





## OWNER

### **Diamontis Investments**

Michael Diamond  
mdiamond@reig.com  
George Diamond  
gdiamond@reig.com

## ARCHITECT

### **STACK Architecture**

Francis Dardis  
fbd@stackpdx.com  
Christopher Spurgin  
chris@stackpdx.com

## CIVIL ENGINEER

### **WDY, Inc.**

Cole Presthus  
colep@wdyi.com

## STRUCTURAL ENGINEER

### **SCE Structural Engineering**

Todd Schutte  
tschutte@scestructural.com

## LANDSCAPE ARCHITECT

### **Shapiro Didway Landscape Architects**

Steve Shapiro  
steve@shapiro-la.com

## ELECTRICAL ENGINEER

### **MEC Electrical Engineering**

Majid Habibi  
majid.habibi@mecengineering.net

## PROJECT TEAM

## 'C' EXHIBITS

### ARCHITECTURAL DRAWINGS

C.4	Site Plan
C.5	Basement Floor Plan
C.6	Ground Floor Plan
C.7	Level 02 - 03 Floor Plan
C.8	Level 04 Floor Plan / Roof Plan
C.9	Roof Plan
C.10	West Elevation at SW Barbur Blvd
C.11	South Elevation at SW Hooker St
C.12	East Elevation
C.13	North Elevation
C.14	East Elevation (Beyond)
C.15	West Elevation at SW Barbur Blvd
C.16	South Elevation at SW Hooker St
C.17	East Elevation
C.18	North Elevation
C.19	East Elevation (Beyond)
C.20	Building Section - North-South
C.21	Building Section - North-South
C.22	Building Section - East-West
C.23	Building Section - East-West
C.24	Sightline - North-South
C.25	Sightline - East-West
C.26	Materials
C.27	Roof Deck - Sections & Enlarged Plan
C.28	Enlarged Elevations / Typical Details
C.29	Enlarged Elevations / Typical Details
C.30	Enlarged Elevations / Typical Details
C.31	Enlarged Elevations / Typical Details
C.32	Enlarged Elevations / Typical Details
C.33	Enlarged Elevations / Typical Details
C.34	Enlarged Elevations / Typical Details
C.35	Windows - Enlarged Elevations / Typical Details
C.36	Windows - Enlarged Elevations / Typical Details
C.37	Signage Details

C.38	Landscape Plan at Ground Floor
C.39	Plant Board
C.40	Site Lighting Plan
C.41	Site Lighting - Building Elevations
C.42	Stormwater & Utility Plan
C.43	Bicycle Parking

### CUT SHEETS

C.44	Window Manufacturer's Cut Sheets
C.45	Lighting Manufacturer's Cut Sheets
C.46	Lighting Manufacturer's Cut Sheets
C.47	Exterior Materials Cut Sheets
C.48	Mechanical Cut Sheets
C.49	Garage Door Cut Sheets
C.50	Bicycle Rack Cut Sheets

## APPENDIX

### VICINITY & CONTEXT

APP.2	Lair Hill Historic District
APP.3	Site Context
APP.4	Site Context
APP.5	Site Context - Across SW Barbur Blvd
APP.6	Site Context - Across SW Hooker St
APP.7	Zoning Summary
APP.8	Brick Buildings in District
APP.9	Brick Buildings in District & Vicinity
APP.10	Historic Building Precedents in Portland
APP.11	Architectural Language of Lair Hill
APP.12	District Precedents
APP.13	Out-of-District Contemporary Precedents
APP.14	Historic Architectural Details
APP.15	Historic Architectural Details

### PREVIOUS DAR SUBMISSIONS

APP.16	Design Advice Request I
APP.17	Design Advice Request II
APP.18	Design Advice Request III
APP.19	Design Advice Request IV

### MASSING / DESIGN CONCEPT

APP.20	Existing Site Topography
APP.21	Concept Diagrams - Plan Development
APP.22	Concept Diagrams - Elevation Development
APP.23	Measuring Building Height
APP.24	Rendering / SW Barbur Blvd & SW Hooker St
APP.25	Rendering / SW Barbur Blvd & SW Hooker St Night View
APP.26	Rendering / SW Hooker St Looking Northwest
APP.27	Rendering / SW Barbur Blvd Looking Southeast
APP.28	Rendering / SW Meade St Looking Southwest
APP.29	Window Area Calculations
APP.30	Lair Hill Guidelines
APP.31	Lair Hill Guidelines - Site Planning
APP.32	Lair Hill Guidelines - Site Planning
APP.33	Lair Hill Guidelines - Components
APP.34	Lair Hill Guidelines - Components
APP.35	Lair Hill Guidelines - Components
APP.36	Lair Hill Guidelines - Components
APP.37	Lair Hill Guidelines - Components
APP.38	Lair Hill Guidelines - Components
APP.39	Lair Hill Guidelines - Components
APP.40	Lair Hill Guidelines - Landscape
APP.41	Lair Hill Guidelines - Landscape
APP.42	Lair Hill Guidelines - Concerns
APP.43	Lair Hill Guidelines - Concerns
APP.44	Lair Hill Guidelines - Concerns

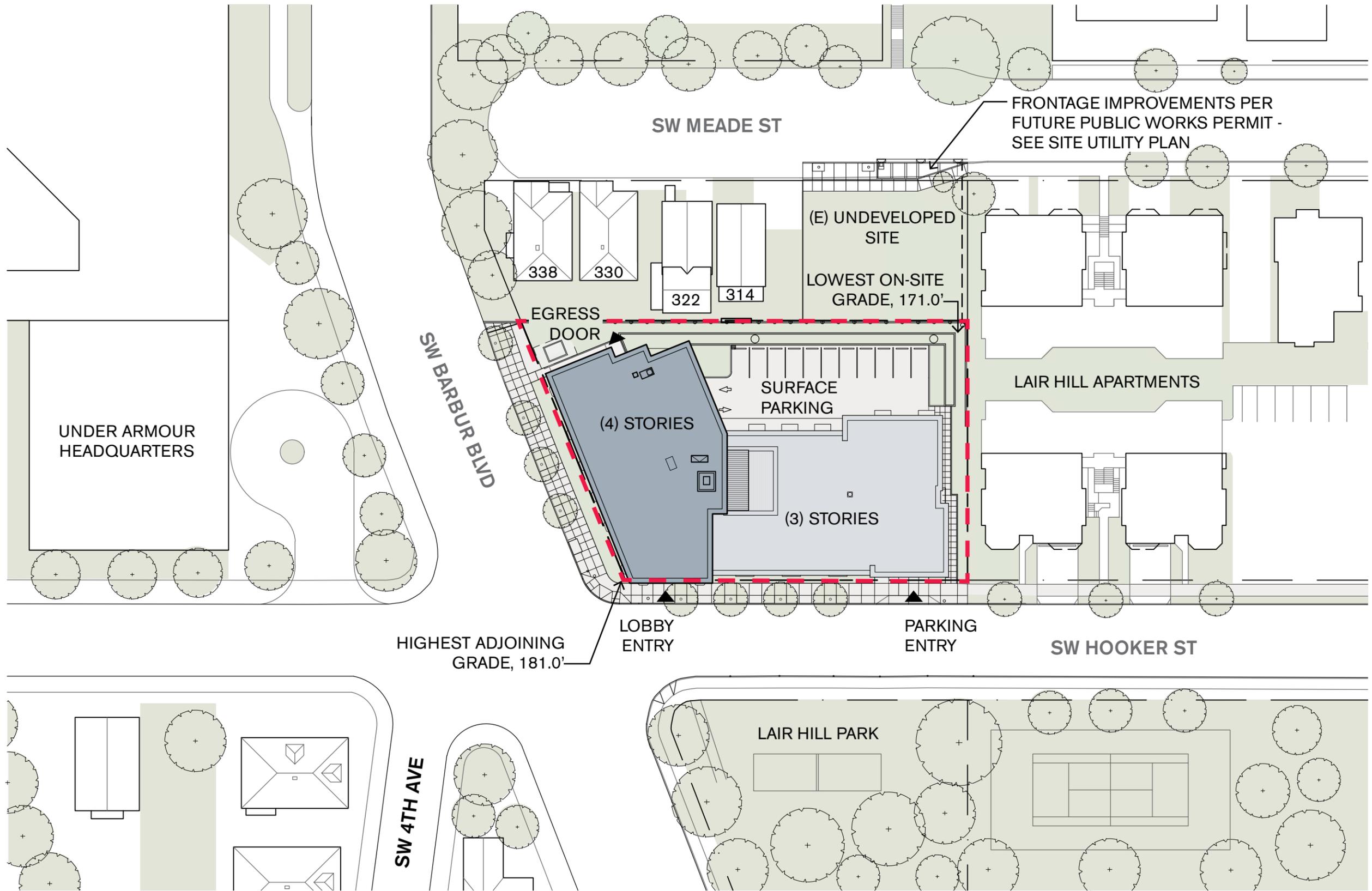
### MODIFICATIONS

APP.45	Transit Street Main Entry
--------	---------------------------

### OPTIONS & ITERATIONS

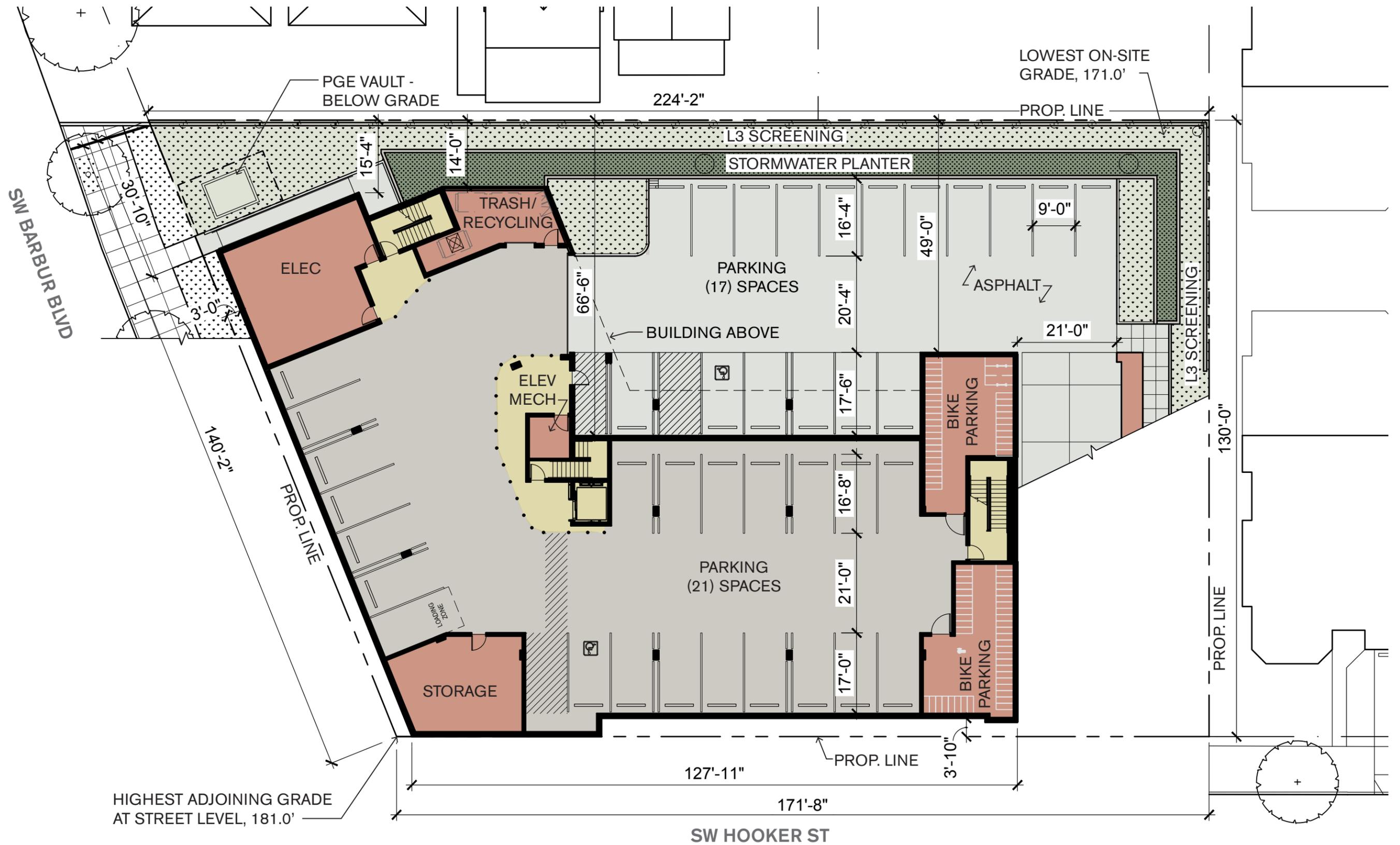
APP.46	Option A - West Elevation at SW Barbur Blvd
APP.47	Option B - West Elevation at SW Barbur Blvd
APP.48	Option C - West Elevation at SW Barbur Blvd
APP.49	Process - Entry at SW Hooker St

## TABLE OF CONTENTS



**SITE PLAN**

ARCHITECTURAL DRAWINGS



**BASEMENT FLOOR PLAN**  
ARCHITECTURAL DRAWINGS



6" CURB  
 4'-0" FURNISHING ZONE  
 8'-0" SIDEWALK  
 2'-6" FRONTAGE ZONE

HIGHEST ADJOINING  
 GRADE, 181.0'

6" CURB  
 4'-0" FURNISHING ZONE  
 6'-0" SIDEWALK  
 1'-6" FRONTAGE ZONE

LOWEST ON-SITE  
 GRADE, 171.0'

GRADE, 176.0'



**GROUND FLOOR PLAN**  
 ARCHITECTURAL DRAWINGS



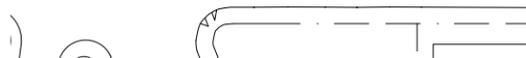
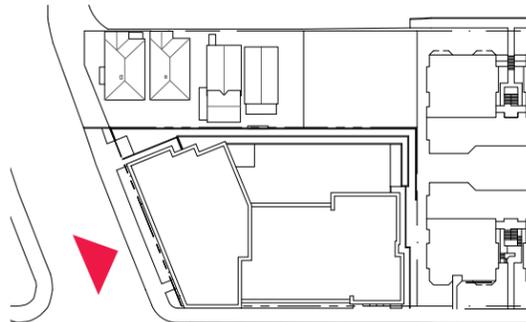
**LEVEL 02 - 03 FLOOR PLAN**  
 ARCHITECTURAL DRAWINGS



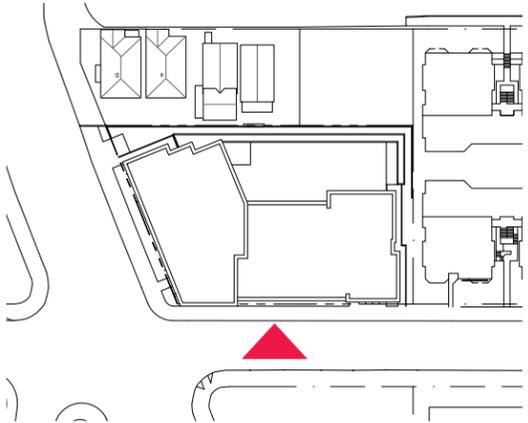
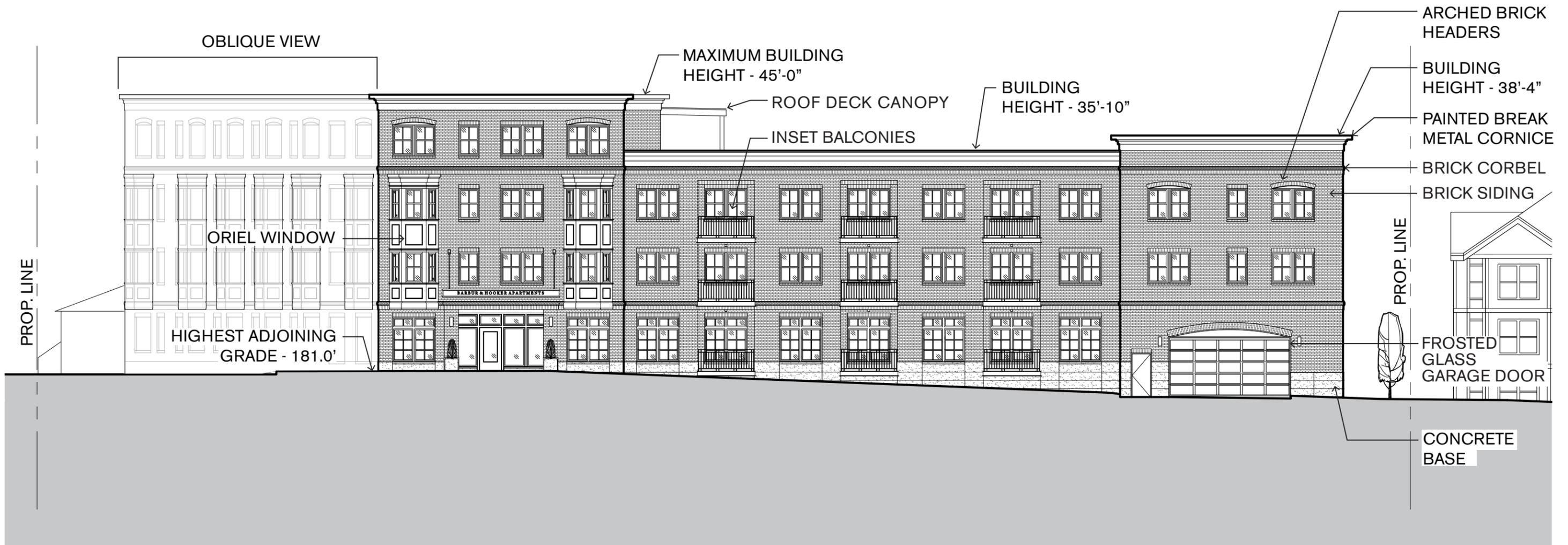
**LEVEL 04 FLOOR PLAN / ROOF PLAN**  
 ARCHITECTURAL DRAWINGS



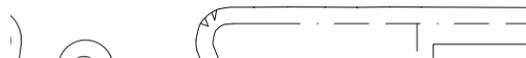
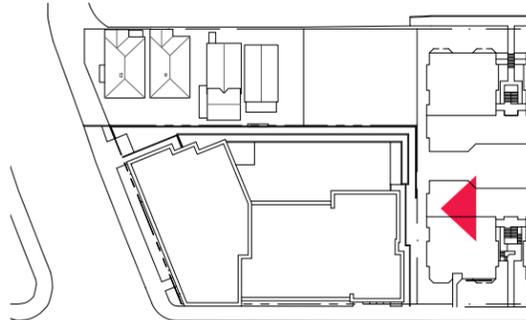
**ROOF PLAN**  
ARCHITECTURAL DRAWINGS



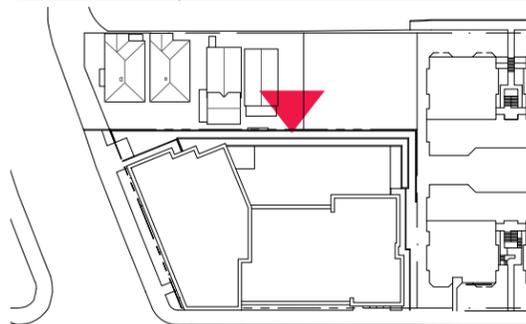
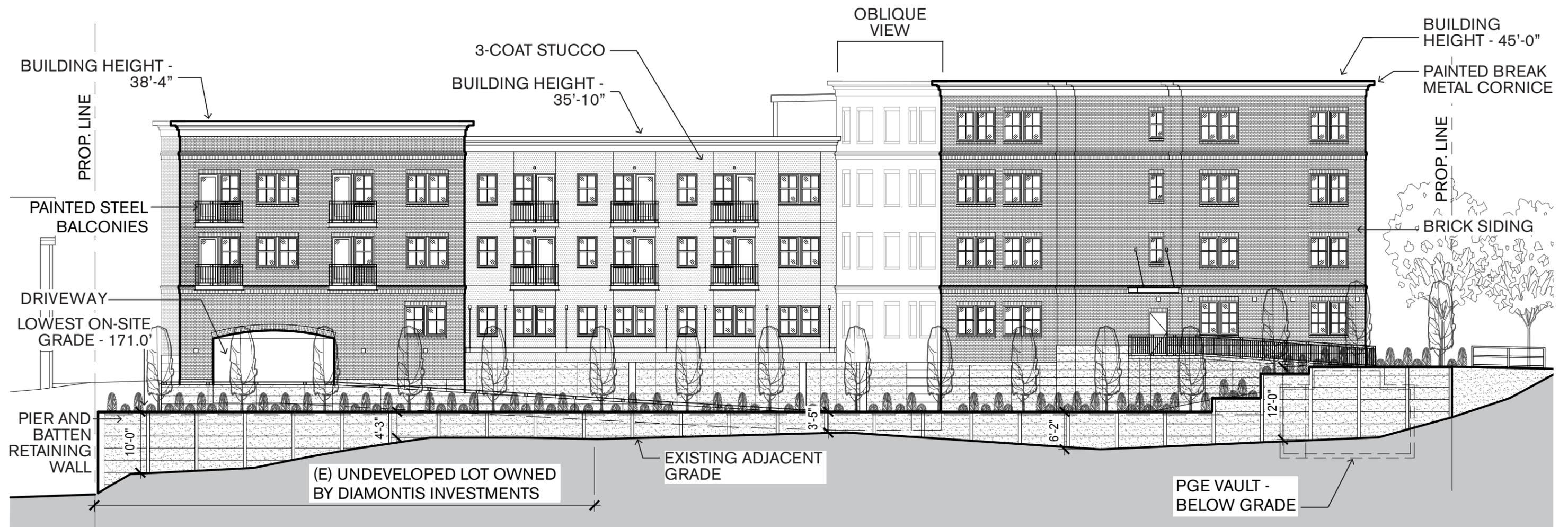
**WEST ELEVATION AT SW BARBUR BLVD**  
 ARCHITECTURAL DRAWINGS



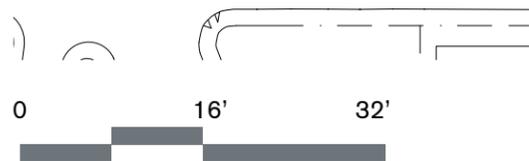
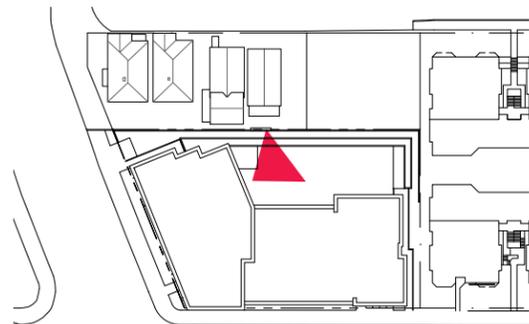
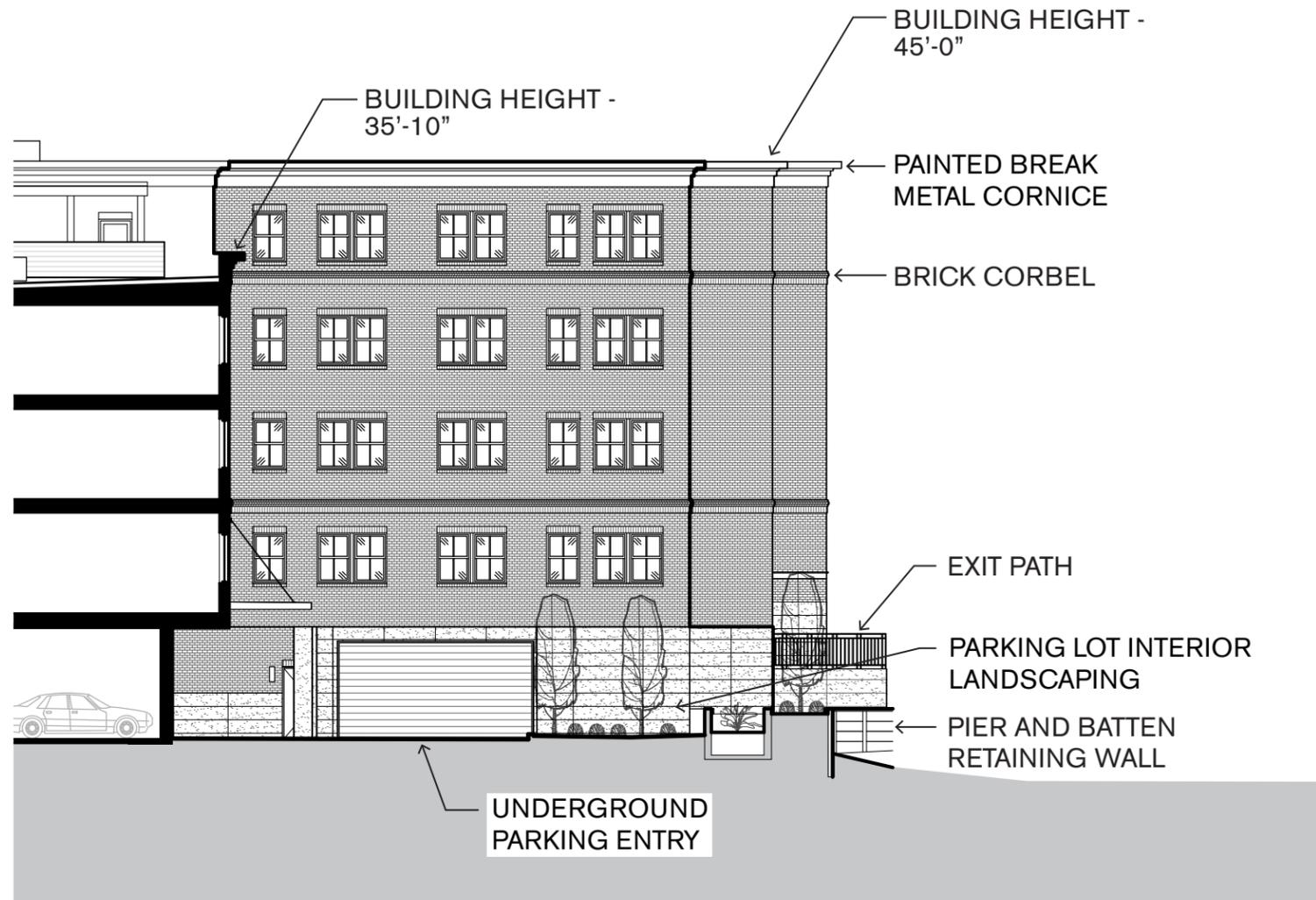
**SOUTH ELEVATION AT SW HOOKER STREET**  
 ARCHITECTURAL DRAWINGS



**EAST ELEVATION**  
ARCHITECTURAL DRAWINGS



**NORTH ELEVATION**  
ARCHITECTURAL DRAWINGS

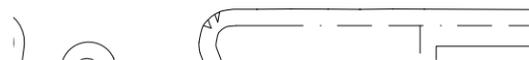
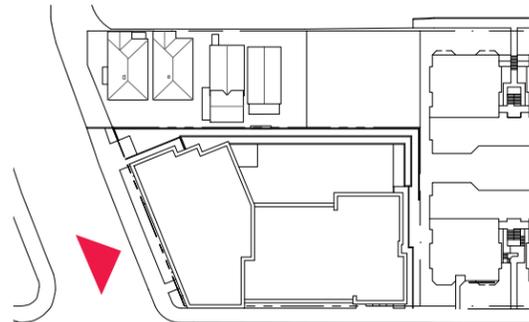


**EAST ELEVATION AT GARAGE ENTRANCE**  
 ARCHITECTURAL DRAWINGS



SEE ORIEL ENLARGED  
ELEVATION, C.36

SEE BAY ENLARGED  
ELEVATION, C.28



**WEST ELEVATION AT SW BARBUR BLVD**  
ARCHITECTURAL DRAWINGS

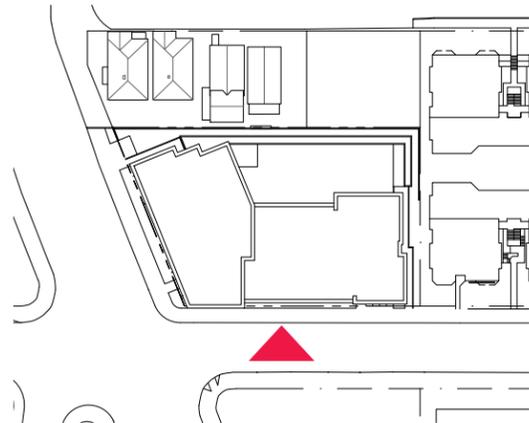


SEE MAIN ENTRY  
ELEVATION, C.35

SEE BAY ENLARGED  
ELEVATION, C.29

SEE BAY ENLARGED  
ELEVATION, C.30

SEE GARAGE ENTRY  
ENLARGED ELEVATION, C.31

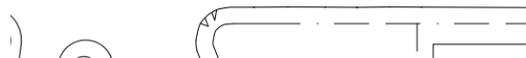
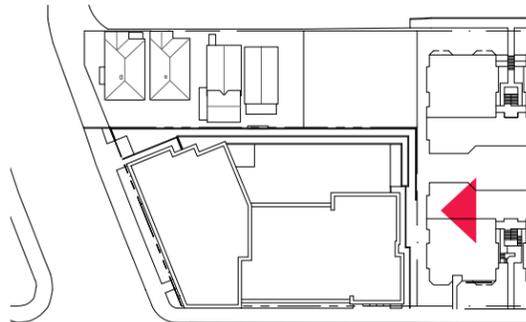


## SOUTH ELEVATION AT SW HOOKER STREET

ARCHITECTURAL DRAWINGS



SEE BAY ENLARGED  
ELEVATION, C.32



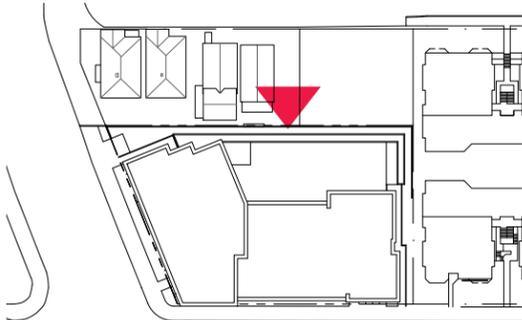
0 16' 32'

**EAST ELEVATION**  
ARCHITECTURAL DRAWINGS



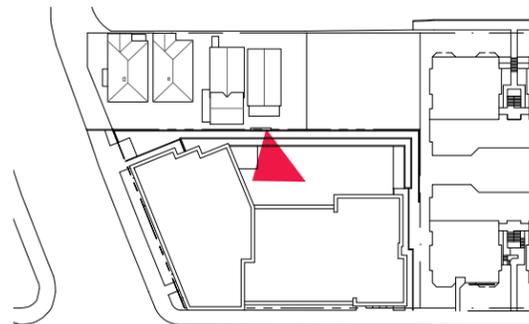
SEE WINDOW TRIM  
ENLARGED ELEVATION, C.36

SEE BAY ENLARGED  
ELEVATION, C.33, C.34



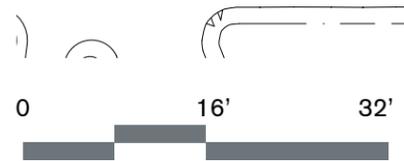
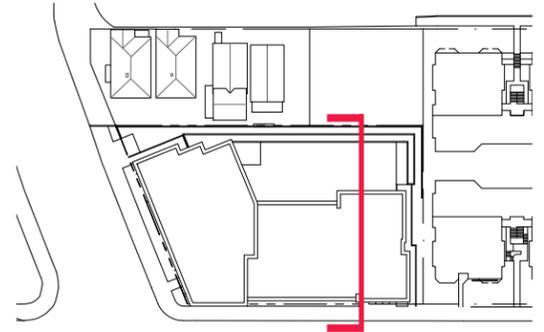
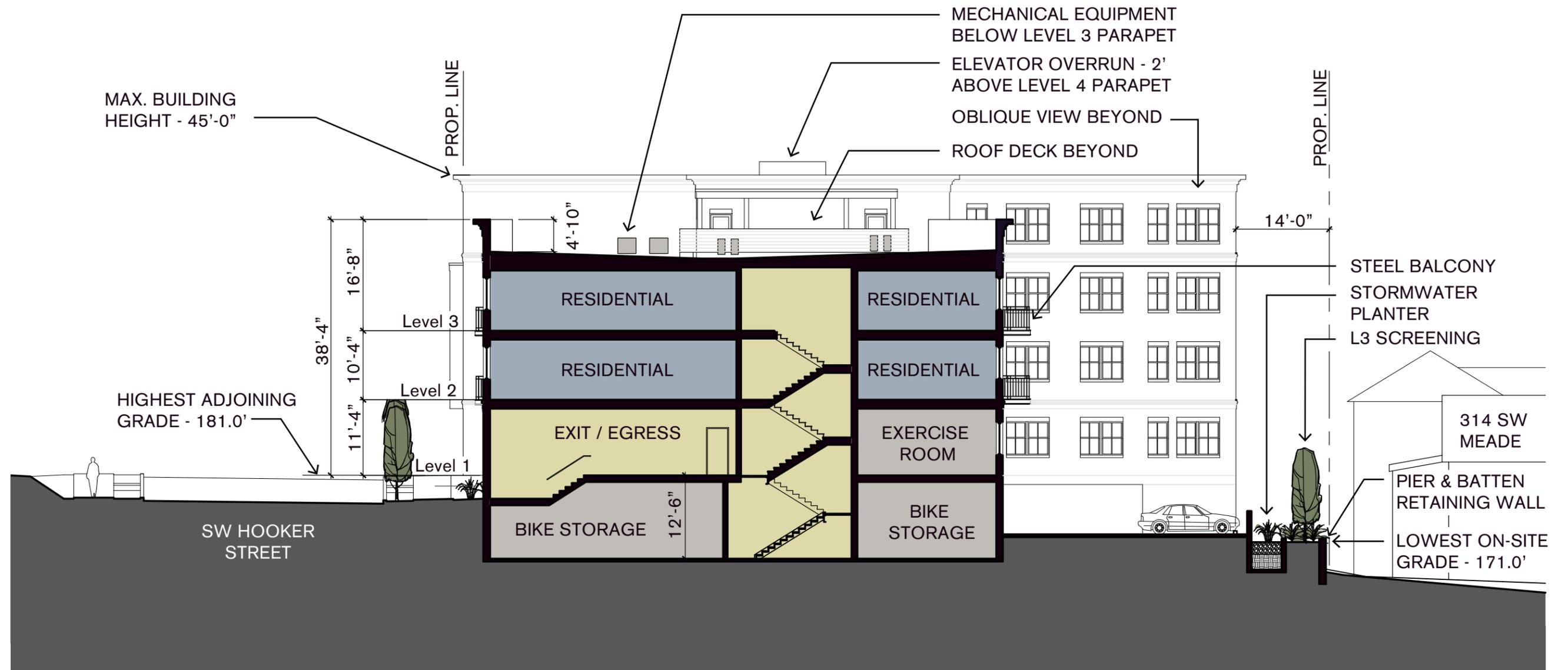
0 16' 32'

**NORTH ELEVATION**  
ARCHITECTURAL DRAWINGS

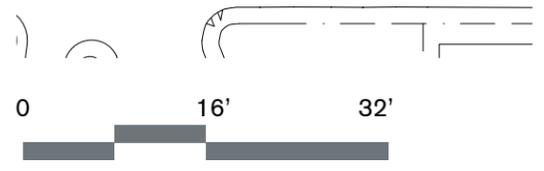
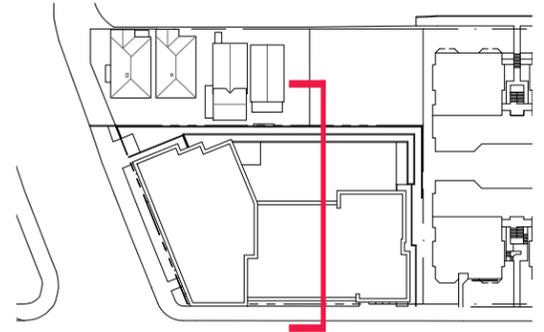
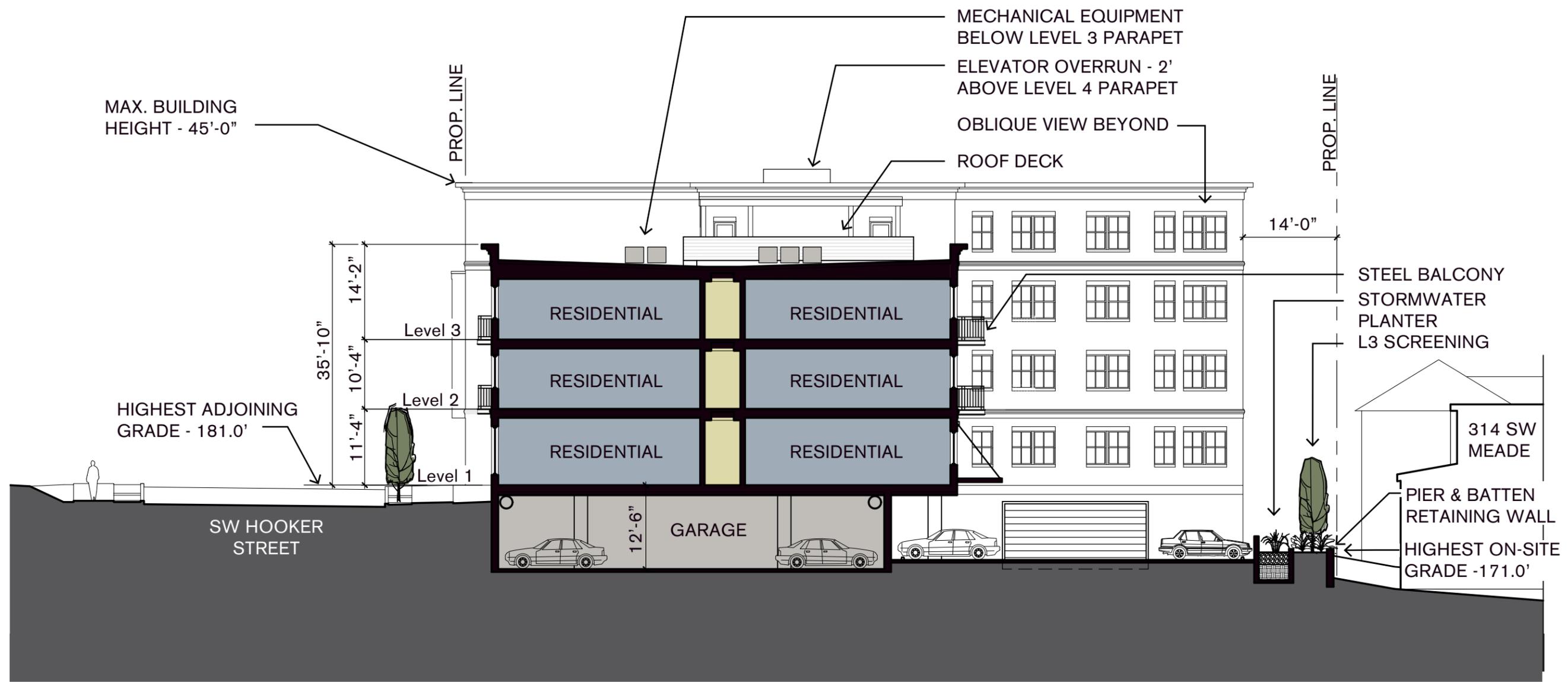


0 16' 32'

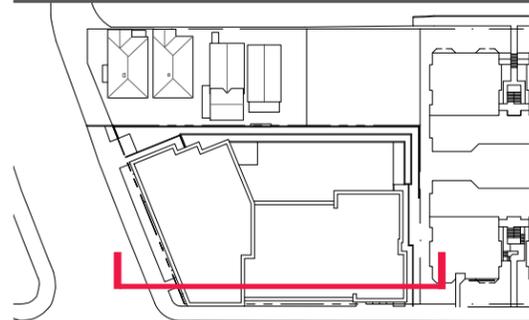
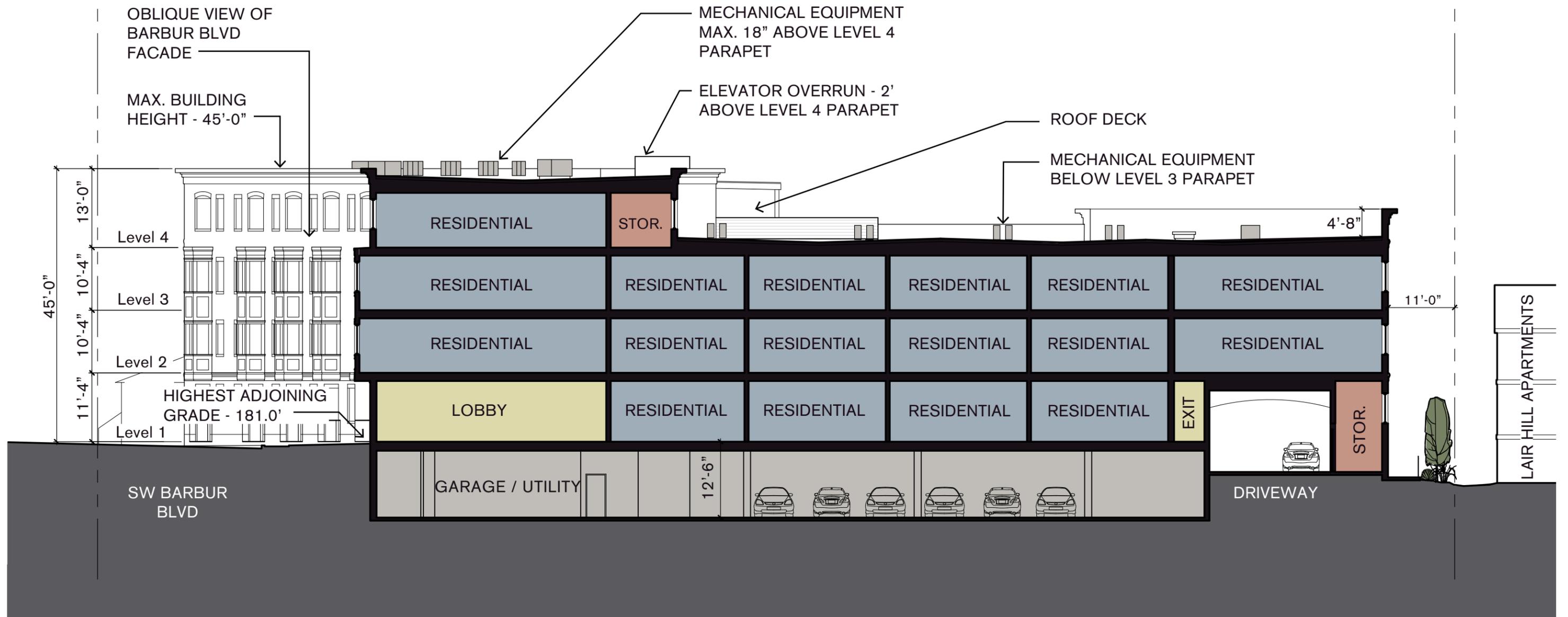
**EAST ELEVATION (BEYOND)**  
ARCHITECTURAL DRAWINGS



