



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

Amanda Fritz, Commissioner
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Date: April 15, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of 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 15-124942 HR: Exterior Alterations to Mary J.G. Smith House (Historic Landmark)

GENERAL INFORMATION

Applicant: Todd Lasher, Todd Lasher Design | 503.201.2440
5632 N Atlantic Ave | Portland OR 97217

Owner: Jeffrey H Berkaw | Kumaushi Hokusei LLC
1989 Darby Place | The Villages FL 32162

Site Address: 2256 NW Johnson Street

Legal Description: BLOCK 8 LOT 11, KINGS 2ND ADD
Tax Account No.: R452301390
State ID No.: 1N1E33BC 01700
Quarter Section: 2927
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Other Designations: Mary J.G. Smith House, a designated Historic Landmark, pursuant to listing on the National Register on 12.02, 1981. Site is located within the Alphabet Historic District, which was listed in the National Register of Historic Places on November 16, 2000.

Zoning: RH: High-density Residential base zone; Historic Resource Protection overlay zone

Case Type: HR: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant requests Historic Resource Review approval for exterior alterations to the Mary

J.G. Smith House, which is a designated Historic Landmark listed on the National Register of Historic Places. The subject building is located in the Alphabet Historic District.

The proposed alterations include the following:

North Elevation

- 3 lights are proposed to the existing porch.
- 2 vents (for bath and dryer) are to be wall mounted and under the existing north porch on the west side, behind the existing lattice – not subject to Historic Review due to not being exterior.
- 3 HVAC mini-split units to be located under the existing porch on the east portion of the porch area, behind the lattice - not subject to Historic Review due to not being exterior.

South Elevation

- A non-original window located at the west side of the south façade of the existing single story addition is proposed to be moved 2 feet to the east.
- The existing non-original door located at the east corner of the south façade is proposed to be partially removed with a new wood access hatch to be installed. Original horizontal trim and siding to be repaired/replaced to match existing.
- 2 lights are proposed at the east and west corners, below existing horizontal trim at the second story roof eaves.
- Low voltage LED Accent lights are proposed to be located on the inner face of the 4" x 6" posts of the stairway leading to the third story egress.
- The following elements are proposed to be removed:
 - 2 existing telephone boxes at the first story.
 - An existing vent at the second story.

West Elevation

- An exterior light is proposed, on the north side of the west entry door.
- One vent is to be located within the new trash area.
- An exterior light is proposed on the west side of the single story south addition – below the trim, near the base of the stairs.
- One vent is to be located under the existing second story stair landing.
- One vent is to be located within the second story horizontal trim.
- Three roof vents are proposed on the west side of the single story south addition.
- Low voltage LED Accent lights are proposed to be located on the inner face of the 4" x 6" posts of the stairway leading to the second story egress.
- A plumbing vent is proposed on the roof.
- 5 vents are proposed to be located at the roof.
- The following elements are proposed to be removed:
 - 4 existing cable boxes.

East Elevation

- 2 vents are to be located, wall mounted, within the existing stem wall at the foundation.
- 4 vents are to be located at the bottom of the first floor bay area.
- An exterior light is proposed on the east side of the single story south addition – near the base of the stairs below the trim.
- Low voltage LED Accent lights are proposed to be located on the 4x6" posts of the stairway leading to the third story egress.
- 6 intake vents are to be located on the roof behind an existing dormer.
- 6 exhaust vents are to be located on the roof behind an existing dormer.
- 2 lights are proposed within the egress dormer at the third story.
- 5 additional vents are to be located on the roof.
- The following elements are proposed to be removed:
 - One vent located within the trim of the bay.
 - One existing vent located in the center of the east façade at the second story.

In all cases where features are being removed or altered existing siding, trim, woodwork, etc. will be repaired/replaced and painted to match existing conditions.

The proposal includes non-exempt exterior alterations to a building designated as a Historic Landmark. Therefore, the proposal must undergo Historic Resource Review prior to the issuance of building permits.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- *33.846.060.G.1.-10.: Other Approval Criteria,*
- *The Community Design Guidelines, and*
- *Historic Alphabet District: Community Design Guidelines Addendum.*

ANALYSIS

Site and Vicinity: According to the Nomination Form (Exhibit G-2), the Nob Hill District, where the site is located, became a fashionable residential neighborhood in northwest Portland during the 1880's and 90's, when the downtown commercial development along the waterfront forced residential development farther west.

The site originally housed the stable for the adjacent house to the east, the Albert H. Tanner House, which was built in 1890 for a prominent attorney (the Tanner House is also listed in the National Register of Historic Places). In 1905 the widow of the proprietor of one of Portland's first saloons, the City Brewery Saloon, purchased the adjacent lot. Mary J.G. Smith built a house the following year, and subsequently moved in with her two children.

The Nomination Form describes the significance of the Mary J.G. Smith house as one of two or three homes in the area that exemplifies Neo-Classical style residential architecture, with Georgian/Neo-Colonial elements (e.g. the second story bow window and the Palladian window at the third story dormer). With the exception of the 1940 conversion of the house from a single-family residence into five apartments (by the US Naval Housing Authority to provide war housing), most of the original exterior and interior details remain intact.

Regarding area context and amenities, the site is situated in a location that has access to a number of the amenities that typify what many consider the essence of Portland livability. Within a comfortable (meaning level grade) 5 minute or quarter-mile walk from the site are the scores of restaurants, retail outlets, galleries and eclectic shops that line NW 23rd Avenue and NW 21st Avenue. Also within this walkable distance is Legacy Good Samaritan Hospital, a Parr Lumber, Les Schwab, Chapman Elementary School (home to the bi-annual Vaux swift migrations) and Linfield College Portland Campus. The site is nearly equidistant from the 2.5 acre Couch Park to the southeast and the 5.5 acre Wallace Park to the northwest.

