #314
Portland, OR 97239
Representative: Casey McDonald, Senior PM

Project Construction Budget: $36,250,000 (2021 ICC Valuation)

Zoning Summary

Project Address:	900 SE Sandy Blvd, Portland, OR 97214
Site Area:	39,575sf
Property ID	R150429, 900 SE Sandy R150430, 901 SE Oak Street Note: Lots Consolidated under single owner
Site Owner:	Sandy Pine, LLC Brian Heather, CEO and Founder 2909 1st Ave S, Seattle, WA 98134
Existing Buildings:	13, 936sf One Story Warehouse (Precision Images) 12,900 sf Two Story Office Bldg (Willamette Plaza) Note: Both buildings to be removed under a demo permit

Zoning

Zone:	EX - Central Employment
Overlay:	d - Design
Comp Plan:	EX - Central Employment
Plan District:	CC - Central City
Sub District:	Central Eastside
Neighborhood	Buckman Community Association
Quarter Section:	3031
Business District:	Central Eastside Industrial PO Box 14251 Portland, OR 97293-0251 http://ceic.cc/
Neighbor Coalition	SE Uplift 3534 SE Main Street Portland, OR 97214 operations@seuplift.org
School District	Portland Public Schools 501 N. Dixon Street Portland, OR 97227 (503) 916-2000

Prior Land Use Cases	LU 91-00697	DR approval of exterior sunshades
	LUR 97-01030 DZ:	DR approval for warehouse addition
	LU 14-175788 DZ:	DR approval for an exterior remodel

All previously approved land use reviews are associated with buildings to be removed under a demo permit filed under this project.

Modifications

No modifications are requested at this time.

Adjustments

No adjustments are requested at this time.

Project Description

A 12-story 125ft tall mass-timber high rise building with 2 ½ stories of sub-grade parking, approximately 200 parking stalls, and 419 bicycle parking spaces. The project proposes a mixed-use ground floor with approximately 11,875sf of commercial lease areas directly connecting to their adjacent street frontages. Ground floor commercial areas, include an interior public pedestrian thoroughfare, a 3,200sf ground floor lobby for residential units at the corner of 10th and Pine, one Standard A loading space and parking garage access along 10th Avenue, as well as 9 ground floor walk-up apartments along Oak Street. The design of the ground floor will focus on reinforcing the city's existing block structure by creating active public pedestrian frontages on all sides of the site, with a focus on the main commercial lease area entry at the corner of 9th and Sandy. The Owner will commission public art for this location highlighting the site's historic relevance to the Central Eastside Industrial District, the Sandy Wagon Trail, and Sandy's unique alignment through the city originating in its initial purpose of connecting the Columbia and Willamette Rivers via an inland foot trail prior to 1845 when Portland was established as a city.

The development will provide 270 residential units on floors 2-11 (including a single 3br unit on the ground floor, with a 3,950sf interior outdoor courtyard for building residents on the south side of the site. The development will meet the requirements of providing 60% AMI Inclusionary Housing units. Building rooftops on the second and 12th floors will utilize eco roofing with unique regional plantings. Site stormwater for the project will be managed onsite.

The project will improve the frontage along 9th Avenue to include a widened street frontage with areas for moveable seating, landscape planting, overhead lighting above a custom-paved sidewalk, as well as a new 14ft wide two-way bicycle lane. Exterior outdoor areas not within the building will be landscaped according to City standards. New right of way street frontages abutting the site along Pine St, 10th Ave, and Oak St will be developed to meet the requirements of the Portland Bureau of Transportation and will include the required landscaping and stormwater management improvements for a development of this type.

Utilities for the building will be located in sub-grade parking areas, and include an emergency generator, points of entry for water, sewer, and electrical utilities. A Class-A vault will be located at the SW corner of the parking garage with two access lids at the corner of 10th and Oak St per PGE and PBOT approval. Aerial fire access to the site will be provided along Pine St, Oak St, and 10th St frontages and a fire command center and FDC located at the residential entry to the building.

Prior Land Use Cases

LU 91-00697	DR approval of exterior sunshades at 901 SE Oak.
LUR 97-01030 DZ:	DR approval for warehouse addition at 900 SE Sandy
LU 14-175788 DZ:	DR approval for an exterior remodel at 900 SE Sandy

All previously approved land use reviews are associated with buildings to be removed under a demo permit filed under this project.

Zoning Summary

Project Address:	900 SE Sandy Blvd, Portland, OR 97214
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Property ID	R150429, 900 SE Sandy R150430, 901 SE Oak Street Note: Lots Consolidated under single owner
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Central City Design Guidelines Applicable
https://www.portland.gov/sites/default/files/2019-07/central_city_plan_fundamental_dg_2001.pdf

CCDG A1 Integrate the river
Guideline: Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

Sandy Blvd exists because to connect people to the Willamette and Columbia Rivers. The project intends to highlight this original purpose, and to restore Sandy Blvd to a more pedestrian oriented environment with re-established natural landscape elements in the building frontage zones. All units feature exterior balconies that connect resident's visually to the river views on the North, West, and South sides, as well as maintain and improve direct pedestrian connections to the sidewalks and crosswalks leading west to the river. The building's west wing, overlooking the stormwater planter on Sandy, directly points to the Willamette River and Hawthorne bridge, and the units on the NW side of this wing look directly towards the river and the original location of the Stark Street Ferry that served the Central Industrial Eastside.

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

Two Portland themes are reinforced in the design of this project.

First, Sandy Blvd's unique alignment within the city predates the European cartesian grid established in the 1850s concurrent with the establishment of the city. It's trajectory represents the basic human need to walk inland along the shortest connecting path between the shores of the Willamette and the Columbia Rivers. While the building's podium maintains the geometry of the city block structure, the tower's west wing reinforces Sandy's tangential alignment with the City grid. Its orientation and alignment within the city reinforce Sandy Blvd's unique condition in the city and its indigenous origins.

Second, Portland's (aka Stumptown's) rich local and regional connection to the forest, and industries associated with timber are highlighted in an un-ironic manner by the building's unique and first-of-its-kind point supported mass timber structural system. The building's primary structure, is visible throughout the project and from the street, display regionally sourced natural materials and will serve as a destination within the city for those interested in the potential of wood. The utilization of a mass timber structural system features the City's

connection to a natural solution to climate change, and its role in the commercial innovation of construction with timber.

CCDG A3 Respect the Portland block structure
Guideline: Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

A ground floor podium is extended to lot lines at grade to fill the block. Building frontages are inflected at entry points to support way-finding. Ground floor street facing windows are set back two to three feet to provide complimentary landscaping onsite or to identify entries and building access points to pedestrians and vehicles arriving at the site from the street frontages at Pine, Oak, 9th and 10th Avenues.

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

The project has two discrete massing elements: the ground floor podium and the tower. Each reflect unique architectural expressions that complement and connect each other.

The podium features brick masonry pillars relating to adjacent historic buildings nearby with modern large-scale storefront glazing elements consistent with the goals of current day zoning requirements. The podium level spaces maintain a consistent street edge at all frontages. Changes in occupancy at the podium level are expressed by differences in the scale of glazing and opening. All ground floor podium elements are captured under a continuous tapered wood soffit that extends around all dominant street frontages and under the base of the tower for a consistent appearance at all frontages.

The tower is expressed as a simple extruded volume with punched openings. The tower is clad with a single ACM panel with a consistent color. Balconies are provided at each residential unit. Balcony ceilings expose a wood cladding material to add warmth and consistency to the building with consistent railing and glazing features. Glazing elements for the project are of the same finish and proportion throughout the project, and at the tower levels openings are consistently proportioned to reflect openings in Central Eastside Industrial District warehouses for contextual compatibility.

CCDG A5 Enhance, embellish, and Identify areas
Guideline: 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.

At the ground level entries into retail, residential, and service spaces are inflected and held back from the street edge to identify their locations on the facades. Large masonry pillars reflect the materiality of adjacent turn-of-the century Central Eastside Industrial district buildings. Loading and service access points are located along 10th across the street from the existing Franz Bread warehouse to center similar activities in the city. The axis of the interior pedestrian thoroughfare enhance connections to significant elements near the site. At the north end, the thoroughfare terminates at the corner of 10th and Pine across the street from the architecturally significant Troy laundry building, adding prominence to this unique historic building. On its south end, the walkway terminates adjacent to a large existing stormwater planter that was built to rehabilitate Sandy's stormwater management capacity. The project enhances this terminus as the connection point to a new widened sidewalk furnishing zone and buffers pedestrians from automobile activity at the corner of 9th and Sandy.

CCDG A8 Contribute to a vibrant streetscape
Guideline: 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.

As described in CDDG A3 above the new building frontage incorporates several features contributing to a vibrant street frontage. At the 9th Ave and Pine Street frontages commercial retail lease areas are designed with operable storefront entrances to allow shop owners to open up large units along the facade to connect their units to street activity and vice-versa. Multiple entrances are located along these frontages to allow pedestrian access at multiple points along the street into the building. Building entries are inflected with deeper overhangs for a varied edge including landscaping and active uses.

Along Oak St, walk-up live/work residential units line the street frontage. The units all have a varied and setback front door for unit privacy, but also feature double height glazing to allow views to and from the street from the residents. Mezzanine areas in the live/work units are located on the street-facing facade to focus interior activity to the street-side of the units. Resident's use of the mezzanine will encourage visibility between the street and interior areas of the unit for increased public safety and activity.

CCDG A9 Strengthen Gateways
Guideline: Develop and/or strengthen gateway locations.

The project will feature a new pedestrian thoroughfare through the NW corner of the site that will increase activity along the new 9th Avenue frontage and at a more protected main commercial entry at the corner of 9th and Sandy where public art depicting the area's local history will be featured. The main entry will be landscape to a much greater degree than much of the existing Sandy Blvd and will amplify the transition from Sandy Blvd onto the more pedestrian and bicycle friendly side-streets along Pine and Oak.

CCDG B2 Protect the pedestrian
Guideline: 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.

Along all frontages pedestrians will benefit from a greater degree of protection than currently exists on site. Landscape buffers between curb and pedestrian areas will be provided at all frontages with area for moveable seating, bicycle parking areas, and deeper sidewalk zones. Along 9th, the reduction of its width, and change of use to a bicycle-only thoroughfare will reduce vehicular traffic along the west side of the site, and connect the west facade of the building to the existing stormwater swale along Sandy, creating a zone that is completely pedestrian focused. The connection between the building and the new widened custom paved frontage will become a plaza for business to open onto. For units above the street this connection will distance them from the noise and vehicular traffic along Sandy and create a new “front lawn” for the project that features views to downtown and forest park.

CCDG B4 Provide stopping and viewing places
Guideline: Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.

At all frontages, recessed entries and deeper landscaped sidewalk frontages will be provided that allow areas for public street furnishings and places to stop, view, socialize and rest. Along the Oak Street frontage, residential walk-up units will feature small-scale patios for residents to occupy during the day, contributing to activity and areas of relaxation along the urban street edge.

CCDG B6 Develop weather protection
Guideline: 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.

The ground floor podium features a tapered wood clad facade (an awning) that runs continuously around the frontages. It provides protection from the elements above proposed storefront glazing and building entries.

CCDG B7 Integrate barrier free design
Guideline: Integrate access systems for all people with the building’s overall design concept.

Barrier-free design has been incorporated throughout all ground floor entrances. All primary building entrances, including retail, live/work, service and loading, residential lobby, entrances

are designed to accommodate visitors and residents of differing abilities equally and equitably. Visual and tactile cues, including adequate walking surface lighting are provided at all main entrances, and no obstructions to access have been located in the right of way.

CCDG C1 Entrance view opportunities
Guideline: 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 facades that create visual connections to adjacent public spaces.

The project will provide a new public main entrance with areas for pedestrian and business activity at the corner of 9th and Sandy visible from vehicles, bicyclists, and pedestrians passing the site. The tower massing is developed so that all units have unique and unobstructed views to the city and region beyond. Balconies at each unit with transparent mesh railings will allow residents views of Mt Hood, Mt St Helens, Rainier, Forest Park, Marylhurst Bluff, NE Portland, or Downtown Portland depending on the unit's orientation. This allows residents to see in one view the urban and rural vistas of Portland.

CCDG C2 Promote quality and permanence
Guideline: Use design principles and building materials that promote quality and permanence.

Materials selected for the project are of high quality and reflective of the neighborhood context. Brick and concrete was utilized at the ground floor for its resilience and contextual connection. Metal panels and exposed wood are used at the upper floors to express simplicity in form and material, and designed in a way that changes in light will create a dynamic appearance of the building in the city. Wood elements above the pedestrian realm provide a warmth and natural appearance that softens the overall scale of the building.

CCDG C4 Complement the context of existing buildings
Guideline: Complement the context of existing buildings by using and adding to the local design vocabulary.

The current context around the site is a mix of one to four story industrial, office, and residential buildings. The site is on the east edge of the district where the Central Eastside Industrial District transitions to the residential Buckman Neighborhood several blocks to the east. The immediate built context around the site is an eclectic mix of two to four story concrete, and masonry industrial buildings, with the occasional turn of the century single family residence. At the ground floor level the building utilizes brick pillars at the ground floor to echo the brick in the adjacent Franz Bakery warehouse to the east and Troy Laundry building to the NE. The proportion of the base is opened up at the ground level to meet the requirements of the ground floor window.

CCDG C5 Design for coherency

Guideline: 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.

At the ground floor level, the building's brick masonry pillars and large scale operable storefront glazing are captured under a continuous wood soffit that extends along the south facade, under the base of the east wing of the tower, along 9th Avenue and around the frontage on Sandy Blvd and Pine. This continuous element holds the street lot lines at all facades, maintaining the structure of the city grid. Entrances under this continuous soffit element are recessed to create covered alcoves sheltered from above, providing several feet of overhang above street-facing windows for a buffer against the elements. At the south facade along Oak, the soffit creates a continuous roofline above the walk-up live/work units creating a clear distinction between the ground floor podium and the 11 story tower that sits upon it.

CCDG C7 Design corners that build active intersections
Guideline: Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Retail and commercial lease areas are located along the North and West building frontages and include the 45ft long "fifth" facade along the section of the site shaved off along the NW facing frontage along Sandy. Along these frontages, the building podium is a single story. The primary pedestrian entrance to the retail areas is on the Sandy Blvd facade. This corner is the preeminent frontage viewed by pedestrians, cyclists, and vehicles passing by the site on Sandy Blvd (the highest volume of traffic) and serves as the gateway to the widened right of way along 9th Ave adjacent to the proposed new bike thoroughfare. This main entrance is intended to be the signature public entry to the project.

CCDG C8 Differentiate the sidewalk level of buildings
Guideline: 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.

The building's massing consists of two individual elements: A single floor ground level podium level and an 11 story tower above. The podium facade of faceted masonry pillars and storefront glazing distinguishes itself from the tower above in material and proportion. At the ground level, openings in the facade are more generous to allow views from the street back into the commercial activity and lease areas at grade. Live/work, residential lobby and service areas along the south and east facades continue this language and all are captured under a continuous wood soffit which distinguishes the top of the podium from the tower above. In

contrast the tower massing (an eccentric V shape in plan) is clad in a metal facade, the bottoms of its wood structural decks exposed to show a hint of its materiality linked to the podium from the pedestrian perspective. However the materiality and proportion of the tower differs from the base. Windows are smaller and appear punched into the facade to reflect the more historical proportions of nearby industrial warehouse buildings.

CCDG C9 Develop flexible sidewalk level spaces
Guideline: Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Sidewalk areas adjacent to the site provide a wide range of flexibility depending on the occupancy of the adjacent spaces. For retail and commercial frontages along Sandy, Pine, and 9th Ave, the sidewalk level of the building accommodates access and outdoor areas supporting interior lease areas. Moveable sidewalk seating areas along these frontages will allow tenants to curate outdoor eating and sitting areas. Landscaped planters adjacent to the building in the frontage zones soften the edges and create pleasant areas to walk and gather.

Along 9th Ave the enlarged, generous, pedestrian thoroughfare is fronted by operable windows that allow businesses to open onto an outdoor public space in fair weather connecting the activity of the space to the sidewalk. Along 10th Ave, parking and loading access is set back three feet from the property line, providing areas for landscape buffers and wider areas for garage access. Along the south live/work frontages, the sidewalk planting areas are protected, and small patios in front of the units create a wider perceptual street edge along the southern frontage. Street trees at all facades create a variety of coverage and light patterns throughout the day and seasons and are wider and more landscaped than currently exist to create a softer transition onto the site, and between adjacent blocks in the neighborhood.

CCDG C10 Integrate encroachments
Guideline: 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.

Public lighting, an expected encroachment along 9th Ave will span across the sidewalk zone (approximately 16 ft in width and height) and enhance the quality of the adjacent sidewalk outdoor areas as well as creating a compelling view of the site for pedestrian and vehicular traffic on Sandy.

CCDG C11 Integrate roofs and use rooftops
Guideline: 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 stormwater management tools.

Exceptions to features that are above the 125ft height limit are not allowed by zoning in this district. While this limits access for rooftop areas by residents on the 12th story roof, the east 11th story wing of the project is proposing a 2,000sf outdoor roof terrace that extends to the tip of the east wing and is adjacent to an indoor amenity area serving that floor. The outdoor terrace will be an amenity to the building residents and features views to Mt St Helens, Forest Park, Downtown City views and views to other adjacent buildings and landscape beyond. Views to this amenity space from the ground floor occur coming down Sandy Blvd from the north and from the other adjacent taller buildings south by northwest of Sandy.

CCDG C12 Integrate exterior lighting
Guideline: 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.

Overhead exterior lighting is proposed to highlight the widened street plaza area along 9th Ave to create a festive and welcoming atmosphere for the adjacent businesses and highlight the activity at the corner of Sandy. Individual landscape lighting is proposed to add sparkle along the right-of-way frontages. Live work units will feature appropriately scaled entry area lighting for residents. Along the east, ground floor, facade downlighting will occur with a focus on entry ways for bike parking, loading and parking access. All retail and residential lobby entries will feature exterior sidewalk lighting to highlight the point of access. Additionally, unit balconies on the building will feature small exterior downlights to enhance the appearance of the building from downtown as well as localized activity that may occur on the exterior patios.

Central Eastside Design Guidelines Applicable
https://www.portland.gov/sites/default/files/2019-07/central_east_side_district.pdf

CEDG A1 Integrate the river
See Central City Design Guidelines A1 above.

CEDG A2 Emphasize Portland themes
A2-1 Recognize transportation, produce and commerce as primary E Portland themes
See Central City Design Guidelines A2 above.

CEDG A3 Respect Portland block structures
See Central City Design Guidelines A3 above.

CEDG A4 Use unifying elements
See Central City Design Guidelines A4 above.

CEDG A7 Establish & Maintain a Sense of Urban Enclosure

A7-1 Maintain a sense of urban enclosure when single-story buildings are set back

See Central City Design Guidelines A7 Above

CEDG A8 Contribute to Cityscape, the Stage & the Action

See Central City Design Guidelines A8 Above

CEDG A9 Strengthen Gateways

See Central City Design Guidelines A9 Above

CEDG B1 Reinforce and Enhance the Pedestrian System

This project intends to improve all frontages with new landscaping and trees, as well as provide a new bicycle lane along 9th Ave, increasing the building frontage zone along 9th Ave and creating a safer, more active, vibrant street edge.

CEDG B2 Protect the Pedestrian

See Central City Design Guidelines B2 Above

CEDG B4 Provide Stopping & Viewing Places

See Central City Design Guidelines B4 above.

CEDG B6 Consider Sunlight, Shadow, Glare, Reflection, Wind & Rain

B6-1 Provide pedestrian rain protection

See Central City Design Guidelines B6 above.

CEDG B7 Integrate Barrier-Free Design

See Central City Design Guidelines B7 above.

C1 Respect Architectural Integrity

C1-1 Integrate Parking

C1-2 Integrate Signs

Building parking is located in the garage beneath the building and loading access parking is accommodated at street level onsite. No signage is proposed under this application.

C2 Consider View Opportunities

The building is sited to focus on the Sandy Blvd main entrance. A pedestrian retail path is located parallel with Sandy Blvd with termini of the Troy Laundry building at the corner of 10th and Oak (a beautiful turn of the century brick building designed by Ellis Lawrence), and the large triangular vegetated stormwater planter along Sandy Blvd at each end connecting pedestrians visually at each end of the skylit path. From the upper levels views from the tower connect residents to the urban context of Portland with views beyond to surrounding natural landscape (Mt Hood, Mt St Helens, Rainier, and Forest Park) as well as views to and from live/work units

on the south and units in the residential tower to the pedestrian thoroughfares along each site frontage, enhancing safety (eyes on the street) and the perception of a bustling active neighborhood.

C3 Design for Compatibility

C3-1 Design to Enhance Existing Themes in the District

C3-2 Respect Adjacent Residential Neighborhoods

See Central City Design Guidelines A2, A5, and B4 above.

C4 Establish a Graceful Transition Between Buildings & Open Spaces

See Central City Design Guidelines C9 above.

C5 Design Corners That Built Active Intersections

See Central City Design Guidelines C7 above.

C6 Differentiate the Sidewalk Level of Buildings

See Central City Design Guidelines C8 above.

C7 Create Flexible Sidewalk-Level Spaces

See Central City Design Guidelines C9 above.

C8 Give Special Design Attention to Encroachments

C8-1 Allow for Loading and Staging Areas on Sidewalks

The building loading area is located at grade around the corner from the residential lobby and will be visible to local residents utilizing this area to move in. Additionally it is located directly across the street from the Franz Bread warehouse's primary service entry where tractor trailers cue occasionally to load and unload. This location adjacent to the residential entry means that building residents will have views of loading and unloading activity in the neighborhood from a safe distance, contributing to the urban character of the building.

C9 Integrate Roofs & Use Roof Tops

See Central City Design Guidelines C9 above.

C10 Promote Permance & Quality in Development

See Central City Design Guidelines C2 above.

Modifications

No modifications are requested at this time.

Adjustments

No adjustments are requested at this time.

Response To DAR

LEVER Architecture appreciated the opportunity to present our initial work to the Design Commission on October 27th, 2022. Per the Design Advice Request Discussion Memo the following topics were highlighted and recommended for further consideration and discussion as outlined below:

Context
- Material - Masonry
- Art
- Sandy History
- Historic themes

Public Realm
- Option 1
    - Modifications and Adjustments
    - Retail passage activity
    - Gated access
- Weather Protection
    - Continuous Coverage
- Live Work
    - Living component at the front
    - Commercial activity at the street

Quality and Permanence
- Tower Fenestration - Straight forward
- Articulation - Provide relief and texture

LEVER Responses:

Context

Materiality
LEVER has incorporated brick masonry pillars around the entire base of the podium to echo the materiality of adjacent buildings and connect it to the neighborhood context.

Art
The Owners of Sandy Pine will commission art to be located at the main entrance to the building on 9th and Sandy.

Sandy History
The history of Sandy is integral to the shape and form of the building, and its relevance to the local context. Public art will be commissioned to feature this history and located

at the corner of 9th and Sandy to feature prominent aspects of the site and region's history. Given the prominence of timber in the building's design, and timber's historic connection to the region, along with its importance in today's culture of sustainability and ecological awareness, the building's structure and design will cultivate broad international interest. Upon visiting the site to see the innovative structure, the public will be exposed to appropriately themed art and design that highlight the site's history and its connection with this climate-positive natural resource.

Historic Themes
Central Eastside Guidelines pay specific mention of the Sandy Wagon Road. The design team will curate site-specific art featuring this theme. On a deeper level, the history of Sandy as a street predates the Sandy Wagon Rd, and the design team would like the historic themes to take a further look back into history, predating the existence of the City and feature content that supports a wider range of influences and voices. Sandy's origins are directly connected to a basic human interest in traversing inland between the Willamette and Columbia rivers, in a natural environment. Many of the design proposals presented depict ways to accommodate and restore this original need, by prioritzing the restoration of pedestrian activity on site through the use of increased landscape features and connection with local natural materials.

Our intent is to reinforce the project's connection to its history, neighborhood, and region, through forward-thinking design that addresses both current and future issues of urbanization, climate change, and social awareness.

Public Realm

Option 1
Based on feedback from the commission, the design team has focused on a design that more closely resembles Option 2. This option resolved more complicated issues around:

Modifications - It fills the block and provides a stronger pedestrian edge without modifications or adjustments.

Retail Passage activity - Encloses the passage as an interior building amenity and prioritizes public activity to the more visible corner of 9th and Sandy, and along the widened 9th Ave frontage.

Gated Access: Removes issues of access control to an open passage or exterior southern court requiring complicated gates/security and potentially appearing vacant or un-used after hours and inviting unwanted access or occupancy.

Weather Protection

The design team has proposed a continuous wood soffit providing pedestrian and occupant protection from the elements along the street edges. Entries are recessed to increase wayfinding clarity. The element also assists in addressing the clarity of the podium and tower elements and distinguishing them from each other in support of the overall massing coherence.

Live/Work Units
Attention was paid to the suggestion that the design of these units should reinforce an active street edge. Unit mezzanines have been located on the street facing facade of the units so that regardless of whether a commercial activity's location within the unit (either ground floor, or upper level) it will be located on the street side. This will support active uses at the street edge, views of activity to and from the unit, and safety/security through increased street visibility.

Quality and Permanence

Tower Fenestration
The fenestration of the tower has been designed with the following considerations:

Simplicity
Given the shape of the tower massing, care was taken to keep facade articulation simple. Window proportions are consistent along the facade and units regularized to fit with a consistent rhythm. Balcony elements were designed to be transparent without using harder to maintain glass. Materials were limited to metal panel, wood, or high-quality window system so that the proportions of the facade achieves a simplicity derived from basic repeated elements.

Central Eastside District Precedent
Proportion of openings reflect those of more traditional load bearing brick warehouse with punched windows. While masonry on the tower is problematic on a wood structural system due to the extensive added weight and proportional increase in wood volume and structure size, the proportion of the windows is reflective of other buildings in the neighborhood and its repetition (e.g. Towne Storage Building, Eastside Exchange, or Portland Storage Company)

Interface between Tower and Podium
Attention was given to the interface between the tower and the podium. First, they were differentiated by cladding material: The podium with masonry pillars, and a continuous wood soffit along the street frontages, the tower with ACM metal panel and wood soffited balconies.

The wood soffit separates the podium from the tower and strikes a clear line around the site. The tower sits on top of this element, and with the exception of the east facade facing the Buckman Neighborhood, and the tips of the two wings which meet the podium, the rest of the tower is set back at angles from the street edges. Where the tower and podium align at the street edge, a change in material from wood to metal cladding clearly separates the two for the sake of clarity and coherence.

Articulation

The design team has provided relief and texture with the following considerations:

Balconies

Each unit has a private balcony. On the north and south facades of the west wing balconies are triangular in shape creating variation in shadow and exposure. On the east elevation balconies are inset and create areas of deeper shade. On the west face of the east wing balconies are provided as a juliette opening and railing flush with the face of the building.

ACM Metal Panel Form

At all facades ACM panels are repetitive and tapered in profile to provide changes in color as weather and time of day vary. Facade appearance can change throughout the day and differ from elevation to elevation, but maintain a consistent proportion for a simple expression.

Exposed Wood Elements

High buildings cannot have exposed vertical wood cladding above 40ft.
To provide warmth at the street level and hints of the wood structure, the podium soffit is expressed as a continuous wood level underneath the 40ft limit. Balconies on the tower are allowed to expose their undersides, and wood peaks out hinting at the structure of the exposed wood deck inside.
The single level lease area and residential units that are not underneath the tall tower have an exposed wood ceiling and columns visible through the large windows at the street edge. The interior exposed wood ceiling of the units is also exposed and visible from the street. The exposed wood elements will provide a warmer and more inviting appearance to the building, and especially at night.

Ground Floor Street Frontages

At the street level facades the design provides consistent masonry pillars that land on the grade plane. The faceted shape of the pillars allows for an overhang and shading at the entries and storefronts. The form of the pillars also present opportunities for landscape planting areas between, softening the building edge at grade creating a variety of different spatial characteristics at the street level.

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Central City Design Guidelines Applicable
https://www.portland.gov/sites/default/files/2019-07/central_city_plan_fundamental_dg_2001.pdf

CCDG A1 Integrate the river
Guideline: Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

Sandy Blvd exists because to connect people to the Willamette and Columbia Rivers. The project intends to highlight this original purpose, and to restore Sandy Blvd to a more pedestrian oriented environment with re-established natural landscape elements in the building frontage zones. All units feature exterior balconies that connect resident's visually to the river views on the North, West, and South sides, as well as maintain and improve direct pedestrian connections to the sidewalks and crosswalks leading west to the river. The building's west wing, overlooking the stormwater planter on Sandy, directly points to the Willamette River and Hawthorne bridge, and the units on the NW side of this wing look directly towards the river and the original location of the Stark Street Ferry that served the Central Industrial Eastside.

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

Two Portland themes are reinforced in the design of this project.

First, Sandy Blvd's unique alignment within the city predates the European cartesian grid established in the 1850s concurrent with the establishment of the city. It's trajectory represents the basic human need to walk inland along the shortest connecting path between the shores of the Willamette and the Columbia Rivers. While the building's podium maintains the geometry of the city block structure, the tower's west wing reinforces Sandy's tangential alignment with the City grid. Its orientation and alignment within the city reinforce Sandy Blvd's unique condition in the city and its indigenous origins.

Second, Portland's (aka Stumptown's) rich local and regional connection to the forest, and industries associated with timber are highlighted in an un-ironic manner by the building's unique and first-of-its-kind point supported mass timber structural system. The building's primary structure, is visible throughout the project and from the street, display regionally sourced natural materials and will serve as a destination within the city for those interested in the potential of wood. The utilization of a mass timber structural system features the City's

connection to a natural solution to climate change, and its role in the commercial innovation of construction with timber.

CCDG A3 Respect the Portland block structure
Guideline: Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

A ground floor podium is extended to lot lines at grade to fill the block. Building frontages are inflected at entry points to support way-finding. Ground floor street facing windows are set back two to three feet to provide complimentary landscaping onsite or to identify entries and building access points to pedestrians and vehicles arriving at the site from the street frontages at Pine, Oak, 9th and 10th Avenues.

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

The project has two discrete massing elements: the ground floor podium and the tower. Each reflect unique architectural expressions that complement and connect each other.

The podium features brick masonry pillars relating to adjacent historic buildings nearby with modern large-scale storefront glazing elements consistent with the goals of current day zoning requirements. The podium level spaces maintain a consistent street edge at all frontages. Changes in occupancy at the podium level are expressed by differences in the scale of glazing and opening. All ground floor podium elements are captured under a continuous tapered wood soffit that extends around all dominant street frontages and under the base of the tower for a consistent appearance at all frontages.

The tower is expressed as a simple extruded volume with punched openings. The tower is clad with a single ACM panel with a consistent color. Balconies are provided at each residential unit. Balcony ceilings expose a wood cladding material to add warmth and consistency to the building with consistent railing and glazing features. Glazing elements for the project are of the same finish and proportion throughout the project, and at the tower levels openings are consistently proportioned to reflect openings in Central Eastside Industrial District warehouses for contextual compatibility.

CCDG A5 Enhance, embellish, and Identify areas
Guideline: 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.

At the ground level entries into retail, residential, and service spaces are inflected and held back from the street edge to identify their locations on the facades. Large masonry pillars reflect the materiality of adjacent turn-of-the century Central Eastside Industrial district buildings. Loading and service access points are located along 10th across the street from the existing Franz Bread warehouse to center similar activities in the city. The axis of the interior pedestrian thoroughfare enhance connections to significant elements near the site. At the north end, the thoroughfare terminates at the corner of 10th and Pine across the street from the architecturally significant Troy laundry building, adding prominence to this unique historic building. On its south end, the walkway terminates adjacent to a large existing stormwater planter that was built to rehabilitate Sandy's stormwater management capacity. The project enhances this terminus as the connection point to a new widened sidewalk furnishing zone and buffers pedestrians from automobile activity at the corner of 9th and Sandy.

CCDG A8 Contribute to a vibrant streetscape
Guideline: 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.

As described in CDDG A3 above the new building frontage incorporates several features contributing to a vibrant street frontage. At the 9th Ave and Pine Street frontages commercial retail lease areas are designed with operable storefront entrances to allow shop owners to open up large units along the facade to connect their units to street activity and vice-versa. Multiple entrances are located along these frontages to allow pedestrian access at multiple points along the street into the building. Building entries are inflected with deeper overhangs for a varied edge including landscaping and active uses.

Along Oak St, walk-up live/work residential units line the street frontage. The units all have a varied and setback front door for unit privacy, but also feature double height glazing to allow views to and from the street from the residents. Mezzanine areas in the live/work units are located on the street-facing facade to focus interior activity to the street-side of the units. Resident's use of the mezzanine will encourage visibility between the street and interior areas of the unit for increased public safety and activity.

CCDG A9 Strengthen Gateways
Guideline: Develop and/or strengthen gateway locations.

The project will feature a new pedestrian thoroughfare through the NW corner of the site that will increase activity along the new 9th Avenue frontage and at a more protected main commercial entry at the corner of 9th and Sandy where public art depicting the area's local history will be featured. The main entry will be landscape to a much greater degree than much of the existing Sandy Blvd and will amplify the transition from Sandy Blvd onto the more pedestrian and bicycle friendly side-streets along Pine and Oak.

CCDG B2 Protect the pedestrian
Guideline: 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.

Along all frontages pedestrians will benefit from a greater degree of protection than currently exists on site. Landscape buffers between curb and pedestrian areas will be provided at all frontages with area for moveable seating, bicycle parking areas, and deeper sidewalk zones. Along 9th, the reduction of its width, and change of use to a bicycle-only thoroughfare will reduce vehicular traffic along the west side of the site, and connect the west facade of the building to the existing stormwater swale along Sandy, creating a zone that is completely pedestrian focused. The connection between the building and the new widened custom paved frontage will become a plaza for business to open onto. For units above the street this connection will distance them from the noise and vehicular traffic along Sandy and create a new “front lawn” for the project that features views to downtown and forest park.

CCDG B4 Provide stopping and viewing places
Guideline: Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.

At all frontages, recessed entries and deeper landscaped sidewalk frontages will be provided that allow areas for public street furnishings and places to stop, view, socialize and rest. Along the Oak Street frontage, residential walk-up units will feature small-scale patios for residents to occupy during the day, contributing to activity and areas of relaxation along the urban street edge.

CCDG B6 Develop weather protection
Guideline: 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.

The ground floor podium features a tapered wood clad facade (an awning) that runs continuously around the frontages. It provides protection from the elements above proposed storefront glazing and building entries.

CCDG B7 Integrate barrier free design
Guideline: Integrate access systems for all people with the building’s overall design concept.

Barrier-free design has been incorporated throughout all ground floor entrances. All primary building entrances, including retail, live/work, service and loading, residential lobby, entrances

are designed to accommodate visitors and residents of differing abilities equally and equitably. Visual and tactile cues, including adequate walking surface lighting are provided at all main entrances, and no obstructions to access have been located in the right of way.

CCDG C1 Entrance view opportunities
Guideline: 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 facades that create visual connections to adjacent public spaces.

The project will provide a new public main entrance with areas for pedestrian and business activity at the corner of 9th and Sandy visible from vehicles, bicyclists, and pedestrians passing the site. The tower massing is developed so that all units have unique and unobstructed views to the city and region beyond. Balconies at each unit with transparent mesh railings will allow residents views of Mt Hood, Mt St Helens, Rainier, Forest Park, Marylhurst Bluff, NE Portland, or Downtown Portland depending on the unit's orientation. This allows residents to see in one view the urban and rural vistas of Portland.

CCDG C2 Promote quality and permanence
Guideline: Use design principles and building materials that promote quality and permanence.

Materials selected for the project are of high quality and reflective of the neighborhood context. Brick and concrete was utilized at the ground floor for its resilience and contextual connection. Metal panels and exposed wood are used at the upper floors to express simplicity in form and material, and designed in a way that changes in light will create a dynamic appearance of the building in the city. Wood elements above the pedestrian realm provide a warmth and natural appearance that softens the overall scale of the building.

CCDG C4 Complement the context of existing buildings
Guideline: Complement the context of existing buildings by using and adding to the local design vocabulary.

The current context around the site is a mix of one to four story industrial, office, and residential buildings. The site is on the east edge of the district where the Central Eastside Industrial District transitions to the residential Buckman Neighborhood several blocks to the east. The immediate built context around the site is an eclectic mix of two to four story concrete, and masonry industrial buildings, with the occasional turn of the century single family residence. At the ground floor level the building utilizes brick pillars at the ground floor to echo the brick in the adjacent Franz Bakery warehouse to the east and Troy Laundry building to the NE. The proportion of the base is opened up at the ground level to meet the requirements of the ground floor window.

CCDG C5 Design for coherency

Guideline: 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.

At the ground floor level, the building's brick masonry pillars and large scale operable storefront glazing are captured under a continuous wood soffit that extends along the south facade, under the base of the east wing of the tower, along 9th Avenue and around the frontage on Sandy Blvd and Pine. This continuous element holds the street lot lines at all facades, maintaining the structure of the city grid. Entrances under this continuous soffit element are recessed to create covered alcoves sheltered from above, providing several feet of overhang above street-facing windows for a buffer against the elements. At the south facade along Oak, the soffit creates a continuous roofline above the walk-up live/work units creating a clear distinction between the ground floor podium and the 11 story tower that sits upon it.

CCDG C7 Design corners that build active intersections
Guideline: Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Retail and commercial lease areas are located along the North and West building frontages and include the 45ft long "fifth" facade along the section of the site shaved off along the NW facing frontage along Sandy. Along these frontages, the building podium is a single story. The primary pedestrian entrance to the retail areas is on the Sandy Blvd facade. This corner is the preeminent frontage viewed by pedestrians, cyclists, and vehicles passing by the site on Sandy Blvd (the highest volume of traffic) and serves as the gateway to the widened right of way along 9th Ave adjacent to the proposed new bike thoroughfare. This main entrance is intended to be the signature public entry to the project.

CCDG C8 Differentiate the sidewalk level of buildings
Guideline: 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.

The building's massing consists of two individual elements: A single floor ground level podium level and an 11 story tower above. The podium facade of faceted masonry pillars and storefront glazing distinguishes itself from the tower above in material and proportion. At the ground level, openings in the facade are more generous to allow views from the street back into the commercial activity and lease areas at grade. Live/work, residential lobby and service areas along the south and east facades continue this language and all are captured under a continuous wood soffit which distinguishes the top of the podium from the tower above. In

contrast the tower massing (an eccentric V shape in plan) is clad in a metal facade, the bottoms of its wood structural decks exposed to show a hint of its materiality linked to the podium from the pedestrian perspective. However the materiality and proportion of the tower differs from the base. Windows are smaller and appear punched into the facade to reflect the more historical proportions of nearby industrial warehouse buildings.

CCDG C9 Develop flexible sidewalk level spaces
Guideline: Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Sidewalk areas adjacent to the site provide a wide range of flexibility depending on the occupancy of the adjacent spaces. For retail and commercial frontages along Sandy, Pine, and 9th Ave, the sidewalk level of the building accommodates access and outdoor areas supporting interior lease areas. Moveable sidewalk seating areas along these frontages will allow tenants to curate outdoor eating and sitting areas. Landscaped planters adjacent to the building in the frontage zones soften the edges and create pleasant areas to walk and gather.

Along 9th Ave the enlarged, generous, pedestrian thoroughfare is fronted by operable windows that allow businesses to open onto an outdoor public space in fair weather connecting the activity of the space to the sidewalk. Along 10th Ave, parking and loading access is set back three feet from the property line, providing areas for landscape buffers and wider areas for garage access. Along the south live/work frontages, the sidewalk planting areas are protected, and small patios in front of the units create a wider perceptual street edge along the southern frontage. Street trees at all facades create a variety of coverage and light patterns throughout the day and seasons and are wider and more landscaped than currently exist to create a softer transition onto the site, and between adjacent blocks in the neighborhood.

CCDG C10 Integrate encroachments
Guideline: 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.

Public lighting, an expected encroachment along 9th Ave will span across the sidewalk zone (approximately 16 ft in width and height) and enhance the quality of the adjacent sidewalk outdoor areas as well as creating a compelling view of the site for pedestrian and vehicular traffic on Sandy.

CCDG C11 Integrate roofs and use rooftops
Guideline: 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 stormwater management tools.

Exceptions to features that are above the 125ft height limit are not allowed by zoning in this district. While this limits access for rooftop areas by residents on the 12th story roof, the east 11th story wing of the project is proposing a 2,000sf outdoor roof terrace that extends to the tip of the east wing and is adjacent to an indoor amenity area serving that floor. The outdoor terrace will be an amenity to the building residents and features views to Mt St Helens, Forest Park, Downtown City views and views to other adjacent buildings and landscape beyond. Views to this amenity space from the ground floor occur coming down Sandy Blvd from the north and from the other adjacent taller buildings south by northwest of Sandy.

CCDG C12 Integrate exterior lighting
Guideline: 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.

Overhead exterior lighting is proposed to highlight the widened street plaza area along 9th Ave to create a festive and welcoming atmosphere for the adjacent businesses and highlight the activity at the corner of Sandy. Individual landscape lighting is proposed to add sparkle along the right-of-way frontages. Live work units will feature appropriately scaled entry area lighting for residents. Along the east, ground floor, facade downlighting will occur with a focus on entry ways for bike parking, loading and parking access. All retail and residential lobby entries will feature exterior sidewalk lighting to highlight the point of access. Additionally, unit balconies on the building will feature small exterior downlights to enhance the appearance of the building from downtown as well as localized activity that may occur on the exterior patios.

Central Eastside Design Guidelines Applicable
https://www.portland.gov/sites/default/files/2019-07/central_east_side_district.pdf

CEDG A1 Integrate the river
See Central City Design Guidelines A1 above.

CEDG A2 Emphasize Portland themes
A2-1 Recognize transportation, produce and commerce as primary E Portland themes
See Central City Design Guidelines A2 above.

CEDG A3 Respect Portland block structures
See Central City Design Guidelines A3 above.

CEDG A4 Use unifying elements
See Central City Design Guidelines A4 above.

CEDG A7 Establish & Maintain a Sense of Urban Enclosure

A7-1 Maintain a sense of urban enclosure when single-story buildings are set back

See Central City Design Guidelines A7 Above

CEDG A8 Contribute to Cityscape, the Stage & the Action

See Central City Design Guidelines A8 Above

CEDG A9 Strengthen Gateways

See Central City Design Guidelines A9 Above

CEDG B1 Reinforce and Enhance the Pedestrian System

This project intends to improve all frontages with new landscaping and trees, as well as provide a new bicycle lane along 9th Ave, increasing the building frontage zone along 9th Ave and creating a safer, more active, vibrant street edge.

CEDG B2 Protect the Pedestrian

See Central City Design Guidelines B2 Above

CEDG B4 Provide Stopping & Viewing Places

See Central City Design Guidelines B4 above.

CEDG B6 Consider Sunlight, Shadow, Glare, Reflection, Wind & Rain

B6-1 Provide pedestrian rain protection

See Central City Design Guidelines B6 above.

CEDG B7 Integrate Barrier-Free Design

See Central City Design Guidelines B7 above.

C1 Respect Architectural Integrity

C1-1 Integrate Parking

C1-2 Integrate Signs

Building parking is located in the garage beneath the building and loading access parking is accommodated at street level onsite. No signage is proposed under this application.

C2 Consider View Opportunities

The building is sited to focus on the Sandy Blvd main entrance. A pedestrian retail path is located parallel with Sandy Blvd with termini of the Troy Laundry building at the corner of 10th and Oak (a beautiful turn of the century brick building designed by Ellis Lawrence), and the large triangular vegetated stormwater planter along Sandy Blvd at each end connecting pedestrians visually at each end of the skylit path. From the upper levels views from the tower connect residents to the urban context of Portland with views beyond to surrounding natural landscape (Mt Hood, Mt St Helens, Rainier, and Forest Park) as well as views to and from live/work units

on the south and units in the residential tower to the pedestrian thoroughfares along each site frontage, enhancing safety (eyes on the street) and the perception of a bustling active neighborhood.

C3 Design for Compatibility

C3-1 Design to Enhance Existing Themes in the District

C3-2 Respect Adjacent Residential Neighborhoods

See Central City Design Guidelines A2, A5, and B4 above.

C4 Establish a Graceful Transition Between Buildings & Open Spaces

See Central City Design Guidelines C9 above.

C5 Design Corners That Built Active Intersections

See Central City Design Guidelines C7 above.

C6 Differentiate the Sidewalk Level of Buildings

See Central City Design Guidelines C8 above.

C7 Create Flexible Sidewalk-Level Spaces

See Central City Design Guidelines C9 above.

C8 Give Special Design Attention to Encroachments

C8-1 Allow for Loading and Staging Areas on Sidewalks

The building loading area is located at grade around the corner from the residential lobby and will be visible to local residents utilizing this area to move in. Additionally it is located directly across the street from the Franz Bread warehouse's primary service entry where tractor trailers cue occasionally to load and unload. This location adjacent to the residential entry means that building residents will have views of loading and unloading activity in the neighborhood from a safe distance, contributing to the urban character of the building.

C9 Integrate Roofs & Use Roof Tops

See Central City Design Guidelines C9 above.

C10 Promote Permance & Quality in Development

See Central City Design Guidelines C2 above.

REPORT OF GEOTECHNICAL ENGINEERING SERVICES

900 SE Sandy Development
900 SE Sandy Boulevard and 901 SE Oak Street
Portland, Oregon

For
SolTerra
February 14, 2022

Project: SolTerra-3-01

February 14, 2022

SolTerra
959 SE Division Street, Suite 130
Portland, OR 97214

Attention: Brian Heather

Report of Geotechnical Engineering Services
900 SE Sandy Development
900 SE Sandy Boulevard and 901 SE Oak Street
Portland, Oregon
Project: SolTerra-3-01

We are pleased to submit this report of geotechnical engineering services for the proposed 900 SE Sandy development located at 900 SE Sandy Boulevard and 901 SE Oak Street in Portland, Oregon. Our services for this project were conducted in accordance with our proposal dated November 22, 2021.

We appreciate the opportunity to be of continued service to you. Please contact us if you have questions regarding this report.

Sincerely,

NV5



Brett A. Shipton, P.E., G.E.
Principal Engineer

cc: Jonathan Heppner, Lever Architecture (via email only)

GJS:BAS:kt
Attachments
Document ID: SolTerra-3-01-021422-geor-DRAFT.docx
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EXECUTIVE SUMMARY

Based on our understanding of the project and the results of our explorations, laboratory testing, and analyses, it is our opinion that the proposed project can be constructed at the site. The primary geotechnical considerations for the project are summarized as follows:

- Columns with of loads up to 1,000 kips can support spread footings that are 30 deep or deeper.
- A mat foundation established at a depth of at least 30 feet is recommended if column loads support column loads exceeding 1,000 kips.
- The fine-grained soil at the site is easily disturbed when at a moisture content above optimum. The contractor should be prepared to protect the subgrade during construction.
- The site will require demolition of the existing building, concrete slabs, and other site features. In particular, wet, sensitive subgrade should be anticipated beneath the existing structural elements (slabs, pavement, foundations, etc.).
- Groundwater is not anticipated to have an impact on design and construction of the structure.
- Infiltration appears to be feasible at this site. Drywells, if used, should be designed and constructed to infiltrate into the deeper soil at the site in accordance with the recommendations in this report.

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ACRONYMS AND ABBREVIATIONS

AC	asphalt concrete
ASCE	American Society of Civil Engineers
ASTM	American Society for Testing and Materials
BGS	below ground surface
CRBG	Columbia River Basalt Group
H:V	horizontal to vertical
ksf	kips per square foot
OSHA	Occupational Safety and Health Administration
pcf	pounds per cubic foot
pci	pounds per cubic inch
psf	pounds per square foot
SOSSC	State of Oregon Structural Specialty Code
SPT	standard penetration test
USGS	U.S. Geological Survey

1.0 INTRODUCTION

NV5 has prepared this geotechnical engineering report for use in design and construction of the proposed development located at 900 SE Sandy Boulevard and 901 SE Oak Street in Portland, Oregon. Figure 1 shows the site relative to existing topographic features. Figure 2 shows the approximate locations of our explorations.

Acronyms and abbreviations used herein are defined above, immediately following the Table of Contents.

2.0 PROJECT UNDERSTANDING

The north half of the site is currently occupied by a one-story warehouse building and the south half of the site is currently occupied by a two-story office building, both of which will be demolished for the proposed new development. The proposed development consists of an 11- to 12-story, wood-framed mixed-use building with 2½ levels of underground parking.

According to Holmes Engineering, maximum column loads will be on the order of 1,100 kips. Floor slab loads are assumed to be less than 100 psf. We have assumed that cuts for the underground parking will be up to approximately 35 feet and fills for the site will be minimal.

3.0 SCOPE OF SERVICES

The purpose of our scope was to provide geotechnical engineering recommendations for use in design and construction of the proposed development. Specifically, we performed the following tasks:

- Reviewed readily available, published geologic data and our in-house files for existing information on subsurface conditions in the site vicinity.
- Coordinated and managed the field explorations, including utility locates and scheduling subcontractors and NV5 field staff.
- Conducted a subsurface exploration program consisting of three borings drilled to depths of between 40.4 and 56.5 feet BGS.
- Performed infiltration testing at depths of 5 and 30 feet BGS in accordance with the City of Portland Stormwater Management Manual requirements.
- Collected soil samples for laboratory testing and maintained a detailed log of subsurface conditions encountered in the explorations.
- Conducted a laboratory testing program consisting of the following tests:
  - Sixteen moisture content determinations in general accordance with ASTM D2216
  - Four particle-size analyses in general accordance with ASTM C117 or ASTM D1140
- Provided recommendations for site preparation and grading, including temporary and permanent slopes, shoring, fill placement criteria, suitability of on-site soil for fill, and subgrade preparation.
- Provided recommendations for wet weather construction.
- Provided foundation support recommendations for the proposed building, including the preferred foundation type, allowable bearing capacity, and lateral resistance parameters.

- Provided recommendations for use in design of conventional retaining walls, including backfill and drainage requirements and lateral earth pressures.
- Provided an evaluation of groundwater conditions at the site and provided general recommendations for dewatering during construction and subsurface drainage.
- Provided geotechnical engineering recommendations for design and construction of concrete floor slabs, including an anticipated value for subgrade modulus.
- Provided recommendations for subsurface drainage of foundations, floor slabs, and pavement.
- Provided results of field infiltration testing and general recommendations for on-site stormwater disposal.
- Provided a discussion of seismic activity near the site, liquefaction potential, and anticipated deformations. Provided recommendations for seismic design coefficients in accordance with the procedures in the 2019 SOSSC.
- Prepared this geotechnical engineering report presenting our findings, conclusions, and recommendations.

This draft report will be followed by a final geotechnical report following completion of an additional boring and analysis to determine subgrade conditions in the northwest corner of the site. We have not provided a site-specific seismic hazard evaluation in accordance with the 2019 SOSSC and ASCE 7-16 in this draft report; this evaluation will be provided in the forthcoming final report.

4.0 SITE DESCRIPTION

4.1 REGIONAL AND SITE GEOLOGY

The site is located in the western portion of the Portland Basin physiographic province, which is bound by the Tualatin Mountains to the west and south and the Cascade Range to the east and north. The Portland Basin is described as a fault-bounded, pull-apart basin that was formed by two northwest-trending fault zones (Pratt et al., 2001). The Portland Hills fault zone trends along the west side of the basin, and the Frontal fault zone trends along the east side of the basin near Lacamas Lake, east of Vancouver, Washington.

A review of published geologic literature, previous explorations in the area, and explorations conducted during our investigation indicates the site is underlain by Pleistocene flood deposits (Gannett and Caldwell, 1998; Beeson et al., 1991; and Madin, 1990) delineated as fine-grained facies (Qff). The unit consists of unconsolidated, coarse sand to silt with occasional clayey layers. The unit was deposited by multiple catastrophic glacial floods associated with the late Pleistocene (15,500 to 13,000 years before present) Missoula floods. The thickness of the flood deposits in the site vicinity is approximately 30 to 60 feet.

Underlying the flood deposits is the Pliocene to Pleistocene Age (5 million to 1.5 million years before present) Troutdale Formation (QTg), which consists of poorly to moderately consolidated, semi-cemented, subrounded to rounded sand and gravel. The thickness of the Troutdale Formation in the site vicinity is approximately 100 to 150 feet (Gannett and Caldwell, 1998; Beeson et al., 1991; and Madin, 1990).

The Troutdale Formation is underlain by the Miocene to Pliocene Age Sandy River Mudstone (Tsr) and the Miocene Age (20 million to 10 million years before present) CRBG (Tcr), which is a series of basalt flows that originated from southeastern Washington and northeastern Oregon. The CRBG is several hundred feet thick and considered the geologic basement unit for this report.

4.2 SURFACE CONDITIONS

The approximately 40,000-square-foot site consists of one city block that is bordered by SE Sandy Boulevard to the northwest, SE Pine Street to the north, SE Oak Street to the south, SE 9th Avenue to the west, and SE 10th Avenue to the east. The new building footprint will encompass the entire site. The site is currently occupied by two buildings: a one-story warehouse building at 900 SE Sandy Boulevard to the north and a two-story office building at 901 SE Oak Street to the south. Paved parking areas service the two buildings to the east and south. We understand the existing buildings and paved parking areas will be demolished.

4.3 SUBSURFACE CONDITIONS

Our field explorations consisted of drilling three borings (B-1 through B-3) to depths between 40.4 and 56.5 feet BGS. The approximate locations of our explorations are shown on Figure 2. A description of our field explorations and laboratory testing program, the exploration logs, and results of laboratory testing are presented in the Appendix.

The borings were drilled within the paved parking lot and encountered 2 to 3 inches of AC over 2 to 24 inches of aggregate base at the surface. Our explorations generally encountered undocumented fill over silt, sand, and gravel to the maximum depths explored. The following sections summarize each subsurface unit encountered in the explorations.

4.3.1 Undocumented Fill

Undocumented fill was encountered below the AC pavement and extends to depths between approximately 4 and 7 feet BGS. The undocumented fill consists of silt and clay with trace to minor sand, variable proportions of gravel, and trace organics. SPT results indicate that the undocumented fill is soft to stiff in consistency. Laboratory testing indicates that the undocumented fill had a moisture content of 36 to 45 percent at the time of our explorations.

4.3.2 Silt

Native silt with variable sand content was encountered below the undocumented fill and extends depths between approximately 18 and 21.4 feet BGS. SPT results indicate that the silt is soft to very stiff in consistency. Laboratory testing indicates that the silt had a moisture content of 28 to 41 percent at the time of our explorations.

4.3.3 Sand and Gravel

Sand and gravel layers with variable silt content generally underlies the silt and extends to the explored depth in each boring. SPT results indicate that the sand and gravel are medium dense to very dense. Laboratory testing indicates that the sand and gravel had a moisture content of 11 to 29 percent at the time of our explorations.

A layer of silt was encountered within the sand and gravel at depths between 31.3 and 38 feet BGS in boring B-2. SPT results indicate that the silt is hard in consistency. Laboratory testing indicates that the silt had a moisture content of 29 percent at the time of our explorations.

4.3.4 Groundwater

Groundwater was not encountered in the borings during our exploration. According to the estimated depth to groundwater mapping published by USGS (Snyder, 2008), the regional groundwater table is estimated to be at depth between approximately 45 and 50 feet BGS. Perched groundwater zones are likely to develop in the upper soil at the site, particularly during extended periods of wet weather. The depth to groundwater may fluctuate in response to prolonged rainfall, seasonal changes, changes in surface topography, and other factors not observed during this study.

5.0 CONCLUSIONS

Based on the results of our subsurface exploration and engineering analyses, it is our opinion that the site can be developed as proposed. The primary geotechnical considerations for the project are summarized in the Executive Summary. Our specific recommendations are provided in the following sections.

6.0 SITE DEVELOPMENT RECOMMENDATIONS

6.1 SITE PREPARATION

6.1.1 Demolition

Demolition includes removal of the existing structures, floor slabs, foundation elements, pavement, concrete sidewalks, and utilities that may be present underneath areas to be improved. Underground vaults, tanks, manholes, foundation elements, and other subsurface structures should be removed in areas of new foundation elements. Utility lines can be completely removed or grouted full if left in place. Soil disturbed during demolition should be removed and replaced in accordance with the recommendations in the “Structural Fill” section.

Material generated during demolition should be transported off site for disposal or stockpiled in areas designated by the owner. In general, this material will not be suitable for re-use as engineered fill. However, AC, concrete, and base rock material may be recycled in accordance with the recommendations provided in the “Structural Fill” section.

6.1.2 Grubbing and Stripping

We anticipate minimal stripping and grubbing for the site. If present, existing landscaped areas should be stripped and removed from all proposed structural fill, pavement, and building areas and for a 5-foot margin around such areas. The actual stripping depth should be based on field observations at the time of construction. Stripped material should be transported off site for disposal or used in landscaped areas.

Existing trees or shrubs should be removed from all proposed building areas. In addition, root balls should be grubbed out to the depth of the roots, which could exceed 3 feet BGS. Depending on the methods used to remove root balls, considerable disturbance and loosening of

the subgrade could occur during site grubbing. We recommend that soil disturbed during grubbing operations be removed to expose firm, undisturbed subgrade. The resulting excavations should be backfilled with structural fill.

6.1.3 Undocumented Fill

Undocumented fill was observed in our explorations to depths of between 4 and 7 feet BGS. Undocumented fill should be removed from the influence zone of the new building foundation. It should be evaluated during construction where it exists beneath pavement and floor slabs.

The exposed subgrade should be closely evaluated by a geotechnical engineer during the construction process. Considering the limited site area, it is unlikely silt or silty soil can be properly moisture conditioned for compaction as structural fill. If used for structural fill, any deleterious material will need to be removed and the soil will need to be moisture conditioned and compacted as described in the "Structural Fill" section.

6.1.4 Subgrade Evaluation

Upon completion of demolition, stripping, and subgrade preparation, and before fill or new improvements are placed, the exposed subgrade should be evaluated by proof rolling. The subgrade should be proof rolled with a fully loaded dump truck or similarly heavy, rubber tire construction equipment to identify soft, loose, or unsuitable areas. A member of our geotechnical staff should observe proof rolling to evaluate yielding of the ground surface. During wet weather, subgrade evaluation should be performed by probing with a foundation probe rather than proof rolling. Areas that appear soft or loose should be improved in accordance with subsequent sections of this report.

6.2 CONSTRUCTION CONSIDERATIONS

Conventional earthmoving equipment in proper working condition should be capable of making necessary excavations. The sand and sandy soil is prone to raveling, and shoring will be required to maintain vertical excavation walls and protect any adjacent facilities. In our opinion, a soldier pile shoring system will be the most economical to support excavations for the proposed below-grade parking levels. Geotechnical parameters for use in shoring design are provided in subsequent sections.

The fine-grained soil present on this site is easily disturbed. If not carefully executed, site preparation, utility trench work, and excavations can create extensive soft areas and significant repair costs can result. Earthwork planning, regardless of the time of year, should include considerations for minimizing subgrade disturbance.

We do not anticipate that the groundwater table will be encountered during construction. However, perched groundwater may be present during the wet season or after periods of precipitation. Consequently, dewatering may be required to control perched groundwater if present. We anticipate that perched groundwater flow, if encountered, will diminish over time and can be addressed using sumps and pumps internal to the excavation.

We recommend placing a layer of stabilization material over the subgrade that will be exposed to construction traffic to protect it during wet weather. The contractor has control of the

construction schedule and equipment and, therefore, should be responsible for selecting the appropriate working blanket and thickness. However, it is our opinion that a 12-inch-thick section should be sufficient for light staging areas and an 18-inch-thick section should be sufficient for areas subject to heavy construction traffic. Stabilization material should consist of well-graded gravel, crushed gravel, or crushed rock with a minimum particle size of 3 inches and less than 5 percent by dry weight passing the U.S. Standard No. 4 sieve. Stabilization material should be placed in one lift.

Excavations should be made in accordance with applicable OSHA and state regulations. While this report describes certain approaches to excavation and dewatering, the contractor should be responsible for selecting excavation and dewatering methods, monitoring the excavations for safety, and providing shoring as required to protect personnel and adjacent utilities and structures.

6.3 TEMPORARY SLOPES

The use of temporary slopes during construction may not be possible because of site constraints. Where construction slopes are possible, excavation side slopes less than 10 feet high should be no steeper than 1½H:1V, provided groundwater is not present. If slopes greater than 10 feet high are required, NV5 should be contacted to make additional recommendations. We recommend a minimum horizontal distance of 5 feet from the edge of existing upslope improvements to the top of the temporary slope. All cut slopes should be protected from erosion by covering them during wet weather. If sloughing or instability is observed, the slope should be flattened or the cut supported by shoring. Excavations should not undermine adjacent utilities, foundations, walkways, streets, or other hardscapes, unless special shoring or underpinned support is provided.

6.4 SHORING

Based on discussion with the design team, we understand that the proposed below-grade parking levels will be approximately 35 feet deep. We anticipate that an anchored pile and lagging system will be the most cost-effective method of shoring the excavation. The following sections present our recommendations for use in design and construction of shoring.

6.4.1 Lateral Earth Pressures

The soldier pile shoring system should be designed using the lateral earth pressures provided on Figure 3. These pressures will allow moderate relaxation of the shoring toward the excavation causing ground surface settlement. Based on our experience, settlement on the order of 1 inch can be expected adjacent to the shoring. We anticipate settlement will become negligible at a distance of approximately 15 feet from the wall. Surcharge-induced lateral earth pressures can be computed using the methods provided on Figure 4. The lateral earth pressures presented on Figures 3 and 4 are unfactored.

6.4.2 Soldier Piles

Structural design of the soldier piles should consider the lateral earth pressures discussed above. In addition, lateral earth pressures on the soldier piles will be subject to compressive forces as a result of the downward component of the of the tieback anchor loads. We recommend a minimum soldier pile embedment of 5 feet below the base of the excavation. We

recommend an allowable end bearing capacity of 8 ksf for piles embedded at least 5 feet below the excavation base. An allowable skin friction of 0.5 ksf between the concrete and surrounding soil is recommended. In addition, we recommend that the concrete at the tip of the pile have sufficient strength to withstand the imposed vertical loads.

6.4.3 Lagging

Lagging will likely consist of pressure-treated lumber or concrete. To maintain the integrity of the excavation, prompt and careful installation of lagging, particularly in areas of seepage and loose soil, is recommended. All voids behind the lagging should be backfilled promptly.

6.4.4 Tieback Anchors

The bonded zone for the tieback anchors should be maintained outside of the "unbonded zone for anchors" shown on Figure 3. We anticipate that the tieback anchors can achieve allowable bond strength of approximately 3 kips per foot in the retained soil, depending on the method of construction. A variety of methods are available for construction of tieback anchors. Therefore, we recommend that the contractor be responsible for selecting the appropriate bonded length and installation methods to achieve the required anchor capacity. Tieback anchors should be locked off at 100 percent of the design load.

Prior to installing production anchors, we recommend that performance testing be conducted on a minimum of two anchors. The purpose of this testing is to verify the installation procedure selected by the contractor before a large number of anchors are installed. Performance testing should be performed to 150 percent of the design load and in accordance with the guidelines provided *Recommendations for Prestressed Rock and Soils Anchors* (Post Tensioning Institute, 2014).

We recommend that proof testing be conducted on all production anchors in accordance with the guidelines presented in *Recommendations for Prestressed Rock and Soils Anchors.* The anchors should be proof tested to at least 133 percent of the design load.

6.5 STRUCTURAL FILL

Structural fill includes fill placed under slabs, pavement, other areas intended to support structures, and within the influence zones of foundations and structures. Structural fill should be free of organic material and other deleterious material and, in general, should consist of particles no larger than 3 inches in diameter. Recommendations for suitable fill materials are provided in the following sections.

6.5.1 On-Site Soil

The on-site native soil will be suitable for use as structural fill only if it can be moisture conditioned. Based on our experience, the on-site fine-grained (silt and clay) soil is sensitive to small changes in moisture content and may be impossible to compact adequately during wet weather or when its moisture content is more than a few percentage points above optimum. Considering the limited site area, it is unlikely the on-site fine-grained soil can be properly moisture conditioned for compaction as structural fill and we anticipate excavated soil will need to be removed from the site.

6.5.2 Select Granular Fill

Granular material for use as structural fill should be pit- or quarry-run rock, crushed rock, or crushed gravel and sand that is fairly well graded between coarse and fine and has less than 5 percent by dry weight passing the U.S. Standard No. 200 sieve. Granular fill used during periods of prolonged dry weather may have up to 10 percent by dry weight passing the U.S. Standard No. 200 sieve, provided it is properly moisture conditioned.

6.5.3 Pipe Bedding

Utility trench backfill for bedding and in the pipe zone should consist of well-graded granular material with a maximum particle size of ¾ inch and less than 5 percent by dry weight passing the U.S. Standard No. 200 sieve or as required by the pipe manufacturer.

6.5.4 Crushed Rock

Crushed rock will be required as base material for floor slabs as specified. Crushed rock fill should consist of imported clean, durable, crushed, angular rock that meets the requirements of the pertinent sections of this report.

6.5.5 Existing AC Pavement, Concrete, and Aggregate Base

AC pavement, concrete, and aggregate base from existing improvements can be used as structural fill, provided it is environmentally suitable and meets the recommendations for the intended use, which may require processing and/or crushing. When used as general structural fill, recycled material should be well graded with a maximum particle size of 4 inches so there are no voids.

6.6 FILL PLACEMENT AND COMPACTION

Fill soil should be compacted at a moisture content that is near optimum. The maximum allowable moisture content varies with the soil gradation and should be evaluated during construction.

Fill and backfill material should be placed in uniform, horizontal lifts and compacted with appropriate equipment. The maximum lift thickness will vary depending on the material and compaction equipment used but should generally not exceed the loose thicknesses provided in Table 1. Fill material should be compacted in accordance with the compaction criteria provided in Table 2.

Table 1. Recommended Uncompacted Lift Thickness

Compaction Equipment	Recommended Uncompacted Lift Thickness (inches)		
	Silty/Clayey Soil	Granular and Crushed Rock Maximum Particle Size ≤ 1½ Inches	Crushed Rock Maximum Particle Size > 1½ Inches
Hand Tools: Plate Compactor and Jumping Jack	4 to 8	4 to 8	Not Recommended
Rubber-Tired Equipment	6 to 8	10 to 12	6 to 8
Light Roller	8 to 10	10 to 12	8 to 10
Heavy Roller	10 to 12	12 to 18	12 to 16
Hoe Pack Equipment	12 to 16	18 to 24	12 to 16

Table 1 is based on our experience and is intended to serve only as a guideline. The information provided in this table should not be included in the project specifications.

Table 2. Compaction Criteria

Fill Type	Compaction Requirements in Structural Zones		
	Percent Maximum Dry Density Determined by ASTM D1557		
	0 to 2 Feet Below Subgrade (percent)	> 2 Feet Below Subgrade (percent)	Pipe Zone (percent)
Area Fill	95[1]	92	--
Aggregate Bases	95	95	--
Trench Backfill	95[1]	92	90[2]
Retaining Wall Backfill	95[1,3]	92[3]	--

1. May be reduced to 92 percent if native soil is used.
2. Or as recommended by the pipe manufacturer.
3. Should be reduced to 90 percent within a horizontal distance of 3 feet from the retaining wall.

6.6.1 Area Fills

Imported fill placed to raise site grades should be placed on a prepared subgrade that consists of firm, inorganic site soil or compacted fill. The fill material should be placed in uniform horizontal lifts and compacted to the recommended minimum density provided in Table 2.

6.6.2 Aggregate Base

Aggregate base material under foundations and floor slabs should be placed on a prepared subgrade that consists of firm, inorganic native soil or compacted fill. Aggregate base material should be placed in uniform horizontal lifts and compacted to the recommended minimum density provided in Table 2.

6.6.3 Trench Backfill

Trench backfill in structural areas should consist of select granular fill or crushed rock as described in the "Structural Fill" section and compacted to the minimum density provided in Table 2. Pipe bedding and fill in the pipe zone should be compacted to the minimum density presented in Table 2 or as recommended by the pipe manufacturer.

6.6.4 Retaining Wall Backfill

Retaining wall backfill should be compacted to the recommended minimum density provided in Table 2, except that fill within 3 horizontal feet of the wall should be placed in uniform horizontal lifts and compacted to a lesser density of 90 percent of the maximum density, as determined by ASTM D1557, to reduce the effect of compaction-induced stresses against the retaining wall.

Settlement of up to 1 percent of the wall height commonly occurs immediately adjacent to retaining walls as the walls rotate and develop lateral active earth pressures. Consequently, we recommend that flatwork (slabs, sidewalks, or pavement) placed adjacent to retaining walls be postponed at least four weeks following wall construction, unless survey data indicate that settlement is complete sooner.

6.6.5 Drain Rock

Drain rock should consist of open-graded, angular granular material with a maximum particle size of 2 inches. The material should be free of roots, organic material, and other unsuitable material and have less than 2 percent by dry weight passing the U.S. Standard No. 200 sieve (washed analysis).

6.7 PERMANENT CUT AND FILL SLOPES

Permanent cut and fill slopes in the site soil should be inclined no steeper than 2H:1V. Upslope buildings, access roads, and pavement should be set back a minimum of 5 feet from the crest of such slopes.

6.8 EROSION CONTROL

The on-site soil is moderately susceptible to erosion. Consequently, we recommend that slopes be covered with an appropriate erosion control product if construction occurs during periods of wet weather. We recommend that all slope surfaces be planted as soon as practical to minimize erosion. Surface water runoff should be collected and directed away from slopes to prevent water from running down the slope face. Erosion control measures such as straw bales, sediment fences, and temporary detention and settling basins should be used in accordance with local and state ordinances.

7.0 FOUNDATION SUPPORT RECOMMENDATIONS

We have assumed that foundations will be established at a depth of at least 30 feet beneath current site grades. The proposed structure can be supported on a mat foundation or spread footings. Spread footings can be used to support columns with loads of up to 1,000 kips. We recommend mat foundation support if column loads exceed 1,000 kips. The following sections provide our recommendations for use in foundation design and construction.

7.1 MAT FOUNDATION

A preliminary modulus of subgrade reaction of 200 pci can be used for the mat foundation bearing on gravel or compacted crushed rock that extends to gravel. The final modulus should be determined by iteration between the structural and geotechnical engineers based on actual loading. The preliminary modulus of subgrade reaction can be increased by one-half for dynamic loading.

Average sustained ultimate contact pressure from dead and long-term live loads should not exceed 6,000 psf with a maximum isolated area of 8,000 psf. The recommended allowable bearing pressure applies to the total of dead plus long-term live loads and can be increased by one third for short-term loads resulting from wind or seismic forces.

The mat should be supported on at least 6 inches of imported granular material to provide uniform support. The imported granular material should be placed and compacted as previously recommended for aggregate base.

We expect total post-construction settlement associated with the average contact pressures described above will be less than 1.0 inch. We anticipate the actual load distribution and stiffness of the mat will limit differential settlement to less than 0.5 inch.

Lateral loads on mat foundations can be resisted by passive earth pressure on the sides of the structure and by friction on the base of the mat. An allowable passive resistance may be calculated as a triangular pressure distribution, using an equivalent fluid density of 350 pcf. An allowable coefficient of friction equal to 0.45 can be used if footings are supported on native gravel or compacted crushed rock on native gravel.

7.2 SPREAD FOOTINGS

7.2.1 Bearing Capacity

Footings bearing on native gravel below a depth of 30 feet beneath current site grades can be sized based on an allowable bearing pressure of 8,000 psf. This is a net bearing pressure; the weight of the footing and overlying backfill can be ignored in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead and long-term live loads and may be increased by one third for short-term loads, such as those resulting from wind or seismic forces. The mat should be designed assuming a subgrade reaction modulus of 400 pci.

The planned structure can be supported by isolated column and continuous wall footings. We recommend that isolated column and continuous wall footings have minimum widths of 24 and 18 inches, respectively. The bottom of exterior footings and wall footings should be founded at least 18 inches below the lowest adjacent grade. Interior column footings should be founded at least 12 inches below the base of the adjacent floor slab.

7.2.2 Lateral Resistance

Lateral loads can be resisted by passive earth pressure on the sides of footings and by friction on the base of footings. We recommend a friction coefficient of 0.40 for computing the friction capacity of building foundations that bear on native gravel or on granular pads.

Our analysis indicates that the available passive earth equivalent fluid pressure for footings confined by on-site soil and structural fill is 350 pcf. Adjacent floor slabs, pavement, or the upper 12-inch depth of adjacent, unpaved areas should not be considered when calculating passive resistance. This value is based on the assumptions that the adjacent confining structural fill or native soil is level and that groundwater remains below the base of the footing.

7.2.3 Settlement

Total post-construction settlement is expected to be less than 1 inch. Differential settlement of ½ inch should be expected between similarly loaded footings.

7.3 SLABS-ON-GRADE

Satisfactory subgrade support for building floor slabs supporting floor loads of up to 100 psf can be obtained, provided the subgrade is prepared in accordance with the "Site Preparation" section. A minimum 6-inch-thick layer of crushed rock (imported granular material) should be placed and compacted over the prepared subgrade to provide a firm surface and to assist as a capillary break. The imported granular material should be crushed rock or crushed gravel and sand meeting the requirements outlined in the "Structural Fill" section. The imported granular material should be placed in one lift and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557. Floor slab base rock contaminated with excessive fines (greater than 5 percent by dry weight passing the U.S. Standard No. 200 sieve) should be replaced.

A subgrade modulus of 400 pci for native gravel may be used to design floor slabs constructed on subgrade prepared as recommended in the "Site Preparation" section. Settlement of floor slabs supporting the anticipated design loads and constructed as recommended is not expected to exceed approximately ½ inch.

Vapor barriers beneath floor slabs are typically required by flooring manufactures to maintain the warranty on their products. In our experience, adequate performance of floor adhesives can be achieved by using a clean base rock (less than 5 percent fines) beneath the floor slab with no vapor barrier. In fact, vapor barriers can frequently cause moisture problems by trapping water beneath the floor slab that is introduced during construction. If a vapor barrier is used, water should not be applied to the base rock before the slab is poured and the work should be completed during extended dry weather so that rainfall is not trapped on top of the vapor barrier.

Selection and design of an appropriate vapor barrier, if needed, should be based on discussions among members of the design team. We can provide additional information to assist you with your decision.

8.0 PERMANENT RETAINING STRUCTURES

Permanent retaining structures and basement walls free to rotate slightly around the base should be designed for active earth pressures using an equivalent fluid unit pressure of 35 pcf. If retaining walls are restrained against rotation during backfilling, they should be designed for an at-rest earth pressure of 55 pcf. This value is based on the assumptions that (1) the retained soil is level, (2) the backfill consists of granular material, (3) the backfill is drained, and (4) the

wall is less than 35 feet in height. Seismic lateral forces can be calculated using a dynamic force equal to $7H^2$ pounds per linear foot of wall, where H is the wall height. The seismic force should be applied as a distributed load with the centroid located at 0.6H from the wall base. Footings for retaining walls should be designed as recommended for shallow foundations.

Drains consisting of a perforated drainpipe wrapped in a geotextile filter should be installed behind exterior walls. The pipe should be embedded in a zone of coarse sand or gravel containing less than 2 percent by dry weight passing the U.S. Standard No. 200 sieve and should outlet to a suitable discharge.

9.0 DRAINAGE CONSIDERATIONS

9.1 GENERAL

We recommend that roof drains be connected to a tightline leading to storm drain facilities. Pavement surfaces and open space areas should be sloped such that surface water runoff is collected and routed to suitable discharge points. We also recommend that ground surfaces adjacent to buildings be sloped to facilitate positive drainage away from the buildings.

9.2 TEMPORARY

During grading at the site, the contractor should be made responsible for temporary drainage of surface water as necessary to prevent standing water and/or erosion at the working surface. During rough and finished grading of the building site, the contractor should keep all footing excavations and building pads free of water.

9.3 SURFACE

The finished ground surface around the building should be sloped away from the foundations at a minimum 2 percent gradient for a distance of at least 5 feet. Downspouts or roof scuppers should discharge into a storm drain system that that carries the collected water to an appropriate stormwater system. Trapped planter areas should not be created adjacent to the building without providing means for positive drainage (i.e., swales or catch basins).

9.4 INFILTRATION TESTING

Infiltration testing was performed to assist in the evaluation of infiltration rates at the site. Infiltration testing was performed in general accordance with the 2020 City of Portland Stormwater Management Manual.

The testing was performed at depths of 30 feet BGS in boring B-2 and 5 feet BGS in boring B-3. The infiltration testing was performed using the encased falling head test method and 4-inch (boring B-2) and 6-inch (boring B-3) hollow-stem augers. After soaking the soil under a constant head of water, infiltration rates were measured under low-head conditions of approximately 1 foot to 2 feet of water. Fines content testing was performed on representative soil samples collected at the depth of each infiltration test. The fines content test results are presented in the Appendix. Table 3 summarizes the results of infiltration testing and fines content determination.

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Exhibit A4

Table 3. Field Measured Infiltration Rate

Location	Depth (feet BGS)	Material	Infiltration Rate[1] (inches/hour)	Fines Content[2] (percent)
B-2	30	Silty Gravel with sand and cobbles	81	25
B-3	5	Silt with sand	1.5	73

1. Infiltration rates are not factored.
2. Fines content: material passing the U.S. Standard No. 200 sieve

The infiltration rates presented in Table 3 are unfactored. Correction factors should be applied to the measured infiltration rate to account for soil variations and the potential for long-term clogging due to siltation and buildup of organic material. The City of Portland Stormwater Management Manual recommends a minimum allowable factor of safety of 2 be used for the encased falling head test method.

We recommend infiltration facilities at the site extend at least to the depth of the gravel encountered at depths between 18 and 21.4 feet BGS. Installation of infiltration facilities should be observed by a qualified geotechnical engineer or representative under their supervision to evaluate if soil conditions are consistent with subsurface conditions encountered during our explorations. If the drywells for the stormwater system will not have redundant overflow systems, we also recommend confirmation testing for the drywells.

We anticipate drywells may be located near or beneath the proposed building. For drywells in the influence zone of building areas, we recommend locating the top of perforated drywell sections at least 8 feet below the elevation of adjacent footing subgrades and centering drywells between footings to achieve maximum distance horizontally from footings. If drywells are designed as recommended, they will not significantly affect bearing capacity of the footings.

10.0 SEISMIC DESIGN CRITERIA

We have not prepared seismic design criteria for this draft report; a site-specific seismic hazard evaluation of the site in accordance with the requirements of the 2019 SOSSC will be prepared in our final report. Pending the results of the additional boring, we expect that the site soil profile is consistent with Site Class C as defined by SOSSC.

11.0 OBSERVATION OF CONSTRUCTION

Satisfactory earthwork and foundation performance depends to a large degree on the quality of construction. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions often requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated. In addition, sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications.

12.0 LIMITATIONS

We have prepared this report for use by SolTerra and its consultants for this specific project. The data and report can be used for estimating purposes, but our report, conclusions, and interpretations should not be construed as a warranty of the subsurface conditions and are not applicable to other sites.

Soil explorations indicate soil conditions only at specific locations and only to the depths penetrated. They do not necessarily reflect soil strata or water level variations that may exist between exploration locations. If subsurface conditions differing from those described are noted during the course of excavation and construction, re-evaluation will be necessary.

The site development plans and design details were not finalized at the time this report was prepared. When the design has been finalized and if there are changes in the site grades or location, configuration, design loads, or type of construction, the conclusions and recommendations presented may not be applicable. If design changes are made, we should be retained to review our conclusions and recommendations and to provide a written evaluation or modification.

The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in this report for consideration in design.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

♦ ♦ ♦

We appreciate the opportunity to be of continued service to you. Please call if you have questions concerning this report or if we can provide additional services.

Sincerely,

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DRAFT

Gregory J. Schaertl, P.E.
Associate Engineer

DRAFT

Brett A. Shipton, P.E., G.E.
Principal Engineer

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Exhibit A4

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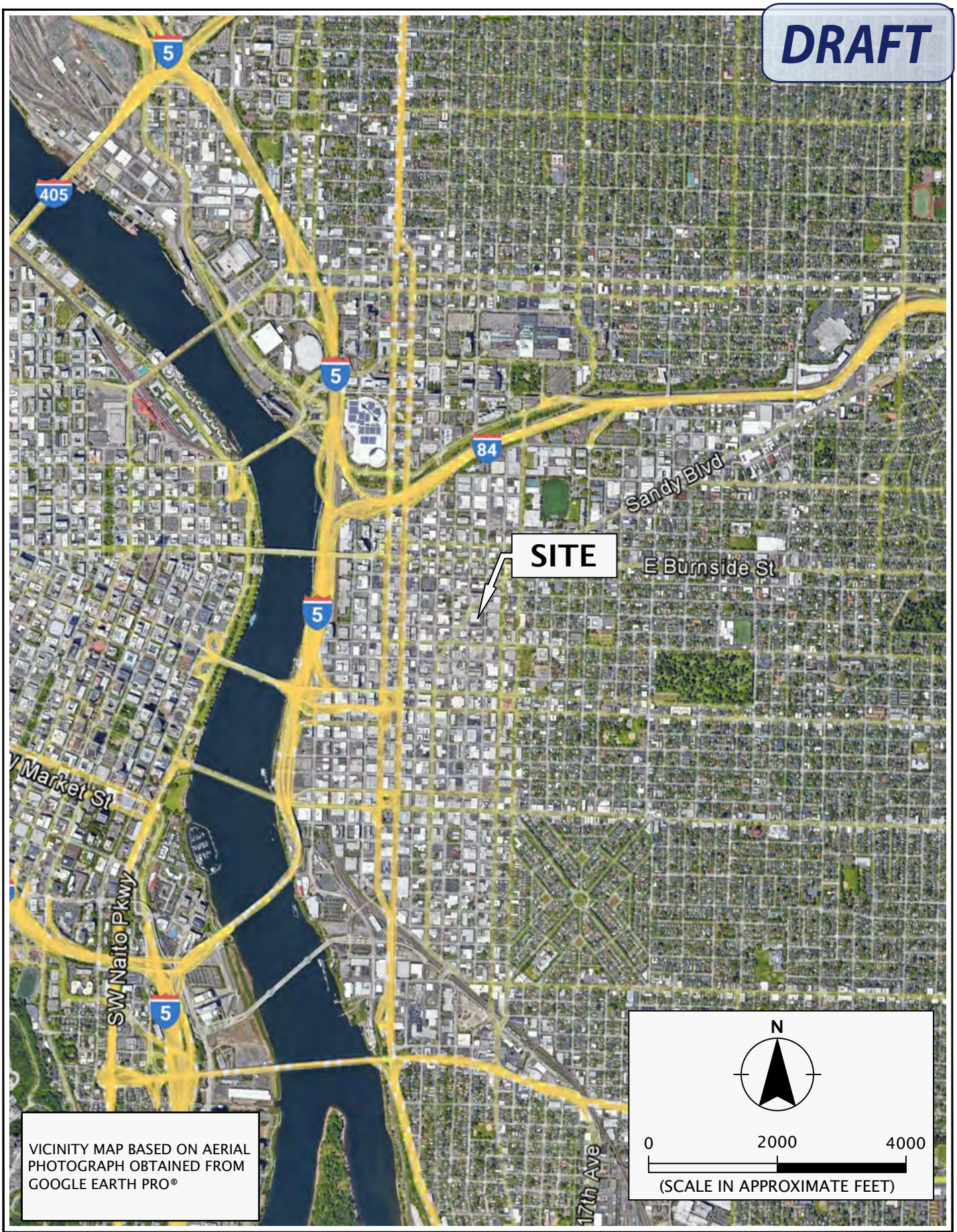
Exhibit A4

FIGURES

DRAFT



VICINITY MAP BASED ON AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH PRO®

NIV5	SOLTERRA-3-01	**VICINITY MAP**
	FEBRUARY 2022	900 SE SANDY DEVELOPMENT PORTLAND, OR

FIGURE 1

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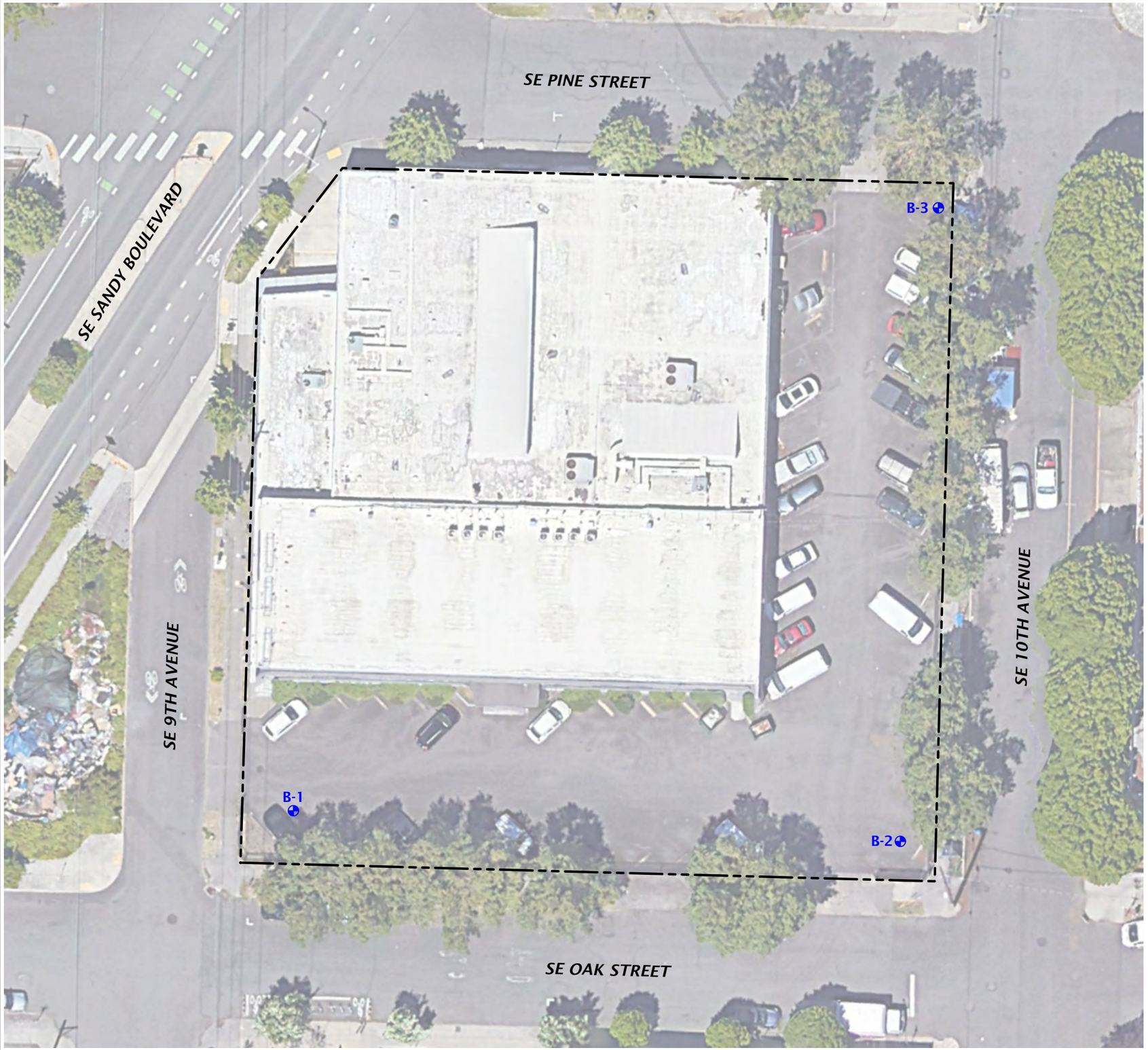

LEGEND:

- SITE BOUNDARY
- B-1 BORING

N

0 30 60

(SCALE IN FEET)

SITE PLAN BASED ON AERIAL PHOTOGRAPH
OBTAINED FROM GOOGLE EARTH PRO®
JANUARY 3, 2022

SITE PLAN

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE 2

SOLTERRA-3-01

FEBRUARY 2022

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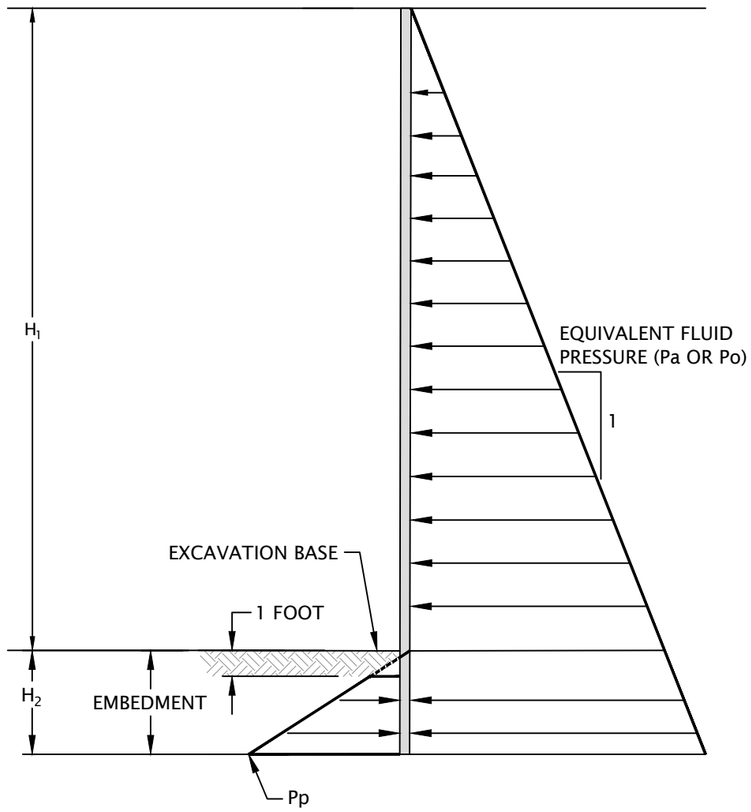
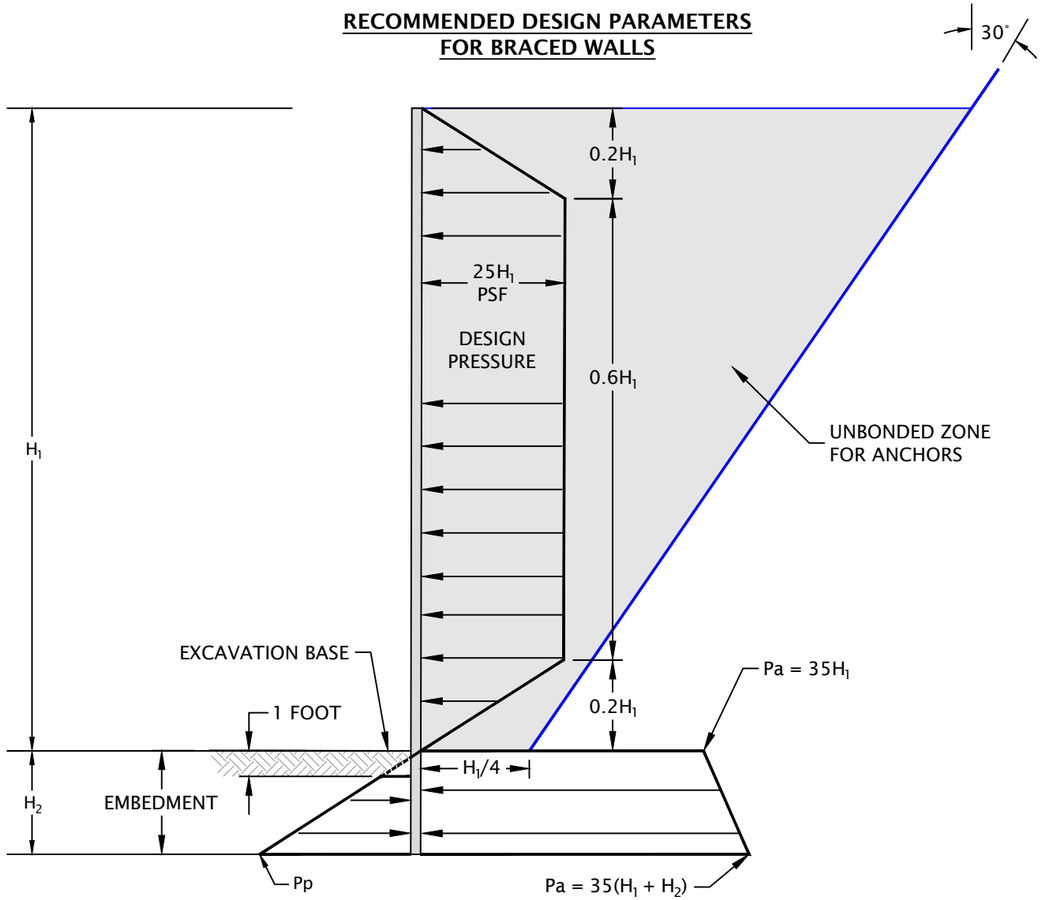
RECOMMENDED DESIGN PARAMETERS FOR CANTILEVERED WALLS



EXPLANATION:
Pa = 35 PCF (ACTIVE EQUIVALENT FLUID PRESSURE, ASSUMES WALL IS FREE TO ROTATE)
Po = 55 PCF (AT-REST EQUIVALENT FLUID PRESSURE, ASSUMES WALL IS RESTRAINED FROM ROTATION)
Pp = 350 (H_2 - 1 FOOT) PCF
H_1 = DEPTH OF SOLDIER PILE EXPOSED HEIGHT IN FEET
H_2 = SOLDIER PILE EMBEDMENT DEPTH IN FEET
PASSIVE PRESSURE ACTS OVER 3X THE PILE WIDTH
ACTIVE AND AT-REST PRESSURE ACTS OVER 1X THE PILE WIDTH BELOW EXCAVATION BASE

NOTES:
1. DOES NOT INCLUDE SURCHARGE OR SEISMIC LOADS.
2. LATERAL EARTH PRESSURES BASED ON WATER TABLE BELOW DEPTH OF SOLDIER PILE EMBEDMENT.
3. THE LATERAL EARTH PRESSURES ARE UNFACTORED.
4. PASSIVE PRESSURE RESISTANCE SHOULD BE NEGLECTED 1 FOOT BELOW THE BOTTOM OF THE EXCAVATION.

RECOMMENDED DESIGN PARAMETERS FOR BRACED WALLS



EXPLANATION:
Pa = ACTIVE EQUIVALENT FLUID PRESSURE
Pp = 350 (H_2 - 1 FOOT) PCF
H_1 = DEPTH OF SOLDIER PILE EXPOSED HEIGHT IN FEET
H_2 = SOLDIER PILE EMBEDMENT DEPTH IN FEET
PASSIVE PRESSURE ACTS OVER 3X THE PILE WIDTH
ACTIVE PRESSURE ACTS OVER 1X THE PILE WIDTH BELOW THE EXCAVATION BASE

NOTES:
1. DOES NOT INCLUDE SURCHARGE OR SEISMIC LOADS.
2. TIEBACKS SHOULD BE LOCKED OFF AT 100 PERCENT OF DESIGN LOAD.
3. THE LATERAL EARTH PRESSURES ARE UNFACTORED.
4. PASSIVE PRESSURE RESISTANCE SHOULD BE NEGLECTED 1 FOOT BELOW THE BOTTOM OF THE EXCAVATION.
5. LATERAL EARTH PRESSURES BASED ON WATER TABLE BELOW DEPTH OF SOLDIER PILE EMBEDMENT.

CANTILEVERED AND BRACED WALL DESIGN CRITERIA

FIGURE 3

900 SE SANDY DEVELOPMENT
PORTLAND, OR

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Exhibit A4

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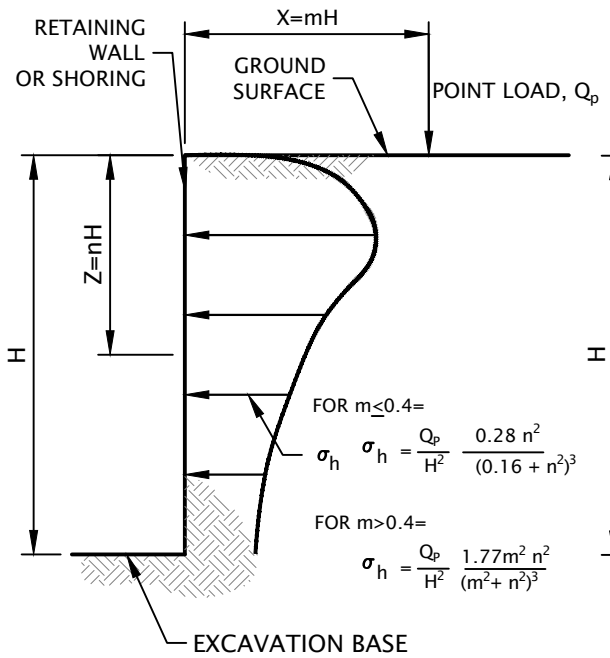

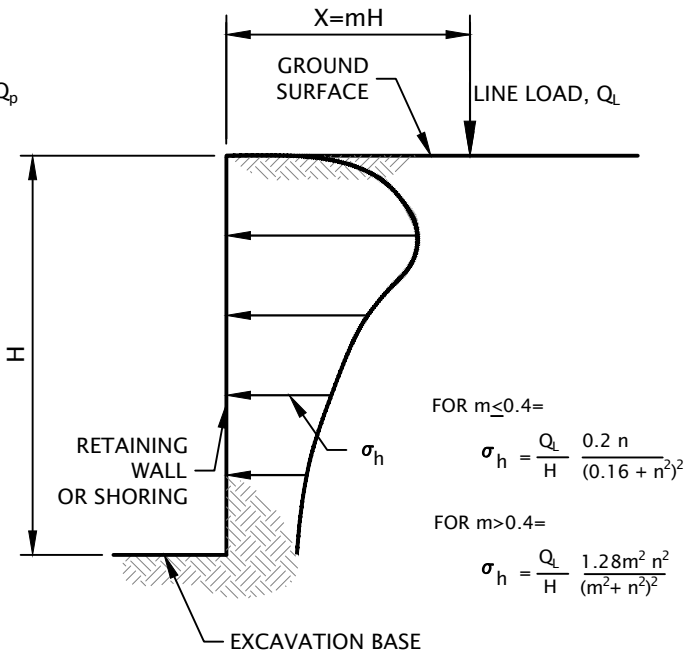

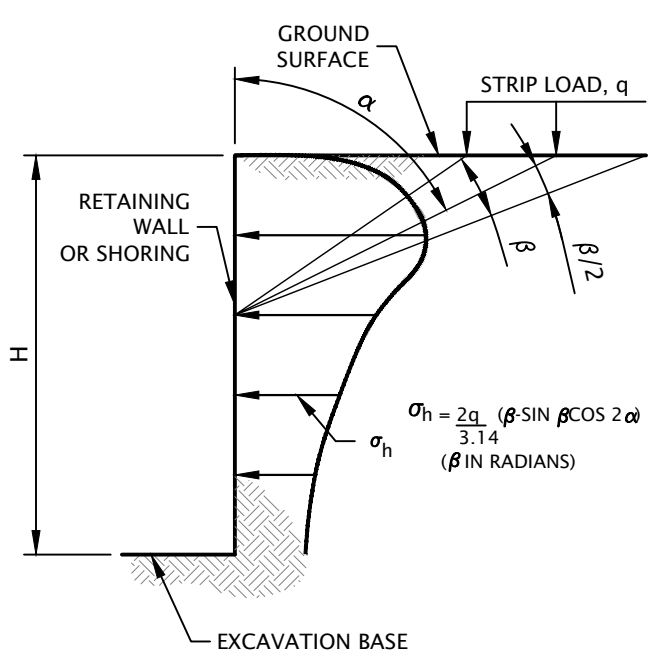

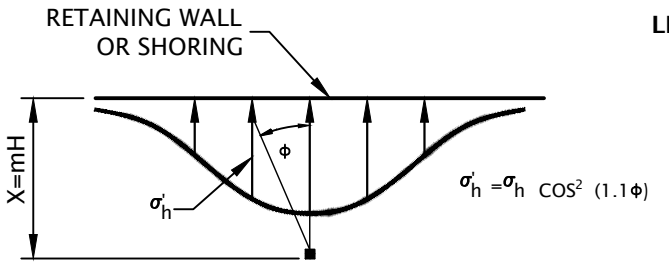

DISTRIBUTION OF HORIZONTAL PRESSURES

VERTICAL POINT LOAD

LINE LOAD PARALLEL TO WALL

STRIP LOAD PARALLEL TO WALL

NOT TO SCALE

NOTES:

1. FIGURE SHOULD BE USED IN CONJUNCTION WITH REPORT TEXT.
2. THESE GUIDELINES APPLY TO RIGID WALLS WITH POISSON'S RATIO ASSUMED TO BE 0.5 FOR BACKFILL MATERIALS.
3. LATERAL PRESSURES FROM ANY COMBINATION OF ABOVE LOADS MAY BE DETERMINED BY THE PRINCIPLE OF SUPERPOSITION.

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SOLTERRA-3-01	**SURCHARGE-INDUCED LATERAL EARTH PRESSURES**	
FEBRUARY 2022	900 SE SANDY DEVELOPMENT PORTLAND, OR	**FIGURE 4**

APPENDIX

APPENDIX

FIELD EXPLORATIONS

GENERAL

We explored the subsurface conditions at the site by drilling three borings (B-1 through B-3) to depths between 40.4 and 56.5 feet BGS at the approximate locations shown on Figure 2. The borings were drilled on December 14 and 15, 2021, by Western States Soil Conservation, Inc. of Hubbard, Oregon. The borings were drilled using a combination of hollow-stem auger and mud rotary drilling methods. The exploration logs are presented in this appendix. The locations of the explorations were determined by pacing from existing site features. This information should be considered accurate to the degree implied by the methods used.

SOIL SAMPLING

A member of our staff observed the exploration. We collected representative disturbed samples of the various soils encountered in the exploration for geotechnical laboratory testing. Split-spoon (SPT) sampling was conducted in general accordance with ASTM D1586. The 1.5-inch-inside diameter, split-spoon samplers were driven into the soil with a 140-pound automatic trip hammer free falling 30 inches. The samplers were driven a total distance of 18 inches. The number of blows required to drive the sampler the final 12 inches is recorded on the exploration logs, unless otherwise noted. Sampling intervals are shown on the exploration logs.

The average efficiencies of the automatic SPT hammers used by Western States Soil Conservation were 85.0 percent (December 14, 2021) and 85.6 percent (December 15, 2021). The calibration testing results are presented at the end of this appendix.

SOIL CLASSIFICATION

The soil samples were classified in accordance with the "Explorations Key" (Table A-1) and "Soil Classification System" (Table A-2), which are presented in this appendix. The exploration logs indicate the depths at which the soils or their characteristics change, although the change actually could be gradual. If the change occurred between sample locations, the depth was interpreted. Classifications are shown on the exploration logs.

LABORATORY TESTING

We visually examined soil samples collected from the explorations to confirm field classifications. We also performed the following laboratory testing.

MOISTURE CONTENT

The natural moisture content of selected soil samples was determined in general accordance with ASTM D2216. The natural moisture content is a ratio of the weight of the water to dry soil in a test sample and is expressed as a percentage. The test results are presented in this appendix.

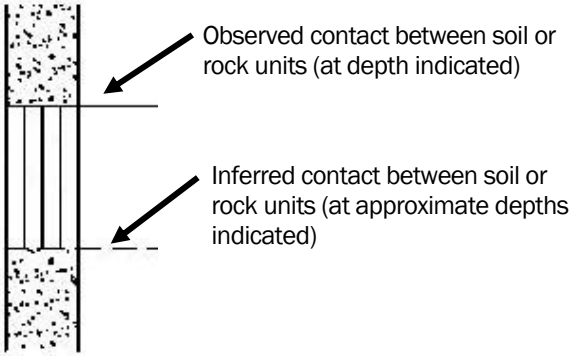
LU-22-115673-DZM
Exhibit A4

PARTICLE-SIZE ANALYSIS

Particle-size analysis was performed on select soil samples in general accordance with ASTM C117 or ASTM D1140. This test is a quantitative determination of the amount of material finer than the U.S. Standard No. 200 sieve expressed as a percentage of soil weight. The test results are presented in this appendix.

SYMBOL	SAMPLING DESCRIPTION
	Location of sample collected in general accordance with ASTM D1586 using Standard Penetration Test (SPT) with recovery
	Location of sample collected using thin-wall Shelby tube or Geoprobe® sampler in general accordance with ASTM D1587 with recovery
	Location of sample collected using Dames & Moore sampler and 300-pound hammer or pushed with recovery
	Location of sample collected using Dames & Moore sampler and 140-pound hammer or pushed with recovery
	Location of sample collected using 3-inch-outside diameter California split-spoon sampler and 140-pound hammer with recovery
	Location of grab sample
	Rock coring interval
	Water level during drilling
	Water level taken on date shown

Graphic Log of Soil and Rock Types



GEOTECHNICAL TESTING EXPLANATIONS

ATT	Atterberg Limits	P	Pushed Sample
CBR	California Bearing Ratio	PP	Pocket Penetrometer
CON	Consolidation	P200	Percent Passing U.S. Standard No. 200 Sieve
DD	Dry Density		
DS	Direct Shear	RES	Resilient Modulus
HYD	Hydrometer Gradation	SIEV	Sieve Gradation
MC	Moisture Content	TOR	Torvane
MD	Moisture-Density Relationship	UC	Unconfined Compressive Strength
NP	Non-Plastic	VS	Vane Shear
OC	Organic Content	kPa	Kilopascal

ENVIRONMENTAL TESTING EXPLANATIONS

CA	Sample Submitted for Chemical Analysis	ND	Not Detected
P	Pushed Sample	NS	No Visible Sheen
PID	Photoionization Detector Headspace Analysis	SS	Slight Sheen
		MS	Moderate Sheen
ppm	Parts per Million	HS	Heavy Sheen

RELATIVE DENSITY - COARSE-GRAINED SOIL

Relative Density	Standard Penetration Test (SPT) Resistance	Dames & Moore Sampler (140-pound hammer)	Dames & Moore Sampler (300-pound hammer)
Very loose	0 – 4	0 – 11	0 – 4
Loose	4 – 10	11 – 26	4 – 10
Medium dense	10 – 30	26 – 74	10 – 30
Dense	30 – 50	74 – 120	30 – 47
Very dense	More than 50	More than 120	More than 47

CONSISTENCY - FINE-GRAINED SOIL

Consistency	Standard Penetration Test (SPT) Resistance	Dames & Moore Sampler (140-pound hammer)	Dames & Moore Sampler (300-pound hammer)	Unconfined Compressive Strength (tsf)
Very soft	Less than 2	Less than 3	Less than 2	Less than 0.25
Soft	2 – 4	3 – 6	2 – 5	0.25 – 0.50
Medium stiff	4 – 8	6 – 12	5 – 9	0.50 – 1.0
Stiff	8 – 15	12 – 25	9 – 19	1.0 – 2.0
Very stiff	15 – 30	25 – 65	19 – 31	2.0 – 4.0
Hard	More than 30	More than 65	More than 31	More than 4.0

PRIMARY SOIL DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE-GRAINED SOIL (more than 50% retained on No. 200 sieve)	GRAVEL (more than 50% of coarse fraction retained on No. 4 sieve)	CLEAN GRAVEL (< 5% fines)	GW or GP	GRAVEL
		GRAVEL WITH FINES (≥ 5% and ≤ 12% fines)	GW-GM or GP-GM	GRAVEL with silt
			GW-GC or GP-GC	GRAVEL with clay
		GRAVEL WITH FINES (> 12% fines)	GM	silty GRAVEL
			GC	clayey GRAVEL
			GC-GM	silty, clayey GRAVEL
	SAND (50% or more of coarse fraction passing No. 4 sieve)	CLEAN SAND (<5% fines)	SW or SP	SAND
		SAND WITH FINES (≥ 5% and ≤ 12% fines)	SW-SM or SP-SM	SAND with silt
			SW-SC or SP-SC	SAND with clay
		SAND WITH FINES (> 12% fines)	SM	silty SAND
			SC	clayey SAND
			SC-SM	silty, clayey SAND
FINE-GRAINED SOIL (50% or more passing No. 200 sieve)	SILT AND CLAY	Liquid limit less than 50	ML	SILT
			CL	CLAY
			CL-ML	silty CLAY
			OL	ORGANIC SILT or ORGANIC CLAY
		Liquid limit 50 or greater	MH	SILT
			CH	CLAY
			OH	ORGANIC SILT or ORGANIC CLAY
HIGHLY ORGANIC SOIL			PT	PEAT

MOISTURE CLASSIFICATION		ADDITIONAL CONSTITUENTS					
		Secondary granular components or other materials such as organics, man-made debris, etc.					
			Silt and Clay In:			Sand and Gravel In:	
Term	Field Test	Percent	Fine-Grained Soil	Coarse-Grained Soil	Percent	Fine-Grained Soil	Coarse-Grained Soil
dry	very low moisture, dry to touch						
moist	damp, without visible moisture	< 5	trace	trace	< 5	trace	trace
		5 – 12	minor	with	5 – 15	minor	minor
wet	visible free water, usually saturated	> 12	some	silty/clayey	15 – 30	with	with
					> 30	sandy/gravelly	Indicate %

NV5

SOIL CLASSIFICATION SYSTEM

TABLE A-2

LU 22-115673 DZM

Exhibit A4

DRAFT

DEPTH FEET	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE (▲ BLOW COUNT, ● MOISTURE CONTENT %, RQD%, CORE REC%)	INSTALLATION AND COMMENTS
0.0	ASPHALT CONCRETE (3.0 inches).	0.3			
	AGGREGATE BASE (24.0 inches).				
2.5	Soft to medium stiff, brown with orange mottled CLAY (CL), trace gravel, sand, and organics; moist - **FILL**.	2.3	PP	▲4 ●	PP = 1.75 tsf
5.0	medium stiff, trace to minor sand at 5.0 feet		PP	▲7	PP = 3.25 tsf
7.5	Soft to medium stiff, brown SILT (ML), minor sand; moist.	7.0	PP	▲4 ●	PP = 1.75 tsf
10.0	medium stiff, sandy; sand is fine at 10.0 feet			▲5	
12.5					
15.0	with sand at 15.0 feet		P200	▲5 ●	P200 = 74%
17.5					
20.0	very stiff; moist to wet, sand is fine to medium at 20.0 feet			▲28	
	Medium dense, gray-brown GRAVEL with silt and sand (GP-GM); moist, gravel is fine to coarse and subrounded to subangular.	21.4			
22.5					
25.0	very dense at 25.0 feet			▲50/5"	
27.5					
30.0					

0 50 100

DRILLED BY: Western States Soil Conservation, Inc. LOGGED BY: H. Herinckx COMPLETED: 12/14/21

BORING METHOD: mud rotary (see document text) BORING BIT DIAMETER: 4 7/8 inches

BORING LOG - NV5 - 1 PER PAGE SOLTERRA-3-01-B1_3.GPJ GDI_NV5.GDT PRINT DATE: 2/14/22:SN:KT

NV5

SOLTERRA-3-01

BORING B-1

FEBRUARY 2022

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE A-1

LU 22-115673 DZM
Exhibit A4

DRAFT

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % RQD% CORE REC% (0 50 100)	INSTALLATION AND COMMENTS
30.0		gravel is rounded to subrounded at 30.0 feet interbedded brown SAND, sand is fine to medium at 31.3 feet				● 85	
32.5							
35.0						89	
37.5							
40.0		Exploration completed at a depth of 40.4 feet. Hammer efficiency factor is 85.0 percent.	40.4			50/5"	Surface elevation was not measured at the time of exploration.
42.5							
45.0							
47.5							
50.0							
52.5							
55.0							
57.5							
60.0							

DRILLED BY: Western States Soil Conservation, Inc.

LOGGED BY: H. Herinckx

COMPLETED: 12/14/21

BORING METHOD: mud rotary (see document text)

BORING BIT DIAMETER: 4 7/8 inches

N|V|5

SOLTERRA-3-01

BORING B-1
(continued)

FEBRUARY 2022

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE A-1

LU 22-115673 DZM
Exhibit A4

BORING LOG - NV5 - 1 PER PAGE SOLTERRA-3-01-B1_3.GPJ GDI_NV5.GDT PRINT DATE: 2/14/22:SN:KT

DRAFT

DEPTH FEET	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE
0.0	ASPHALT CONCRETE (3.0 inches).	0.3		
	AGGREGATE BASE (2.0 inches).	0.4		
2.5	Stiff, brown SILT (ML), minor clay, trace to minor sand, trace organics; moist - **FILL**.		PP	9
	Medium stiff, brown SILT with sand (ML), trace to minor sand; moist.	4.0		
5.0				6
7.5	trace organics (rootlets) at 7.5 feet			6
10.0	stiff at 10.0 feet		P200 PP	9
12.5				
15.0	medium stiff, without organics at 15.0 feet			7
17.5				
	Very dense, gray-brown GRAVEL with silt, sand, and cobbles (GP-GM); moist to wet, gravel is fine to coarse and subrounded to subangular.	18.0		
20.0				59
22.5				
	Very dense, gray-brown SAND with silt and gravel (SP-SM); moist, sand is fine to coarse, gravel is rounded to subrounded.	23.0		
25.0				95
27.5				
	Dense to very dense, gray-brown, silty GRAVEL with sand and cobbles (GM); moist, gravel is rounded to subrounded.	28.5		
30.0				

GRAPHIC LOG

▲ BLOW COUNT
● MOISTURE CONTENT %
RQD% CORE REC%
0 50 100

INSTALLATION AND COMMENTS

PP = 1.5 tsf

P200 = 84%
PP = 1.25 tsf

DRILLED BY: Western States Soil Conservation, Inc.

LOGGED BY: H. Herinckx

COMPLETED: 12/15/21

BORING METHOD: mud rotary and hollow-stem auger (see document text)

BORING BIT DIAMETER: 4 7/8 inches and 4 1/4 inches

N|V|5

SOLTERRA-3-01

BORING B-2

FEBRUARY 2022

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE A-2

BORING LOG - NV5 - 1 PER PAGE SOLTERRA-3-01-B1_3.GPJ GDI_NV5.GDT PRINT DATE: 2/14/22:SN:KT

LU 22-115673 DZM
Exhibit A4

DRAFT

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION / DEPTH	TESTING	SAMPLE	BLOW COUNT ▲ / MOISTURE CONTENT % ● / RQD% / CORE REC%	INSTALLATION AND COMMENTS
30.0		(continued from previous page)		P200		48	Infiltration test at 30.0 feet. P200 = 25%
		Hard, brown SILT (ML), trace sand and gravel; moist.	31.3				
32.5							
35.0				PP		38	PP = 4.25 tsf
37.5							
		Dense, dark brown, silty SAND (SM), trace gravel; moist, sand is fine to medium, interbedded brown SILT (3 to 4 inches thick).	38.0				
40.0						41	
42.5							
45.0		without gravel at 45.0 feet				39	
		Very dense, brown GRAVEL with silt and sand (GP-GM); moist, gravel is subrounded to subangular.	47.0				
47.5							
50.0						50/6"	
52.5							
55.0						50/3"	
		Exploration completed at a depth of 55.3 feet.	55.3				Surface elevation was not measured at the time of exploration.
57.5		Hammer efficiency factors are 85.0 and 85.6 percent.					
60.0							

0 50 100

DRILLED BY: Western States Soil Conservation, Inc. LOGGED BY: H. Herinckx COMPLETED: 12/15/21

BORING METHOD: mud rotary and hollow-stem auger (see document text) BORING BIT DIAMETER: 4 7/8 inches and 4 1/4 inches

BORING LOG - NV5 - 1 PER PAGE SOLTERRA-3-01-B1_3.GPJ GDI_NV5.GDT PRINT DATE: 2/14/22:SN:KT

NV5

SOLTERRA-3-01

BORING B-2
(continued)

FEBRUARY 2022

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE A-2

LU 22-115673 DZM
Exhibit A4

DRAFT

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE	BLOW COUNT / MOISTURE CONTENT % / RQD% / CORE REC% (0 – 50 – 100)	INSTALLATION AND COMMENTS
0.0		ASPHALT CONCRETE (2.0 inches).	0.2				
		AGGREGATE BASE (3.0 inches).	0.4				
2.5		Soft to medium stiff, brown CLAY (CL), trace to minor sand, trace organics; moist - **FILL**.		PP		4	PP = 2.0 tsf
5.0		Medium stiff, brown with orange mottled SILT with sand (ML), trace organics; moist.	4.5	P200 PP		6	Infiltration test at 5.0 feet. P200 = 73% PP = 1.5 tsf
7.5		brown, sandy, without organics; sand is fine to medium at 7.5 feet		PP		7	PP = 0.75 tsf
10.0		with sand at 10.0 feet		PP		6	PP = 0.75 tsf
15.0		stiff, sandy at 15.0 feet		PP		9	PP = 0.75 tsf
20.0		Very dense, gray-brown with orange mottled GRAVEL with silt, sand, and cobbles (GP-GM); moist, gravel is subrounded.	19.0			64	
25.0		dense at 25.0 feet				42	
30.0							

DRILLED BY: Western States Soil Conservation, Inc. LOGGED BY: H. Herinckx COMPLETED: 12/15/21

BORING METHOD: mud rotary and hollow-stem auger (see document text) BORING BIT DIAMETER: 6 inches and 4 7/8 inches

BORING LOG - NV5 - 1 PER PAGE SOLTERRA-3-01-B1_3.GPJ GDI_NV5.GDT PRINT DATE: 2/14/22:SN:KT

NV5

SOLTERRA-3-01

BORING B-3

FEBRUARY 2022

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE A-3

LU 22-115673 DZM
Exhibit A4

DRAFT

DEPTH FEET	MATERIAL DESCRIPTION	ELEVATION DEPTH	SAMPLE
30.0	very dense at 30.0 feet		56
35.0			50/5"
	Very dense, brown SAND with silt (SP-SM), trace gravel; moist, sand is fine to coarse.	36.5	
37.5			95
40.0	dense at 40.0 feet		35
42.5			
	Very dense, dark brown, silty SAND with gravel (SM); moist, sand is fine to medium, interbedded brown, silty GRAVEL (approximately 3 inches thick).	43.0	
45.0			65
47.5			
	Very dense, brown GRAVEL with silt, sand, and cobbles (GP-GM); moist to wet, gravel is rounded to subrounded.	49.0	
50.0			50/4"
52.5			
55.0			51
	Exploration completed at a depth of 56.5 feet.	56.5	
57.5	Hammer efficiency factor is 85.6 percent.		
60.0			

GRAPHIC LOG

TESTING

▲ BLOW COUNT
● MOISTURE CONTENT %
RQD% CORE REC%

0 50 100

INSTALLATION AND COMMENTS

Surface elevation was not measured at the time of exploration.

DRILLED BY: Western States Soil Conservation, Inc.

LOGGED BY: H. Herinckx

COMPLETED: 12/15/21

BORING METHOD: mud rotary and hollow-stem auger (see document text)

BORING BIT DIAMETER: 6 inches and 4 7/8 inches

BORING LOG - NV5 - 1 PER PAGE SOLTERRA-3-01-B1_3.GPJ GDI_NV5.GDT PRINT DATE: 2/14/22:SN:KT

NV5

SOLTERRA-3-01

BORING B-3
(continued)

FEBRUARY 2022

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE A-3

LU 22-115673 DZM
Exhibit A4

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SAMPLE INFORMATION			MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	SIEVE			ATTERBERG LIMITS		
EXPLORATION NUMBER	SAMPLE DEPTH (FEET)	ELEVATION (FEET)			GRAVEL (PERCENT)	SAND (PERCENT)	P200 (PERCENT)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
B-1	2.5		45							
B-1	7.5		41							
B-1	15.0		33				74			
B-1	30.0		13							
B-2	2.5		36							
B-2	10.0		29				84			
B-2	20.0		11							
B-2	25.0		14							
B-2	30.0		12				25			
B-2	35.0		29							
B-2	40.0		29							
B-2	50.0		16							
B-3	2.5		45							
B-3	5.0		28				73			
B-3	20.0		15							
B-3	40.0		19							

LAB SUMMARY - GDI-NV5 SOLTERRA-3-01-B1_3.GPJ GDI_NV5.GDT PRINT DATE: 2/14/22:KT

NV5

SOLTERRA-3-01

FEBRUARY 2022

SUMMARY OF LABORATORY DATA

900 SE SANDY DEVELOPMENT
PORTLAND, OR

FIGURE A-4

LU 22-115673 DZM
Exhibit A4

Summary of SPT Test Results

Project: WSSC-8-04, Test Date: 12/27/2018

EMX: Maximum Energy — ETR: Energy Transfer Ratio - Rated

Start Depth ft	Final Depth ft	N Value	N60 Value	Average EMX ft-lb	Average ETR %
25.00	26.50	**0**	**0**	0.00	0.0
30.00	31.50	**0**	**0**	0.00	0.0
35.00	36.50	**0**	**0**	0.00	0.0
40.00	41.50	**31**	**43**	297.64	85.0
			Overall Average Values:	297.64	85.0
			Standard Deviation:	3.78	1.1
			Overall Maximum Value:	303.37	86.7
			Overall Minimum Value:	289.04	82.6

Summary of SPT Test Results

Project: WSSC-8-05, Test Date: 4/13/2020

EMX: Maximum Energy — ETR: Energy Transfer Ratio - Rated

Start Depth ft	Final Depth ft	N Value	N60 Value	Average EMX ft-lb	Average ETR %
40.00	41.50	**23**	**32**	307.27	87.8
42.50	44.00	**24**	**34**	294.99	84.3
45.00	46.50	**28**	**39**	296.53	84.7
47.50	49.00	**19**	**27**	296.50	84.7
50.00	51.50	**15**	**21**	305.07	87.2
			Overall Average Values:	299.63	85.6
			Standard Deviation:	7.50	2.1
			Overall Maximum Value:	320.59	91.6
			Overall Minimum Value:	281.10	80.3

Stormwater Management Facilities

Preliminary Stormwater Report

900 SE Sandy

HDG Job #: LEA002

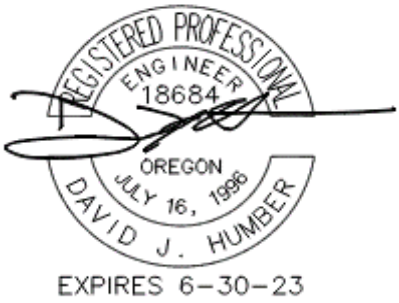
Prepared For: Sandypine LLC
2909 1st Ave
Seattle, WA 98134

Prepared By:

Humber Design Group, Inc.

110 SE Main St. Suite 200
Portland, OR 97214
(P) 503 946 6690

'I hereby certify that this Stormwater Management Report for the 900 SE Sandy project has been prepared by me or under my supervision and meets minimum standards of The City of Portland and normal standards of engineering practice.



I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me.'

Date: February 18, 2022

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	Project Overview and Description	**2**
	Vicinity Map	**3**
	Methodology	**4**
	Analysis	**5**
	Engineering Conclusions	**6**

APPENDICES

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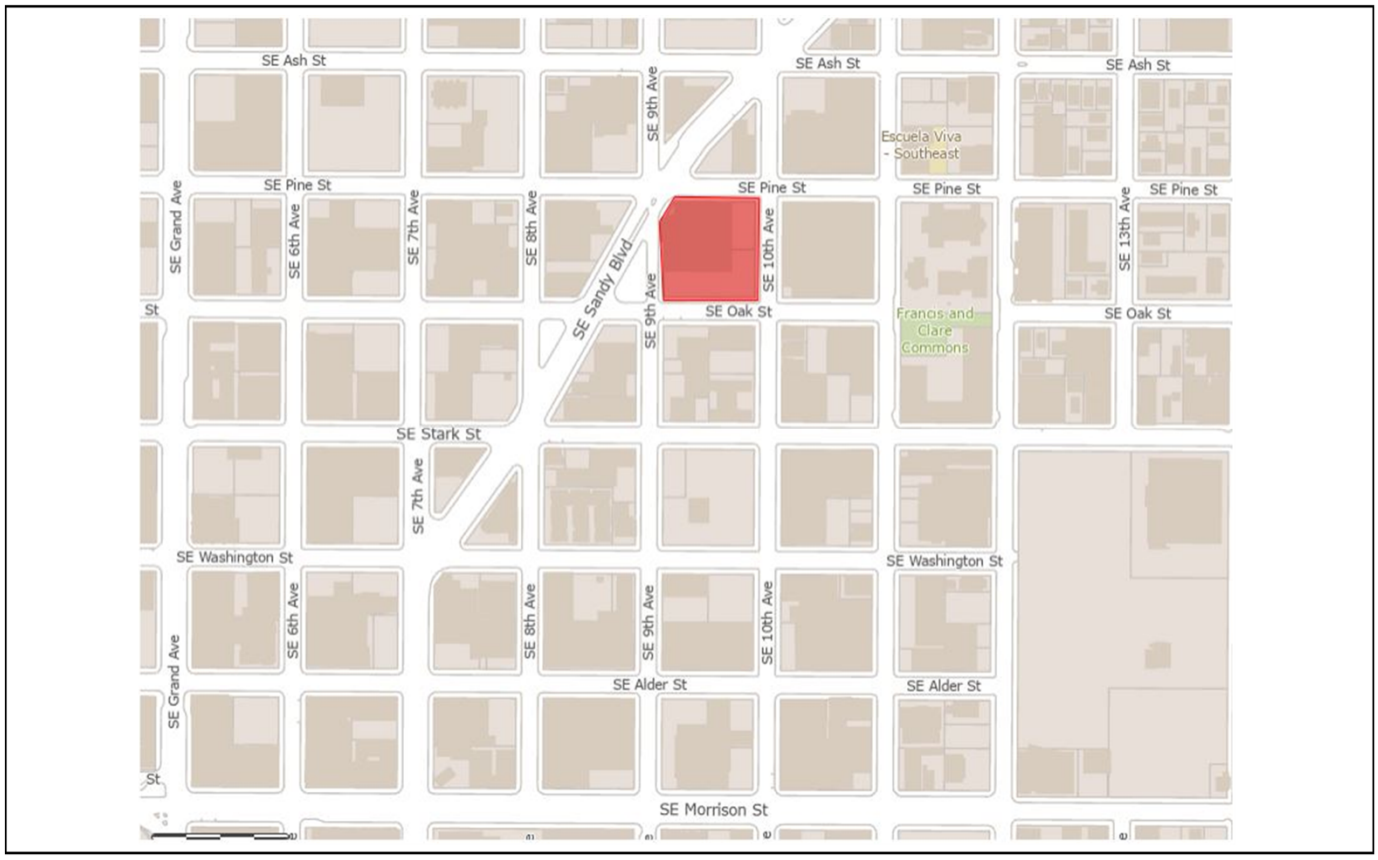
	DR Utility Map	
	Catchment Map	
	Public Catchment Map	
Appendix B	**Support Calculations**	**B**
	HydroCAD Calculations	
Appendix C	**Additional Forms & Associated Reports**	**C**
	Report of Geotechnical Engineering Service by NV5 dated 2/14/22	

Project Overview and Description

Location of Project	900 SE Sandy Blvd and 901 SE Oak ST
Site Area/Acreage	0.91 ac
Proposed Impervious Area	39608 SF
Nearest Cross Street	SE 10th Ave, SE 9th Ave, SE Oak St, and SE Pine St
Property Zoning	EX - Central Employment
Existing Conditions	The existing site consists of a 2 story commercial use building with onsite surface parking.
Proposed Development	The project proposed a new 12-story mixed-use high rise building with retail and live/work units on the ground floor, apartments on levels 2-12, and 1.5 levels of below-grade parking.
Watershed Description	Willamette River
Subwatershed	Oak-Alder-Division
R#	R150429 and R150430
Tax Map	1N2E35CD
Tax Lot	8800 and 8900
Permits Required	Building Permit Public Works Permit

Vicinity Map



Site Location

Methodology

Existing Drainage	Stormwater from the existing site currently sheet flows to the public storm inlet in the intersection of SE 9th and SE Oak where it is conveyed to the existing greenstreet facility to the west of the project site. Stormwater from the existing roof appears to be routed to the existing combined sewers located in SE Pine and SE Oak.
Infiltration Results	Encased falling-head infiltration testing was completed 30 feet BGS in boring B-2 and 5 feet BGS in boring B-3 by NV5. Infiltrations rates were measured at 81 in/hr and 5in/hr respectively. NV5 recommends that if drywell facilities are utilized, that they extend to at least 18 feet BGS.
PRIVATE Proposed Stormwater Management Techniques	Stormwater will be managed with an ecoroof located on the roof and part of the 2nd level of the proposed building.
PUBLIC Proposed Stormwater Management Techniques	There is greater than 500 sf of new or redeveloped impervious area along all frontages; therefore stormwater management is required. These areas will be managed by the existing greenstreet facility and drywell for overflow located in SE 9th avenue. See catchment map in appendix A.
Discharge Point	Combined Sewer
Stormwater Hierarchy Justification	Disposal will be conveyed to the existing combined sewer located in SE Oak Street. Therefore, this project will fall under Level 3 of the discharge hierarchy.

Analysis

Computational Method Used HydroCAD models of a SBUH Type 1A Storm were used to calculate the stormwater management facility sizes for the catchment areas. See attached calculations. Below is a summary of the results.

Hydrologic Soil Group B

Table 1 – Curve Numbers

Predeveloped Pervious CN	81
Predeveloped Impervious CN	98
Ecoroof CN	61
Weighted CN	72

Table 2 – Design Storms

WQ Storm	1.61 inches
2-year	2.40 inches
10-year	3.40 inches
25-year	3.80 inches
100-year	4.40 inches

Table 3 – Time of Concentration

Predeveloped TOC	5 min
Post-Developed TOC	5 min

Stormwater Management Narrative The proposed project includes 39,608 SF of impervious area. 27,423 SF of this area will be covered by ecoroof (including 10% allowance for ballast and mechanical equipment). The ecoroof is sized to manage all new site impervious area. Overflow will be directed to the 24 in combined sewer in SE Oak St.

Table 4 – Catchment Areas and Facility Table

Catchment/ Facility ID	Source (roof, road, etc.)	Treatment Area (sf)	Ownership (private/ public)	Facility Type/ Function	Facility Size
A	Roof	39,608	Private	Ecoroof	27,423

Table 5 - Flow Rates

Catchment/ Facility ID	25-Year Post (cfs)	10-Year Pre (cfs)
A	0.271	0.365

Engineering Conclusions

The preceding methodologies and calculations presented indicate compliance with the current jurisdictional stormwater management codes and requirements. A summarized breakdown is presented below:

Water Quality	The proposed development will meet the provisions for water quality per the 2020 Portland Stormwater Management Manual.
Water Quantity	The proposed development will meet the provisions for water quantity per the 2020 Portland Stormwater Management Manual.
Downstream / Upstream Impacts	There are no upstream or downstream impacts created by this proposed development.
100 year storm	The 100 year storm will be safely conveyed away from structures and will overflow to the existing 24" combined sewer in SE Oak St.

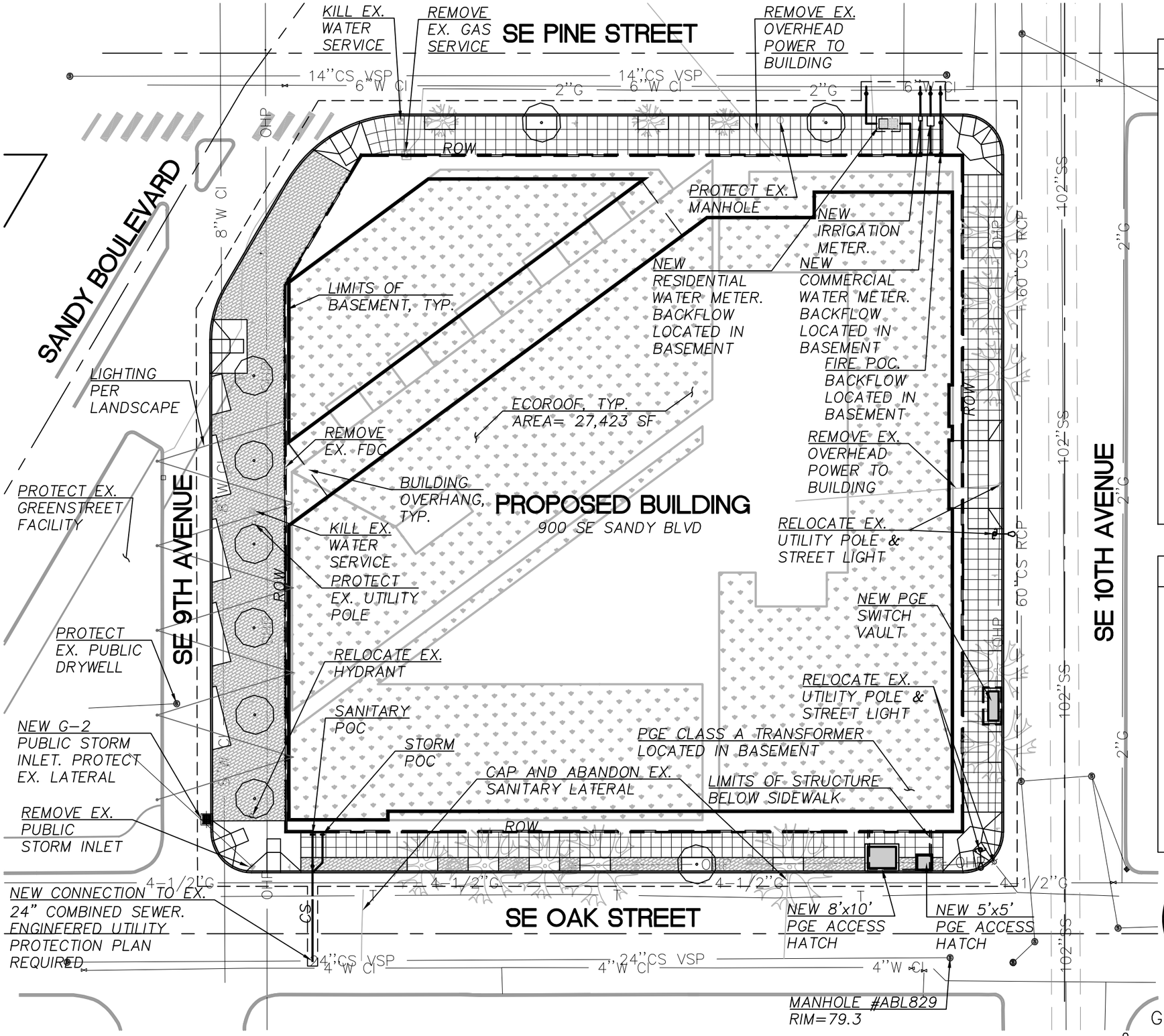
Appendix A

Stormwater Facility Details / Exhibits

DR Utility Map

Catchment Map

Public Catchment Map



DR UTILITY PLAN

SCALE: 1"=30'

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY

WATER QUANTITY CONTROL IS MET WITH 27,423 SF OF ECOROOF LOCATED ON THE ROOF AND PART OF THE 2ND LEVEL. THE ECOROOF IS SIZED TO TREAT ALL NEW SITE IMPERVIOUS AREA.

WATER QUANTITY

WATER QUANTITY IS ALSO MANAGED BY THE ECOROOF. ECOROOFS WHICH ARE SIZED AT A MINIMUM DEPTH OF 4" ARE APPROVED TO REPLACE IMPERVIOUS SURFACES AT A 1:1 RATIO.

DISPOSAL

DISPOSAL WILL BE DIRECTED TO THE EXISTING 24" COMBINED SEWER LOCATED IN SE OAK STREET; THEREFORE THIS PROJECT FALLS UNDER LEVEL 3 OF THE DISCHARGE HEIRARCHY.

PUBLIC STREET IMPROVEMENTS:

THERE IS GREATER THAN 500SF OF NEW OR REPLACED IMPERVIOUS AREA ALONG ALL FRONTAGES; THEREFORE STORMWATER MANAGEMENT IS REQUIRED. THESE AREAS WILL BE MANAGED WITH THE EXISTING GREENSTREET FACILITY LOCATED AT THE INTERSECTION OF 9TH AND SANDY AND BY THE EXISTING PUBLIC DRYWELL LOCATED IN SE 9TH.

PRIVATE UTILITY CONTACT LIST

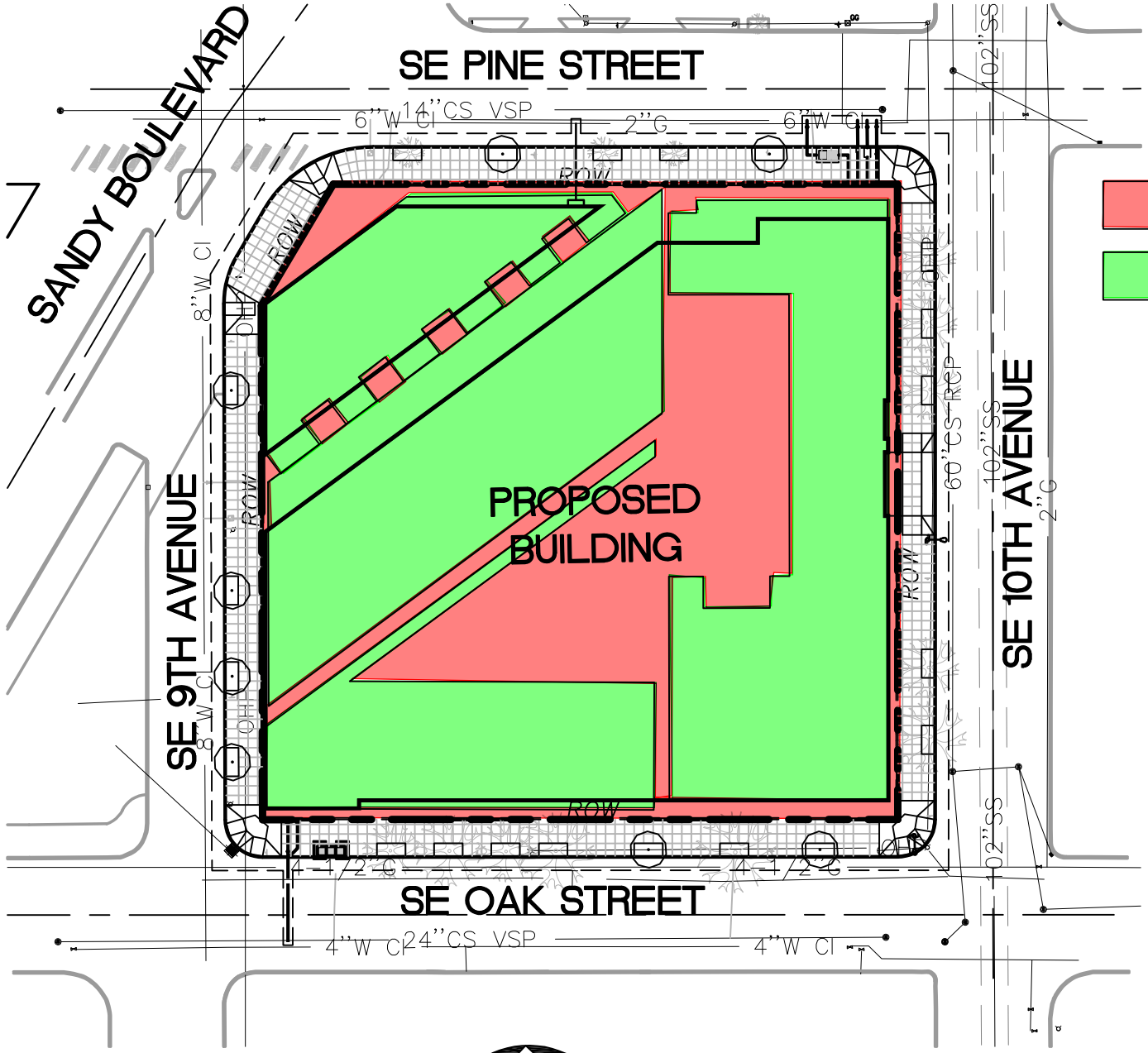
PGE: BRYAN SWAN (503) 736-5411 bryan.swan@pgn.com	NW NATURAL: JEREMY LORENCE (503) 610-7693 jeremy.lorence@nwnatural.com
CENTURY LINK: MARINE VARNER (815) 847-0935 mvarner@tertatechllc.net	COMCAST: LEROY SOUMOKIL leroy_soumokil@cable.comcast.com
PORTLAND WATER BUREAU: KRIS CALVERT (503) 823-5094 kris.calvert@portlandoregon.gov	PORTLAND BES: ABIGAIL CERMAK (503) 823-7577 abigail.cermak@portlandoregon.gov

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

Humber Design Group, Inc.
Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com



GRAPHIC SCALE

0 50 100

1 inch = 50 ft.

900 SE SANDY

PRIVATE CATCHMENT MAP

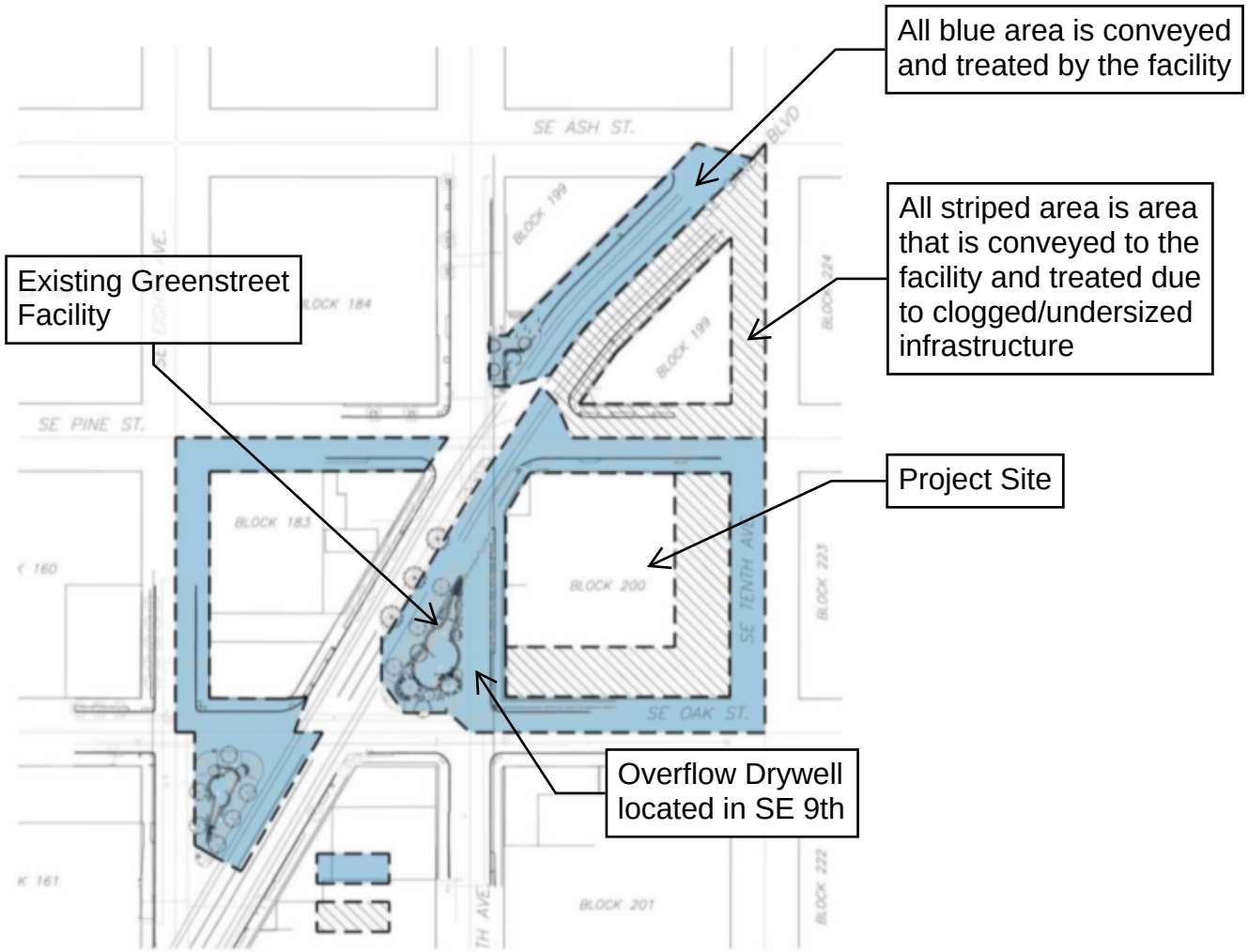
PROJECT NO.:	LEA002
DRAWN BY:	MCS
DESIGN BY:	NEG
REVIEWED BY:	PLM
DATE:	01/28/2021

Humber Design Group, Inc.

Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com

P:\LEA002 - 900 SE Sandy\7 - CAD Drawings\B - Exhibits\Catchment.dwg Jan 28, 2022 - 1:33pm

Public Greenstreet Facility Designed by Adam Zucker



Drainage Basin

Appendix B

Support Calculations

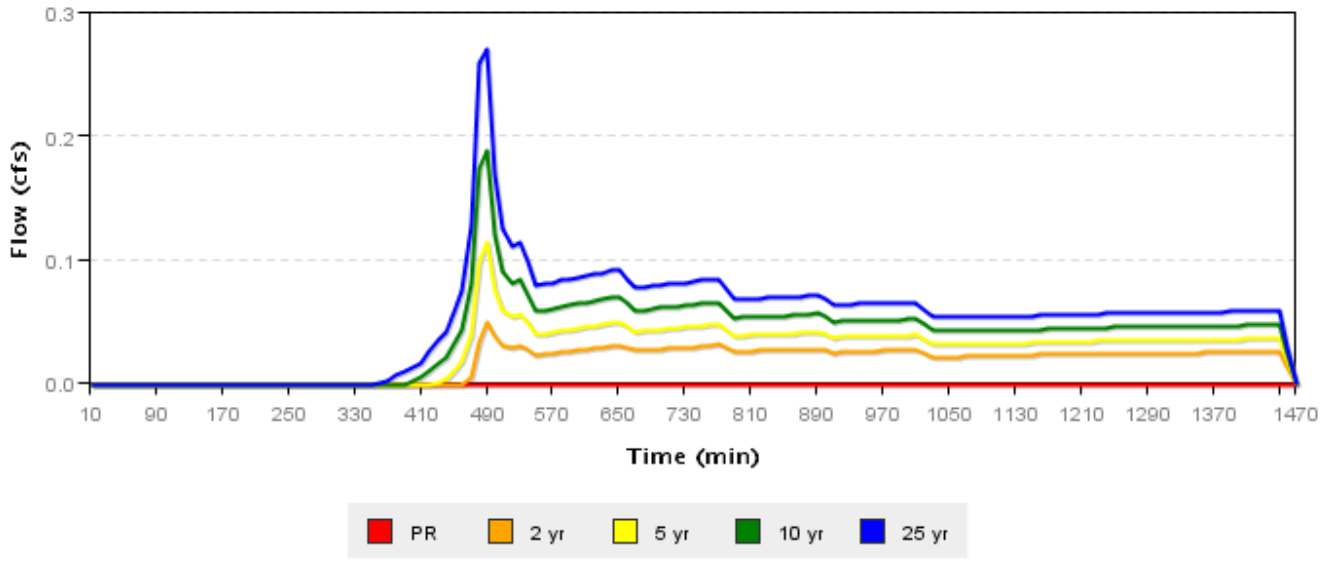
HydroCAD Calculations

Catchment A

Site Soils & Infiltration Testing Data	Infiltration Testing Procedure	**Encased Falling Head**
	Native Soil Infiltration Rate (I_{test})	**0.01** ⚠
Correction Factor	CF_{test}	**2**
Design Infiltration Rates	Native Soil (I_{dsgn})	**0.01 in/hr** ⚠
	Imported Growing Medium	**2.00 in/hr**
Catchment Information	Hierarchy Category	**4**
	Hierarchy Description	**Off-site flow to a combined sewer**
	Pollution Reduction Requirement	**Pass**
	10-year Storm Requirement	**N/A**
	Flow Control Requirement	**25-yr post-dev peak runoff rate ≤ 10-yr pre-dev peak rate**
	Impervious Area	**39608 sq ft** **0.909 acre**
	Time of Concentration (Tc)	**5**
	Pre-Development Curve Number (CN_{pre})	**81**
	Post-Development Curve Number (CN_{post})	**72**

⚠ Indicates value is outside of recommended range

SBUH Results



	Pre-Development Rate and Volume		Post-Development Rate and Volume	
	Peak Rate (cfs)	Volume (cf)	Peak Rate (cfs)	Volume (cf)
PR	0.005	158.809	0	2.284
2 yr	0.172	2877.48	0.049	1576.098
5 yr	0.264	4083.282	0.114	2473.026
10 yr	0.365	5373.331	0.188	3485.664
25 yr	0.476	6725.75	0.271	4589.258

Appendix C

Additional Forms & Associated Reports

Report of Geotechnical Engineering Service by NV5 dated 2/14/22

900 SE SANDY
BLOCK 200

EXHIBIT “A”

DESIGN REVIEW
TYPE III APPLICATION
DR- 21-088853
FEB, 18 2022





900 SE SANDY
BLOCK 200

EXHIBIT “A”

COVER SHEET
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RENDERING - SW CORNER

LU 22-115673 DZM
Exhibit A6



RENDERING - SOUTH ELEVATION - SE OAK ST

LU 22-115673 DZM
Exhibit A6



RENDERING - NORTH ELEVEATION - SE PINE ST

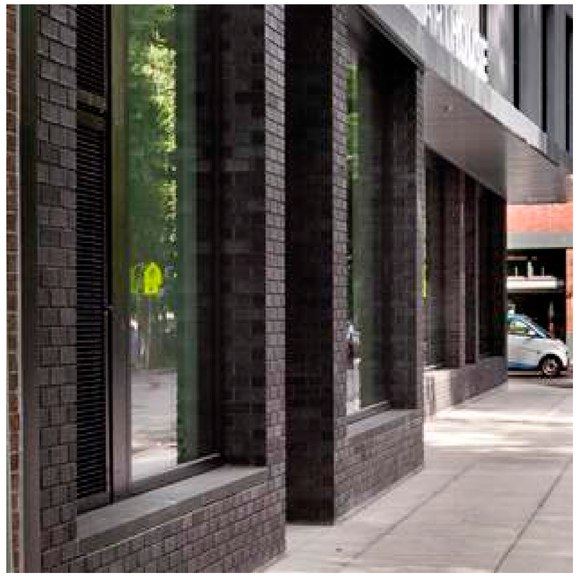
LU 22-115673 DZM
Exhibit A6



RENDERING - STREET FRONTAGE ALONG 9TH AVE



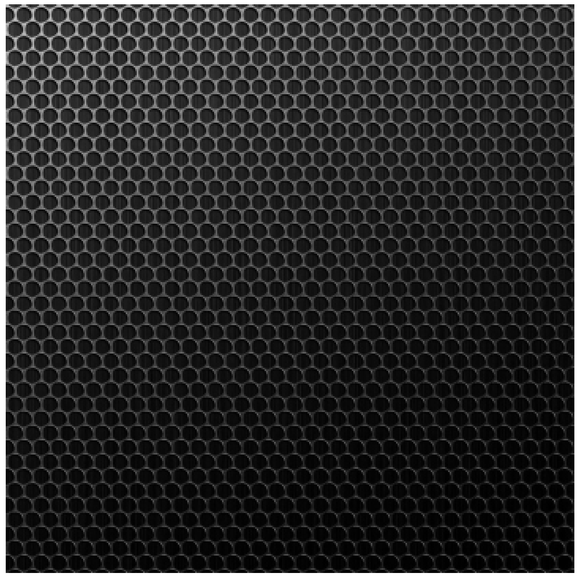
CROSS LAMINATED TIMBER



DARK BRICK



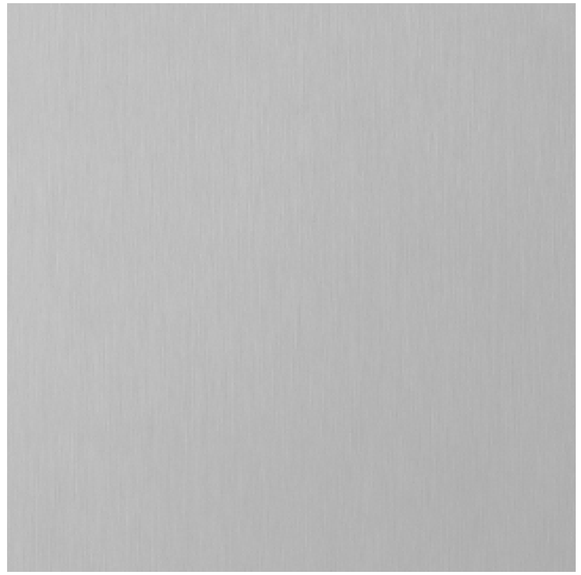
STAINLESS STEEL CABLE MESH



PERFORATED METAL PANEL



ACM FACADE



ACM (SILVER)



ALUMINUM WINDOW SYSTEM



STOREFRONT SYSTEM

MATERIAL PHOTOS AND EXAMPLES

AN URBAN : RURAL CONNECTION

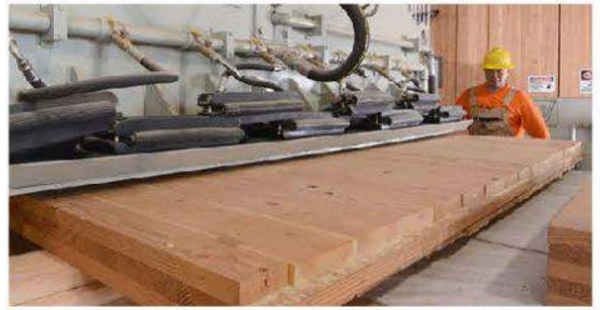








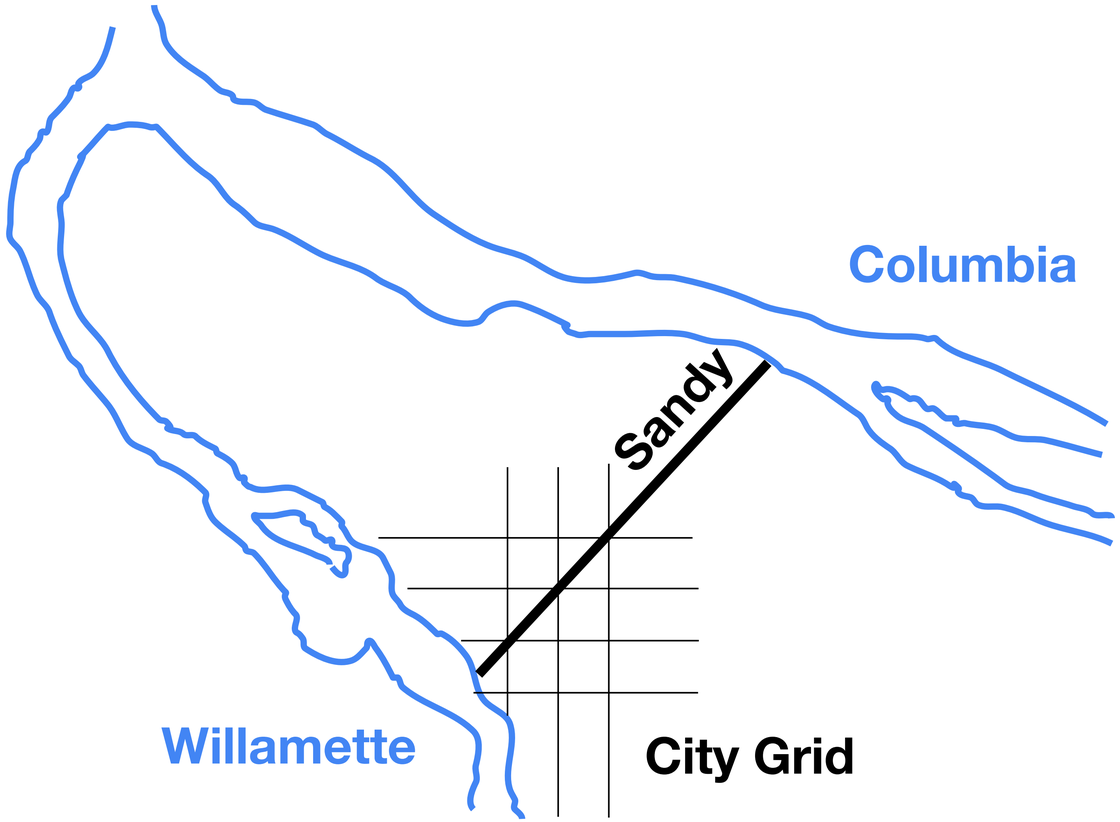




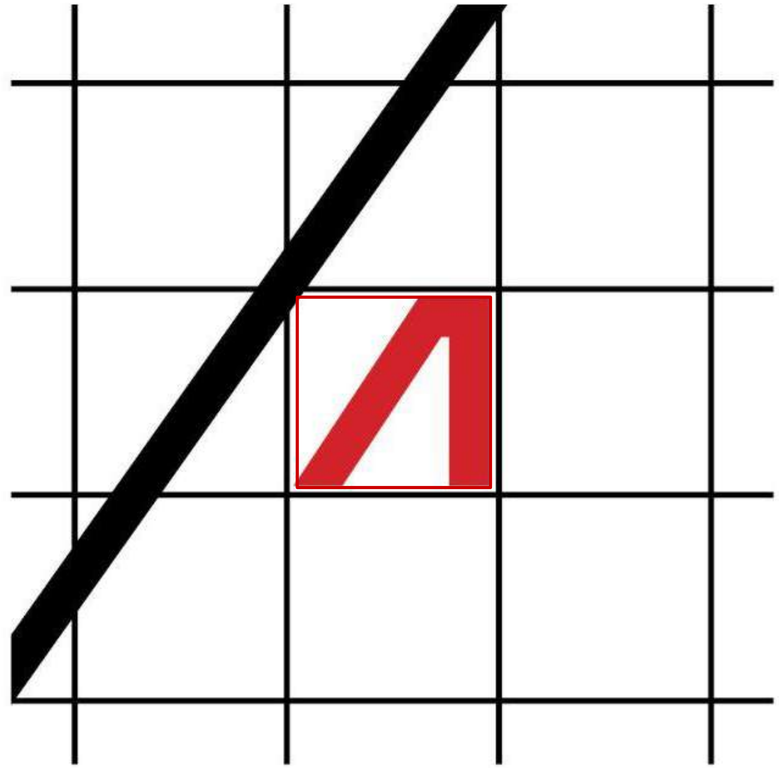


AN URBAN : RURAL CONNECTION



HISTORIC INFLUENCES

AN INDIGENOUS PATH CONNECTED
THE RIVERS AND BECAME SANDY



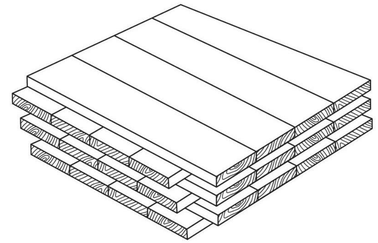
TWO MASSING ELEMENTS

THE PODIUM REINFORCES THE CITY BLOCK
THE TOWER REINFORCES SANDY'S ALIGNMENT

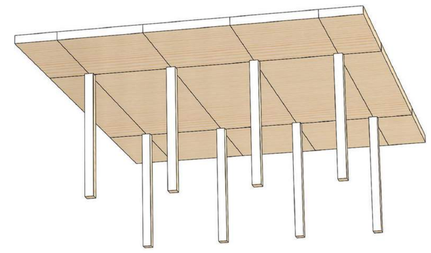
CONTEXT PLAN



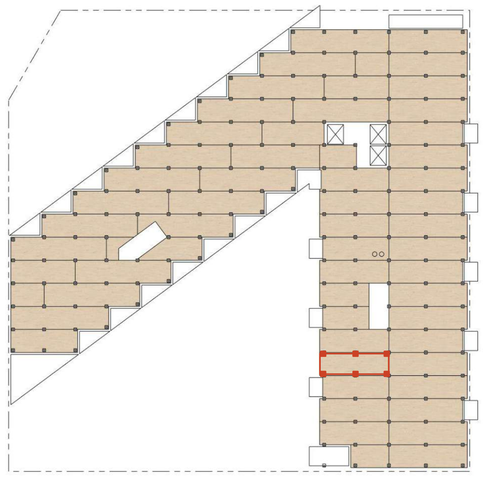
POINT SUPPORTED COLUMN AND DECK TOWER
OVER ON A CONCRETE PODIUM



CLT DECK



POINT SUPPORTED FLOORS



COLUMN GRID ALIGNS WITH CITY GRID

STRUCTURAL DIAGRAM



VICINITY PLAN - CITY



VICINITY PLAN - NEIGHBORHOOD



CONTEXT - ZONING



CONTEXT - SITE VIEWS



CONTEXT - EXISTING TRANSIT



BUILDINGS NORTH OF SITE ALONG SANDY BLVD

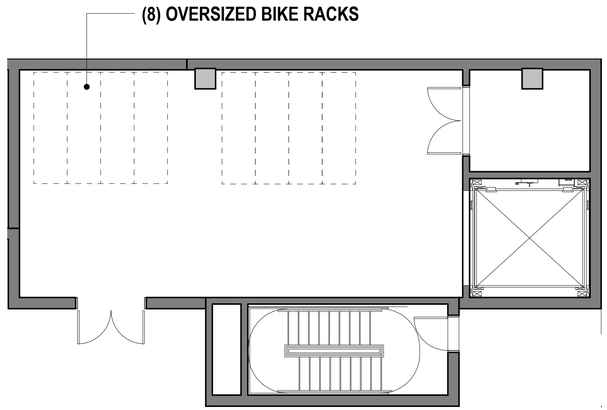




BUILDINGS SOUTH OF SITE ALONG SANDY BLVD

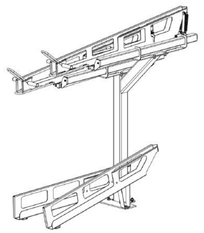


CONTEXT - ADAJCENT BUILDINGS

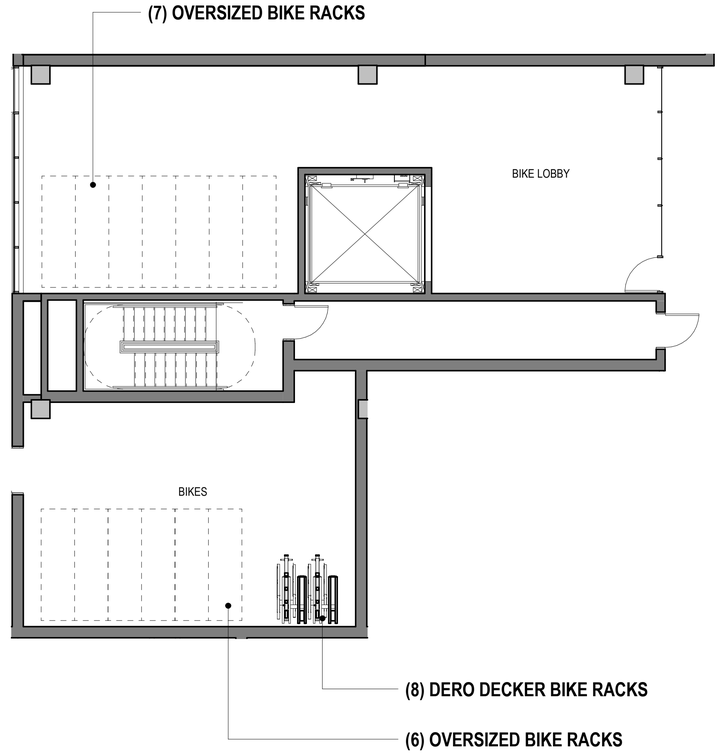


DERO | Dero **Decker**

Submittal Sheet



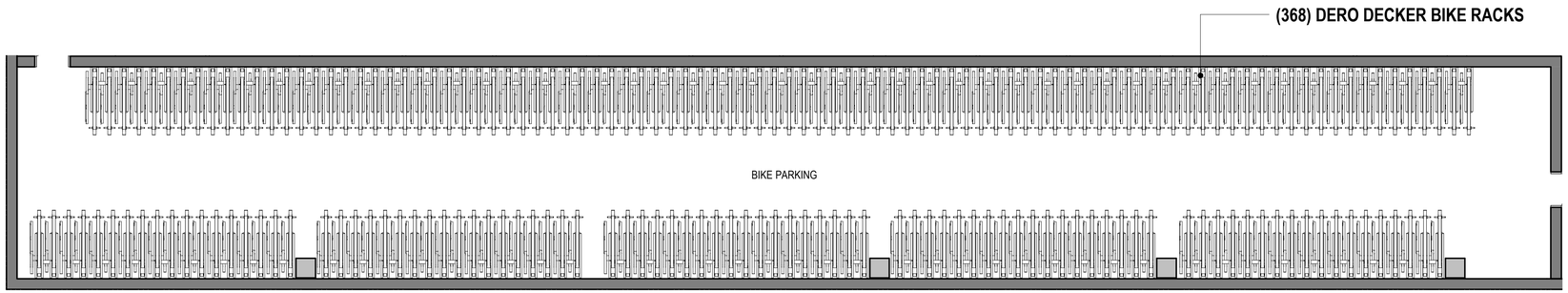
CAPACITY	4 Bikes per unit	
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate	
FINISHES	☐	**Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
	☐	**Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS		**Surface only** Each upright has one ¼" plate feet that accept 1/2" wedge anchors



(21) TOTAL OVERSIZED BIKE RACKS

(376) TOTAL DERO DECKER BIKE RACKS

TOTAL 397 BIKE RACKS

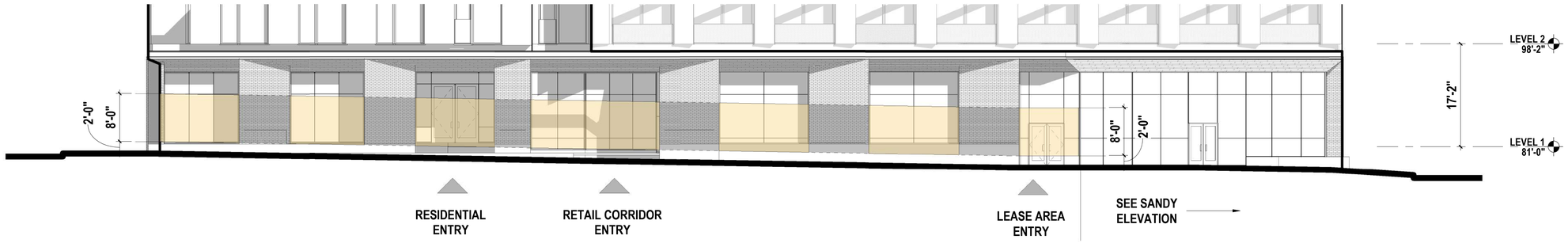


1 BICYCLE PARKING ROOM PLAN

COMPLIANCE - BIKE PARKING

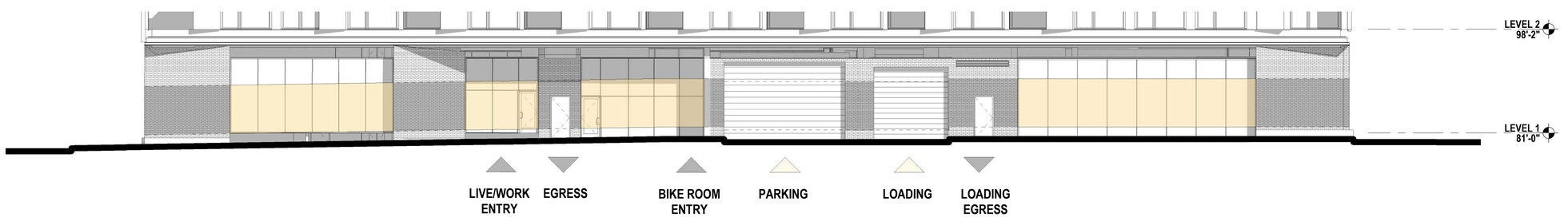
LOADING SECTION/ PLAN

COMPLIANCE - LOADING



802 SF OF GLAZING
1226 TOTAL SF
65% GLAZING
40% REQUIRED

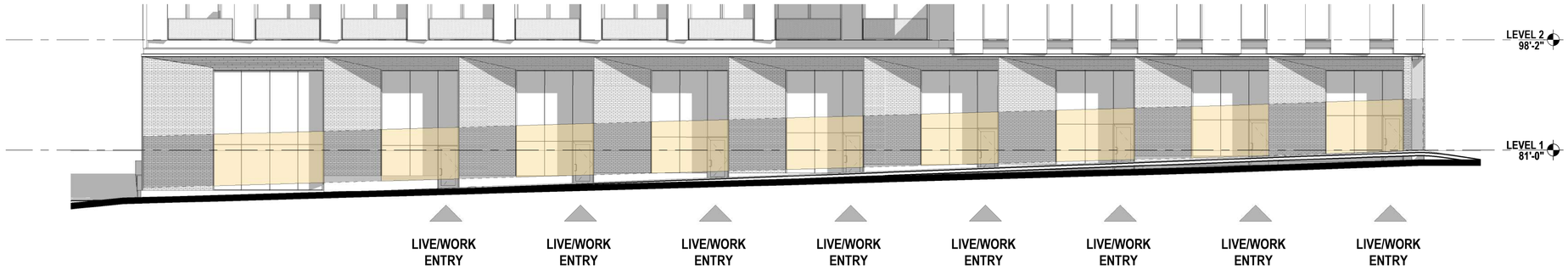
1 C.42 NORTH - DR GROUND FLOOR WINDOWS



791 SF OF GLAZING
1591 TOTAL SF
49.7% GLAZING
40% REQUIRED

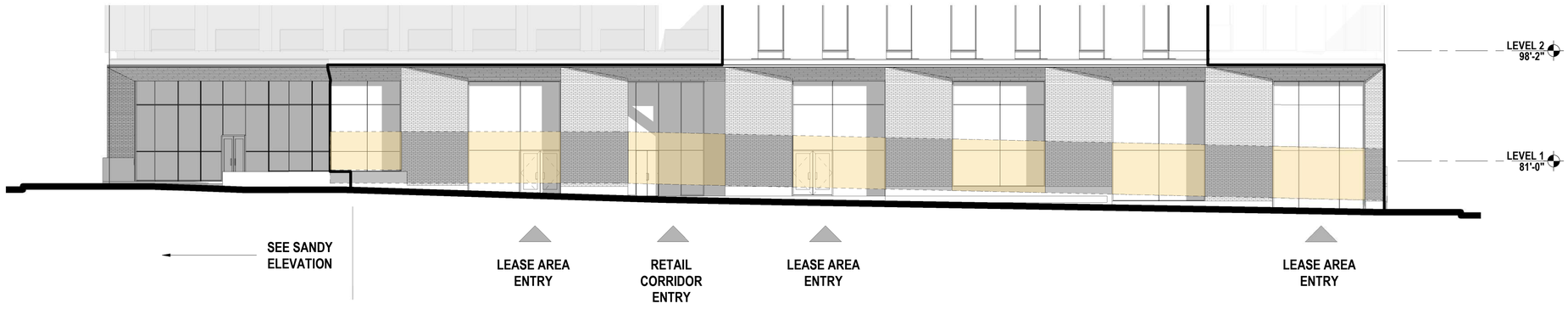
2 C.42 EAST - DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

COMPLIANCE -GROUND FLOOR WINDOWS



908 SF OF GLAZING
1592 TOTAL SF
57% GLAZING
40% REQUIRED

1 / C.43 GROUND FLOOR ELEVATION - SOUTH
SCALE: 1" = 10'-0"



766 SF OF GLAZING
1312 TOTAL SF
58% GLAZING
40% REQUIRED

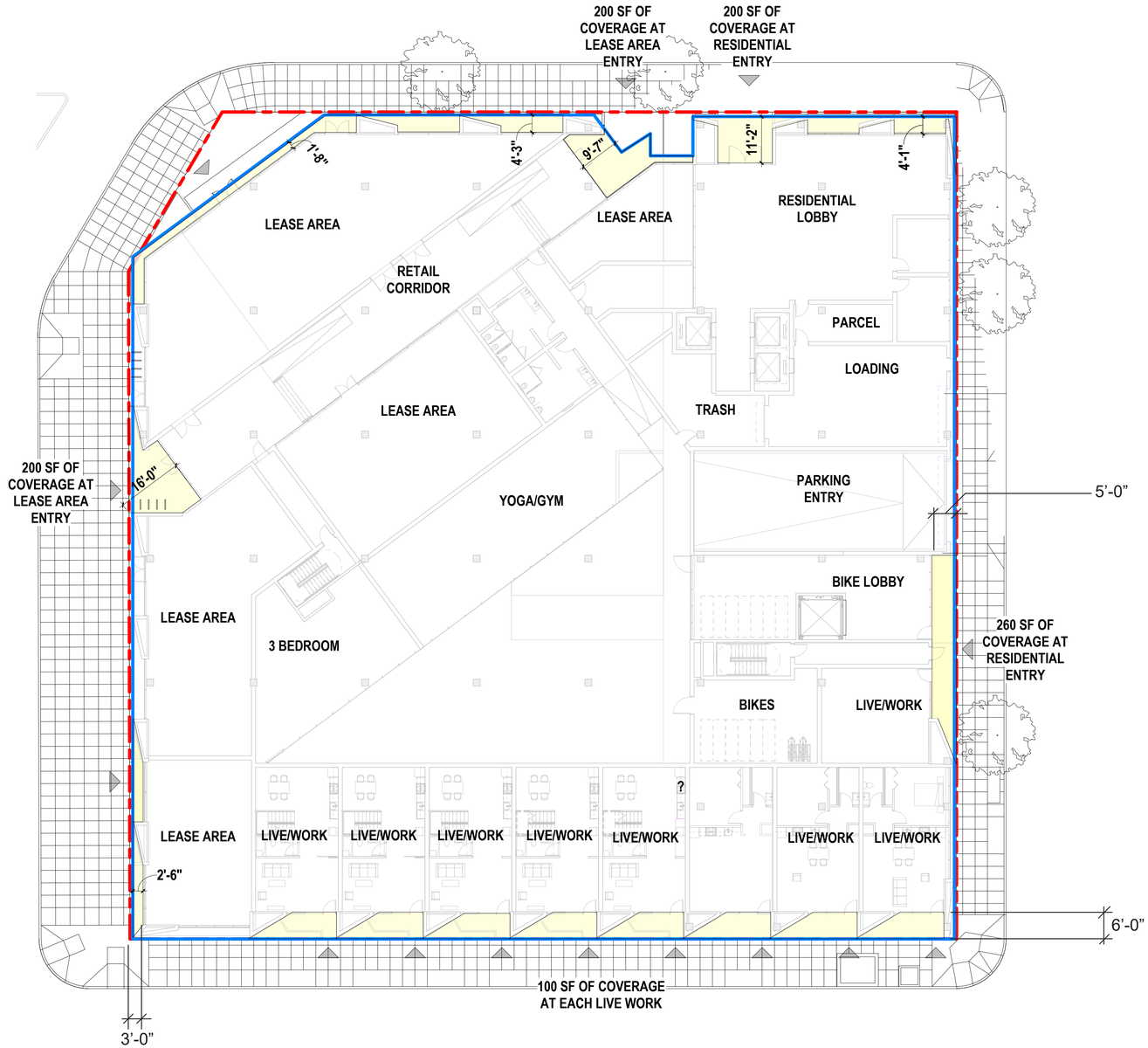
2 / C.43 WEST -DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"



514 SF OF GLAZING
562 TOTAL SF
91% GLAZING
60% REQUIRED

3 / C.43 SANDY ELEVATION - DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

COMPLIANCE -GROUND FLOOR WINDOWS



CANOPY COVERAGE DIAGRAM



SYSTEM 2000

Rain Screen System

CMG System 2000 is the industry standard bearer for pressure-equalized, rear ventilated rain screen panel systems. The next generation of dry-joint panel system design, System 2000 introduces a proprietary joint design that eliminates virtually all exposed fasteners, resulting in the cleanest panel joint available for superior appearance. Tested to meet the industry's highest performance standards, System 2000 is the architect's choice for stunning design and unmatched performance.

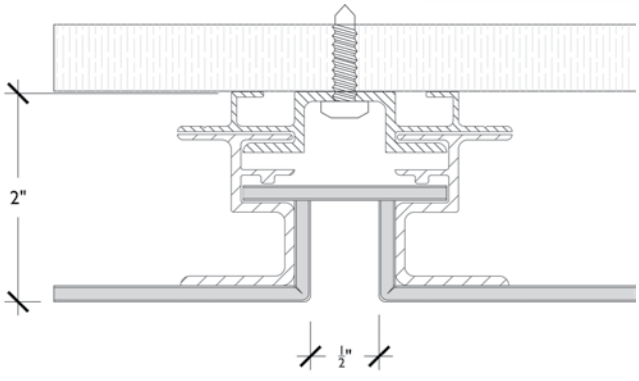


Features

- Sequentially installed rear-ventilated rain screen system
- No exposed fasteners
- Proprietary extruded aluminum attachment system
- Unique design allowing for efficient installation

Tests

- ASTM E283
- ASTM E330
- ASTM E331
- AAMA 508



COATED METALS GROUP

WWW.CMGMETALS.COM

LU 22-115673 DZM

Exhibit A6

CMG ACM WALL PANEL SYSTEMS

CMG Aluminum Composite Wall Panel Systems offer incomparable design flexibility to achieve dramatic finished appearance and impact. Manufactured to exacting tolerances and standards using state-of-the-art computerized equipment, these systems meet the highest performance testing standards and requirements. A wide variety of available material sizes and finishes provides for an endless array of design options. Simplicity of design coupled with CMG's renowned attention to quality result in an unmatched finished product exceeding the expectation of designer, contractor and building owner alike.

OVERALL PANEL SYSTEM FEATURES

- Superior flatness and design flexibility
- Available in a variety of thicknesses
- Available in a variety of high performance finishes
- Curved and complex panel shapes available
- Finish warranties available up to 30 years
- Up to 5' x 16' panel sizes

Over 30 Years of Experience

High Quality Products at Competitive Prices

Who We Are

Simply put, CMG manufactures the highest quality architectural building products available at extremely competitive prices. Whether it is slit coil, flat sheets, pre-formed panel systems or rainware, CMG products are manufactured to exacting standards. All CMG steel is produced domestically and specified to tight tolerances resulting in uncommon uniformity. Our wide selection of finishes are produced from coatings that are the very best available. We back this claim with the most comprehensive finish warranty in the industry.

CMG Denver
2525 West Barberry Place
Denver, CO 80204
Phone: 303-623-5333
Fax: 303-623-3738
Toll-Free: 877-623-5333

CMG Indianapolis
455 Rawles Court
Indianapolis, IN 46229
Phone: 317-890-1999
Fax: 317-890-0950
Toll-Free: 866-694-1999

CMG Minneapolis
6801 Shingle Creek Parkway
Suite 1000
Brooklyn Center, MN 55430
Phone: 763-561-5000
Fax: 763-561-5001
Toll-Free: 855-561-5160

CMG Madison Headquarters
300 Yard Drive
Verona, WI 53593
Phone: 608-826-0356
Fax: 608-826-4264
Toll-Free: 800-784-0356

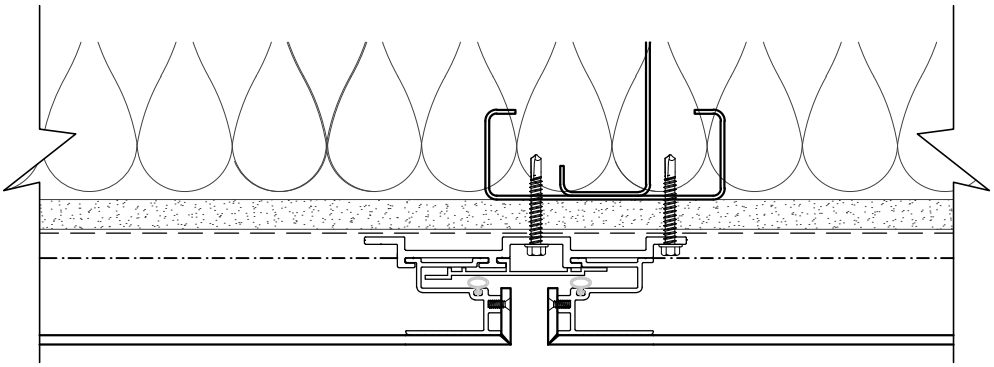
COATED METALS GROUP

WWW.CMGMETALS.COM

LU 22-115673 DZM
Exhibit A6

SKYLINE
SHEET METAL

SSMPER-X



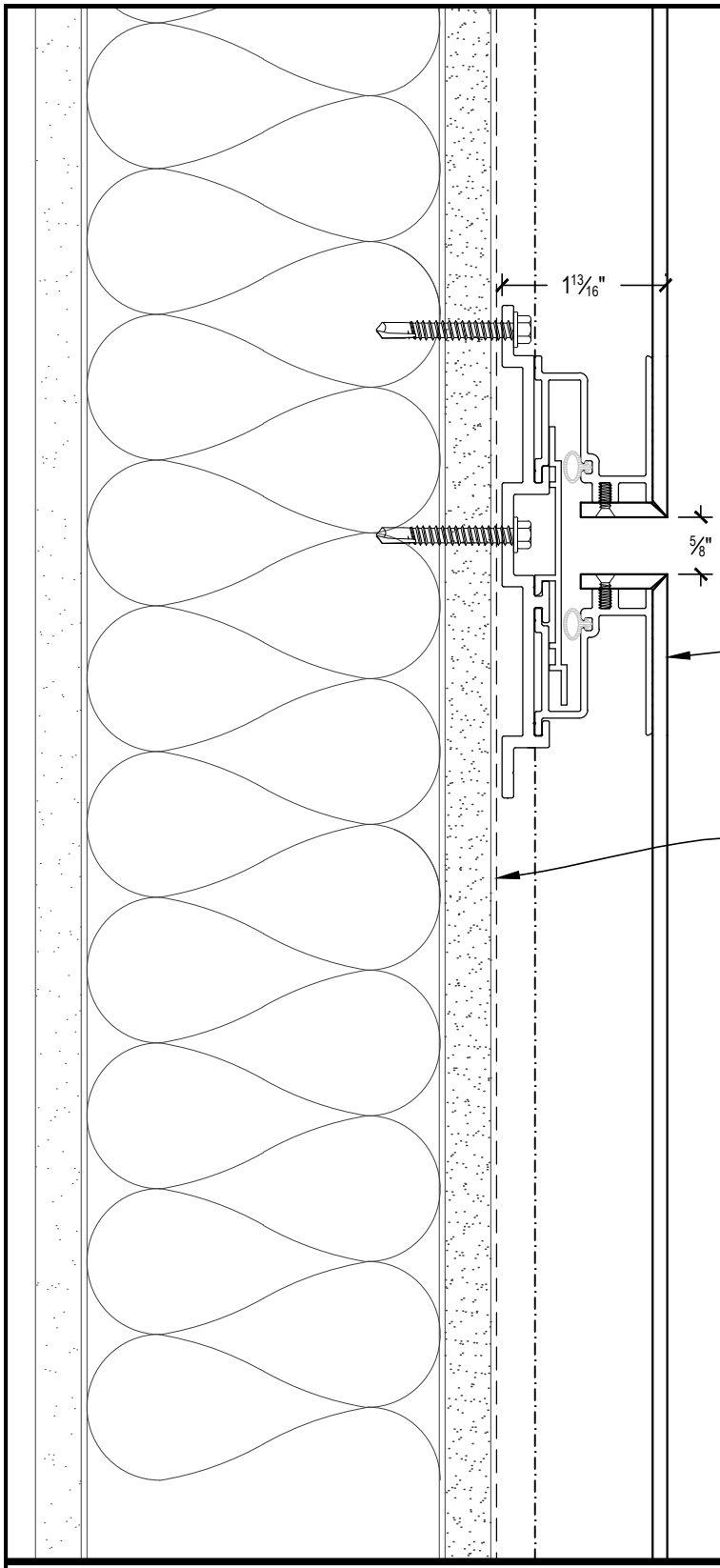
PRODUCT DESCRIPTION:

Skyline Sheet Metal Pressure Equalized Rainscreen X system (SSMPER-X) wall cladding panels are manufactured from 4mm **composite sheet material CNC routed and formed over an extruded aluminum mounting frame. The panels are mechanically attached with floating clips over a weather barrier to the stud framing of the structural wall and are finished with ⅝" joint reveals.

FEATURES and BENIFITS:
Open Rainscreen Principle
20 year finish waranty
Exceptional flatness and deflection resistance
Lightweight compared to heavy gauge sheet metal

MATERIAL and FINISH OPTIONS:
(**CM) Composite Material: Extruded thermoplastic core bonded between two thin metal sheets.
Aluminum (ACM) Coil-coated available in Std. and Custom colors, Timber, Stone, Prismatic.
Stainless Steel (SCM)
Copper (CCM)
Titanium (TCM)
Zinc (ZCM)

www.skylinesheetmetal.com
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SSMPER-X COMPOSITE METAL PANEL SYSTEM*.
SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL HORIZONTAL JOINT

SCALE: 6" = 1'-0"

SECTION VIEW

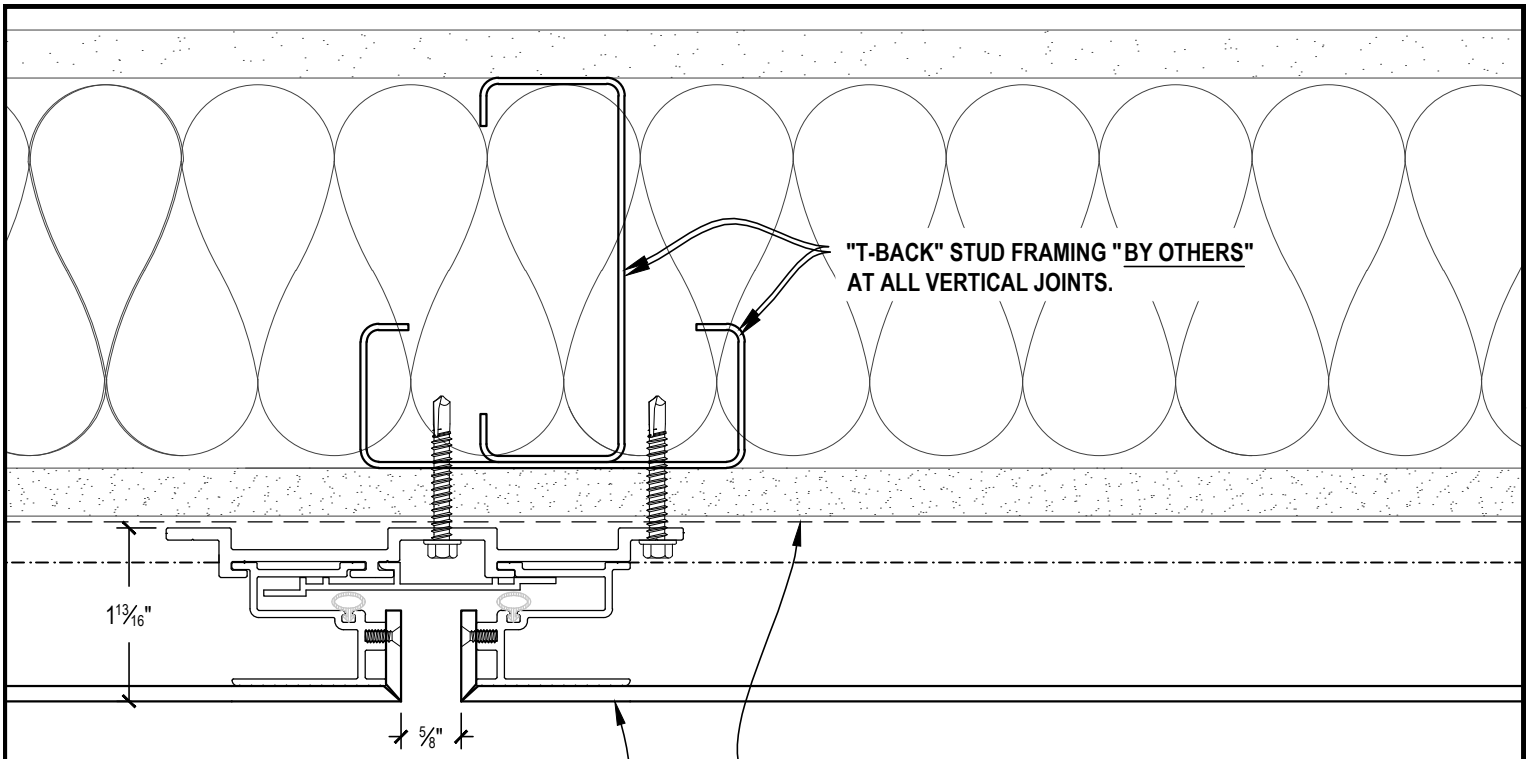
SHEET 1

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL VERTICAL JOINT

SCALE: 6" = 1'-0" PLAN VIEW

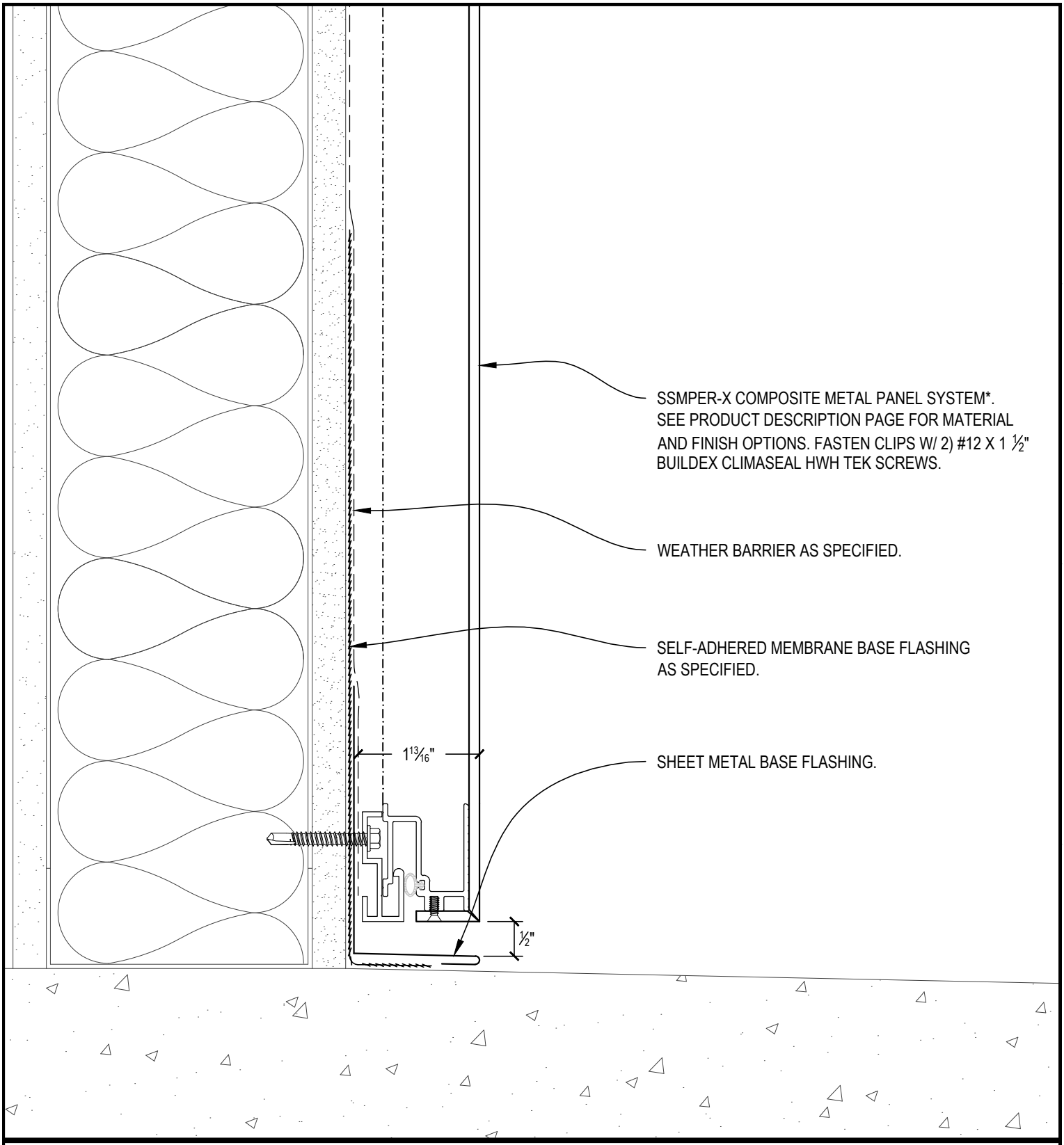
SHEET 2

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10 DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL PANEL @ GRADE

SCALE: 6" = 1'-0"

SECTION VIEW

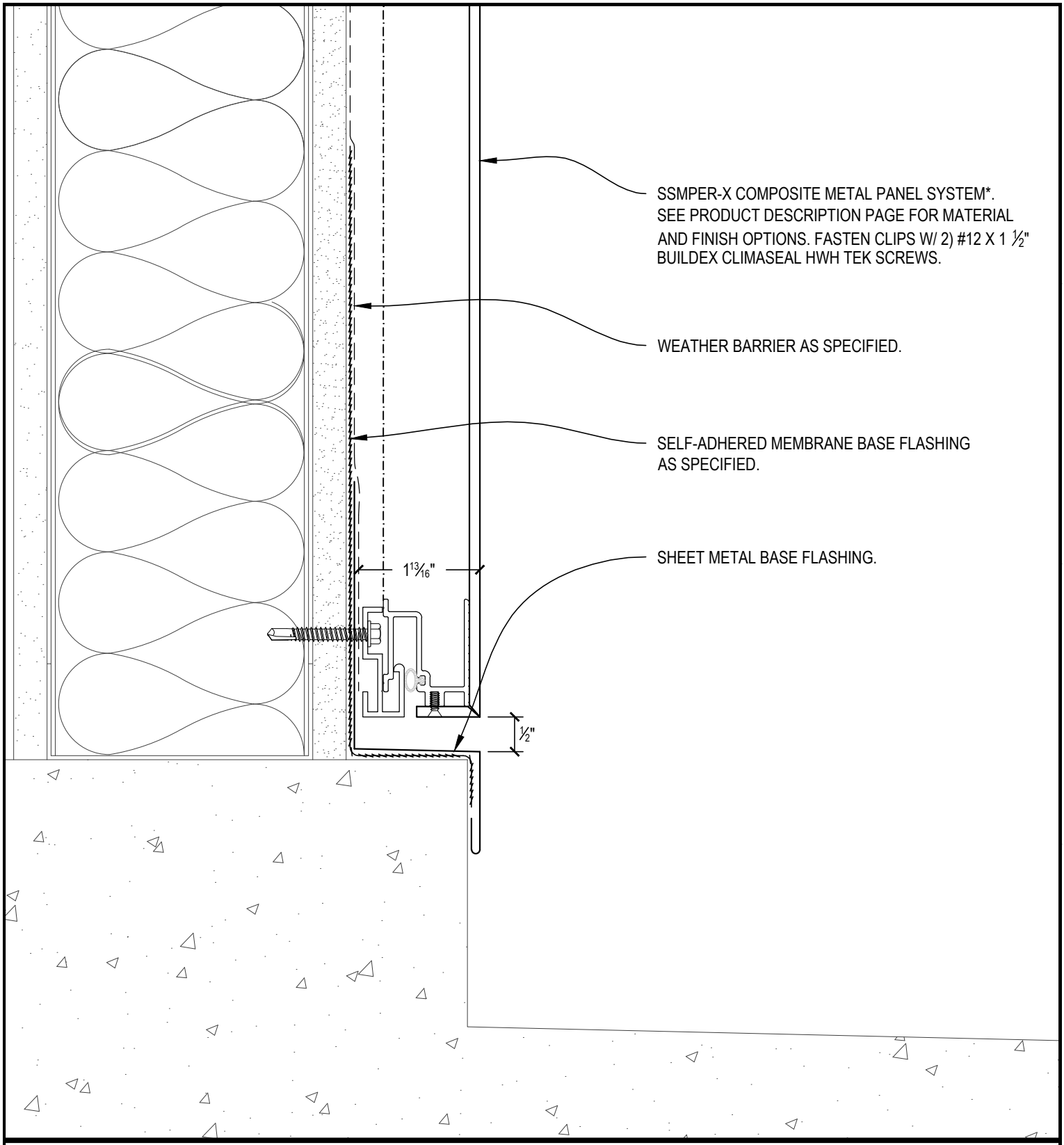
SHEET 3

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

PANEL @ GRADE--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

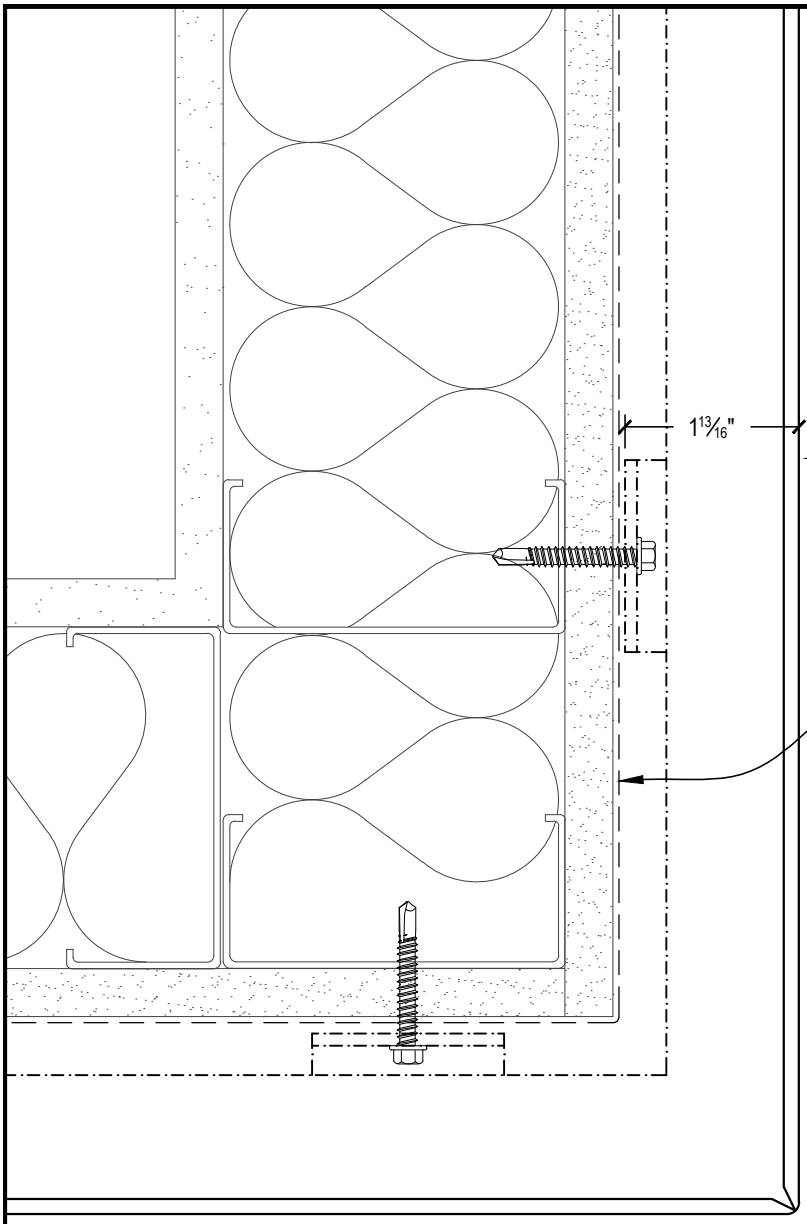
SHEET 3A

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL OUTSIDE CORNER

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 4

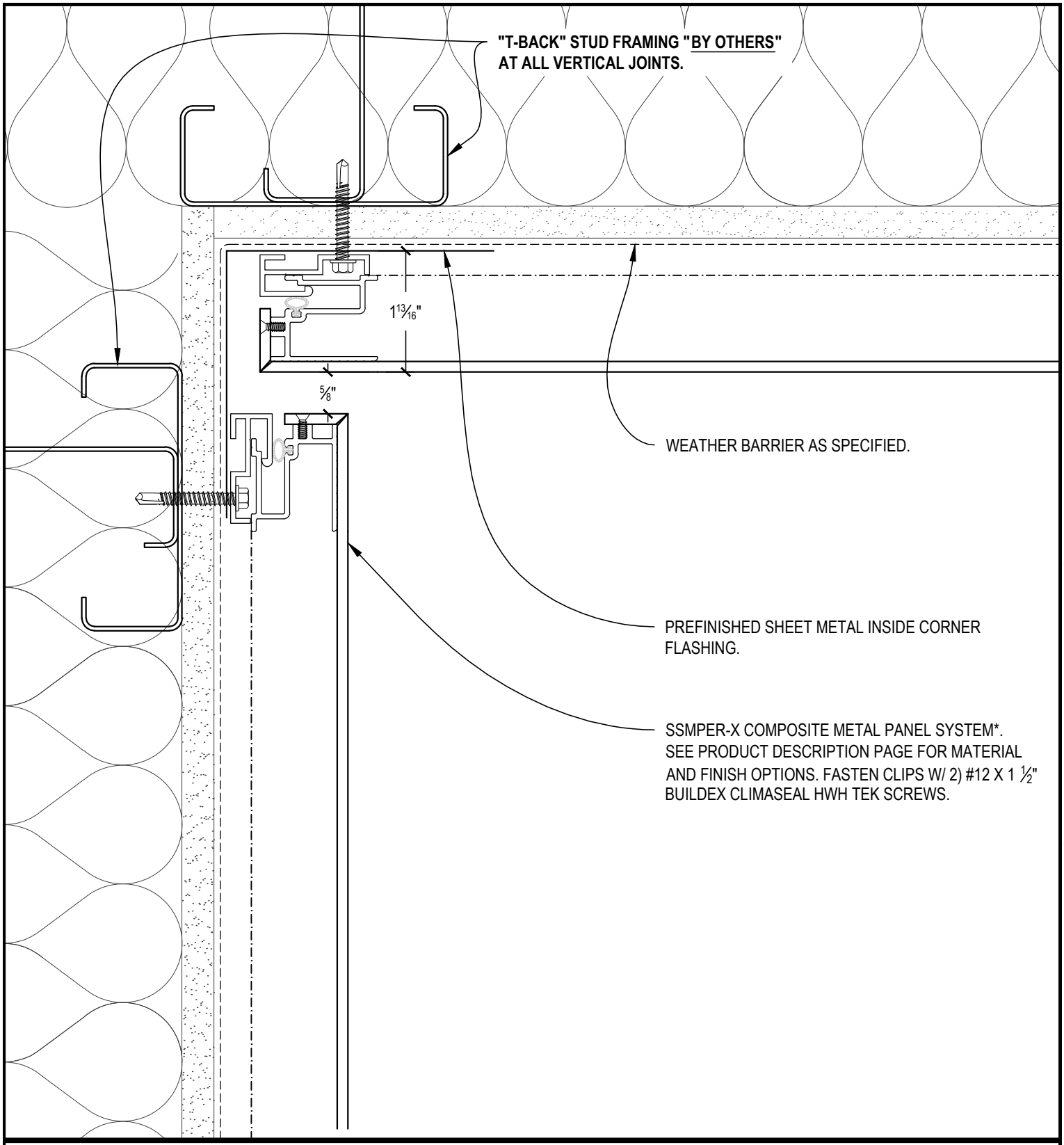
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL INSIDE CORNER

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5

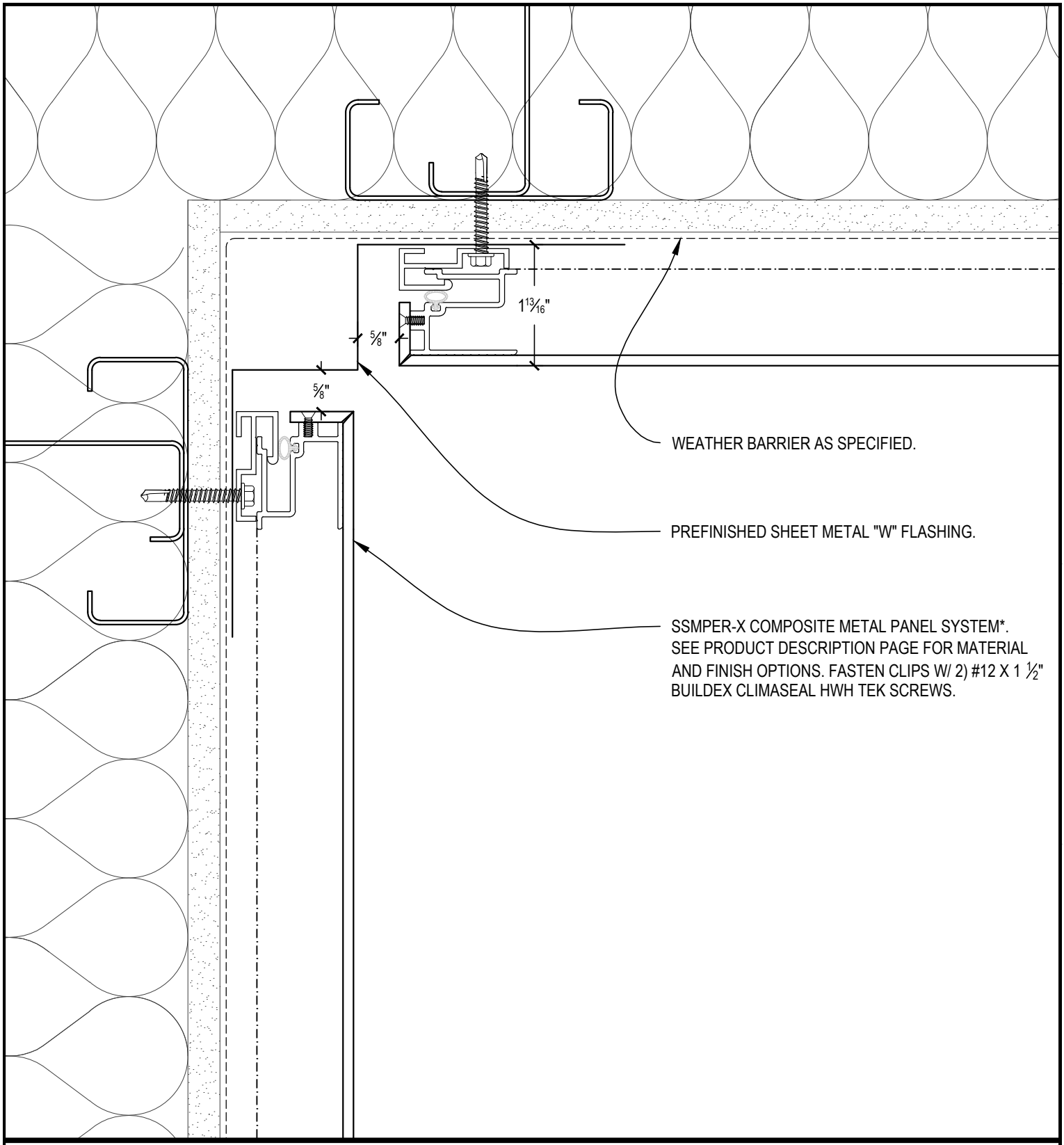
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER--OPTION -A-

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5A

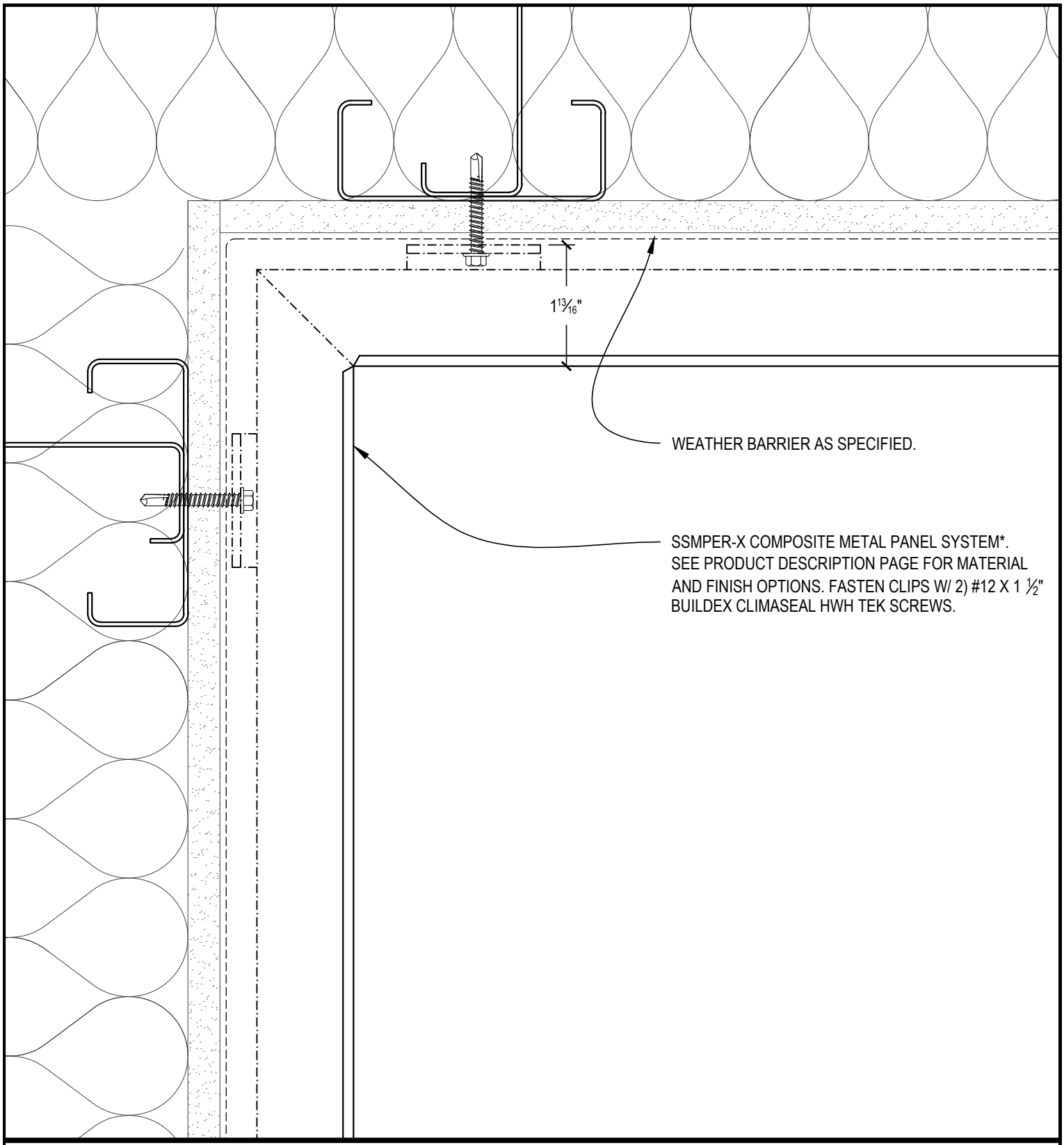
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER--OPTION -B-

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5B

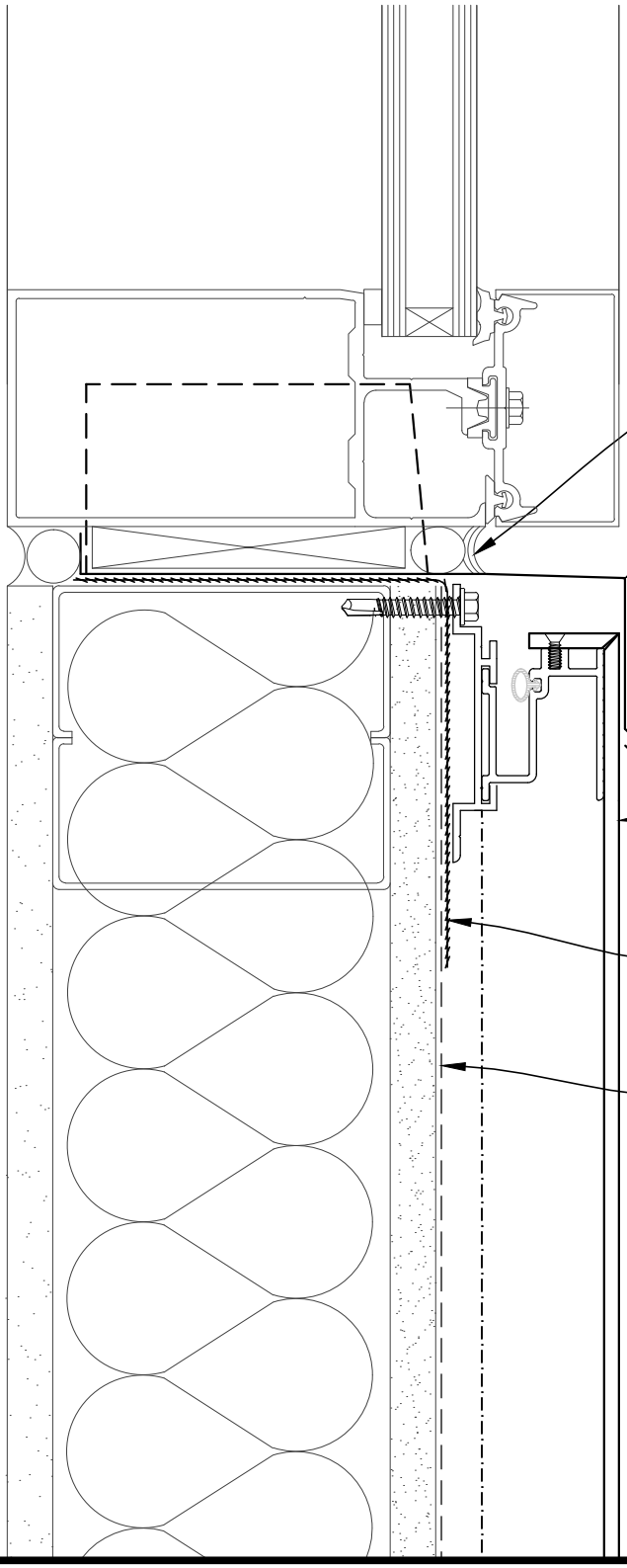
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SEALANT JOINT **BY OTHERS.**

PREFINISHED SHEET METAL SILL FLASHING W/ 2" END DAMS AND ½" BACK DAM.

SSMPER-X COMPOSITE METAL PANEL SYSTEM*. SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

SELF-ADHERED MEMBRANE WINDOW OPENING WRAP AS SPECIFIED.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL WINDOW SILL

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 6

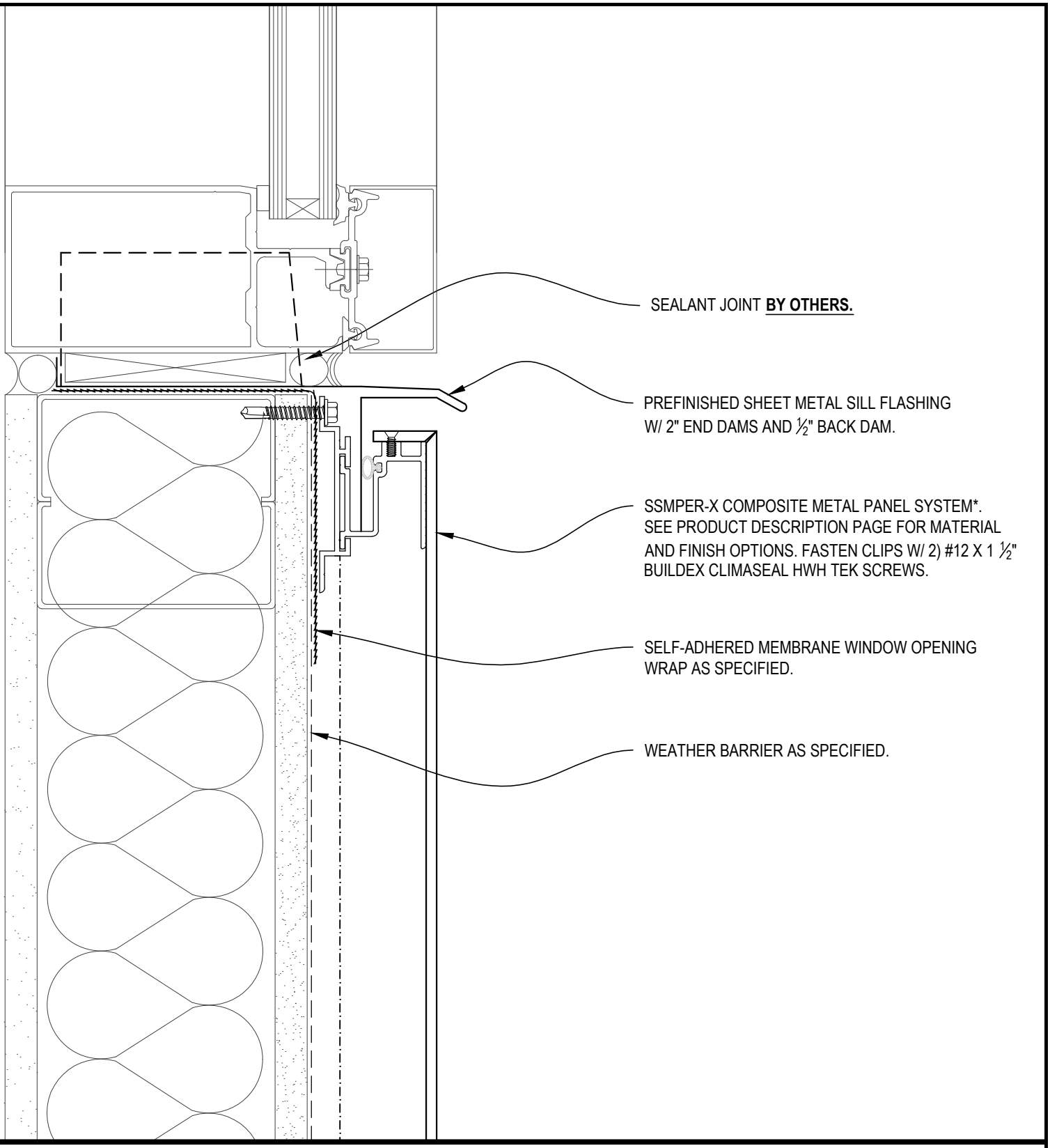
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

WINDOW SILL--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

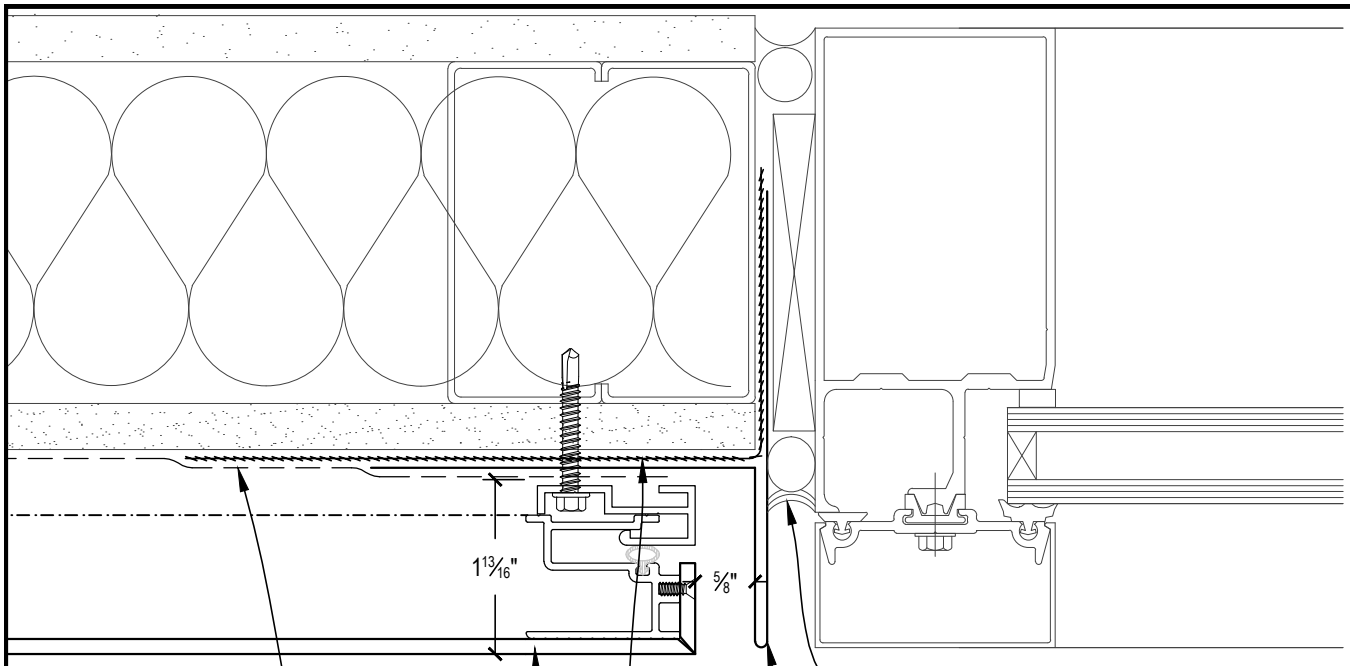
SHEET 6A

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SEALANT JOINT **BY OTHERS.**

PREFINISHED SHEET METAL JAMB FLASHING.

SELF-ADHERED MEMBRANE WINDOW OPENING WRAP AS SPECIFIED.

SSMPER-X COMPOSITE METAL PANEL SYSTEM*. SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL WINDOW JAMB

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 7

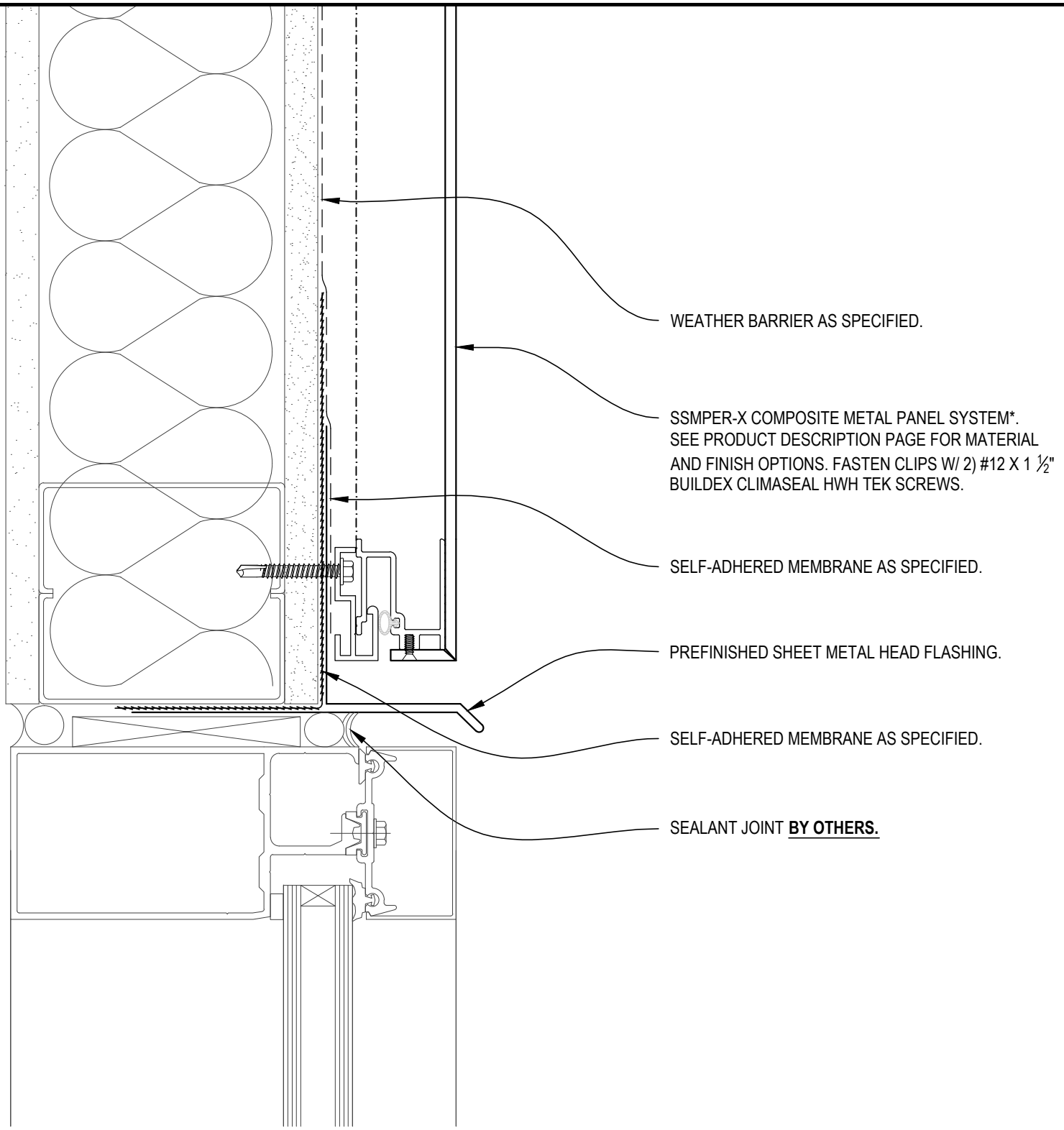
SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL WINDOW HEAD

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 8

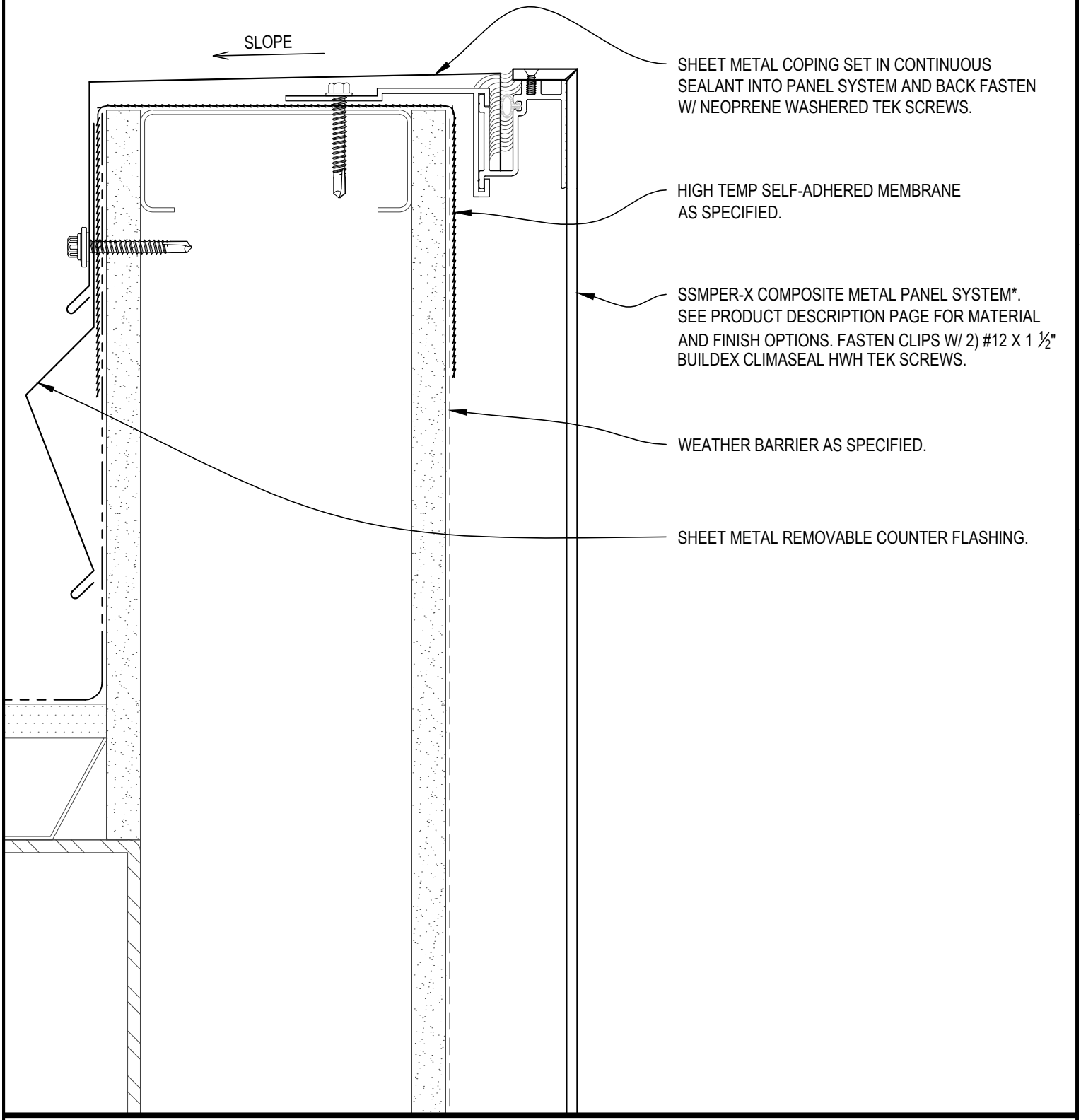
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL PARAPET CAP

SCALE: 6" = 1'-0" SECTION VIEW

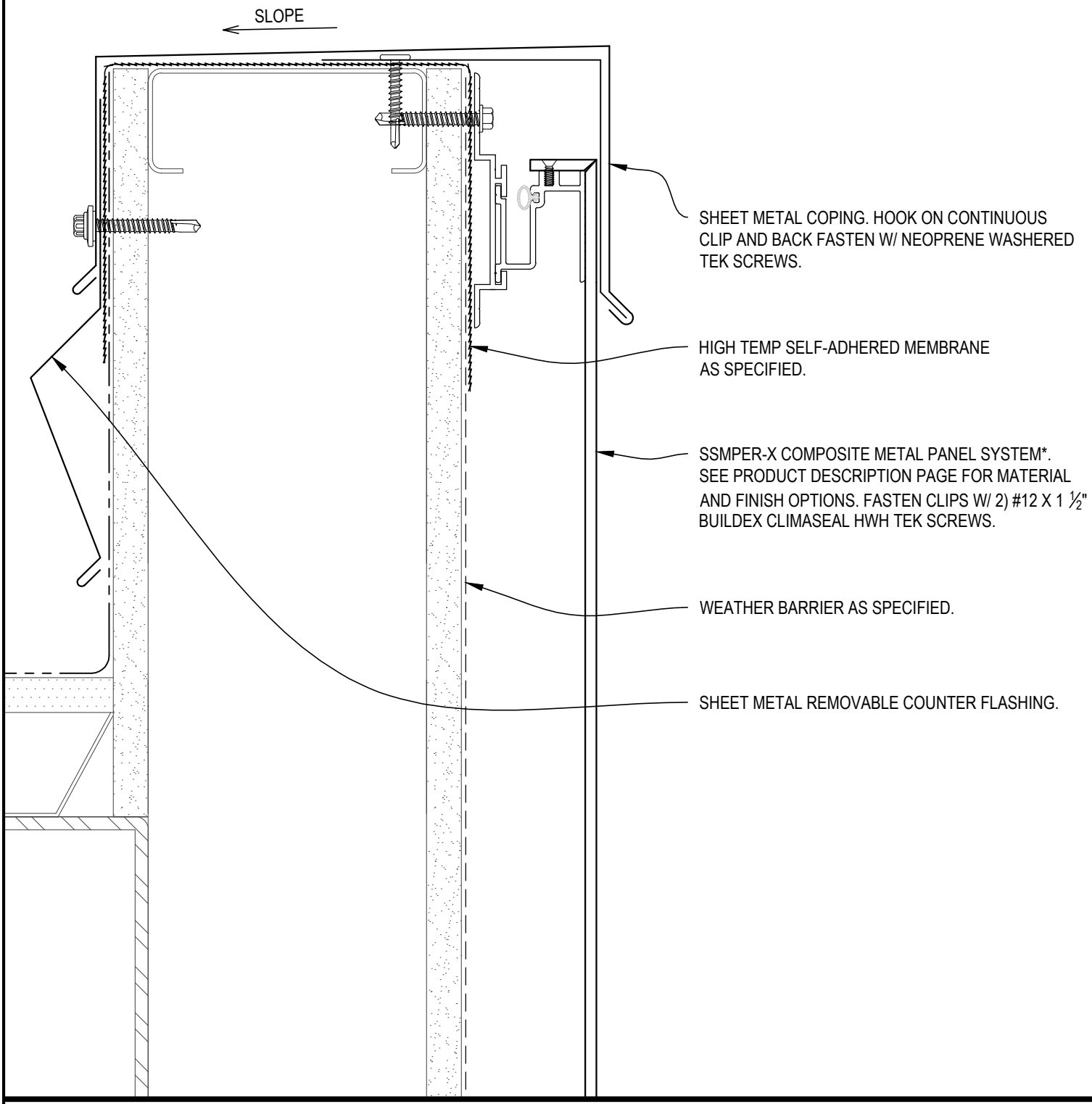
SHEET 9

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10 DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

PARAPET CAP--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 9A

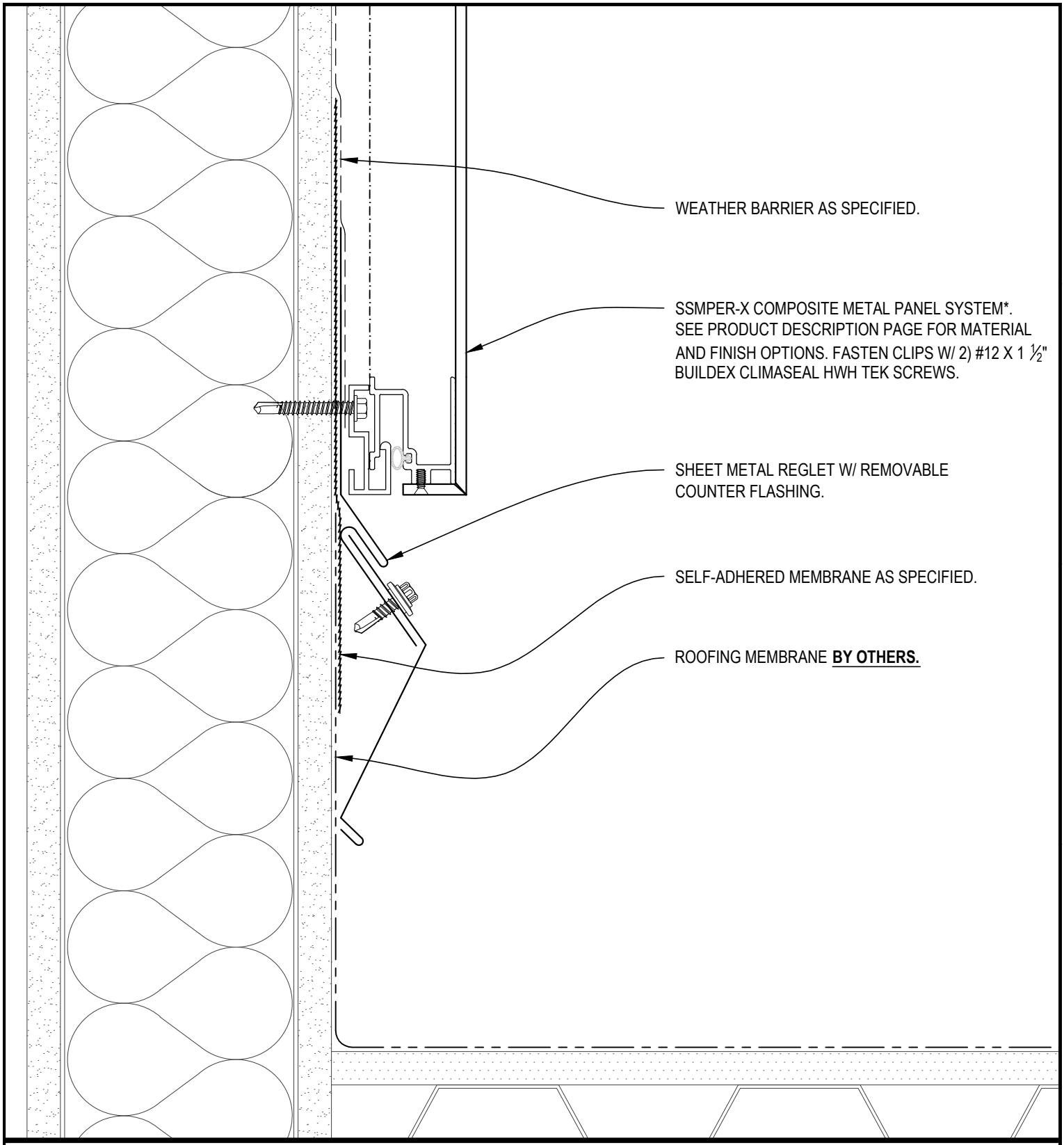
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL PANEL @ ROOF

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 10

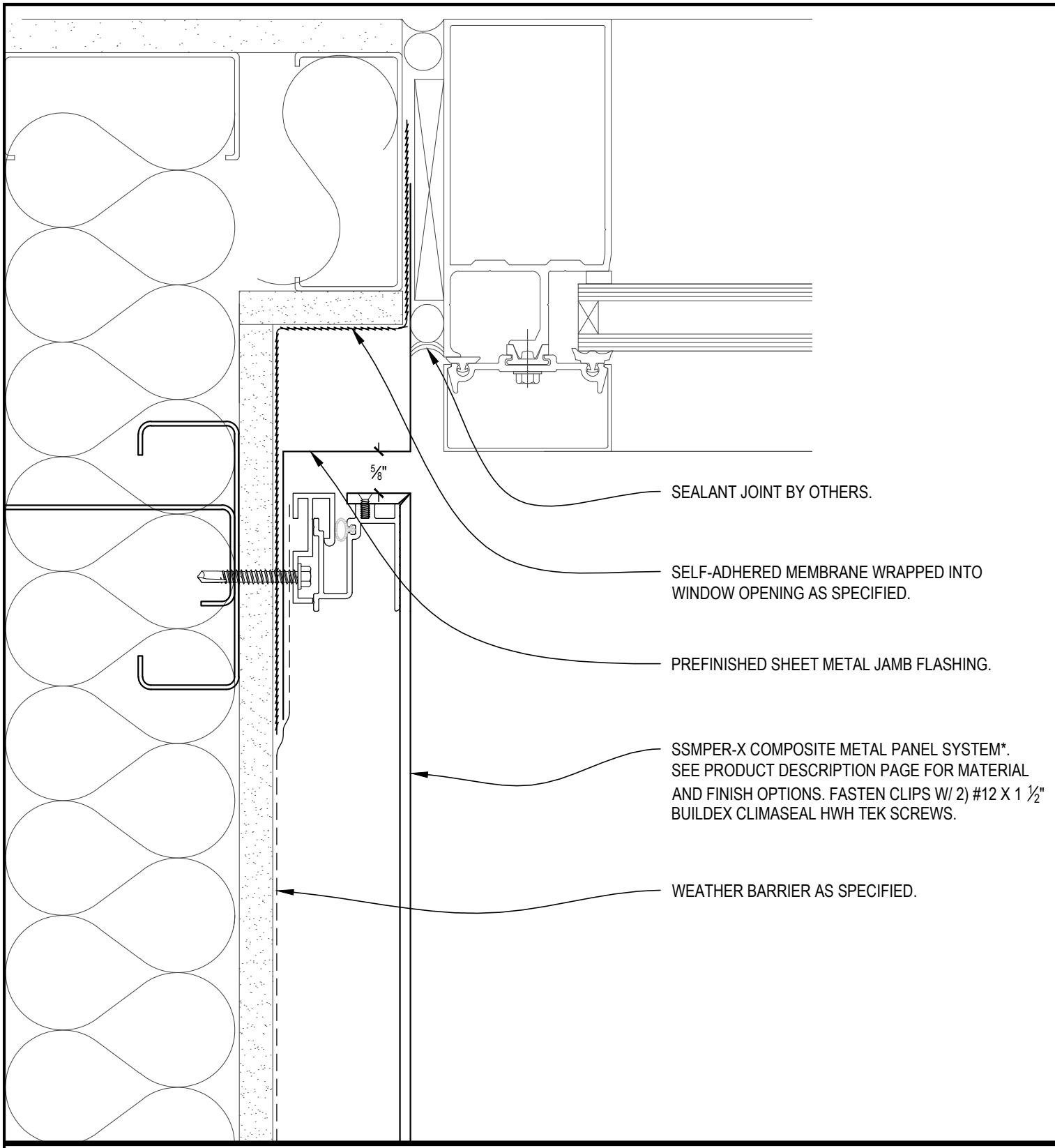
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER WINDOW JAMB

SCALE: 6" = 1'-0"

SECTION VIEW

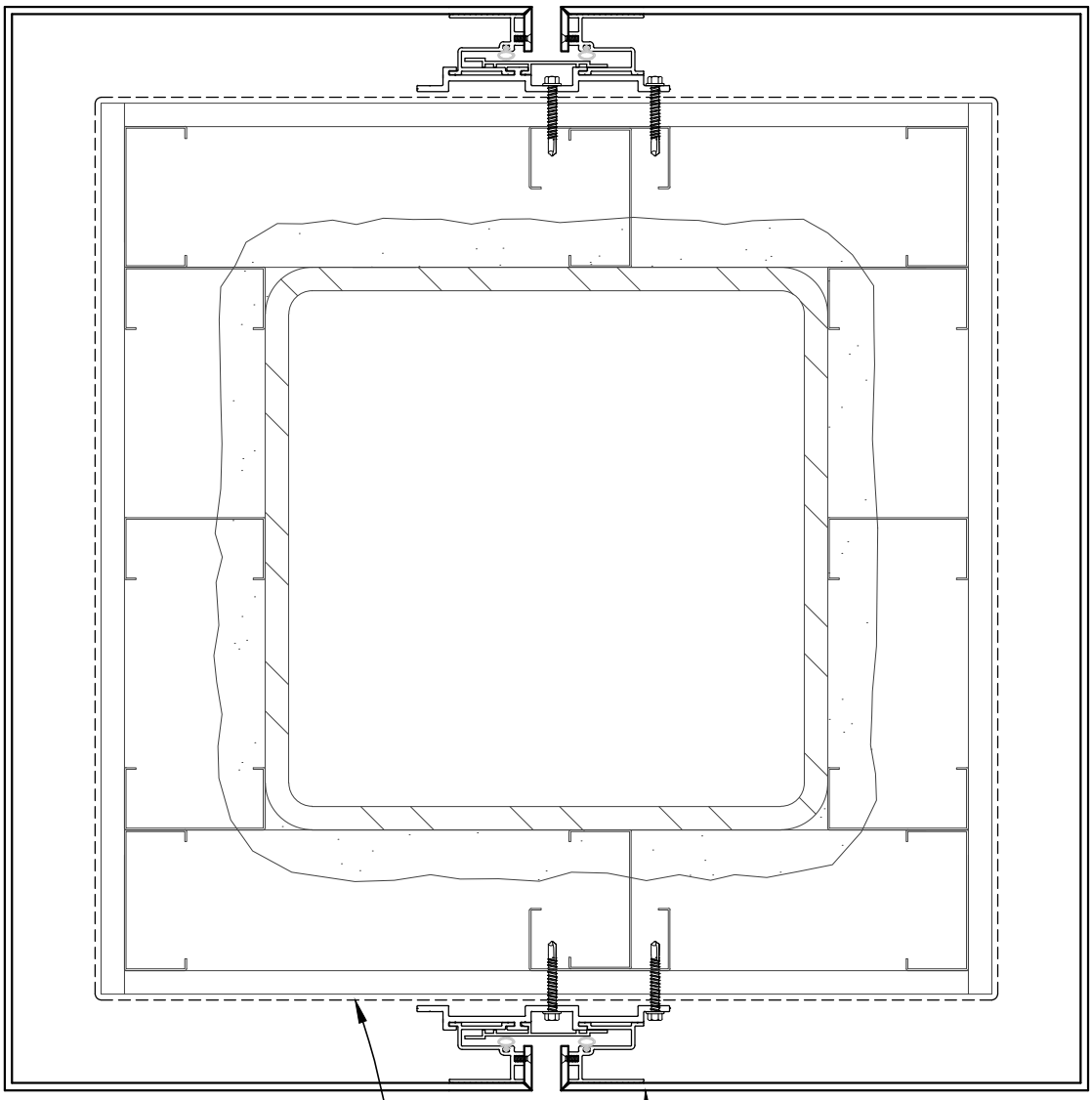
SHEET 11

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SSMPER-X COMPOSITE METAL PANEL SYSTEM*.
SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL COLUMN WRAP

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 12

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189

PARKLEX PRODEMA



1 /1

Grey Ayous / NATURSOFFIT-W
Soffit

NATURSOFFIT-W offers a wide range of finishes, suitable for sheltered and horizontal downward applications such as underside balconies, soffits or canopies. It requires no maintenance and provides the outdoor covered spaces with the warmth and the design versatility of the natural wood.

The PEFC certification seal guarantees that our wood boards have been made with raw materials of forest origin managed in a socially and environmentally responsible way.

PROPERTIES

- Only for sheltered and horizontal downward applications
- Maintenance-free HPL wood panels
- PEFC-certified raw material
- Resistance to extreme atmospheric agents
- Complete installation system
- On-demand project assistance service
- 10-year warranty

DIMENSIONS

Panel dimensions: 8' x 4' (2440 x 1220 mm)
Thicknesses: 6, 8, 10, 12, 14, 16, 18, 20, 22 mm

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LU 22-115673 DZM
Exhibit A6



X-TEND® THE ORIGINAL

EDELSTAHL-SEILNETZ

STAINLESS STEEL CABLE MESH

LU 22-115673 DZM
Exhibit A6

X-TEND – DAS ORIGINAL
X-TEND – THE ORIGINAL

Mit X-TEND gelang es bei CARL STAHL ARCHITEKTUR Anfang der 1990er Jahre, ein Bauelement zu schaffen, das gleichzeitig Sicherungs- und Designelement ist. 1991 wurde für X-TEND das Patent erteilt.

Die Einsatzgebiete des Edelstahlseilnetzes im Innen- und Außenbereich wurden seither in vielfältiger Art weiterentwickelt. Unter anderem findet es Anwendung als Geländerfüllung sowie als horizontale oder vertikale Absturzsicherung, Abtrennung, Fassadenverkleidung, Begrünung oder als vielseitiges Gestaltungselement.

Und auch anspruchsvolle Zoo-Anlagen, wie zum Beispiel dreidimensional in Leichtbauweise geformte Freiflugvolieren oder Raubkatzengehege, werden aus X-TEND Edelstahlseilnetzen gebaut und sind nur eine der Spezialitäten der erfahrenen Planer und Bauer von CARL STAHL ARCHITEKTUR.

CARL STAHL ARCHITECTURE'S X-TEND, developed beginning of the 1990's, is a construction element that unites safety with design. In 1991, the patent on X-TEND was granted.

The diverse applications for this stainless steel mesh are being progressively developed since then, both indoors and outdoors. Amongst other applications, it is used for balustrade in-fills, horizontal or vertical fall protection, dividers, façade cladding, green walls and versatile design elements.

Complex zoolutions, such as lightweight, three-dimensional free-flight aviaries or big cat enclosures, are also built with X-TEND stainless steel cable mesh – and are only one of the specialities of CARL STAHL ARCHITECTURE's experienced planners and builders.



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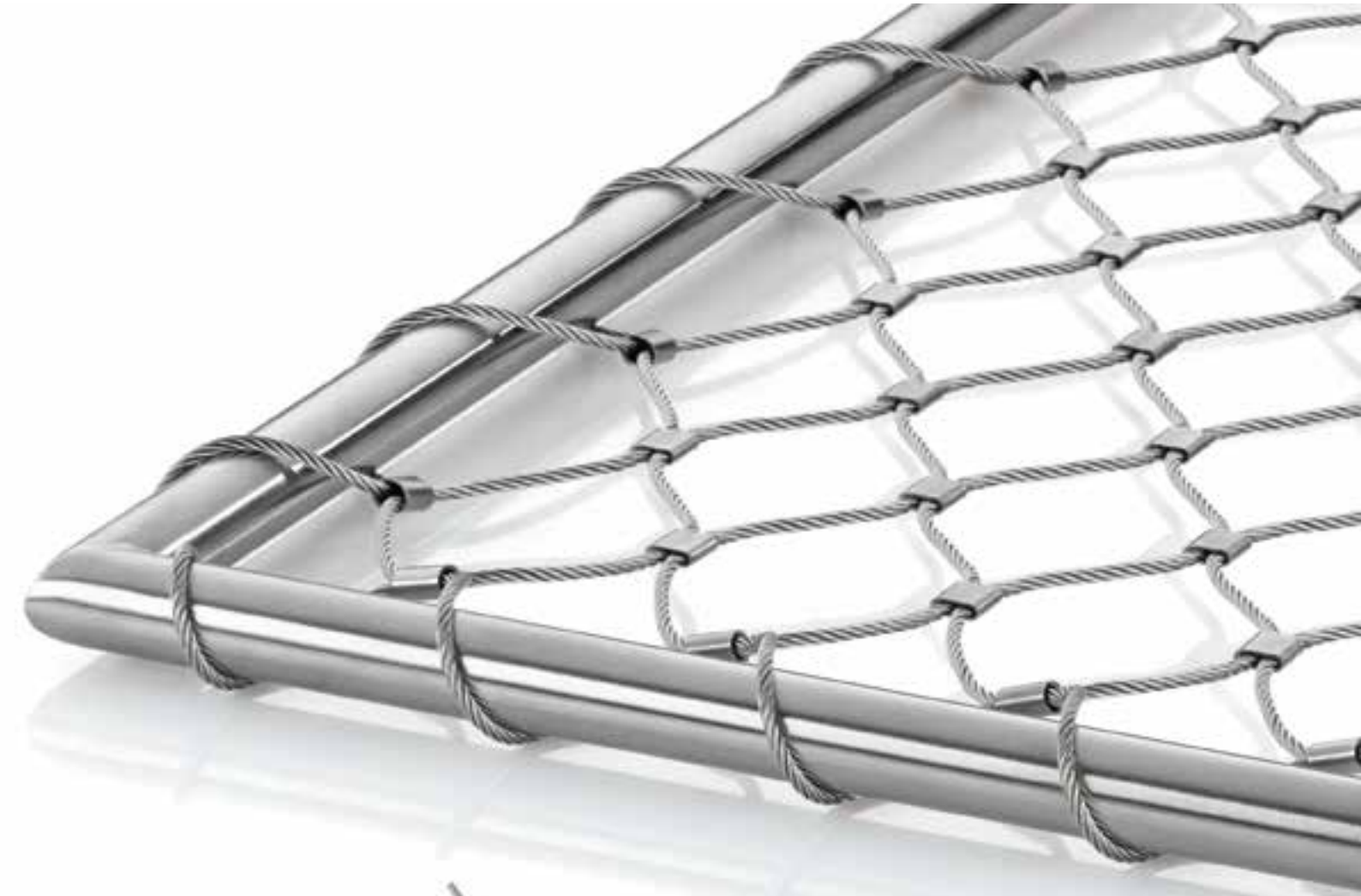
Exhibit A6

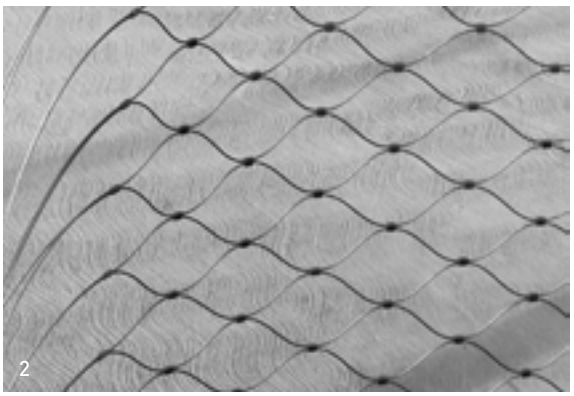




Merkmale Attributes	**Sichernd und gestaltend** **Transparent und flexibel** **Leicht und stabil** **Zwei- und dreidimensional** **Innovativ und langlebig** **Hochwertiger Edelstahl** **Auch in Farbe** **Für den Innen- und Außenbereich** **Hoher Nutzwert** **Ästhetik und Lifestyle** **Nachhaltigkeit und Recycling** **Vielfältigste Einsatzmöglichkeiten** Safety meets design Transparent and flexible Lightweight and sturdy 2D or 3D Innovative and durable High-quality stainless steel Also in colour For interior and exterior use Many practical benefits Aesthetics and lifestyle Sustainability and recycling Exceptionally versatile

LU 22-115673 DZM
Exhibit A6


1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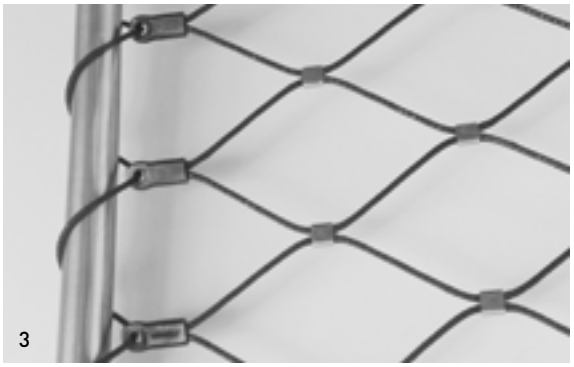
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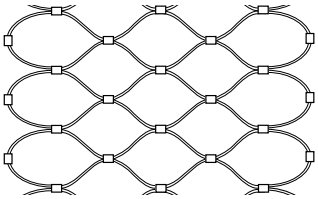
4


5

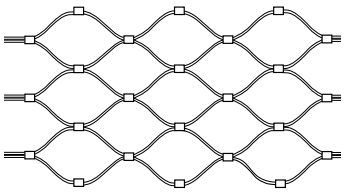
X-TEND RANDAUSBILDUNG
X-TEND EDGING

1



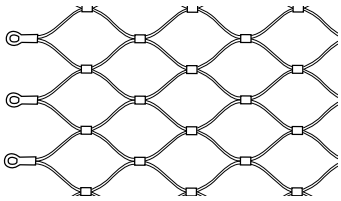
X-TEND, geschlossene Masche mit Leerhülsen, Standard-Montageart
X-TEND, closed mesh with loose ferrules, standard installation

2



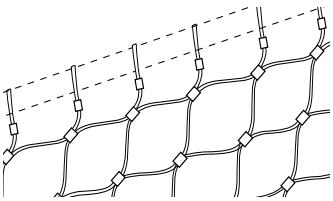
X-TEND, seitlich offen mit losen Seilenden für Montageanpassungen
X-TEND, open sides, with "horsetail cables" for special adaptations

3



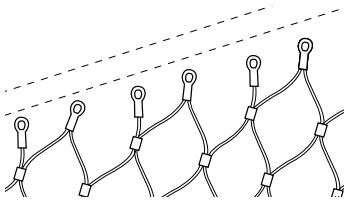
X-TEND, Randausbildung mit Ösen
X-TEND, Edging with eyelets

4



X-TEND, Schrägnetz, Montage mit Einzelschlaufen
X-TEND, diagonal mesh, Installation with individual loops

5



X-TEND, Schrägnetz, Montage mit Ösen Standard-Schräganbindung
X-TEND, diagonal mesh, Installation with eyelets Standard diagonal edging

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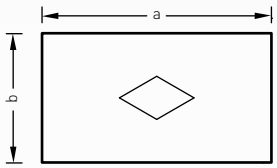
Exhibit A6

LIEGENDE UND STEHENDE MASCHE
HORIZONTAL AND VERTICAL MESH DIAMOND DIRECTION

Liegende Masche ist die häufigste X-TEND Maschenausrichtung. X-TEND Geländer-Netze werden oft mit liegender Masche und langen durchlaufenden Netzbahnen ausgeführt. Dies stellt die wirtschaftlichste Lösung dar.
Netzbahnen mit liegender Masche können in beliebigen Längen zusammenhängend eingebaut werden bzw. auf der Baustelle mit dem definierten Werkzeug verbunden werden. Sehr lange Netze haben eine kaum sichtbare Nahtstelle.
Auch kleine Einzelfelder sind mit liegender Masche ausführbar. Je nach Netzfeldgeometrie kann dies einen Konfektionierungsaufwand bedeuten, der dem von stehender Masche gleicht.

The horizontal mesh diamond direction is the most commonly used. X-TEND balustrade mesh is often carried out with horizontal mesh diamond direction and long continuous mesh panels, representing the most economic solution.
Mesh panels with horizontal mesh diamond direction can be installed adjacent to one another over any length or joined together on the construction site using the suitable tools. Very long mesh panels have an almost invisible seam.
The horizontal mesh diamond direction is also feasible for small, individual panels. This can mean more customising is required, comparable to vertical mesh diamond direction, depending on the mesh panel geometry.





Liegende Masche_Horizontal mesh diamond direction



Liegende Masche_Horizontal mesh diamond direction

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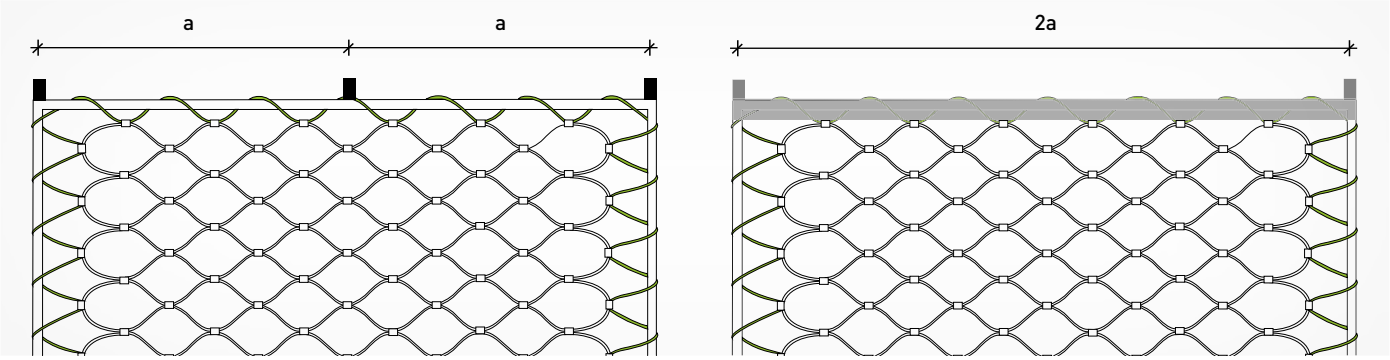
Exhibit A6

RANDROHRE UND BEFESTIGUNG

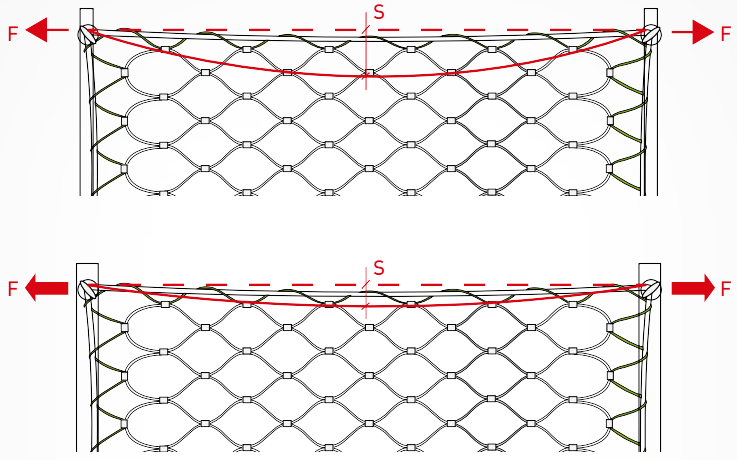
Rahmen aus Rundrohren oder Stäben tragen die auftretenden Kräfte über ihre Biegefestigkeit ab. Die Berechnung dieser Kräfte erlaubt die Bestimmung der notwendigen Rohrdurchmesser und Wandungsstärken. Die Abstände der Befestigungen und die Dimensionen der Rohre stehen in einem engen Verhältnis zueinander. Beim Edelstahl-Standardrohr d= 21,3 mm x 2 mm empfehlen wir einen maximalen Befestigungsabstand von 1,00 m.

BORDER TUBES AND FIXING POINTS

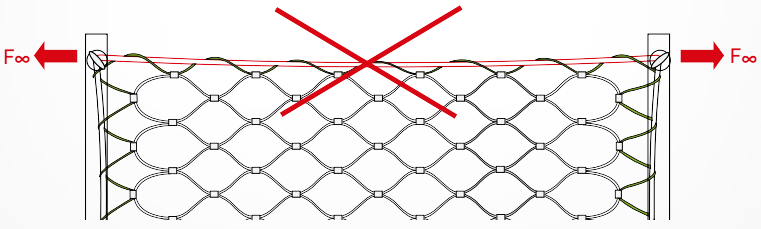
Support frames made of round tubes or rods absorb the mesh loads via their inherent bending strength. Accurate calculation of these loads makes it possible to determine the tube dimensions and characteristics. The distance between the fixing points and the size of the tubes are in close proportion to one another. For the standard stainless steel tube of D=21.3 x 2 mm we recommend a maximum intermediate fixation distance of 1.00 m.



Einfluß von Spannweiten bei Randrohren_Influence of spans in case of border tubes



Randseil kann nicht ohne Seilstich eingebaut werden
Border cables are not possible without sag.



Randseile entwickeln aufgrund der auftretenden Belastungen senkrecht zur Spannrichtung eine Krümmung, den Seilstich. Je geringer der Abstand zwischen den Befestigungen der Seile, desto geringer können Seildurchmesser und Seilstich ausfallen. Bei gleichen Befestigungsabständen des Randseils werden die Seilkräfte größer, je kleiner der Seilstich ist. Sofern optisch kein Durchhang gewünscht bzw. akzeptiert wird, sind Seile nicht die richtige Lösung, sondern es sollten starre Materialien wie Rohre oder Stäbe gewählt werden.

