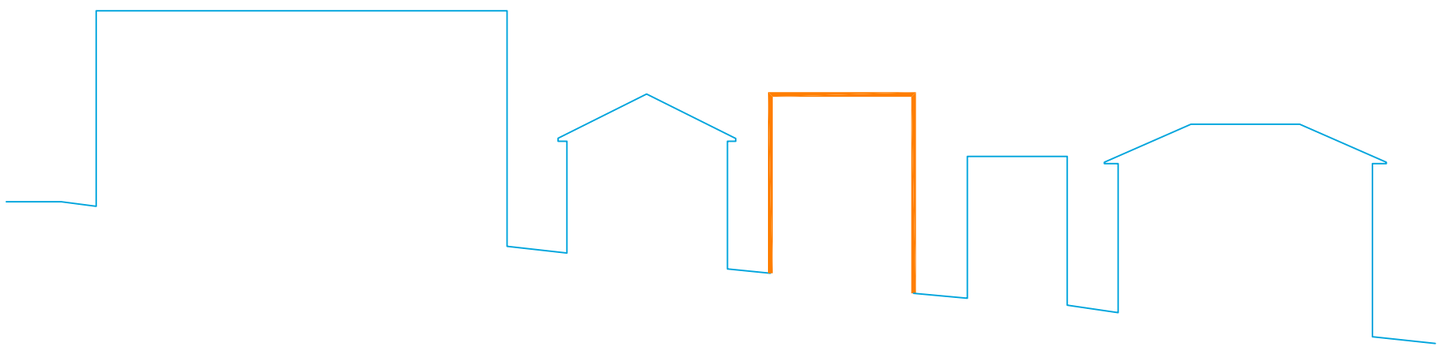
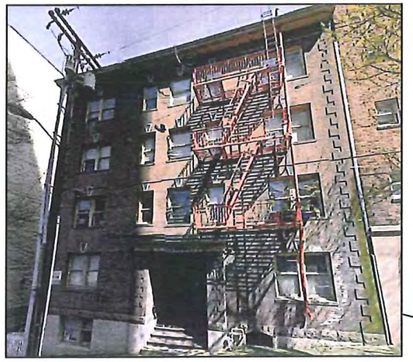


216X SW YAMHILL STREET- NEW APARTMENT BUILDING

HISTORIC DESIGN REVIEW PACKAGE
February 17, 2015 (REVISED 3/31/2016)

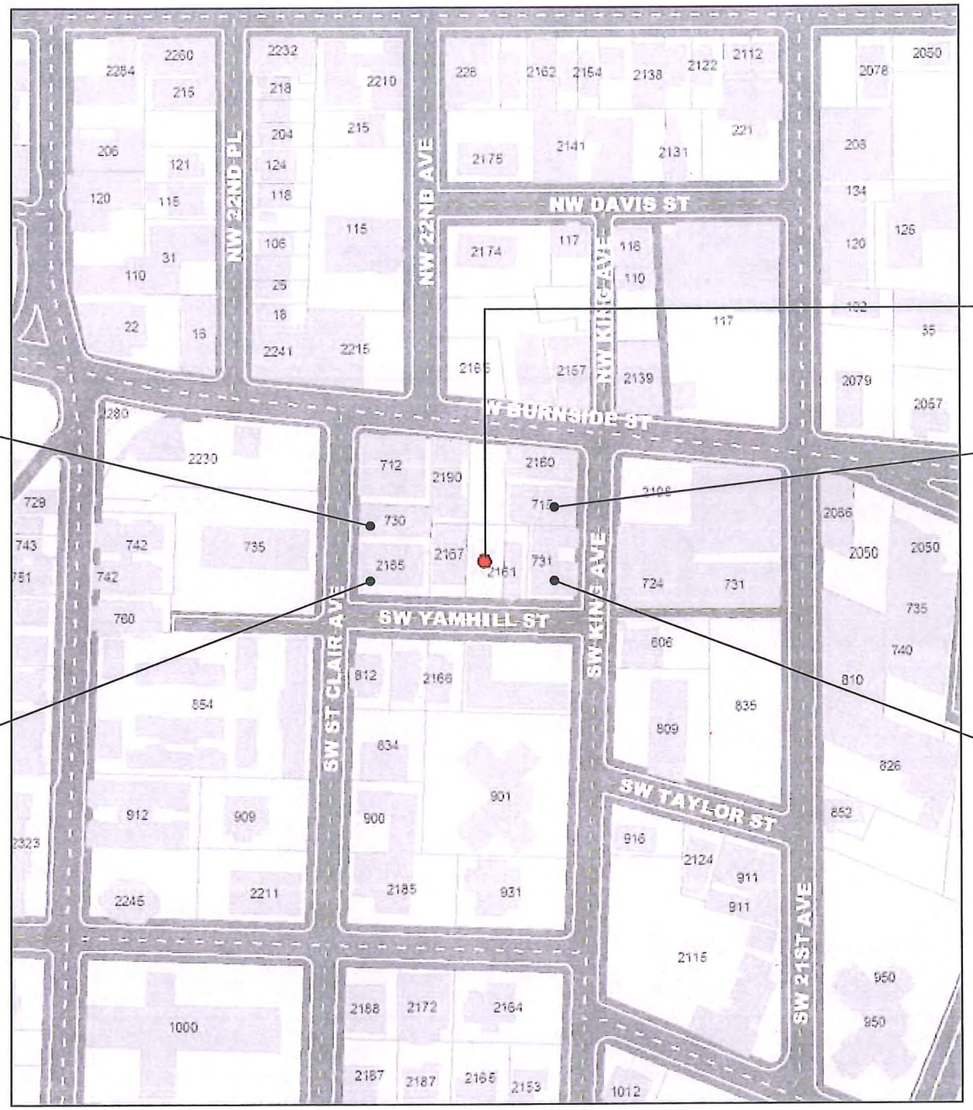
kōz Development
1208 10th Street
Suite 201
Snohomish, WA 98290
(206) 755-1290

SHEET INDEX



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

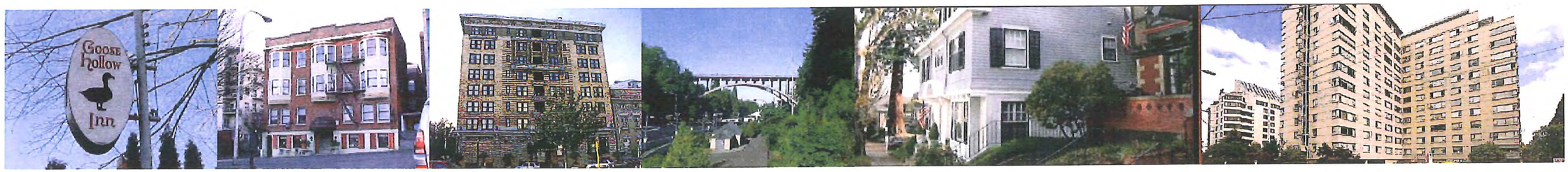
2185 SW ST YAMHILL STREET
DESIGN CUES
DOUBLE-HUNG WINDOWS
BRICK CLADDING
BUILDING SCALE
ENTRANCE IN CENTER OF FACADE
PROJECTING CORNICE
DELINEATION OF BASE OF BUILDING

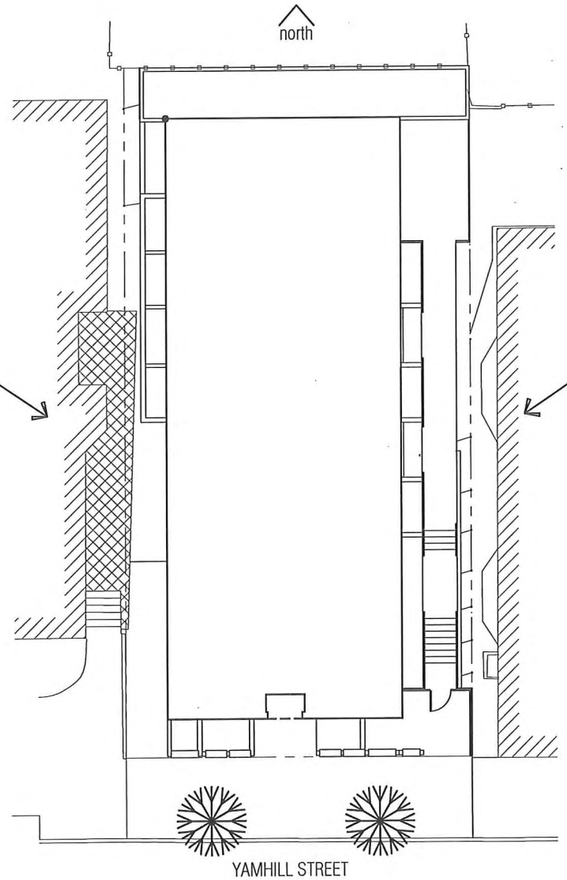


715 SW KING AVENUE
DESIGN CUES
DOUBLE-HUNG WINDOWS
BRICK CLADDING
BUILDING SCALE
PROJECTING CORNICE

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

VICINITY MAP AND NEIGHBORHOOD PHOTOS





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.

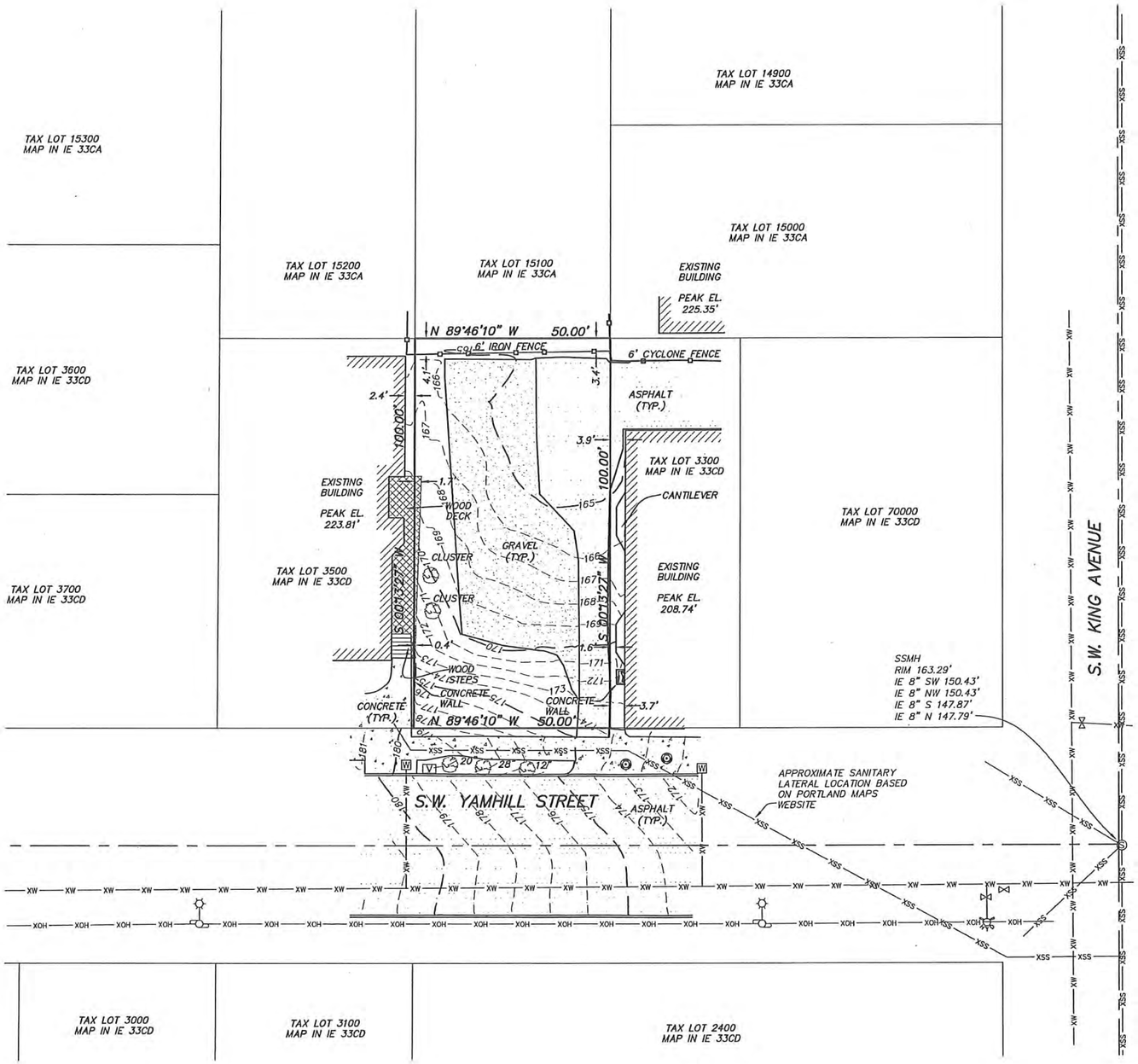
Step-out balconies exist on this building. To help preserve privacy, the egress court that had previously been planned for the proposed project on this side has been moved to the opposite (east) side of the building.

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

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SIGNED ON: _____

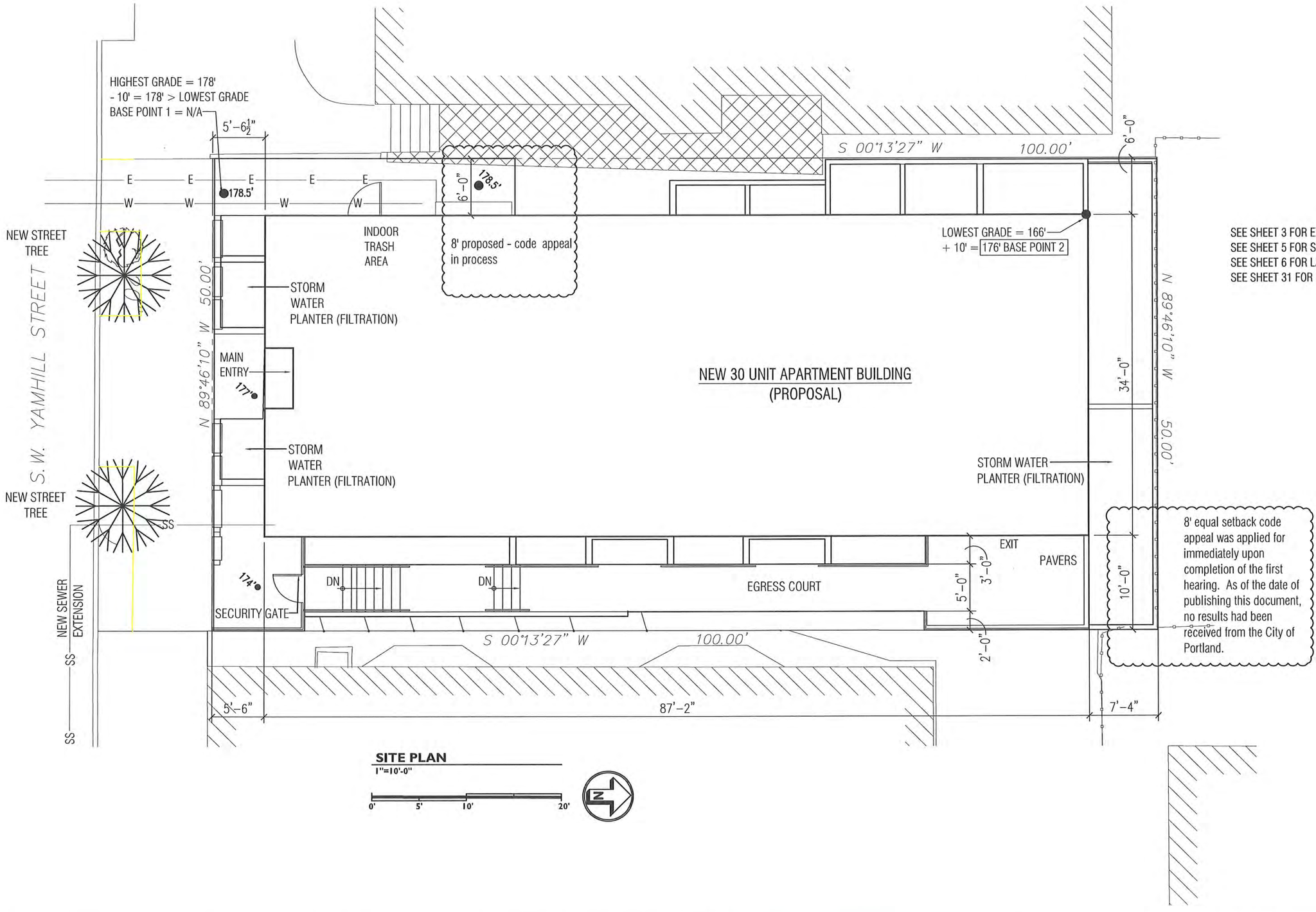
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

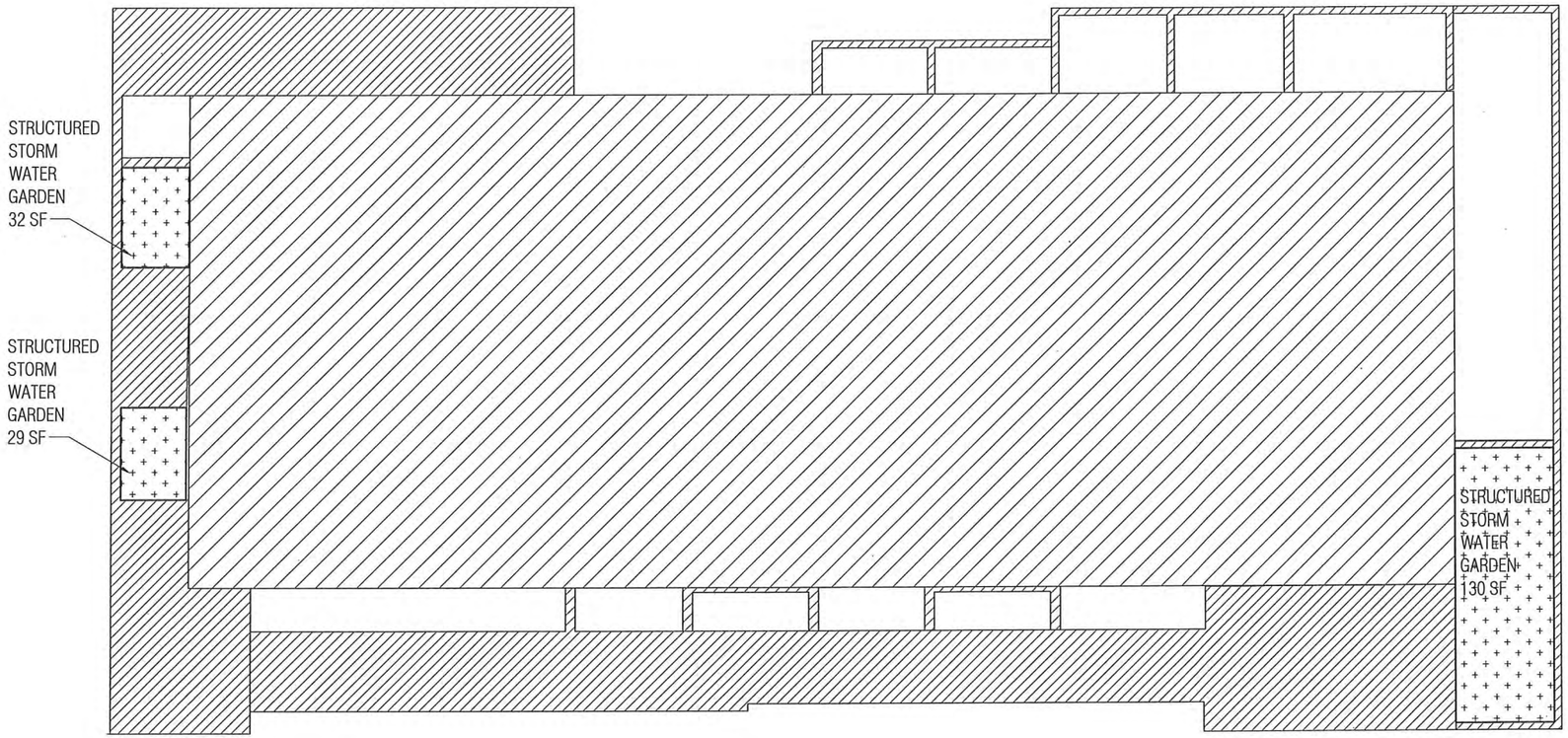
Plotted:M:\PROJECTS\KOZ DEV.-YAMHILL STREET\dwg\ECM.dwg



