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

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FINAL FINDINGS AND DECISION BY THE DESIGN COMMISSION RENDERED ON January 15, 2015

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

CASE FILE NUMBER: LU 14-220722 DZ AD
PC #14-214725

TESS O'BRIEN APARTMENTS

BUREAU OF DEVELOPMENT SERVICES STAFF: Staci Monroe 503-823-0624 / staci.monroe@portlandoregon.gov

GENERAL INFORMATION

Applicant:	Phillip Chubb | FFA Architecture & Interiors Inc. 520 SW Yamhill Street, Suite 900 | Portland, OR 97204
Owner:	Martin Kehoe | Portland LEEDS Living, LLC 6605 SW Macadam Ave | Portland, OR 97239
Site Address:	1953 NW OVERTON & 1950 NW PETTYGROVE STREETS
Legal Description:	BLOCK 265 LOT 12&13, COUCHS ADD and BLOCK 265, W 1/2 OF LOT 10, LOT 11 COUCHS ADD
Tax Account No.:	R180224250, R180224130
State ID No.:	1N1E33AB 09500, 1N1E33AB 10300
Quarter Section:	2928
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:	Urban Character Area D of the NW Plan District Guidelines
Zoning:	EXd: Central Employment (EX) base zone; Design (d) overlay zone
Case Type:	DZ AD, Design Review with an Adjustment
Procedure:	Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:
The applicant seeks Design Review approval for two, 6-story apartment buildings containing a total of 123 residential units (51 units in the Pettygrove building and 72 units in the Overton building). The ground level of the buildings include lobbies, live-work and residential units, and

areas for bike storage and trash. Apartment units will occupy the upper floors of both buildings. The 67' tall structures will be comprised of red brick, black aluminum and black vinyl windows, steel canopies, and stucco. A large outdoor courtyard is proposed between the buildings that will include landscaping, outdoor seating areas, a perogla, stormwater planters and covered bike storage. The 153 required long-term bike spaces will be dispersed throughout the project both in the buildings and courtyard. The project will pay into the Bike Fund for the 7 short- term bike spaces required.

The following Adjustment is requested:
1. To not provide the two 9' x 18' loading spaces required on the site (Section 33.266.310.C.1.a).

A Type 3 Design Review is required for new development in a Design overlay where the project value exceeds $2,087,400, per Zoning Code Section 33.825.025.A.1.e.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the criteria of Title 33, Portland Zoning Code. The relevant criteria are:
- Community Design Guidelines
- Adjustment Approval Criteria – Section 33.805.040

ANALYSIS

Site and Vicinity: The site is comprised of two tax lots that share a portion of a rear property line: one 8,000 SF lot with frontage on NW Pettygrove and one 10,000 SF lot with frontage on NW Overton. Both lots are within Block 265 bounded by NW 19th & NW 20th in the Northwest Plan District. The lots are currently developed with a combination of surface parking and a 1-story industrial building. The block and surrounding area contains both older 1- and 2-story industrial /commercial structures, along with older and newer 3- to 6-story residential buildings. The site lies with the Northwest Pedestrian District and both NW Pettygrove and NW Overton are local service streets.

The site lies within the Urban Character Area D - Transition Area identified in the Northwest District Plan. The desired characteristics and traditions of the Transition Area are as follows:

> New development should contribute to integrating the Transition Area into the fabric of the Northwest District by more closely follow the development patterns of the rest of the neighborhood, such as a partial-block scale of development, street frontages lined with buildings rather than parking lots, and extension along NW 21st Avenue of the main street pattern of buildings with ground-floor windows built close to sidewalks. The facades and rooflines of larger buildings should be divided into distinct components that reflect the Northwest District's established development pattern of 50 to 100 foot-wide increments. Larger structures that provide a sense of urban enclosure should be concentrated along main streets and the streetcar corridor, with a finer grain of façade articulation and roofline variation along east-west side streets. The historic 200-foot by 460-foot street grid pattern, as identified in the Northwest District Master Street Plan, is to be reestablished within the Transition Area. Future institutional development along NW 23rd Avenue should be designed to help reestablish the main street pattern of entrances and ground-floor windows. A key opportunity in the Transition Area is the new Portland Streetcar alignment on NW Lovejoy and NW Northrup streets. Along the streetcar alignment, new development should contribute to the creation of a pedestrian- and transit-oriented streetscape, similar to that of the main streets, with a continuous, but architecturally varied, frontage of mid-rise buildings with ground-floor windows and entrances oriented to the public realm. Retail development along NW 21st and NW Thurman (west of NW 21st) in the Transition Area should be designed to acknowledge the fine-grain mix and pattern of uses that characterizes

the Northwest District's established main streets, such as by dividing main street frontages into spaces suitable for small tenants or by including upper-story residences or offices.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area's role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area's parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild's Lake Industrial Sanctuary.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **October 16, 2014**. Bureau responses from the building permits (14-177160 CO and 14-177163 CO) were provided, none of which identify any major concerns.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **October 16, 2014**. A total of two written responses have been received from notified property owners in response to the proposal. The first response listed below was from the project when it was noticed on September 10th as two Type 2 Design Reviews, which was later corrected to the current Type 3 Design Review.

1. Ronald H. Forehand, September 23, 2014, stating concerns with the lack of parking for the project (Exhibit F-1).
2. John Acree, October 23, 2014, stating concerns with the lack of parking for the project (Exhibit F-2).

Staff's Response: There is no minimum parking requirement for the project given its location in the Northwest Plan District, per Section 33.562.280 of the Zoning Code. This provision seeks to foster development that contributes to the pedestrian- and transit- oriented character of the district, promotes alternatives to the automobile and encourages a more efficient use of urban land. In addition, there are no design guidelines applicable to providing parking for the project.

Since the 1st hearing on November 6th, Staff received additional written testimony citing procedural concerns and outstanding design items (See H exhibits). Reponses to the procedural concerns were addressed via email from BDS's Director and senior Staff to the individuals. Staff's findings below address the project's response to the design guidelines.

Procedural History:

- The first Type 3 hearing was held on November 6, 2014.
- At the first hearing, a tentative vote of denial was noted by the Design Commission and to be completed on November 20, 2014 (the next available hearing date).
- As the tentative vote was non-binding, and the record was held open to allow Staff to revise the original report of approval to denial, the applicant exercised the right to extend the 120-day Land Use timeline for this case (continuing their November 20, 2014 hearing to December 4, 2014) to revise their submittal to respond to Design Commission concerns raised.
- A Staff Report was updated to reflect the project changes since the first hearing for the Commission's consideration on December 4, 2014.
- At the second hearing on December 4th, the Commission stated two items were not yet resolved (material palate and ground level transition along the Overton street frontage). The public record was also requested to be held open by a member of the North West District Association (NWDA).
- Revisions were made to the project in response to the Commission comments on December 4th and a Staff Report was updated to reflect these changes for the Commission's consideration on December 18, 2014.
- At the third hearing on December 18th, the majority of the Commission stated further improvements were needed to the ground level of the Overton building. The public record was also requested to be held open by a member of the North West District Association (NWDA).
- The applicant prepared two options for the Commission's consideration that are both responsive to the Commission's feedback and the Staff Report was updated for the Commission's consideration on January 15, 2015.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW – SECTION 33.825

Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location in the Northwest Plan District, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines
The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality,** which establishes Portland's urban design framework; **(E) Pedestrian Emphasis,** which states that Portland is a city for people as well as cars and other movement

systems; and **(D) Project Design,** which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

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.
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 for P1, P2 and D7: The site is located within Urban Character Area D: Transition Area, identified in the Northwest District Plan. The site is also three blocks north of the Alphabet Historic District. The proposed project incorporates elements that contribute to the desired characteristics of the Transition Area, which are also features found in the nearby historic district and surrounding area. These elements include:

- In-fill development: no wider than 100' (80' and 100' building widths proposed); no taller than 75' (67' building height proposed); and with distinct wall plans no wider than 50' to 100' (22' to 37' wall plane widths proposed) that reinforces the partial block building massing that is prevalent in the Northwest District Plan area, nearby Alphabet Historic District and the immediate neighborhood.
- Primary residential lobby entrances and activities located directly facing the NW Overton and Pettygrove street frontages and sidewalks.
- Building façade canopies, light fixtures, distinct precast stone at the main entries on the ground floors and architectural cornices at the second floors provide pedestrian scale and visual interest at the NW Overton and Pettygrove street frontages and sidewalks.
- Use of red brick as the predominant exterior building material on the street frontages and stucco on the non-primary facades to reinforce the plan district's building traditions for both historic residential, commercial, and industrial buildings. Architectural façade and fenestration proportions that echo historic apartment and industrial buildings.
- The incorporation of the building's name at the main residential entrance canopies on NW Overton and Pettygrove Streets.

At the hearing on November 6th, the Commission indicated the buildings, each facing different streets and directions, should be differentiated to better respond to the conditions along their frontages. Both street frontages have Bike Boulevard designations with Overton as an existing bikeway and Pettygrove as a future bikeway. The Green Street designation that occurs on Pettygrove to the east is intended to be extended down along this frontage at some point in the future.

Given the similarity of the street designations, the applicant focused on the development conditions along each frontage. After further review, it was concluded that Overton consists of more low rise and town house residential scale and character, while Pettygrove hosts a modest level of retail and commercial active uses. To better respond to these different conditions revisions were made that include: a deeper street setback on the

Overton frontage with individual residential entries; eliminated the street setback for the Pettygrove building and converted two ground floor residential units into one live-work unit with a storefront entry condition; and the larger Overton building street façade was revised to have an "A-B-A" composition of brick bays, in comparison to the "B-B-B" composition of brick bays on the Pettygrove street façade.

The revised concept is that together the Overton and Pettygrove buildings comprise one cohesive in-fill development, with each building's street facing façade subtly differentiated. The differences in the façade designs are apparent on the width of the bays, but are really focused at the ground level, where the difference in conditions and uses is most obvious. *As revised, these guidelines have been met*

P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans

Findings: This project is not located at an identified gateway. It is a mid-block, in-fill development. *This guideline is not applicable.*

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.
E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.
E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.
E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings for E1, E2, E3 and E4: The proposal includes a number of elements designed with the pedestrian in mind. The predominance of the building facades directly along the NW Overton and Pettygrove street frontages form a strong built edge, and include pedestrian scale fenestration and detailing (canopies, wall scones, architectural cornices) at the sidewalk level. The 5'-deep canopies that extend along the majority of the ground floors provide shelter for those accessing the building or a place to stop along the sidewalk. The project will include sidewalk improvements that conform to PBOT's standards for sidewalk paving, street lights, and street trees for a consistent frontage treatment that creates a pleasant and safe environment. No vehicle access is proposed to the building and the existing curb cuts along both street frontages will be removed, which will eliminate any vehicle–pedestrian conflicts.

At the hearing on November 6th, the Commission indicated the ground level of both buildings could be improved to strengthen the base and provide more active frontages. The ground level of the project was revised to: raise the head height of the windows, doors and canopies, deepen the building setback on Overton and add individual entries to the residential units, and eliminate the building setback along Pettygrove and convert the residential units to one large live-work space.

At the hearing on December 4th, the Commission stated the revisions were an improvement, however, larger porches and more gracious entries were needed to the ground floor units along Overton. In response, the Overton building was setback an additional 1' for an overall depth of 5' from the street lot line. The 4 ground level residential units were combined into 2 larger units each with its own entry on Overton Street with several options for the porch design.

At the hearing on December 18th, the Commission stated the relationship between the ground floor residential units still needed further separation from the sidewalk (horizontal or vertical) or should be changed to live-work. In response, the interior of the 2 ground floor residential units in the Overton building have been raised by 3' with stairs, landings and raised landscape planters along the frontage. These revisions improve the transition from the public sidewalk to the private residential unit and allows for a sense of privacy within the unit without having to "draw the blinds". As revised, the project better activates the street frontage, provides a sense of enclosure, and adds interest along the sidewalk level. *As revised, these guidelines have been met.*

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

Findings: This project is not located at an intersection (Overton Building is closest at 100' from the corner), and is a mid-block, in-fill development. The main building entries are located at the mid-block of NW Overton and Pettygrove Street. Within the program of the project's residential use, the proposed design is intended to be visually active, distinguished, and visible from the nearby street intersections. *This guideline is met.*

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

Findings: The main building (lobby) entrances are recessed 5' (Pettygrove building) and 10' (Overton building) from the sidewalk along their respective frontages and include large windows and doors to the interior. The entries also include prominent, 5'-deep canopies that announce the destination, provide protection for pedestrians, and are directly connected to the public sidewalk. The facades surrounding the entrances will be clad in a gray precast stone, and along with the wall sconces flanking the entries and signage attached to the canopies, the access points of both buildings will be easily identifiable.

As suggested by the Commission at the hearing on November 6th, three points of access to each building along its street frontage was confusing. Consolidating some of the egress doors was recommended to clarify the access points. In response, the location of the egress doors near the main lobby entries of both buildings were relocated to discharge into a deeper main entry alcove, and not placed directly on the street facing façade. Removing one door on each street façade and increasing the depth of the alcove at the lobby increases the prominence of the main building entrance. *As revised, this guideline has been met.*

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;
D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for D1 and D3: A diversely landscaped courtyard includes layers of low lying plant materials, medium height plant materials, and taller trees to provide a gradation of scale and visual variety. Plant material will also be used to screen mechanical equipment within the enclosed courtyard. The courtyard is designed to create "rooms" with seating areas, a pergola, and fire table that is accessible to all residents for social gatherings. The courtyard is not directly connected to the sidewalk along either street frontage, however, it is accessible via the overhead doors and lobby entry points of both buildings.

As suggested by the Commission at the hearing on November 6th, the shallow, at- grade planters that lined both building frontages have been removed for a more urban condition. The Pettygrove building has been pushed up to the street lot line and the Overton building further setback to better reflect the character on each street. Small at-grade planters remain within the recesses along the Pettygrove frontage where deciduous trees with a columnar habit, will provide some texture and interest within the alcove.

The Commission also stated the interior and exterior bike parking needed to be more integrated as did the courtyard and the building. Several improvements have made to the courtyard in response:

- Covered structures have been added above all exterior bike parking spaces in courtyard that complement courtyard pergola design.
- Pergola and bike shelter roof covers have been changed to a higher-quality translucent Pentaglass polycarbonate panel.
- Courtyard-facing ground level walls of both buildings have been revised to include overhead doors, bike parking, canvas canopies.

As revised, the project incorporates landscaping and other features that enhance both the public (street edge) and private (inner courtyard) areas of the development. *These guidelines have been met.*

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings: No parking or loading is proposed. See Adjustment findings below in Section 2 for discussion regarding the loading. *This guideline is not applicable.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The proposed design includes several features that reduce the likelihood of crime. The numerous street-facing entries with large transparent windows and doors as well as the active uses within the ground level promote more "eyes on the street". Wall sconces adjacent to all the entries along both frontages provide additional light at night for residents and visitors. The landscape plant materials within the building setback along the sidewalk are designed at a modest scale to ensure visibility from the sidewalk and prevent "hiding places" in dense opaque hedges. *This guideline has been met.*

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: The design of the buildings is influenced by the façade rhythm, proportions, and projecting bays typical in the Northwest Plan District. In addition to the distinct vertical regularity of the façade, the design includes a visually defined base, middle, and top composition. The two-story building bases are distinguished from the upper floors above, and the top floor levels are demarked by a cornice band at the sixth floor. This composition is used consistently along the street-facing and end walls. Architectural details such as the steel rod suspended canopies at the ground floors, brick soldier course cornice, signage above the main entry canopies, recessed window frames within both the brick and stucco, and the roof parapet cornices embellish the overall design by providing this additional layer of visual interest and quality.

The original material palate consisted of red brick, precast stone, painted fiber cement lap siding, black framed windows, and painted fiber cement accent panel. Brick remains the predominant street-facing exterior material, which provides a sense of permanence and a finer grain texture and visual scale relative to the overall size of the building façades. In response to the Commission concerns stated at the November 6th hearing, revisions were made that increased the amount of brick on the street facades, reduced the amount of fiber cement board and introduced stucco finish on the end walls.

At the hearing on December 4th, the majority of the Commission felt the material palate needed to be simplified and a number of combinations were discussed. In response to these comments, the fiber cement lap siding was removed completely from project and replaced with a stucco finish. Brick remains the primary material on the street facades and stucco now occurs within the recessed alcoves on the street facades and on the entirety of end and rear walls. The horizontal reveals in the stucco on the end walls align with the brick cornices on the brick facades and provide some articulation and relief on these large facades.

The proposed "Senergy 1000" stucco system proposed is a rigid cement board product with a trowelled stucco texture application. It appears durable and appropriate for a non-primary façade finish. Staff is recommending a condition of approval for 2 coats of stucco for a consistent finish.

At the hearing January 15th, the applicant presented new options for the courtyard canopies and the rear and end wall treatment. The majority of the Commission expressed a preference for steel canopies within the courtyard over the proposed canvas awning or optional wood and polycarbonate design, as the steel canopies matched the canopies on the street facades. Regarding the treatment of the end and rear walls, the majority of the Commission stated the option presented at the hearing with a dark color and no banding on all three non-street facades of both buildings was preferred and represented a more historic diagram over the other colors of stucco and banding of the proposed design. It was determined that both of these options provide more coherency among the building façades and elements. Conditions of approval have been added to reflect these changes.

As revised and conditioned for steel canopies in the courtyard and same dark color and no banding on the non-street facades, the project results in coherent composition with high-quality materials on all facades providing texture and interest on all sides of the buildings. *With the conditions of approval mentioned above, this guideline has been met.*

(2) ADJUSTMENT REQUESTS – SECTION 33.805

33.805.010 Purpose
The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

The approval criteria for signs are stated in Title 32. All other adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F. or approval criteria G. through I., below, have been met.

The following adjustments are requested:

1. To not provide the two 9' x 18' loading spaces required on the site (Section 33.266.310.C.1.a).

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: Based on the number of units within each building, one 9'x18' loading space is required by code for *each* building. The project requests to not provide either of these loading spaces and instead seek temporary loading areas along the site's street frontages on an as-needed basis.

The purpose of the loading requirement is to ensure: adequate areas for loading for larger uses and developments; that the appearance of loading areas will be consistent with that of parking areas; and that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way (ROW).

The proposal is for an entirely residential building, with the exception of 1 live-work space, with relatively small units. As such, the project does not have the rate or capacity of loading/delivery needs that a commercial building or tenants would have. The frequency of loading for the proposal would be highest at the initial occupancy of the building and then limited to changes in tenancy. Given the low rate of loading needs, two ground level loading bays with curb cuts that reduce the number of on-street parking spaces is not warranted. As mentioned by the applicant, the on-site management company can secure temporary on-street loading permits from Transportation to handle the occasional loading needs. The location of temporary loading would be in designated on-street parking areas and thus have no adverse impacts on traffic or transportation functions in either street. Not having loading on the site will eliminate the potential for vehicle conflicts with pedestrians on the sidewalk. Lastly, having no on-site loading means curb cuts are not necessary. This will provide up to 2 new on-street parking spaces along Pettygrove street frontage. Along Overton, on-street parking does not currently exist due to the two curb cuts and a loading zone. Without an on-site loading space, the project will restore the entire 100' frontage along Overton to on-street parking for potentially 5 vehicles. As demonstrated above, the proposal meets the purpose of the loading regulations. *This approval criterion is met.*

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a C, E, or I zone, the proposal will be consistent with the desired character of the area; and

Findings: The site is located in the EX, Central Employment Zone and within the Urban Character Area D: Transition Area, of the Northwest Plan District. The desired characteristics of the Transition Area include ground floors that contain main entrances, windows and active areas that contribute to the pedestrian-oriented

landscape. By not providing loading within the building, more of the ground floor is dedicated to pedestrian uses along the sidewalk. *This approval criterion is met.*

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is requested. *This criterion does not apply.*

D. City-designated scenic resources and historic resources are preserved; and

Findings: There are no city-designated scenic or historic resources on this site. *This criterion does not apply.*

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: Because there were no impacts identified in the findings, *this criterion does not apply.*

F. If in an environmental zone, the proposal has a few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: This site is not within an environmental zone. *This criterion does not apply.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The project revisions have been responsive to the Commission's concerns at the prior hearings. Of the two options presented as the hearing on January 15th for the ground level uses and design for the Overton building, the Commission preferred the raised residential units over the at-grade live-work design. The vertical separation and stoops of the residential option provides transition from the sidewalk to the individual ground floor units and allows for visual and physical connections that activate the sidewalk level. The Adjustment allows for the ground floor to be dedicated to uses that enliven, and do not conflict with, the pedestrian environment, as well as provide for new on-street parking spaces. The proposal meets the applicable design guidelines and Adjustment criteria and therefore warrants approval**.**

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve a Design Review for two, 6-story apartment buildings containing 123 residential units (51 units in the Pettygrove building and 72 units in the Overton building) in the Northwest Plan District.

Approval of the following Adjustment:
1. To not provide the two 9' x 18' loading spaces required on the site (Section 33.266.310.C.1.a).

Approvals per Exhibits C.1-C-32, signed, stamped, and dated January 15, 2015, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (A – E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 14-220722 DZ. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. No field changes allowed.

C. A minimum of two coats of the stucco finish must be applied to the cementitious panels for the "Senergy 1000" rain screen system.

D. The canopies along the ground level of both buildings that face the courtyard must match the design and materials of the steel canopies on the street-facades of both buildings as shown in detail A3 of Exhibit C.21 and as depicted on Exhibit C.31.

E. The non-street facades of both buildings shall be all of the same dark color stucco and the banding that aligns with the cornice of the brick façade shall be removed as depicted in Exhibit C.32

==========

By: _____
David Wark, Design Commission Chair

Application Filed: October 2, 2014 Decision Rendered: January 15, 2015
Decision Filed: January 16, 2014 Decision Mailed: January 21, 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 October 2, 2014, and was determined to be complete on September 8, 2014.

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 October 2, 2014.

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 extended the 120-day review period a total of 58 days, as indicated in Exhibits H.1, H.9 and H.20. Unless further extended by the applicant, **the 120-day review period will expire on March 29, 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. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in

all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

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

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. **Appeals must be filed by 4:30 pm on February 4, 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. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

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

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

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision**. An appeal fee of $5,000.00 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.
If this Land Use Review is approved the final decision 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 **February 5, 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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

Staci Monroe
January 16, 2014

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

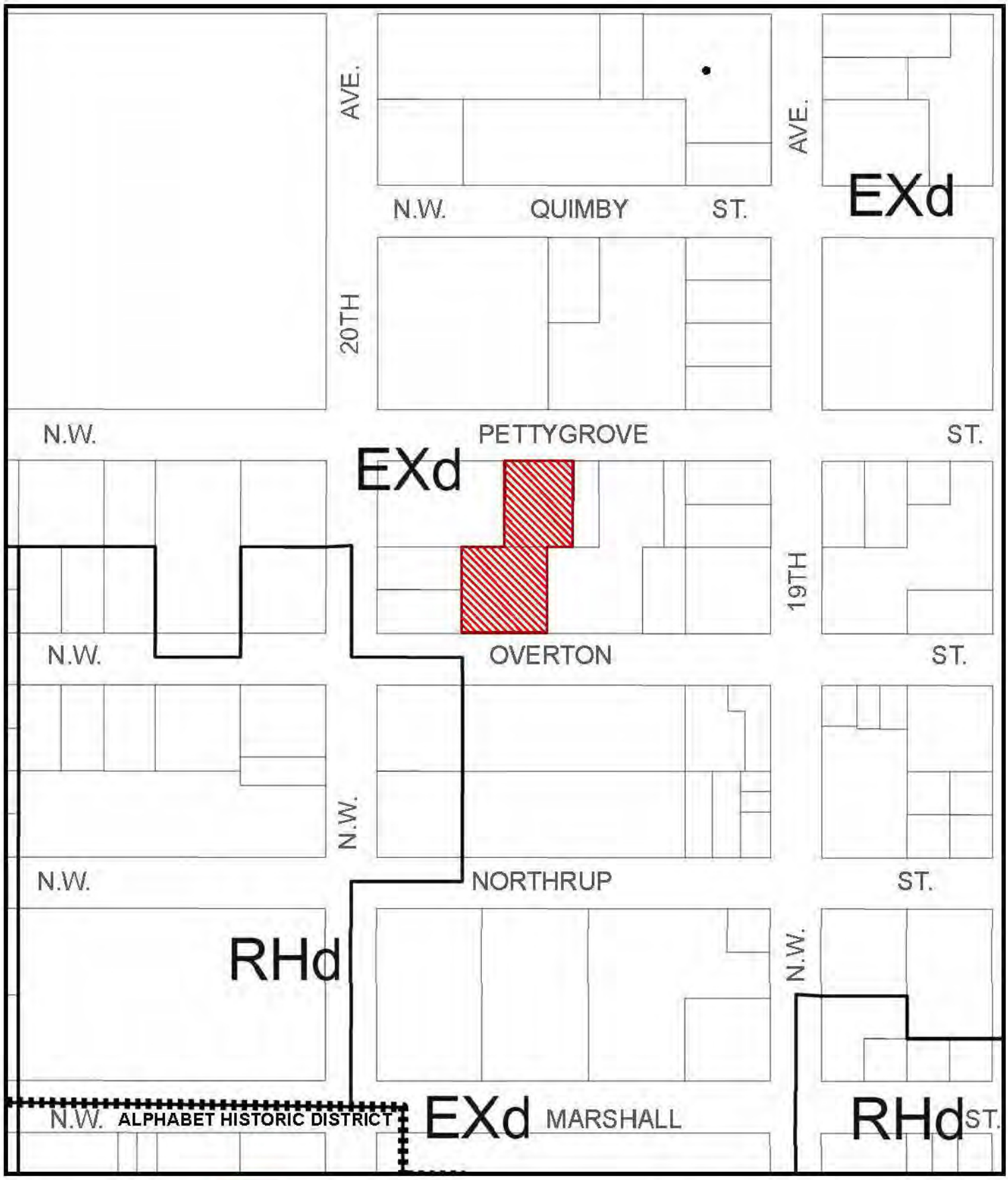
EXHIBITS – NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Project Narrative, Development Standard Compliance & Responses to Approval Criteria.
B. Zoning Map (attached)
C. Plan & Drawings
   1. Through 32 (C.7, C.10, C.11, C2.1 and C2.2 attached)
D. Notification information:
   1. Posting letter sent to applicant
   2. Notice to be posted
   3. Applicant's statement certifying posting
   4. Mailed notice
   5. Mailing list
E. Agency Responses: see interagency comments from building permits 14-177163 CO and 14-177160 CO.
F. Letters

1. Ronald H. Forehand, September 23, 2014, stating concerns with the lack of parking for the project.
2. John Acree, October 23, 2014, stating concerns with the lack of parking for the project.
3. Sherry Fox, November 5, 2014, stating concerns with the lack of parking for the project.
4. Ron Walters (representing Northwest District Association, NWDA), November 6, 2014, stating concerns with compatibility, building materials and composition, ground level units, and lack of loading and parking for the project.
5. List of four testifiers from the hearing all in opposition of the project stating similar concerns as those from the NWDA.

G. Other
1. Original LUR Application
2. Copy of Staff Report dated 10/27/14
3. Copy of Staff's PowerPoint Presentation from 11/6 hearing

H. After First Hearing
1. Signed 120-Day Review Period Extension Form dated 11/13/14
2. Letter from NWDA, dated 11/13/14, stating additional project concerns.
3. Memo from applicant dated 11/21/14, summarizing project changes
4. Revised Staff Report dated 11/24/14
5. Memo to Commission dated 11/24/14
6. Letters from NWDA to BDS Director, dated 12/2/14, stating land use review procedural concerns.
7. Letters from NWDA to Design Commission, dated 12/2/14, stating land use review procedure concerns.
8. Copy of Staff's PowerPoint Presentation from 12/4/14 hearing
9. Signed 120-Day Review Period Extension Form dated 12/4/14
10. Letter from Ron Walters to BDS Director, dated 11/24/14, stating land use review procedure concerns.
11. Memo from applicant, dated 11/25/14 indicating requests to meet with NWDA.
12. Letter from Ron Walters to Design Commission dated 12/4/14, stating land use review procedure concerns.
13. Testifier slip from 12/4 hearing, requesting a continuance for the record to remain open.
14. Revised Staff Report dated 12/15/14
15. Memo to Commission dated 11/24/14
16. Copy of Staff's PowerPoint Presentation from 12/18/14 hearing
17. Letter from Ron Walters to Design Commission, dated 12/15/14, stating land use review procedure concerns.
18. Letter from Steve Pinger to Design Commission, dated 12/18/14, stating concerns with land use review procedure and approval criteria not met.
19. Testifier slips from 3 oral testimonies from the 12/18/14 hearing (1 in support of project, 2 in opposition)
20. Signed 120-Day Review Period Extension Form dated 1/12/14
21. Staff Memo to Commission dated 1/9/14
22. Revised Staff Report dated 1/9/14
23. Copy of Staff's PowerPoint Presentation from 1/15/15 hearing
24. Letter from Steve Pinger representing the NWDA to Design Commission, dated 1/15/15, stating approval criteria D7 (Blending into the Neighborhood) has not been met.
25. Five letters of support provided at the 1/15/15 hearing to the Commission
26. Supplemental images from the Applicant depicting options to the canopies and end/rear wall treatments.



