



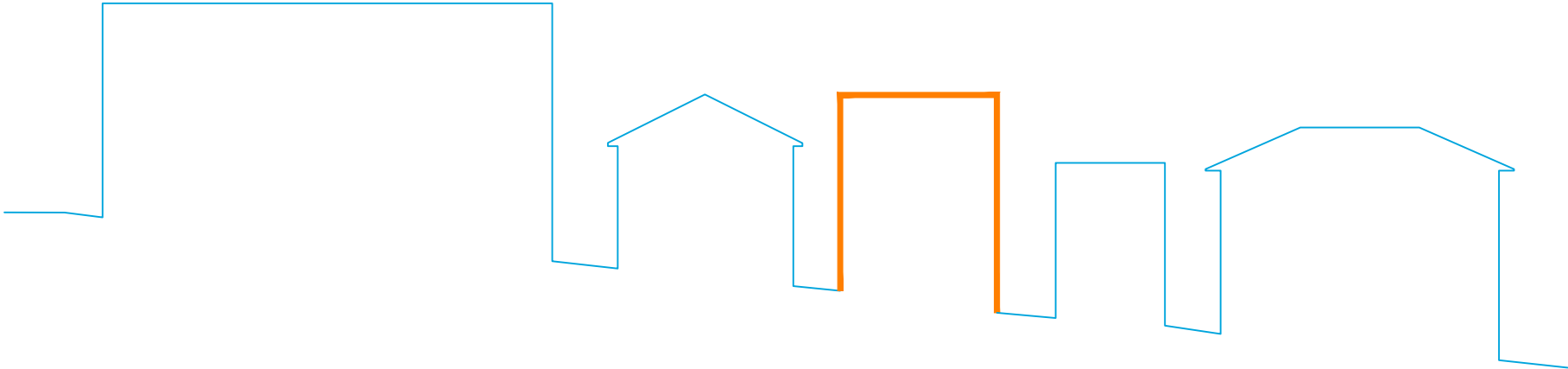
# 216X SW YAMHILL STREET- NEW APARTMENT BUILDING

HISTORIC DESIGN REVIEW PACKAGE  
February 17, 2015

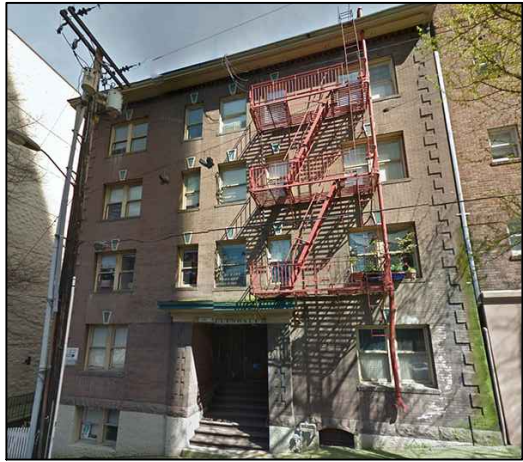
kōz Development  
1208 10th Street  
Suite 201  
Snohomish, WA 98290  
(206) 755-1290

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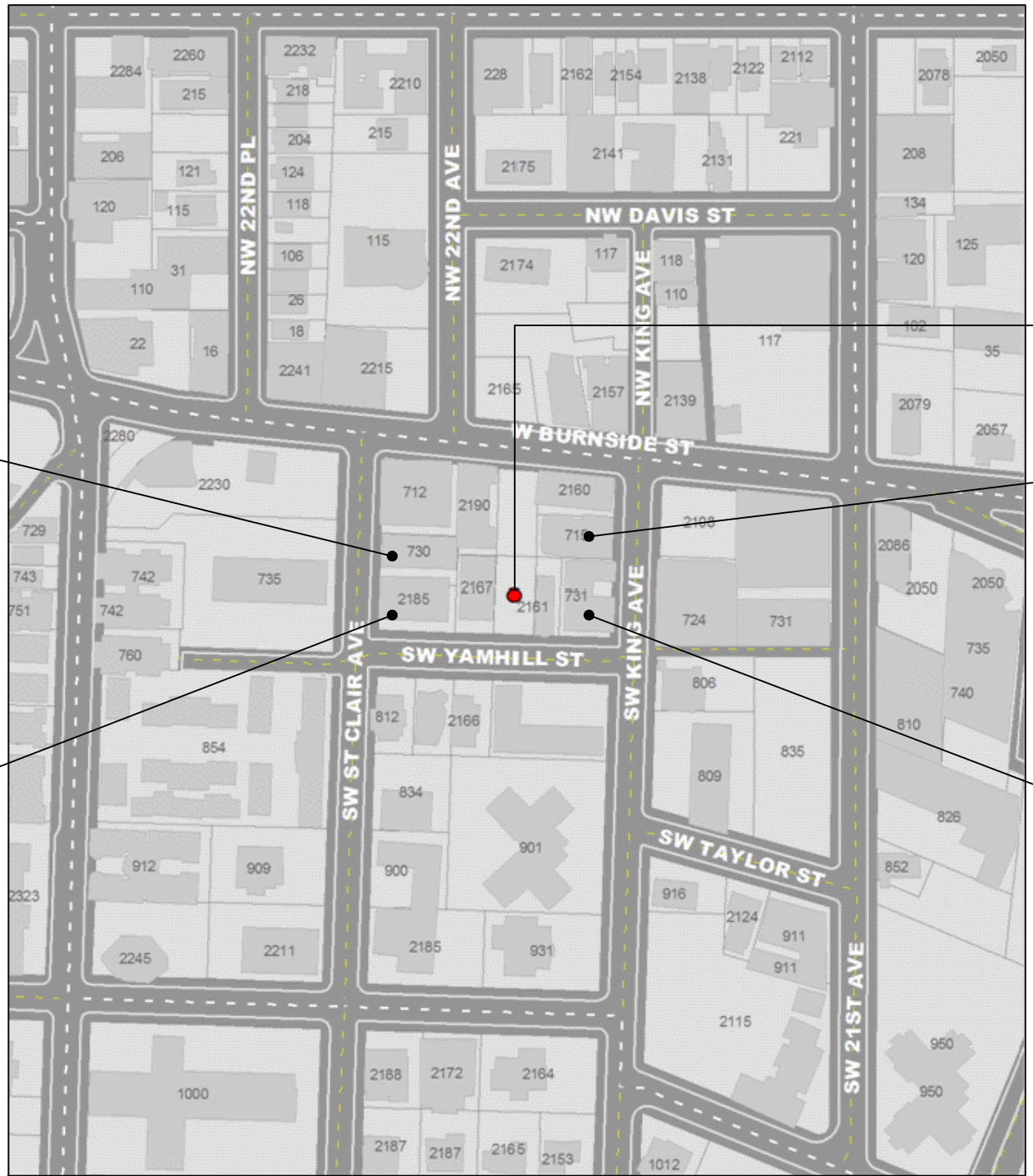




730 SW ST CLAIR AVENUE  
 DESIGN CUES  
 DOUBLE-HUNG WINDOWS  
 BRICK CLADDING  
 BUILDING SCALE  
 ENTRANCE IN CENTER OF FACADE

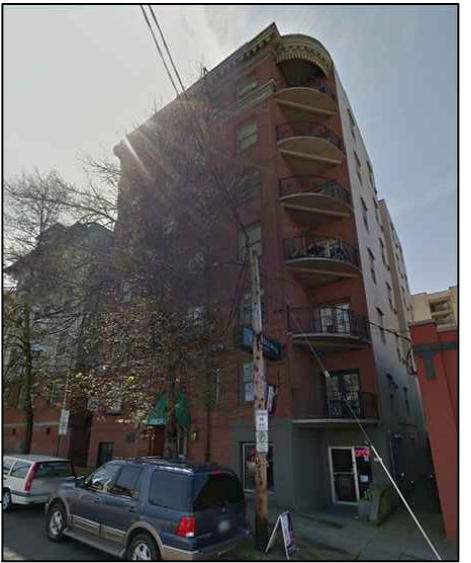


2185 SW ST YAMHILL STREET  
 DESIGN CUES  
 DOUBLE-HUNG WINDOWS  
 BRICK CLADDING  
 BUILDING SCALE  
 ENTRANCE IN CENTER OF FACADE  
 PROJECTING CORNICE  
 DELINEATION OF BASE OF BUILDING



VICINITY MAP AND NEIGHBORHOOD PHOTOS

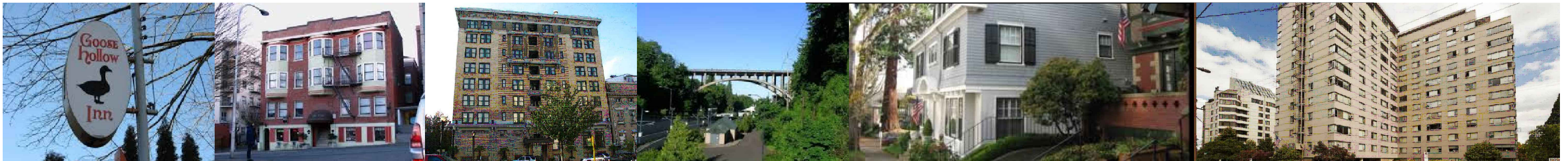
PROJECT SITE  
 (VACANT PARCEL)



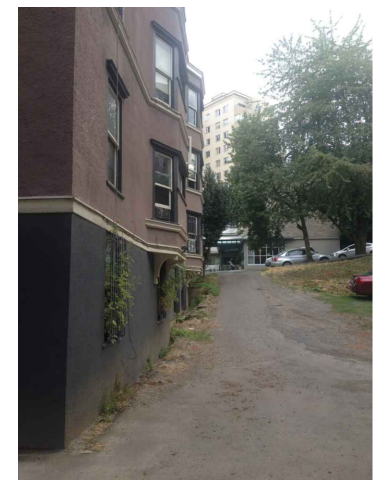
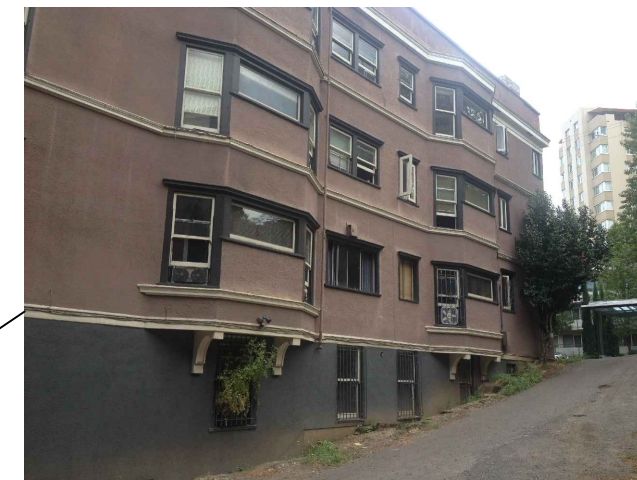
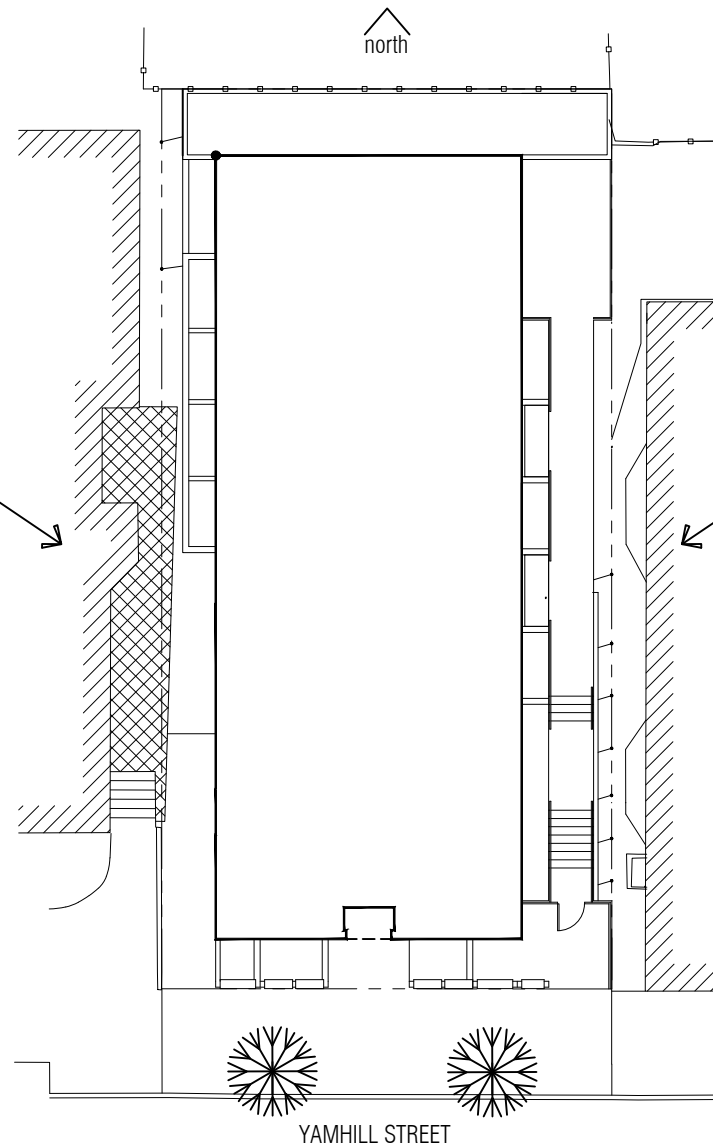
715 SW KING AVENUE  
 DESIGN CUES  
 DOUBLE-HUNG WINDOWS  
 BRICK CLADDING  
 BUILDING SCALE  
 PROJECTING CORNICE



731 SW KING AVENUE  
 DESIGN CUES  
 DOUBLE-HUNG WINDOWS  
 DELINATION OF BUILDING BASE  
 HIP ROOF







#### 2167 SW YAMHILL STREET

The existing neighbor to the west, 2167 SW Yamhill is a wood framed and sided apartment building recently renovated, housing 9 apartments. A wood deck allowing access and egress from northern units on the main floor presently encroaches on the project site.

Step-out balconies exist on this building. To help preserve privacy, the egress court that had previously been planned for the proposed project on this side has been moved to the opposite (east) side of the building.

#### 2161 SW YAMHILL STREET

The existing neighbor to the east, 2161 SW Yamhill is a wood framed, stucco apartment building listed as historically contributing in the King Hill Design Guidelines. The greater side yard setback has been located along this side which not only allows greater separation from the contributing building, but provides the code required 10' width for the egress court.

## EXISTING CONDITIONS MAP

TAX LOT 3400  
LOCATED IN THE S.W. 1/4 SECTION 33, T.1NN., R.1E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
SEPTEMBER 17, 2014 SCALE 1"=20'

*SURVEY NOTES:*

THE DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK NUMBER 26, BEING A BRASS DISC ON TOP OF CURB ON THE N.W. CORNER OF THE INTERSECTION S.W. PARK PLACE AND S.E. KING AVENUE. THE ELEVATION IS 195.936', COP DATUM.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

AREA OF SUBJECT PARCEL: 5,996 S.F. OR 0.14 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 43479, RECORDS OF MULTNOMAH COUNTY.




































THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.  
THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF  
THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT  
MAY AFFECT TITLE.

**LEGEND:**

*Some Symbols shown may not be used on map*

- |   |                         |   |                           |
|---|-------------------------|---|---------------------------|
|    | DECIDUOUS TREE          |    | UTILITY AND LIGHT POLE    |
|    | EVERGREEN TREE          |    | GUY WIRE                  |
|    | STORM SEWER MANHOLE     |    | TRAFFIC SIGNAL POLE       |
|    | SANITARY SEWER CLEANOUT |    | ELECTRICAL POWER PEDESTAL |
|    | CATCH BASIN             |    | COMMUNICATIONS PEDESTAL   |
|    | SANITARY SEWER MANHOLE  |    | COMMUNICATIONS MANHOLE    |
|    | WATER VALVE             |    | OVERHEAD LINE             |
|    | WATER METER             |    | GAS LINE                  |
|    | FIRE HYDRANT            |    | ELECTRICAL LINE           |
|    | BOLLARD                 |    | COMMUNICATIONS LINE       |
|    | GAS VALVE               |    | COMBINED SEWER LINE       |
|  | GAS METER               |  | STORM DRAIN LINE          |
|  | SIGN                    |  | WATER LINE                |
|  | MAILBOX                 |  | FENCELINE                 |
|  | UTILITY POLE            |  | ELECTRIC RISER            |
|  | LIGHT POLE              |  | UTILITY RISER             |
|  | ELECTRIC METER          |  | COMMUNICATION VAULT       |
|  | OIL FILLER              |   |                           |

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

SIGNED ON:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**OREGON**  
NOVEMBER 30, 2007  
**JAMES BURTON BROWN**  
**60379**

VALID THROUGH DECEMBER 31, 2015



**CENTERLINE CONCEPTS**  
**LAND SURVEYING, INC.**

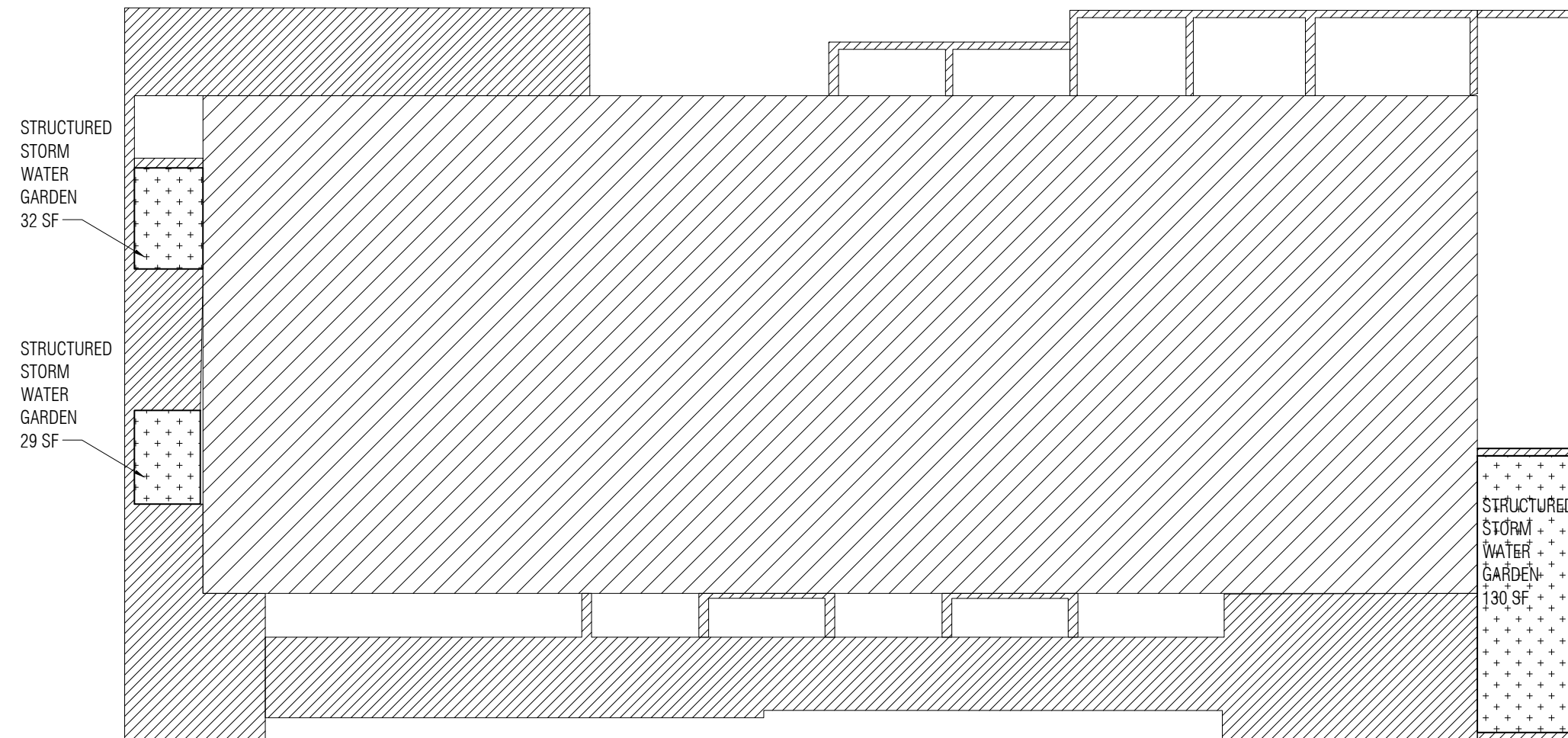
729 MOLALLA AVE., SUITE 1 & 2  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

Plotted: M: \PROJECTS\KOZ DEV.-YAMHILL STREET\dwg\ECM.dwg









#### TREATED IMPERVIOUS SURFACES SUMMARY

BUILDING:  
2960 SF TOTAL

TOTAL STORM DRAINAGE AREA:	2960 SF
FLOW THROUGH STORM WATER GARDENS @ 6% OF DRAINAGE AREA:	178 SF REQ'D <u>191 SF PROVIDED</u>



100'-0" (7) SMALL TREES REQUIRED

7'-5"

6'-0"

50'-0" (3) MEDIUM TREES REQUIRED

10'-0"

100'-0" (7) SMALL TREES REQUIRED


S.W. YAMHILL STREET

REMOVE  
EXISTING  
STREET TREES

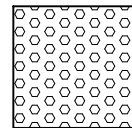
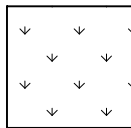
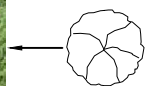
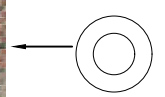
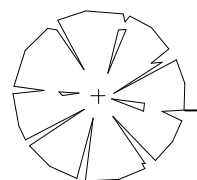
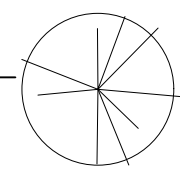
REMOVE  
EXISTING  
VEGETATION

LANDSCAPING REQUIREMENTS:  
15% OF LOT AREA = 5000 SF X 15% = 750 SF TOTAL AREA OF LANDSCAPING  
TOTAL AREA OF LANDSCAPING PROVIDED = 1029 SF

## PLANTING SCHEDULE

	SYMBOL	QUANTITY	BOTANICAL	COMMON	SIZE
TREES		2	GLEDITSIA TRIACANTHOS	SKYLINE HONEY LOCUST	1 1/2" CALIPER
		3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	1 1/2" CALIPER
SHRUBS		8	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GALLON
		12	FARGESIA 'RUFA'	GANSU 95-1 CLUMPING BAMBOO	1 GALLON
		14	CHAMAECYPARIS LAWSONIANA	WISSEL'S SAGUARO	5'
GROUND COVER		56 - SPACED 30" APART	CORNUS CANADENSIS	BUNCHBERRY	1 GALLON
		30 - SPACED 12" APART	CAREX MORROWII	JAPANESE SEDGE	1 GALLON
STORMWATER PLANTERS: GROOVED RUSH, AMERICAN CRANBERRY BUSH, AND CAMAS LILY					