Regarding public transportation, the site is well served with a number of options and alternatives. The street car runs two blocks north, on Lovejoy, continuing east to the Pearl District, Downtown and the University District. Frequent (defined by Trimet as at least every 15 minutes) bus transit service operates on 23rd Avenue through the #15. Johnson Street, which the site fronts, is a City Bikeway including bicycle infrastructure. The area is also within the Northwest Pedestrian District.

Zoning:

The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for

development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate that prior land use reviews include the following:

1. LU 79-0291542 (reference file # VZ 064-79): Approval to reduce south rear yard from 9 to 3 feet to permit off-street parking in the required front yard for proposed building addition.
2. LU 79-033714 (reference file # VZ 213-79): Approval to permit fire exit stairs to project into the east side yard beyond the permitted 4 feet.
3. LU 80-005865 (reference file # HL 23-80): Approval for designation
4. LUR 96-013998 (reference file # 96-01111): Approval for a reduced side setback and replacement of exterior stairs
5. LUR 14-176221 HR: Approval for exterior alterations at each elevation, basement and roof

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **March 9, 2015**. The following Bureau responded with no issues or concerns:

- Bureau of Development Services Life Safety / Building Code Section: David Jones: March 30, 2015. (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 9, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

1. **Historic Changes.** Most properties change over time; those changes that have acquired historic significance will be preserved.
2. **Differentiate New from Old.** New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.
3. **Hierarchy of Compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings for 1, 2 and 3: The site was built in 1890 and obtained Historic Landmark status in 1981. During this time changes were made to the interior altering the site, in 1940, into a 5-plex. Exterior staircases were added to the site for egress to the 2nd and 3rd floors in the 1970's. Additionally, in the 1970's, a single story apartment was added to the rear (south side) of the site. The exterior staircases and apartment addition do not draw from the aesthetic of the building and so are not contributions to the landmark that have acquired historic significance requiring preservation. Prior to this proposal there do not appear to be any exterior changes which have acquired historic significance and deserve preservation.

As a part of this proposal modifications will be made that affect the exterior of the landmark structure in subtle ways. The modifications, including the addition of kitchen, dryer, bath and heater related vents as well as specific area lighting, do not overwhelm the aesthetics of the landmark and by-and-large respect the original design and are compatible with the landmark building overall. While the only alteration proposed to the street facing façade (the north façade) is the addition of a standard plumbing vent on the west side of the second floor, roof greater numbers of vents are proposed on each of the other elevations. On all façades vents were moved predominantly to the roof, located within the stem wall or hidden beneath existing bays so as to have the least visual impact on the landmark structure. All proposed venting elements will read as modern features to the structure and make no attempt to be disingenuous to their use or time. Through the thoughtful placement of the proposed vents larger areas of the landmark structure's historic aesthetic remains intact. *Therefore these criterion are met.*

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Findings for P1 and P2: The proposed alterations are predominantly to the sides and rear of the site and will not have an impact on the exterior aesthetics of the building in regards to their response to the area's desired characteristics, identity, and/or traditions. Proposed alterations are largely utilitarian in purpose including the addition of vents: dryer, kitchen, bathroom and heater related for the internal units. The vents are to be located primarily to the stem walls, and roof, with five additional vents to be hidden under the existing bay on the east elevation first story. The location of the proposed vents is an attempt to maintain the historic character and aesthetic of the landmark structure while also providing modern amenities to the units.

The proposed changes respect and acknowledge the resource's and the district's design significance and do not negatively impact the identity of the landmark structure or the district in which it sits. *Therefore these criterion are met.*

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.

Findings D1 and D2: The proposed alterations are not impacting the front façade and main entrance of the site. In addition, the public sidewalk adjacent to the building (to the north) will not be impacted through the proposed alterations. Pedestrian access and circulation will be improved on the site through the proposed addition of modest lighting on the east and west external staircases leading to their respective 2nd and 3rd story egress windows. Lighting will also be added to the area immediately north of the west entry for increased visibility and access. The cumulative effect of the proposed lighting will be to help improve the overall accessibility, safety and wayfinding for those using the site without causing unintended negative effects to neighbors. *Therefore these criterion are met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details,

material proportion, and character with the existing building.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D6 and D8: The original architecture and character of the landmark structure within the Historic Alphabet District is being respected in the proposed alterations. The proposed vents are largely located at the roof, within the stem wall or hidden beneath bays so as not to detract from the original aesthetic of the building. In addition, proposed lighting is located subtly within the stairway steps and/or out of trim so as not to compete with the established character and architectural integrity of the building. The proposed vents have been adequately integrated, minimized, and/or hidden within the structure so that the existing landmark building retains its original character and district wide value. Vents will be painted to match existing areas. The additional element of the proposed door replacement on the south elevation will also not detract from either the historic district or the specific landmark structure. The non-original door will be replaced with a small hatch covered with siding and painted to match the landmark structure. The hatch will continue to allow utilitarian access to mechanical equipment but will be less conspicuous than the existing door. The construction of the hatch, due to being less than half the size of the existing door, also allows for the repair of existing vertical trim work that was removed with the prior installation of the door. The final feature being proposed is the addition of lighting to area entranceways and egress. Lighting features located at the north façade, the west entry and the base of the east and west egress stairs are period appropriate for the structure. Lighting intended for the east and west egress staircases are inner facing low voltage lights which will provide adequate visibility to those using the stairs without being a detracting feature to area neighbors. Collectively the features being added to this landmark structure are in scale, character and proportion with the existing building showing sufficient respect to both the building and the Alphabet Historic District. *Therefore these criterion are met.*

