



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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Date: January 9, 2015
To: Interested Person
From: Matt Wickstrom, Land Use Services
503-823-6825 / Matt.Wickstrom@portlandoregon.gov

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

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

CASE FILE NUMBER: LU 14-216618 DZ

GENERAL INFORMATION

Architect: Brian Cavanaugh / Architecture Building Culture LLC
208 SW Stark St Suite 200 / Portland OR 97208

Applicant: Jordan Menashe / Menashe Properties
621 SW Alder Suite 800 / Portland OR 97205

Site Address: 1127-1139 SW MORRISON ST

Legal Description: BLOCK 257 LOT 5&6, PORTLAND
Tax Account No.: R667728520, R667728520
State ID No.: 1N1E33DD 03900, 1N1E33DD 03900
Quarter Section: 3028

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212
Plan District: Central City – Downtown – West End
Zoning: RXd (Central Residential with a Design Overlay zone)
Case Type: DZ (Design Review)
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for storefront alterations and renovations to the existing building at the northeast corner of 12th and Morrison. The project consists of the following:

- Refurbished painted stucco cladding and removal of mosaic wall tiles to establish original building character;
- New aluminum storefront windows (fixed and operable) and entries to all retail spaces;
- New lighting at entries and illuminating signs;

- New signs at retail entries (the less than 6 square foot signs are exempt from Design Review);
- New ornamental gate along the south facing façade; and
- Removal of existing awnings and replacement with new plate steel canopies at each entry to retail spaces (with the exception of the corner entrance).

Because the project includes exterior alterations in a Design Overlay Zone, specifically the Central City, approval through a Design Review is required.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The 10,000 square foot quarter block site is located at the northeast corner of SW Morrison Street and SW 12th Avenue. The site is fully built-out and is developed with a single-story commercial building constructed in 1923. Surrounding development consists of a mix of commercial, office, residential and a church. The building to the north of the site underwent a similar renovation in 2012.

Zoning: The Central Residential (RX) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. The maximum size of buildings and intensity of use are regulated by floor area ratio limits and other site development standards. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service-oriented uses. Specified sites in the West End subarea, including this site, are allowed to develop with up to 100 percent retail or office uses.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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 Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the West End subarea of the Downtown subdistrict of this plan district.

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 **December 5, 2014**. The following Bureaus have responded:

- The Portland Water Bureau responded with information on water service (Exhibit E-1).
- The Urban Forestry section of Portland Parks & Recreation responded with information on street tree requirements (Exhibit E-2).
- The Life Safety section of the Bureau of Development Services (BDS) responded with information on obtaining a building permit (Exhibit E-3).
- The Site Development section of BDS, the Bureau of Environmental Services and the Portland Bureau of Transportation responded with no concerns (Exhibit E-4).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 5, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

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

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the Downtown subdistrict as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

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

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

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural

elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

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

Findings for A8 and C1: The project reestablishes the building's original storefront windows which are larger than the current windows. This provides for enhanced visual connections to the surrounding downtown context and public realm on the sidewalk. The new aluminum storefront windows and entries also provide additional visual and physical connections with the activity of the interior space. Aesthetic enhancements to the corner entry improve that key architectural element and its relation to the interior space. *These guidelines are met.*

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

Findings: The new aluminum storefront window and entries are durable and constructed of long-lasting materials that promote permanence. The project also reestablishes the building's original painted stucco cladding and detailing which further promotes quality and permanence. *This guideline is met.*

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

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

Findings: The overall design approach aims to reestablish the building's original architectural character. Non-original features such as mosaic tiles, lion head medallions and exterior awnings are removed. In addition, stucco covering decorative indentations in the exterior of the building will be removed. In areas where the existing stucco needs to be repaired or reestablished (for example, where the mosaic tiles are removed), a new stucco cladding is installed to match the building.

The project creates a coherent composition of painted stucco with accents that articulate the original façade details. The new storefronts and signage systems are designed to complement the façade details. The new steel plate canopies at the building entries are minimal in design and will not detract from a coherent building composition. The new ornamental gate complements the façade and provides some visual permeation which reduces the massing of such a large and tall gate. Recessed lighting illuminates each entryway as well as signs. The lighting selected has a minimal appearance.

This guideline is met.