### STORMWATER FILTRATION GARDEN



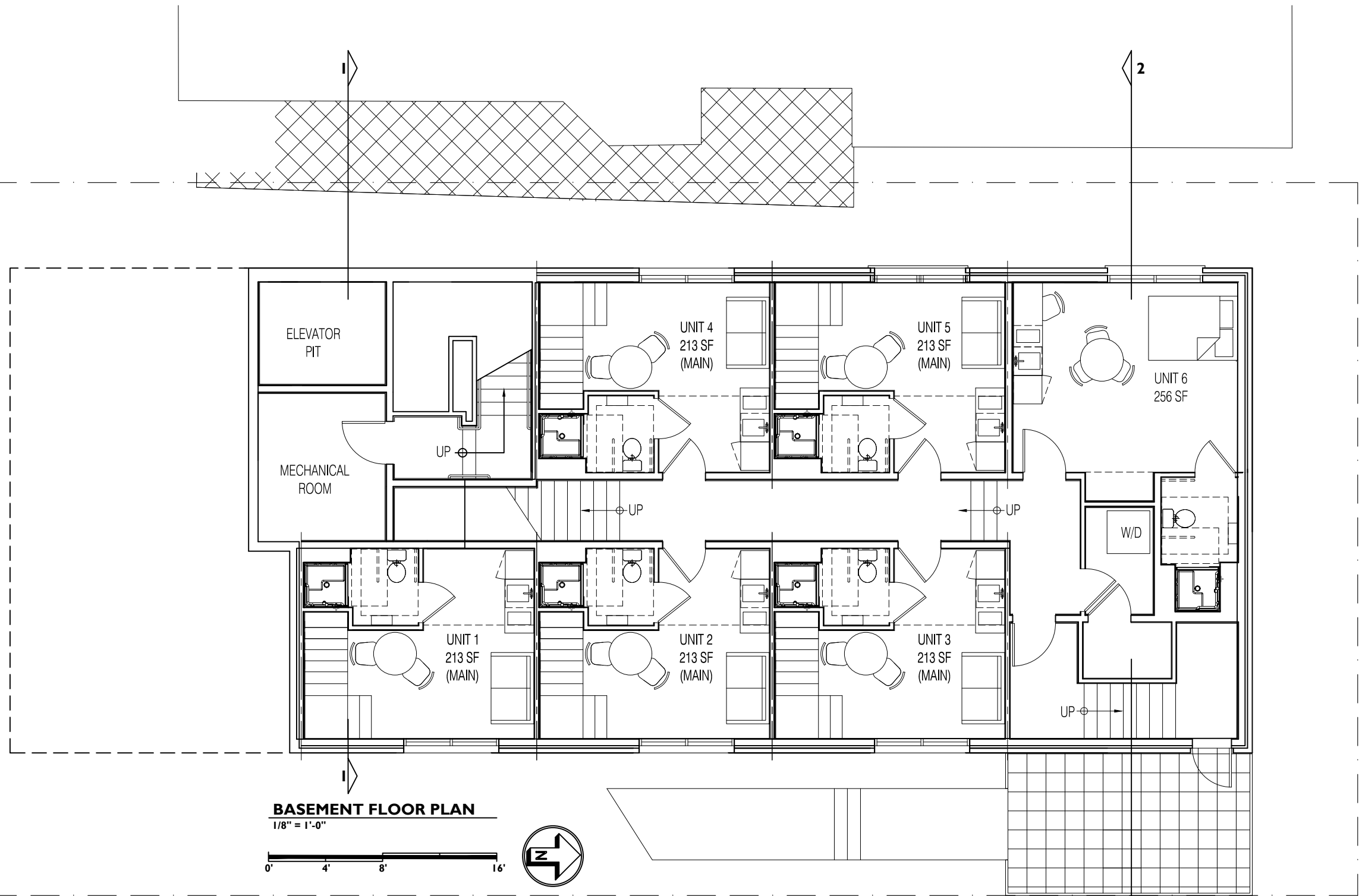
### LANDSCAPE PLAN

1"=10'-0"

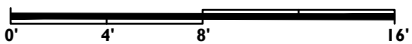
0' 5' 10' 20'

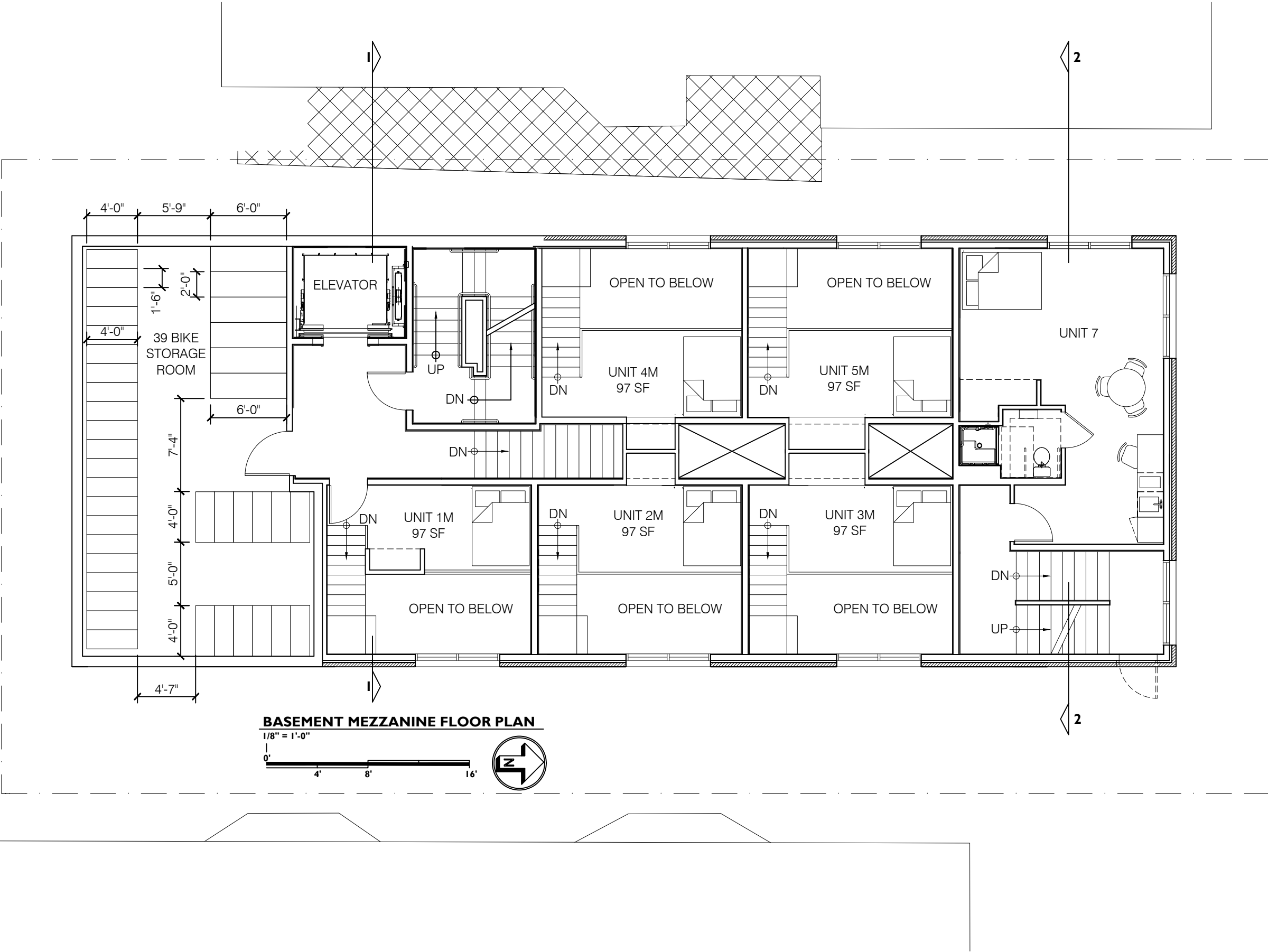




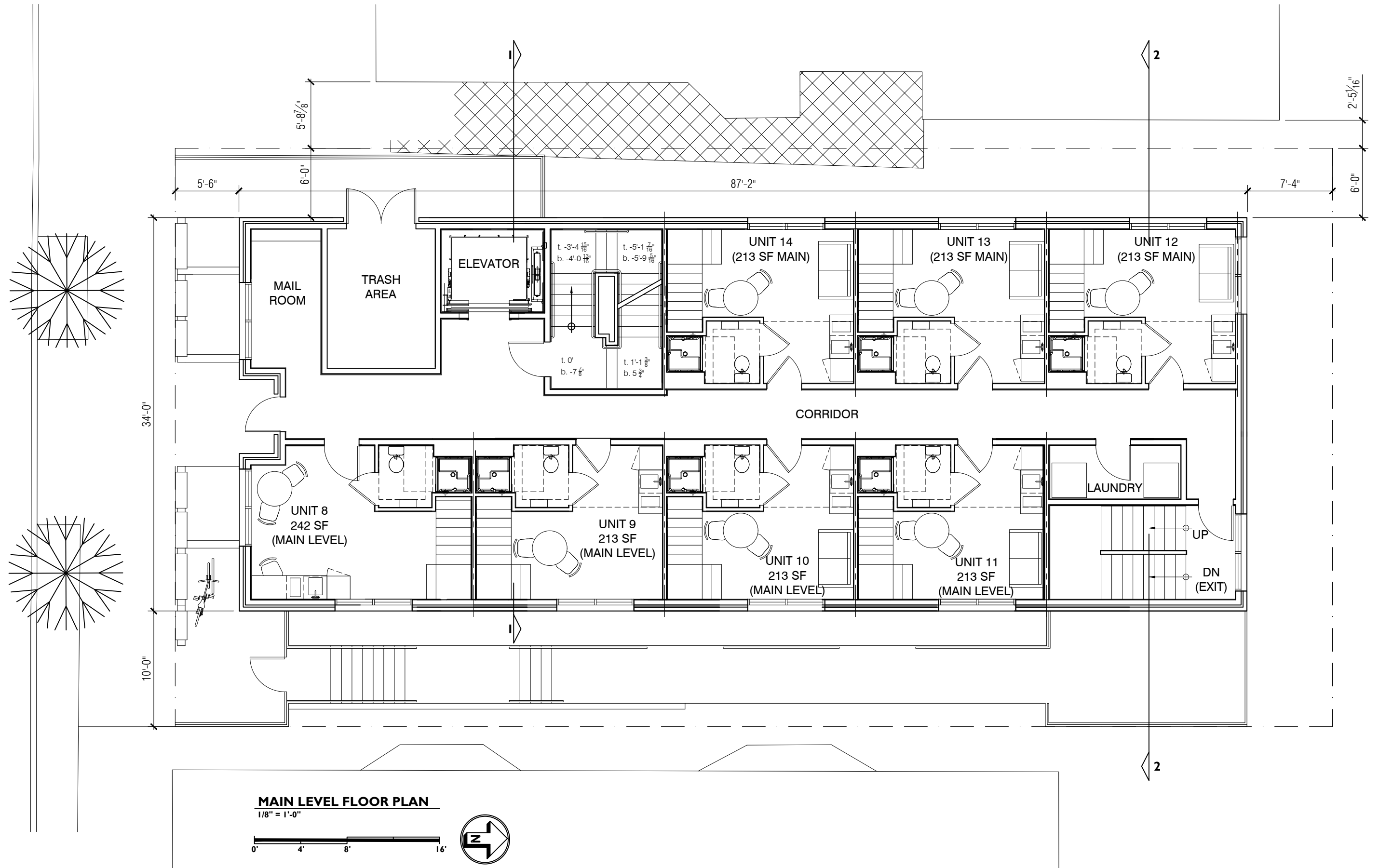


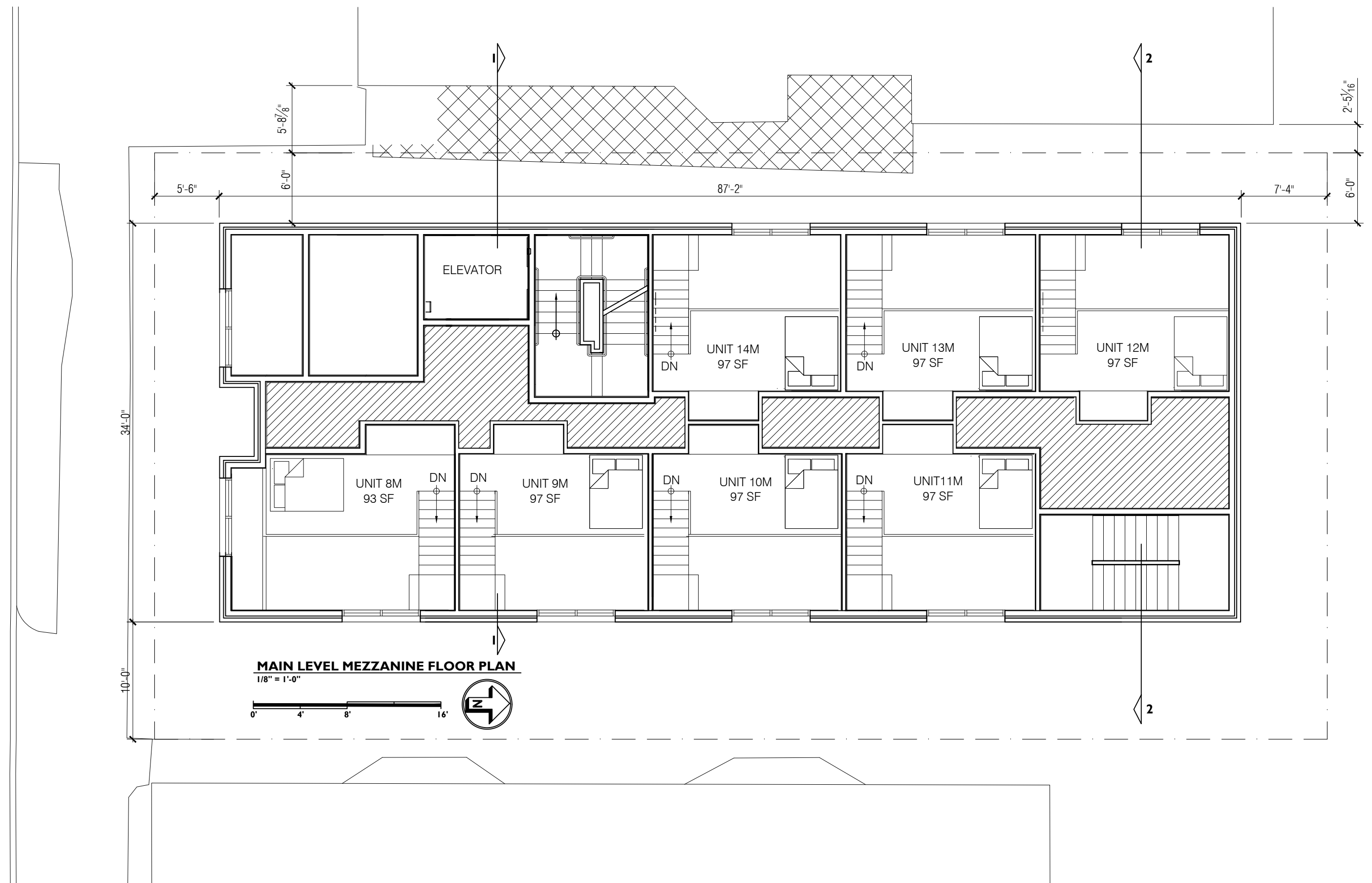
**BASEMENT FLOOR PLAN**  
 1/8" = 1'-0"