Due to their flexibility, border cables naturally develop a curvature perpendicular to the direction of the load. This is known as cable deflection or sag. The smaller the distance between the fixing points of the cables, the smaller the cable diameter and deflection. With given fixation distances of the border cable to the structure, the cable loads will become bigger the smaller the cable deflection is. In case a cable deflection is not required respectively acceptable, border cables are not the right choice. Rigid materials like border tubes or rods are then preferable.

F **Kraft**_Force
S **Seilstich**_Cable sag

→ F **Kraft**_Force
→ F **höhere Kraft**_Increasing force
→ F∞ **unendliche Kraft**_Unlimited force

Einfluss von Seilstich bei Randseilen_Influence of cable deflection in case of border cables

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Exhibit A6

RANDSEILE UND BEFESTIGUNGEN
BORDER CABLES AND ATTACHMENTS


1

Edelstahl-Seilkonfektionen aus dem I-SYS Produktprogramm lassen sich vielfältig als Randseilsysteme für X-TEND Netze verwenden.
Mehr Details finden Sie in der Broschüre "X-TEND Detaillösungen", sowie im Katalog "I-SYS Edelstahl Seil-Systeme".

Stainless steel cable assemblies of our I-SYS product range are used in versatile ways as border cable systems for X-TEND mesh. More details are included in the brochure "X-TEND Detail Solutions", as well as in the catalogue "I-SYS stainless steel wire rope system".

1 **Außengewinde-Terminal durch bauseitige Anschlusslasche**
External thread terminal through fixing bracket, field installed


2

2 **Ösen-Terminal und Außengewinde durch bauseitige Lasche**
External thread terminal through fixing bracket, field installed field installed


3

3 **Seilumlenkung**
Rope pulley block

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Exhibit A6



THE BRICK BOOK

COLORS | TEXTURES | ASTM

Reds and Browns

COLOR*: **Midnight Sky**

TEXTURE: **Coated Mission**

TYPE**: **Special Order**

PLANT: **Mica**

COLLECTION: **N/A**

ASTM: **ASTM C-216, SW, FBX**

Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.

*** Special Order Colors require a minimum order. Additional production time should be allowed.*

Considering brick for your project?

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VAAGEN TIMBERS

Cross Laminated Timber Design Guide



Intended Usage

	Visual	Non-Visual
Intended Use	Visual where one or both faces are exposed	Where both faces are covered by another material
Face Layer- V series	Douglas Fir Larch #2 & Btr	Douglas Fir Larch #2 & Btr
Sanded Face	100 grit	N/A

CLT Specifications

Max. panel size	4'0" x 60'0"
Max. thickness	9.625 in.
Min. thickness	4.125 in.
Production widths	48 in.
Moisture Content	12% +/- 3%
Glue specs.	Eco bind adhesive
Species	Douglas Fir Larch SPF (Coming Q4 2019)
Lumber Grades	2 & Btr
Stress Grades	V1M3
Manufacturing Certification	APA PR-320 product report PR-L328
Density	~31lbs/ft2 (estimated)
Dimensional Tolerances	**Thickness:** +/- 1/16in (1.6mm) or 2% of the CLT thinkness, whichever is greater **Width:** +/- 1/8in (3.2mm) of the CLT width **Length:** +/- 1/4in (6.4mm) of the CLT length



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DUBLIN: +353 (0) 1 450 9102
LEEDS: +44 (0) 1274 591 403
LONDON: +44 (0) 1895 876259
BOSTON: +1 617 8546587

APA Facade Systems Bi-Fold door system offers a wide variety of solutions to suit any project requirement.

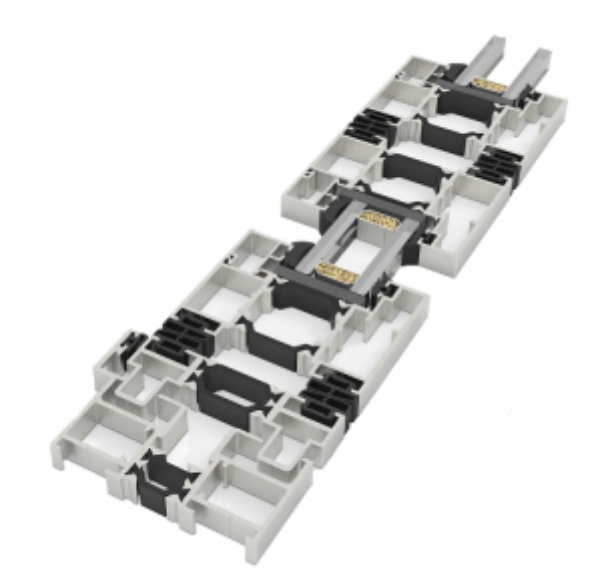
Design

Known for its versatility, our bi-fold door is available with up to 14 sashes, opening internally or externally, substantially increasing natural light and airflow for commercial and residential developments.

The accordion-style design allows the user to fold up all sashes neatly against the wall when opened, revealing unobstructed panoramic views.

Performance

This thermally enhanced door system comes with superior thermal performance with transmissions as low as 1.1 W/m^2K. This is thanks to its thermally efficient polyamide core (24mm to 44mm), and the possibility of installing high-performance glass units up to 45mm.



h

oi-fold system is available with a single and dual colour finish to match Qualicoat (RAL colours).

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The excellent design of this system allows you to insert the bottom of the frame into the pavement, leaving the threshold completely hidden. The wheels and rollers are also concealed when the door is in the closed position providing a high-quality, aesthetically pleasing finish.



- Frame – 73 mm
- Sash – 73 mm
- Maximum Glazing opportunities of 45 mm
- Opening Possibilities up to 14 sashes
- Polyamide strip – frame 20 mm / Sash 30 mm
- Maximum sash size 1000 mm x 2250 mm
- Maximum weight/sash 120 kg
- Available in single or dual colour or anodized finish
- Qualicoat Powder Coat



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RELATED SYSTEMS



ST VISION PLUS

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ST4-600 LIFT & SLIDE DOOR

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ST70 REBATE DOOR SYSTEM

View More

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b.src = "https://snap.licdn.com/li.lms-analytics/insight.min.js"; s.parentNode.insertBefore(b, s);})();

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APA FACADE SYSTEMS

French Doors





Design

Our French doors are designed with standard or concealed hinges and come with the best thermal transmission coefficient across the patio door range.

Manufactured using our 2 3/4" or 3 1/8" profile, with glazing opportunities up to 2 1/2", this patio door system produces superb thermal and acoustic performances.

The maximum dimensions available per leaf for both the standard, and concealed hinges is 3' 6" x 8'.

This system is often installed on multi-level residential developments or alongside our Juliet Balcony.



Properties of ou French Door System

- Possibility of concealed hinges.
- Maximum glazing thickness 2 1/2″ .
- Opening possibilities: Push-out or in-swing with single or double doors.
- Available with automatic opening: Internal and external hinged single sash.
- Sections- Frame – 3 1/8″ / Sash – 3 1/8“.
- Profile thickness- 1/16″ .
- Polyamide strip length – 1 5/16“.
- Maximum dimensions per leaf – 3′ 6″ x 8′ .
- Available with single, dual color or anodized finish.

Add our Juliet Balcony for High Fall Protection

Bring the outside in by combining our French Doors with our Juliet Balcony system. This combination gives the user access to a balcony while offering high fall protection.



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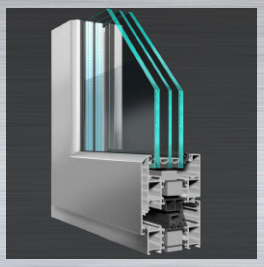
Contact Us If you require any extra information regarding:

Our aluminum window, door, facade, louvre or solar shading systems.

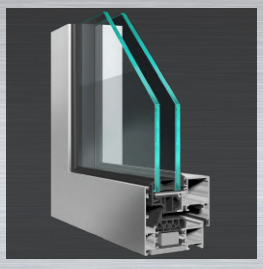
To organize a lunch and learn or training day.

To get in touch with a member of our technical department.

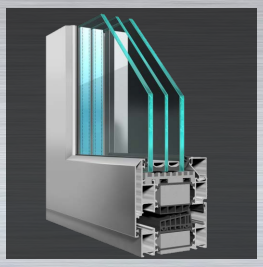
Our Window & Door Suite



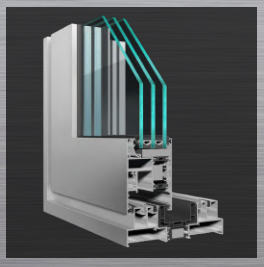
ST70 HI Window System



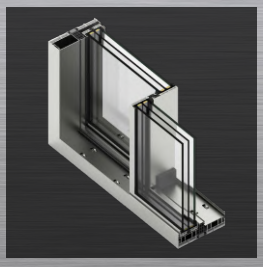
ST70 Concealed Sash



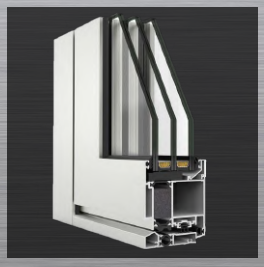
ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



French Doors

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High Speed Doors for Parking Applications






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High Performance Doors for Parking Applications

Spiral®

- Exclusive, patented technology
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® FV® (Full Vision)

- Full width continuous window slats provide excellent visibility
- Sleek, high-tech aesthetics
- Shatter-proof and scratch resistant LEXAN™ slats
- Opening speed up to 100 ips



Spiral® VT (Ventilated)

- Maximize fresh air with ventilated slats to meet ventilation requirements of garage
- Provides air flow and security for high-speed, high-cycle applications
- Opening speed up to 100 ips



Spiral® LH® (Low Headroom)

- Low lintel design requires only 10 inches of headroom
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® HZ® (Hurricane Zone)

- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door on the market to have a Miami-Dade County, Florida, NOA for use in a HVHZ
- Opening speed up to 60 ips



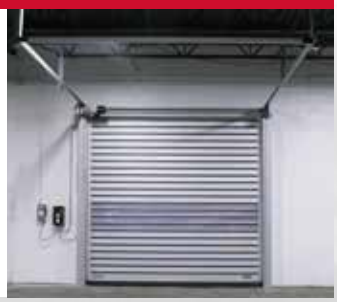
Spiral® LH®-HZ® (Low Headroom/Hurricane Zone)

- Low lintel design requires only 10 inches of headroom
- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door to have a Miami-Dade County, Florida, NOA for use in a HVHZ



Spiral LP® (Low Profile)

- Low profile side column and headroom configuration allows to fit into tighter spaces
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available



Fast-Seal®

- Industry-leading high-speed rolling door
- 3-ply Rylon™ door panel
- Dual counterweights and independent curtain tensioning system
- Opening speed up to 50 ips



PredaDoor® NXT®

- 2-ply or 3-ply Rylon™ door panel with five-year warranty
- Direct drive operation
- NXT Quick-Set™ repair system for realignment if hit
- Opening speed up to 50 ips



Powerhouse®

- SBR rubber panel with self-supporting steel side columns
- No torsion springs or wear parts - virtually eliminating maintenance
- Resistant to high pressure wind loads
- Small footprint for tight spaces



High Performance Technology





Patented Spiral® Technology

Our Spiral Series doors offer a unique spiral track design that ensures no metal-to-metal contact for ultra-quiet operation. This also guards against wear and tear on the aluminum panel, resulting in minimal maintenance, preserved aesthetics and longer life.



Safety Focused

Rytec high-performance doors offer a full array of safety features to provide safeguards and assure operational standards.

- Advanced³ Light Curtain System
- Pathwatch® and Pathwatch® II Safety Light Systems
- Dual thru-beam photo eyes
- Ry-Wi® Wireless System



Performance Under Control

Our next generation System 4® as well as remote door controllers provide greater functionality and unprecedented efficiency. Featuring smart technology, easy installation and a standard NEMA 4x rated enclosure.

Reduced Maintenance Costs

- Specifically engineered for high-traffic, high-cycle environments
- Assured operation without expensive ongoing maintenance
- Fabric and rubber door models can withstand vehicle impact and be reset in seconds, without tools

Lasting Reliability

- Engineered to withstand the daily rigors of use and last for millions of operating cycles
- High-speed operation assures smooth, efficient, high-volume traffic flow
- Custom manufactured for optimal fit and performance

Improved Security

- Rapid opening and closing prohibits unauthorized access
- High speed operation optimizes traffic flow by reducing waiting time
- Cycle speeds deter 'tailgating' or 'piggybacking' activity

Stylish Aesthetics

- Modern, crisp lines and materials coordinate with many types of architectural styles
- Variety of RAL classic or custom match colors and additional options to help fit the visual appeal of individual structures and buildings



North America's Leading Independent High Performance Door Manufacturer





Quality. Performance. Reliability.

Rytec doors offer our customers the highest value and day in, day out performance — and are supported by the knowledge and expertise of dedicated employees, authorized dealers and trained installers across North America. With over 100,000 doors in operation — many with millions of operating cycles — our doors provide energy savings, safety and security and require only minimal maintenance.

American Owned, American Made

Watch All Rytec Testimonials

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RYTEC HIGH PERFORMANCE DOORS

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PILKINGTON



Pilkington **AviSafe™**

Glass designed to protect birds

NSG GROUP

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Exhibit A6

Pilkington **AviSafe™**

Pilkington **AviSafe™** is an innovative glass solution, developed to greatly reduce the number of bird collisions. The unique patterned UV enhanced coating disrupts the reflection on the glass, so the bird can see a barrier.

The reflection of vegetation, the sky, and other buildings are deceptive and can result in bird collisions. Birds in flight are unable to use visual signals such as window frames to distinguish the location of the glass, as a human would.

Unlike humans, birds can see light in the ultraviolet spectrum. Therefore, the coating on Pilkington **AviSafe™** makes the glass more visible to birds while remaining aesthetically appealing on the exterior surface. From the inside however, it's barely visible to the human eye, unlike other solutions.

When installed in an Insulating Glass Unit (IGU), the coating is located on surface #1, the external face of the outer pane. This enables the product to be as effective as possible at disrupting the reflection so the bird can only see a barrier.



Glass - A Triple Threat to Birds

- Reflections of vegetation or landscape attract birds to collide with glass.
- Green habitat inside buildings such as glass atriums, with clear glass can lead to collisions.
- Glass corners or narrow passages can allow birds to see through to habitat on the other side of a building, encouraging them to try to fly through.



Features and Benefits

- Could potentially save billions of birds each year.
- Passes the WIN test, a measure of bird impacts from reflection.
- Maintains high transparency.
- Aesthetically appealing externally.
- Internally it's barely visible to the human eye, unlike other solutions.
- Available in the following sizes:
  – In Europe sizes up to 6000 mm × 3210 mm
  – Outside Europe up to 5100 mm × 3210 mm.
- Highly durable surface #1 coating.
- Can be combined with many other Pilkington glass products for additional benefits, for example thermal insulation, solar control, safety & security, and noise control.

Passed the WIN test with flying colours

Pilkington **AviSafe**™ was put through its paces by Martin Rössler at Hohenau bird ringing station in Austria and successfully passed the WIN test – a rigorous process that measures the behaviour of birds flying towards reflections in glass.

Award-winning success

Pilkington **AviSafe**™ won the British Glass Focus 'Innovative Solutions' award in 2018.

Alternative solutions for bird strikes

As well as bird collisions caused by reflection, another well-known cause is transparency. Birds try to fly to something they see through the glass, either inside or on the other side of a building, e.g. trees or sky.

These 'fly-through' strikes are the cause of impact on some buildings and most noise barriers and bus shelters.

Whilst Pilkington **AviSafe**™ can reduce the number of reflection collisions, a frit-based solution may be more suitable if the main cause of collisions on a building is 'fly-through'. We have expertise and test evidence in this area – please contact your local NSG Group representative for more information.



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This publication provides only a general description of the products. Further, more detailed, information may be obtained from your local supplier of Pilkington products. It is the responsibility of the user to ensure that the use of these products is appropriate for any particular application and that such use complies with all relevant legislation, standards, codes of practice and other requirements. To the fullest extent permitted by applicable laws, Nippon Sheet Glass Co. Ltd. and its subsidiary companies disclaim all liability for any error in or omission from this publication and for all consequences of relying on it. Pilkington and "AviSafe" are trademarks owned by Nippon Sheet Glass Co. Ltd, or a subsidiary thereof.

CE marking confirms that a product complies with its relevant harmonised European Norm.
The Declaration of Performance for each product, including declared values, can be found at www.pilkington.com/CE

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Registered office: European Technical Centre
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enquiries@pilkington.com
www.pilkington.co.uk

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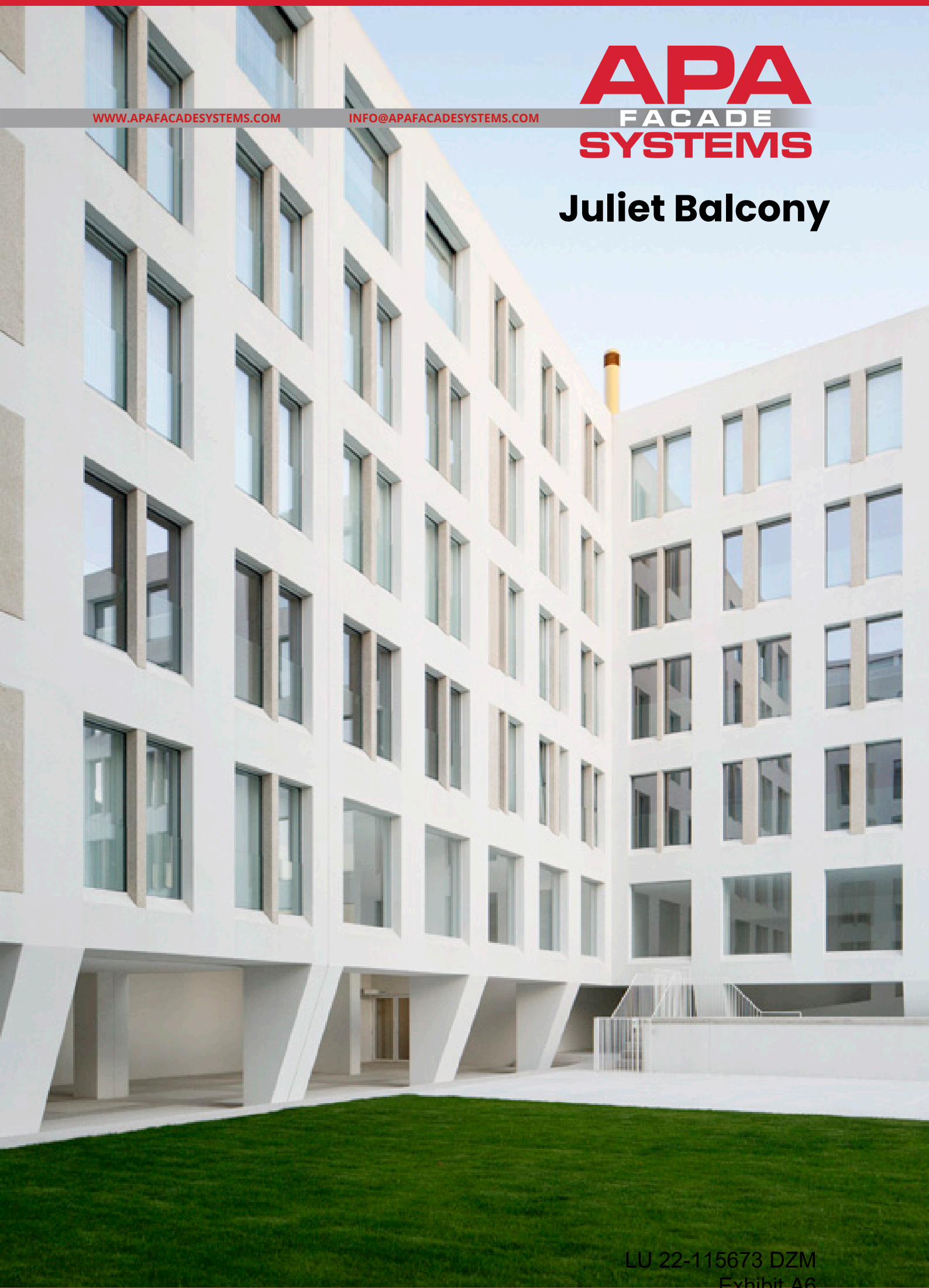
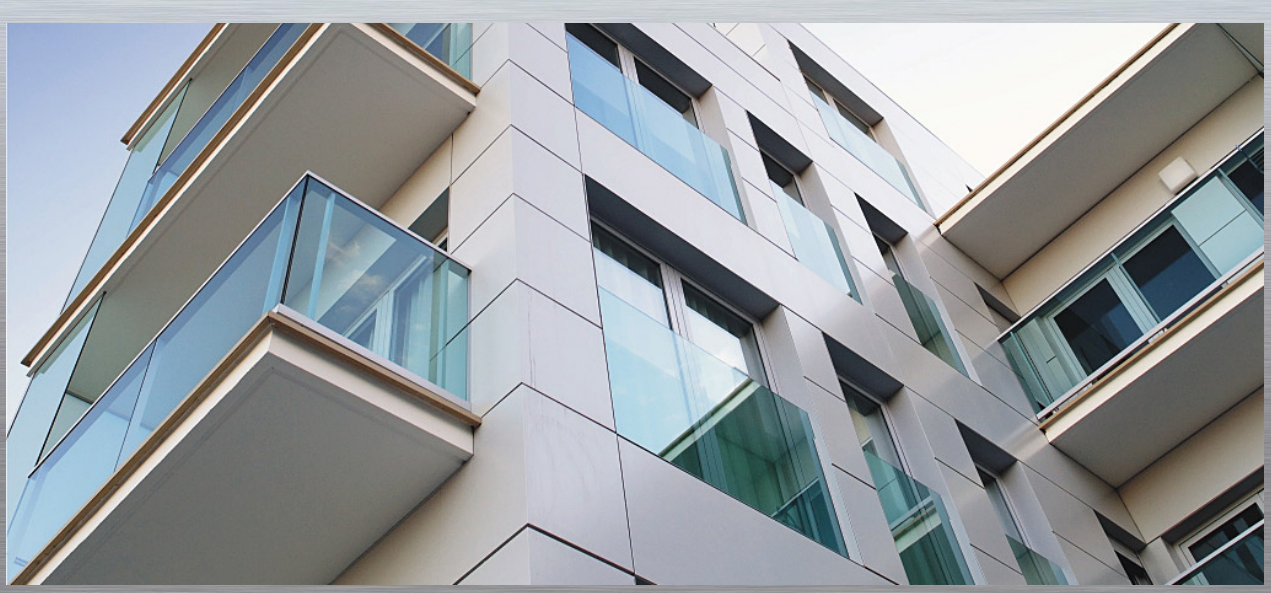
Juliet Balcony





Design

Properties of ou

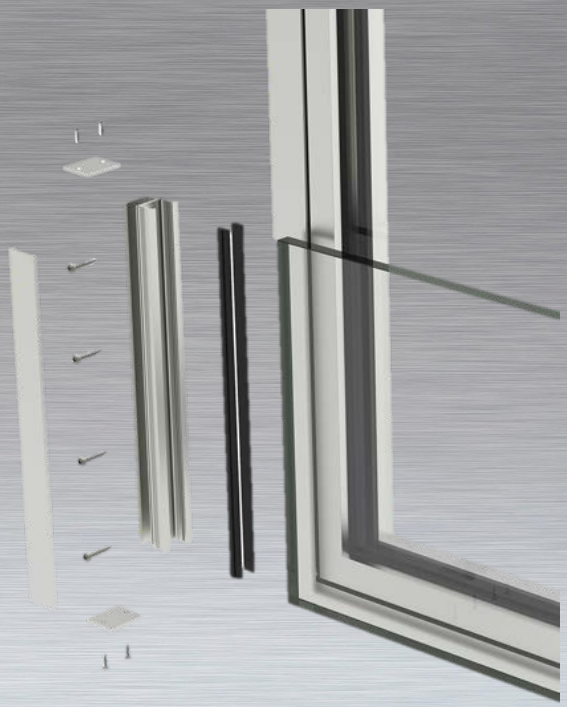
- Easily integrated with any of our ST window systems, tilt & turn door, French doors and ST4-600 Lift & Slide.
- Available in single, dual-color or anodized finish.
- Polyester powder coating to ASTM 2604.
- Multiple glazing opportunities.



Easy IntegrationWith Our Window & Door Systems

Our Juliet Balcony is designed to be installed with our high-performance Tilt & Turn window/door systems, our Life Enhancing Window, French doors and ST4-600 sliding door systems. It is perfectly suited for multi-level residential developments.

Available with multiple glazing possibilities, the use of heat strengthened, laminated glass is strongly recommended.





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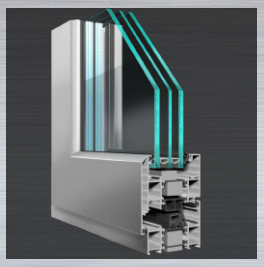
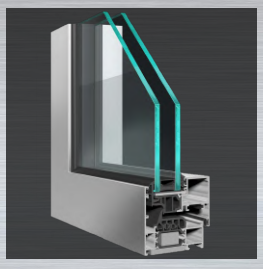
To organize a lunch and learn or training day.

To get in touch with a member of our technical department.

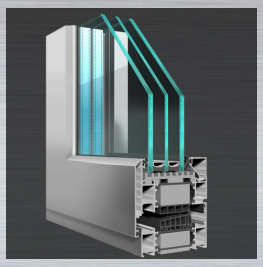
Our Window & Door Suite



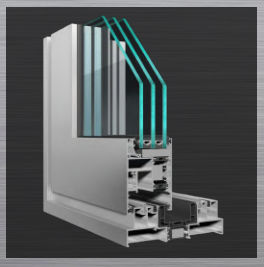
ST70 HI Window System



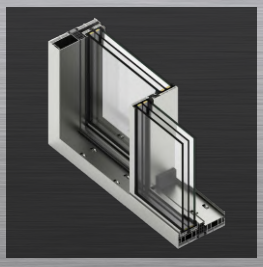
ST70 Concealed Sash



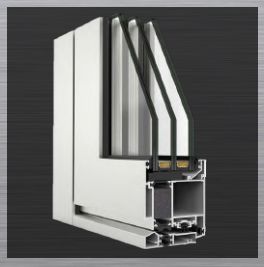
ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



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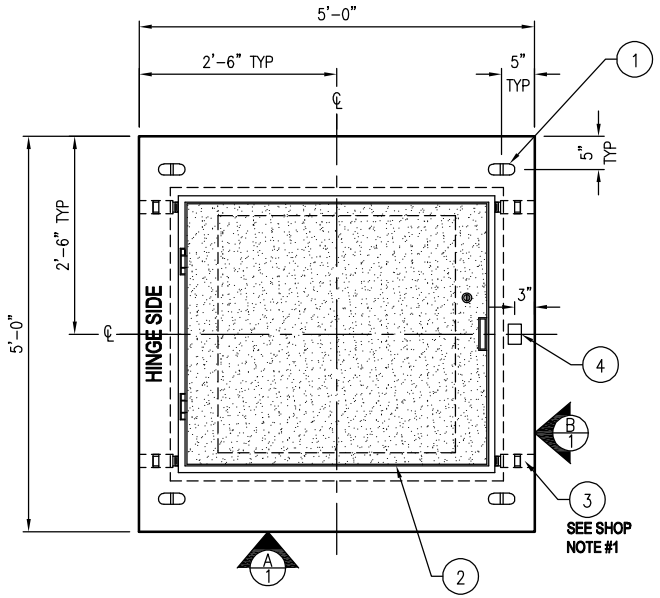
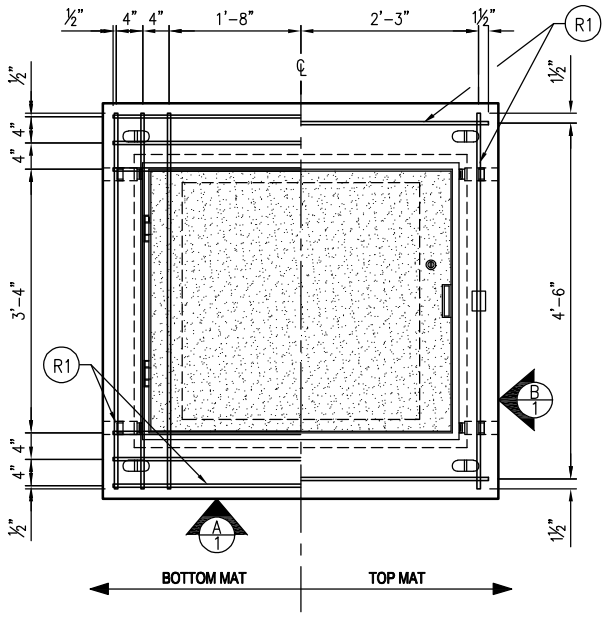


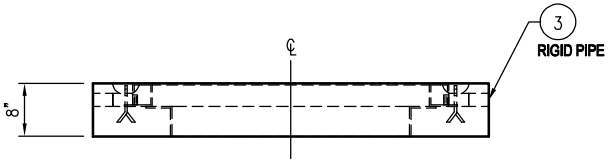
PLAN VIEW - PRODUCTION

SCALE: 7/16" = 1'-0"



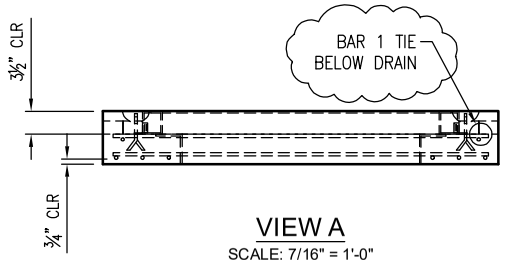
PLAN VIEW - REINFORCING

SCALE: 7/16" = 1'-0"



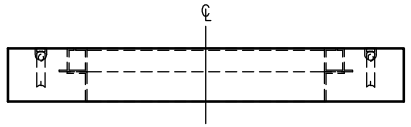
VIEW A

SCALE: 7/16" = 1'-0"



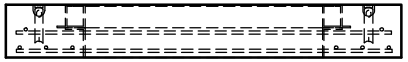
VIEW A

SCALE: 7/16" = 1'-0"



VIEW B

SCALE: 7/16" = 1'-0"



VIEW B

SCALE: 7/16" = 1'-0"

SHOP NOTES

1. ALL DRAIN PIPES CONNECTIONS TO BE AT SAME ELEVATION

APPROVED FOR FABRICATION

DATE 5/12/20 AN

BOM HAS BEEN UPDATED IN AX

SALES _____

REINFORCEMENT CUT LIST				
#	QTY	MATERIAL	LENGTH	SHAPE
R1	16	#4 BAR	4'-9"	STR

PRODUCT WEIGHTS	
PRODUCT	WEIGHT
TOP	1,475 LBS.

BILL OF MATERIALS

#	QUANTITY	DESCRIPTION	ITEM #
	0.331 YDS	CONC. MIX #5-SCC-STD	5010000
	0.51 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	2-TON SPREAD (GALV) (STEEL RECESS)	5100763
2	1 EA	EJ H363618 PGE NON-SLIP DOOR W/ DRAIN CHANNEL & RCP (36"x36" OPENING) (NO ROSE)	4940017
3	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450
4	1 EA	2" x 3" BRASS MARKER	5140460

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A CRH COMPANY
PO BOX 323 WILSONVILLE, OR 97070
PHONE: 503 682-2844 FAX: 503 682-2657

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5' x 5' x 8" SLAB W/ EJ CH3636 DOOR

PRODUCTION & REINFORCING

PGE - MARQUAM - OHSU 1022 & 818 VAULTS

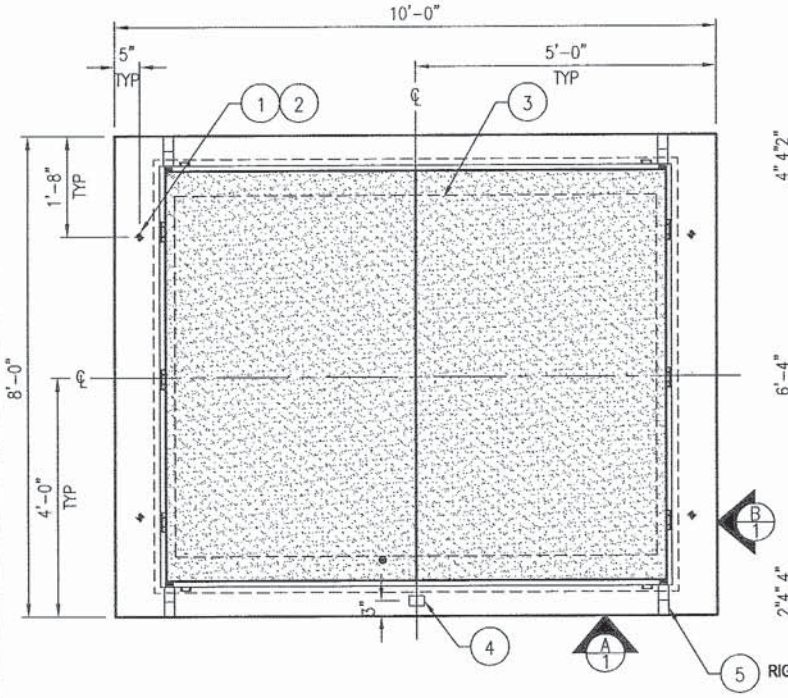
PORTLAND, OR

CUSTOMER
PGE

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES #	LN
3/27/19	TC	AN			155420	9

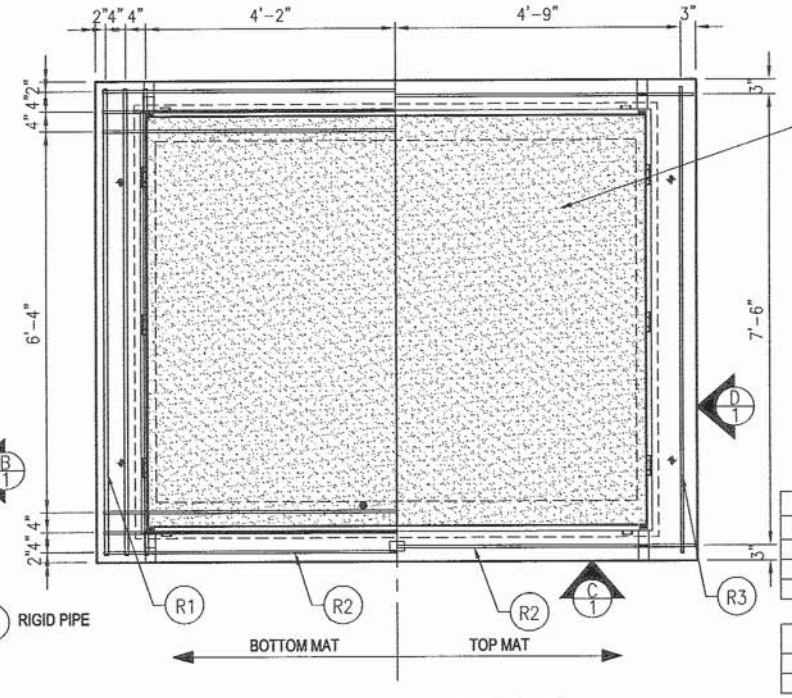
DRAWING NUMBER	REVISION	SHEET
6060SLB8-EJ-CH3636-PGE	REV DATE	1 OF 1

LU 22-115673 DZM
Exhibit A6



PLAN VIEW - PRODUCTION

SCALE: 5/16" = 1'-0"



PLAN VIEW REINFORCING

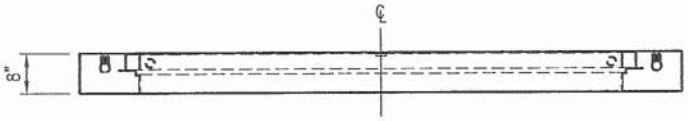
SCALE: 5/16" = 1'-0"

DOOR IS SMOOTH PLATE
(NO DIAMOND PLATE)

REINFORCEMENT CUT LIST				
#	QTY	MATERIAL	LENGTH	SHAPE
R1	6	#6 BAR	7'-9"	STR
R2	8	#4 BAR	9'-10"	STR
R3	2	#4 BAR	7'-9"	STR

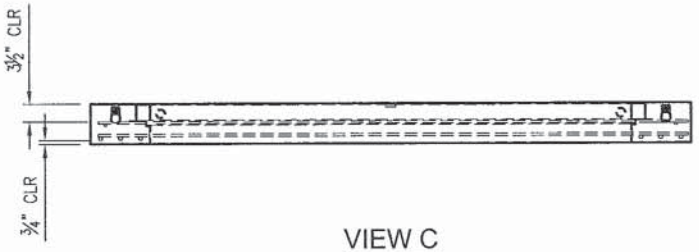
PRODUCT WEIGHT	
PRODUCT	WEIGHT
SLAB TOP W/DOOR	3,310 LBS.

BILL OF MATERIALS			
#	QUANTITY	DESCRIPTION	ITEM #
	0.696 YDS	CONC. MIX-SCC 7.5-5500-3955#	5010000
	0.70 CWT	REBAR #6 (1.502 LBS./FT.)	5510070
	0.63 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	¾" FERRULE LOOP INSERT	5100100
2	4 EA	¾" PLASTIC INSERT	
3	1 EA	EJ CHD-7296-PGE DOOR W/ALUM.SAFETY RAIL - SMOOTH PLATE W/ SAFETY SURE GRIP (NOT DIAMOND PLATE)	4940030
4	1 EA	2" x 3" BRASS MARKER	5140460
5	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450



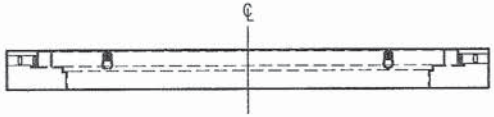
VIEW A

SCALE: 5/16" = 1'-0"



VIEW C

SCALE: 5/16" = 1'-0"



VIEW B

SCALE: 5/16" = 1'-0"



VIEW D

SCALE: 5/16" = 1'-0"

Oldcastle Precast®
PO Box 323 Wilsonville, OR 97070
PHONE: 503 682-2844 FAX: 503 682-2657

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8'-0" X 10'-0" X 8" SLAB TOP

PRODUCTION & REINFORCING

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER	LN
6/4/14	CW	JPM			106678	3

DRAWING NUMBER	REVISION	SHEET
96120SLB8-CHD7296-SMOOTH	B REV DATE 12-1-14	1 OF 1

LU 22-115673 DZM
Exhibit A6

WWW.APAFACADESYSTEMS.COM INFO@APAFACADESYSTEMS.COM

APA FACADE SYSTEMS

ST70 CONCEALED SASH



SLIM DESIGN WITH SURFACE OF ONLY 66MM

LU 22-115673 DZM
Exhibit A6

Design

APA Facade Systems ST70 Concealed Sash window has a slim design, with a surface of only 66 mm from the exterior. The slim profile provides the interior of the building with a substantial increase in luminosity.

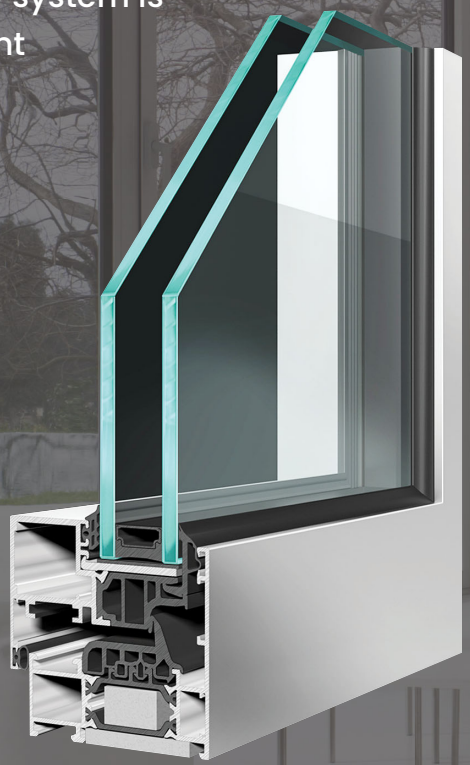
A 35 mm thermally broken zone is created by using a variety of polyamide cores as part of the frame and sash. This allows for a thermal transmission as low as 1.4 W/m²K to be achieved when the ratio of glass to aluminium is correct, maximising its energy.

Performance

The ST70 Concealed Sash meets all the BS/EN regulations demonstrating excellent water tightness, air permeability, and wind resistance values.

Even with its slim design, our concealed sash is available with large sash dimensions with a maximum size of 1200mm x 2400mm or 160kg.

With the possibility of glazing high-performance double glazed units up to 40mm thick, this highly insulated slimline window system is the ideal choice for apartments, houses, or student accommodation.



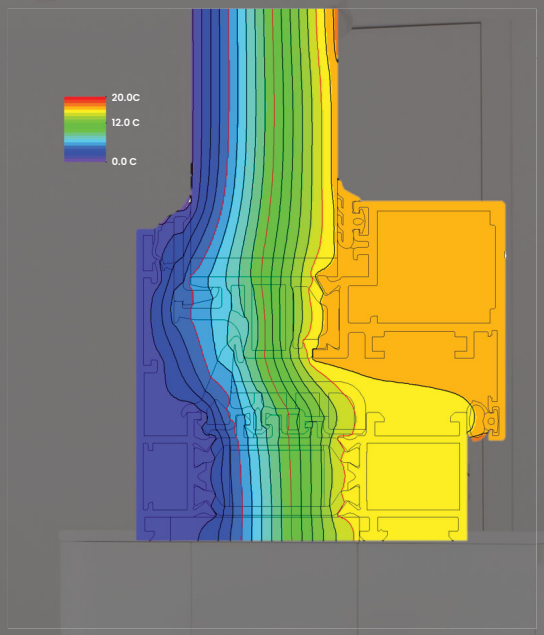
Opening Possibilities

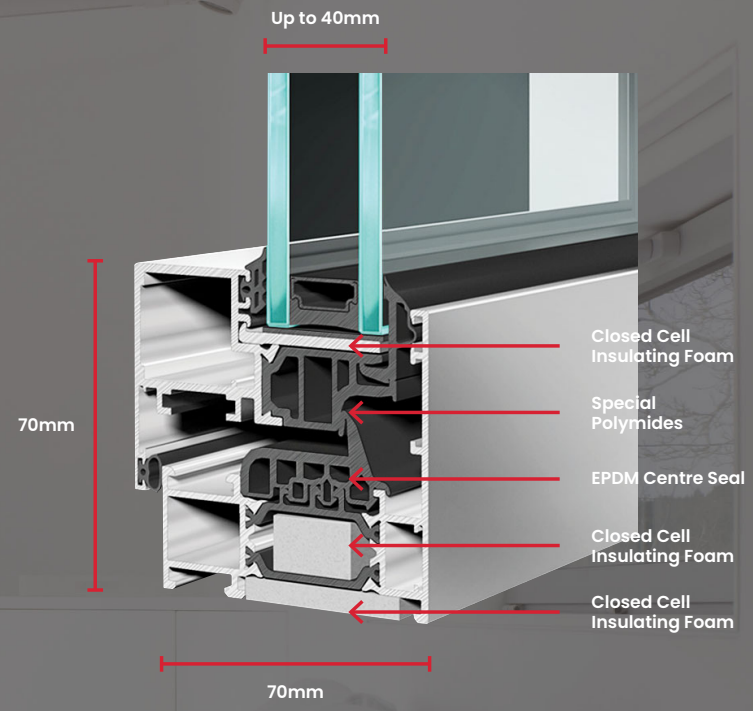
- Side hung open-in
- Bottom hung open-in
- Bottom hung open-out
- Tilt and turn

LU 22-115673 DZM
Exhibit A6

Properties

- Whole window Uw value as low as 1.4 W/m²K
- Tested to Pas 24 and SBD standards
- Fabricated using recycled aluminium and plastic materials
- Double glazed units up to 40mm
- Exterior surface of 66mm
- Maximum Size/Sash - 1200mm x 2400mm
- Maximum Weight/Sash - 160kg
- Single or dual colour available - Qualicoat (RAL Colours)
- Can be pre-assembled in-house saving installation time/cost





Performance Data

Whole window Uw value as low as:	1.4 W/m²K
Air tightness:	Class 4 - 600 Pa
Water tightness:	Class E1650
Wind load resistance:	Class 5

Reference test: 1200mm x 1400mm – 2 sashes

LU 22-115673 DZM
Exhibit A6

APA FACADE SYSTEMS

INFO@APAFACADESYSTEMS.COM WWW.APAFACADESYSTEMS.COM

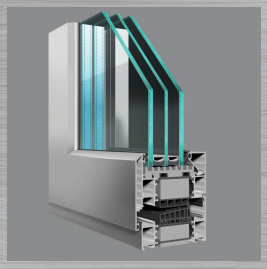
Contact us If you require any extra information regarding:

Our aluminium window, door, facade, louvre or solar shading systems.

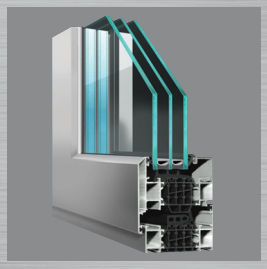
To organise a meeting or training day.

To get in touch with a member of our technical department.

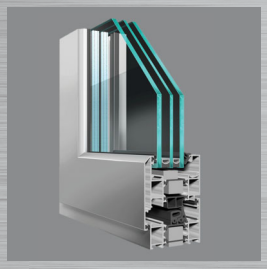
Our Window & Door Suite



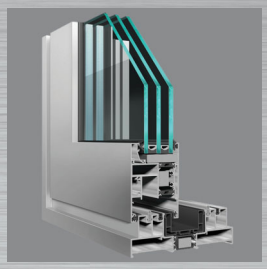
ST90 Window System



ST80 Window System



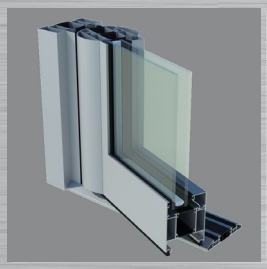
ST70 HI



ST4-600 Lift & Slide



ST Vision Plus



Commercial Door Systems

WWW.APAFACADESYSTEMS.COM INFO@APAFACADESYSTEMS.COM

APA FACADE SYSTEMS

Dublin Leeds London Boston

LU 22-115673 DZM
Exhibit A6

900 SE SANDY
BLOCK 200

EXHIBIT "C"

DESIGN REVIEW
TYPE III APPLICATION
DR- XX-XXXXXX
FEBRUARY 18, 2022





900 SE SANDY
BLOCK 200

EXHIBIT "C"

COVER SHEET
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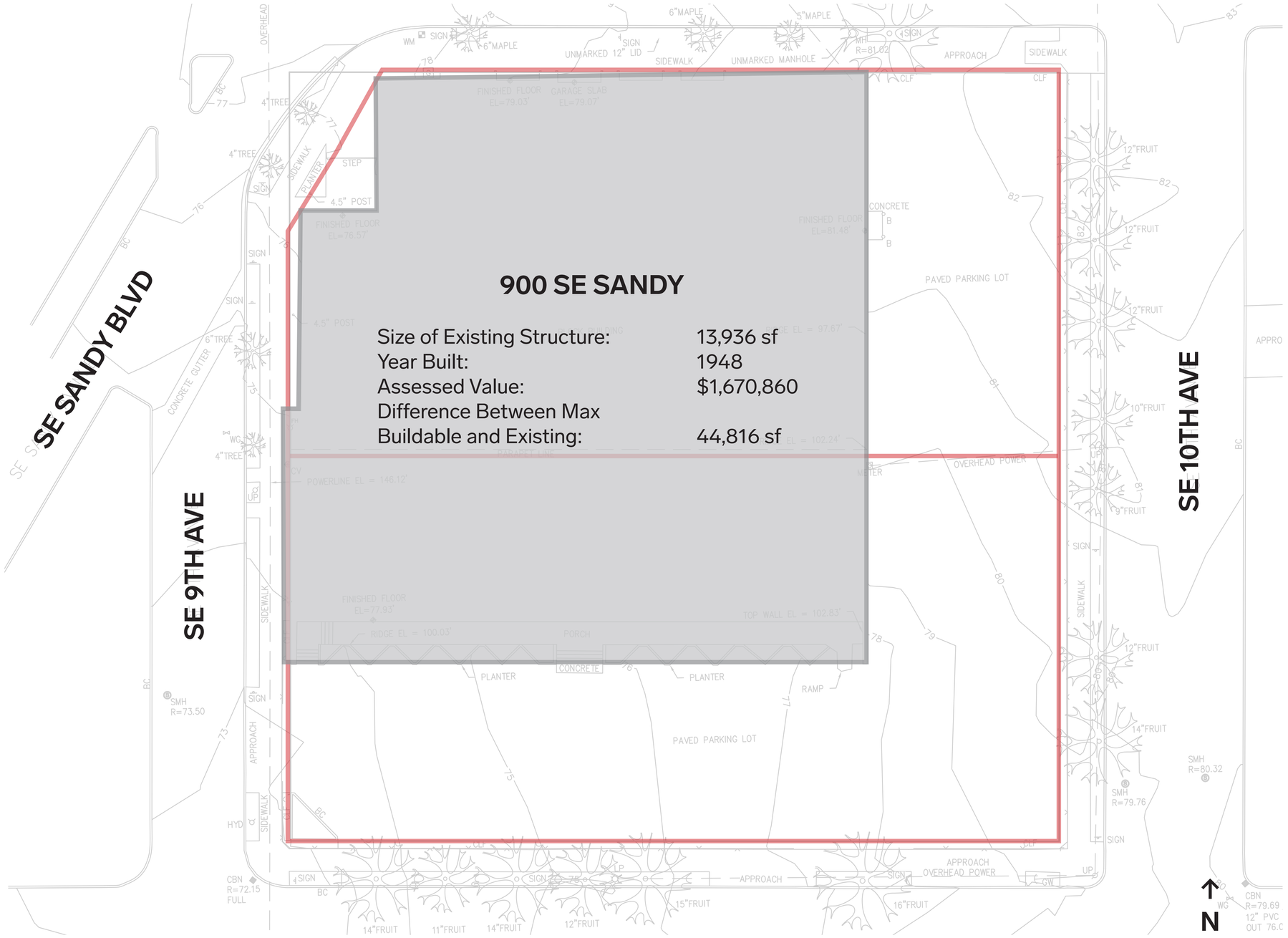
SE ASH ST
SE PINE ST
SE OAK ST
SE STARK ST
SE 7TH AVE
SE 8TH AVE
SE 9TH AVE
SE 10TH AVE
SE 11TH AVE
SE 12TH AVE
SE 13TH AVE
SANDY BLVD
SITE
ST. FRANCIS PARK
REVOLUTION HALL
N
Google Earth





900 SE SANDY - NW CORNER



900 SE SANDY - SW CORNER

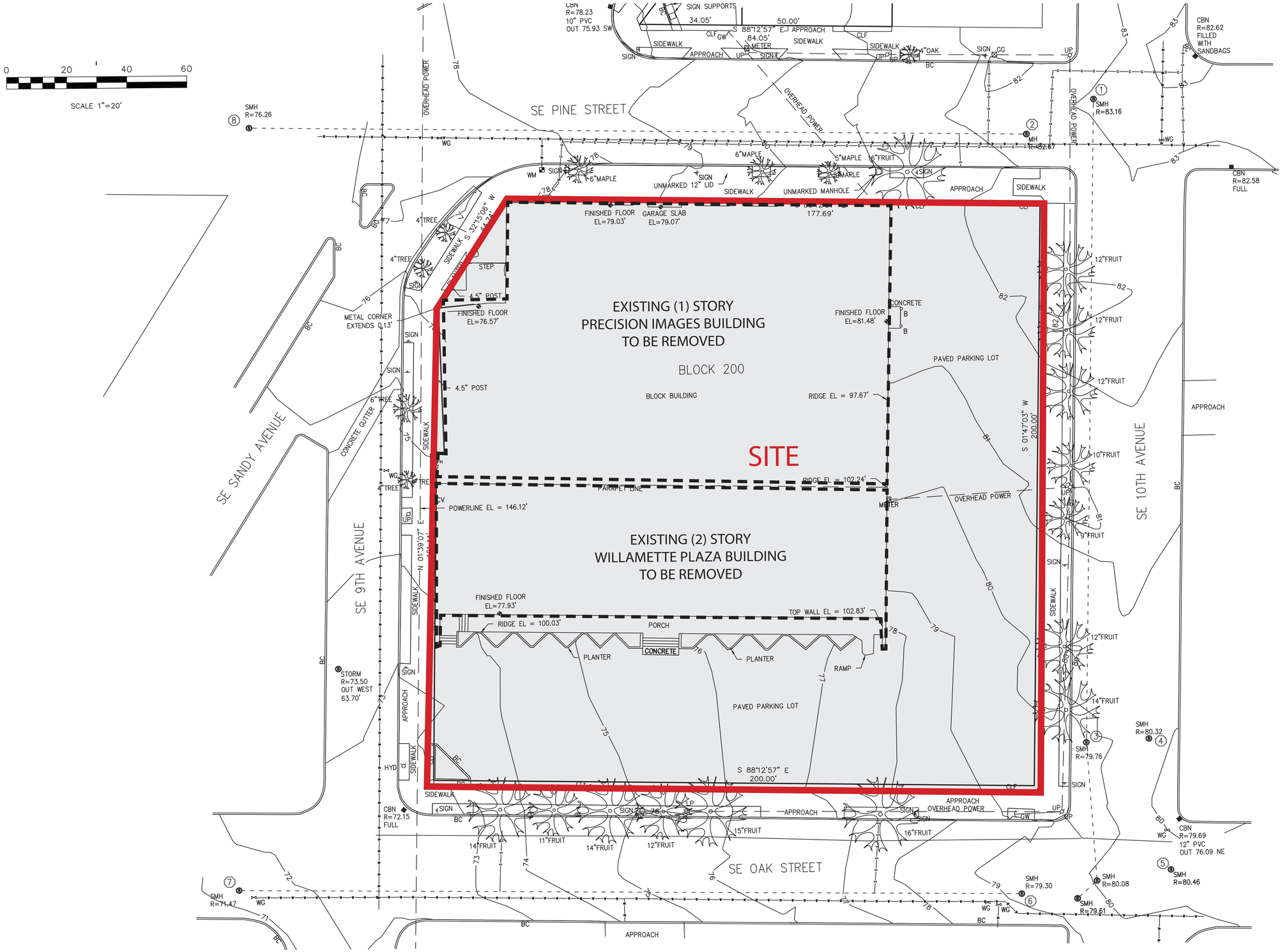


900 SE SANDY - SE CORNER

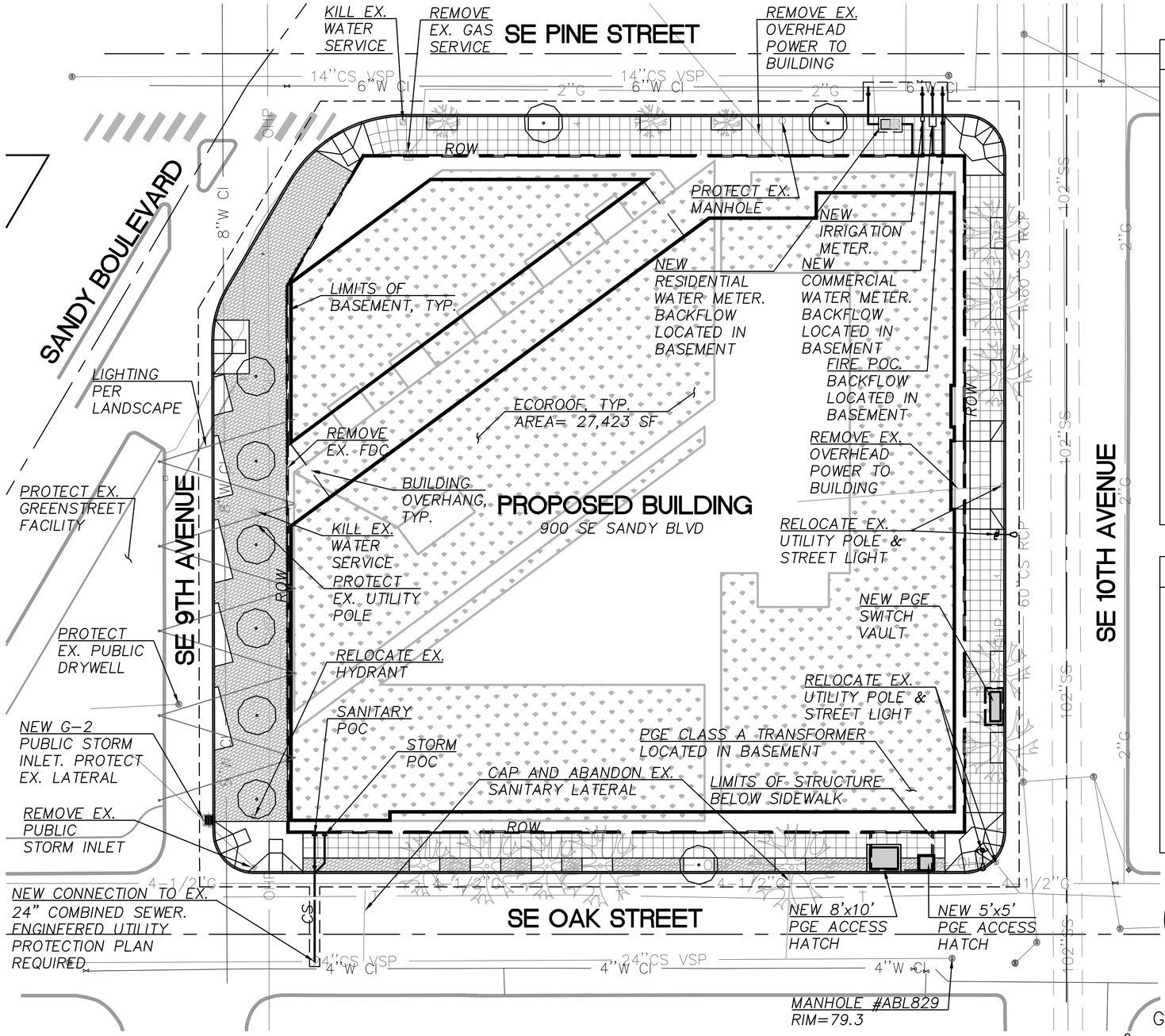


900 SE SANDY - NE CORNER

SITE PLAN - ADAJCENT BUILDINGS



SITE PLAN - REMOVALS



DR UTILITY PLAN

SCALE: 1"=30'

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY

WATER QUANTITY CONTROL IS MET WITH 27,423 SF OF ECOROOF LOCATED ON THE ROOF AND PART OF THE 2ND LEVEL. THE ECOROOF IS SIZED TO TREAT ALL NEW SITE IMPERVIOUS AREA.

WATER QUANTITY

WATER QUANTITY IS ALSO MANAGED BY THE ECOROOF. ECOROOFS WHICH ARE SIZED AT A MINIMUM DEPTH OF 4" ARE APPROVED TO REPLACE IMPERVIOUS SURFACES AT A 1:1 RATIO.

DISPOSAL

DISPOSAL WILL BE DIRECTED TO THE EXISTING 24" COMBINED SEWER LOCATED IN SE OAK STREET; THEREFORE THIS PROJECT FALLS UNDER LEVEL 3 OF THE DISCHARGE HEIRARCHY.

PUBLIC STREET IMPROVEMENTS:

THERE IS GREATER THAN 500SF OF NEW OR REPLACED IMPERVIOUS AREA ALONG ALL FRONTAGES; THEREFORE STORMWATER MANAGEMENT IS REQUIRED. THESE AREAS WILL BE MANAGED WITH THE EXISTING GREENSTREET FACILITY LOCATED AT THE INTERSECTION OF 9TH AND SANDY AND BY THE EXISTING PUBLIC DRYWELL LOCATED IN SE 9TH.

PRIVATE UTILITY CONTACT LIST

PGE:
BRYAN SWAN
(503) 736-5411
bryan.swan@pgn.com

NW NATURAL:
JEREMY LORENCE
(503) 610-7693
jeremy.lorence@nwnatural.com

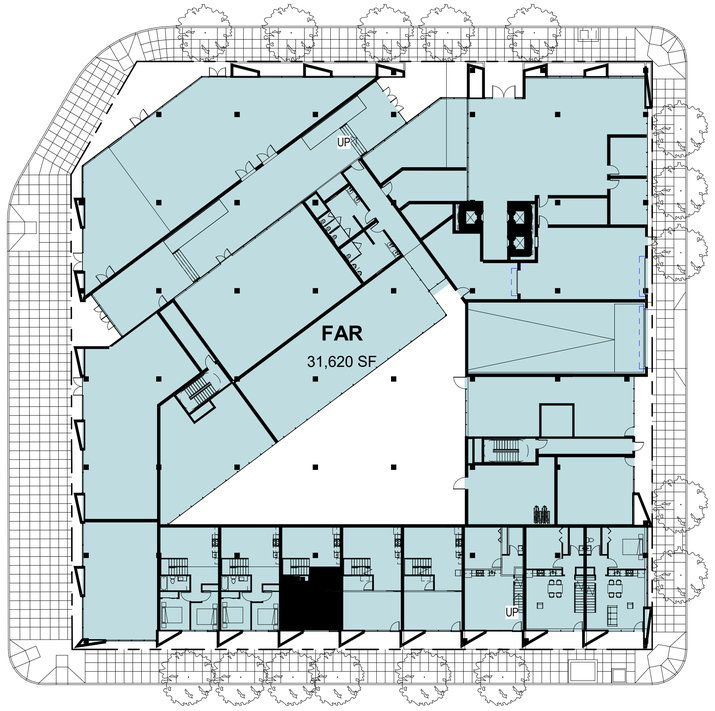
CENTURY LINK:
MARINE VARNER
(815) 847-0935
mvarner@tertatechllc.net

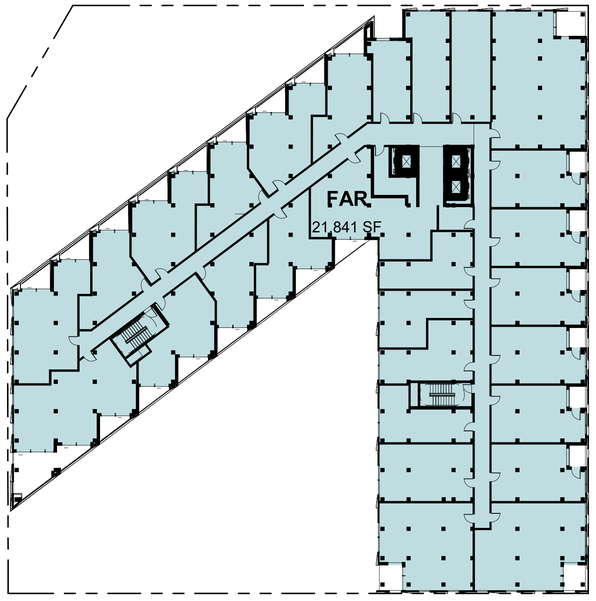
COMCAST:
LEROY SOUMOKIL
leroy_soumokil@cable.comcast.com

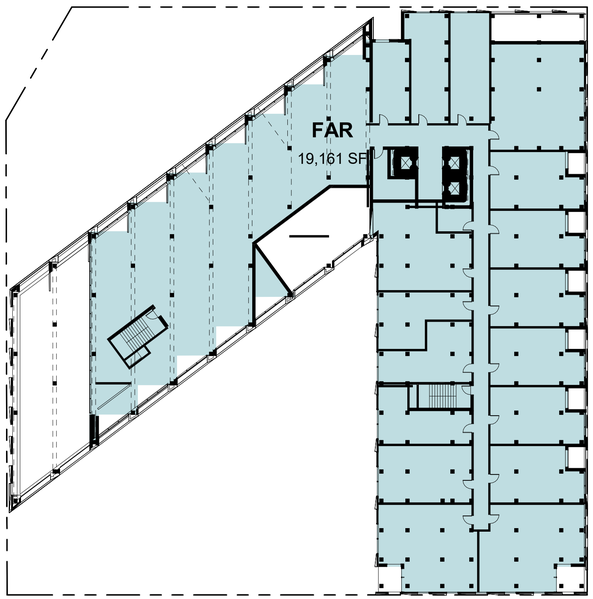
PORTLAND WATER BUREAU:
KRIS CALVERT
(503) 823-5094
kris.calvert@portlandoregon.gov

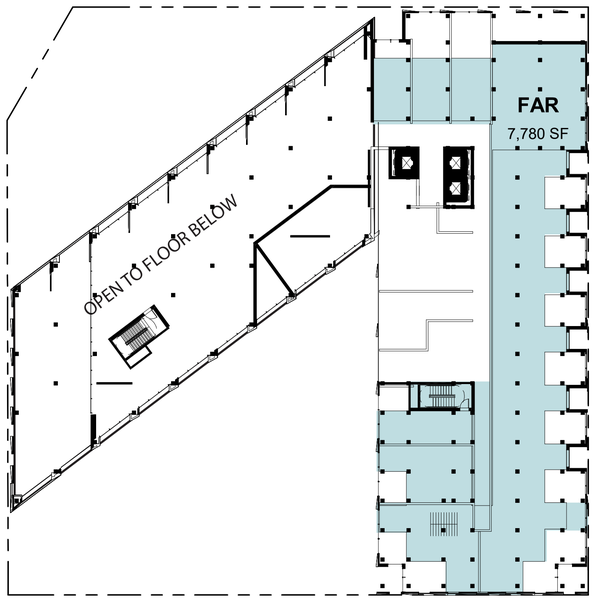
PORTLAND BES:
ABIGAIL CERMAK
(503) 823-7577
abigail.cermak@portlandoregon.gov

Humber Design Group, Inc.
Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com









EXISTING CONDITIONS

Feb 18, 2022

Sandy Pine / 900 SE Sandy - PORTLAND, OR.

SITEWORK & PARKING & USE							BUILDING USES																		
	Site	Sitework	Parking	Parking	Terrace	Use	Flr-Flr	FAR	Bldg	Housing	Housing	Housing	Housing									Amenity	Retail	Bikes	Support
	GSF	GSF	GSF	Stalls	GSF		Hgt '	(PDX calc)	GSF	GSF	NSF	Effic.	Units	STUDIO	OPEN 1	1x1	OPEN 1 AFF	2x2	LIVE/ WORK	3X2 AFF	2X2 SUITE/ LOFT	3X2 SUITE	GSF	GSF	GSF	GSF
									0																	
12th Mezz						Residential	10	7,780	7,780	10,000	6,768															
11TH FLOOR					5,639	Residential	10	19,161	19,161	19,161	11,664	60.9%	17	2		3	0				9	3	3,385			
10TH FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				2816
9TH FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
8TH FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
7TH FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
6TH FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
5TH FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
4TH FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
3RD FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
2ND FLOOR						Residential	10	21,841	21,841	21,841	19,184	87.8%	28	3	5	13	1	0		1	4	1				
GROUND FLOOR	39,575					Lobby/Support/Retail	15	31,620	31,620	18,389	7,197	39.1%	10						10				7,327	12,640	1,372	4,737
P1			36,752	67	4 ADA, 1 Van	Parking			36,752																	3,321
P2			36,378	101	17 Tandem	Parking			36,378																	3,321
P3			15,794	32		Parking			15,794																	
TOTALS	39,575	0	88,924	200	5,639		125.0	255,130	344,054	244,119	198,285	81.2%	279	29	45	120	9	0	10	9	45	12	10,712	12,640	1,372	14,195
									255,130	Total Above Grade																

1. Balconies not included in GSF
2. Double volume spaces not included in GSF.
3. Mechanical penthouse not included in GSF.
4. LIVE/WORK SF DOES NOT CALCULATE LOFT,SF WILL INCREASE

ZONING SUMMARY		
Site Area		39,575
Max. FAR		6
Actual FAR		6.45
Max. GSF		237,450
Actual GSF		**344,054**
FAR GSF		255,130
FAR Delta		-17,680
MAX Height		125
Actual HT.		125.0
Bikes Req'd		418.5
PARKING PROVIDED		
Residential PARKING		**200**
Retail PARKING		**0**
Parking TOTAL		**200**

242,149

0.72 /unit
0.00 /1000 NSF

UNIT SUMMARY		
STUDIO	***29***	***10.4%***
1 BED	***120***	***43.0%***
1 BED+		
2X2 BED	***0***	***0.0%***
LIVE/WORK	***10***	***3.6%***
2X2 SUITE	***45***	***16.1%***
3X2 SUITE	***12***	***4.3%***
		0.0%
OPEN 1	***45***	***6.3%***
OPEN 1 AFF	***9***	***3.2%***
3X2 AFF	***9***	***3.2%***
TOTAL	***279***	
Avg SF/Unit	***711***	

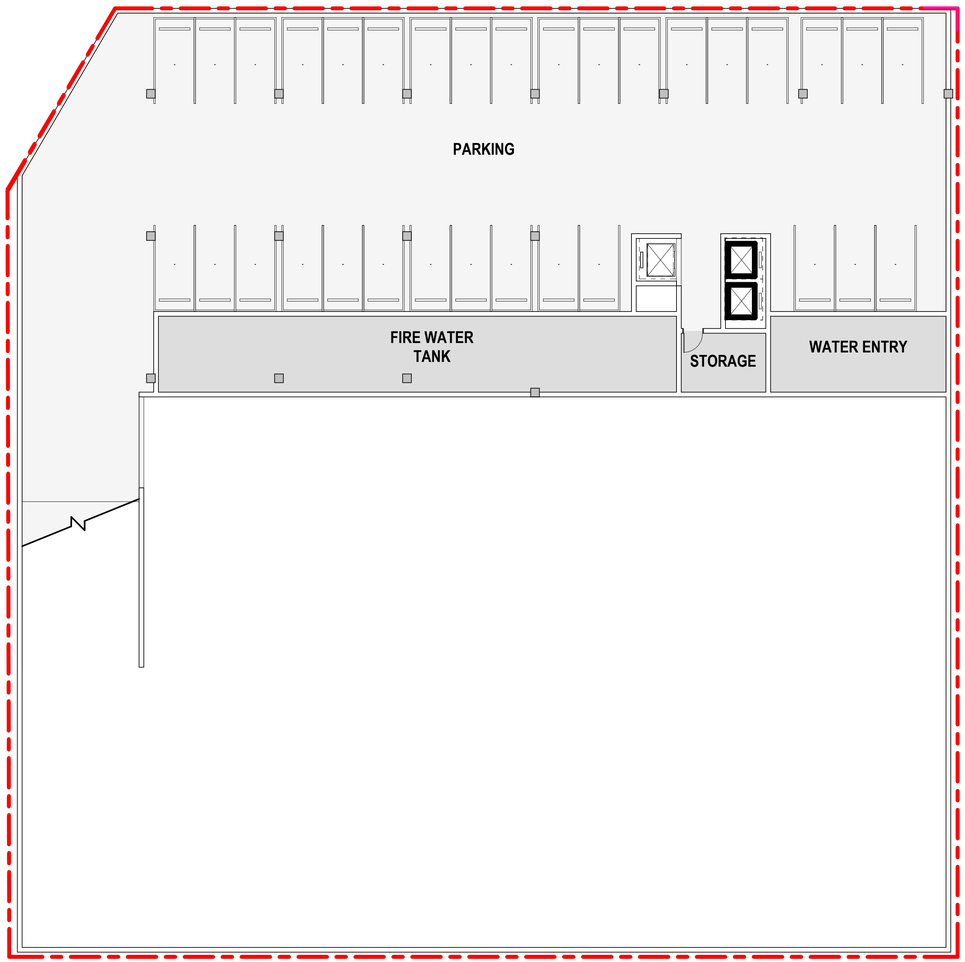
target		
STUDIO		
1 BED		
1 BED+		
2X2 BED		
3 BED		
2X2 SUITE		
3X2 SUITE		
TOTAL	***0%***	

BEDROOM COUNT		
STUDIO	***29***	
1 BED	***120***	
1 BED+	***0***	
2X2 BED	***0***	
3 BED	***30***	
2X2 SUITE	***90***	
3X2 SUITE	***36***	
LIVE/WORK		
OPEN 1	***45***	**IH**
OPEN 1 AFF	***9***	
3X2 AFF	***27***	**10%**
TOTAL	***386***	

CALCULATIONS

SE PINE STREET

SE 9TH AVE



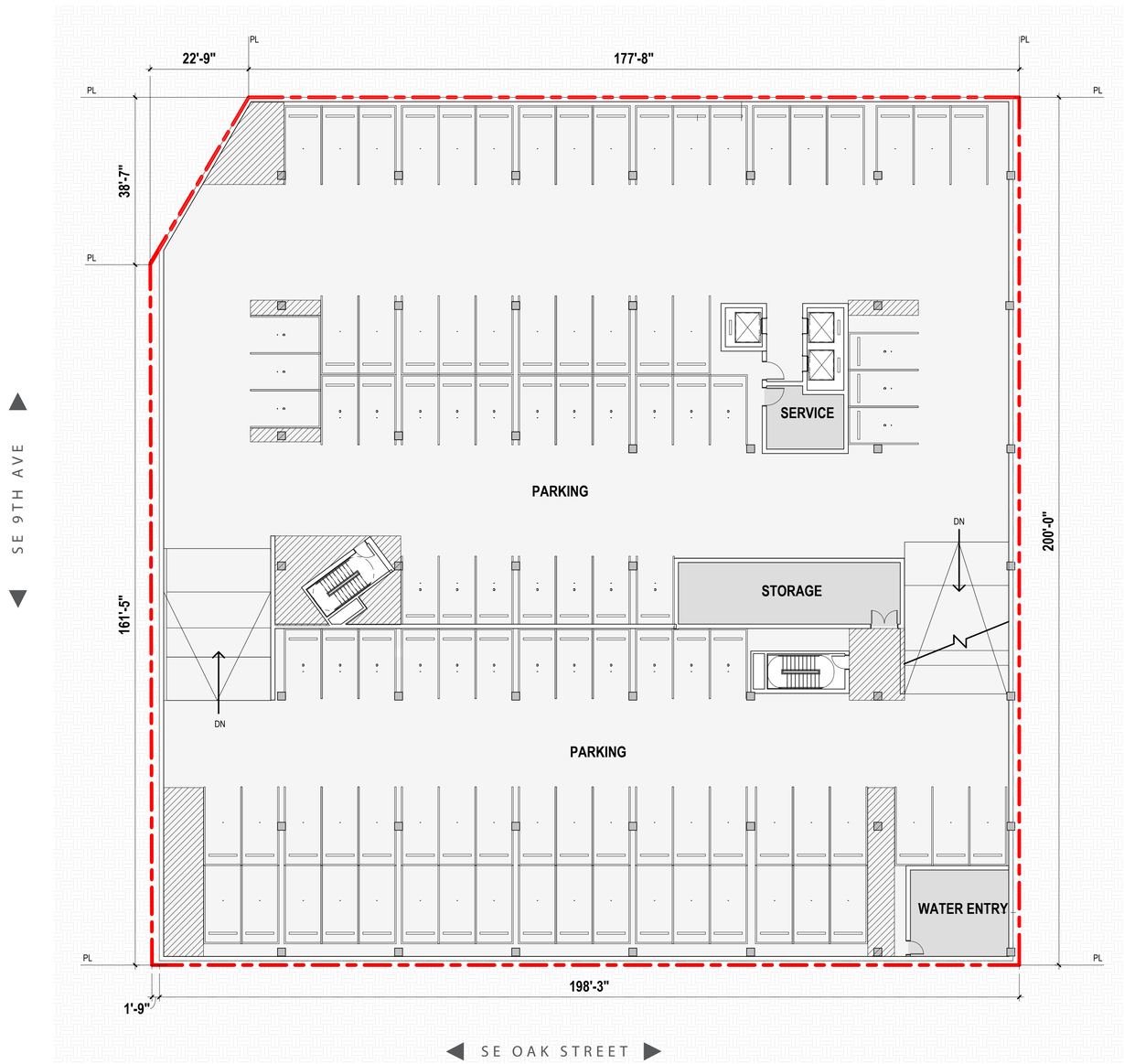
SE 10TH AVE

SE OAK STREET

N

0′ 32′

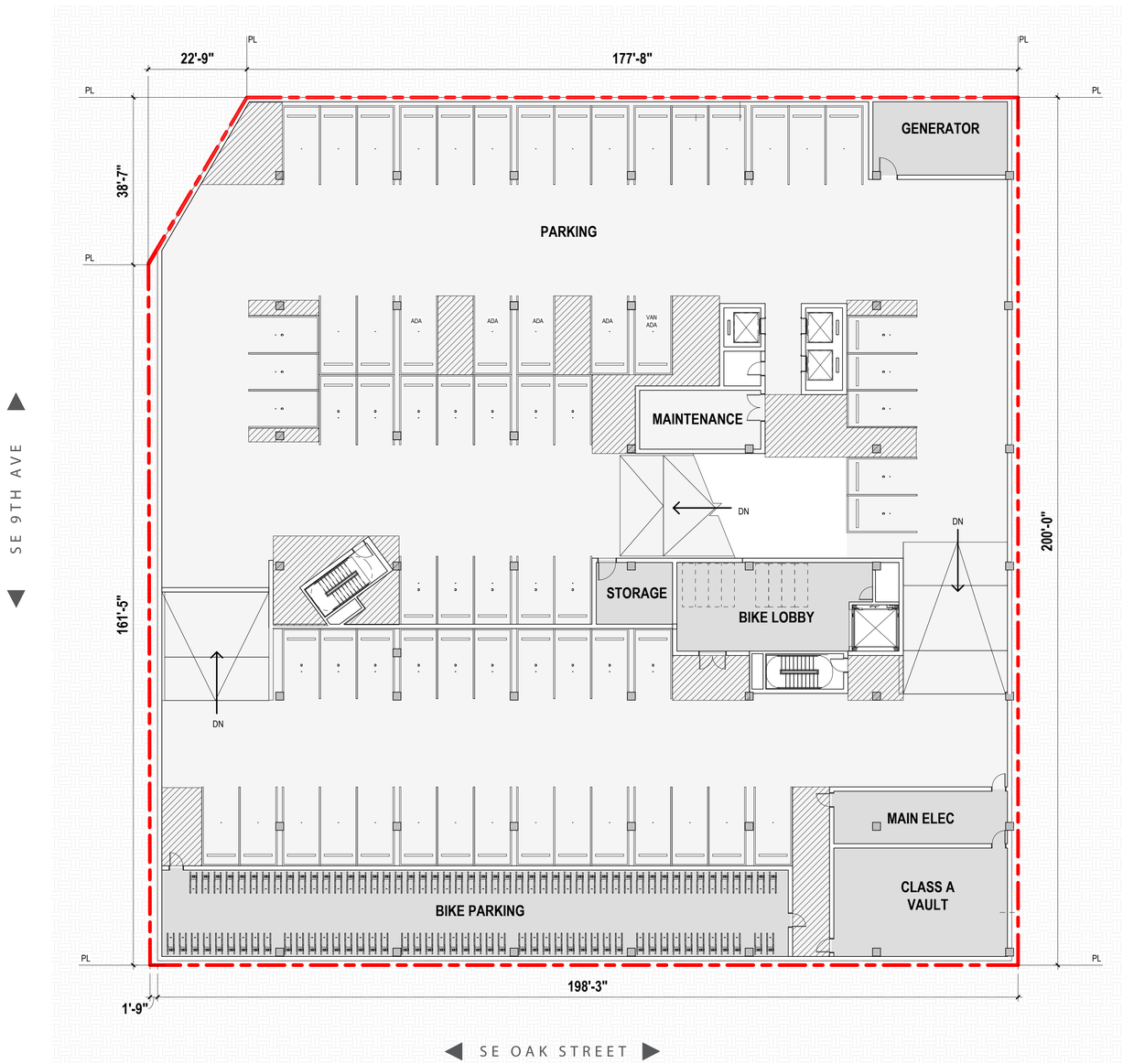
LEVEL 3 PARKING



N

0′ 32′

LEVEL 2 PARKING



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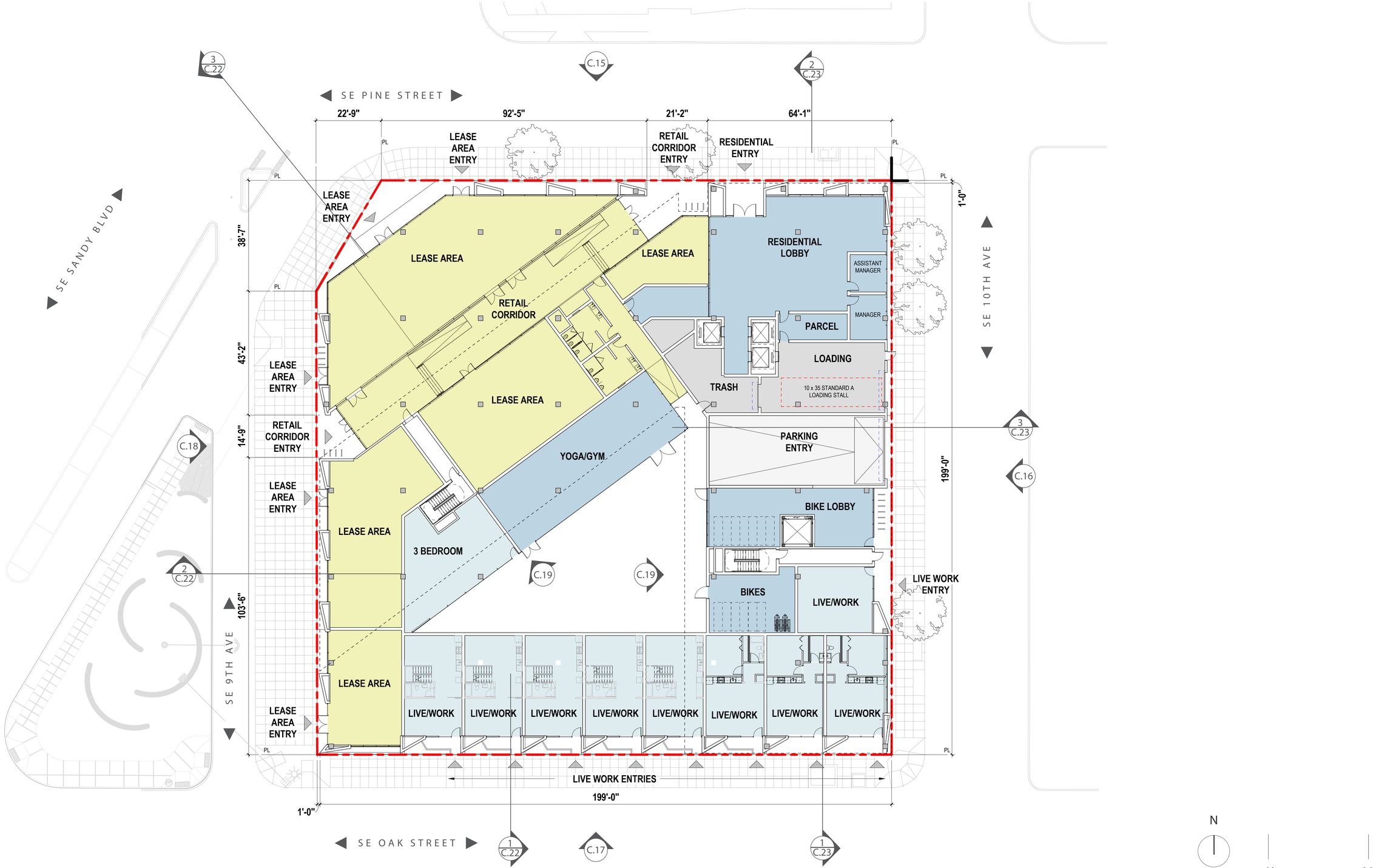
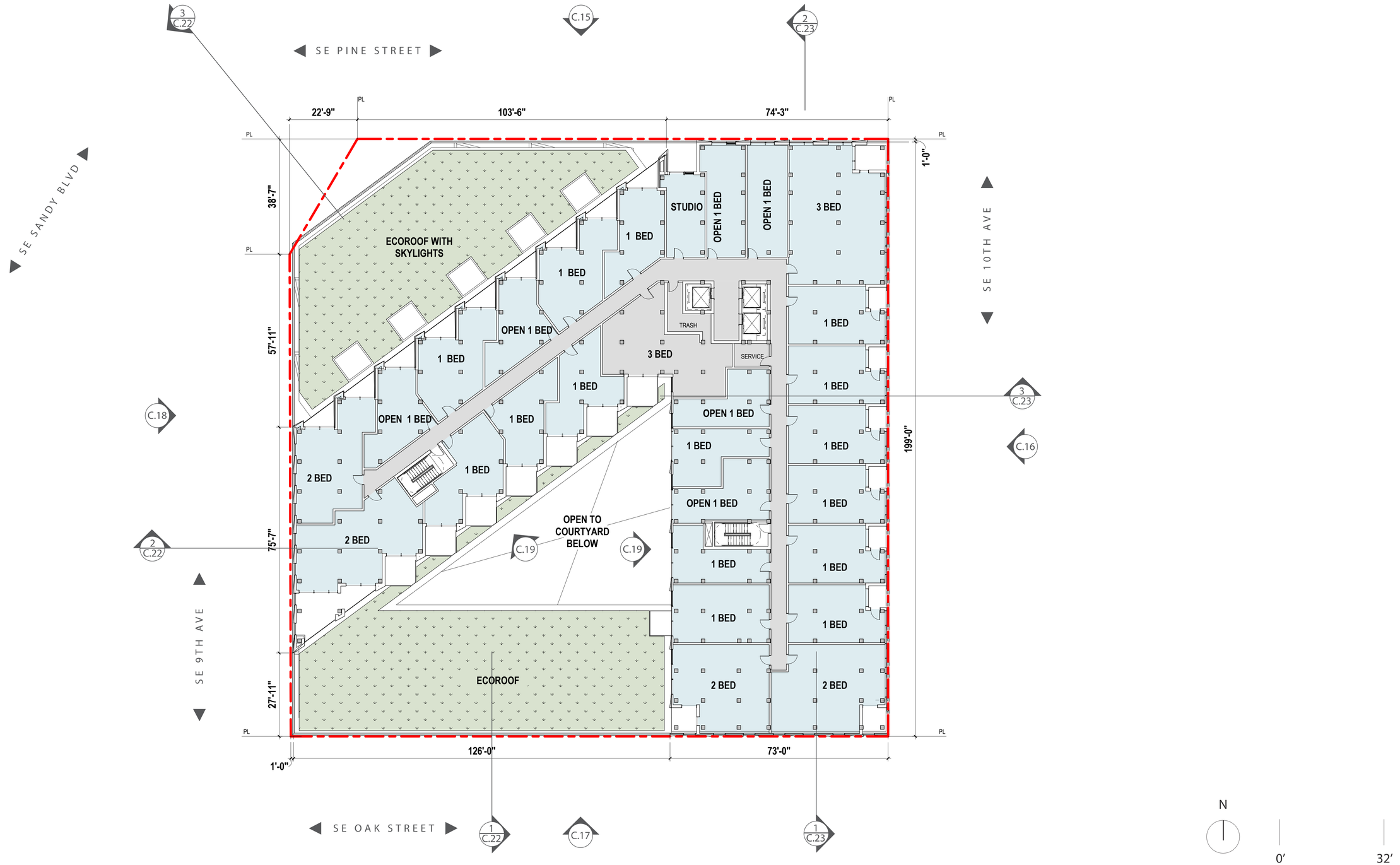
LEVEL 1 PARKING


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
22'-9"
92'-5"
21'-2"
64'-1"
1'-0"
38'-7"
43'-2"
14'-9"
103'-6"
199'-0"
LEASE AREA ENTRY
RETAIL CORRIDOR ENTRY
RESIDENTIAL ENTRY
LEASE AREA
RETAIL CORRIDOR
RESIDENTIAL LOBBY
ASSISTANT MANAGER
MANAGER
PARCEL
LOADING
TRASH
10 x 35 STANDARD A LOADING STALL
PARKING ENTRY
YOGA/GYM
BIKE LOBBY
3 BEDROOM
BIKES
LIVE/WORK
LIVE WORK ENTRY
LIVE WORK ENTRIES
199'-0"
1'-0"
PL
3 C.22
C.15
2 C.23
C.18
2 C.22
C.19
C.19
3 C.23
C.16
1 C.22
C.17
1 C.23

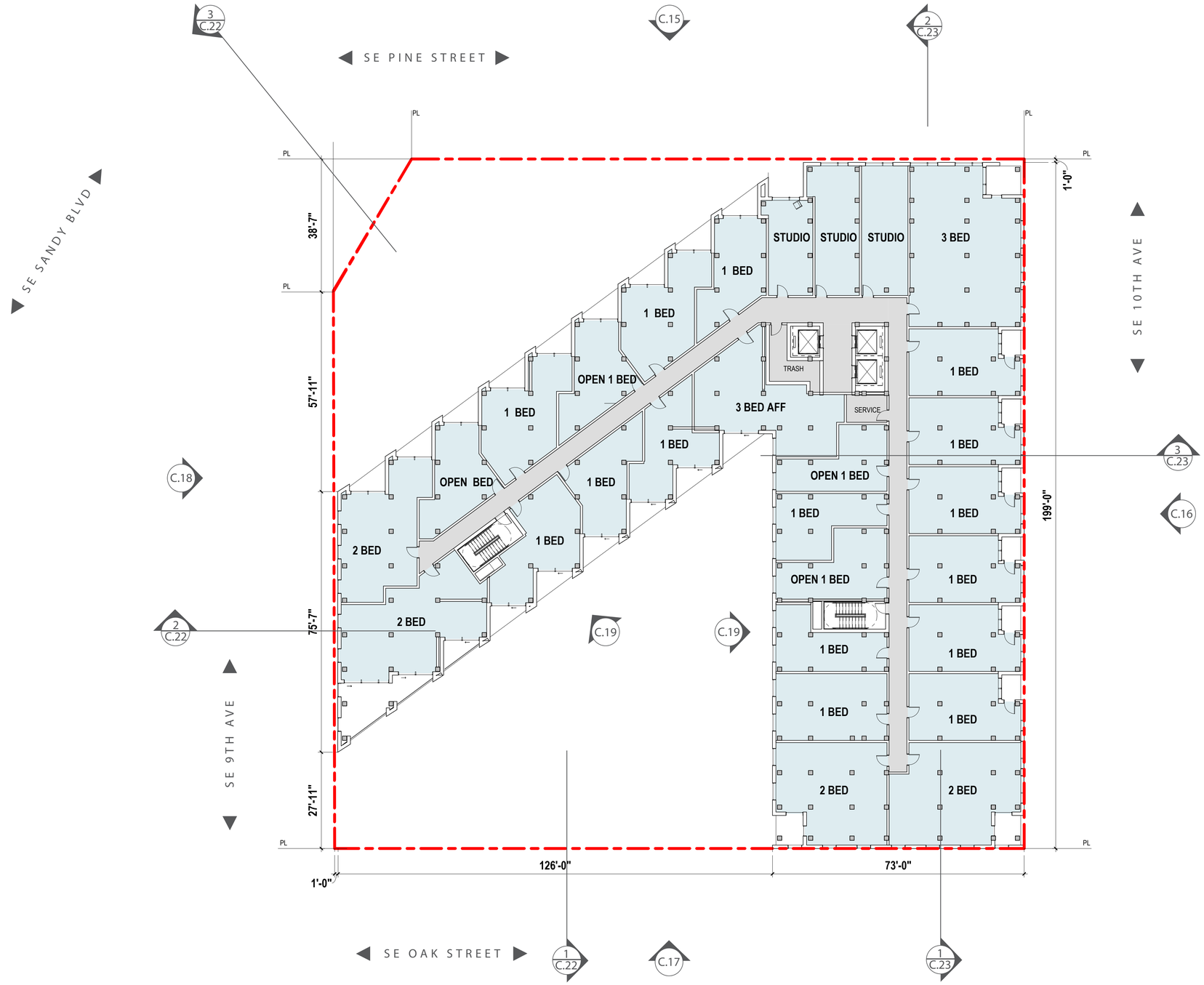
N

0′ 32′

LEVEL 1


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
22'-9"
103'-6"
74'-3"
1'-0"
38'-7"
57'-11"
199'-0"
75'-7"
27'-11"
126'-0"
73'-0"
1'-0"
PL
ECOROOF WITH SKYLIGHTS
ECOROOF
OPEN TO COURTYARD BELOW
STUDIO
OPEN 1 BED
1 BED
2 BED
3 BED
TRASH
SERVICE
C.15
C.16
C.17
C.18
C.19
3 C.22
2 C.23
2 C.22
3 C.23
1 C.22
1 C.23
N
0'
32'

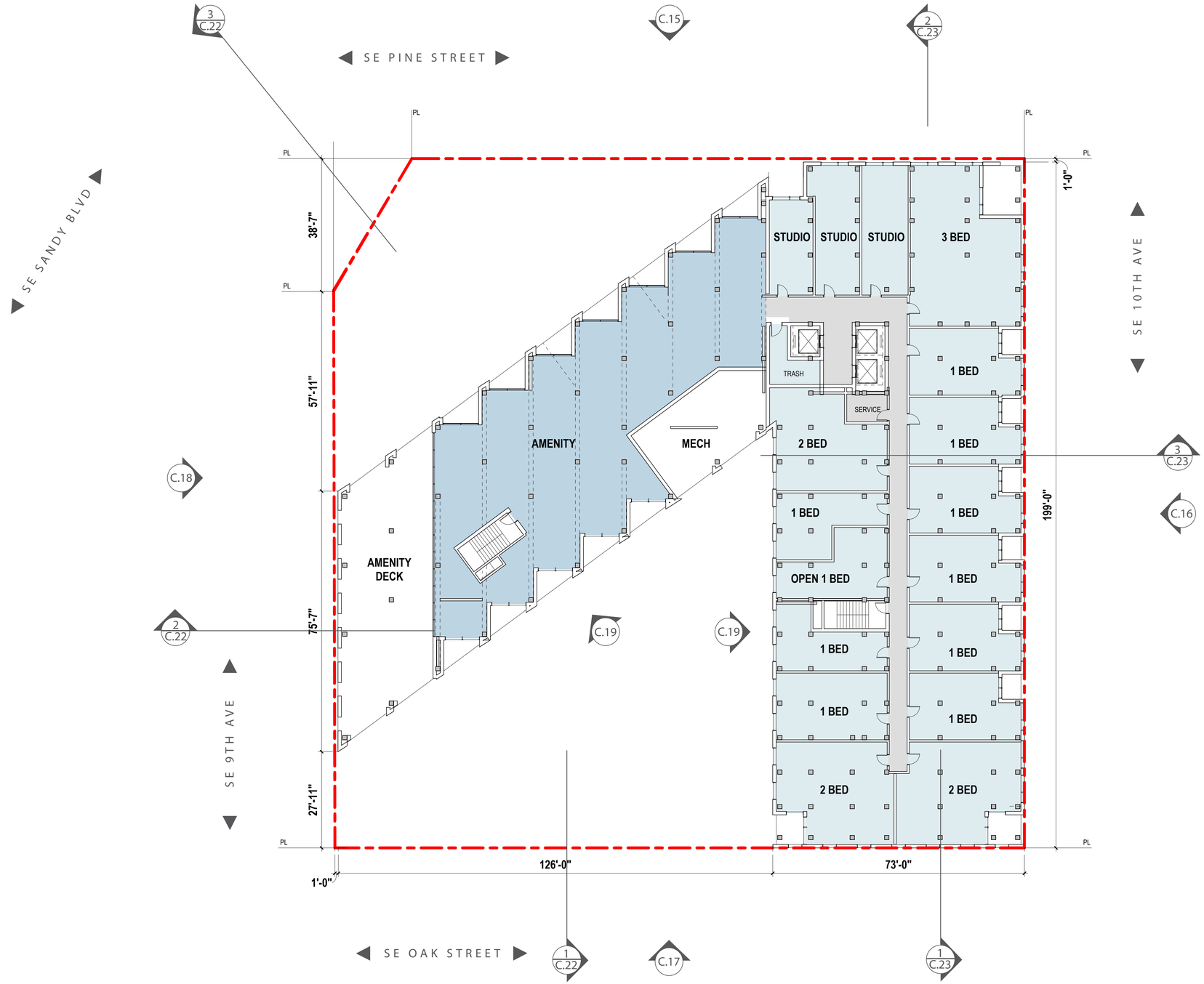
LEVEL 2



N

0′ 32′

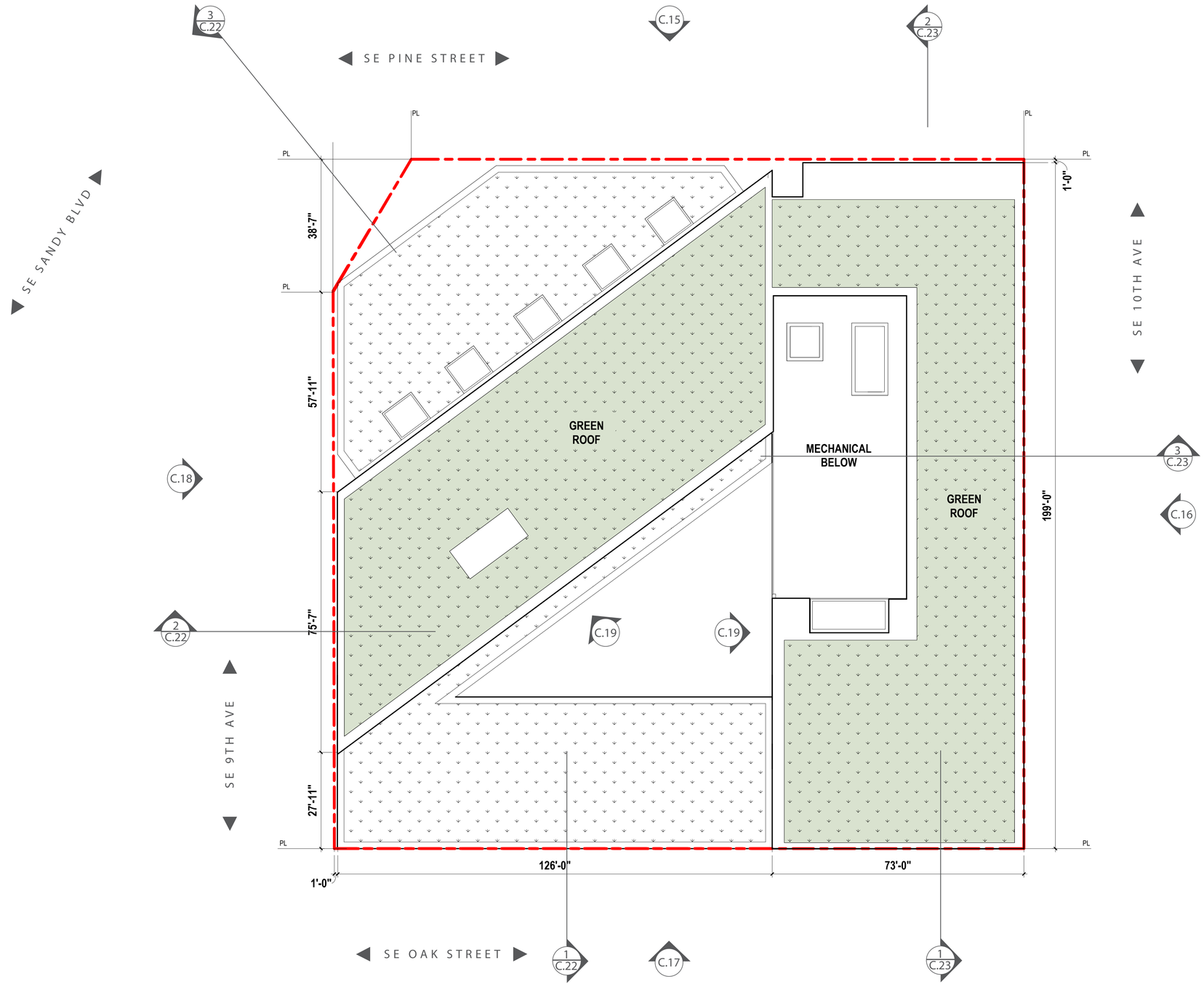
TYPICAL FLOORS 3-10



N

0′ 32′

LEVEL 11



N

0′ 32′

ROOF PLAN

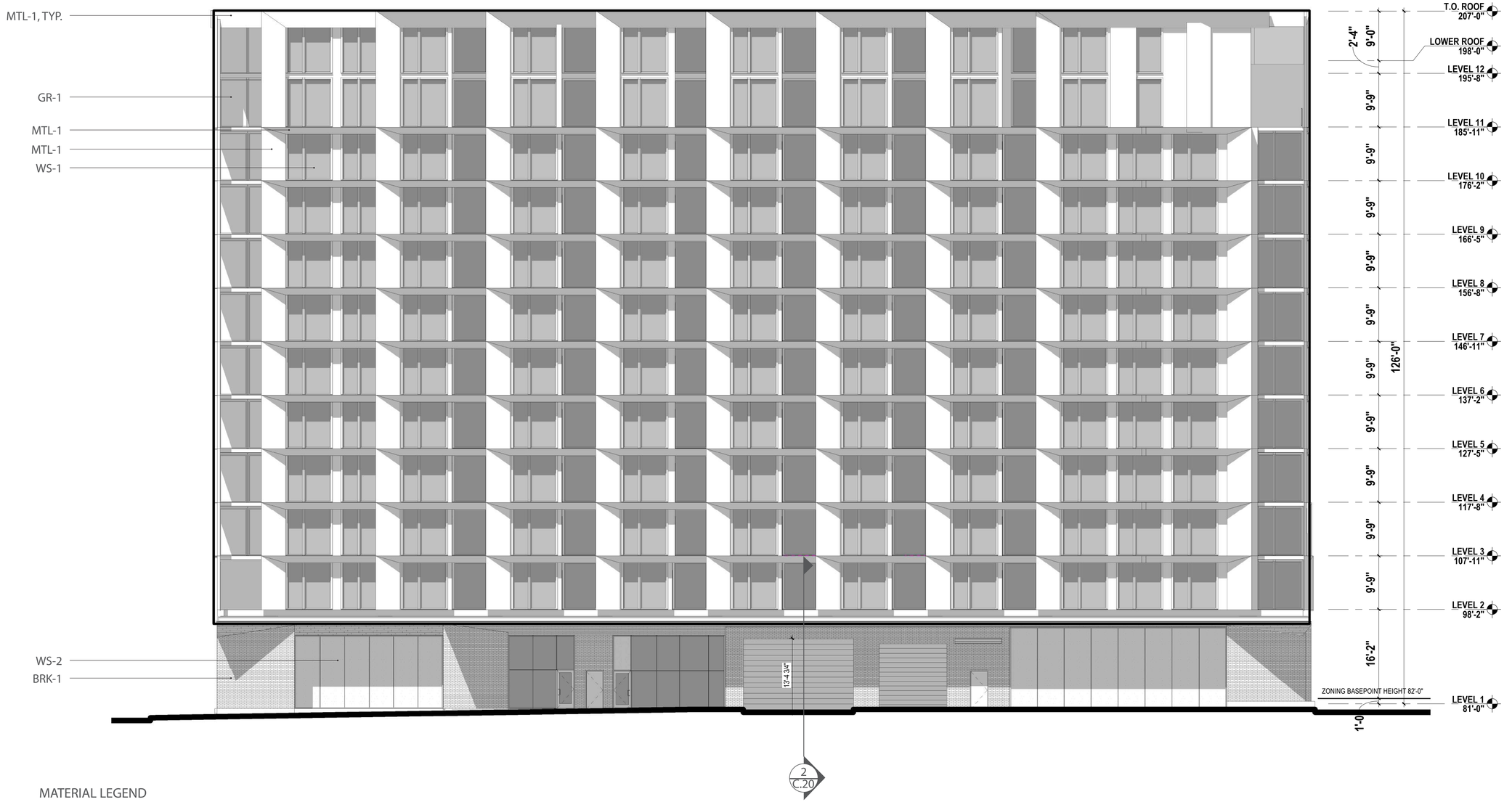


MATERIAL LEGEND

MTL-1	ACM PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING

0′ 20′

NORTH ELEVATION

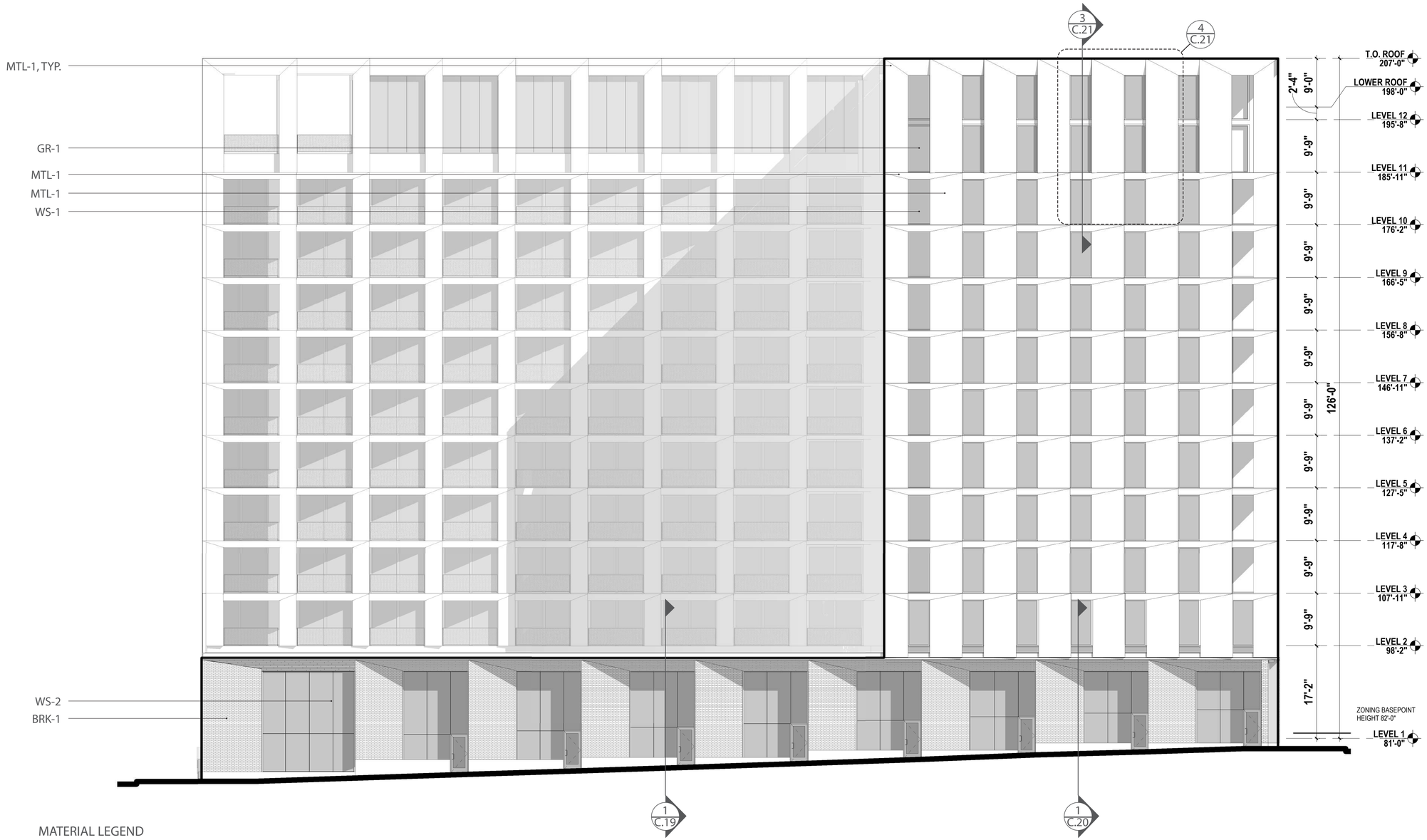


MATERIAL LEGEND

MTL-1	ACM PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING

0′ 20′

EAST ELEVATION



MATERIAL LEGEND

MTL-1	ACM PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING

0′ 20′

SOUTH ELEVATION

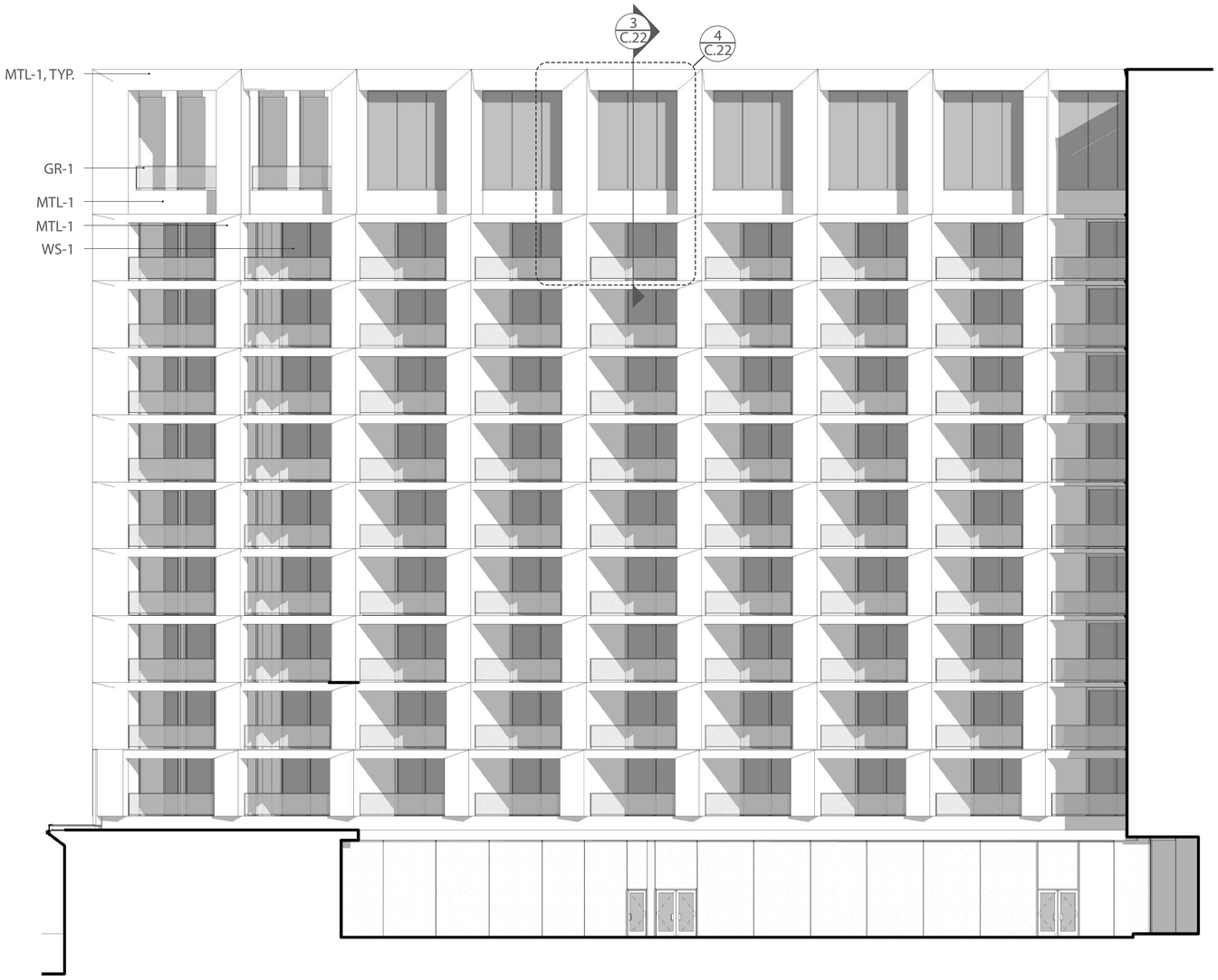


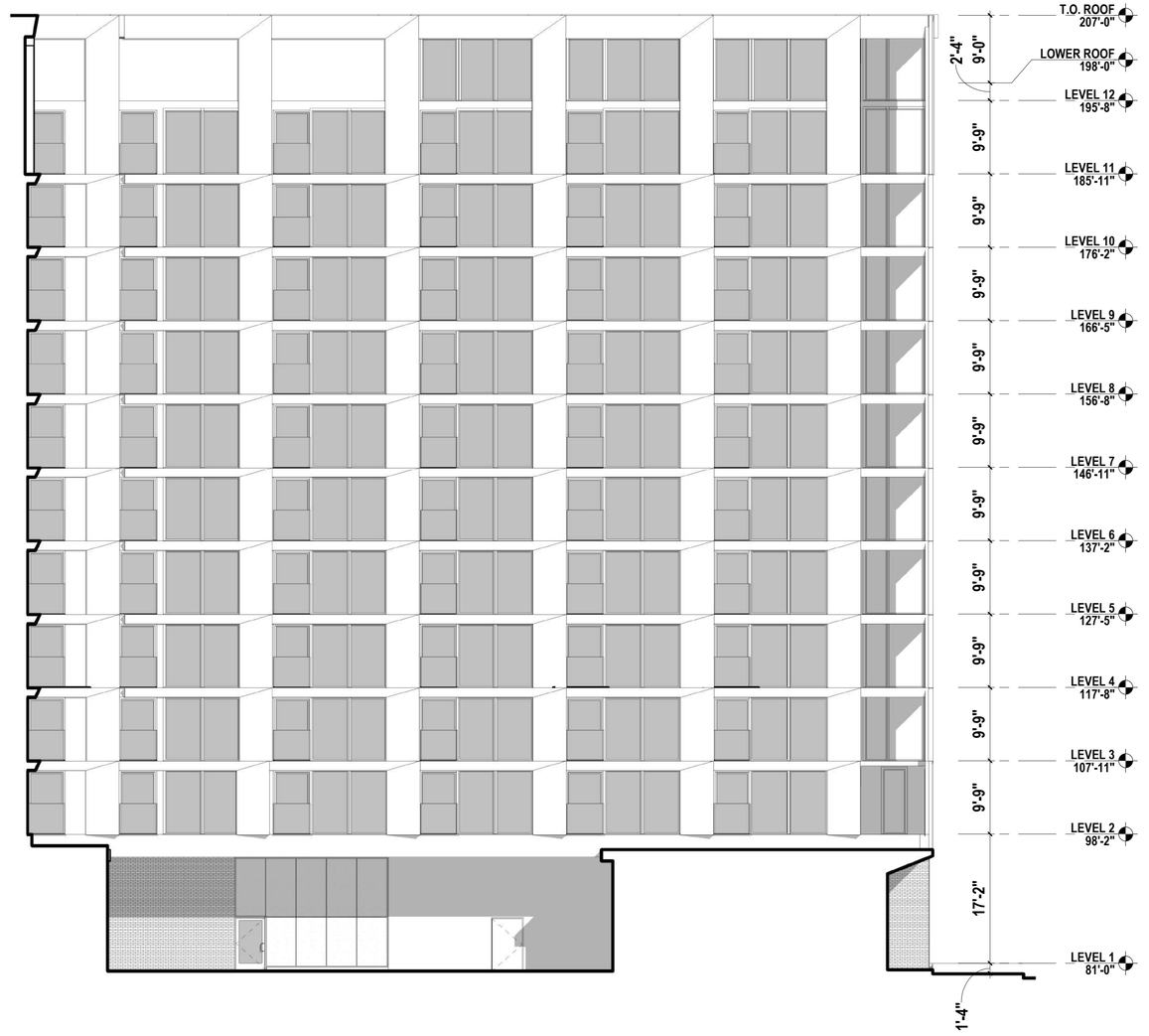
MATERIAL LEGEND

MTL-1	ACM PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING

0′ 20′

WEST ELEVATION



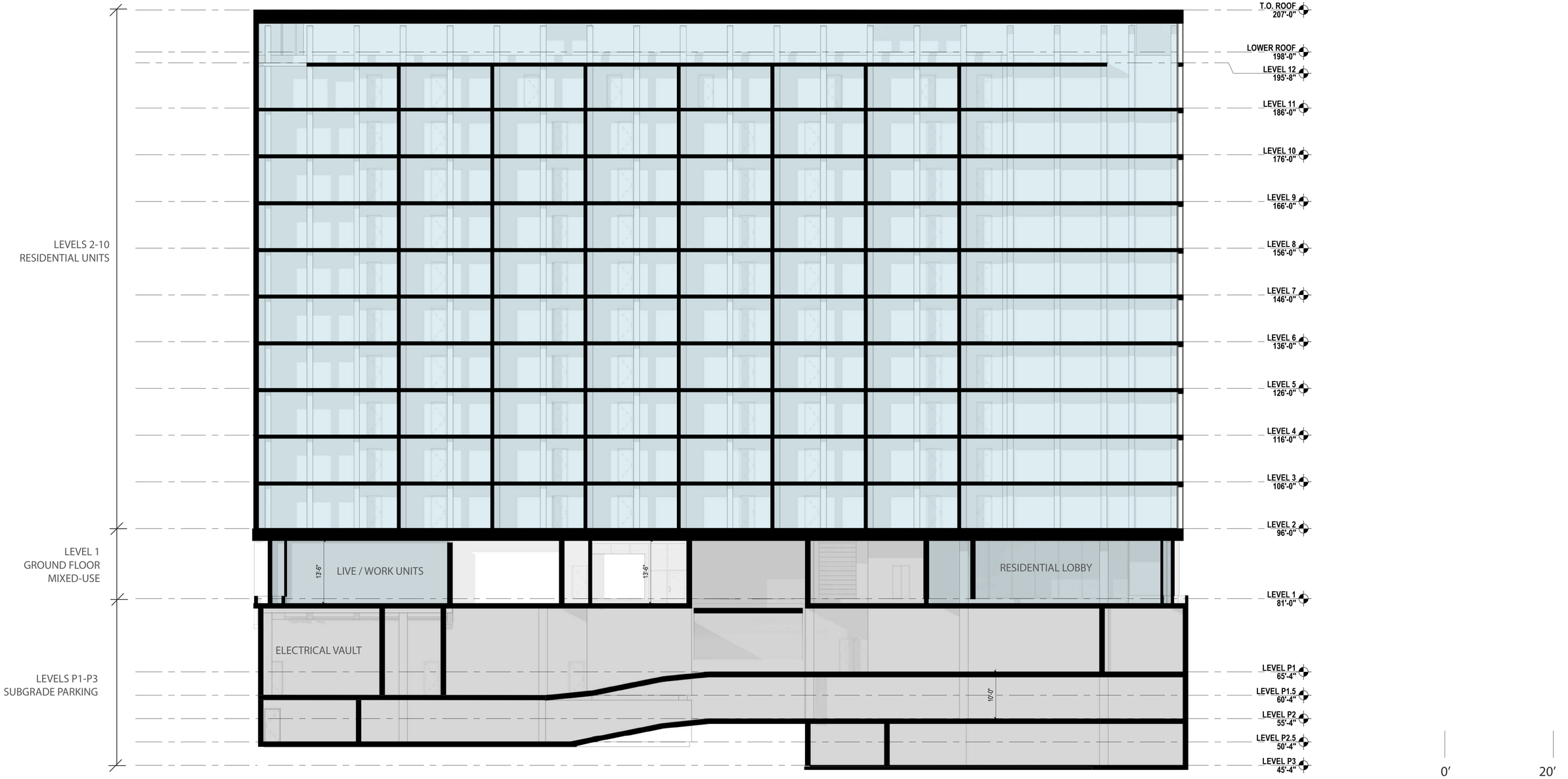


MATERIAL LEGEND

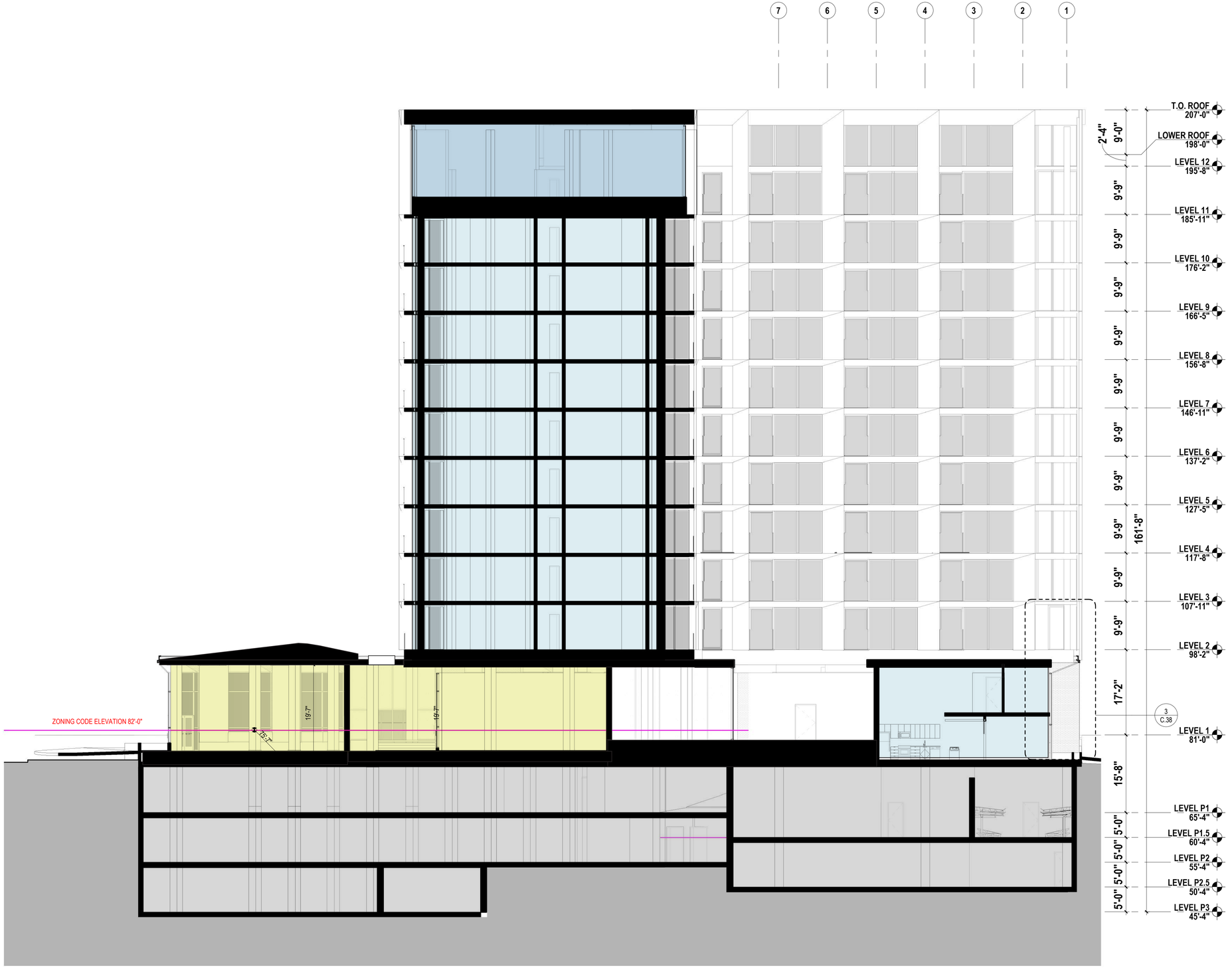
MTL-1	ACM PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING

0′ 20′

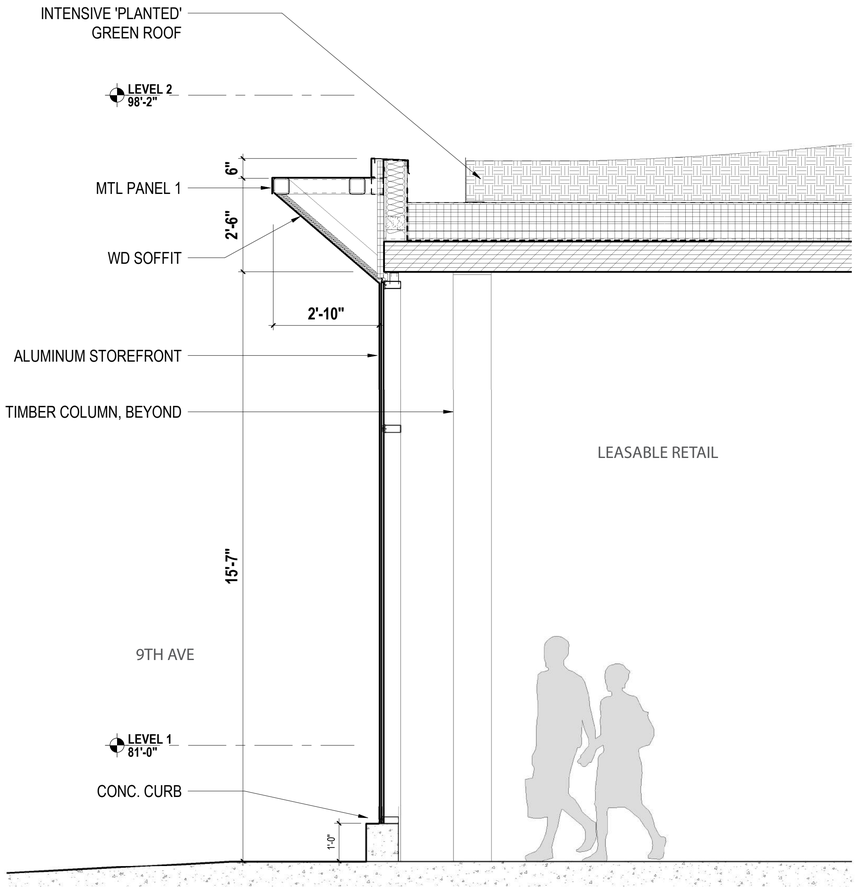
COURTYARD ELEVATIONS



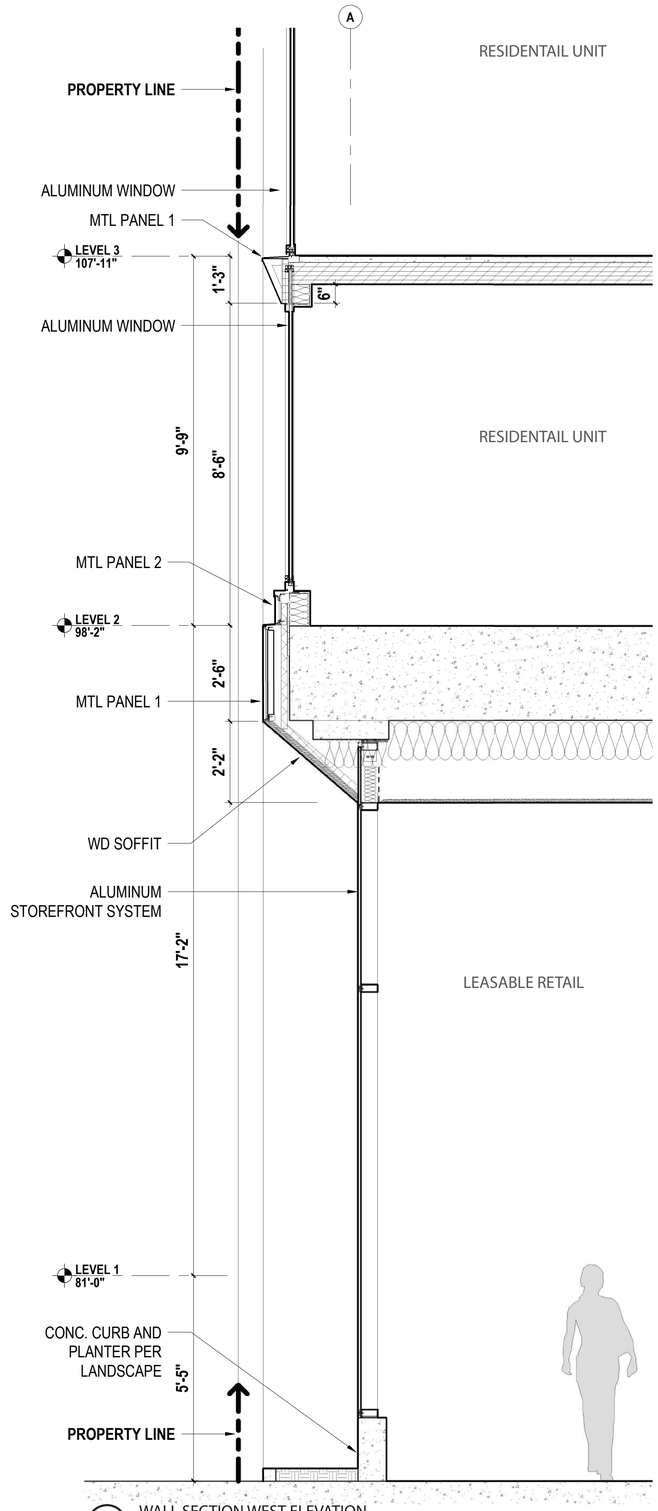
BUILDING SECTION



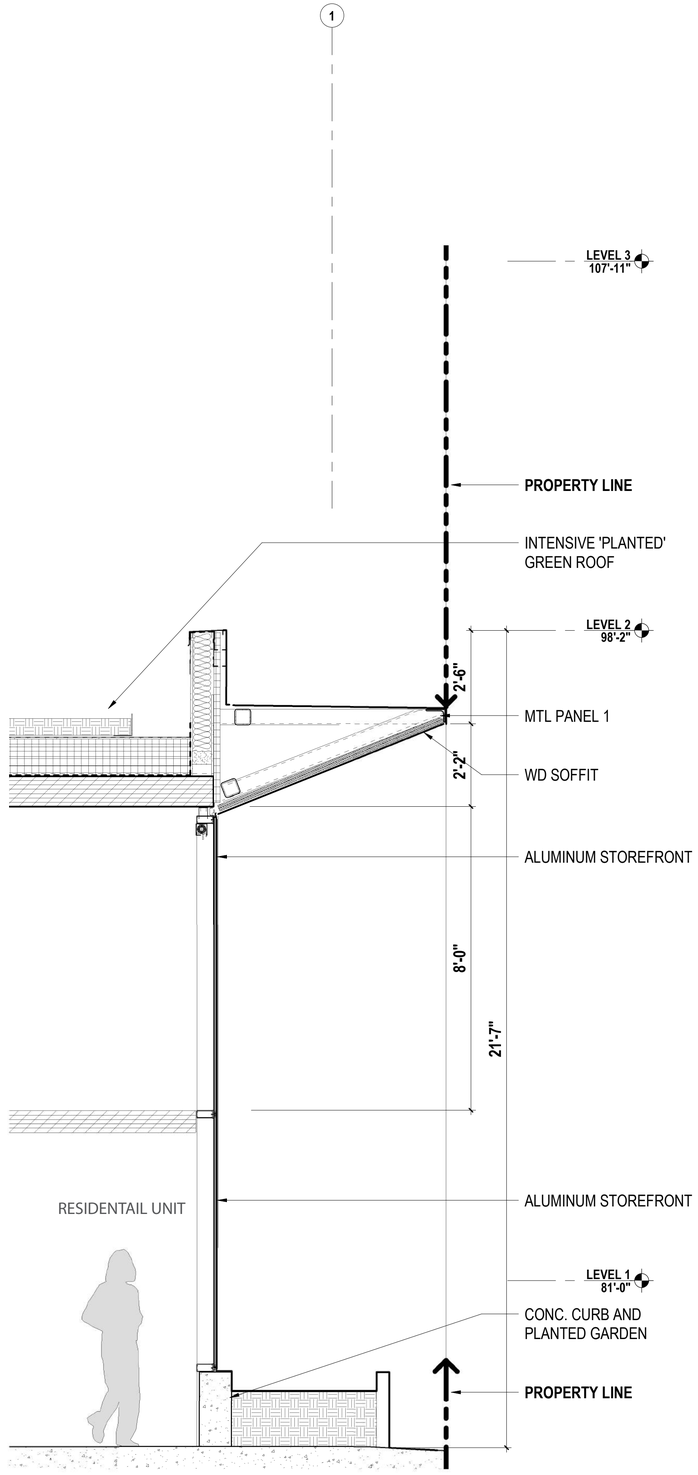
BUILDING SECTION



3 WALL SECTION NORTH ELEVATION

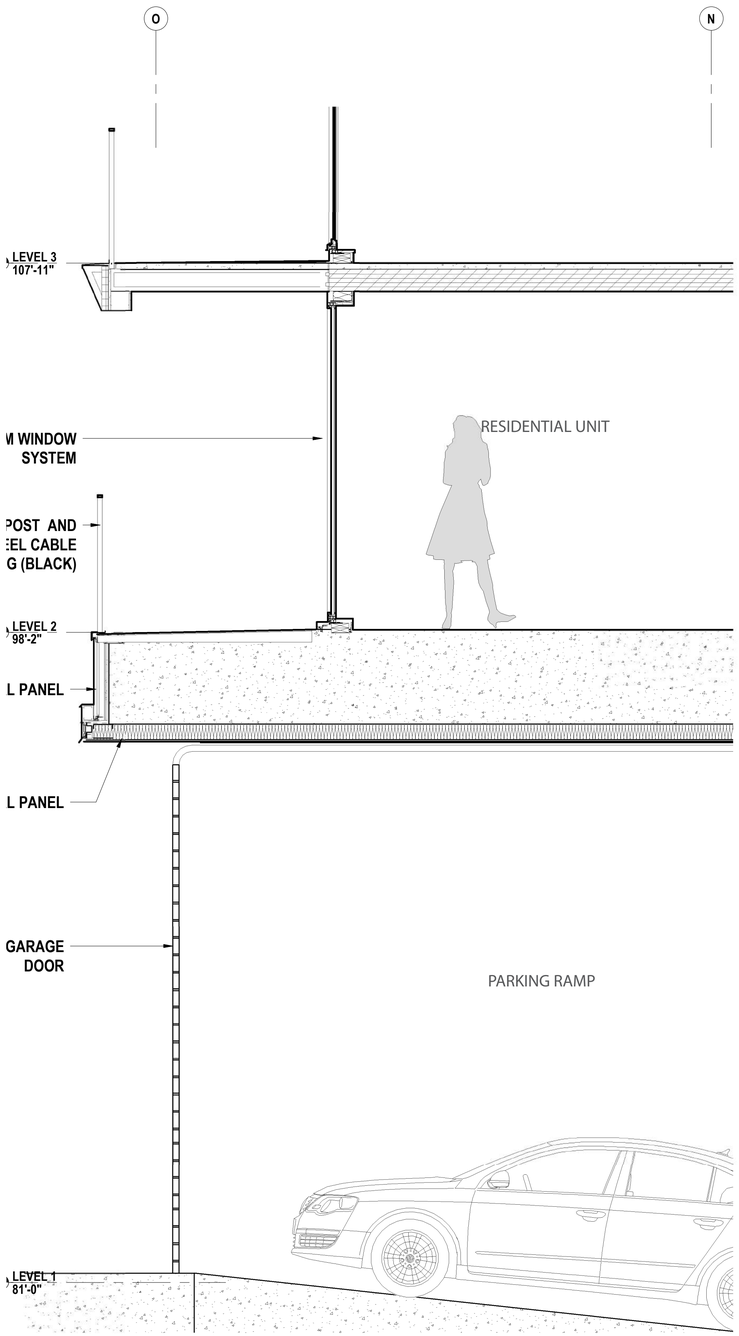


2 WALL SECTION WEST ELEVATION

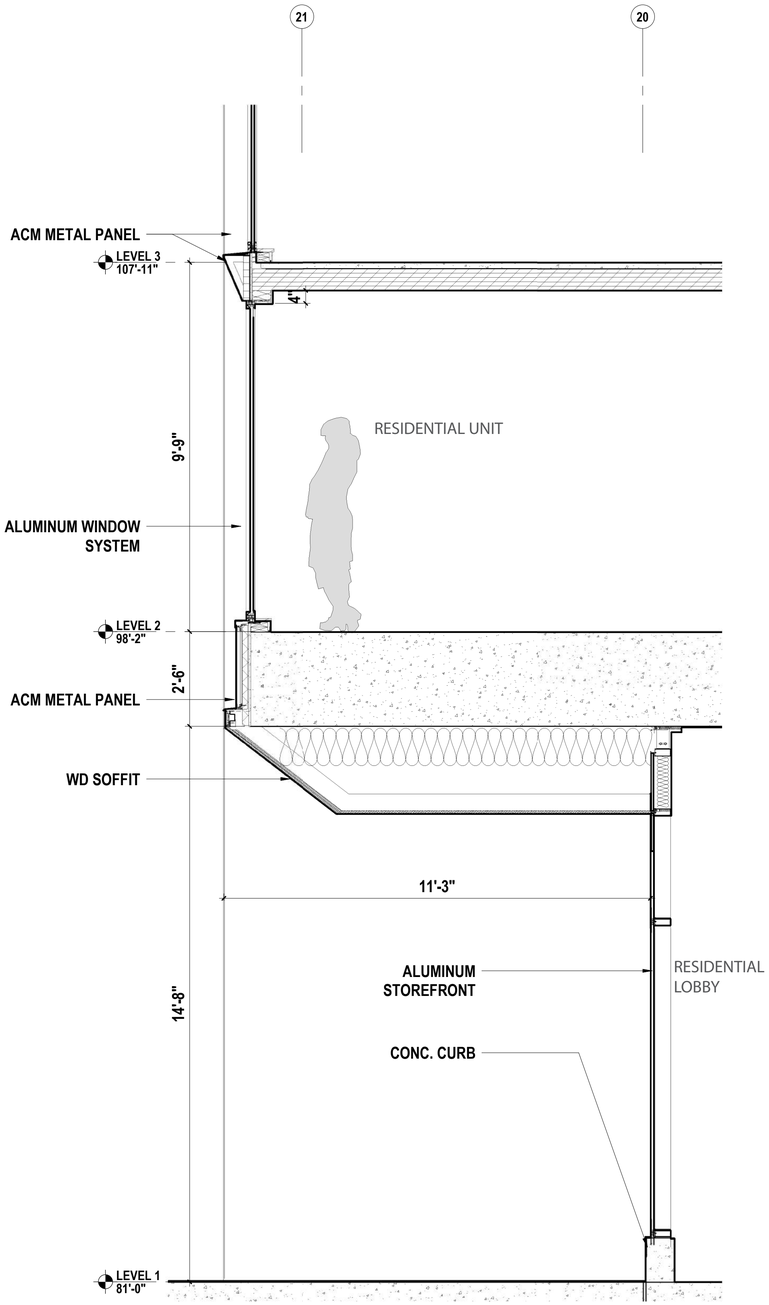


1 WALL SECTION SOUTH ELEVATION

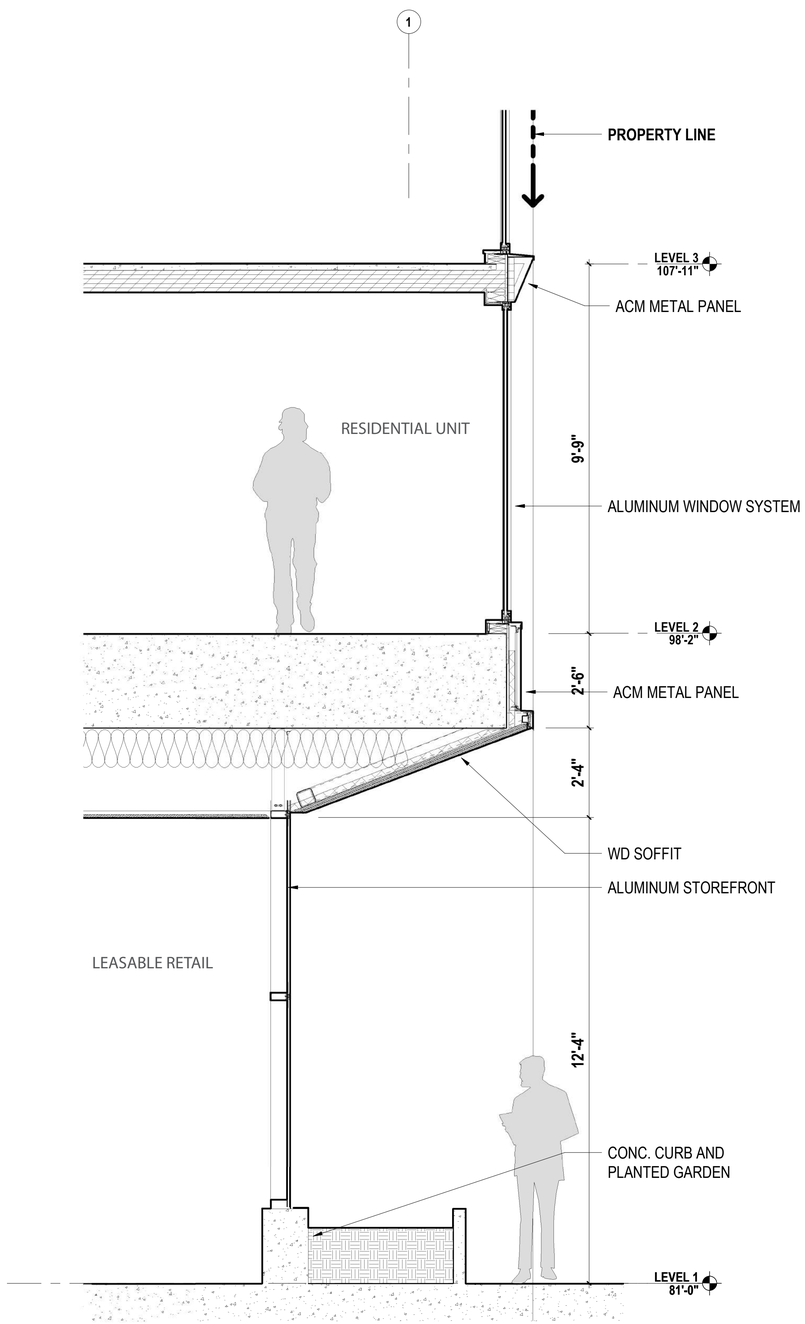
WALL SECTIONS



3 WALL SECTION EAST ELEVATION

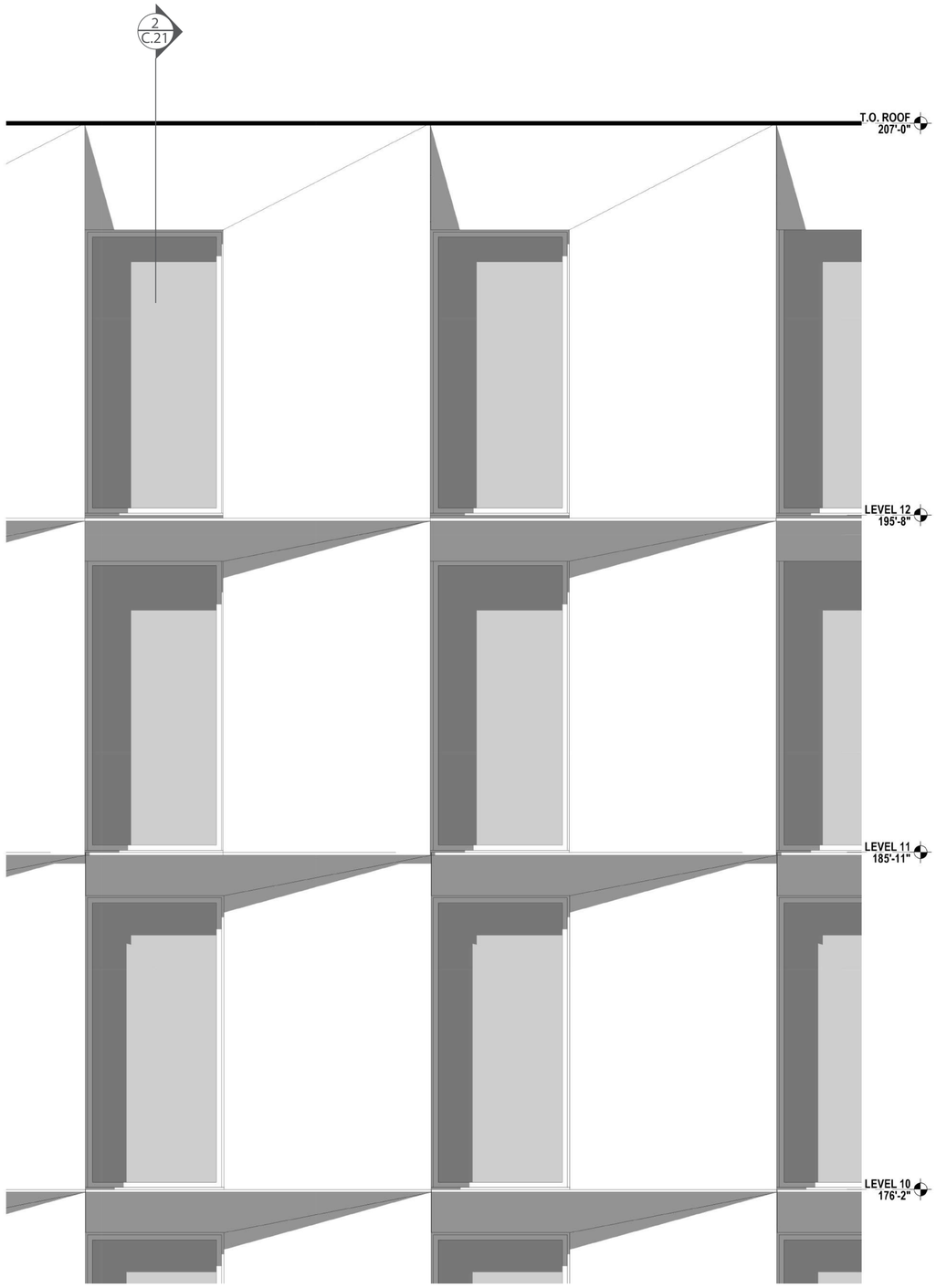


2 WALL SECTION NORTH ELEVATION

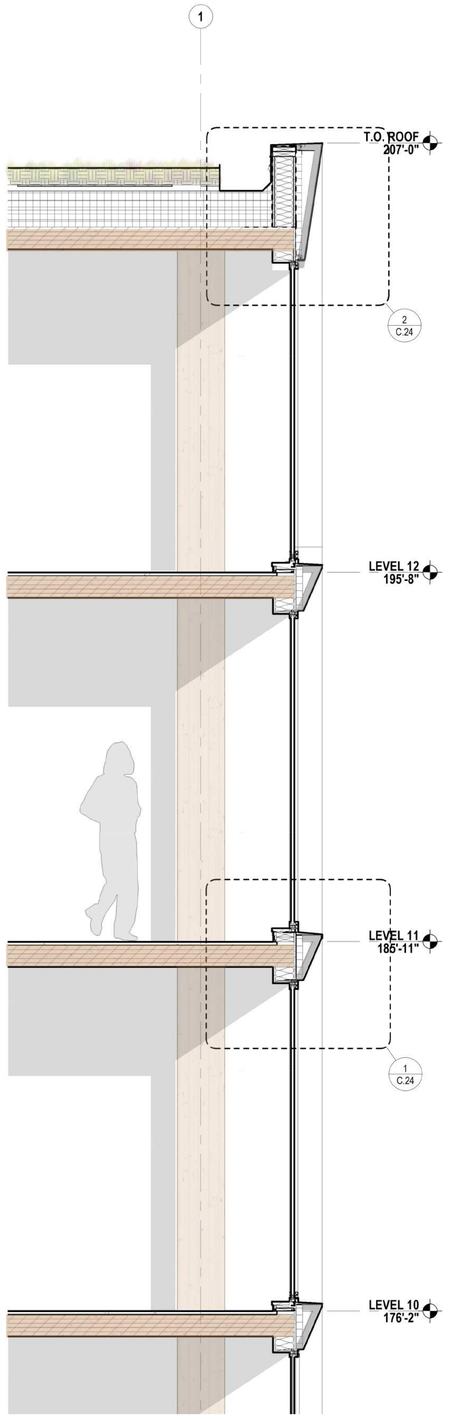


1 WALL SECTION SOUTH ELEVATION

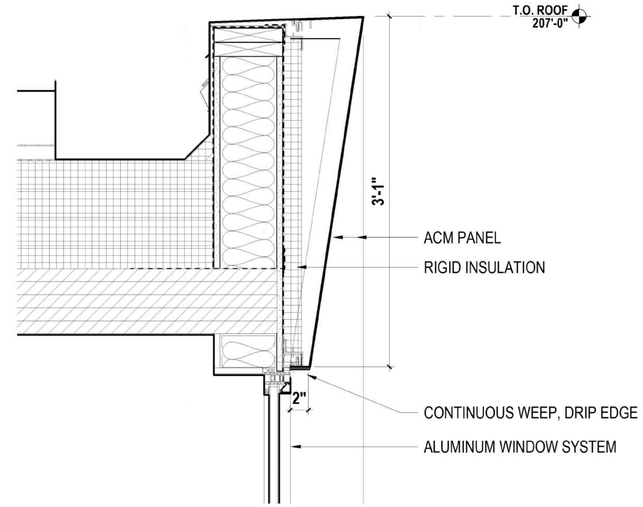
WALL SECTIONS



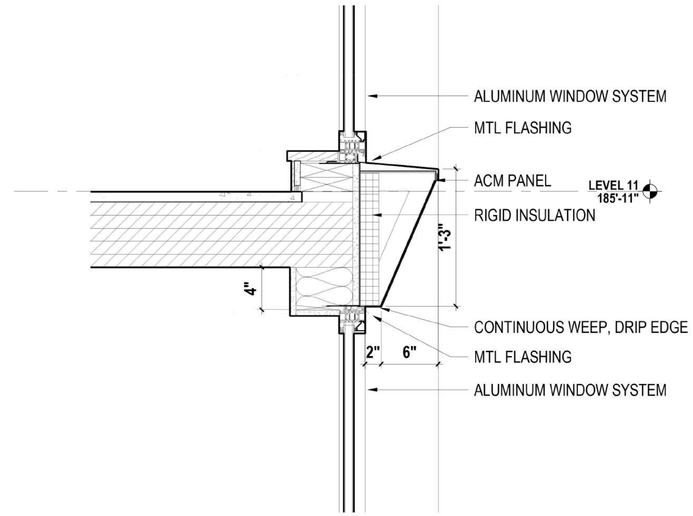
4 ENLARGED ELEVATION



3 WALL SECTION

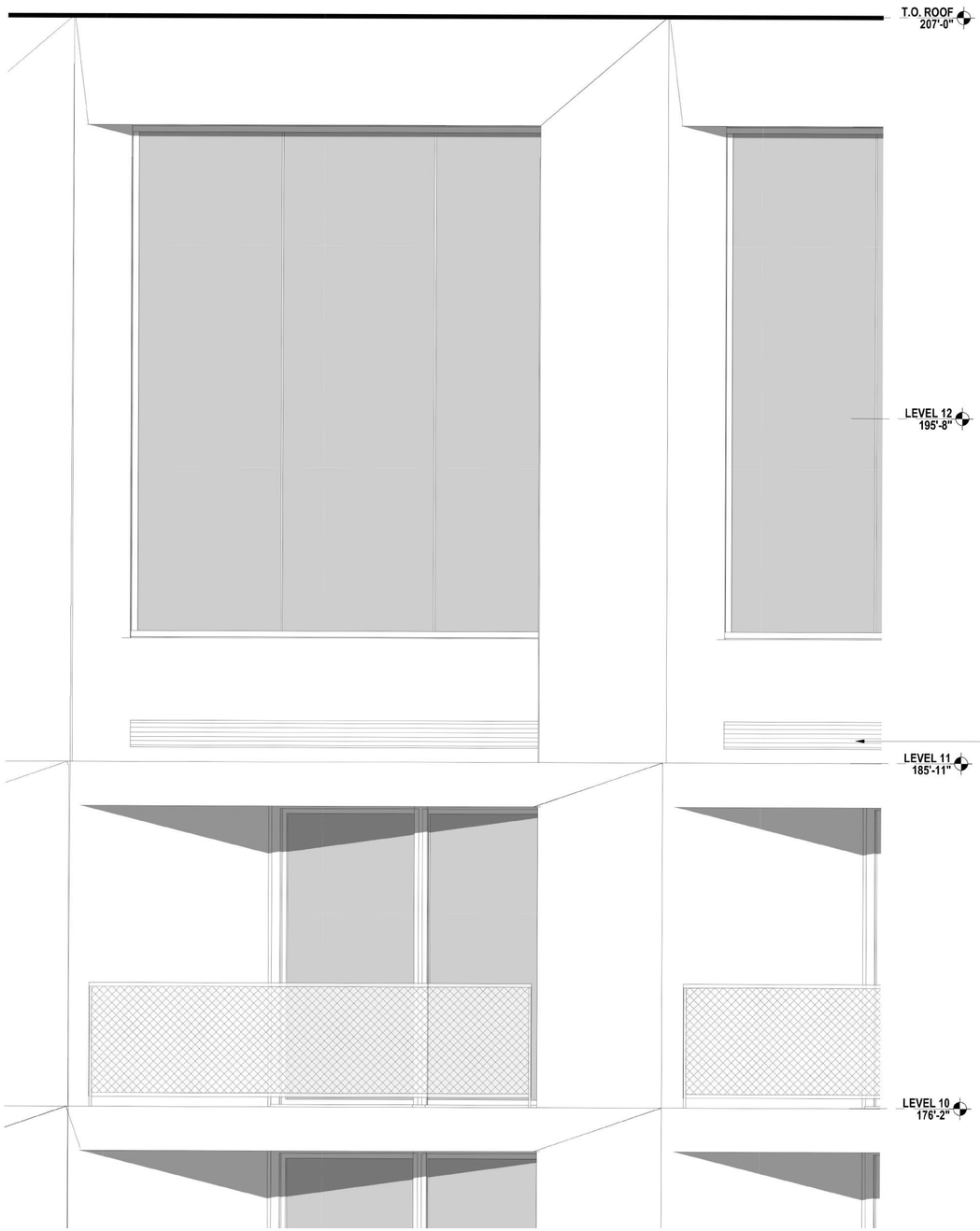


2 ENLARGED DETAIL - TYP. PARAPET AT WS-1

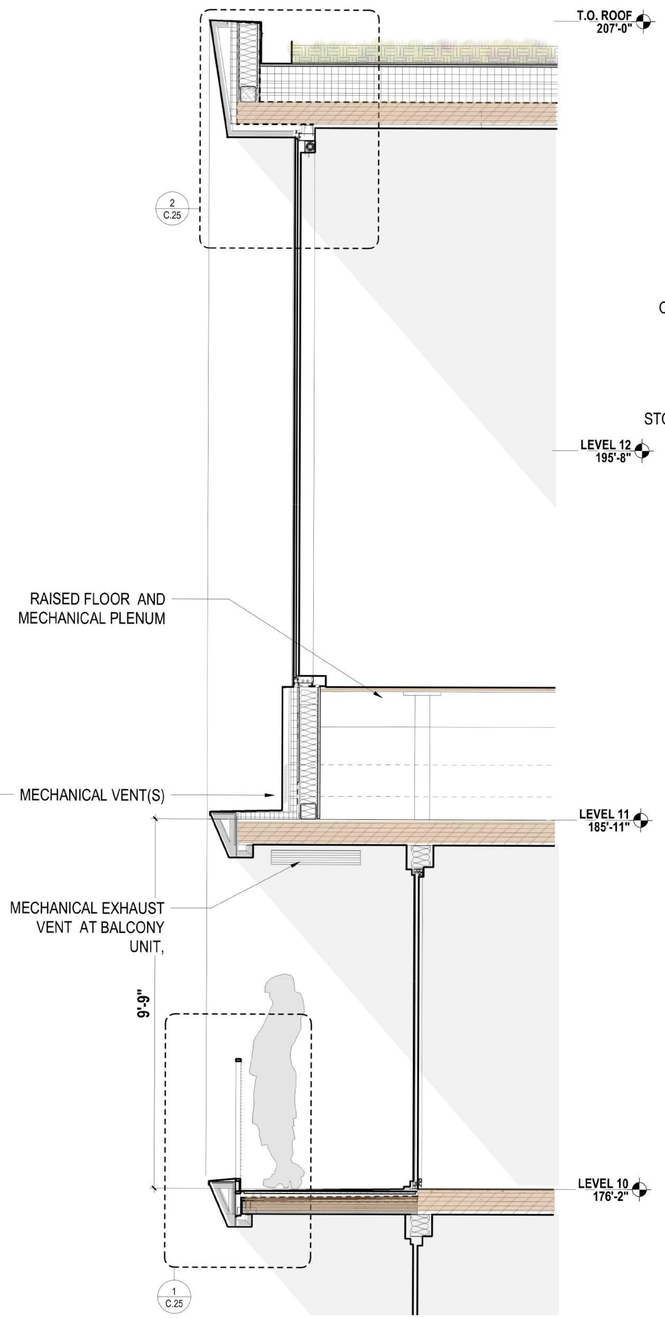


1 ENLARGED DETAIL - TYP. WS-1 WINDOW HEAD / SILL

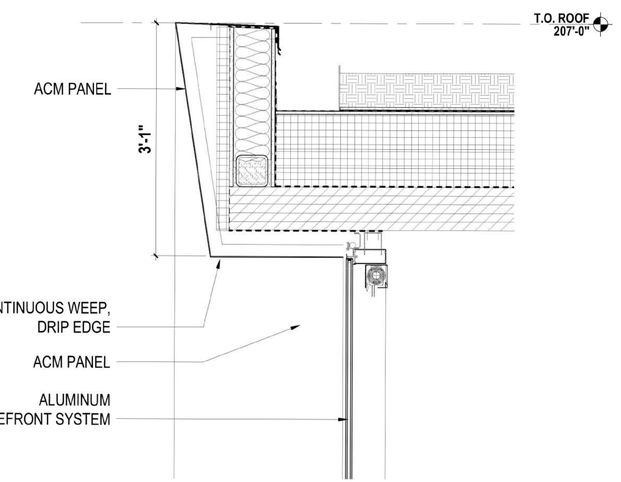
FACADE DETAILS



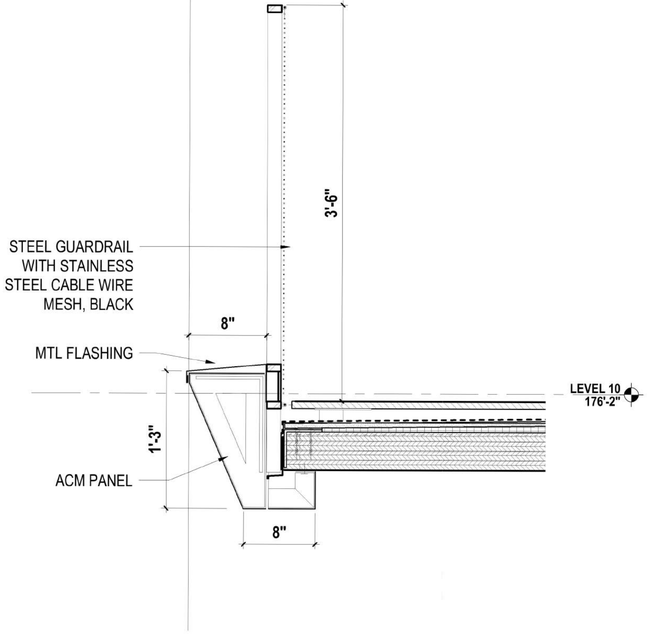
4 ENLARGED ELEVATION



3 WALL SECTION



2 ENLARGED DETAIL - TYP. PARAPET AT WS-2

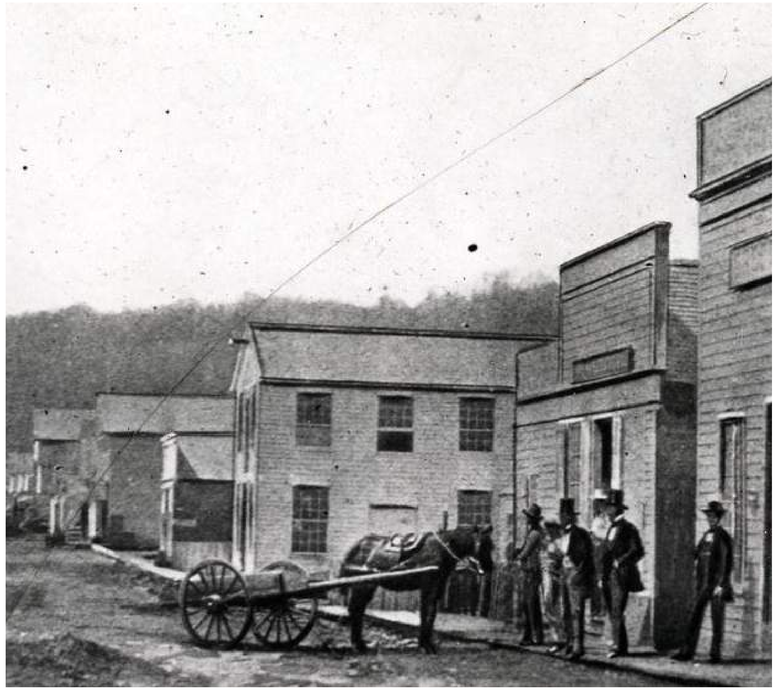


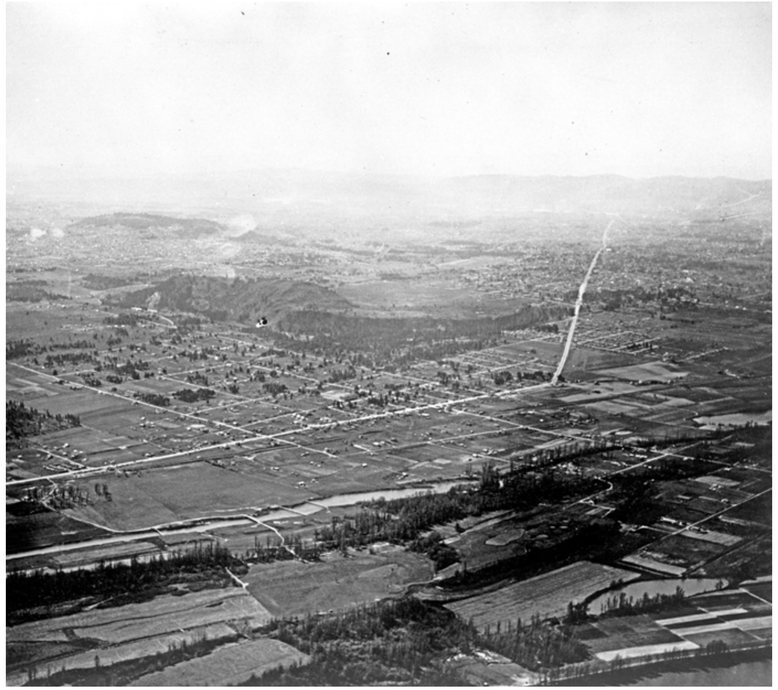
1 ENLARGED DETAIL - TYP. BALCONY EDGE





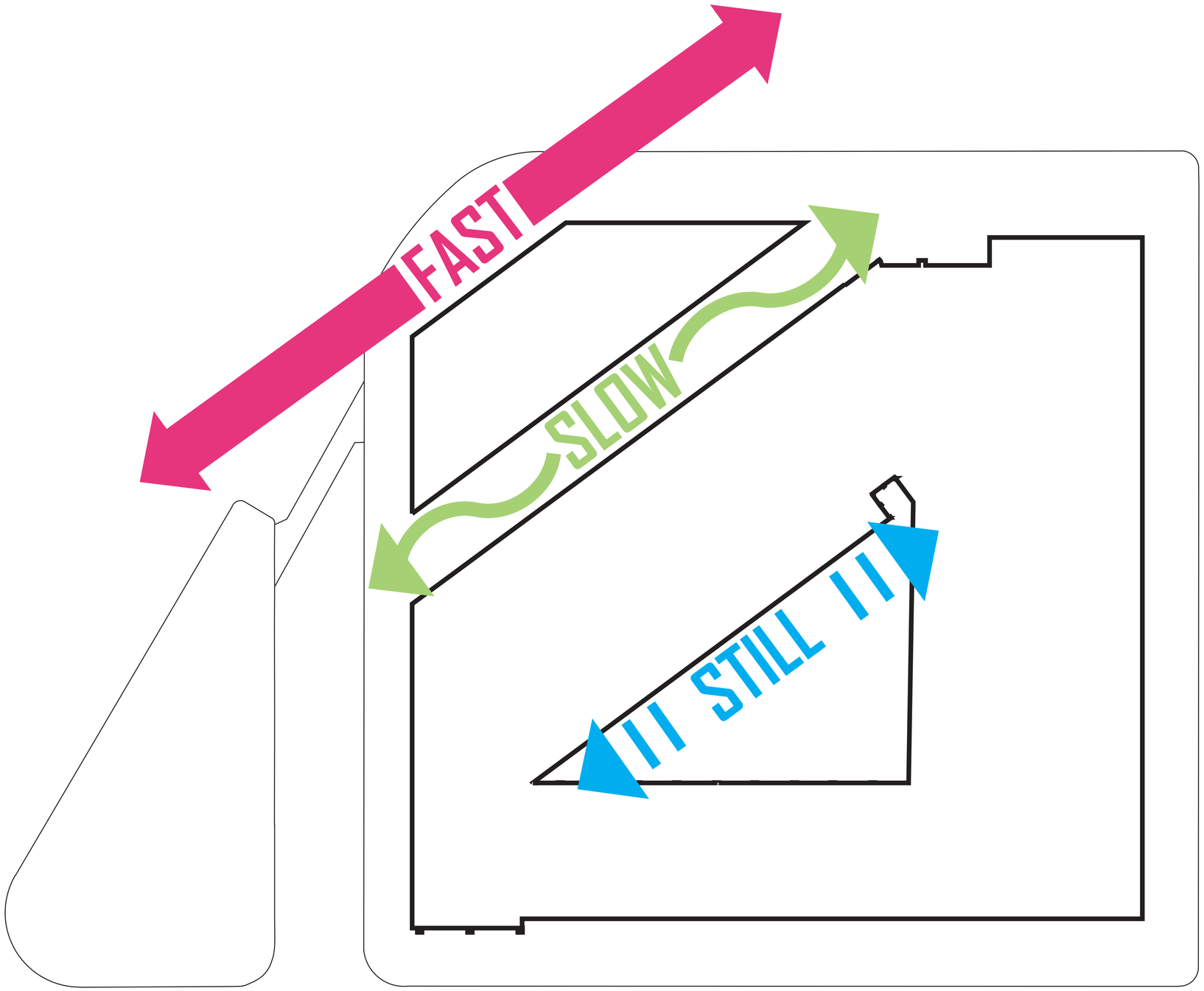








LANDSCAPE HISTORY

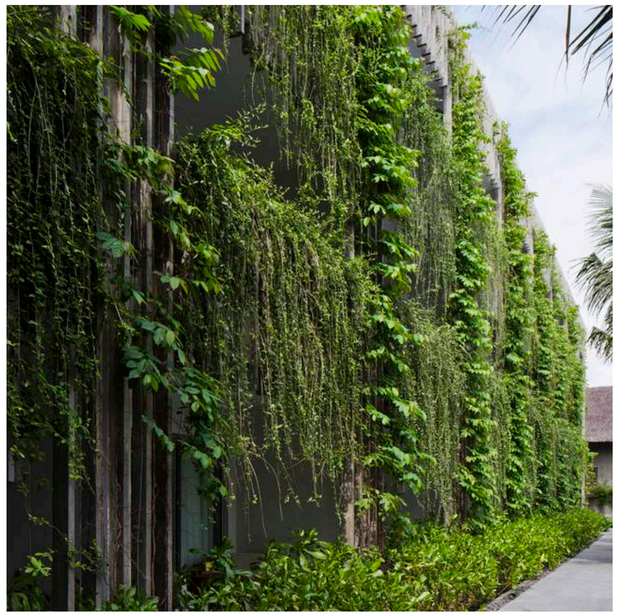
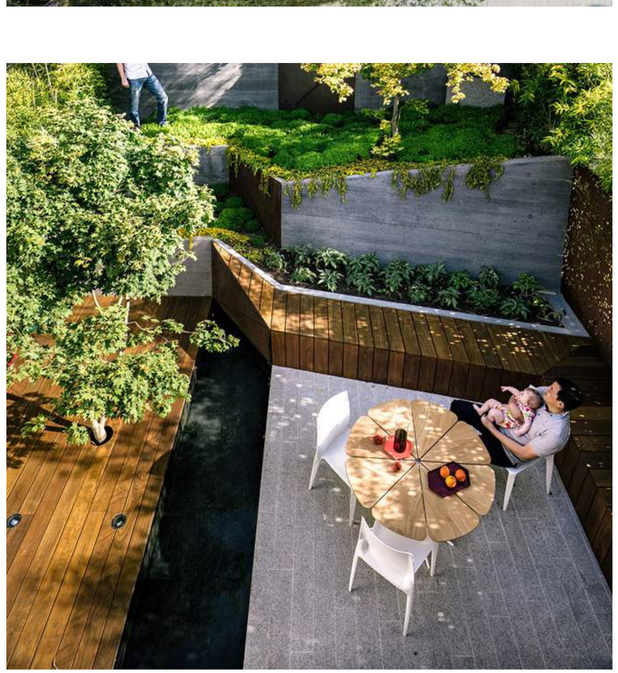
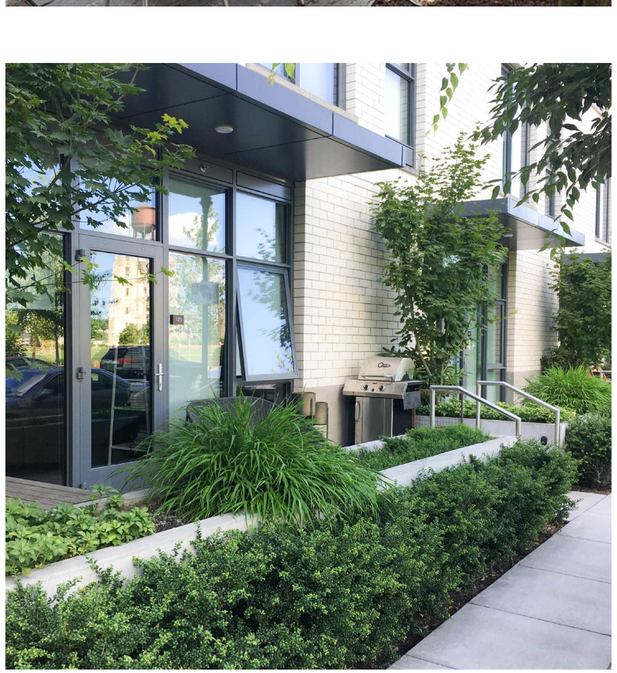
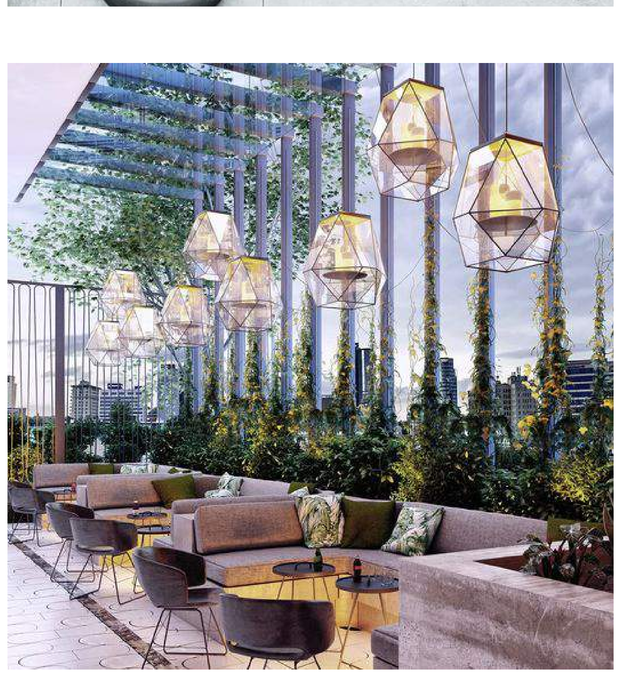
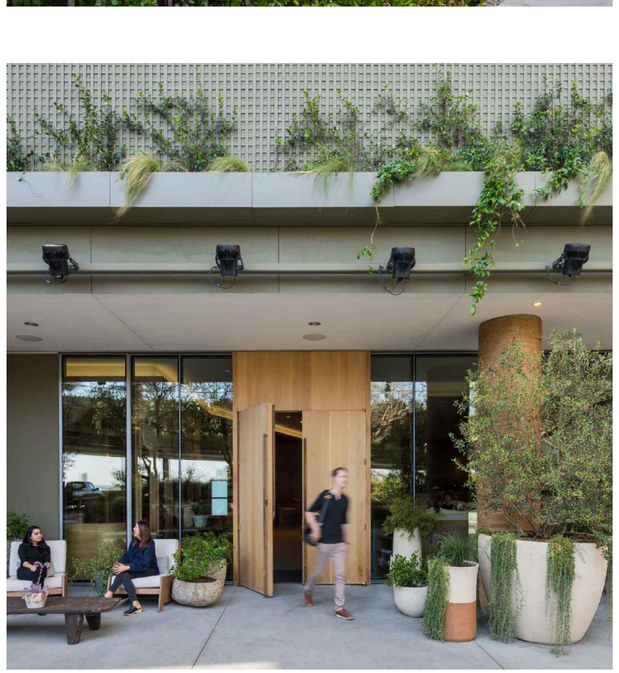


LAYERED STORYTELLING

UTILIZE THREE DISTINCT AREAS

LANDSCAPE CONCEPT



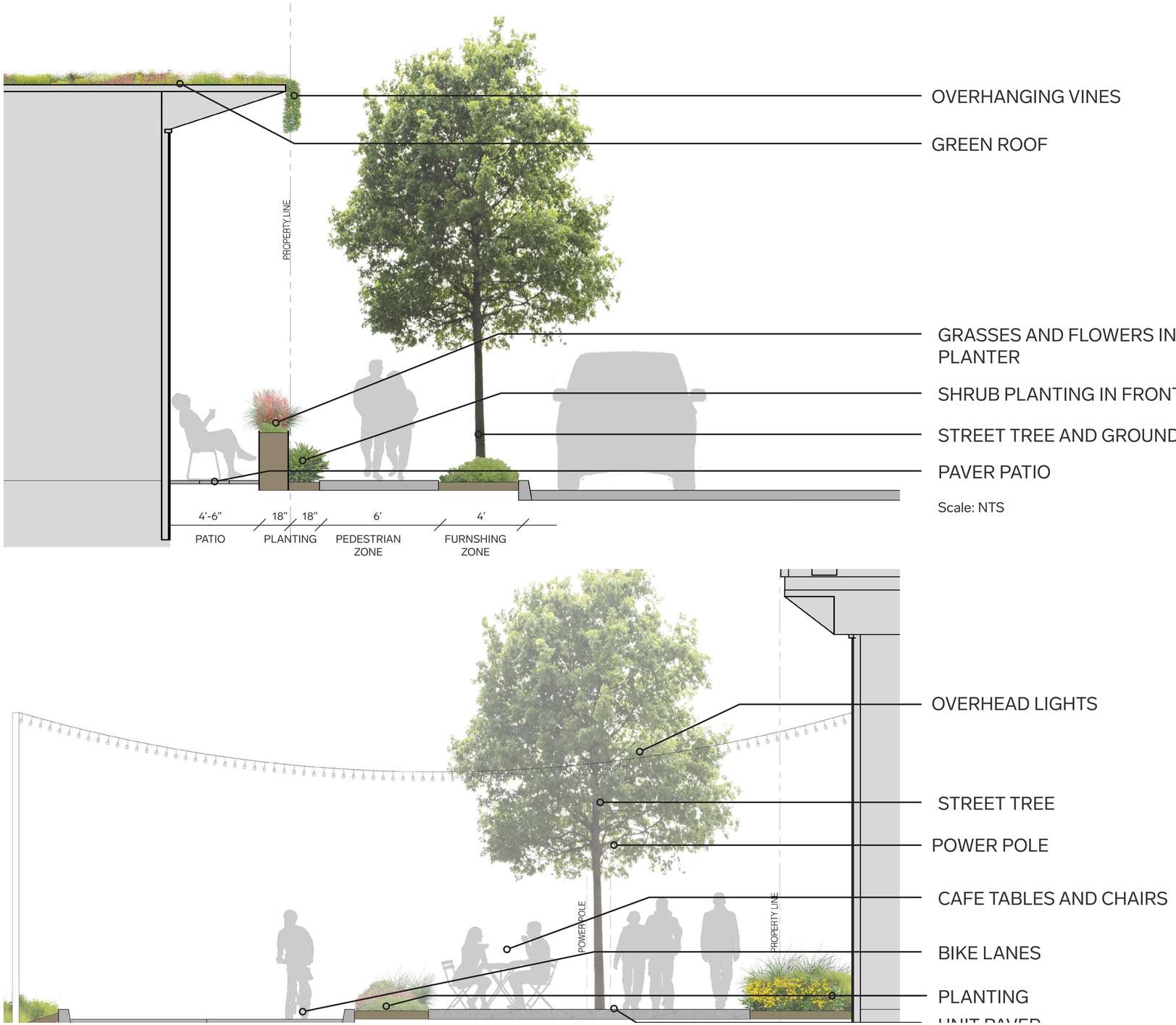
LANDSCAPE INSPIRATION



1. Bike Lane
2. Bike Racks
3. Live/Work Units
4. Pavers
5. Proposed Street Tree
6. Building Courtyard
7. Retail Corridor
8. Ramp w/ Raised Planter
9. Planting
10. Cafe Seating (By Owner
11. Overhead Lights

LEVEL 1 LANDSCAPE PLAN

LIVE/WORK UNIT



Scale: NTS

9TH AVE.

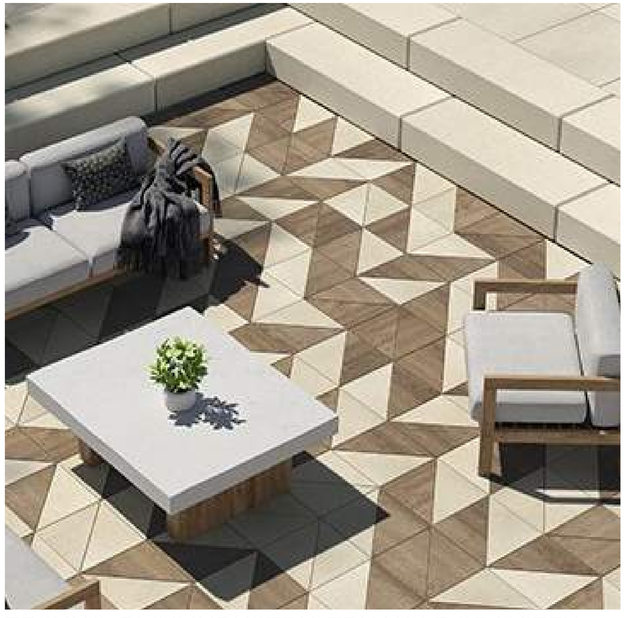
LEVEL 1 LANDSCAPE SECTION



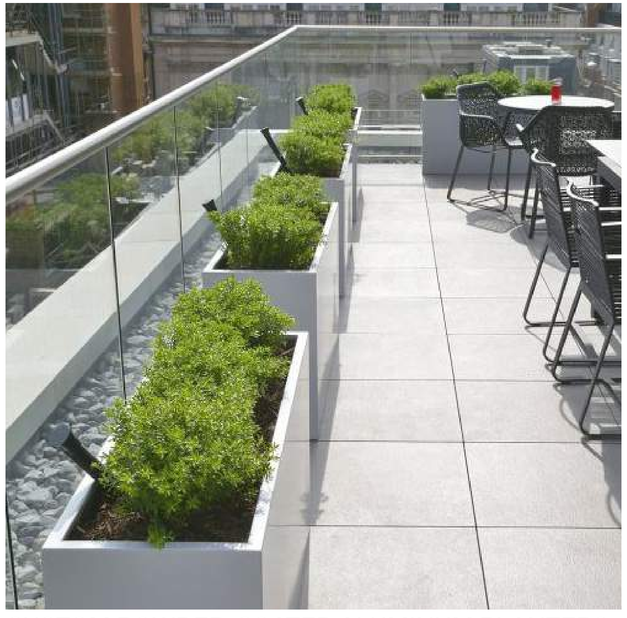




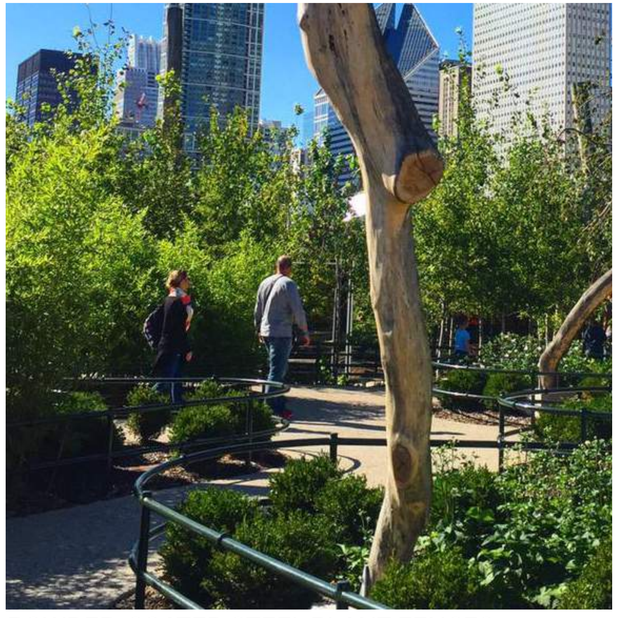
LEVEL 1 STREETSCAPE VIEWS - 9TH AVE



TECHNO-BLOC INDUSTRIA TRIANGLE GRANITEX PAVERS



CUSTOM POWDER-COATED ALUMINUM PLANTERS (COLOR TO MATCH BUILDING FACADE)



POWDER-COATED STEEL PLANT FENCES



BOLA BIKE RACK



15’ TALL 4” ALUMINUM LIGHT POLES W/ HANGING LIGHTS

LANDSCAPE MATERIALS



1. Retail Corridor
2. Live/Work Units
3. Residential Paio
4. Terraced Planters
5. Flexible Gathering Space
6. Seating
7. Courtyard Trees

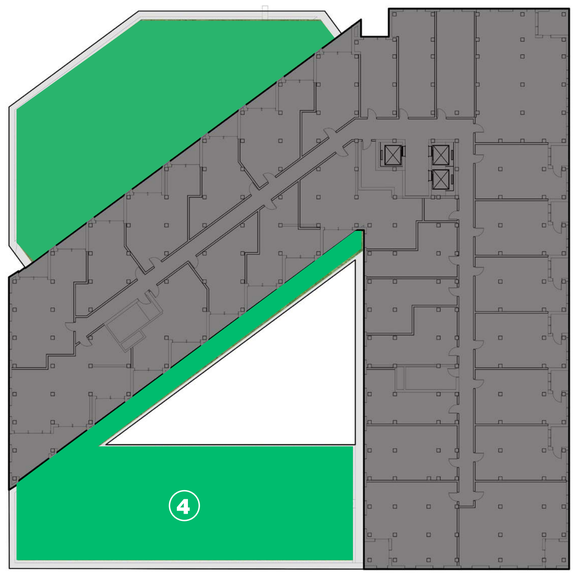
COURTYARD ENLARGEMENT

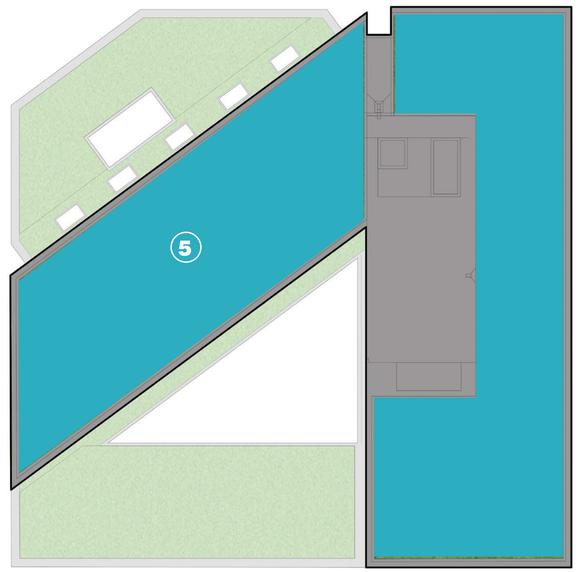


Weaving together habitat-enriching, native and climate-adaptive plantings to create an inviting, unique resilient landscape.

PLANTING CONCEPT

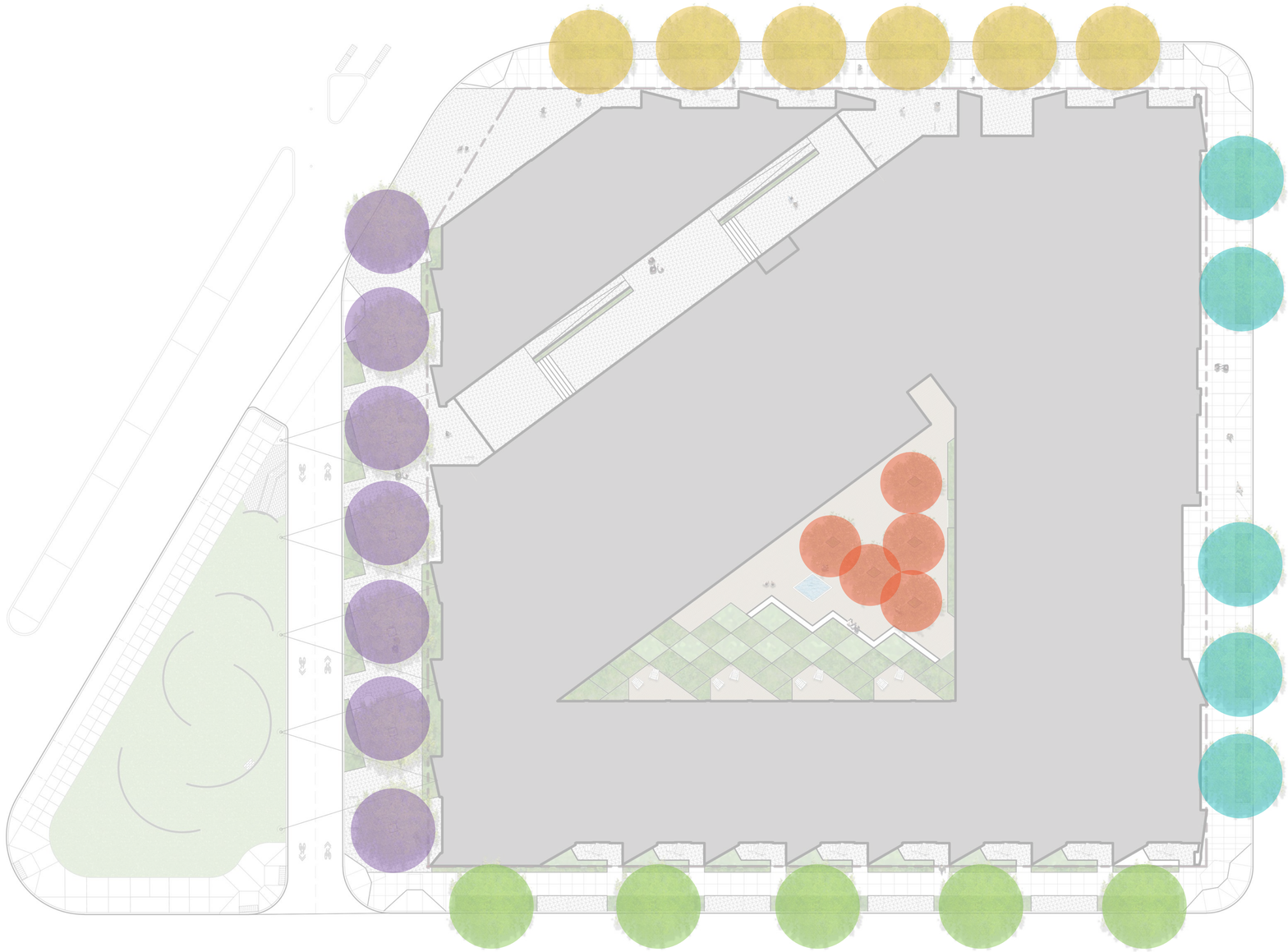






1. **West/North**: native planting, year-round flowering, pollinator/service plants, nitrogen-fixing
2. **South/East**: native, climate-adaptive (low water), vertical planting
3. **Courtyard**: Climate-adaptive
4. **Level 2 Greenroof**: native planting, pollinator/service plants, climate-adaptive, sculptural
5. **Roof Greenroof**: native planting, pollinator plants, drift wood/ habitat material

PLANTING ZONES



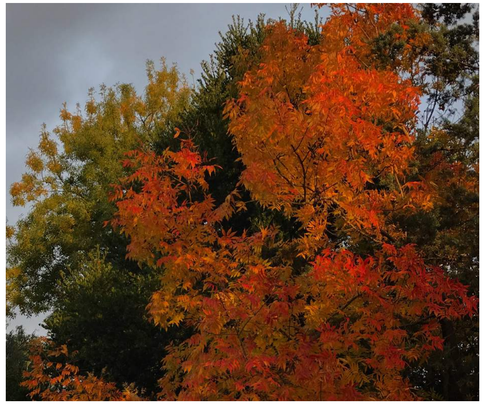
TREE LEGEND:

- Escarpment Live Oak
- Chinese Pistache
- Holm Oak
- Canyon Live Oak
- Tarahumara Oak

LEVEL 1 PLANTING PLAN - TREES



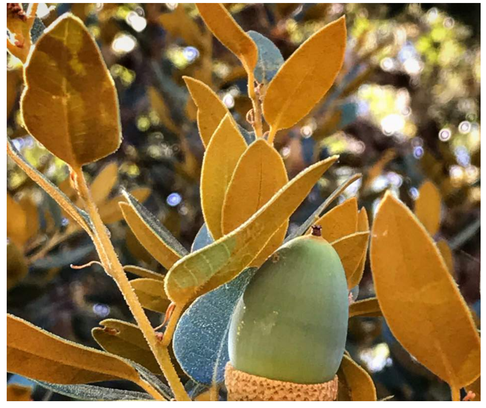
QUERCUS FUSIFORMIS
Escarpment Live Oak



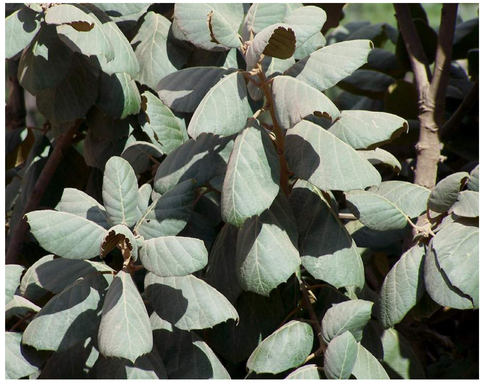
PISTACIA CHINENSIS
Chinese Pistache



QUERCUS ROTUNDIFOLIA
Holm Oak

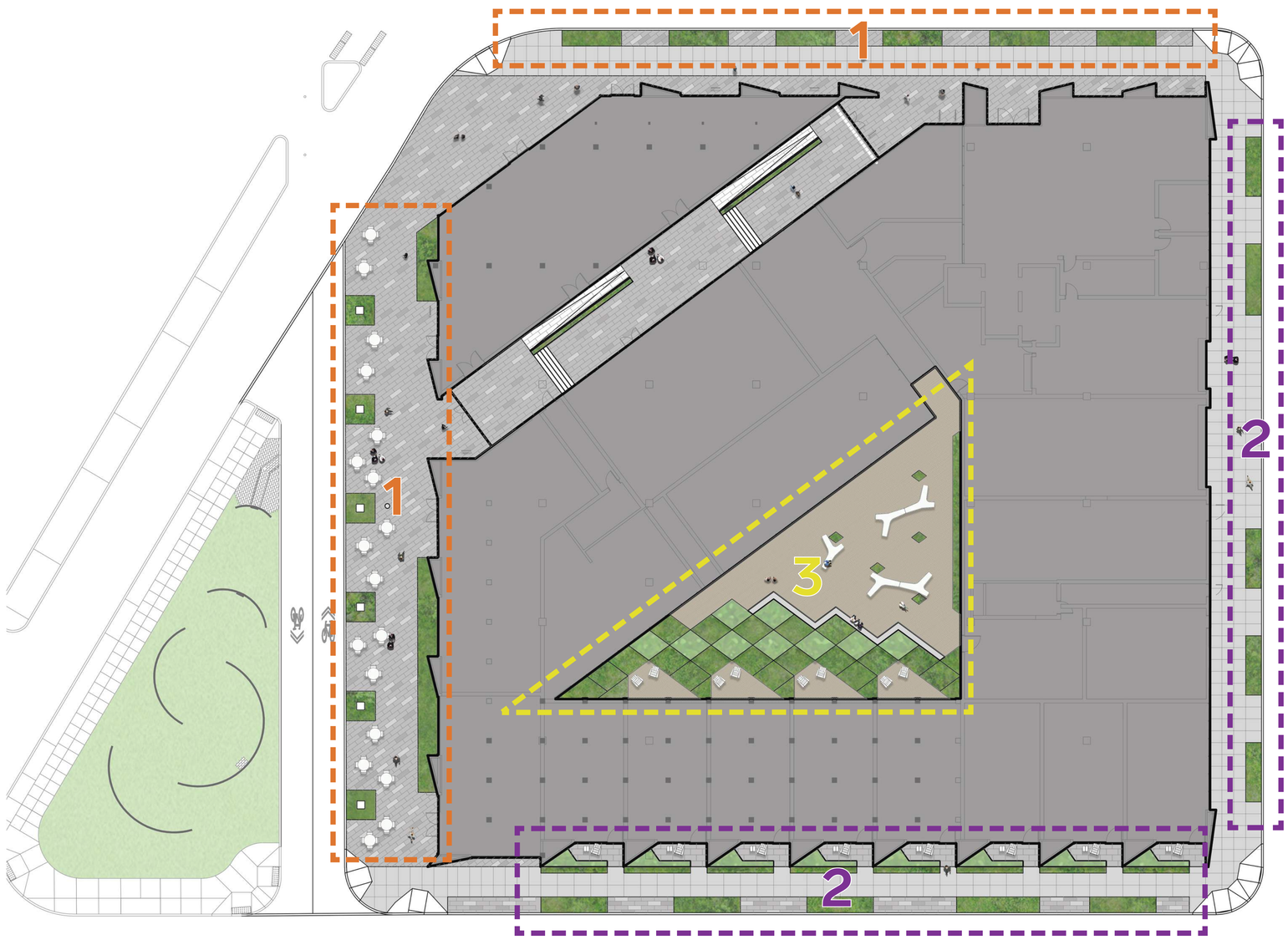


QUERCUS CHRYSOLEPIS
Canyon Live Oak



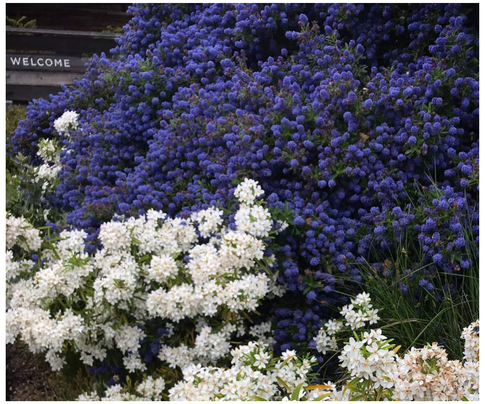
QUERCUS TARAHUMARA
Tarahumara Oak

LEVEL 1 TREE IMAGES



LEVEL 1 PLANTING PLAN

ZONE 1



Ceanothus x ‘Cielo Blue’



Umbellularia californica ‘O’Brian’



Eriophyllum lanatum ‘Takilma Gold’



Zauschneria (epilobium) septentrionale ‘Wayne’s Silver’



Notholithocarpus densiflorus v echinioides

ZONE 1



Muhlenbergia rigens

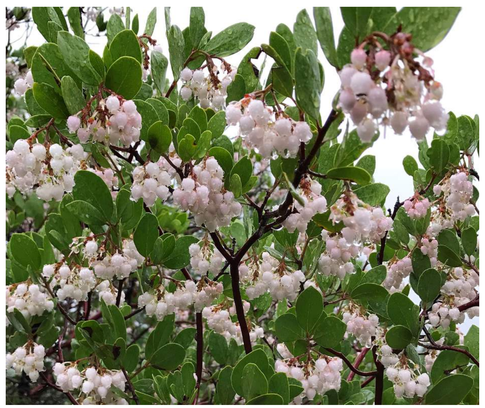


Mimulus (Erythranthe) cardenalis



Ceanothus cuneatus

ZONE 2



Arctostaphylos columbiana



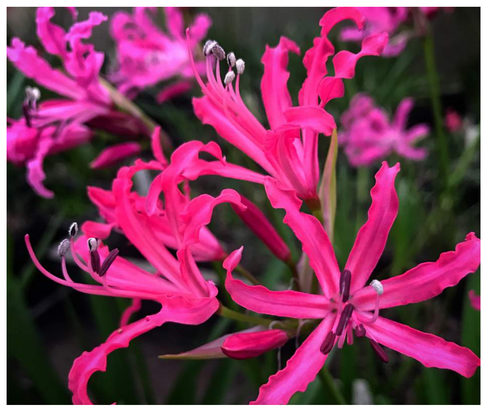
Festuca ovina ‘Siskiyou Blue’



Phlomis monocephala



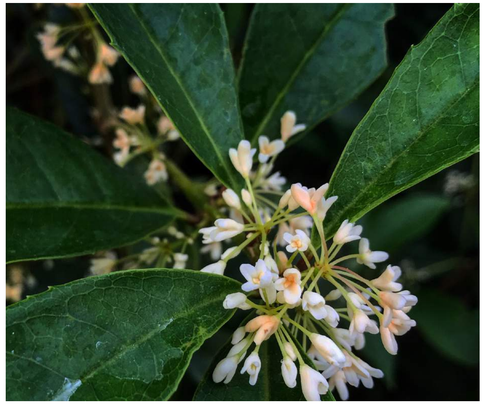
Lavandula x ‘Silver Anouk’



Nerine cvs

LEVEL 1 PLANTING IMAGES

ZONE 3



Osmanthus fragrans ‘Nanjing Beauty’



Gardenia Augusta ‘Chuck Hayes’



Fatsia japonica ‘Spilt Milk’

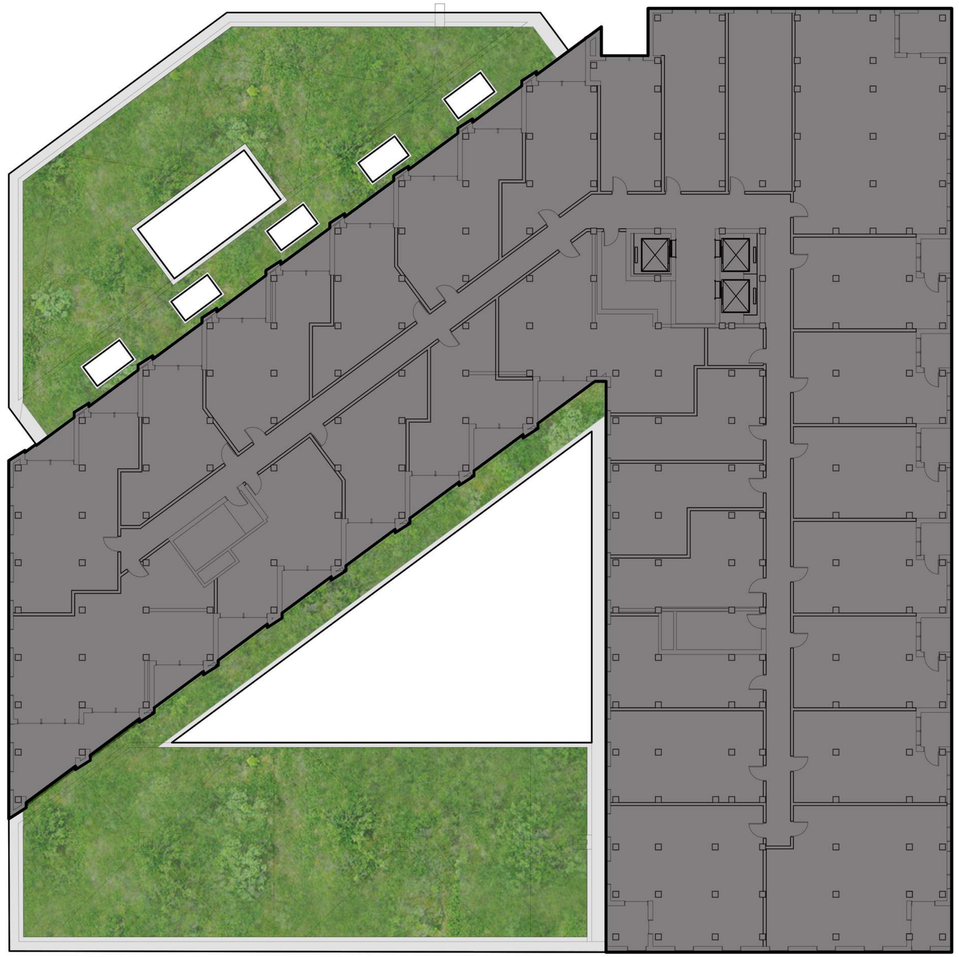


Trachycarpus wagnerianus



Metapanax delavayi

LEVEL 1 PLANTING IMAGES

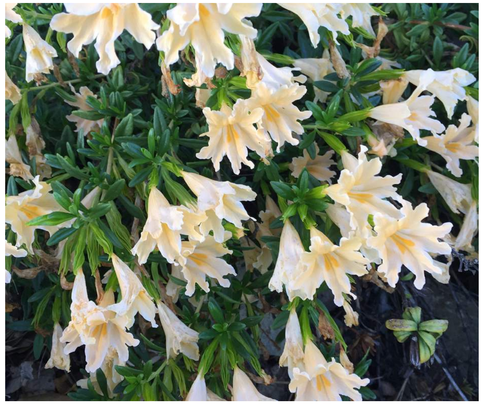


LEVEL 2 PLANTING PLAN

ZONE 4



Agave ovatifolia



Diplacus aurantiacus



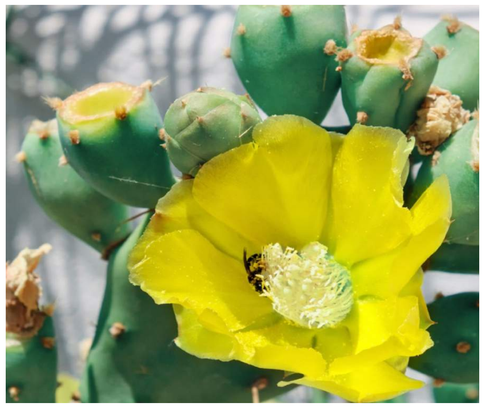
Hesperaloe parviflora



Hesperaloe parviflora ‘Brakelights’



Juniperus communis ssp saxatilis



Opuntia ellisiana



Opuntia humifusa



Penstemon mexicali



Penstemon pinifolius



Yucca rostrata

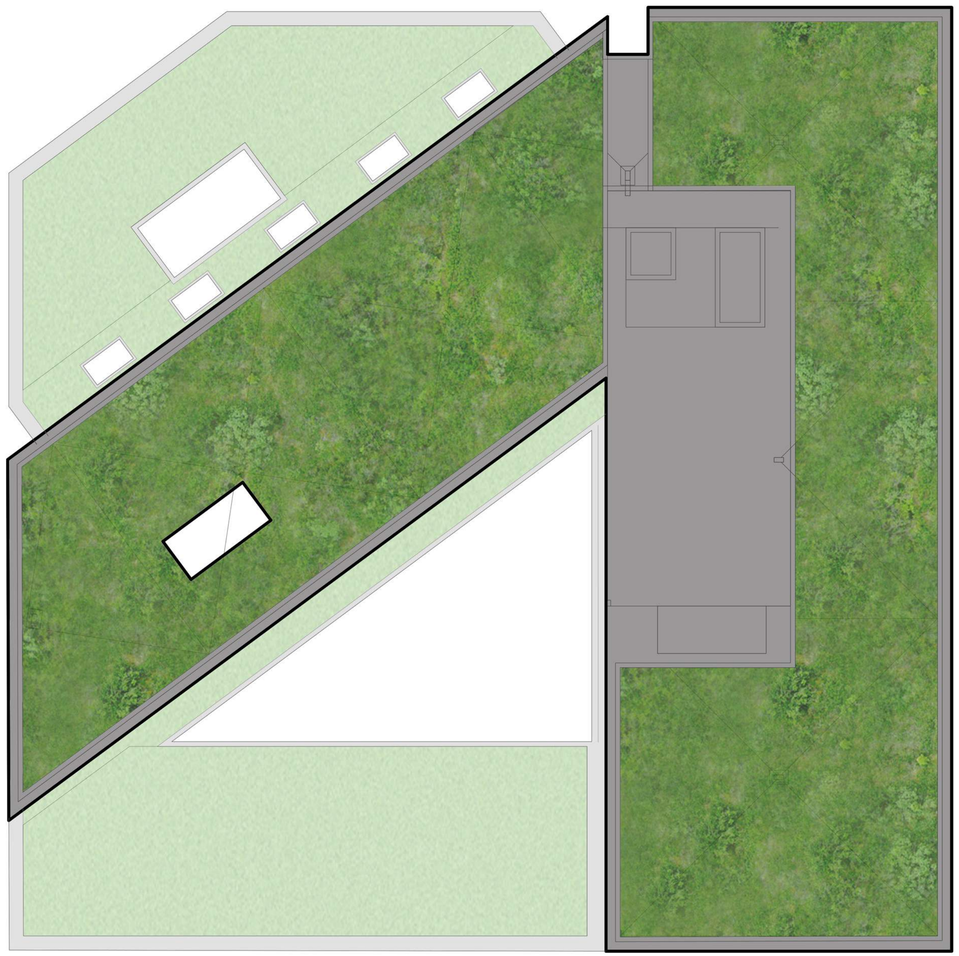


Epilobium (Zauschneria) ‘Coral Canyon’



Zauschneria californica

LEVEL 2 PLANTING IMAGES



ROOF PLANTING PLAN

ZONE 5



Asclepias cordifolia



Sedum oregonense



Sedum spathulifolium ssp pruinosum



Sedum spathulifolium ssp spathulifolium



Polypodium scouleri



Lomatium columbianum

ROOF PLANTING IMAGES

900 SE SANDY
BLOCK 200

EXHIBIT “A”

DESIGN REVIEW
TYPE III APPLICATION
LU- 22-115673
FEB, 18 2022
APRIL 29, 2022 REV. 1





900 SE SANDY
BLOCK 200

EXHIBIT “A”

COVER SHEET
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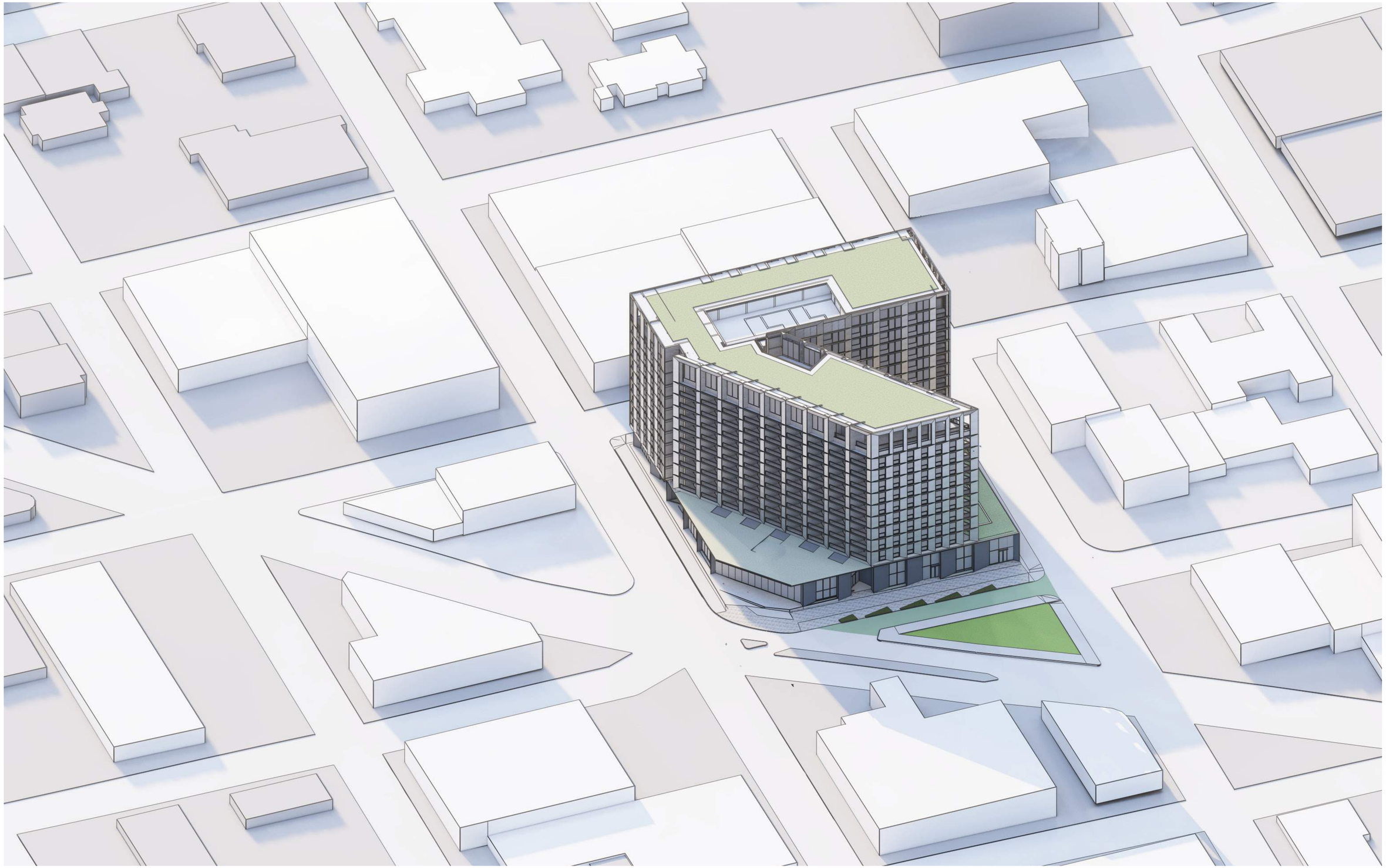
RENDERING - NORTH ELEVEATION - SE PINE ST



RENDERING - STREET FRONTAGE ALONG 9TH AVE



RENDERING - SW CORNER NIGHT



CONTEXT



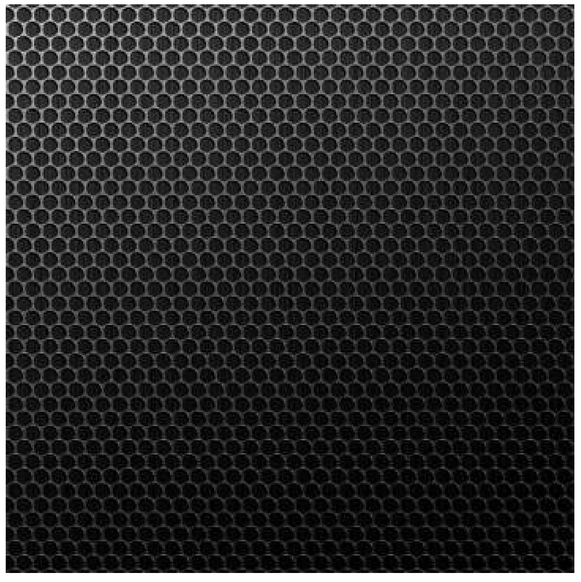
CROSS LAMINATED TIMBER



DARK BRICK



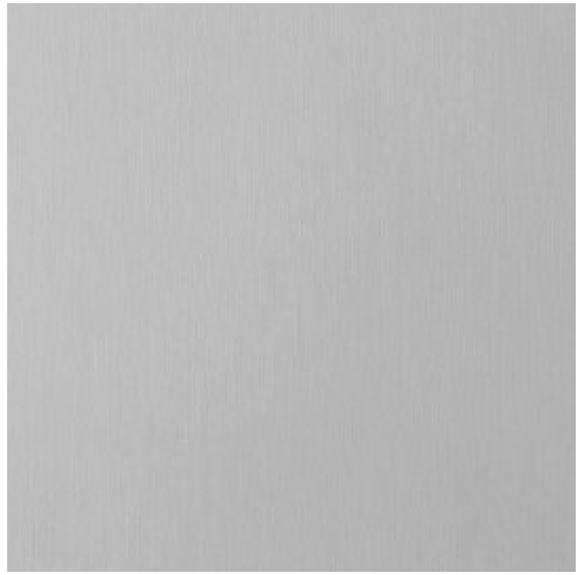
STAINLESS STEEL CABLE MESH



PERFORATED METAL PANEL



ACM FACADE



METAL PANEL (SILVER)



ALUMINUM WINDOW SYSTEM



STOREFRONT SYSTEM

MATERIAL PHOTOS AND EXAMPLES

AN URBAN : RURAL CONNECTION

LU 22-115673 DZM
Exhibit A7









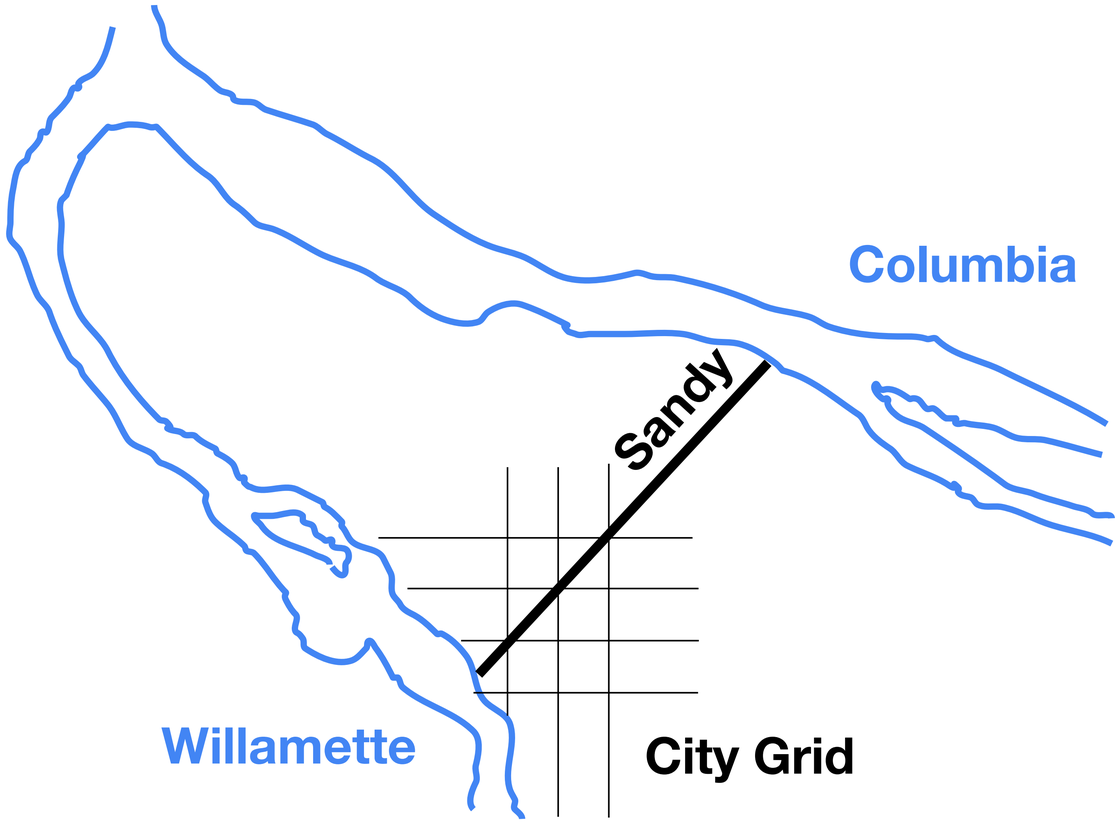






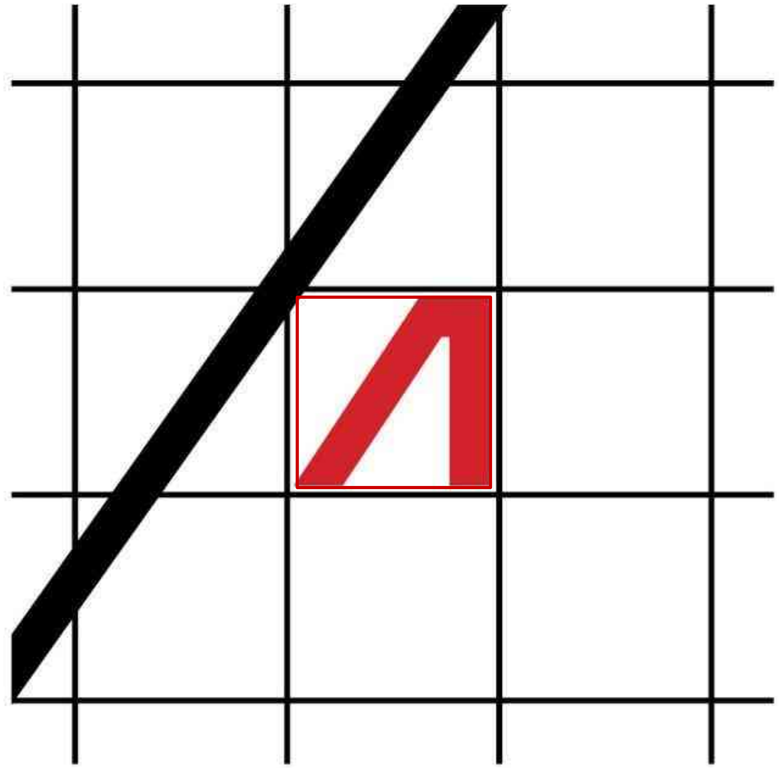



AN URBAN : RURAL CONNECTION



HISTORIC INFLUENCES

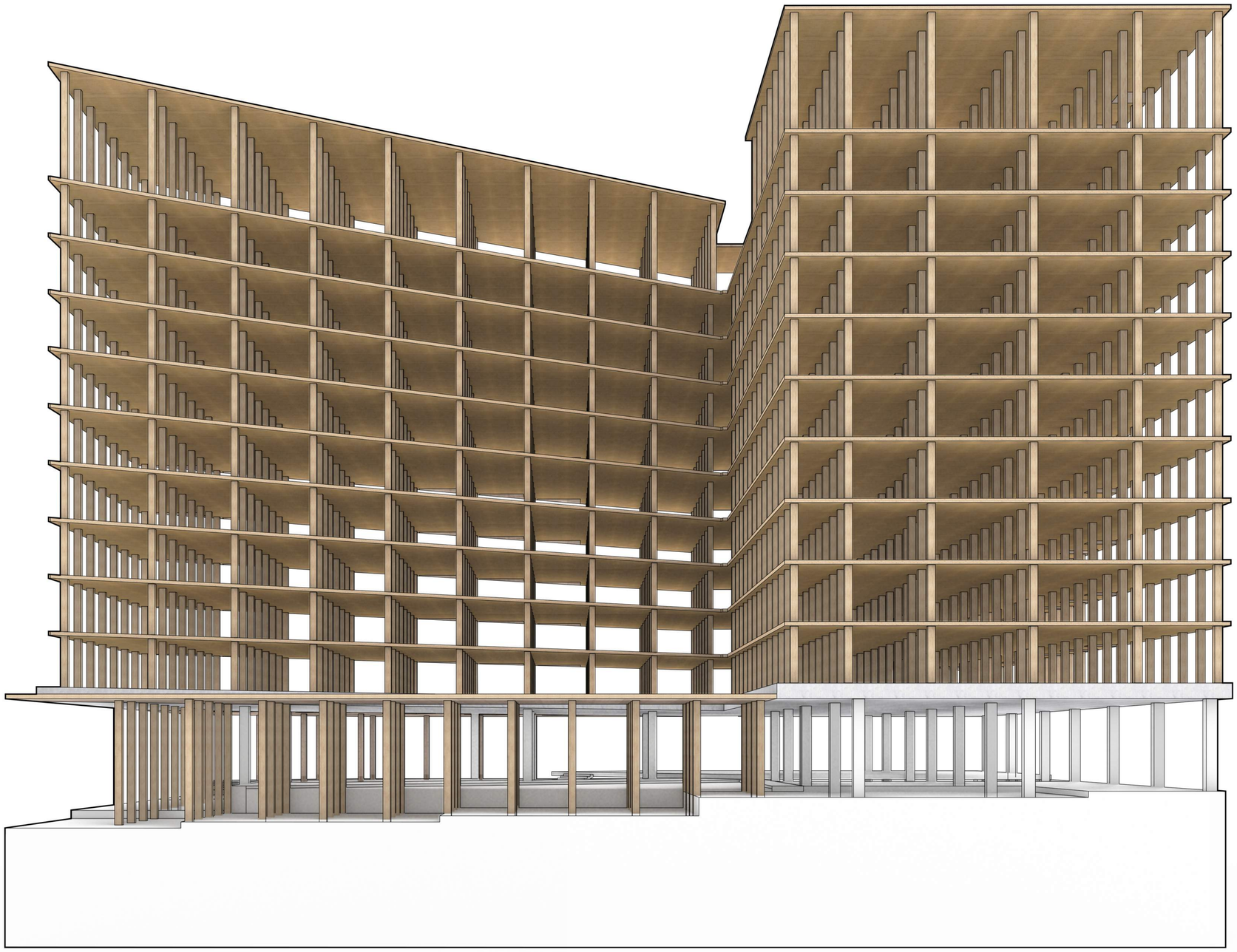
AN INDIGENOUS PATH CONNECTED
THE RIVERS AND BECAME SANDY



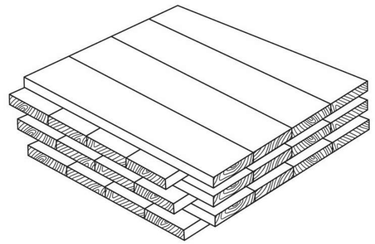
TWO MASSING ELEMENTS

THE PODIUM REINFORCES THE CITY BLOCK
THE TOWER REINFORCES SANDY'S ALIGNMENT

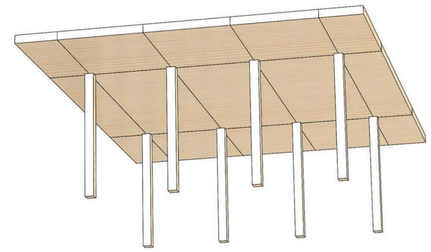
CONTEXT PLAN



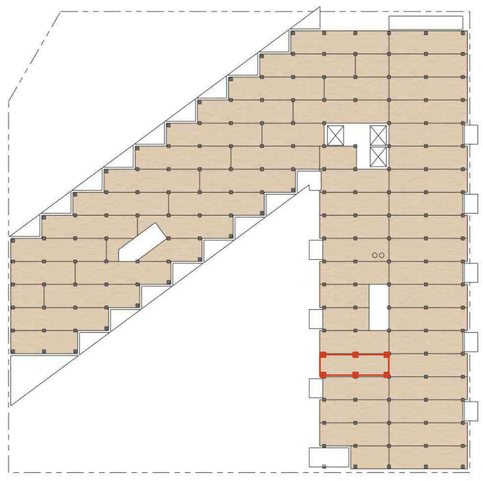
POINT SUPPORTED COLUMN AND DECK TOWER
OVER ON A CONCRETE PODIUM



CLT DECK



POINT SUPPORTED FLOORS



COLUMN GRID ALIGNS WITH CITY GRID

STRUCTURAL DIAGRAM



VICINITY PLAN - CITY



VICINITY PLAN - NEIGHBORHOOD



CONTEXT - ZONING



CONTEXT - SITE VIEWS



CONTEXT - EXISTING TRANSIT



BUILDINGS NORTH OF SITE ALONG SANDY BLVD

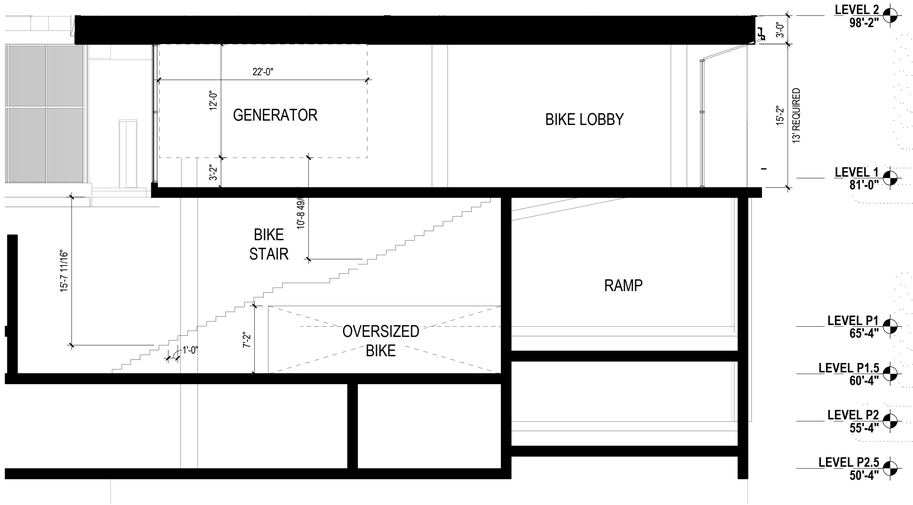


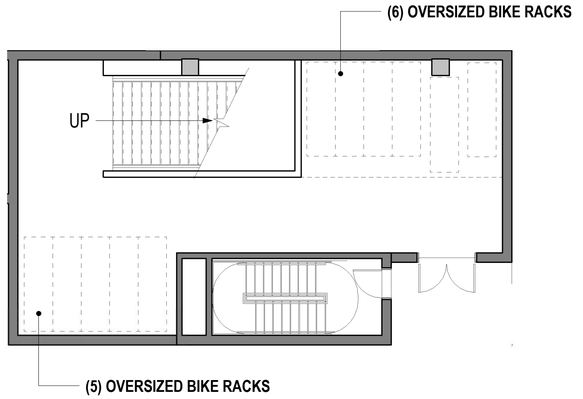


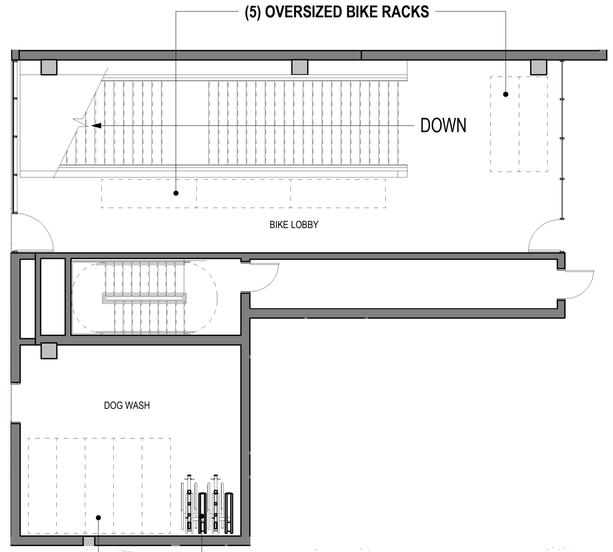
BUILDINGS SOUTH OF SITE ALONG SANDY BLVD



CONTEXT - ADAJCENT BUILDINGS

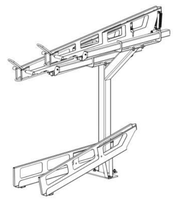






DERO | Dero **Decker**

Submittal Sheet



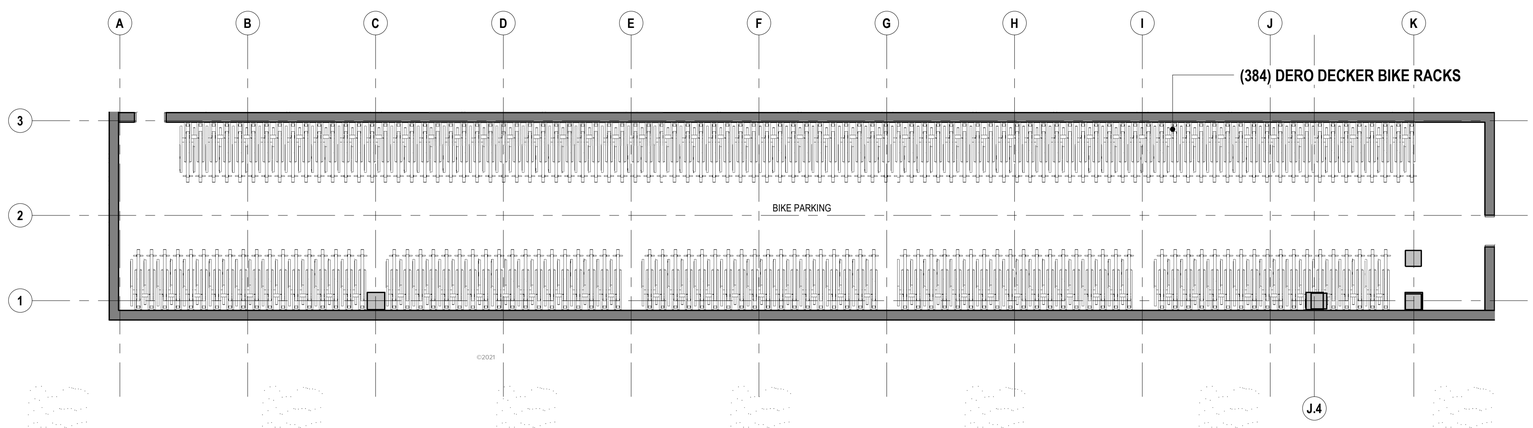
CAPACITY	4 Bikes per unit
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	**Surface only** Each upright has one ¼" plate feet that accept 1/2" wedge anchors

REQUIRED LONG TERM COMMERCIAL:	2
REQUIRED LONG TERM RESIDENTIAL:	418
TOTAL REQUIRED LONG TERM:	420
PROVIDED LONG TERM:	**421**
REQUIRED SHORT TERM COMMERCIAL:	3
REQUIRED SHORT TERM RESIDENTIAL:	14
TOTAL REQUIRED SHORT TERM:	17
PROVIDED SHORT TERM:	**18**

(21) TOTAL OVERSIZED BIKE RACKS

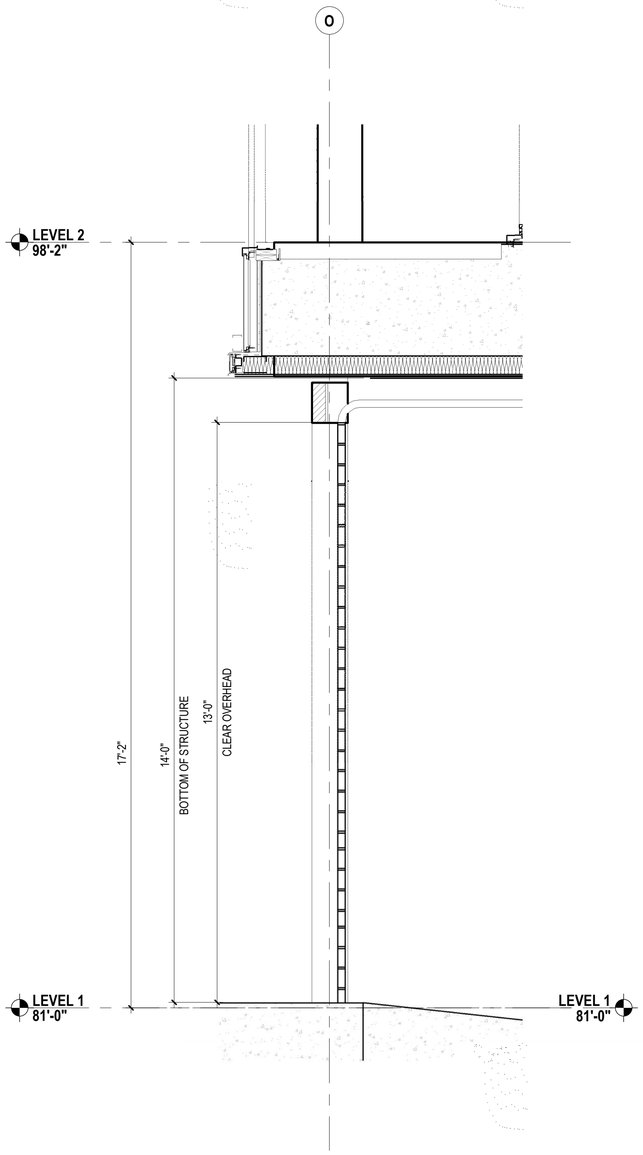
(376) TOTAL DERO DECKER BIKE RACKS

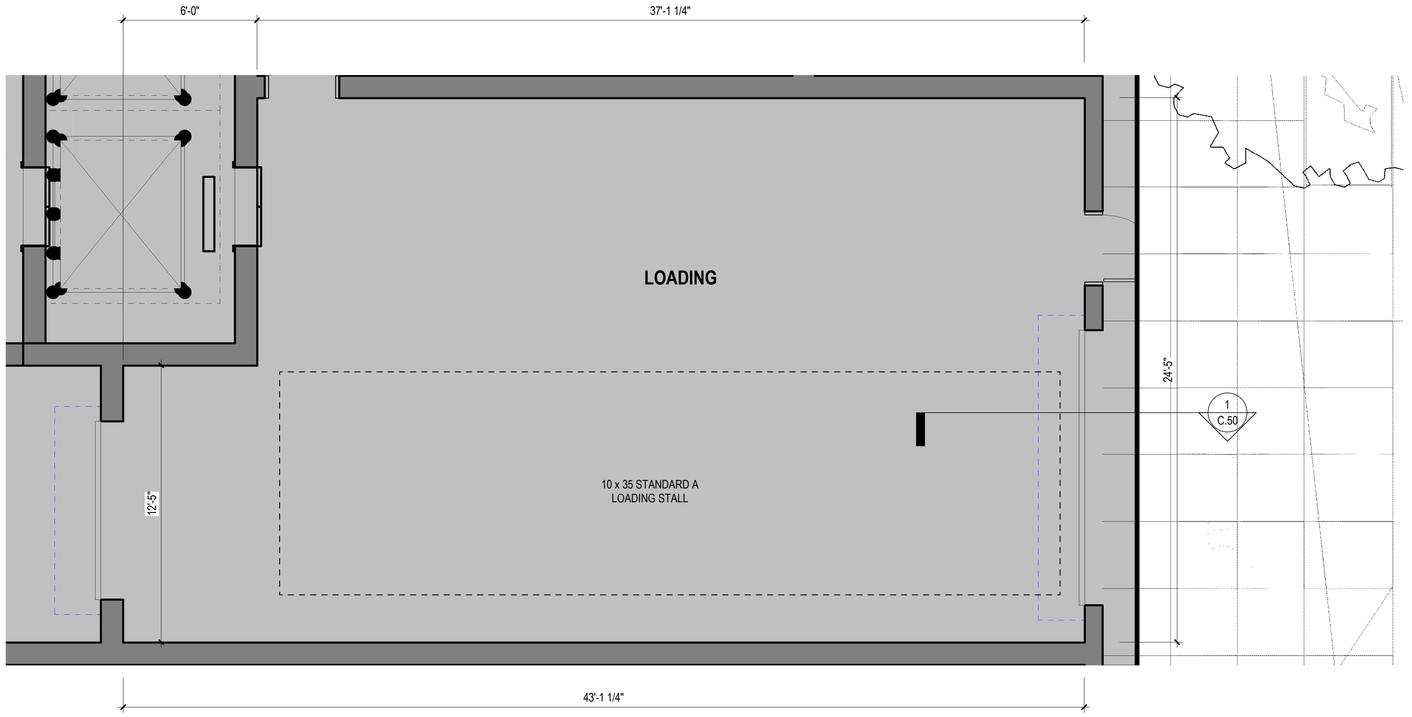
TOTAL 397 BIKE RACKS



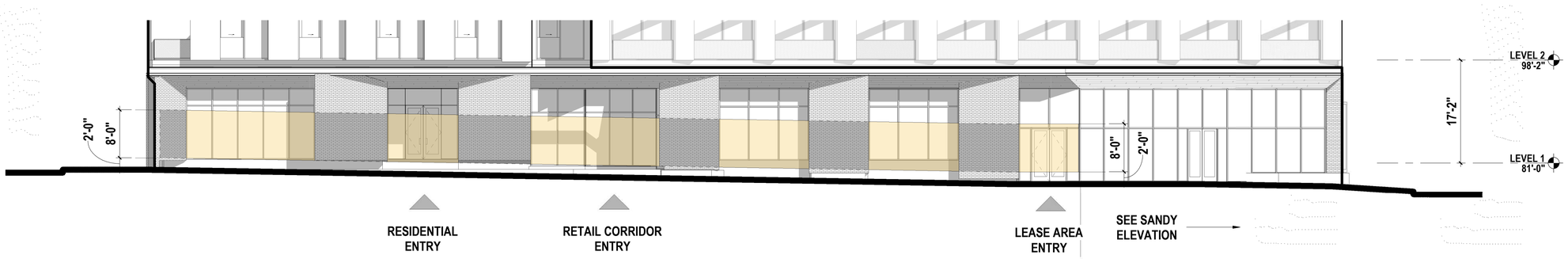
1 BICYCLE PARKING ROOM PLAN

COMPLIANCE - BIKE PARKING



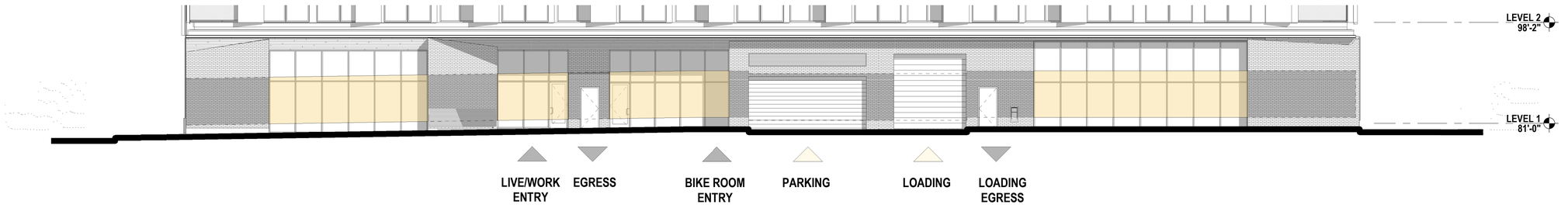


COMPLIANCE - LOADING



758 SF OF GLAZING
1226 TOTAL SF
65% GLAZING
40% REQUIRED

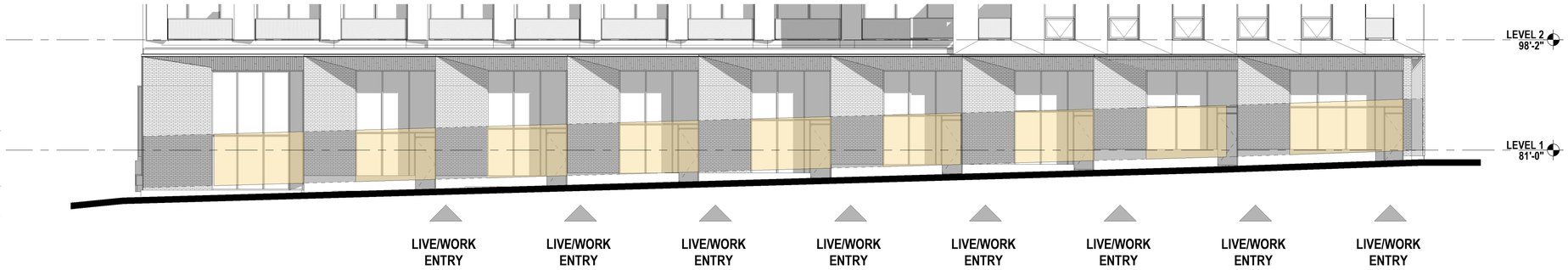
1 C.42 NORTH - DR GROUND FLOOR WINDOWS



791 SF OF GLAZING
1591 TOTAL SF
49.7% GLAZING
40% REQUIRED

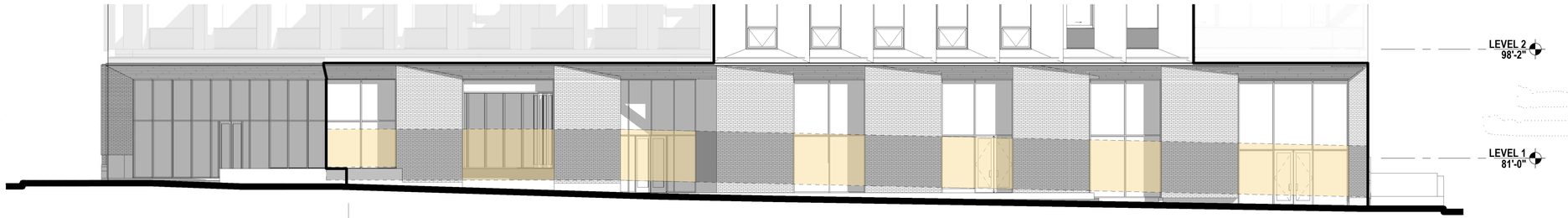
2 C.42 EAST - DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

COMPLIANCE -GROUND FLOOR WINDOWS



948 SF OF GLAZING
1592 TOTAL SF
57% GLAZING
40% REQUIRED

1 C.43 GROUND FLOOR ELEVATION - SOUTH
SCALE: 1" = 10'-0"



SEE SANDY ELEVATION

LEASE AREA ENTRY

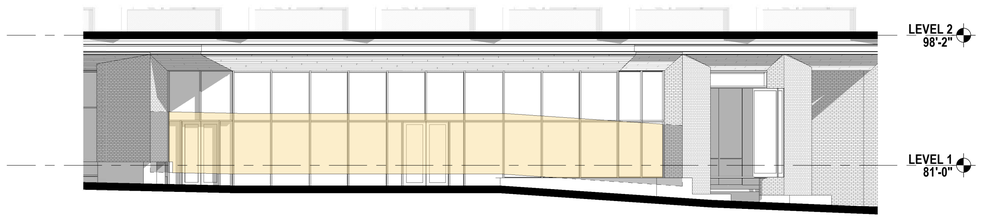
RETAIL CORRIDOR ENTRY

LEASE AREA ENTRY

LEASE AREA ENTRY

688 SF OF GLAZING
1312 TOTAL SF
58% GLAZING
40% REQUIRED

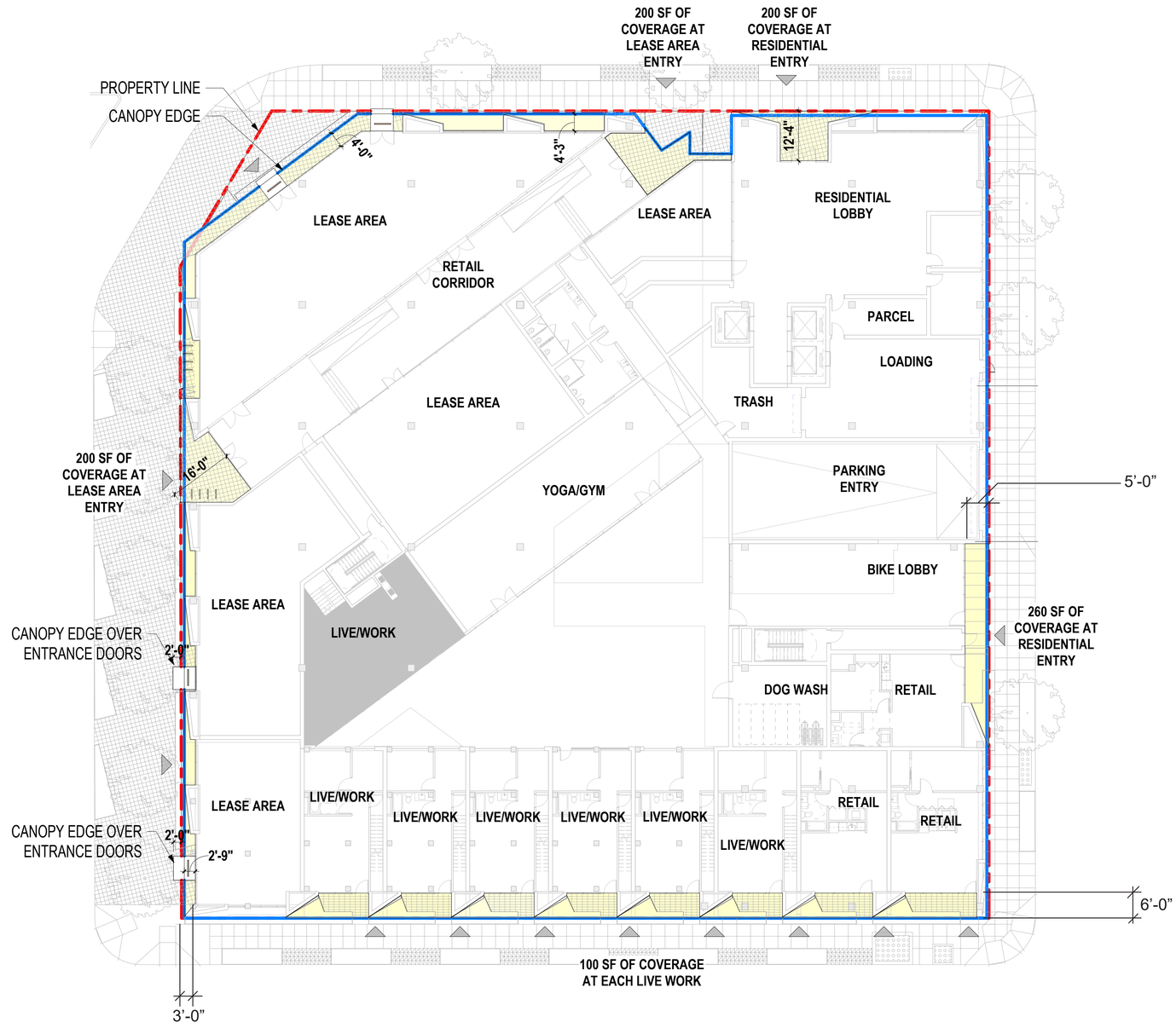
2 C.43 WEST -DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"



514 SF OF GLAZING
562 TOTAL SF
91% GLAZING
60% REQUIRED

3 C.43 SANDY ELEVATION - DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

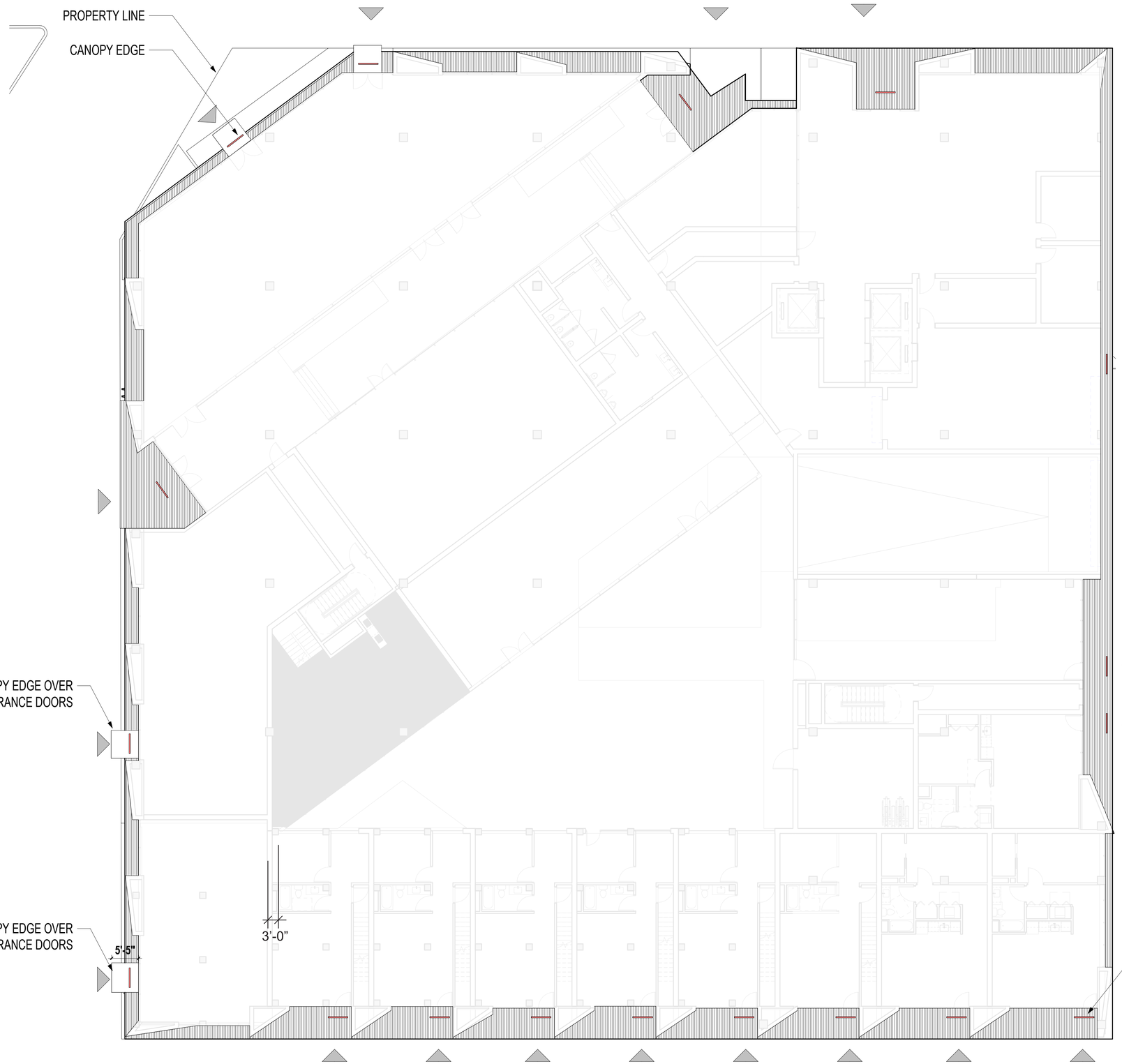
COMPLIANCE -GROUND FLOOR WINDOWS

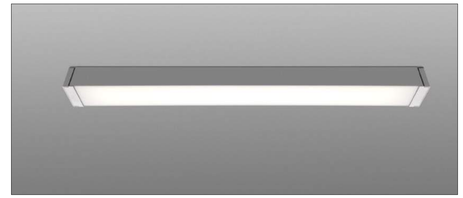


CANOPY COVERAGE DIAGRAM



GROUND FLOOR ACTIVE USE - SANDY





L1 LIGHT FIXTURE

LIGHTING PLAN

900 SE SANDY
BLOCK 200

EXHIBIT "C"

DESIGN REVIEW
TYPE III APPLICATION
LU- 22-115673
FEBRUARY 18, 2022
APRIL 29, 2022 REV. 1





900 SE SANDY
BLOCK 200

EXHIBIT "C"

COVER SHEET
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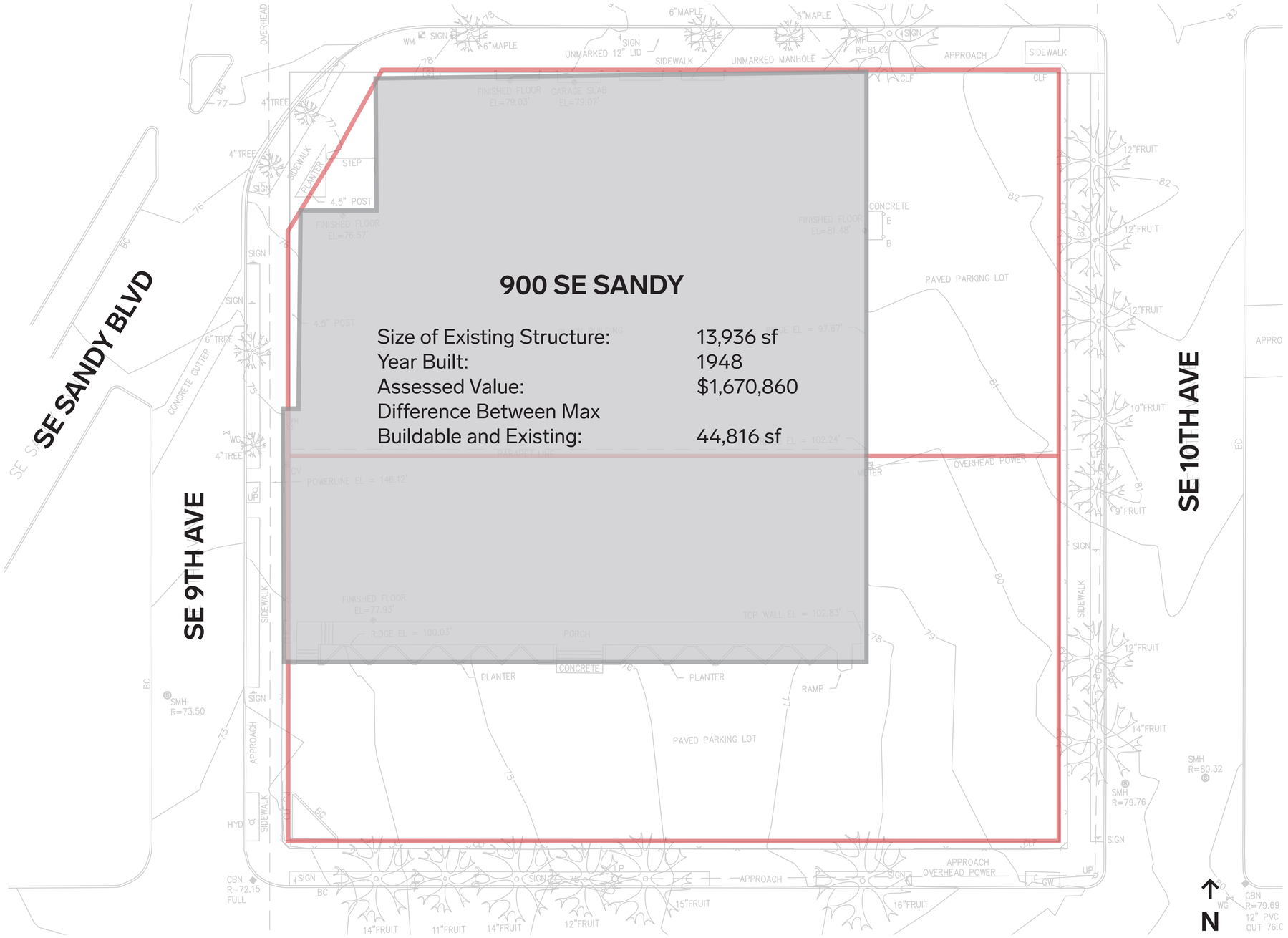
C.54 UPPER ROOF PLANTING PLAN
C.55 UPPER ROOF PLANTING IMAGES


SE ASH ST
SE 7TH AVE
SE 8TH AVE
SE 9TH AVE
SE 10TH AVE
SE 11TH AVE
SE 12TH AVE
SE 13TH AVE
SE PINE ST
SITE
SE OAK ST
SANDY BLVD
ST. FRANCIS PARK
SE STARK ST
REVOLUTION HALL
N





900 SE SANDY - NW CORNER



900 SE SANDY - SW CORNER

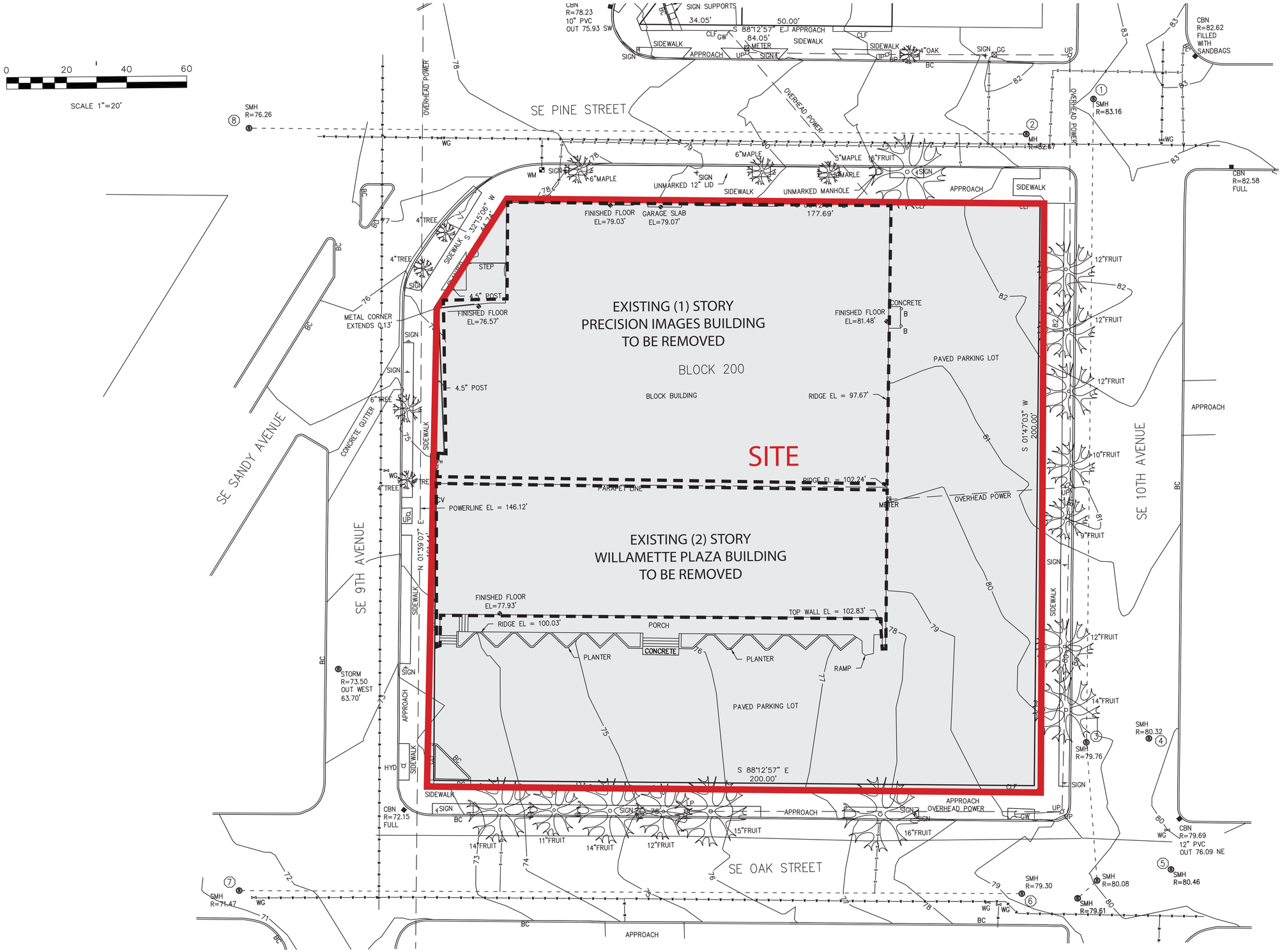


900 SE SANDY - SE CORNER

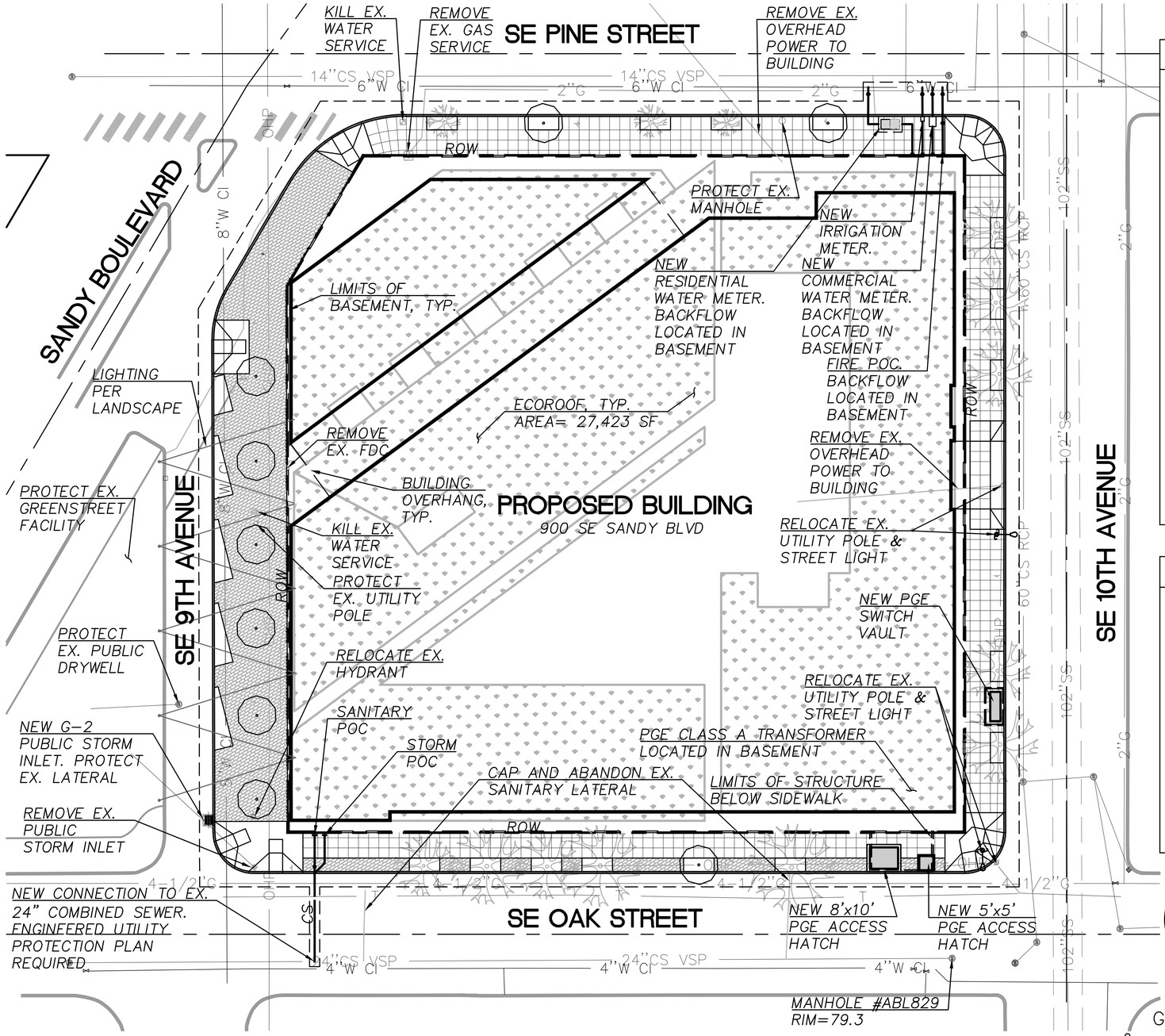


900 SE SANDY - NE CORNER

SITE PLAN - ADAJCENT BUILDINGS



SITE PLAN - REMOVALS



DR UTILITY PLAN

SCALE: 1"=30'

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY

WATER QUANTITY CONTROL IS MET WITH 27,423 SF OF ECOROOF LOCATED ON THE ROOF AND PART OF THE 2ND LEVEL. THE ECOROOF IS SIZED TO TREAT ALL NEW SITE IMPERVIOUS AREA.