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

Findings: The proposed venting alterations to the building are primarily to the east, west and south elevations. No noticeable impact has been proposed to the street facing (north) façade. In addition, the majority of vents are to be located within the stem wall, hidden below an existing bay and/or at the roof so as to preserve the existing architectural integrity of the landmark structure. The proposed alterations will have no impact on the established neighborhood. *Therefore this criteria is met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. Staff is appreciative of the applicant's considerable efforts to organize the various vents located on this structure so as to best preserve the integrity and original architectural aesthetic of this landmark building. This proposal meets the applicable Historic Resource Review criteria and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of proposed exterior alterations and construction to the Mary J.G. Smith House, a designated Historic Landmark listed on the National Register of Historic Places within the Alphabet Historic District including the addition of vents and lighting and the removal of an existing door on the south facade, per the approved site plans, Exhibits C-1 through C-7, signed and dated April 09, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-124942 HR. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Thursday, April 09, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: Wednesday, April 15, 2015

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 25, 2015, and was determined to be complete on **March 5, 2015.**

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 25, 2015.

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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: Friday, July 03, 2015.**

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 decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project 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.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Wednesday, April 29, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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 internet at www.portlandonline.com.

Attending the hearing. 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 the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **Thursday, April 30, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

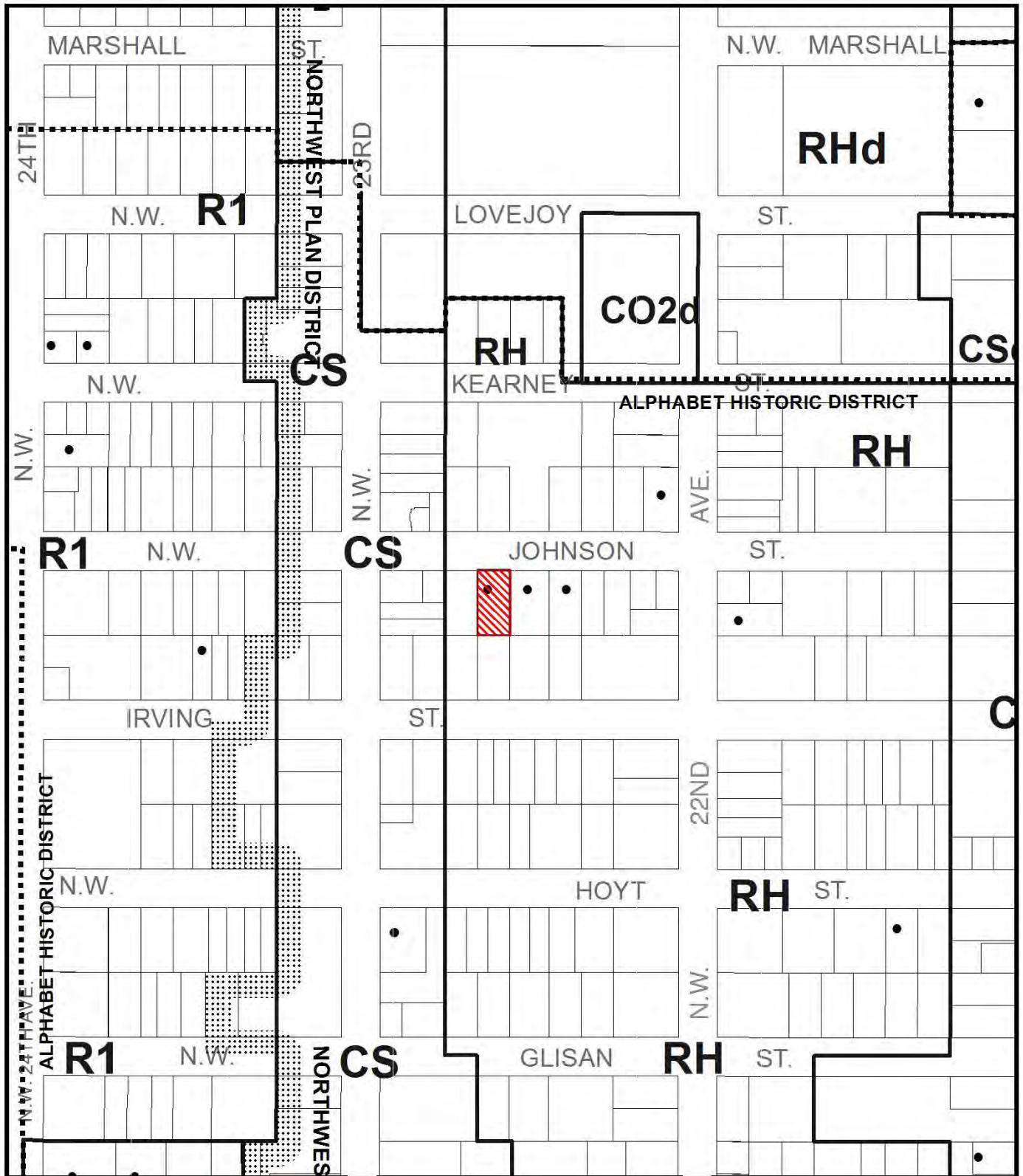
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Statement
 - 2. Site pictures
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations: North and South (attached)
 - 3. Elevation: West (attached)
 - 4. Elevation: East (attached)
 - 5. Elevation Detail of south door replacement hatch
 - 6. Manufacture's cut sheets: Vents
 - 7. Manufacture's cut sheets: Lighting
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Development Services: Life Safety/Building Code Section: March 30, 2015.
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU Application
 - 2. National Register of Historic Places Inventory – Nomination Form: November 20, 1981
 - 3. Staff site pictures

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).