**BUILDING SECTION - NORTH-SOUTH**  
 ARCHITECTURAL DRAWINGS

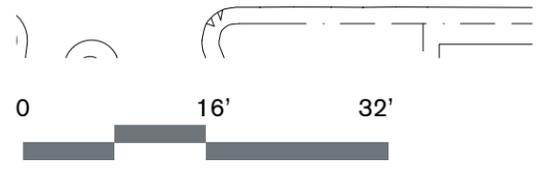
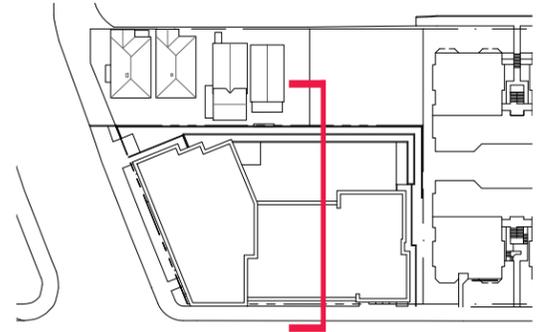
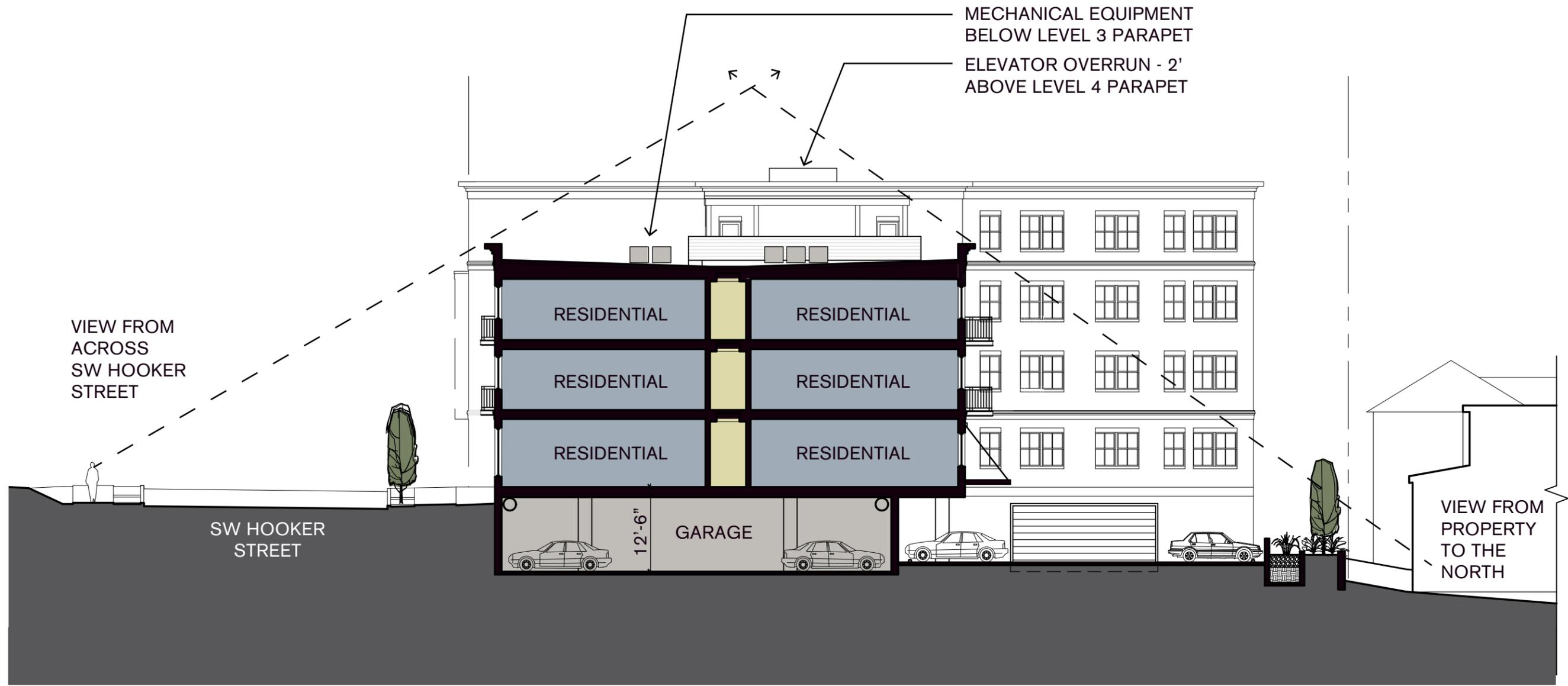


**BUILDING SECTION - NORTH-SOUTH**  
ARCHITECTURAL DRAWINGS

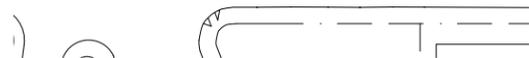
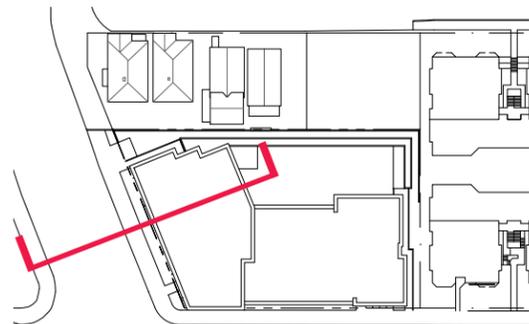
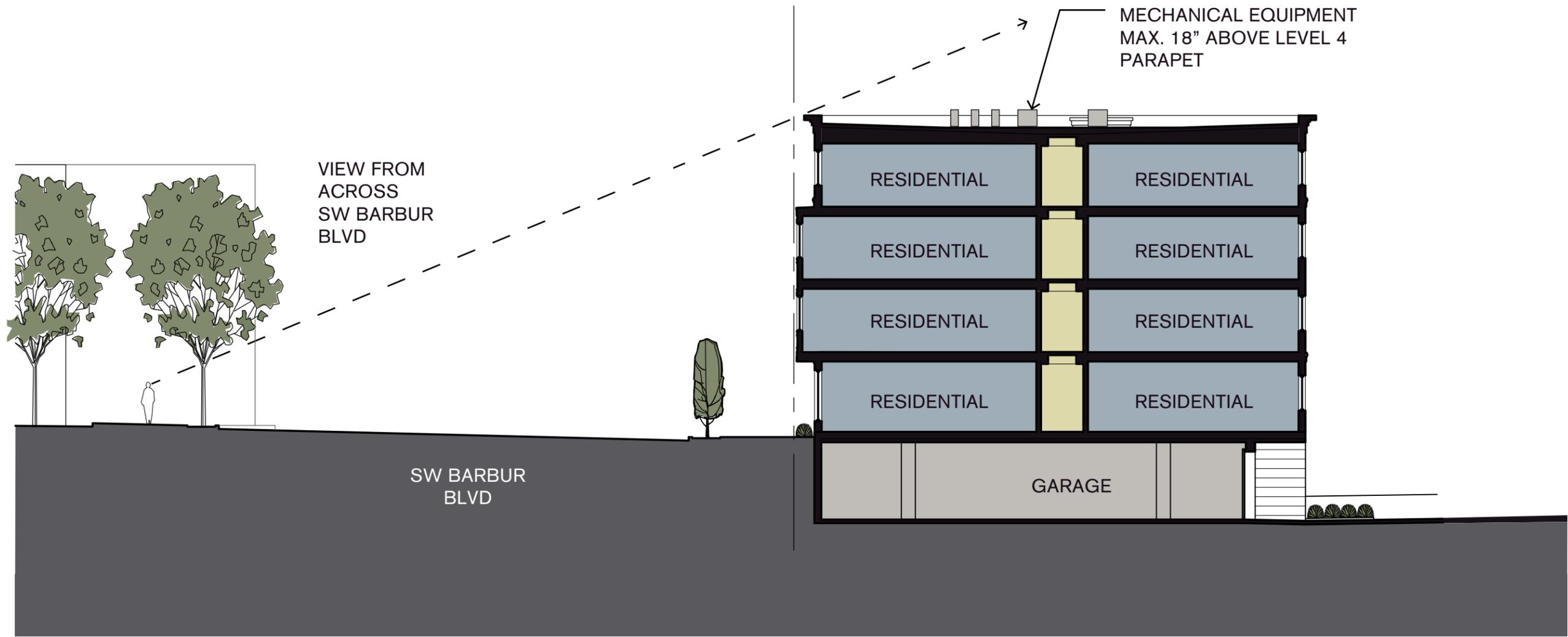


**BUILDING SECTION - EAST-WEST**  
ARCHITECTURAL DRAWINGS





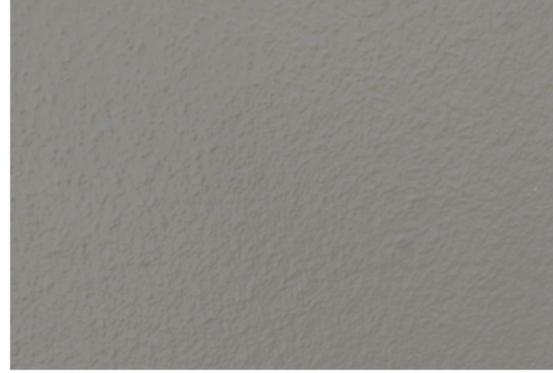
**SIGHTLINE - NORTH-SOUTH**  
ARCHITECTURAL DRAWINGS



**SIGHTLINE - EAST-WEST**  
ARCHITECTURAL DRAWINGS



FIBERGLASS WINDOWS  
Milgard Essence Series  
Color - Black Bean



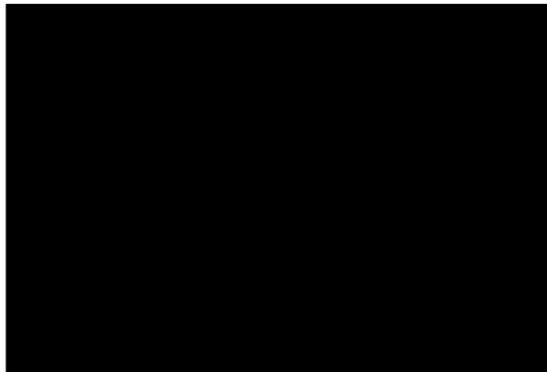
STUCCO AT NORTH FACADE  
Light Texture  
Miller Historic Color Collection  
Color - Fieldstone



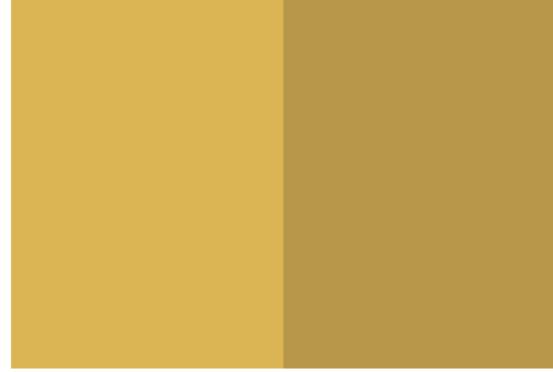
PAINTED SMOOTH PANEL SIDING  
AT ORIELS  
Miller Historic Color Collection  
Color - Fieldstone / Moss Glen



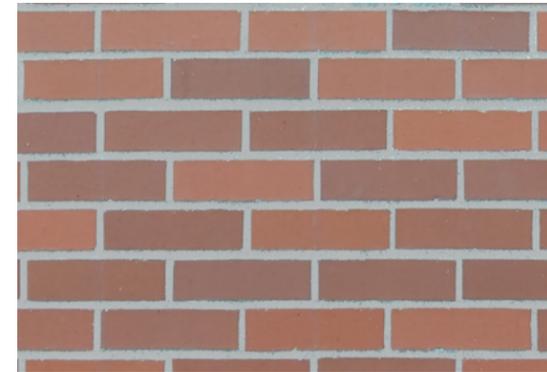
BREAK METAL AT PARAPETS  
Miller Historic Color Collection  
Color - Moss Glen



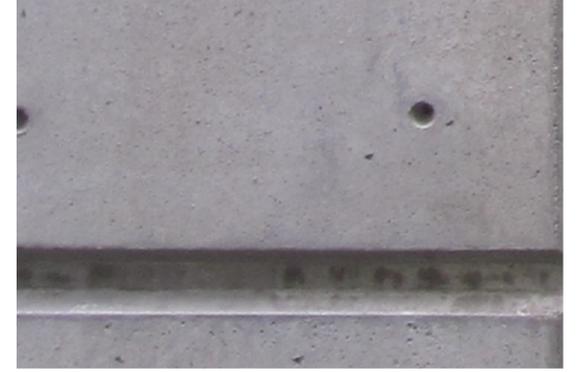
PAINTED METAL AT CANOPIES,  
BALCONIES & RAILINGS  
Sherwin Williams  
Color - Tricorn Black



PAINTED SMOOTH PANEL SIDING  
AT ENTRY  
Miller Historic Color Collection  
Color - Goldenrod / Gable Green

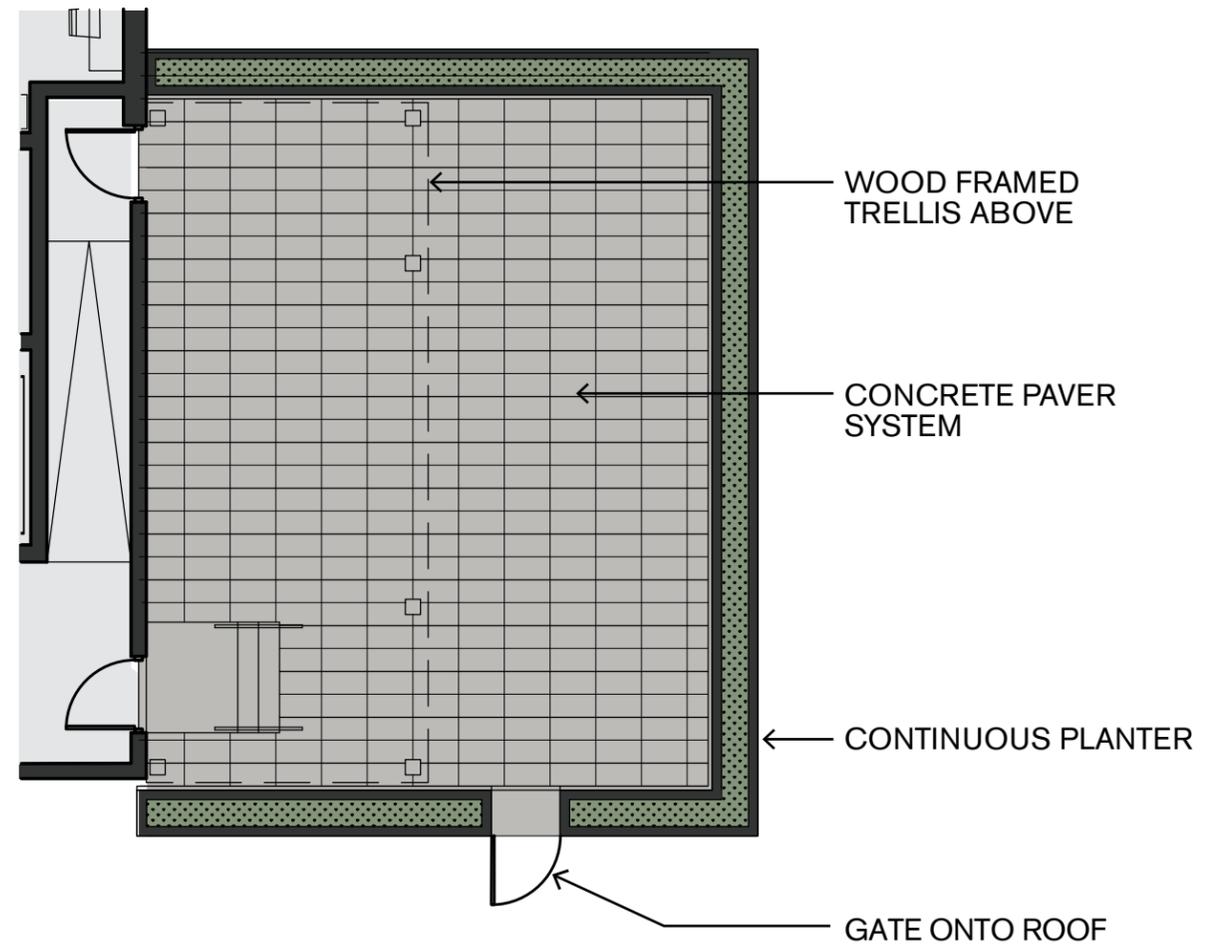
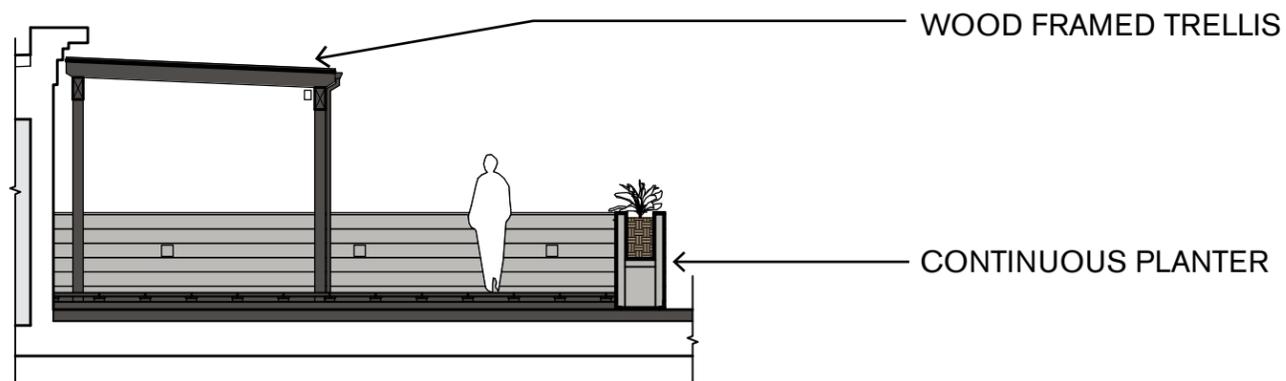


BRICK VENEER  
Standard Size, Running Bond  
Mutual Materials Mission Texture  
Color - 50/50 Blend, Inca & Imperial Red  
Grout Color - Gray

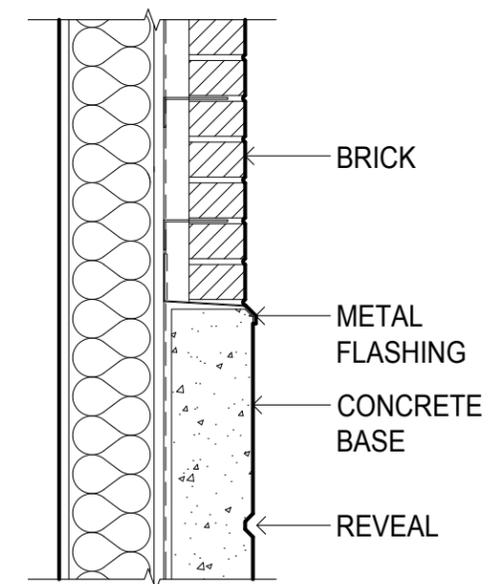
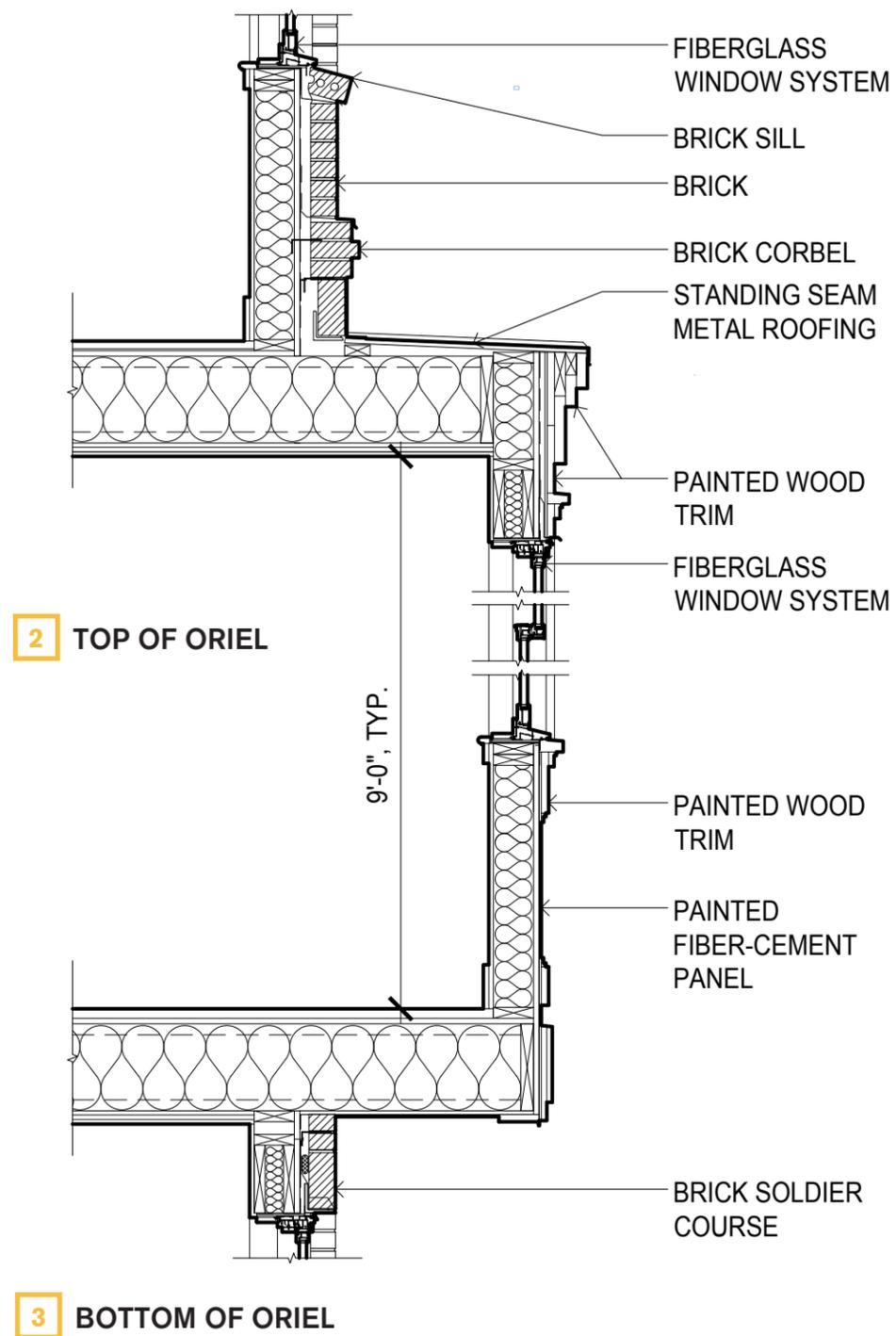
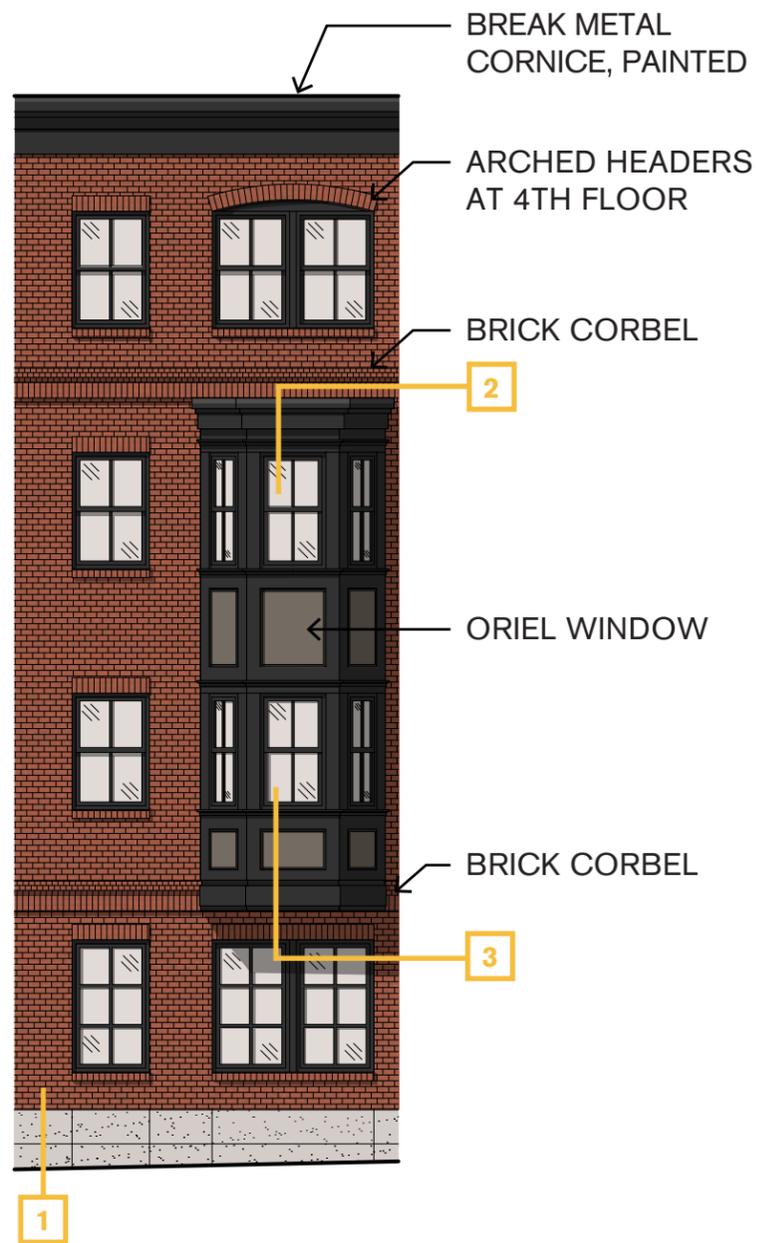


SCORED EXPOSED CONCRETE

**MATERIALS**  
ARCHITECTURAL DRAWINGS

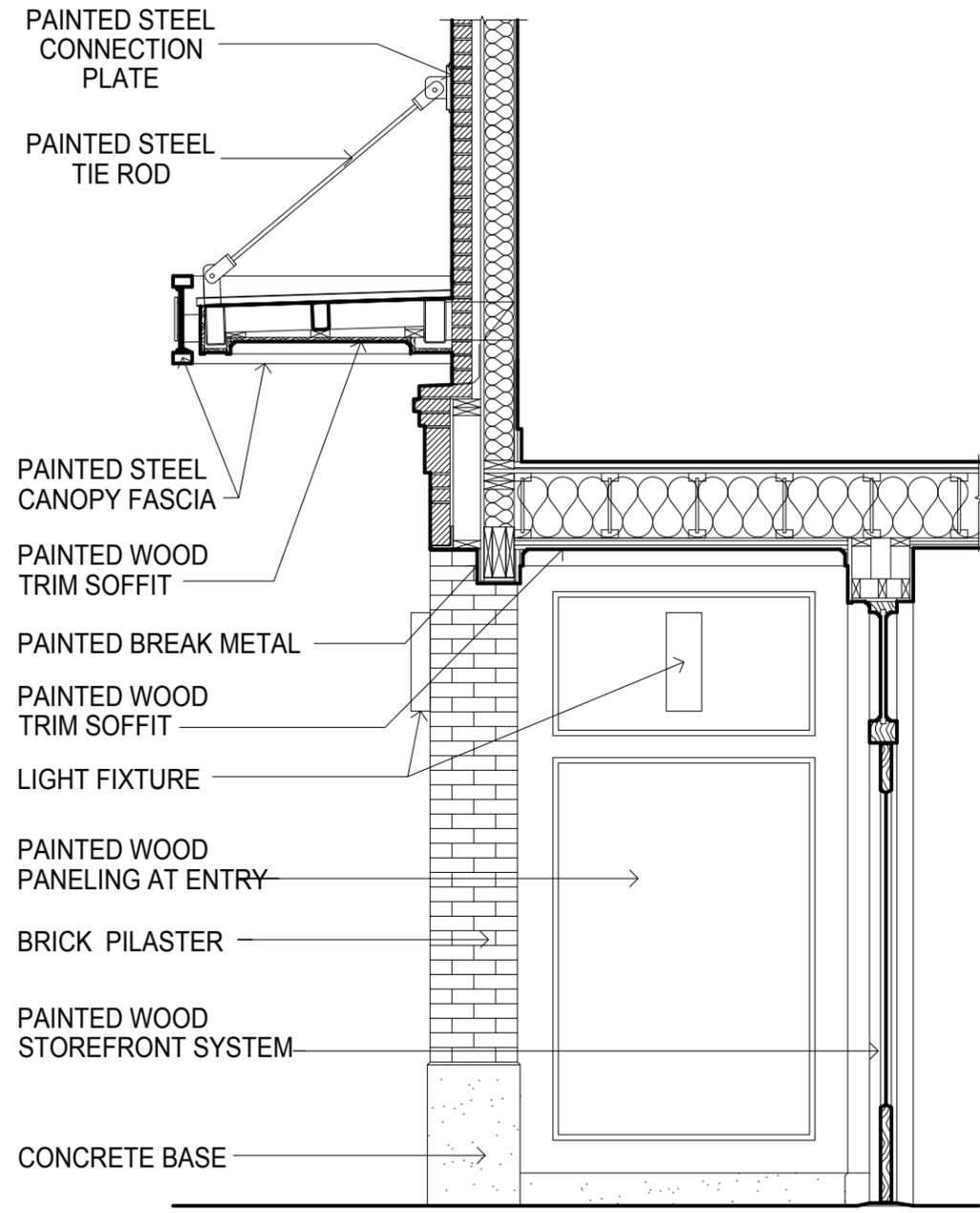
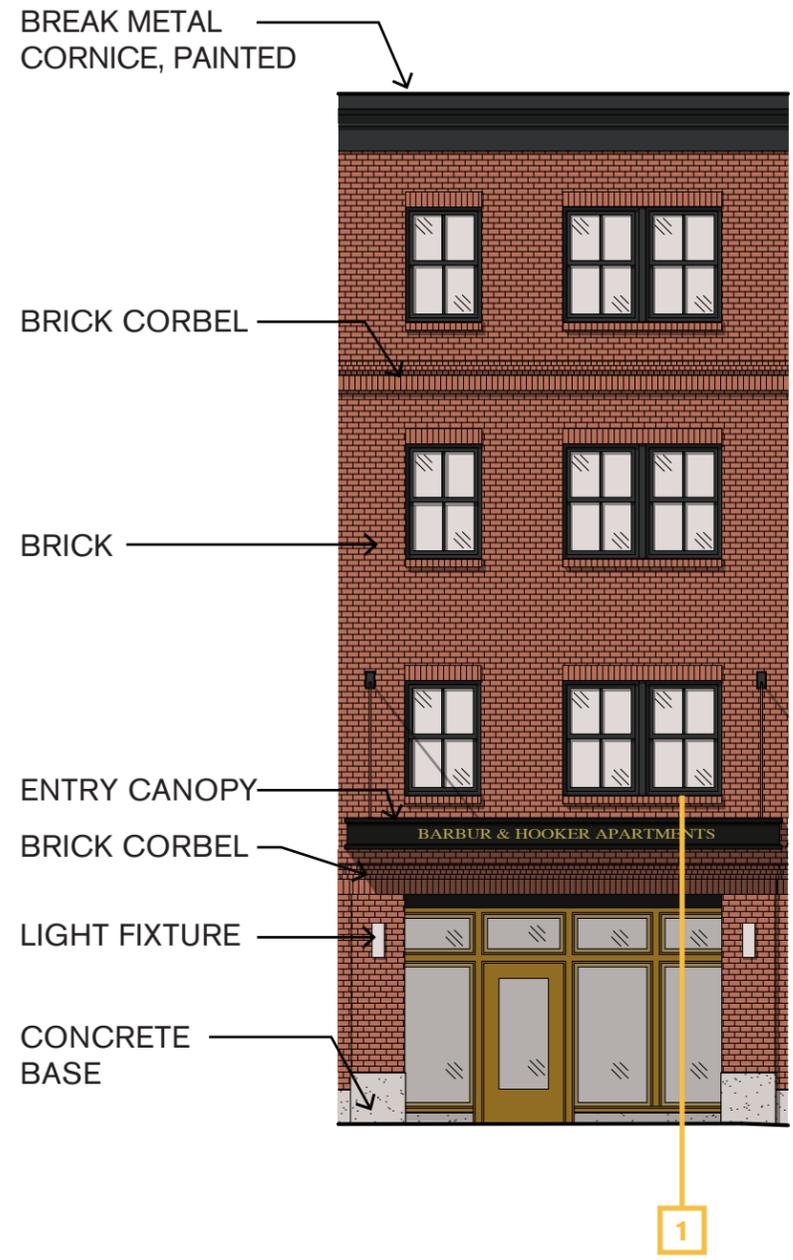


**ROOF DECK - SECTIONS & ENLARGED PLAN**  
 ARCHITECTURAL DRAWINGS



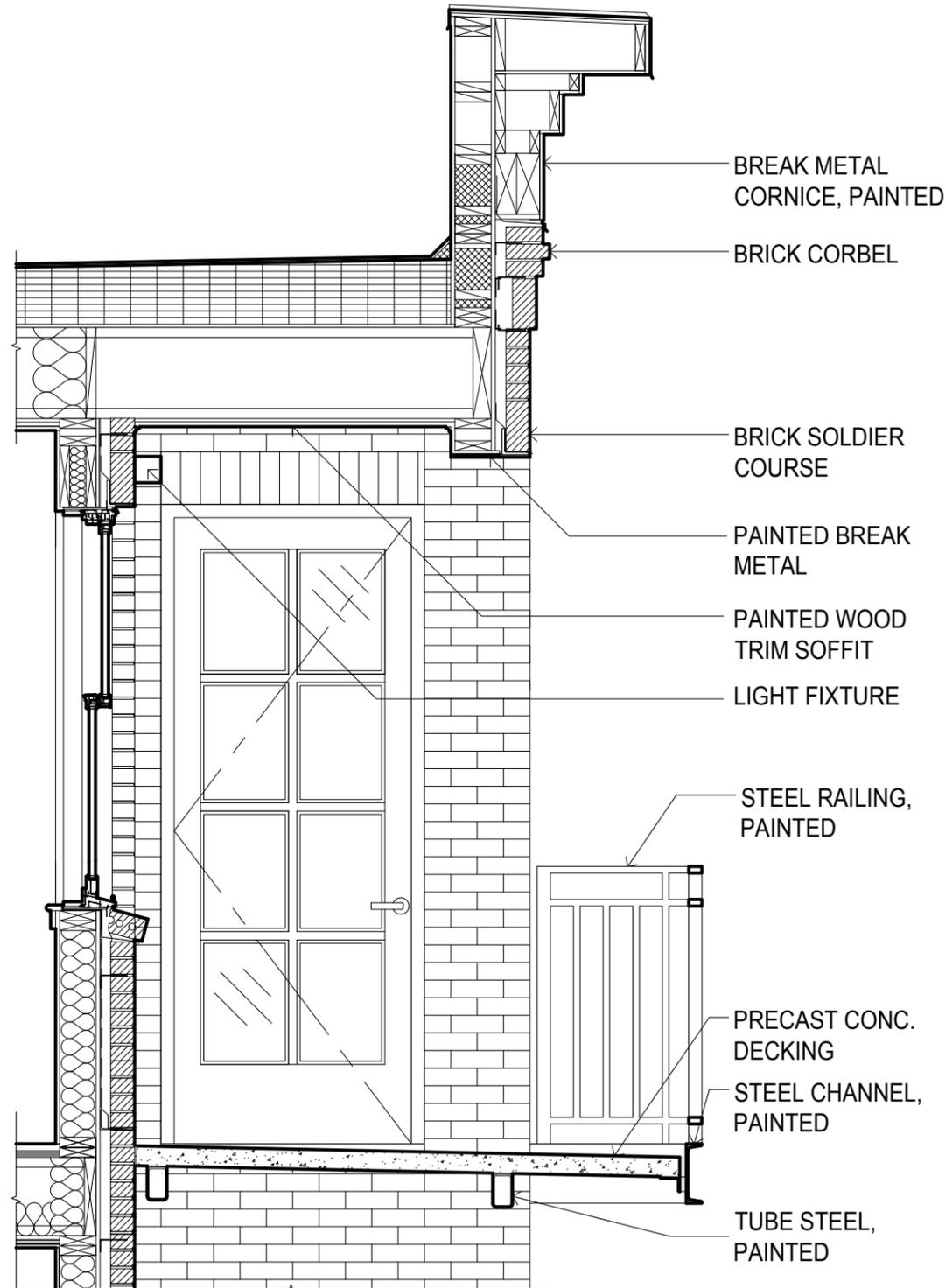
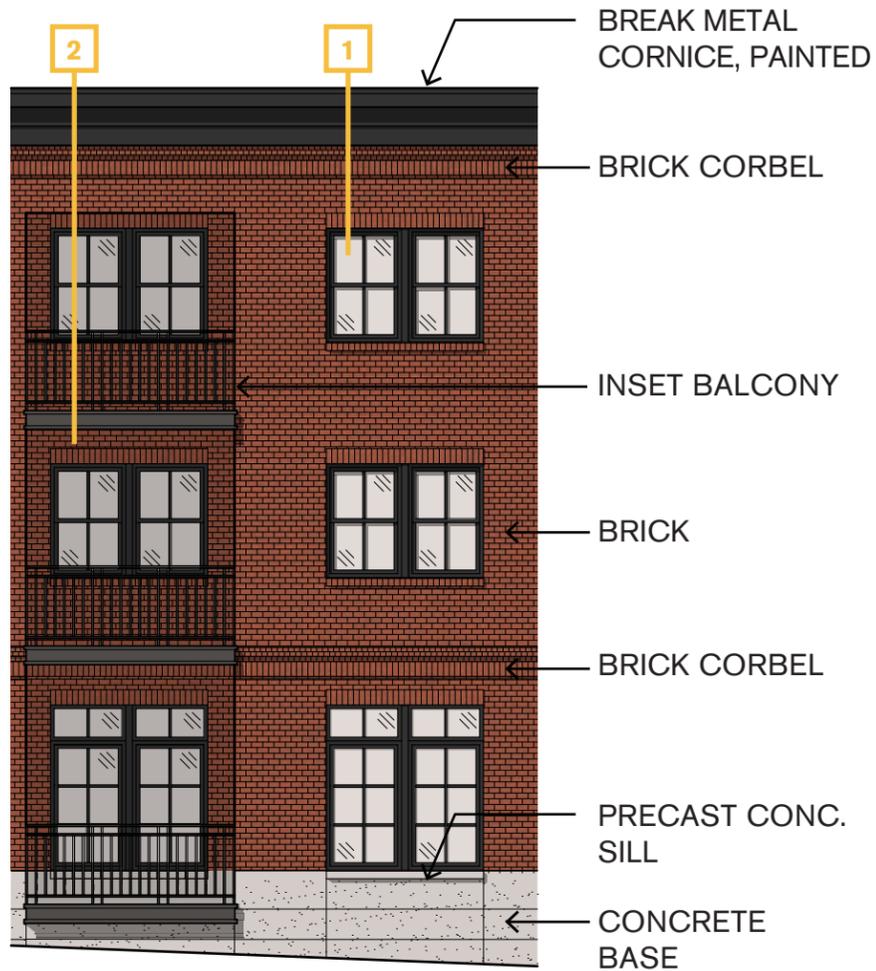
1 BRICK TO CONCRETE TRANSITION