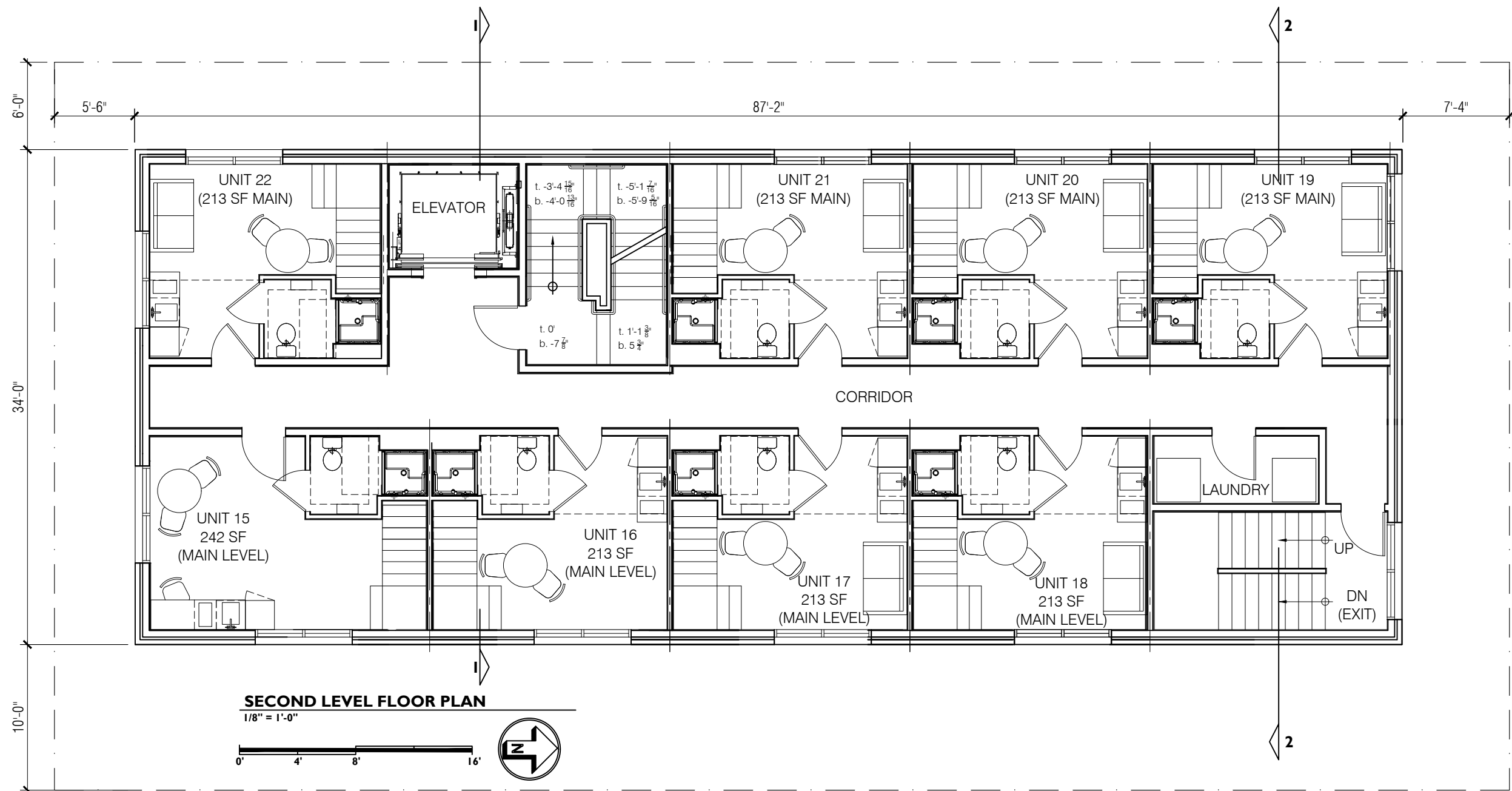


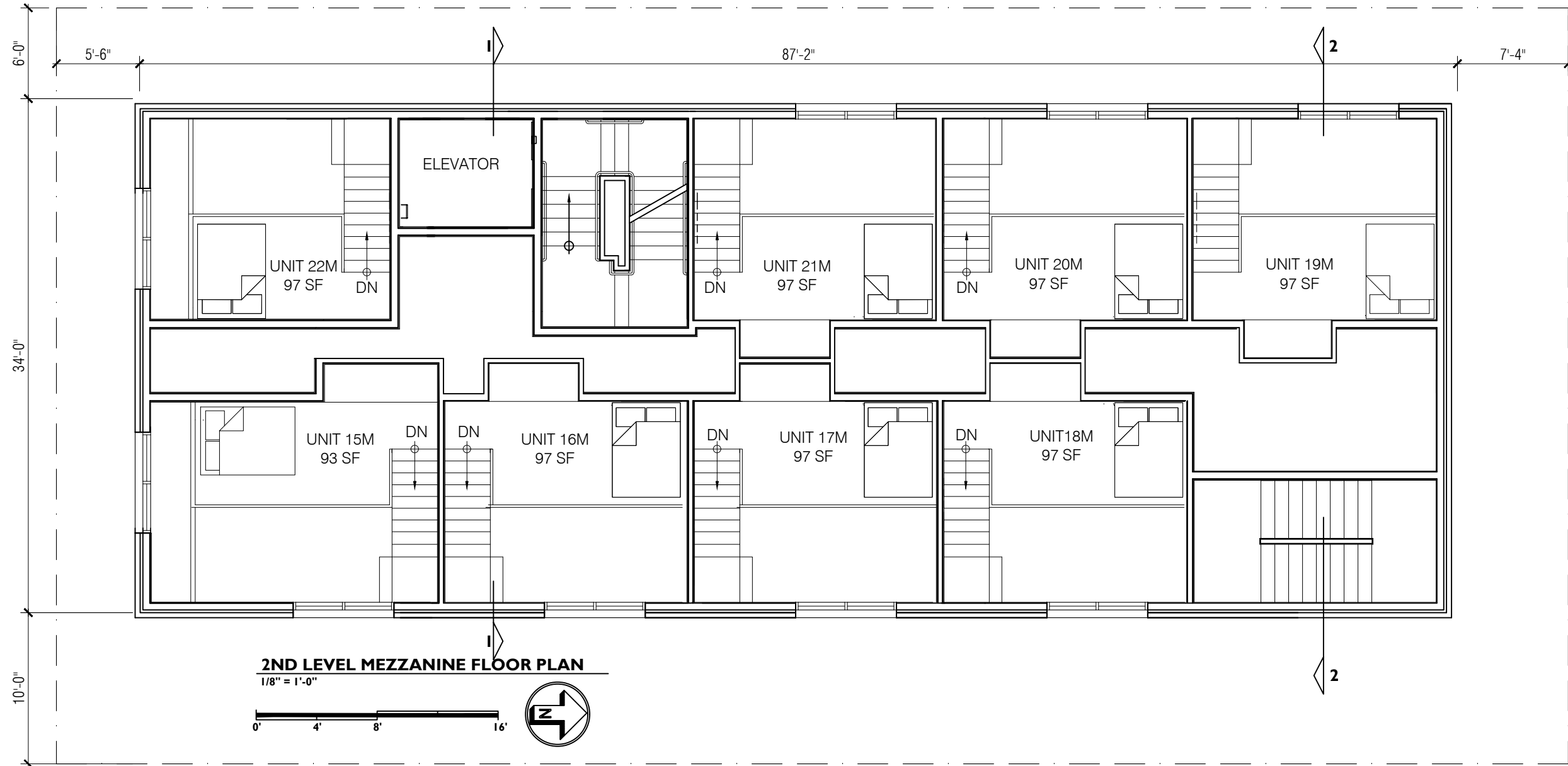




**MAIN LEVEL MEZZANINE FLOOR PLAN**  
 1/8" = 1'-0"

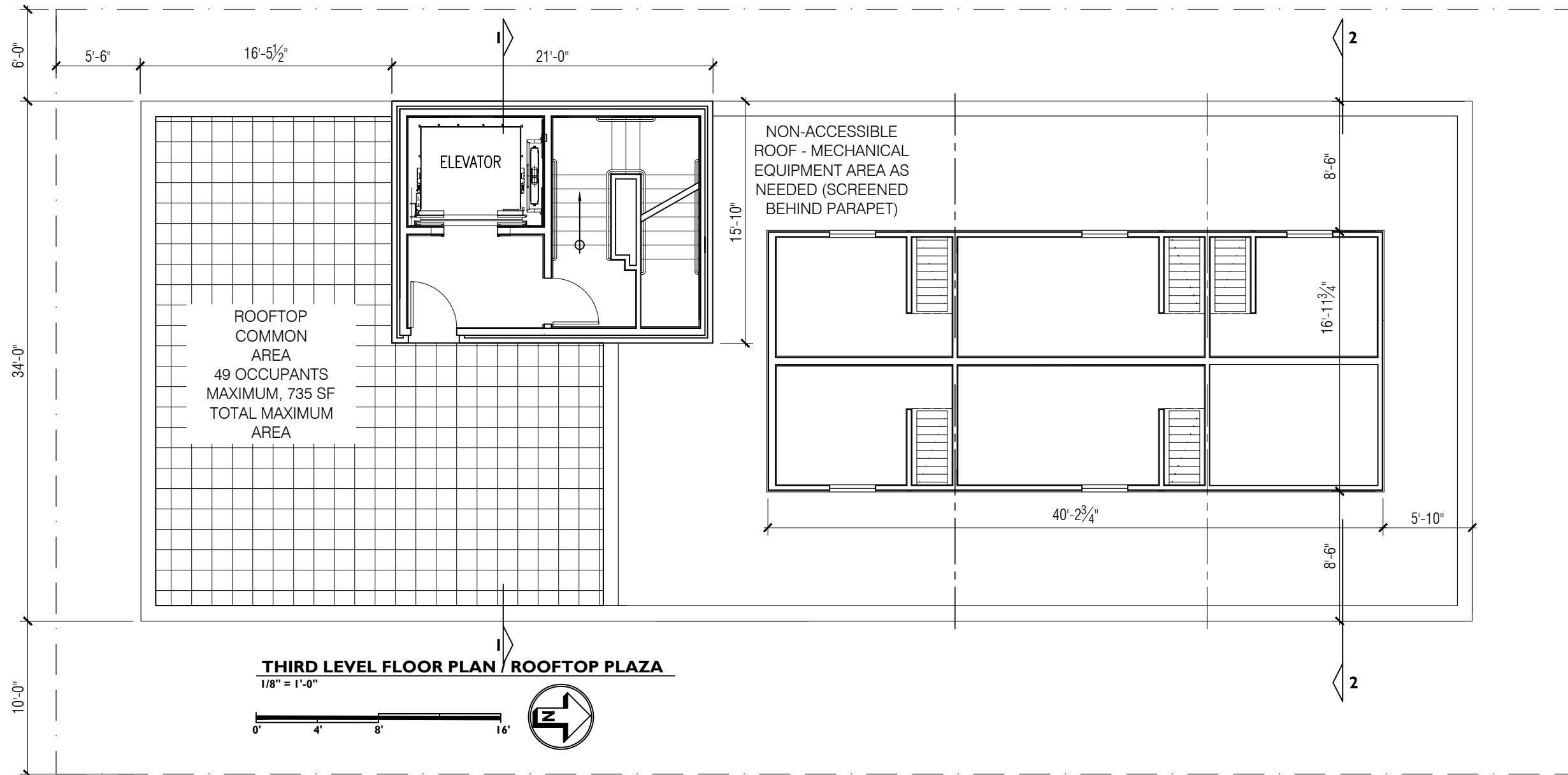




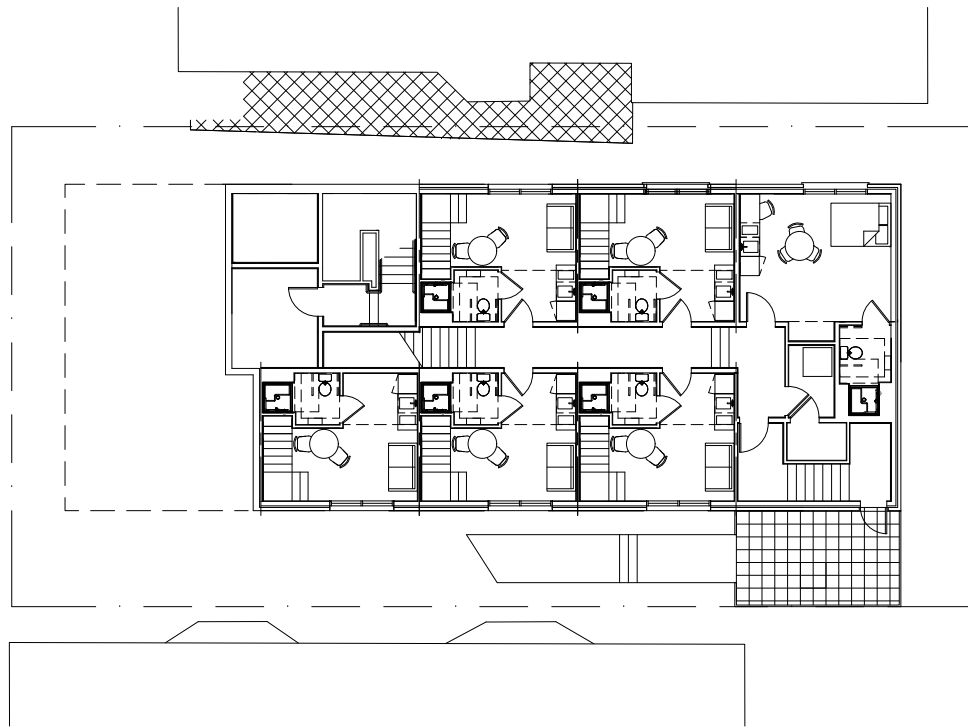




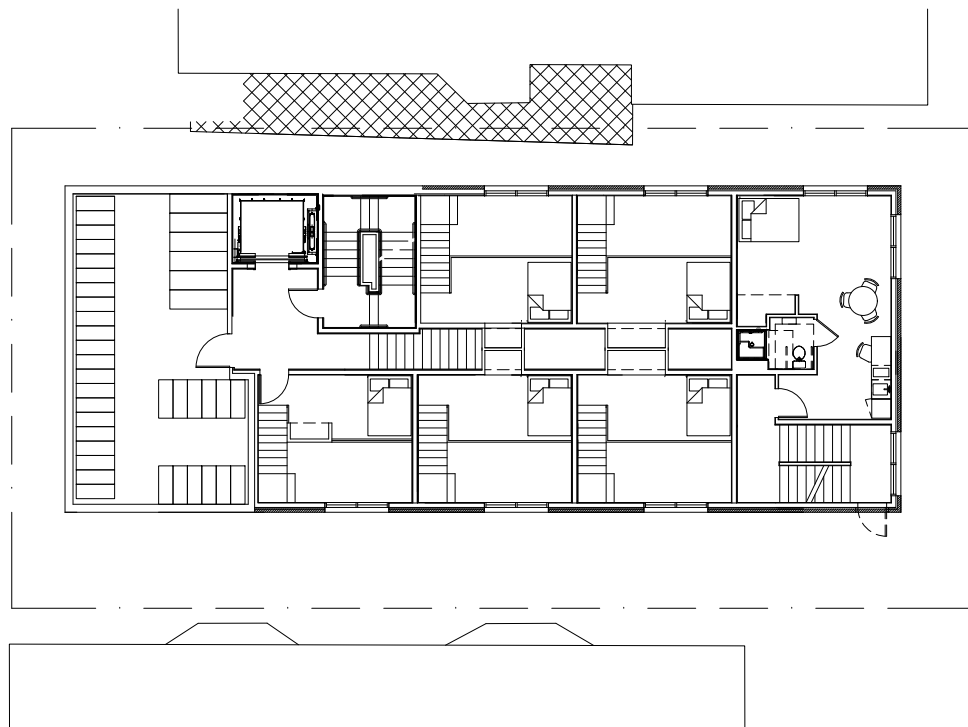




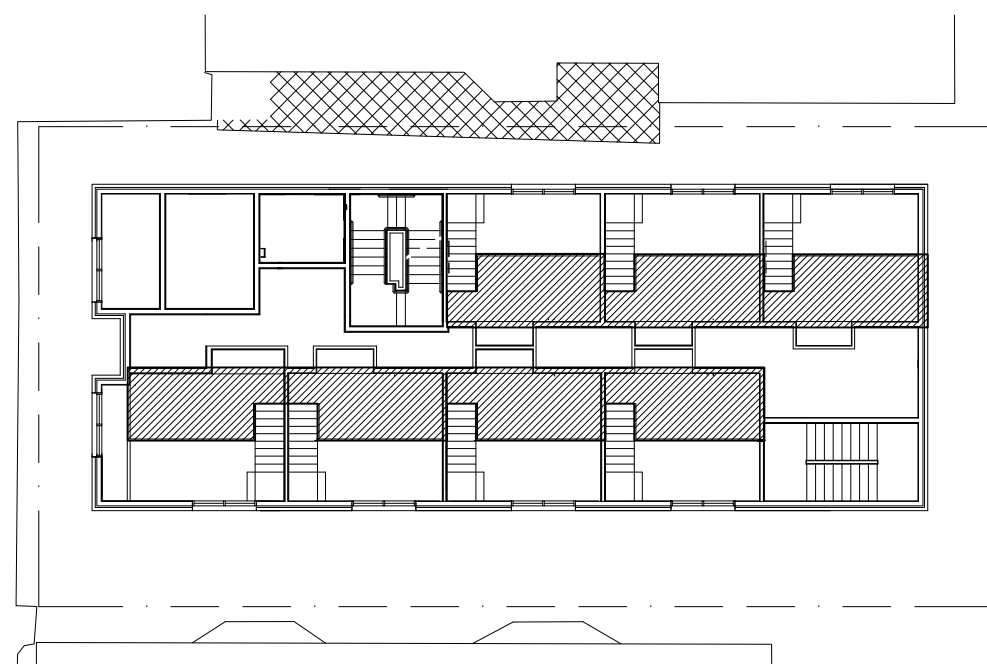




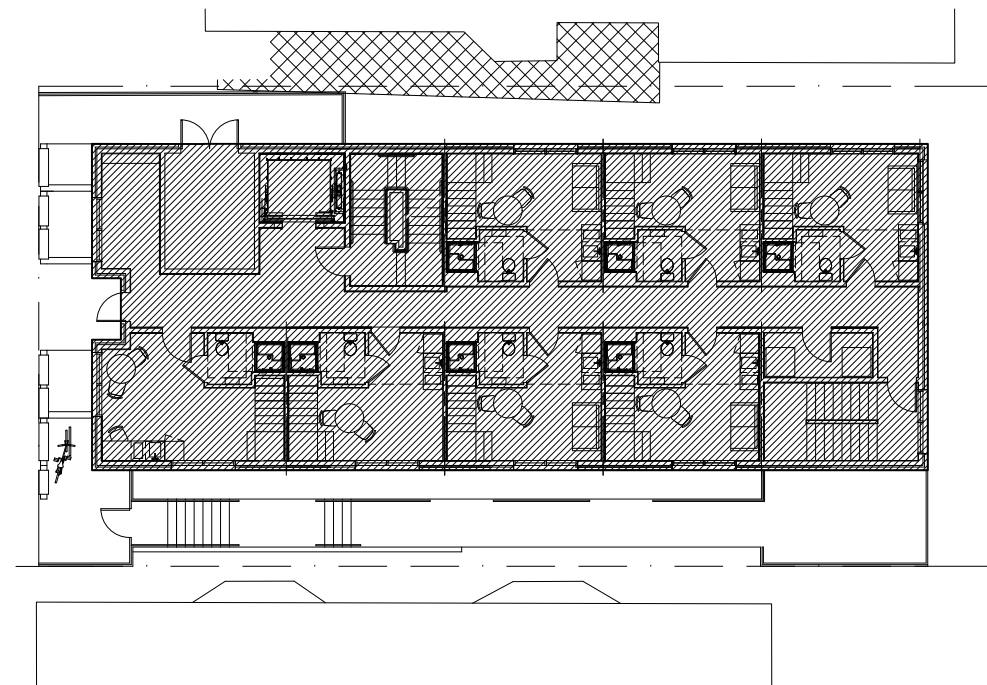
② BASEMENT LEVEL MEZZANINE PLAN - 0 sf floor area for purposes of Floor Area Ratio (floor > -4' from lowest right-of-way)



① BASEMENT LEVEL FLOOR PLAN - 0 sf floor area for purposes of Floor Area Ratio (floor > -4' from lowest right-of-way)



④ MAIN LEVEL MEZZANINE FLOOR PLAN - 808 sf floor area

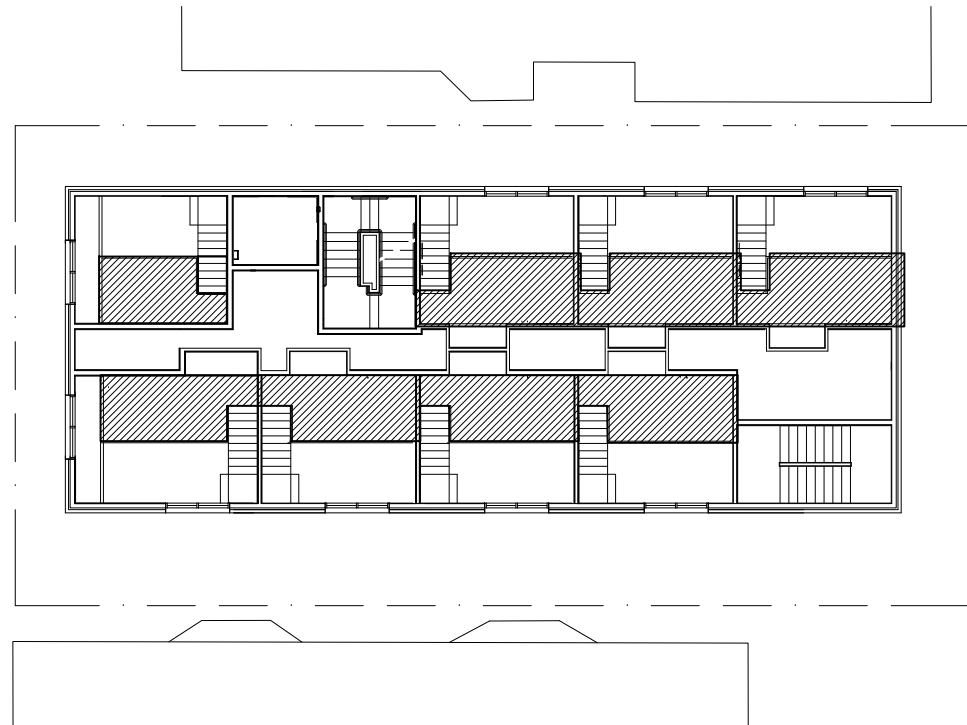


③ MAIN LEVEL FLOOR PLAN - 2941 sf floor area

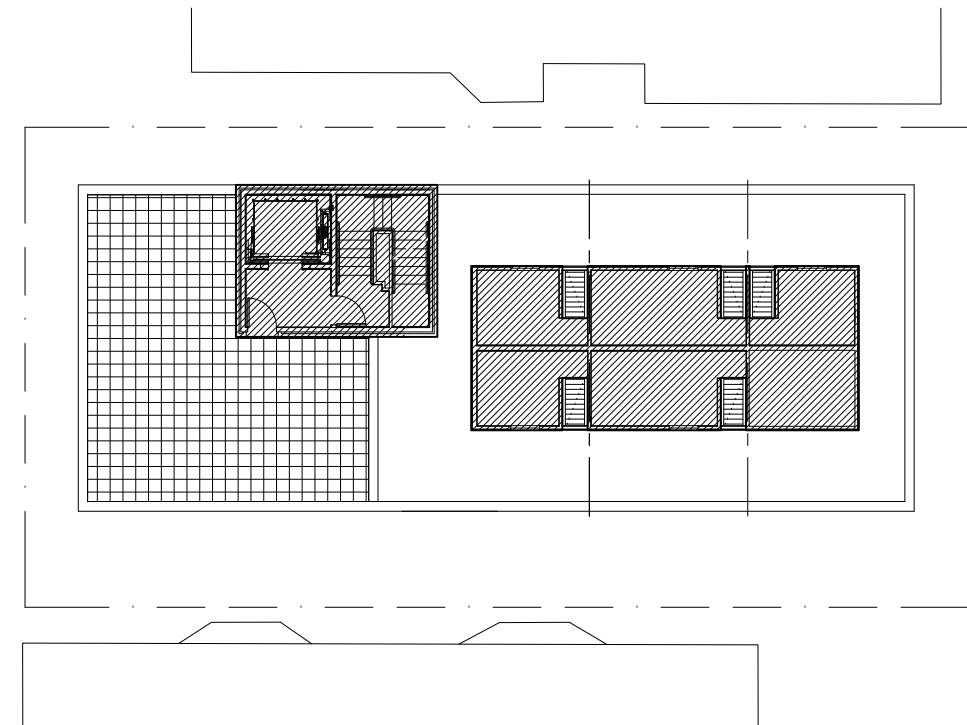
## FLOOR AREA CALCULATIONS

- ① 0 SF
- ② 0 SF
- ③ 2941 SF
- ④ 804 SF
- ⑤ 2960 SF (SEE NEXT PAGE)
- ⑥ 844 SF
- ⑦ 2941 SF
- ⑧ 952 SF

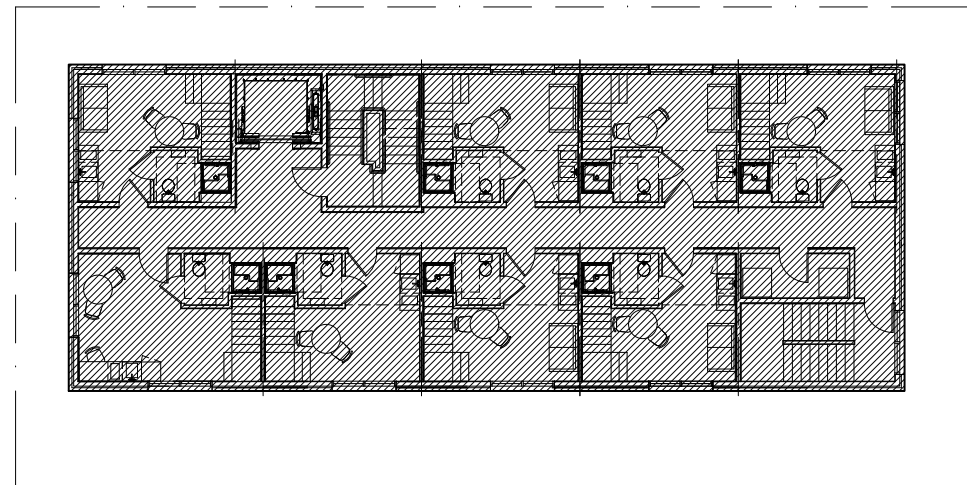
11,442 SF / 5000 SF SITE AREA  
1 : 2.29 F.A.R.