ZONING

Site

NORTH

This site lies within the:
NORTHWEST PLAN DISTRICT

File No. LU 14-220722 DZ, AD
1/4 Section 2928
Scale 1 inch = 150 feet
State_Id 1N1E33AB 9500
Exhibit B **(Oct 3, 2014)**

TESS O'BRIEN APARTMENTS

1954 NW PETTYGROVE ST AND 1951 NW OVERTON ST
PORTLAND, OREGON 97209

01 / 09 / 2015
LU14-220722DZ, AD

FINAL APPROVED SET

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 1/15/15
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

FFA
Architecture
+Interiors

FFA Architecture and Interiors, Inc.
520 SW Yamhill Suite 900 Portland OR 97204
Phone: 503.222.1661 Fax: 503.222.1701
www.ffadesign.com

MARK	DATE	DESCRIPTION

Tess O'Brien
Apartments

1954 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED	PC
DRAWN	—
DATE	01/09/2015
PROJECT NUMBER	040613

COVER SHEET

C1
LU14-220722DZ, AD

OVERTON ST. PERSPECTIVE

SOUTH ELEVATION - OVERTON BUILDING

OVERTON WALK-UP OPTION

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+Interiors

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MARK	DATE	DESCRIPTION

Tess O'Brien
Apartments

1954 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	----
DATE:	01/09/2015
PROJECT NUMBER:	040513

RENDERINGS

C2.1

LU14-220722DZ, AD

PETTYGROVE ST. PERSPECTIVE

NORTH ELEVATION - PETTYGROVE BUILDING

PETTYGROVE SIDEWALK PERSPECTIVE

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+Interiors

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1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	----
DATE:	01/09/2015
PROJECT NUMBER:	040513

RENDERINGS

C2.2

LU14-220722DZ, AD

COURTYARD PERSPECTIVE

COURTYARD AERIAL VIEW

OVERTON UNITS - WALK-UP OPTION

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+ Interiors

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Tess O'Brien
Apartments

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and
1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	----
DATE:	01/09/2015
PROJECT NUMBER:	040513

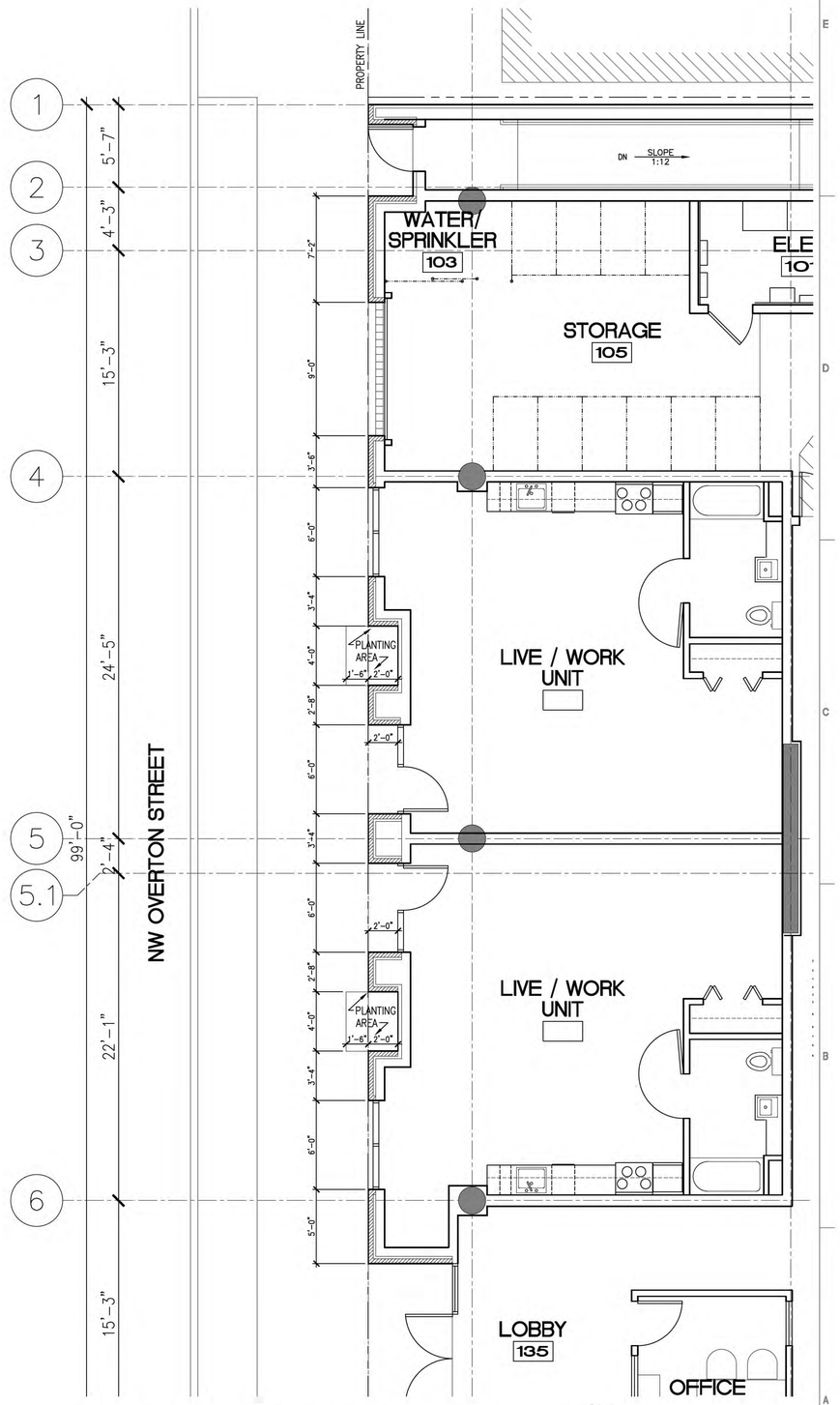
RENDERINGS

C2.3

LU14-220722DZ, AD

OVERTON LIVE-WORK OPTION

OVERTON LIVE-WORK PARTIAL ELEVATION



OVERTON LIVE-WORK OPTION PARTIAL PLAN

FFA Architecture + Interiors

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Phone: 503.222.1661 Fax: 503.222.1701
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MARK	DATE	DESCRIPTION

Tess O'Brien Apartments

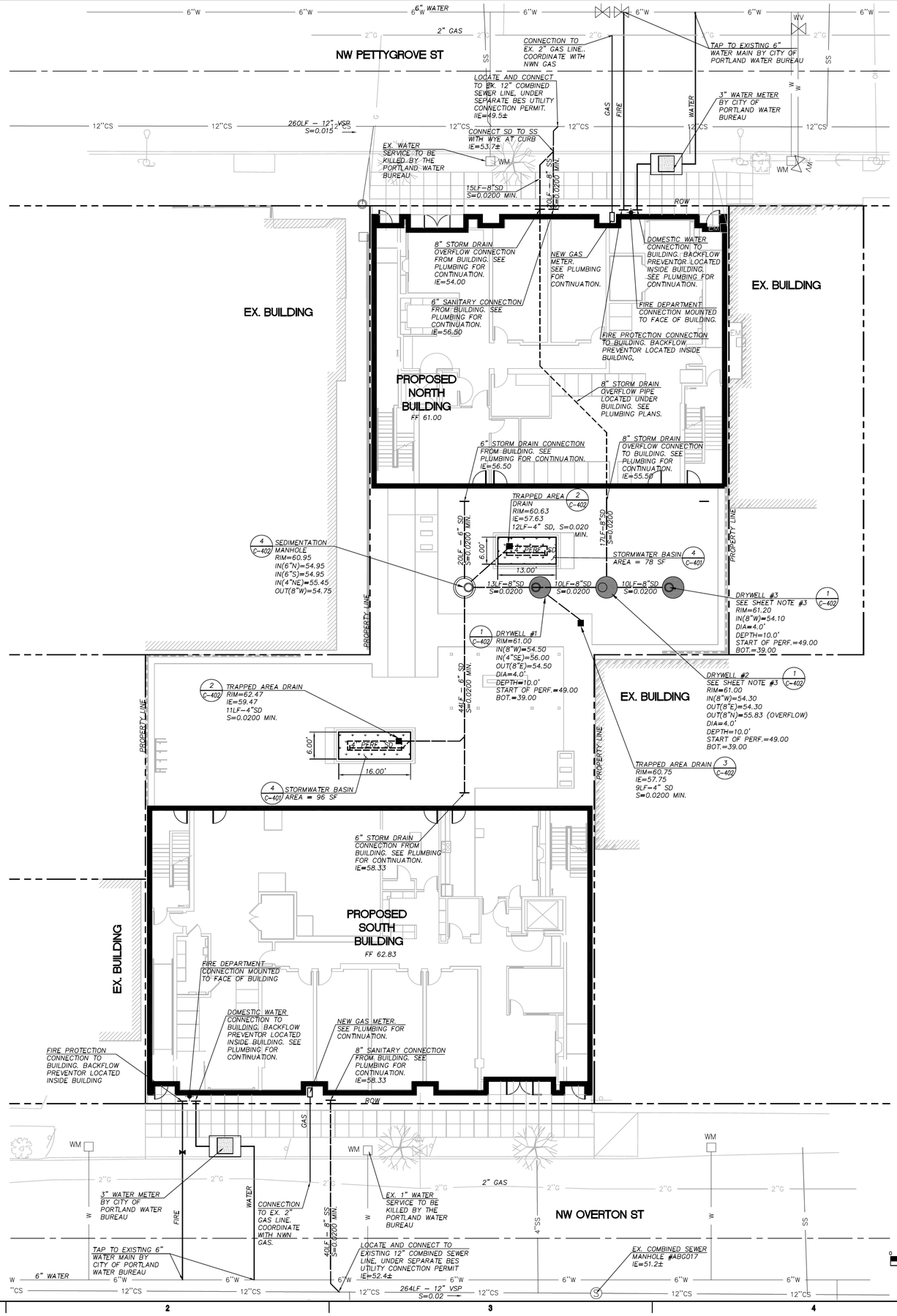
1954 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	---
DATE:	01/09/2015
PROJECT NUMBER:	040513

RENDERINGS

C2.4

LU14-220722DZ, AD



SHEET NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.
2. FOUNDATION DRAINAGE SHALL BE INSTALLED AROUND PERIMETER OF BUILDINGS PER DETAIL 6, SHEET C–402. CONNECT PERFORATED PIPE TO SOLID PIPE WITH CLEANCHECK VALVE.
3. DO NOT CONSTRUCT DRYWELL # 2 OR #3 UNTIL FIELD TEST OF DRYWELL #1 HAS BEEN COMPLETED AND RESULTS REVIEWED BY PROJECT ENGINEER.

WATER BUREAU BACKFLOW (WOBF) NOTES

1. NEW WATER SERVICES WILL BE INSTALLED AT A DEPTH OF 3'–4' WITH A PIPE EXTENDED TO THE PROPERTY LINE. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO MAKE THE PROPERTY SIDE CONNECTION.
2. PREMISE–ISOLATION BACKFLOW PROTECTION MUST BE INSTALLED PER WATER BUREAU BACKFLOW INSTALLATION REQUIREMENTS. www.portlandonline.com/water/backflowinstallationrequirements
3. DOMESTIC WATER SERVICE
   - A. DOUBLE CHECK VALVE ASSEMBLY (DCVA) REQUIRED.
   - B. BACKFLOW ASSEMBLIES MUST BE INSTALLED ON PRIVATE PROPERTY PRIOR TO ANY RUN OF EXPOSED PIPING AND UNPROTECTED PIPING BRANCHES OF THE DOMESTIC PLUMBING SYSTEM.
   - C. INSTALLATION OF A BACKFLOW ASSEMBLY MAY CAUSE THERMAL–EXPANSION. BACKFLOW ASSEMBLY INSTALLERS ARE RESPONSIBLE FOR ADDRESSING THERMAL–EXPANSION CONCERNS AND IMPLEMENTING APPROVED PRACTICES TO PROTECT PLUMBING AGAINST ITS EFFECTS.
4. FIRE LINE WATER SERVICE
   - A. DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) REQUIRED AT THE PROPERTY LINE, ON PRIVATE PROPERTY, IMMEDIATELY ADJACENT TO THE CITY WATER SERVICE.
   - B. BACKFLOW ASSEMBLIES TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE ENTERS THE PROPERTY. IF APPROVED TO BE INSTALLED INSIDE A BUILDING, ASSEMBLIES MUST BE INSTALLED AT THE POINT WHERE THE SERVICE ENTERS, BETWEEN ONE AND FIVE FEET ABOVE THE FLOOR. ALTERNATE LOCATIONS MUST BE APPROVED BY WATER QUALITY INSPECTIONS, BUREAU OF WATER WORKS (503–823–7479) WATER QUALITY BACKFLOW INSPECTIONS

STORMWATER NARRATIVE

PRIVATE SITE:
STORMWATER MANAGEMENT FOR THE SITE MEETS THE 2014 PORTLAND SWMM REQUIREMENTS UTILIZING THE FOLLOWING METHODS.

WATER QUALITY:
ROOF – WATER QUALITY TREATMENT IS NOT REQUIRED BECAUSE ROOF RUNOFF IS EXEMPT FROM POLLUTION REDUCTION REQUIREMENTS.

COURTYARD – TWO VEGETATED STORMWATER PLANTERS WILL BE PROVIDED TO TREAT THE WATER QUALITY STORM GENERATED BY THE OUTDOOR COURTYARD IMPERVIOUS AREA.

WATER QUANTITY:
WATER QUANTITY TREATMENT IS NOT REQUIRED BECAUSE ALL STORMWATER RUNOFF WILL BE INFILTRATED ON–SITE.

DISPOSAL:
ALL RUNOFF WILL BE INFILTRATED ON–SITE WITH THE USE OF PRIVATE DRYWELL; THEREFORE, THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE DISPOSAL HIERARCHY.

EMERGENCY RELEASE:
IN THE EVENT THAT RAINFALL EXCEEDS DESIGN CAPACITY OR THE DRYWELLS TEMPORARILY FAIL, AN OVERFLOW LINE FROM THE DRYWELLS WILL BE CONNECTED TO THE 12" COMBINED SEWER LINE IN NW PETTYGROVE AVE. THE OVERFLOW IS NECESSARY BECAUSE THE LAYOUT OF THE BUILDINGS DO NOT ALLOW FOR EMERGENCY OVERLAND RELEASE OF THE STORMWATER .

PUBLIC STREET IMPROVEMENTS:
STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE CURB WILL BE REPLACED IN ITS EXISTING LOCATION.

FFA Architecture + Interiors
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Phones: 503.222.1661 Fax: 503.222.1701
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REGISTERED PROFESSIONAL ENGINEER 84300 OREGON Jennifer Reynolds JAN. 4, 2011 JENNIFER SHETCHIK REYNOLDS
EXPIRES 12–31–14

PLANNING & ENGINEERING
MGH
104 West 9th Street Suite 207 Vancouver, WA 98660
P: 360.750.0399 (WA) P: 503.417.8639 (OR) F: 360.750.0433
www.mghassociates.com
PEOPLE MAKING PLACES®

MARK	DATE	DESCRIPTION

Tess O'Brien Apartments

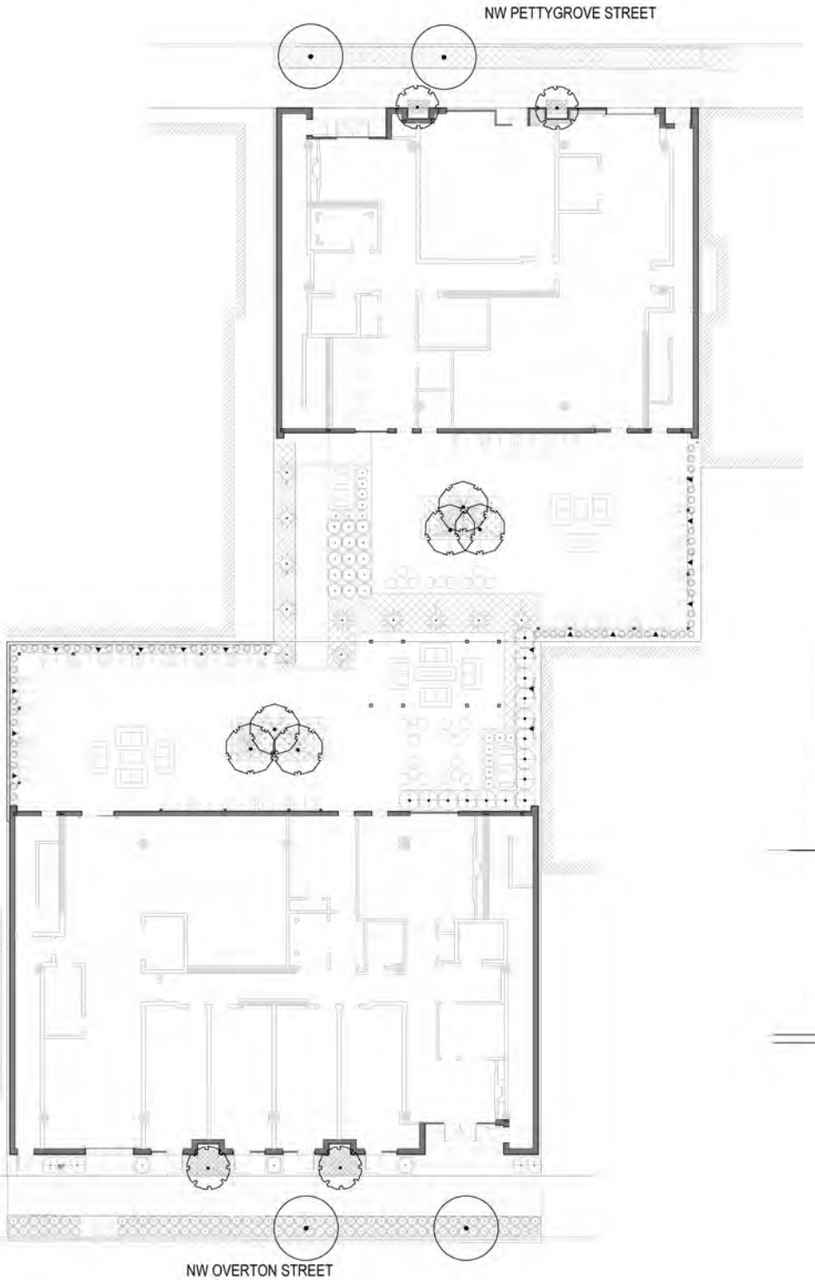
1954 NW Pettygrove Street and 1951 NW Overton Street Portland, OR 97209

APPROVED:	JSR
DRAWN:	JSR
DATE:	10/20/2014
PROJECT NUMBER:	040513

UTILITY PLAN

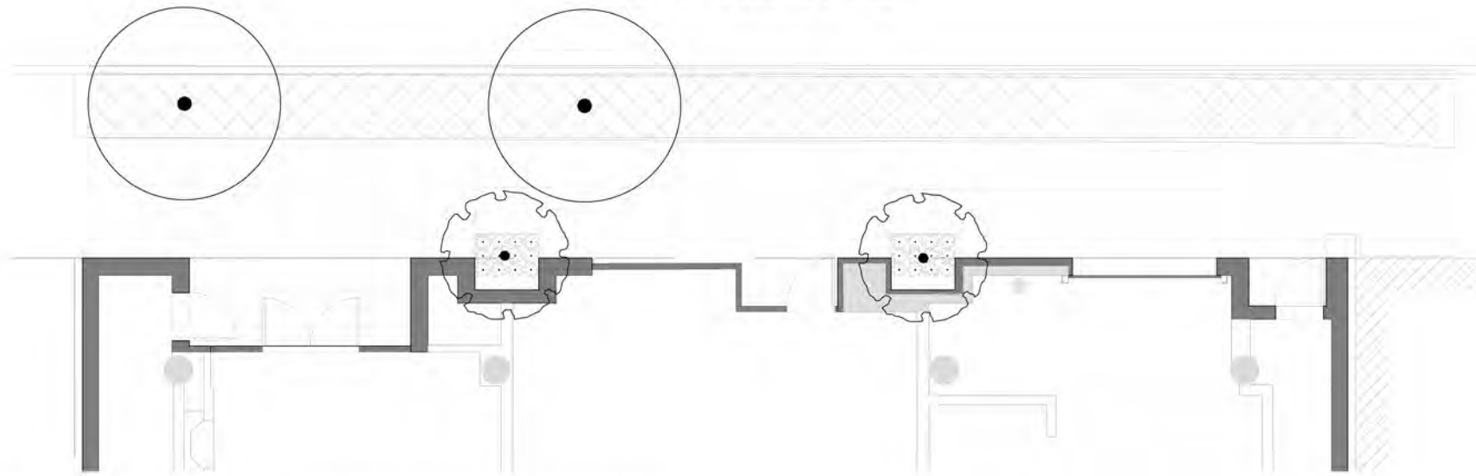
C-301

PERMIT SET



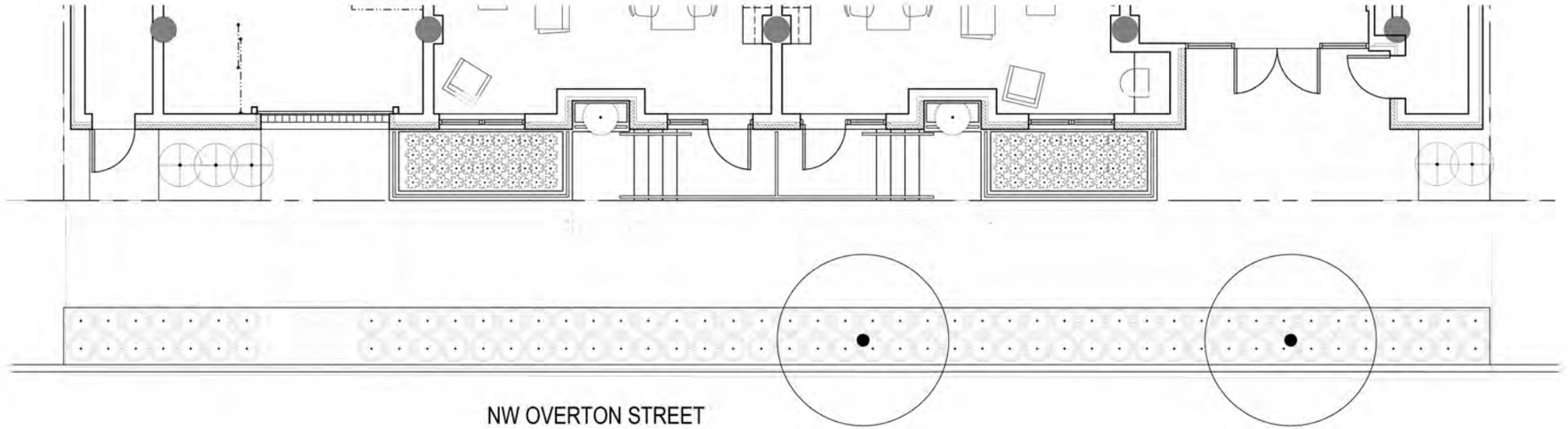
PLANTING PLAN- OVERALL

SCALE: 1"=30'-0"



PLANTING PLAN- PETTYGROVE STREET

SCALE: 1"=10'-0"



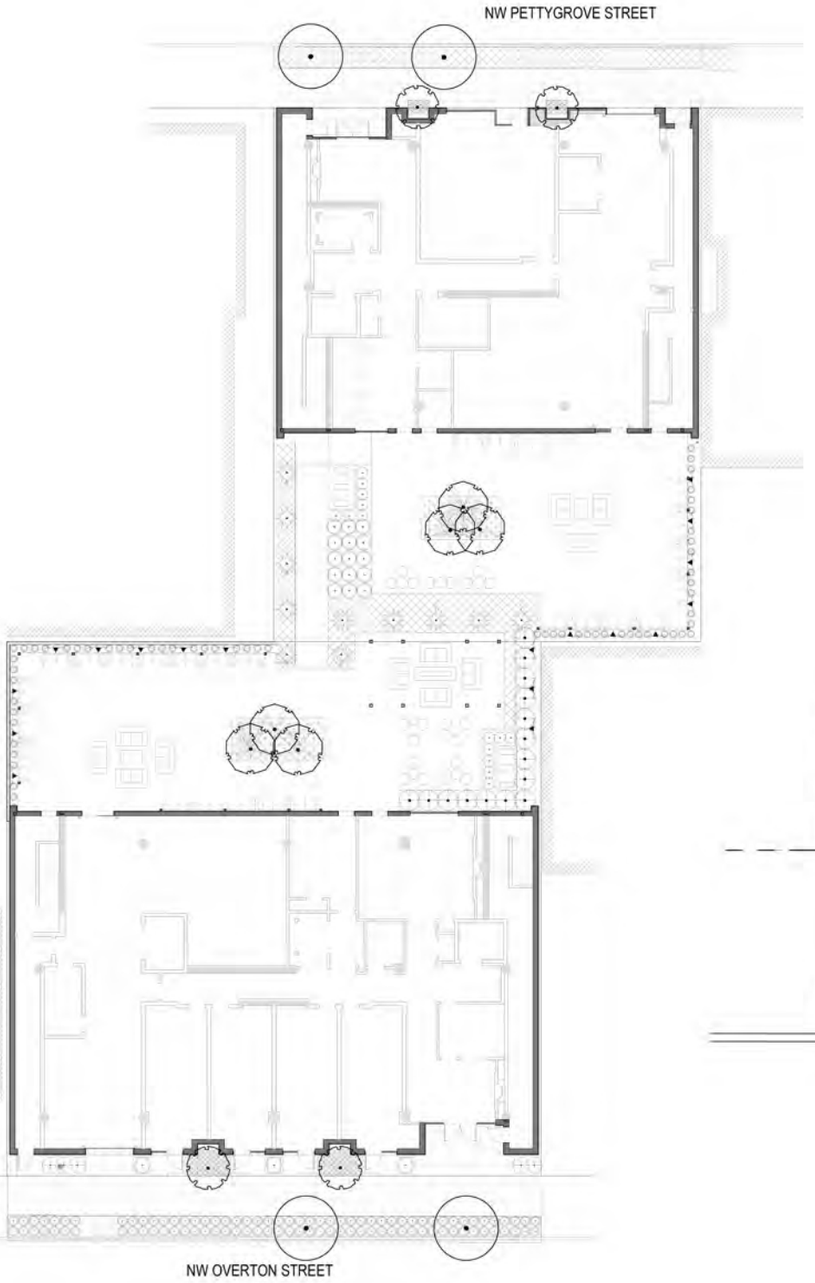
PLANTING PLAN- OVERTON STREET

SCALE: 1"=10'-0"