SEE SHEET 3 FOR EXISTING CONDITIONS (SURVEY)
SEE SHEET 5 FOR STORMWATER MANAGEMENT
SEE SHEET 6 FOR LANDSCAPE PLAN
SEE SHEET 31 FOR SITE LIGHTING PLAN

SITE PLAN
1"=10'-0"

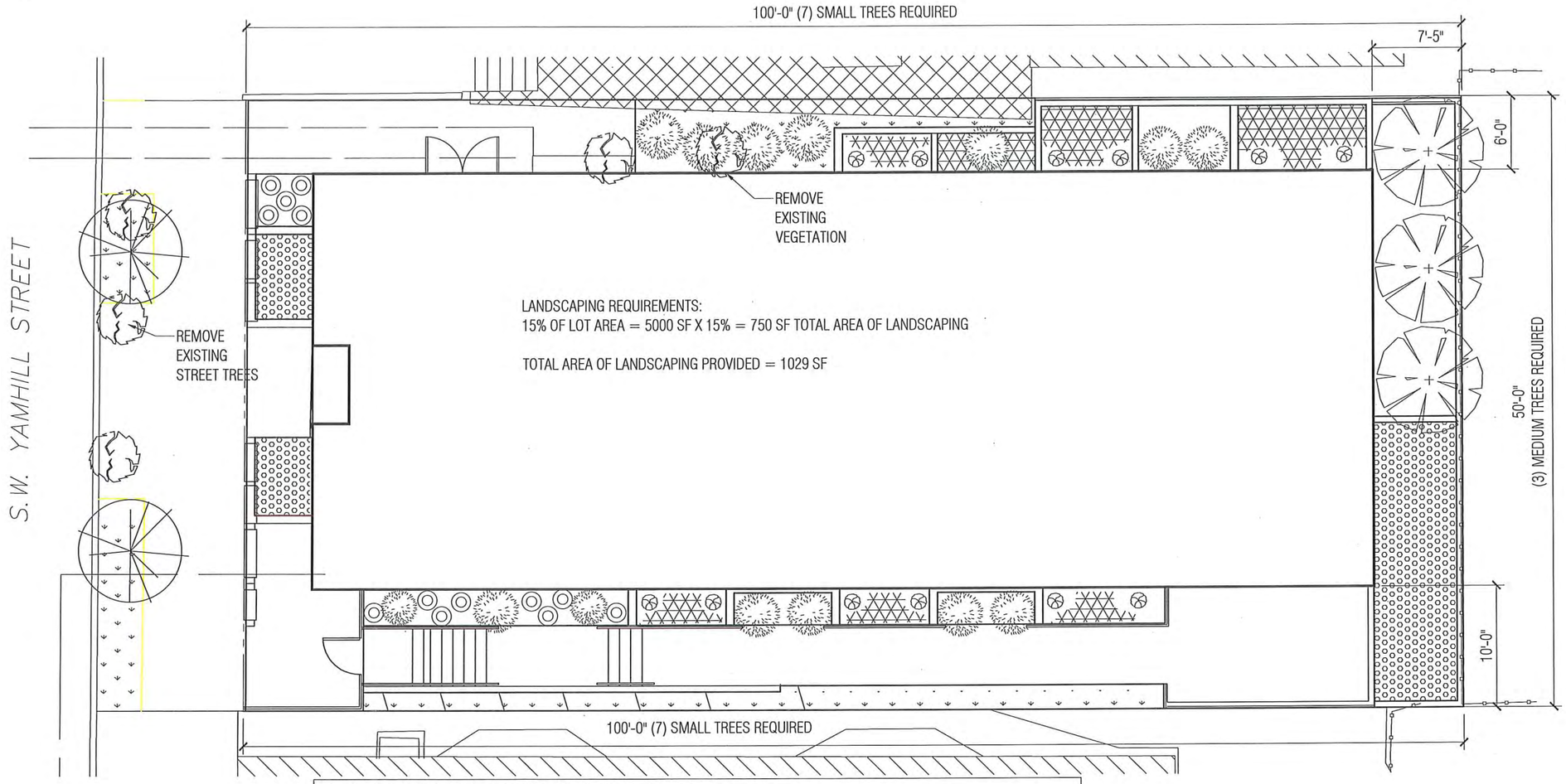
0' 5' 10' 20'

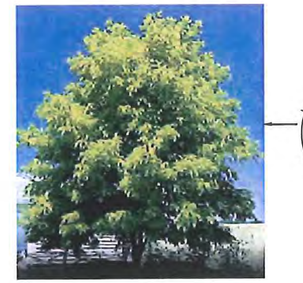


TREATED IMPERVIOUS SURFACES SUMMARY

BUILDING:
2960 SF TOTAL

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





STORMWATER FILTRATION GARDEN

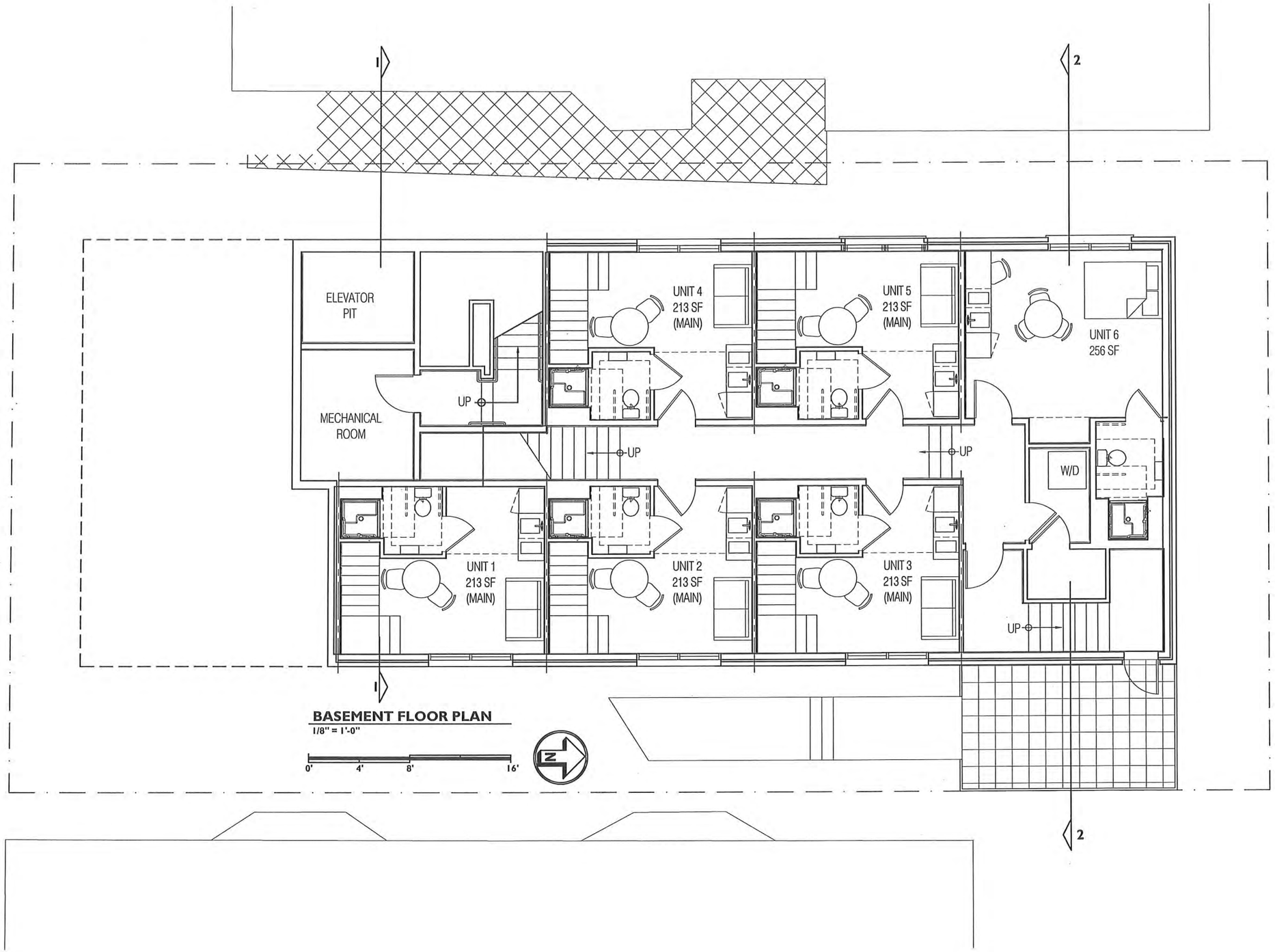
PLANTING SCHEDULE

	SYMBOL	QUANTITY	BOTANICAL	COMMON	SIZE
TREES		2	GLEDITSIA TRIACANTHOS	SKYLINE HONEY LOCUST	1 1/2" CALIPER
SHRUBS		3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	1 1/2" CALIPER
		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			

LANDSCAPE PLAN

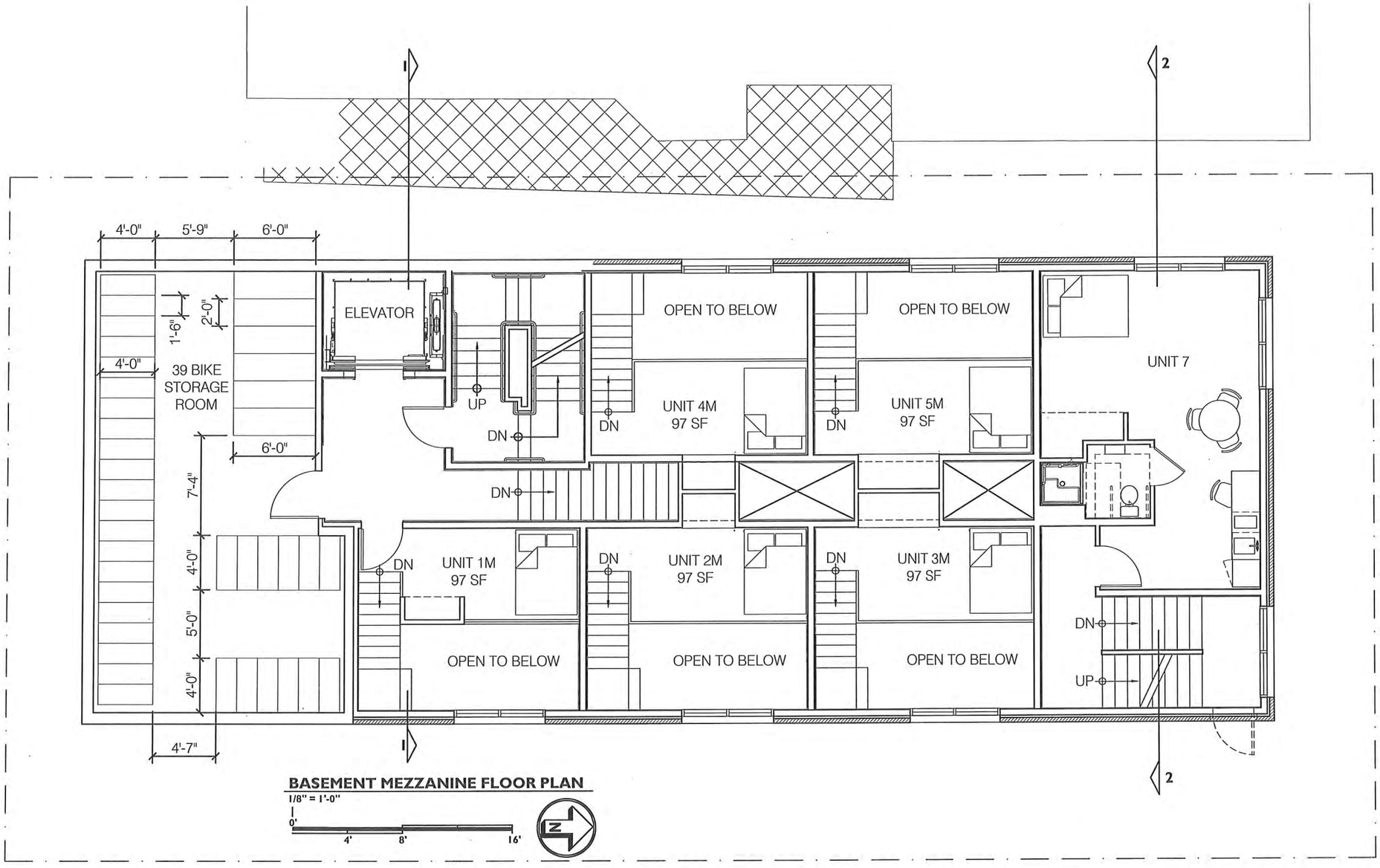
1"=10'-0"

0' 5' 10' 20'



BASEMENT FLOOR PLAN

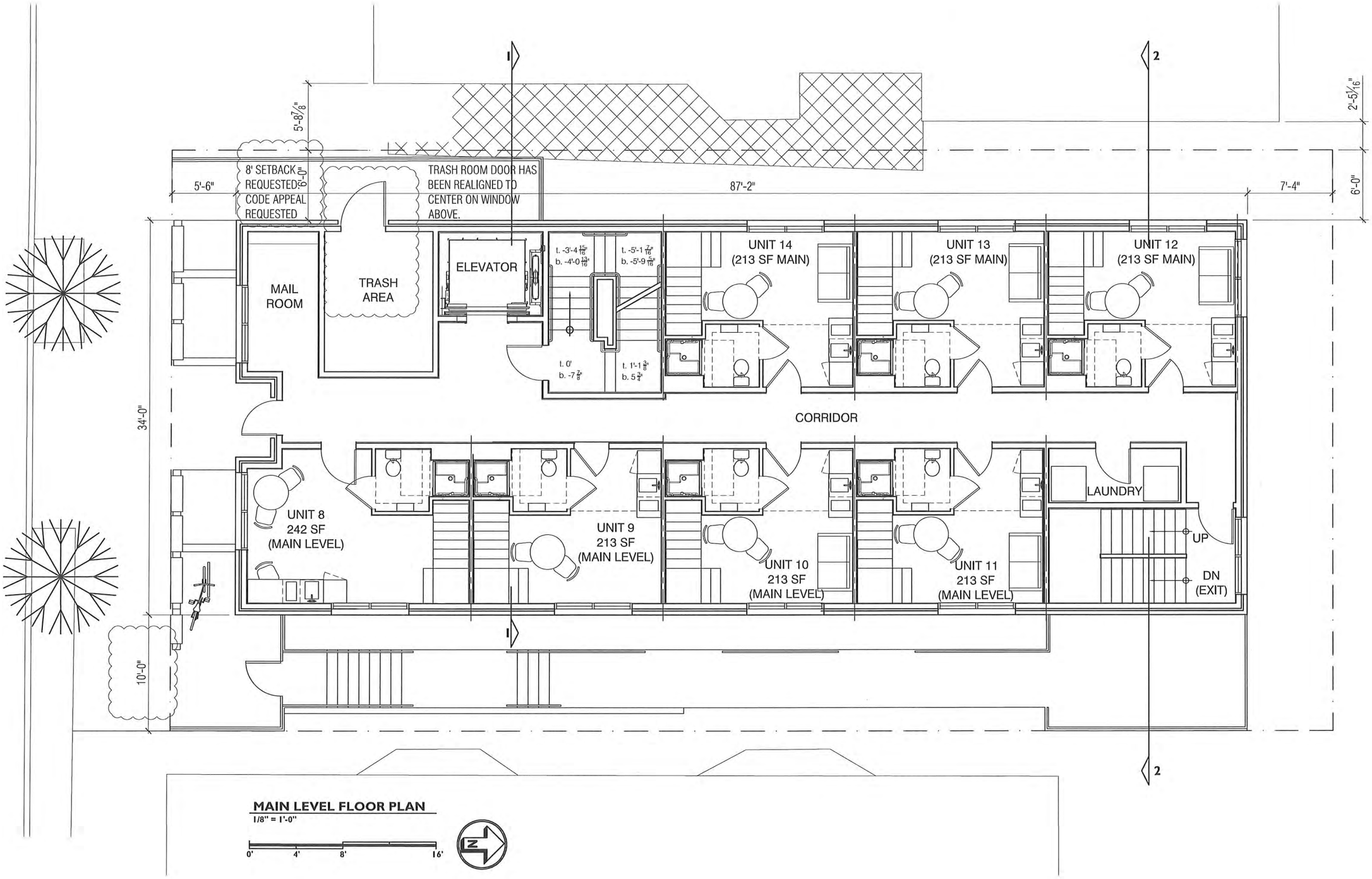
1/8" = 1'-0"

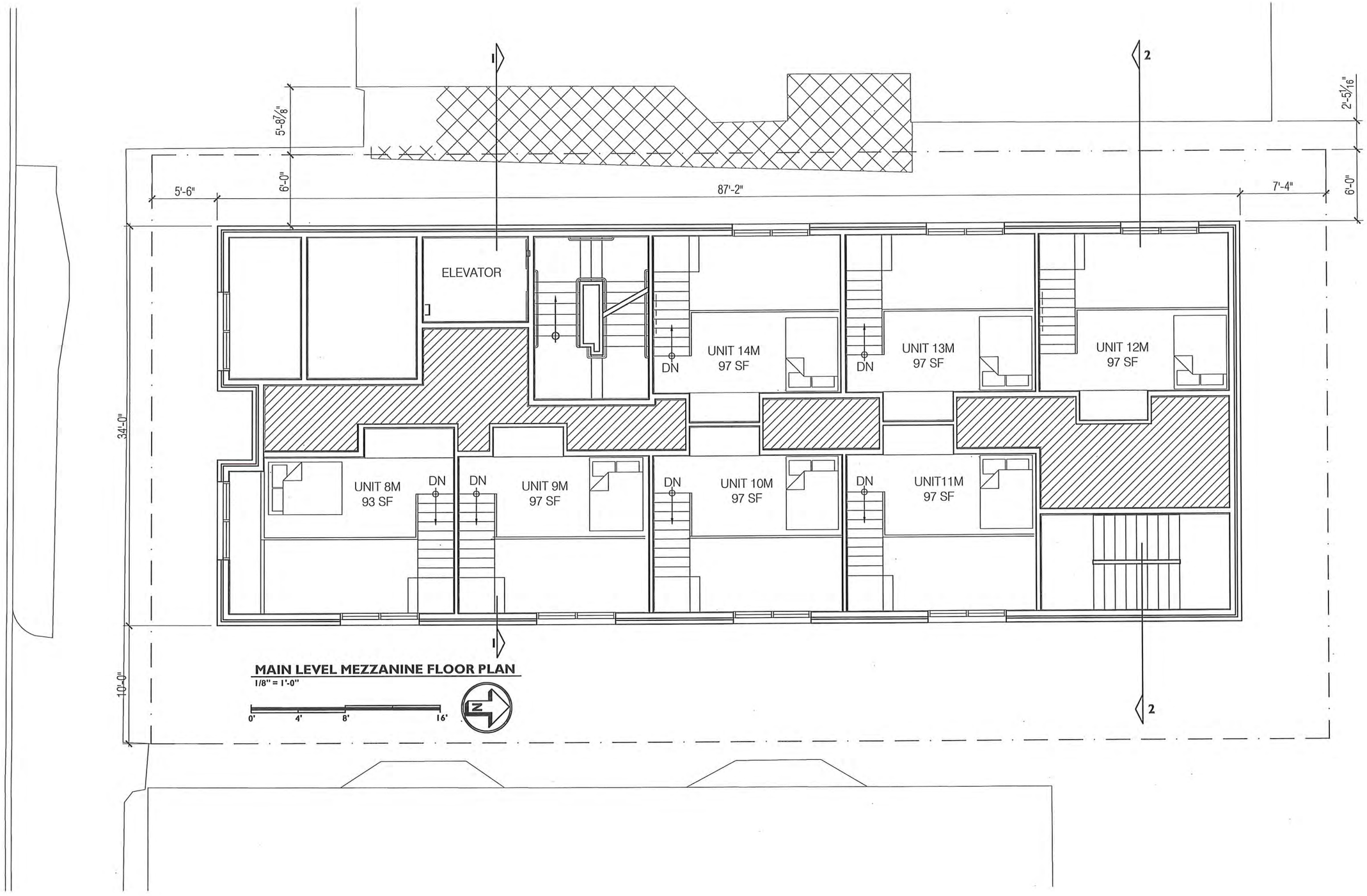


BASEMENT MEZZANINE FLOOR PLAN

1/8" = 1'-0"