**ENLARGED ELEVATIONS / TYPICAL DETAILS**  
ARCHITECTURAL DRAWINGS

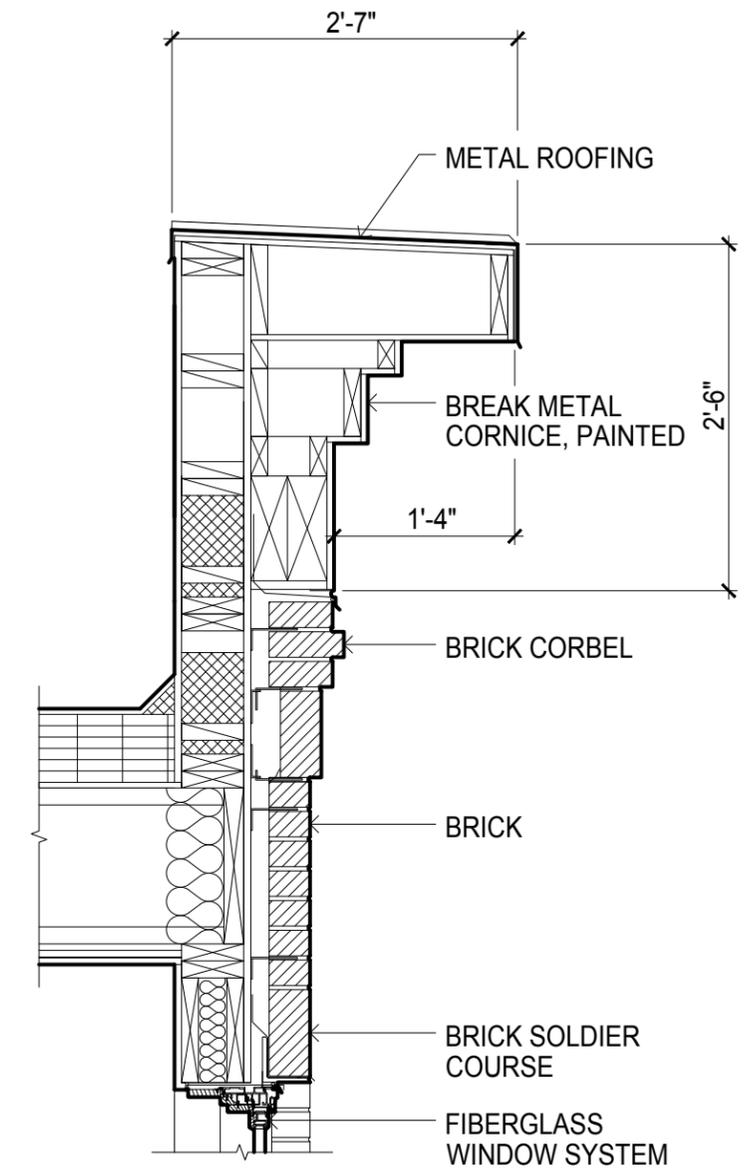


**1** CANOPY AT MAIN LOBBY ENTRANCE ( HOOKER STREET)

**ENLARGED ELEVATIONS / TYPICAL DETAILS**  
ARCHITECTURAL DRAWINGS

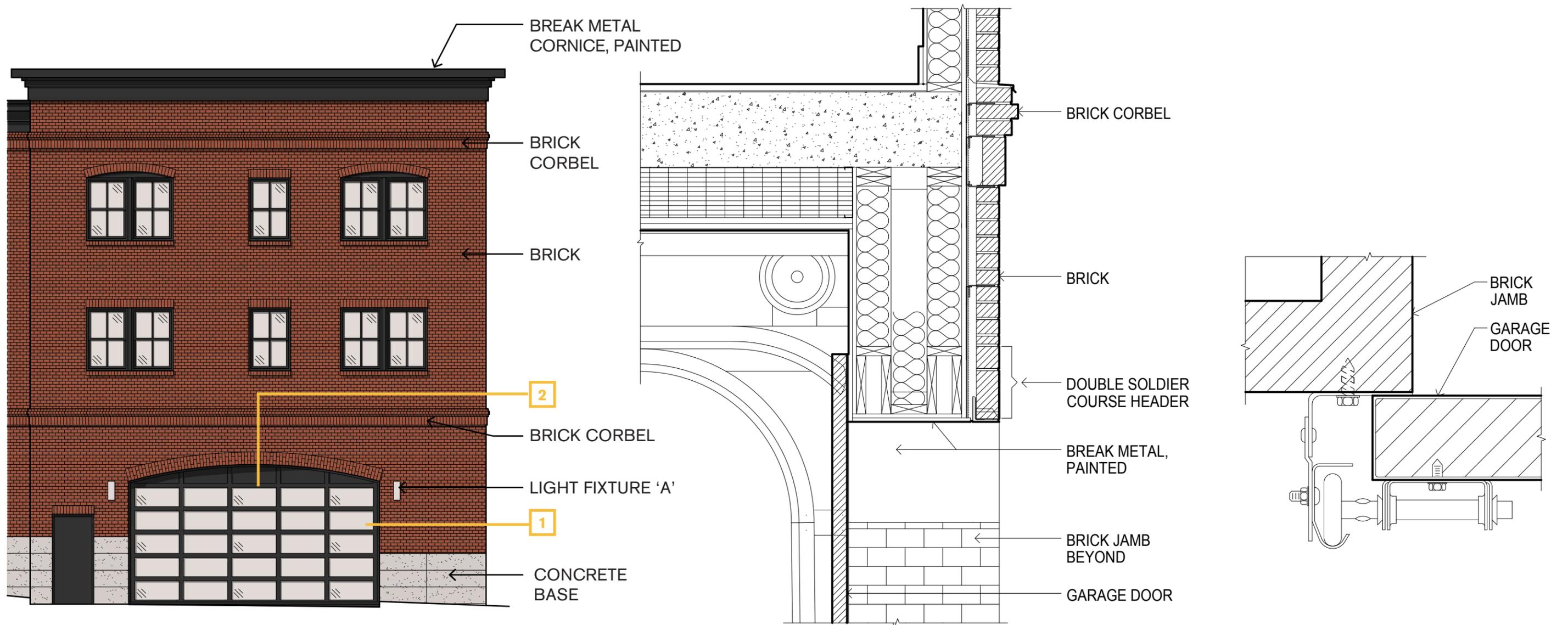


**2** SECTION AT INSET BALCONY



**1** PARAPET CORNICE AT BRICK CORBEL

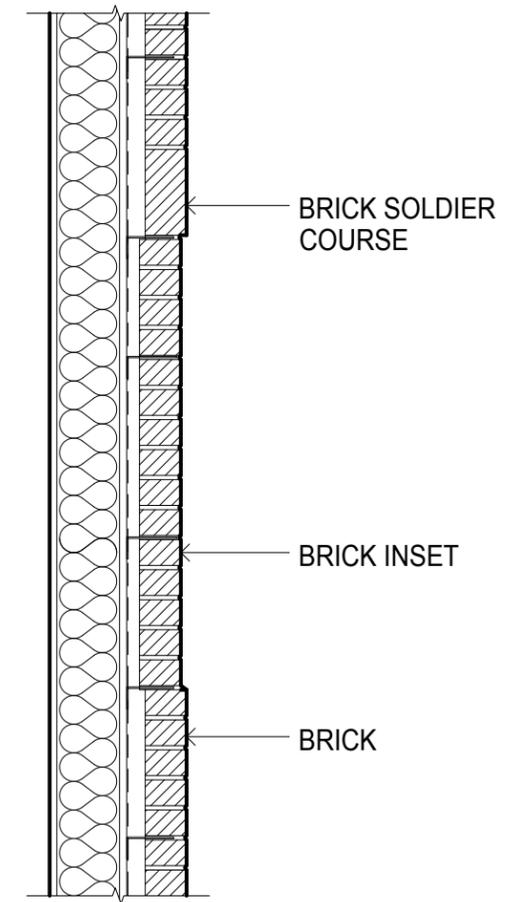
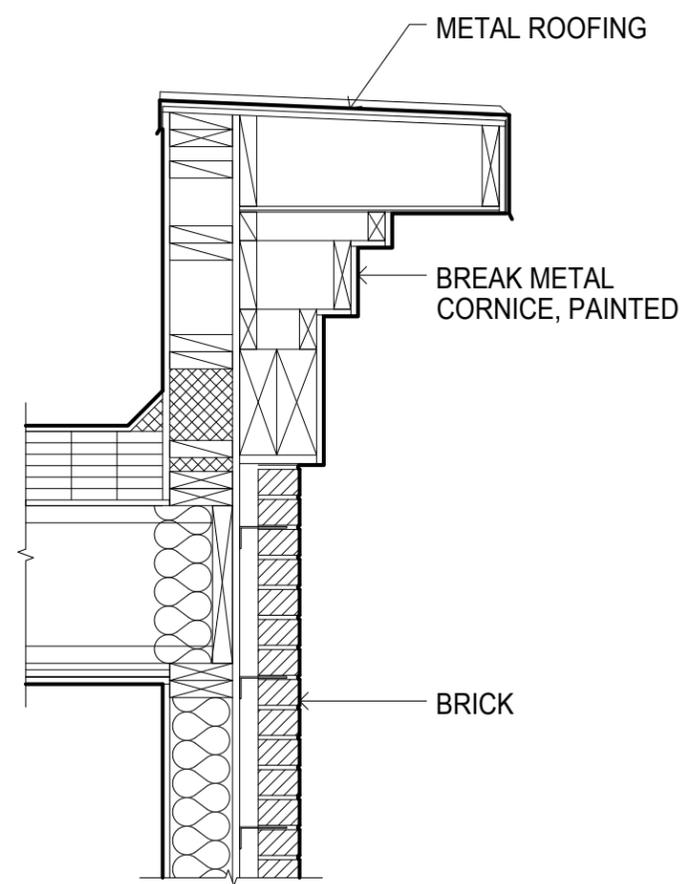
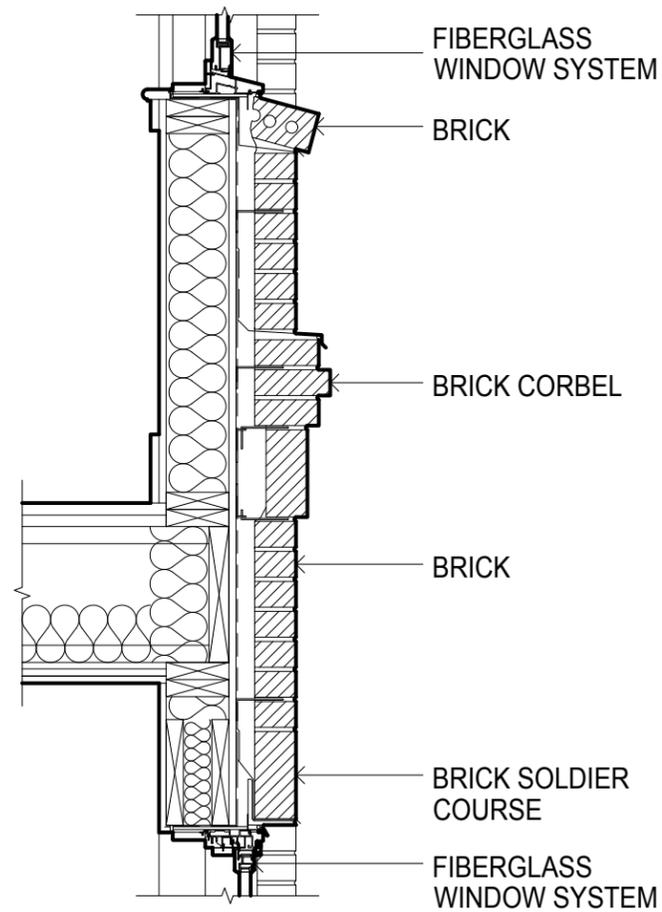
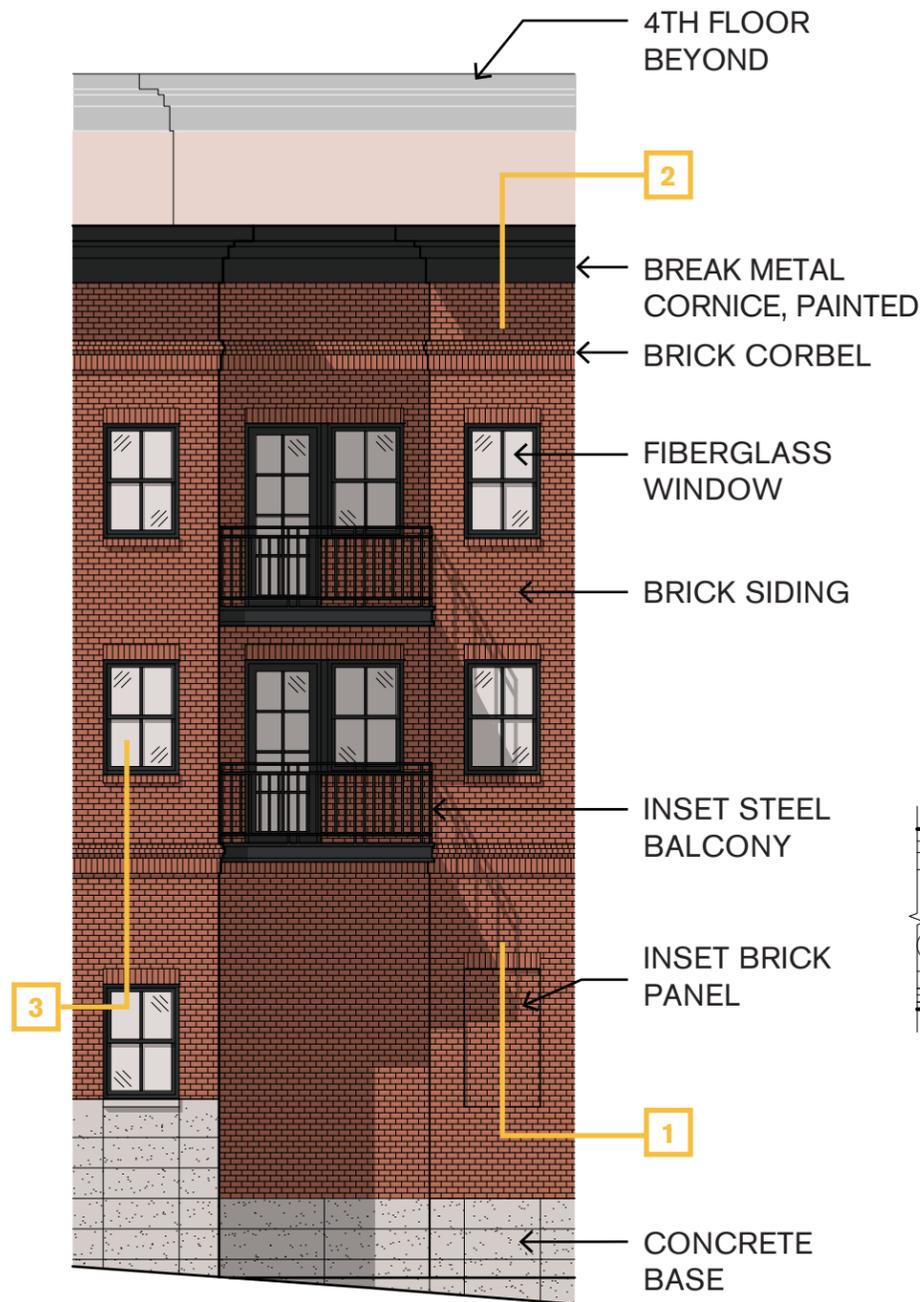
**ENLARGED ELEVATIONS / TYPICAL DETAILS**  
ARCHITECTURAL DRAWINGS



**2** GARAGE DOOR AT ARCHED ENTRANCE

**1** GARAGE DOOR AT BRICK JAMB

**ENLARGED ELEVATIONS / TYPICAL DETAILS**  
 ARCHITECTURAL DRAWINGS

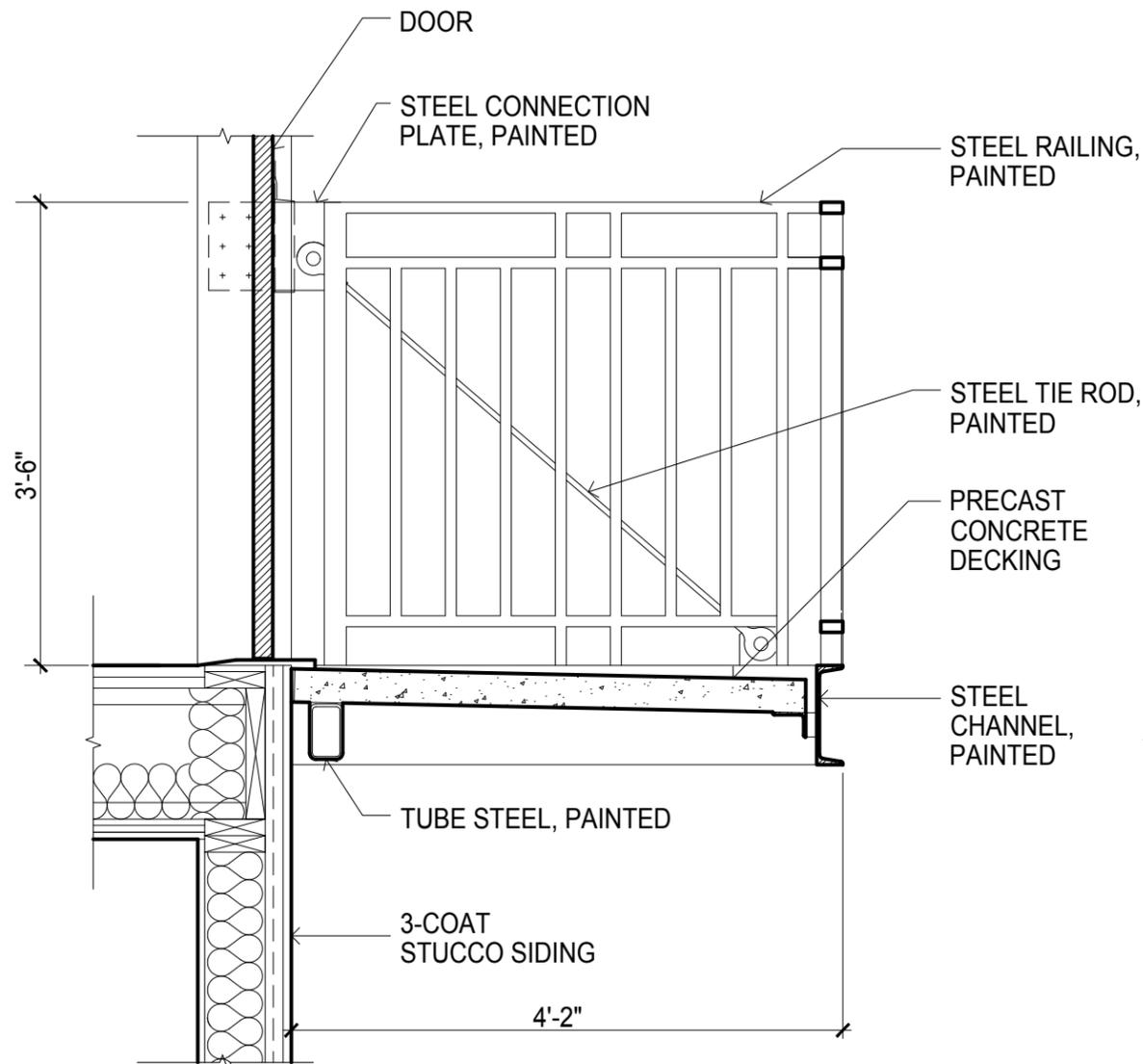
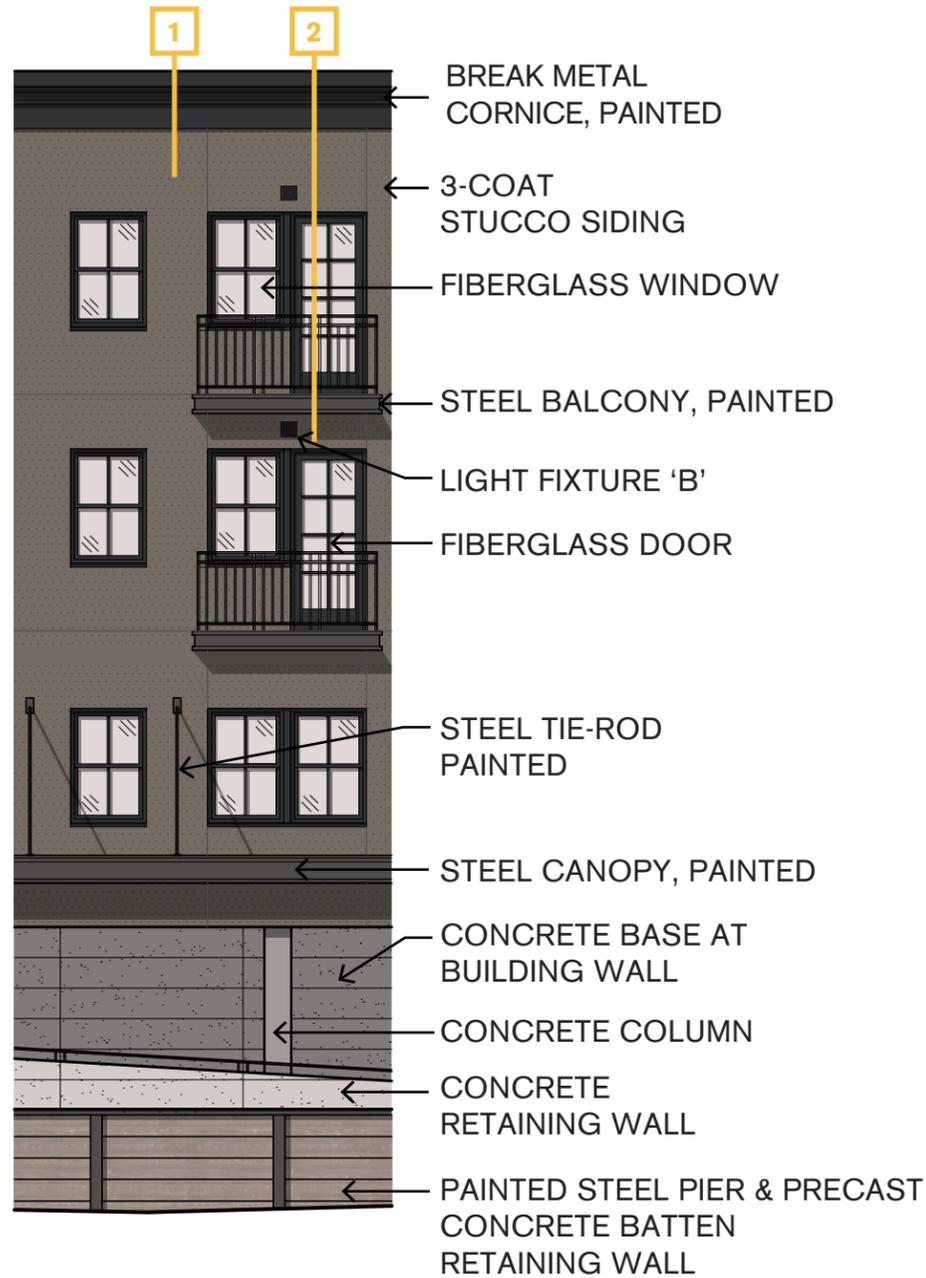


3 BRICK CORBEL

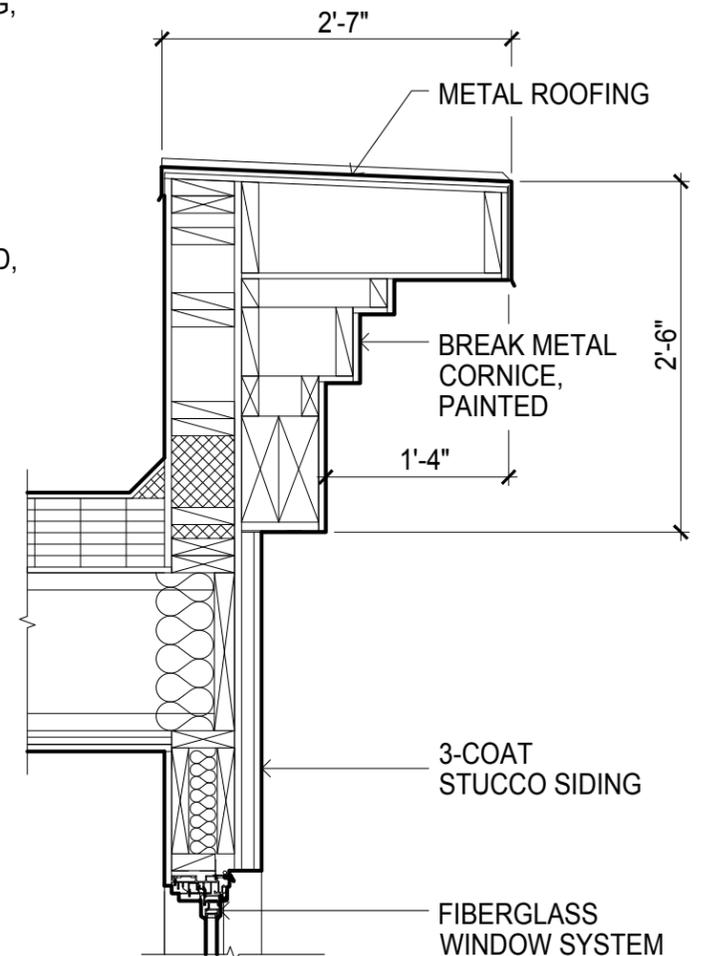
2 PARAPET AT BRICK

1 BRICK INSET

**ENLARGED ELEVATIONS / TYPICAL DETAILS**  
ARCHITECTURAL DRAWINGS

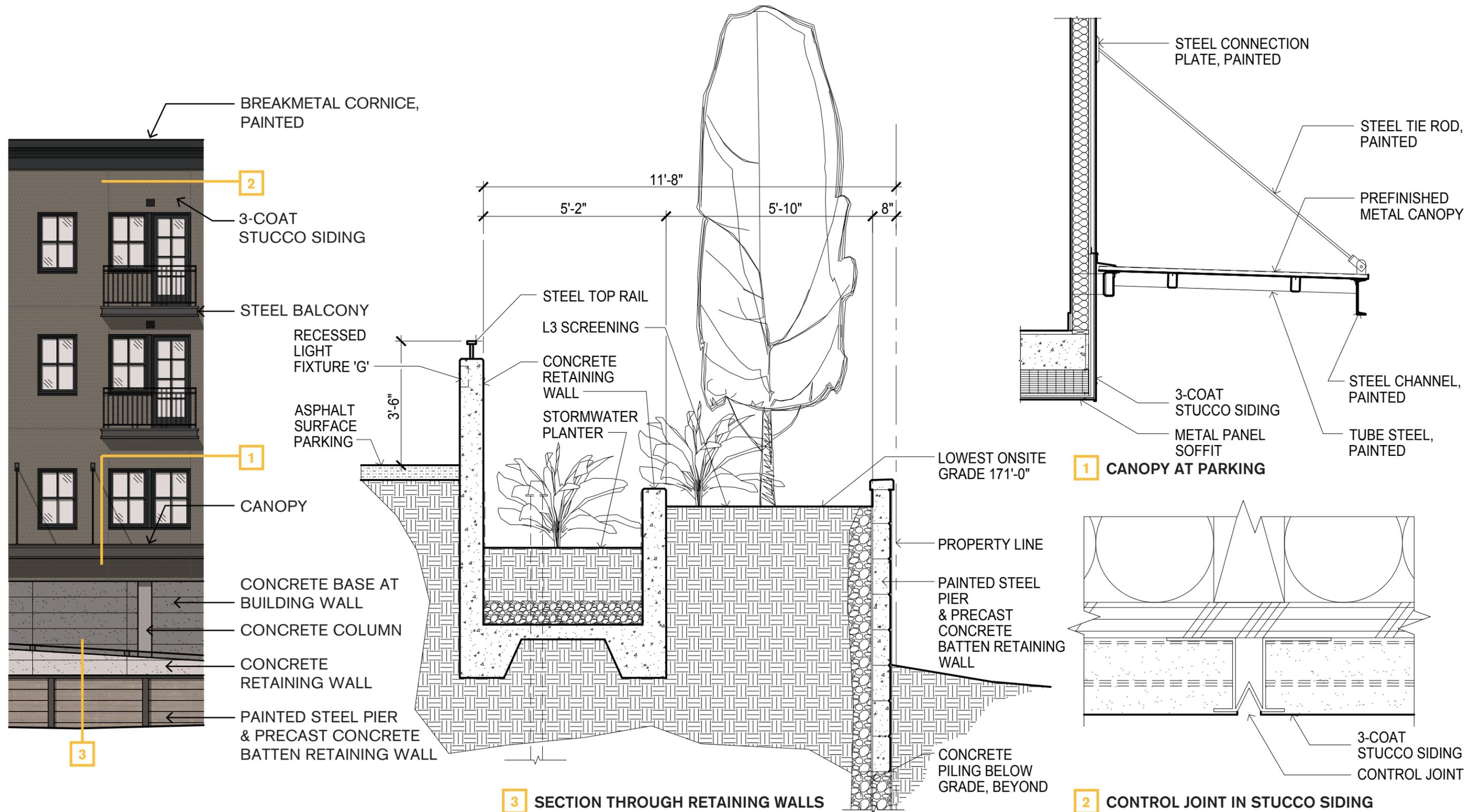


**2** BALCONY

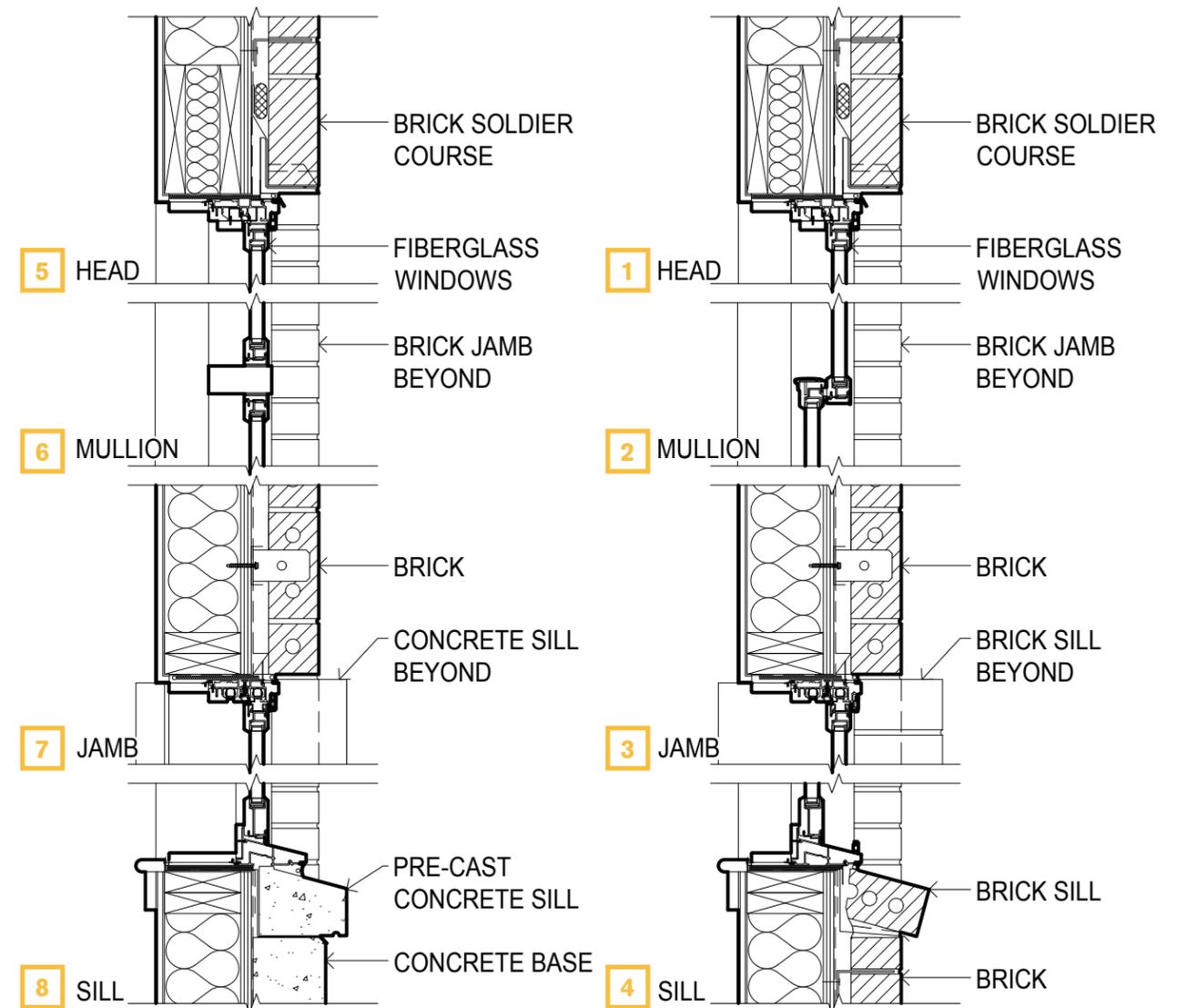
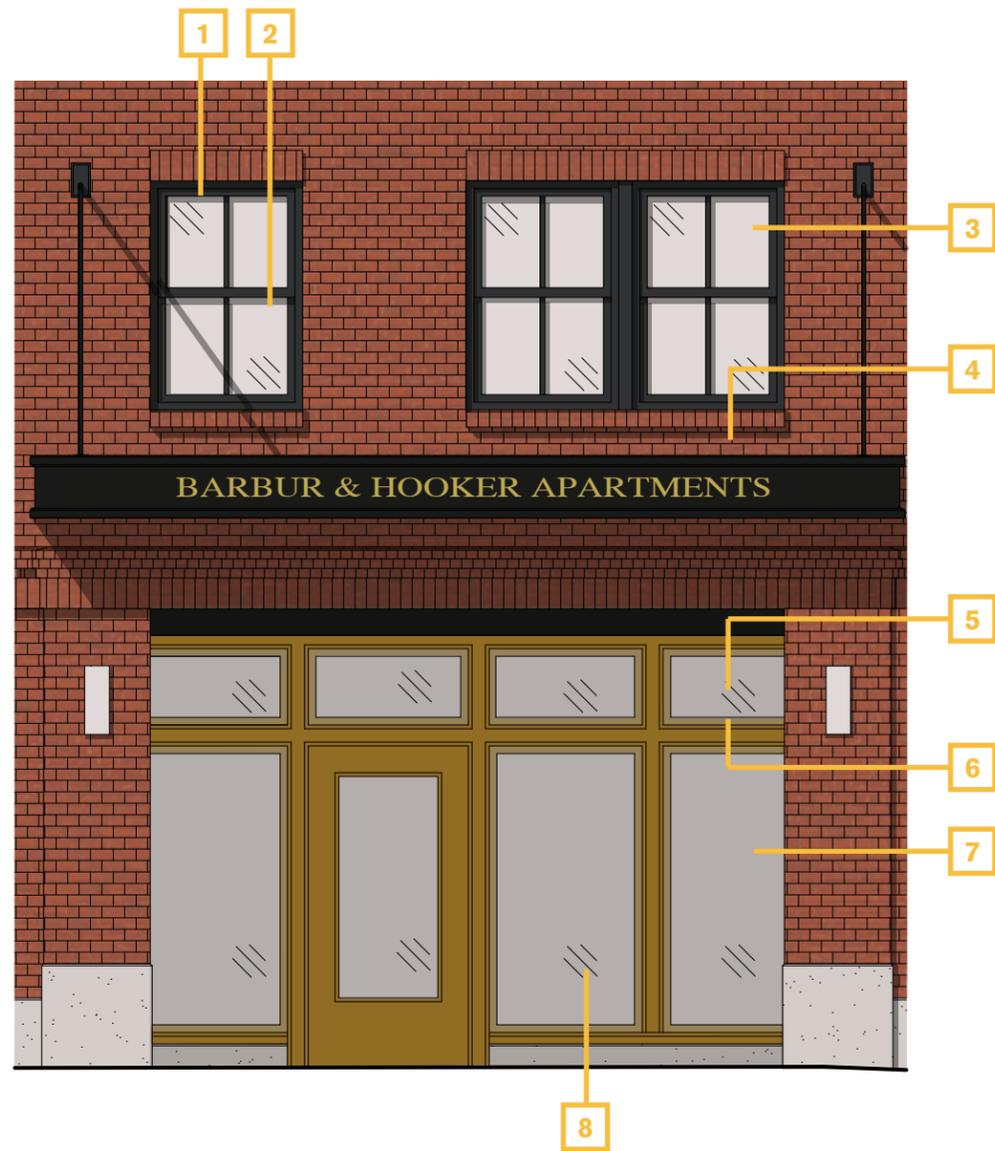


**1** PARAPET AT STUCCO

**ENLARGED ELEVATIONS / TYPICAL DETAILS**  
ARCHITECTURAL DRAWINGS

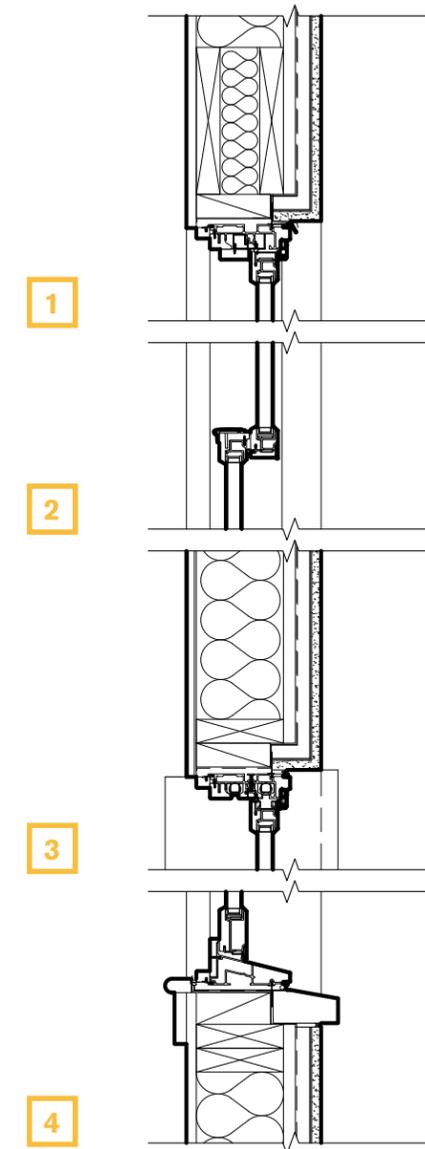
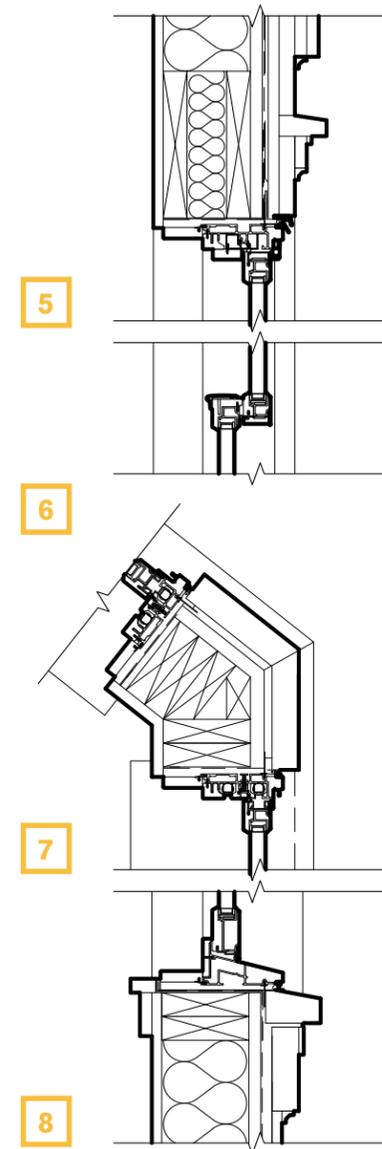
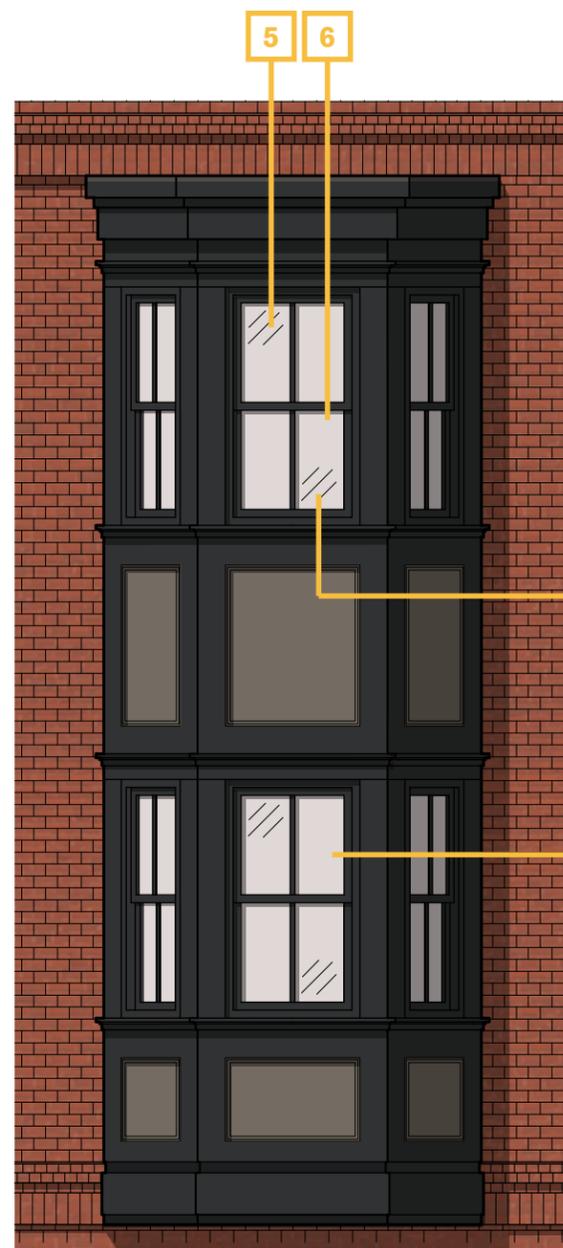


**ENLARGED ELEVATIONS / TYPICAL DETAILS**  
 ARCHITECTURAL DRAWINGS



TYPICAL WINDOW AT BRICK ( GROUND FLOOR ) TYPICAL WINDOW AT BRICK ( UPPER FLOORS )

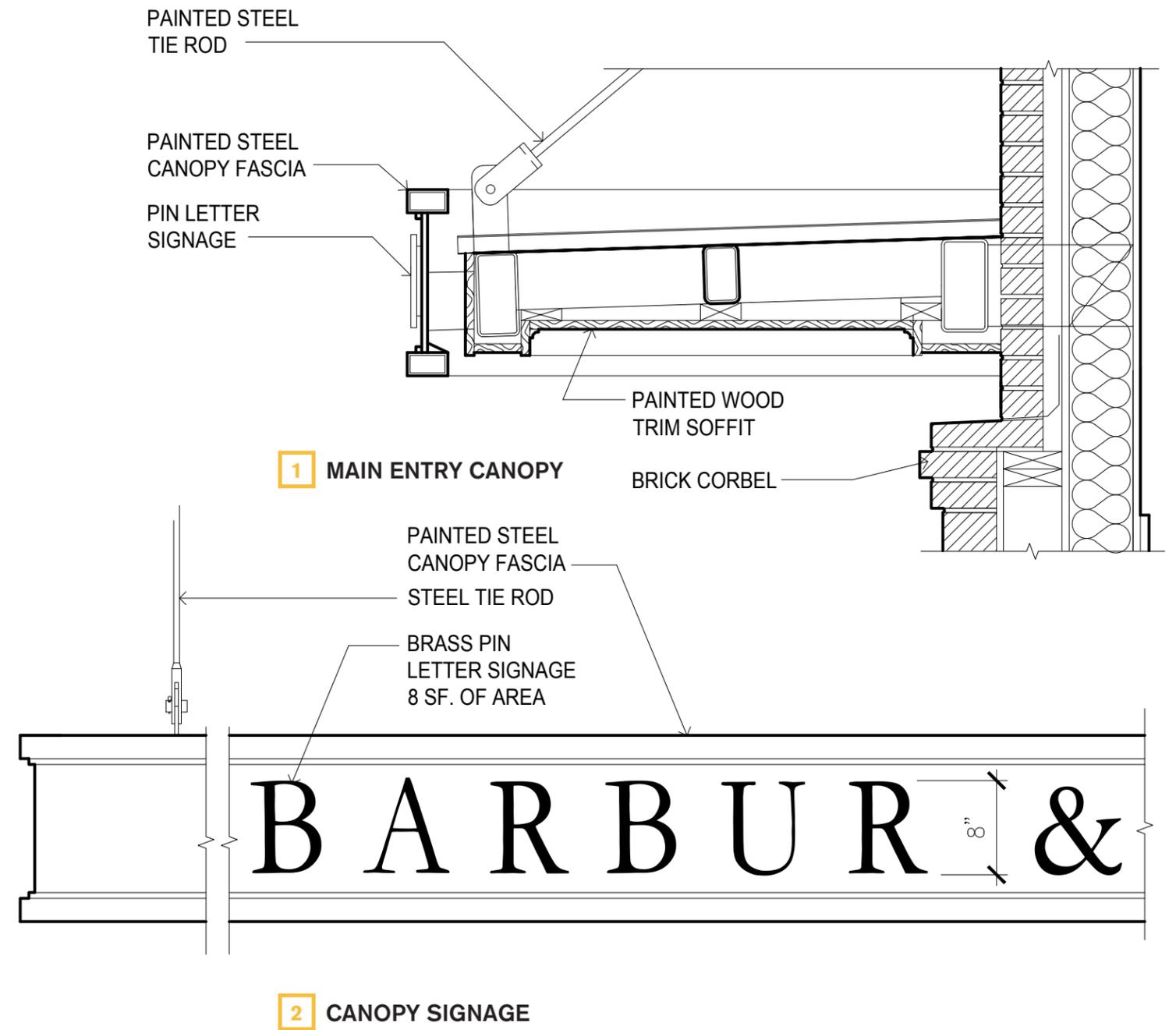
**WINDOWS - ENLARGED ELEVATIONS / TYPICAL DETAILS**  
ARCHITECTURAL DRAWINGS



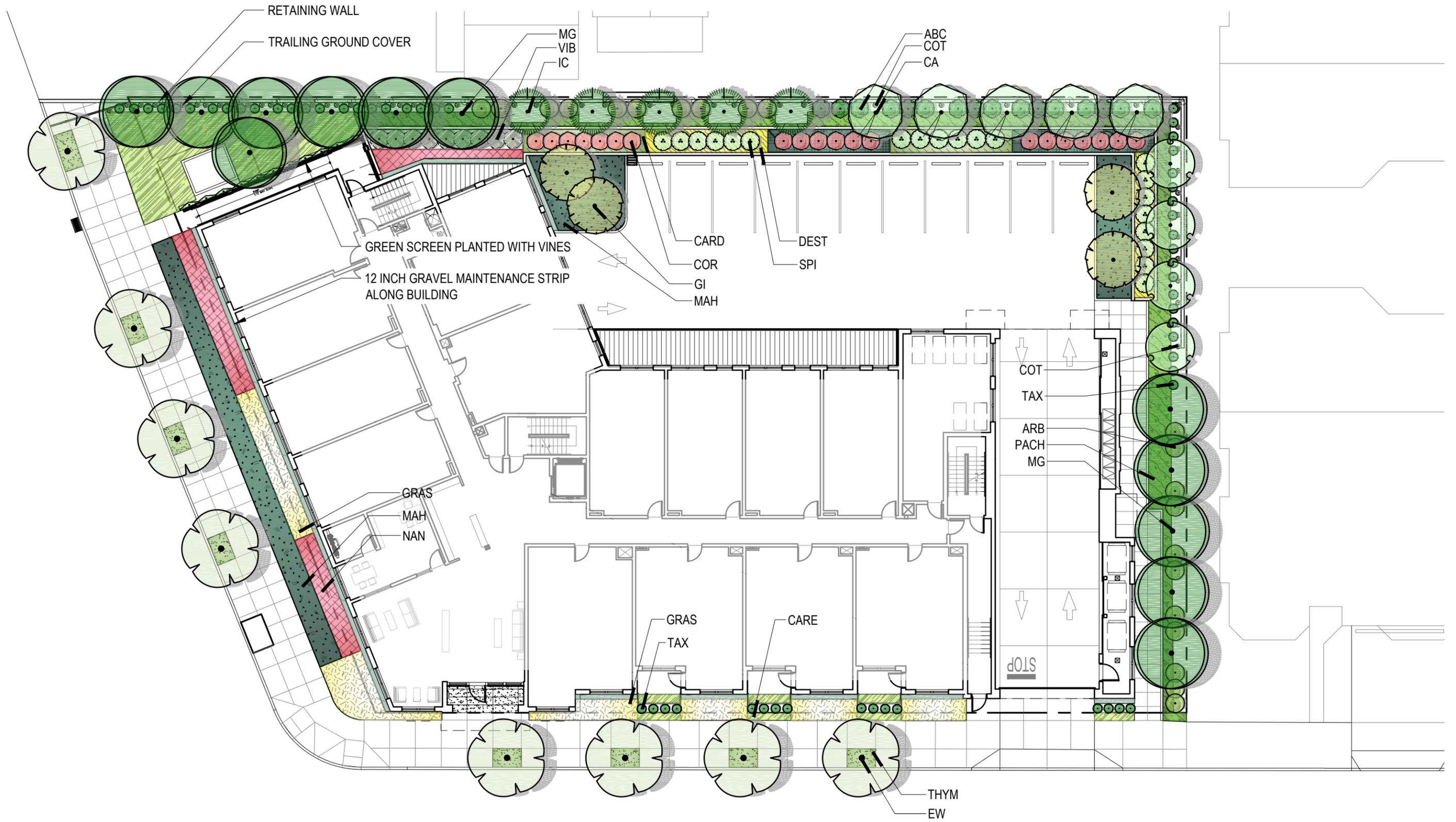
**WINDOWS - ENLARGED ELEVATIONS / TYPICAL DETAILS**  
 ARCHITECTURAL DRAWINGS



SW HOOKER ST ENTRY



**SIGNAGE DETAILS**  
ARCHITECTURAL DRAWINGS



**LANDSCAPE PLAN AT GROUND FLOOR**  
ARCHITECTURAL DRAWINGS



CARE - JAPANESE SEDGE  
GAL: 1 SPACING: 18" OC



GRAS -HAMELIN FOUNT.GRASS  
GAL: 1 SPACING: 24" OC



SPI - WESTERN SPIREA  
GAL: 1 SPACING: N/A



COT - BEARBERRY C.EASTER  
GAL:1 SPACING: N/A



MG - SOUTHERN MAGNOLIA  
CAL:2" SIZE: 12-15 FT.