WATER QUANTITY

WATER QUANTITY IS ALSO MANAGED BY THE ECOROOF. ECOROOFS WHICH ARE SIZED AT A MINIMUM DEPTH OF 4" ARE APPROVED TO REPLACE IMPERVIOUS SURFACES AT A 1:1 RATIO.

DISPOSAL

DISPOSAL WILL BE DIRECTED TO THE EXISTING 24" COMBINED SEWER LOCATED IN SE OAK STREET; THEREFORE THIS PROJECT FALLS UNDER LEVEL 3 OF THE DISCHARGE HEIRARCHY.

PUBLIC STREET IMPROVEMENTS:

THERE IS GREATER THAN 500SF OF NEW OR REPLACED IMPERVIOUS AREA ALONG ALL FRONTAGES; THEREFORE STORMWATER MANAGEMENT IS REQUIRED. THESE AREAS WILL BE MANAGED WITH THE EXISTING GREENSTREET FACILITY LOCATED AT THE INTERSECTION OF 9TH AND SANDY AND BY THE EXISTING PUBLIC DRYWELL LOCATED IN SE 9TH.

PRIVATE UTILITY CONTACT LIST

PGE:
BRYAN SWAN
(503) 736-5411
bryan.swan@pgn.com

NW NATURAL:
JEREMY LORENCE
(503) 610-7693
jeremy.lorence@nwnatural.com

CENTURY LINK:
MARINE VARNER
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mvarner@tertatechllc.net

COMCAST:
LEROY SOUMOKIL
leroy_soumokil@cable.comcast.com

PORTLAND WATER BUREAU:
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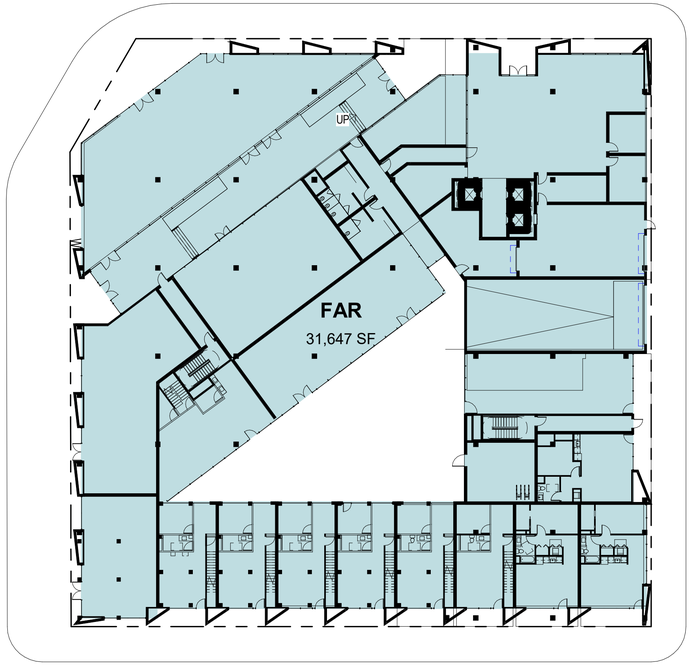
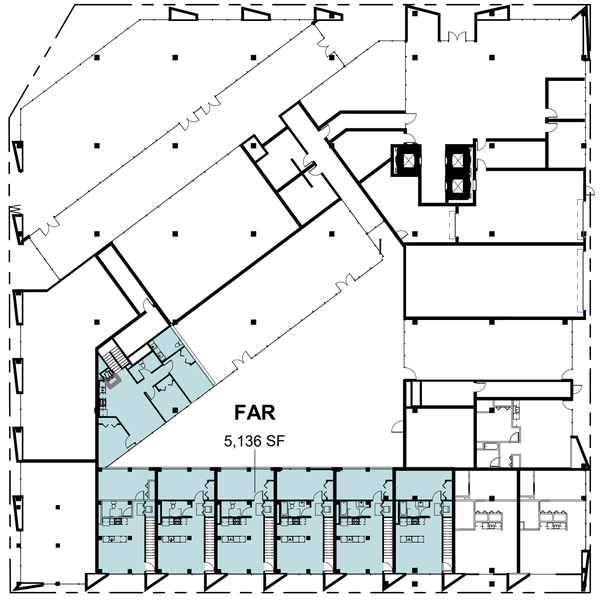
(503) 823-7577
abigail.cermak@portlandoregon.gov

Humber Design Group, Inc.
Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com



LEVEL 1

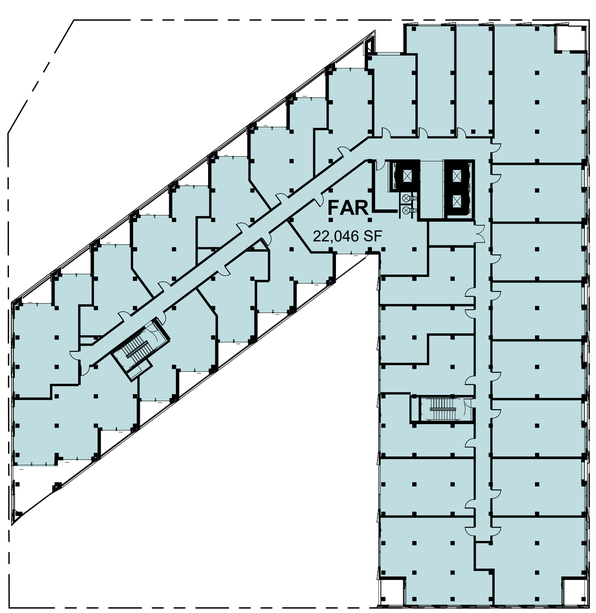
1" = 30'-0"



LEVEL 2 - LIVE/WORK

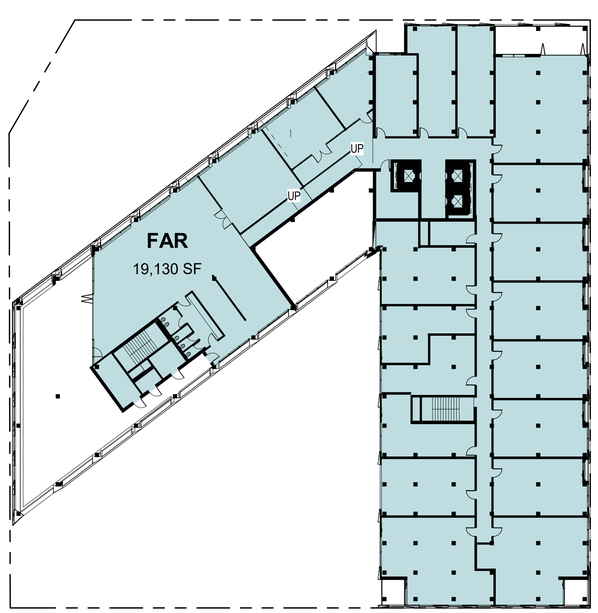
1" = 30'-0"

AREA SCHEDULE (FAR CALCS)	
LEVEL	**FAR**
LEVEL 1	31,647 SF
LEVEL 2 - LIVE/WORK	5,136 SF
LEVEL 2 - RESIDENTIAL TOWER FLOOR	22,046 SF
LEVEL 3	22,046 SF
LEVEL 4	22,046 SF
LEVEL 5	22,046 SF
LEVEL 6	22,046 SF
LEVEL 7	22,046 SF
LEVEL 8	22,046 SF
LEVEL 9	22,046 SF
LEVEL 10	22,046 SF
LEVEL 11	19,130 SF
LEVEL 12	6,309 SF
TOTAL	**260,636 SF**



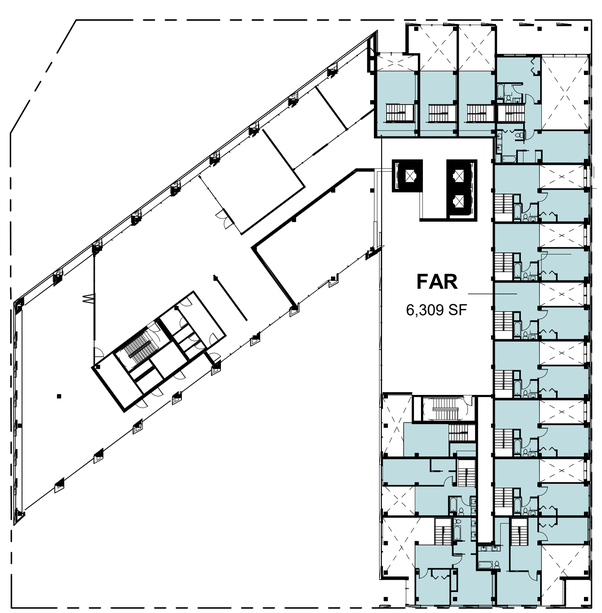
LEVELS 2-10 - TYPICAL RESIDENTIAL TOWER FLOOR

1" = 30'-0"



LEVEL 11

1" = 30'-0"



LEVEL 12

1" = 30'-0"

FAR RATIOS

April 29th, 2022

Sandy Pine / 900 SE Sandy - PORTLAND, OR.

SITEWORK & PARKING & USE							BUILDING USES																				
	Site GSF	Sitework GSF	Parking GSF	Parking Stalls	Terrace GSF	Use	Flr-Flr Hgt '	FAR (PDX calc)	Bldg GSF	Housing GSF	Housing NSF	Housing Effic.	Housing Units	STUDIO	OPEN 1	1x1	OPEN 1 AFF	2x2	LIVE/ WORK	LIVE/WORK AFF	3X2 AFF	2X2 SUITE/ LOFT	3X2 SUITE	Amenity GSF	Retail GSF	Bikes GSF	Support GSF
									0																		
LEVEL 12						Residential	11' - 4"	6,309	6,309	6,309	6,309	100.0%															
LEVEL 11					2,154	Residential	9' - 9"	19,130	19,130	13,807	11,729	84.9%	17	1	1	4	0	0				8	3	5,127			
LEVEL 10						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1				
LEVEL 9						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1				
LEVEL 8						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1				
LEVEL 7						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1				
LEVEL 6						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1				
LEVEL 5						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1				
LEVEL 4						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1				
LEVEL 3						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1				
LEVEL 2						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1				
LEVEL 2 - LIVE/WORK						Residential		5,136	5,136	5,136	5,136	100.0%															
LEVEL 1 - GROUND FLOOR	39,575					Lobby/Support/Retail/Residential	15' - 4"	31,657	31,559	15,411	5,555	36.0%	7						6	1				4,972	14,501	1,878	3,006
P1			37,344	70	4 ADA, 1 Van	Parking			37,344																	4,046	2,283
P2			36,416	101	20 Tandem	Parking			36,416																		1,662
P3			14,012	30		Parking			14,012																		370
TOTALS	39,575	0	87,772	201	2,154		124' - 2"	260,646	348,320	239,077	201,682	84.4%	276	28	67	103	6	0	6	1	9	44	12	10,099	14,501	5,924	7,321
									260,548	Total Above Grade																	

1. Balconies not included in GSF
2. Double volume spaces not included in GSF.
3. Mechanical penthouse not included in GSF.
4. LIVE/WORK SF DOES NOT CALCULATE LOFT,SF WILL INCREASE

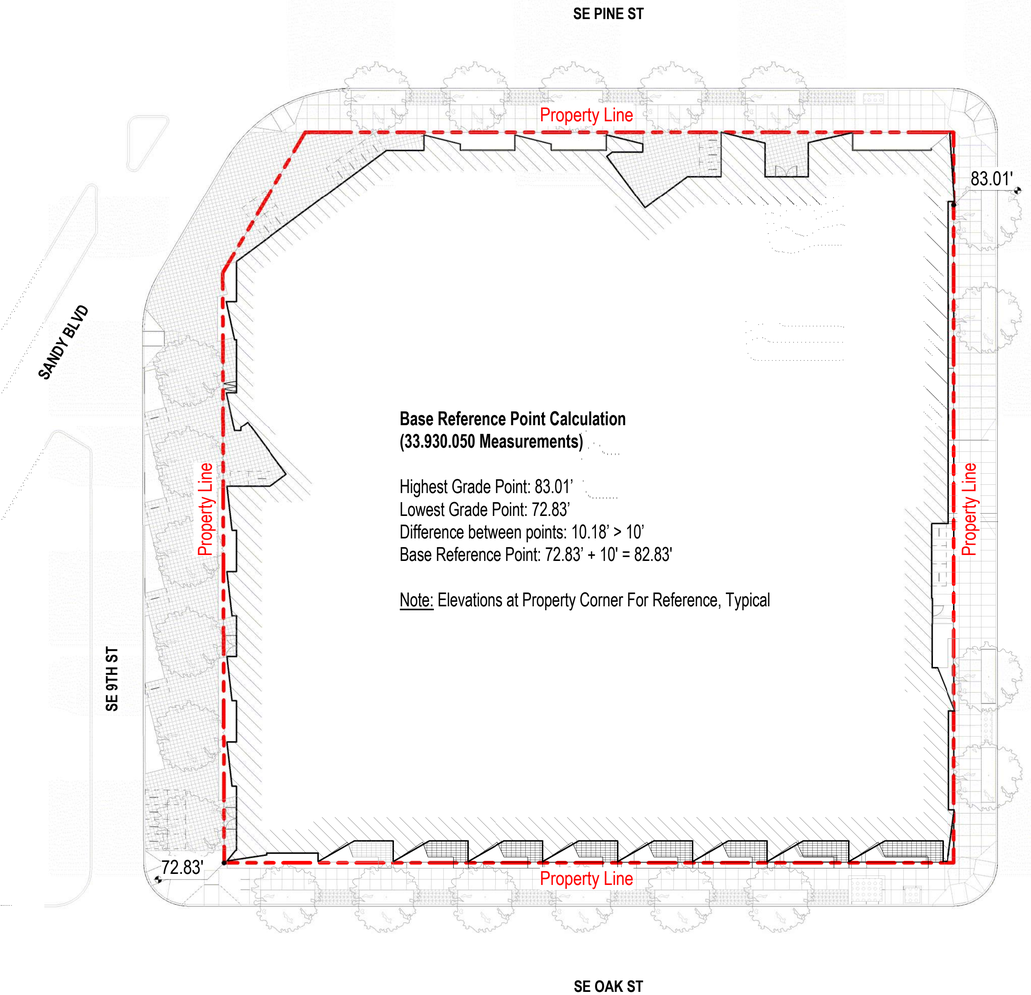
ZONING SUMMARY	
Site Area	39,575
Max. FAR	6
Actual FAR	6.59
Max. GSF	237,450
Actual GSF	**348,320**
FAR GSF	260,646
FAR Delta	-23,196
MAX Height	125' - 0"
Actual HT.	124' - 2"
Bikes Req'd	414.0

PARKING PROVIDED	
Residential PARKING	**201**
Retail PARKING	**0**
Parking TOTAL	**201**
SF/Stall	**437**

UNIT SUMMARY		
STUDIO	***28***	***10.2%***
1 BED	***103***	***37.5%***
1 BED+	***0***	***0.0%***
2X2 BED	***0***	***0.0%***
LIVE/WORK	***6***	***2.2%***
2X2 SUITE	***44***	***16.0%***
3X2 SUITE	***12***	***4.4%***
OPEN 1	***67***	***24.4%***
		0.0%
OPEN 1 AFF	***6***	***2.2%***
3X2 AFF	***9***	***3.3%***
LIVE/WORK AFF	***1***	***0.4%***
TOTAL	***275***	
Avg SF/Unit	***731***	

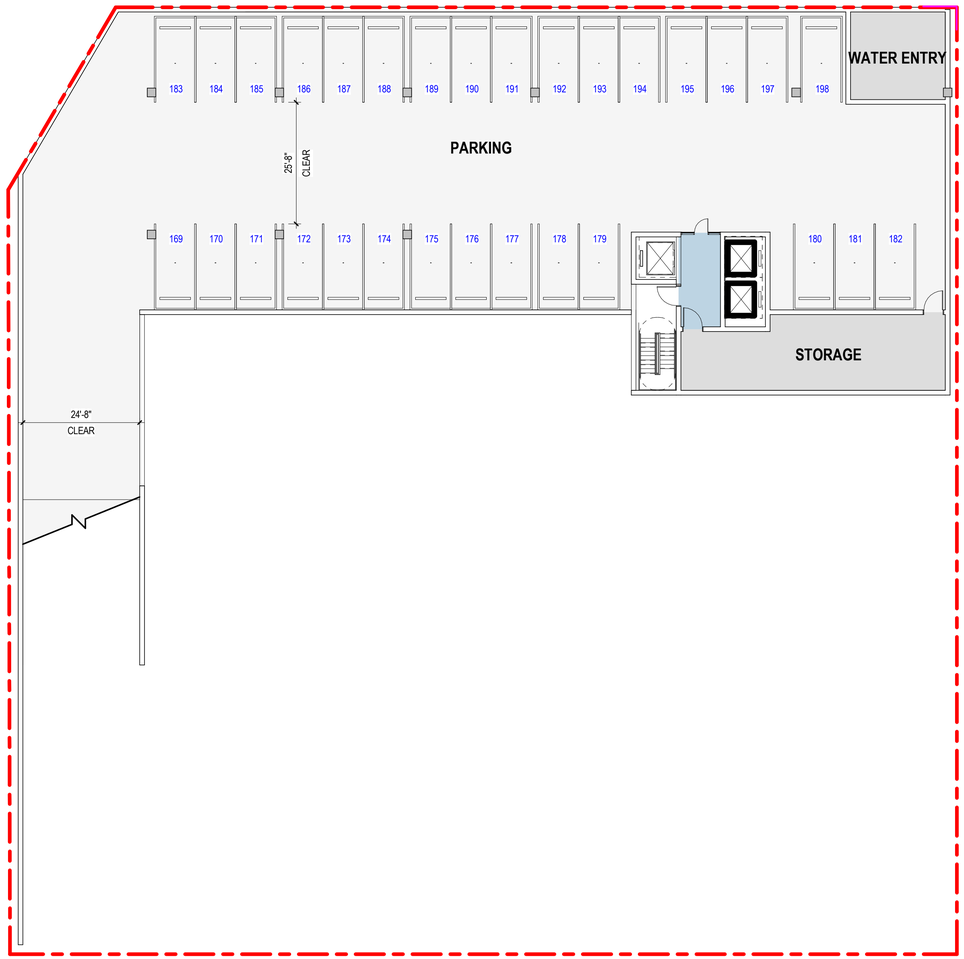
BEDROOM COUNT		
STUDIO	***28***	
1 BED	***103***	
1 BED+	***0***	
2X2 BED	***0***	
LIVE/WORK	***6***	
2X2 SUITE	***88***	
3X2 SUITE	***36***	
OPEN 1	***67***	
		IH
OPEN 1 AFF	***6***	
3X2 AFF	***27***	
LIVE/WORK AFF	***3***	**11%**
TOTAL	***364***	

CALCULATIONS



BUILDING HEIGHT BASE GRADE

SE PINE STREET



SE 9TH AVE

SE 10TH AVE

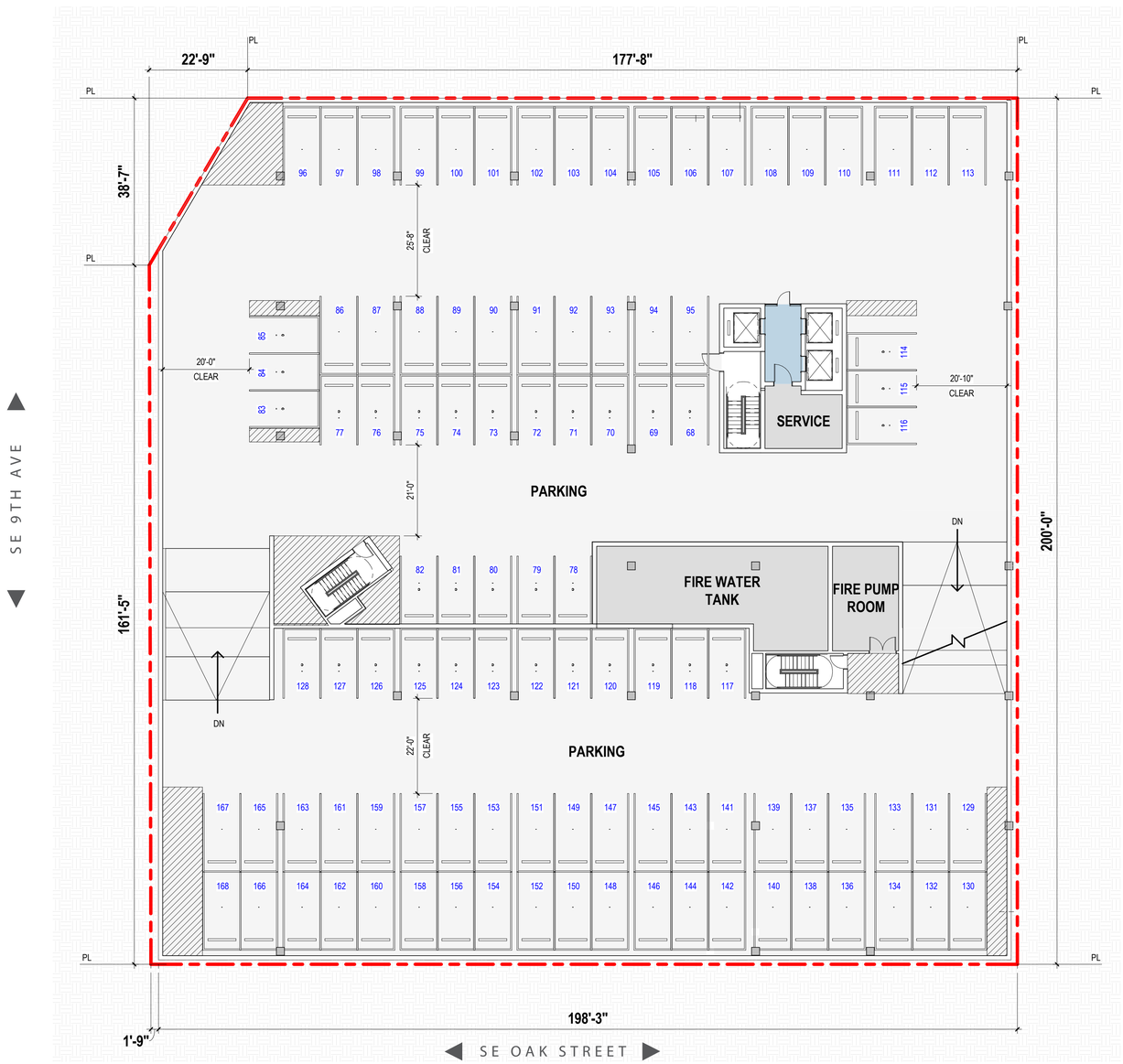
SE OAK STREET

N

0'

32'

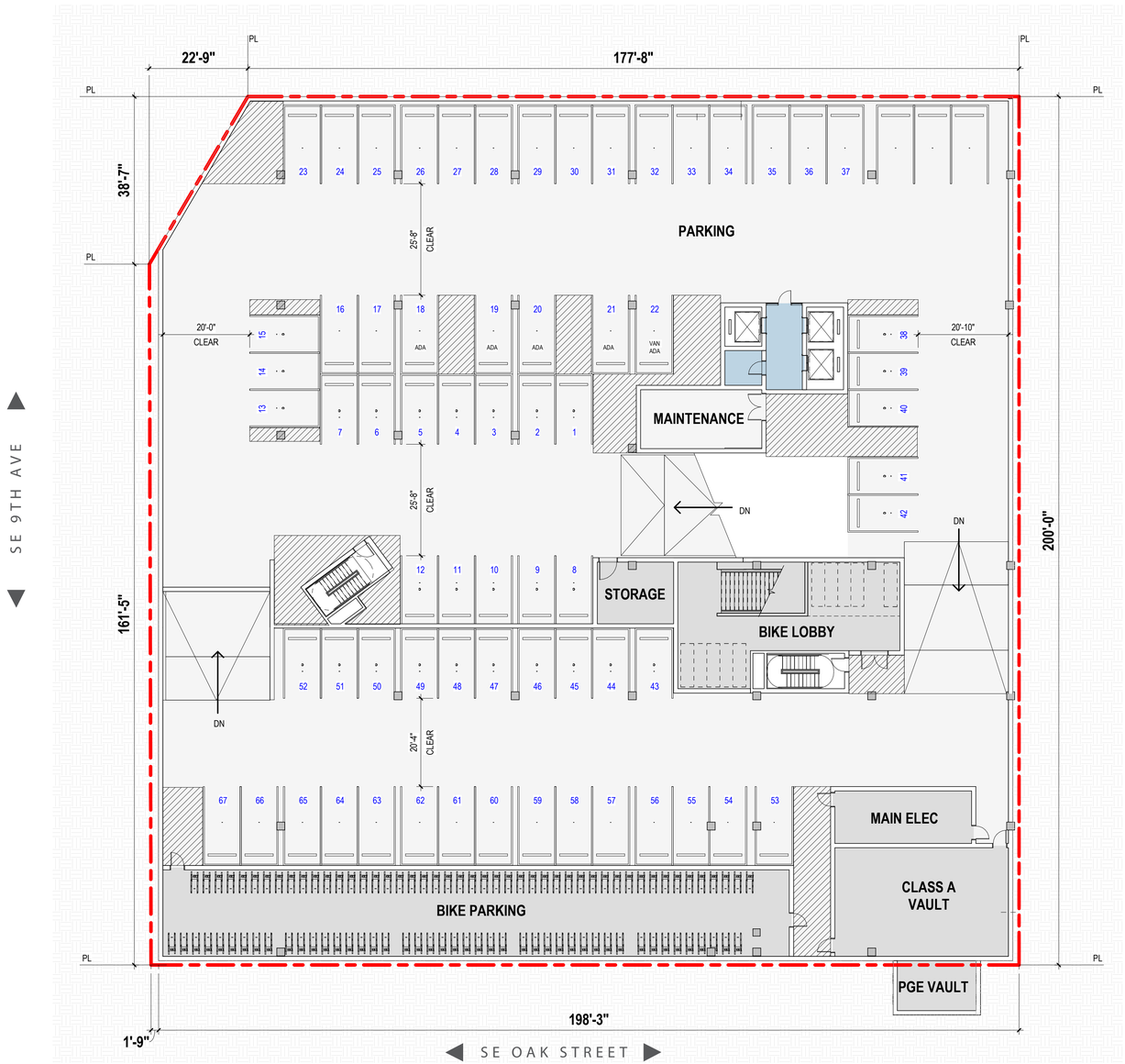
LEVEL 3 PARKING



N

0′ 32′

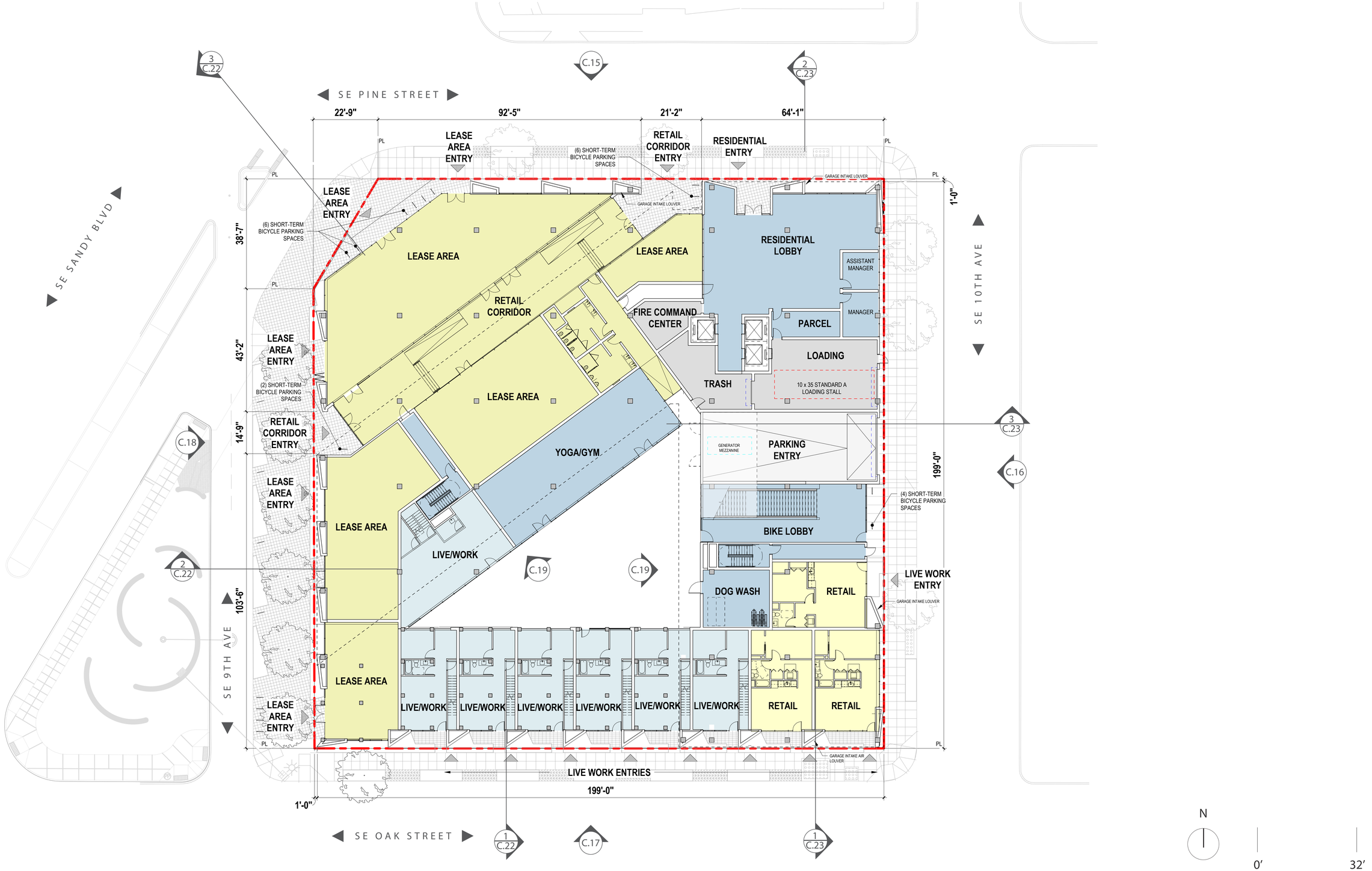
LEVEL 2 PARKING



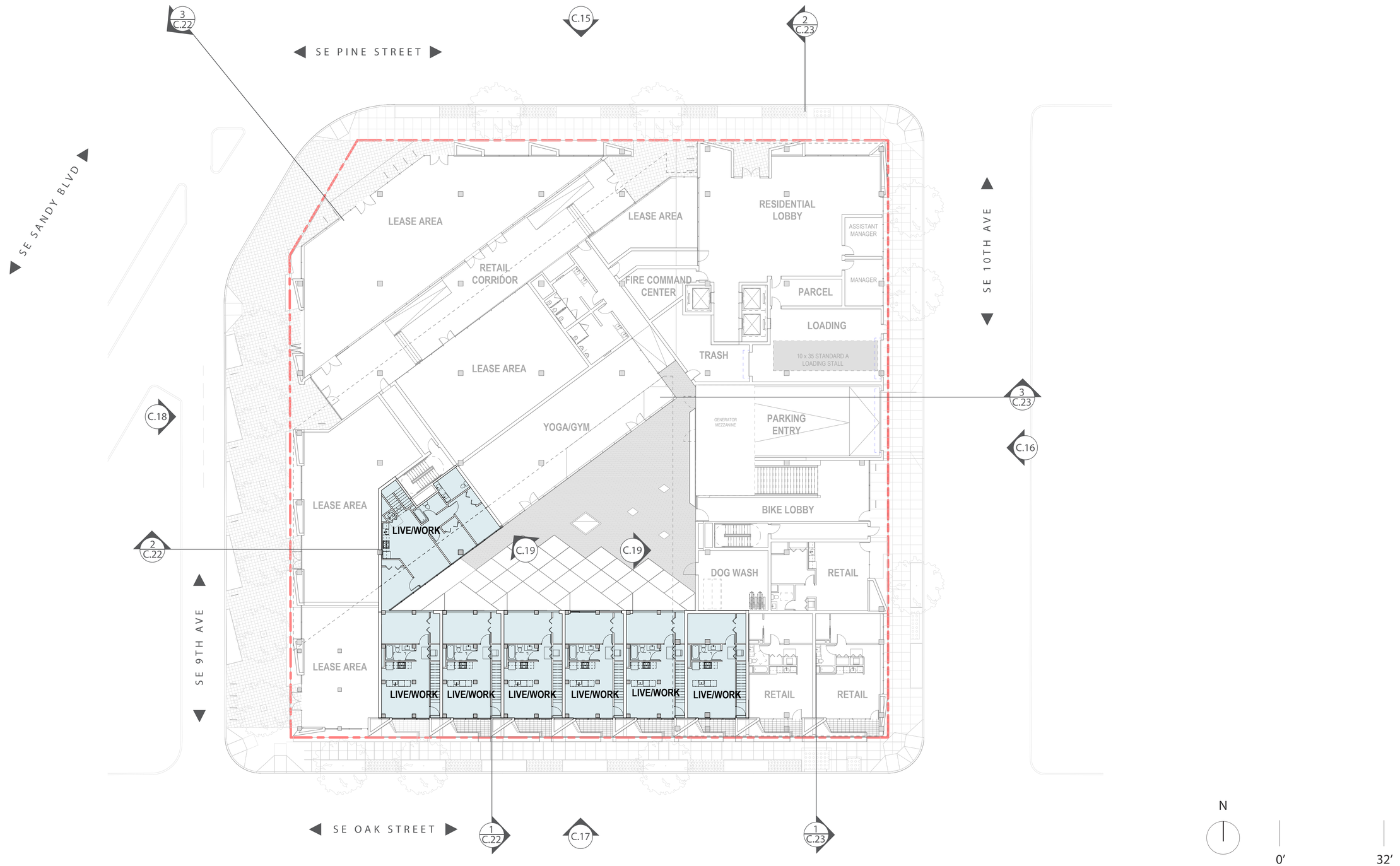
N

0′ 32′

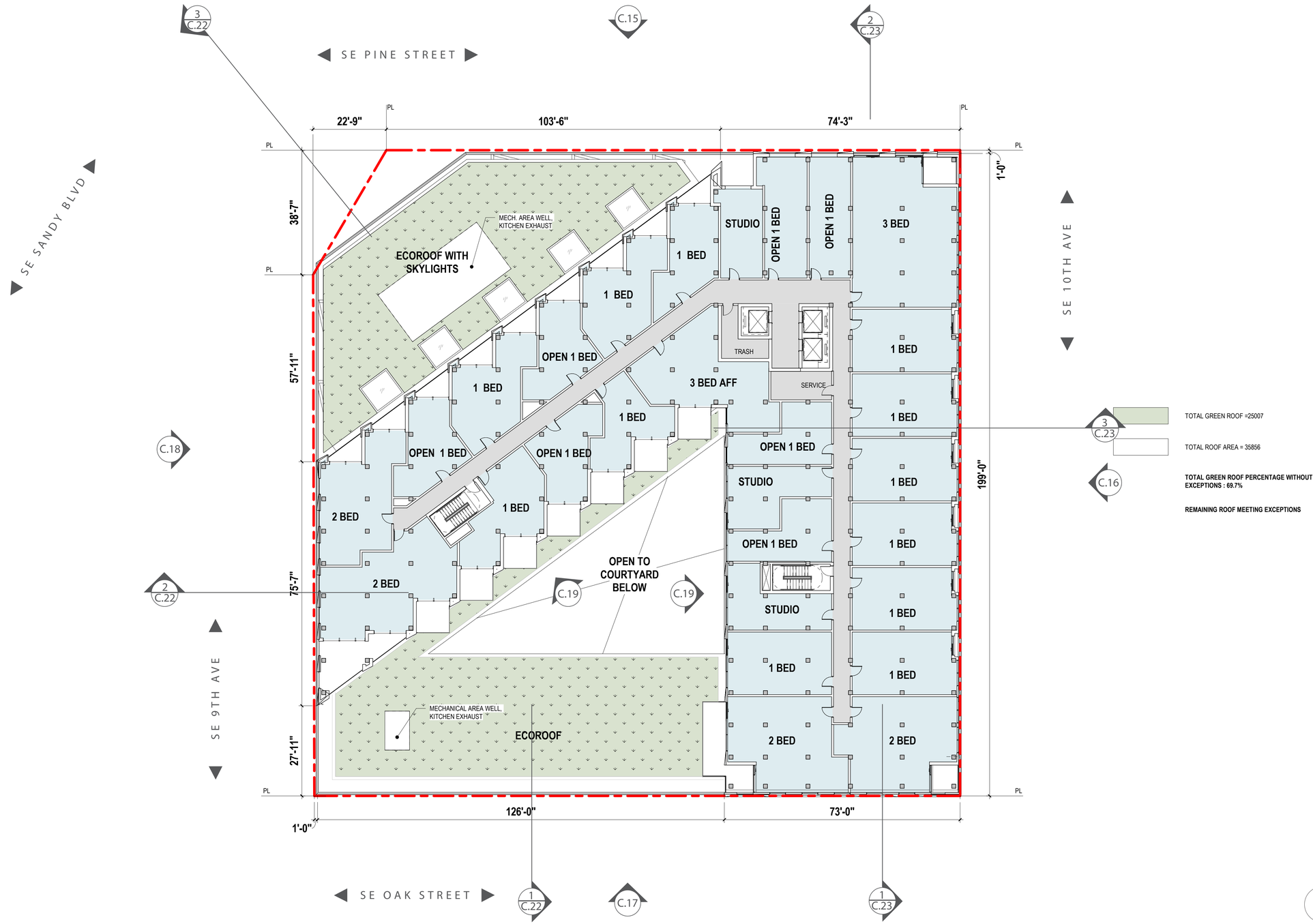
LEVEL 1 PARKING


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
22'-9"
92'-5"
21'-2"
64'-1"
199'-0"
103'-6"
38'-7"
43'-2"
14'-9"
1'-0"
LEASE AREA ENTRY
RETAIL CORRIDOR ENTRY
RESIDENTIAL ENTRY
(6) SHORT-TERM BICYCLE PARKING SPACES
(2) SHORT-TERM BICYCLE PARKING SPACES
(4) SHORT-TERM BICYCLE PARKING SPACES
GARAGE INTAKE LOUVER
GARAGE INTAKE AIR LOUVER
LEASE AREA
RETAIL CORRIDOR
RESIDENTIAL LOBBY
ASSISTANT MANAGER
MANAGER
FIRE COMMAND CENTER
PARCEL
LOADING
TRASH
10 x 35 STANDARD A LOADING STALL
GENERATOR MEZZANINE
PARKING ENTRY
YOGA/GYM
BIKE LOBBY
LIVE/WORK
DOG WASH
RETAIL
LIVE WORK ENTRY
LIVE WORK ENTRIES
199'-0"
PL
3 C.22
C.15
2 C.23
C.18
2 C.22
C.19
C.19
3 C.23
C.16
1 C.22
C.17
1 C.23
N
0'
32'

LEVEL 1



LEVEL 2 LIVE /WORK



TOTAL GREEN ROOF =25007

TOTAL ROOF AREA = 35856

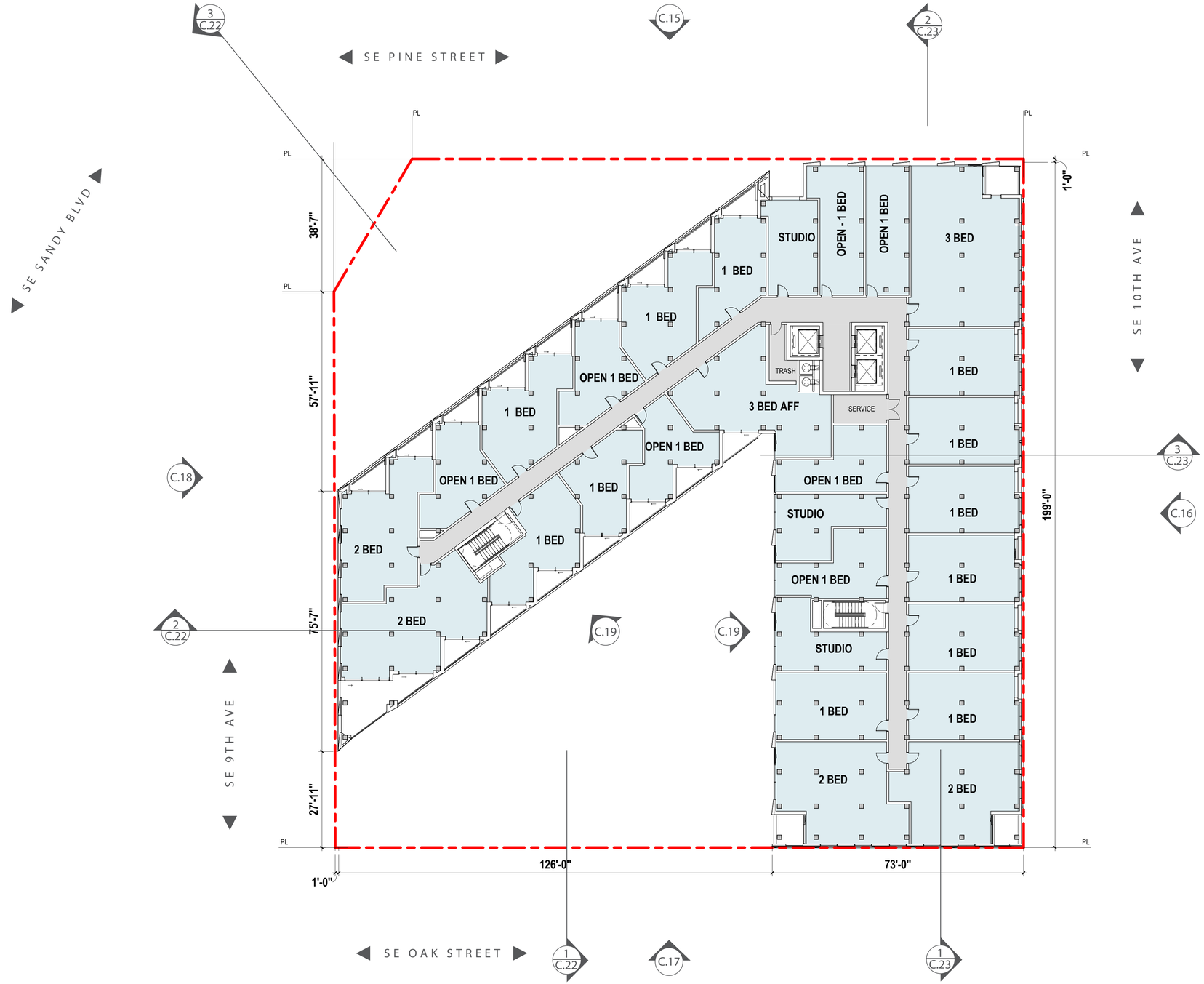
TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%

REMAINING ROOF MEETING EXCEPTIONS

N

0′ 32′

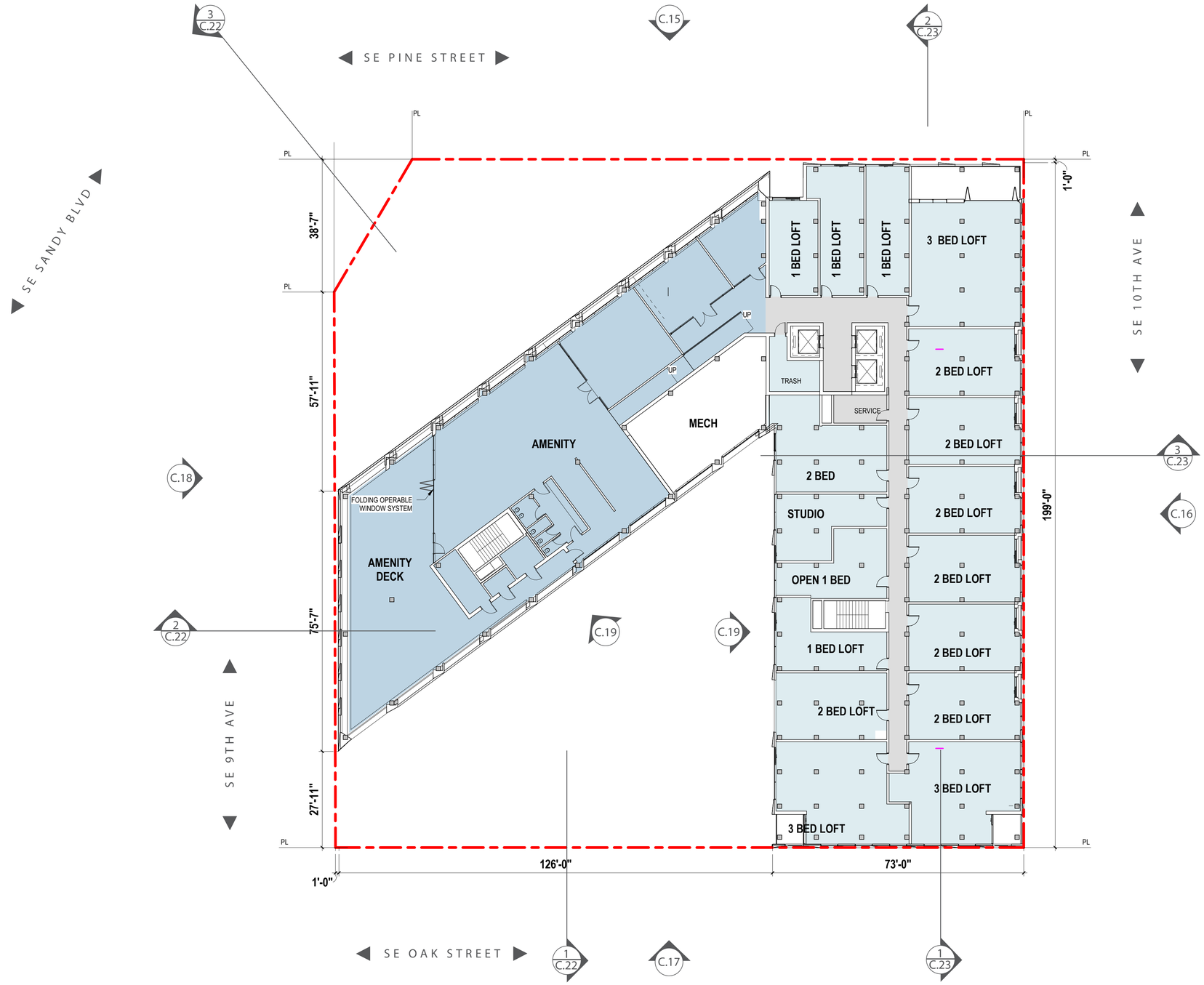
LEVEL 2



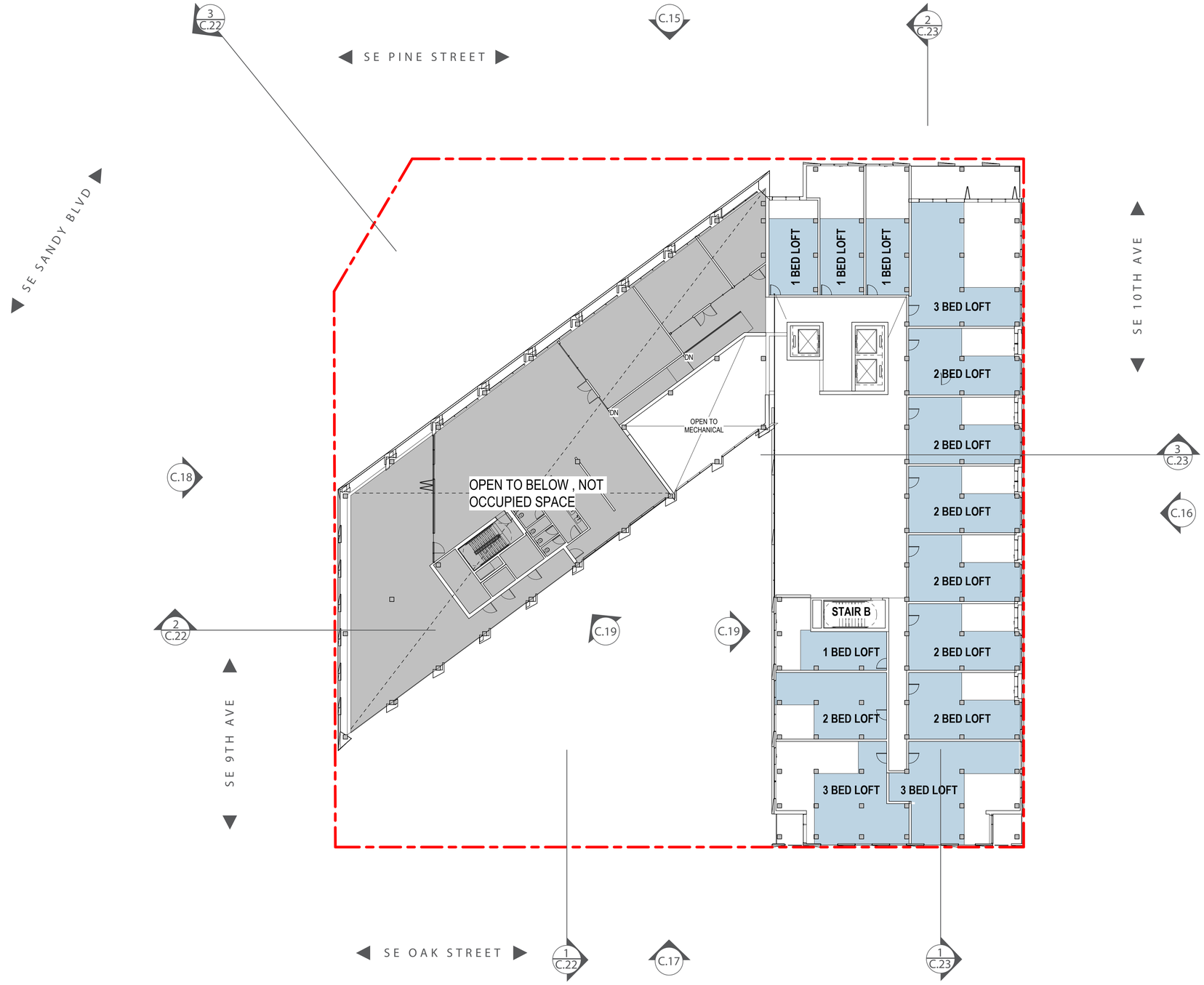
N

0′ 32′

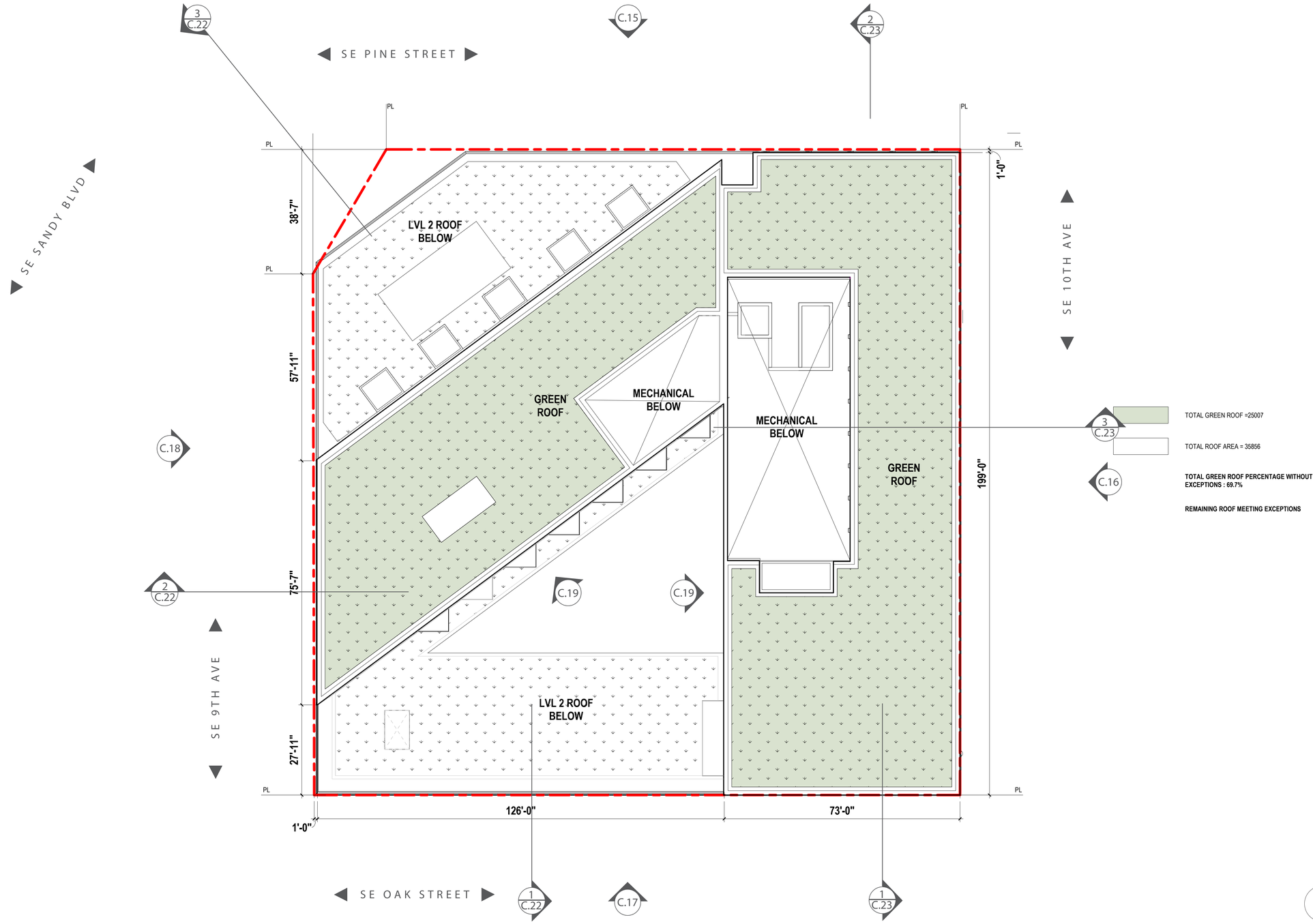
TYPICAL FLOORS 3-10


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
PL
38'-7"
57'-11"
75'-7"
27'-11"
1'-0"
126'-0"
73'-0"
199'-0"
AMENITY
AMENITY DECK
FOLDING OPERABLE WINDOW SYSTEM
MECH
UP
TRASH
SERVICE
1 BED LOFT
1 BED LOFT
1 BED LOFT
3 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED
STUDIO
2 BED LOFT
OPEN 1 BED
2 BED LOFT
1 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED LOFT
3 BED LOFT
3 BED LOFT
3 C.22
C.15
2 C.23
C.18
3 C.23
C.16
2 C.22
C.19
C.19
1 C.22
C.17
1 C.23
N
0'
32'

LEVEL 11


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
3 C.22
C.15
2 C.23
C.18
3 C.23
C.16
2 C.22
C.19
C.19
1 C.22
C.17
1 C.23
1 BED LOFT
1 BED LOFT
1 BED LOFT
3 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED LOFT
STAIR B
1 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED LOFT
3 BED LOFT
3 BED LOFT
DN
DN
OPEN TO MECHANICAL
OPEN TO BELOW , NOT OCCUPIED SPACE
W
N
0'
32'

LEVEL 12



TOTAL GREEN ROOF =25007

TOTAL ROOF AREA = 35856

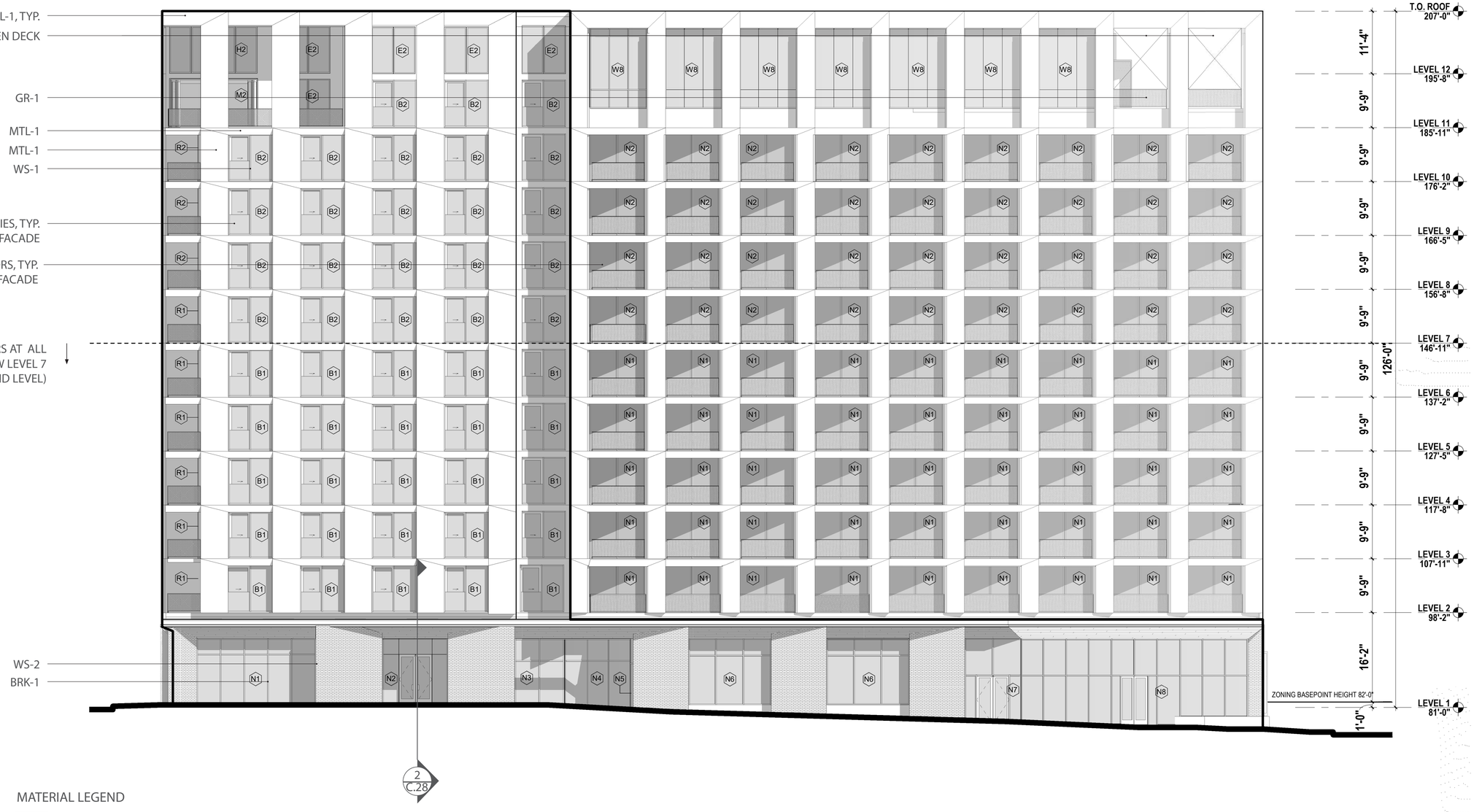
TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%

REMAINING ROOF MEETING EXCEPTIONS

N

0′ 32′

ROOF PLAN

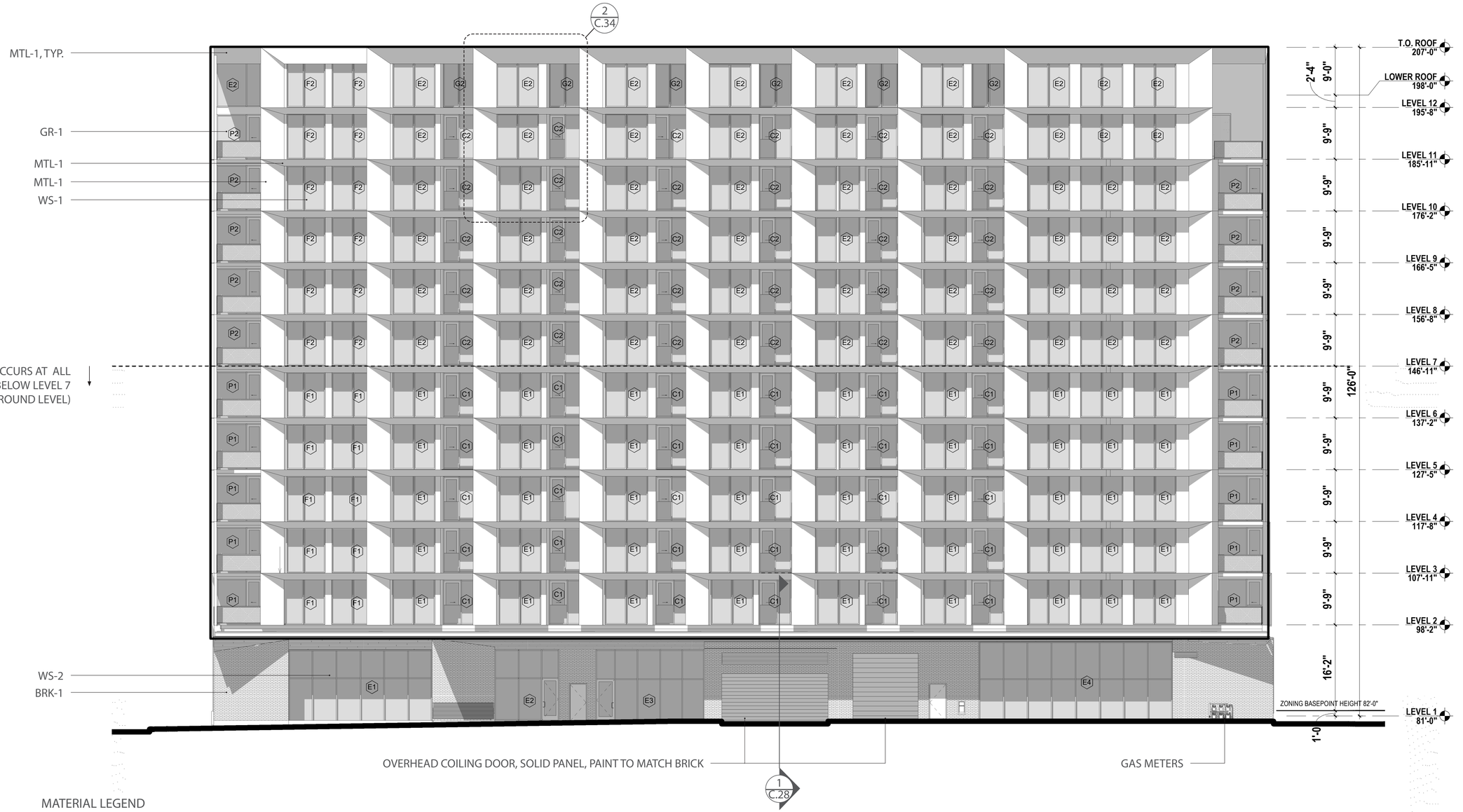


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

NORTH ELEVATION

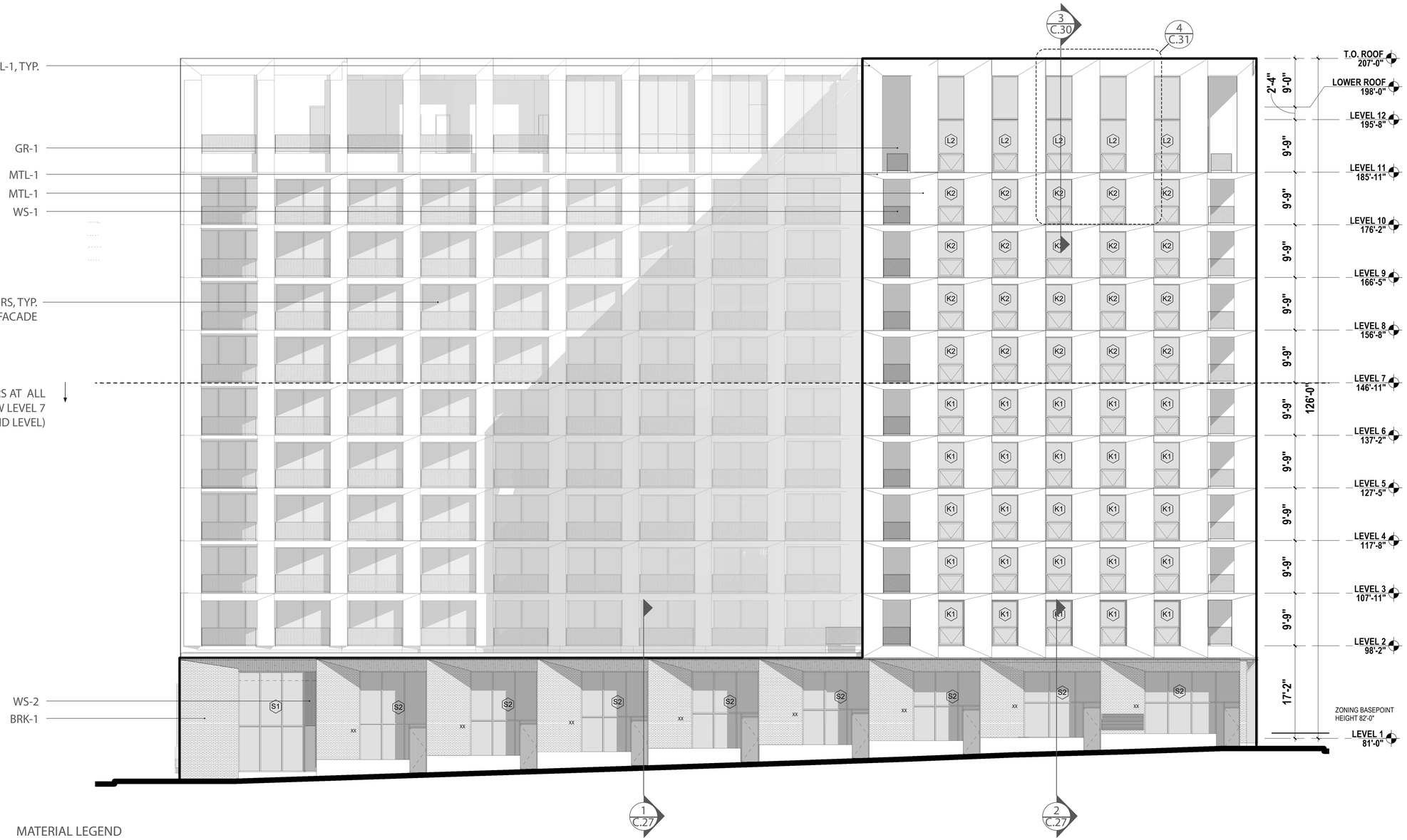


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

EAST ELEVATION



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

SOUTH ELEVATION

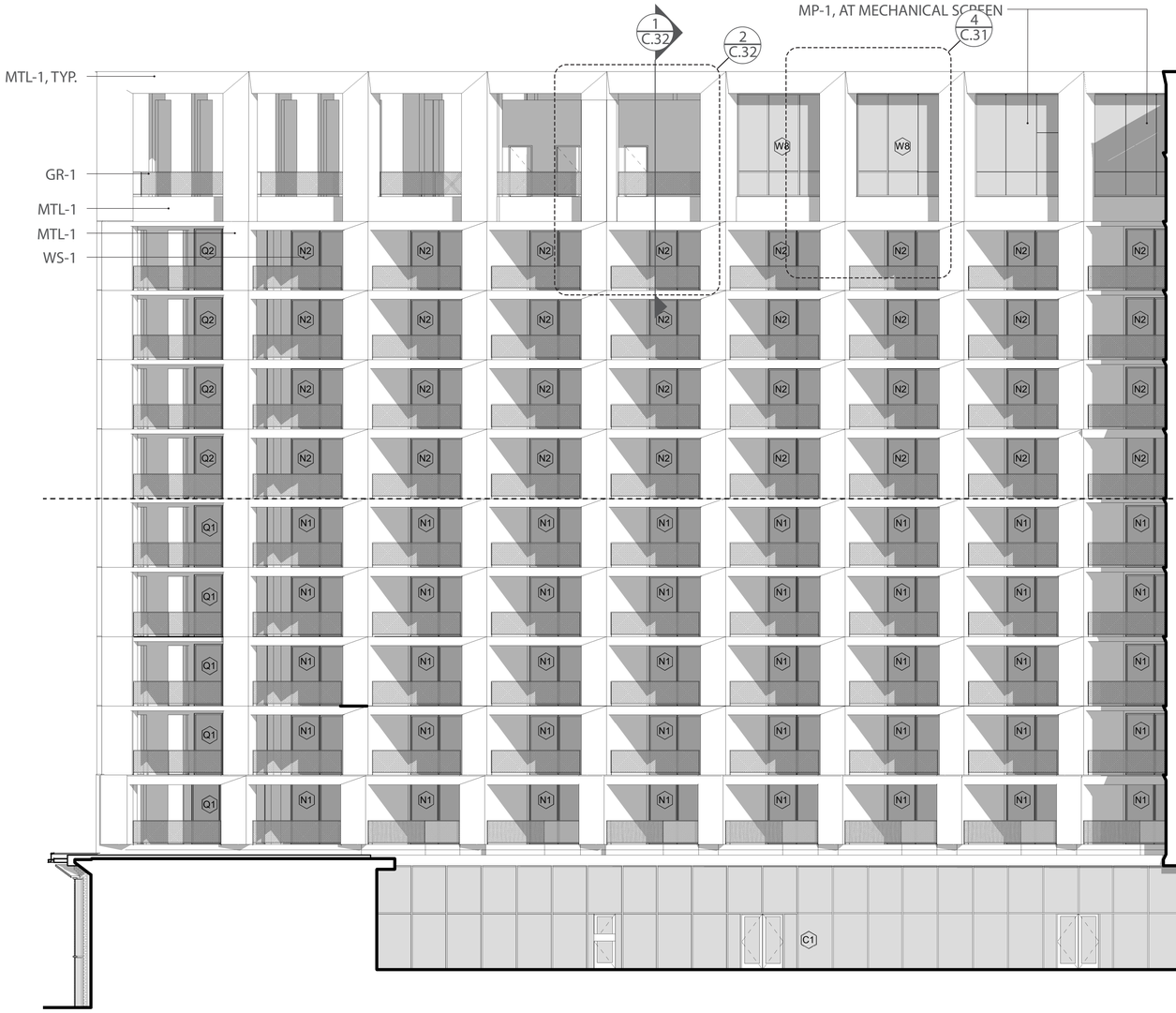


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

WEST ELEVATION



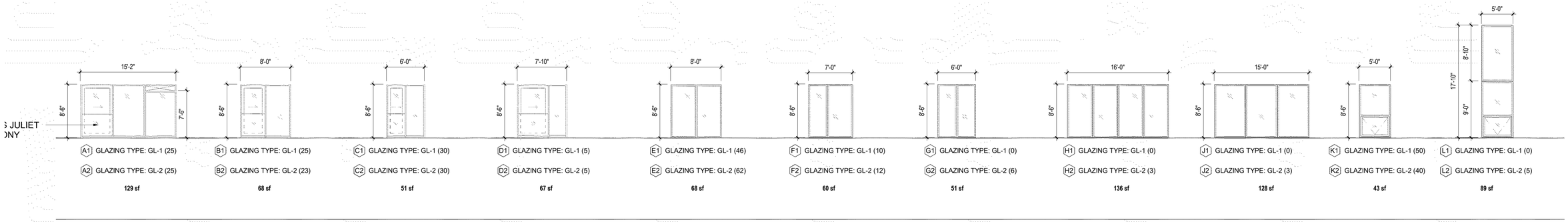


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

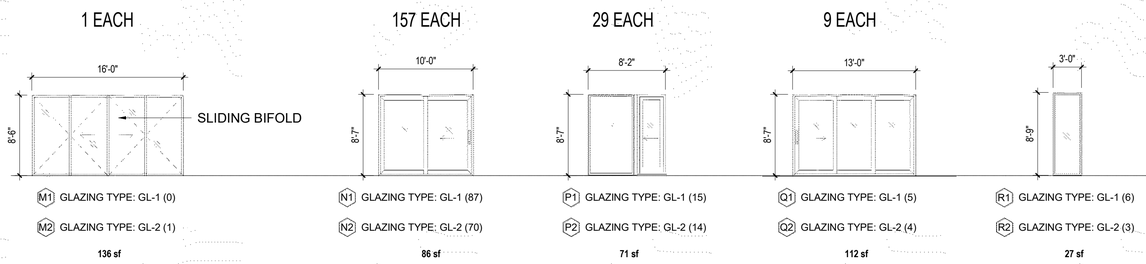
0′ 20′

COURTYARD ELEVATIONS



WINDOW TYPES

SCALE: 1' = 1/16"



EXTERIOR DOOR TYPES (LEVELS 2-11)

SCALE: 1' = 1/16"

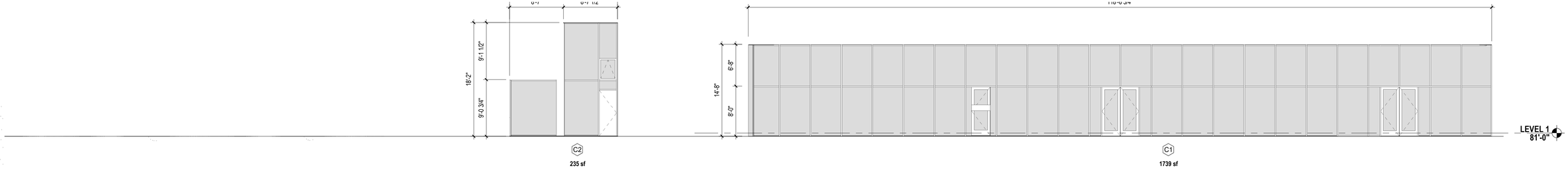
LEGEND

GL-1: BIRD FRIT GLAZING
(2x4 DOT PATTERN)

GL-2: STANDARD GLAZING

(XX): NUMBER OF GLAZING PANELS

0′ 20′



STOREFRONT TYPES

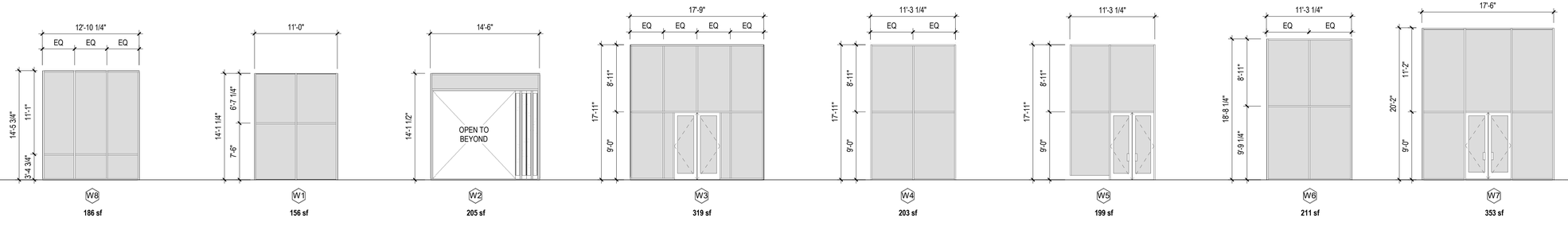
SCALE: 1' = 1/16"

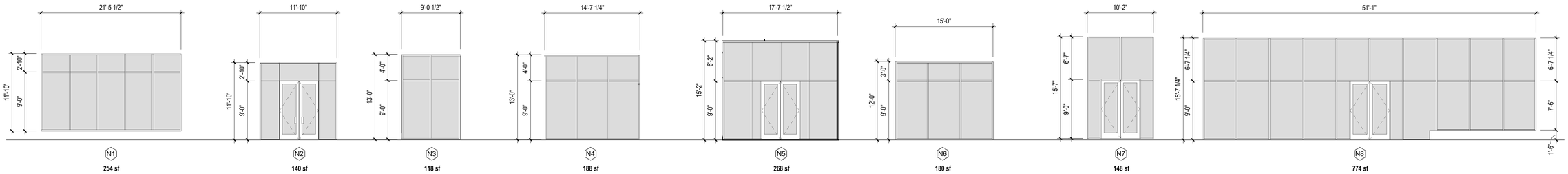
LEGEND

GL-1: BIRD FRIT GLAZING
(2x4 DOT PATTERN)

GL-2: STANDARD GLAZING

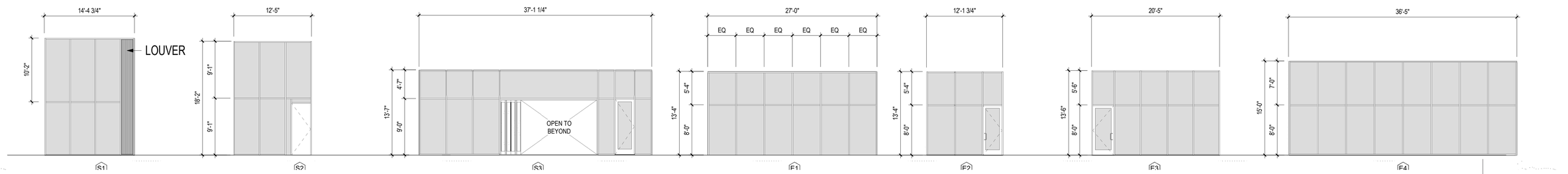
(XX): NUMBER OF GLAZING PANELS

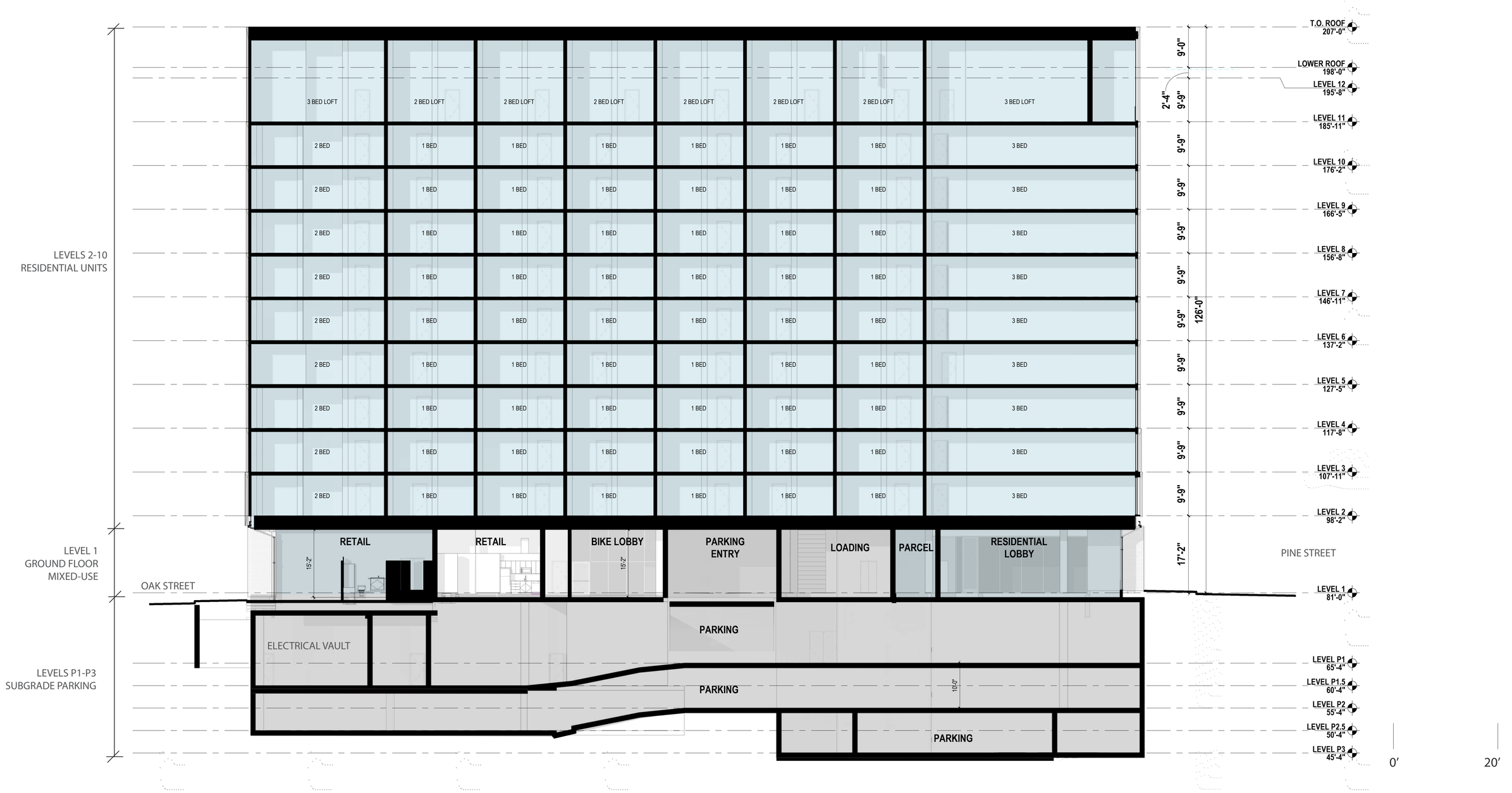




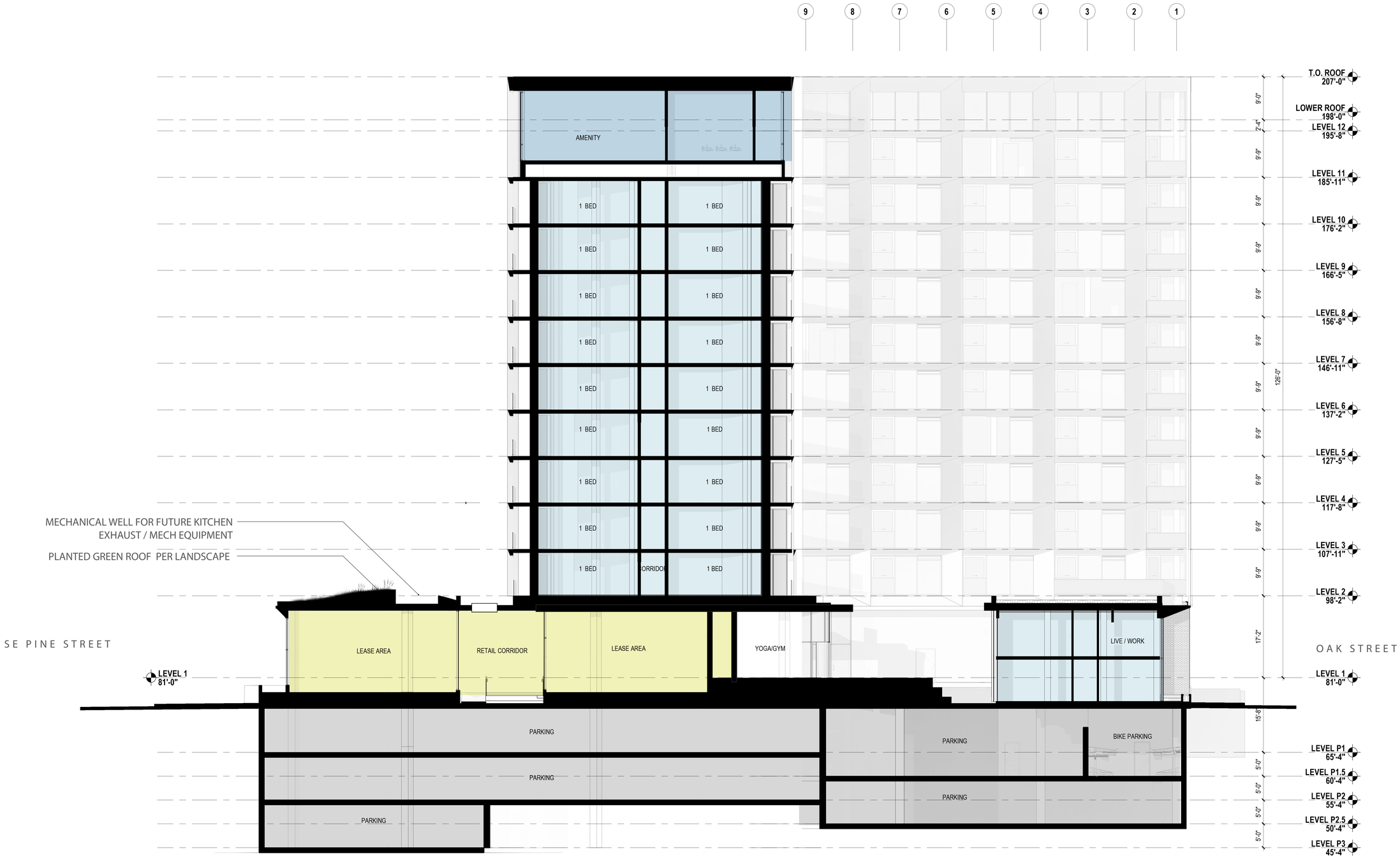
STOREFRONT TYPES

SCALE: 1' = 1/16"

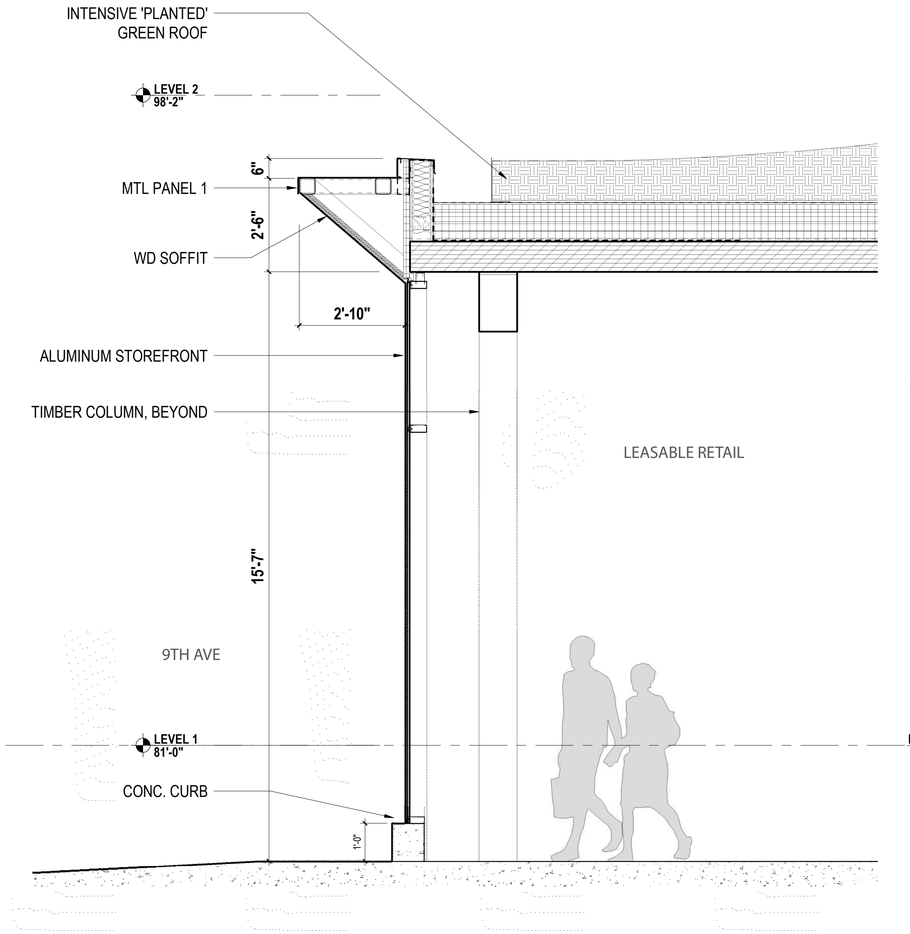




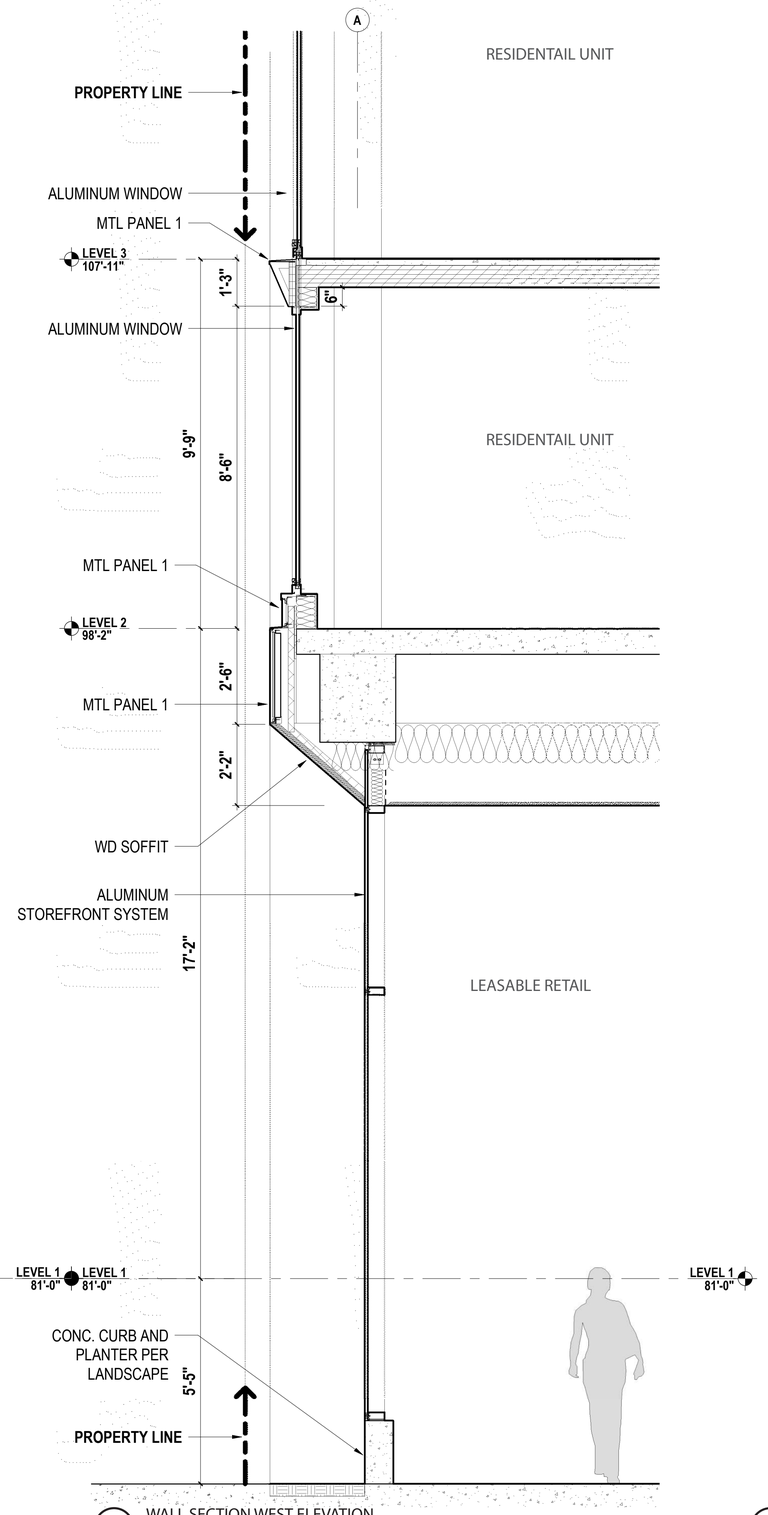
BUILDING SECTION



BUILDING SECTION



3 WALL SECTION NORTH ELEVATION



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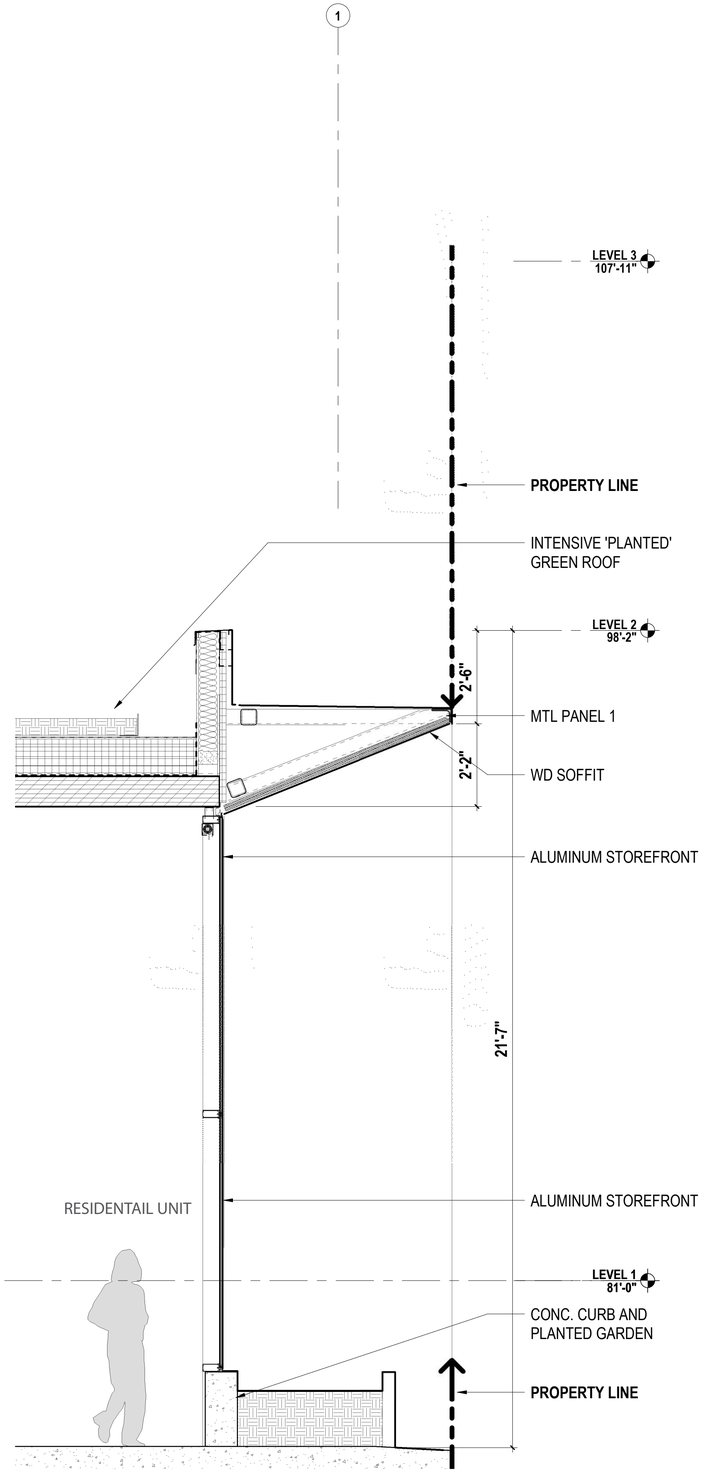
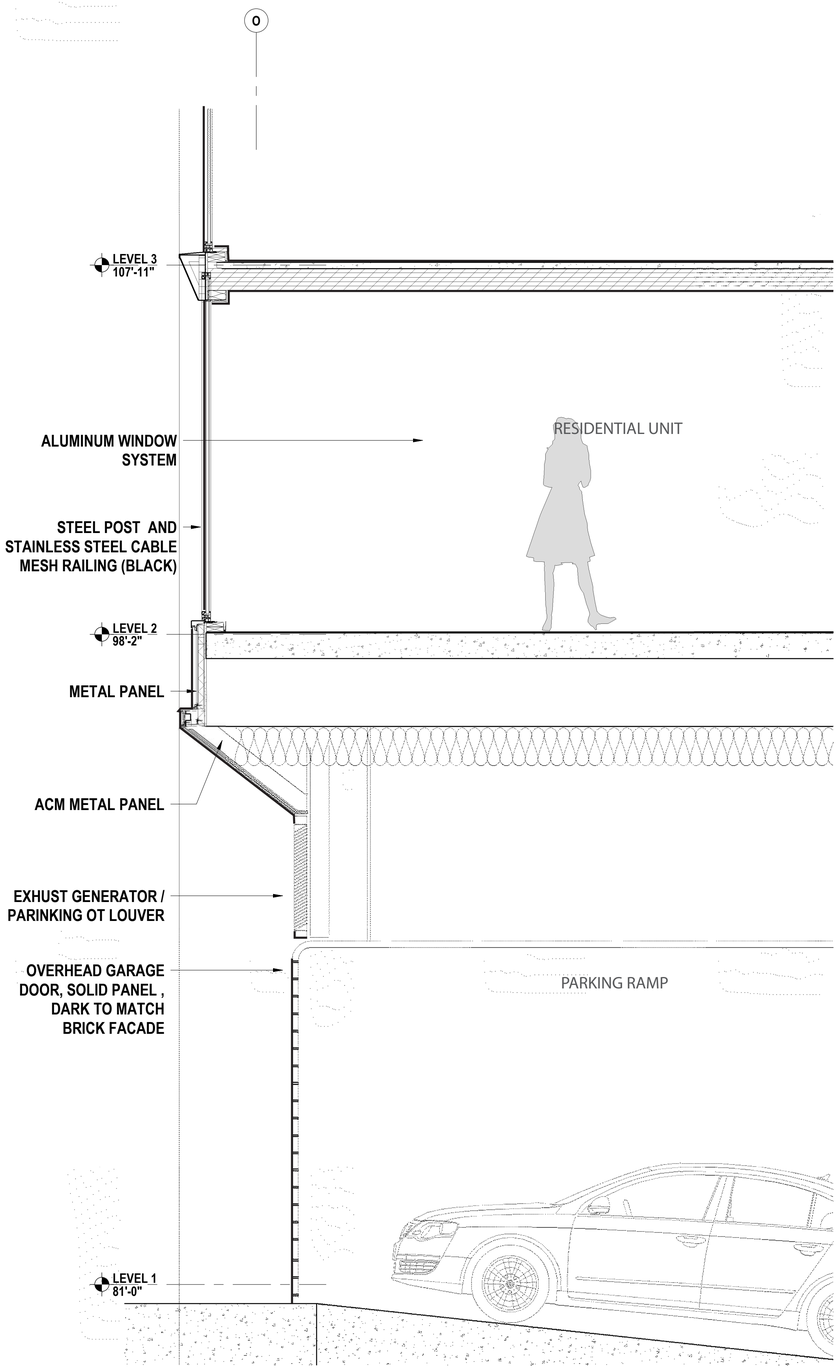


1 WALL SECTION SOUTH ELEVATION

WALL SECTIONS



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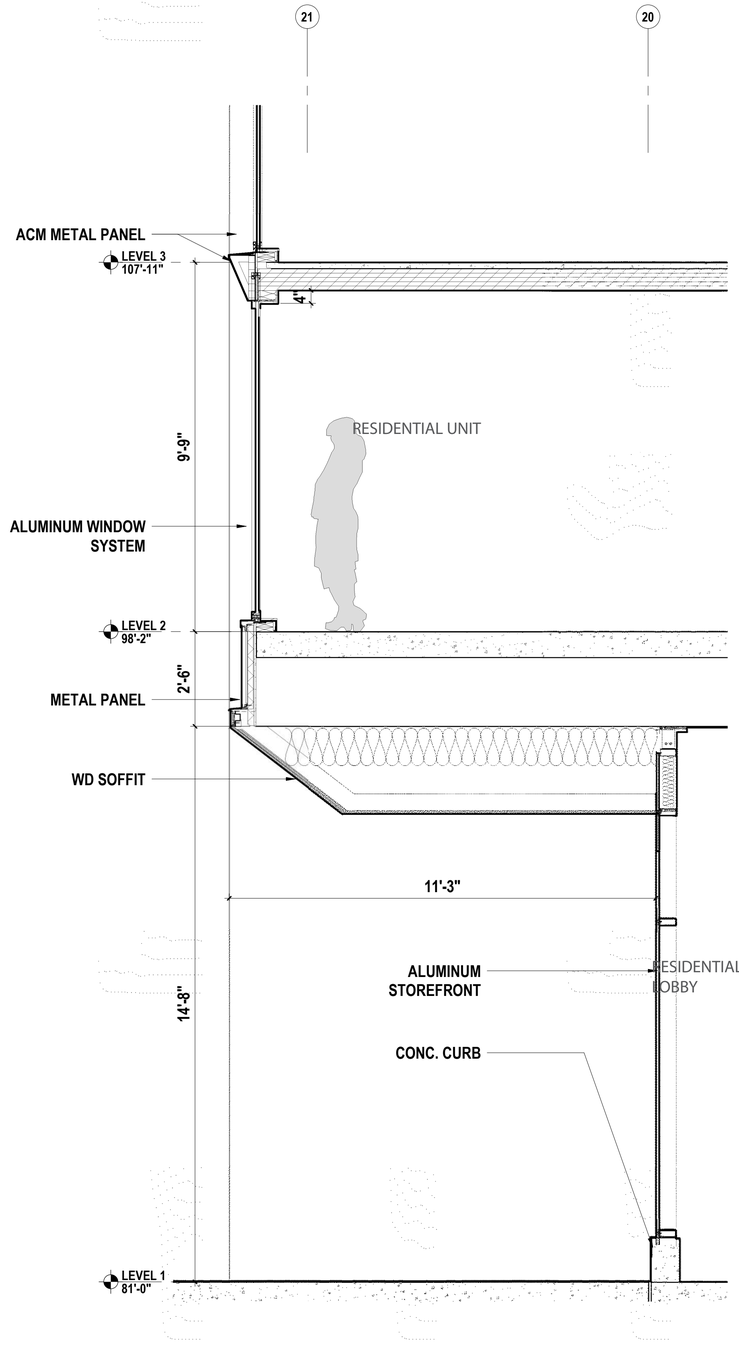
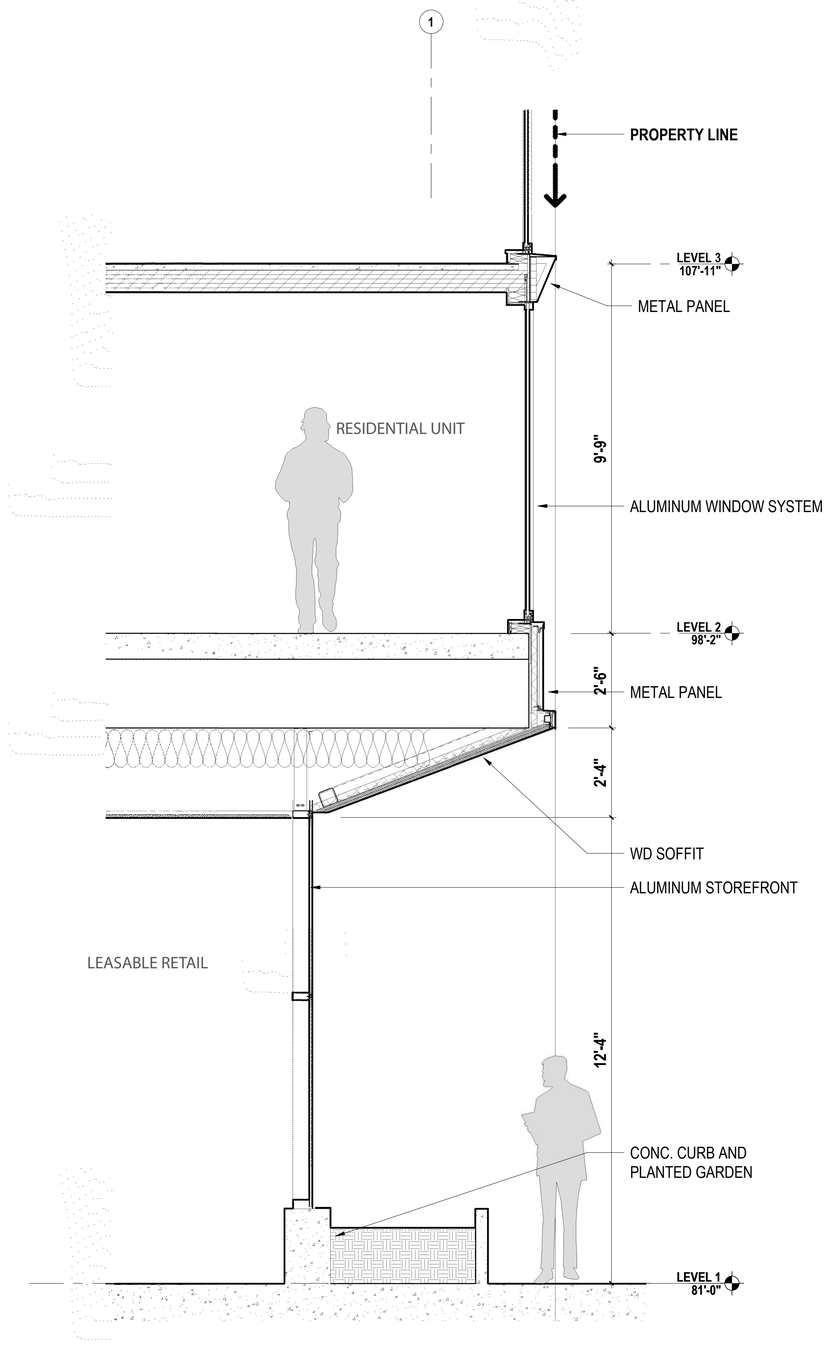
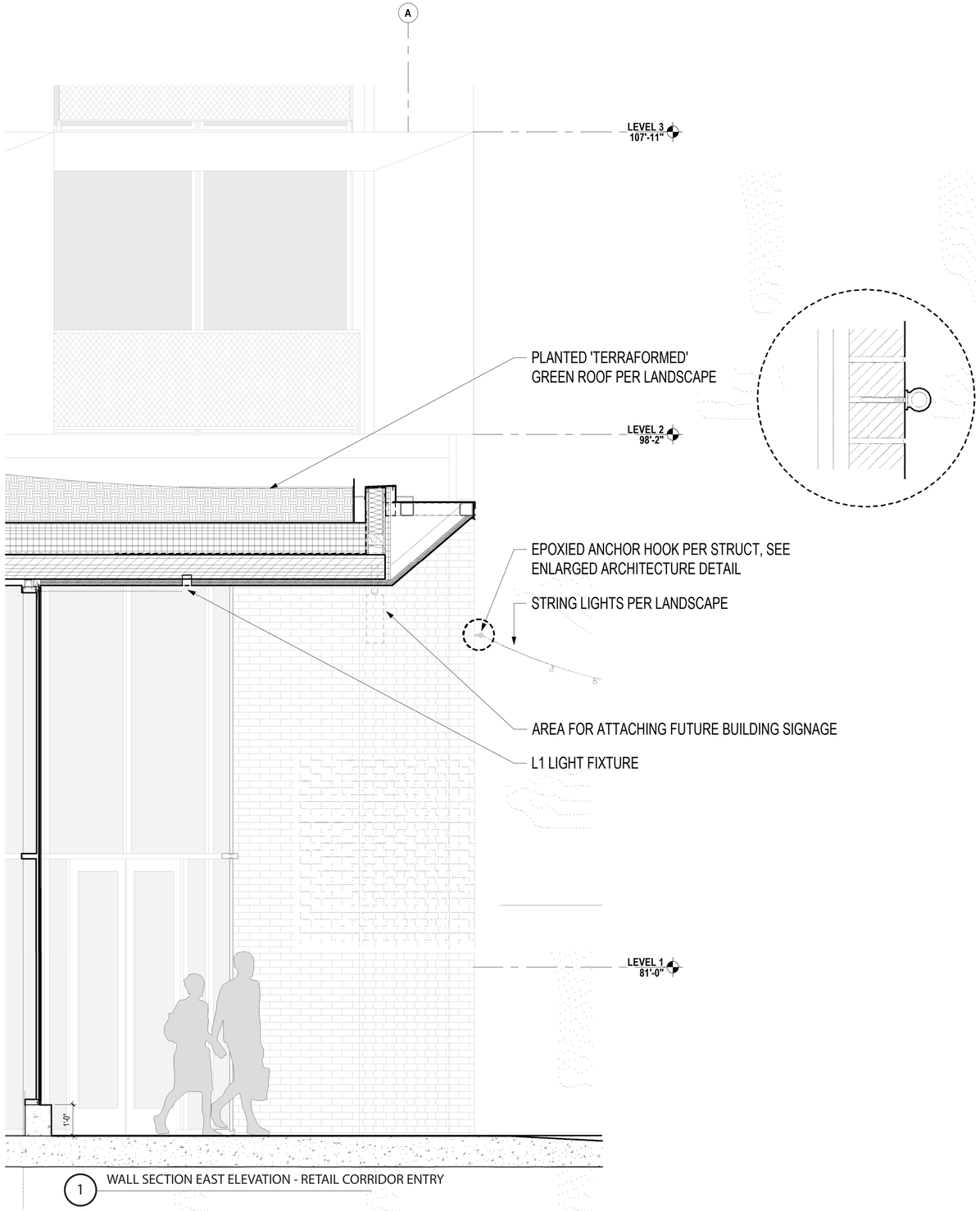


2 WALL SECTION NORTH ELEVATION



1 WALL SECTION SOUTH ELEVATION

WALL SECTIONS



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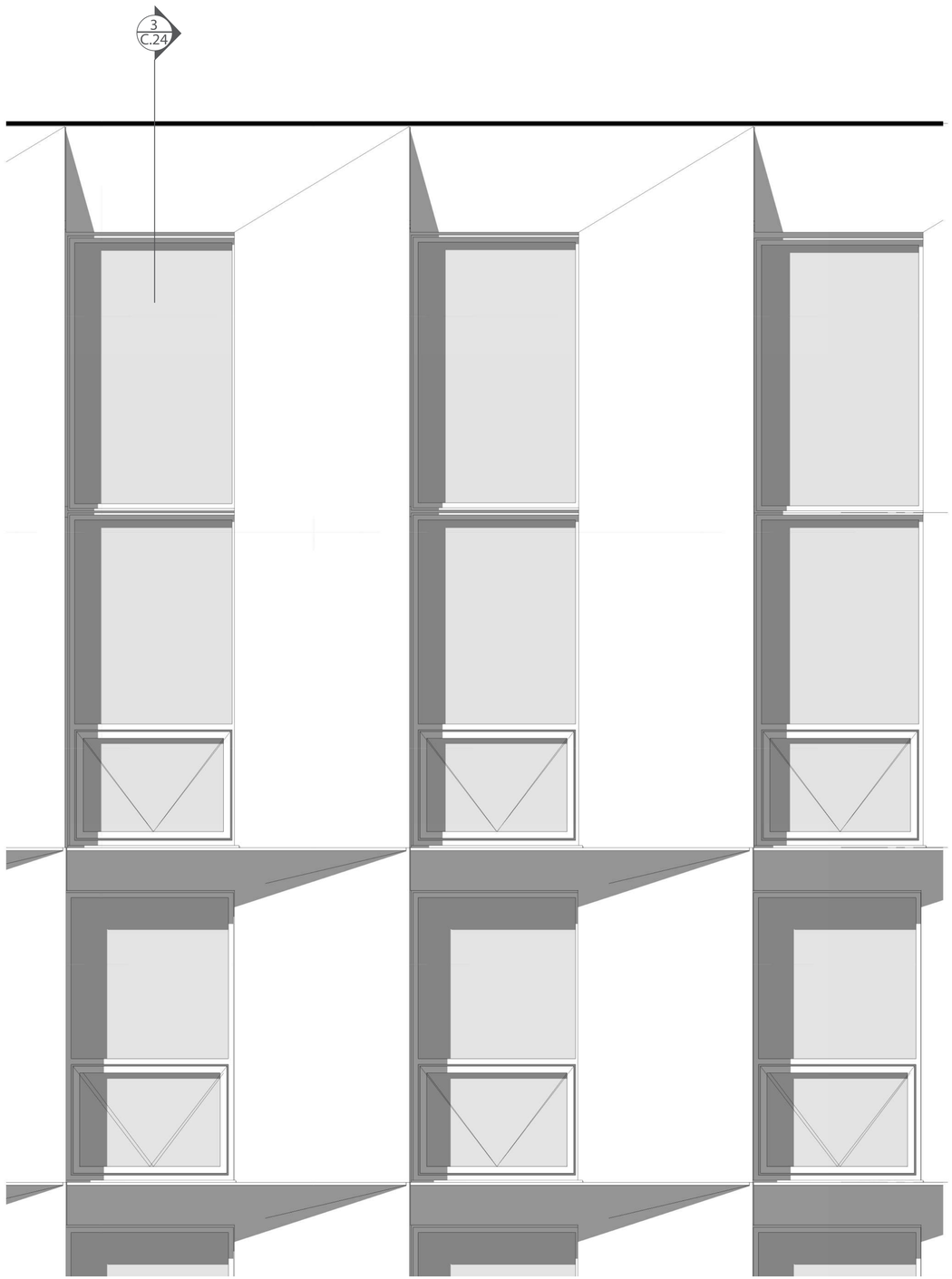
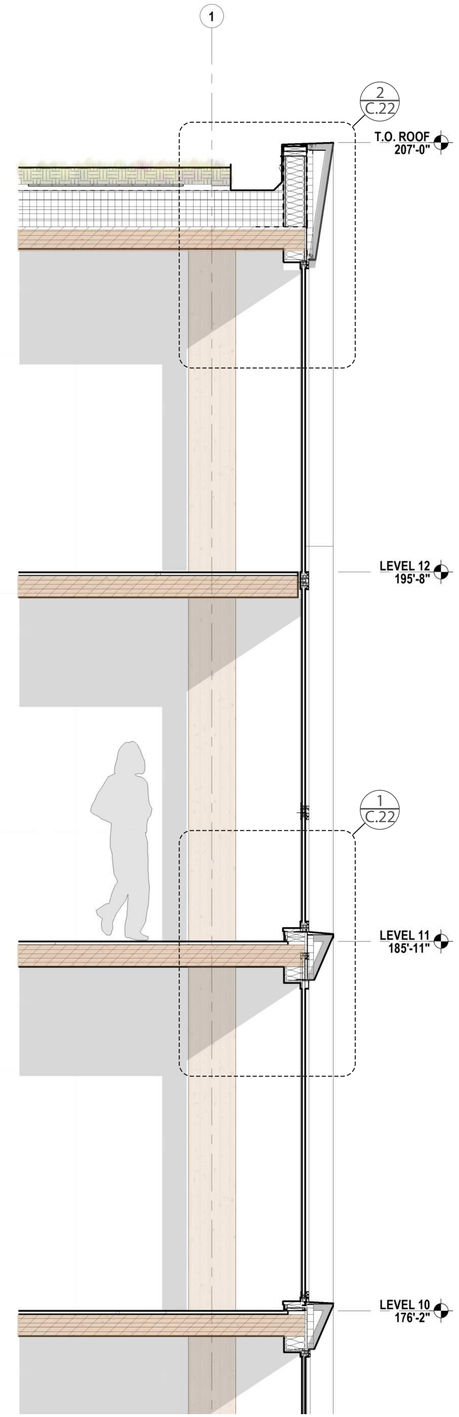
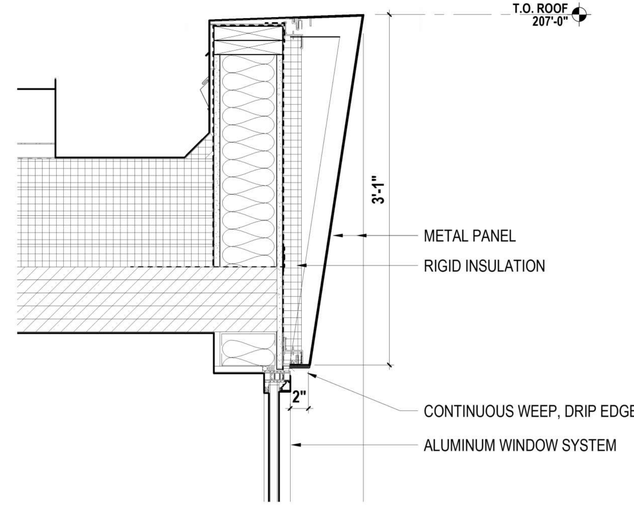


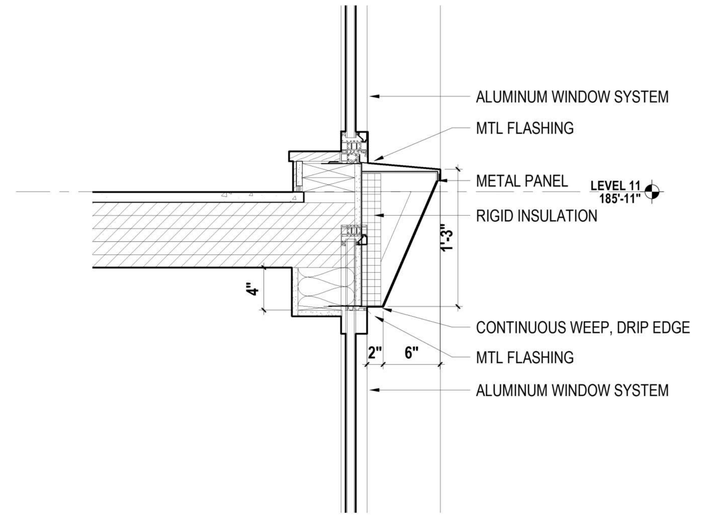
4 ENLARGED ELEVATION



3 WALL SECTION

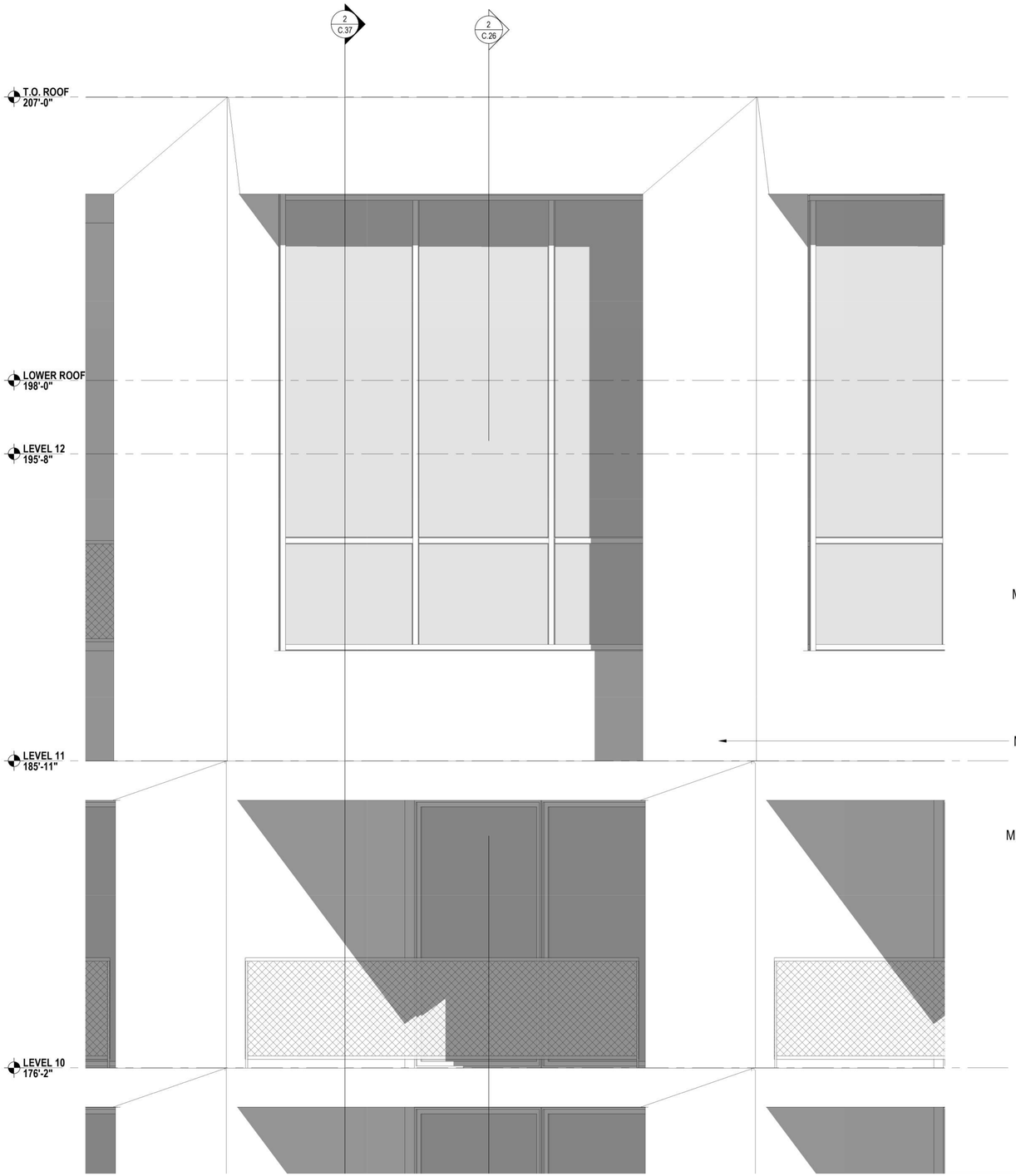


2 ENLARGED DETAIL - TYP. PARAPET AT WS-1

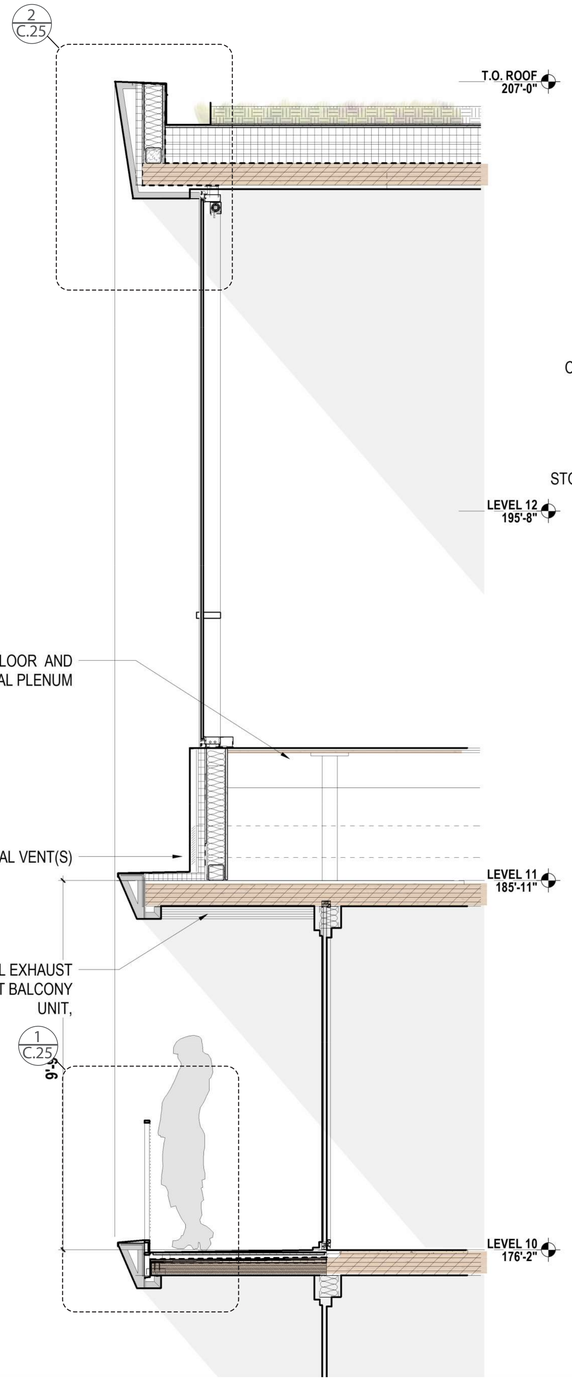


1 ENLARGED DETAIL - TYP. WS-1 WINDOW HEAD / SILL

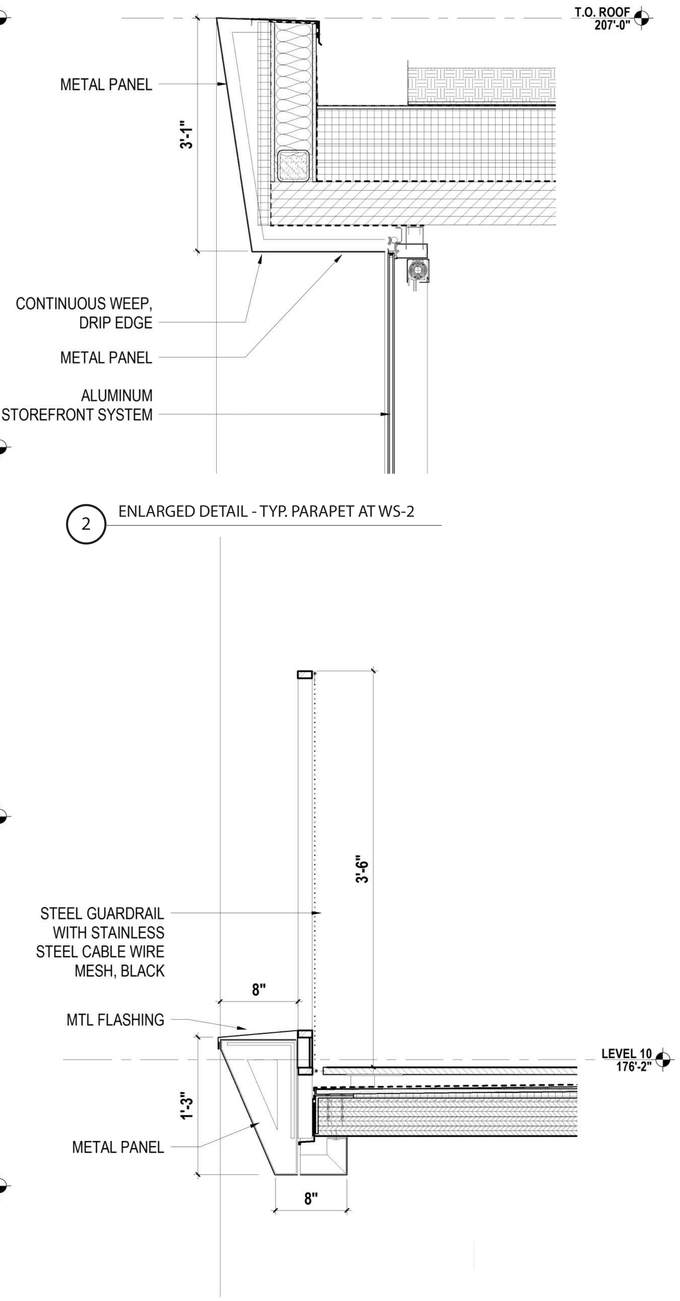
FACADE DETAILS



4 ENLARGED ELEVATION - LEVEL 11 AMENITY SPACE AND 1 BED BALCONY UNIT

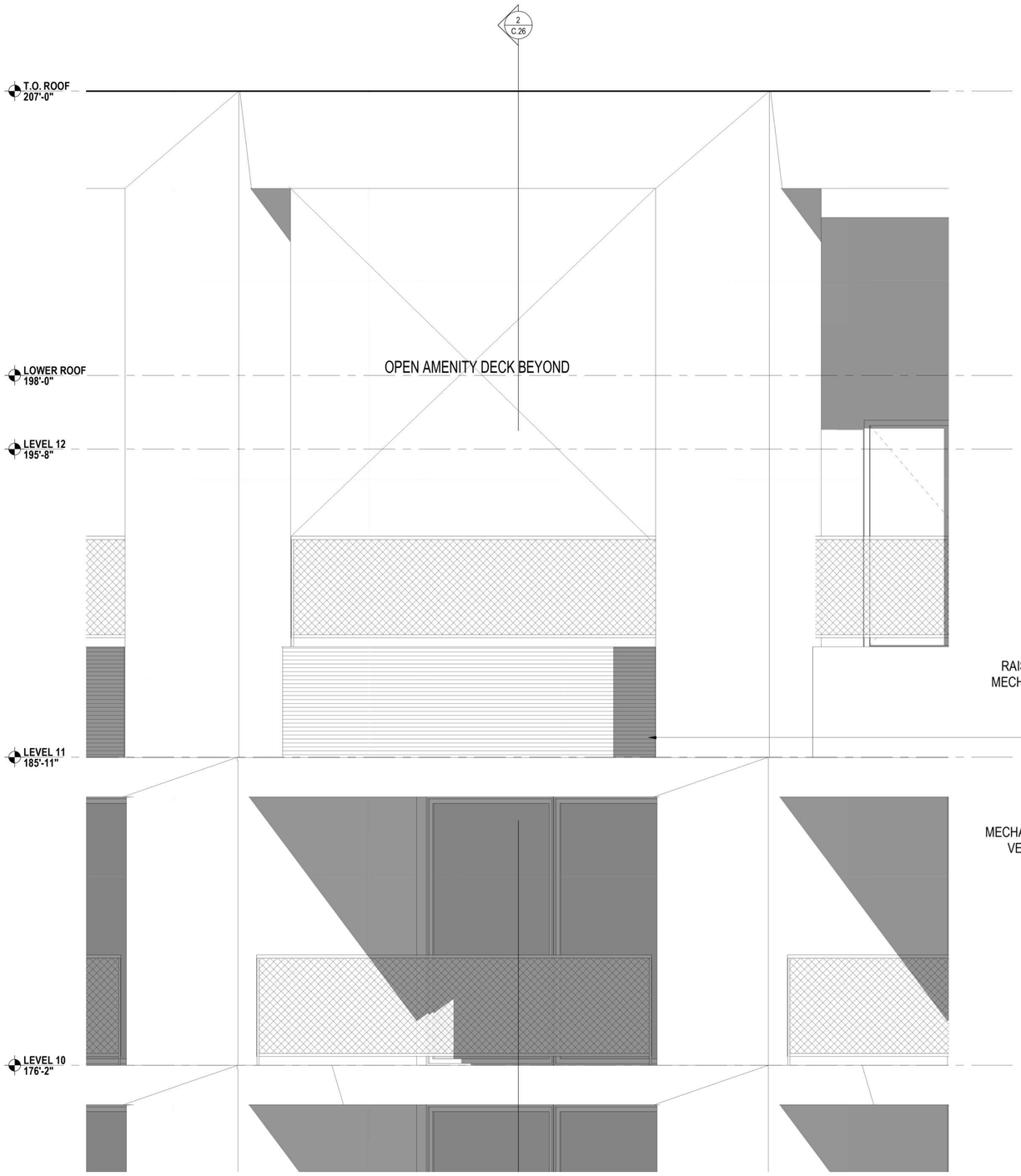


3 WALL SECTION - LEVEL 11 AMENITY SPACE AND 1 BED BALCONY

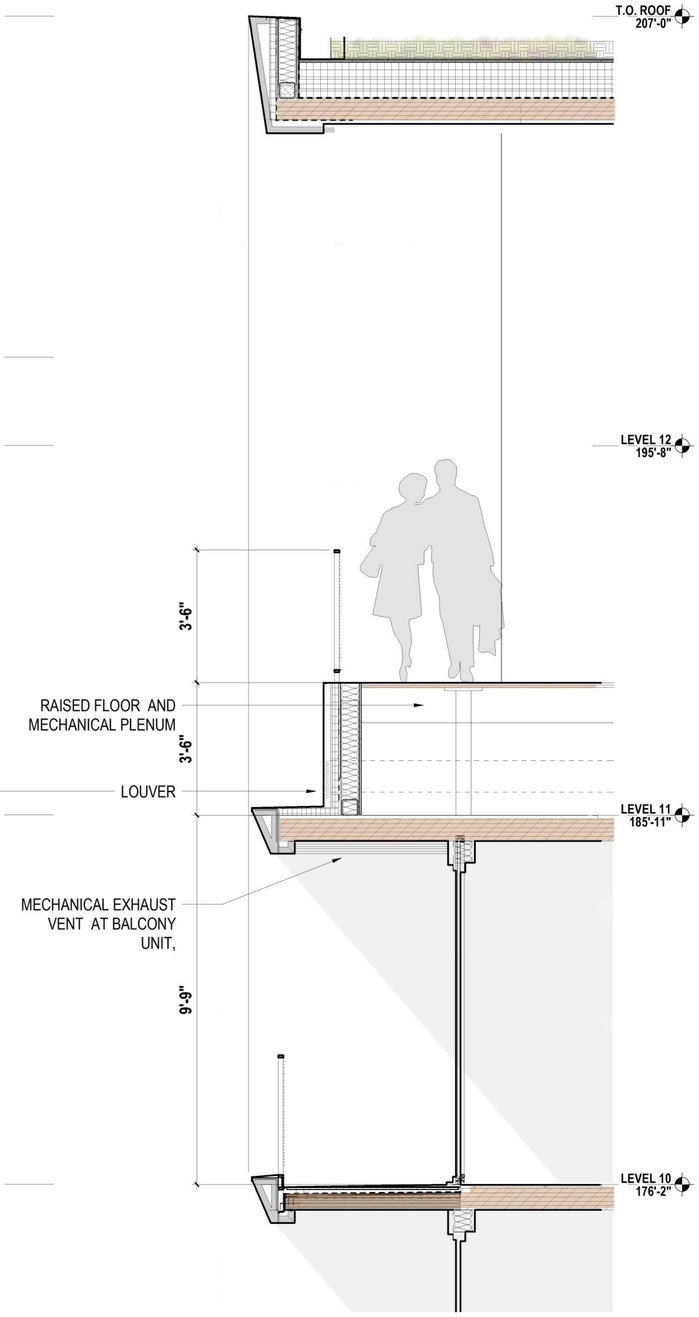


2 ENLARGED DETAIL - TYP. PARAPET AT WS-2

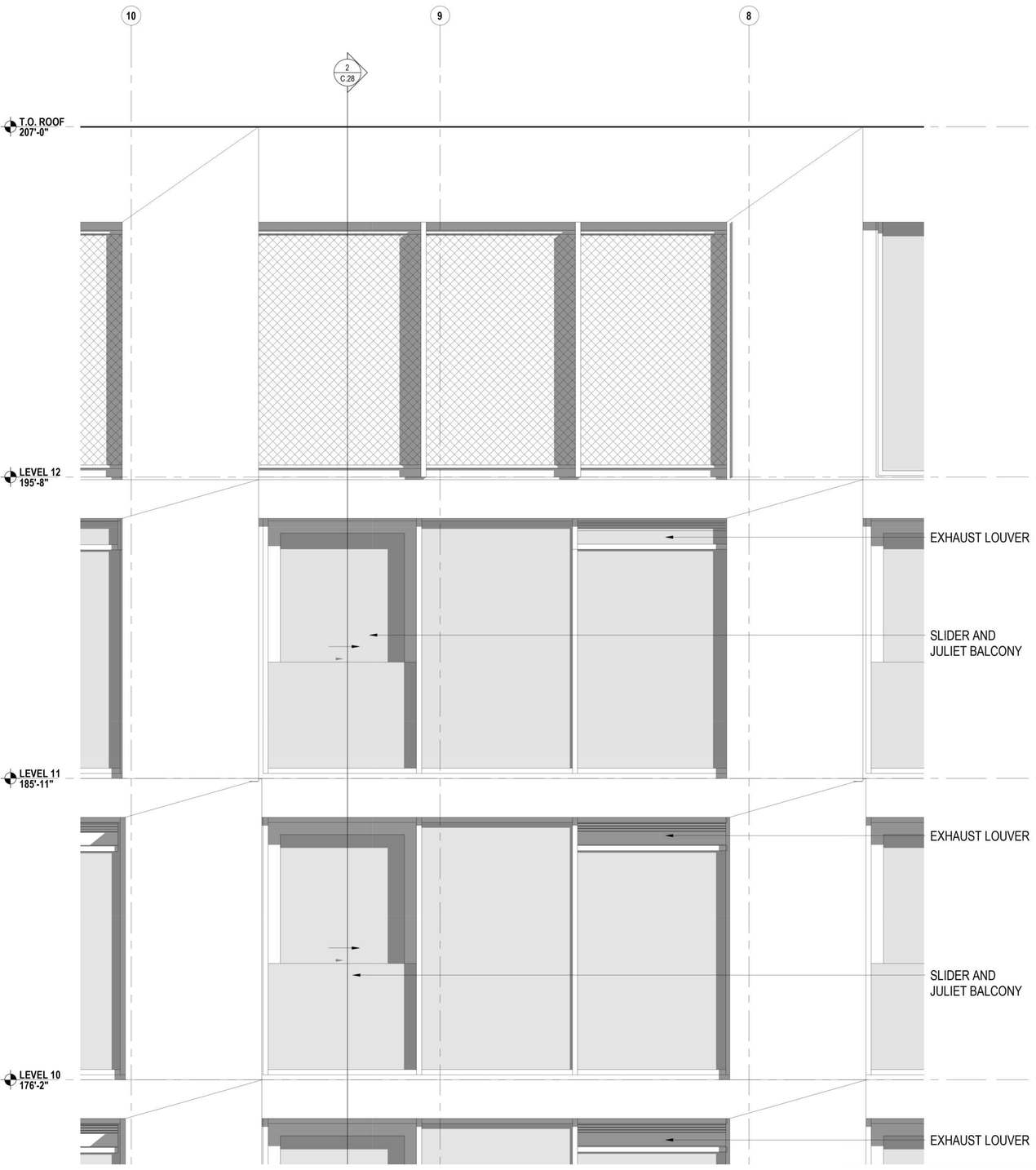
1 ENLARGED DETAIL - TYP. BALCONY EDGE



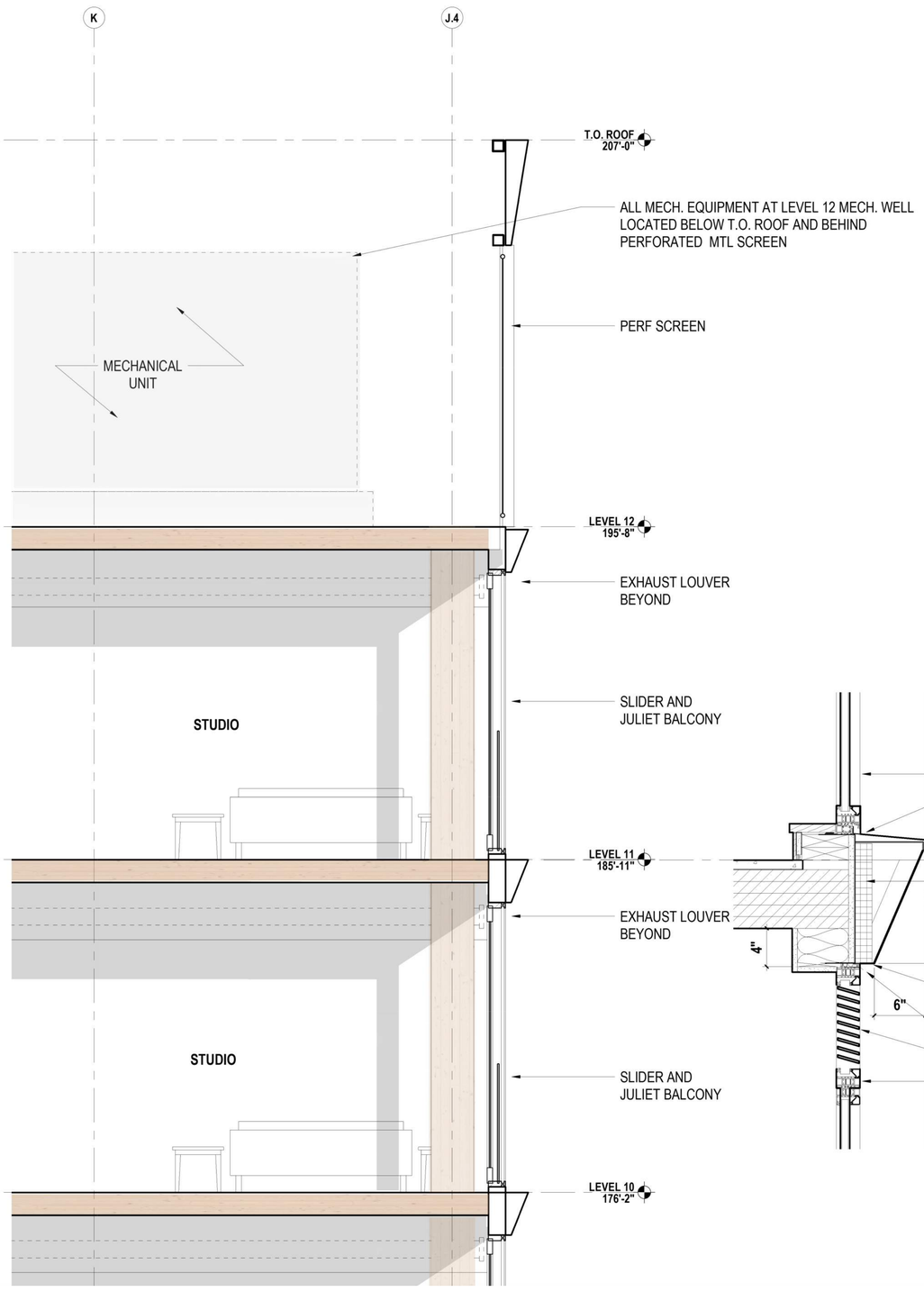
2 ENLARGED ELEVATION - AMENITY DECK AND BALCONY UNITS

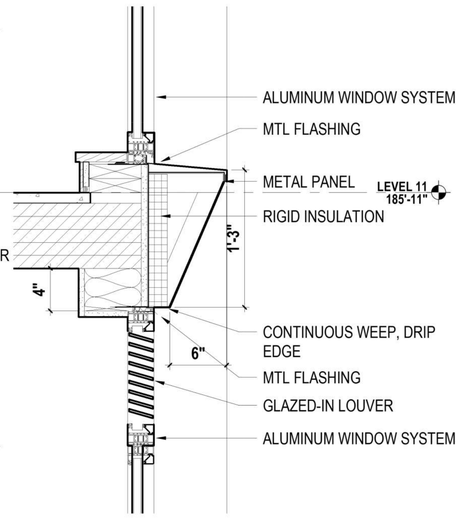


1 WALL SECTION - AMENITY DECK AND BALCONY UNITS



2 ENLARGED ELEVATION - MECHANICAL WELL AND TYP. JULIET BALCONY

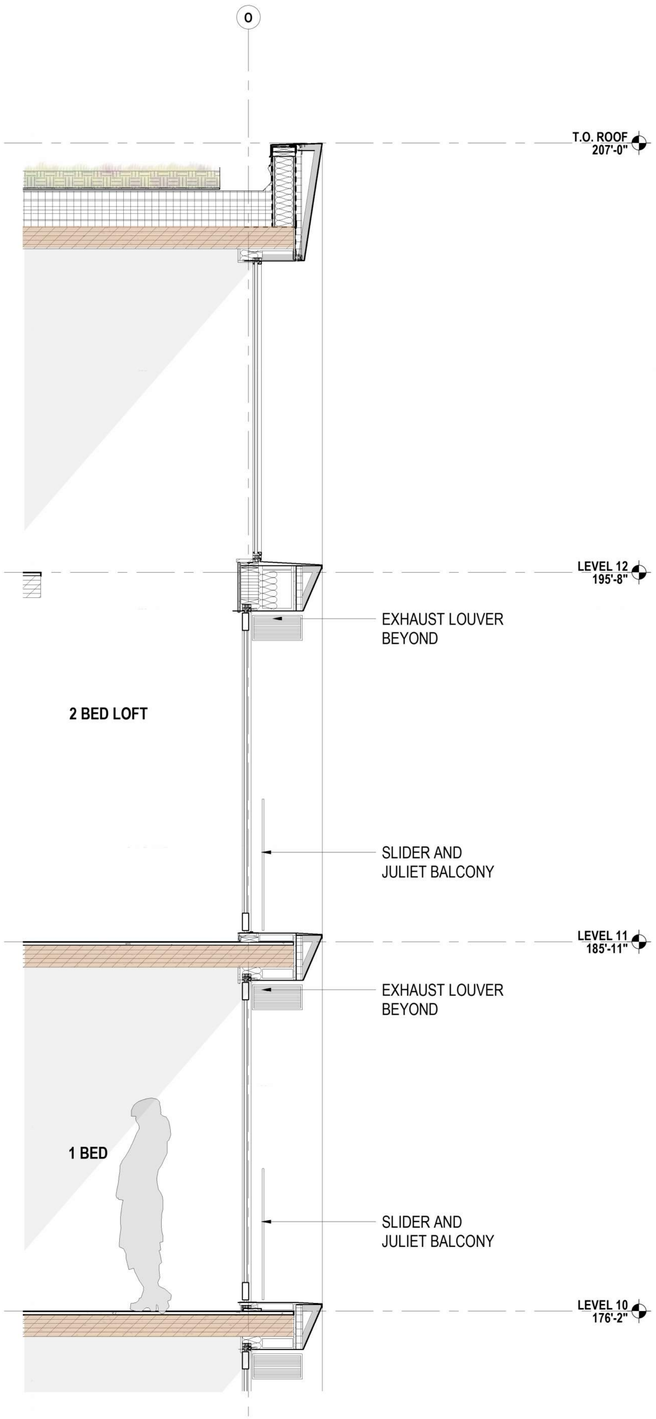




1 WALL SECTION - MECHANICAL WELL AND TYP. JULIET BALCONY



2 ENLARGED ELEVATION - LEVEL 11 LOFT UNITS AND TYP. JULIET BALCONY

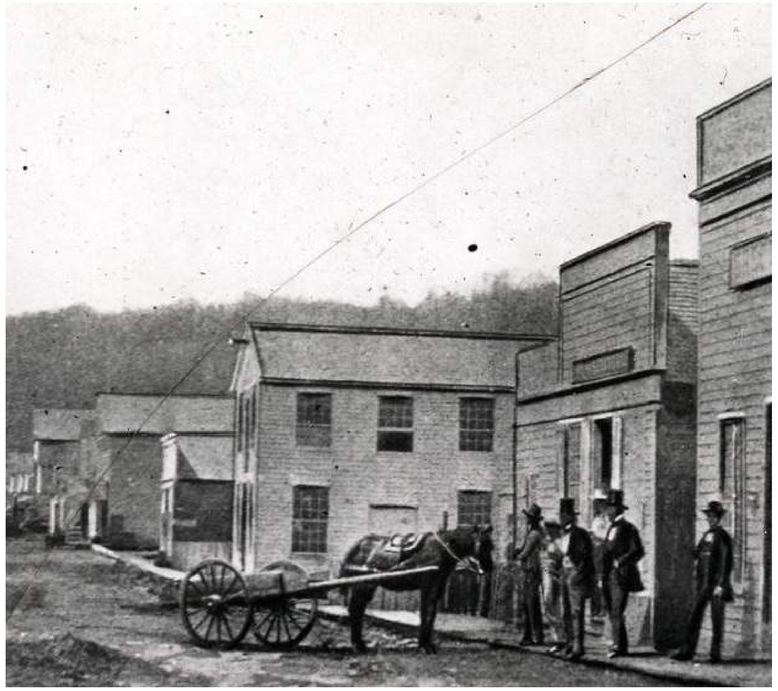


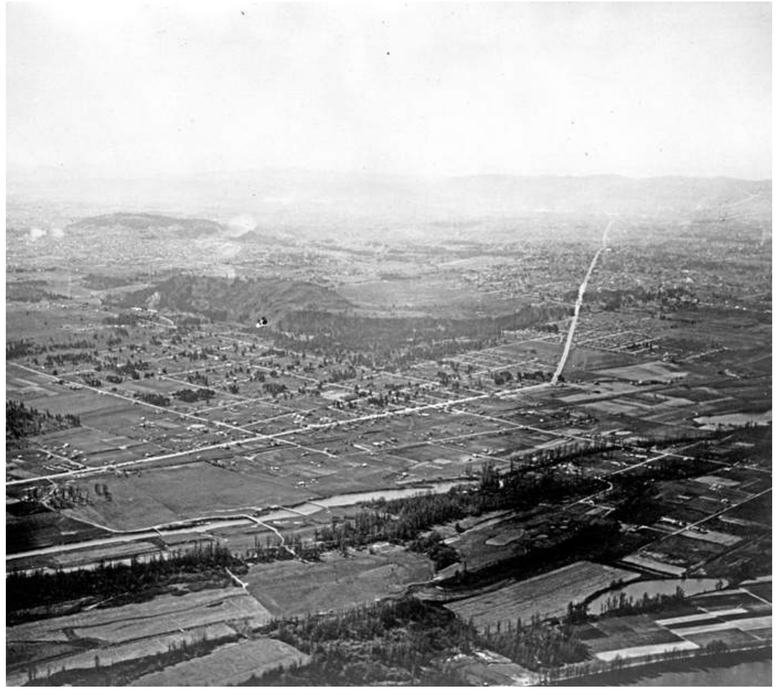
1 WALL SECTION - LEVEL 11 LOFT UNITS AND TYP. JULIET BALCONY





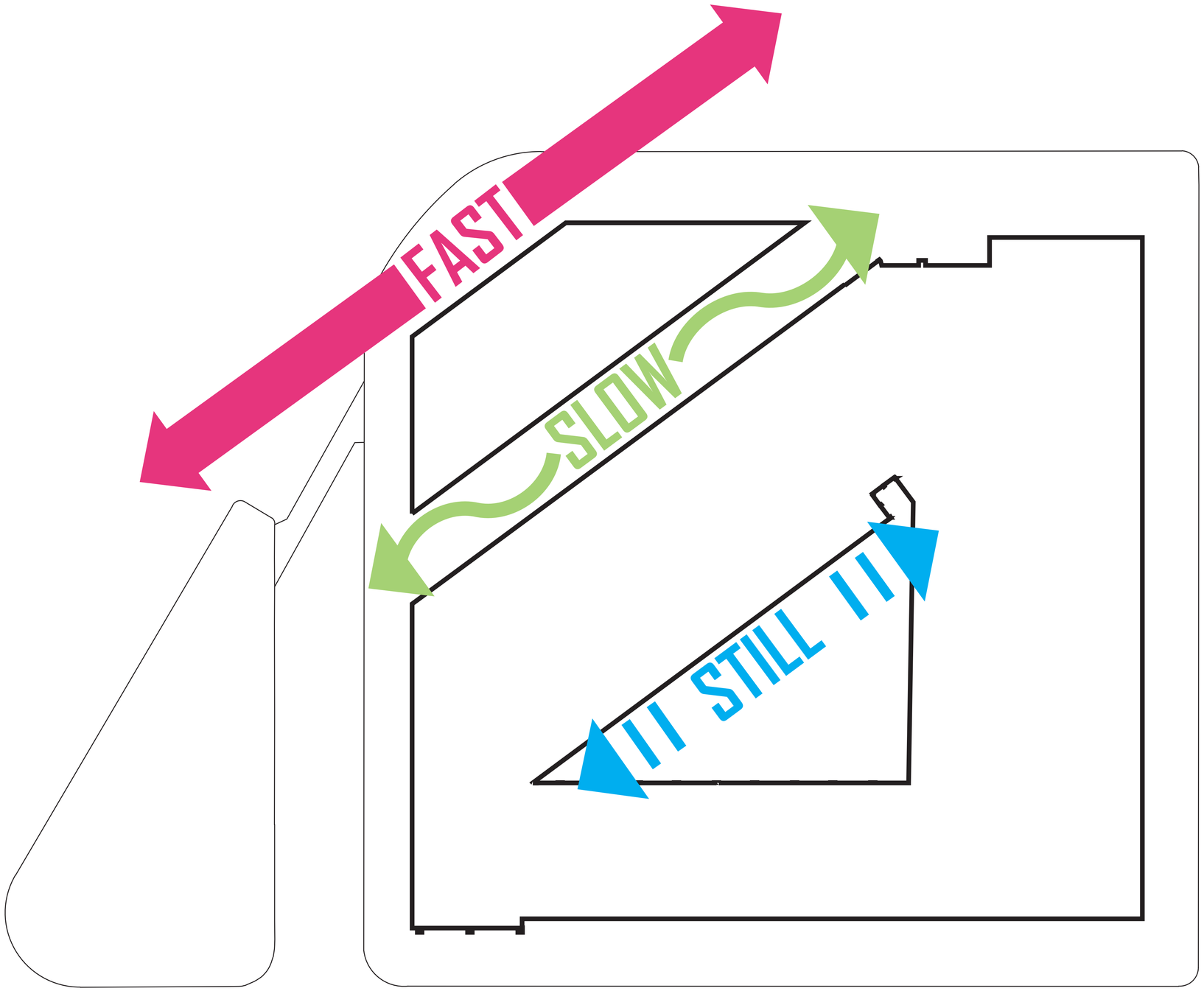








LANDSCAPE HISTORY



LAYERED STORYTELLING

UTILIZE THREE DISTINCT AREAS

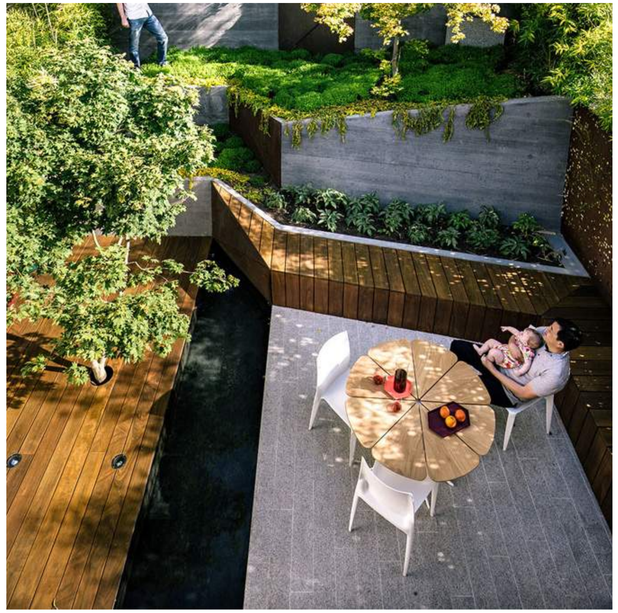
LANDSCAPE CONCEPT





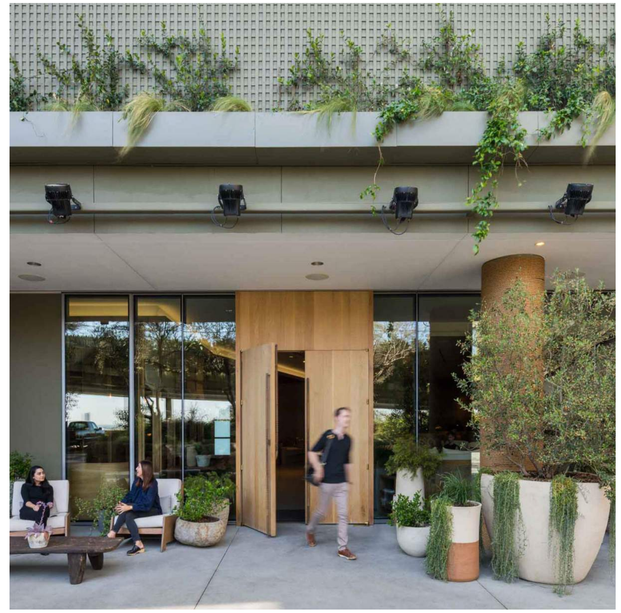












LANDSCAPE INSPIRATION



1. Bike Lane
2. Bike Racks
3. Live/Work Units
4. Pavers
5. Proposed Street Tree
6. Building Courtyard
7. Retail Corridor
8. Ramp w/ Raised Planter
9. Planting
10. Planters
11. Cafe Seating (By Owner)
12. Overhead Lights
13. Runnel Water Feature
14. Hadco Street Lights

LEVEL 1 LANDSCAPE PLAN

LIVE/WORK UNIT



OVERHANGING VINES

GREEN ROOF

PLANTING IN 18" ALUMINUM PLANTER

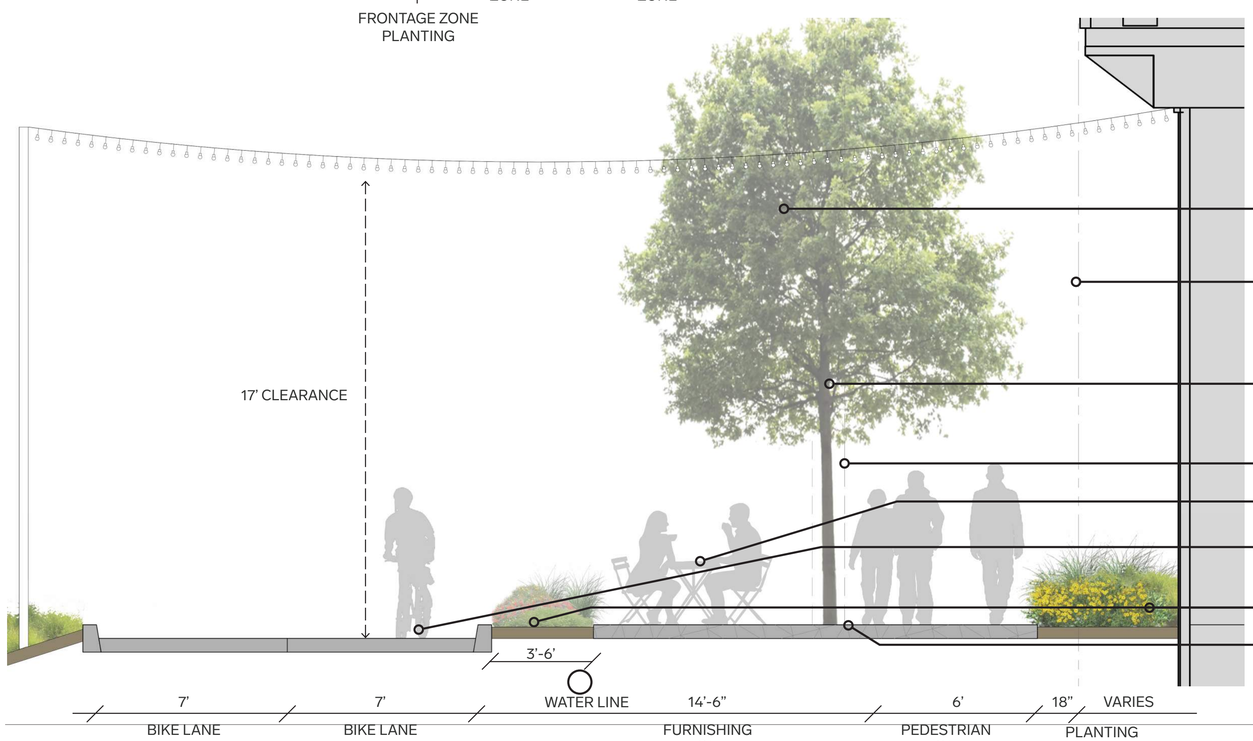
SHRUB PLANTING IN FRONTAGE ZONE

STREET TREE AND GROUND COVER PLANTING

PAVER PATIO

Scale: NTS

9TH AVE.



OVERHEAD LIGHTS

PROPERTY LINE

STREET TREE

POWER POLE (BEYOND)

CAFE TABLES AND CHAIRS

BIKE LANES

PLANTING

UNIT PAVER

Scale: NTS

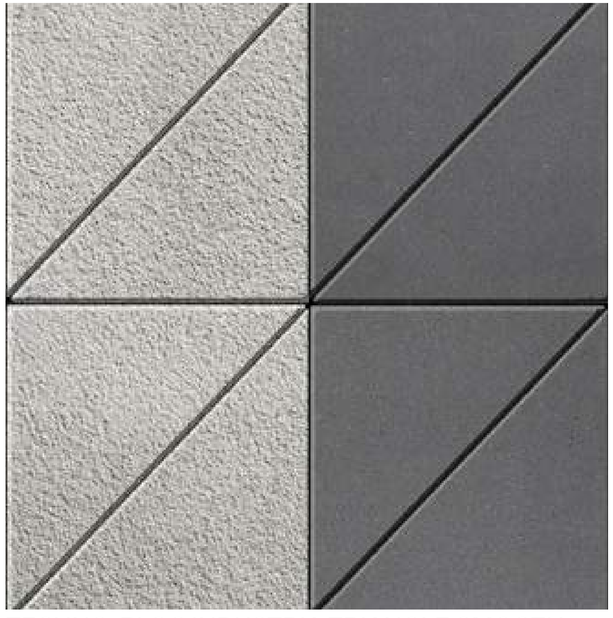
LEVEL 1 LANDSCAPE SECTION



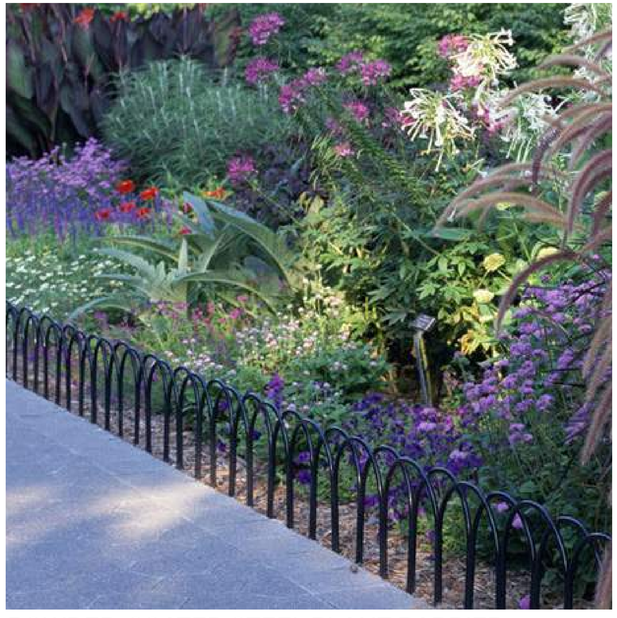




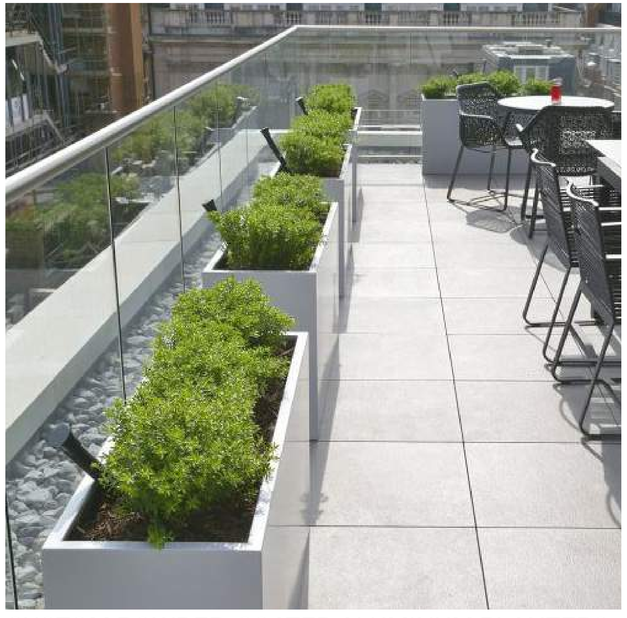
LEVEL 1 STREETSCAPE VIEWS - 9TH AVE



TECHNO-BLOC INDUSTRIA TRIANGLE SMOOTH PAVERS



POWDER-COATED STEEL PLANT BARRIER



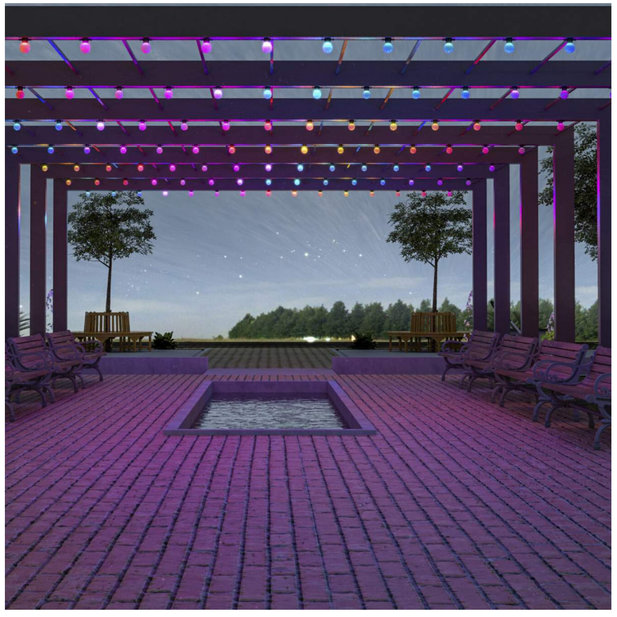
CUSTOM POWDER-COATED ALUMINUM PLANTERS (COLOR TO MATCH BUILDING FACADE)



BOLA BIKE RACK



CUSTOM PAINTED STEEL 20’ TALL, 4” CIRCULAR LIGHT POST (17 MIN. CLEARANCE FOR LIGHTS)



TIVOLI LITESHERE LED STRING LIGHTS



HADCO CL32 POST TOP LIGHT

LANDSCAPE MATERIALS



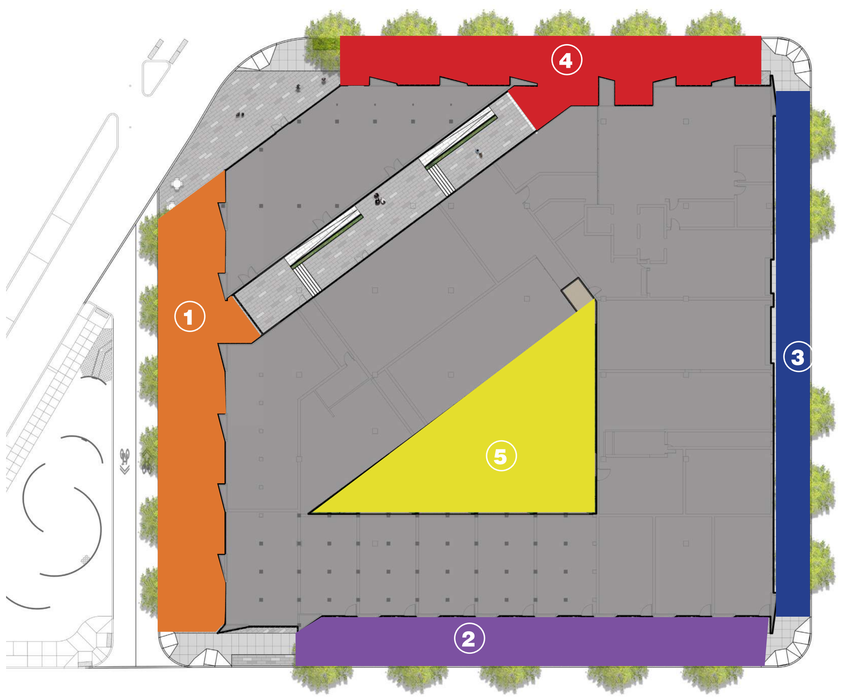
1. Retail Corridor
2. Live/Work Units
3. Residential Patio
4. Terraced Planters
5. Flexible Gathering Space
6. Cafe Table Seating
7. Courtyard Trees
8. Seat Wall
9. Privacy Screens
10. Runnel Water Feature
11. Vine Wall

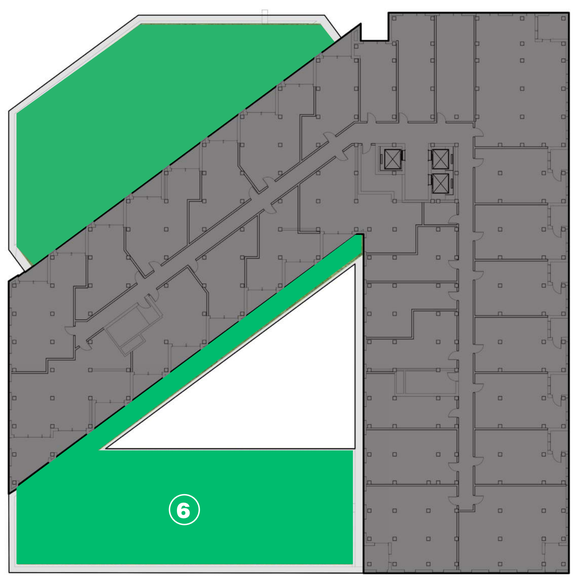
COURTYARD ENLARGEMENT

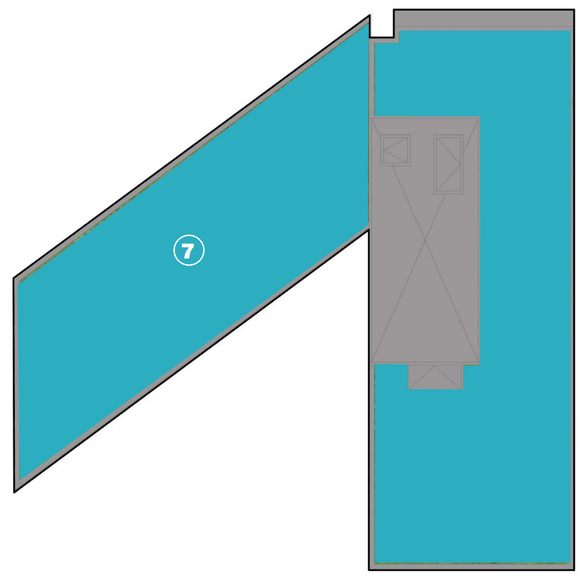


Weaving together habitat-enriching, native and climate-adaptive plantings to create an inviting, unique resilient landscape.

PLANTING CONCEPT

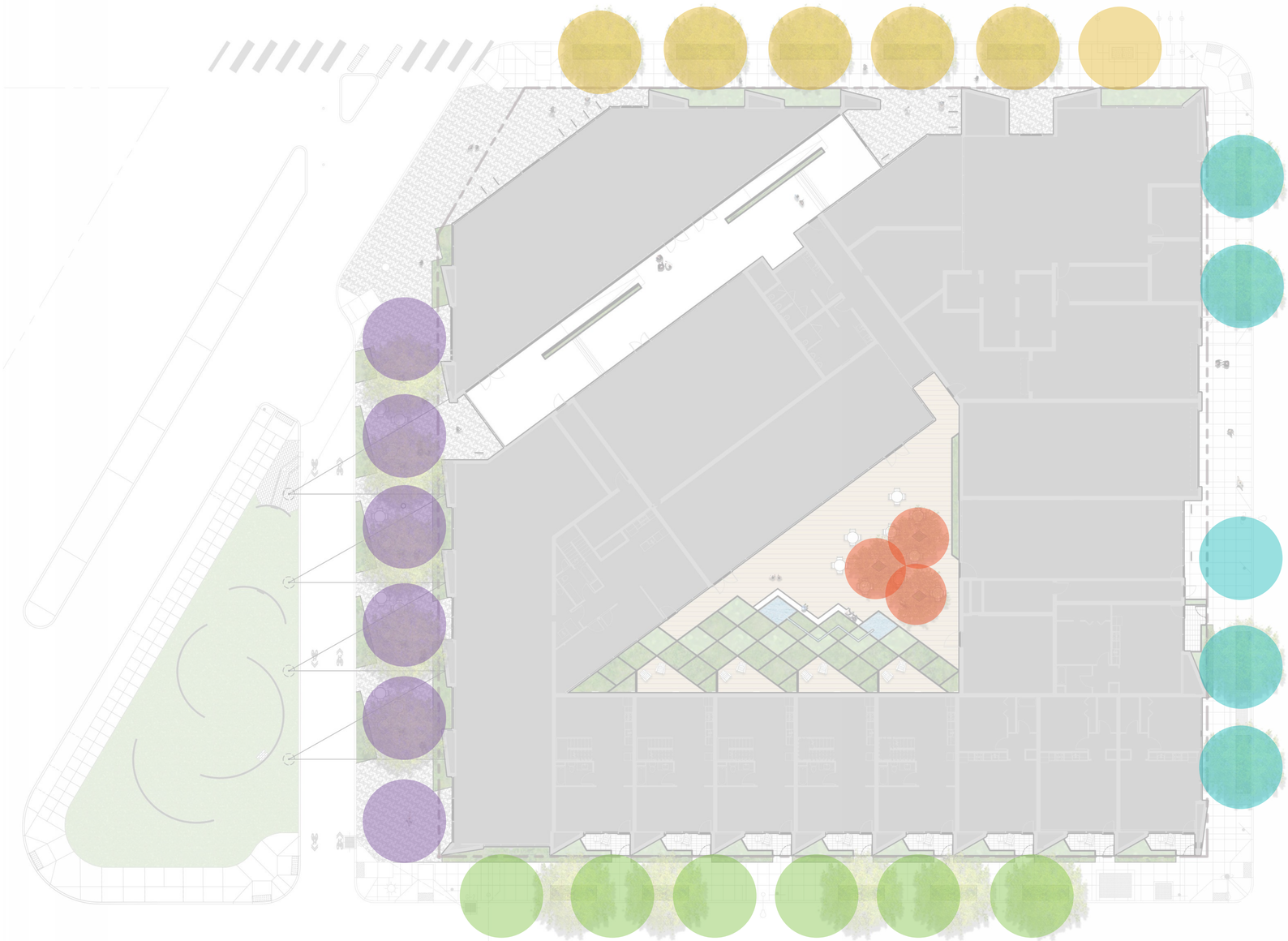






1. **West**: native planting, year-round flowering, pollinator/service plants, nitrogen-fixing
2. **South**: native, climate-adaptive (low water), vertical planting
3. **East**: native planting, ground cover
4. **North**: native planting, pollinator/service plants
5. **Courtyard**: Climate-adaptive
6. **Level 2 Green Roof**: native planting, pollinator/service plants, climate-adaptive, sculptural
7. **Roof Green Roof**: native planting, pollinator plants, drift wood/ habitat material

PLANTING ZONES



TREE LEGEND:

- Escarpment Live Oak
- Chinese Pistache
- Canyon Live Oak
- Holm Oak
- Magnolia ‘Inspiration’

LEVEL 1 PLANTING PLAN - TREES



QUERCUS FUSIFORMIS
Escarpment Live Oak



PISTACIA CHINENSIS
Chinese Pistache



QUERCUS ROTUNDIFOLIA
Holm Oak

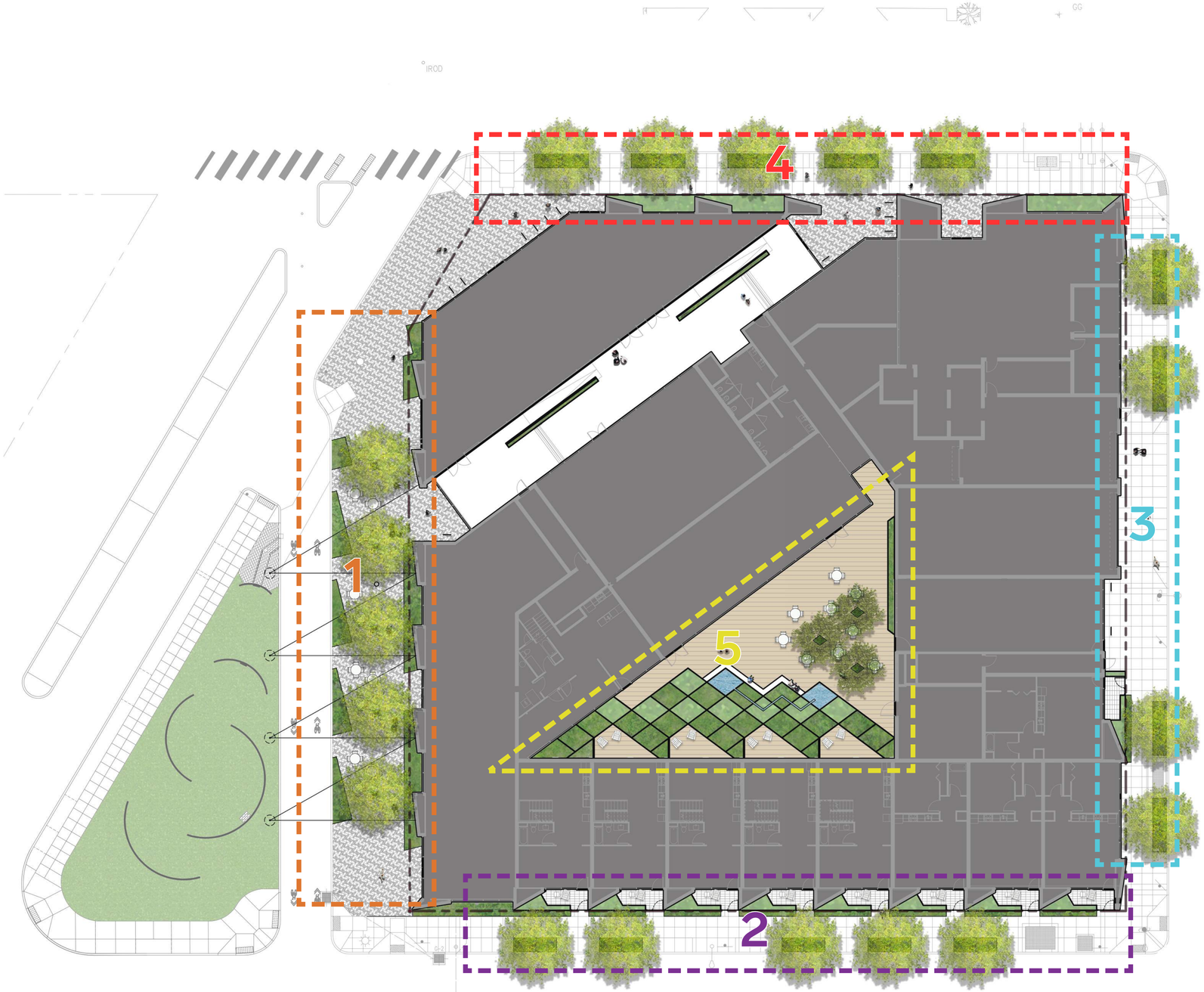


QUERCUS CHRYSOLEPIS
Canyon Live Oak



MAGNOLIA ‘INSPIRATION’
Magnolia Inspiration

LEVEL 1 TREE IMAGES



LEVEL 1 PLANTING PLAN

ZONE 1



Iris innominta



Umbellularia californica ‘O’Brian’



Eriophyllum lanatum ‘Takilma Gold’



Zauschneria ‘catalina’



Arctostaphylos hookeri



Arctostaphylos columbiana



Mimulus (Erythranthe) cardenalis



Ceanothus cuneatus



Arctostaphylos x ‘white lanterns’



Ribes malvaceum



Erigeron glaucus



Aster chilensis



Ribes speciosum



Rhamnus californica ‘hayfork’



Lithocarpus densiflorus var. echinoides

LEVEL 1 PLANTING IMAGES

ZONE 2



Olea europaea cvs



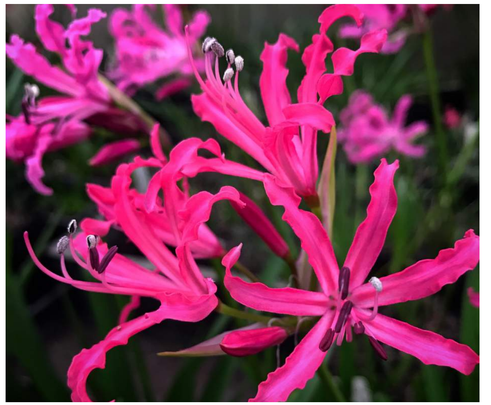
Festuca mairei



Phlomis aurea



Lavandula x ‘Silver Anouk’



Nerine cvs



Rosmarinus ‘Mrs. Reed’s Dark Blue’



Convolvulus cneorum



Chamaerops humilis v. cerifera



Dorycnium hirsutum



Teucrium chamaedrys



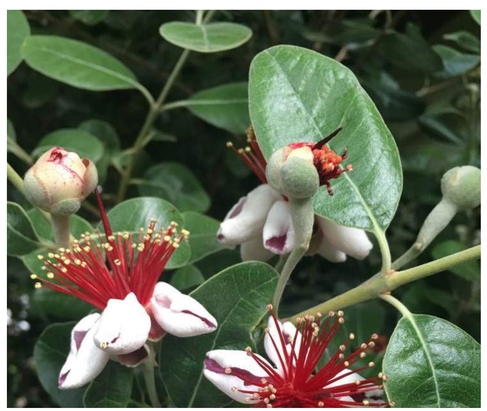
Rhamnus alaternus ‘Argenteovariegata’



Osmanthus decorus



Ceanothus x ‘Garnet’



Acca sellowiana



Hypericum olympicum v. citrinum

LEVEL 1 PLANTING IMAGES

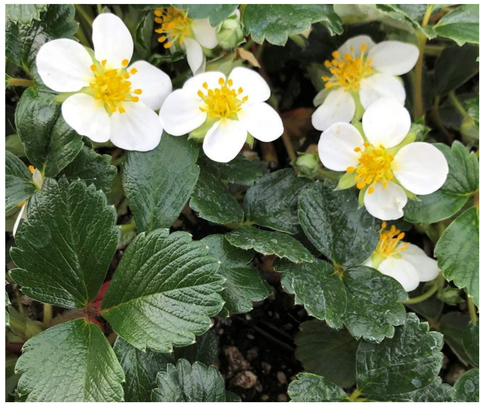
ZONE 3



Mahonia repens



Iris douglasiana



Fragaria chiloensis



Ribes malvaceum



Festuca mairei

ZONE 4



Viola sempervirens



Vancouveria hexandra



Mimulus cardinalis



Woodwardia fimbriata



Polypodium scouleri



Carex pansa



Carex obnupta



Juncus patens ‘Elk Blue’



Rhamnus californica ‘Eve Case’



Garrya buxifolia x fremontii

LEVEL 2 PLANTING PLAN

ZONE 5



Osmanthus fragrans ‘Nanjing Beauty’



Mahonia eurybracteata ‘Cistus Silvers’



Fatsia japonica ‘Spilt Milk’



Dryopteris spp



Metapanax delavayi



Pittosporum x ‘Fine Green’-’Nappy’



Aspidistra tonkinensis ‘Spotty’



Podocarpus matudiae



Carex plantaganea



Woodwardia fimbriata



Sarcococca hookerianan var. humilis



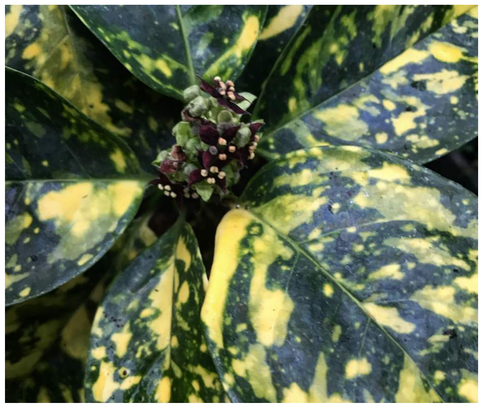
Mahonia eurybracteata ‘Cistus Silvers’



Firmiana simplex

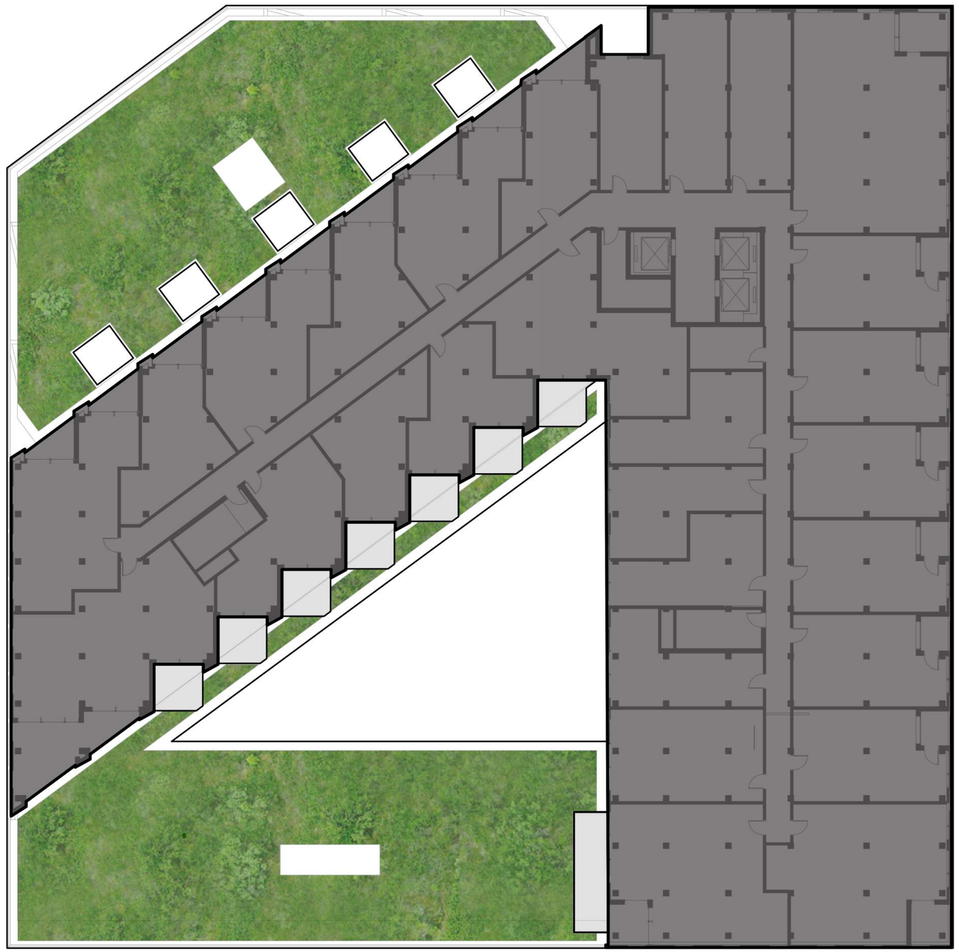


Mahonia x media ‘Winter Sun’



Aucuba japonica ‘Lisa White’

LEVEL 2 PLANTING IMAGES

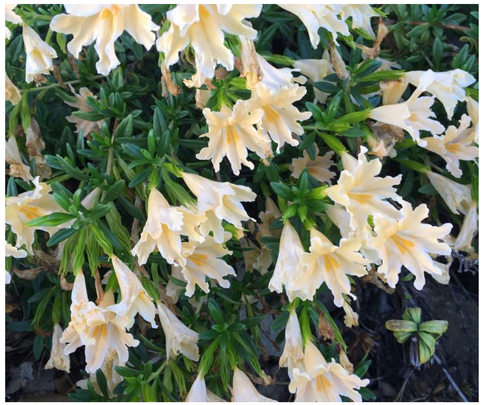


ROOF PLANTING PLAN

ZONE 6



Silvia greggii ‘Coral’



Diplacus aurantiacus



Hesperaloe parviflora



Hesperaloe parviflora ‘Brakelights’



Juniperus communis var. saxatilis



Triteleia ssp.



Jasminum nudiflorum



Penstemon mexicali



Penstemon pinifolius



Yucca rostrata



Mimulus aurantiacus



Zauschneria californica



Sedum spathulifolium



Sedum oreganum



Lomatium columbianum

ROOF PLANTING IMAGES



ROOF PLANTING IMAGES

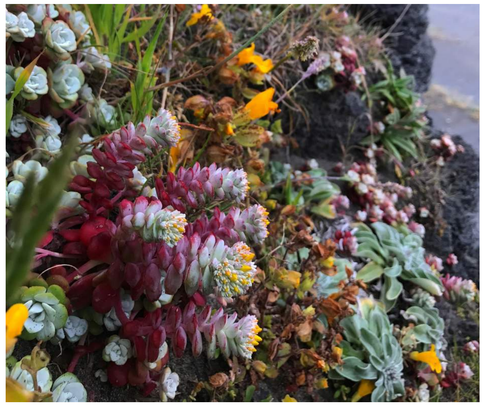
ZONE 7



Sedum oreganum



Sedum oregonense



Sedum spathulifolium ssp pruinosum



Sedum spathulifolium ssp spathulifolium



Polypodium scouleri



Lomatium columbianum



Sedum spathulifolium

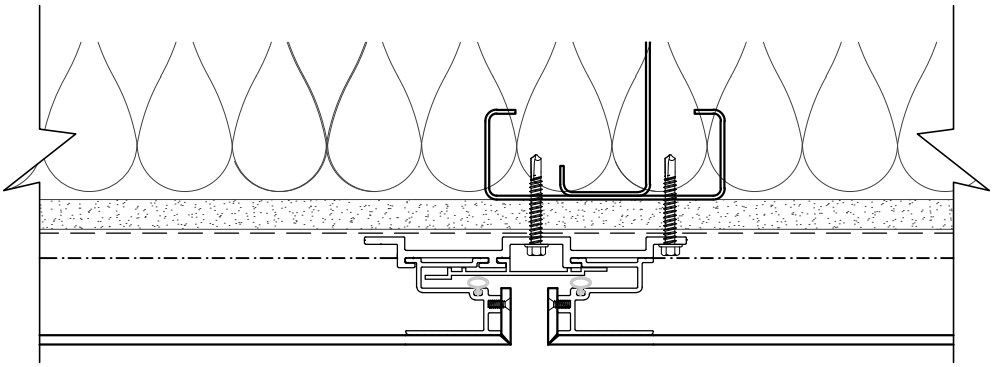


Lomatium columbianum

ROOF PLANTING IMAGES

SKYLINE
SHEET METAL

SSMPER-X



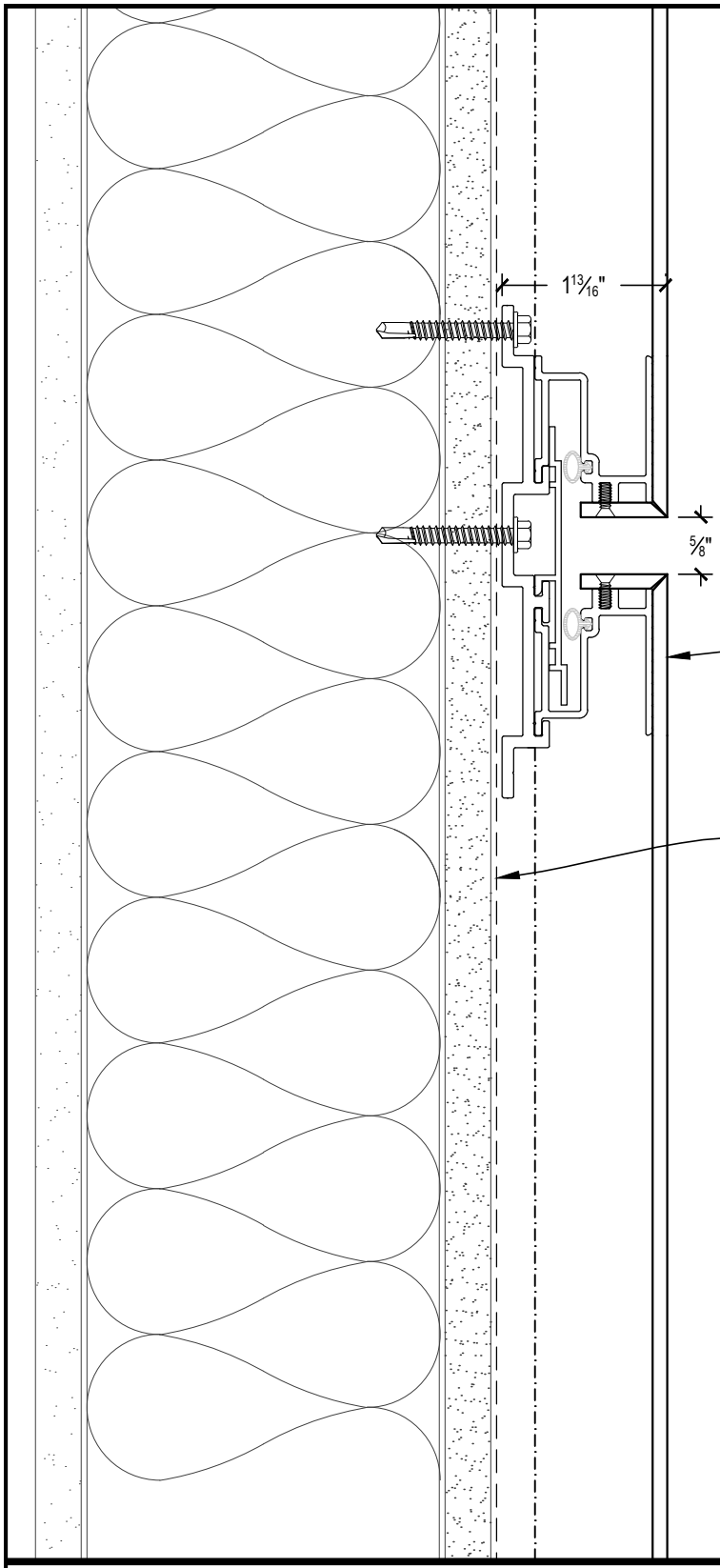
PRODUCT DESCRIPTION:

Skyline Sheet Metal Pressure Equalized Rainscreen X system (SSMPER-X) wall cladding panels are manufactured from 4mm **composite sheet material CNC routed and formed over an extruded aluminum mounting frame. The panels are mechanically attached with floating clips over a weather barrier to the stud framing of the structural wall and are finished with ⅝" joint reveals.

FEATURES and BENIFITS:
Open Rainscreen Principle
20 year finish waranty
Exceptional flatness and deflection resistance
Lightweight compared to heavy gauge sheet metal

MATERIAL and FINISH OPTIONS:
(**CM) Composite Material: Extruded thermoplastic core bonded between two thin metal sheets.
Aluminum (ACM) Coil-coated available in Std. and Custom colors, Timber, Stone, Prismatic.
Stainless Steel (SCM)
Copper (CCM)
Titanium (TCM)
Zinc (ZCM)

www.skylinesheetmetal.com
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SSMPER-X COMPOSITE METAL PANEL SYSTEM*.
SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL HORIZONTAL JOINT

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 1

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

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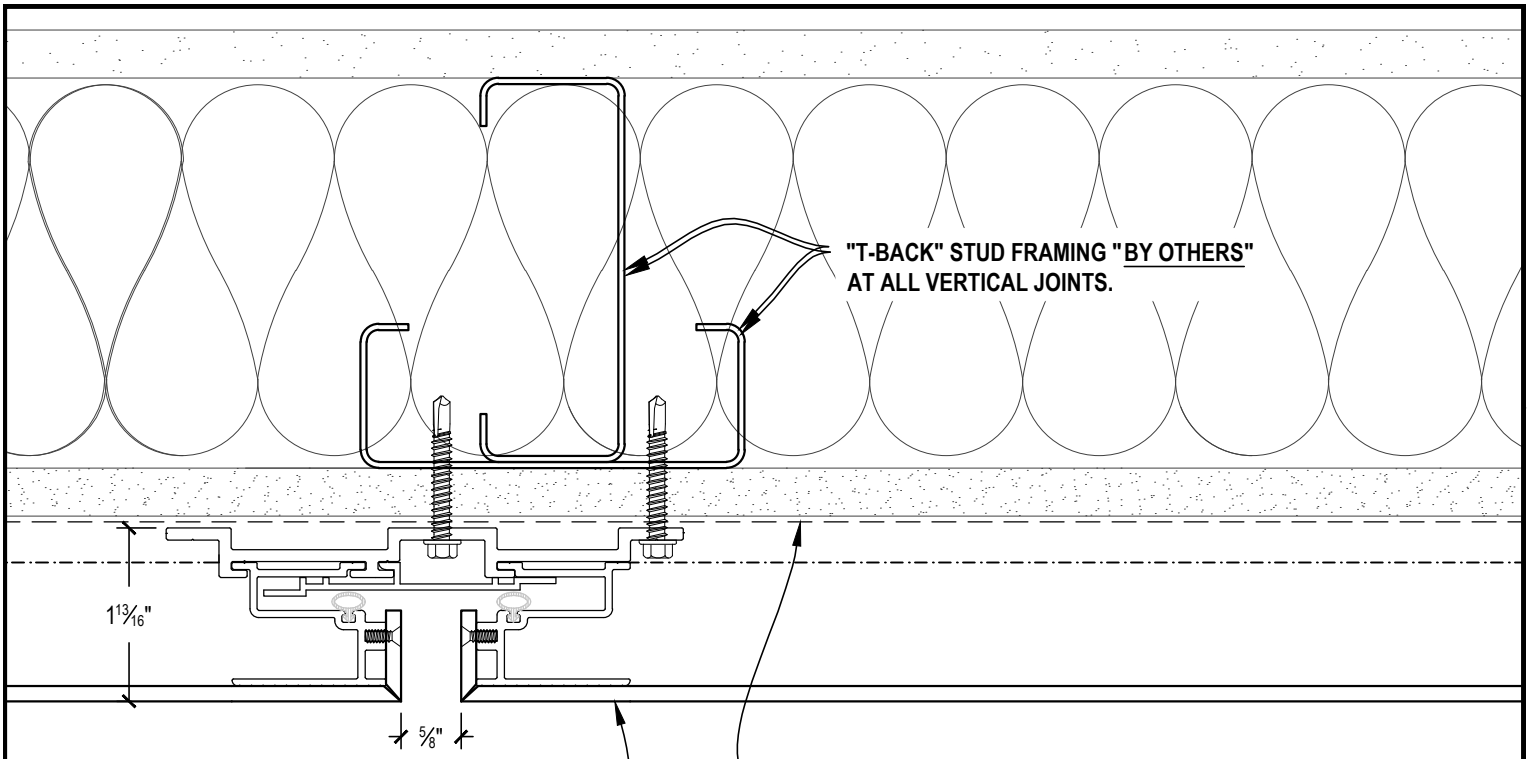


SKY LINE

TYPICAL VERTICAL JOINT

SCALE: 6" = 1'-0" PLAN VIEW

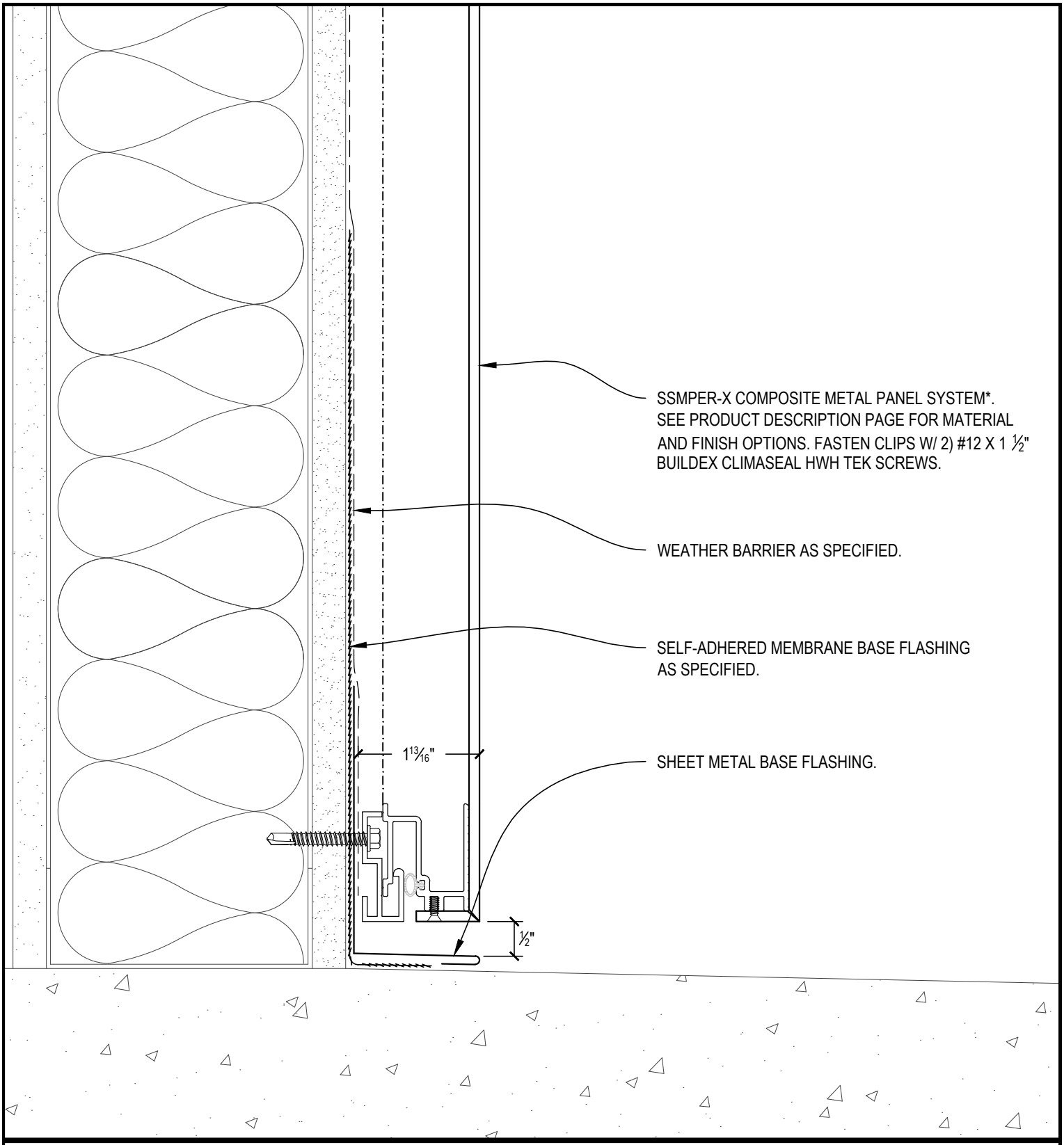
SHEET 2

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10 DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL PANEL @ GRADE

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 3

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

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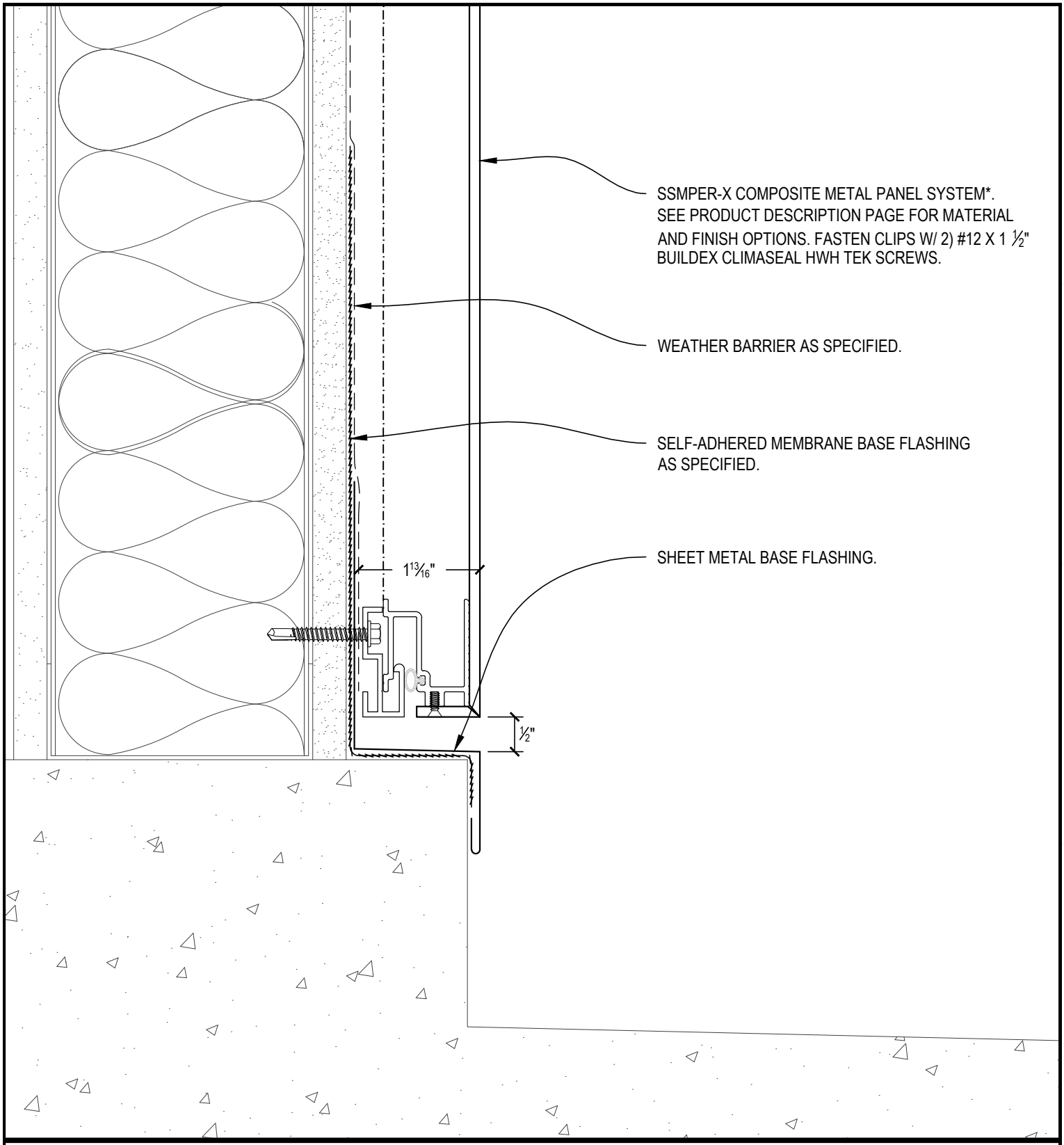


SKY LINE

PANEL @ GRADE--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 3A

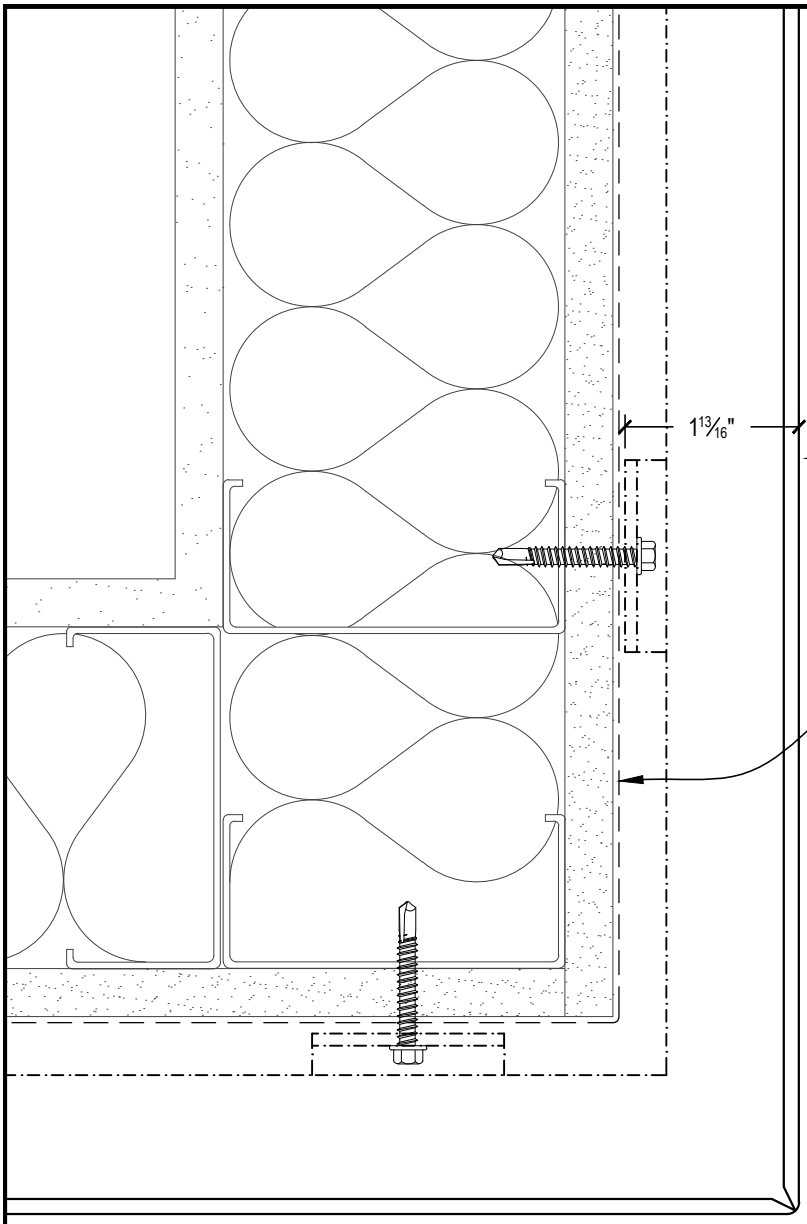
SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL OUTSIDE CORNER

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 4

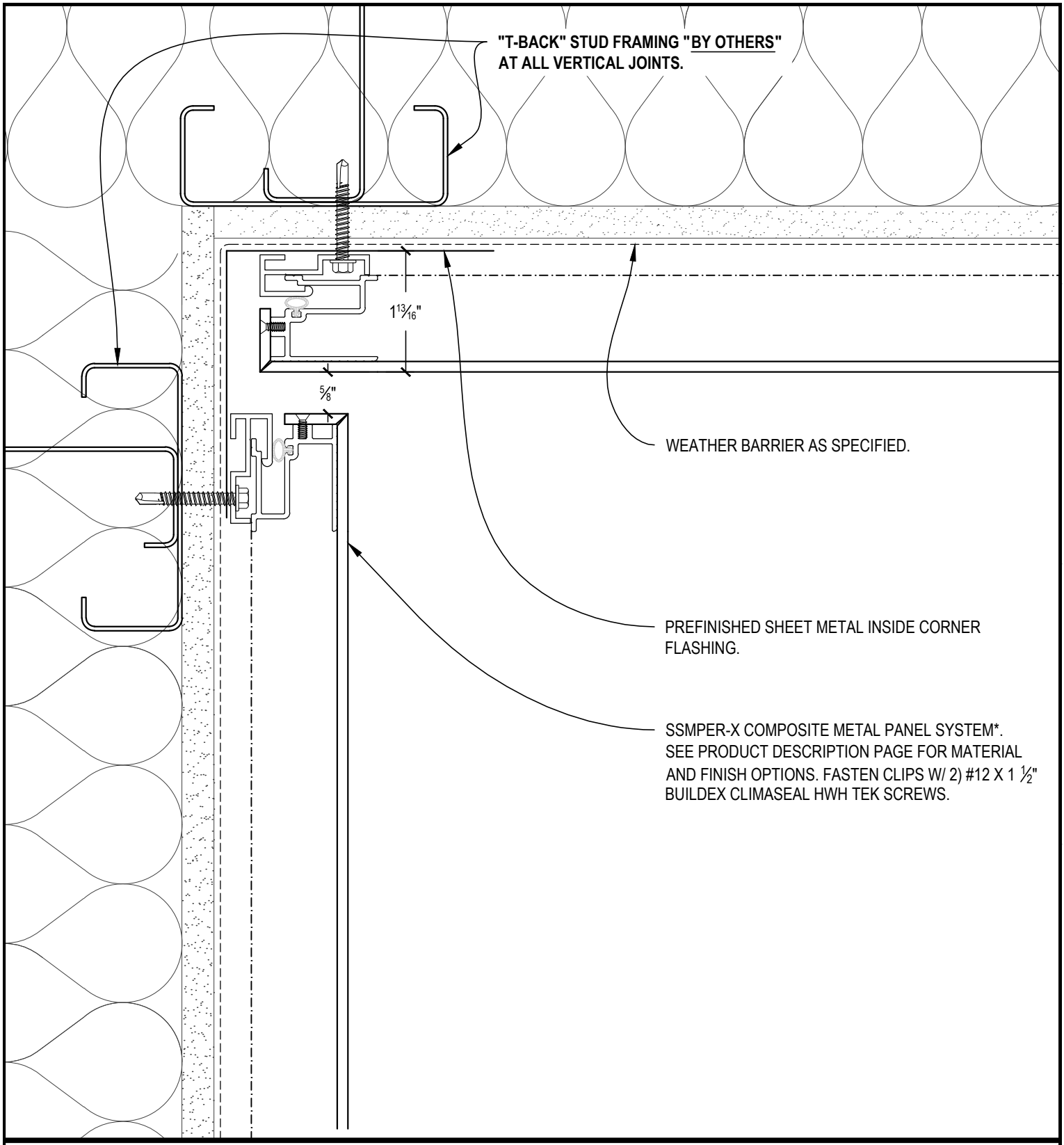
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL INSIDE CORNER

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5

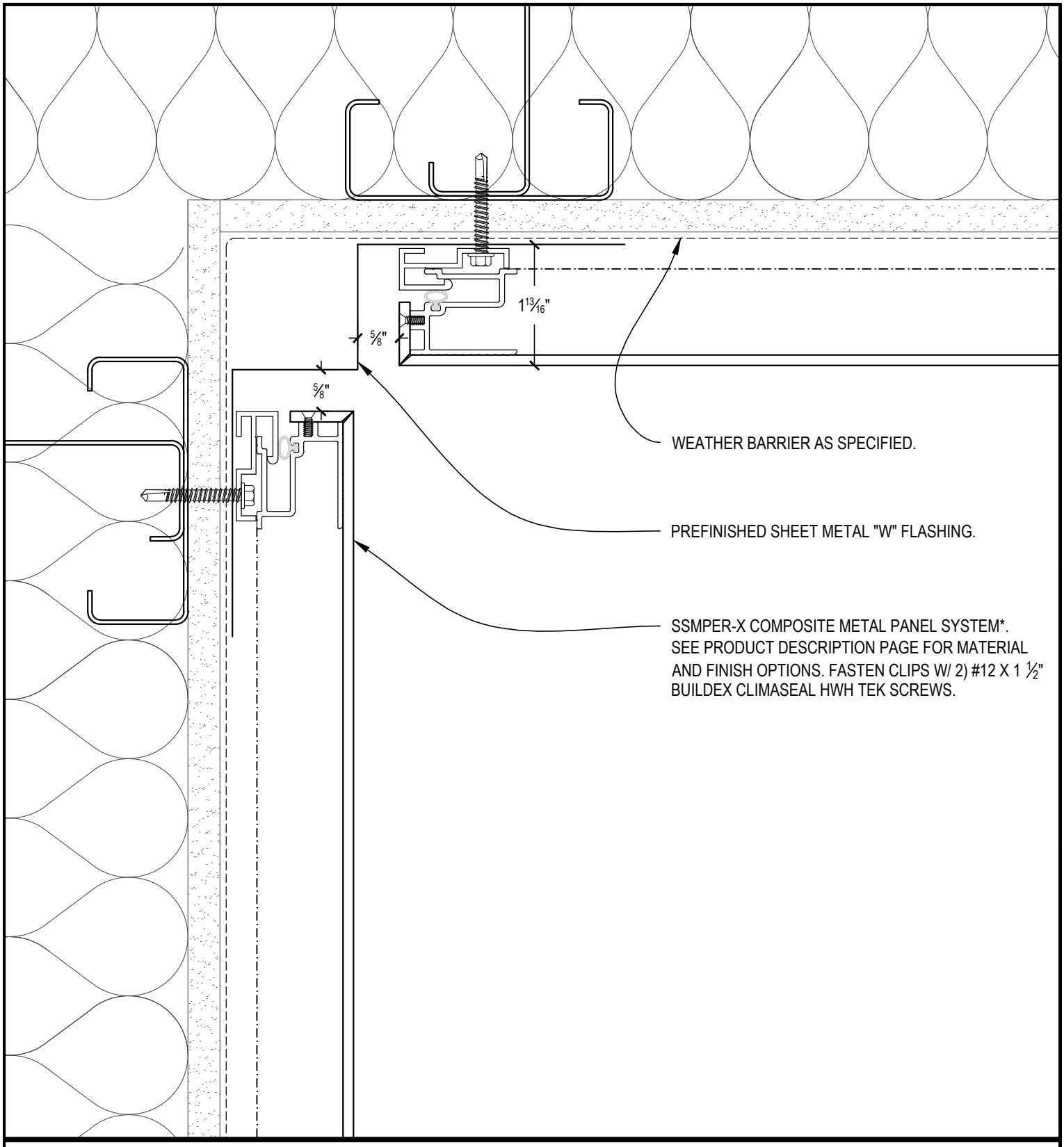
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER--OPTION -A-

SCALE: 6" = 1'-0" PLAN VIEW

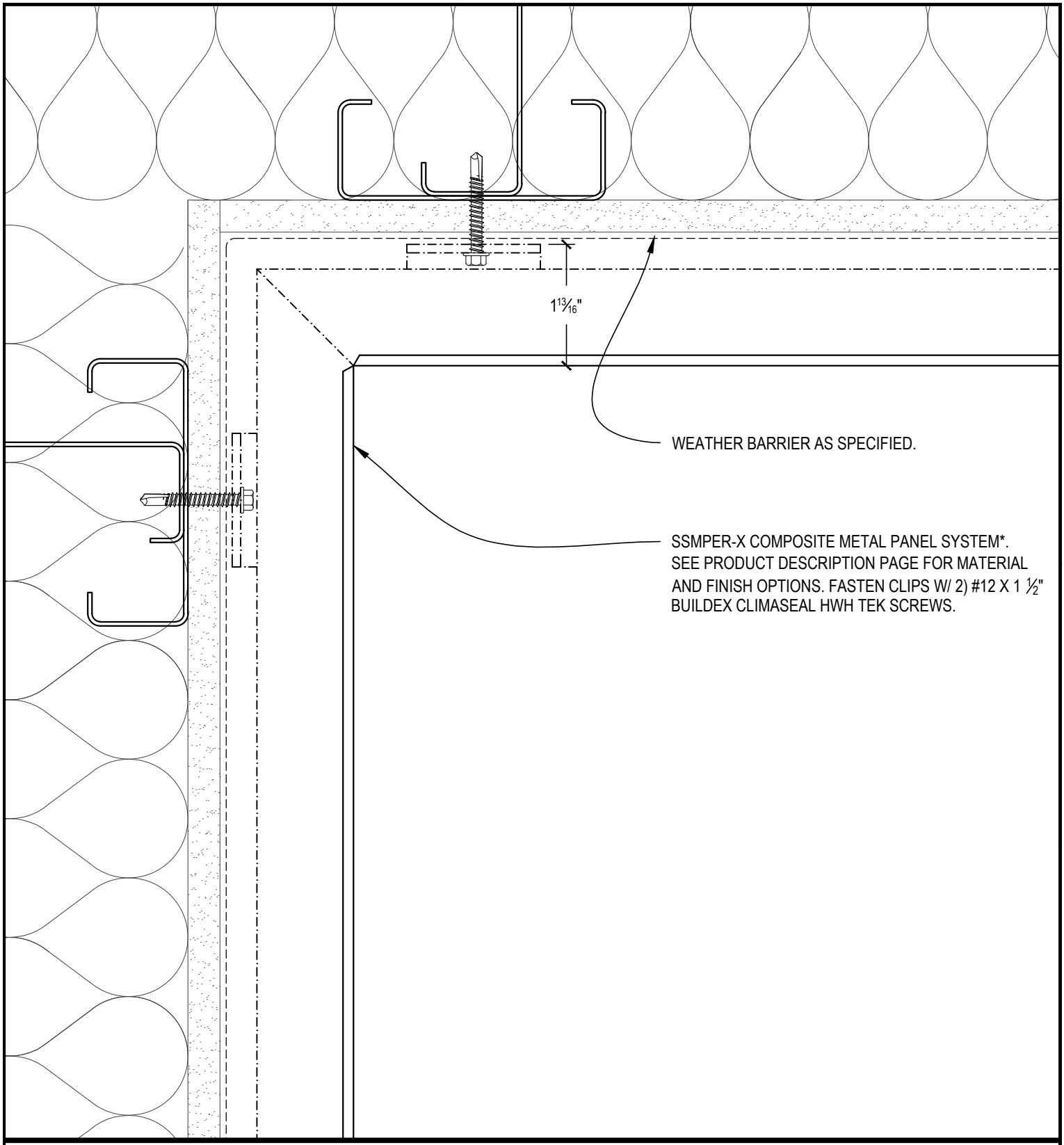
SHEET 5A

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10 DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER--OPTION -B-

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5B

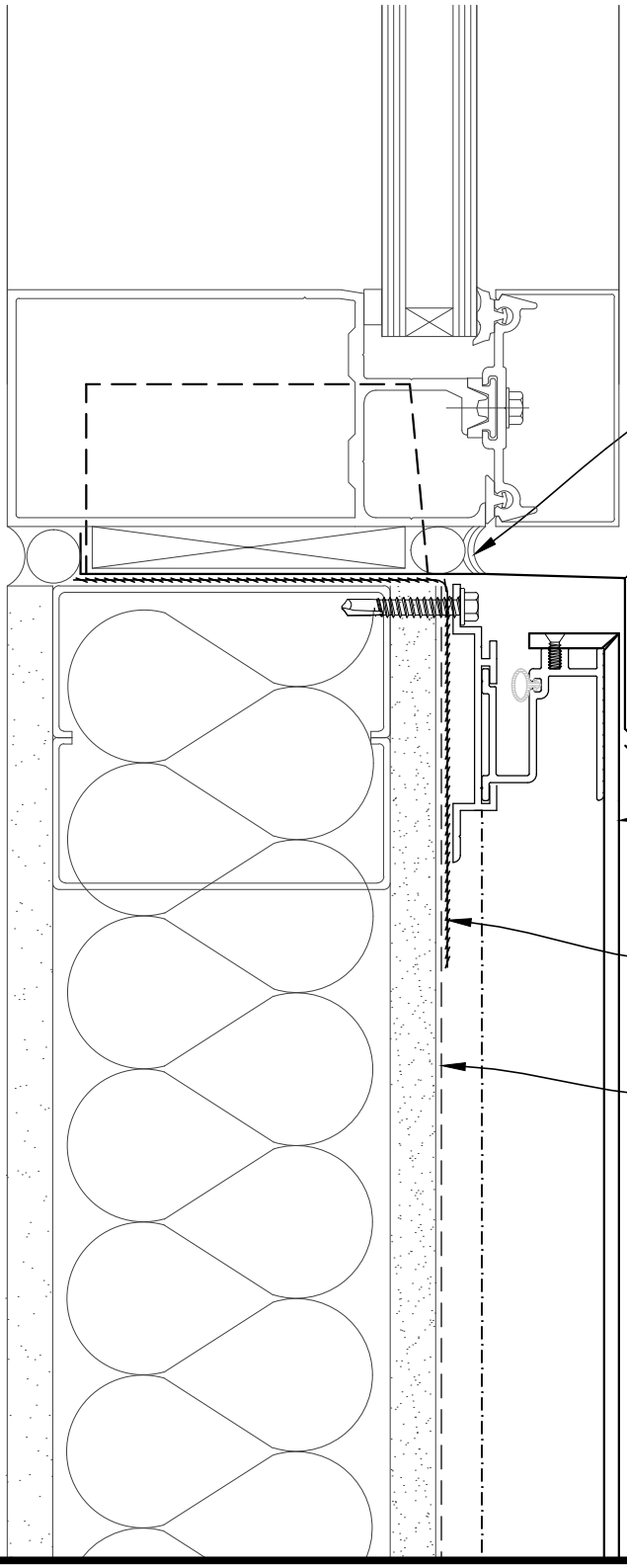
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SEALANT JOINT **BY OTHERS.**

PREFINISHED SHEET METAL SILL FLASHING W/ 2" END DAMS AND ½" BACK DAM.

SSMPER-X COMPOSITE METAL PANEL SYSTEM*. SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

SELF-ADHERED MEMBRANE WINDOW OPENING WRAP AS SPECIFIED.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL WINDOW SILL

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 6

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

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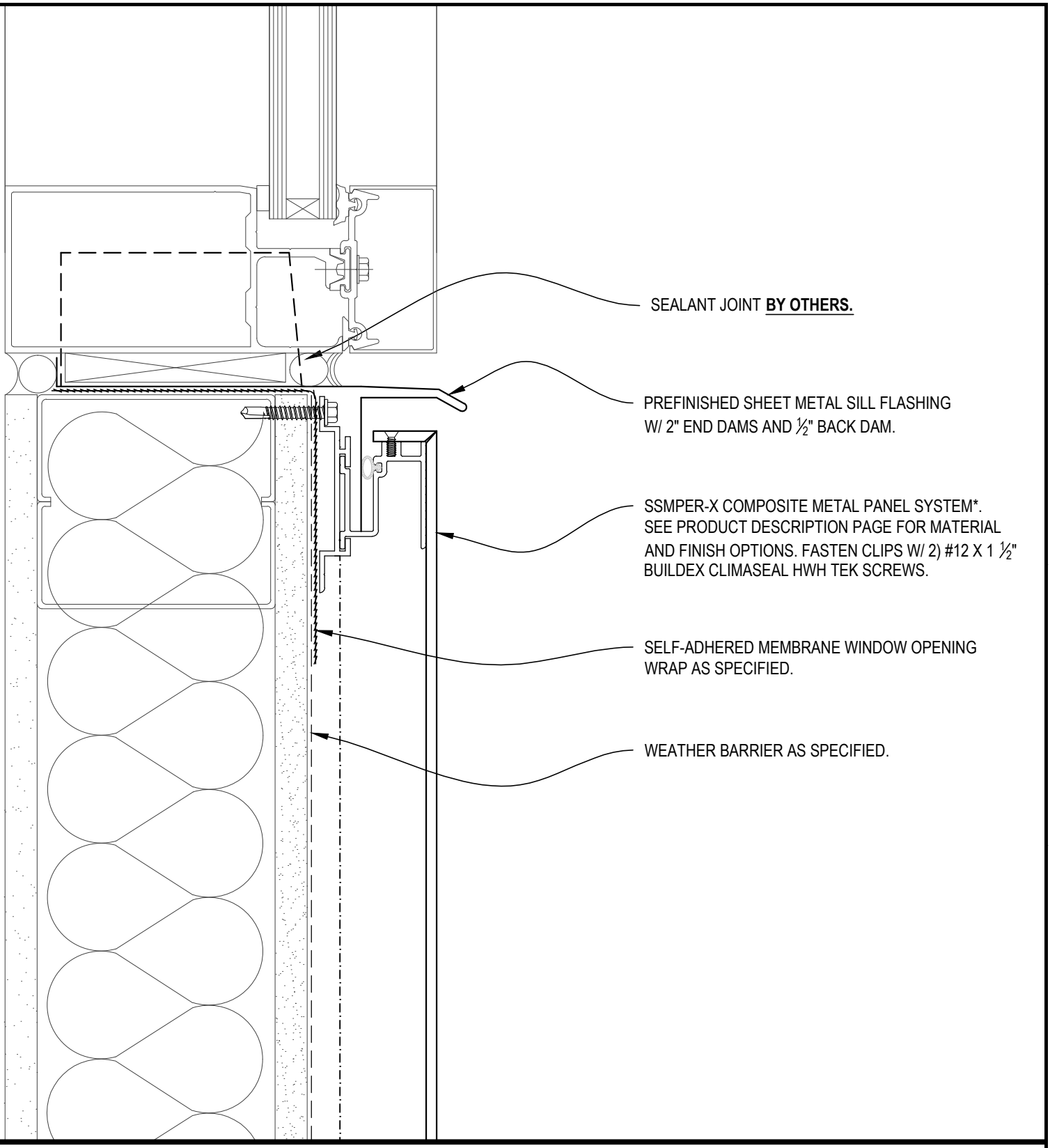

SKY LINE

WINDOW SILL--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 6A

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

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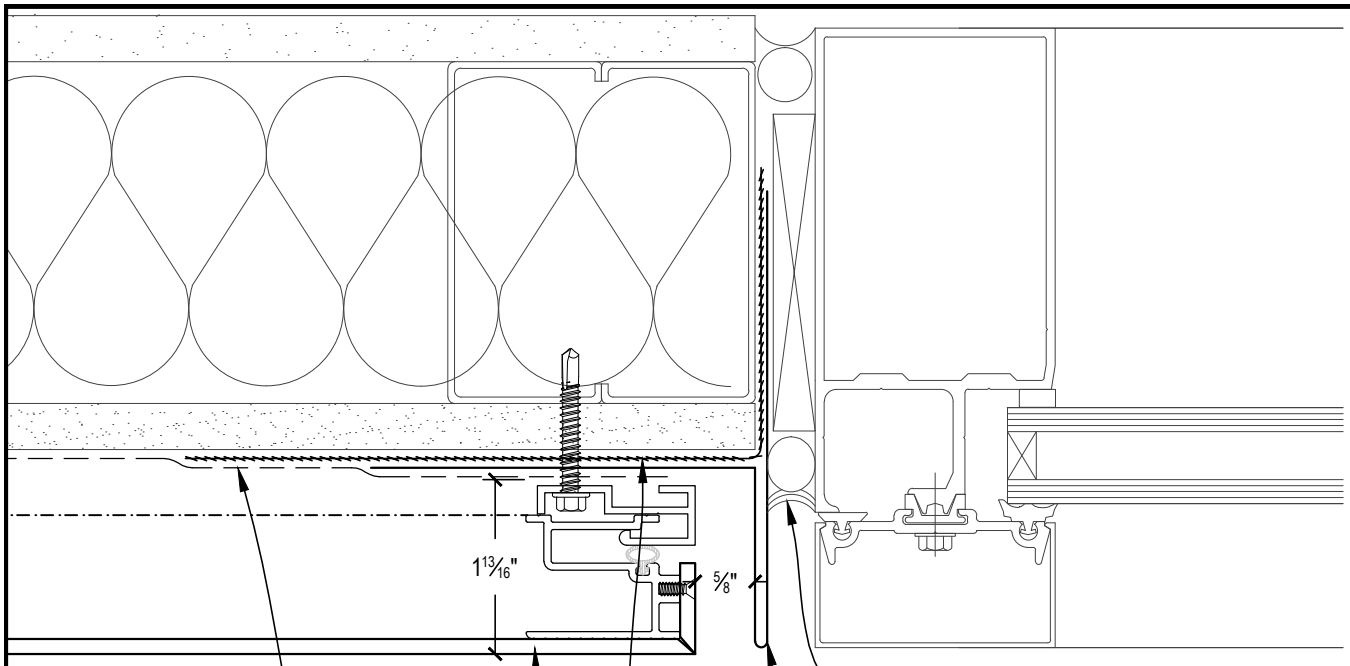


SEALANT JOINT **BY OTHERS.**

PREFINISHED SHEET METAL JAMB FLASHING.

SELF-ADHERED MEMBRANE WINDOW OPENING WRAP AS SPECIFIED.

SSMPER-X COMPOSITE METAL PANEL SYSTEM*. SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL WINDOW JAMB

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 7

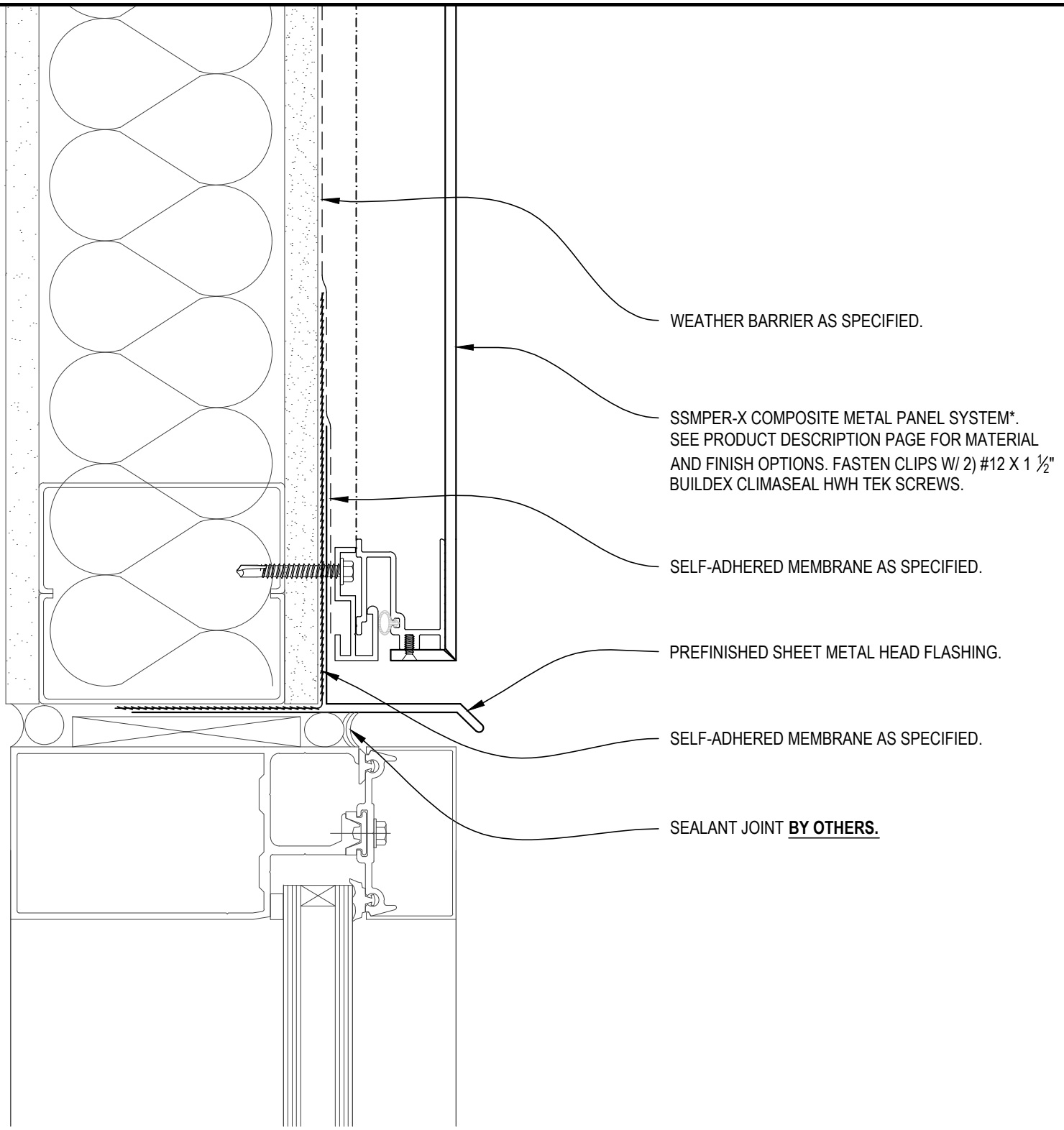
SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL WINDOW HEAD

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 8

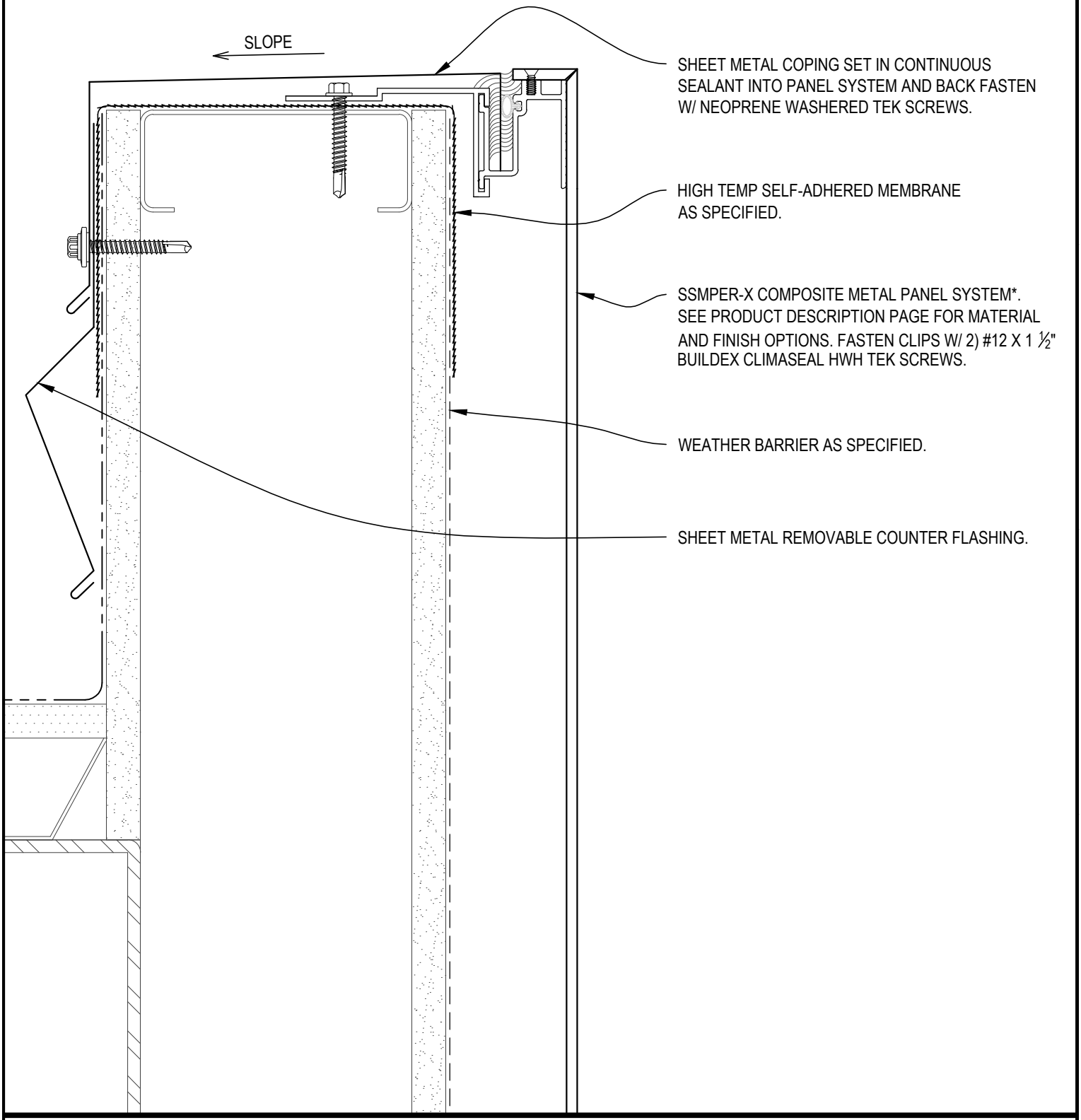
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL PARAPET CAP

SCALE: 6" = 1'-0" SECTION VIEW

SHEET 9

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10 DRAWN: JASON YORK

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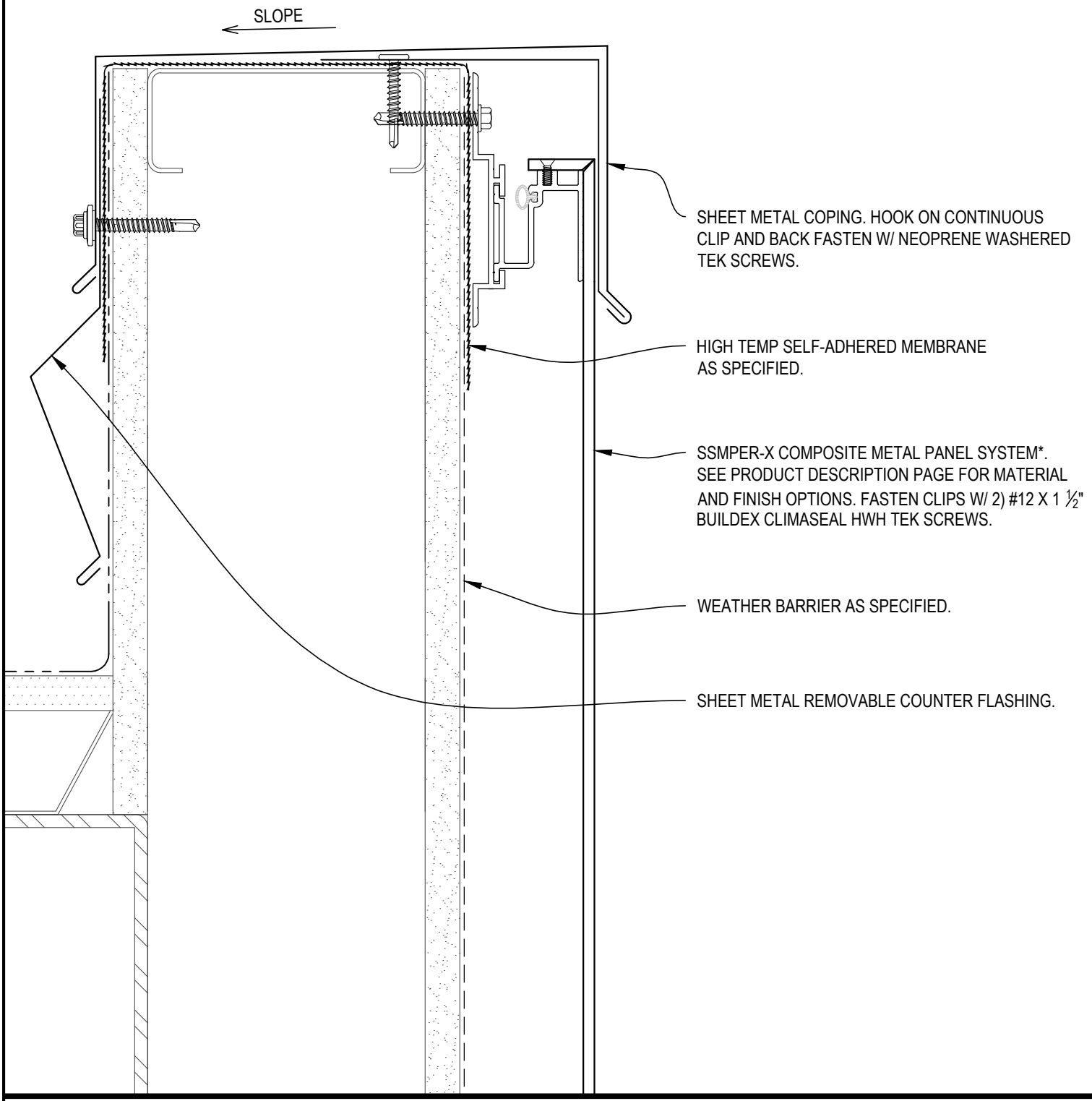

SKY LINE

PARAPET CAP--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 9A

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

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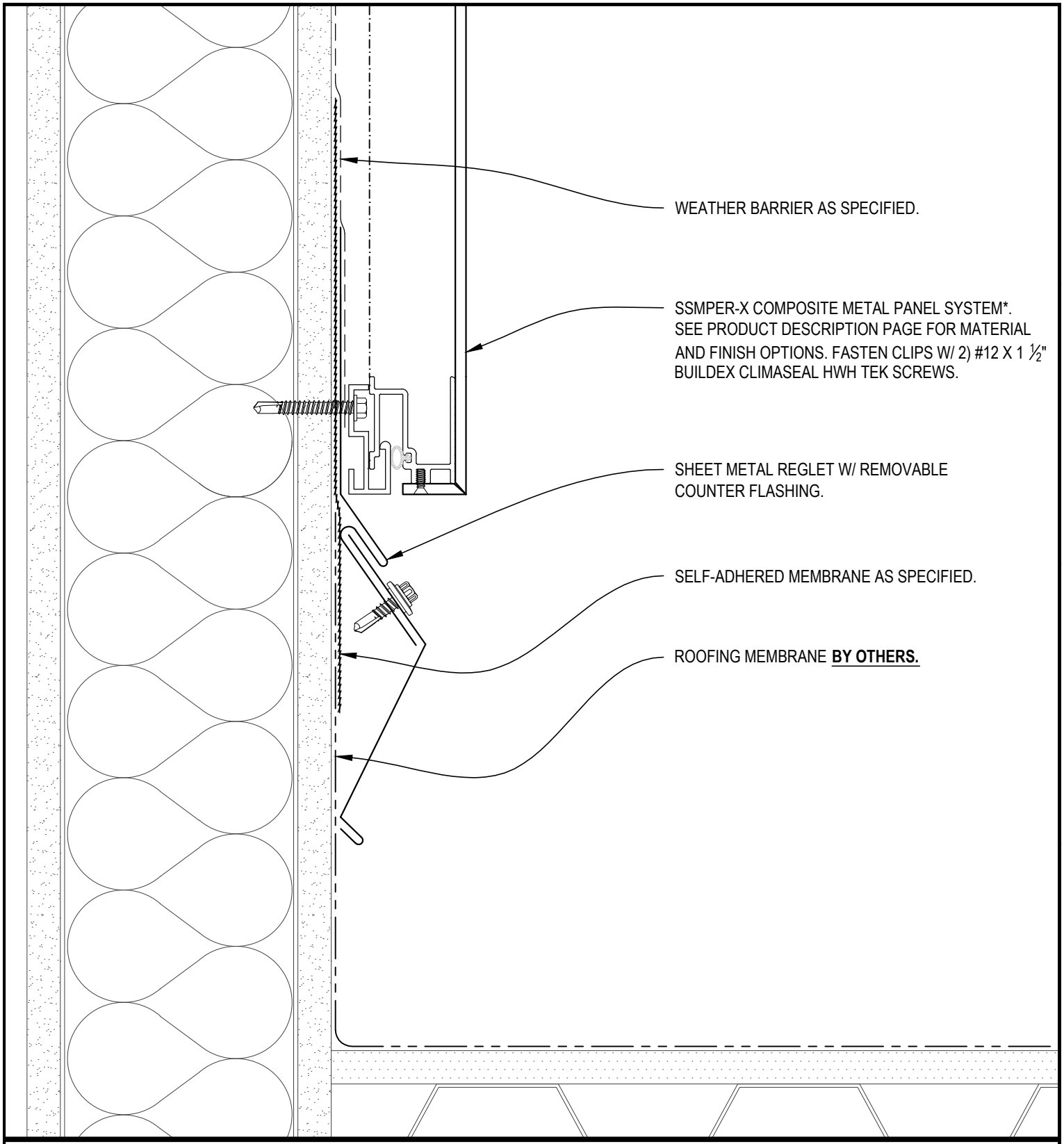


SKY LINE

TYPICAL PANEL @ ROOF

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 10

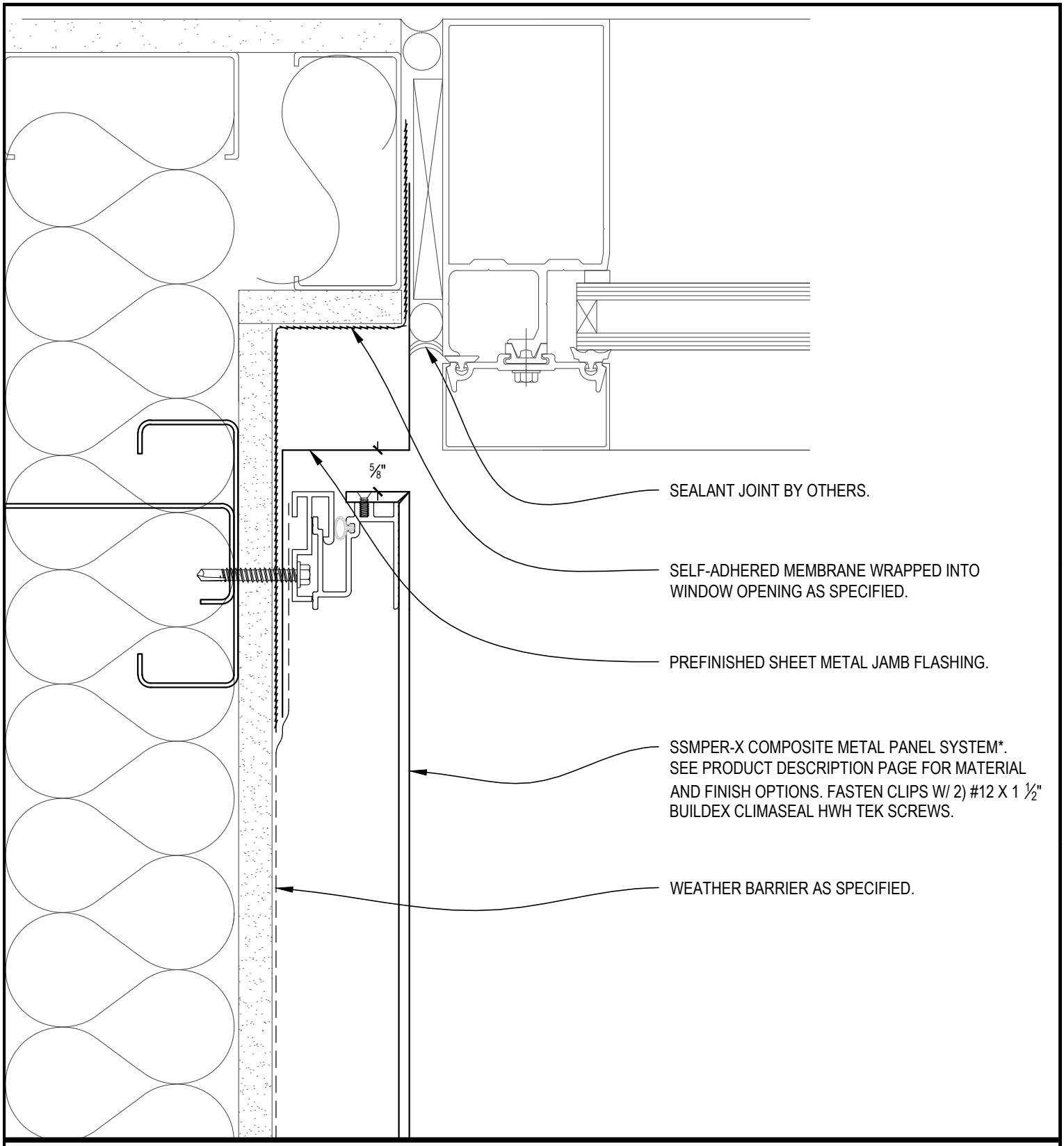
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER WINDOW JAMB

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 11

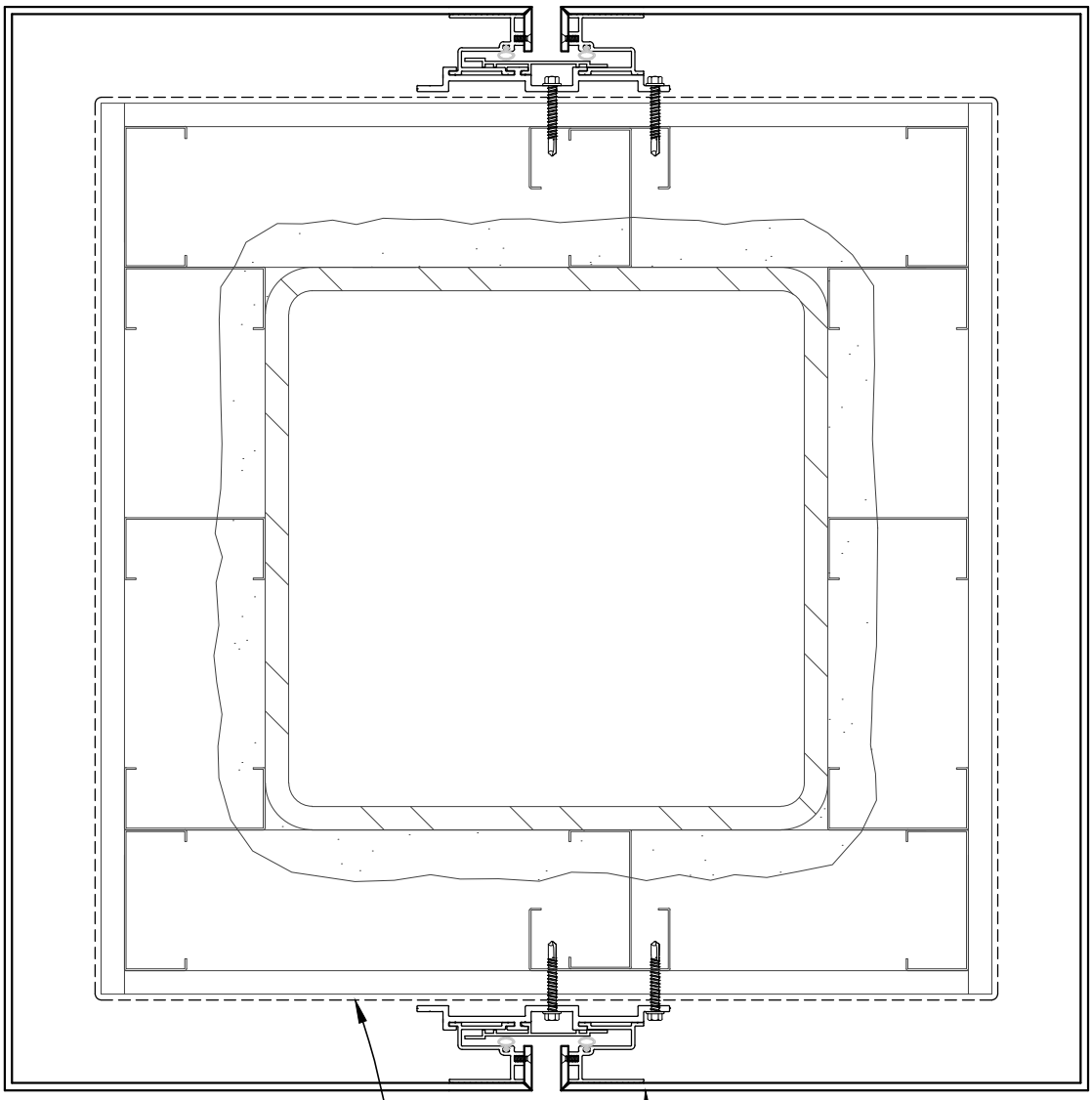
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SSMPER-X COMPOSITE METAL PANEL SYSTEM*.
SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL COLUMN WRAP

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 12

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189

PARKLEX PRODEMA



1 /1

Grey Ayous / NATURSOFFIT-W
Soffit

NATURSOFFIT-W offers a wide range of finishes, suitable for sheltered and horizontal downward applications such as underside balconies, soffits or canopies. It requires no maintenance and provides the outdoor covered spaces with the warmth and the design versatility of the natural wood.

The PEFC certification seal guarantees that our wood boards have been made with raw materials of forest origin managed in a socially and environmentally responsible way.

PROPERTIES

- Only for sheltered and horizontal downward applications
- Maintenance-free HPL wood panels
- PEFC-certified raw material
- Resistance to extreme atmospheric agents
- Complete installation system
- On-demand project assistance service
- 10-year warranty

DIMENSIONS

Panel dimensions: 8' x 4' (2440 x 1220 mm)
Thicknesses: 6, 8, 10, 12, 14, 16, 18, 20, 22 mm

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LU 22-115673 DZM
Exhibit A7



X-TEND® THE ORIGINAL

EDELSTAHL-SEILNETZ

STAINLESS STEEL CABLE MESH

LU 22-115673 DZM
Exhibit A7

X-TEND – DAS ORIGINAL
X-TEND – THE ORIGINAL

Mit X-TEND gelang es bei CARL STAHL ARCHITEKTUR Anfang der 1990er Jahre, ein Bauelement zu schaffen, das gleichzeitig Sicherungs- und Designelement ist. 1991 wurde für X-TEND das Patent erteilt.

Die Einsatzgebiete des Edelstahlseilnetzes im Innen- und Außenbereich wurden seither in vielfältiger Art weiterentwickelt. Unter anderem findet es Anwendung als Geländerfüllung sowie als horizontale oder vertikale Absturzsicherung, Abtrennung, Fassadenverkleidung, Begrünung oder als vielseitiges Gestaltungselement.

Und auch anspruchsvolle Zoo-Anlagen, wie zum Beispiel dreidimensional in Leichtbauweise geformte Freiflugvolieren oder Raubkatzengehege, werden aus X-TEND Edelstahlseilnetzen gebaut und sind nur eine der Spezialitäten der erfahrenen Planer und Bauer von CARL STAHL ARCHITEKTUR.

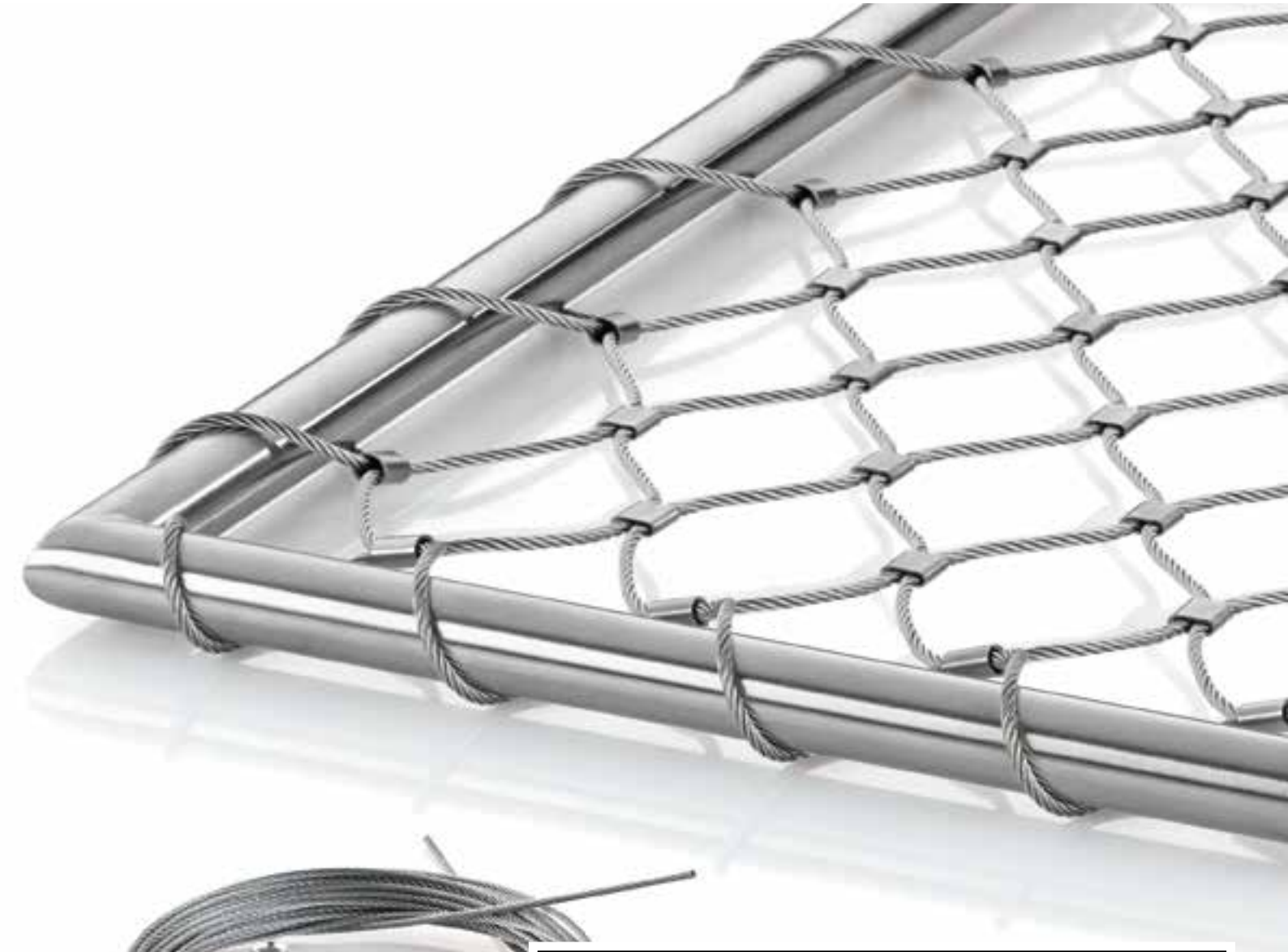
CARL STAHL ARCHITECTURE'S X-TEND, developed beginning of the 1990's, is a construction element that unites safety with design. In 1991, the patent on X-TEND was granted.

The diverse applications for this stainless steel mesh are being progressively developed since then, both indoors and outdoors. Amongst other applications, it is used for balustrade in-fills, horizontal or vertical fall protection, dividers, façade cladding, green walls and versatile design elements.

Complex zoolutions, such as lightweight, three-dimensional free-flight aviaries or big cat enclosures, are also built with X-TEND stainless steel cable mesh – and are only one of the specialities of CARL STAHL ARCHITECTURE's experienced planners and builders.