NORTH

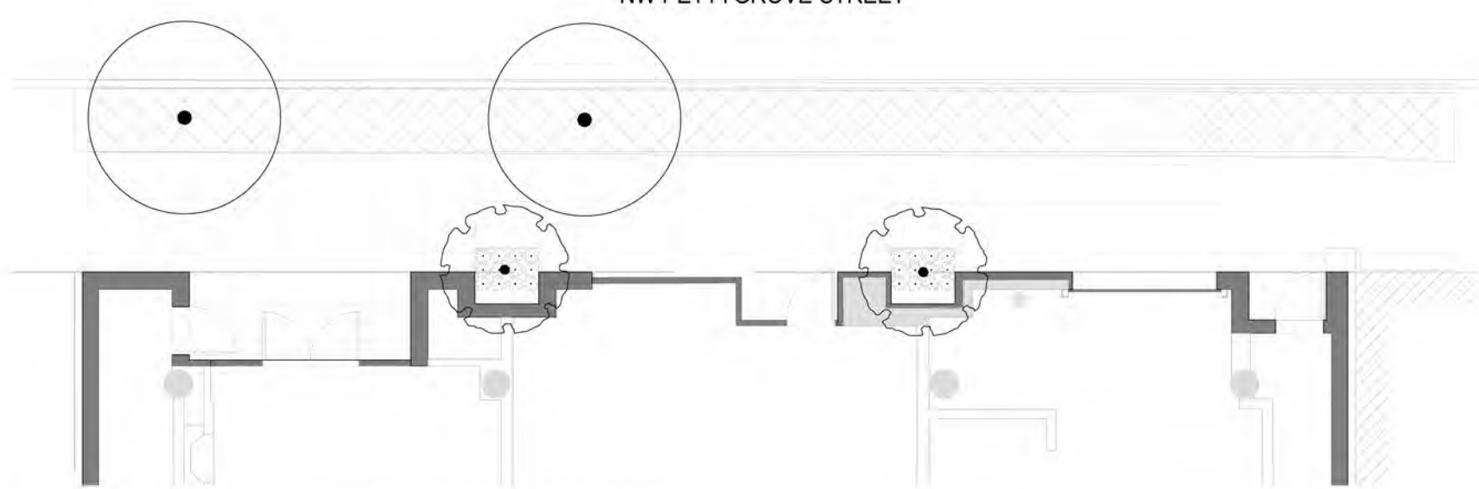
C4.1

LU14-220722DZ, AD



PLANTING PLAN- OVERALL

SCALE: 1"=30'-0"



PLANTING PLAN- PETTYGROVE STREET

SCALE: 1"=10'-0"

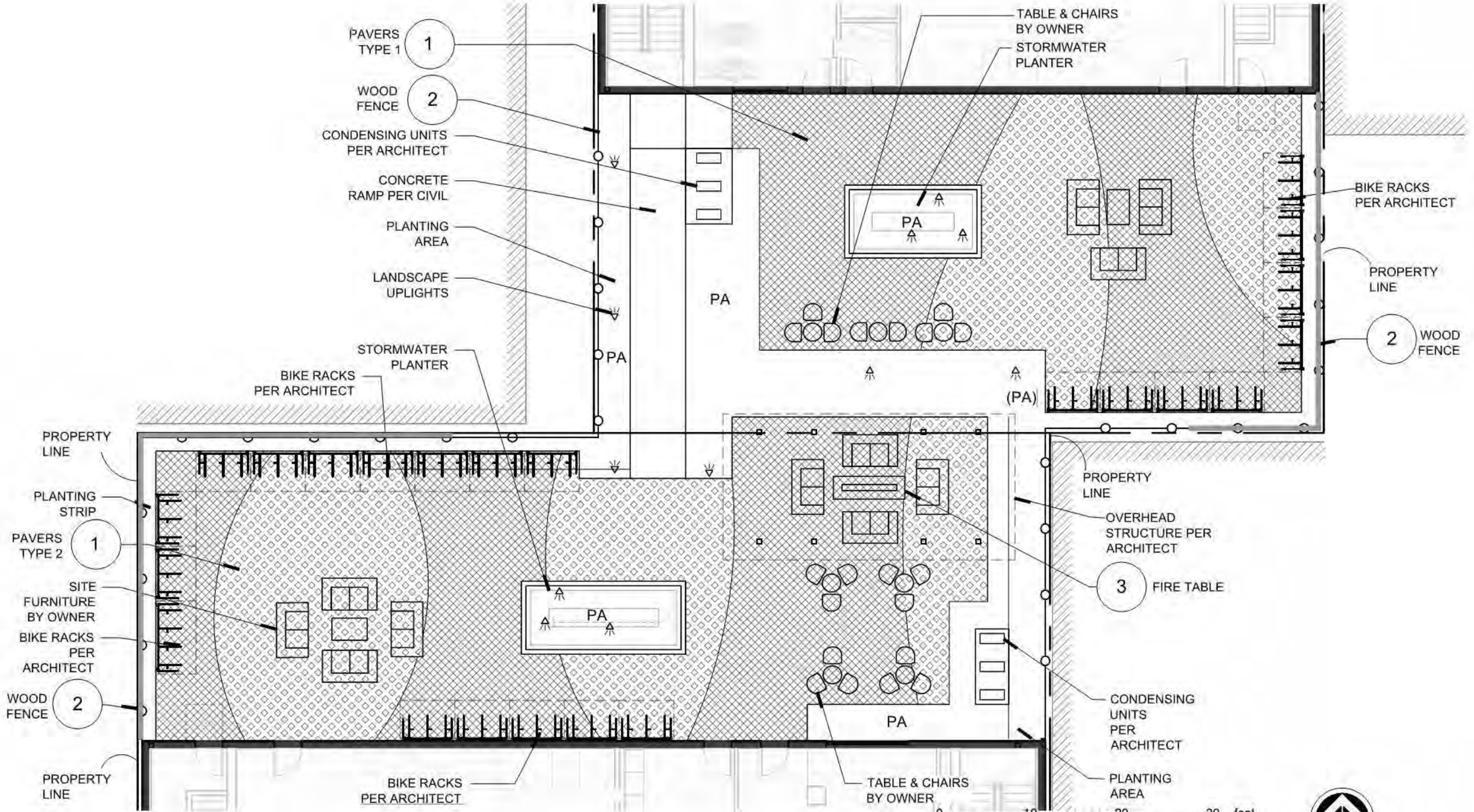
PLANTING PLAN- OVERTON STREET

SCALE: 1"=10'-0"

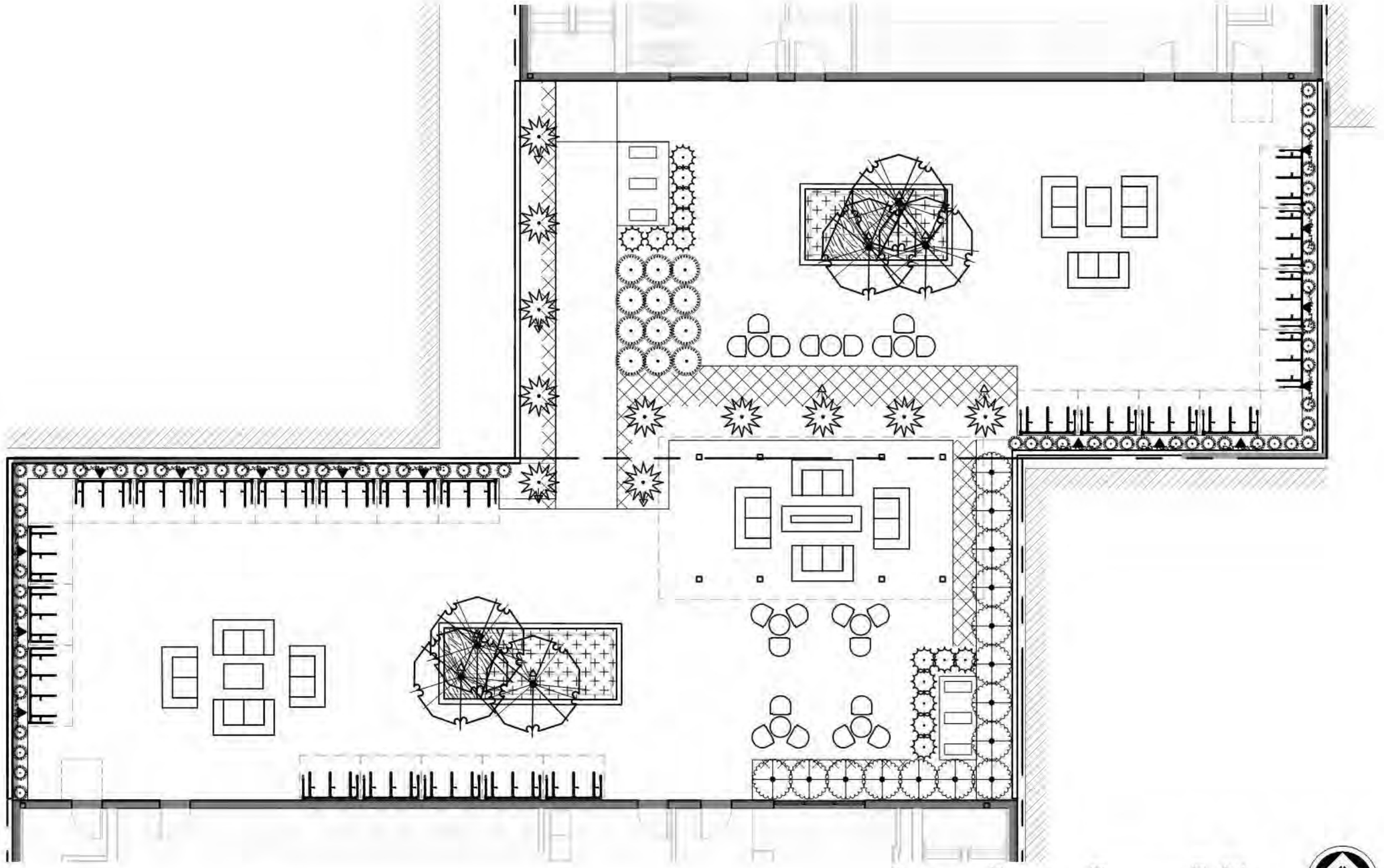
NORTH

C4.2

LU14-220722DZ, AD



MATERIALS AND FURNUISHINGS PLAN- COURTYARD



PLANTING PLAN- COURTYARD

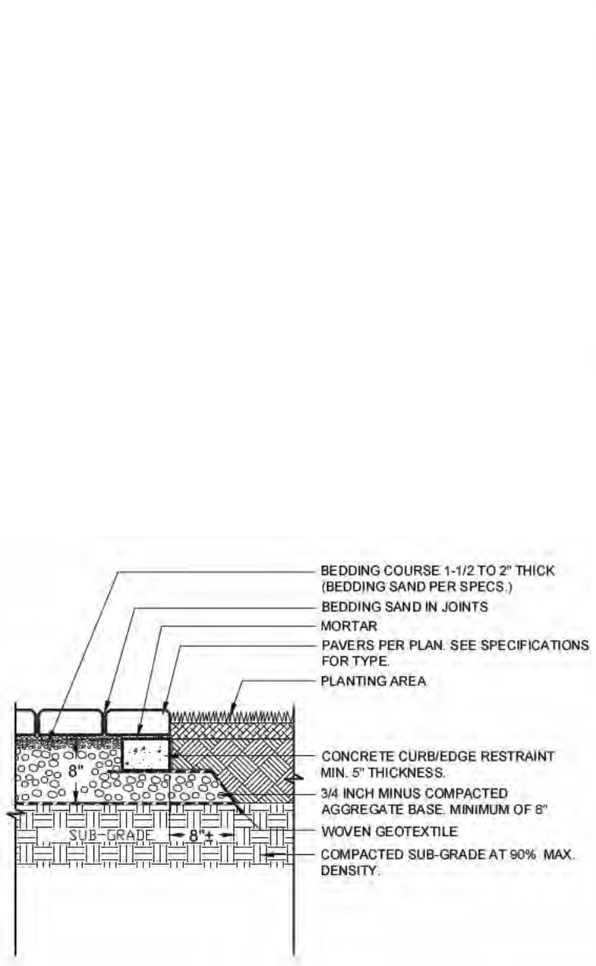
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	ALNUS RUBRA / RED ALDER	B & B	2"CAL	12-15` H
	POPULUS TREMULA `ERECTA` / EUROPEAN COLUMNAR ASPEN	B & B	2"CAL	12-15` H
	QUERCUS ROBUR `REGAL PRINCE` / REGAL PRINCE ENGLISH OAK	B & B	3.5"CAL	12-15` H

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	24" B&B	
	CAMELLIA SASANQUA `APPLE BLOSSOM` / APPLE BLOSSOM CAMELLIA ESPALIER	5 GAL	
	DAPHNE TRANSATLANTICA SUMMER ICE / SUMMER ICE DAPHNE	5 GAL	
	DESCHAMPSIA CESPITOSA `SCHOTTLAND` / SCHOTTLAND HAIR GRASS	1 GAL	
	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	1 GAL	
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	
	PHYLLOSTACHYS AUREOSULCATA LAMA TEMPLE / YELLOW-GROVE BAMBOO	10 GAL	
	TAXUS BACCATA `FASTIGATA` / FASTIGA ENGLISH YEW	7 GAL	
	THUJA OCCIDENTALIS `EMERALD` / EMERALD ARBORVITAE	B & B	6`
	YUCCA GLORIOSA `VARIEGATA` / VARIEGATED SPANISH DAGGER	5 GAL	

SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT
	CAREX MORROWII / JAPANESE SEDGE	1 GAL
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL

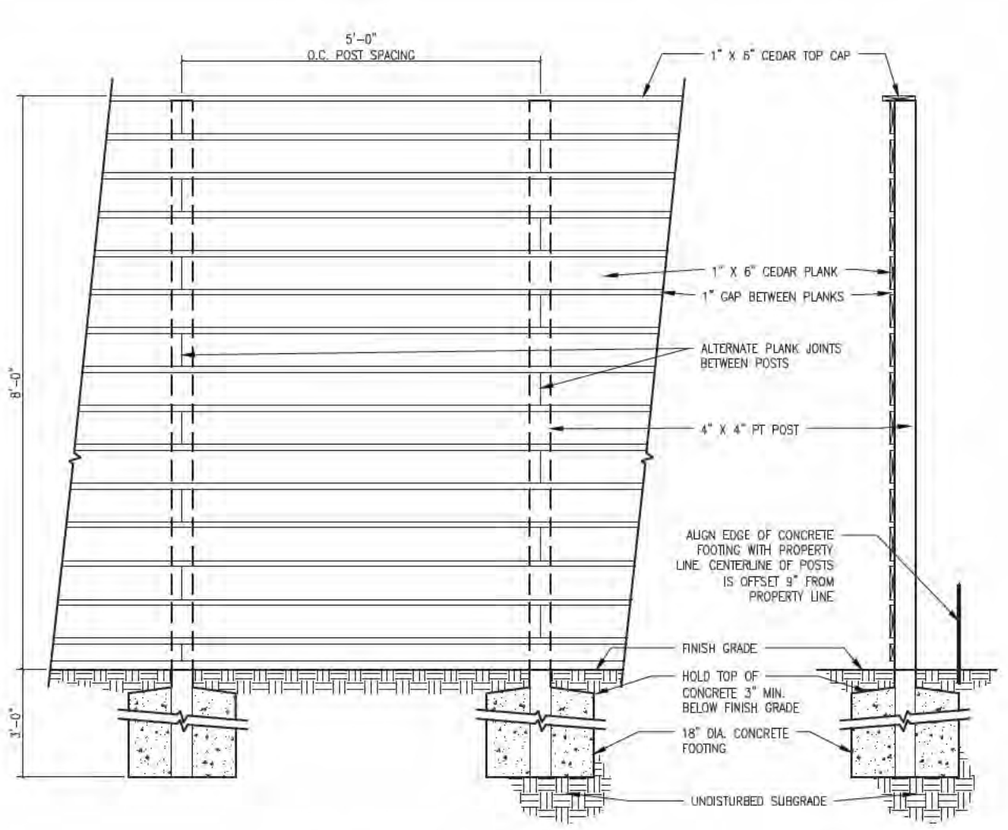
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	FLAT



1 UNIT PAVER WITH CONCRETE EDGE RESTRAINT

NTS

321413-09



TYPICAL ELEVATION

TYPICAL CROSS SECTION

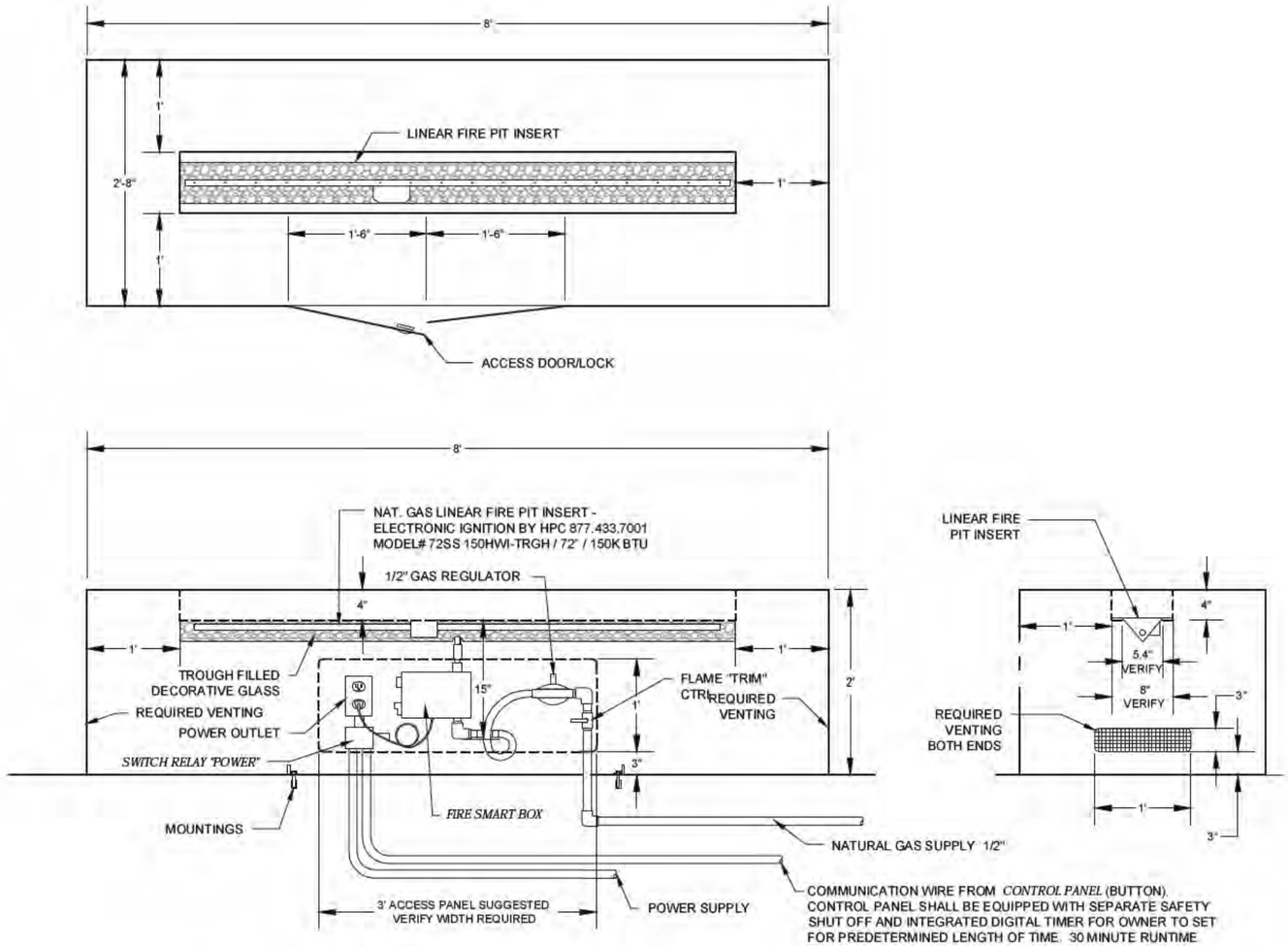
NOTES:
1. ALL CEDAR SHALL BE PREMIUM FENCE GRADE.
2. WOOD FINISH SHALL BE SIKKENS CETOL SRD TRANSLUCENT STAIN, COLOR: NATURAL 078.
3. HEIGHT AND LOCATION OF STEPS IN TOP OF WALL SHALL BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT AFTER POST LOCATIONS AND EXISTING GRADES HAVE BEEN STAKED.

2 WOOD FENCE

NTS

DETAIL-FILE

MATERIALS AND FURNUISHINGS DETAILS- COURTYARD



FIREPIT CONTROL INTENT OF DESIGN:
TENANT WILL PRESS FEATURE START BUTTON AT *CONTROL PANEL* (NOT SHOWN). CONTROL PANEL EQUIPED WITH TIMER. RELAYS SIGNAL TO *SWITCH RELAY* PROVIDING POWER TO *FIRE SMART BOX* , WHICH ALLOWS THE AUTOMATIC IGNITION OF THE FIRE TABLE. INSTALLATION OF AN EMERGENCY KILL BUTTON IS RECOMMEND FOR SAFETY. FIRE SMART BOX WILL SHUT OFF GAS SUPPLY IN THE EVENT THAT THE FLAME GOES OUT.

3 OUTDOOR FIRE TABLE

NTS

129343-01

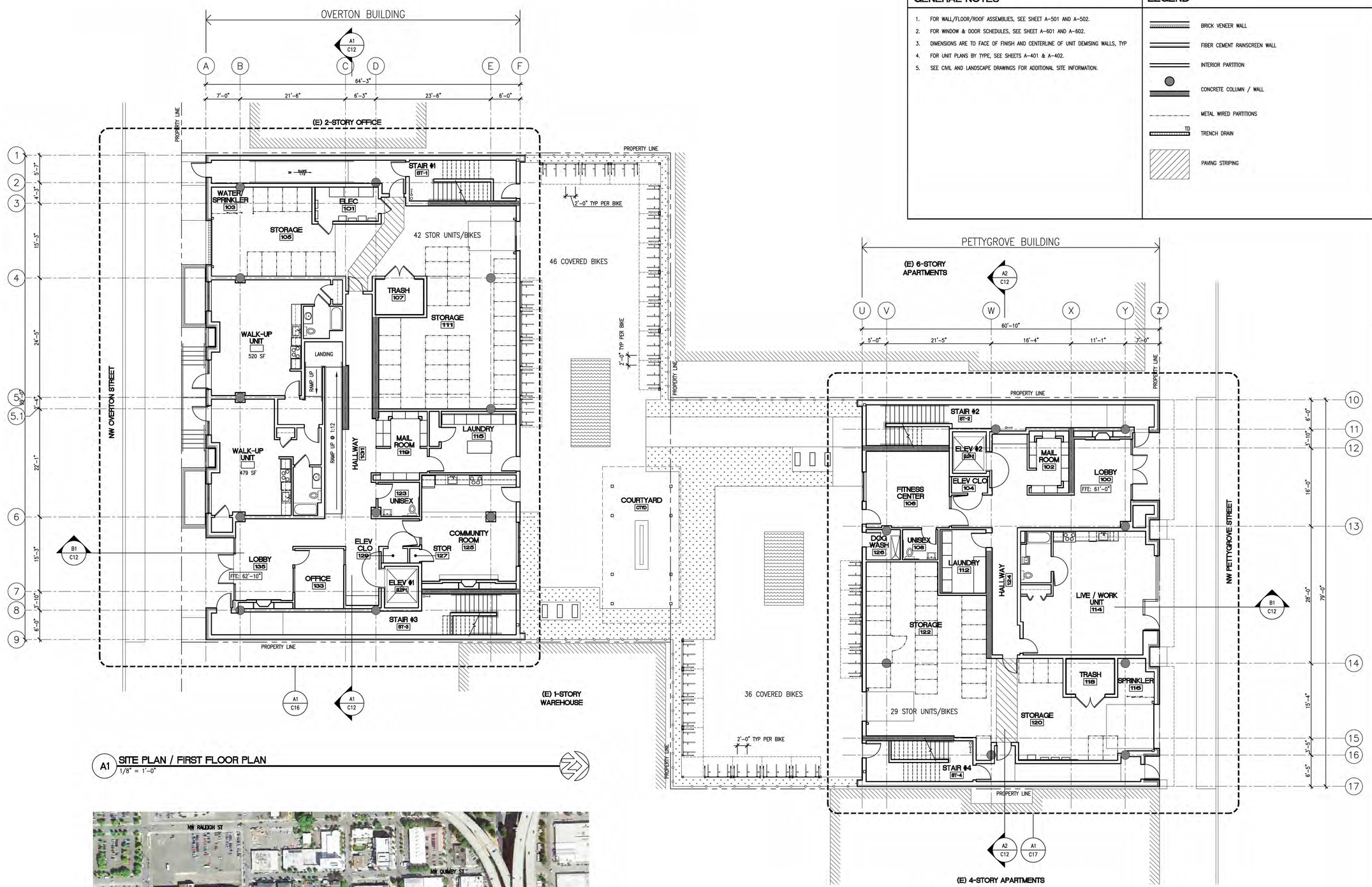
MATERIALS AND FURNUISHINGS DETAILS- COURTYARD

GENERAL NOTES

1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

LEGEND

- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION
- CONCRETE COLUMN / WALL
- METAL WIRED PARTITIONS
- TD TRENCH DRAIN
- PAVING STRIPING



A1 SITE PLAN / FIRST FLOOR PLAN
1/8" = 1'-0"

VICINITY MAP
N.T.S.

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MARK	DATE	DESCRIPTION

Tess O'Brien Apartments

1954 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	----
DATE:	01/09/2015
PROJECT NUMBER:	040513

FIRST FLOOR PLAN

C7

LU14-220722DZ, AD

GENERAL NOTES

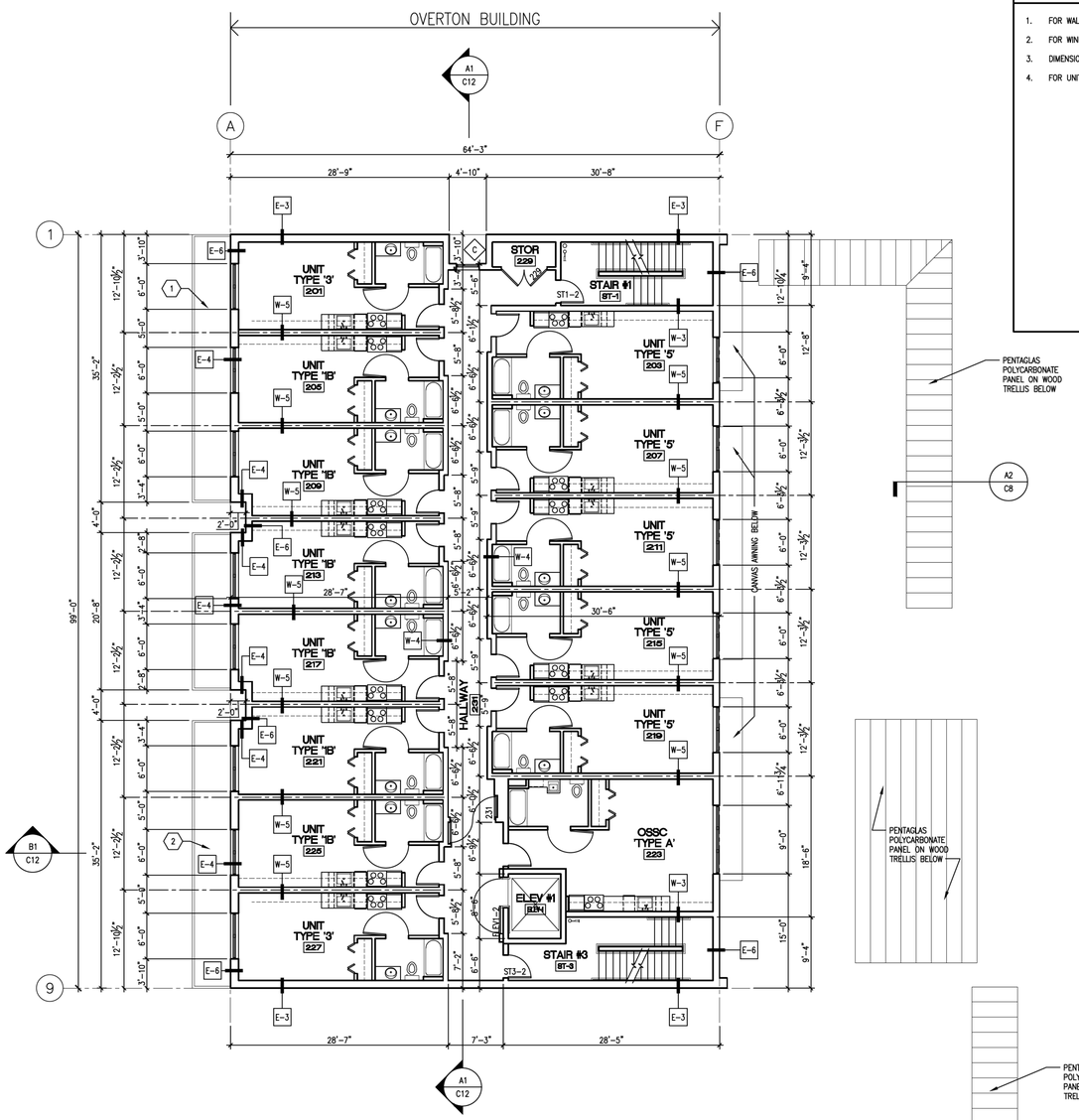
1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.