IC - INCENSE CEDAR  
CAL:N/A SIZE: 6-8 FT.



GRAVEL - GRAVEL



CARD - DENSE SEDGE  
GAL: 1 SPACING: 8" OC



PAF - BOSTON IVY  
GAL: 1 SPACING: N/A



TAX - FASTIGA ENGLISH YEWE  
CAL: 4' SPACING: N/A



QU - ENGLISH OAK  
CAL:2" SIZE: N/A



CA - FRANS FONT. HORNBEAM  
CAL: 2" SIZE: 12-15 FT.



PACH - JAPANESE SPURGE  
POT: 4" SPACING: 12" OC



DEST - TUFTED HAIR GRASS  
GAL: 1 SPACING: 8" OC



MAH - CREEPING MAHONIA  
GAL: SPACING: 30" OC



VIB - ARROWWOOD  
GAL: 5 CAL: 3'



ARB - STRAWBERRY TR.SHRB  
GAL: 5 SPACING: N/A



EW - EDDIE'S WHITE WONDER  
CAL:3" SIZE: 15-16 FT.



JUNC - POVERTY RUSH  
GAL: 1 SPACING: 8" OC



NAN - DWARF HEAV. BAMBOO  
GAL: 2 SPACING: 36" OC



COR - ARTIC FIRE DOGWOOD  
GAL: 1 SPACING: N/A



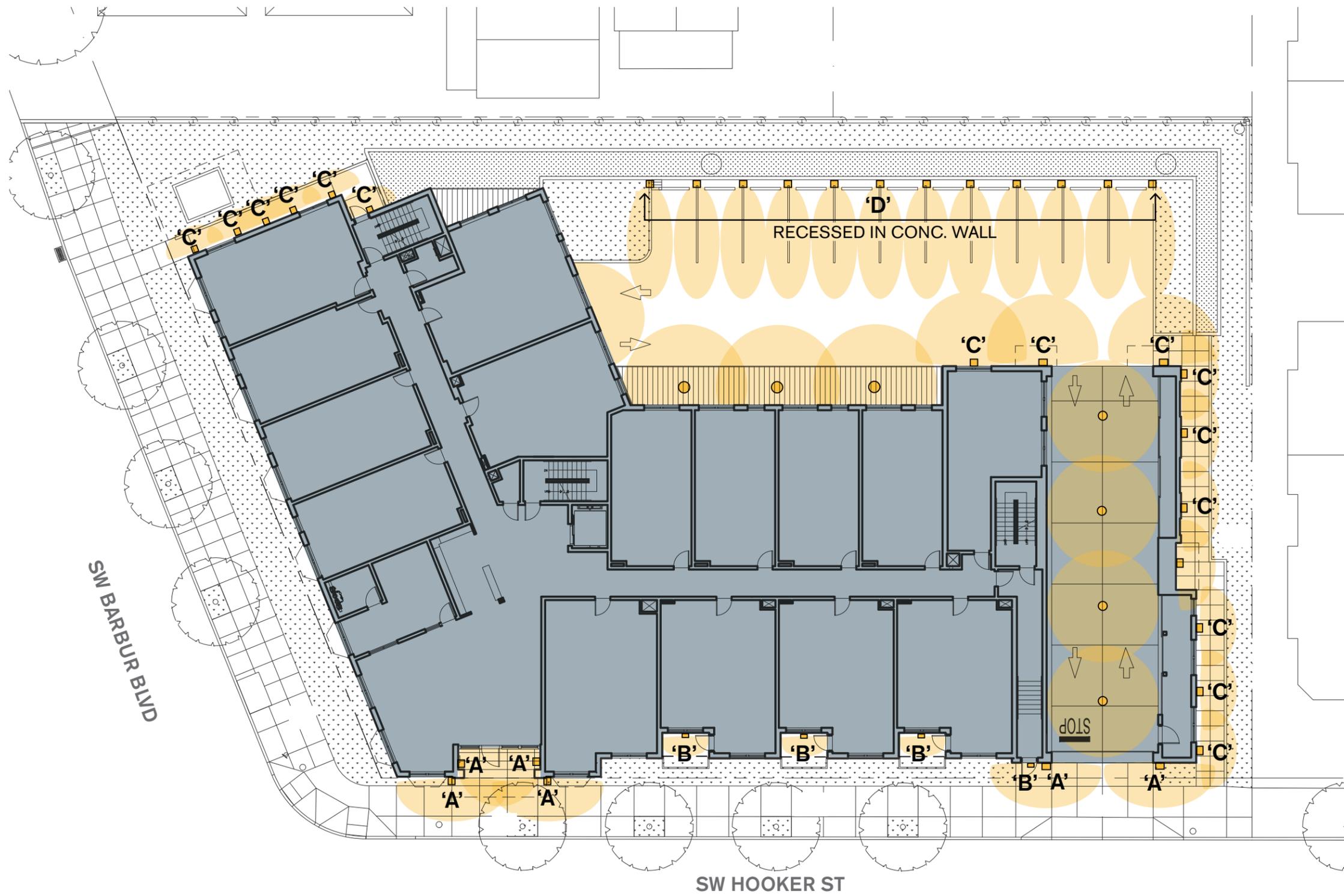
ABC - APPLE BL. CAMELLIA  
GAL: 5 SPACING: N/A



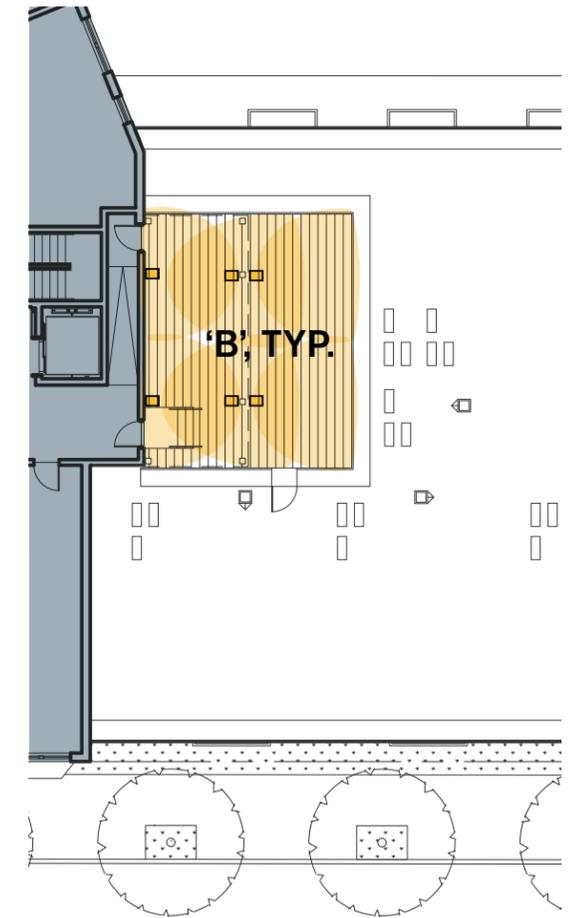
GI - MAIDENHAIR TREE  
CAL:2" SIZE: 12-15 FT.

# PLANT BOARD

## ARCHITECTURAL DRAWINGS



- 'A' DECORATIVE OUTDOOR WALL SCONCE, SHIELDED
- 'B' WALL MOUNTED LUMINAIRE, SHIELDED
- 'C' WALL MOUNTED LUMINAIRE - SHIELDED
- 'D' RECESSED WALL LUMINAIRE - SHIELDED



**GROUND LEVEL FLOOR PLAN**

**ROOF DECK FLOOR PLAN**

**SITE LIGHTING PLAN**  
ARCHITECTURAL DRAWINGS



WEST ELEVATION AT SW BARBUR BLVD



SOUTH ELEVATION AT SW HOOKER ST

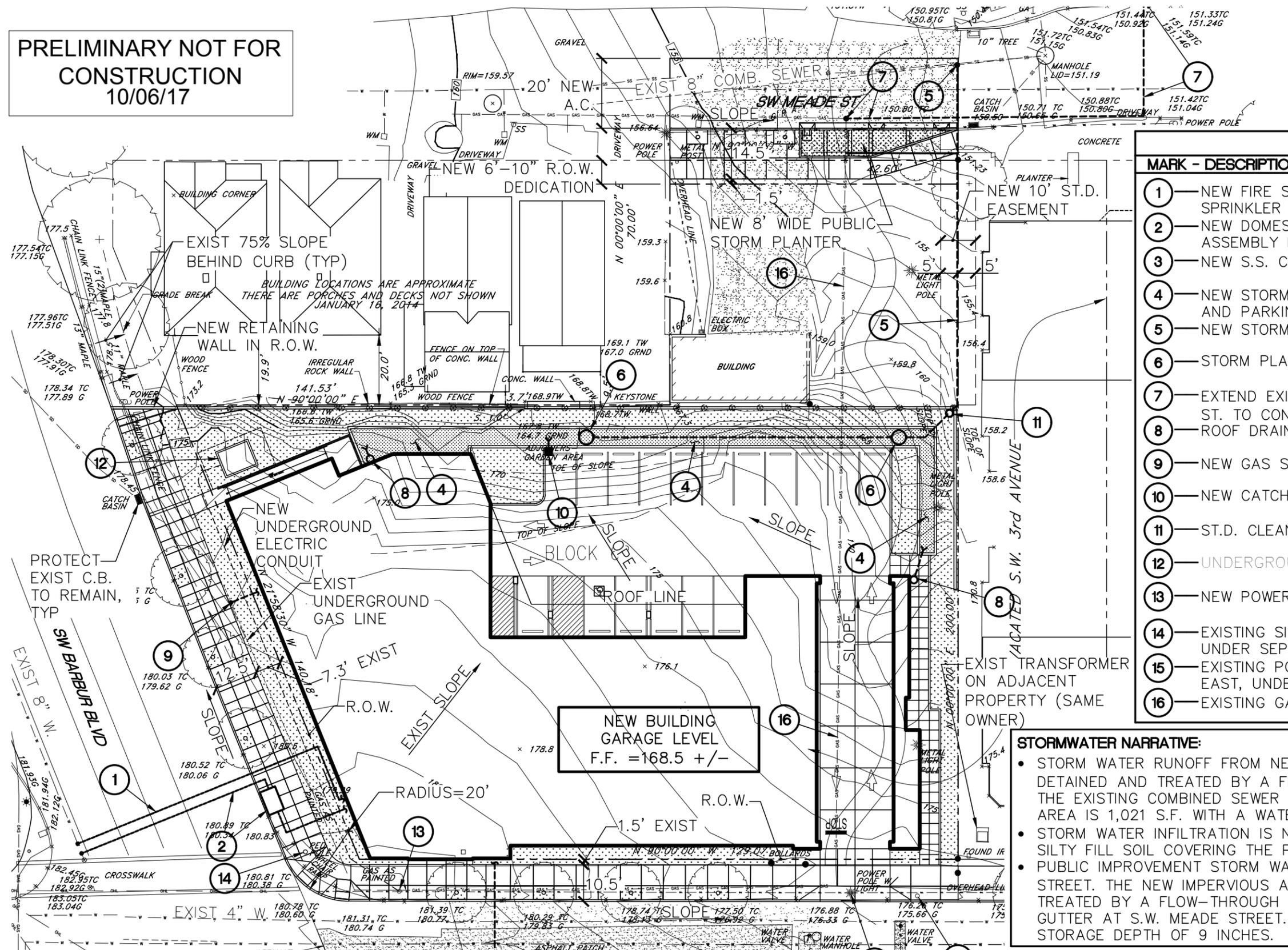
## SITE LIGHTING - BUILDING ELEVATIONS

ARCHITECTURAL DRAWINGS

**PRELIMINARY NOT FOR  
CONSTRUCTION  
10/06/17**

**UTILITY / COORDINATION CONTACTS:**

- PGE: TOM FISHBACK (503) 736-5436  
LAUDENTE GALLEGOS (503) 849-4307
- NORTHWEST NATURAL GAS: (800) 442-401  
COMMERCIAL ACCOUNTS INFO LINE
- ODOT: JAMES NELSON (971) 673-6200



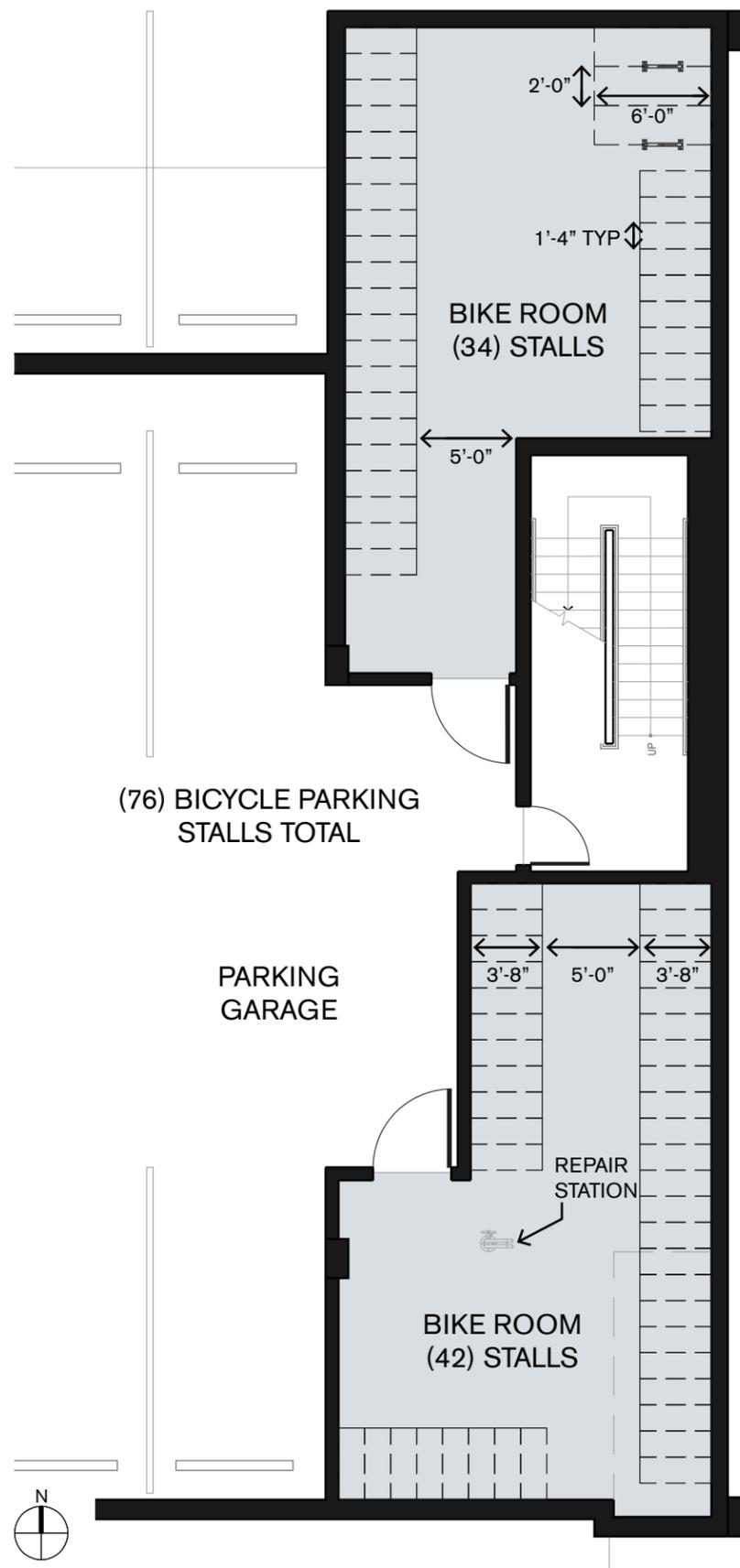
**KEYNOTES FOR THIS SHEET**

MARK	DESCRIPTION
1	NEW FIRE SERVICE LINE TO DBL CHK ASSEMBLY INSIDE BLDG SPRINKLER ROOM.
2	NEW DOMESTIC WATER LINE W/NEW METER, DOUBLE CHECK ASSEMBLY INSIDE BUILDING.
3	NEW S.S. CONNECTION, GARAGE LEVEL TO BE PUMPED.
4	NEW STORM WATER FLOW-THROUGH PLANTER FOR ALL ROOF AND PARKING LOT RUNOFF.
5	NEW STORM DRAIN PIPE CONNECTION
6	STORM PLANTER OVERFLOW RISER (2 PLACES)
7	EXTEND EXIST GAS APPROX. 85' EAST, 35' NORTH IN MEADE ST. TO CONNECT TO EXIST 2" GAS MAIN.
8	ROOF DRAIN PIPE (TYP)
9	NEW GAS SERVICE FOR NEW BUILDING.
10	NEW CATCH BASIN W/ OUTLET TO FLOW-THROUGH PLANTER
11	ST.D. CLEAN OUT (TYP)
12	UNDERGROUND PGE TRANSFORMER (PROPOSED)
13	NEW POWER POLE LOCATION, UNDER SEPARATE PERMIT.
14	EXISTING SIGNAL POLE TO BE RELOCATED (IF NEEDED), UNDER SEPARATE PBOT PERMIT.
15	EXISTING POWER POLE WITH LIGHT TO BE RELOCATED, 19' EAST, UNDER SEPARATE PERMIT.
16	EXISTING GAS TO BE REMOVED FROM PRIVATE PROPERTY.

**STORMWATER NARRATIVE:**

- STORM WATER RUNOFF FROM NEW IMPERVIOUS AREA (21,740 S.F.) WILL BE DETAINED AND TREATED BY A FLOW-THROUGH STORM PLANTER W/ OUTFALL TO THE EXISTING COMBINED SEWER IN S.W. MEADE STREET. THE MINIMUM PLANTER AREA IS 1,021 S.F. WITH A WATER STORAGE DEPTH OF 18 INCHES.
- STORM WATER INFILTRATION IS NOT POSSIBLE DUE TO OVER 25' OF EXISTING SILTY FILL SOIL COVERING THE PROJECT LOTS AND S.W. MEADE R.O.W.
- PUBLIC IMPROVEMENT STORM WATER TREATMENT IS PROPOSED ON S.W. MEADE STREET. THE NEW IMPERVIOUS AREA (2,520 S.F.) WILL BE DETAINED AND TREATED BY A FLOW-THROUGH STORM PLANTER WITH OUTFALL INTO THE NEW GUTTER AT S.W. MEADE STREET. THE FACILITY AREA IS 236 S.F. WITH A WATER STORAGE DEPTH OF 9 INCHES.

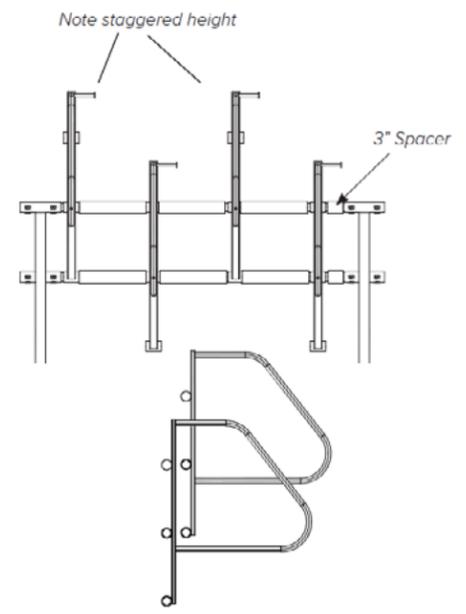
**STORMWATER & UTILITY PLAN  
ARCHITECTURAL DRAWINGS**



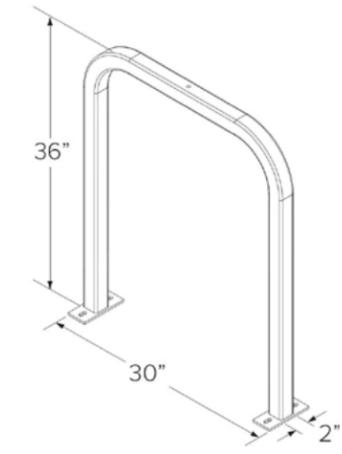
(76) BICYCLE PARKING STALLS TOTAL



DERO ULTRA SPACE SAVER



DERO DOWNTOWN RACK



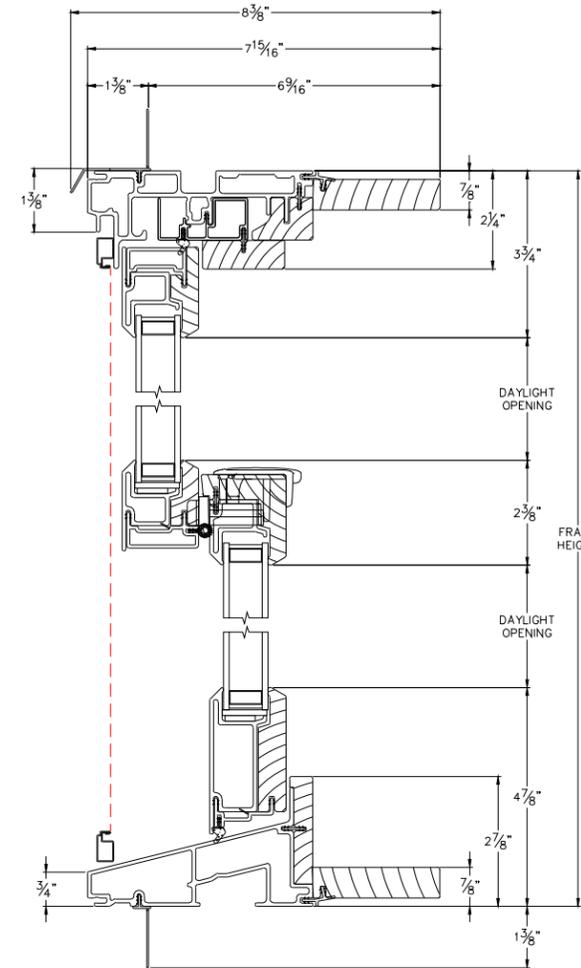
**Bicycle Parking Required**

	Required	Provided
Long Term	1.1 Per Unit (69)	76
Short Term	2, or 1 per 20 units (3.1)	4

**BICYCLE PARKING**  
ARCHITECTURAL DRAWINGS

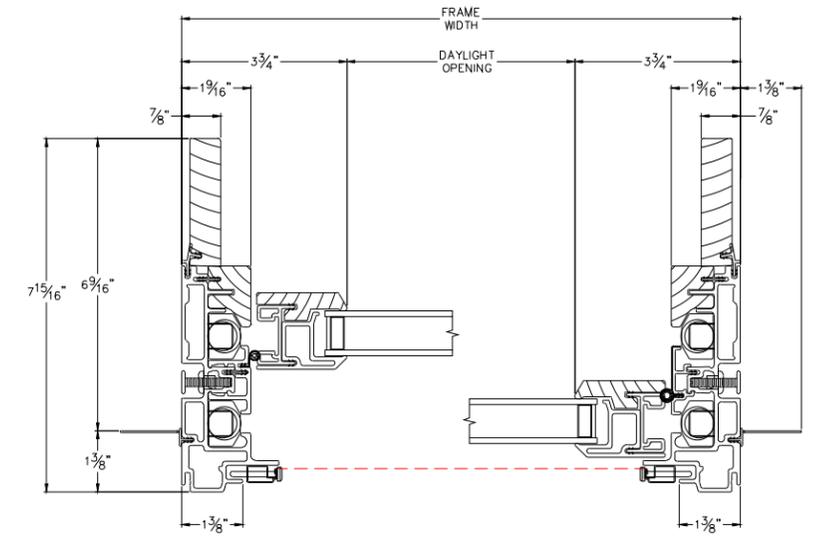


MILGARD ESSENCE FIBERGLASS/WOOD WINDOWS



HEAD & SILL

**DOUBLE HUNG  
SERIES 9200**



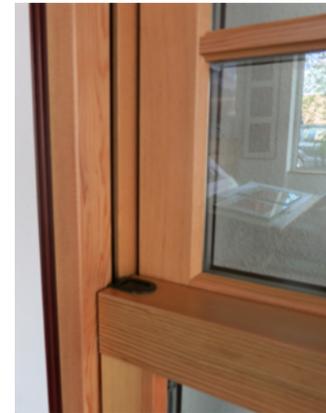
JAMBS



EXTERIOR



INTERIOR



**WINDOW MANUFACTURER'S CUT SHEETS**  
CUT SHEETS



PERFORMANCE **in** LIGHTING

QUASAR 10 1WB



<b>Part number</b>	303356
<b>Lampholder:</b>	LED
<b>Light Source:</b>	LED
<b>Wattage:</b>	3,5 W
<b>Finish:</b>	AN-96 / Anthracite gray / Textured
<b>Insulation class:</b>	I
<b>Degree of protection:</b>	IP 44
<b>Kelvin:</b>	3000°
<b>Power factor:</b>	COSφ ≥ 0,9
<b>Optic:</b>	GRAZING REFLECTOR
<b>Lightsource lumen output:</b>	150 lm
<b>Luminaire lumen output:</b>	100 lm
<b>Lifetime:</b>	50000 h
<b>Percent lumen depreciation:</b>	L80

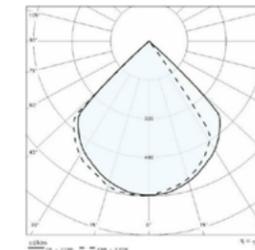


<b>Item No.</b>	<b>FSN-7564W-OPAL-[METAL FINISH]</b>
<b>Description:</b>	AVALON Large LED Outdoor Wall Sconce
<b>Shade Material:</b>	Fusion Glass (FSN)
<b>Shade Finish:</b>	Opal (OPAL)
<b>Metal Finish Options:</b>	Dark Bronze (DBRZ), Matte Black (MBLK), Brushed Nickel (NCKL) (shown)
<b>ETL Label:</b>	Suitable for Wet Locations
<b>LED Lamping:</b>	Hardwired 18W LED Engine (18W Total, 3000K color temperature, 90+ CRI, 1,530 lm initial output.)
<b>Dimensions (approx.):</b>	18" H x 6.5" W x 3.5" Projection from wall
<b>Notes:</b>	• ADA Compliant fixture

Description

- Indoor and outdoor wall-mount fixture, including:
  - Die-cast painted aluminium housing
  - Integral clear flat glass diffuser
  - Polymer gasket
  - Stainless steel fastening screws and dowels
  - Built-in driver

PHOTOMETRIC DATA



TECHNICAL DRAWINGS



Wall luminaires with directed light

**Housing:** One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3 1/2" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** One piece die-cast aluminum cover frame secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Stippled tempered clear glass. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

**Electrical:** 26W LED luminaire, 30 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

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

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order

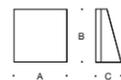
**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** lbs.

Luminaire Lumens: 1598

Tested in accordance with LM-79-08

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



Lamp	A	B	C
<b>33242</b> ALMA 26W LED	8	8	3 3/4

**BEGA-US** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com  
©copyright BEGA-US 2016 Updated 02/16



**Housing:** Die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** One piece die-cast aluminum faceplate, 1/8" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

**Electrical:** 25.3W LED luminaire, 30 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

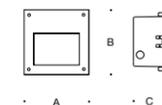
**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 5.7 lbs.

Luminaire Lumens: 460



Recessed luminaires · shielded

Lamp	A	B	C	CPC
<b>22254</b> 25.3W LED	9 7/8	9 7/8	5 3/8	<b>19524</b>

CPC: For optional Concrete Protection Cover details refer to page 411.

**BEGA-US** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com  
©copyright BEGA-US 2016 Updated 03/16

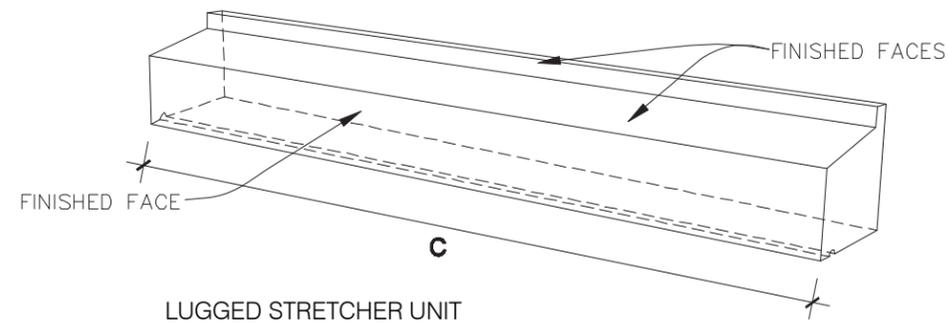
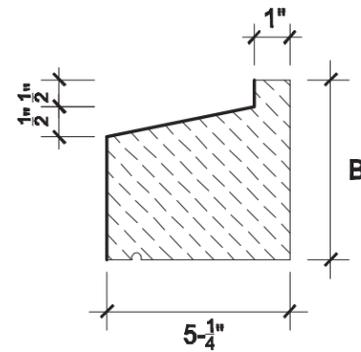
Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



**LIGHTING MANUFACTURER'S CUT SHEETS**  
CUT SHEETS

# Lugged Sills

PC. MK	A	B	C
LUG 33	5 - 1/4"	3 - 5/8"	31 - 5/8"
LUG 34	5 - 1/4"	3 - 5/8"	47 - 5/8"
LUG 53	5 - 1/4"	5 - 1/4"	31 - 5/8"
LUG 54	5 - 1/4"	5 - 1/4"	47 - 5/8"
LUG 73	5 - 1/4"	7 - 5/8"	31 - 5/8"
LUG 74	5 - 1/4"	7 - 5/8"	47 - 5/8"
LUG 103	5 - 1/4"	10 - 1/4"	31 - 5/8"
LUG 104	5 - 1/4"	10 - 1/4"	47 - 5/8"
LUG 113	5 - 1/4"	11 - 5/8"	31 - 5/8"
LUG 114	5 - 1/4"	11 - 5/8"	47 - 5/8"
LUG 153	5 - 1/4"	15 - 5/8"	31 - 5/8"
LUG 154	5 - 1/4"	15 - 5/8"	47 - 5/8"



ARRIS.cast Guide

# Common Shapes

Sizes are in inches. Not all sizes shown are available as stocking products, additional production time should be taken into account. Consult your Sales Rep. for scheduling.

Category	Shape 1	Shape 2	Shape 3	Shape 4
<b>STANDARD</b>	<p>3 1/2 x 2 1/2 x 7 1/2 Stretcher</p>	<p>3 1/2 x 2 1/2 x 7 1/2 Solid</p>	<p>3 1/2 x 2 1/2 x 7 1/2 1-Score <i>(Available in 2 &amp; 3-Score.)</i></p>	<p>3 1/2 x 2 1/2 x 7 1/2 Scored for Soap</p>
<b>MODULAR</b>	<p>3 5/8 x 2 1/4 x 7 5/8 Stretcher</p>	<p>3 5/8 x 2 1/4 x 7 5/8 Solid</p>	<p>3 5/8 x 2 1/4 x 7 5/8 1-Score <i>(Available in 2 &amp; 3-Score.)</i></p>	<p>3 5/8 x 2 1/4 x 7 5/8 Scored for Soap</p>
<b>4-4-8</b>	<p>3 1/2 x 3 1/2 x 7 1/2 Stretcher <i>(Available in 5/8" dimensions in selected colors.)</i></p>	<p>3 1/2 x 3 1/2 x 7 1/2 1-Score</p>	<p>3 1/2 x 3 1/2 x 7 1/2 Scored for Soap <i>(Available in 2 &amp; 3-Score.)</i></p>	
<b>NORMAN</b>	<p>3 1/2 x 2 1/2 x 11 1/2 Stretcher</p>	<p>3 1/2 x 2 1/2 x 11 1/2 Solid</p>	<p>3 1/2 x 2 1/2 x 11 1/2 1-Score <i>(Available in 2 &amp; 3-Score.)</i></p>	<p>3 1/2 x 2 1/2 x 11 1/2 Scored for Soap</p>
<b>ECON</b>	<p>3 1/2 x 3 1/2 x 11 1/2 Stretcher <i>(Available in 5/8" dimensions in selected colors.)</i></p>	<p>3 1/2 x 3 1/2 x 11 1/2 1-Score <i>(Available in 2 &amp; 3-Score.)</i></p>	<p>3 1/2 x 3 1/2 x 11 1/2 Scored for Soap</p>	

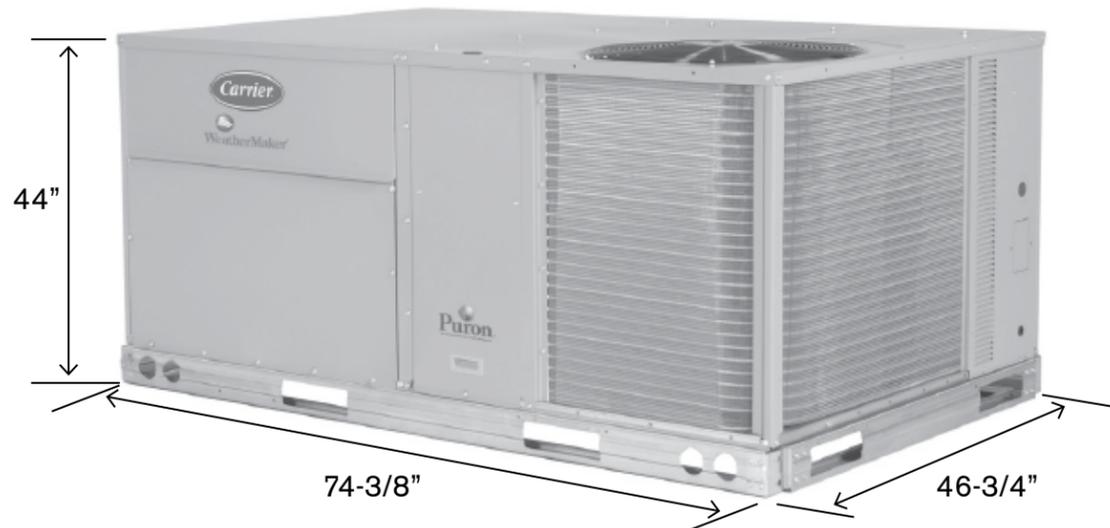
www.mutualmaterials.com

## EXTERIOR MATERIALS CUT SHEETS CUT SHEETS

**48KC**  
**Gas Heat/Electric Cooling**  
**Single Packaged Rooftop**  
**14 SEER**  
**3 to 5 Nominal Tons**



## Product Data



C08613



**Submittal Data Sheet**  
 1.5-Ton Wall Mounted Unit  
 FTX18NMVJURX18NMVJU

### FEATURES

- IR controller Included
- Titanium apatite photocatalytic air purification filter (option)
- Hot start technology
- Auto-restart (after power failure)
- Operating Range - Heating (5° - 64.4°)

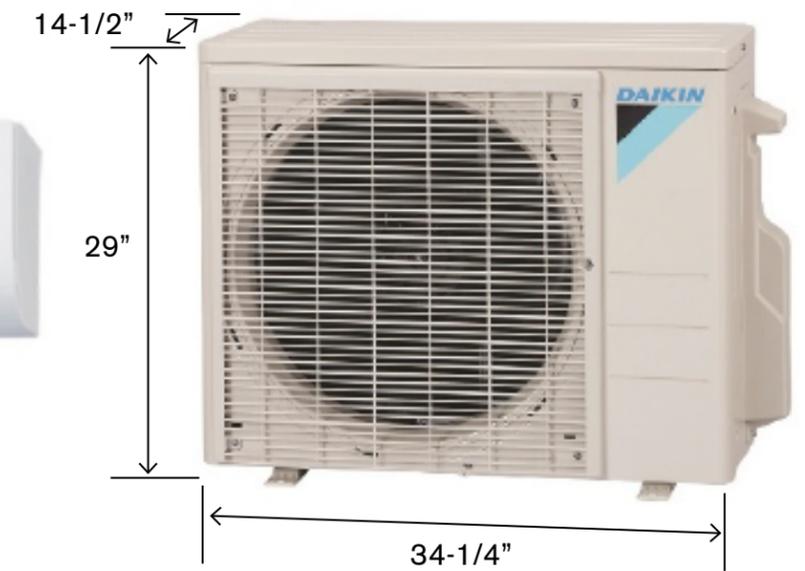
### BENEFITS

- Quiet operation
- Low ambient cooling operation down to -4° F with field setting and wind baffle (KPW063A4)
- Operating Range - Cooling (50° - 114.8°)
- 12 year limited parts and compressor warranty with online registration
- 5 Year limited parts warranty for commercial applications

### INDOOR UNIT



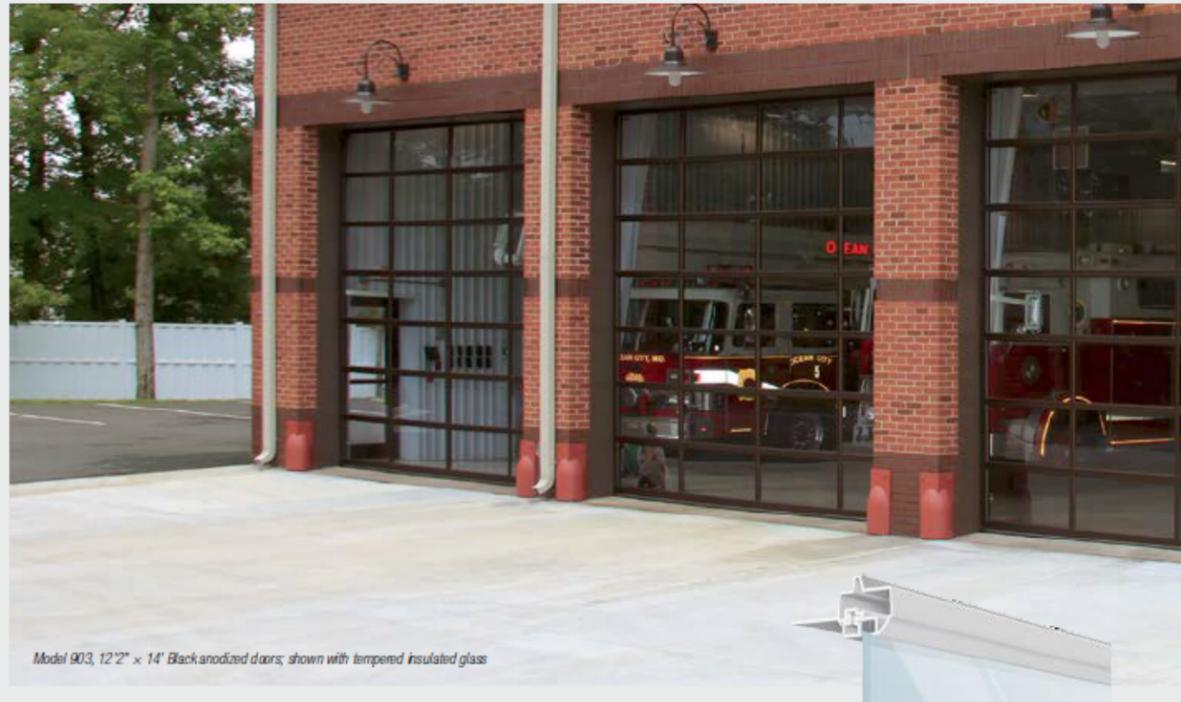
### OUTDOOR UNIT



## MECHANICAL CUT SHEETS

CUT SHEETS

## architectural series



Model 903, 12'2" x 14' Black anodized doors, shown with tempered insulated glass

### ALUMINUM FULL-VIEW DOORS

Clopay Aluminum Full-View doors offer designers the flexibility to let varying degrees of light in while complementing the surrounding structure. A wide selection of standard and custom glazing types make a bold statement in retail and store environments.

