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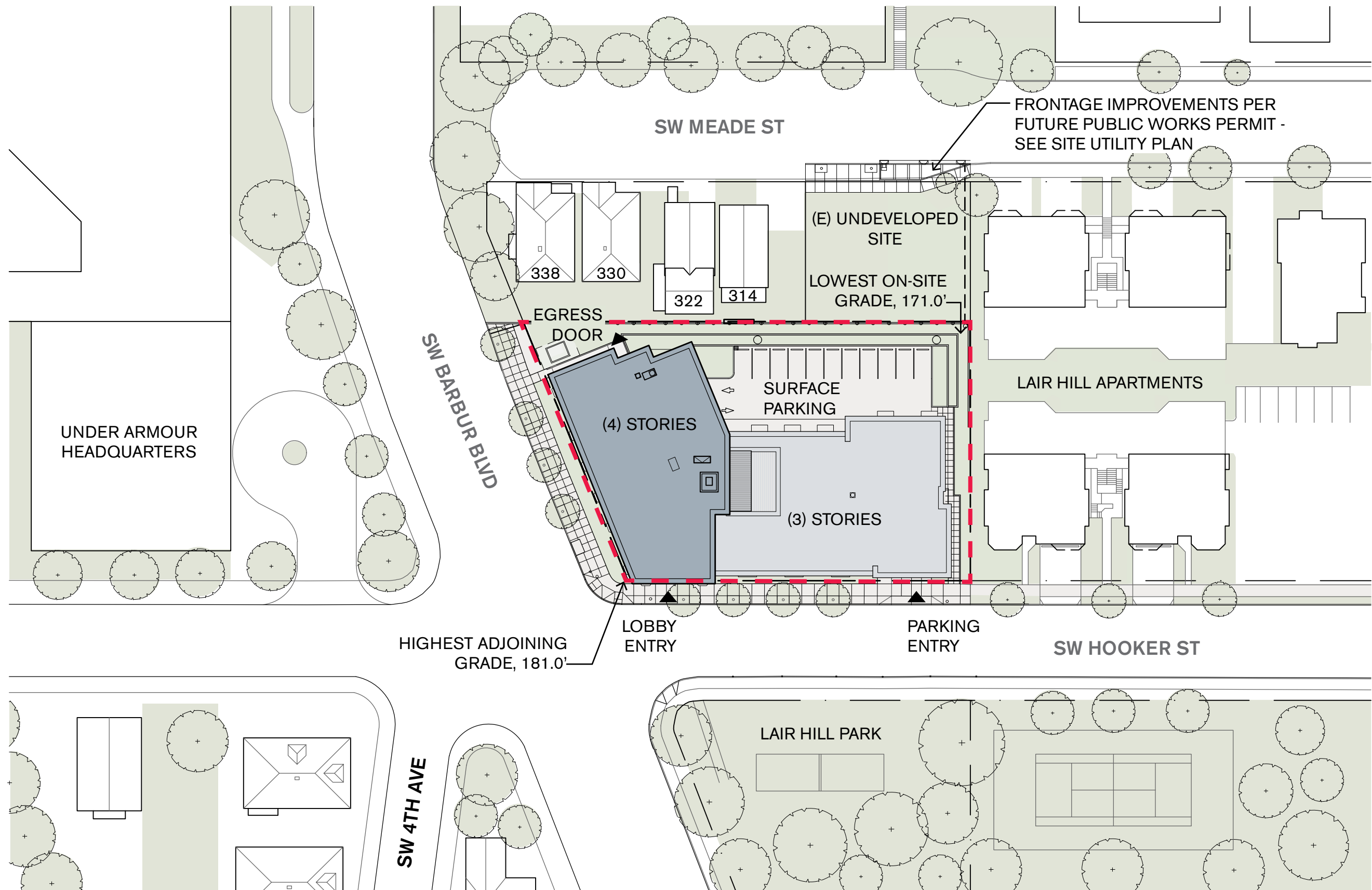
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