ZONING



Site



Historic Landmark



This site lies within the:
ALPHABET HISTORIC DISTRICT
NORTHWEST PLAN DISTRICT

File No. LU 15-124942 HR
 1/4 Section 2927
 Scale 1 inch = 200 feet
 State Id 1N1E33BC 1700
 Exhibit B (Feb 27, 2015)

Drawing Legend

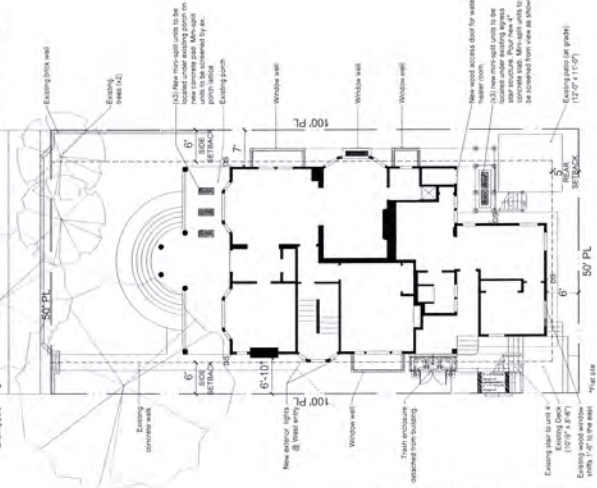
- Shaded: Areas to be Removed
- Double Line: New Wall to Remain
- Single Line: Overall Element

Approved
City of Parma
Bureau of Development Services
Planner
Date: 4.13.15

This project remains pending until the following conditions are met:

- 1. The project remains pending until the following conditions are met:

Proposal and design as approved in case file #LU 14-176221 HR. No field changes.



1 Site Plan
1/8" = 1'-0"

2 Roof Plan
1/8" = 1'-0"

No changes to roof

NO.	REVISION	DATE	BY	DESCRIPTION
1	REVISED PER CITY OF PARMA DEVELOPMENT SERVICES	04/13/15	MM	REVISIONS TO THE SITE PLAN AND ROOF PLAN
2	REVISED PER CITY OF PARMA DEVELOPMENT SERVICES	04/13/15	MM	REVISIONS TO THE SITE PLAN AND ROOF PLAN
3	REVISED PER CITY OF PARMA DEVELOPMENT SERVICES	04/13/15	MM	REVISIONS TO THE SITE PLAN AND ROOF PLAN
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REVISED PER FEB 2015

REVISED PER FEB 2015

REVISED PER FEB 2015

REVISED PER FEB 2015

REVISED PER FEB 2015

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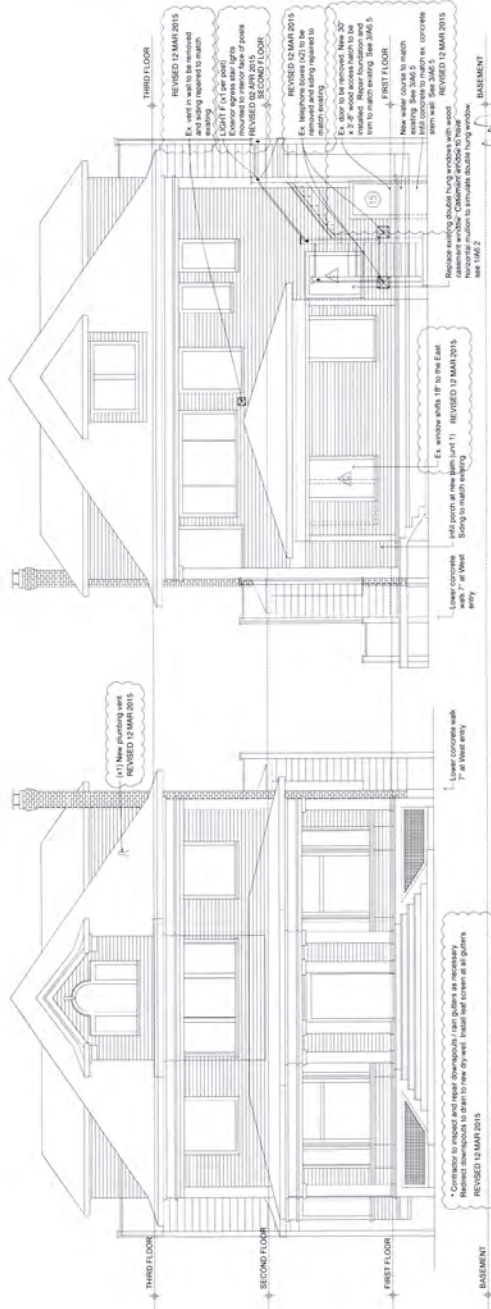
REVISED PER FEB 2015

RECEIVED ARCHITECT
DATE: 04/13/15
PROJECT: 14-176221 HR
DRAWING: SITE PLAN
SCALE: 1/8" = 1'-0"

7256 NW Johnson St
Parma, OH 44130
NW 23rd and NW Johnson St REMODEL
SITE PLAN
Date: 18 Jan 2014
Time: 10:25:21 AM
User: mm
Project: 14-176221 HR
Drawing: SITE PLAN