LU 22-115673 DZM
Exhibit A7

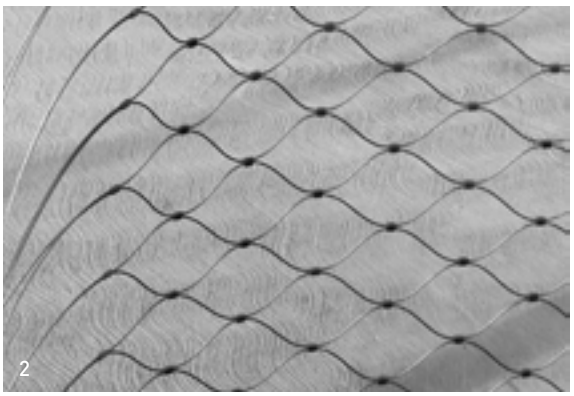




Merkmale Attributes	**Sichernd und gestaltend** **Transparent und flexibel** **Leicht und stabil** **Zwei- und dreidimensional** **Innovativ und langlebig** **Hochwertiger Edelstahl** **Auch in Farbe** **Für den Innen- und Außenbereich** **Hoher Nutzwert** **Ästhetik und Lifestyle** **Nachhaltigkeit und Recycling** **Vielfältigste Einsatzmöglichkeiten** Safety meets design Transparent and flexible Lightweight and sturdy 2D or 3D Innovative and durable High-quality stainless steel Also in colour For interior and exterior use Many practical benefits Aesthetics and lifestyle Sustainability and recycling Exceptionally versatile

LU 22-115673 DZM
Exhibit A7


1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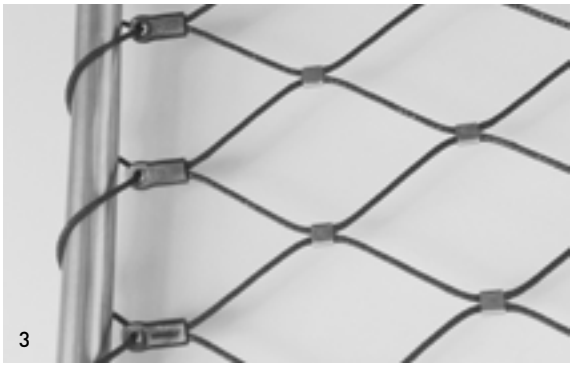
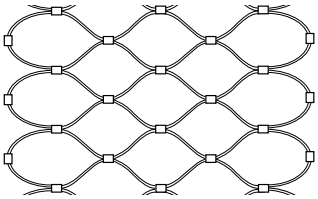

3


4


5

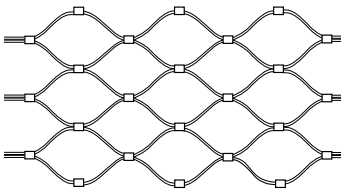
X-TEND RANDAUSBILDUNG
X-TEND EDGING

1



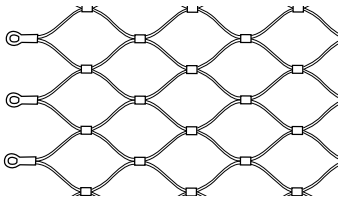
X-TEND, geschlossene Masche mit Leerhülsen, Standard-Montageart
X-TEND, closed mesh with loose ferrules, standard installation

2



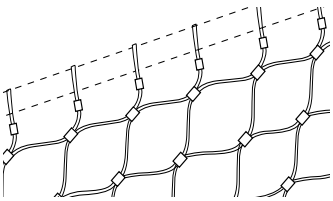
X-TEND, seitlich offen mit losen Seilenden für Montageanpassungen
X-TEND, open sides, with "horsetail cables" for special adaptations

3



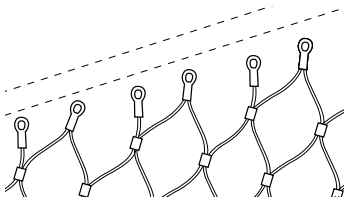
X-TEND, Randausbildung mit Ösen
X-TEND, Edging with eyelets

4



X-TEND, Schrägnetz, Montage mit Einzelschlaufen
X-TEND, diagonal mesh, Installation with individual loops

5



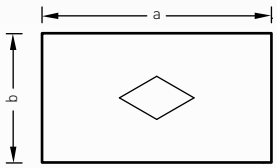
X-TEND, Schrägnetz, Montage mit Ösen Standard-Schräganbindung
X-TEND, diagonal mesh, Installation with eyelets Standard diagonal edging

LU 22-115673 DZM
Exhibit A7

LIEGENDE UND STEHENDE MASCHE
HORIZONTAL AND VERTICAL MESH DIAMOND DIRECTION

Liegende Masche ist die häufigste X-TEND Maschenausrichtung. X-TEND Geländer-Netze werden oft mit liegender Masche und langen durchlaufenden Netzbahnen ausgeführt. Dies stellt die wirtschaftlichste Lösung dar.
Netzbahnen mit liegender Masche können in beliebigen Längen zusammenhängend eingebaut werden bzw. auf der Baustelle mit dem definierten Werkzeug verbunden werden. Sehr lange Netze haben eine kaum sichtbare Nahtstelle.
Auch kleine Einzelfelder sind mit liegender Masche ausführbar. Je nach Netzfeldgeometrie kann dies einen Konfektionierungsaufwand bedeuten, der dem von stehender Masche gleicht.

The horizontal mesh diamond direction is the most commonly used. X-TEND balustrade mesh is often carried out with horizontal mesh diamond direction and long continuous mesh panels, representing the most economic solution.
Mesh panels with horizontal mesh diamond direction can be installed adjacent to one another over any length or joined together on the construction site using the suitable tools. Very long mesh panels have an almost invisible seam.
The horizontal mesh diamond direction is also feasible for small, individual panels. This can mean more customising is required, comparable to vertical mesh diamond direction, depending on the mesh panel geometry.





Liegende Masche_Horizontal mesh diamond direction



Liegende Masche_Horizontal mesh diamond direction

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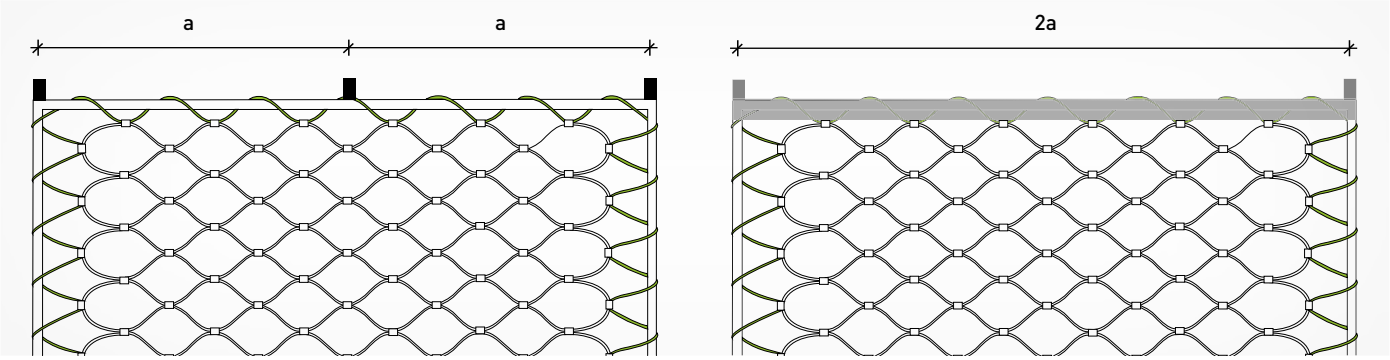
RANDROHRE UND BEFESTIGUNG

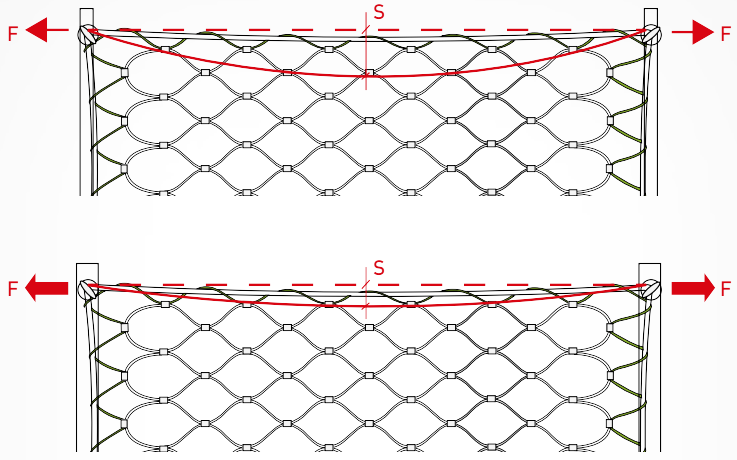
Rahmen aus Rundrohren oder Stäben tragen die auftretenden Kräfte über ihre Biegefestigkeit ab. Die Berechnung dieser Kräfte erlaubt die Bestimmung der notwendigen Rohrdurchmesser und Wandungsstärken. Die Abstände der Befestigungen und die Dimensionen der Rohre stehen in einem engen Verhältnis zueinander. Beim Edelstahl-Standardrohr d= 21,3 mm x 2 mm empfehlen wir einen maximalen Befestigungsabstand von 1,00 m.

BORDER TUBES AND FIXING POINTS

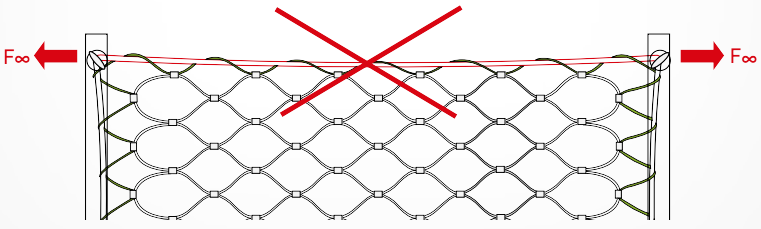
Support frames made of round tubes or rods absorb the mesh loads via their inherent bending strength. Accurate calculation of these loads makes it possible to determine the tube dimensions and characteristics. The distance between the fixing points and the size of the tubes are in close proportion to one another. For the standard stainless steel tube of D=21.3 x 2 mm we recommend a maximum intermediate fixation distance of 1.00 m.



Einfluß von Spannweiten bei Randrohren_Influence of spans in case of border tubes



Randseil kann nicht ohne Seilstich eingebaut werden
Border cables are not possible without sag.



Randseile entwickeln aufgrund der auftretenden Belastungen senkrecht zur Spannrichtung eine Krümmung, den Seilstich. Je geringer der Abstand zwischen den Befestigungen der Seile, desto geringer können Seildurchmesser und Seilstich ausfallen. Bei gleichen Befestigungsabständen des Randseils werden die Seilkräfte größer, je kleiner der Seilstich ist. Sofern optisch kein Durchhang gewünscht bzw. akzeptiert wird, sind Seile nicht die richtige Lösung, sondern es sollten starre Materialien wie Rohre oder Stäbe gewählt werden.

Due to their flexibility, border cables naturally develop a curvature perpendicular to the direction of the load. This is known as cable deflection or sag. The smaller the distance between the fixing points of the cables, the smaller the cable diameter and deflection. With given fixation distances of the border cable to the structure, the cable loads will become bigger the smaller the cable deflection is. In case a cable deflection is not required respectively acceptable, border cables are not the right choice. Rigid materials like border tubes or rods are then preferable.

F **Kraft**_Force
S **Seilstich**_Cable sag

→F **Kraft**_Force
→F **höhere Kraft**_Increasing force
→F∞ **unendliche Kraft**_Unlimited force

Einfluss von Seilstich bei Randseilen_Influence of cable deflection in case of border cables

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Exhibit A7

RANDSEILE UND BEFESTIGUNGEN
BORDER CABLES AND ATTACHMENTS


1

Edelstahl-Seilkonfektionen aus dem I-SYS Produktprogramm lassen sich vielfältig als Randseilsysteme für X-TEND Netze verwenden.
Mehr Details finden Sie in der Broschüre "X-TEND Detaillösungen", sowie im Katalog "I-SYS Edelstahl Seil-Systeme".

Stainless steel cable assemblies of our I-SYS product range are used in versatile ways as border cable systems for X-TEND mesh. More details are included in the brochure "X-TEND Detail Solutions", as well as in the catalogue "I-SYS stainless steel wire rope system".

1 **Außengewinde-Terminal durch bauseitige Anschlusslasche**
External thread terminal through fixing bracket, field installed


2

2 **Ösen-Terminal und Außengewinde durch bauseitige Lasche**
External thread terminal through fixing bracket, field installed field installed


3

3 **Seilumlenkung**
Rope pulley block



THE BRICK BOOK

COLORS | TEXTURES | ASTM

Reds and Browns

COLOR*: **Midnight Sky**

TEXTURE: **Coated Mission**

TYPE**: **Special Order**

PLANT: **Mica**

COLLECTION: **N/A**

ASTM: **ASTM C-216, SW, FBX**

Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.

*** Special Order Colors require a minimum order. Additional production time should be allowed.*

Considering brick for your project?

For samples and ordering information, contact your Mutual Materials Sales Representative or call (888) 688-8250.

MUTUALMATERIALS®

www.mutualmaterials.com

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VAAGEN TIMBERS

Cross Laminated Timber Design Guide



Intended Usage

	Visual	Non-Visual
Intended Use	Visual where one or both faces are exposed	Where both faces are covered by another material
Face Layer- V series	Douglas Fir Larch #2 & Btr	Douglas Fir Larch #2 & Btr
Sanded Face	100 grit	N/A

CLT Specifications

Max. panel size	4'0" x 60'0"
Max. thickness	9.625 in.
Min. thickness	4.125 in.
Production widths	48 in.
Moisture Content	12% +/- 3%
Glue specs.	Eco bind adhesive
Species	Douglas Fir Larch SPF (Coming Q4 2019)
Lumber Grades	2 & Btr
Stress Grades	V1M3
Manufacturing Certification	APA PR-320 product report PR-L328
Density	~31lbs/ft2 (estimated)
Dimensional Tolerances	**Thickness:** +/- 1/16in (1.6mm) or 2% of the CLT thinkness, whichever is greater **Width:** +/- 1/8in (3.2mm) of the CLT width **Length:** +/- 1/4in (6.4mm) of the CLT length



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DUBLIN: +353 (0) 1 450 9102
LEEDS: +44 (0) 1274 591 403
LONDON: +44 (0) 1895 876259
BOSTON: +1 617 8546587

APA Facade Systems Bi-Fold door system offers a wide variety of solutions to suit any project requirement.

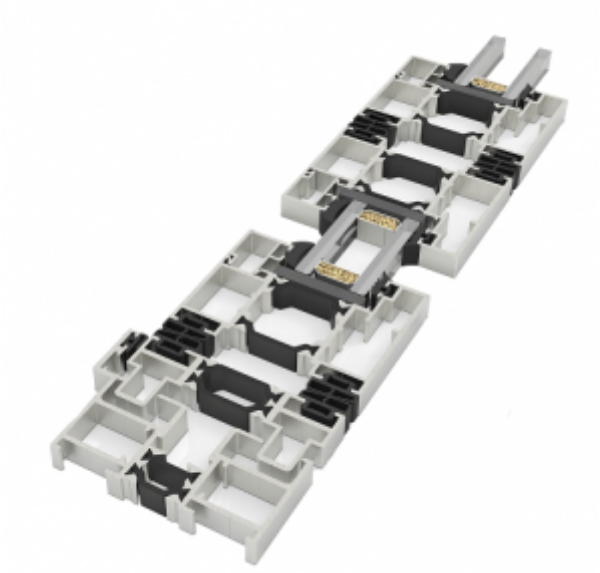
Design

Known for its versatility, our bi-fold door is available with up to 14 sashes, opening internally or externally, substantially increasing natural light and airflow for commercial and residential developments.

The accordion-style design allows the user to fold up all sashes neatly against the wall when opened, revealing unobstructed panoramic views.

Performance

This thermally enhanced door system comes with superior thermal performance with transmissions as low as 1.1 W/m^2K. This is thanks to its thermally efficient polyamide core (24mm to 44mm), and the possibility of installing high-performance glass units up to 45mm.



h

oi-fold system is available with a single and dual colour finish to match Qualicoat (RAL colours).

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The excellent design of this system allows you to insert the bottom of the frame into the pavement, leaving the threshold completely hidden. The wheels and rollers are also concealed when the door is in the closed position providing a high-quality, aesthetically pleasing finish.



- Frame – 73 mm
- Sash – 73 mm
- Maximum Glazing opportunities of 45 mm
- Opening Possibilities up to 14 sashes
- Polyamide strip – frame 20 mm / Sash 30 mm
- Maximum sash size 1000 mm x 2250 mm
- Maximum weight/sash 120 kg
- Available in single or dual colour or anodized finish
- Qualicoat Powder Coat



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RELATED SYSTEMS



ST VISION PLUS

View More



ST4-600 LIFT & SLIDE DOOR

View More



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ST70 REBATE DOOR SYSTEM

View More

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APA FACADE SYSTEMS

French Doors





Design

Our French doors are designed with standard or concealed hinges and come with the best thermal transmission coefficient across the patio door range.

Manufactured using our 2 3/4" or 3 1/8" profile, with glazing opportunities up to 2 1/2", this patio door system produces superb thermal and acoustic performances.

The maximum dimensions available per leaf for both the standard, and concealed hinges is 3' 6" x 8'.

This system is often installed on multi-level residential developments or alongside our Juliet Balcony.



Properties of ou French Door System

- Possibility of concealed hinges.
- Maximum glazing thickness 2 1/2″ .
- Opening possibilities: Push-out or in-swing with single or double doors.
- Available with automatic opening: Internal and external hinged single sash.
- Sections- Frame – 3 1/8″ / Sash – 3 1/8“.
- Profile thickness- 1/16″ .
- Polyamide strip length – 1 5/16“.
- Maximum dimensions per leaf – 3′ 6″ x 8′ .
- Available with single, dual color or anodized finish.

Add our Juliet Balcony for High Fall Protection

Bring the outside in by combining our French Doors with our Juliet Balcony system. This combination gives the user access to a balcony while offering high fall protection.



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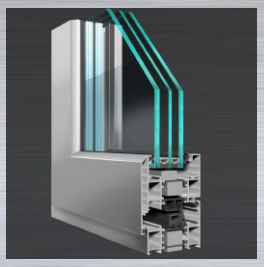
Contact Us If you require any extra information regarding:

Our aluminum window, door, facade, louvre or solar shading systems.

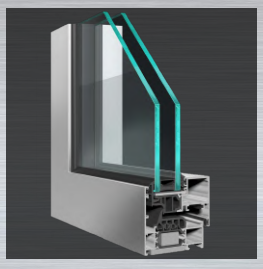
To organize a lunch and learn or training day.

To get in touch with a member of our technical department.

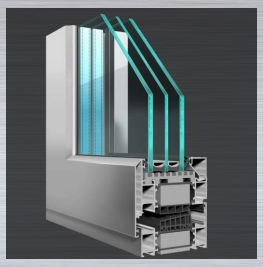
Our Window & Door Suite



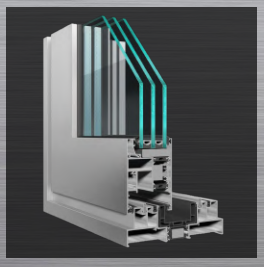
ST70 HI Window System



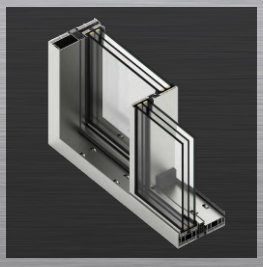
ST70 Concealed Sash



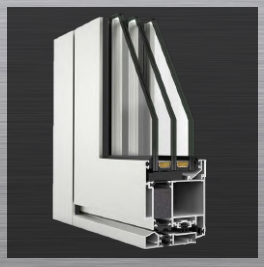
ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



French Doors

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High Speed Doors for Parking Applications






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High Performance Doors for Parking Applications

Spiral®

- Exclusive, patented technology
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® FV® (Full Vision)

- Full width continuous window slats provide excellent visibility
- Sleek, high-tech aesthetics
- Shatter-proof and scratch resistant LEXAN™ slats
- Opening speed up to 100 ips



Spiral® VT (Ventilated)

- Maximize fresh air with ventilated slats to meet ventilation requirements of garage
- Provides air flow and security for high-speed, high-cycle applications
- Opening speed up to 100 ips



Spiral® LH® (Low Headroom)

- Low lintel design requires only 10 inches of headroom
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® HZ® (Hurricane Zone)

- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door on the market to have a Miami-Dade County, Florida, NOA for use in a HVHZ
- Opening speed up to 60 ips



Spiral® LH®-HZ® (Low Headroom/Hurricane Zone)

- Low lintel design requires only 10 inches of headroom
- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door to have a Miami-Dade County, Florida, NOA for use in a HVHZ



Spiral LP® (Low Profile)

- Low profile side column and headroom configuration allows to fit into tighter spaces
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available



Fast-Seal®

- Industry-leading high-speed rolling door
- 3-ply Rylon™ door panel
- Dual counterweights and independent curtain tensioning system
- Opening speed up to 50 ips



PredaDoor® NXT®

- 2-ply or 3-ply Rylon™ door panel with five-year warranty
- Direct drive operation
- NXT Quick-Set™ repair system for realignment if hit
- Opening speed up to 50 ips



Powerhouse®

- SBR rubber panel with self-supporting steel side columns
- No torsion springs or wear parts - virtually eliminating maintenance
- Resistant to high pressure wind loads
- Small footprint for tight spaces



High Performance Technology





Patented Spiral® Technology

Our Spiral Series doors offer a unique spiral track design that ensures no metal-to-metal contact for ultra-quiet operation. This also guards against wear and tear on the aluminum panel, resulting in minimal maintenance, preserved aesthetics and longer life.



Safety Focused

Rytec high-performance doors offer a full array of safety features to provide safeguards and assure operational standards.

- Advanced³ Light Curtain System
- Pathwatch® and Pathwatch® II Safety Light Systems
- Dual thru-beam photo eyes
- Ry-Wi® Wireless System



Performance Under Control

Our next generation System 4® as well as remote door controllers provide greater functionality and unprecedented efficiency. Featuring smart technology, easy installation and a standard NEMA 4x rated enclosure.

Reduced Maintenance Costs

- Specifically engineered for high-traffic, high-cycle environments
- Assured operation without expensive ongoing maintenance
- Fabric and rubber door models can withstand vehicle impact and be reset in seconds, without tools

Lasting Reliability

- Engineered to withstand the daily rigors of use and last for millions of operating cycles
- High-speed operation assures smooth, efficient, high-volume traffic flow
- Custom manufactured for optimal fit and performance

Improved Security

- Rapid opening and closing prohibits unauthorized access
- High speed operation optimizes traffic flow by reducing waiting time
- Cycle speeds deter 'tailgating' or 'piggybacking' activity

Stylish Aesthetics

- Modern, crisp lines and materials coordinate with many types of architectural styles
- Variety of RAL classic or custom match colors and additional options to help fit the visual appeal of individual structures and buildings



North America's Leading Independent High Performance Door Manufacturer





Quality. Performance. Reliability.

Rytec doors offer our customers the highest value and day in, day out performance — and are supported by the knowledge and expertise of dedicated employees, authorized dealers and trained installers across North America. With over 100,000 doors in operation — many with millions of operating cycles — our doors provide energy savings, safety and security and require only minimal maintenance.

American Owned, American Made

Watch All Rytec Testimonials

Specifications subject to change

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RYTEC HIGH PERFORMANCE DOORS

LU 22-1156 Exhibit A7

PILKINGTON



Pilkington **AviSafe™**

Glass designed to protect birds

NSG GROUP

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Exhibit A7

Pilkington **AviSafe™**

Pilkington **AviSafe**™ is an innovative glass solution, developed to greatly reduce the number of bird collisions. The unique patterned UV enhanced coating disrupts the reflection on the glass, so the bird can see a barrier.

The reflection of vegetation, the sky, and other buildings are deceptive and can result in bird collisions. Birds in flight are unable to use visual signals such as window frames to distinguish the location of the glass, as a human would.

Unlike humans, birds can see light in the ultraviolet spectrum. Therefore, the coating on Pilkington **AviSafe**™ makes the glass more visible to birds while remaining aesthetically appealing on the exterior surface. From the inside however, it's barely visible to the human eye, unlike other solutions.

When installed in an Insulating Glass Unit (IGU), the coating is located on surface #1, the external face of the outer pane. This enables the product to be as effective as possible at disrupting the reflection so the bird can only see a barrier.



Glass - A Triple Threat to Birds

- Reflections of vegetation or landscape attract birds to collide with glass.
- Green habitat inside buildings such as glass atriums, with clear glass can lead to collisions.
- Glass corners or narrow passages can allow birds to see through to habitat on the other side of a building, encouraging them to try to fly through.



Features and Benefits

- Could potentially save billions of birds each year.
- Passes the WIN test, a measure of bird impacts from reflection.
- Maintains high transparency.
- Aesthetically appealing externally.
- Internally it's barely visible to the human eye, unlike other solutions.
- Available in the following sizes:
  – In Europe sizes up to 6000 mm × 3210 mm
  – Outside Europe up to 5100 mm × 3210 mm.
- Highly durable surface #1 coating.
- Can be combined with many other Pilkington glass products for additional benefits, for example thermal insulation, solar control, safety & security, and noise control.

Passed the WIN test with flying colours

Pilkington **AviSafe**™ was put through its paces by Martin Rössler at Hohenau bird ringing station in Austria and successfully passed the WIN test – a rigorous process that measures the behaviour of birds flying towards reflections in glass.

Award-winning success

Pilkington **AviSafe**™ won the British Glass Focus 'Innovative Solutions' award in 2018.

Alternative solutions for bird strikes

As well as bird collisions caused by reflection, another well-known cause is transparency. Birds try to fly to something they see through the glass, either inside or on the other side of a building, e.g. trees or sky.

These 'fly-through' strikes are the cause of impact on some buildings and most noise barriers and bus shelters.

Whilst Pilkington **AviSafe**™ can reduce the number of reflection collisions, a frit-based solution may be more suitable if the main cause of collisions on a building is 'fly-through'. We have expertise and test evidence in this area – please contact your local NSG Group representative for more information.



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Exhibit A7

AviProtek® E Pattern 221



The AviProtek® E pattern 221 is a bird friendly glass solution with acid-etched visual markers on the exterior surface of the glass and Vitro's low-e coating Solarban 60 or 70 on surface 2. This pattern is made with 6 mm dots meeting the recognized 2×4 rule.

Product Specifications

Thickness: 6 mm (1 /4")

Dimensions: Standard 96" x 130" – on demand 72" x 130" or 84" x 130"

Substrates: Clear and Starphire Ultra-Clear™ glass by Vitro Glass, other tints are available on demand

Surface: Etching is to be used on the exterior surface only

Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network. This is subject to a minimum quantity of one block of 4,000 lb or 1,000 sq ft of glass.

Threat Factors: Meets all standards and guidelines requesting 2×4 spacing of visual markers. Has been tested by ABC with threat factor of 25 when used on position 1 (birds will avoid collision 75% of the time). For more information, please refer to table A2 of the AviProtek® technical booklet.

Energy: Available with Solarban®60 VT and Solarban®70 VT by Vitro Glass, other coatings are available on demand.

Applications: Exterior

Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions regarding the Walker Textures® warranty, please contact our Customer Service Department.

Warranty for the low-e coating: For more information, please communicate with the Vitro Glass Customer Service Department.

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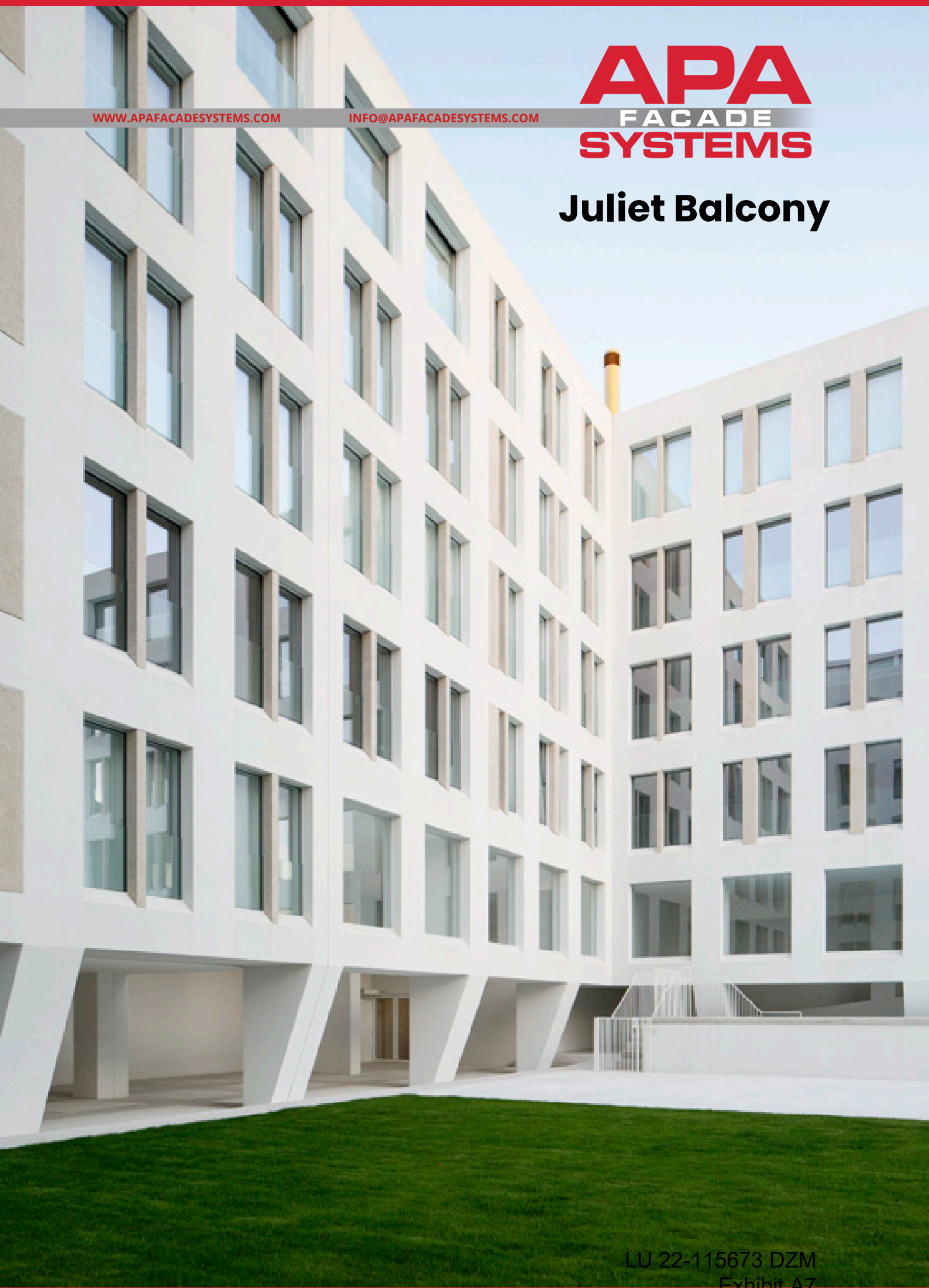
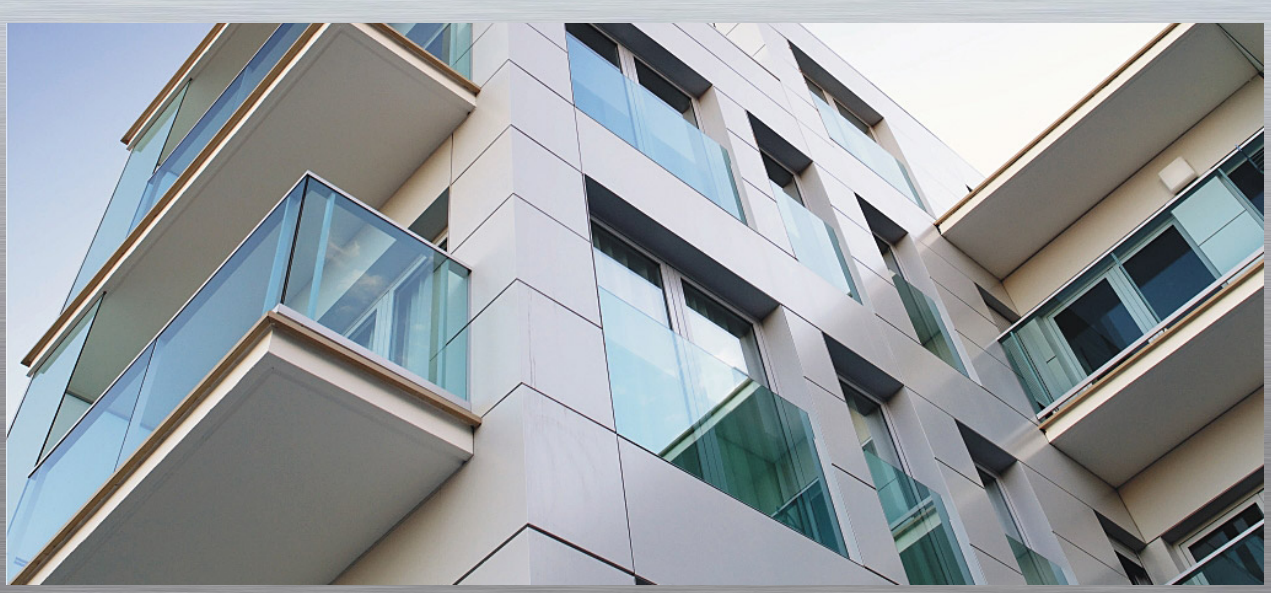
Juliet Balcony





Design

Properties of ou

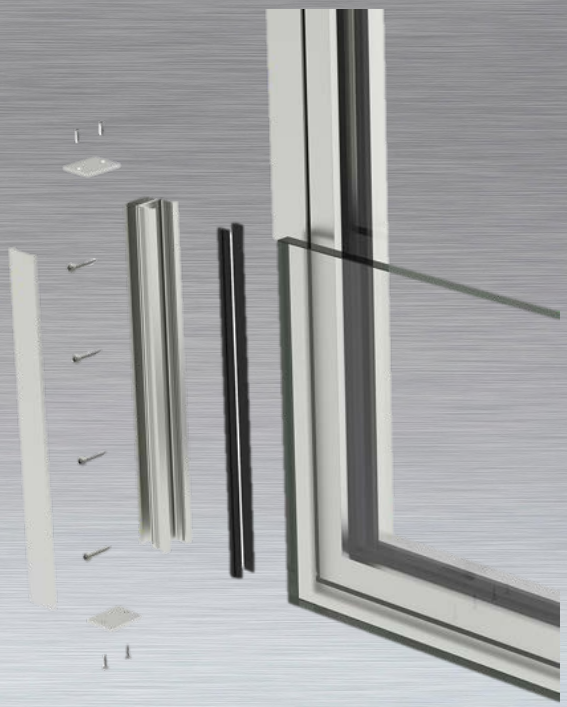
- Easily integrated with any of our ST window systems, tilt & turn door, French doors and ST4-600 Lift & Slide.
- Available in single, dual-color or anodized finish.
- Polyester powder coating to ASTM 2604.
- Multiple glazing opportunities.



Easy IntegrationWith Our Window & Door Systems

Our Juliet Balcony is designed to be installed with our high-performance Tilt & Turn window/door systems, our Life Enhancing Window, French doors and ST4-600 sliding door systems. It is perfectly suited for multi-level residential developments.

Available with multiple glazing possibilities, the use of heat strengthened, laminated glass is strongly recommended.





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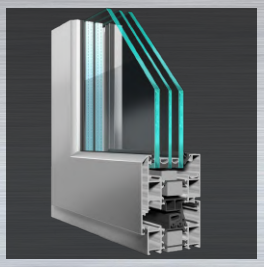
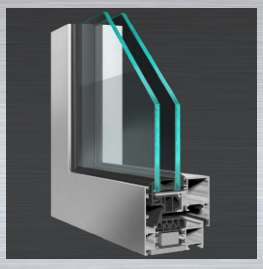
To organize a lunch and learn or training day.

To get in touch with a member of our technical department.

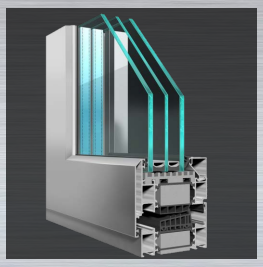
Our Window & Door Suite



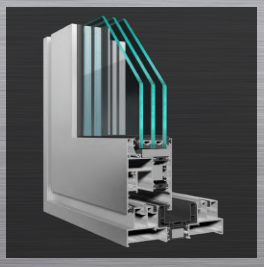
ST70 HI Window System



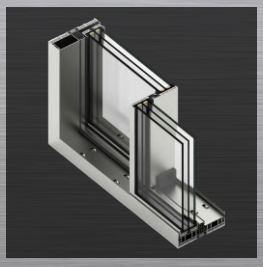
ST70 Concealed Sash



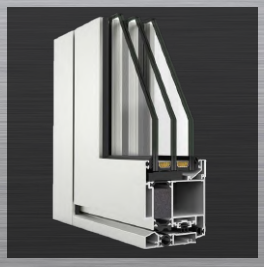
ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



French Doors

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APA FACADE SYSTEMS

Dublin Leeds London Boston

LU 22-115673 DZM
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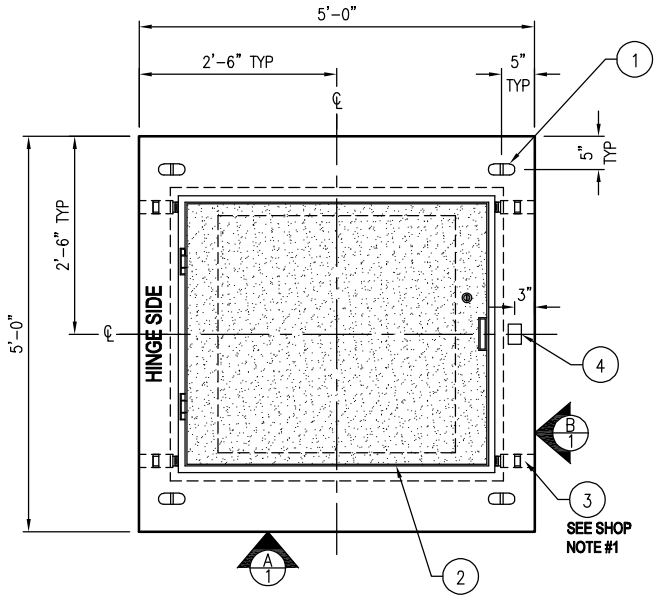
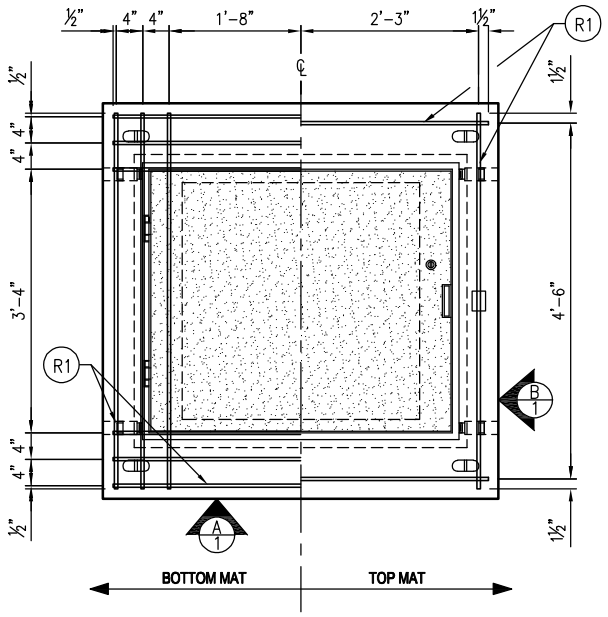


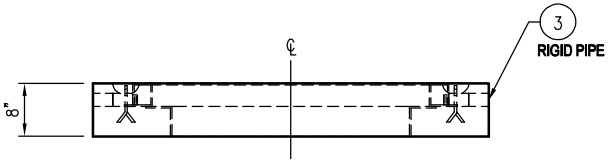
PLAN VIEW - PRODUCTION

SCALE: 7/16" = 1'-0"



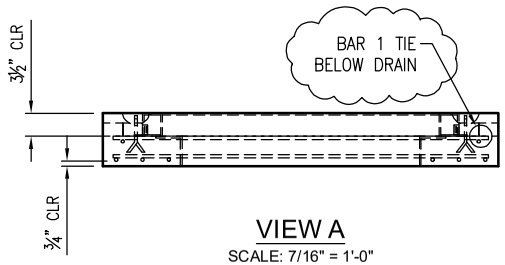
PLAN VIEW - REINFORCING

SCALE: 7/16" = 1'-0"



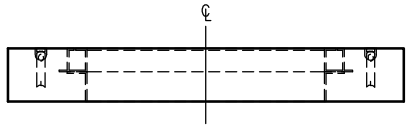
VIEW A

SCALE: 7/16" = 1'-0"



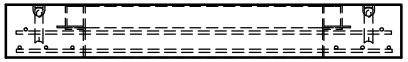
VIEW A

SCALE: 7/16" = 1'-0"



VIEW B

SCALE: 7/16" = 1'-0"



VIEW B

SCALE: 7/16" = 1'-0"

SHOP NOTES

1. ALL DRAIN PIPES CONNECTIONS TO BE AT SAME ELEVATION

APPROVED FOR FABRICATION

DATE 5/12/20 AN

BOM HAS BEEN UPDATED IN AX

SALES _____

REINFORCEMENT CUT LIST				
#	QTY	MATERIAL	LENGTH	SHAPE
R1	16	#4 BAR	4'-9"	STR

PRODUCT WEIGHTS	
PRODUCT	WEIGHT
TOP	1,475 LBS.

BILL OF MATERIALS

#	QUANTITY	DESCRIPTION	ITEM #
	0.331 YDS	CONC. MIX #5-SCC-STD	5010000
	0.51 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	2-TON SPREAD (GALV) (STEEL RECESS)	5100763
2	1 EA	EJ H363618 PGE NON-SLIP DOOR W/ DRAIN CHANNEL & RCP (36"x36" OPENING) (NO ROSE)	4940017
3	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450
4	1 EA	2" x 3" BRASS MARKER	5140460

Oldcastle Infrastructure™
A CRH COMPANY
PO BOX 323 WILSONVILLE, OR 97070
PHONE: 503 682-2844 FAX: 503 682-2657

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5' x 5' x 8" SLAB W/ EJ CH3636 DOOR

PRODUCTION & REINFORCING

PGE - MARQUAM - OHSU 1022 & 818 VAULTS

PORTLAND, OR

CUSTOMER
PGE

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES #	LN
3/27/19	TC	AN			155420	9

DRAWING NUMBER	REVISION	SHEET
6060SLB8-EJ-CH3636-PGE	REV DATE	1 OF 1

LU 22-115673 DZM
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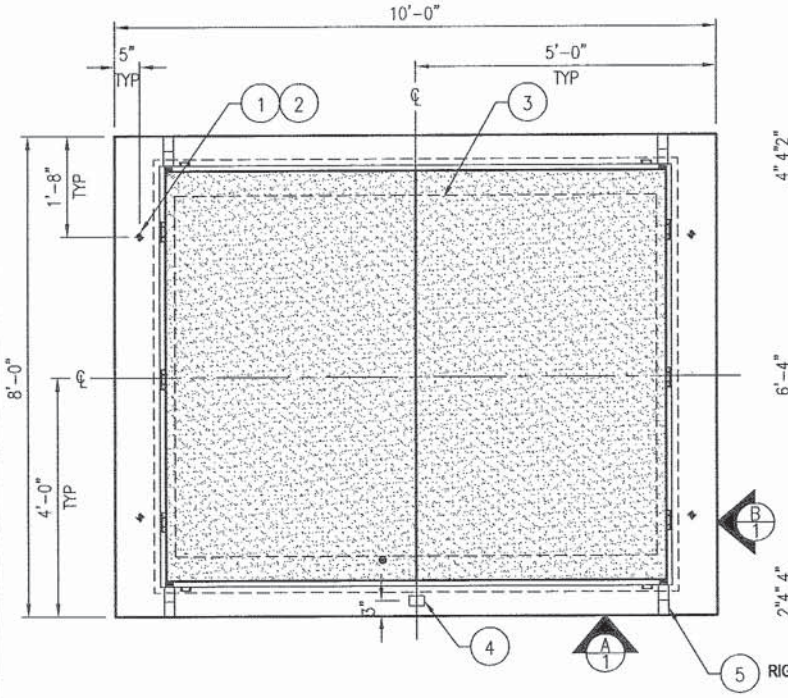
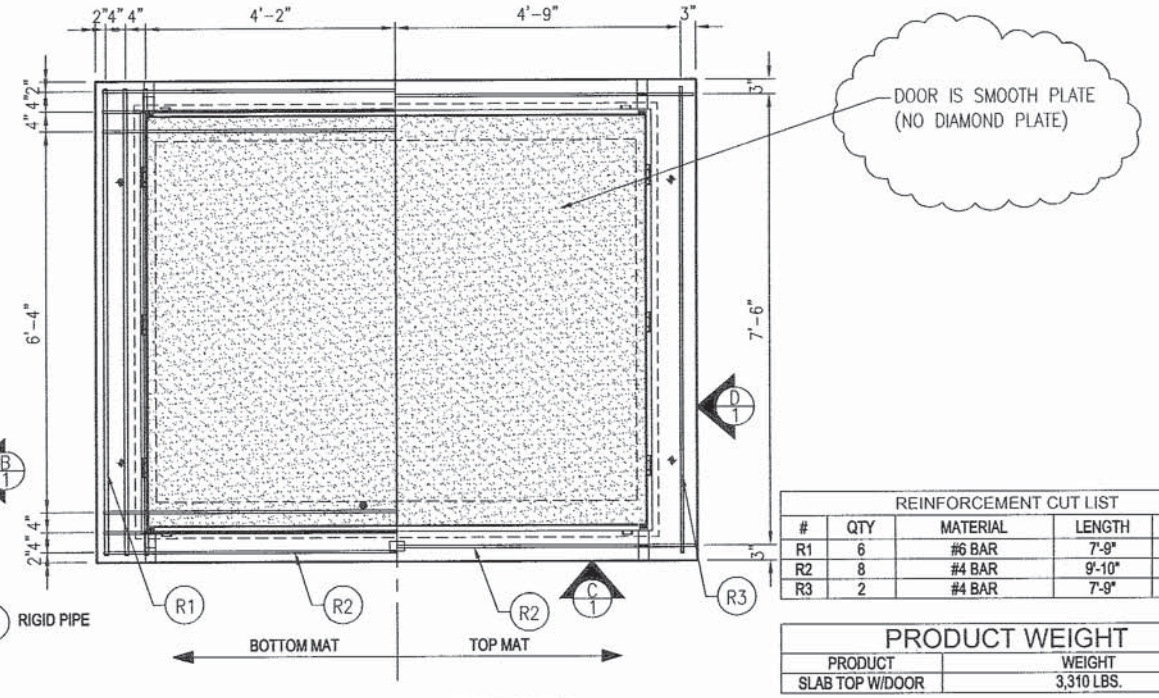


PLAN VIEW - PRODUCTION

SCALE: 5/16" = 1'-0"

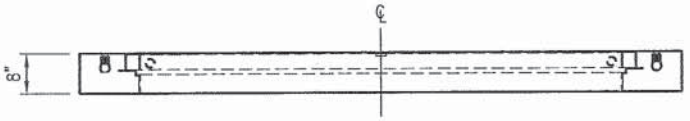


PLAN VIEW REINFORCING

SCALE: 5/16" = 1'-0"

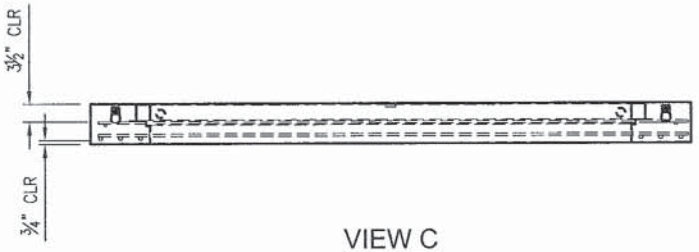
REINFORCEMENT CUT LIST				
#	QTY	MATERIAL	LENGTH	SHAPE
R1	6	#6 BAR	7'-9"	STR
R2	8	#4 BAR	9'-10"	STR
R3	2	#4 BAR	7'-9"	STR

PRODUCT WEIGHT	
PRODUCT	WEIGHT
SLAB TOP W/DOOR	3,310 LBS.



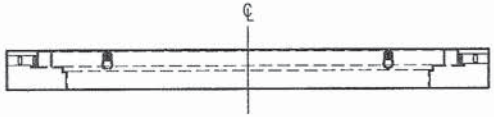
VIEW A

SCALE: 5/16" = 1'-0"



VIEW C

SCALE: 5/16" = 1'-0"



VIEW B

SCALE: 5/16" = 1'-0"



VIEW D

SCALE: 5/16" = 1'-0"

BILL OF MATERIALS			
#	QUANTITY	DESCRIPTION	ITEM #
	0.696 YDS	CONC. MIX-SCC 7.5-5500-3955#	5010000
	0.70 CWT	REBAR #6 (1.502 LBS./FT.)	5510070
	0.63 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	¾" FERRULE LOOP INSERT	5100100
2	4 EA	¾" PLASTIC INSERT	
3	1 EA	EJ CHD-7296-PGE DOOR W/ALUM.SAFETY RAIL - SMOOTH PLATE W/ SAFETY SURE GRIP (NOT DIAMOND PLATE)	4940030
4	1 EA	2" x 3" BRASS MARKER	5140460
5	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450

Oldcastle Precast®
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8'-0" X 10'-0" X 8" SLAB TOP

PRODUCTION & REINFORCING

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER	LN
6/4/14	CW	JPM			106678	3

DRAWING NUMBER	REVISION	SHEET
96120SLB8-CHD7296-SMOOTH	B REV DATE 12-1-14	1 OF 1

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Exhibit A7

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APA FACADE SYSTEMS

ST70 CONCEALED SASH



SLIM DESIGN WITH SURFACE OF ONLY 66MM

LU 22-115673 DZM
Exhibit A7

Design

APA Facade Systems ST70 Concealed Sash window has a slim design, with a surface of only 66 mm from the exterior. The slim profile provides the interior of the building with a substantial increase in luminosity.

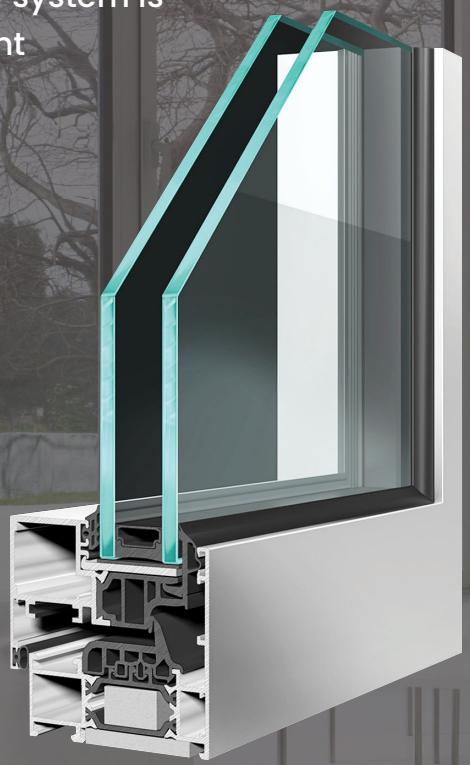
A 35 mm thermally broken zone is created by using a variety of polyamide cores as part of the frame and sash. This allows for a thermal transmission as low as 1.4 W/m²K to be achieved when the ratio of glass to aluminium is correct, maximising its energy.

Performance

The ST70 Concealed Sash meets all the BS/EN regulations demonstrating excellent water tightness, air permeability, and wind resistance values.

Even with its slim design, our concealed sash is available with large sash dimensions with a maximum size of 1200mm x 2400mm or 160kg.

With the possibility of glazing high-performance double glazed units up to 40mm thick, this highly insulated slimline window system is the ideal choice for apartments, houses, or student accommodation.



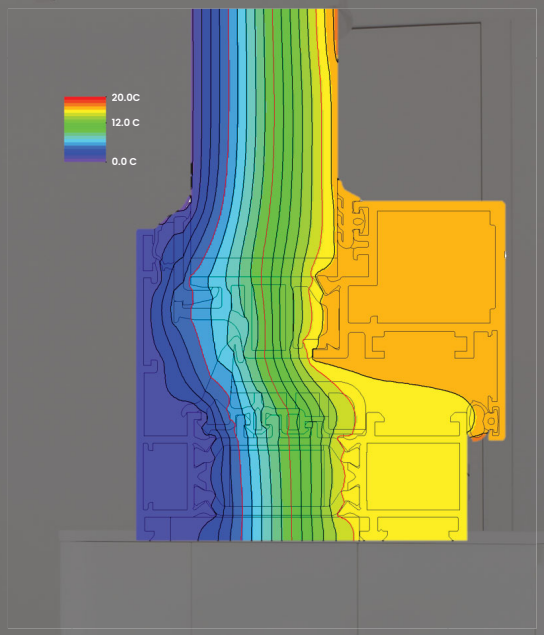
Opening Possibilities

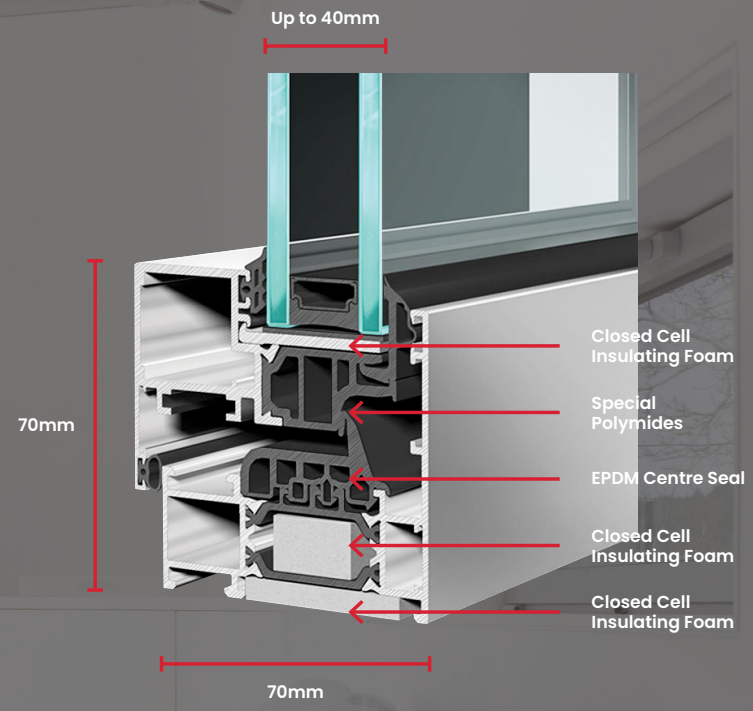
- Side hung open-in
- Bottom hung open-in
- Bottom hung open-out
- Tilt and turn

LU 22-115673 DZM
Exhibit A7

Properties

- Whole window Uw value as low as 1.4 W/m²K
- Tested to Pas 24 and SBD standards
- Fabricated using recycled aluminium and plastic materials
- Double glazed units up to 40mm
- Exterior surface of 66mm
- Maximum Size/Sash - 1200mm x 2400mm
- Maximum Weight/Sash - 160kg
- Single or dual colour available - Qualicoat (RAL Colours)
- Can be pre-assembled in-house saving installation time/cost





Performance Data

Whole window Uw value as low as:	1.4 W/m²K
Air tightness:	Class 4 - 600 Pa
Water tightness:	Class E1650
Wind load resistance:	Class 5

Reference test: 1200mm x 1400mm – 2 sashes

APA FACADE SYSTEMS

LU 22-115673 DZM
Exhibit A7

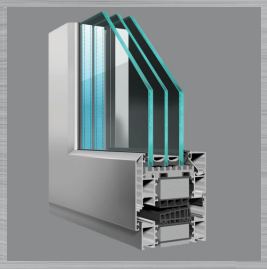
Contact us If you require any extra information regarding:

Our aluminium window, door, facade, louvre or solar shading systems.

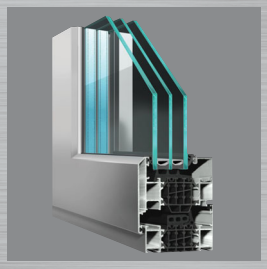
To organise a meeting or training day.

To get in touch with a member of our technical department.

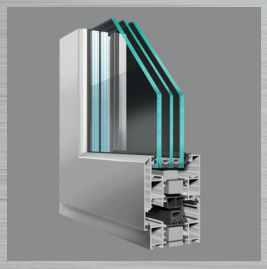
Our Window & Door Suite



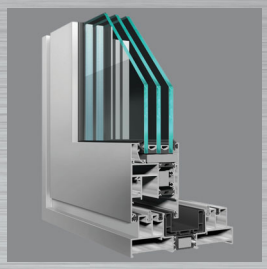
ST90 Window System



ST80 Window System



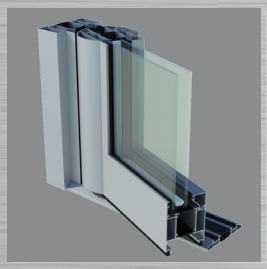
ST70 HI



ST4-600 Lift & Slide



ST Vision Plus

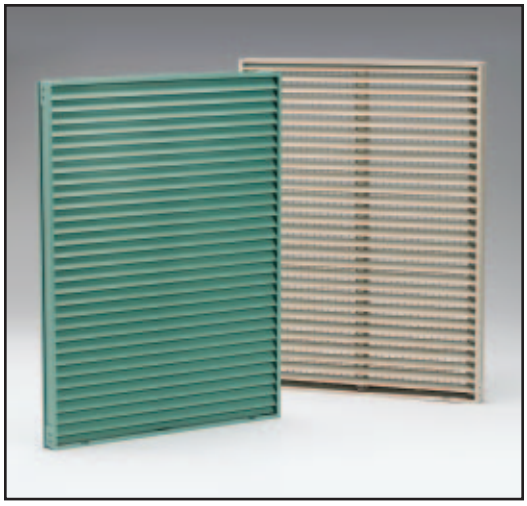


Commercial Door Systems

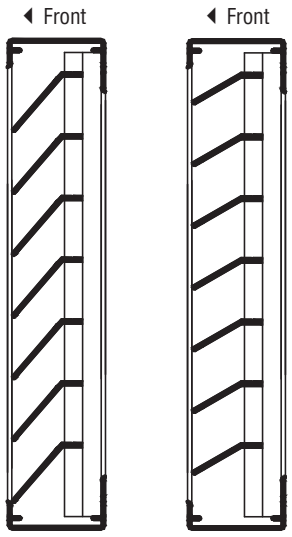
LU 22-115673 DZM
Exhibit A7

Extruded Aluminum Louvers

Ultra-thinline/PTAC



ET125, ET125-30



ET125 ET125-30

The ET125 and ET125-30 are 1-1/4" deep stationary louvers that are designed for packaged terminal air conditioning and other applications where high weather resistance is not required. The ET125 is the standard design model, while the ET125-30 with its 30° blades provide higher free area.

Specification

Furnish and install, where shown on plans, Ruskin Louver Model (specify), which shall be stationary type contained within a single frame. Frame and blade material to be 6063-T5 aluminum alloy. Frame shall contain integral caulking slots. Blades shall be supported with hidden mullions for continuous appearing stationary blades. Intermediate support mullions shall not interrupt blade exterior appearance. Screen shall be contained within a removable frame.

Design shall incorporate structural supports required to withstand a wind load of 20 lbs. per sq. ft. (.96 kPa); specifier may substitute any loading required.

Published performance data must be submitted for approval prior to fabrication and shall be equal to or less than the Ruskin model specified. Louvers shall receive (specify from finish pages) finish.

SPECIFICATIONS								PERFORMANCE 48" x 48" UNIT				
Louver Model	Blade Material (Nom.)	Blade Style	Blade Angle	Blade Centers (Nom.)	Frame Material (Nom.)	Frame Depth	Bird Screen	Free Area (Nom.)	Sq. Ft. Free Area	Max. Rec. Air Flow Thru Free Area FPM	Air Flow CFM	Maximum Pressure Drop, Inches w.g.
ET125	6063-T5 .040" (1) ext. alum.	Non-drainable	48°	3/4" (19)	6063-T5 .050" (1.3) ext. alum.	1-1/4" (32)	5/8" x .040" (16 x 1) alum.	51%	8.18 (.76)	127 (39 m/min)	1039 (29 m^3/min)	.01 (.002 kPa)
ET125-30	6063-T5 .040" (1) ext. alum.	Non-drainable	30°	3/4" (19)	6063-T5 .050" (1.3) ext. alum.	1-1/4" (32)	5/8" x .040" (16 x 1) alum.	63%	10.09 (.94)	127 (39 m/min)	1281 (36 m^3/min)	.01 (.002 kPa)

Dimensions in parentheses ( ) indicate millimeters.

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Exhibit A7

PERFORMANCE DATA

Free Area *(FREE AREA in **SQ. FEET** and SQ. METERS)*

ET125

Width in **INCHES** and METERS

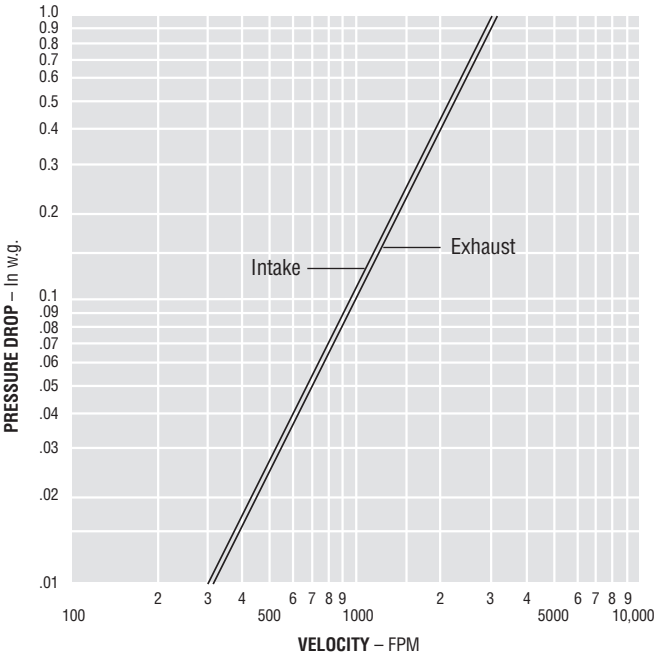
Height in INCHES and METERS	12 .30	18 .46	24 .61	30 .76	36 .91	42 1.07	48 1.22	54 1.37	60 1.52	66 1.68	72 1.83
12 .30	**.43** .04	**.63** .06	**.87** .08	**1.12** .10	**1.32** .12	**1.56** .15	**1.80** .17	**2.00** .19	**2.25** .21	**2.45** .23	**2.69** .25
18 .46	**.69** .06	**1.02** .09	**1.41** .13	**1.80** .17	**2.13** .20	**2.52** .23	**2.91** .27	**3.24** .30	**3.63** .34	**3.95** .37	**4.35** .40
24 .61	**.93** .09	**1.36** .13	**1.88** .18	**2.40** .22	**2.84** .26	**3.36** .31	**3.88** .36	**4.32** .40	**4.84** .45	**5.27** .49	**5.79** .54
30 .76	**1.19** .11	**1.75** .16	**2.42** .23	**3.09** .29	**3.65** .34	**4.32** .40	**4.99** .46	**5.55** .52	**6.22** .58	**6.78** .63	**7.45** .69
36 .91	**1.46** .14	**2.14** .20	**2.96** .28	**3.78** .35	**4.46** .41	**5.28** .49	**6.10** .57	**6.78** .63	**7.60** .71	**8.29** .77	**9.10** .85
42 1.07	**1.72** .16	**2.53** .24	**3.50** .33	**4.46** .42	**5.27** .49	**6.24** .58	**7.21** .67	**8.02** .75	**8.98** .84	**9.79** .91	**10.76** 1.00
48 1.22	**1.95** .18	**2.87** .27	**3.97** .37	**5.07** .47	**5.98** .56	**7.08** .66	**8.18** .76	**9.10** .85	**10.19** .95	**11.11** 1.03	**12.21** 1.14
54 1.37	**2.22** .21	**3.26** .30	**4.50** .42	**5.75** .54	**6.79** .63	**8.04** .75	**9.29** .86	**10.33** .96	**11.58** 1.08	**12.62** 1.17	**13.86** 1.29
60 1.52	**2.48** .23	**3.65** .34	**5.04** .47	**6.44** .60	**7.60** .71	**9.00** .84	**10.40** .97	**11.56** 1.08	**12.96** 1.21	**14.12** 1.31	**15.52** 1.44
66 1.68	**2.75** .26	**4.03** .38	**5.58** .52	**7.13** .66	**8.41** .78	**9.96** .93	**11.51** 1.07	**12.79** 1.19	**14.34** 1.33	**15.63** 1.45	**17.17** 1.60
72 1.83	**2.98** .28	**4.38** .41	**6.05** .56	**7.73** .72	**9.12** .85	**10.80** 1.00	**12.48** 1.16	**13.87** 1.29	**15.55** 1.45	**16.95** 1.58	**18.62** 1.73

ET125-30

Width in **INCHES** and METERS

Height in INCHES and METERS	12 .30	18 .46	24 .61	30 .76	36 .91	42 1.07	48 1.22	54 1.37	60 1.52	66 1.68	72 1.83
12 .30	**.52** .05	**.77** .07	**1.06** .10	**1.35** .13	**1.60** 0.15	**1.89** .18	**2.19** .20	**2.43** .23	**2.72** .25	**2.97** .28	**3.26** .30
18 .46	**.84** .08	**1.24** .12	**1.71** .16	**2.27** .21	**2.58** .24	**3.05** .28	**3.53** .33	**3.93** .37	**4.40** .41	**4.79** .45	**5.27** .49
24 .61	**1.16** .11	**1.71** .16	**2.36** .22	**3.02** .28	**3.56** .33	**4.22** .39	**4.87** .45	**5.42** .50	**6.08** .57	**6.62** .62	**7.28** .68
30 .76	**1.48** .14	**2.18** .20	**3.02** .28	**3.85** .36	**4.55** .42	**5.38** .50	**6.22** .58	**6.92** .64	**7.75** .72	**8.45** .79	**9.28** .86
36 .91	**1.77** .16	**2.59** .24	**3.59** .33	**4.58** .43	**5.41** .50	**6.40** .60	**7.40** .69	**8.22** .76	**9.22** .86	**10.05** .93	**11.04** 1.03
42 1.07	**2.09** .19	**3.07** .29	**4.24** .39	**5.41** .50	**6.39** .59	**7.57** .70	**8.74** .81	**9.72** .90	**10.89** 1.01	**11.87** 1.10	**13.05** 1.21
48 1.22	**2.41** .22	**3.54** .33	**4.89** .45	**6.25** .58	**7.38** .69	**8.73** .81	**10.09** .94	**11.21** 1.04	**12.57** 1.17	**13.70** 1.27	**15.05** 1.40
54 1.37	**2.73** .25	**4.01** .37	**5.54** .52	**7.34** .68	**8.36** .78	**9.89** .92	**11.43** 1.06	**12.71** 1.18	**14.25** 1.32	**15.53** 1.44	**17.06** 1.59
60 1.52	**3.01** .28	**4.42** .41	**6.11** .57	**7.81** .73	**9.22** .86	**10.91** 1.01	**12.61** 1.17	**14.02** 1.30	**15.71** 1.46	**17.12** 1.59	**18.82** 1.75
66 1.68	**3.33** .31	**4.89** .45	**6.77** .63	**8.64** .80	**10.20** .95	**12.08** 1.12	**13.95** 1.30	**15.51** 1.44	**17.39** 1.62	**18.95** 1.76	**20.82** 1.94
72 1.83	**3.65** .34	**5.36** .50	**7.42** .69	**9.47** .88	**11.19** 1.04	**13.24** 1.23	**15.30** 1.42	**17.01** 1.58	**19.06** 1.77	**20.78** 1.93	**22.83** 2.12

ET125 and ET125-30 Pressure Drop



*Air Velocity in **FEET** and METERS per minute through FREE AREA.*

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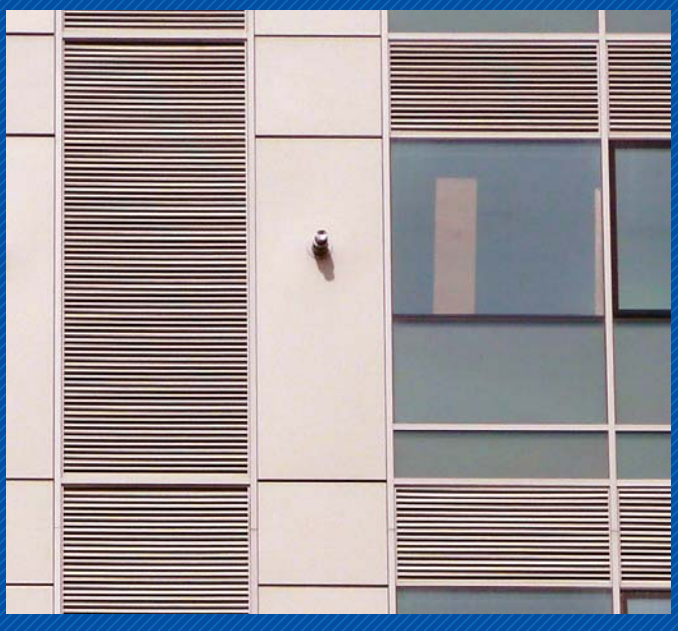
Exhibit A7

APA FACADE SYSTEMS





Aluminium Louvre systems for natural ventilation

Pressed Aluminium Flashings and Copings

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Exhibit A7

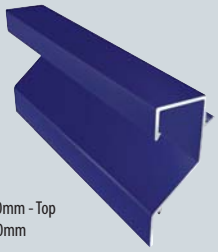
L20 Glazed in Louvre System

Prefabricated Glazed-in Louvre Panel Systems

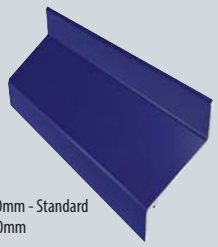
- The L20 Louvre Panel system is suitable for use in most facade and window systems.
- Your requirements can be supplied in prefabricated panels or in stock length packages, painted or mill finish.
- Glazed solutions are available for 24mm or 28mm thicknesses.
- The system comes complete with a water channel and an insect mesh.
- Free area 48%.



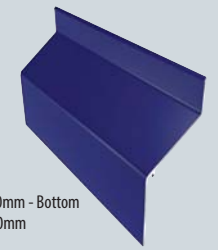




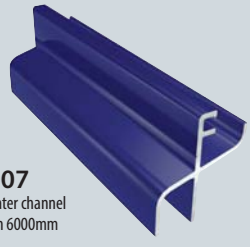
LVR002
Louvre blade 20mm - Top
Bar length 6000mm



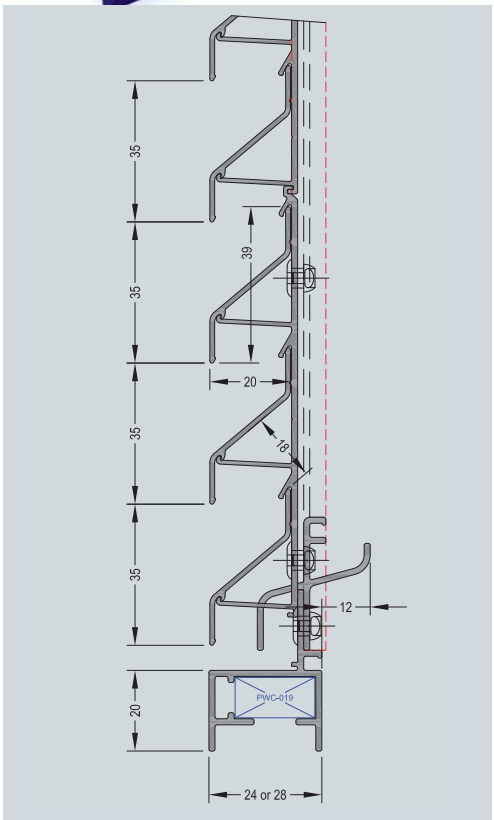
LVR001
Louvre blade 20mm - Standard
Bar length 6000mm

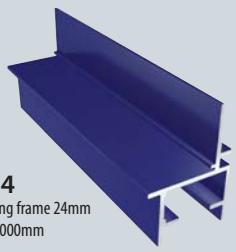


LVR003
Louvre blade 20mm - Bottom
Bar length 6000mm

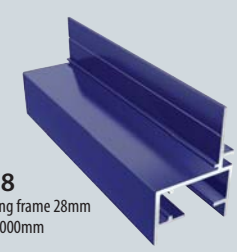


LVR007
Louvre water channel
Bar length 6000mm

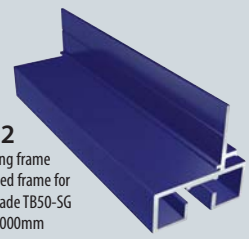




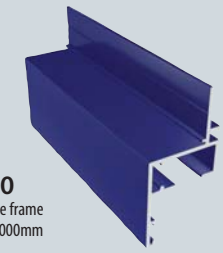
LVR024
Louvre Glazing frame 24mm
Bar length 6000mm



LVR028
Louvre Glazing frame 28mm
Bar length 6000mm



LVR032
Louvre Glazing frame
32mm toggled frame for
use with Facade TB50-SG
Bar length 6000mm



LVR010
Louvre rebate frame
Bar length 6000mm



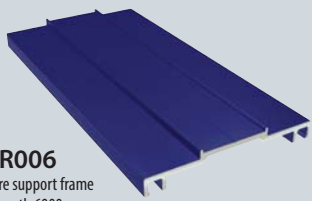
LVR005
Louvre blade support clip
20mm blade - 3 level
Part length18mm



PCW 019
Frame Cleat
Part length19.5mm



PWC 085
Frame Cleat for
LVR032 frame
Part Length 8.5mm



LVR006
Louvre support frame
Bar length 6000mm

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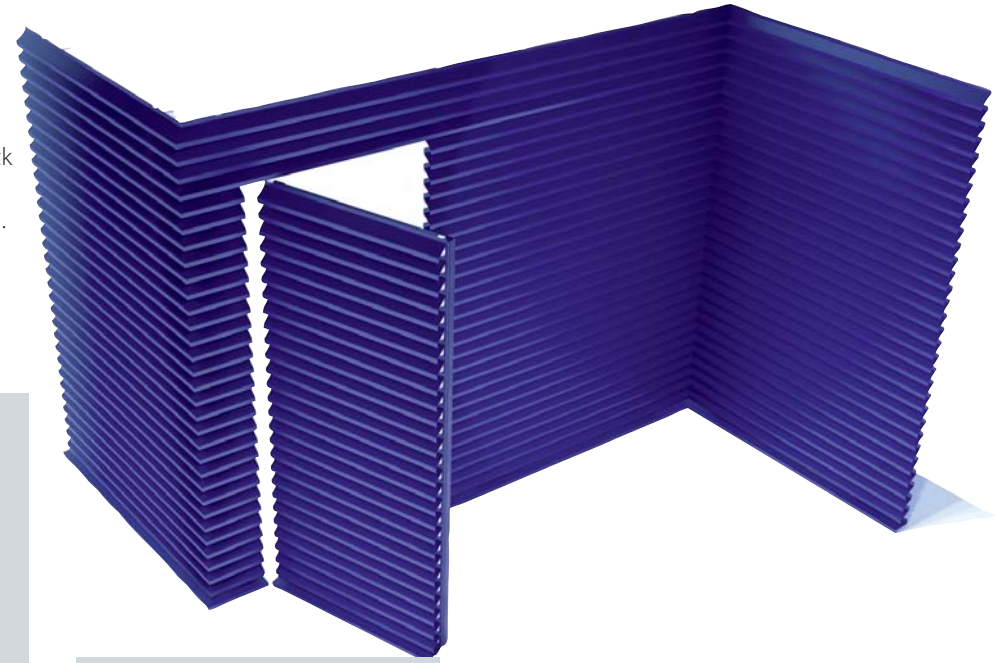
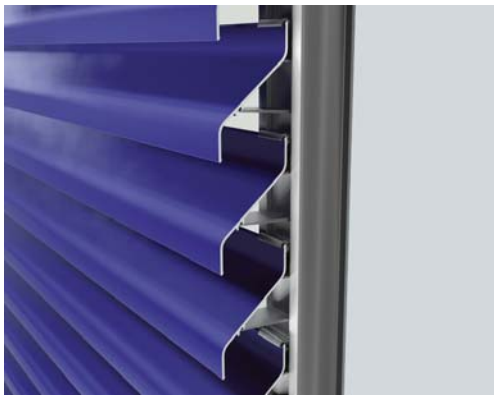
L75 Continuous Cladding Louvre System

APA FACADE SYSTEMS

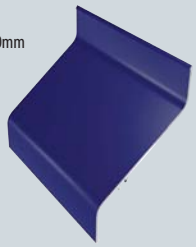
Continuous Aluminium Louvre Systems

- The L75 Continuous Louvre system is suitable for use in most cladding and rain screen applications.
- Your requirements can be supplied in stock length packages, painted or mill finish.
- Blade sizes are available in 50mm & 75mm.
- The system comes complete with a range of support mullions.
- Free area 50%.

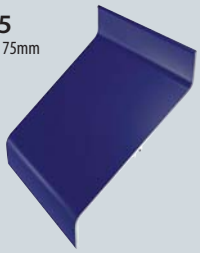




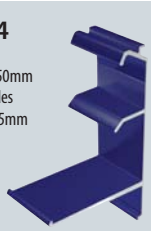
LVR050
Louvre blade 50mm
- Medium
Bar length
6000mm



LVR075
Louvre blade 75mm
- Heavy
Bar length
6000mm

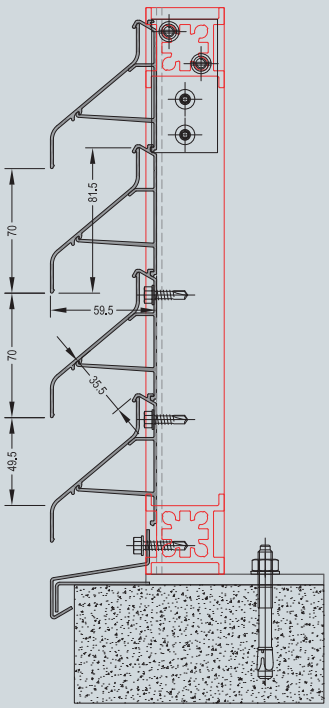


LVR004
Louvre blade
Support clip 50mm
& 75mm blades
Part length 25mm

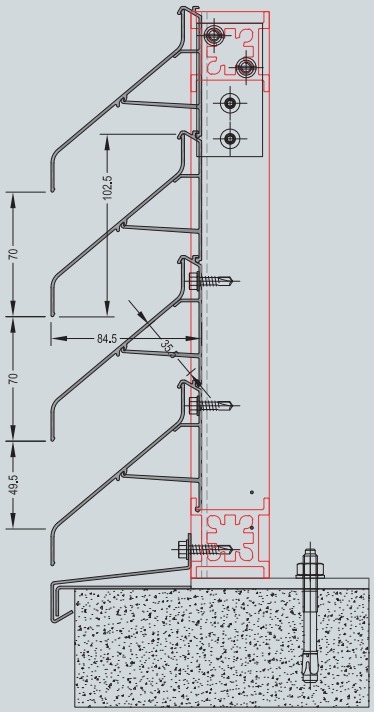


86M302
Frame 44mm
Bar length 6000mm

BLADE 50 mm



BLADE 75 mm



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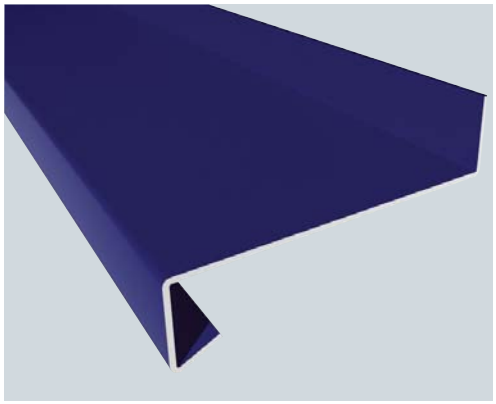
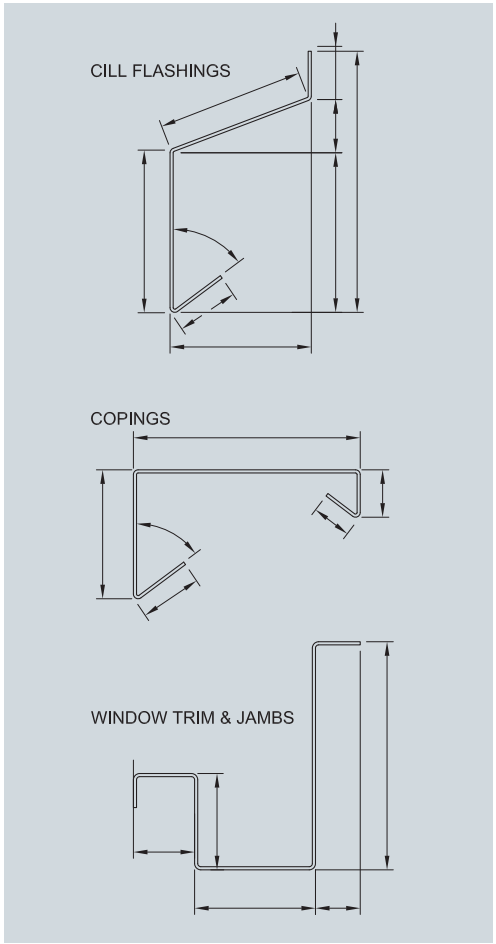
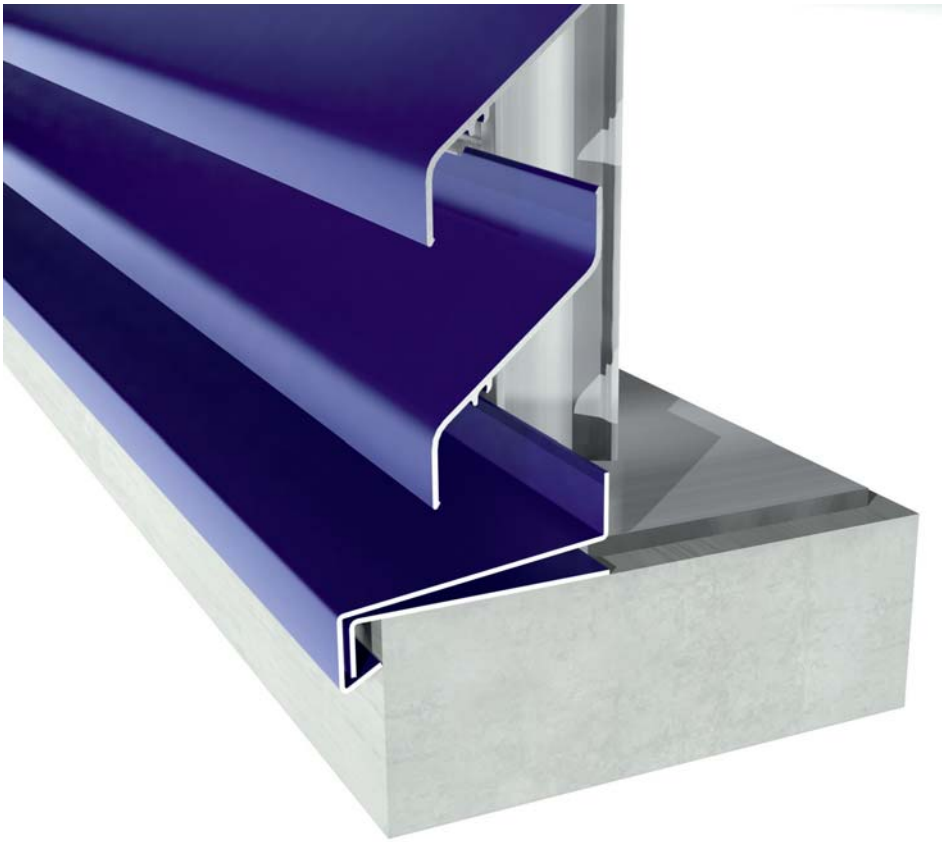
Pressed Metal Products

Pressed Aluminium Flashings and Panels



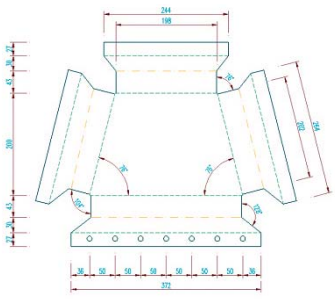




In our modern premises in west Dublin, APA Systems have invested in the latest technology to produce aluminium flashings and panels.

Our CNC controlled break press and guillotine can provide our customers with low cost solutions for all their pressed metal requirements. We have two in-house paint lines which have achieved the Qualicoat and Interpon D standards for polyester powder coating finishes.

We will be offering our customers the time saving and economical benefits of a one stop shop facility. We will do this by sourcing the products, pressing, welding, jointing plates and painting the products. We will also stock the aluminium in a variety of sheet sizes and thicknesses allowing us to optimise the panels and keep costs low.





LU 22-115673 DZM
Exhibit A7

NC® steel cooling tower

MORE CAPACITY. MORE VALUE.

MARLEY®



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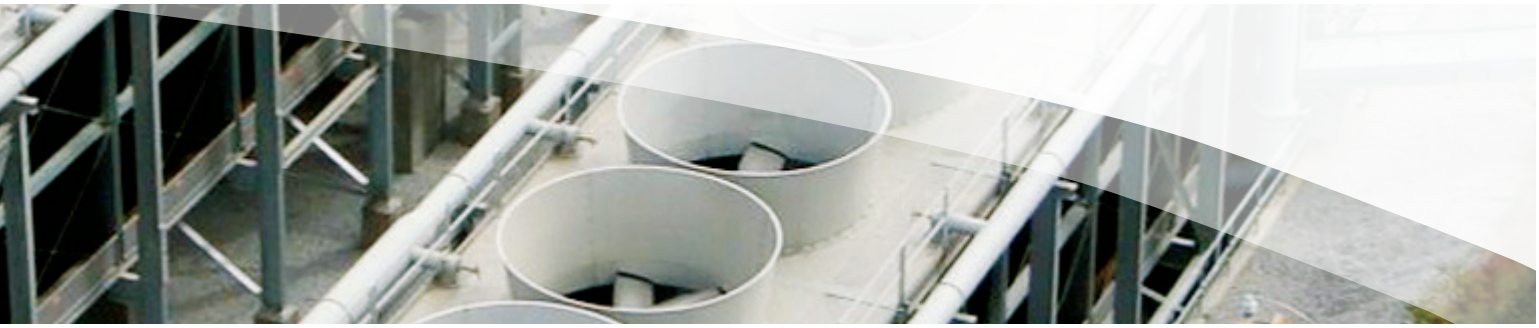
Exhibit A7



INDUSTRY-LEADING FEATURES AND OPTIONS OF THE MARLEY NC.

- Improved efficiency and increased capacity: At its largest capacity, the Marley NC has the ability to deliver more tons of cooling than any other package cooling tower on the market, as high as 2189 tons in a single unit.
- Drift rates as low as .0005% of design flow rate are available on many standard models – the exclusive patented MarKey® drift eliminator achieves the lowest drift rates of any standard crossflow configuration.
- Optional belt drive – the choice is yours. Choose the belt drive system for all models up to 60 hp.
- Largest selection of options and accessories. Select and customize your NC with the most optional features of any factory-assembled cooling tower.
- The most CTI-certified low-sound options, with low-sound fans standard on all NC models.

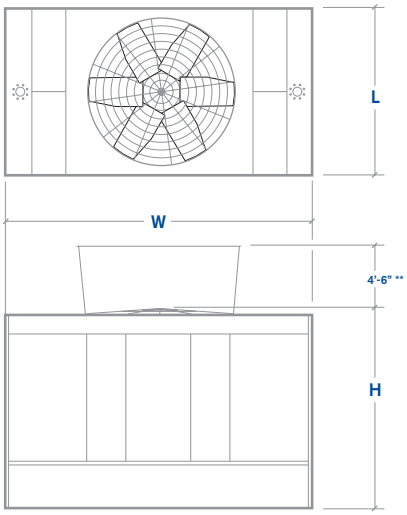
The perfect fit makes all the difference.

See how the best gets even better. There's a Marley NC that's ideal for your application.

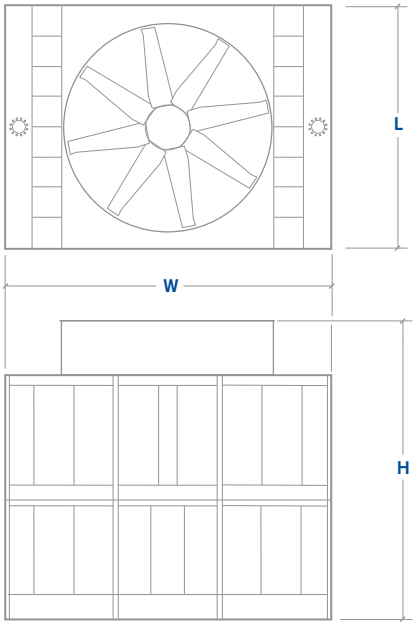
Models	Tons	L	W	H
NC8401	101–198	6'-6"	12'-10"	10'-2"
NC8402	156–308	8'-5"	14'-2"	10'-3"**
NC8403	196–482	8'-5"	18'-2"	11'-11"**
NC8405	242–591	9'-11"	19'-11"	12'-0"**
NC8407	320–711	11'-11"	21'-0"	12'-0" **
NC8409	417–848	13'-11"	22'-5"	12'-0" **
NC8410*	498–934	11'-11"	22'-5"	16'-0" **
NC8411*	546–1042	11'-11"	22'-5"	18'-10" **
NC8412*	700–1256	13'-11"	22'-5"	18'-10" **
NC8413*	604–1219	11'-11"	22'-5"	22'-7" **
NC8414*	761–1487	13'-11"	22'-5"	22'-7" **
NC8422	1311–2189	22'-5"	29'-6"	27'-1"

*Two-story modular cells

**Velocity recovery fan cylinders required on some models in this box size



NC8401 - NC8414



NC8422

LITESPHERE
TRUERGB+W



tivoli®

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Exhibit A7

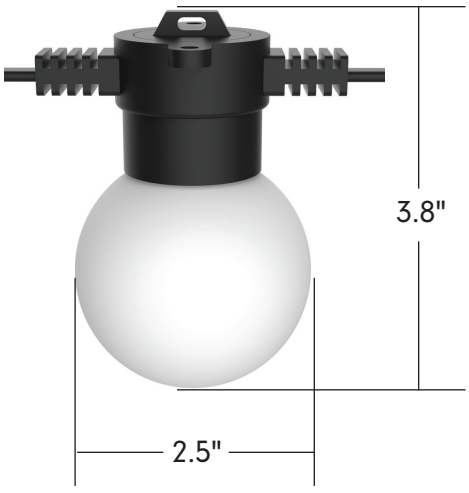


Project: _____ TYPE: _____

Product Features

- Tivoli's proprietary algorithm controls RGB+W LEDs for superior color saturation and TRUE white performance other than a standard four-channel system
- Audio enhanced with MADRIX software
- Individually control each globe with DMX512 protocol for a unique and personal environment
- Each globe is auto-addressed for fast set-up and connection
- True RGB +W Technology delivers more than 16 million combinations of pure and precise color tones
- Tivoli's proprietary PCB design delivers a high level performance and easy replacement
- True RGB+W mount design provides optional suspended and a twist-off cap for surface applications
- 24V DC Low voltage system for long runs
- Pre-molded twist connect male and female power lead
- IP67
- cULus listed
- 3 Year warranty

Dimensions



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Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Strand Order Guide - 06" OC

Max electrical run length (80 total globes each circuit): 40'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**06**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**06** = 6" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **20** = 20' **40** = 40'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 12" OC

Max electrical run length (80 total globes each circuit): 80'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**12**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**12** = 12" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **40** = 40' **80** = 80'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 24" OC

Max electrical run length (80 total globes each circuit): 160'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**24**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**24** = 24" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **80** = 80' **160** = 160'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Data-Box Order Guide

Note: (1) Data-Box is needed per each maximum electrical run length (80 globes)

PRODUCT CODE		TYPE
LST	-	**DATABX**
LST = Litesphere True RGB+W		**DATABX** = Data-Box

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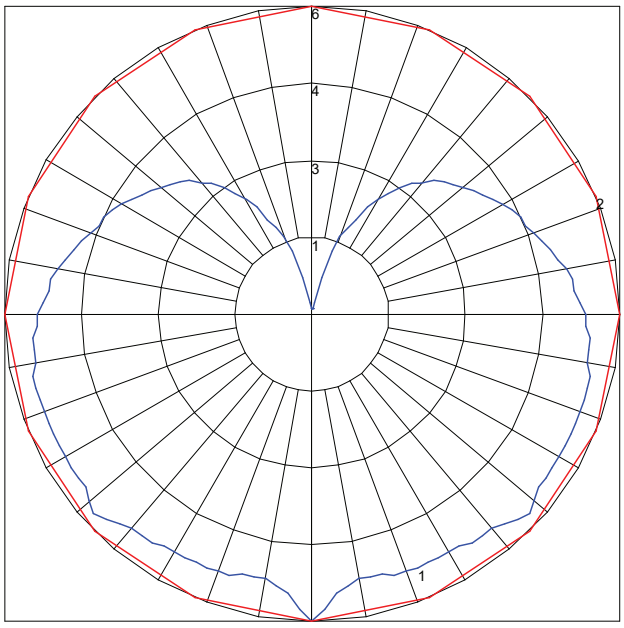
Specifications

Output	
Kelvin Temperature	Red / Green / Blue / White
Pixels	1 pixel/globe
Lumens (lm/globe)	55 (all color fully on)
Electrical	
Input Voltage	24V DC
Power Consumption (W/globe)	1
Maximum Run (based on O.C. spacing)	40' @ 6" O.C., 80' @ 12" O.C., 160' @ 24" O.C. (Total 80 globes per circuit)
Control	
Control System	DMX 512
Address Setting	Auto Addressing
Physical	
Dimensions	2.5"W x 3.8"H
Socket Housing	PVC
Globe	PE
Mounting	Surface Mount, Suspended
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Storage Temperature	-40°C to 80°C (-40°F to 176°F)
Certification and Testing	
Certification	cULus
Environment	Wet Location
IP Rating	IP67
Warranty	3 Years

Photometrics

Maximum Candela = 5.6
Located At Horizontal Angle = 0
Vertical Angle = 0
#1 Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
#2 Vertical Cone Through Vertical Angle (0) (Through Max. Cd.)



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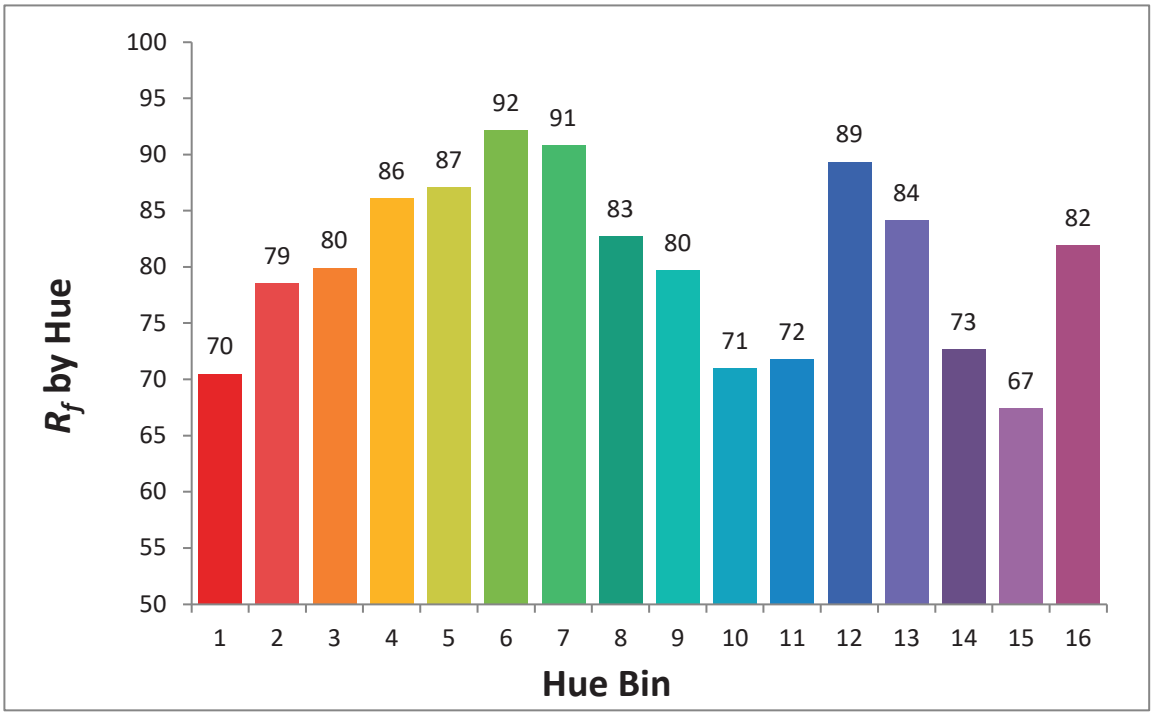
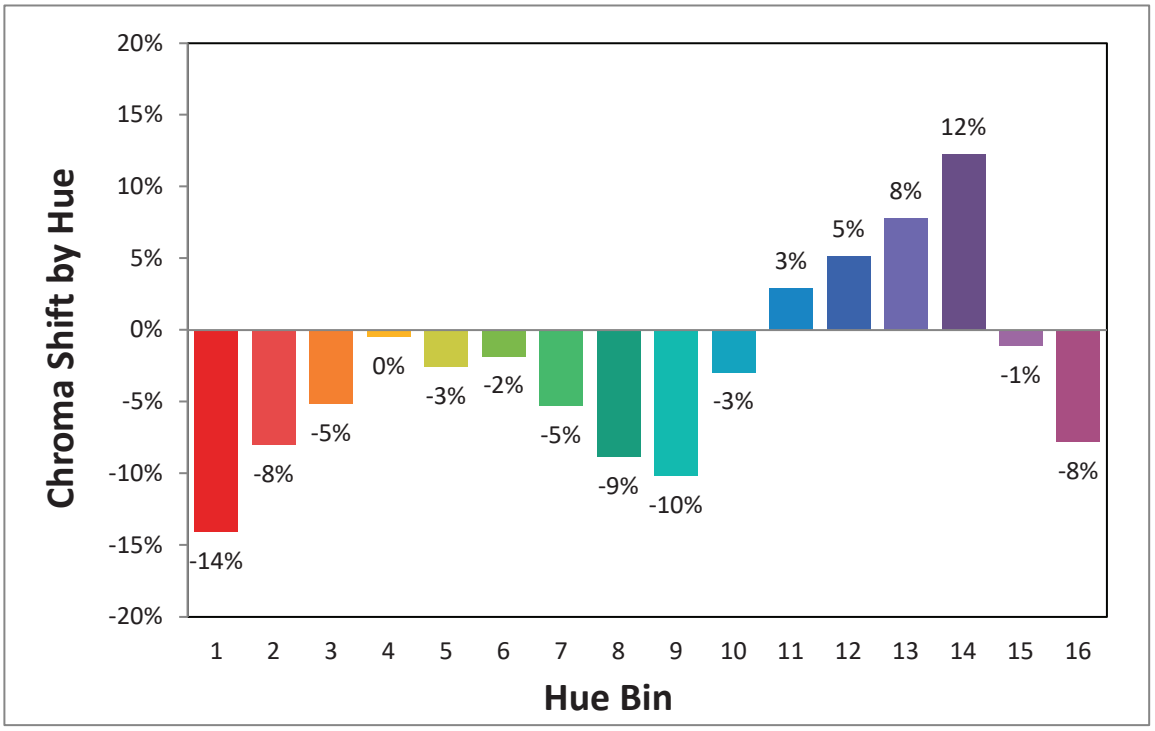
TM-30-15





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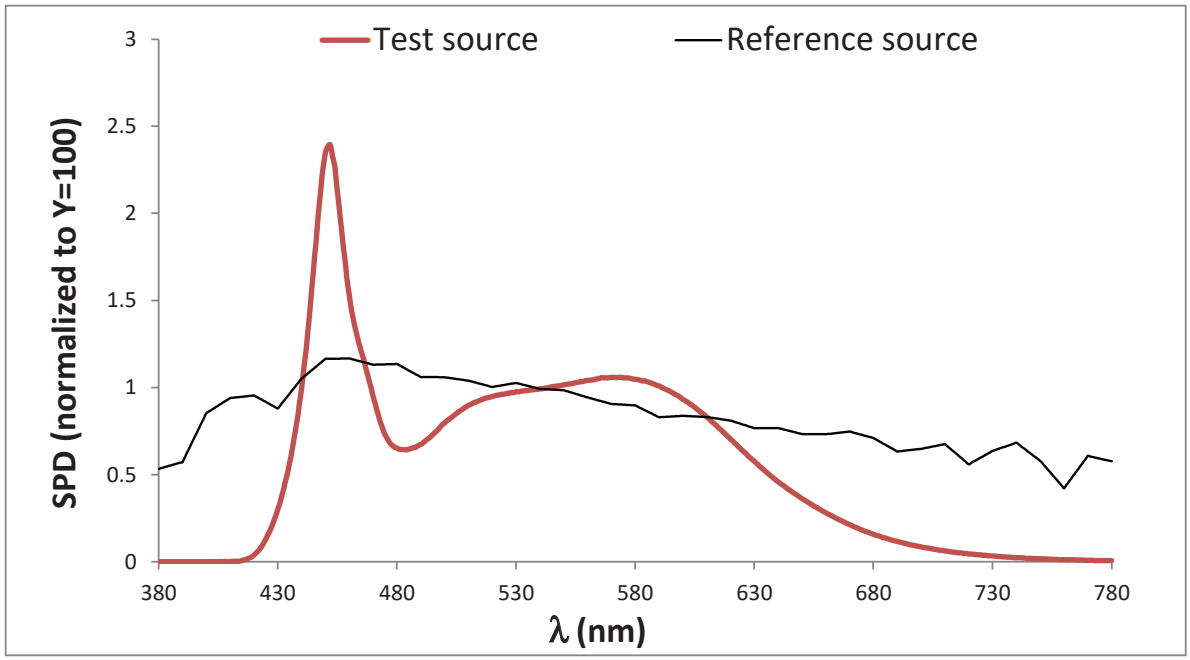
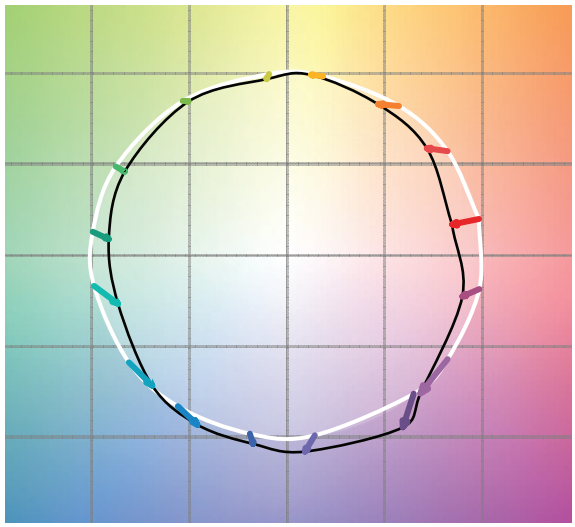
R_f	R_g	CCT (K)	D_{uv}	u'	v'
81	94	6887	0.0030	0.1961	0.4642



Color Vector Graphic



		Graphic Shifts (%)	
Hue Bin	R_f	Chroma	Hue
1	70	-14%	0%
2	79	-8%	7%
3	80	-5%	9%
4	86	0%	6%
5	87	-3%	2%
6	92	-2%	-2%
7	91	-5%	0%
8	83	-9%	2%
9	80	-10%	12%
10	71	-3%	17%
11	72	3%	14%
12	89	5%	3%
13	84	8%	-7%
14	73	12%	-15%
15	67	-1%	-23%
16	82	-8%	-6%

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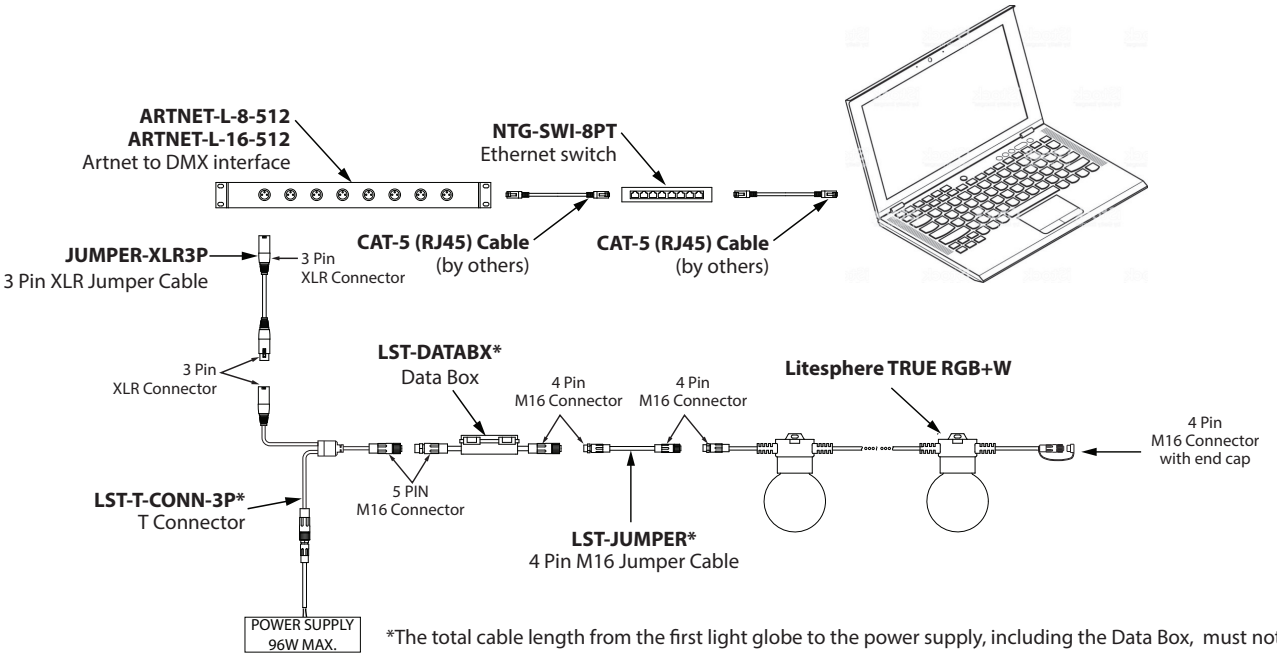
Wiring Diagram

Online Operation

MADRIX (Live)

This is a live control performance setup. Widely used for concerts or performance-based manipulation. Use of a live network is necessary for communication between MADRIX software and Litesphere True RGB+W.



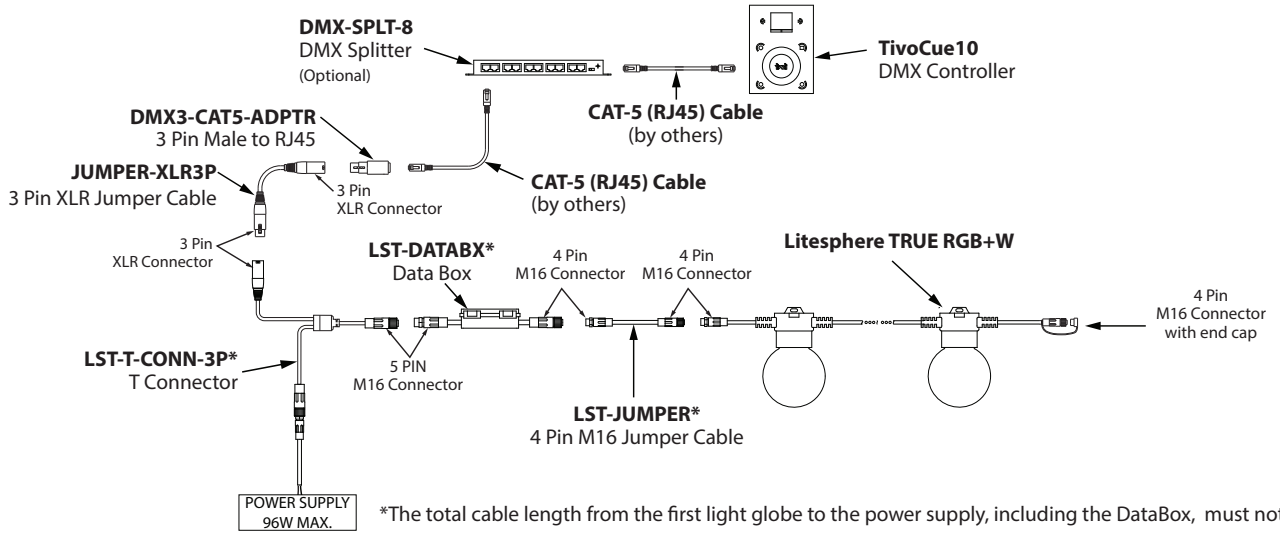
*The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.

Off-line Operation

TivoCUE (Preset)

Programmed via CUE software and recorded to a Micro SD card for data transfer into TivoCUE control. This is a stand-alone feature with no need for network support by software (CUE) once recorded and transferred to in-wall DMX control hardware. Please refer to TivoCue10 User Manual for additional information.

Note: TivoCue10 controls a maximum of 1 universes with 80 pixels (globes) total. Consult factory for 160 pixels (globes) maximum option.



*The total cable length from the first light globe to the power supply, including the DataBox, must not exceed 80'.

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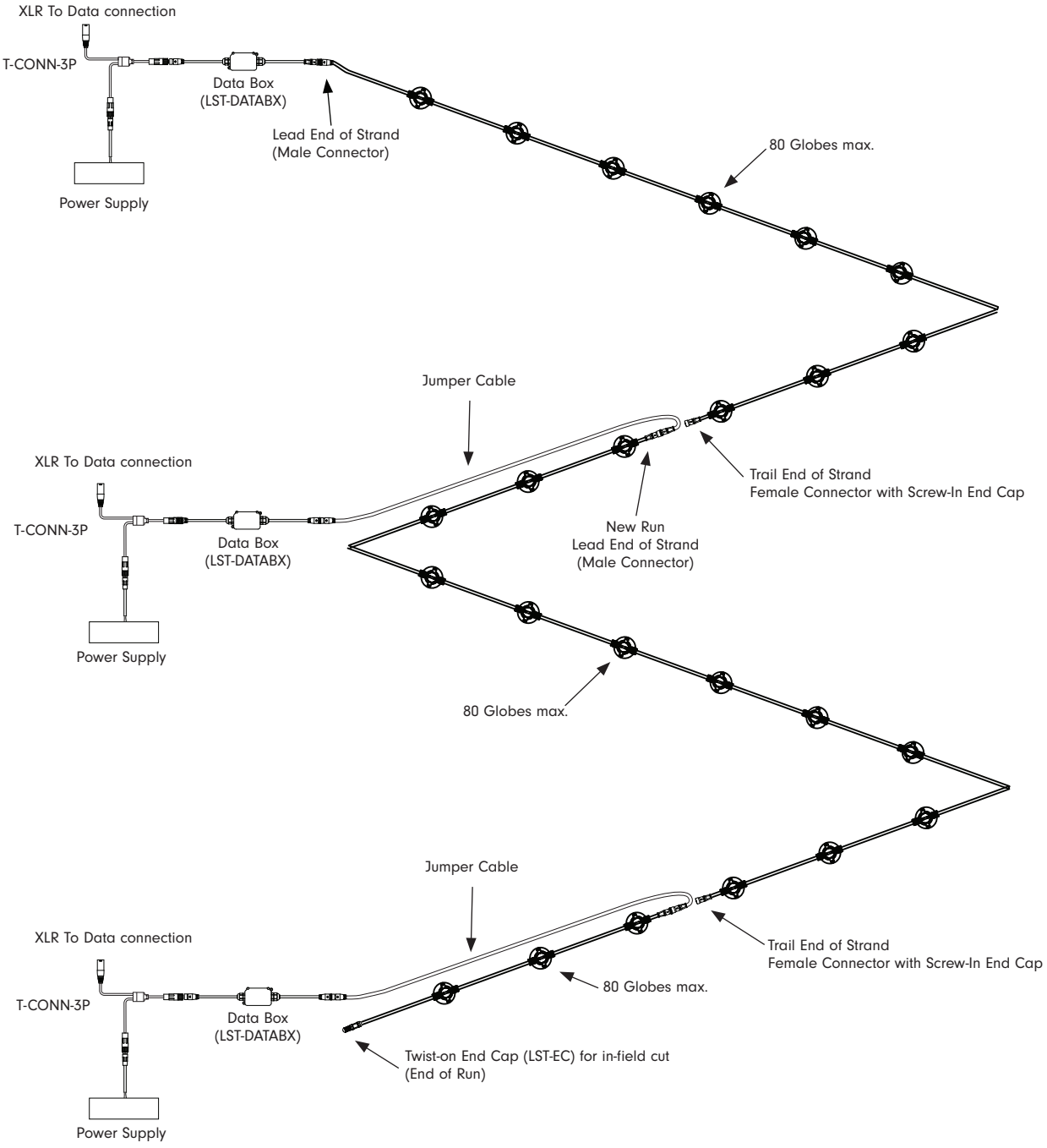
Wiring Multiple Runs

WARNING! Risk of Product Failure.
The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.



Wiring Statement

⚠ Warnings: Risk of injury or fire.

Do not cover any luminaire as the covering may cause it to overheat.

Do not install this lighting system where the exposed bare contacts can be shorted or contact any conductive material to reduce the risk of fire and burns.

Do not install any luminaire closer than 6 inches (15.25cm) from any curtain, or similar combustible material.

Do not use any luminaire if damaged; such as, broken globe, loose connections, or frayed wire insulation. Inspect periodically.

Do not submerge any luminaire in liquid. Use waterproof connectors for all outdoor applications.

Do not secure any luminaire with staples, nails or like means that might damage the wire insulation. Secure it by using screws through the base.

Do not run any luminaire at an operating temperature exceeding -20°C to 50°C (-4°F to 122°F)

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Accessories



LST-JUMPER-X
Litesphere True RGB+W
4 PIN jumper cable, IP67
XX = 5, 10, 20 (lengths in ft)



JUMPER-XLR3P-X
Jumper Cable 3-PIN XLR
X = 5, 10, 25 (lengths in ft)



LST-T-CONN-3P
T Connector, IP67
3-PIN XLR Male for DMX
5-PIN M16 Female for LED
2-PIN M16 female to 2-PIN male (2' lead) for power



LST-EC
Litesphere True RGB+W end cap



DMX3-CAT5-ADPTR
DMX Adapter
3-pin XLR Female to RJ45



NTG-SWI-8PT
NETGEAR 8-Port Gigabit Ethernet Unmanaged Switch



NTG-SWI-16PT
NETGEAR 16-Port Gigabit Ethernet Unmanaged Switch



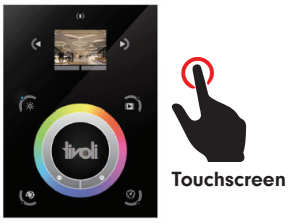
ARTNET-L-X-512
X = 8, 16 (ports)
8 or 16 port universe Artnet to DMX interface,
16 port 8192 DMX channels
8 port 4096 DMX channels (Online only)



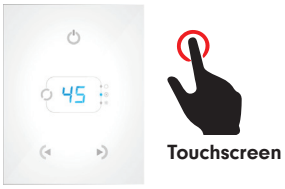
DMX-SPLT-8
DMX Splitter
8 ports of DMX 512, RJ45 and 3-pin hardwire connection

Note: If the number of DMX sub-controllers exceed 32 units, a DMX Splitter is required.

Controls & Software



TVOQ-10-XX-7
XX = BK (Black), WH (White)
1024 DMX channel, 500 scene,
10 zone, glass touch screen



TVOQ-2-XX
XX = BK (Black), WH (White)
512 DMX channel, 99 scene,
1 zone, glass touch screen

Cue™ and CuePro™ softwares are specifically designed for the TivoCUE™ in-wall DMX controls and includes an array of tools required by the latest DMX lighting fixtures. Intuitive, with easy-to-use effects that can be dropped into timelines, and multi-zone synchronization capabilities allow you to program a project effortlessly.

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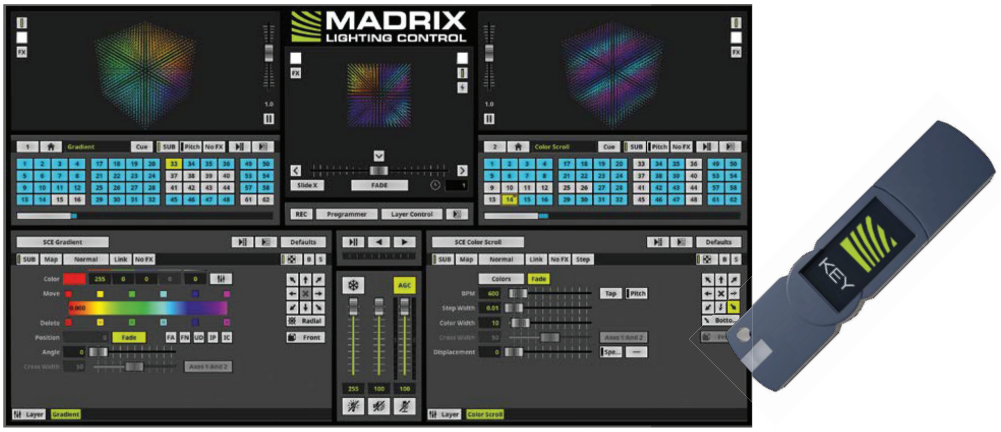
MADRIX Key & Software Levels



MADRIX KEY

A USB dongle unlocks the software's full output. You can freely switch between different PCs as it is not bound to a specific one. It only needs to be activated on-line once.

MADRIX 5 LICENSE UPGRADES

You can easily upgrade your MADRIX 5 KEY to any higher license at any time, increasing the available output.

MADRIX 5 Key & Software Cat No	MDRX-LC-5S	MDRX-LC-5E	MDRX-LC-5B	MDRX-LC-5P	MDRX-LC-5U	MDRX-LC-5M
Level	START	ENTRY	BASIC	PROFESSIONAL	ULTIMATE	MAXIMUM
DMX-Based Output						
DMX Channels	1,024	4,096	16,384	65,536	262,144	1,048,576
DMX Universe Example	2	8	32	128	512	2,048
RGB Voxels Example	341	1,365	5,461	21,845	87,381	349,525
DVI-Based Output						
DVI Voxels	4,096	16,384	262,144	1,048,576	2,097,152	2,097,152
Render Resolution Example	64 X 64 PIXELS	128 X 128 PIXELS	512 X 512 PIXELS	1,024 X 1,024 PIXELS	2,048 X 1,024 PIXELS	2,048 X 1,024 PIXELS

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Mounting Options

SURFACE/FLUSH

For surface mount applications, remove the top suspension-plate by turning counter-clockwise until off. Place socket flush against the desired surface and mount using proper screws according to substrate.





SUSPENDED

Suspended mounting will use a combination of LS-Cable, LS-Locks with LS-UVZP. Tension the cable wire with our LS-TT (Tension Tool) for desired sag (Please adhere to local city code for suspended application).

Note: For suspension application, a catenary cable is required for proper installation.
Please contact Tivoli for recommendations on unique mounting applications.



Mounting Accessories



LS-CABLE-60 Catenary Cable Kit - 60'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-110 Catenary Cable Kit - 110'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-500 Catenary Cable Kit - 500'
(1/8t" galvanized cable for use with loads up to 200lbs)



LS-LOCK-X Cable Lock
X = **2** (2 Locks), **4** (4 locks) Includes (1) cable release key. Cable Lock for 1/8th inch cable, Heavy-duty lockable fasteners support loads up to 200 lbs. Can be easily adjusted without the use of tools.



LS-TT
Catenary Cable Tensioning Tool up to 880lbs with minimal effort due to the 6:1 gear drive mechanism. Integral torque gauge controls the load applied to the wire, giving consistent tension every time and optimizing the life of the wire.



LS-UVZP-BK-50 UV Zip Ties
50 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.



LS-UVZP-BK-30 UV Zip Ties
30 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.

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Replacement Parts



LST-RGBW-24
Litesphere True RGB+W LED
sold each



LST-OG
Litesphere True RGB+W Opal globe
sold each



LST-CG
Litesphere True RGB+W Clear globe
sold each

Power Supplies

ADNM - NON DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-90-1-4-24-D	Indoor / Outdoor	100-277V AC 50/60 HZ	24V DC	1	90W	3.75
	ADNM-120-1-4-24-D				1	96W	4A

INFINITY - MLV / ELV / 0-10V / PWM / TRIAC

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	MIN LOAD	CIRCUIT CAPACITY
Infinity Series Class 2 Transformer	INF-J-30-1-1.3-24	Indoor / Outdoor	100 - 277V AC	24V DC	1	30W	3W	1.3A
	INF-J-60-1-2.5-24				1	60W	6W	2.5A
	INF-J-96-1-4-24				1	96W	9W	4A

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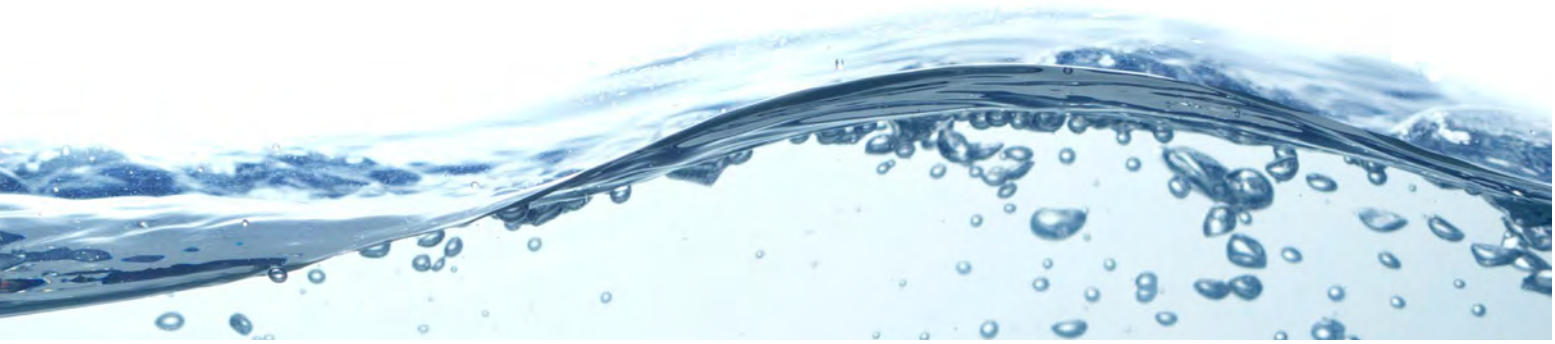
Water-Source Heat Pumps

ROOFTOP UNITS





Water-Source Heat Pump Rooftop Unit

Features:

- Water-source and geothermal heat pump rooftop units with capacities from 2-230 tons
- R-410A scroll compressors with up to 8 compressors per unit
- Variable capacity and variable speed scroll compressors for load matching cooling and heating, along with improved part load efficiency
- Heat pump heating with optional electric, gas, steam or hot water auxiliary heating
- AMCA certified and labeled low leakage economizer dampers
- Direct drive backward curved plenum fans
- Power exhaust and power return options
- Factory installed AAONAIRE total and sensible energy recovery wheels
- Double wall rigid polyurethane foam insulated cabinet construction
- Unit access doors with full length hinges and lockable handlers
- Optional walk-in compressor and control service vestibule for units 45 tons and larger
- Option boxes available for field installed components

- *Makeup Air Applications Up to 100% Outside Air*
- *Dehumidification and Premium Filtration Capabilities*
- *Large Tonnage WSHP Rooftops*
- *Factory Installed or Customer Specific Controls Options*

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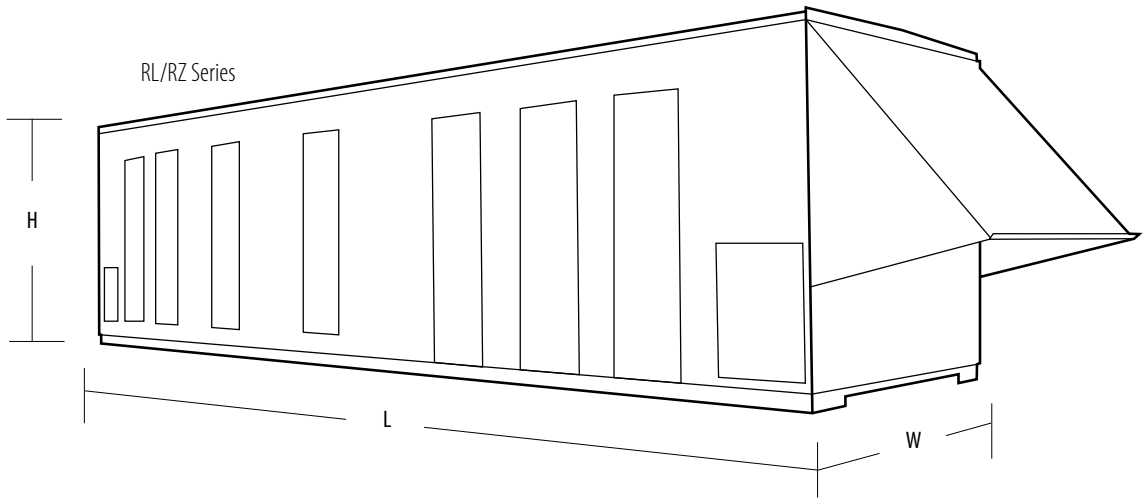



10-100% variable capacity scroll compressors provide load matching cooling and improve part load efficiency

VFD controlled variable speed scroll compressor provide load matching cooling and improved part load efficiency



RL (tons)	Condenser Type	Compressor Type	Width	Height	Length
045	Water-Cooled, Water-Source Heat Pump, or Geothermal	R-410A Scroll	100	102	Length varies depending on options selected
060					
070					
075					
095					
100					
110					
125					
134			142		
135			100		
155			142		
170					
190					
210					
230					
RZ (tons)					
055	Water-Cooled, Water-Source Heat Pump, or Geothermal	R-410A Scroll	142	104	Length varies depending on options selected
065					
075					
090					
105					
120					
130					
140					

*Dimension may vary depending on options selected.
All dimensions are in inches.



AMCA Certified and Labeled Low Leakage Dampers

Airstack®
By MULTISTACK®



Air Source Heat Pump
Product Data Catalog

For Modules: ARP010X, ARP015X, ARP020X, ARP030X, ARP060X

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GENERAL DATA TABLE OF AIR SOURCE HEAT PUMP STANDARD –X MODULES					
Compressor	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Type	SCROLL	SCROLL	SCROLL	SCROLL	SCROLL
Nominal Capacity (per compressor)	5	7.5	10	15	30
Quantity	2-TANDEM	2-TANDEM	2-TANDEM	2-TANDEM	2-TANDEM
Load Heat Exchanger	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Type	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE
Weight	54.4	63.8	83.7	100	214.4
Evap Water Storage (Gals. Each)	1.08	1.4	2.03	2.54	5.86
Quantity	1	1	1	1	1
Header Storage (Gals./Module)	6.4	6.4	18.0	21.0	36.4
Mech. Module Front Water Vol. (Gals./Module)	7.48	7.8	20.03	23.54	41.9
Mech. Module Rear Water Vol. (Gals./Module)	1.08	1.4	2.03	2.54	N/A
Refrigerant Type	R-410A	R-410A	R-410A	R-410A	R-410A
Number of Circuits	1	1	1	1	1
Fans	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Motor Type	TEAO*	TEAO*	TEAO*	TEAO*	TEAO*
HP	1	1	2	2	2
Quantity	2	2	2	2	4
Fan Type	Axial	Axial	Axial	Axial	Axial
Fan Material	Composite	Composite	Composite	Composite	Composite
Air Flow (cfm) (per module)	6,600	8,500	16,000	22,000	44,000
Source/Sink Heat Exchanger Coils	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Fin Material	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
Tube Material	Copper	Copper	Copper	Copper	Copper
Tube Diameter (in.)	3/8	3/8	3/8	3/8	3/8
Number of Rows	6	6	6	6	6
Coil Dimensions (Quantity)	32 x 51 (2)	30 x 49 (2)	30 x 61½ (2)	42 x 73½ (2)	42 x 73½ (4)
Refrigerant Type	R-410A	R-410A	R-410A	R-410A	R-410A
Charge (lbs./circuit)	24	25	45	56	126
Number of Circuits	1	1	1	1	1
Operating Weight (with AL/CU coils)	1475	1475	2025	2480	4875
Shipping Weight (with AL/CU coils)	1400	1400	1850	2205	4525
**TEAO= Totally Enclosed Air Over*					



Multiple module array

LITESPHERE
TRUERGB+W



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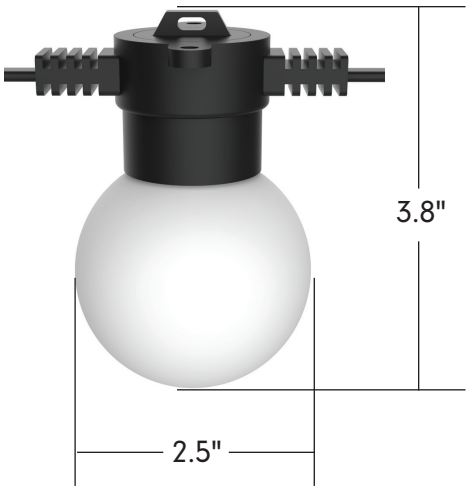
Project: _____ TYPE: _____

Product Features

- Tivoli's proprietary algorithm controls RGB+W LEDs for superior color saturation and TRUE white performance other than a standard four-channel system
- Audio enhanced with MADRIX software
- Individually control each globe with DMX512 protocol for a unique and personal environment
- Each globe is auto-addressed for fast set-up and connection
- True RGB +W Technology delivers more than 16 million combinations of pure and precise color tones
- Tivoli's proprietary PCB design delivers a high level performance and easy replacement
- True RGB+W mount design provides optional suspended and a twist-off cap for surface applications
- 24V DC Low voltage system for long runs
- Pre-molded twist connect male and female power lead
- IP67
- cULus listed
- 3 Year warranty

Dimensions



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Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Strand Order Guide - 06" OC

Max electrical run length (80 total globes each circuit): 40'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**06**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**06** = 6" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **20** = 20' **40** = 40'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 12" OC

Max electrical run length (80 total globes each circuit): 80'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**12**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**12** = 12" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **40** = 40' **80** = 80'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 24" OC

Max electrical run length (80 total globes each circuit): 160'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**24**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**24** = 24" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **80** = 80' **160** = 160'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Data-Box Order Guide

Note: (1) Data-Box is needed per each maximum electrical run length (80 globes)

PRODUCT CODE		TYPE
LST	-	**DATABX**
LST = Litesphere True RGB+W		**DATABX** = Data-Box

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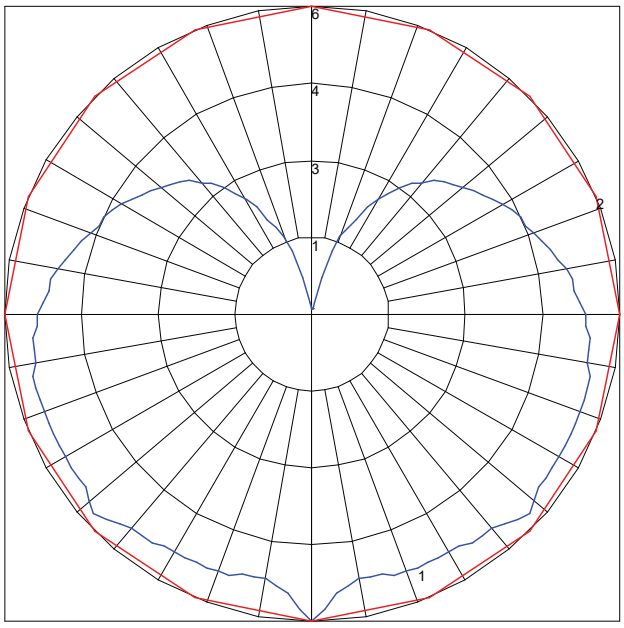
Specifications

Output	
Kelvin Temperature	Red / Green / Blue / White
Pixels	1 pixel/globe
Lumens (lm/globe)	55 (all color fully on)
Electrical	
Input Voltage	24V DC
Power Consumption (W/globe)	1
Maximum Run (based on O.C. spacing)	40' @ 6" O.C., 80' @ 12" O.C., 160' @ 24" O.C. (Total 80 globes per circuit)
Control	
Control System	DMX 512
Address Setting	Auto Addressing
Physical	
Dimensions	2.5"W x 3.8"H
Socket Housing	PVC
Globe	PE
Mounting	Surface Mount, Suspended
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Storage Temperature	-40°C to 80°C (-40°F to 176°F)
Certification and Testing	
Certification	cULus
Environment	Wet Location
IP Rating	IP67
Warranty	3 Years

Photometrics

Maximum Candela = 5.6
Located At Horizontal Angle = 0
Vertical Angle = 0
#1 Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
#2 Vertical Cone Through Vertical Angle (0) (Through Max. Cd.)



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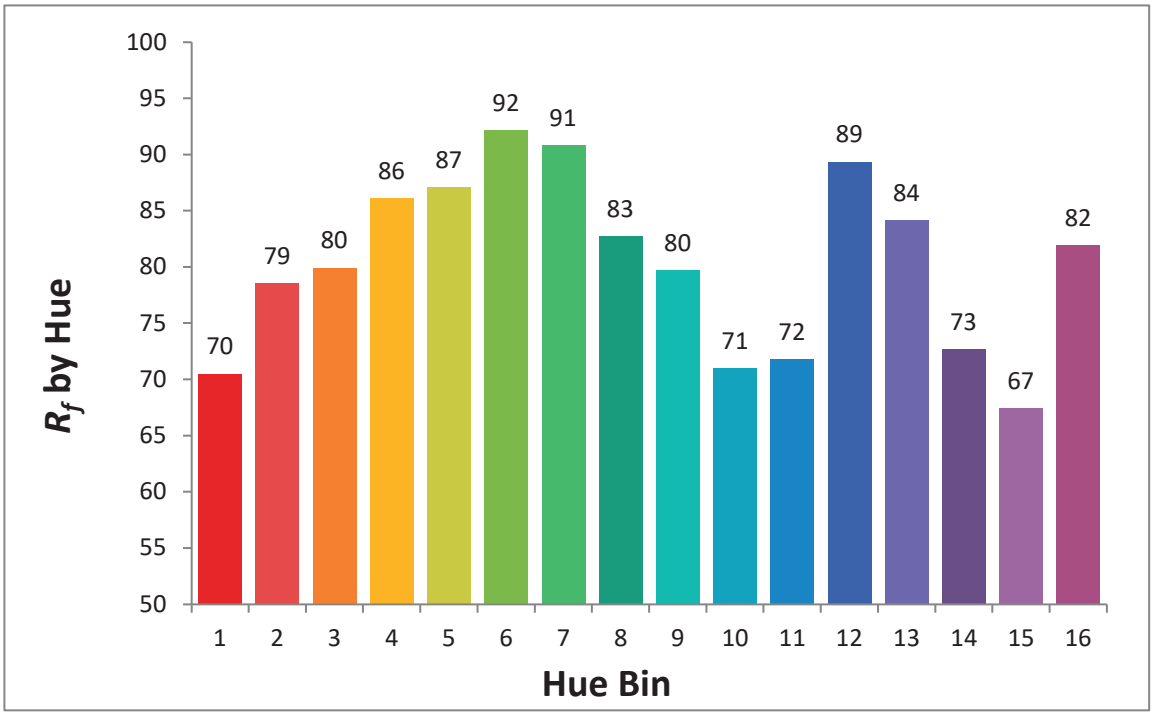
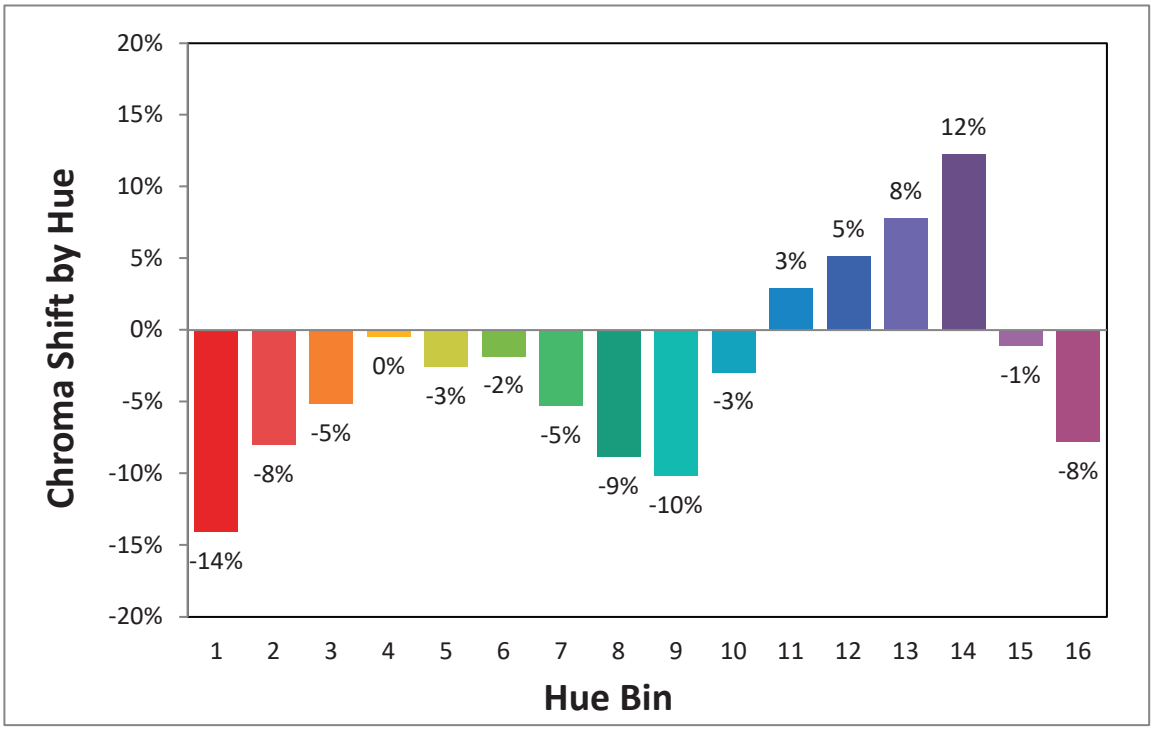
TM-30-15





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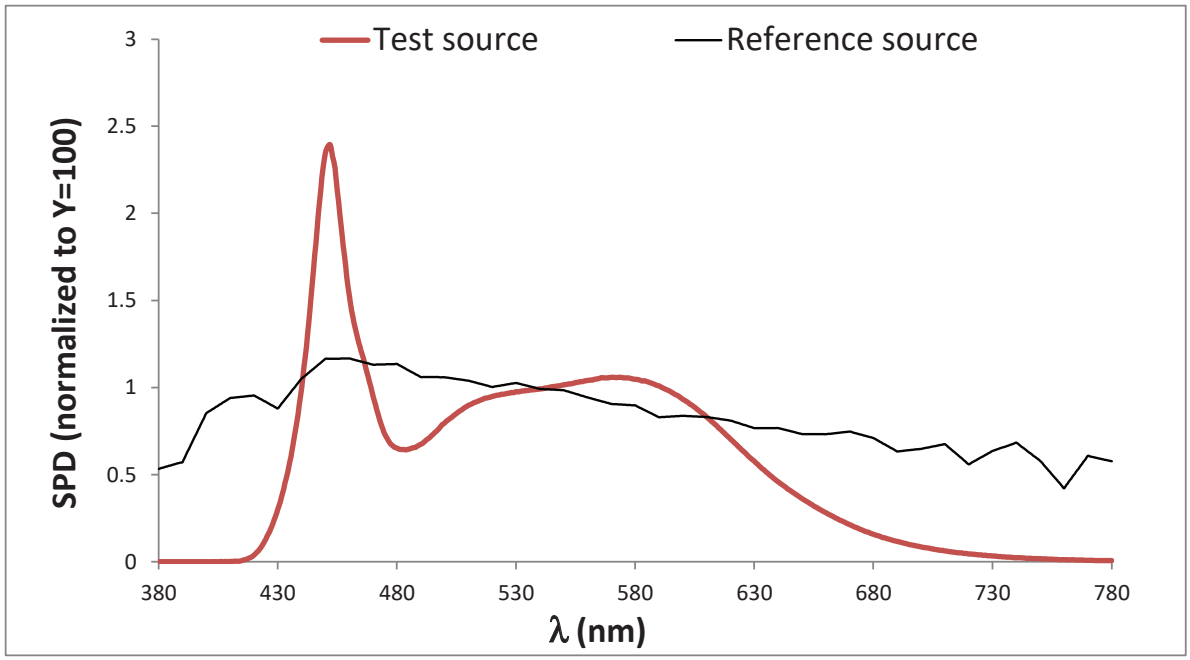
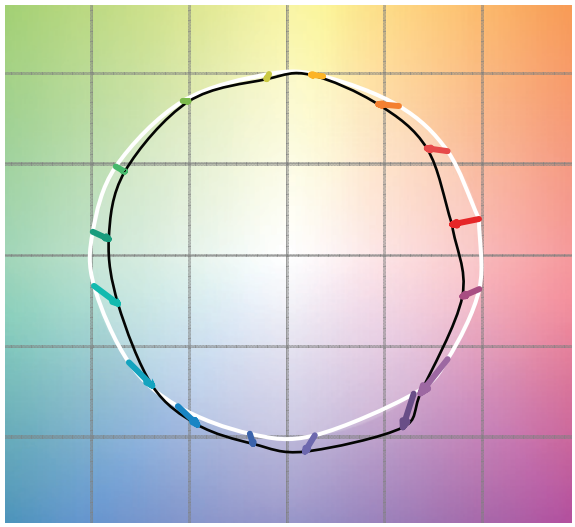
TM-30-15

R_f	R_g	CCT (K)	D_{uv}	u'	v'
81	94	6887	0.0030	0.1961	0.4642



Color Vector Graphic



		Graphic Shifts (%)	
Hue Bin	R_f	Chroma	Hue
1	70	-14%	0%
2	79	-8%	7%
3	80	-5%	9%
4	86	0%	6%
5	87	-3%	2%
6	92	-2%	-2%
7	91	-5%	0%
8	83	-9%	2%
9	80	-10%	12%
10	71	-3%	17%
11	72	3%	14%
12	89	5%	3%
13	84	8%	-7%
14	73	12%	-15%
15	67	-1%	-23%
16	82	-8%	-6%

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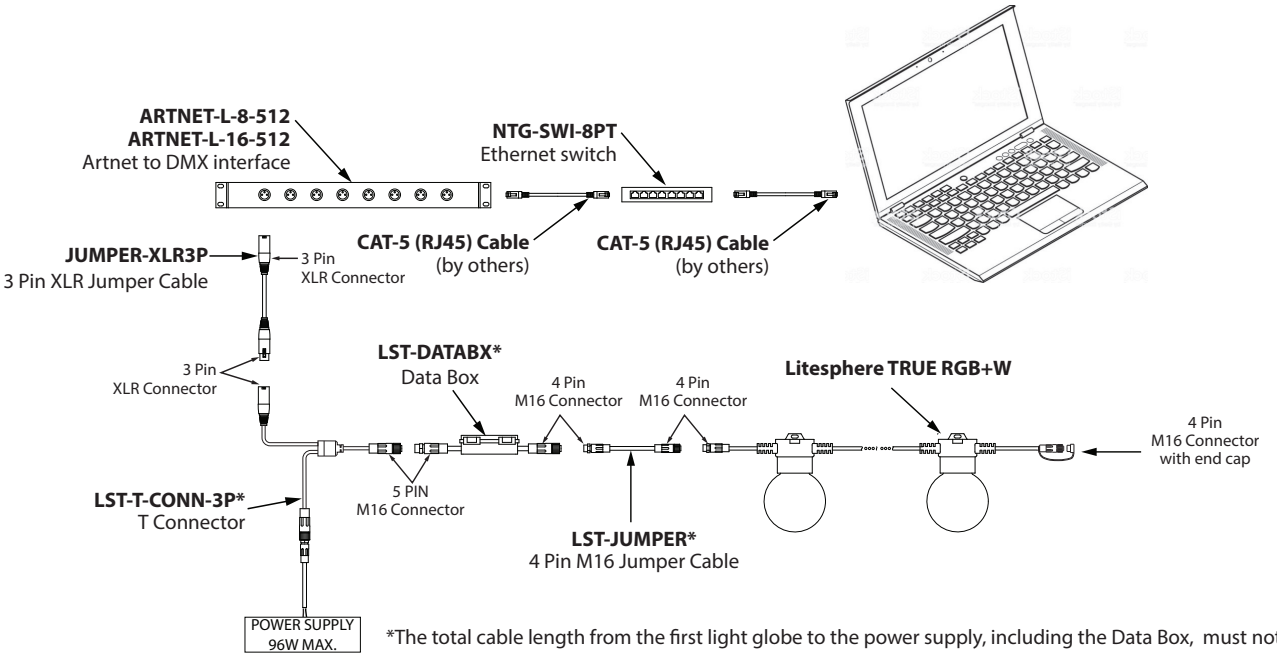
Wiring Diagram

Online Operation

MADRIX (Live)

This is a live control performance setup. Widely used for concerts or performance-based manipulation. Use of a live network is necessary for communication between MADRIX software and Litesphere True RGB+W.



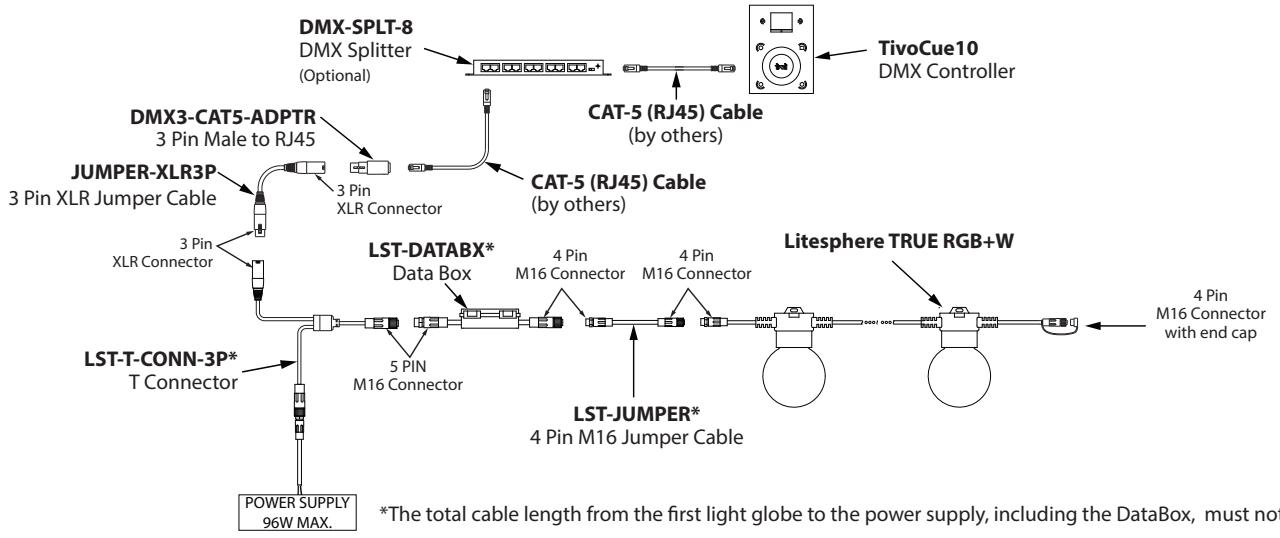
*The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.

Off-line Operation

TivoCUE (Preset)

Programmed via CUE software and recorded to a Micro SD card for data transfer into TivoCUE control. This is a stand-alone feature with no need for network support by software (CUE) once recorded and transferred to in-wall DMX control hardware. Please refer to TivoCue10 User Manual for additional information.

Note: TivoCue10 controls a maximum of 1 universes with 80 pixels (globes) total. Consult factory for 160 pixels (globes) maximum option.



*The total cable length from the first light globe to the power supply, including the DataBox, must not exceed 80'.

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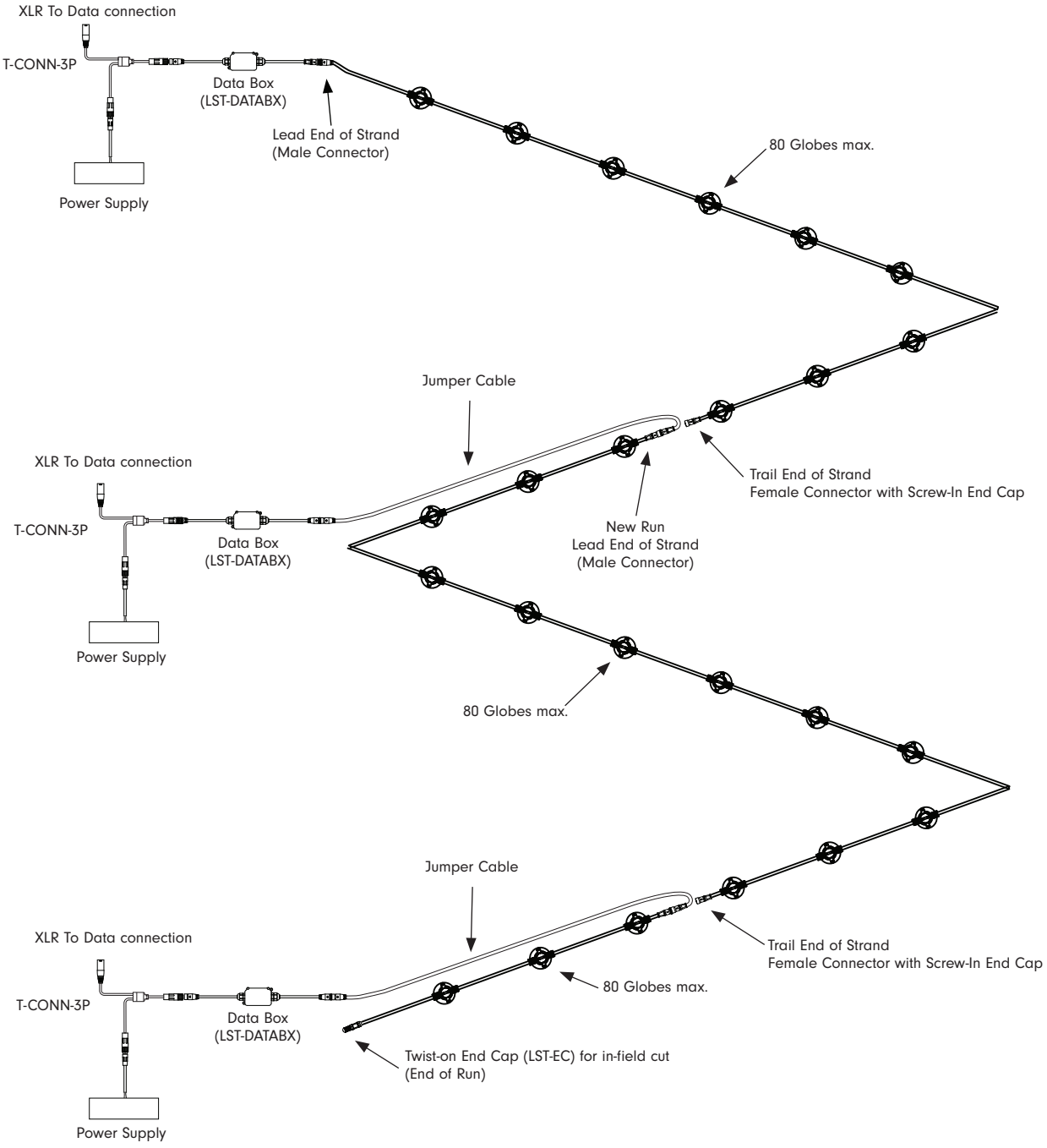
Wiring Multiple Runs

WARNING! Risk of Product Failure.
The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.



Wiring Statement

⚠ Warnings: Risk of injury or fire.

Do not cover any luminaire as the covering may cause it to overheat.

Do not install this lighting system where the exposed bare contacts can be shorted or contact any conductive material to reduce the risk of fire and burns.

Do not install any luminaire closer than 6 inches (15.25cm) from any curtain, or similar combustible material.

Do not use any luminaire if damaged; such as, broken globe, loose connections, or frayed wire insulation. Inspect periodically.

Do not submerge any luminaire in liquid. Use waterproof connectors for all outdoor applications.

Do not secure any luminaire with staples, nails or like means that might damage the wire insulation. Secure it by using screws through the base.

Do not run any luminaire at an operating temperature exceeding -20°C to 50°C (-4°F to 122°F)

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Accessories



LST-JUMPER-X
Litesphere True RGB+W
4 PIN jumper cable, IP67
XX = 5, 10, 20 (lengths in ft)



JUMPER-XLR3P-X
Jumper Cable 3-PIN XLR
X = 5, 10, 25 (lengths in ft)



LST-T-CONN-3P
T Connector, IP67
3-PIN XLR Male for DMX
5-PIN M16 Female for LED
2-PIN M16 female to 2-PIN male (2' lead) for power



LST-EC
Litesphere True RGB+W end cap



DMX3-CAT5-ADPTR
DMX Adapter
3-pin XLR Female to RJ45



NTG-SWI-8PT
NETGEAR 8-Port Gigabit Ethernet Unmanaged Switch



NTG-SWI-16PT
NETGEAR 16-Port Gigabit Ethernet Unmanaged Switch



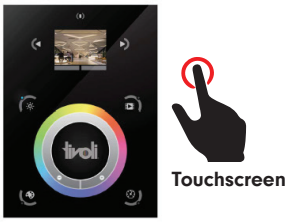
ARTNET-L-X-512
X = 8, 16 (ports)
8 or 16 port universe Artnet to DMX interface,
16 port 8192 DMX channels
8 port 4096 DMX channels (Online only)



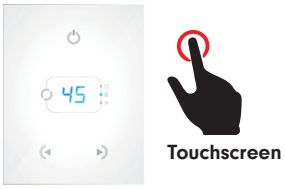
DMX-SPLT-8
DMX Splitter
8 ports of DMX 512, RJ45 and 3-pin hardwire connection

Note: If the number of DMX sub-controllers exceed 32 units, a DMX Splitter is required.

Controls & Software



TVOQ-10-XX-7
XX = BK (Black), WH (White)
1024 DMX channel, 500 scene,
10 zone, glass touch screen



TVOQ-2-XX
XX = BK (Black), WH (White)
512 DMX channel, 99 scene,
1 zone, glass touch screen

Cue™ and CuePro™ softwares are specifically designed for the TivoCUE™ in-wall DMX controls and includes an array of tools required by the latest DMX lighting fixtures. Intuitive, with easy-to-use effects that can be dropped into timelines, and multi-zone synchronization capabilities allow you to program a project effortlessly.

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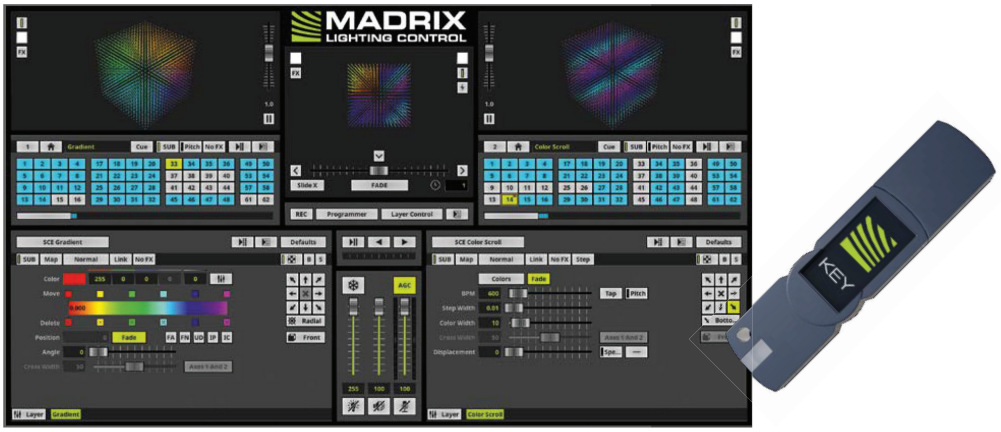
MADRIX Key & Software Levels



MADRIX KEY

A USB dongle unlocks the software's full output. You can freely switch between different PCs as it is not bound to a specific one. It only needs to be activated on-line once.

MADRIX 5 LICENSE UPGRADES

You can easily upgrade your MADRIX 5 KEY to any higher license at any time, increasing the available output.

MADRIX 5 Key & Software Cat No	MDRX-LC-5S	MDRX-LC-5E	MDRX-LC-5B	MDRX-LC-5P	MDRX-LC-5U	MDRX-LC-5M
Level	START	ENTRY	BASIC	PROFESSIONAL	ULTIMATE	MAXIMUM
DMX-Based Output						
DMX Channels	1,024	4,096	16,384	65,536	262,144	1,048,576
DMX Universe Example	2	8	32	128	512	2,048
RGB Voxels Example	341	1,365	5,461	21,845	87,381	349,525
DVI-Based Output						
DVI Voxels	4,096	16,384	262,144	1,048,576	2,097,152	2,097,152
Render Resolution Example	64 X 64 PIXELS	128 X 128 PIXELS	512 X 512 PIXELS	1,024 X 1,024 PIXELS	2,048 X 1,024 PIXELS	2,048 X 1,024 PIXELS

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Mounting Options

SURFACE/FLUSH

For surface mount applications, remove the top suspension-plate by turning counter-clockwise until off. Place socket flush against the desired surface and mount using proper screws according to substrate.





SUSPENDED

Suspended mounting will use a combination of LS-Cable, LS-Locks with LS-UVZP. Tension the cable wire with our LS-TT (Tension Tool) for desired sag (Please adhere to local city code for suspended application).

Note: For suspension application, a catenary cable is required for proper installation.
Please contact Tivoli for recommendations on unique mounting applications.



Mounting Accessories



LS-CABLE-60 Catenary Cable Kit - 60'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-110 Catenary Cable Kit - 110'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-500 Catenary Cable Kit - 500'
(1/8t" galvanized cable for use with loads up to 200lbs)



LS-LOCK-X Cable Lock
X = **2** (2 Locks), **4** (4 locks) Includes (1) cable release key. Cable Lock for 1/8th inch cable, Heavy-duty lockable fasteners support loads up to 200 lbs. Can be easily adjusted without the use of tools.



LS-TT
Catenary Cable Tensioning Tool up to 880lbs with minimal effort due to the 6:1 gear drive mechanism. Integral torque gauge controls the load applied to the wire, giving consistent tension every time and optimizing the life of the wire.



LS-UVZP-BK-50 UV Zip Ties
50 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.



LS-UVZP-BK-30 UV Zip Ties
30 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.

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Replacement Parts



LST-RGBW-24
Litesphere True RGB+W LED
sold each



LST-OG
Litesphere True RGB+W Opal globe
sold each



LST-CG
Litesphere True RGB+W Clear globe
sold each

Power Supplies

ADNM - NON DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-90-1-4-24-D	Indoor / Outdoor	100-277V AC 50/60 HZ	24V DC	1	90W	3.75
	ADNM-120-1-4-24-D				1	96W	4A

INFINITY - MLV / ELV / 0-10V / PWM / TRIAC

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	MIN LOAD	CIRCUIT CAPACITY
Infinity Series Class 2 Transformer	INF-J-30-1-1.3-24	Indoor / Outdoor	100 - 277V AC	24V DC	1	30W	3W	1.3A
	INF-J-60-1-2.5-24				1	60W	6W	2.5A
	INF-J-96-1-4-24				1	96W	9W	4A

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Exhibit A7

Project Team

Owner
Sandy Pine LLC
2909 1st Ave S,
Seattle, WA 98134
Representative: Brian Heather, CEO

Architect
LEVER Architecture
4713 N Albina Ave Fourth Floor
Portland, OR 97217
Representative: Jonathan Heppner, Principal

Civil Engineer
Humber Design Group
110 SE Main St
Portland, OR 97214
Representative: Paige Miller

Structural Engineer
Holmes Structures
531 SE Martin Luther King Jr Blvd, Suite 602
Portland, OR 97214
Representative: Eric McDonnell, Principal

Landscape Architect
2.ink Studio
160 NE 6th Ave #200
Portland, OR 97232
Representative: Jonathan Beaver

MEPF Engineer
PAE Engineering
151 SW 1st Ave
Portland, OR 97204
Representative: Jeff Becksfort

Fire Engineer
Holmes Fire
235 Montgomery Street #1250
San Francisco, CA 94104
Representative: Parisa Nassiri

Traffic Engineer
Kittelson
851 SW 6th Ave #600
Portland, OR 97204
Representative: Phill Worth, Principal Planner

Specifications
Michael Thrailkill Architects
511 SW 10th Ave #1004
Portland, OR 97205
Representative: Michael Thrailkill, Principal

Building Envelope
RDH Building Science, Inc.
5331 S Macadam Ave #314
Portland, OR 97239
Representative: Casey McDonald, Senior PM

Project Construction Budget: $36,250,000 (2021 ICC Valuation)

Project Description

A 12-story 125ft tall mass-timber high rise building with 2 ½ stories of sub-grade parking, approximately 201 parking stalls, and 418 required long term bicycle parking spaces (421 are provided), 5% or 21 of these are large cargo bike spaces. The project is required to provide at least 20 short term outdoor bicycle parking spaces, 6 for commercial and 14 for residential uses (40 are provided).

The project proposes a mixed-use ground floor with approximately 14,500sf of commercial lease areas directly connecting to their adjacent street frontages. Ground floor commercial areas, include an interior public pedestrian thoroughfare, a 3,200sf ground floor lobby for residential units at the corner of 10th and Pine, one Standard A loading space and parking garage access along 10th Avenue, as well as 7 ground floor live/work walk-up apartments along Oak Street. The design of the ground floor will focus on reinforcing the city's existing block structure by creating active public pedestrian frontages on all sides of the site, with a focus on the main commercial lease area entry at the corner of 9th and Sandy. The Owner will commission public art for this location highlighting the site's historic relevance to the Central Eastside Industrial District, the Sandy Wagon Trail, and Sandy's unique alignment through the city originating in its initial purpose of connecting the Columbia and Willamette Rivers via an inland foot trail prior to 1845 when Portland was established as a city.

The development will provide 269 residential units on floors 2-11 (including a single 3br unit on the ground floor, with a 3,950sf interior outdoor courtyard for building residents on the south side of the site. The development will meet the requirements of providing 60% AMI Inclusionary Housing units. Building rooftops on the second and 12th floors will utilize eco roofing with unique regional plantings. Site stormwater for the project will be managed onsite.

The project will improve the frontage along 9th Avenue to include a widened street frontage with areas for moveable seating, landscape planting, overhead lighting above a custom-paved sidewalk, as well as a new 14ft wide two-way bicycle lane. Exterior outdoor areas not within the building will be landscaped according to City standards. New right of way street frontages abutting the site along Pine St, 10th Ave, and Oak St will be developed to meet the requirements of the Portland Bureau of Transportation and will include the required landscaping and stormwater management improvements for a development of this type.

Utilities for the building will be located in sub-grade parking areas, and include an emergency generator, points of entry for water, sewer, and electrical utilities. A Class-A vault will be located at the SW corner of the parking garage with two

access lids at the corner of 10th and Oak St per PGE and PBOT approval. Aerial fire access to the site will be provided along Pine St, Oak St, and 10th St frontages and a fire command center and FDC located at the residential entry to the building.

Prior Land Use Cases

LU 91-00697	DR approval of exterior sunshades at 901 SE Oak.
LUR 97-01030 DZ:	DR approval for warehouse addition at 900 SE Sandy
LU 14-175788 DZ:	DR approval for an exterior remodel at 900 SE Sandy

All previously approved land use reviews are associated with buildings to be removed under a demo permit filed under this project.

Zoning Summary

Project Address:	900 SE Sandy Blvd, Portland, OR 97214
Site Area:	39,575sf
Property ID	R150429, 900 SE Sandy R150430, 901 SE Oak Street Note: Lots Consolidated under single owner
Site Owner:	Sandy Pine, LLC Brian Heather, CEO and Founder 2909 1st Ave S, Seattle, WA 98134
Existing Buildings:	13, 936sf One Story Warehouse (Precision Images) 12,900 sf Two Story Office Bldg (Willamette Plaza) Note: Both buildings to be removed under a demo permit

Zoning

Zone:	EX - Central Employment
Overlay:	d - Design
Comp Plan:	EX - Central Employment
Plan District:	CC - Central City
Sub District:	Central Eastside
Neighborhood	Buckman Community Association
Quarter Section:	3031
Business District:	Central Eastside Industrial PO Box 14251 Portland, OR 97293-0251 http://ceic.cc/
Neighbor Coalition	SE Uplift 3534 SE Main Street Portland, OR 97214 operations@seuplift.org
School District	Portland Public Schools 501 N. Dixon Street Portland, OR 97227 (503) 916-2000

Prior Land Use Cases	LU 91-00697	DR approval of exterior sunshades
	LUR 97-01030 DZ:	DR approval for warehouse addition
	LU 14-175788 DZ:	DR approval for an exterior remodel

All previously approved land use reviews are associated with buildings to be removed under a demo permit filed under this project.

Central City Design Guidelines Applicable
https://www.portland.gov/sites/default/files/2019-07/central_city_plan_fundamental_dg_2001.pdf

CCDG A1 Integrate the river
Guideline: Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

Sandy Blvd exists because to connect people to the Willamette and Columbia Rivers. The project intends to highlight this original purpose, and to restore Sandy Blvd to a more pedestrian oriented environment with re-established natural landscape elements in the building frontage zones. All units feature exterior balconies that connect resident's visually to the river views on the North, West, and South sides, as well as maintain and improve direct pedestrian connections to the sidewalks and crosswalks leading west to the river. The building's west wing, overlooking the stormwater planter on Sandy, directly points to the Willamette River and Hawthorne bridge, and the units on the NW side of this wing look directly towards the river and the original location of the Stark Street Ferry that served the Central Industrial Eastside.

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

Two Portland themes are reinforced in the design of this project.

First, Sandy Blvd's unique alignment within the city predates the European cartesian grid established in the 1850s concurrent with the establishment of the city. It's trajectory represents the basic human need to walk inland along the shortest connecting path between the shores of the Willamette and the Columbia Rivers. While the building's podium maintains the geometry of the city block structure, the tower's west wing reinforces Sandy's tangential alignment with the City grid. Its orientation and alignment within the city reinforce Sandy Blvd's unique condition in the city and its indigenous origins.

Second, Portland's (aka Stumptown's) rich local and regional connection to the forest, and industries associated with timber are highlighted in an un-ironic manner by the building's unique and first-of-its-kind point supported mass timber structural system. The building's primary structure, is visible throughout the project and from the street, display regionally sourced natural materials and will serve as a destination within the city for those interested in the potential of wood. The utilization of a mass timber structural system features the City's

connection to a natural solution to climate change, and its role in the commercial innovation of construction with timber.

CCDG A3 Respect the Portland block structure
Guideline: Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

A ground floor podium is extended to lot lines at grade to fill the block. Building frontages are inflected at entry points to support way-finding. Ground floor street facing windows are set back two to three feet to provide complimentary landscaping onsite or to identify entries and building access points to pedestrians and vehicles arriving at the site from the street frontages at Pine, Oak, 9th and 10th Avenues.

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

The project has two discrete massing elements: the ground floor podium and the tower. Each reflect unique architectural expressions that complement and connect each other.

The podium features brick masonry pillars relating to adjacent historic buildings nearby with modern large-scale storefront glazing elements consistent with the goals of current day zoning requirements. The podium level spaces maintain a consistent street edge at all frontages. Changes in occupancy at the podium level are expressed by differences in the scale of glazing and opening. All ground floor podium elements are captured under a continuous tapered wood soffit that extends around all dominant street frontages and under the base of the tower for a consistent appearance at all frontages.

The tower is expressed as a simple extruded volume with punched openings. The tower is clad with a single ACM panel with a consistent color. Balconies are provided at each residential unit. Balcony ceilings expose a wood cladding material to add warmth and consistency to the building with consistent railing and glazing features. Glazing elements for the project are of the same finish and proportion throughout the project, and at the tower levels openings are consistently proportioned to reflect openings in Central Eastside Industrial District warehouses for contextual compatibility.

CCDG A5 Enhance, embellish, and Identify areas
Guideline: 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.

At the ground level entries into retail, residential, and service spaces are inflected and held back from the street edge to identify their locations on the facades. Large masonry pillars reflect the materiality of adjacent turn-of-the century Central Eastside Industrial district buildings. Loading and service access points are located along 10th across the street from the existing Franz Bread warehouse to center similar activities in the city. The axis of the interior pedestrian thoroughfare enhance connections to significant elements near the site. At the north end, the thoroughfare terminates at the corner of 10th and Pine across the street from the architecturally significant Troy laundry building, adding prominence to this unique historic building. On its south end, the walkway terminates adjacent to a large existing stormwater planter that was built to rehabilitate Sandy's stormwater management capacity. The project enhances this terminus as the connection point to a new widened sidewalk furnishing zone and buffers pedestrians from automobile activity at the corner of 9th and Sandy.

CCDG A8 Contribute to a vibrant streetscape
Guideline: 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.

As described in CDDG A3 above the new building frontage incorporates several features contributing to a vibrant street frontage. At the 9th Ave and Pine Street frontages commercial retail lease areas are designed with operable storefront entrances to allow shop owners to open up large units along the facade to connect their units to street activity and vice-versa. Multiple entrances are located along these frontages to allow pedestrian access at multiple points along the street into the building. Building entries are inflected with deeper overhangs for a varied edge including landscaping and active uses.

Along Oak St, walk-up live/work residential units line the street frontage. The units all have a varied and setback front door for unit privacy, but also feature double height glazing to allow views to and from the street from the residents. Mezzanine areas in the live/work units are located on the street-facing facade to focus interior activity to the street-side of the units. Resident's use of the mezzanine will encourage visibility between the street and interior areas of the unit for increased public safety and activity.

CCDG A9 Strengthen Gateways
Guideline: Develop and/or strengthen gateway locations.

The project will feature a new pedestrian thoroughfare through the NW corner of the site that will increase activity along the new 9th Avenue frontage and at a more protected main commercial entry at the corner of 9th and Sandy where public art depicting the area's local history will be featured. The main entry will be landscape to a much greater degree than much of the existing Sandy Blvd and will amplify the transition from Sandy Blvd onto the more pedestrian and bicycle friendly side-streets along Pine and Oak.

CCDG B2 Protect the pedestrian
Guideline: 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.

Along all frontages pedestrians will benefit from a greater degree of protection than currently exists on site. Landscape buffers between curb and pedestrian areas will be provided at all frontages with area for moveable seating, bicycle parking areas, and deeper sidewalk zones. Along 9th, the reduction of its width, and change of use to a bicycle-only thoroughfare will reduce vehicular traffic along the west side of the site, and connect the west facade of the building to the existing stormwater swale along Sandy, creating a zone that is completely pedestrian focused. The connection between the building and the new widened custom paved frontage will become a plaza for business to open onto. For units above the street this connection will distance them from the noise and vehicular traffic along Sandy and create a new “front lawn” for the project that features views to downtown and forest park.

CCDG B4 Provide stopping and viewing places
Guideline: Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.

At all frontages, recessed entries and deeper landscaped sidewalk frontages will be provided that allow areas for public street furnishings and places to stop, view, socialize and rest. Along the Oak Street frontage, residential walk-up units will feature small-scale patios for residents to occupy during the day, contributing to activity and areas of relaxation along the urban street edge.

CCDG B6 Develop weather protection
Guideline: 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.

The ground floor podium features a tapered wood clad facade (an awning) that runs continuously around the frontages. It provides protection from the elements above proposed storefront glazing and building entries.

CCDG B7 Integrate barrier free design
Guideline: Integrate access systems for all people with the building’s overall design concept.

Barrier-free design has been incorporated throughout all ground floor entrances. All primary building entrances, including retail, live/work, service and loading, residential lobby, entrances

are designed to accommodate visitors and residents of differing abilities equally and equitably. Visual and tactile cues, including adequate walking surface lighting are provided at all main entrances, and no obstructions to access have been located in the right of way.

CCDG C1 Entrance view opportunities
Guideline: 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 facades that create visual connections to adjacent public spaces.

The project will provide a new public main entrance with areas for pedestrian and business activity at the corner of 9th and Sandy visible from vehicles, bicyclists, and pedestrians passing the site. The tower massing is developed so that all units have unique and unobstructed views to the city and region beyond. Balconies at each unit with transparent mesh railings will allow residents views of Mt Hood, Mt St Helens, Rainier, Forest Park, Marylhurst Bluff, NE Portland, or Downtown Portland depending on the unit's orientation. This allows residents to see in one view the urban and rural vistas of Portland.

CCDG C2 Promote quality and permanence
Guideline: Use design principles and building materials that promote quality and permanence.

Materials selected for the project are of high quality and reflective of the neighborhood context. Brick and concrete was utilized at the ground floor for its resilience and contextual connection. Metal panels and exposed wood are used at the upper floors to express simplicity in form and material, and designed in a way that changes in light will create a dynamic appearance of the building in the city. Wood elements above the pedestrian realm provide a warmth and natural appearance that softens the overall scale of the building.

CCDG C4 Complement the context of existing buildings
Guideline: Complement the context of existing buildings by using and adding to the local design vocabulary.

The current context around the site is a mix of one to four story industrial, office, and residential buildings. The site is on the east edge of the district where the Central Eastside Industrial District transitions to the residential Buckman Neighborhood several blocks to the east. The immediate built context around the site is an eclectic mix of two to four story concrete, and masonry industrial buildings, with the occasional turn of the century single family residence. At the ground floor level the building utilizes brick pillars at the ground floor to echo the brick in the adjacent Franz Bakery warehouse to the east and Troy Laundry building to the NE. The proportion of the base is opened up at the ground level to meet the requirements of the ground floor window.

CCDG C5 Design for coherency

Guideline: 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.

At the ground floor level, the building's brick masonry pillars and large scale operable storefront glazing are captured under a continuous wood soffit that extends along the south facade, under the base of the east wing of the tower, along 9th Avenue and around the frontage on Sandy Blvd and Pine. This continuous element holds the street lot lines at all facades, maintaining the structure of the city grid. Entrances under this continuous soffit element are recessed to create covered alcoves sheltered from above, providing several feet of overhang above street-facing windows for a buffer against the elements. At the south facade along Oak, the soffit creates a continuous roofline above the walk-up live/work units creating a clear distinction between the ground floor podium and the 11 story tower that sits upon it.

CCDG C7 Design corners that build active intersections
Guideline: Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Retail and commercial lease areas are located along the North and West building frontages and include the 45ft long "fifth" facade along the section of the site shaved off along the NW facing frontage along Sandy. Along these frontages, the building podium is a single story. The primary pedestrian entrance to the retail areas is on the Sandy Blvd facade. This corner is the preeminent frontage viewed by pedestrians, cyclists, and vehicles passing by the site on Sandy Blvd (the highest volume of traffic) and serves as the gateway to the widened right of way along 9th Ave adjacent to the proposed new bike thoroughfare. This main entrance is intended to be the signature public entry to the project.

CCDG C8 Differentiate the sidewalk level of buildings
Guideline: 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.

The building's massing consists of two individual elements: A single floor ground level podium level and an 11 story tower above. The podium facade of faceted masonry pillars and storefront glazing distinguishes itself from the tower above in material and proportion. At the ground level, openings in the facade are more generous to allow views from the street back into the commercial activity and lease areas at grade. Live/work, residential lobby and service areas along the south and east facades continue this language and all are captured under a continuous wood soffit which distinguishes the top of the podium from the tower above. In

contrast the tower massing (an eccentric V shape in plan) is clad in a metal facade, the bottoms of its wood structural decks exposed to show a hint of its materiality linked to the podium from the pedestrian perspective. However the materiality and proportion of the tower differs from the base. Windows are smaller and appear punched into the facade to reflect the more historical proportions of nearby industrial warehouse buildings.

CCDG C9 Develop flexible sidewalk level spaces
Guideline: Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Sidewalk areas adjacent to the site provide a wide range of flexibility depending on the occupancy of the adjacent spaces. For retail and commercial frontages along Sandy, Pine, and 9th Ave, the sidewalk level of the building accommodates access and outdoor areas supporting interior lease areas. Moveable sidewalk seating areas along these frontages will allow tenants to curate outdoor eating and sitting areas. Landscaped planters adjacent to the building in the frontage zones soften the edges and create pleasant areas to walk and gather.

Along 9th Ave the enlarged, generous, pedestrian thoroughfare is fronted by operable windows that allow businesses to open onto an outdoor public space in fair weather connecting the activity of the space to the sidewalk. Along 10th Ave, parking and loading access is set back three feet from the property line, providing areas for landscape buffers and wider areas for garage access. Along the south live/work frontages, the sidewalk planting areas are protected, and small patios in front of the units create a wider perceptual street edge along the southern frontage. Street trees at all facades create a variety of coverage and light patterns throughout the day and seasons and are wider and more landscaped than currently exist to create a softer transition onto the site, and between adjacent blocks in the neighborhood.

CCDG C10 Integrate encroachments
Guideline: 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.

Public lighting, an expected encroachment along 9th Ave will span across the sidewalk zone (approximately 16 ft in width and height) and enhance the quality of the adjacent sidewalk outdoor areas as well as creating a compelling view of the site for pedestrian and vehicular traffic on Sandy.

CCDG C11 Integrate roofs and use rooftops
Guideline: 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 stormwater management tools.

Exceptions to features that are above the 125ft height limit are not allowed by zoning in this district. While this limits access for rooftop areas by residents on the 12th story roof, the east 11th story wing of the project is proposing a 2,000sf outdoor roof terrace that extends to the tip of the east wing and is adjacent to an indoor amenity area serving that floor. The outdoor terrace will be an amenity to the building residents and features views to Mt St Helens, Forest Park, Downtown City views and views to other adjacent buildings and landscape beyond. Views to this amenity space from the ground floor occur coming down Sandy Blvd from the north and from the other adjacent taller buildings south by northwest of Sandy.

CCDG C12 Integrate exterior lighting
Guideline: 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.

Overhead exterior lighting is proposed to highlight the widened street plaza area along 9th Ave to create a festive and welcoming atmosphere for the adjacent businesses and highlight the activity at the corner of Sandy. Individual landscape lighting is proposed to add sparkle along the right-of-way frontages. Live work units will feature appropriately scaled entry area lighting for residents. Along the east, ground floor, facade downlighting will occur with a focus on entry ways for bike parking, loading and parking access. All retail and residential lobby entries will feature exterior sidewalk lighting to highlight the point of access. Additionally, unit balconies on the building will feature small exterior downlights to enhance the appearance of the building from downtown as well as localized activity that may occur on the exterior patios.

Central Eastside Design Guidelines Applicable
https://www.portland.gov/sites/default/files/2019-07/central_east_side_district.pdf

CEDG A1 Integrate the river
See Central City Design Guidelines A1 above.

CEDG A2 Emphasize Portland themes
A2-1 Recognize transportation, produce and commerce as primary E Portland themes
See Central City Design Guidelines A2 above.

CEDG A3 Respect Portland block structures
See Central City Design Guidelines A3 above.

CEDG A4 Use unifying elements
See Central City Design Guidelines A4 above.

CEDG A5-2 Acknowledge the Sandy River Wagon Road
The project team will select a local artist to provide art consistent with the objectives of the guideline as well as incorporating themes of animal and human paths connecting the banks of the Willamette and Columbia rivers predating the formation of Portland as a City in the 1850 and transformed along with transportation modes into what is now Sandy Blvd.

CEDG A5-4 Incorporate Works of Art
Public art by a local artist will be featured at the corner of Sandy Blvd and the intersection of 9th and Pine marking the main retail entrance to the building.

CEDG A5-5 Incorporate Water Features
Art at the corner of Sandy, 9th and Pine will feature water as an element, as determined by the selected artist to further incorporate the narrative of the Willamette and Columbia rivers as the original motivation for animals and humans to traverse the path now recognized as Sandy Blvd.

CEDG A7 Establish & Maintain a Sense of Urban Enclosure
A7-1 Maintain a sense of urban enclosure when single-story buildings are set back
See Central City Design Guidelines A7 Above

CEDG A8 Contribute to Cityscape, the Stage & the Action
See Central City Design Guidelines A8 Above

CEDG A9 Strengthen Gateways
See Central City Design Guidelines A9 Above

CEDG B1 Reinforce and Enhance the Pedestrian System
This project intends to improve all frontages with new landscaping and trees, as well as provide a new bicycle lane along 9th Ave, increasing the building frontage zone along 9th Ave and creating a safer, more active, vibrant street edge.

CEDG B2 Protect the Pedestrian
See Central City Design Guidelines B2 Above

CEDG B4 Provide Stopping & Viewing Places
See Central City Design Guidelines B4 above.

CEDG B6 Consider Sunlight, Shadow, Glare, Reflection, Wind & Rain
B6-1 Provide pedestrian rain protection
See Central City Design Guidelines B6 above.

CEDG B7 Integrate Barrier-Free Design
See Central City Design Guidelines B7 above.

C1 Respect Architectural Integrity

C1-1 Integrate Parking

C1-2 Integrate Signs

Building parking is located in the garage beneath the building and loading access parking is accommodated at street level onsite. No signage is proposed under this application.

C2 Consider View Opportunities

The building is sited to focus on the Sandy Blvd main entrance. A pedestrian retail path is located parallel with Sandy Blvd with termini of the Troy Laundry building at the corner of 10th and Oak (a beautiful turn of the century brick building designed by Ellis Lawrence), and the large triangular vegetated stormwater planter along Sandy Blvd at each end connecting pedestrians visually at each end of the skylit path. From the upper levels views from the tower connect residents to the urban context of Portland with views beyond to surrounding natural landscape (Mt Hood, Mt St Helens, Rainier, and Forest Park) as well as views to and from live/work units on the south and units in the residential tower to the pedestrian thoroughfares along each site frontage, enhancing safety (eyes on the street) and the perception of a bustling active neighborhood.

C3 Design for Compatibility

C3-1 Design to Enhance Existing Themes in the District

C3-2 Respect Adjacent Residential Neighborhoods

See Central City Design Guidelines A2, A5, and B4 above.

C4 Establish a Graceful Transition Between Buildings & Open Spaces

See Central City Design Guidelines C9 above.

C5 Design Corners That Built Active Intersections

See Central City Design Guidelines C7 above.

C6 Differentiate the Sidewalk Level of Buildings

See Central City Design Guidelines C8 above.

C7 Create Flexible Sidewalk-Level Spaces

See Central City Design Guidelines C9 above.

C8 Give Special Design Attention to Encroachments

C8-1 Allow for Loading and Staging Areas on Sidewalks

The building loading area is located at grade around the corner from the residential lobby and will be visible to local residents utilizing this area to move in. Additionally it is located directly across the street from the Franz Bread warehouse's primary service entry where tractor trailers occasionally cue to load and unload. This location adjacent to the residential entry means that

building residents will have views of loading and unloading activity in the neighborhood from a safe distance, contributing to the urban character of the building.

C9 Integrate Roofs & Use Roof Tops
See Central City Design Guidelines C9 above.

C10 Promote Permanence & Quality in Development
See Central City Design Guidelines C2 above.

Modifications

Modification 1:
Request for modification to 33.140 Table 140-2:
EX Zone maximum building setback along transit street or pedestrian district: 10ft

Description
Main retail entrance along site frontage along 900 SE Sandy is set back further than 10ft from the property line for 22'-0" of the 45ft site frontage.

Reason for Modification:

- Provide additional depth for sidewalk grades to the building main entrance for a barrier-free accessible path to the main entrance
- Reinforce **CCDG C7 Design corners that build active intersections** by increasing the depth of the sidewalk in front of the main building at the busy corner of SE Sandy Blvd, to create an area that is more inviting and comfortable for pedestrians and buffered by distance from the traffic activity at the intersection of Sandy Blvd, 9th, and Pine.
- Increase Entrance View Opportunities **CCDG C1** and Design for Coherency (**CCDG C5)** By aligning the face of the retail entrance with the tower above, the length of the facade along this 45ft frontage is increased by 10% to 51ft, enhancing its prominence and visibility along Sandy Blvd and also relating the lower pavilion at street level to the tower above.
- Reinforce **CEDG B4 Provide Stopping & Viewing Places, CEDG A5-2 Acknowledge the Sandy River Wagon Road, and CEDG A5-4 Incorporate Works of Art** by providing more generous frontage area on site adjacent to the pedestrian zone for public art and water features meeting the requirements of the Central Eastside Design Guidelines

Modification 2:

Request for modification to 33.510.225 Ground Floor Active Uses

The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;

Description

- 12% of the south frontage does not meet the requirement of the finish floor to the bottom of the structure being at least a 12 foot height. Two live/work units have a height of 10' from the finish floor to the bottom of the structure at the business (work) level. Living units are located at the level above. Increasing the floor height to 12' would not allow usable space at the living portion above the work.

Reason for Modification:

- The spaces will be at grade (accessible) and the overall height can accommodate the MEP services within the designated height. These spaces are small spaces to accommodate small business spaces and will not facilitate use by restaurants or cafes where the taller floor to ceiling dimension may be required for more intensive ducting. Spaces that require more intensive mechanical systems for kitchens and restaurants are being provided in the other active use areas along Sandy, Pine, or 9th street frontages.
- The design coherence of the south elevation allows for unitized construction of stairs within the unit and stepping the live/work units to accommodate the grade change and keep them accessible along the right of way frontage along Oak Street. Increasing the floor height of the living unit breaks the continuity and aesthetic relationship of the glass facade to grade.

Adjustments

No adjustments are requested at this time.

900 SE SANDY
BLOCK 200

EXHIBIT “A”

DESIGN REVIEW
TYPE III APPLICATION
LU- 22-115673
FEB, 18 2022
APRIL 29, 2022 REV. 1
May 9, 2022 REV. 2





900 SE SANDY
BLOCK 200

EXHIBIT “A”

COVER SHEET
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A.07 MATERIAL PHOTOS AND EXAMPLES
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RENDERING - SW CORNER



RENDERING - SOUTH ELEVATION - SE OAK ST

RENDERING - NORTH ELEVEATION - SE PINE ST



RENDERING - STREET FRONTAGE ALONG 9TH AVE



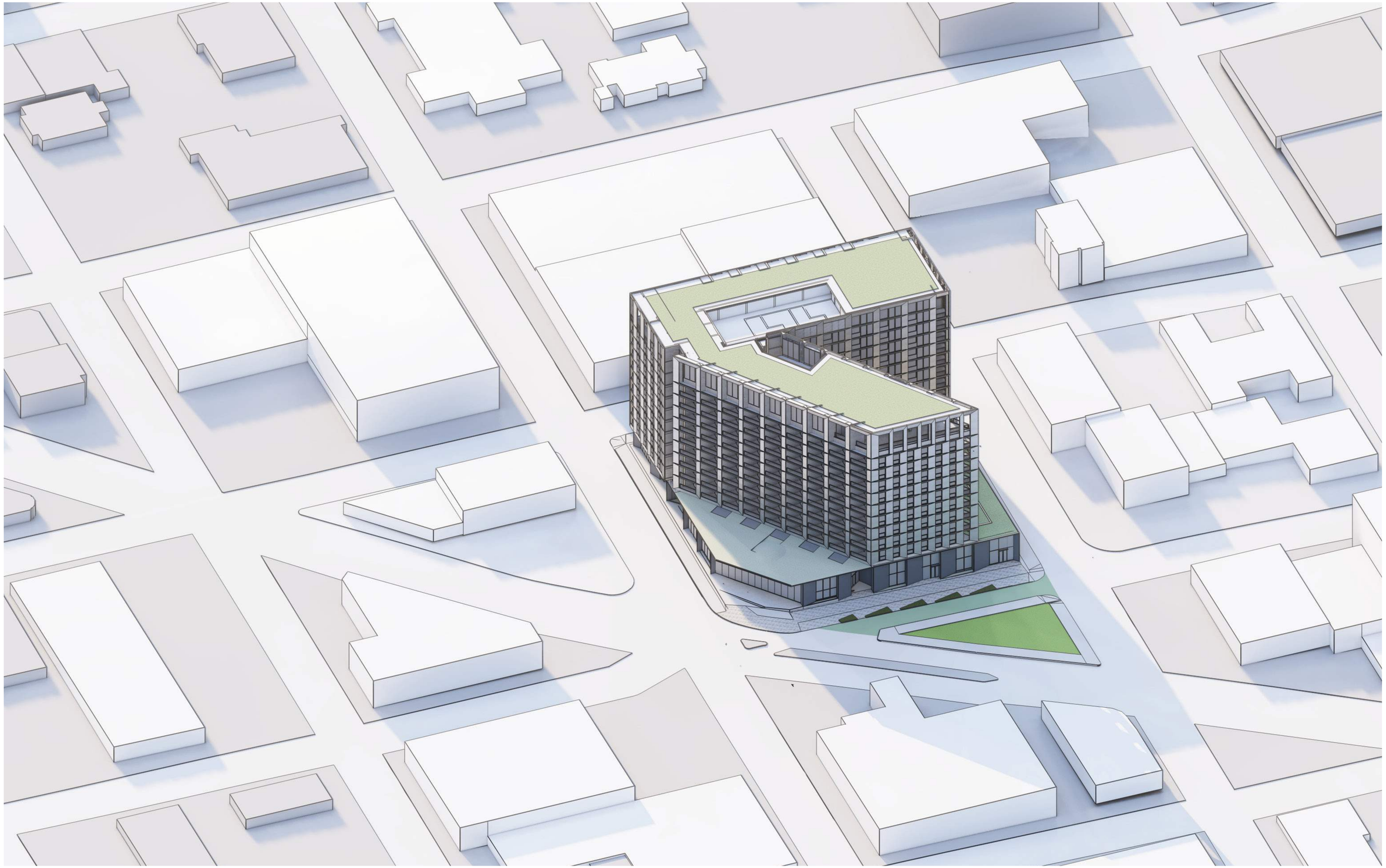
RENDERING - STREET FRONTAGE ALONG SE OAK

LU 22-115673 DZM
Exhibit A9



RENDERING - SW CORNER NIGHT

LU 22-115673 DZM
Exhibit A9



CONTEXT



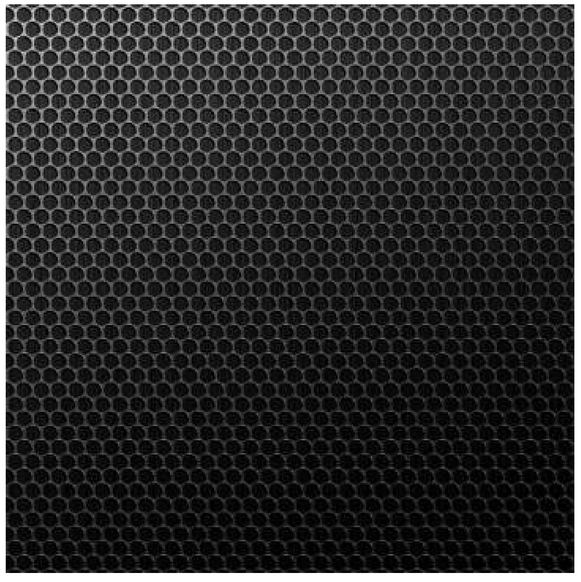
CROSS LAMINATED TIMBER



DARK BRICK



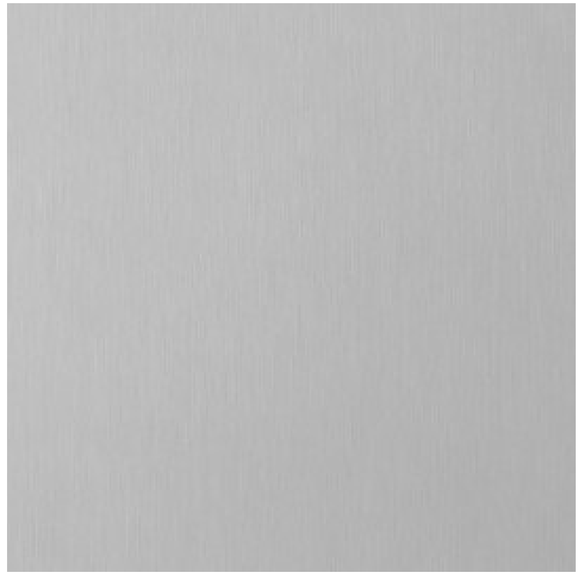
STAINLESS STEEL CABLE MESH



PERFORATED METAL PANEL



ACM FACADE



METAL PANEL (SILVER)



ALUMINUM WINDOW SYSTEM



STOREFRONT SYSTEM

MATERIAL PHOTOS AND EXAMPLES

AN URBAN : RURAL CONNECTION









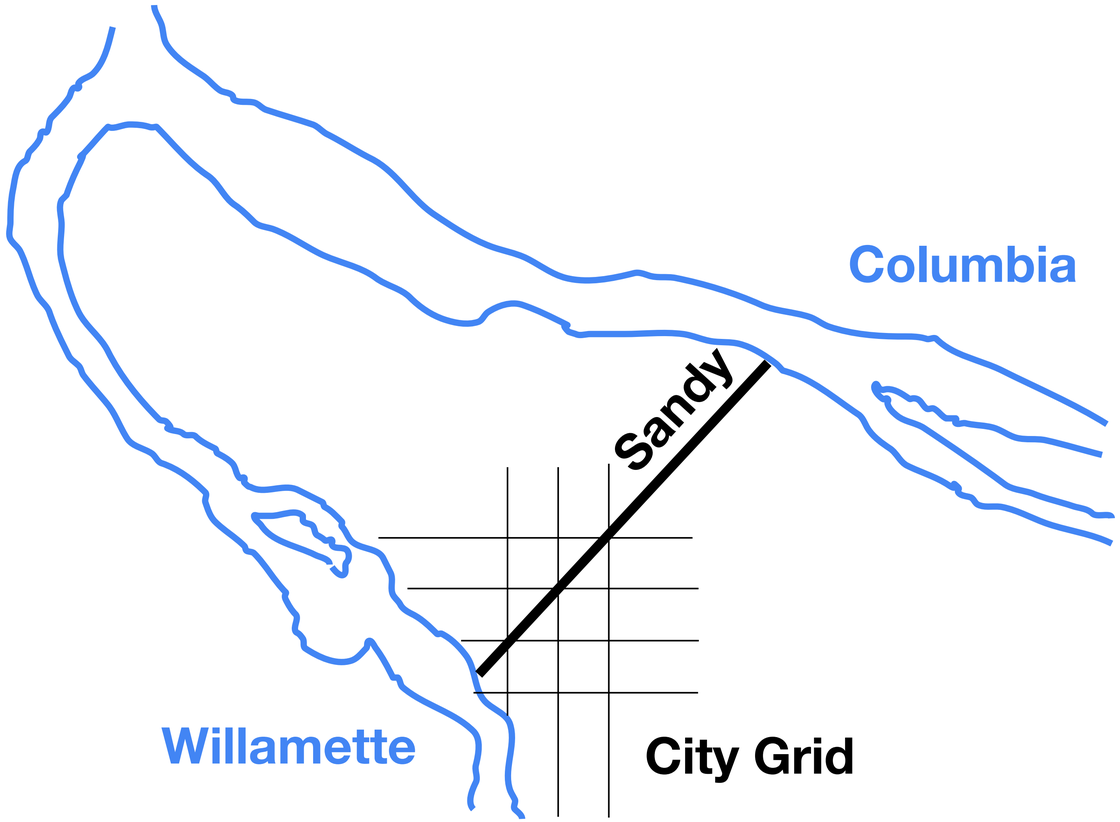






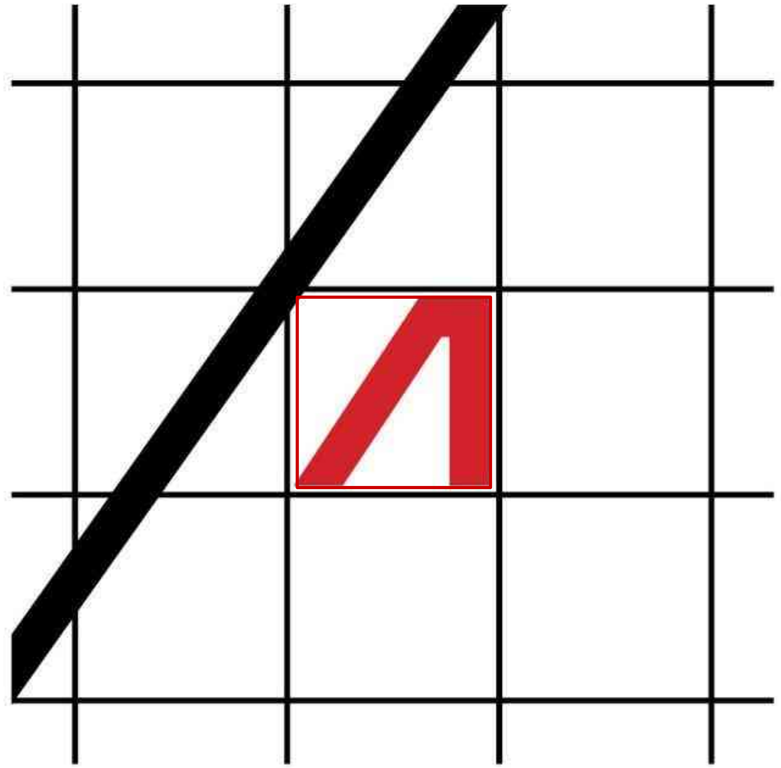



AN URBAN : RURAL CONNECTION



HISTORIC INFLUENCES

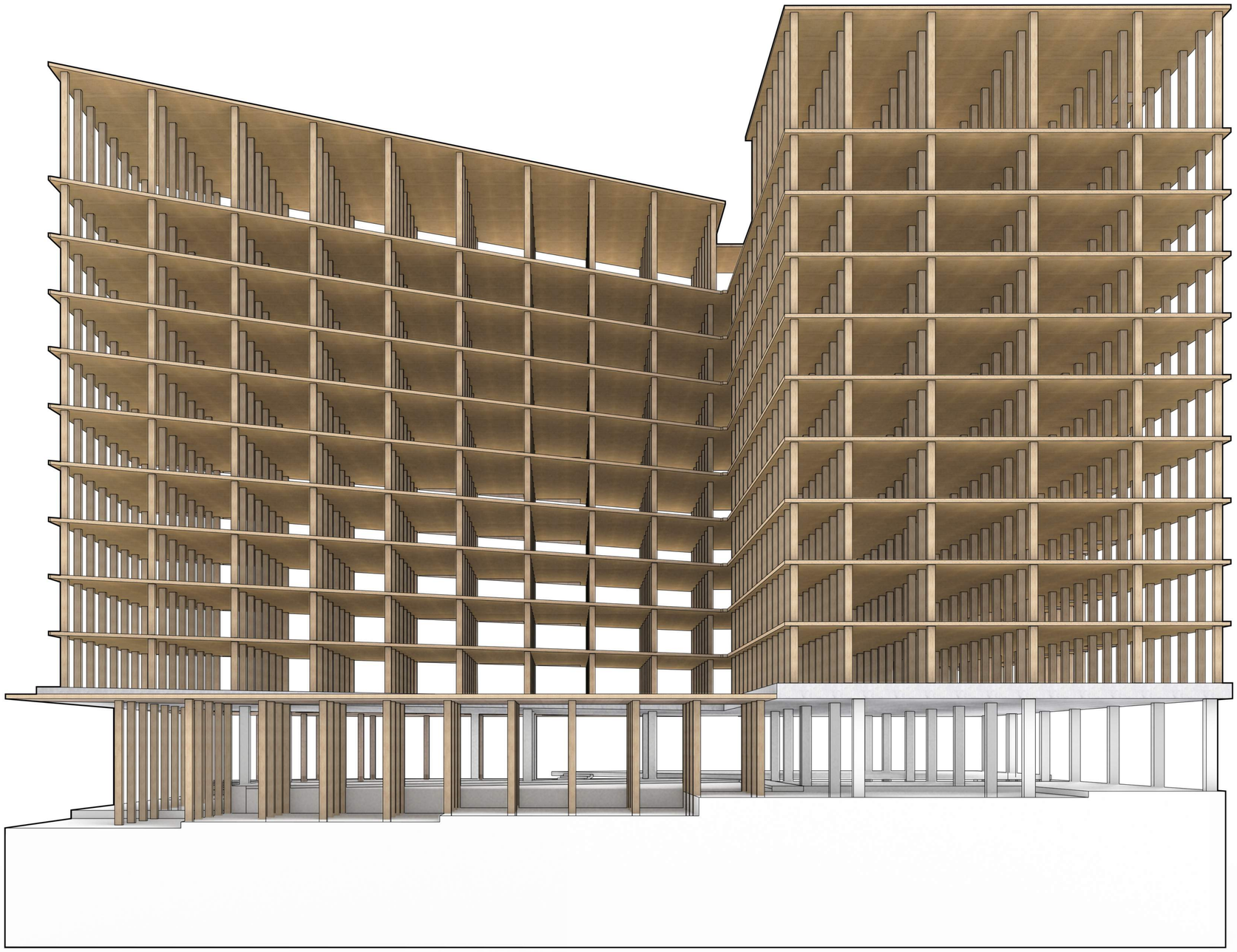
AN INDIGENOUS PATH CONNECTED
THE RIVERS AND BECAME SANDY



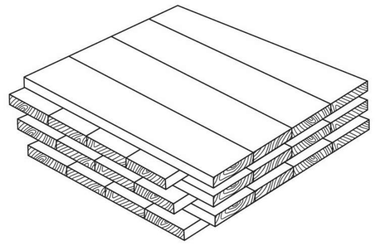
TWO MASSING ELEMENTS

THE PODIUM REINFORCES THE CITY BLOCK
THE TOWER REINFORCES SANDY'S ALIGNMENT

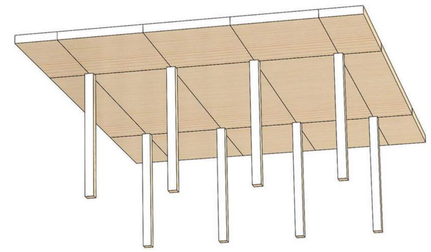
CONTEXT PLAN



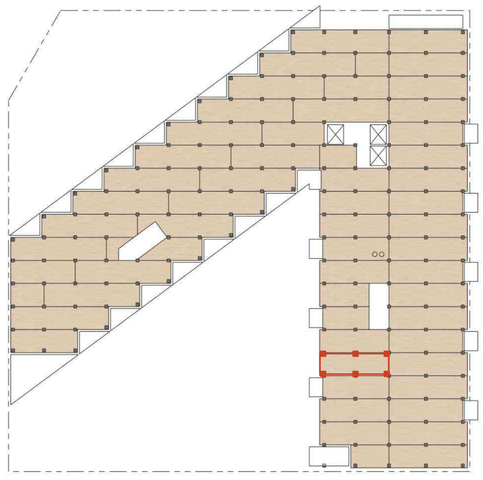
POINT SUPPORTED COLUMN AND DECK TOWER
OVER ON A CONCRETE PODIUM



CLT DECK



POINT SUPPORTED FLOORS



COLUMN GRID ALIGNS WITH CITY GRID

STRUCTURAL DIAGRAM



VICINITY PLAN - CITY



VICINITY PLAN - NEIGHBORHOOD



CONTEXT - ZONING



CONTEXT - SITE VIEWS



CONTEXT - EXISTING TRANSIT



BUILDINGS NORTH OF SITE ALONG SANDY BLVD

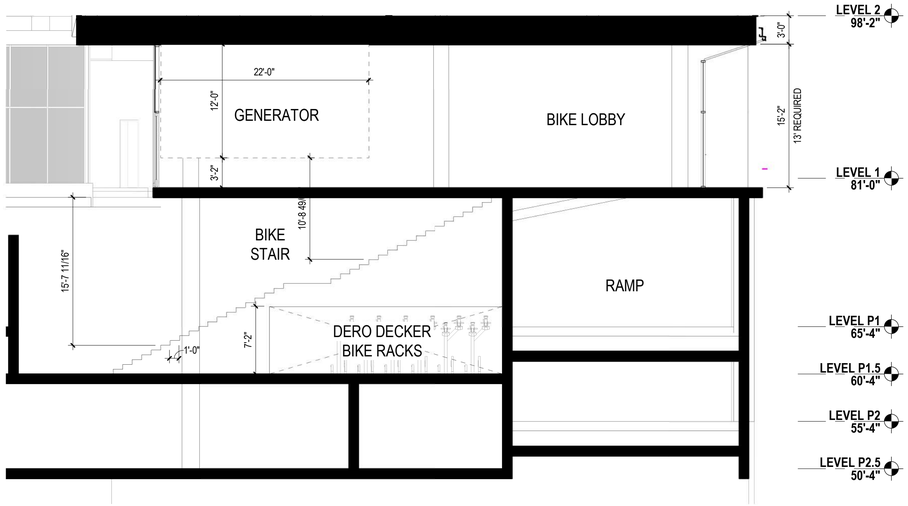


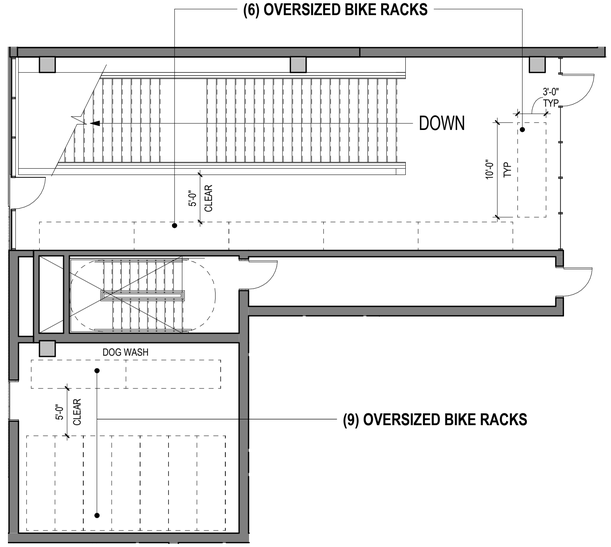


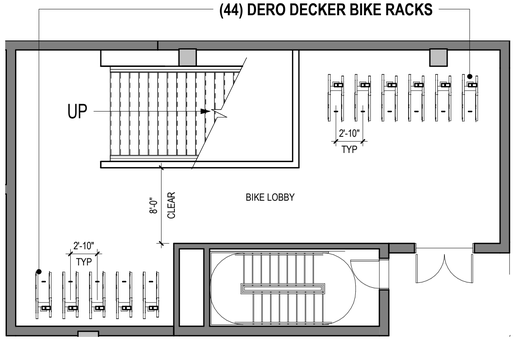
BUILDINGS SOUTH OF SITE ALONG SANDY BLVD

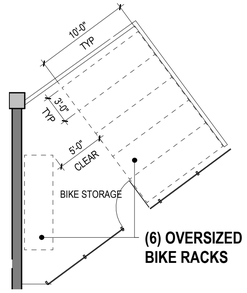


CONTEXT - ADAJCENT BUILDINGS







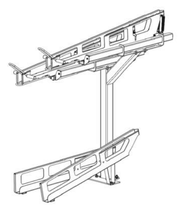


TOTAL OVERSIZED BIKE RACKS: 5% of total spaces	21
TOTAL STACKED BIKE RACKS:	400
TOTAL LONG TERM BIKE RACKS:	**421**
TOTAL SHORT TERM BIKES RACKS:	**24**

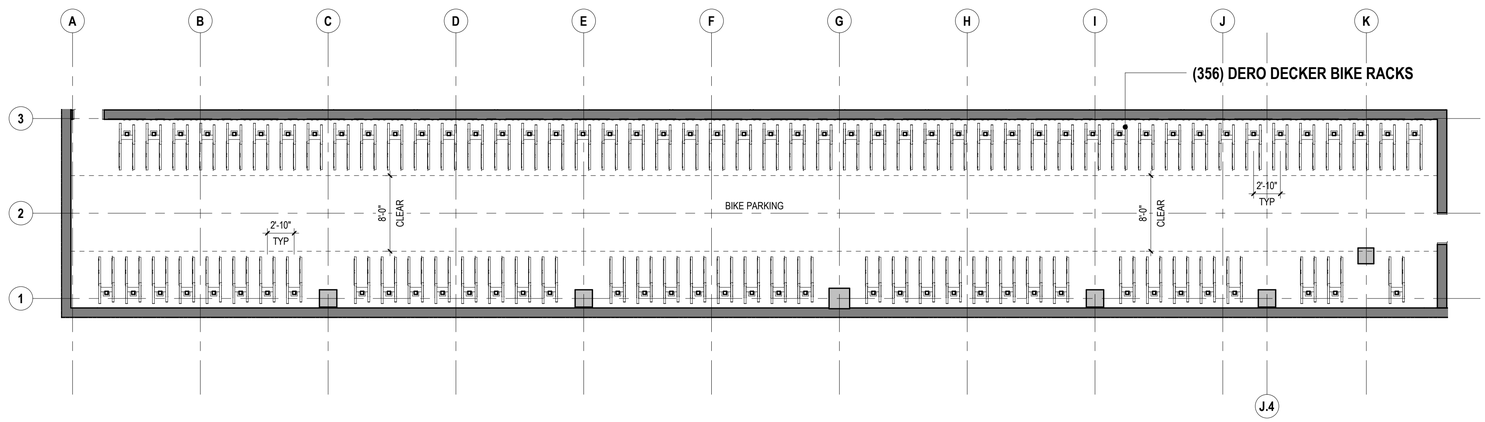
TOTAL RESIDENTIAL UNITS:	276
TOTAL COMMERCIAL SQFT:	14,501 sq. ft.
REQUIRED LONG TERM COMMERCIAL: 1 per 3,800 sq. ft. of net building area	4
REQUIRED LONG TERM RESIDENTIAL: 1.5 per unit	414
TOTAL REQUIRED LONG TERM:	418
PROVIDED LONG TERM:	**421**
REQUIRED SHORT TERM COMMERCIAL: 1 per 2,700 sq. ft. of net building area	6
REQUIRED SHORT TERM RESIDENTIAL: 1 per 20 units	14
TOTAL REQUIRED SHORT TERM:	20
PROVIDED SHORT TERM:	**40**

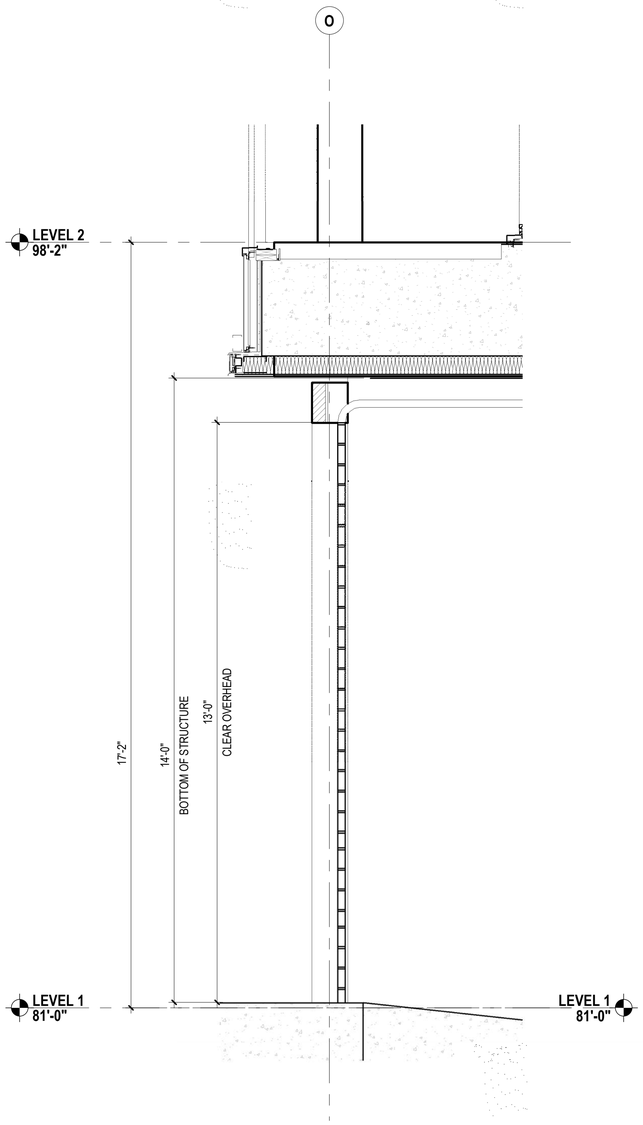
DERO | Dero **Decker**

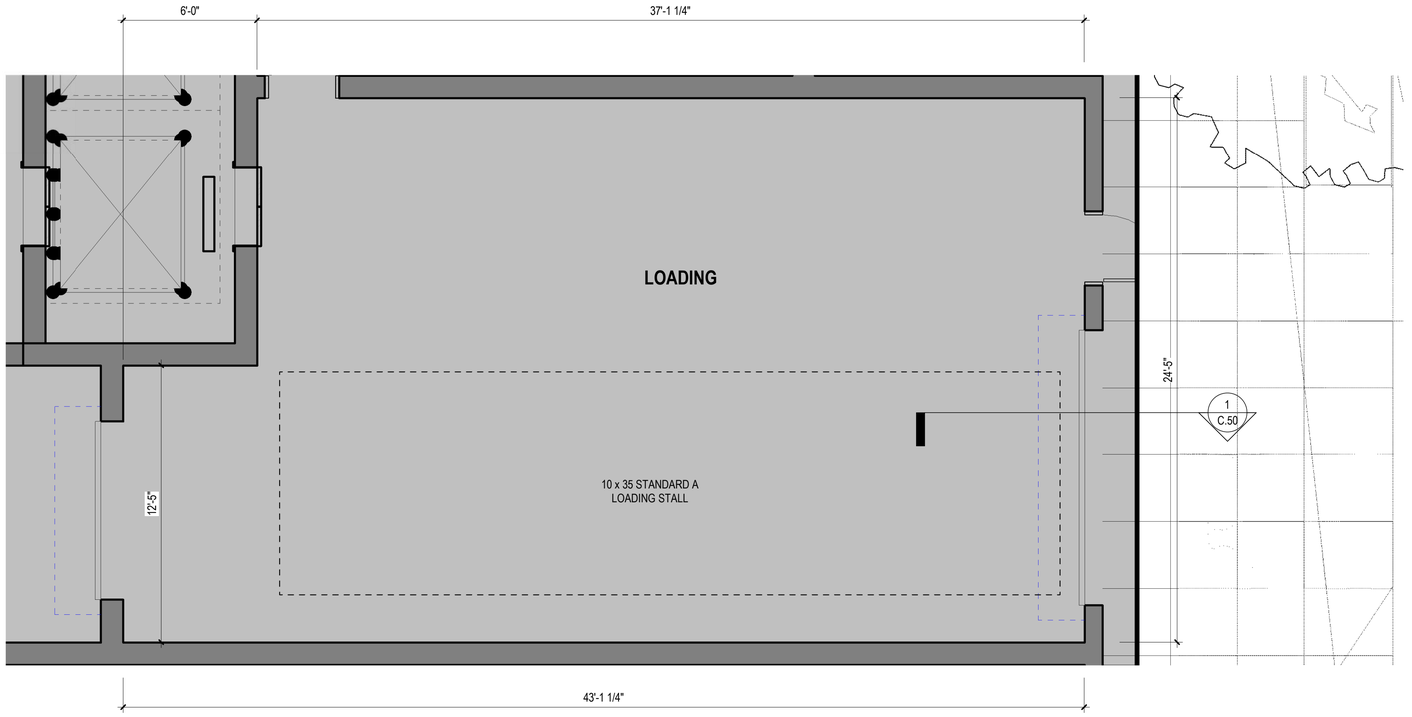
Submittal Sheet



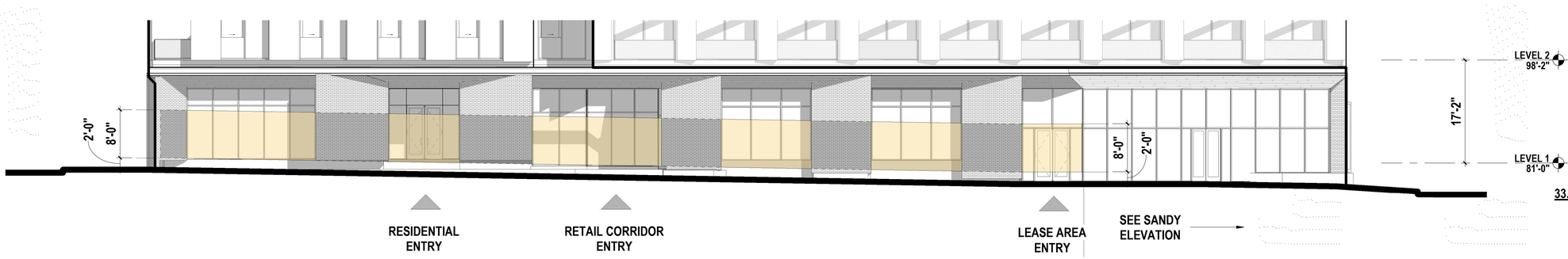
CAPACITY	4 Bikes per unit
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	**Surface only** Each upright has one ¼" plate feet that accept 1/2" wedge anchors







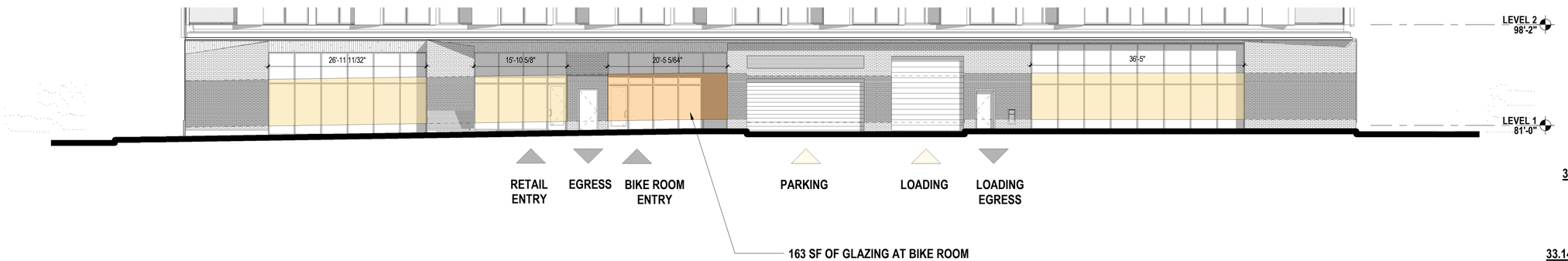
COMPLIANCE - LOADING



1 C.42 NORTH - DR GROUND FLOOR WINDOWS

33.510.220 - *40% AREA OF WALL GLAZIN*
758 SF OF GLAZIN
1226 TOTAL S
65% GLAZIN
40% REQUIRE

33.140.230 - *50 % LENGTH OF WALL GLAZIN*
94'-8 3/4" LENGTH OF GLAZIN
153' TOTAL LENGT
61.9% LENGTH GLAZIN
50% REQUIRE

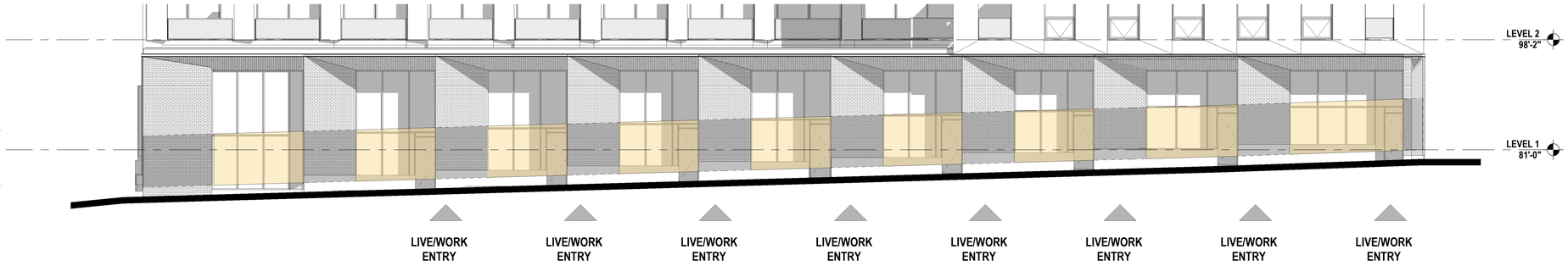


2 C.42 EAST - DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

33.510.220 - *40% AREA OF WALL GLAZIN*
767 SF OF GLAZIN
1596 TOTAL S
48.1% GLAZIN
40% REQUIRE

33.140.230 - *50 % LENGTH OF WALL GLAZIN*
99'-7" LENGTH OF GLAZIN
199' TOTAL LENGT
50% LENGTH GLAZIN
50% REQUIRE

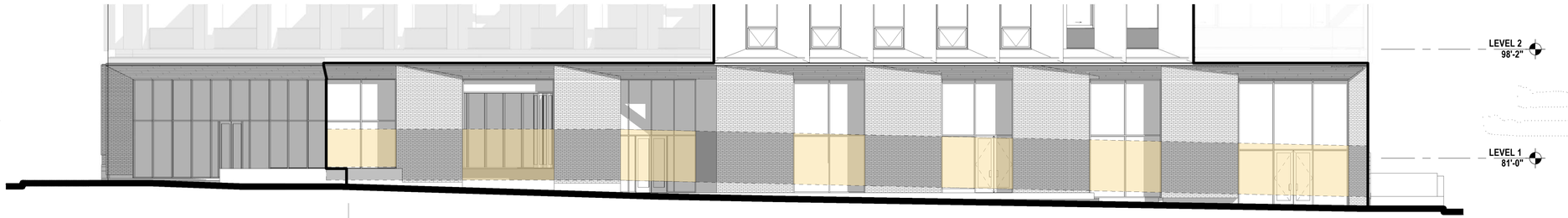
COMPLIANCE -GROUND FLOOR WINDOWS



1 C.43 GROUND FLOOR ELEVATION - SOUTH
SCALE: 1" = 10'-0"

33.510.220 - *40% AREA OF WALL GLAZING*
948 SF OF GLAZING
1592 TOTAL SF
57% GLAZING
40% REQUIRED

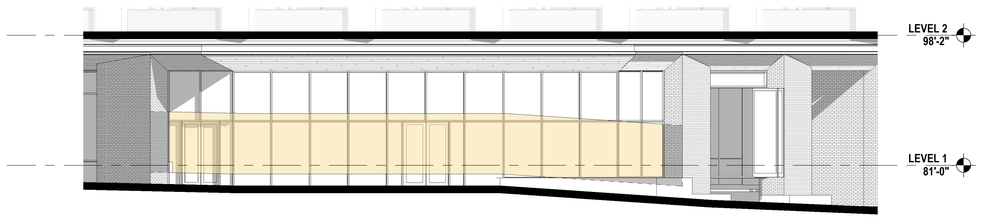
33.140.230 - *50 % LENGTH OF WALL GLAZING*
120'-5" LENGTH OF GLAZING
199' TOTAL LENGTH
60.1% LENGTH GLAZING
50% REQUIRED



2 C.43 WEST -DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

33.510.220 - *40% AREA OF WALL GLAZING*
688 SF OF GLAZING
1312 TOTAL SF
58% GLAZING
40% REQUIRED

33.140.230 - *50 % LENGTH OF WALL GLAZING*
121'-1" LENGTH OF GLAZING
199' TOTAL LENGTH
60.8% LENGTH GLAZING
50% REQUIRED

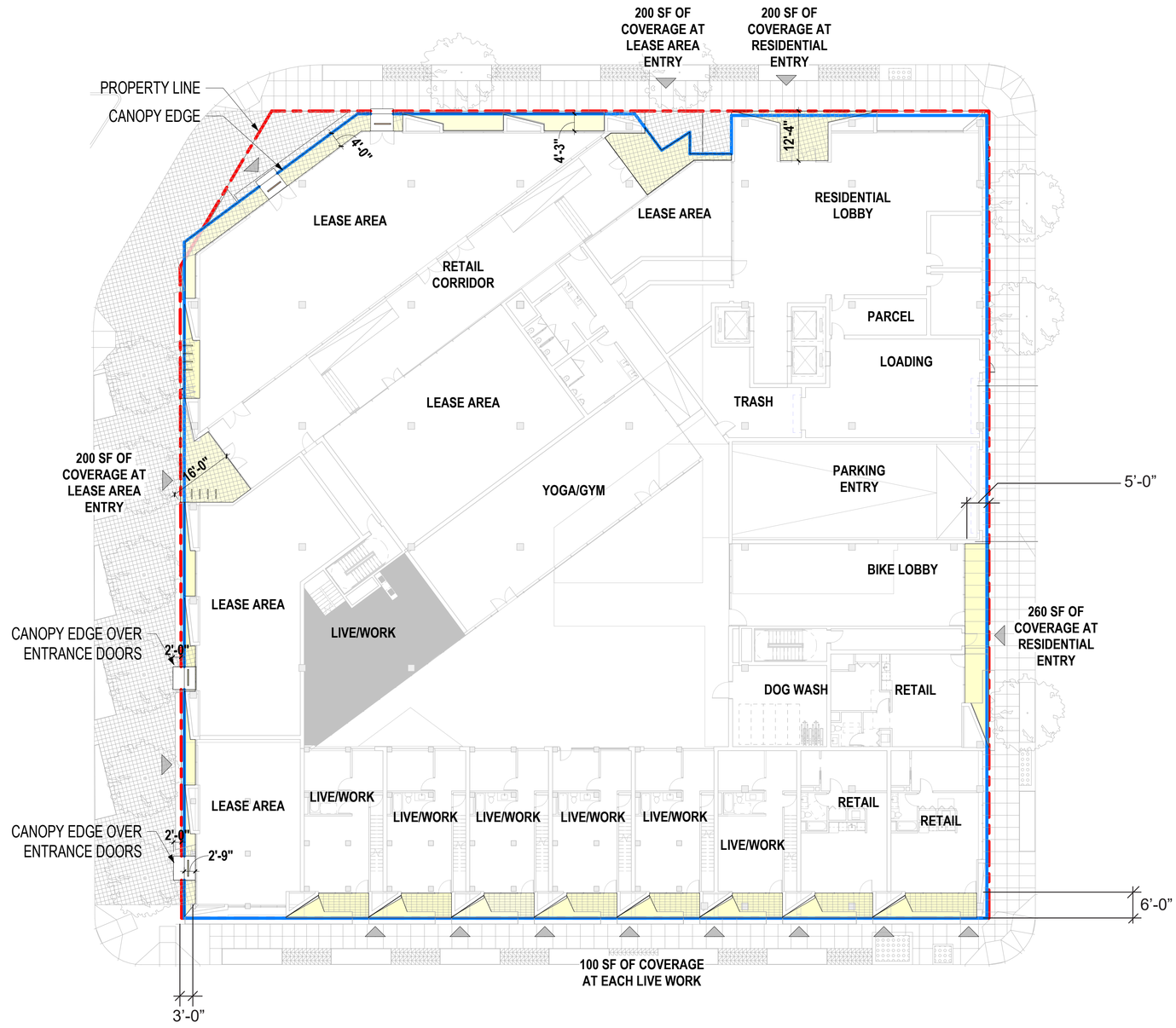


3 C.43 SANDY ELEVATION - DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

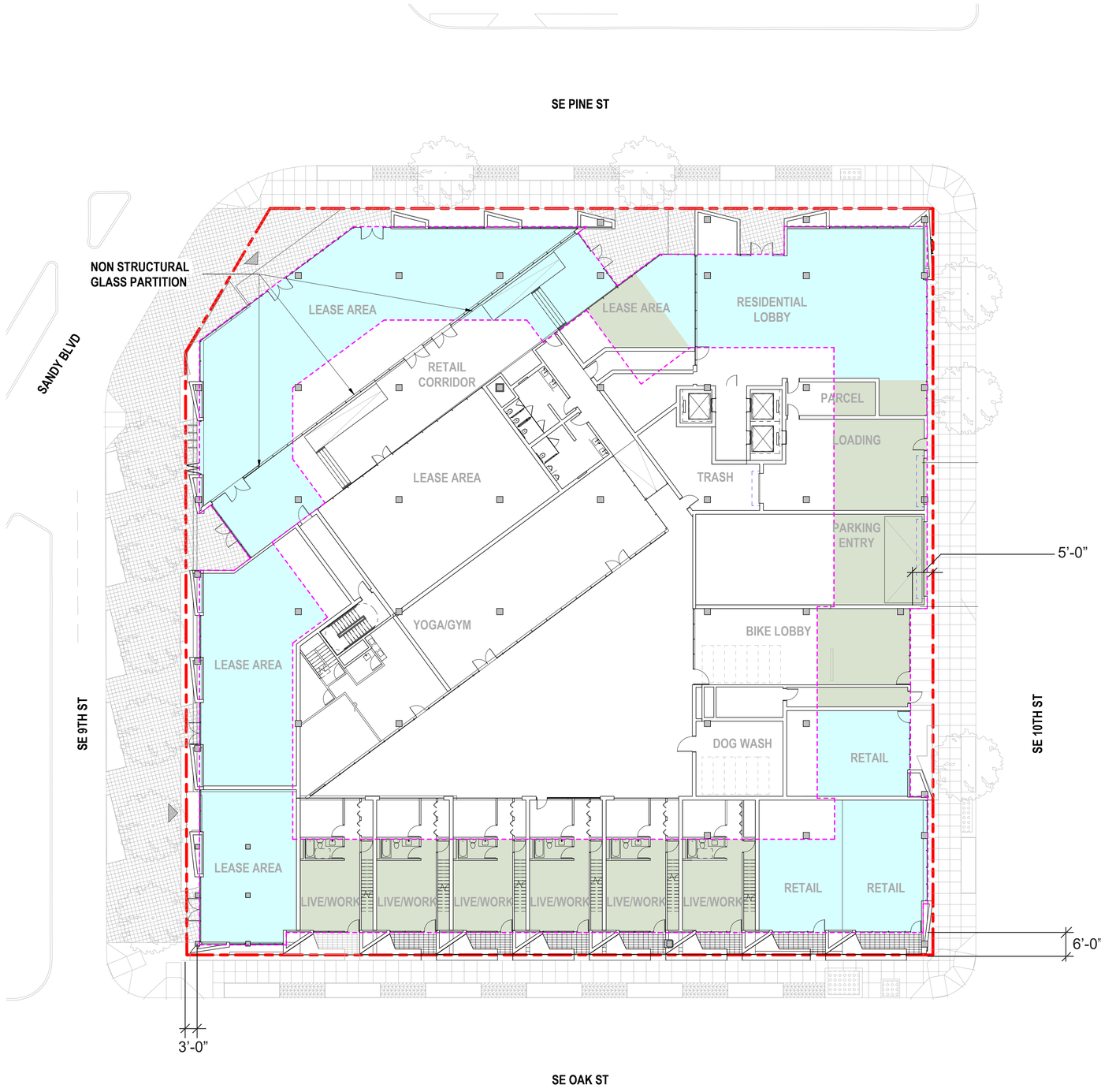
33.140.230 - *50 % LENGTH OF WALL GLAZING*
514 SF OF GLAZING
562 TOTAL SF
91% GLAZING
60% REQUIRED

33.140.230 - *50 % LENGTH OF WALL GLAZING*
65'-2 1/2" LENGTH OF GLAZING
70'-3" TOTAL LENGTH
92.8% LENGTH GLAZING
50% REQUIRED

COMPLIANCE -GROUND FLOOR WINDOWS



CANOPY COVERAGE DIAGRAM



16,380 SQFT - TOTAL GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE

10,792 SQFT (66%) - GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT MEETS GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

5,588 SQFT (34%) - GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT DOES NOT MEET GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

807 FT - TOTAL LINEAR FEET OF BUILDING FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE

585 FT (72%) - LINEAR FEET OF BUILDING FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT MEETS GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

222 FT (28%) - LINEAR FEET OF BUILDING FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT DOES NOT MEET GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

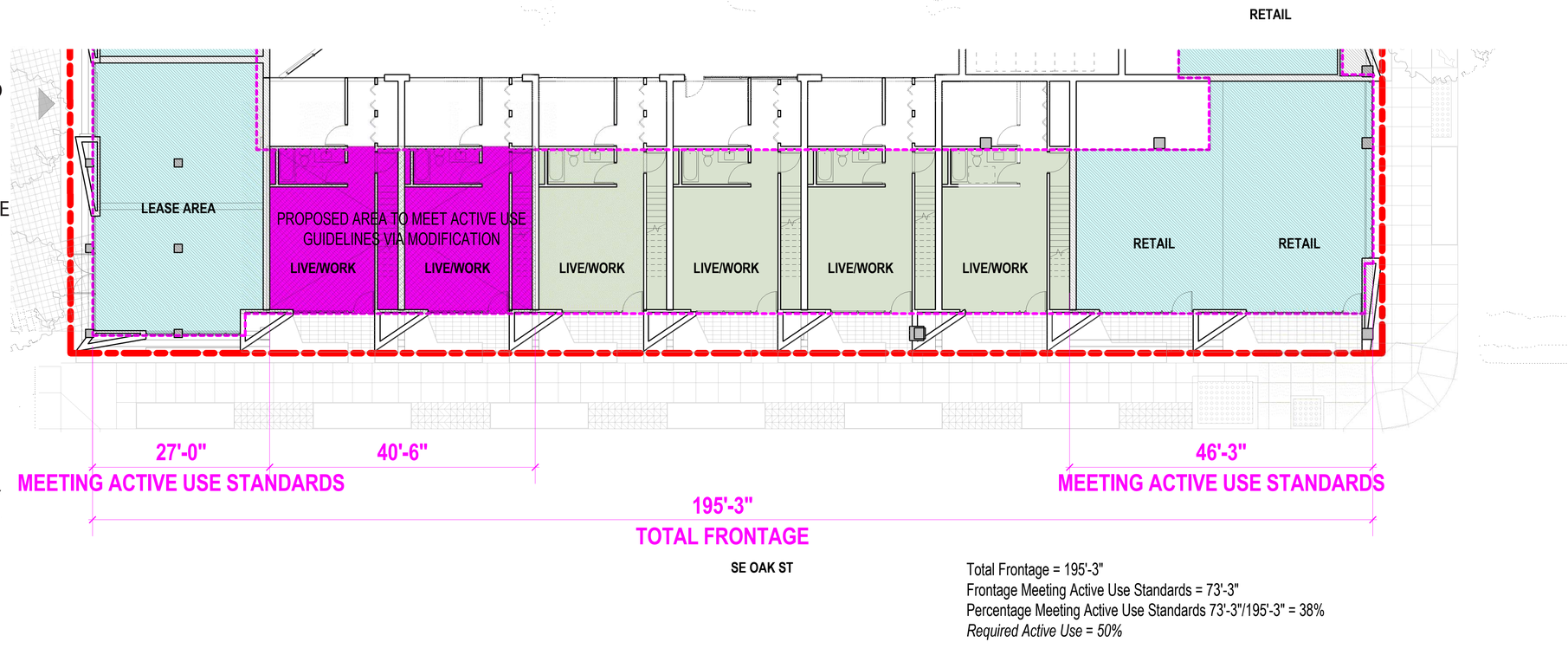
GROUND FLOOR ACTIVE USE - SANDY

ACTIVE USE MODIFICATION REQUEST

12% OF SOUTH FRONTAGE DOES NOT MEET 12’ REQUIRED HEIGHT TO BOTTOM OF STRUCTURE (AT LIVE/WORK UNITS)

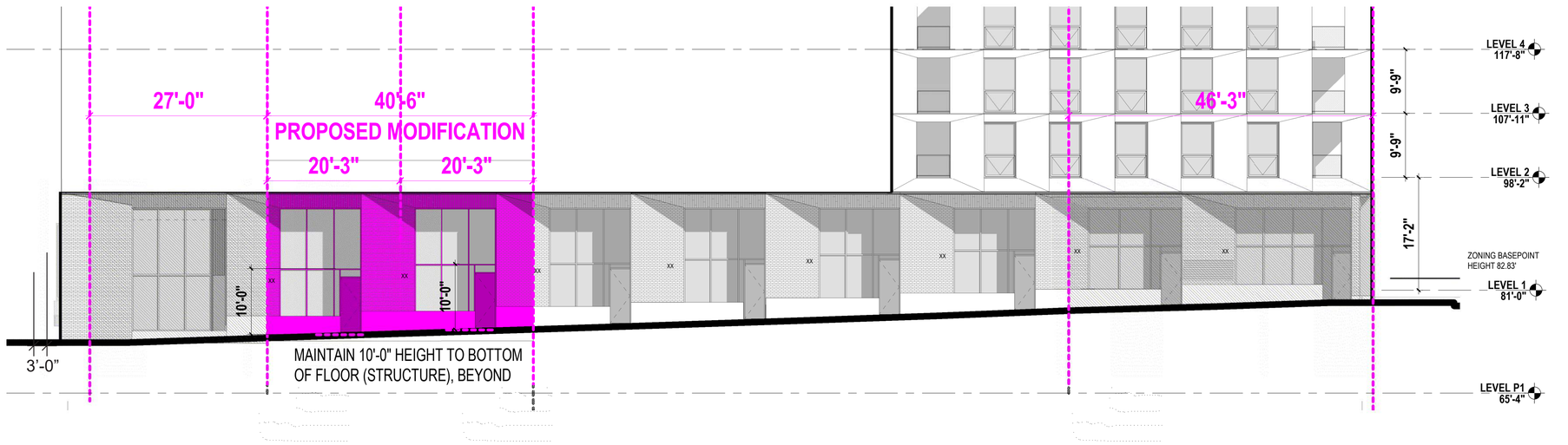
- THE LIVE/WORK SPACES WILL BE AT GRADE (ACCESSIBLE) AND THE OVERALL HEIGHT CAN ACCOMMODATE THE MEP SERVICES WITH-IN THE DESIGNATED HEIGHT. THESE SPACES ARE SMALL SPACES TO ACCOMMODATE SMALL BUSINESSES AND WILL NOT FACILITATE USE BY RESTAURANTS OR CAFES WHERE THE TALLER FLOOR TO CEILING DIMENSION MAY BE REQUIRED FOR MORE INTENSIVE DUCTING

- THE DESIGN COHERENCE OF THE SOUTH ELEVATION ALLOWS FOR UNITIZED CONSTRUCTION OF STAIRS WITHIN THE UNIT AND STEPPING THE LIVE/WORK UNITS TO ACCOMMODATE THE GRADE CHANGE AND KEEP THEM ACCESSIBLE ALONG THE RIGHT OF WAY FRONTAGE ALONG OAK STREET. INCREASING THE FLOOR HEIGHT OF THE LIVING UNIT BREAKS THE CONTINUITY AND AESTHETIC RELATIONSHIP OF THE GLASS FACADE TO GRADE.



Total Frontage = 195'-3"
Frontage Meeting Active Use Standards = 73'-3"
Percentage Meeting Active Use Standards 73'-3"/195'-3" = 38%
Required Active Use = 50%

Proposed Modification To Allow 10' Height at (2) Live/Work Units To Meet Intent Of Active Use Guidelines
58% Meeting Acttive Use Guidellines Via Modification



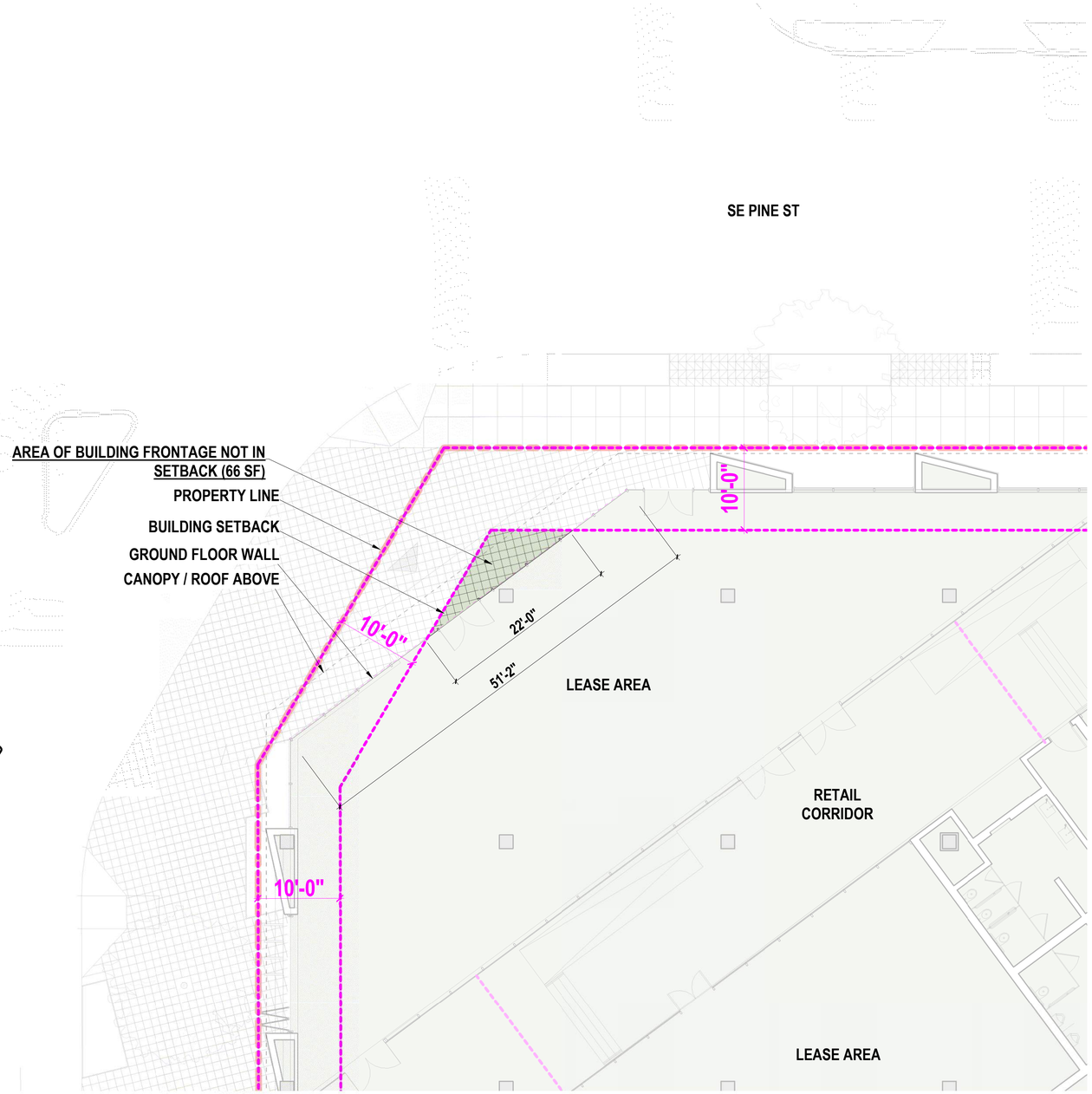
GROUND FLOOR ACTIVE USE - SANDY



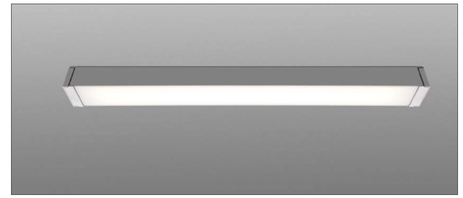
MAXIMUM BUILDING SETBACK MODIFICATION REQUEST

66 SF AREA IS OUTSIDE OF THE BUILDING SETBACK FOR THE FOLLOWING REASONS:

- ACCOMODATE A BUFFER FOR PEDESTRIANS AWAY FROM BUSY STREET CORNER (SANDY)
- CREATE AN ENVIRONMENT THAT IS INVITING TO PEDESTRIANS AND TRANSIT USERS ADJACENT TO A BUSY TRANSIT STREET
- DESIGN CONCEPT - MAINTAIN INDIGENOUS PATH CONNECTING COLUMBIA R. TO WILLAMETTE R.
- ACCOMODATES SPACE FOR SCULPTURE OR PUBLIC ART IN ADDITION TO PEDSTRINAS AT A PROMINENT CORNER OF THE SITE



SETBACK MODIFICATION - SANDY



L1 LIGHT FIXTURE

LIGHTING PLAN

900 SE SANDY
BLOCK 200

EXHIBIT “C”

DESIGN REVIEW
TYPE III APPLICATION
LU- 22-115673
FEBRUARY 18, 2022
APRIL 29, 2022 REV. 1
May 9, 2022 REV. 2





900 SE SANDY
BLOCK 200

EXHIBIT "C"

COVER SHEET
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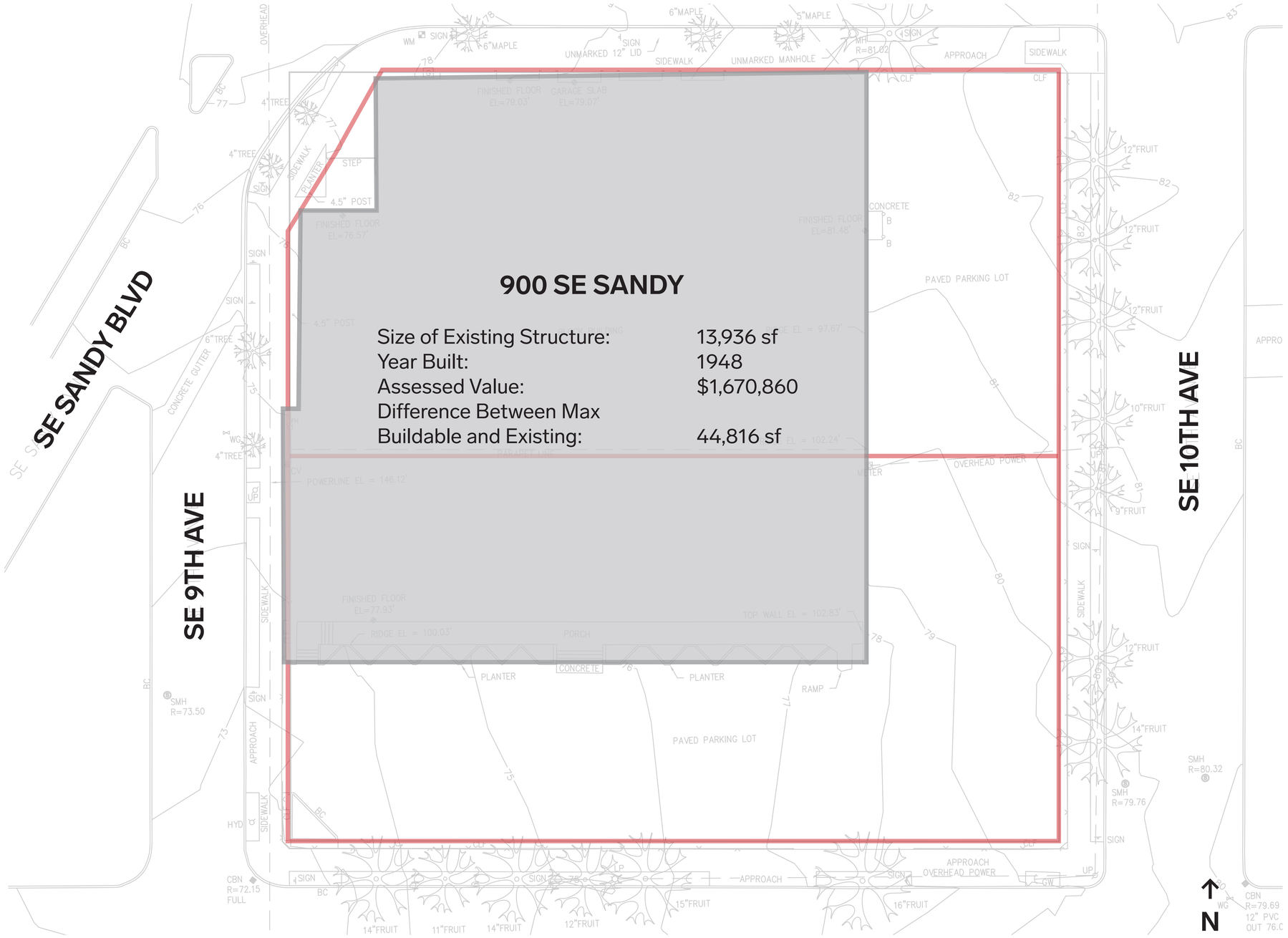
SE ASH ST
SE 7TH AVE
SE 8TH AVE
SE 9TH AVE
SE 10TH AVE
SE 11TH AVE
SE 12TH AVE
SE 13TH AVE
SE PINE ST
SITE
SE OAK ST
SANDY BLVD
ST. FRANCIS PARK
SE STARK ST
REVOLUTION HALL
N





900 SE SANDY - NW CORNER



900 SE SANDY - SW CORNER

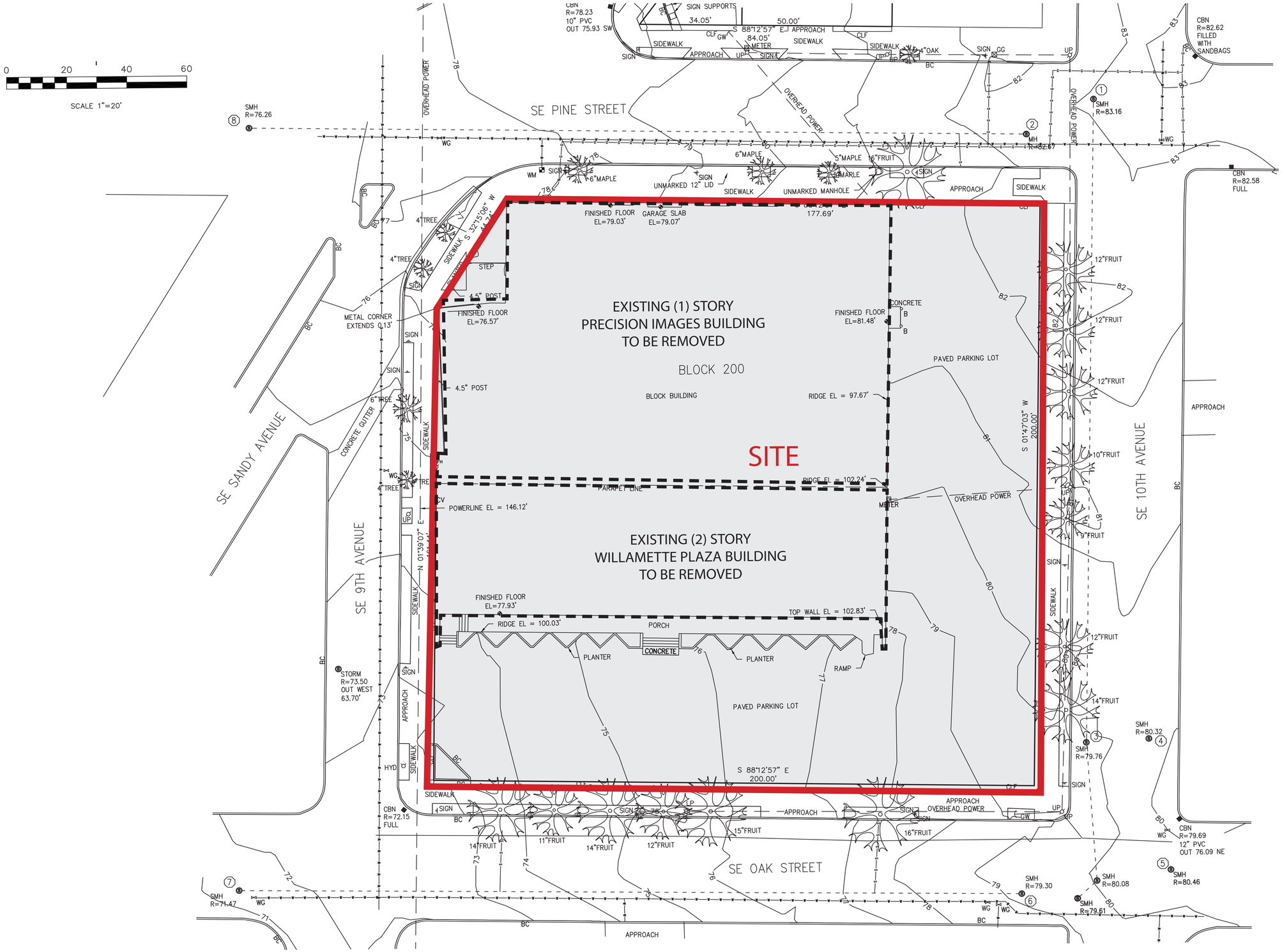


900 SE SANDY - SE CORNER

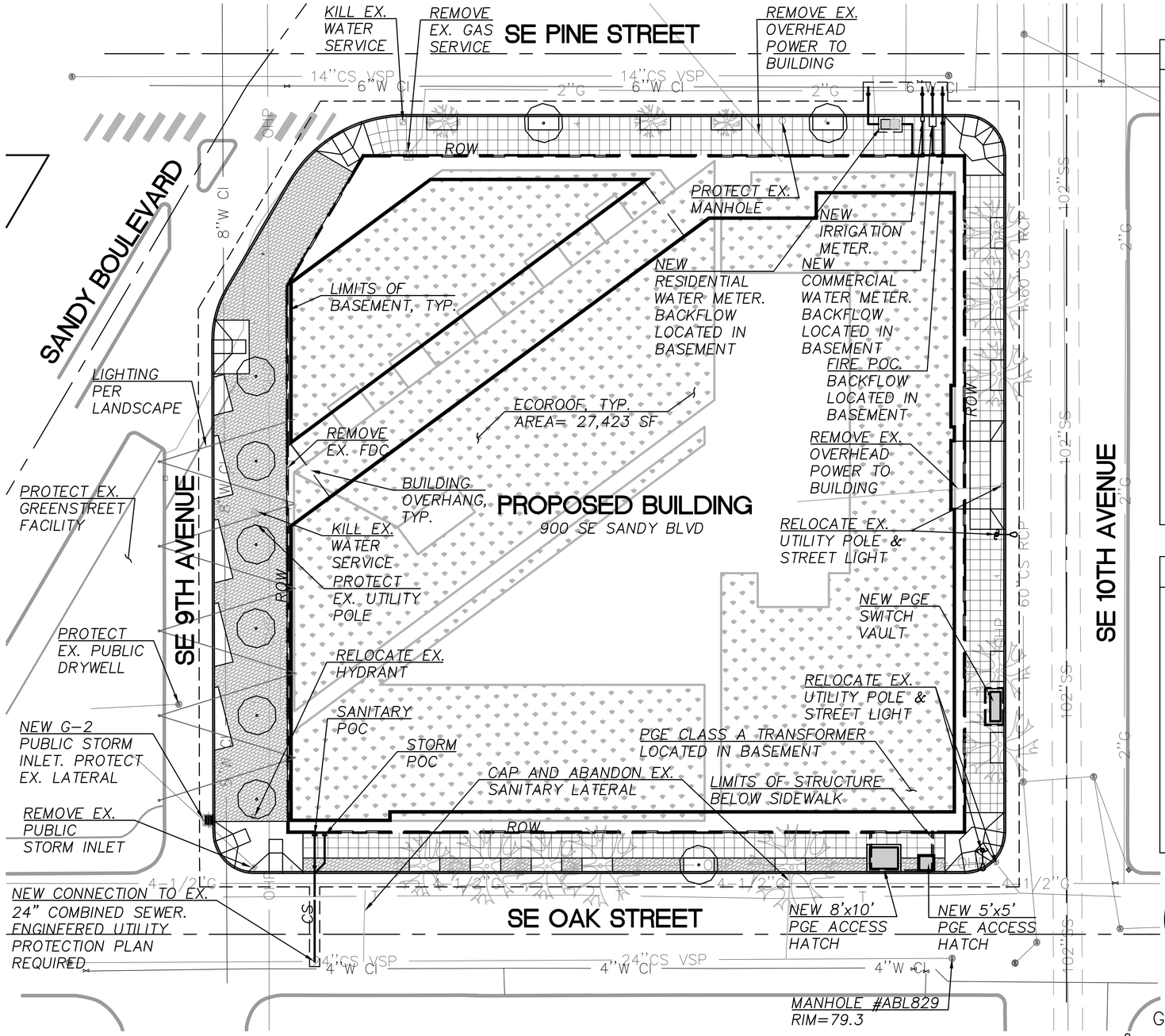


900 SE SANDY - NE CORNER

SITE PLAN - ADAJCENT BUILDINGS



SITE PLAN - REMOVALS



DR UTILITY PLAN

SCALE: 1"=30'

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY

WATER QUANTITY CONTROL IS MET WITH 27,423 SF OF ECOROOF LOCATED ON THE ROOF AND PART OF THE 2ND LEVEL. THE ECOROOF IS SIZED TO TREAT ALL NEW SITE IMPERVIOUS AREA.

WATER QUANTITY

WATER QUANTITY IS ALSO MANAGED BY THE ECOROOF. ECOROOFS WHICH ARE SIZED AT A MINIMUM DEPTH OF 4" ARE APPROVED TO REPLACE IMPERVIOUS SURFACES AT A 1:1 RATIO.

DISPOSAL

DISPOSAL WILL BE DIRECTED TO THE EXISTING 24" COMBINED SEWER LOCATED IN SE OAK STREET; THEREFORE THIS PROJECT FALLS UNDER LEVEL 3 OF THE DISCHARGE HEIRARCHY.

PUBLIC STREET IMPROVEMENTS:

THERE IS GREATER THAN 500SF OF NEW OR REPLACED IMPERVIOUS AREA ALONG ALL FRONTAGES; THEREFORE STORMWATER MANAGEMENT IS REQUIRED. THESE AREAS WILL BE MANAGED WITH THE EXISTING GREENSTREET FACILITY LOCATED AT THE INTERSECTION OF 9TH AND SANDY AND BY THE EXISTING PUBLIC DRYWELL LOCATED IN SE 9TH.

PRIVATE UTILITY CONTACT LIST

PGE:
BRYAN SWAN
(503) 736-5411
bryan.swan@pgn.com

NW NATURAL:
JEREMY LORENCE
(503) 610-7693
jeremy.lorence@nwnatural.com

CENTURY LINK:
MARINE VARNER
(815) 847-0935
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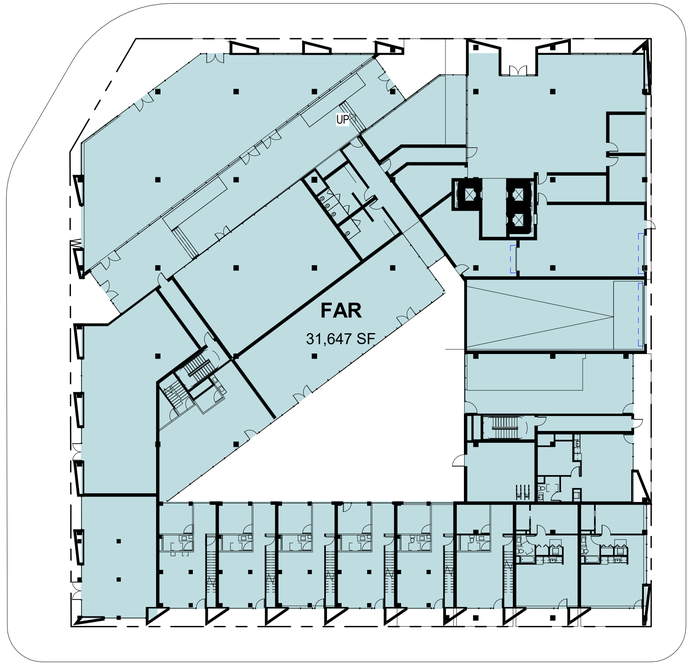
COMCAST:
LEROY SOUMOKIL
leroy_soumokil@cable.comcast.com

PORTLAND WATER BUREAU:
KRIS CALVERT
(503) 823-5094
kris.calvert@portlandoregon.gov

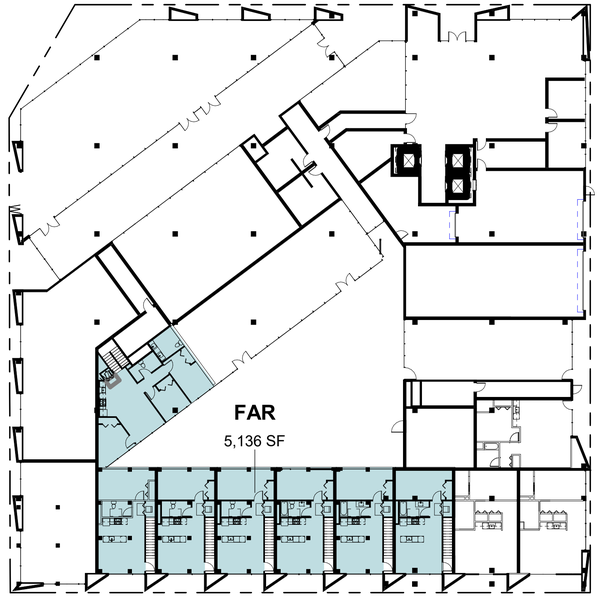
PORTLAND BES:
ABIGAIL CERMAK
(503) 823-7577
abigail.cermak@portlandoregon.gov

Humber Design Group, Inc.
Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com



LEVEL 1

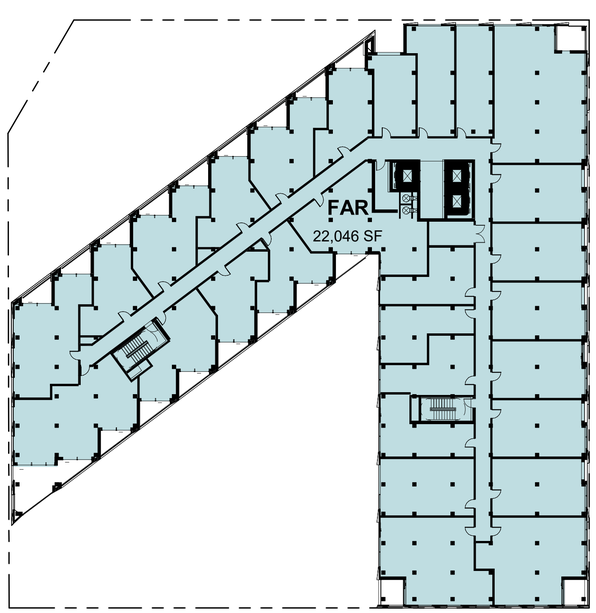
1" = 30'-0"



LEVEL 2 - LIVE/WORK

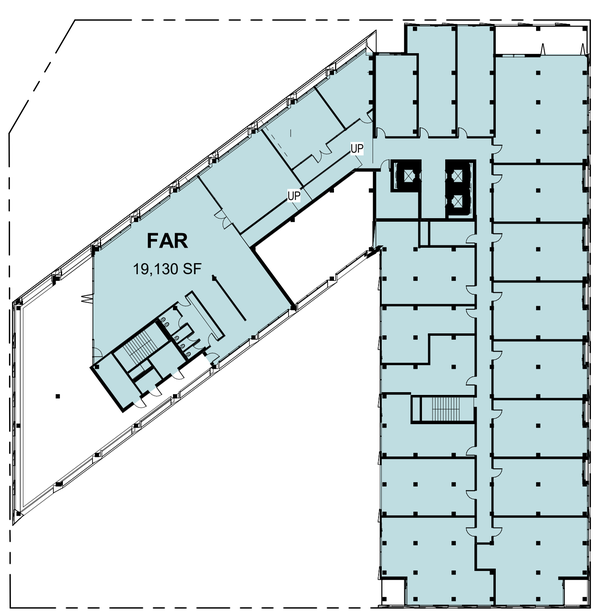
1" = 30'-0"

AREA SCHEDULE (FAR CALCS)	
LEVEL	**FAR**
LEVEL 1	31,647 SF
LEVEL 2 - LIVE/WORK	5,136 SF
LEVEL 2 - RESIDENTIAL TOWER FLOOR	22,046 SF
LEVEL 3	22,046 SF
LEVEL 4	22,046 SF
LEVEL 5	22,046 SF
LEVEL 6	22,046 SF
LEVEL 7	22,046 SF
LEVEL 8	22,046 SF
LEVEL 9	22,046 SF
LEVEL 10	22,046 SF
LEVEL 11	19,130 SF
LEVEL 12	6,309 SF
TOTAL	**260,636 SF**



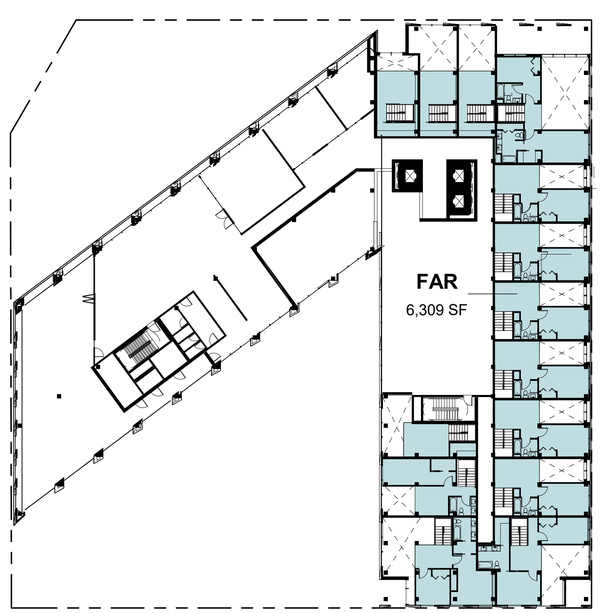
LEVELS 2-10 - TYPICAL RESIDENTIAL TOWER FLOOR

1" = 30'-0"



LEVEL 11

1" = 30'-0"



LEVEL 12

1" = 30'-0"

FAR RATIOS

May 9th, 2022

Sandy Pine / 900 SE Sandy - PORTLAND, OR.