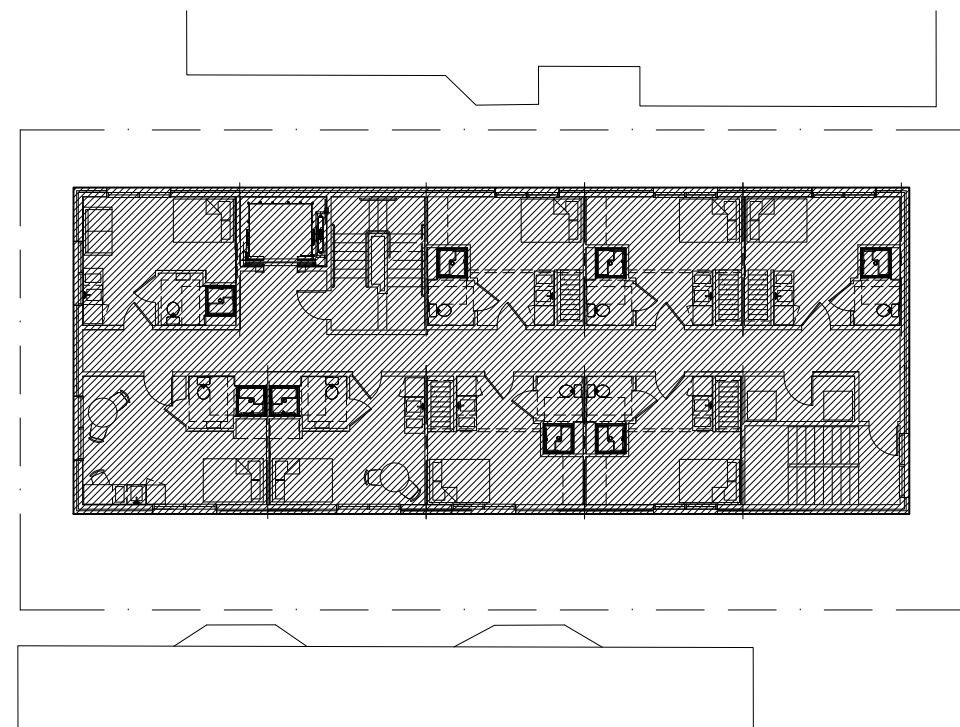
⑥ SECOND LEVEL MEZZANINE FLOOR PLAN - 844 sf floor area



⑧ THIRD LEVEL MEZZANINE FLOOR PLAN - 952 sf floor area



⑤ SECOND LEVEL FLOOR PLAN - 2960 sf floor area



⑦ THIRD LEVEL FLOOR PLAN - 3013 sf floor area

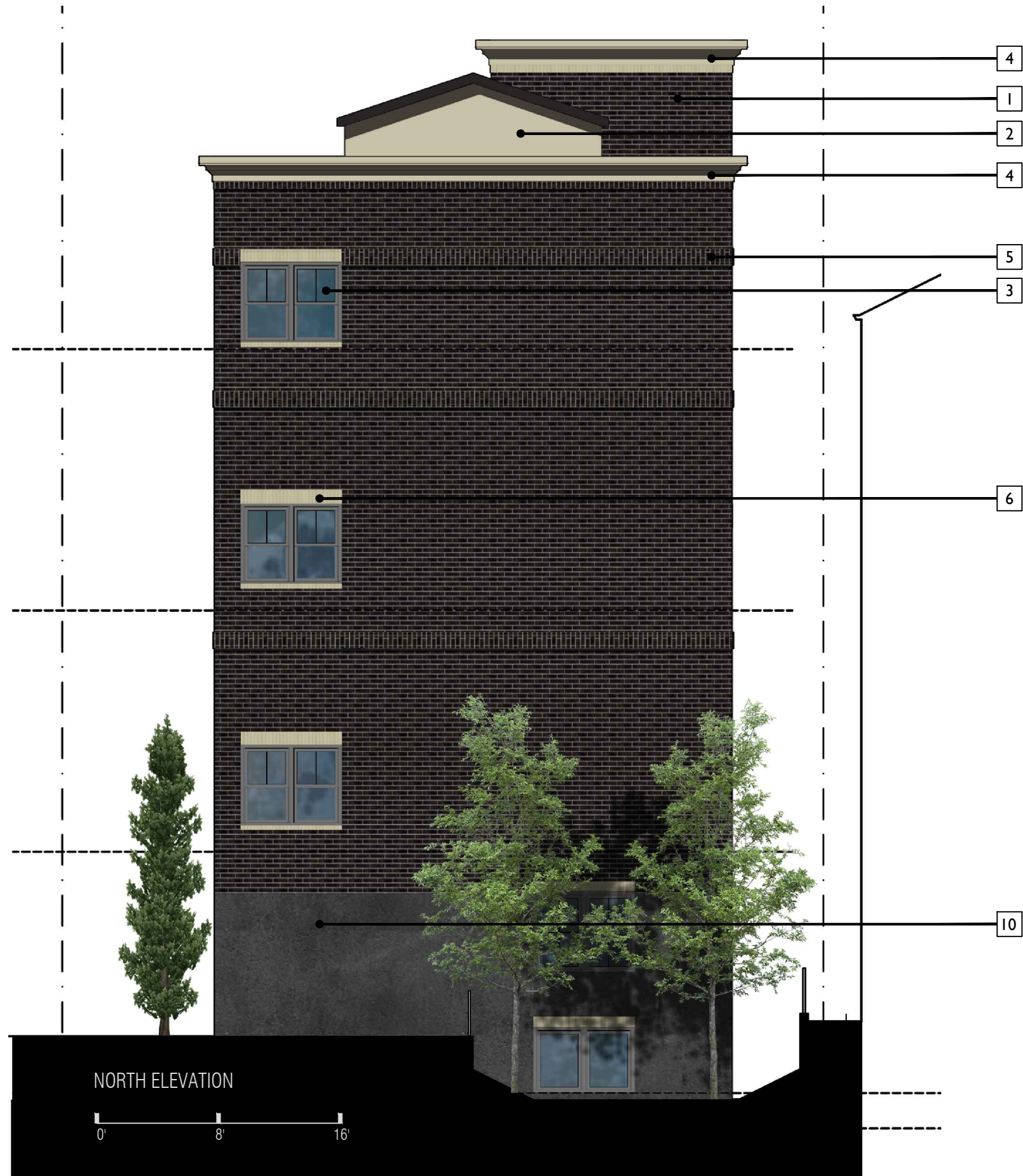


LEGEND	
1	BRICK VENEER - BODY COLOR: MUTUAL MATERIALS, EBONY (SEE SAMPLE)
2	CEMENT STUCCO (SEE SAMPLE)
3	FIBERGLASS CLAD WINDOWS: ANDERSON 200 SERIES, SINGLE-HUNG, TERATONE COLOR FRAME AND SASH (SEE SAMPLE)
4	PREFINISHED, 22 GA. METAL COPING (SEE SAMPLE)
5	SOLDIER COURSE BAND - BODY COLOR: MUTUAL MATERIALS, EBONY (SEE SAMPLE)
6	SOLDIER COURSE HEADER - ACCENT COLOR: MUTUAL MATERIALS, MODIFIED GRANITE (SEE SAMPLE)
7	POWDER COATED BLACK STEEL, ENTRY CANOPY
8	ANDERSEN COMMERCIAL ENTRY DOOR - PREFINISHED, MATCH WINDOWS
9	BRICK VENEER PLANTER WALL W/ CONCRETE TOP AND WOOD BENCH (SKATEBOARD PROOF)
10	CHARCOAL COLORED STUCCO (SEE SAMPLE)
11	PREFINISHED METAL TRIM - MATCH WINDOW COLOR
12	PAINTED FASCIA BOARD (SEE SAMPLE)









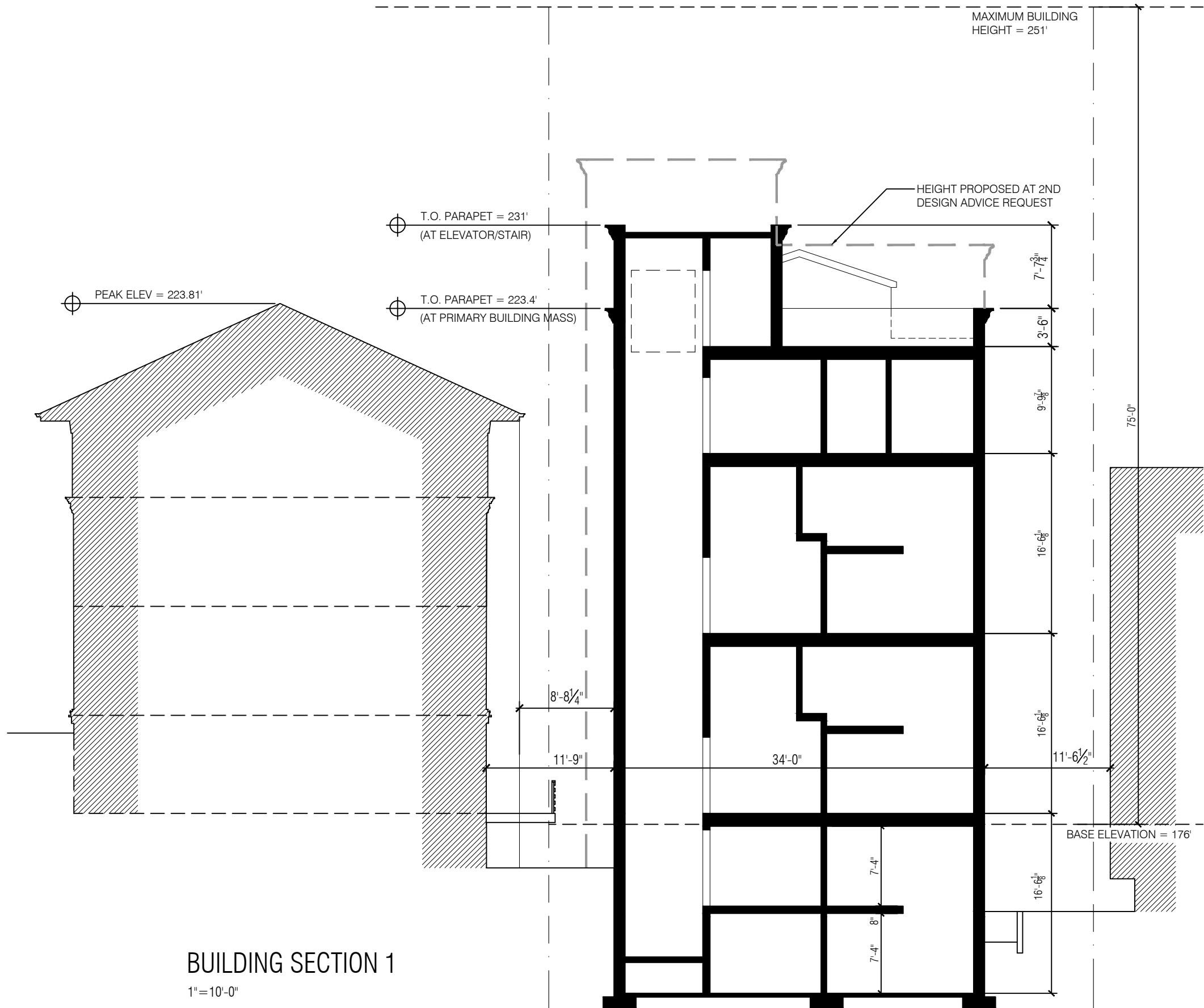
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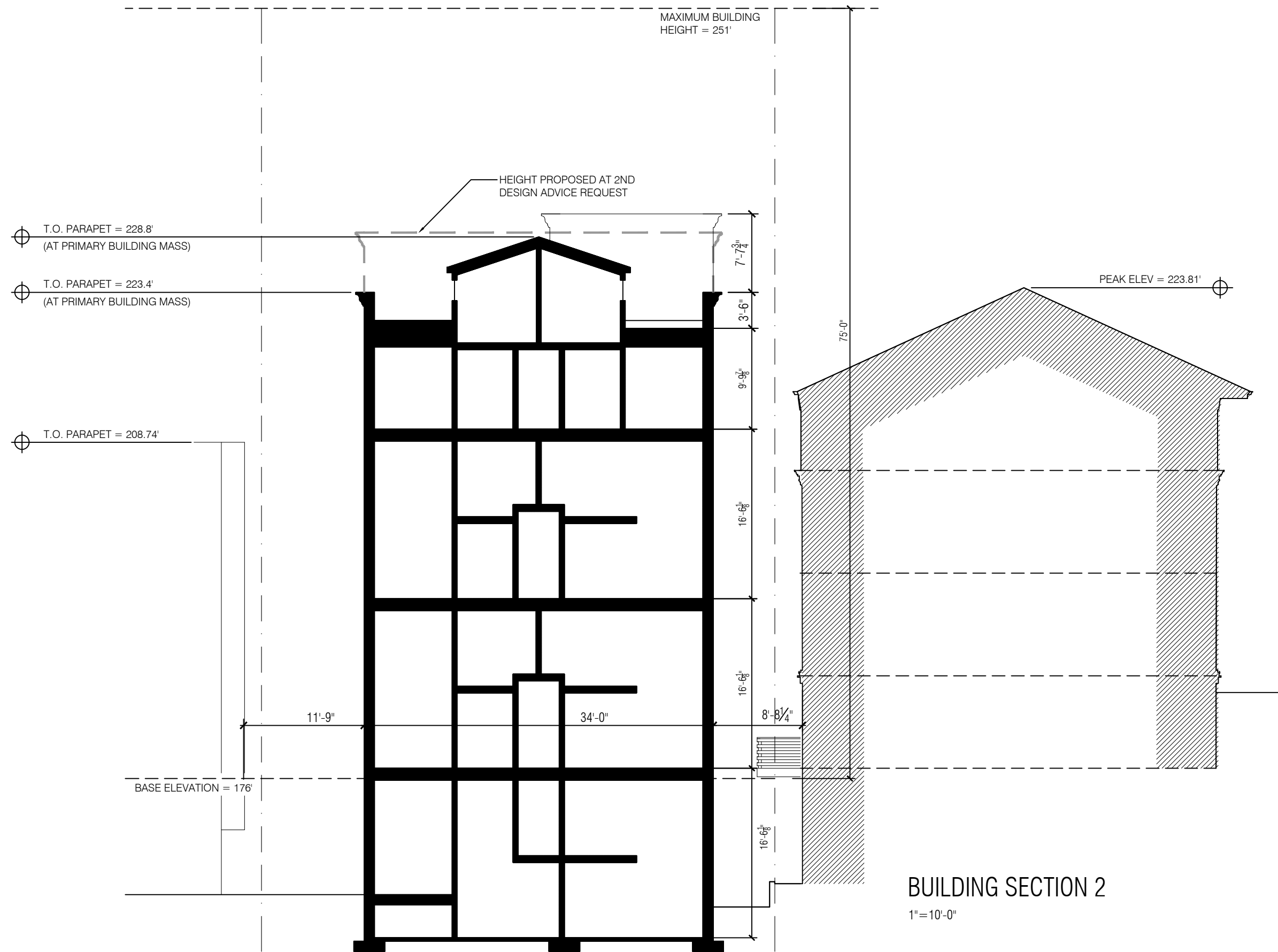
- |    |   |
|----|---|
| 1  | BRICK VENEER - BODY COLOR: MUTUAL MATERIALS, EBONY (SEE SAMPLE)                                       |
| 2  | CEMENT STUCCO (SEE SAMPLE)  |
| 3  | FIBERGLASS CLAD WINDOWS: ANDERSON 200 SERIES, SINGLE-HUNG, TERATONE COLOR FRAME AND SASH (SEE SAMPLE) |
| 4  | PREFINISHED, 22 GA. METAL COPING (SEE SAMPLE)   |
| 5  | SOLDIER COURSE BAND - BODY COLOR: MUTUAL MATERIALS, EBONY (SEE SAMPLE)                                |
| 6  | SOLDIER COURSE HEADER - ACCENT COLOR: MUTUAL MATERIALS, MODIFIED GRANITE (SEE SAMPLE)                 |
| 7  | POWDER COATED BLACK STEEL, ENTRY CANOPY   |
| 8  | ANDERSON COMMERCIAL ENTRY DOOR - PREFINISHED, MATCH WINDOWS   |
| 9  | BRICK VENEER PLANTER WALL W/ CONCRETE TOP AND WOOD BENCH (SKATEBOARD PROOF)                           |
| 10 | CHARCOAL COLORED STUCCO (SEE SAMPLE)  |
| 11 | PREFINISHED METAL TRIM - MATCH WINDOW COLOR   |
| 12 | PAINTED FASCIA BOARD (SEE SAMPLE)   |
| 13 | ASPHALT COMPOSITE SHINGLES  |