COLT
 RESTORATION
 ARCHITECTURE

NW 23rd and NW JOHNSON ST REMODEL



2 South Elevation
1/4" = 1'-0"

1 visible wall vents
 2 telephone boxes to be removed
 REVISED 12 MAR 2015

1 North Elevation - Street Facade
1/4" = 1'-0"

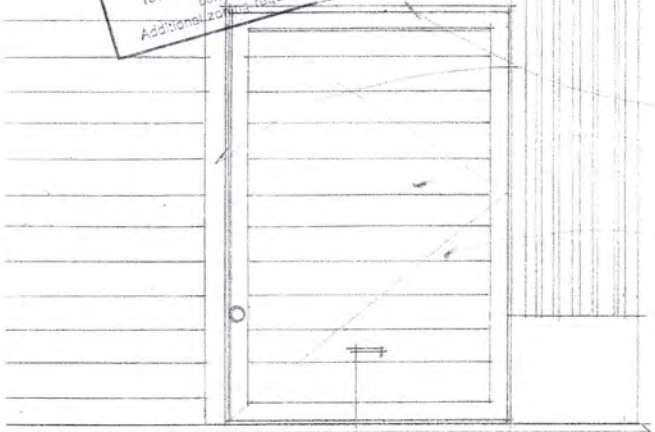
3 visible wall vents
 REVISED 12 MAR 2015

Approved*
 City of Portland
 Bureau of Development Services
 Planner
 Date: 4.1.15

* This approval applies only to the reviews requested and is subject to the conditions of approval.
 Additional drawings for the remaining elevations.

15-124742 + 2 EXH A-2

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4.13.15
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.



BR FLOR
 COL-812

BR-1012-1014

BR-1012-1014

NEW WOOD
 HANDLE
 30 x 3-1/2

REPAIR WOOD
 CORNER

WALL
 CORNER

GLASS

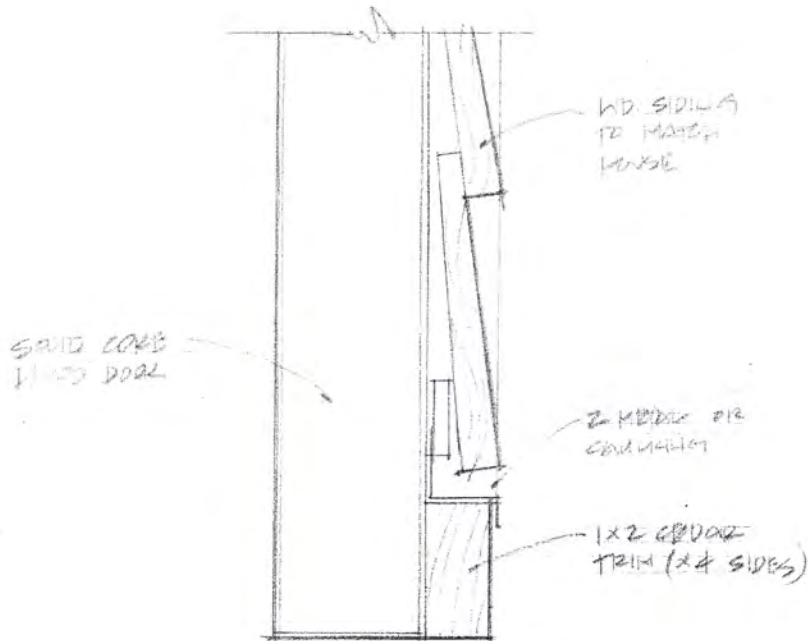
DETAIL - ELEVATION / JOHNSON ACCESS UNIT

1" = 1'0"

12 3-9-2015

2015-124942 HR

EXH C-5



JOHNSON - ACCESS HATCH SECTION

A

3/4" = 1"

PL 3-9-2015

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4.13.15

* This approval applies only to the
 reviews requested and is subject to all
 conditions of title
 Additional zoning code information is at

LU 15-124942 ML

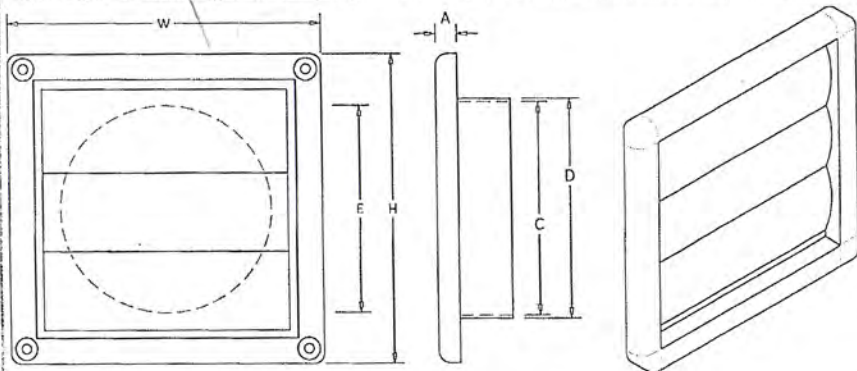
EXH C-5

FOR SIDE WALL TERMINATIONS BOTH IN WOOD WALL & CONCRETE

Famco Manufacturing

Plastic Wall Vent with Movable Louvers

SKU: LH



FAMCO LH PRODUCTS

ITEM #	SIZE (IN)	A	C	D	E	W/H	LOUVERS	FREE AREA IN ²
LH4	4	$\frac{7}{16}$	$4\frac{3}{8}$	$4\frac{3}{4}$	4	6	3	12.57
LH6	6	$\frac{7}{16}$	$6\frac{3}{8}$	$6\frac{3}{4}$	6	$8\frac{3}{8}$	3	28.27
LH8	8	$\frac{3}{8}$	$7\frac{3}{4}$	$7\frac{7}{8}$	$7\frac{3}{4}$	10	5	50.26

Description

1/2" collar for secure pipe attachment. Movable louvers. Available in brown and white, 3-8 inch sizes. Size reflects diameter of pipe. \hat{A}