KEYNOTES

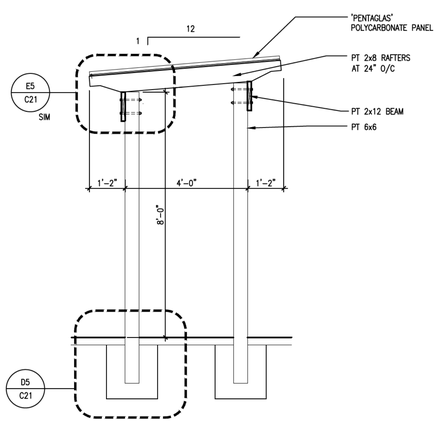
1. ROOF BELOW
2. CANOPY BELOW

LEGEND

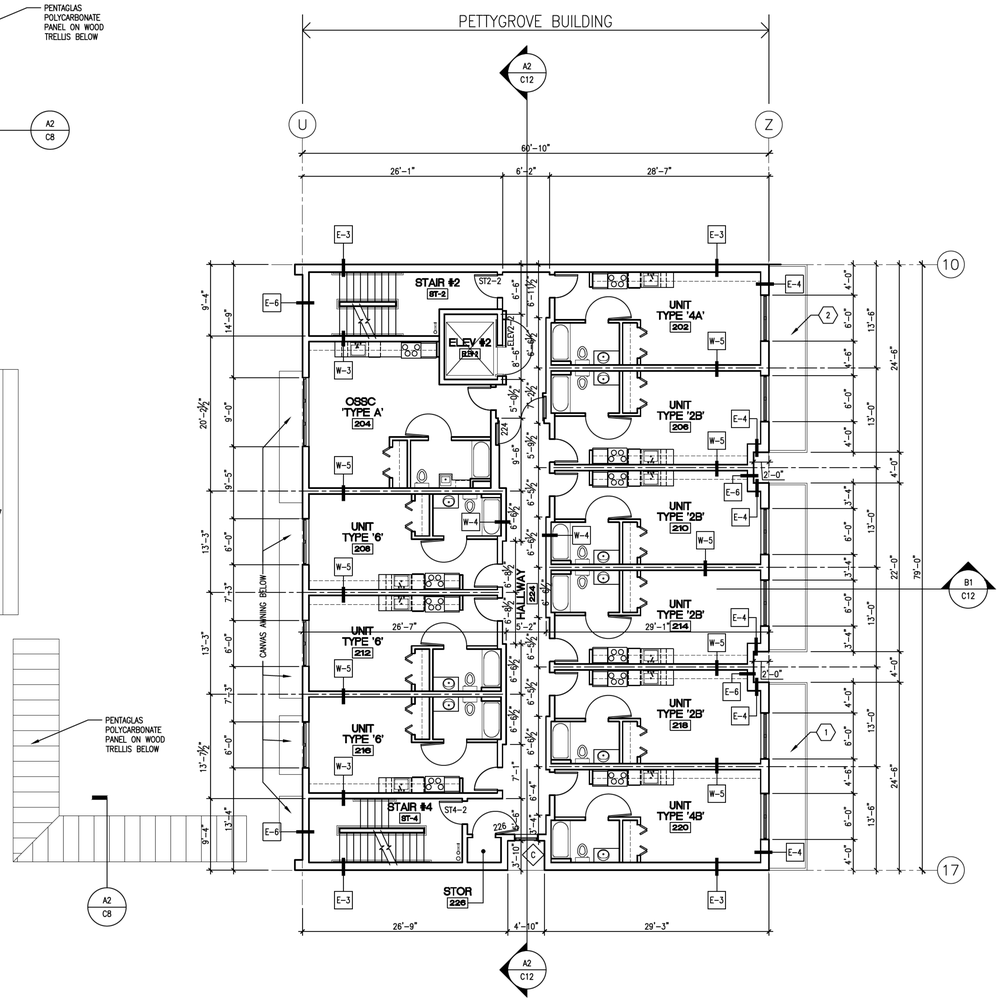
- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION



A1 SECOND FLOOR PLAN (FLOORS THREE THRU SIX SIMILAR)
1/8" = 1'-0"



A2 BICYCLE SHELTER SECTION
1/2" = 1'-0"



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SECOND FLOOR PLAN

C8

LU14-220722DZ, AD

GENERAL NOTES

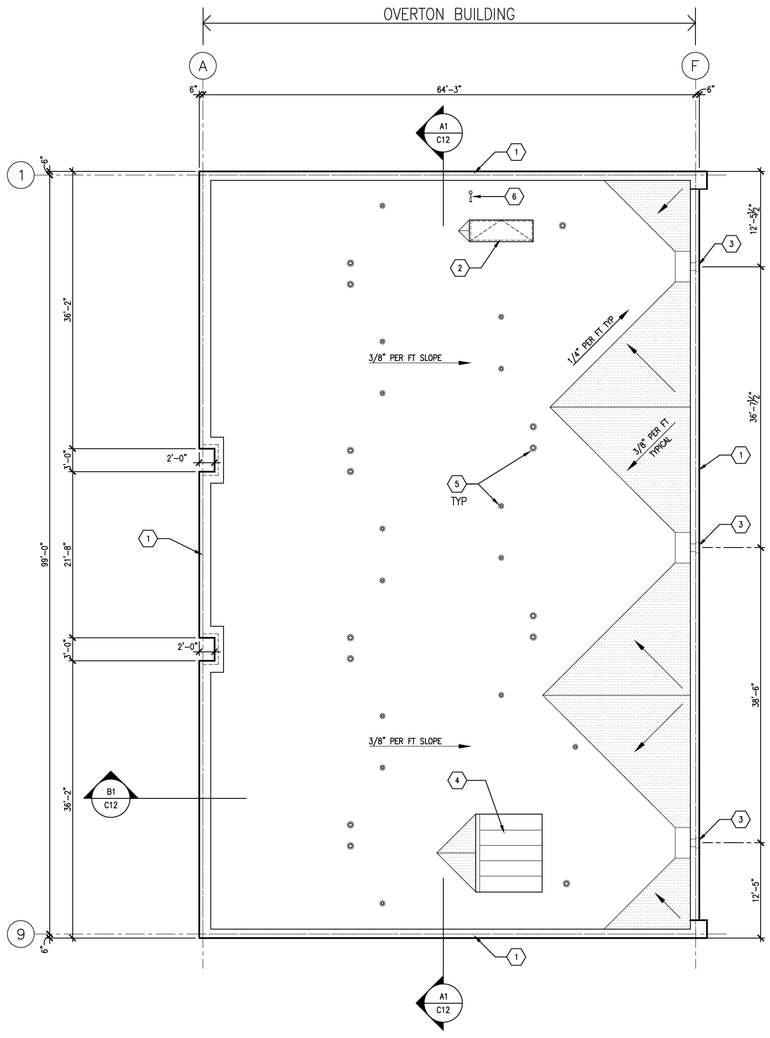
1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. DIMENSIONS ARE TO FACE OF FINISH, TYP

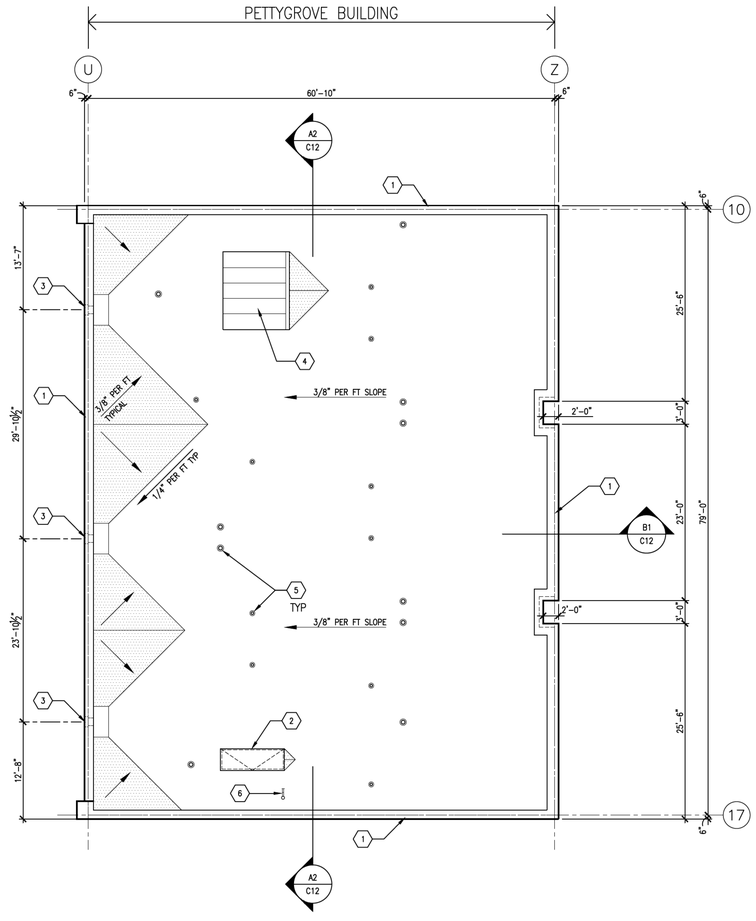
KEYNOTES

1. PARAPET WALL WITH METAL COPING, TYP – PAINTED
2. ROOF HATCH
3. DOWNSPOUT LEADER/SCUPPER
4. ELEVATOR PENTHOUSE
5. PIPE PENETRATION WITH PREFORMED PIPE BOOT, TYP – SEE DETAIL E2/A-503
6. STANDPIPE, PAINTED – SEE PLUMBING

LEGEND

- THERMALPLASTIC MEMBRANE ROOFING
- SHEET METAL ROOFING
- TAPERED INSULATION ROOF CRICKET
- WALKWAY PAD
- PIPE PENETRATION, SEE MECHANICAL AND PLUMBING





A1 ROOF PLAN
1/8" = 1'-0"

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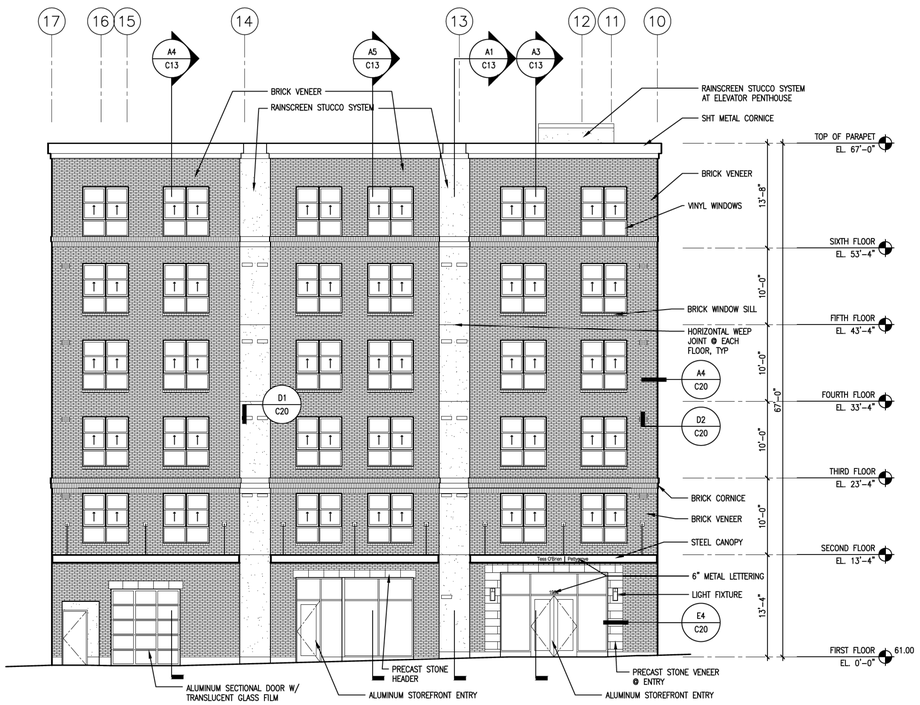
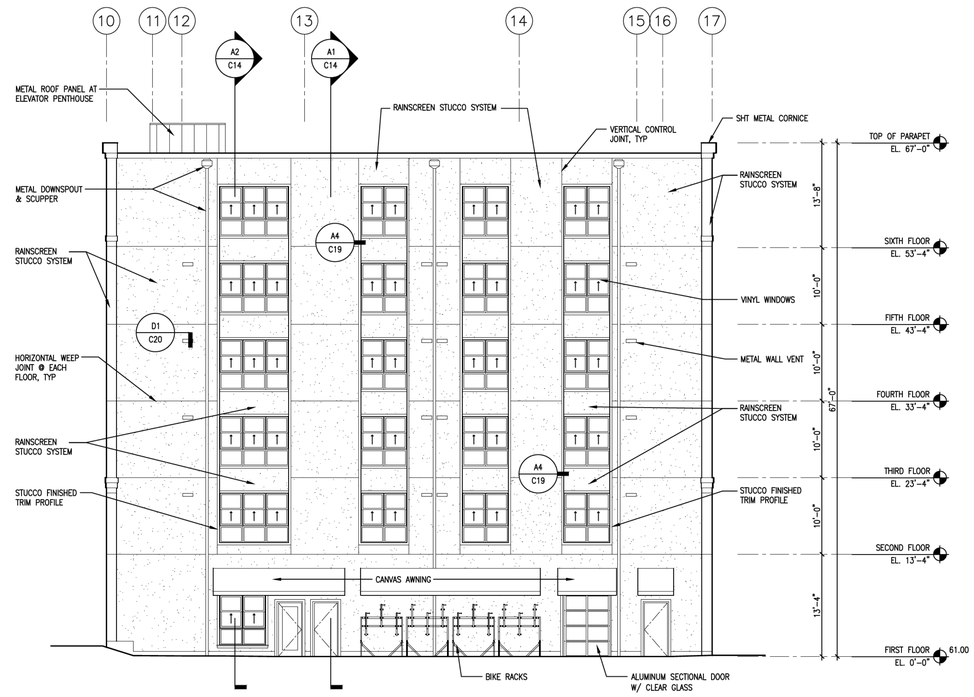
ROOF PLAN

C9

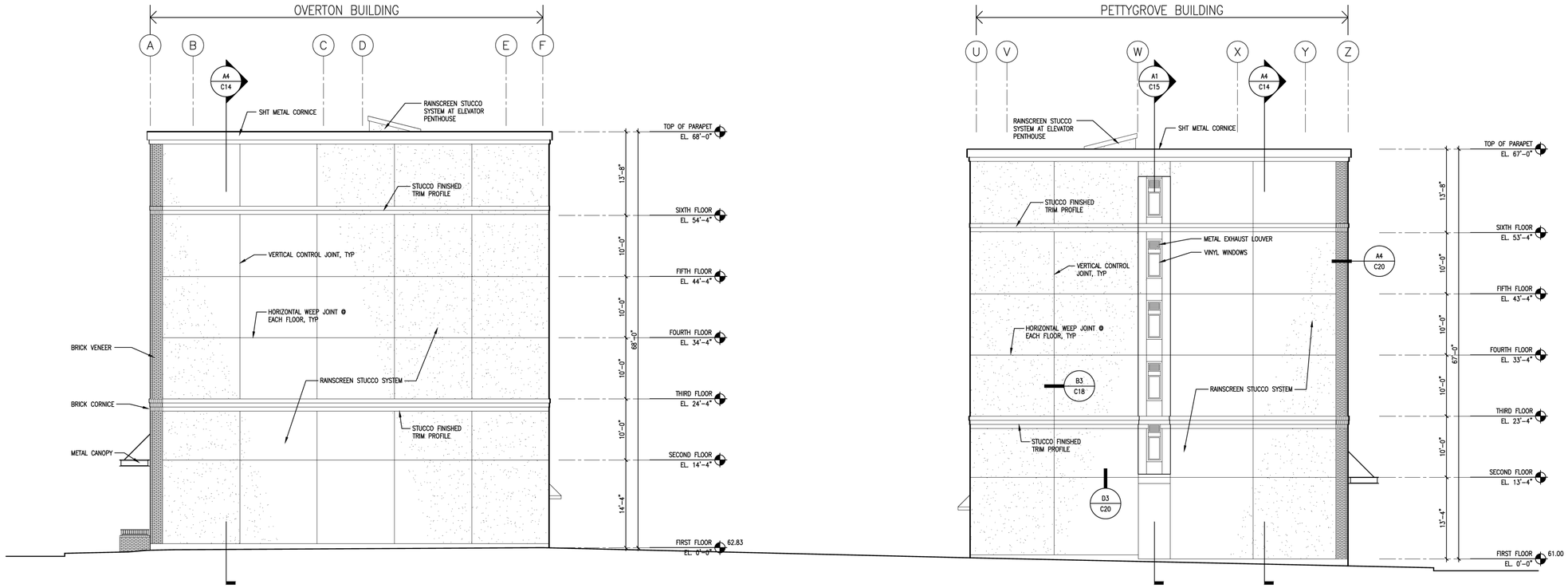
LU14-220722DZ, AD



D1 NORTH ELEVATION - PETTYGROVE BLDG
1/8" = 1'-0"



D4 SOUTH ELEVATION - PETTYGROVE BLDG
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"

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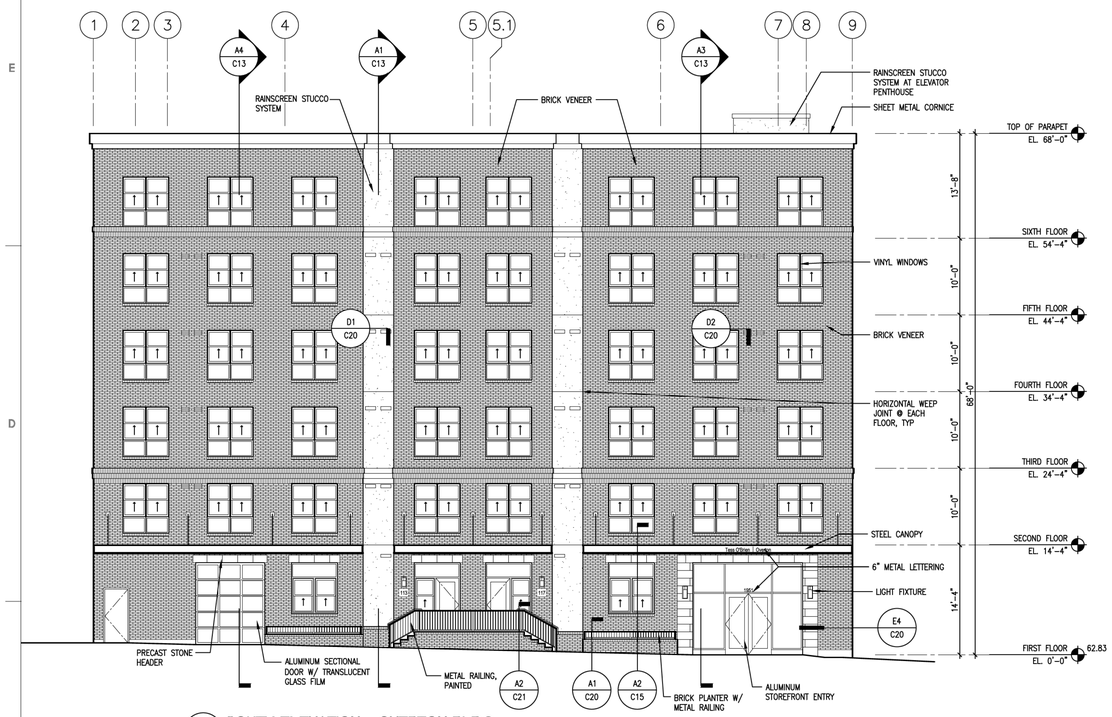
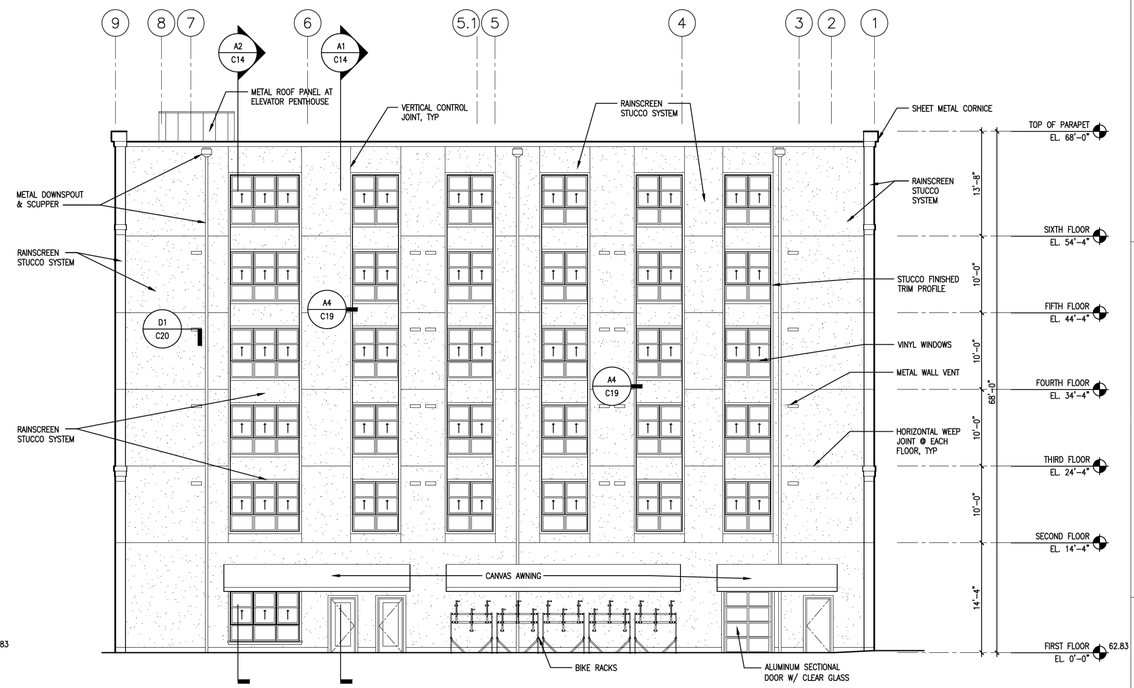
EXTERIOR ELEVATIONS

C10

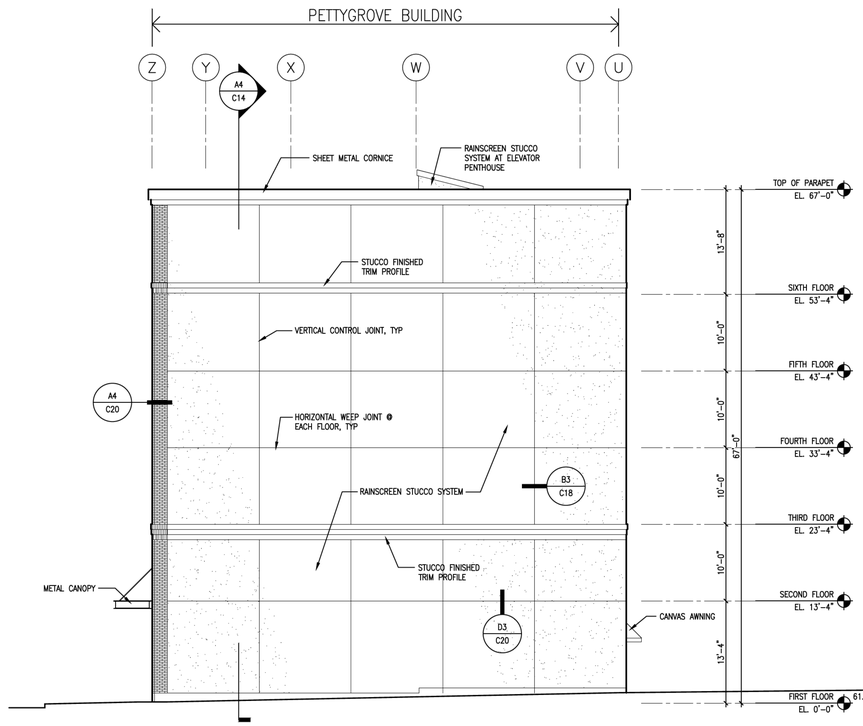
LU14-220722DZ, AD

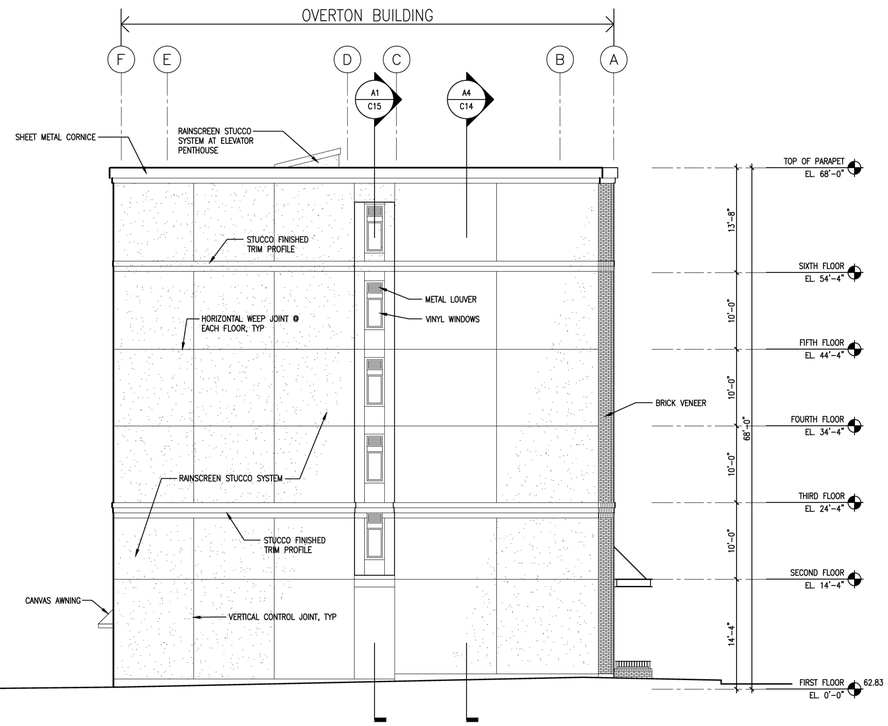


D1 **SOUTH ELEVATION - OVERTON BLDG**
1/8" = 1'-0"



D4 **NORTH ELEVATION - OVERTON BLDG**
1/8" = 1'-0"





A1 **WEST ELEVATION**
1/8" = 1'-0"