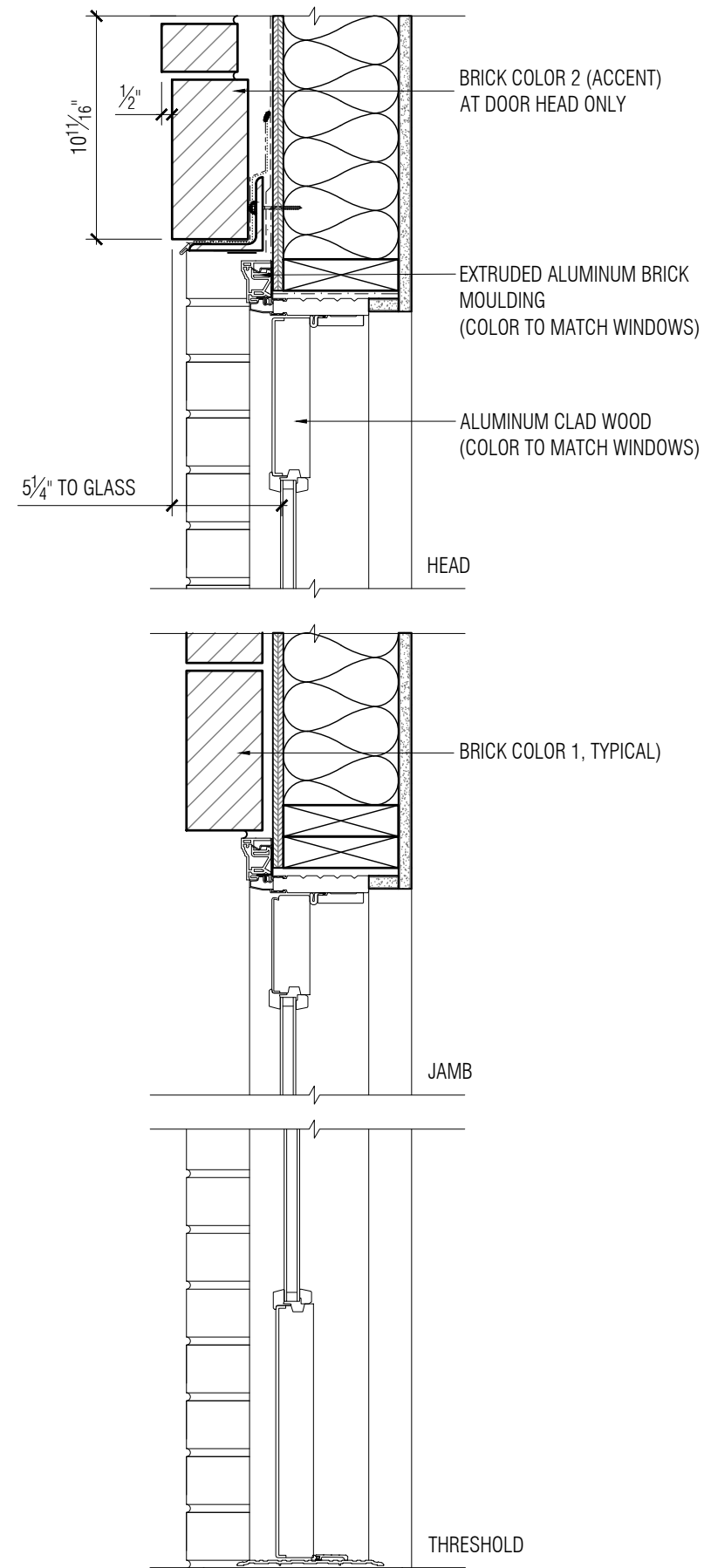




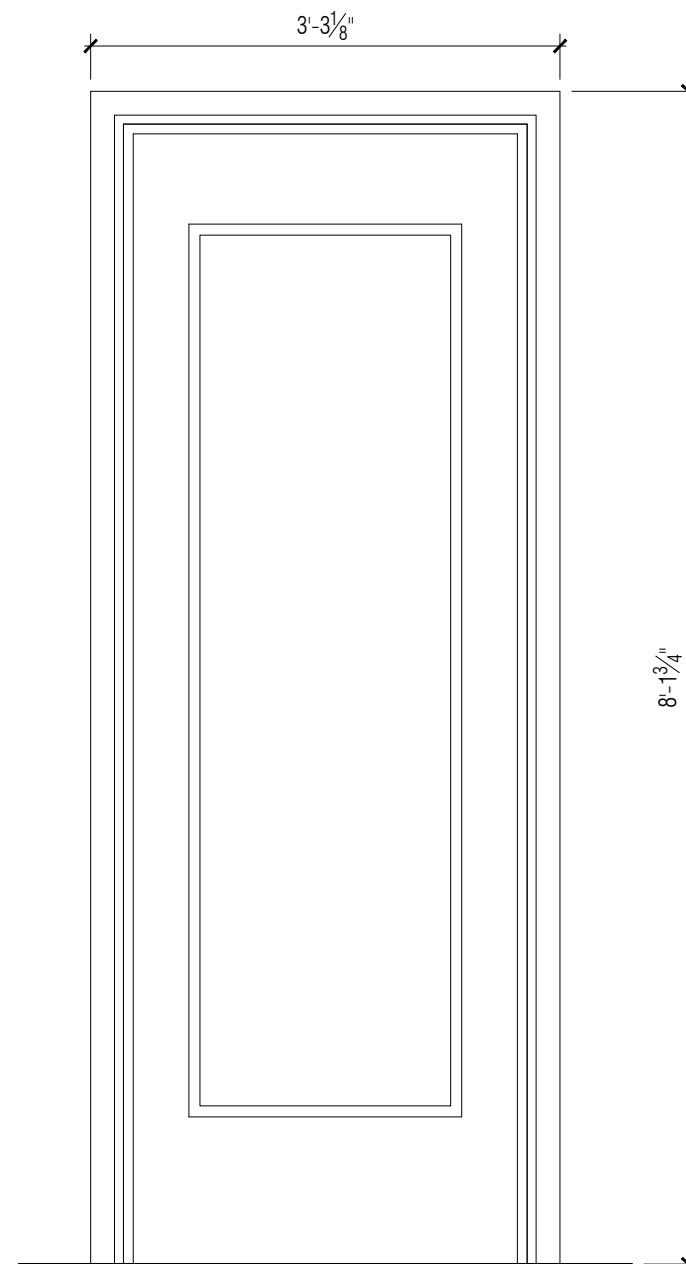




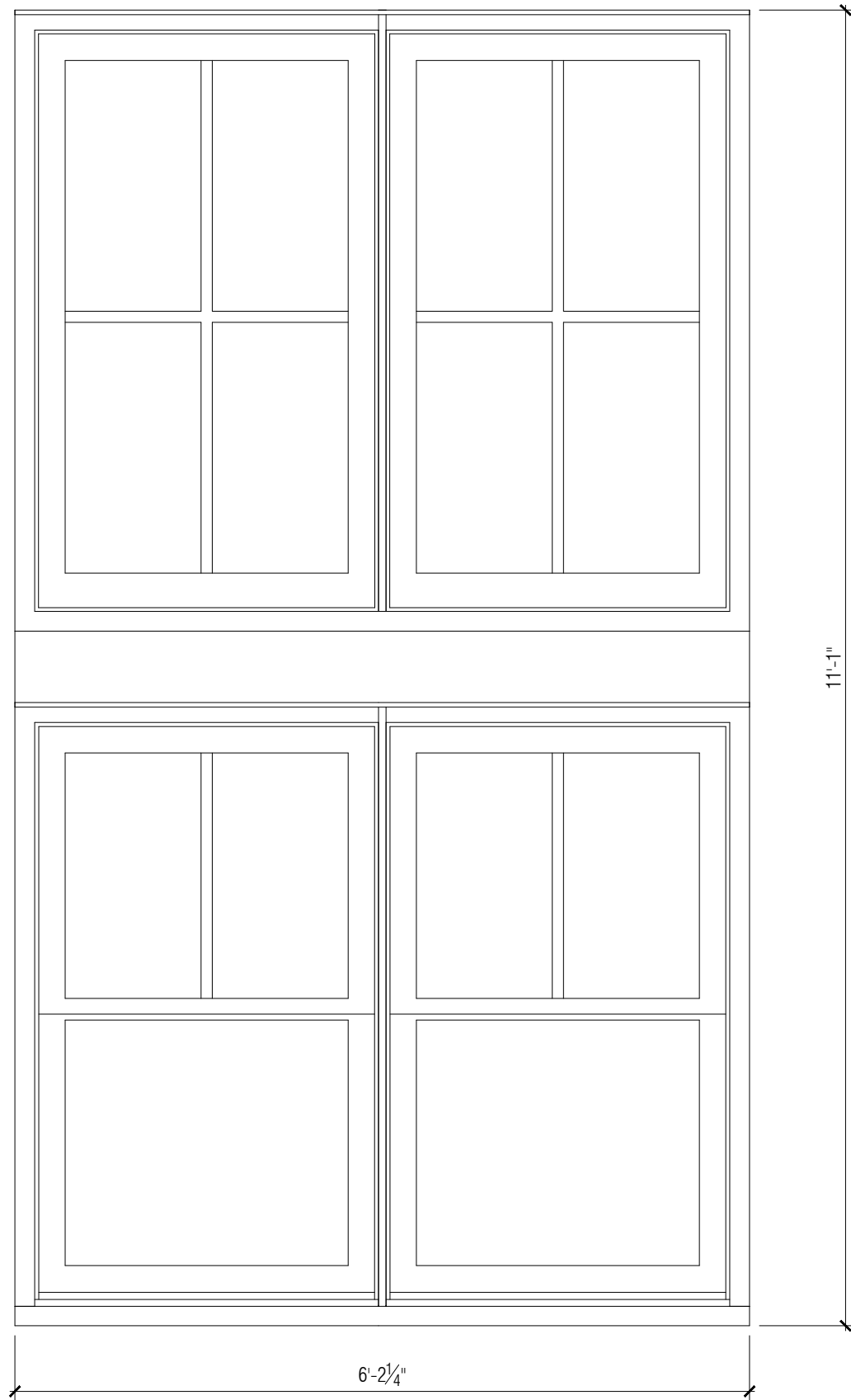




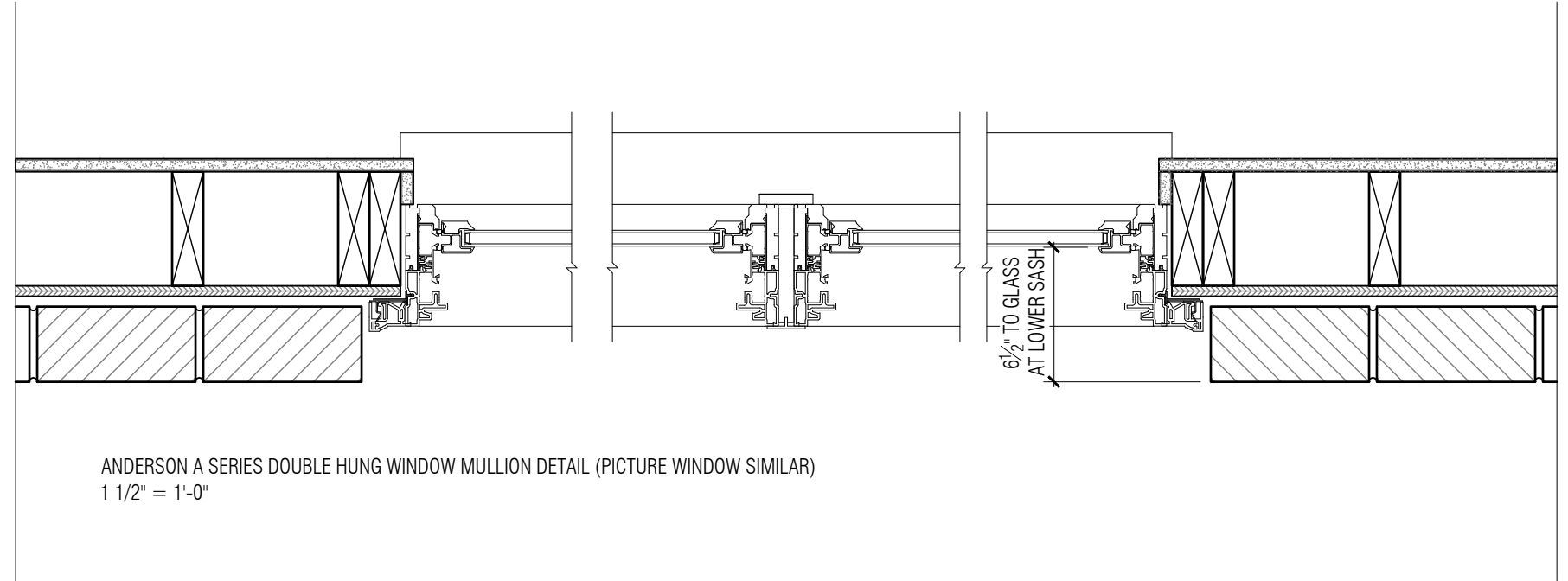
ANDERSON COMMERCIAL ENTRY DOOR DETAIL  
 1 1/2" = 1'-0"



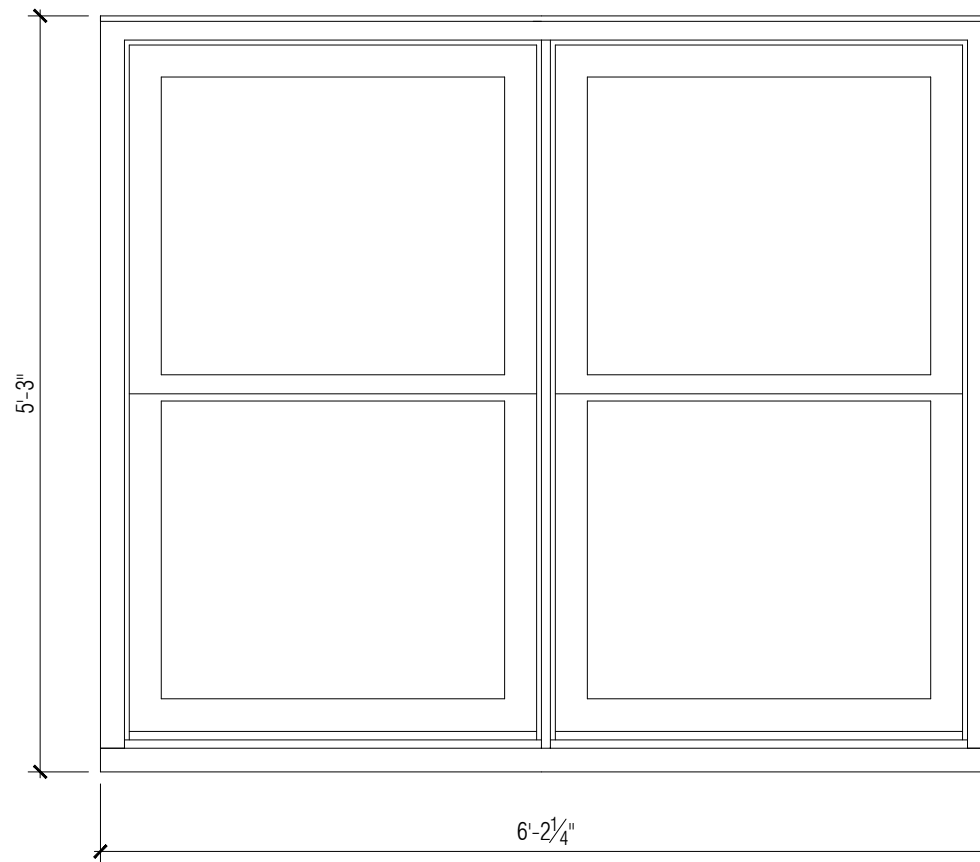
ENTRY DOOR ELEVATION  
 3/4" = 1'-0"



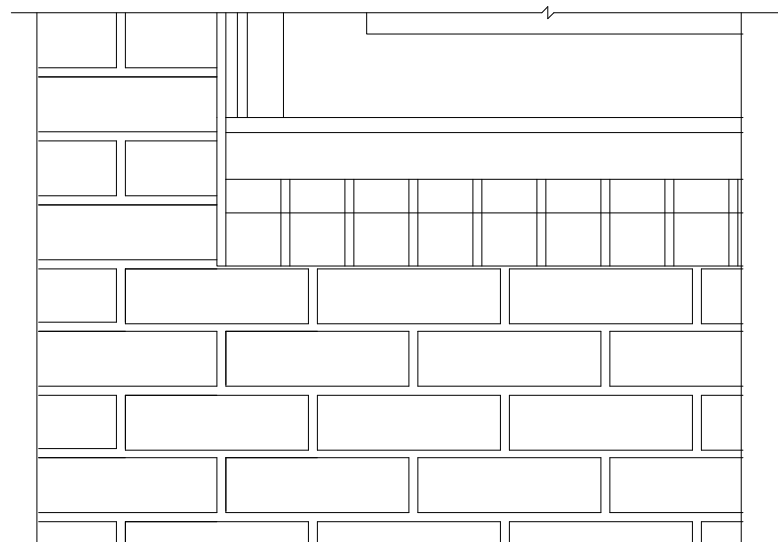
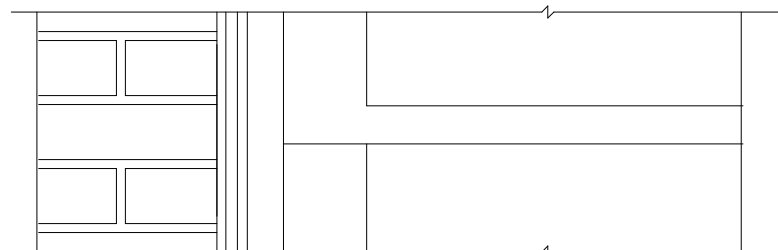
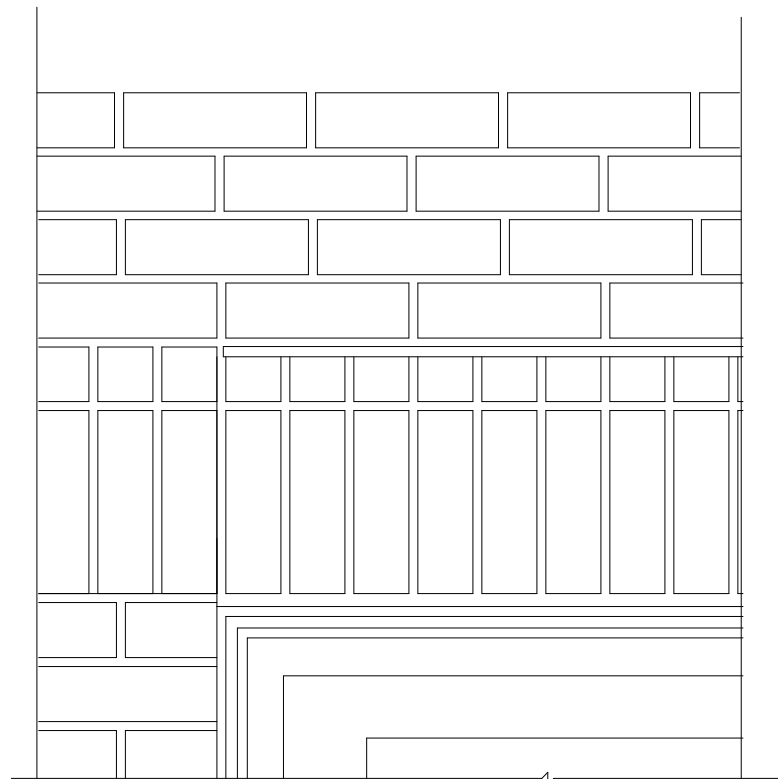
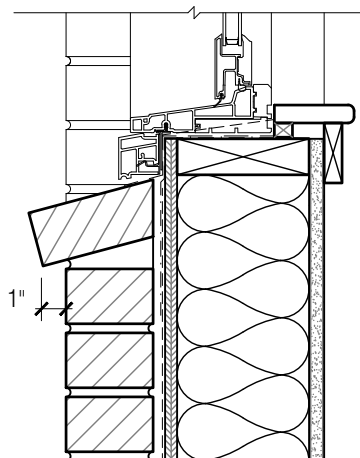
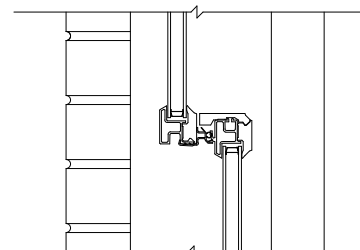
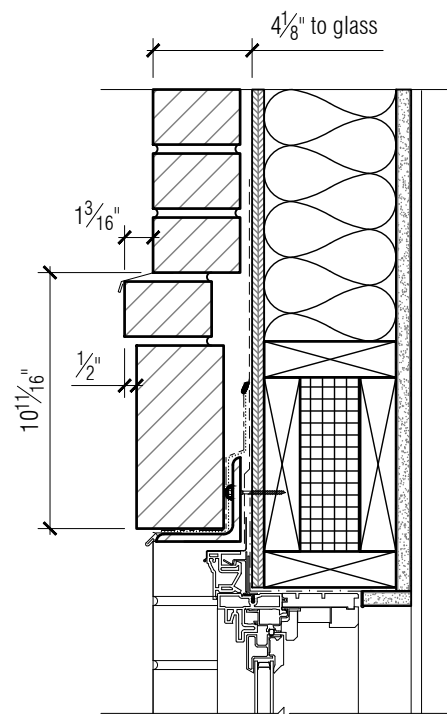
TYPICAL DOUBLE-HUNG / PICTURE WINDOW ELEVATION  
 $\frac{3}{4}'' = 1'-0''$



ANDERSON A SERIES DOUBLE HUNG WINDOW MULLION DETAIL (PICTURE WINDOW SIMILAR)  
 $1 \frac{1}{2}'' = 1'-0''$

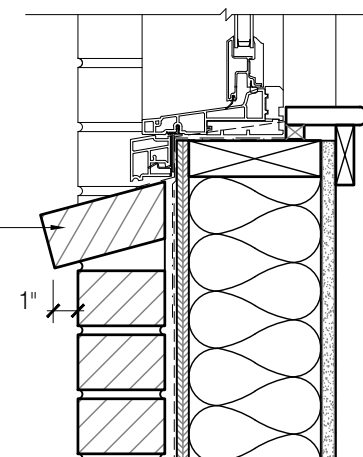
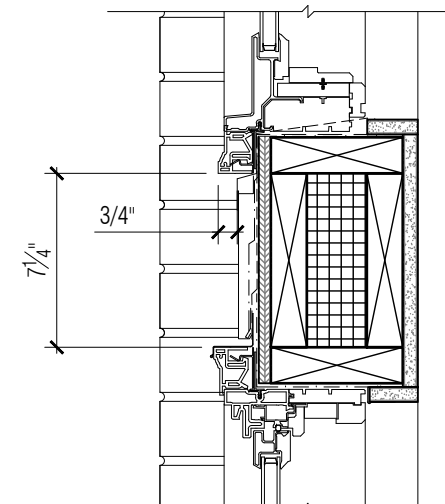
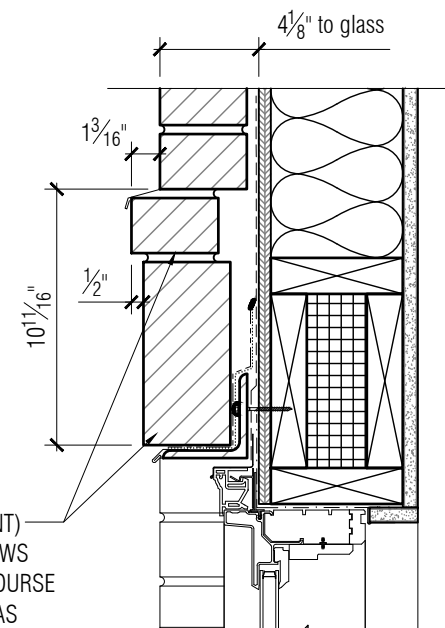


TYPICAL DOUBLE-HUNG WINDOW ELEVATION  
 $\frac{3}{4}'' = 1'-0''$

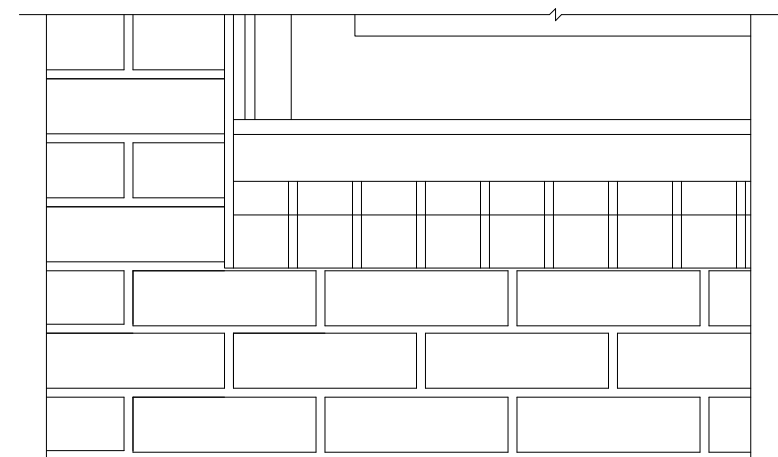
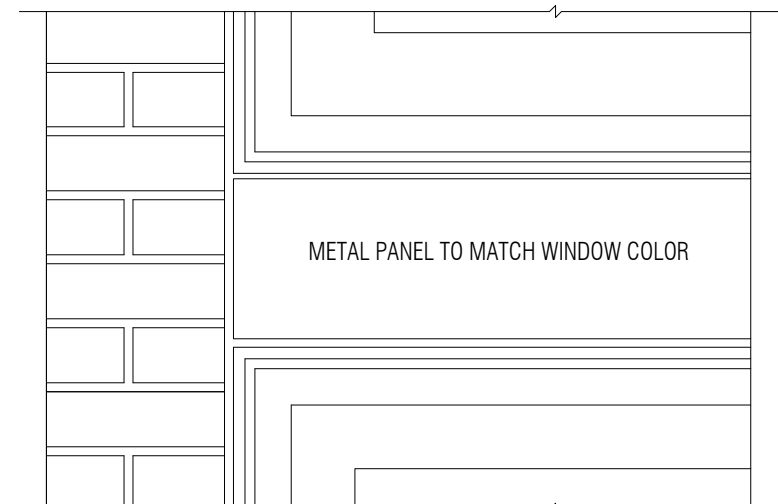
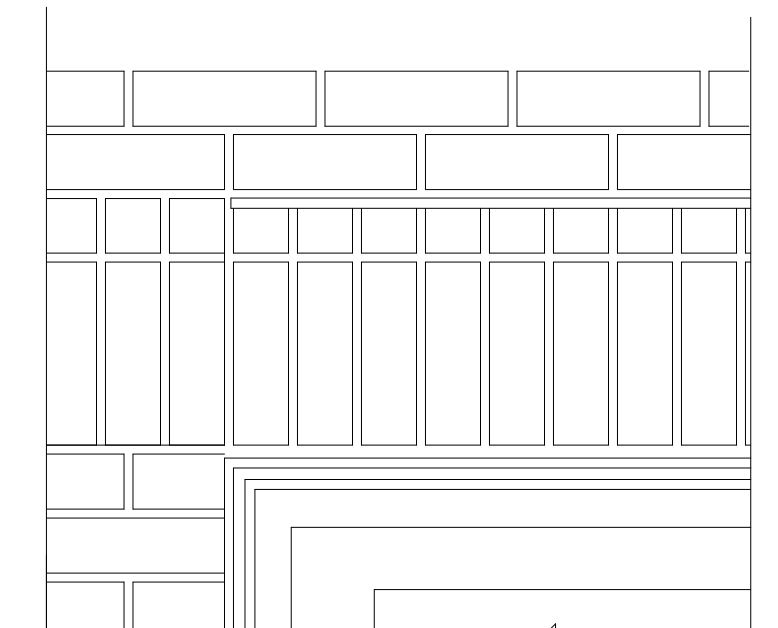


ANDERSON A SERIES DOUBLE HUNG WINDOW DETAIL  
1 1/2" = 1'-0"

BRICK COLOR 2 (ACCENT)  
TYPICAL AT ALL WINDOWS  
REMAINING SOLDIER COURSE  
TO BE BRICK COLOR 1 AS  
SHOWN ON ELEVATIONS

