

September 6, 2013

Hillary Adam, Planner
City of Portland Land Use Services Division
1900 SW 4th Ave.
Portland, OR 97201

**Re: Land Use Review LU 13-131079 DZM – Cook Street Apartments
Summary response to Design Commission Hearing held August 15, 2013**

Project Name: Cook Street Apartments Mixed Use
LRS Project Number: 212037

Dear Hillary:

This letter outlines what we heard from the Design Commission at the August 15th Hearing and directly follows the order of your August 19th letter. In addition, we have incorporated comments and design ideas generated from our two follow-up meetings and subsequent phone conversations and emails with you and Tim Herron.

DESIGN ISSUE # 1: Reduce impact of at-grade Parking and PP&L transformers

Response:

- a) *Number of parking spaces reduced from 52 to 48 (see 30" x 42" Site Plan, Sheet A101)*
- b) *Increase width of green screen trellis concept currently covering ramp to parking level to cover parking stalls that occur to the south of the transformers and to either side of ramp (and covers (20) long-term bike parking spaces under its south end). Trellis will incorporate shallow pans that will contain soil and are provided in sufficient numbers with planting types conducive to shade and fast propagation. (see sheets 6.0 & 7.0).*
- c) *Provide vertical screen at Ivy Street and ramp side of electrical transformers and provide potted plantings to screen transformers from Ivy Street. (see sheets 6.0 and 7.0)*

Note: The location of the two electrical transformers (see Sheet A101) within the parking lot have been indicated on the Site Plan after the August 19th Hearing (when we received design information from PP&L). These locations-- and required clearances around the transformers indicated with dashed lines on the Site Plan--were dictated to us by Pacific Power & Light and from PBOT (based upon our experience with the adjacent New Seasons Market project and their current policy to not allow electrical transformer vaults within the "pedestrian zone" of the sidewalk in the right-of-way). These transformers locations have been shown to Staff who stated they would approach PBOT (they have) about moving them into one of the street right-of-ways but for purposes of our resubmittal, we should screen them from Ivy Street. We have done so—see Site Plan and Perspective. We respectfully request that this issue, if a concern for Staff and Design Commission, be made a "Condition of Approval" and become part of the permit process.

DESIGN ISSUE # 2: Simplify (2) corner courtyards**Response:**

- a) *Simplify SE Corner Courtyard (see sheet 7.2):*
1. *Reduced dimensions and height of moss garden*
 2. *Removed “screen” plantings at inside edge of curve to increase visibility and connection.*
 3. *Relocate (10) bicycle parking spaces to abut sidewalk along NE Cook.*
 4. *Strengthen intent of courtyard by designating south-facing courtyard tenant space as a restaurant use and east-facing courtyard space as a coffee shop use. Provide for outdoor café seating in front of restaurant*
 5. *De-emphasize secondary apartment lobby (required by building code to have direct egress out to public right-of-way) by removing glass canopy, wood decking, and changing the entrance from a wood door and side lite to aluminum storefront*
- b) *Simplify SW Corner Courtyard (see sheet 7.1)*
1. *Relocate (10) Zoning Code mandated bicycle parking spaces to Cook Street sidewalk access thereby de-cluttering and opening up the courtyard to foot traffic and opportunities for sitting and resting*
 2. *Omit rain garden from NE corner of courtyard and replace with planters and trees*
 3. *Omit water fountain function from SE corner feature and create rock garden with area drain for upper courtyard area.*
 4. *Narrow width and shorten length of wood decking at Apartment Lobby entrance*
 5. *Narrow width of glass canopy to more closely align with width of wood deck “bridge” below*

DESIGN ISSUE # 3: Entrances Clarification**Response:**

- a) *Clarification on N. Williams apartment entry:*
1. *The SE corner is a very prominent corner as one travels by automobile or bicycle northward on N. Williams Avenue. This is valuable real estate for restaurants and coffee shop type uses. The apartment entry as noted in Design Issue # 2 a) 1. above is, in fact, a code-mandated means of egress and in light of the Design Commission’s comments, we have de-emphasized it to reflect it’s true status as a means of egress, and by doing so, have given greater importance to the primary entry at the SW corner courtyard.*
 2. *The primary entrance to the apartments has been located at the SW corner courtyard and is related to the less leasable N. Vancouver street frontage. The Lobby that this primary entrance serves contains leasing offices, mail boxes and amenities for the apartment residents and is also accessible via a surface parking lot entrance at the SW corner of the surface parking lot with access to the loading zone for moving in and out. (See Access Diagram on sheets 2.5 & 2.6 , sheet 2.2: Site Plan and sheets 3.0 and 3.1 plans for logic of primary apartment lobby entrance relative to bus stop, loading zone, bus and car parking).*

- b) Louvers above the storefront have been relocated to the rear of the retail spaces (**see sheets 4.4 – 4.6: Interior Courtyard Elevations**).
- c) Cook Street facing entrance doors into proposed coffee shop space have been added. (**see sheet 3.1: Ground Floor Plan and sheet 4.0: South Elevation**). Note: grading issues don't allow additional doors to be placed at storefront this side.
- d) All storefront entries, regardless of whether they do not open onto right-of-way are recessed (**see sheets 2.2 Site Plan and 3.1 Ground Floor Plan**)
- e) Clarification of pedestrian and bicycle circulation and access (**see Access Diagram, sheets 2.5 & 2.6**).
 - 1. Further extend pedestrian route from north side of Ivy driveway by aligning (2) 8'-0" wide side walks to align with 6'-0" wide circulation around interior perimeter of surface parking lot (**see sheet 2.2 Site Plan**)
 - 2. Increase quality of experience for apartment dwellers walking through Zoning Code-mandated 6'-0" wide sidewalk around the perimeter of at-grade parking area. This has been done by further delineating the walking surface (and aligning with circulation noted in Item 1. Above), widening the storefront openings at the parking side entrance to the various retail spaces, continuing the concrete base scoring patterns, and providing wall sconce lighting to match the three street frontages (**see perspective, sheet 1.1**).
 - 3. Widen two existing stair entry wall openings towards the north ends of the Vancouver and William street facades with aluminum storefront entries to increase access for those apartment dwellers arriving from bus stops and New Seasons Market to the north (**see perspective, sheet 1.1**).

DESIGN ISSUE # 4: Composition/ Materials

Response:

- a) Apartment facade material simplification (**see sheets 4.0 – 4.3: Elevations**)
 - 1. Removal of horizontal box rib metal panels.
 - 2. Increase use of vertical "green shimmer" metal panels and insure that frame concept carried through on Cook Street Elevation as well.
 - 3. We have further refined the building's vocabulary by utilizing the vertical metal panel as the primary solid part of the composition and locating some of the windows (all recessed 5" from face of metal—**see 7/ 9.3**) and all of the vertical louver openings within it. Serving as a "secondary element" in the composition, the Nichiha fiber cement panels are being used as a spandrel between the metal panels, the cladding of the recessed deck wall and as a "frame" for some of the windows, including all of the corner windows. The window openings, as part of the spandrel and frame, will be flush with the Nichiha to create a smooth contrast with the variegated surface of the more solid vertical metal panels (**see 1 & 2/ 9.0**).
 - 4. Where vertical metal siding abuts fiber cement siding more surface variation has been provided by projecting the metal finish 4-1/2" in front of the fiber cement siding (**see 10/ 9.4**).
 - 5. With the exception of the recessed deck windows and the windows that occur in the kitchens (within the vertical metal siding), the organization and proportion of the windows have been redesigned to follow the verticality of the primary design. This has resulted in the reduction of the total number of window types by two.

- b) *Ground Floor Level façade simplification (see sheets 4.0 – 4.3: Elevations)*
1. *Omit all ebony brick veneer*
 2. *Make entire retail base of exposed concrete construction with more score joints. See specification information on Anti-graffiti coatings (attached to this document).*
 3. *Omit fiber cement siding at two inside corners of courtyards*
 4. *Regularize horizontal mullion layout on storefront to align and look the same from Williams to Cook Street to Vancouver Avenue.*
 5. *Omit garage exhaust louver at Williams and Vancouver sides where currently reside in recessed façades.*

DESIGN ISSUE # 5: Details

Response:

- a) *Canopies on Vancouver Street façade have been coordinated to now have a consistent 12" projection past openings on each side. (see sheet 4.2: West Elevation)*
- b) *All brick veneer has been removed.*
- c) *Louvers moved to interior courtyard side (see sheets 4.4 – 4.6)*

Note: A full-scale mock-up of the vertical metal siding and fiber-cement panel with a typical window opening in the metal siding will be presented for your review at the September 19th Design Commission hearing.

Please feel free to contact me if you have any questions at 503.221.1121

Thank you,

Greg Mitchell



COOK STREET APARTMENTS MIXED USE PROJECT

TYPE II DESIGN REVIEW SUBMITTAL

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



720 NW Davis
Suite 300
Portland OR 97209
503.221.1121 ☎
503.221.2077 📠

TABLE OF CONTENTS:

INTRODUCTION

- 1.0 PROJECT DESCRIPTION
- 1.1 BUILDING CONCEPTS

SITE INFORMATION

- 2.0 SITE INFORMATION
- 2.1 GRADING PLAN
- 2.2 SITE PLAN
- 2.3 SITE PHOTOS
- 2.4 NEIGHBORHOOD PHOTOS
- 2.5 MASS TRANSIT LOCATIONS

FLOOR PLANS

- 3.0 PARKING LEVEL 1 FLOOR PLAN
- 3.1 GROUND FLOOR PLAN
- 3.2 LEVEL 2-5 FLOOR PLAN
- 3.3 LEVEL 6 FLOOR PLAN
- 3.4 ROOF PLAN

ELEVATIONS & SECTIONS

- 4.0 SOUTH ELEVATION
- 4.1 EAST ELEVATION
- 4.2 WEST ELEVATION
- 4.3 NORTH ELEVATION
- 4.4 INTERIOR COURTYARD SOUTH ELEVATION
- 4.5 INTERIOR COURTYARD EAST ELEVATION
- 4.6 INTERIOR COURTYARD WEST ELEVATION
- 4.7 NORTH - SOUTH BUILDING SECTION
- 4.8 EAST - WEST BUILDING SECTION
- 4.9 EAST - WEST BUILDING SECTION
- 4.10 ENLARGED WALL SECTIONS / ELEVATIONS
- 4.11 ENLARGED WALL SECTIONS / ELEVATIONS
- 4.12 ENLARGED WALL SECTIONS / ELEVATIONS
- 4.13 ENLARGED WALL SECTIONS / ELEVATIONS

FAR & WINDOW DIAGRAMS

- 5.0 FAR CALCULATIONS & DIAGRAMS
- 5.1 WINDOW DIAGRAM

DESIGN DETAIL ILLUSTRATIONS

- 6.0 PARKING TRELLIS & SCREEN WALL
- 6.1 RESIDENTIAL ENTRY GLASS CANOPY
- 6.2 TYPICAL RESIDENTIAL DECK
- 6.3 ROOF TOP TRELLIS

LANDSCAPE PLANS

- 7.0 LANDSCAPE PLAN
- 7.1 ENLARGED SW COURTYARD PLAN
- 7.2 ENLARGED SE COURTYARD PLAN

LIGHTING PLAN

- 8.0 SITE LIGHTING PLAN
- 8.1 LIGHTING CUT SHEETS
- 8.2 LIGHTING CUT SHEETS
- 8.3 LIGHTING CUT SHEETS

ENLARGED DETAILS (APPENDIX A)

- 9.0 WINDOW DETAILS
@ FIBER CEMENT BOARD PANELS
- 9.1 WINDOW AND FIBER
CEMENT BOARD PANEL DETAILS
- 9.2 WINDOW DETAILS
@ VERTICAL METAL PANELS
- 9.3 WINDOW AND VERTICAL
METAL PANEL DETAILS
- 9.4 VERTICAL METAL PANEL &
FIBER CEMENT BOARD PANEL DETAILS

ENLARGED DETAILS (APPENDIX A)

- 9.5 BLADE SIGN AND LOUVER DETAILS
- 9.6 LOUVER DETAIL

MANUFACTURER'S CUT SHEETS (APPENDIX B)

- 10.0 BIKE RACK CUT SHEETS
- 10.1 VINYL WINDOW DETAILS
- 10.2 VINYL WINDOW DETAILS
- 10.3 VINYL WINDOW DETAILS
- 10.4 VINYL WINDOW DETAILS
- 10.5 VINYL WINDOW DETAILS
- 10.6 WOOD DOOR DETAILS
- 10.7 ALUMINUM STOREFRONT DETAILS
- 10.8 GREEN SCREEN DETAILS
- 10.9 GREEN SCREEN DETAILS
- 10.10 GREEN SCREEN DETAILS
- 10.11 PERFORATED SCREEN WALL DETAILS
- 10.12 MECHANICAL CUT SHEETS

OWNER:
Collins Investments
19900 144th Ave, NE
Woodinville, WA 98072

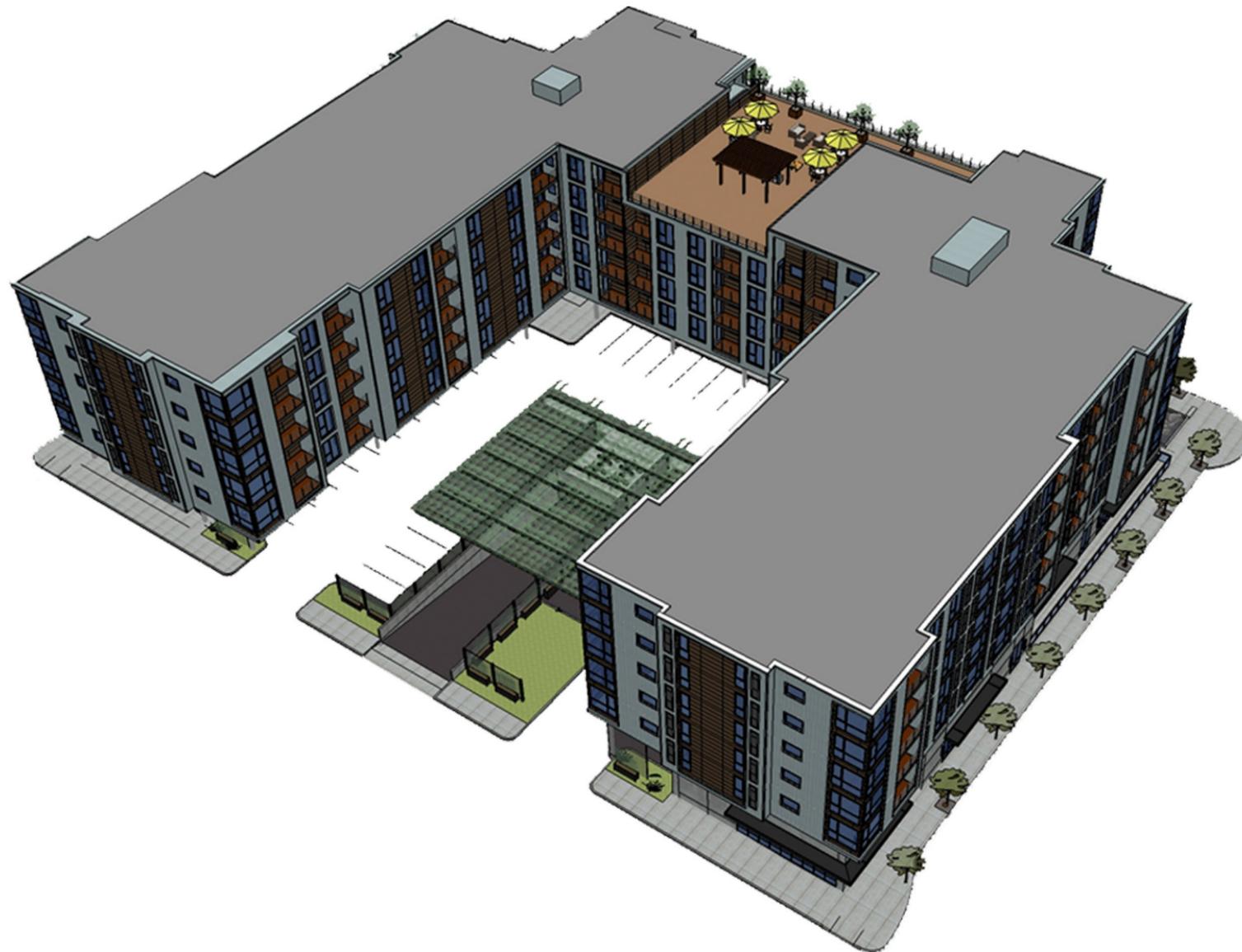
APPLICANT:
LRS Architects, Inc.
720 NW Davis St., Suite 300
Portland, OR 97209

Submitted March 21, 2013
(revision 01: May 30, 2013)
(revision 02: September 06, 2013)

City of Portland
Bureau of Development Services
1900 SW 4th Ave, Suite 5000
Portland, OR 97201



INTRODUCTION



PROJECT DESCRIPTION

A new six-story mixed use building, on approximately 1.38 acres, located at 115 N. Cook Street between N. Williams and N. Vancouver. The proposed development calls for 206 dwelling units with 22,983 SF of leasable ground floor retail, residential lobby spaces, and support services.

The project includes 142 below-grade parking spaces for residents. An additional 48 spaces at grade serve the ground level retail spaces. Access to both the below grade and surface parking areas (ramp) is via a mid-block common driveway that bisects the larger 2.9 acre block. The north elevation of the proposed mixed use building fronts the common driveway that is shared with New Seasons Market. The internal driveway allows for a more efficient and aesthetically pleasing building design, as all the service related functions of the building are concentrated to the interior of the development.

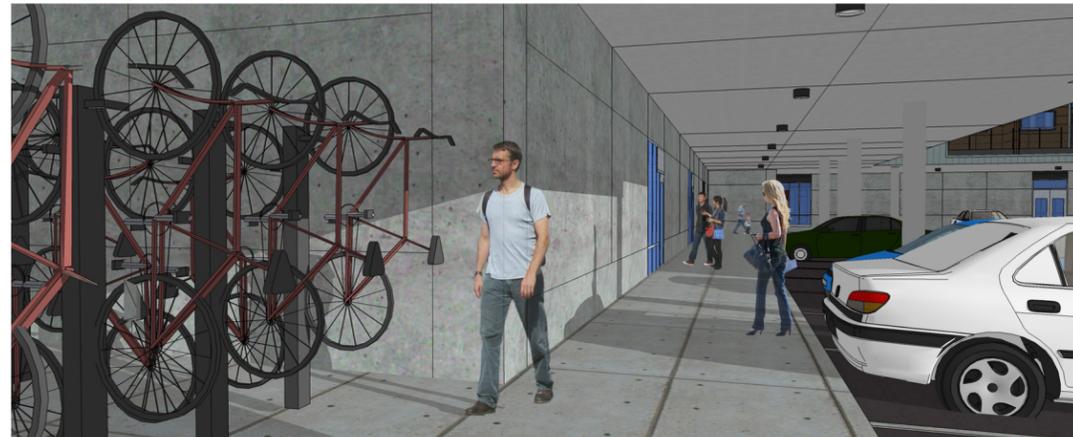
Vehicular parking is supported by a total of 231 long term bicycle parking spaces, of which 4 spaces are for the ground floor retail uses. The majority of the long term bicycle parking for the residential units are located in the below grade structure in four secure bike corals. Additionally, 63 spaces are located at the north edge of the ground floor retail spaces in a covered and security camera monitored area.

Short term bike parking for the proposed ground floor retail uses and the apartment uses are equally divided between the two corner courtyards, with ten per courtyard.

BUILDING MASSING

The building is essentially “U-shaped” with well defined urban edges along N. Williams, N. Cook Street and N. Vancouver. The project’s essential parti is three related building volumes with a unified material palette and articulation. The N. Vancouver and N. Williams facades consist of 5 over 1 construction, whereas the south link (bottom of the “U”), along N. Cook Street, uses 4 over 1 construction. The “U-shape” opens to the North to allow for service, parking access, and view corridors for the residents above. The proposed development further retains a strong sense of clarity through the use of pedestrian connections and straight forward execution of the internal landscaped auto-court.

INTRODUCTION



BUILDING AT THE STREET LEVEL

At the street level the base of the building is clad in site cast smooth-formed concrete and glass with simple steel canopies providing protection for pedestrians along portions of all sides of the building. The degree of glazing is greater on the Williams Avenue (east facade) whose frontage is more retail oriented than the Vancouver Avenue (west facade) that tends towards less active uses. This combination of solid and transparent elements creates a building composition that supports visual interest to the overall pedestrian experience. The long lasting materials and their simple organization echo both the historic simple industrial character of the site as well as the contemporary nature of the new surrounding developments in this burgeoning pedestrian-oriented and bike centric district.

the building purposely pulls back from the east and west corners on Cook Street to allow places for people to gather and interact. These are also locations where we have placed the primary residence entrance (SW courtyard) and primary restaurant entrances (SE courtyard) to help activate the plazas and give clear entry demarcation.

BUILDING ABOVE THE STREET LEVEL

Above the ground floor, the residential facades of the building consist of the following materials: prefinished heavy gauge vertical metal panels with integrated metal louvers, smooth concealed fastener quality prefinished Nichiha fiber-cement panels, and a gunmetal color finish vinyl window system. Careful treatment of the elements of the building facades, in the context of the overall building design, assures a sense of continuity throughout while realizing the larger edge conditions found in the neighborhood.

The building's upper levels utilize vertical metal panel as the primary solid portion of the composition that contains within its field all of the metal exhaust louvers and some windows (all recessed from the face of metal). In addition, the vertical metal panels frame the larger areas of the facades and where it abuts the fiber cement secondary material, projects out. Serving as a secondary element in the composition, the Nichiha fiber cement panels are used as a spandrel between the metal panels, as a frame for some of the windows, set near flush to the plane of the windows, and always as the rear wall of the recessed decks. This vertically oriented organization gives order and meaning to the building elevations.

INTRODUCTION



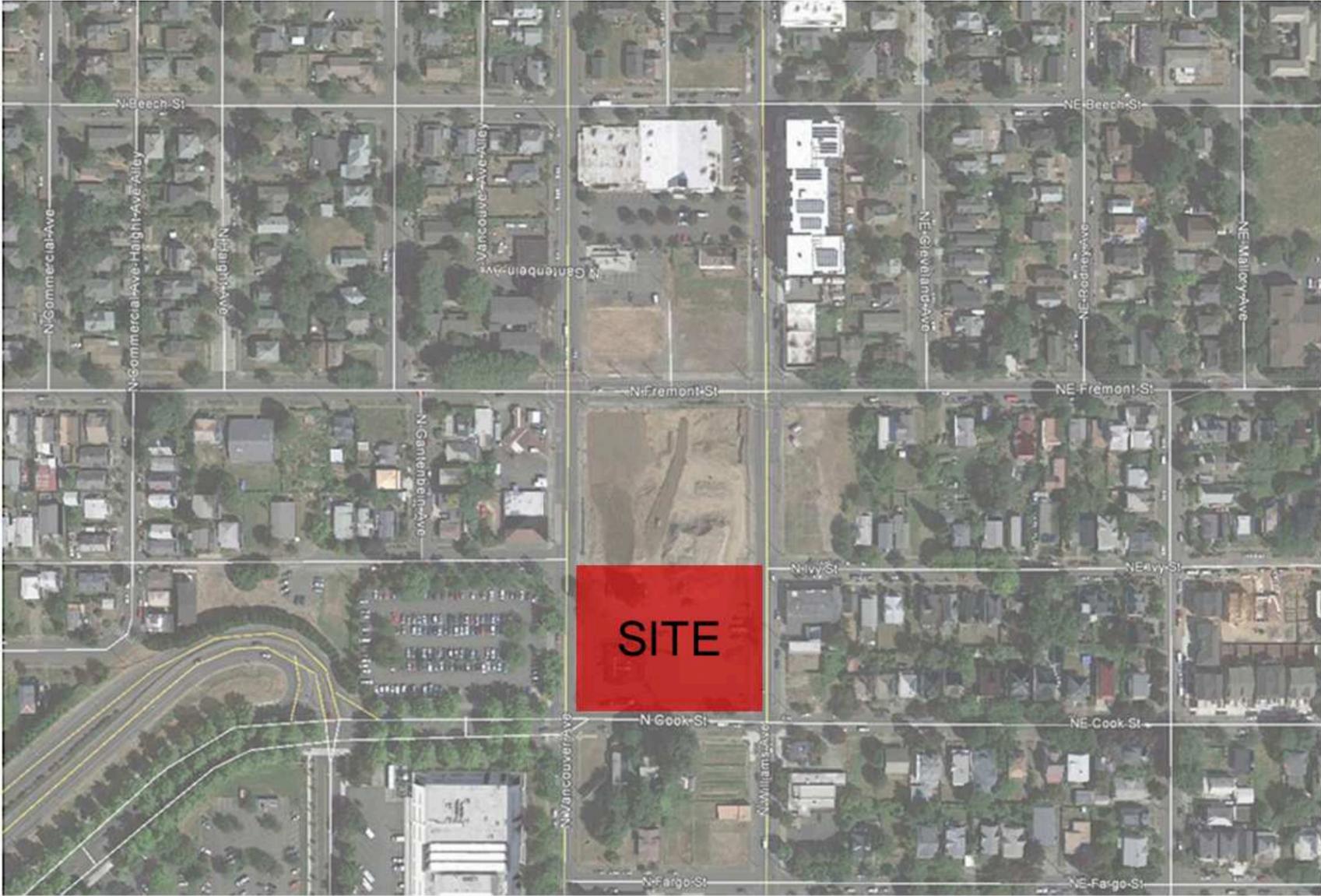
720 NW Davis
Suite 300
Portland OR 97209
503.221.1121 ☎
503.221.2077 📠

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK

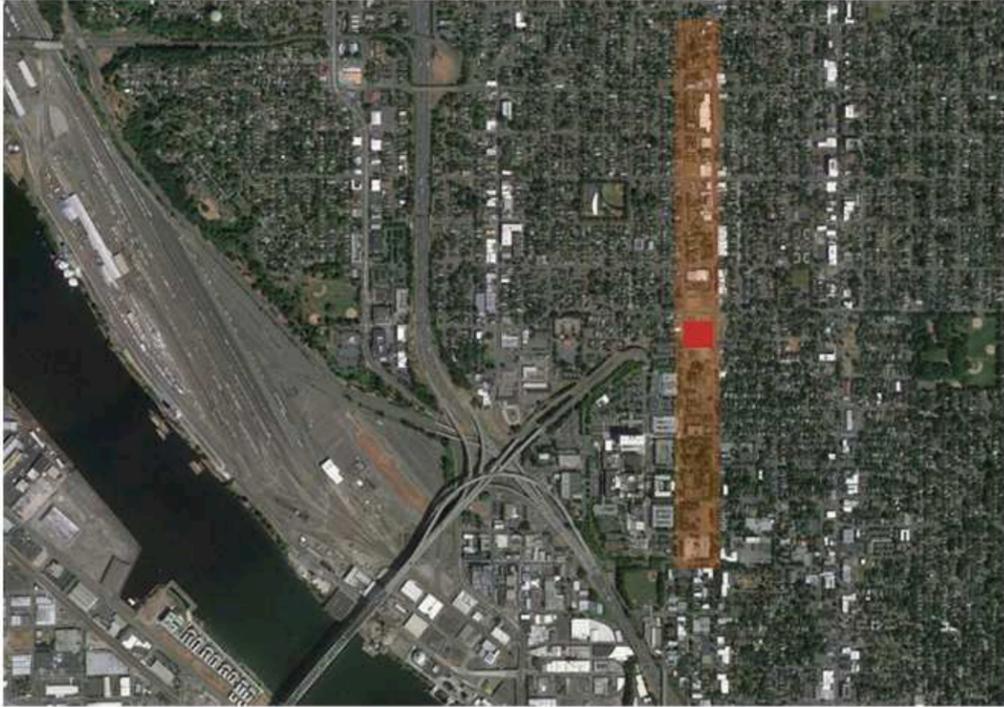


SITE INFORMATION

PORTLAND, N. WILLIAMS & N. VANCOUVER CORRIDOR
CONTEXT PLAN (NTS)



PORTLAND, N. WILLIAMS & N. VANCOUVER CORRIDOR
SATELLITE IMAGE

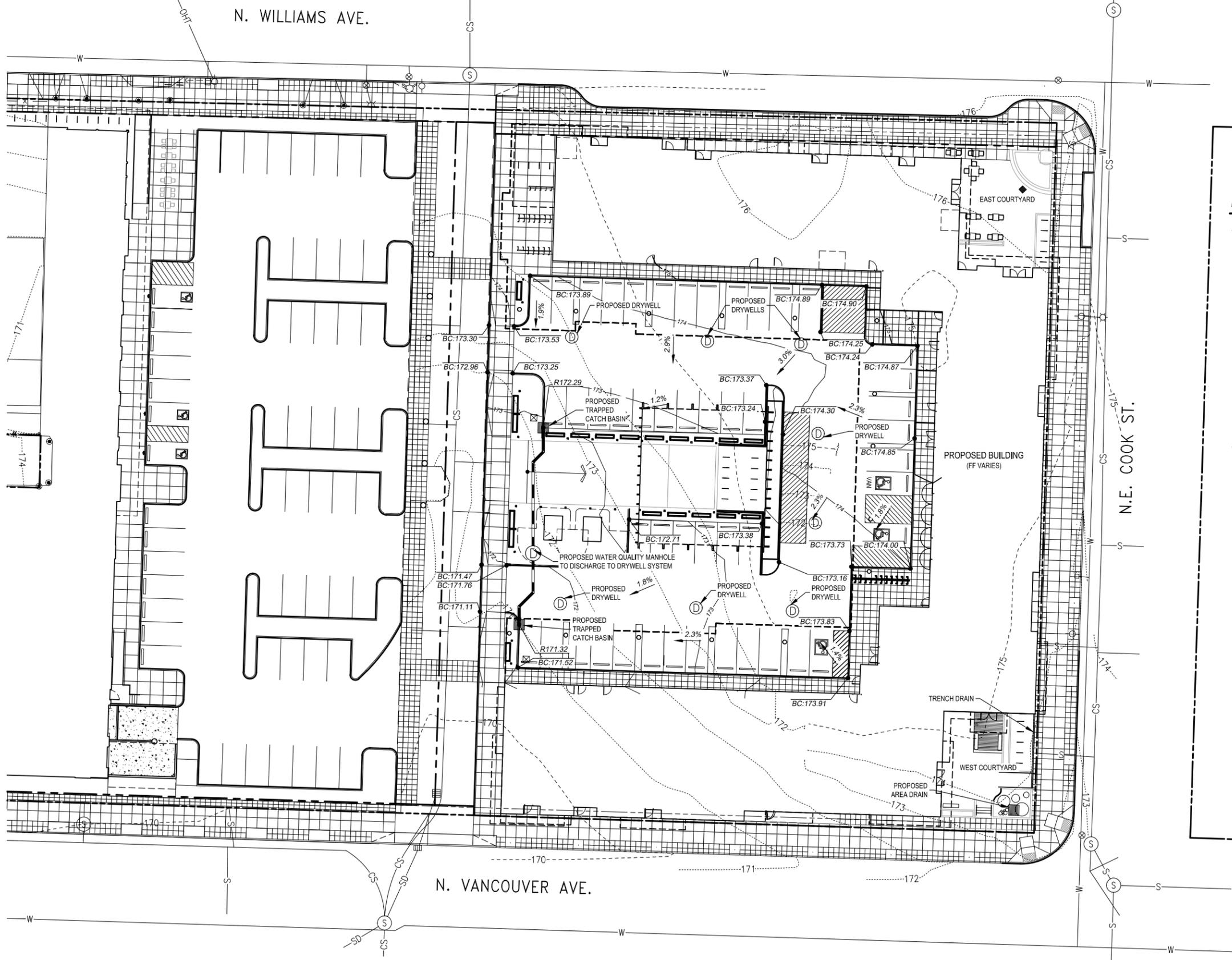


SITE INFORMATION



720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



LEGEND

	EXISTING PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING COMBINED SEWER LINE
	EXISTING SEWER MANHOLE
	EXISTING STORM LINE
	EXISTING STORM CATCH BASIN
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING STREET LIGHT
	PROPOSED BUILDING
	PROPOSED BUILDING OVERHANG
	PROPOSED STORM PIPE
	PROPOSED WATER QUALITY MANHOLE
	PROPOSED DRYWELL
	PROPOSED TRAPPED CATCH BASIN
	PROPOSED SLOPE ARROW
	PROPOSED CONTOUR
	PROPOSED BOTTOM OF CURB SPOT GRADE
	PROPOSED RIM SPOT GRADE