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

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

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of

the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

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

Findings for B2, B6, C11 and C12: The recessed lighting in the alcove entries will focus illumination down towards the pedestrian so as to not impact the skyline at night. This lighting will also highlight these distinct building elements, the alcove entries. The fixtures are integrated with the new entry canopies. Lighting for the exterior signs is integrated with the lighting proposed for entries. No new or replacement roof-mounted equipment is proposed. The new canopies about the entries (with the exception of the corner entry) will provide a degree of weather protection. These additions are important especially considering that existing awnings are removed as part of the overall project. *These guidelines are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of Portland with special scenic, architectural, or cultural value. The project contributes to the vibrancy of the street, respects the integrity of the building by restoring much of its original character. New elements such as the storefront windows, entry canopies and lighting are appropriately integrated and complement the original storefront in terms of design and materials. The pedestrian environment is enhanced through illumination and weather protection at the entries. The proposal meets the applicable design guidelines and should be approved.

ADMINISTRATIVE DECISION

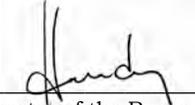
Approval of storefront alterations to the building at the northeast corner of SW 12th Avenue and SW Morrison Street in the West End subarea of the Downtown subdistrict in the Central City Plan District that includes the following:

- Refurbished painted stucco cladding and removal of mosaic wall tiles,
- New aluminum storefront windows (fixed and operable) and entries to all retail spaces,
- New lighting at entries and illuminating signs,
- New ornamental gate along the south facing façade, and
- Removal of existing awnings and replacement with new steel canopies at each entry (with the exception of the corner entrance).

Per the approved site plans, Exhibits C-1 through C-9, signed and dated December 31, 2014, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-216618 DZ . No field changes allowed."

Staff Planner: Matt Wickstrom

Decision rendered by:  **on December 31, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed: January 9, 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 September 23, 2014, and was determined to be complete on **November 21, 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 September 23, 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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 20, 2015.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 23, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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

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

Recording the final decision.

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

- *Unless appealed*, The final decision may be recorded on or after **January 26, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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

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

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

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;

- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement and Original LU Application
 - 1. Incomplete letter from Matt Wickstrom to Jordan Menashe dated October 3, 2014
 - 2. Supplemental submittal received November 21, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation Drawings (attached)
 - 3. Section Drawings (attached)
 - 4. Wall Section 1
 - 5. Wall Section 2
 - 6. Wall Section 3
 - 7. Ornamental Gate Drawing
 - 8. Sign Illuminating Lighting Detail
 - 9. Entry Illuminating Lighting Detail
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Urban Forestry Section of Portland Parks & Recreation
 - 3. Life Safety Section of BDS
 - 4. Summary Sheet of Agency Responses
- F. Correspondence: None received

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



ZONING



Site



Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT
WEST END SUBAREA

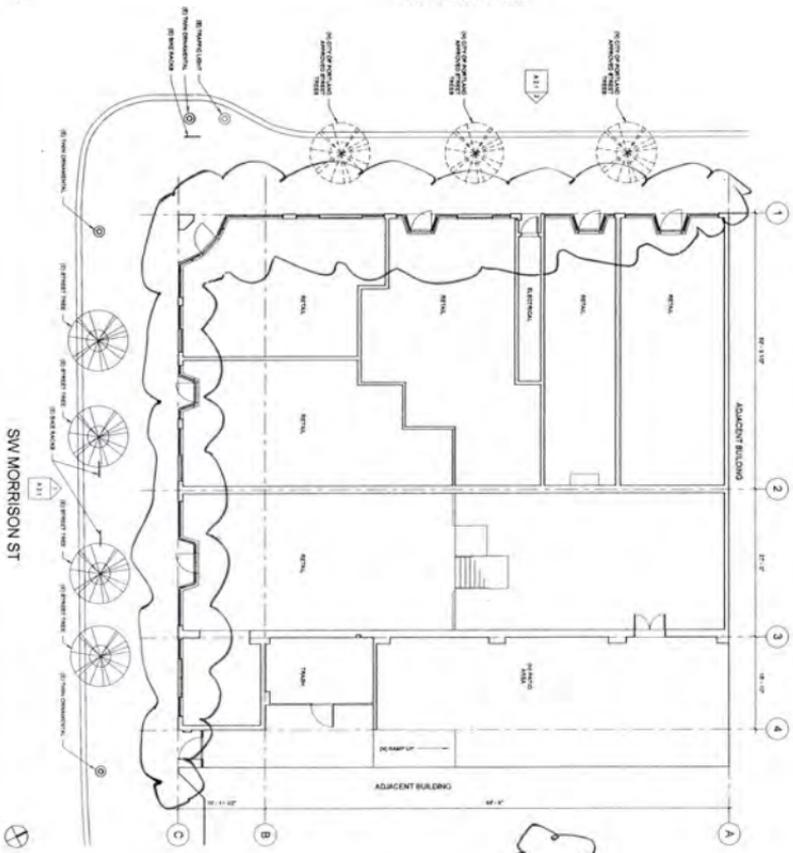
File No. LU 14-216618 DZ
 1/4 Section 3028
 Scale 1 inch = 200 feet
 State_Id 1N1E33DD 3900
 Exhibit B (Sep 25, 2014)