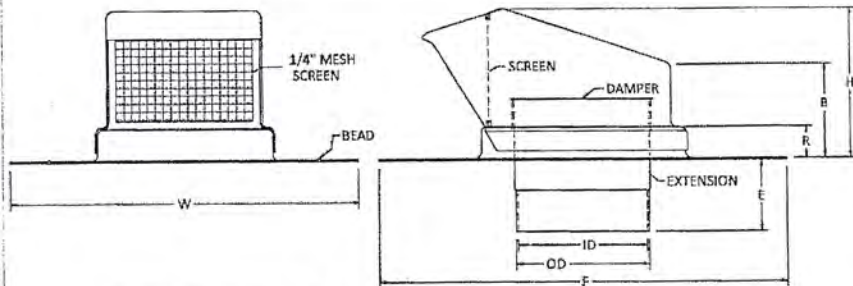
REFERENCE	REMARKS	PROJECT	QTY
	WALL MOUNT FLAT LOUVER STYLE FAN & OVERLAP. PAINT TO MATCH BUD10316.	R ² H CONSTRUCTION 2256 NW JOHNSON ST. PORTLAND OR 97210	

(ROOF VENT TERMINATIONS)

Famco Manufacturing

Plastic Bath and Kitchen Exhaust Vent with Stem

SKU: BVDS



ITEM #	OD	ID	W	F	E	R	B	H	FREE AREA
BVDS4_	4 1/2	4	11	12 3/4	2 1/2	1	3	4 3/4	12.56
BVDS6_	6	5 3/4	12 3/4	14 1/2	3	1	3	4 3/4	28.27

Description

Available in Black, Dark Brown, Brown, Gray, Wood Gray and White. Available in 2 sizes, connects to a 4" or 6" pipe.

REFERENCE	REMARKS	PROJECT	QTY
	<i>(ROOF TERMINATIONS -)</i>	<i>R & H CONSTRUCTION 2256 NW JOHNSON ST PORTLAND OR 97210</i>	

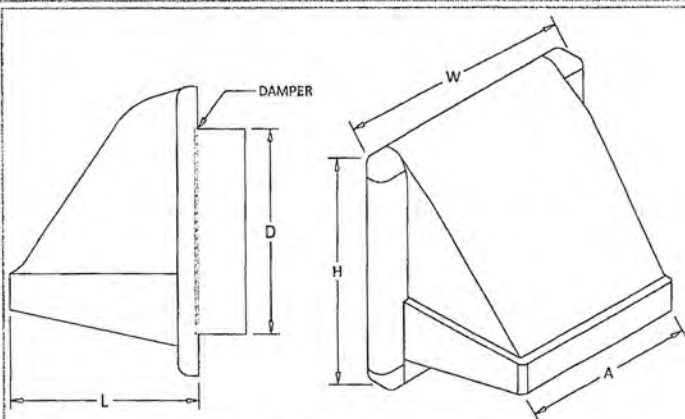
OUT BOTTOM OF SOFFIT

HOOD BETWEEN JOIST
OPENING ONLY OUT BOTTOM OF
SOFFIT.

Famco Manufacturing

Plastic Dryer Vent with Hood and Damper

SKU: UFH



DRYER VENT WITH HOOD AND DAMPER

ITEM #	COLOR	SIZE	W/H	L	D	A	FREE AREA IN ²
UFH3BR	BROWN	3	6 $\frac{1}{8}$	4	2 $\frac{15}{16}$	4 $\frac{1}{2}$	6.78
UFH3WH	WHITE	3	6 $\frac{1}{8}$	4	2 $\frac{15}{16}$	4 $\frac{1}{2}$	6.78
UFH4BR	BROWN	4	6 $\frac{1}{8}$	4	3 $\frac{15}{16}$	4 $\frac{1}{2}$	12.18
UFH4WH	WHITE	4	6 $\frac{1}{8}$	4	3 $\frac{15}{16}$	4 $\frac{1}{2}$	12.18

Description

1&E collar for secure pipe attachment. Hood and Damper. Available in brown or white in 3 and 4 inch sizes.

REFERENCE	REMARKS	PROJECT	QTY
	WALL TERMINATIONS DRYERS $\frac{1}{3}$ BATH FANS.	R&H CONSTRUCTION 2256 NW JOHNSON ST PORTLAND OR 97210	

REJUVENATION

LIGHTING & HOUSE PARTS



Also Item #A7107

<http://www.rejuvenation.com/s/bbntq>

Specification

Detail

Item #	A7107
Finish	Black Enamel
Socket	Incandescent
Shade(s) Chosen	B5105 Op
Maximum fixture wattage per socket	60W
UL Listing	UL Listed Wet
Canopy width	4.56"
Overall fixture width	5.94"
Overall fixture depth	7.7"
Overall fixture length	11.55"
Shade height	6"
Canopy Size	4-1/2"
Depth	4-3/4"
Filter Outside Diameter	3-3/4"
Height	6-3/8"
Width	4-1/2"

Base price: \$110.00

Selected options total: \$45.00

Total price as shown: \$155.00

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4.13.15
 * This document is for informational purposes only.
 Additional information is available upon request.

WEST ENTRY - EXT. LIGHT (x2) (OPTION #2)

LS 15-122942 HL

EXH C-7



ALSEA

2nd unit - 1st unit on each side of unit #2 (simple steel addition on back)



FOR EXTRA STAIN

CARSON

(Simple steel addition)



1st unit from

2nd unit from (main)



4" Jaxson

CU 15_124942 HL

EX4 C-7

HOME / LIGHTING / SURFACE MOUNT FIXTURES / NORTHWESTERN 6"



Northwestern 6"

\$99.00

[See Shades That Fit](#)

Our fixtures and shades are handcrafted to match the quality and durability of original classics. Our exclusive parts are made of heavy gauge, solid American brass and hand-finished in our state-of-the-art patina shop. Once parts are finished, our craftspeople in Portland, Oregon, build each fixture to your specifications. Price is fixture only, does not include shade.