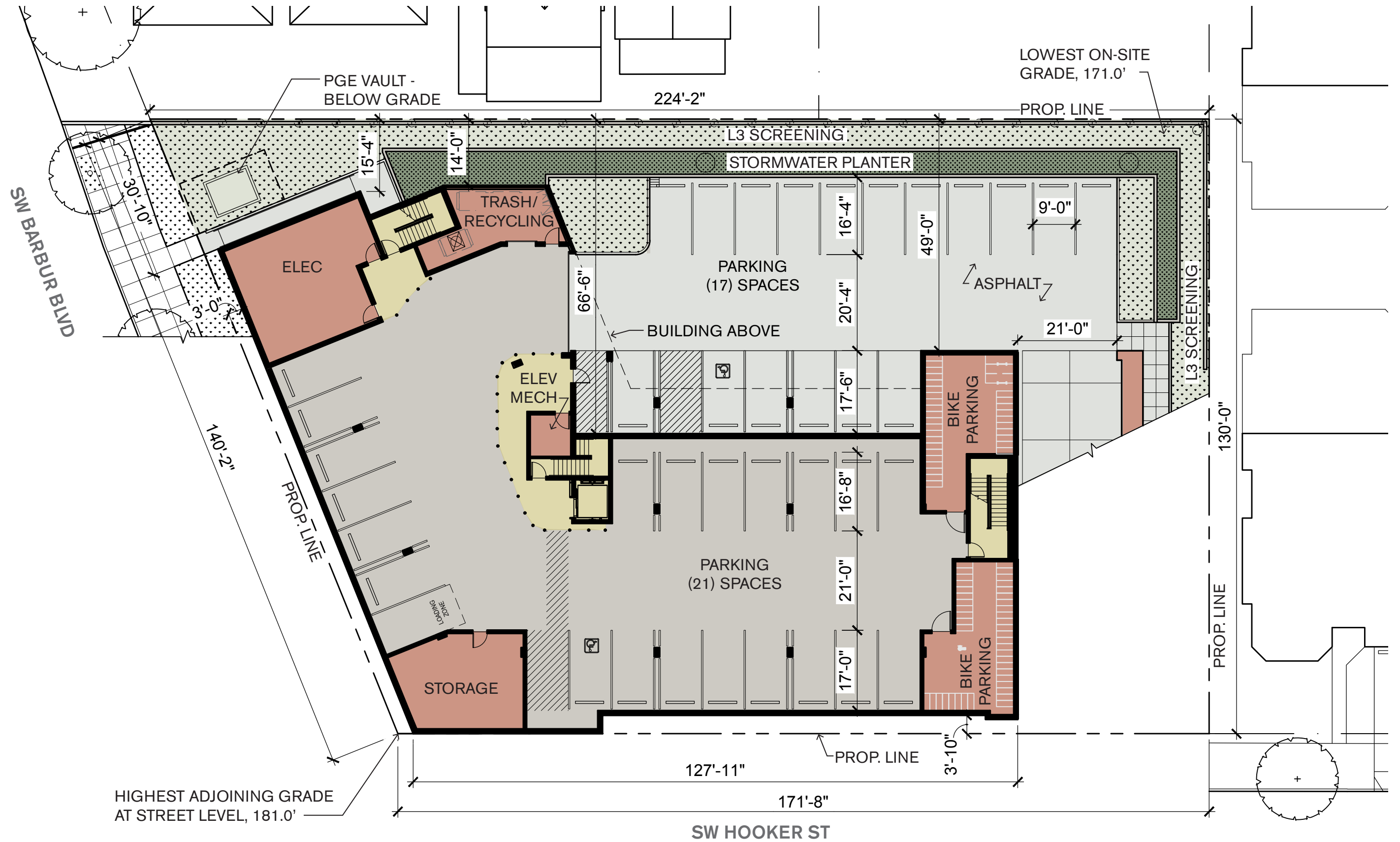
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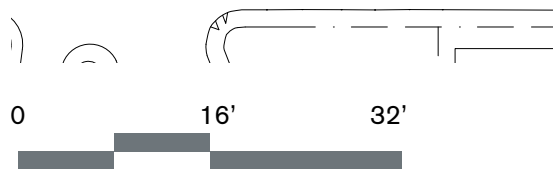
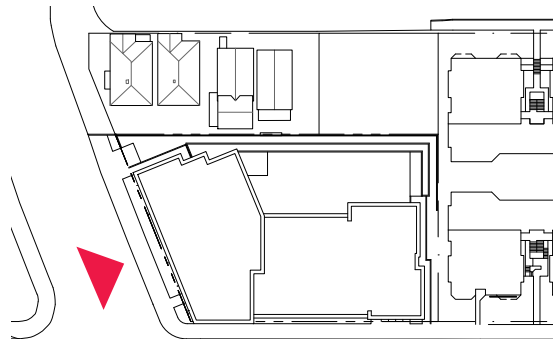