Project: Widzstrom Date: 12-31-14

This approval applies only to the reviews requested and is subject to the terms and conditions of approval. Additional zoning requirements may apply.

12th & MORRISON
 PROJECT NUMBER: 14-216618
 DESIGN NUMBER: 14-216618-01
 DATE: 12/31/14
 DESIGNER: [Logo]
 PROJECT LOCATION: SW MORRISON ST, PORTLAND, OR 97205

SW 12TH AVENUE



Handwritten: = Area of Work

LV 14-216618 DZ

Exhibit C-1

DESIGN DEPARTMENT
 SITE PLAN
 A1.0

DESIGN DEPARTMENT
 SITE PLAN
 A1.0

Design Review request for storefront alterations + renovations including refurbished painted stucco, new aluminum storefront windows + entries, replacement canopy @ entries and lighting.



15th & MORRISON
 15th & MORRISON, PORTLAND, OR 97201
 503.241.1111
 www.15thandmorrison.com

DESIGNER
 WICKSTROM ARCHITECTS
 1500 NE 15TH AVE, SUITE 200
 PORTLAND, OR 97232
 503.241.1111
 www.wickstrom.com

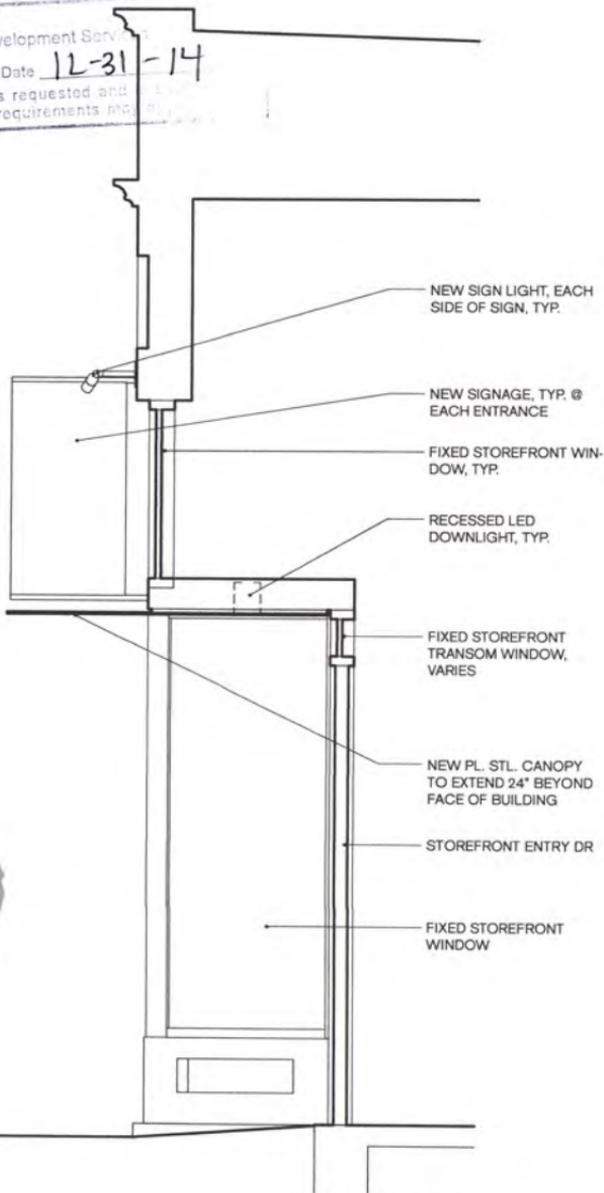
PROPOSED ELEVATION
A 2.1

DATE
 12-31-14

Approved
 City of Portland - Bureau of Development Services
Wickstrom Date 12-31-14
 This approval applies only to the reviews requested and is not a general approval. Additional zoning requirements may apply.