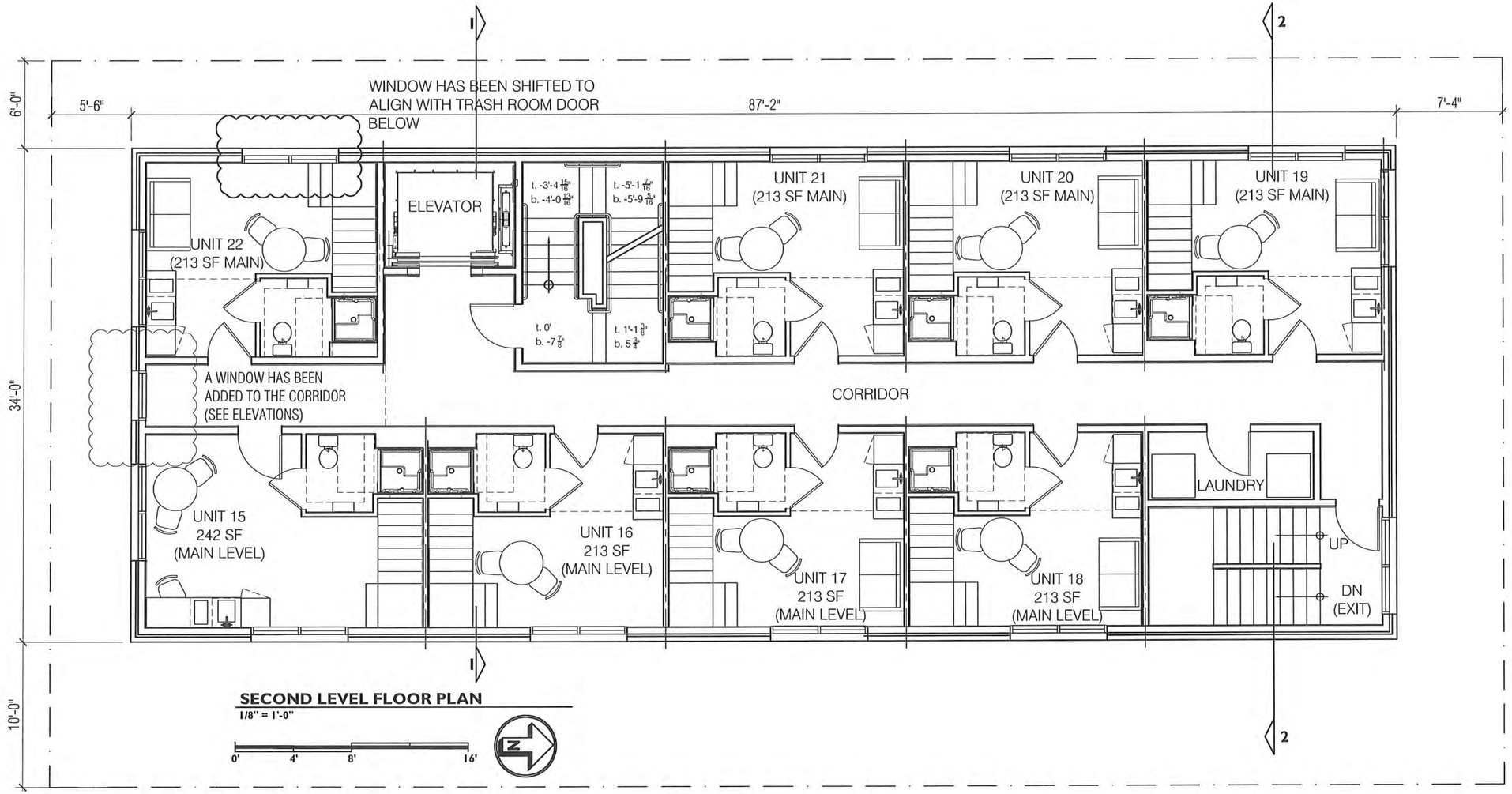
0' 4' 8' 16'

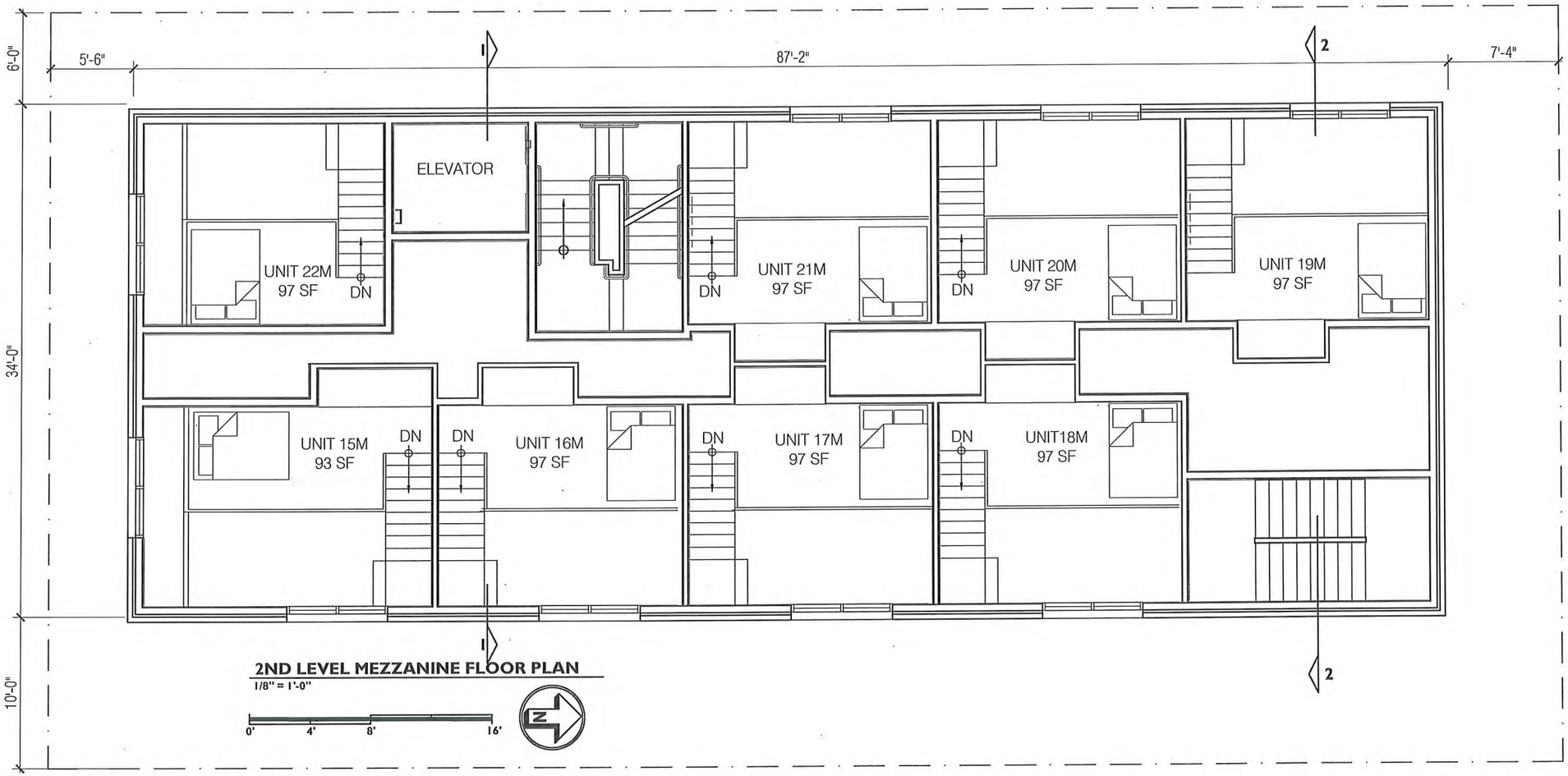

1
2
5'-8⅞"
2'-5 1/16"
8' SETBACK REQUESTED
CODE APPEAL REQUESTED
6'-0"
5'-6"
87'-2"
7'-4"
6'-0"
TRASH ROOM DOOR HAS BEEN REALIGNED TO CENTER ON WINDOW ABOVE.
MAIL ROOM
TRASH AREA
ELEVATOR
t. -3'-4 15/16"
b. -4'-0 13/16"
t. -5'-1 7/16"
b. -5'-9 5/16"
t. 0'
b. -7 7/8"
t. 1'-1 3/8"
b. 5 3/4"
UNIT 14
(213 SF MAIN)
UNIT 13
(213 SF MAIN)
UNIT 12
(213 SF MAIN)
CORRIDOR
34'-0"
UNIT 8
242 SF
(MAIN LEVEL)
UNIT 9
213 SF
(MAIN LEVEL)
UNIT 10
213 SF
(MAIN LEVEL)
UNIT 11
213 SF
(MAIN LEVEL)
LAUNDRY
UP
DN
(EXIT)
10'-0"
MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"
0'
4'
8'
16'



MAIN LEVEL MEZZANINE FLOOR PLAN

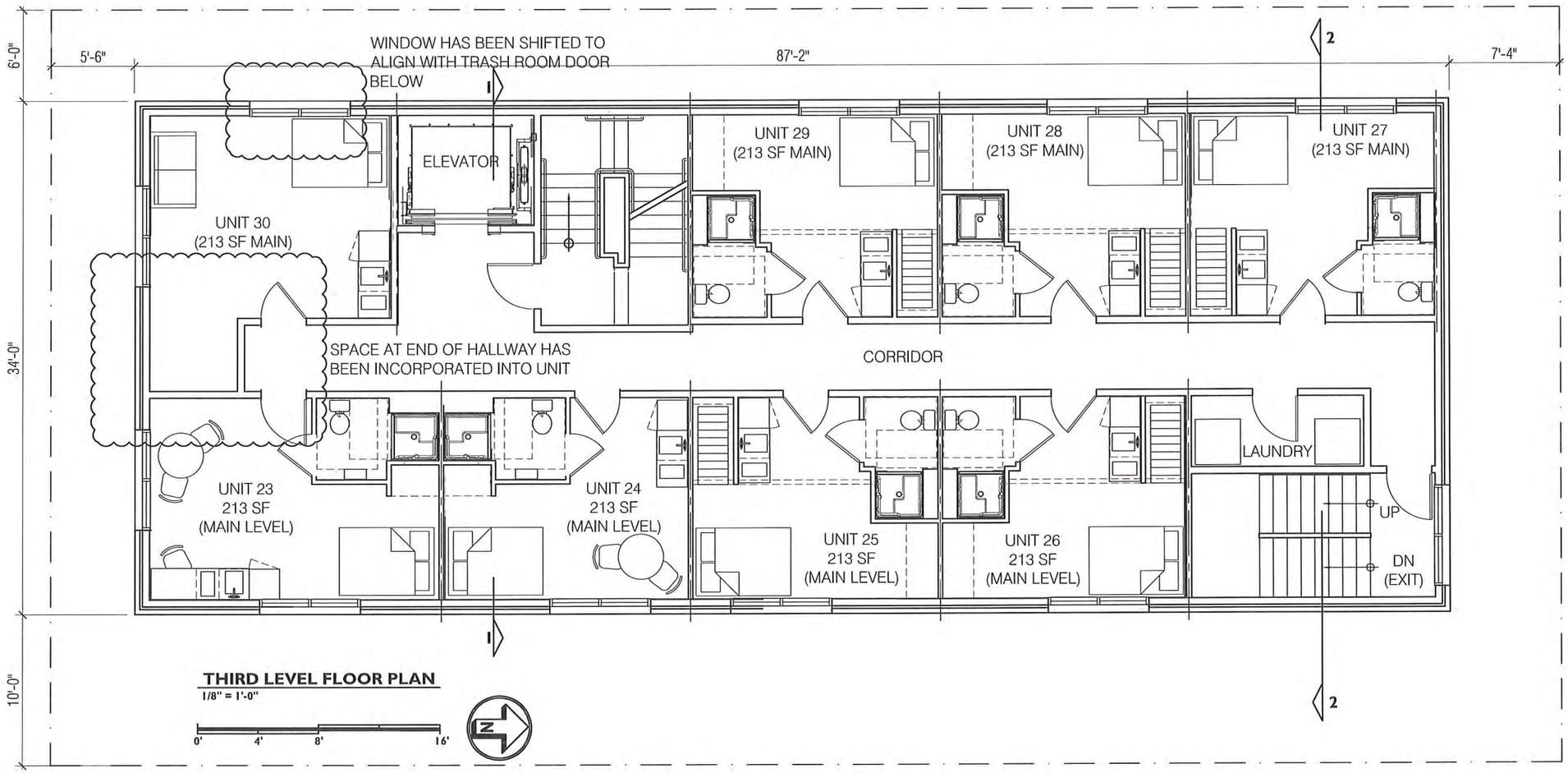
1/8" = 1'-0"

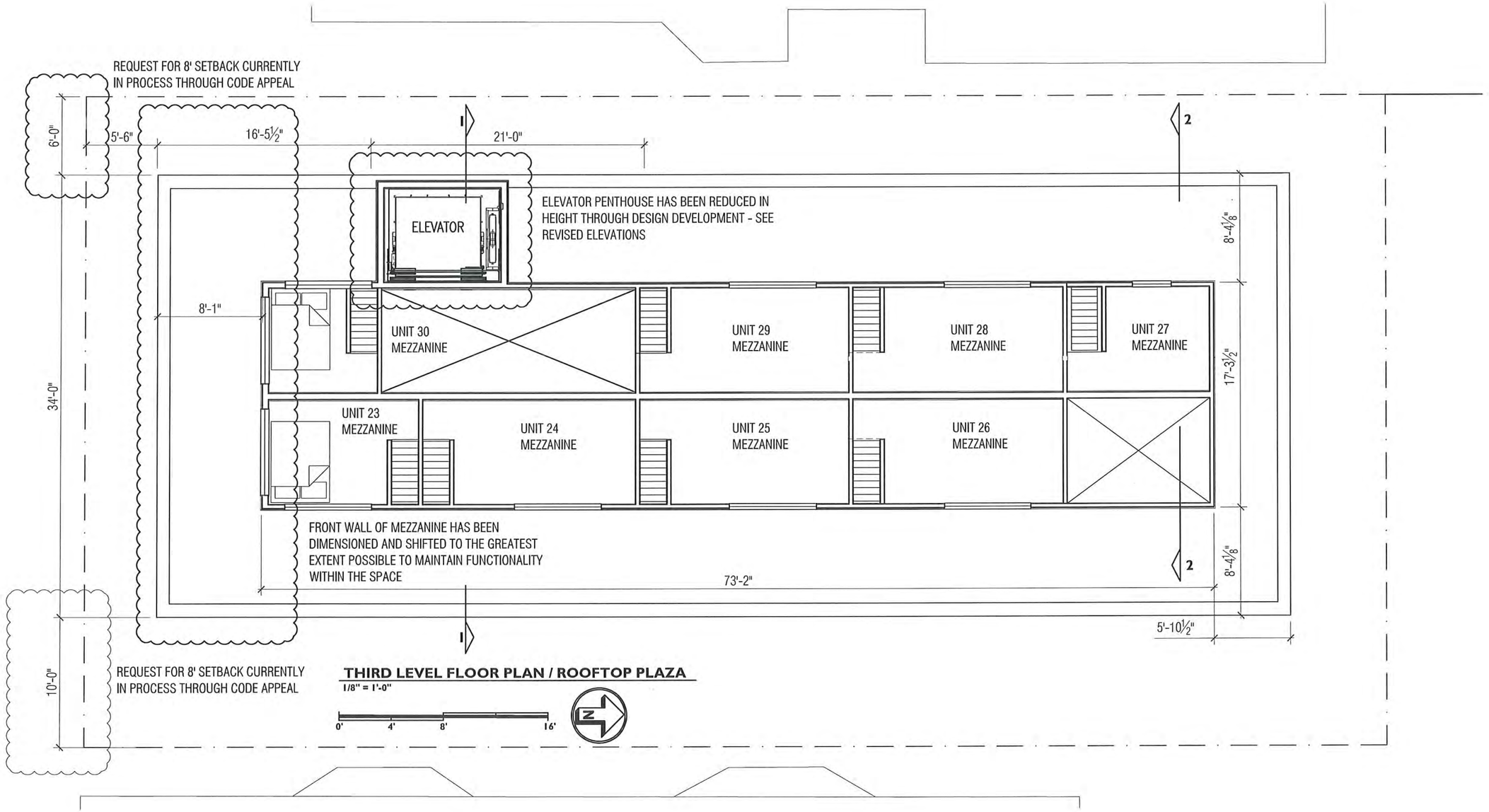

1
2
6'-0"
5'-6"
WINDOW HAS BEEN SHIFTED TO ALIGN WITH TRASH ROOM DOOR BELOW
87'-2"
7'-4"
34'-0"
10'-0"
ELEVATOR
t. -3'-4 15/16"
b. -4'-0 15/16"
t. -5'-1 7/16"
b. -5'-9 5/16"
t. 0'
b. -7 7/8"
t. 1'-1 3/8"
b. 5 3/4"
UNIT 22
(213 SF MAIN)
UNIT 21
(213 SF MAIN)
UNIT 20
(213 SF MAIN)
UNIT 19
(213 SF MAIN)
A WINDOW HAS BEEN ADDED TO THE CORRIDOR (SEE ELEVATIONS)
CORRIDOR
UNIT 15
242 SF
(MAIN LEVEL)
UNIT 16
213 SF
(MAIN LEVEL)
UNIT 17
213 SF
(MAIN LEVEL)
UNIT 18
213 SF
(MAIN LEVEL)
LAUNDRY
UP
DN
(EXIT)
SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"
0'
4'
8'
16'