GRADING PLAN SCALE 1" = 40'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK

LRS
ARCHITECTS

720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

2.1

TOTAL UNITS AND RESIDENTS:

SUB GRADE	RESIDENTIAL PARKING
1ST FLOOR	RETAIL, APARTMENT LOBBIES & RELATED AMENITIES, BUILDING SERVICES
2ND FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
3RD FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
4TH FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
5TH FLOOR	15 STUDIOS 20 (1) BEDROOMS 8 (2) BEDROOMS
6TH FLOOR	13 STUDIOS 13 (1) BEDROOMS 8 (2) BEDROOMS
TOTAL:	206 UNITS

VEHICULAR PARKING:

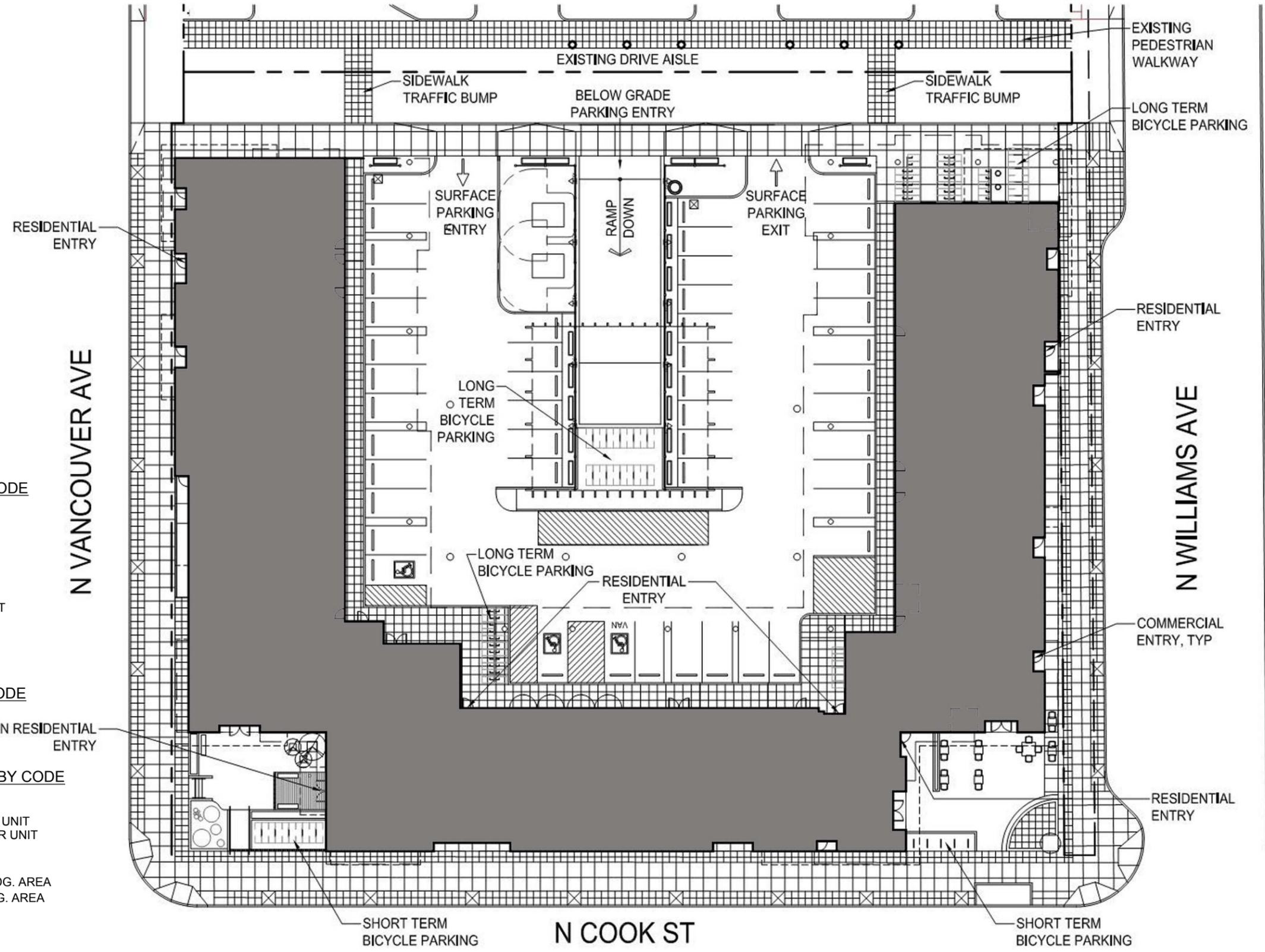
PARKING PROVIDED	PARKING REQUIRED BY CODE
APARTMENTS: 142 SUB-GRADE SPACES - INCLUDES (5) ACCESSIBLE SPACES ((1) "VAN ACCESSIBLE" W/ SIDE AISLE & (1) "WHEELCHAIR USE ONLY" SPACE)	NONE REQUIRED
48 ON-GRADE SPACES	EXEMPT BY LOCATION OF TRIMET BUS STOP W/IN 500' OF PROJECT SITE

LOADING:

LOADING PROVIDED	LOADING REQUIRED BY CODE
(1) 10' x 50' LOADING ZONE	(1) 10' x 35' LOADING ZONE

BICYCLE PARKING:

BIKE PARKING PROVIDED	BIKE PARKING REQUIRED BY CODE
APARTMENTS: 227 LONG-TERM 11 SHORT-TERM	1.1 LONG-TERM BIKE SPACE PER UNIT 1.0 SHORT-TERM BIKE SPACE PER UNIT
RETAIL: 4 LONG-TERM 10 SHORT-TERM	2 OR 1 PER 12,000 SF OF NET BLDG. AREA 2 OR 1 PER 5,000 SF OF NET BLDG. AREA



SITE PLAN SCALE 1/32" = 1'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



LOCATION KEY PLAN

- 1. SE corner of site (intersection of N Williams Ave. and N Cook St.)
- 2. SW corner of site (intersection of N Vancouver Ave. and N Cook St.)
- 3. NW corner of site (intersection of N Vancouver Ave. and N Ivy St.)
- 4. NE corner of site (intersection of N Williams Ave. and N Ivy St.)



1.



2.



3.



4.

SITE PHOTOS

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



LOCATION KEY PLAN

- 1. New Seasons Market
- 2. New Seasons Market
- 3. The Albert
- 4. Corner of N Vancouver Ave. and N Ivy St.



1.



2.



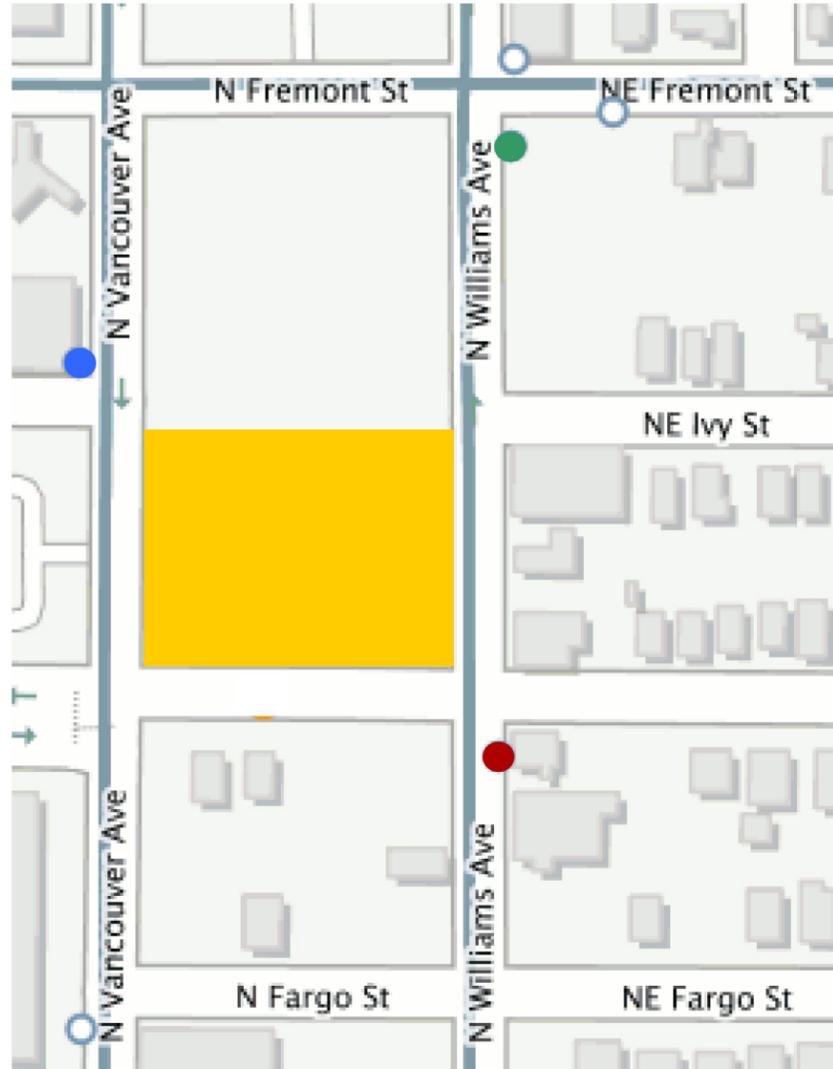
3.



4.

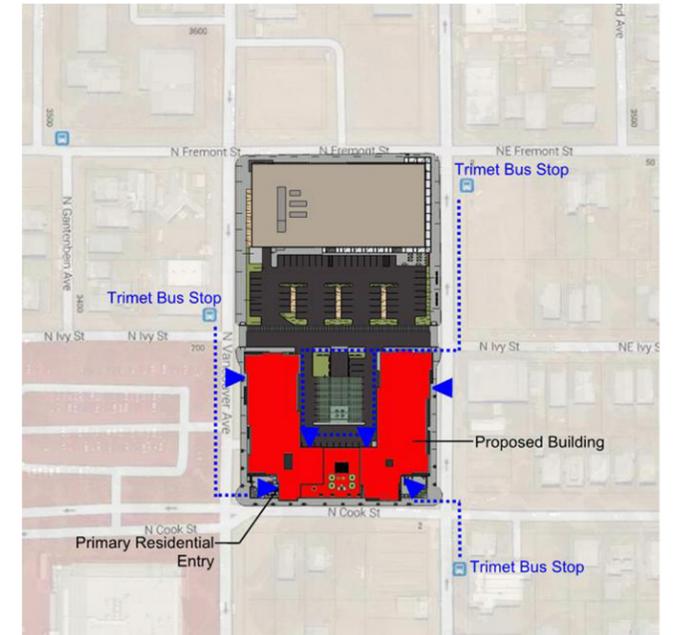
NEIGHBORHOOD PHOTOS

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



LOCATION KEY PLAN

- Project Site
- Stop ID 6359
- Stop ID 6000
- Stop ID 6360



TRANSIT PEDESTRIAN ACCESS DIAGRAM



VIEW LOOKING SOUTH EAST FROM TRANIST STOP ID 6000

SEPTEMBER 06, 2013 - REVISION 02
 FILE # LU 13-131079 DZM - 115 N COOK



FLOOR PLANS



- LONG-TERM BICYCLE PARKING
- PARKING
- COMMON AREAS
- VERTICAL CIRCULATION
- MECHANICAL / ELECTRICAL

PARKING LEVEL 1 FLOOR PLAN SCALE: 1/32" = 1'-0"



SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



- RESIDENTIAL
- RETAIL
- COMMON AREAS
- VERTICAL CIRCULATION
- MECHANICAL / ELECTRICAL

GROUND FLOOR PLAN

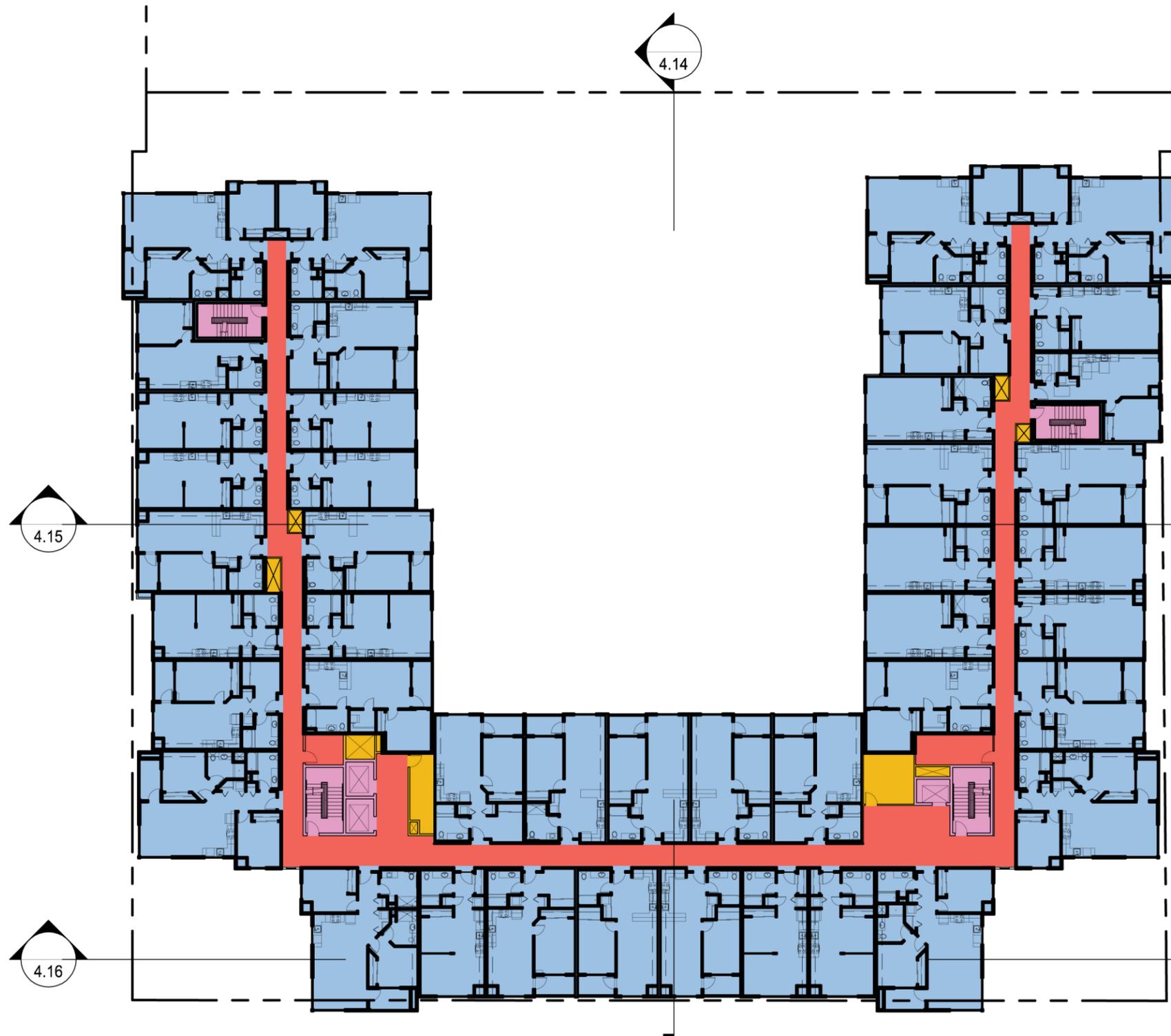
SCALE: 1/32" = 1'-0"



SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077



- RESIDENTIAL
- COMMON AREAS
- VERTICAL CIRCULATION
- MECHANICAL / ELECTRICAL

LEVEL 2-5 FLOOR PLAN SCALE: 1/32" = 1'-0"



SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK

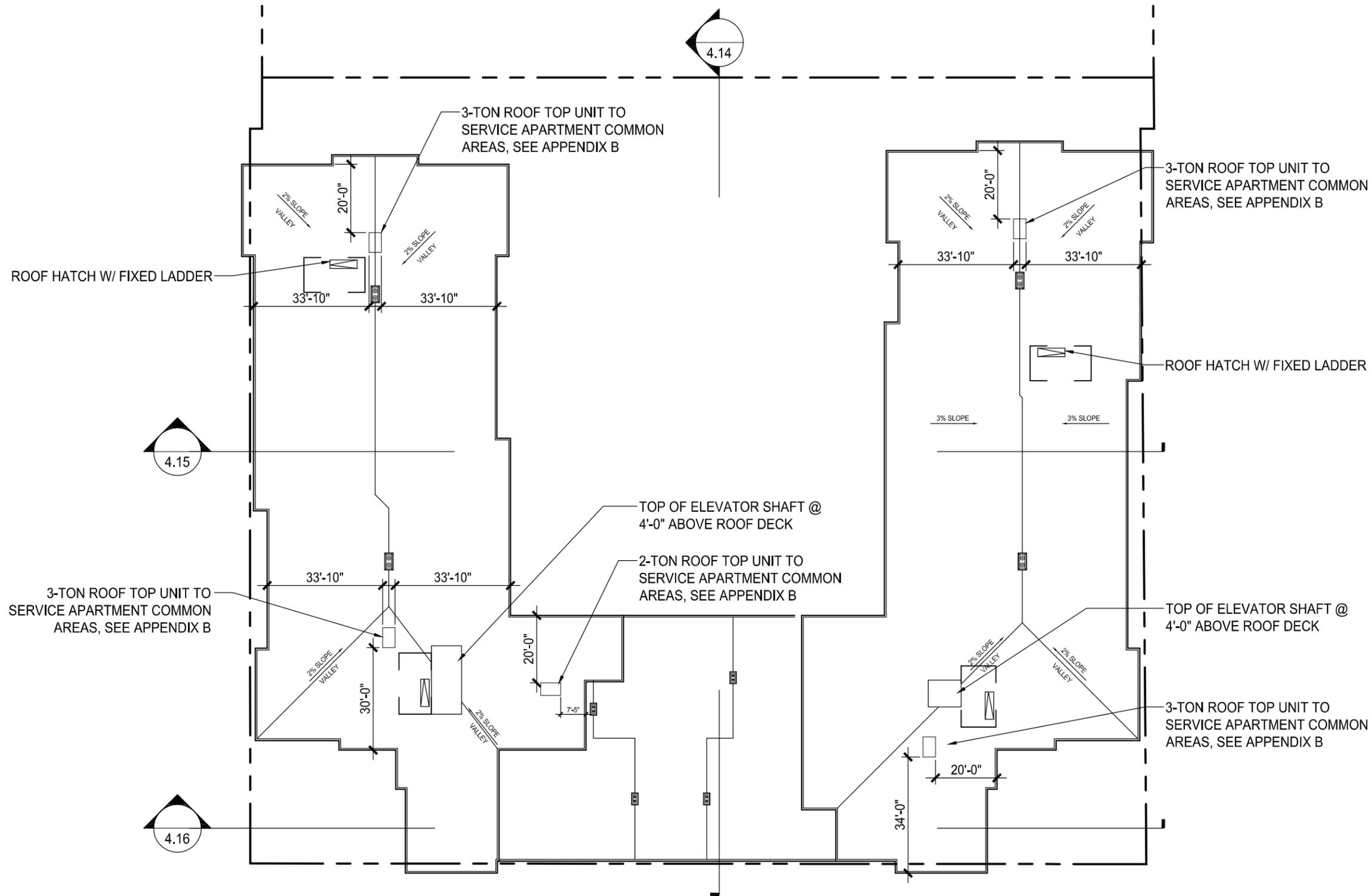


- RESIDENTIAL
- OUTDOOR ROOF TERRACE
- COMMON AREAS
- VERTICAL CIRCULATION
- MECHANICAL / ELECTRICAL

LEVEL 6 FLOOR PLAN SCALE: 1/32" = 1'-0"



SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



ROOF PLAN

SCALE: 1/32" = 1'-0"



SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



ELEVATIONS & SECTIONS

MATERIAL LEGEND



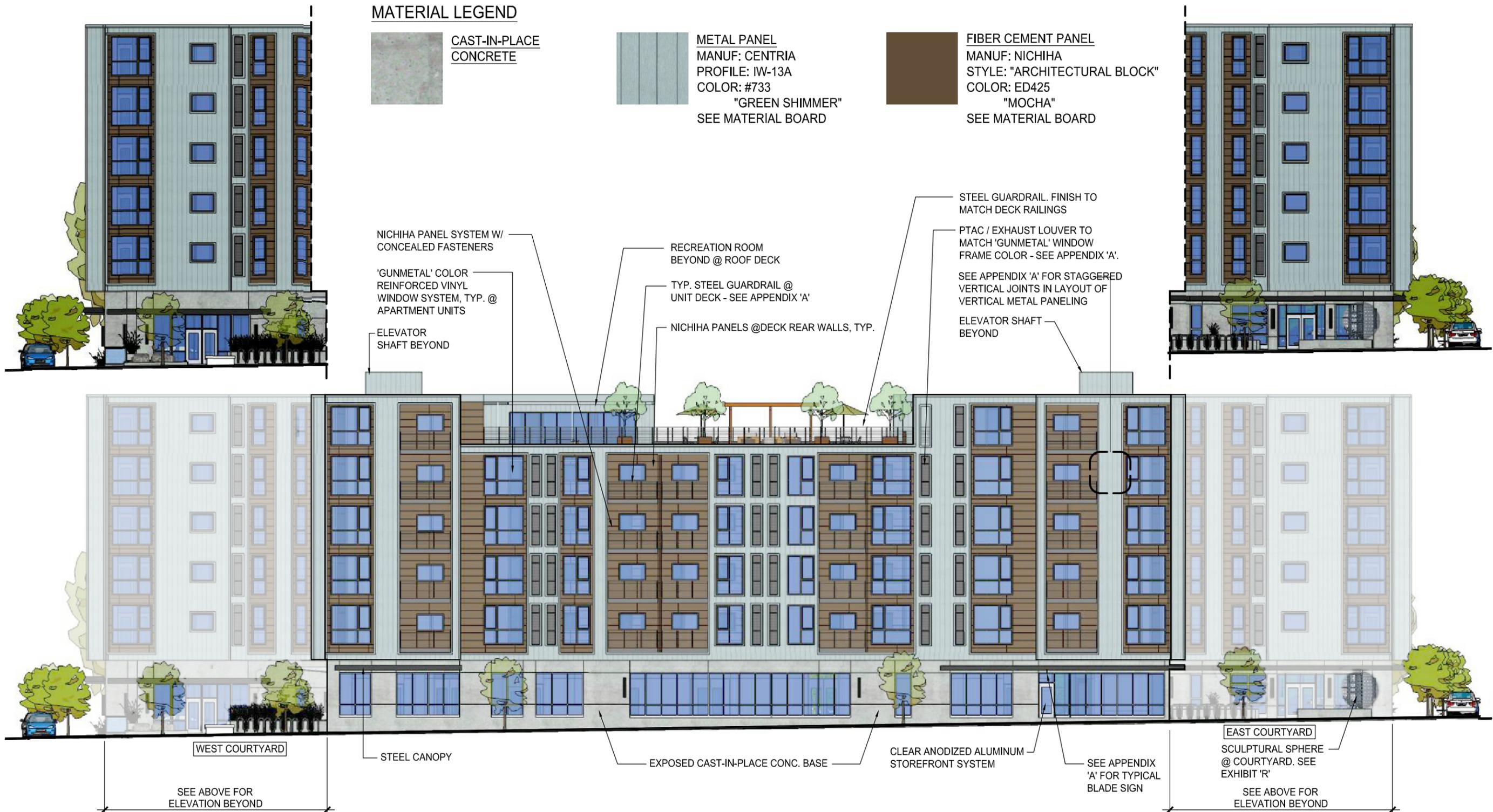
CAST-IN-PLACE
CONCRETE



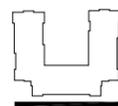
METAL PANEL
MANUF: CENTRIA
PROFILE: IW-13A
COLOR: #733
"GREEN SHIMMER"
SEE MATERIAL BOARD



FIBER CEMENT PANEL
MANUF: NICHHA
STYLE: "ARCHITECTURAL BLOCK"
COLOR: ED425
"MOCHA"
SEE MATERIAL BOARD



SOUTH ELEVATION (N COOK ST.)

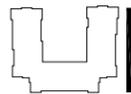


SCALE: 1" = 20'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



EAST ELEVATION (N WILLIAMS AVE.)

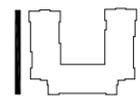


SCALE: 1" = 20'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK

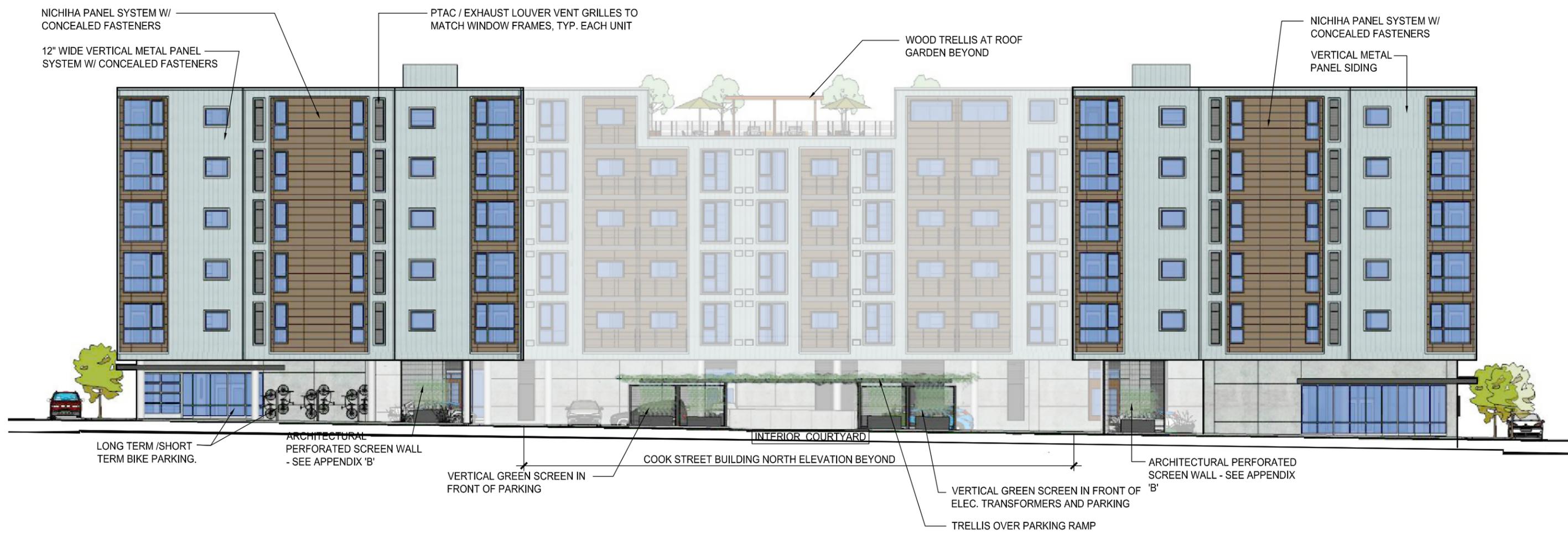


WEST ELEVATION (N VANCOUVER AVE.)

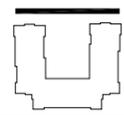


SCALE: 1" = 20'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



NORTH ELEVATION (N IVY ST.)