SITEWORK & PARKING & USE / BUILDING USES

	Site GSF	Sitework GSF	Parking GSF	Parking Stalls	Terrace GSF	Use	Flr-Flr Hgt '	FAR (PDX calc)	Bldg GSF	Housing GSF	Housing NSF	Housing Effic.	Housing Units	STUDIO	OPEN 1	1x1	OPEN 1 AFF	2x2	LIVE/ WORK	LIVE/WORK AFF	3X2 AFF	2X2 SUITE/ LOFT	3X2 SUITE	Amenity GSF	Office GSF	Retail GSF	Bikes GSF	Support GSF
									0																			
LEVEL 12						Residential	11' - 4"	6,309	6,309	6,309	6,309	100.0%																
LEVEL 11					2,154	Residential	9' - 9"	19,130	19,130	13,807	11,729	84.9%	17	1	1	4	0	0				8	3	3,477	1,650			
LEVEL 10						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1					
LEVEL 9						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1					
LEVEL 8						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1					
LEVEL 7						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 6						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 5						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 4						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 3						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 2						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 2 - LIVE/WORK						Residential		5,136	5,136	5,136	5,136	100.0%																
LEVEL 1 - GROUND FLOOR	39,575					Lobby/Support/Retail/Residential	15' - 4"	31,657	31,559	15,411	5,210	33.8%	7						6	1				4,972		14,501	2,223	3,006
P1			37,344	70	4 ADA, 1 Van	Parking			37,344																		4,046	2,283
P2			36,416	101	20 Tandem	Parking			36,416																			1,662
P3			14,012	30		Parking			14,012																			370
TOTALS	**39,575**	**0**	**87,772**	**201**	**2,154**		**124' - 2"**	**260,646**	**348,320**	**239,077**	**201,337**	**84.2%**	**276**	**28**	**67**	**103**	**6**	**0**	**6**	**1**	**9**	**44**	**12**	**8,449**	**1,650**	**14,501**	**6,269**	**7,321**
									260,548	**Total Above Grade**																		

1. Balconies not included in GSF
2. Double volume spaces not included in GSF.
3. Mechanical penthouse not included in GSF.

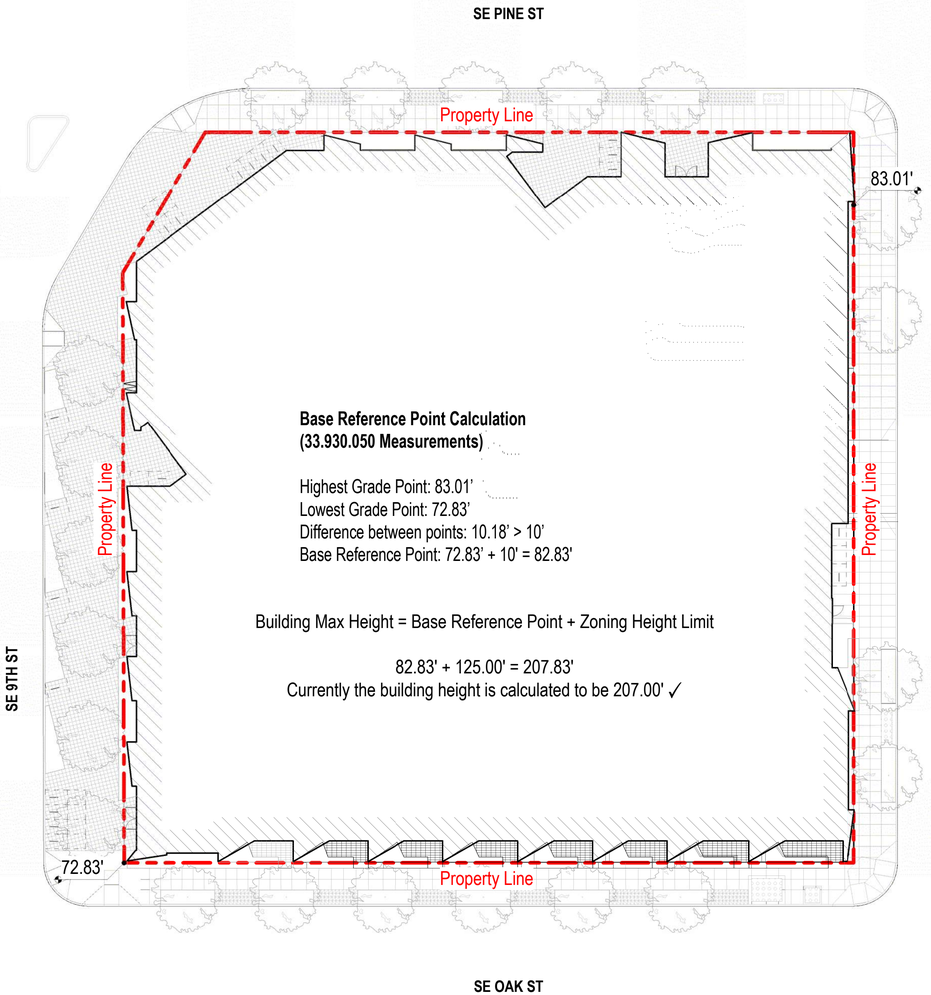
ZONING SUMMARY	
Site Area	39,575
Max. FAR	6
Actual FAR	6.59
Max. GSF	237,450
Actual GSF	**348,320**
FAR GSF	260,646
FAR Delta	-23,196
MAX Height	125' - 0"
Actual HT.	124' - 2"
Long Term Bikes Req'd	418.0

PARKING PROVIDED	
Residential PARKING	**201**
Retail PARKING	**0**
Parking TOTAL	**201**
SF/Stall	**437**

UNIT SUMMARY		
STUDIO	***28***	***10.1%***
1 BED	***103***	***37.3%***
1 BED+	***0***	***0.0%***
2X2 BED	***0***	***0.0%***
LIVE/WORK	***6***	***2.2%***
2X2 SUITE	***44***	***15.9%***
3X2 SUITE	***12***	***4.3%***
OPEN 1	***67***	***24.3%***
		0.0%
OPEN 1 AFF	***6***	***2.2%***
3X2 AFF	***9***	***3.3%***
LIVE/WORK AFF	***1***	***0.4%***
TOTAL	***276***	
Avg SF/Unit	***729***	

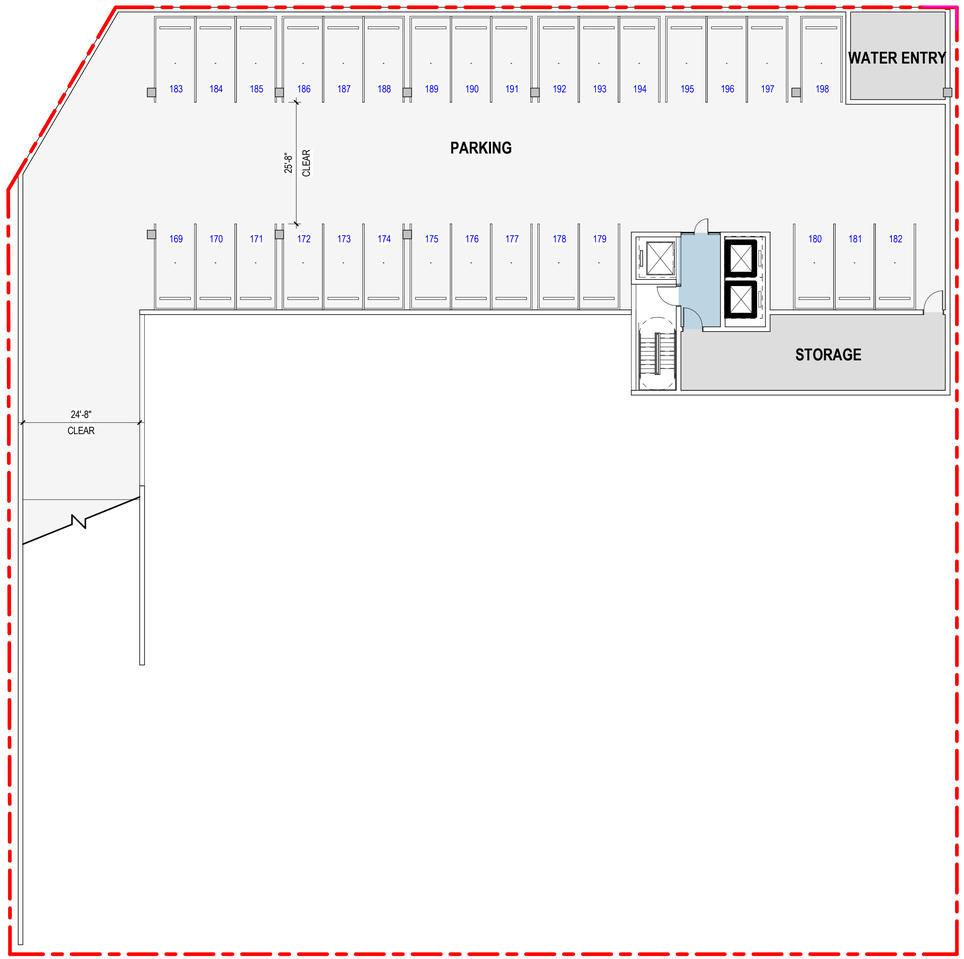
BEDROOM COUNT		
STUDIO	***28***	
1 BED	***103***	
1 BED+	***0***	
2X2 BED	***0***	
LIVE/WORK	***6***	
2X2 SUITE	***88***	
3X2 SUITE	***36***	
OPEN 1	***67***	
		IH
OPEN 1 AFF	***6***	
3X2 AFF	***27***	
LIVE/WORK AFF	***3***	**11%**
TOTAL	***364***	

CALCULATIONS



BUILDING HEIGHT BASE GRADE

SE PINE STREET



SE 9TH AVE

SE 10TH AVE

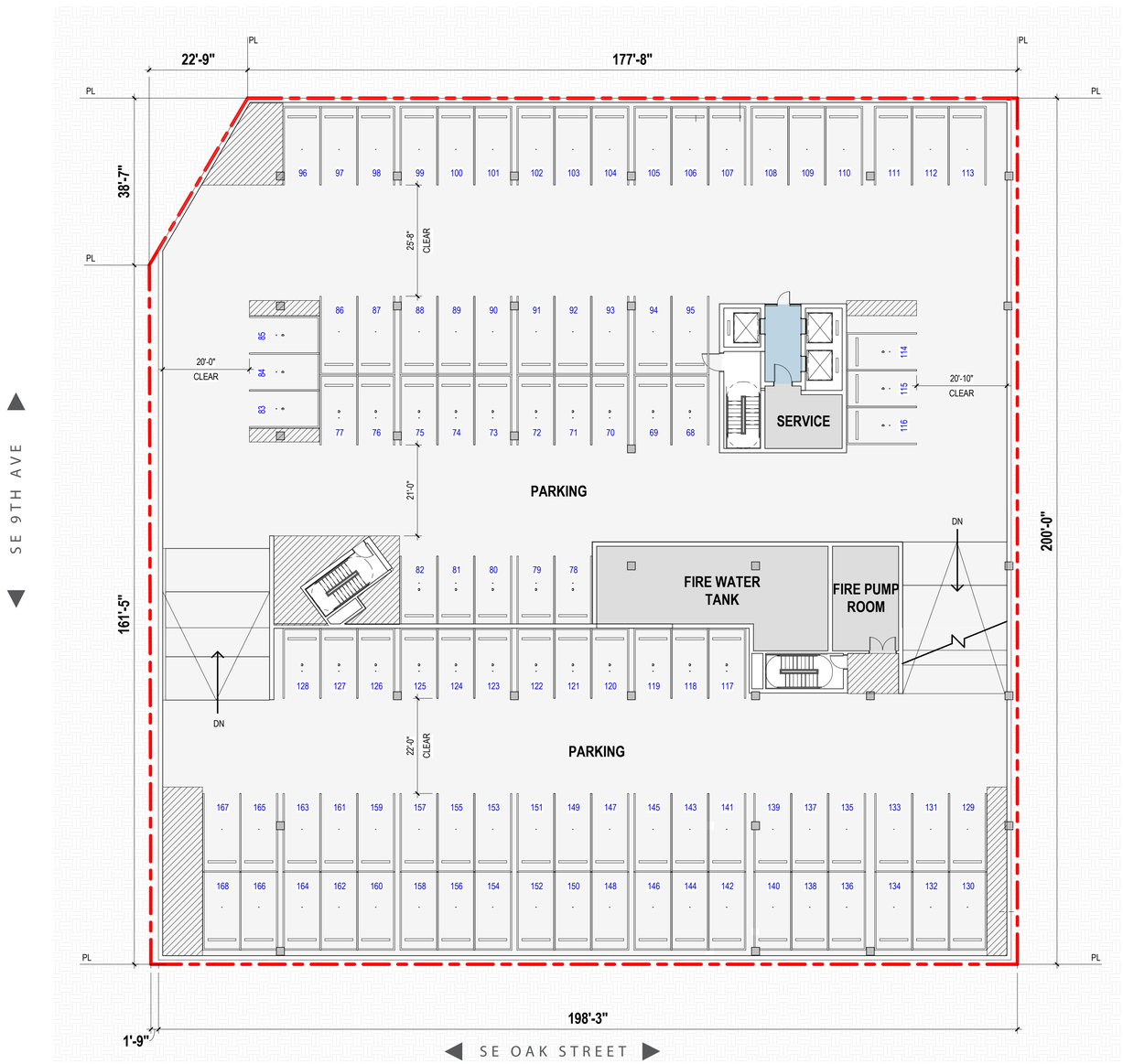
SE OAK STREET

N

0'

32'

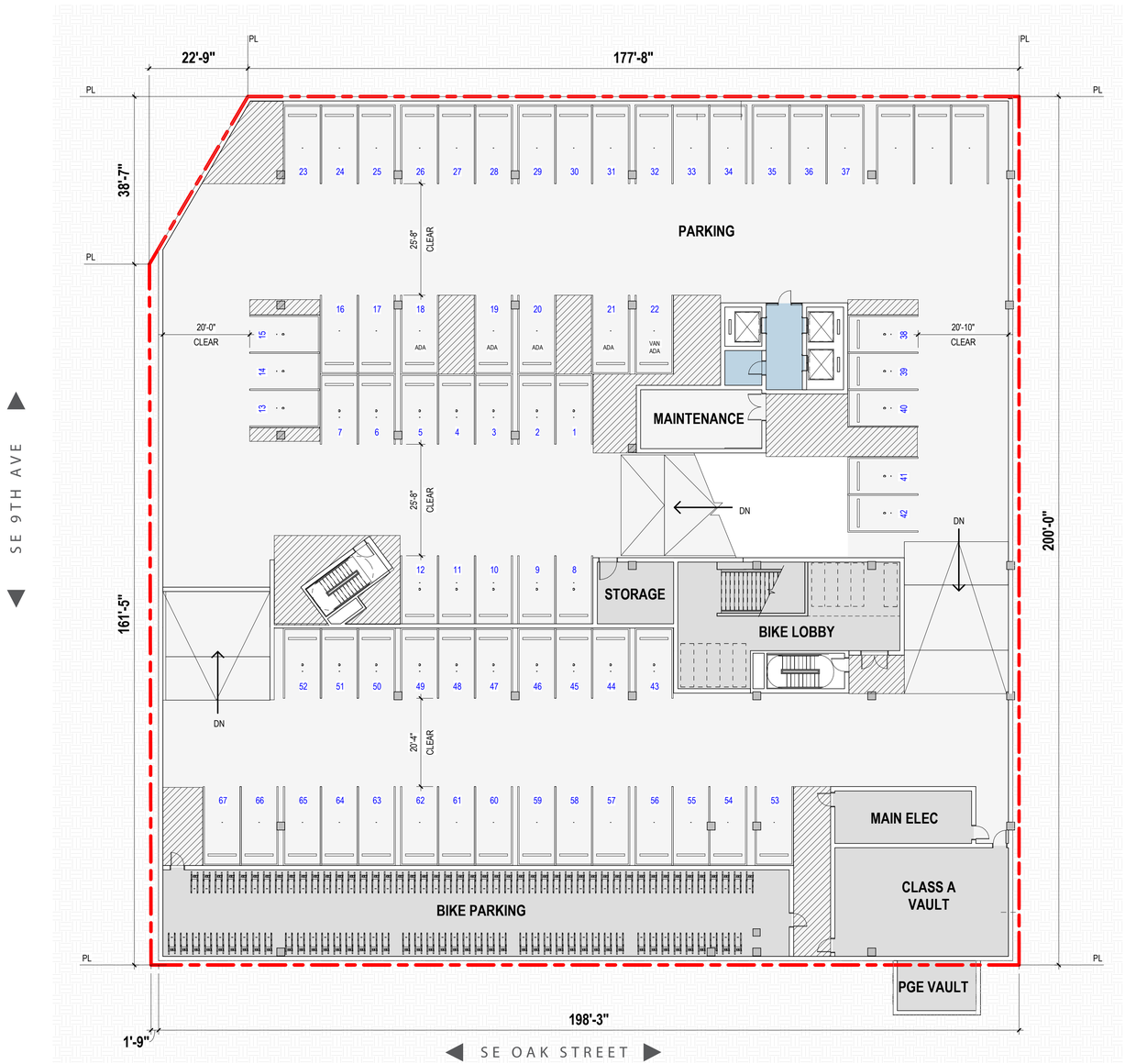
LEVEL 3 PARKING



N

0′ 32′

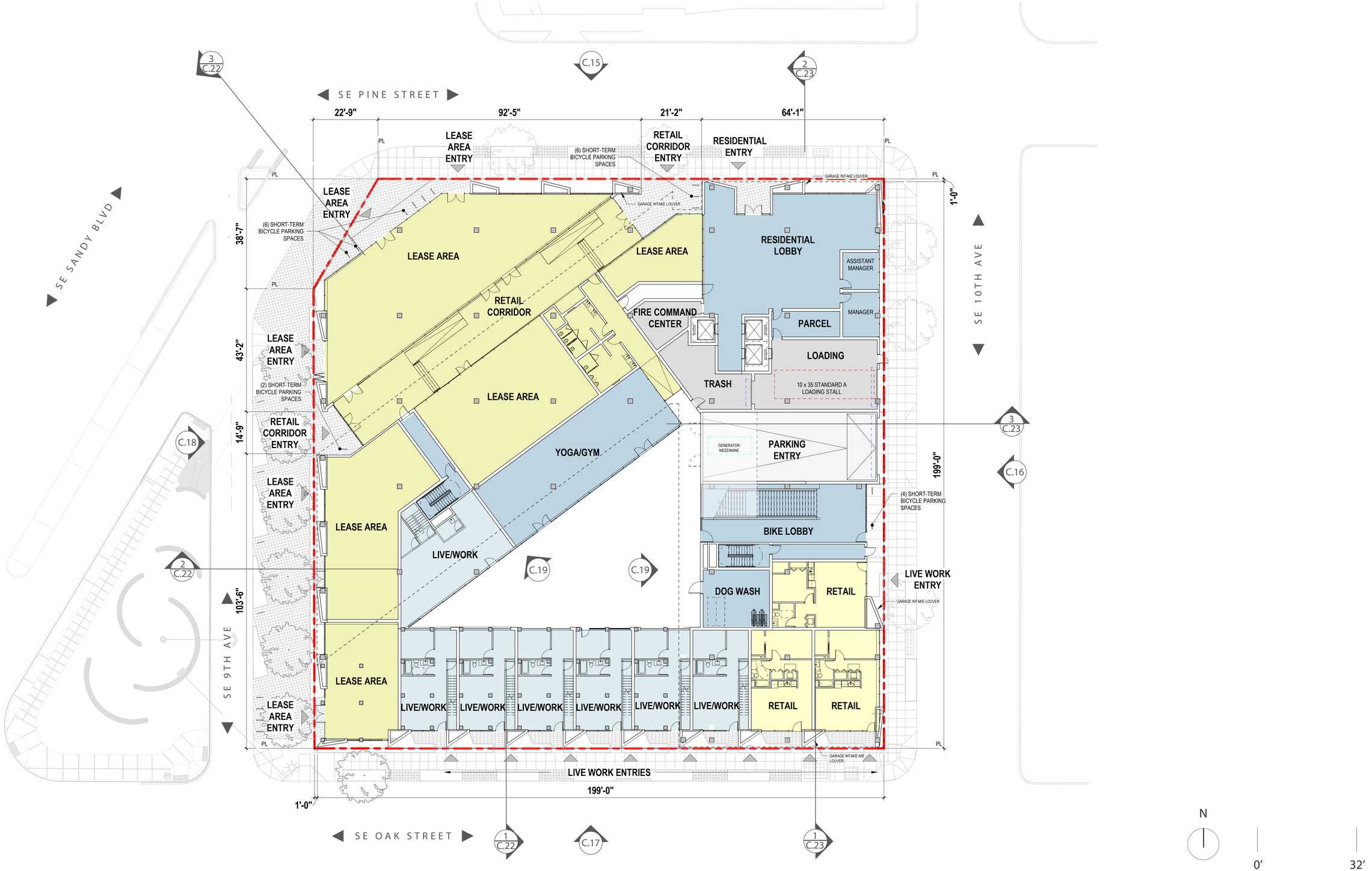
LEVEL 2 PARKING



N

0′ 32′

LEVEL 1 PARKING


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
22'-9"
92'-5"
21'-2"
64'-1"
199'-0"
38'-7"
43'-2"
14'-9"
103'-6"
1'-0"
LEASE AREA ENTRY
(6) SHORT-TERM BICYCLE PARKING SPACES
RETAIL CORRIDOR ENTRY
RESIDENTIAL ENTRY
GARAGE INTAKE LOUVER
LEASE AREA
RETAIL CORRIDOR
RESIDENTIAL LOBBY
ASSISTANT MANAGER
MANAGER
FIRE COMMAND CENTER
PARCEL
LOADING
TRASH
10 x 35 STANDARD A LOADING STALL
(2) SHORT-TERM BICYCLE PARKING SPACES
YOGA/GYM
GENERATOR MEZZANINE
PARKING ENTRY
(4) SHORT-TERM BICYCLE PARKING SPACES
BIKE LOBBY
LIVE/WORK
DOG WASH
RETAIL
LIVE WORK ENTRY
GARAGE INTAKE AIR LOUVER
LIVE WORK ENTRIES
PL
C.15
C.16
C.17
C.18
C.19
3 C.22
2 C.23
2 C.22
3 C.23
1 C.22
1 C.23
N
0'
32'

LEVEL 1

SE PINE STREET

SE SANDY BLVD

SE 10TH AVE

SE 9TH AVE

SE OAK STREET

LEASE AREA

LEASE AREA

RETAIL CORRIDOR

LEASE AREA

LEASE AREA

FIRE COMMAND CENTER

RESIDENTIAL LOBBY

ASSISTANT MANAGER

MANAGER

PARCEL

LOADING

10 x 35 STANDARD A LOADING STALL

TRASH

YOGA/GYM

GENERATOR MEZZANINE

PARKING ENTRY

BIKE LOBBY

DOG WASH

RETAIL

LIVE/WORK

LIVE/WORK

LIVE/WORK

LIVE/WORK

LIVE/WORK

LIVE/WORK

LIVE/WORK

RETAIL

RETAIL

3 C.22

C.15

2 C.23

C.18

3 C.23

C.16

2 C.22

C.19

C.19

1 C.22

C.17

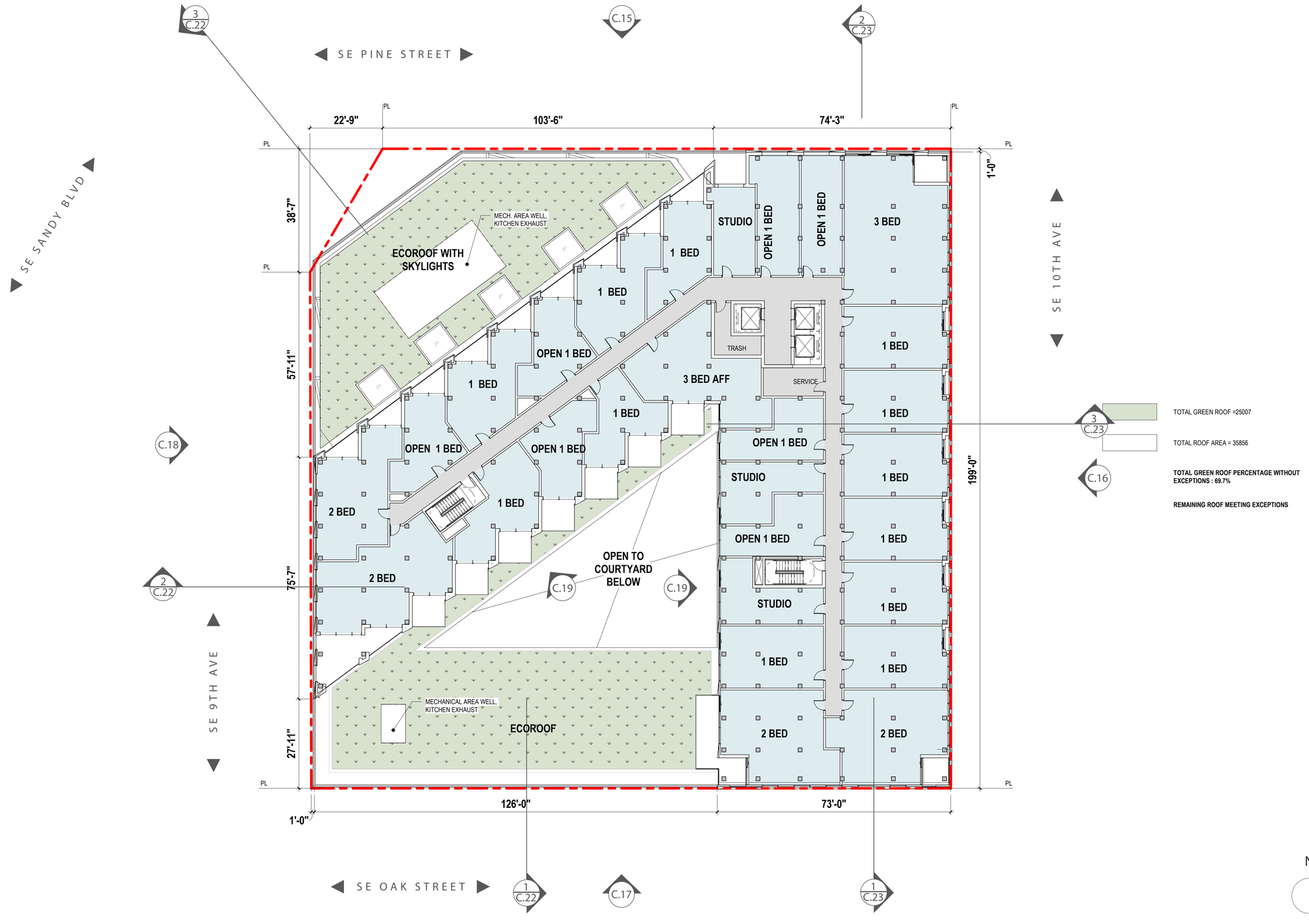
1 C.23

N

0′

32′

LEVEL 2 LIVE /WORK



TOTAL GREEN ROOF =25007

TOTAL ROOF AREA = 35856

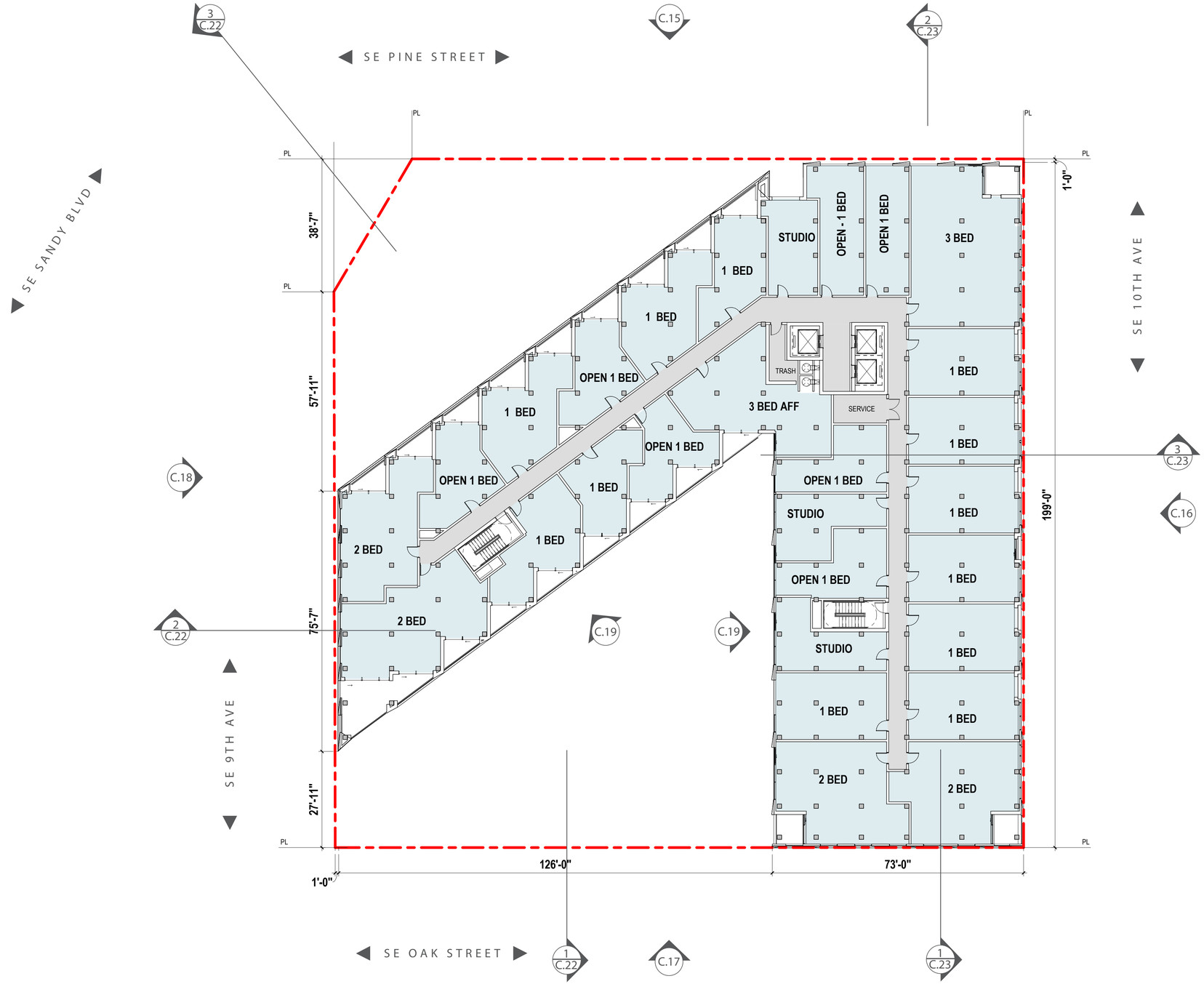
TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%

REMAINING ROOF MEETING EXCEPTIONS

N

0′ 32′

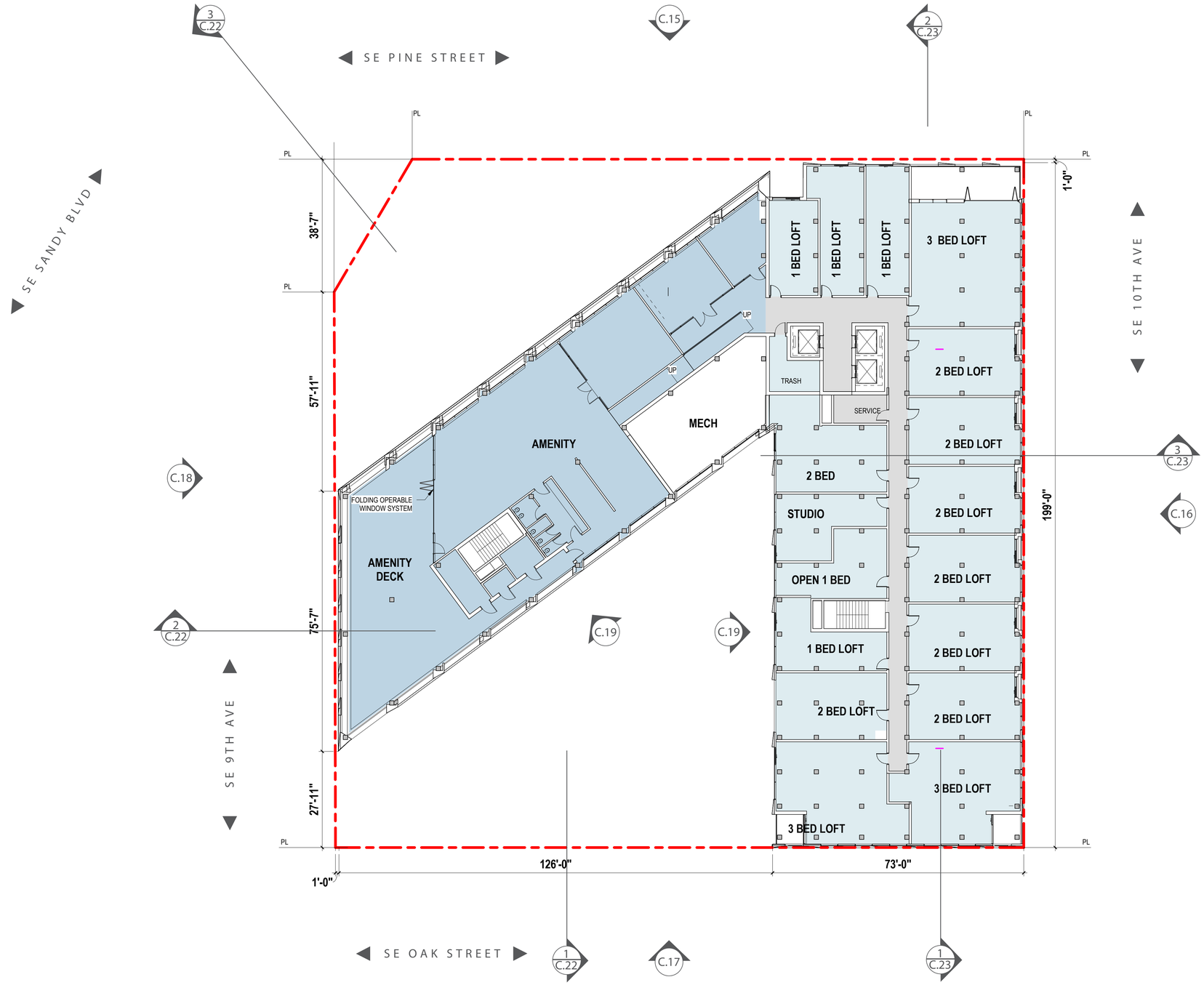
LEVEL 2



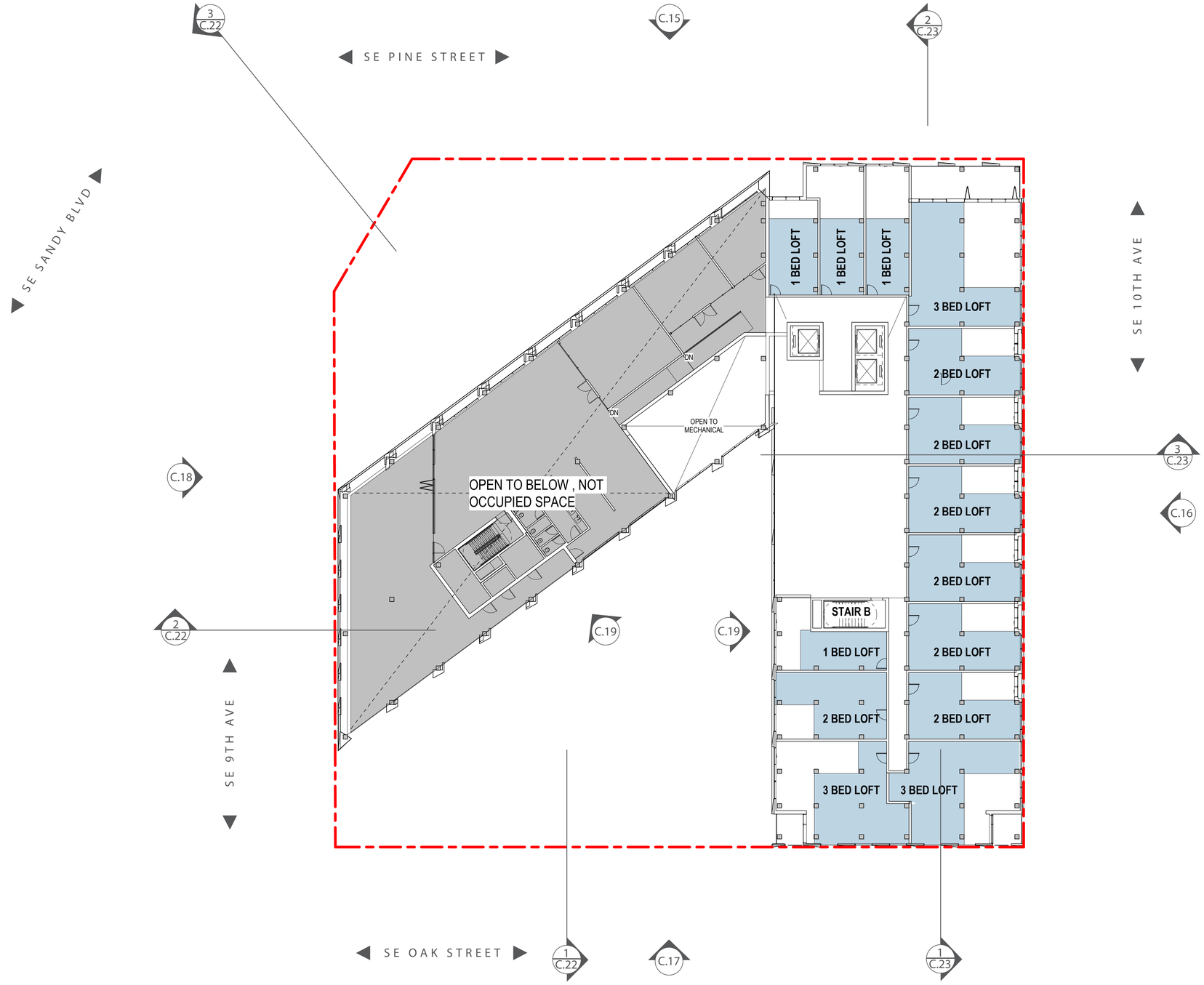
N

0′ 32′

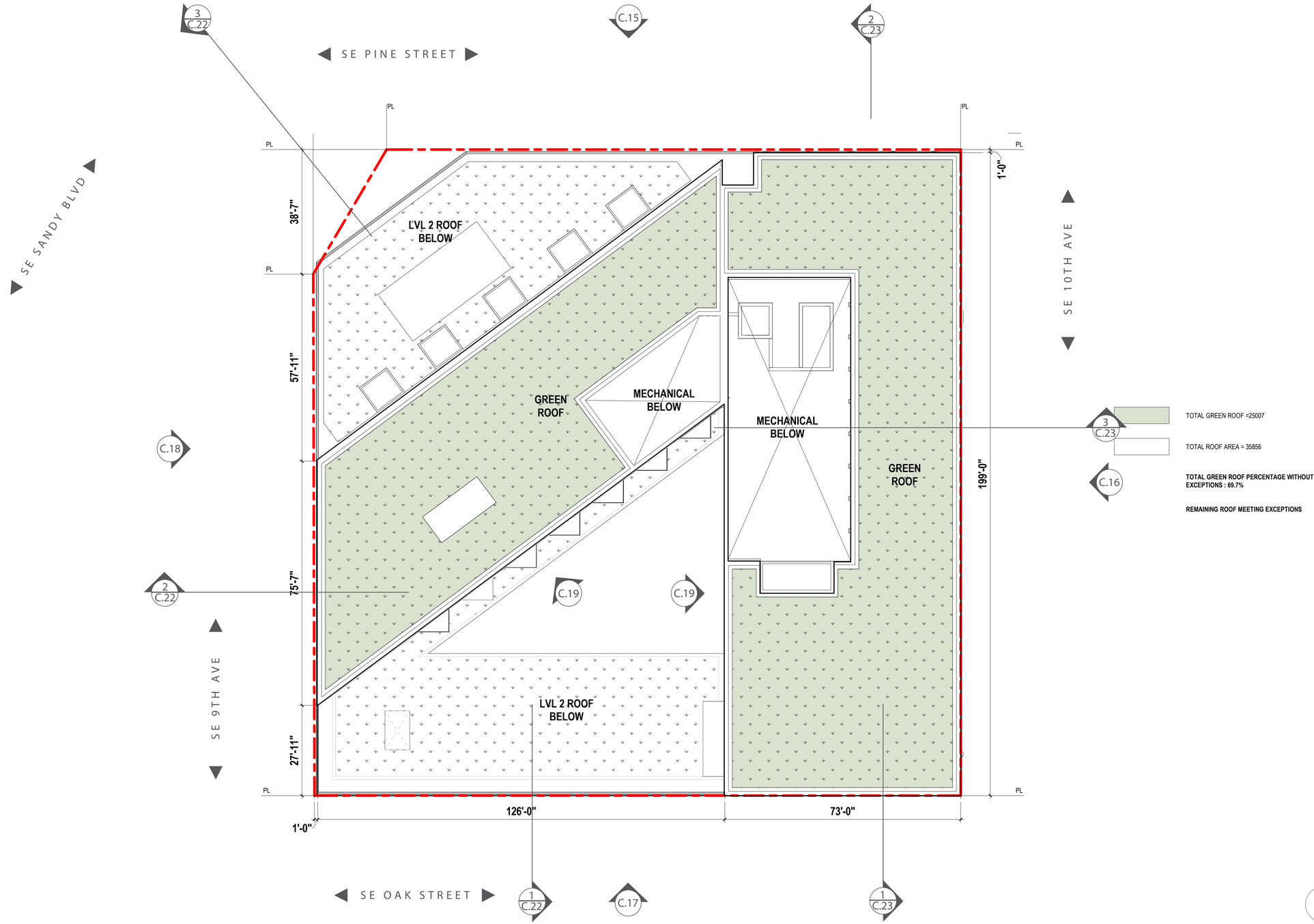
TYPICAL FLOORS 3-10


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
PL
38'-7"
57'-11"
75'-7"
27'-11"
1'-0"
126'-0"
73'-0"
199'-0"
AMENITY
AMENITY DECK
FOLDING OPERABLE WINDOW SYSTEM
MECH
UP
TRASH
SERVICE
1 BED LOFT
1 BED LOFT
1 BED LOFT
3 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED
STUDIO
2 BED LOFT
OPEN 1 BED
2 BED LOFT
1 BED LOFT
2 BED LOFT
2 BED LOFT
3 BED LOFT
3 BED LOFT
3 C.22
C.15
2 C.23
C.18
3 C.23
C.16
2 C.22
C.19
C.19
1 C.22
C.17
1 C.23
N
0'
32'

LEVEL 11


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
3 C.22
C.15
2 C.23
C.18
3 C.23
C.16
2 C.22
C.19
C.19
1 C.22
C.17
1 C.23
1 BED LOFT
1 BED LOFT
1 BED LOFT
3 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED LOFT
STAIR B
1 BED LOFT
2 BED LOFT
2 BED LOFT
2 BED LOFT
3 BED LOFT
3 BED LOFT
DN
DN
OPEN TO MECHANICAL
OPEN TO BELOW , NOT OCCUPIED SPACE
W
N
0'
32'

LEVEL 12



TOTAL GREEN ROOF =25007

TOTAL ROOF AREA = 35856

TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%

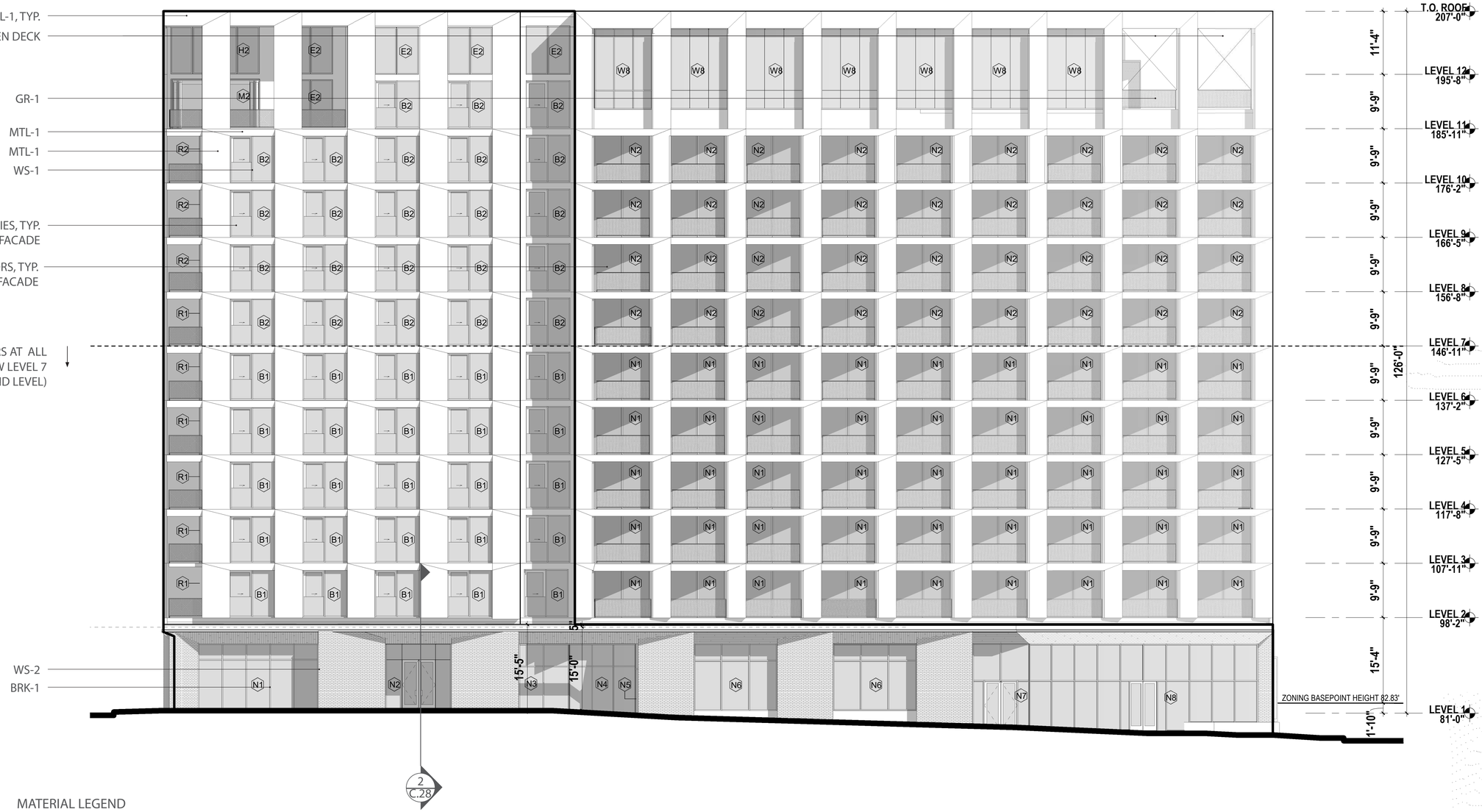
REMAINING ROOF MEETING EXCEPTIONS

N

0′ 32′

ROOF PLAN

MTL-1, TYP.
OPEN DECK
GR-1
MTL-1
MTL-1
WS-1
JULIET BALCONIES, TYP. AT THIS FACADE
SLIDING DOORS, TYP. AT THIS FACADE
BIRD SAFE GLASS OCCURS AT ALL GLAZING BELOW LEVEL 7 (60' FROM GROUND LEVEL)
WS-2
BRK-1

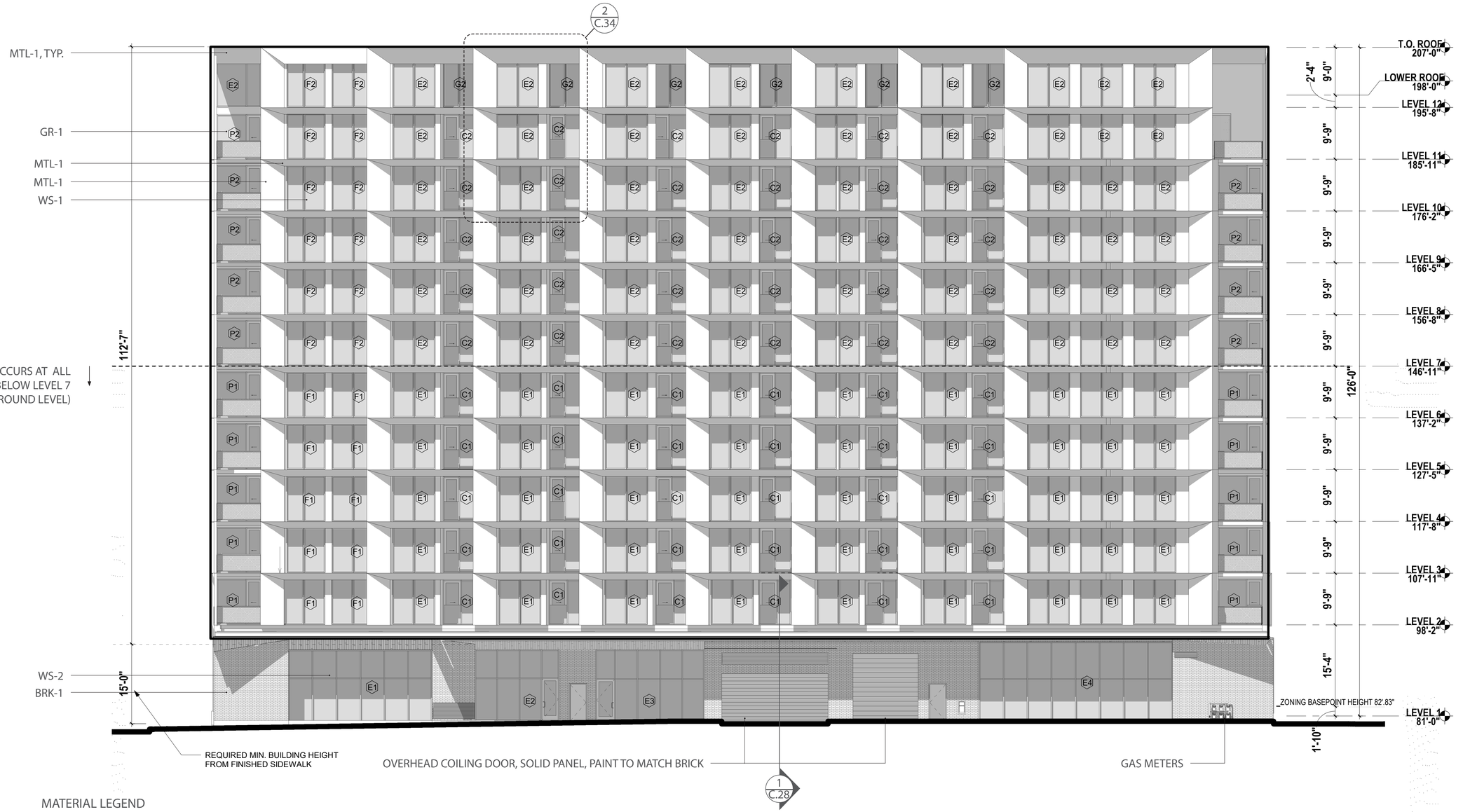


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

NORTH ELEVATION

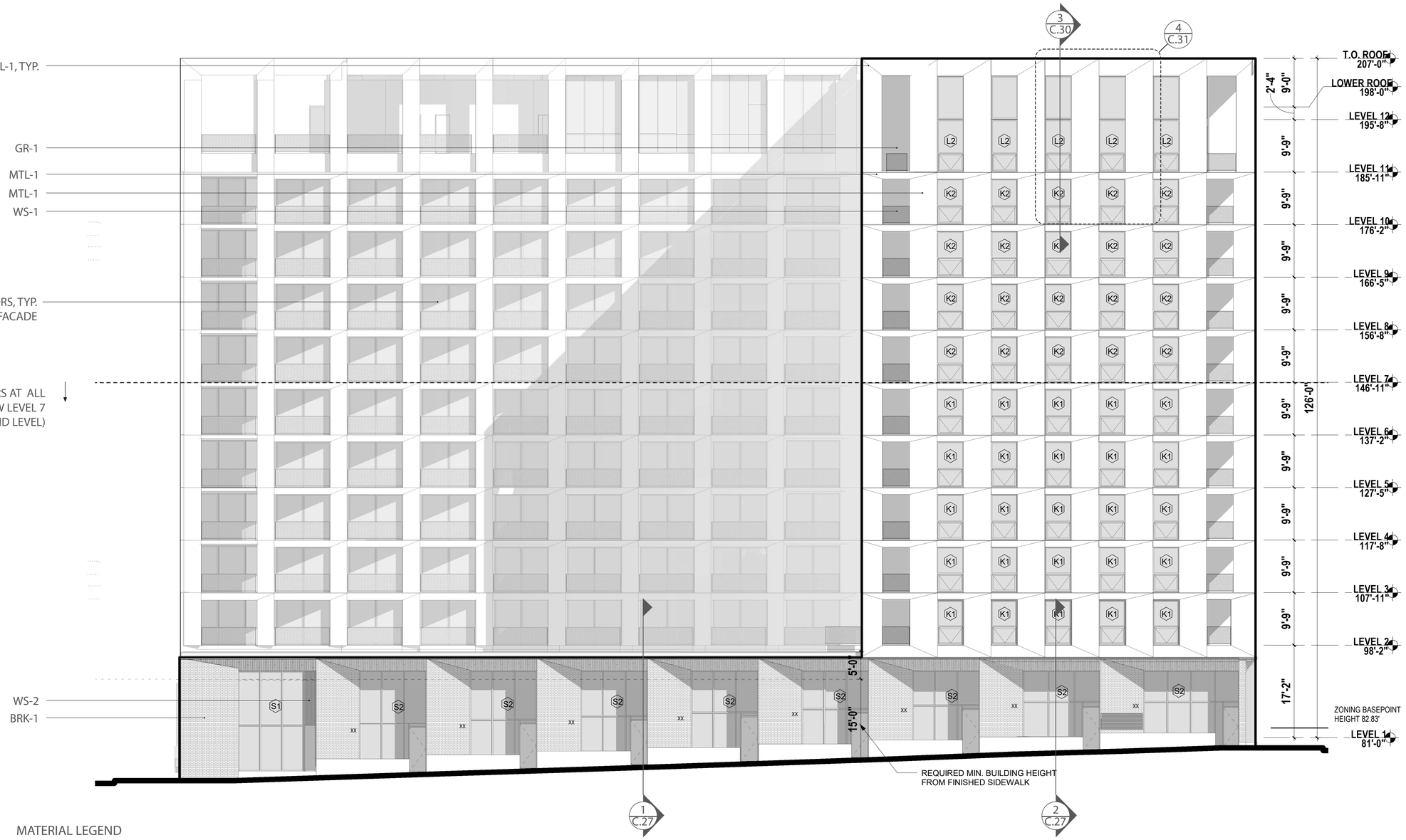


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

EAST ELEVATION



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

SOUTH ELEVATION

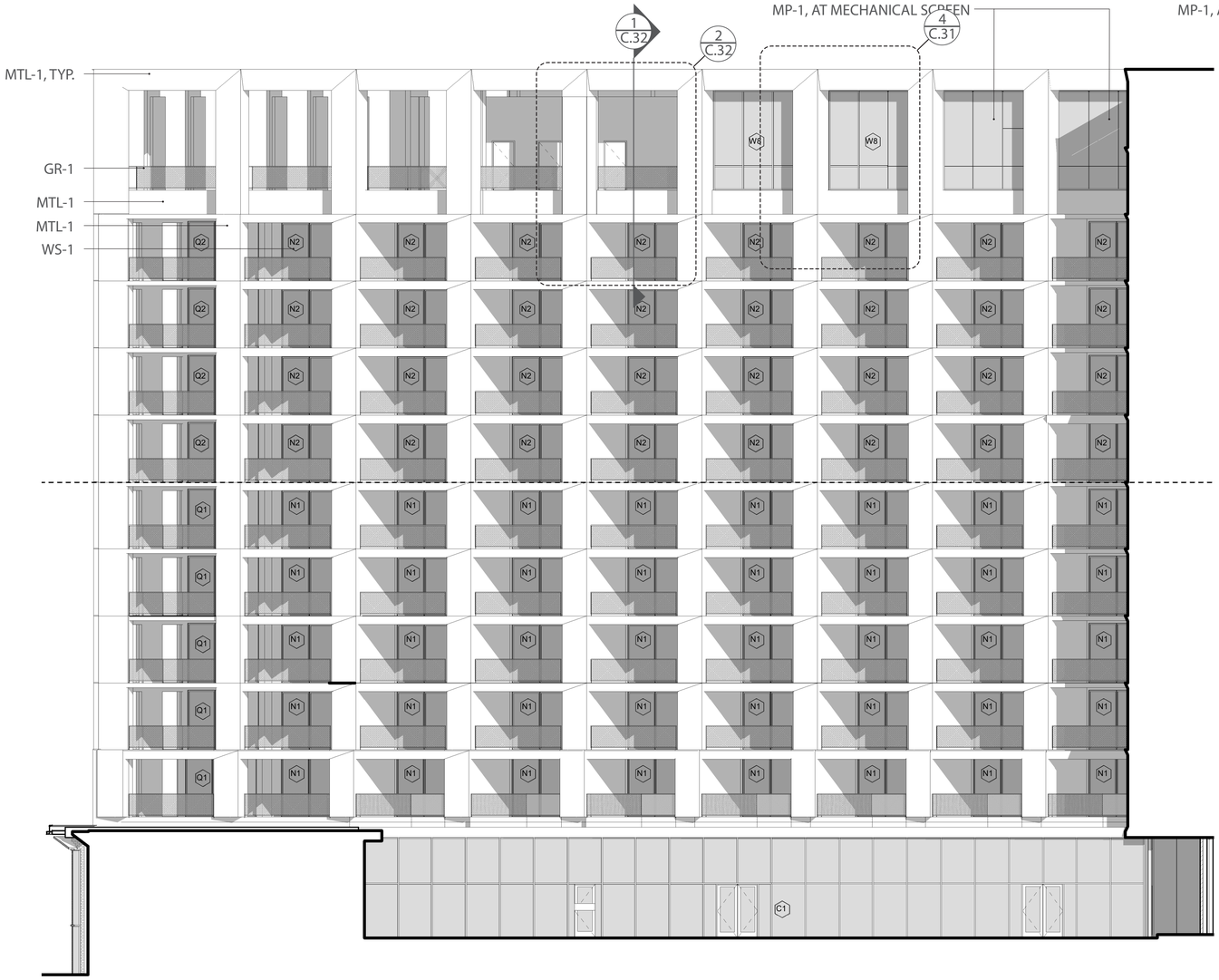


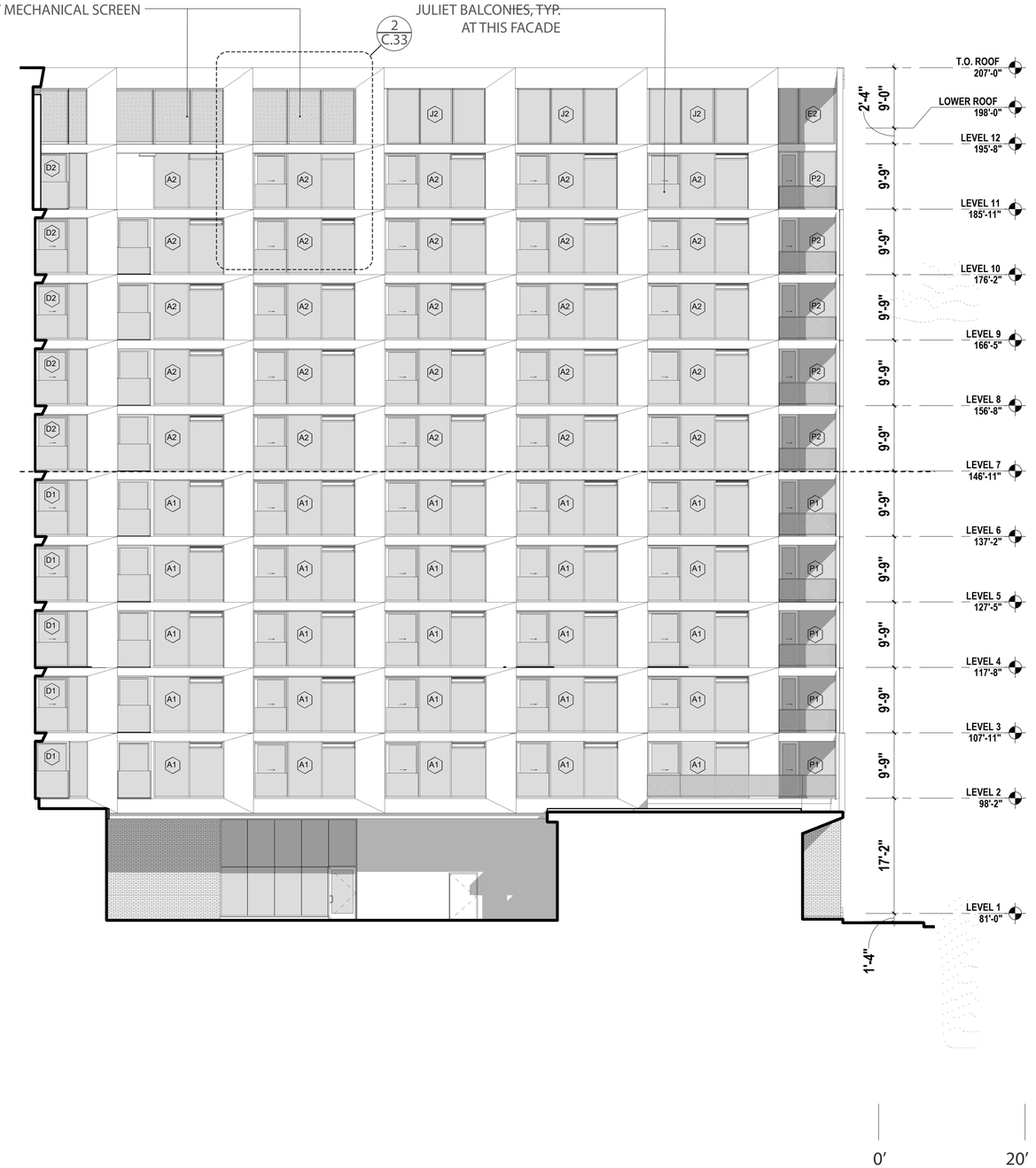
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

WEST ELEVATION



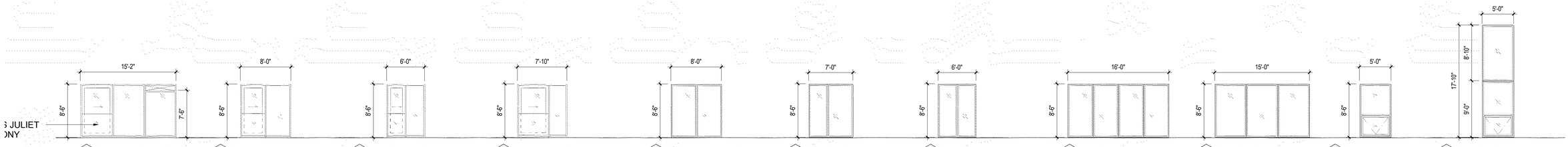


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

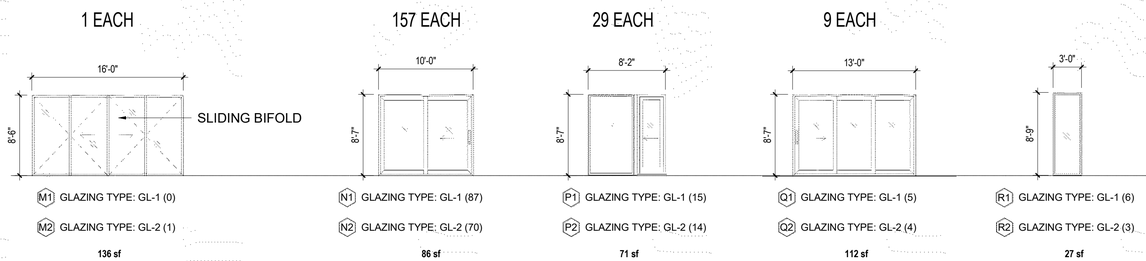
0′ 20′

COURTYARD ELEVATIONS



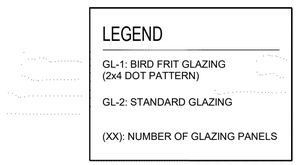
WINDOW TYPES

SCALE: 1' = 1/16"

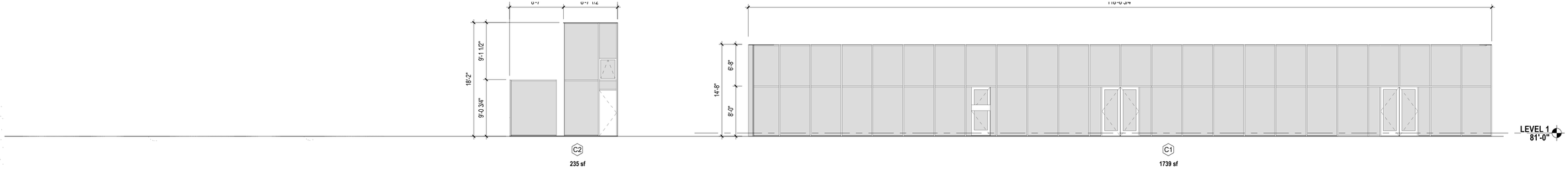


EXTERIOR DOOR TYPES (LEVELS 2-11)

SCALE: 1' = 1/16"







STOREFRONT TYPES

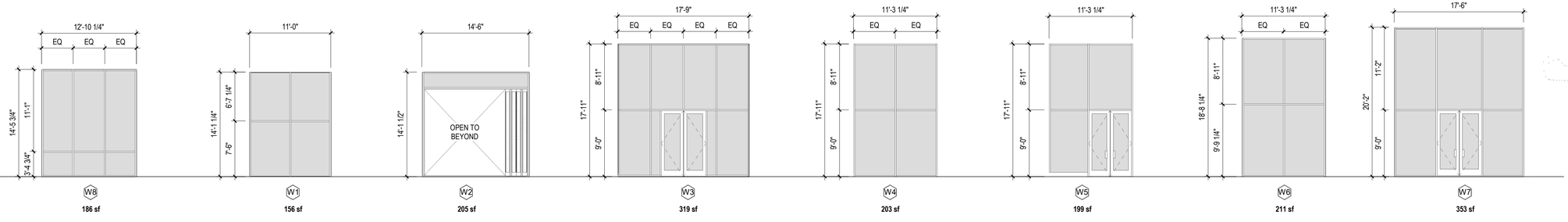
SCALE: 1' = 1/16"

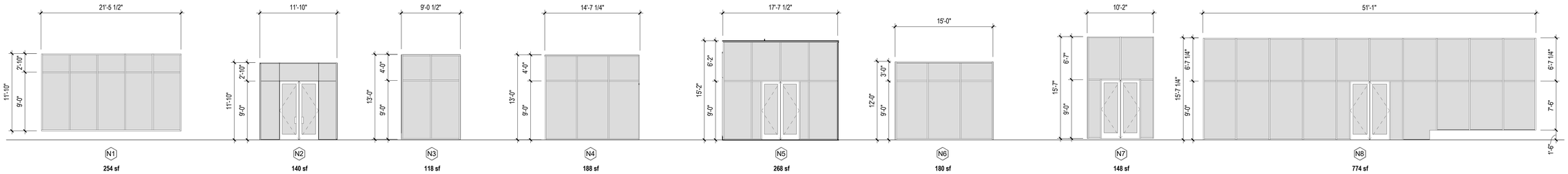
LEGEND

GL-1: BIRD FRIT GLAZING
(2x4 DOT PATTERN)

GL-2: STANDARD GLAZING

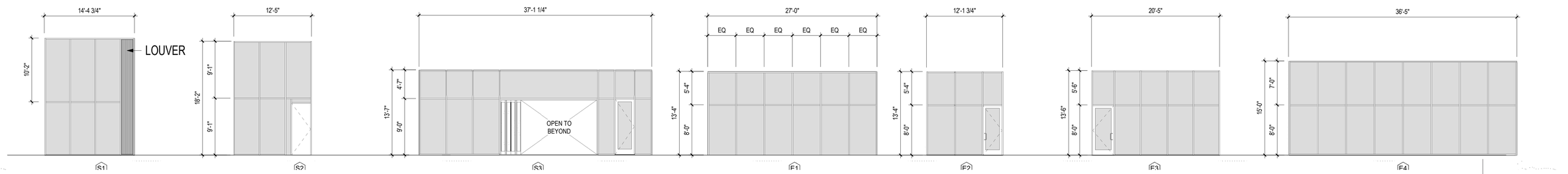
(XX): NUMBER OF GLAZING PANELS

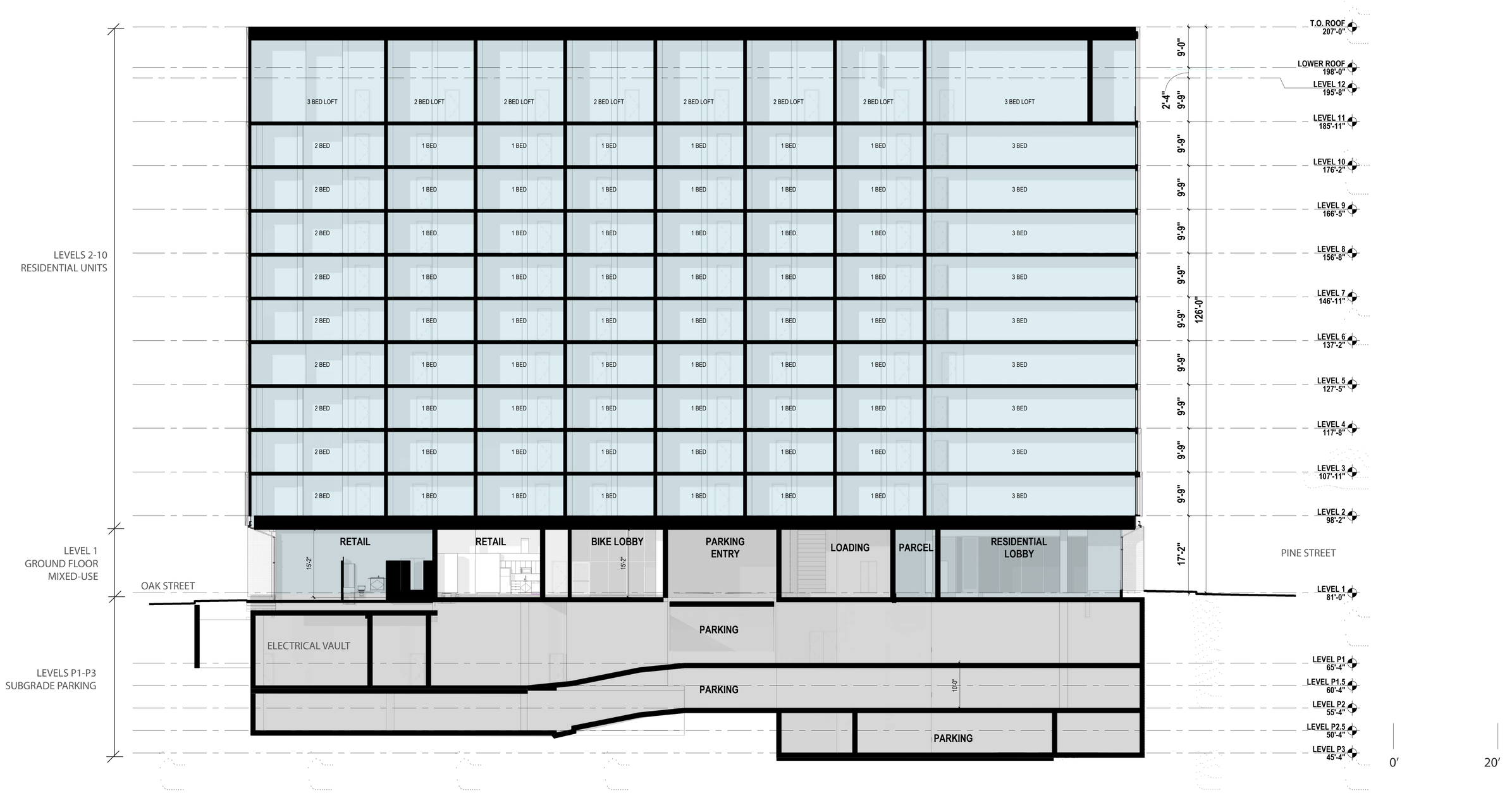




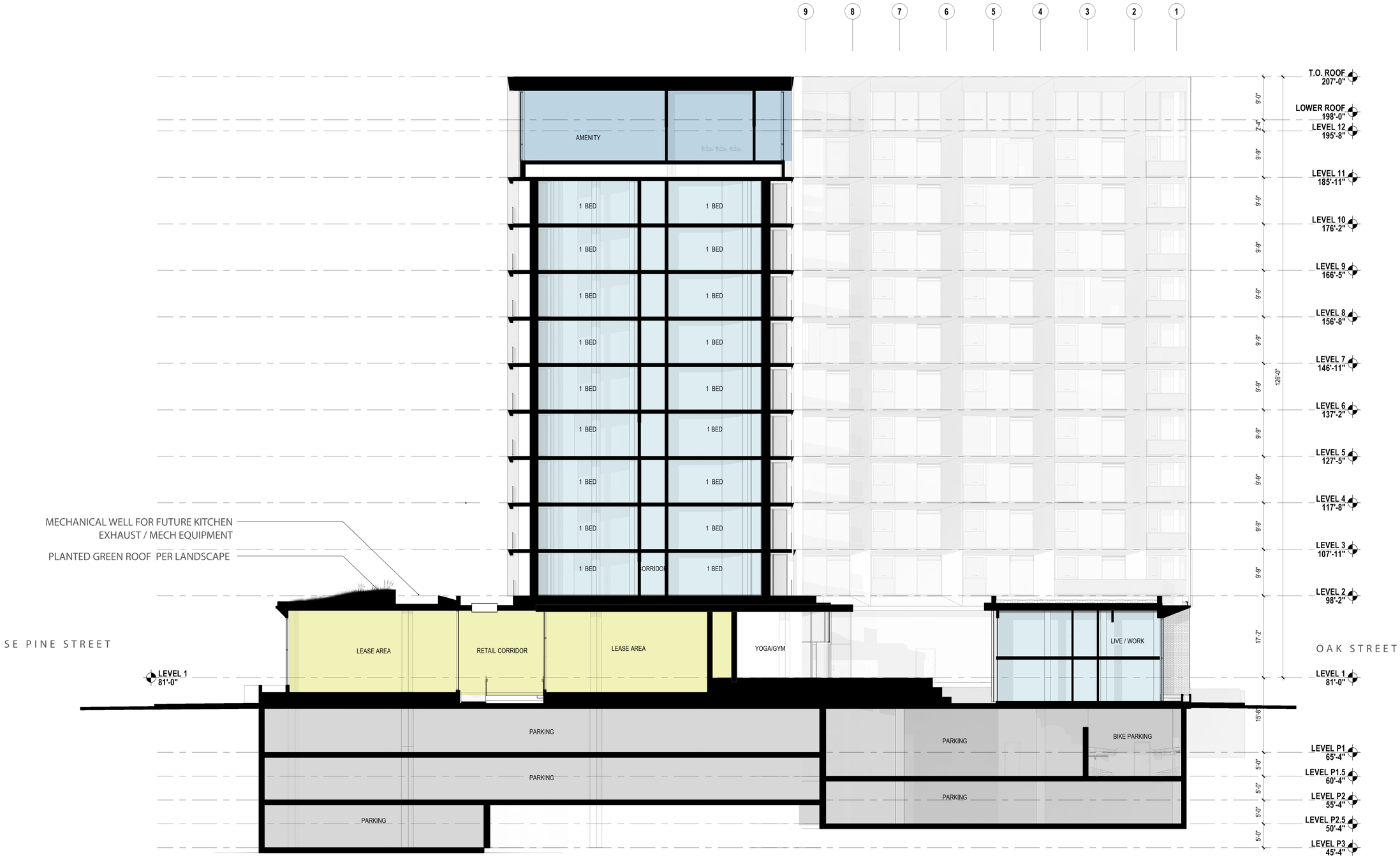
STOREFRONT TYPES

SCALE: 1' = 1/16"

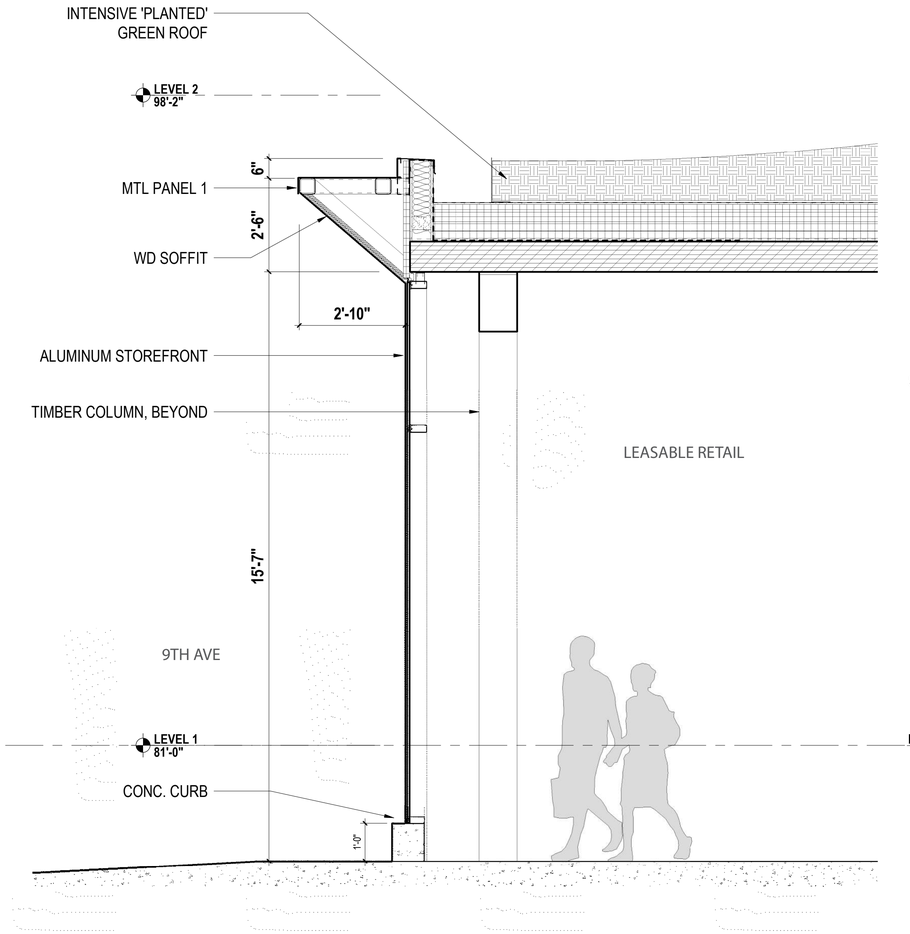




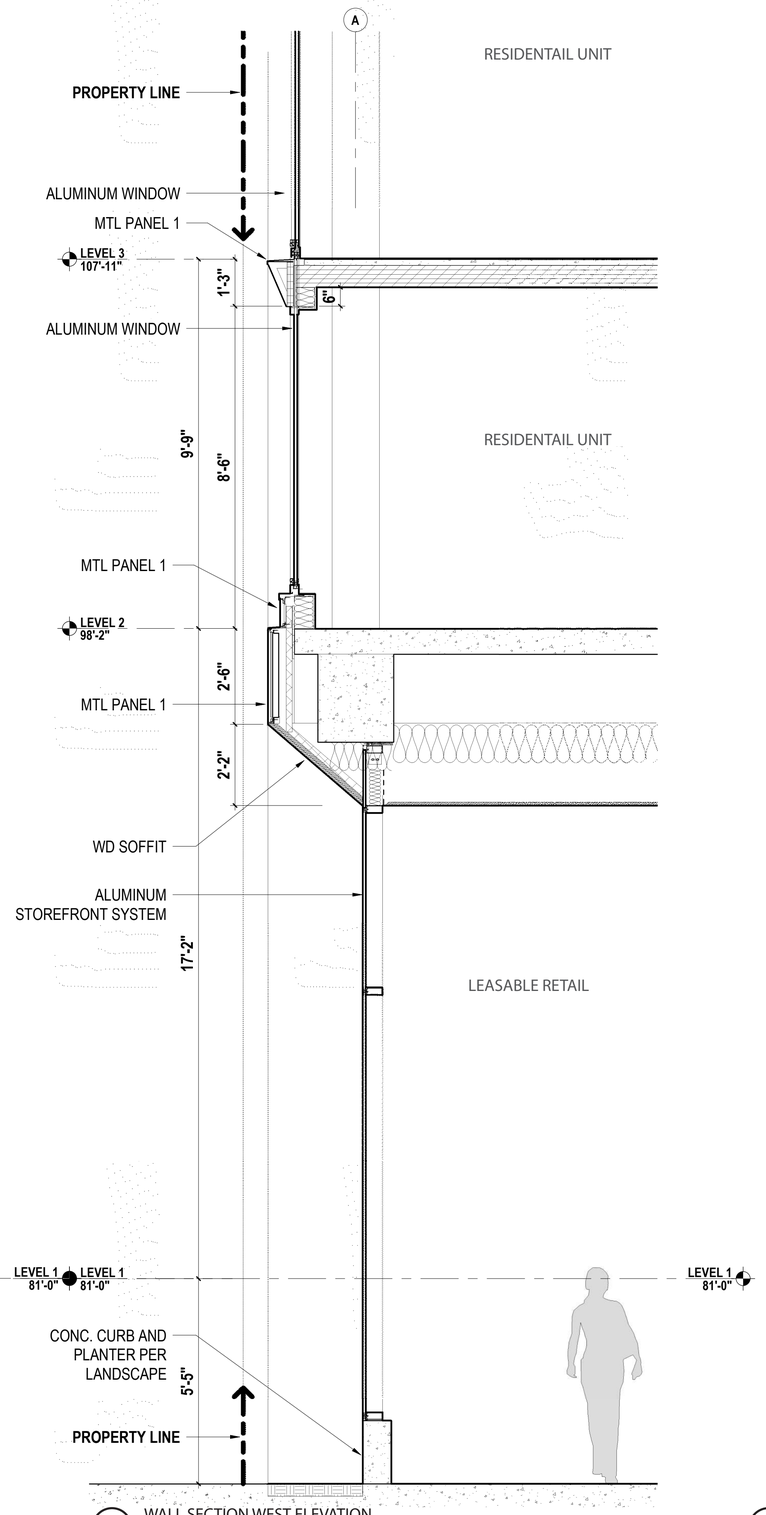
BUILDING SECTION



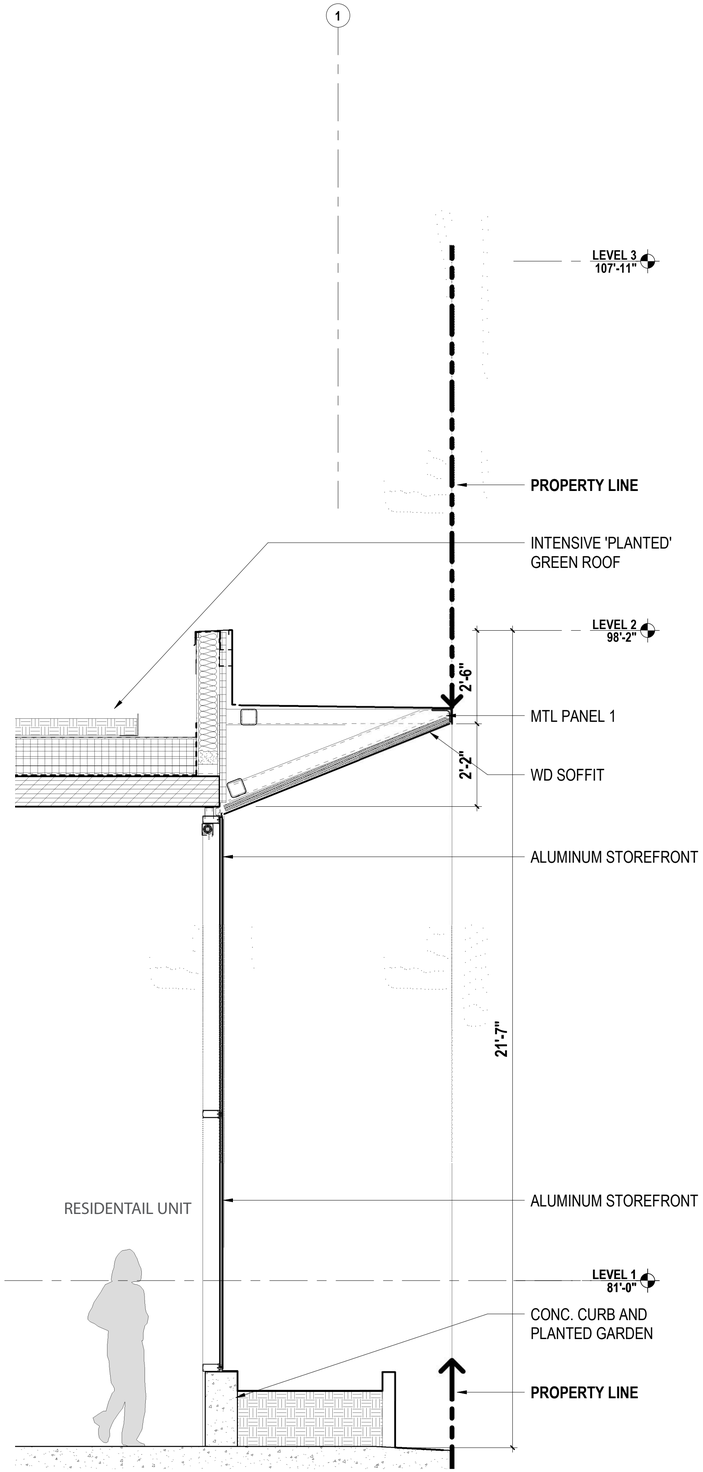
BUILDING SECTION



3 WALL SECTION NORTH ELEVATION

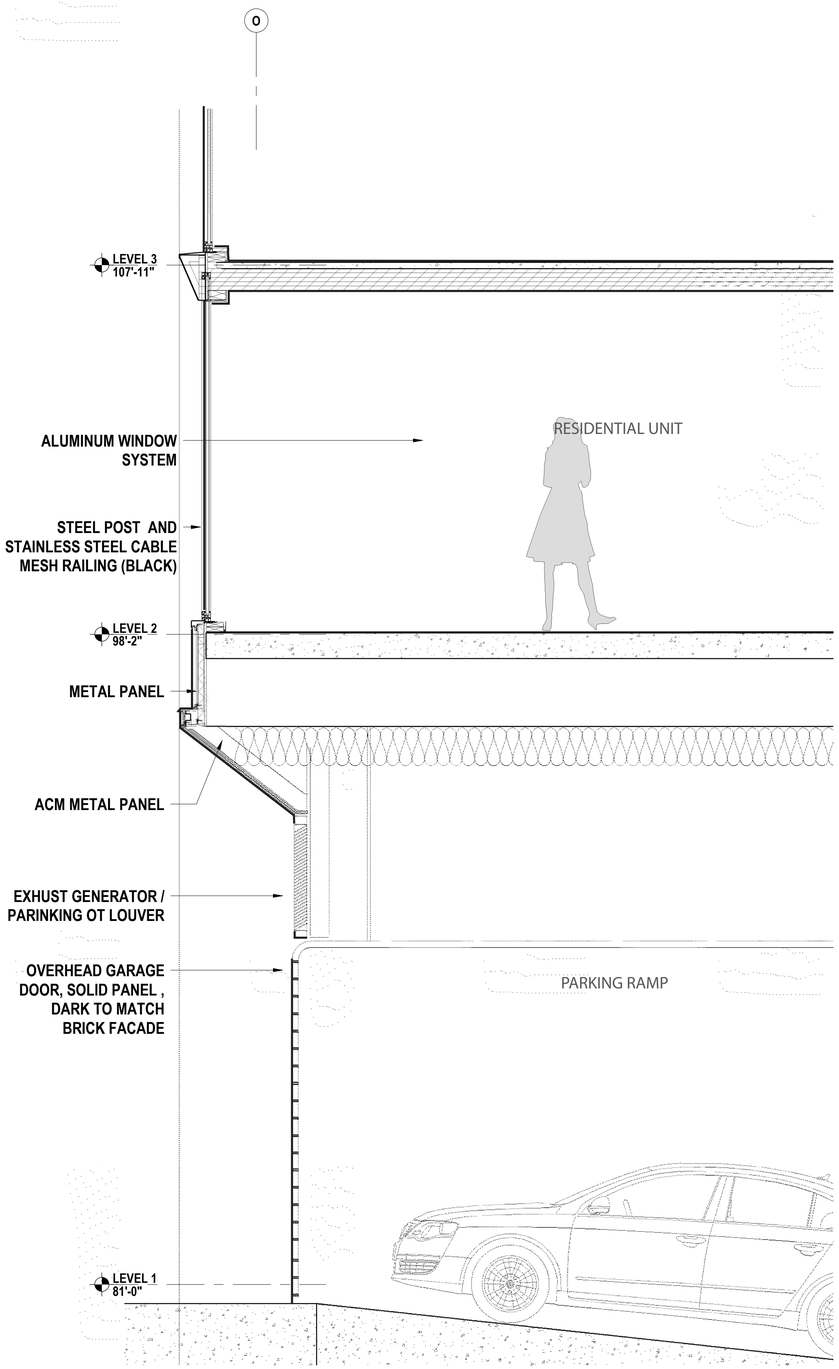


2 WALL SECTION WEST ELEVATION

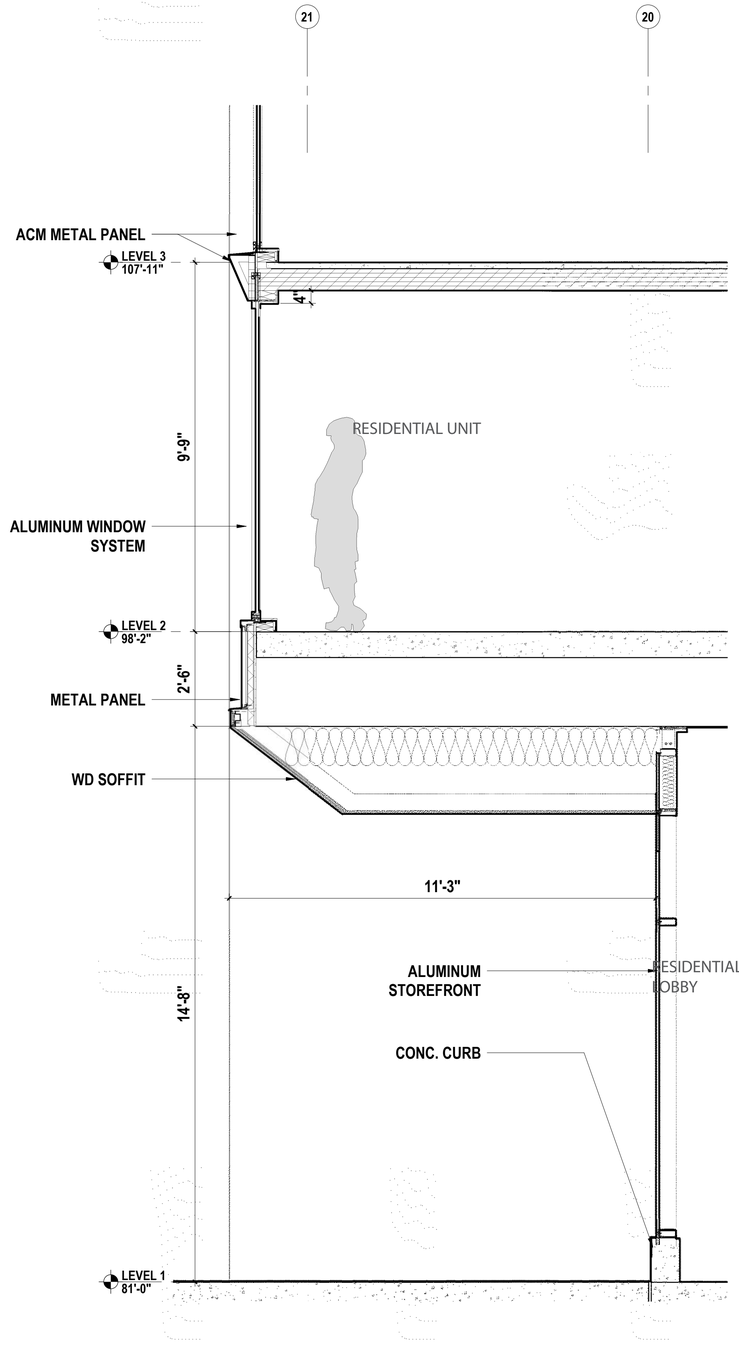


1 WALL SECTION SOUTH ELEVATION

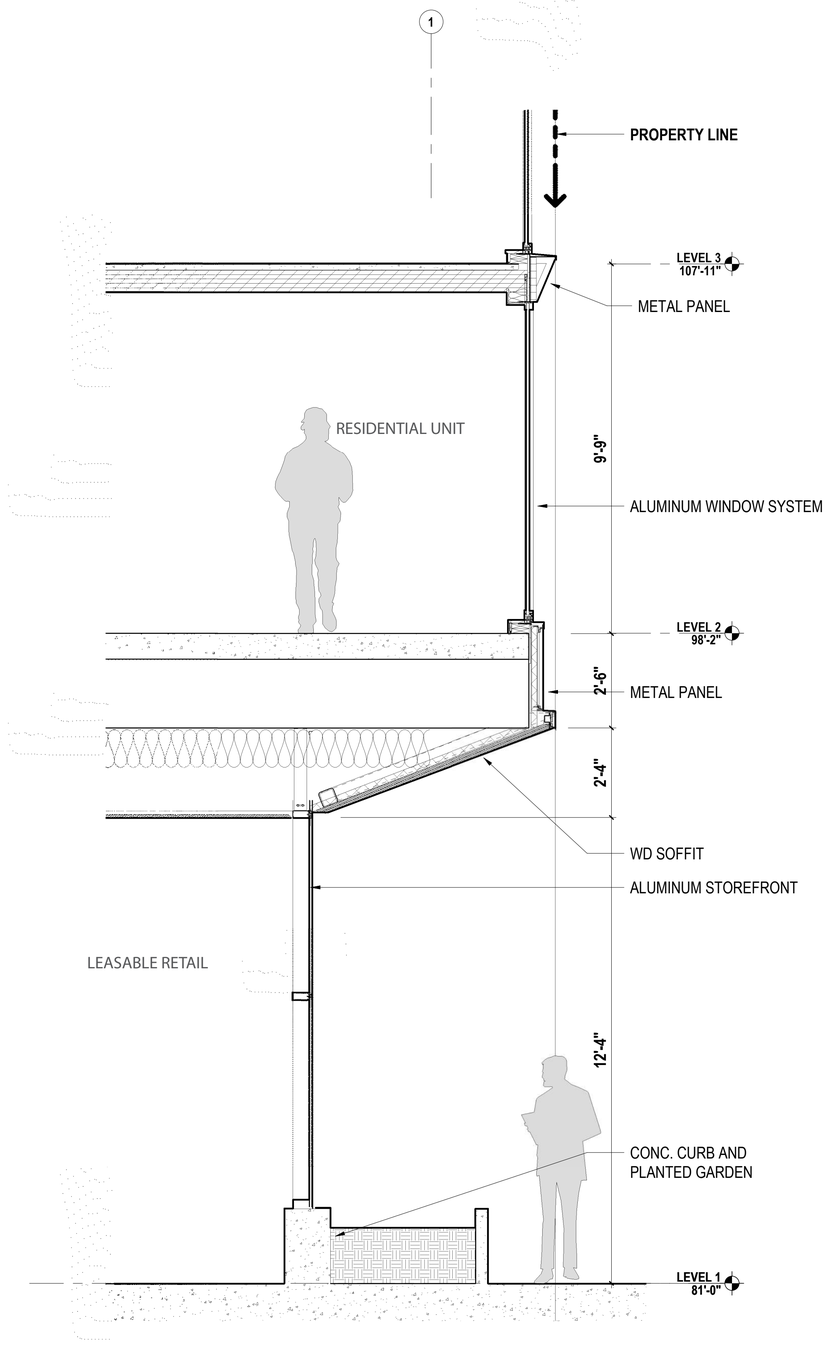
WALL SECTIONS



3 WALL SECTION EAST ELEVATION

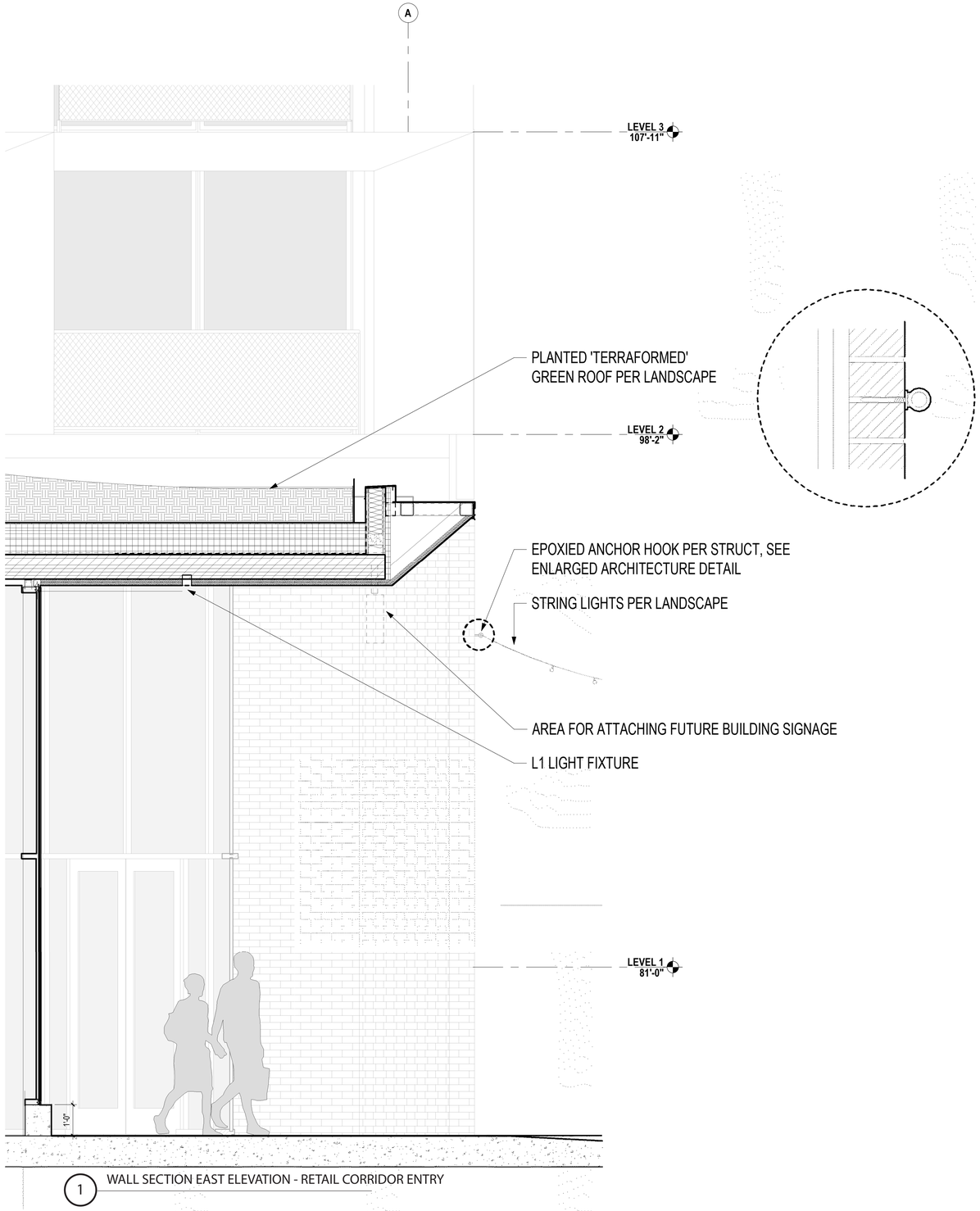


2 WALL SECTION NORTH ELEVATION

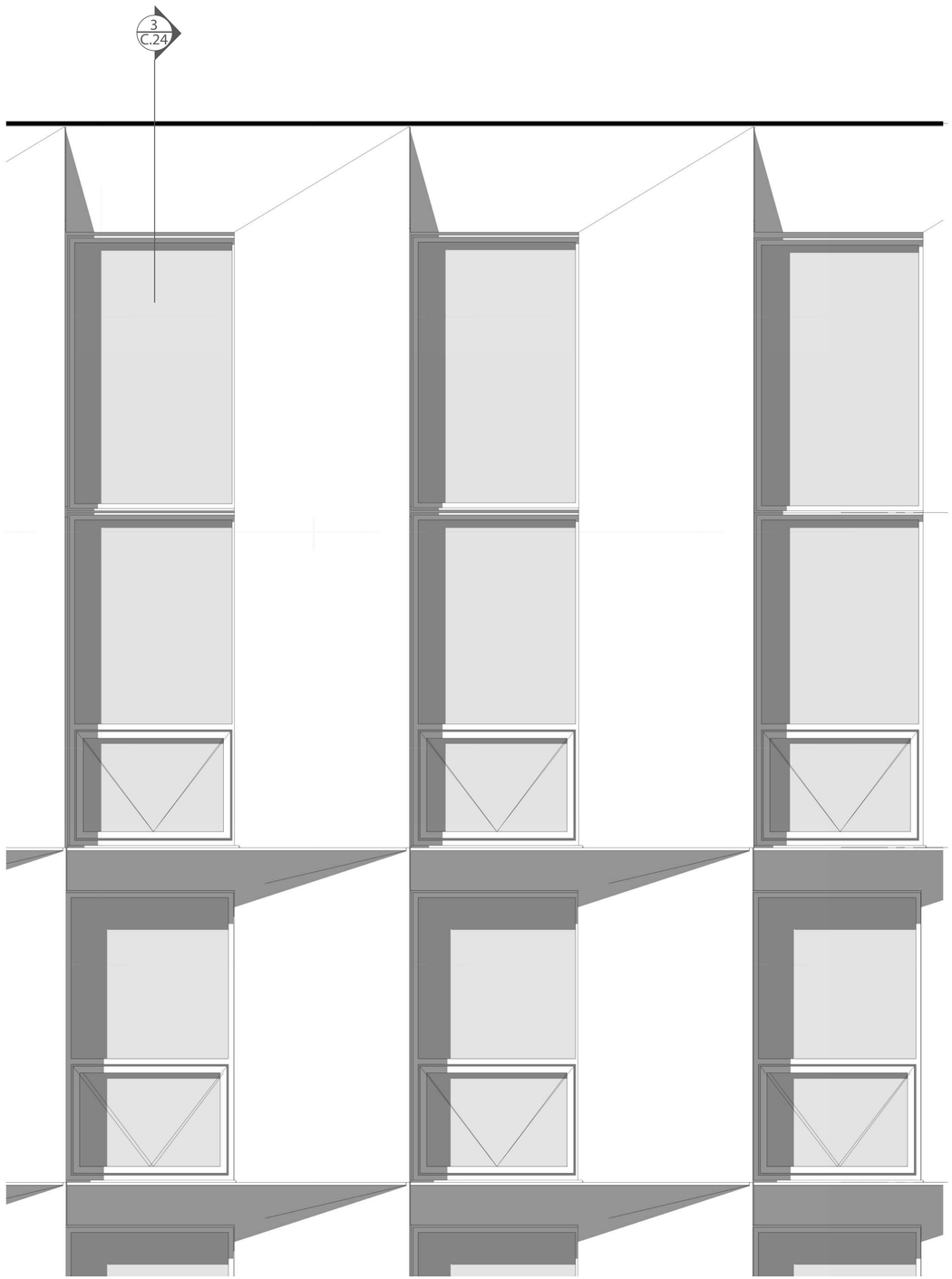


1 WALL SECTION SOUTH ELEVATION

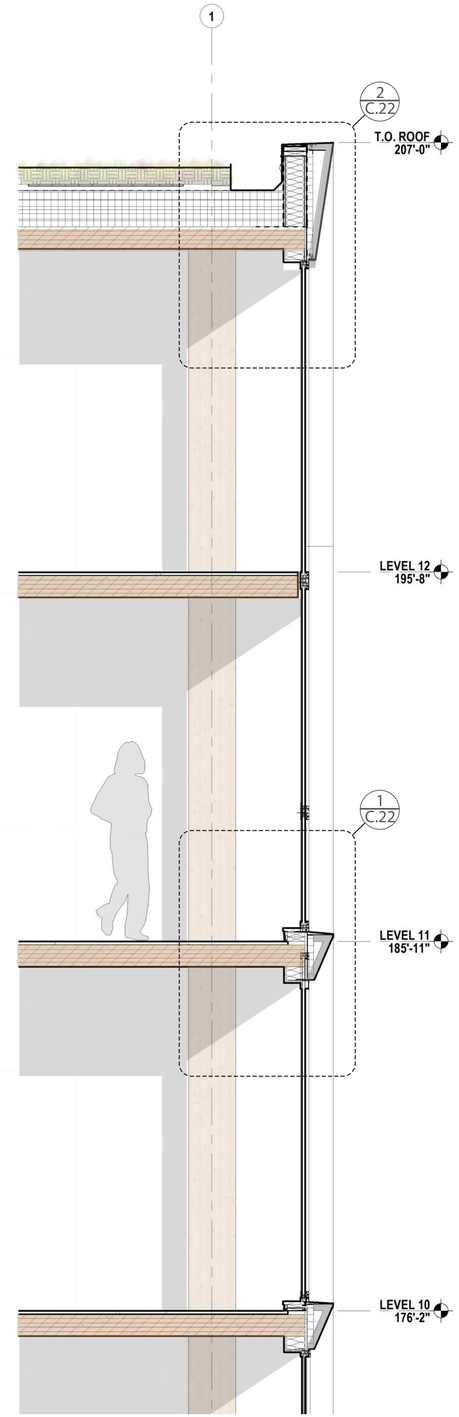
WALL SECTIONS



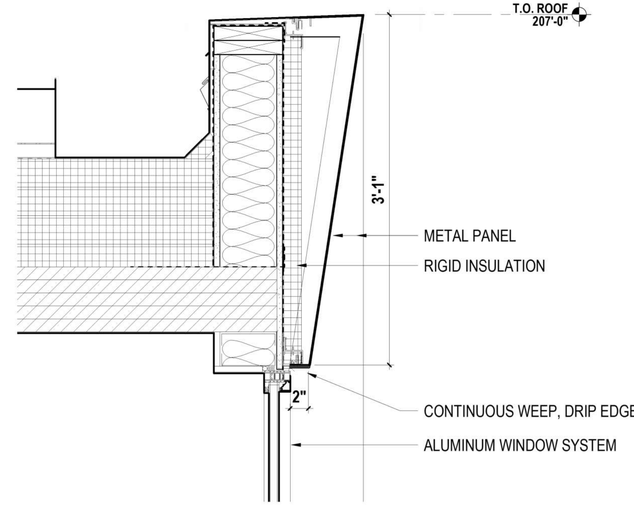
1 WALL SECTION EAST ELEVATION - RETAIL CORRIDOR ENTRY



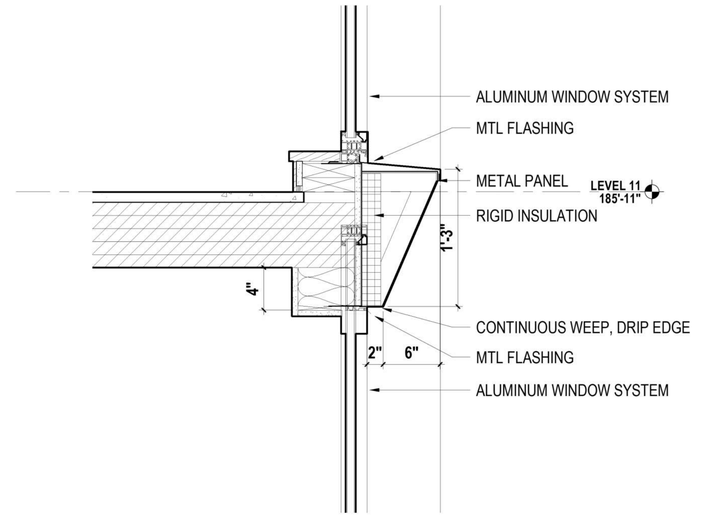
4 ENLARGED ELEVATION



3 WALL SECTION

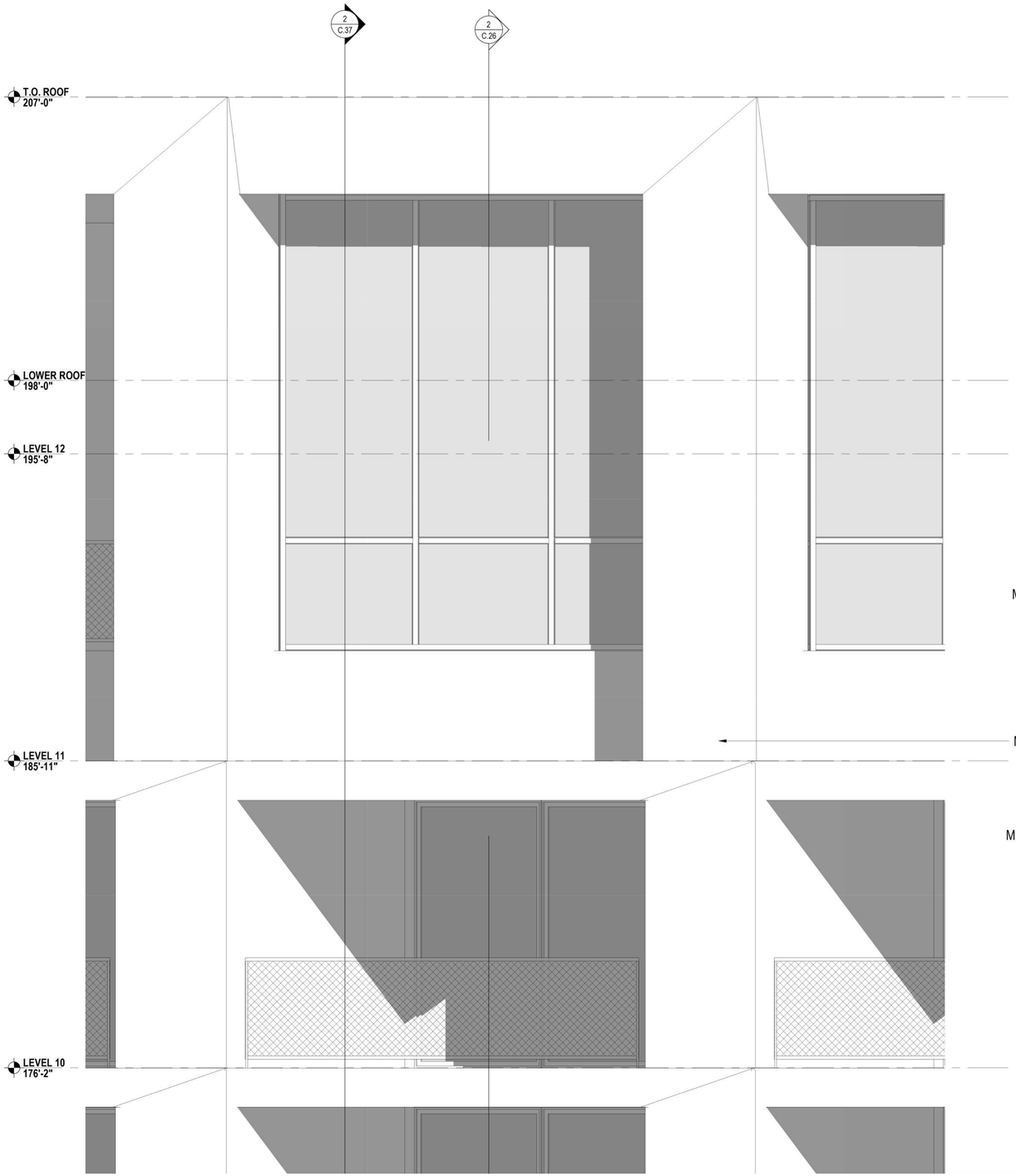


2 ENLARGED DETAIL - TYP. PARAPET AT WS-1

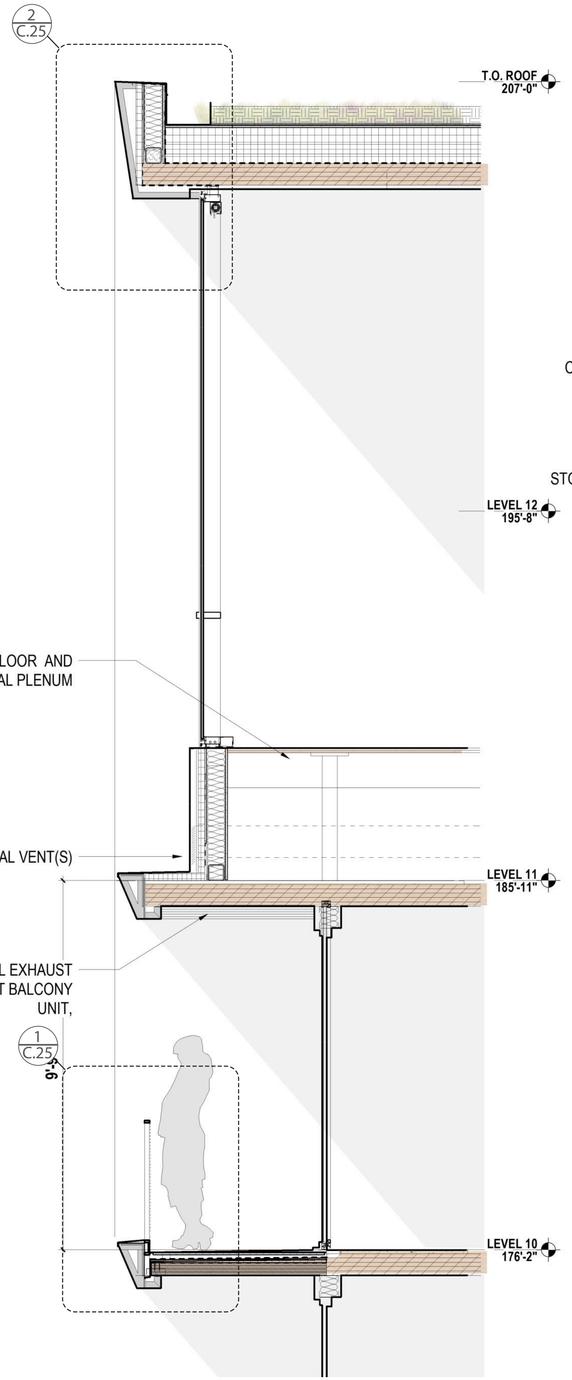


1 ENLARGED DETAIL - TYP. WS-1 WINDOW HEAD / SILL

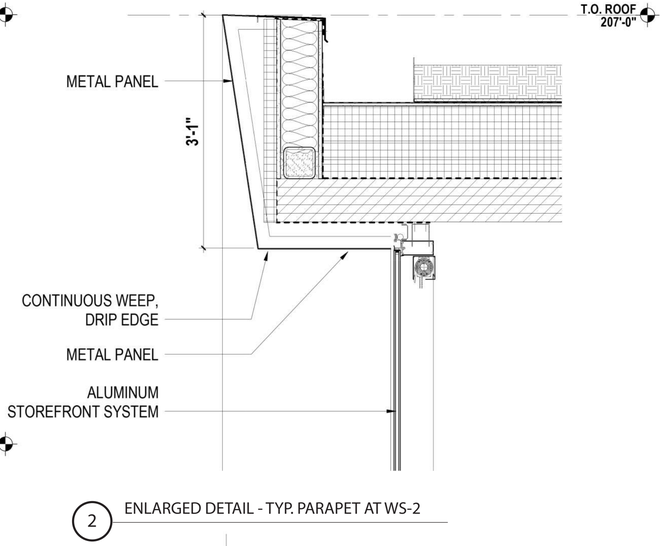
FACADE DETAILS



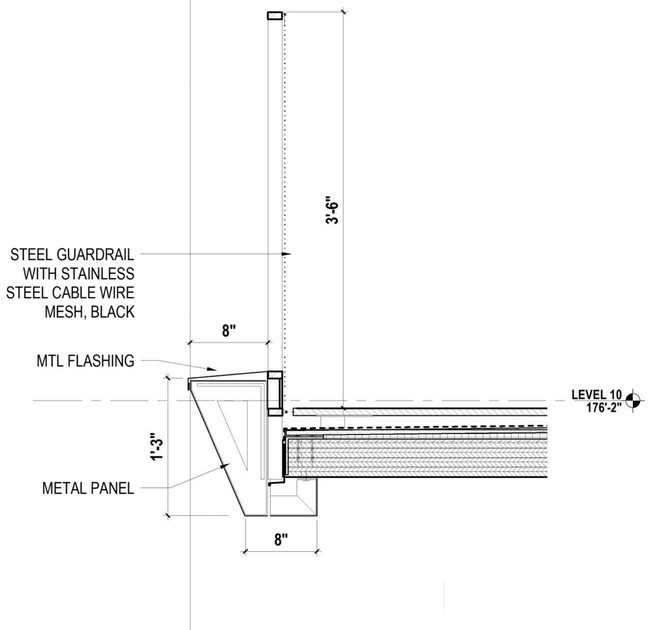
4 ENLARGED ELEVATION - LEVEL 11 AMENITY SPACE AND 1 BED BALCONY UNIT



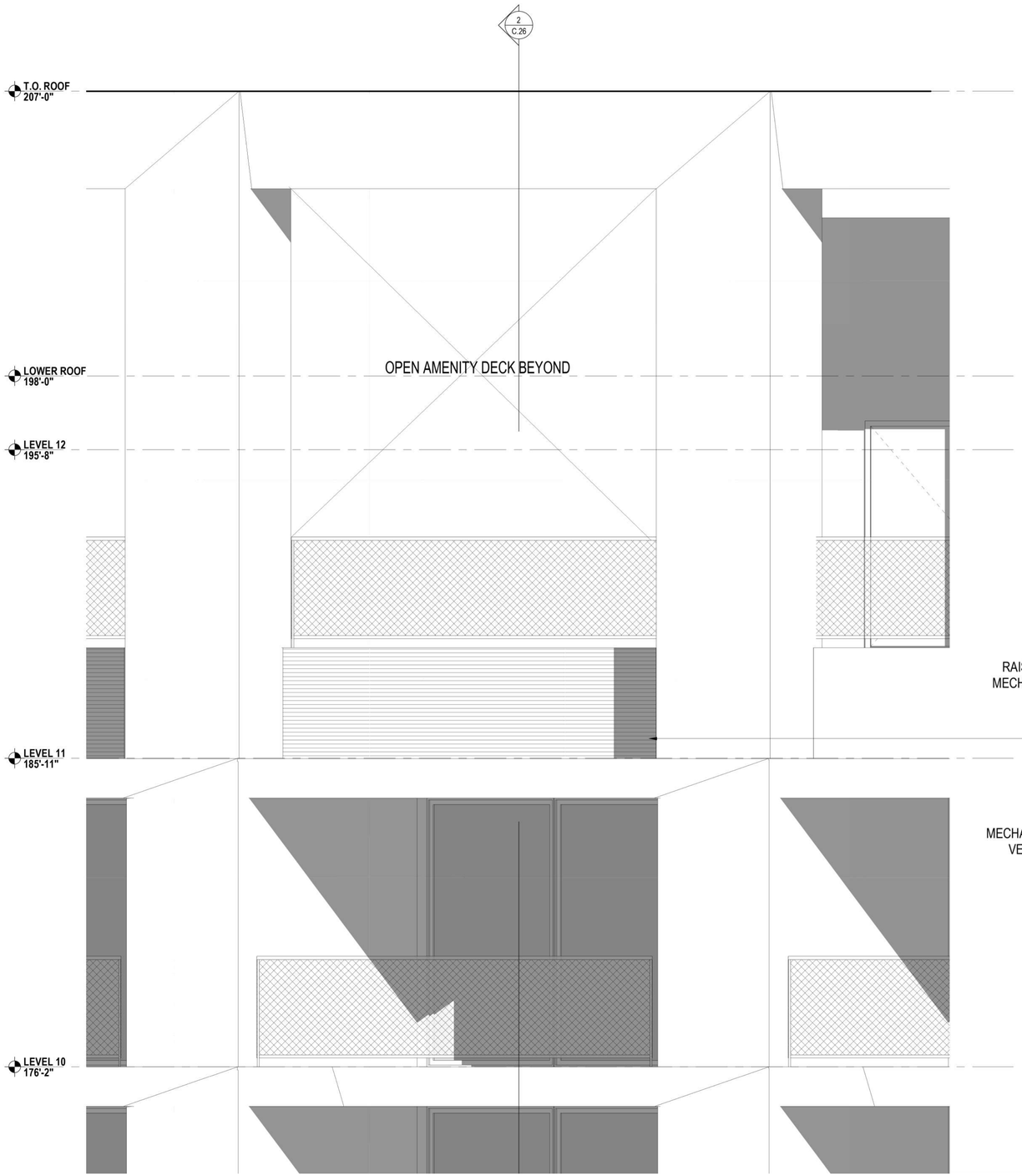
3 WALL SECTION - LEVEL 11 AMENITY SPACE AND 1 BED BALCONY



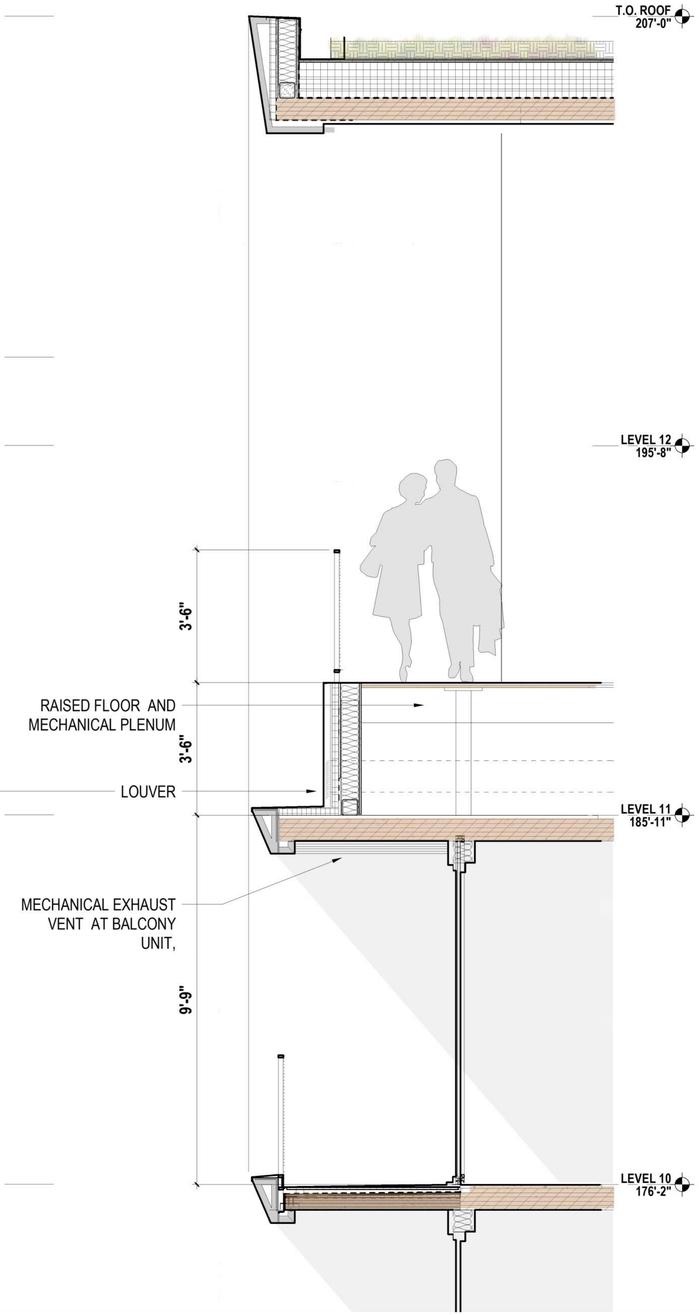
2 ENLARGED DETAIL - TYP. PARAPET AT WS-2



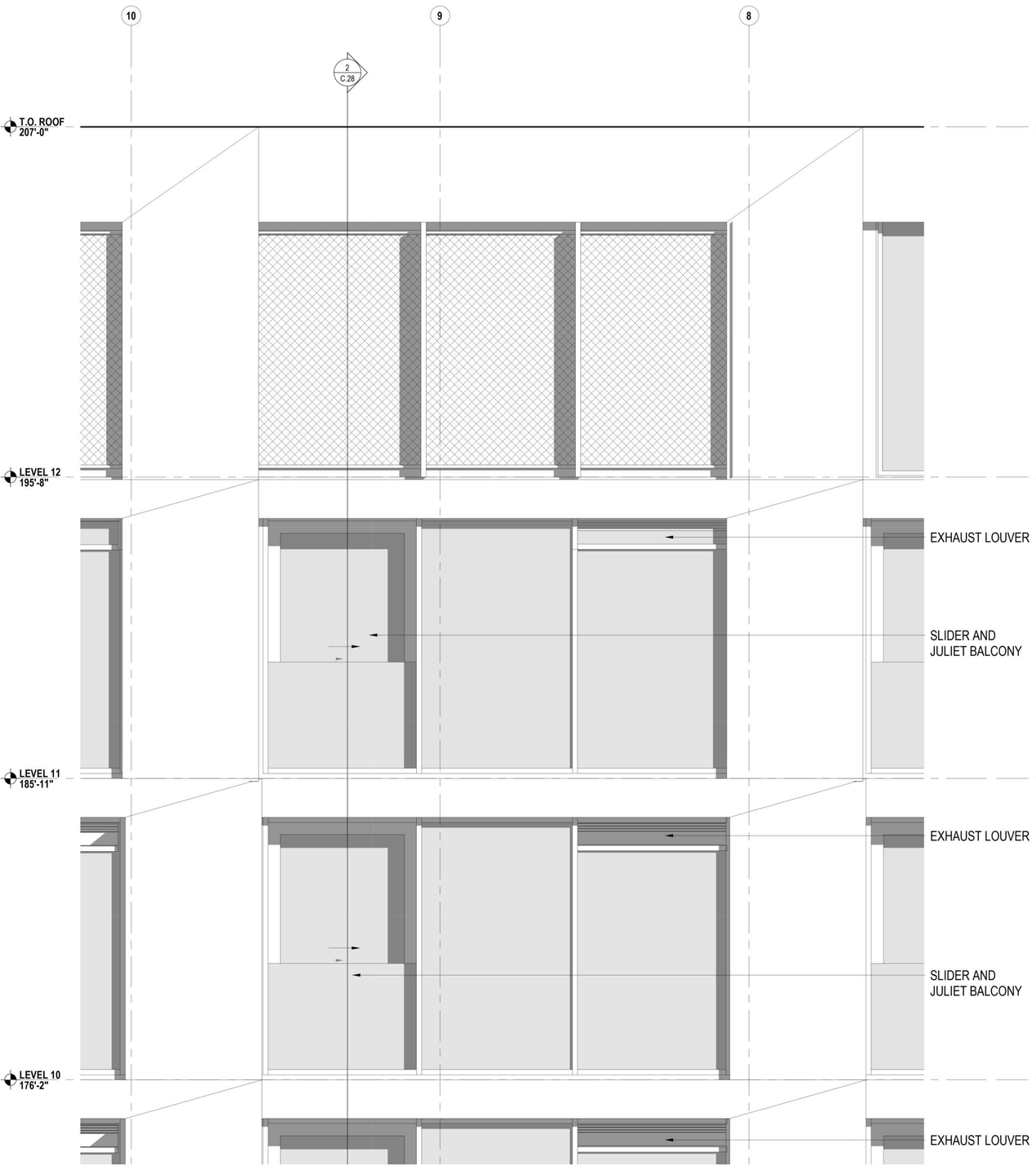
1 ENLARGED DETAIL - TYP. BALCONY EDGE



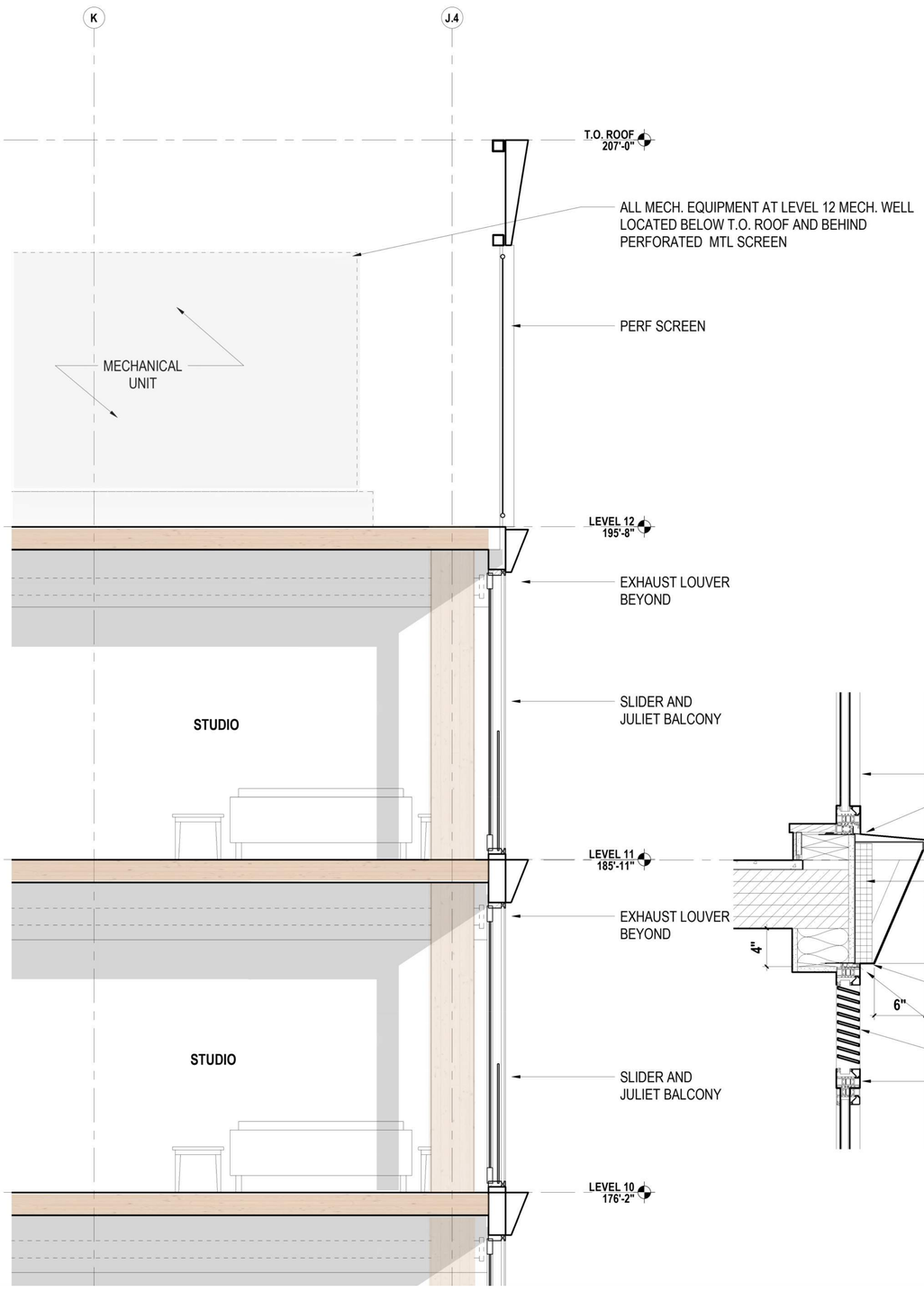
2 ENLARGED ELEVATION - AMENITY DECK AND BALCONY UNITS

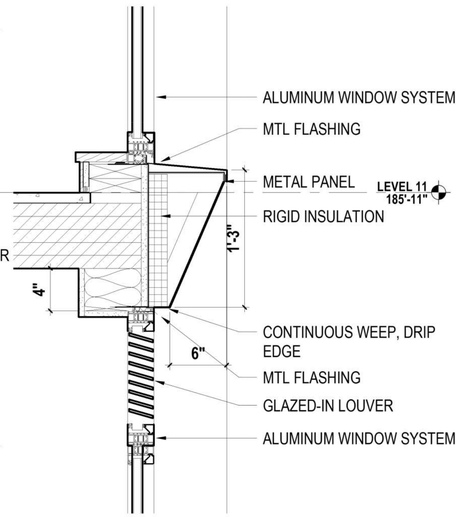


1 WALL SECTION - AMENITY DECK AND BALCONY UNITS



2 ENLARGED ELEVATION - MECHANICAL WELL AND TYP. JULIET BALCONY

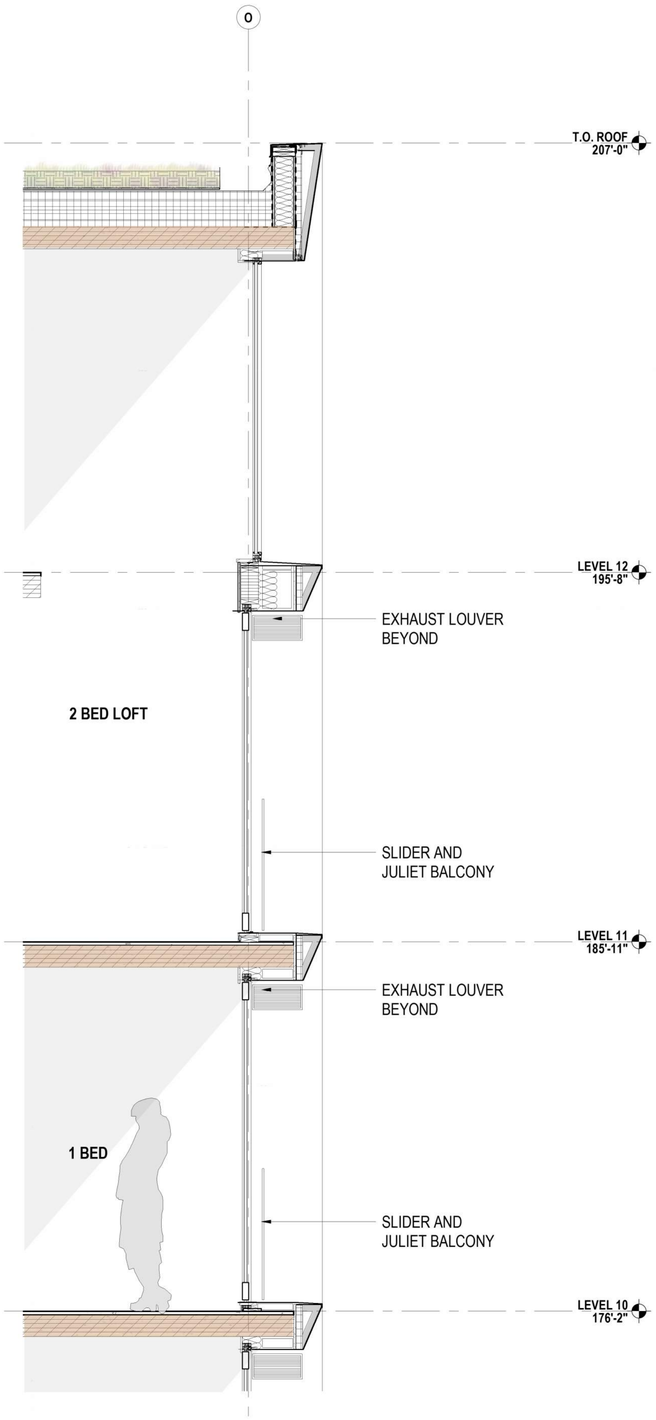




1 WALL SECTION - MECHANICAL WELL AND TYP. JULIET BALCONY



2 ENLARGED ELEVATION - LEVEL 11 LOFT UNITS AND TYP. JULIET BALCONY

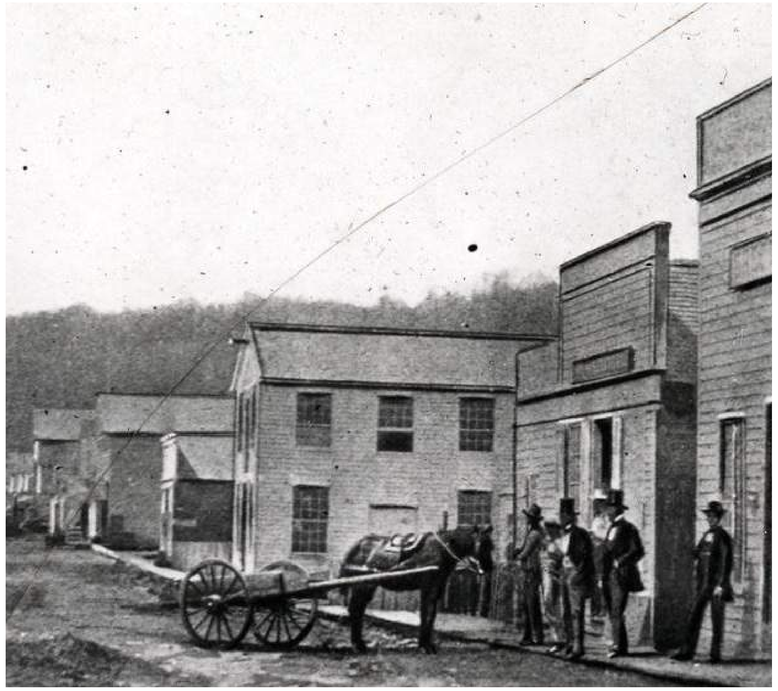


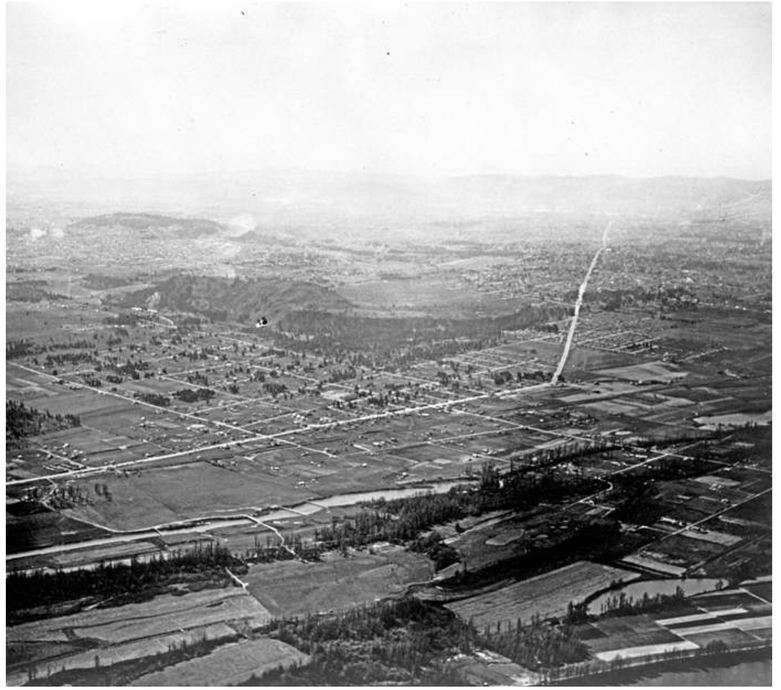
1 WALL SECTION - LEVEL 11 LOFT UNITS AND TYP. JULIET BALCONY





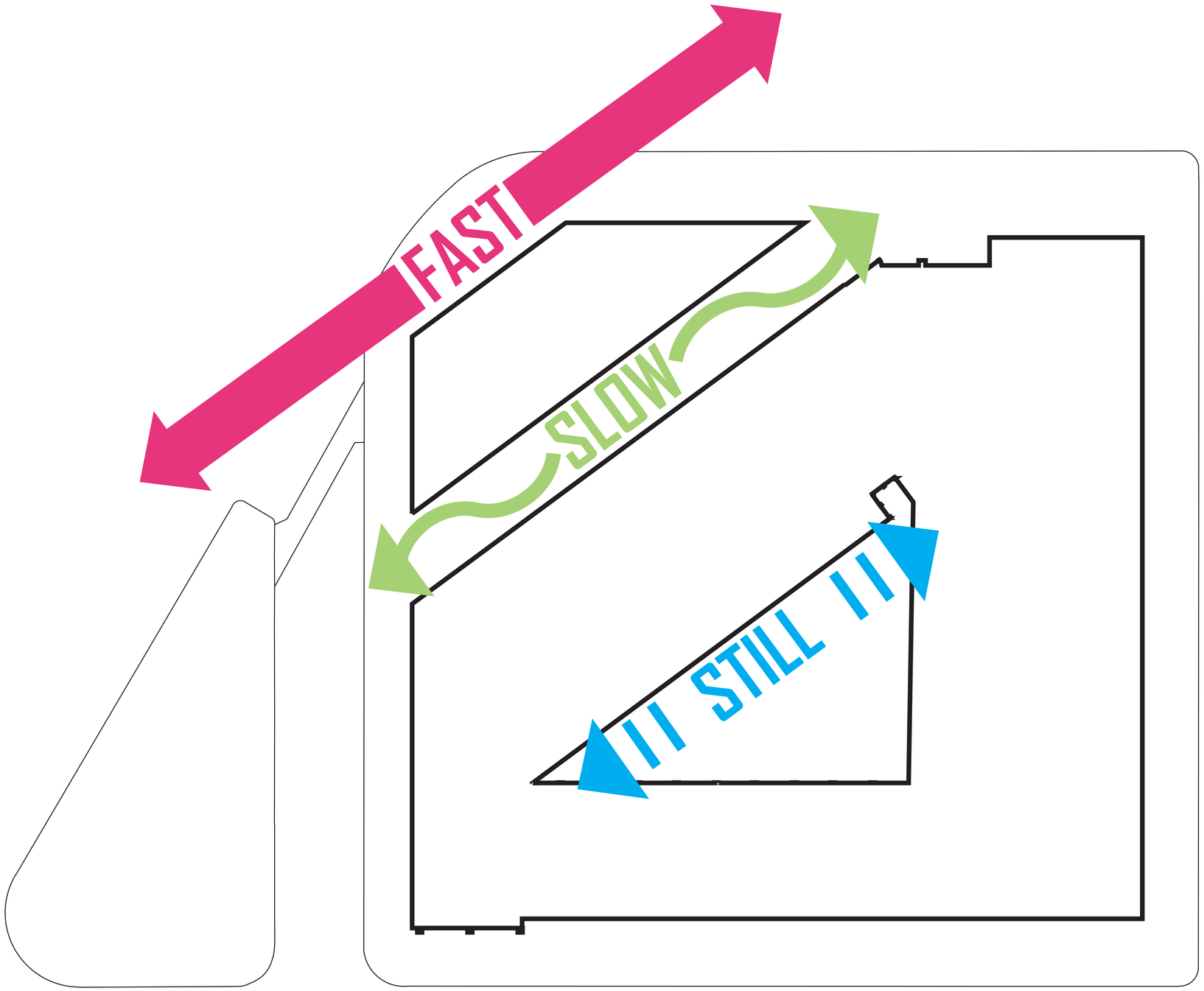








LANDSCAPE HISTORY



LAYERED STORYTELLING

UTILIZE THREE DISTINCT AREAS

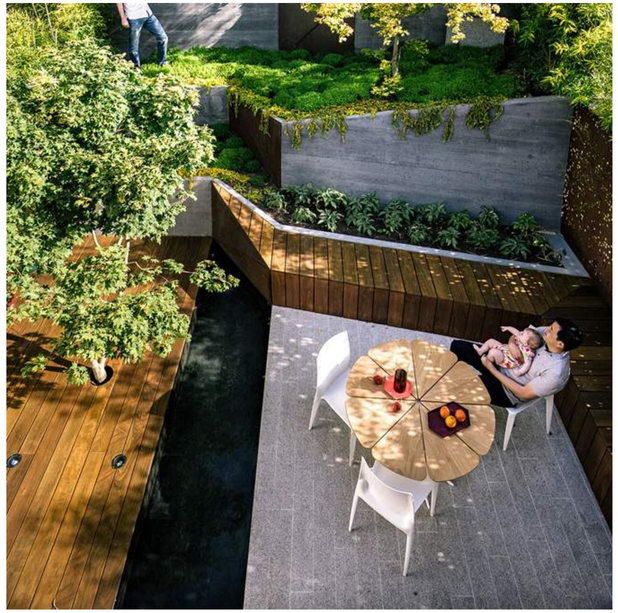
LANDSCAPE CONCEPT





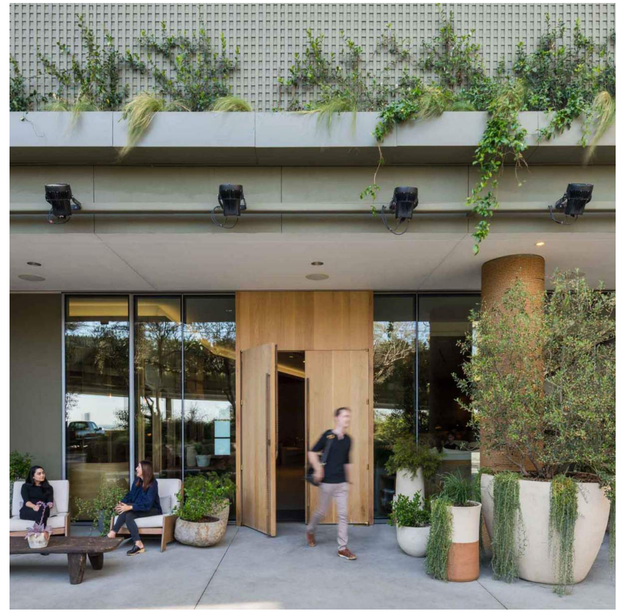












LANDSCAPE INSPIRATION



1. Bike Lane
2. Bike Racks
3. Live/Work Units
4. Pavers
5. Proposed Street Tree
6. Building Courtyard
7. Retail Corridor
8. Ramp w/ Raised Planter
9. Planting
10. Planters
11. Cafe Seating (By Owner)
12. Overhead Lights
13. Runnel Water Feature
14. Hadco Street Lights

LEVEL 1 LANDSCAPE PLAN

LIVE/WORK UNIT



OVERHANGING VINES

GREEN ROOF

PLANTING IN 18" ALUMINUM PLANTER

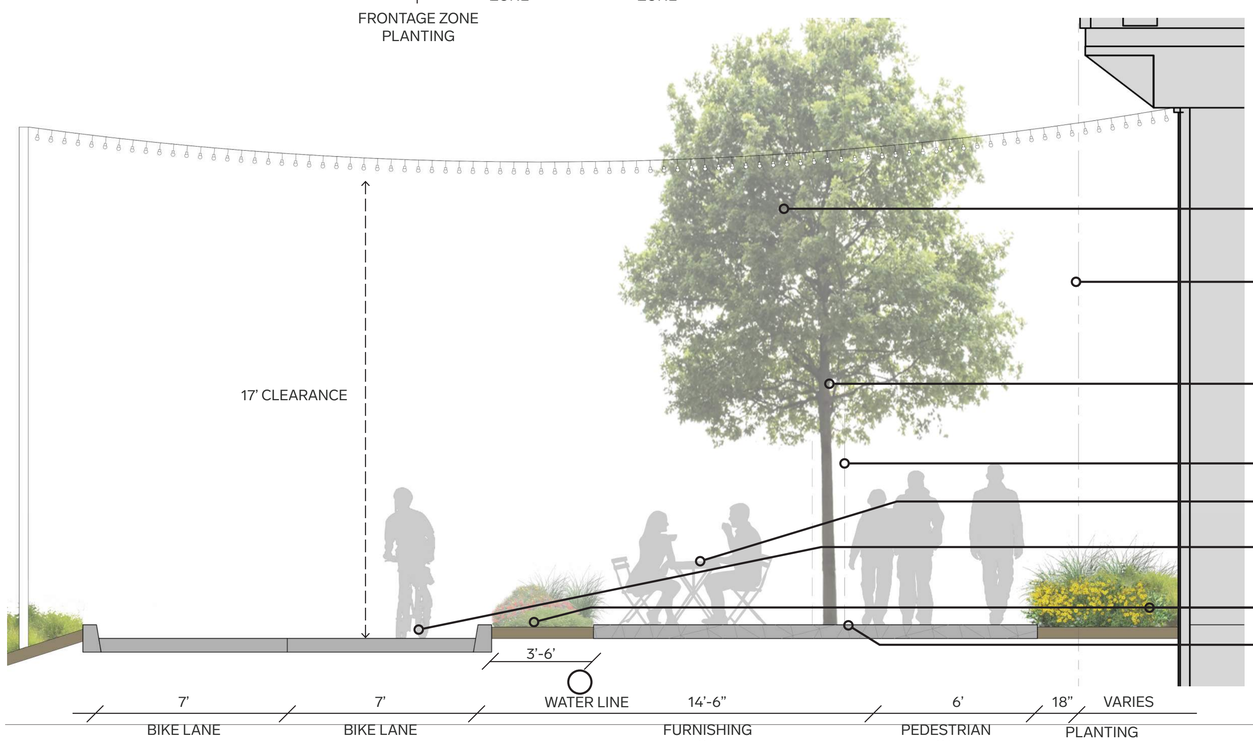
SHRUB PLANTING IN FRONTAGE ZONE

STREET TREE AND GROUND COVER PLANTING

PAVER PATIO

Scale: NTS

9TH AVE.



OVERHEAD LIGHTS

PROPERTY LINE

STREET TREE

POWER POLE (BEYOND)

CAFE TABLES AND CHAIRS

BIKE LANES

PLANTING

UNIT PAVER

Scale: NTS

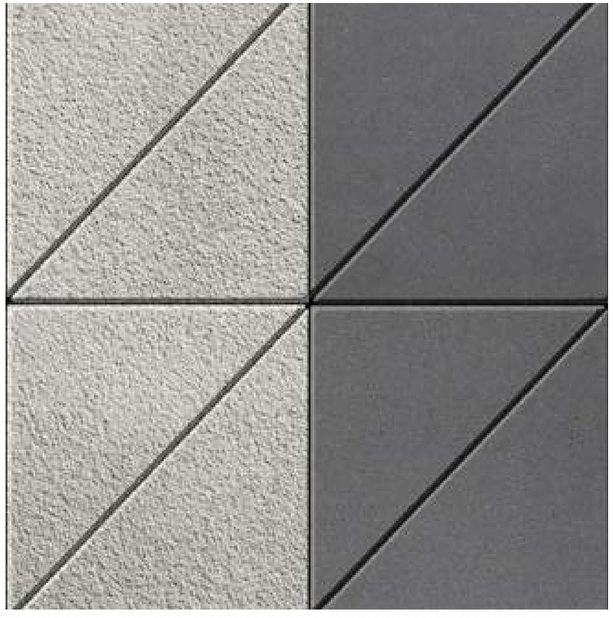
LEVEL 1 LANDSCAPE SECTION



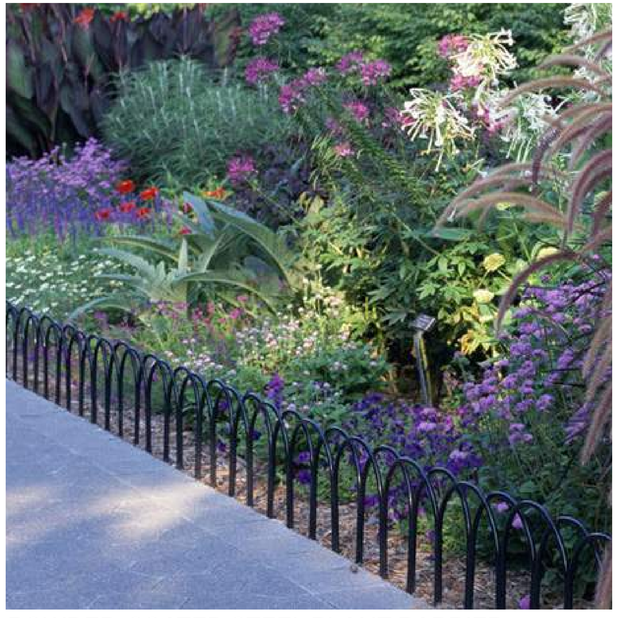




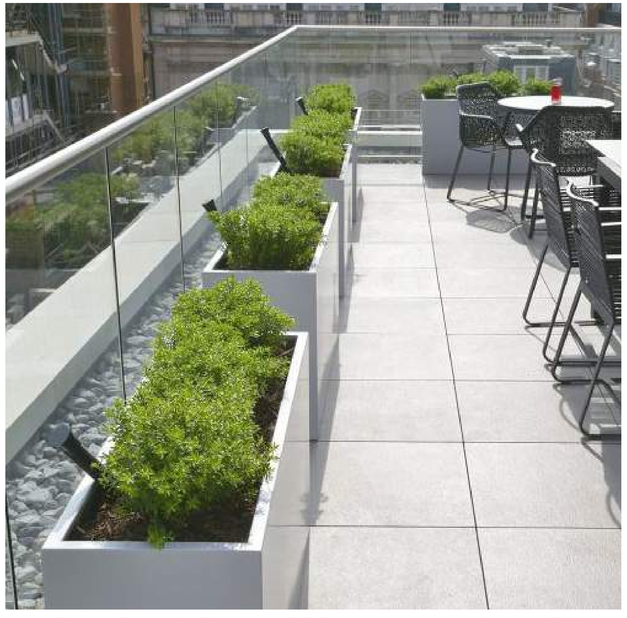
LEVEL 1 STREETSCAPE VIEWS - 9TH AVE



TECHNO-BLOC INDUSTRIA TRIANGLE SMOOTH PAVERS



POWDER-COATED STEEL PLANT BARRIER



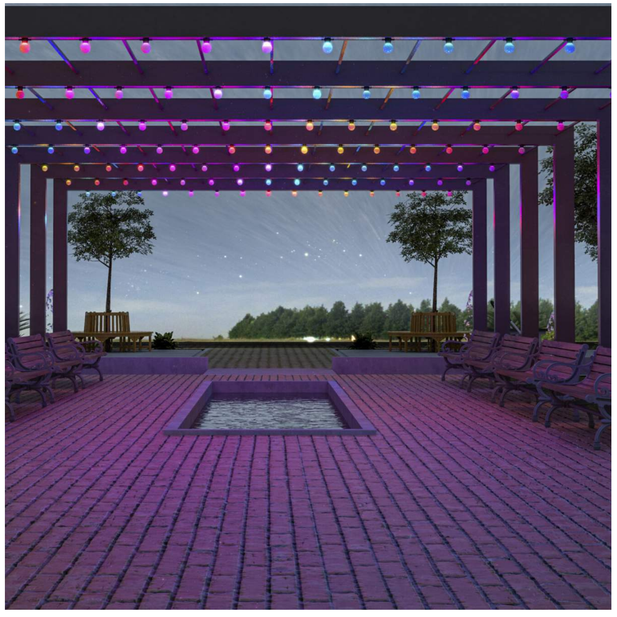
CUSTOM POWDER-COATED ALUMINUM PLANTERS (COLOR TO MATCH BUILDING FACADE)



BOLA BIKE RACK



CUSTOM PAINTED STEEL 20’ TALL, 4” CIRCULAR LIGHT POST (17 MIN. CLEARANCE FOR LIGHTS)



TIVOLI LITESHERE LED STRING LIGHTS



HADCO CL32 POST TOP LIGHT

LANDSCAPE MATERIALS



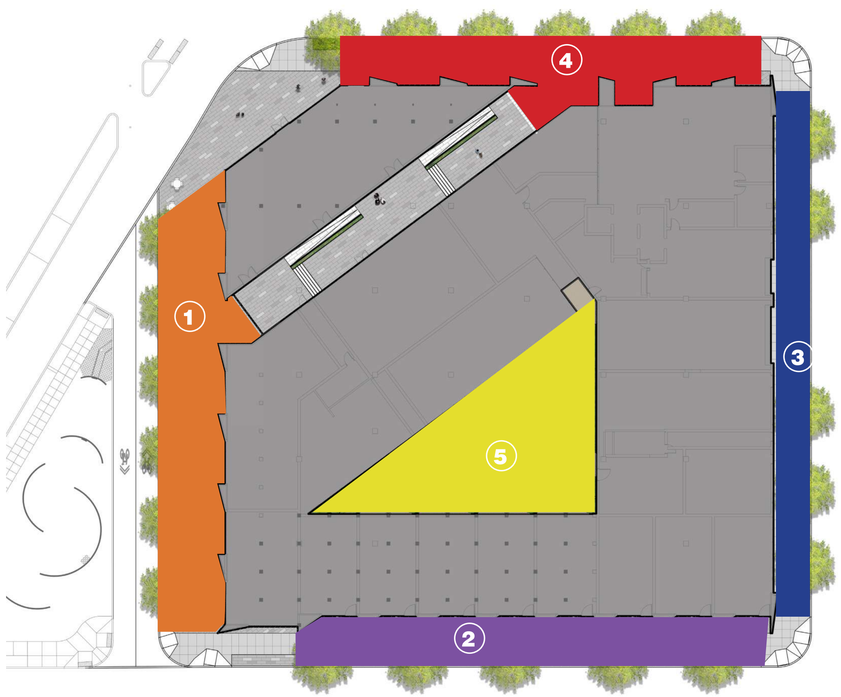
1. Retail Corridor
2. Live/Work Units
3. Residential Patio
4. Terraced Planters
5. Flexible Gathering Space
6. Cafe Table Seating
7. Courtyard Trees
8. Seat Wall
9. Privacy Screens
10. Runnel Water Feature
11. Vine Wall

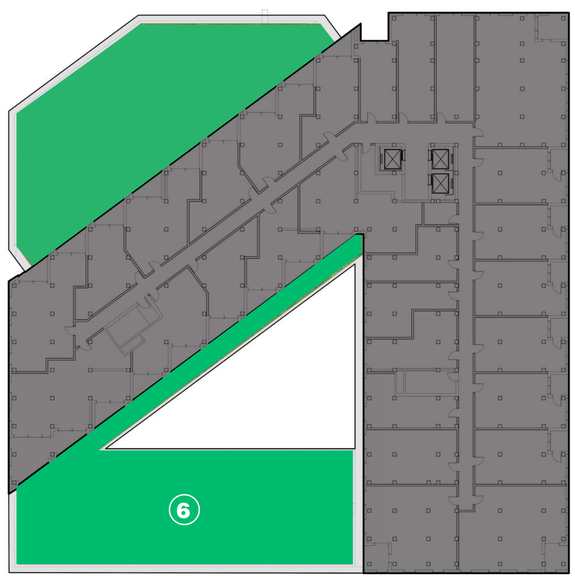
COURTYARD ENLARGEMENT

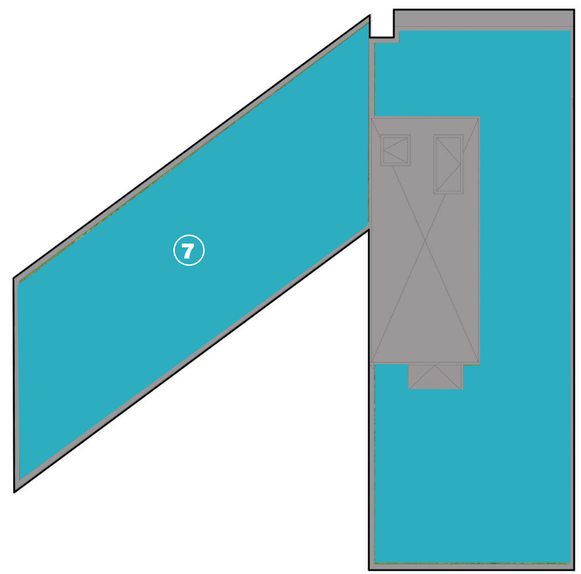


Weaving together habitat-enriching, native and climate-adaptive plantings to create an inviting, unique resilient landscape.

PLANTING CONCEPT

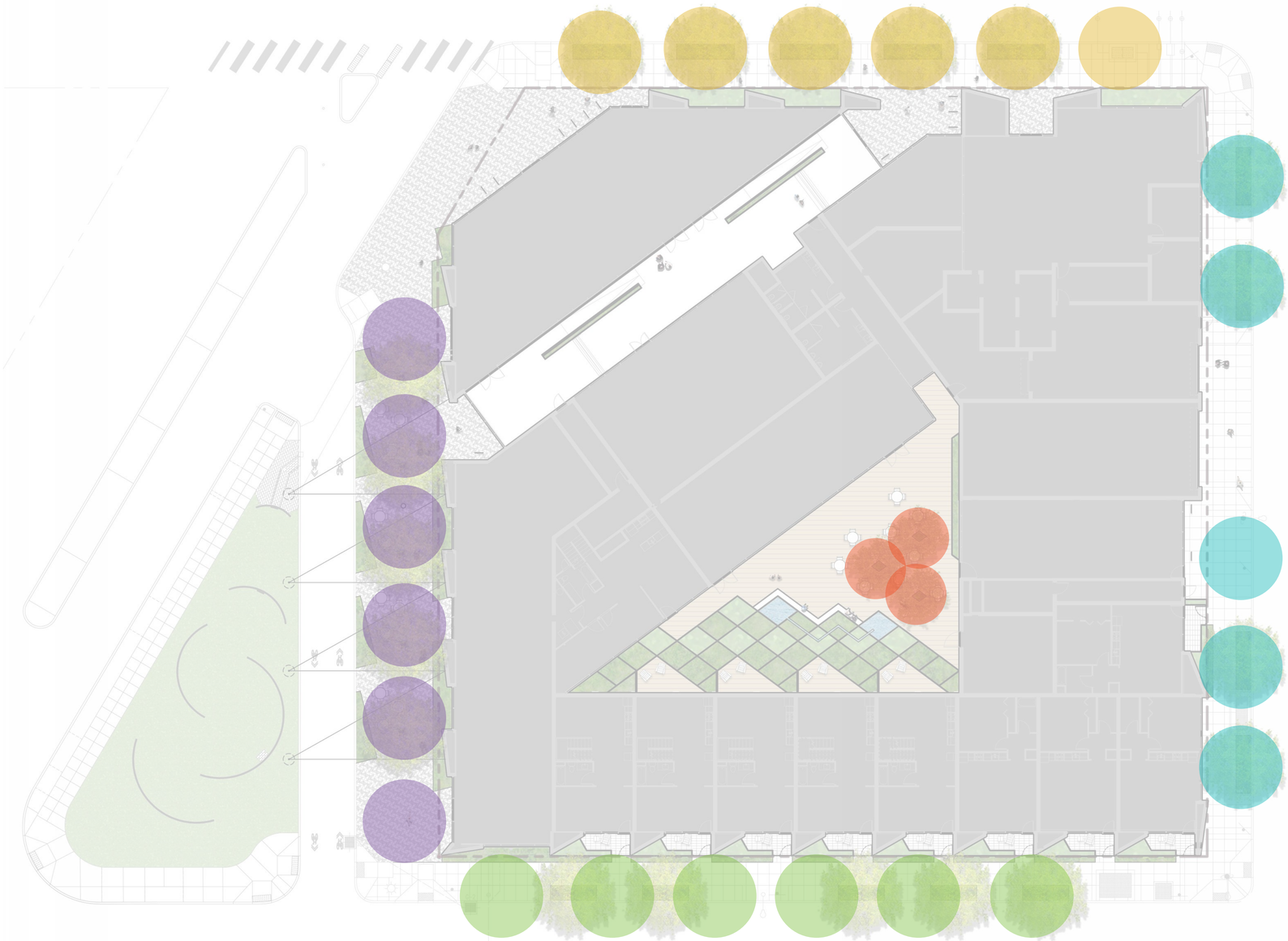






1. **West**: native planting, year-round flowering, pollinator/service plants, nitrogen-fixing
2. **South**: native, climate-adaptive (low water), vertical planting
3. **East**: native planting, ground cover
4. **North**: native planting, pollinator/service plants
5. **Courtyard**: Climate-adaptive
6. **Level 2 Green Roof**: native planting, pollinator/service plants, climate-adaptive, sculptural
7. **Roof Green Roof**: native planting, pollinator plants, drift wood/ habitat material

PLANTING ZONES



TREE LEGEND:

- Escarpment Live Oak
- Chinese Pistache
- Canyon Live Oak
- Holm Oak
- Magnolia ‘Inspiration’

LEVEL 1 PLANTING PLAN - TREES



QUERCUS FUSIFORMIS
Escarpment Live Oak



PISTACIA CHINENSIS
Chinese Pistache



QUERCUS ROTUNDIFOLIA
Holm Oak

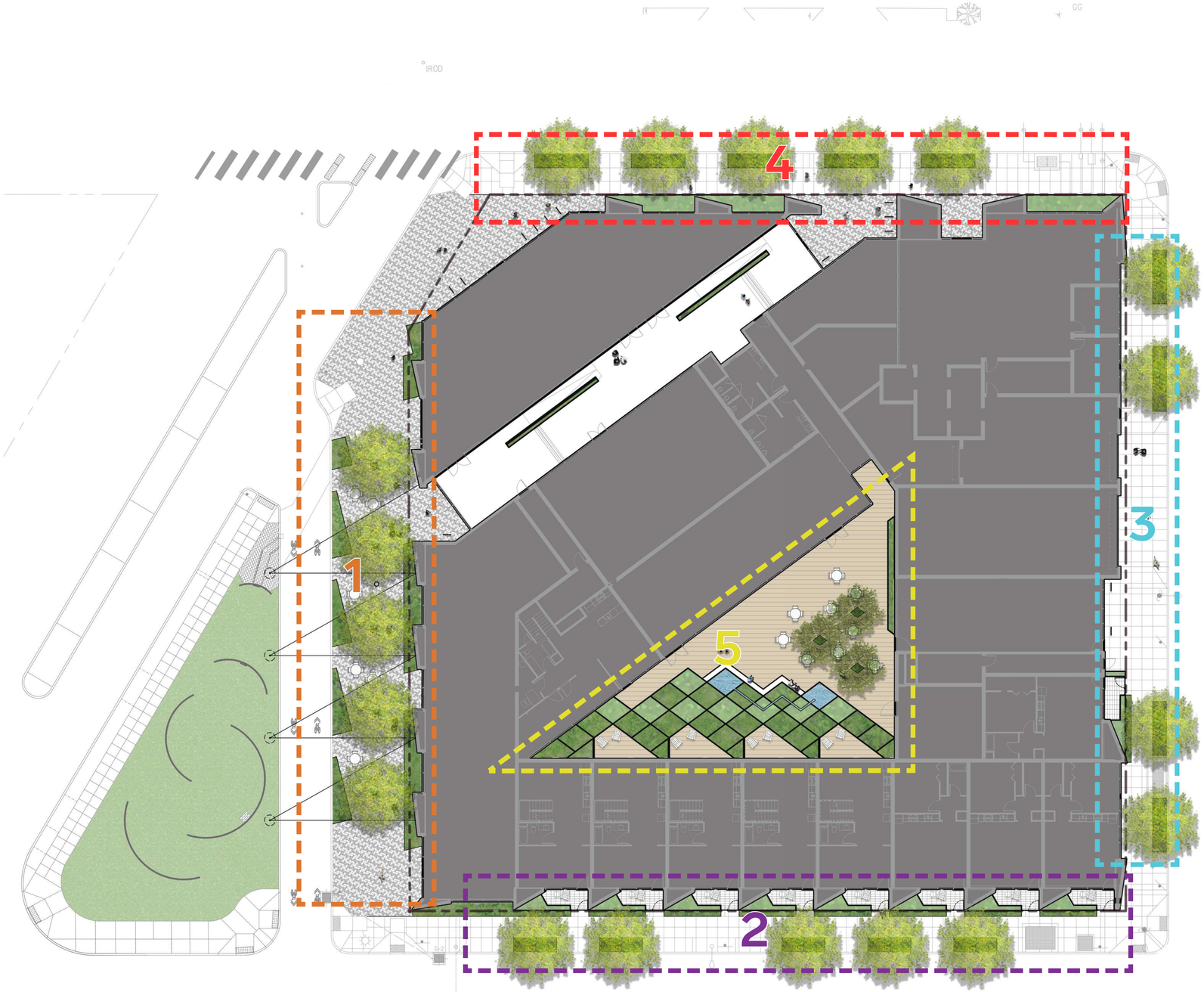


QUERCUS CHRYSOLEPIS
Canyon Live Oak



MAGNOLIA ‘INSPIRATION’
Magnolia Inspiration

LEVEL 1 TREE IMAGES



LEVEL 1 PLANTING PLAN

ZONE 1



Iris innominta



Umbellularia californica ‘O’Brian’



Eriophyllum lanatum ‘Takilma Gold’



Zauschneria ‘catalina’



Arctostaphylos hookeri



Arctostaphylos columbiana



Mimulus (Erythranthe) cardenalis



Ceanothus cuneatus



Arctostaphylos x ‘white lanterns’



Ribes malvaceum



Erigeron glaucus



Aster chilensis



Ribes speciosum



Rhamnus californica ‘hayfork’



Lithocarpus densiflorus var. echinoides

LEVEL 1 PLANTING IMAGES

ZONE 2



Olea europaea cvs



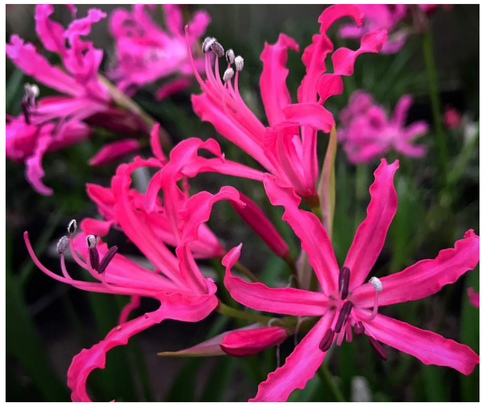
Festuca mairei



Phlomis aurea



Lavandula x ‘Silver Anouk’



Nerine cvs



Rosmarinus ‘Mrs. Reed’s Dark Blue’



Convolvulus cneorum



Chamaerops humilis v. cerifera



Dorycnium hirsutum



Teucrium chamaedrys



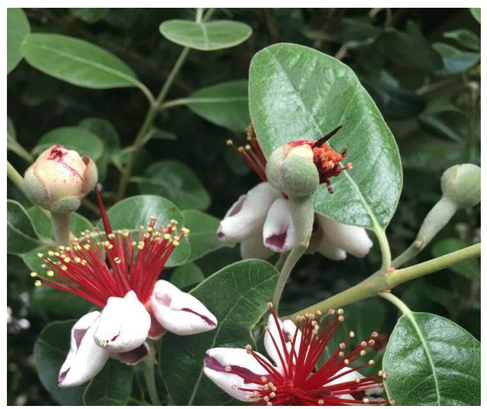
Rhamnus alaternus ‘Argenteovariegata’



Osmanthus decorus



Ceanothus x ‘Garnet’



Acca sellowiana



Hypericum olympicum v. citrinum

LEVEL 1 PLANTING IMAGES

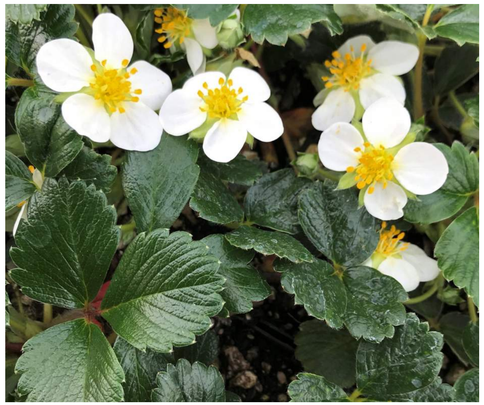
ZONE 3



Mahonia repens



Iris douglasiana



Fragaria chiloensis



Ribes malvaceum



Festuca mairei

ZONE 4



Viola sempervirens



Vancouveria hexandra



Mimulus cardinalis



Woodwardia fimbriata



Polypodium scouleri



Carex pansa



Carex obnupta



Juncus patens ‘Elk Blue’



Rhamnus californica ‘Eve Case’



Garrya buxifolia x fremontii

LEVEL 2 PLANTING PLAN

ZONE 5



Osmanthus fragrans ‘Nanjing Beauty’



Mahonia eurybracteata ‘Cistus Silvers’



Fatsia japonica ‘Spilt Milk’



Dryopteris spp



Metapanax delavayi



Pittosporum x ‘Fine Green’-’Nappy’



Aspidistra tonkinensis ‘Spotty’



Podocarpus matudiae



Carex plantaganea



Woodwardia fimbriata



Sarcococca hookerianan var. humilis



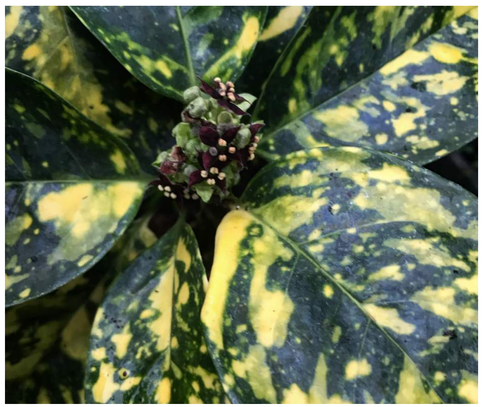
Mahonia eurybracteata ‘Cistus Silvers’



Firmiana simplex

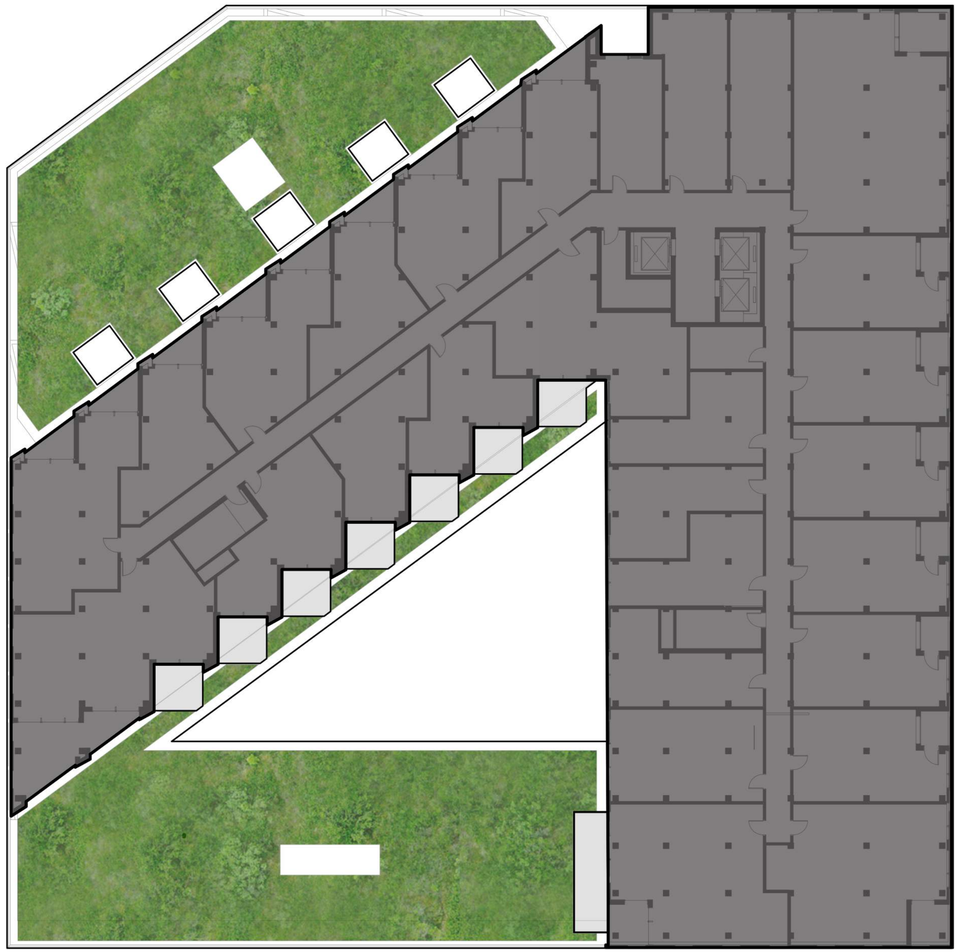


Mahonia x media ‘Winter Sun’



Aucuba japonica ‘Lisa White’

LEVEL 2 PLANTING IMAGES

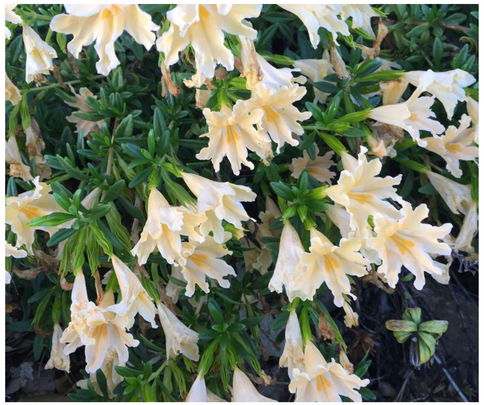


ROOF PLANTING PLAN

ZONE 6



Silvia greggii ‘Coral’



Diplacus aurantiacus



Hesperaloe parviflora



Hesperaloe parviflora ‘Brakelights’



Juniperus communis var. saxatilis



Triteleia ssp.



Jasminum nudiflorum



Penstemon mexicali



Penstemon pinifolius



Yucca rostrata



Mimulus aurantiacus



Zauschneria californica



Sedum spathulifolium



Sedum oreganum



Lomatium columbianum

ROOF PLANTING IMAGES



ROOF PLANTING IMAGES

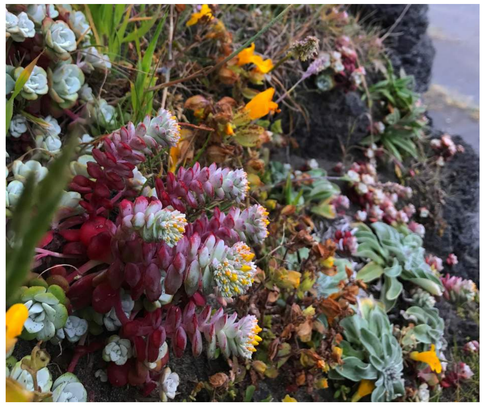
ZONE 7



Sedum oreganum



Sedum oregonense



Sedum spathulifolium ssp pruinosum



Sedum spathulifolium ssp spathulifolium



Polypodium scouleri



Lomatium columbianum



Sedum spathulifolium

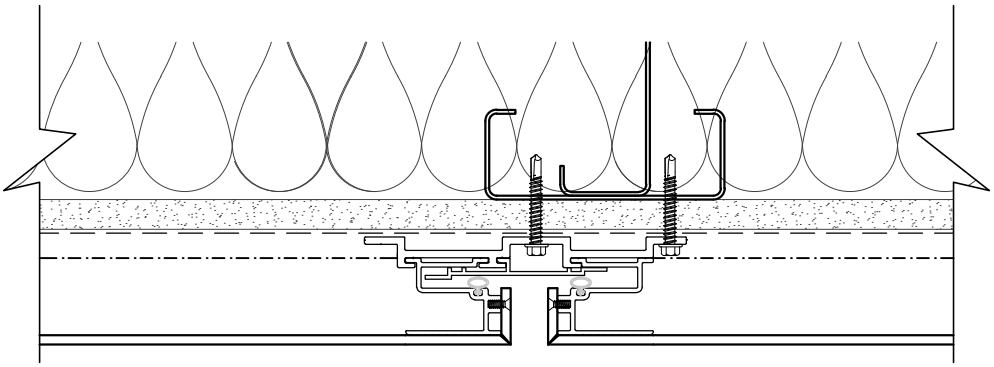


Lomatium columbianum

ROOF PLANTING IMAGES

SKYLINE
SHEET METAL

SSMPER-X



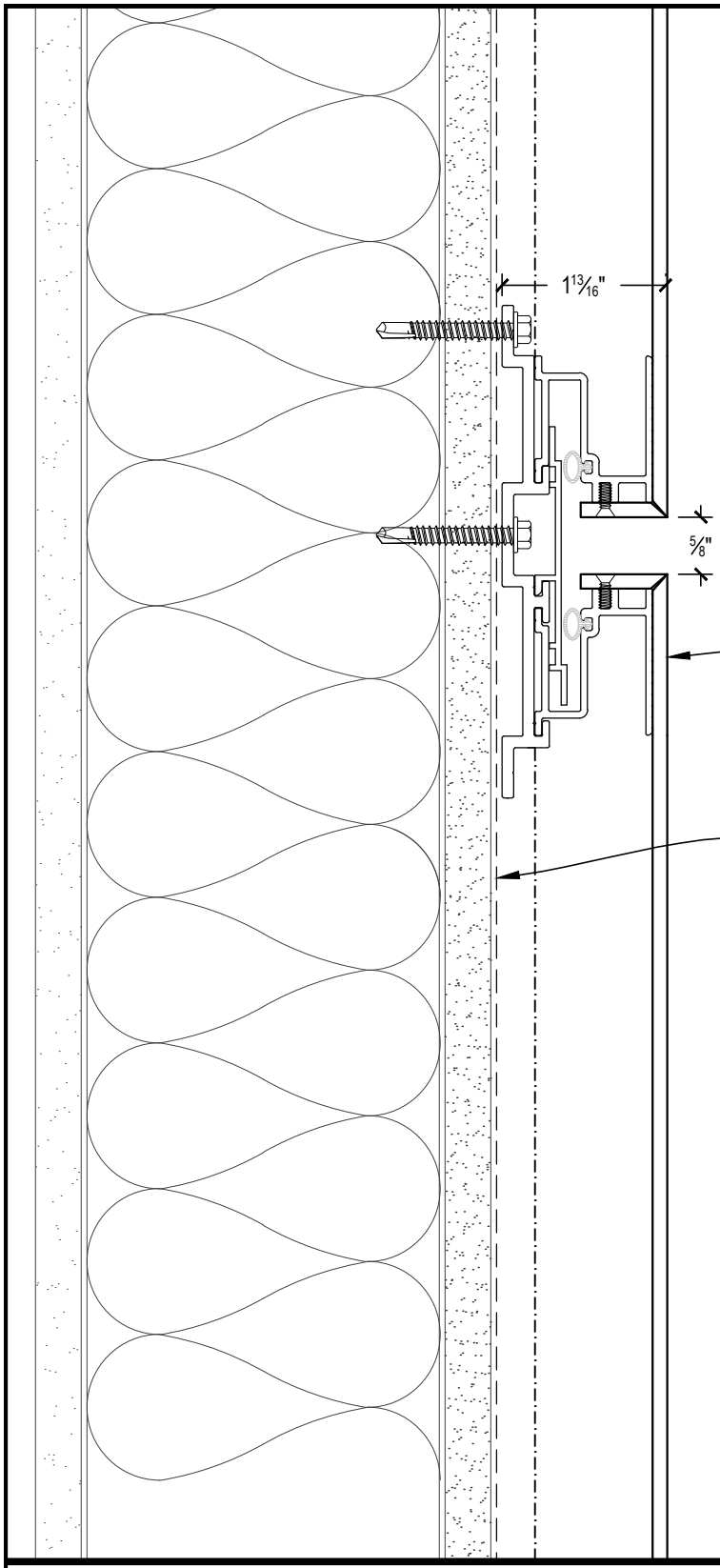
PRODUCT DESCRIPTION:

Skyline Sheet Metal Pressure Equalized Rainscreen X system (SSMPER-X) wall cladding panels are manufactured from 4mm **composite sheet material CNC routed and formed over an extruded aluminum mounting frame. The panels are mechanically attached with floating clips over a weather barrier to the stud framing of the structural wall and are finished with ⅝" joint reveals.

FEATURES and BENIFITS:
Open Rainscreen Principle
20 year finish waranty
Exceptional flatness and deflection resistance
Lightweight compared to heavy gauge sheet metal

MATERIAL and FINISH OPTIONS:
(**CM) Composite Material: Extruded thermoplastic core bonded between two thin metal sheets.
Aluminum (ACM) Coil-coated available in Std. and Custom colors, Timber, Stone, Prismatic.
Stainless Steel (SCM)
Copper (CCM)
Titanium (TCM)
Zinc (ZCM)

www.skylinesheetmetal.com
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SSMPER-X COMPOSITE METAL PANEL SYSTEM*.
SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL HORIZONTAL JOINT

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 1

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

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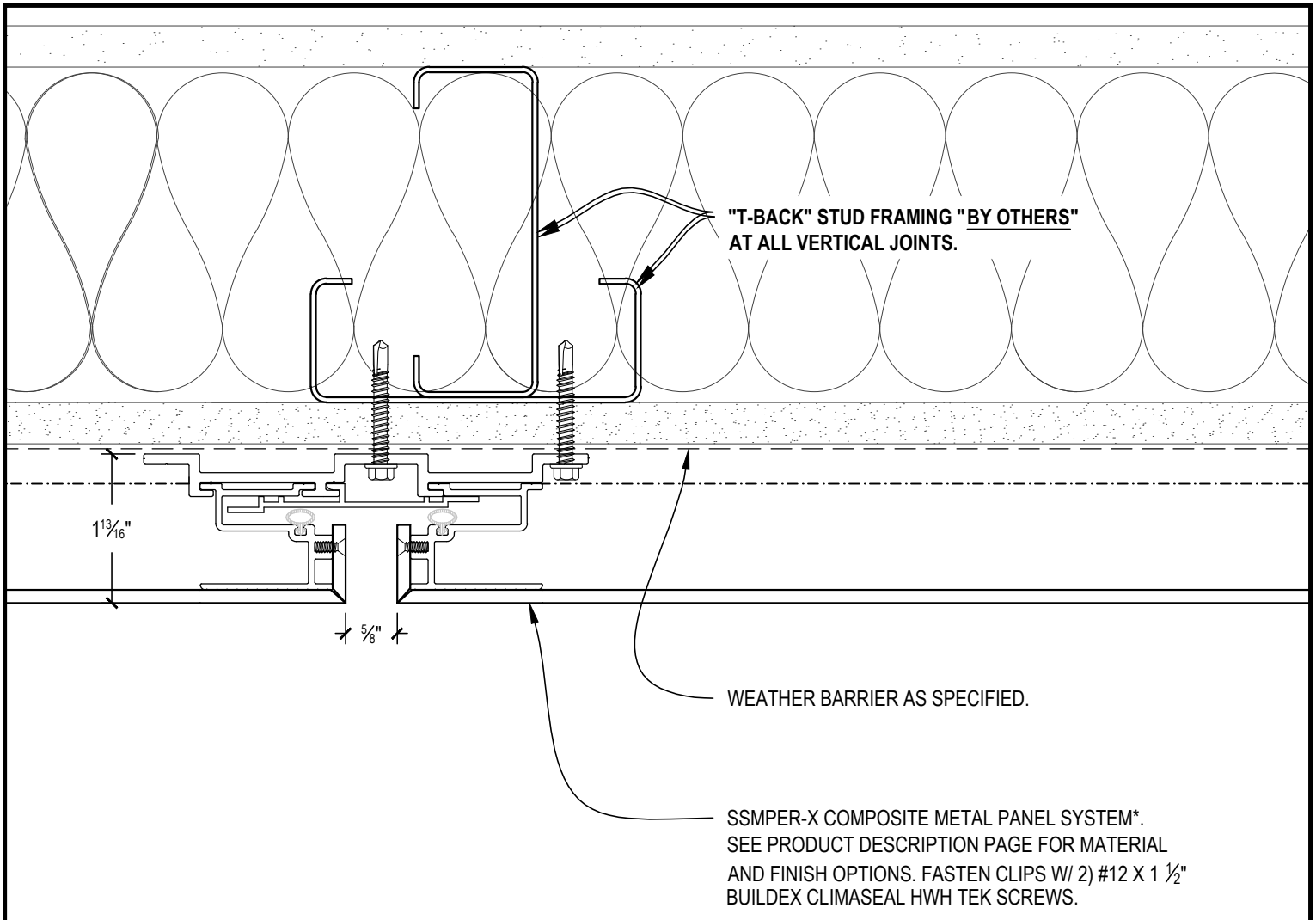


SKY LINE

TYPICAL VERTICAL JOINT

SCALE: 6" = 1'-0" PLAN VIEW

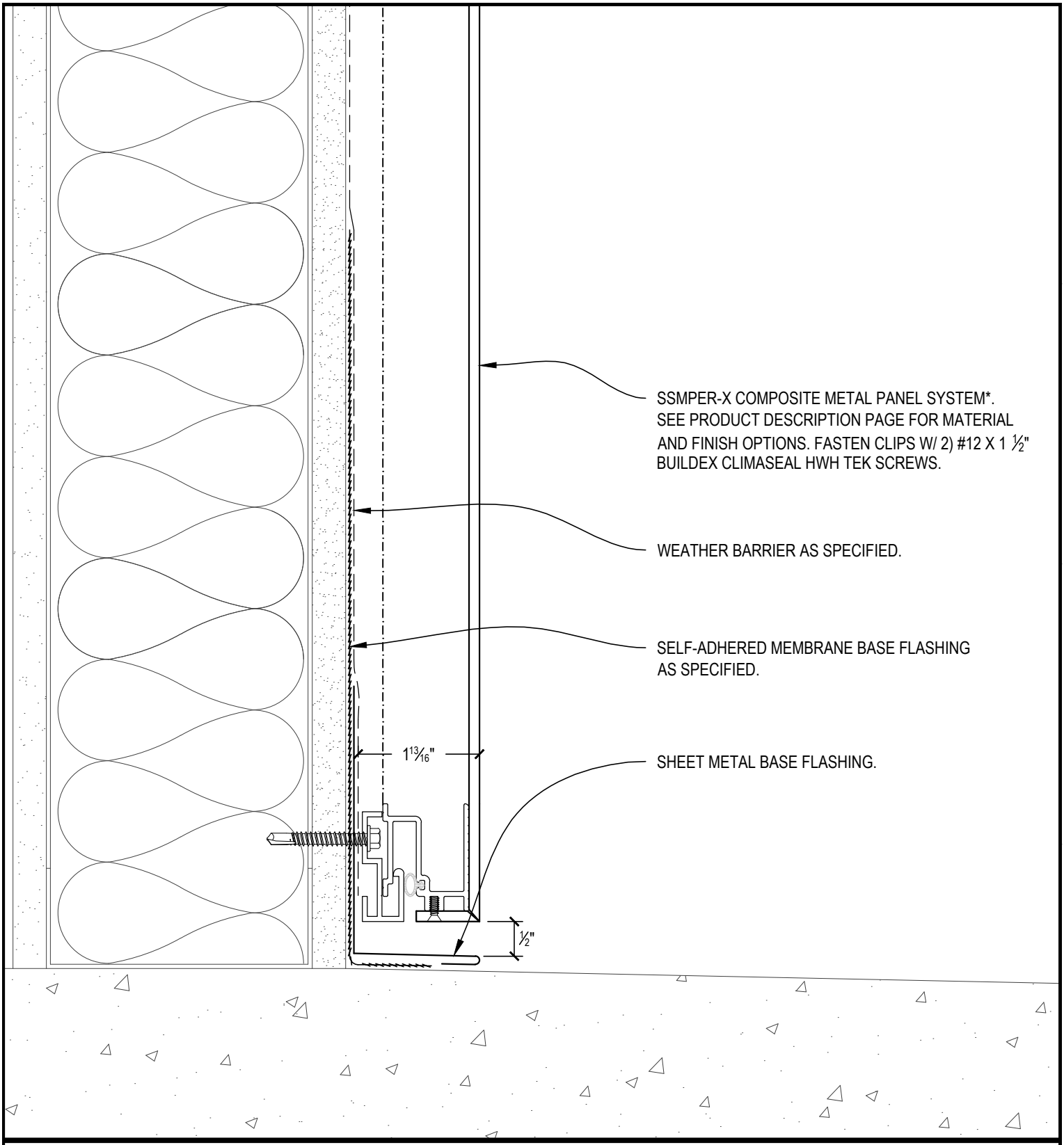
SHEET 2

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10 DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL PANEL @ GRADE

SCALE: 6" = 1'-0"

SECTION VIEW

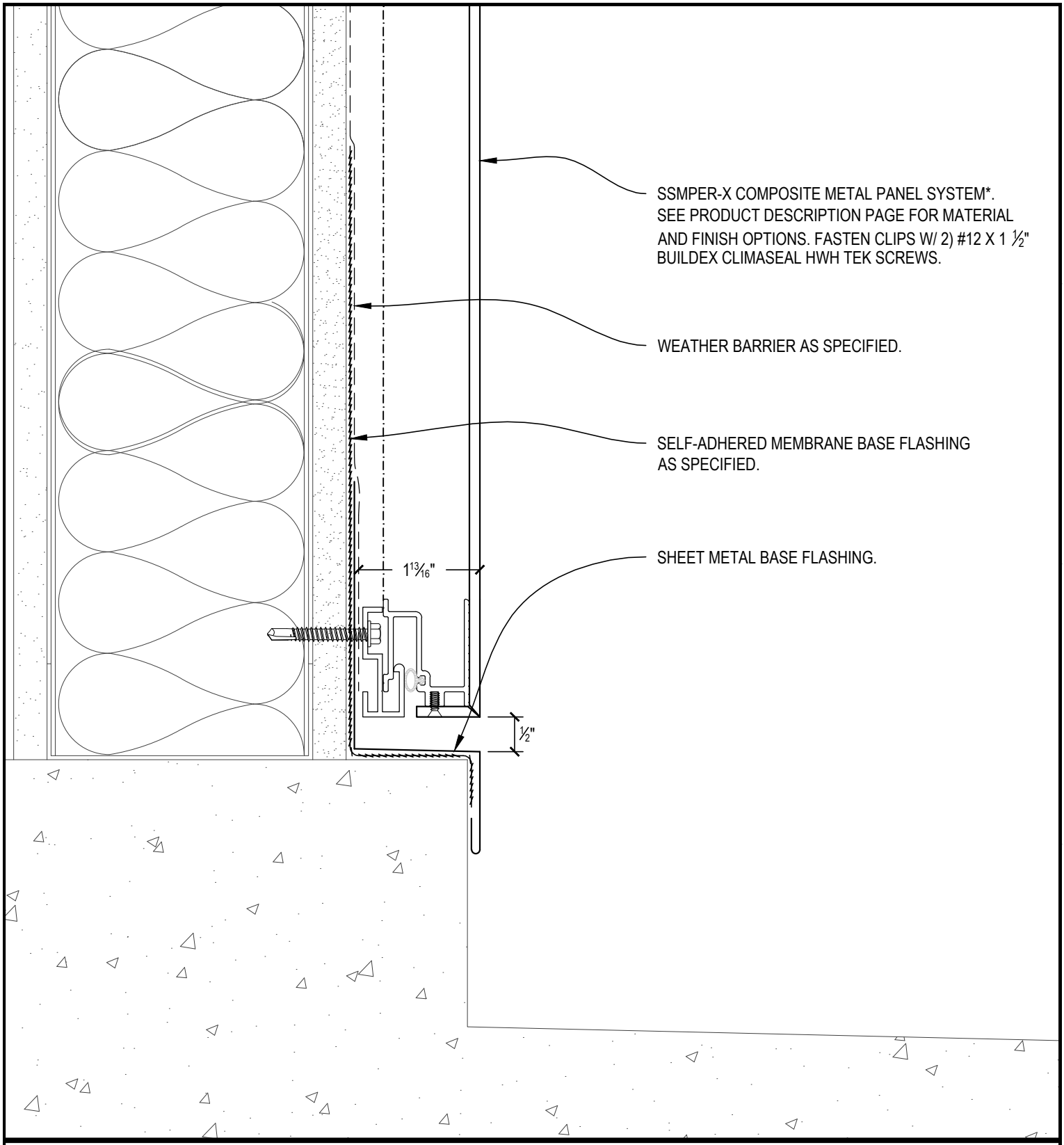
SHEET 3

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

PANEL @ GRADE--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

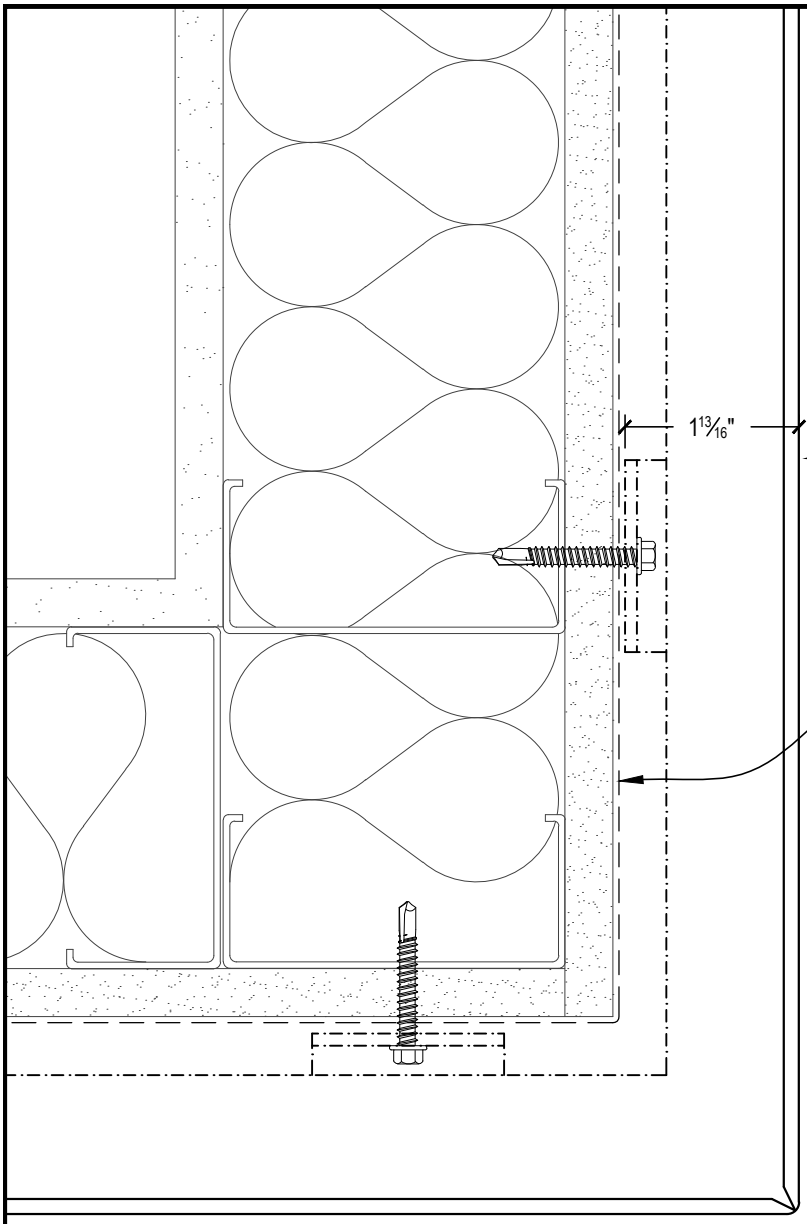
SHEET 3A

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL OUTSIDE CORNER

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 4

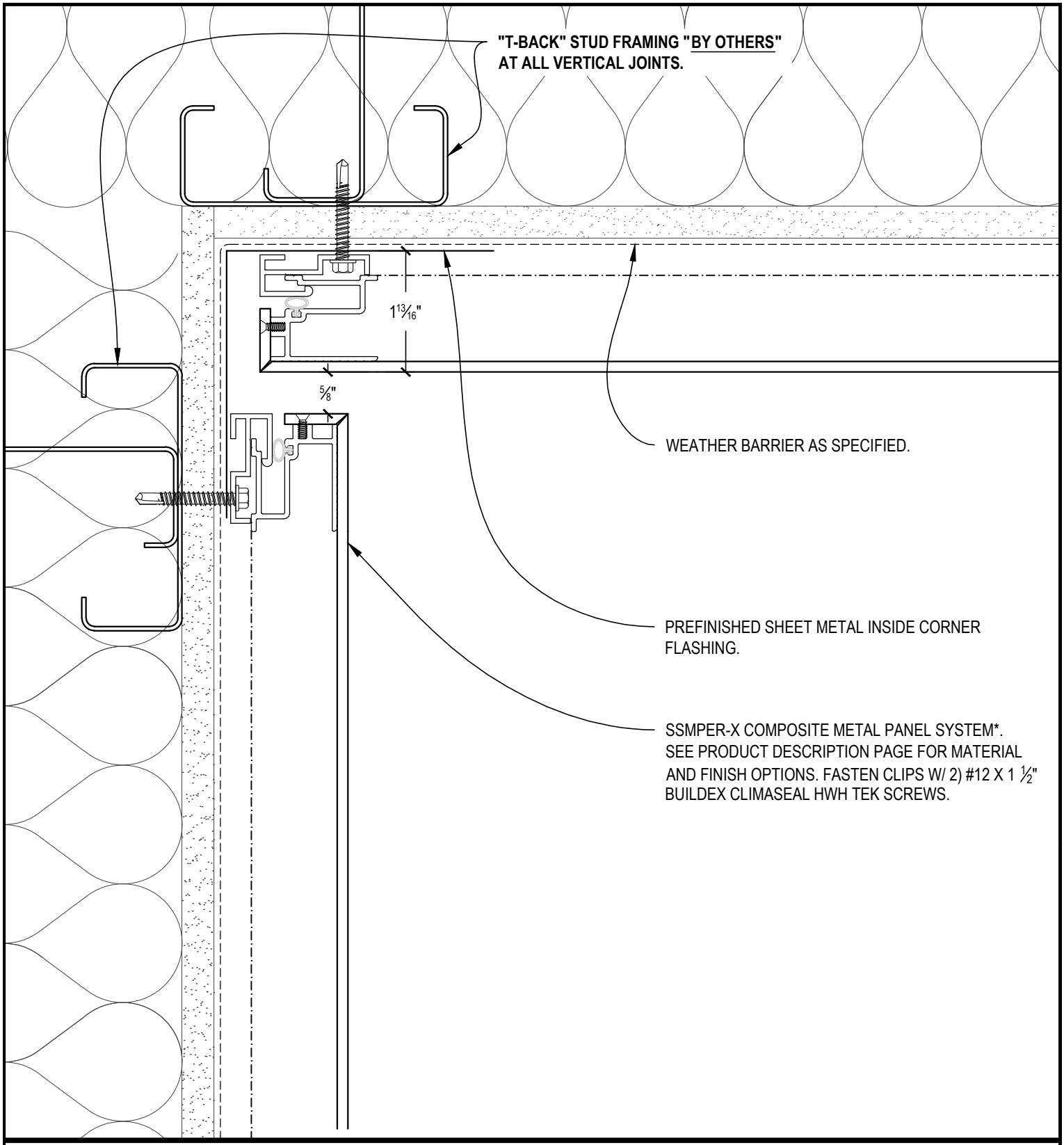
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

TYPICAL INSIDE CORNER

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5

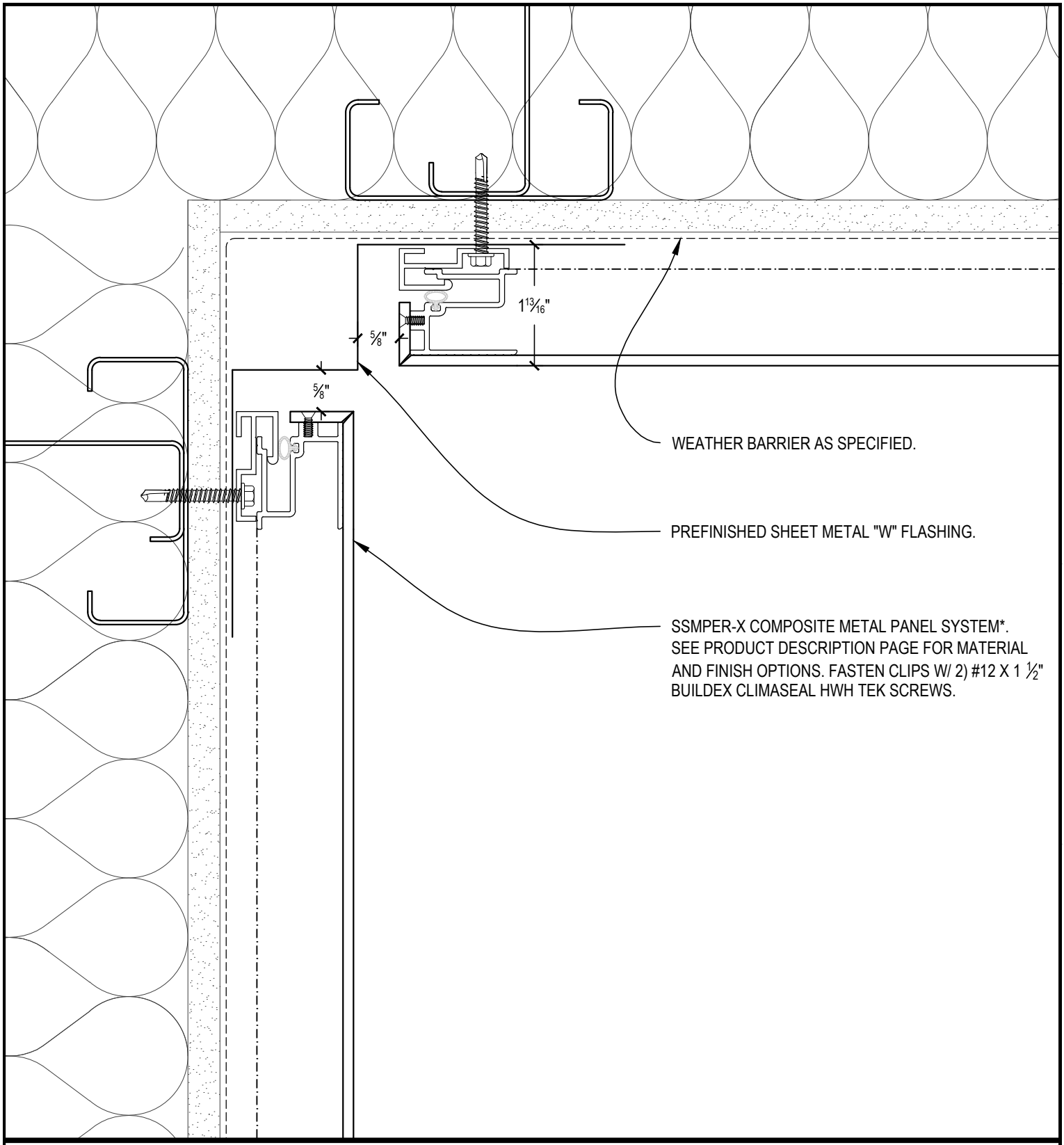
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER--OPTION -A-

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5A

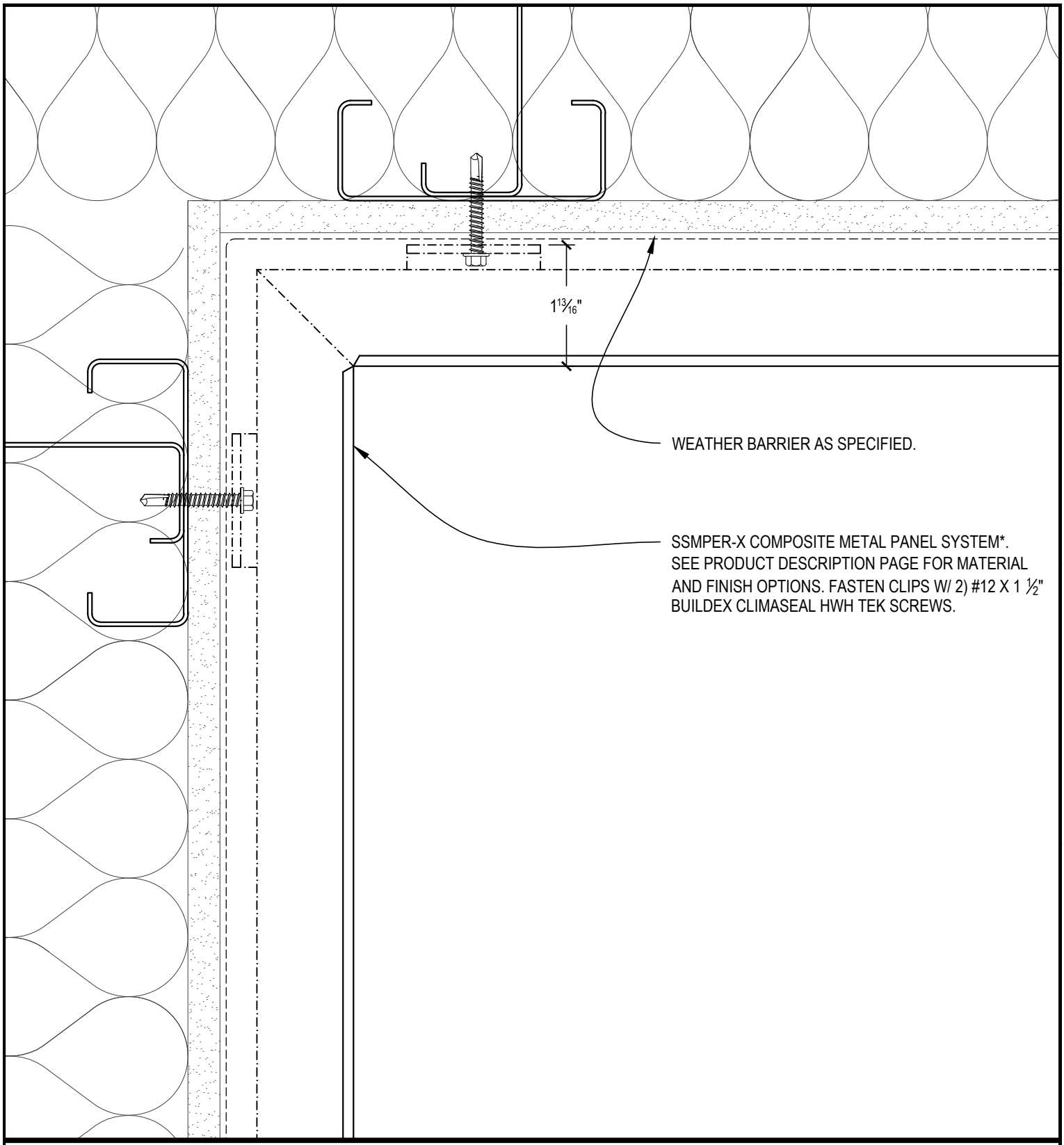
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SKY LINE

INSIDE CORNER--OPTION -B-

SCALE: 6" = 1'-0"

PLAN VIEW

SHEET 5B

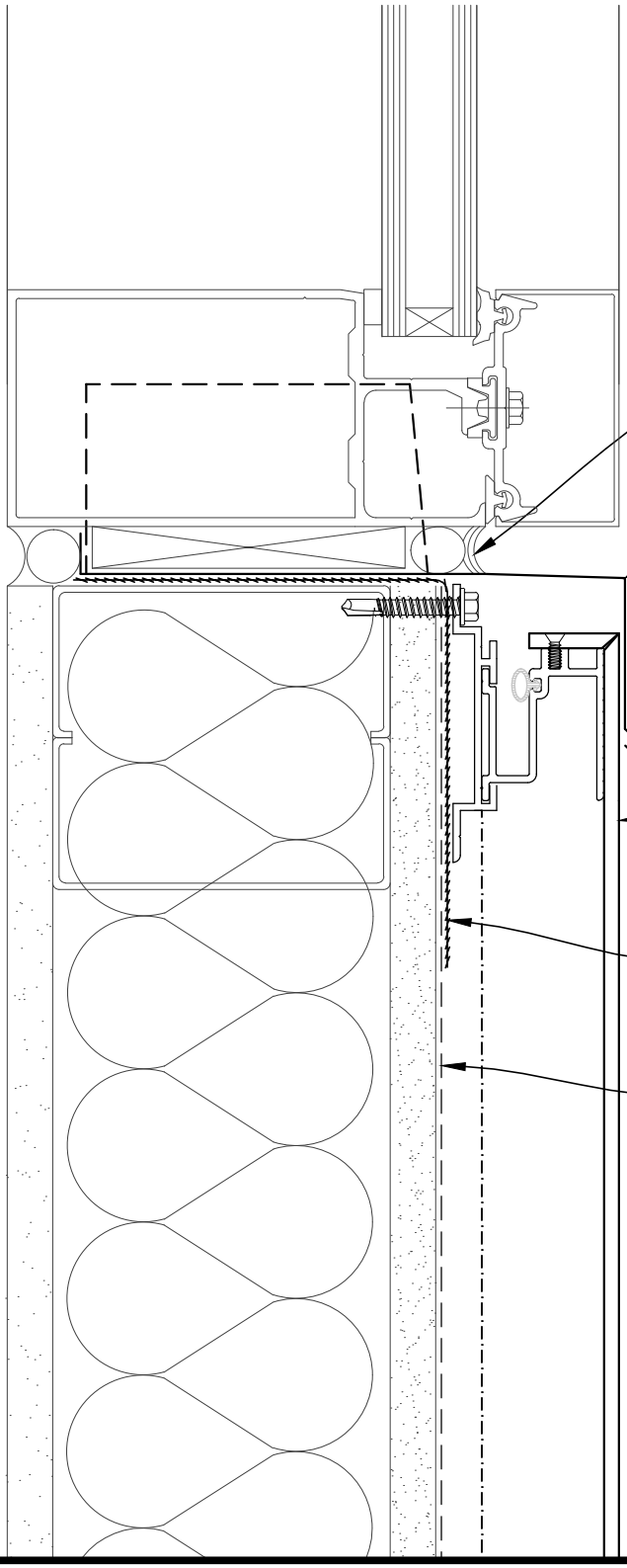
SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SEALANT JOINT **BY OTHERS.**

PREFINISHED SHEET METAL SILL FLASHING W/ 2" END DAMS AND ½" BACK DAM.

SSMPER-X COMPOSITE METAL PANEL SYSTEM*. SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

SELF-ADHERED MEMBRANE WINDOW OPENING WRAP AS SPECIFIED.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL WINDOW SILL

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 6

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

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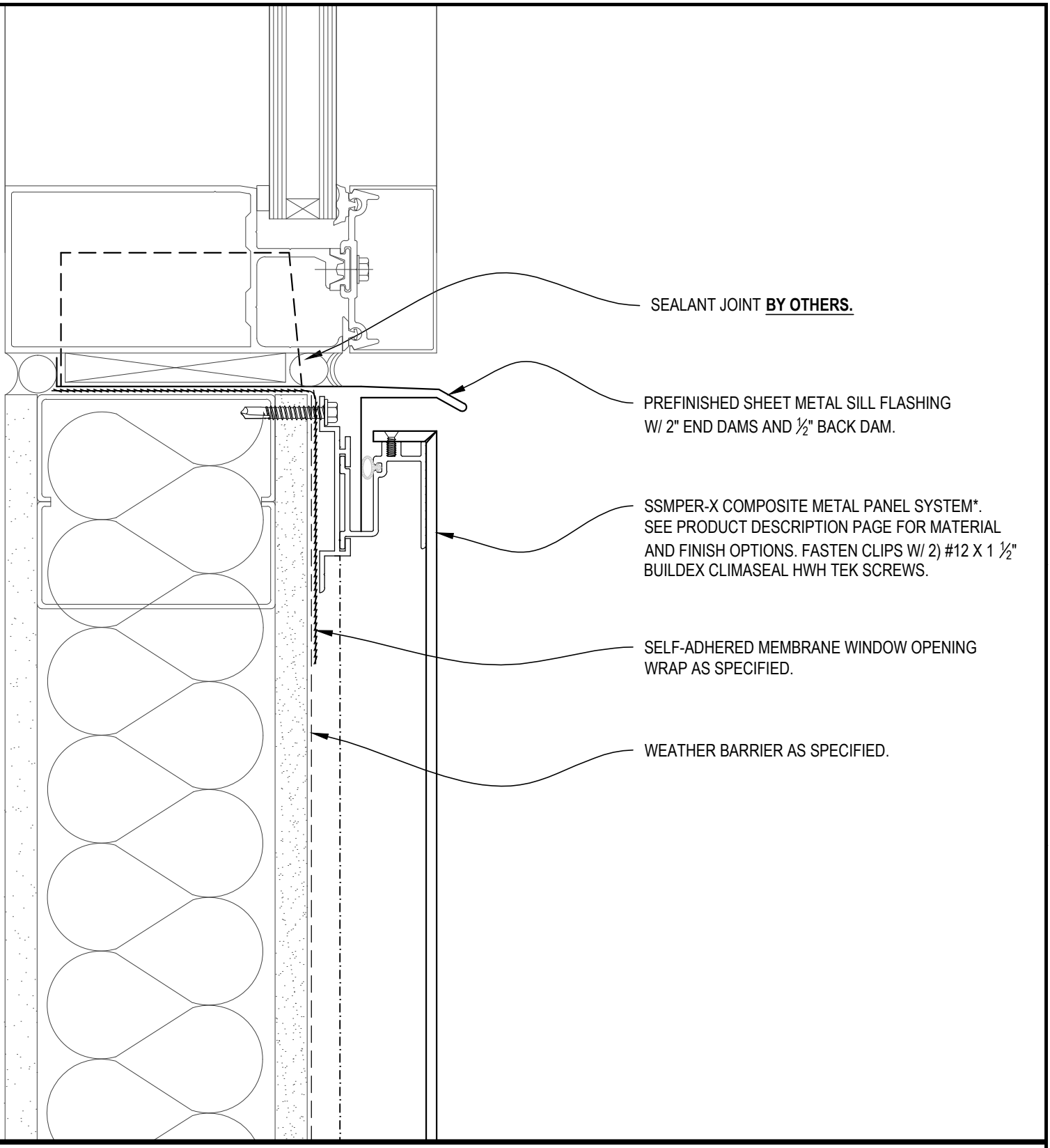


SKY LINE

WINDOW SILL--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

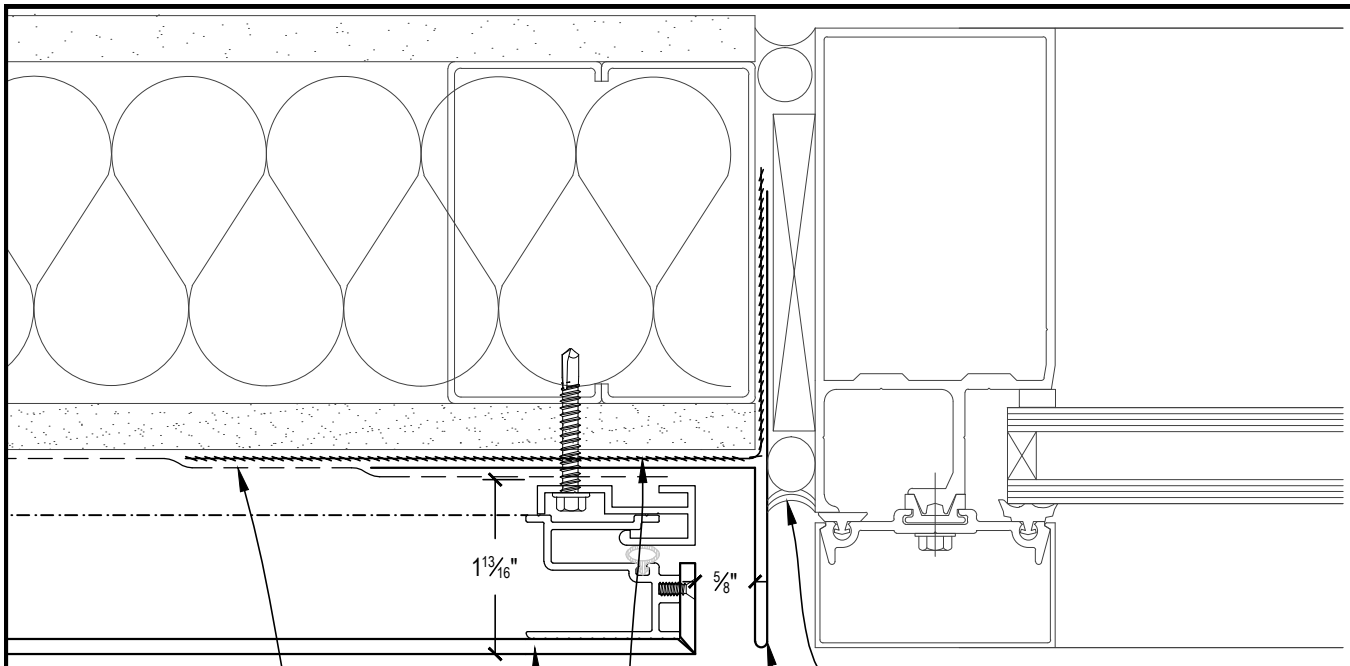
SHEET 6A

SSMSS PANEL SYSTEM

DATE: 01-01-10

DRAWN: JASON YORK

SKYLINE SHEET METAL
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189



SEALANT JOINT **BY OTHERS.**

PREFINISHED SHEET METAL JAMB FLASHING.

SELF-ADHERED MEMBRANE WINDOW OPENING WRAP AS SPECIFIED.

SSMPER-X COMPOSITE METAL PANEL SYSTEM*. SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL WINDOW JAMB

SCALE: 6" = 1'-0" PLAN VIEW

SHEET 7

SSMSS PANEL SYSTEM

DATE: 01-01-10 DRAWN: JASON YORK

SKYLINE SHEET METAL

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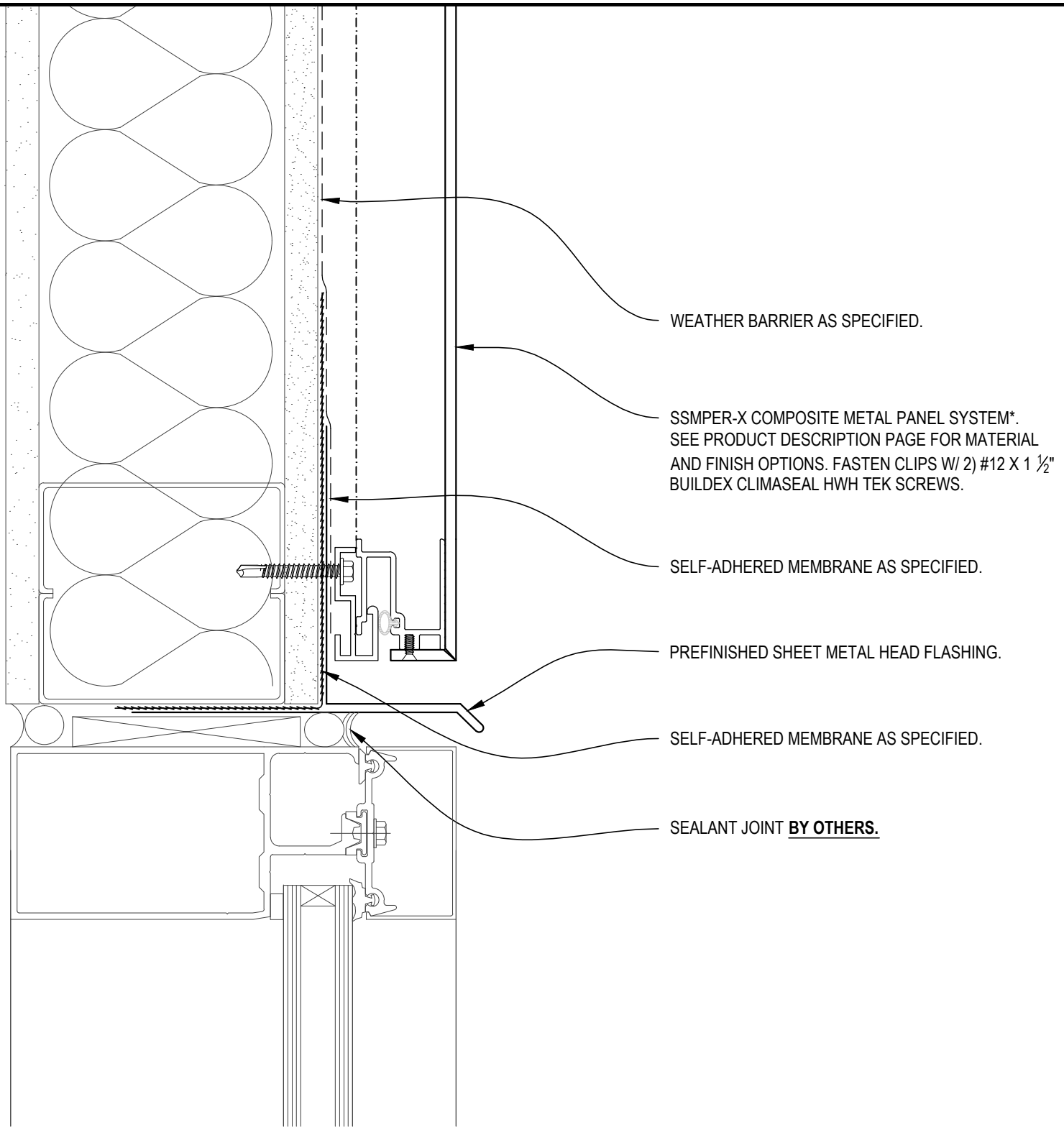

SKY LINE

TYPICAL WINDOW HEAD

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 8

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

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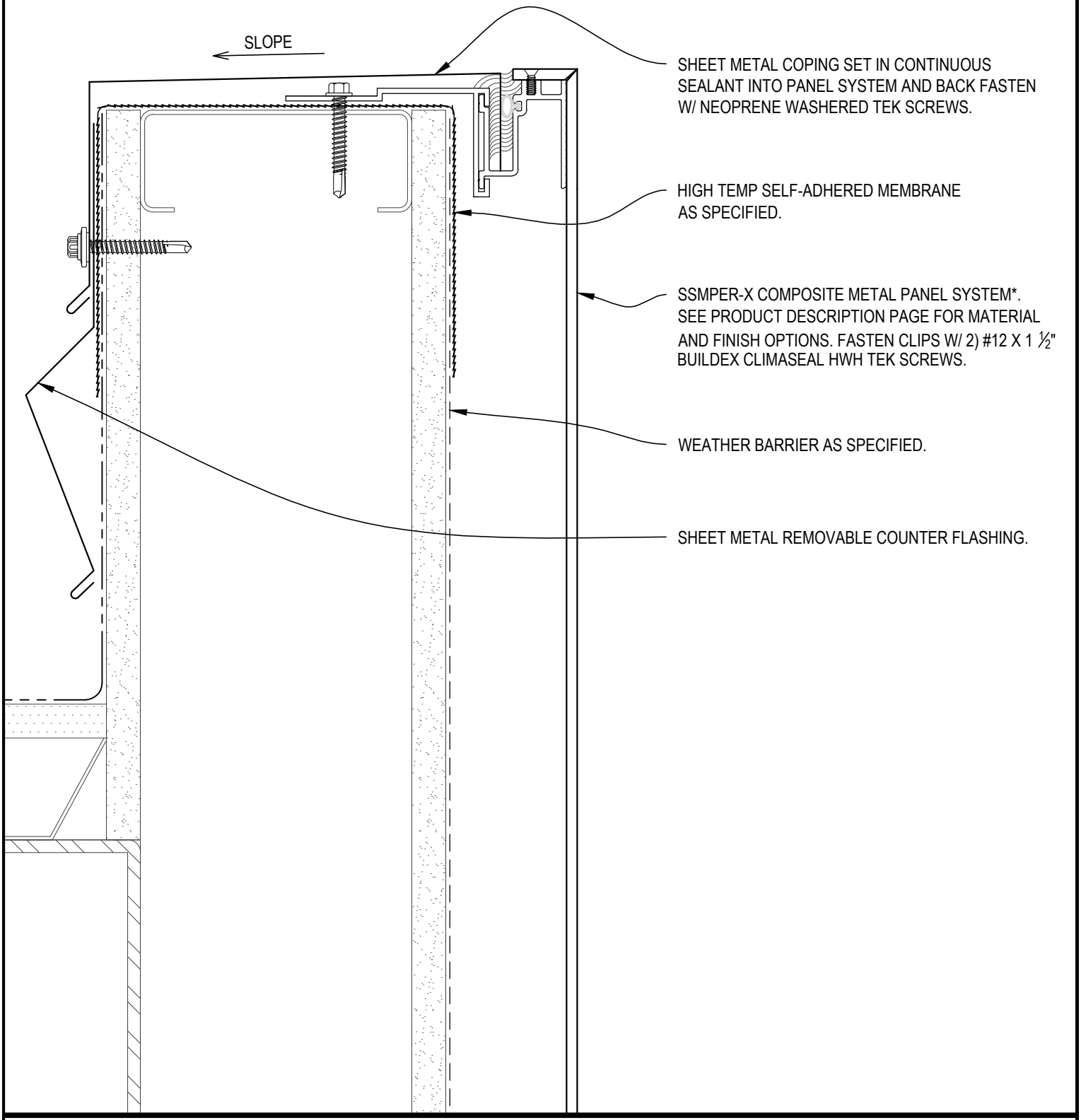

SKY LINE

TYPICAL PARAPET CAP

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 9

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

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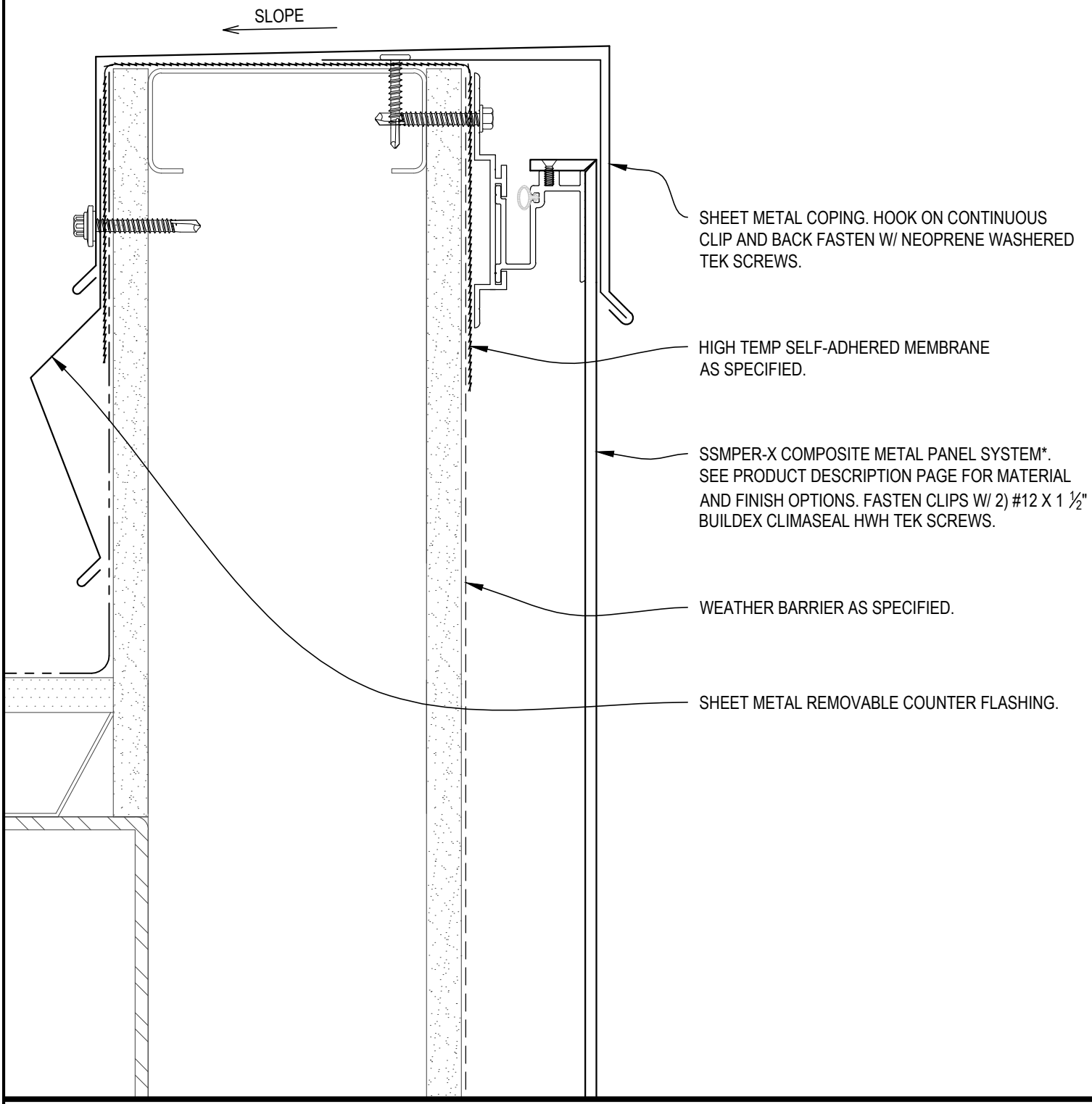

SKY LINE

PARAPET CAP--OPTION -A-

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 9A

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

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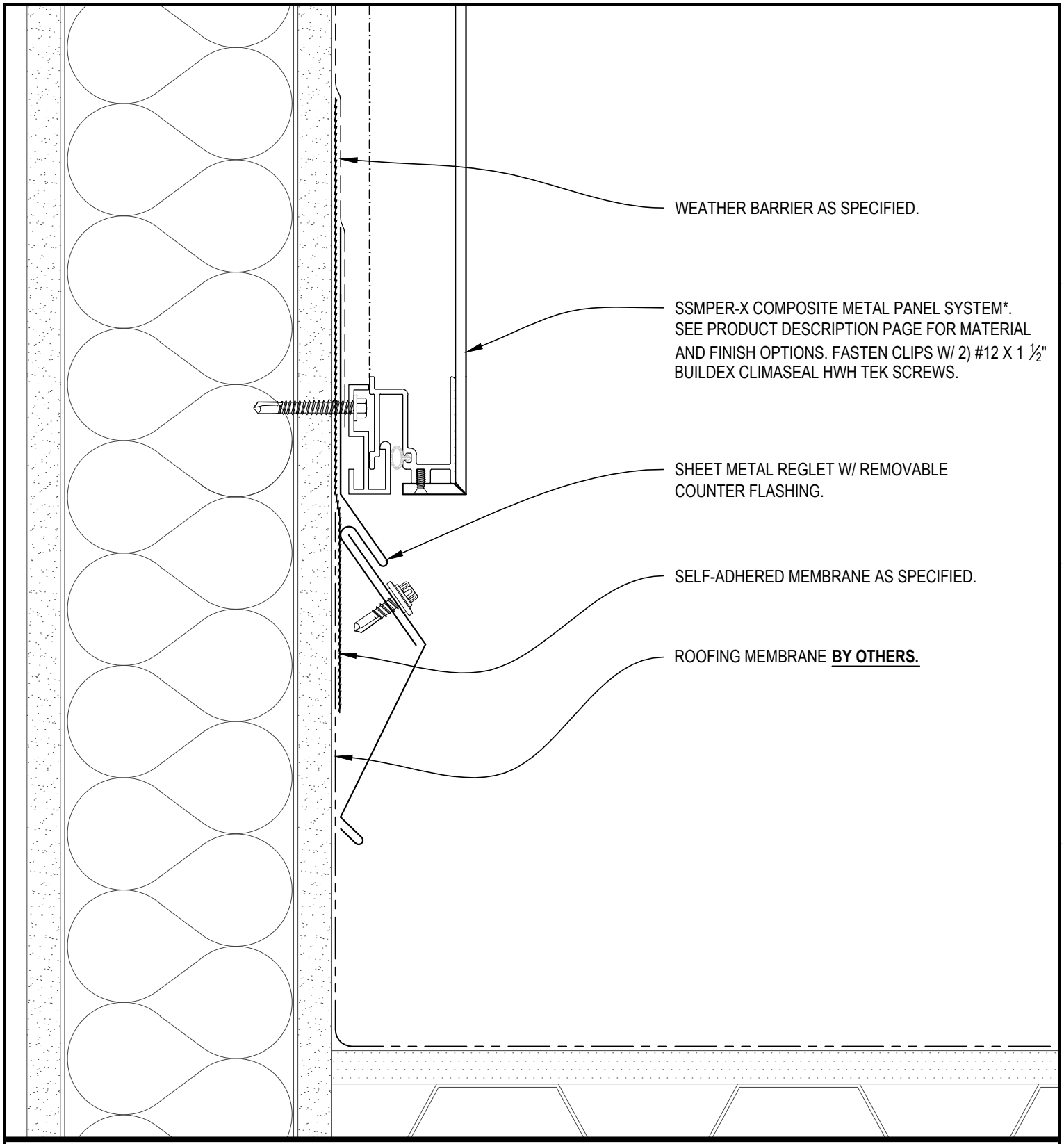

SKY LINE

TYPICAL PANEL @ ROOF

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 10

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

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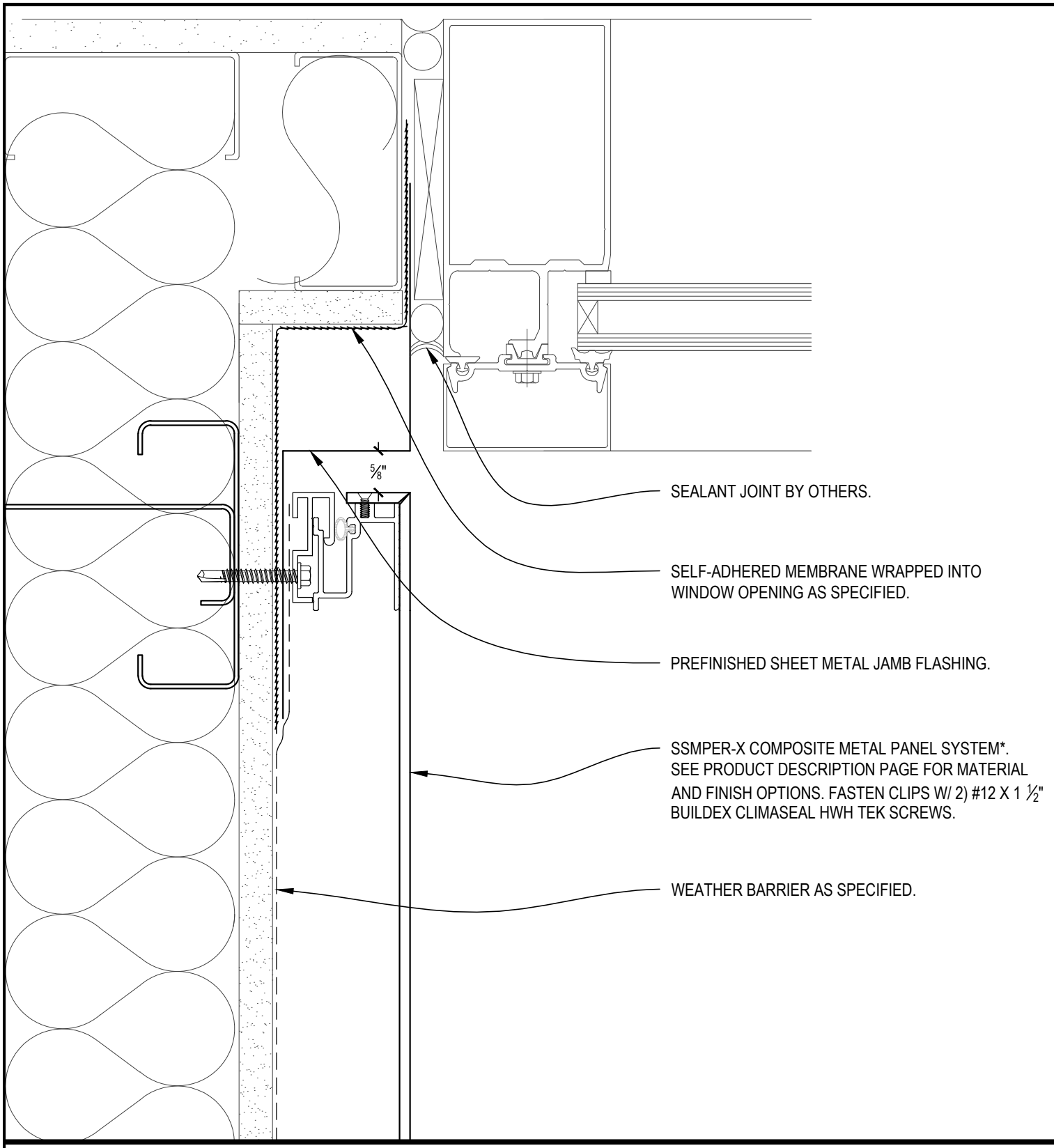

SKY LINE

INSIDE CORNER WINDOW JAMB

SCALE: 6" = 1'-0" SECTION VIEW

SHEET 11

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10 DRAWN: JASON YORK

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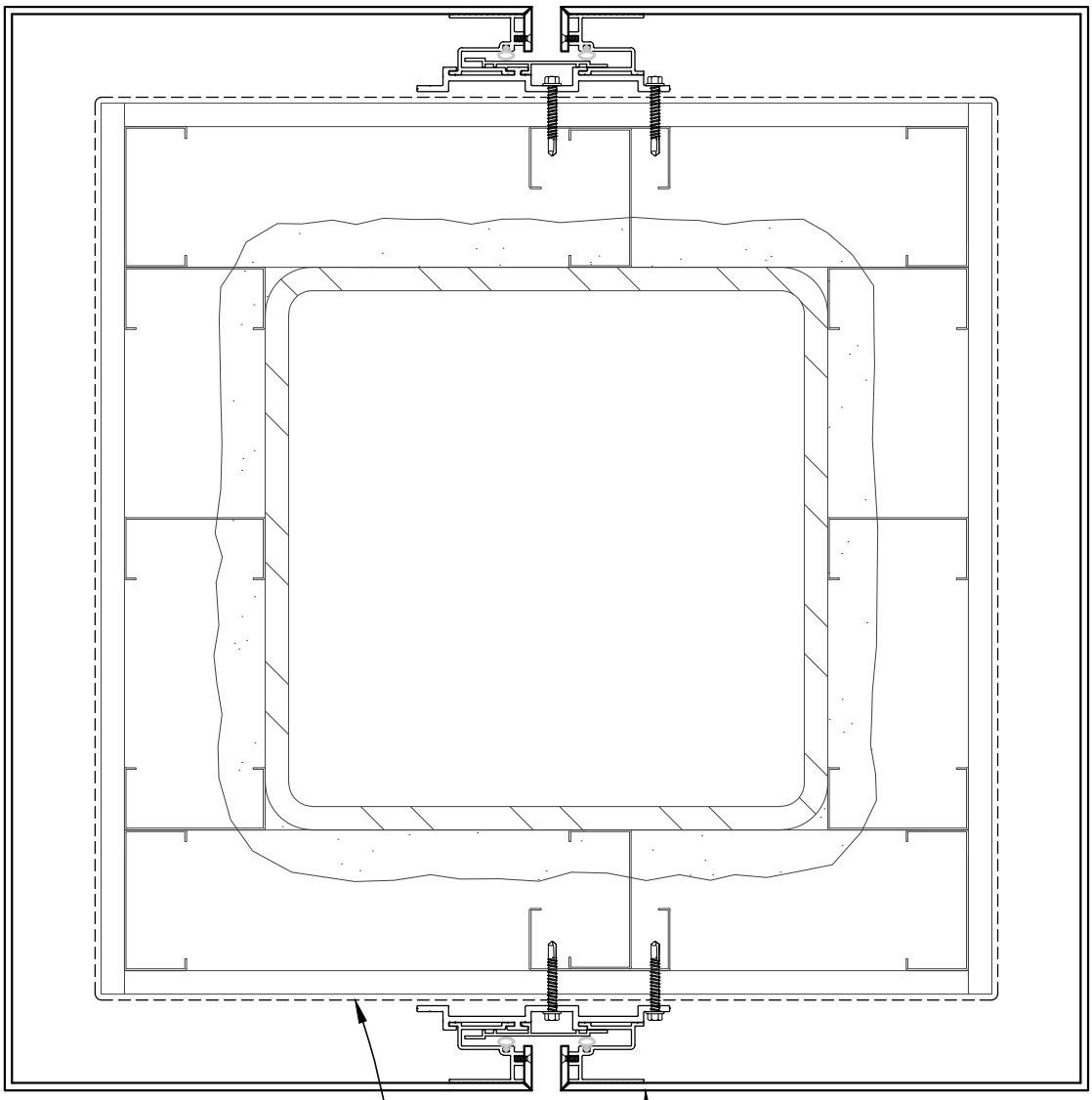

SSMPER-X COMPOSITE METAL PANEL SYSTEM*.
SEE PRODUCT DESCRIPTION PAGE FOR MATERIAL AND FINISH OPTIONS. FASTEN CLIPS W/ 2) #12 X 1 ½" BUILDEX CLIMASEAL HWH TEK SCREWS.

WEATHER BARRIER AS SPECIFIED.

SKY LINE

TYPICAL COLUMN WRAP

SCALE: 6" = 1'-0"

SECTION VIEW

SHEET 12

SSMSS PANEL SYSTEM

SKYLINE SHEET METAL

DATE: 01-01-10

DRAWN: JASON YORK

1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189

PARKLEX PRODEMA



1 /1

Grey Ayous / NATURSOFFIT-W
Soffit

NATURSOFFIT-W offers a wide range of finishes, suitable for sheltered and horizontal downward applications such as underside balconies, soffits or canopies. It requires no maintenance and provides the outdoor covered spaces with the warmth and the design versatility of the natural wood.

The PEFC certification seal guarantees that our wood boards have been made with raw materials of forest origin managed in a socially and environmentally responsible way.

PROPERTIES

- Only for sheltered and horizontal downward applications
- Maintenance-free HPL wood panels
- PEFC-certified raw material
- Resistance to extreme atmospheric agents
- Complete installation system
- On-demand project assistance service
- 10-year warranty

DIMENSIONS

Panel dimensions: 8' x 4' (2440 x 1220 mm)
Thicknesses: 6, 8, 10, 12, 14, 16, 18, 20, 22 mm

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Exhibit A9



X-TEND® THE ORIGINAL

EDELSTAHL-SEILNETZ

STAINLESS STEEL CABLE MESH

LU 22-115673 DZM
Exhibit A9

X-TEND – DAS ORIGINAL
X-TEND – THE ORIGINAL

Mit X-TEND gelang es bei CARL STAHL ARCHITEKTUR Anfang der 1990er Jahre, ein Bauelement zu schaffen, das gleichzeitig Sicherungs- und Designelement ist. 1991 wurde für X-TEND das Patent erteilt.

Die Einsatzgebiete des Edelstahlseilnetzes im Innen- und Außenbereich wurden seither in vielfältiger Art weiterentwickelt. Unter anderem findet es Anwendung als Geländerfüllung sowie als horizontale oder vertikale Absturzsicherung, Abtrennung, Fassadenverkleidung, Begrünung oder als vielseitiges Gestaltungselement.

Und auch anspruchsvolle Zoo-Anlagen, wie zum Beispiel dreidimensional in Leichtbauweise geformte Freiflugvolieren oder Raubkatzengehege, werden aus X-TEND Edelstahlseilnetzen gebaut und sind nur eine der Spezialitäten der erfahrenen Planer und Bauer von CARL STAHL ARCHITEKTUR.

CARL STAHL ARCHITECTURE'S X-TEND, developed beginning of the 1990's, is a construction element that unites safety with design. In 1991, the patent on X-TEND was granted.

The diverse applications for this stainless steel mesh are being progressively developed since then, both indoors and outdoors. Amongst other applications, it is used for balustrade in-fills, horizontal or vertical fall protection, dividers, façade cladding, green walls and versatile design elements.

Complex zoolutions, such as lightweight, three-dimensional free-flight aviaries or big cat enclosures, are also built with X-TEND stainless steel cable mesh – and are only one of the specialities of CARL STAHL ARCHITECTURE's experienced planners and builders.



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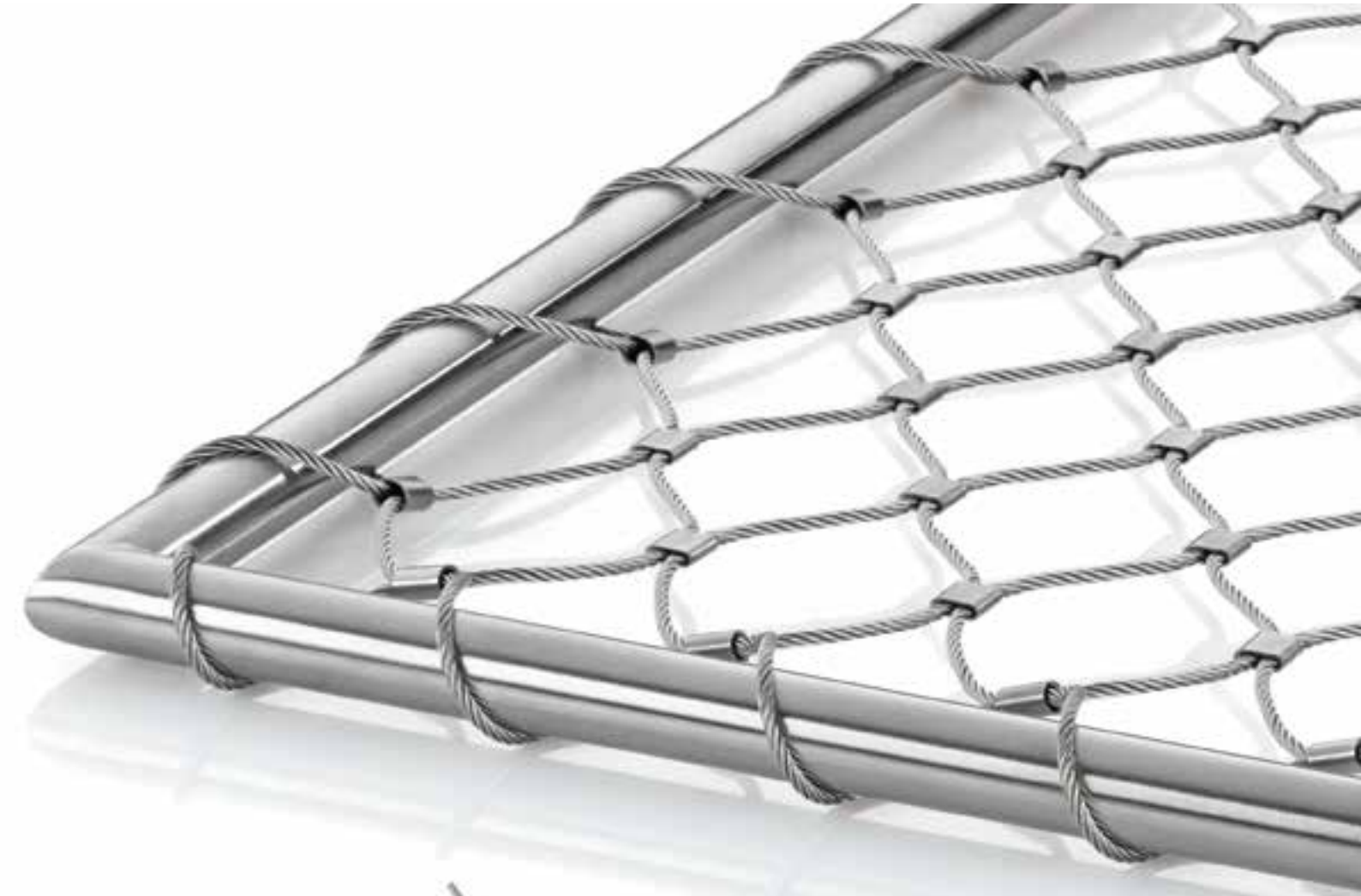
Exhibit A9





Merkmale Attributes	**Sichernd und gestaltend** **Transparent und flexibel** **Leicht und stabil** **Zwei- und dreidimensional** **Innovativ und langlebig** **Hochwertiger Edelstahl** **Auch in Farbe** **Für den Innen- und Außenbereich** **Hoher Nutzwert** **Ästhetik und Lifestyle** **Nachhaltigkeit und Recycling** **Vielfältigste Einsatzmöglichkeiten** Safety meets design Transparent and flexible Lightweight and sturdy 2D or 3D Innovative and durable High-quality stainless steel Also in colour For interior and exterior use Many practical benefits Aesthetics and lifestyle Sustainability and recycling Exceptionally versatile

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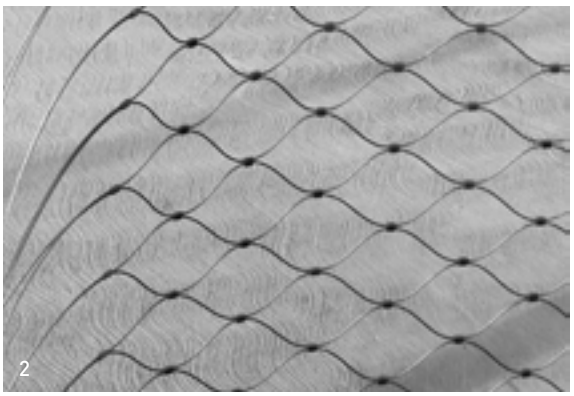
Exhibit A9


1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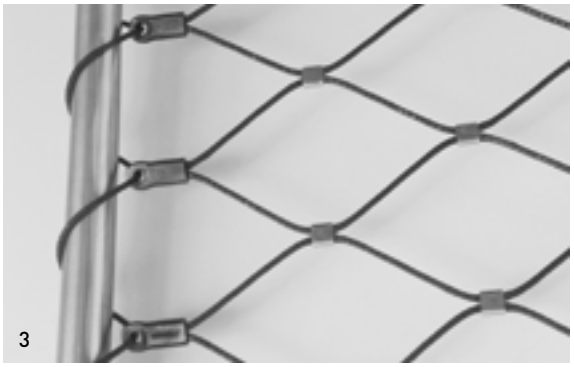
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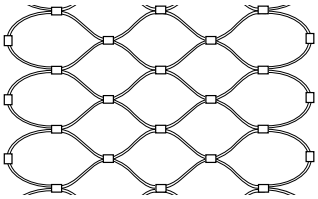
5

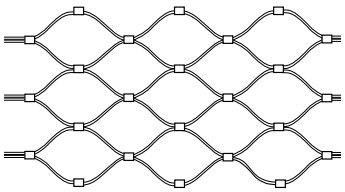
X-TEND RANDAUSBILDUNG
X-TEND EDGING

1



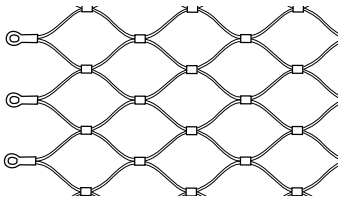
X-TEND, geschlossene Masche mit Leerhülsen, Standard-Montageart
X-TEND, closed mesh with loose ferrules, standard installation

2



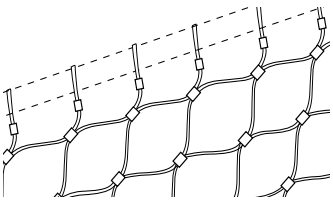
X-TEND, seitlich offen mit losen Seilenden für Montageanpassungen
X-TEND, open sides, with "horsetail cables" for special adaptations

3



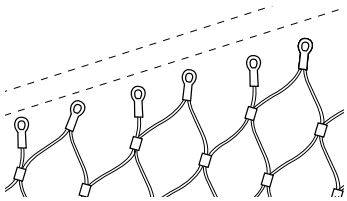
X-TEND, Randausbildung mit Ösen
X-TEND, Edging with eyelets

4



X-TEND, Schrägnetz, Montage mit Einzelschlaufen
X-TEND, diagonal mesh, Installation with individual loops

5



X-TEND, Schrägnetz, Montage mit Ösen Standard-Schräganbindung
X-TEND, diagonal mesh, Installation with eyelets Standard diagonal edging

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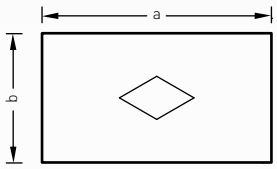
Exhibit A9

LIEGENDE UND STEHENDE MASCHE
HORIZONTAL AND VERTICAL MESH DIAMOND DIRECTION

Liegende Masche ist die häufigste X-TEND Maschenausrichtung. X-TEND Geländer-Netze werden oft mit liegender Masche und langen durchlaufenden Netzbahnen ausgeführt. Dies stellt die wirtschaftlichste Lösung dar.
Netzbahnen mit liegender Masche können in beliebigen Längen zusammenhängend eingebaut werden bzw. auf der Baustelle mit dem definierten Werkzeug verbunden werden. Sehr lange Netze haben eine kaum sichtbare Nahtstelle.
Auch kleine Einzelfelder sind mit liegender Masche ausführbar. Je nach Netzfeldgeometrie kann dies einen Konfektionierungsaufwand bedeuten, der dem von stehender Masche gleicht.

The horizontal mesh diamond direction is the most commonly used. X-TEND balustrade mesh is often carried out with horizontal mesh diamond direction and long continuous mesh panels, representing the most economic solution.
Mesh panels with horizontal mesh diamond direction can be installed adjacent to one another over any length or joined together on the construction site using the suitable tools. Very long mesh panels have an almost invisible seam.
The horizontal mesh diamond direction is also feasible for small, individual panels. This can mean more customising is required, comparable to vertical mesh diamond direction, depending on the mesh panel geometry.