LEVEL 04 FLOOR PLAN / ROOF PLAN

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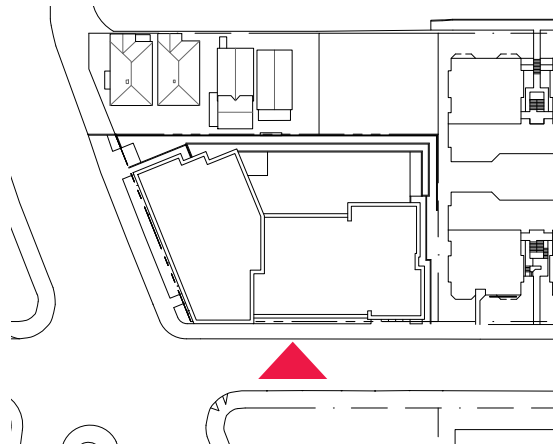
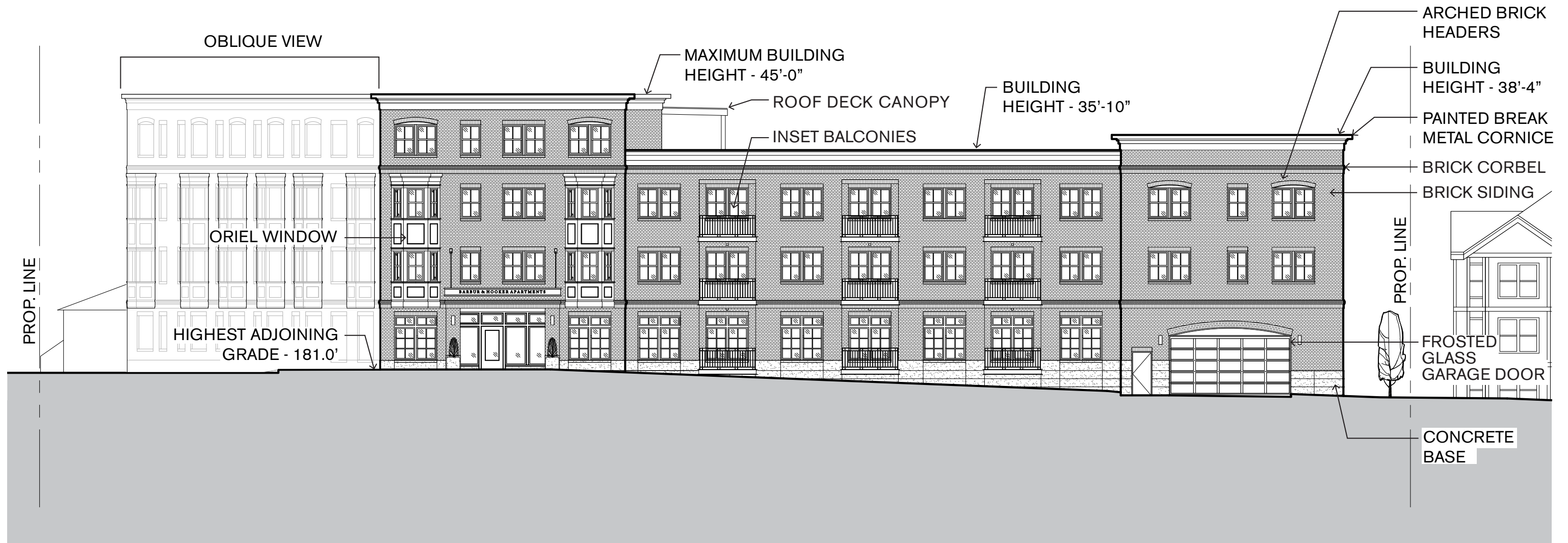


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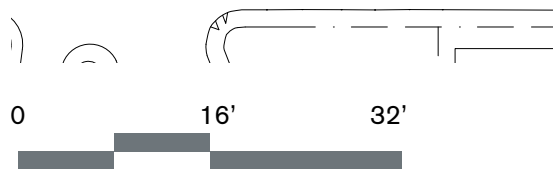
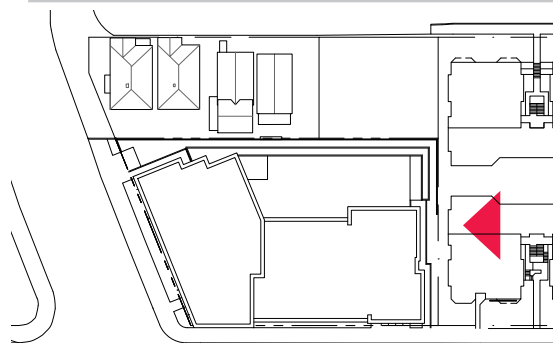
WEST ELEVATION AT SW BARBUR BLVD