14-216618 DZ Exhibit C-2

Approved
 City of Portland - Bureau of Development Services
 Wickstrom Date 12-31-14
 This approval applies only to the reviews requested and does not constitute approval. Additional zoning requirements and other applicable codes may apply.



TYPICAL WALL SECTION @ ENTRANCE

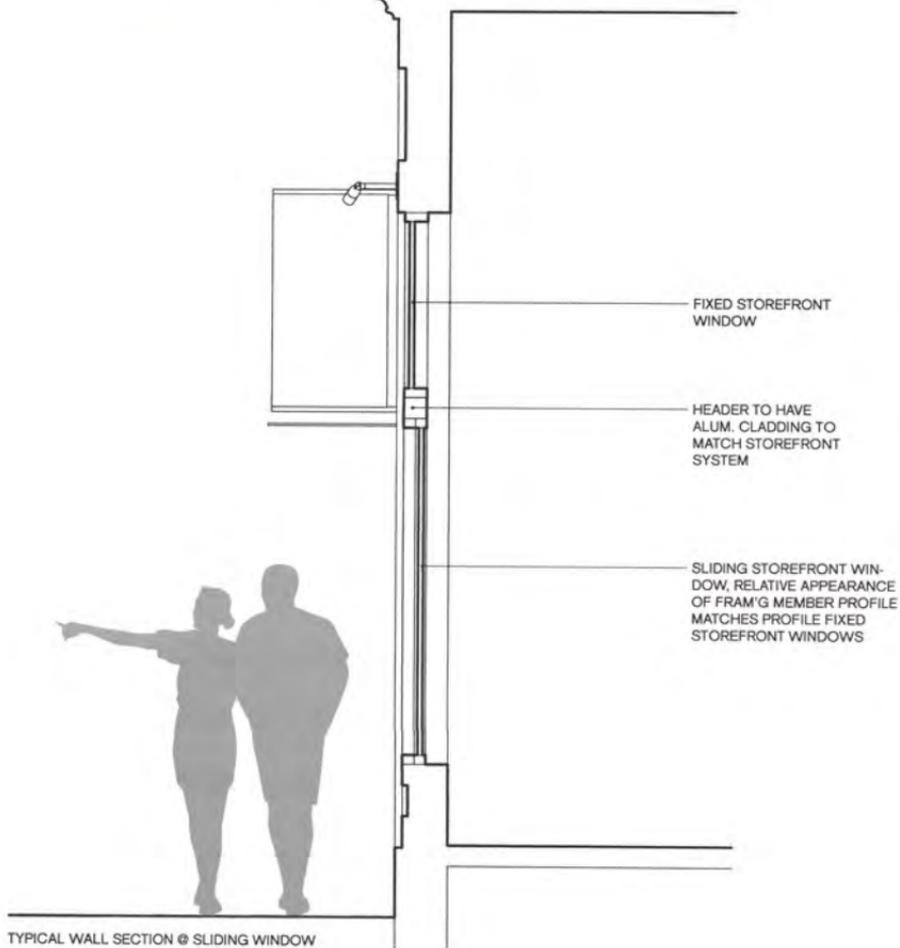
LU-2-01 | WALL SECTIONS | SCALE: 1/2" = 1'-0"
 LAND USE REVIEW APPLICATION NOVEMBER 19, 2014