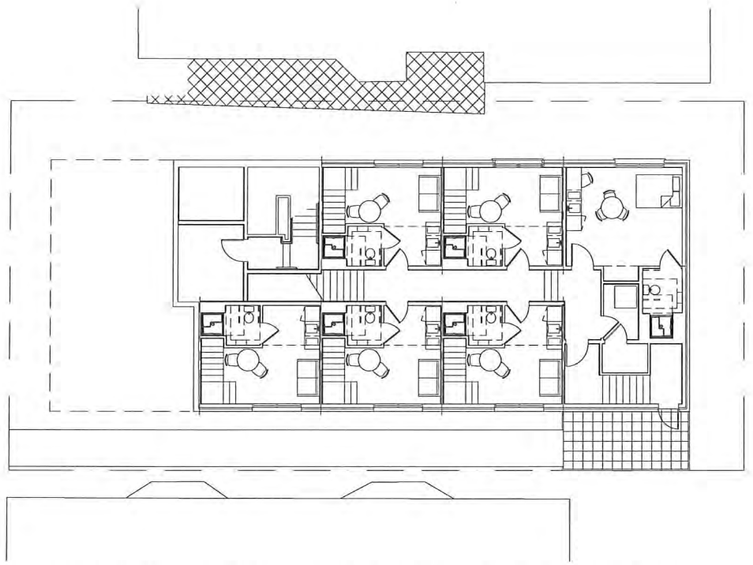


2ND LEVEL MEZZANINE FLOOR PLAN

1/8" = 1'-0"

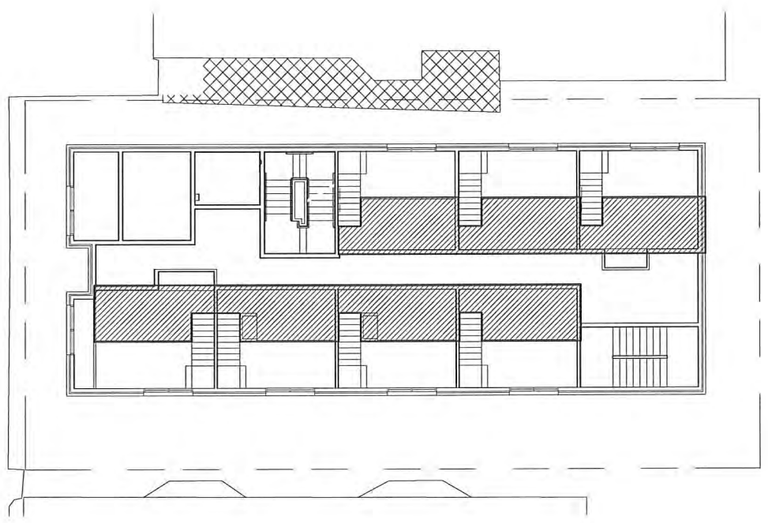

6'-0"
5'-6"
WINDOW HAS BEEN SHIFTED TO ALIGN WITH TRASH ROOM DOOR BELOW
1
87'-2"
2
7'-4"
34'-0"
ELEVATOR
UNIT 30
(213 SF MAIN)
UNIT 29
(213 SF MAIN)
UNIT 28
(213 SF MAIN)
UNIT 27
(213 SF MAIN)
SPACE AT END OF HALLWAY HAS BEEN INCORPORATED INTO UNIT
CORRIDOR
LAUNDRY
UP
DN
(EXIT)
UNIT 23
213 SF
(MAIN LEVEL)
UNIT 24
213 SF
(MAIN LEVEL)
UNIT 25
213 SF
(MAIN LEVEL)
UNIT 26
213 SF
(MAIN LEVEL)
1
2
10'-0"
THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"
0'
4'
8'
16'
N


REQUEST FOR 8' SETBACK CURRENTLY
IN PROCESS THROUGH CODE APPEAL
6'-0"
5'-6"
16'-5½"
21'-0"
1
2
ELEVATOR
ELEVATOR PENTHOUSE HAS BEEN REDUCED IN
HEIGHT THROUGH DESIGN DEVELOPMENT - SEE
REVISED ELEVATIONS
8'-4⅛"
8'-1"
UNIT 30
MEZZANINE
UNIT 29
MEZZANINE
UNIT 28
MEZZANINE
UNIT 27
MEZZANINE
17'-3½"
34'-0"
UNIT 23
MEZZANINE
UNIT 24
MEZZANINE
UNIT 25
MEZZANINE
UNIT 26
MEZZANINE
FRONT WALL OF MEZZANINE HAS BEEN
DIMENSIONED AND SHIFTED TO THE GREATEST
EXTENT POSSIBLE TO MAINTAIN FUNCTIONALITY
WITHIN THE SPACE
8'-4⅛"
73'-2"
5'-10½"
10'-0"
REQUEST FOR 8' SETBACK CURRENTLY
IN PROCESS THROUGH CODE APPEAL
THIRD LEVEL FLOOR PLAN / ROOFTOP PLAZA
1/8" = 1'-0"
0'
4'
8'
16'
N

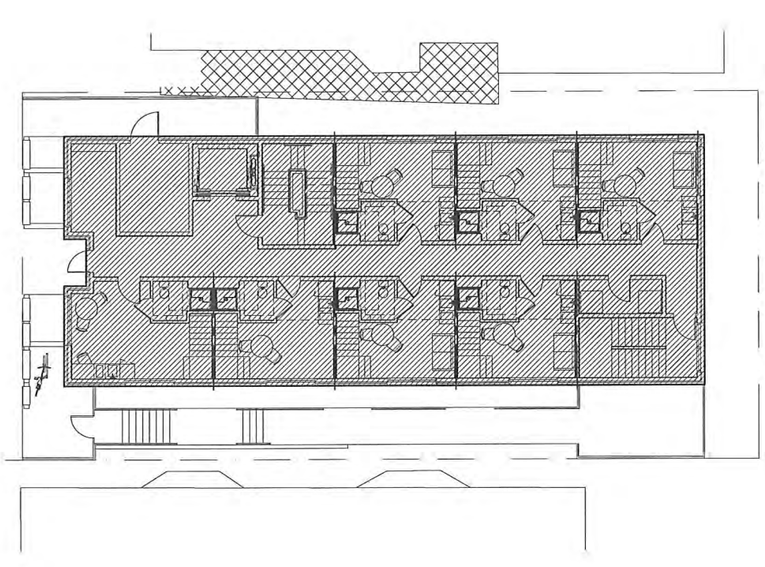


(2) BASEMENT LEVEL MEZZANINE PLAN - 0 sf floor area for purposes of Floor Area Ratio (floor >-4' from lowest right-of-way)

(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

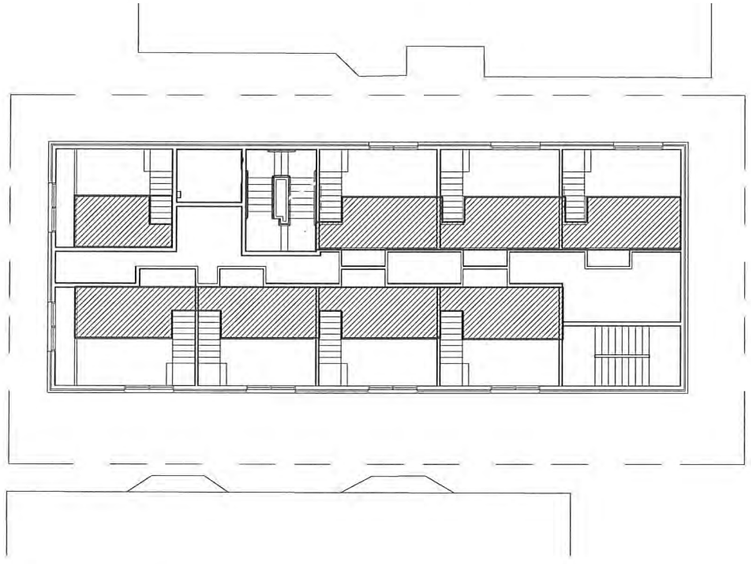


(3) MAIN LEVEL FLOOR PLAN - 2941 sf floor area

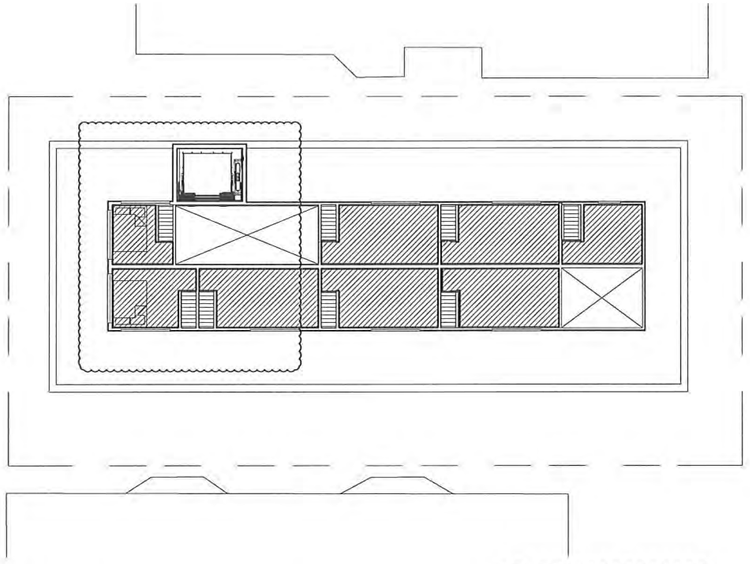
FLOOR AREA CALCULATIONS

(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) 785 SF

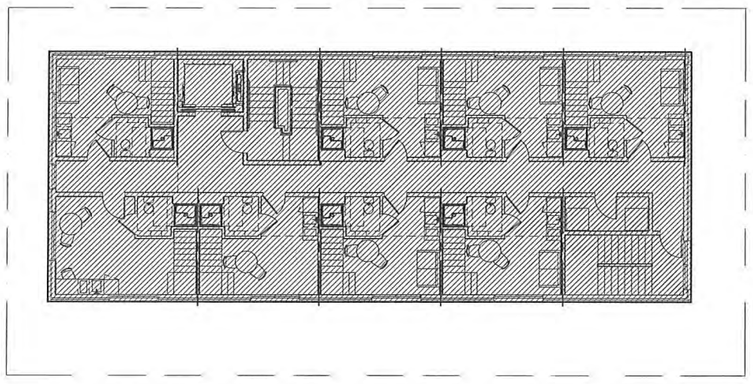
11,275 SF / 5,000 SF SITE AREA
1 : 2.25 F.A.R.



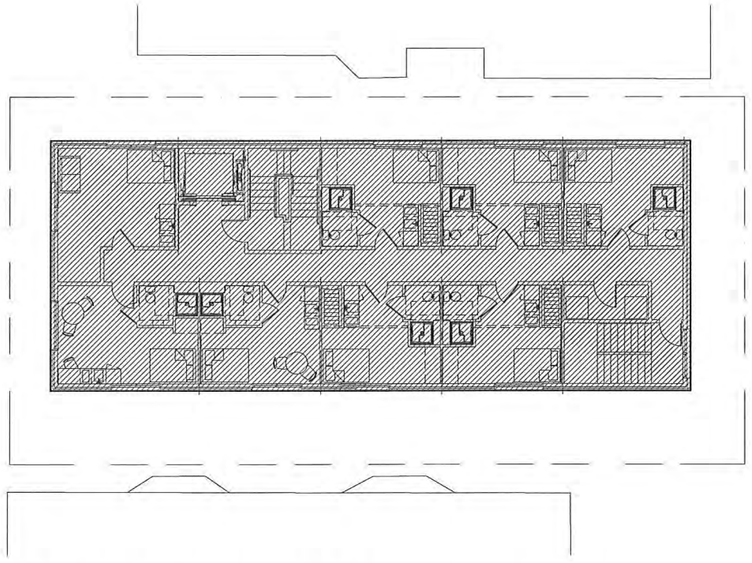
6 SECOND LEVEL MEZZANINE FLOOR PLAN - 844 sf floor area



8 THIRD LEVEL MEZZANINE FLOOR PLAN - 785 sf floor area



5 SECOND LEVEL FLOOR PLAN - 2960 sf floor area

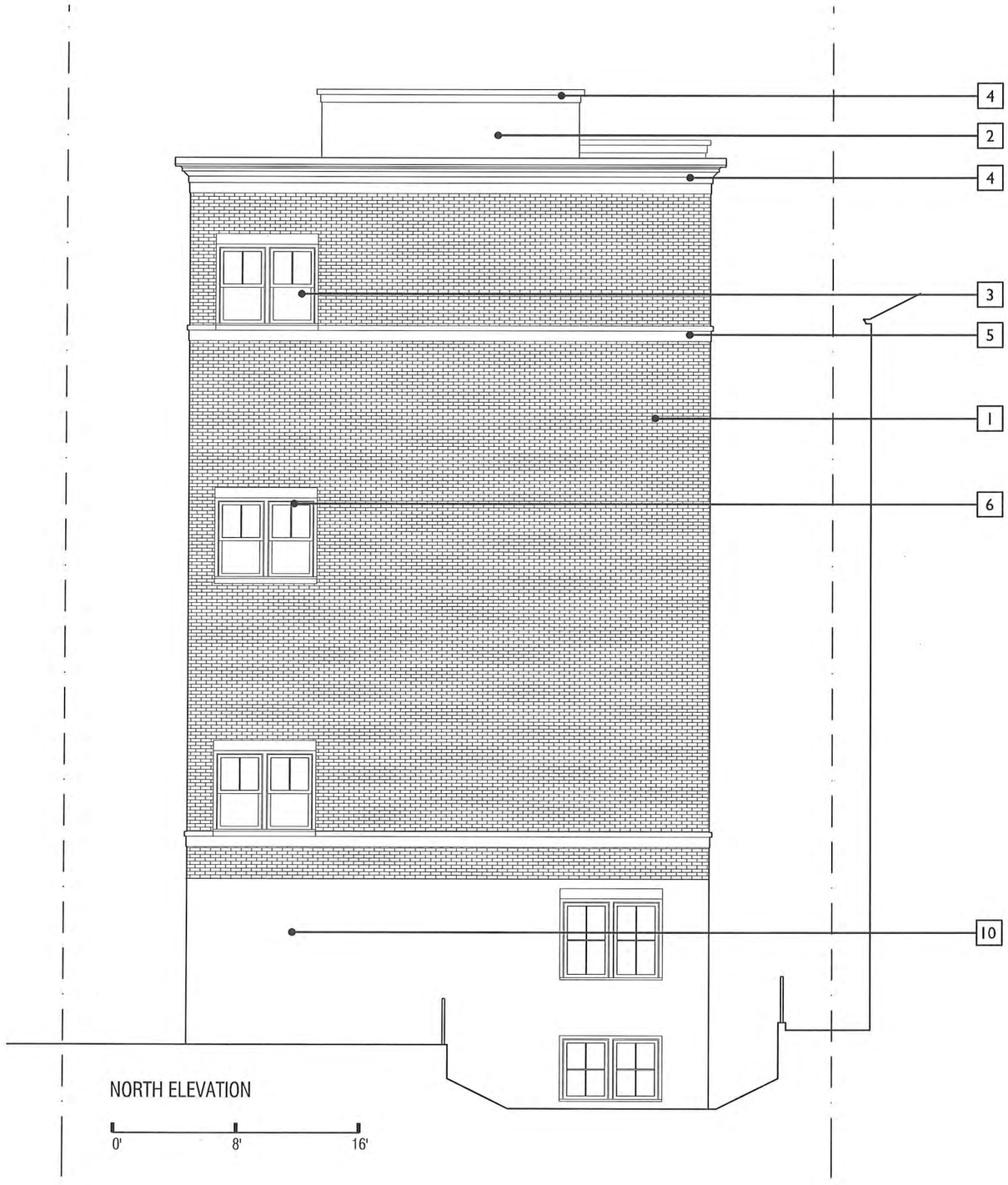


7 THIRD LEVEL FLOOR PLAN - 3013 sf floor area

LEGEND

1	BRICK VENEER - BODY COLOR: MUTUAL MATERIALS, OLD UNIVERSITY(SEE SAMPLE)
2	CEMENT STUCCO (SEE SAMPLE)
3	FIBERGLASS CLAD WINDOWS: ANDERSON 400 SERIES, SINGLE-HUNG, BRONZE COLOR FRAME AND SASH (SEE SAMPLE)
4	PREFINISHED, 20 GA. METAL COPING (SEE SAMPLE)
5	SOLDIER COURSE BAND - BODY COLOR: MUTUAL MATERIALS, MODIFIED GRANITE (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 (SKATEBOARD PROOF)
10	CEMENT STUCCO (SEE SAMPLE)
11	PREFINISHED METAL TRIM - MATCH WINDOW COLOR
12	PAINTED FASCIA BOARD (SEE SAMPLE)


6
13
2
4
13
5
3
6
6
10
EAST ELEVATION
0'
8'
16'

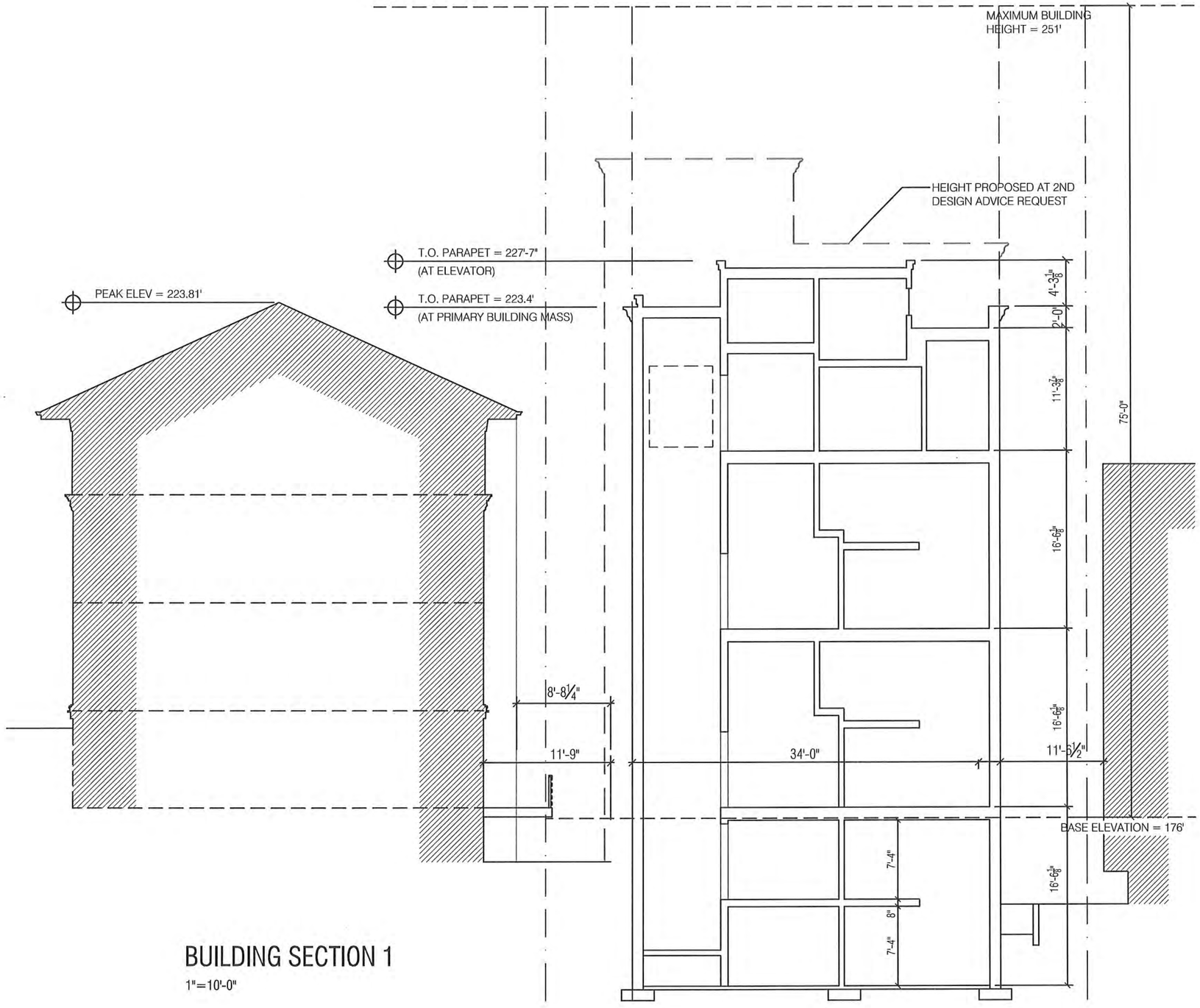


LEGEND

1	BRICK VENEER - BODY COLOR: MUTUAL MATERIALS, OLD UNIVERSITY(SEE SAMPLE)
2	CEMENT STUCCO (SEE SAMPLE)
3	FIBERGLASS CLAD WINDOWS: ANDERSON 400 SERIES, SINGLE-HUNG, BRONZE COLOR FRAME AND SASH (SEE SAMPLE)
4	PREFINISHED, 20 GA. METAL COPING (SEE SAMPLE)
5	SOLDIER COURSE BAND - BODY COLOR: MUTUAL MATERIALS, MODIFIED GRANITE (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 (SKATEBOARD PROOF)
10	CEMENT STUCCO (SEE SAMPLE)
11	PREFINISHED METAL TRIM - MATCH WINDOW COLOR
12	PAINTED FASCIA BOARD (SEE SAMPLE)