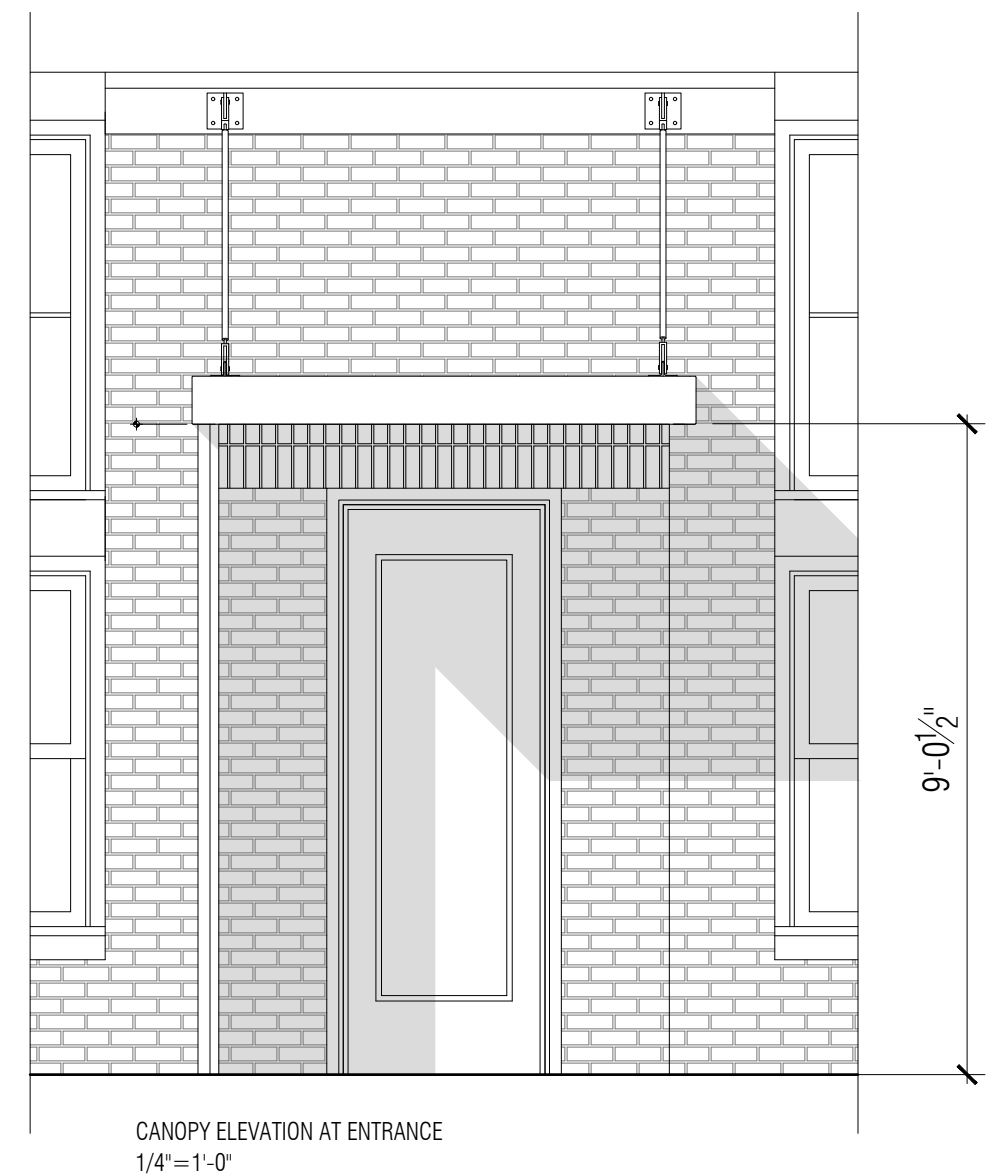
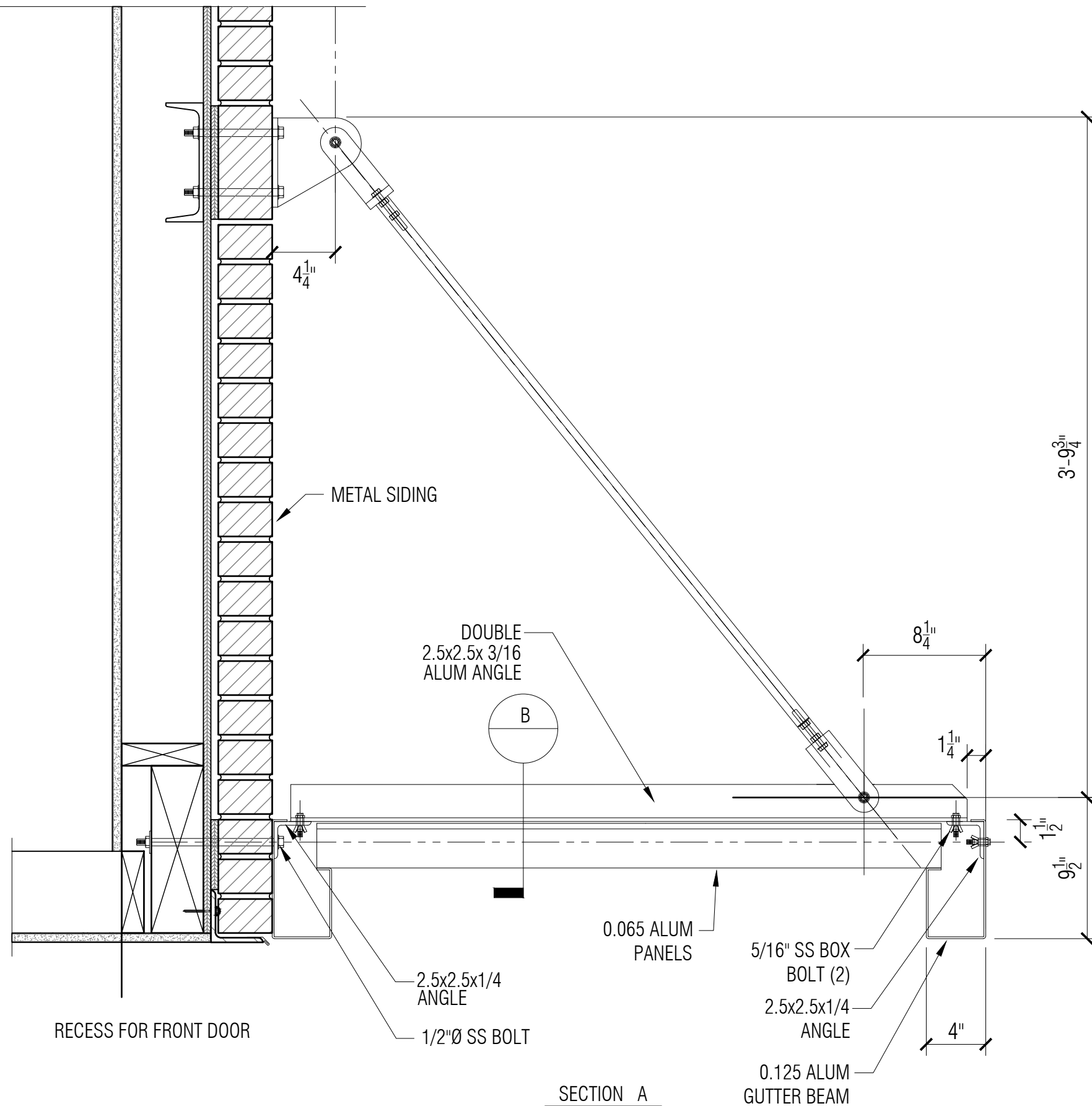


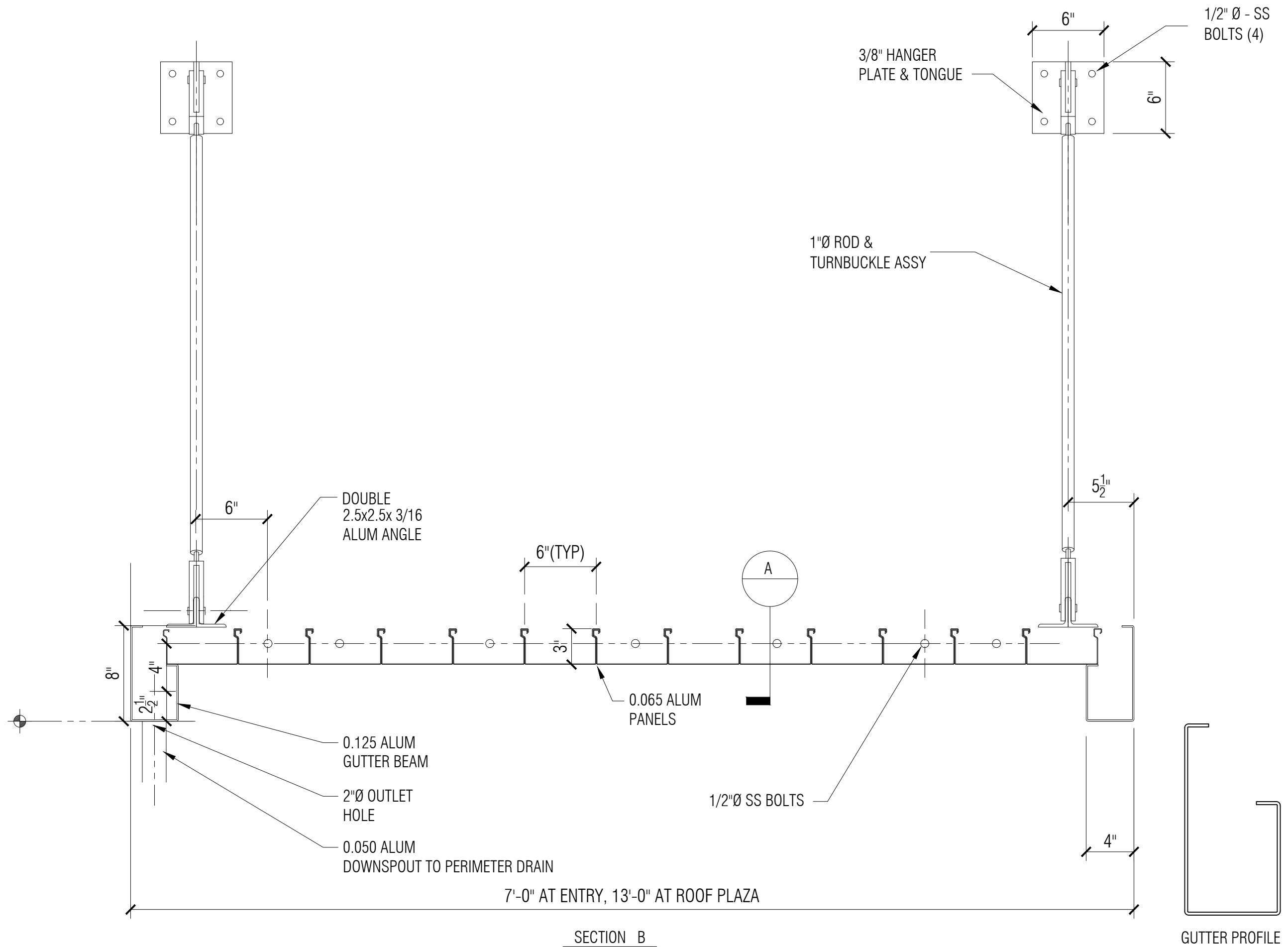
BRICK COLOR 2 (ACCENT)  
TYPICAL AT ALL WINDOWS

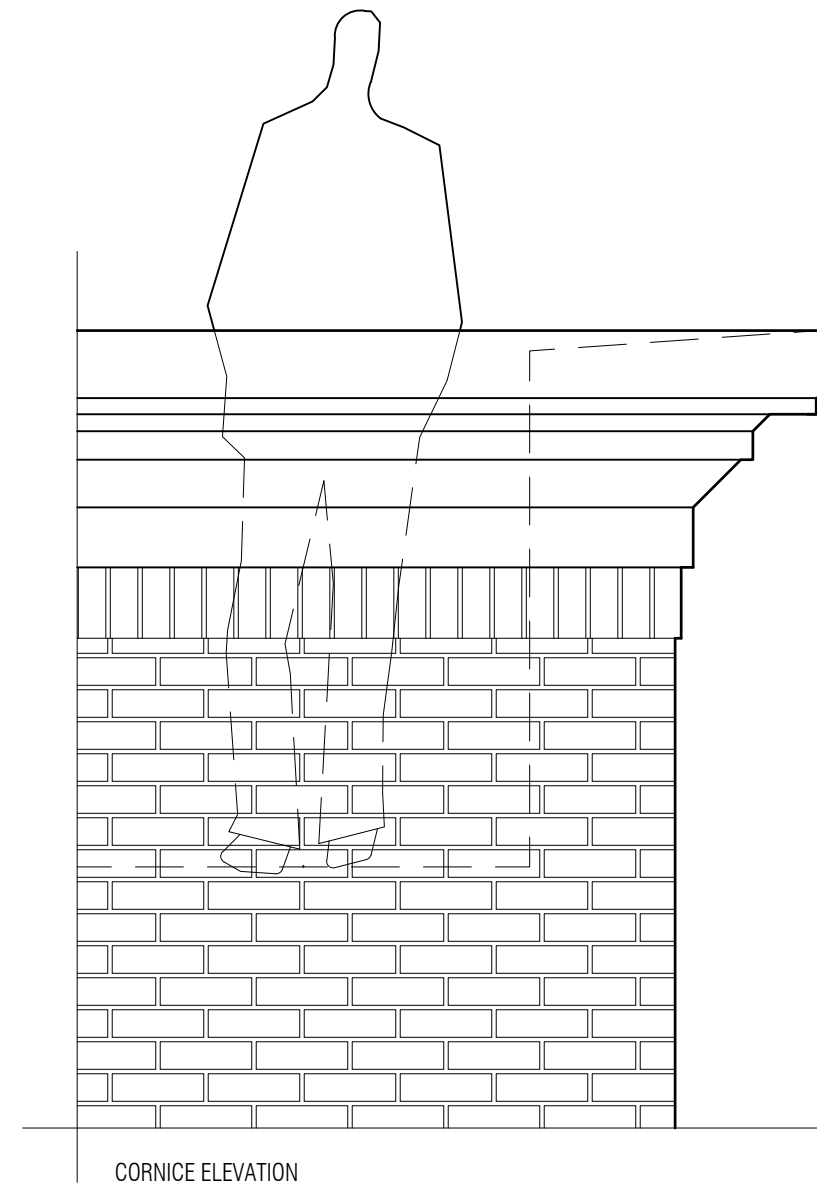
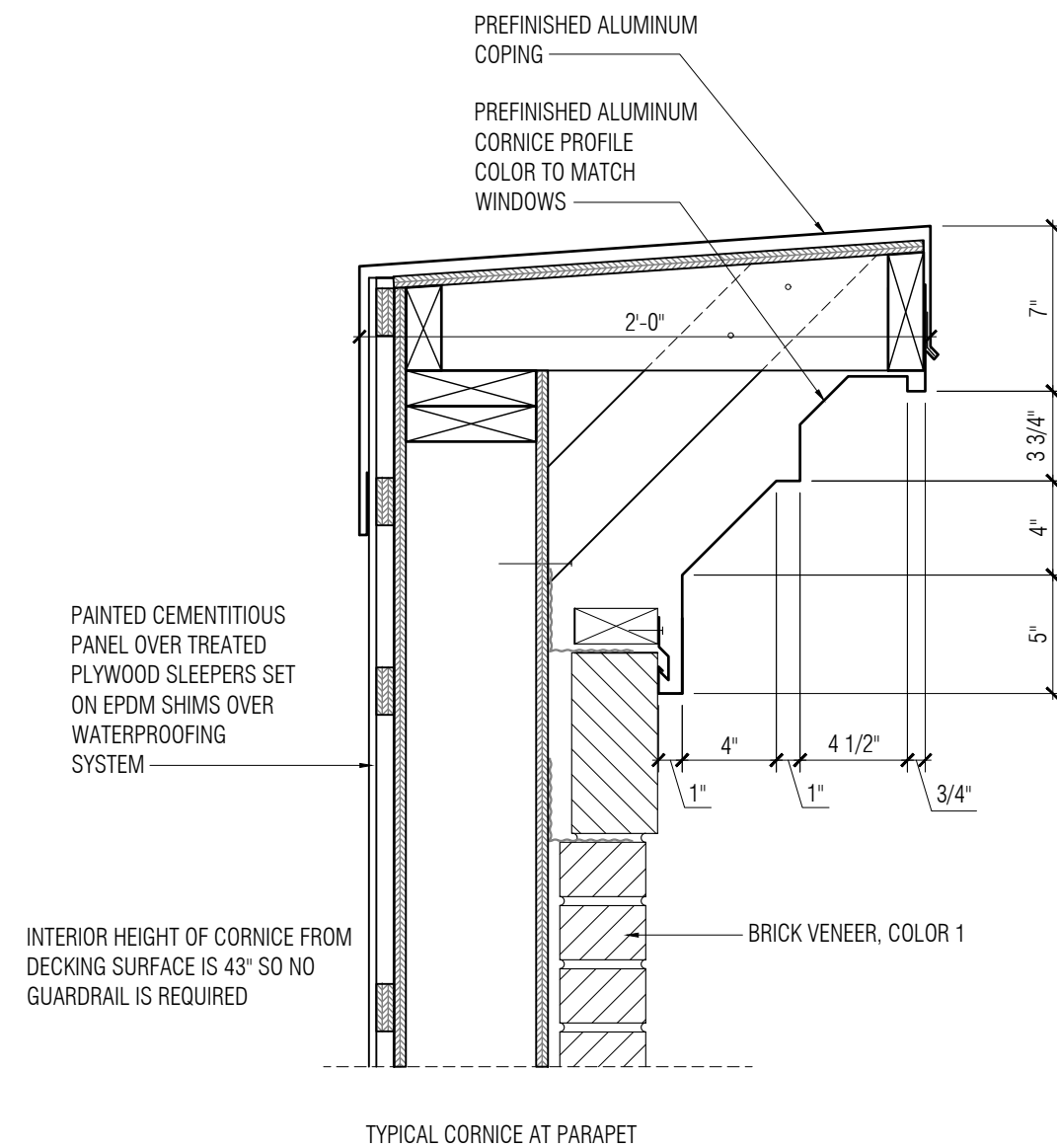


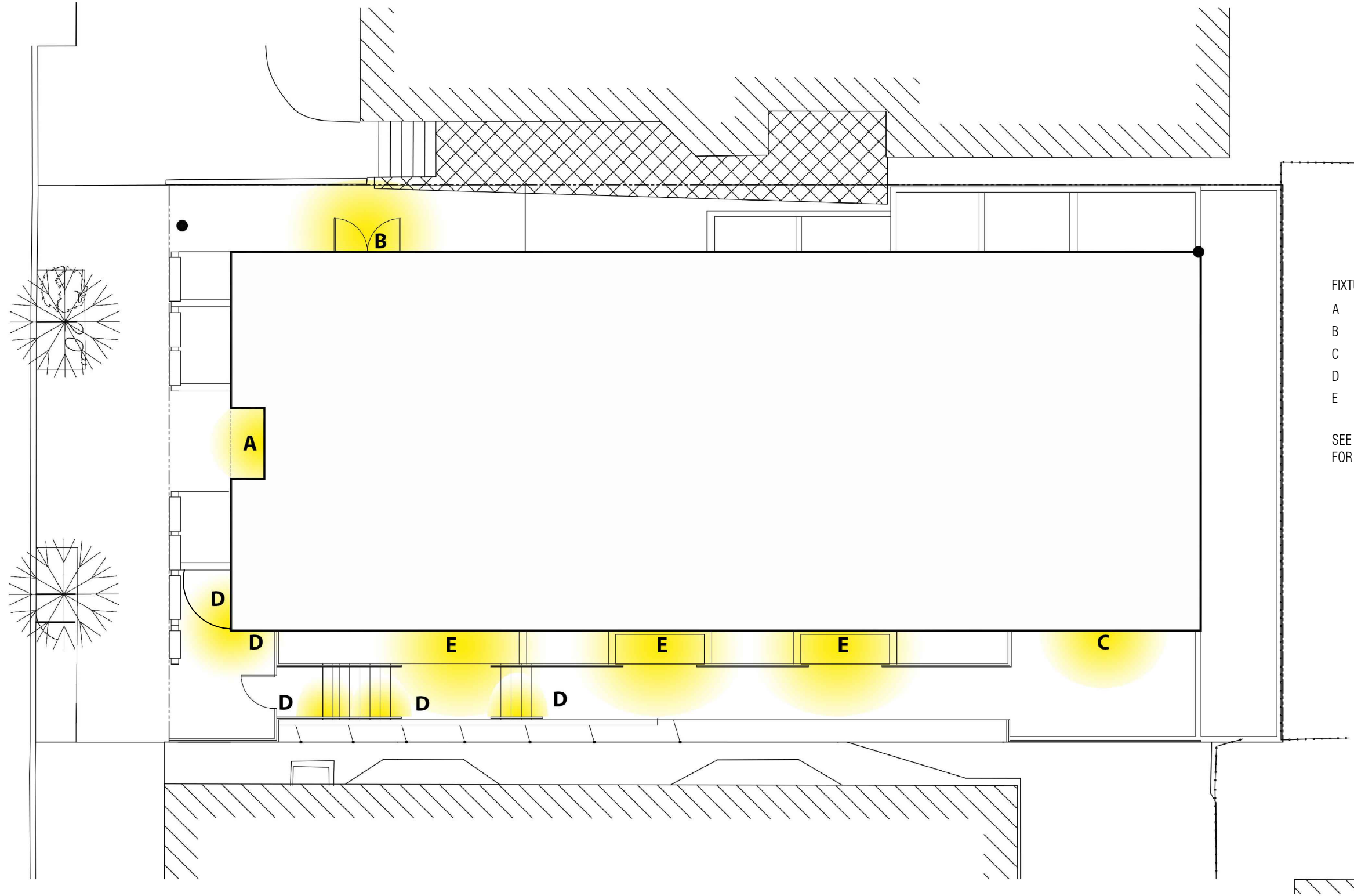
ANDERSON A SERIES DOUBLE HUNG WINDOW / PICTURE WINDOW DETAIL  
W/ METAL PANEL BETWEEN  
1 1/2" = 1'-0"











FIXTURE TAG	MANUF / MODEL
A	JUNO / INDY 9000 LUMEN 6" DOWNLIGHT
B	JUNO / ACCULITE FNIA LED WALL MOUNTED
C	JUNO / ACCULITE FNIA LED WALL MOUNTED
D	JUNO / LED OUTDOOR STEP LIGHT
E	JUNO / ACCULITE FNIA LED WALL MOUNTED

SEE MANUFACTURER CUT SHEETS ON FOLLOWING PAGES  
FOR SPECIFIC FIXTURE INFORMATION



ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Lumen packages suitable for ceiling heights ranging from 8´ to in excess of 100´
- Efficacies up to 87 lm/w
- Superior-quality white LED light output using Chip on Board technology
- No harmful ultraviolet or infrared wavelengths
- No lead or mercury

indy

J7.1.4G3

800 TO 9000 LUMEN 6" LED DOWNLIGHT

PARABOLIC LENSED APERTURE L6 SERIES

Energy Star

ENERGY STAR

Type

Cat. No.

A

Project:

216X SW YAMHILL STREET

Notes:

PRODUCT SPECIFICATIONS

Optics

Cone/Lens:

Computer-optimized parabolic reflector with frosted convex lens regressed into cone provides uniform distribution with no striations • Concealed LED array provides superior aesthetic appeal both on and off

Finishes:

Low iridescent specular, semi-specular and satin Alzak® finishes available with integral flange of same finish • See reflector options for other colors and finishes

Baffle:

White or black painted deep multi-groove aluminum baffle insert with integral white painted flange and frosted convexed glass lens

BEAM SPREAD

TRIM	DEGREE
L600P-CL	66°
L600P-CQ	63°
L600P-CS	72°
L600B-B	72°

Electrical

LED Light Engine:

Compact light source delivers uniform illumination without pixilation, enabling excellent beam control • Consistent fixture-to-fixture color temperature within 3 SDCM • Replaceable light engine with quick connector mounts directly to heat sink and is easily replaceable • CRI> 80 standard, 90 & 97 CRI available, see options for compatibility

Passive Cooling:

Cast aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of LED

LED Driver:

Power factor >0.9 • Easily replaceable from above or below the ceiling

Dimming:

Dimmable via 0-10V protocol standard • Optional drivers available for use with Lutron EcoSystem or 2-wire dimmers • For a list of compatible dimmers, see [LED-DIM](#).