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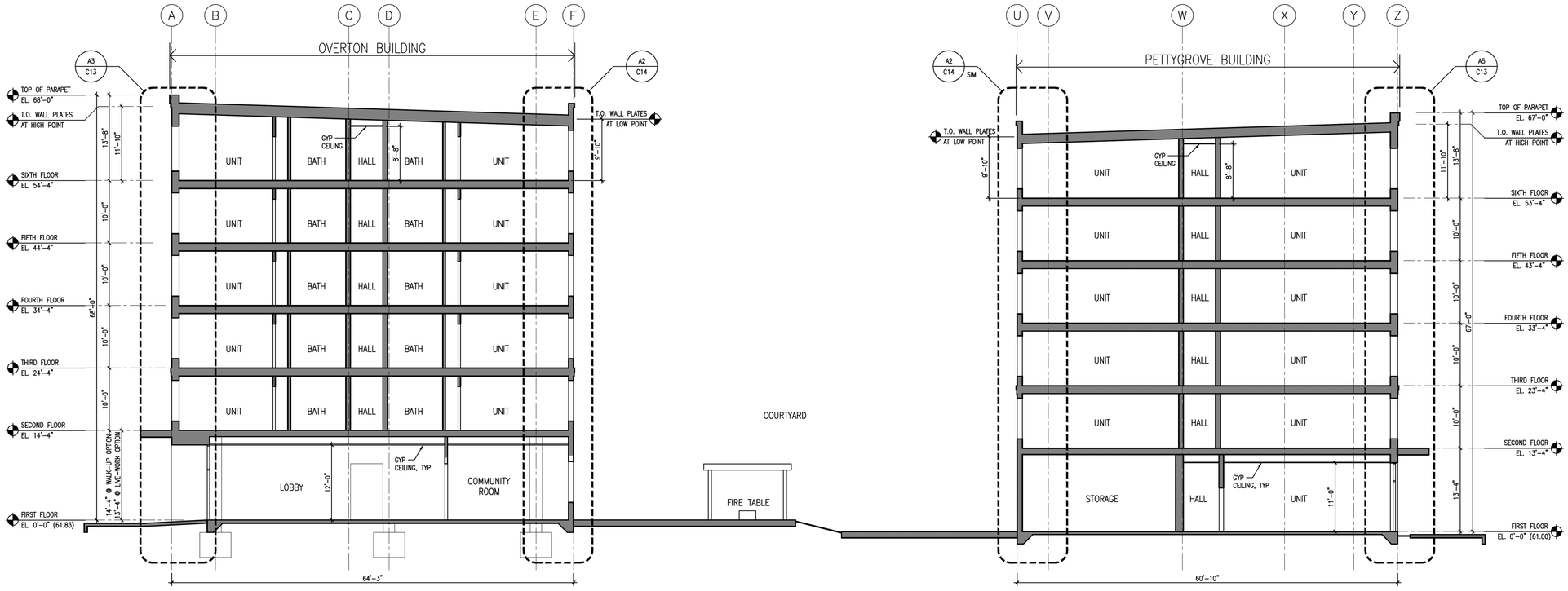
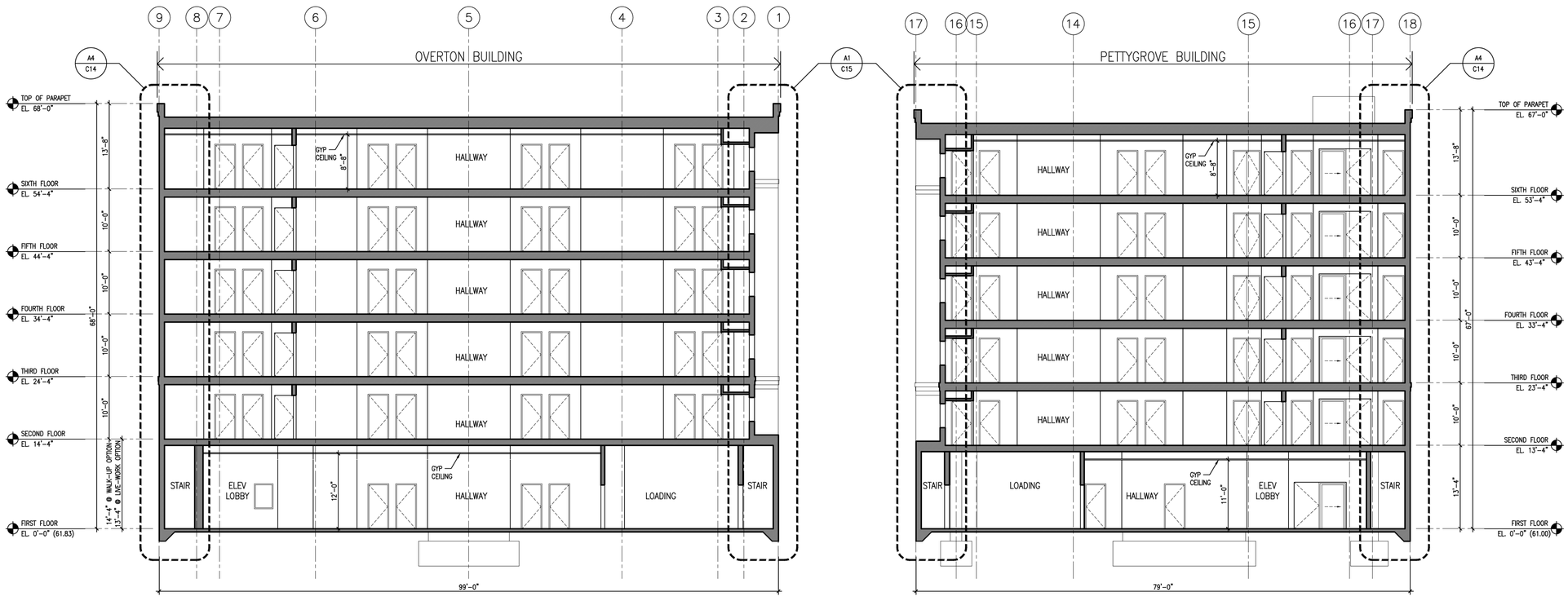
EXTERIOR ELEVATIONS

C11

LU14-220722DZ, AD



B1 **BUILDING SECTION**
1/8" = 1'-0"



A1 **BUILDING SECTION**
1/8" = 1'-0"

A2 **BUILDING SECTION**
1/8" = 1'-0"

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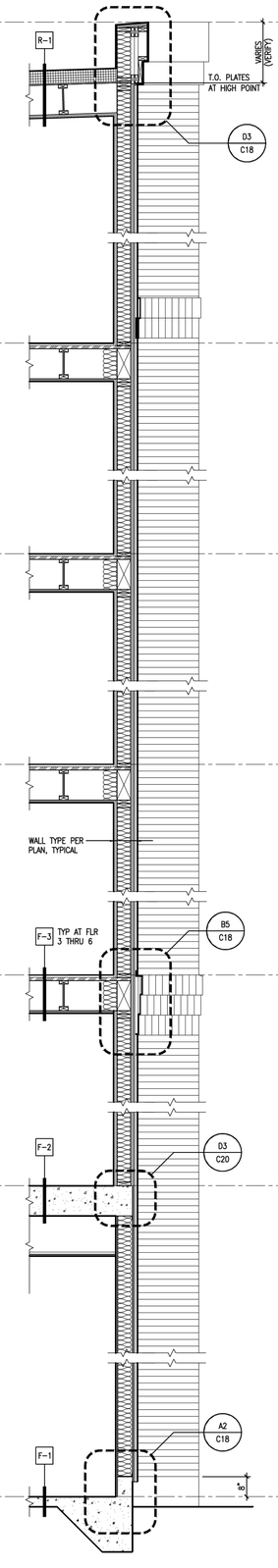
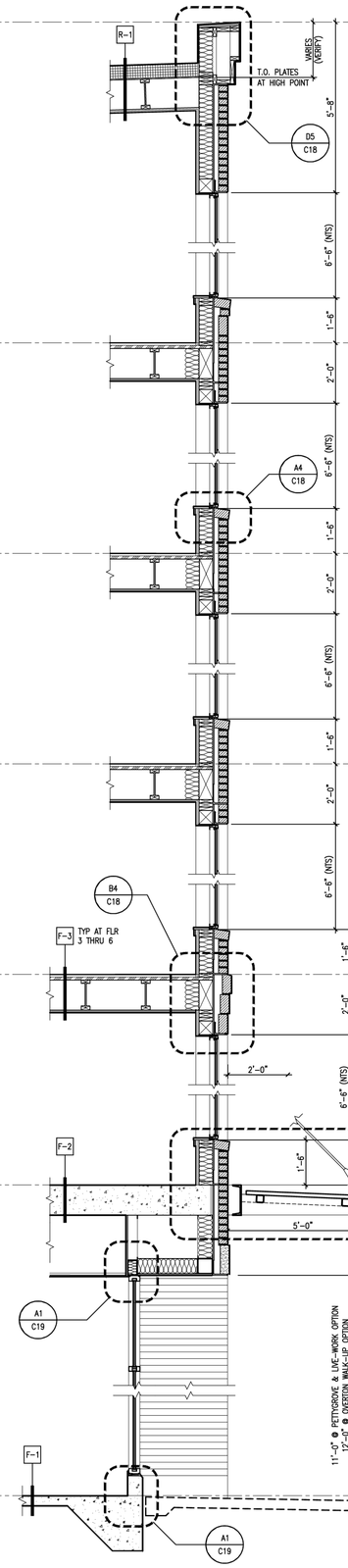
BUILDING SECTIONS

C12

LU14-220722DZ, AD

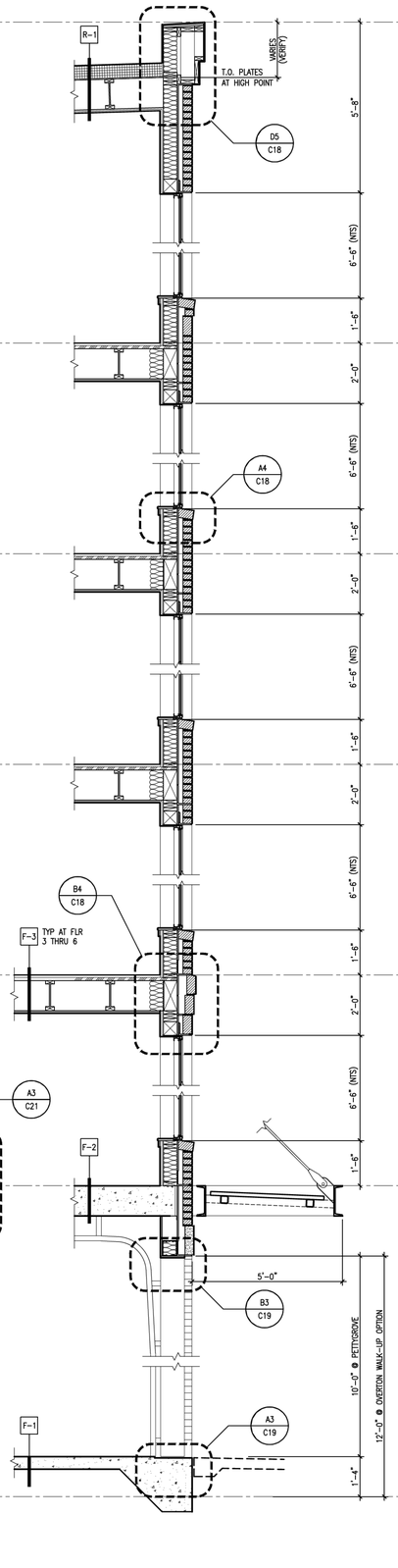


A1 WALL SECTION
1/2" = 1'-0"

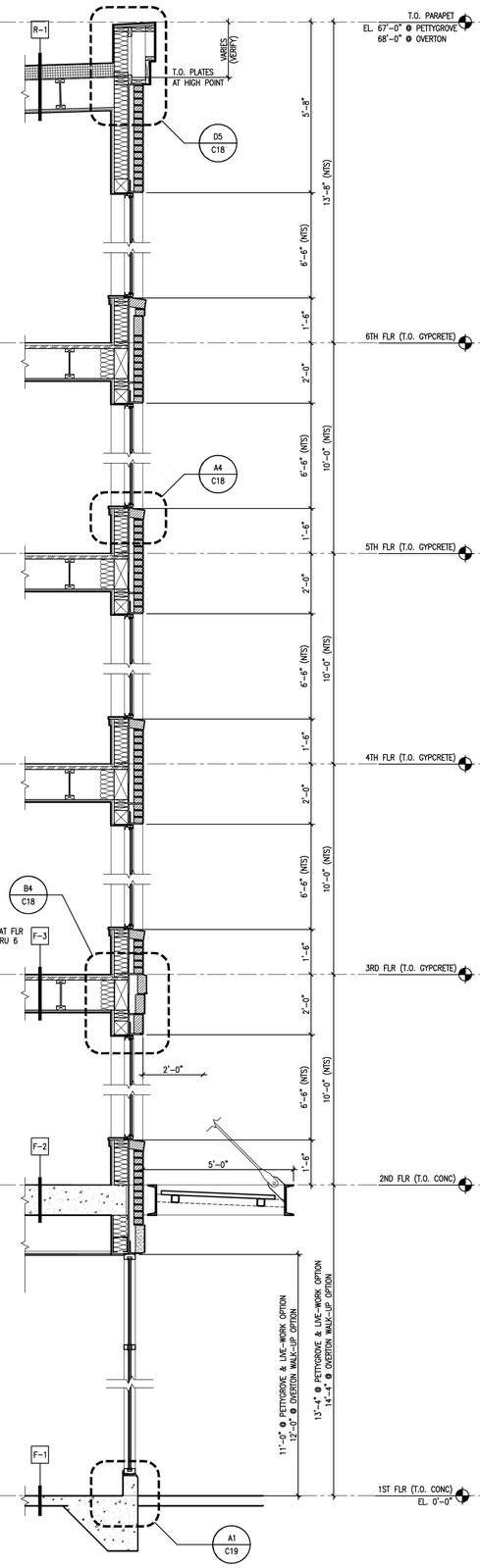


A2 NOT USED
1/2" = 1'-0"

A3 WALL SECTION
1/2" = 1'-0"



A4 WALL SECTION
1/2" = 1'-0"



A5 WALL SECTION
1/2" = 1'-0"

GENERAL NOTE:

REFERENCE WALL ASSEMBLIES SHEET A-501 AND FLOOR & ROOF ASSEMBLIES SHEET A-502

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REGISTERED ARCHITECT
TROY A. AINSWORTH
PORTLAND, OREGON
STATE OF OREGON

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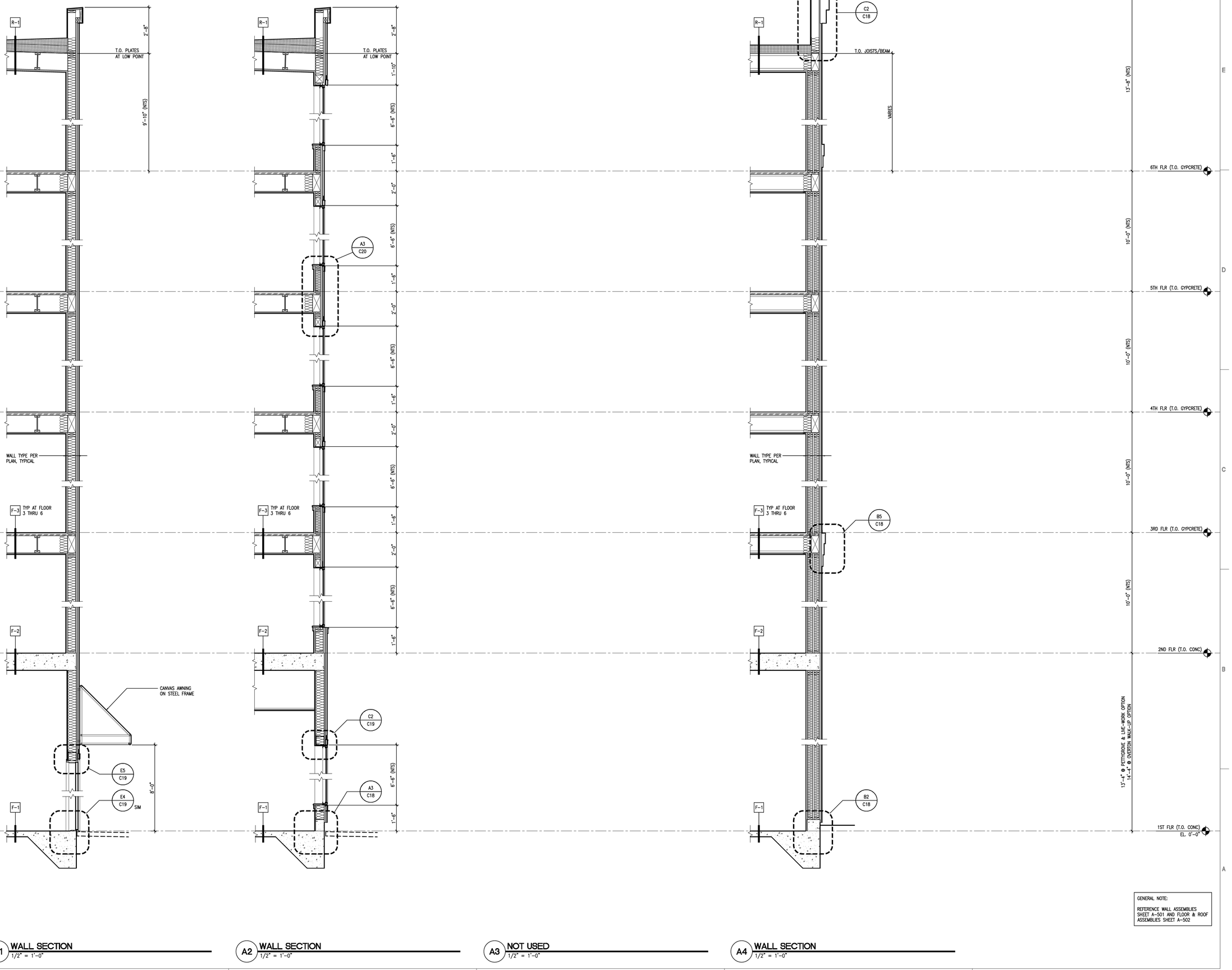
WALL SECTIONS

C13

LU14-220722DZ, AD



GENERAL NOTE:

REFERENCE WALL ASSEMBLIES SHEET A-501 AND FLOOR & ROOF ASSEMBLIES SHEET A-502

A1 WALL SECTION
1/2" = 1'-0"

A2 WALL SECTION
1/2" = 1'-0"

A3 NOT USED
1/2" = 1'-0"

A4 WALL SECTION
1/2" = 1'-0"

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REGISTERED ARCHITECT
TROY A. AINSWORTH
PORTLAND, OREGON
STATE OF OREGON

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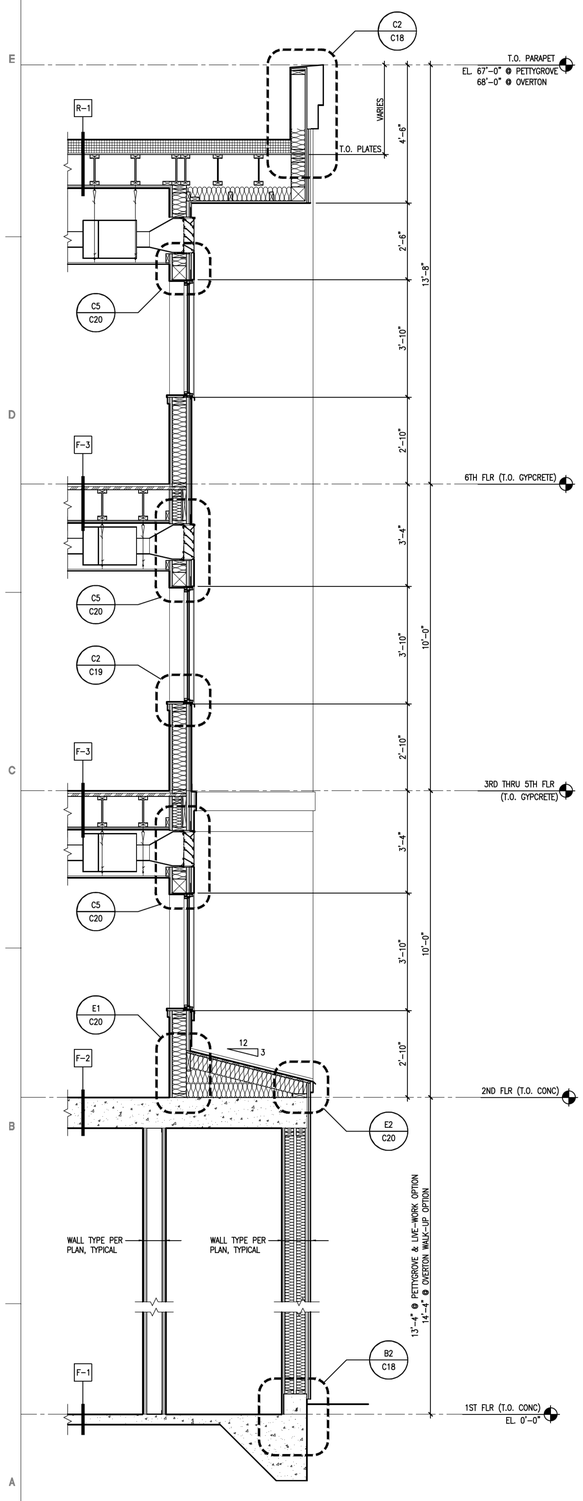
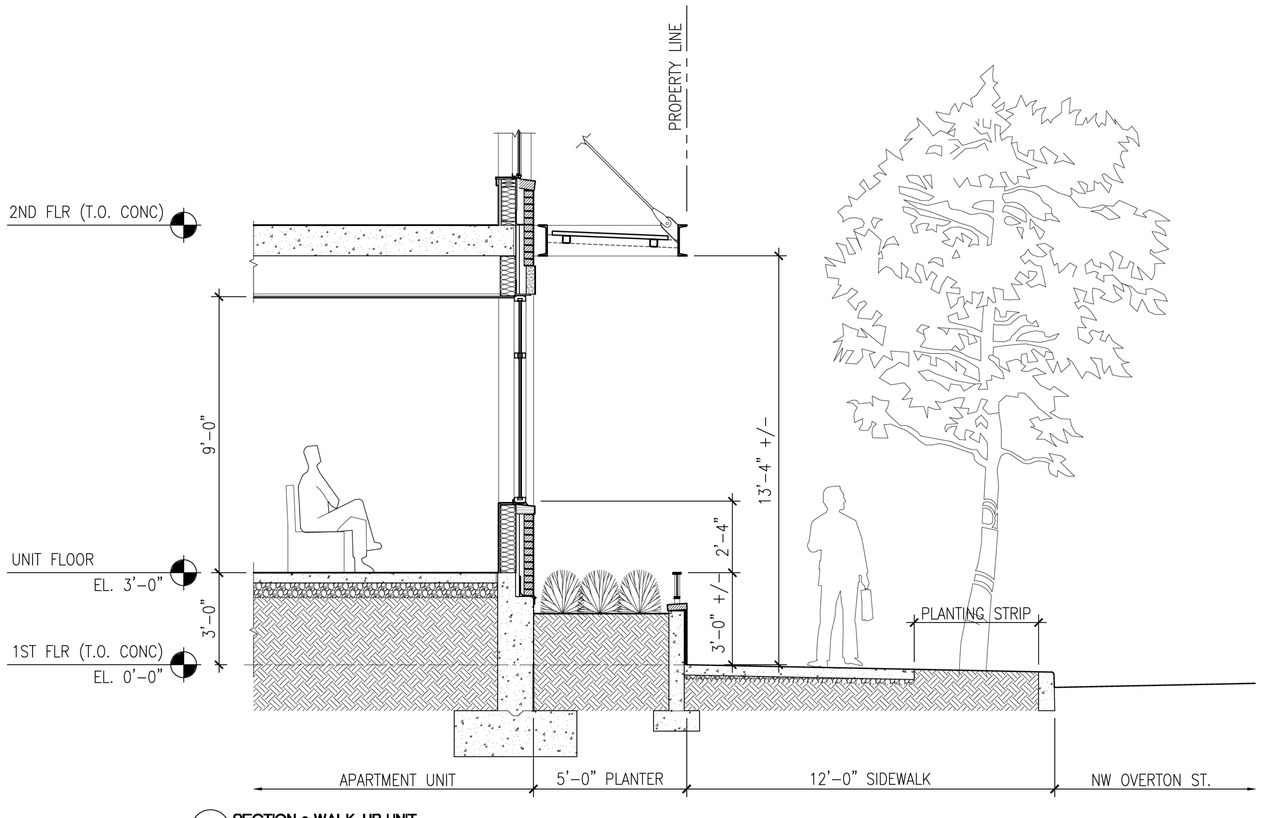
WALL SECTIONS

C14

LU14-220722DZ, AD



A1 **WALL SECTION**
1/2" = 1'-0"



A2 **SECTION • WALK-UP UNIT**
1/2" = 1'-0"

GENERAL NOTE:

REFERENCE WALL ASSEMBLIES SHEET A-501 AND FLOOR & ROOF ASSEMBLIES SHEET A-502

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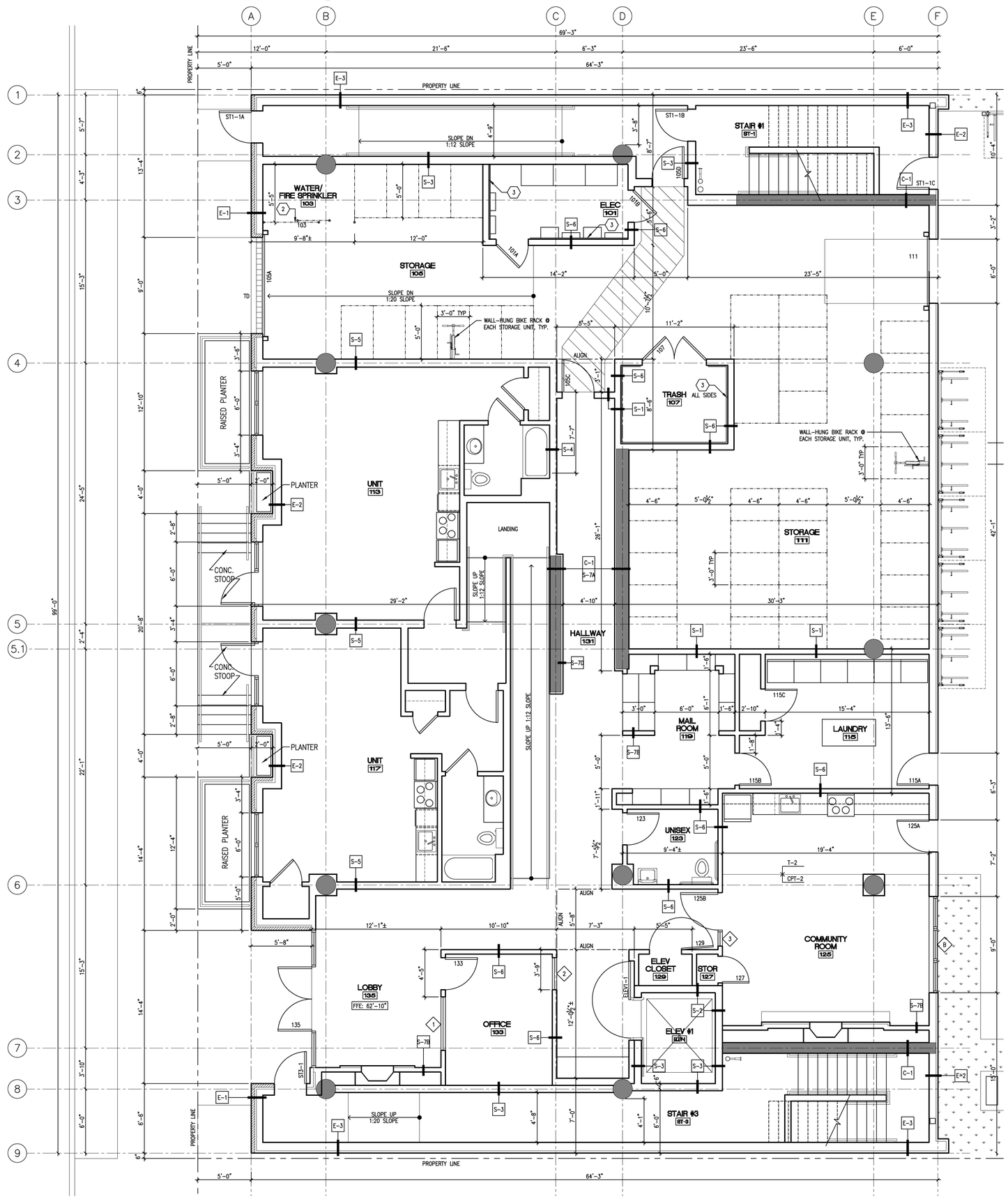
WALL SECTIONS

C15

LU14-220722DZ, AD



A1 ENLARGED FIRST FLOOR PLAN - OVERTON BUILDING
1/4" = 1'-0"

GENERAL NOTES

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3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

KEYNOTES

1. NOT USED
2. CHAINLINK FENCE AND GATE
3. 8'-0" HIGH WAINSCOT OF 3/4" FIRE RETARDANT PLYWOOD – PAINT TO MATCH WALL

LEGEND

- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION
- CONCRETE COLUMN / WALL
- METAL WIRED PARTITIONS
- TD TRENCH DRAIN
- PAVING STRIPING