ARCHITECTURAL DRAWINGS

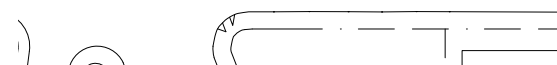
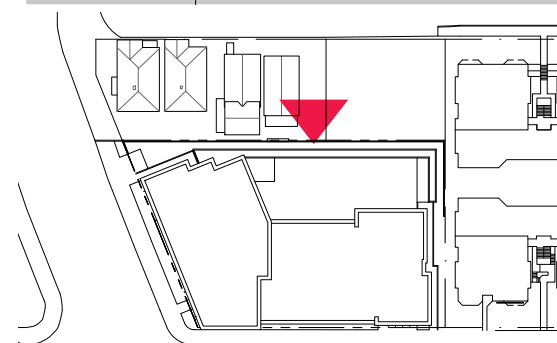
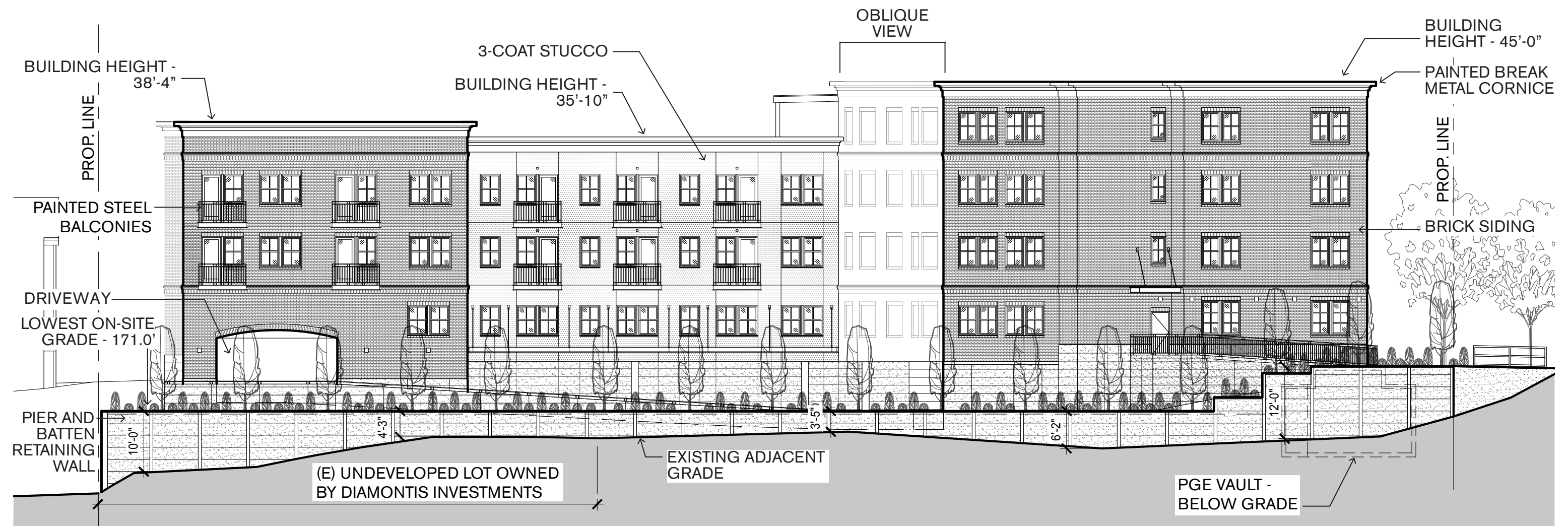