Liegende Masche_Horizontal mesh diamond direction



Liegende Masche_Horizontal mesh diamond direction

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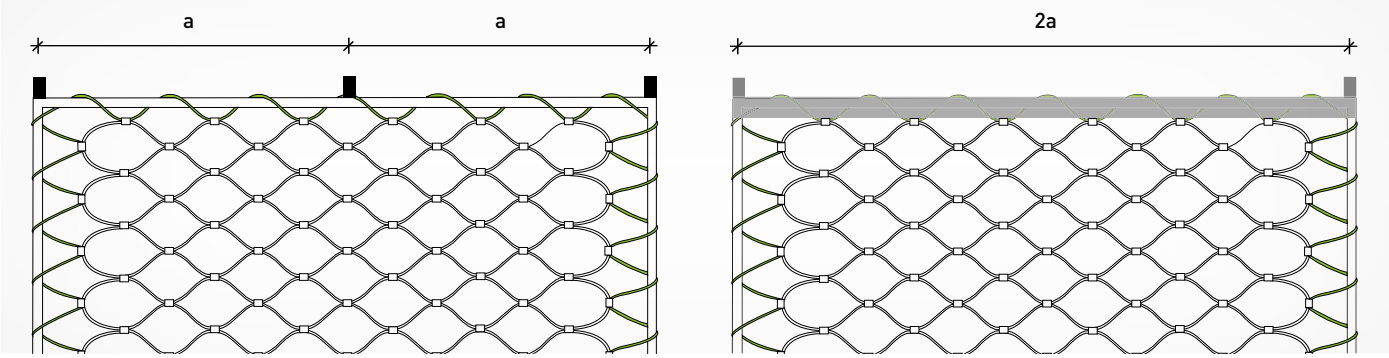
RANDROHRE UND BEFESTIGUNG

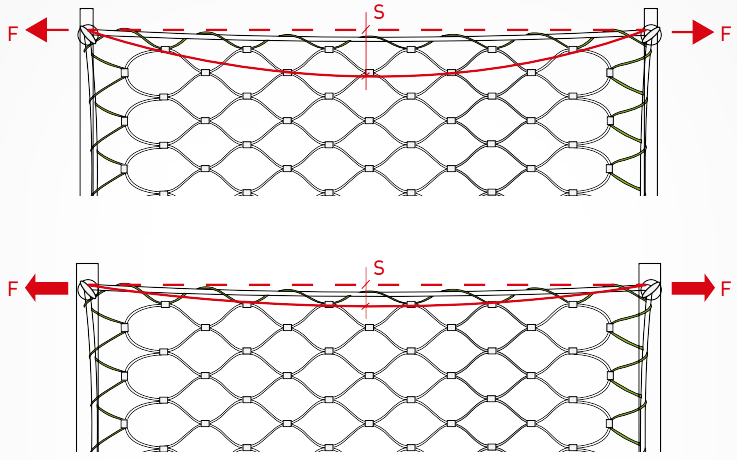
Rahmen aus Rundrohren oder Stäben tragen die auftretenden Kräfte über ihre Biegefestigkeit ab. Die Berechnung dieser Kräfte erlaubt die Bestimmung der notwendigen Rohrdurchmesser und Wandungsstärken. Die Abstände der Befestigungen und die Dimensionen der Rohre stehen in einem engen Verhältnis zueinander. Beim Edelstahl-Standardrohr d= 21,3 mm x 2 mm empfehlen wir einen maximalen Befestigungsabstand von 1,00 m.

BORDER TUBES AND FIXING POINTS

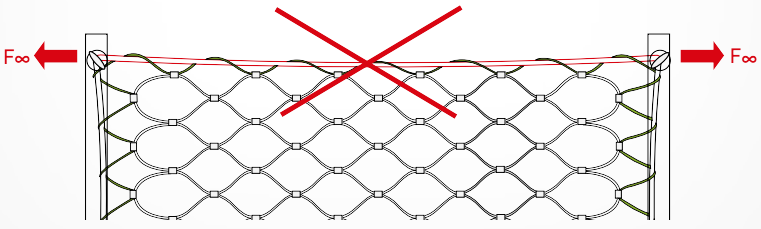
Support frames made of round tubes or rods absorb the mesh loads via their inherent bending strength. Accurate calculation of these loads makes it possible to determine the tube dimensions and characteristics. The distance between the fixing points and the size of the tubes are in close proportion to one another. For the standard stainless steel tube of D=21.3 x 2 mm we recommend a maximum intermediate fixation distance of 1.00 m.



Einfluß von Spannweiten bei Randrohren_Influence of spans in case of border tubes



Randseil kann nicht ohne Seilstich eingebaut werden
Border cables are not possible without sag.



Randseile entwickeln aufgrund der auftretenden Belastungen senkrecht zur Spannrichtung eine Krümmung, den Seilstich. Je geringer der Abstand zwischen den Befestigungen der Seile, desto geringer können Seildurchmesser und Seilstich ausfallen. Bei gleichen Befestigungsabständen des Randseils werden die Seilkräfte größer, je kleiner der Seilstich ist. Sofern optisch kein Durchhang gewünscht bzw. akzeptiert wird, sind Seile nicht die richtige Lösung, sondern es sollten starre Materialien wie Rohre oder Stäbe gewählt werden.

Due to their flexibility, border cables naturally develop a curvature perpendicular to the direction of the load. This is known as cable deflection or sag. The smaller the distance between the fixing points of the cables, the smaller the cable diameter and deflection. With given fixation distances of the border cable to the structure, the cable loads will become bigger the smaller the cable deflection is. In case a cable deflection is not required respectively acceptable, border cables are not the right choice. Rigid materials like border tubes or rods are then preferable.

F **Kraft**_Force
S **Seilstich**_Cable sag

→F **Kraft**_Force
→F **höhere Kraft**_Increasing force
→F∞ **unendliche Kraft**_Unlimited force

Einfluss von Seilstich bei Randseilen_Influence of cable deflection in case of border cables

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Exhibit A9

RANDSEILE UND BEFESTIGUNGEN
BORDER CABLES AND ATTACHMENTS


1

Edelstahl-Seilkonfektionen aus dem I-SYS Produktprogramm lassen sich vielfältig als Randseilsysteme für X-TEND Netze verwenden.
Mehr Details finden Sie in der Broschüre "X-TEND Detaillösungen", sowie im Katalog "I-SYS Edelstahl Seil-Systeme".

Stainless steel cable assemblies of our I-SYS product range are used in versatile ways as border cable systems for X-TEND mesh. More details are included in the brochure "X-TEND Detail Solutions", as well as in the catalogue "I-SYS stainless steel wire rope system".

1 **Außengewinde-Terminal durch bauseitige Anschlusslasche**
External thread terminal through fixing bracket, field installed


2

2 **Ösen-Terminal und Außengewinde durch bauseitige Lasche**
External thread terminal through fixing bracket, field installed field installed


3

3 **Seilumlenkung**
Rope pulley block

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Exhibit A9



THE BRICK BOOK

COLORS | TEXTURES | ASTM

Reds and Browns

COLOR*: **Midnight Sky**

TEXTURE: **Coated Mission**

TYPE**: **Special Order**

PLANT: **Mica**

COLLECTION: **N/A**

ASTM: **ASTM C-216, SW, FBX**

Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.

*** Special Order Colors require a minimum order. Additional production time should be allowed.*

Considering brick for your project?

For samples and ordering information, contact your Mutual Materials Sales Representative or call (888) 688-8250.

MUTUALMATERIALS®

www.mutualmaterials.com

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VAAGEN TIMBERS

Cross Laminated Timber Design Guide



Intended Usage

	Visual	Non-Visual
Intended Use	Visual where one or both faces are exposed	Where both faces are covered by another material
Face Layer- V series	Douglas Fir Larch #2 & Btr	Douglas Fir Larch #2 & Btr
Sanded Face	100 grit	N/A

CLT Specifications

Max. panel size	4'0" x 60'0"
Max. thickness	9.625 in.
Min. thickness	4.125 in.
Production widths	48 in.
Moisture Content	12% +/- 3%
Glue specs.	Eco bind adhesive
Species	Douglas Fir Larch SPF (Coming Q4 2019)
Lumber Grades	2 & Btr
Stress Grades	V1M3
Manufacturing Certification	APA PR-320 product report PR-L328
Density	~31lbs/ft2 (estimated)
Dimensional Tolerances	**Thickness:** +/- 1/16in (1.6mm) or 2% of the CLT thinkness, whichever is greater **Width:** +/- 1/8in (3.2mm) of the CLT width **Length:** +/- 1/4in (6.4mm) of the CLT length



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Exhibit A9

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LONDON: +44 (0) 1895 876259
BOSTON: +1 617 8546587

APA Facade Systems Bi-Fold door system offers a wide variety of solutions to suit any project requirement.

Design

Known for its versatility, our bi-fold door is available with up to 14 sashes, opening internally or externally, substantially increasing natural light and airflow for commercial and residential developments.

The accordion-style design allows the user to fold up all sashes neatly against the wall when opened, revealing unobstructed panoramic views.

Performance

This thermally enhanced door system comes with superior thermal performance with transmissions as low as 1.1 W/m^2K. This is thanks to its thermally efficient polyamide core (24mm to 44mm), and the possibility of installing high-performance glass units up to 45mm.



h

oi-fold system is available with a single and dual colour finish to match Qualicoat (RAL colours).

LU 22-115673 DZM
Exhibit A9

The excellent design of this system allows you to insert the bottom of the frame into the pavement, leaving the threshold completely hidden. The wheels and rollers are also concealed when the door is in the closed position providing a high-quality, aesthetically pleasing finish.



- Frame – 73 mm
- Sash – 73 mm
- Maximum Glazing opportunities of 45 mm
- Opening Possibilities up to 14 sashes
- Polyamide strip – frame 20 mm / Sash 30 mm
- Maximum sash size 1000 mm x 2250 mm
- Maximum weight/sash 120 kg
- Available in single or dual colour or anodized finish
- Qualicoat Powder Coat



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Exhibit A9



RELATED SYSTEMS



ST VISION PLUS

View More



ST4-600 LIFT & SLIDE DOOR

View More



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Exhibit A9



ST70 REBATE DOOR SYSTEM

View More

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Boston, MA, 02109,
USA
Tel: +1 617 8546587



SOCIAL MEDIA

LU 22-115673 DZM
Exhibit A9



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Website design & developed by Flo Web Design

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APA FACADE SYSTEMS

French Doors





Design

Our French doors are designed with standard or concealed hinges and come with the best thermal transmission coefficient across the patio door range.

Manufactured using our 2 3/4" or 3 1/8" profile, with glazing opportunities up to 2 1/2", this patio door system produces superb thermal and acoustic performances.

The maximum dimensions available per leaf for both the standard, and concealed hinges is 3' 6" x 8'.

This system is often installed on multi-level residential developments or alongside our Juliet Balcony.

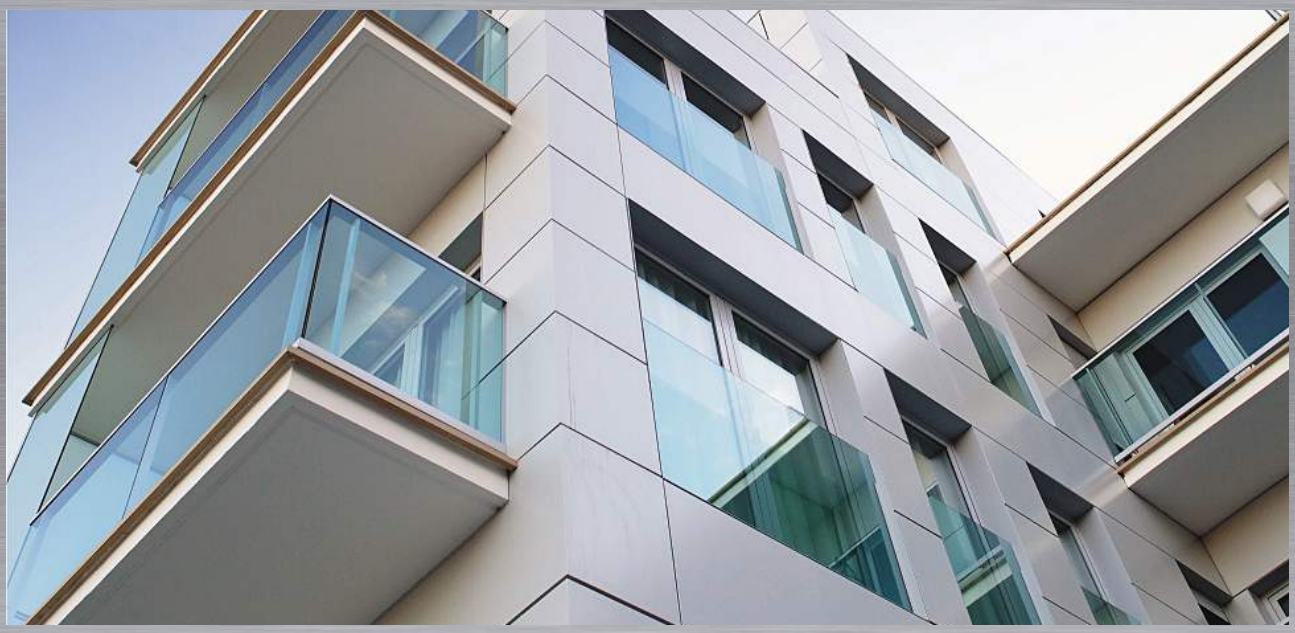


Properties of ou French Door System

- Possibility of concealed hinges.
- Maximum glazing thickness 2 1/2″ .
- Opening possibilities: Push-out or in-swing with single or double doors.
- Available with automatic opening: Internal and external hinged single sash.
- Sections- Frame – 3 1/8″ / Sash – 3 1/8“.
- Profile thickness- 1/16″ .
- Polyamide strip length – 1 5/16“.
- Maximum dimensions per leaf – 3′ 6″ x 8′ .
- Available with single, dual color or anodized finish.

Add our Juliet Balcony for High Fall Protection

Bring the outside in by combining our French Doors with our Juliet Balcony system. This combination gives the user access to a balcony while offering high fall protection.



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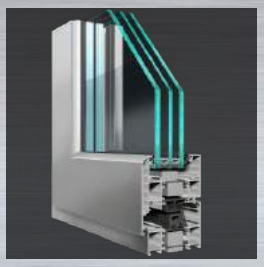
Contact Us If you require any extra information regarding:

Our aluminum window, door, facade, louvre or solar shading systems.

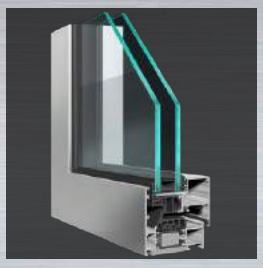
To organize a lunch and learn or training day.

To get in touch with a member of our technical department.

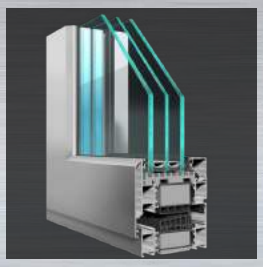
Our Window & Door Suite



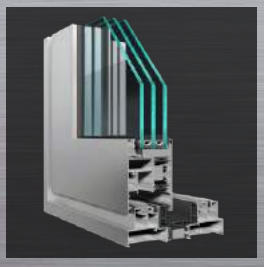
ST70 HI Window System



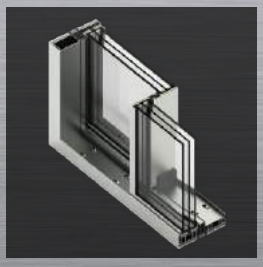
ST70 Concealed Sash



ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



French Doors

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RYTEC
HIGH PERFORMANCE DOORS

High Speed Doors for Parking Applications






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High Performance Doors for Parking Applications

Spiral®

- Exclusive, patented technology
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® FV® (Full Vision)

- Full width continuous window slats provide excellent visibility
- Sleek, high-tech aesthetics
- Shatter-proof and scratch resistant LEXAN™ slats
- Opening speed up to 100 ips



Spiral® VT (Ventilated)

- Maximize fresh air with ventilated slats to meet ventilation requirements of garage
- Provides air flow and security for high-speed, high-cycle applications
- Opening speed up to 100 ips



Spiral® LH® (Low Headroom)

- Low lintel design requires only 10 inches of headroom
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® HZ® (Hurricane Zone)

- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door on the market to have a Miami-Dade County, Florida, NOA for use in a HVHZ
- Opening speed up to 60 ips



Spiral® LH®-HZ® (Low Headroom/Hurricane Zone)

- Low lintel design requires only 10 inches of headroom
- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door to have a Miami-Dade County, Florida, NOA for use in a HVHZ



Spiral LP® (Low Profile)

- Low profile side column and headroom configuration allows to fit into tighter spaces
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available



Fast-Seal®

- Industry-leading high-speed rolling door
- 3-ply Rylon™ door panel
- Dual counterweights and independent curtain tensioning system
- Opening speed up to 50 ips



PredaDoor® NXT®

- 2-ply or 3-ply Rylon™ door panel with five-year warranty
- Direct drive operation
- NXT Quick-Set™ repair system for realignment if hit
- Opening speed up to 50 ips



Powerhouse®

- SBR rubber panel with self-supporting steel side columns
- No torsion springs or wear parts - virtually eliminating maintenance
- Resistant to high pressure wind loads
- Small footprint for tight spaces



High Performance Technology





Patented Spiral® Technology

Our Spiral Series doors offer a unique spiral track design that ensures no metal-to-metal contact for ultra-quiet operation. This also guards against wear and tear on the aluminum panel, resulting in minimal maintenance, preserved aesthetics and longer life.



Safety Focused

Rytec high-performance doors offer a full array of safety features to provide safeguards and assure operational standards.

- Advanced³ Light Curtain System
- Pathwatch® and Pathwatch® II Safety Light Systems
- Dual thru-beam photo eyes
- Ry-Wi® Wireless System



Performance Under Control

Our next generation System 4® as well as remote door controllers provide greater functionality and unprecedented efficiency. Featuring smart technology, easy installation and a standard NEMA 4x rated enclosure.

Reduced Maintenance Costs

- Specifically engineered for high-traffic, high-cycle environments
- Assured operation without expensive ongoing maintenance
- Fabric and rubber door models can withstand vehicle impact and be reset in seconds, without tools

Lasting Reliability

- Engineered to withstand the daily rigors of use and last for millions of operating cycles
- High-speed operation assures smooth, efficient, high-volume traffic flow
- Custom manufactured for optimal fit and performance

Improved Security

- Rapid opening and closing prohibits unauthorized access
- High speed operation optimizes traffic flow by reducing waiting time
- Cycle speeds deter 'tailgating' or 'piggybacking' activity

Stylish Aesthetics

- Modern, crisp lines and materials coordinate with many types of architectural styles
- Variety of RAL classic or custom match colors and additional options to help fit the visual appeal of individual structures and buildings



North America's Leading Independent High Performance Door Manufacturer





Quality. Performance. Reliability.

Rytec doors offer our customers the highest value and day in, day out performance — and are supported by the knowledge and expertise of dedicated employees, authorized dealers and trained installers across North America. With over 100,000 doors in operation — many with millions of operating cycles — our doors provide energy savings, safety and security and require only minimal maintenance.

American Owned, American Made

Watch All Rytec Testimonials

Specifications subject to change

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RYTEC
HIGH PERFORMANCE DOORS

LU 22-1156 Exhibit A9

PILKINGTON



Pilkington **AviSafe™**

Glass designed to protect birds

NSG GROUP

LU 22-115673 DZM
Exhibit A9

Pilkington **AviSafe™**

Pilkington **AviSafe**™ is an innovative glass solution, developed to greatly reduce the number of bird collisions. The unique patterned UV enhanced coating disrupts the reflection on the glass, so the bird can see a barrier.

The reflection of vegetation, the sky, and other buildings are deceptive and can result in bird collisions. Birds in flight are unable to use visual signals such as window frames to distinguish the location of the glass, as a human would.

Unlike humans, birds can see light in the ultraviolet spectrum. Therefore, the coating on Pilkington **AviSafe**™ makes the glass more visible to birds while remaining aesthetically appealing on the exterior surface. From the inside however, it's barely visible to the human eye, unlike other solutions.

When installed in an Insulating Glass Unit (IGU), the coating is located on surface #1, the external face of the outer pane. This enables the product to be as effective as possible at disrupting the reflection so the bird can only see a barrier.



Glass - A Triple Threat to Birds

- Reflections of vegetation or landscape attract birds to collide with glass.
- Green habitat inside buildings such as glass atriums, with clear glass can lead to collisions.
- Glass corners or narrow passages can allow birds to see through to habitat on the other side of a building, encouraging them to try to fly through.



Features and Benefits

- Could potentially save billions of birds each year.
- Passes the WIN test, a measure of bird impacts from reflection.
- Maintains high transparency.
- Aesthetically appealing externally.
- Internally it's barely visible to the human eye, unlike other solutions.
- Available in the following sizes:
  – In Europe sizes up to 6000 mm × 3210 mm
  – Outside Europe up to 5100 mm × 3210 mm.
- Highly durable surface #1 coating.
- Can be combined with many other Pilkington glass products for additional benefits, for example thermal insulation, solar control, safety & security, and noise control.

Passed the WIN test with flying colours

Pilkington **AviSafe**™ was put through its paces by Martin Rössler at Hohenau bird ringing station in Austria and successfully passed the WIN test – a rigorous process that measures the behaviour of birds flying towards reflections in glass.

Award-winning success

Pilkington **AviSafe**™ won the British Glass Focus 'Innovative Solutions' award in 2018.

Alternative solutions for bird strikes

As well as bird collisions caused by reflection, another well-known cause is transparency. Birds try to fly to something they see through the glass, either inside or on the other side of a building, e.g. trees or sky.

These 'fly-through' strikes are the cause of impact on some buildings and most noise barriers and bus shelters.

Whilst Pilkington **AviSafe**™ can reduce the number of reflection collisions, a frit-based solution may be more suitable if the main cause of collisions on a building is 'fly-through'. We have expertise and test evidence in this area – please contact your local NSG Group representative for more information.



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Exhibit A9

AviProtek® E Pattern 221



The AviProtek® E pattern 221 is a bird friendly glass solution with acid-etched visual markers on the exterior surface of the glass and Vitro's low-e coating Solarban 60 or 70 on surface 2. This pattern is made with 6 mm dots meeting the recognized 2×4 rule.

Product Specifications

Thickness: 6 mm (1 /4")

Dimensions: Standard 96" x 130" – on demand 72" x 130" or 84" x 130"

Substrates: Clear and Starphire Ultra-Clear™ glass by Vitro Glass, other tints are available on demand

Surface: Etching is to be used on the exterior surface only

Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network. This is subject to a minimum quantity of one block of 4,000 lb or 1,000 sq ft of glass.

Threat Factors: Meets all standards and guidelines requesting 2×4 spacing of visual markers. Has been tested by ABC with threat factor of 25 when used on position 1 (birds will avoid collision 75% of the time). For more information, please refer to table A2 of the AviProtek® technical booklet.

Energy: Available with Solarban®60 VT and Solarban®70 VT by Vitro Glass, other coatings are available on demand.

Applications: Exterior

Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions regarding the Walker Textures® warranty, please contact our Customer Service Department.

Warranty for the low-e coating: For more information, please communicate with the Vitro Glass Customer Service Department.

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APA FACADE SYSTEMS

Juliet Balcony

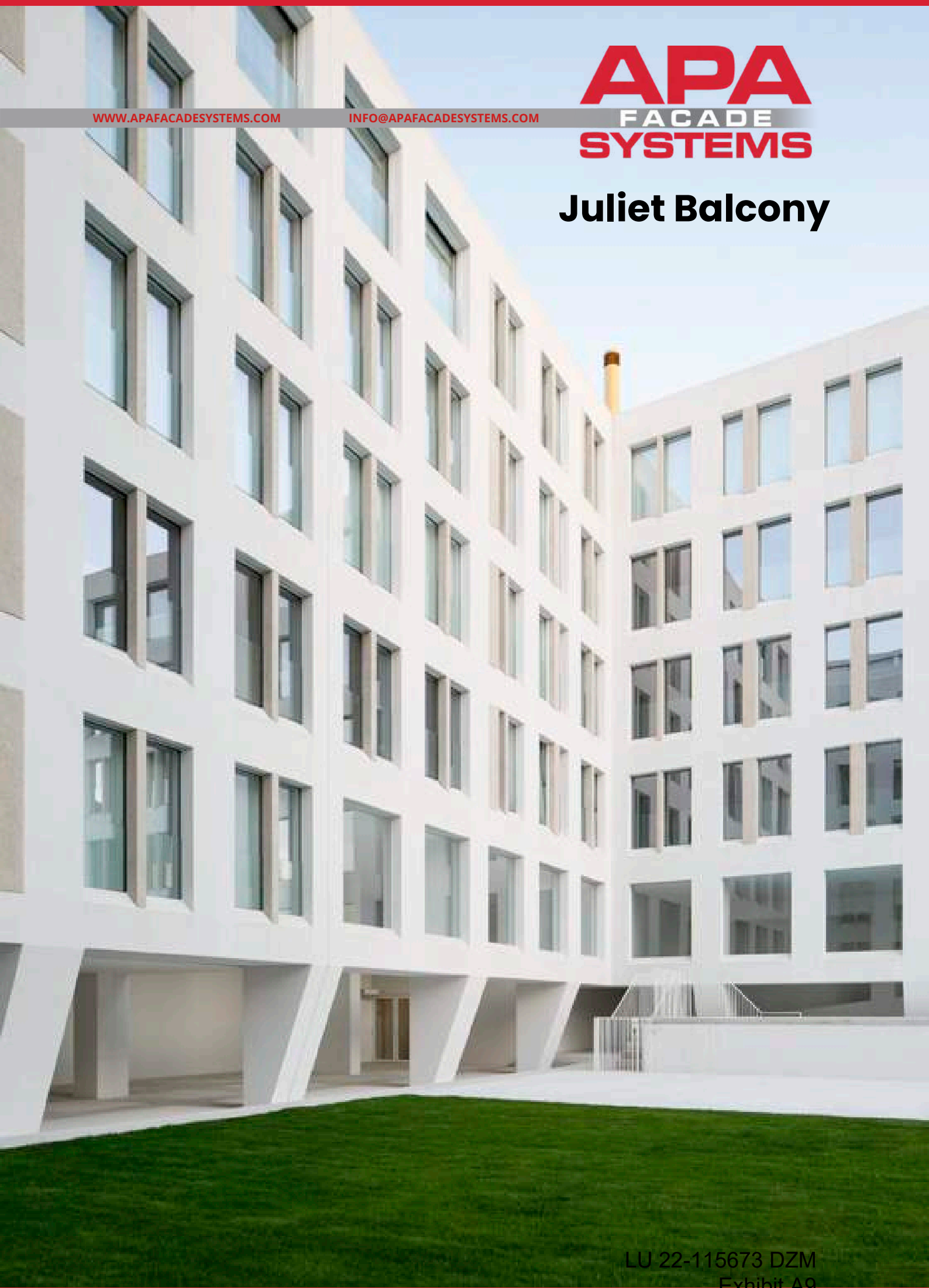

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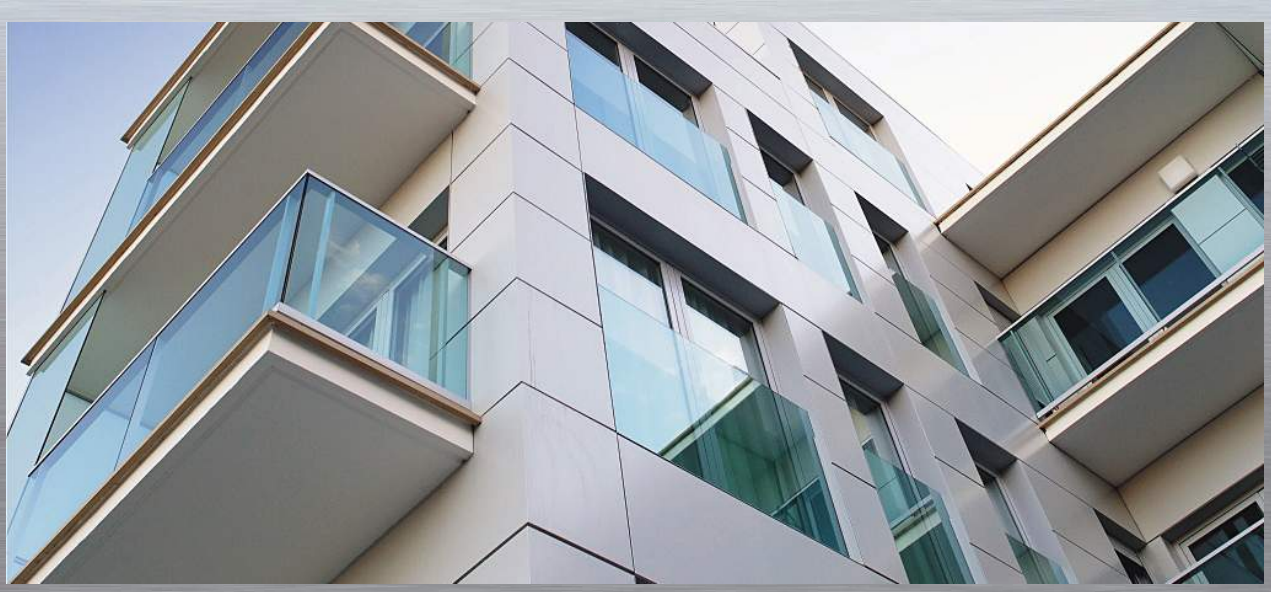
Exhibit A9



Design

Properties of ou

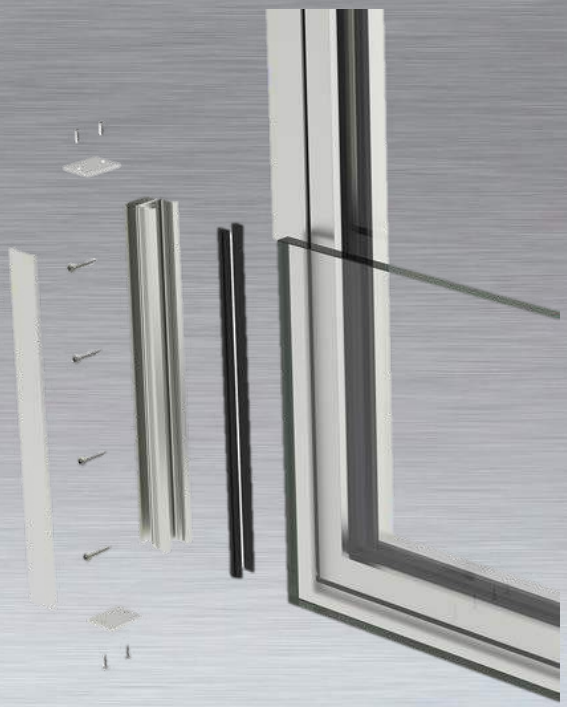
- Easily integrated with any of our ST window systems, tilt & turn door, French doors and ST4-600 Lift & Slide.
- Available in single, dual-color or anodized finish.
- Polyester powder coating to ASTM 2604.
- Multiple glazing opportunities.



Easy IntegrationWith Our Window & Door Systems

Our Juliet Balcony is designed to be installed with our high-performance Tilt & Turn window/door systems, our Life Enhancing Window, French doors and ST4-600 sliding door systems. It is perfectly suited for multi-level residential developments.

Available with multiple glazing possibilities, the use of heat strengthened, laminated glass is strongly recommended.





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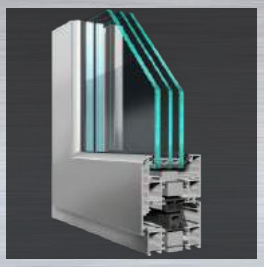
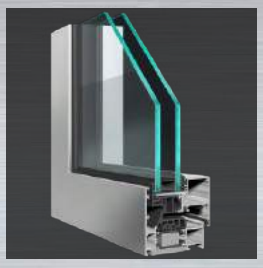
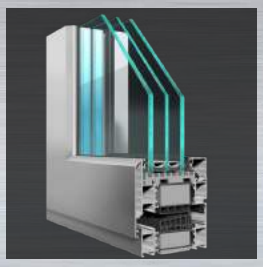
Our Window & Door Suite



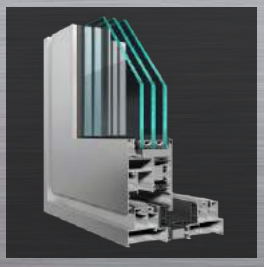
ST70 HI Window System



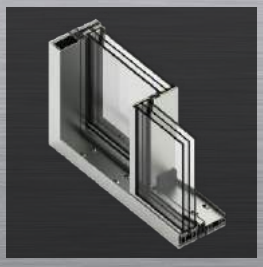
ST70 Concealed Sash



ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



French Doors

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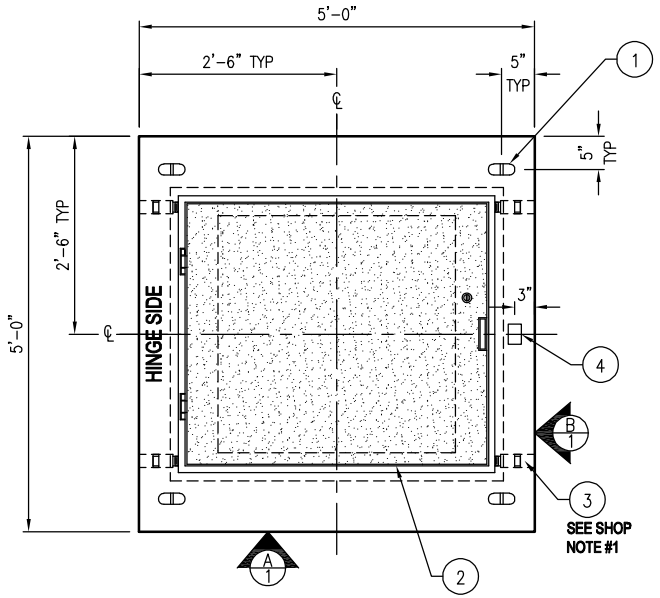
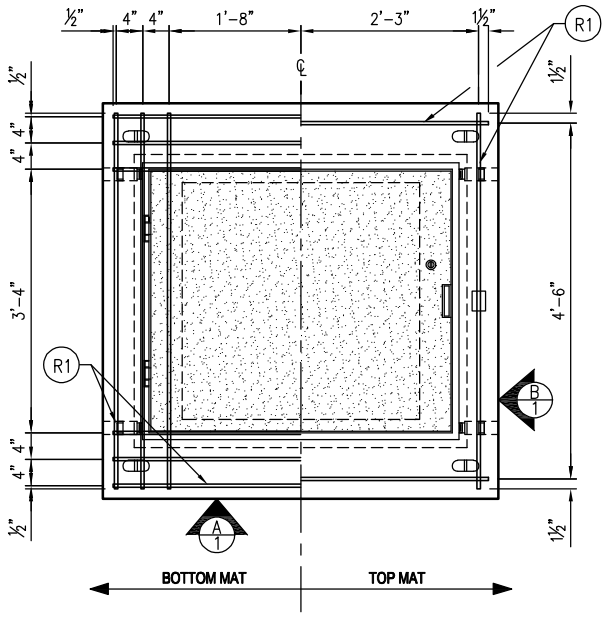


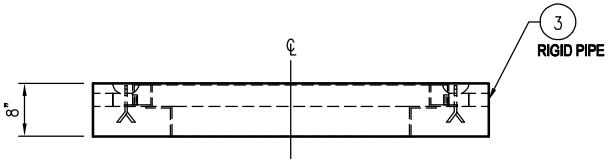
PLAN VIEW - PRODUCTION

SCALE: 7/16" = 1'-0"



PLAN VIEW - REINFORCING

SCALE: 7/16" = 1'-0"



VIEW A

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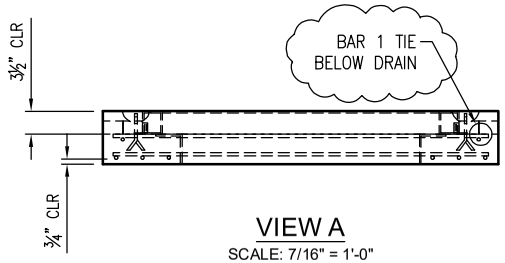

VIEW A

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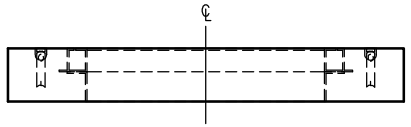
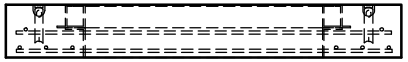


VIEW B

SCALE: 7/16" = 1'-0"



VIEW B

SCALE: 7/16" = 1'-0"

SHOP NOTES

1. ALL DRAIN PIPES CONNECTIONS TO BE AT SAME ELEVATION

APPROVED FOR FABRICATION

DATE 5/12/20 AN

BOM HAS BEEN UPDATED IN AX

SALES _____

REINFORCEMENT CUT LIST

#	QTY	MATERIAL	LENGTH	SHAPE
R1	16	#4 BAR	4'-9"	STR

PRODUCT WEIGHTS

PRODUCT	WEIGHT
TOP	1,475 LBS.

BILL OF MATERIALS

#	QUANTITY	DESCRIPTION	ITEM #
	0.331 YDS	CONC. MIX #5-SCC-STD	5010000
	0.51 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	2-TON SPREAD (GALV) (STEEL RECESS)	5100763
2	1 EA	EJ H363618 PGE NON-SLIP DOOR W/ DRAIN CHANNEL & RCP (36"x36" OPENING) (NO ROSE)	4940017
3	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450
4	1 EA	2" x 3" BRASS MARKER	5140460

Oldcastle Infrastructure™
A CRH COMPANY
PO BOX 323 WILSONVILLE, OR 97070
PHONE: 503 682-2844 FAX: 503 682-2657

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5' x 5' x 8" SLAB W/ EJ CH3636 DOOR

PRODUCTION & REINFORCING

PGE - MARQUAM - OHSU 1022 & 818 VAULTS

PORTLAND, OR

CUSTOMER
PGE

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES #	LN
3/27/19	TC	AN			155420	9

DRAWING NUMBER	REVISION	SHEET
6060SLB8-EJ-CH3636-PGE	REV DATE	1 OF 1

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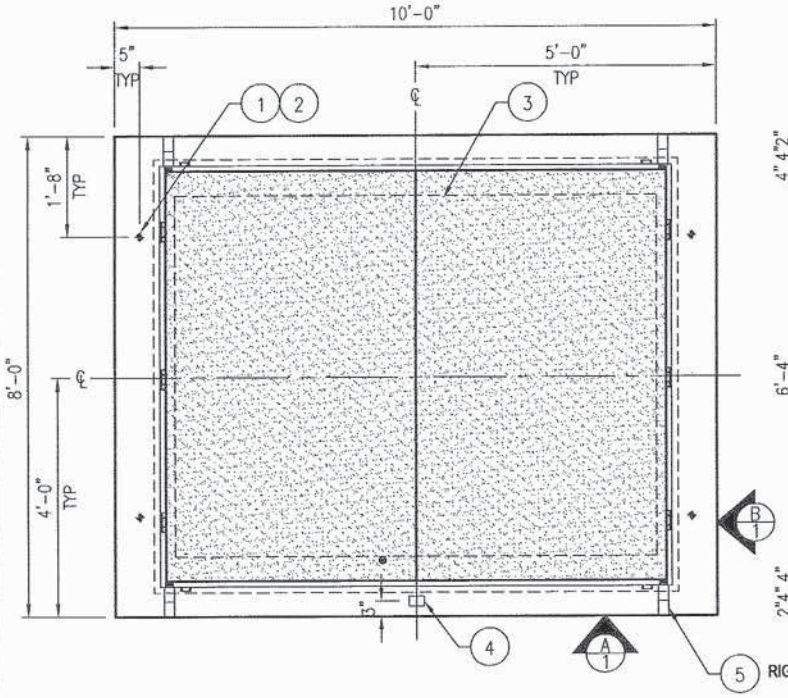
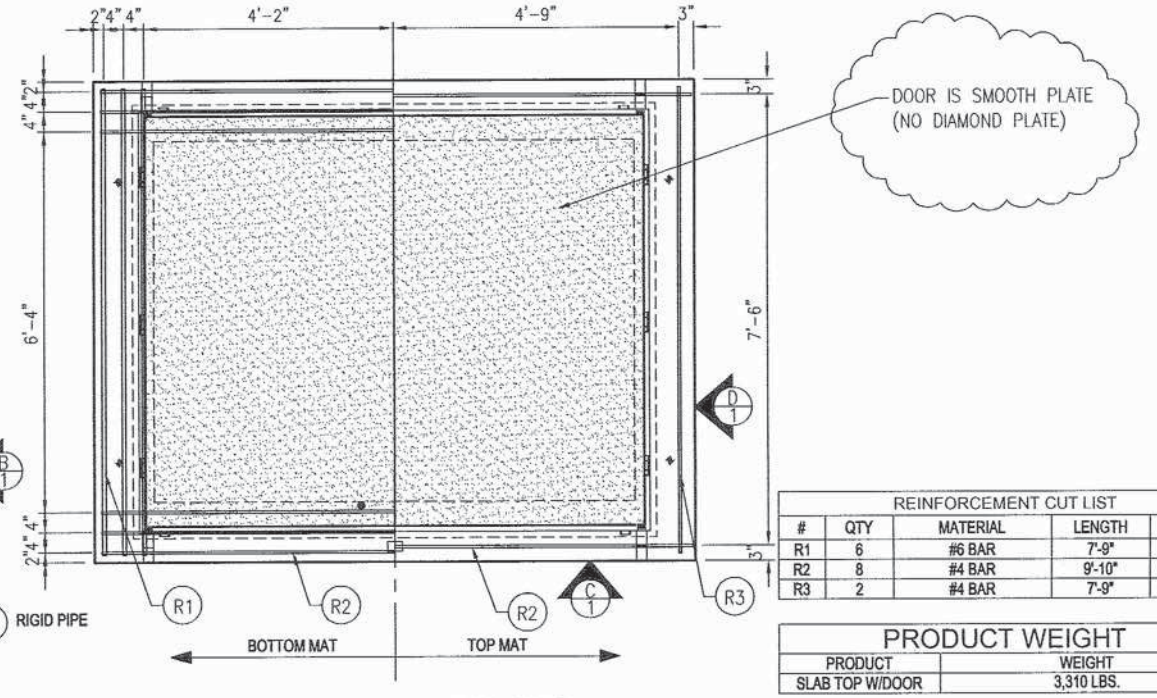


PLAN VIEW - PRODUCTION

SCALE: 5/16" = 1'-0"

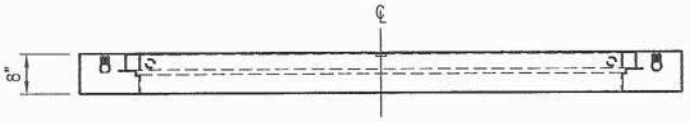


PLAN VIEW REINFORCING

SCALE: 5/16" = 1'-0"

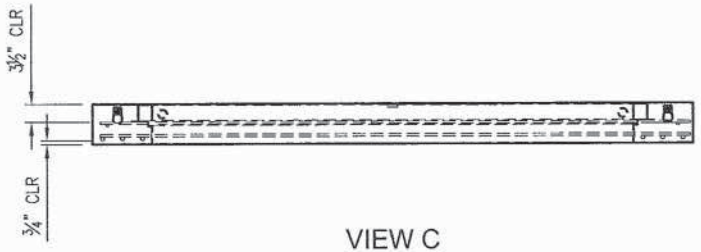
REINFORCEMENT CUT LIST				
#	QTY	MATERIAL	LENGTH	SHAPE
R1	6	#6 BAR	7'-9"	STR
R2	8	#4 BAR	9'-10"	STR
R3	2	#4 BAR	7'-9"	STR

PRODUCT WEIGHT	
PRODUCT	WEIGHT
SLAB TOP W/DOOR	3,310 LBS.



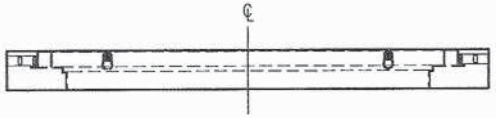
VIEW A

SCALE: 5/16" = 1'-0"



VIEW C

SCALE: 5/16" = 1'-0"



VIEW B

SCALE: 5/16" = 1'-0"



VIEW D

SCALE: 5/16" = 1'-0"

BILL OF MATERIALS			
#	QUANTITY	DESCRIPTION	ITEM #
	0.696 YDS	CONC. MIX-SCC 7.5-5500-3955#	5010000
	0.70 CWT	REBAR #6 (1.502 LBS./FT.)	5510070
	0.63 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	¾" FERRULE LOOP INSERT	5100100
2	4 EA	¾" PLASTIC INSERT	
3	1 EA	EJ CHD-7296-PGE DOOR W/ALUM.SAFETY RAIL - SMOOTH PLATE W/ SAFETY SURE GRIP (NOT DIAMOND PLATE)	4940030
4	1 EA	2" x 3" BRASS MARKER	5140460
5	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450

Oldcastle Precast®
PO Box 323 Wilsonville, OR 97070
PHONE: 503 682-2844 FAX: 503 682-2657

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8'-0" X 10'-0" X 8" SLAB TOP

PRODUCTION & REINFORCING

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER	LN
6/4/14	CW	JPM			106678	3

DRAWING NUMBER	REVISION	SHEET
96120SLB8-CHD7296-SMOOTH	B REV DATE 12-1-14	1 OF 1

LU 22-115673 DZM
Exhibit A9

WWW.APAFACADESYSTEMS.COM INFO@APAFACADESYSTEMS.COM

APA FACADE SYSTEMS

ST70 CONCEALED SASH



SLIM DESIGN WITH SURFACE OF ONLY 66MM

LU 22-115673 DZM
Exhibit A9

Design

APA Facade Systems ST70 Concealed Sash window has a slim design, with a surface of only 66 mm from the exterior. The slim profile provides the interior of the building with a substantial increase in luminosity.

A 35 mm thermally broken zone is created by using a variety of polyamide cores as part of the frame and sash. This allows for a thermal transmission as low as 1.4 W/m²K to be achieved when the ratio of glass to aluminium is correct, maximising its energy.

Performance

The ST70 Concealed Sash meets all the BS/EN regulations demonstrating excellent water tightness, air permeability, and wind resistance values.

Even with its slim design, our concealed sash is available with large sash dimensions with a maximum size of 1200mm x 2400mm or 160kg.

With the possibility of glazing high-performance double glazed units up to 40mm thick, this highly insulated slimline window system is the ideal choice for apartments, houses, or student accommodation.



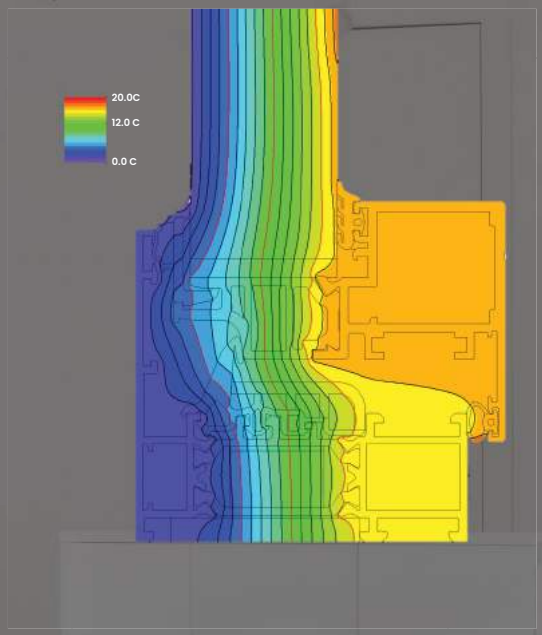
Opening Possibilities

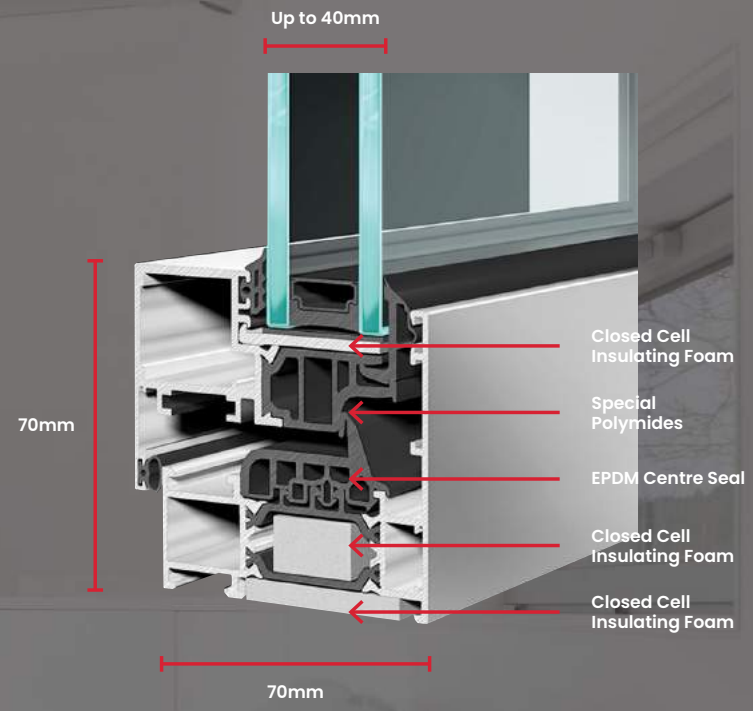
- Side hung open-in
- Bottom hung open-in
- Bottom hung open-out
- Tilt and turn

LU 22-115673 DZM
Exhibit A9

Properties

- Whole window Uw value as low as 1.4 W/m²K
- Tested to Pas 24 and SBD standards
- Fabricated using recycled aluminium and plastic materials
- Double glazed units up to 40mm
- Exterior surface of 66mm
- Maximum Size/Sash - 1200mm x 2400mm
- Maximum Weight/Sash - 160kg
- Single or dual colour available - Qualicoat (RAL Colours)
- Can be pre-assembled in-house saving installation time/cost





Performance Data

Whole window Uw value as low as:	1.4 W/m²K
Air tightness:	Class 4 - 600 Pa
Water tightness:	Class E1650
Wind load resistance:	Class 5

Reference test: 1200mm x 1400mm – 2 sashes

APA FACADE SYSTEMS

LU 22-115673 DZM
Exhibit A9

APA FACADE SYSTEMS

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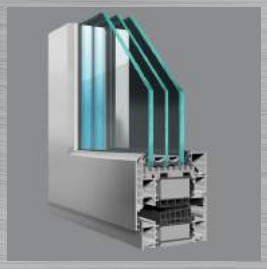
Contact us If you require any extra information regarding:

Our aluminium window, door, facade, louvre or solar shading systems.

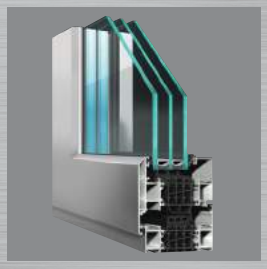
To organise a meeting or training day.

To get in touch with a member of our technical department.

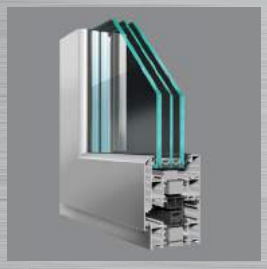
Our Window & Door Suite



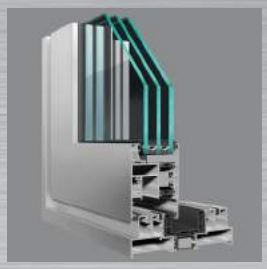
ST90 Window System



ST80 Window System



ST70 HI



ST4-600 Lift & Slide



ST Vision Plus



Commercial Door Systems

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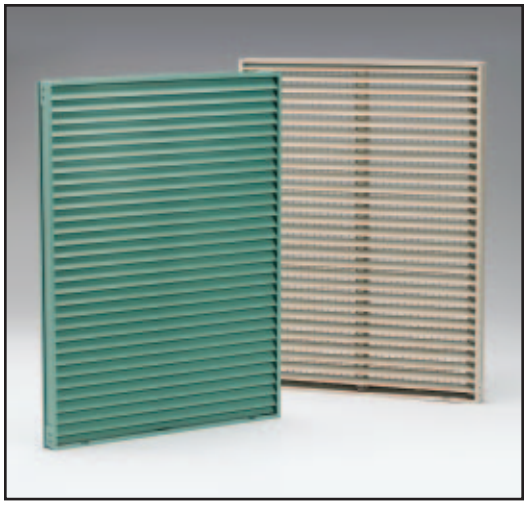
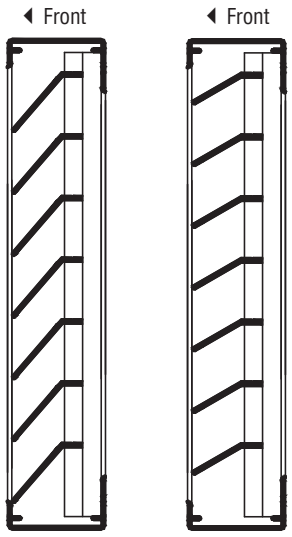
Exhibit A9

Extruded Aluminum Louvers

Ultra-thinline/PTAC



ET125, ET125-30



ET125 ET125-30

The ET125 and ET125-30 are 1-1/4" deep stationary louvers that are designed for packaged terminal air conditioning and other applications where high weather resistance is not required. The ET125 is the standard design model, while the ET125-30 with its 30° blades provide higher free area.

Specification

Furnish and install, where shown on plans, Ruskin Louver Model (specify), which shall be stationary type contained within a single frame. Frame and blade material to be 6063-T5 aluminum alloy. Frame shall contain integral caulking slots. Blades shall be supported with hidden mullions for continuous appearing stationary blades. Intermediate support mullions shall not interrupt blade exterior appearance. Screen shall be contained within a removable frame.

Design shall incorporate structural supports required to withstand a wind load of 20 lbs. per sq. ft. (.96 kPa); specifier may substitute any loading required.

Published performance data must be submitted for approval prior to fabrication and shall be equal to or less than the Ruskin model specified. Louvers shall receive (specify from finish pages) finish.

SPECIFICATIONS								PERFORMANCE 48" x 48" UNIT				
Louver Model	Blade Material (Nom.)	Blade Style	Blade Angle	Blade Centers (Nom.)	Frame Material (Nom.)	Frame Depth	Bird Screen	Free Area (Nom.)	Sq. Ft. Free Area	Max. Rec. Air Flow Thru Free Area FPM	Air Flow CFM	Maximum Pressure Drop, Inches w.g.
ET125	6063-T5 .040" (1) ext. alum.	Non-drainable	48°	3/4" (19)	6063-T5 .050" (1.3) ext. alum.	1-1/4" (32)	5/8" x .040" (16 x 1) alum.	51%	8.18 (.76)	127 (39 m/min)	1039 (29 m^3/min)	.01 (.002 kPa)
ET125-30	6063-T5 .040" (1) ext. alum.	Non-drainable	30°	3/4" (19)	6063-T5 .050" (1.3) ext. alum.	1-1/4" (32)	5/8" x .040" (16 x 1) alum.	63%	10.09 (.94)	127 (39 m/min)	1281 (36 m^3/min)	.01 (.002 kPa)

Dimensions in parentheses ( ) indicate millimeters.

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Exhibit A9

PERFORMANCE DATA

Free Area *(FREE AREA in **SQ. FEET** and SQ. METERS)*

ET125

Width in **INCHES** and METERS

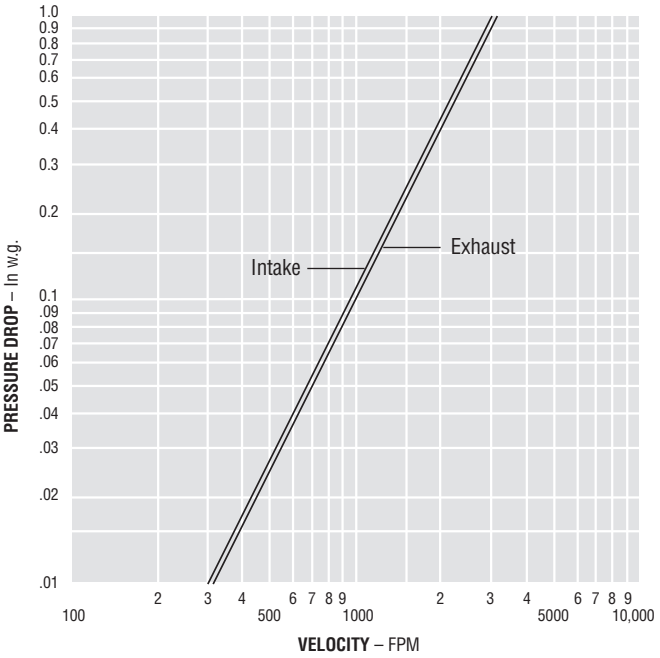
Height in INCHES and METERS	12 .30	18 .46	24 .61	30 .76	36 .91	42 1.07	48 1.22	54 1.37	60 1.52	66 1.68	72 1.83
12 .30	**.43** .04	**.63** .06	**.87** .08	**1.12** .10	**1.32** .12	**1.56** .15	**1.80** .17	**2.00** .19	**2.25** .21	**2.45** .23	**2.69** .25
18 .46	**.69** .06	**1.02** .09	**1.41** .13	**1.80** .17	**2.13** .20	**2.52** .23	**2.91** .27	**3.24** .30	**3.63** .34	**3.95** .37	**4.35** .40
24 .61	**.93** .09	**1.36** .13	**1.88** .18	**2.40** .22	**2.84** .26	**3.36** .31	**3.88** .36	**4.32** .40	**4.84** .45	**5.27** .49	**5.79** .54
30 .76	**1.19** .11	**1.75** .16	**2.42** .23	**3.09** .29	**3.65** .34	**4.32** .40	**4.99** .46	**5.55** .52	**6.22** .58	**6.78** .63	**7.45** .69
36 .91	**1.46** .14	**2.14** .20	**2.96** .28	**3.78** .35	**4.46** .41	**5.28** .49	**6.10** .57	**6.78** .63	**7.60** .71	**8.29** .77	**9.10** .85
42 1.07	**1.72** .16	**2.53** .24	**3.50** .33	**4.46** .42	**5.27** .49	**6.24** .58	**7.21** .67	**8.02** .75	**8.98** .84	**9.79** .91	**10.76** 1.00
48 1.22	**1.95** .18	**2.87** .27	**3.97** .37	**5.07** .47	**5.98** .56	**7.08** .66	**8.18** .76	**9.10** .85	**10.19** .95	**11.11** 1.03	**12.21** 1.14
54 1.37	**2.22** .21	**3.26** .30	**4.50** .42	**5.75** .54	**6.79** .63	**8.04** .75	**9.29** .86	**10.33** .96	**11.58** 1.08	**12.62** 1.17	**13.86** 1.29
60 1.52	**2.48** .23	**3.65** .34	**5.04** .47	**6.44** .60	**7.60** .71	**9.00** .84	**10.40** .97	**11.56** 1.08	**12.96** 1.21	**14.12** 1.31	**15.52** 1.44
66 1.68	**2.75** .26	**4.03** .38	**5.58** .52	**7.13** .66	**8.41** .78	**9.96** .93	**11.51** 1.07	**12.79** 1.19	**14.34** 1.33	**15.63** 1.45	**17.17** 1.60
72 1.83	**2.98** .28	**4.38** .41	**6.05** .56	**7.73** .72	**9.12** .85	**10.80** 1.00	**12.48** 1.16	**13.87** 1.29	**15.55** 1.45	**16.95** 1.58	**18.62** 1.73

ET125-30

Width in **INCHES** and METERS

Height in INCHES and METERS	12 .30	18 .46	24 .61	30 .76	36 .91	42 1.07	48 1.22	54 1.37	60 1.52	66 1.68	72 1.83
12 .30	**.52** .05	**.77** .07	**1.06** .10	**1.35** .13	**1.60** 0.15	**1.89** .18	**2.19** .20	**2.43** .23	**2.72** .25	**2.97** .28	**3.26** .30
18 .46	**.84** .08	**1.24** .12	**1.71** .16	**2.27** .21	**2.58** .24	**3.05** .28	**3.53** .33	**3.93** .37	**4.40** .41	**4.79** .45	**5.27** .49
24 .61	**1.16** .11	**1.71** .16	**2.36** .22	**3.02** .28	**3.56** .33	**4.22** .39	**4.87** .45	**5.42** .50	**6.08** .57	**6.62** .62	**7.28** .68
30 .76	**1.48** .14	**2.18** .20	**3.02** .28	**3.85** .36	**4.55** .42	**5.38** .50	**6.22** .58	**6.92** .64	**7.75** .72	**8.45** .79	**9.28** .86
36 .91	**1.77** .16	**2.59** .24	**3.59** .33	**4.58** .43	**5.41** .50	**6.40** .60	**7.40** .69	**8.22** .76	**9.22** .86	**10.05** .93	**11.04** 1.03
42 1.07	**2.09** .19	**3.07** .29	**4.24** .39	**5.41** .50	**6.39** .59	**7.57** .70	**8.74** .81	**9.72** .90	**10.89** 1.01	**11.87** 1.10	**13.05** 1.21
48 1.22	**2.41** .22	**3.54** .33	**4.89** .45	**6.25** .58	**7.38** .69	**8.73** .81	**10.09** .94	**11.21** 1.04	**12.57** 1.17	**13.70** 1.27	**15.05** 1.40
54 1.37	**2.73** .25	**4.01** .37	**5.54** .52	**7.34** .68	**8.36** .78	**9.89** .92	**11.43** 1.06	**12.71** 1.18	**14.25** 1.32	**15.53** 1.44	**17.06** 1.59
60 1.52	**3.01** .28	**4.42** .41	**6.11** .57	**7.81** .73	**9.22** .86	**10.91** 1.01	**12.61** 1.17	**14.02** 1.30	**15.71** 1.46	**17.12** 1.59	**18.82** 1.75
66 1.68	**3.33** .31	**4.89** .45	**6.77** .63	**8.64** .80	**10.20** .95	**12.08** 1.12	**13.95** 1.30	**15.51** 1.44	**17.39** 1.62	**18.95** 1.76	**20.82** 1.94
72 1.83	**3.65** .34	**5.36** .50	**7.42** .69	**9.47** .88	**11.19** 1.04	**13.24** 1.23	**15.30** 1.42	**17.01** 1.58	**19.06** 1.77	**20.78** 1.93	**22.83** 2.12

ET125 and ET125-30 Pressure Drop



*Air Velocity in **FEET** and METERS per minute through FREE AREA.*

LU 22-115673 DZM
Exhibit A9

APA FACADE SYSTEMS





Aluminium Louvre systems for natural ventilation

Pressed Aluminium Flashings and Copings

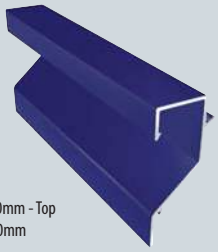
L20 Glazed in Louvre System

Prefabricated Glazed-in Louvre Panel Systems

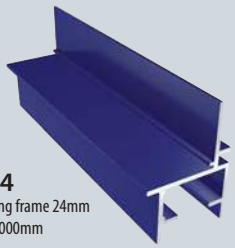
- The L20 Louvre Panel system is suitable for use in most facade and window systems.
- Your requirements can be supplied in prefabricated panels or in stock length packages, painted or mill finish.
- Glazed solutions are available for 24mm or 28mm thicknesses.
- The system comes complete with a water channel and an insect mesh.
- Free area 48%.



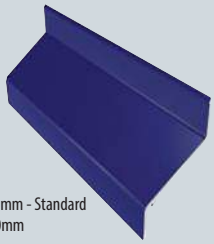




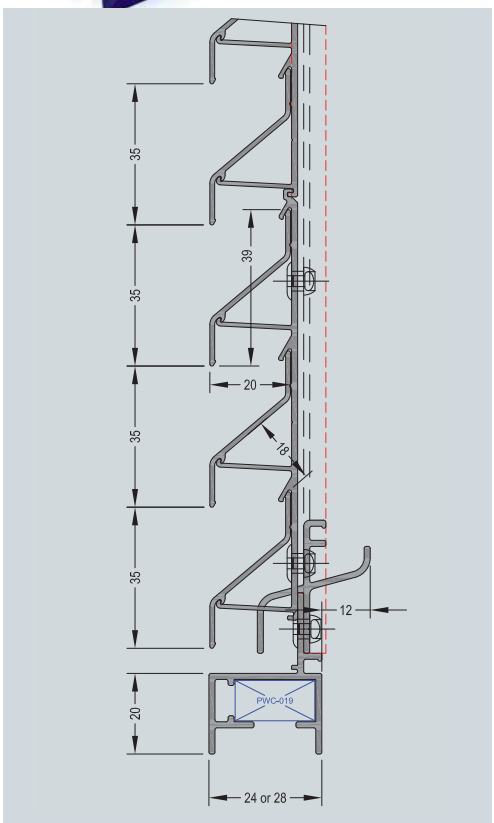
LVR002
Louvre blade 20mm - Top
Bar length 6000mm

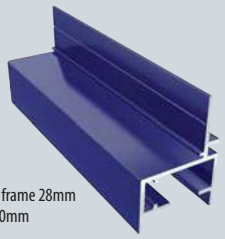


LVR024
Louvre Glazing frame 24mm
Bar length 6000mm

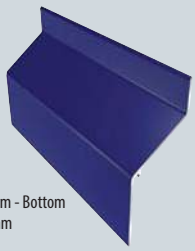


LVR001
Louvre blade 20mm - Standard
Bar length 6000mm

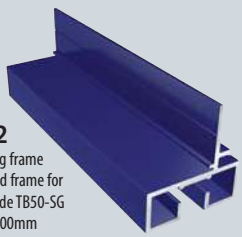




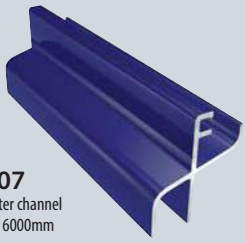
LVR028
Louvre Glazing frame 28mm
Bar length 6000mm



LVR003
Louvre blade 20mm - Bottom
Bar length 6000mm



LVR032
Louvre Glazing frame
32mm toggled frame for
use with Facade TB50-SG
Bar length 6000mm



LVR007
Louvre water channel
Bar length 6000mm



LVR010
Louvre rebate frame
Bar length 6000mm



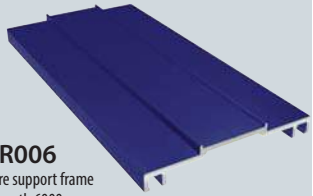
LVR005
Louvre blade support clip
20mm blade - 3 level
Part length18mm



PCW 019
Frame Cleat
Part length19.5mm



PWC 085
Frame Cleat for
LVR032 frame
Part Length 8.5mm



LVR006
Louvre support frame
Bar length 6000mm

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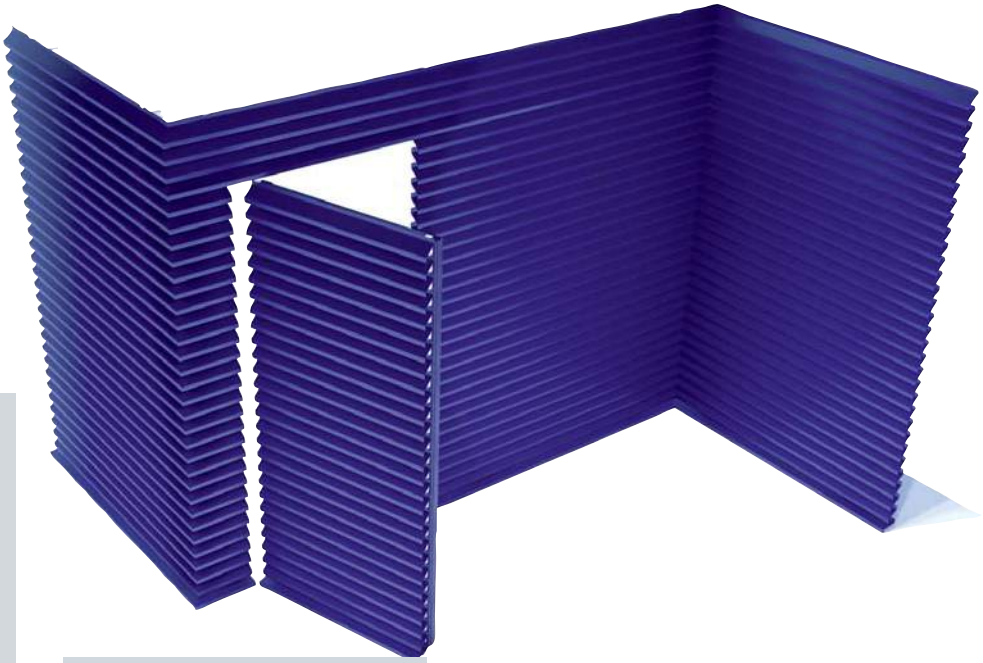
L75 Continuous Cladding Louvre System

APA FACADE SYSTEMS

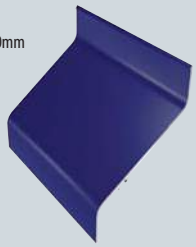
Continuous Aluminium Louvre Systems

- The L75 Continuous Louvre system is suitable for use in most cladding and rain screen applications.
- Your requirements can be supplied in stock length packages, painted or mill finish.
- Blade sizes are available in 50mm & 75mm.
- The system comes complete with a range of support mullions.
- Free area 50%.

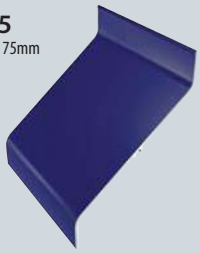




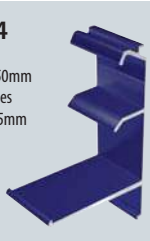
LVR050
Louvre blade 50mm
- Medium
Bar length
6000mm



LVR075
Louvre blade 75mm
- Heavy
Bar length
6000mm

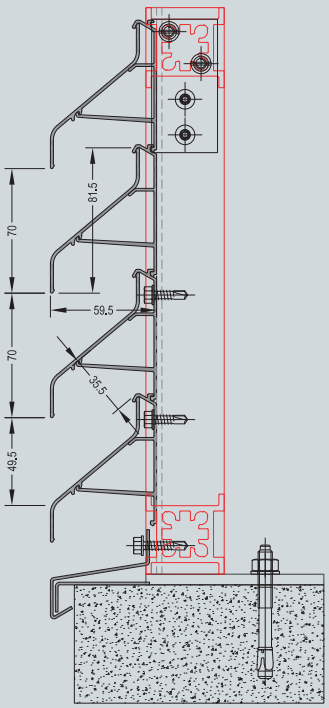


LVR004
Louvre blade
Support clip 50mm
& 75mm blades
Part length 25mm



86M302
Frame 44mm
Bar length 6000mm

BLADE 50 mm



BLADE 75 mm

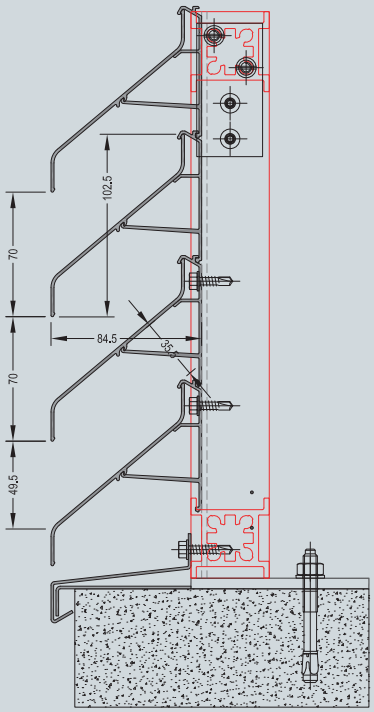


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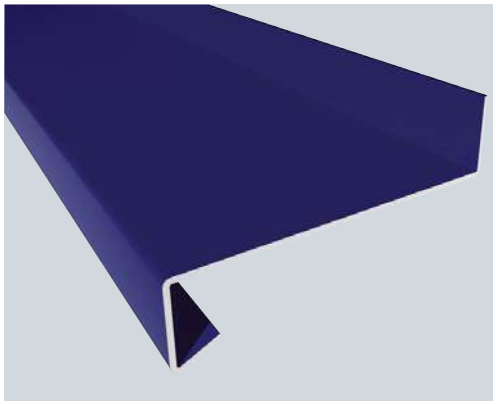
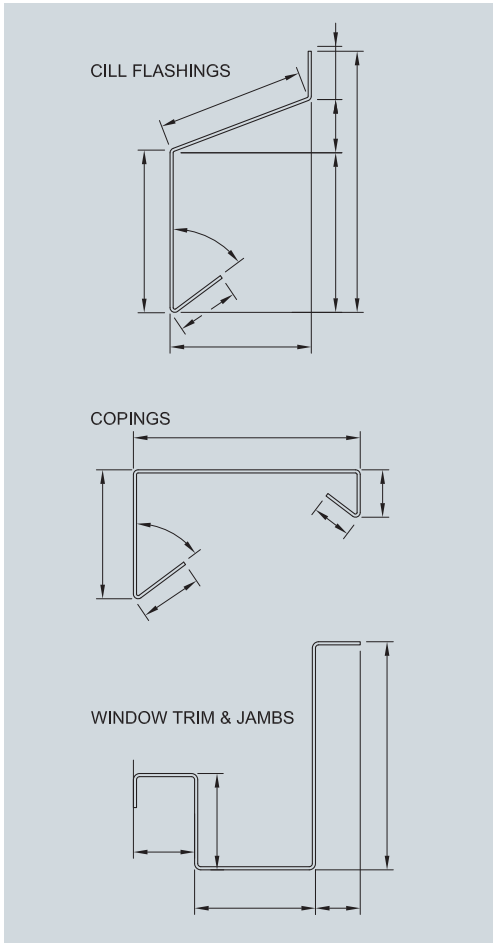
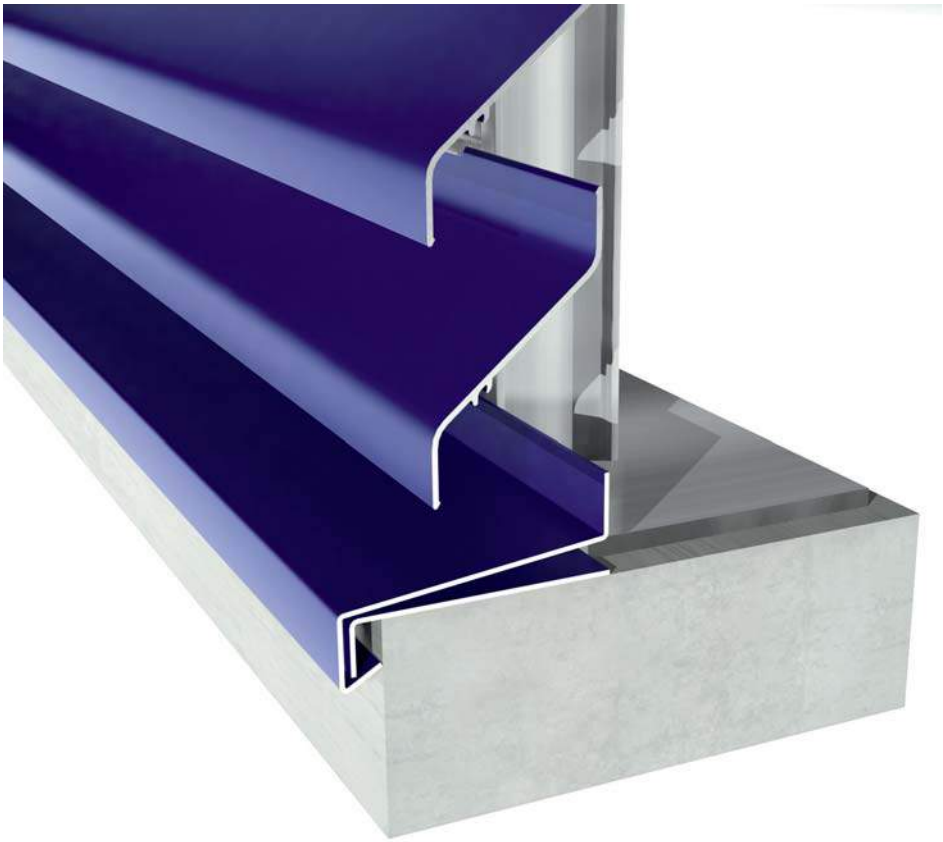
Exhibit A9

Pressed Metal Products

Pressed Aluminium Flashings and Panels



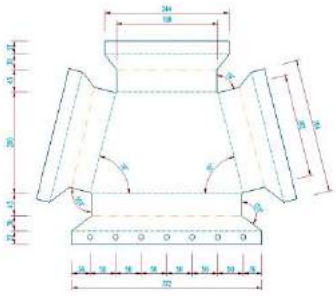




In our modern premises in west Dublin, APA Systems have invested in the latest technology to produce aluminium flashings and panels.

Our CNC controlled break press and guillotine can provide our customers with low cost solutions for all their pressed metal requirements. We have two in-house paint lines which have achieved the Qualicoat and Interpon D standards for polyester powder coating finishes.

We will be offering our customers the time saving and economical benefits of a one stop shop facility. We will do this by sourcing the products, pressing, welding, jointing plates and painting the products. We will also stock the aluminium in a variety of sheet sizes and thicknesses allowing us to optimise the panels and keep costs low.





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LU 22-115673 DZM
Exhibit A9

NC® steel cooling tower

MORE CAPACITY. MORE VALUE.

MARLEY®



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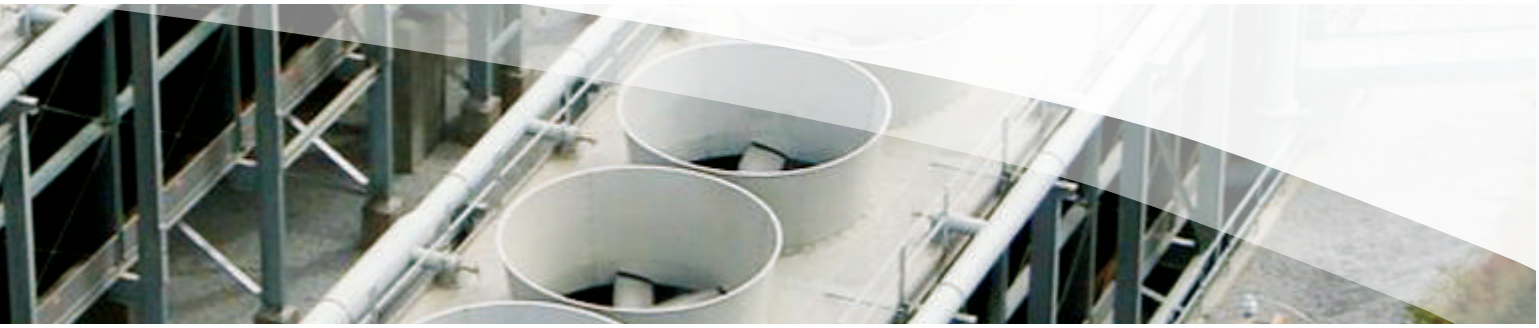


INDUSTRY-LEADING FEATURES AND OPTIONS OF THE MARLEY NC.

- Improved efficiency and increased capacity: At its largest capacity, the Marley NC has the ability to deliver more tons of cooling than any other package cooling tower on the market, as high as 2189 tons in a single unit.
- Drift rates as low as .0005% of design flow rate are available on many standard models – the exclusive patented MarKey® drift eliminator achieves the lowest drift rates of any standard crossflow configuration.
- Optional belt drive – the choice is yours. Choose the belt drive system for all models up to 60 hp.
- Largest selection of options and accessories. Select and customize your NC with the most optional features of any factory-assembled cooling tower.
- The most CTI-certified low-sound options, with low-sound fans standard on all NC models.

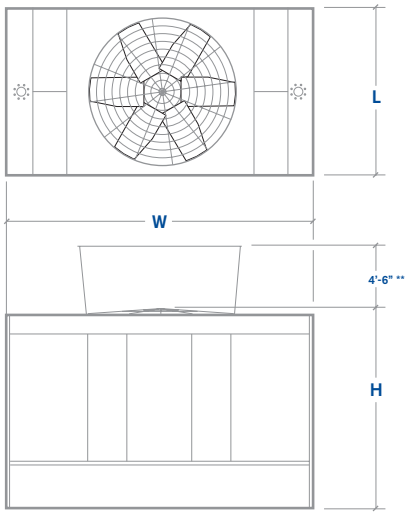
The perfect fit makes all the difference.

See how the best gets even better. There's a Marley NC that's ideal for your application.

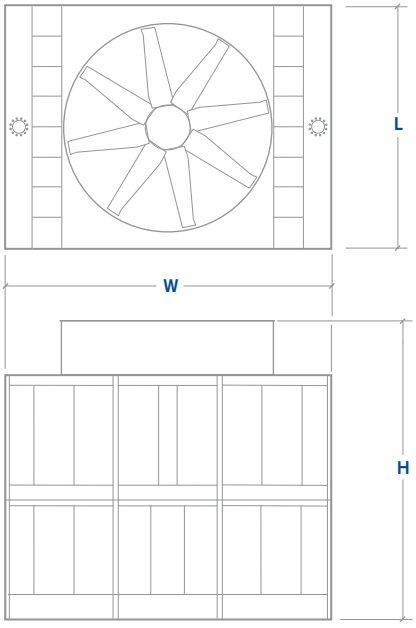
Models	Tons	L	W	H
NC8401	101–198	6'-6"	12'-10"	10'-2"
NC8402	156–308	8'-5"	14'-2"	10'-3"**
NC8403	196–482	8'-5"	18'-2"	11'-11"**
NC8405	242–591	9'-11"	19'-11"	12'-0"**
NC8407	320–711	11'-11"	21'-0"	12'-0" **
NC8409	417–848	13'-11"	22'-5"	12'-0" **
NC8410*	498–934	11'-11"	22'-5"	16'-0" **
NC8411*	546–1042	11'-11"	22'-5"	18'-10" **
NC8412*	700–1256	13'-11"	22'-5"	18'-10" **
NC8413*	604–1219	11'-11"	22'-5"	22'-7" **
NC8414*	761–1487	13'-11"	22'-5"	22'-7" **
NC8422	1311–2189	22'-5"	29'-6"	27'-1"

*Two-story modular cells

**Velocity recovery fan cylinders required on some models in this box size



NC8401 - NC8414



NC8422

LITESPHERE
TRUERGB+W



tivoli®

LU 22-115673 DZM
Exhibit A9

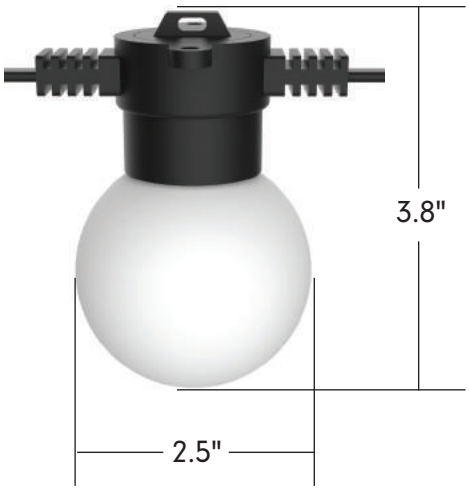


Project: _____ TYPE: _____

Product Features

- Tivoli's proprietary algorithm controls RGB+W LEDs for superior color saturation and TRUE white performance other than a standard four-channel system
- Audio enhanced with MADRIX software
- Individually control each globe with DMX512 protocol for a unique and personal environment
- Each globe is auto-addressed for fast set-up and connection
- True RGB +W Technology delivers more than 16 million combinations of pure and precise color tones
- Tivoli's proprietary PCB design delivers a high level performance and easy replacement
- True RGB+W mount design provides optional suspended and a twist-off cap for surface applications
- 24V DC Low voltage system for long runs
- Pre-molded twist connect male and female power lead
- IP67
- cULus listed
- 3 Year warranty

Dimensions



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Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Strand Order Guide - 06" OC

Max electrical run length (80 total globes each circuit): 40'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**06**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**06** = 6" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **20** = 20' **40** = 40'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 12" OC

Max electrical run length (80 total globes each circuit): 80'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**12**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**12** = 12" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **40** = 40' **80** = 80'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 24" OC

Max electrical run length (80 total globes each circuit): 160'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**24**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**24** = 24" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **80** = 80' **160** = 160'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Data-Box Order Guide

Note: (1) Data-Box is needed per each maximum electrical run length (80 globes)

PRODUCT CODE		TYPE
LST	-	**DATABX**
LST = Litesphere True RGB+W		**DATABX** = Data-Box

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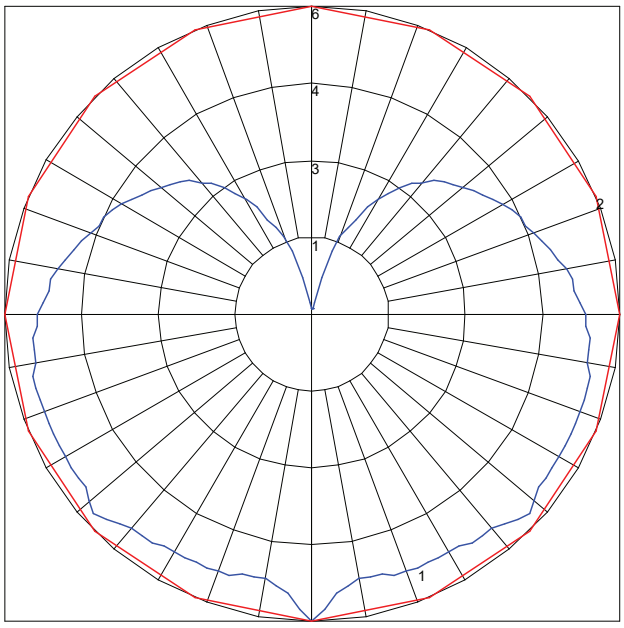
Specifications

Output	
Kelvin Temperature	Red / Green / Blue / White
Pixels	1 pixel/globe
Lumens (lm/globe)	55 (all color fully on)
Electrical	
Input Voltage	24V DC
Power Consumption (W/globe)	1
Maximum Run (based on O.C. spacing)	40' @ 6" O.C., 80' @ 12" O.C., 160' @ 24" O.C. (Total 80 globes per circuit)
Control	
Control System	DMX 512
Address Setting	Auto Addressing
Physical	
Dimensions	2.5"W x 3.8"H
Socket Housing	PVC
Globe	PE
Mounting	Surface Mount, Suspended
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Storage Temperature	-40°C to 80°C (-40°F to 176°F)
Certification and Testing	
Certification	cULus
Environment	Wet Location
IP Rating	IP67
Warranty	3 Years

Photometrics

Maximum Candela = 5.6
Located At Horizontal Angle = 0
Vertical Angle = 0
#1 Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
#2 Vertical Cone Through Vertical Angle (0) (Through Max. Cd.)



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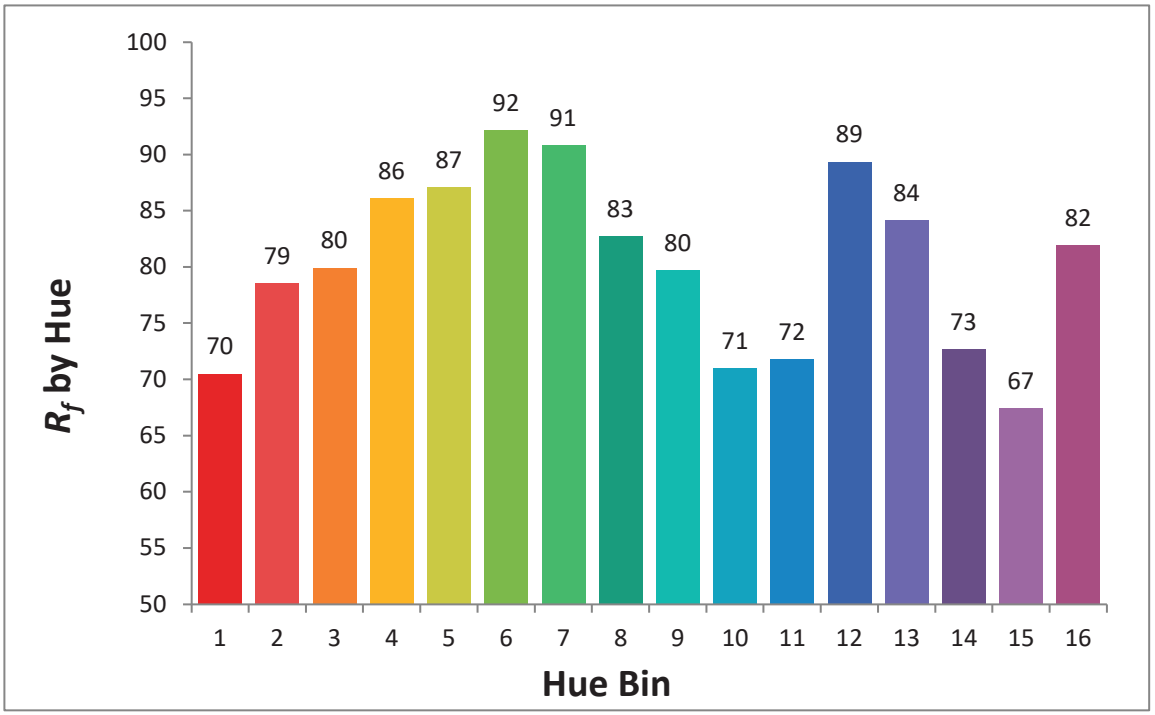
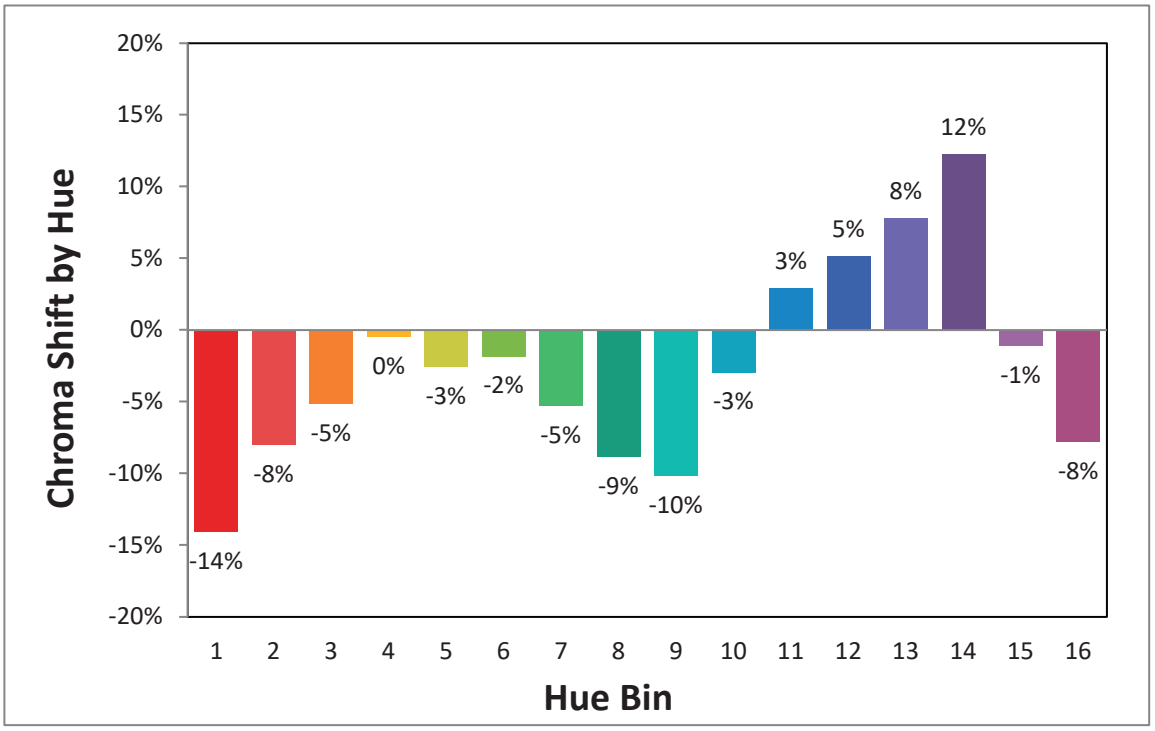
TM-30-15





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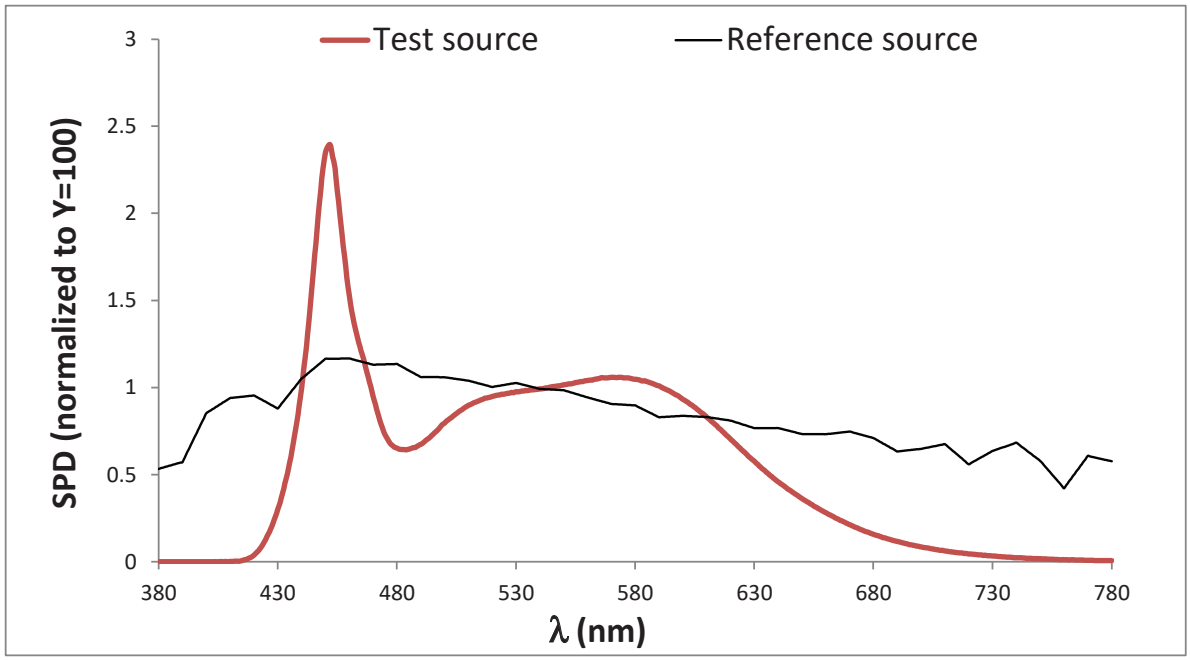
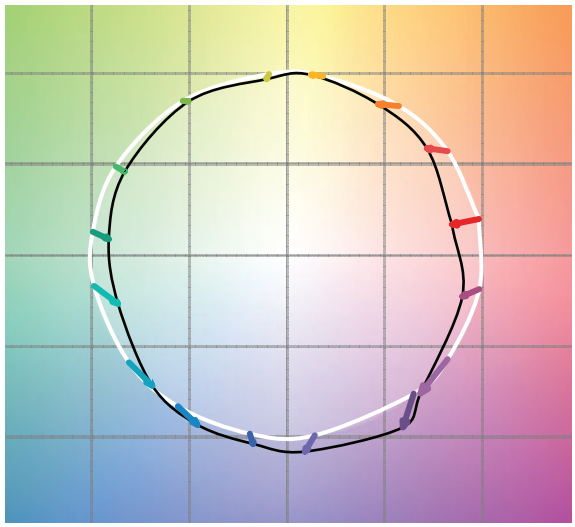
TM-30-15

R_f	R_g	CCT (K)	D_{uv}	u'	v'
81	94	6887	0.0030	0.1961	0.4642



Color Vector Graphic



		Graphic Shifts (%)	
Hue Bin	R_f	Chroma	Hue
1	70	-14%	0%
2	79	-8%	7%
3	80	-5%	9%
4	86	0%	6%
5	87	-3%	2%
6	92	-2%	-2%
7	91	-5%	0%
8	83	-9%	2%
9	80	-10%	12%
10	71	-3%	17%
11	72	3%	14%
12	89	5%	3%
13	84	8%	-7%
14	73	12%	-15%
15	67	-1%	-23%
16	82	-8%	-6%

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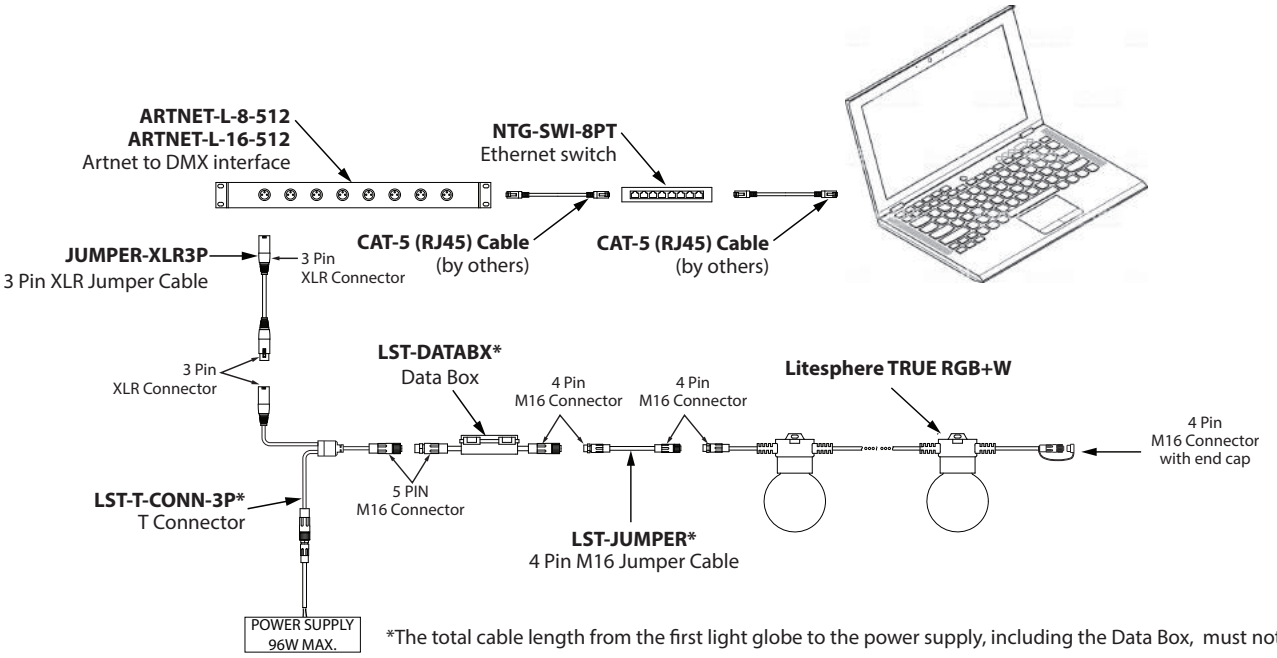
Wiring Diagram

Online Operation

MADRIX (Live)

This is a live control performance setup. Widely used for concerts or performance-based manipulation. Use of a live network is necessary for communication between MADRIX software and Litesphere True RGB+W.



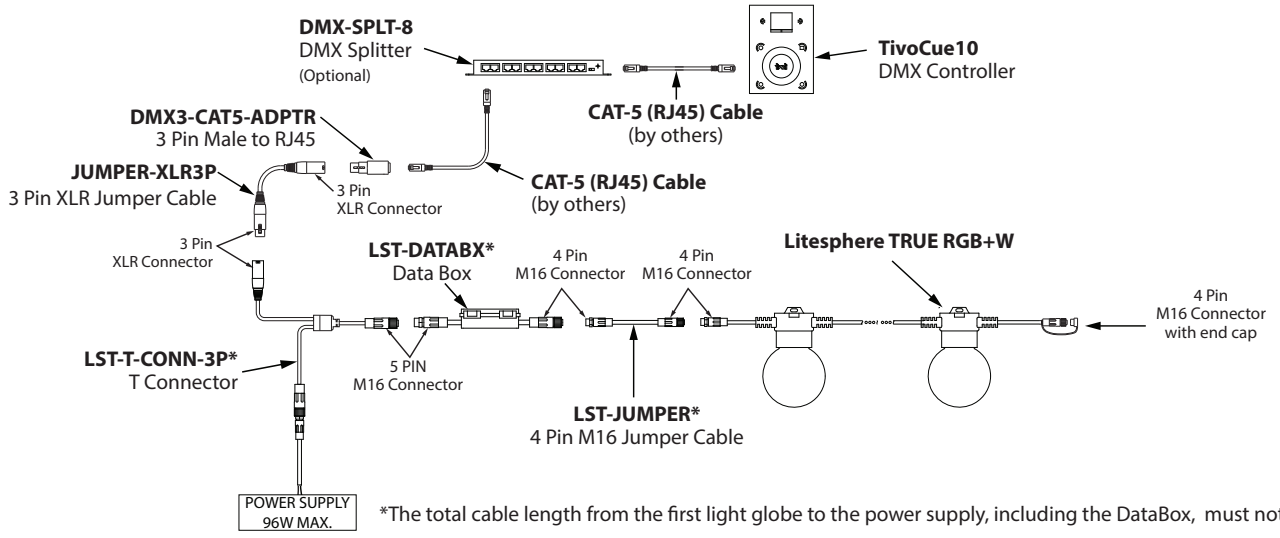
*The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.

Off-line Operation

TivoCUE (Preset)

Programmed via CUE software and recorded to a Micro SD card for data transfer into TivoCUE control. This is a stand-alone feature with no need for network support by software (CUE) once recorded and transferred to in-wall DMX control hardware. Please refer to TivoCue10 User Manual for additional information.

Note: TivoCue10 controls a maximum of 1 universes with 80 pixels (globes) total. Consult factory for 160 pixels (globes) maximum option.



*The total cable length from the first light globe to the power supply, including the DataBox, must not exceed 80'.

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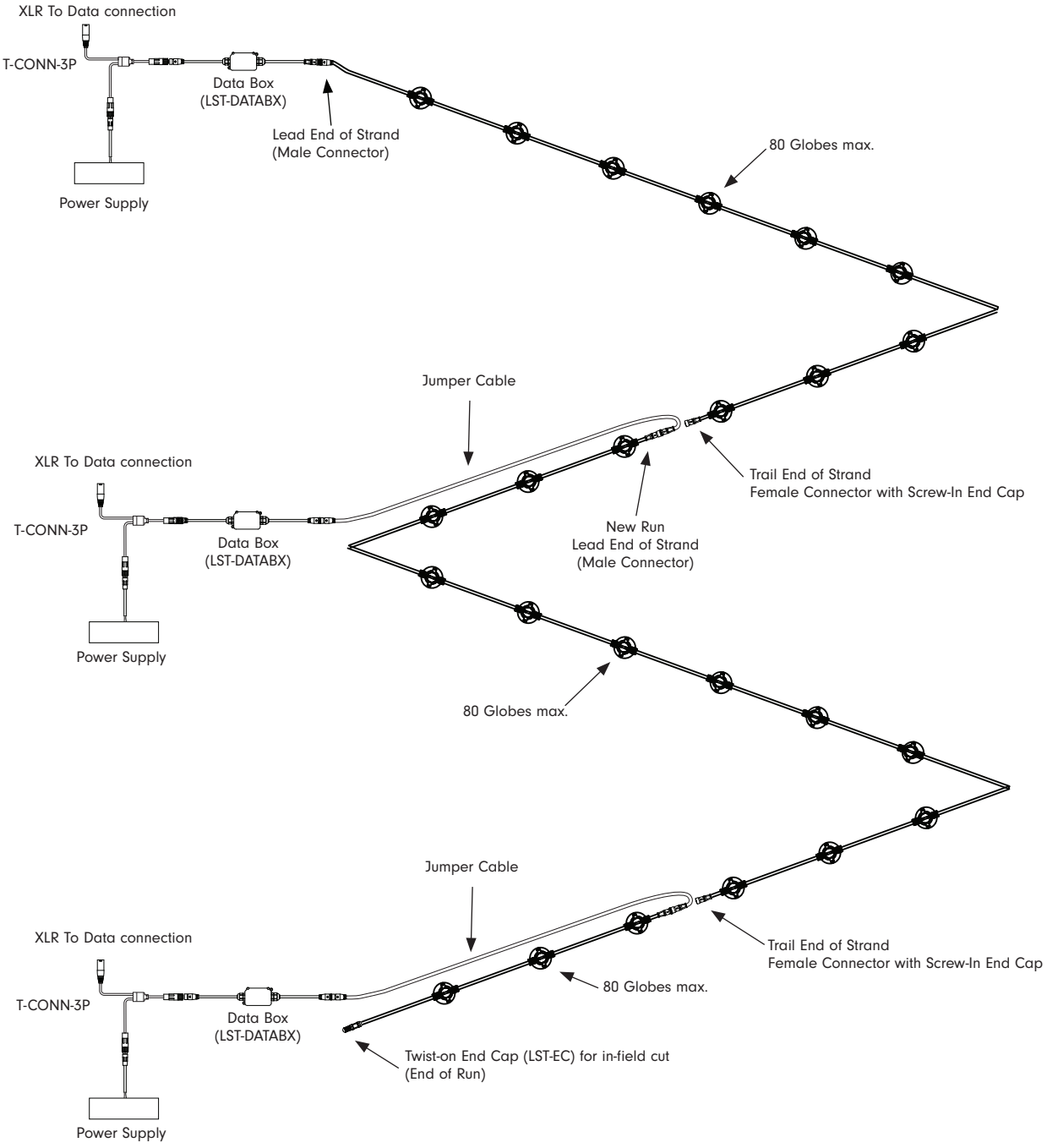
Wiring Multiple Runs

WARNING! Risk of Product Failure.
The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.



Wiring Statement

⚠ Warnings: Risk of injury or fire.

Do not cover any luminaire as the covering may cause it to overheat.

Do not install this lighting system where the exposed bare contacts can be shorted or contact any conductive material to reduce the risk of fire and burns.

Do not install any luminaire closer than 6 inches (15.25cm) from any curtain, or similar combustible material.

Do not use any luminaire if damaged; such as, broken globe, loose connections, or frayed wire insulation. Inspect periodically.

Do not submerge any luminaire in liquid. Use waterproof connectors for all outdoor applications.

Do not secure any luminaire with staples, nails or like means that might damage the wire insulation. Secure it by using screws through the base.

Do not run any luminaire at an operating temperature exceeding -20°C to 50°C (-4°F to 122°F)

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Exhibit A9

Accessories



LST-JUMPER-X
Litesphere True RGB+W
4 PIN jumper cable, IP67
XX = 5, 10, 20 (lengths in ft)



JUMPER-XLR3P-X
Jumper Cable 3-PIN XLR
X = 5, 10, 25 (lengths in ft)



LST-T-CONN-3P
T Connector, IP67
3-PIN XLR Male for DMX
5-PIN M16 Female for LED
2-PIN M16 female to 2-PIN male (2' lead) for power



LST-EC
Litesphere True RGB+W end cap



DMX3-CAT5-ADPTR
DMX Adapter
3-pin XLR Female to RJ45



NTG-SWI-8PT
NETGEAR 8-Port Gigabit Ethernet Unmanaged Switch



NTG-SWI-16PT
NETGEAR 16-Port Gigabit Ethernet Unmanaged Switch



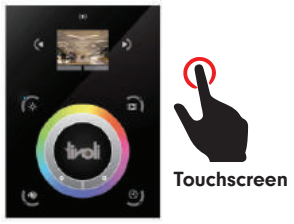
ARTNET-L-X-512
X = 8, 16 (ports)
8 or 16 port universe Artnet to DMX interface,
16 port 8192 DMX channels
8 port 4096 DMX channels (Online only)



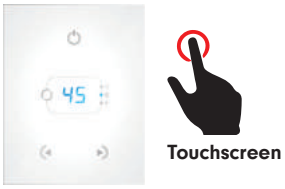
DMX-SPLT-8
DMX Splitter
8 ports of DMX 512, RJ45 and 3-pin hardwire connection

Note: If the number of DMX sub-controllers exceed 32 units, a DMX Splitter is required.

Controls & Software



TVOQ-10-XX-7
XX = BK (Black), WH (White)
1024 DMX channel, 500 scene,
10 zone, glass touch screen



TVOQ-2-XX
XX = BK (Black), WH (White)
512 DMX channel, 99 scene,
1 zone, glass touch screen

Cue™ and CuePro™ softwares are specifically designed for the TivoCUE™ in-wall DMX controls and includes an array of tools required by the latest DMX lighting fixtures. Intuitive, with easy-to-use effects that can be dropped into timelines, and multi-zone synchronization capabilities allow you to program a project effortlessly.

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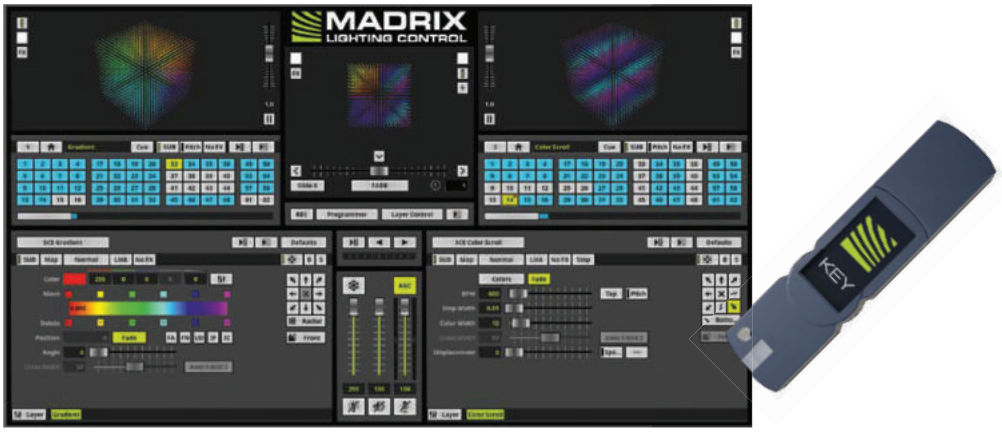
MADRIX Key & Software Levels



MADRIX KEY

A USB dongle unlocks the software's full output. You can freely switch between different PCs as it is not bound to a specific one. It only needs to be activated on-line once.

MADRIX 5 LICENSE UPGRADES

You can easily upgrade your MADRIX 5 KEY to any higher license at any time, increasing the available output.

MADRIX 5 Key & Software Cat No	MDRX-LC-5S	MDRX-LC-5E	MDRX-LC-5B	MDRX-LC-5P	MDRX-LC-5U	MDRX-LC-5M
Level	START	ENTRY	BASIC	PROFESSIONAL	ULTIMATE	MAXIMUM
DMX-Based Output						
DMX Channels	1,024	4,096	16,384	65,536	262,144	1,048,576
DMX Universe Example	2	8	32	128	512	2,048
RGB Voxels Example	341	1,365	5,461	21,845	87,381	349,525
DVI-Based Output						
DVI Voxels	4,096	16,384	262,144	1,048,576	2,097,152	2,097,152
Render Resolution Example	64 X 64 PIXELS	128 X 128 PIXELS	512 X 512 PIXELS	1,024 X 1,024 PIXELS	2,048 X 1,024 PIXELS	2,048 X 1,024 PIXELS

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Mounting Options

SURFACE/FLUSH

For surface mount applications, remove the top suspension-plate by turning counter-clockwise until off. Place socket flush against the desired surface and mount using proper screws according to substrate.





SUSPENDED

Suspended mounting will use a combination of LS-Cable, LS-Locks with LS-UVZP. Tension the cable wire with our LS-TT (Tension Tool) for desired sag (Please adhere to local city code for suspended application).

Note: For suspension application, a catenary cable is required for proper installation.
Please contact Tivoli for recommendations on unique mounting applications.



Mounting Accessories



LS-CABLE-60 Catenary Cable Kit - 60'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-110 Catenary Cable Kit - 110'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-500 Catenary Cable Kit - 500'
(1/8t" galvanized cable for use with loads up to 200lbs)



LS-LOCK-X Cable Lock
X = **2** (2 Locks), **4** (4 locks) Includes (1) cable release key. Cable Lock for 1/8th inch cable, Heavy-duty lockable fasteners support loads up to 200 lbs. Can be easily adjusted without the use of tools.



LS-TT
Catenary Cable Tensioning Tool up to 880lbs with minimal effort due to the 6:1 gear drive mechanism. Integral torque gauge controls the load applied to the wire, giving consistent tension every time and optimizing the life of the wire.



LS-UVZP-BK-50 UV Zip Ties
50 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.



LS-UVZP-BK-30 UV Zip Ties
30 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.

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Replacement Parts



LST-RGBW-24
Litesphere True RGB+W LED
sold each



LST-OG
Litesphere True RGB+W Opal globe
sold each



LST-CG
Litesphere True RGB+W Clear globe
sold each

Power Supplies

ADNM - NON DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-90-1-4-24-D	Indoor / Outdoor	100-277V AC 50/60 HZ	24V DC	1	90W	3.75
	ADNM-120-1-4-24-D				1	96W	4A

INFINITY - MLV / ELV / 0-10V / PWM / TRIAC

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	MIN LOAD	CIRCUIT CAPACITY
Infinity Series Class 2 Transformer	INF-J-30-1-1.3-24	Indoor / Outdoor	100 - 277V AC	24V DC	1	30W	3W	1.3A
	INF-J-60-1-2.5-24				1	60W	6W	2.5A
	INF-J-96-1-4-24				1	96W	9W	4A

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Water-Source Heat Pumps

ROOFTOP UNITS



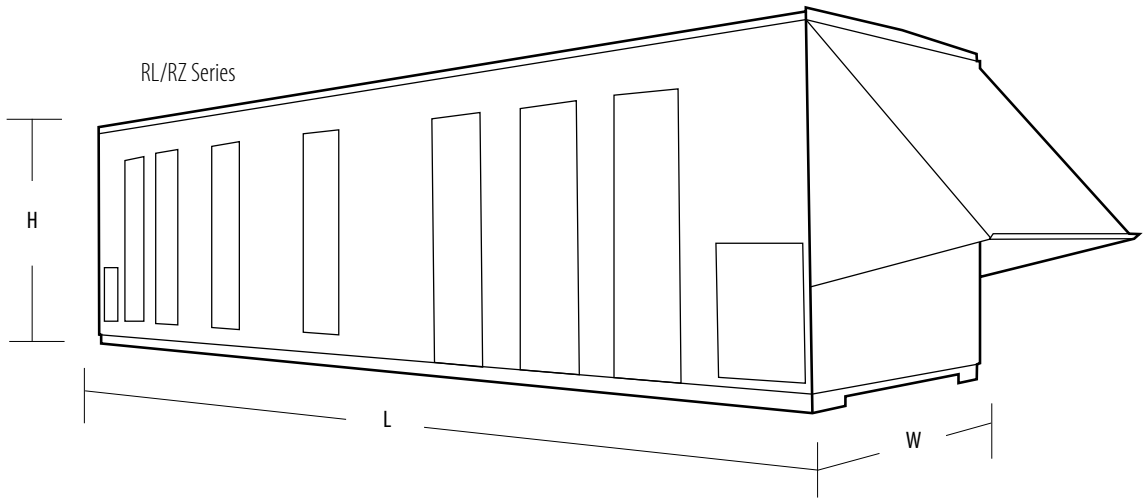


Water-Source Heat Pump Rooftop Unit

Features:

- Water-source and geothermal heat pump rooftop units with capacities from 2-230 tons
- R-410A scroll compressors with up to 8 compressors per unit
- Variable capacity and variable speed scroll compressors for load matching cooling and heating, along with improved part load efficiency
- Heat pump heating with optional electric, gas, steam or hot water auxiliary heating
- AMCA certified and labeled low leakage economizer dampers
- Direct drive backward curved plenum fans
- Power exhaust and power return options
- Factory installed AAONAIRE total and sensible energy recovery wheels
- Double wall rigid polyurethane foam insulated cabinet construction
- Unit access doors with full length hinges and lockable handlers
- Optional walk-in compressor and control service vestibule for units 45 tons and larger
- Option boxes available for field installed components

- *Makeup Air Applications Up to 100% Outside Air*
- *Dehumidification and Premium Filtration Capabilities*
- *Large Tonnage WSHP Rooftops*
- *Factory Installed or Customer Specific Controls Options*





10-100% variable capacity scroll compressors provide load matching cooling and improve part load efficiency

VFD controlled variable speed scroll compressor provide load matching cooling and improved part load efficiency



RL (tons)	Condenser Type	Compressor Type	Width	Height	Length
045	Water-Cooled, Water-Source Heat Pump, or Geothermal	R-410A Scroll	100	102	Length varies depending on options selected
060					
070					
075					
095					
100					
110					
125					
134			142		
135			100		
155			142		
170					
190					
210					
230					
RZ (tons)					
055	Water-Cooled, Water-Source Heat Pump, or Geothermal	R-410A Scroll	142	104	Length varies depending on options selected
065					
075					
090					
105					
120					
130					
140					

*Dimension may vary depending on options selected.
All dimensions are in inches.



AMCA Certified and Labeled Low Leakage Dampers

Airstack®
By MULTISTACK®



Air Source Heat Pump Product Data Catalog

For Modules: ARP010X, ARP015X, ARP020X, ARP030X, ARP060X

LU 22-115673 DZM
Exhibit A9

GENERAL DATA TABLE OF AIR SOURCE HEAT PUMP STANDARD –X MODULES					
Compressor	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Type	SCROLL	SCROLL	SCROLL	SCROLL	SCROLL
Nominal Capacity (per compressor)	5	7.5	10	15	30
Quantity	2-TANDEM	2-TANDEM	2-TANDEM	2-TANDEM	2-TANDEM
Load Heat Exchanger	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Type	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE
Weight	54.4	63.8	83.7	100	214.4
Evap Water Storage (Gals. Each)	1.08	1.4	2.03	2.54	5.86
Quantity	1	1	1	1	1
Header Storage (Gals./Module)	6.4	6.4	18.0	21.0	36.4
Mech. Module Front Water Vol. (Gals./Module)	7.48	7.8	20.03	23.54	41.9
Mech. Module Rear Water Vol. (Gals./Module)	1.08	1.4	2.03	2.54	N/A
Refrigerant Type	R-410A	R-410A	R-410A	R-410A	R-410A
Number of Circuits	1	1	1	1	1
Fans	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Motor Type	TEAO*	TEAO*	TEAO*	TEAO*	TEAO*
HP	1	1	2	2	2
Quantity	2	2	2	2	4
Fan Type	Axial	Axial	Axial	Axial	Axial
Fan Material	Composite	Composite	Composite	Composite	Composite
Air Flow (cfm) (per module)	6,600	8,500	16,000	22,000	44,000
Source/Sink Heat Exchanger Coils	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Fin Material	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
Tube Material	Copper	Copper	Copper	Copper	Copper
Tube Diameter (in.)	3/8	3/8	3/8	3/8	3/8
Number of Rows	6	6	6	6	6
Coil Dimensions (Quantity)	32 x 51 (2)	30 x 49 (2)	30 x 61½ (2)	42 x 73½ (2)	42 x 73½ (4)
Refrigerant Type	R-410A	R-410A	R-410A	R-410A	R-410A
Charge (lbs./circuit)	24	25	45	56	126
Number of Circuits	1	1	1	1	1
Operating Weight (with AL/CU coils)	1475	1475	2025	2480	4875
Shipping Weight (with AL/CU coils)	1400	1400	1850	2205	4525
**TEAO= Totally Enclosed Air Over*					



Multiple module array

LITESPHERE
TRUERGB+W



tivoli®

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Exhibit A9

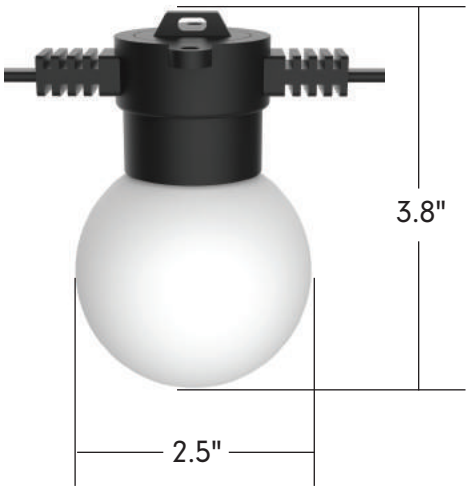


Project: _____ TYPE: _____

Product Features

- Tivoli's proprietary algorithm controls RGB+W LEDs for superior color saturation and TRUE white performance other than a standard four-channel system
- Audio enhanced with MADRIX software
- Individually control each globe with DMX512 protocol for a unique and personal environment
- Each globe is auto-addressed for fast set-up and connection
- True RGB +W Technology delivers more than 16 million combinations of pure and precise color tones
- Tivoli's proprietary PCB design delivers a high level performance and easy replacement
- True RGB+W mount design provides optional suspended and a twist-off cap for surface applications
- 24V DC Low voltage system for long runs
- Pre-molded twist connect male and female power lead
- IP67
- cULus listed
- 3 Year warranty

Dimensions



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LU 22-115673 DZM
Exhibit A9

Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Strand Order Guide - 06" OC

Max electrical run length (80 total globes each circuit): 40'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**06**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**06** = 6" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **20** = 20' **40** = 40'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 12" OC

Max electrical run length (80 total globes each circuit): 80'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**12**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**12** = 12" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **40** = 40' **80** = 80'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Strand Order Guide - 24" OC

Max electrical run length (80 total globes each circuit): 160'

PRODUCT CODE		WIRE		SPACING		LED TYPE		GLOBE		LENGTH		VOLTAGE
LST	-		-	**24**	-	**RGBW**	-		-		-	**24**
LST = Litesphere True RGB+W		**BK** = Black **WH** = White*		**24** = 24" OC		**RGBW** = Red Green Blue +White		**OP** = Opal **CL** = Clear		**10** = 10' **80** = 80' **160** = 160'		**24** = 24V DC

*Consult factory for MOQ and lead-time

Data-Box Order Guide

Note: (1) Data-Box is needed per each maximum electrical run length (80 globes)

PRODUCT CODE		TYPE
LST	-	**DATABX**
LST = Litesphere True RGB+W		**DATABX** = Data-Box

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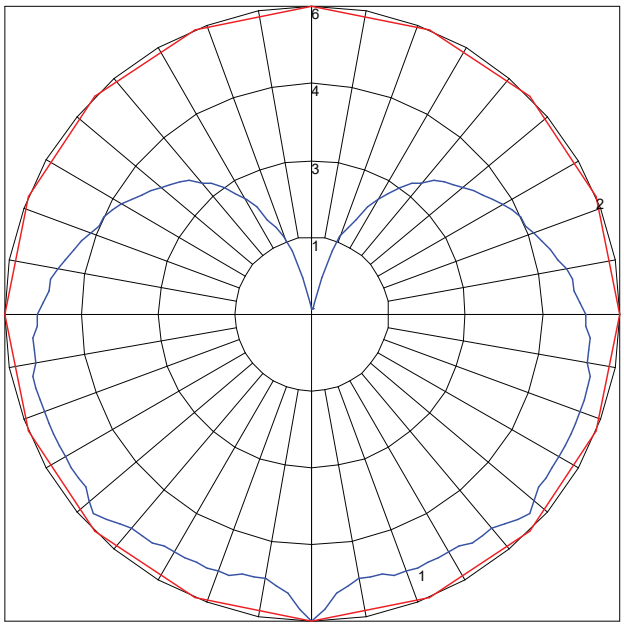
Specifications

Output	
Kelvin Temperature	Red / Green / Blue / White
Pixels	1 pixel/globe
Lumens (lm/globe)	55 (all color fully on)
Electrical	
Input Voltage	24V DC
Power Consumption (W/globe)	1
Maximum Run (based on O.C. spacing)	40' @ 6" O.C., 80' @ 12" O.C., 160' @ 24" O.C. (Total 80 globes per circuit)
Control	
Control System	DMX 512
Address Setting	Auto Addressing
Physical	
Dimensions	2.5"W x 3.8"H
Socket Housing	PVC
Globe	PE
Mounting	Surface Mount, Suspended
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Storage Temperature	-40°C to 80°C (-40°F to 176°F)
Certification and Testing	
Certification	cULus
Environment	Wet Location
IP Rating	IP67
Warranty	3 Years

Photometrics

Maximum Candela = 5.6
Located At Horizontal Angle = 0
Vertical Angle = 0
#1 Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
#2 Vertical Cone Through Vertical Angle (0) (Through Max. Cd.)



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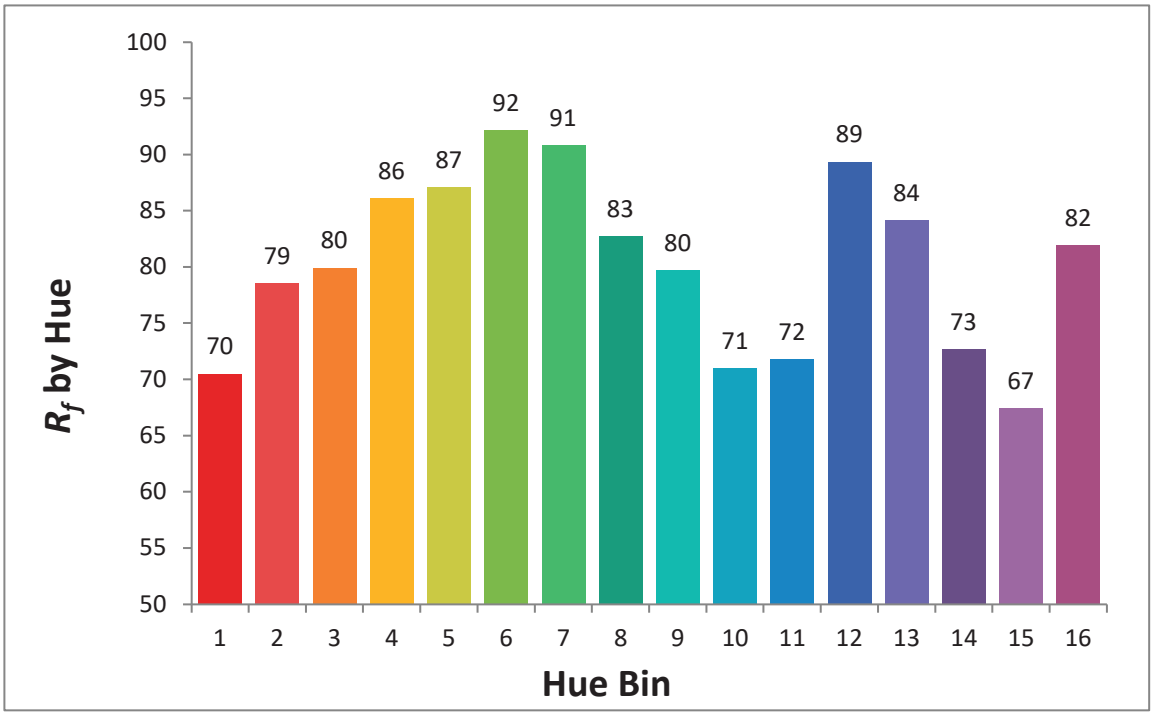
TM-30-15



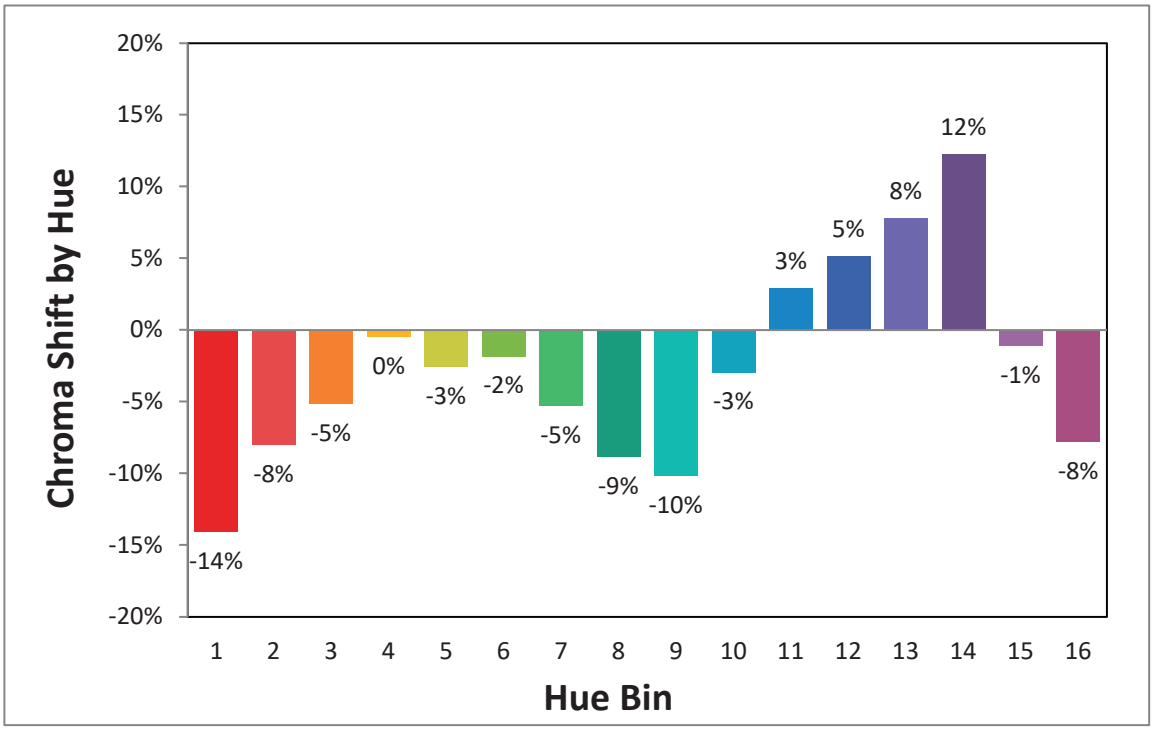


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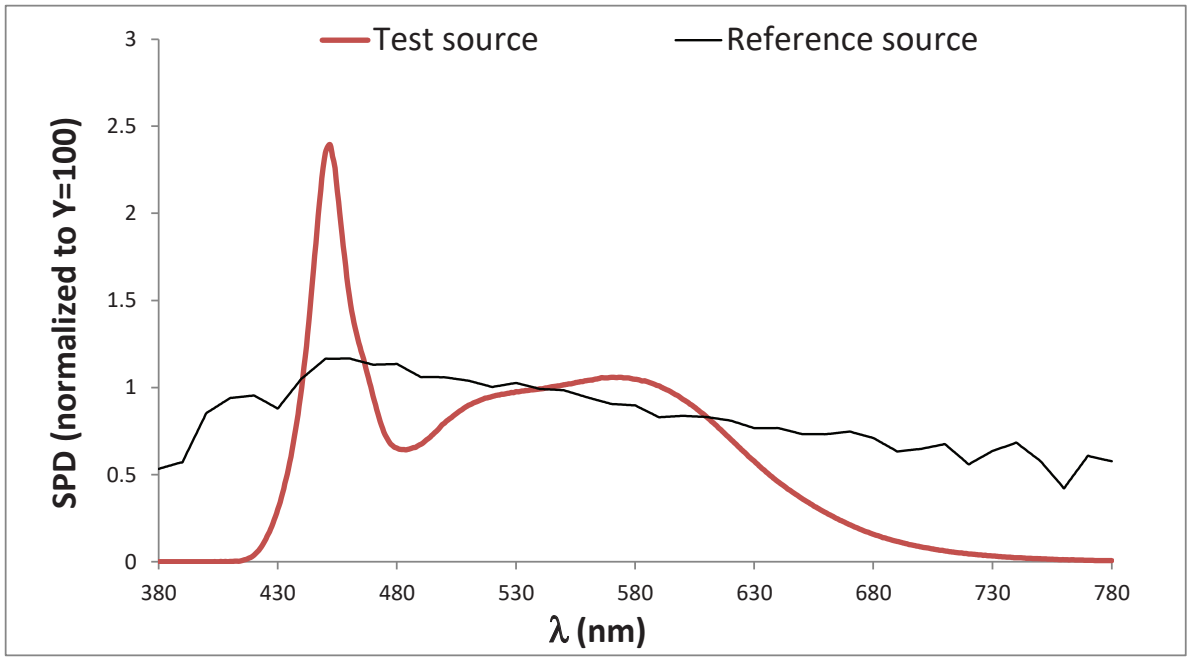
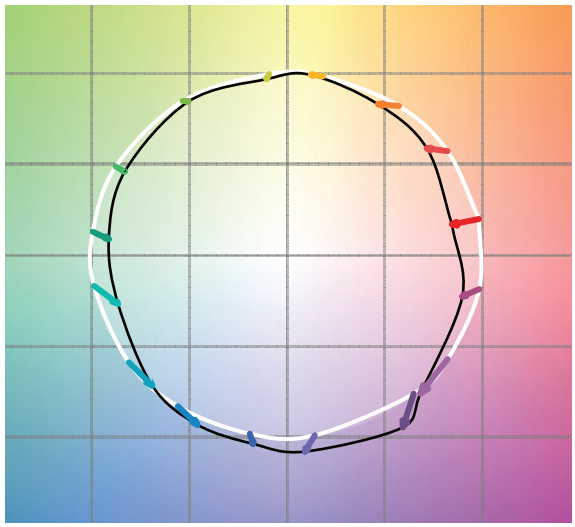
Exhibit A9

TM-30-15

R_f	R_g	CCT (K)	D_{uv}	u'	v'
81	94	6887	0.0030	0.1961	0.4642



Color Vector Graphic



		Graphic Shifts (%)	
Hue Bin	R_f	Chroma	Hue
1	70	-14%	0%
2	79	-8%	7%
3	80	-5%	9%
4	86	0%	6%
5	87	-3%	2%
6	92	-2%	-2%
7	91	-5%	0%
8	83	-9%	2%
9	80	-10%	12%
10	71	-3%	17%
11	72	3%	14%
12	89	5%	3%
13	84	8%	-7%
14	73	12%	-15%
15	67	-1%	-23%
16	82	-8%	-6%

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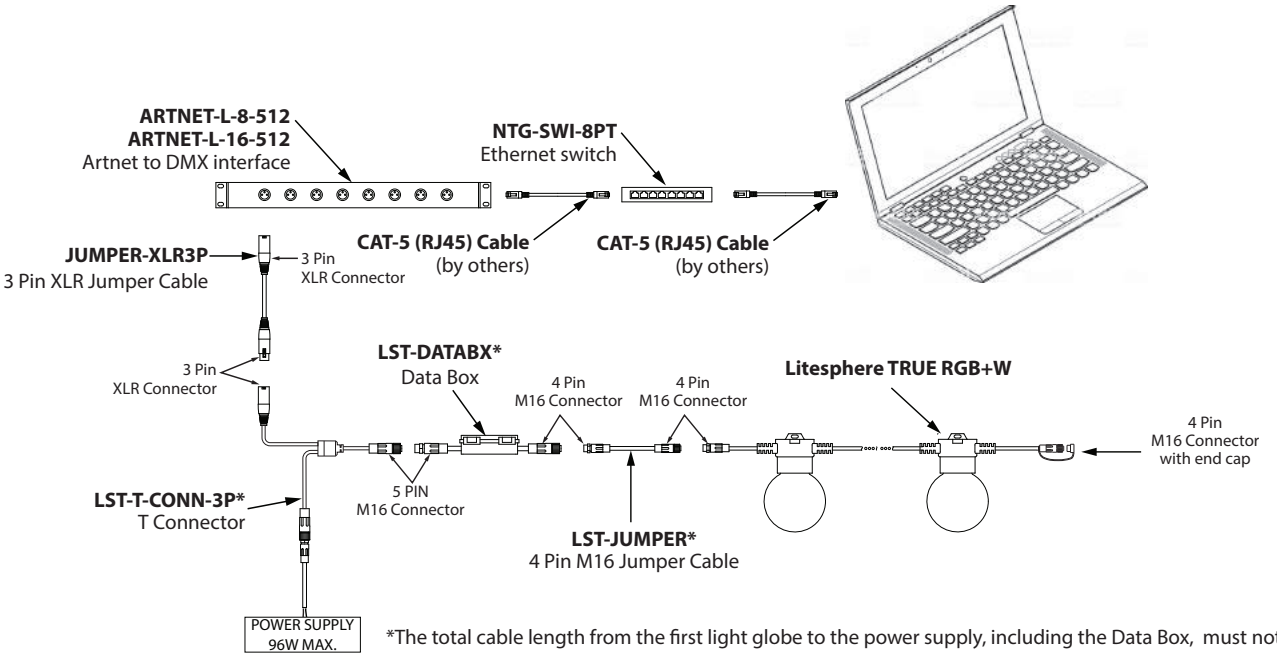
Exhibit A9

Wiring Diagram

Online Operation

MADRIX (Live)

This is a live control performance setup. Widely used for concerts or performance-based manipulation. Use of a live network is necessary for communication between MADRIX software and Litesphere True RGB+W.



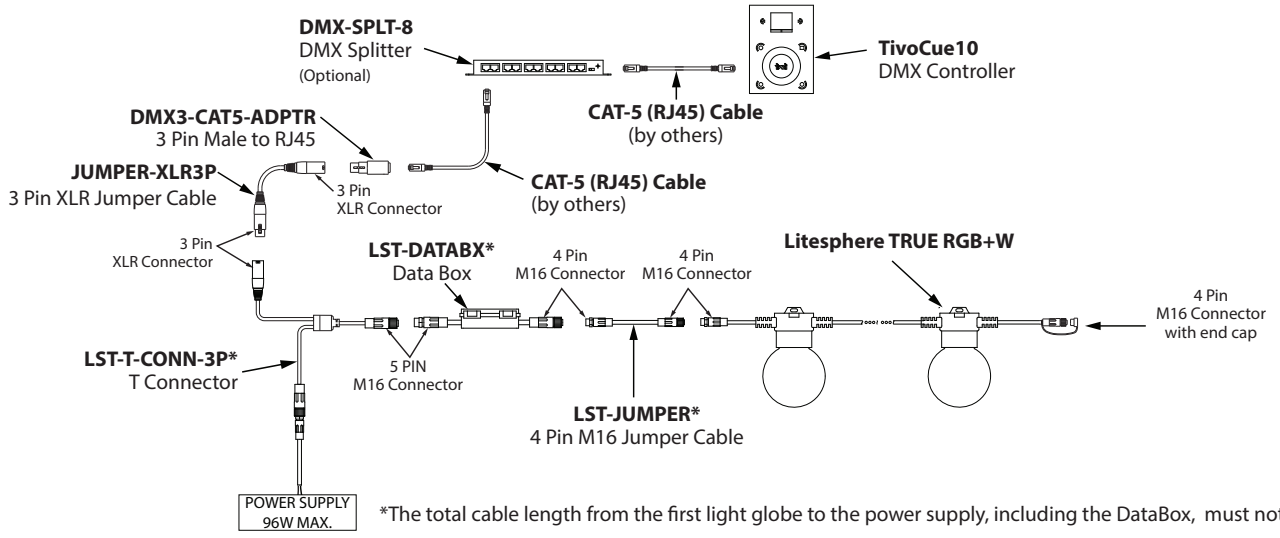
*The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.

Off-line Operation

TivoCUE (Preset)

Programmed via CUE software and recorded to a Micro SD card for data transfer into TivoCUE control. This is a stand-alone feature with no need for network support by software (CUE) once recorded and transferred to in-wall DMX control hardware. Please refer to TivoCue10 User Manual for additional information.

Note: TivoCue10 controls a maximum of 1 universes with 80 pixels (globes) total. Consult factory for 160 pixels (globes) maximum option.



*The total cable length from the first light globe to the power supply, including the DataBox, must not exceed 80'.

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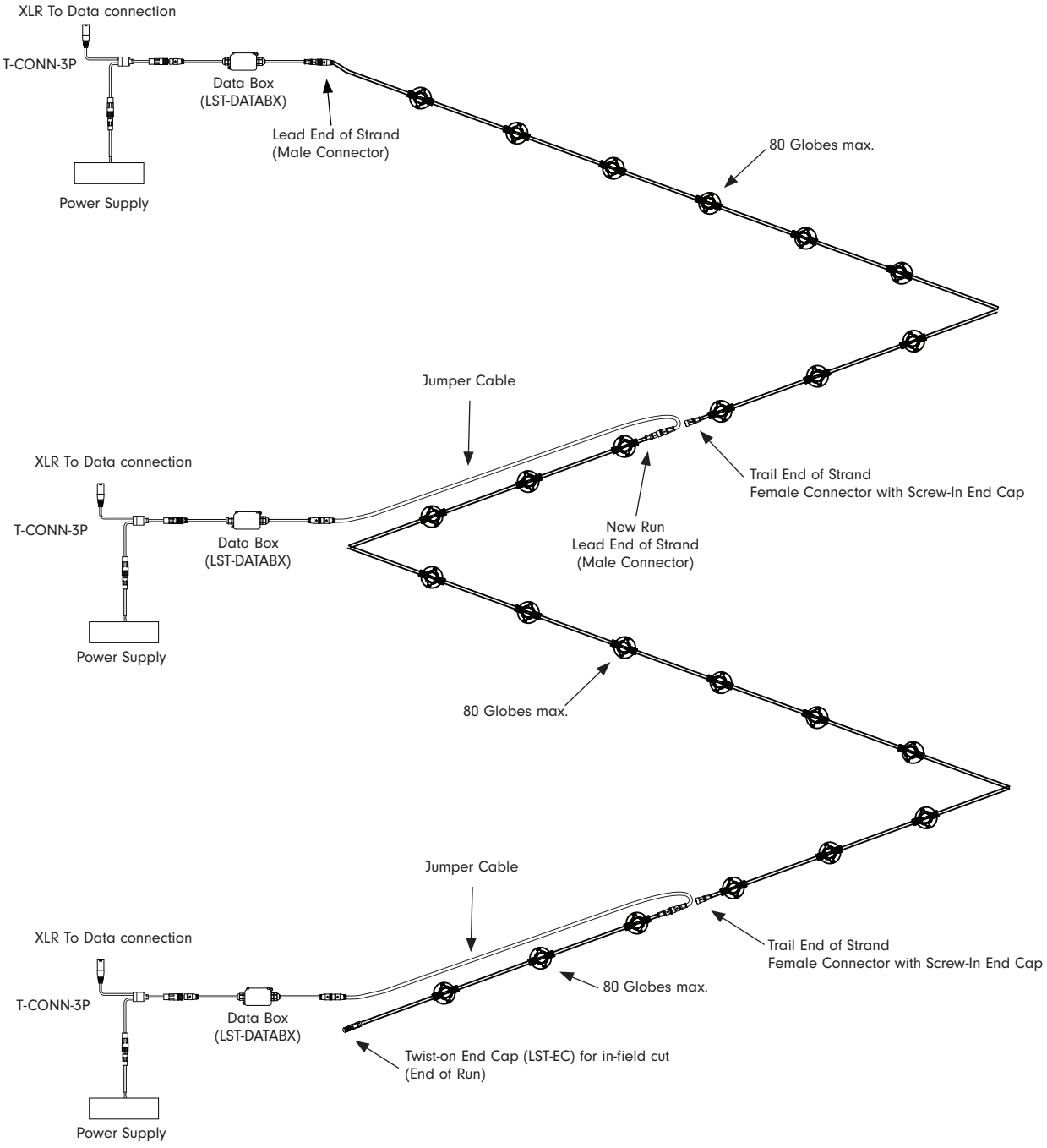
Wiring Multiple Runs

WARNING! Risk of Product Failure.
The total cable length from the first light globe to the power supply, including the Data Box, must not exceed 80'.



Wiring Statement

⚠ Warnings: Risk of injury or fire.

Do not cover any luminaire as the covering may cause it to overheat.

Do not install this lighting system where the exposed bare contacts can be shorted or contact any conductive material to reduce the risk of fire and burns.

Do not install any luminaire closer than 6 inches (15.25cm) from any curtain, or similar combustible material.

Do not use any luminaire if damaged; such as, broken globe, loose connections, or frayed wire insulation. Inspect periodically.

Do not submerge any luminaire in liquid. Use waterproof connectors for all outdoor applications.

Do not secure any luminaire with staples, nails or like means that might damage the wire insulation. Secure it by using screws through the base.

Do not run any luminaire at an operating temperature exceeding -20°C to 50°C (-4°F to 122°F)

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LU 22-115673 DZM
Exhibit A9

Accessories



LST-JUMPER-X
Litesphere True RGB+W
4 PIN jumper cable, IP67
XX = 5, 10, 20 (lengths in ft)



JUMPER-XLR3P-X
Jumper Cable 3-PIN XLR
X = 5, 10, 25 (lengths in ft)



LST-T-CONN-3P
T Connector, IP67
3-PIN XLR Male for DMX
5-PIN M16 Female for LED
2-PIN M16 female to 2-PIN male (2' lead) for power



LST-EC
Litesphere True RGB+W end cap



DMX3-CAT5-ADPTR
DMX Adapter
3-pin XLR Female to RJ45



NTG-SWI-8PT
NETGEAR 8-Port Gigabit Ethernet Unmanaged Switch



NTG-SWI-16PT
NETGEAR 16-Port Gigabit Ethernet Unmanaged Switch



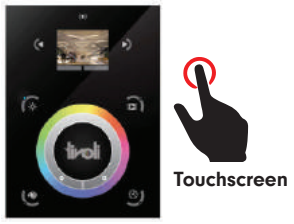
ARTNET-L-X-512
X = 8, 16 (ports)
8 or 16 port universe Artnet to DMX interface,
16 port 8192 DMX channels
8 port 4096 DMX channels (Online only)



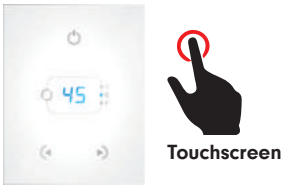
DMX-SPLT-8
DMX Splitter
8 ports of DMX 512, RJ45 and 3-pin hardwire connection

Note: If the number of DMX sub-controllers exceed 32 units, a DMX Splitter is required.

Controls & Software



TVOQ-10-XX-7
XX = BK (Black), WH (White)
1024 DMX channel, 500 scene,
10 zone, glass touch screen



TVOQ-2-XX
XX = BK (Black), WH (White)
512 DMX channel, 99 scene,
1 zone, glass touch screen

Cue™ and CuePro™ softwares are specifically designed for the TivoCUE™ in-wall DMX controls and includes an array of tools required by the latest DMX lighting fixtures. Intuitive, with easy-to-use effects that can be dropped into timelines, and multi-zone synchronization capabilities allow you to program a project effortlessly.

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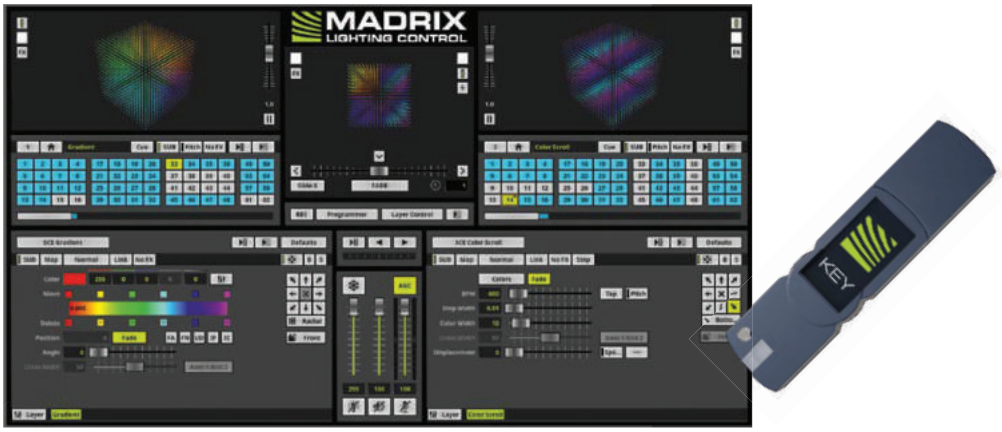
LU 22-115673 DZM
Exhibit A9

MADRIX Key & Software Levels



MADRIX KEY

A USB dongle unlocks the software's full output. You can freely switch between different PCs as it is not bound to a specific one. It only needs to be activated on-line once.

MADRIX 5 LICENSE UPGRADES

You can easily upgrade your MADRIX 5 KEY to any higher license at any time, increasing the available output.

MADRIX 5 Key & Software Cat No	MDRX-LC-5S	MDRX-LC-5E	MDRX-LC-5B	MDRX-LC-5P	MDRX-LC-5U	MDRX-LC-5M
Level	START	ENTRY	BASIC	PROFESSIONAL	ULTIMATE	MAXIMUM
DMX-Based Output						
DMX Channels	1,024	4,096	16,384	65,536	262,144	1,048,576
DMX Universe Example	2	8	32	128	512	2,048
RGB Voxels Example	341	1,365	5,461	21,845	87,381	349,525
DVI-Based Output						
DVI Voxels	4,096	16,384	262,144	1,048,576	2,097,152	2,097,152
Render Resolution Example	64 X 64 PIXELS	128 X 128 PIXELS	512 X 512 PIXELS	1,024 X 1,024 PIXELS	2,048 X 1,024 PIXELS	2,048 X 1,024 PIXELS

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Mounting Options

SURFACE/FLUSH

For surface mount applications, remove the top suspension-plate by turning counter-clockwise until off. Place socket flush against the desired surface and mount using proper screws according to substrate.





SUSPENDED

Suspended mounting will use a combination of LS-Cable, LS-Locks with LS-UVZP. Tension the cable wire with our LS-TT (Tension Tool) for desired sag (Please adhere to local city code for suspended application).

Note: For suspension application, a catenary cable is required for proper installation.
Please contact Tivoli for recommendations on unique mounting applications.



Mounting Accessories



LS-CABLE-60 Catenary Cable Kit - 60'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-110 Catenary Cable Kit - 110'
(1/8" galvanized cable includes 2 cables locks for use with loads up to 200lbs)

LS-CABLE-500 Catenary Cable Kit - 500'
(1/8t" galvanized cable for use with loads up to 200lbs)



LS-LOCK-X Cable Lock
X = **2** (2 Locks), **4** (4 locks) Includes (1) cable release key. Cable Lock for 1/8th inch cable, Heavy-duty lockable fasteners support loads up to 200 lbs. Can be easily adjusted without the use of tools.



LS-TT
Catenary Cable Tensioning Tool up to 880lbs with minimal effort due to the 6:1 gear drive mechanism. Integral torque gauge controls the load applied to the wire, giving consistent tension every time and optimizing the life of the wire.



LS-UVZP-BK-50 UV Zip Ties
50 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.



LS-UVZP-BK-30 UV Zip Ties
30 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.

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Exhibit A9

Replacement Parts



LST-RGBW-24
Litesphere True RGB+W LED
sold each



LST-OG
Litesphere True RGB+W Opal globe
sold each



LST-CG
Litesphere True RGB+W Clear globe
sold each

Power Supplies

ADNM - NON DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-90-1-4-24-D	Indoor / Outdoor	100-277V AC 50/60 HZ	24V DC	1	90W	3.75
	ADNM-120-1-4-24-D				1	96W	4A

INFINITY - MLV / ELV / 0-10V / PWM / TRIAC

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	MIN LOAD	CIRCUIT CAPACITY
Infinity Series Class 2 Transformer	INF-J-30-1-1.3-24	Indoor / Outdoor	100 - 277V AC	24V DC	1	30W	3W	1.3A
	INF-J-60-1-2.5-24				1	60W	6W	2.5A
	INF-J-96-1-4-24				1	96W	9W	4A

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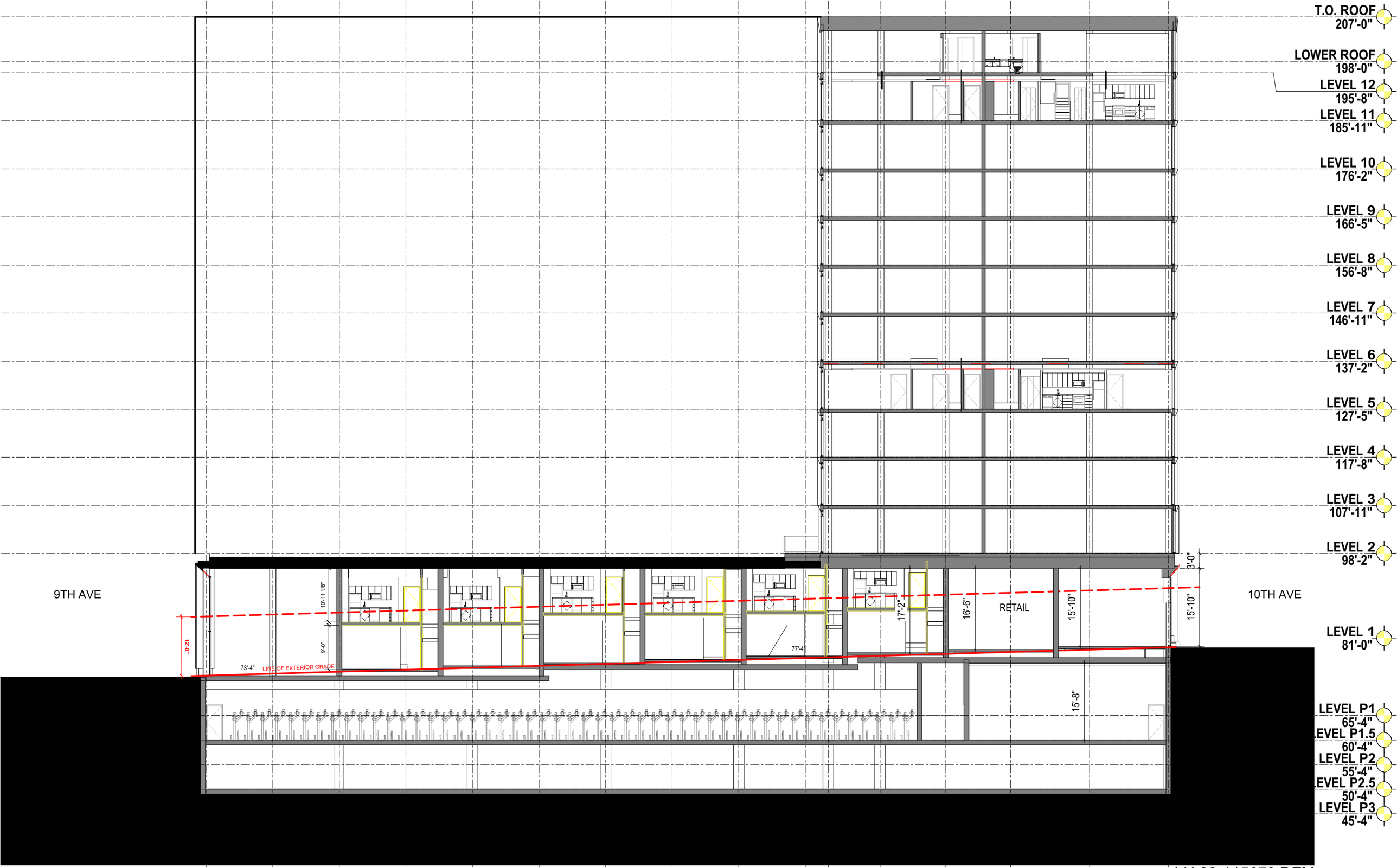

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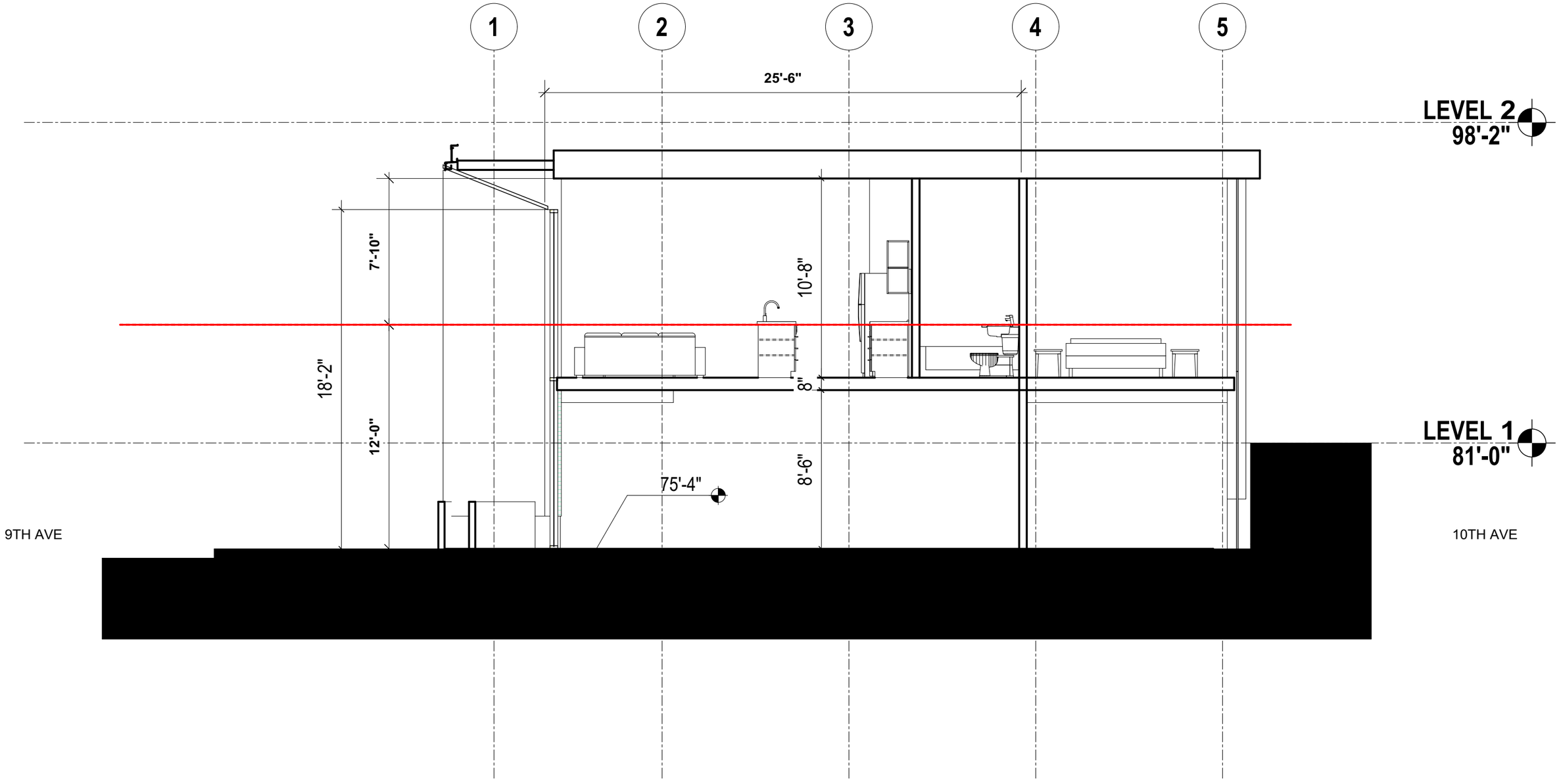
Exhibit A10



LU 22-115673 DZM
Exhibit A10

900 SE SANDY
BLOCK 200

EXHIBIT “A”

DESIGN REVIEW
TYPE III APPLICATION
LU- 22-115673
FEB, 18 2022
APRIL 29, 2022 REV. 1
May 9, 2022 REV. 2
June 1, 2022 REV. 3
June 7, 2022 REV. 4



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Exhibit A11



900 SE SANDY
BLOCK 200

EXHIBIT “A”

COVER SHEET
INDEX

RENDERINGS
A.01 RENDERING - SW CORNER
A.02 RENDERING - SOUTH ELEVATION - SE OAK ST
A.03 RENDERING - NORTH ELEVATION - SE PINE ST
A.04 RENDERING - STREET FRONTAGE ALONG 9TH AVE
A.05 RENDERING - STREET FRONTAGE ALONG SE OAK
A.06 RENDERING - SW CORNER NIGHT
A.07 CONTEXT
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A.09 CONCEPT - AN URBAN : RURAL CONNECTION
A.13 CONCEPT - AN URBAN : RURAL CONNECTION
A.14 CONTEXT PLAN
A.15 STRUCTURAL DIAGRAM

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A.16 VICINITY PLAN - CITY
A.17 VICINITY PLAN - NEIGHBORHOOD
A.18 CONTEXT- ZONING
A.19 CONTEXT - VIEWS
A.20 CONTEXT - EXISTING TRANSIT
A.21 CONTEXT - ADJACENT BUILDINGS

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RENDERING - SW CORNER



RENDERING - SOUTH ELEVATION - SE OAK ST



RENDERING - NORTH ELEVEATION - SE PINE ST

RENDERING - STREET FRONTAGE ALONG 9TH AVE

LU 22-115673 DZM
Exhibit A11

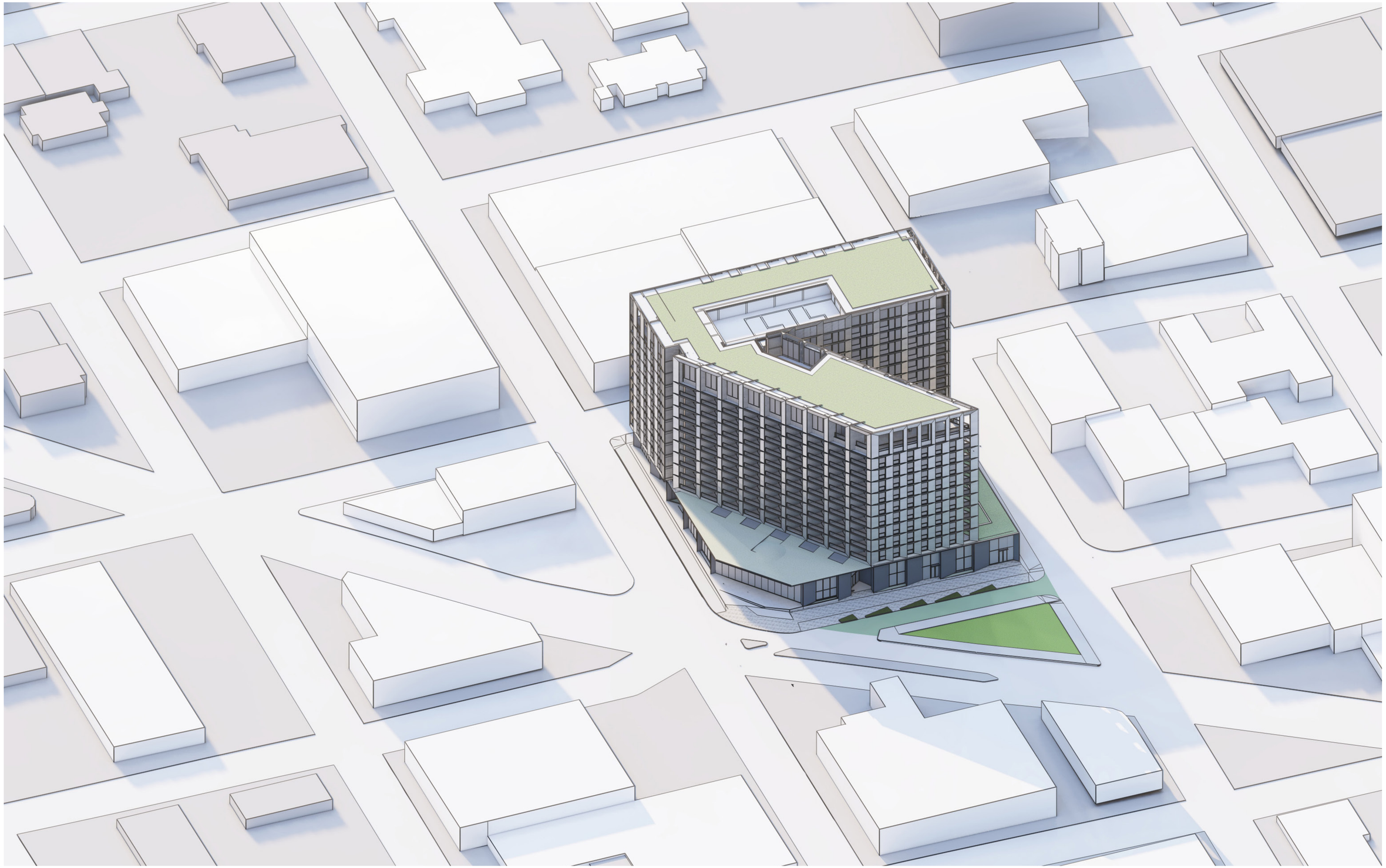


RENDERING - STREET FRONTAGE ALONG SE OAK

LU 22-115673 DZM
Exhibit A11



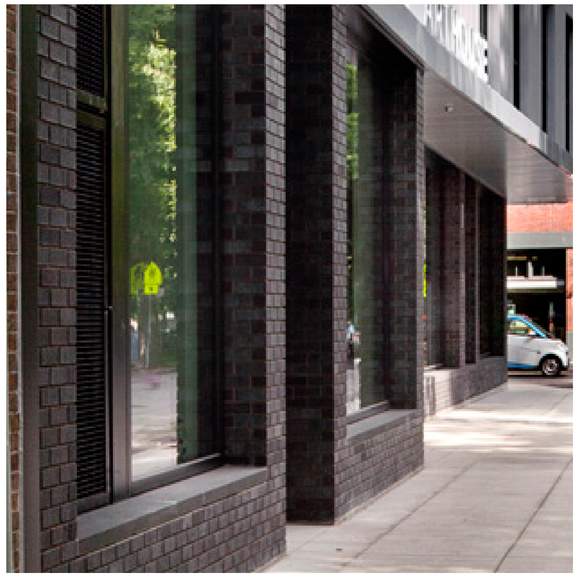
RENDERING - SW CORNER NIGHT



CONTEXT



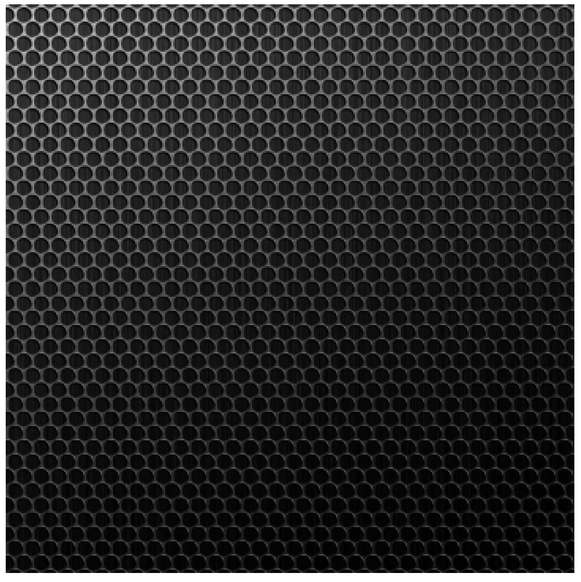
CROSS LAMINATED TIMBER



DARK BRICK



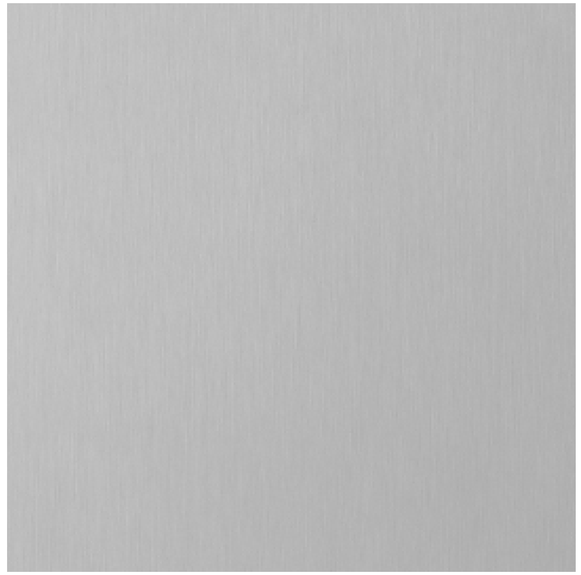
STAINLESS STEEL CABLE MESH



PERFORATED METAL PANEL



ACM FACADE



METAL PANEL (SILVER)



ALUMINUM WINDOW SYSTEM



STOREFRONT SYSTEM

MATERIAL PHOTOS AND EXAMPLES

AN URBAN : RURAL CONNECTION

LU 22-115673 DZM
Exhibit A11









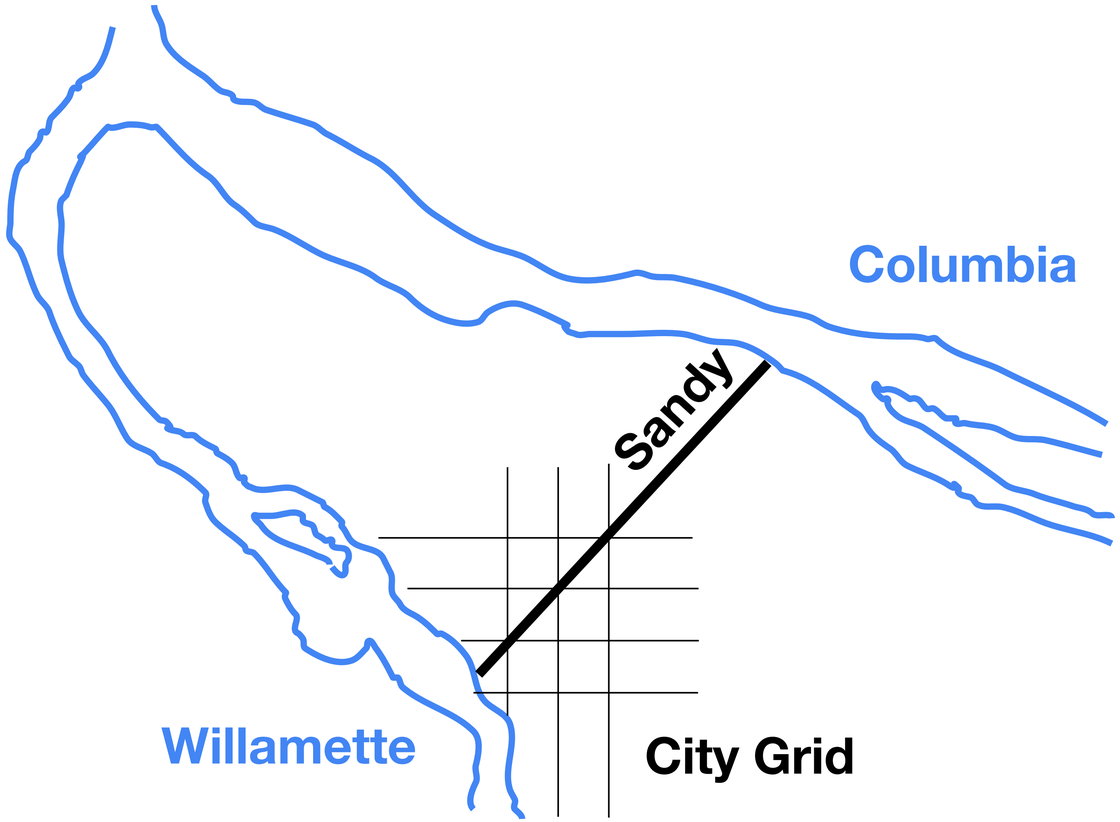






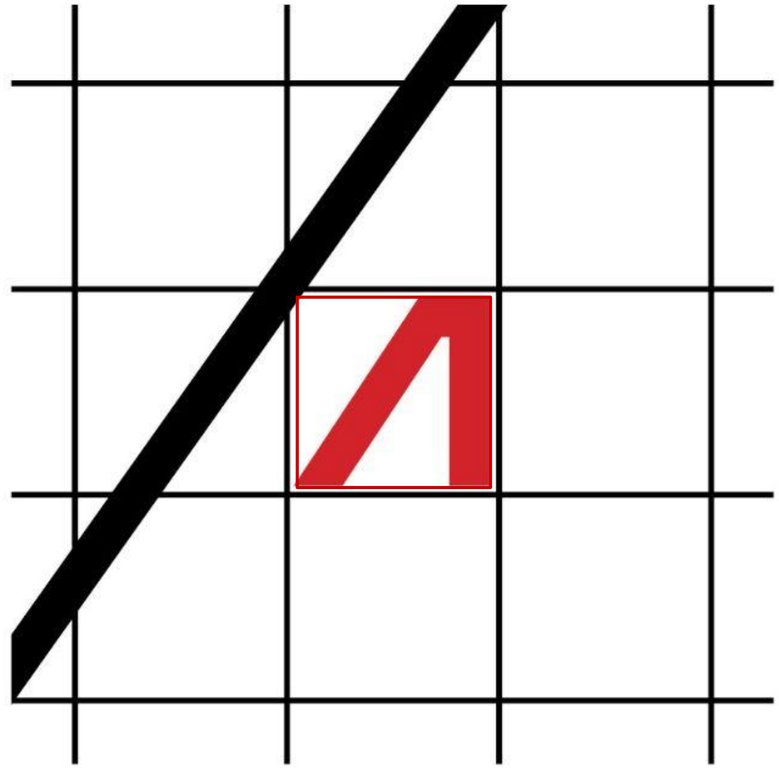



AN URBAN : RURAL CONNECTION



HISTORIC INFLUENCES

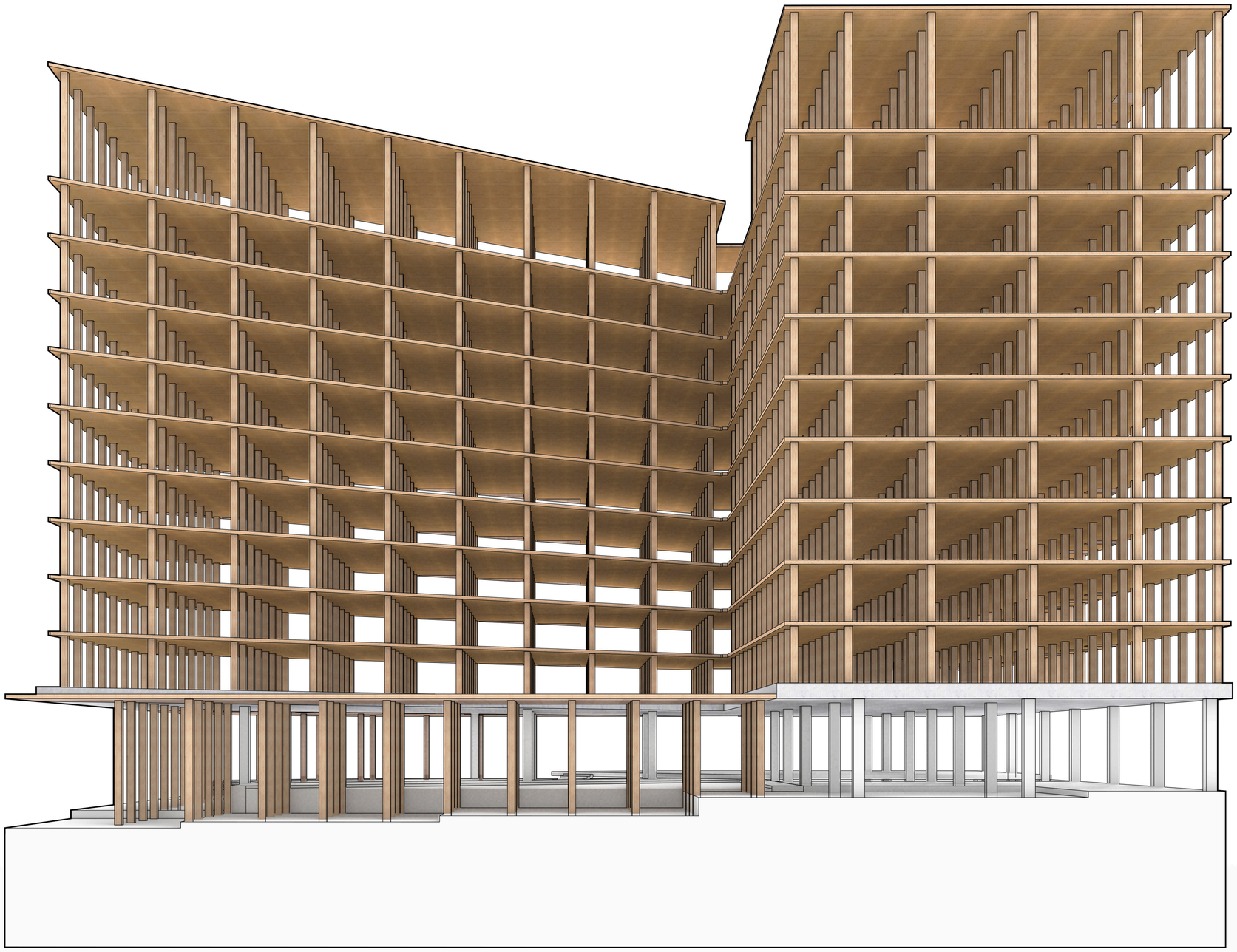
AN INDIGENOUS PATH CONNECTED
THE RIVERS AND BECAME SANDY



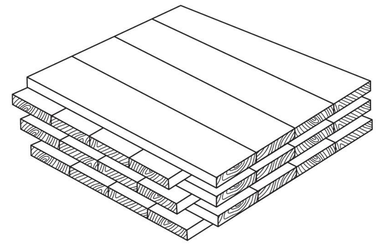
TWO MASSING ELEMENTS

THE PODIUM REINFORCES THE CITY BLOCK
THE TOWER REINFORCES SANDY'S ALIGNMENT

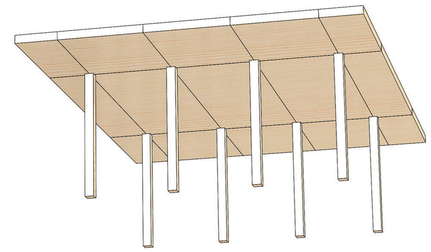
CONTEXT PLAN



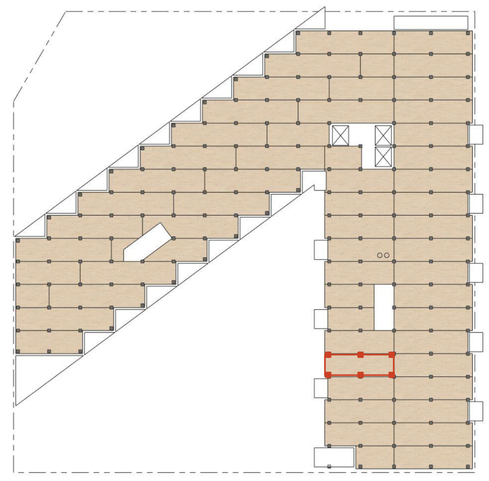
POINT SUPPORTED COLUMN AND DECK TOWER
OVER ON A CONCRETE PODIUM



CLT DECK



POINT SUPPORTED FLOORS



COLUMN GRID ALIGNS WITH CITY GRID

STRUCTURAL DIAGRAM



VICINITY PLAN - CITY



VICINITY PLAN - NEIGHBORHOOD



CONTEXT - ZONING



CONTEXT - SITE VIEWS



CONTEXT - EXISTING TRANSIT



BUILDINGS NORTH OF SITE ALONG SANDY BLVD

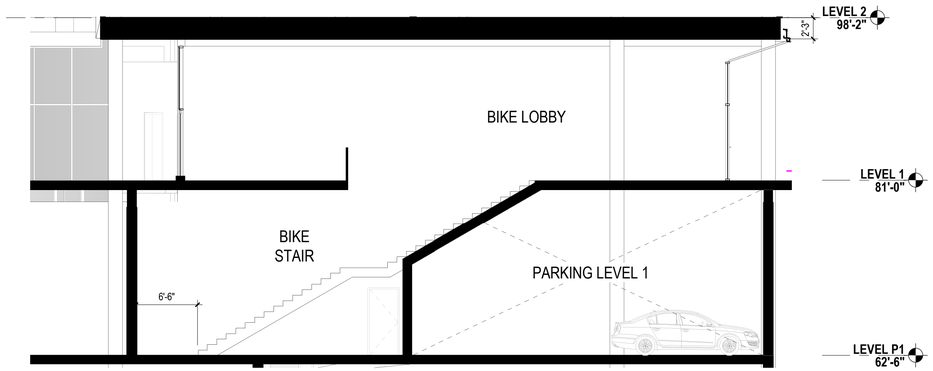




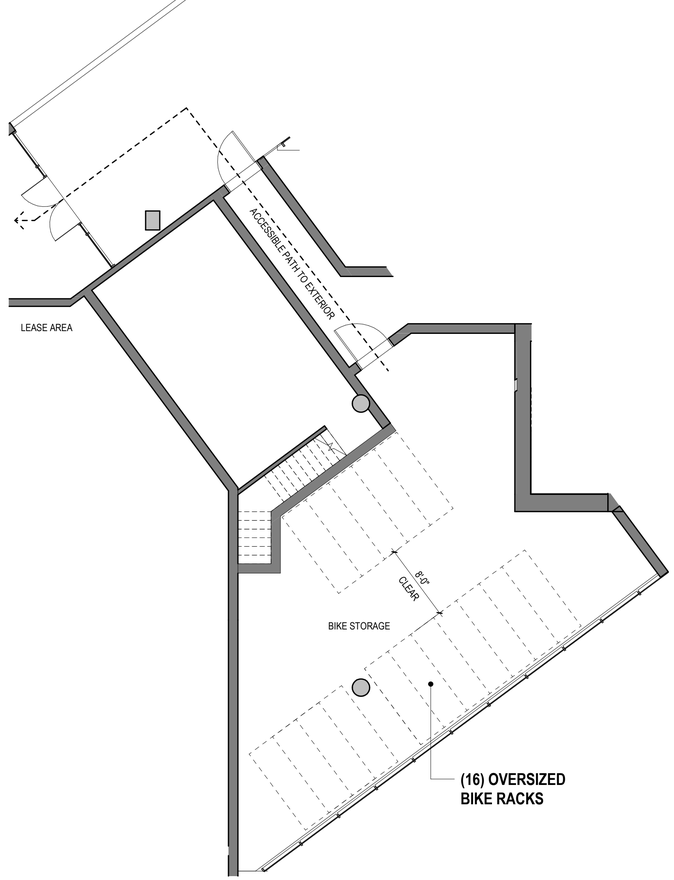
BUILDINGS SOUTH OF SITE ALONG SANDY BLVD



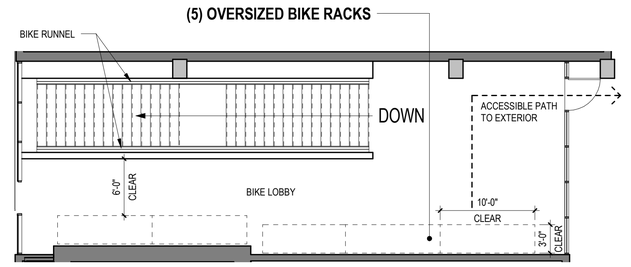
CONTEXT - ADAJCENT BUILDINGS



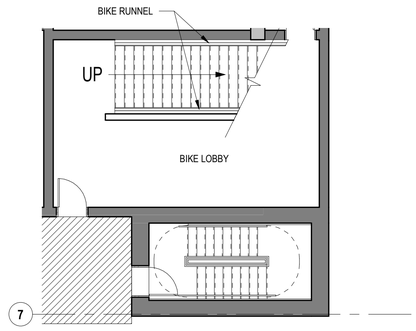
BIKE LOBBY - SECTION



OVERSIZED BIKE ROOM - LEVEL 1



BIKE LOBBY - LEVEL 1



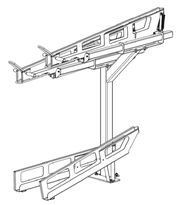
BIKE LOBBY - PARKING LEVEL 1

TOTAL OVERSIZED BIKE RACKS: 5% of total spaces	21
TOTAL STACKED BIKE RACKS:	400
TOTAL LONG TERM BIKE RACKS:	**421**
TOTAL SHORT TERM BIKES RACKS:	**24**

TOTAL RESIDENTIAL UNITS:	276
TOTAL COMMERCIAL SQFT:	14,501 sq. ft.
REQUIRED LONG TERM COMMERCIAL: 1 per 3,800 sq. ft. of net building area	4
REQUIRED LONG TERM RESIDENTIAL: 1.5 per unit	414
TOTAL REQUIRED LONG TERM:	418
PROVIDED LONG TERM:	**421**
REQUIRED SHORT TERM COMMERCIAL: 1 per 2,700 sq. ft. of net building area	6
REQUIRED SHORT TERM RESIDENTIAL: 1 per 20 units	14
TOTAL REQUIRED SHORT TERM:	20
PROVIDED SHORT TERM:	**20**

DERO | Dero **Decker**

Submittal Sheet



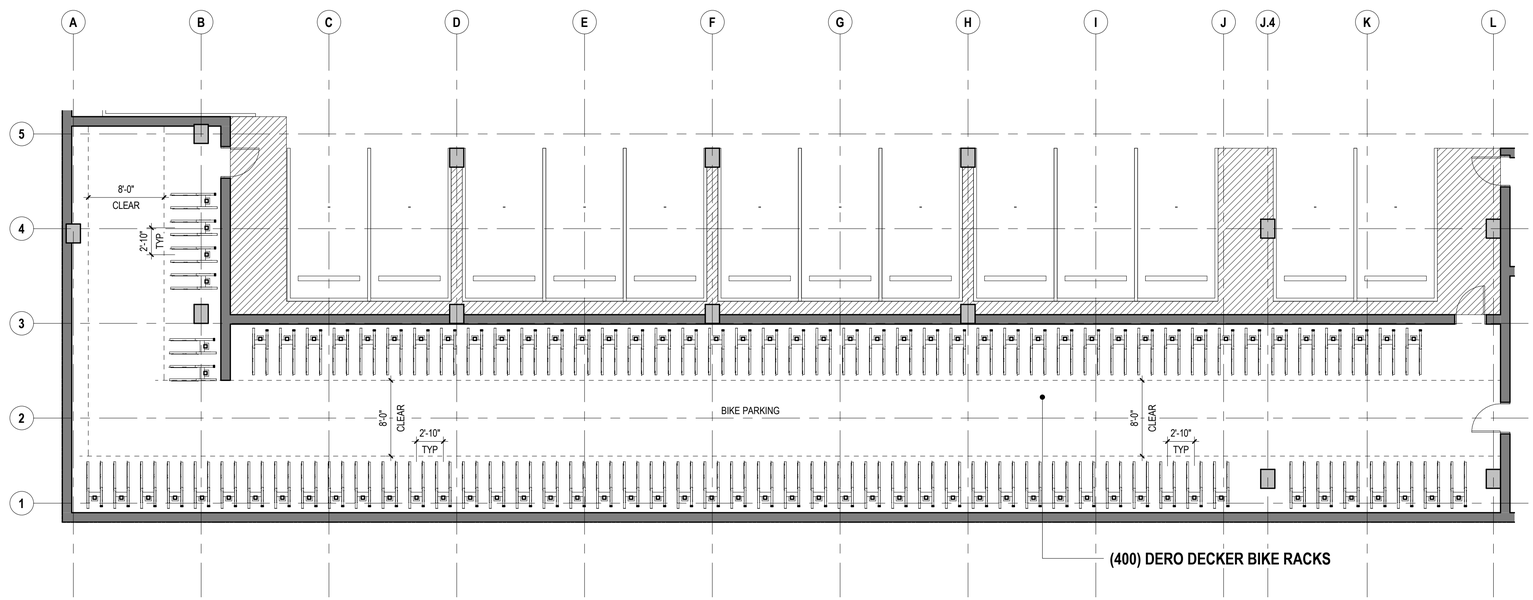
CAPACITY 4 Bikes per unit

MATERIALS
Uprights: 4" 11g square tube
Upright base: 1/4" plate
Cantilevers: 11g plate
Cantilever base: 1/4" plate
Trays: 11g plate

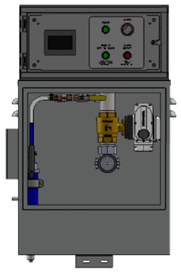
FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS **Surface only**
Each upright has one ¼" plate feet that accept 1/2" wedge anchors



ISP Compact Fuel Fill Port



Features:

-Easily accessible fill operation for fuel storage tanks

-10 Gallon spill containment area with incorporated leak switch and hand pump

-Weatherproof and vented carbon steel or stainless steel construction

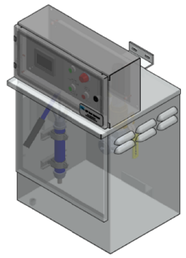
-Hinged door pad lockable enclosure

-Tank or Wall-Mounting Brackets

Standard Mounting:

-Tank/Wall Mount

-Post Mount



Factory assembled internal piping includes:

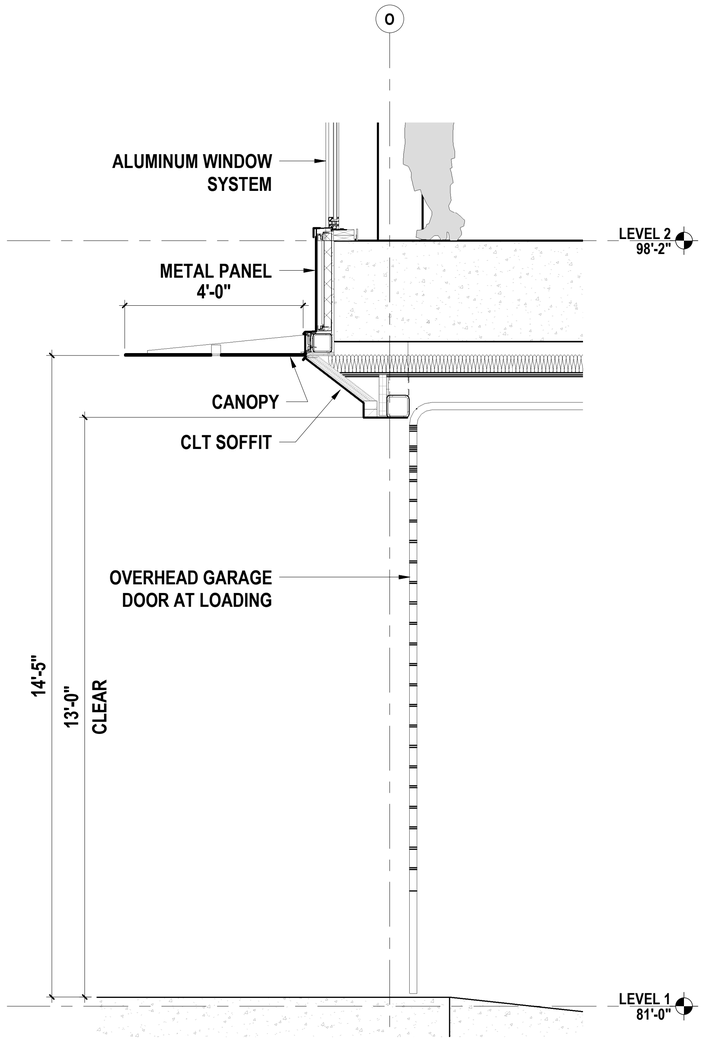
-2", or 3" Cam-lock fill connection with 90° elbow

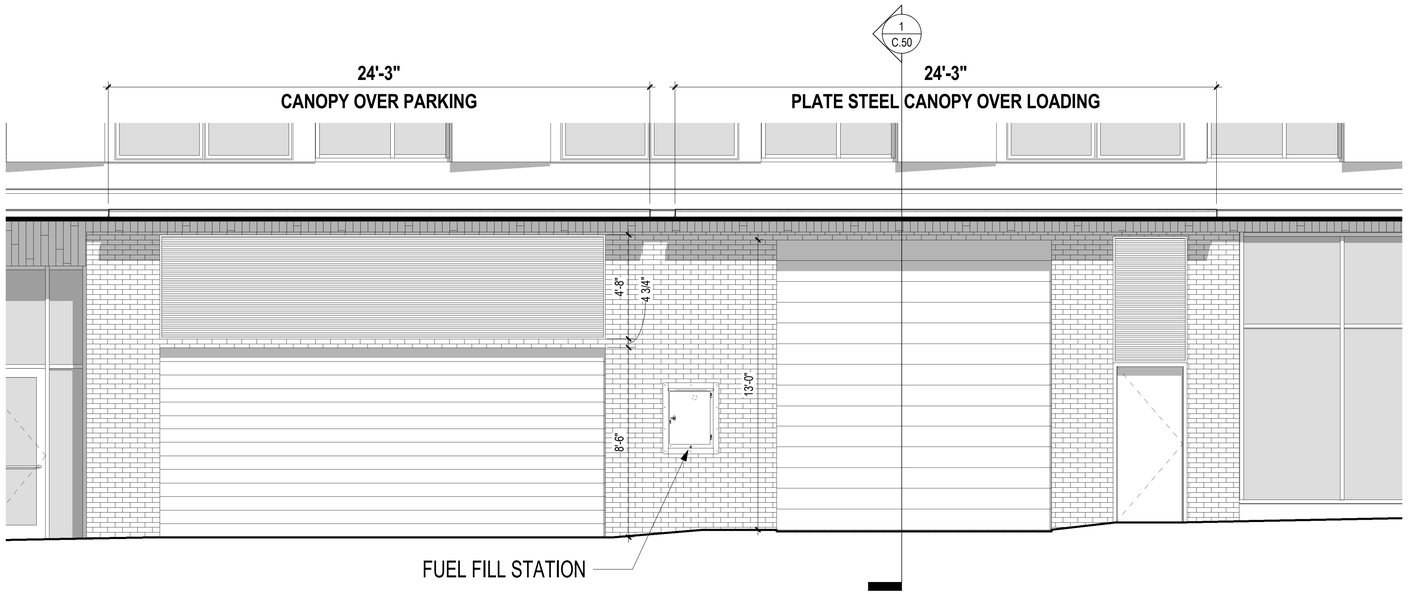
-Spill Removal Lever-Action Hand Pump

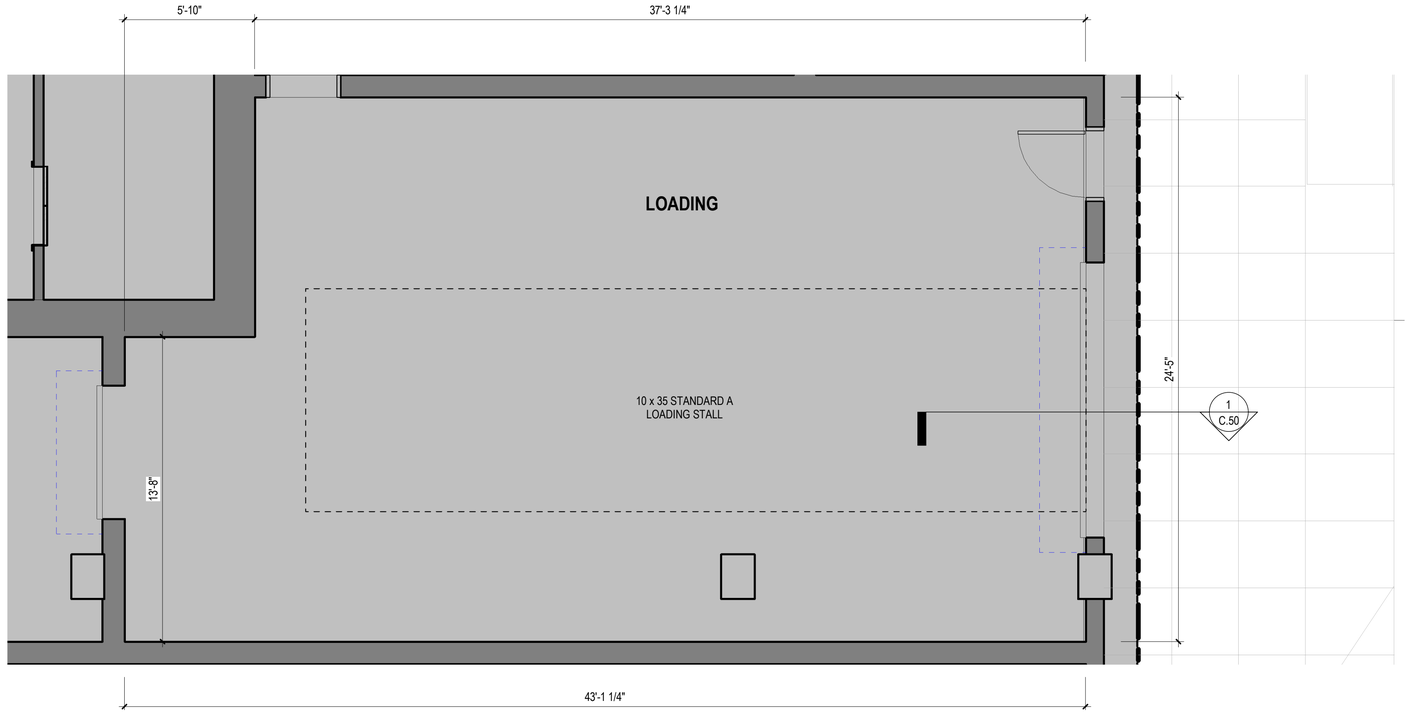
-Shut-off Ball Valve

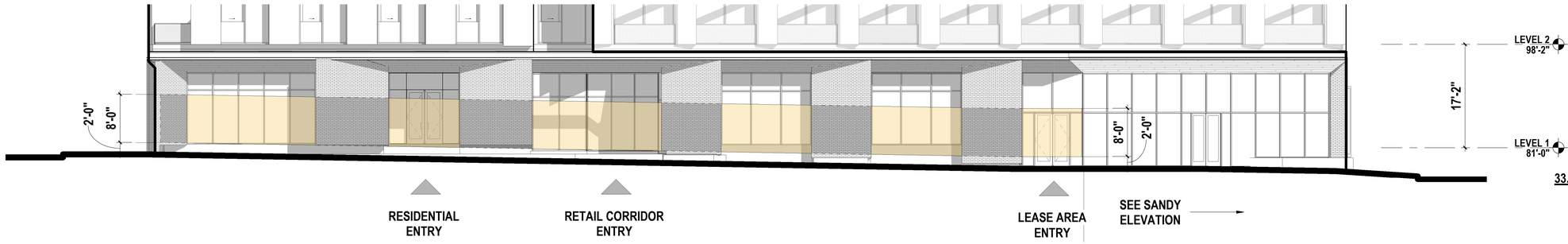
ISP Factory Testing and Assembly

Optional-Check Valve integral to connection coupling





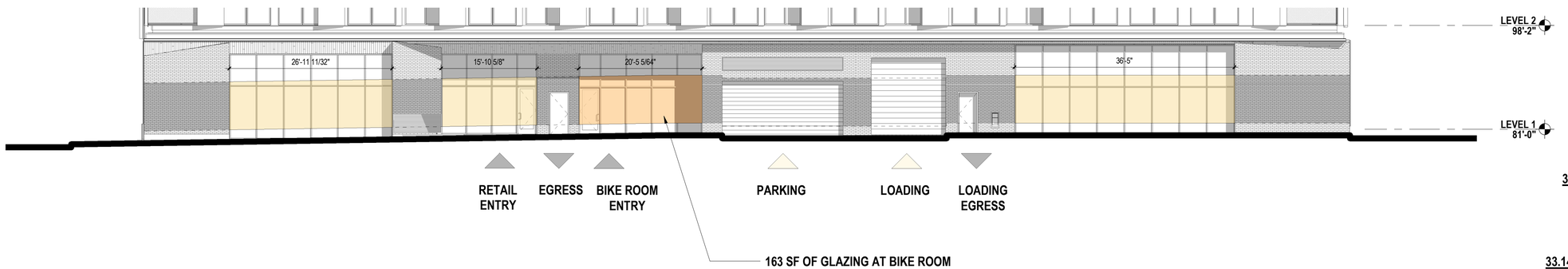




1 C.42 NORTH - DR GROUND FLOOR WINDOWS

33.510.220 - *40% AREA OF WALL GLAZIN*
758 SF OF GLAZIN
1226 TOTAL S
65% GLAZIN
40% REQUIRE

33.140.230 - *50 % LENGTH OF WALL GLAZIN*
94'-8 3/4" LENGTH OF GLAZIN
153' TOTAL LENGT
61.9% LENGTH GLAZIN
50% REQUIRE

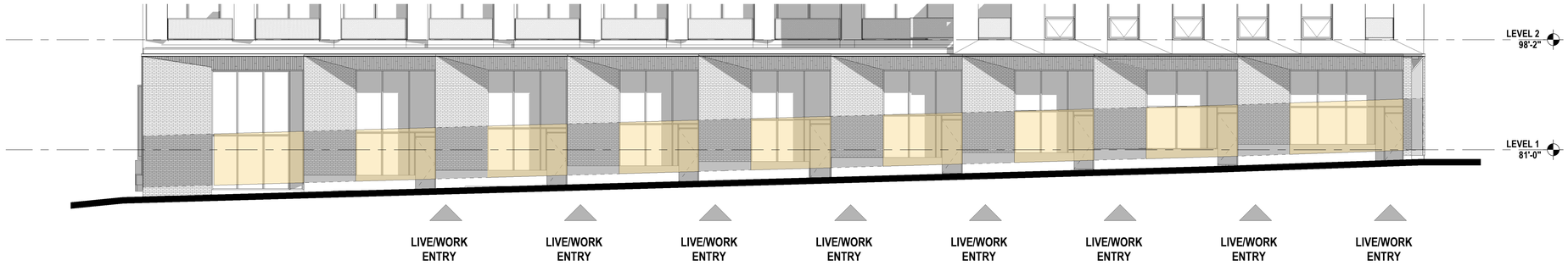


2 C.42 EAST - DR GROUND FLOOR WINDOWS
SCALE: 1" = 10'-0"

33.510.220 - *40% AREA OF WALL GLAZIN*
767 SF OF GLAZIN
1596 TOTAL S
48.1% GLAZIN
40% REQUIRE

33.140.230 - *50 % LENGTH OF WALL GLAZIN*
99'-7" LENGTH OF GLAZIN
199' TOTAL LENGT
50% LENGTH GLAZIN
50% REQUIRE

COMPLIANCE -GROUND FLOOR WINDOWS

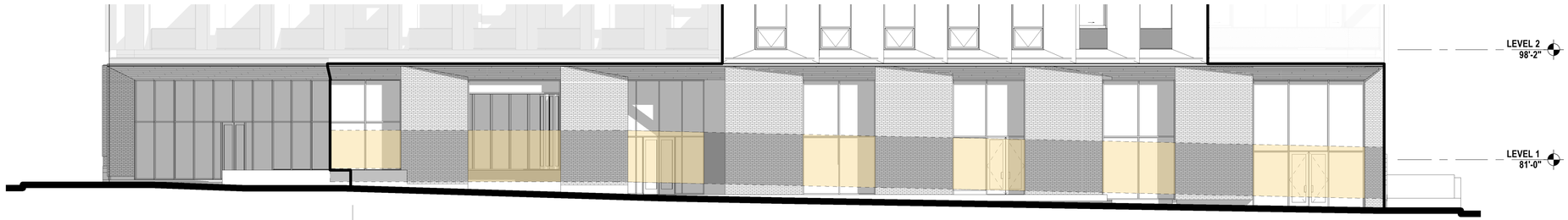


1 C.43 GROUND FLOOR ELEVATION - SOUTH

SCALE: 1" = 10'-0"

33.510.220 - *40% AREA OF WALL GLAZING*
948 SF OF GLAZING
1592 TOTAL SF
57% GLAZING
40% REQUIRED

33.140.230 - *50 % LENGTH OF WALL GLAZING*
120'-5" LENGTH OF GLAZING
199' TOTAL LENGTH
60.1% LENGTH GLAZING
50% REQUIRED

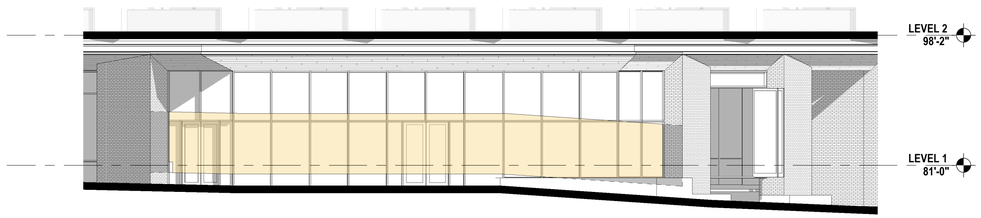


2 C.43 WEST -DR GROUND FLOOR WINDOWS

SCALE: 1" = 10'-0"

33.510.220 - *40% AREA OF WALL GLAZING*
688 SF OF GLAZING
1312 TOTAL SF
58% GLAZING
40% REQUIRED

33.140.230 - *50 % LENGTH OF WALL GLAZING*
121'-1" LENGTH OF GLAZING
199' TOTAL LENGTH
60.8% LENGTH GLAZING
50% REQUIRED



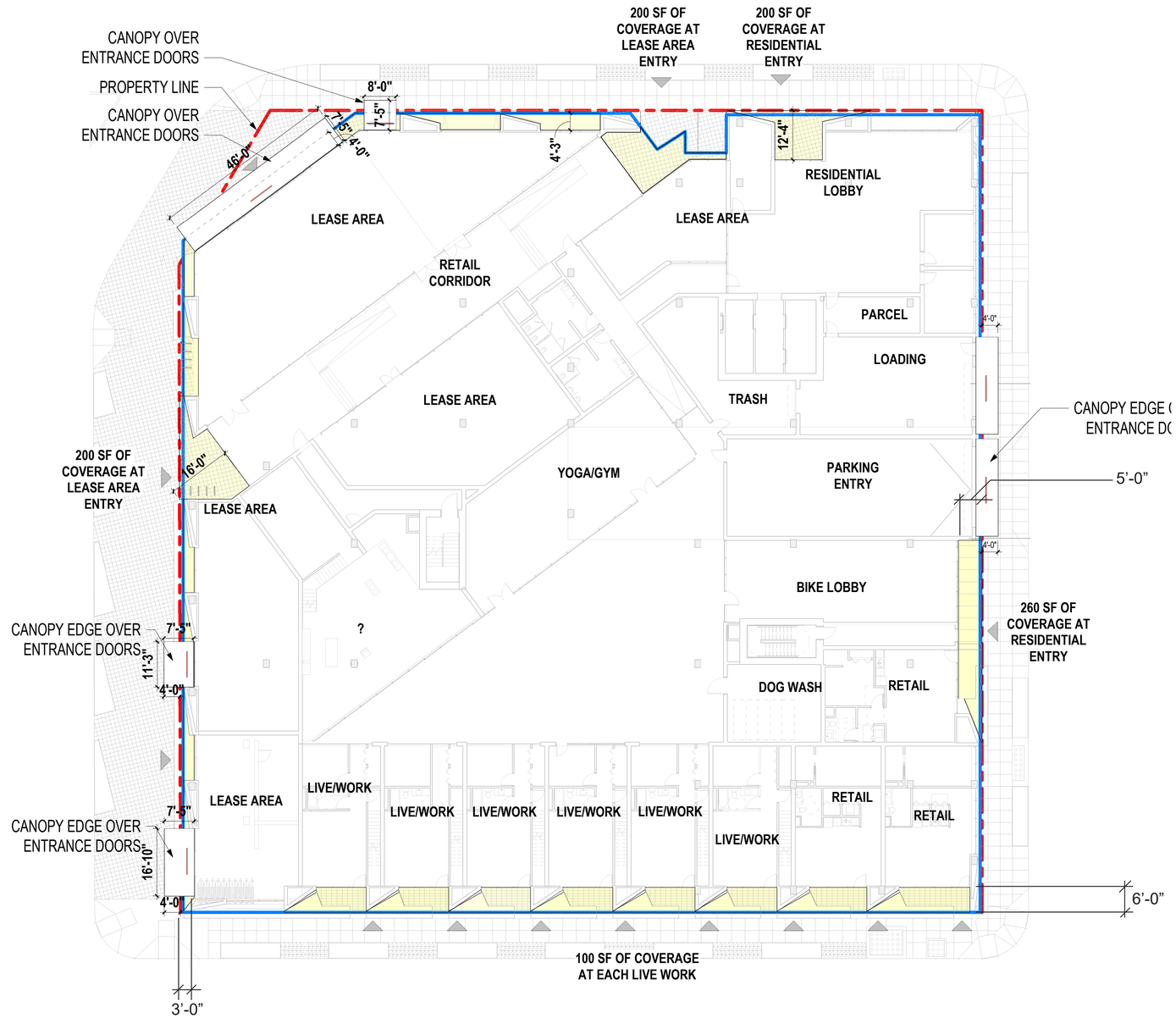
3 C.43 SANDY ELEVATION - DR GROUND FLOOR WINDOWS

SCALE: 1" = 10'-0"

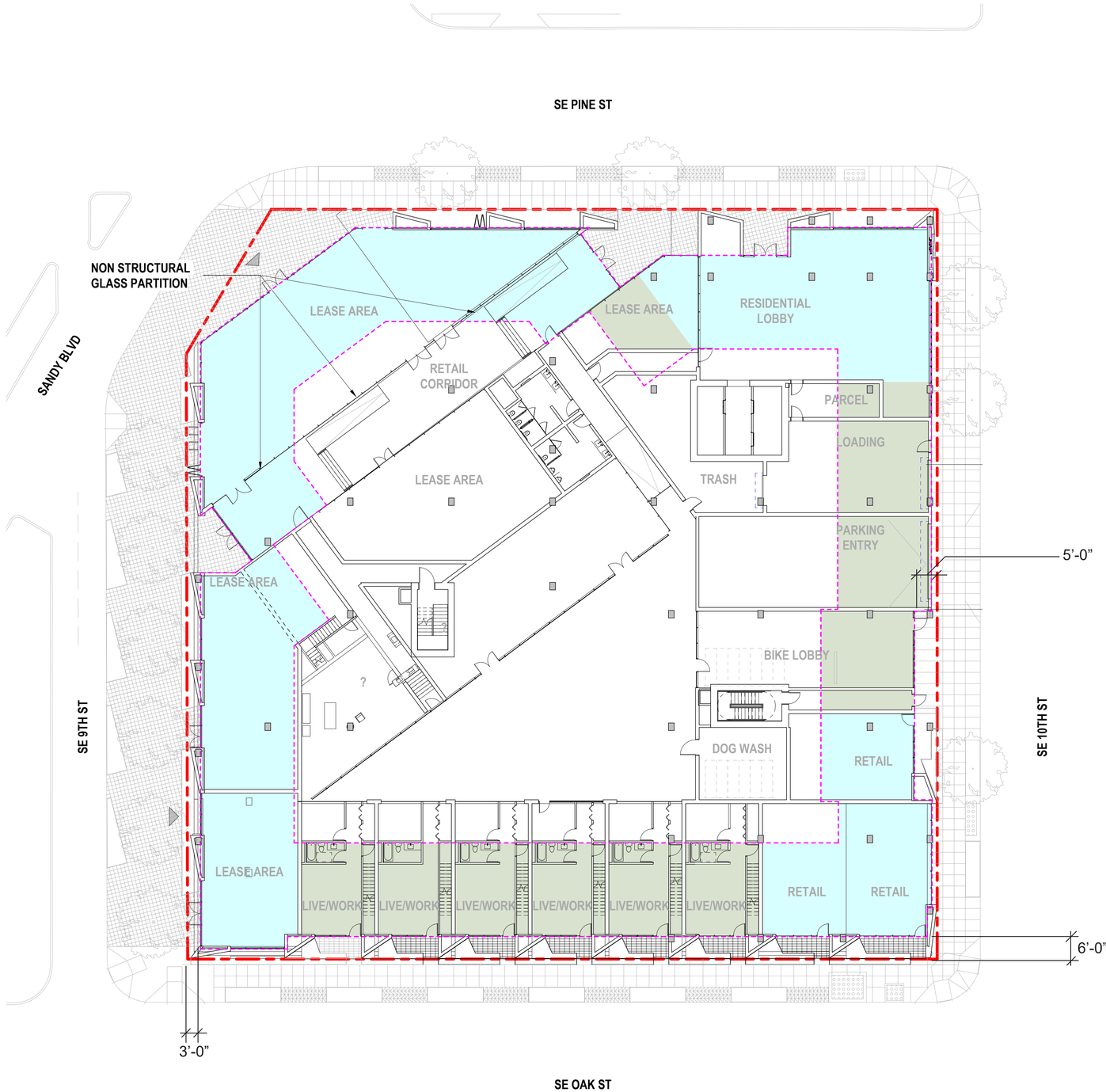
33.140.230 - *50 % LENGTH OF WALL GLAZING*
514 SF OF GLAZING
562 TOTAL SF
91% GLAZING
60% REQUIRED

33.140.230 - *50 % LENGTH OF WALL GLAZING*
65'-2 1/2" LENGTH OF GLAZING
70'-3" TOTAL LENGTH
92.8% LENGTH GLAZING
50% REQUIRED

COMPLIANCE -GROUND FLOOR WINDOWS



CANOPY COVERAGE DIAGRAM



16,380 SQFT - TOTAL GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE

10,792 SQFT (66%) - GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT MEETS GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

5,588 SQFT (34%) - GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT DOES NOT MEET GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

807 FT - TOTAL LINEAR FEET OF BUILDING FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE

585 FT (72%) - LINEAR FEET OF BUILDING FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT MEETS GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

222 FT (28%) - LINEAR FEET OF BUILDING FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE THAT DOES NOT MEET GROUND FLOOR ACTIVE USE STANDARDS PER SECTION 33.510.225

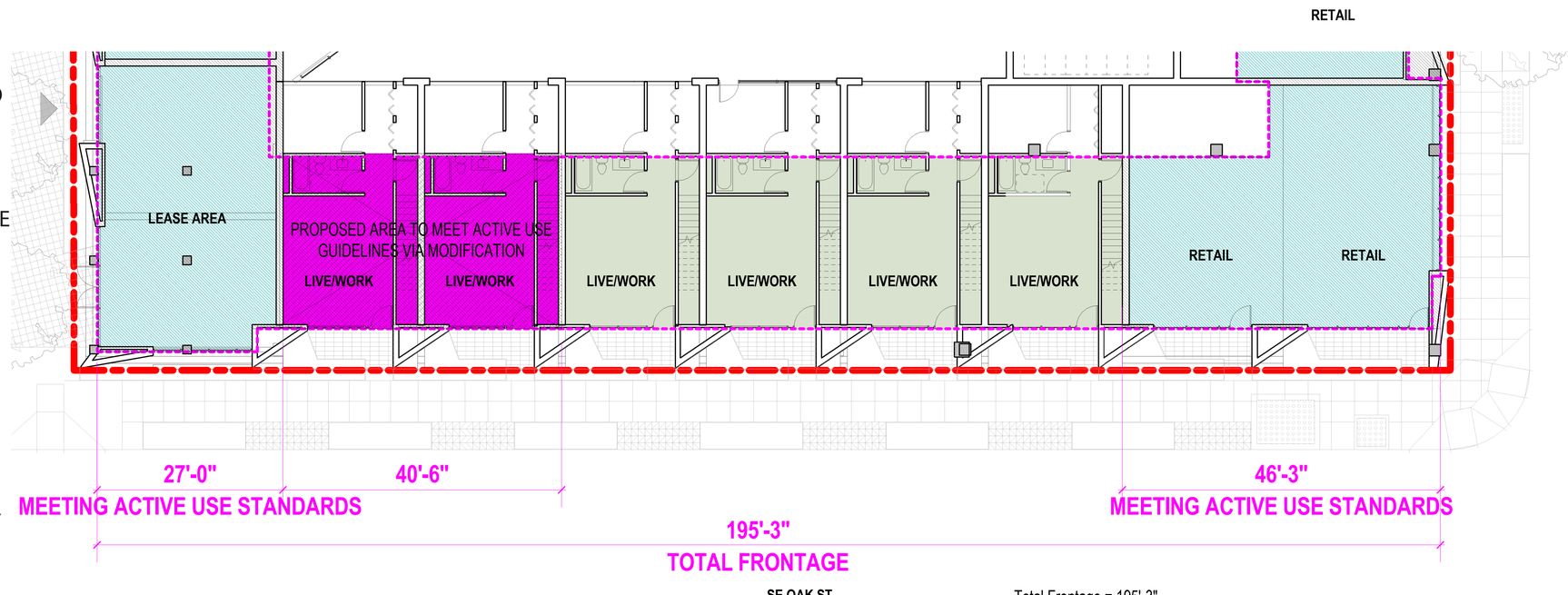
GROUND FLOOR ACTIVE USE - SANDY

ACTIVE USE MODIFICATION REQUEST

12% OF SOUTH FRONTAGE DOES NOT MEET 12' REQUIRED HEIGHT TO BOTTOM OF STRUCTURE (AT LIVE/WORK UNITS)

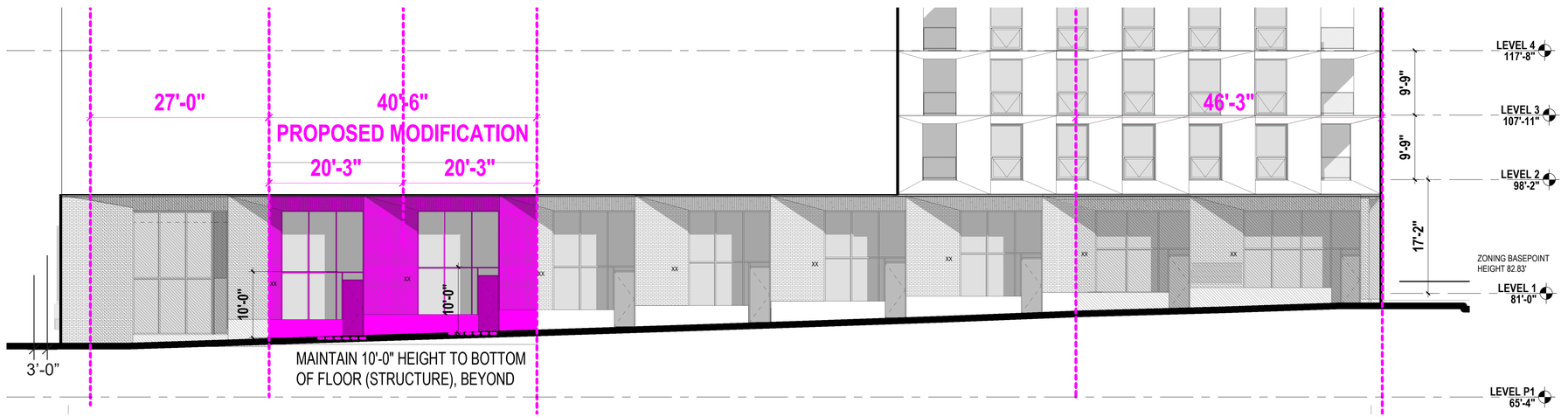
- THE LIVE/WORK SPACES WILL BE AT GRADE (ACCESSIBLE) AND THE OVERALL HEIGHT CAN ACCOMMODATE THE MEP SERVICES WITH-IN THE DESIGNATED HEIGHT. THESE SPACES ARE SMALL SPACES TO ACCOMMODATE SMALL BUSINESSES AND WILL NOT FACILITATE USE BY RESTAURANTS OR CAFES WHERE THE TALLER FLOOR TO CEILING DIMENSION MAY BE REQUIRED FOR MORE INTENSIVE DUCTING

- THE DESIGN COHERENCE OF THE SOUTH ELEVATION ALLOWS FOR UNITIZED CONSTRUCTION OF STAIRS WITHIN THE UNIT AND STEPPING THE LIVE/WORK UNITS TO ACCOMMODATE THE GRADE CHANGE AND KEEP THEM ACCESSIBLE ALONG THE RIGHT OF WAY FRONTAGE ALONG OAK STREET. INCREASING THE FLOOR HEIGHT OF THE LIVING UNIT BREAKS THE CONTINUITY AND AESTHETIC RELATIONSHIP OF THE GLASS FACADE TO GRADE.

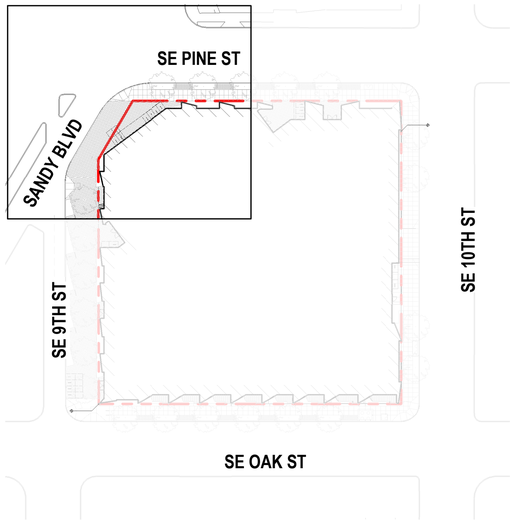


Total Frontage = 195'-3"
Frontage Meeting Active Use Standards = 73'-3"
Percentage Meeting Active Use Standards 73'-3"/195'-3" = 38%
Required Active Use = 50%

Proposed Modification To Allow 10' Height at (2) Live/Work Units To Meet Intent Of Active Use Guidelines
58% Meeting Acttive Use Guidellines Via Modification



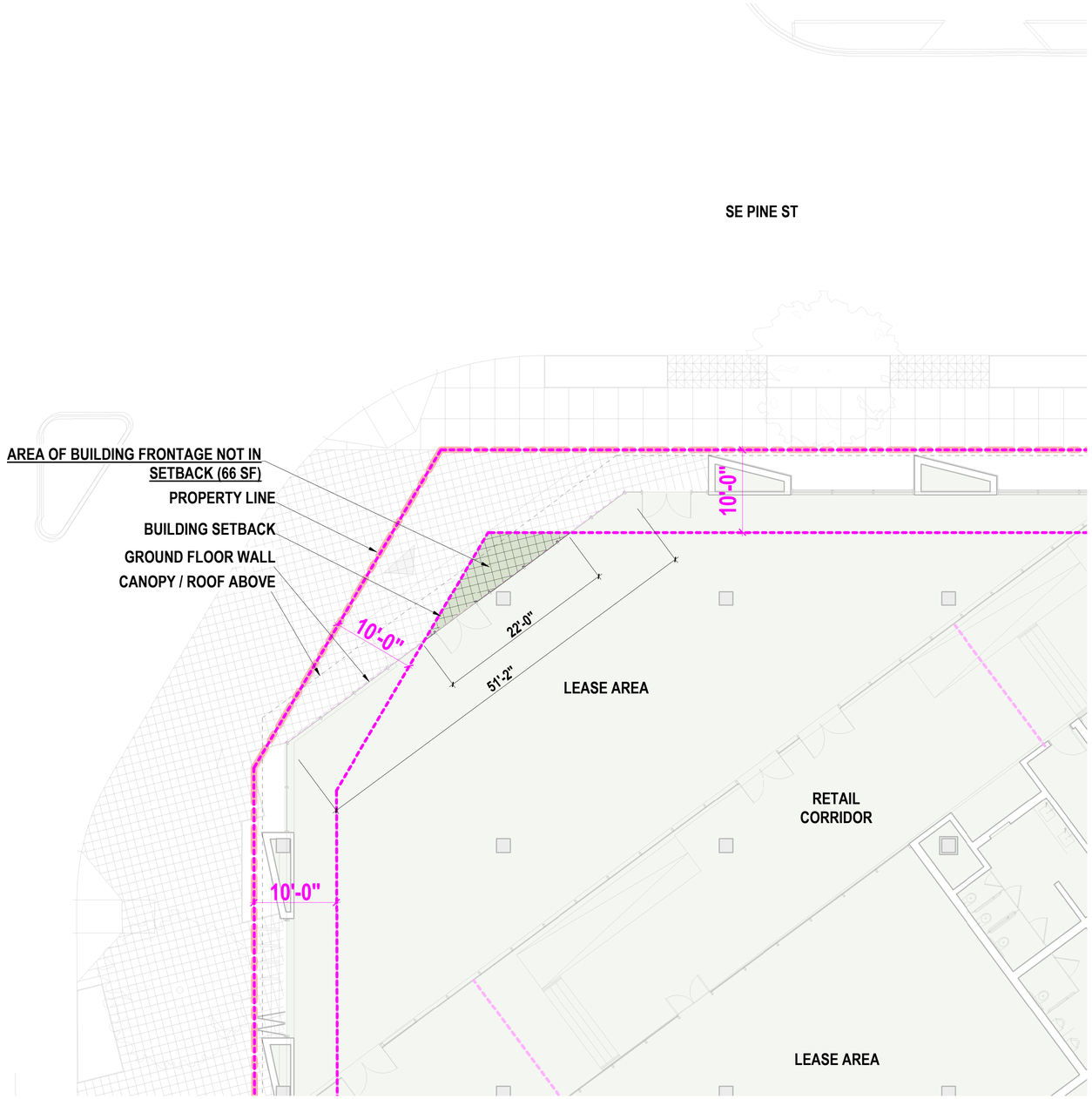
GROUND FLOOR ACTIVE USE - SANDY



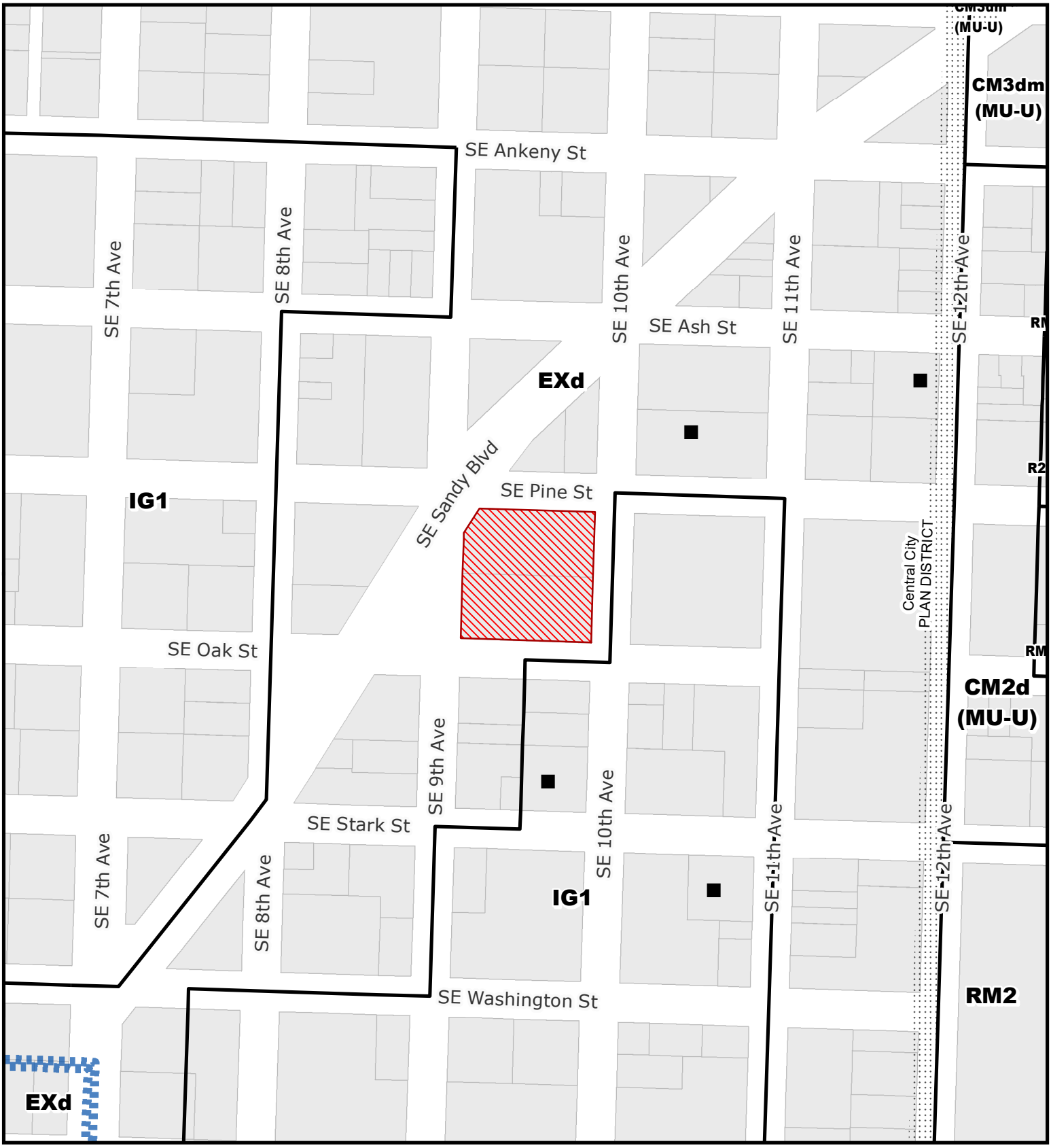
MAXIMUM BUILDING SETBACK MODIFICATION REQUEST

66 SF AREA IS OUTSIDE OF THE BUILDING SETBACK FOR THE FOLLOWING REASONS:

- ACCOMODATE A BUFFER FOR PEDESTRIANS AWAY FROM BUSY STREET CORNER (SANDY)
- CREATE AN ENVIRONMENT THAT IS INVITING TO PEDESTRIANS AND TRANSIT USERS ADJACENT TO A BUSY TRANSIT STREET
- DESIGN CONCEPT - MAINTAIN INDIGENOUS PATH CONNECTING COLUMBIA R. TO WILLAMETTE R.
- ACCOMODATES SPACE FOR SCULPTURE OR PUBLIC ART IN ADDITION TO PEDSTRINAS AT A PROMINENT CORNER OF THE SITE



SETBACK MODIFICATION - SANDY



ZONING

NORTH

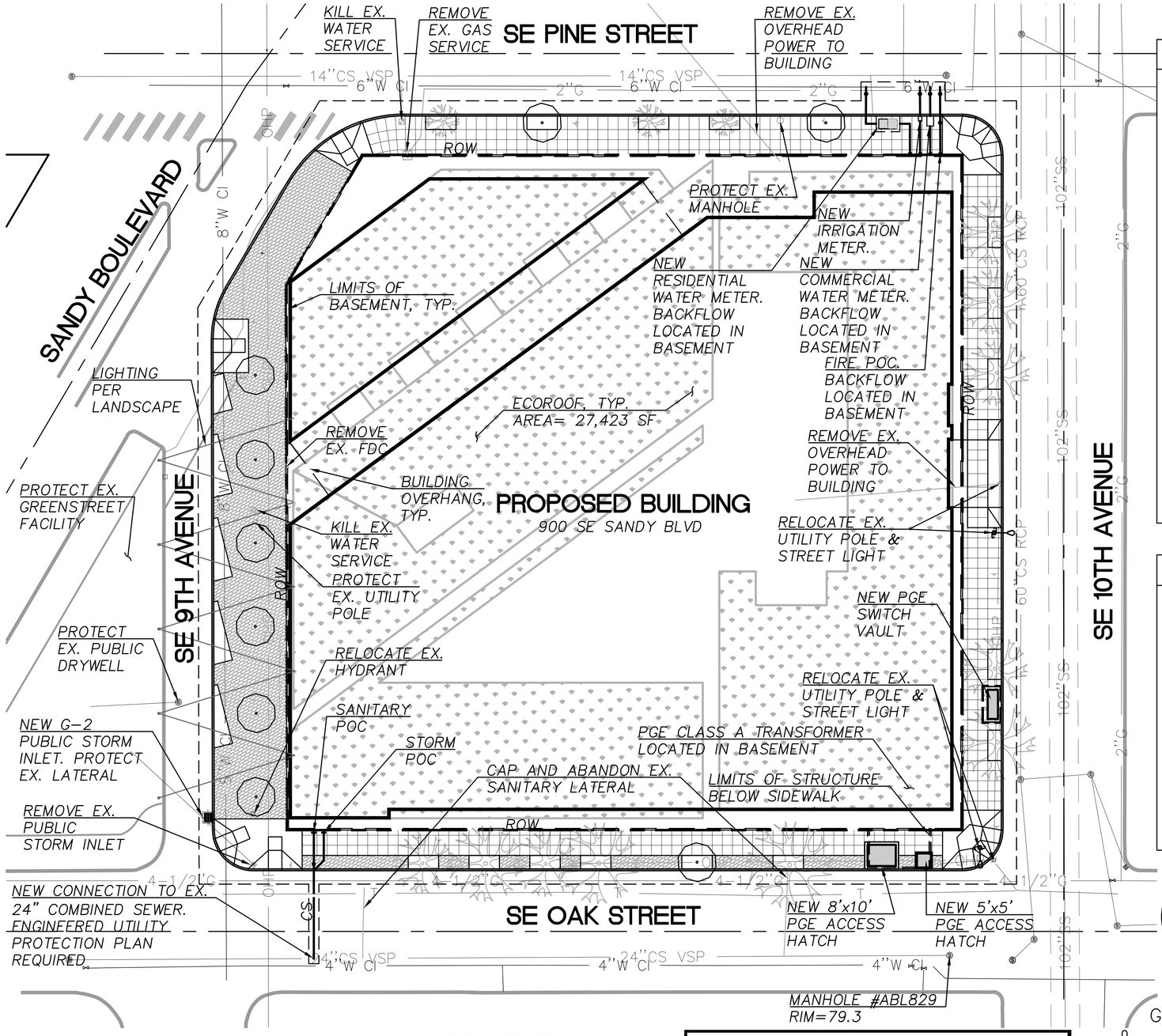
For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

Site

Historic Landmark

File No.	LU 22 - 115673 DZM
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 8800
Exhibit	B May 04, 2022



STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY
WATER QUANTITY CONTROL IS MET WITH 27,423 SF OF ECOROOF LOCATED ON THE ROOF AND PART OF THE 2ND LEVEL. THE ECOROOF IS SIZED TO TREAT ALL NEW SITE IMPERVIOUS AREA.

WATER QUANTITY
WATER QUANTITY IS ALSO MANAGED BY THE ECOROOF. ECOROOFS WHICH ARE SIZED AT A MINIMUM DEPTH OF 4" ARE APPROVED TO REPLACE IMPERVIOUS SURFACES AT A 1:1 RATIO.

DISPOSAL
DISPOSAL WILL BE DIRECTED TO THE EXISTING 24" COMBINED SEWER LOCATED IN SE OAK STREET; THEREFORE THIS PROJECT FALLS UNDER LEVEL 3 OF THE DISCHARGE HEIRARCHY.

PUBLIC STREET IMPROVEMENTS:
THERE IS GREATER THAN 500SF OF NEW OR REPLACED IMPERVIOUS AREA ALONG ALL FRONTAGES; THEREFORE STORMWATER MANAGEMENT IS REQUIRED. THESE AREAS WILL BE MANAGED WITH THE EXISTING GREENSTREET FACILITY LOCATED AT THE INTERSECTION OF 9TH AND SANDY AND BY THE EXISTING PUBLIC DRYWELL LOCATED IN SE 9TH.

PRIVATE UTILITY CONTACT LIST

PGE: BRYAN SWAN (503) 736-5411 bryan.swan@pgn.com	NW NATURAL: JEREMY LORENCE (503) 610-7693 jeremy.lorence@nwnatural.com
CENTURY LINK: MARINE VARNER (815) 847-0935 mvarner@tertatechllc.net	COMCAST: LEROY SOUMOKIL leroy_soumokil@cable.comcast.com
PORTLAND WATER BUREAU: KRIS CALVERT (503) 823-5094 kris.calvert@portlandoregon.gov	PORTLAND BES: ABIGAIL CERMAK (503) 823-7577 abigail.cermak@portlandoregon.gov

DR UTILITY PLAN

SCALE: 1"=30'

Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/22
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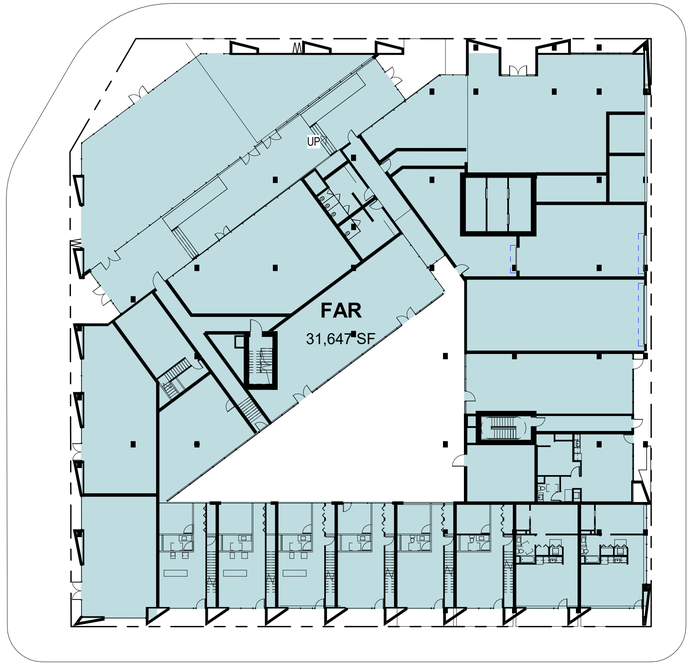
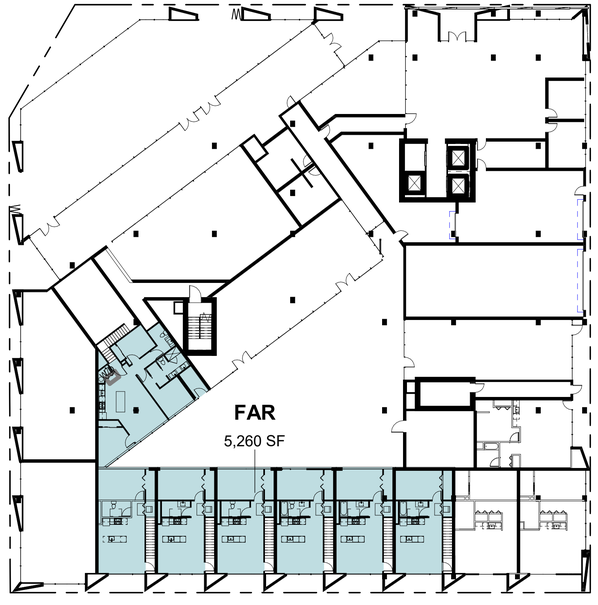
GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Humber Design Group, Inc.
Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com



LEVEL 1

1" = 30'-0"



LEVEL 2 - LIVE/WORK

1" = 30'-0"

AREA SCHEDULE (FAR CALCS)	
LEVEL	**FAR**
LEVEL 1	31,647 SF
LEVEL 2 - LIVE/WORK	5,260 SF
LEVEL 2 - RESIDENTIAL TOWER FLOOR	22,046 SF
LEVEL 3	22,046 SF
LEVEL 4	22,046 SF
LEVEL 5	22,046 SF
LEVEL 6	22,046 SF
LEVEL 7	22,046 SF
LEVEL 8	22,046 SF
LEVEL 9	22,046 SF
LEVEL 10	22,046 SF
LEVEL 11	19,096 SF
LEVEL 12	6,300 SF
TOTAL	**260,717 SF**

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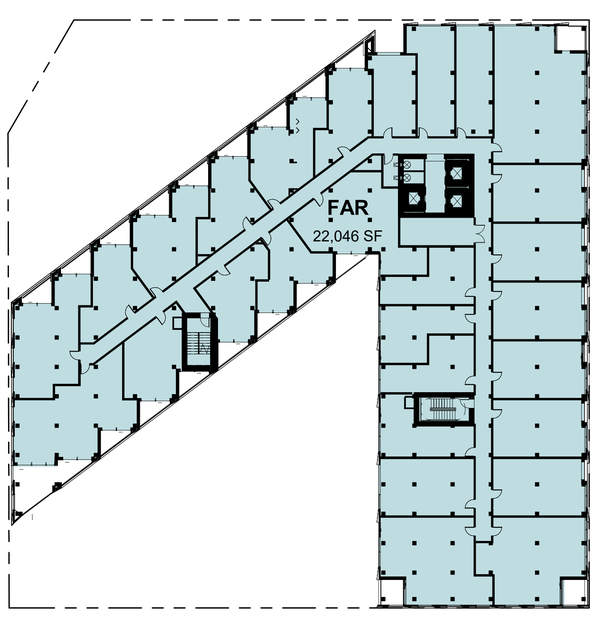
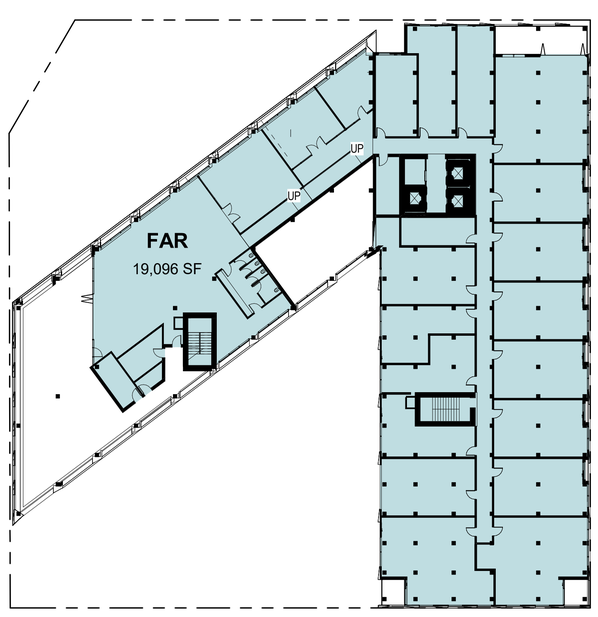


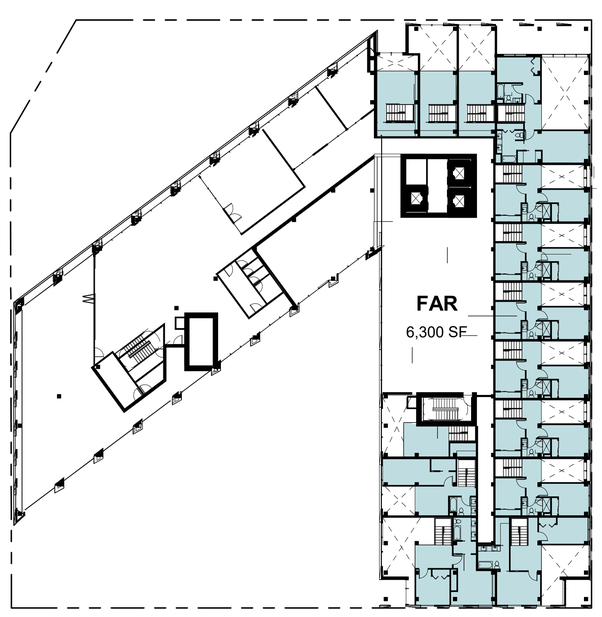
LEVELS 2-10 - TYPICAL RESIDENTIAL TOWER FLOOR

1" = 30'-0"



LEVEL 11

1" = 30'-0"



LEVEL 12

1" = 30'-0"

FAR RATIOS

May 9th, 2022

Sandy Pine / 900 SE Sandy - PORTLAND, OR.

SITEWORK & PARKING & USE / BUILDING USES

	Site GSF	Sitework GSF	Parking GSF	Parking Stalls	Terrace GSF	Use	Flr-Flr Hgt '	FAR (PDX calc)	Bldg GSF	Housing GSF	Housing NSF	Housing Effic.	Housing Units	STUDIO	OPEN 1	1x1	OPEN 1 AFF	2x2	LIVE/ WORK	LIVE/WORK AFF	3X2 AFF	2X2 SUITE/ LOFT	3X2 SUITE	Amenity GSF	Office GSF	Retail GSF	Bikes GSF	Support GSF
									0																			
LEVEL 12						Residential	11' - 4"	6,300	6,300	6,300	6,300	100.0%																
LEVEL 11					2,154	Residential	9' - 9"	19,096	19,096	13,807	11,729	84.9%	17	1	1	4	0	0				8	3	3,477	1,650			
LEVEL 10						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1					
LEVEL 9						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1					
LEVEL 8						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	8	11	0	0			1	4	1					
LEVEL 7						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 6						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 5						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 4						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 3						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 2						Residential	9' - 9"	22,046	22,046	22,046	19,217	87.2%	28	3	7	11	1	0			1	4	1					
LEVEL 2 - LIVE/WORK						Residential		5,260	5,260	5,260	5,260	100.0%																
LEVEL 1 - GROUND FLOOR	39,575					Lobby/Support/Retail/Residential	15' - 4"	31,647	31,647	15,411	5,210	33.8%	7						6	1				4,972		14,501	2,223	3,006
P1			38,810	84	1 ADA, 1 Van	Parking			38,810																		4,046	2,283
P2			38,810	94	3 ADA	Parking			38,810																			1,662
TOTALS	**39,575**	**0**	**77,620**	**178**	**2,154**		**124' - 2"**	**260,717**	**338,337**	**239,192**	**201,452**	**84.2%**	**276**	**28**	**67**	**103**	**6**	**0**	**6**	**1**	**9**	**44**	**12**	**8,449**	**1,650**	**14,501**	**6,269**	**6,951**
									260,717	**Total Above Grade**																		

1. Balconies not included in GSF
2. Double volume spaces not included in GSF.
3. Mechanical penthouse not included in GSF.