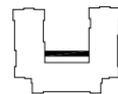


SCALE: 1" = 20'-0"

SEPTEMBER 06, 2013 - REVISION 02
 FILE # LU 13-131079 DZM - 115 N COOK



INTERIOR COURTYARD SOUTH ELEVATION

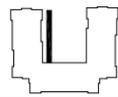


SCALE: 1" = 20'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



INTERIOR COURTYARD EAST ELEVATION

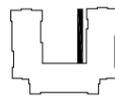


SCALE: 1" = 20'-0"

SEPTEMBER 06, 2013 - REVISION 02
 FILE # LU 13-131079 DZM - 115 N COOK

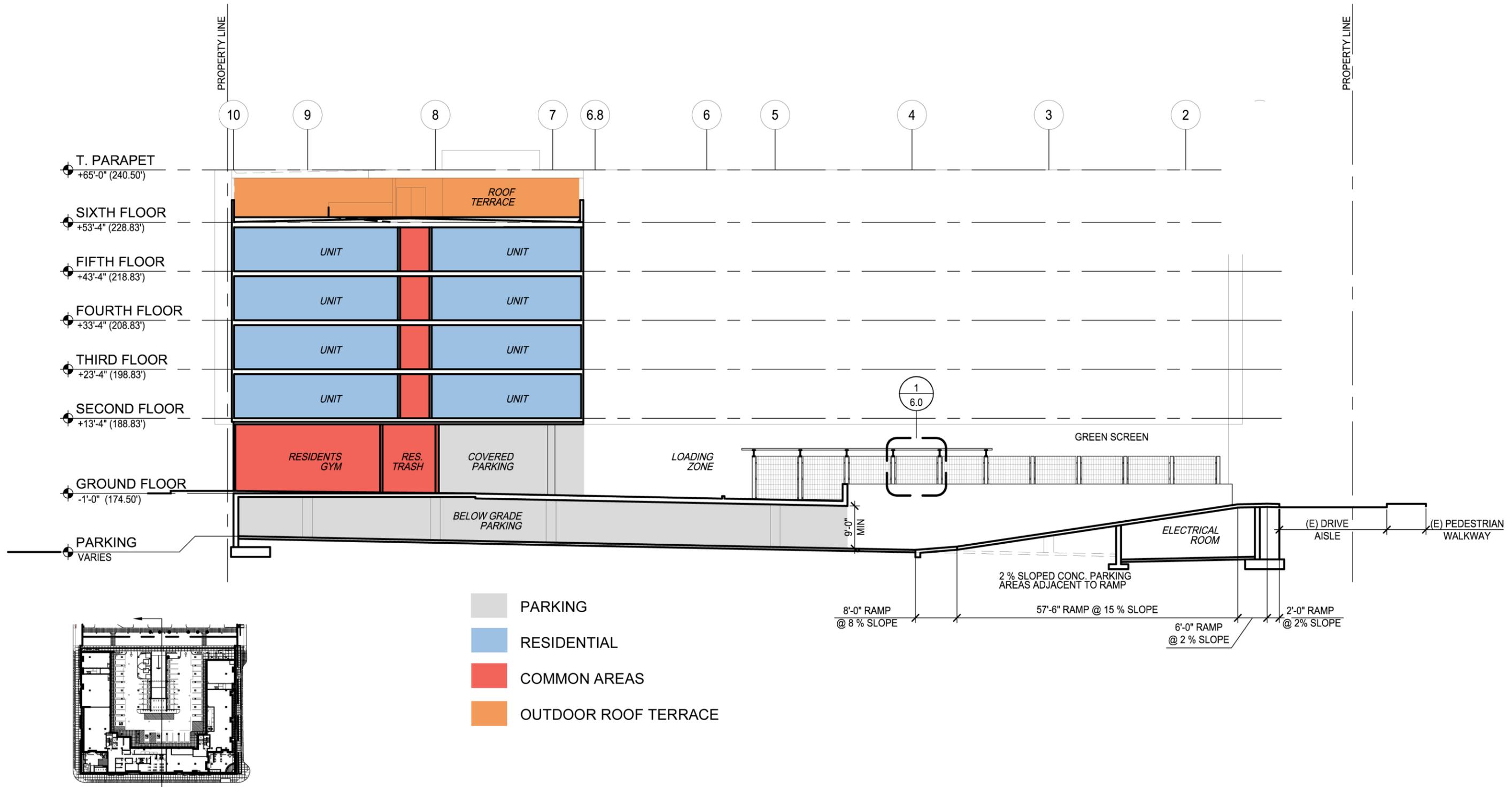


INTERIOR COURTYARD WEST ELEVATION



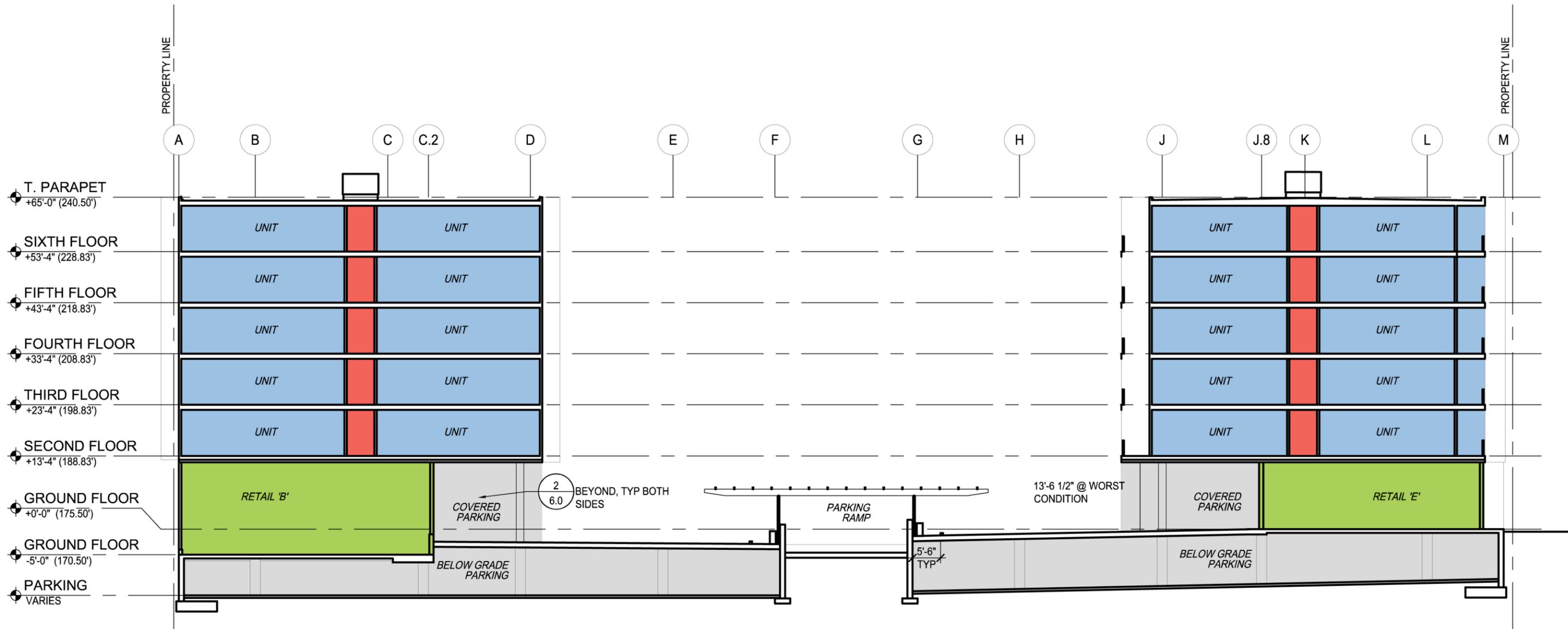
SCALE: 1" = 20'-0"

SEPTEMBER 06, 2013 - REVISION 02
 FILE # LU 13-131079 DZM - 115 N COOK



BUILDING SECTION NORTH-SOUTH SCALE: 1/32" = 1'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



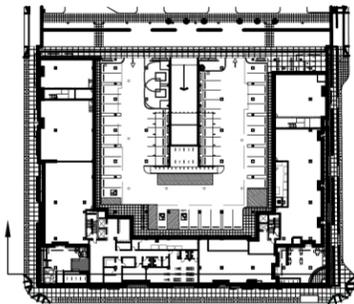
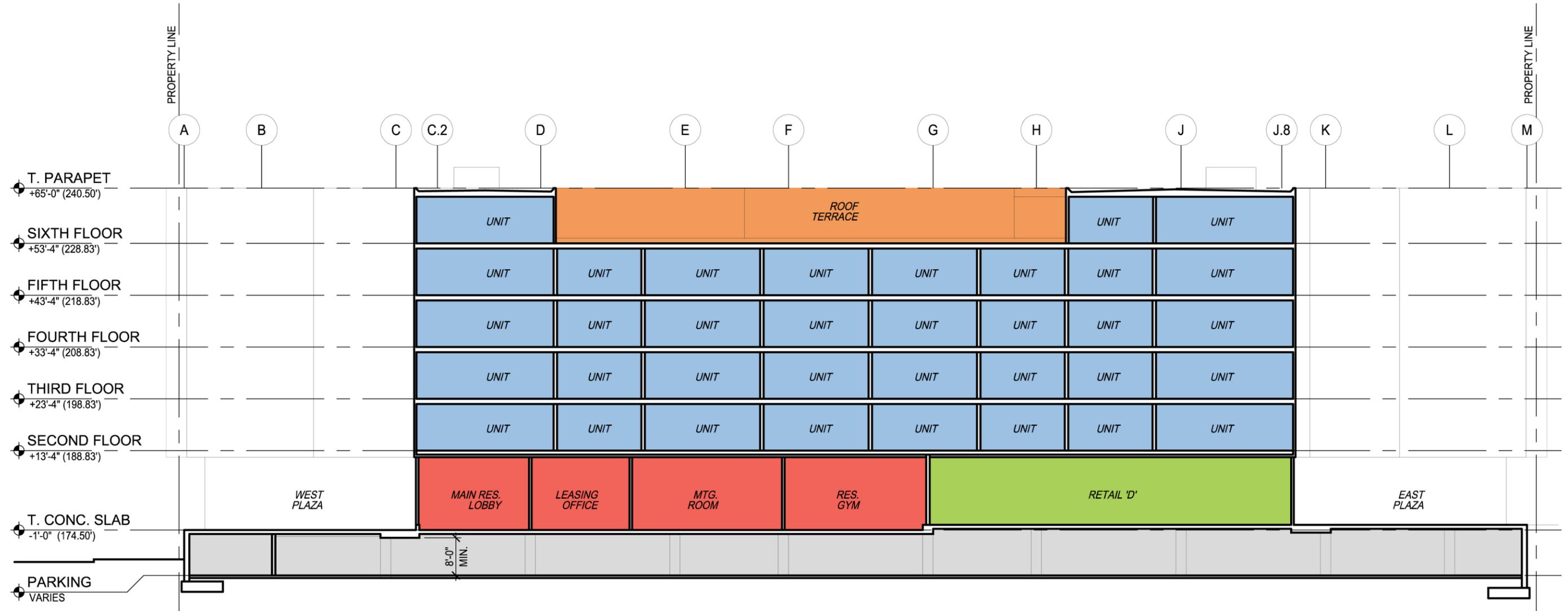
BUILDING SECTION EAST - WEST

SCALE: 1/32" = 1'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

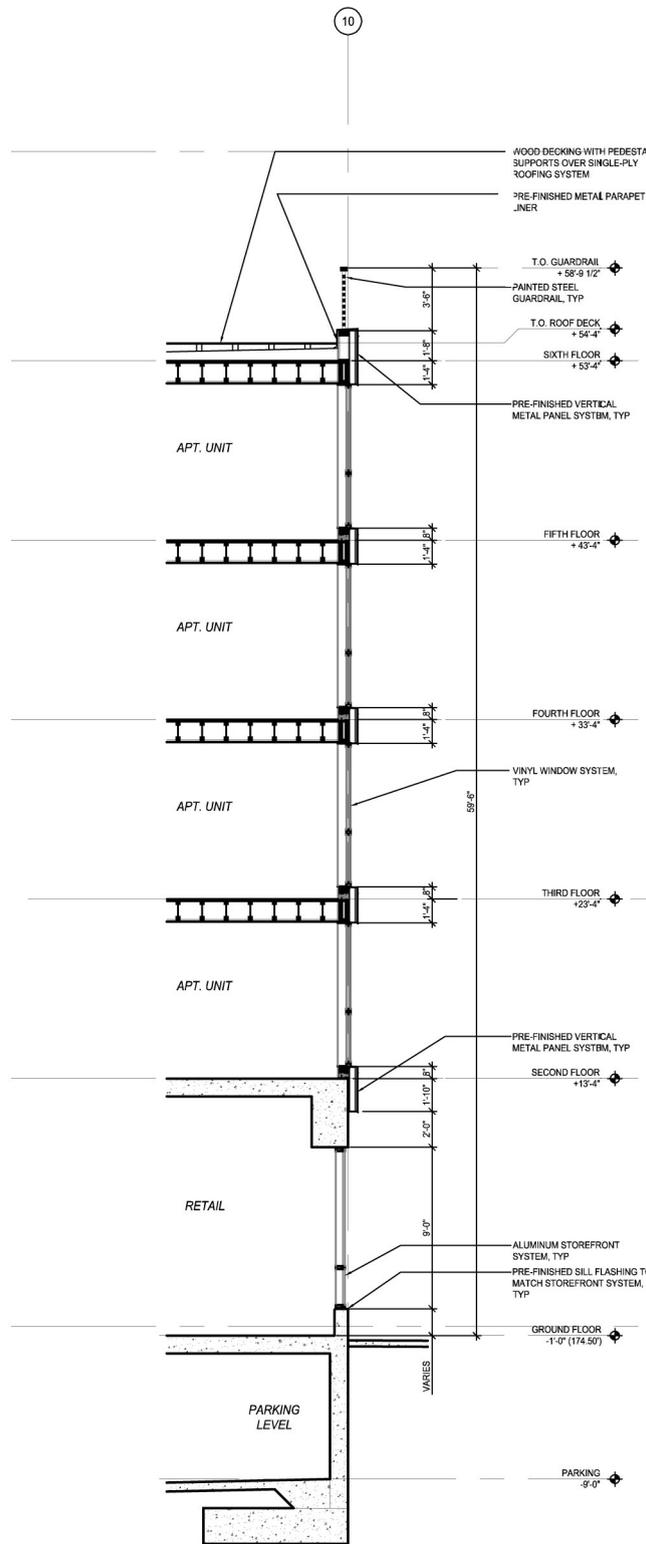


- PARKING
- RESIDENTIAL
- COMMON AREAS
- RETAIL
- OUTDOOR ROOF TERRACE

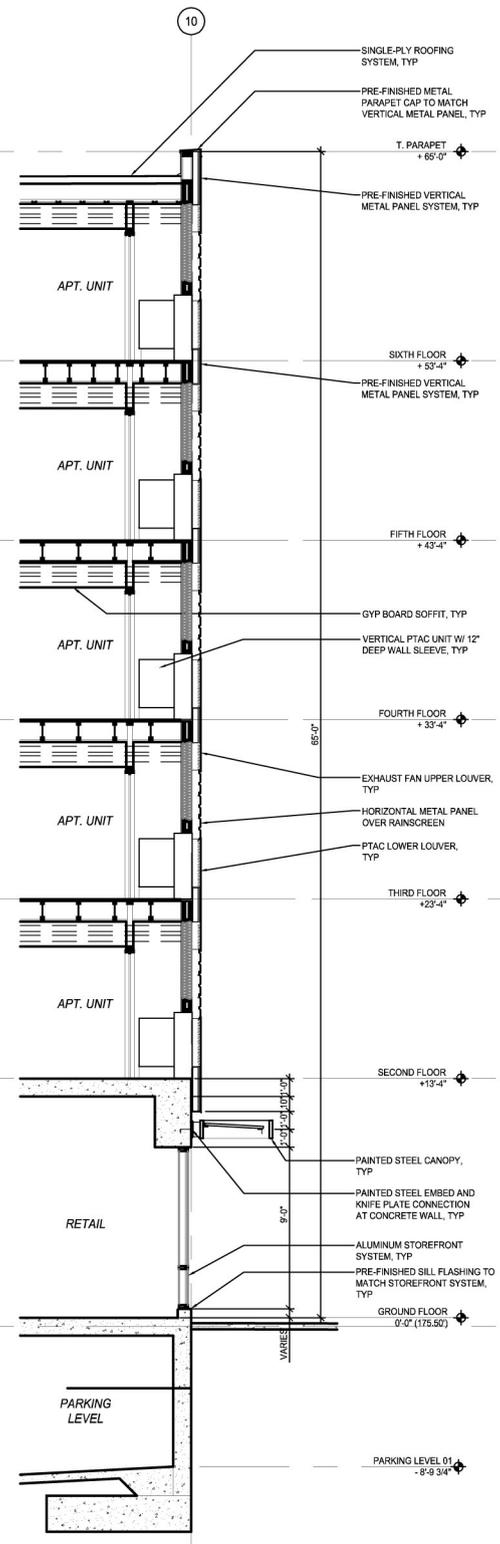
BUILDING SECTION EAST - WEST

SCALE: 1/32" = 1'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



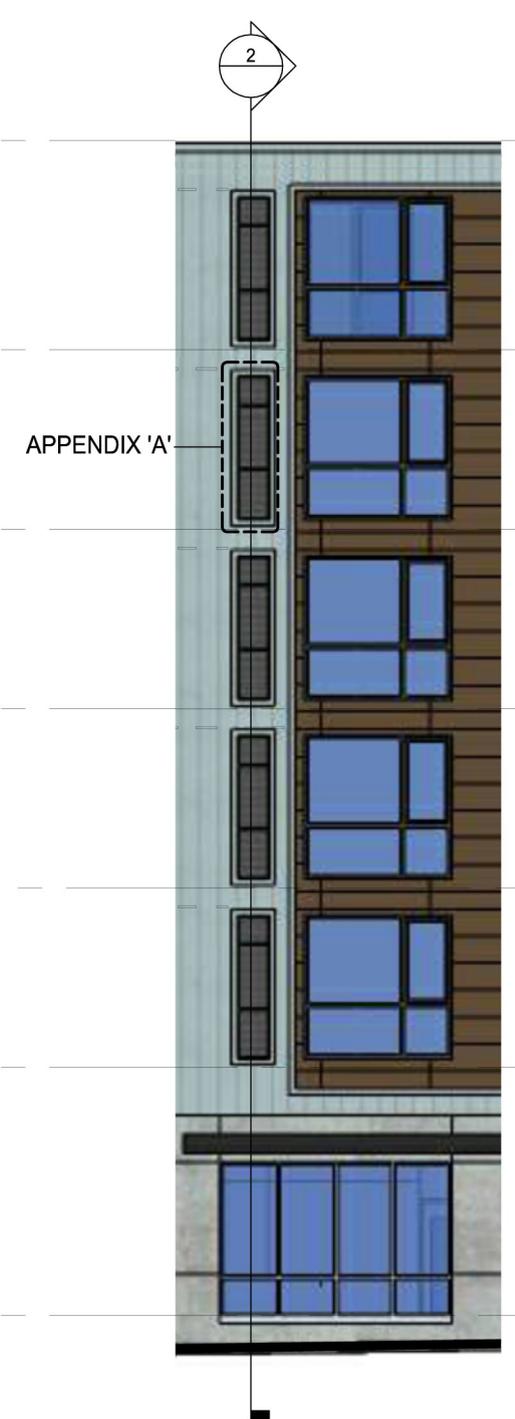
**COOK STREET WALL
1. SECTION @ ROOF DECK**



**COOK STREET
WALL SECTION @
2. TYP. PTAC UNIT**



3. ENLARGED ELEVATIONS

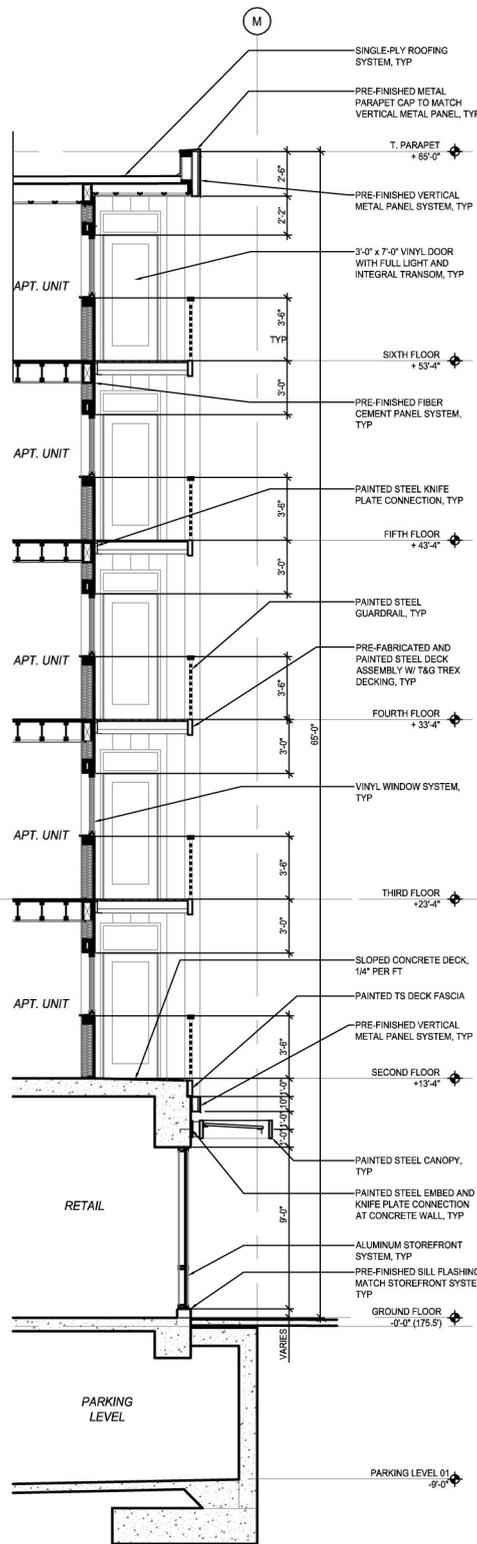


APPENDIX 'A'

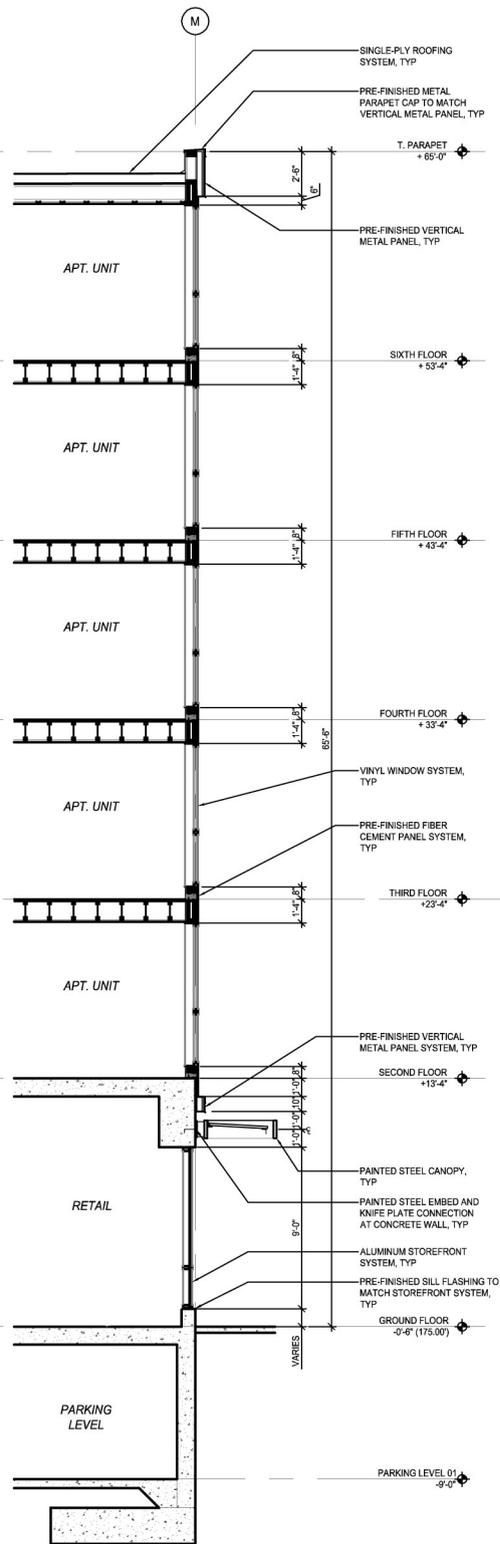
ENLARGED WALL SECTIONS / ELEVATIONS

SCALE: 3/32" = 1'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



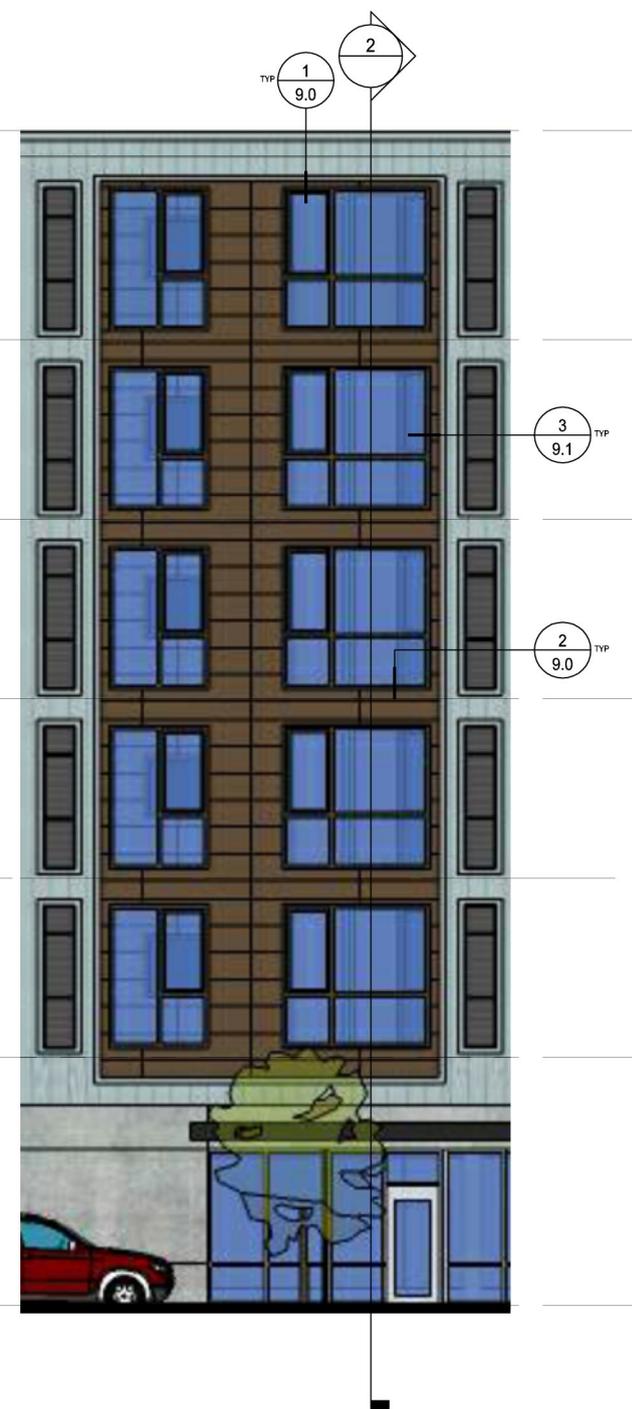
**WILLIAMS AVENUE WALL
1. SECTION @ TYP. DECK**



**WILLIAMS AVENUE WALL
2. SECTION @ NORTH END**



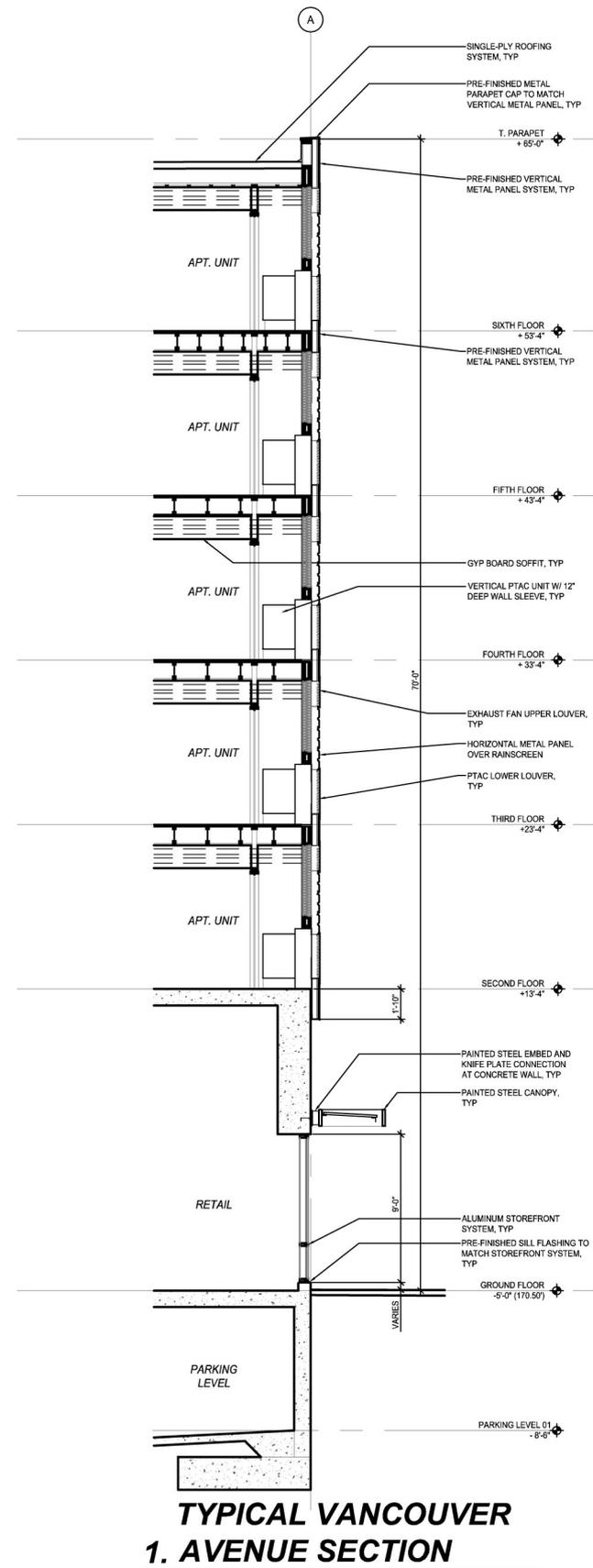
3. ENLARGED ELEVATIONS



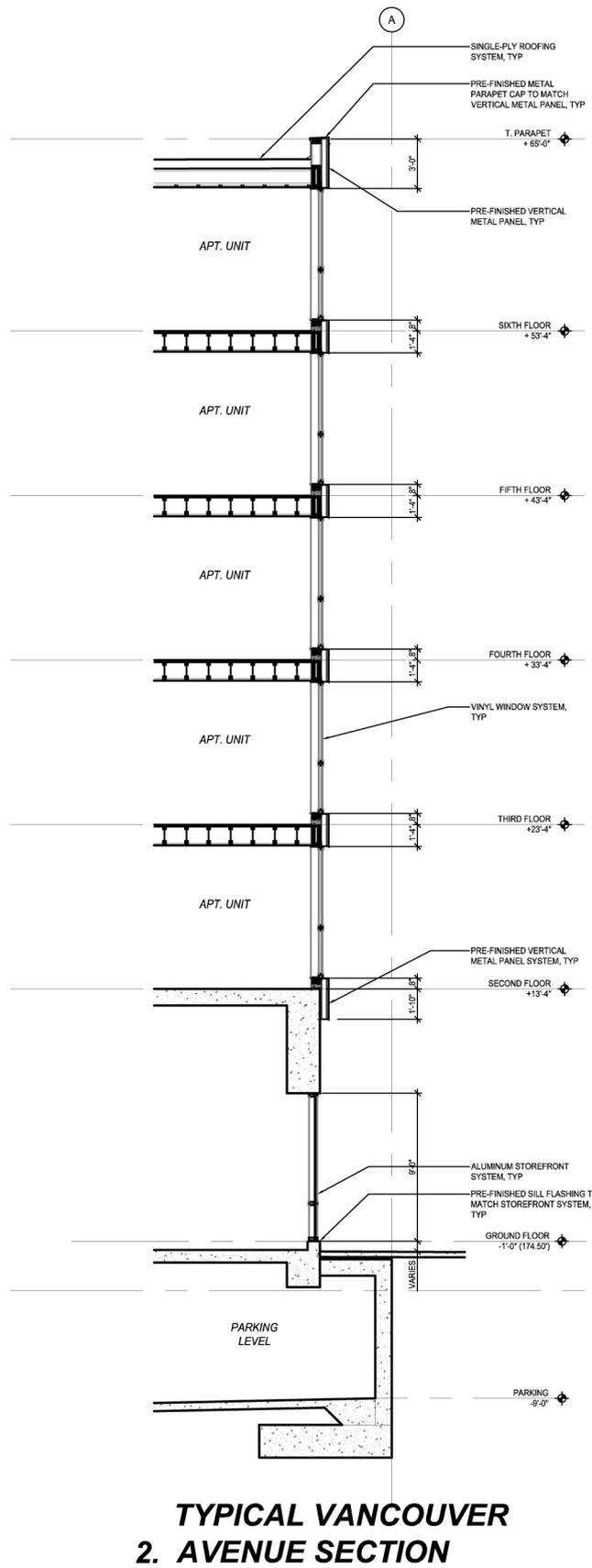
ENLARGED WALL SECTIONS / ELEVATIONS

SCALE: 3/32" = 1'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



**TYPICAL VANCOUVER
1. AVENUE SECTION**



**TYPICAL VANCOUVER
2. AVENUE SECTION**

APPENDIX 'A'

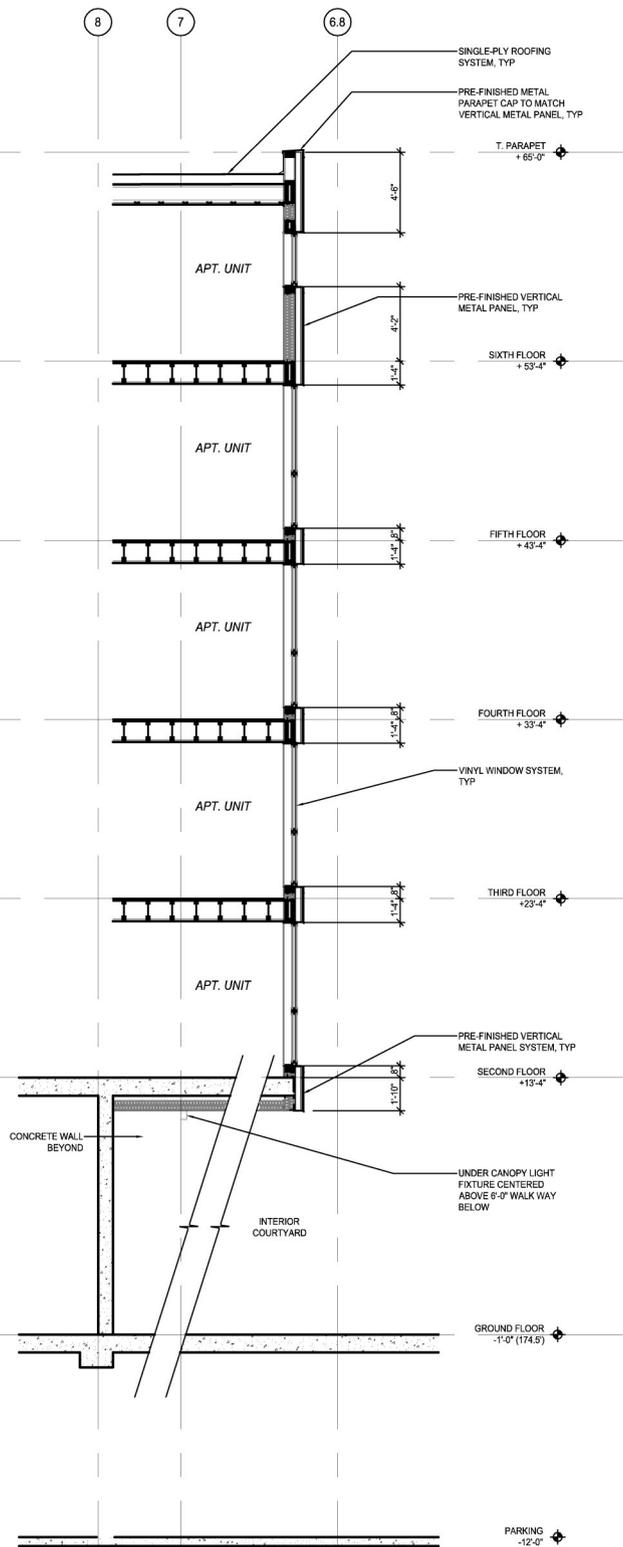


3. ENLARGED ELEVATIONS

ENLARGED WALL SECTIONS / ELEVATIONS

SCALE: 3/32" = 1'-0"