- 2-1/8" (54 mm) thick construction, 6063-T5 extruded aluminum alloy with integral reinforcing fin for maximum durability.
- Exclusive, capped rail construction helps seal out the elements and adds to door durability.
- Tongue-and-groove meeting rail.
- Available in a wide variety of powder-coated and anodized finish colors.
- Many glazing options available, including thermal glass, Low-E glass and polycarbonate panels in various colors.
- Model 902 product features 44" (1.1 m) on center panel spacing with limited glazing options. Model 903 is fully customizable and features equal panel spacing.



Integral reinforcing fin adds durability and strength.



### PANEL OPTIONS



Full-View



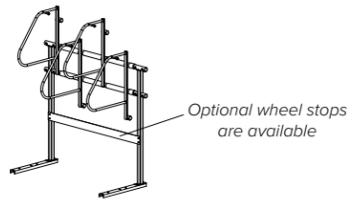
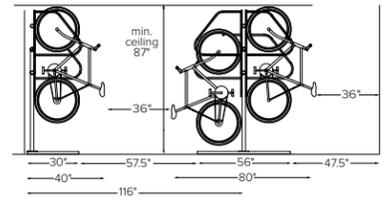
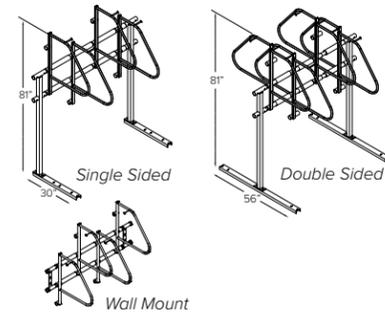
Solid Aluminum



## GARAGE DOOR CUT SHEETS

CUT SHEETS

# ULTRA SPACE SAVER Submittal Sheet



**CAPACITY**  
Modular construction  
1 Bike per arm

**MATERIALS**  
Hanger is 1" diameter tube with 1/2" steel rod and retaining disk at each end.  
Upright is 2" square tube.  
Feet are AISI C3 x 4.1 galvanized steel channel.  
Crossbeams are 1.25" sched. 40 galvanized pipe (1.660" OD)  
Spacers are 2.375" OD plastic tubes with .218" wall thickness.

**FINISHES**  
Black powder coat  
Cross bars: hot dipped galvanized  
Hanger rods: rubber coated  
Spacers: plastic

**Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied (exterior only)  
3. Final thick TGIC polyester powder coat

**MOUNT OPTIONS**

**Floor Mount**  
Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

**Wall Mount**  
A wall mounted unit which contains special brackets is also available.

**WHEEL STOPS**

Include optional wheelstops

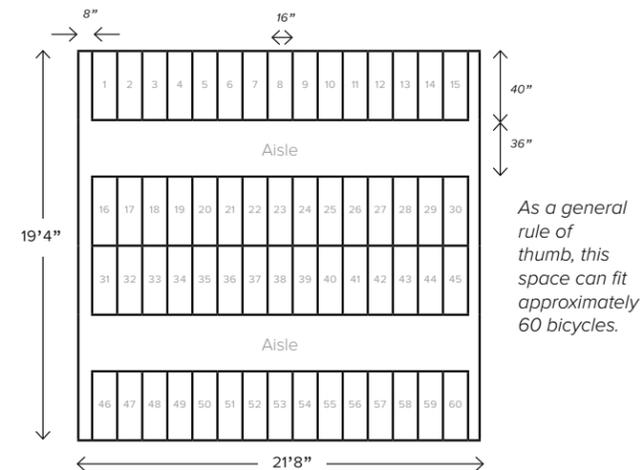
## Estimating Your Bike Capacity

Estimating the maximum number of bikes you can park using an Ultra Space Saver in a typical rectangular space is usually fairly straight forward.

The Ultra Space Saver parks one bike every 16" with a typical bike extending out 40" from the wall. Leave a 36" aisle between rows. Add an 8" buffer on each end of a run to allow enough space for handlebars.

If you have a large space, you may be able to fit in double rows of Ultra Space Savers.

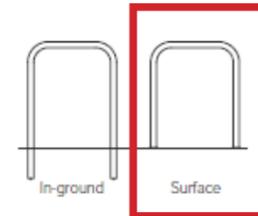
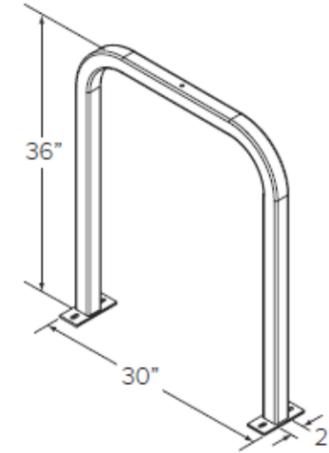
Let us Help! As a free service, Dero will provide a complete CAD layout of your space. Just send us the dimensions of your room, being sure to note the location of doors, columns, etc. and let us maximize your bike storage capacity.



www.dero.com | 1-888-337-6729

© 2017 Dero

# DOWNTOWN RACK Submittal Sheet



**CAPACITY**  
2 Bikes

**MATERIALS**

**Standard**  
2" x 2" x .188" square tube - mild steel  
2" x 2" x .120" square tube - stainless steel

**Lightweight**  
\*Powder coat or galvanized only  
2" x 2" x .083" square tube - mild steel

**FINISHES**

**Galvanized**  
An after fabrication hot dipped galvanized finish is our standard option.

**Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat

**Thermoplastic**  
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.

**PVC Dip (plastisol)**  
Other colors available by special order (minimum orders apply)

**Stainless**  
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

**MOUNT OPTIONS**

**In-ground**  
In ground mount is embedded into concrete base. Specify in ground mount for this option.

**Surface**  
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

**Rail**  
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.



www.dero.com | 1-888-337-6729

## BICYCLE RACK CUT SHEETS CUT SHEETS



## APPENDIX

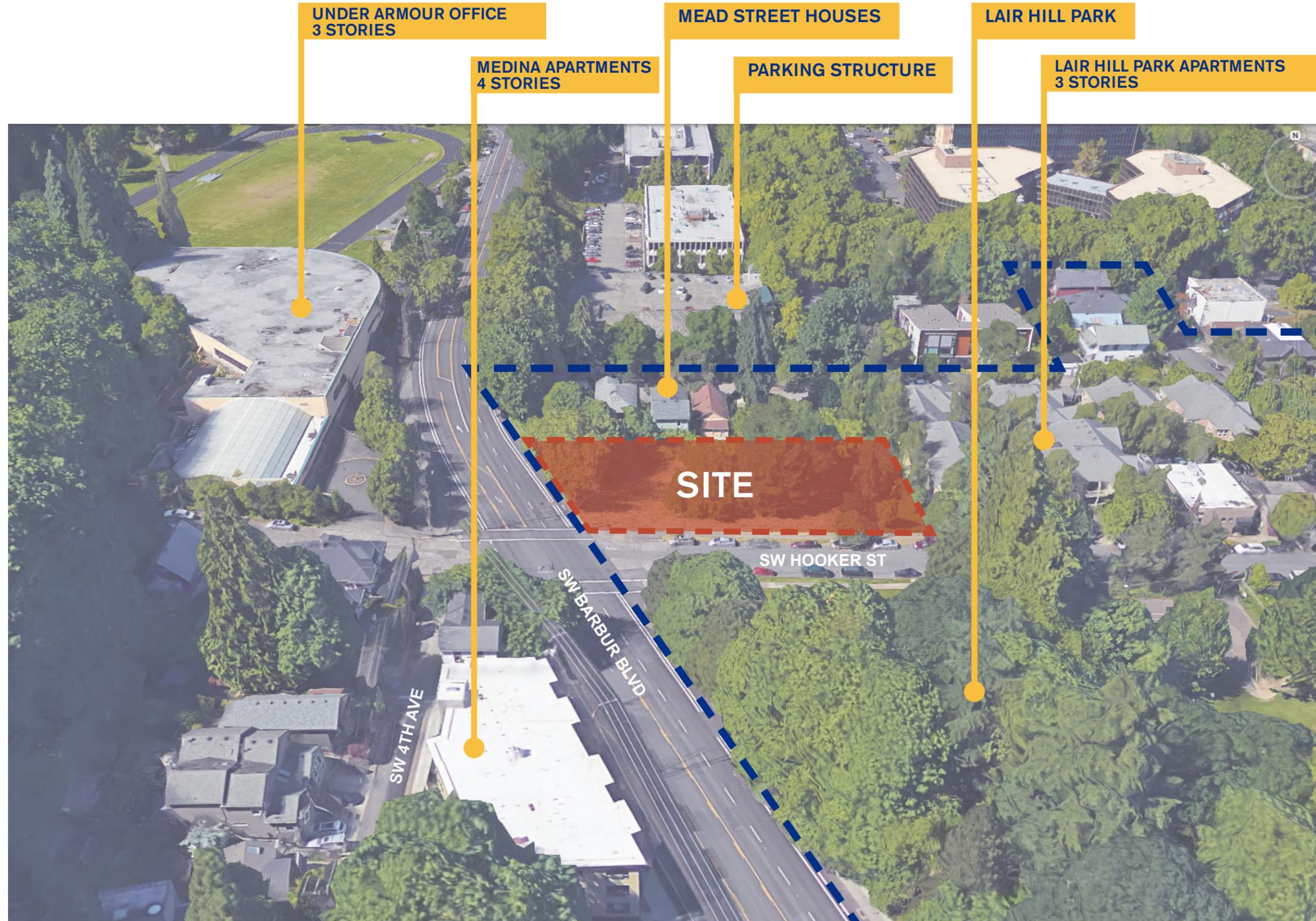


SOUTH PORTLAND NEIGHBORHOOD

- SITE
- HISTORIC DISTRICT
- SOUTH PORTLAND NEIGHBORHOOD
- MAJOR ARTERIAL



**LAIR HILL HISTORIC DISTRICT**  
VICINITY & CONTEXT



## SITE CONTEXT

VICINITY & CONTEXT



SITE FACING NORTHEAST



SITE FACING NORTHWEST

**SITE CONTEXT**  
VICINITY & CONTEXT

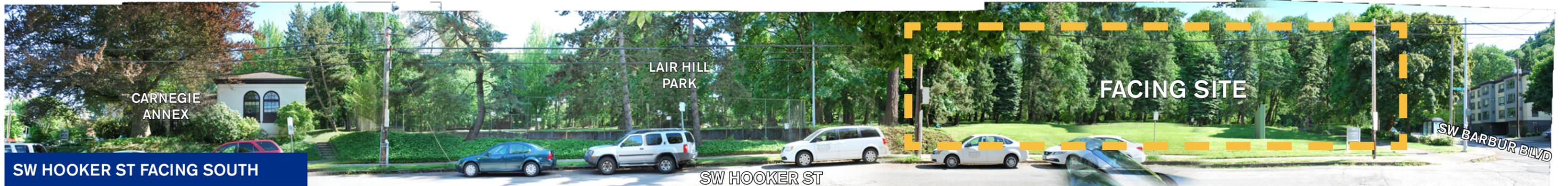


SW BARBUR BLVD FACING EAST



SW BARBUR BLVD FACING WEST

**SITE CONTEXT - ACROSS SW BARBUR BLVD**  
VICINITY & CONTEXT



**SITE CONTEXT - ACROSS SW HOOKER ST**  
VICINITY & CONTEXT

**PROJECT LOCATION**

**Project Address:** NE Corner SW Barbur Blvd. & SW Hooker St.  
Portland, Oregon 97201  
**Tax Lot #:** R140906800; R140906820; R140906830

**PROPERTY INFORMATION**

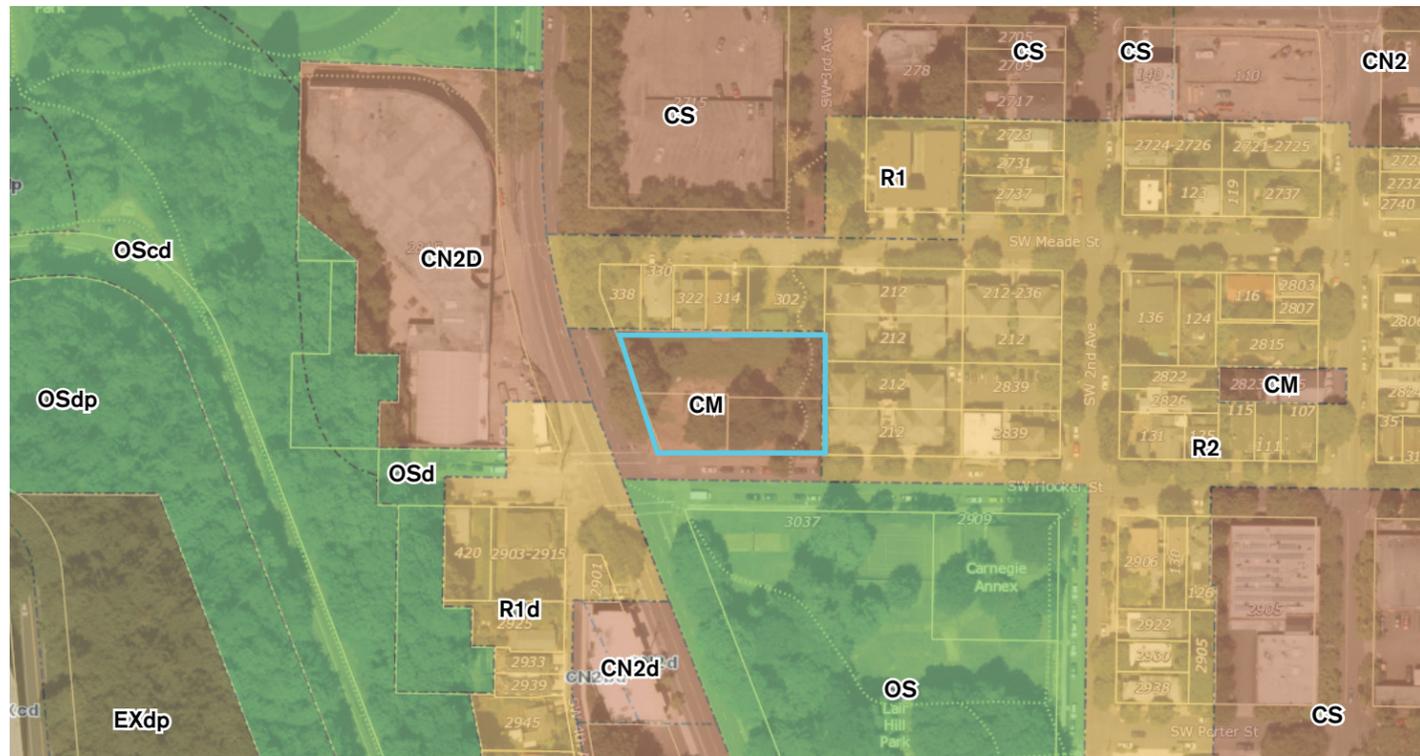
**Lot Size:** 25,727 sq. ft.  
**Building Footprint:** 15,350sq. ft.  
**Building GSF:** 53,375 sq. ft. (Structured parking not included - 33.130.253.C)  
**Number of Units:** 62  
**Base Zone:** CM (Mixed Commercial/Residential)  
**Overlay:** n/a  
**Plan District:** n/a  
**Sub-District:** n/a  
**Neighborhood:** South Portland  
**Historic District:** Lair Hill

**BASE ZONE DEVELOPMENT STANDARDS**

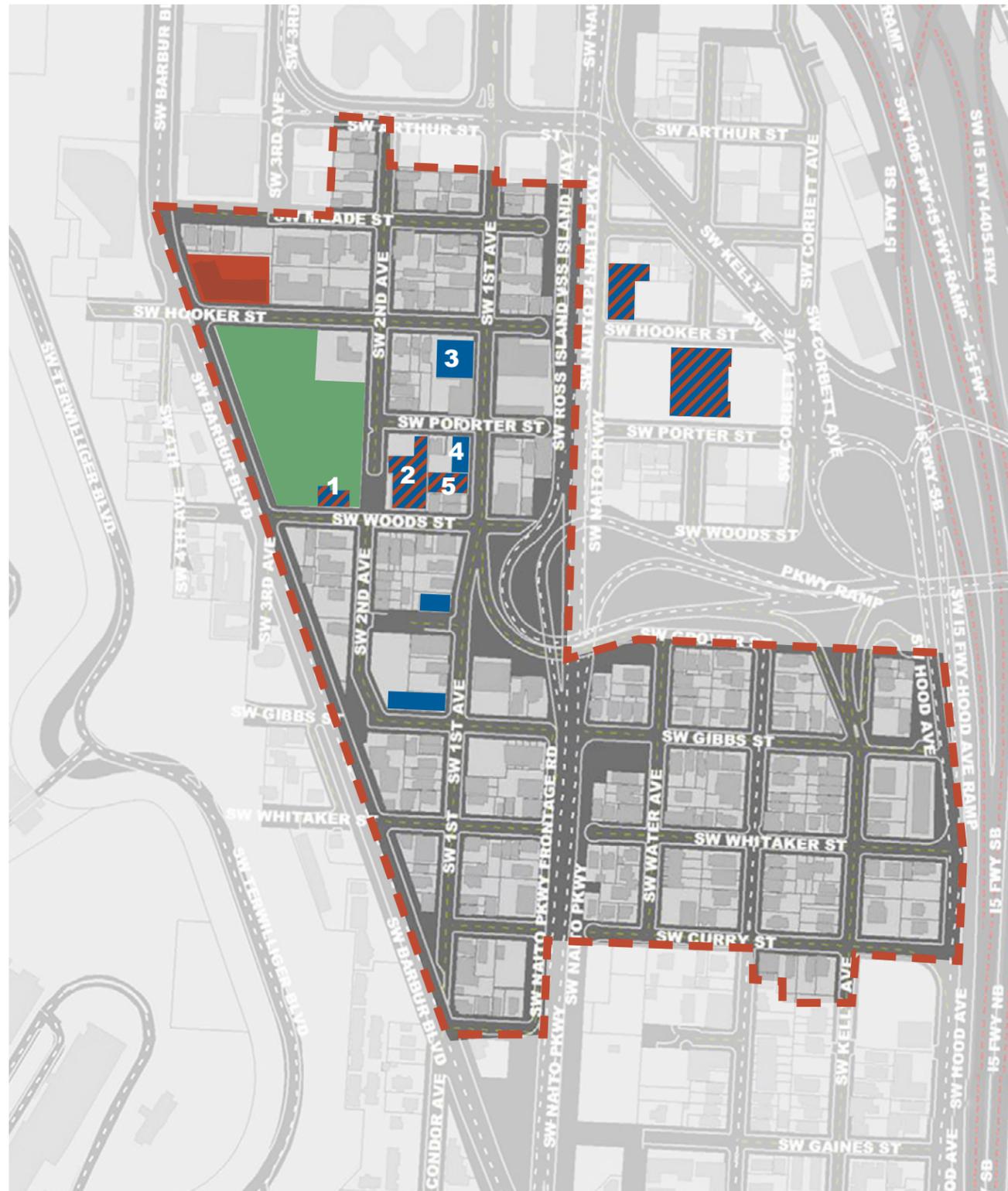
**FAR:** 2.5:1 (64,318 sq. ft.) Proposed: 2.0:1 (53,375 sf)  
**Minimum Coverage:** 50% (56% Proposed)  
**Maximum Height:** 45 ft. (45 ft. Proposed)  
**Setbacks:** SW Barbur Blvd. 0 min. 10 max.  
SW Hooker St. 0 min. 10 max.  
East Lot Line 11 min. no limit max.  
North Lot Line 11 min. no limit max.  
**Min. Landscape Area:** None  
**Ground Floor Window Standards:** Yes  
**Pedestrian Requirements:** Yes

**PARKING AND LOADING REGULATIONS**

**Distance to Transit Stop:** Site is served by Routes 1, 12, 44 with frequent service on SW Barbur. 110 ft. from main entrance to northbound stop, 130' to southbound.  
**Loading Requirements:** (2) Standard B or (1) Standard A (2 Standard B provided on site)  
**Parking Min:** .33/unit = 21 (38 provided)  
**Bike Parking**  
**Long Term:** 1:1.1 - 69 required, 76 provided  
**Short Term:** Due to the configuration of the lobby area based on direction from the Land Use Review staff, we are electing to pay into the Bike Fund.



**ZONING SUMMARY**  
VICINITY & CONTEXT



### 1. NURSES' DORMITORY, 1918

Originally constructed as a dormitory for nurses working at the County Hospital, the building was constructed out of brick in 1918 in the Modified Georgian Revival style. It features prominent brick quoining, gently arched windows with stone keystones, and dentils at the eaves.



### 2. NEIGHBORHOOD HOUSE, 1910

The building which houses the Cedarwood Waldorf School was originally constructed by the National Council of Jewish Women as a settlement house for European immigrants. It was designed in the Georgian Revival style by noted architect A.E. Doyle. Features include a rusticated base, inset arched window bays on the main level, and an elaborate scalloped terracotta cornice. A Georgian portico and steel canopy cover the main entrance.



### 3. WALSH BUILDING, 2000

The Walsh Construction Company's office building was completed in 2000 and follows the Lair Hill Historic Design Guidelines. Its basic form is a Georgian vernacular structure in the turn of the 20th century idiom. Shallow arches above the upper window bays differentiate them from square bays below. A rusticated base of cast-in-place concrete anchors the building.



### 4. APEX BUILDING, 1978

A relatively recent addition to the neighborhood, but rendered in period style, the Apex Building was constructed in 1978. Its appearance reflects typical prewar brick vernacular forms characteristic of utilitarian structures including warehouses and light manufacturing buildings. The Apex Building predates the adoption of the Lair Hill Historic Design Guidelines, but it is generally consistent with them.



### 5. WALLACE BUILDING, 1916

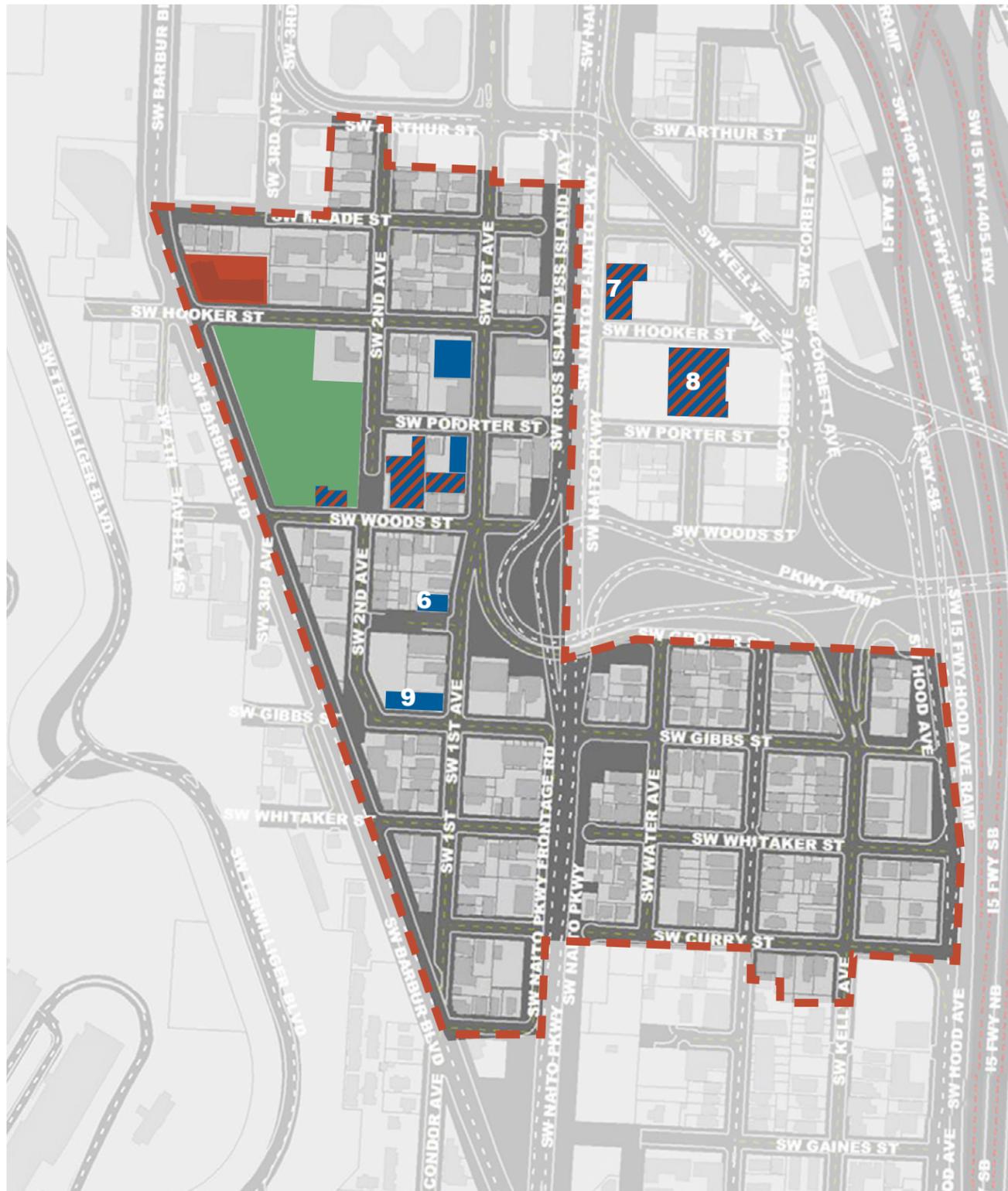
Originally constructed to house the McInnis Contracting Brass Factory, this simple structure is characteristic of streetcar commercial buildings. The facade is dominated by three large bays. The doors of the bays have been replaced with fixed glazing. The building incorporates several classical gestures, including a peaked parapet and brick triglyph ornamentation. A simple brick corbel is incorporated into the front above the bays.

- - - HISTORIC DISTRICT BOUNDARY
- SITE
- LAIR HILL PARK
- BRICK BUILDINGS
- PREWAR BRICK BUILDINGS



## BRICK BUILDINGS IN DISTRICT

VICINITY & CONTEXT



- HISTORIC DISTRICT BOUNDARY
- SITE
- LAIR HILL PARK
- BRICK BUILDINGS
- PREWAR BRICK BUILDINGS



### 6. LAIR HILL CABINET WORKS BUILDING, 2000

This building is new construction in period vernacular style consistent with the Lair Hill Historic Design Guidelines. The simple brick-fronted building takes many architectural cues from the nearby Wallace Building.



### 7. OFFICE BUILDING, 1929

Built in 1929 in the Tudor-Gothic Revival style, the building features an intersecting gable roof with pronounced concrete parapets. The building was constructed as an office building and currently houses the administration of the National College of Natural Medicine. Ornamentation including sills and parapets consisting of precast concrete elements are set into the brick work. Two prominent oriel bays grace the south facade.



### 8. JOSIAH FAILING SCHOOL, 1913

The Beaux Arts style elementary school building was constructed in 1913 to replace a 19th century structure. Large double-hung windows are offset by concrete bands which provide contrast with the red brick walls. A simple cornice and widened base give the building's facade a classical proportion scheme. A parapet of varied height sits 2'-3' above the top of the cornice.



### 9. LAIR HILL CROSSINGS, 2015

Lair Hill Crossings is a recently completed condo building in an eclectic brick style. The building's overall form reflects late 19th - early 20th century commercial vernacular. Features include balustrades inset into parapet walls, relief courses around window and door openings and a pointed parapet similar to historic commercial structures. Round windows, a shallow arched inset bay, arched windows, multiple projecting balconies and complex massing make this building a confusing mixture of historical precedents.

## BRICK BUILDINGS IN DISTRICT & VICINITY

### VICINITY & CONTEXT

**PROPOSED PROJECT:** 53,375 square foot apartment building

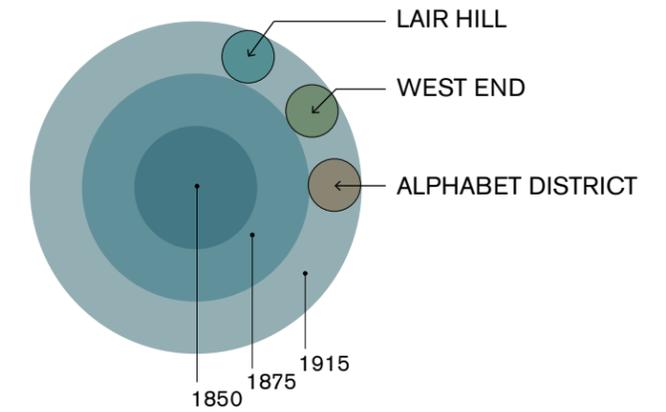
**RELEVANT HISTORICAL BUILDING TYPOLOGY:** Pre WWII apartments, 3+ stories, 20,000+ square feet.

**TYOLOGY SURVEY: CHARACTERISTIC FEATURES**

- Brick cladding
- Simple cubic massing
- Variety of different ornamentation schemes
- Cornice
- Rusticated base
- Oriel bays common

**URBAN GROWTH RINGS**

As the city grew outward from its original core, concentric rings of growth appeared, containing similar development patterns and similar architecture.



**RED BRICK  
CORNICE  
ORIEL BAYS  
RUSTICATED BASE**



**CREAM BRICK  
CORNICE  
DENTILS**



**STUCCO  
CORNICE  
DENTILS  
RUSTICATED BASE**



**RED BRICK  
CORNICE  
ORIEL BAYS  
RUSTICATED BASE**



**CREAM BRICK  
CORBEL  
DENTILS  
RUSTICATED PIERS  
QUOINS**



**RED BRICK  
STAGGERED PARAPET  
ENHANCED PILASTERS**



**BROWN BRICK  
CORNICE  
DENTILS  
ORIEL BAYS  
RUSTICATED BASE  
QUOINS**



**RED BRICK  
CORNICE  
QUOINS  
KEYSTONES**



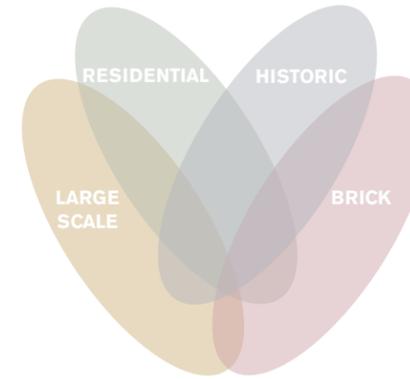
**YELLOW BRICK  
CORNICE  
DENTILS  
RUSTICATED BASE**

**HISTORIC BUILDING PRECEDENTS IN PORTLAND**

VICINITY & CONTEXT

**KEY FINDINGS**

- No single precedent combines age, materiality, scale, and program.
- No large multifamily buildings, some smaller examples.
- Oriel bays common to residential buildings.
- Brick common to largest buildings.
- When brick is used, it is typically red and highly uniform.
- Rusticated bases are common to larger buildings.
- Proposed building must be a synthesis of these elements.



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**



**RESIDENTIAL  
LARGE SCALE  
BRICK  
HISTORIC**

**ARCHITECTURAL LANGUAGE OF LAIR HILL**  
VICINITY & CONTEXT



NEIGHBORHOOD HOUSE 1910

PRIMARY CONTRIBUTING HISTORIC BUILDING

- Largest of the three historic brick structures in the Lair Hill Historic District.
- Simple cubic volume with punched openings and rusticated base.
- Georgian classical features include pediment over main entrance, arched inset window bays at main level, keystones in lintels above windows and doors, and dentils.
- Corner treatment is unornamented with wall planes wrapping corners.
- Cast in place concrete elements including corbels and sills provide accents.
- Windows are single-pane, double-hung with an aspect ratio of approximately 1:2.
- Square metal canopy covers the main entrance.



WALSH CONSTRUCTION OFFICES 2000

NON-CONTRIBUTING CONTEMPORARY BUILDING - COMPLIES WITH GUIDELINES

- Modern building, constructed under Lair Hill Historic District approval criteria.
- Three-story, quarter block mass.
- Paired double-hung windows are set in bays with shallow arches on floors 2 and 3. Bays are infilled with dark painted panels. A brick corbel course runs around the midpoint of the upper story and wraps over the tops of window bays. Square window bays located at the ground floor extend downward into a cast-in-place concrete plinth.
- Brickwork wraps the corners with no differentiating features.
- Arched entry to a 20' wide garage door facing SW Hooker.
- Cornice consisting of tripartite course of brick corbeling.

**DISTRICT PRECEDENTS**  
VICINITY & CONTEXT



CUMBERLAND APARTMENTS 1405 SW PARK AVENUE 1910

COMPARABLE HISTORIC BUILDING - OUTSIDE DISTRICT

- Brick four story apartment.
- Oriel bays from level 2 to level 3.
- Simplified extrusion cornice with no dentils or non-linear elements.
- Strong horizontal elements including cornice, concrete corbel, and rusticated concrete base.
- Casement windows with transoms in oriel bays, paired casements elsewhere.



THE ADMIRAL APARTMENTS 910 SW PARK AVENUE 1909

COMPARABLE HISTORIC BUILDING - OUTSIDE DISTRICT

- Brick four story apartment.
- Oriel bays from level 2 to level 4.
- Simplified extrusion cornice with no dentils or non-linear elements.
- Double-hung windows.
- Painted concrete base.

**OUT-OF-DISTRICT CONTEMPORARY PRECEDENTS**

VICINITY & CONTEXT



### ORIEL BAYS

1405 SW PARK AVENUE (1910)  
NEIGHBORING DISTRICT

Oriel bays, two levels high, spanning second and third stories. Each panel is trimmed with mouldings. Bays painted dark color contrasting with red brick cladding.



### CORNICE & CORBEL

2185 SW YAMHILL (1926)  
NEIGHBORING DISTRICT

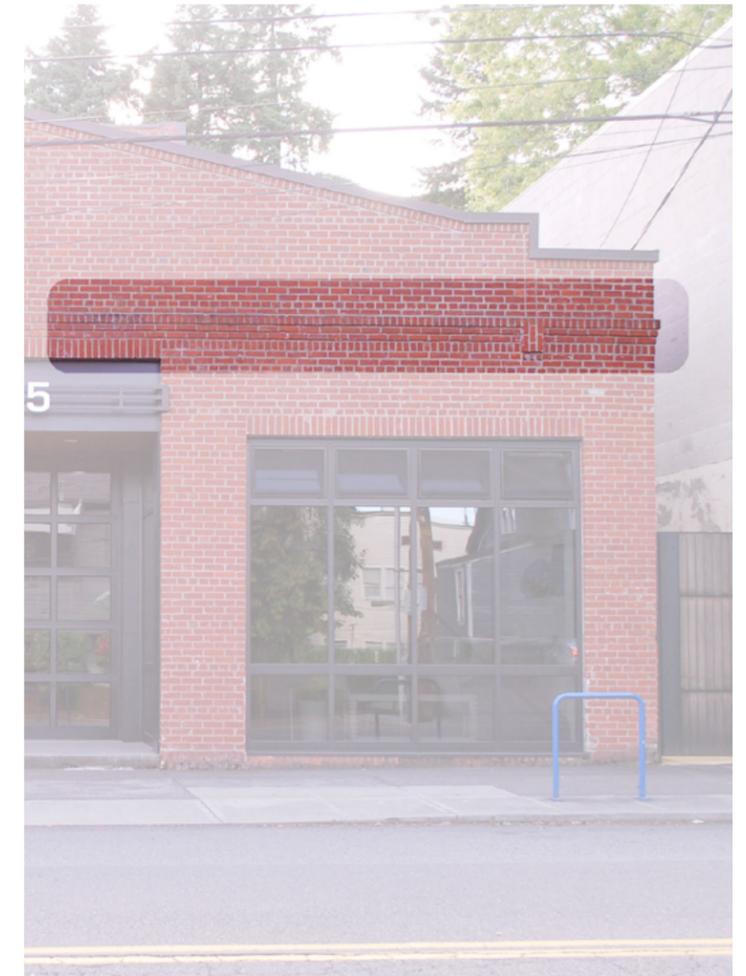
Cornice is a simple linear extrusion projecting approximately 2' from facade and integrated with building parapet. Corbel band consists of end bricks and vertical soldier course.



### BRICK WINDOW DETAIL

2905 SW 1st AVENUE (2000)  
LAIR HILL

Typical window condition consists of paired double hung fiberglass windows, inset under a shallow arch with a brick relief. Panel under arch painted to match windows in a dark color contrasting with brick. Modern building, constructed under Lair Hill Historic District approval criteria.



### CORBEL

3025 SW 1st AVENUE (1916)  
LAIR HILL

Corbel band consisting of end bricks and horizontal bricks stepped out from wall plane.

## HISTORIC ARCHITECTURAL DETAILS

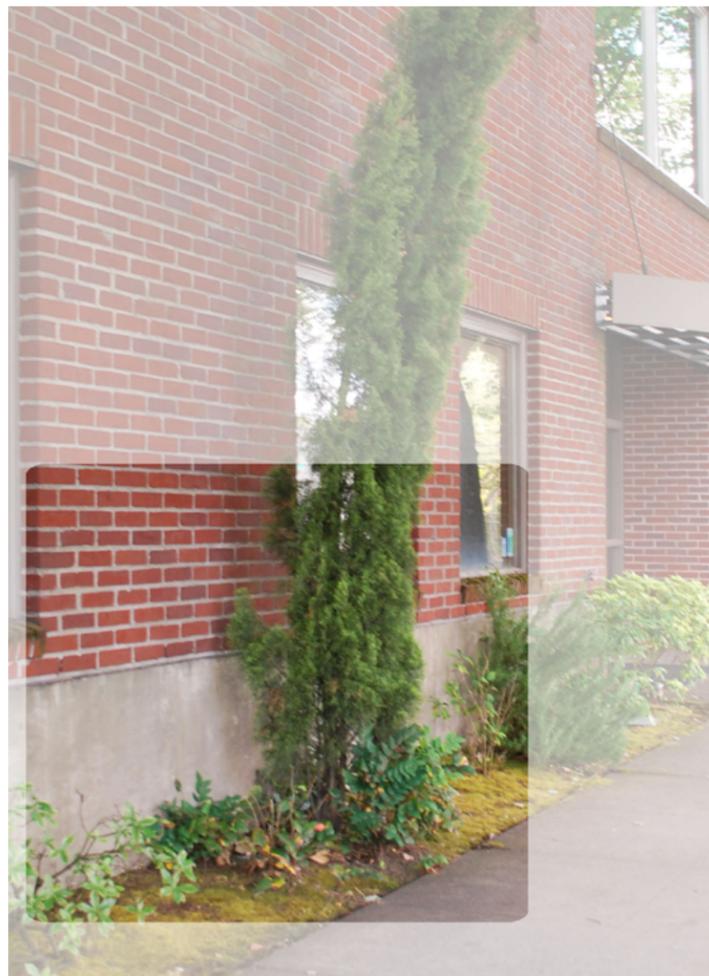
### VICINITY & CONTEXT



**CANOPY**

2409 NE MLK BOULEVARD (1912)  
NEIGHBORING DISTRICT

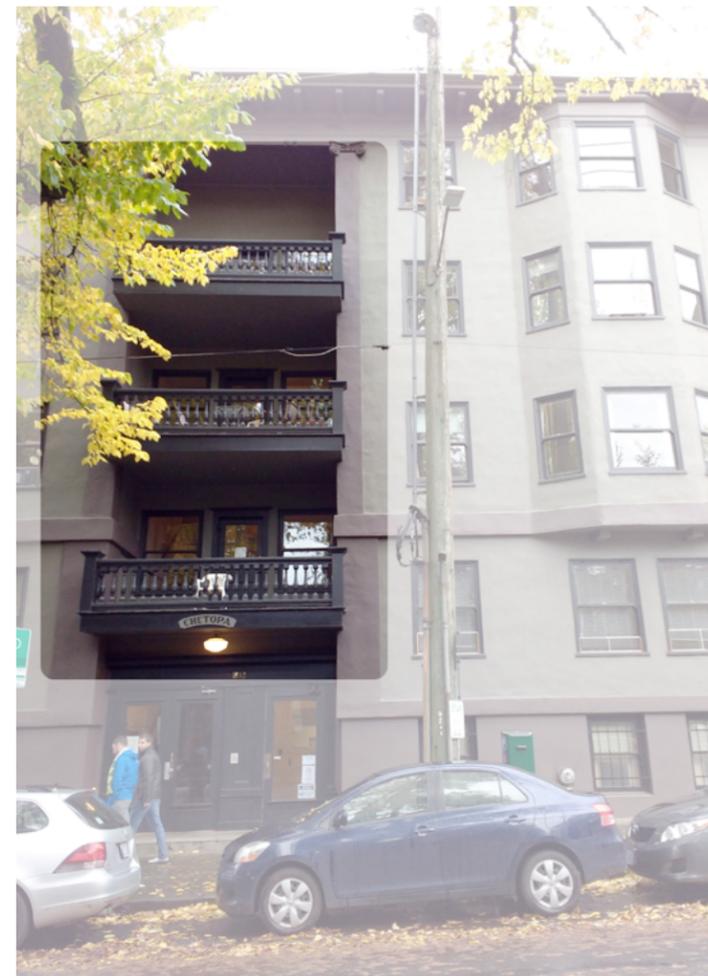
Square steel canopy suspended by chains anchored in medallions on the facade above. Brass lettering affixed to the entablature in street facing vertical edge.