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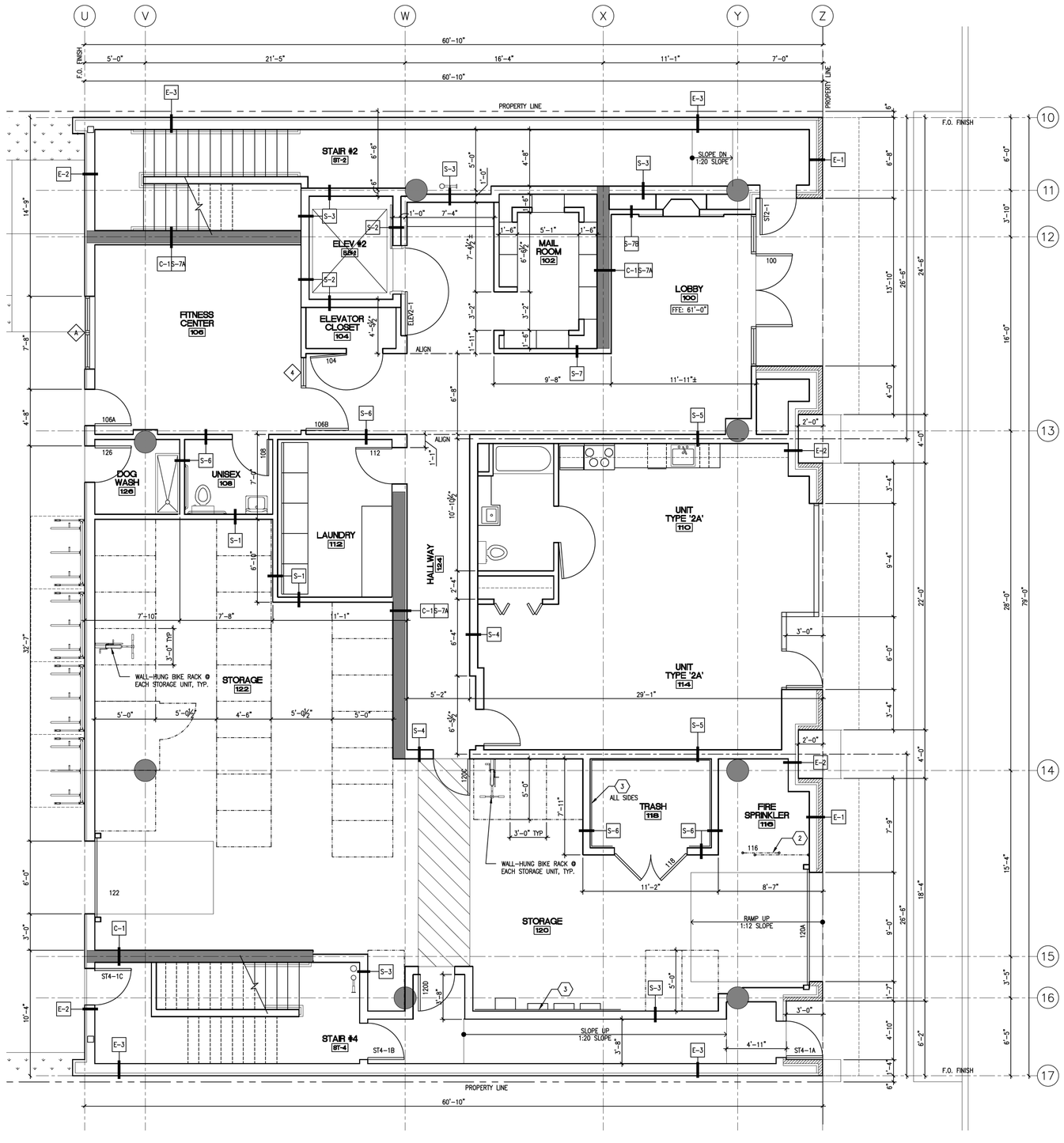
ENLARGED PLANS

C16

LU14-220722DZ, AD



A1 ENLARGED FIRST FLOOR PLAN - PETTYGROVE BUILDING
1/4" = 1'-0"

GENERAL NOTES

1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

KEYNOTES

1. NOT USED
2. CHAINLINK FENCE AND GATE
3. 8'-0" HIGH WAINSCOT OF 3/4" FIRE RETARDANT PLYWOOD – PAINT TO MATCH WALL

LEGEND

- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION
- CONCRETE COLUMN / WALL
- METAL WIRED PARTITIONS
- TD TRENCH DRAIN
- PAVING STRIPING

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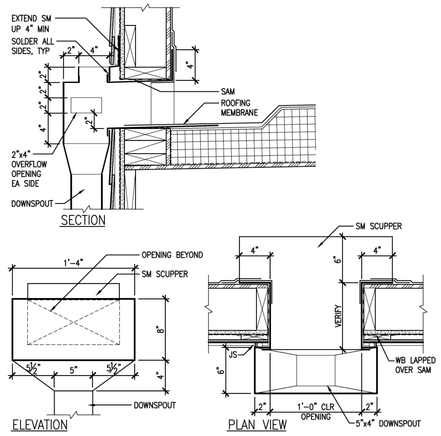
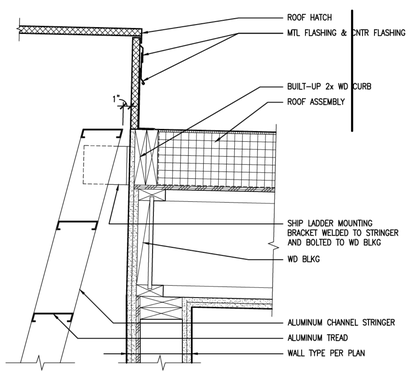
ENLARGED PLANS

C17

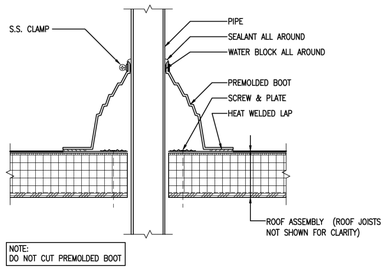
LU14-220722DZ, AD



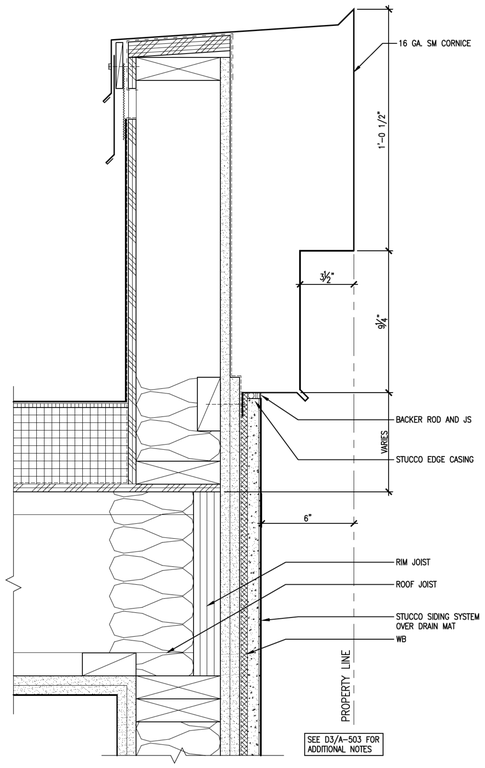
D1 SCUPPER DETAILS
1 1/2" = 1'-0"



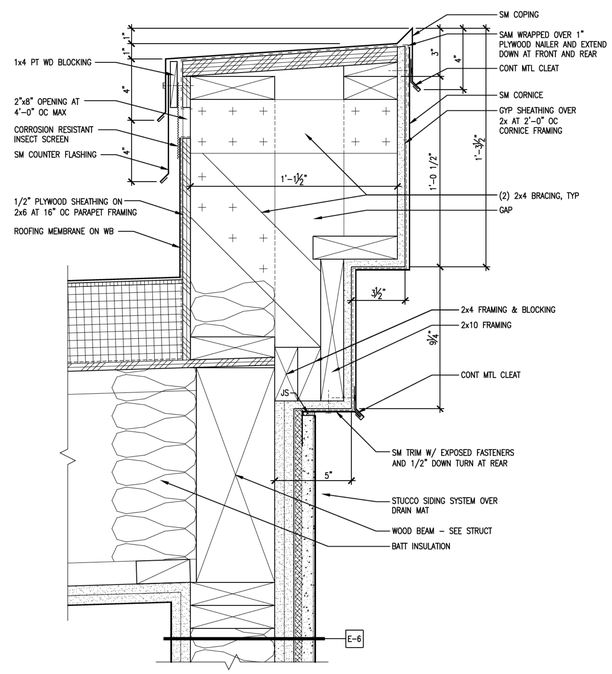
C1 ROOF HATCH / SHIP LADDER
1 1/2"=1'-0"



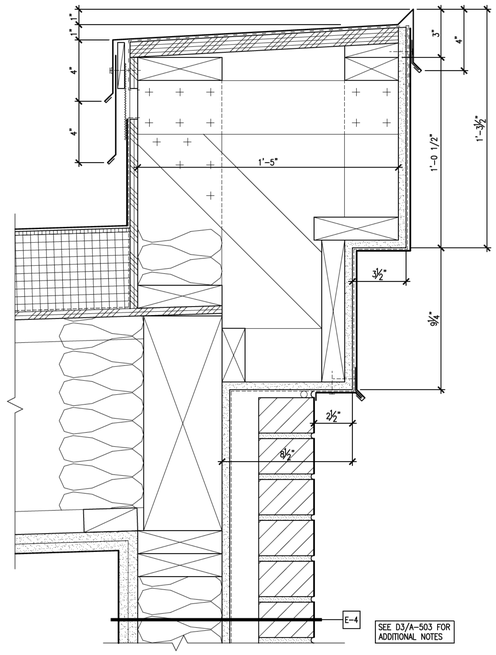
B1 PREMOLDED VENT BOOT FLASHING
1 1/2" = 1'-0"



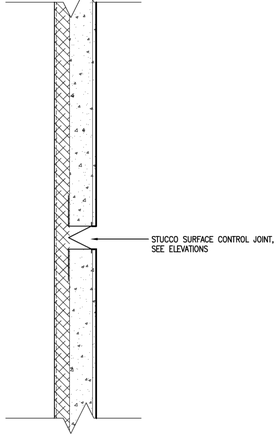
C2 PARAPET AT STUCCO CLAD SIDE FASCIA
3" = 1'-0"



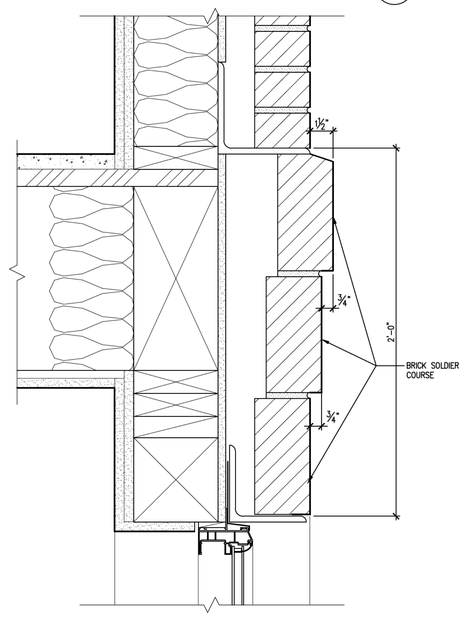
D3 PARAPET AT FCP-CLAD FRONT + REAR FASCIA
3" = 1'-0"



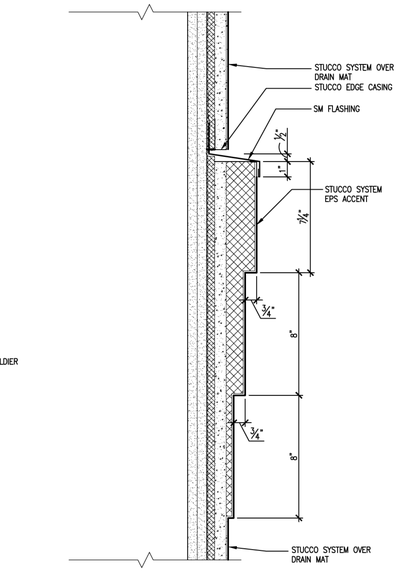
D5 PARAPET AT BRICK VENEER FRONT FASCIA
3" = 1'-0"



B3 TYPICAL VERT. CTRL JOINT • STUCCO
HALF SCALE

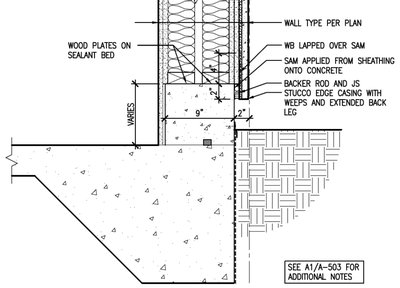


B4 BRICK CORNICE
3" = 1'-0"



B5 STUCCO CORNICE
3" = 1'-0"

A1 WALL BASE AT BRICK VENEER WALL
1 1/2"=1'-0"



A2 WALL BASE AT FCS-CLAD WALL
1 1/2"=1'-0"

A3 WALL BASE AT FCS-CLAD WALL AT COURTYARD
1 1/2"=1'-0"

A4 WINDOW SILL AT BRICK VENEER WALL
3" = 1'-0"

A5 WINDOW JAMB AT BRICK VENEER WALL
3" = 1'-0"

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MARK	DATE	DESCRIPTION

Tess O'Brien Apartments

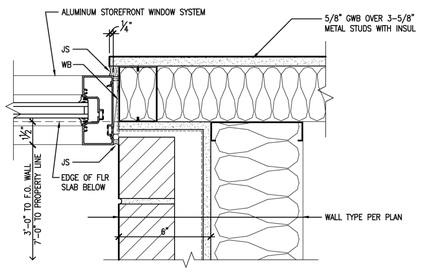
1954 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	----
DATE:	01/09/2015
PROJECT NUMBER:	040513

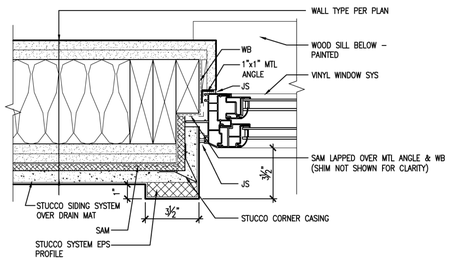
EXTERIOR DETAILS

C18

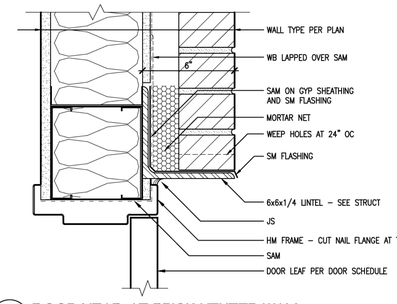
LU14-220722DZ, AD



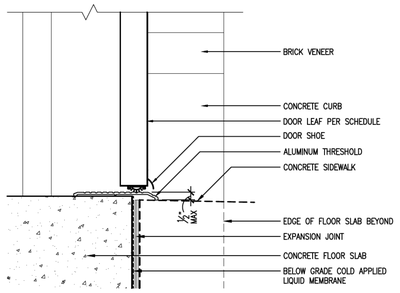
E1 STOREFRONT WINDOW JAMB AT MAIN ENTRY
3" = 1'-0"



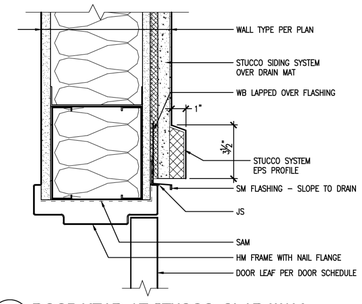
E2 WINDOW JAMB AT STUCCO-CLAD WALL
3" = 1'-0"



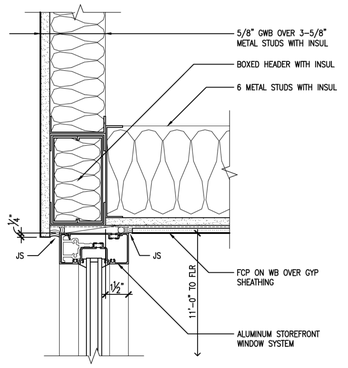
E3 DOOR HEAD AT BRICK VENEER WALL
3" = 1'-0"



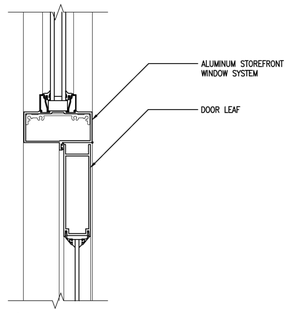
E4 DOOR THRESHOLD
3" = 1'-0"



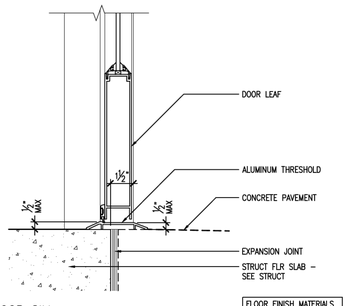
E5 DOOR HEAD AT STUCCO-CLAD WALL
3" = 1'-0"



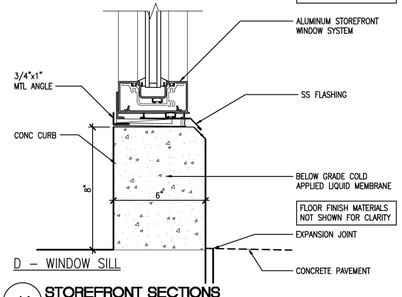
A – WINDOW HEAD



B – TRANSOM / DOOR HEAD

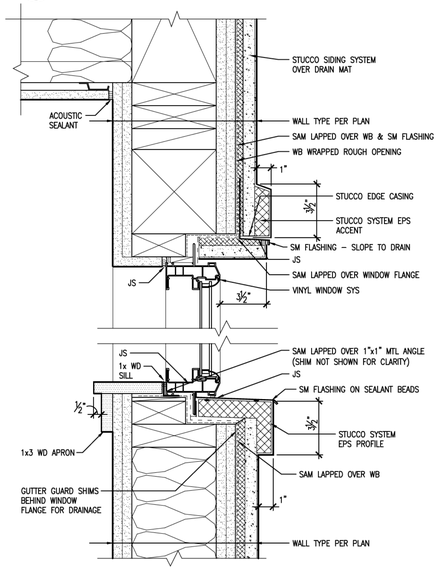


C – DOOR SILL

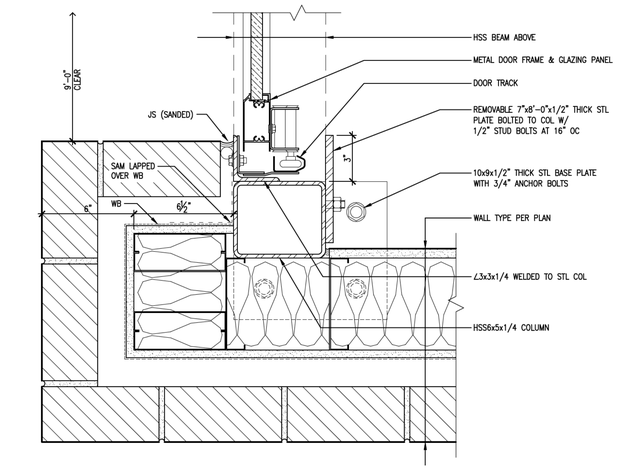


D – WINDOW SILL

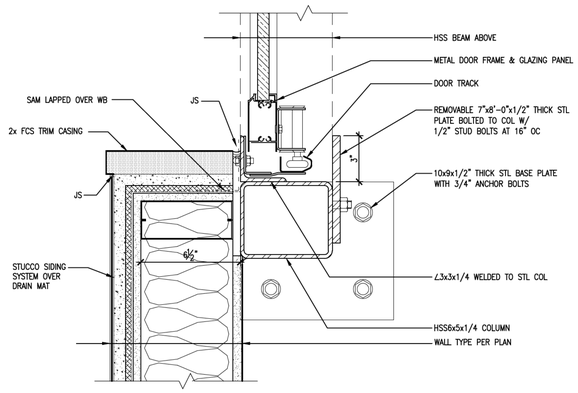
A1 STOREFRONT SECTIONS
3" = 1'-0"



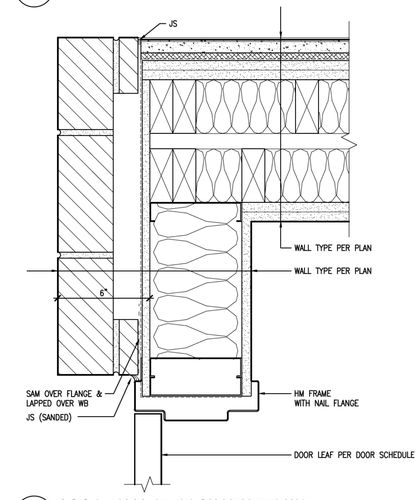
C2 WINDOW HEAD + SILL AT STUCCO-CLAD WALL
3" = 1'-0"



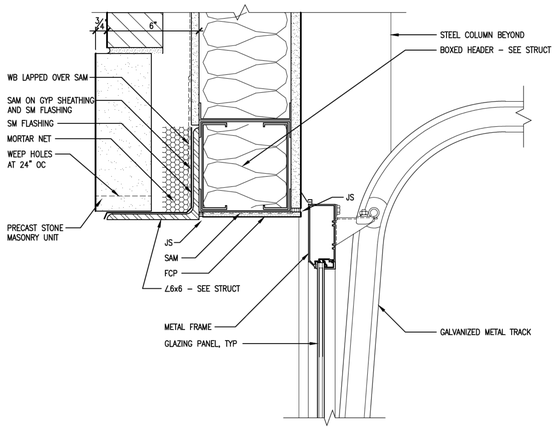
C3 SECTIONAL DOOR JAMB AT BRICK VENEER WALL
3" = 1'-0"



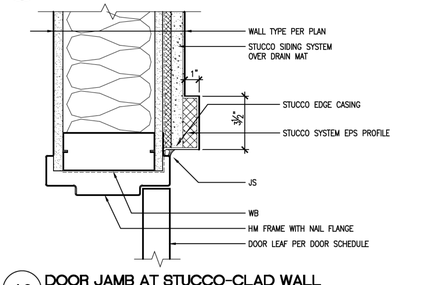
C4 SECTIONAL DOOR JAMB AT STUCCO-CLAD WALL
3" = 1'-0"



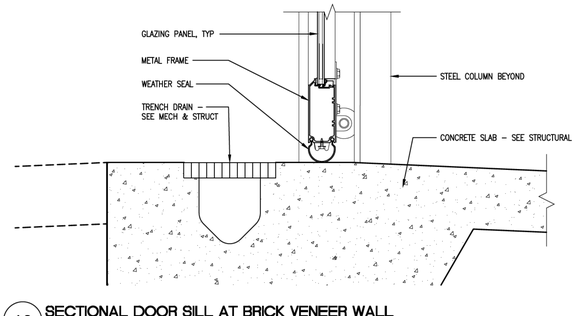
B2 DOOR JAMB AT BRICK VENEER WALL
3" = 1'-0"



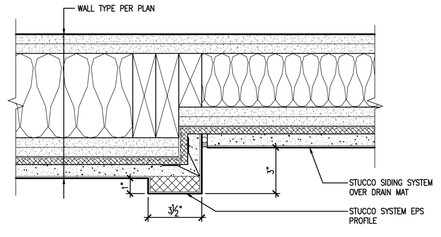
B3 SECTIONAL DOOR HEAD AT BRICK VENEER WALL
3" = 1'-0"



A2 DOOR JAMB AT STUCCO-CLAD WALL
3" = 1'-0"



A3 SECTIONAL DOOR SILL AT BRICK VENEER WALL
3" = 1'-0"



A4 PLAN DETAIL • SPANDREL PANEL
3" = 1'-0"

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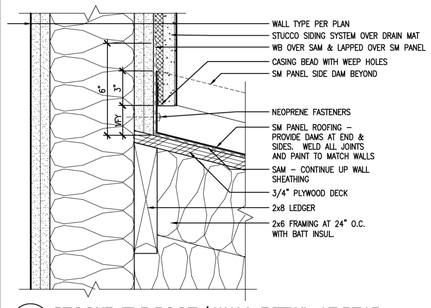
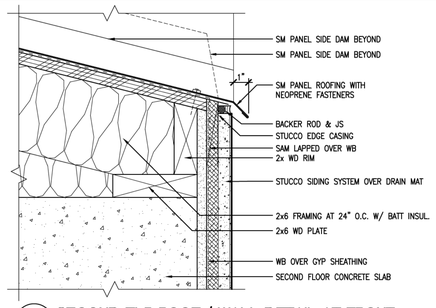
EXTERIOR DETAILS

C19

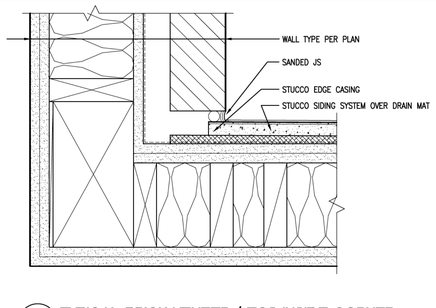
LU14-220722DZ, AD



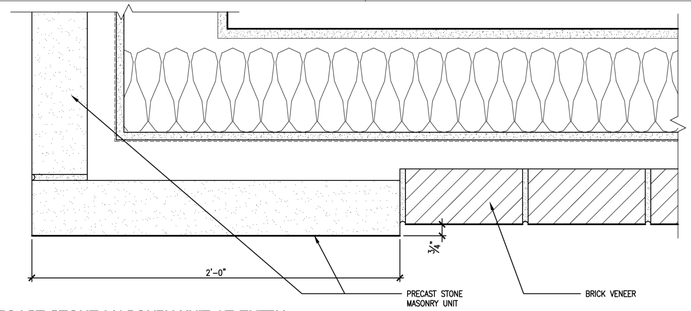
E1 SECOND FLR ROOF / WALL DETAIL AT REAR
3" = 1'-0"



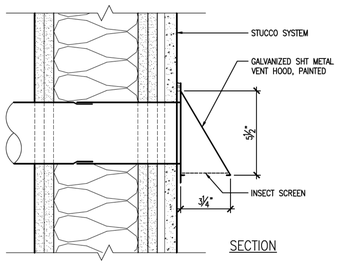
E2 SECOND FLR ROOF / WALL DETAIL AT FRONT
3" = 1'-0"



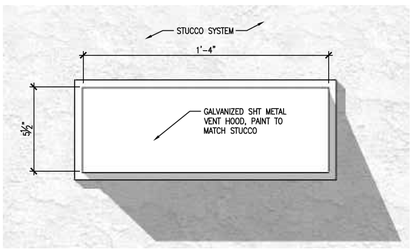
E3 TYPICAL BRICK VENEER / FCS INSIDE CORNER
3" = 1'-0"



E4 PRECAST STONE MASONRY UNIT AT ENTRY
3" = 1'-0"

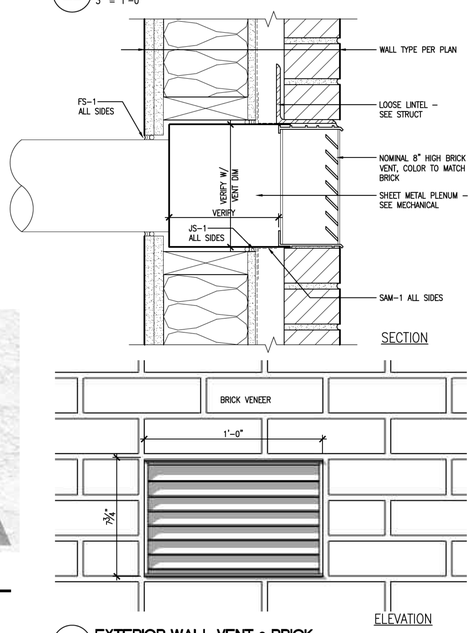


SECTION



ELEVATION

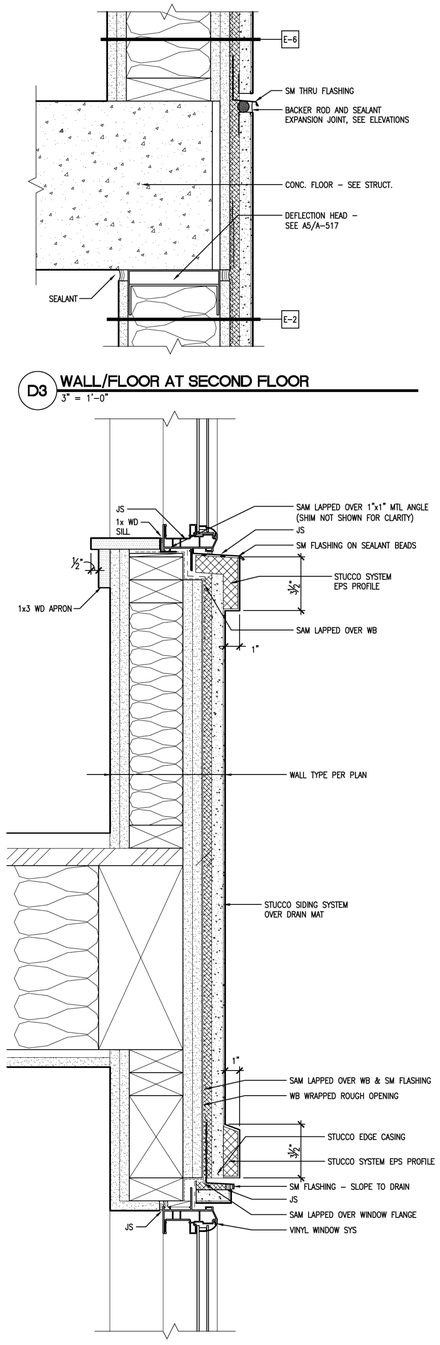
D1 EXTERIOR WALL VENT • STUCCO
3" = 1'-0"