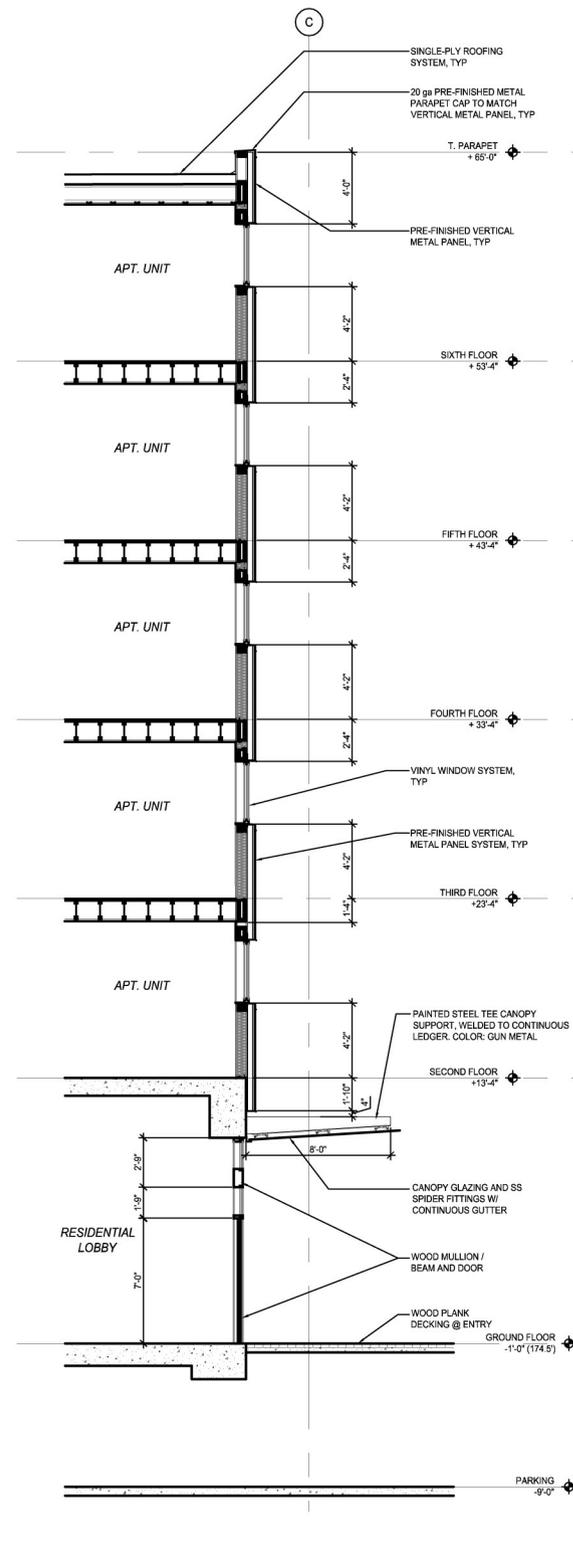
SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



**INTERIOR COURTYARD
1. @ COOK STREET**



2. ENLARGED ELEVATION



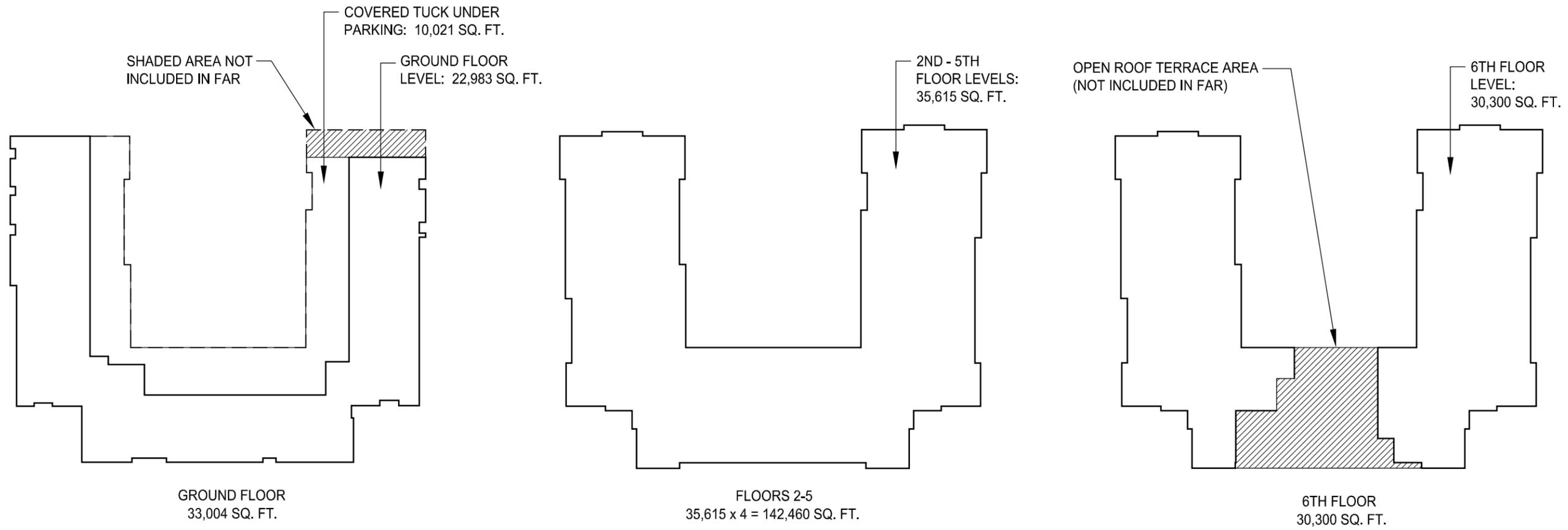
**APARTMENT ENTRY
3. WALL SECTION**



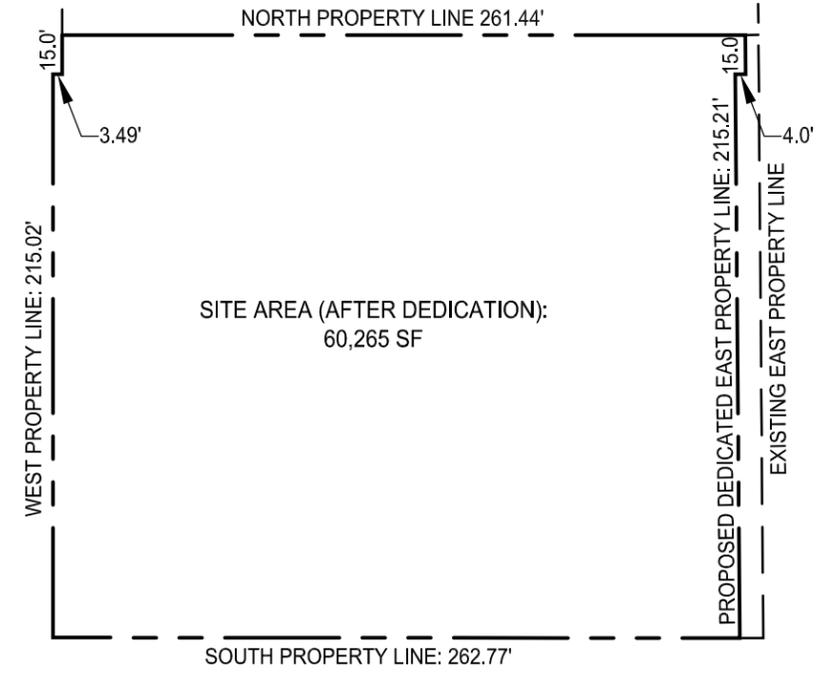
**ENLARGED
4. ELEVATION**



FAR & WINDOW DIAGRAMS



SITE AREA (AFTER DEDICATION):	60,265 SQ. FT.
EX FAR ZONING STANDARD OF 3:1:	180,795 SQ. FT. (ALLOWABLE)
FAR TRANSFER FROM "EX" ZONED HISTORIC LANDMARK BUILDING BY PROPERTY OWNER:	25,000 SQ. FT.
TOTAL ALLOWABLE FAR:	205,795 SQ. FT.
BUILDING AREA (ABOVE GROUND--INCLUDES COVERED TUCK UNDER PARKING):	205,764 SQ. FT.
ACTUAL PROJECT F.A.R. AFTER TRANSFER	≈ 3.4:1



FAR CALCULATIONS & DIAGRAMS

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



SOUTH ELEVATION

TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 1,536 SF
 TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 858 SF
 858 SF / 1,536 SF = 56% (25% REQUIRED)
 TOTAL LENGTH OF WALL = 170'-8" (170.667')
 TOTAL LENGTH OF GLASS = 121'-10" (121.833')
 121.833' / 170.667' = 71% (50% REQUIRED)



WEST ELEVATION

TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 1,516 SF
 TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 835 SF
 835 SF / 1,516 SF = 55% (25% REQUIRED)
 TOTAL LENGTH OF WALL = 168'-8" (168.667')
 TOTAL LENGTH OF GLASS = 101'-9" (95.250')
 101.750' / 168.667' = 60% (50% REQUIRED)



NORTH ELEVATION

TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 882 SF
 TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 392 SF
 392 SF / 882 SF = 44% (25% REQUIRED)
 TOTAL LENGTH OF WALL = 98'-0" (98.0')
 TOTAL LENGTH OF GLASS = 51'-0" (51.0')
 51.0' / 98.0' = 52% (50% REQUIRED)



EAST ELEVATION

TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 1,396 SF
 TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 1,071 SF
 1,071 SF / 1,396 SF = 77% (25% REQUIRED)
 TOTAL LENGTH OF WALL = 155'-1 1/2" (155.125')
 TOTAL LENGTH OF GLASS = 124'-4" (117.833')
 124.333' / 155.125' = 80% (50% REQUIRED)

WINDOW DIAGRAM

NOT TO SCALE

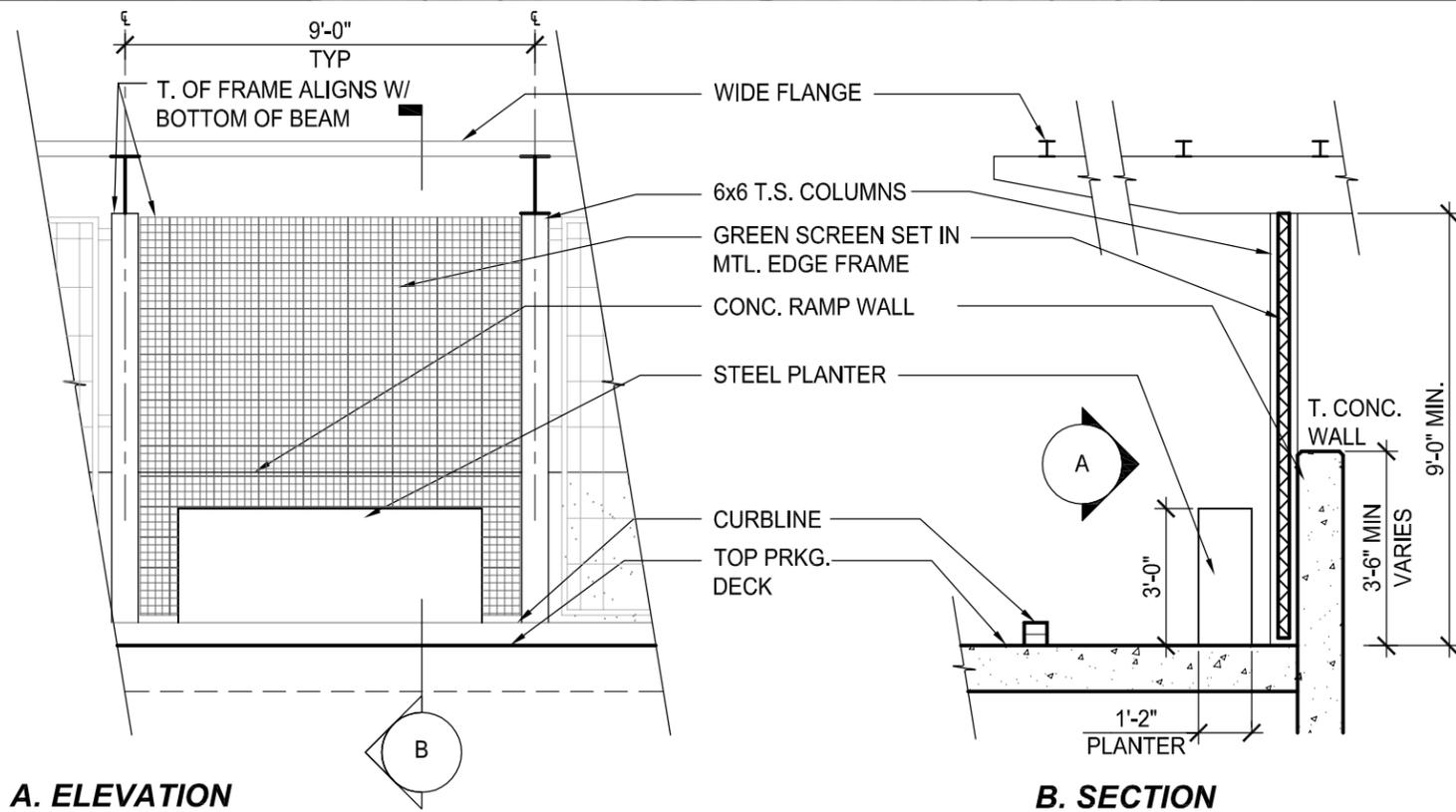
SEPTEMBER 06, 2013 - REVISION 02
 FILE # LU 13-131079 DZM - 115 N COOK



DESIGN DETAIL ILLUSTRATIONS

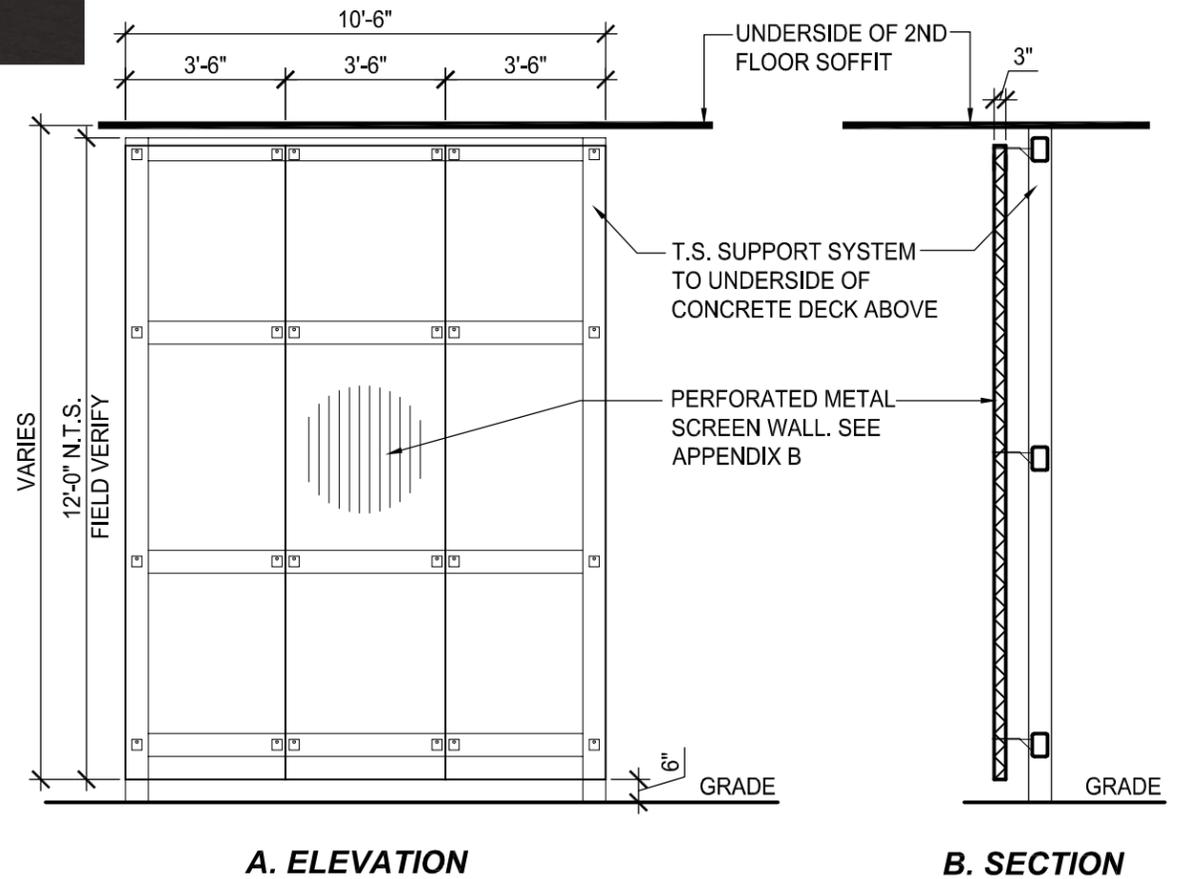


ON-GRADE PARKING SCREEN WALL AT BELOW-GRADE PARKING ENTRY ALONG EXISTING DRIVE AISLE



1. PARKING RAMP TRELLIS DETAILS

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

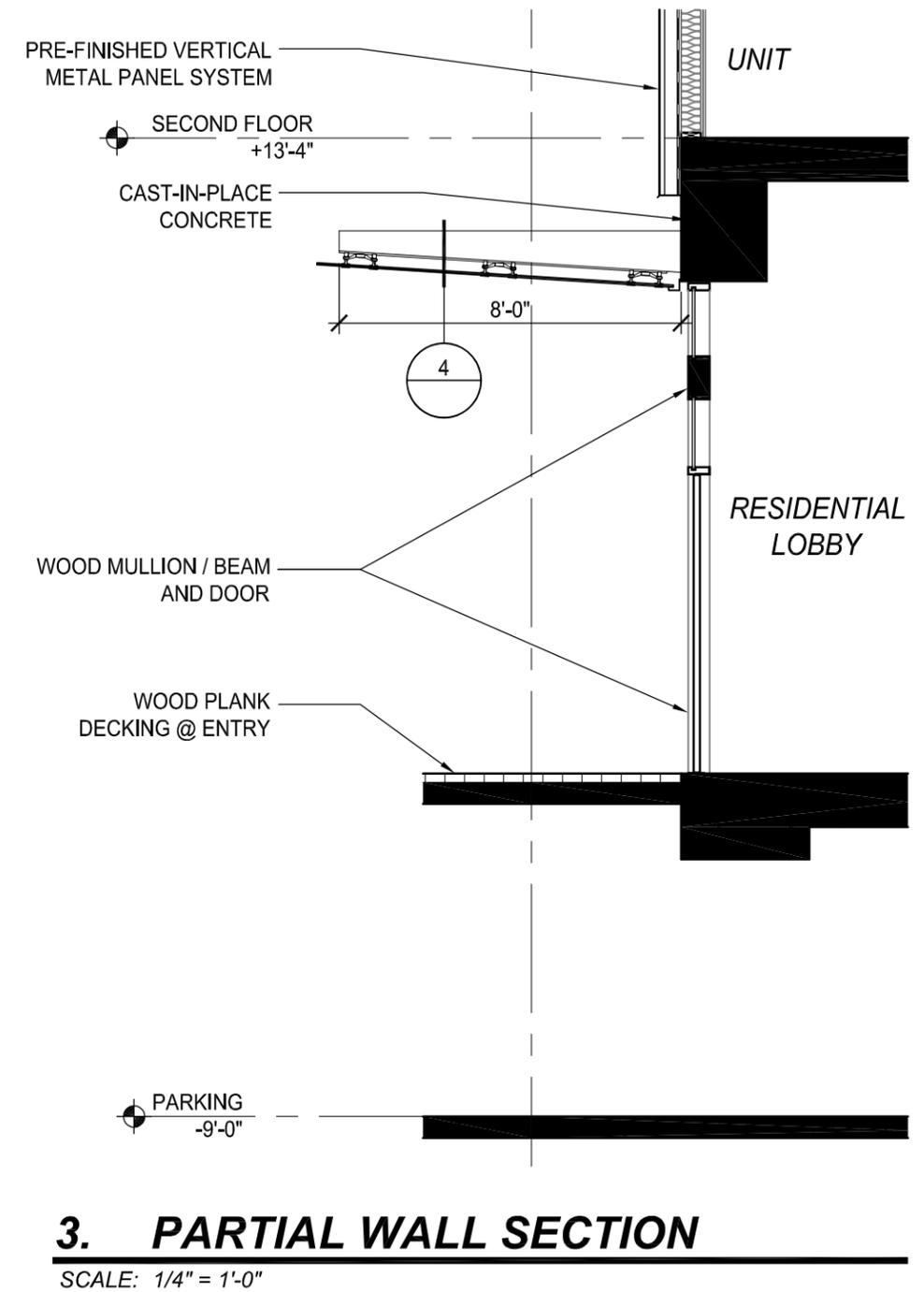
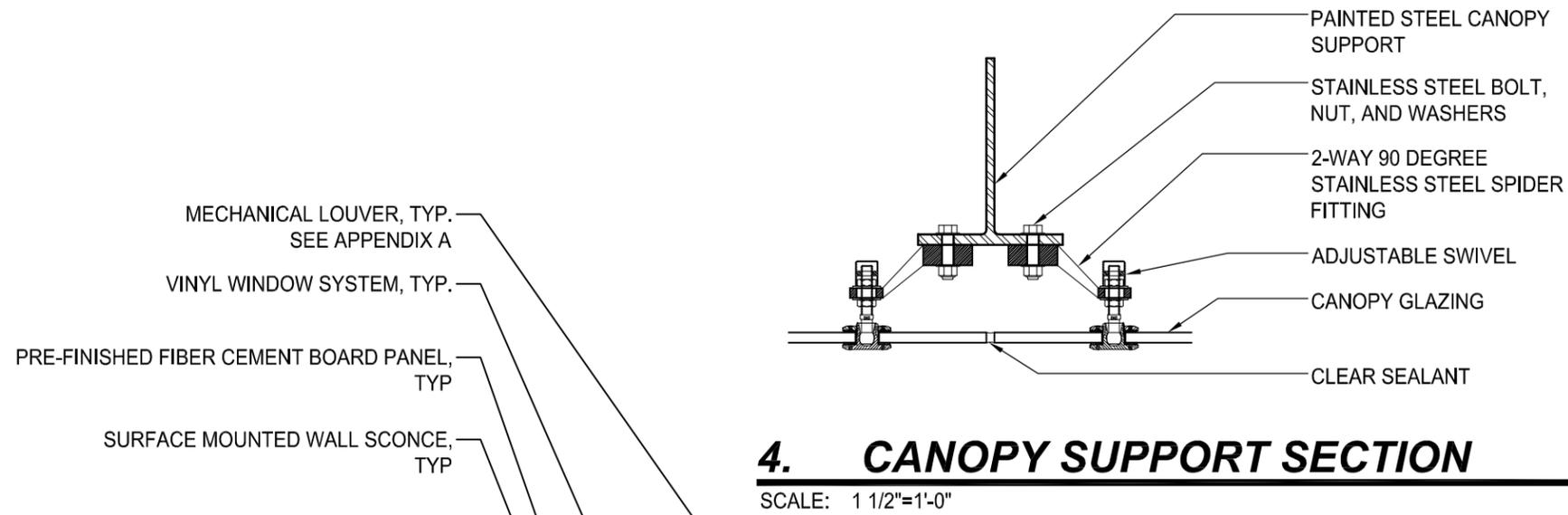


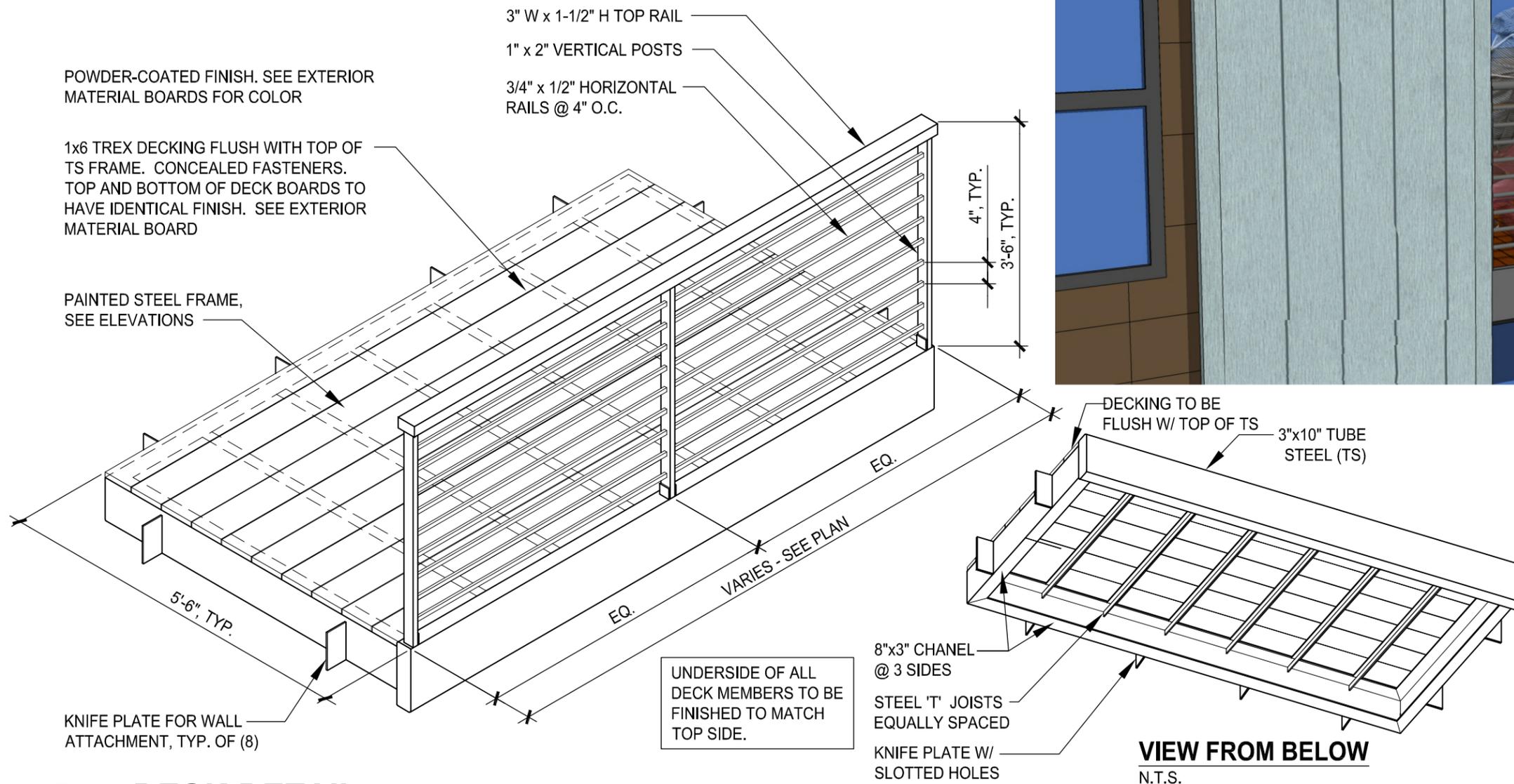
2. TRELLIS @ RETAIL PARKING DETAILS, SIM.