ZONING SUMMARY	
Site Area	39,575
Max. FAR	6
Actual FAR	6.59
Max. GSF	237,450
Actual GSF	**338,337**
FAR GSF	260,717
FAR Delta	-23,267
MAX Height	125' - 0"
Actual HT.	124' - 2"
Long Term Bikes Req'd	418.0

PARKING PROVIDED	
Residential PARKING	**178**
Retail PARKING	**0**
Parking TOTAL	**178**
SF/Stall	**436**

UNIT SUMMARY		
STUDIO	***28***	***10.1%***
1 BED	***103***	***37.3%***
1 BED+	***0***	***0.0%***
2X2 BED	***0***	***0.0%***
LIVE/WORK	***6***	***2.2%***
2X2 SUITE	***44***	***15.9%***
3X2 SUITE	***12***	***4.3%***
OPEN 1	***67***	***24.3%***
		0.0%
OPEN 1 AFF	***6***	***2.2%***
3X2 AFF	***9***	***3.3%***
LIVE/WORK AFF	***1***	***0.4%***
TOTAL	***276***	
Avg SF/Unit	***730***	

BEDROOM COUNT		
STUDIO	***28***	
1 BED	***103***	
1 BED+	***0***	
2X2 BED	***0***	
LIVE/WORK	***6***	
2X2 SUITE	***88***	
3X2 SUITE	***36***	
OPEN 1	***67***	
		IH
OPEN 1 AFF	***6***	
3X2 AFF	***27***	
LIVE/WORK AFF	***3***	**11%**
TOTAL	***364***	

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CALCULATIONS

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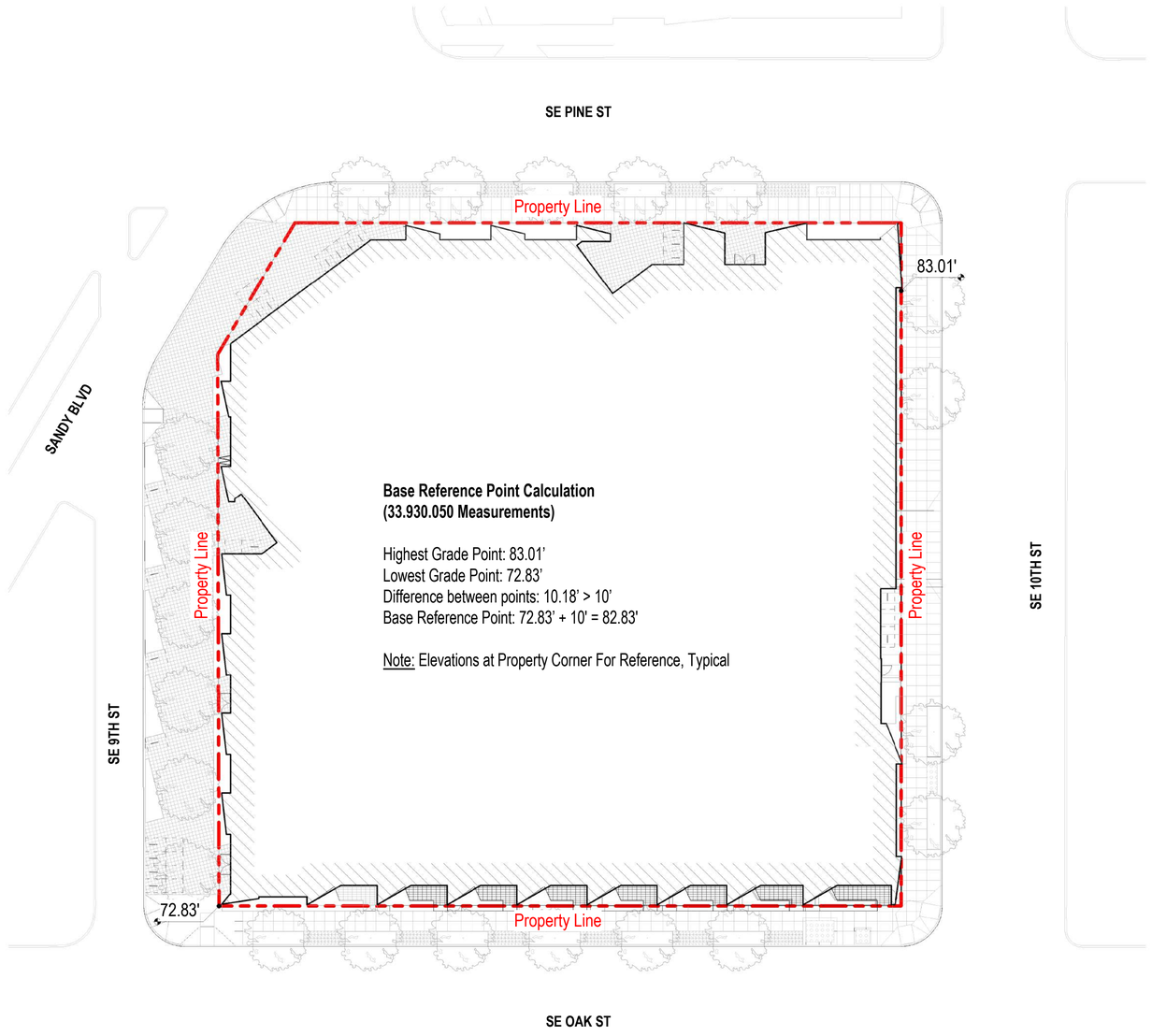
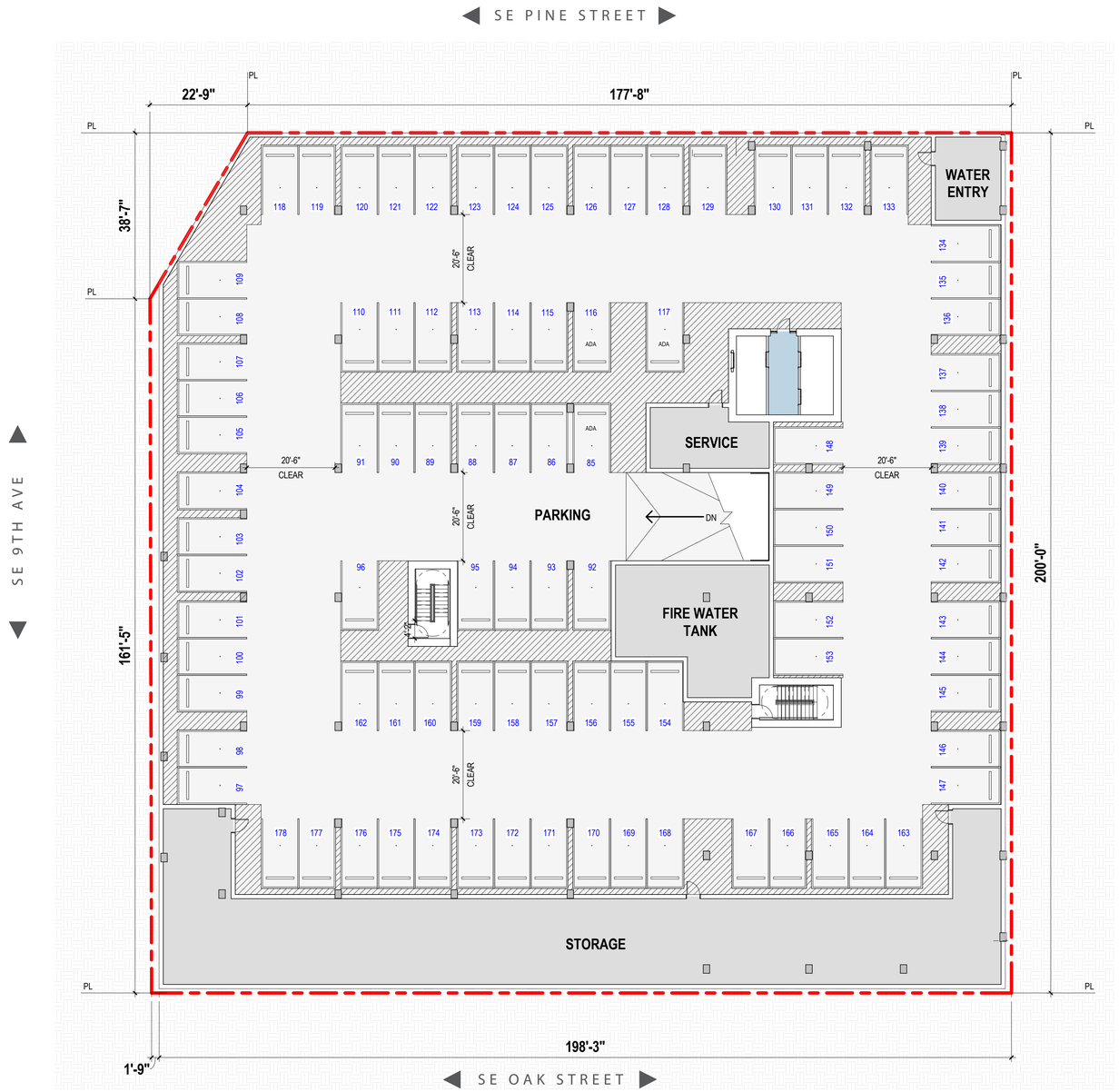


BUILDING HEIGHT BASE GRADE



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N
0′ 32′

LEVEL 2 PARKING

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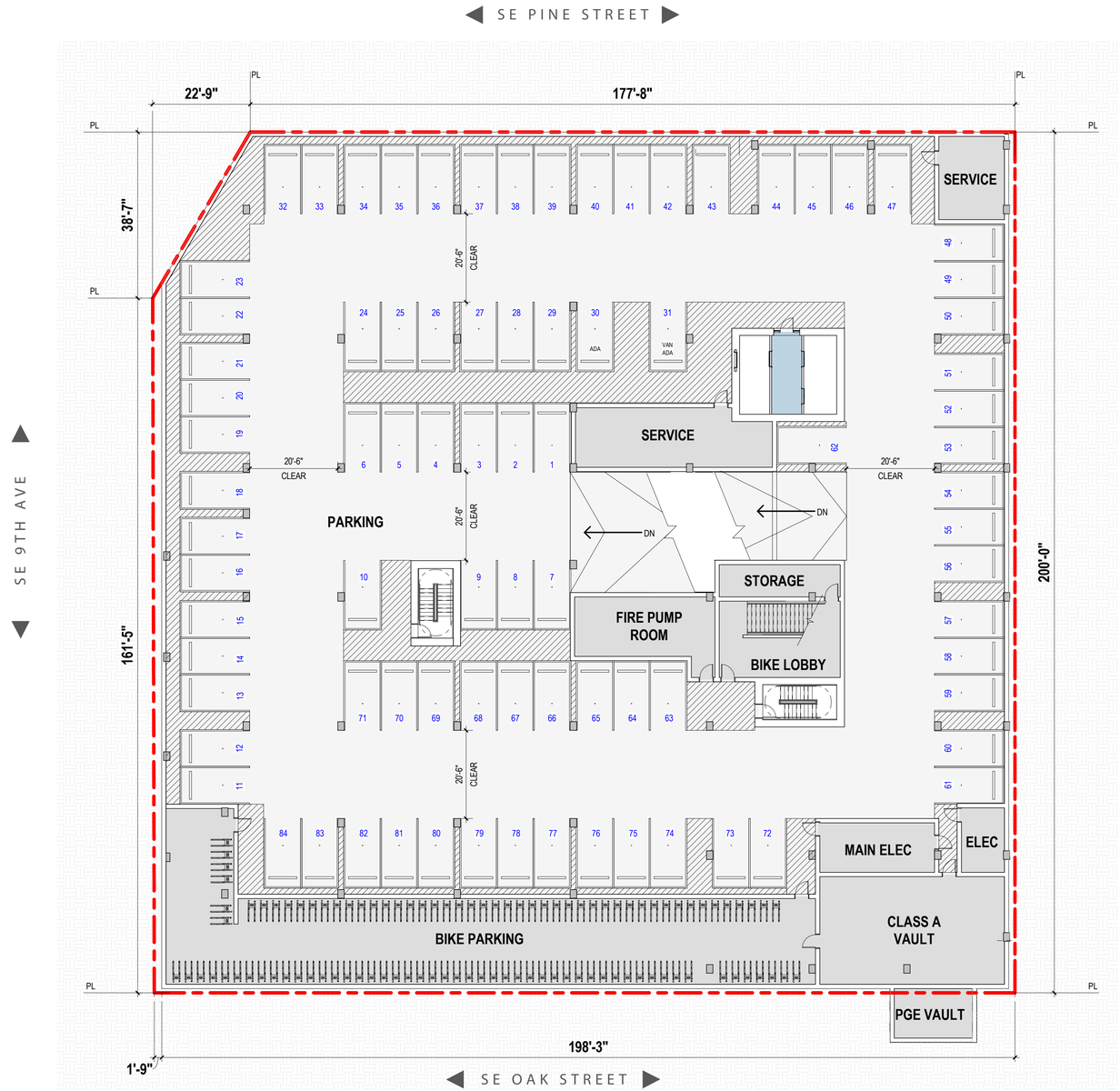
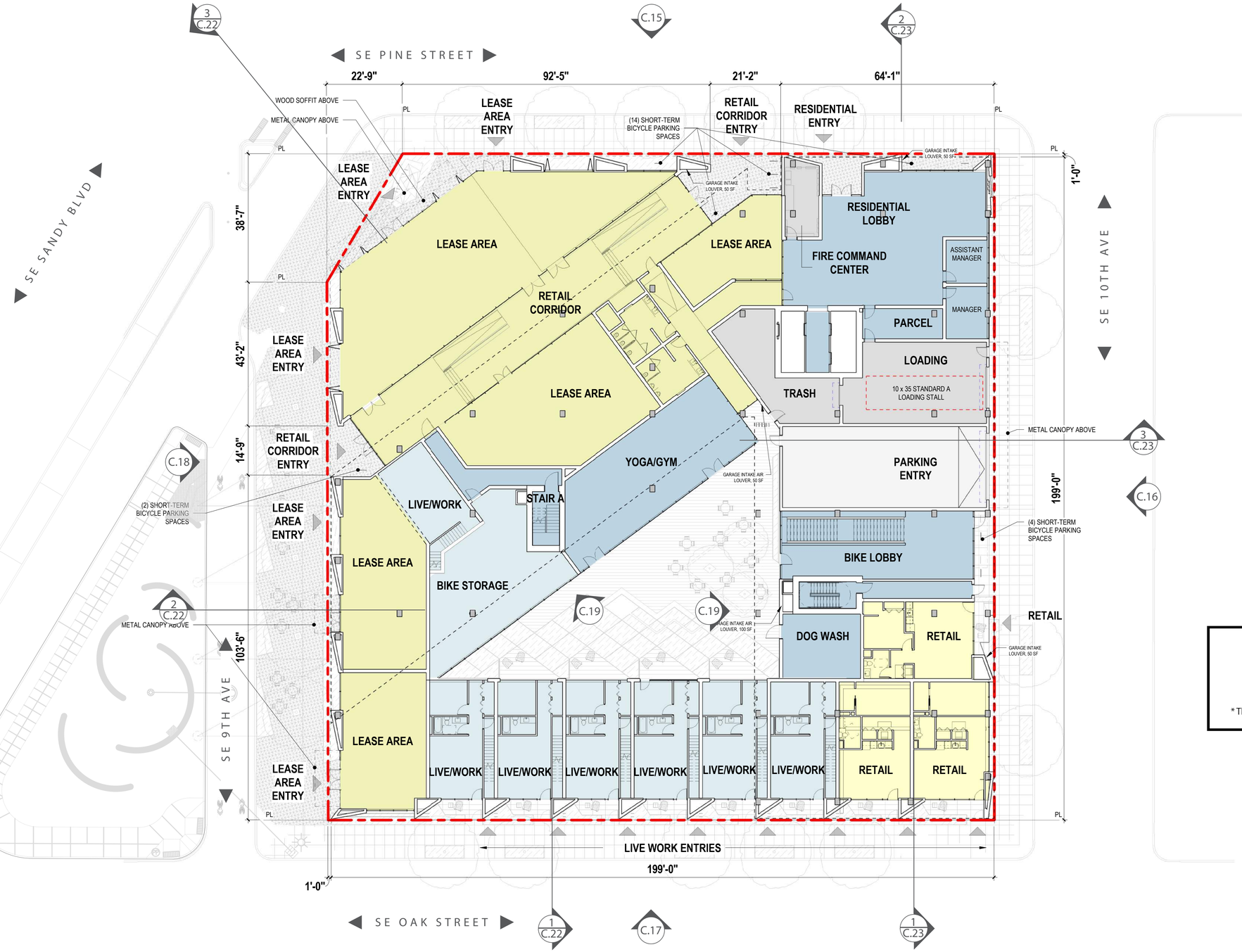


N
0'
32'

LEVEL 1 PARKING



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N
0′ 32′

LEVEL 1



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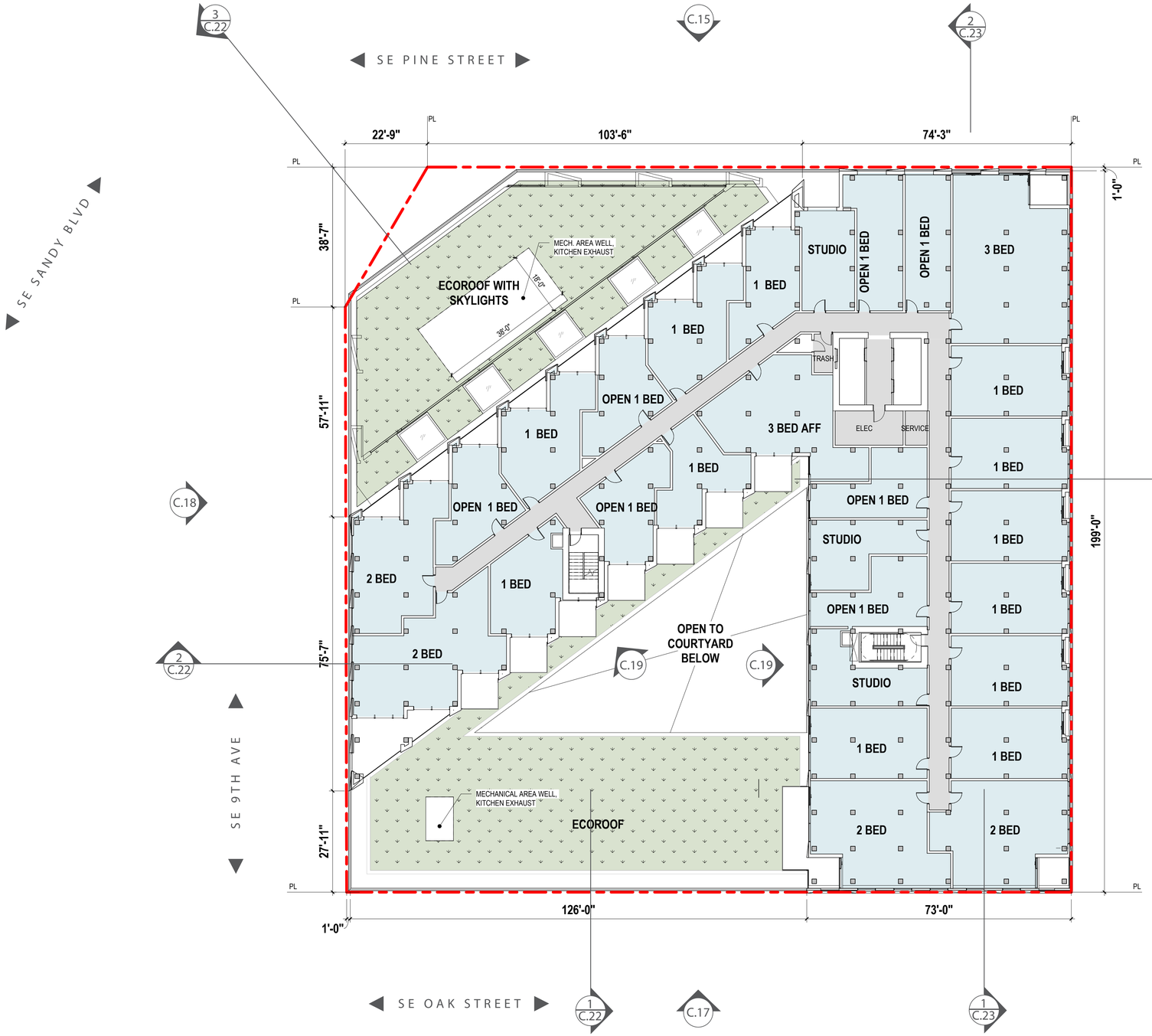
N
0′ 32′

LEVEL 2 LIVE /WORK



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TOTAL GREEN ROOF =25007

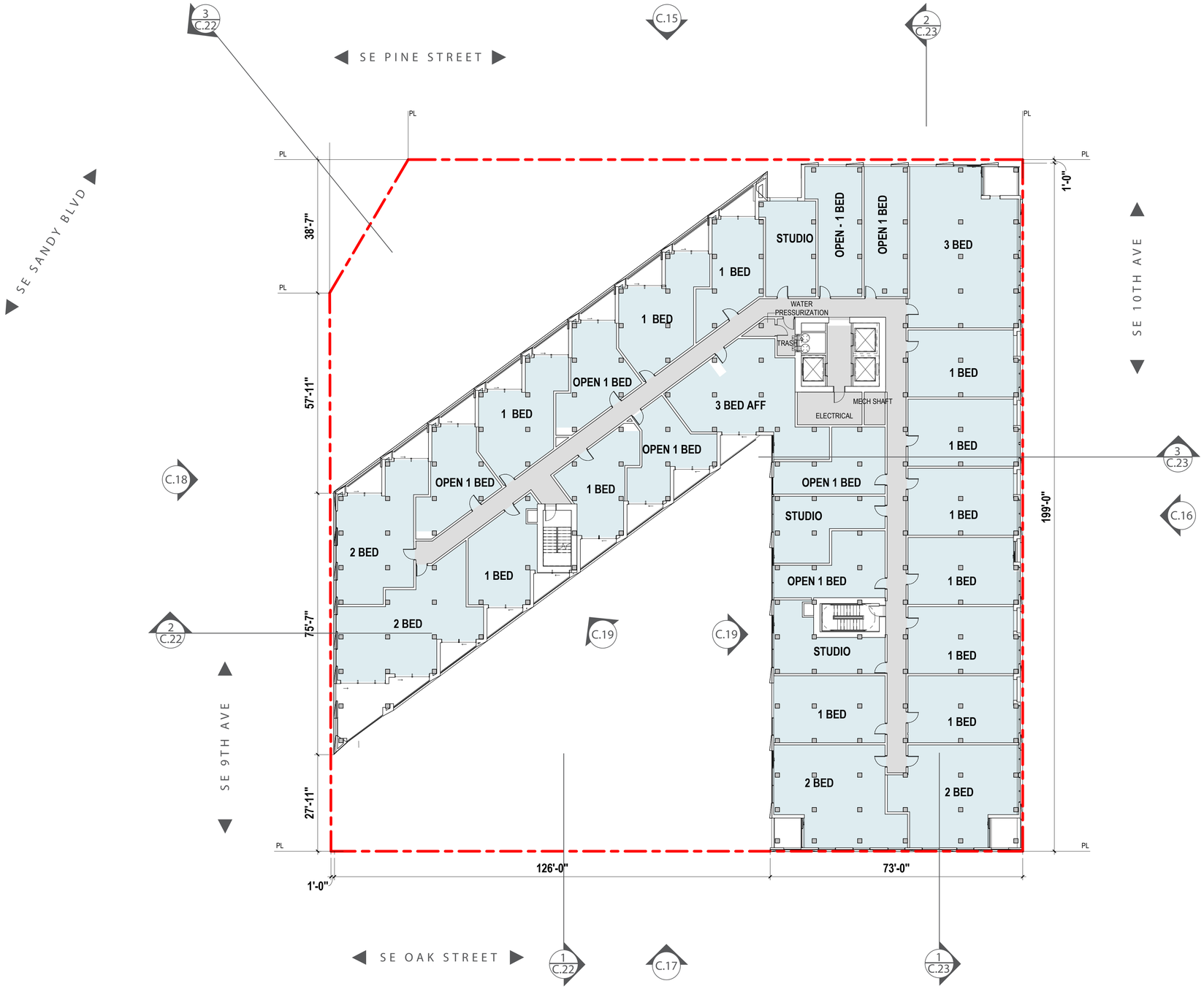
TOTAL ROOF AREA = 35856

TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%

REMAINING ROOF MEETING EXCEPTIONS

N
0′ 32′

LEVEL 2



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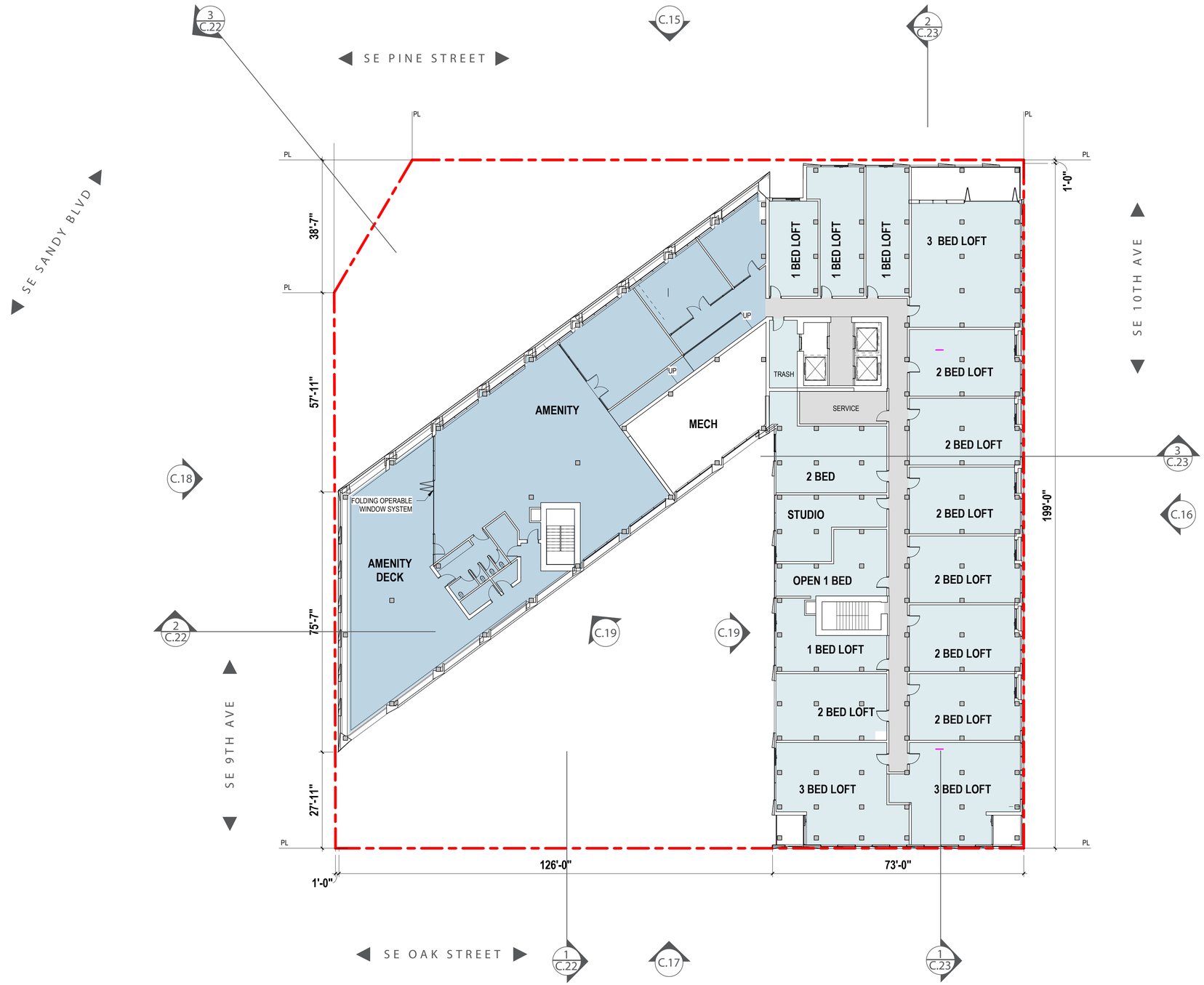
N
0′ 32′

TYPICAL FLOORS 3-10



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N
0′ 32′

LEVEL 11

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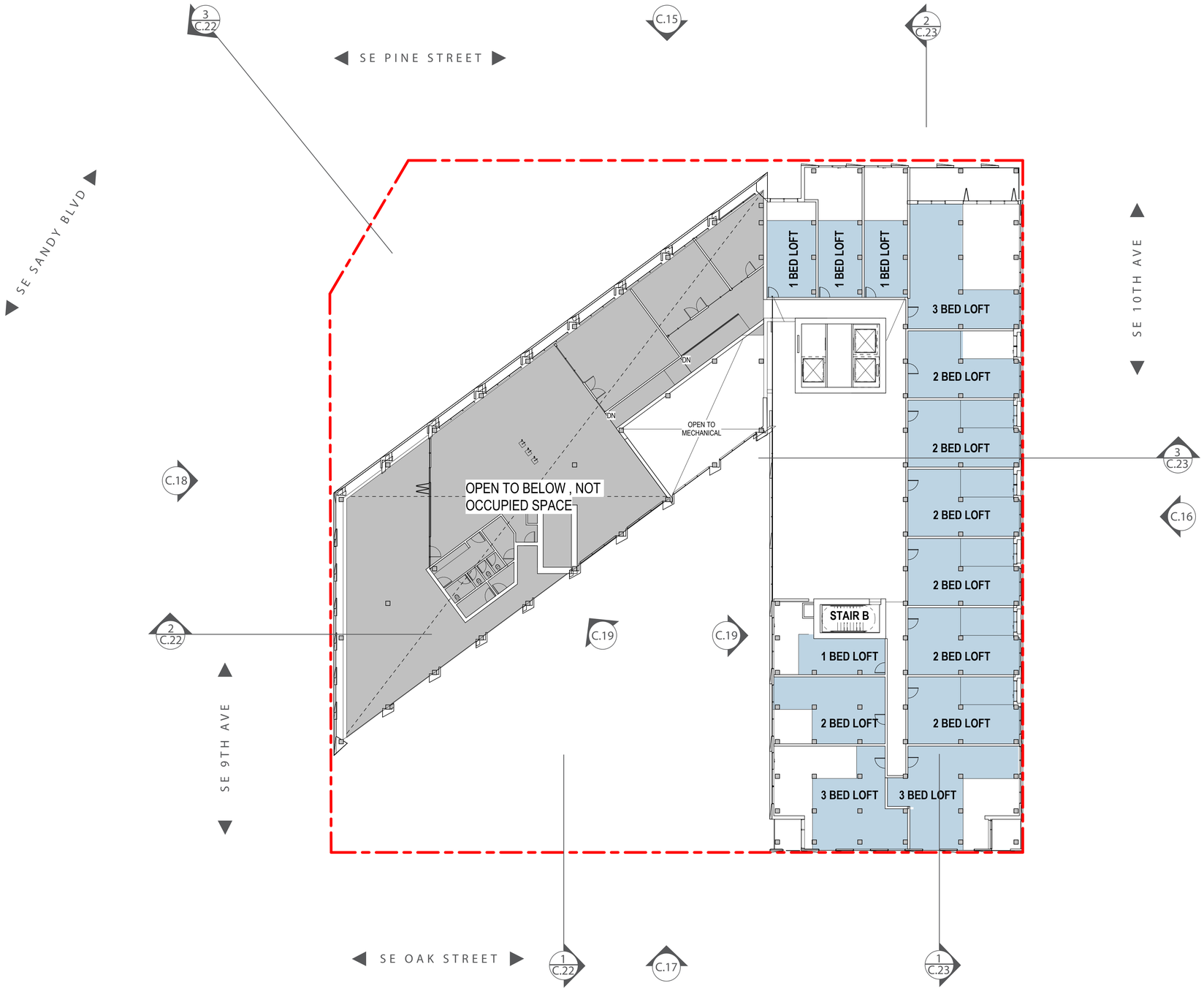
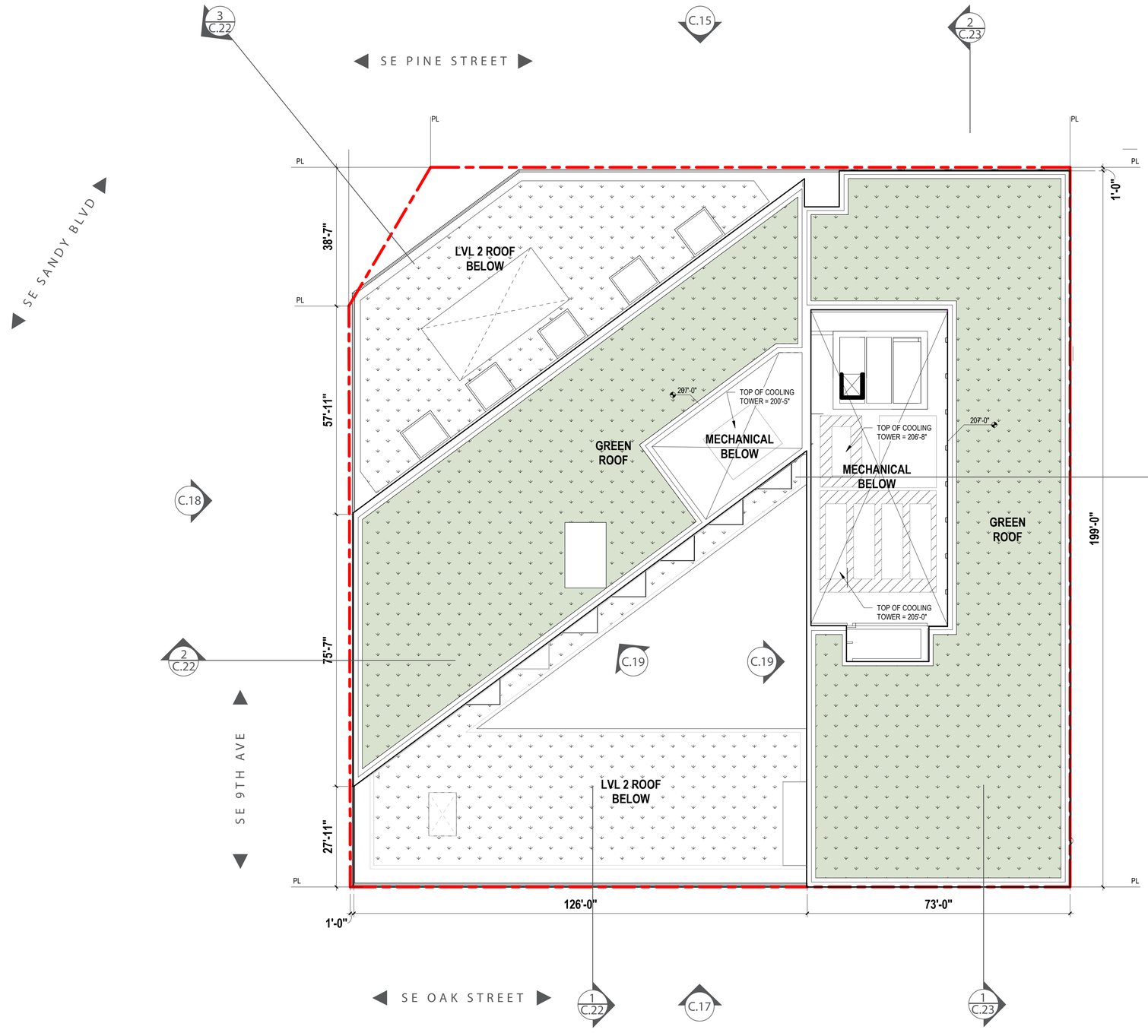


N
0′ 32′

LEVEL 12



TOTAL GREEN ROOF =25007

TOTAL ROOF AREA = 35856

TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%

REMAINING ROOF MEETING EXCEPTIONS

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N

0′ 32′

ROOF PLAN



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

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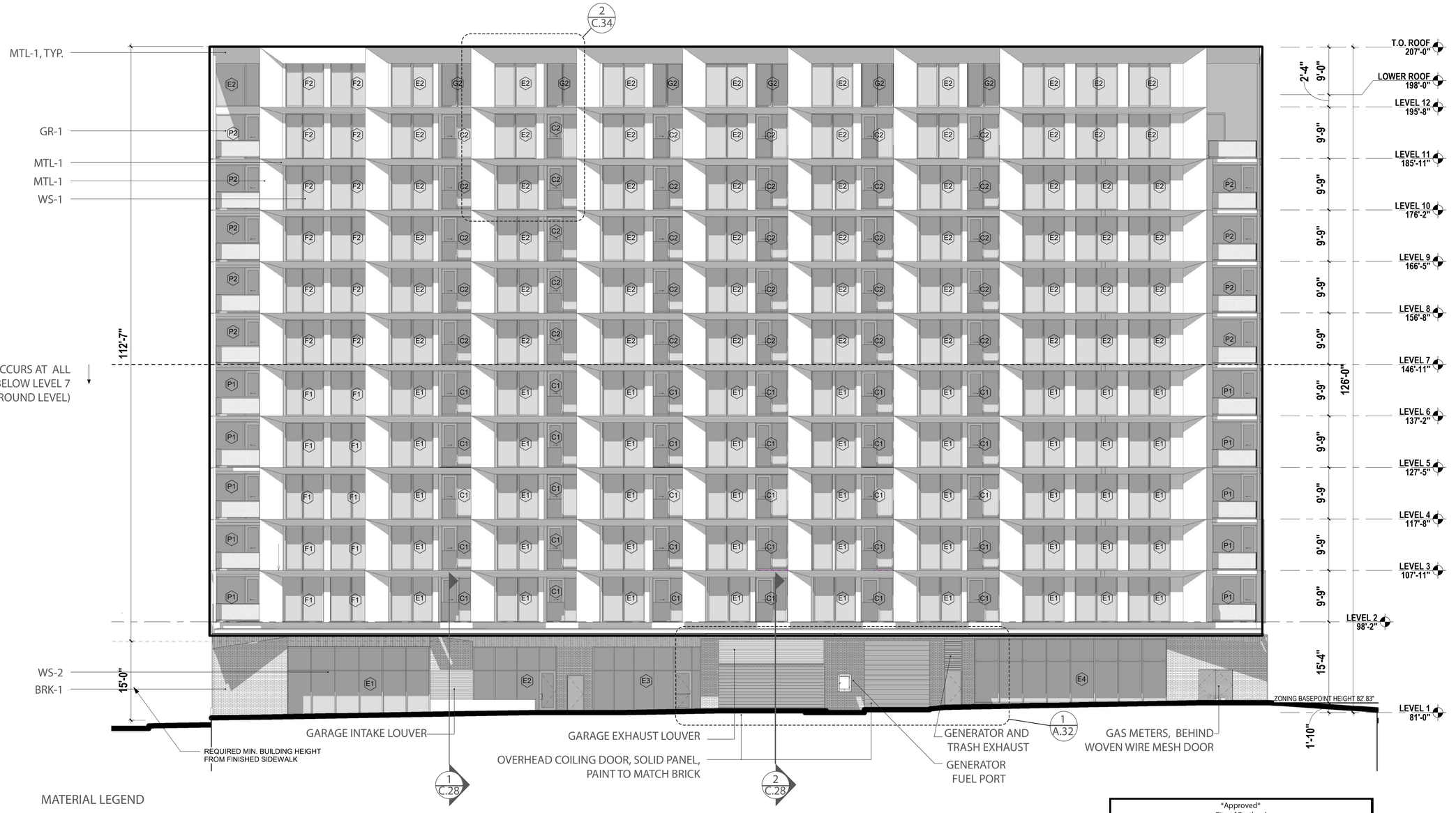
0' 20'

NORTH ELEVATION



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

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0' 20'

EAST ELEVATION



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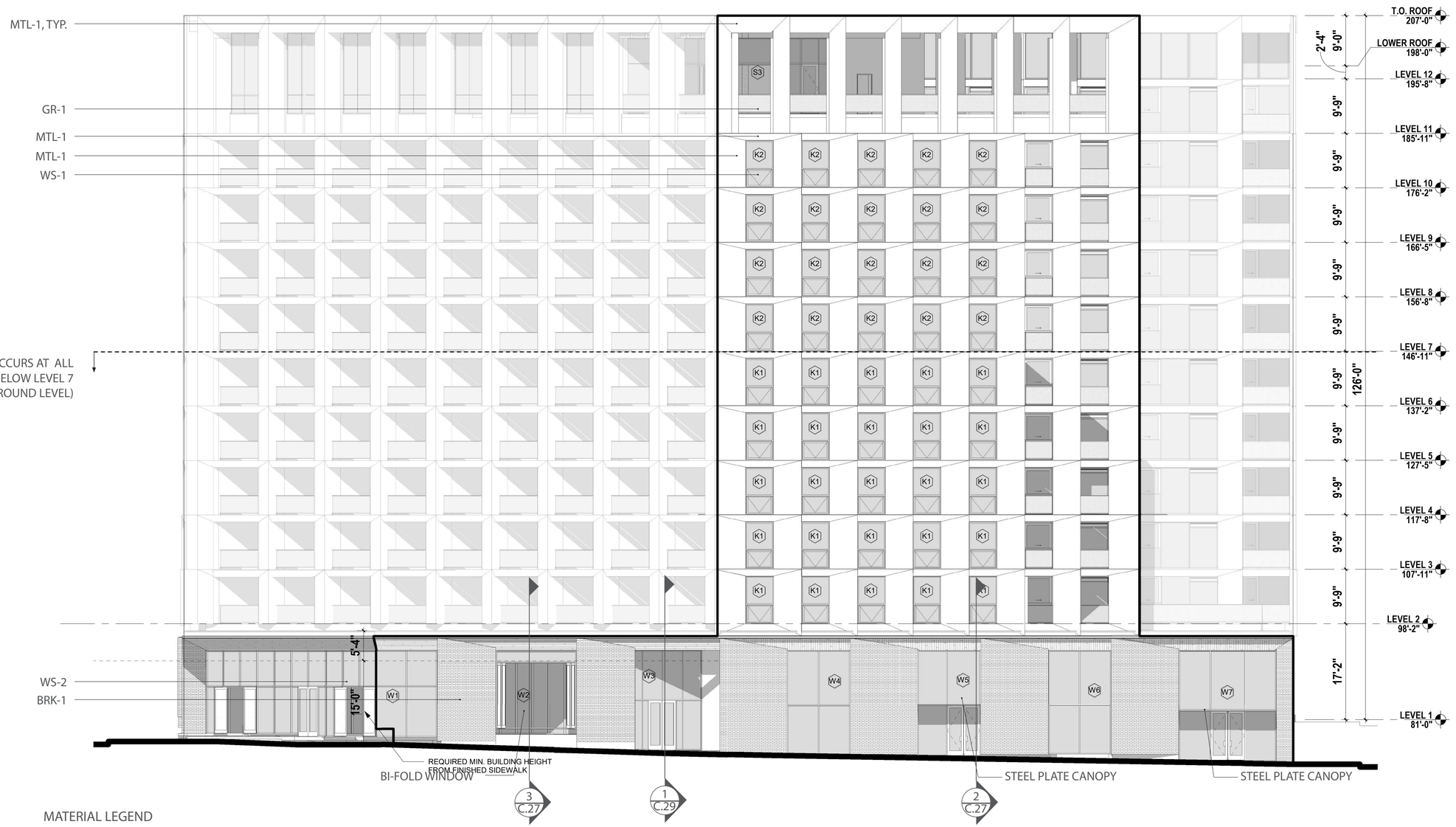
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

SOUTH ELEVATION



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

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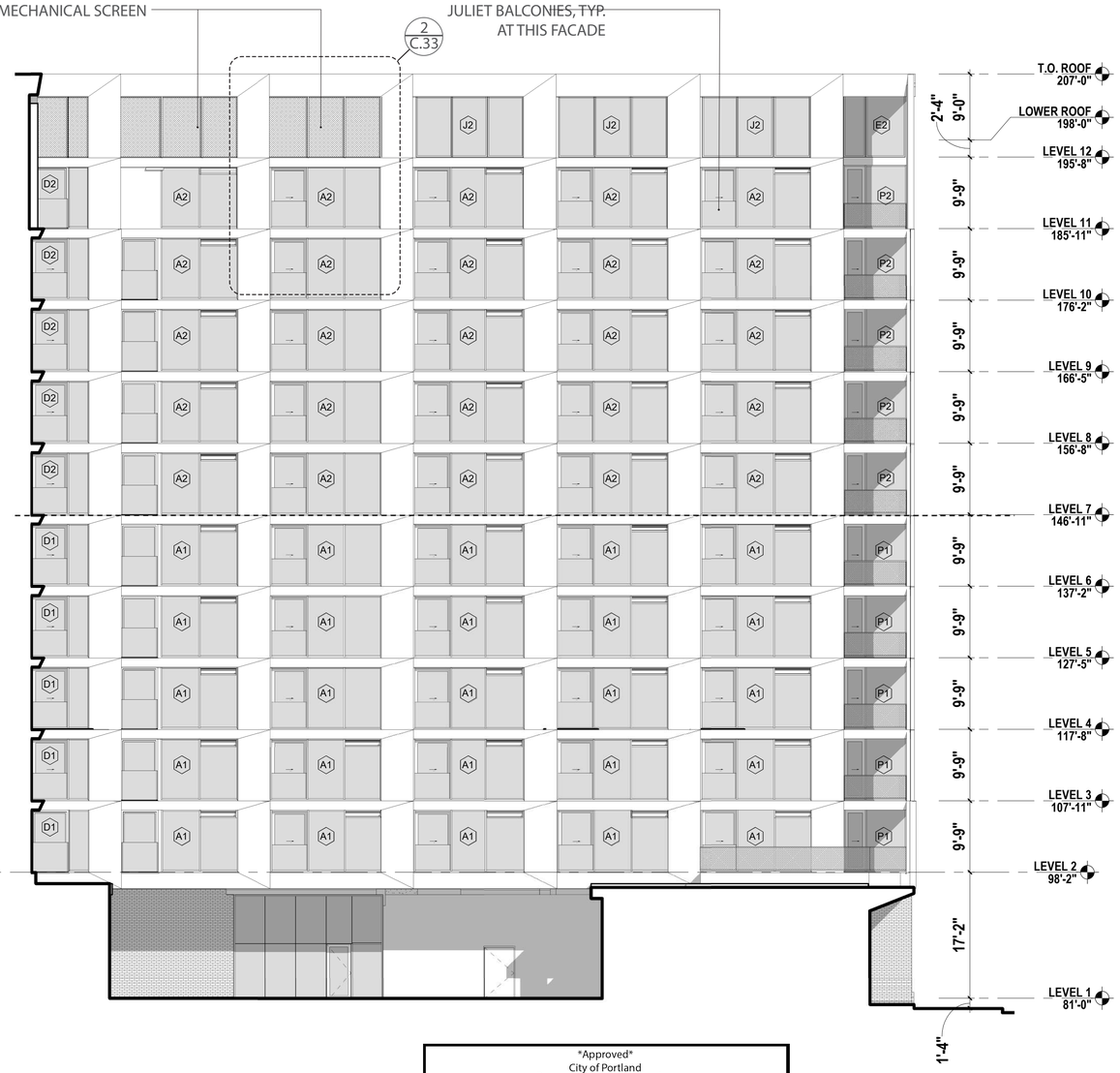
0' 20'

WEST ELEVATION





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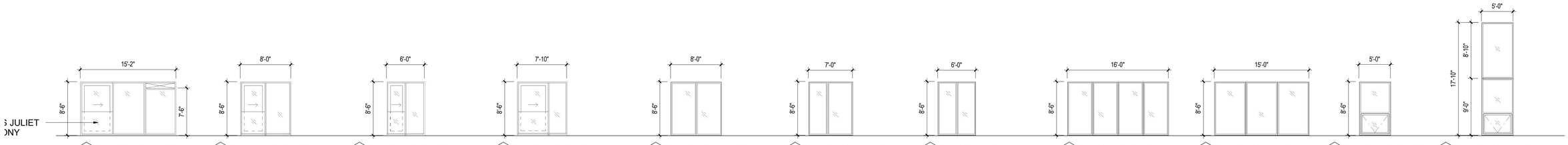
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM, 'CHARCOAL' FRAMES
WS-2	ALUMINUM STOREFRONT, 'CHARCOAL' MULLIONS
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

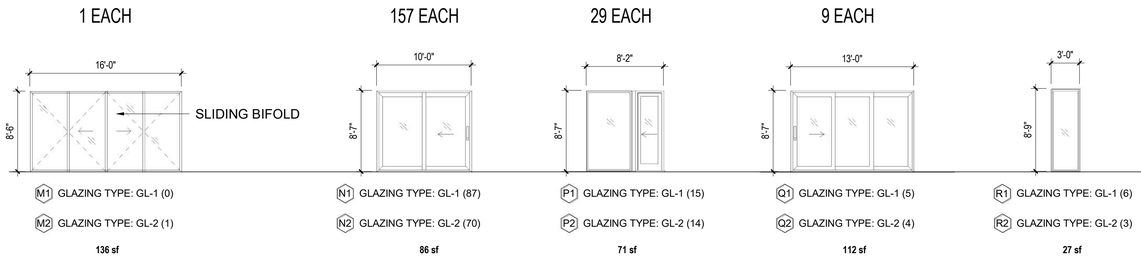
0' 20'

COURTYARD ELEVATIONS



WINDOW TYPES

SCALE: 1' = 1/16"



EXTERIOR DOOR TYPES (LEVELS 2-11)

SCALE: 1' = 1/16"

LEGEND

GL-1: BIRD FRIT GLAZING
(2x4 DOT PATTERN)

GL-2: STANDARD GLAZING

(XX): NUMBER OF GLAZING PANELS

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0' 20'

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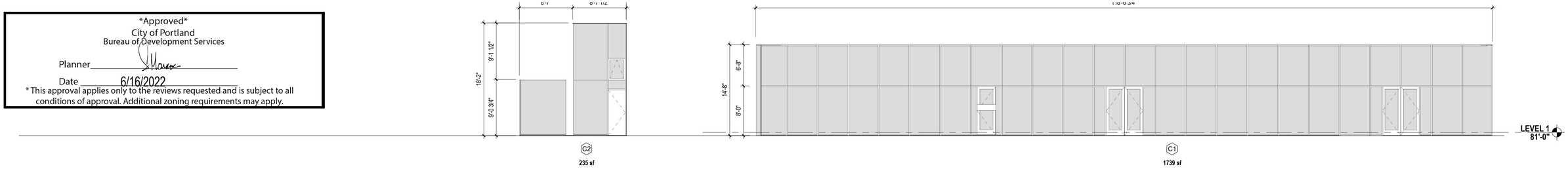


STOREFRONT TYPES

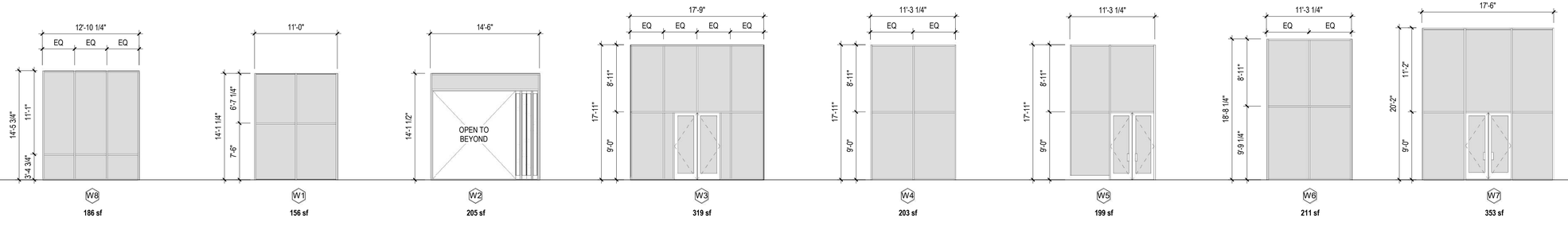
SCALE: 1' = 1/16"

LEGEND

GL-1: BIRD FRIT GLAZING (2x4 DOT PATTERN)

GL-2: STANDARD GLAZING

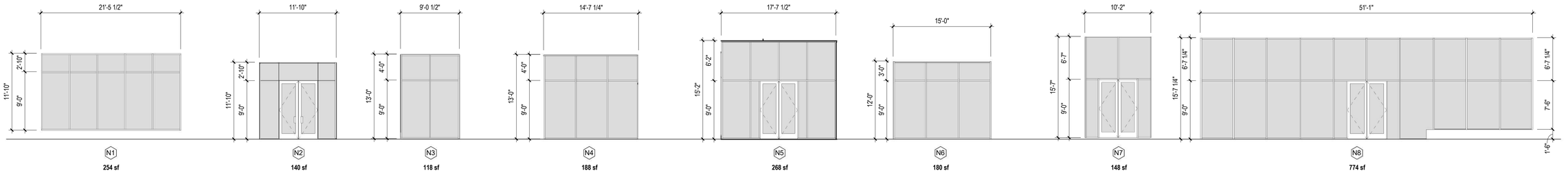
(XX): NUMBER OF GLAZING PANELS



STOREFRONT TYPES

SCALE: 1' = 1/16"

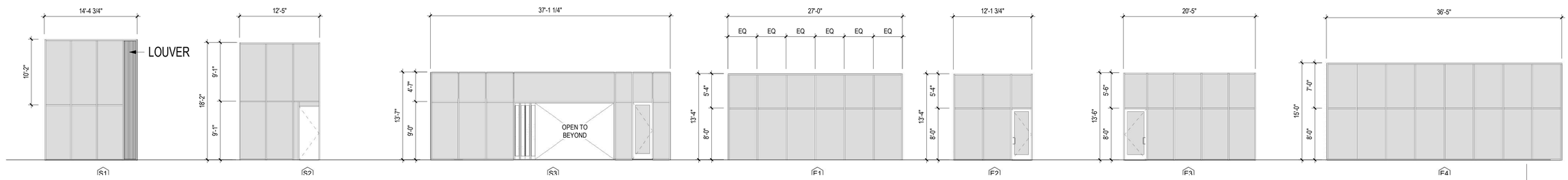
0 4' 8' 16'



STOREFRONT TYPES

SCALE: 1' = 1/16"

0 4' 8' 16'



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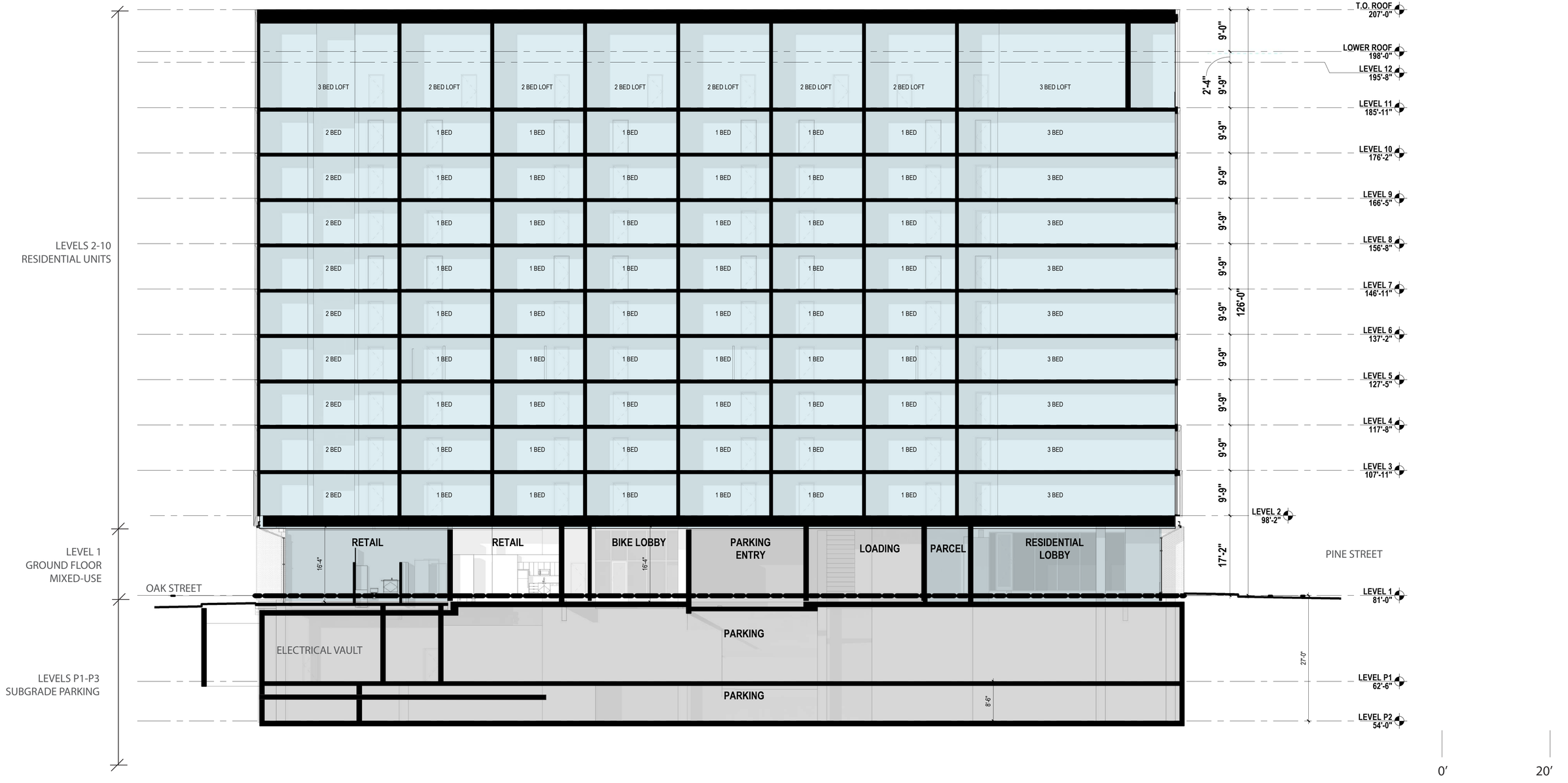

BUILDING SECTION

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Planner _____
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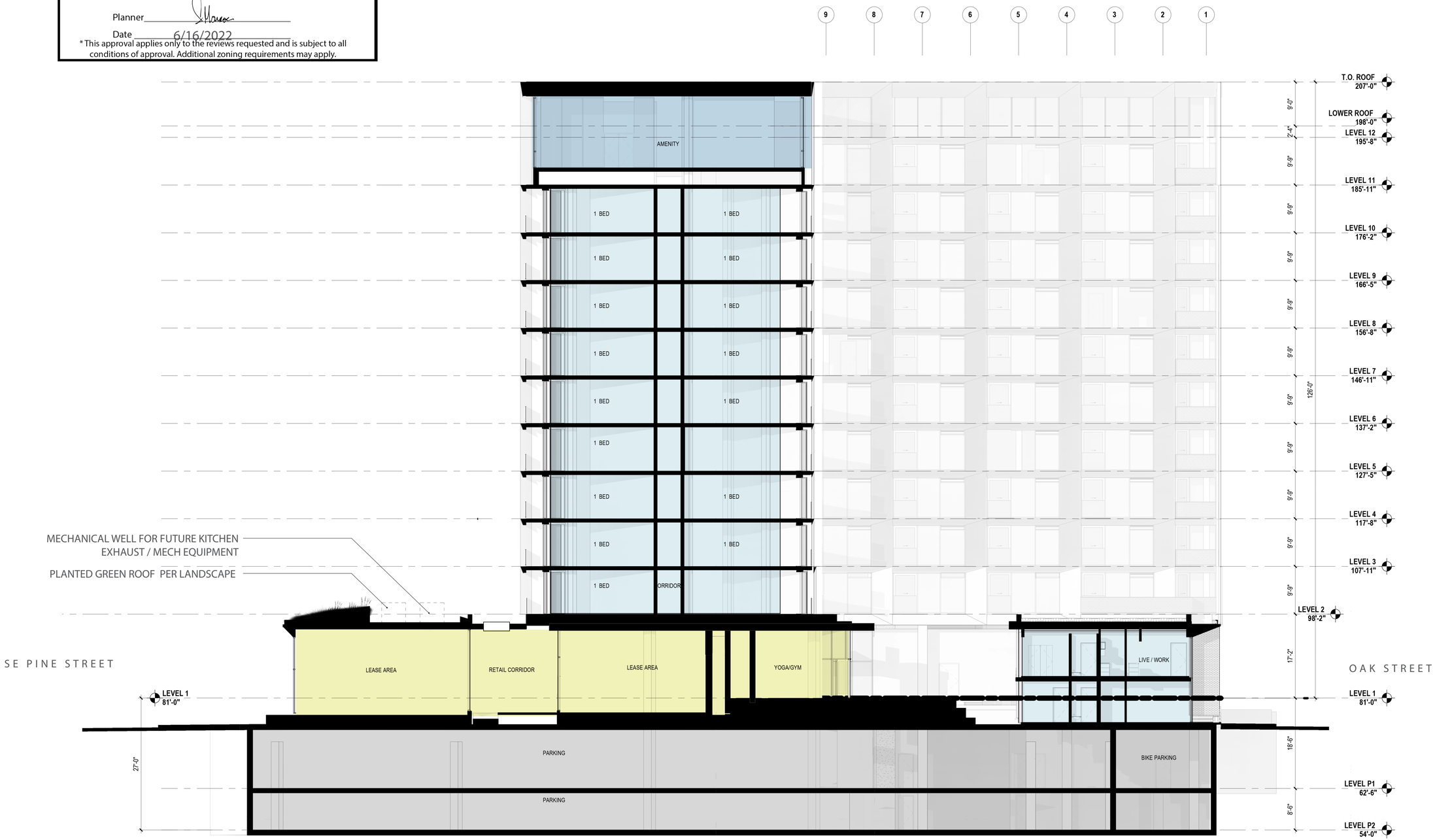

BUILDING SECTION

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City of Portland
Bureau of Development Services
Planner _____
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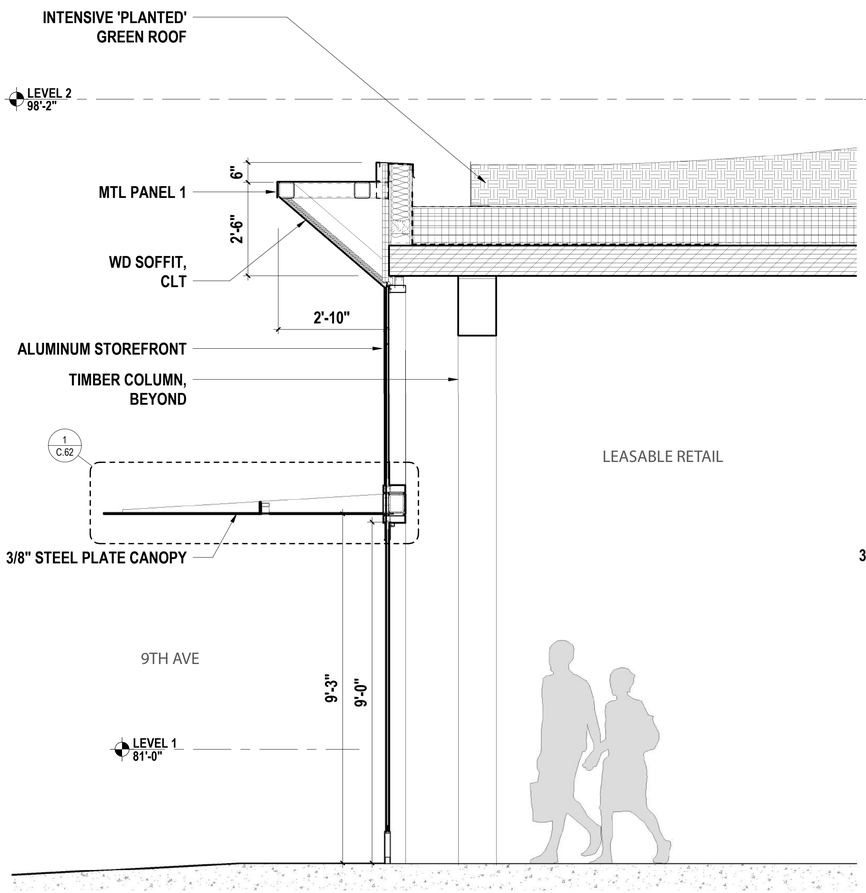
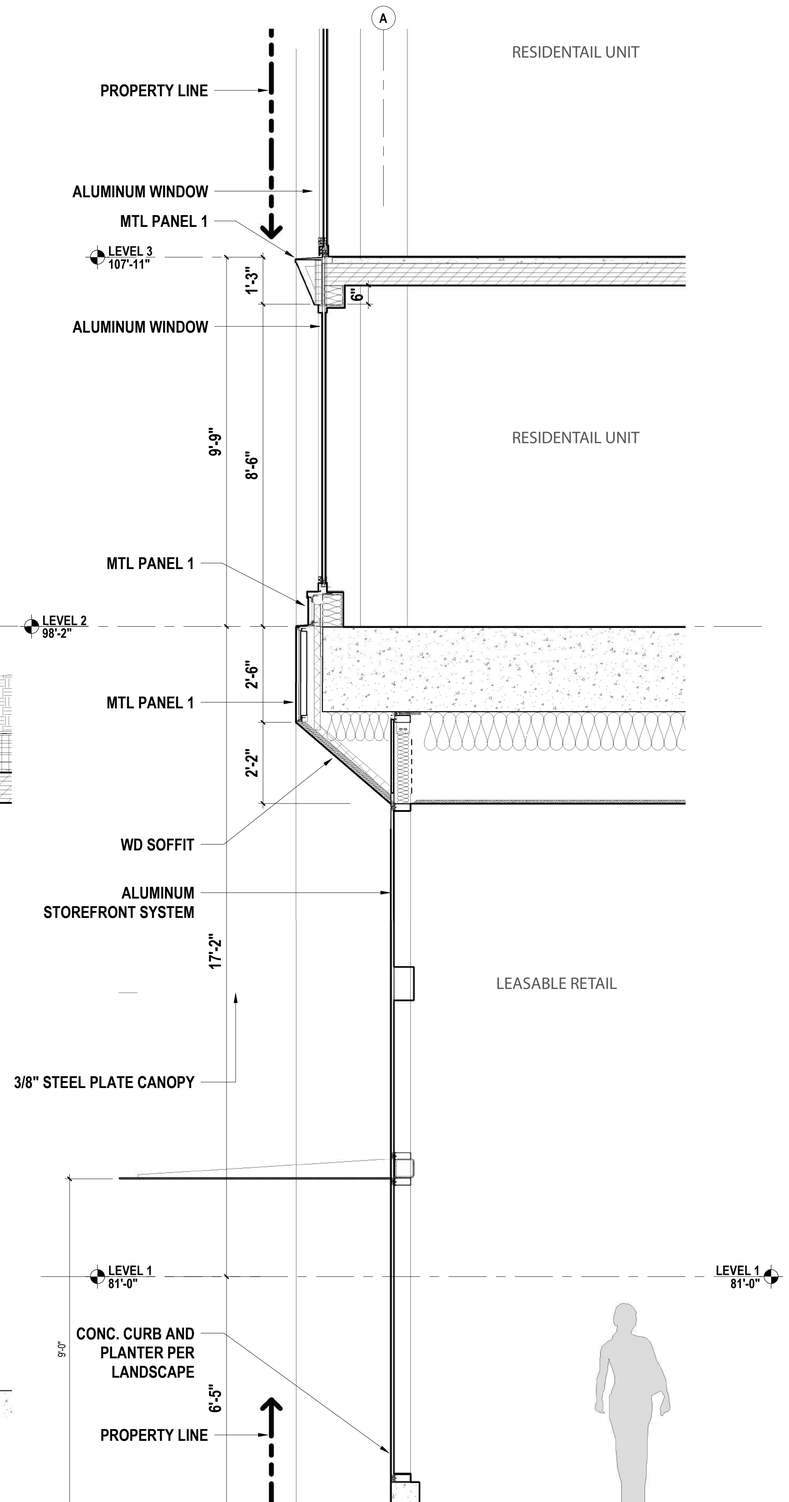
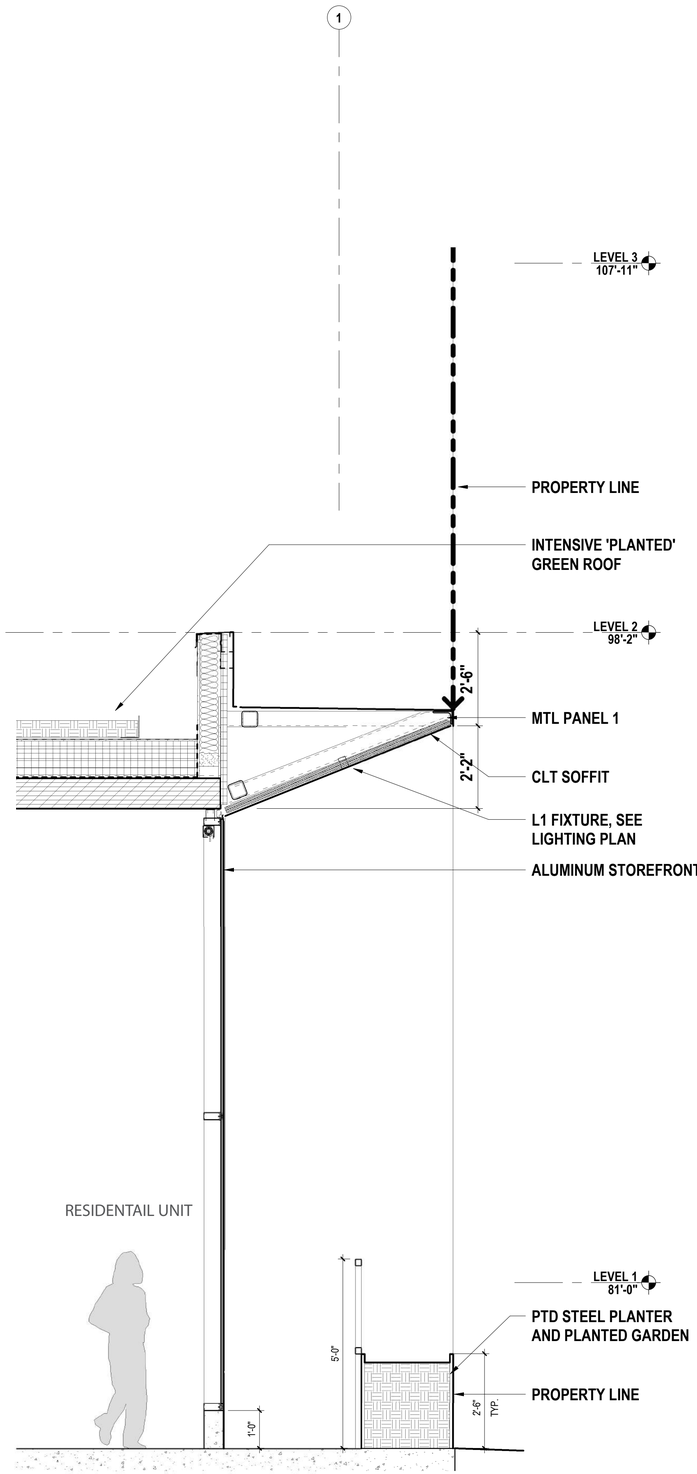


3 WALL SECTION NORTH ELEVATION



2 WALL SECTION WEST ELEVATION



1 WALL SECTION SOUTH ELEVATION

WALL SECTIONS

Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/2022
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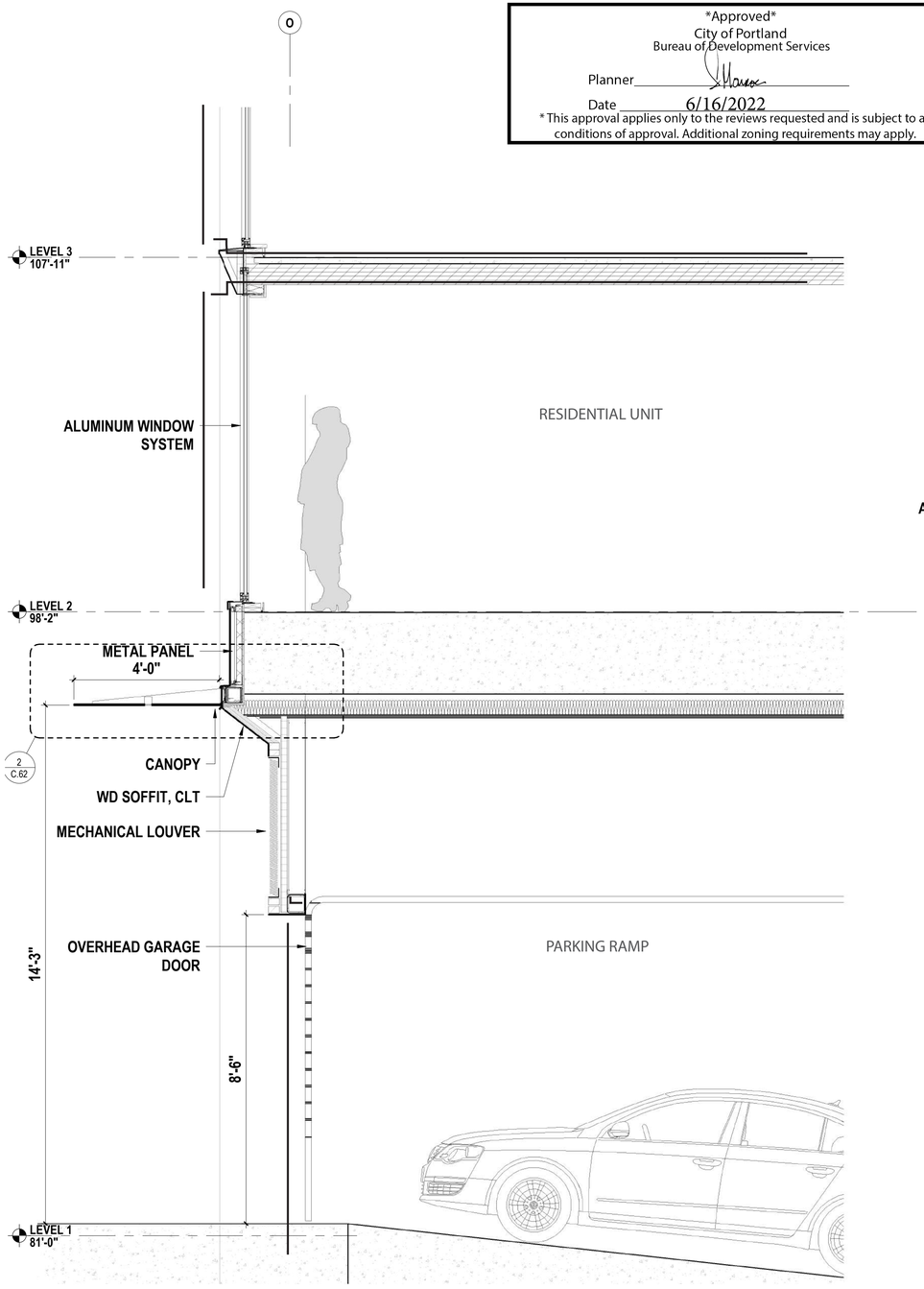
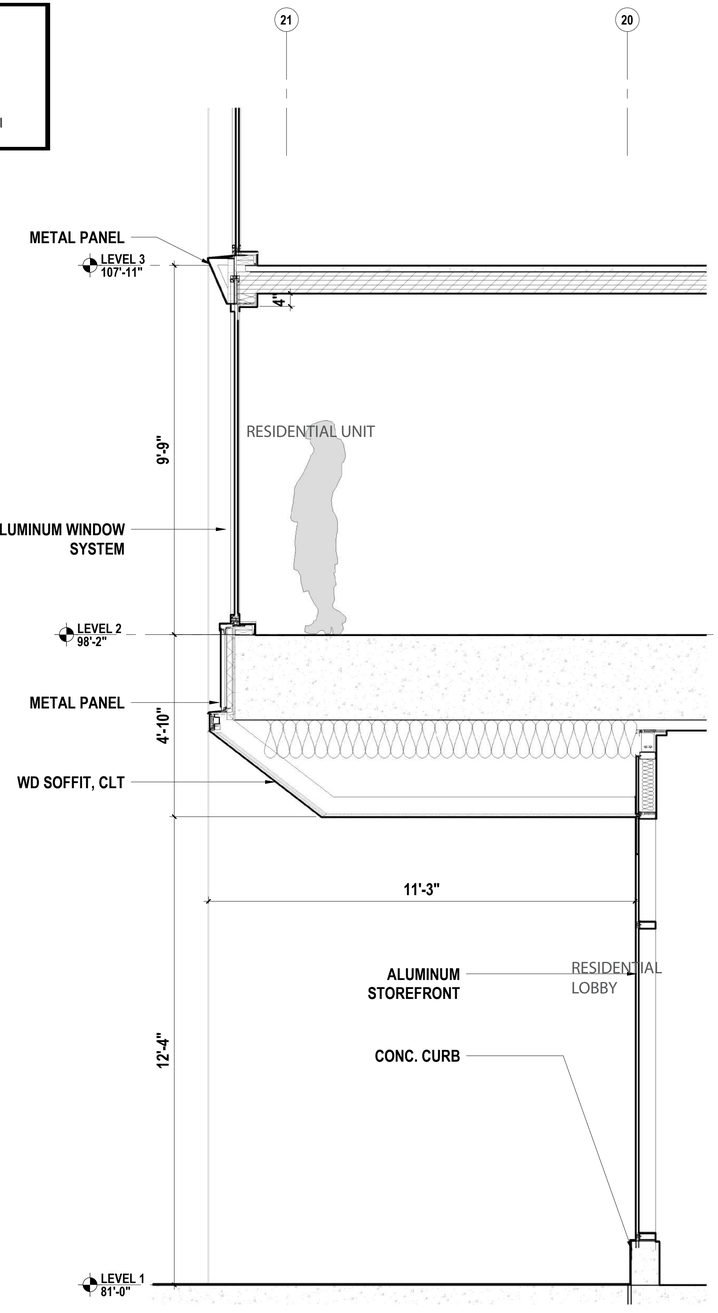
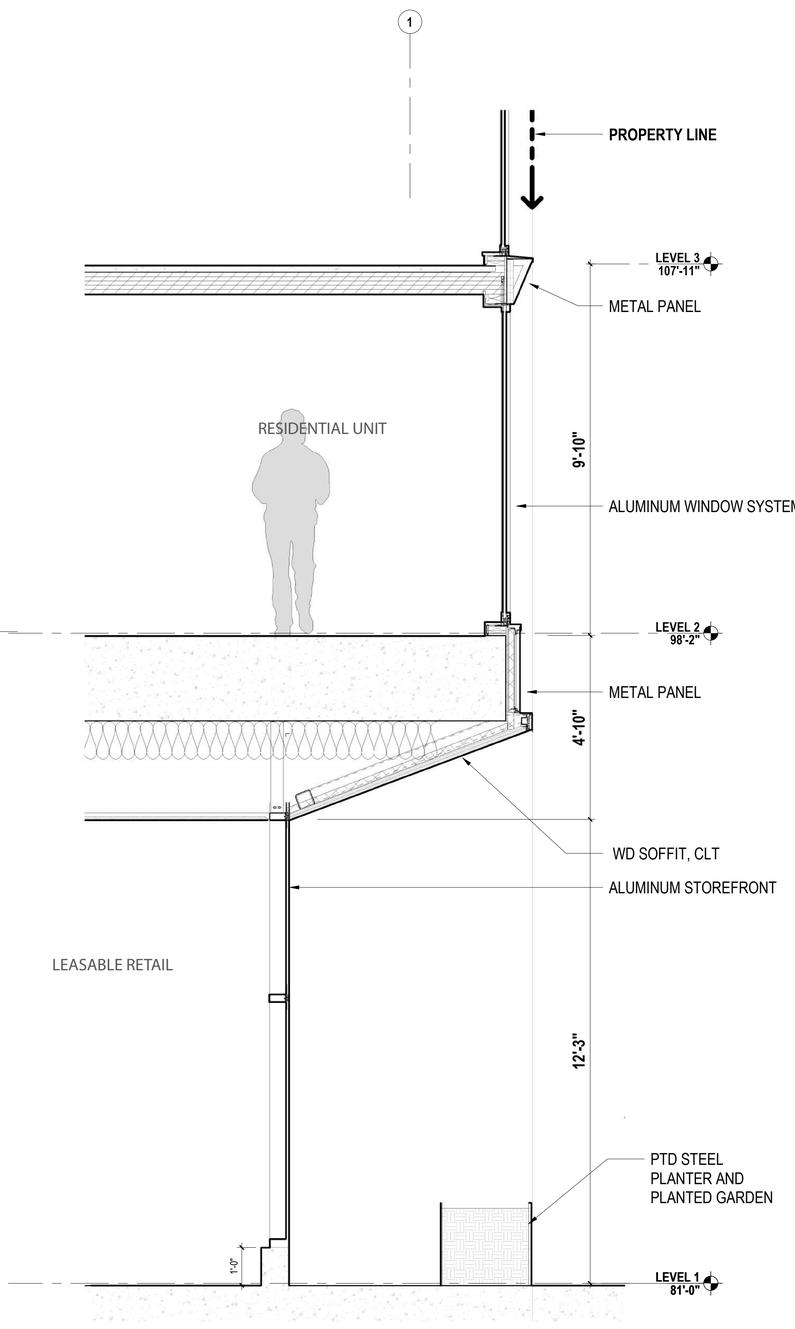


3 WALL SECTION EAST ELEVATION

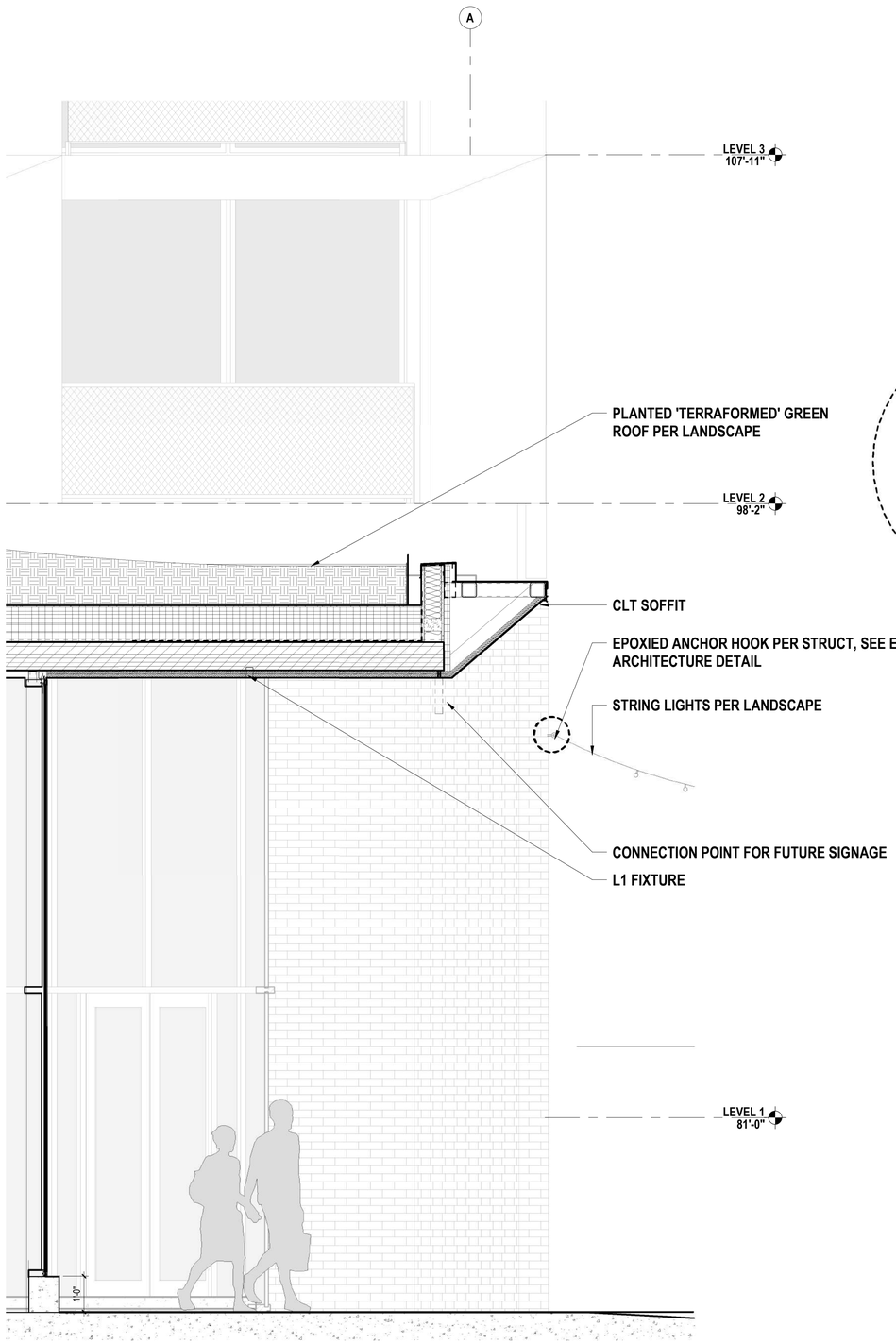


2 WALL SECTION NORTH ELEVATION

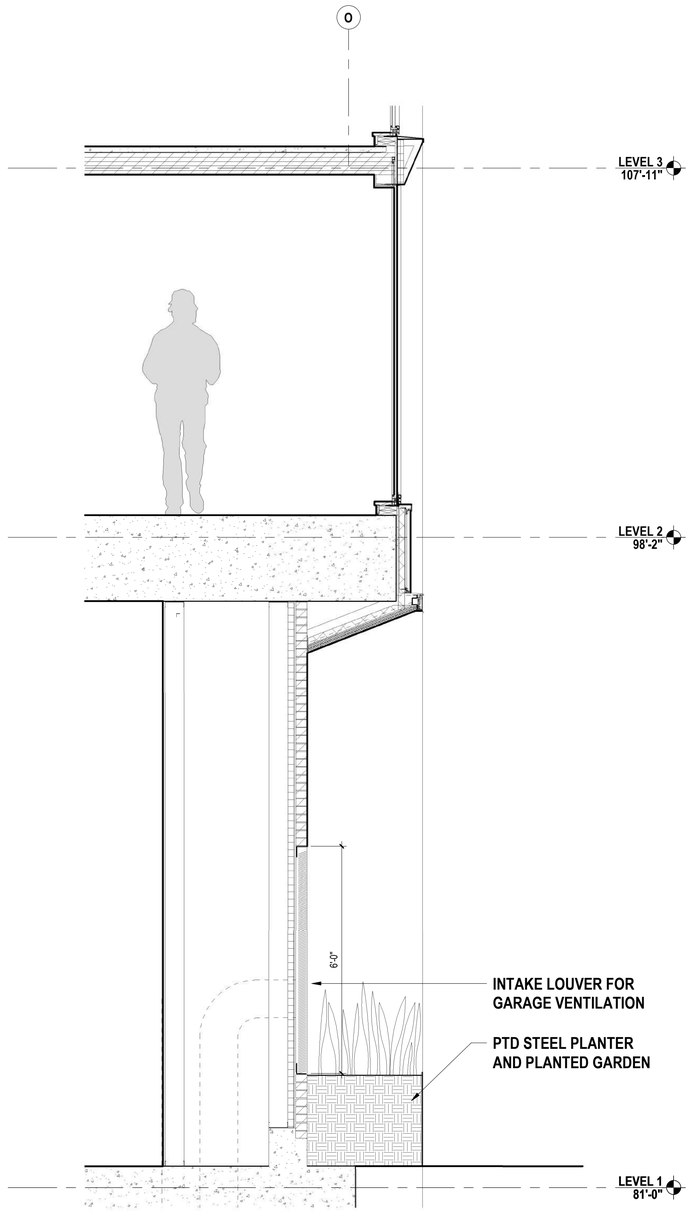


1 WALL SECTION SOUTH ELEVATION

WALL SECTIONS



2 WALL SECTION EAST ELEVATION - RETAIL CORRIDOR ENTRY



1 WALL SECTION NORTH ELEVATION - GARAGE NORTH WALL

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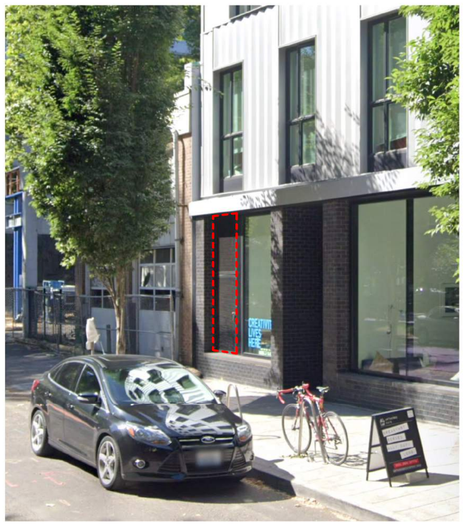

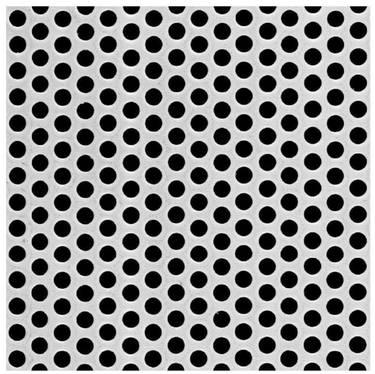

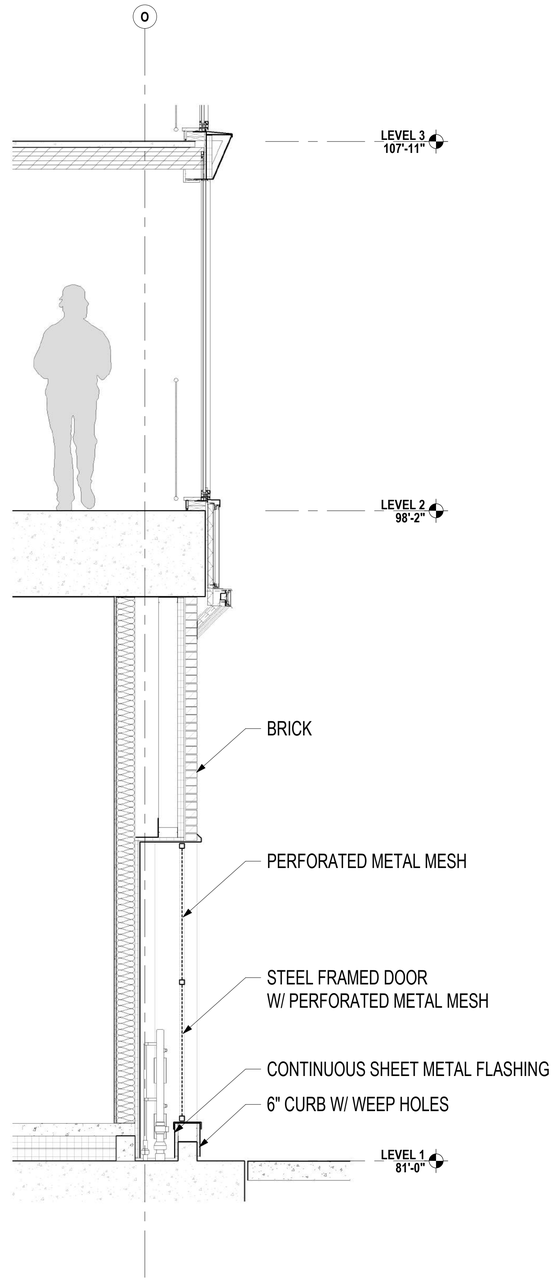

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City of Portland
Bureau of Development Services

Planner _____

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1 WALL SECTION EAST ELEVATION - GAS METERS

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Planner
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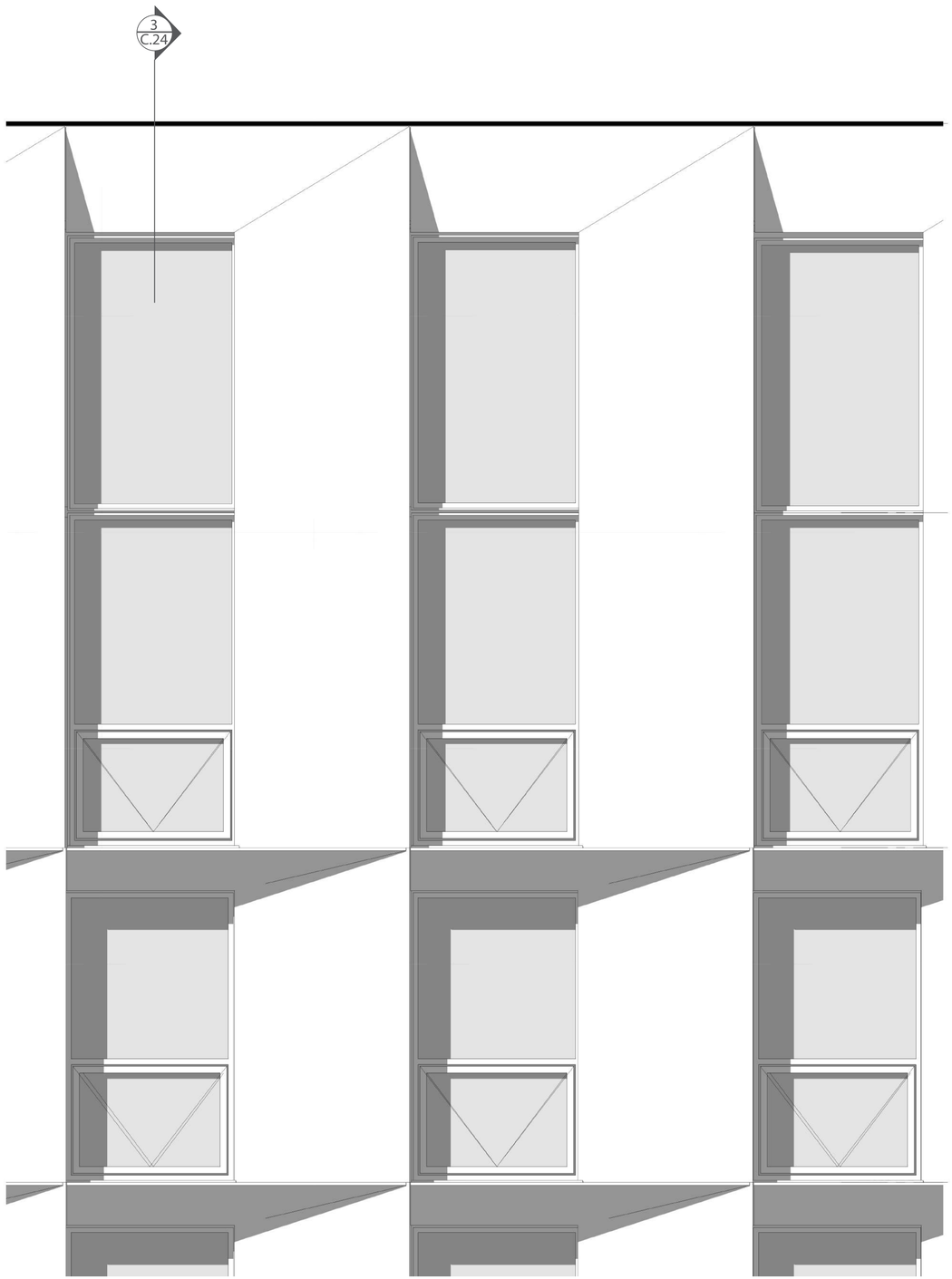
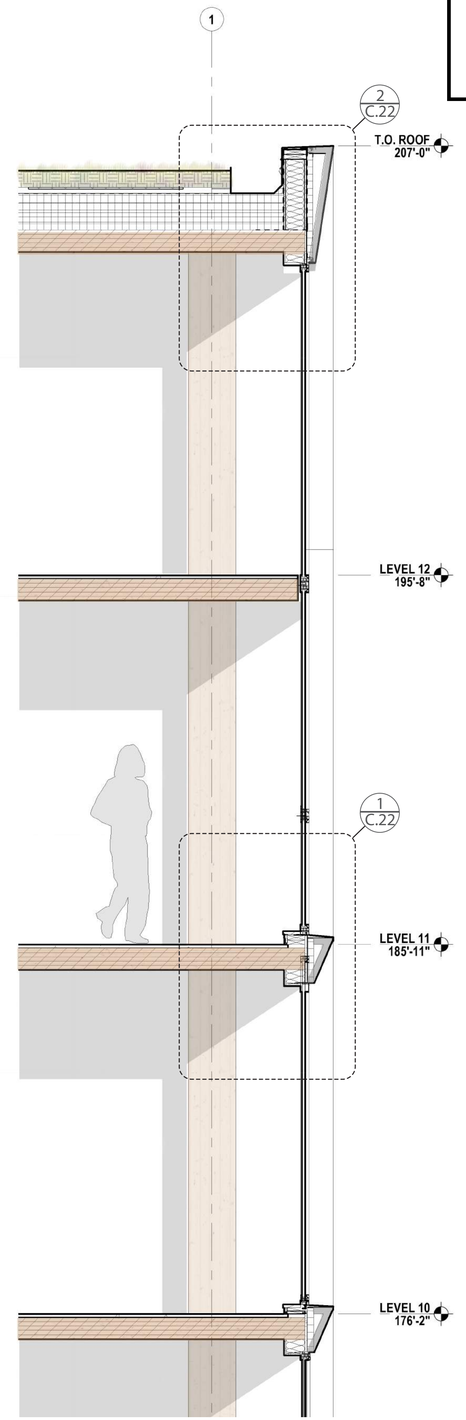
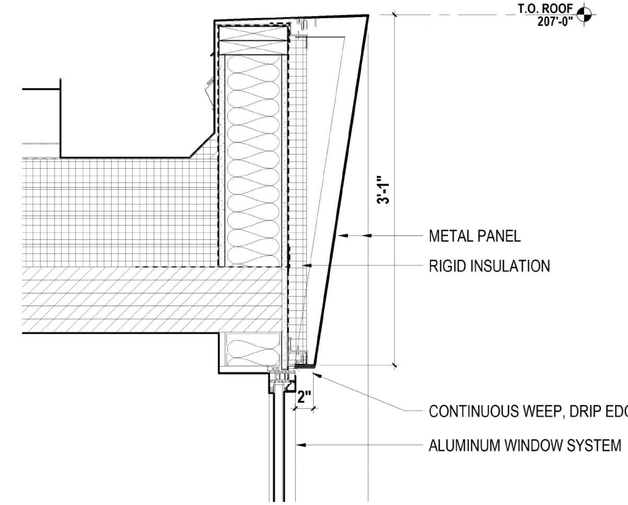


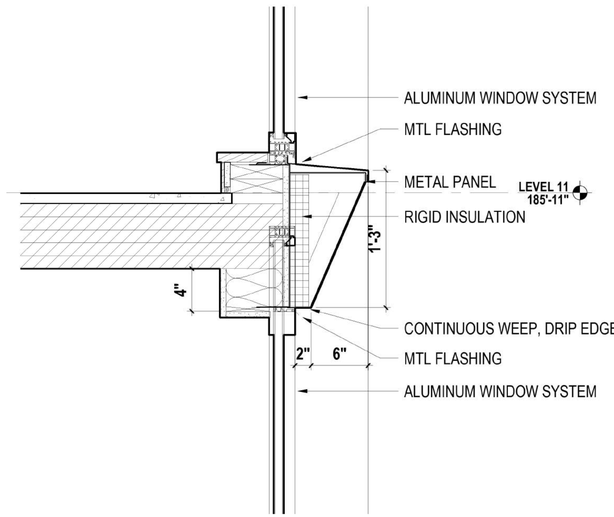
4 ENLARGED ELEVATION



3 WALL SECTION



2 ENLARGED DETAIL - TYP. PARAPET AT WS-1



1 ENLARGED DETAIL - TYP. WS-1 WINDOW HEAD / SILL

FACADE DETAILS

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Planner
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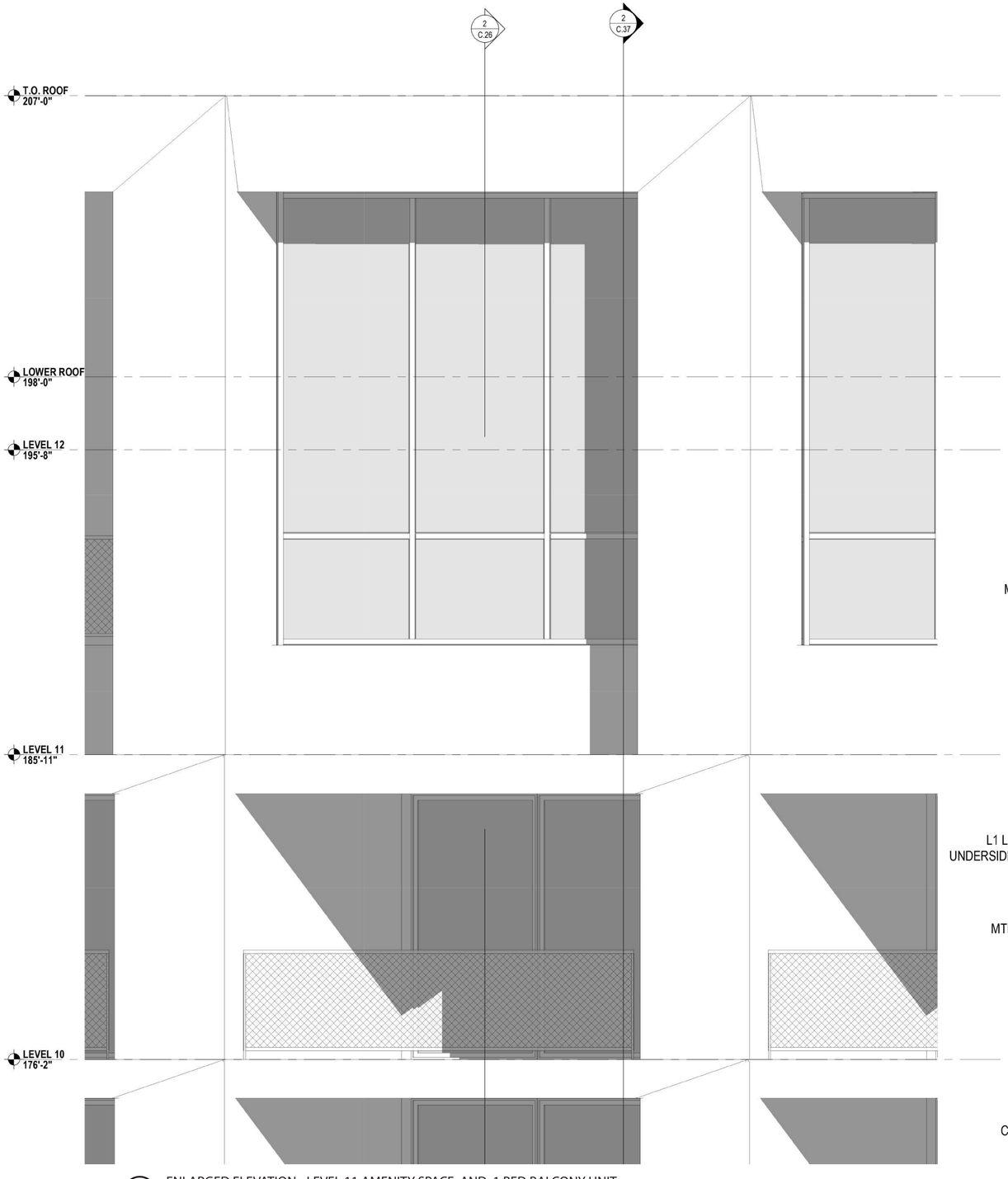
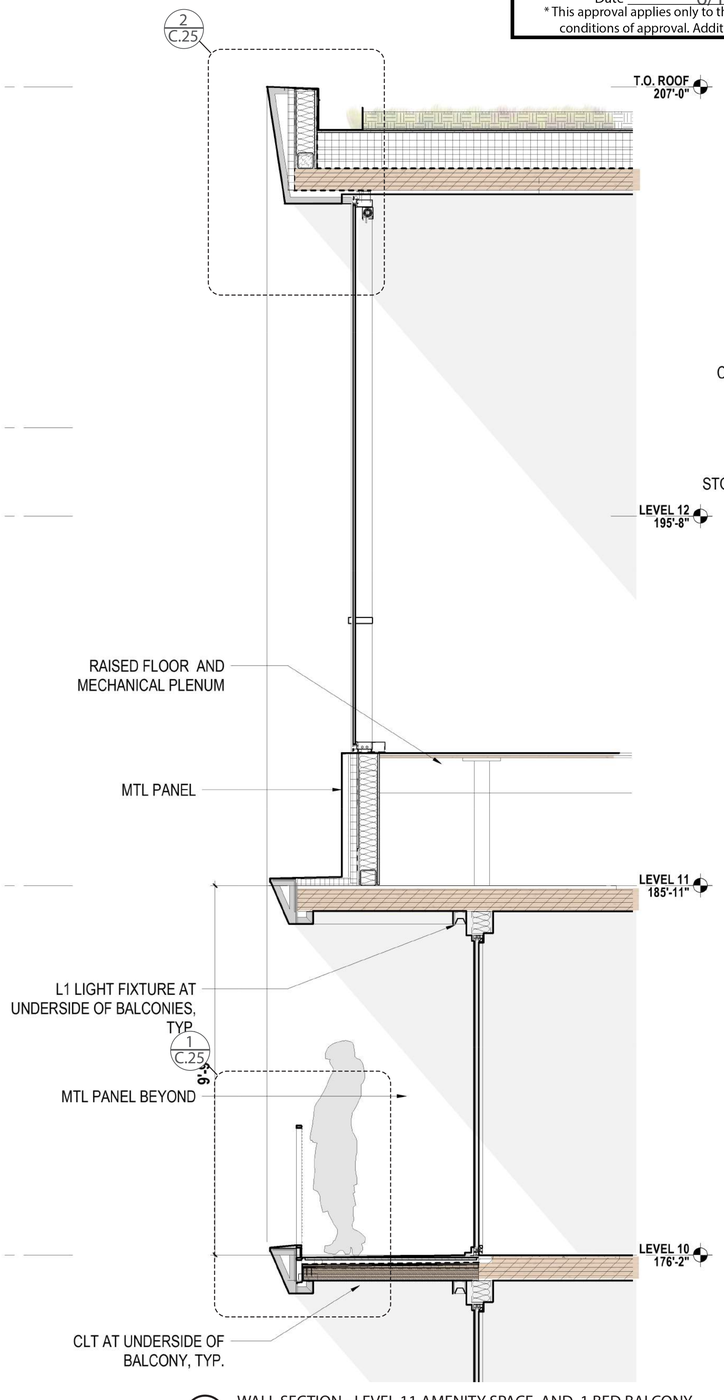
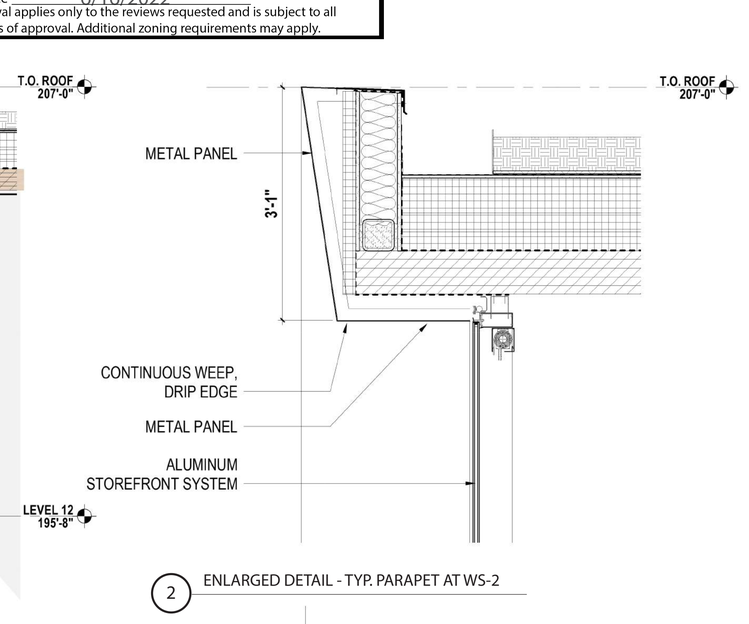


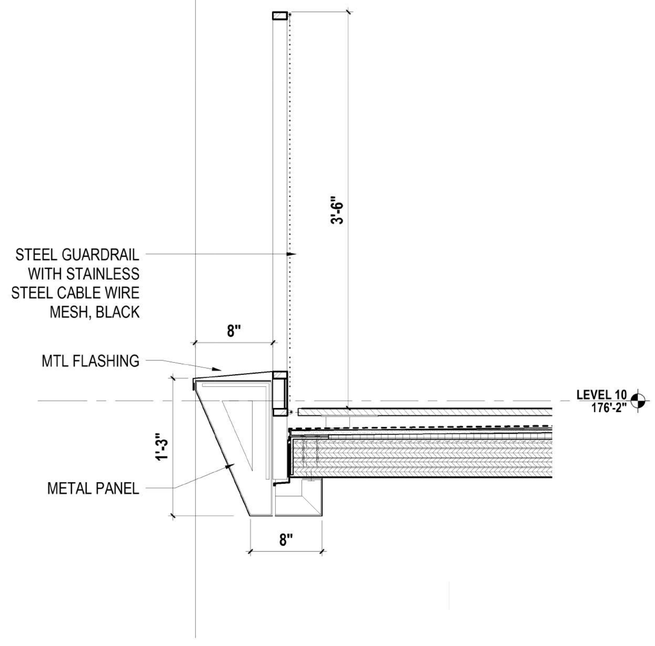
4 ENLARGED ELEVATION - LEVEL 11 AMENITY SPACE AND 1 BED BALCONY UNIT



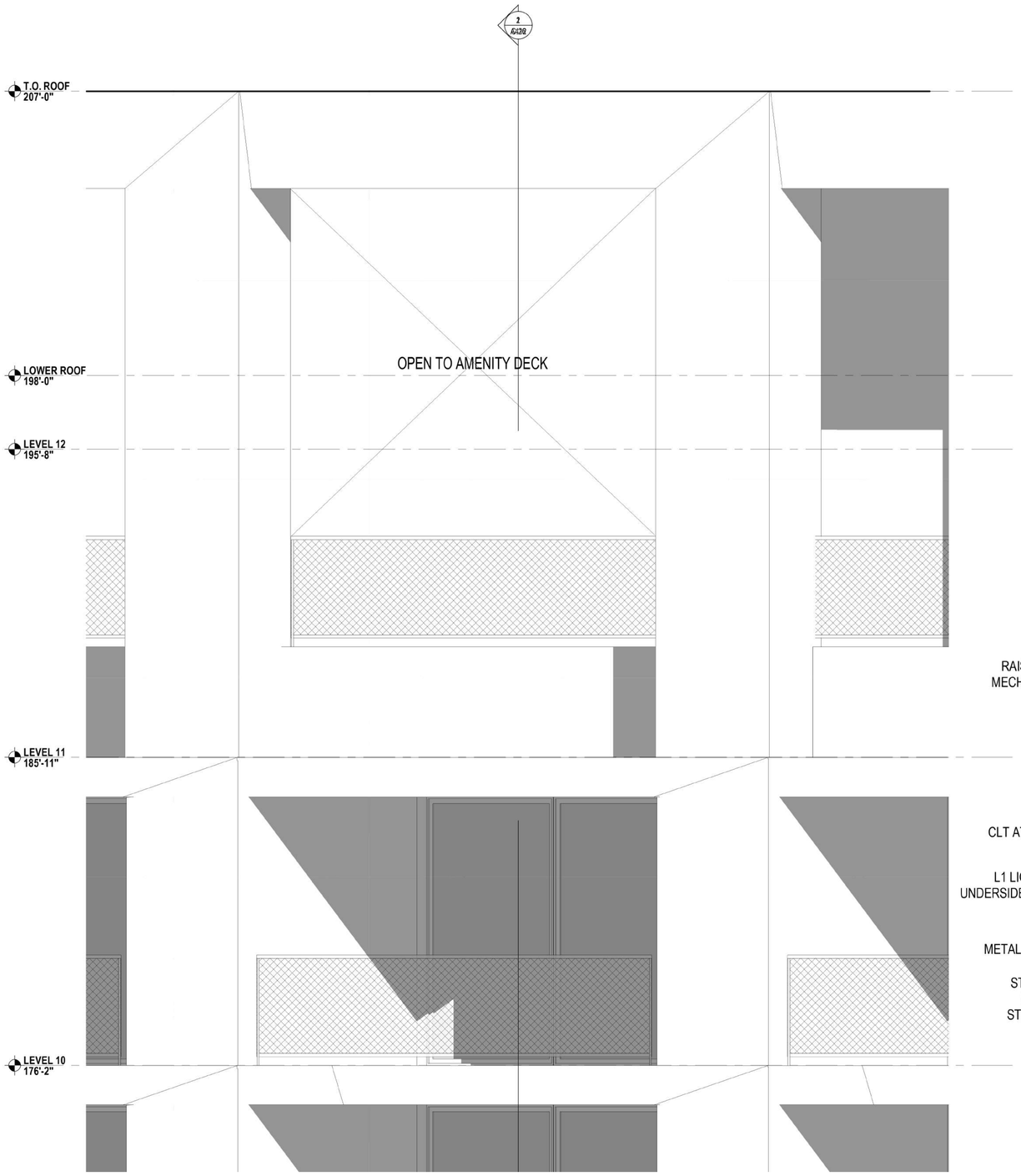
3 WALL SECTION - LEVEL 11 AMENITY SPACE AND 1 BED BALCONY



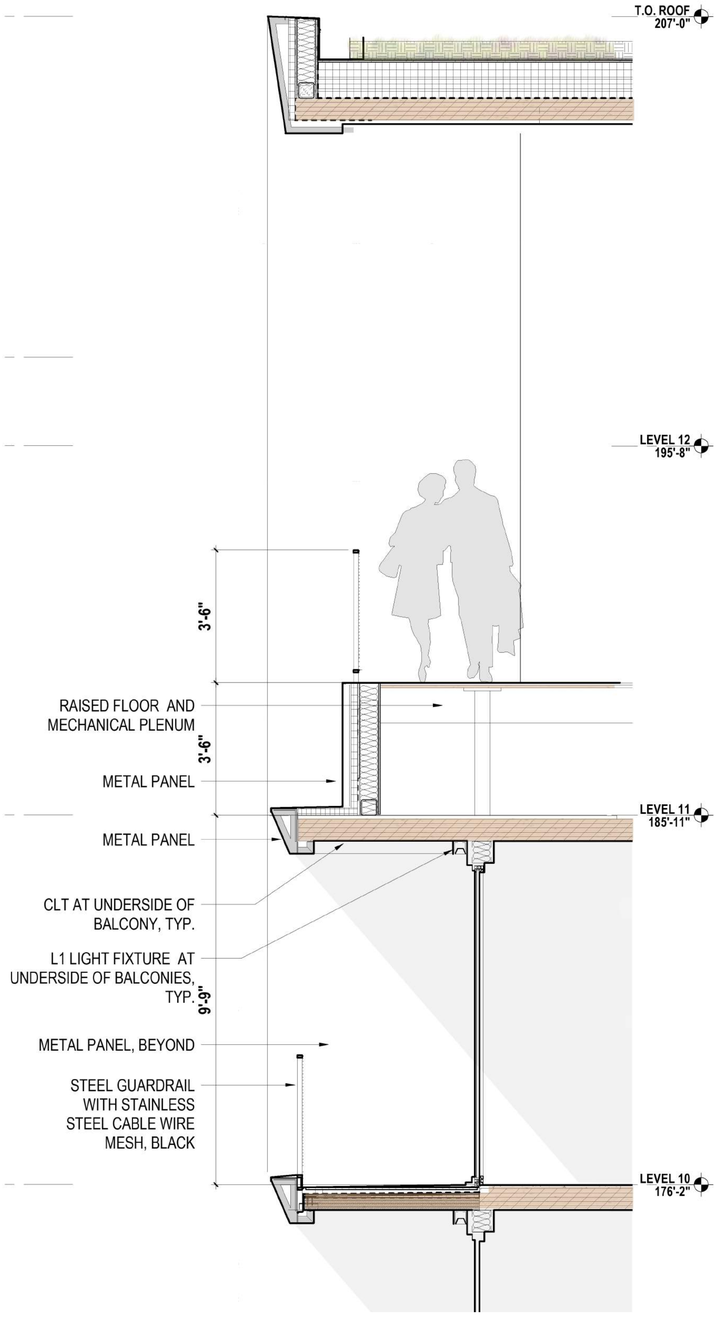
2 ENLARGED DETAIL - TYP. PARAPET AT WS-2



1 ENLARGED DETAIL - TYP. BALCONY EDGE



2 ENLARGED ELEVATION - AMENITY DECK AND BALCONY UNITS



1 WALL SECTION - AMENITY DECK AND BALCONY UNITS

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Bureau of Development Services
Planner
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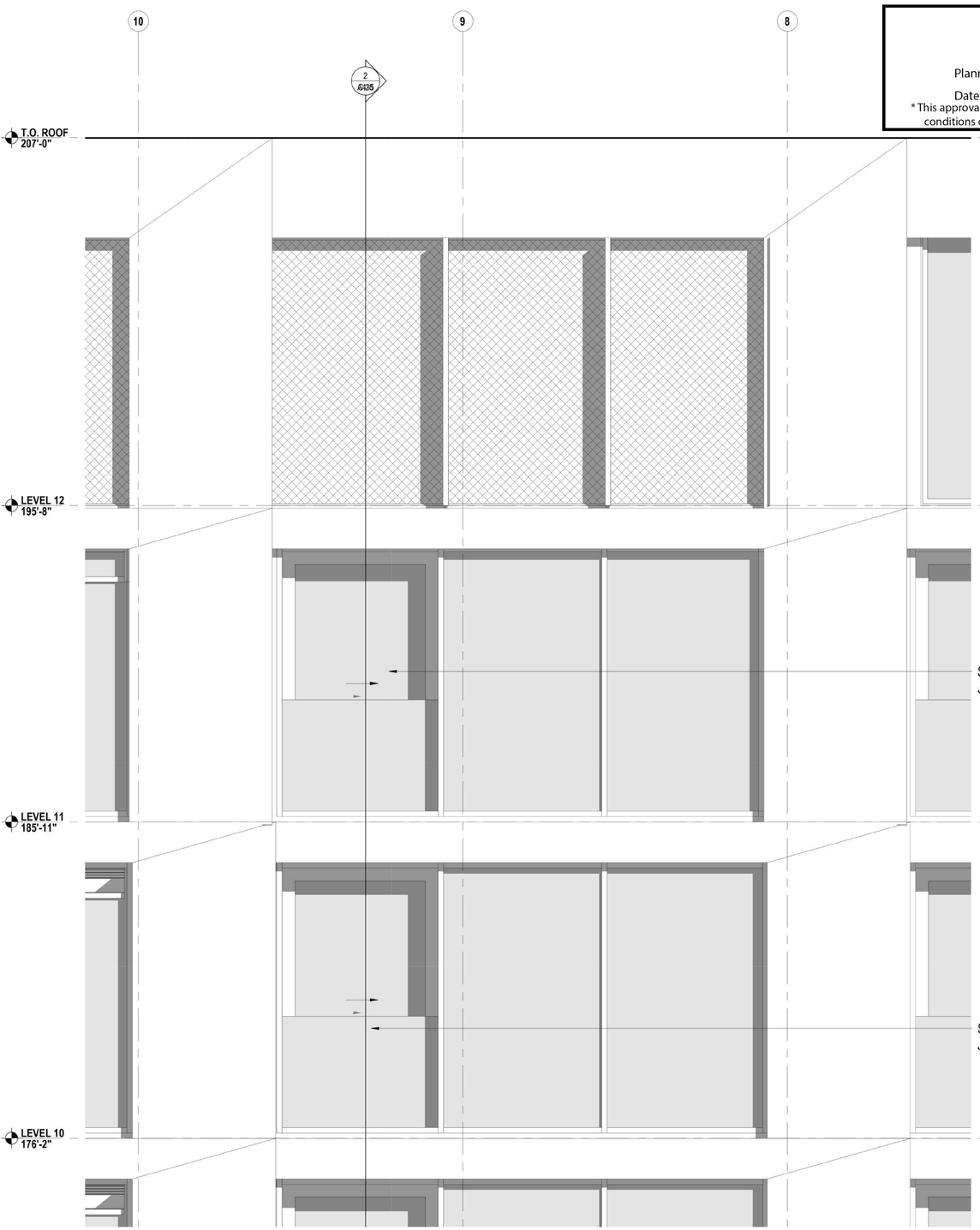
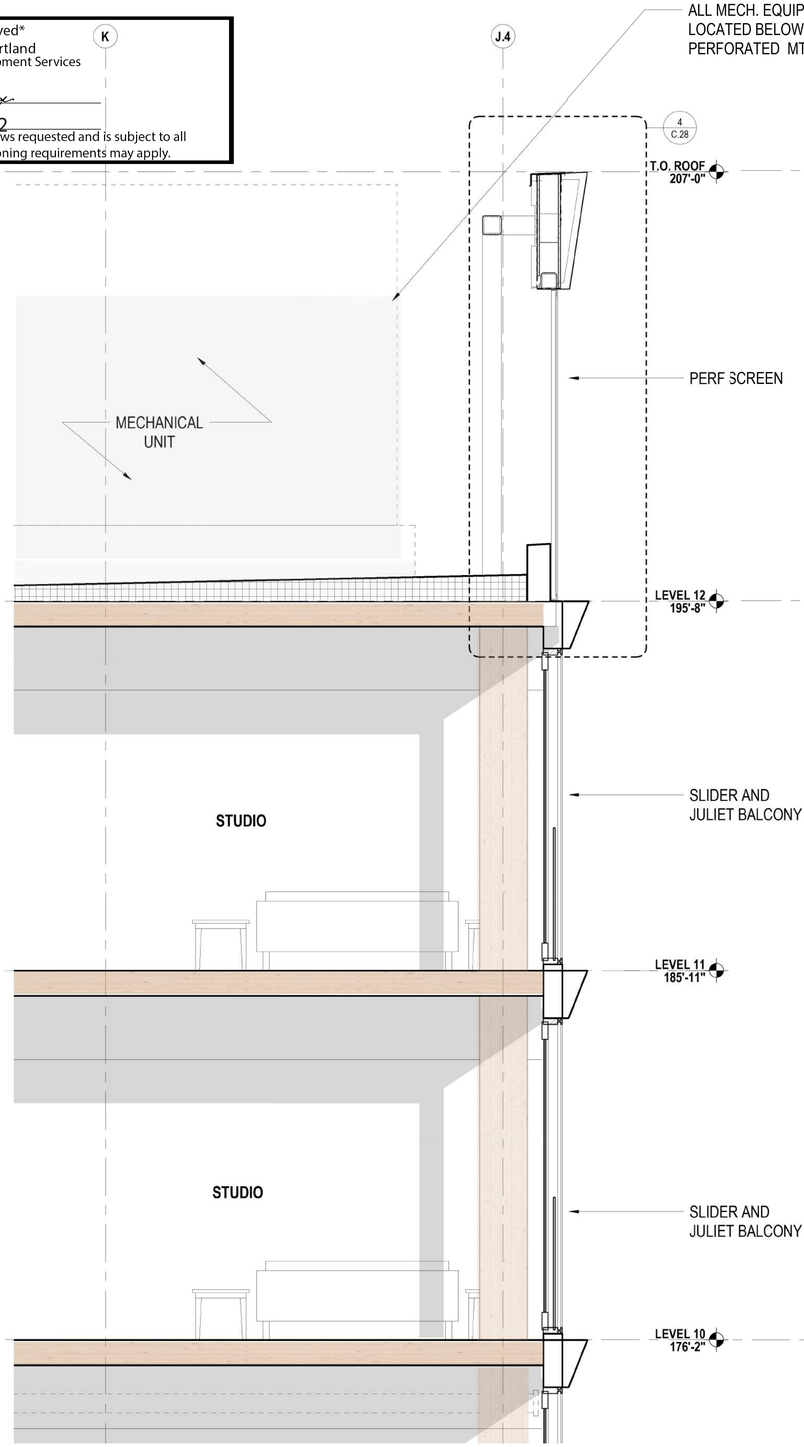
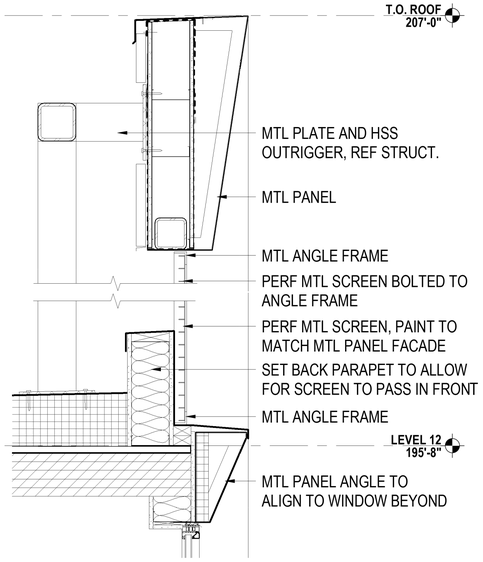


2 ENLARGED ELEVATION - MECHANICAL WELL AND TYP. JULIET BALCONY



1 WALL SECTION - MECHANICAL WELL AND TYP. JULIET BALCONY



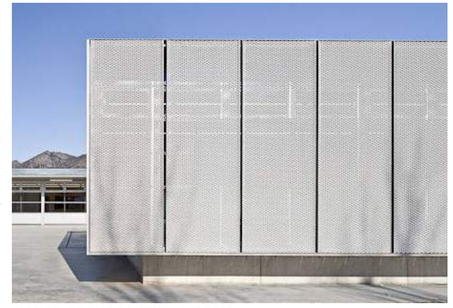
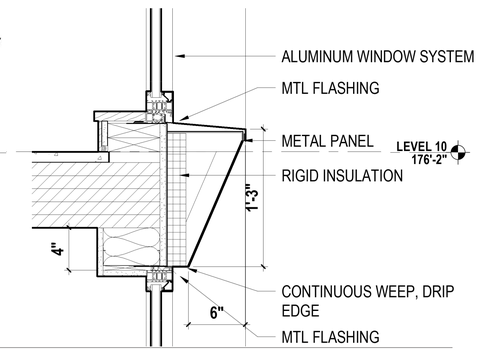
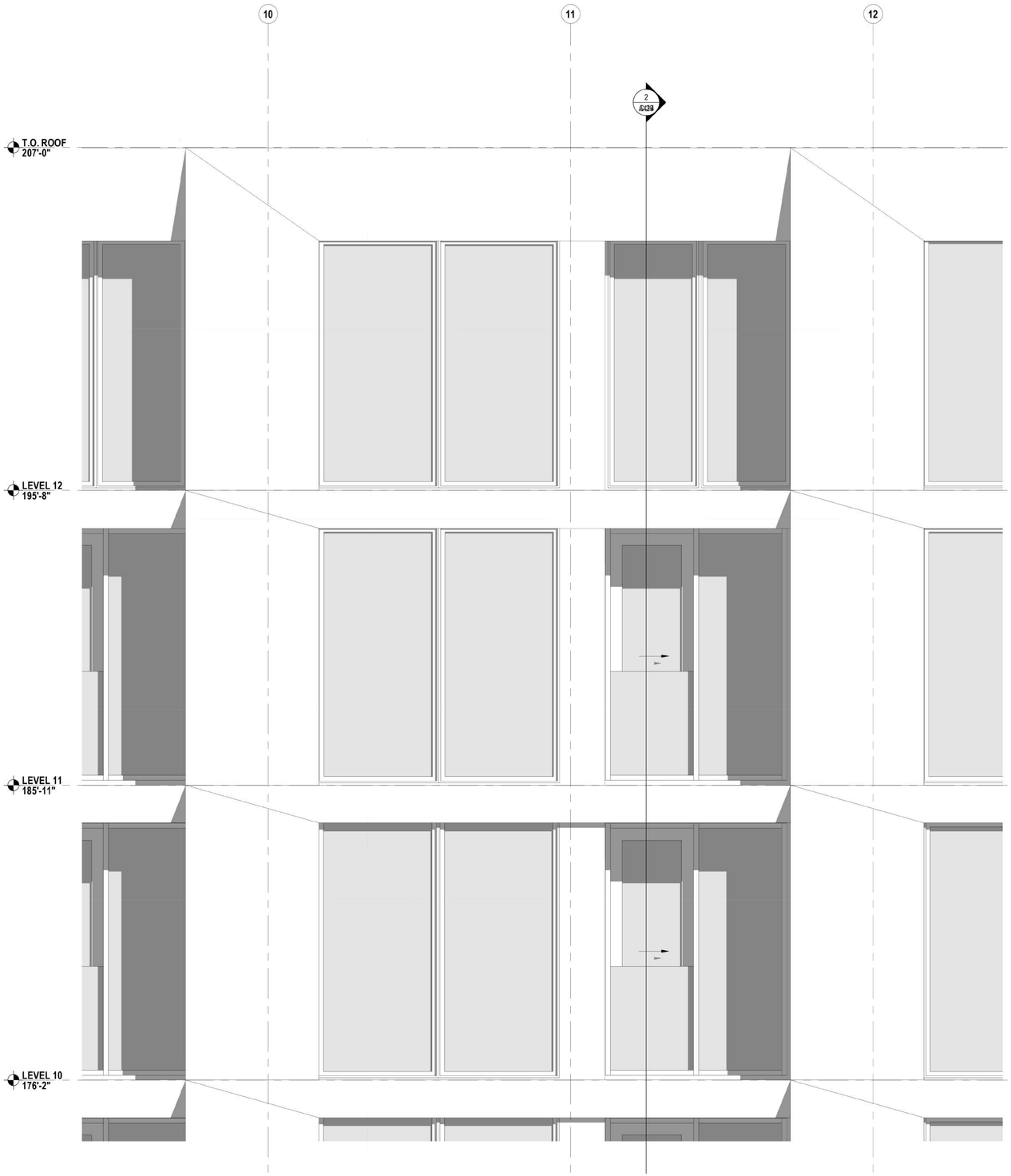
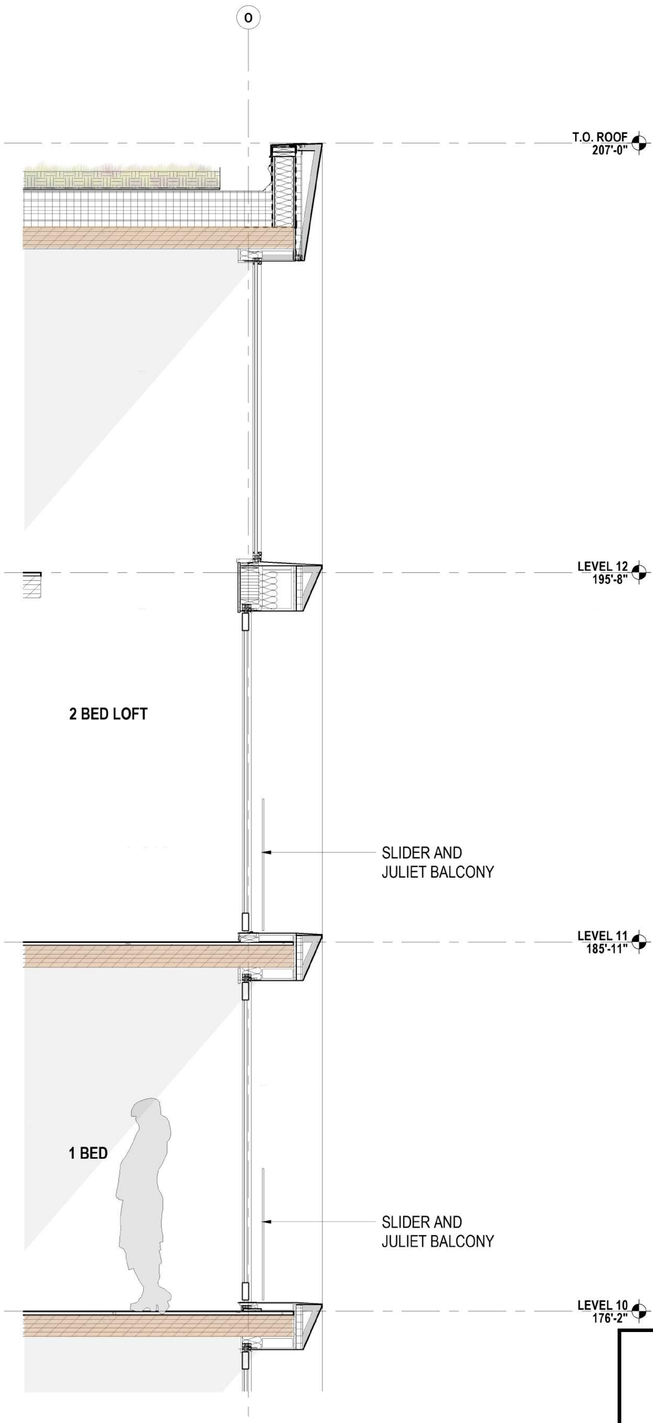


IMAGE OF PERF METAL SCREEN





2 ENLARGED ELEVATION - LEVEL 11 LOFT UNITS AND TYP. JULIET BALCONY



1 WALL SECTION - LEVEL 11 LOFT UNITS AND TYP. JULIET BALCONY

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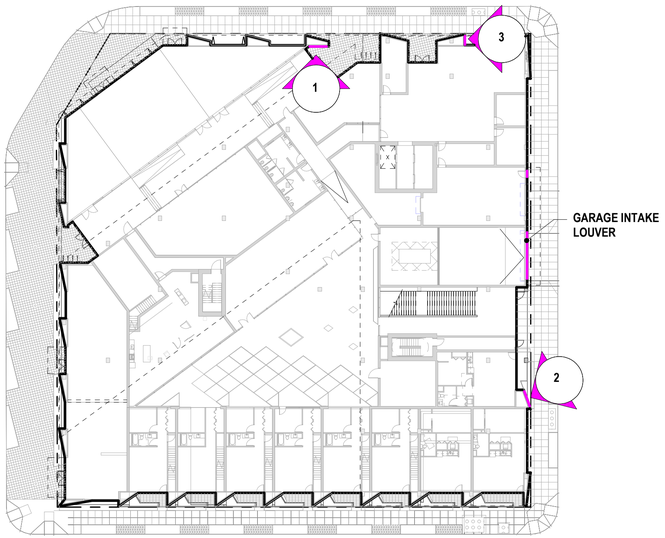

KEY PLAN

1/32" = 1'-0"

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Planner _____

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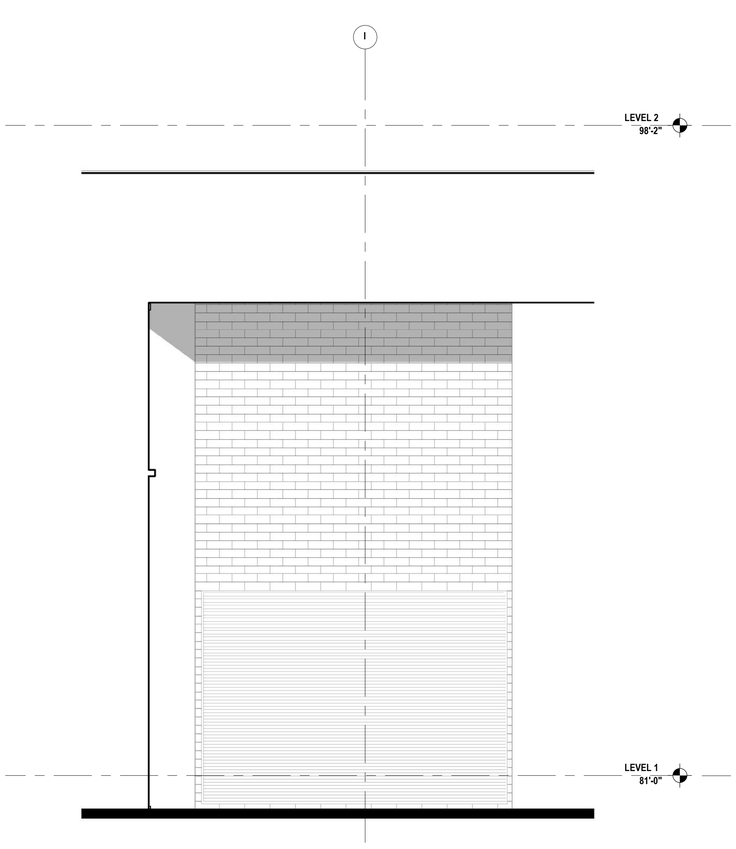
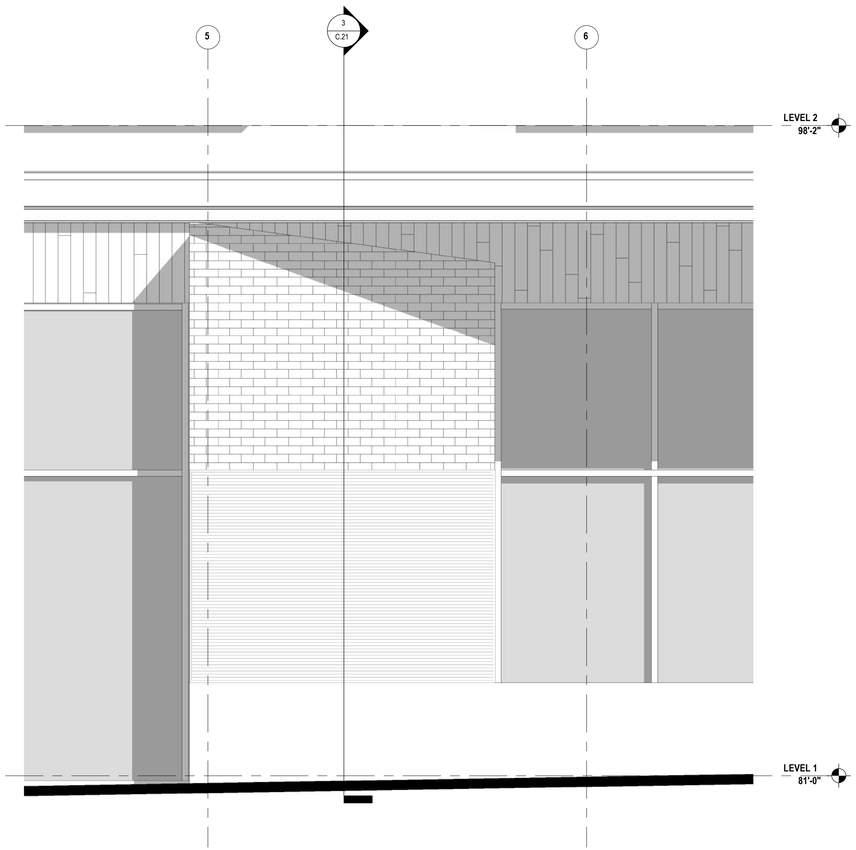
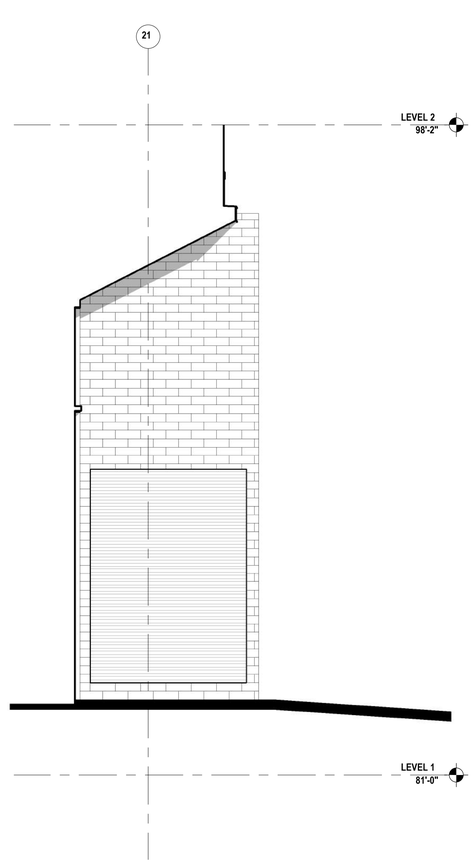


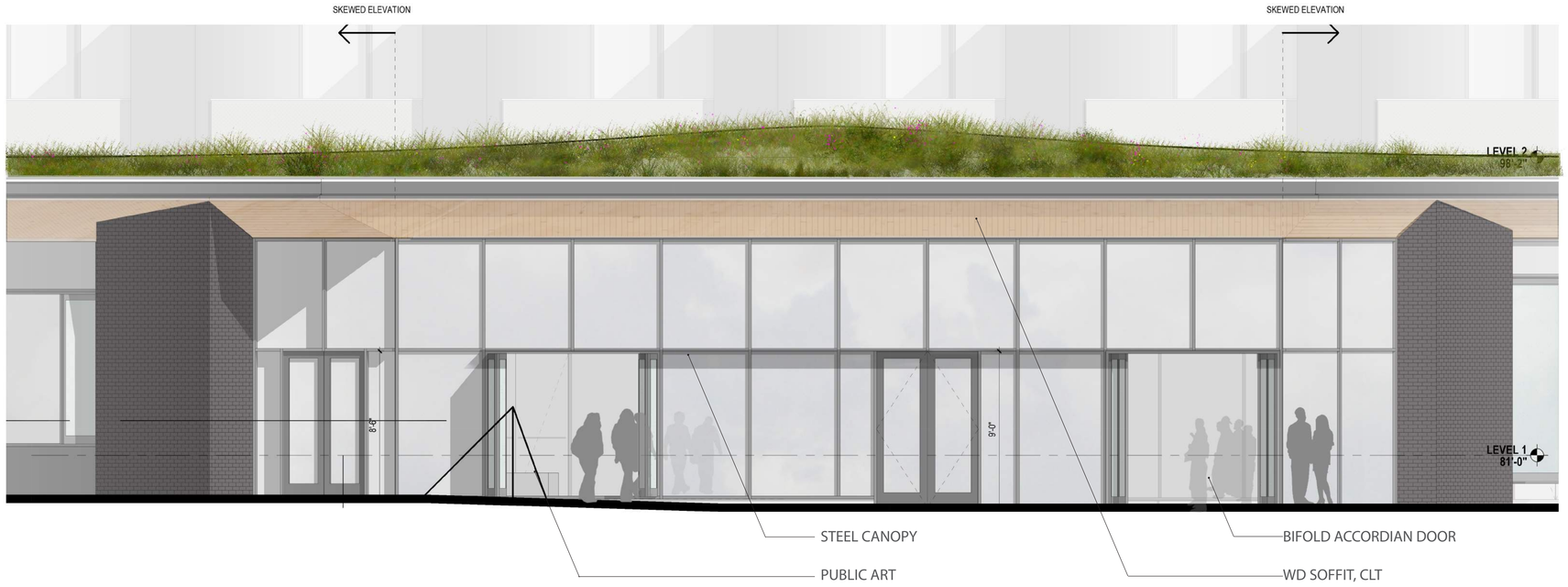
1 - ENLARGED ELEVATION - N. ENTRY LOUVER



2 - ENLARGED ELEVATION - E. LOUVER



3 - Enlarged Elevation - N. Louver



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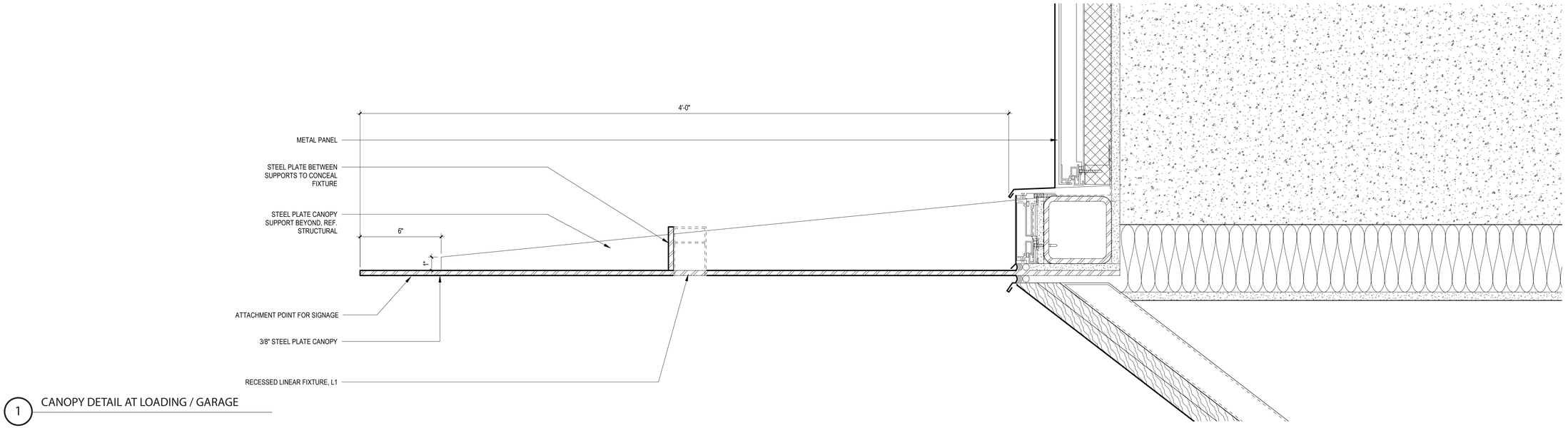
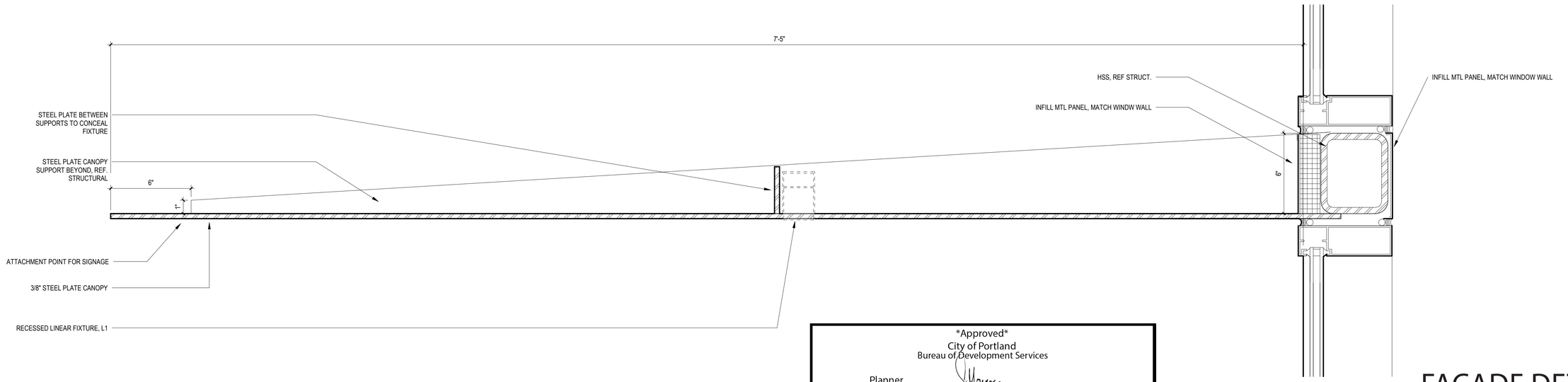
1 ENLARGED ELEVATION - SANDY FRONTAGE



1 CANOPY DETAIL AT LOADING / GARAGE



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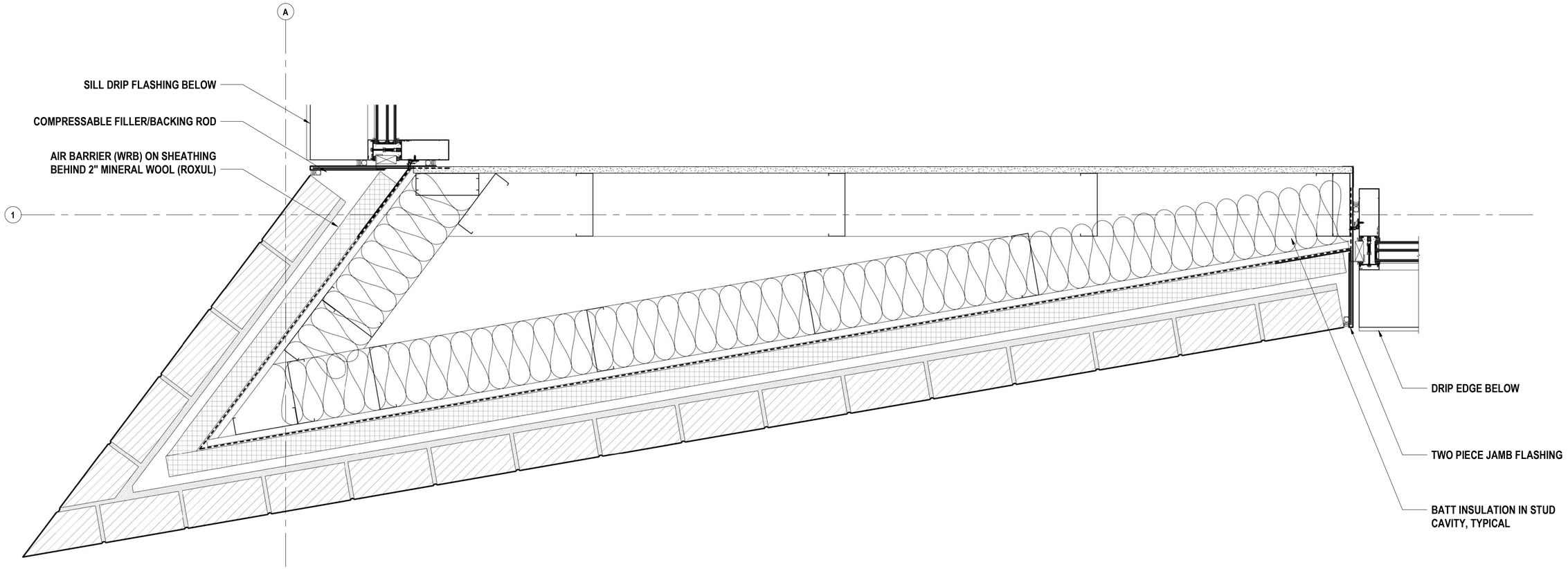
2 CANOPY DETAIL AT STOREFRONT

FACADE DETAILS



1 C.60 ENLARGED PLAN AT ANGLED BRICK WALL
SCALE: NTS



2 C.60 EXAMPLE 1
SCALE: NTS



3 C.60 EXAMPLE 2
SCALE: NTS

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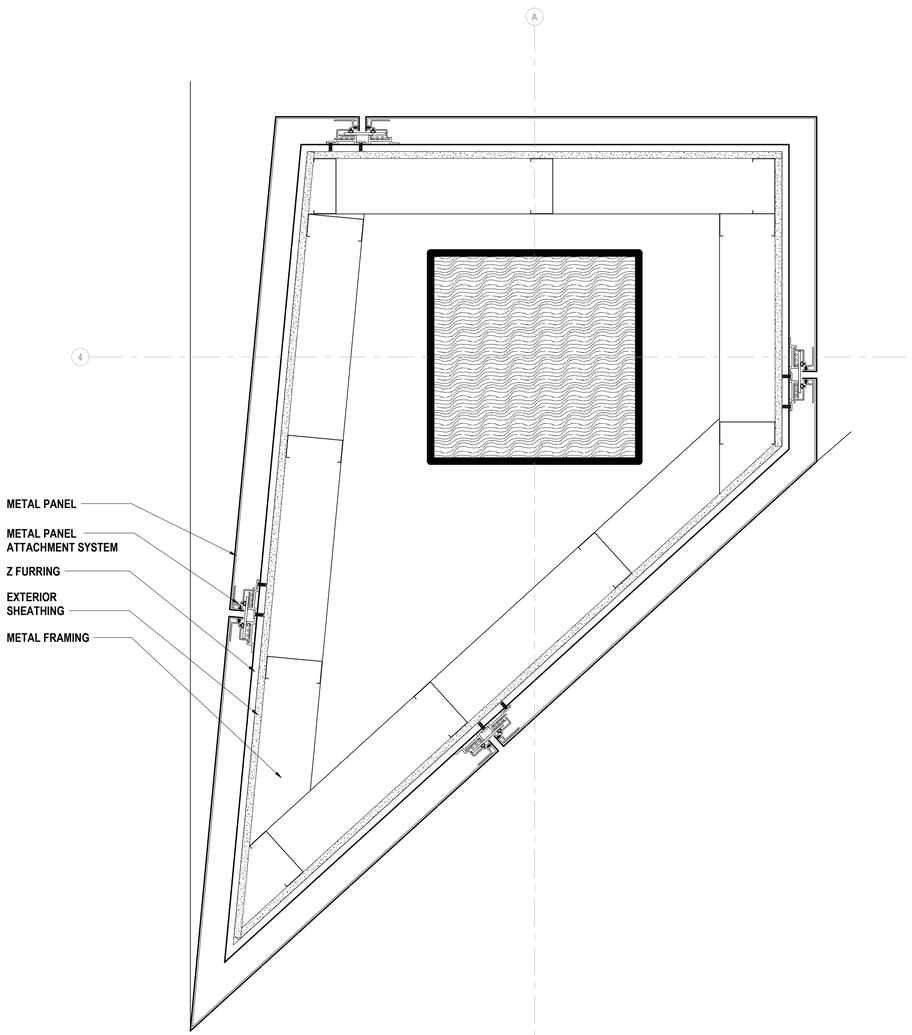
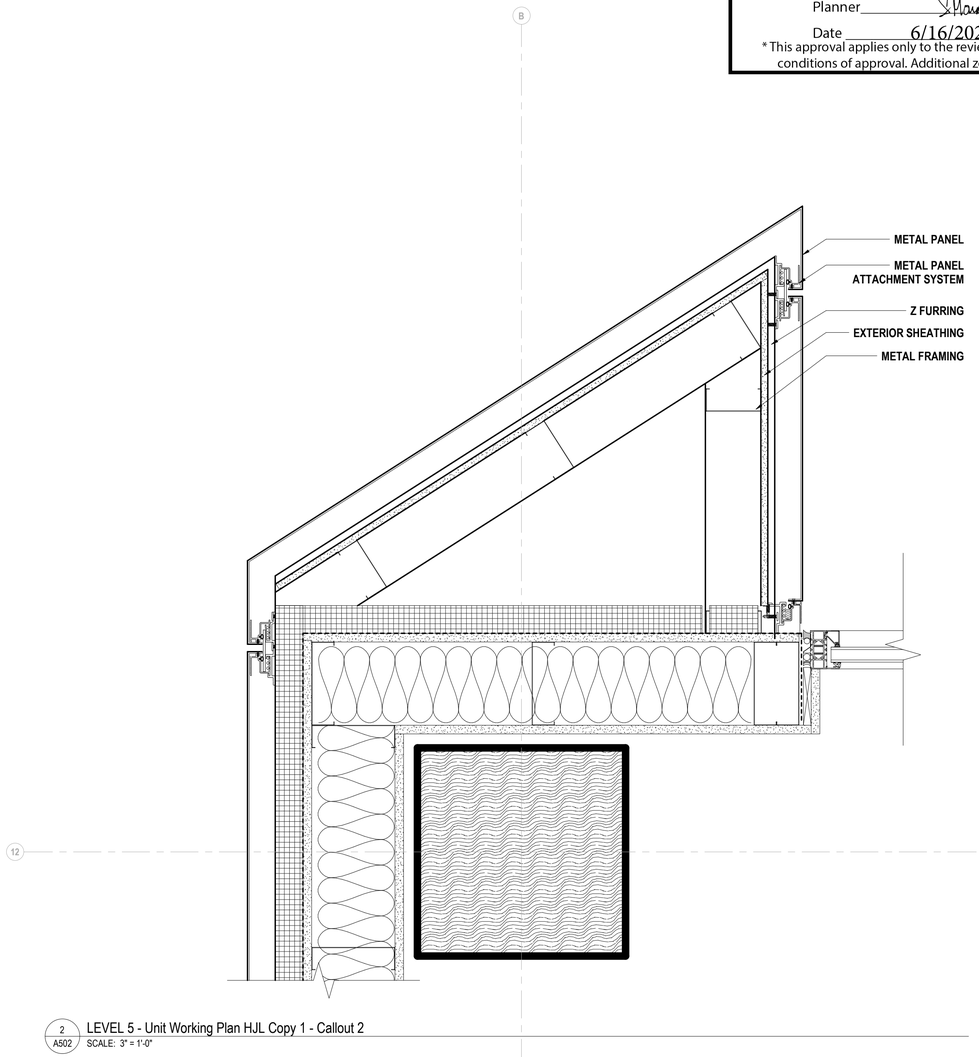
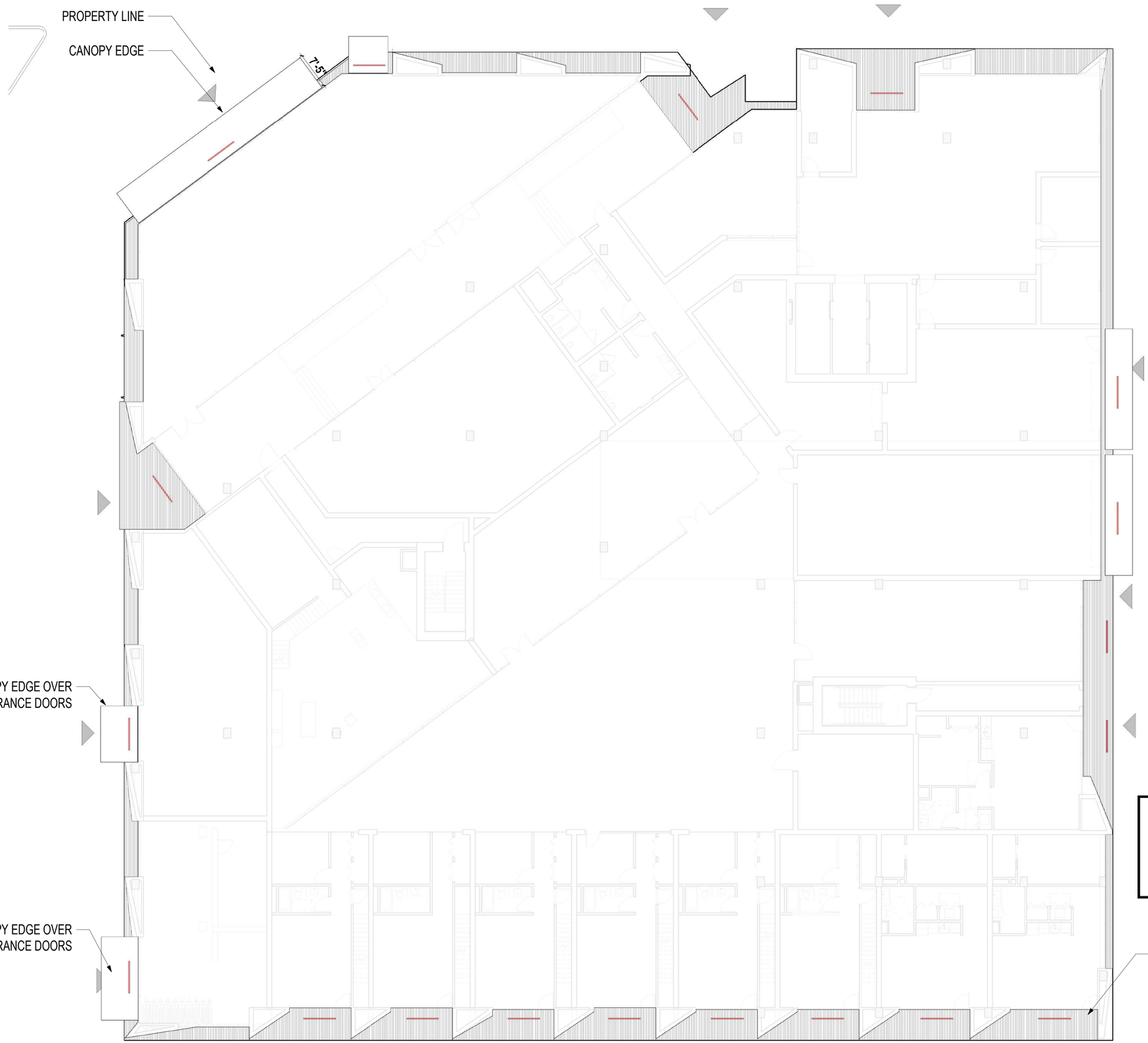




2 / A502 LEVEL 5 - Unit Working Plan HJL Copy 1 - Callout 2
SCALE: 3" = 1'-0"

FACADE DETAILS





L1 LIGHT FIXTURE

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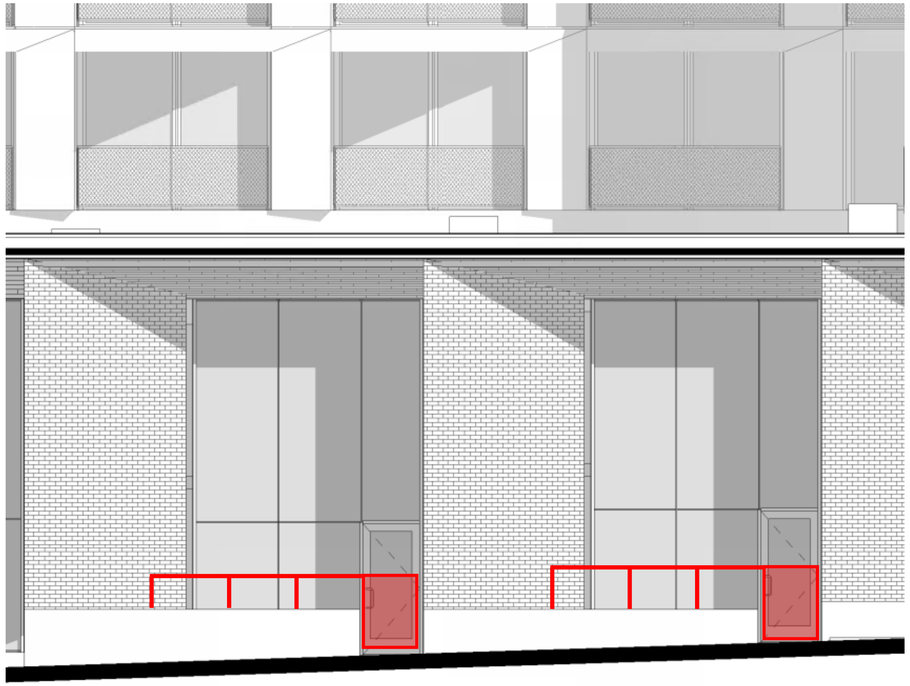
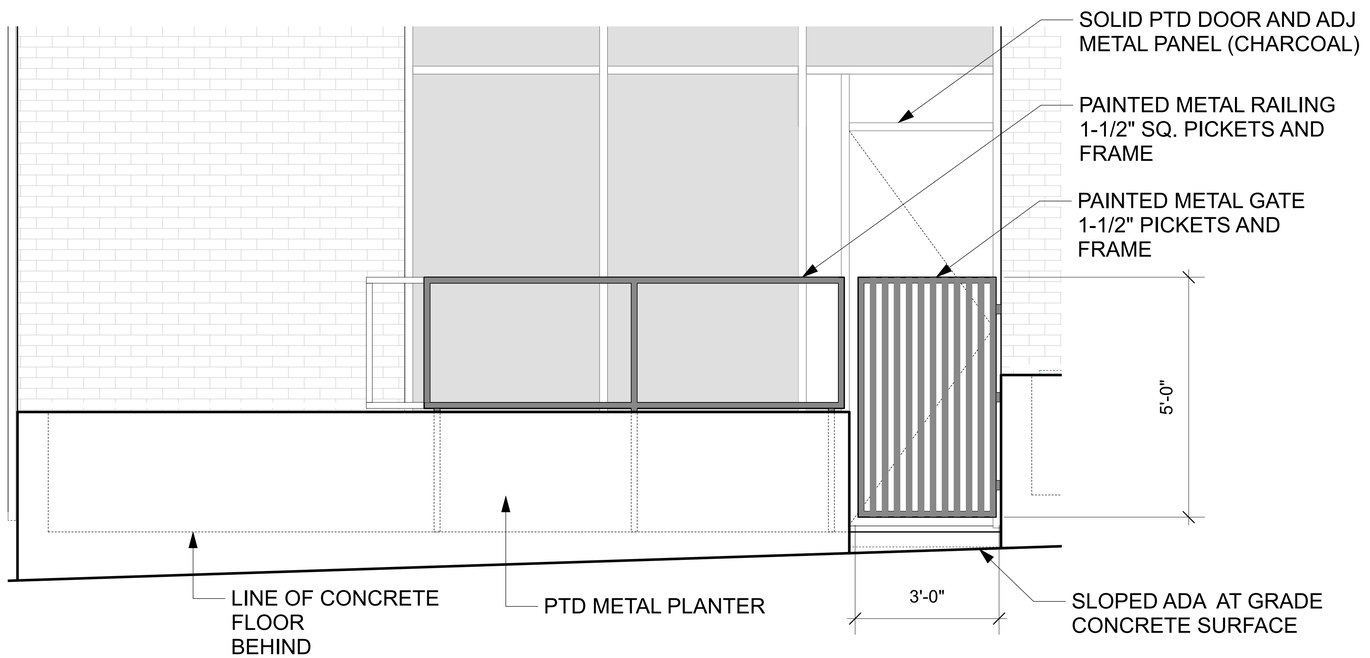


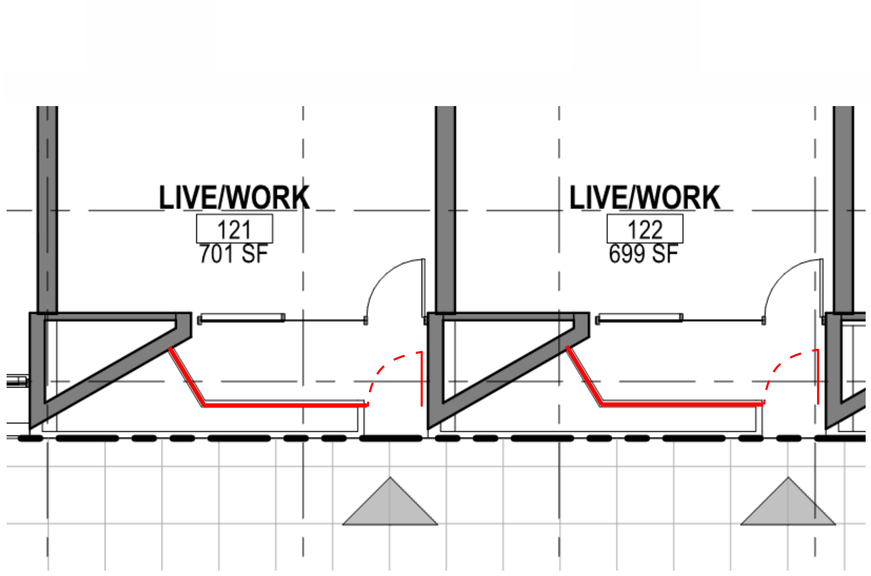
3 REFERENCE PLAN AND ELEVATION



2 GATE AND PLANTER VIGNETTE RENDERING



1 UNIT ENTRY GATE ELEVATION, TYP.



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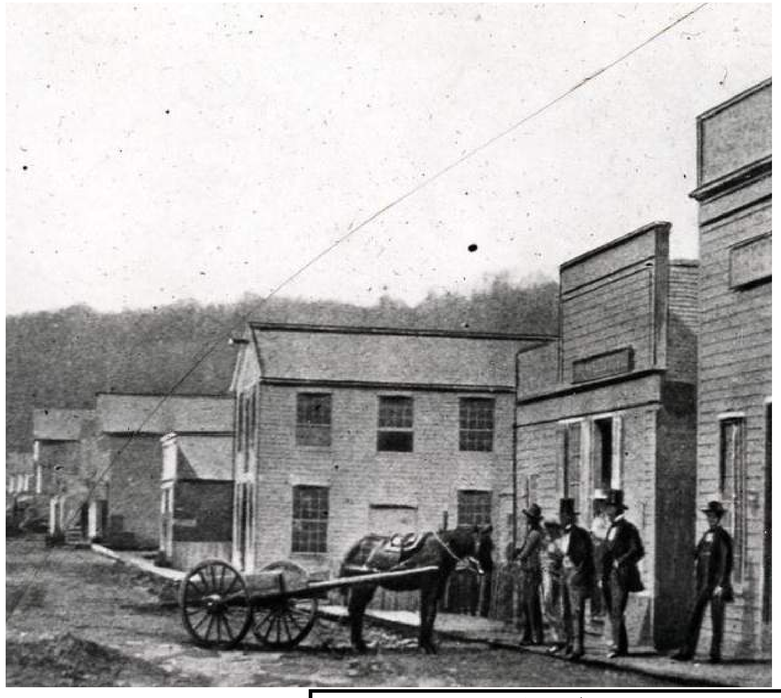
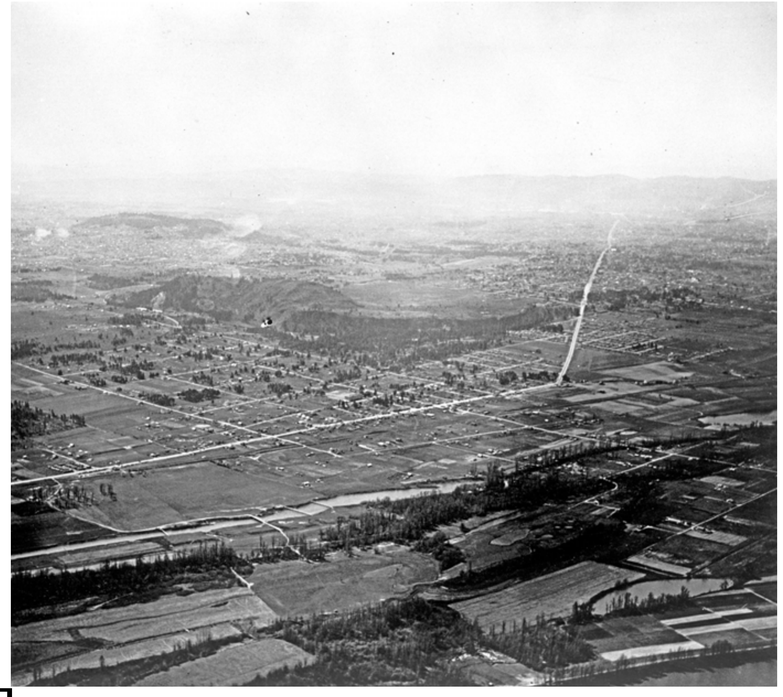
ENTRY GATE

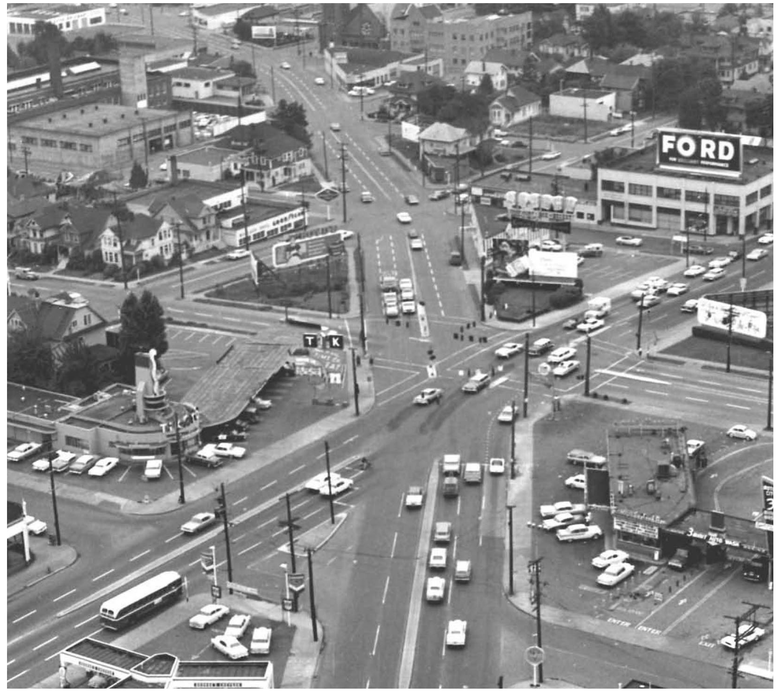












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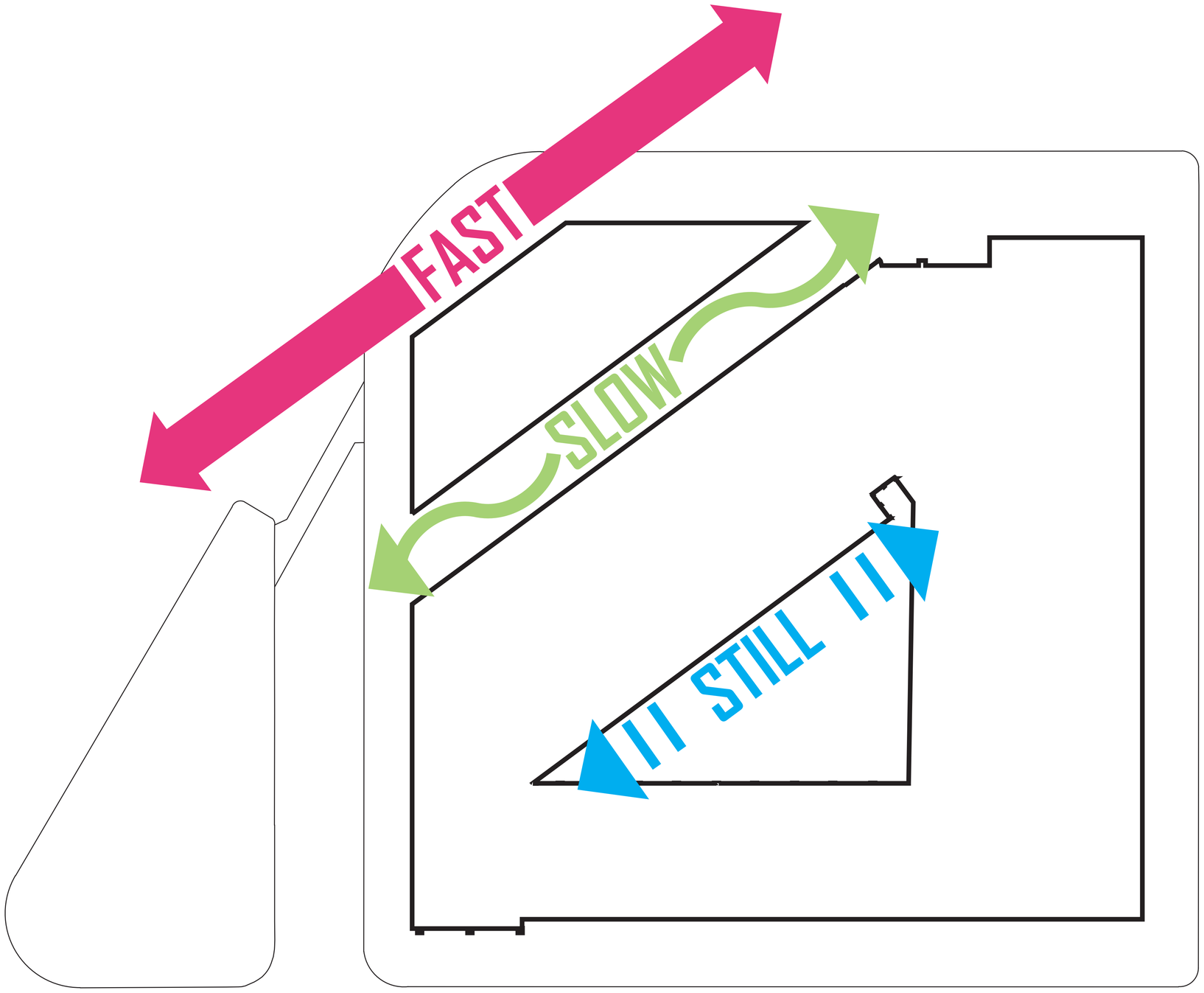
LANDSCAPE HISTORY



LAYERED STORYTELLING

UTILIZE THREE DISTINCT AREAS

Approved
City of Portland
Bureau of Development Services
Planner
Date 6/16/2022
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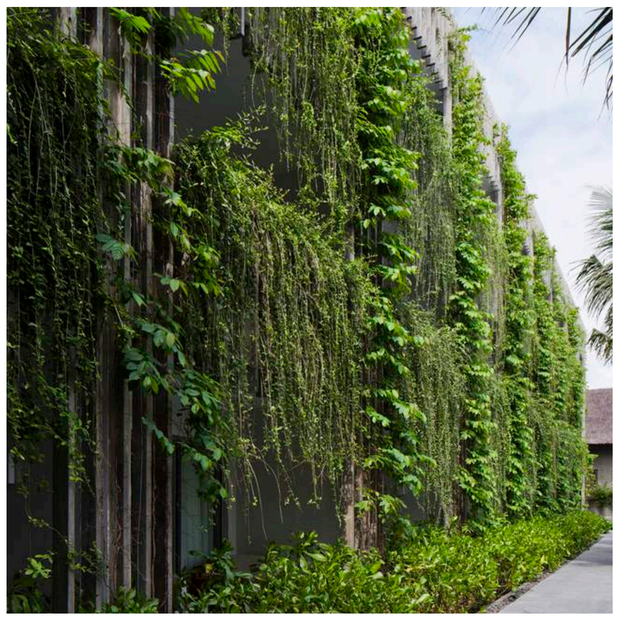
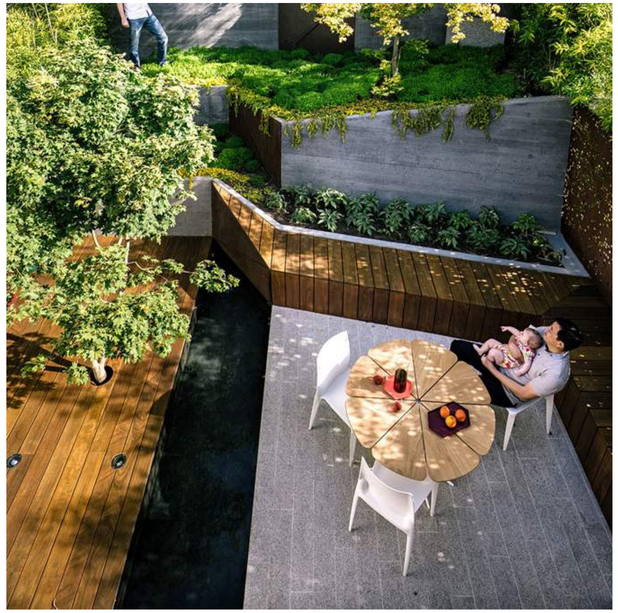
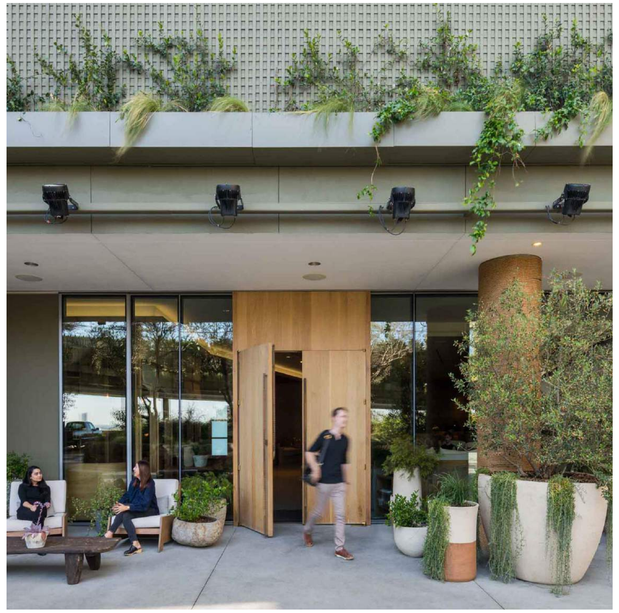
LANDSCAPE CONCEPT



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LANDSCAPE INSPIRATION



1. Bike Lane
2. Bike Racks (20 Spaces Total)
3. Live/Work Units
4. Pavers
5. Proposed Street Tree
6. Building Courtyard
7. Retail Corridor
8. Ramp w/ Raised Planter
9. Planting
10. Planters
11. Cafe Seating (By Owner)
12. Overhead Lights
13. Runnel Water Feature
14. Hadco Street Lights
15 Art Installation w/ Water Feature

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LEVEL 1 LANDSCAPE PLAN

LIVE/WORK UNIT



GREEN ROOF

PLANTING IN 18" ALUMINUM PLANTER

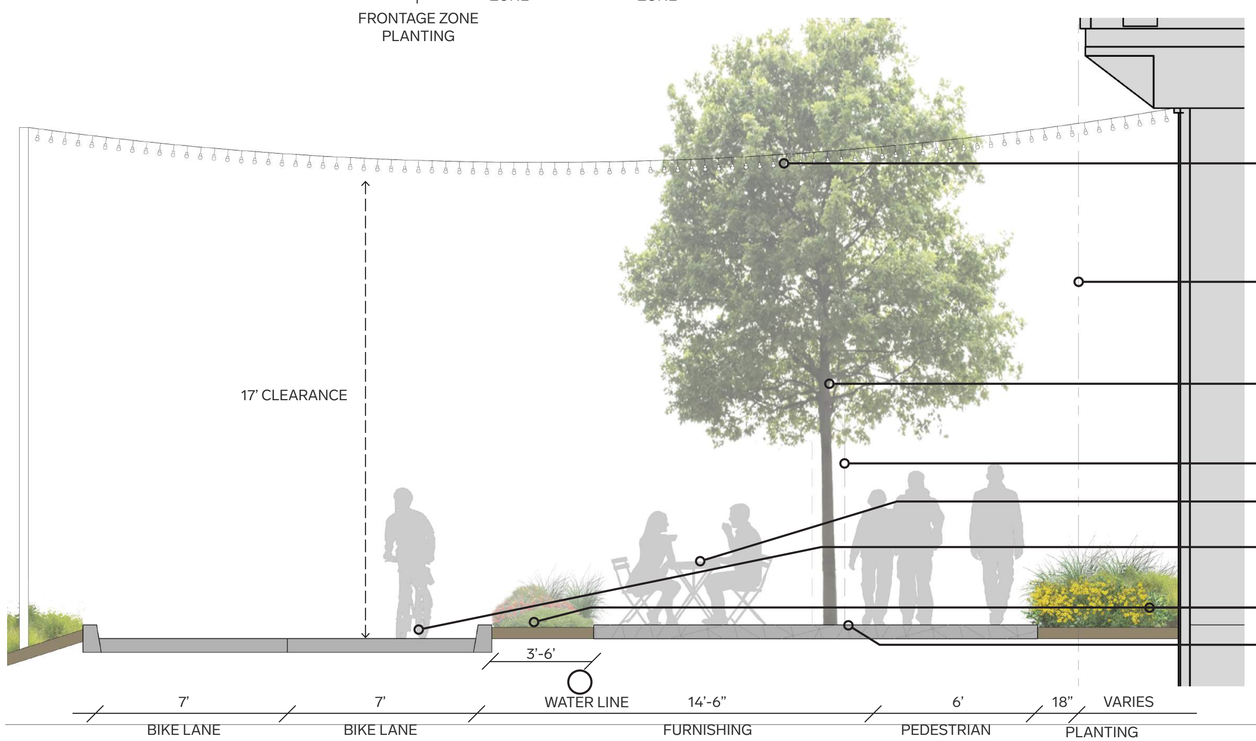
SHRUB PLANTING IN FRONTAGE ZONE (AT-GRADE)

STREET TREE AND GROUND COVER PLANTING

PAVER PATIO

Scale: NTS

9TH AVE.



OVERHEAD LIGHTS

PROPERTY LINE

STREET TREE

POWER POLE (BEYOND)

CAFE TABLES AND CHAIRS

BIKE LANES

PLANTING

UNIT PAVER

Scale: NTS

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LEVEL 1 LANDSCAPE SECTION







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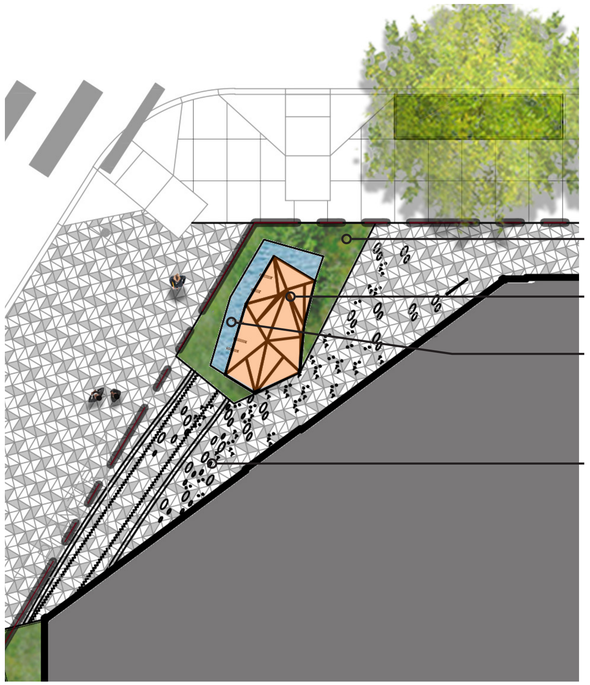
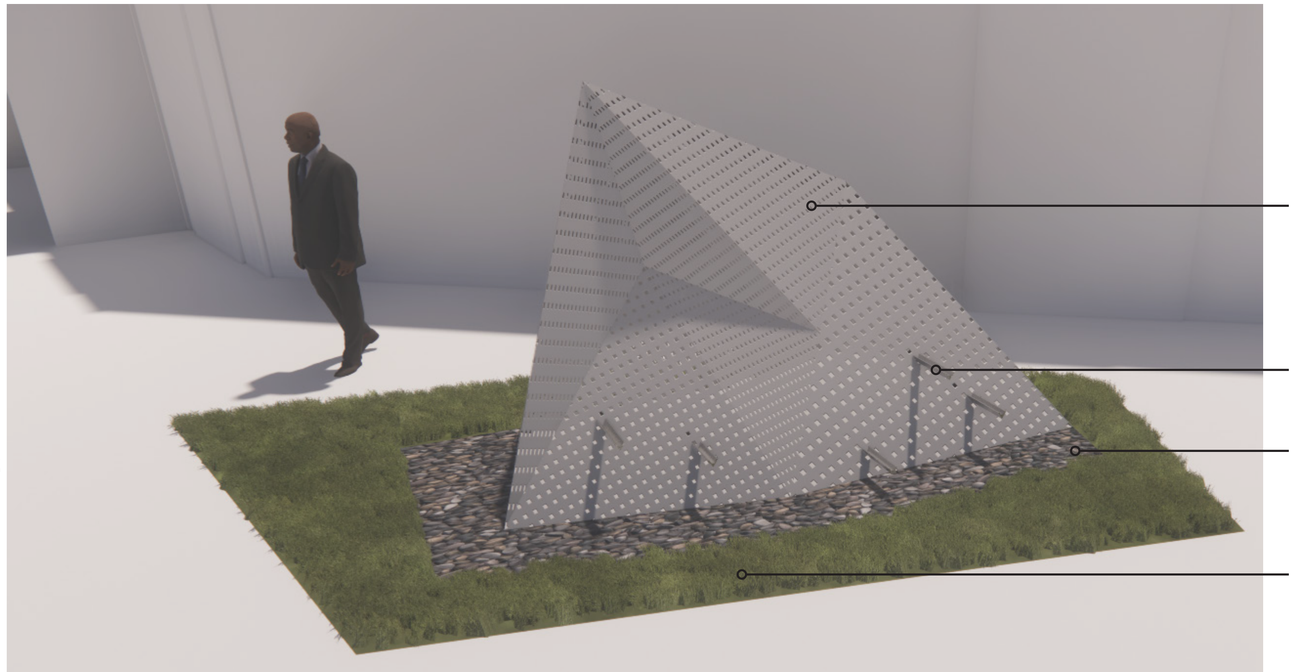
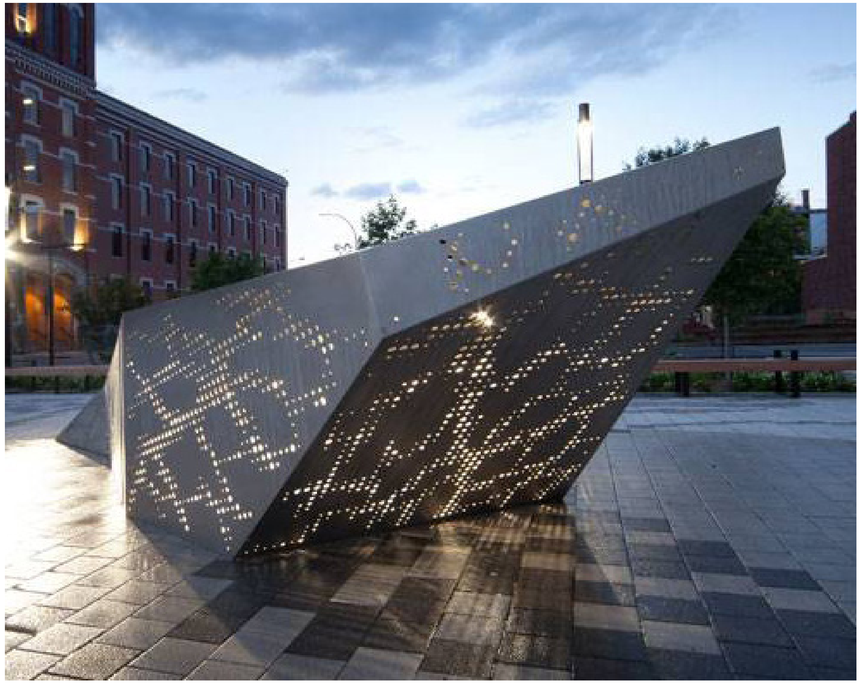
LEVEL 1 STREETSCAPE VIEWS - 9TH AVE





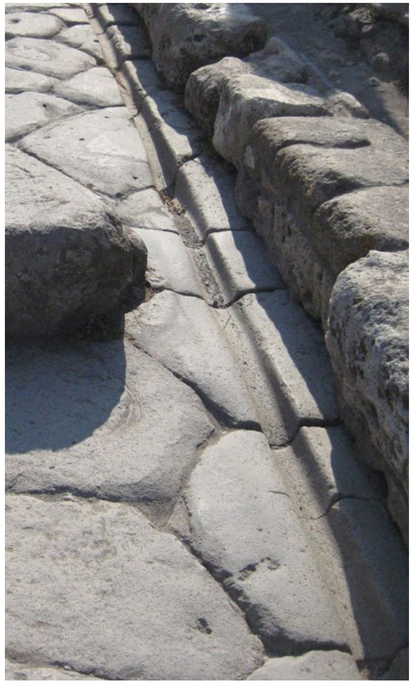


PRECEDENT PROJECT





FOOTPRINTS/TRACKS



WAGON RUTS



TIRE TRACKS

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ART CONCEPT

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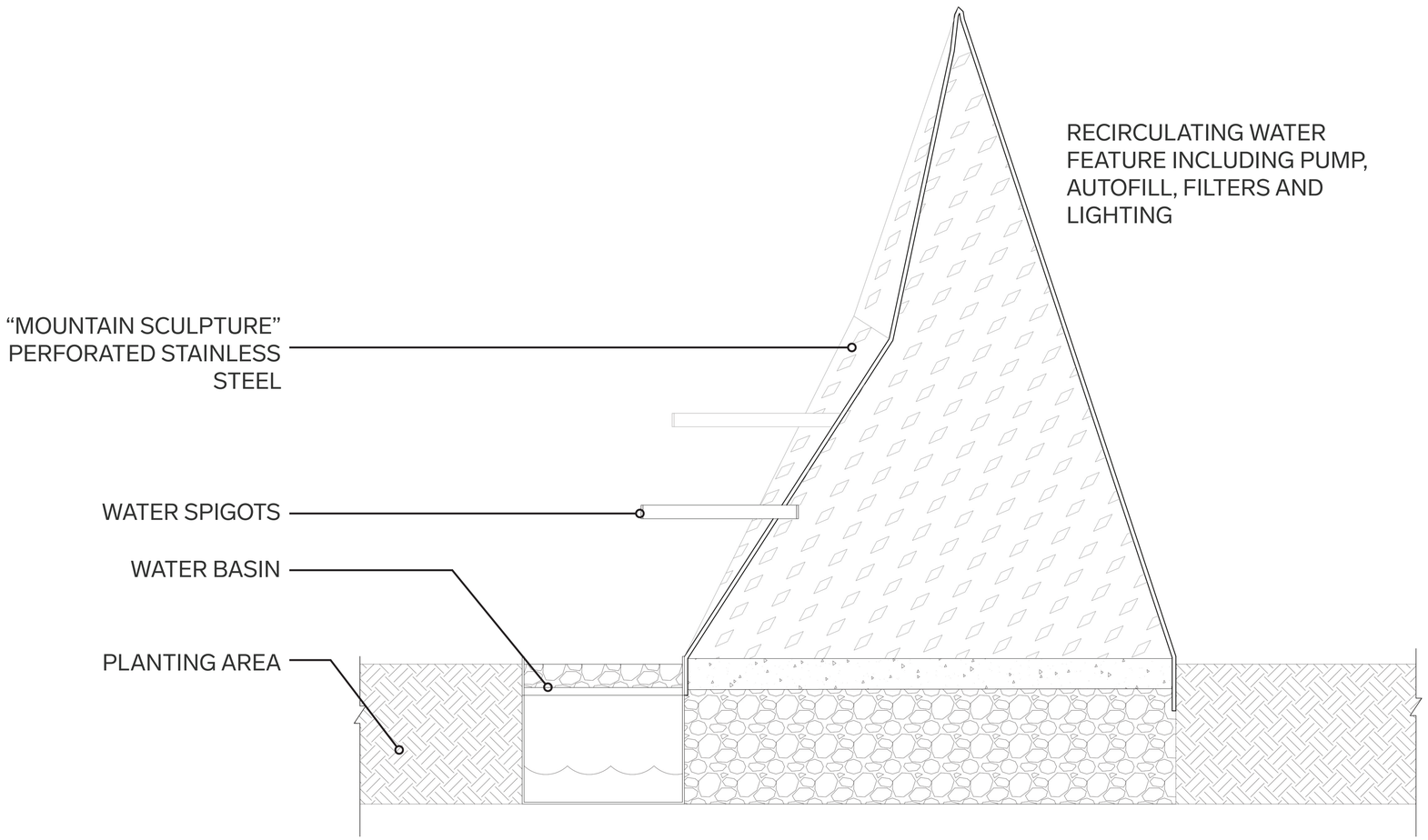
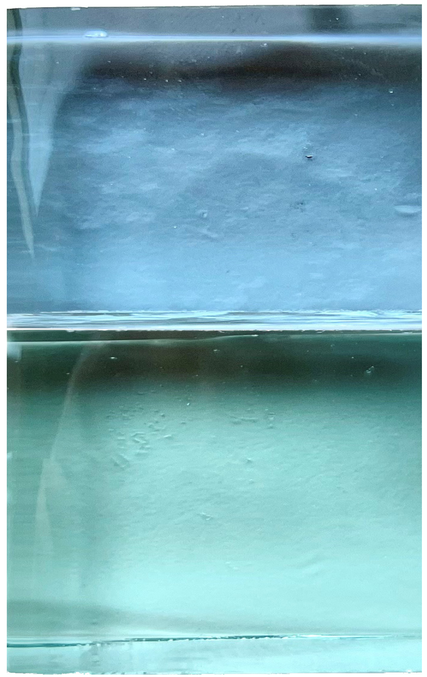


WATER FEATURE CROSS SECTION



LIGHTING COLORS



COLORED LIGHTING

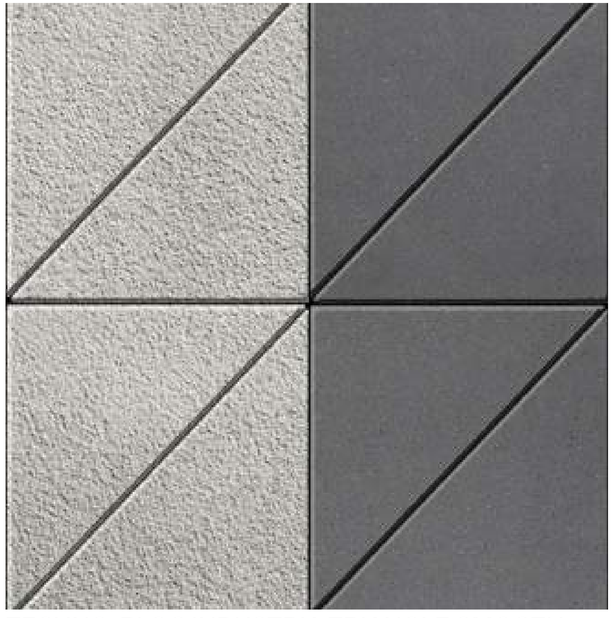


PERFORATED STAINLESS PANEL

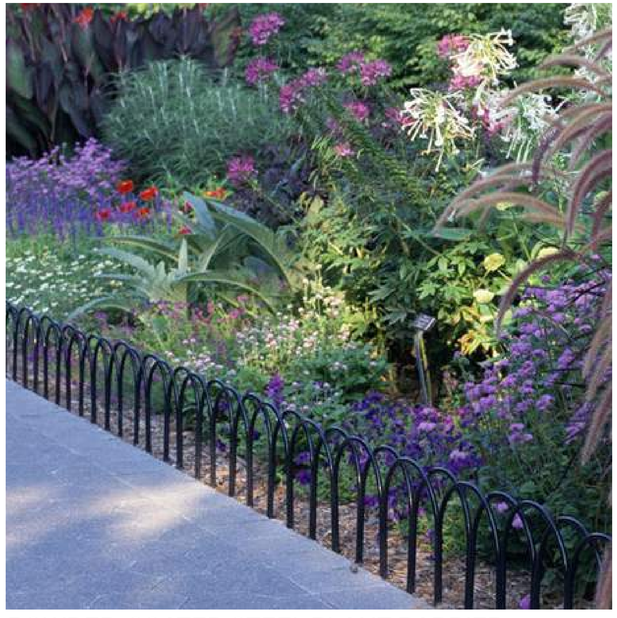


WATER BASIN GRAVEL

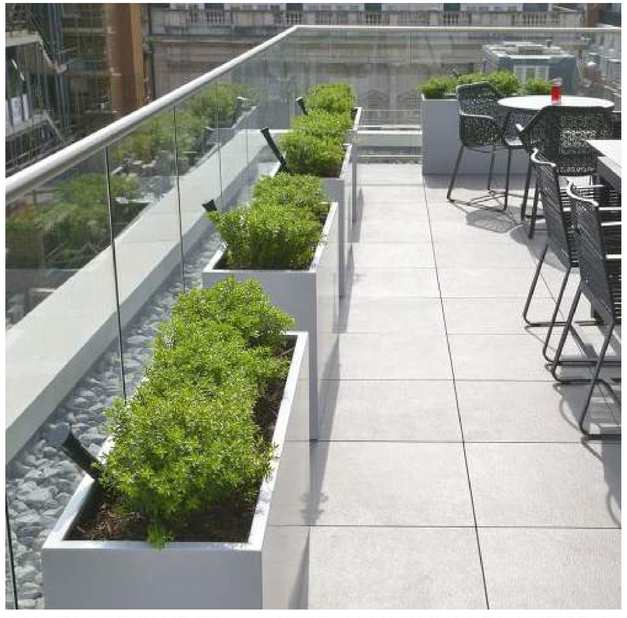
ART CONCEPT



TECHNO-BLOC INDUSTRIA TRIANGLE SMOOTH PAVERS



POWDER-COATED STEEL PLANT BARRIER



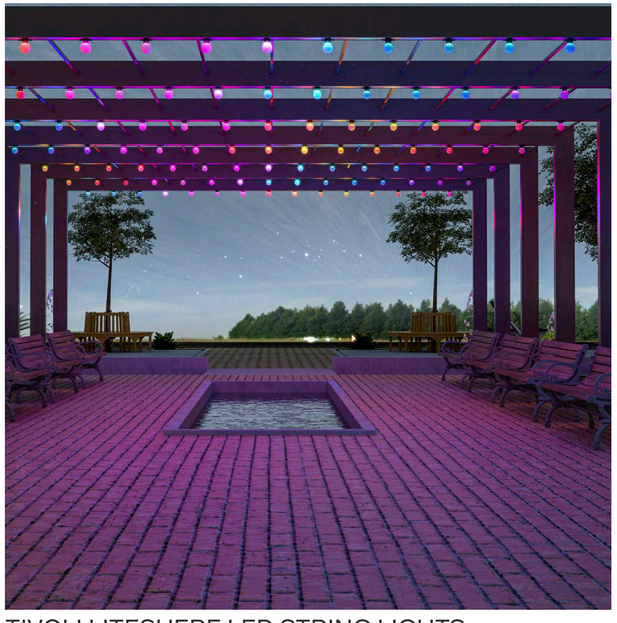
CUSTOM POWDER-COATED ALUMINUM PLANTERS (COLOR TO MATCH BUILDING FACADE)



BOLA BIKE RACK



CUSTOM PAINTED STEEL 20’ TALL, 4” CIRCULAR LIGHT POST (17 MIN. CLEARANCE FOR LIGHTS)



TIVOLI LITESHERE LED STRING LIGHTS



HADCO CL32 POST TOP LIGHT

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LANDSCAPE MATERIALS



1. Retail Corridor
2. Live/Work Units
3. Residential Patio
4. Terraced Planters
5. Flexible Gathering Space
6. Cafe Table Seating
7. Courtyard Trees
8. Seat Wall
9. Privacy Screens
10. Runnel Water Feature
11. Vine Wall

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COURTYARD ENLARGEMENT



Weaving together habitat-enriching, native and climate-adaptive plantings to create an inviting, unique resilient landscape.

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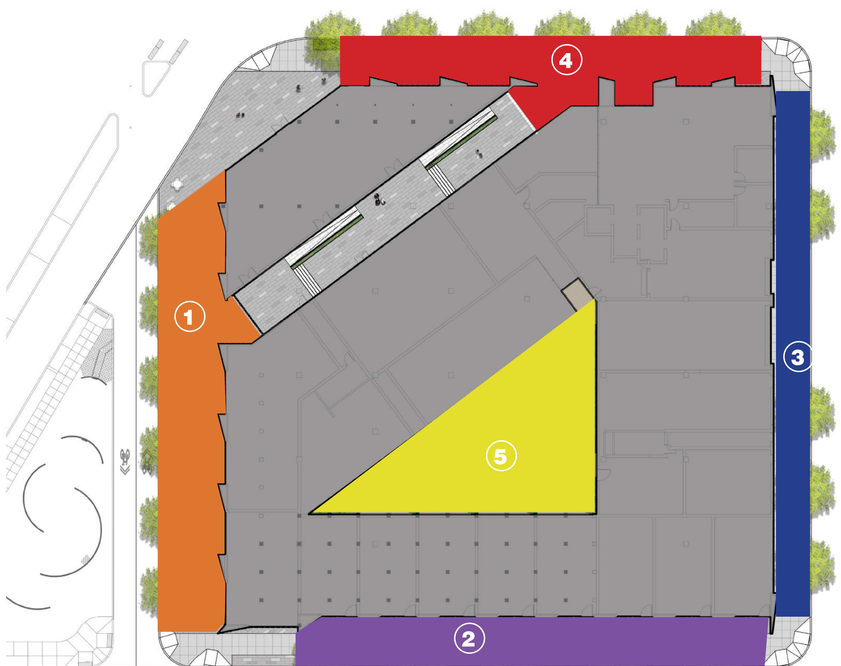
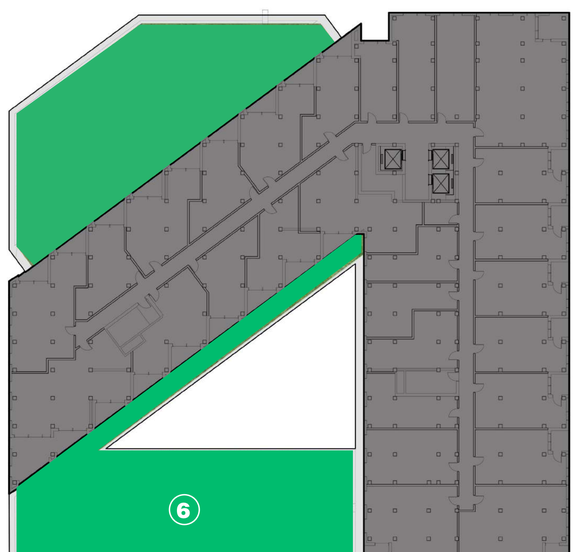
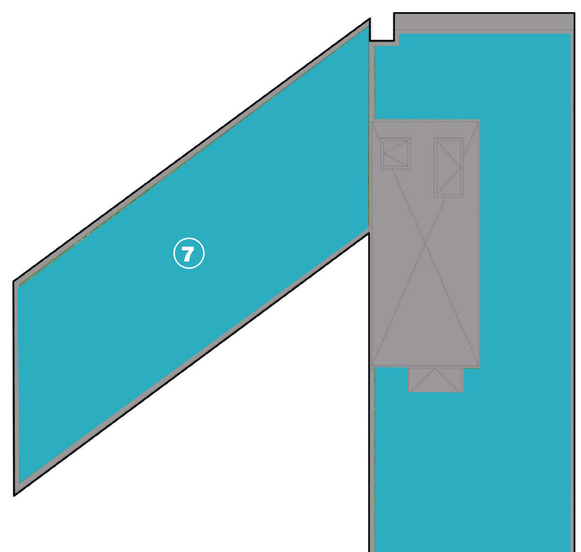
PLANTING CONCEPT







1. **West**: native planting, year-round flowering, pollinator/service plants, nitrogen-fixing
2. **South**: native, climate-adaptive (low water), vertical planting
3. **East**: native planting, ground cover
4. **North**: native planting, pollinator/service plants
5. **Courtyard**: Climate-adaptive
6. **Level 2 Green Roof**: native planting, pollinator/service plants, climate-adaptive, sculptural
7. **Roof Green Roof**: native planting, pollinator plants, drift wood/ habitat material

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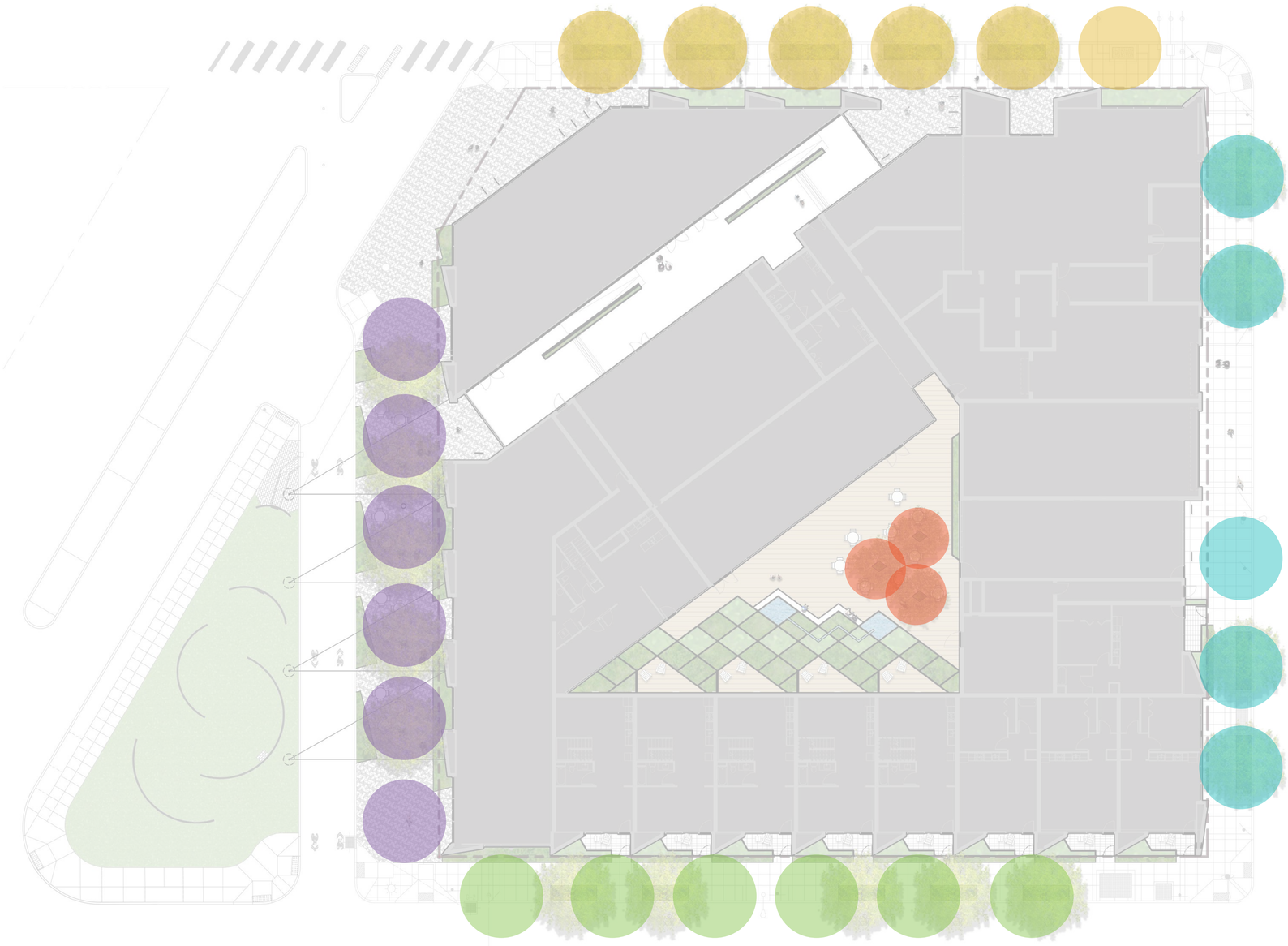
PLANTING ZONES



TREE LEGEND:

- Escarpment Live Oak
- Chinese Pistache
- Canyon Live Oak
- Holm Oak
- Magnolia ‘Inspiration’

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LEVEL 1 PLANTING PLAN - TREES



QUERCUS FUSIFORMIS
Escarpment Live Oak



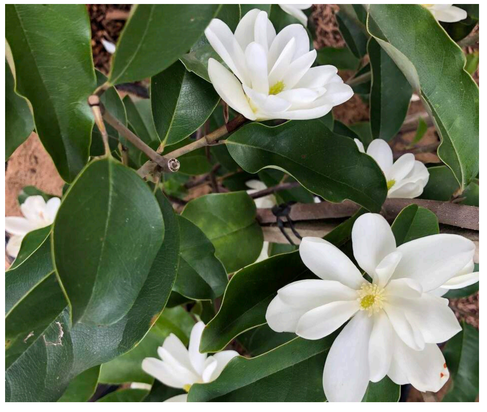
PISTACIA CHINENSIS
Chinese Pistache



QUERCUS ROTUNDIFOLIA
Holm Oak



QUERCUS CHRYSOLEPIS
Canyon Live Oak



MAGNOLIA ‘INSPIRATION’
Magnolia Inspiration

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Date 6/16/2022
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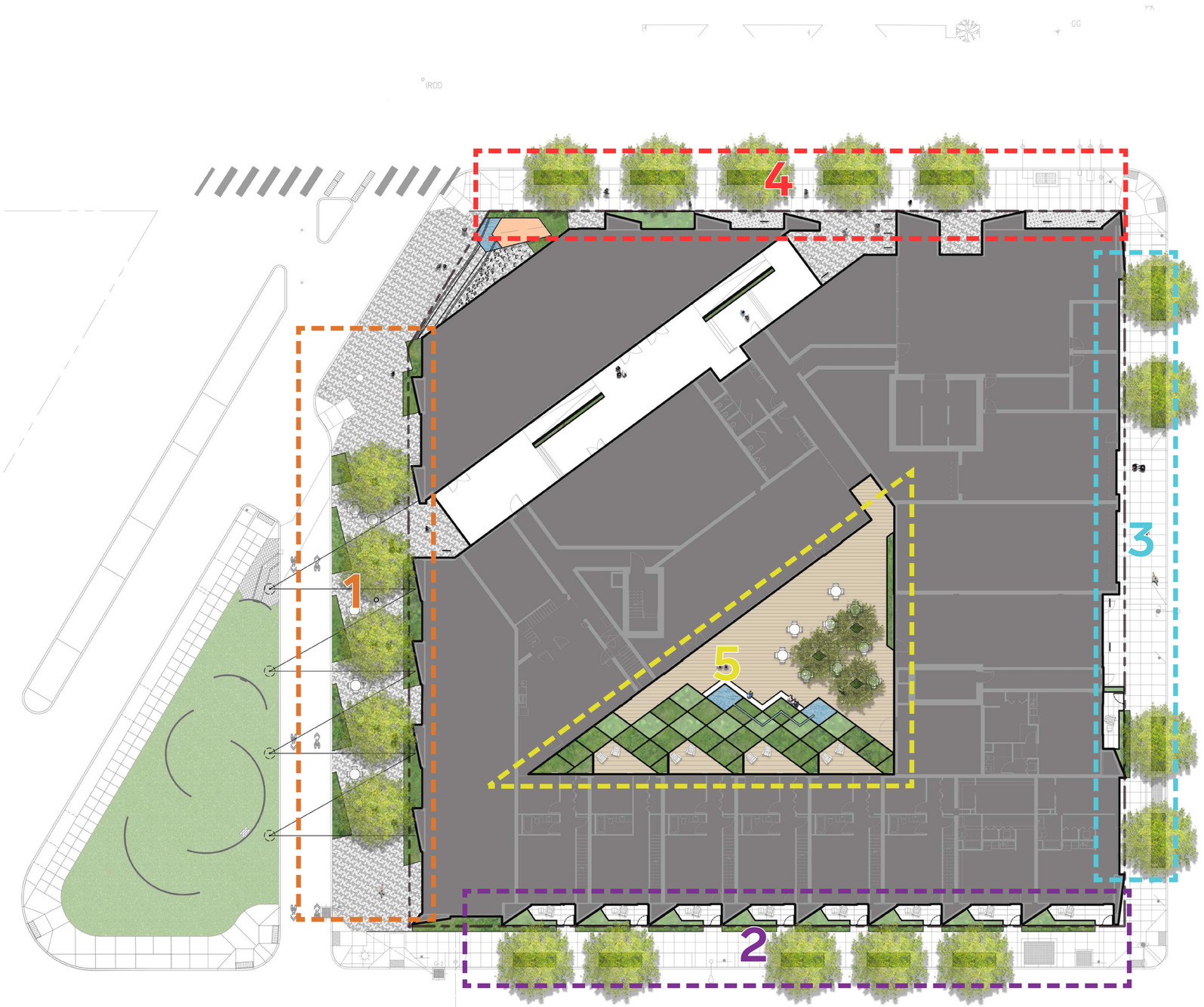
LEVEL 1 TREE IMAGES



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LEVEL 1 PLANTING PLAN

ZONE 1



Iris innominta



Umbellularia californica ‘O’Brian’



Eriophyllum lanatum ‘Takilma Gold’



Zauschneria ‘catalina’



Arctostaphylos hookeri



Arctostaphylos columbiana



Mimulus (Erythranthe) cardenalis



Ceanothus cuneatus



Arctostaphylos x ‘white lanterns’



Ribes malvaceum



Erigeron glaucus



Aster chilensis



Ribes speciosum



Rhamnus californica ‘hayfork’



Lithocarpus densiflorus var. echinoides

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LEVEL 1 PLANTING IMAGES

ZONE 2



Olea europaea cvs



Festuca mairei



Phlomis aurea



Lavandula x ‘Silver Anouk’



Nerine cvs



Rosmarinus ‘Mrs. Reed’s Dark Blue’



Convolvulus cneorum



Chamaerops humilis v. cerifera



Dorycnium hirsutum



Teucrium chamaedrys



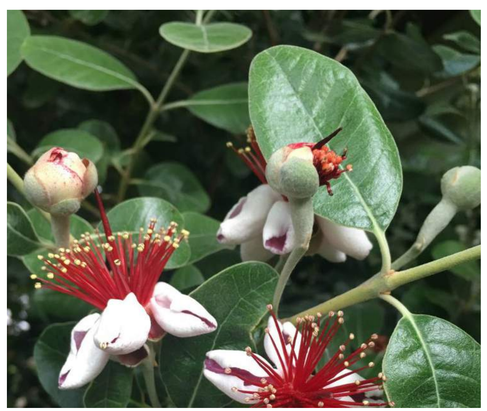
Rhamnus alaternus ‘Argenteovariegata’



Osmanthus decorus



Ceanothus x ‘Garnet’



Acca sellowiana



Hypericum olympicum v. citrinum

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LEVEL 1 PLANTING IMAGES

ZONE 3



Mahonia repens



Iris douglasiana



Fragaria chiloensis



Ribes malvaceum



Festuca mairei

ZONE 4



Viola sempervirens



Vancouveria hexandra



Mimulus cardinalis



Woodwardia fimbriata



Polypodium scouleri



Carex pansa



Carex obnupta



Juncus patens ‘Elk Blue’



Rhamnus californica ‘Eve Case’



Garrya buxifolia x fremontii

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LEVEL 2 PLANTING PLAN

ZONE 5



Osmanthus fragrans ‘Nanjing Beauty’



Mahonia eurybracteata ‘Cistus Silvers’



Fatsia japonica ‘Spilt Milk’



Dryopteris spp



Metapanax delavayi



Pittosporum x ‘Fine Green’-’Nappy’



Aspidistra tonkinensis ‘Spotty’



Podocarpus matudiae



Carex plantaganea



Woodwardia fimbriata



Sarcococca hookerianan var. humilis



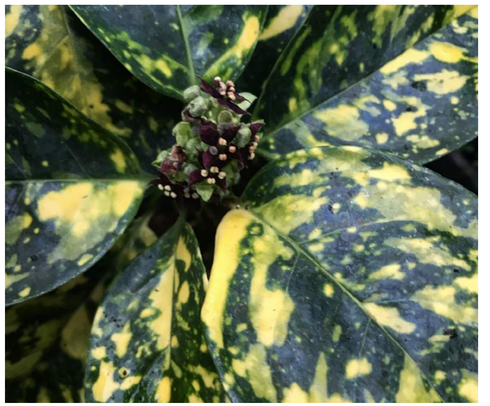
Mahonia eurybracteata ‘Cistus Silvers’



Firmiana simplex



Mahonia x media ‘Winter Sun’



Aucuba japonica ‘Lisa White’

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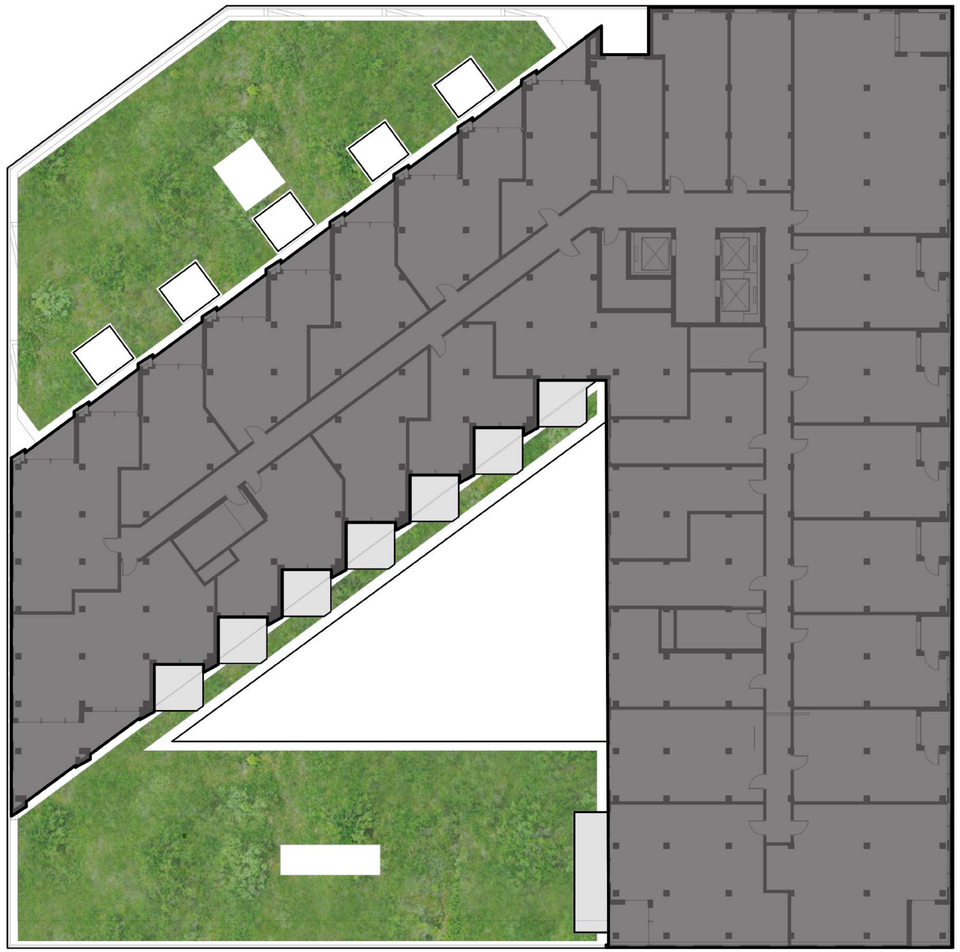
LEVEL 2 PLANTING IMAGES



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ROOF PLANTING PLAN

ZONE 6



Silvia greggii ‘Coral’



Diplacus aurantiacus



Hesperaloe parviflora



Hesperaloe parviflora ‘Brakelights’



Juniperus communis var. saxatilis



Triteleia ssp.



Jasminum nudiflorum



Penstemon mexicali



Penstemon pinifolius



Yucca rostrata



Mimulus aurantiacus



Zauschneria californica



Sedum spathulifolium



Sedum oreganum



Lomatium columbianum

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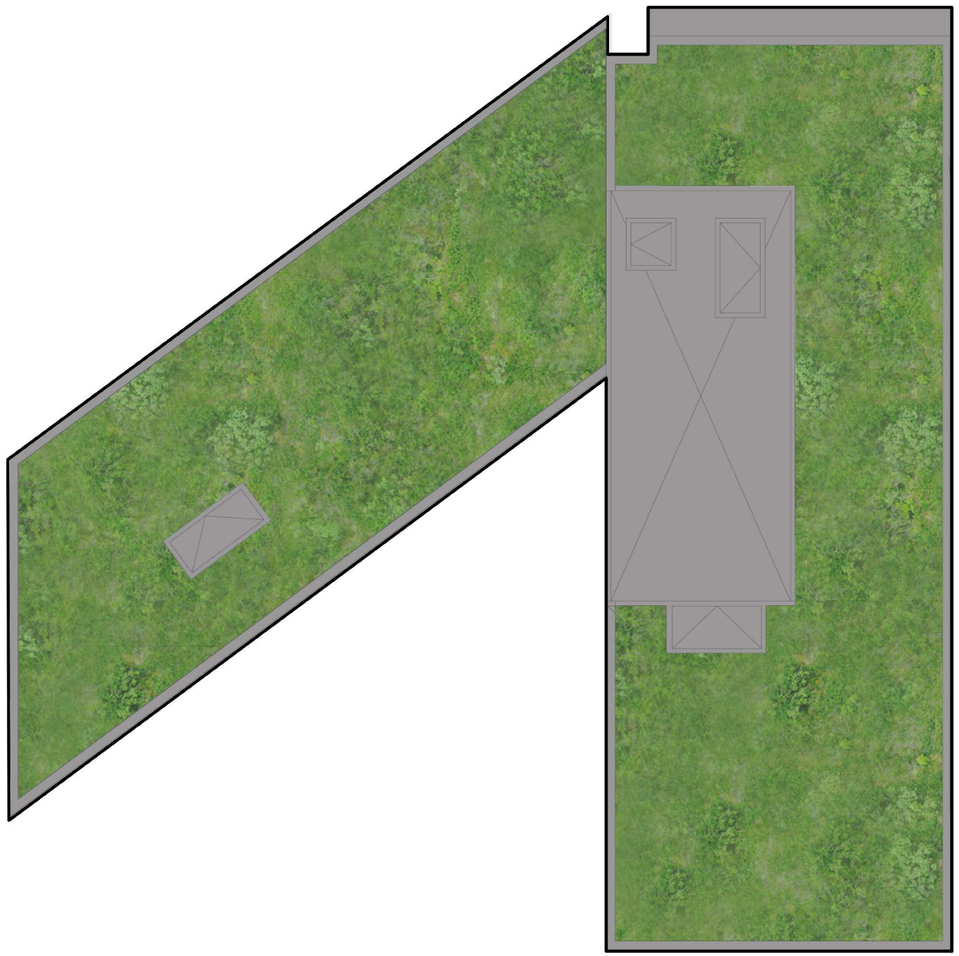
ROOF PLANTING IMAGES



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ROOF PLANTING IMAGES

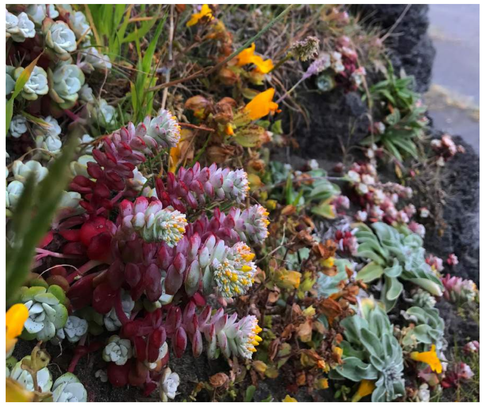
ZONE 7



Sedum oreganum



Sedum oregonense



Sedum spathulifolium ssp pruinosum



Sedum spathulifolium ssp spathulifolium



Polypodium scouleri



Lomatium columbianum



Sedum spathulifolium



Lomatium columbianum

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ROOF PLANTING IMAGES

SKYLINE
SHEET METAL

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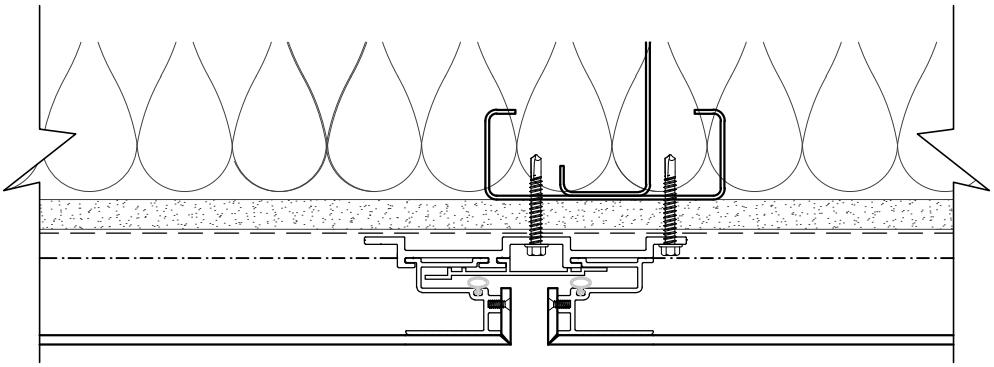
SSMPER-X



PRODUCT DESCRIPTION:

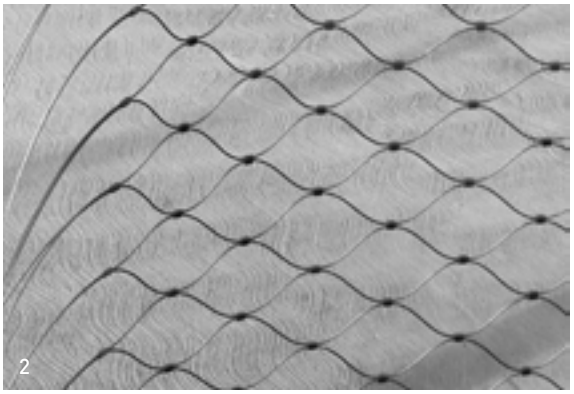
Skyline Sheet Metal Pressure Equalized Rainscreen X system (SSMPER-X) wall cladding panels are manufactured from 4mm **composite sheet material CNC routed and formed over an extruded aluminum mounting frame. The panels are mechanically attached with floating clips over a weather barrier to the stud framing of the structural wall and are finished with ⅝" joint reveals.

FEATURES and BENIFITS:
Open Rainscreen Principle
20 year finish waranty
Exceptional flatness and deflection resistance
Lightweight compared to heavy gauge sheet metal

MATERIAL and FINISH OPTIONS:
(**CM) Composite Material: Extruded thermoplastic core bonded between two thin metal sheets.
Aluminum (ACM) Coil-coated available in Std. and Custom colors, Timber, Stone, Prismatic.
Stainless Steel (SCM)
Copper (CCM)
Titanium (TCM)
Zinc (ZCM)

www.skylinesheetmetal.com
1535 NW SUNDIAL RD TROUTDALE, OR 97060 PHONE 503-669-1156 FAX 503-666-8189


1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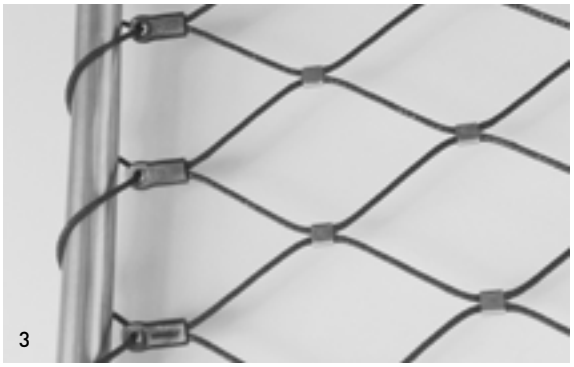
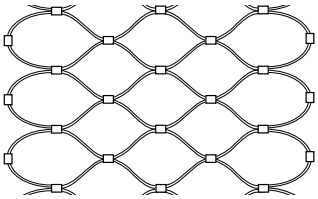

3


4


5

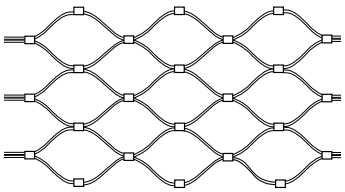
X-TEND RANDAUSBILDUNG
X-TEND EDGING

1



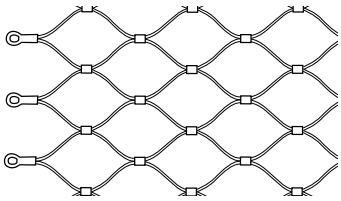
X-TEND, geschlossene Masche mit Leerhülsen, Standard-Montageart
X-TEND, closed mesh with loose ferrules, standard installation

2



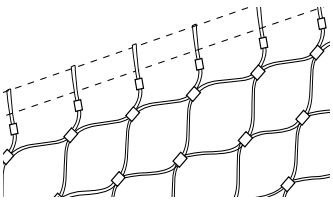
X-TEND, seitlich offen mit losen Seilenden für Montageanpassungen
X-TEND, open sides, with "horsetail cables" for special adaptations

3



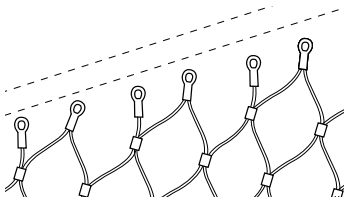
X-TEND, Randausbildung mit Ösen
X-TEND, Edging with eyelets

4



X-TEND, Schrägnetz, Montage mit Einzelschlaufen
X-TEND, diagonal mesh, Installation with individual loops

5

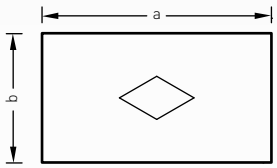


X-TEND, Schrägnetz, Montage mit Ösen Standard-Schräganbindung
X-TEND, diagonal mesh, Installation with eyelets Standard diagonal edging

LIEGENDE UND STEHENDE MASCHE
HORIZONTAL AND VERTICAL MESH DIAMOND DIRECTION

Liegende Masche ist die häufigste X-TEND Maschenausrichtung. X-TEND Geländer-Netze werden oft mit liegender Masche und langen durchlaufenden Netzbahnen ausgeführt. Dies stellt die wirtschaftlichste Lösung dar.
Netzbahnen mit liegender Masche können in beliebigen Längen zusammenhängend eingebaut werden bzw. auf der Baustelle mit dem definierten Werkzeug verbunden werden. Sehr lange Netze haben eine kaum sichtbare Nahtstelle.
Auch kleine Einzelfelder sind mit liegender Masche ausführbar. Je nach Netzfeldgeometrie kann dies einen Konfektionierungsaufwand bedeuten, der dem von stehender Masche gleicht.

The horizontal mesh diamond direction is the most commonly used. X-TEND balustrade mesh is often carried out with horizontal mesh diamond direction and long continuous mesh panels, representing the most economic solution.
Mesh panels with horizontal mesh diamond direction can be installed adjacent to one another over any length or joined together on the construction site using the suitable tools. Very long mesh panels have an almost invisible seam.
The horizontal mesh diamond direction is also feasible for small, individual panels. This can mean more customising is required, comparable to vertical mesh diamond direction, depending on the mesh panel geometry.





Liegende Masche_Horizontal mesh diamond direction



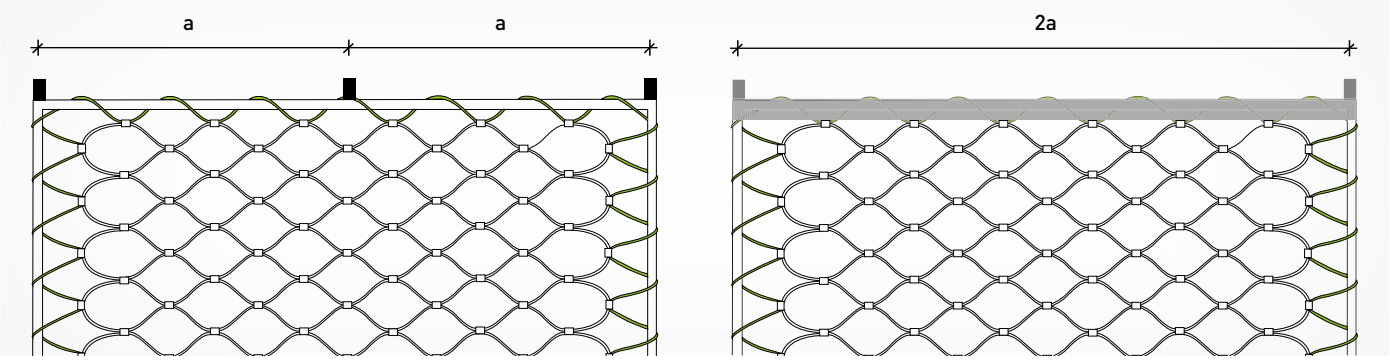
Liegende Masche_Horizontal mesh diamond direction

RANDROHRE UND BEFESTIGUNG

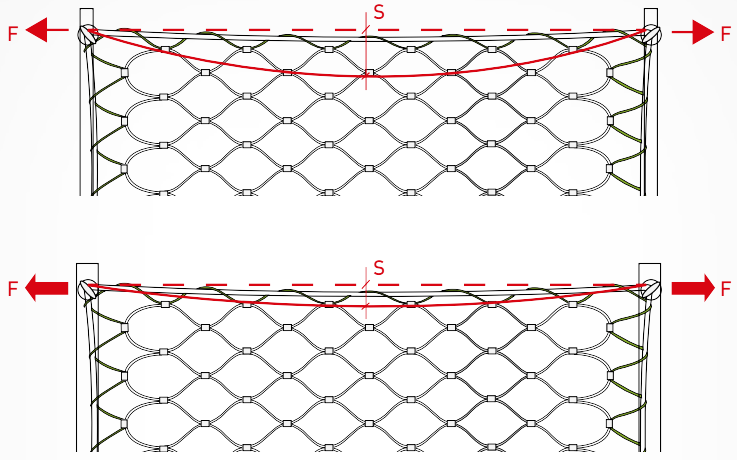
Rahmen aus Rundrohren oder Stäben tragen die auftretenden Kräfte über ihre Biegefestigkeit ab. Die Berechnung dieser Kräfte erlaubt die Bestimmung der notwendigen Rohrdurchmesser und Wandungsstärken. Die Abstände der Befestigungen und die Dimensionen der Rohre stehen in einem engen Verhältnis zueinander. Beim Edelstahl-Standardrohr d= 21,3 mm x 2 mm empfehlen wir einen maximalen Befestigungsabstand von 1,00 m.

BORDER TUBES AND FIXING POINTS

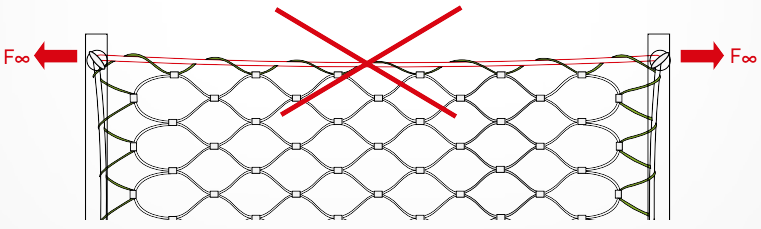
Support frames made of round tubes or rods absorb the mesh loads via their inherent bending strength. Accurate calculation of these loads makes it possible to determine the tube dimensions and characteristics. The distance between the fixing points and the size of the tubes are in close proportion to one another. For the standard stainless steel tube of D=21.3 x 2 mm we recommend a maximum intermediate fixation distance of 1.00 m.



Einfluß von Spannweiten bei Randrohren_Influence of spans in case of border tubes



Randseil kann nicht ohne Seilstich eingebaut werden
Border cables are not possible without sag.



Randseile entwickeln aufgrund der auftretenden Belastungen senkrecht zur Spannrichtung eine Krümmung, den Seilstich. Je geringer der Abstand zwischen den Befestigungen der Seile, desto geringer können Seildurchmesser und Seilstich ausfallen. Bei gleichen Befestigungsabständen des Randseils werden die Seilkräfte größer, je kleiner der Seilstich ist. Sofern optisch kein Durchhang gewünscht bzw. akzeptiert wird, sind Seile nicht die richtige Lösung, sondern es sollten starre Materialien wie Rohre oder Stäbe gewählt werden.

Due to their flexibility, border cables naturally develop a curvature perpendicular to the direction of the load. This is known as cable deflection or sag. The smaller the distance between the fixing points of the cables, the smaller the cable diameter and deflection. With given fixation distances of the border cable to the structure, the cable loads will become bigger the smaller the cable deflection is. In case a cable deflection is not required respectively acceptable, border cables are not the right choice. Rigid materials like border tubes or rods are then preferable.

F **Kraft**_Force
S **Seilstich**_Cable sag

→ **F** **Kraft**_Force
→ **F** **höhere Kraft**_Increasing force
→ **F∞** **unendliche Kraft**_Unlimited force

Einfluss von Seilstich bei Randseilen_Influence of cable deflection in case of border cables



THE BRICK BOOK

COLORS | TEXTURES | ASTM

Reds and Browns

COLOR*: **Midnight Sky**

TEXTURE: **Coated Mission**

TYPE**: **Special Order**

PLANT: **Mica**

COLLECTION: **N/A**

ASTM: **ASTM C-216, SW, FBX**

Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.

*** Special Order Colors require a minimum order. Additional production time should be allowed.*

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LU 22-115673 DZM

Exhibit C.65

For a listing of current ROCB JAS certified mills and JAS certification cessations, visit the ROCB JAS Certified Mills webpage.

Kalesnikoff Mass Timber, Inc.

PO Box 3000
Hwy 3A
Thrums, British Columbia VIN 3L8
Canada

CONTACT

Phone: 250 399-4211
Fax: 250 399-4170
Website: https://www.kalesnikoff.com/

PLANT LOCATIONS / MILL NUMBER

Thrums, British Columbia (CLT) / 1133
Thrums, British Columbia (Glulam) / 1134

PRODUCTS

CLT (Cross-Laminated Timber)
- ANSI/APA PRG 320

Glulam
- APA Glulam Trademarked with these Standards
  - ANSI A190.1
  - CSA O122 & CSA O177 (Canadian Stand. Assoc.)

PRODUCT REPORTS

PR-L332: Kalesnikoff Mass Timber Inc.
PR-L332C: Kalesnikoff Mass Timber Inc.
PR-L333: Kalesnikoff Mass Timber Inc.

Environmental Product Declaration

KALESNIKOFF

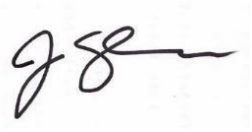
Cradle to Gate EPD for Cross Laminated Timber produced by Kalesnikoff in South Slocan, BC

ASTM INTERNATIONAL

LU 22-115673 DZM
Exhibit C.65

1.0 General Information

Program Operator	**ASTM International** 100 Barr Harbor Drive PO Box C700 West Conshohocken, PA, 19428-2959 USA www.astm.org		
General Program Instructions and Version Number	ASTM Program Operator for Product Category Rules (PCR) and Environmental Product Declarations (EPDs) - General Program Instructions, version: 6.0		
Declaration Owner	**Kalesnikoff Lumber Co.** 3050 S Slocan Station Rd South Slocan, BC V0G 2G0 Mass timber products and lumber company | Kalesnikoff		
Declaration Number	EPD 295		
Declared Product	Cross Laminated Timber (CLT)		
Declared Unit	1 m^3 of CLT produced at Kalesnikoff's facility in South Slocan, BC.		
Reference PCR and Version Number	**ISO 21930:2017** Sustainability in Building Construction — Environmental Declaration of Building Products. [7] **UL Environment**: Product Category Rules for Building-Related Products and Services **Part A:** Calculation Rules for the Life Cycle Assessment and Requirements on the Project Report, v3.2 [11] **Part B:** Structural and Architectural Wood Products EPD Requirements, v1.0 [12]		
Description of Product's intended application and use	Kalesnikoff CLT is a wood product formed by stacking and gluing together multi-layers of dimensional lumber at an alternating 90-degree orientation. These layers are then pressed vertically and horizontally to allow for clean panels. CLT panels are cost effective for multi-story and long-span diaphragm applications.		
Markets of Applicability	Construction Sector, Mass timber design		
Date of Issue	March 16, 2022		
Period of Validity	March 16, 2027		
EPD Type	Product-specific EPD		
EPD Scope	Cradle-to-Gate		
Year of reported manufacturer primary data	2020		
LCA Software	SimaPro v8.5		
LCI Databases	USLCI [9], Ecoinvent 3.5 [15], Datasmart [8]		
LCIA Methodology	TRACI 2.1 [3]		
The sub-category PCR review was conducted by:	Dr. Thomas Gloria (chair) Industrial Ecology Consultants	Dr. Indro Ganguly University of Washington	Dr. Sahoo University of Georgia

LCA and EPD Developer This life cycle assessment was conducted in accordance with ISO 14044 and the reference PCR by:	**Athena Sustainable Materials Institute** 280 Albert Street, Suite 404 Ottawa, Ontario Canada K1P 5G8 www.athenasmi.org  James Salazar
This declaration was independently verified in accordance with **ISO 14025:2006[4]**. The **UL Environment "Part A: Calculation Rules for the Life Cycle Assessment and Requirements on the Project Report," v3.2** (December 2018), in conformance with **ISO 21930:2017**, serves as the core PCR, with additional considerations from the **USGBC/UL Environment Part A Enhancement (2017)**. ☐ INTERNAL x EXTERNAL	
Independent Verifier This life cycle assessment was independently verified in accordance with ISO 14044 [6] and the reference PCR by:	Dr. Thomas Gloria Industrial Ecology Consultants 
Limitations · Environmental declarations from different programs (ISO 14025) may not be comparable. · Comparison of the environmental performance using EPD information shall consider all relevant information modules over the full life cycle of the products within the building. · This PCR allows EPD comparability only when the same functional requirements between products are ensured and the requirements of ISO 21930:2017 §5.5 are met. It should be noted that different LCA software and background LCI datasets may lead to differences results for upstream or downstream of the life cycle stages declared.	

2.0 COMPANY AND PRODUCT DESCRIPTION

Kalesnikoff is a manufacturer of wood products in North America. The company was founded in 1939, has evolved through four generations of specialty timber manufacturing experience, and has grown a legacy of trust and integrity. Located in Canada's West Kootney's mountains, Kalesnikoff harvests some of the highest quality fine-grain fibre in the world.

2.1 Product Description

Kalesnikoff CLT is a wood product formed by stacking and gluing together multi-layers of dimensional lumber at an alternating 90-degree orientation. These layers are then pressed vertically and horizontally to allow for clean panels. CLT panels are cost effective for multi-story and long-span diaphragm applications.

2.2 Product Composition

Kalesnikoff's CLT products are comprised of lumber glued together using resin. The lumber used in CLT production are produced by Kalesnikoff and are procured from sustainably managed forests in Canada.

3.0 METHODOLOGICAL FRAMEWORK

3.1 Type of EPD and Life Cycle Stages

The underlying LCA [5] investigates the product system from cradle-to-gate. This comprises the production stage including the information modules 'A1 Extraction and upstream production', 'A2 Transport to factory' and 'A3 Manufacturing' (Figure 1).

Building Life Cycle Information Modules																
Production stage			Construction Stage		Use stage							End-of-life stage				Substitution Effects
Extraction and upstream production	Transport to factory	Manufacturing	Transport to site	Installation	Use	Maintenance	Repair	Replacement	Refurbishment	Operational Energy Use	Operational Water Use	De-Construction/ Demolition	Transport to waste processing or disposal	Waste processing	Disposal	Benefits Outside System
A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	B6	B7	C1	C2	C3	C4	D
X	X	X	MND	MND	MND	MND	MND	MND	MND	MND	MND	MND	MND	MND	MND	MND

Figure 1: Life Cycle Stages and Information Modules per ISO 21930:2017.

3.2 System Boundaries and Product Flow Diagram

The product system is presented in Figure 2 below and shows the information modules that are included in the system boundary. The product system includes the production of lumber at another facility in module A1. Module A2 includes the delivery of lumber to the production facilities. The manufacturing Module A3 includes the production of CLT.

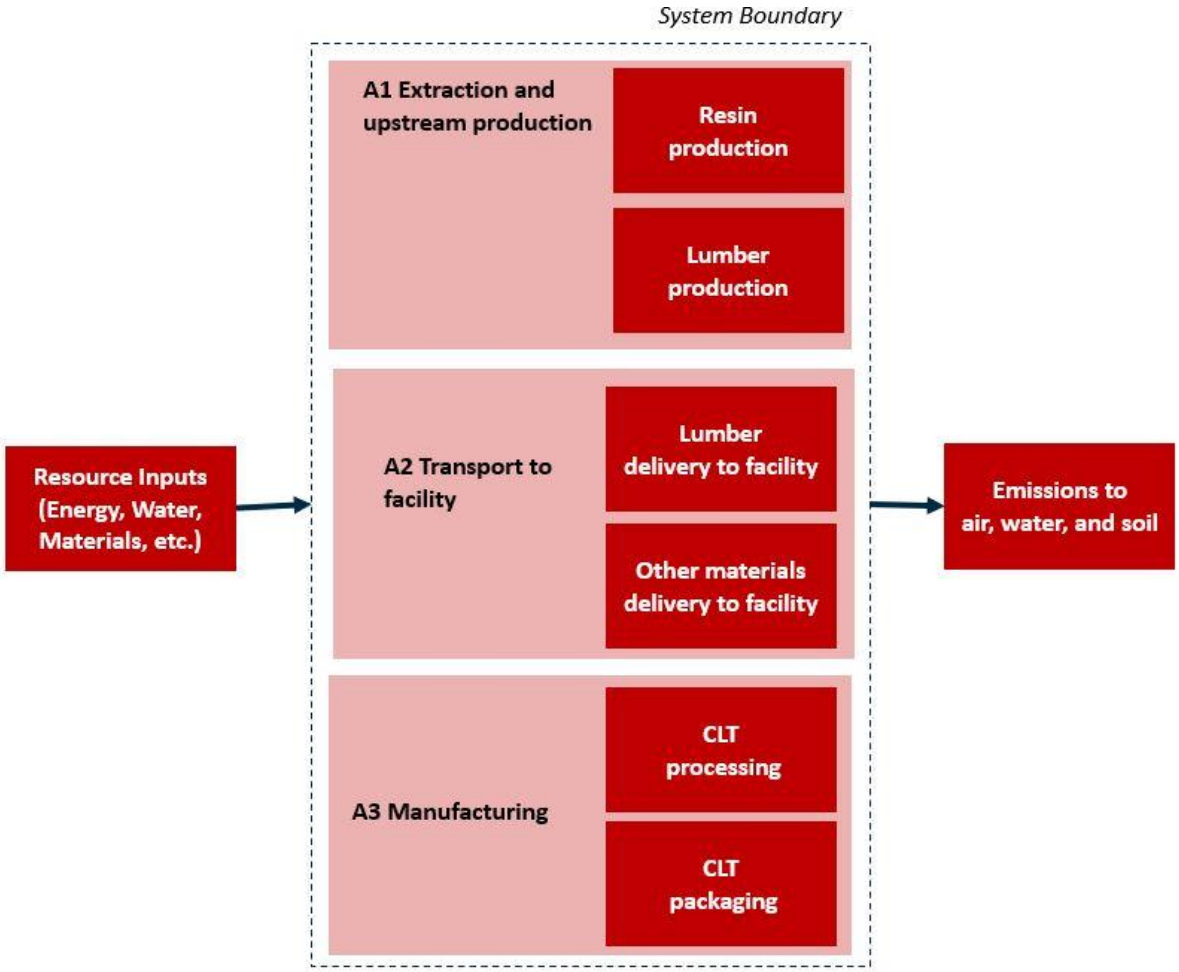


Figure 2: Cradle-to-Grave CLT Product System

3.3 Construction and Service Life Assumptions

The product system includes average assumptions as to the transportation of the product to the construction site, 167 miles [13] as well as construction energy use, 2.23 liters diesel [2]. The reference service life for the product is 75 years which is the default specified by the UL Part A PCR [11].

3.4 Benefits Outside the System Boundary

Module D estimates the benefits outside the system boundary, natural gas displacement and the avoidance of producing lumber for future construction projects. To estimated natural gas displacement, we first calculated the potential fuel higher heating value of the product based on a higher heating value of 20.9 MJ/odkg [2]. The energy equivalent amount of natural gas was calculated based on a higher heating value or 38.66 MJ/m3 [9]. In the case that the product is recovered and reused, we assumed that the avoided plywood production was equal to the A1-A3 impacts calculated as part of this EPD.

3.5 Declared Unit

The declared unit for CLT is "*one cubic meter CLT produced at Kalesnikoff's facility in South Slocan, British Columbia*". The product properties associated with the declared unit are provided in Table 1.

Table 1: Product properties of 1 cubic meter of CLT.

Product properties:	Unit	Value
Mass (including moisture)	kg	481.68
Oven Dry Mass	odkg	446.00

3.6 Allocation Methods

Allocation is the method used to partition the environmental load of a process when several products or functions share the same process. In accordance with UL Wood PCR 2019, "mass" was selected as the parameter for allocation of the total inputs/outputs of the production system.

3.7 Cut-off Criteria

The cut-off criteria for all activity stage flows considered within the system boundary conform with ISO 21930: 2017 Section 7.1.8. Specifically, the cut-off criteria were applied as follows:

- All inputs and outputs for which data are available are included in the calculated effects and no collected core process data are excluded.
- A one percent cut-off is considered for renewable and non-renewable primary energy consumption and the total mass of inputs within a unit process. The sum of the total neglected flows does not exceed 5% of all energy consumption and mass of inputs.
- All flows known to contribute a significant impact or to uncertainty are included.
- The cut-off rules are not applied to hazardous and toxic material flows – all of which are included in the life cycle inventory.

No material or energy input or output was knowingly excluded from the system boundary.

3.8 Data Sources

Primary and secondary data sources, as well as the respective data quality assessment are documented in the underlying LCA project report [2] in accordance with UL PCR 2019. This EPD estimates the impacts of forest management by the use of average data for Pacific Northwest log production. Third-party verified ISO 14040/44 secondary LCI data sets contribute more than 67% of total impact to any of the required impact categories identified by the applicable PCR.

3.9 Treatment of Biogenic Carbon and Sustainable Forest Management Certification

Biogenic carbon emissions and removals are reported in accordance with ISO 21930 7.2.7. and 7.2.12. Detailed information is provided in Section 5.1 of the underlying LCA [2]. Table 2 provides additional inventory parameters related to biogenic carbon removal and emissions.

To consider the biogenic carbon dynamics that occur in landfills, UL Environment published an Appendix to the reference PCR that estimates the emissions from landfilling of wood products. The Landfill Modeling for Biogenic Carbon Appendix A is based on the United States EPA WARM model and aligns with the biogenic accounting rules in ISO 21930 Section 7.2.7 and Section 7.2.12.

The WARM model is documented by the EPA at https://www.epa.gov/warm/documentation-waste-reduction-model-warm. UL's wood product PCR adopted the WARM model estimations and published those assumptions under Appendix A of the PCR. These background accounting assumptions form the basis for landfill modeling that adjusts the carbon storage as a portion of the initial carbon while accounting for remaining carbon converted to landfill gas. It does not assign the percentage of the wood product sent to the landfill.

ISO 21930 requires a demonstration of forest sustainability to characterize carbon removals with a factor of -1 kg CO2e/kg CO2. ISO 21930 Section 7.2.11 Note 2 states the following regarding demonstrating forest sustainability: "Other evidence such as national reporting under the United Nations Framework Convention on Climate Change (UNFCCC) can be used to identify forests with stable or increasing forest carbon stocks." The United States UNFCCC annual report Table 6-1 provides annual NET GHG Flux Estimates for different land use categories. This reporting indicates non-decreasing forest carbon stocks and thus the source forests meet the conditions for characterization of removals with a factor of -1 kg CO2e/kg CO2.

4.0 ENVIRONMENTAL PARAMETERS DERIVED FROM LCA

The impact categories and characterization factors (CF) for the LCIA were derived from the U.S. EPA Tool for the Reduction and Assessment of Chemical and Other Environmental Impacts -TRACI 2.1 [6]. SimaPro v8.5 [10] was used to accumulate the LCI data and to calculate the LCIA results.

The total primary energy consumption is tabulated from the LCI results based on the Cumulative Energy Demand Method published by ecoinvent [18]. Lower heating value of primary energy carriers is used to calculate the primary energy values reported in the study. Other inventory parameters concerning material use, waste, water use and biogenic carbon were drawn from the LCI results. ACLCA's Guidance to Calculating non-LCIA Inventory Metrics was followed in accordance with ISO 21930:2017 [1].

Wood products are assumed to largely remain undecomposed in landfills thus permanently storing biogenic carbon. The net effect of the biogenic carbon flowing into the product system in A1 and the total of all outflows that are somewhat less than the A1 input when landfilling is assumed, is that the global warming potential for biogenic carbon is negative. The assumptions regarding biogenic carbon landfill dynamics are described in detail in UL PCR 2019 Addendum 1.

The U.S. Environmental Protection Agency has Materials Management Fact Sheet that assess trends in material recycling, composting, combustion with energy recovery and landfilling in the U.S. For durable wood products (such as construction materials) the 2017 estimates were 0% recycling, 0% composting, 18% combustion with energy recovery and 82% landfilling as a percentage of wood material generated by weight. This assessment can be adjusted for alternative end-of-life scenarios such as 100% landfill or 100% reuse.

4.1 Detailed Biogenic Carbon Results

To ensure transparency, Table 2 shows additional inventory parameters related to biogenic carbon removal and emissions. The carbon dioxide flows are presented unallocated to consider co-products leaving the product system in information module A3. Even though, the system boundary of this study included only the information modules A1-A3, in accordance with ISO 21930, BCEK was reported in A5 and BCEP of the main product in C3/C4.

Table 2: Biogenic carbon inventory parameters

Additional Inventory Parameters		Total	A1	A2	A3	A5	C3/C4
Biogenic Carbon Removal from Product	kg CO2	-1045.63	-1045.63	-	-	-	-
Biogenic Carbon Emission from Product	kg CO2	1015.51	-	-	197.84	-	817.67
Biogenic Carbon Removal from Packaging	kg CO2	-	-	-	-	-	-
Biogenic Carbon Emission from Packaging	kg CO2	-	-	-	-	-	-
Biogenic Carbon Emission from Combustion of Waste from Ren. Sources Used in Production	kg CO2	30.12	-	-	30.12	-	-
Net Biogenic Carbon Emissions			**kg CO2**	**0.00**			

5.0 RESULTS

Table 3 shows the results for the *cradle-to-gate* (A1-A3) CLT product system. The cradle-to-gate results align with the North American industry average EPD for CLT developed by the American Wood Council and Canadian Wood Council in 2020. The cradle-to-gate results are identical to the A1-A3 results that are presented in Section 4.3 as a part of the cradle-to-gate plus end-of-life system boundaries except for the accounting of biogenic carbon. In the cradle-to-gate results, the biogenic carbon stored in the primary product is conservatively accounted as an emission in module A3 as the end-of-life modules (C1-C4) are not considered.

Table 3: Results Summary for 1 m^3 CLT Cradle-to-Gate Scope

Core Mandatory Impact Indicator	Unit	A1-A3	A1	A2	A3
Global warming potential – Total	kg CO2e	124.50	-953.23	0.33	1077.41
Global warming potential - Fossil	kg CO2e	124.50	92.40	0.33	31.78
Global warming potential - Biogenic	kg CO2e	0.00	-1045.63	0.00	1045.63
Depletion potential of the stratospheric ozone layer	kg CFC11e	2.27E-06	1.03E-06	1.38E-11	1.25E-06
Acidification potential of soil and water sources	kg SO2e	0.93	0.71	0.00	0.22
Eutrophication potential	kg Ne	0.07	0.05	0.00	0.02
Formation potential of tropospheric ozone	kg O3e	16.52	14.02	0.10	2.41
Abiotic depletion potential (ADPfossil)	MJ, NCV	1766.23	1337.90	4.68	423.65
Fossil fuel depletion	MJ Surplus	231.70	185.70	0.69	45.31
Use of Primary Resources					
Renewable primary energy used as energy	MJ, NCV	491.11	97.14	0.00	393.97
Renewable primary energy used as material	MJ, NCV	11920.18	11920.18	0.00	0.00
Non-renewable primary energy used as energy	MJ, NCV	2351.80	1627.79	4.96	719.05
Non-renewable primary energy used as material	MJ, NCV	0.00	0.00	0.00	0.00
Secondary Material, Secondary Fuel and Recovered Energy					
Secondary material	kg	0.00	0.00	0.00	0.00
Renewable secondary fuel	MJ, NCV	0.00	0.00	0.00	0.00
Non-renewable secondary fuel	MJ, NCV	0.00	0.00	0.00	0.00
Recovered energy	MJ, NCV	0.00	0.00	0.00	0.00
Mandatory Inventory Parameters					
Consumption of freshwater resources	m3	0.37	0.17	0.00	0.20
Indicators Describing Waste					
Hazardous waste disposed	kg	0.00	0.00	0.00	0.00
Non-hazardous waste disposed	kg	0.00	0.00	0.00	0.00
High-level radioactive waste	m3	0.00	0.00	0.00	0.00
Intermediate- and low-level radioactive waste	m3	0.00	0.00	0.00	0.00
Components for re-use	kg	0.00	0.00	0.00	0.00
Materials for recycling	kg	0.00	0.00	0.00	0.00
Materials for energy recovery	kg	0.00	0.00	0.00	0.00
Recovered energy exported	MJ, NCV	0.00	0.00	0.00	0.00

6.0 INTERPRETATION

The primary sources of impacts across the life cycle are the manufacturing of the product itself (Modules A1-A3) and the net flows of biogenic carbon. Table 2 shows that the flows of biogenic carbon out of the system in Module A3 (combustion emissions and the export of coproducts to other product systems) and Module C4 (landfill gas and incineration emissions) are significantly less than the flows of biogenic carbon into the system in Module A1 (removal of biomass from a net neutral sustainable forest). The permanent biogenic carbon storage is so significant that this net benefit is larger than the total fossil emissions from all other modules and causes the total global warming potential to be negative. The total global warming potential means the product system removes more greenhouse gases from the atmosphere than are emitted in its production and disposal combined.

7.0 LIMITATIONS

7.1 Comparability

Environmental declarations from different programs (ISO 14025) may not be comparable. Comparison of the environmental performance using EPD information shall consider all relevant information modules over the full life cycle of the products within the building.

This PCR allows EPD comparability only when the same functional requirements between products are ensured and the requirements of ISO 21930:2017 §5.5 are met. In addition, to be compared EPDs must comply with the same core and sub-category PCRs (Part A and B) and include all relevant information modules. It should be noted that different LCA software and background LCI datasets may lead to differences results for upstream or downstream of the life cycle stages declared.

7.2 Forest Management

While this EPD does not address landscape level forest management impacts, potential impacts may be addressed through requirements put forth in regional regulatory frameworks, ASTM 7612-15 guidance, and ISO 21930 Section 7.2.11 including notes therein. These documents, combined with this EPD, may provide a more complete picture of environmental and social performance of wood products.

While this EPD does not address all forest management activities that influence forest carbon, wildlife habitat, endangered species, and soil and water quality, these potential impacts may be addressed through other mechanisms such as regulatory frameworks and/or forest certification systems which, combined with this EPD, will give a more complete picture of environmental and social performance of wood products.

7.3 Scope of the EPD

EPDs can complement but cannot replace tools and certifications that are designed to address environmental impacts and/or set performance thresholds – e.g. Type 1 certifications, health assessments and declarations, etc.

7.4 Data

National or regional life cycle averaged data for raw material extraction does not distinguish between extraction practices at specific sites and can greatly affect the resulting impacts.

7.5 Accuracy of Results

EPDs regularly rely on estimations of impacts; the level of accuracy in estimation of effect differs for any particular product line and reported impact when averaging data.

REFERENCES

1. American Center for Life Cycle Assessment (2019) ACLCA Guidance to Calculating Non-LCIA Inventory Metrics in Accordance with ISO 21930:2017

2. Athena Sustainable Materials Institute (2021) A Life Cycle Assessment of Cross-Laminated Timber and Glulam Manufactured by Kalesnikoff, v1.0.

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6. ISO 14044:2006/AMD 1:2017/ AMD 2:2020 Environmental Management – Life cycle assessment – Requirements and guidelines

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10. PRé Consultants BV (2018) SimaPro v8.5 LCA Software

11. UL Environment (2018) Product Category Rule (PCR) Guidance for Building-Related Products and Services, Part A Life Cycle Assessment Calculation Rules and Report Requirements V 3.2.

12. UL Environment (2020) Product Category Rule (PCR) Guidance for Building-Related Products and Services, Part B: Structural and Architectural Wood Products EPD Requirement 10010-9 (Version 1.1).

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APA Facade Systems Bi-Fold door system offers a wide variety of solutions to suit any project requirement.

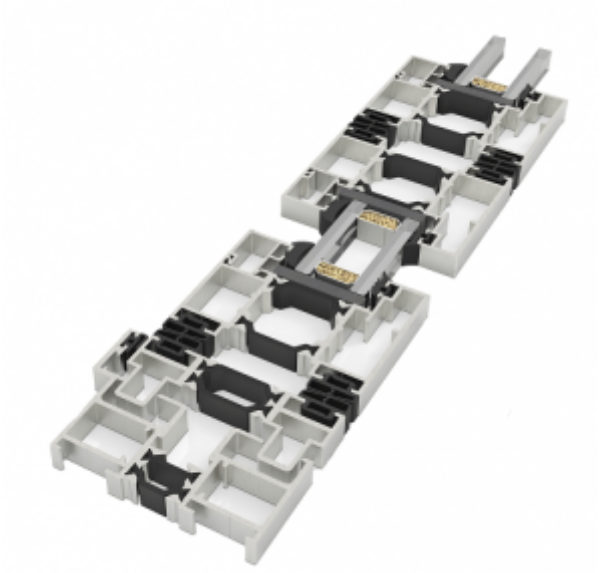
Design

Known for its versatility, our bi-fold door is available with up to 14 sashes, opening internally or externally, substantially increasing natural light and airflow for commercial and residential developments.

The accordion-style design allows the user to fold up all sashes neatly against the wall when opened, revealing unobstructed panoramic views.

Performance

This thermally enhanced door system comes with superior thermal performance with transmissions as low as 1.1 W/m^2K. This is thanks to its thermally efficient polyamide core (24mm to 44mm), and the possibility of installing high-performance glass units up to 45mm.



h

oi-fold system is available with a single and dual colour finish to match Qualicoat (RAL colours).

LU 22-115673 DZM
Exhibit C.65

The excellent design of this system allows you to insert the bottom of the frame into the pavement, leaving the threshold completely hidden. The wheels and rollers are also concealed when the door is in the closed position providing a high-quality, aesthetically pleasing finish.



- Frame – 73 mm
- Sash – 73 mm
- Maximum Glazing opportunities of 45 mm
- Opening Possibilities up to 14 sashes
- Polyamide strip – frame 20 mm / Sash 30 mm
- Maximum sash size 1000 mm x 2250 mm
- Maximum weight/sash 120 kg
- Available in single or dual colour or anodized finish
- Qualicoat Powder Coat



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Exhibit C.65



RELATED SYSTEMS



ST VISION PLUS

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ST4-600 LIFT & SLIDE DOOR

View More



LU 22-115673 DZM
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APA FACADE SYSTEMS

French Doors





Design

Our French doors are designed with standard or concealed hinges and come with the best thermal transmission coefficient across the patio door range.

Manufactured using our 2 3/4" or 3 1/8" profile, with glazing opportunities up to 2 1/2", this patio door system produces superb thermal and acoustic performances.

The maximum dimensions available per leaf for both the standard, and concealed hinges is 3' 6" x 8'.

This system is often installed on multi-level residential developments or alongside our Juliet Balcony.



Properties of ou French Door System

- Possibility of concealed hinges.
- Maximum glazing thickness 2 1/2″ .
- Opening possibilities: Push-out or in-swing with single or double doors.
- Available with automatic opening: Internal and external hinged single sash.
- Sections- Frame – 3 1/8″ / Sash – 3 1/8“.
- Profile thickness- 1/16″ .
- Polyamide strip length – 1 5/16“.
- Maximum dimensions per leaf – 3′ 6″ x 8′ .
- Available with single, dual color or anodized finish.

Add our Juliet Balcony for High Fall Protection

Bring the outside in by combining our French Doors with our Juliet Balcony system. This combination gives the user access to a balcony while offering high fall protection.



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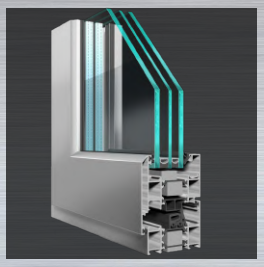
Contact Us If you require any extra information regarding:

Our aluminum window, door, facade, louvre or solar shading systems.

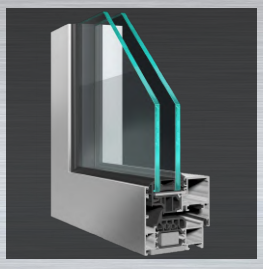
To organize a lunch and learn or training day.

To get in touch with a member of our technical department.

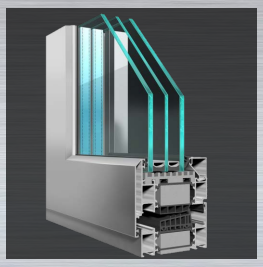
Our Window & Door Suite



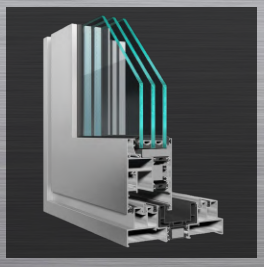
ST70 HI Window System



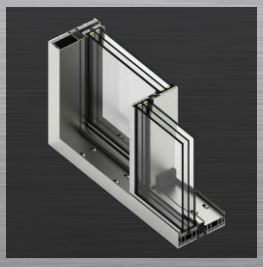
ST70 Concealed Sash



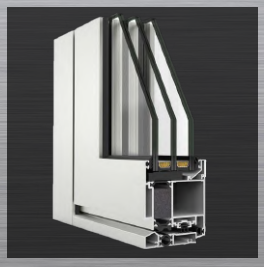
ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



French Doors

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RYTEC
HIGH PERFORMANCE DOORS

High Speed Doors for Parking Applications






COMMERCIAL · GOVERNMENT · RESIDENTIAL · PUBLIC GARAGES · UNIVERSITIES · HOTELS · ARENAS · HOSPITALS

High Performance Doors for Parking Applications

Spiral®

- Exclusive, patented technology
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® FV® (Full Vision)

- Full width continuous window slats provide excellent visibility
- Sleek, high-tech aesthetics
- Shatter-proof and scratch resistant LEXAN™ slats
- Opening speed up to 100 ips



Spiral® VT (Ventilated)

- Maximize fresh air with ventilated slats to meet ventilation requirements of garage
- Provides air flow and security for high-speed, high-cycle applications
- Opening speed up to 100 ips



Spiral® LH® (Low Headroom)

- Low lintel design requires only 10 inches of headroom
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available
- Opening speed up to 60 ips



Spiral® HZ® (Hurricane Zone)

- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door on the market to have a Miami-Dade County, Florida, NOA for use in a HVHZ
- Opening speed up to 60 ips



Spiral® LH®-HZ® (Low Headroom/Hurricane Zone)

- Low lintel design requires only 10 inches of headroom
- Missile impact tested and certified to withstand winds up to 175 mph
- Only high-speed door to have a Miami-Dade County, Florida, NOA for use in a HVHZ



Spiral LP® (Low Profile)

- Low profile side column and headroom configuration allows to fit into tighter spaces
- Rigid aluminum double walled slats with integral rubber weatherseals
- Insulated, ventilated or vision slat options available



Fast-Seal®

- Industry-leading high-speed rolling door
- 3-ply Rylon™ door panel
- Dual counterweights and independent curtain tensioning system
- Opening speed up to 50 ips



PredaDoor® NXT®

- 2-ply or 3-ply Rylon™ door panel with five-year warranty
- Direct drive operation
- NXT Quick-Set™ repair system for realignment if hit
- Opening speed up to 50 ips



Powerhouse®

- SBR rubber panel with self-supporting steel side columns
- No torsion springs or wear parts - virtually eliminating maintenance
- Resistant to high pressure wind loads
- Small footprint for tight spaces



High Performance Technology





Patented Spiral® Technology

Our Spiral Series doors offer a unique spiral track design that ensures no metal-to-metal contact for ultra-quiet operation. This also guards against wear and tear on the aluminum panel, resulting in minimal maintenance, preserved aesthetics and longer life.



Safety Focused

Rytec high-performance doors offer a full array of safety features to provide safeguards and assure operational standards.

- Advanced³ Light Curtain System
- Pathwatch® and Pathwatch® II Safety Light Systems
- Dual thru-beam photo eyes
- Ry-Wi® Wireless System



Performance Under Control

Our next generation System 4® as well as remote door controllers provide greater functionality and unprecedented efficiency. Featuring smart technology, easy installation and a standard NEMA 4x rated enclosure.

Reduced Maintenance Costs

- Specifically engineered for high-traffic, high-cycle environments
- Assured operation without expensive ongoing maintenance
- Fabric and rubber door models can withstand vehicle impact and be reset in seconds, without tools

Lasting Reliability

- Engineered to withstand the daily rigors of use and last for millions of operating cycles
- High-speed operation assures smooth, efficient, high-volume traffic flow
- Custom manufactured for optimal fit and performance

Improved Security

- Rapid opening and closing prohibits unauthorized access
- High speed operation optimizes traffic flow by reducing waiting time
- Cycle speeds deter 'tailgating' or 'piggybacking' activity

Stylish Aesthetics

- Modern, crisp lines and materials coordinate with many types of architectural styles
- Variety of RAL classic or custom match colors and additional options to help fit the visual appeal of individual structures and buildings



North America's Leading Independent High Performance Door Manufacturer





Quality. Performance. Reliability.

Rytec doors offer our customers the highest value and day in, day out performance — and are supported by the knowledge and expertise of dedicated employees, authorized dealers and trained installers across North America. With over 100,000 doors in operation — many with millions of operating cycles — our doors provide energy savings, safety and security and require only minimal maintenance.

American Owned, American Made

Watch All Rytec Testimonials

Specifications subject to change

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Jackson, WI 53037-0403

RYTEC HIGH PERFORMANCE DOORS

LU 22-115673 DZM
Exhibit C.65

PILKINGTON



Pilkington **AviSafe™**

Glass designed to protect birds

NSG GROUP

Pilkington **AviSafe™**

Pilkington **AviSafe**™ is an innovative glass solution, developed to greatly reduce the number of bird collisions. The unique patterned UV enhanced coating disrupts the reflection on the glass, so the bird can see a barrier.

The reflection of vegetation, the sky, and other buildings are deceptive and can result in bird collisions. Birds in flight are unable to use visual signals such as window frames to distinguish the location of the glass, as a human would.

Unlike humans, birds can see light in the ultraviolet spectrum. Therefore, the coating on Pilkington **AviSafe**™ makes the glass more visible to birds while remaining aesthetically appealing on the exterior surface. From the inside however, it's barely visible to the human eye, unlike other solutions.

When installed in an Insulating Glass Unit (IGU), the coating is located on surface #1, the external face of the outer pane. This enables the product to be as effective as possible at disrupting the reflection so the bird can only see a barrier.



Glass - A Triple Threat to Birds

- Reflections of vegetation or landscape attract birds to collide with glass.
- Green habitat inside buildings such as glass atriums, with clear glass can lead to collisions.
- Glass corners or narrow passages can allow birds to see through to habitat on the other side of a building, encouraging them to try to fly through.



Features and Benefits

- Could potentially save billions of birds each year.
- Passes the WIN test, a measure of bird impacts from reflection.
- Maintains high transparency.
- Aesthetically appealing externally.
- Internally it's barely visible to the human eye, unlike other solutions.
- Available in the following sizes:
  – In Europe sizes up to 6000 mm × 3210 mm
  – Outside Europe up to 5100 mm × 3210 mm.
- Highly durable surface #1 coating.
- Can be combined with many other Pilkington glass products for additional benefits, for example thermal insulation, solar control, safety & security, and noise control.

Passed the WIN test with flying colours

Pilkington **AviSafe**™ was put through its paces by Martin Rössler at Hohenau bird ringing station in Austria and successfully passed the WIN test – a rigorous process that measures the behaviour of birds flying towards reflections in glass.

Award-winning success

Pilkington **AviSafe**™ won the British Glass Focus 'Innovative Solutions' award in 2018.

Alternative solutions for bird strikes

As well as bird collisions caused by reflection, another well-known cause is transparency. Birds try to fly to something they see through the glass, either inside or on the other side of a building, e.g. trees or sky.

These 'fly-through' strikes are the cause of impact on some buildings and most noise barriers and bus shelters.

Whilst Pilkington **AviSafe**™ can reduce the number of reflection collisions, a frit-based solution may be more suitable if the main cause of collisions on a building is 'fly-through'. We have expertise and test evidence in this area – please contact your local NSG Group representative for more information.



AviProtek® E Pattern 221



The AviProtek® E pattern 221 is a bird friendly glass solution with acid-etched visual markers on the exterior surface of the glass and Vitro's low-e coating Solarban 60 or 70 on surface 2. This pattern is made with 6 mm dots meeting the recognized 2×4 rule.

Product Specifications

Thickness: 6 mm (1 /4")

Dimensions: Standard 96" x 130" – on demand 72" x 130" or 84" x 130"

Substrates: Clear and Starphire Ultra-Clear™ glass by Vitro Glass, other tints are available on demand

Surface: Etching is to be used on the exterior surface only

Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network. This is subject to a minimum quantity of one block of 4,000 lb or 1,000 sq ft of glass.

Threat Factors: Meets all standards and guidelines requesting 2×4 spacing of visual markers. Has been tested by ABC with threat factor of 25 when used on position 1 (birds will avoid collision 75% of the time). For more information, please refer to table A2 of the AviProtek® technical booklet.

Energy: Available with Solarban®60 VT and Solarban®70 VT by Vitro Glass, other coatings are available on demand.

Applications: Exterior

Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions regarding the Walker Textures® warranty, please contact our Customer Service Department.

Warranty for the low-e coating: For more information, please communicate with the Vitro Glass Customer Service Department.