**CONCRETE BASE**

3015 SW 1st AVENUE (1978)  
LAIR HILL

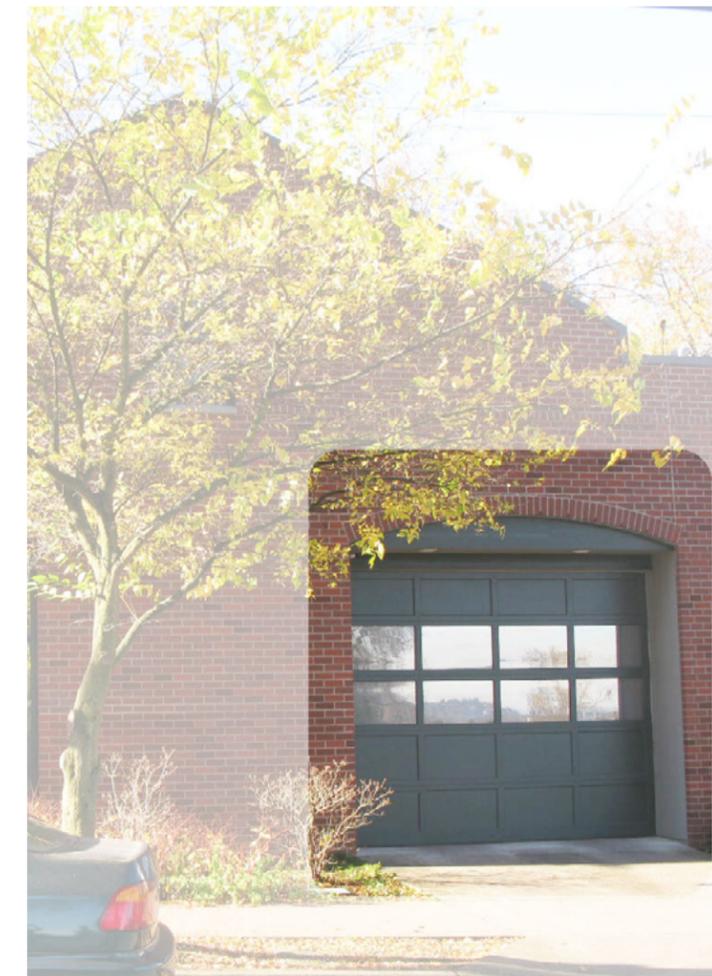
Cast-in-place concrete plinth at ground level. Break lines at approximately 2' vertical intervals with chamfered edges. Modern building, constructed under Lair Hill Historic District approval criteria.



**INSET BALCONIES**

1812 NW FLANDERS (1908)  
NEIGHBORING DISTRICT

1908 Building. Balconies inset approximately 6' from building face.



**GARAGE DOOR**

3129 SW 1st AVENUE (2000)  
LAIR HILL

Shallow arch spans bay with a vertical brick soldier course. Door set back approximately 3' from building face. Modern building constructed under Lair Hill Historic District approval criteria.

**HISTORIC ARCHITECTURAL DETAILS**  
VICINITY & CONTEXT



**DAR I - 3-STORY 'L'-SHAPED BUILDING WITH 4TH FLOOR ALONG BARBUR & PENTHOUSE ON HOOKER**

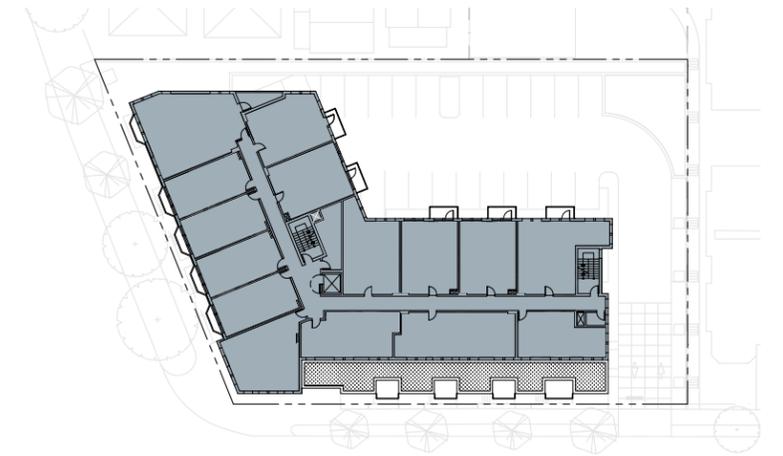
**QUESTIONS GOING INTO DAR I**

- Will the City and the Commission support construction of a 4-story building?
- From where and how will building height limit be established?
- Assuming the 0'-0" datum is the highest adjoining grade (approx. 181.0'), will the height of the corner tower be allowed to exceed the height limit by 3'-0"?
- Is the 12' setback of the 4th floor along Hooker Street acceptable for stepping down the massing where the building is adjacent to other neighborhood buildings?
- Are black, vinyl windows acceptable?

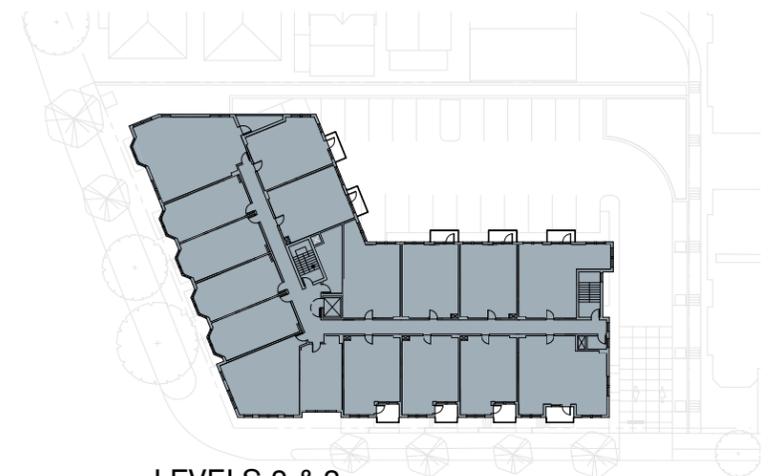
**WHAT WE HEARD FROM THE HLC...**

- Additional information needed to understand building height
- Building entry on SW Hooker Street vs. SW Barbur Boulevard is supported by HLC
- Fiberglass or wood windows are preferable to vinyl
- The variety of siding materials needs to be simplified
- The use of brick is appropriate for the neighborhood
- Stucco is preferable to lap siding where brick is not the primary siding material
- The architectural style needs to be more unified and harmonious

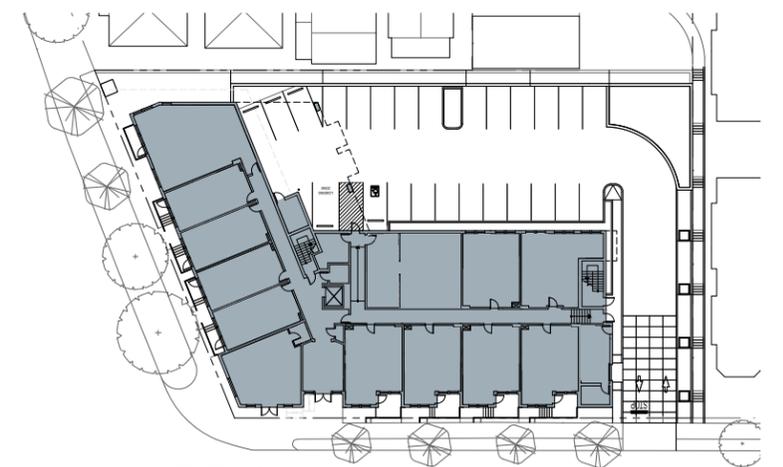
<b>UNIT MIX</b>		<b>24 AUTO PARKING SPACES</b>	<b>50,232 GSF</b>
STUDIO	18 (30%)	(0.4 / UNIT)	<b>BUILDING</b>
1-BR	32 (53%)		
2-BR	10 (17%)	<b>75 BICYCLE PARKING SPACES</b>	
	<b>60 UNITS</b>	(1.25 / UNIT)	



**LEVEL 4**



**LEVELS 2 & 3**



**LEVEL 1**

**DESIGN ADVICE REQUEST I**  
PREVIOUS DAR SUBMISSIONS



**DAR II - 3-STORY 'L'-SHAPED BUILDING WITH 4-STORY TOWER & PENTHOUSE**

**RESPONSES TO DAR I**

- Reduced building footprint
- Simplified siding materials - fewer and more unified
- Brick on all street facing facades
- Stepped back 4th floor everywhere except tower
- More uniform bay rhythm along SW Hooker Street
- Simplified window types - less shape variety

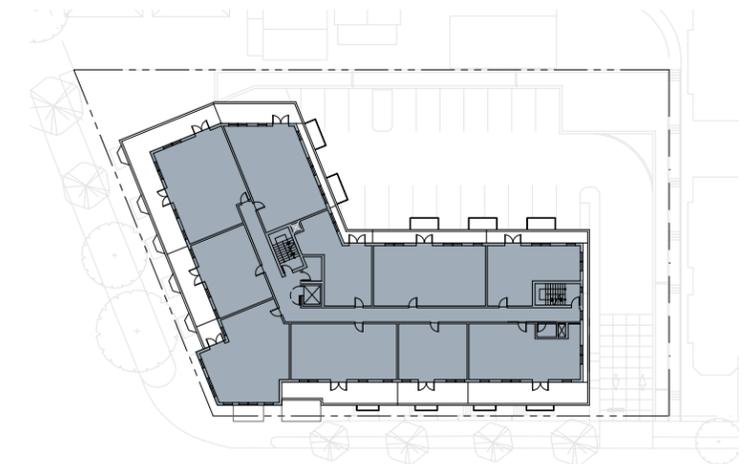
**WHAT WE HEARD FROM THE HLC...**

- Penthouse level needs further development regarding setbacks, rooftop equipment, detailing, and materials
- Diminish the tower to 3 stories
- Provide more refined architectural detailing at tower
- Fiberglass or wood windows are preferable to vinyl
- Windows with more mullions to break scale down are preferable to modern, undivided lights
- Stucco is preferable to lap siding for non-brick facades
- Maintain concrete datum line around base of building
- Use scored concrete at north retaining walls

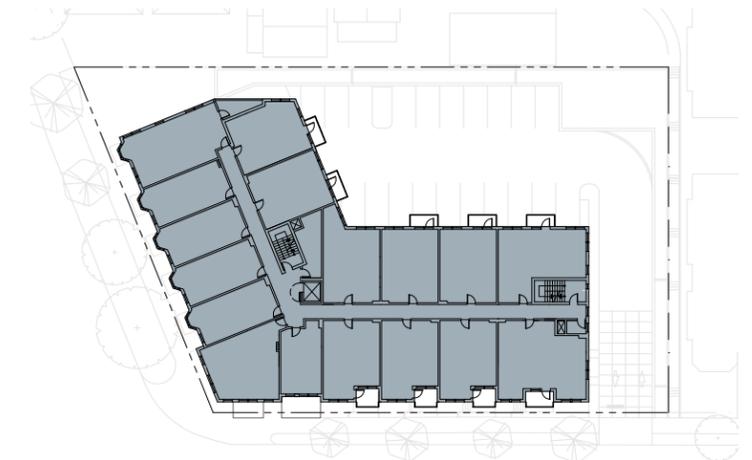
<b>UNIT MIX</b>		<b>23 AUTO PARKING SPACES</b>	<b>48,304 GSF</b>
STUDIO	14 (25%)	(0.4/UNIT)	<b>BUILDING</b>
1-BR	33 (60%)		
2-BR	8 (15%)	<b>75 BICYCLE PARKING SPACES</b>	
	<b>55 UNITS</b>	(1.36/UNIT)	



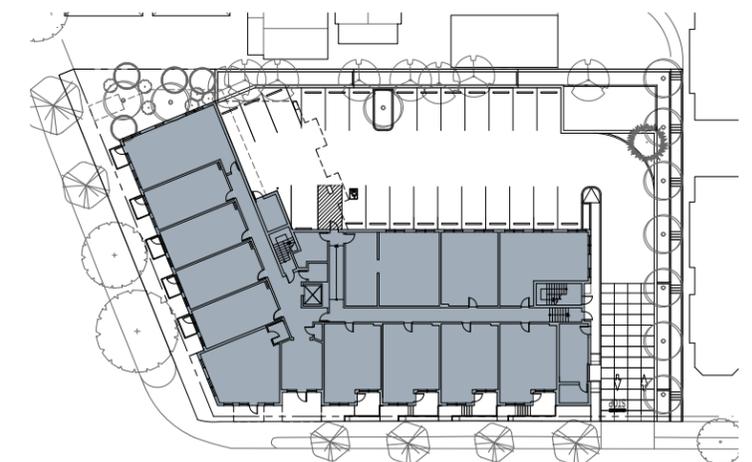
FEBRUARY 2, 2014



**LEVEL 4**



**LEVELS 2 & 3**



**LEVEL 1**

**DESIGN ADVICE REQUEST II**  
PREVIOUS DAR SUBMISSIONS



**DAR III - 3-STORY 'L'-SHAPED BUILDING WITH PENTHOUSE**

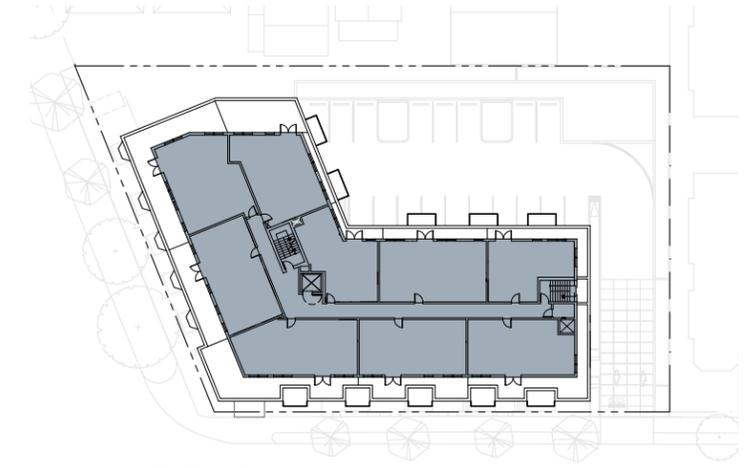
**RESPONSES TO DAR II**

- Provided underground parking
- Diminished retaining wall at north property line
- 4th floor stepped back more & on all sides to diminish its presence
- The corner retail space is removed and the building entry relocated to corner tower element
- Brick provided at interior walls of porches & balconies on SW Hooker Street
- The window types were further simplified
- Mullions were added to windows to enhance historic appearance
- Switched to Milgard Essence fiberglass windows
- Stucco panels used in lieu of fiber cement siding
- Brick cornice in lieu of wood cornice
- Brick datum line above first floor in lieu of concrete bellyband

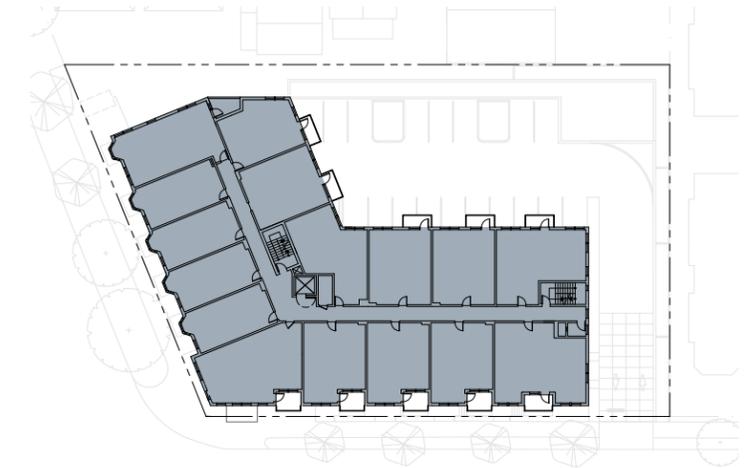
**WHAT WE HEARD FROM THE HLC...**

- Penthouse needs further integration into building massing
- Underground parking with sloped driveway is great because it lowers retaining wall adjacent to SW Meade Street neighbors
- 4th floor / penthouse is still too visible - it should be set back 15' on all sides or just removed completely
- Provide a deeper, brick cornice with more refined articulation at the top of the building
- Provide more significant detailing at the brickwork below the oriel bays
- Balconies need to be designed to look more intentional and permanent
- More symmetry is needed at the building entrance
- Design is much improved from previous versions

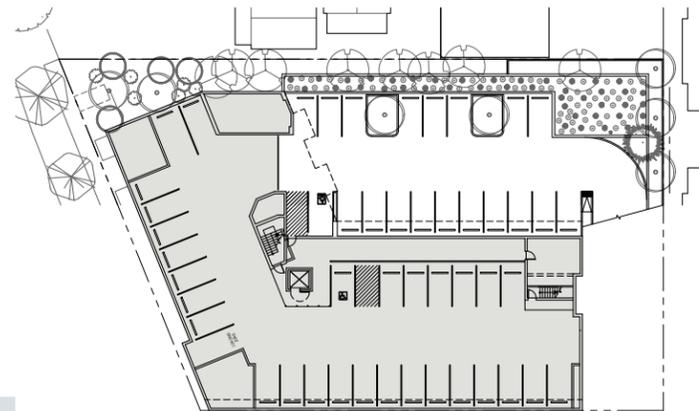
<b>UNIT MIX</b>		<b>48 AUTO PARKING SPACES</b>	<b>48,820 GSF</b>
STUDIO	12 (25%)	(0.85/UNIT)	<b>BUILDING</b>
1-BR	38 (60%)		
2-BR	6 (15%)	<b>62 BICYCLE PARKING SPACES</b>	<b>12,664 GSF</b>
	<b>56 UNITS</b>	(1.1/UNIT)	<b>UNDERGROUND PARKING</b>



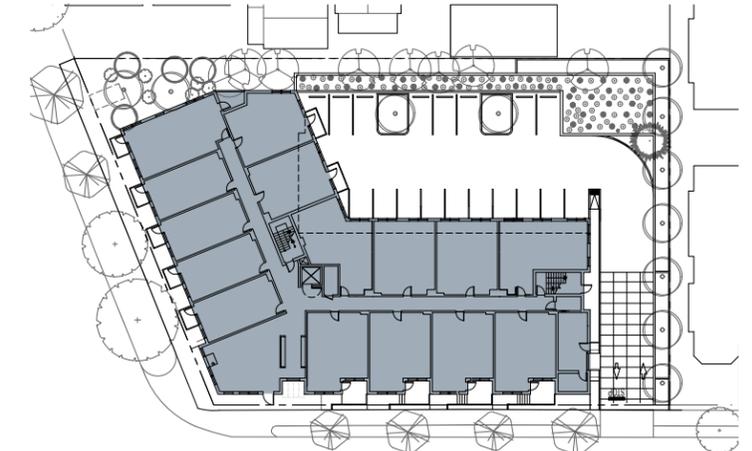
LEVEL 4



LEVELS 2 & 3



LEVEL 0 -  
BASEMENT PARKING LEVEL



LEVEL 1



JULY 28, 2014

**DESIGN ADVICE REQUEST III**  
PREVIOUS DAR SUBMISSIONS



**DAR IV - 4/3 'L'-SHAPED BUILDING**

**RESPONSES TO DAR III**

- Kept low retaining wall at north end of property
- Penthouse removed
- Fully integrated 4th floor only along SW Barbur Boulevard - 3 stories along SW Hooker Street
- 4th floor designed as part of the SW Barbur Boulevard massing versus the previous "box on the roof"
- More refined and deeper articulation at the cornice detailing
- More refined brickwork at the base of the oriel bays
- More symmetry at the building entrance
- A more cohesive, unified design that references historical multi-family buildings in Portland

**WHAT WE HEARD FROM THE HLC...**

- Provide precedents of development on sloping sites that don't cover the entire site
- Soften the appearance of the retaining wall
- Provide more street context along Barbur Blvd corridor
- Provide historic examples of development in and outside the district
- Wrap brick all the way around east and west ends of the building
- Provide more detailing of the proposed building materials
- Match the window details at stucco walls to the inset depth of the windows at brick walls

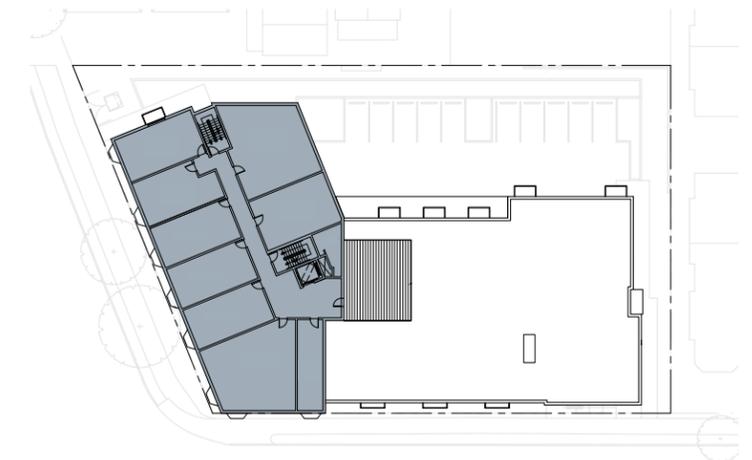
UNIT MIX	
STUDIO	27 (43%)
1-BR	26 (42%)
2-BR	9 (15%)
<b>62 UNITS</b>	

**36 AUTO PARKING SPACES**  
(0.58/UNIT)

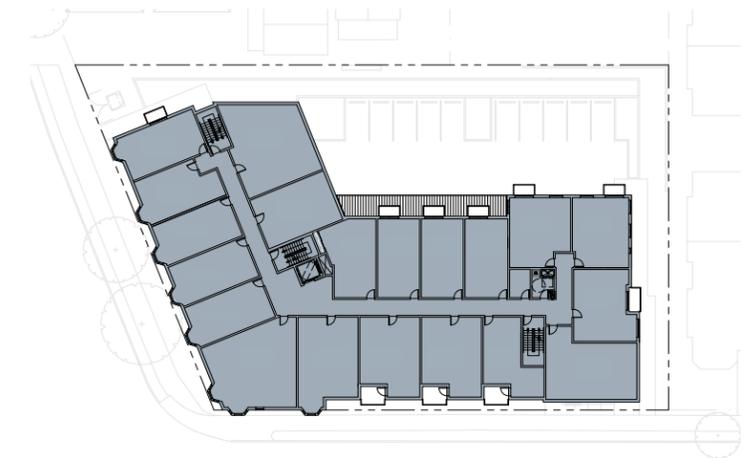
**117 BICYCLE PARKING SPACES**  
(1.89/UNIT)

**50,952 GSF BUILDING**

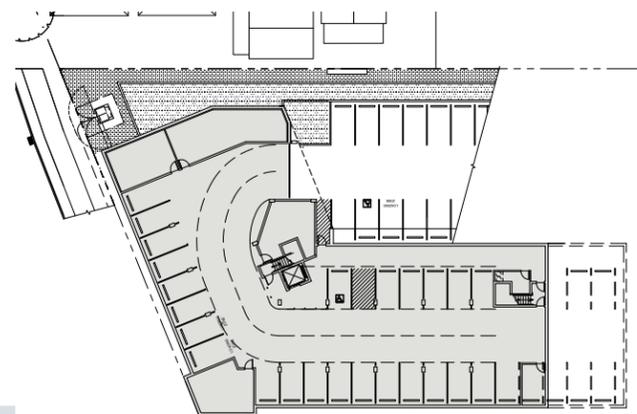
**11,898 GSF BASEMENT LEVEL**



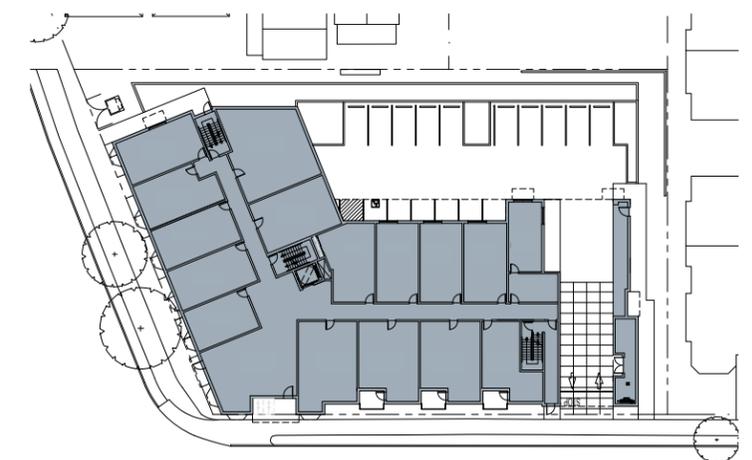
**LEVEL 4**



**LEVELS 2 & 3**



**LEVEL 0 - BASEMENT PARKING LEVEL**

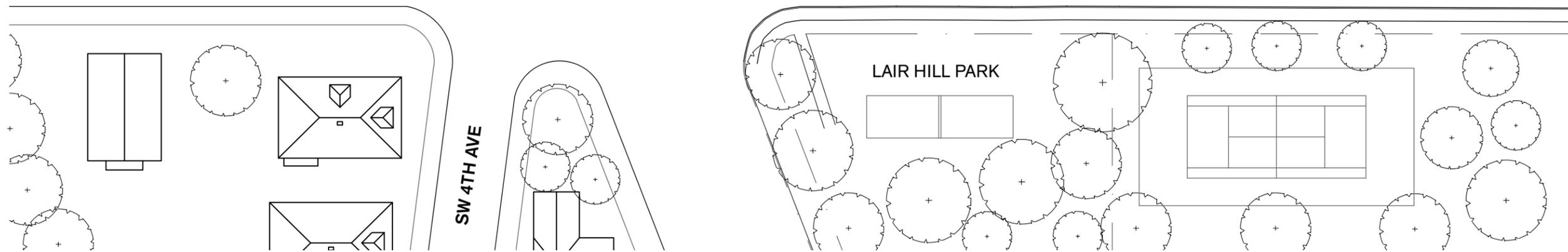
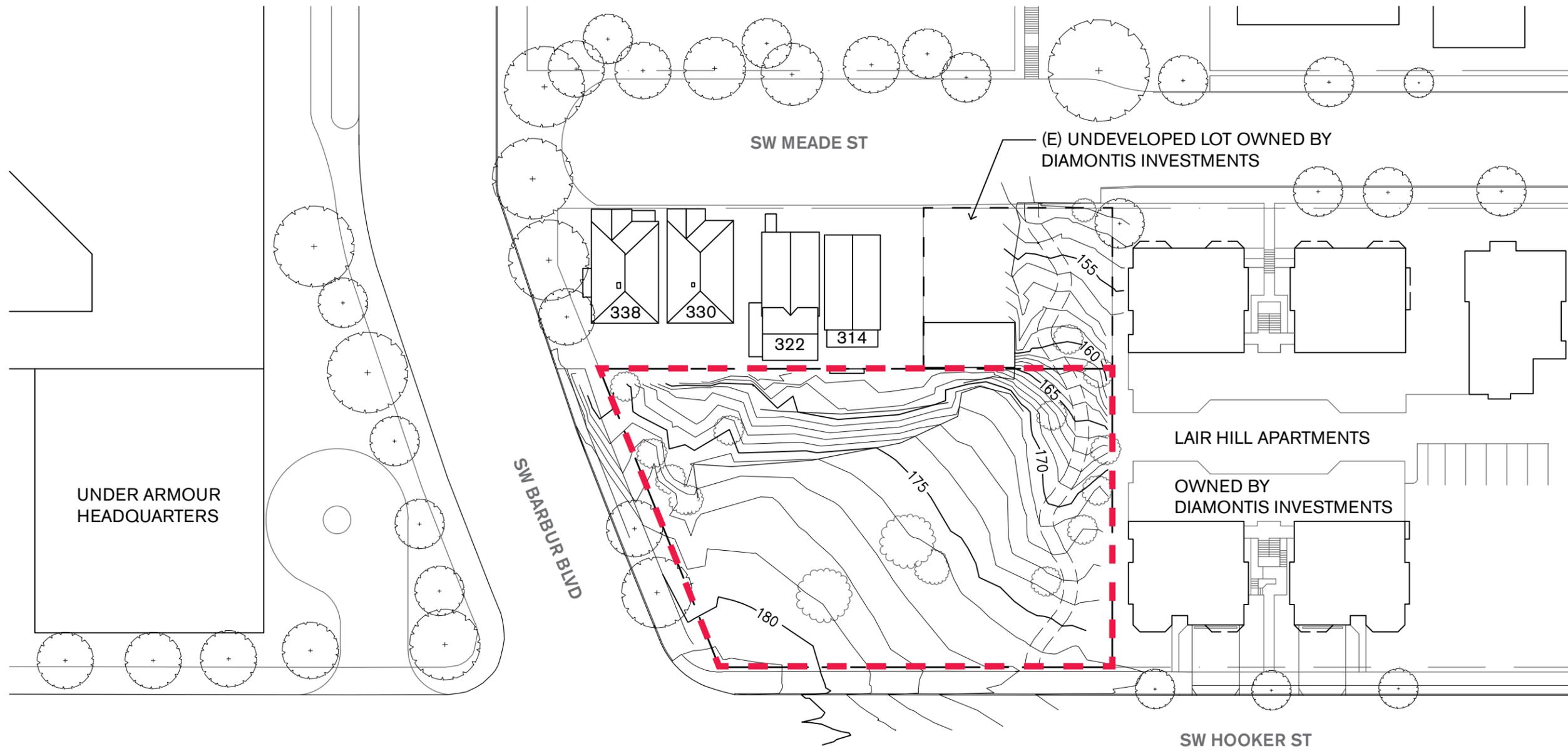


**LEVEL 1**

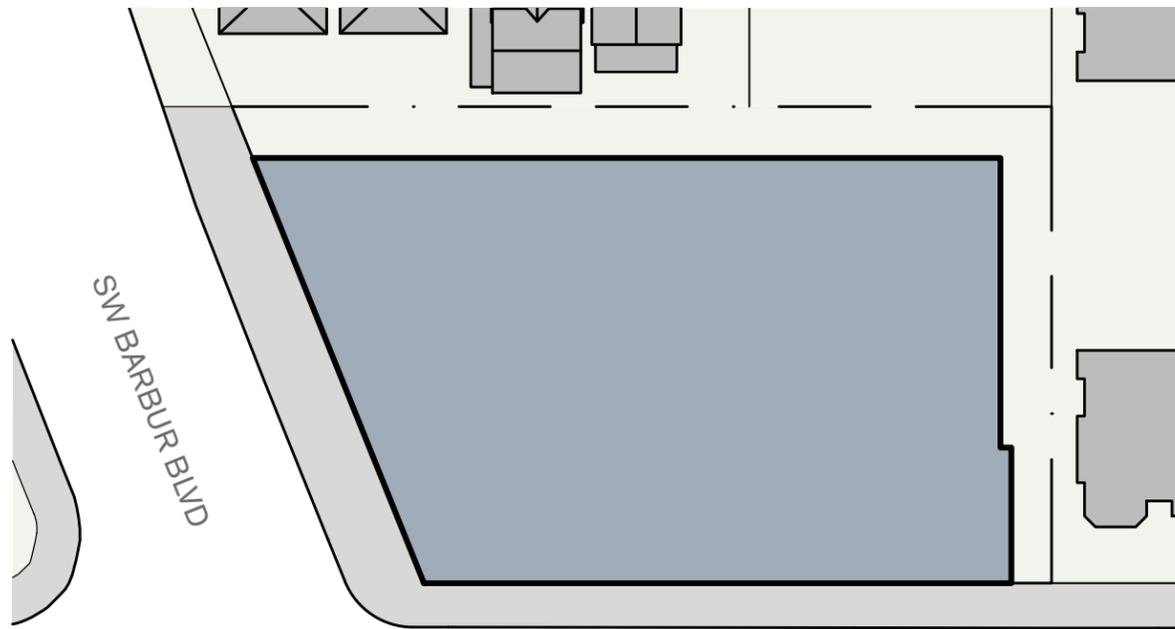
**DESIGN ADVICE REQUEST IV**  
PREVIOUS DAR SUBMISSIONS



DECEMBER 12, 2016

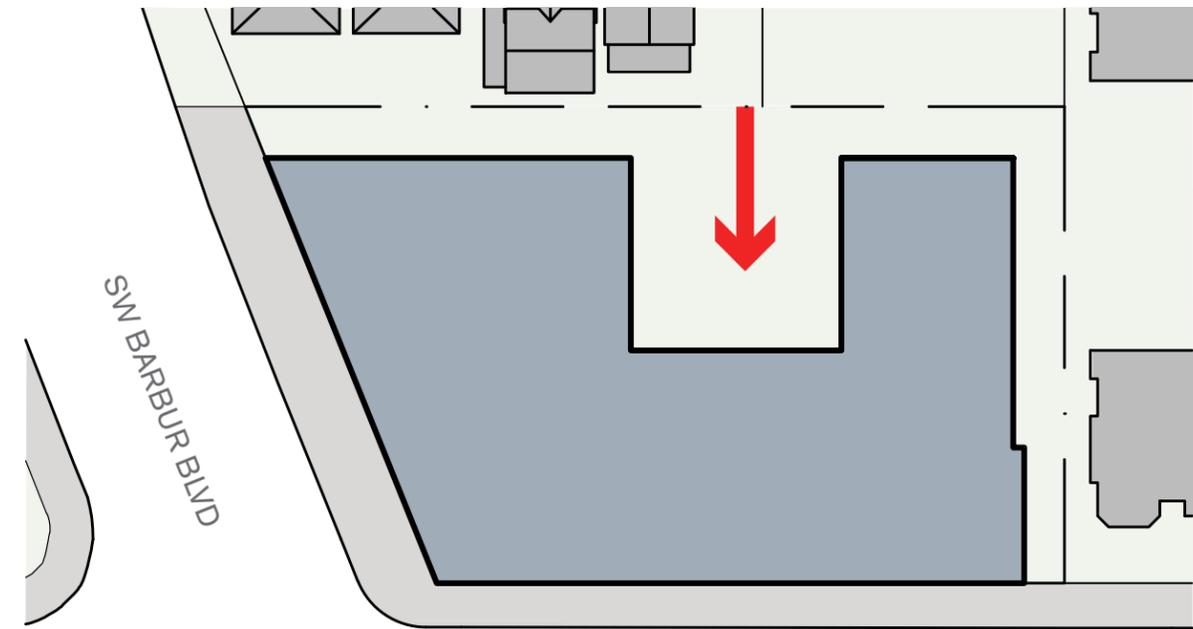


**EXISTING SITE TOPOGRAPHY**  
 MASSING / DESIGN CONCEPT



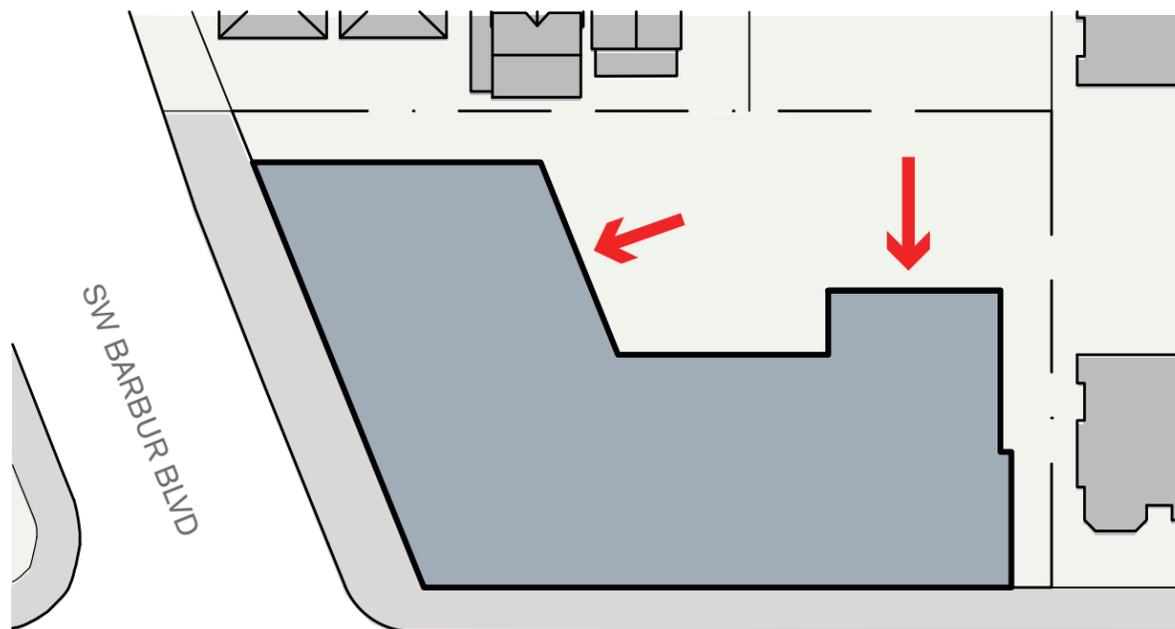
SW HOOKER ST

**1** Maximum footprint based on FAR, building height and setbacks.



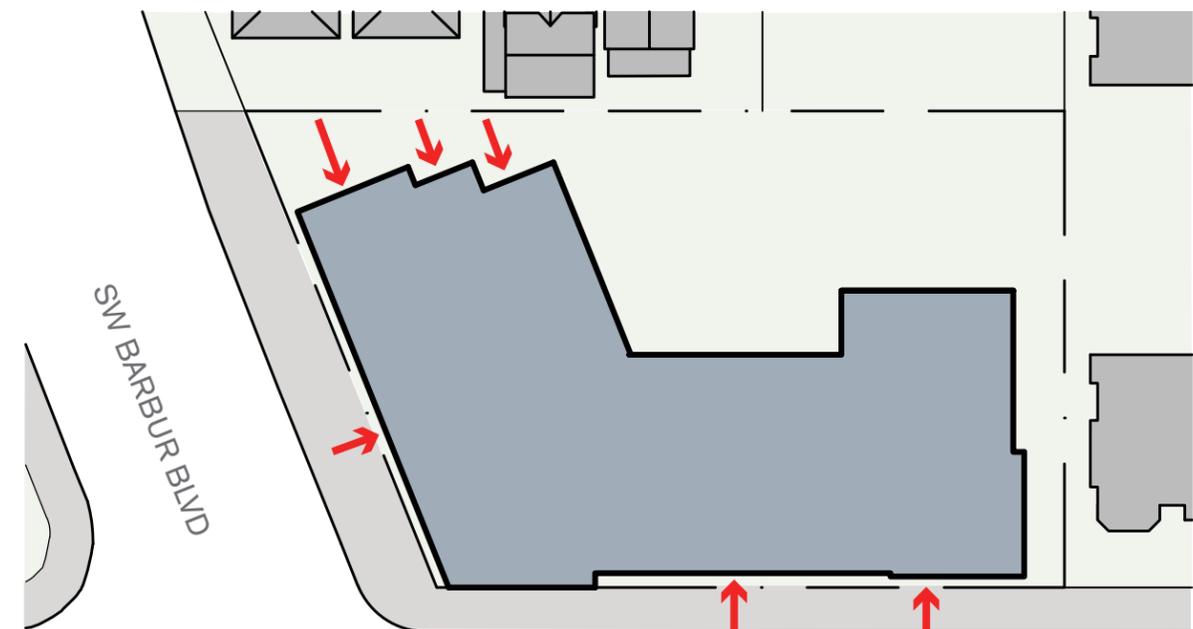
SW HOOKER ST

**2** Carve out footprint to allow for lighting and views for units while maintaining street edge.



SW HOOKER ST

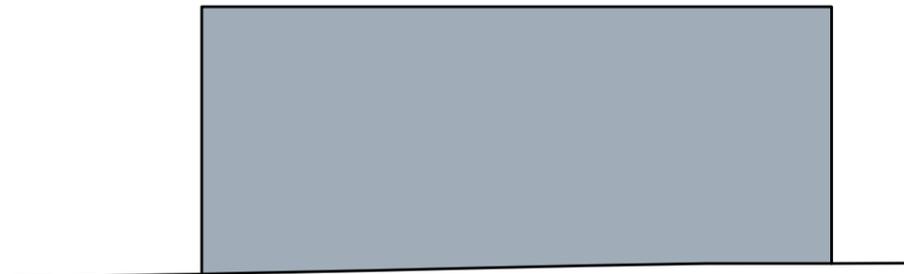
**3** Push away from North property line to minimize impact while maintaining street edge and density.