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

DESIGN DETAIL ILLUSTRATIONS

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK





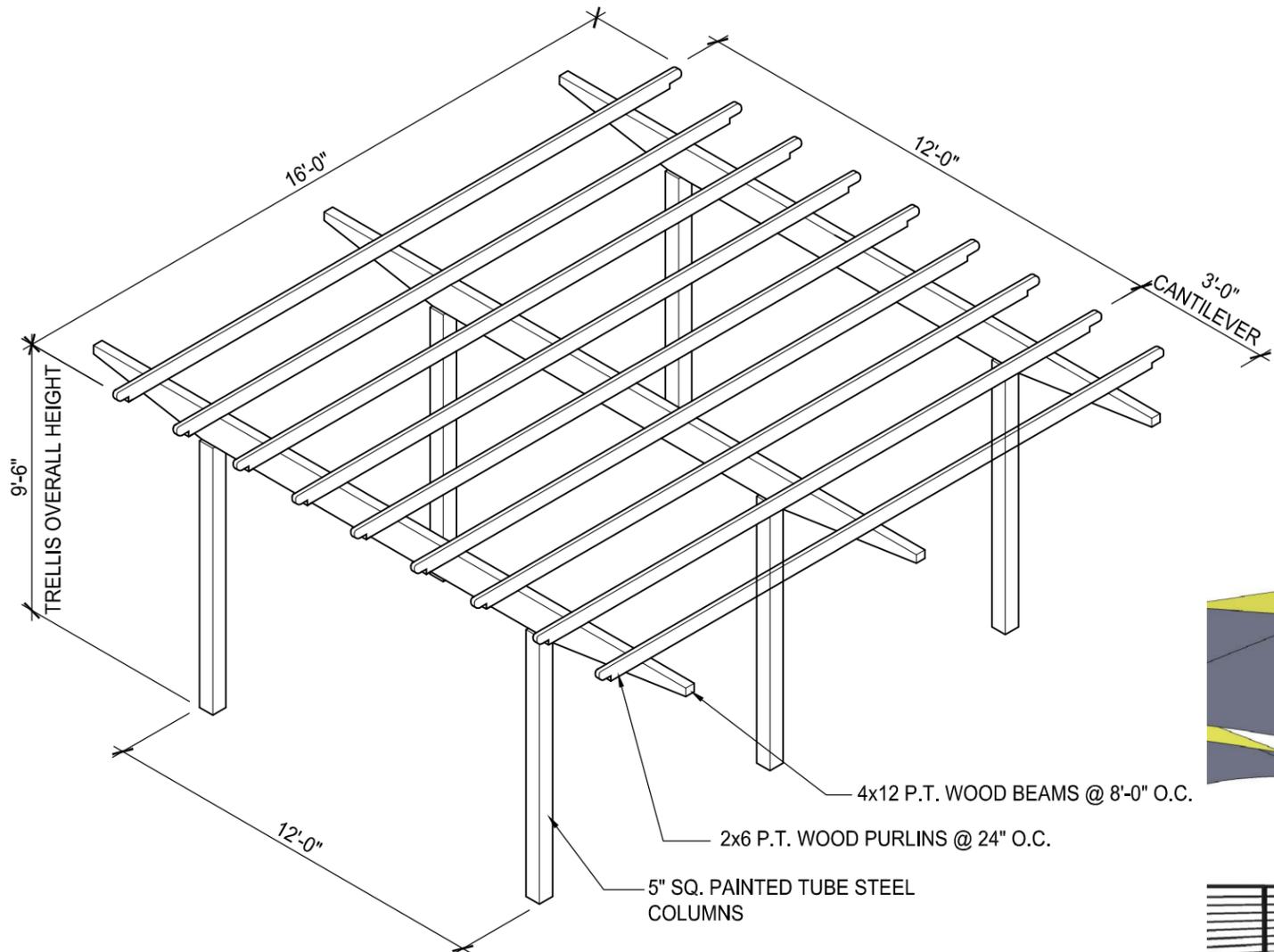
TYPICAL RESIDENTIAL UNIT DECK

5. DECK DETAIL

SCALE: 1/2"=1'-0"

DESIGN DETAIL ILLUSTRATIONS

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



6. ROOF TOP TERRACE TRELLIS

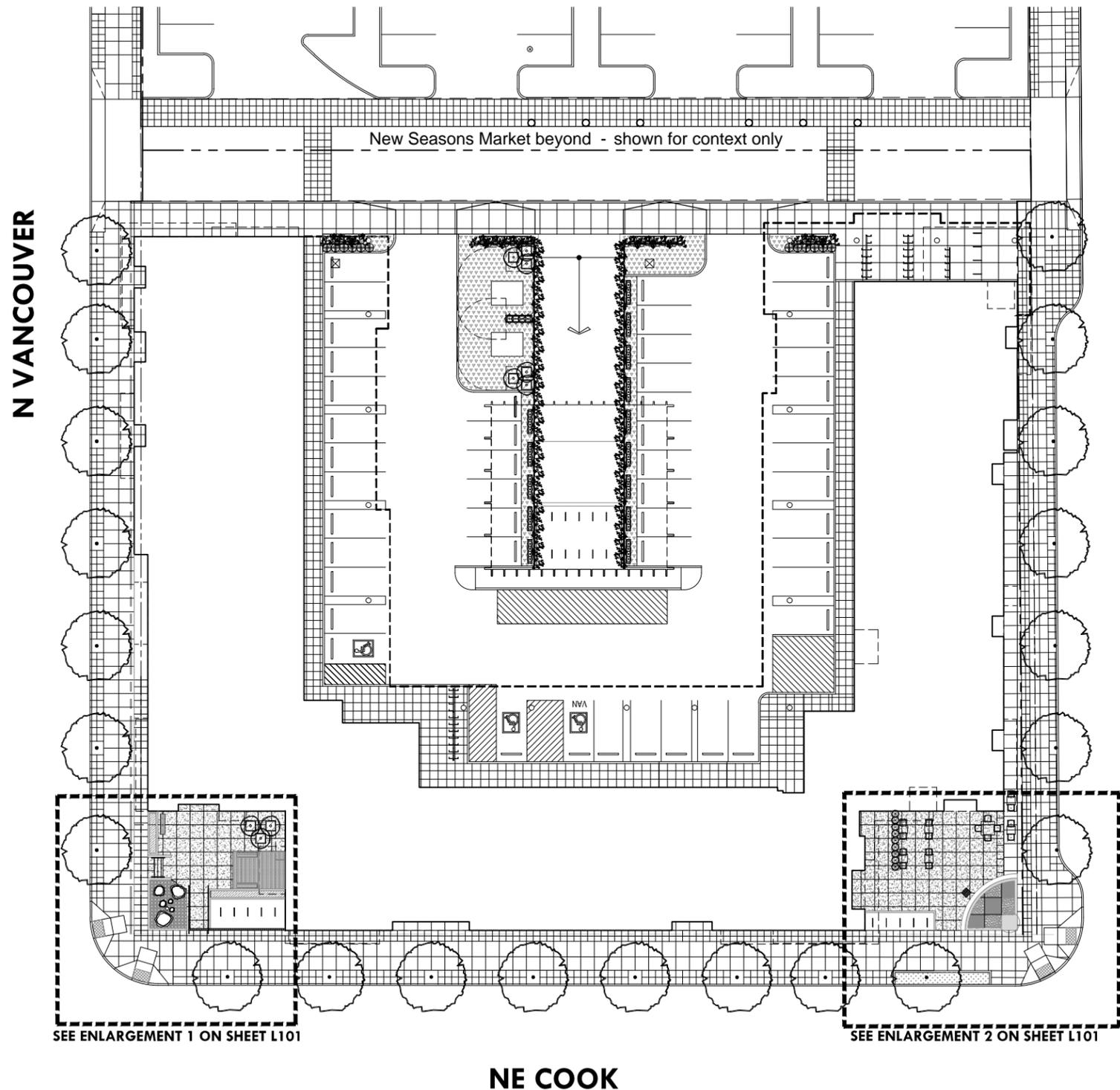
SCALE: 1/4"=1'-0"



TRELLIS AT ROOF TOP TERRACE



LANDSCAPE PLANS



LANDSCAPE PLANT MATERIAL SCHEDULE

SYMBOL	TREES ITEM	SIZE	QTY.
	ACER SANGO HAKU CORALBARK MAPLE	1-1/2" CAL. / B&B	9
	ACER GRISEUM PAPERBARK MAPLE	2" CAL. / B&B	22
	EXISTING DECIDUOUS TREE TO REMAIN		
	EXISTING EVERGREEN TREE TO REMAIN		
SHRUBS & ACCENTS			
ITEM		SIZE	QTY.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	3 GAL. / 15-18" HT.	12
	NANDINA DOMESTICA 'MOON BAY' MOON BAY HEAVENLY BAMBOO	3 GAL.	22
	MAHONIA AQUIFOLIUM TALL OREGON GRAPE	3 GAL.	4
	PENN. ALOPECURIODES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	77
	ROSA NOOTKANA NOOTKA ROSE	1 GAL.	9
	TRACHELOSPERMUM JASMINOIDES CLIMBING JASMINE	1 GAL.	52
GROUNDCOVERS			
ITEM		SIZE	QTY.
	ARCTOSTAPHYLOS UVA-URSI BEARBERRY	1 GAL. @ 2'-0" O.C.	244
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BERRY	1 GAL. @ 2'-0" O.C.	305
	MOSS GARDEN ALTERNATING PANELS	4" POT 6" O.C.	126 SF 510 PLANTS 255 EACH
	SEDGE / RUSH MIX 50% CAREX STIPATA 50% JUNCUS PATENS	1 GAL. @ 1'-0" O.C.	98 SF 98 PLANTS 49 EACH
MISCELLANEOUS			
ITEM		SIZE	QTY.
	WASHED ROUND RIVER ROCK	1"-2" DIAMETER	270 SF 3.25 CY

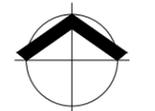
SWALE PLANTING REQUIREMENTS:

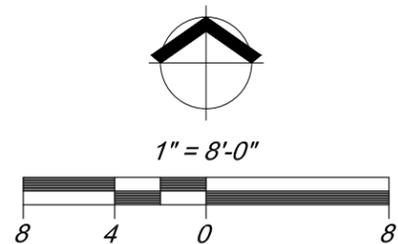
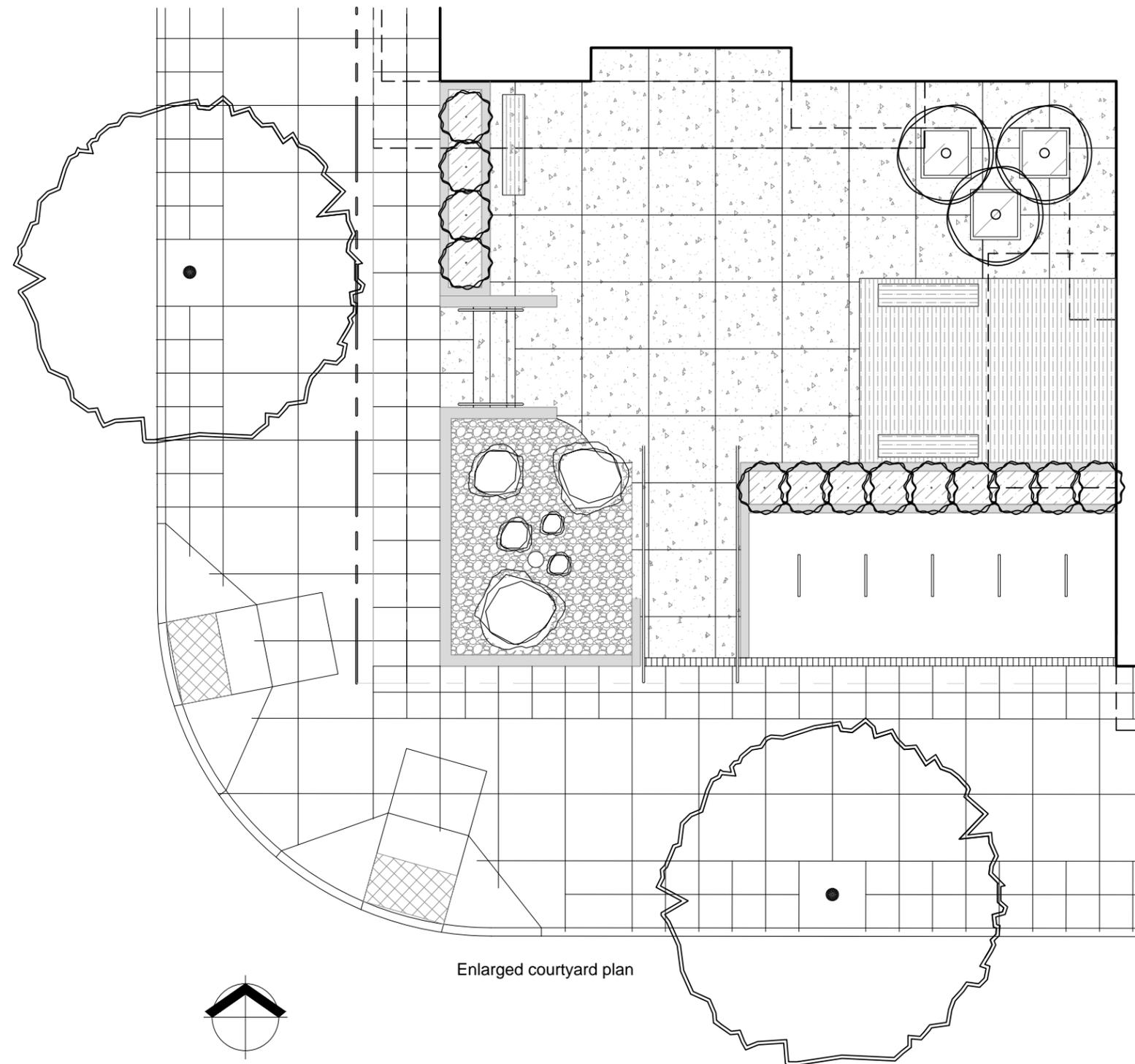
TREATMENT AREA = 96 SF

ZONE 'A':
REQUIRED = 115 HERBACEOUS PLANTS / 100 SF
PROPOSED = 110 HERBACEOUS

GENERAL NOTES: LANDSCAPE PLAN

- LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED UNDER CITY OF PORTLAND PLANNING DEPT.
- ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH.
- LANDSCAPE AREAS SHALL HAVE A COMPLETE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FULL HEAD TO HEAD COVERAGE.
- ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.





LANDSCAPE PLANT MATERIAL SCHEDULE

SYMBOL	TREES ITEM	SIZE	QTY.		GROUNDCOVERS ITEM	SIZE	QTY.
	ACER SANGO HAKU CORALBARK MAPLE	1-1/2" CAL. / B&B	9		ARCTOSTAPHYLOS UVA-URSI BEARBERRY	1 GAL. @ 2'-0" O.C.	244
	ACER GRISEUM PAPERBARK MAPLE	2" CAL. / B&B	22		RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BERRY	1 GAL. @ 2'-0" O.C.	305
	EXISTING DECIDUOUS TREE TO REMAIN				MOSS GARDEN ALTERNATING PANELS	4" POT 6" O.C.	126 SF 255 EACH
	EXISTING EVERGREEN TREE TO REMAIN				SEDGE / RUSH MIX 50% CAREX STIPATA 50% JUNCUS PATENS	1 GAL. @ 1'-0" O.C.	98 SF 98 PLANTS 49 EACH
SHRUBS & ACCENTS		SIZE	QTY.		MISCELLANEOUS ITEM	SIZE	QTY.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	3 GAL. / 15-18" HT.	12		WASHED ROUND RIVER ROCK	1"-2" DIAMETER	270 SF 3.25 CY
	NANDINA DOMESTICA 'MOON BAY' MOON BAY HEAVENLY BAMBOO	3 GAL.	22				
	MAHONIA AQUIFOLIUM TALL OREGON GRAPE	3 GAL.	4				
	PENN. ALOPECURIODES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	77				
	ROSA NOOTKANA NOOTKA ROSE	1 GAL.	9				



View of SW courtyard - residential entry

SW COURTYARD

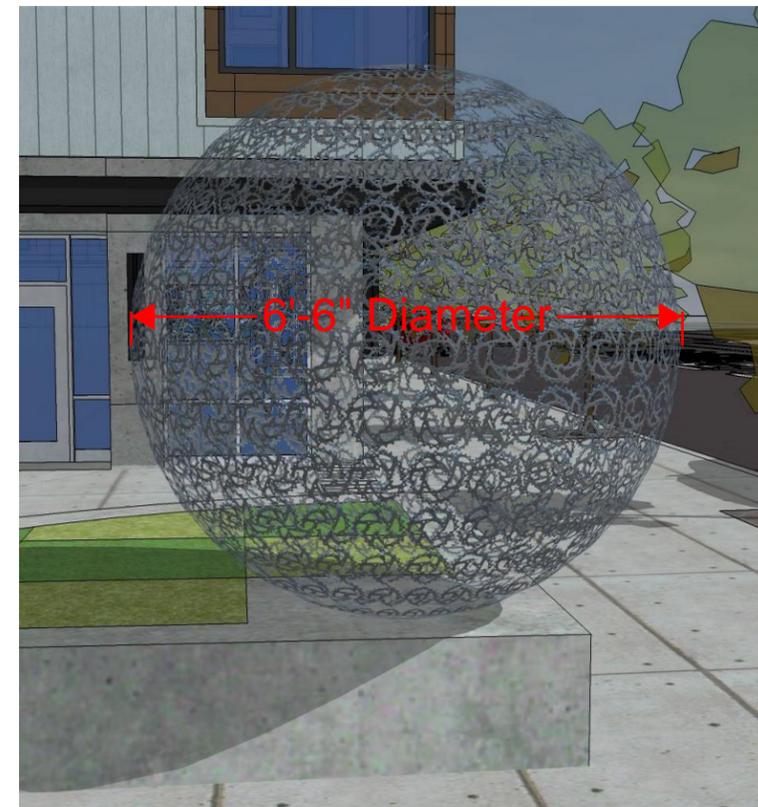
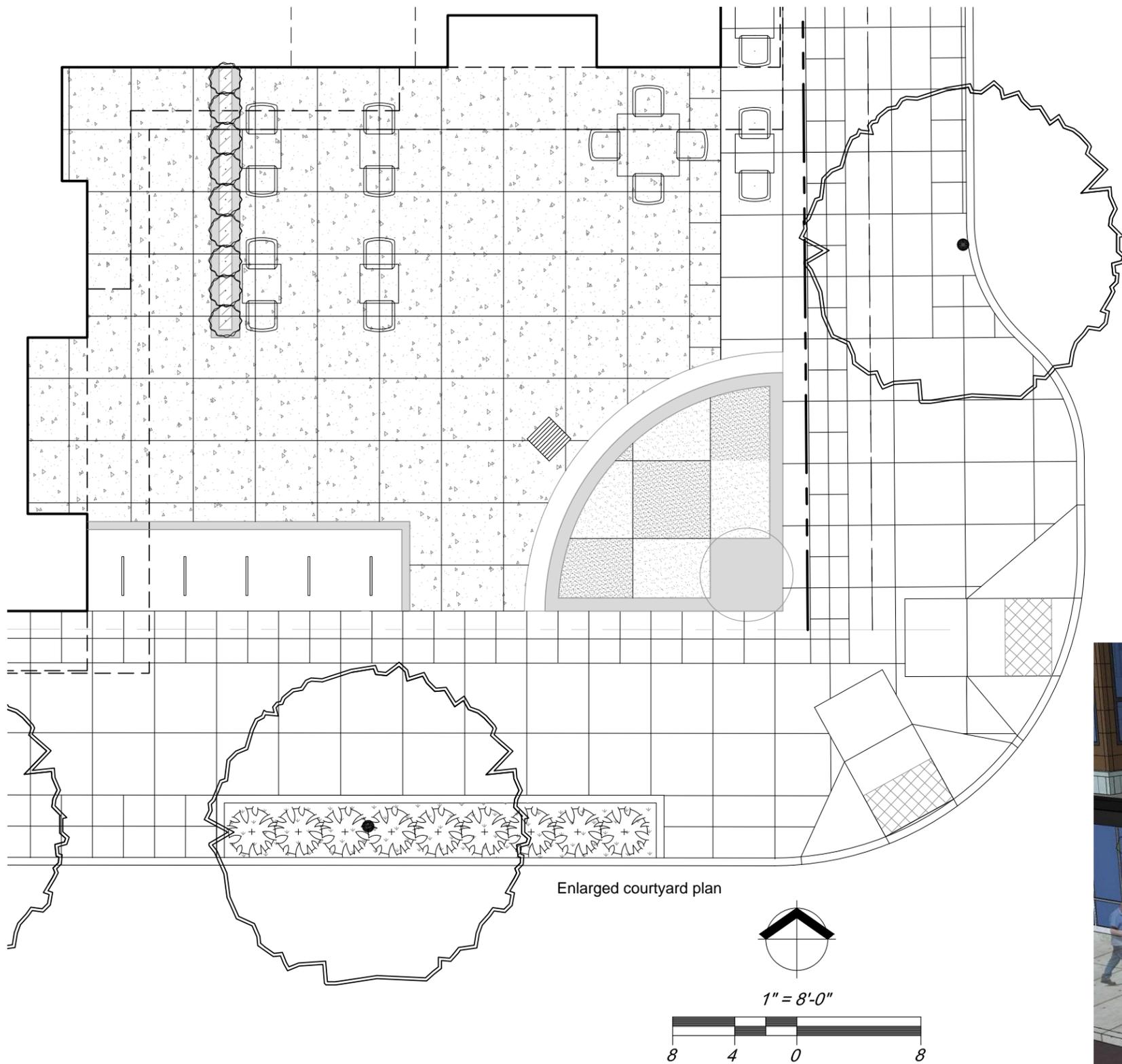
SCALE 1" = 8'-0"



720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK

7.1



Welded sphere sculpture constructed of bicycle components



View of SE courtyard

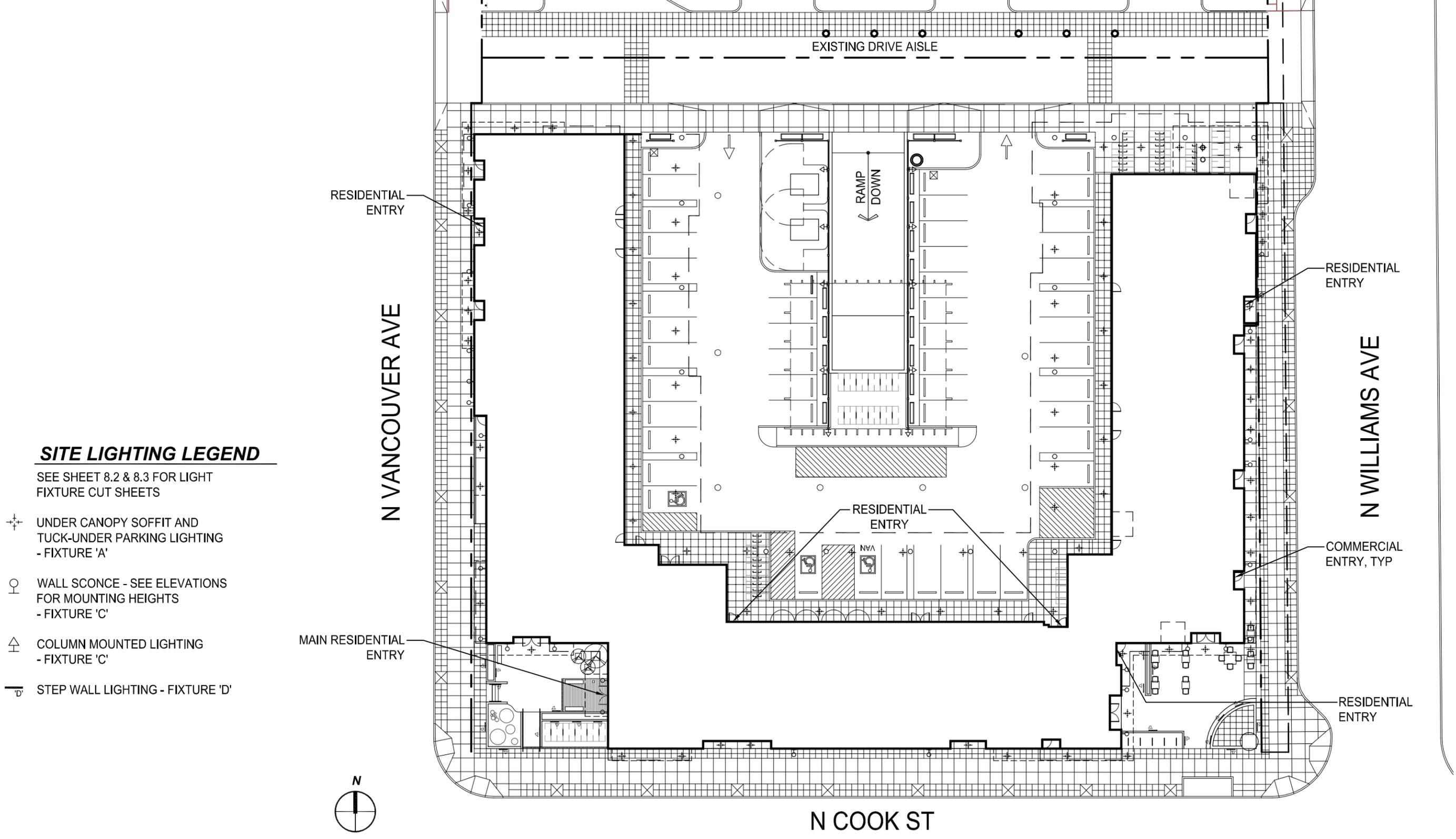
SE COURTYARD

SCALE 1" = 8'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



LIGHTING PLAN



SITE LIGHTING LEGEND

SEE SHEET 8.2 & 8.3 FOR LIGHT FIXTURE CUT SHEETS

- ⊕ UNDER CANOPY SOFFIT AND TUCK-UNDER PARKING LIGHTING - FIXTURE 'A'
- ⊙ WALL SCONCE - SEE ELEVATIONS FOR MOUNTING HEIGHTS - FIXTURE 'C'
- ⊕ COLUMN MOUNTED LIGHTING - FIXTURE 'C'
- ▬ STEP WALL LIGHTING - FIXTURE 'D'



LIGHTING CUTSHEETS - SITE LIGHTING

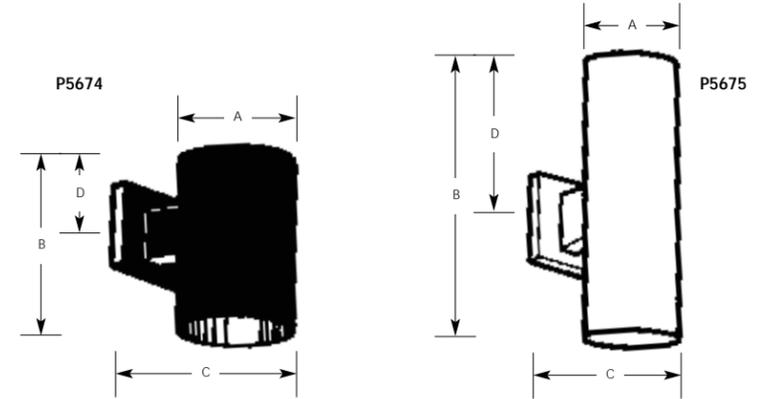
SCALE: 1/32" = 1'-0"

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



Incandescent	5" Cylinders				Outdoor
	Wall Mount				
Type					
	-20	-30	-31	-82	
P5674	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P5675	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Catalog No.	Finish				Lamping	Dimensions (Inches)			
	Bronze	White	Black	Gray		A	B	C	D
P5674	-20	-30	-31	-82	1-75w PAR30, 65w BR30	5	7-1/4	8	2-1/2
P5675	-20	-30	-31	-82	2-75w PAR30	5	14	8	7



Specifications:

General

- Extruded aluminum .125 wall thickness one piece cylinder
- Cast aluminum wall bracket
- P5674 - Down lighting
- P5675 - Up/Down lighting. P8799-31 top cover lens recommended when unit is used outdoors
- Interior finish matches exterior finish

Mounting

- Covers any outlet box
- Cast mounting bracket is 4-1/2" square
- Outlet box mounting bracket supplied permitting attachment of unit to wall with one almost invisible set screw

Electrical

- Medium base porcelain socket with nickel plated brass screw shell

Options

- Bronze finish - specify "20" suffix
- White finish - specify "30" suffix
- Black finish - specify "31" suffix
- Metallic Gray finish - specify "82" suffix

Accessories

- P8799-31 Top lens cover for P5675 fixture

Labeling

- UL-CUL wet location listed - P5674 and P5675 with top cover
- P5675 UL-CUL listed for indoor use with no cover



View of typical recessed deck

Progress Lighting
701 Millennium Blvd.
Greenville, South Carolina
29607

www.progresslighting.com

FIXTURE 'B' - Recessed deck lighting

Surface-mounted ceiling downlights with LED

Housing: Two piece die-cast aluminum for direct attachment to a BEGA 538 wiring box. All aluminum used in the construction is marine grade and copper free.

Enclosure: Tempered clear glass, retained by a one piece, die-cast aluminum step baffle frame. Frame is secured by one stainless steel captive screw threaded into a stainless steel insert. Internal reflector made from pure, anodized aluminum. Fully gasketed for weather tight operation using molded silicone rubber "U-channel" gasket.

Electrical: 6.5W LED luminaire, 8.6 total system watts, -25°C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com. Lamp supplied.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class IP65.

Weight: 1.5 lbs.

Luminaire Lumens: 207
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



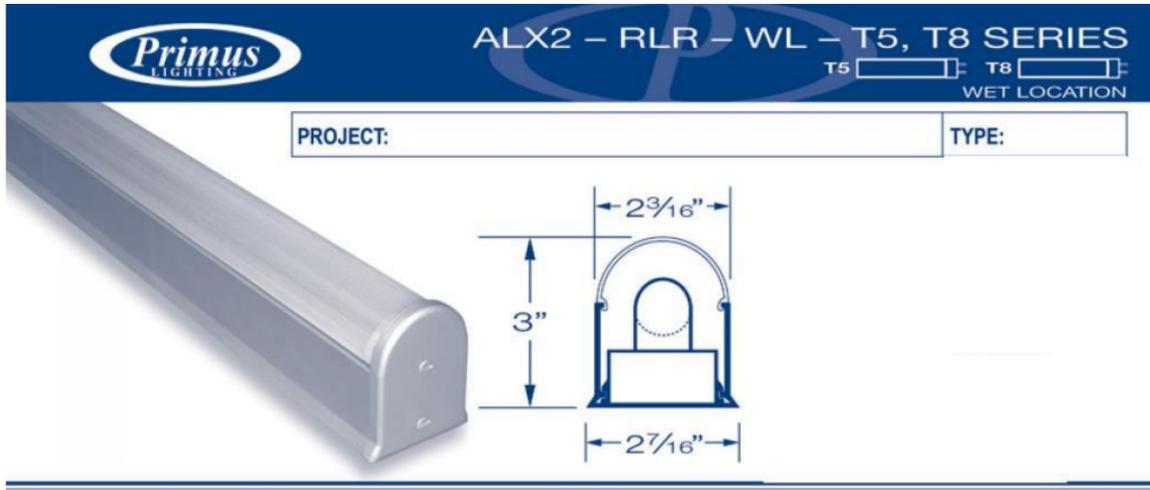
	β	A	B	Wiring box*	
6402 LED.538	6.5W LED	30°	3 3/4"	5 1/8"	538

β = Beam angle *Small opening wiring box included.

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2011 Updated 10/12

FIXTURE 'A' - Under canopy lights

LIGHTING CUTSHEETS



SPECIFICATIONS

- HOUSING** Two piece snap together top/bottom extruded aluminum housing up to 12' long.
- FINISH** Satin anodized or white paint finish standard. Custom finish optional.
- LENS** Extruded, snap-on clear or opal white linear prismatic serrated widespread polycarbonate lens.
- BALLAST** Integral or remote 120 or 277V electronic ballast. Dimming ballast available.
- K/O's** For surface mount only, 1/2" K/O at center back of fixture, one end, both ends or field drill.
- MOUNTING** **SURFACE MOUNT:** Mounting holes pre-drilled.
PENDANT MOUNT: Aircraft cable suspension kit (SK) 36" standard, other lengths available, aircraft cables mounted 6" from each end of the fixture. Supplied with 16/3 supply cord.

LAMPS & FIXTURE LENGTHS

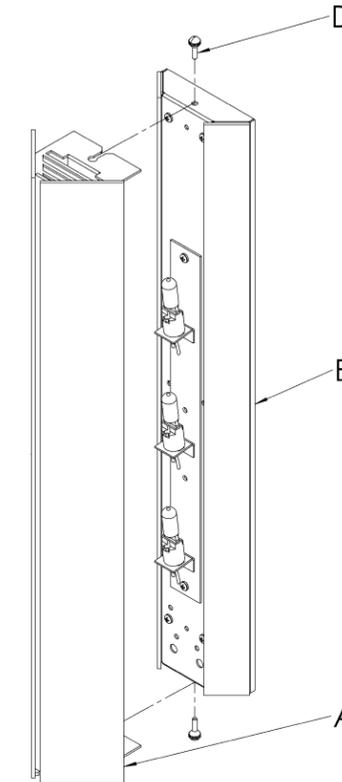
LAMP TYPE	T5				T8			
	14, 24W	21, 39W	28, 54W	35, 80W	17W	25W	32W	40W
LAMP DIMENSION	22 3/16"	33 7/8"	45 3/4"	57 9/16"	24"	36"	48"	60"
FIXTURE LENGTH	25"	37"	49"	61"	26"	38"	50"	62"
TANDEM FIXTURE LENGTH	N/A	71"	95"	119"	N/A	74"	98"	122"

PART NO.

SERIES	WATTS	LENS	VOLTS	K/O & MOUNTING	FINISH	LENGTH
ALX2-RLR-WL-T5	REFER TO CHART ABOVE	C - CLEAR	120 - 120V	FOR SURFACE MOUNT:	S - SATIN	SPECIFY
ALX2-RLR-WL-T5T		W - WHITE	277 - 277V	EF - END FEED	W - WHITE	
ALX2-RLR-WL-T8			D - DIM	BEF - BOTH END FEED	C - CUSTOM	
ALX2-RLR-WL-T8T				BF - BACK FEED		
				RMF - ROW MTG FEED		
				FD - FIELD DRILL		
				FOR PENDANT MOUNT:		
				SK36 - SUSPENSION KIT 36" STD		



3570 LEXINGTON AVE. EL MONTE, CA 91731 • PH. 626.442.4600 FAX 626.442.4900 • primuslighting.com



FIXTURE 'D' - Lens/ cover for wall sconces & column lights

FIXTURE 'C' - Wall sconces & column lights

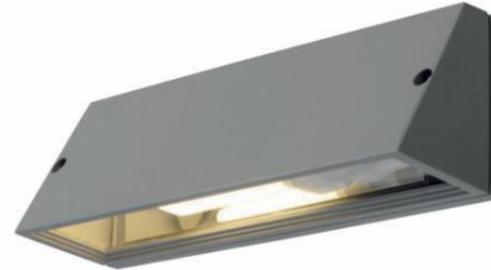


EXHIBIT E

FIXTURE 'C'

STEP LIGHTS/
PORCH LIGHTS

PEMA® SQUARE



Socket/Bulb:
E26/Selfballasted CFL (excl.)
up to max. Ø/L: 1.9/6.6 in.
15W max.

Versions:
black
white
silver grey

Art. No.:
3230030U
3230031U
3230034U

Material:
Aluminum

Dimensions:
W/H/D: 11/3.9/3.5 in.