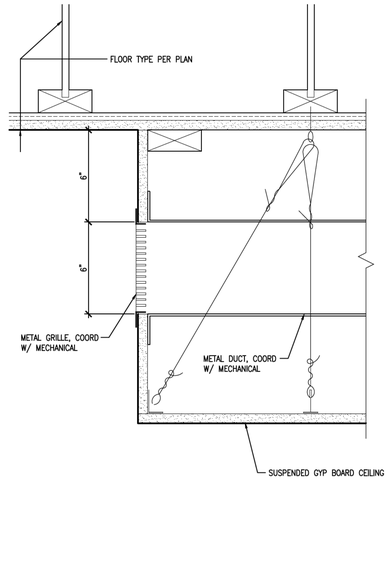
SECTION

ELEVATION

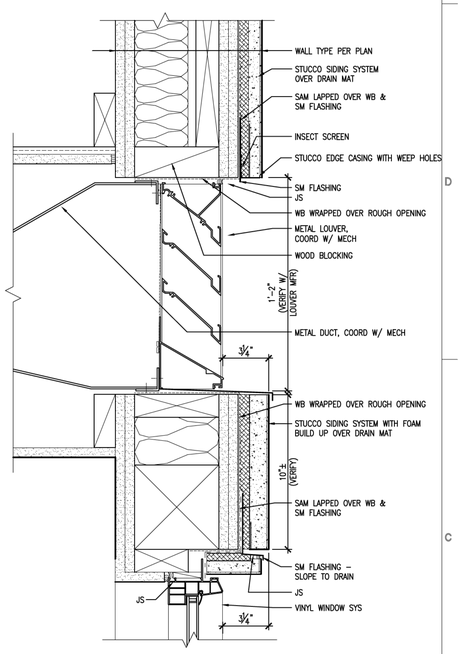
D2 EXTERIOR WALL VENT • BRICK
3" = 1'-0"



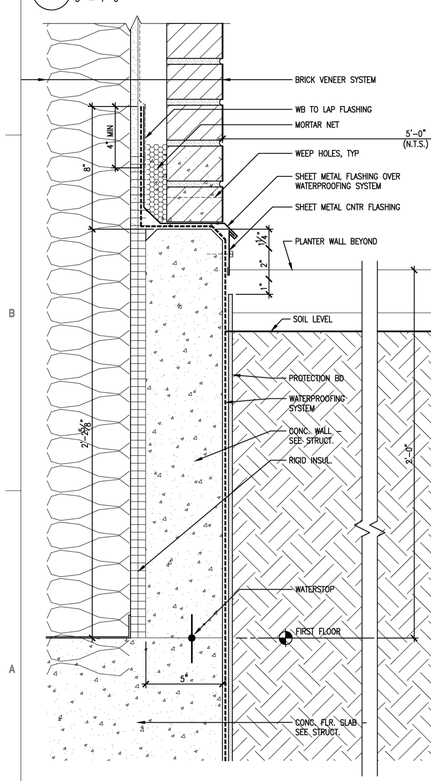
D3 WALL/FLOOR AT SECOND FLOOR
3" = 1'-0"



C4 SUPPLY GRILLE AT SUSPENDED CEILING
3" = 1'-0"

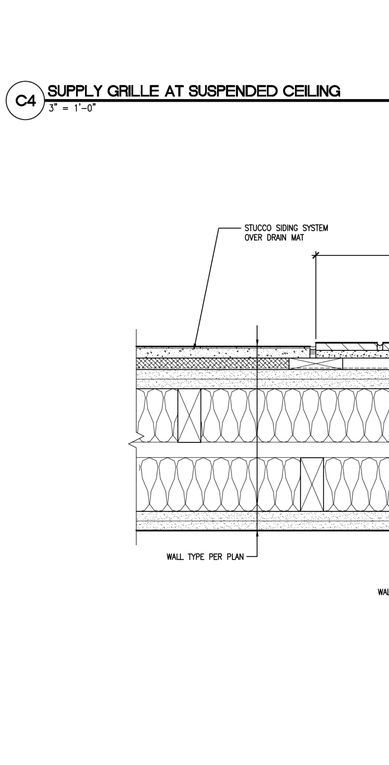


C5 LOUVER/WINDOW AT FCS-CLAD WALL
3" = 1'-0"



A1 PLANTER SECTION AT EXTERIOR BRICK WALL
3"=1'-0"

A3 FIBER CEMENT SPANDREL PANEL
3" = 1'-0"



A4 BRICK OUTSIDE CORNER • PROPERTY LINE
3" = 1'-0"

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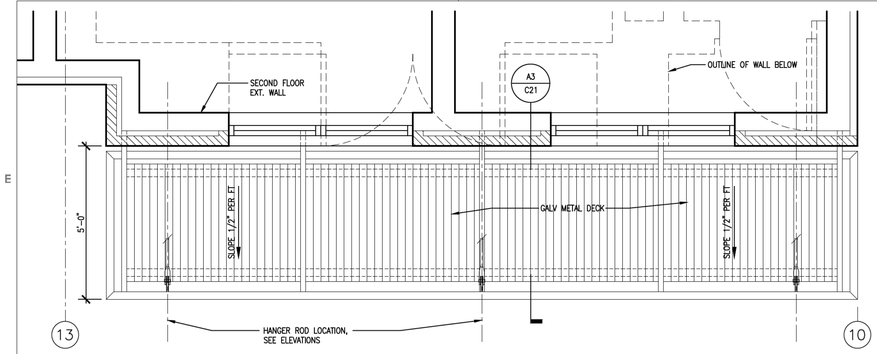
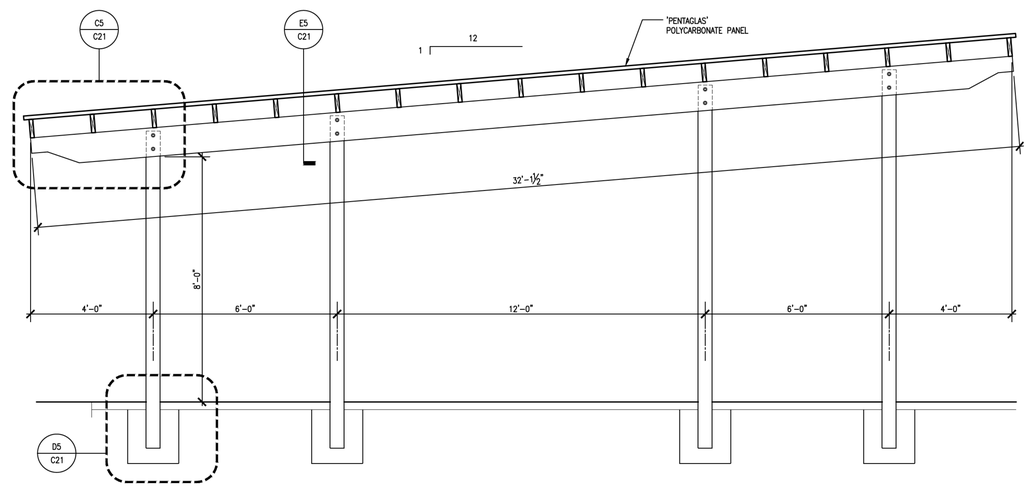
EXTERIOR DETAILS

C20

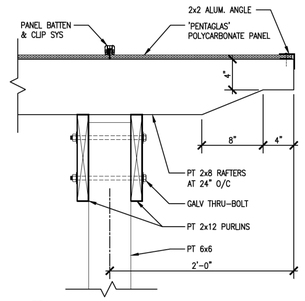
LU14-220722DZ, AD



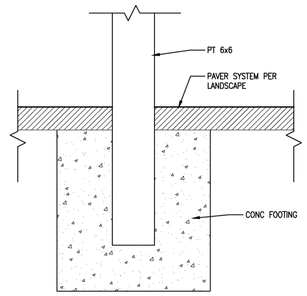
E1 CANOPY PLAN - PETTYGROVE BUILDING
1/2" = 1'-0"



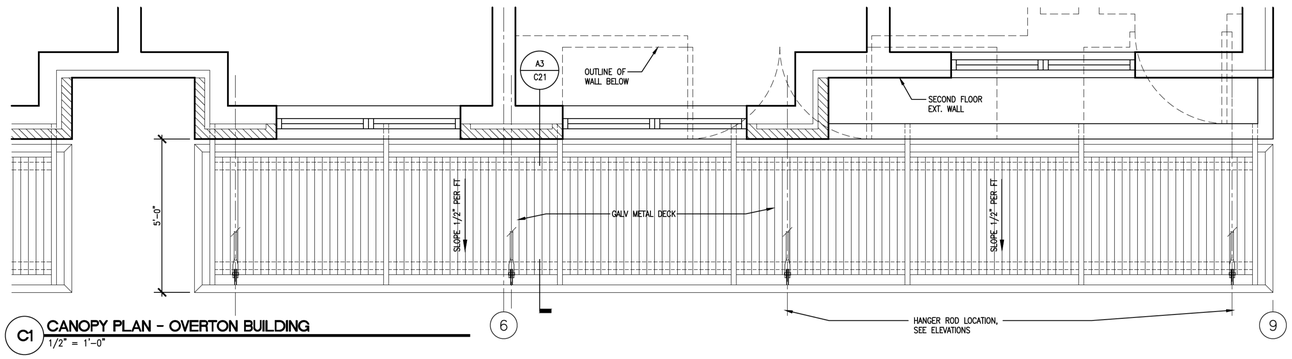
D3 COURTYARD TRELLIS ELEVATION
1/2" = 1'-0"



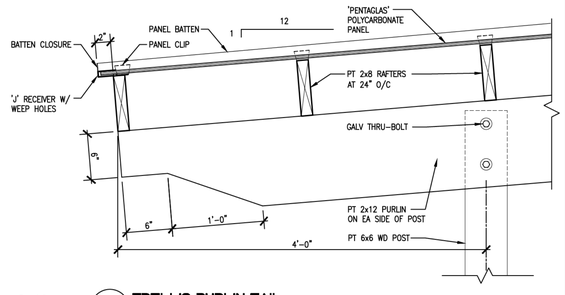
E5 TRELLIS RAFTER TAIL
1-1/2" = 1'-0"



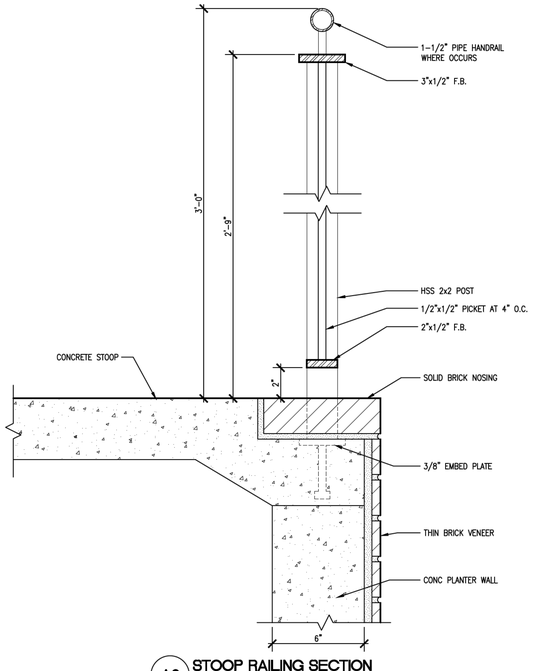
D5 TRELLIS POST FOOTING
1-1/2" = 1'-0"



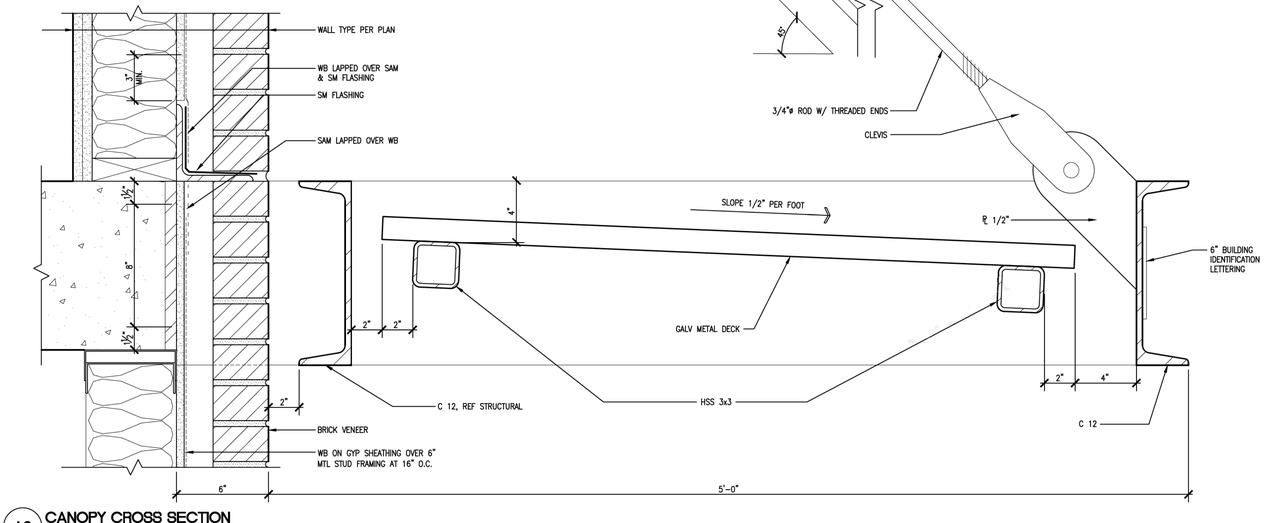
C1 CANOPY PLAN - OVERTON BUILDING
1/2" = 1'-0"



C5 TRELLIS PURLIN TAIL
1-1/2" = 1'-0"



A2 STOOP RAILING SECTION
3"=1'-0"



A3 CANOPY CROSS SECTION
3" = 1'-0"

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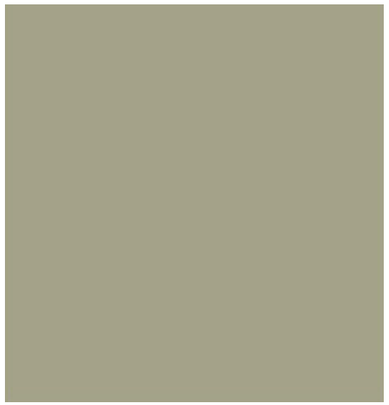
CANOPY + TRELLIS DETAILS

C21

LU14-220722DZ, AD

Stucco Siding System @ Side Walls
To match Benjamin Moore
AF-655 silhouette

Stucco Siding System @ Courtyard Walls
To match Benjamin Moore
1469 eagle rock



Stucco Accent Panel
To match Benjamin Moore
509 cypress green

Roof Membrane
White Thermoplastic Polyolefin

Precast Stone @ Entry & Headers
Arriscraft Renaissance
Nutmeg, Sandblasted

Brick Veneer
Mutual Materials
Autumn Blend, Misson Texture

Vinyl Windows, Aluminum Storefront, Canopy Fascias,
Metal Railings & Sheet Metal Copings, Misc Trim
Black

MINW-LED

Construction:
- Housing and chassis is steel
- Diffuser is .10 extruded white acrylic
- Accent bars and rings are extruded aluminum

Light Source:
- LED
- Dimming (0 - 10v) to 10% **Included**

Notes:
- Integral mounting plate; keyhole slots left and right
- Top and bottom white acrylic lens – standard
- Not all material and accent styles are available
- Optional lens cover (ALC) eliminates up/down light
- UL and CUL listed WET location
- LED Components
  - OSRAM Gen II Distributed Array
  - CRI > 80
  - 11w - 1225 Lumens
  - 14w - 1600 Lumens
  - 21w - 2450 Lumens
  - Dimming (10% or 1%) OSRAM Power Supply
  - 5-Year Warranty on LED Components

OSRAM LED TECHNOLOGY INCLUDED

Type:	
Job Name:	

WALL | CEILING | PENDANT | OUTDOOR

DIMMABLE · cULus LISTED · MADE IN AMERICA

@ Walk-Up Units

@ Building Entries

MINW-916-LED	MINW-920-LED	MINW-926-LED
Height - 16″	Height - 20″	Height - 26″
Width - 9″	Width - 9″	Width - 9″
Depth - 4″	Depth - 4″	Depth - 4″
MC - 8″	MC - 10″	MC - 13″

ORDERING INFORMATION

Example: MINW-920-LED-B-U-14W-3-Z3-WSA

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
MINW-916-LED	A B C	U 120 - 277	**11w** LED / 1225lm (117 lm per watt)	**2** 3000K **3** 3500K **4** 4000K	**B1** Satin Black **Z1** Satin Bronze **Z3** Text Bronze	**WSA** White Smooth Acrylic	**DIM** LED dimming driver (0 - 10v) Dimming to 10% (**Included**)
MINW-920-LED	D X		**14w** LED / 1600lm (117 lm per watt)		**Optional** (See Price List) **W1** Yolk **W2** Gloss White **W3** Text White **B2** Text Black **T4** Shimmer Gray **M13** Anod Silver **T6** Pewter **W13** Pearl Beige **P2** Brushed Alum **P9** Brushed Nickel **M16** Antique Brass	**Optional Cage Accents** (See Page 2) **Material** **F** Filigree **P** Perforated Screen **M** Wire Mesh **W** Waffle Pattern **Style** **SC** Screen Complete **CC** Center Complete **CH** Center Half **EC** Ends Complete **SF** Sides Full **CF** Center Full **OX** Custom	**DIM1** LED dimming driver (0 - 10v) Dimming to 1% (**See Price List**) **ALC** Aluminum Lens Cover - *See Notes* **Battery Backup Options** **BB07** 7 Watts (820lm) for 90-Minutes **BB10** 10 Watts (1170lm) for 90-Minutes
MINW-926-LED			**21w** LED /2450lm (117 lm per watt)				

28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 /661-257-0286 • fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com

Lightway

MINW Series
Cage Styles and Accents

MINW-A · MINW-B · MINW-C · MINW-D

SC Screen Complete · CC Center Complete · CC Center Half · EC Ends Complete · SF Sides Full · CC Center Full

Filigree · Mesh · Perforated · Waffle

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Lightway

DESCRIPTION

Senergy Sentry Stucco Ultra is a highly advanced Portland cement-based exterior wall system. Its features include a rainscreen design, a liquid applied air/water-resistive barrier, drainage mat, rustproof fiberglass lath, a base coat and textured finishes.

Integrated system components include SENERSHIELD-R, DRAINAGE MAT DF, SENERGY STUCCOBASE™/ STUCCOBASE PREMIX, optional STUCCO PRIME, BASE COAT, optional reinforced base coat and 100% acrylic polymer finish. Apply the system to PERMALATH®1000 or 3.4 lb/ sq. yd. metal lath over DRAINAGE MAT DF over SENERSHIELD-R air/water-resistive barrier over the following acceptable sheathing: PermaBase® Cement Board and other cement-boards conforming with ASTM C1325 (Type A-exterior), poured concrete/unit masonry, Fiberock® Aqua-Tough™ Sheathing, e²XP™ sheathing (ASTM C1177), GlasRoc® sheathing (ASTM C1177), Securock™ glass-mat sheathing (ASTM C1177), DensGlass™ exterior sheathing (ASTM C1177), gypsum sheathing (ASTM C79/C1396), Exposure I or exterior plywood (Grade C/D or better), or Exposure I OSB.

Required control joints can be used as design elements, and special shapes and architectural details are easy to add.

Finishes are available in a limitless color selection and offer performance enhancement options, including increased resistance to dirt pick-up, mildew and cracking.

Senergy Sentry Stucco Ultra features easy installation, proven performance, exceptional durability and low maintenance.

USES

New or retrofit residential, institutional and commercial low-rise construction such as hotels, hospitals, retail centers, schools, multi-family apartments and condominiums, and government facilities.

ADVANTAGES

- Rain screen design provides added protection against the effects of incidental moisture intrusion.
- Fluid applied air/water-resistive barrier provides a durable, seamless building wrap.
- Three-dimensional drainage mat provides a drainage plane for maximum drainage and drying performance.
- Self-furred glass fiber reinforcing lath in durable plaster base that will not rust.
- Factory prepared STUCCOBASE minimizes potential site mixing errors; improves quality control.
- Acrylic modified base coat over STUCCOBASE enhances water resistance performance and finish coat aesthetics.
- Elastomeric finish coat bridges hairline cracks.
- Reinforcing mesh option further increases crack resistance.
- Very resistant to impact and punctures; good for high traffic areas.
- Fade-, abrasion-and dirt-resistant finishes contribute to low maintenance and life-cycle costs.
- EPS shapes integrate into the system for economical architectural detailing; more valuable appearance.

DESIGN CONSIDERATIONS

- Maximum allowable deflection L/360, based on stud properties only.
- The design wind load shall not exceed the system's allowable wind load as stated in applicable code reports.
- Details shall conform with BASF Wall Systems' recommendations and shall be consistent with the project requirements.
- Control joints and trim accessories are required. Control joint placement is required in the Senergy Sentry Stucco Ultra Stucco Wall System every 144 ft² per ASTM C1063.
- Consult the framing and sheathing manufacturer for design and application considerations.
- Expansion joints are required in the system where they exist in the substrate, where the system adjoins dissimilar construction, at changes in substrates and at floor lines in multilevel wood frame construction.
- System shall terminate at expansion joints.
- Sealant joints shall be detailed and installed per sealant manufacturer's recommendations.
- A minimum 6:12 slope is required on all horizontal surfaces greater than 1".
- Backer rod, sealant and flashing are required at door and window openings.

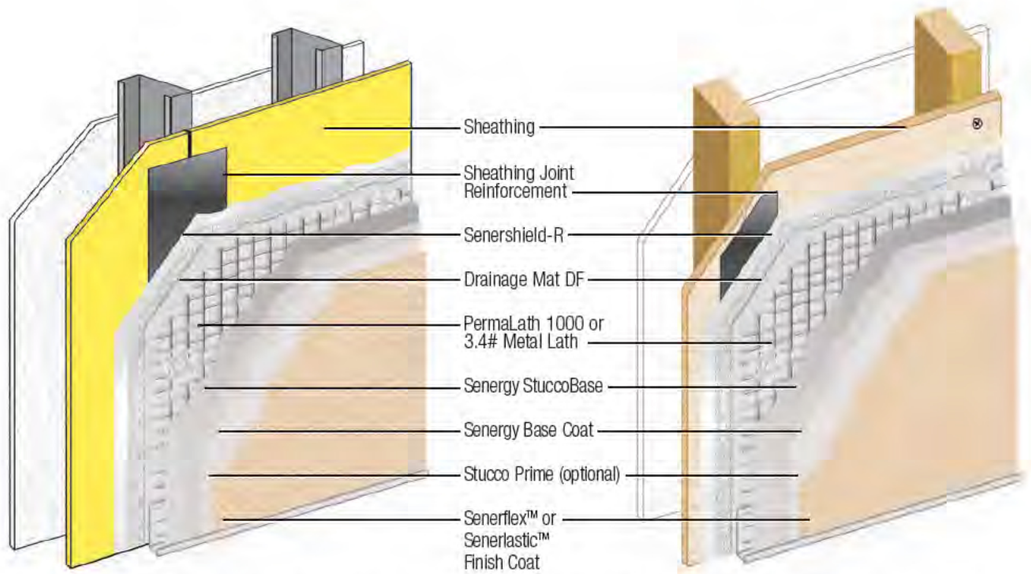
BEST PRACTICES FOR INSTALLERS

General

- It is recommended that the building should carry a minimum of 90 percent of the dead building load and that the interior gypsum should be installed prior to installation of the stucco.
- Coordination of other trades is recommended so that wall penetrations for cable, electricity, water and vents are installed with proper enclosures prior to installation of the stucco.
- Pail components must be kept at a minimum of 4°C (40°F) and at a maximum of 43°C (110°F) during shipping and storage.
- A minimum temperature of 4°C (40°F) is required during application of liquid components and until completely dried.
- Protect dry (bagged) products from moisture.
- No additives are permitted to any components unless specifically approved by BASF Wall Systems.
- Follow the application instructions for each component.
- Windows and doors may permit some water to pass through the frame materials or joints. To reduce the potential for intruding water to degrade water-sensitive sheathing and framing, and to keep water out of the stud cavity, rough openings must be properly protected and a means provided to allow intruding water to escape.

Framing/Sheathing

- Framing, plywood and OSB should have moisture content of less than 19 percent. Wet wood will shrink and deform, potentially resulting in the cracking of stucco.
- Sheathing must be securely fastened per applicable building code and manufacturer's requirements. Sheathing must be attached with corrosion resistant fasteners.
- All substrates must be clean, dry and sound without planar irregularities greater than 1/4" in 10'.
- Sheathing must be protected with a weather resistant barrier installed over the sheathing per applicable building code and manufacturer's requirements.
- Sheathing and lath must be installed according to code requirements in effect.



Sentry Stucco Ultra System over metal studs with ASTM C1325 or ASTM C1177 sheathing

Sentry Stucco Ultra System over wood studs with Exposure 1 or exterior plywood (Grade C/D or better) or Exposure 1 OSB sheathing

EPS Insulation (Optional)

Optional EPS insulation boards should be stored flat, out of direct sunlight.

StuccoBase

- Use only clean, potable water for the mix. Plaster sand must be clean, free of impurities and comply with ASTM C144.
- STUCCOBASE must damp cure for a minimum of 48 hours. Lightly and evenly fog the wall as frequently as conditions dictate in order to keep the base damp.
- STUCCOBASE must cure a minimum of 6 days prior to the application of EPS shapes, base coat, optional reinforced base coat layer, optional primer and finish coat.

Base Coat

- Apply mesh reinforced base coat after STUCCOBASE has cured for a minimum of 6 days.
- Special shapes should be attached prior to reinforcement layer over STUCCOBASE. They must be reinforced with SENERGY BASE COAT and FLEXGUARD 4 REINFORCING MESH.
- If optional mesh reinforcement is specified, apply FLEXGUARD 4 or INTERMEDIATE 6 and SENERGY BASE COAT over the entire STUCCOBASE surface.
- Reinforcing meshes must overlap a minimum of 2 1/2".
- Mesh color or predominant mesh pattern should not be visible through the base coat.
- Protect from precipitation for a minimum of 24 hours.

Finish

- Use only stainless steel trowels.
- Avoid working in direct sunlight.
- Finishes should be applied with adequate manpower, tools and staging to keep a wet edge.
- A primer tinted to the color of the finish is recommended prior to application of rilled finishes.
- Do not run finish into joints.
- Do not quit in the middle of a wall; run to natural breaks.
- Do not use different batches of finish on the same elevation.
- Protect from precipitation for a minimum of 24 hours.
- Use only sealants that are acceptable for use with this system. Acceptable sealants and backer rods or bond breakers must be installed at all transitions between this system and other wall assembly elements such as windows, doors, vents, transitions to dissimilar materials, A/C cases, and other penetrations.
- Do not apply finish over sealants.