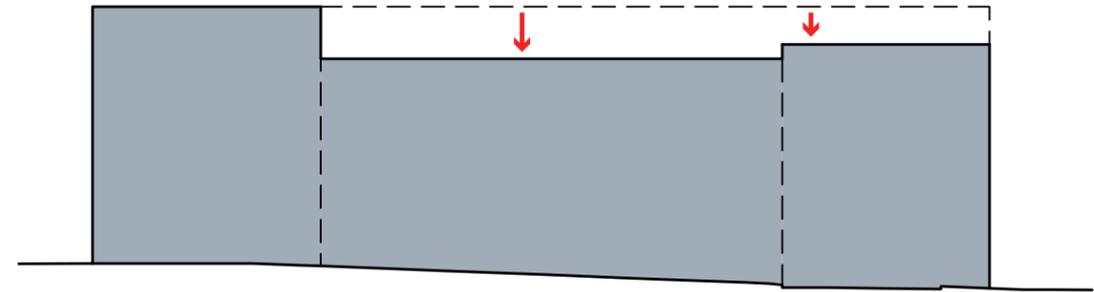
SW HOOKER ST

**4** Erode footprint further to respond to street frontage and North property line.

**CONCEPT DIAGRAMS - FOOTPRINT DEVELOPMENT**  
 MASSING / DESIGN CONCEPT



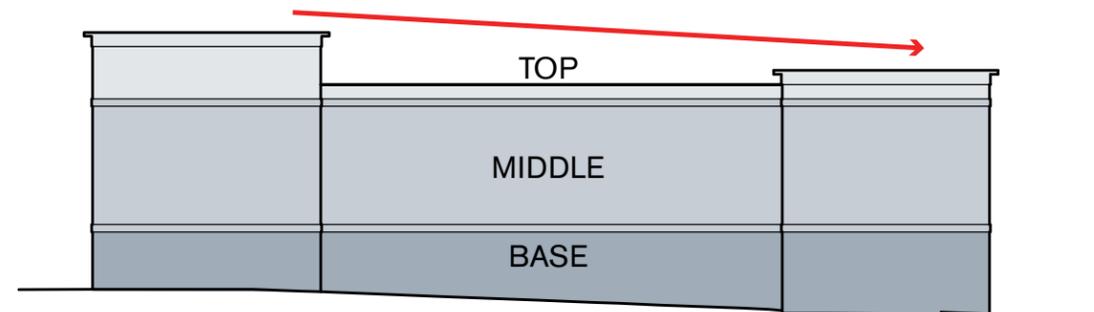
1 Height along SW Barbur Blvd.



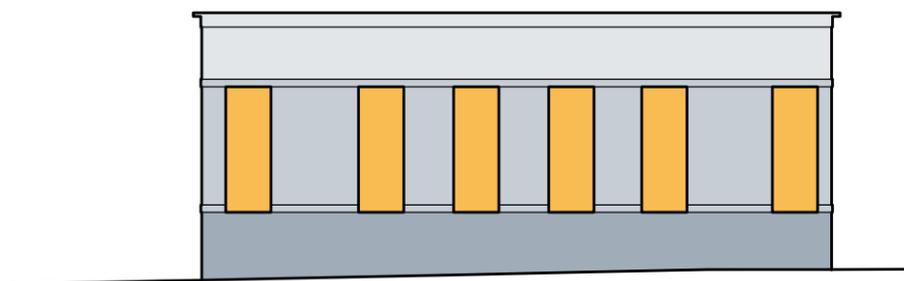
1 Reduce height along SW Hooker St.



2 Divide the facade vertically into base, middle, and top.

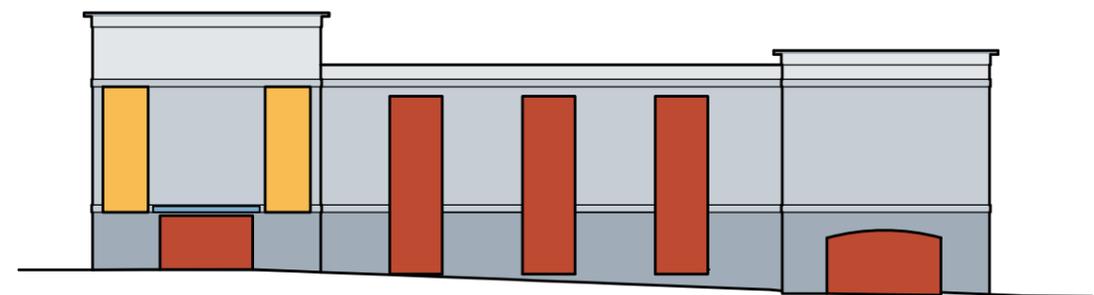


2 Base, middle, top, slope follows topography, stepping down toward adjacent three story multifamily housing.



3 Oriel window projections along SW Barbur Blvd.

SW BARBUR BLVD

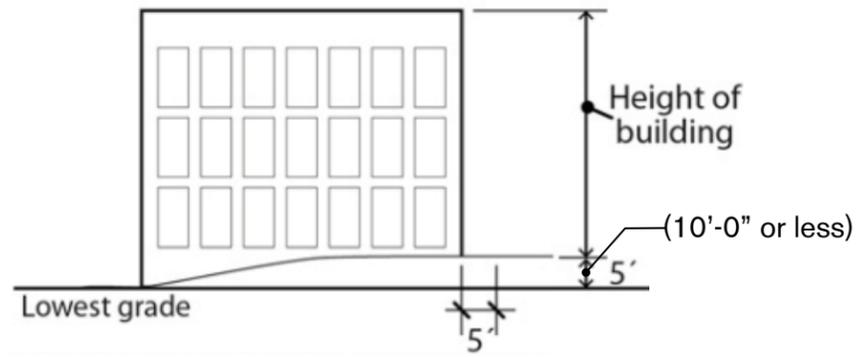


3 Oriels at corner of SW Hooker St and SW Barbur Blvd, recessed balconies respond to context, taller end "bays."

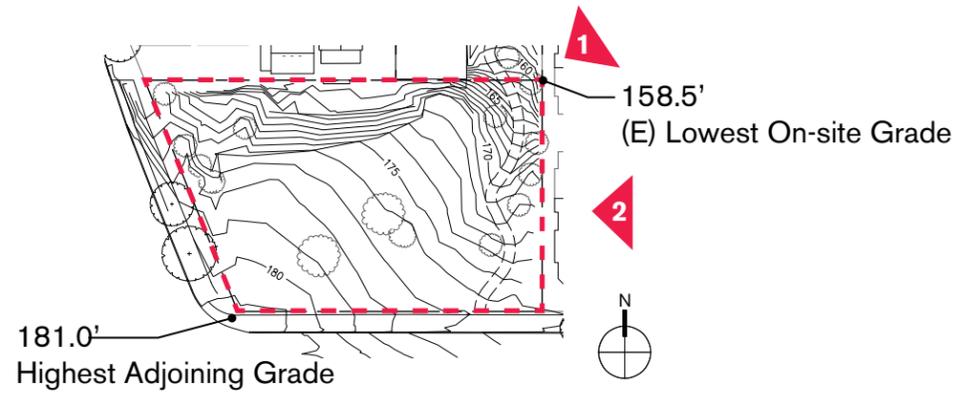
SW HOOKER ST

**CONCEPT DIAGRAMS - ELEVATION DEVELOPMENT**  
 MASSING / DESIGN CONCEPT

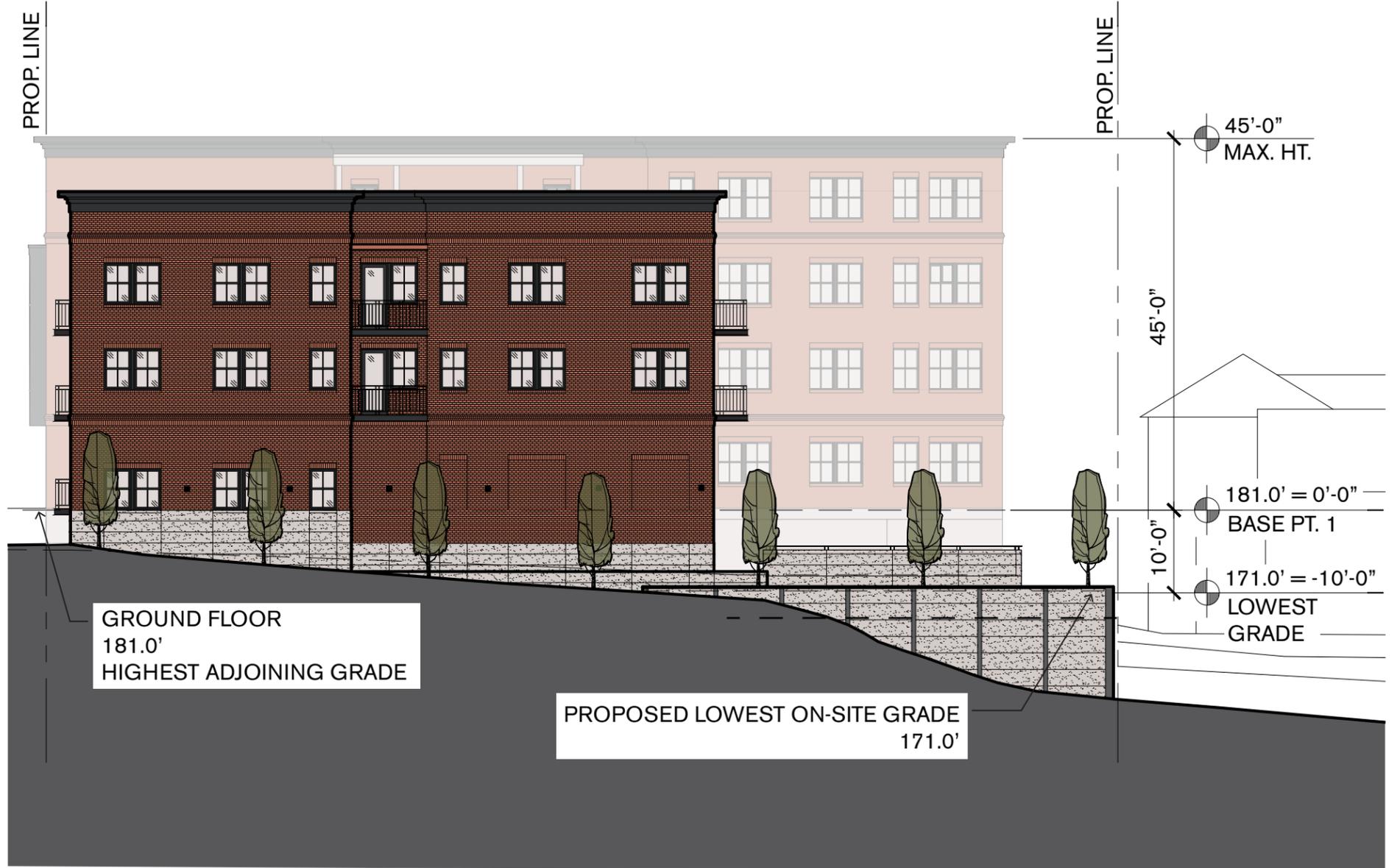
**Measuring Height – Base Point 1**



TITLE 33, PLANNING & ZONING - 33.930.050.A



1 PERSPECTIVE VIEW



2 EAST ELEVATION

**MEASURING BUILDING HEIGHT**  
MASSING / DESIGN CONCEPT



**RENDERING / SW BARBUR BLVD & SW HOOKER ST**  
MASSING / DESIGN CONCEPT



**RENDERING / SW BARBUR BLVD & SW HOOKER ST NIGHT VIEW**  
MASSING / DESIGN CONCEPT



**RENDERING / SW HOOKER ST LOOKING NORTHWEST**  
MASSING / DESIGN CONCEPT



**RENDERING / SW BARBUR BLVD LOOKING SOUTHEAST**  
MASSING / DESIGN CONCEPT



**RENDERING / SW MEADE ST LOOKING SOUTHWEST**  
MASSING / DESIGN CONCEPT



**WEST ELEVATION**

 Area where standard applies\*

\*This standard applies only to non-residential portion of wall area.

REQUIRED WINDOW AREA: 25% OF 9' HIGH AREA  
 40'-6" LINEAL FEET\* X 9' = 364 S.F.  
 WINDOW AREA PROPOSED: 157 S.F. (43.5%)

REQUIRED WINDOW LENGTH: 50% OF WALL  
 40'-2" LINEAL FEET X 50% = 20'-1"  
 WINDOW LENGTH PROPOSED: 24'-2" (60%)



**SOUTH ELEVATION\***

\*On lots with more than one street frontage, the general standard must be met on one street frontage only.

REQUIRED WINDOW AREA: 25% OF 9' HIGH AREA  
 157'-5" LINEAL FEET X 9' = 1414 S.F.  
 WINDOW AREA PROPOSED: 404 S.F. (29%)

REQUIRED WINDOW LENGTH: 50% OF WALL  
 157'-5" LINEAL FEET X 50% = 78'-9"  
 WINDOW LENGTH PROPOSED: 79'-2" (50%)

**WINDOW AREA CALCULATIONS**  
 MASSING / DESIGN CONCEPT



**THE BIG PICTURE**

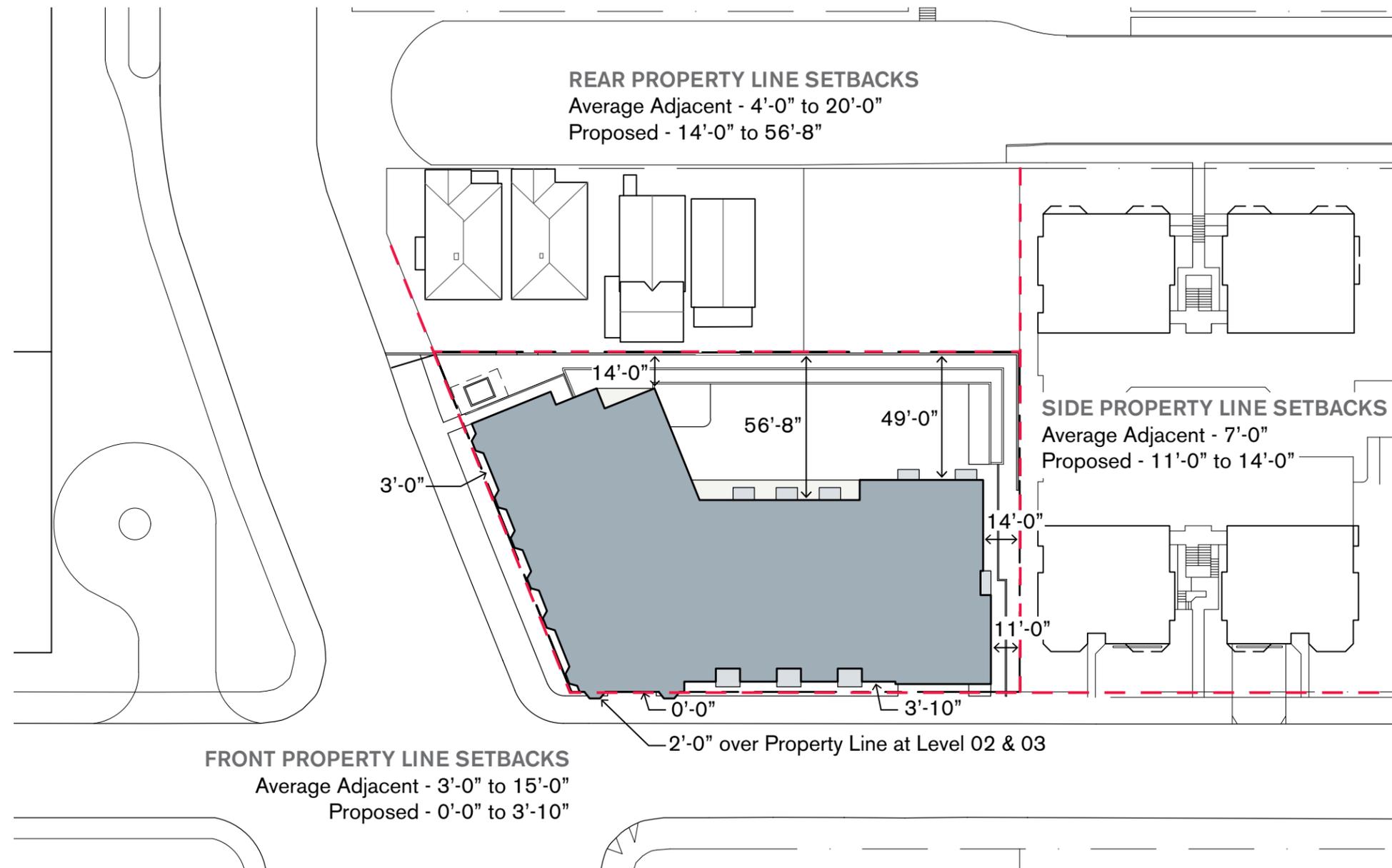
**GOAL**

*“New buildings should not only be visually compatible with the adjacent buildings, but they should work to enhance the pedestrian vitality of the streetscape.”*

**RESPONSE**

- The new building activates the pedestrian zone by strengthening the corner, providing new sidewalks along SW Barbur Boulevard and SW Hooker Street and encouraging more foot-traffic.
- More pedestrian activity will encourage transit use between the new building and Downtown Portland.
- All ground level windows are taller and more inviting, similar to living spaces in historic residential dwellings in the neighborhood.
- The brick cladding on street-facing facades is in keeping with all larger buildings in Lair Hill.
- The articulated facade provides visual interest both for vehicles traveling on SW Barbur Boulevard as well as pedestrians on SW Hooker Street with bay windows and rhythmic recesses. The recessed building entrance is highlighted with a canopy, pilasters, and a storefront system unique to the entry.
- Landscaping materials connect the building to its surrounding context and soften the transition from right-of-way to building façade.
- The new building increases pedestrian traffic and creates an edge to the Lair Hill District.

**LAIR HILL GUIDELINES**  
 MASSING / DESIGN CONCEPT



**HOW THE BUILDING RELATES TO THE STREET & ADJACENT BUILDINGS**

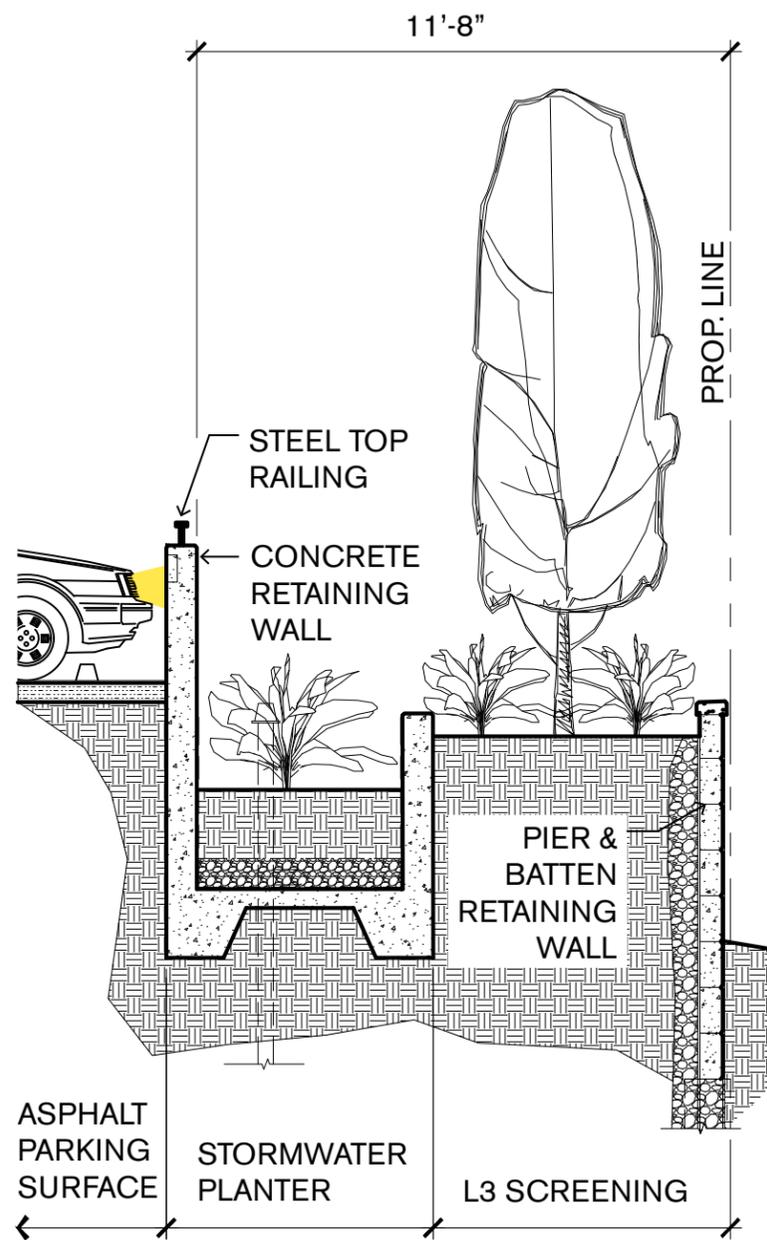
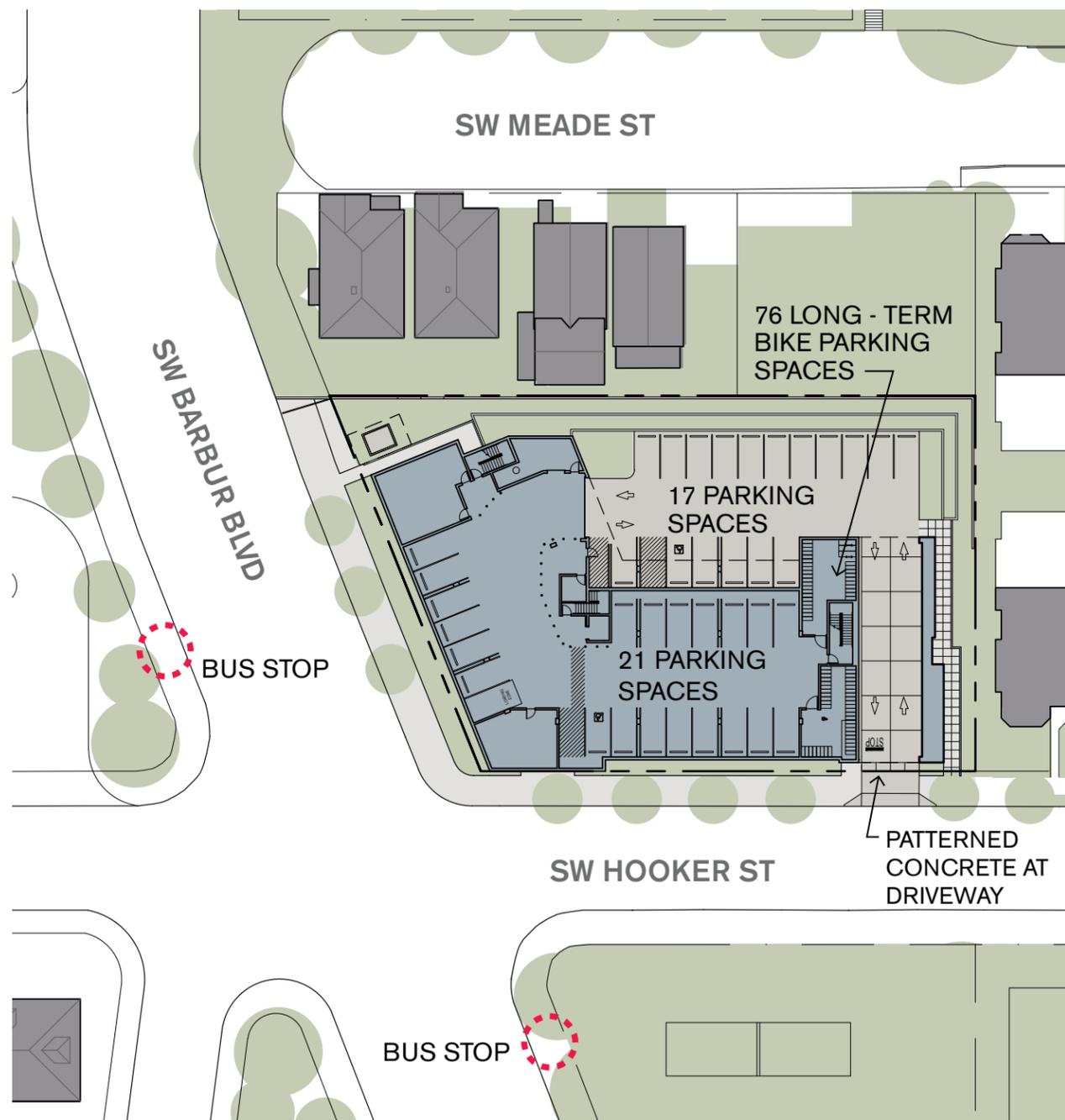
**GOAL**

*"To maintain the existing character of building spaces and setbacks."*

**RESPONSE**

- The building is set back from the property lines on all sides in keeping with the residential character of the neighborhood.
- Using articulated setbacks that align with existing residential context along the street edge, the new building applies smaller-scale gestures to a larger structure.
- Most of the building is set back over 49-feet from shared property lines to maintain access to light for the adjacent houses to the north. Only two points at the NW corner are 14-feet from the north property line.
- The building massing is situated close to the street frontages to maximize the setbacks from the adjacent houses on SW Meade Street.





SCREENING AT PARKING

**PARKING**

**GOAL**

*"To discourage the use of the private auto as the primary source of transportation. To avoid a landscape of cars at curbside and in surface parking lots. The pedestrian should not be surrounded by cars parked on the street and the building site."*

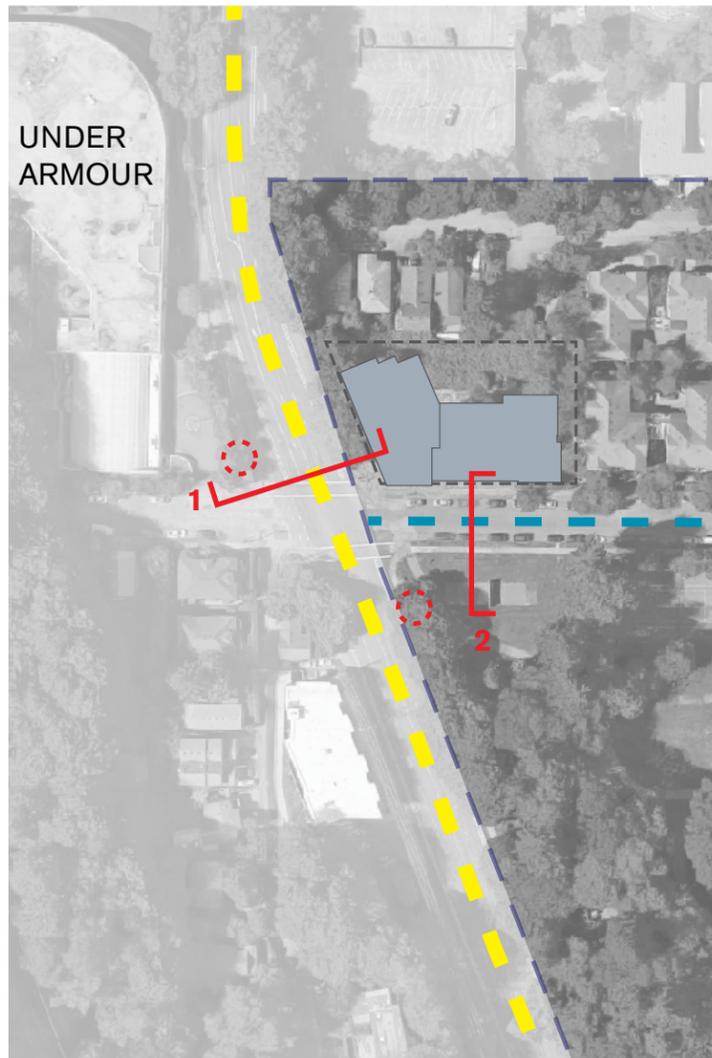
**RESPONSE**

- The automobile parking area is located behind the building, away from sidewalks with a single curb-cut and driveway entrance. Concrete sidewalks and the driveway entrance will be scored with pedestrian-scale pattern similar to those found in the district.
- A garage door at the driveway will hide the parking area from pedestrians' view. Surface parking will be fully screened from neighboring houses with a landscape buffer and retaining walls. The parking area will be screened to minimize the light pollution created by headlights.
- Bike parking spaces in excess of the required minimum and other amenities (bike repair stand, wash area, lockers) will be provided inside the building to encourage biking versus driving.
- In addition to code-required landscaping, there will be a flow-through stormwater planter between the parking area and the north property line.
- We are providing 17 surface parking spaces and 21 below grade parking spaces at the garage level.

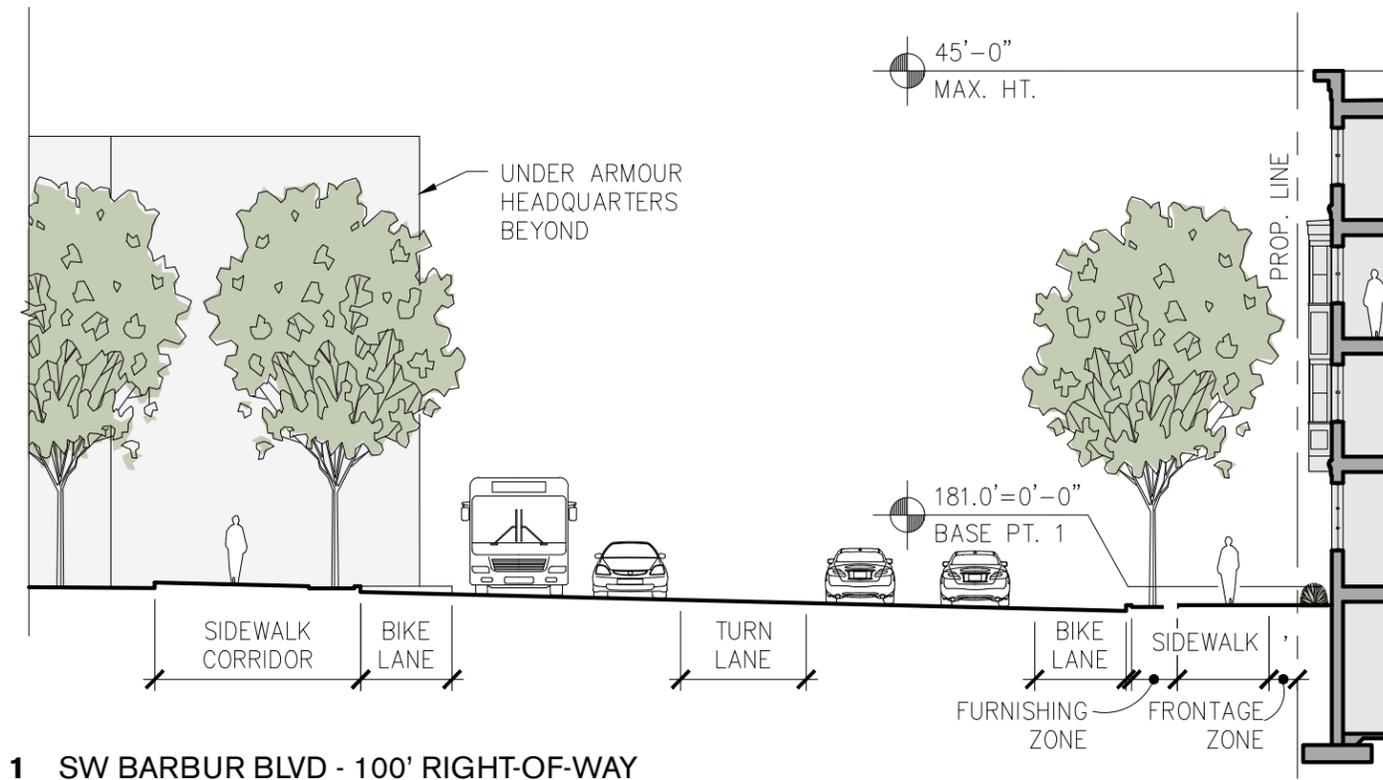
**LAIR HILL GUIDELINES - SITE PLANNING**

MASSING / DESIGN CONCEPT

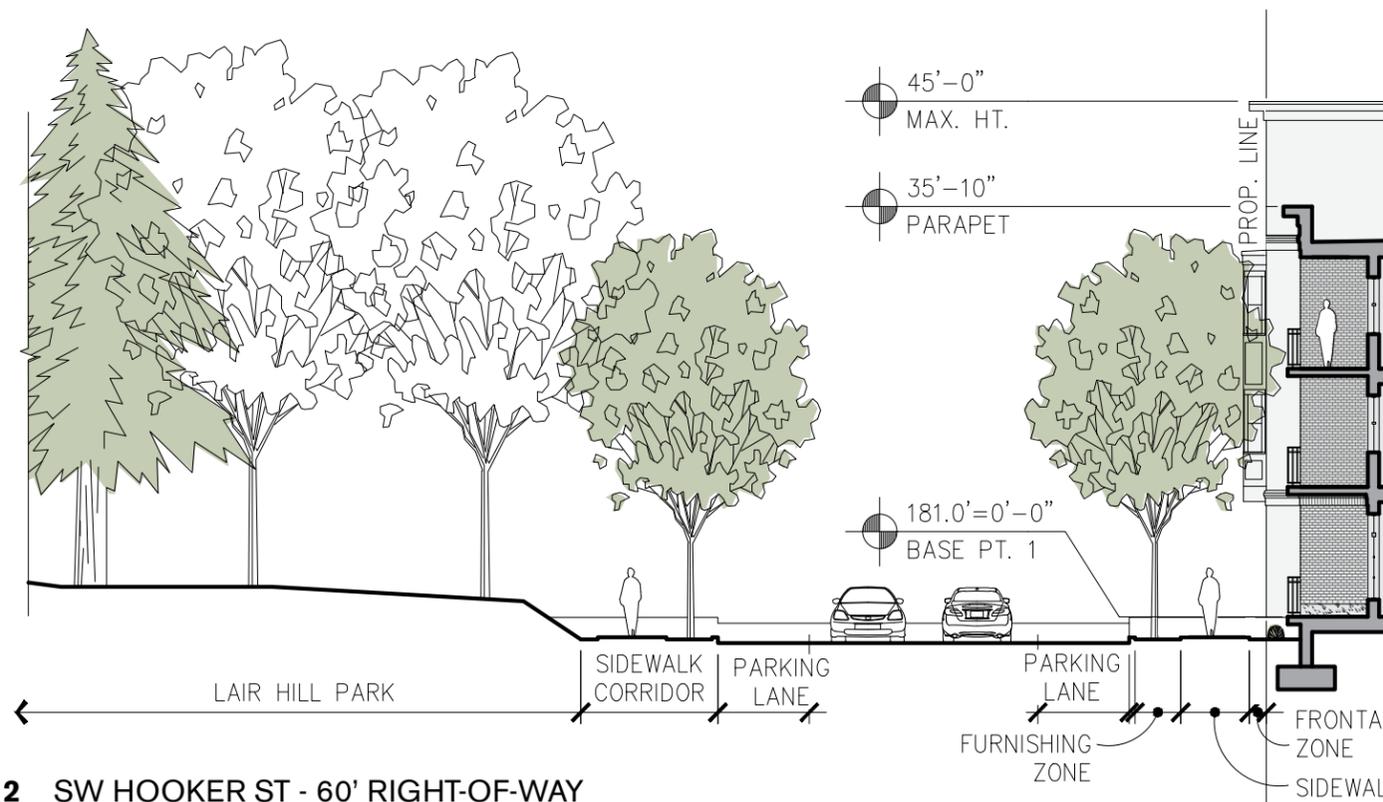




-  BUS STOP
-  MAJOR CITY TRAFFIC STREET
-  LOCAL SERVICE STREET
-  SOUTH PORTLAND HISTORIC DISTRICT
-  PROPERTY LINE



1 SW BARBUR BLVD - 100' RIGHT-OF-WAY



2 SW HOOKER ST - 60' RIGHT-OF-WAY

## HEIGHT

### GOAL

*"To maintain the low building height that is an important characteristic of the neighborhood. It serves to enhance the pedestrian scale and helps to maximize sunlight on the street facades."*

### RESPONSE

- The building has been designed as a 4-story structure along SW Barbur Boulevard to respond to the development along this transit corridor and steps down to a 3-story building to match the adjacent building scale along SW Hooker Street.
- The portion of the building facing SW Barbur Boulevard is within the height limit of 45-feet as noted in The Lair Hill Design Guidelines.
- SW Barbur Boulevard is a major traffic and public transportation corridor; it is not a local, neighborhood street. That fact, plus recent, large-scale construction projects have changed the landscape of the street to make a taller building more appropriate to define the edge of the district.
- The fourth floor is fully integrated with the rest of the building via detailing and overall composition. Pedestrians will primarily use SW Hooker Street and will engage with the 3-story massing. Thus, the building is simultaneously appropriate for the busier edge of the District and the inner neighborhood, and transitions gracefully from SW Barbur Boulevard to the adjacent Lair Hill Apartments.

## LAIR HILL GUIDELINES - COMPONENTS

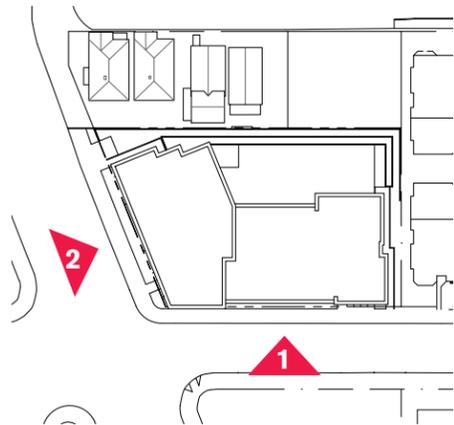
MASSING / DESIGN CONCEPT



1 SW BARBUR BLVD



2 SW HOOKER ST



**MASSING**

**GOAL**

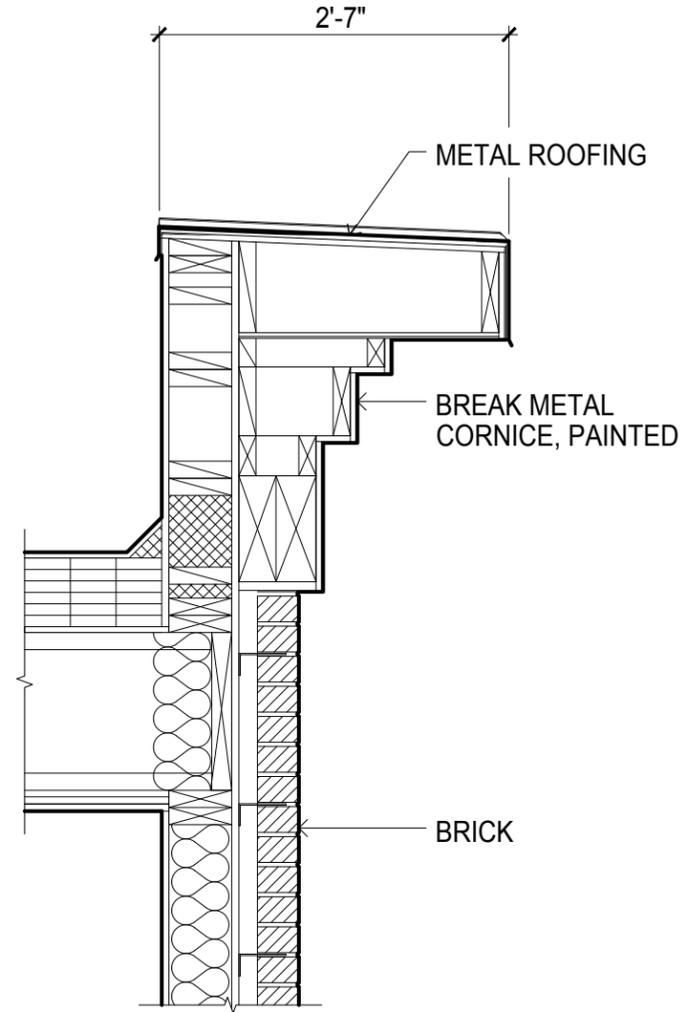
*“To avoid buildings with long, flat facades, as such facades are inconsistent with the broken façade pattern of numerous small buildings.”*

**RESPONSE**

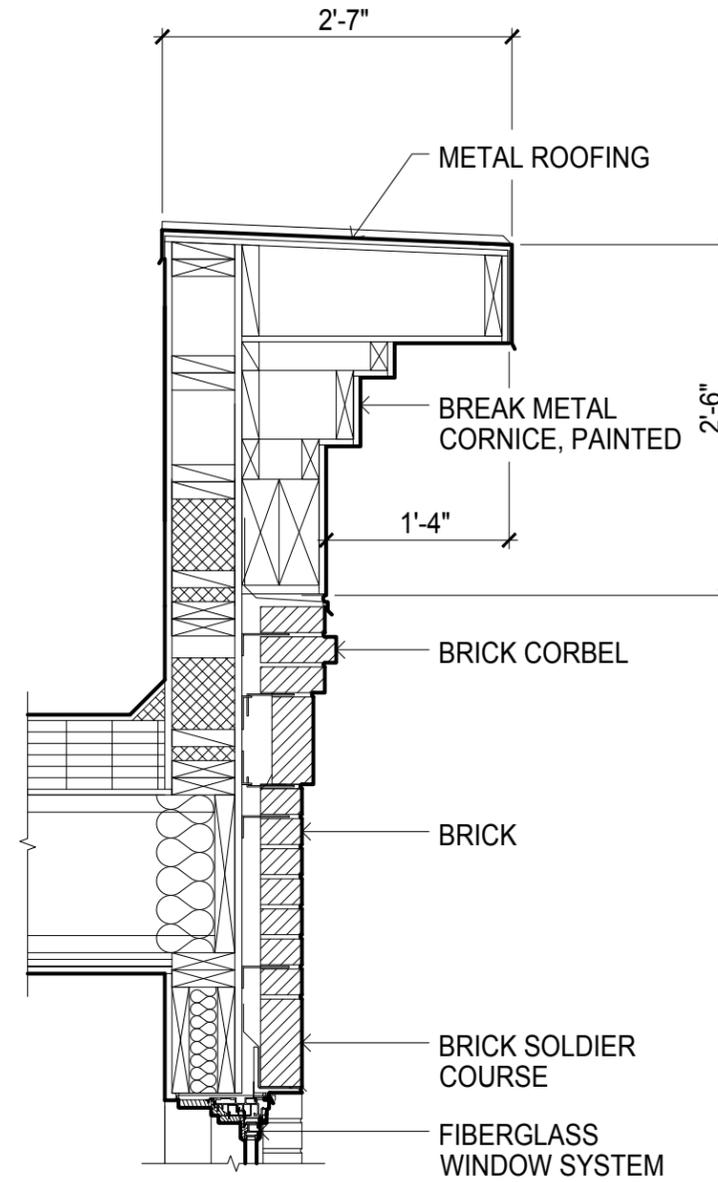
- The building is divided into modules of 25-feet or less, except at the corners, which are appropriately emphasized with more mass. The east end of the SW Hooker Street facade is larger to emphasize and anchor that end of the building.
- The modulation on each street facing facade is dictated by the street it faces. Bay windows, which mitigate traffic-noise, front SW Barbur Boulevard while open balconies face Lair Hill Park and the much quieter SW Hooker Street.
- Modulation, along with historically detailed cornices and brick throughout, provides a consistent, articulated façade along both frontages.