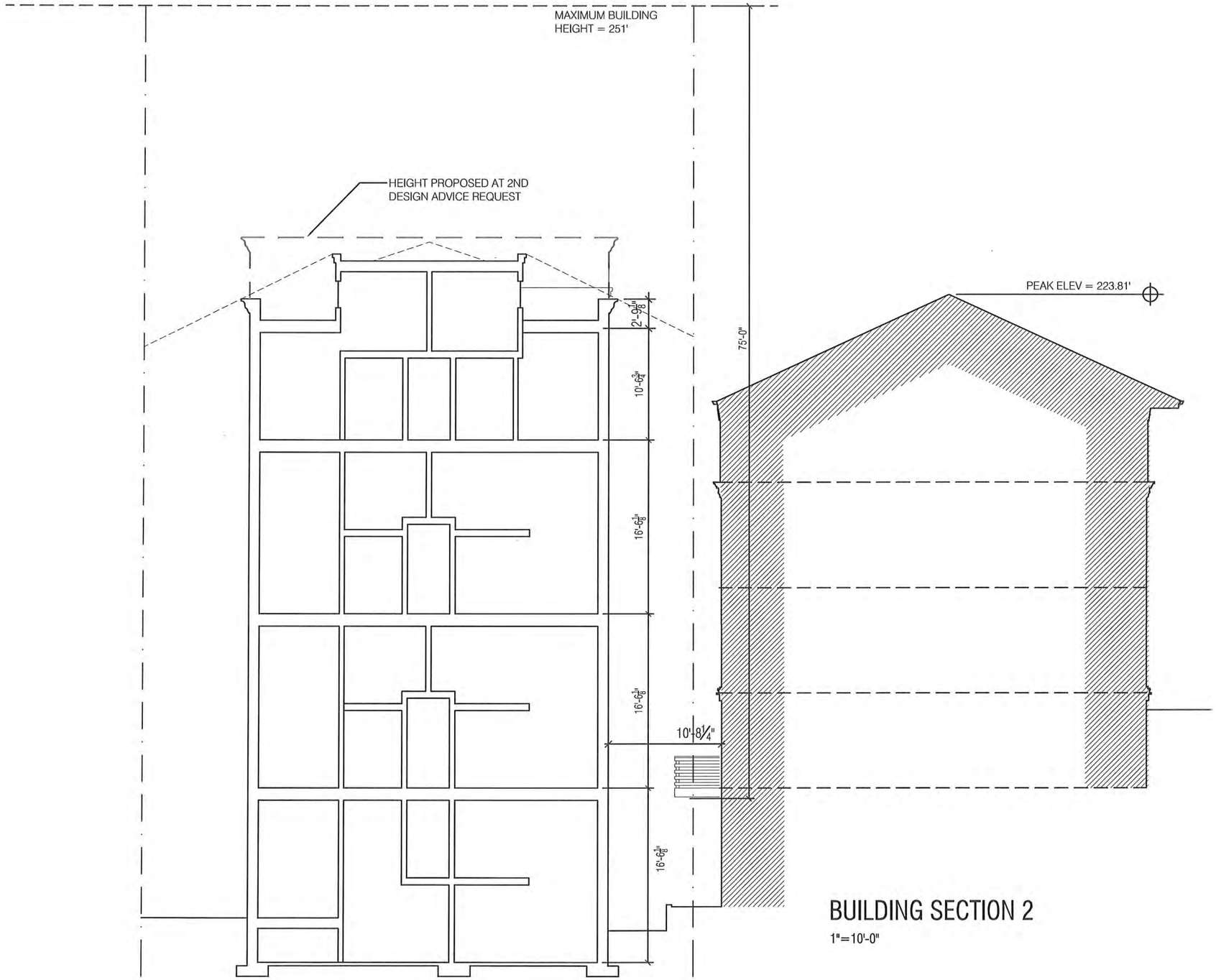
WEST ELEVATION

0' 8' 16'



BUILDING SECTION 1

1"=10'-0"

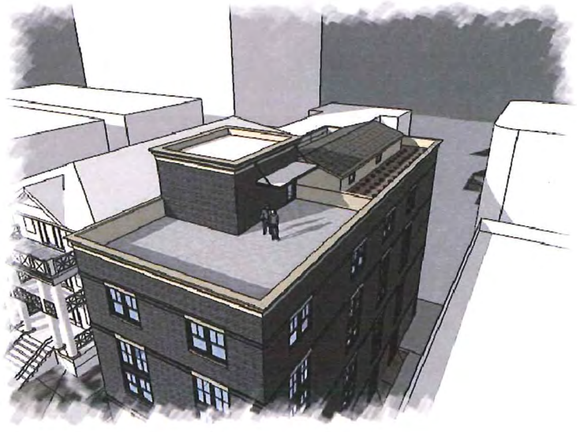


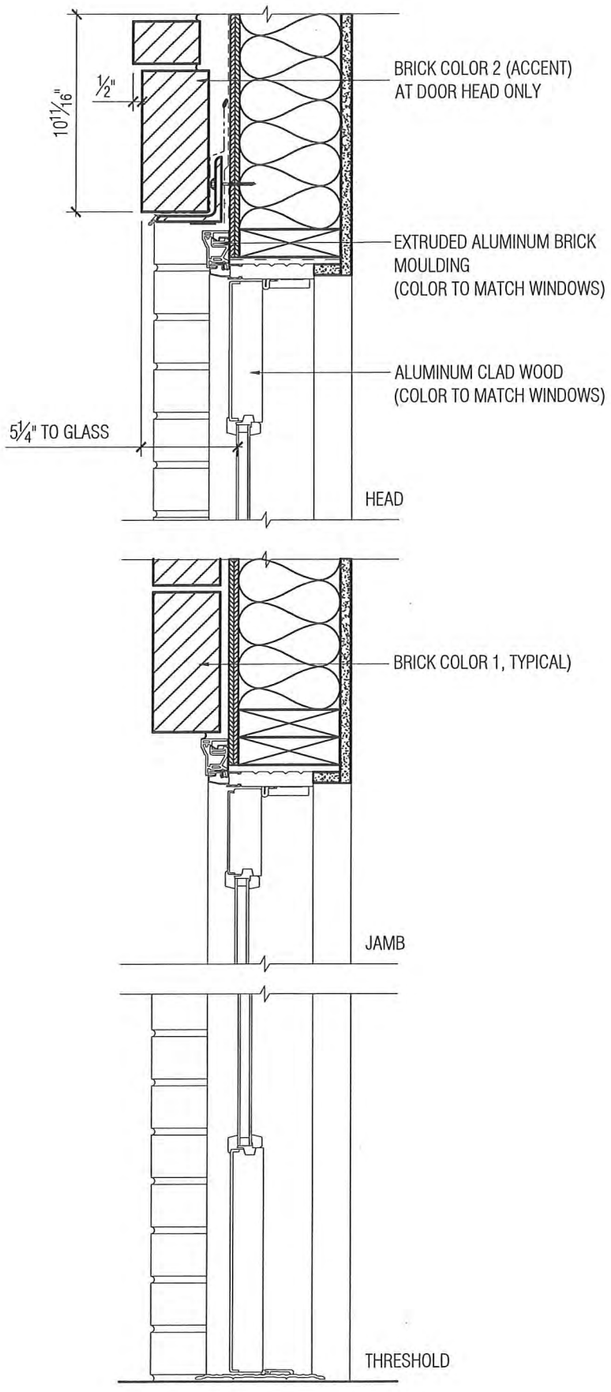
BUILDING SECTION 2

1"=10'-0"

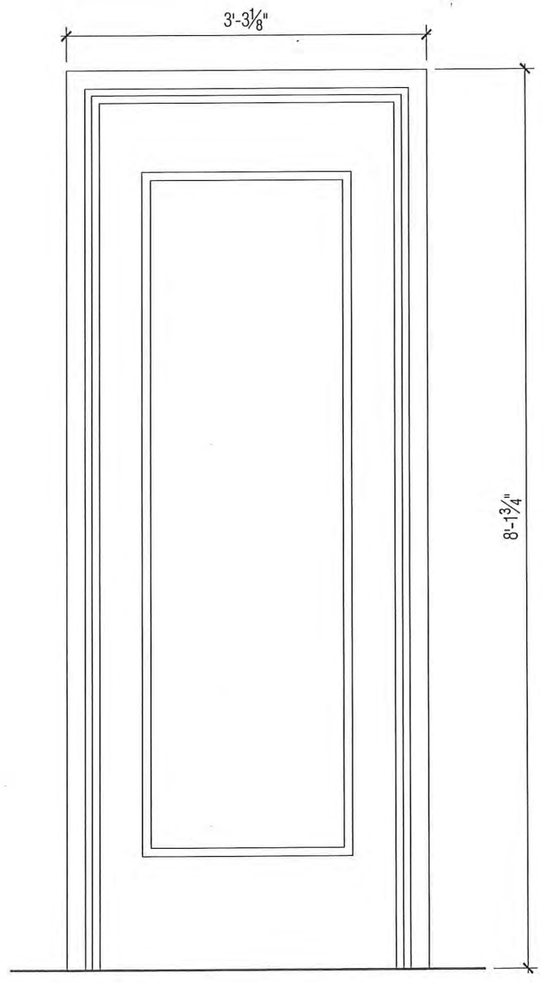
PREVIOUS BRICK COLORS AND DETAILING SHOWN - REFERENCE ELEVATION DRAWINGS FOR COMPLETE REVISIONS

PREVIOUS BRICK COLORS AND DETAILING SHOWN - REFERENCE ELEVATION DRAWINGS FOR COMPLETE REVISIONS

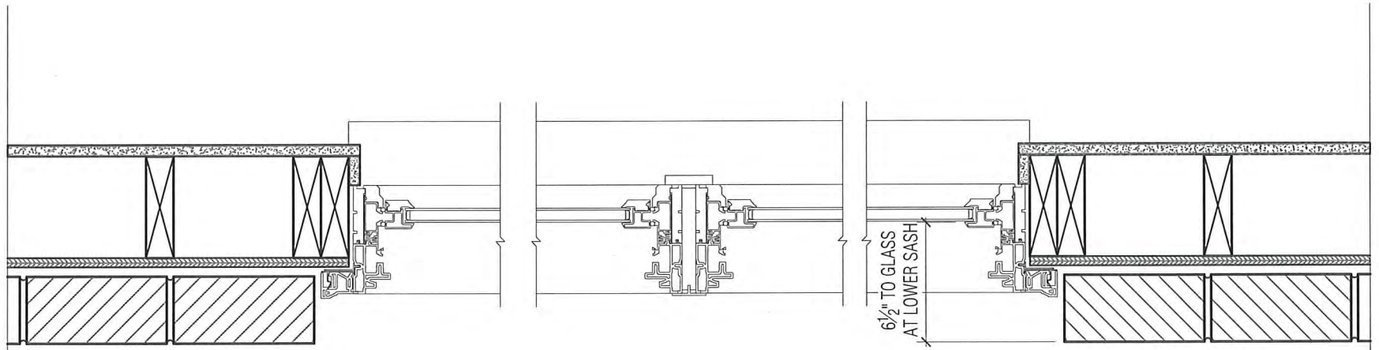




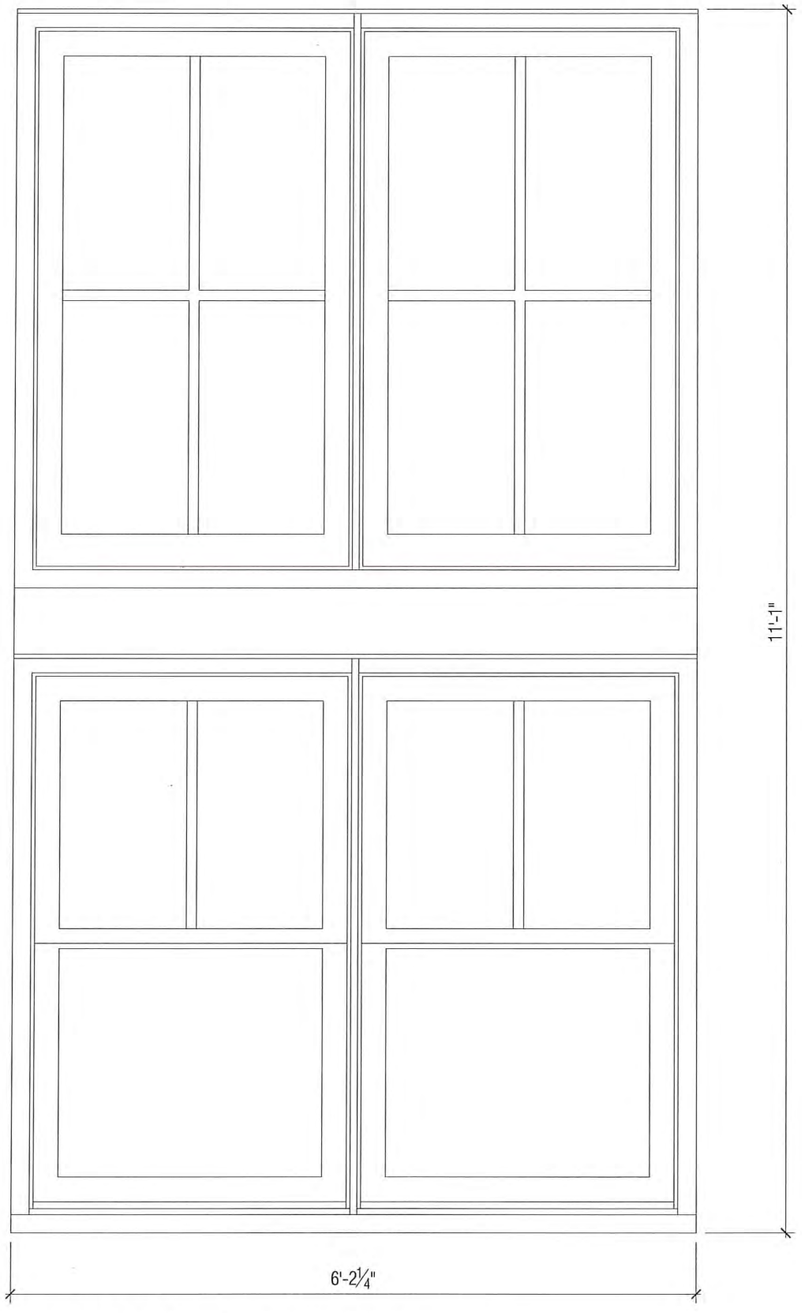
ANDERSON COMMERCIAL ENTRY DOOR DETAIL
1 1/2" = 1'-0"



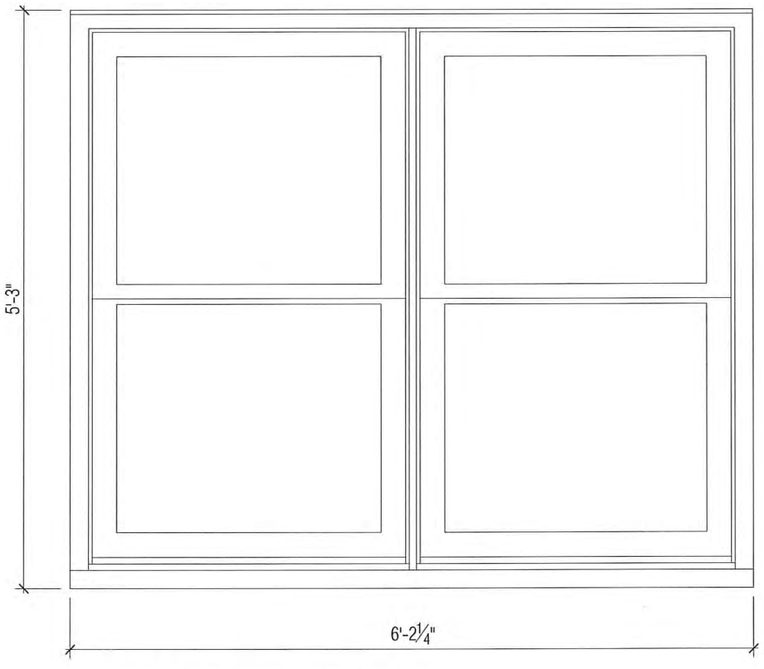
ENTRY DOOR ELEVATION
3/4"=1'-0"



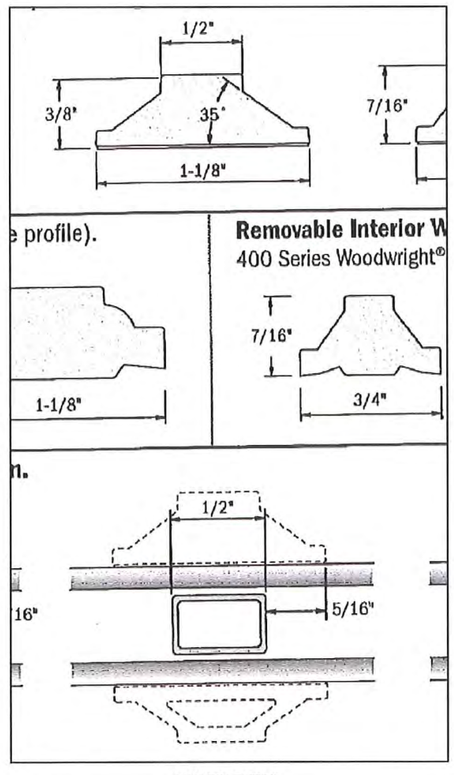
ANDERSON A SERIES DOUBLE HUNG WINDOW MULLION DETAIL (PICTURE WINDOW SIMILAR)
1 1/2" = 1'-0"