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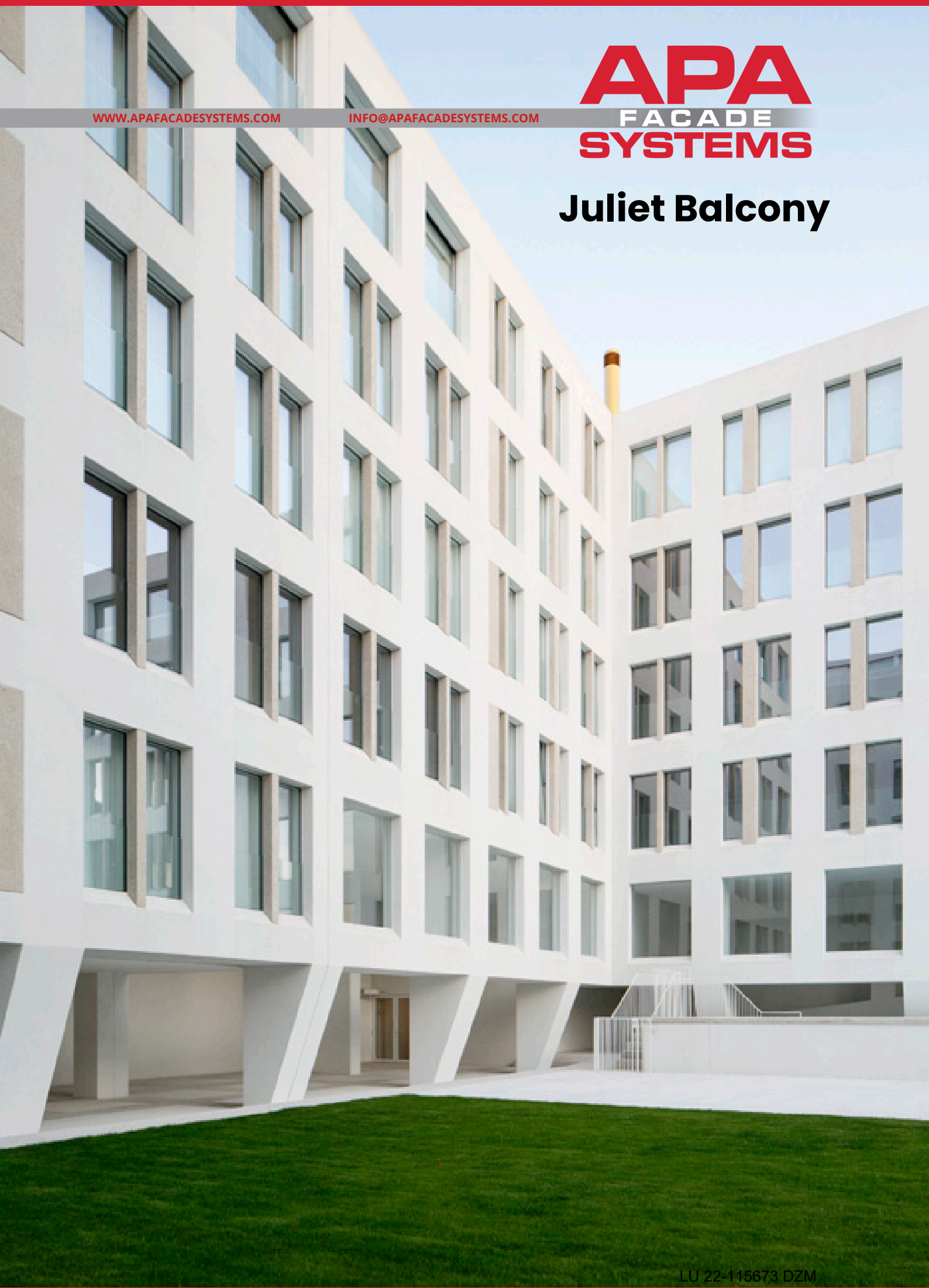
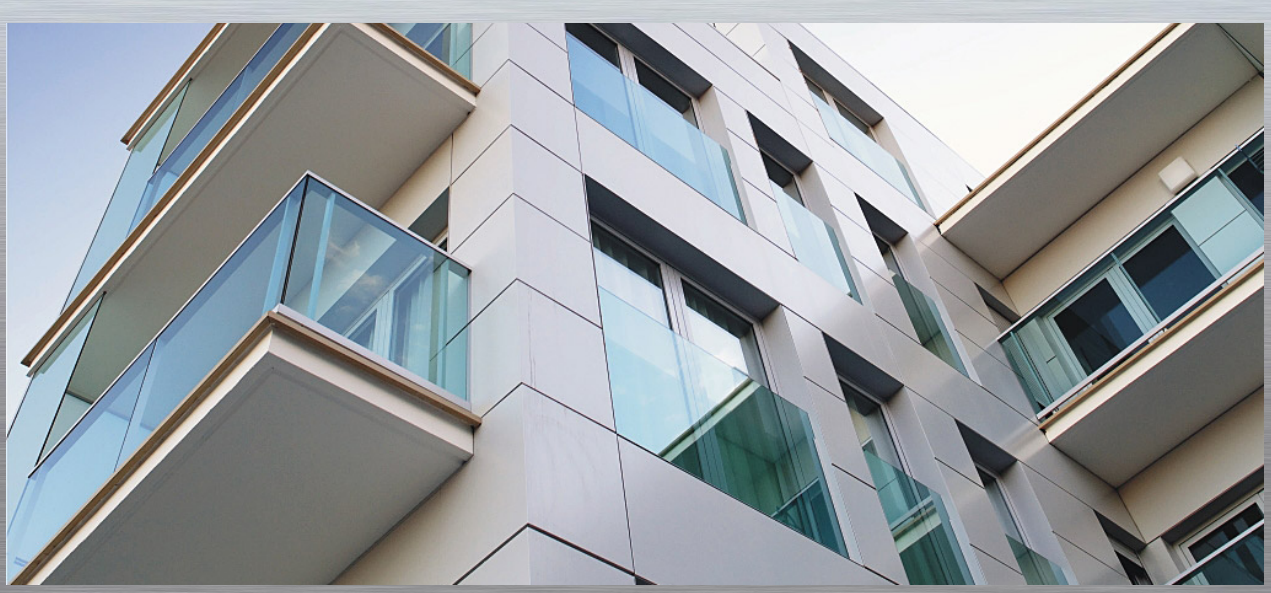
Juliet Balcony





Design

Properties of ou

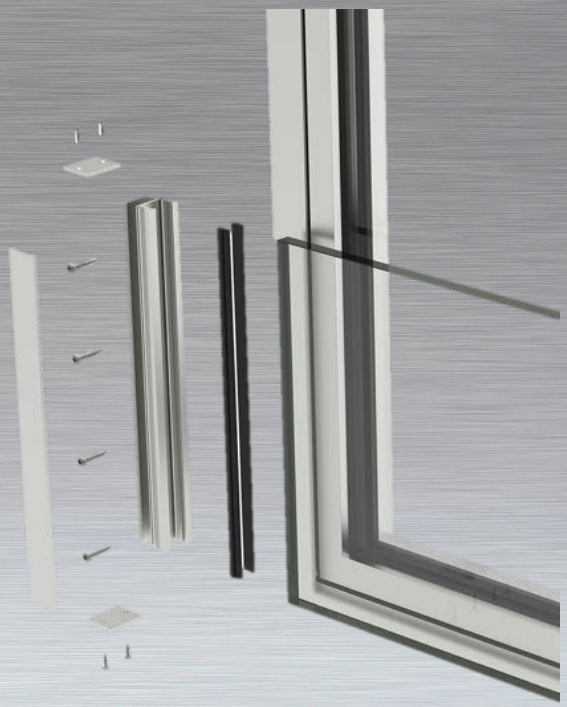
- Easily integrated with any of our ST window systems, tilt & turn door, French doors and ST4-600 Lift & Slide.
- Available in single, dual-color or anodized finish.
- Polyester powder coating to ASTM 2604.
- Multiple glazing opportunities.



Easy IntegrationWith Our Window & Door Systems

Our Juliet Balcony is designed to be installed with our high-performance Tilt & Turn window/door systems, our Life Enhancing Window, French doors and ST4-600 sliding door systems. It is perfectly suited for multi-level residential developments.

Available with multiple glazing possibilities, the use of heat strengthened, laminated glass is strongly recommended.





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To organize a lunch and learn or training day.

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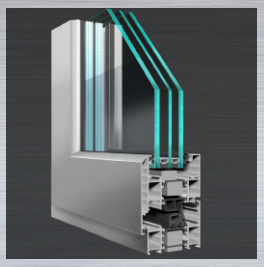
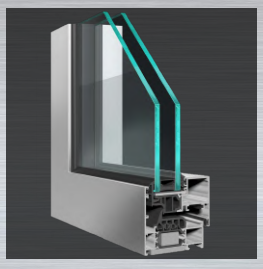
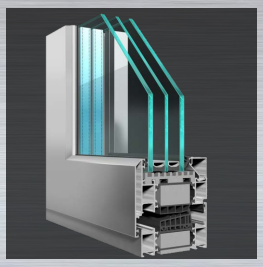
Our Window & Door Suite



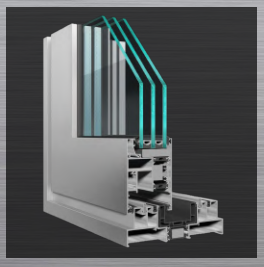
ST70 HI Window System



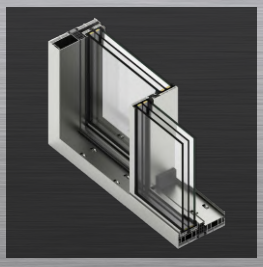
ST70 Concealed Sash



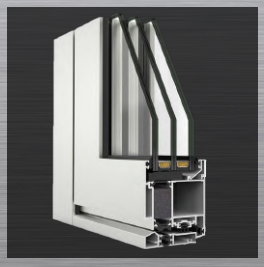
ST90 Window System



ST4-600 Lift & Slide



ST Vision Plus



French Doors

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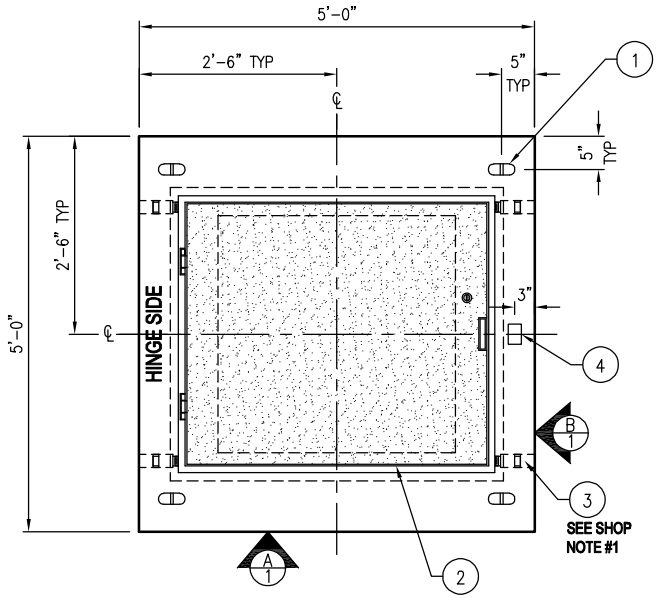
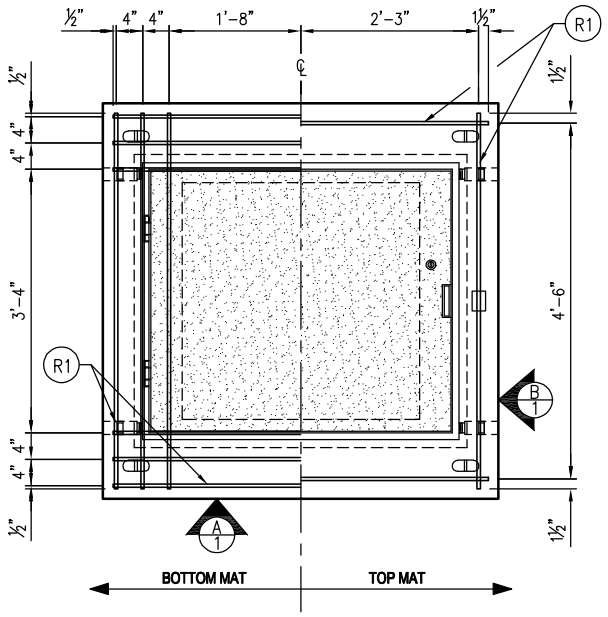


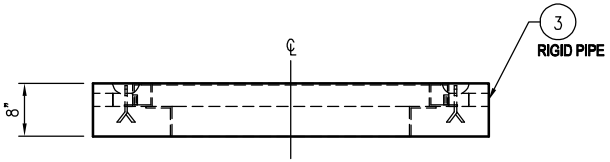
PLAN VIEW - PRODUCTION

SCALE: 7/16" = 1'-0"



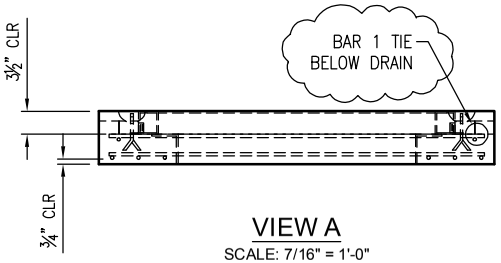
PLAN VIEW - REINFORCING

SCALE: 7/16" = 1'-0"



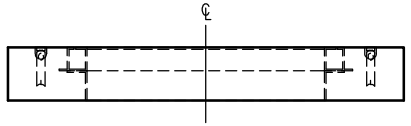
VIEW A

SCALE: 7/16" = 1'-0"



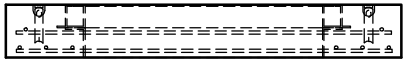
VIEW A

SCALE: 7/16" = 1'-0"



VIEW B

SCALE: 7/16" = 1'-0"



VIEW B

SCALE: 7/16" = 1'-0"

SHOP NOTES

1. ALL DRAIN PIPES CONNECTIONS TO BE AT SAME ELEVATION

APPROVED FOR FABRICATION

DATE 5/12/20 AN

BOM HAS BEEN UPDATED IN AX

SALES _____

REINFORCEMENT CUT LIST				
#	QTY	MATERIAL	LENGTH	SHAPE
R1	16	#4 BAR	4'-9"	STR

PRODUCT WEIGHTS	
PRODUCT	WEIGHT
TOP	1,475 LBS.

BILL OF MATERIALS

#	QUANTITY	DESCRIPTION	ITEM #
	0.331 YDS	CONC. MIX #5-SCC-STD	5010000
	0.51 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	2-TON SPREAD (GALV) (STEEL RECESS)	5100763
2	1 EA	EJ H363618 PGE NON-SLIP DOOR W/ DRAIN CHANNEL & RCP (36"x36" OPENING) (NO ROSE)	4940017
3	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450
4	1 EA	2" x 3" BRASS MARKER	5140460

Oldcastle Infrastructure™
A CRH COMPANY
PO BOX 323 WILSONVILLE, OR 97070
PHONE: 503 682-2844 FAX: 503 682-2657

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5' x 5' x 8" SLAB W/ EJ CH3636 DOOR

PRODUCTION & REINFORCING

PGE - MARQUAM - OHSU 1022 & 818 VAULTS

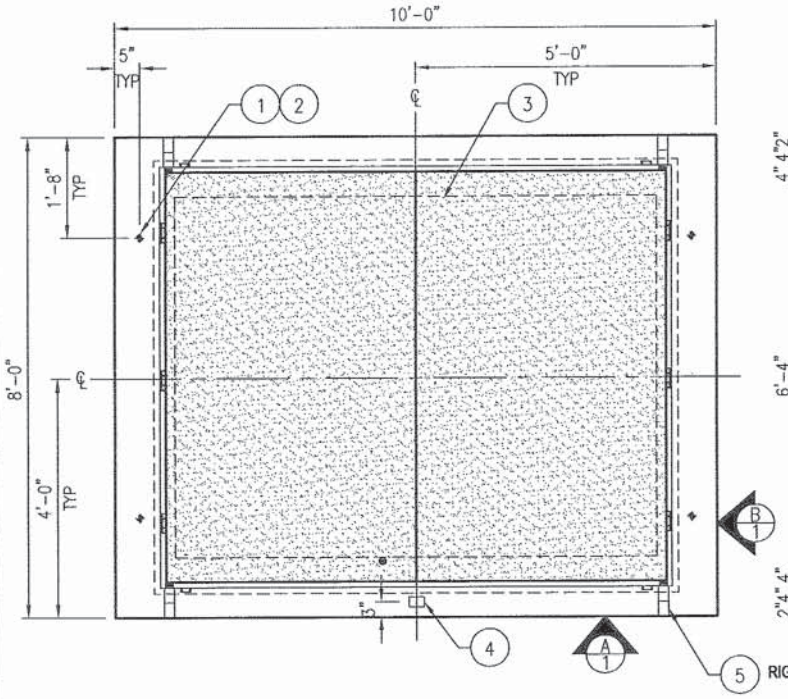
PORTLAND, OR

CUSTOMER
PGE

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES #	LN
3/27/19	TC	AN			155420	9

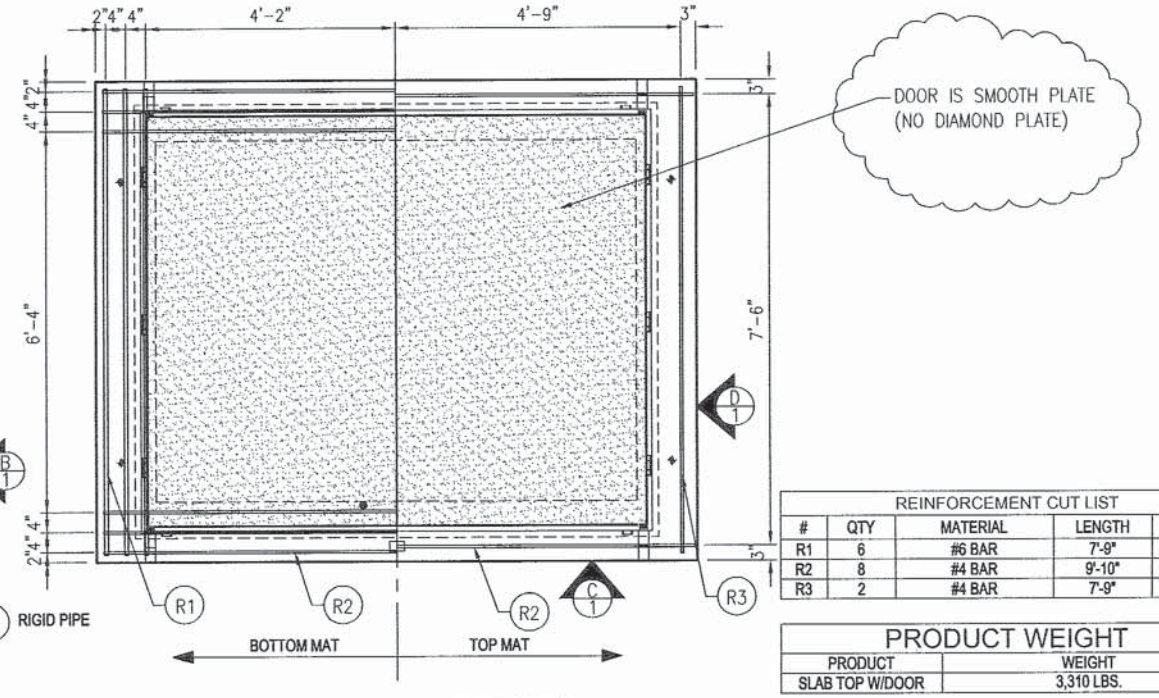
DRAWING NUMBER	REVISION	SHEET
6060SLB8-EJ-CH3636-PGE	REV DATE	1 OF 1

LU 22-115673 DZM
Exhibit C.65



PLAN VIEW - PRODUCTION

SCALE: 5/16" = 1'-0"

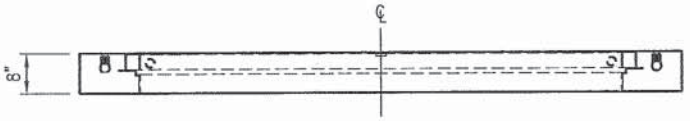


PLAN VIEW REINFORCING

SCALE: 5/16" = 1'-0"

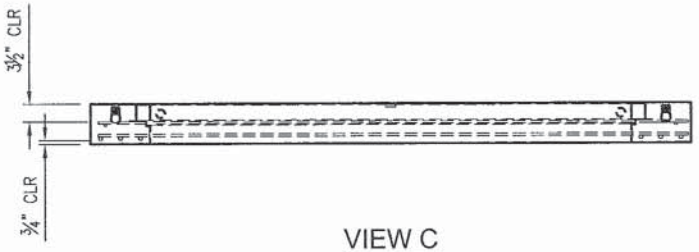
REINFORCEMENT CUT LIST				
#	QTY	MATERIAL	LENGTH	SHAPE
R1	6	#6 BAR	7'-9"	STR
R2	8	#4 BAR	9'-10"	STR
R3	2	#4 BAR	7'-9"	STR

PRODUCT WEIGHT	
PRODUCT	WEIGHT
SLAB TOP W/DOOR	3,310 LBS.



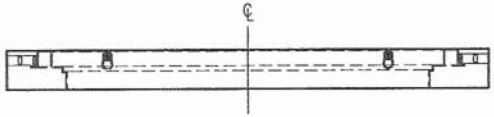
VIEW A

SCALE: 5/16" = 1'-0"



VIEW C

SCALE: 5/16" = 1'-0"



VIEW B

SCALE: 5/16" = 1'-0"



VIEW D

SCALE: 5/16" = 1'-0"

BILL OF MATERIALS			
#	QUANTITY	DESCRIPTION	ITEM #
	0.696 YDS	CONC. MIX-SCC 7.5-5500-3955#	5010000
	0.70 CWT	REBAR #6 (1.502 LBS./FT.)	5510070
	0.63 CWT	REBAR #4 (.668 LBS./FT.)	5510030
1	4 EA	¾" FERRULE LOOP INSERT	5100100
2	4 EA	¾" PLASTIC INSERT	
3	1 EA	EJ CHD-7296-PGE DOOR W/ALUM.SAFETY RAIL - SMOOTH PLATE W/ SAFETY SURE GRIP (NOT DIAMOND PLATE)	4940030
4	1 EA	2" x 3" BRASS MARKER	5140460
5	4 EA	DISCHARGE PIPE ASSEMBLY KIT - 1 1/4" RIGID	8200450

Oldcastle Precast®
PO Box 323 Wilsonville, OR 97070
PHONE: 503 682-2844 FAX: 503 682-2657

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8'-0" X 10'-0" X 8" SLAB TOP

PRODUCTION & REINFORCING

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER	LN
6/4/14	CW	JPM			106678	3

DRAWING NUMBER	REVISION	SHEET
96120SLB8-CHD7296-SMOOTH	B REV DATE 12-1-14	1 OF 1

LU 22-115673 DZM
Exhibit C.65

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APA FACADE SYSTEMS

ST70 CONCEALED SASH



SLIM DESIGN WITH SURFACE OF ONLY 66MM

Design

APA Facade Systems ST70 Concealed Sash window has a slim design, with a surface of only 66 mm from the exterior. The slim profile provides the interior of the building with a substantial increase in luminosity.

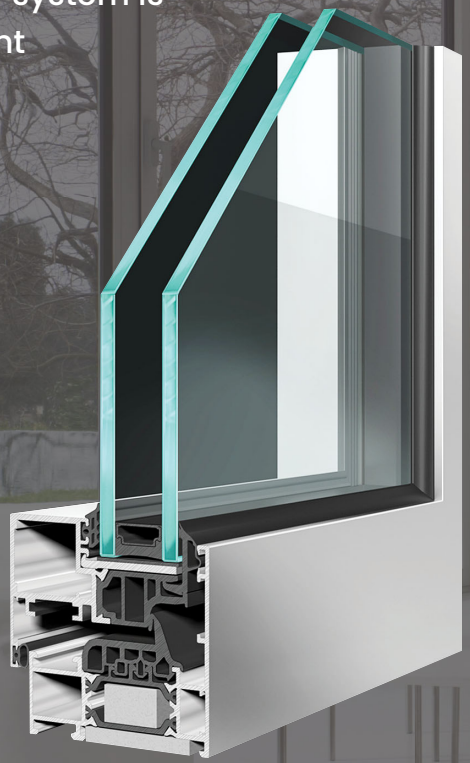
A 35 mm thermally broken zone is created by using a variety of polyamide cores as part of the frame and sash. This allows for a thermal transmission as low as 1.4 W/m²K to be achieved when the ratio of glass to aluminium is correct, maximising its energy.

Performance

The ST70 Concealed Sash meets all the BS/EN regulations demonstrating excellent water tightness, air permeability, and wind resistance values.

Even with its slim design, our concealed sash is available with large sash dimensions with a maximum size of 1200mm x 2400mm or 160kg.

With the possibility of glazing high-performance double glazed units up to 40mm thick, this highly insulated slimline window system is the ideal choice for apartments, houses, or student accommodation.



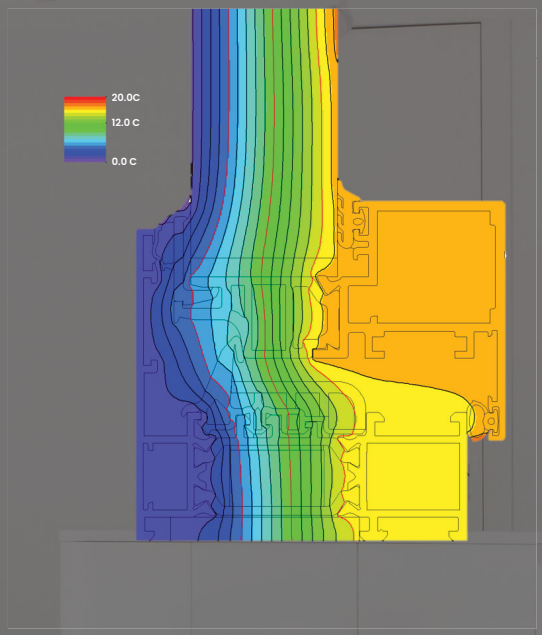
Opening Possibilities

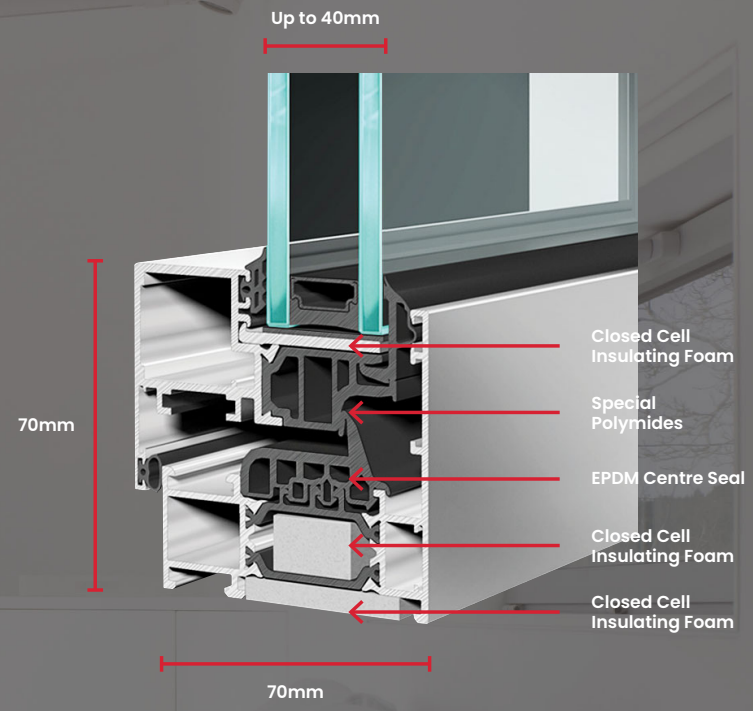
- Side hung open-in
- Bottom hung open-in
- Bottom hung open-out
- Tilt and turn

LU 22-115673 DZM
Exhibit C.65

Properties

- Whole window Uw value as low as 1.4 W/m²K
- Tested to Pas 24 and SBD standards
- Fabricated using recycled aluminium and plastic materials
- Double glazed units up to 40mm
- Exterior surface of 66mm
- Maximum Size/Sash - 1200mm x 2400mm
- Maximum Weight/Sash - 160kg
- Single or dual colour available - Qualicoat (RAL Colours)
- Can be pre-assembled in-house saving installation time/cost





Performance Data

Whole window Uw value as low as:	1.4 W/m²K
Air tightness:	Class 4 - 600 Pa
Water tightness:	Class E1650
Wind load resistance:	Class 5

Reference test: 1200mm x 1400mm – 2 sashes

APA FACADE SYSTEMS

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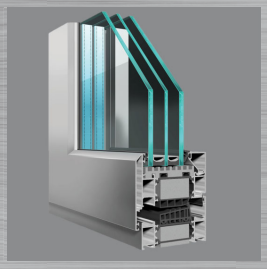
Contact us If you require any extra information regarding:

Our aluminium window, door, facade, louvre or solar shading systems.

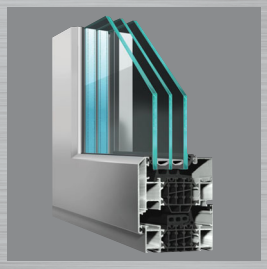
To organise a meeting or training day.

To get in touch with a member of our technical department.

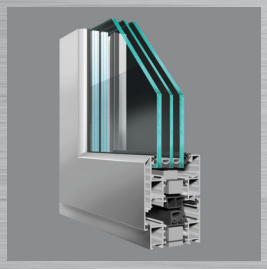
Our Window & Door Suite



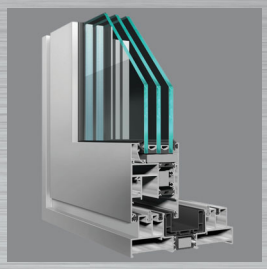
ST90 Window System



ST80 Window System



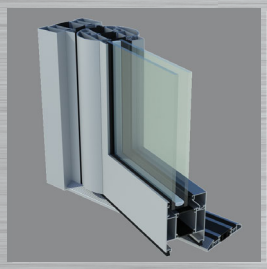
ST70 HI



ST4-600 Lift & Slide



ST Vision Plus



Commercial Door Systems

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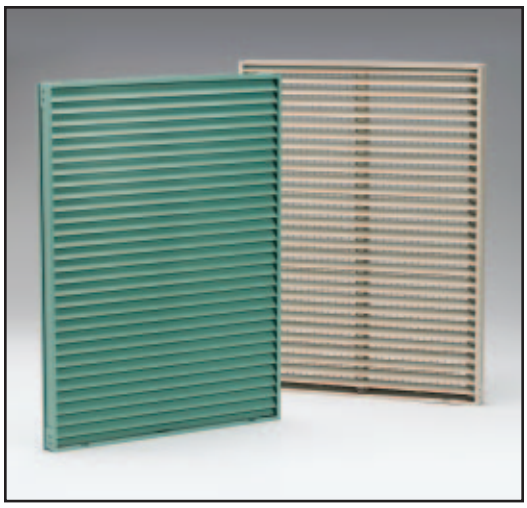
APA FACADE SYSTEMS

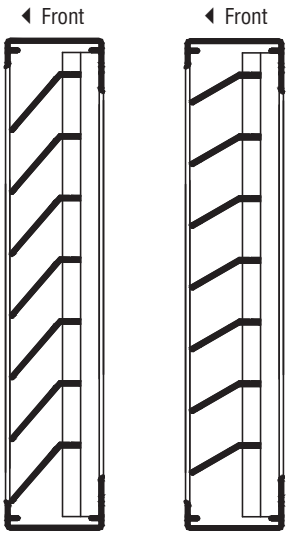
Dublin Leeds London Boston

Extruded Aluminum Louvers

Ultra-thinline/PTAC



ET125, ET125-30



ET125 ET125-30

The ET125 and ET125-30 are 1-1/4" deep stationary louvers that are designed for packaged terminal air conditioning and other applications where high weather resistance is not required. The ET125 is the standard design model, while the ET125-30 with its 30° blades provide higher free area.

Specification

Furnish and install, where shown on plans, Ruskin Louver Model (specify), which shall be stationary type contained within a single frame. Frame and blade material to be 6063-T5 aluminum alloy. Frame shall contain integral caulking slots. Blades shall be supported with hidden mullions for continuous appearing stationary blades. Intermediate support mullions shall not interrupt blade exterior appearance. Screen shall be contained within a removable frame.

Design shall incorporate structural supports required to withstand a wind load of 20 lbs. per sq. ft. (.96 kPa); specifier may substitute any loading required.

Published performance data must be submitted for approval prior to fabrication and shall be equal to or less than the Ruskin model specified. Louvers shall receive (specify from finish pages) finish.

SPECIFICATIONS								PERFORMANCE 48" x 48" UNIT				
Louver Model	Blade Material (Nom.)	Blade Style	Blade Angle	Blade Centers (Nom.)	Frame Material (Nom.)	Frame Depth	Bird Screen	Free Area (Nom.)	Sq. Ft. Free Area	Max. Rec. Air Flow Thru Free Area FPM	Air Flow CFM	Maximum Pressure Drop, Inches w.g.
ET125	6063-T5 .040" (1) ext. alum.	Non-drainable	48°	3/4" (19)	6063-T5 .050" (1.3) ext. alum.	1-1/4" (32)	5/8" x .040" (16 x 1) alum.	51%	8.18 (.76)	127 (39 m/min)	1039 (29 m^3/min)	.01 (.002 kPa)
ET125-30	6063-T5 .040" (1) ext. alum.	Non-drainable	30°	3/4" (19)	6063-T5 .050" (1.3) ext. alum.	1-1/4" (32)	5/8" x .040" (16 x 1) alum.	63%	10.09 (.94)	127 (39 m/min)	1281 (36 m^3/min)	.01 (.002 kPa)

Dimensions in parentheses ( ) indicate millimeters.

PERFORMANCE DATA

Free Area *(FREE AREA in **SQ. FEET** and SQ. METERS)*

ET125

Width in **INCHES** and METERS

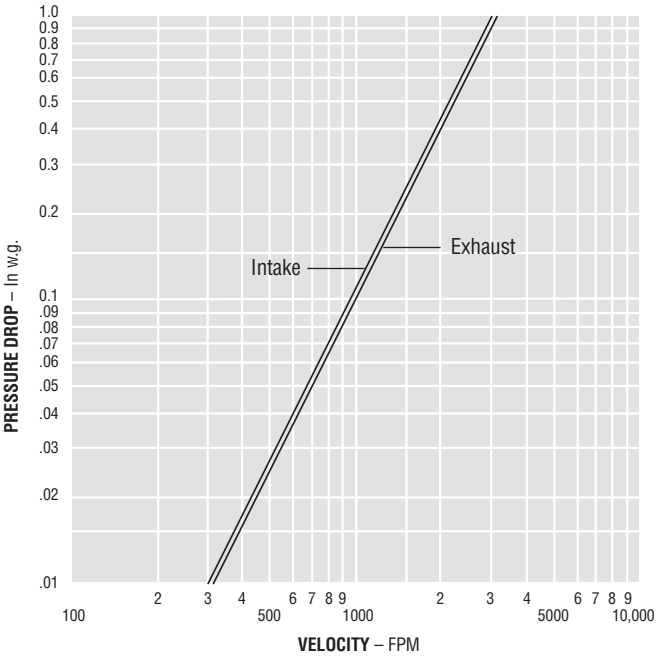
Height in INCHES and METERS	12 .30	18 .46	24 .61	30 .76	36 .91	42 1.07	48 1.22	54 1.37	60 1.52	66 1.68	72 1.83
12 .30	**.43** .04	**.63** .06	**.87** .08	**1.12** .10	**1.32** .12	**1.56** .15	**1.80** .17	**2.00** .19	**2.25** .21	**2.45** .23	**2.69** .25
18 .46	**.69** .06	**1.02** .09	**1.41** .13	**1.80** .17	**2.13** .20	**2.52** .23	**2.91** .27	**3.24** .30	**3.63** .34	**3.95** .37	**4.35** .40
24 .61	**.93** .09	**1.36** .13	**1.88** .18	**2.40** .22	**2.84** .26	**3.36** .31	**3.88** .36	**4.32** .40	**4.84** .45	**5.27** .49	**5.79** .54
30 .76	**1.19** .11	**1.75** .16	**2.42** .23	**3.09** .29	**3.65** .34	**4.32** .40	**4.99** .46	**5.55** .52	**6.22** .58	**6.78** .63	**7.45** .69
36 .91	**1.46** .14	**2.14** .20	**2.96** .28	**3.78** .35	**4.46** .41	**5.28** .49	**6.10** .57	**6.78** .63	**7.60** .71	**8.29** .77	**9.10** .85
42 1.07	**1.72** .16	**2.53** .24	**3.50** .33	**4.46** .42	**5.27** .49	**6.24** .58	**7.21** .67	**8.02** .75	**8.98** .84	**9.79** .91	**10.76** 1.00
48 1.22	**1.95** .18	**2.87** .27	**3.97** .37	**5.07** .47	**5.98** .56	**7.08** .66	**8.18** .76	**9.10** .85	**10.19** .95	**11.11** 1.03	**12.21** 1.14
54 1.37	**2.22** .21	**3.26** .30	**4.50** .42	**5.75** .54	**6.79** .63	**8.04** .75	**9.29** .86	**10.33** .96	**11.58** 1.08	**12.62** 1.17	**13.86** 1.29
60 1.52	**2.48** .23	**3.65** .34	**5.04** .47	**6.44** .60	**7.60** .71	**9.00** .84	**10.40** .97	**11.56** 1.08	**12.96** 1.21	**14.12** 1.31	**15.52** 1.44
66 1.68	**2.75** .26	**4.03** .38	**5.58** .52	**7.13** .66	**8.41** .78	**9.96** .93	**11.51** 1.07	**12.79** 1.19	**14.34** 1.33	**15.63** 1.45	**17.17** 1.60
72 1.83	**2.98** .28	**4.38** .41	**6.05** .56	**7.73** .72	**9.12** .85	**10.80** 1.00	**12.48** 1.16	**13.87** 1.29	**15.55** 1.45	**16.95** 1.58	**18.62** 1.73

ET125-30

Width in **INCHES** and METERS

Height in INCHES and METERS	12 .30	18 .46	24 .61	30 .76	36 .91	42 1.07	48 1.22	54 1.37	60 1.52	66 1.68	72 1.83
12 .30	**.52** .05	**.77** .07	**1.06** .10	**1.35** .13	**1.60** 0.15	**1.89** .18	**2.19** .20	**2.43** .23	**2.72** .25	**2.97** .28	**3.26** .30
18 .46	**.84** .08	**1.24** .12	**1.71** .16	**2.27** .21	**2.58** .24	**3.05** .28	**3.53** .33	**3.93** .37	**4.40** .41	**4.79** .45	**5.27** .49
24 .61	**1.16** .11	**1.71** .16	**2.36** .22	**3.02** .28	**3.56** .33	**4.22** .39	**4.87** .45	**5.42** .50	**6.08** .57	**6.62** .62	**7.28** .68
30 .76	**1.48** .14	**2.18** .20	**3.02** .28	**3.85** .36	**4.55** .42	**5.38** .50	**6.22** .58	**6.92** .64	**7.75** .72	**8.45** .79	**9.28** .86
36 .91	**1.77** .16	**2.59** .24	**3.59** .33	**4.58** .43	**5.41** .50	**6.40** .60	**7.40** .69	**8.22** .76	**9.22** .86	**10.05** .93	**11.04** 1.03
42 1.07	**2.09** .19	**3.07** .29	**4.24** .39	**5.41** .50	**6.39** .59	**7.57** .70	**8.74** .81	**9.72** .90	**10.89** 1.01	**11.87** 1.10	**13.05** 1.21
48 1.22	**2.41** .22	**3.54** .33	**4.89** .45	**6.25** .58	**7.38** .69	**8.73** .81	**10.09** .94	**11.21** 1.04	**12.57** 1.17	**13.70** 1.27	**15.05** 1.40
54 1.37	**2.73** .25	**4.01** .37	**5.54** .52	**7.34** .68	**8.36** .78	**9.89** .92	**11.43** 1.06	**12.71** 1.18	**14.25** 1.32	**15.53** 1.44	**17.06** 1.59
60 1.52	**3.01** .28	**4.42** .41	**6.11** .57	**7.81** .73	**9.22** .86	**10.91** 1.01	**12.61** 1.17	**14.02** 1.30	**15.71** 1.46	**17.12** 1.59	**18.82** 1.75
66 1.68	**3.33** .31	**4.89** .45	**6.77** .63	**8.64** .80	**10.20** .95	**12.08** 1.12	**13.95** 1.30	**15.51** 1.44	**17.39** 1.62	**18.95** 1.76	**20.82** 1.94
72 1.83	**3.65** .34	**5.36** .50	**7.42** .69	**9.47** .88	**11.19** 1.04	**13.24** 1.23	**15.30** 1.42	**17.01** 1.58	**19.06** 1.77	**20.78** 1.93	**22.83** 2.12

ET125 and ET125-30 Pressure Drop



*Air Velocity in **FEET** and METERS per minute through FREE AREA.*

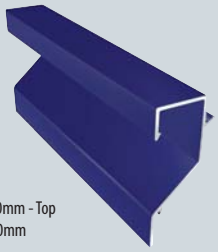
L20 Glazed in Louvre System

Prefabricated Glazed-in Louvre Panel Systems

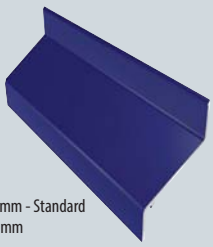
- The L20 Louvre Panel system is suitable for use in most facade and window systems.
- Your requirements can be supplied in prefabricated panels or in stock length packages, painted or mill finish.
- Glazed solutions are available for 24mm or 28mm thicknesses.
- The system comes complete with a water channel and an insect mesh.
- Free area 48%.



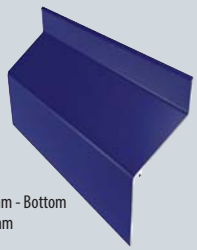




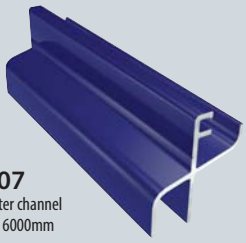
LVR002
Louvre blade 20mm - Top
Bar length 6000mm



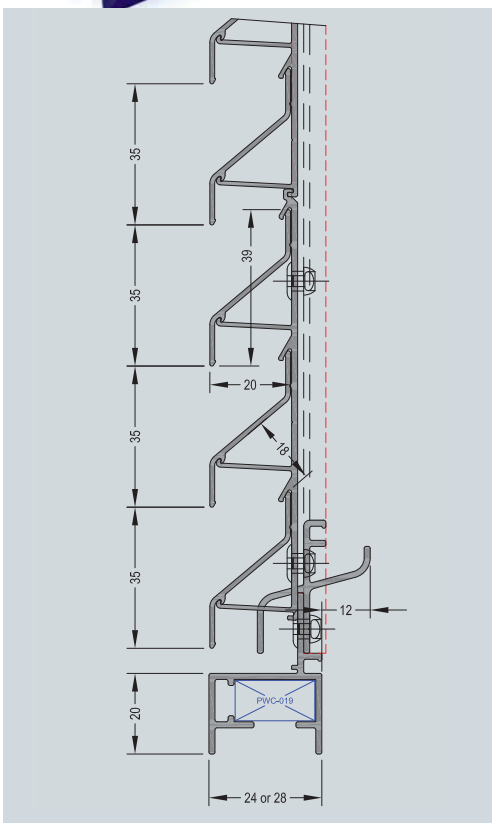
LVR001
Louvre blade 20mm - Standard
Bar length 6000mm

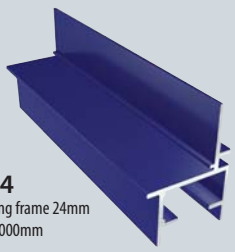


LVR003
Louvre blade 20mm - Bottom
Bar length 6000mm

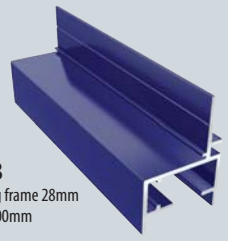


LVR007
Louvre water channel
Bar length 6000mm

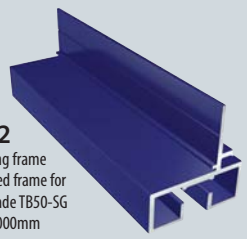




LVR024
Louvre Glazing frame 24mm
Bar length 6000mm



LVR028
Louvre Glazing frame 28mm
Bar length 6000mm



LVR032
Louvre Glazing frame
32mm toggled frame for
use with Facade TB50-SG
Bar length 6000mm



LVR010
Louvre rebate frame
Bar length 6000mm



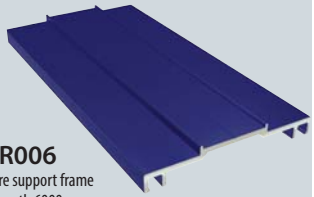
LVR005
Louvre blade support clip
20mm blade - 3 level
Part length18mm



PCW 019
Frame Cleat
Part length19.5mm



PWC 085
Frame Cleat for
LVR032 frame
Part Length 8.5mm



LVR006
Louvre support frame
Bar length 6000mm

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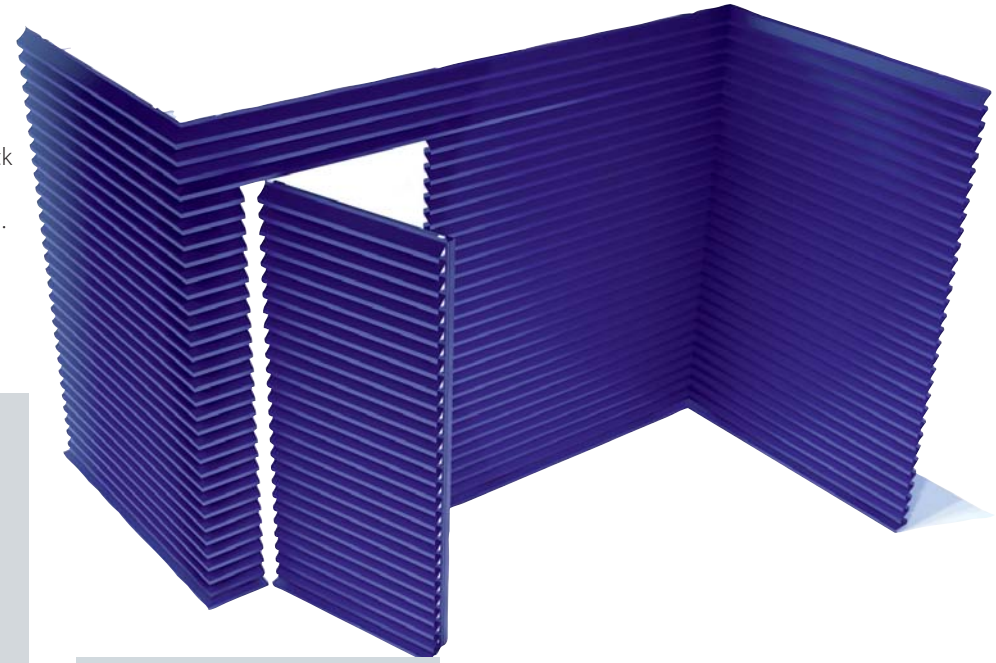
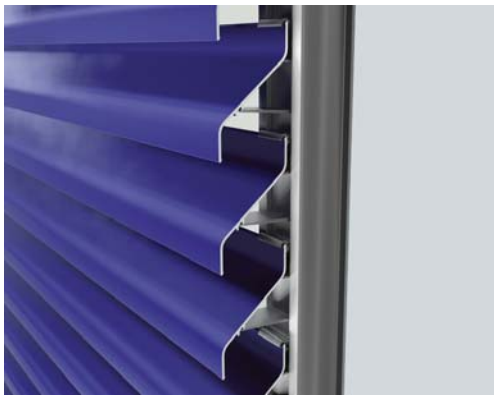
L75 Continuous Cladding Louvre System

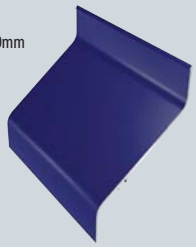
Continuous Aluminium Louvre Systems

- The L75 Continuous Louvre system is suitable for use in most cladding and rain screen applications.
- Your requirements can be supplied in stock length packages, painted or mill finish.
- Blade sizes are available in 50mm & 75mm.
- The system comes complete with a range of support mullions.
- Free area 50%.

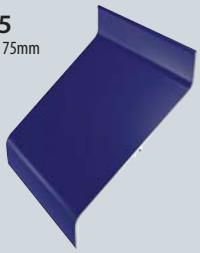




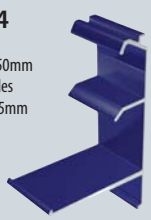
LVR050
Louvre blade 50mm
- Medium
Bar length
6000mm



LVR075
Louvre blade 75mm
- Heavy
Bar length
6000mm

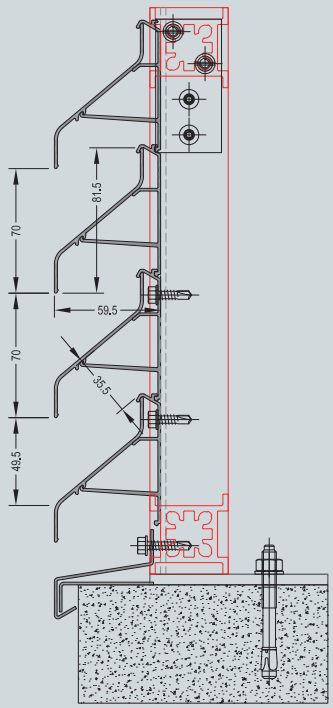


LVR004
Louvre blade
Support clip 50mm
& 75mm blades
Part length 25mm

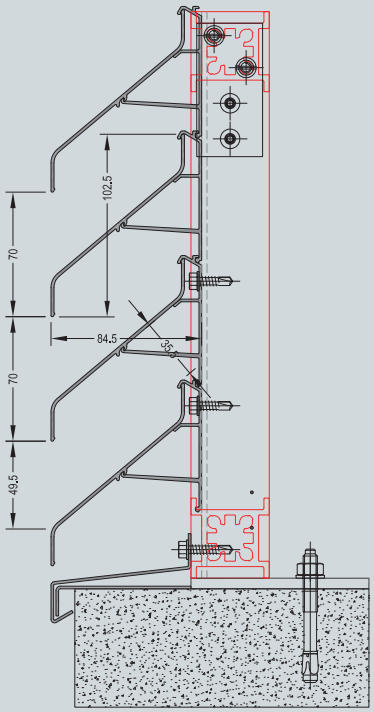


86M302
Frame 44mm
Bar length 6000mm

BLADE 50 mm



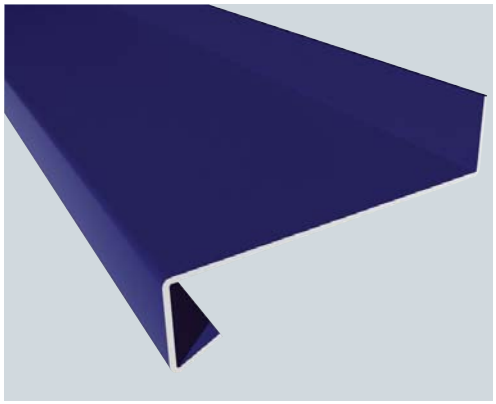
BLADE 75 mm

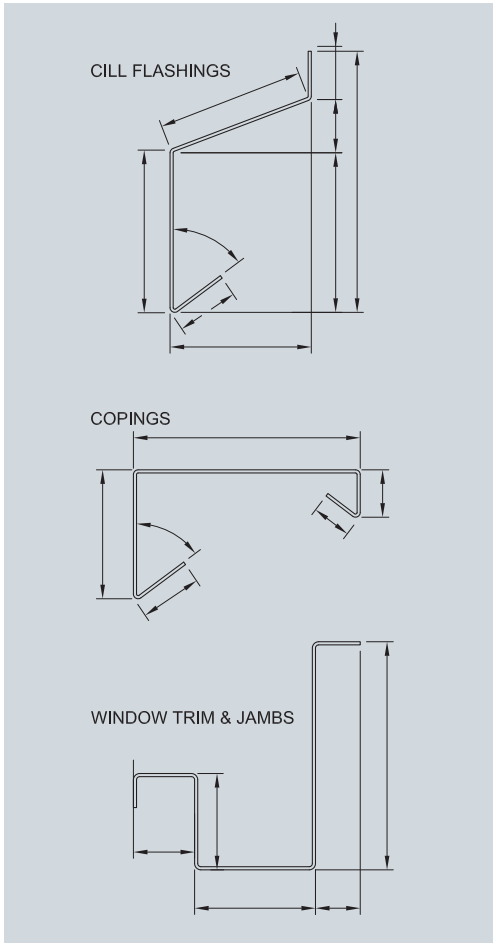


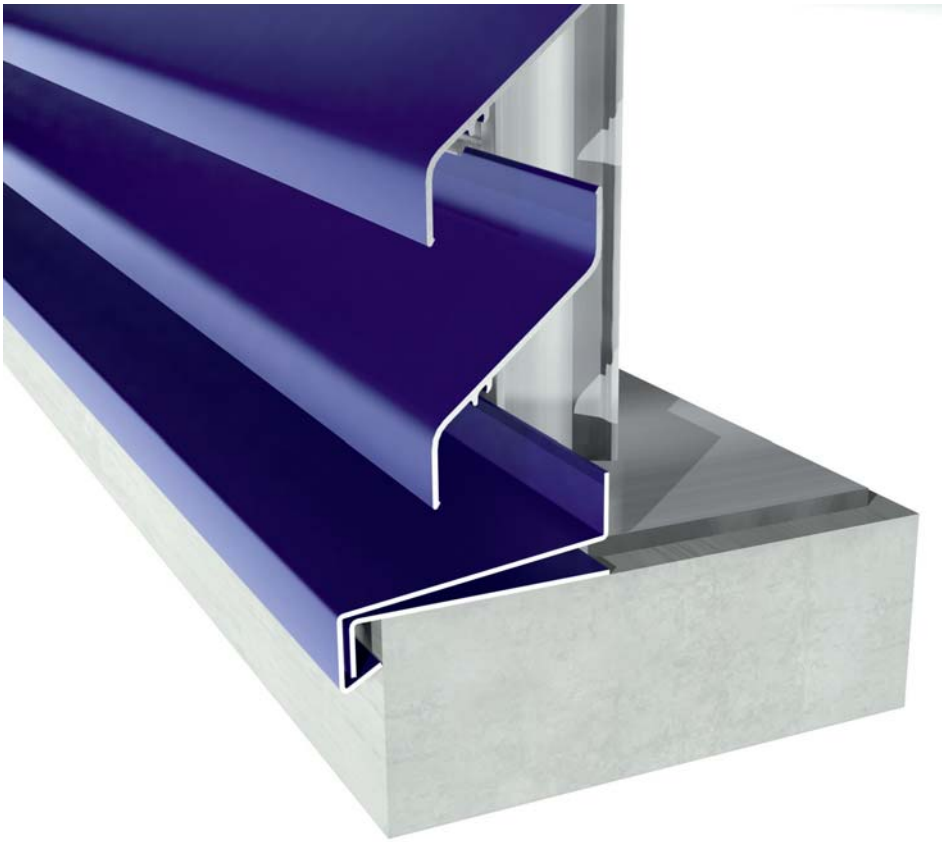
LEEDS +44 (0)1274 591403 LONDON +44 (0)1895 876259 DUBLIN +353 (0)1 4509102 www.apafacadesystems.com

Pressed Metal Products

Pressed Aluminium Flashings and Panels



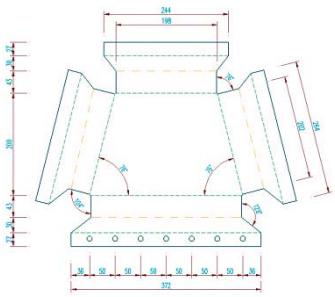




In our modern premises in west Dublin, APA Systems have invested in the latest technology to produce aluminium flashings and panels.

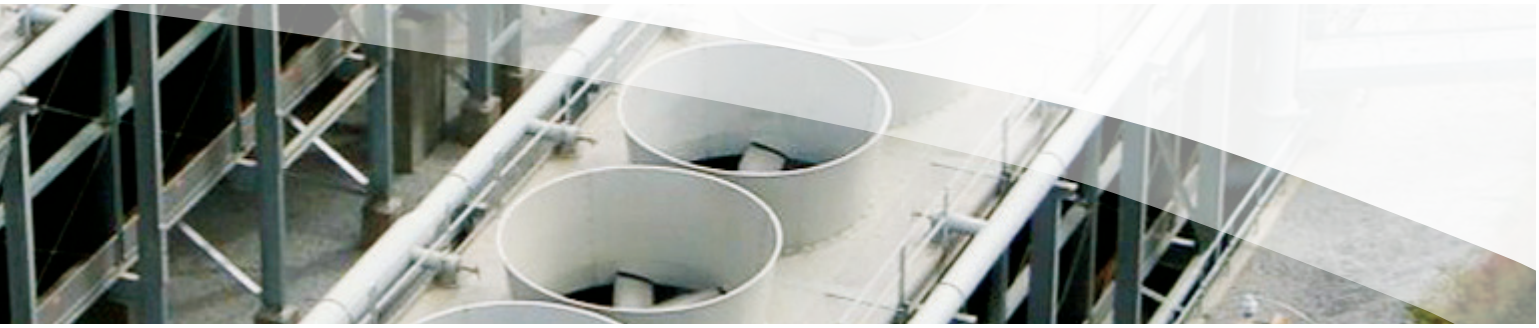
Our CNC controlled break press and guillotine can provide our customers with low cost solutions for all their pressed metal requirements. We have two in-house paint lines which have achieved the Qualicoat and Interpon D standards for polyester powder coating finishes.

We will be offering our customers the time saving and economical benefits of a one stop shop facility. We will do this by sourcing the products, pressing, welding, jointing plates and painting the products. We will also stock the aluminium in a variety of sheet sizes and thicknesses allowing us to optimise the panels and keep costs low.





LU 22-115673 DZM
Exhibit C.65



INDUSTRY-LEADING FEATURES AND OPTIONS OF THE MARLEY NC.

- Improved efficiency and increased capacity: At its largest capacity, the Marley NC has the ability to deliver more tons of cooling than any other package cooling tower on the market, as high as 2189 tons in a single unit.
- Drift rates as low as .0005% of design flow rate are available on many standard models – the exclusive patented MarKey® drift eliminator achieves the lowest drift rates of any standard crossflow configuration.
- Optional belt drive – the choice is yours. Choose the belt drive system for all models up to 60 hp.
- Largest selection of options and accessories. Select and customize your NC with the most optional features of any factory-assembled cooling tower.
- The most CTI-certified low-sound options, with low-sound fans standard on all NC models.

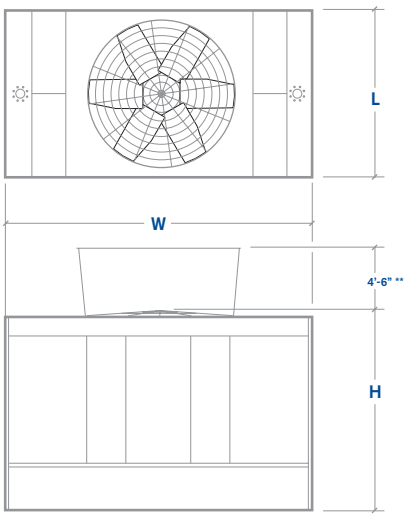
The perfect fit makes all the difference.

See how the best gets even better. There's a Marley NC that's ideal for your application.

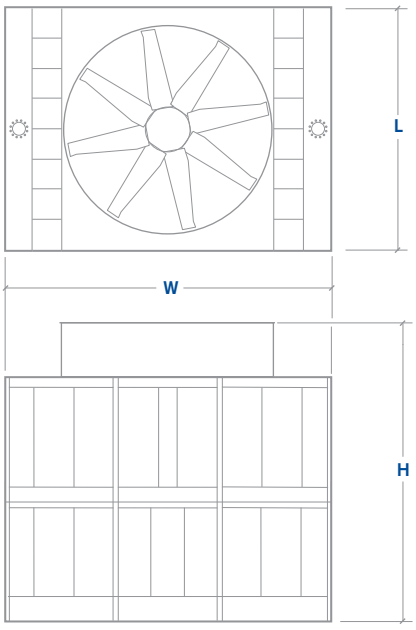
Models	Tons	L	W	H
NC8401	101–198	6'-6"	12'-10"	10'-2"
NC8402	156–308	8'-5"	14'-2"	10'-3"**
NC8403	196–482	8'-5"	18'-2"	11'-11"**
NC8405	242–591	9'-11"	19'-11"	12'-0"**
NC8407	320–711	11'-11"	21'-0"	12'-0" **
NC8409	417–848	13'-11"	22'-5"	12'-0" **
NC8410*	498–934	11'-11"	22'-5"	16'-0" **
NC8411*	546–1042	11'-11"	22'-5"	18'-10" **
NC8412*	700–1256	13'-11"	22'-5"	18'-10" **
NC8413*	604–1219	11'-11"	22'-5"	22'-7" **
NC8414*	761–1487	13'-11"	22'-5"	22'-7" **
NC8422	1311–2189	22'-5"	29'-6"	27'-1"

*Two-story modular cells

**Velocity recovery fan cylinders required on some models in this box size



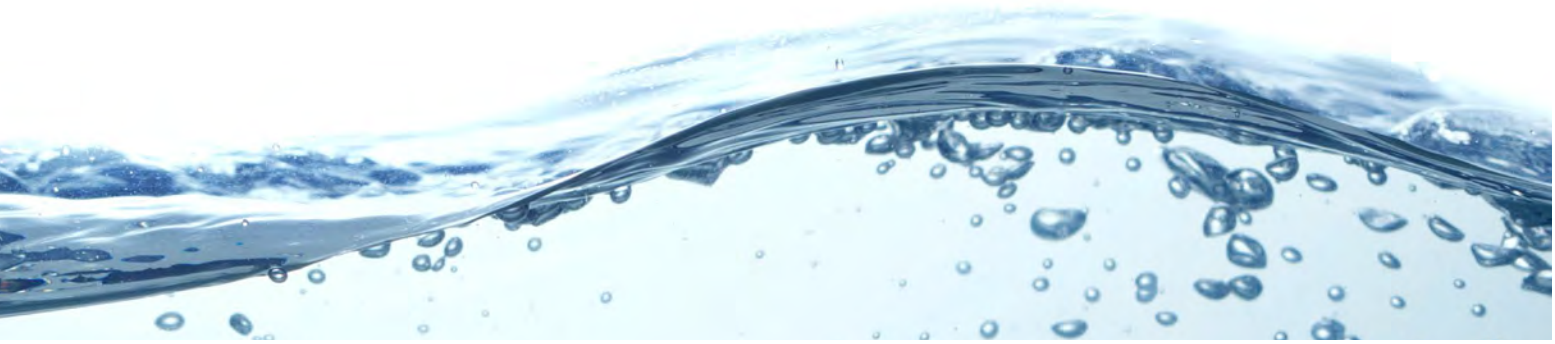
NC8401 - NC8414



NC8422

Water-Source Heat Pumps

ROOFTOP UNITS



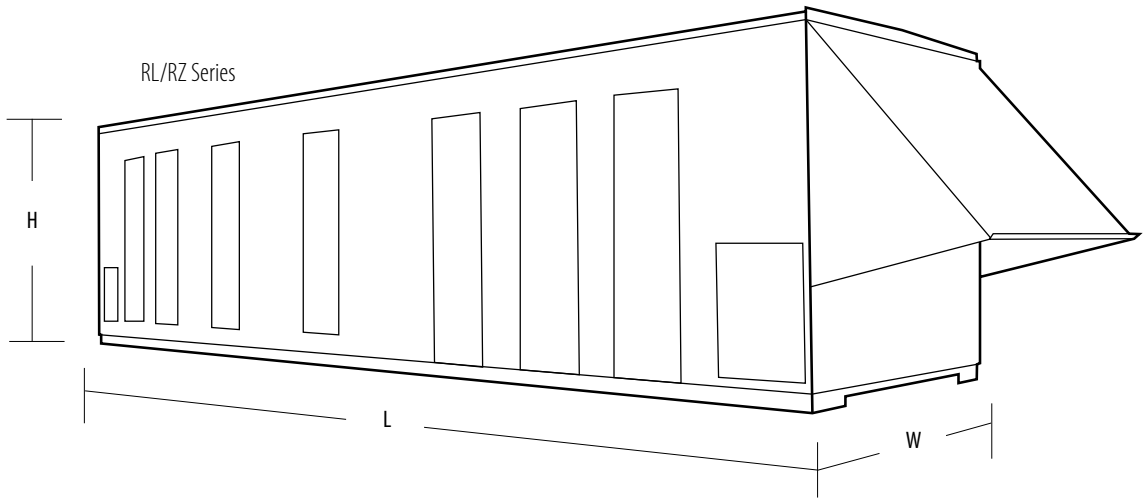


Water-Source Heat Pump Rooftop Unit

Features:

- Water-source and geothermal heat pump rooftop units with capacities from 2-230 tons
- R-410A scroll compressors with up to 8 compressors per unit
- Variable capacity and variable speed scroll compressors for load matching cooling and heating, along with improved part load efficiency
- Heat pump heating with optional electric, gas, steam or hot water auxiliary heating
- AMCA certified and labeled low leakage economizer dampers
- Direct drive backward curved plenum fans
- Power exhaust and power return options
- Factory installed AAONAIRE total and sensible energy recovery wheels
- Double wall rigid polyurethane foam insulated cabinet construction
- Unit access doors with full length hinges and lockable handlers
- Optional walk-in compressor and control service vestibule for units 45 tons and larger
- Option boxes available for field installed components

- *Makeup Air Applications Up to 100% Outside Air*
- *Dehumidification and Premium Filtration Capabilities*
- *Large Tonnage WSHP Rooftops*
- *Factory Installed or Customer Specific Controls Options*





10-100% variable capacity scroll compressors provide load matching cooling and improve part load efficiency

VFD controlled variable speed scroll compressor provide load matching cooling and improved part load efficiency



RL (tons)	Condenser Type	Compressor Type	Width	Height	Length
045	Water-Cooled, Water-Source Heat Pump, or Geothermal	R-410A Scroll	100	102	Length varies depending on options selected
060					
070					
075					
095					
100					
110					
125					
134			142		
135			100		
155			142		
170					
190					
210					
230					
RZ (tons)					
055	Water-Cooled, Water-Source Heat Pump, or Geothermal	R-410A Scroll	142	104	Length varies depending on options selected
065					
075					
090					
105					
120					
130					
140					

*Dimension may vary depending on options selected.
All dimensions are in inches.



AMCA Certified and Labeled Low Leakage Dampers

Airstack®
By MULTISTACK®



Air Source Heat Pump
Product Data Catalog

For Modules: ARP010X, ARP015X, ARP020X, ARP030X, ARP060X

LU 22-115673 DZM
Exhibit C.65

GENERAL DATA TABLE OF AIR SOURCE HEAT PUMP STANDARD –X MODULES					
Compressor	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Type	SCROLL	SCROLL	SCROLL	SCROLL	SCROLL
Nominal Capacity (per compressor)	5	7.5	10	15	30
Quantity	2-TANDEM	2-TANDEM	2-TANDEM	2-TANDEM	2-TANDEM
Load Heat Exchanger	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Type	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE	BRAZED PLATE
Weight	54.4	63.8	83.7	100	214.4
Evap Water Storage (Gals. Each)	1.08	1.4	2.03	2.54	5.86
Quantity	1	1	1	1	1
Header Storage (Gals./Module)	6.4	6.4	18.0	21.0	36.4
Mech. Module Front Water Vol. (Gals./Module)	7.48	7.8	20.03	23.54	41.9
Mech. Module Rear Water Vol. (Gals./Module)	1.08	1.4	2.03	2.54	N/A
Refrigerant Type	R-410A	R-410A	R-410A	R-410A	R-410A
Number of Circuits	1	1	1	1	1
Fans	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Motor Type	TEAO*	TEAO*	TEAO*	TEAO*	TEAO*
HP	1	1	2	2	2
Quantity	2	2	2	2	4
Fan Type	Axial	Axial	Axial	Axial	Axial
Fan Material	Composite	Composite	Composite	Composite	Composite
Air Flow (cfm) (per module)	6,600	8,500	16,000	22,000	44,000
Source/Sink Heat Exchanger Coils	**ARP010X**	**ARP015X**	**ARP020X**	**ARP030X**	**ARP060X**
Fin Material	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
Tube Material	Copper	Copper	Copper	Copper	Copper
Tube Diameter (in.)	3/8	3/8	3/8	3/8	3/8
Number of Rows	6	6	6	6	6
Coil Dimensions (Quantity)	32 x 51 (2)	30 x 49 (2)	30 x 61½ (2)	42 x 73½ (2)	42 x 73½ (4)
Refrigerant Type	R-410A	R-410A	R-410A	R-410A	R-410A
Charge (lbs./circuit)	24	25	45	56	126
Number of Circuits	1	1	1	1	1
Operating Weight (with AL/CU coils)	1475	1475	2025	2480	4875
Shipping Weight (with AL/CU coils)	1400	1400	1850	2205	4525
**TEAO= Totally Enclosed Air Over*					



Multiple module array

Date: 5/6/22

From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: **LU 22-115673 DZ – Sandy Pine**
Pre App: **PC # 21-077981**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required*.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Staci Monroe at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: 5/31/22 – 25 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: 6/6/22**
- **A public hearing before the Design Commission is tentatively scheduled for June 16, 2022**

Applicant:	Jonathan Heppner | Lever Architecture PC 4713 N Albina Ave, Fourth Floor | Portland, OR 97217
Payor:	Marc Coluccio | Solterra 2909 1st Ave S | Seattle, WA 98134
Owner:	Brian Heather | Sandypine LLC 2909 1st Ave S | Seattle, WA 98134
Site Address:	900 SE SANDY BLVD
Legal Description:	BLOCK 200 LOT 1 EXC PT IN ST LOT 2-8, EAST PORTLAND; BLOCK 200 LOT 3-6, EAST PORTLAND
Tax Account No.:	R226513350, R226513370
State ID No.:	1N1E35CD 08800, 1N1E35CD 08900
Quarter Section:	3031
Neighborhood:	Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com
Business District:	Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition:	Southeast Uplift, contact Matchu Williams at matchu@seuplift.org
Plan District:	Central City - Central Eastside
Other Designations:	None
Zoning:	EXd – Central Employment Zone with a Design Overlay Zone
Case Type:	DZM – Design Review with Modification
Procedure:	Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:
The applicant requests Design Review approval for a new 12-story, 125' tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and 201 parking stalls for the residential tenants. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14' wide and limit to bike access only. The sidewalk would be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving and overhead lights.

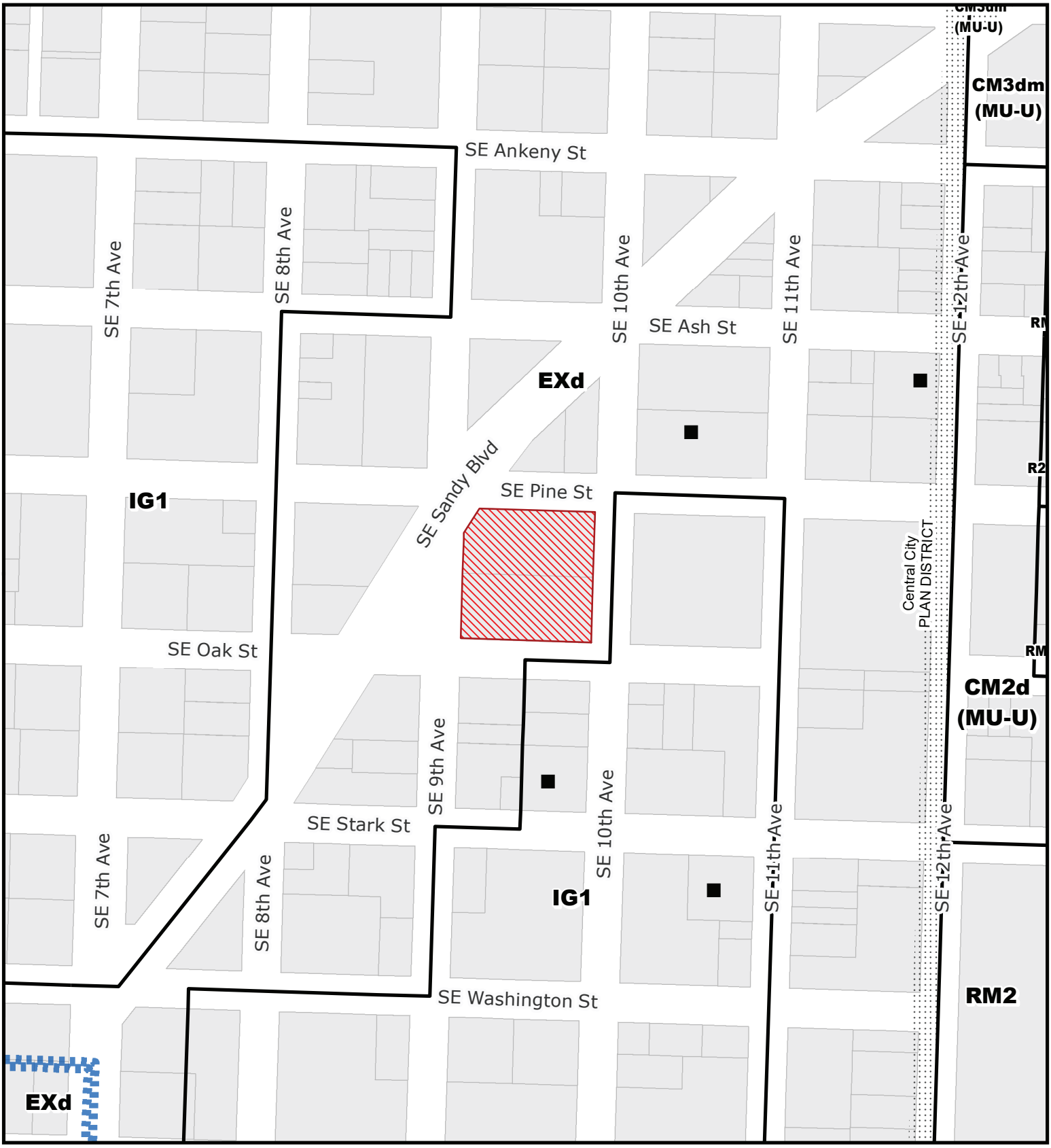
The following Modification is also requested:
- *Maximum Building Setback* – To not meet the 10' building setback along a portion of SE Sandy (Section 33.140.215.C).

This new development requires a Type III Design Review per Sections 33.420.041.A and 33.825.025.A, Table 825-1.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:
- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on February 22, 2022 and determined to be complete on 5/4/22.

Enclosures: Zoning Map, Site Plan



ZONING

NORTH

For Zoning Code in effect Post August 1, 2021

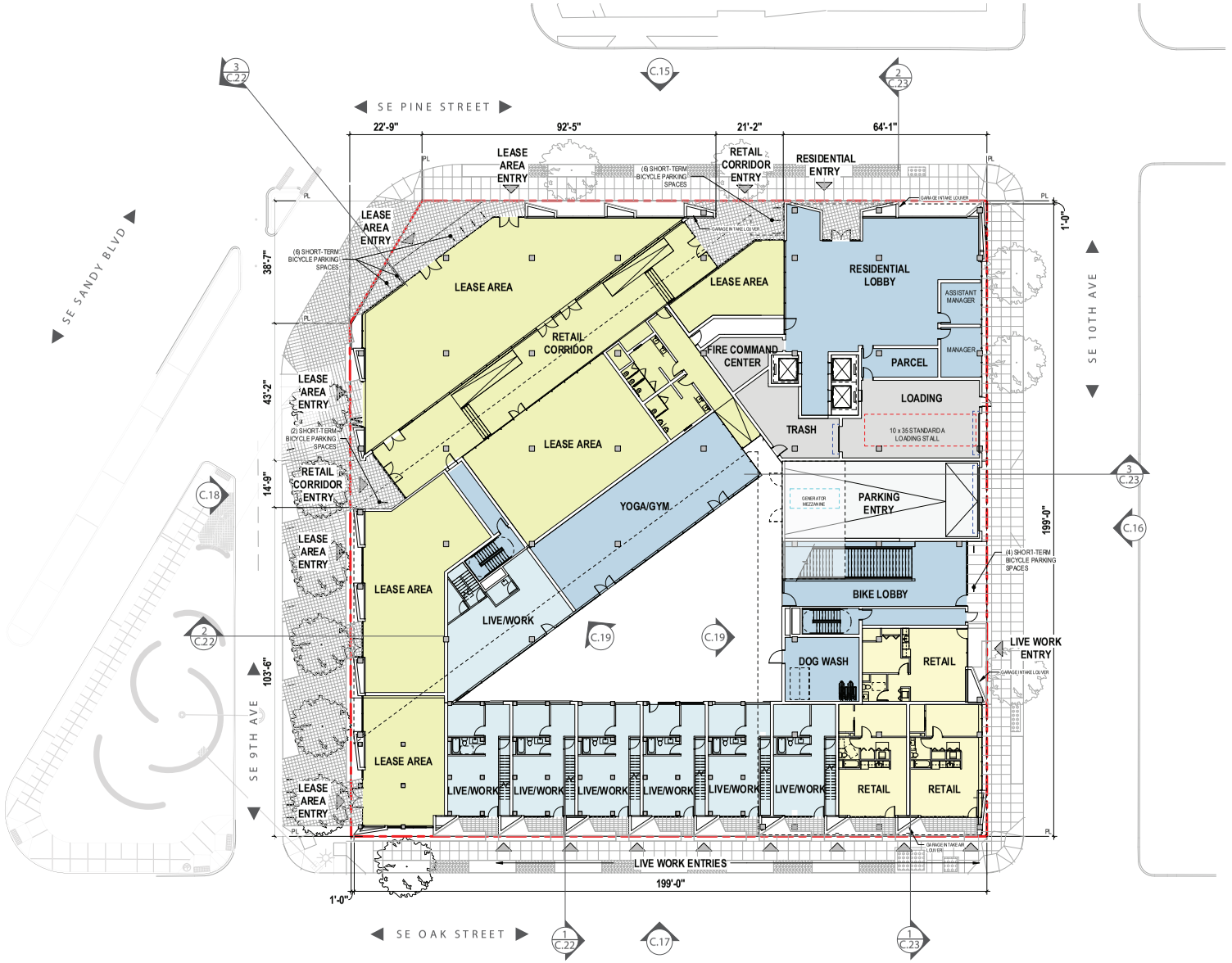
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

Site

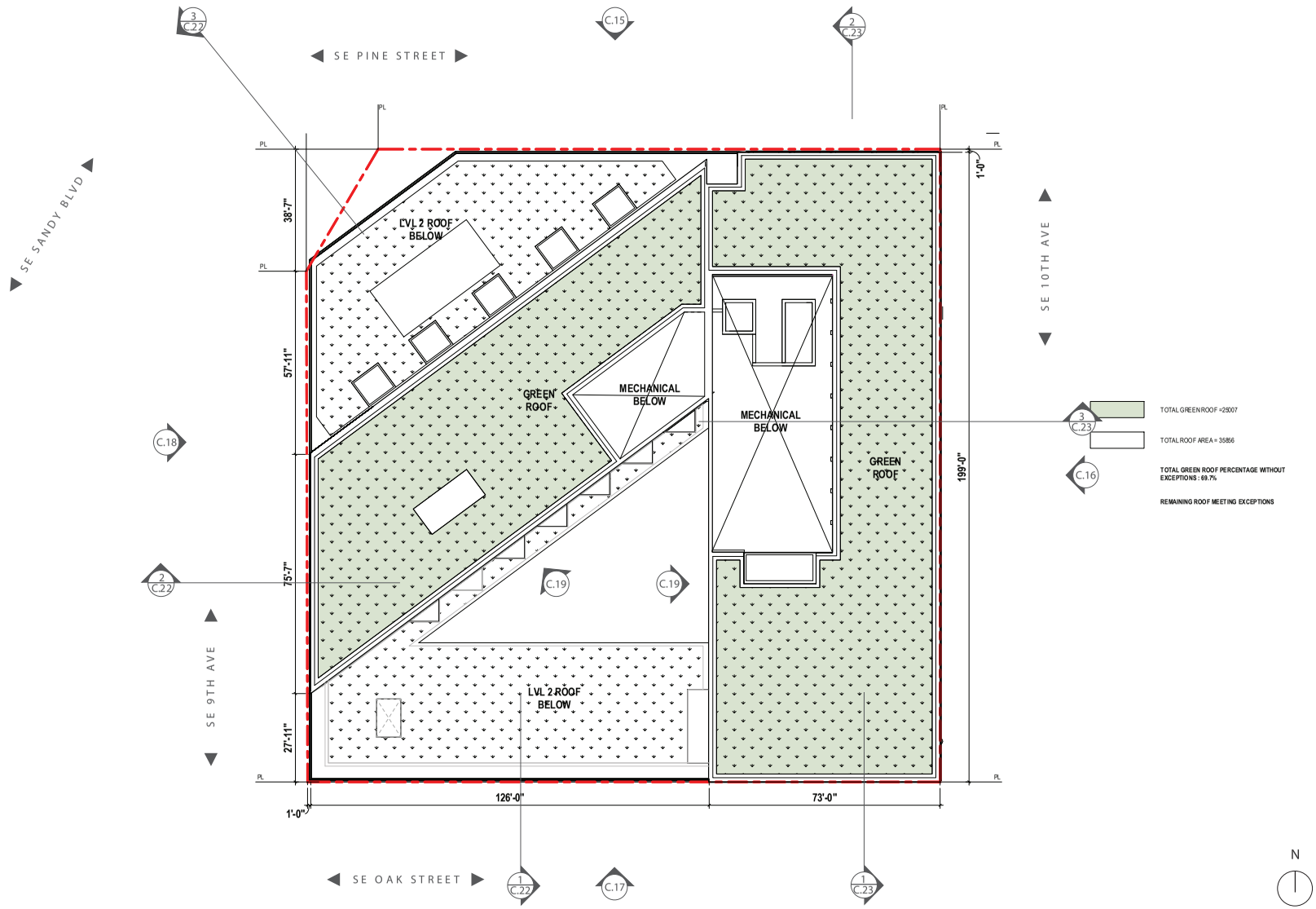
Historic Landmark

File No.	LU 22 - 115673 DZM
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 8800
Exhibit	B May 04, 2022

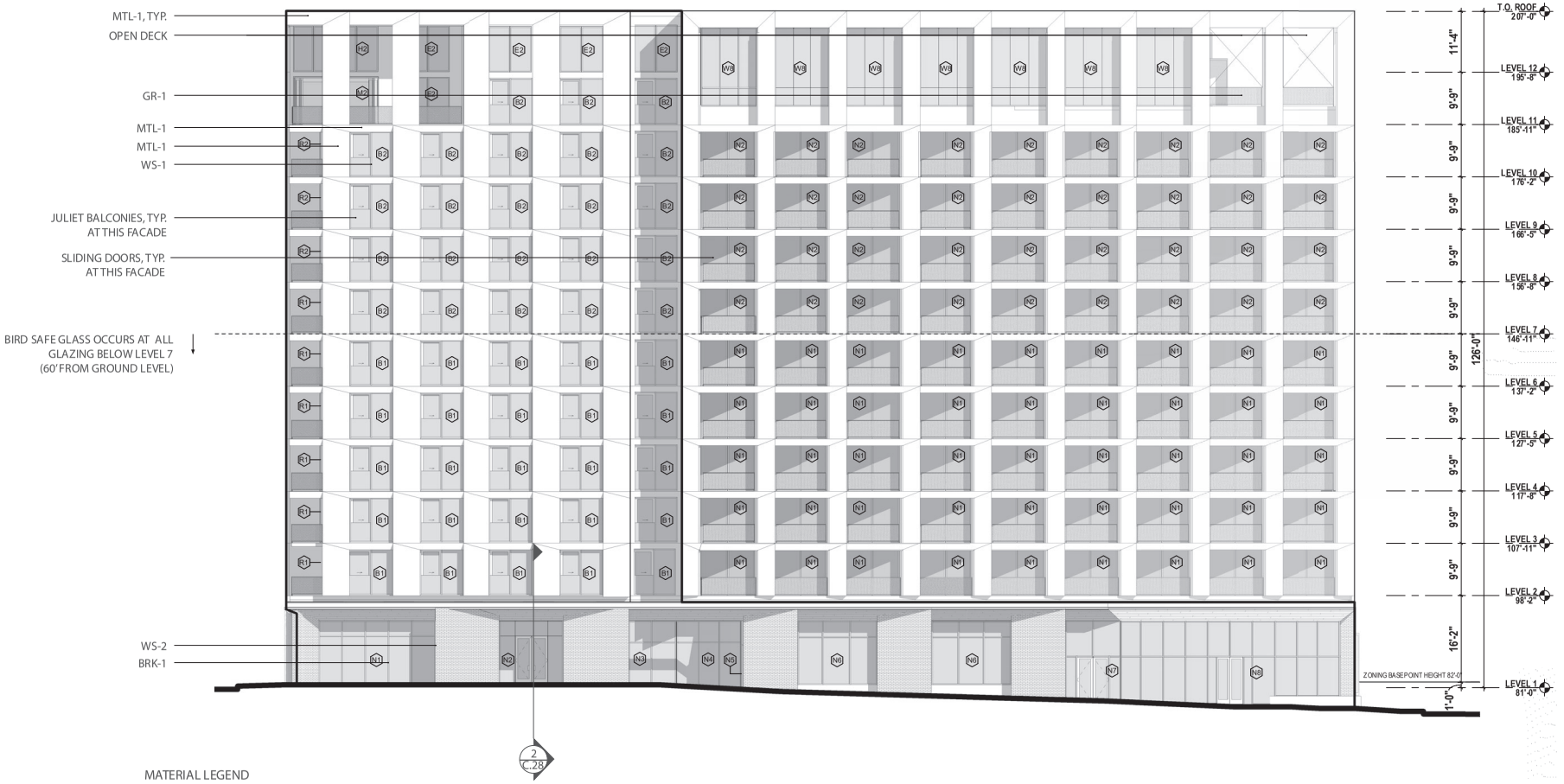
LU 22-115673 DZM
Exhibit D1


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
22'-9"
92'-5"
21'-2"
64'-1"
199'-0"
LEASE AREA ENTRY
RETAIL CORRIDOR ENTRY
RESIDENTIAL ENTRY
(6) SHORT-TERM BICYCLE PARKING SPACES
GARAGE INTAKE LOUVER
LEASE AREA
RETAIL CORRIDOR
RESIDENTIAL LOBBY
ASSISTANT MANAGER
MANAGER
FIRE COMMAND CENTER
PARCEL
LOADING
TRASH
10 x 35 STANDARD A LOADING STALL
(2) SHORT-TERM BICYCLE PARKING SPACES
YOGA/GYM
GENERATOR MEZZANINE
PARKING ENTRY
(4) SHORT-TERM BICYCLE PARKING SPACES
BIKE LOBBY
LIVE/WORK
DOG WASH
RETAIL
LIVE WORK ENTRY
LIVE WORK ENTRIES
38'-7"
43'-2"
14'-9"
103'-6"
199'-0"
1'-0"
C.15
C.16
C.17
C.18
C.19
C.19
N
0'
32'

LEVEL 1


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
LVL 2 ROOF BELOW
GREEN ROOF
MECHANICAL BELOW
MECHANICAL BELOW
GREEN ROOF
LVL 2 ROOF BELOW
38'-7"
57'-11"
75'-7"
27'-11"
199'-0"
1'-0"
1'-0"
126'-0"
73'-0"
TOTAL GREEN ROOF =29007
TOTAL ROOF AREA = 35856
TOTAL GREEN ROOF PERCENTAGE WITHOUT EXCEPTIONS : 69.7%
REMAINING ROOF MEETING EXCEPTIONS
N
0'
32'

ROOF PLAN

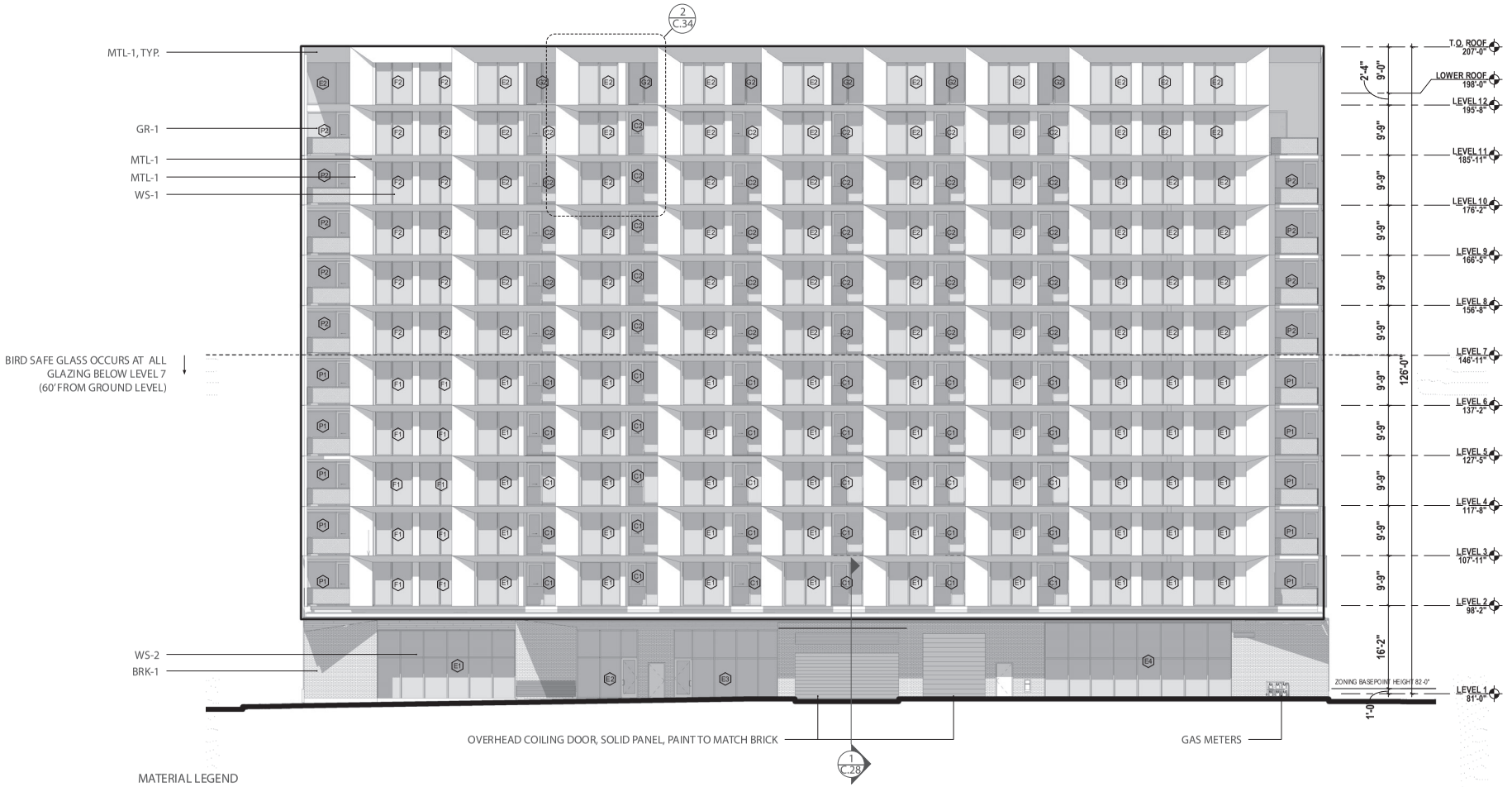


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

NORTH ELEVATION



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

EAST ELEVATION



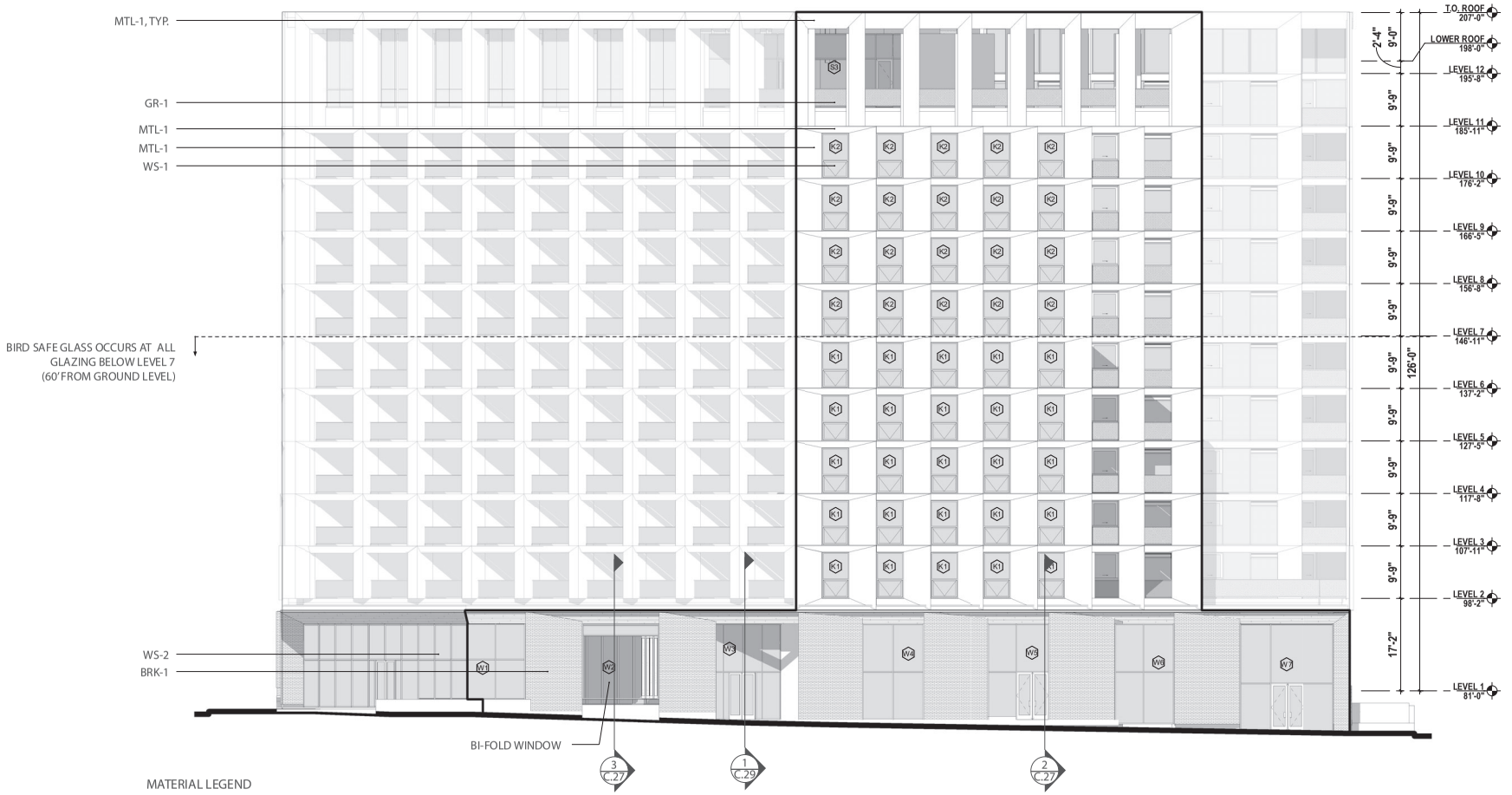
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

SOUTH ELEVATION

LU 22-115673 DZM
Exhibit D1



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

WEST ELEVATION



1. Bike Lane
2. Bike Racks
3. Live/Work Units
4. Pavers
5. Proposed Street Tree
6. Building Courtyard
7. Retail Corridor
8. Ramp w/ Raised Planter
9. Planting
10. Planters
11. Cafe Seating (By Owner)
12. Overhead Lights
13. Runnel Water Feature
14. Hadco Street Lights

LEVEL 1 LANDSCAPE PLAN

Date: May 12, 2022

To: Jonathan Heppner | Lever Architecture
4713 N Albina Ave, Fourth Floor
Portland, OR 97217

From: Staci Monroe

RE: LU 22-115673 DZM – Sandy Pine

Dear Applicant:

I have received your application for a Design Review with a Modification at 900 SE SANDY BLVD. Your application was deemed complete on **May 4, 2022**. Your case number is given above; the hearing is scheduled for **June 16, 2022, at 1:30PM**. I am the planner handling your case and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 30 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

A. Because your site has:
   - 177'-8" of frontage on SE Pine. You must post 1 sign along this street.
   - 200' of frontage on SE 10th. You must post 1 sign along this street.
   - 198'-3" of frontage on SE Oak. You must post 1 sign along this street.
   - 161'-5" of frontage on SE 9th. You must post 1 sign along this street.
   - 44' of frontage on SE Sandy. You must post 1 sign along this street.

B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may <u>not</u> post in the public right-of-way.

C. Because the hearing for your case is scheduled for June 16, 2022 at 1:30PM, **you must post the notice by May 17, 2022**, 30 days before the hearing.

D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. In addition, time limits on our processing of your case will be waived. You must return this statement to us by June 2, 2022, 14 days before the hearing.

E. You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

Encl: Posting Notice
Statement Certifying Posting

cc: Application Case File

Type III Land Use Review

Sandy Pine

CASE FILE	**LU 22-115673 DZM**
WHEN	**Thursday, June 16, 2022 @ 1:30 PM** *(This is the hearing start time –see Commission agenda for estimated project start time.)*
WHERE	**ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/dcagenda**
HOW	**TO TESTIFY: Follow instructions on the Design Commission agenda or email the planner at benjamin.nielsen@portlandoregon.gov**
REVIEW BY	**DESIGN COMMISSION**
LAND USE REVIEW TYPE	**DESIGN REVIEW**
PROPOSAL	▪ New 12-story, 125' tall mass-timber high rise with 2.5 levels of subgrade parking ▪ Building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and 201 parking stalls for the residential tenants ▪ Amenity spaces both on the ground and 11th floor are provided ▪ Building materials include brick, metal panel, aluminum window and storefronts ▪ Includes non-standard improvement to SE 9th frontage to reduce travel lane to 14' wide and limit to bike access only. Sidewalk extended to create for outdoor seating, landscaping planters, special paving and overhead lights. ▪ Modifications to Maximum Building Setback & Ground Floor Active Use.
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines Central Eastside Design Guidelines Modifications Through Design Review – Section 33.825.040
SITE ADDRESS	900 SE Sandy Blvd
ZONING/ DESIGNATION	EXd – Central Employment Zone with a Design Overlay Central City Plan District – Central Eastside Subdistrict
FURTHER INFO	Available online at ***www.portlandoregon.gov/bds/dcagenda*** or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	**Staci Monroe, City Planner** **(503) 865-6516 / staci.monroe@PortlandOregon.gov** Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | การแปลภาษา ที่ การอธิบาย
Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

503-823-7300 | BDS@PortlandOregon.gov | www.PortlandOregon.gov/bds/translated | TTY: 503-823-6868 Relay Service: 711

Jonathan Heppner
Lever Architecture
4713 N Albina Ave, 4th Floor
Portland, OR 97217

DATE: 06/1/2022

TO: Staci Monroe
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 22-115673

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for June 16, 2022 at 1:30PM, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on MAY 16 2022 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than June 2, 2022, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing, or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.

Signature

JONATHAN HEPPNER
Print Name

4713 N ALBINA AVE 4TH FLR
Address

PORTLAND OR 97217
City/State/Zip Code

Date: May 27, 20222

To: Interested Person

From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@portlandoregon.gov

NOTICE OF A PUBLIC HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 22-115673 DZM - Sandy Pine
PC # 21-077981
REVIEW BY: Design Commission
WHEN: June 16, 2022 at 1:30pm
REMOTE ACCESS: Design Commission Agenda
https://www.portlandoregon.gov/bds/dcagenda

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice observe and participate remotely.

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Jonathan Heppner | Lever Architecture PC
4713 N Albina Ave, Fourth Floor | Portland, OR 97217
jonathan@leverarchitecture.com

Payor: Marc Coluccio | Solterra
2909 1st Ave S | Seattle, WA 98134

Owner/Agent: Brian Heather | Sandypine LLC
2909 1st Ave S | Seattle, WA 98134

Site Address: 900 SE SANDY BLVD

Legal Description: BLOCK 200 LOT 1 EXC PT IN ST LOT 2-8, EAST PORTLAND; BLOCK 200 LOT 3-6, EAST PORTLAND
Tax Account No.: R226513350, R226513370
State ID No.: 1N1E35CD 08800, 1N1E35CD 08900
Quarter Section: 3031

Neighborhood:	Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com
Business District:	Central Eastside Industrial Council, contact ceic@ceic.cc
District Coalition:	Southeast Uplift, contact Matchu Williams at matchu@seuplift.org
Plan District:	Central City - Central Eastside
Other Designations:	None
Zoning:	EXd – Central Employment Zone with a Design Overlay Zone
Case Type:	DZM – Design Review with Modifications
Procedure:	Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:
The applicant requests Design Review approval for a new 12-story, 125' tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and up to 201 parking stalls for the residential tenants. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14' wide and limit to bike access only. The sidewalk would be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving and overhead lights.

The following Modifications are requested:
1. *Maximum Building Setback* – To not meet the 10' building setback along a portion of SE Sandy (Section 33.140.215.C).
2. *Ground Floor Active Use* – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the criteria of Title 33, Portland Zoning Code. The relevant criteria are:
- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Modifications Through Design Review – Section 33.825.040

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on February 22, 2022 and determined to be complete on May 4, 2022.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website at https://www.portlandoregon.gov/bds/dcagenda. Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is identified at the beginning of this notice. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the City's website at http://www.portlandoregon.gov.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to

the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

We are seeking your comments on this proposal. To comment, you may write or testify at the remote hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to Staci Monroe at staci.monroe@portlandoregon.gov.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

Thank you for any information you can provide regarding this case. Note: If you have already written, it is not necessary to write again; your correspondence will be given to the Design Commission.

If you plan to testify at the hearing, please refer to instructions included with this notice.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled due the inclement weather or other similar emergency.

- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Instructions for Observing or Testifying at the Portland Design Commission Webinar Hearings
Zoning Map
Site Plan
Building Elevations
Landscape Plan

Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: https://www.portlandoregon.gov/bds/42441
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
    - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
    - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

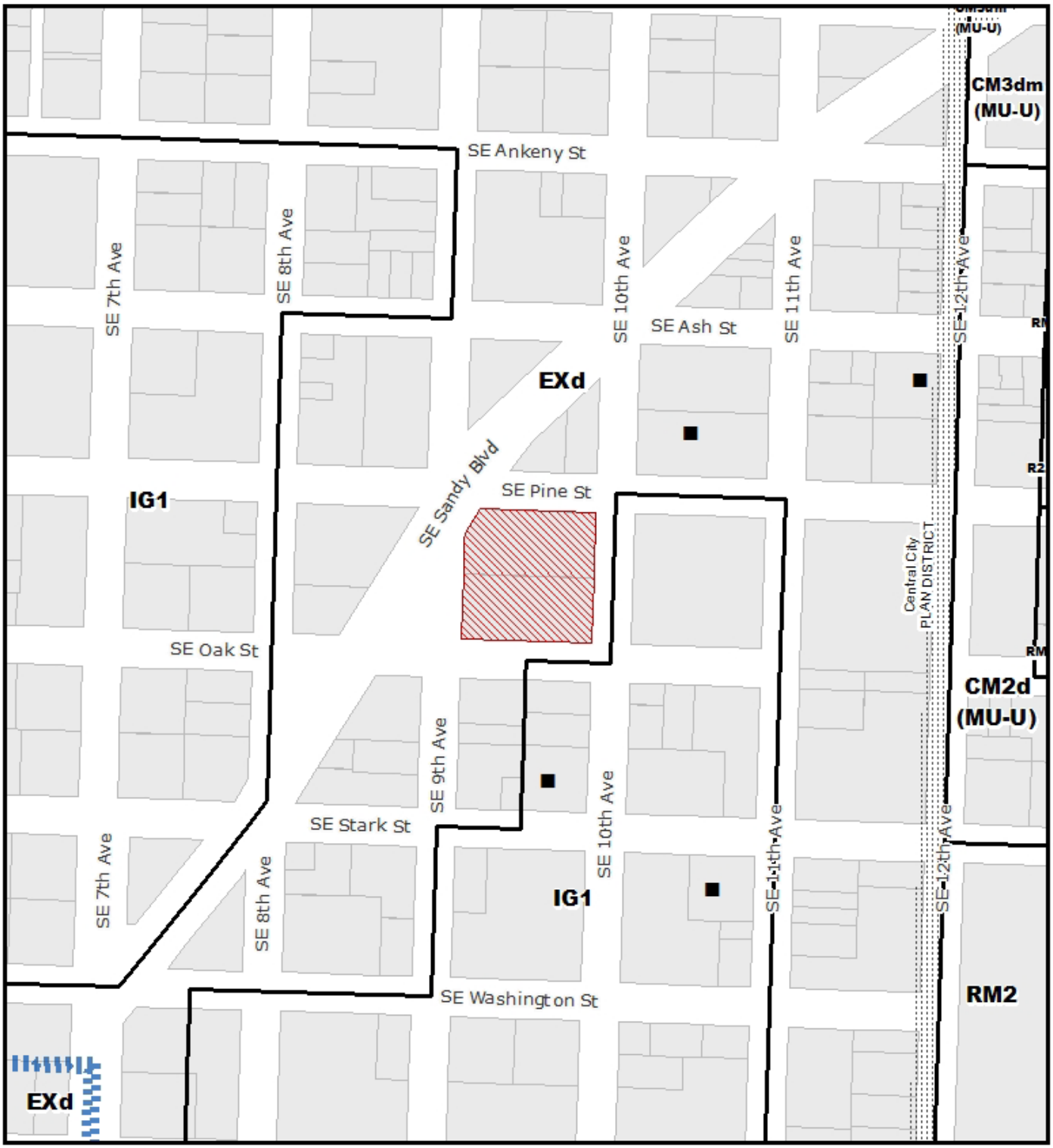
Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
    - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
    - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
    - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
        - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
        - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
    - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
    - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
    - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: https://efiles.portlandoregon.gov/Search.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.



ZONING

NORTH

For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

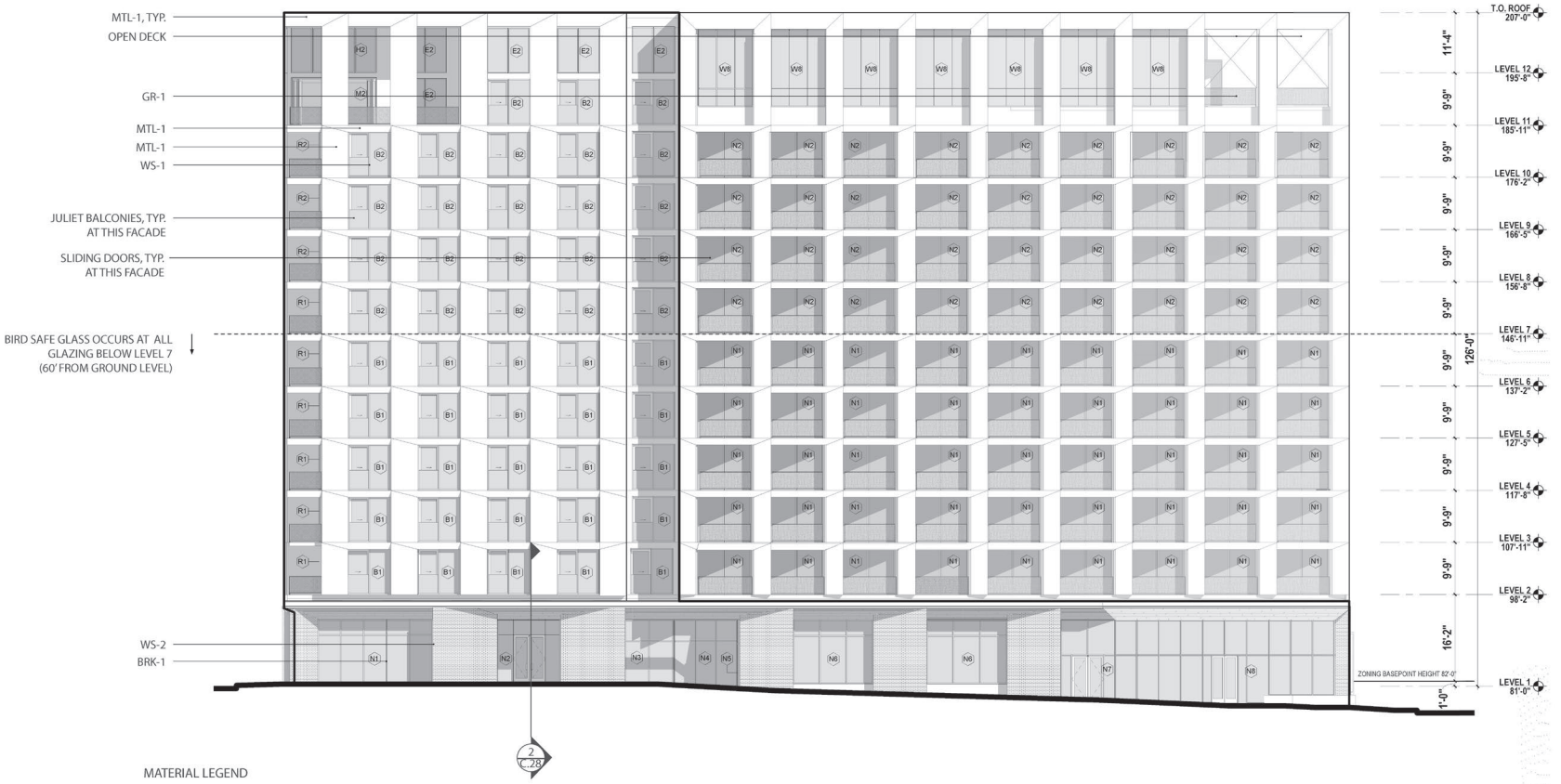
Site

Historic Landmark

File No.	LU 22 - 115673 DZM
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 8800
Exhibit	B May 04, 2022


SE PINE STREET
SE SANDY BLVD
SE 10TH AVE
SE 9TH AVE
SE OAK STREET
22'-9"
92'-5"
21'-2"
64'-1"
38'-7"
43'-2"
14'-9"
103'-6"
1'-0"
199'-0"
LEASE AREA ENTRY
RETAIL CORRIDOR ENTRY
RESIDENTIAL ENTRY
(6) SHORT-TERM BICYCLE PARKING SPACES
(2) SHORT-TERM BICYCLE PARKING SPACES
(4) SHORT-TERM BICYCLE PARKING SPACES
LEASE AREA
RETAIL CORRIDOR
RESIDENTIAL LOBBY
ASSISTANT MANAGER
MANAGER
FIRE COMMAND CENTER
PARCEL
LOADING
TRASH
10 x 35 STANDARD A LOADING STALL
YOGA/GYM
PARKING ENTRY
BIKE LOBBY
LIVE/WORK
DOG WASH
RETAIL
LIVE WORK ENTRY
LIVE WORK ENTRIES
N
0'
32'

LEVEL 1

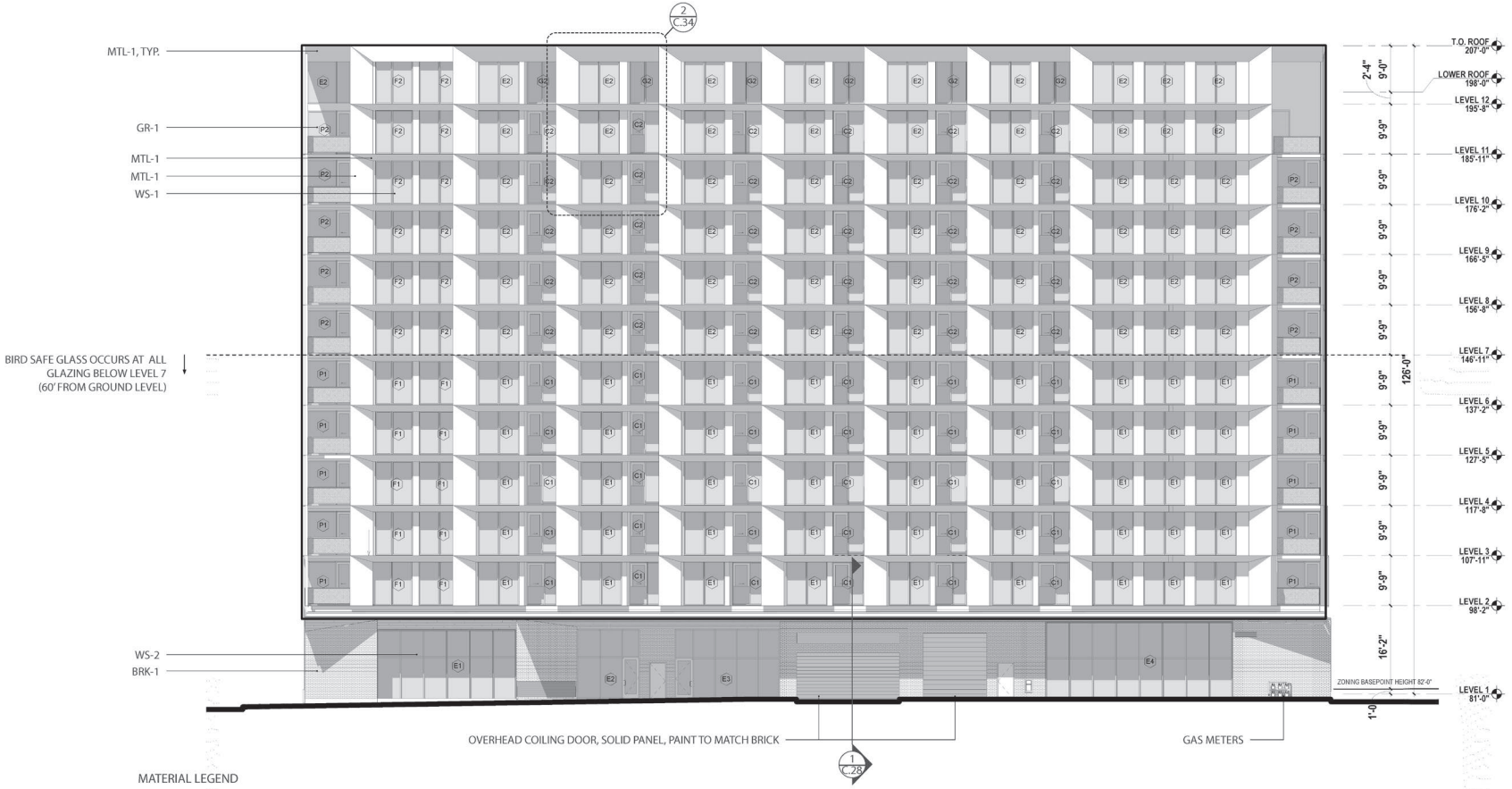


MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0′ 20′

NORTH ELEVATION



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

EAST ELEVATION

LU 22-115673 DZM
Exhibit D5



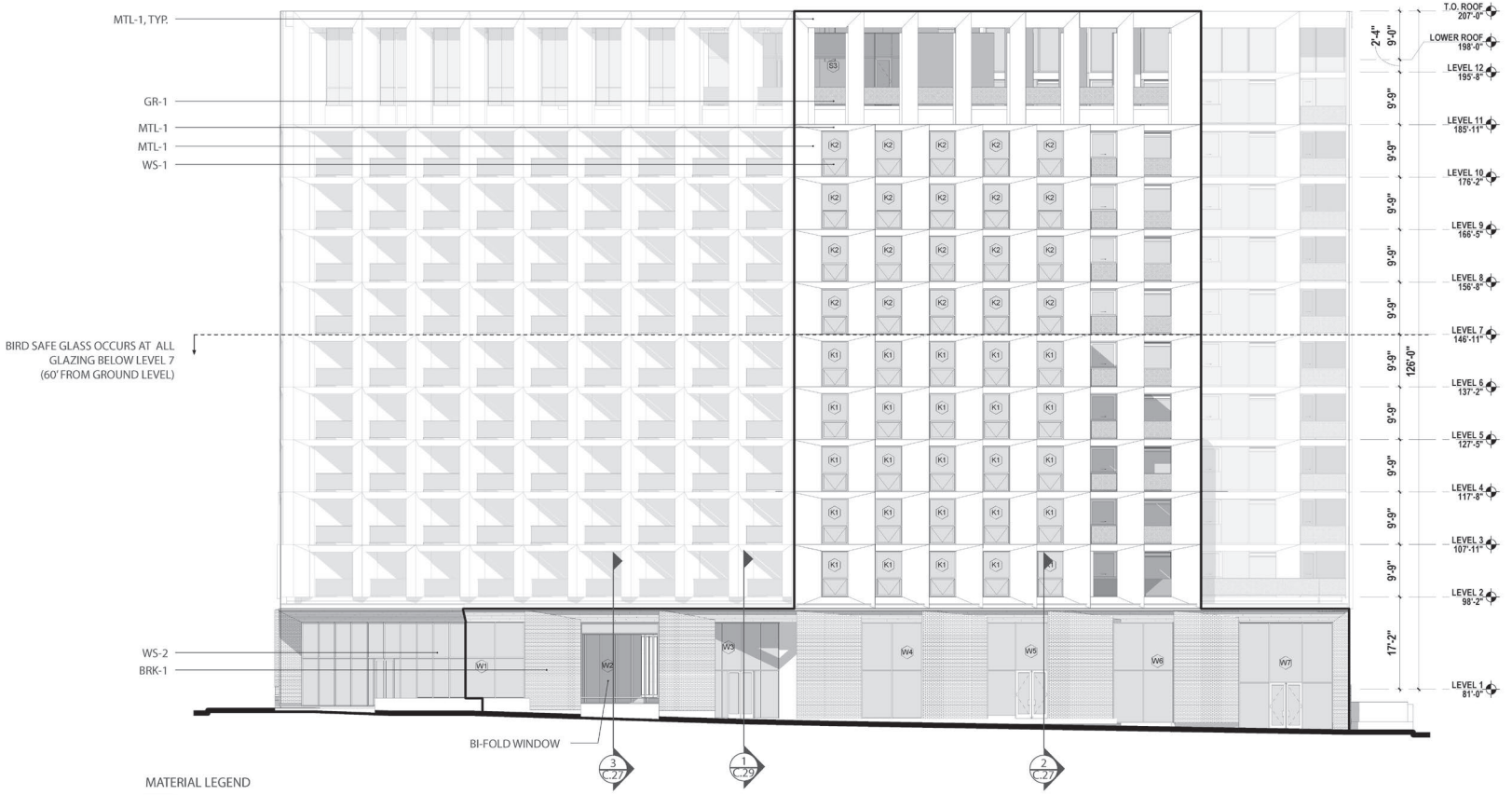
MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

SOUTH ELEVATION

LU 22-115673 DZM
Exhibit D5



MATERIAL LEGEND

MTL-1	METAL PANEL
WS-1	ALUMINUM WINDOW SYSTEM
WS-2	ALUMINUM STOREFRONT
BRK-1	BRICK CLADDING
GR-1	STAINLESS STEEL MESH RAILING
MP-1	PERFORTAED METAL PANEL

0' 20'

WEST ELEVATION



1. Bike Lane
2. Bike Racks
3. Live/Work Units
4. Pavers
5. Proposed Street Tree
6. Building Courtyard
7. Retail Corridor
8. Ramp w/ Raised Planter
9. Planting
10. Planters
11. Cafe Seating (By Owner)
12. Overhead Lights
13. Runnel Water Feature
14. Hadco Street Lights

LEVEL 1 LANDSCAPE PLAN

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E35CC 10000	COFFEE HOLDINGS LLC	340 SE 7TH AVE	PORTLAND OR 97214
3	RETURN SERVICE REQUESTED		1N1E35CC 10300	DEARBORN DAVID	225 SE 16TH AVE	PORTLAND OR 97214
4	RETURN SERVICE REQUESTED		1N1E35CC 10400	PACIFIC OUTDOOR ADVERTISING	715 NE EVERETT ST	PORTLAND OR 97232-2724
5	RETURN SERVICE REQUESTED	1N1E35CC 10400	29SC PINE LOFTS PROPERTY OWNER LLC	ATTN 29TH STREET MANAGEMENT IV LLC	20 N WACKER DR #4120	CHICAGO IL 60606-3193
6	RETURN SERVICE REQUESTED		1N1E35CC 10500	AGBENNETT LLC	10634 S HEDLUND AVE	PORTLAND OR 97219-7916
7	RETURN SERVICE REQUESTED		1N1E35CC 10500	PORTLAND ROASTING HOLDINGS LLC	340 SE 7TH AVE	PORTLAND OR 97214-1201
8	RETURN SERVICE REQUESTED		1N1E35CC 10600	BLIZZARD PROPERTIES LLC	4345 WESTBAY RD	LAKE OSWEGO OR 97035-5525
9	RETURN SERVICE REQUESTED		1N1E35CC 10700	MZAP LLC	PO BOX 14953	PORTLAND OR 97293
10	RETURN SERVICE REQUESTED		1N1E35CC 10800	DANWEI LLC	3732 SE GLENWOOD ST	PORTLAND OR 97202
11	RETURN SERVICE REQUESTED		1N1E35CC 10800	FRESH CONSULTING	14725 SE 36TH ST #300	BELLEVUE WA 98006
12	RETURN SERVICE REQUESTED		1N1E35CC 10800	811 STARK LLC	75 SE YAMHILL ST #201	PORTLAND OR 97214
13	RETURN SERVICE REQUESTED		1N1E35CC 10800	WORKS PARTNERSHIP ARCHITECTURE LLC	811 SE STARK ST #210	PORTLAND OR 97214
14	RETURN SERVICE REQUESTED		1N1E35CC 10900	820 SE SANDY LLC	25 EAST CALLE PRIMOROSA	TUCSON AZ 85716
15	RETURN SERVICE REQUESTED	1N1E35CC 11000	PORTLAND GENERAL ELECTRIC CO	1WTCO501-CORPORATE TAX DEPT	121 SW SALMON ST	PORTLAND OR 97204-2901
16	RETURN SERVICE REQUESTED	1N1E35CC 11200	REFRIGERATION SUPPLIES	DISTRIBUTOR INC	26021 ATLANTIC OCEAN DR	LAKE FOREST CA 92630
17	RETURN SERVICE REQUESTED		1N1E35CC 5200	DSI INC	516 SE MORRISON ST #788	PORTLAND OR 97214-2347
18	RETURN SERVICE REQUESTED		1N1E35CC 5400	DATA SYSTEMS INC	516 SE MORRISON ST #700	PORTLAND OR 97214-2347
19	RETURN SERVICE REQUESTED		1N1E35CC 5700	VISTA PROPERTY INVESTMENTS LLC	PO BOX 4657	SALEM OR 97302
20	RETURN SERVICE REQUESTED		1N1E35CC 5800	BULLSEYE LLC	215 SE 9TH AVE #109	PORTLAND OR 97214
21	RETURN SERVICE REQUESTED		1N1E35CC 5800	HIGH ON THE HOG INC	828 SE ASH ST	PORTLAND OR 97214-1240
22	RETURN SERVICE REQUESTED		1N1E35CC 5800	SCOTCH LODGE LLC	215 SE 9TH AVE #102	PORTLAND OR 97214
23	RETURN SERVICE REQUESTED		1N1E35CC 5800	VISTALOGIC INC	PO BOX 28296	PORTLAND OR 97228-8296
24	RETURN SERVICE REQUESTED		1N1E35CC 5800	BIWA INC	1430 SE WATER AVE #103	PORTLAND OR 97214
25	RETURN SERVICE REQUESTED		1N1E35CC 5800	EAST BANK COMMUNICATIONS INC	215 SE 9TH AVE #202	PORTLAND OR 97214-1302
26	RETURN SERVICE REQUESTED	1N1E35CC 5800	PINE STREET STUDIOS LLC	ATTN NAI ELLIOT	901 NE GLISAN ST #200	PORTLAND OR 97232
27	RETURN SERVICE REQUESTED		1N1E35CC 6000	PARAMOUNT SUPPLY CO	PO BOX 14096	PORTLAND OR 97293
28	RETURN SERVICE REQUESTED		1N1E35CC 6200	CLARK MATT	3303 WESTHILL DR	AUSTIN TX 78704
29	RETURN SERVICE REQUESTED	1N1E35CC 6300	VOLUNTEERS OF AMERICA OREGON INC	ATTN CFO	3910 SE STARK ST	PORTLAND OR 97214-2278
30	RETURN SERVICE REQUESTED	1N1E35CC 90000	ASSOCIATION OF UNIT OWNERS OF	EASTSIDE LOFTS CONDOMINIUM	PO BOX 25058	PORTLAND OR 97298
31	RETURN SERVICE REQUESTED		1N1E35CC 90001	LH INVESTMENTS INC	7990 SW BOECKMAN RD	WILSONVILLE OR 97070
32	RETURN SERVICE REQUESTED		1N1E35CC 90002	GALLI DAVID B & JOHNSON EMILY M	5328 NE CLEVELAND AVE	PORTLAND OR 97211
33	RETURN SERVICE REQUESTED		1N1E35CC 90003	TRABERT JASON	216 SE 8TH AVE #3	PORTLAND OR 97214
34	RETURN SERVICE REQUESTED		1N1E35CC 9700	302 SE 7TH OZ LLC	210 SE MADISON ST #19	PORTLAND OR 97214-4192
35	RETURN SERVICE REQUESTED		1N1E35CD 11600	ST FRANCIS PARK LP	2740 SE POWELL BLVD #7	PORTLAND OR 97202-2069
36	RETURN SERVICE REQUESTED		1N1E35CD 11700	HOME FORWARD	135 SW ASH ST	PORTLAND OR 97204-3540
37	RETURN SERVICE REQUESTED	1N1E35CD 11701	ST FRANCIS WOODLANDS LLC	ATTN DIRECTOR OF HOUSING	2740 SE POWELL BLVD	PORTLAND OR 97202
38	RETURN SERVICE REQUESTED		1N1E35CD 11800	ART DESIGN PORTLAND LLC	417 SE 11TH AVE	PORTLAND OR 97214
39	RETURN SERVICE REQUESTED		1N1E35CD 11800	FARIES INVEST	12535 S IRON MOUNTAIN BLVD	PORTLAND OR 97219-8303
40	RETURN SERVICE REQUESTED	1N1E35CD 11900	UNITED STATES BAKERY INC	ATTN RANDI WELLS	2006 S WELLER ST	SEATTLE WA 98144
41	RETURN SERVICE REQUESTED		1N1E35CD 12000	CWIK LAWRENCE J	PO BOX 5912	PORTLAND OR 97228-5912
42	RETURN SERVICE REQUESTED		1N1E35CD 12100	LITTLE AMY E	2107 S FAIRFIELD AVE	CHICAGO IL 60608
43	RETURN SERVICE REQUESTED		1N1E35CD 12200	SAMNICK HOLDINGS II LLC	PO BOX 2507	WILSONVILLE OR 97070
44	RETURN SERVICE REQUESTED		1N1E35CD 12300	MULTNOMAH COUNTY OREGON	421 SE 10TH AVE	PORTLAND OR 97214
45	RETURN SERVICE REQUESTED		1N1E35CD 12300	STARK CENTRAL LLC & TIGERSEYE LLC	PO BOX 2507	WILSONVILLE OR 97070
46	RETURN SERVICE REQUESTED		1N1E35CD 12300	CURRENT DWELLING INC	4735 NE 79TH AVE	PORTLAND OR 97218
47	RETURN SERVICE REQUESTED		1N1E35CD 12500	FAY FAMILY LLC	1674 COVE PT RD	KLAMATH FALLS OR 97601-9300
48	RETURN SERVICE REQUESTED		1N1E35CD 12600	BASE CAMP BREWING COMPANY LLC	1735 E MAIN ST	ASHLAND OR 97520-9720
49	RETURN SERVICE REQUESTED		1N1E35CD 12800	GROVE LLC	6524 N ALBINA AVE	PORTLAND OR 97217
50	RETURN SERVICE REQUESTED		1N1E35CD 12800	432 SE 9TH AVENUE LLC	5150 SW 85TH AVE	PORTLAND OR 97225
51	RETURN SERVICE REQUESTED		1N1E35CD 12900	FIRE STATION NO 7 LLC	1111 NE FLANDERS ST #206	PORTLAND OR 97232
52	RETURN SERVICE REQUESTED		1N1E35CD 2200	BRIDGETOWN COMMERCIAL HOLDINGS INC	975 SE SANDY BLVD #200	PORTLAND OR 97214
53	RETURN SERVICE REQUESTED		1N1E35CD 2200	YOUNG RONALD	975 SE SANDY BLVD	PORTLAND OR 97214
54	RETURN SERVICE REQUESTED		1N1E35CD 2200	NORTH AVENUE EDUCATION LLC	975 SE SANDY BLVD #120	PORTLAND OR 97214
55	RETURN SERVICE REQUESTED		1N1E35CD 2200	OUR TEAM ACCOUNTING LLC	PO BOX 1934	FAIRVIEW OR 97024-1806
56	RETURN SERVICE REQUESTED		1N1E35CD 2700	STICKY HOLDINGS LLC	2918 NE EDGEHILL PL	PORTLAND OR 97212
57	RETURN SERVICE REQUESTED		1N1E35CD 3200	FREELAND BRIAN C	PO BOX 9007	PORTLAND OR 97207-9007
58	RETURN SERVICE REQUESTED		1N1E35CD 3300	GRANTZ ROSS A & GRANTZ ANGELA R	5840 SE SUNDIAL CT	MILWAUKIE OR 97222
59	RETURN SERVICE REQUESTED		1N1E35CD 8100	PINE STREET/ANGEL LLC	8255 SW HUNZIKER ST #103	TIGARD OR 97223
60	RETURN SERVICE REQUESTED		1N1E35CD 8400	GIBSON AUTO & ELECTRIC INC	1024 SE ASH ST	PORTLAND OR 97214
61	RETURN SERVICE REQUESTED		1N1E35CD 8400	MASON NICOLE	560 HAMILTON ST #12	COSTA MESA CA 92627-5503
62	RETURN SERVICE REQUESTED	1N1E35CD 8401	TROY LAUNDRY PROPERTY HOLDER LLC	ATTN ANDREW WEPRIN	133 N JEFFERSON ST 4TH FLR	CHICAGO IL 60661
63	RETURN SERVICE REQUESTED		1N1E35CD 8500	COGDALL CONST CO INC	14160 SW 72ND AVE #110	TIGARD OR 97224
64	RETURN SERVICE REQUESTED		1N1E35CD 8500	BALTA INVESTMENTS 915 LLC	14160 SW 72ND AVE	TIGARD OR 97224
65	RETURN SERVICE REQUESTED		1N1E35CD 8600	PINEPARK LLC	2909 1ST AVE S	SEATTLE WA 98134
66	RETURN SERVICE REQUESTED		1N1E35CD 8700	930 SANDY INVESTORS LLC	800 SW ALDER ST #300	PORTLAND OR 97205
67	RETURN SERVICE REQUESTED		1N1E35CD 8700	SUNRAY SIX LLC	930 SE SANDY BLVD	PORTLAND OR 97214
68	RETURN SERVICE REQUESTED		1N1E35CD 8800	GENESIS INVESTMENTS INC	900 SE SANDY BLVD	PORTLAND OR 97214
69	RETURN SERVICE REQUESTED		1N1E35CD 8900	PERFORMANCE LOGIC INC	200 EAST BROADWAY #E	NEW YORK NY 10018
70	RETURN SERVICE REQUESTED		1N1E35CD 8900	STORE CHEK SYSTEMS LLC	PO BOX 639	WALCOTT IA 52773
71	RETURN SERVICE REQUESTED		1N1E35CD 8900	BLUMENAUER FOR CONGRESS	901 SE OAK ST #105	PORTLAND OR 97214-1351
72	RETURN SERVICE REQUESTED		1N1E35CD 8900	F & E ENTERPRISES LLC	6405 SE 19TH AVE	PORTLAND OR 97202-5529
73	RETURN SERVICE REQUESTED		1N1E35CD 8900	OREGON MEDIA PRODUCTION ASSOCIATION	2828 SE 14TH AVE	PORTLAND OR 97202

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74	RETURN SERVICE REQUESTED		1N1E35CD 8900	PROFESSIONAL DISPATCH SERVICES INC	901 SE OAK ST #104	PORTLAND OR 97214
75	RETURN SERVICE REQUESTED	1N1E35CD 9100	ST FRANCIS OF ASSISI CATHOLIC	CHURCH PORTLAND OREGON	330 SE 11TH AVE	PORTLAND OR 97214-1317
76	RETURN SERVICE REQUESTED		1S1E02BA 8900	APPLE INC	1 APPLE PARK WAY STOP 104-2TX	CUPERTINO CA 95014-0642
77	RETURN SERVICE REQUESTED		1S1E02BA 8900	BREMIK CONSTRUCTION INC	1026 SE STARK ST	PORTLAND OR 97214
78	RETURN SERVICE REQUESTED		1S1E02BA 8900	LGCLORDIS1 LLC	511 SE 11TH AVE #201	PORTLAND OR 97214
79	RETURN SERVICE REQUESTED		1S1E02BA 9000	JAX EPV LLC	155 NW MILLER RD	PORTLAND OR 97229
80	RETURN SERVICE REQUESTED		1S1E02BA 9000	NORTHWEST MEDICAL INC	2330 W BROADWAY RD #107	MESA AZ 85202
81	RETURN SERVICE REQUESTED		1S1E02BA 9100	NIR OP LLC	2 CENTERPOINTE DR #500	LAKE OSWEGO OR 97035-8625
82	RETURN SERVICE REQUESTED		1S1E02BA 9400	AMERICAN FIRE PROTECTION INC	PO BOX 42487	PORTLAND OR 97242
83	RETURN SERVICE REQUESTED	1S1E02BA 9400	ROBERT HUNTER & CO INC	ROBERT HUNTER PROPERTIES LLC	910 SE STARK ST	PORTLAND OR 97214
84	RETURN SERVICE REQUESTED		1S1E02BB 100	PRODUCE HOUSE LLC	914 JACKSON ST	OREGON CITY OR 97045
85	RETURN SERVICE REQUESTED		1S1E02BB 400	OTA TOFU LLC	812 SE STARK ST	PORTLAND OR 97214
86	RETURN SERVICE REQUESTED		1S1E02BB 400	OTA PROPERTIES LLC	3597 SW COUNCIL CREST DR	PORTLAND OR 97201
87	RETURN SERVICE REQUESTED	1S1E02BB 500	ROBARTS-DILLE ELIZABETH A &	DILLE STEPHEN H	500 SE 8TH AVE	PORTLAND OR 97214-2206
88	RETURN SERVICE REQUESTED		1S1E02BB 500	LIZZIE INC	500 SE 8TH AVE	PORTLAND OR 97214
89				CURRENT RESIDENT	1011 SE OAK ST	PORTLAND OR 97214
90				CURRENT RESIDENT	1177 SE STARK ST #107	PORTLAND OR 97214
91				CURRENT RESIDENT	1177 SE STARK ST #122	PORTLAND OR 97214
92				CURRENT RESIDENT	1177 SE STARK ST #219	PORTLAND OR 97214
93				CURRENT RESIDENT	1177 SE STARK ST #227	PORTLAND OR 97214
94				CURRENT RESIDENT	1177 SE STARK ST #308	PORTLAND OR 97214
95				CURRENT RESIDENT	214 SE 8TH AVE	PORTLAND OR 97214
96				CURRENT RESIDENT	234 SE 7TH AVE	PORTLAND OR 97214
97				CURRENT RESIDENT	406 SE 10TH AVE	PORTLAND OR 97214
98				CURRENT RESIDENT	418 SE 10TH AVE	PORTLAND OR 97214
99				CURRENT RESIDENT	420 SE 10TH AVE	PORTLAND OR 97214
100				CURRENT RESIDENT	425 SE 9TH AVE	PORTLAND OR 97214
101				CURRENT RESIDENT	820 SE SANDY BLVD	PORTLAND OR 97214
102				CURRENT RESIDENT	828 SE ASH ST #A	PORTLAND OR 97214
103				CURRENT RESIDENT	828 SE ASH ST #B	PORTLAND OR 97214
104				CURRENT RESIDENT	915 SE SANDY BLVD	PORTLAND OR 97214
105				CURRENT RESIDENT	920 SE STARK ST	PORTLAND OR 97214
106				CURRENT RESIDENT	1005 SE WASHINGTON ST	PORTLAND OR 97214
107				CURRENT RESIDENT	1010 SE ASH ST	PORTLAND OR 97214
108				CURRENT RESIDENT	1025 SE ASH ST #110	PORTLAND OR 97214
109				CURRENT RESIDENT	1131 SE OAK ST	PORTLAND OR 97214
110				CURRENT RESIDENT	1177 SE STARK ST #205	PORTLAND OR 97214
111				CURRENT RESIDENT	1177 SE STARK ST #234	PORTLAND OR 97214
112				CURRENT RESIDENT	1177 SE STARK ST #309	PORTLAND OR 97214
113				CURRENT RESIDENT	1177 SE STARK ST #321	PORTLAND OR 97214
114				CURRENT RESIDENT	1177 SE STARK ST #323	PORTLAND OR 97214
115				CURRENT RESIDENT	211 SE 11TH AVE	PORTLAND OR 97214
116				CURRENT RESIDENT	215 SE 9TH AVE #101	PORTLAND OR 97214
117				CURRENT RESIDENT	215 SE 9TH AVE #204	PORTLAND OR 97214
118				CURRENT RESIDENT	215 SE 9TH AVE #305	PORTLAND OR 97214
119				CURRENT RESIDENT	221 SE 11TH AVE #101	PORTLAND OR 97214
120				CURRENT RESIDENT	221 SE 9TH AVE	PORTLAND OR 97214
121				CURRENT RESIDENT	222 SE 8TH AVE	PORTLAND OR 97214
122				CURRENT RESIDENT	302 SE 7TH AVE	PORTLAND OR 97214
123				CURRENT RESIDENT	404 SE 10TH AVE	PORTLAND OR 97214
124				CURRENT RESIDENT	504 SE 8TH AVE	PORTLAND OR 97214
125				CURRENT RESIDENT	512 SE 9TH AVE	PORTLAND OR 97214
126				CURRENT RESIDENT	821 SE STARK ST	PORTLAND OR 97214
127				CURRENT RESIDENT	828 SE ASH ST #C	PORTLAND OR 97214
128				CURRENT RESIDENT	828 SE ASH ST #E	PORTLAND OR 97214
129				CURRENT RESIDENT	834 SE SANDY BLVD	PORTLAND OR 97214
130				CURRENT RESIDENT	901 SE OAK ST #102	PORTLAND OR 97214
131				CURRENT RESIDENT	901 SE OAK ST #103	PORTLAND OR 97214
132				CURRENT RESIDENT	901 SE OAK ST #205	PORTLAND OR 97214
133				CURRENT RESIDENT	922 SE OAK ST	PORTLAND OR 97214
134				CURRENT RESIDENT	930 SE OAK ST	PORTLAND OR 97214
135				CURRENT RESIDENT	1033 SE ASH ST	PORTLAND OR 97214
136				CURRENT RESIDENT	1111 SE PINE ST	PORTLAND OR 97214
137				CURRENT RESIDENT	1177 SE STARK ST #106	PORTLAND OR 97214
138				CURRENT RESIDENT	1177 SE STARK ST #116	PORTLAND OR 97214
139				CURRENT RESIDENT	1177 SE STARK ST #209	PORTLAND OR 97214
140				CURRENT RESIDENT	1177 SE STARK ST #217	PORTLAND OR 97214
141				CURRENT RESIDENT	1177 SE STARK ST #317	PORTLAND OR 97214
142				CURRENT RESIDENT	202 SE 8TH AVE	PORTLAND OR 97214
143				CURRENT RESIDENT	215 SE 9TH AVE #106	PORTLAND OR 97214
144				CURRENT RESIDENT	215 SE 9TH AVE #108	PORTLAND OR 97214
145				CURRENT RESIDENT	410 SE 10TH AVE	PORTLAND OR 97214
146				CURRENT RESIDENT	412 SE 10TH AVE	PORTLAND OR 97214

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147				CURRENT RESIDENT	418 SE 9TH AVE	PORTLAND OR 97214
148				CURRENT RESIDENT	740 SE OAK ST	PORTLAND OR 97214
149				CURRENT RESIDENT	803 SE STARK ST	PORTLAND OR 97214
150				CURRENT RESIDENT	828 SE ASH ST #D	PORTLAND OR 97214
151				CURRENT RESIDENT	901 SE OAK ST #202	PORTLAND OR 97214
152				CURRENT RESIDENT	1006 SE ASH ST	PORTLAND OR 97214
153				CURRENT RESIDENT	1015 SE STARK ST	PORTLAND OR 97214
154				CURRENT RESIDENT	1025 SE ASH ST #100	PORTLAND OR 97214
155				CURRENT RESIDENT	1025 SE ASH ST #200	PORTLAND OR 97214
156				CURRENT RESIDENT	1036 SE STARK ST	PORTLAND OR 97214
157				CURRENT RESIDENT	1037 SE ASH ST	PORTLAND OR 97214
158				CURRENT RESIDENT	1177 SE STARK ST #211	PORTLAND OR 97214
159				CURRENT RESIDENT	1177 SE STARK ST #316	PORTLAND OR 97214
160				CURRENT RESIDENT	1177 SE STARK ST #419	PORTLAND OR 97214
161				CURRENT RESIDENT	1177 SE STARK ST #420	PORTLAND OR 97214
162				CURRENT RESIDENT	1177 SE STARK ST #422	PORTLAND OR 97214
163				CURRENT RESIDENT	215 SE 9TH AVE #104	PORTLAND OR 97214
164				CURRENT RESIDENT	303 SE 8TH AVE	PORTLAND OR 97214
165				CURRENT RESIDENT	432 SE 9TH AVE	PORTLAND OR 97214
166				CURRENT RESIDENT	515 SE 11TH AVE	PORTLAND OR 97214
167				CURRENT RESIDENT	815 SE OAK ST	PORTLAND OR 97214
168				CURRENT RESIDENT	816 SE ASH ST	PORTLAND OR 97214
169				CURRENT RESIDENT	901 SE OAK ST #101	PORTLAND OR 97214
170				CURRENT RESIDENT	901 SE OAK ST #203	PORTLAND OR 97214
171	RETURN SERVICE REQUESTED	OWNER/PARTY OF INTEREST	SANDYPINE LLC	SOLTERRAPARTNERS ATTN HEATHER BRIAN	2909 1ST AVE S	SEATTLE WA 98134
172	RETURN SERVICE REQUESTED	APPLICANT	LEVER ARCHITECTURE PC	HEPPNER JONATHAN	4713 N ALBINA AVE 4TH FLR	PORTLAND OR 97217
173	RETURN SERVICE REQUESTED	PAYOR	SOLTERRA	COLUCCIO MARC	2909 1ST AVE S	SEATTLE WA 98134
174	RETURN SERVICE REQUESTED		SE UPLIFT NEIGHBORHOOD PROGRAM	WILLIAMS MATCHU	3534 SE MAIN ST	PORTLAND OR 97214
175	RETURN SERVICE REQUESTED		LAND USE CONTACT	BELMONT AREA BUSINESS ASSOCIATION	3534 SE MAIN ST	PORTLAND OR 97214
176	RETURN SERVICE REQUESTED		BUCKMAN COMMUNITY ASSOCIATION	ROSE JOHN & BAKER JOSH	3534 SE MAIN ST	PORTLAND OR 97214
177	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
178	RETURN SERVICE REQUESTED		KERNS NEIGHBORHOOD ASSOCIATION	LOPEZ JESSE	3534 SE MAIN ST	PORTLAND OR 97214
179	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
180	RETURN SERVICE REQUESTED			JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
181	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
182	RETURN SERVICE REQUESTED			KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
183	RETURN SERVICE REQUESTED		RISK & LAND DEPARTMENT	NW NATURAL	250 SW TAYLOR STREET	PORTLAND OR 97204-3038
184	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
185	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
186	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
187	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
188	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
189	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
190				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
191					HEARINGS CLERK	299/3100
192					DAWN KRANTZ	B299/R5000

Land Use Response

Date: May 26, 2022
To: Staci Monroe, BDS Land Use Services
503-865-6516, staci.monroe@portlandoregon.gov
From: Abigail Cermak, BES Systems Development
503-823-7577, Abigail.Cermak@portlandoregon.gov
Case File: LU 22-115673
Location: 900 SE SANDY BLVD
R#: R150429, R150430
Proposal: DZ HEARING - The applicant requests Design Review approval for a new 12-story, 125' tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and 201 parking stalls for the residential tenants. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14' wide and limit to bike access only. The sidewalk would be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving and overhead lights. The following Modification is also requested: - Maximum Building Setback - To not meet the 10' building setback along a portion of SE Sandy (Section 33.140.215.C).This new development requires a Type III Design Review per Sections 33.420.041.A and 33.825.025.A, Table 825-1.

The following comments are based on the land use review plans and documents provided to the Bureau of Environmental Services (BES). Some references to Portland City Code (PCC) are included below; the applicant may also refer to the Auditor's Office Online Charter and Code page.

A. Response Summary

BES does not object to approval of the Design Review with Modifications application. The proposed development will be subject to BES standards and requirements during the permit review process.

B. Sanitary Service

For BES to recommend approval of the design review application, the applicant must demonstrate that the proposed project will accommodate sanitary disposal facilities that are approvable under PCC 17.32. The comments below relate to this requirement.

1. *Existing Sanitary Infrastructure*: According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
    a. There is a public 14-inch vitrified clay (VSP) combined sewer in SE Pine St (BES as-built #20039). BES models predict that portions of this sewer downstream of the project site may surcharge during the 2-year, 5-year and 25-year storm events.
    b. There is a public 24-inch vitrified clay (VSP) combined sewer in SE Oak St (BES as-built #4375). BES models predict that portions of this sewer downstream of the project site may surcharge during the 2-year, 5-year and 25-year storm events.
        1) The BES Asset Modeling team determined that this is the preferred sewer for any new sanitary or storm connections for the proposed project.

c. There is a public 60-inch to 72-inch concrete (RCP) combined sewer in SE 10th Ave (BES as-built #E08300).

d. There is a public 102-inch monolithic concrete sanitary-only interceptor main in SE 10th Ave (BES as-built #3756). Connections to interceptor sewers are generally prohibited.

2. *Service Availability*: Sanitary connections from private property that are to be permitted according to PCC 17.32.090 must be separately conveyed to the property line and connected through individual laterals to a City sanitary or combined sewer. All discharge must be connected via a route of service approved by the BES Chief Engineer.

   a. *Proposed Development*: The development will be served by a new connection to the 24-inch combined sewer in SE Oak St within its frontage.

3. *Connection Requirements*: Connections to the City sewer system must meet the standards of the City of Portland's Sewer and Drainage Facilities Design Manual, PCC 17.32.090, administrative rules ENB-4.07 and ENB-4.17, and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per ENB-4.07, sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

Staff finds the applicant's proposed sanitary sewer service acceptable for the purpose of reviewing the design review application.

C. STORMWATER MANAGEMENT

For BES to recommend approval of the design review application, the applicant must demonstrate that the proposed project will accommodate stormwater management facilities that are approvable under PCC 17.38. The comments below relate to this requirement.

1. *Existing Stormwater Infrastructure*: According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:

   a. There are no public storm-only sewers available to this property and a public storm main extension is not required. The combined sewer described above may provide the only offsite discharge location for stormwater from the development.

   b. Currently, stormwater from the public right-of-way conveys along street curbs and discharges to a catch basin at SE 9th Ave & SE Oak St which is connected to a regional stormwater facility adjacent to SE Sandy Blvd.

2. *General Stormwater Management Requirements*: Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's Stormwater Management Manual (SWMM) and Source Control Manual (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met

using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).

3. *Private Property Stormwater Management*: Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. Staff reviewed the submitted Preliminary Stormwater Report from Humber Design Group (February 18, 2022) and the geotechnical report from SolTerra (February 14,2022). The geotechnical report includes encased falling head infiltration test results of 81 inches per hour at a depth of 30ft bgs and 5 inches per hour at a depth of 5ft bgs. Although onsite infiltration appears to be feasible, the applicant is proposing to manage stormwater with an ecoroof that is greater than 60% of the total roof area and therefore is not required to infiltrate stormwater onsite. The applicant proposes for runoff from the development to be discharged offsite to the combined sewer in SE Oak St after flow and volume control standards are met with an ecoroof on both the upper roof area and the 2nd level of the proposed building. The ecoroof will cover approximately 69% of the total roof area (27,423sf ecoroof over 39,608sf total roof area). Using the PAC, the applicant demonstrated the partial ecoroof can meet the site's overall flow control obligation.

4. *Public Right-of-Way Stormwater Management*: Stormwater runoff from public right-of-way improvements as required by the City of Portland Bureau of Transportation (PBOT) must be managed according to the standards of the SWMM and the Sewer and Drainage Facilities Design Manual.

    a. PBOT requires the construction of public frontage improvements along all frontages, which triggers stormwater management requirements of the SWMM. However, there is an existing public green street facility and sump system that meets SWMM requirements and has sufficient capacity to manage the triggered impervious area in the right-of-way. Therefore, no additional stormwater management requirements apply for the required right-of-way improvements. Please note that if the applicant proposes any changes to the existing public stormwater facility, this must be reviewed by BES through the Public Works Permit.

5. *Clean River Rewards Program*: Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to ratepayers who manage stormwater runoff on their property. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the Clean River Rewards website or call 503-823-1371 for more information.

Staff finds the applicant's proposed stormwater management plan acceptable for the purpose of reviewing the design review application.

D. CONDITIONS OF APPROVAL

BES has no recommended conditions of approval.

E. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees*: Sewer system development charges and connection fees are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees use the BDS Online Fee Estimator or call the BES Development Review Team at 503-823-7761, option 2.
2. *Building Plans*: Building plans for this project must include a detailed site utility plan which shows proposed and existing sanitary connections, as well as stormwater management that meets the requirements of the version of the SWMM that is in effect at the time permit applications are submitted.
3. *UIC Registration*: The Oregon Department of Environmental Quality (DEQ) regulates underground injection control (UIC) facilities to protect groundwater. Drywells and soakage trenches are examples of UICs. It is the applicant's responsibility to register all onsite UICs with DEQ, as appropriate. To learn more visit DEQ's website or contact the DEQ UIC Program at 503-229-5623. The SWMM also includes general UIC information.
4. *Source Control Requirements*: Source control requirements from the Source Control Manual (SCM), Portland City Code (PCC) Title 17, and BES Administrative Rules that may be applicable to this project are listed below with the corresponding chapter, section, code, and/or rule. For specific questions on the following, please contact BES Source Control at 503-823-7122.
    a. *Site Use and Activity-Based Source Control Requirements (SCM Chapter 6):* BES recommends the applicant review the following SCM sections to understand the structural, treatment, and operational BMP requirements that may impact the project design.
        1) *Waste and Recycling Storage (SCM Section 6.1)*
        2) *Covered Vehicle Parking (SCM Section 6.3)*
        3) *Material Transfer and Loading Docks (SCM Section 6.4)*
    b. *Site Dewatering Requirements (SCM Chapter 9, PCC 17.34, PCC 17.36, PCC 17.38, PCC 17.39, ENB 4.32)* BES evaluates requests for temporary and long-term stormwater and groundwater dewatering discharges into the city sewer system for approval or denial. See Appendix 1 of the SCM for the Construction Dewatering Discharge Application Form. If approved, a Discharge Permit for the storm or combined sewer may be required.
        1) Fees are assessed for temporary construction discharges to the public sewer system – navigate HERE for current rates and information about dewatering as it relates to construction projects.
        2) Construction discharges to City UICs are prohibited.
        3) Construction discharges to private UICs (e.g., drywells or soakage trenches) must be authorized by DEQ's UIC Program.
    c. *Grease Management Program (PCC 17.34, ENB 4.26)*: The City requires grease management (GM) devices in all food service establishments and for any business/industry that may introduce fats, oils, or grease (FOG) into the public sewer. A monitoring access structure (MAS) may also be required. Please refer to the MAS discussion below regarding MAS requirements. For additional information, go to the Cut Through the FOG webpage.
    d. *Extra Strength Sewer Charge Program (PCC 17.34, PCC 17.36, ENB 4.25)*: Food service establishments and some other industries incur a surcharge on their sewer bills. A monitoring access structure (MAS) may also be required. Please refer to the MAS

discussion below regarding MAS requirements. Establishments that employ best management practices can apply for a rate reduction. Call 503-823-7093 for more information.

e. *Monitoring Access Structures (PCC 17.34, PCC 17.39, ENB 4.03, ENB 4.25, ENB 4.26, ENB 4.35)*: Monitoring Access Structures (MAS) for sampling wastewater or stormwater discharges may be required for users that introduce, or are expected to introduce, pollutants into the public sewer from any non-domestic source. Please refer to the MAS Administrative Rules for additional information regarding MAS requirements.

f. *Pet Relief Areas (PCC 17.32.030(F), PCC 17.34, PCC 17.39)*: Any liquid wastes generated from an area that will be built specifically for, or used as, a pet relief area and that contain a drain must direct discharges to the sanitary sewer system. As stormwater is not allowed into the sanitary sewer system, pet relief areas must also be covered and protected from stormwater coming in contact with that area.

g. *Water Features (PCC 17.34, PCC 17.39)*: If a water feature, such as a fountain or swimming pool, uses treated water (e.g., chlorinated or biocides), the feature water and filter backwash must discharge to the sanitary waste line. If the feature water is not treated, under most circumstances the water can discharge to the storm sewer. If the source of the feed water is rainwater and required to discharge to the City sanitary sewer system or groundwater, a meter is required to assess sewer user fees; current rates are located HERE.

F. ADMINISTRATIVE REVIEW

The applicant may request a modification of a decision presented in this response, as applicable, via an administrative review as outlined in PCC sections 17.06.050, 17.32.150, 17.33.100, 17.34.115, 17.36.110, 17.38.060 and 17.39.120 and in those sections' associated administrative rules. Some portions of this response are not decisions, but guidance related to requirements that this proposal may be subject to during City review of other processes, such as a building permit or public works permit review. While these are not decisions that are ripe to be considered through an administrative review, if the outcome of a future administrative review needs to be anticipated at this time in order to inform the land use action, the administrative review process may be utilized. Some items, such as technical standards, are not reviewable. For guidance on whether a modification can be requested and whether the land use process is the proper time to request it, consult with the BES staff identified above prior to submitting a request.

There is no fee charged for an administrative review, and all BES penalties and late fees will be stayed pending the outcome of the review process, as applicable. To request an administrative review, the applicant must complete the Administrative Review Request Form (located here: www.portlandoregon.gov/bes/68285) and submit it to the Systems Development staff listed above within 20 business days of the mailing date of this response. The applicant should coordinate with the BDS planner to determine whether applying for an administrative review would have an impact on state-mandated land use timelines.

RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST

Portland Transportation
Development Review
Bureau of Transportation Engineering & Development

LU: 22-115673-000-00-LU Date: June 3, 2022

To: Staci Monroe, Bureau of Development Services, B299/R5000

From: Robert Haley, B106/800, 503-823-5171

Applicant: Lever Architecture Pc *Jonathan Heppner*
LEVER ARCHITECTURE PC
4713 N ALBINA AVE, FOURTH FLOOR
PORTLAND, OR 97217

Location: 900 SE SANDY BLVD

TYPE OF REQUEST: Type 3 procedure DZM - Design Review w/ Modifications

DESCRIPTION OF PROJECT

DZ HEARING - The applicant requests Design Review approval for a new 12-story, 125¿ tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and up to 201 parking stalls for the residential tenants. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14¿ wide and limit to bike access only. The sidewalk would be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving and overhead lights. The following Modifications are requested:1. Maximum Building Setback ¿ To not meet the 10¿ building setback along a portion of SE Sandy (Section 33.140.215.C).2. Ground Floor Active Use ¿ To not meet the 12¿ distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

RESPONSE

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

STREET CLASSIFICATIONS

NE Sandy: Traffic Access Street, Transit Access Street, Major City Bikeway, Major City Walkway, Major Truck Street, and a Secondary Emergency Response Street.

SE Pine: Neighborhood Walkway, Freight District Street, Minor Emergency Response Street, and a

Local Service Street for all other modes.

SE Oak: Freight District Street, Minor Emergency Response Street, and a Local Service Street for all other modes.

SE 10th: Freight District Street, Minor Emergency Response Street, and a Local Service Street for all other modes.

SE 9th: Freight District Street, Minor Emergency Response Street, and a Local Service Street for all other modes. One way northbound.

The applicant has received a preliminary approval for their encroachment application. The proposed lights across SE 9th are not approved. Pavers and landscaping are allowed in the plaza created by widening the sidewalk corridor. There should be clear delineation of where the 6-ft pedestrian through zone is located (1.5-ft from the property line for a minimum of 6-ft wide. This can be done with the paver pattern. All surfaces must meet ADA slip coefficients. The Water Bureau will required a new water main in 9th in the same location as the existing main. Trees over the main are not allowed. Street trees will be located in the area where the standard furnishing zone would be located (7.5-ft to 11.5-ft) from the property line. The same will be with any required street lighting. The final width of the plaza/bike lanes shall be determined during the review public works permit.

The public works plans have not quite reached 30% concept approval, but there are no major issues now that the Water Bureau will allow their new main under the plaza with required curb separation. Water Bureau will be requiring the applicant to be responsible for repairing the plaza should the Water Bureau have to maintenance in the future. With a new main, that should not be for quite a few years. The details of that requirement will be include in the final encroachment permit.

The Driveway Design Exception (DDE) must be approved prior to building permit. Standard conditions requiring a fast-opening gate and transponders for residents shall be required.

The project has also obtained conceptual approval for the private UVE in the right-of-way.

Transportation System Development Charges (Chapter 17.15)
System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of building permits by contacting Rich Eisenhauer at 503-823-6108.

Driveways and Curb Cuts (Section 17.28)
Curb cuts and driveway construction must meet the requirements in Title 17. The Title 17 driveway requirements will be enforced during the review of building permits.

RECOMMENDATION
No objection to approval.

NOTE: As conditions of building permit approval the applicant shall be required the following:

- A financial guarantee for the public works permit
- All frontage improvements must be constructed under a separate public works permit.
- The gates to the garage shall be subject to the conditions of the Driveway Design Exception
- An approved Encroachment permit for the plaza improvements.

Water Bureau

DATE: June 8, 2022

TO: Staci Monroe
Bureau of Development Services

FROM: Michael Puckett
Development Review and Services

SUBJECT: Review of **22-115673 DZM**

The Water Bureau has reviewed the proposed action and has the following comments:

Water can support this review.

The site is currently served through a 1.5" meter on a 2" service in SE 9th Ave, a 1" meter on a 1" service in SE Pine St and a 8" fire line in SE 9th Ave. If the domestic or fire services are found to be inadequate, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed. All fees to remove services are the responsibility of the applicant.

- PWB has a strong preference that water services are not installed near the NE corner of the site in order to not have to impact SE Sandy Blvd. Any work that impacts SE Sandy Blvd will require a Site-Specific estimate and will result in higher costs to the development

Water is available to this site from the 4" cast iron water main in SE Oak St, the 8" cast iron water main in SE 9th Ave, and the 6" cast iron water main in SE Pine St.

- Upon completion of the proposed frontage improvements, the existing 8" water main running North/South under SE 9th Ave. will be located 3.05' from skin of water main to back of new curb. Portland Water Bureau design standards require the water main be located a minimum of 6' from the face of curb.
    - A PWB Approved Design Exception will allow the main to be replaced with updated material in the existing location.

Conditions of Approval: No conditions or objection to approval.

The following is being provided as information only. The applicant is responsible for all associated main replacement fees. Fees can be paid any time after Public Works design review approval however, the fees must be paid prior to Public Works Permit issuance.

Please call me if you have any questions or comments. My phone number is 503-865-6374.

PORTLAND FIRE & RESCUE

Jo Ann Hardesty, Commissioner
Sara Boone, Fire Chief
AJ Jackson, Fire Marshal
Prevention Division
1300 SE Gideon Street
Portland, OR, 97202
Phone: (503) 823-3770

LAND USE REVIEW RESPONSE

TO: **Staci Monroe, City of Portland, Land Use Review**
FROM: **Dawn Krantz, Portland Fire Bureau 503-823-3718**
DATE: **May 21, 2022**
SUBJECT: **LU 22-115673 DZM**
SITE LOCATION : 900 SE SANDY BLVD

The following conditions of approval and informational comments are based on the land use review information provided to the Fire Bureau. Fire Bureau requirements are generated from the 2021 Portland Fire Code. All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant. If the applicant chooses to appeal a requirement, the appeal must be listed as a condition in the decision. Fire Code Appeals can be obtained at the Fire Bureau web page, www.portlandonline.com.

CONDITIONS OF APPROVAL AT TIME OF DEVELOPMENT

A separate building permit is required for this proposal. All applicable Fire Code requirements will apply at the time of permit review and development.

Urban Forestry
Land Use Review Response

Date: May 27, 2022
From: Mariano Masolo
503-823-4560, Mariano.Masolo@portlandoregon.gov
Case File: 22-115673-000-00-LU
Location 900 SE SANDY BLVD
Proposal: DZ HEARING - The applicant requests Design Review approval for a new 12-story, 125ft tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and up to 201 parking stalls for the residential tenants. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14ft wide and limit to bike access only. The sidewalk would be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving and overhead lights.

The following Modifications are requested:
1.Maximum Building Setback - To not meet the 10' building setback along a portion of SE Sandy (Section 33.140.215.C).
2.Ground Floor Active Use - To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

Urban Forestry has reviewed the proposal for its impact on existing city trees, street trees and heritage trees, street tree planting requirements and related mitigation in accordance with Title 11, Trees and for potential impacts upon urban tree canopy. It is the applicant's responsibility to disclose all aspects of their land use proposal that may impact required street tree plantings and existing street trees during the land use review process.

UNLESS EXPLICITLY STATED HEREIN, THIS REVIEW DOES NOT APPROVE STREET TREE REMOVALS AND DOES NOT PROVIDE ANY EXEMPTIONS TO TITLE 11 REQUIRMENTS.

Permits required after land use approval are subject to all applicable development standards and all provisions of the City Code, including Title 11. Title 11 regulations will be applied during the permit review process.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not object to approval of the land use proposal. The proposed development will be subject to Title 11 regulations during the permit review process.

If the land use proposal is approved, Urban Forestry requires the following conditions be included in the decision: No part of the building or attachments to the building shall be constructed over street tree planting locations as determined through Public Works Permit or Building Permit.

B. Tree Plan (11.50.070)

A Title 11 compliant tree plan must be submitted with each phase of development review and permitting including land use reviews, building permits, and public works permits.
The same tree plan shall be included with each permit.
A tree plan was submitted with the land use proposal, and additional tree information is required.

The following information is required for street trees, and was not included with the proposal:

a. Existing improvements
b. Construction staging areas
c. Proposed alterations including structures, impervious areas, grading, and utilities
d. Exiting trees
    1. Street trees at least 3 inches in diameter
e. Proposed tree activity
    1. Indicate trees to be retained and proposed tree protection
    2. Indicate trees to be removed
    3. Show location, species, planting size and number of trees to be planted
f. Protection plan
    i. The protection plan must describe the potential impacts of construction methods, staging areas, equipment usage, loading areas, and building materials that will impact regulated trees. The plan must describe how the existing street will have continued protection, in accordance with the protection requirements of 11.60, during the proposed development.

C. Street Trees

1. *Existing Street Conditions*
   According to available GIS data, the frontages have the following configuration.
   A field visit by Urban Forestry staff have confirmed the following trees:
   a. SE Sandy Blvd: The site has approximately 38 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. There are no overhead high voltage power lines. There are 2 street trees.
      i. 5” Hornbeam in fair condition
      ii. 5” Hornbeam in fair condition
   b. SE Pine St: The site has approximately 175 feet of street frontage. The right-of-way is improved with pavement, curbs, sidewalk cutouts for street trees, and sidewalks. There are no overhead high voltage power lines. There are 5 street trees.
      i. 6” Sugar Maple in fair condition
      ii. 6.5” Sugar Maple in fair condition
      iii. 5” Sugar Maple in fair condition
      iv. 20” Pear in fair condition
      v. 18” Pear in fair condition
   c. SE 10th Ave: The site has approximately 200 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. There are no overhead high voltage power lines. There are 7 street trees.
      i. 15” Pear in fair condition
      ii. 20” Pear in fair condition
      iii. 14” Pear in fair condition
      iv. 12” Pear in fair condition
      v. 11” Pear in fair condition
      vi. 15” Pear in fair condition

vii. 17” Pear in fair condition

d. SE Oak St: The site has approximately 200 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. There are no overhead high voltage power lines. There are 6 street trees.
   i. 19” Pear in fair condition
   ii. 16” Pear in fair condition
   iii. 12” Pear in fair condition
   iv. 17” Pear in fair condition
   v. 14” Pear in fair condition
   vi. 16” Pear in fair condition

e. SE 9th Ave: The site has approximately 153 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. There are overhead high voltage power lines. There are 3 street trees.
   i. 2” Styrax in poor condition
   ii. 6” Hornbeam in fair condition
   iii. 7” Hornbeam in poor condition, with poor structure

2. *Street Tree Preservation* (11.50.040)
Based on the proposed development it appears existing street trees may be impacted.
Development proposals must be configured to avoid street trees.
All the existing street trees can be approved for removal if necessary to facilitate development.
Healthy trees between 6”-11” will require 1:1 mitigation if removed and healthy trees 12” and larger will require 2:1 mitigation if removed.
Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting of $1125 ($$450 per inch x 2.5” required size) for each tree not planted.
Street tree planting standards must also be met in accordance with 11.50.060.C.
Trees will be required to be planted through any building permit or public works permit.

3. *Street Tree Protection Specifications* (11.60.030)
Tree protection is required for all trees required to be retained in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site. The protection plan must describe the potential impacts of construction methods, staging areas, equipment usage, loading areas, and building materials that will impact regulated trees.

4. *Street Tree Planting* (11.50.060.C)
One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1).
Street trees must be planted at a minimum 2.5 caliper inches.
Trees required to be planted as part of the proposed development are subject to Title 11 regulations during the permit review process.
Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

When the required number of trees cannot be planted, a fee in lieu of planting may be required during the permit review process. Fees-in-lieu will be charged in accordance with the Title 11 Trees Fee Schedule.

D. Recommendations

If the land use proposal is approved, Urban Forestry requires the following conditions be included in the decision:

1. No part of the building or attachments to the building shall be constructed over street tree planting locations as determined through Public Works Permit or Building Permit.

Land Use Review Response
Site Development Section, BDS

To:	Staci Monroe, LUR Division
From:	Kevin Wells, Site Development (503-823-5618)
Location/Legal:	BLOCK 200 LOT 1 EXC PT IN ST LOT 2-8, EAST PORTLAND; BLOCK 200 LOT 3-6, EAST PORTLAND
Land Use Review:	LU 22-115673
Proposal:	DZ HEARING - The applicant requests Design Review approval for a new 12-story, 125¿ tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are live/work, 14,501 SF commercial space, and up to 201 parking stalls for the residential tenants. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14¿ wide and limit to bike access only. The sidewalk would be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving and overhead lights. The following Modifications are requested: 1. Maximum Building Setback ¿ To not meet the 10¿ building setback along a portion of SE Sandy (Section 33.140.215.C). 2. Ground Floor Active Use ¿ To not meet the 12¿ distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).
Quarter Sec. Map:	3031
Date:	May 27, 2022

The Bureau of Development Services (BDS) Site Development section provides the following comments based on the land use application and documents provided by the Applicant. References to Portland City Code (PCC) may be included below. City codes are available for on-line review from the City Auditor's Online Charter and Code page.

Response Summary

Site Development does not object to the proposed development. Site Development will address key aspects of the project during building permit review.

Site Conditions

- Topography: The site is relatively flat with an approximate elevation of 80 feet NAVD.
- Potential Landslide Hazard Area: The site is not located in a Potential Landslide Hazard Area.
- Flood Hazards: The site is not within a FEMA or City of Portland regulated Flood Hazard Area.

Building Permits

The applicant must obtain a building permit to facilitate the proposed improvements. As required by Title 24.10.070, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, change the character or use of the occupancy, or change the occupancy of a building or structure that is regulated by the State Building Code, must first make application to the BDS and obtain a building permit.

A separate demolition permit is required to remove each structure exceeding 120 square feet in accordance with Title 24.55.

Geotechnical Engineering Requirements

The applicant must submit a geotechnical report and site-specific seismic hazard study with the building permit application. Since the proposed structure qualifies as a major structure in accordance with ORS 455.447, a site-specific seismic hazard study is required in addition to a geotechnical report. The geotechnical report must include recommendations for temporary shoring for excavations adjoining private and public property.

Temporary Shoring

OSSC 3307.1 requires adjoining private and public property be protected from damage during construction, demolition, and remodeling. The applicant must submit a temporary shoring plan and design calculations with the building permit application.

Erosion Control

Erosion prevention and sediment control requirements found in Title 10 apply to both site preparation work and development. Compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is the responsibility of the property owner, the developer of the land division and the builders of structures on the individual lots. Please refer to the City of Portland *Erosion and Sediment Control Manual* for additional information regarding erosion and sediment control requirements.

DEQ 1200-C NPDES Permit: Oregon DEQ typically requires a NPDES 1200-C erosion control permit for construction with more than 1 acre of ground disturbance. Approval of the 1200-C permit will be required as part of any building permit with more than 1 acre of ground disturbance.

Conditions of Approval

Site Development does not request conditions of approval.

To: Staci Monroe
From: Chanel Horn, Life Safety Plans Examiner
Date: May 24, 2022
RE: 900 SE SANDY BLVD, 22-115673-LU

LIFE SAFETY PLAN REVIEW RESPONSE
The following comments are based on the plans and documents provided to the Life Safety Plan reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect the Land Use Review, Public Records request and/or future Building Permit reviews. The comments may not identify all conflicts between the Land Use proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal at which time any additional Building Code issues will be noted. The comments are based on the Oregon Structural Specialty Code (OSSC), the International Existing Building Code (IEBC), the Oregon Mechanical Specialty Code (OMSC), or the Oregon Residential Specialty Code (ORSC).

RESPONSE SUMMARY

☒ Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

☐ Life Safety Plan Review does not object to the approval of this proposal. This approval is conditional on the finalization of the property line adjustment approved through this LUR/PR. If this public record is not finalized, a Covenant Not to Sell the Properties Separately must be established for this project. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

☐ Life Safety Plan Review does not object to the approval of this proposal. Prior to Life Safety approval of the final plat or Land Use proposal, the applicant must address the Building Code issues listed as part of the **GENERAL LIFE SAFETY COMMENTS** below.

☐ Life Safety Plan Review cannot support approval of the current Land Use proposal. Prior to Life Safety approval of the final plat, the applicant must address the Building Code issues listed as part of **the GENERAL LIFE SAFETY COMMENTS** below.

Item #	GENERAL LIFE SAFETY COMMENTS
1	A Building Permit has been applied for and is currently under review or has been issued or, a Life Safety reviewer has been in contact with the applicant. Please refer to correspondence from the assigned Life Safety reviewer for building code-related comments. All questions regarding Building Code issues should be directed to the assigned Life Safety reviewer.
2	It is recommended the applicant contact the assigned project Process Manager to arrange a Preliminary Life Safety Meeting. The Process Management main phone number is (503) 823-2727. Additional information for the Process Management program is available online at https://www.portland.gov/bds/commercial-permitting/process-management.

Completeness Response

Date: March 10, 2022

To: Staci Monroe, BDS Land Use Services
503-865-6516, staci.monroe@portlandoregon.gov

From: Abigail Cermak, BES Systems Development
503-823-7577, Abigail.Cermak@portlandoregon.gov

Case File: LU 22-115673

Location: 900 SE SANDY BLVD

Proposal: A 12-story, 124'9" tall, mass-timber high rise with 2.5 levels of subgrade parking (180 stalls).Mixed-use ground floor with street-facing lease areas, at-grade loading and parking garage access, residential lobby, ground floor walk-up apartments, and outdoor amenity court.11 residential floors with 279 units and 11th floor office, amenity areas and covered roof terrace.

BES provides the following comments in response to materials received for the purpose of determining completeness of the above-referenced Land Use application. Items requested in this memo should not be considered final, as staff reserves the right to request additional materials during the formal review period.

1. **Staff Review Special Circumstances (SRSC) Form (Public Runoff):** PBOT requires construction, expansion or replacement of sidewalk behind the existing curbs in SE 9th Ave, SE 10th Ave, SE Oak St, and SE Pine St which qualify for payment of an offsite management fee-in-lieu of building public stormwater facilities. If the applicant elects to build stormwater facilities for these areas instead of paying the Offsite Management Fee, public facilities must be reviewed through the Public Works Permit process and additional property dedication may be necessary to accommodate them in the right-of-way. Be aware that if facilities are constructed, BES must approve the applicant's PWP Concept Development (30% engineering design) plans prior to approval of the preliminary land division application/environmental/design/conditional use review.

    a. Although the submitted stormwater report indicates the existing public stormwater system will be used to manage the new or redeveloped areas from the public improvements, it is unclear if the existing public system is sized to manage the new area or if stormwater from all frontages will or can drain to the facility. Please note that this information will be reviewed more thoroughly through the Public Works Permit. Please note that the applicant will be required to pay the SRSC or provide stormwater management facilities if the existing public system is not adequate. Therefore, if the applicant intends to pay the fee instead of constructing facilities, the applicant must submit documentation of intent to pay the fee with this land use application (documentation can include a statement in the land use narrative, an email to the reviewer identified above, or a statement on a set of plans).

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds

Land Use Review Application

File Number: LU 22-115673 DZ

FOR INTAKE, STAFF USE ONLY

Date Rec 2/22/22 by ejd

☐ Type I ☐ Type Ix ☐ Type II ☐ Type IIx ☒ Type III ☐ Type IV

LU Reviews DZ

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) 3031 Zoning EXd

Plan District CC - Central Eastside

Historic and/or Design District CC - Central Eastside

Neighborhood Buckman

District Coalition SEU

Business Assoc Central Eastside Industrial

Related File # EA 21-077981PC, EA 21-088853 DA, PJ 21-100136

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site Address or Location 900 SE Sandy, Portland OR 97214

Cross Street 9th Ave & Sandy **Sq. ft./Acreage** 39,750sf

Site tax account number(s)

R 150429 **R** 150430 **R**

R **R** **R**

Describe project (attach additional page if necessary)

A 12-story, 124'9" tall, mass-timber high rise with 2.5 levels of subgrade parking (180 stalls). Mixed-use ground floor with street-facing lease areas, at-grade loading and parking garage access, residential lobby, ground floor walk-up apartments, and outdoor amenity court.
11 residential floors with 279 units and 11th floor office, amenity areas and covered roof terrace.

Describe proposed stormwater disposal methods

Stormwater disposal to be managed onsite

Identify requested land use reviews

Type III Design Review Process

- **Design & Historic Reviews -** For **new development**, provide project valuation. $36,250,000
  For **renovation**, provide exterior alteration value. $
  AND provide total project valuation. $
- **Land Divisions -** Identify number of lots (include lots for existing development).
  New street (public or private)? ☐ yes ☑ no
- **Affordable Housing -** For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater? ☑ yes ☐ no ☐ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name Jonathan Heppner ☑ I acknowledge this typed name as my signature

Company/Organization LEVER Architecture

Mailing Address 4713 N Albina Ave, Fourth Floor

City Portland State OR Zip Code 97217

Day Phone (503) 946-5909 FAX _____ email jonathan@leverarchitecture.com

Check all that apply ☑ Applicant ☐ Owner ☐ Other

Typed Full Name Brian Heather ☐ I acknowledge this typed name as my signature

Company/Organization SolTerra Partners

Mailing Address 2909 1st ave S

City Seattle State WA Zip Code 98134

Day Phone 206-778-8727 FAX _____ email bheather@solterra.com

Check all that apply ☐ Applicant ☐ Owner ☑ Other PARTY OF INTEREST

Typed Full Name Marc Coluccio ☐ I acknowledge this typed name as my signature

Company/Organization SandyPine, LLC c/o SolTerra Partners

Mailing Address 2909 1st ave S

City Seattle State WA Zip Code 98134

Day Phone 206-954-1788 FAX _____ email mcoluccio@solterra.com

Check all that apply ☐ Applicant ☐ Owner ☑ Other OWNER'S REP

Typed Full Name _____ ☐ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my under-standing and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

_____ Date: 02/22/22

Phone number: (503) 737-4877

Email this application and supporting documents to LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application.

3/15/22

Jonathan Heppner | Lever Architecture PC
4713 N Albina Ave, Fourth Floor
Portland, OR 97217
jonathan@leverarchitecture.com

Re: Land Use Review LU 22-115673 DZ – 900 SE Sandy Project

Dear Jonathan Heppner:

The Bureau of Development Services received your application for a Design Review located at 900 SE SANDY BLVD on February 22, 2022. Your case has been assigned to me, Staci Monroe. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria, however some issues you may want to consider are identified in Section II below.

I. Information Necessary to Complete Application
The following information must be submitted before your proposal can be evaluated:

1. BES – See the attached response from BES.
2. Zoning Analysis – A detailed Zoning Analysis is required to demonstrate all development standards are met. Some information is provided but it is incomplete or not clear. Some standards need a diagram while others just need a measurement added to the plan. Standards that need clarification include:
    a. Demonstrate how base point for maximum building height was derived. Not clear on building sections or elevations.
    b. Floor areas that contribute to FAR are not clear (mezzanines, summaries on Sheet C.06 to not align).
    c. Diagram or dimensions needed to demonstrate Required Building Line, Maximum Setback & Ground Floor Active Use requirements along Sandy are met.
    d. Ecoroof area calculations needed to show at least 60% of roof area is ecoroof and the remainder meets the exemptions.
    e. Bird-safe glazing calculations & where glazing is proposed.
    f. Parking:
        - Bike - Breakdown for retail and residential use for both long-term and short-term, dimensions
        - Bike - show all locations of short-term & long-term (any in units?)
        - Vehicle - space & drive aisle dimensions
        - Loading - dimensions including vertical clearance
3. Additional Details:
    a. Mechanical Vents – Need enlarged section of the louver set in the wall, locations on overall elevations and louver material cutsheet. Don't see any for garage or generator exhaust either.

b. NE 9th ROW – cutsheet of overhead lights and details of attachments to building, light pole cutsheet (only light fixture base provided)

c. Enlarge sections / elevations of all façade conditions – don't see any for upper amenity deck, upper floor conditions, Juliette balconies, retail corridor entries, etc.

d. Enlarged section of mechanical areas/wells on level 11 & specs for mechanical units.

e. Identify which overhead door is proposed (infill panels specifically)

f. Clarify bird-safe glazing pattern.

g. Identify locations of any spandrel glazing or opaque panels.

h. Bifold doors & Juliette balconies – where proposed?

i. Diagram showing what door and storefront systems are proposed and where.

j. Lighting plan and light fixture cutsheets for building lighting.

k. Identify gas & electrical meter locations.

l. Clarify where perforated metal panel is used (Sheet A.05)

m. Confirm what lids/doors are on page 52-53 of the materials set (vault lids in ROW?).

n. Renderings do not include the surrounding context. Could they pull out a bit to capture more of the surrounding area an structures?

II. Issues to Address

While not necessary to determine the application complete, additional information may be needed to show that your proposal meets the applicable approval criteria. You are encouraged to address the following issues regarding the approvability of your proposal:

- Weather Protection – The canopy diagram is very helpful. The weather protection design guidelines refer to protecting pedestrians on the sidewalk and the canopies shown do not extend beyond the property line. Furthermore, the canopy at the main entry on Sandy is not clear. There is a 1-8" shallow canopy but then an unlabeled rectangle proud of the canopy.
- Live/Work facing SE 10th – The space does not appear deep or tall enough to have the living space set back or up away from the street.
- Planters in NE Oak & NE 9th ROW – the 18" deep in-ground planters in the building furnishing zone in the ROW may not be allowed by PBOT.
- Given the amount of glazing proposed, it is highly encouraged that energy calculations are done now in case the design is affected by energy code requirements.
- Consider how future signage could be well integrated into ground level facades.
- Do not see responses to Central Eastside Guidelines A5-2, A5-4, A5-5 (art, water feature, Sandy River Wagon Trail.

III. Time to Complete Application

The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Monday August 22, 2022.**

IV. Determination of a Complete Application

The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday August 22, 2022** deadline, **or**

2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**

3. A written statement that none of the requested information included in Section I, above, will be provided.

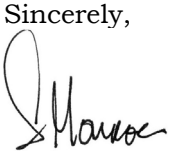
Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application
If your application is not complete by **Monday August 22, 2022**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

Please contact me if you have any questions about this letter. My telephone number is **503-865-6516**, and my e-mail address is staci.monroe@portlandoregon.gov. Requested information noted above should be emailed to me. Please e-mail me for file dropbox instructions if document or drawing file sizes are greater than 5MB. Please label all correspondence and materials you submit with the case number LU 22-115673 DZ.

Sincerely,



Staci Monroe, Planner
Land Use Services Division

Cc: Brian Heather| Solterra Partners | Bheather@solterra.com
Application Case File

Completeness Response

Date: March 10, 2022

To: Staci Monroe, BDS Land Use Services
503-865-6516, staci.monroe@portlandoregon.gov

From: Abigail Cermak, BES Systems Development
503-823-7577, Abigail.Cermak@portlandoregon.gov

Case File: LU 22-115673

Location: 900 SE SANDY BLVD

Proposal: A 12-story, 124'9" tall, mass-timber high rise with 2.5 levels of subgrade parking (180 stalls).Mixed-use ground floor with street-facing lease areas, at-grade loading and parking garage access, residential lobby, ground floor walk-up apartments, and outdoor amenity court.11 residential floors with 279 units and 11th floor office, amenity areas and covered roof terrace.

BES provides the following comments in response to materials received for the purpose of determining completeness of the above-referenced Land Use application. Items requested in this memo should not be considered final, as staff reserves the right to request additional materials during the formal review period.

1. **Staff Review Special Circumstances (SRSC) Form (Public Runoff):** PBOT requires construction, expansion or replacement of sidewalk behind the existing curbs in SE 9th Ave, SE 10th Ave, SE Oak St, and SE Pine St which qualify for payment of an offsite management fee-in-lieu of building public stormwater facilities. If the applicant elects to build stormwater facilities for these areas instead of paying the Offsite Management Fee, public facilities must be reviewed through the Public Works Permit process and additional property dedication may be necessary to accommodate them in the right-of-way. Be aware that if facilities are constructed, BES must approve the applicant's PWP Concept Development (30% engineering design) plans prior to approval of the preliminary land division application/environmental/design/conditional use review.

    a. Although the submitted stormwater report indicates the existing public stormwater system will be used to manage the new or redeveloped areas from the public improvements, it is unclear if the existing public system is sized to manage the new area or if stormwater from all frontages will or can drain to the facility. Please note that this information will be reviewed more thoroughly through the Public Works Permit. Please note that the applicant will be required to pay the SRSC or provide stormwater management facilities if the existing public system is not adequate. Therefore, if the applicant intends to pay the fee instead of constructing facilities, the applicant must submit documentation of intent to pay the fee with this land use application (documentation can include a statement in the land use narrative, an email to the reviewer identified above, or a statement on a set of plans).

Design Advice Request

SUMMARY MEMO

Date: **November 19, 2021**

To: **Jonathan Heppner | Lever Architecture**

From: **Staci Monroe, Design & Historic Review Team**
503-865-6516 | staci.monroe@portlandoregon.gov

Re: **EA 21-088853 DA – 900 SE Sandy | Sandy Pine**
Design Advice Request Commission Summary Memo – 11/4/21 Hearing

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the 11/4/21 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: https://efiles.portlandoregon.gov/Record/14735414/

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on 11/4/21. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type III Land Use Review Application.

Encl: Summary Memo

Cc: Design Commission
Respondents

Commissioners Present. *Julie Livingston, Chandra Robinson, Brian McCarter, Sam Rodriquez, Don Vallaster, Zari Santner, Jessica Molinar*

Executive Summary. Massing is strong. Elements and fenestrations should reflect the context and not be too refined. Dynamic massing and CLT construction allow for the use of simple materials. Active ground floor of Option 2 is preferred with attention needed for all the elements that make a successful public realm. Take advantage of unique condition along 9th and explore how to incorporate this area into the project.

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT

- The majority of the Commission supports the proposed massing. One Commissioner notes the scale of the gesture of the massing is thrilling.
- One Commissioner struggled with the massing and another with the angle of the tower. It was suggested to flip the tower to the left to mirror the current footprint to hold the edge on Sandy, which is could be more contextual. Sandy is also a wider street than SE 10th and could handle the large mass at its edge.
- The neighborhood can handle the strong design as there is a tradition of strong buildings along Sandy and within the larger Central Eastside.
- The majority of the Commissioners don't want the building too refined. The history of roughness and cruder elements that reference back to the industrial heritage of Central Eastside should be employed.
- Simple grid structure of CLT is a great contextual fit in the Central Eastside. Pay attention to proportions of the openings to reflect grander scale of warehouse openings.
- Traditional materials of the area (brick/masonry) could be incorporated in the podium while the tower could be metal or other modern light material.
- The Sandy Wagon trail response should be located up near the sandy frontage.

PUBLIC REALM

- Option 1:
    - Intriguing to some with the large at-grade courtyard and fewer retail space since this area is not highly active in retail.
    - Majority had concerns with retail passage taking activity off the street and the need to control access to the open space given the current social issues.
    - One Commission indicated fencing off the courtyard would need to be designed very well while another stated if there can't be a way to control the courtyard edge without a fence then Option 1 is not approvable.
- Option 2 - Majority preferred this design with its active edges at the property line.
- This site presents a fantastic opportunity for a different condition along SE 9th. Explore SE 9th to be occupied by, and designed for, pedestrians for spill out retail and activity. We are in a fluid period of design where COVID has creative new ways to use ROWs that could really benefit this project by joining the stormwater planter island with this development. Close coordination with PBOT would be necessary to pursue this idea.
- The project will need to reduce the amount of loading, garage entry and "back-of-house" areas on SE 10th. Currently, it appears to occupy more than 50% of the frontage.

- Garage entrance off of SE 10th is preferred.
- Treat the live/work edges with a transition that includes some landscaping. Nature needs to part of places people occupy, even in commercial and industrial areas.
- The height and design of the live/works are critical to their success (i.e. active use along sidewalk and live component up or back from sidewalk).
- The project needs to provide a great pedestrian environment with all the essential parts & pieces (weather protection, entries, clear and generous glazing, active uses, etc).
- The podium needs to be of a generous height so it doesn't feel compressed with a large tower on top.

QUALITY & PERMANENCE

- The way the tower hits the base will be a crucial element to consider in the next round.
- Sawtooth edges at tower are going to make it very interesting.
- Because the project has very dynamic massing, the materials can be very simple.
- There is no issue with metal cladding for the tower.
- The beauty of CLT is that you can see through it and you don't need to hang a material on it. In this way metal could work.
- In addition to metal, you could consider fiber cement boards, ribbed steel, copper or similar.
- Consider how the bird safe glazing on the tower will be employed and how it will impact the overall design as it is only required on certain portions of the façade.

Exhibit List

A. Applicant's Submittals
   1. Drawings dated 9/1/21
   2. Drawings dated 10/7/21
   3. Project Narrative dated 9/13/21
B. Zoning Map
C. Drawings
   1. through 38
D. Notification
   1. Mailing list
   2. Mailed notice
   3. Posting instructions sent to applicant
   4. Posting notice as sent to applicant
   5. Applicant's statement certifying posting
E. Service Bureau Comments
   1. BES response
   2. PBOT response
F. Public Testimony
   1. Testifier Sheet from 11/4/21 Design Commission hearing
G. Other
   1. Application form
   2. Staff memo to Design Commission 10/28/21
   3. Staff presentation to Design Commission at 11/4/21 hearing

STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 22-115673 DZM - Sandy Pine
PC # 21-077981
REVIEW BY: Design Commission
WHEN: June 16, 2022
REMOTE ACCESS: Design Commission Agenda
https://www.portlandoregon.gov/bds/dcagenda

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice observe and participate remotely.

Bureau of Development Services Staff: Staci Monroe 503-865-6516 / staci.monroe@portlandoregon.gov

GENERAL INFORMATION

Applicant: Jonathan Heppner | Lever Architecture PC
4713 N Albina Ave, Fourth Floor | Portland, OR 97217
jonathan@leverarchitecture.com

Owners: Marc Coluccio | Solterra
2909 1st Ave S | Seattle, WA 98134

Brian Heather | Sandypine LLC
2909 1st Ave S | Seattle, WA 98134

Site Address: 900 SE SANDY BLVD

Legal Description: BLOCK 200 LOT 1 EXC PT IN ST LOT 2-8, EAST PORTLAND; BLOCK 200 LOT 3-6, EAST PORTLAND
Tax Account No.: R226513350, R226513370
State ID No.: 1N1E35CD 08800, 1N1E35CD 08900
Quarter Section: 3031
Neighborhood: Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org
Plan District: Central City - Central Eastside
Other Designations: None
Zoning: EXd – Central Employment Zone with a Design Overlay Zone
Case Type: DZM – Design Review with Modifications

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:
The applicant requests Design Review approval for a new 12-story, 125' tall mass-timber high rise with 2.5 levels of subgrade parking. The building will provide 276 residential units, 6 of which are work/live, 14,500 SF commercial space, and up to 178 parking stalls for the residential tenants and bike parking. Amenity spaces both on the ground and 11th floor are provided. The building materials include brick, metal panel, and aluminum window and storefront systems. The project also includes a non-standard improvement to the SE 9th frontage. The proposed alterations would reduce the travel lane on SE 9th to 14' wide and limit to bike access only. The sidewalk will be extended to create an enlarged furnishing zone with outdoor seating, landscaping planters, special paving, and overhead lights.

The following Modifications are requested:
1. *Maximum Building Setback* – To not meet the 10' building setback along a portion of SE Sandy; up to an additional 5' setback for approximately half (22') of the 45' long frontage (Section 33.140.215.C).
2. *Ground Floor Active Use* – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

The maximum FAR with bonuses on the site is 6:1. The proposed design proposes 6.45:1 FAR. Transferred FAR to the site is unlimited and the applicant is working on obtaining this additional FAR from another site which will be documented at time of the building permit.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the criteria of Title 33, Portland Zoning Code. The relevant criteria are:
- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Modifications Through Design Review – Section 33.825.040

ANALYSIS

Site and Vicinity: The site is a 39,575 square foot property is the block bounded by SE Oak Street, SE 9th Avenue, SE Pine Street, SE 10th Avenue, and SE Sandy Boulevard. The current development on the site (two-story concrete masonry structure and surface parking lot) will be demolished for the new building. The surrounding context consists of one and two-story structures with on-site vehicle areas that are a mix of industrial (warehouse, manufacturing) and commercial, residential, or retail development. Newer mid-rise mixed-use apartment buildings exist north and northeast of the site as this area has redeveloped more intensely over the past 10 years.

There is limited public transit around the site with the nearest bus line a block away on SE 11th Avenue. Southeast Sandy Blvd is designated by the Transportation System Plan (TSP) as a District Collector, a Transit Access Street, a City Bikeway, and City Walkway and includes bike lane infrastructure. Southeast 9th Ave is a designated City Bikeway and Local Service Walkway. Southeast 10th Ave, SE Pine St and SE Oak St are all designated Local Service Walkways and Local Service Bikeways. The site is also within a designated Freight District.

Zoning: The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are

allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:
- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the Central Eastside Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include:
- LUR 97-01030 DZ: Design Review approval for warehouse addition to existing office building and adjustment of ground floor window standards.
- LU 14-175788 DZ – Design Review approval for alterations to an existing building.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed May 27, 2022. The following Bureaus have responded with no issue or concerns:
- Bureau of Environmental Services (Exhibit E1)
- Bureau of Transportation Engineering and Development Review (Exhibit E2)
  - An Encroachment permit is currently under review for the non-standard elements within the extended sidewalk on SE 9th. PBOT has stated the pavers and landscape planters are acceptable however the string lights that extend from the building over the sidewalk to poles within the stormwater on SE 9th are not approvable as BES does not support such structure within their facility. The applicant is working on an alternative lighting option in the meantime. See details in findings for guideline C1-10 (Integrate Encroachments) below.
- Water Bureau (Exhibit E3)
- Fire Bureau (Exhibit E4)
- Bureau of Parks, Forestry Division (Exhibit E5)
- Site Development Review Section of BDS (Exhibit E6)
- Life Safety Review Section of BDS (Exhibit E7)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 27, 2022. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History: This application was deemed incomplete on 2/22/22, 21 days after submittal. The applicant requested the application be deemed complete on 5/4/22. A hearing was scheduled within 43 days of the complete date.

A voluntary Design Advice Request (DAR), EA 21-088853 DA, was held with the Design Commission on 11/4/21. See the DAR summary in Exhibit E3.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW – CHAPTER 33.825

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

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.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

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. 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 new development and other improvements in the Central Eastside
- 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

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. 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**.**

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

> **Findings**: The site is approximately a ½ mile east of the Willamette River. However, its location on Sandy Blvd affords the project opportunities to visually connect with the river, strengthen the physical connections for pedestrians to the river, and share the history of Sandy Blvd. which exists to connect people to the Willamette and Columbia Rivers. An art and water feature with "imprinted memories" is proposed along the Sandy frontage. The metal sculpture represents the gorge and surrounding mountains with the falling water as the rivers and waterfalls. The imprints in the concrete show the modes of transport along Sandy between the rivers over time. Improvements to all of the site's frontages and crossings, like at SE 9th & Pine, enhance direct pedestrian connections to the sidewalks and crosswalks leading west to the river. On the tower, exterior balconies and an amenity terrace on the 12th floor connect residents visually to the river views on the North, West, and South sides. The building's west wing points to the Willamette River and Hawthorne bridge, and the units on the NW side of this wing look directly towards the river and the original location of the Stark Street Ferry that served the Central Industrial Eastside. *This guideline is met.*

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development

> **Findings for A2:** The project addresses this guideline as follows:
> - The mass timber structural system of the building utilizes regionally sourced natural material representing the strong connection to the forest environment of the Pacific Northwest, which is visible throughout the project.
> - A visible ecoroof atop the single-story podium, the art and water feature and extensive landscaping at the ground level on expresses the natural water and lush green landscape of the Pacific Northwest.
>
> *This guideline is met.*

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 appropriates to an overall design concept.
A5-2. Acknowledge the Sandy River Wagon Road (Sandy Boulevard). Acknowledge the historical significance of the Sandy River Wagon Road (Sandy Boulevard) from East Burnside to 7th Avenue with an upgrade of the public right-of-way to be more pedestrian accommodating and which is related to its historical context. New development located adjacent to this diagonal alignment also should acknowledge the historical significance in a creative way that is attractive, informative, and appropriate.
A5-4. Incorporate works of art. Incorporate works of art into development projects.
A5-5. Incorporate water features. Enhance the quality of public spaces by incorporating water features.

> **Findings:** The applicant intends to meet these guidelines together with an art & water installation at the NW corner of the site along Sandy and adjacent to the building's primary retail entrance. The concept depicted on Exhibits C.48-49 includes a perforated steel mountain structure with lighting that operates as a water feature with a water pool and landscaping surround. Imprints within the concrete at the entry contribute to the history of transportation in the Central Eastside and on Sandy. Per the applicant, the concept incorporates "themes of animal and human paths connecting the banks of the Willamette and Columbia rivers predating the formation of Portland as a City in the 1850 and transformed along with transportation modes into what is now Sandy Blvd". The metal sculpture is a high quality and thick steel (10 gauge) that will be durable along the pedestrian environment. The 3-dimensional structural with internal lighting and moving water will be interesting to view as well as provide an audible experience along the sidewalk.
>
> *These guidelines are met.*

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

> **Findings:** Power for the new development is proposed to be provided within the level 1 below-grade parking, with two access hatches in SE Oak ROW. This approach ensures the electrical transformer will not adversely impact the ground floor activity of the building and limits interruptions in the streetscape elements like trees, lighting, etc. *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.
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.
C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.
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.
C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

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.

Findings: The proposal addresses these guidelines as follows:

- All five corners of the site contain active spaces and programs that are highly glazed and most contain building entries. Stairs, back-of-house, and vehicle/loading uses are located mid-block and concentrated on SE 10th. The 45' long frontage on Sandy is the distinguishable primary commercial space with an expansive amount of glazing, large canopy and setback façade that integrates an internally illuminated metal sculpture with a water element that is intriguing and engaging at the sidewalk.

- At the 9th Ave and Pine Street frontages commercial spaces are designed with operable storefront entrances to allow shop owners to open large units along the facade to connect their units to street activity and vice-versa and canopies. The lobby and retail spaces that wrap SE 10th are also highly glazed.

- Multiple entrances are located along these frontages to allow pedestrian access at multiple points along the street into the building. Building entries are inflected with deeper overhangs for a varied edge including landscaping and active uses.

- Walk-up work/live spaces occur for most of the SE Oak frontage. The spaces all have a varied, landscaped and setback condition to allow a for layered entry sequence that provides some privacy as well as an area for activity (porch). The large double height glazing allows views to and from the street, and limiting the live portion of the unit on the upper floor will allow the ground level to be truly active with a commercial use, as required by 33.510.225 C.1. Openwork metal gates that can be pinned open for commercial access are well integrated with the landscape planter.

- Along all frontages, recessed entries and deeper landscaped sidewalk frontages allow areas for public street furnishings and places to stop, view, socialize and rest. Along the Oak Street frontage, residential walk-up units will feature small-scale patios for residents to occupy during the day or night.

- The single-story podium with its faceted masonry pillar façade and brick is clearly distinguished from the metal tower volume that is setback from the podium. The podium extends to the property boundaries holding the urban edge along the public realm while providing eddies along the sidewalk for engaging with the development and activity along its frontages. Large storefront glazing, entrances, canopies, and future tenant signage further enhance the ground floor.

- The CLT structure will be visible through storefront glazing for unique experience along the pedestrian realm.

These guidelines are 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.

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:** This project intends to improve all frontages with new landscaping and trees, as well as provide a new two-way bicycle lane within SE 9th. Extending the sidewalk on 9th to the west reduces the width of the pedestrian crossing at SE 9th and Sandy and limits the interaction at the crossing to bicycles and pedestrians as SE 9th will no longer allow vehicles. increasing the building frontage zone along SE 9th will provide a more active, safe, and vibrant street edge, while the improvements along the other frontages will enhance the pedestrian system with landscaping, trees, and lighting. *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 for B6 and B6-1:** The ground floor podium features a tapered wood clad facade that runs continuously around the frontages. The depth of the area beneath this podium feature varies with the ground floor program and conditions. In areas where it is deepest and accessible along the sidewalk it will provide some areas of protection from the elements along all 5 frontages. Weather protection that extends over the sidewalk occurs along SE 9th and SE Sandy above commercial entries with 7' deep canopies and on SE 10th above the loading and parking garage bay with 4' deep canopies. The canopies are thin steel that are well integrated into the streamlined podium facade. While the frontages on SE Pine and Oak do not contain canopies because of the recessed ground floor conditions of the work/live spaces and lobby and retail entries they do allow pedestrians some protection when accessing the individual entries. *These guidelines are met.*

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

> **Findings**: Barrier-free design has been incorporated throughout all ground floor entrances. All primary building entrances, including retail, live/work, service and loading, residential lobby, entrances are designed to accommodate visitors and residents of differing abilities equally and equitably. Visual and tactile cues, including adequate walking surface lighting are provided at all main entrances, and no obstructions to access have been located in the right of way. *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.

> **Findings:** The proposal meets this guideline as follows:
> - The angled tower atop the 1 story podium supports the strong view corridor along Sandy which is distinctive in its bisection of the rectilinear grid.
> - The building is sited to focus on the Sandy Blvd main entrance. A pedestrian retail path is located parallel with Sandy Blvd with termini of the Troy Laundry building at the corner of 10th and Oak (a beautiful turn of the century brick building designed by Ellis Lawrence), and the large triangular vegetated stormwater planter along Sandy Blvd at each end connecting pedestrians visually at each end of the skylit path.

- The extensive glazing along all 5 street frontages provides visual connections between the interior activities and those along the sidewalk.
- From the upper levels views from the tower from the glazing, balconies and amenity spaces connect residents to the urban context of Portland with views beyond to surrounding natural landscape (Mt Hood, Mt St Helens, Rainier, and Forest Park).

This guideline is met.

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

Findings: Primary building materials are of high quality and reflective of the neighborhood context. Brick and concrete are utilized at the ground floor for its resilience and contextual connection. Standard brick will be custom cut to create the acute angles of the bays as shown on Exhibit C.34. Composite metal panels are used for the tower to express simplicity in form and material and designed in a way that changes in light will create a dynamic appearance of the building. Metal panel at the angled tower edges will be a single metal panel for a seamless edge as shown on Exhibit C.35. Cross Laminated Timber (CLT) wood is incorporated into the angled soffits of the ground floor and within the balcony and upper floor amenity terrace soffits of the tower. Both applications provide protected areas for the wood to ensure its quality finish and limit maintenance. Accessory materials, like aluminum storefronts, perforated steel, metal mesh, metal railings, and other metal fixtures and elements are of a gauge, finish and design that are durable and provide a sense of permanence. *This guideline is met.*

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.

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.

Findings for C13 and C1-2: No specific signage is currently proposed. However, the location of future signage is shown to be well integrated into the storefront bay. *This guideline is met.*

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

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.

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.

Findings: The site is on the east edge of the district where the Central Eastside Industrial District transitions to the residential Buckman Neighborhood several blocks to the east.

The current context around the site is a mix of one to four story industrial, office, and residential buildings. Further north along Sandy and Burnside are larger more recent mixed-use developments. These larger buildings in Central Eastside include innovative designs with a mix of traditional and more modern materials, some with unique applications. The immediate built context around the site is an eclectic mix of two to four story concrete, and masonry industrial buildings, with the occasional turn of the century single family residence. The lower density residential neighborhood is several blocks east of the site.

The project has two discrete massing elements: the ground floor podium and the tower. Each reflect unique architectural expressions that complement and connect each other and with development in the larger surrounding area. The podium features brick masonry pillars relating to adjacent historic buildings nearby (Franz Bakery warehouse to the east and Troy Laundry building to the NE) with contemporary large-scale storefront glazing elements and wood soffits. Changes in occupancy at the podium level are expressed by differences in the scale of glazing and opening, providing articulation and smaller scaled volumes that resemble development in residential neighborhoods to the east. The tower is expressed as a simple extruded volume with punched openings. The tower is clad with a single type of ACM panel with a consistent color. Balconies activate the tower façade and fenestrations are consistently proportioned to reflect openings in Central Eastside Industrial District warehouses for contextual compatibility.

These guidelines are met.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.
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.
C1-1. Integrate Parking.
a. Integrate parking in a manner that is attractive and complementary to the site and its surroundings.
b. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

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.
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.
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.

Findings: The proposal addresses these guidelines as follows:

- The two discrete massing elements (ground floor podium and the angled tower) each reflect unique architectural expressions that complement and connect each other for a strong and coherent composition. At the ground floor level, the building's brick

masonry pillars and large scale operable storefront glazing and building entries are captured under a continuous wood soffit that extends along all frontages. The angled 11-story tower sits upon the podium with its own unique identify and simplicity of two materials (glass and metal) and a strong form.

- All the vehicle parking is below grade. The only evidence of parking on the building's façade is the garage and loading access from SE 10th. The two access points are adjacent to each other at the middle of the block to limit the impacts on the pedestrian realm and to focus the disruption of the ground floor composition and conditions to a single area. The overhead doors will be solid metal and painted dark brown to match surrounding brick. Both overhead doors appear to be within a foot or so of the surrounding façade so as not create a dark hole along the sidewalk. The exhaust and intake louvers are well integrated above the openings.
- All rooftop elements are well integrated and thoughtfully designed. Both the podium and tower roofs contain ecoroofs with wells for mechanical units. No objects will project above the roof or parapet. This approach limits views of these utilitarian objects resulting in a clean 5th elevation and supports a strong skyline. The large mechanical units set within the 12th floor are screened by 22' gauge perforated metal screen set within the window opening that replicates the mullion pattern of the window system on the tower. The metal screen will match the color of the metal panel cladding and its opacity will be dense enough to prevent direct views of the large mechanical and associated elements behind it, only perceiving the silhouette of the units themselves.

  While the mechanical well at the northwest corner of the one-story podium roof has been sized to accommodate typical mechanical units for commercial tenants, there is nothing preventing a taller unit that would extend above the ecoroof and be visible from the immediately surrounding area. Therefore, staff has added a condition of approval that future rooftop mechanical units within this roof well are limited to 4' in overall height.
- Building lighting consists of integrated linear downlights. On the ground floor the fixtures will be recessed in the soffits to illuminate entryways for bike parking, loading, and parking access, and retail and residential lobby entries. Additionally, unit balconies on the building will feature small exterior downlights to enhance the appearance of the building from downtown as well as localized activity that may occur on the exterior patios.
- Mechanical exhaust/intake ducts and associated louvers are limited in locations. All ventilation needs on the tower will be internally directed to the 11th floor mechanical rooms so that no louvers are necessary on the tower's exterior. Exhaust only occurs well above the pedestrian realm over the garage entry and loading door adjacent to the loading. Several louvers for intake only are well integrated within brick walls perpendicular to the sidewalk or set behind landscape planters. All the louvers will be painted dark to match the brick color.
- The gas meters on SE 10th façade will be set within the brick wall with a perforated metal door to screen them in a similar manner as those on the Art House.

As conditioned, to limit the height of mechanical units within the podium roof mechanical well to 4' in overall height, these guidelines are met.

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.

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.
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.

Findings: The bisection of Sandy through the rectilinear grid results in triangular spaces within the Sandy ROW, a condition that is pronounced between SE Ash and Stark. Improvements along Sandy over the years include bike infrastructure and stormwater planters that occupy the triangular spaces that include unique weathering steel elements and lush landscaping. The proposal builds on these ROW elements to enhance the frontage along SE 9th and Sandy as suggested by the Design Commission at the DAR. The applicant has been working with the service bureaus (PBOT, BES, Water) to extend the sidewalk out 22' for the entire length of SE 9th. This extension reduces the travel lane on SE 9th to 14' for a two-way cycle path and prohibits vehicles. The extended sidewalk provides a 14'-6" furnishing zone that includes street trees, triangular pavers, saw-tooth in-ground planters and areas for tables and seating. Unfortunately, overhead string lights attached to the building, spanning across the extended sidewalk on SE 9th and terminating on poles within the stormwater planter on the west side of the bike lane are not approvable by BES and PBOT (see Exhibits E45-46. The applicant is working on other lighting approaches and will bring them to the upcoming hearing for discussion.

Together, the extended sidewalk on SE 9th along with the extensive glazing and multiple building entries on the building and the art and water sculpture will enhance the pedestrian realm and provide vibrant public spaces that can be occupied and are engaging.

With the condition that the string lighting and poles with the SE 9th ROW are not approved and upon further discussion of lighting options within the SE 9th ROW, these guidelines are met.

(2) MODIFICATION REQUESTS – CHAPTER 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. The review body may not consider modifications to standards for which adjustments are prohibited. 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 other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) 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.
C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

<u>Modification #1</u>: Maximum Building Setback – To not meet the 10' building setback along a portion of SE Sandy; up to an additional 5' setback for approximately half (22') of the 45' long frontage (Section 33.140.215.C).

Purpose Statement: The setback standards promote different streetscapes. The EG1, IG1, and EX zone setbacks reflect the generally built-up character of these areas. The setback standards are also intended to ensure that development will preserve light, air, and privacy for abutting residential zones. In the EG1 and EX zones, the setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

Standard: Section 33.140.215.C requires 100% of the length of the ground level street-facing facade of the building must be within the 10' maximum setback on SE Sandy.

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.*

Findings: The maximum setback standard of EX strives to create a built-up urban environment that is inviting to pedestrians and transit users. Setting the building back up to additional 5' feet for approximately half (22') of the 45' long Sandy frontage provides a generous space for the art and water feature and imprints within the concrete to engage this prominent street frontage. This extension of the sidewalk also provides room around the sculpture to view it and for pedestrian and patrons to navigate the entry and stop, rest and/or visit. Therefore, the additional setback allows the project to better meet guidelines A5-2 (Acknowledge the Sandy River Wagon Road), A5-4 (Incorporate works of art), A5-5 (Incorporate water features) and B4 (Provide Stopping and Viewing Places).

C. Mitigation of impacts. *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The art and water sculpture along with the imprints within the concrete will mitigate the additional setback by contributing excitement and interest to the public realm.

<u>Modification #2</u> - Ground Floor Active Use – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

Purpose Statement: The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards help maintain a healthy urban district through the interrelationship of ground-floor building occupancy and street level accessible public uses and activities, and they encourage a transit-supportive, pedestrian-oriented environment that is safe, active with uses, and comfortable for residents, visitors, and others. Active uses include but are not limited to: lobbies, retail, commercial, and office uses, but do not include storage, vehicle parking, garbage, recycling, mechanical, or utility uses.

Standard: Section 33.510.225 prohibit dwelling units on the ground floor and require at least 50% of the ground floor of walls that front a street or public space be designed for active uses with vertical clearance on the ground floor of at least 12', at least 25' deep, and include street-facing facade must include windows and doors.

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.*

Findings: The purpose of standard is to provide active urban ground levels that provide visual and physical connections both from the sidewalk and from within the interior space. The 25' depth and 12' height of the requirement ensures active spaces can be accommodated. The standard also intentionally prohibits residential units on the ground floor which typically present privacy issues from those within the residential unit and have limited activity.

The modification request is for 12% of the required 50% of the ground floor on SE Oak to not meet the 12' height requirement. The height of the ground floor for the western two work/live spaces is 10' rather than 12'.

The proposed design, which has the live portion of the spaces entirely on the 2nd floor, allowing the ground floor to be fully occupied by a commercial use, will provide for an active ground floor as required. The ground floor commercial tenant spaces will be smaller commercial spaces that do not have mechanical needs associated a typical commercial space like a restaurant or large retail. The 10' tall ceilings of these two units are adequate to accommodate venting and ducting for a small commercial occupancy.

From a design perspective, increasing the floor height by 2' to meet the standard would break the continuity and aesthetic relationship of glass façade to grade and the alter the podium height for an isolated portion of the façade which would be an anomaly on this straight-forward and strong composition. The double height, fully glazed volume of the work/live façade provides the transparent exchange of activity from within and outside the building. Lastly, the proposed design provides coherency on the south elevation for the work/live spaces as they individually set down to follow the change in grade. As proposed, the design better meets guidelines C5 (Design for Coherency) and A8 (Contribute to a Vibrant Streetscape). To ensure ground floor active use and compliance with the standard's prohibition of ground level residential units, a Condition of Approval will require the residential use of the work/live spaces is limited to the 2nd floor.

C. Mitigation of impacts. *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: There are no impacts that result from the modification that require mitigation.

Therefore, as conditioned for the residential use of the work/live spaces to be limited to the 2nd floor, these two Modifications merit approval.

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

The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context,

contributes to the public realm, and provides high quality and resilient buildings and public spaces.

With the conditions that the string lighting and poles with the SE 9th ROW are not approved and further discussion of lighting options within the SE 9th ROW occur at the hearing, mechanical units in the NW podium roof well at limited to 4' in height and that the residential use of the work/live spaces is limited to the 2nd floor, the proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of a Design Review for a 12-story, 125' tall mass-timber high rise building with non-standard improvement to the SE 9th frontage in the Central Eastside subdistrict of Central City.

Staff recommends approval of the following Modifications:

1. *Maximum Building Setback* - To not meet the 10' building setback along a portion of SE Sandy; up to an additional 5' setback for approximately half (22') of the 45' long frontage (Section 33.140.215.C).
2. *Ground Floor Active Use* – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

A. As part of the building permit application submittal, the following development-related conditions (B through F) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 22-115673 DZM". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (*https://www.portlandoregon.gov/bds/article/623658*) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. The pole structures within the stormwater planter between SE 9th and Sandy that attach to the building string lights, as well as the string lights, are not approved.

D. The maximum height for future mechanical units within the rooftop well at the northwest portion of the podium shall not exceed 4' overall height.

E. The residential use of the work/live spaces is limited to the 2nd floor.

F. No field changes allowed.

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Procedural Information. The application for this land use review was submitted on February 22, 2022, and was determined to be complete on May 4, 2022.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application

is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on February 22, 2022.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A1. Unless further extended by the applicant, **the 120 days will expire on 5/4/23.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to Staci Monroe at staci.monroe@PortlandOregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Design Commission can be mailed c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Please note regarding USPS mail: USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at http://www.portlandoregon.gov/zoningcode.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of $5,513.00 will be charged.**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: https://www.portlandoregon.gov/bds/article/411635. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Staci Monroe
June 6, 2022

EXHIBITS – NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. 120-day Waiver & De Novo hearing form signed
   2. Neighborhood Contact Documentation
   3. Project info, approval criteria responses, zoning analysis submitted 2/23/22
   4. Geotech Report dated 2/14/22
   5. Stormwater Report dated 2/18/22
   6. Original Drawing Set dated 2/18/22
   7. Drawing Set dated 5/2/22
   8. Updated Project info, approval criteria responses, zoning analysis submitted 5/10/22
   9. Drawing Set dated 5/10/22-5/26/22
   10. Work/live Section
   11. Appendix – context, modifications, zoning code diagrams, renderings, etc.
B. Zoning Map (attached)
C. Plan & Drawings
   1. Through 66 (C10, C16, C17-21, C45 attached)
   67. Material Specifications
D. Notification information:
   1. Request for response
   2. Posting letter sent to applicant
   3. Notice to be posted
   4. Applicant's statement certifying posting
   5. Mailed notice
   6. Mailing list
E. Agency Responses:
   1. Bureau of Environmental Services
   2. Bureau of Transportation Engineering and Development Review
   3. Water Bureau
   4. Fire Bureau
   5. Bureau of Parks, Forestry Division

6. Site Development Section of BDS
7. Life Safety Plan Review Section of BDS
8. Bureau of Environmental Services – Request for Completeness Response

F. Letters - none

G. Other
1. Original LUR Application
2. Incomplete Letter dated 3/15/22
3. DAR summary memo dated 11/19/22

H.

Type III Land Use Review

MEMORANDUM

Date: **6/9/22**

To: **Portland Design Commission**

From: **Staci Monroe, Design / Historic Review Team**
503-865-6516 | staci.monroe@portlandoregon.gov

Re: **LU 22-115673 DZM – Sandy Pine**
Design Review Hearing – June 16, 2022

This memo is regarding the upcoming Design Review agenda item for the Sandy Pine project on 6/16/22. The following supporting documents are available as follows:

- Drawings – access here (https://efiles.portlandoregon.gov/record/15074707). Note Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix for your use – see attached.
- DAR Summary dated 11/19/21

I. PROGRAM OVERVIEW

New 12-story, 125' tall mass-timber high rise with the following:

- 276 residential units, 6 are work/live, 14,500 SF commercial space and bike parking.
- 2.5 levels of subgrade parking for 178 spaces
- Amenity spaces both on the ground and 11th floor.
- Building materials include brick, metal panel, and aluminum window and storefront systems.
- Non-standard improvement to SE 9th frontage (reduce travel lane to 14' wide and limit to bike access only, extend sidewalk to 22' for outdoor seating, landscaping planters, special paving).

II. DEVELOPMENT TEAM BIO

Architect	Jonathan Heppner | Lever Architecture
Owner's Representative	Brian Heather | Solterra Capital Inc.
Project Valuation	$36 million

III. MODIFICATIONS

The following Modifications are requested:

1. Maximum Building Setback – To not meet the 10' building setback along a portion of SE Sandy; up to an additional 5' setback for approximately half (22') of the 45' long frontage (Section 33.140.215.C).
2. Ground Floor Active Use – To not meet the 12' distance from the finished floor to the bottom of structure above for 12% of the required 50% ground floor frontage along SE Oak (Section 33.510.225).

Subject to the following approval criteria:

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

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

C. Any impacts resulting from the modifications are mitigated to the extent practical.

IV. STAFF RECOMMENDATION

Staff found that the proposal with modifications meets the applicable Design Review and modification criteria, therefore, the Staff Report recommends approval with the conditions indicated in Section V below. However, further discussion is needed in regard to the lighting along SE 9th as the string lights and poles within the ROW were not approved in PBOT's Encroachment Review. The applicant will bring alternative lighting options to the hearing.

V. CONDITIONS OF APPROVAL

In addition to the standard three conditions of approval the following have been added:

- The pole structures within the stormwater planter between SE 9th and Sandy that attach to the building string lights, as well as the string lights, are not approved.
- The maximum height for future mechanical units within the rooftop well at the northwest portion of the podium shall not exceed 4' overall height.
- The residential use of the work/live spaces is limited to the 2nd floor.

VI. PROCEDURAL NOTES

- The subject proposal was heard before at a voluntary Design Advice Requests (DAR) meeting, held on 11/4/21. See the attached summary of Commission comments.
- The application was deemed complete on 5/4/22.
- The applicant requested the hearing be rescheduled on 6/16/22, 43 days within the application being deemed complete.

Attachments: Guidelines Matrix
Summary Notes from the DAR held on 11/4/21 (EA 21-088853 DA)



City of Portland

Design Commission

Type III Land Use Review

LU 22-115673 DZM

Sandy Pine – 900 SE Sandy

June 16, 2022

Staff Presentation

Context

Location
Zoning
Approval Criteria
Context
Program Overview
Project History
Modifications | Adjustments | Exceptions

Approval Criteria Response

Context
Public Realm
Quality & Permanence
Modifications

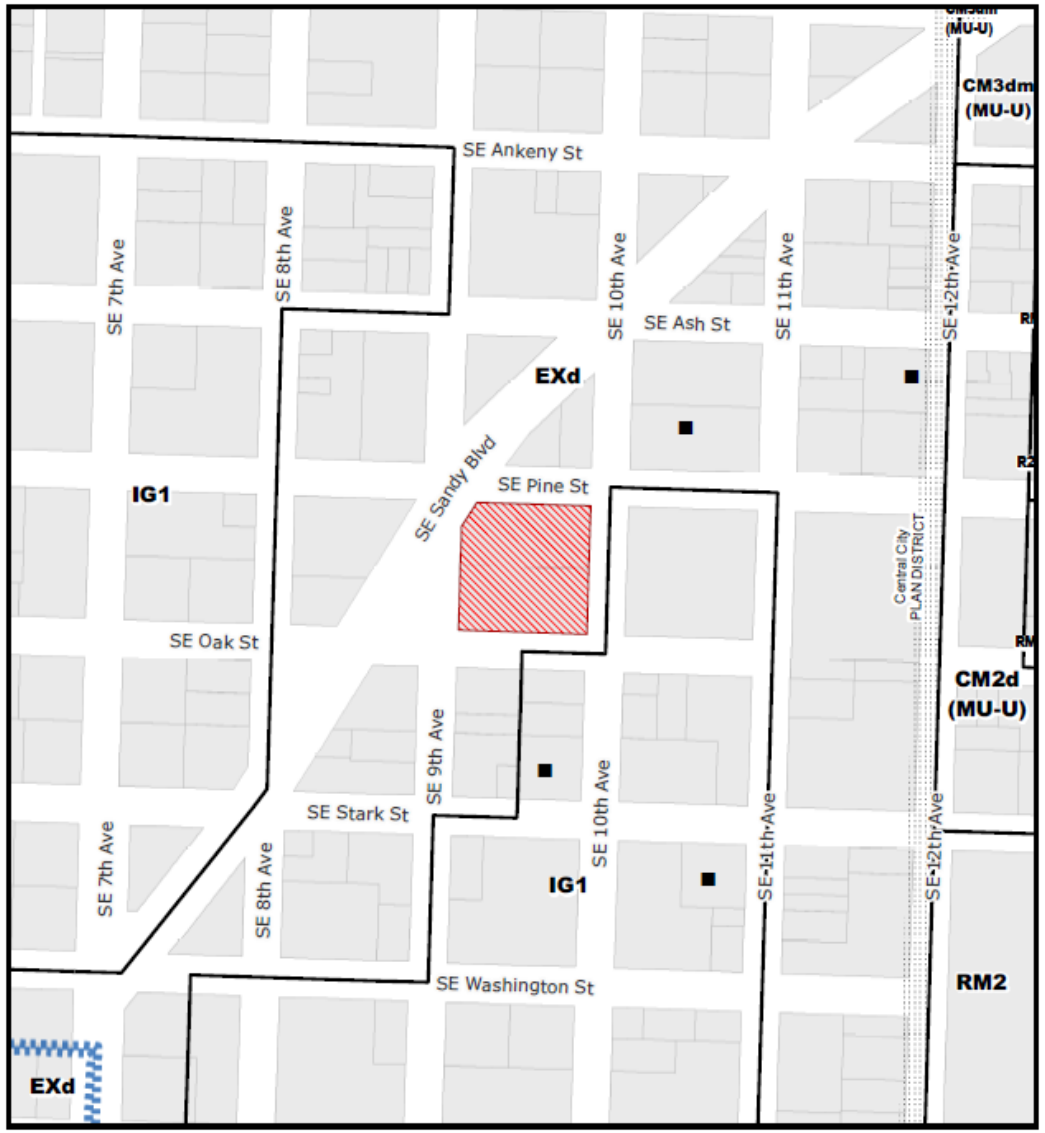
Staff Recommendation

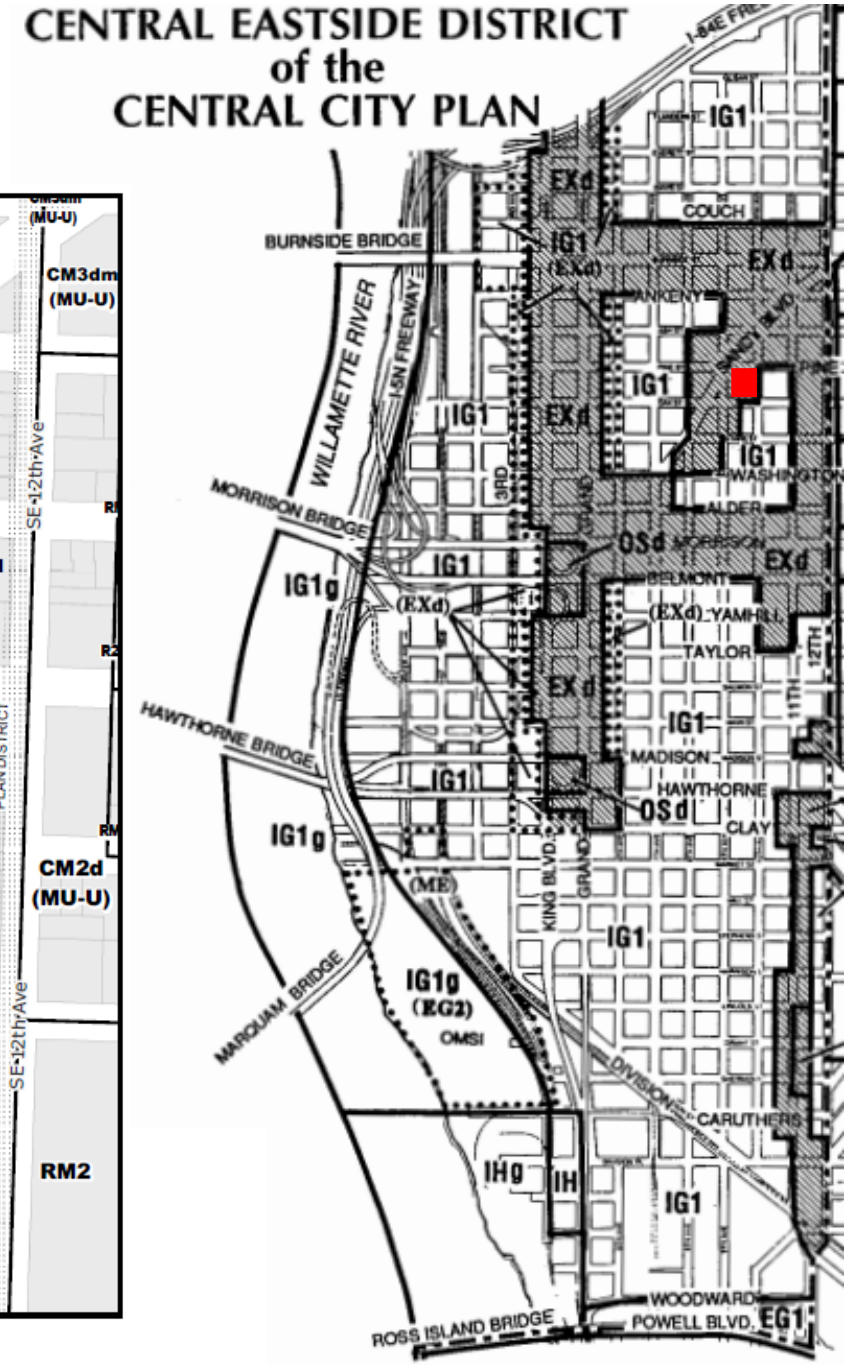
Conditions of Approval
Next Steps

Applicant Presentation

Context

LU 22-115673 DZM
Exhibit G6



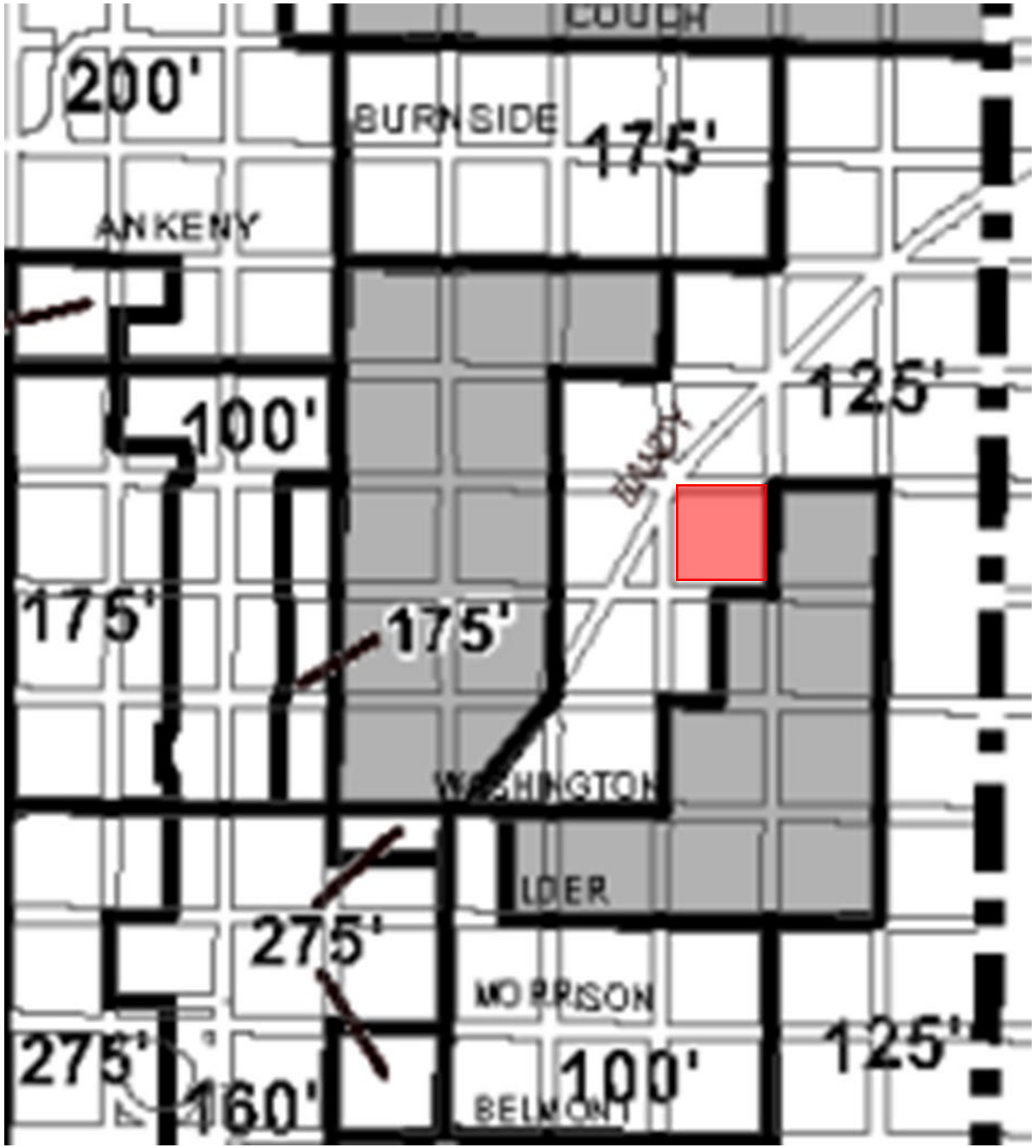


Location

Central City Plan District

Central Eastside Sub District

LU 22-115673 DZM
Exhibit G6



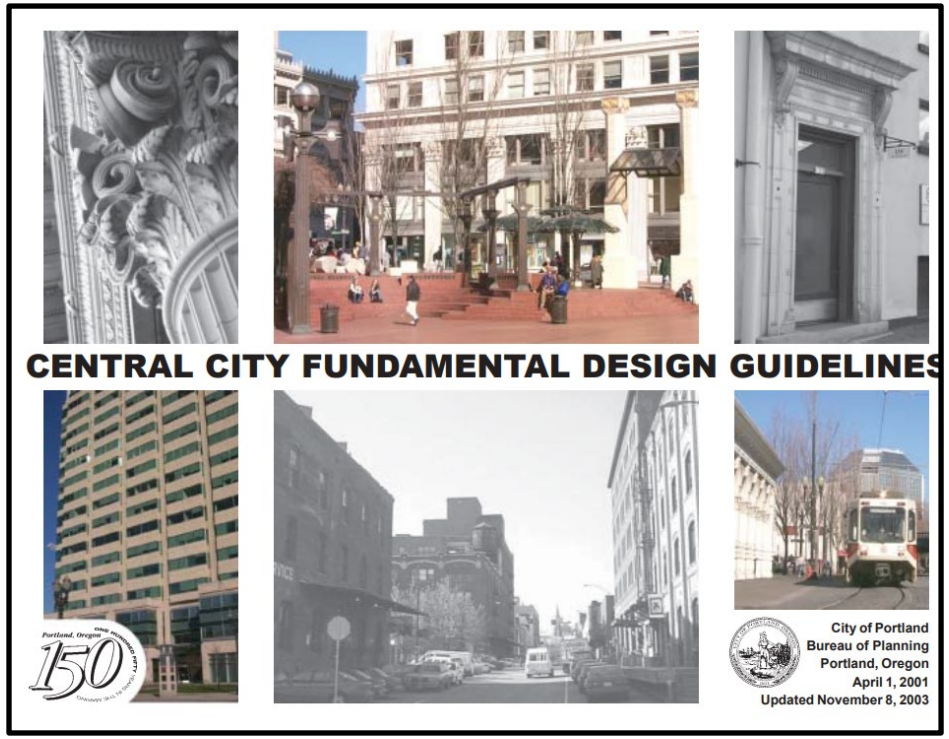
Zoning

Base Zone:
EX – Central Employment

Overlay:
Design Overlay

Floor Area Ratio:
3:1 base,
3:1 bonus with IH
Unlimited FAR via transfer

Height:
50’ base
125’ max with bonus





Approval Criteria

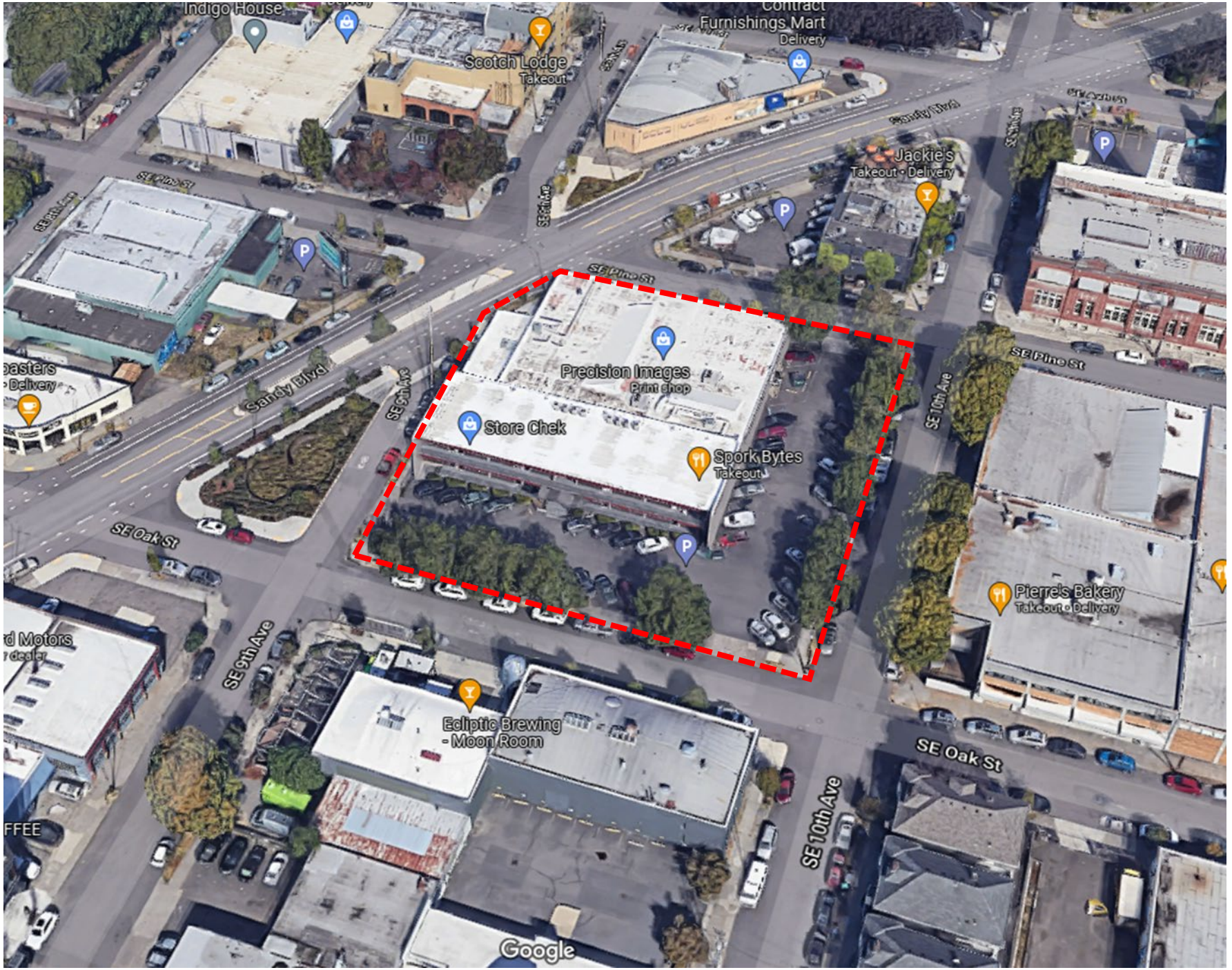
Central City Fundamental Design Guidelines

Central Eastside Design Guidelines

Section 33.825.040 - Modifications

Modifications Through Design Review – Section 33.825.040

- Better meet the applicable design guidelines
- Consistent with the purpose of the standard being modified
- Impacts are mitigated



Context

- 39,584 SF
- 5 Street Frontages - 45’ on Sandy
- Sloped ~10’ grade change (NE to SW)
- Developed w/ 1-2 story industrial offices & parking
- Surrounding development – transitions from lower single story to mid to large scale further north
- Bike, ped & stormwater improvements on Sandy



Context

Pedestrian District - Yes

Street Designations:

SE Sandy
Transit Access Street
Major City Walkway
Major City Bikeway

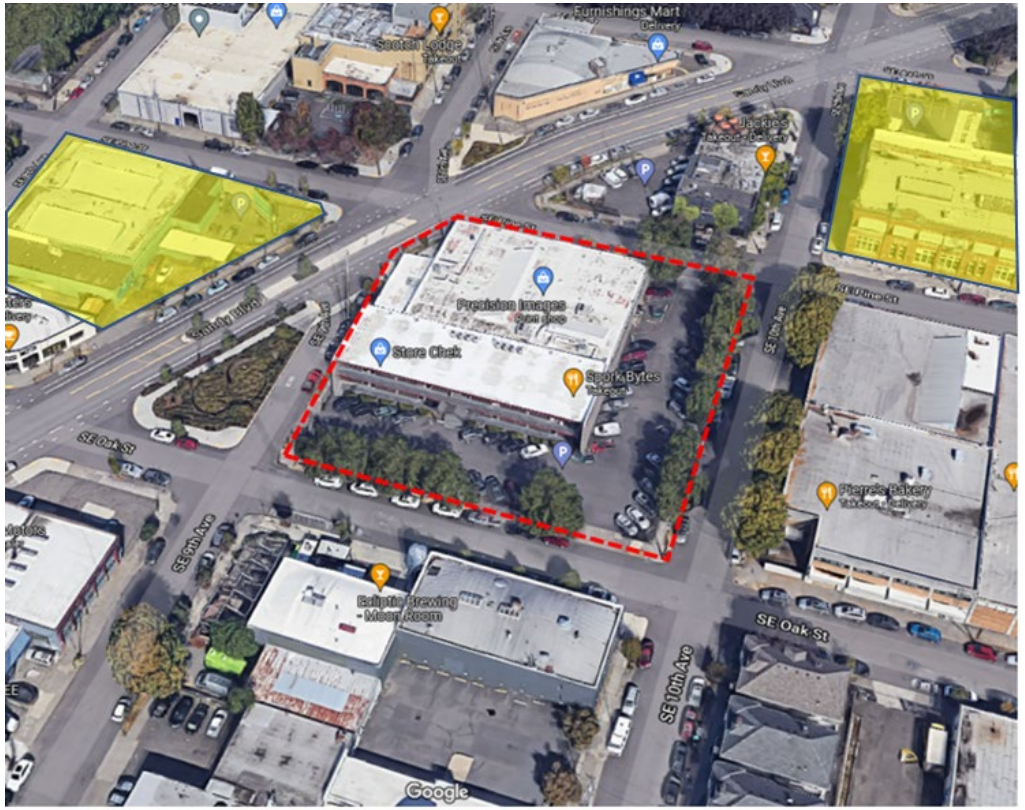
SE 9th & Pine
Local Service Transit
Local Bikeway Street
Neighborhood Walkway

SE 10th & Oak
Local Service Transit
Local Pedestrian
Local Bikeway Street









Context

Future development in immediate area

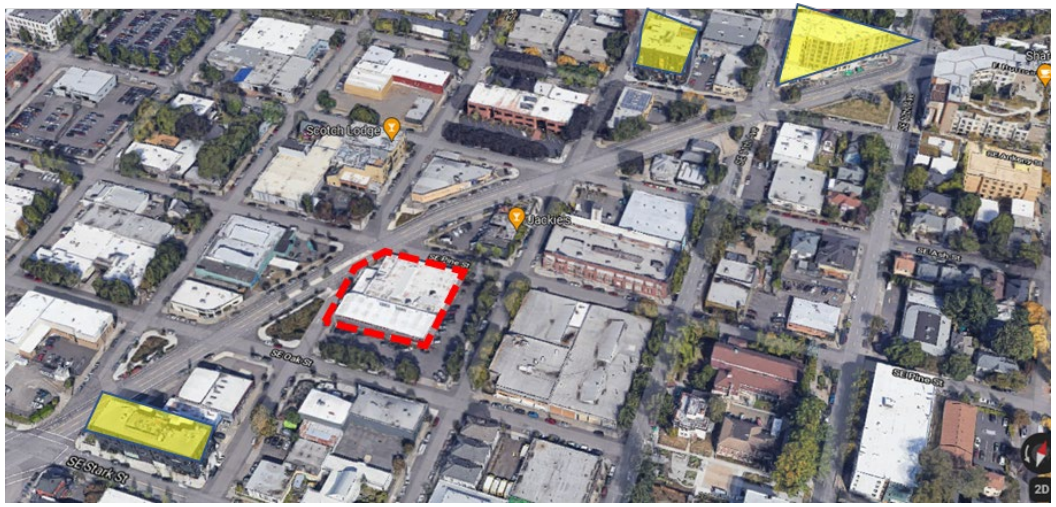
Context

Built (new)



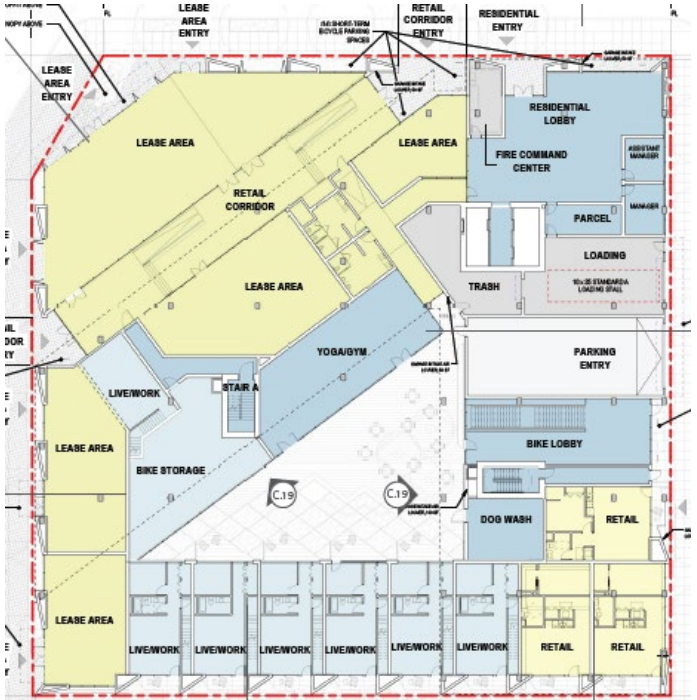








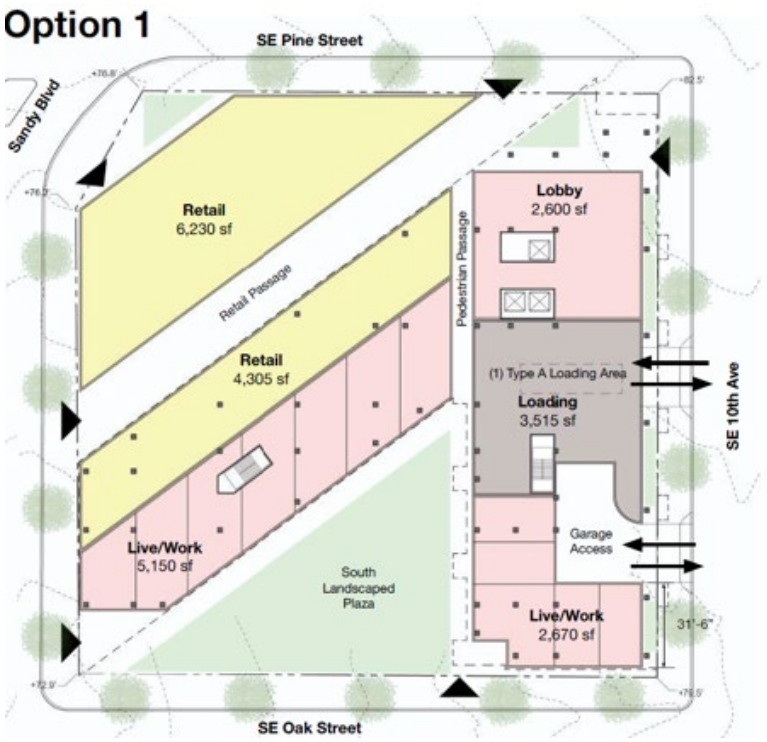




Program Overview

- 125’ tall – 11 story tower over podium
- Mass timber high rise
- 276 units, 6 are work/live
- 14,500 SF commercial
- Below-grade parking with 178 spaces & bike parking
- Extended sidewalk on 9th
- Art & water sculpture
- Plaza & 11th floor amenity
- Ecoroofs
- Brick, metal panel, CLT



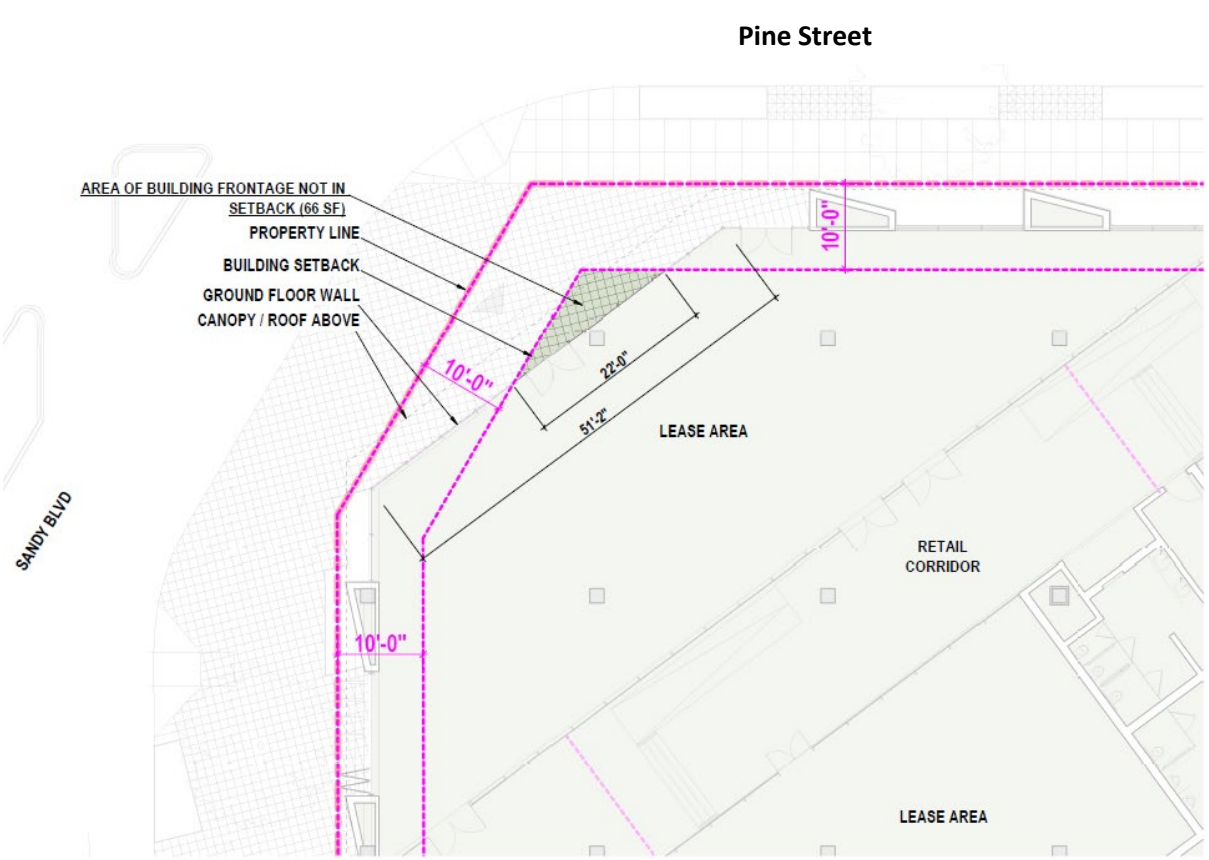




- Strong & dynamic massing allows for simple materials
- Elements & fenestrations should reflect context & not be too refined
- Active ground floor of Option 2 preferred
- Take advantage of unique condition along 9th & explore how to incorporate this area into the project.

Project History

- Pre-App
- DAR 11/4/21



Modification 1 – Maximum Building Setback

Standard: 100% of the length of the ground level street-facing facade of the building must be within the 10’ maximum setback on SE Sandy.

Purpose: Create a built-up urban environment that is inviting to pedestrians & transit users

Proposal: Setback up to an additional 5’ for approximately half (22’) of the 45’ long frontage

Modifications

Modification 1

Modification 2



Modification 2 – Ground Floor Active Use

Standard: At least 50% of the ground floor facing street be at least 12’ tall & 25’ deep, include doors and windows and residential unit are prohibited.

Purpose: reinforce the continuity of pedestrian-active ground-level building uses

Proposal: not meet the 12’ vertical clearance distance for 12% of the required 50% ground floor frontage along SE Oak

Modifications

Modification 1

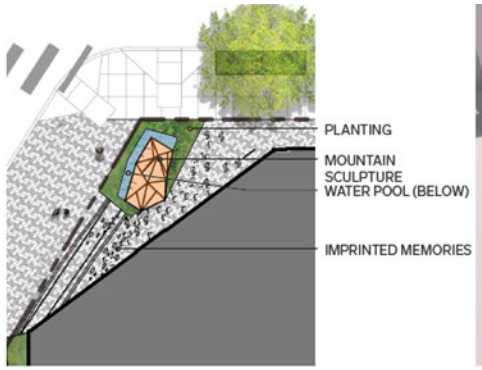
Modification 2

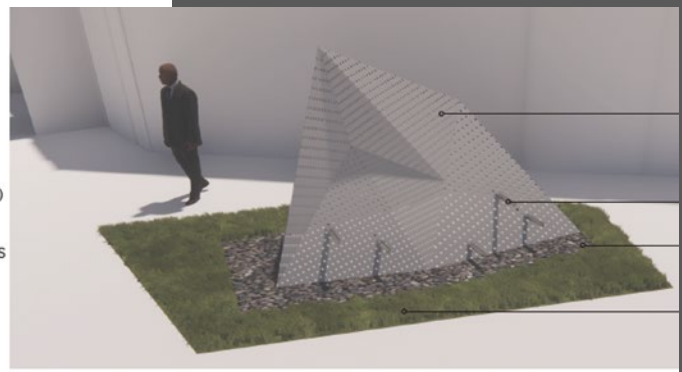
Approval Criteria Response

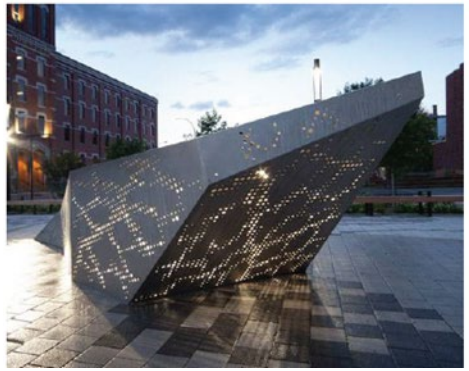
LU 22-115673 DZM
Exhibit G6

Context



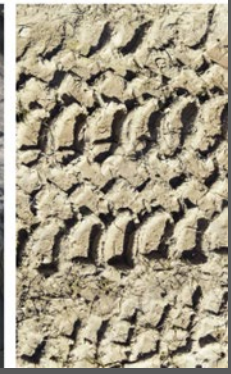












Massing

Podium - zero lot line, single story, angled frontage on Sandy
Tower – simple angled form aligns with Sandy

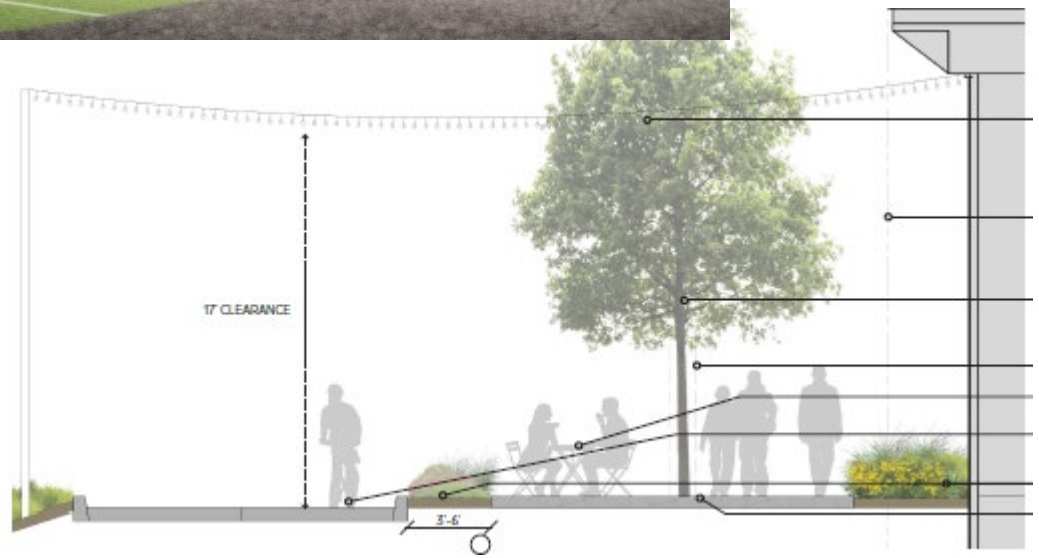
Materials - Brick on podium, metal & glass on tower

History - Sculptural water feature and imprints

Public Realm

Lighting







Ground floor

Active uses, extensive glazing, multiple entries, retail corridor, limited BOH, residential use condition

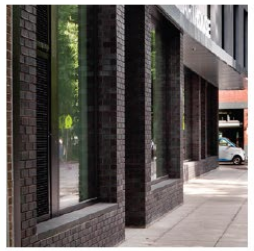
Weather protection

Canopies on Sandy, 9th, 10th recessed storefront bays

Public engagement

Art/water feature, porch on W/L, extended sidewalk on 9th, lighting condition

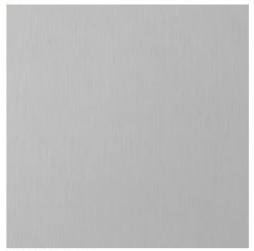

CROSS LAMINATED TIMBER


DARK BRICK

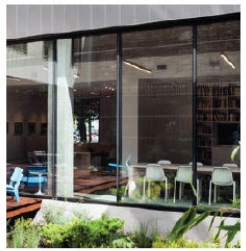

STAINLESS STEEL CABLE MESH

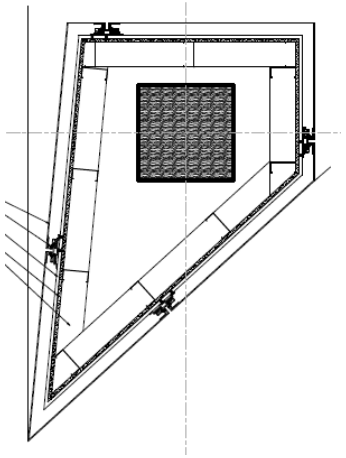

PERFORATED METAL PANEL


ACM FACADE


METAL PANEL (SILVER)


ALUMINUM WINDOW SYSTEM


STOREFRONT SYSTEM





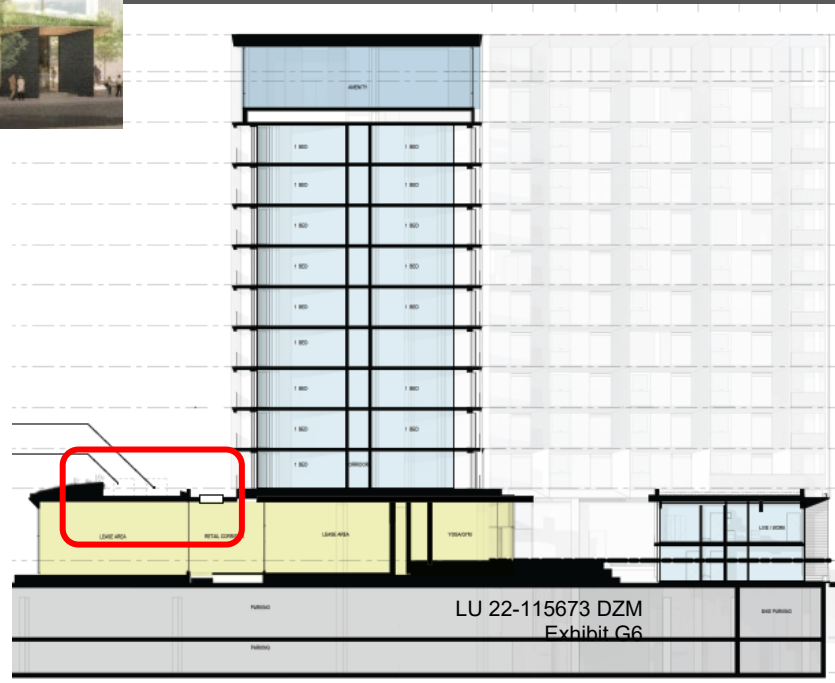


Quality & Permanence

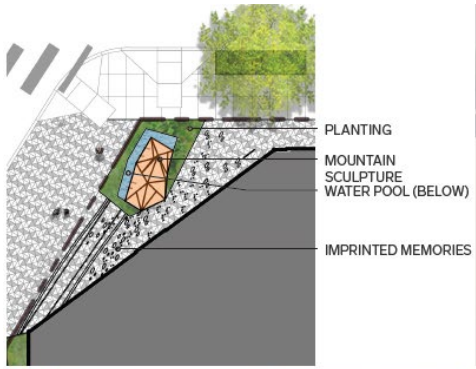
Composition - strong, limited palate, not fussy, no vents/louver on tower

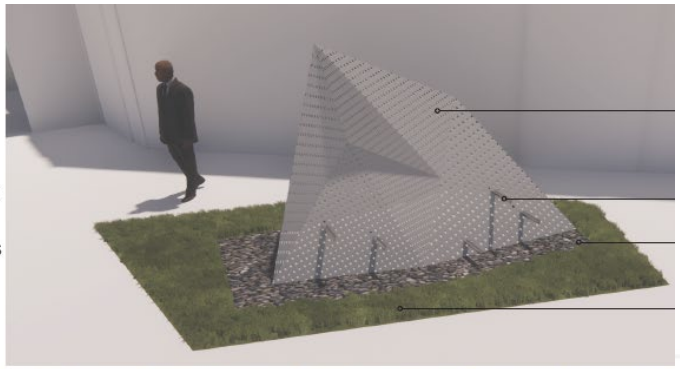
Rooftops - ecoroofs, mechanical wells & screens, <u>podium RTU condition</u>

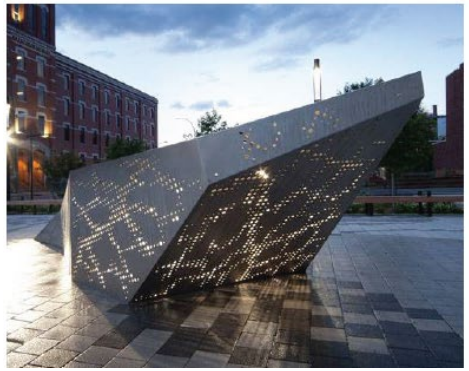
Materials - Brick, ACM panel, CLT



Maximum Building Setback



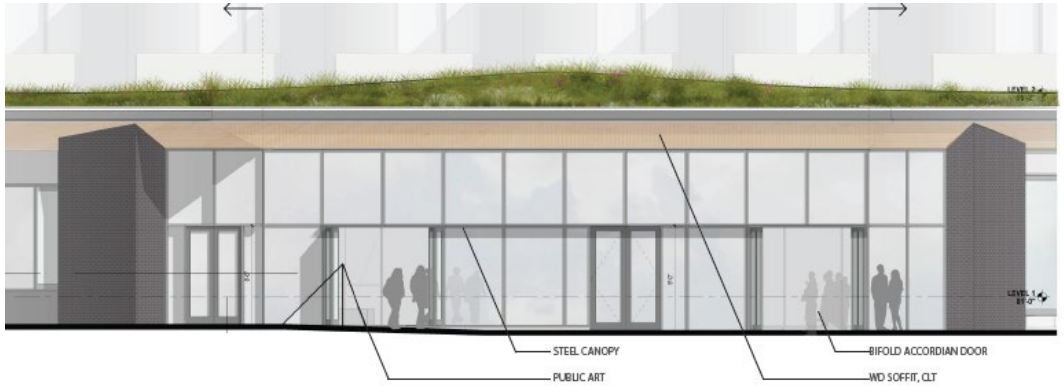










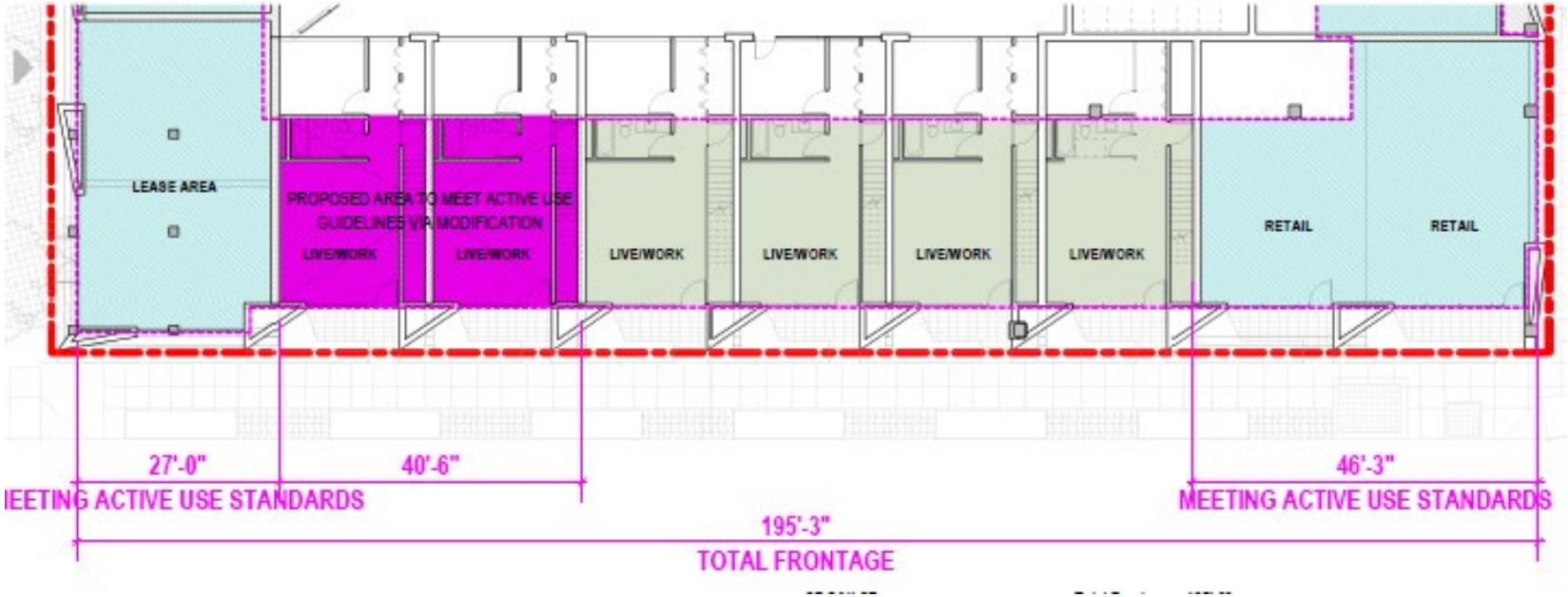


Modifications

Support



Ground Floor Active Use







Modifications

Support

Staff Recommendations

LU 22-115673 DZM
Exhibit G6

Staff recommends approval of Design Review & both Modifications

Upon further discussion of lighting within SE 9th

Subject to following three conditions:

1. Not approved - Pole structures in stormwater planter between SE 9th & Sandy & string lights
2. 4’ max height for future mechanical units in well at NW portion of podium
3. Residential use of work/live spaces is limited to 2nd floor

Recommendation

Conditions of Approval

Next steps

Deliberate

Vote (approve, deny, continue)

- If deny, set return date to adopt revised findings
- If continue, set return date

Full 120-day extension signed

Questions

LU 22-115673 DZM
Exhibit G6

Applicant Presentation

LU 22-115673 DZM
Exhibit G6