1127-1139 SW MORRISON STREET PORTLAND, OREGON

DESIGN
 DEPARTMENT
 ARCHITECTURE
 BUILDING
 CULTURE

Exhibit C-4

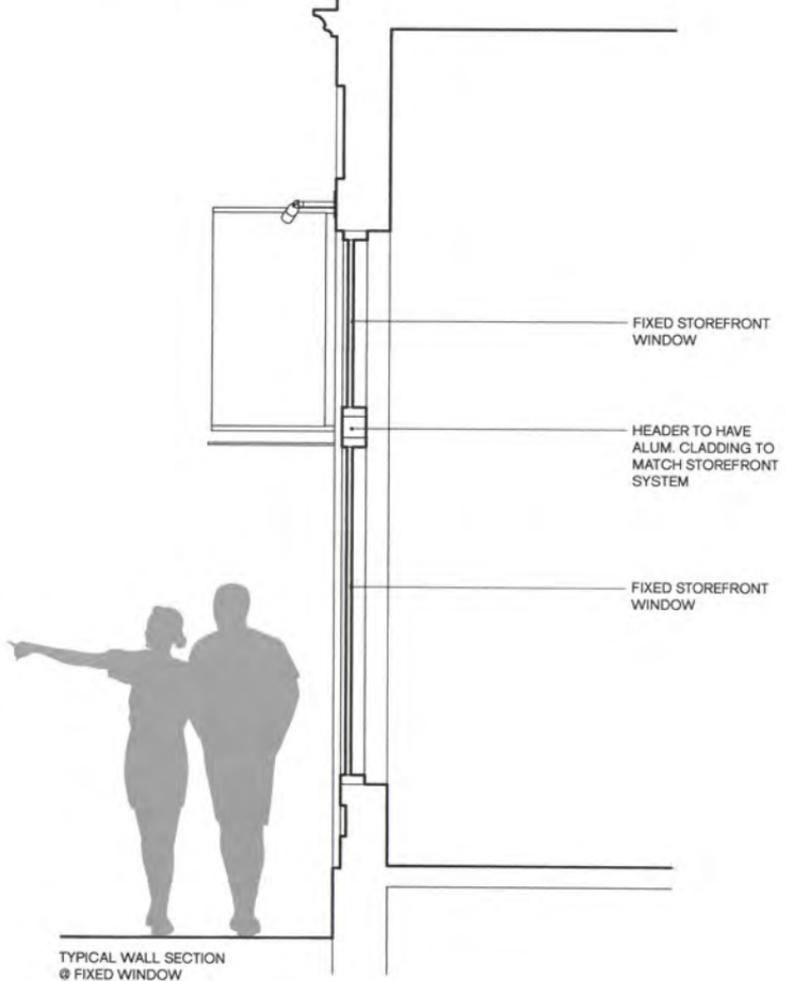
"Approved"
City of Portland - Bureau of Development Services
Wickstrom Date 12-31-14
This approval is only to the reviews requested and does not constitute approval. Additional zoning requirements may apply.



LU-2-02 | WALL SECTIONS | SCALE: 1/2" = 1'-0"
LAND USE REVIEW APPLICATION NOVEMBER 19, 2014

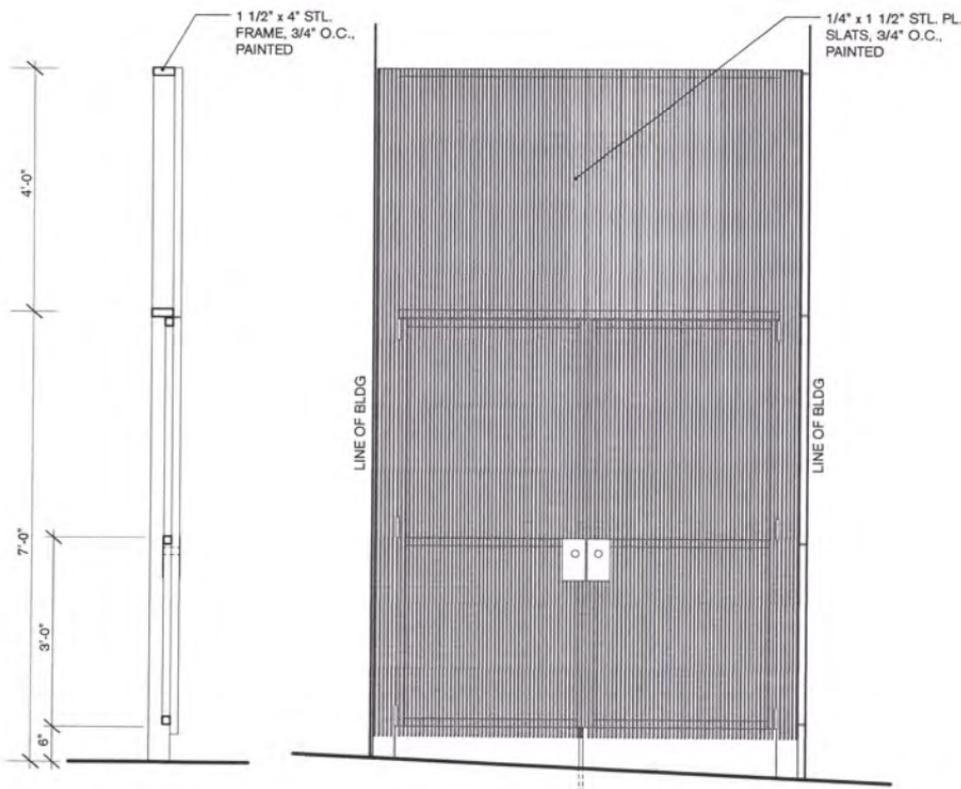
1127-1139 SW MORRISON STREET PORTLAND, OREGON

Approved
City of Portland - Bureau of Development Services
Wilkstrom Date 12-31-14
This approval applies only to the reviews requested on this application. Additional zoning requirements may apply.