- Surface mount fixture

Product Detail

SKU: 251.0010.6

Max Wattage: 150

Fixture Dimensions: 6" extension

Fitter Size: 6

Product Origin: USA

UL Listed: Yes

Canopy Width: 6" diameter

Shades That Fit: 6

SELECT FINISH



Finish selection: Antique Black
Shade shown: [EL-9878-14-6](#), \$95.00
Price as shown: \$134.00

Custom Options

GU24 Fluorescent

Choose **+\$10.00**

Pull Chain

Choose **+\$15.00**

Damp Rating

Choose **+\$10.00**

SHARE



PRINT



PRODUCTS YOU MAY LIKE



NEW PORCH LIGHT X3

LS 15_124942 HL

EXH C-7



1 - 2 HX2 EX4 C - 7 7H 24621-51 0

NEW FRONT FORCA LIGHTS - X3

Installing Post Mounted Accent Light

1. Accent light wires are factory pre-wired for connection to the deck's LED wiring. The LED wiring and the wired post must be present or access to accommodate the LED wiring. **NOTE:** The LED wiring must be installed in accordance with the manufacturer's instructions. The LED wiring must be installed in accordance with the manufacturer's instructions.
2. If using the LED wiring, ensure the wires are connected to the LED wiring. The LED wiring must be installed in accordance with the manufacturer's instructions.
3. If a Post Skirt is used, install it over the wired post before installing the Post Skirt. You will not be able to install Post Skirt (with Post Skirt and Accent Light) on a skirt.
4. Remove Accent Light Cover from Accent Light Back Ring by loosening Set Screws located at bottom of Accent Light Cover.
5. Prepare the Post Skirt in the following manner:
 - Remove the Post Skirt from the Accent Light Back Ring.
 - Determine the height the Accent Light will be installed.
 - Mark the location of the wire hole and the mounting screw holes using the markings provided on the instructions that come with the product.
 - Use a 1/8" hole for the wire and the 3/16" hole for the mounting screws.
6. Mount the Accent Light Cover through the Back Post Hole through the wire hole in the Post Skirt then insert the Post Skirt and screw the wire to the hole in the Post Skirt.
7. Mount the Accent Light Back Ring to the Post Skirt over the wire post and the Post Skirt. Make sure the wire is in the hole in the Post Skirt.
8. Mount the Accent Light Skirt in the hole using the Back Post Skirt screws provided.
9. The install the Accent Light Cover and the Post Skirt with the Set Screws with the Back Ring.
10. Turn screws over and make wiring connections. (See Connection section of manual)

Installing Stair Riser Light

1. Locate the three wires and the metal connection for the Stair Riser Light riser. (Leave the back wires and the metal connection in the wire cover).
2. Use the back wires as a guide to locate the center of the 1" hole for the wire.
3. Cut a 1" diameter hole in the center point of a 1" light shadow ring using a 1" utility bit.
4. Turn screws with larger hole diameters into the center point of the cut-out hole using each screw provided.
5. Align the light with the 1" hole and place it over the wires. The Stair Riser Light will fit the hole hole.
6. Secure housing to back plate using the set screws with 1/2" hex head screws.

Installing Under-Rail Light

1. Prepare the location for the Under-Rail Light as it is currently on the balustrade.
2. Drill a 3/8" hole to insert the Under-Rail Light.
3. Use the wire from the Under-Rail Light to locate the hole. The Under-Rail Light will fit the hole. The Under-Rail Light will fit the hole.
4. Use the set screws to secure the Under-Rail Light to the balustrade.

Installing In-Deck Light

1. In-Deck Light is installed in the deck's LED wiring.
2. In-Deck Light will be installed in the deck's LED wiring. The LED wiring and the wired post must be present or access to accommodate the LED wiring. **NOTE:** The LED wiring must be installed in accordance with the manufacturer's instructions. The LED wiring must be installed in accordance with the manufacturer's instructions.
3. Locate and make the connection of the LED wiring to the LED wiring.
4. Drill the In-Deck Light hole in the deck's LED wiring. The LED wiring must be installed in accordance with the manufacturer's instructions.
5. Guide the light wire into the LED wiring.
6. Press the In-Deck Light into the LED wiring. The In-Deck Light will fit the hole.
7. The wire connection can now be made under the deck's LED wiring.

LIGHTING

Components



Tools Required

In addition to a basic tool set, you will need the following for installation of the components.



Important Safety Precautions

INSTRUCTIONS PERTAINING TO A RISK OF FIRE OR INJURY TO PERSONS
IMPORTANT SAFETY INSTRUCTIONS

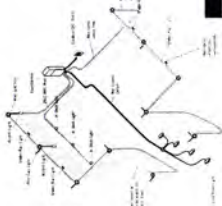
- WARNING – To reduce the risk of FIRE OR INJURY TO PERSONS:**
 • Turn off lighting before servicing. Contact only switch/light when turning on.
 • Keep lamp away from materials that may burn.
 • Do not operate the luminaire filling with a missing or damaged cover.

Lighting Layout Overview

The AZEK and TimberTech system is designed for use with AZEK Railing and TimberTech Railing products.