Recommended bulb:
15W, 2700K, 800lm,
508415U



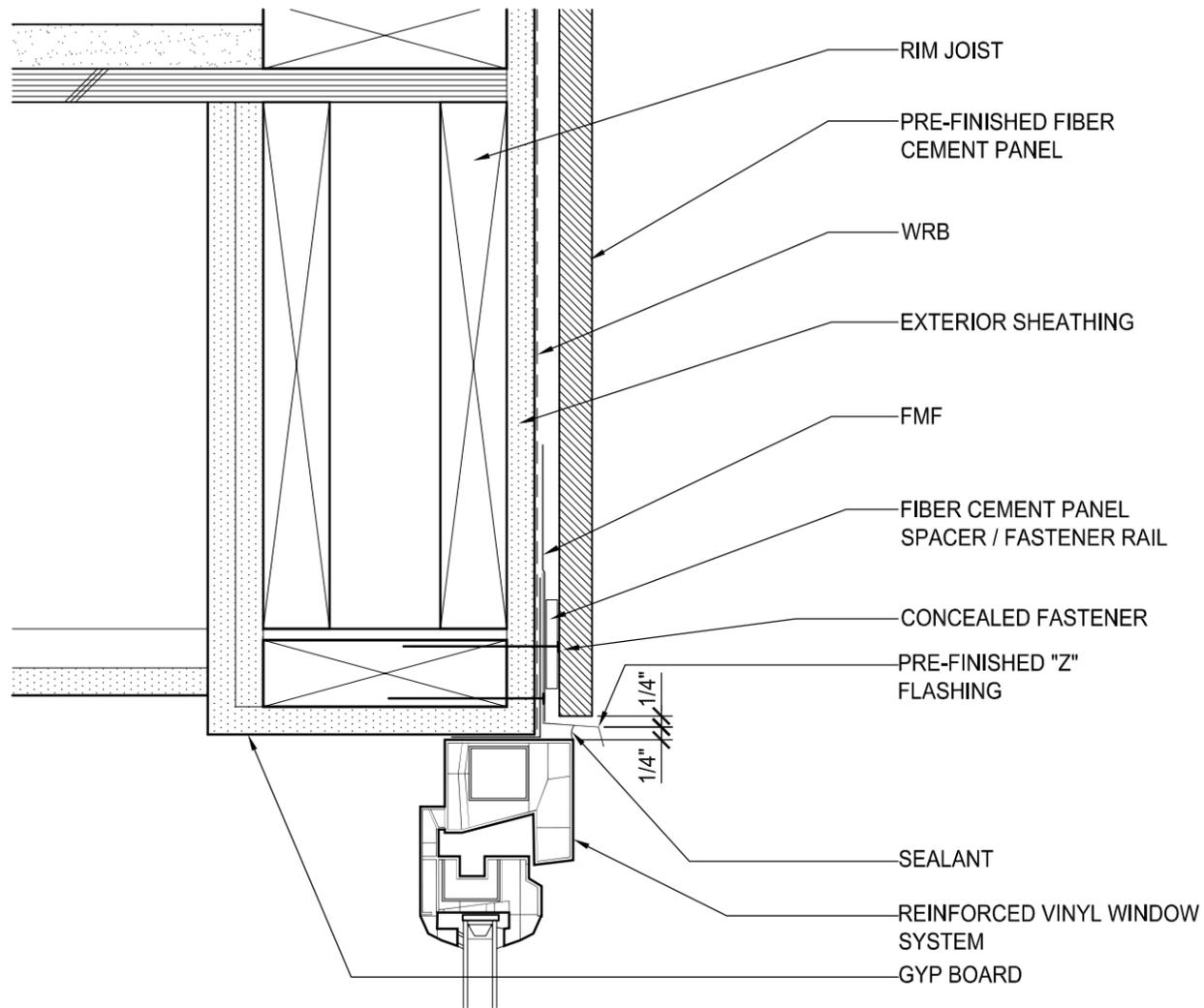
Note:
Protection class ETL WET only with
light emission downwards.

SLV Lighting North America, Inc.
5731 Benjamin Center Dr. • Tampa, FL 33634
Main line: (813) 349-1900 • Fax line: (813) 349-1907 • www.slvlighting.com

FIXTURE 'D' - Step lights

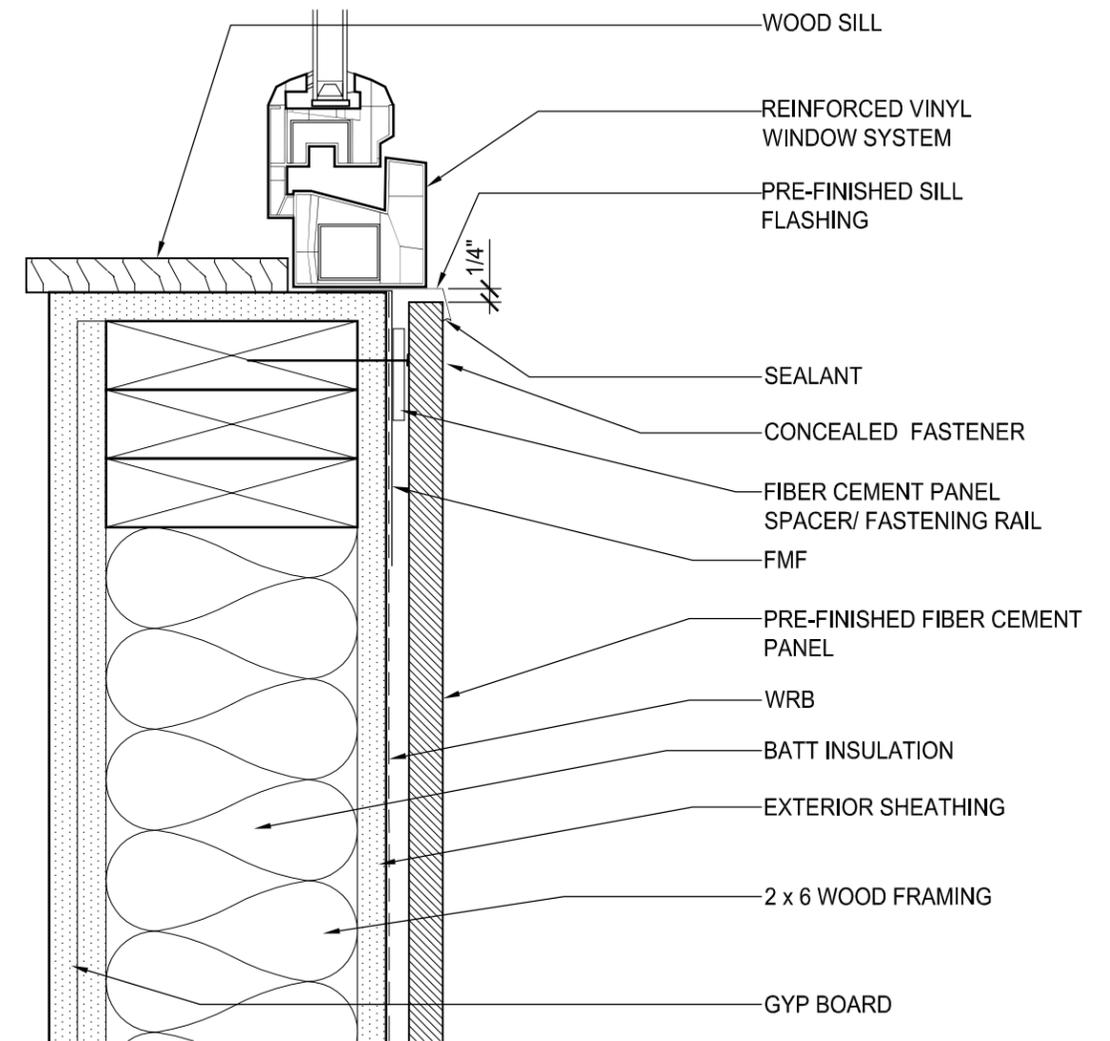


ENLARGED DETAILS
(APPENDIX A)



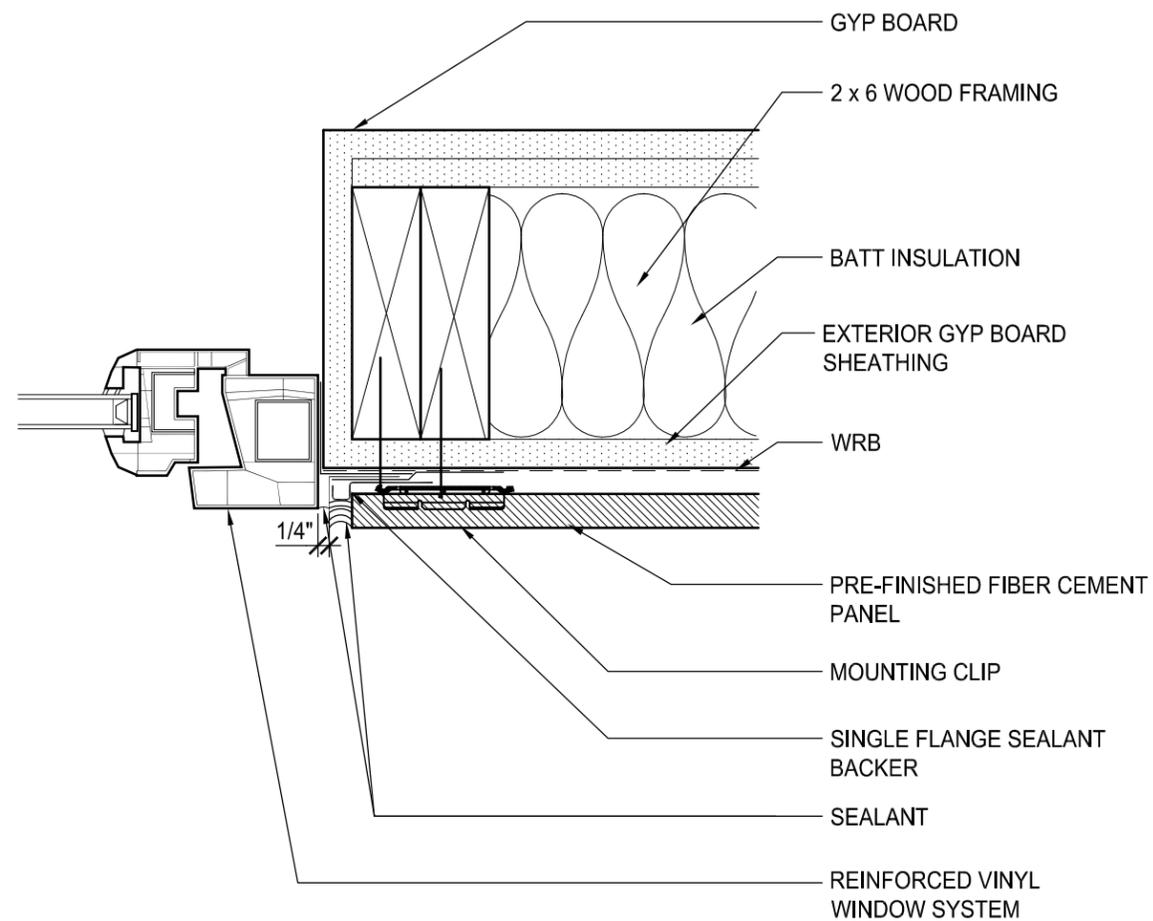
1. VINYL WINDOW HEAD @ FIBER CEMENT PANEL

SCALE: 3"=1'-0"



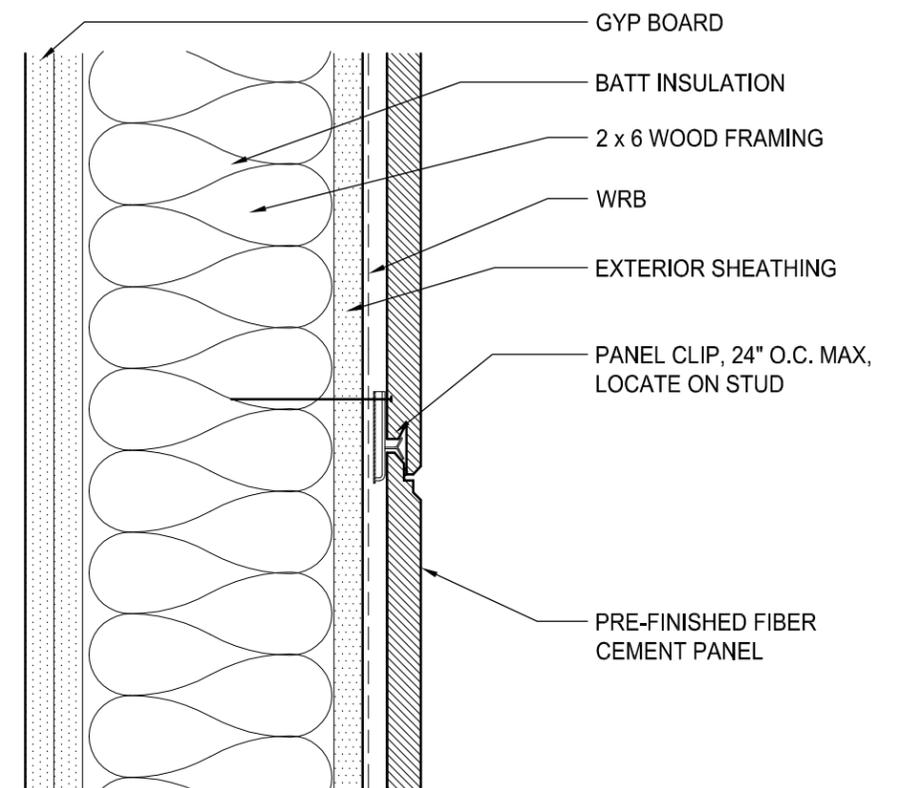
2. VINYL WINDOW SILL @ FIBER CEMENT PANEL

SCALE: 3"=1'-0"



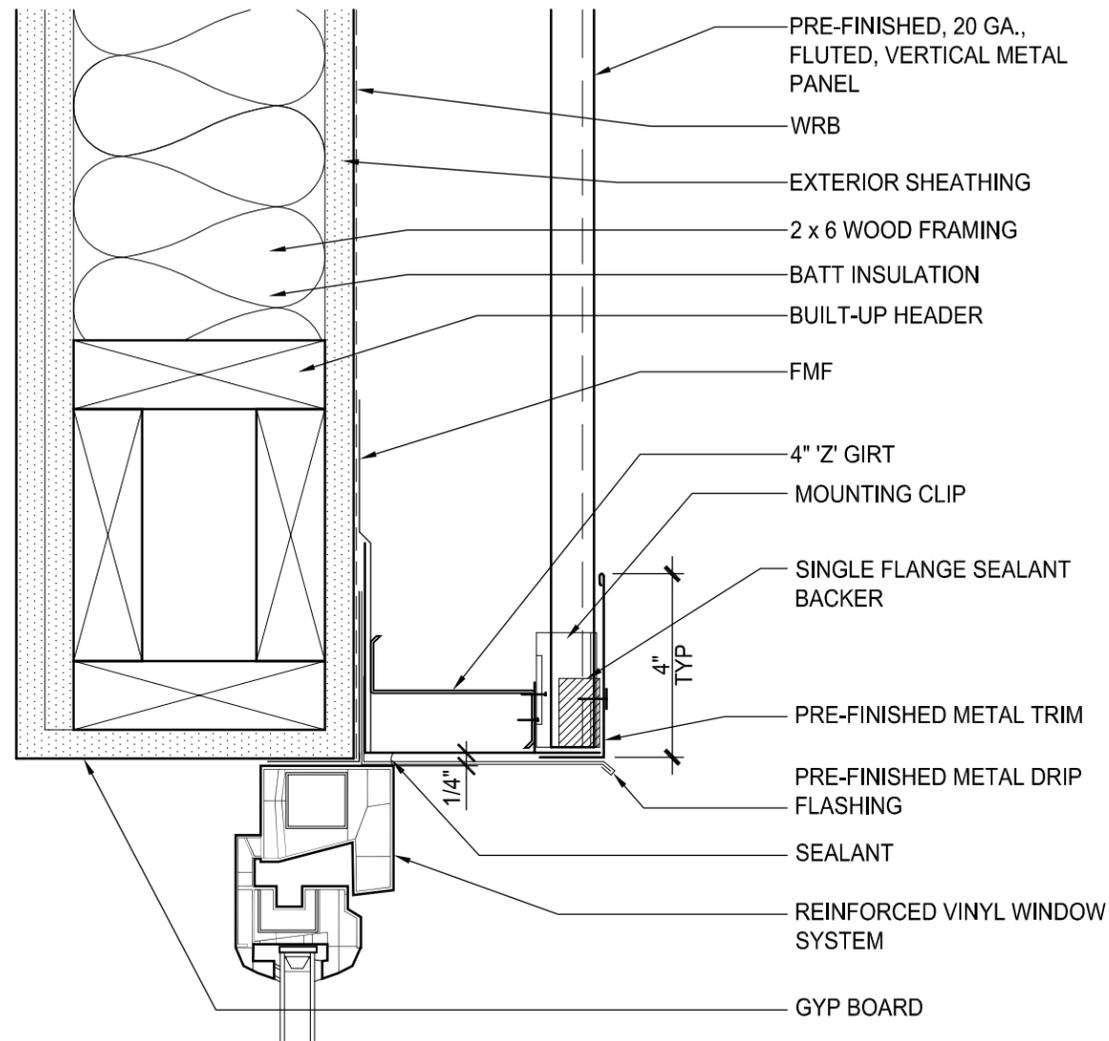
3. VINYL WINDOW JAMB @ FIBER CEMENT PANEL

SCALE: 3"=1'-0"



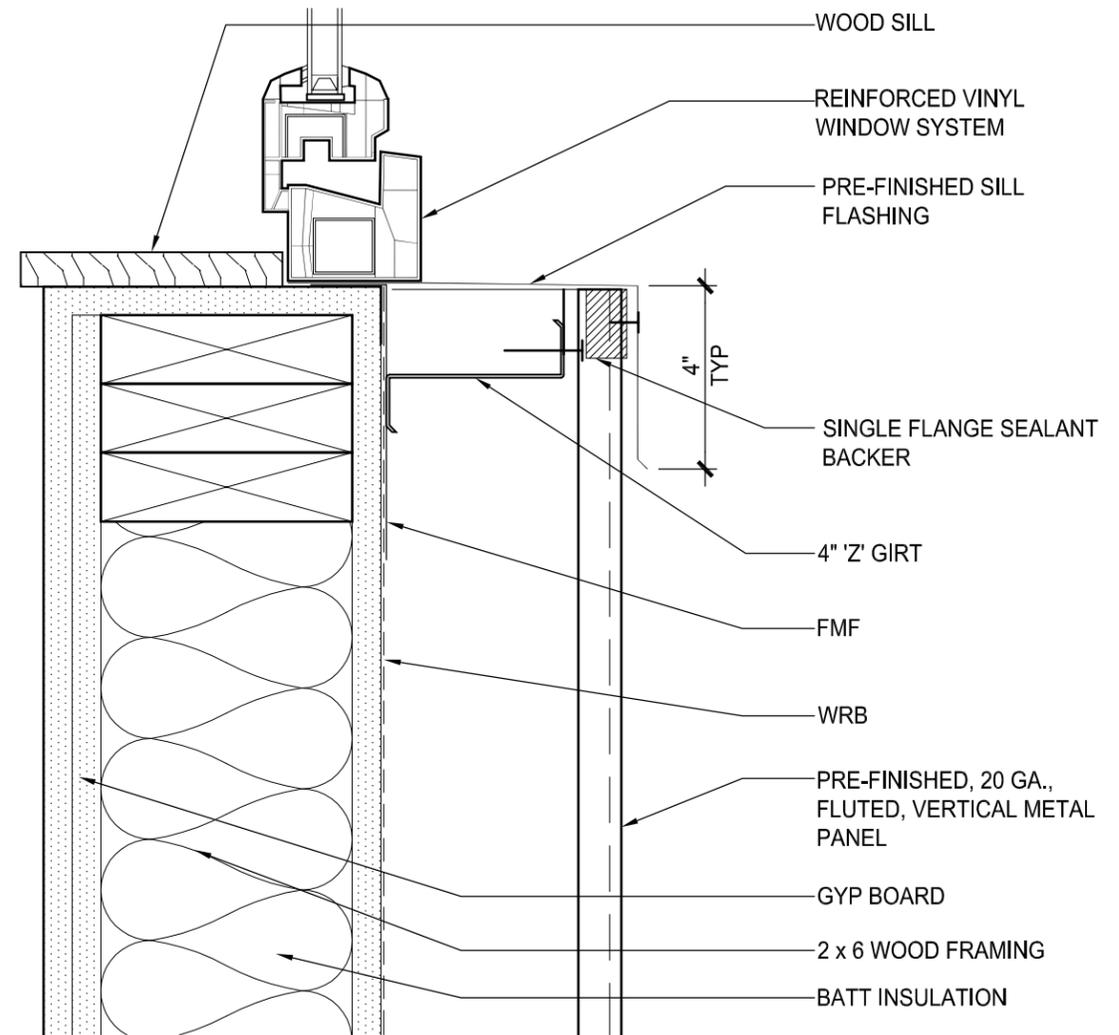
4. HORIZONTAL JOINT DETAIL (VERT SIM.)

SCALE: 3"=1'-0"



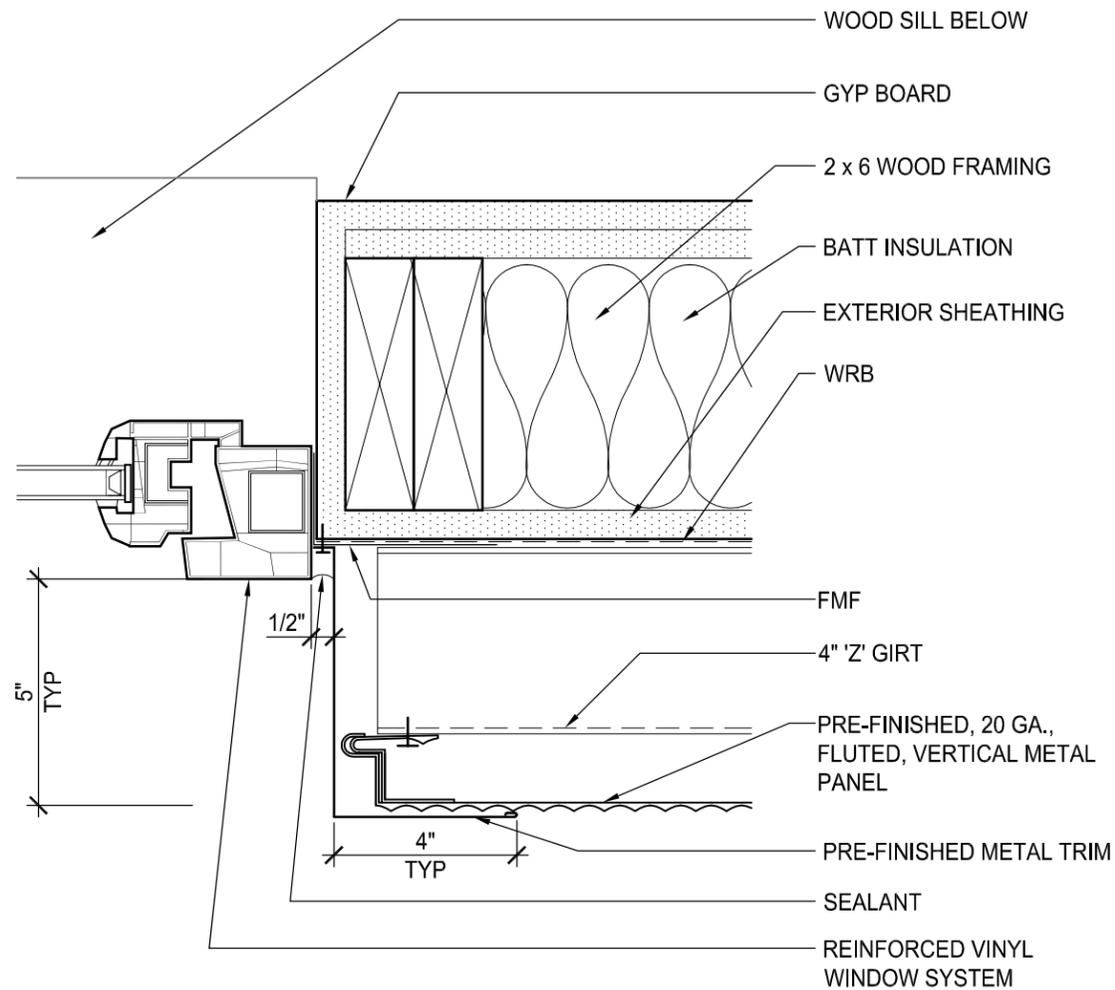
5. VINYL WINDOW HEAD @ VERT MTL PANEL

SCALE: 3"=1'-0"



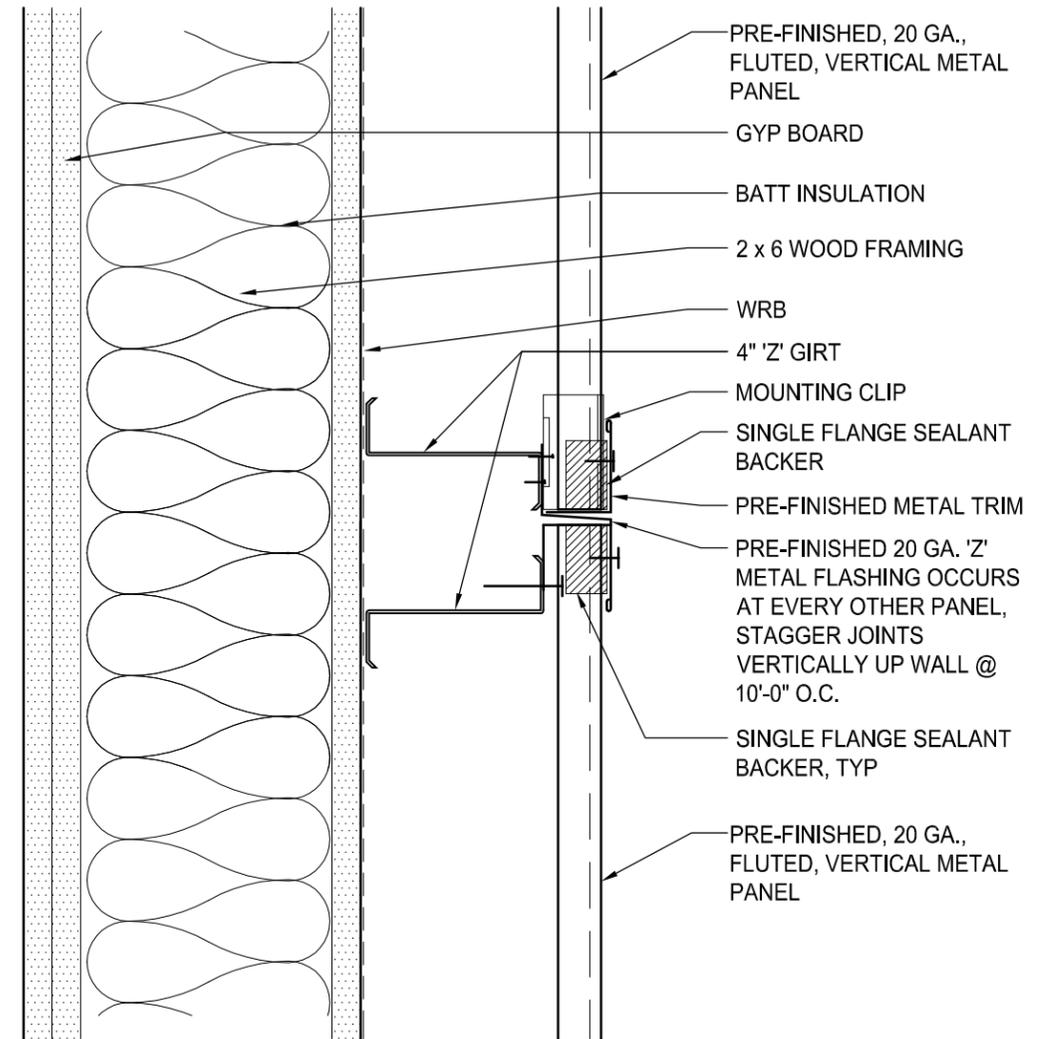
6. VINYL WINDOW SILL @ VERT MTL PANEL

SCALE: 3"=1'-0"



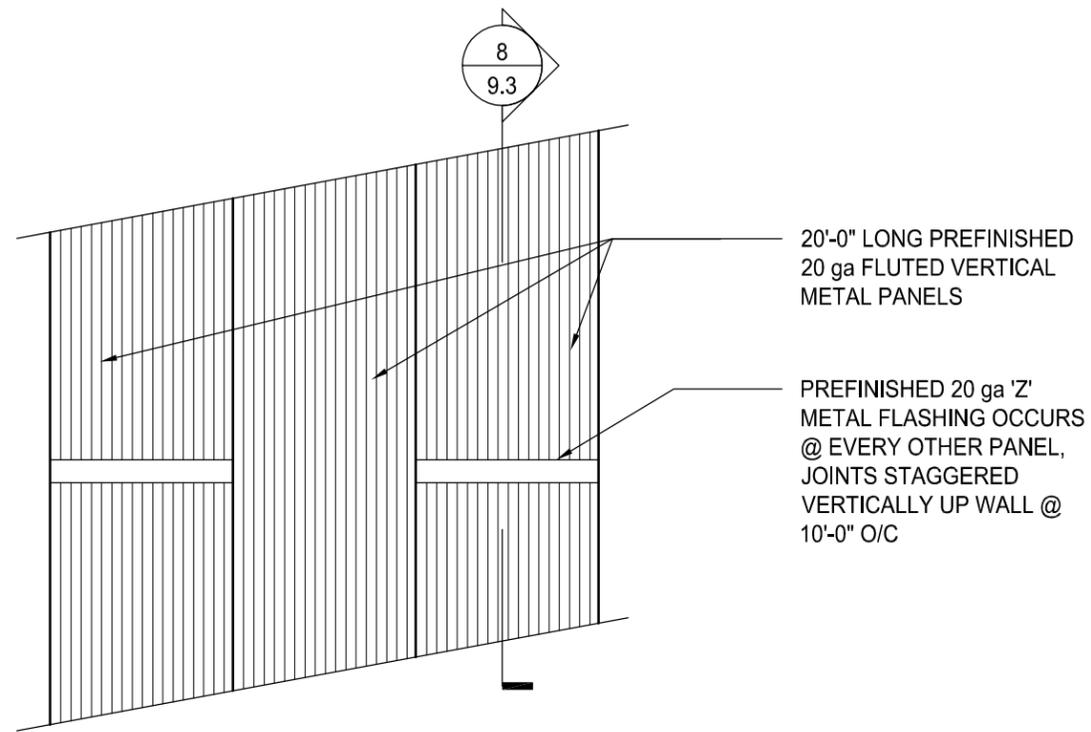
7. VINYL WINDOW JAMB @ VERT MTL PANEL

SCALE: 3"=1'-0"