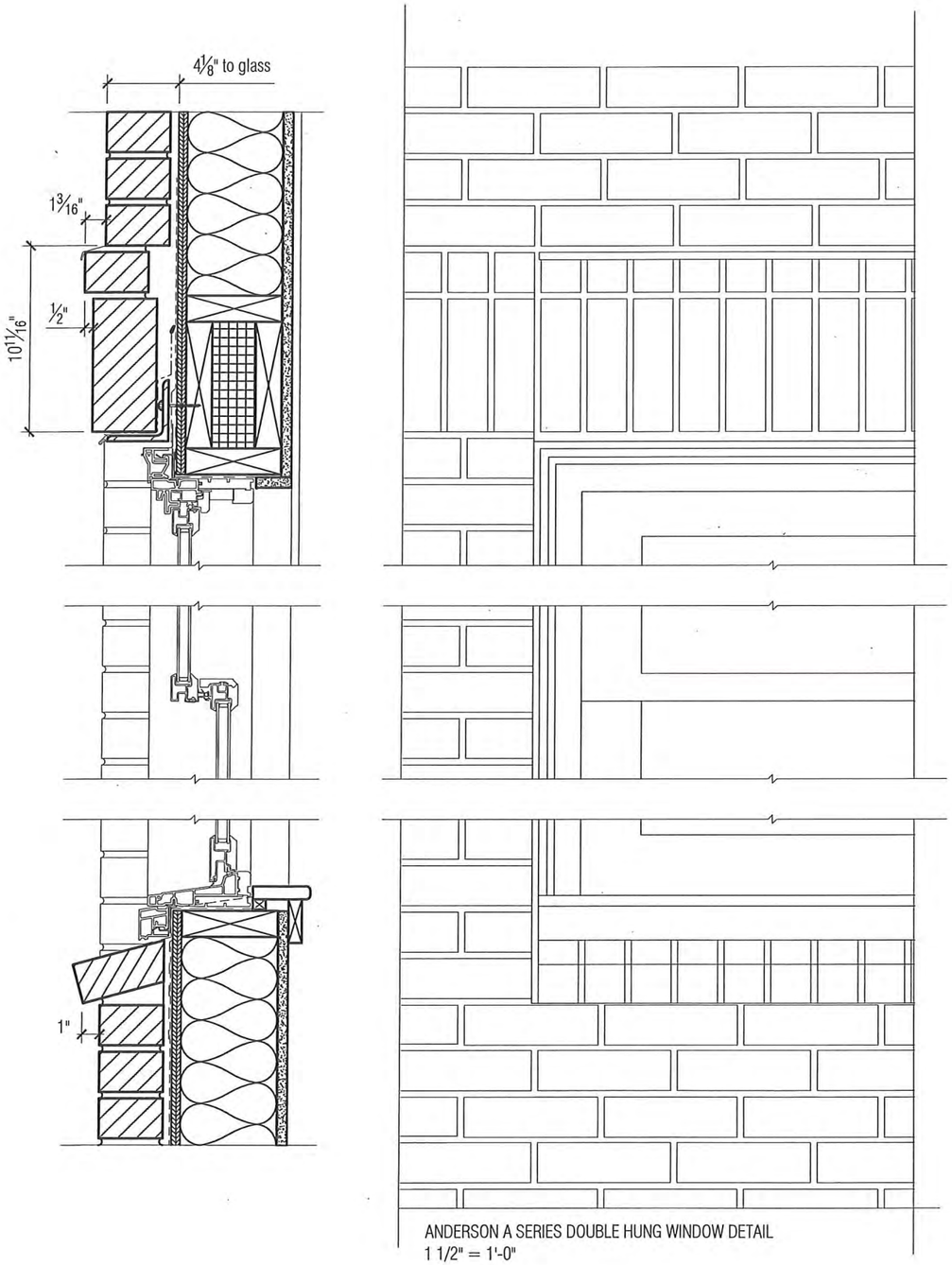
TYPICAL DOUBLE-HUNG / PICTURE WINDOW ELEVATION
3/4"=1'-0"



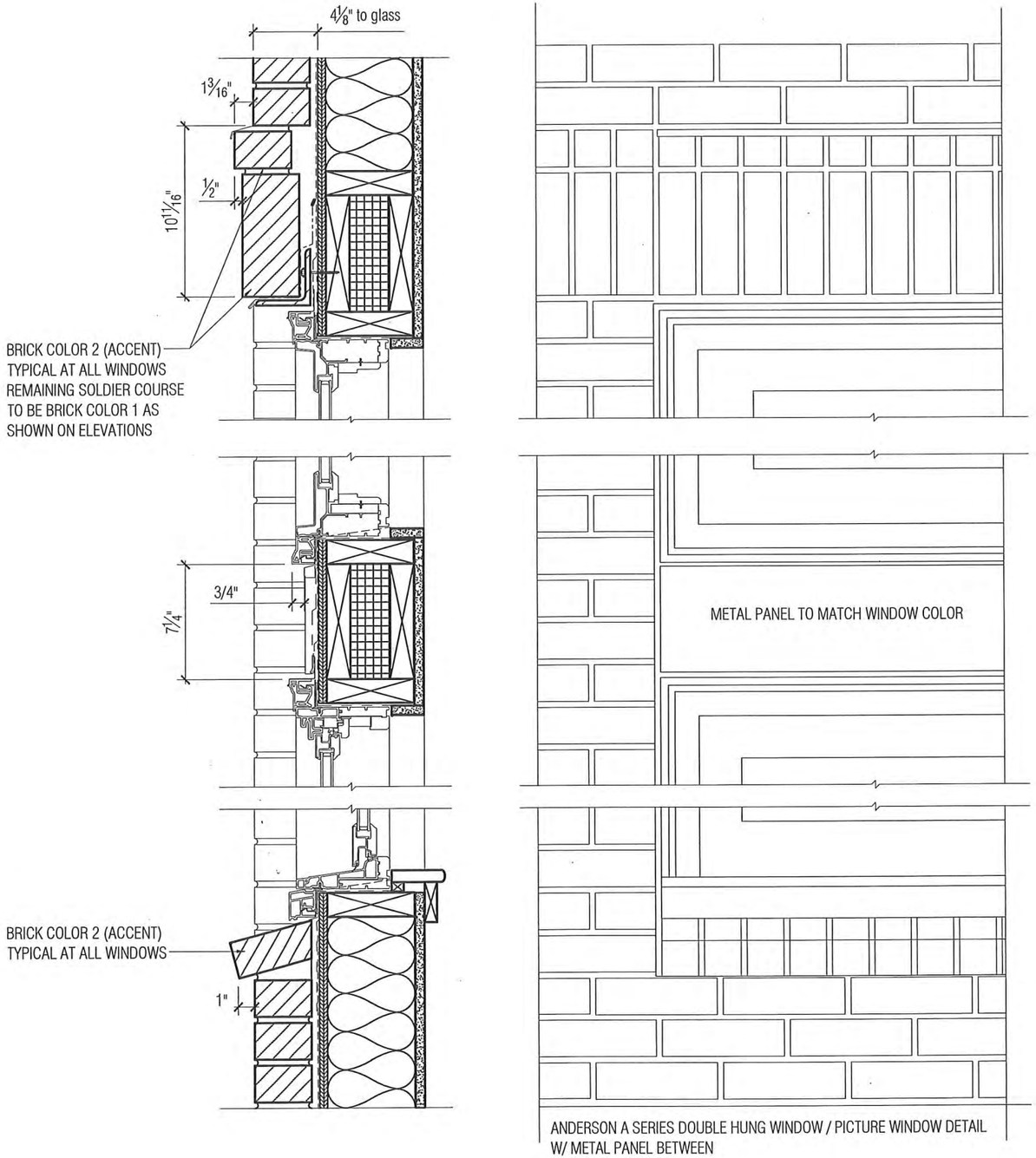
TYPICAL DOUBLE-HUNG WINDOW ELEVATION
3/4"=1'-0"



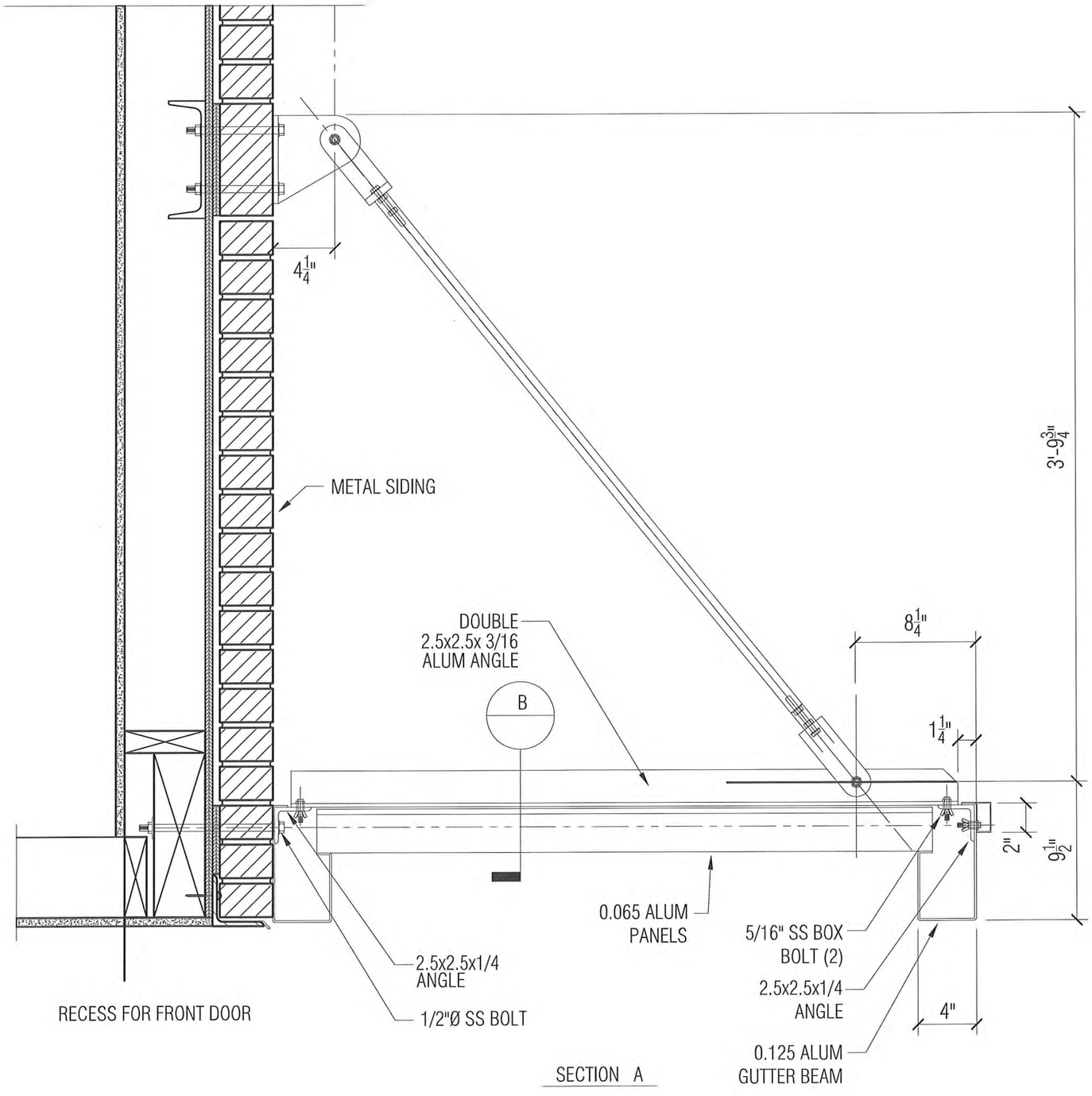
MUNTIN DETAIL



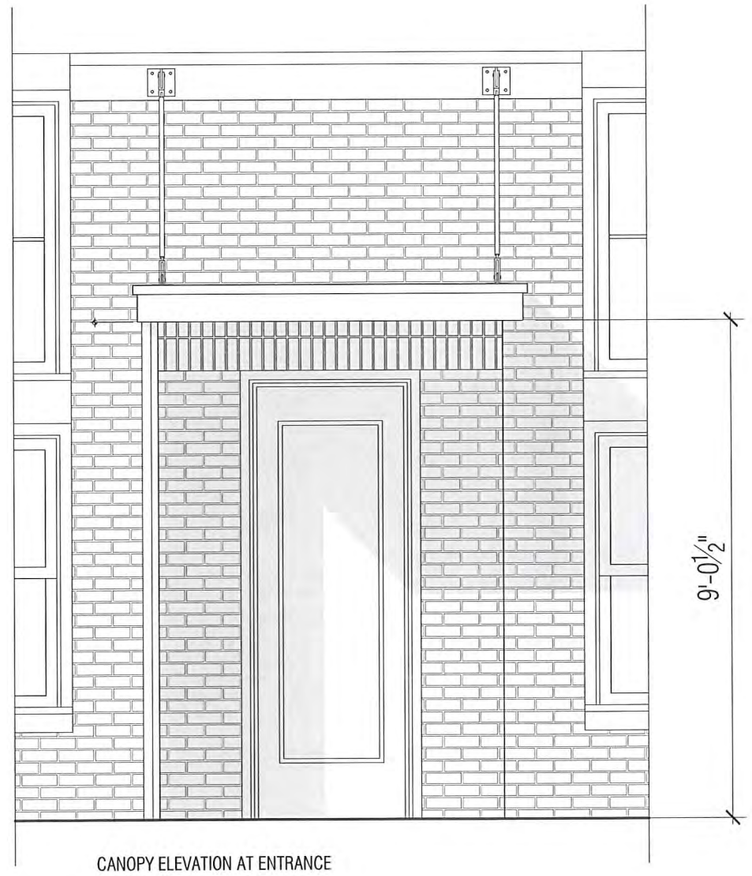
ANDERSON A SERIES DOUBLE HUNG WINDOW DETAIL
1 1/2" = 1'-0"



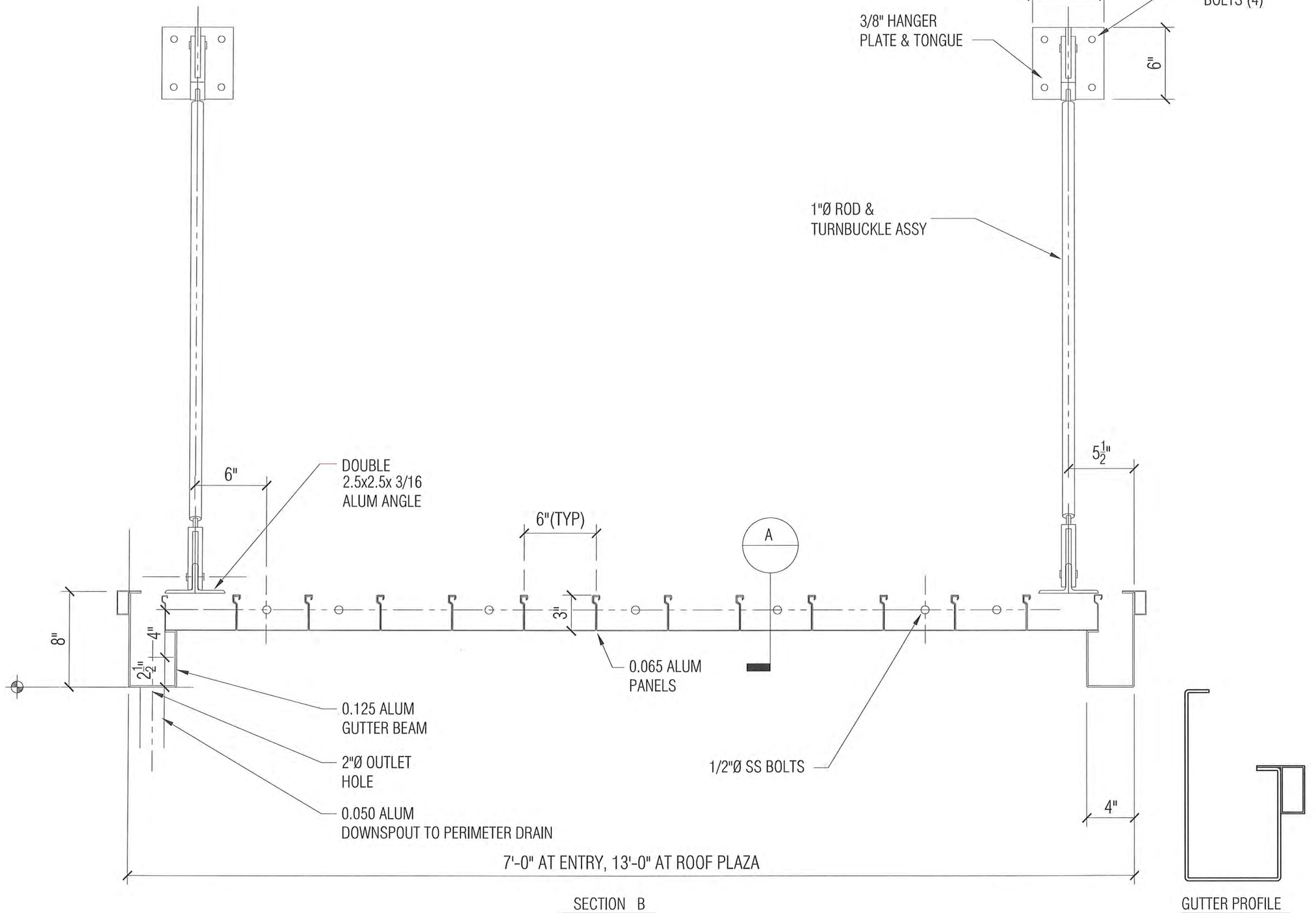
ANDERSON A SERIES DOUBLE HUNG WINDOW / PICTURE WINDOW DETAIL
W/ METAL PANEL BETWEEN
1 1/2" = 1'-0"



SECTION A

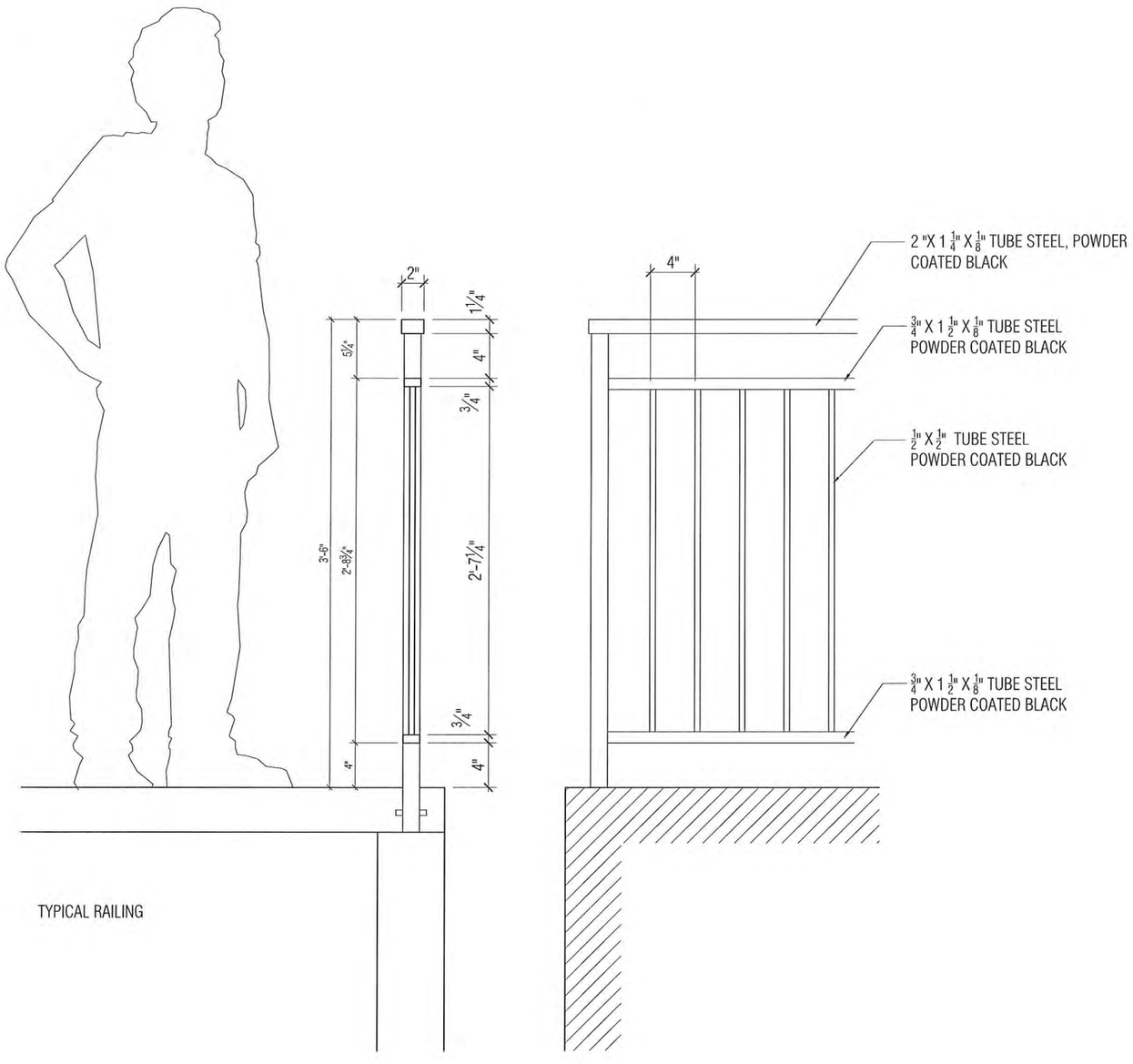


CANOPY ELEVATION AT ENTRANCE
1/4"=1'-0"