Life:

Rated for 50,000 hours at 70% lumen maintenance • Available with optional Lumen Depreciation Indicator (LDI)

Emergency Battery Pack (Optional) output:

Provides a minimum of 600 (BR), or 1100 (HBR) lumens for a minimum duration of 90 minutes

Mechanical

Housing:

Low profile, universal housing design installs in suspended grid, plaster or drywall • Integral heat sink conducts heat away from LED light engine • Driver is accessible from above and below ceiling and can be upgraded to accommodate future technology improvements.

Mounting Frame:

Heavy gauge steel lower housing ring accommodates ceilings up to 2" thick • For thicker ceilings; consult factory

Mounting Bracket:

Mounting brackets have 3" vertical adjustment and accepts most commercial bar hangers, including our proprietary Tru-Lock bar hangers • Our one-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4" tile increments

Junction Box:

Over size 4" x 6" galvanized steel junction box with (6) ½" (2) ¾" knockouts facilitate quick wiring • Junction box rated for four (4) No. 12 AWG 90° C branch circuit conductors (2-in, 2-out)

Labels and Listings

- UL listed for feed through and damp locations • UL and cUL, RoHS compliant • UL spacing requirement for 4000 lumen and above: minimum of 4' between fixture centers, 3" overhead clearance, 2' from fixture center to side wall • EMI complies with FCC 47, Part 15, Class A • ENERGY STAR® Qualified, see back page for designated products • I.B.E.W. Union made • ARRA Compliant

Warranty:

5 years when used in accordance with manufacturing guidelines.  
Product specifications subject to change without notice.

ORDERING INFORMATION: Rough-in, reflector and accessories each ordered separately.

Example: L6-40352-G3-LDI

ROUGH-IN	LIGHT ENGINE LUMENS	CCT	VOLTAGE	GENERATION	OPTIONS
L6-				G3	
08	800 lm	27	120V	■ U Universal	90 90 CRI
13	1300 lm	2700		1	97 97 CRI (2700 & 3000 CCT only)
15	1500 lm	30	120V		F Fuse and Fuse Holder
17	1700 lm	3000		2	CP Chicago Plenum
23	2300 lm	35	277V		+ BR Emergency Battery Pack w/ Remote Test Switch
28	2800 lm	3500		3	+ HBR High Lumen Emergency Battery Pack w/ Remote Test Switch
33	3300 lm	40	347V		♦ PD Driver compatible with 3-wire fluorescent controls & Lutron Programmable Dimming EcoSystem®
40	4000 lm	4000			♦ FDL Forward Phase Dimming Lutron Driver - 120V only (2-wire dimming, neutral wire required)
45	4500 lm				LDI Lumen Depreciation Indicator (Cannot be used w/ BR or HBR options)
50	5000 lm				FD Phase Cut Dimming, Forward and Reverse, (800-4000 lumen only) - 120V only
55	5500 lm				
60	6000 lm				
65	6500 lm				
70	7000 lm				
75	7500 lm				
80	8000 lm				
85	8500 lm				
90	9000 lm				

Example: L600P-PTS-WH

CONE	COLOR	FINISH	OPTIONS
L600P Parabolic Cone	C Clear	L Specular	WH White Flange
L600B Baffle	G Gold	S Satin	WET Wet Location Listing
	WT Wheat	*Q Semi-Specular (*Clear only)	
	PT Pewter	Blank for White & Baffle	
	BZ Bronze		
	B Black		
	W White		

Example: HB-TL

ACCESSORIES
HB-TL 25" Tru-Lock grid ceiling bar hangers, Pair
HB-52 52" C-Channel Bar Hangers, Pair
HB-28 28" C-Channel Bar Hangers, Pair
LB-27 27" Linear Bar Hangers, Pair
SCA6-* Sloped Ceiling adapter
* Angle must be specified when ordering; Available in 5°, 10°, 15°, 20°, 25°, 30°
Example: SCA6-20

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J7.1.4G3

800 TO 9000 LUMEN 6" LED DOWNLIGHT

PARABOLIC LENSED APERTURE L6 SERIES

ENGINEERING DATA: 347 Volt available, consult factory

VOLTAGE	120																	
LIGHT ENGINE LUMENS	800	1300	1500	1700	2300	2800	3300	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000
CCT	2700K/3000K/3500K/4000K																	
INPUT CURRENT	0.064	0.102	0.12	0.151	0.202	0.250	0.290	0.375	0.358	0.383	0.426	0.457	0.501	0.553	0.604	0.645	0.694	0.769
INPUT WATTAGE	7.7W	12.2W	14.4W	18.1W	24.1W	29.8W	34.6W	45.0W	42.3W	45.3W	50.4W	54.7W	59.9W	66.2W	72.2W	77.1W	82.9W	92.0W
INPUT FREQUENCY	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
THD%	6.67	4.30	4.01	3.68	5.59	5.70	4.16	3.93	14.00	13.26	14.48	4.61	4.66	3.97	4.24	3.81	3.74	3.53
POWER FACTOR	0.991	0.993	0.993	0.995	0.994	0.995	0.997	0.998	0.996	0.996	0.996	0.996	0.996	0.997	0.996	0.996	0.996	0.996
VOLTAGE	277																	
LIGHT ENGINE LUMENS	800	1300	1500	1700	2300	2800	3300	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000
CCT	2700K/3000K/3500K/4000K																	
INPUT CURRENT	0.032	0.050	0.058	0.073	0.095	0.113	0.135	0.168	0.177	0.192	0.204	0.220	0.222	0.251	0.288	0.306	0.334	0.345
INPUT WATTAGE	8.2W	12.5W	14.6W	18.3W	24.3W	29.5W	35.0W	44.3W	42.8W	45.9W	50.8W	54.8W	61.1W	63.4W	72.7W	77.0W	83.7W	88.9W
INPUT FREQUENCY	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
THD%	11.15	10.45	10.99	11.11	10.06	8.38	8.48	7.98	21.91	19.95	21.30	22.02	23.02	21.97	20.07	19.57	17.10	14.74
POWER FACTOR	0.915	0.889	0.903	0.911	0.921	0.942	0.935	0.955	0.874	0.864	0.898	0.900	0.994	0.910	0.912	0.908	0.904	0.906

DELIVERED LUMENS/LUMENS PER WATT (4K 80CRI)

	L6-0840U		L6-1340U		L6-1540U		L6-17401		L6-23401		L6-28401		L6-33401		L6-40401		L6-45401	
TRIM	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
L600P-CL	657	87.7	1079	86.3	1247	86.0	1399	76.0	1848	76.7	2223	74.6	2555	73.9	3101	69.1	3497	84.3
L600P-CQ	633	84.5	1040	83.2	1201	82.8	1348	73.2	1781	73.9	2142	71.9	2462	71.2	2988	66.5	3381	81.5
L600P-CS	576	76.8	945	75.6	1092	75.3	1225	66.6	1619	67.2	1947	65.3	2238	64.7	2716	60.5	3140	75.7
	L6-50401		L6-55401		L6-60401		L6-65401		L6-70401		L6-75401		L6-80401		L6-85401		L6-90401	
TRIM	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
L600HN-CL	3806	83.1	4254	81.2	4386	80.3	4807	81.3	5268	79.3	5571	77.7	5834	76.9	6216	75.5	6585	72.0
L600HN-CQ	3680	80.4	4113	78.5	4240	77.7	4648	78.6	5094	76.7	5386	75.1	5641	74.3	6010	73.0	6367	69.6
L600HN-CS	3418	74.6	3820	72.9	3939	72.1	4317	73.0	4731	71.3	5003	69.8	5240	69.0	5583	67.8	5914	64.6

ENERGY STAR® Qualified

PRODUCT#	FIXTURE CONFIGURATIONS = ENERGY STAR
<div><div>Energy Star</div><div>ENERGY STAR</div></div> <div>Universal Voltage (120V-277V), 80 CRI L6-(XX)(YY)U-G3 L600P-(CC)(F)</div>	Lumen Package: XX = 08, 13, 15 CCT: YY = 27, 30, 35, 40 Voltage: Universal Voltage (120V-277V) CRI: 80 Reflector Color: CC = C Reflector Finish: F = L, S, Q
<div><div>Energy Star</div><div>ENERGY STAR</div></div> <div>120V/277V, 80 CRI L6-(XX)(YY)(Z)-G3 L600P-(CC)(F)</div>	Lumen Package: XX = 17, 23, 28, 33, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90 CCT: YY = 27, 30, 35, 40 Voltage: Z = 1, 2 CRI: 80 Reflector Color: CC = C Reflector Finish: F = L, S, Q
<div><div>Energy Star</div><div>ENERGY STAR</div></div> <div>347V, 80 CRI L6-(XX)(YY)3-G3 L600P-(CC)(F)</div>	Lumen Package: XX = 17, 23, 28, 33, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90 CCT: YY = 27, 30, 35, 40 Voltage: 347V CRI: 80 Reflector Color: CC = C Reflector Finish: F = L, S (17-40 lumens only), Q

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09/15

kōz Development

kōz 216x Yamhill : Historic Design Review

32

AccuLife™

Project: 216X SW YAMHILL

Fixture Type: B,C,E

Location: EXTERIOR WALLS

Contact/Phone:

FINIA™ LED WALL MOUNTED LW SERIES DOWN OR UP OPTICS

LED 35W, 70W, 105W AND 135W

PRODUCT DESCRIPTION

The Finia LW series is an architectural wall mounted LED luminaire ideally suited for commercial applications where a low profile, high performance fixture is needed. The design of this luminaire takes full advantage of the LED light source with exclusive features specifically aimed at extracting heat from the diodes and improving light source performance. With an IP65 full fixture rating the LW series can be aimed up for decorative and façade lighting applications.

PRODUCT SPECIFICATIONS

**Optics** Custom designed, high performance molded TIR (Total Internal Reflection) optics shape the LED light with three different distributions • All optics are Dark Sky friendly, with zero up light • A cut-off wall wash distribution fitted with a prismatic glass lens softens the light on the wall and is especially suited for façade lighting either aimed down or up • The wide and forward throw distributions are full cut-off, performance oriented to extract the maximum light out of the LEDs and deliver it exactly where needed • A tempered glass lens completely seals the optical system • Optional high transmission glass lens with 96% transmittance can be specified where maximum energy savings and fixture spacing are needed.

**Construction** Heavy wall die cast aluminum body, back box, and frame deliver a sturdy, durable fixture • A tempered glass lens completely seals and protects the LED compartment • Optional polycarbonate lens can be used when vandal resistance is desired • All exposed hardware is stainless steel and recessed for concealment • Acrylic TIR lenses provide the highest transmittance of any TIR optics material available in the market today • A powder coat finish with a thorough 6 stage application process seals the aluminum components from the environment.

**Thermal management** LED boards are directly mounted against a polished surface for maximum contact between boards and heat sink • Deep fins are directly behind the LED boards increasing the surface area for maximum heat dissipation • An exclusive air vent between the LED compartment and the electronic driver isolates and cools the two components.

**Electrical** The luminaire is equipped with one, two, three or four LED modules depending on the light output/wattage selection • All versions are available for 120/277VAC or 347/480VAC • Total Harmonic Distortion (THD) is less than 20% • Power factor > 90% at full load • Surge immunity up to 10,000 amps.

**Mounting** Direct mounting to wall with threaded and plugged back conduit entry • Dimpled location prepared for drilling a conduit entry from the sides (for surface conduit mounting) • Can be aimed down or up maintaining IP65 rating • A neoprene gasket is provided for the back entry to seal against the wall.

**Finish** Polyester powder coat finish with a six stage application process • Bronze, black, white or silver are standard • Designer finishes available upon request (provide RAL number).

**0-10V Dimming Option** An optional 0-10V dimming driver (D option) is available • In applications where additional 0-10V wiring presents a challenge, a programmable, automatic dimming unit (PD option) is available • The PD option eliminates the need for 0-10V wiring and automatically dims the fixture with a factory pre-programmed schedule.

REV-10/15

Cat. No.:



**Motion Detection Option** Finia LED luminaires can be ordered with an optional motion sensor integrally mounted to the fixture • The sensor is configured to function either as an ON/OFF switch (M option) or to operate a High/Low dimming driver (H option) • In the High/Low configuration the user can field adjust the “Low” light setting with an internal potentiometer for continuous adjustment down to 15% • The amount of time the fixture remains in the “High” mode is also field adjustable • The fixture operates normally in the “Low” mode, and when the motion sensor detects movement it switches the driver to “High” mode.

**Emergency Lighting Option** An optional integral battery pack can be provided for emergency lighting during power outages • Emergency battery pack is internal to the fixture so there is no need for any external battery installation • A larger back box is provided for emergency battery (see dimensions) • Choose “EM” option (-30° to 40°C, -22° to 104°F ambient) • 600 initial delivered lumens in emergency mode

**Two Independent Circuits Option** Optional two independent circuit configuration (“2C” option) • Fixtures with this option include two drivers, each of them driving separate LED modules • Excellent option to meet the multiple lamp requirement in egress lighting ordinances, or for energy savings using individual switching of drivers • Fixtures with B06 engines supplied with two drivers, each operating one LED module. Fixtures with B09 engines supplied with one driver operating one module, and one driver operating 2 modules • Fixtures with B12 engines supplied with two drivers, each operating two LED modules • Option not available for fixtures with B03 engines, or emergency battery.

**Certification** Fixture meets UL1598 and CSA C22.2-250 standards • Suitable for wet location applications • Full fixture IP65 rating • Union made • Assembled in the USA • Meets “Buy American Act” • 5 year limited warranty when used in accordance with manufacturer guidelines.

Specifications subject to change without notice.



DIMENSIONS

	A	B	C	Weight
Standard Unit	4 3/4"	15 1/2"	9 3/4"	17 lbs.
Unit w/ options H, M, PD, EM	4 3/4"	15 1/2"	11 1/2"	25 lbs.

LED LUMEN DEPRECIATION

Ambient Temperature (°C)	Fixture	L <sub>70</sub> Hours
25°C	LW Series	100,000

L<sub>70</sub> is the LED manufacturer predicted time when the LED performance depreciates below 70% of the initial lumen output and it is based on the stated ambient temperature.

LED PERFORMANCE (4000K OR 5000K CCT, MIN CRI 70)

Catalog Number	Distribution	Delivered Lumens	Input Voltage	Watts	Efficacy
LW-B12-4K-UN-WT	Wide	11,960	120	135	89
LW-B09-4K-UN-WT	Wide	8,970	120	105	85
LW-B06-4K-UN-WT	Wide	5,980	120	70	85
LW-B03-4K-UN-WT	Wide	2,990	120	35	85
LW-B12-4K-UN-FT	Forward Throw	10,813	120	136	80
LW-B09-4K-UN-FT	Forward Throw	8,110	120	105	77
LW-B06-4K-UN-FT	Forward Throw	5,407	120	70	77
LW-B03-4K-UN-FT	Forward Throw	2,703	120	35	77
LW-B12-4K-UN-WW	Wall Wash	10,838	120	138	79
LW-B09-4K-UN-WW	Wall Wash	8,129	120	105	77
LW-B06-4K-UN-WW	Wall Wash	5,419	120	70	77
LW-B03-4K-UN-WW	Wall Wash	2,710	120	35	77

PHOTOMETRY

	LW-B03-4K-UN-WT Total Lumens: 2,915		LW-B12-4K-UN-WT Total Lumens: 11,659		LW-B03-4K-UN-FT Total Lumens: 2,707		LW-B12-4K-UN-FT Total Lumens: 10,828		LW-B03-4K-UN-WW Total Lumens: 2,706		LW-B12-4K-UN-WW Total Lumens: 10,826	
Zone	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens
Forward Light	2,093	71.8%	8,374	71.8%	1,509	55.7%	6,036	55.7%	1,406	51.9%	5,623	51.9%
FL (0°-30°)	470	16.1%	1,880	16.1%	166	6.1%	665	6.1%	469	17.3%	1,874	17.3%
FM (30°-60°)	1,191	40.9%	4,766	40.9%	682	25.2%	2,730	25.2%	785	29.0%	3,139	29.0%
FH (60°-80°)	427	14.7%	1,709	14.7%	645	23.8%	2,581	23.8%	142	5.3%	569	5.3%
FVH (80°-90°)	5	0.2%	19	0.2%	15	0.6%	60	0.6%	10	0.4%	40	0.4%
Back Light	821	28.2%	3,285	28.2%	1,198	44.3%	4,792	44.3%	1,301	48.1%	5,203	48.1%
BL (0°-30°)	273	9.4%	1,094	9.4%	160	5.9%	641	5.9%	470	17.4%	1,881	17.4%
BM (30°-60°)	389	13.3%	1,554	13.3%	627	23.2%	2,508	23.2%	733	27.1%	2,932	27.1%
BH (60°-80°)	158	5.4%	633	5.4%	408	15.1%	1,631	15.1%	94	3.5%	376	3.5%
BVH (80°-90°)	1	0.0%	4	0.0%	3	0.1%	12	0.1%	4	0.1%	15	0.1%
UL Light	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UL (90°-100°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UH (100°-180°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B1-U1-G1		B3-U1-G2		B1-U1-G1		B3-U1-G3		B1-U1-G1		B3-U1-G1	

All tests were performed according to IES LM-79-08



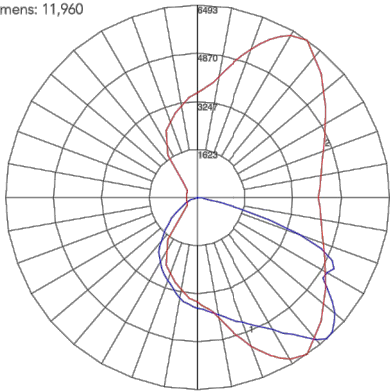
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220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064  
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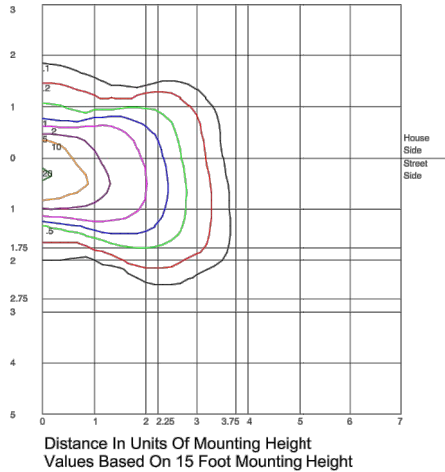
LW-B12-4K-UN-WT

Total Fixture Watts: 135W  
Total Lumens: 11,960



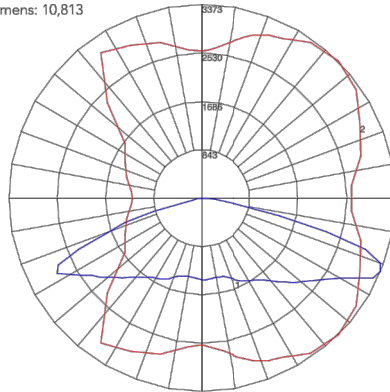
Maximum Candela = 6493.1 Located At Horizontal Angle = 55, Vertical Angle = 42.5  
# 1 - Vertical Plane Through Horizontal Angles (55-235) (Through Max. Cd.)  
# 2 - Horizontal Cone Through Vertical Angle (42.5) (Through Max Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



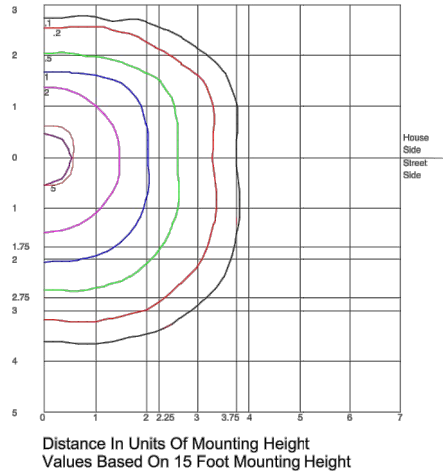
LW-B12-4K-UN-FT

Total Fixture Watts: 136W  
Total Lumens: 10,813



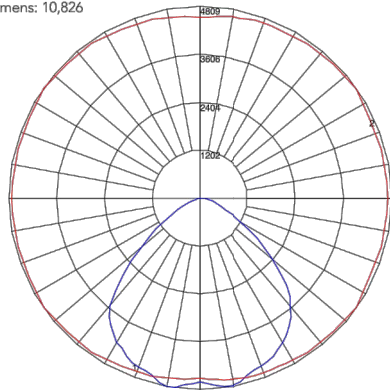
Maximum Candela = 3372.8 Located At Horizontal Angle = 45, Vertical Angle = 67.5  
# 1 - Vertical Plane Through Horizontal Angles (45-225) (Through Max. Cd.)  
# 2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



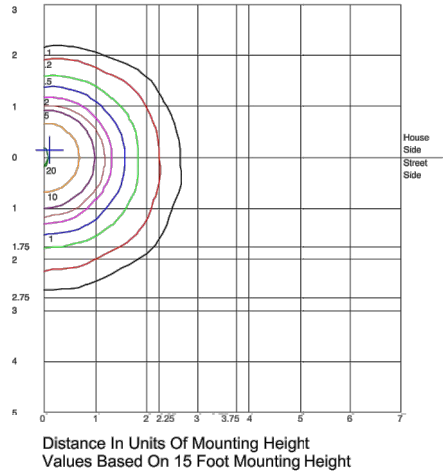
LW-B12-4K-UN-WW

Total Fixture Watts: 138W  
Total Lumens: 10,826



Maximum Candela = 4808.6 Located At Horizontal Angle = 145, Vertical Angle = 10  
# 1 - Vertical Plane Through Horizontal Angles (145-325) (Through Max. Cd.)  
# 2 - Horizontal Cone Through Vertical Angle (10) (Through Max Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



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220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064  
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ORDERING INFORMATION

Series	Light Engine Code	CCT	Voltage	Distribution	Options	Finish
LW	B09	4K	E2	WT	PC	WH
LW High Performance LED Wall Mounted	B03 35W LED Engine B06 70W LED Engine B09 105W LED Engine B12 135W LED Engine	5K 5000K 4K 4000K 3K 3000K	UN Universal 120-277V E1 120V E2 277V E3 347V E4 480V	WT Wide Throw FT Forward Throw WW Wall Wash	PC <sup>3</sup> Button Style Photocontrol (Specify voltage) H <sup>2, 4, 6</sup> Motion sensor hi/lo (Specify voltage) M <sup>1, 6</sup> Motion sensor on/off (Specify voltage) HT High transmission glass lens (WT & FT optics only) PG Prismatic glass lens (WT & FT optics only) PL <sup>6</sup> Polycarbonate Lens (WT & FT optics only) F <sup>7</sup> Fusing (Specify voltage) TP Tamper resistant hardware D <sup>4</sup> Dimming 0-10V PD <sup>1, 4</sup> Pre-programmed Dimming 2C <sup>1, 5</sup> Two independent circuits (Not available with B03 engine) EM <sup>1, 7</sup> Integral emergency battery (-30° to 40°C, -22° to 104°F ambient)	no suffix Bronze finish BL Black finish WH White finish SL Silver finish custom finish Contact factory with RAL number

**Notes:**  
¹Available in 120V-277V  
²Available with 120V or 277V only  
³Available with 120V, 277V or 347V only  
⁴Options "H", "D" and "PD" can't be combined.  
⁵Option "2C" can't be combined with options "PC", "EM" or "M".  
⁶Option not available for uplighting applications.  
⁷Fixtures with "EM" and "F" options combined are supplied with a single fuse connected to the main driver input line.