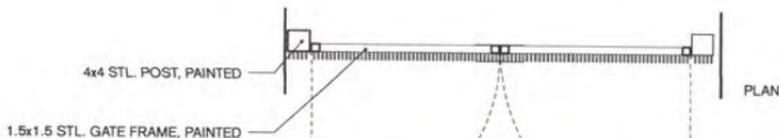
LU-2-03 | WALL SECTIONS | SCALE: 1/2" = 1'-0"
LAND USE REVIEW APPLICATION NOVEMBER 19, 2014

1127-1139 SW MORRISON STREET PORTLAND, OREGON



TYP. SECTION

ELEVATION



PLAN

Approved

City of Portland - Bureau of Development Services

Wickstrom Date *12-31-14*

Approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

VISION 3 LIGHTING

MR16 Sign Light MODEL SL1 12V, 50W Max., MR16 Halogen 12-24V, 10W or 12V, 12.5W LED

Specifications:

Material: Available in machined 6061-T6 aluminum or C36000 brass.

Head: Machined head comes in two styles: Side Mount and Rear Mount. (See illustration for aiming capability of each head style.)

Stem: 1" diameter machined stem comes in various stem lengths and three stem styles: Straight, 180° U-Bend, and 90° Gooseneck. (See illustration for calculating overall projection from wall for each stem style.)

Knuckle: Rotate and Lock knuckle (protected under U.S. Patents #6,966,679, #7,108,405 and #7,458,552) mounts the head to the stem and allows for adjustability. Double taper design allows fixture to hold position during aiming and ensures a solid lock when tightened. LED models have a molded silicone wire seal to prevent water entry at knuckle.

Cap: Machined caps lock in place with one 1/8-18 stainless steel set screw, and are sealed to the body with a high temperature silicone O-ring. Regress Lens caps have drain holes for water drainage from top of lens if mounted in the up position. "Flush Lens" cap styles incorporate a stepped lens to reduce the collection of water and debris on the lens. All caps accept up to three internal accessories, held in place by a stainless steel clip.

Mount Canopy: Available with the following mount options: MO3 (Machined Round Canopy), MO15 (Machined Square Canopy), and MO12 (Surface Mount Powered Canopy). See mount specification sheets for more information. (Mount canopy must be mounted to an appropriate wall or junction box, in such a manner that is capable of holding the weight and torque created by the fixture. Junction box and hardware not included).

Finish: TGIC thermo set polyester powder coat paint available in 14 standard colors. On aluminum model, finish is applied over a corrosion resistant, hexavalent chromium free, RoHS compliant coating. Aluminum model available in one additional metal finish.

Clear Anodized Brass model available in three additional metal finishes: Natural, Polished, and Aged.

Lens: Tempered, clear lens, secured to cap with a high temperature, UV curing, silicone adhesive.

Socket: GY-6.35 porcelain socket with 600V, 250°C, PTFE coated 18 ga leads.

Lamps:

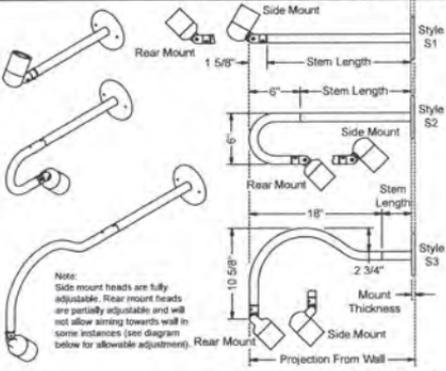
- 12 Volt bi-pin MR16 halogen up to 50 Watts (maximum allowable wattage depends on model and application. See Certification heading).
- 12-24 Volt AC/DC, 10W LED with High/Low switch for 35W & 20W halogen equivalent outputs. Requires up to 13W at startup, which must be allowed for during system design.
- 12 Volt AC/DC, 12.5W LED with push button selection of 4 outputs (50W, 35W, 20W & 12W halogen equivalent). Requires up to 15W at startup, which must be allowed for during system design.