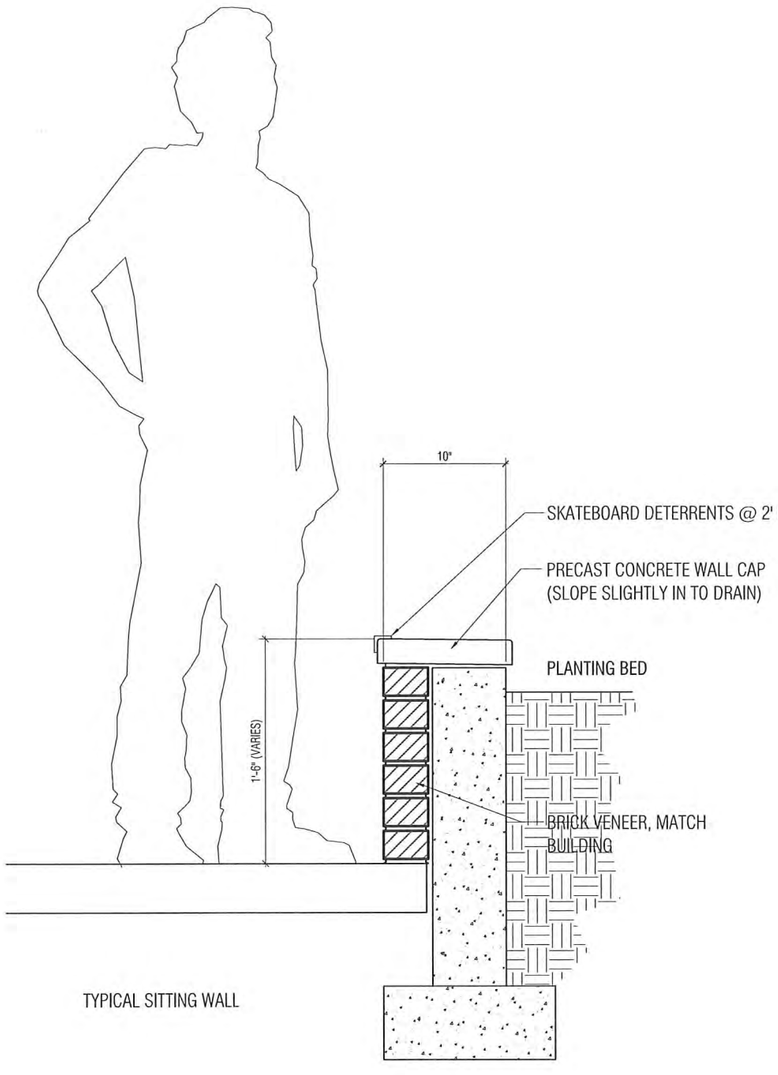


SECTION B

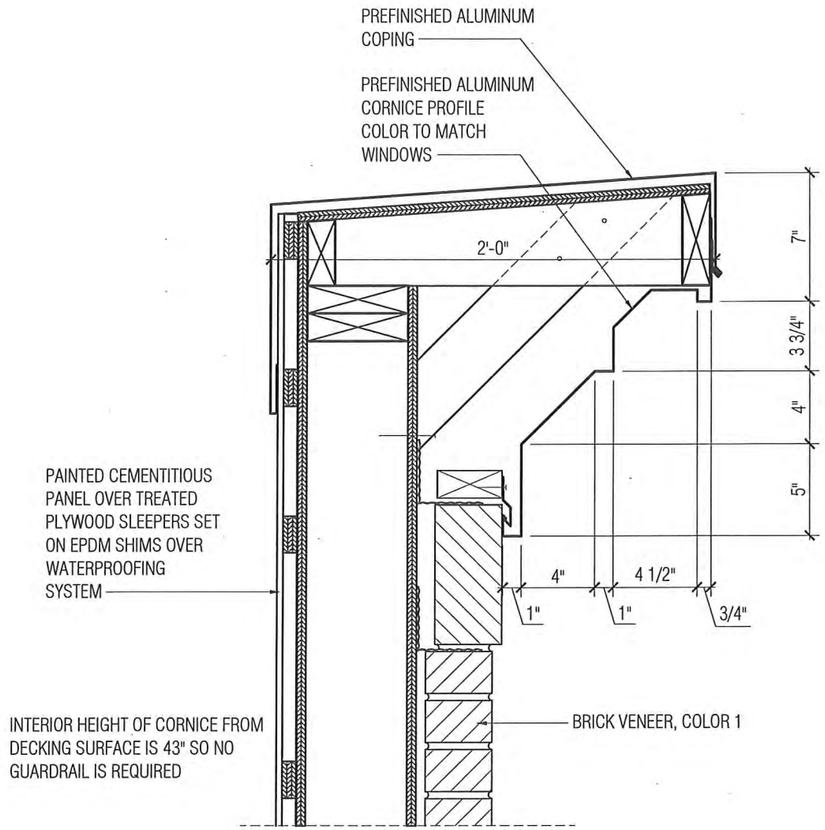
GUTTER PROFILE



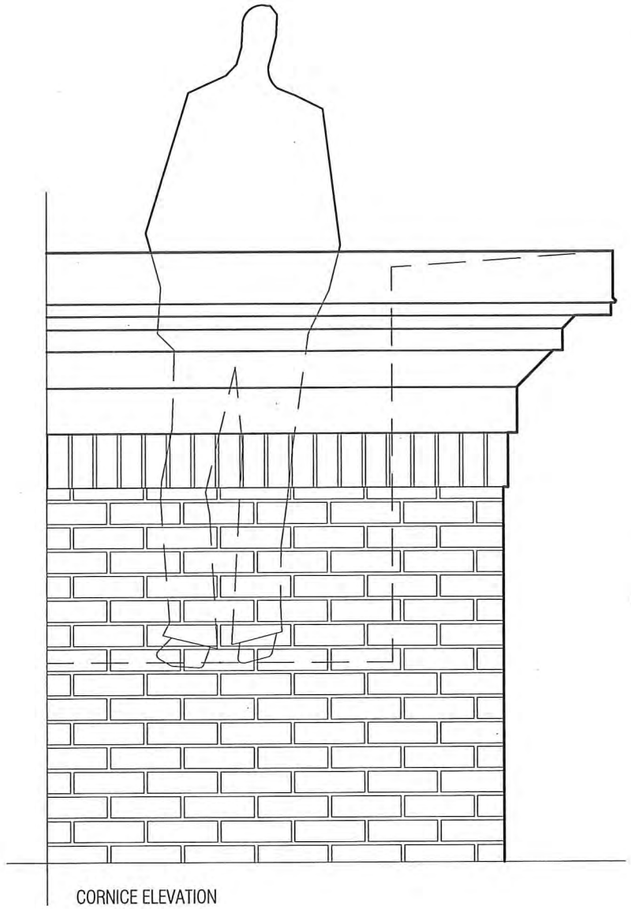
TYPICAL RAILING



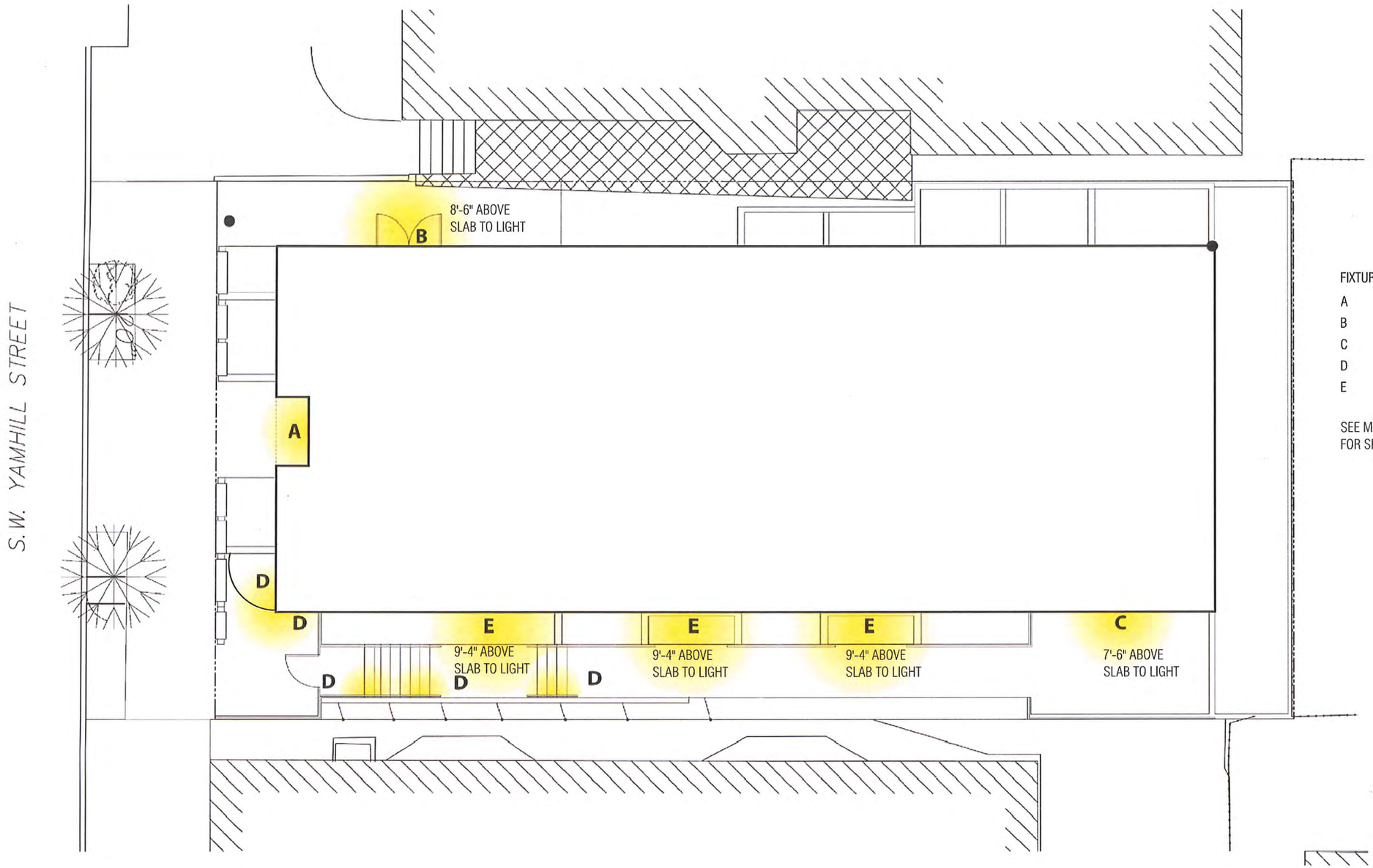
TYPICAL SITTING WALL



TYPICAL CORNICE AT PARAPET



CORNICE ELEVATION



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

indy™

J7.1.4G3

800 TO 9000 LUMEN 6" LED DOWNLIGHT

PARABOLIC LENSED APERTURE

L6 SERIES

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**

Type: A Cat. No.: _____

Project: 216X SW YAMHILL STREET

Notes: _____

PRODUCT SPECIFICATIONS

Optics

BEAM SPREAD	
TRIM	DEGREE
L600P-CL	68°
L600P-CQ	63°
L600P-CS	72°
L600B-B	72°

Cone/Lens: Computer-optimized parabolic reflector with frosted convexed 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

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)

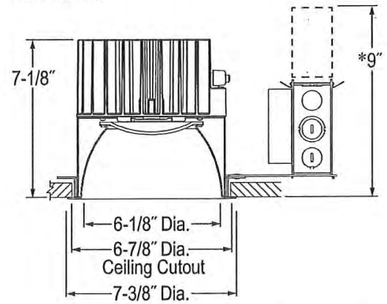
Labels and Listings

• 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.

DIMENSIONS

*6000 - 9000 Lumens



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 2700	■U Universal	G3	90 90 CRI
	13 1300 lm	30 3000	1 120V		97 97 CRI (2700 & 3000 CCT only)
	15 1500 lm	35 3500	2 277V		F Fuse and Fuse Holder
	17 1700 lm	40 4000	3 347V		CP Chicago Plenum
	23 2300 lm				+ BR Emergency Battery Pack w/ Remote Test Switch
	28 2800 lm				+ HBR High Lumen Emergency Battery Pack w/ Remote Test Switch
	33 3300 lm				◆ PD Driver compatible with 3-wire fluorescent controls & Lutron Programmable Dimming EcoSystem®
	40 4000 lm				◆ 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				

■ Only 800, 1300 & 1500 lumen fixtures are universal voltage (120/277V)
◆ Not Available for 4000 Lumens and up
+ Not Available for 347V

Example: **L600P-PTS-WH**

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

09/15

Juno Lighting Group by Schneider Electric
1300 South Wolf Rd • Des Plaines, Illinois 60018
PHONE 800-367-5866 • FAX 888-708-6578
www.junolightinggroup.com

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

Juno Lighting Group by Schneider Electric
1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (800) 367-5866 • Fax (888) 708-6578
Visit us at www.junolightinggroup.com

AccuLite

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

Cat. No.:

OUTDOOR Next Generation LUMINAIRES

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

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.

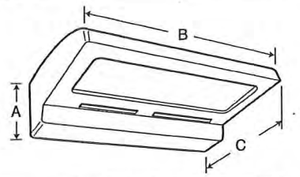
Certification Fixture meets UL1598 and CSA C22.2-250 standards • Suitable for wet location applications • Full fixture IP65 rating • Union made • Assembled in the USA • Meets "Buy American Act" • 5 year limited warranty when used in accordance with manufacturer guidelines.

Specifications subject to change without notice.

Juno Lighting Group by Schneider Electric

H6.1.32

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_{70} Hours
25°C	LW Series	100,000

L_{70} 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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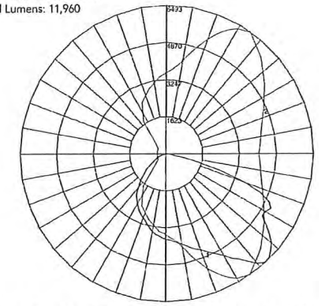
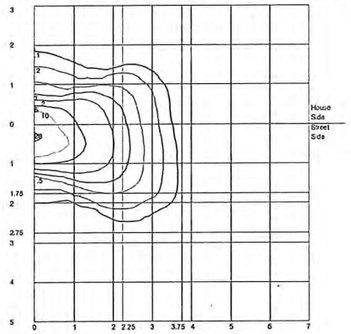
LW-B12-4K-UN-WT

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.)

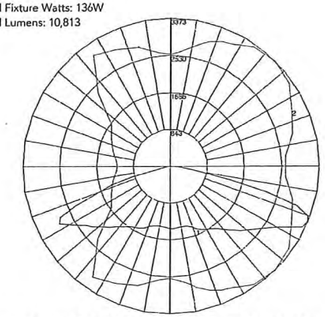
ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height
Values Based On 15 Foot Mounting Height

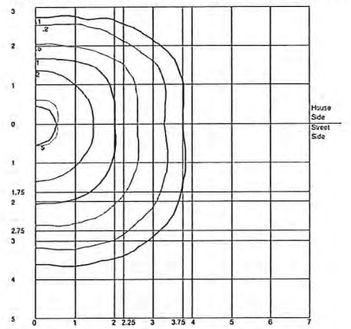
LW-B12-4K-UN-FT

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.)

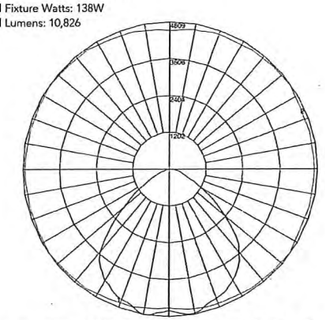
ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height
Values Based On 15 Foot Mounting Height

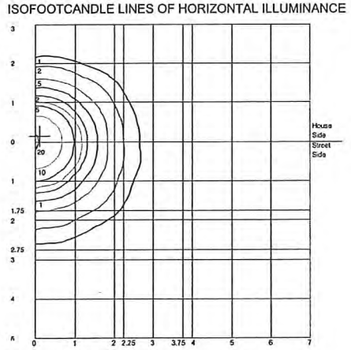
LW-B12-4K-UN-WW

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



Distance In Units Of Mounting Height
Values Based On 15 Foot Mounting Height

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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**[3] Button Style Photocontrol (Specify voltage) **H**[2, 4, 6] Motion sensor hi/lo (Specify voltage) **M**[1, 6] Motion sensor on/off (Specify voltage) **HT** High transmission glass lens (WT & FT optics only) **PG** Prismatic glass lens (WT & FT optics only) **PL**[6] Polycarbonate Lens (WT & FT optics only) **F**[7] Fusing (Specify voltage) **TP** Tamper resistant hardware **D**[4] Dimming 0-10V **PD**[1, 4] Pre-programmed Dimming **2C**[1, 5] Two independent circuits (Not available with B03 engine) **EM**[1, 7] 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:
[1]Available in 120V-277V
[2]Available with 120V or 277V only
[3]Available with 120V, 277V or 347V only
[4]Options "H", "D" and "PD" can't be combined.
[5]Option "2C" can't be combined with options "PC", "EM" or "M".
[6]Option not available for uplighting applications.
[7]Fixtures 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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JUNO

Project: 216X SW YAMHILL STREET

Fixture Type: D

Location: EXTERIOR STAIR WALLS / BIKE AREA

Contact/Phone:

IC LED OUTDOOR STEP LIGHT

LED

IC115LEDHSG, IC115LEDPM

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

EcoLEDgy Driven

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-dimmming 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.

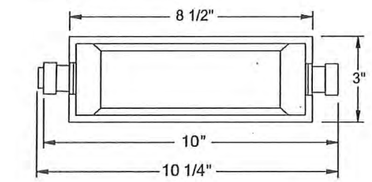
Labels UL listed for wet locations, concrete pour approved • UL and cUL Listed, RoHS compliant.

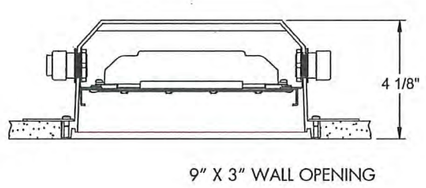
Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

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)

REV-3/13

Juno Lighting Group by Schneider Electric

G5.6.3

IC LED OUTDOOR STEP LIGHT

LED

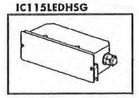
IC115LEDHSG, IC115LEDPM

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

Example: **IC115LEDHSG** | Example: **IC115LEDPM-3K** | Example: **835-WH**

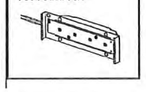
Back Housing

IC115LEDHSG



Power Module - **Color Temperature**

IC115LEDPM



3K	3000K
41K	4100K

Trim/Description

835-WH Full Opal Lens - White
835-BL Full Opal Lens - Black

836-WH Opal Lens with Grill - White
836-BL Opal Lens with Grill - Black

837-WH Opal Lens with Angled Louvers - White
837-BL Opal Lens with Angled Louvers - Black

Trim Size: 9 3/4" L x 3 5/8" H
Trim Finish: WH - White, BL - Black.