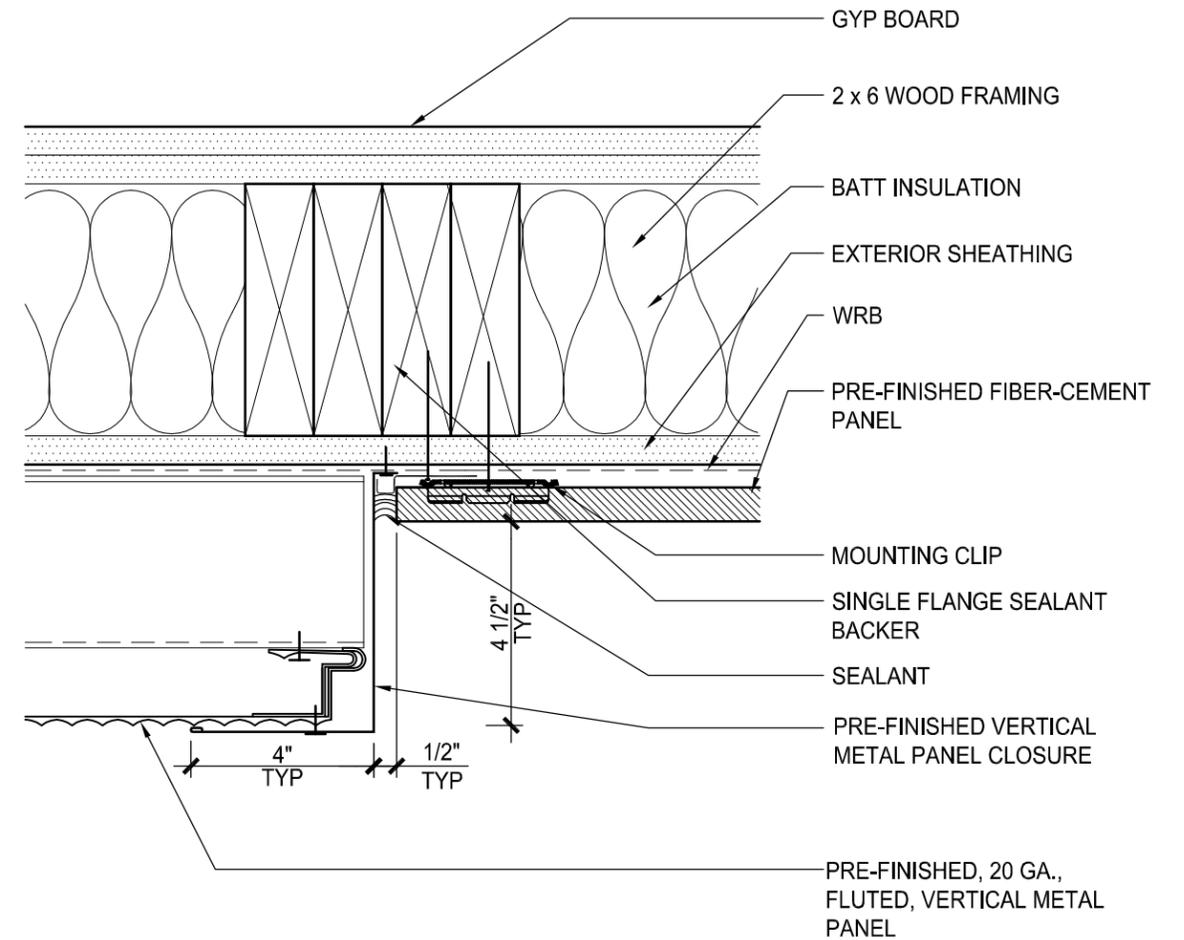
8. TYPICAL VERTICAL METAL PANEL JOINT

SCALE: 3"=1'-0"



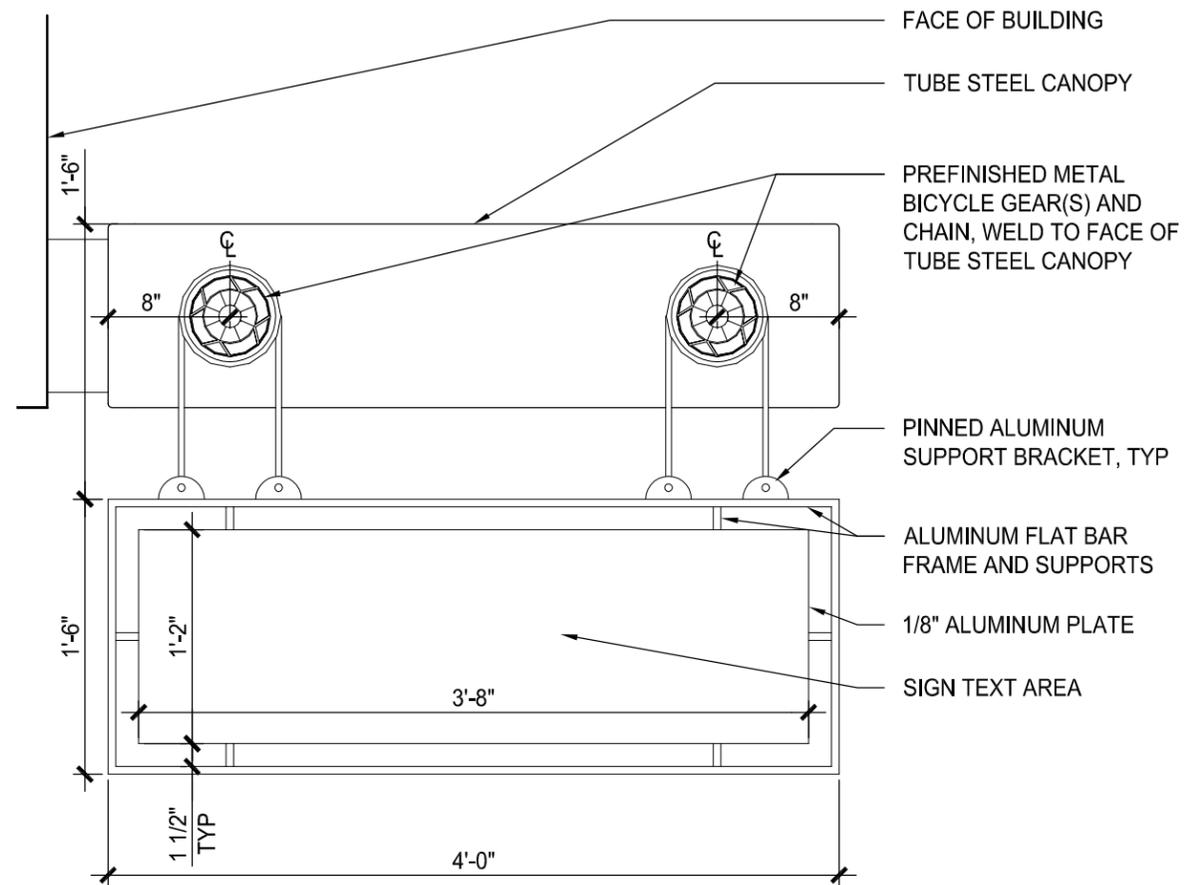
9. PARTIAL VERTICAL MTL PANEL ELEV. DETAIL

SCALE: 1"=1'-0"



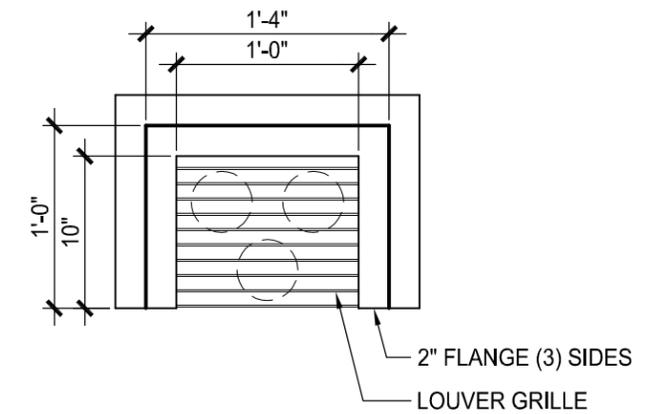
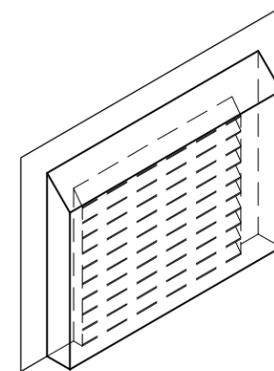
10. FIBER CEMENT PNL./ METAL PNL. JOINT, TYP.

SCALE: 3"=1'-0"



11. TYPICAL RETAIL BLADE SIGN DETAIL

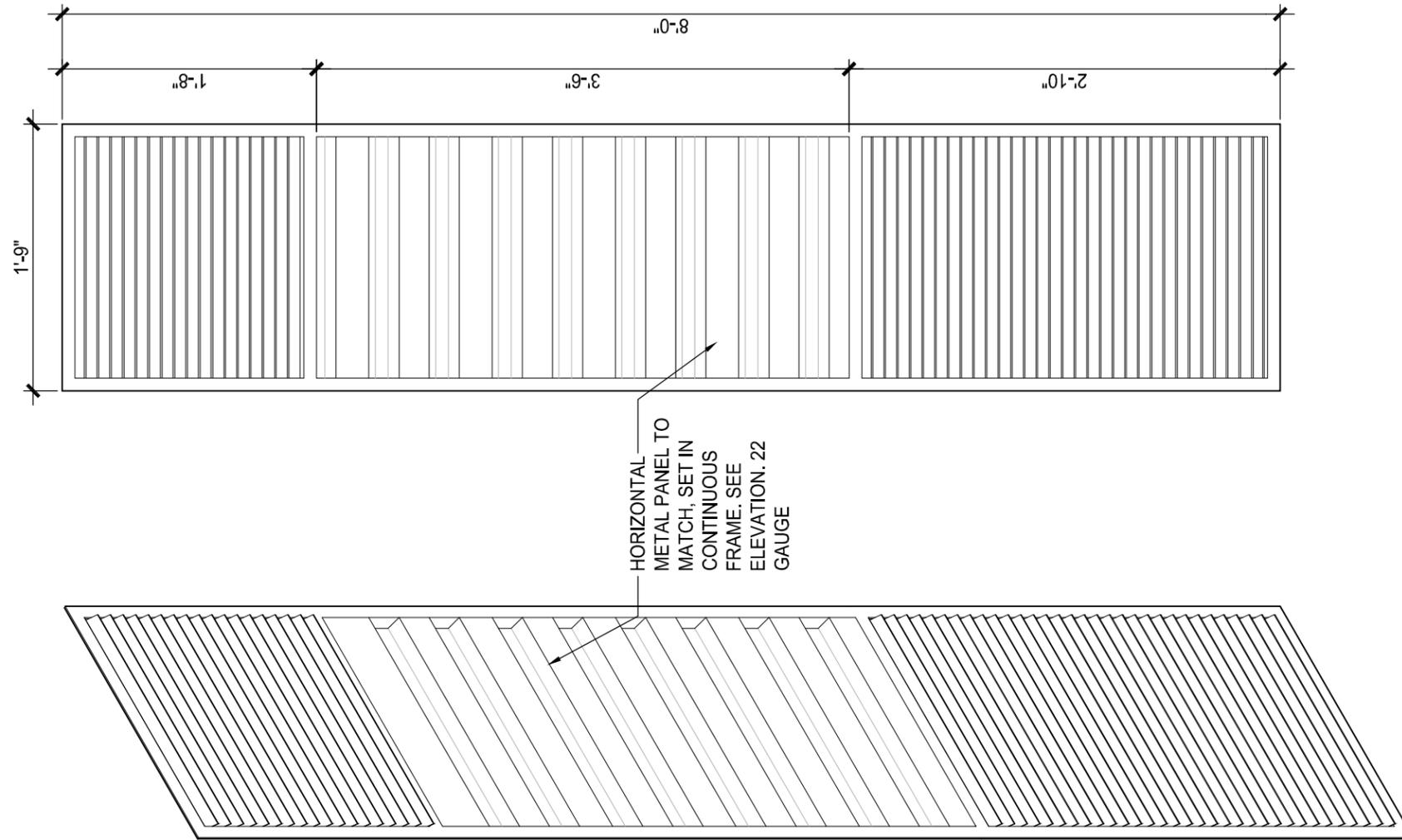
SCALE: 1"=1'-0"



12. LOUVER & HOOD @ INTERIOR COURTYARD

SCALE: 1"=1'-0"

DETAILS



13. INTEGRATED PTAC / EXHAUST LOUVER

SCALE: 1"=1'-0"



MANUFACTURER'S CUT SHEETS
(APPENDIX B)



Proposed SE courtyard bike rack - "face plant"



Proposed SW courtyard & covered bike parking bike rack

BIKE RACKS



720 NW Davis
Suite 300
Portland OR 97209
503.221.1121 ☎
503.221.2077 📠

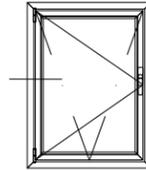
SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK

10.0

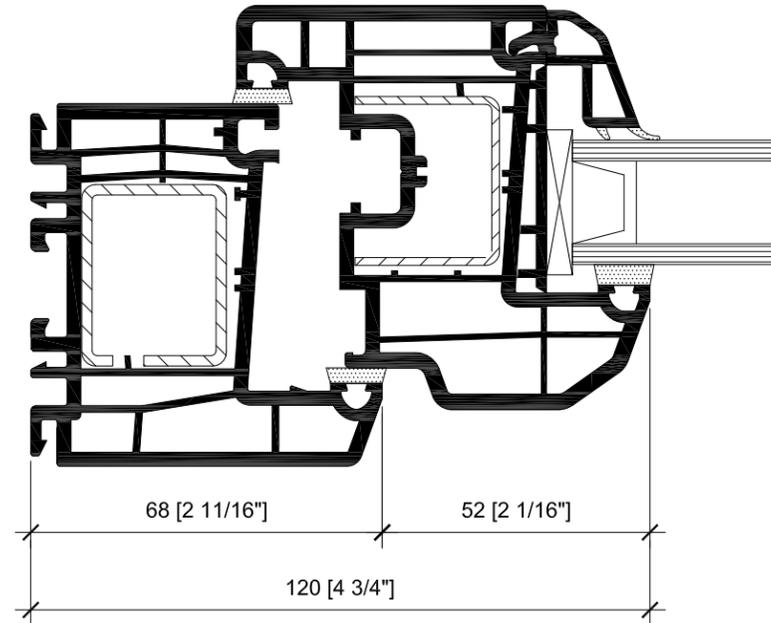


E70
TILT & TURN WINDOW JAMB

E70-003
STANDARD DETAILS



INTERIOR

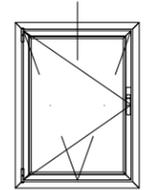


EXTERIOR

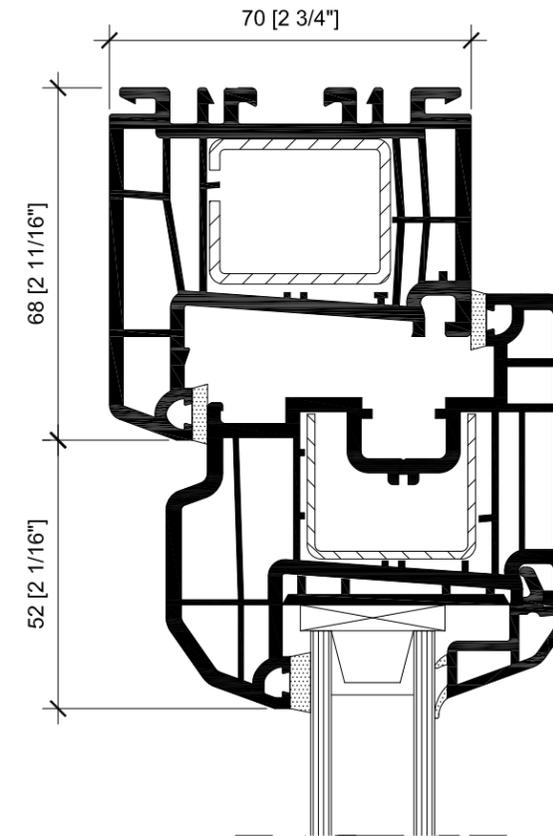


E70
TILT & TURN WINDOW HEAD

E70-002
STANDARD DETAILS



EXTERIOR



INTERIOR

REINFORCED VINYL WINDOW

NOT TO SCALE

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



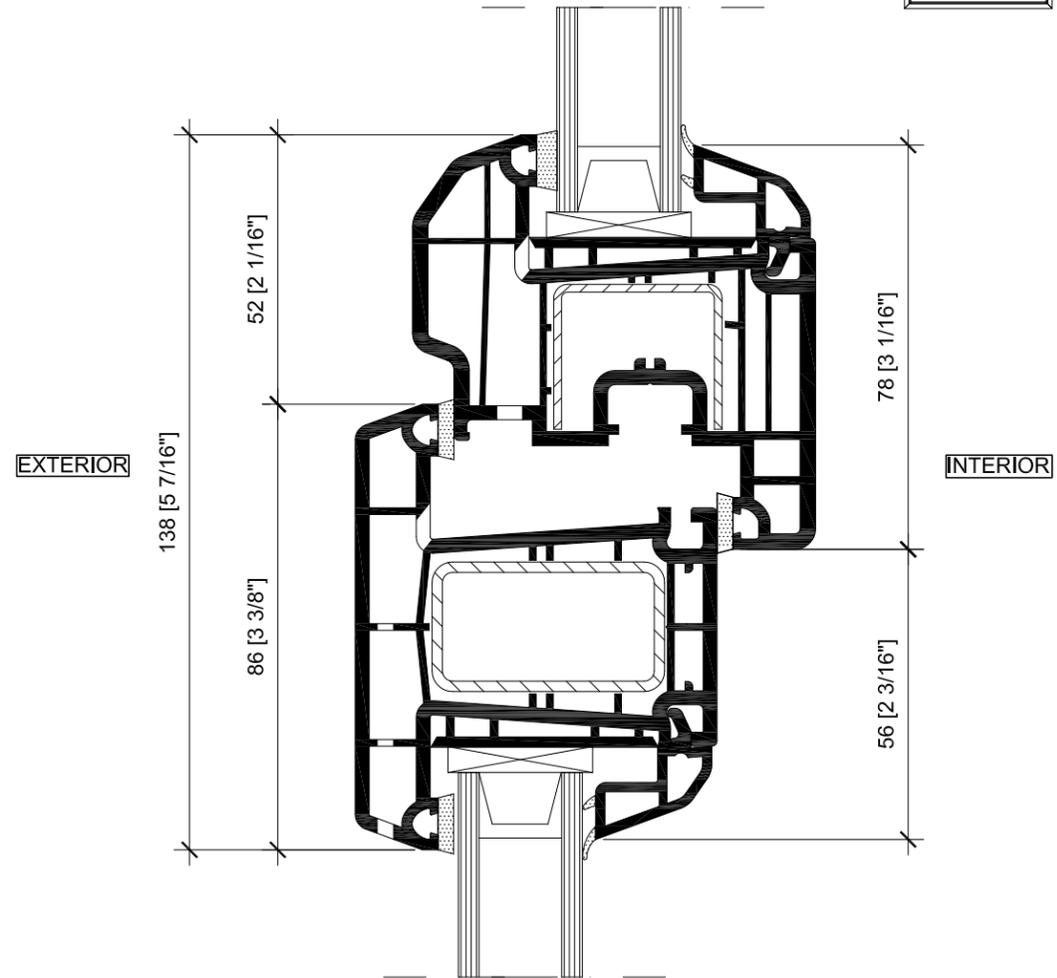
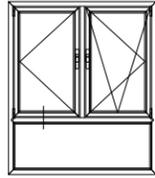
720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

10.1



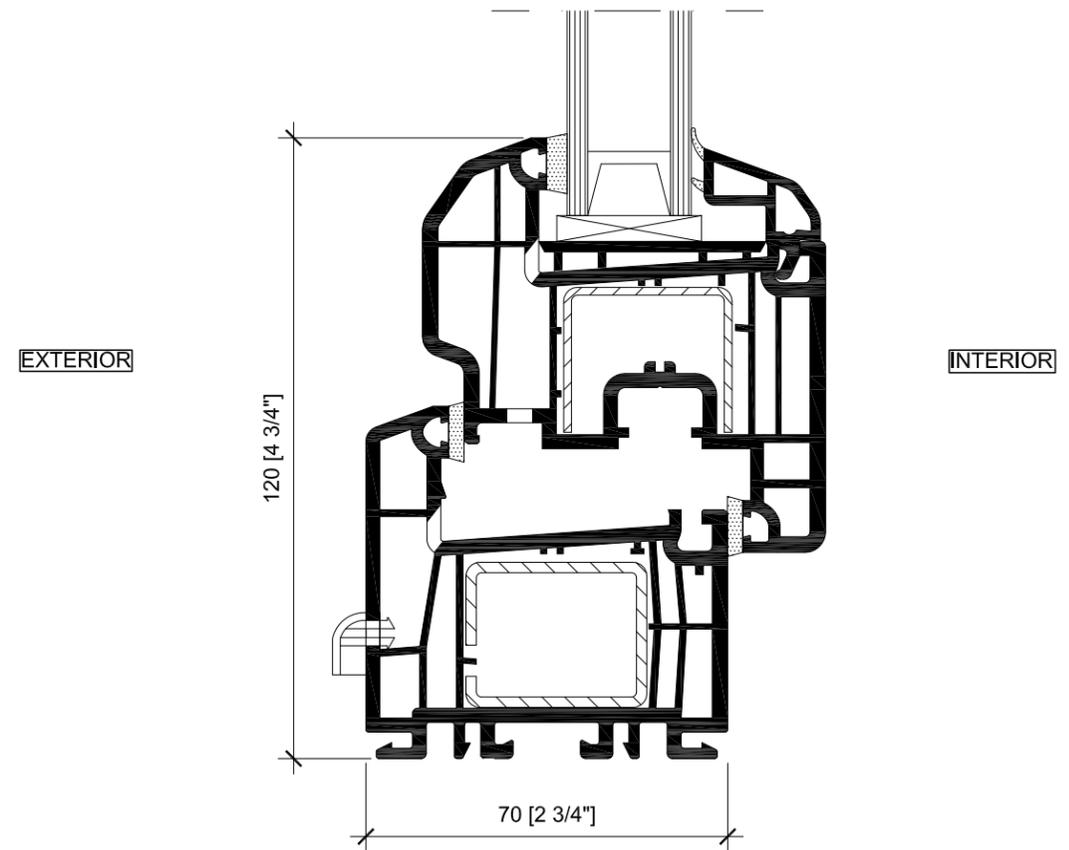
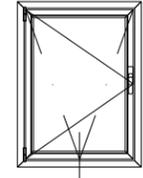
E70
TILT & TURN TRANSOM

E70-005
STANDARD DETAILS



E70
TILT & TURN WINDOW SILL

E70-004
STANDARD DETAILS



REINFORCED VINYL WINDOW

NOT TO SCALE

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK

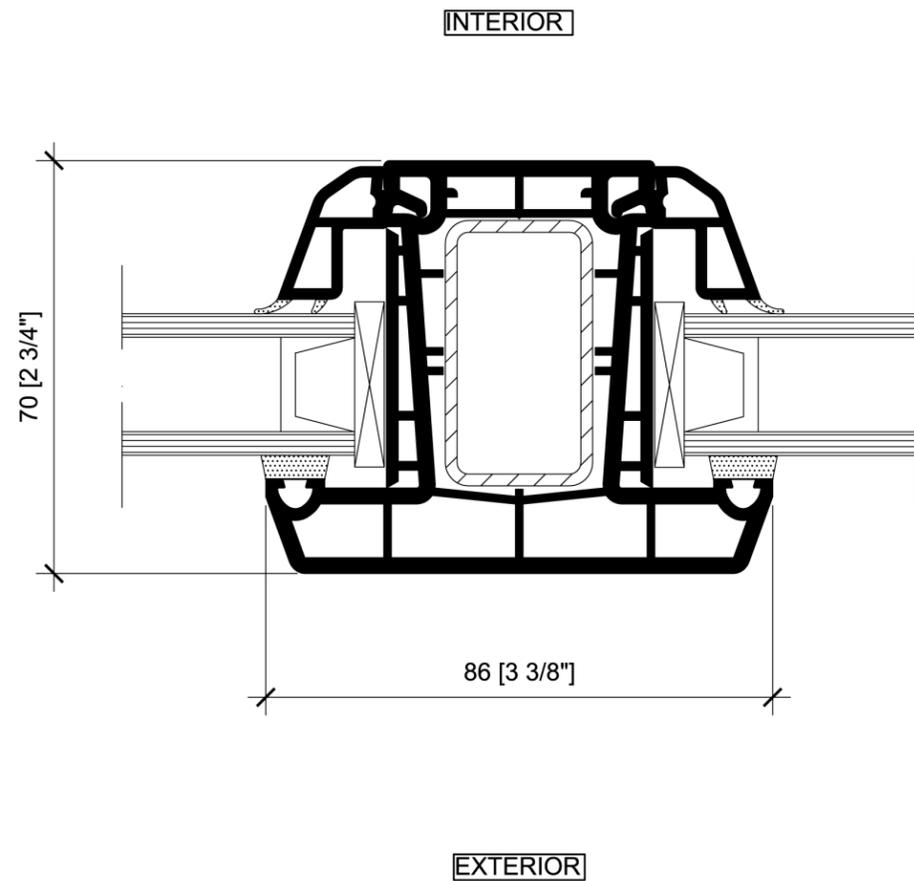
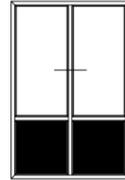


720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077



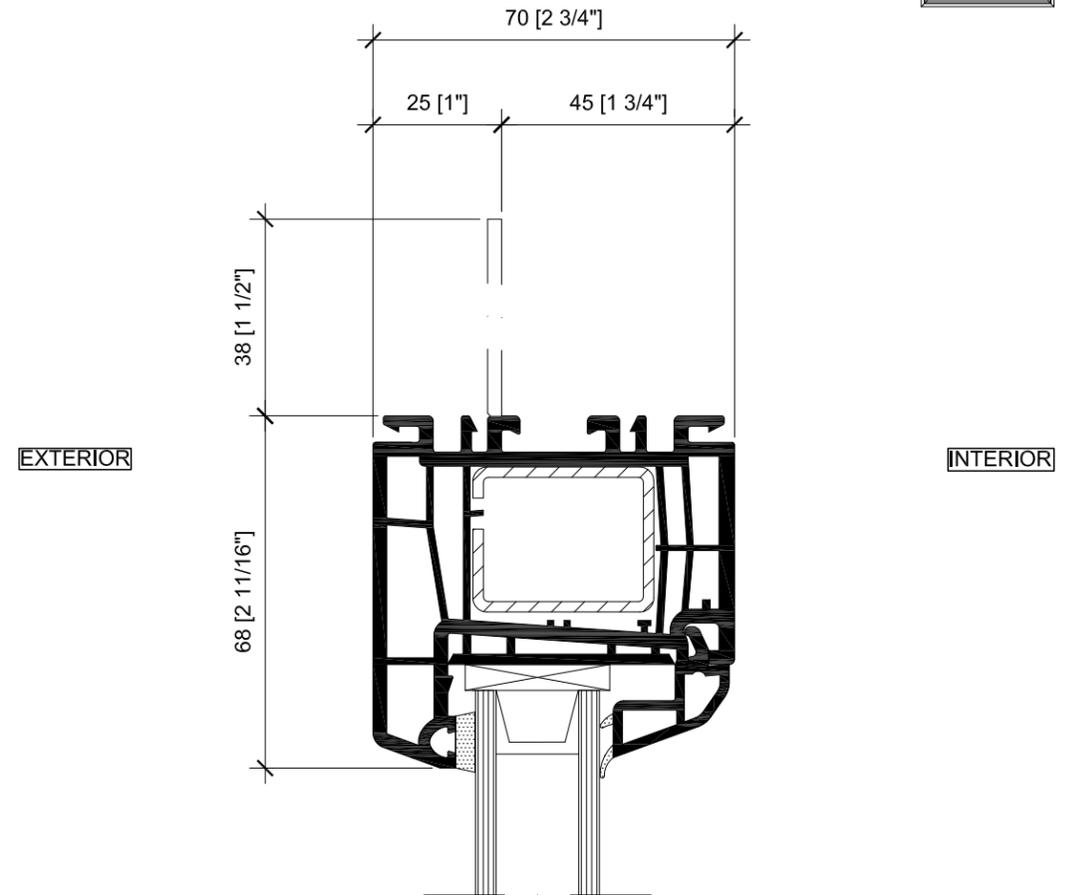
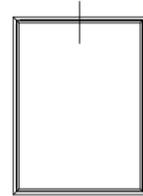
E70
FIXED MULLION

E70-009
STANDARD DETAILS



E70
FIXED PICTURE WINDOW HEAD
(WITH OPTIONAL WEATHER FLANGE)

E70-010
STANDARD DETAILS

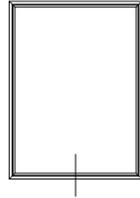




E70

FIXED PICTURE WINDOW SILL
(WITH OPTIONAL WEATHER FLANGE)

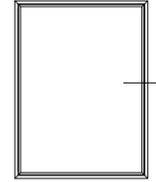
E70-012
STANDARD DETAILS



E70

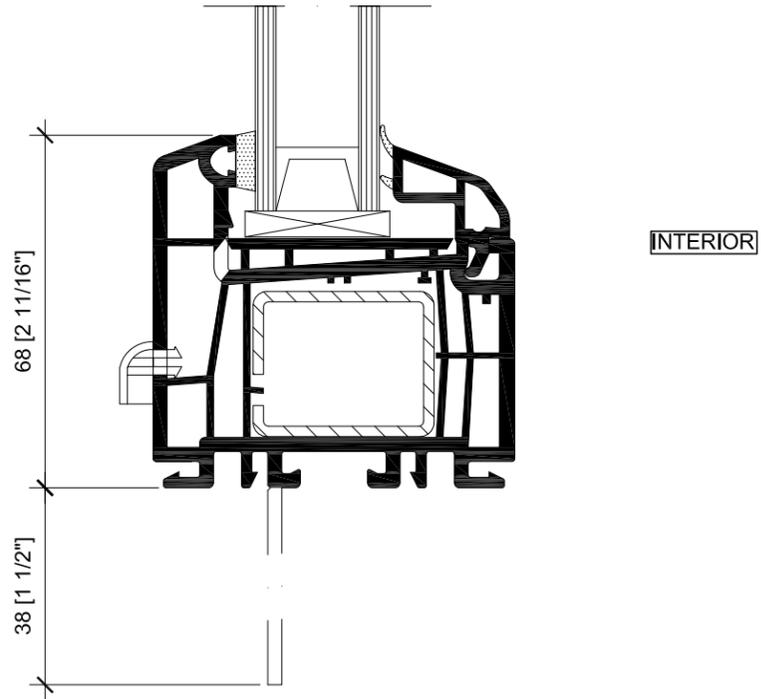
FIXED PICTURE WINDOW JAMB
(WITH OPTIONAL WEATHER FLANGE)