LED modules are field replaceable and feature replaceable lenses, an L70 of 60,000 hrs., dynamic transformer recognition, phase dimming (see Transformer and Dimmer Compatibility List), and patented LEDSense® thermal management.

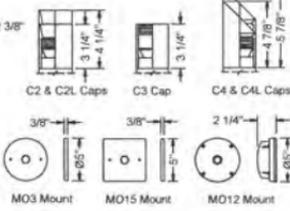
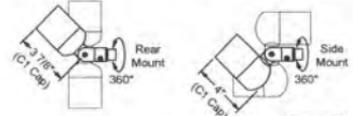
Certification: CSA tested & certified to US and Canadian safety standards for wet location wall mount (UL1598) use:

SL1A - 50W Max. MR16 Halogen lamp.
SL1B - 35W Max. MR16 Halogen lamp.
10W LED & 12.5 LED can be used in all models and applications.

All ratings subject to change without notice. See web site or contact V3 for most current info.



Projection From Wall = Stem Length + Mount Thickness + 1 5/8" (for Style S1) 1 1/8" (for Style S3)



Ordering Information:

Model	Head	Stem ⁷	Mount	Lamp	Lens Accy ³	Filter ⁴	Louver ⁵
SL1A - Aluminum SL1B - Brass ^{1,2}	SM - Side Mount RM - Rear Mount ⁴	6 - 6" Stem 12 - 12" Stem 18 - 18" Stem 24 - 24" Stem 30 - 30" Stem 36 - 36" Stem 42 - 42" Stem 48 - 48" Stem	MO3 - Round Canopy MO15 - Square Canopy MO12 - Surface Mount Canopy	MR16 Halogen ¹ : 0 - None 01 - ESX, 20W, 12" 02 - BAB, 20W, 40" 03 - FRB, 35W, 12" 04 - FRA, 35W, 23" 05 - FMW, 35W, 40" 06 - ETR, 42W, 12" 07 - EYF, 42W, 25" 08 - EYF, 42W, 40" 09 - EXT, 50W, 13" 10 - EXZ, 50W, 26" 11 - EXN, 50W, 40" 12 - FVW, 50W, 90"	LED ^{6,6,c} : 116 - 10W, 3000K, 12" 117 - 10W, 3000K, 21" 118 - 10W, 3000K, 41" 119 - 12.5W, 3000K, 15" 120 - 12.5W, 3000K, 34" 121 - 12.5W, 3000K, 60"	0 - None L1 - Spread Lens L2 - Linear Lens L3 - Softening Lens	0 - None F1 - Red F2 - Blue F3 - Light Blue F4 - Green F5 - Amber F6 - Pink F7 - Mercury Vapor

Example: SL1A - BL - SM - C3 - S2 - 24 - MO15 - 01 - 0 - F2 - H1

Exhibit C-8

Installation Instructions

INSTRUCTIONS PERTAINING TO A RISK OF FIRE, OR INJURY TO PERSONS.

IMPORTANT SAFETY INSTRUCTIONS. SAVE THESE INSTRUCTIONS.

(Failure to follow the warnings and instructions on this sheet could result in fire, injury, failure of product, and/or voiding of warranty.)

- Do not touch luminaire while lamp is on. Turn off/unplug and allow to cool before replacing lamp.
- Lamp gets HOT quickly! Contact only switch/plug when turning on.
- Do not touch hot lens, body, cap or knuckle.
- Keep lamp away from materials that may burn.
- Do not touch lamp at any time. Use a soft cloth. Oil from your skin may damage lamp.
- Do not operate with damaged or missing parts.
- Do not disassemble beyond cap removal to facilitate lamp and/or accessory installation or replacement.
- Remove any debris accumulated in the cap periodically.
- Do not install within 10 feet of a pool, spa, or fountain.
- Have installed in accordance with all applicable installation codes and standards by a person familiar with the construction, operation, and hazards involved.
- Consult a qualified electrician to ensure correct branch circuit conductor.
- Use only cable rated for proper voltage.
- Do not pull or hang from fixture! Damage or injury may occur.