ACCESSORIES

Description	Catalog #
USB PC Cable For field programming of "PD" option with a PC	PDUSBPCCABLE 



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220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064  
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Project: 216X SW YAMHILL STREET

Fixture Type: D

Location: EXTERIOR STAIR WALLS / BIKE AREA

Contact/Phone:

## PRODUCT DESCRIPTION

The LED step light is rated for use in outdoor or indoor wall mount applications including concrete pour, brick masonry or drywall

- Recessed housing is IC rated and can be completely covered with insulation
- Back housing ships separately from power module for rough-in purposes
- Designed to provide 50,000 hours of life and is compatible with standard trims
- 5 year warranty on LED components.

## ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to compact fluorescent step light



## PRODUCT SPECIFICATIONS

**Housing** Die cast aluminum housing painted white for durability

- Gasket for water tight seal in wet locations
- Cover plate provided to protect housing interior during rough-in
- (2) 1/2" conduit compression fittings provided for wiring
- (1) conduit fitting plug included
- Two brackets supplied for nailing unit to studs.

**Power Module** LED light engine and driver mounted directly to metal tray assembly for ease of wiring and installation into housing after rough-in.

**LED Light Engine:** LED PCB utilizes 1 watt high lumen output LEDs binned to Energy Star standards • 3000K or 4100K color temperatures available.

**LED Driver:** Non-dimming driver accommodates input voltage of 120 volts AC at 50/60Hz • Power factor > 0.9 at 120V input  
• Driver is thermally protected and has integral overload and short circuit protection • Terminal connections provided as standard for easy removal.

- Trims** Available in textured white or black powder coat on cast aluminum • Fastens to housing with two allen head screws  
• Opal diffuser supplied with all trims.

**Life** Rated for 50,000 hours at 70% lumen maintenance.

- Labels** UL listed for wet locations, concrete pour approved  
• UL and cUL Listed, RoHS compliant.

**Testing** All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

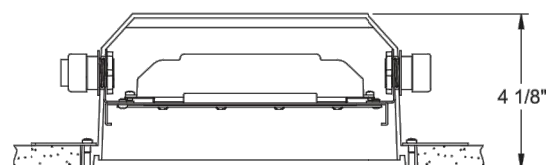
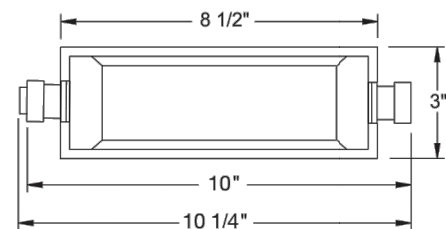
## IC LED OUTDOOR STEP LIGHT

**LED**  
**IC115LEDHSG, IC115LEDPM**



## DIMENSIONS

IC115LEDHSG



9" X 3" WALL OPENING









## ELECTRICAL DATA

Input Voltage	120V
Input Power	6.4W
Input Current	0.06A
Frequency	50/60Hz
THD	< 10%
Minimum starting temp	-20°C (-4°F)

## IC LED OUTDOOR STEP LIGHT

**LED**  
**IC115LEDHSG, IC115LEDPM**

**ORDERING INFORMATION:** Housing, power module and trim each ordered separately.

Example: <b>IC115LEDHSG</b>	Example: <b>IC115LEDPM-3K</b>	Example: <b>835-WH</b>
<b>Back Housing</b>  <b>IC115LEDHSG</b> 	<b>Power Module</b>  <b>IC115LEDPM</b> 	<b>Color Temperature</b>  <b>3K 3000K</b> <b>41K 4100K</b>
		<b>Trim/Description</b>  <b>835-WH</b> Full Opal Lens - White <b>835-BL</b> Full Opal Lens - Black   <b>836-WH</b> Opal Lens with Grill - White <b>836-BL</b> Opal Lens with Grill - Black   <b>837-WH</b> Opal Lens with Angled Louvers - White <b>837-BL</b> Opal Lens with Angled Louvers - Black
Trim Size: 9 <sup>3</sup> / <sub>4</sub> " L x 3 <sup>5</sup> / <sub>8</sub> " H Trim Finish: WH - White, BL - Black.		

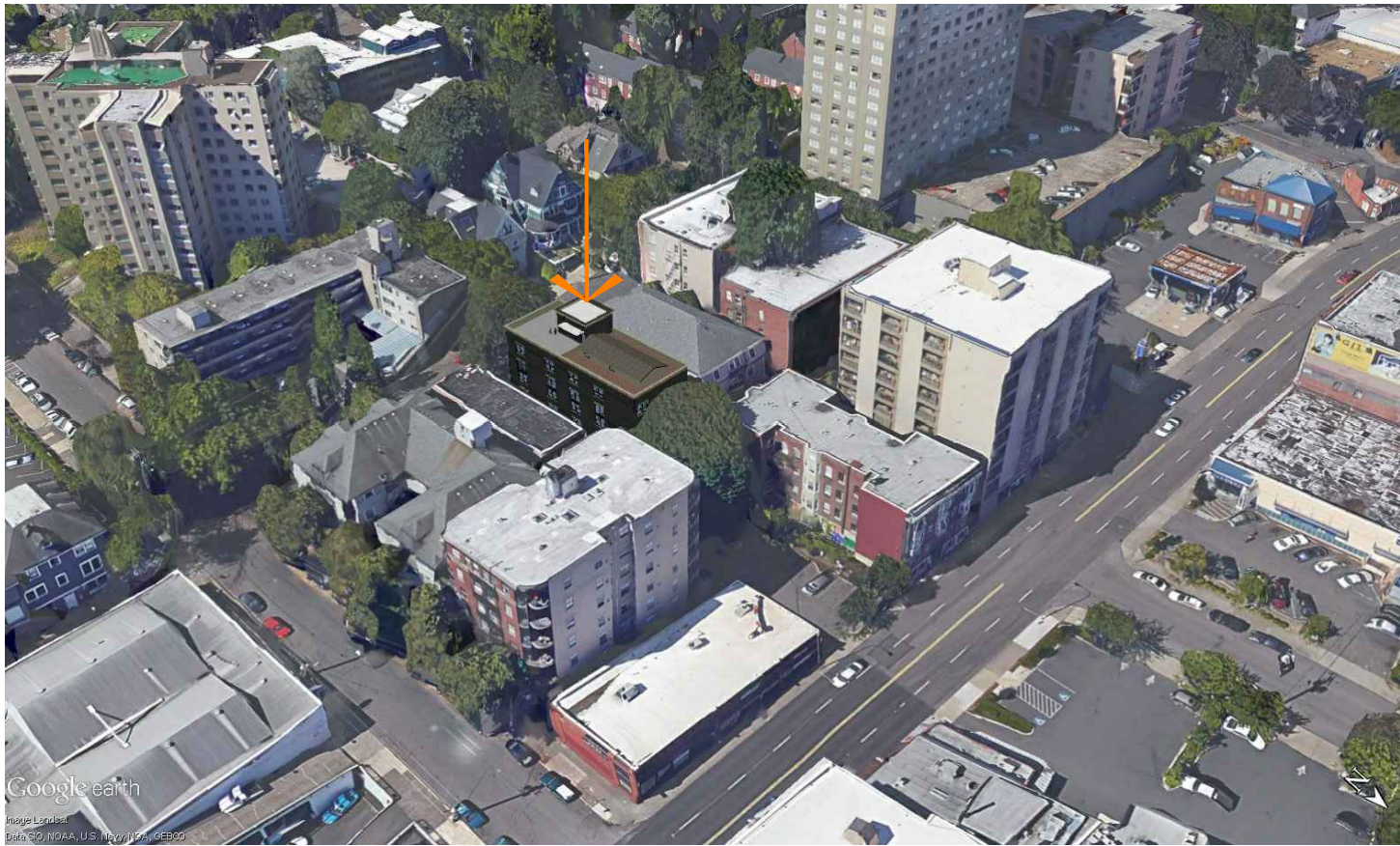




AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM SOUTHWEST



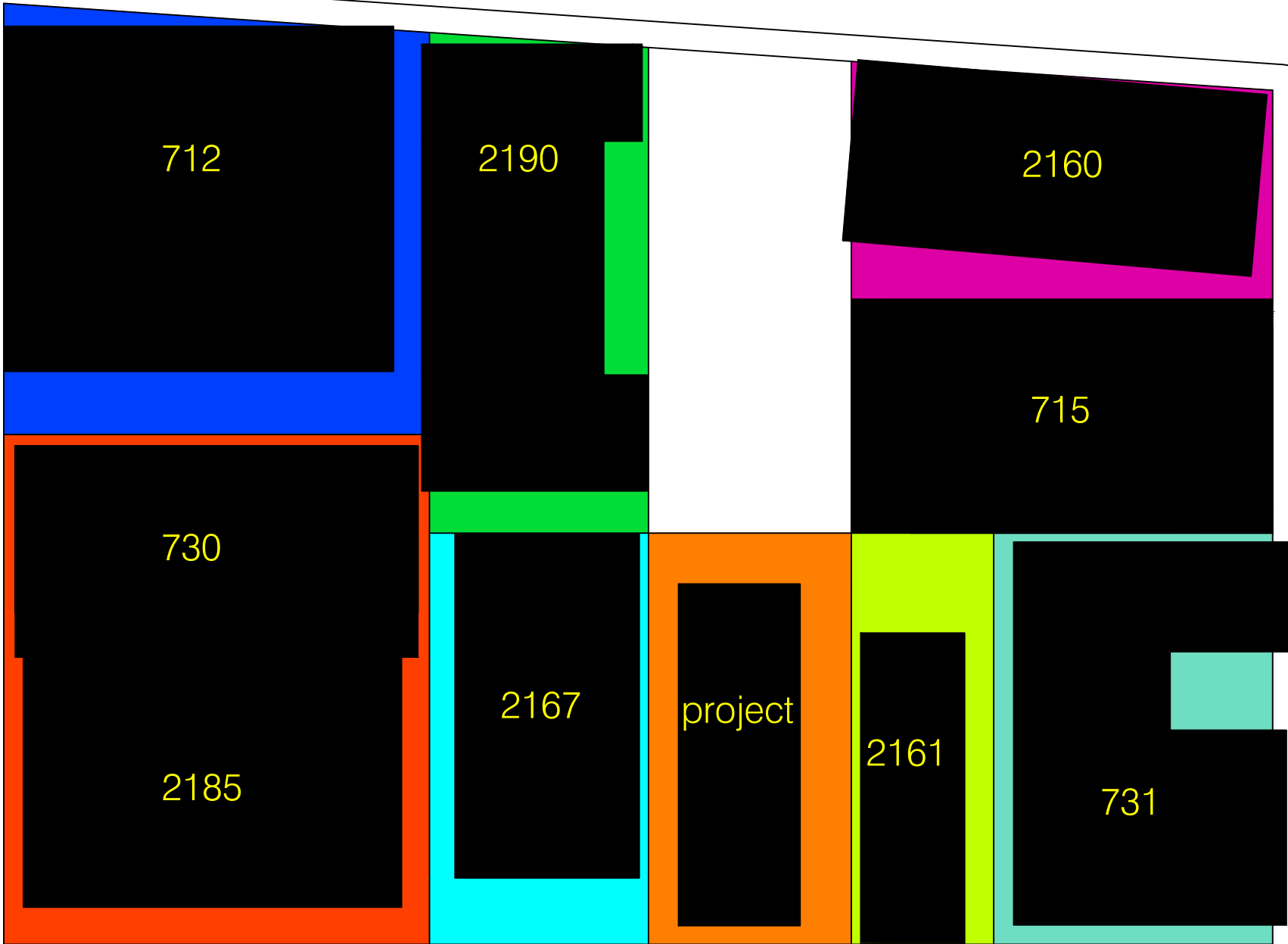
AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



SW ST. CLAIR AVENUE

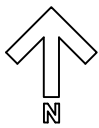


SW YAMHILL STREET

SW ST. KING AVENUE

SETBACK ANALYSIS

		FRONT	SIDE 1	SIDE 2	REAR
	2160 BURNSIDE	0'	1'-6"	0'	5'
	731 SW KING	0'	4'	2'	4'
	2161 SW YAMHILL	0'	2'	6'	20'
	2167 SW YAMHILL	13'	2'	5'-3"	0'
	2185 SW YAMHILL	6'	4'	5'-9"	0'
	712 SW ST. CLAIR	0'	13'	0'	5'-10"
	2190 BURNSIDE	0'	0'	8'-0"	8'-10"
	PROPOSED PROJECT	5'-6 1/2"	6'-0"	10'-0"	7'-4"



DESIGN STANDARD MODIFICATION REQUEST

Required setback reduction as follows:

**North Side: 3'-2" minimum instead of 14' required.**  
**(3'-2" is the setback to the stair tower only. The primary façade setback is 6'-0")**

**South Side: 10'-0" minimum instead of 14' required.**

**Rear: 7'-4" minimum instead of 14' required.**

Please reference the enclosed drawings for further details related to the setback modifications.

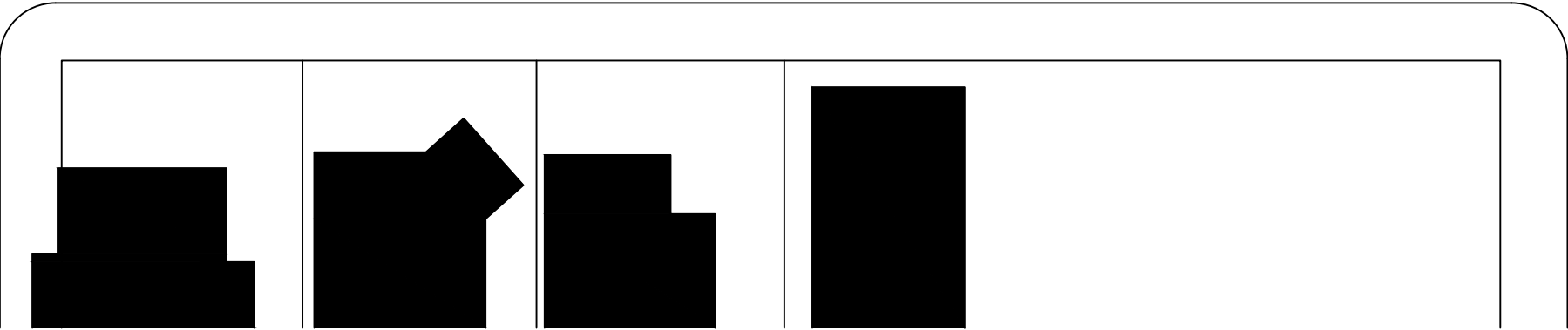
Approval criteria responses:

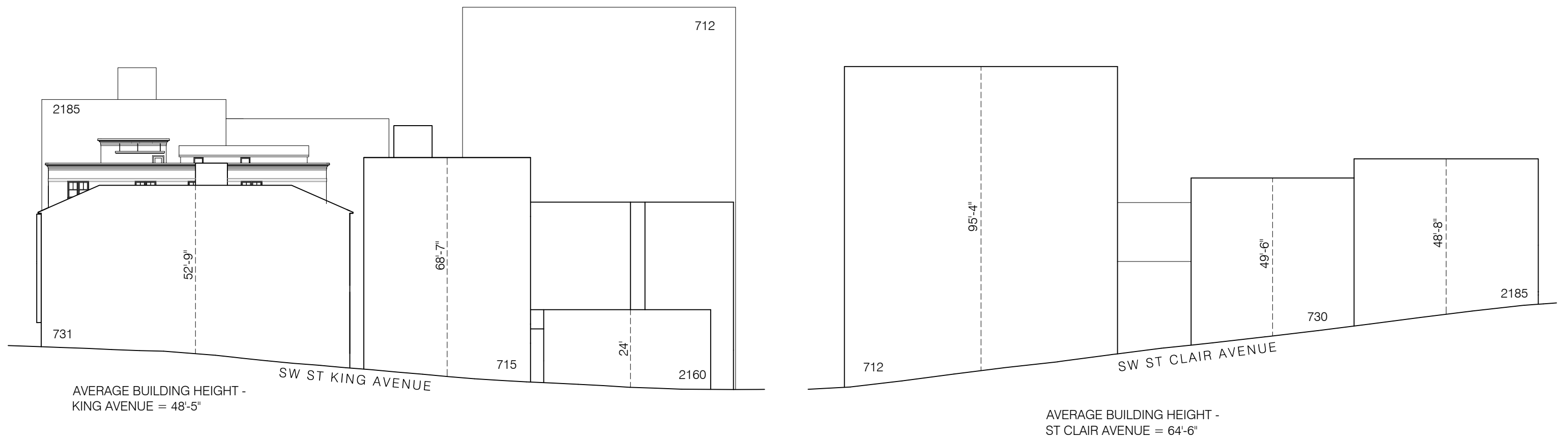
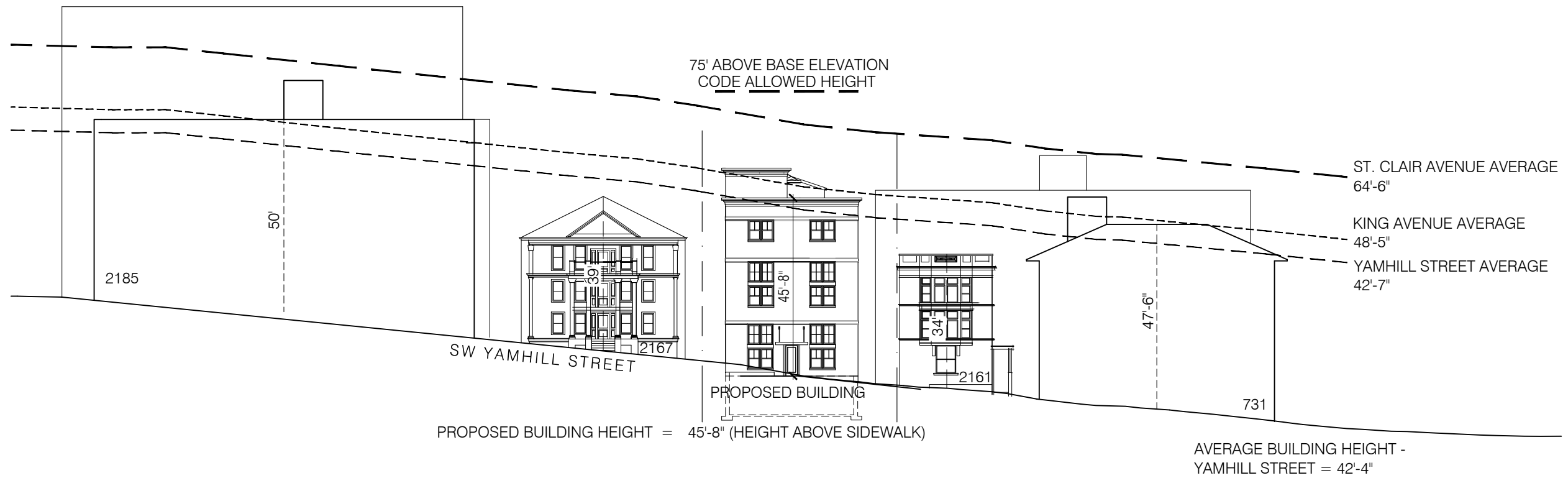
A. Better meets design guidelines

Through the previous two design advice request hearings, the commission has weighed in on setbacks and their specific relevance to this narrow site. It is the applicants understanding that the general opinion of the commission is that setbacks proposed are in keeping with other setbacks in the area. The strict enforcement of 14' setbacks on all three sides on this narrow site would yield a massing that is out of character with the rest of the neighborhood.

B. Purpose of the standard

Again, through review with the commission, the purpose of the setbacks of providing light, air and code required separation of structures is met with the proposal.







FRONT PERSPECTIVE DRAWING - EA 15-103753 DA, MARCH 9, 2015

DESIGN DIRECTION: (SEE FULL MEMO, ATTACHED)

1. BETTER UNDERSTANDING OF CONTEXT OF THE HISTORIC DISTRICT AND PRECEDENTS
2. CONCERNS OVER HEIGHT OF BUILDING, SOME REDUCTION TO SETBACKS IS REASONABLE
3. SIMPLIFY FORM, MATERIALS AND FENESTRATION
4. CHANGE FROM THE PROPOSED MATERIAL BETWEEN THE WINDOWS TO SOMETHING OF HIGHER QUALITY
5. RECONFIGURE THE ENTRANCE TO AVOID THE ASYMMETRICAL ARRANGEMENT



FRONT PERSPECTIVE DRAWING - EA 15-103753 DA, MAY 11, 2015

DESIGN DIRECTION: (SEE FULL MEMO, ATTACHED)

1. APPROXIMATELY 8' SETBACKS ON SIDES SEEMS APPROPRIATE
2. AVOID SIGNIFICANT SETBACK AT FRONT OF BUILDING
3. BUILDING DOES NOT SEEM OUT OF SCALE WITH THE NEIGHBORHOOD, BUT LOOMS SOMEWHAT OVER NEIGHBORING BUILDINGS
4. EXPLORE RESTRUCTURING UPPER FLOOR TO ACCOMMODATE STANDARD FLOOR PLATE VS. LOFTED UNITS
5. EXPLORE ALTERNATE BANDING DETAIL AND LOCATIONS.
6. AVOID 'PARKLEX' MATERIAL ON FACADES
7. CONSIDER MUTING THE CONTRAST BETWEEN THE BANDING AND BODY BRICK COLORS
8. ARTICULATE THE BELOW GRADE LEVELS OF THE BUILDING WITH A DIFFERENT MATERIAL
9. IMPROVED GROUND FLOOR FROM PREVIOUS PROPOSAL, BUT CONTINUE TO EXPLORE CANOPY OPTIONS. SPECIFICALLY CONSIDER LOWERING THE HEIGHT OF THE CANOPY.



WEST ELEVATION



EAST ELEVATION



WEST ELEVATION



EAST ELEVATION