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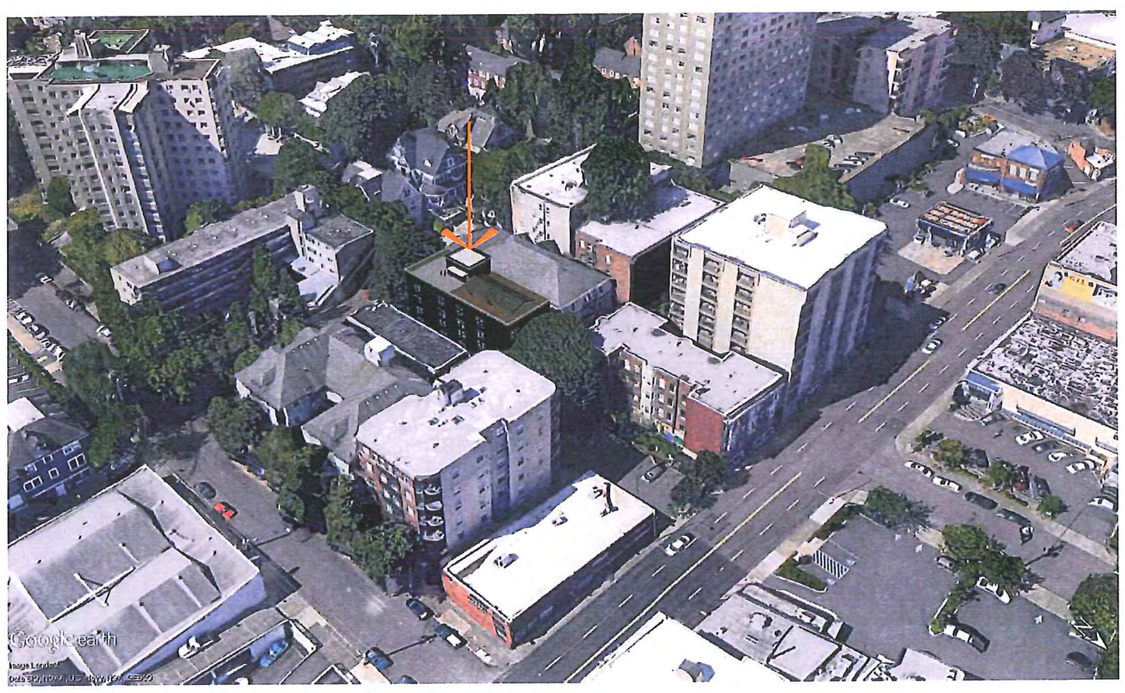
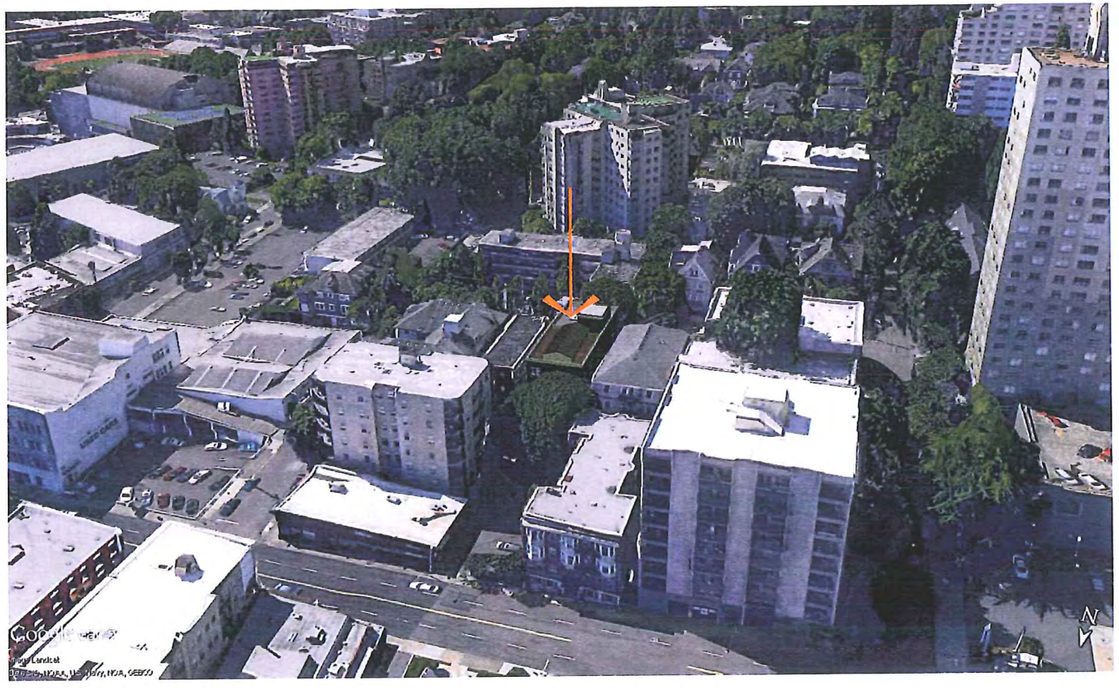
AERIAL VIEW FROM SOUTHEAST

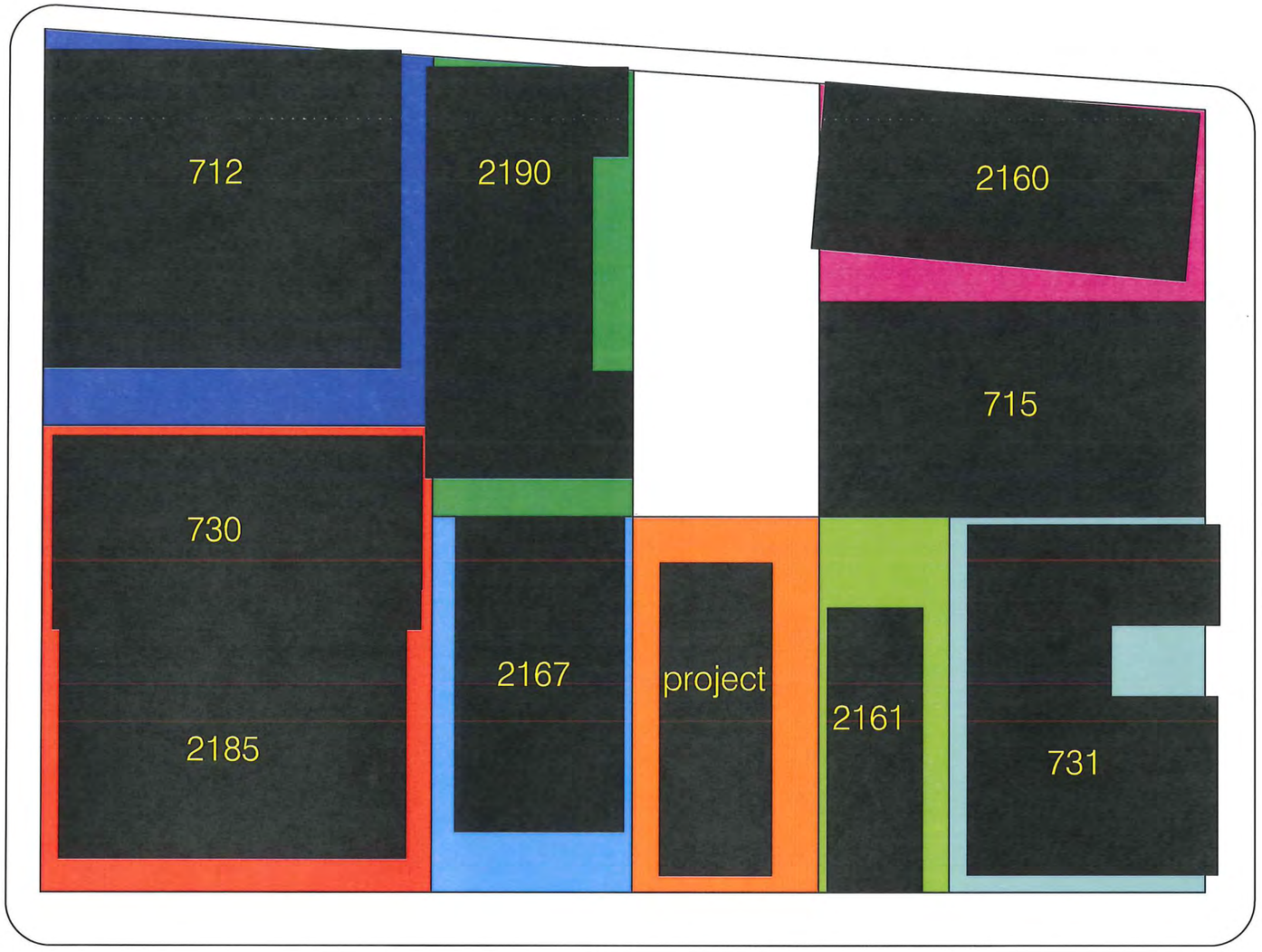
AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



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"	6'-0"	10'-0"	7'-4"

8'-0" EQUAL SETBACKS HAVE BEEN PROPOSED AND ARE CURRENTLY IN REVIEW WITH CODE APPEALS

N

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.

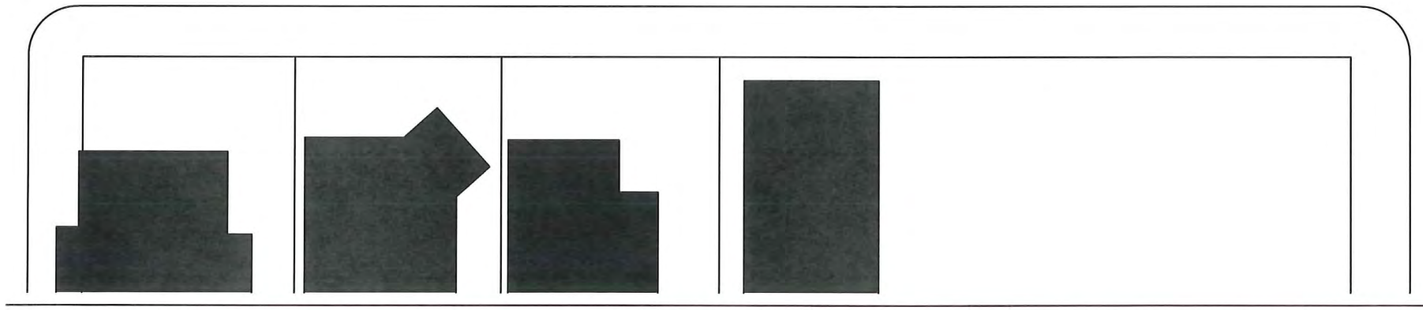
Approval criteria responses:

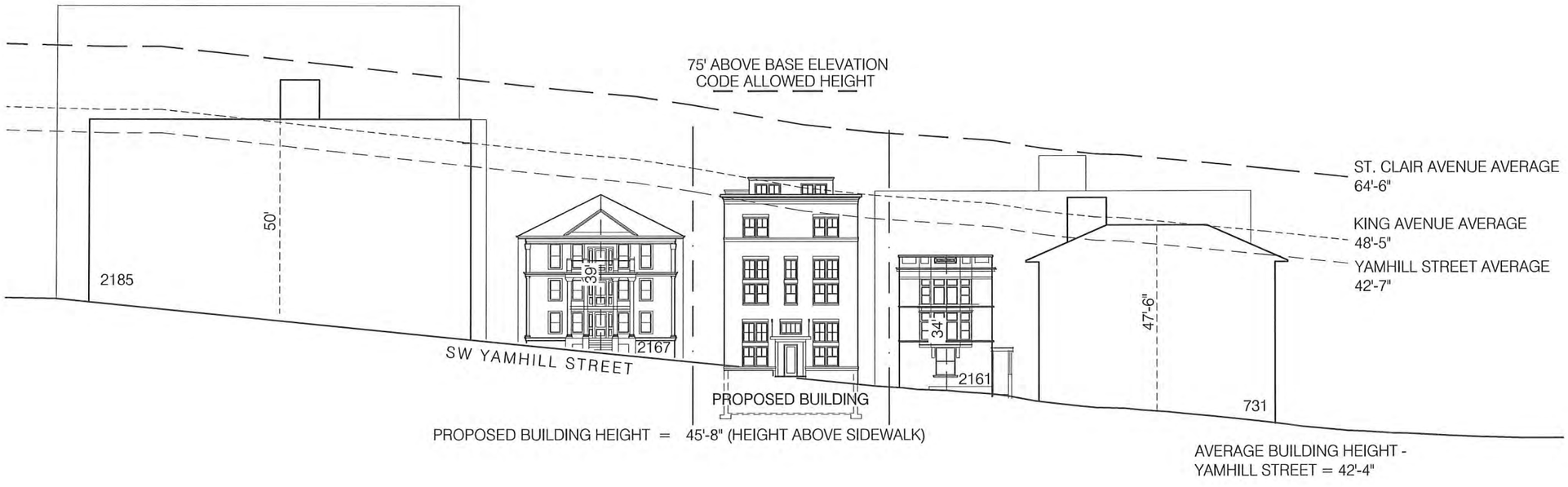
A. Better meets design guidelines

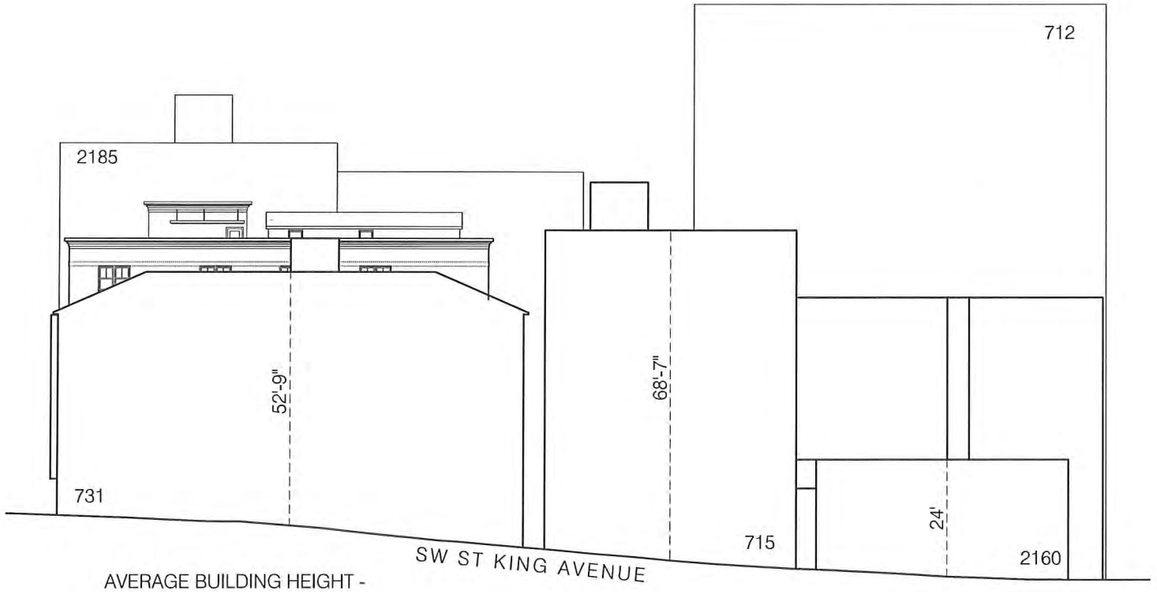
Through the previous two design advice request hearings, the commission has weighed in on setbacks and their specific relevance to this narrow site. It is the applicants understanding that the general opinion of the commission is that setbacks proposed are in keeping with other setbacks in the area. 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.




75' ABOVE BASE ELEVATION
CODE ALLOWED HEIGHT
ST. CLAIR AVENUE AVERAGE
64'-6"
KING AVENUE AVERAGE
48'-5"
YAMHILL STREET AVERAGE
42'-7"
2185
50'
39'
2167
34'
2161
47'-6"
731
SW YAMHILL STREET
PROPOSED BUILDING
PROPOSED BUILDING HEIGHT = 45'-8" (HEIGHT ABOVE SIDEWALK)
AVERAGE BUILDING HEIGHT -
YAMHILL STREET = 42'-4"


712
2185
52'-9"
68'-7"
731
715
24'
2160
SW ST KING AVENUE
AVERAGE BUILDING HEIGHT -
KING AVENUE = 48'-5"


95'-4"
49'-6"
48'-8"
2185
730
712
SW ST CLAIR AVENUE
AVERAGE BUILDING HEIGHT -
ST CLAIR AVENUE = 64'-6"

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

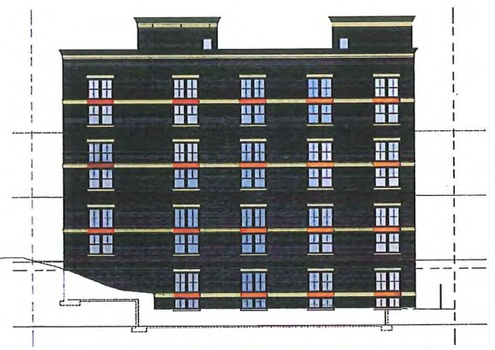
DESIGN DIRECTION: (SEE FULL MEMO, ATTACHED)

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

DESIGN HISTORY

Conceptual Design – September, 2014
Presented to: Goose Hollow Planning Committee

Comments heard:
"Eye of Sauron" look in regards to proportions – see if there is some way to change vertical banded windows at front.

Like brick color and detailing (patterning within façade)

Engage street more with balconies on front vs. just on the side

Look at some different front porch options to try to make less commercial looking

Add more natural materials, the wood is a nice look with the brick

Design Advice Request– March, 2015
Presented to: Landmark Review Committee,
Goose Hollow Planning Committee
Drawings provided to West Neighbor

Comments heard:
General concern over the proportions of the structure with the tall central mass and the "saddle bag" appendages. There would be general support for reduced average setbacks if the bays on the sides were incorporated within the overall mass to simplify.

Reduce the number of materials proposed....simplify.

Incorporate the stairway mass at the west side into the design more....simplify.

Eliminate the street-facing "bolt on" balconies or incorporate them within the façade better....simplify.

Consider other materials to the natural wood and painted cementitious panels shown. An entire brick building would be more approvable, less "wacky"

Design Advice Request #2– May, 2015
Presented to: Landmark Review Committee,
West Neighbor in attendance

Comments heard:
Proportions look much better.

Setbacks as proposed seem appropriate.

Material choices are closer. Consider changes to the wood panel type product between windows.

Suggest changing band locations to de-emphasize the mezzanine level. Perhaps look at changing to the head of the windows and simplifying the color change.

Consider reducing the height of the canopy.

Consider a change to the signage panel to better incorporate it within the overall design.

Continue to seek ways to reduce the overall height of building. Consider change to upper level windows.

Schematic Design
Presented to: City of Portland Staff
Neighbor to East
Drawings provided to West Neighbor

Comments heard:
Building approach looks like it has addressed Most comments from LRC.

Work to incorporate stairway bump-out at west side to within the main main mass of the building.

The metal clad hip roof shown over the rear "loft units" at the 3rd level should be reworked to a shape and material more consistent with the neighborhood and the form should be brought in from the building edges to make it less visible from below.

Change the asymmetrical composition of the front façade by eliminating the signage panel.

Final Design – January, 2016
Presented to Goose Hollow Planning Committee
Forwarded to Landmark Review Committee
Drawings provided to West Neighbor

Comments incorporated:
The front façade has been greatly simplified and made symmetrical as recommended.

The west stairway has been reconfigured to allow it to be incorporated within the overall massing of the building.

The rooftop monitor over the "loft units" at the 3rd level has been reconfigured to reduce visual Impact and incorporate changes in materials as recommended.