Below is a sample lighting layout showing fixture placement and wiring routes. When laying out the wiring for your deck, keep the following in mind:

- Building codes vary by locale; please consult all applicable codes.
- Modifications must be made to railing components during assembly to accommodate wiring and fixtures. Do not begin deck construction until you have read the lighting instructions.
- The lead's secondary wiring shall be protected by routing in close proximity to the luminaire or fitting, or next to a bracing structure such as a house or deck. The wiring shall not be buried except for a maximum 6 inches (15.2cm) in order to connect to the main secondary wire.
- A maximum of 47M can be applied to a single circuit and to more than 50W should be applied to the transformer. Please refer to the chart below to determine the wattage of each fixture.
- The LEAD's secondary supply wire can be buried to a maximum of 6\"/>



Fixture	Wattage
Post Cap Light	47W
Lighted Skirted Cap	20W
Accent	20W
Under-Rail	20W
Stair Riser	20W
In-Deck	10W

Post & Rail Preparation

3" Post Cap Light RadianceRail 3-1/2" Post Cap Light AZEK Lighting Lighted Island Cap Post & Post Sleeves

- The following instructions are for a post height of 20".
1. Cut all wires with 1/8" side cutters to the "marked" sleeve length.
 2. Attach the sleeve to the post. If the sleeve is to be used for a post sleeve, it should be attached to the post with a 1/8" hole saw with a 1/8" depth bit in order to fit properly. Check closely for fit.
 3. Use a 1/8" hole saw with a 1/8" depth bit to cut the sleeve to the correct length. For a sleeve to be used for a post sleeve, it should be cut to the correct length. For a sleeve to be used for a post sleeve, it should be cut to the correct length.

3" Post Cap Light RadianceRail 3-1/2" Post Cap Light AZEK Lighting Lighted Island Cap Post & Post Sleeves

- 3" Post Cap Light RadianceRail**
1. Use a 1/8" hole saw with a 1/8" depth bit to cut the sleeve to the correct length. For a sleeve to be used for a post sleeve, it should be cut to the correct length.
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3" Post Cap Light RadianceRail 3-1/2" Post Cap Light AZEK Lighting Lighted Island Cap Post & Post Sleeves

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4 x 4 - RadianceRail Express Post & Post Sleeves

- The following instructions are for a post height of 20".
1. Use a 1/8" hole saw with a 1/8" depth bit to cut the sleeve to the correct length. For a sleeve to be used for a post sleeve, it should be cut to the correct length.
 2. Attach the sleeve to the post. If the sleeve is to be used for a post sleeve, it should be attached to the post with a 1/8" hole saw with a 1/8" depth bit in order to fit properly. Check closely for fit.
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- 4 x 4 - RadianceRail Express**
1. Use a 1/8" hole saw with a 1/8" depth bit to cut the sleeve to the correct length. For a sleeve to be used for a post sleeve, it should be cut to the correct length.
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- 4 x 4 - RadianceRail Express**
1. Use a 1/8" hole saw with a 1/8" depth bit to cut the sleeve to the correct length. For a sleeve to be used for a post sleeve, it should be cut to the correct length.
 2. Attach the sleeve to the post. If the sleeve is to be used for a post sleeve, it should be attached to the post with a 1/8" hole saw with a 1/8" depth bit in order to fit properly. Check closely for fit.
 3. Use a 1/8" hole saw with a 1/8" depth bit to cut the sleeve to the correct length. For a sleeve to be used for a post sleeve, it should be cut to the correct length.

Wiring Instructions

Wire Connections

Connect the wires to the LED transformer. Refer to the wiring diagram on the back of the LED transformer for the correct wire connections. Make sure the wires are connected to the correct terminals. The LED transformer is a transformer that converts the AC power from the power source to the DC power required by the LEDs. The LED transformer is a transformer that converts the AC power from the power source to the DC power required by the LEDs. The LED transformer is a transformer that converts the AC power from the power source to the DC power required by the LEDs.

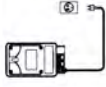
Wire Nut Instructions

- Use the following guidelines for correct usage of wire nuts.
1. Strip the wire to the correct length.
 2. Do not use wire nuts on wires that are not the same gauge.
 3. Do not use wire nuts on wires that are not the same material.
 4. Do not use wire nuts on wires that are not the same color.
 5. Do not use wire nuts on wires that are not the same length.

Transformer Connections

Consult the instructions provided with the transformer for additional information.

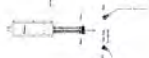
There is a 100 Watt Transformer. The transformer is a transformer that converts the AC power from the power source to the DC power required by the LEDs. The transformer is a transformer that converts the AC power from the power source to the DC power required by the LEDs. The transformer is a transformer that converts the AC power from the power source to the DC power required by the LEDs.



100 Watt Transformer	
Line	120V AC
Load	120V AC
Dim	120V AC
LED	120V AC
Dim	120V AC
LED	120V AC

Dimmer Instructions

Refer to the instructions provided with the dimmer for additional information. The dimmer is a device that allows you to adjust the brightness of the LEDs. The dimmer is a device that allows you to adjust the brightness of the LEDs. The dimmer is a device that allows you to adjust the brightness of the LEDs.



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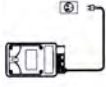
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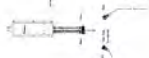
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100 Watt Transformer	
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Load	120V AC
Dim	120V AC
LED	120V AC
Dim	120V AC
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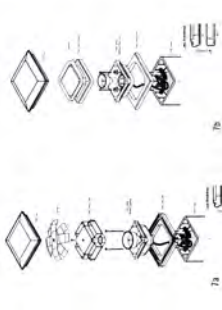
Installing Post Cap Light

Post Lamps must be installed after the rail assembly has been completed.

3" Post Cap Light RadianceRail 3-1/2" Post Cap Light AZEK Lighting Lighted Island Cap Post & Post Sleeves

1. Make sure the wires are connected to the correct terminals.
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Lighted Island Cap Installation



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