**LAIR HILL GUIDELINES - COMPONENTS**

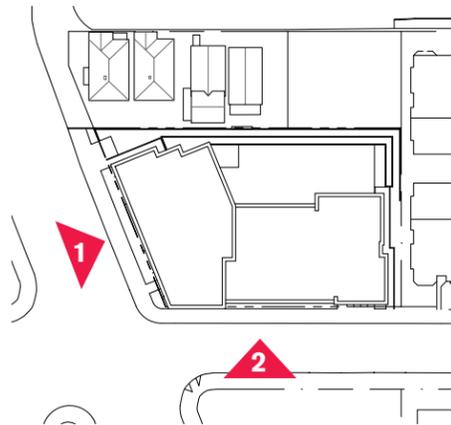
MASSING / DESIGN CONCEPT



**A** PARAPET AT PRIMARY BUILDING MASS



**B** PARAPET AT SECONDARY BUILDING MASS



**1** SW BARBUR BLVD



**2** SW HOOKER ST

## ROOFSCAPES

### GOAL

*“To maintain a roof character of steeply pitched roofs with elaborate junctions or flat roofs with distinct edges.”*

### RESPONSE

- The building is capped with distinctive flat roofs with well-defined, deep cornices.
- The building provides a strong, unifying cornice at the 3rd and 4th levels in character with existing larger brick buildings in the neighborhood and historic multifamily buildings outside the district.
- The 4-story and 3-story areas of the building are unified with similar cornice detailing, rhythm and composition.
- The cornice at the lower, secondary massing along SW Hooker Street engages the brick corbel that tracks around the building as a unifying datum.

## LAIR HILL GUIDELINES - COMPONENTS

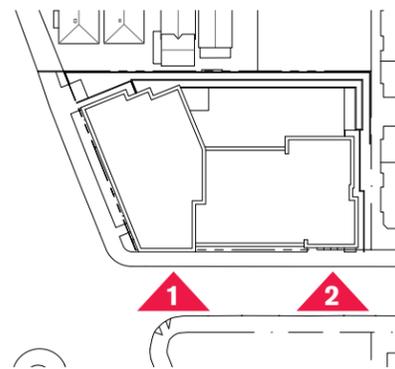
MASSING / DESIGN CONCEPT



1 SW HOOKER ST ENTRY



2 SW HOOKER ST DRIVEWAY



**ARCHITECTURAL SPECIFICS**

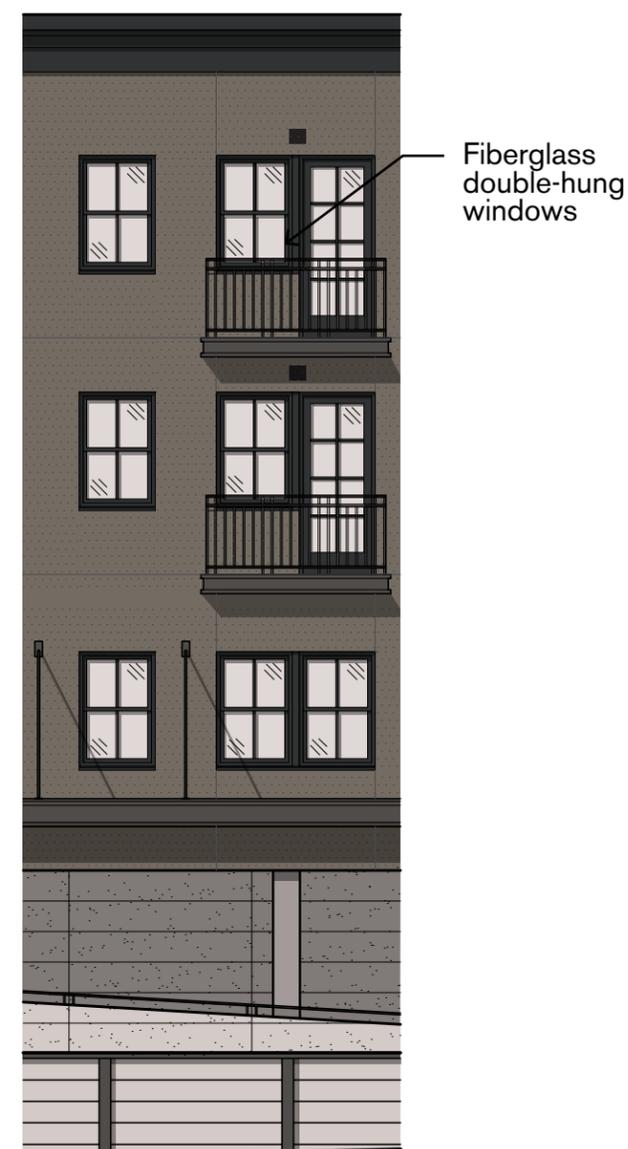
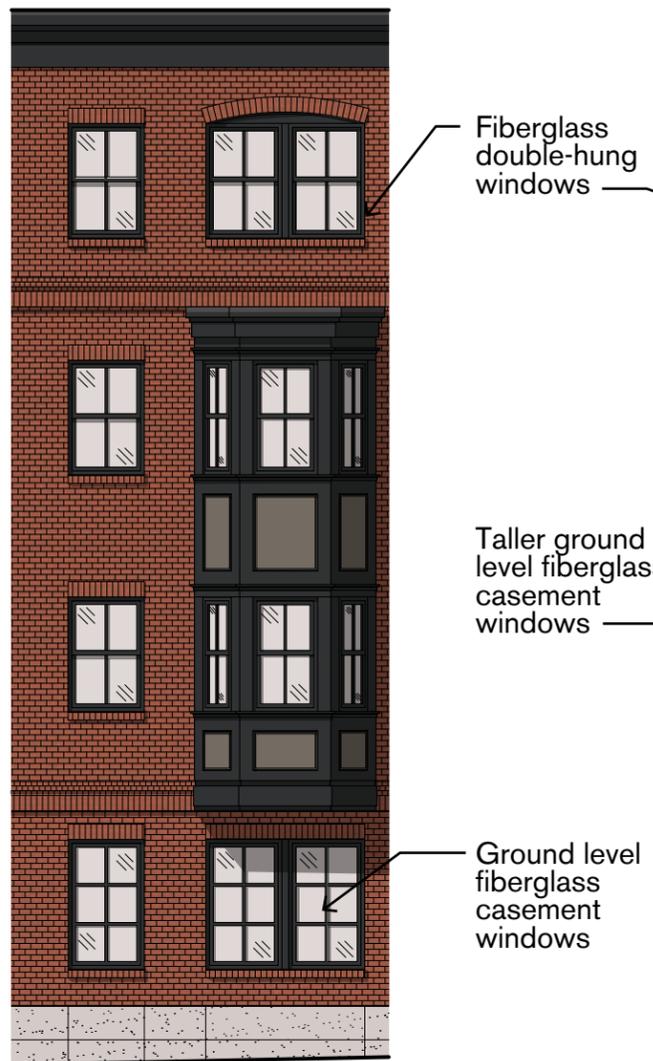
**GOAL**

*“To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detail in the district.”*

**ENTRYWAYS**

**RESPONSE**

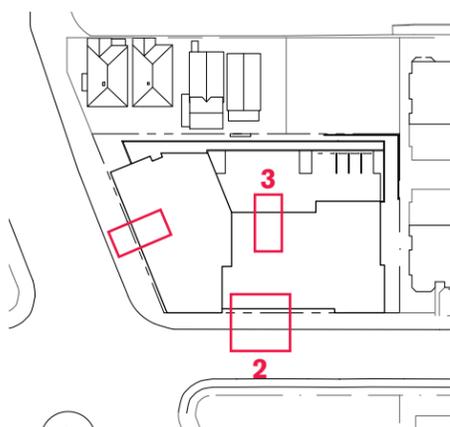
- The building provides a permanent, recessed, protected entry at the corner facing SW Hooker Street, in addition to a canopy over the right-of-way. Along with pilasters and a unique storefront system, these are very common architectural entry elements found in the district and in comparable multifamily buildings in Portland.
- The main entry and the driveway access are the dominant architectural features on the SW Hooker Street façade.
- Locating the entry and lobby close to the intersection of Barbur and Hooker strengthens the corner and brings the pedestrian activity all the way to the edge of the Lair Hill District.



1 TYPICAL SW BARBUR BLVD BAY

2 TYPICAL SW HOOKER ST BAY

3 TYPICAL NORTH ELEVATION BAY



## ARCHITECTURAL SPECIFICS

### WINDOWS

*“To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detail in the district.”*

### RESPONSE

- Upper level apartment windows are based on the prevalent, wooden double-hung type while the ground level windows are based on a taller, commercial type with divided lights.
- The proposed windows are Milgard Essence energy-efficient wood and fiberglass windows with clear glazing. They are manufactured specifically to emulate traditional wood sash windows, but are obviously more durable and energy efficient.
- Windows in brick facades are detailed with an articulated brick head, jamb and sill consistent with existing windows in the district.
- Bay windows are detailed with trim to match the predominant historic style including a more elaborate top trim.
- Windows in the stucco facade are detailed to set the window into the wall the same depth as at the brick facades.

## LAIR HILL GUIDELINES - COMPONENTS

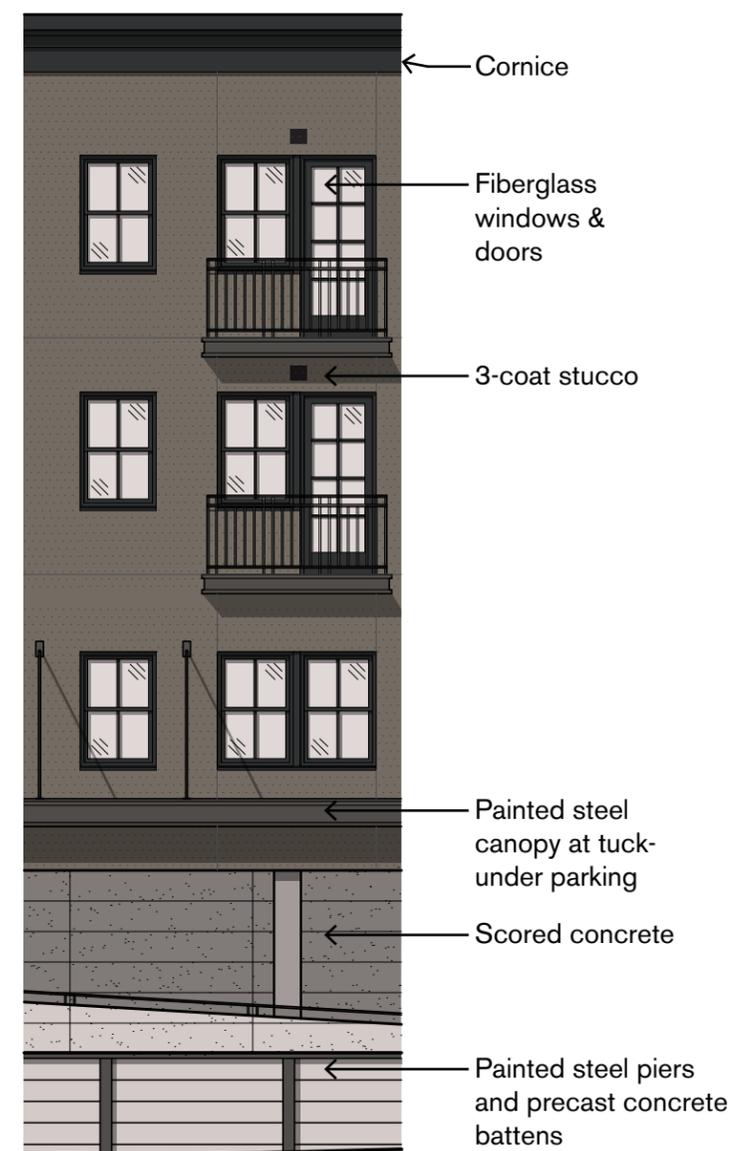
MASSING / DESIGN CONCEPT



1 TYPICAL SW BARBUR BLVD BAY



2 TYPICAL SW HOOKER ST BAY



3 TYPICAL NORTH ELEVATION BAY

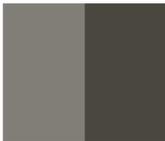
**ARCHITECTURAL SPECIFICS**

**SIDING & EXTERIOR FINISH**

*“To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detail in the district.”*

**RESPONSE**

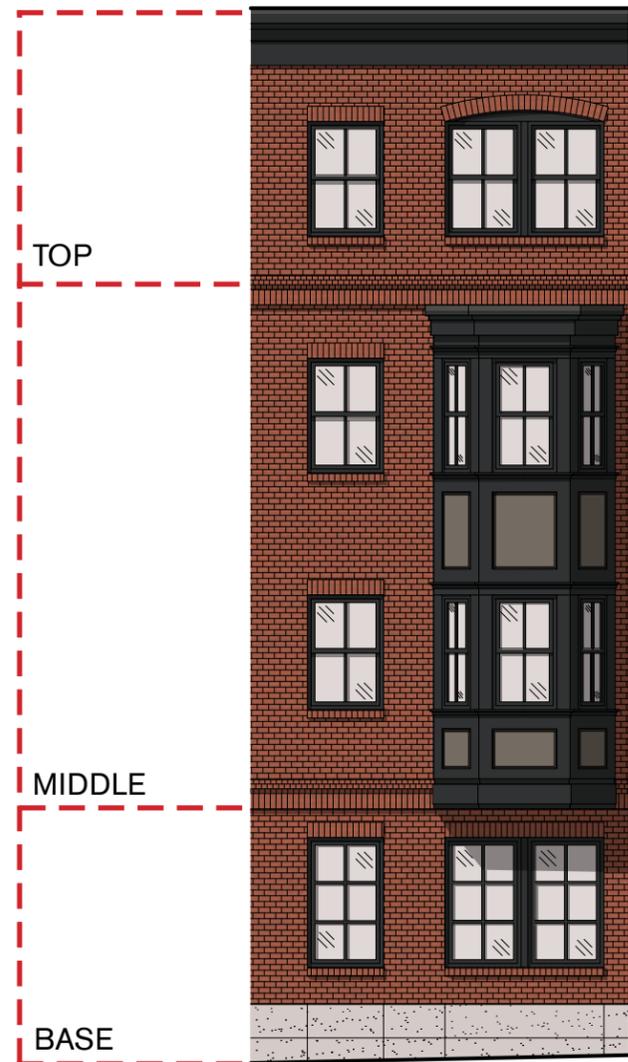
- The building is clad primarily in brick and stucco with traditional textures and colors inspired by historic buildings in the district.
- Brick details at upper cornices and horizontal banding below, as well as at window openings help to articulate different parts of the facades; base, middle and top.
- The base of the building is scored concrete in keeping with historic multifamily buildings and buildings in Lair Hill.

-  FIBERGLASS WINDOWS  
Milgard Essence Series  
Color - Black Bean
-  STUCCO AT NORTH FACADE  
Light Texture  
Miller Historic Colour Collection  
Color - Fieldstone
-  PAINTED SMOOTH PANEL SIDING AT ORIELS  
Miller Historic Colour Collection  
Color - Fieldstone / Moss Glen

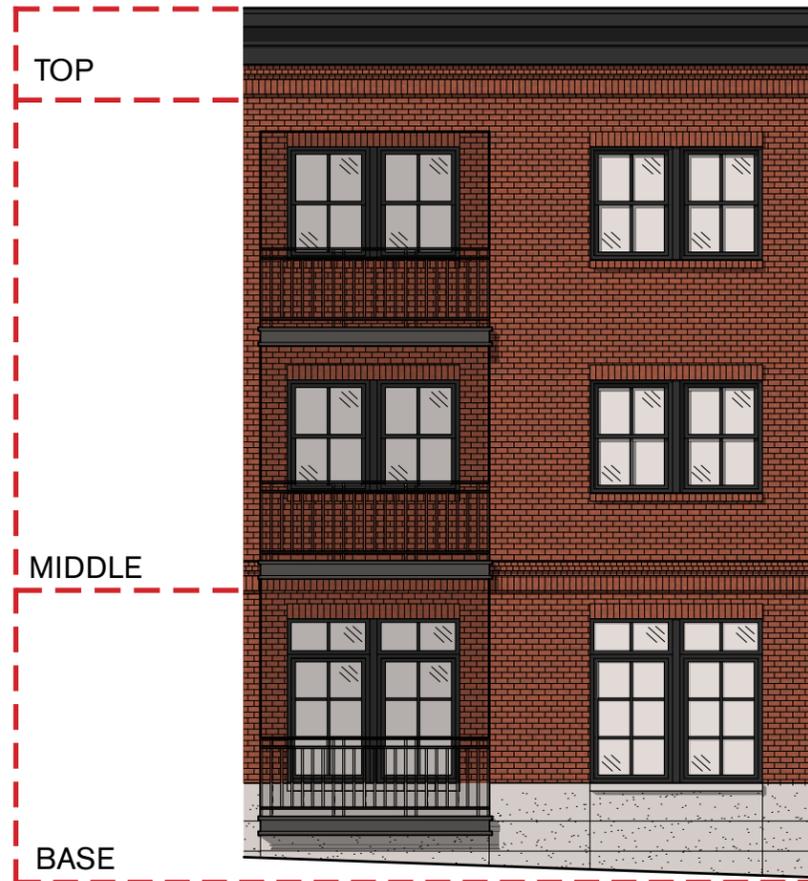
-  BREAK METAL AT PARAPETS  
Miller Historic Colour Collection  
Color - Moss Glen
-  PAINTED METAL AT CANOPIES, BALCONIES & RAILINGS  
Color - Black
-  PAINTED SMOOTH PANEL SIDING AT ENTRY  
Miller Historic Colour Collection  
Color - Goldenrod / Gable Green

-  BRICK VENEER  
Standard Size, Running Bond  
Mutual Materials Mission Texture  
Color - 50/50 Blend, Inca & Imperial Red
-  SCORED EXPOSED CONCRETE

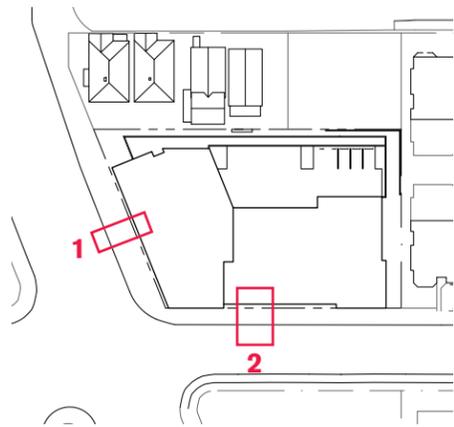
**LAIR HILL GUIDELINES - COMPONENTS**  
MASSING / DESIGN CONCEPT



1 TYPICAL SW BARBUR BLVD BAY



2 TYPICAL SW HOOKER ST BAY



## ARCHITECTURAL SPECIFICS

### OTHER BUILDING COMPONENTS

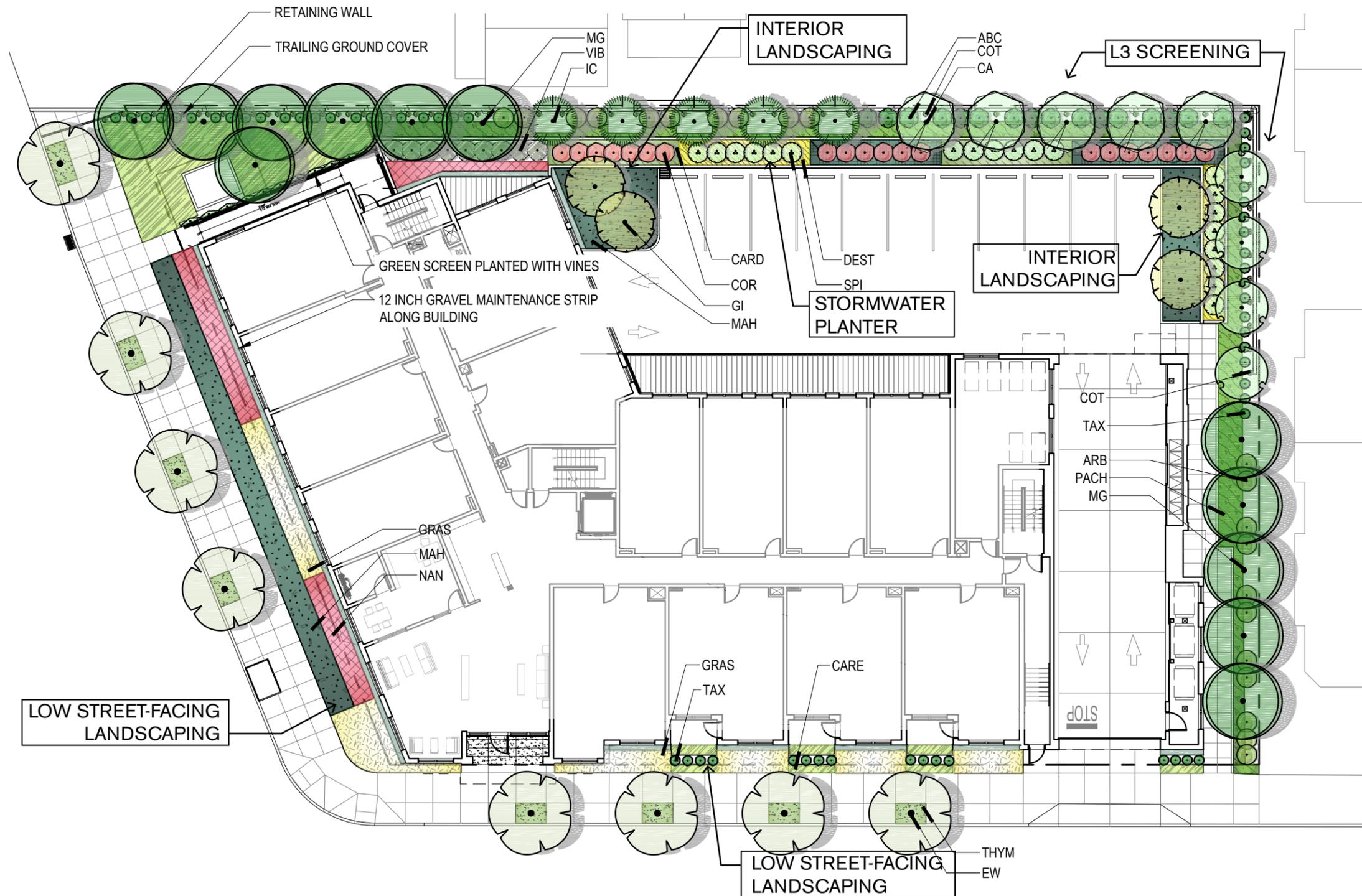
*“To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detail in the district.”*

### RESPONSE

- Bay windows provide modulation, interior noise reduction and interest along SW Barbur Boulevard
- Recessed, protected balconies facing SW Hooker Street allow residents to take advantage of views to the park and provide ‘eyes on the street’.
- Continuous cornices create a unifying element around the building. The brick detailing, traditional windows and modulated façade elements link the two facades and create a strong, unified composition.
- The building’s base, middle, and top are articulated by using various architectural elements. The cornice, varying brick patterns at the horizontal corbels, window heads, jambs and sills, and a scored, concrete base are all nods to historic features that complement details found in the district.

## LAIR HILL GUIDELINES - COMPONENTS

MASSING / DESIGN CONCEPT



## PLANTINGS

### GOAL

*“To encourage the maximum use of open land for visual enjoyment and/or to fulfill more functional purpose such as shading, wildlife shelter or food production. Plantings should not hide, but enhance buildings.”*

### RESPONSE

- Native, drought resistant landscaping is proposed.
- Street-facing plantings will be low and will serve to soften the interface between the right-of-way and the base of the building.
- Screening trees and landscaping will be provided at interior shared property lines to create maximum privacy for the neighboring dwellings.
- The plantings, in conjunction with the retaining walls, will fully screen the parking area and driveway from neighboring properties.
- Design of the landscape screening, retaining wall plantings and flow-through planter will provide required trees and shrubs for screening but also include cascading plantings to soften the retaining wall for the adjoining properties.
- On-site stormwater retention and treatment is provided via a stormwater planter incorporated into the retaining walls and adjacent to the required landscape screening.

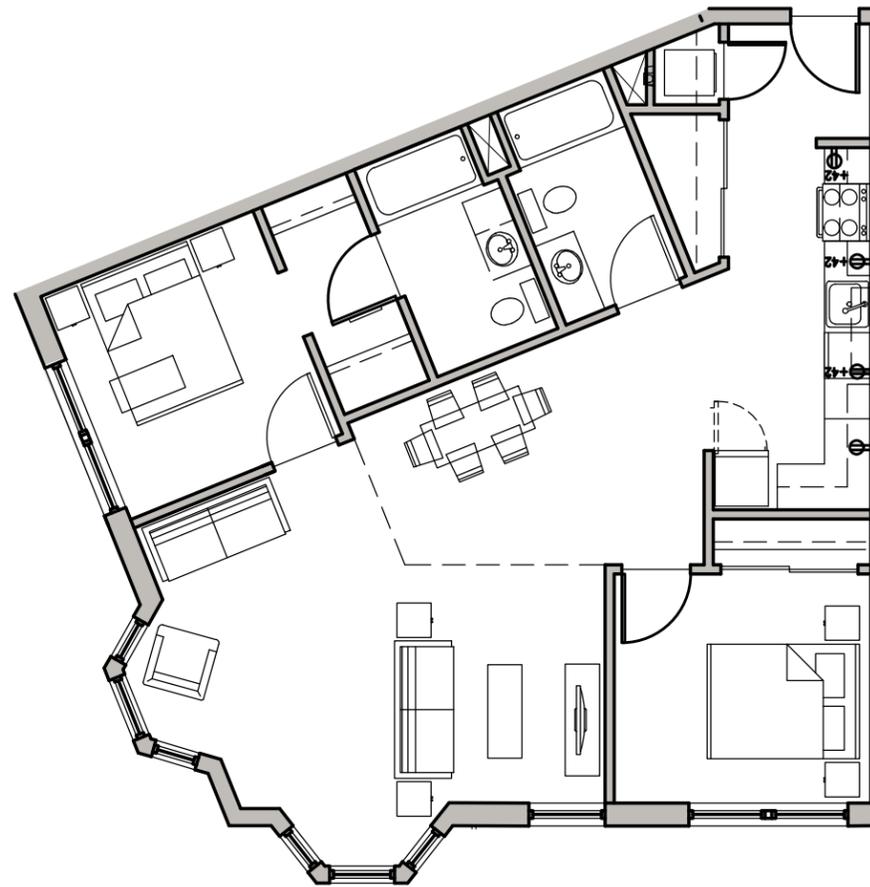


## LAIR HILL GUIDELINES - LANDSCAPE MASSING / DESIGN CONCEPT

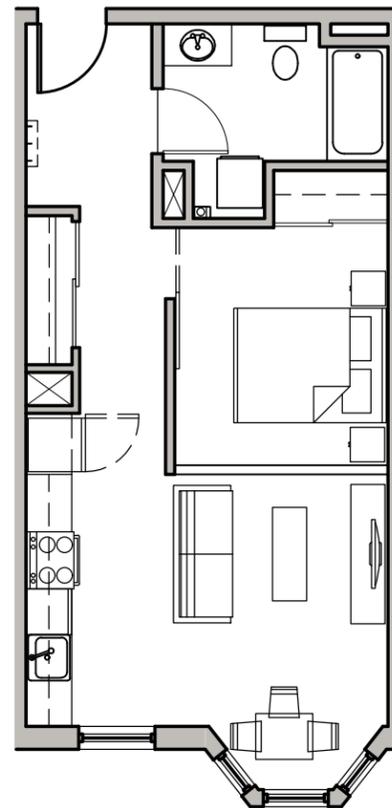


LANDSCAPING AT NORTHWEST PROPERTY LINE

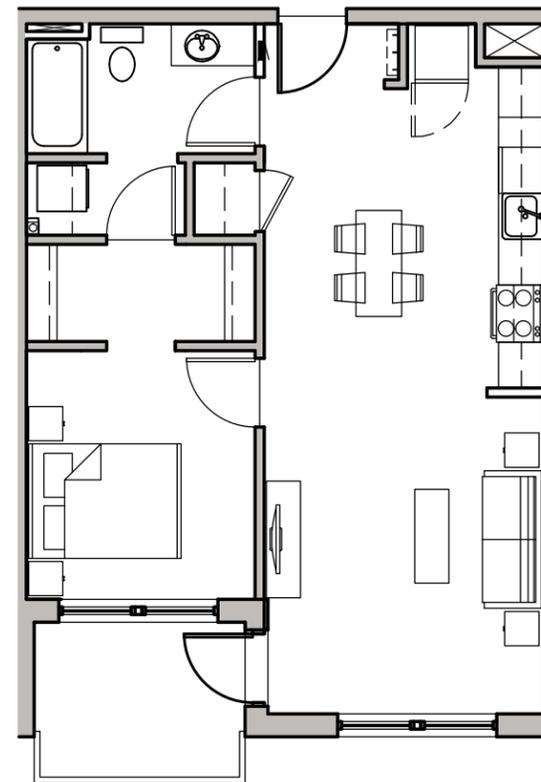
**LAIR HILL GUIDELINES - LANDSCAPE**  
MASSING / DESIGN CONCEPT



2-BEDROOM UNIT  
FACING SW BARBUR AND SW HOOKER



TYPICAL STUDIO UNIT  
FACING SW BARBUR BLVD



TYPICAL 1-BEDROOM UNIT  
FACING SW HOOKER ST

**RESIDENTIAL CONSTRUCTION**

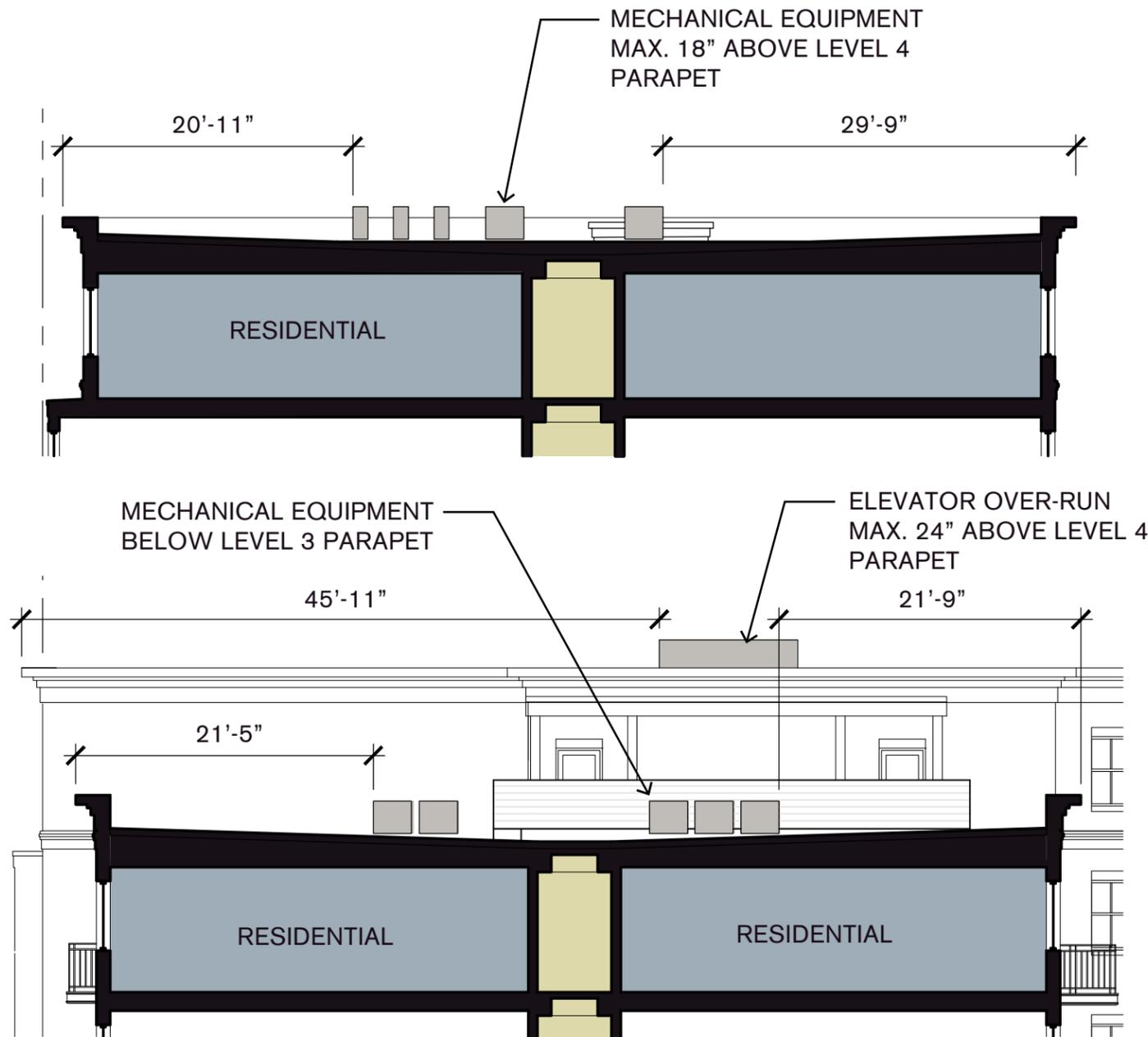
**GOAL**

*“To encourage an increase in the residential density as this is essential for Lair Hill to continue its function as a neighborhood, not just a collection of historic buildings.”*

**RESPONSE**

- The Barbur & Hooker apartment building meets the goal of increasing density and diversity in the Lair Hill neighborhood by providing 62 new apartments with a mix of studio, 1-bedroom and 2-bedroom apartments.
- The building design strengthens the historic nature of Lair Hill with high-quality materials, detailing and pedestrian vitality.





## NOISE

### POINT OF CONCERN

*"Noisy equipment, such as air conditioning units, should be contained inside the structure or adequately muffled."*

### RESPONSE

- Because of developments in heat-pump technology, new equipment is extremely efficient and quiet. All heating and cooling equipment will be located on the upper and lower roofs of the building and set back at least 20-feet from the edge of the parapet.



### DAIKIN DUCTLESS HEAT PUMP

- Approximate Dimensions: 29" High x 36" Wide x 12" Deep
- Outdoor Sound Pressures as Low as 46 dB(A) - Normal Speech is 70 dB(A)



## LAIR HILL GUIDELINES - CONCERNS

### MASSING / DESIGN CONCEPT



**ENERGY CONSERVATION**

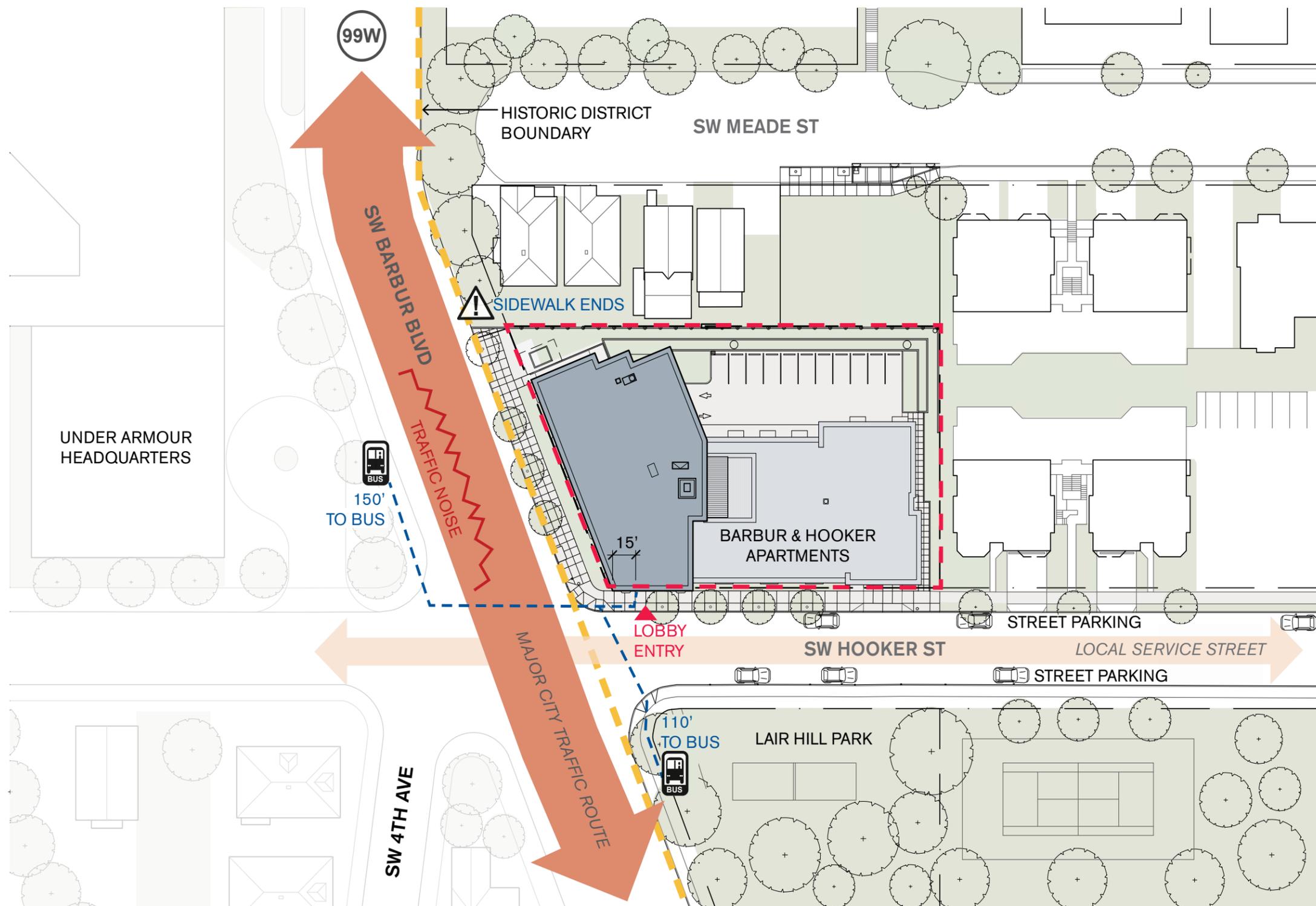
**GOAL**

*“The neighborhood recognizes the need to evolve towards energy systems of greater efficiency and less waste. It wishes to encourage energy conservation and the use of alternative/appropriate energy technologies that may deviate from historical/traditional forms.”*

**RESPONSE**

- The proposed Milgard Essence windows meet Energy Star requirements. Energy efficient heat pumps will heat and cool the building. The use of durable, high quality materials on the exterior of the building will result in products that last longer and have lower embodied energy.
- All units have access to natural light and ventilation and many units have access to outside space via balconies.

**LAIR HILL GUIDELINES - CONCERNS**  
 MASSING / DESIGN CONCEPT



**MODIFICATION #1**

**33.130.242 Transit Street Main Entrance**

*Modify the location standard for Transit Street Main Entrance; 33.130.242.C. Locate main entrance on SW Hooker Street instead of SW Barbur Blvd.*

**STANDARD**

**C. Location.** For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the ground floor must meet the standards of this section. The ground floor is the lowest floor of the building that is within four feet of the adjacent transit street grade. The main entrance must:

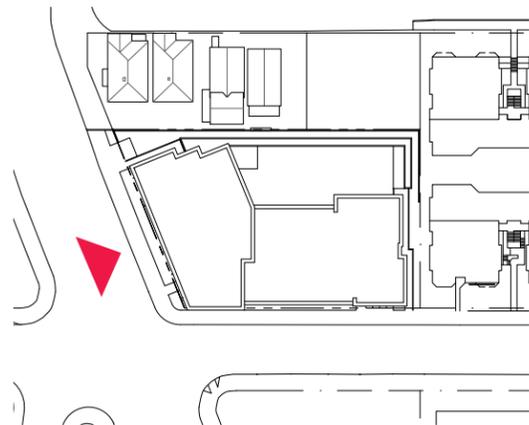
1. Be within 25 feet of the transit street;
2. Allow pedestrians to both enter and exit the building; and
3. Either: a. Face the transit street; or b. Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-6, below.

**RESPONSE**

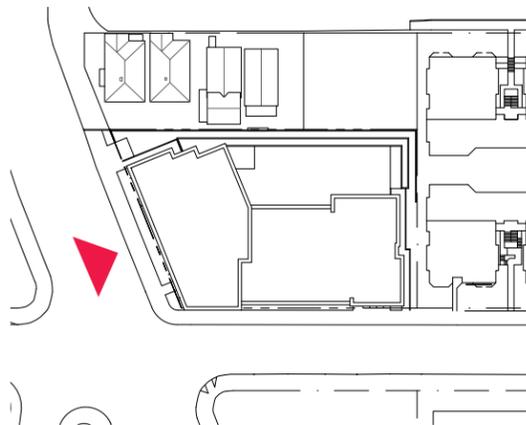
The proposed main entry complies with standards 1 and 2. The entry is approximately 15' from the Barbur right-of-way. It allows entry and exit. A modification is required for standard 3 because the angle of the entry is approximately 68 degrees to the Barbur ROW.

Given the pedestrian-hostile character of SW Barbur Boulevard, it is not appropriate to follow the generic preference for main entries. Locating the entry on SW Hooker Street creates a better pedestrian experience, and the impact in terms of access to transit is negligible.

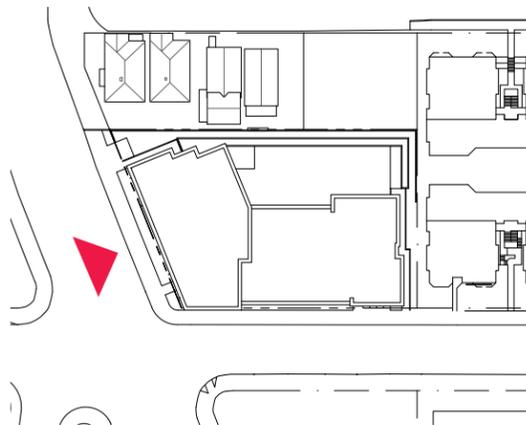
**TRANSIT STREET MAIN ENTRY MODIFICATIONS**



**OPTION A - WEST ELEVATION AT SW BARBUR BLVD**  
 OPTIONS & ITERATIONS



**OPTION B - WEST ELEVATION AT SW BARBUR BLVD**  
 OPTIONS & ITERATIONS



**OPTION C - WEST ELEVATION AT SW BARBUR BLVD**  
 OPTIONS & ITERATIONS



- Presented at DAR IV
- Punched openings at entry
- Canopy at brick corbel height
- No special brick detailing



- Storefront at entry
- Pilasters with inset brick at entry recess
- Canopy raised
- Added brick detailing



- Symmetrical
- Centered double entry doors
- Double windows above
- Inset brick at entry recess
- Conflict with interior room layout



- Symmetrical
- Single windows above
- Added brick detailing



- Centered single door
- Pilasters with inset brick at entry recess
- Mullions removed from entry storefront



- Single Door aligns with windows above
- Pilasters at entry recess



FINAL

## PROCESS - ENTRY AT SW HOOKER ST

### OPTIONS & ITERATIONS