LIMITATIONS

1. Susceptibility to efflorescence can be reduced by using TINTED PRIMER.
2. Not for use below grade.
3. Base coat thickness of this system might result in planar irregularities in finished wall appearance.
4. Do not cut aesthetic grooves into the wall surface.

KEY UPGRADES AVAILABLE:

- FLEXGUARD 4 REINFORCING MESH for maximum crack & moisture resistance
- Use a Senergy Specialty Finish for an old world or natural stone look
- STUCCO PRIME or finish color enhancement

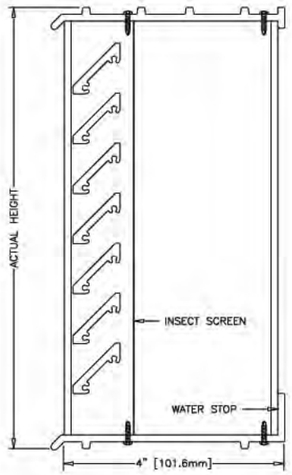
GREENHECK

BVE

Extruded Aluminum Brick Vent

Application and Design

Brick vents provide a permanent means of ventilation for crawl spaces, hung ceilings, incinerator rooms, chimney flues, foundations, pipe spaces and corridors. Extruded construction provides a quality finished appearance. A high water stop at the rear and deep overlapping blades with storm stops provide maximum resistance to rain and weather.



Standard Construction

Frame . . . . . Heavy gauge extruded 6063T5 aluminum, 4 in. x 0.125 in. nominal wall thickness

Blades. . . . . Heavy gauge extruded 6063T5 aluminum, 0.125 in. nominal wall thickness, positioned at 45° angles

Construction . . . Mechanically fastened

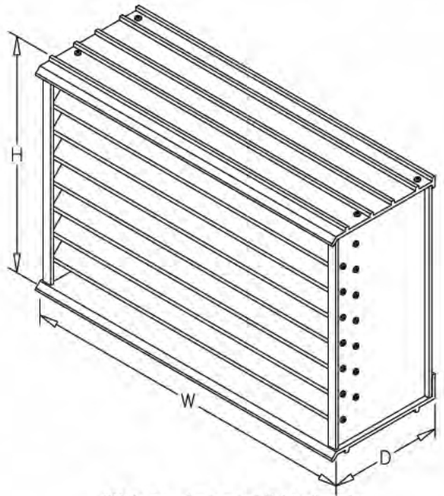
Insect screen . . 18 in. x 14 in. aluminum mesh, inside mount (rear)

Finish. . . . . 204-R1 Clear anodize

Available Sizes . 8 1/8 in. W x 2 3/8 in. H
8 1/8 in. W x 4 3/4 in. H
8 1/8 in. W x 7 3/4 in. H
12 in. W x 2 3/8 in. H
12 in. W x 4 3/4 in. H
12 in. W x 7 3/4 in. H
12 in. W x 11 3/4 in. H
15 5/8 in. W x 7 3/4 in. H
15 5/8 in. W x 15 3/4 in. H
16 1/2 in. W x 2 3/8 in. H
16 1/2 in. W x 4 3/4 in. H
16 1/2 in. W x 7 3/4 in. H
16 1/2 in. W x 15 3/4 in. H
24 in. W x 2 3/8 in. H
24 in. W x 4 3/4 in. H
24 in. W x 7 3/4 in. H
32 in. W x 7 3/4 in. H
48 in. W x 7 3/4 in. H

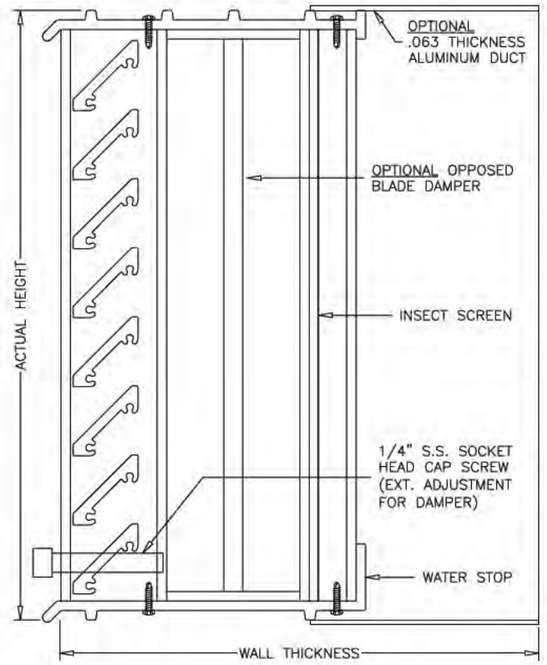
Options *(at additional cost)*

- Opposed blade damper
- Straight duct
  (0.063 in aluminum for up to 18 in. wall thickness)
- A variety of architectural finishes including:
  Mill
  Integral color anodize (medium or dark bronze only)
  Baked enamel paint
  Kynar paint



*Width dimension in actual. Height dimension 1/4 in. greater due to mortar ribs.

OPTION DRAWINGS



FINISHES

Finish Type	Description/Application	Color Selection	Standard Warranty (Aluminum)
2-coat 70% KYNAR 500®/HYLAR 5000® AAMA 2605 – Dry film thickness 1.2 mil. (AKA: Duranar®, Fluoropon®, Trinar®, Flouropolymer, Polyvinylidene Fluoride, PVDF2)	***"Best."*** The premier finish for extruded aluminum. Tough, long-lasting coating has superior color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.	**Standard Colors:** Any of the 24 standard colors shown can be furnished in 70% or 50% KYNAR 500®/HYLAR 5000® or Baked Enamel. **2-Coat Mica:** Greenheck offers 9 standard 2-coat Mica colors. Other colors are available. Consult Greenheck for possible extra cost when selecting non-standard colors or special finishes.	10 Years (Consult Greenheck for availability of extended warranty)
2-coat 50% KYNAR 500®/HYLAR 5000® AAMA 2604 – Dry film thickness 1.2 mil. (AKA: Acroflur®, Acrynar®)	***"Better."*** Tough, long-lasting coating has excellent color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.		5 Years
Baked Enamel AAMA 2603 – Dry film thickness 0.8 mil. (AKA: Acrabond Plus®, Duracron®)	***"Good."*** Provides good adhesion and resistance to weathering, corrosion and chemical stain.		1 Year
Integral Color Anodize AA-M10C22A42 (>0.7 mil)	"Two-step" anodizing is produced by following the normal anodizing step with a second, colorfast process.	Medium or Dark Bronze	5 years
Clear Anodize 204 R-1 AA-M10C22A31 (0.4-0.7 mil)	Clear, colorless and hard oxide aluminum coating that resists weathering and chemical attack.	Clear	1 Year
Industrial coatings	Greenheck offers a number of industrial coatings such as Hi-Pro Polyester, Epoxy, and Permatector®. Consult a Greenheck Product Specialist for complete color and application information.		Consult Greenheck
Mill	Materials may be supplied in natural aluminum or galvanized steel finish when normal weathering is acceptable and there is no concern for color or color change.		n/a

Finishes meet or exceed AAMA 2605, AAMA 2604, and AAMA 2603 requirements. Please consult www.greenheck.com for complete information on standard and extended paint warranties. Paint finish warranties are not applicable to steel products.

GREENHECK
P.O. Box 410 · Schofield, WI 54476-0410 · 715.359.6171 · greenheck.com

BVE
June 2007 Rev. 1

CPI DAYLIGHTING
Quality Comes to Light®

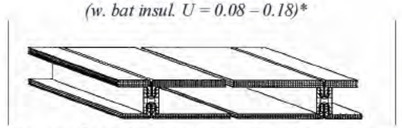
28662 N. Ballard Drive
Lake Forest, IL 60045
PHONE (800) 759-6985
FAX (847) 816-0425
www.cpidaylighting.com

THE MOST COMPLETE, VERSATILE AND DESIGNER FRIENDLY TRANSLUCENT SYSTEM AVAILABLE TODAY

The CPI Danpalon® Nano-Cell® patented, standing seam dry-glazed system, is available in a variety of daylighting configurations suitable for different requirements and applications as illustrated below:

Quadwall® System

2.75" (70mm) U = 0.23*
*(w. bat insul. U = 0.08 – 0.18)**

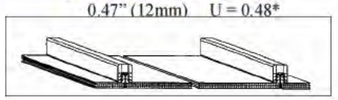


The preferred system for daylighting over enclosed climate controlled spaces, Quadwall® is an assembly of two Nano-Cell® panels containing a total of seven isolated air spaces. The two-layer design empowers the architect with increased control over light, solar transmittance, colors and insulation levels. Quadwall® provides superior performance for the cost over any competitive material. The patented standing seam connector allows the efficient addition of a second layer at marginal extra cost.

Double layer of protection. The two layers of glazing provide redundant protection of the covered space. The Quadwall system's longevity can be extended indefinitely by replacing exterior glazing panels without exposing the building's interior. In comparison, adding or replacing a double layer on other glazing systems would require significant extra cost, and any damage to the exterior face would require intensive repairs that would interrupt the building's function.

Pentaglas® 12 System

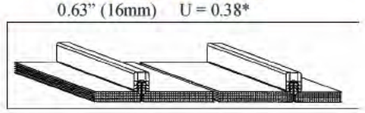
0.47" (12mm) U = 0.48*



Homogeneous insulating single panel with ***three layers of isolated air spaces*** and Nano-Cell® spacing due to smaller spans between rib supports (0.16"x0.16"). This panel style uses Nano-Cell® technology for superb performance. Insulating values are comparable to 1" insulated glass but at a reduced cost and weight.

Pentaglas® 16 System

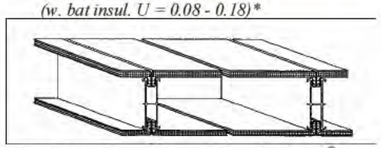
0.63" (16mm) U = 0.38*



Homogeneous insulating panel with ***five layers of isolated air spaces*** and Nano-Cell® spacing due to smaller spans between rib supports (0.16"x0.16"). Extraordinary insulation value comparable to bulky insulated fiberglass panels. Offers improved spanning capabilities and unequaled architectural appeal.

Quadwall® Longspan System

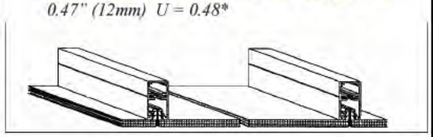
4" (102mm) *U = 0.22 – 0.23**
*(w. bat insul. U = 0.08 - 0.18)**



All of the advantages of the Quadwall® system with the addition of aluminum H connectors, allowing the greatest spanning capability. Available in Class "A", Class "B" and Class "C" fire rated roof assembly listings.

Pentaglas® 12mm, 16mm Longspan

*0.47" (12mm) U = 0.48**



All of the advantages of the Pentaglas® system with the addition of aluminum battens, allowing increase spanning capability. Choice of batten accent finishes available to enable a variety of designs.

Protected by US Patent #'s: 6,164,024 – 5,437,129 - 4,573,300 – 5,348,790 – 5,387,456 – 5,895,709 – 6,499,255 and patents pending

INTRODUCTION TO CPI TRANSLUCENT PANEL SYSTEMS

CPI Translucent Daylighting systems, including Pentaglas® and Quadwall®, incorporate the Danpalon® Nano-Cell® patented standing-seam polycarbonate panels.

The Heart of the System – the Nano-Cell® Difference

What makes the CPI panels' performance unique and effective is the heart of the system. The Nano-Cell® system by CPI consists of:

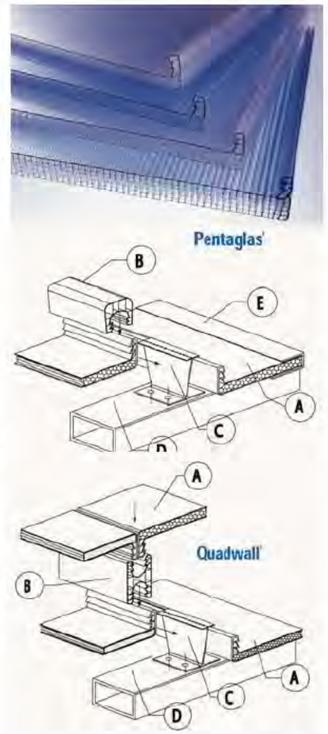
A. Main polycarbonate panels 2' nominal widths, extruded with Nano-Cell® technology and with standing seam, 5/8" (115mm) upstands protruding 90° to the panel face

B. Grip-lock double tooth design of snap-on and interlocking dry-glazed profiles

C. Concealed patented HD stainless steel and aluminum retention clips utilizing continuous top flanges.

D. Structural supporting systems

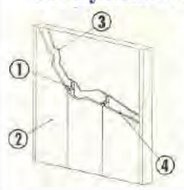
E. Variety of perimeter aluminum engagement profiles



The fully assembled system is free-floating. Every component is free to thermally expand or contract at its own rate along the X, Y & Z axis, eliminating oil canning and delamination difficulties and allowing the material to retain structural properties over the life of the skylight. Structural movement is absorbed within the flexible nature of the system, making skinning directly to steel or wood structures possible.

The entire assembly uses no caulking or adhesives for its performance, eliminating the difficulty of sealant and adhesive bond failure common in traditional systems. The Danpalon® system connection and weather seal is mechanical, dry, and 100% effective.

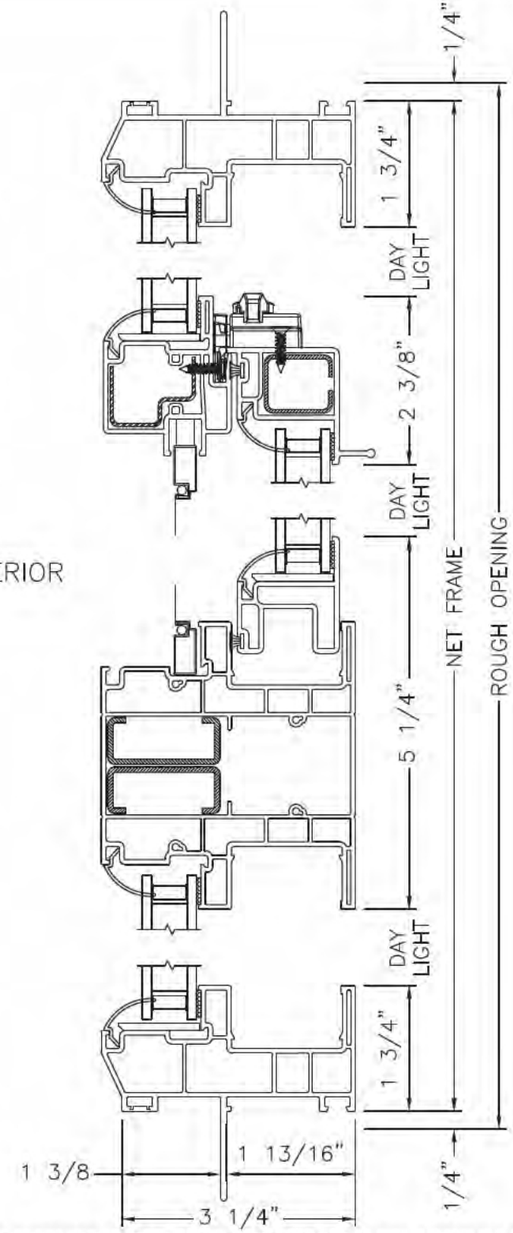
The System May be Panelized



Quadwall® Panelized Unit

1. Standing seam dry-glazed joint - eliminates need for adhesive bond
2. Co-extruded super weathering architectural face – eliminates need for periodic resurfacing
3. Prismatic Nano-Cell® truss-like "Smart" design – eliminates need for batt insulation
4. 0.4" self-supporting face – eliminates need for internal aluminum grid supports

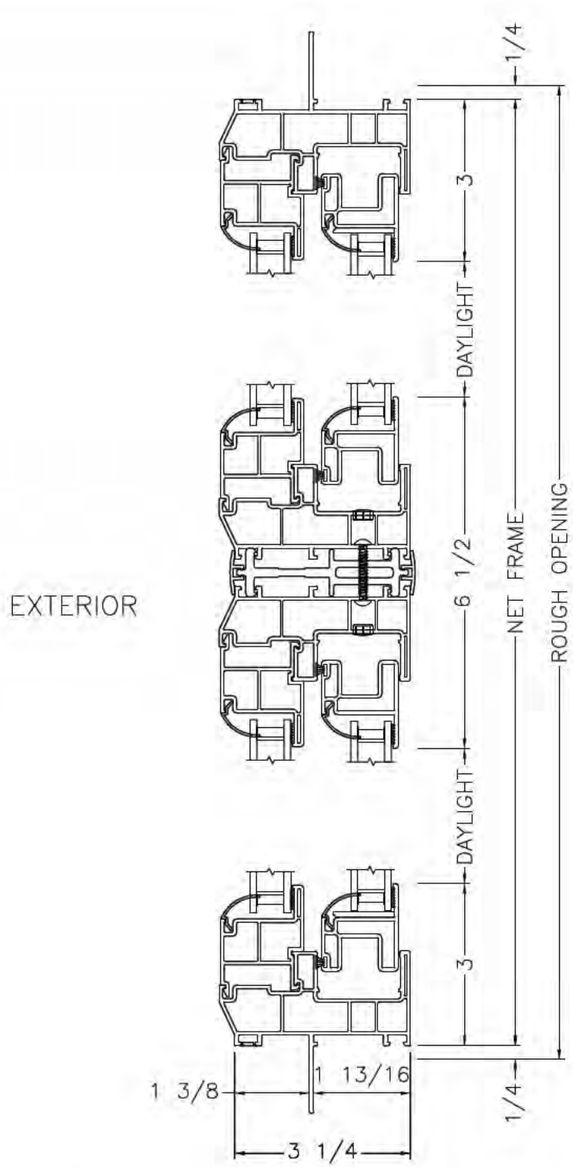
Protected by US Patent #'s: 6,164,024 – 5,437,129 - 4,573,300 – 5,348,790 – 5,387,453 – 5,895,709 – 6,499,255



NOT TO BE REPRODUCED WITHOUT EXPRESS PERMISSION OF ATRIUM WINDOWS AND DOORS

9000 Series, Single Hung/Picture T-Mull Vertical Section Scale: 1/2 Scale	ATRIUM WINDOWS AND DOORS	Drawing name: 9000SH_9.dwg Date: 9/13/12 Drafted by: CDY

Atrium Windows and Doors, 3400 Tacoma Street, Union Gap, Washington, 98903.



NOT TO BE REPRODUCED WITHOUT EXPRESS PERMISSION OF ATRIUM WINDOWS AND DOORS

9000 Series, Single Hung, Mullion Horizontal Section Scale: 3/8 Scale	ATRIUM WINDOWS AND DOORS	Drawing name: 9000SH_13.dwg Date: 5/9/14 Drafted by: CDY

Atrium Windows and Doors, 3400 Tacoma Street, Union Gap, Washington, 98903.

Type 1 Pavers- Mutual Materials Holland Pavers- Charcoal

Type 2 Pavers- Mutual Materials Holland Pavers- Light gray with Charcoal Border

Cedar Fence with horizontal slats

Uplighting on trees

Upight fixtures- FX Luminaire MP-20

Steel Firetable

Tess O'Brien Apartments

Plant Palette

Boxwood

Espallier 'Yuletide' Camellia

'Summer Ice' Daphne

'Schottland' Tufted Hairgrass

Dwarf 'Hameln' Fountaingrass

Red Alder- storm planters

Swedish Aspen

'Regal Prince' Oak

Yellow-Grove Bamboo

'Emerald' Arborvitae

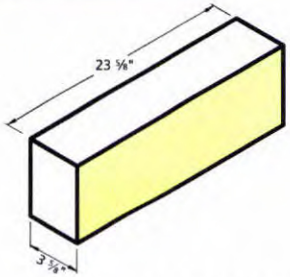
Variegated Spanish Dagger Yucca

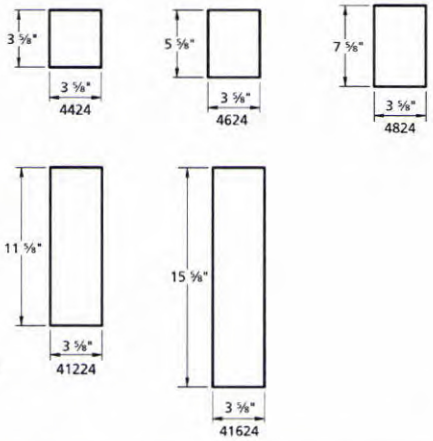
Japanese Sedge & Tufted Hairgrass- stormwater planters

Japanese Pachysandra

standard units

4" Depth Standard Unit

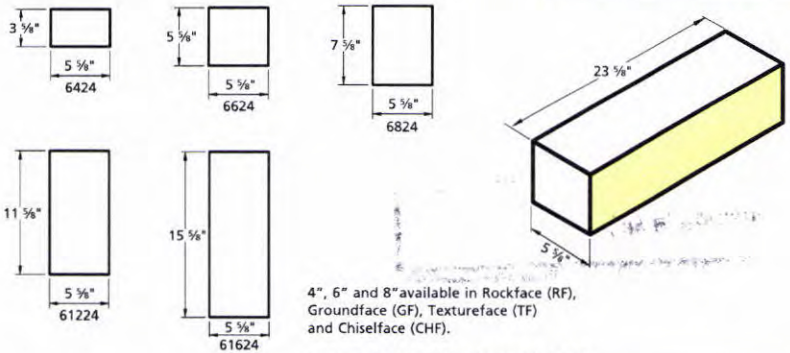




Available in: Rockface (RF), Groundface (GF), Textureface (TF) and Chiselface (CHF).

Maximum length on Rockface and Chiselface corners is 19⅝. Return and/or mitered corners need to be ordered separately.
Note: All units can be cut to a specified height/length. **Available with or without drip cut.**

6" Depth Standard Unit

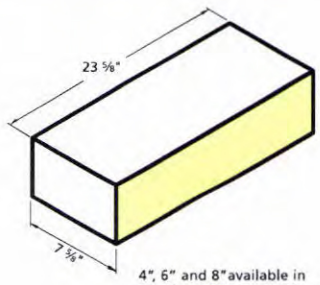


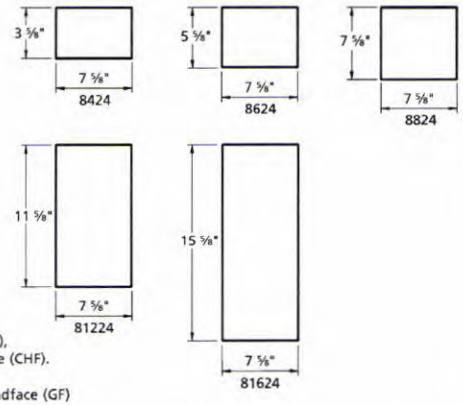
4", 6" and 8"available in Rockface (RF), Groundface (GF), Textureface (TF) and Chiselface (CHF).

12" and 16" available in Groundface (GF) and Textureface (TF).

standard units

8" Depth Standard Unit



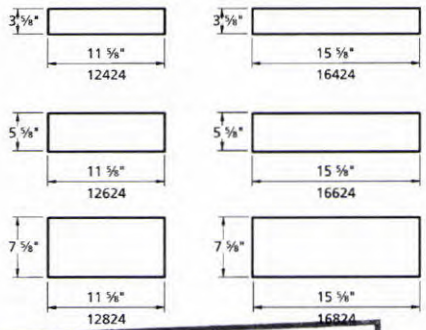


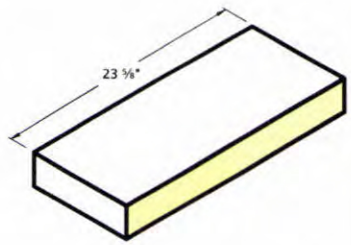
4", 6" and 8"available in Rockface (RF), Groundface (GF), Textureface (TF) and Chiselface (CHF).

12" and 16"available in Groundface (GF) and Textureface (TF).

Maximum length on Rockface and Chiselface corners is 19⅝. Return and/or mitered corners need to be ordered separately. Note: All units can be cut to a specified height/length. **Available with or without drip cut.**

12" & 16" Depth Standard Unit





12" available in Rockface (RF), Groundface (GF), Textureface (TF) and Chiselface (CHF).

16" available in Groundface (GF) and Textureface (TF).

Approved
City of Portland - Bureau of Development Services
Planner SMcn Date 4/15/15
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 14-220722 DZM

EX. C-30

EX. C-30

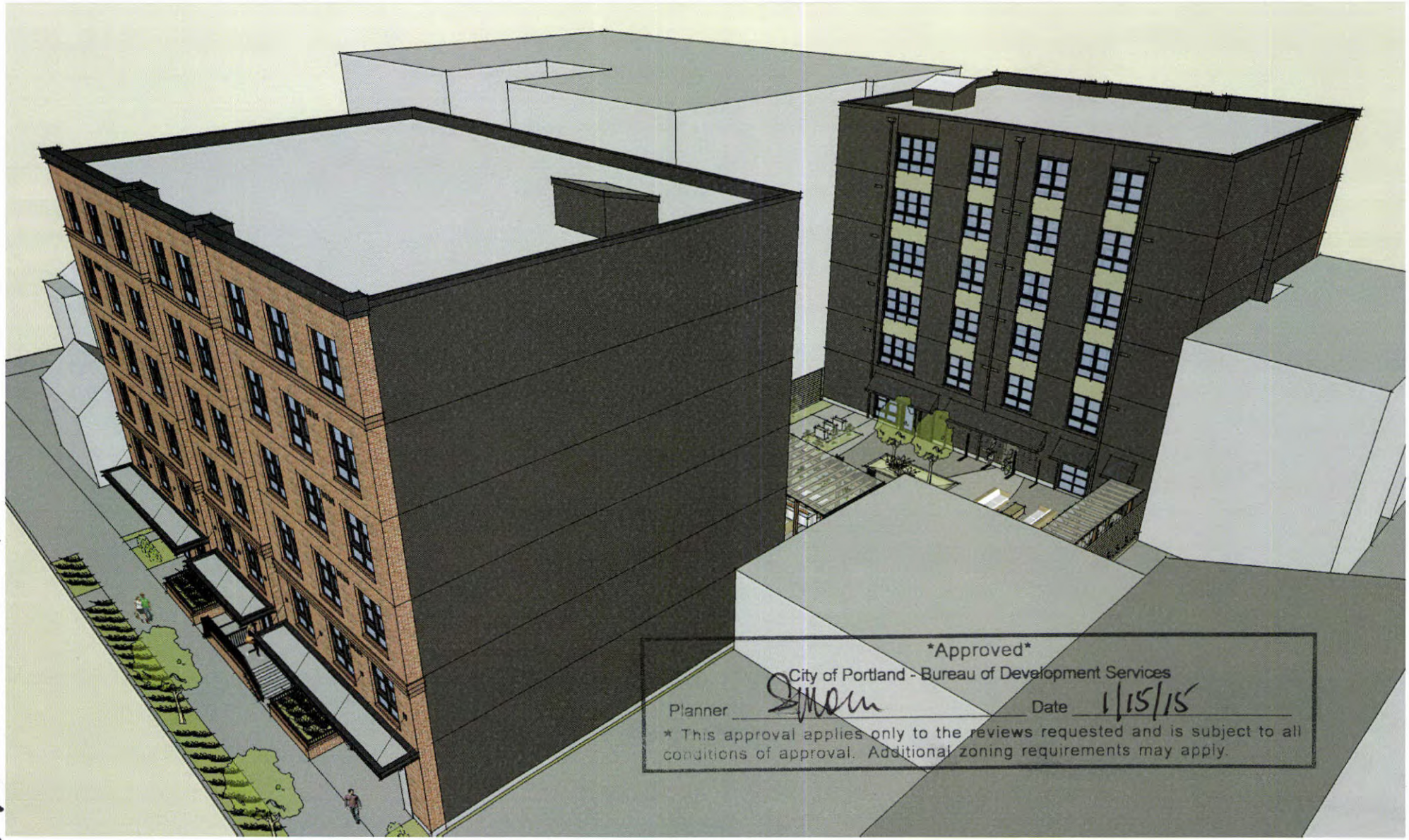
LU 14-220122 DZM EX (-31

FFA Architecture + Interiors

Option: Steel Canopies

FFA Architecture + Interiors

Option: Steel Canopies



LU 14-220722 DZM EX C-32

FFA Architecture + Interiors

Option: Delete Banding ~~AND.~~
SAME DARK COLOR
ON ALL NON-STREET FACADES


MAYFAIR
1929