E70-011
STANDARD DETAILS

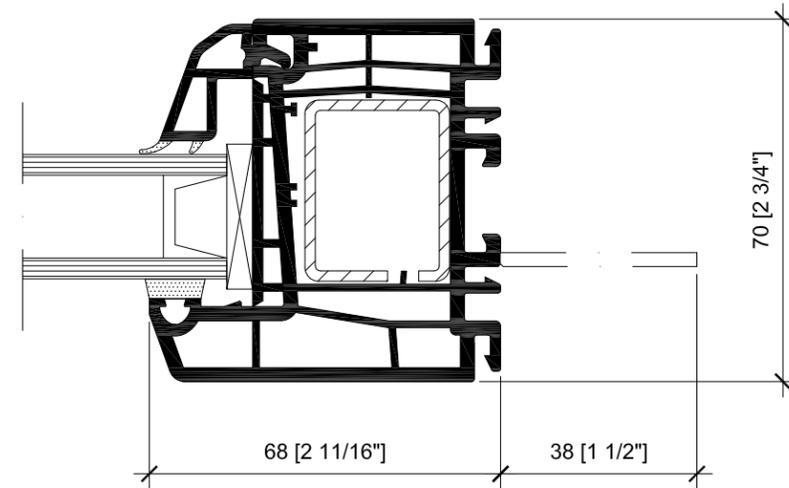


INTERIOR

EXTERIOR



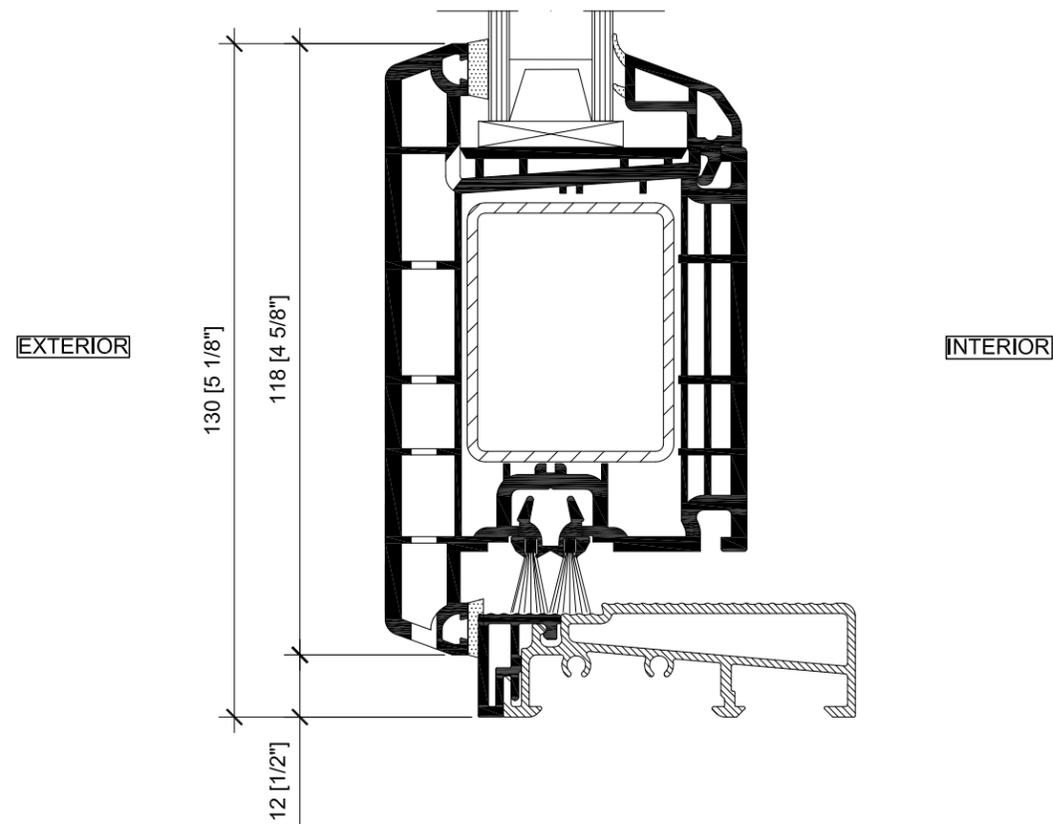
EXTERIOR





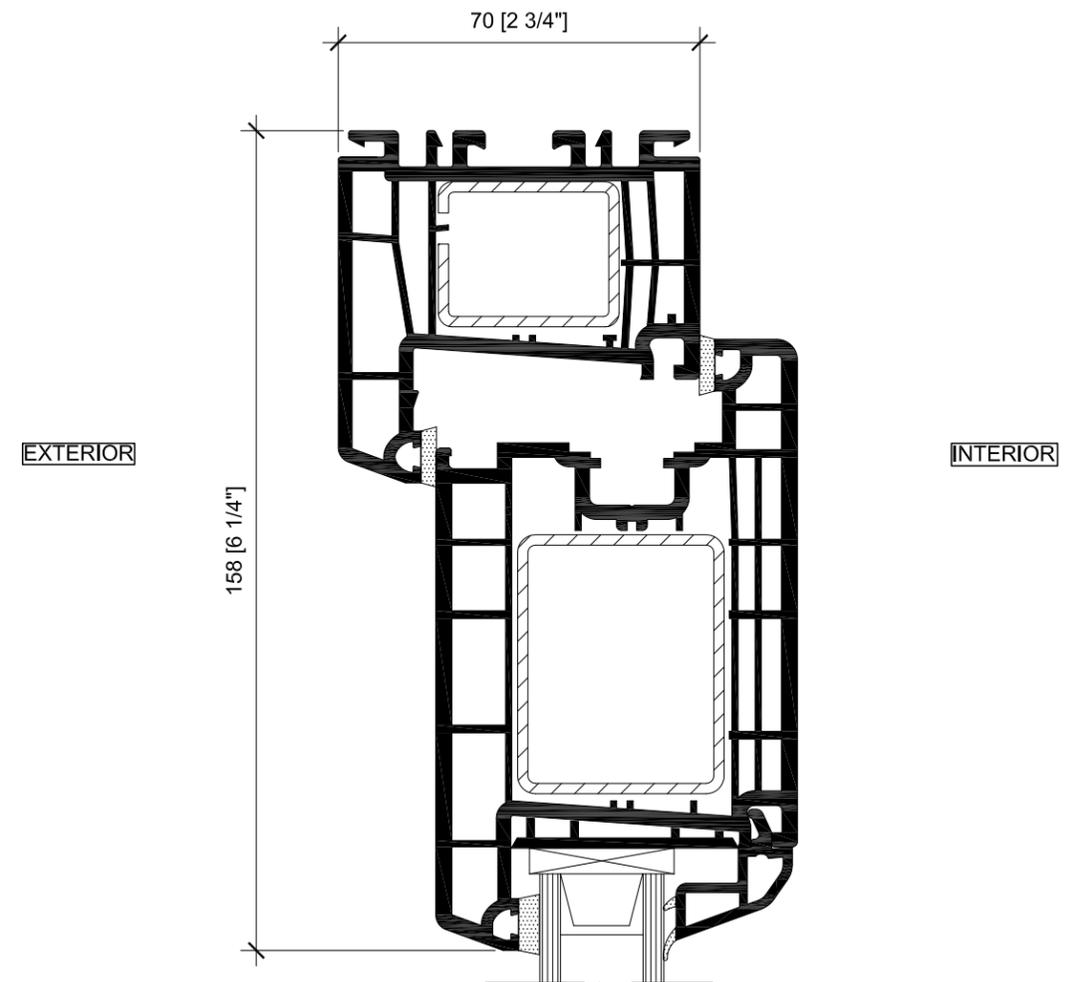
E70
OUTSWING DOOR FLAT SILL

E70-032
STANDARD DETAILS



E70
MEDIUM OUTSWING DOOR HEAD

E70-028
STANDARD DETAILS



REINFORCED VINYL DOOR

NOT TO SCALE

SEPTEMBER 06, 2013 - REVISION 02
FILE # LU 13-131079 DZM - 115 N COOK



720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077



SIZE TABLES
Commercial Aluminum-Clad Wood
7' 2" and 8' 0"



7' 2" and 8' 0" Vent and Fixed Units - Clad

Opening	3' 2 5/8" (981)	3' 2 5/8" (981)	3' 2 5/8" (981)	1' 9 1/4" (540)	2' 3 1/4" (692)	2' 9 1/4" (845)	6' 2 1/4" (1886)
Frame	3' 1 7/8" (962)	3' 1 7/8" (962)	3' 1 7/8" (962)	1' 8 1/2" (521)	2' 2 1/2" (673)	2' 8 1/2" (826)	6' 1 1/2" (1867)
7' 2 1/2" (2197)							
7' 2" (2184)							
8' 0" (2438)							
7' 11 1/2" (2426)							



WITH NO INTERNAL MUNTINS

7' 2" and 8' 0" Vent and Fixed Units - Clad

Opening	3' 2 5/8" (981)	3' 2 5/8" (981)	3' 2 5/8" (981)	1' 9 1/4" (540)	2' 3 1/4" (692)	2' 9 1/4" (845)	6' 2 1/4" (1886)
Frame	3' 1 7/8" (962)	3' 1 7/8" (962)	3' 1 7/8" (962)	1' 8 1/2" (521)	2' 2 1/2" (673)	2' 8 1/2" (826)	6' 1 1/2" (1867)
7' 2 1/2" (2197)							
7' 2" (2184)							
8' 0" (2438)							
7' 11 1/2" (2426)							

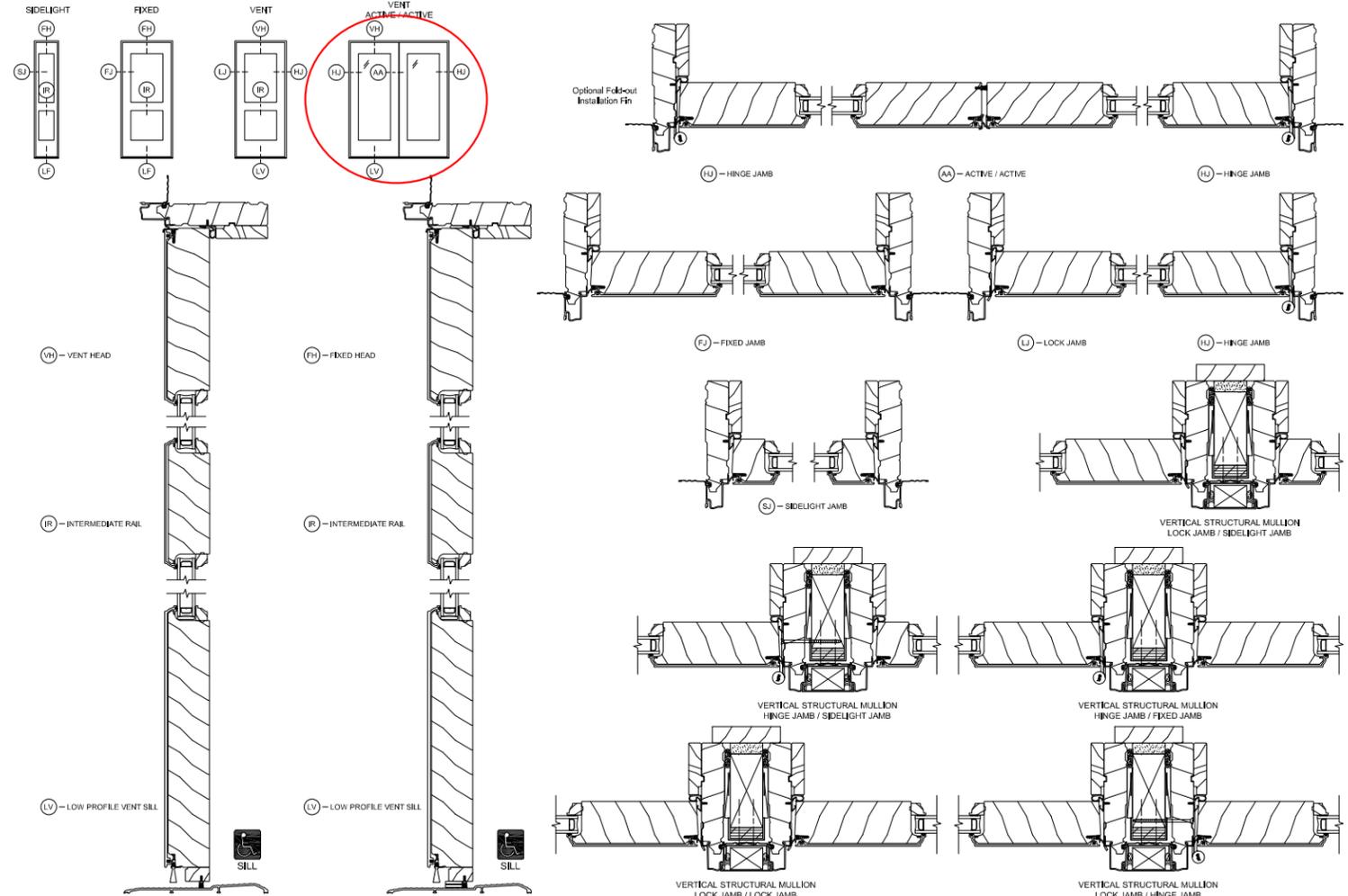
Special Sizes Available: Wood, Clad, Vent and Fixed

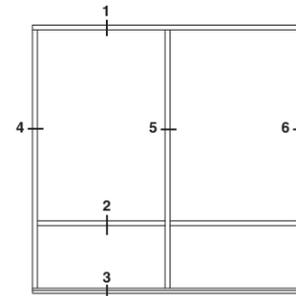
DOOR TYPE	FRAME WIDTH		FRAME HEIGHT	
	Minimum	Maximum	Minimum	Maximum
SINGLE DOORS	24"	37.875"	79.5"	95.5"
DOUBLE DOORS	48"	73.5"	79.5"	95.5"
SIDELIGHTS	12-1/8"	42"	79.5"	95.5"

Not to scale.

CL = Distance from bottom of door to center line of intermediate rail is 38".

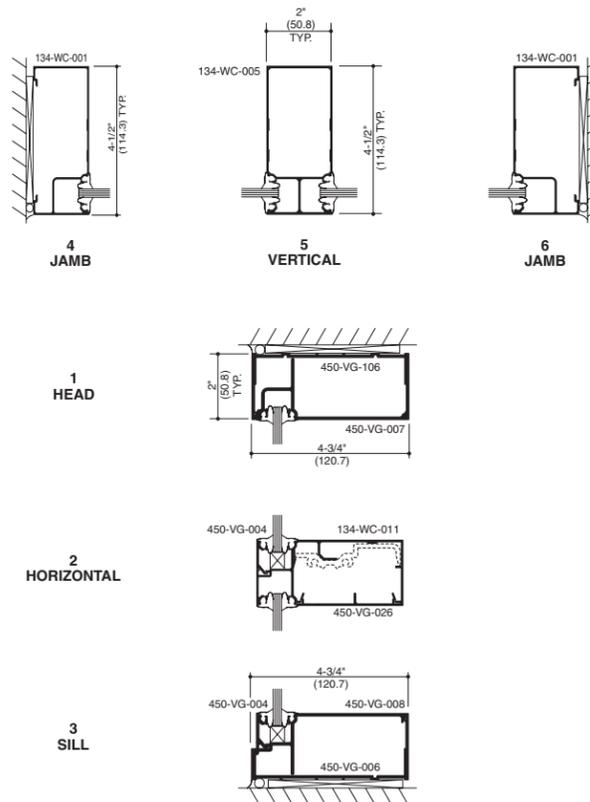
Masonry dimensions are with Pella's 1-7/8" brickmould. To determine masonry openings when using Pella's 3-1/2" brickmould, add an additional 3-1/4" to width and 1-5/8" to height.





ELEVATION IS NUMBER KEYED TO DETAILS

CAD DETAILS = TF_VG_450-2_pg01.dwg



Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
 © Kawneer Company, Inc., 2010

Laws and building and safety codes governing the design and use of glazed entrances, windows, and curtain wall products vary widely. Kawneer does not control the codes, and the codes may change. Kawneer is not responsible for determining the applicable codes, and assumes no responsibility therefor.

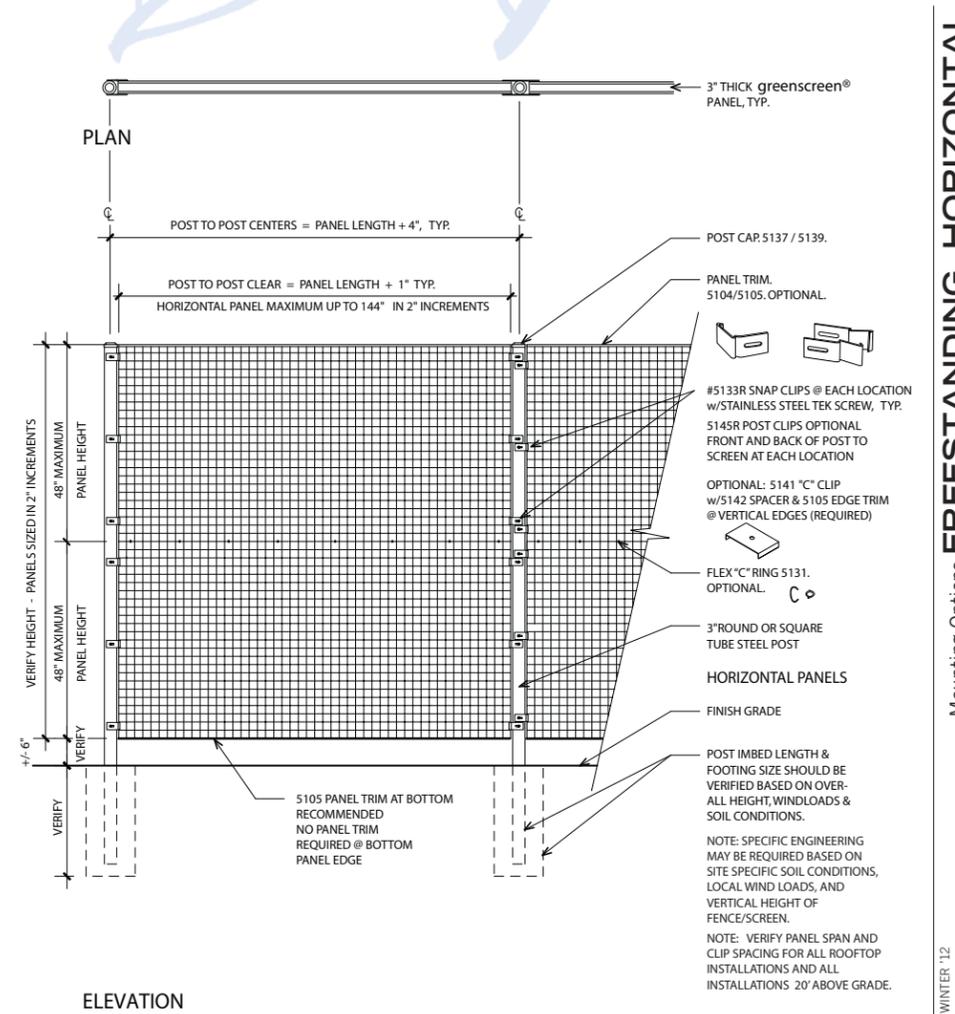
kawneer.com



mounting options

Freestanding, Horizontal

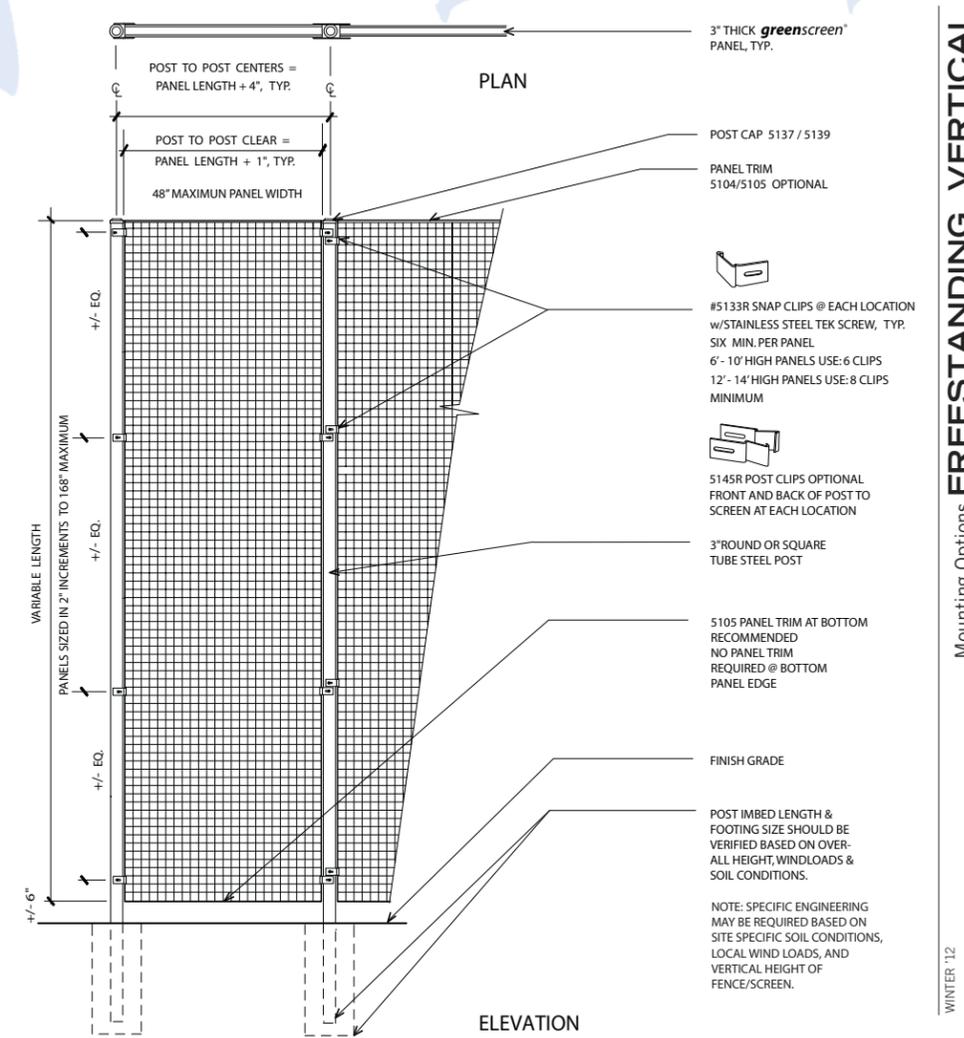
Shown below are typical installation details for horizontal freestanding panels.



mounting options

Freestanding, Vertical

Shown below are typical installation details for vertical freestanding panels.



greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

accessories

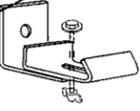
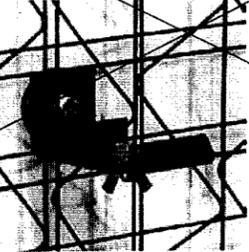
Size:
1½" wide leg x 2" tall x 3" length with 7/16" diameter hole for 3/8" dia. fastener. Adjustable to 4¼" length. Two pieces.

Materials:
10 and 14 gauge galvanized steel, powder coated

Colors:
matte ~ green
~ black
~ silver
~ white

Recommended for use as a flush mounting clip for wall hung or steel mounted **greenscreen®** panels or to support screens off the wall surface, in combination with 5136 Spacer, on uneven or porous surfaces (split face block) or in locations requiring both uplift and down load support.

5132R
Adjustable
Mounting Clip

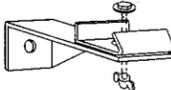
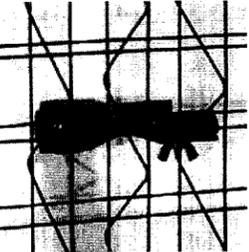
Size:
1½" leg x 2" tall x 7½" to 9" length with 7/16" diameter hole for 3/8" dia. fastener. To hold panel from 4¼" to 6" from back of panel to mounting surface. Two pieces.

Materials:
10 and 14 gauge galvanized steel, powder coated

Colors:
matte ~ green
~ black
~ silver
~ white

Gusseted Clip, recommended for use as a mounting clip for wall hung or steel mounted **greenscreen®** panels or to support screens off the wall surface, in combination with 5136 Spacer, on uneven or porous surfaces (split face block) or in locations requiring both uplift and down load support.

5132G
Adjustable
Mounting Clip

MOUNTING CLIPS

Spring '12

accessories

Our Accessory Items list will provide your project with the necessary edge trims, mounting and joining clips, straps, posts, and caps to match your specified finishes with maximum flexibility.

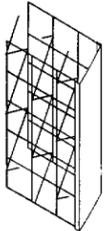
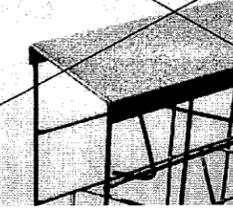
Size:
½" leg x 3½" wide x ½" leg

Materials:
26 gauge galvanized steel, hemmed flange.

Colors:
matte ~ green
~ black
~ silver
~ white

Used as a closure strip at edges of **greenscreen®** panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement for plant maintenance is desired. Not recommended at bottom edge of panel to prevent pooling of water.

5104
Steel Channel Trim

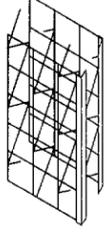
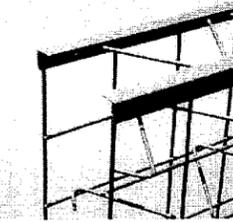
Size:
½" leg x ½" leg

Materials:
26 gauge galvanized steel, hemmed flange.

Colors:
gloss ~ green
~ black
~ silver
~ white

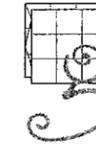
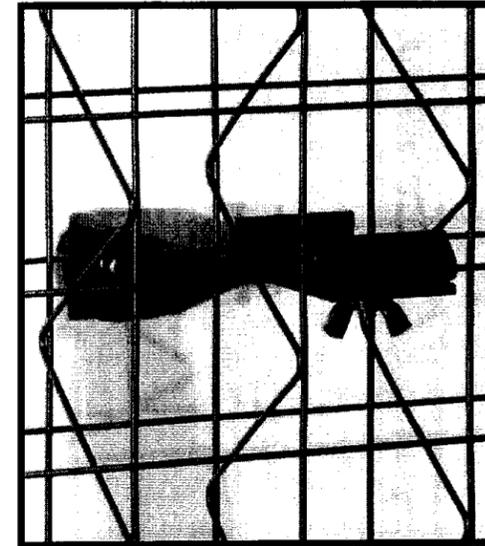
Used as closure strip at edges of **greenscreen®** panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement for plant maintenance is desired.

5105
Steel Edge Trim

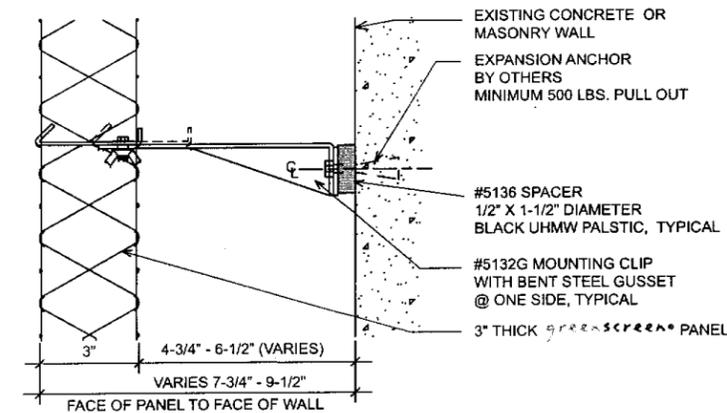
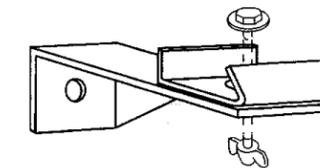
EDGE TRIMS

Spring '12



5132G ADJUSTABLE CLIP

THE 5132G ADJUSTABLE CLIP PROVIDES PANEL SUPPORT FOR BOTH DOWNLOAD AND UPLIFT. THE CLIP CAN MOUNT TO WALL SURFACES OR TO A STEEL FRAME. THE SLOT ALLOWS FOR PANEL ADJUSTMENT AND EASE OF INSTALLATION. MAXIMUM BRACKET EXTENSION IS 9" TO OUTSIDE OF PANEL.



GREENSCREEN®

1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494

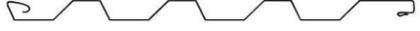
www.greenscreen.us.com

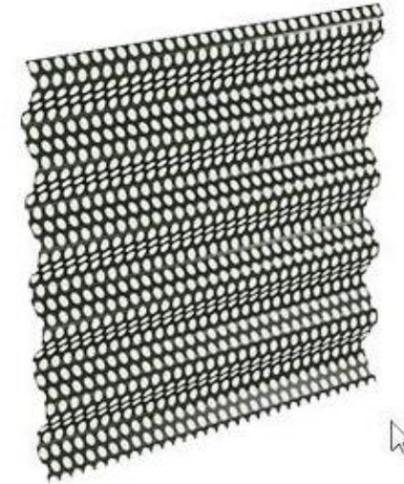
EcoScreen® Perforated Screenwalls

Description

Achieve exciting, fresh new designs by incorporating CENTRIA EcoScreen Perforated Screenwalls into your next project. EcoScreen Perforated Screenwalls are made by punching millions of tiny holes across quality CENTRIA Profile Series panels. Especially excellent for open structures requiring ventilation or fall protection, EcoScreen Perforated Screenwalls also mask building equipment and control light pollution.

Available Profiles

- Econolap 3/4" 
- BR5-36 
- Style-Rib 
- MR3-36 
- CS-260 
- CS-660 



Profile Series EcoScreen Perforated Screen Wall Econolap 3/4" (19mm)

Details:

- Substrates: 20 gage stainless steel and 0.040" [1mm] painted aluminum

Open/Free Area	Pattern	Diameter (in.)	Spacing (in.)
10	Reverse	1/8	3/8
23	Staggered	1/8	1/4
23	Reverse	1/4	1/2
30	Staggered	1/8	7/32
33	Staggered	3/16	5/16
40	Staggered	1/8	3/16
40	Staggered	3/8	9/16

[Learn More >](#)



Packaged Gas/Electric Rooftop Units

Precedent™
3 - 10Tons — 60 Hz



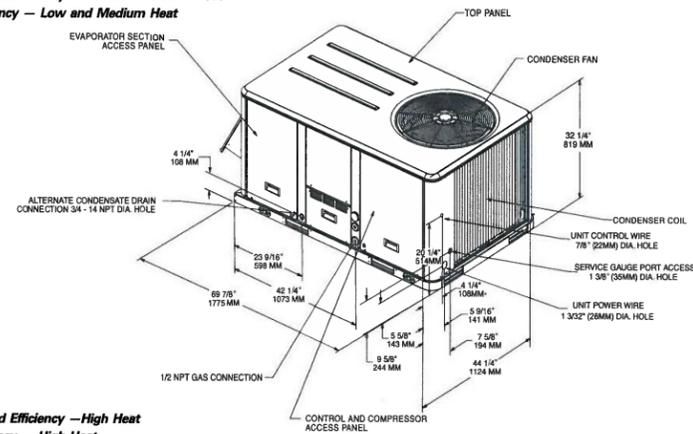
October 2004

RT-PRC006-EN

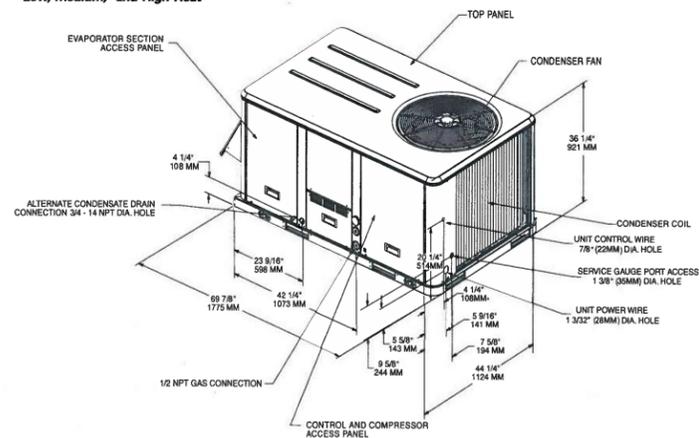
Dimensional Data (3 - 5Tons)

All dimensions are in inches/millimeters.

3, 4, and 5 Ton Standard Efficiency — Low and Medium Heat
3 and 4 Ton High Efficiency — Low and Medium Heat



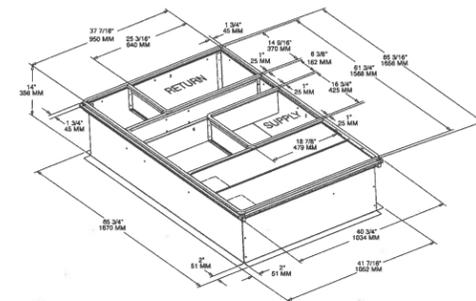
3, 4, and 5 Ton Standard Efficiency — High Heat
3 and 4 Ton High Efficiency — High Heat
5 Ton — High Efficiency — Low, Medium, and High Heat



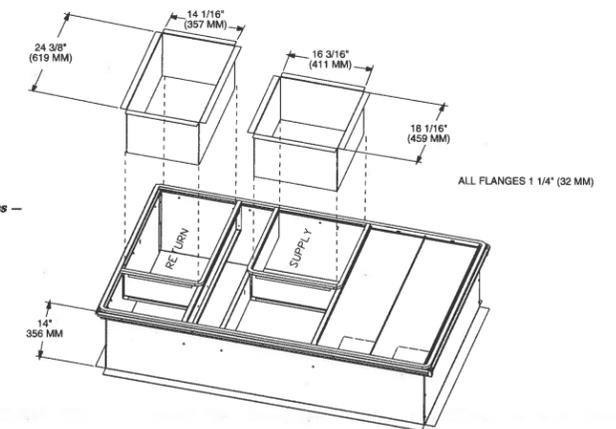
86

RT-PRC006-EN

All dimensions are in inches/millimeters.



3-5 Tons — Roof Curb



3-5 Tons — Downflow Duct Connections — Field Fabricated

RT-PRC006-EN