Notes:

- This fixture requires a remote transformer or mount option with integral transformer.
- LED models should only be powered by a magnetic transformer or Vision3 Lighting approved electronic transformer. Contact Vision3 Lighting for further information.
- 10W LED module requires up to 13W at startup. 12.5W LED module requires up to 15W at startup. This must be allowed for when designing system.
- 10W LED comes with a High/Low switch (10W/6.7W @ 12VAC). See 'LED Switching' instructions on next page. Switch will be set to 'High' setting at the factory, unless otherwise specified when ordered.
- 12.5W LED comes with a push button that allows for selection of 4 different outputs. See 'LED Switching' instructions on next page. Output will be set at factory to highest setting, unless otherwise specified when ordered.
- LED ratings subject to change without notice. See website or contact V3 for most current info.

Note: Label on LED version may be on inside of cap.

LED Module Screws
12.5W LED Module

LED Module Screws
10W LED Module

Socket

Heatsink

LED Version

Cap

Accessories

Accessory Clip

Lamp

Label

O-ring

Body

Canopy

Cap Set Screw

Knuckle

Stem

Horizontal Adjustment Screw

Vertical Adjustment Screw

Cross Brace

Sheet Metal Outlet Box (not supplied)

Wickstrum

City of Portland - Bureau of Development

Date: 12-31-14

Wickstrum

Accessories only to the view of the

Wickstrum

Installation:

The instructions below are for mounting SL1 models with flat plate canopy options, such as the MO3 (shown) or MO15. For models with surface mount canopy options (MO12 mount) refer to the mount installation instructions for information specific to that mount. All instructions below concerning wiring, box mounting, and safety cable still apply.

- Unpack the SL1 MR16 Sign Light from its shipping container and inspect. Note: Brass fixtures, because of their weight, will include a Safety Cable to aid in installation and inspection.
- Install and wire the Outlet Box (not included) per applicable standards and codes. Note: Brass SL1 models must be used with a 4" Sheet Metal Outlet Box that is flush mounted to a cross brace using lag screws in such a way that it will hold the weight of the fixture, as shown in the sketch below. A 9/32" clearance hole for the Cable Lag Screw (brass models only) should also be drilled in the back of the box before mounting, if one does not already exist. During installation of box, make sure the mount holes for the fixture are oriented as desired.
- (Brass models only) Use the Cable Lag Screw to mount the Safety Cable to the Cross Brace. Use clearance hole in 4" box mentioned in step 2 above. Note: Safety cable must be lagged to a solid cross brace or stud, as shown.
- Connect the fixture leads to the power supply wires using appropriate connectors (not supplied) per applicable codes. Note: Be sure power being supplied matches requirements on Label. On brass models, make sure that there is enough slack in the wiring so that the fixture can hang from the safety cable without stressing the wires.
- Mount the SL1 by bolting the Canopy to the Outlet Box (not supplied) using the desired Mount Screws (not supplied). Note: Use a liquid thread locker (not supplied) to prevent mounting hardware from becoming loose.

- Install lamp and accessories as described below.
 - Use the Vertical and Horizontal Adjusting Screws to loosen the fixture head for adjustment. Tighten the screws when head is in desired position.
- Caution!** Fixture will be hot if lamp is on. Remove power and allow fixture to cool before performing any adjustments or maintenance.

Lamp/LED Module Maintenance:

- Remove power from fixture and let cool before touching. **Caution! Fixture may still be hot!**
- Loosen the Cap Set Screw using a 3/32" hex tool -- **do not remove screw!**
- Remove the Cap. Holding the Body and twisting the Cap while removing reduces the risk of damaging the O-ring.
- Inspect O-ring for damage. Replace if necessary.
- Replace lamp/LED.

For MR16 Halogen Lamp:

- Pull lamp straight out. **Caution! Lamp may still be hot! Be sure lamp has cooled before touching.**
- Inspect socket for any damage.
- Clean inside of fixture and Cap with a clean dry cloth.
- Push new lamp straight in, being careful to align pins. **Note:** Replacement lamp must not exceed ratings on Label.

For LED Module:

- Loosen and remove the LED Module Screws.
- Pull LED straight out. Do not twist or the pins will break off in the socket. **Caution! LED may still be hot! Be sure LED has cooled before touching.**
- Clean the grease off of the Heatsink top surface using a rag dipped in alcohol.
- Inspect the socket for any damage.
- If the replacement LED Module does not come with a thermal transfer pad on the base, apply a thin layer of thermal grease (not supplied) to the surface of the Heatsink that will contact the bottom of