SOUTH ELEVATION AT SW HOOKER STREET

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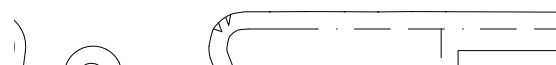
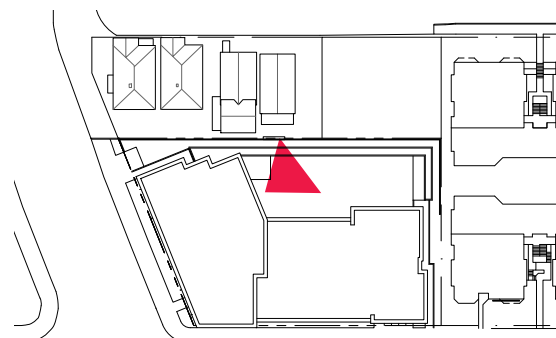
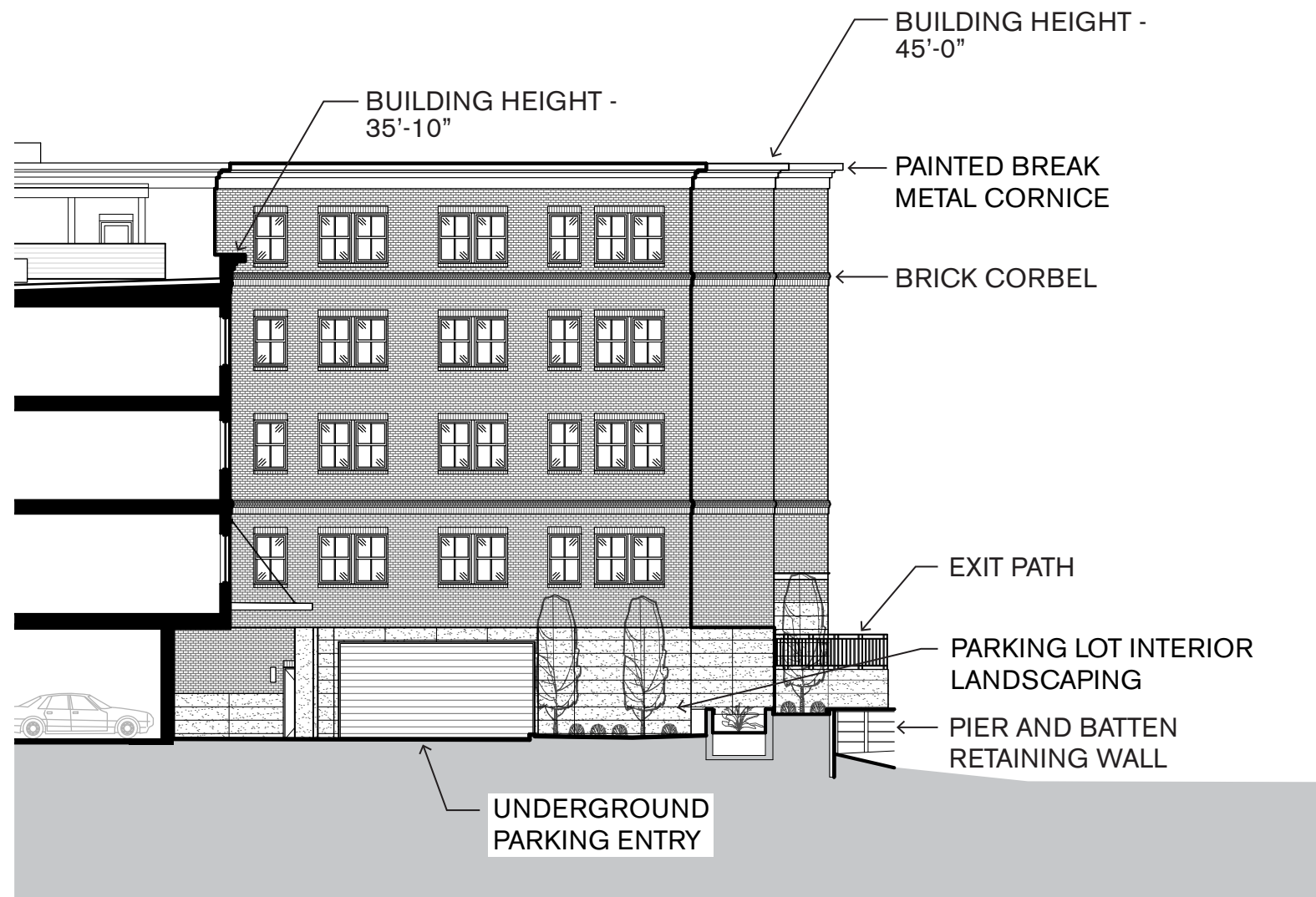


EAST ELEVATION
ARCHITECTURAL DRAWINGS



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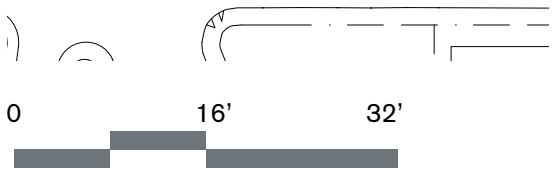
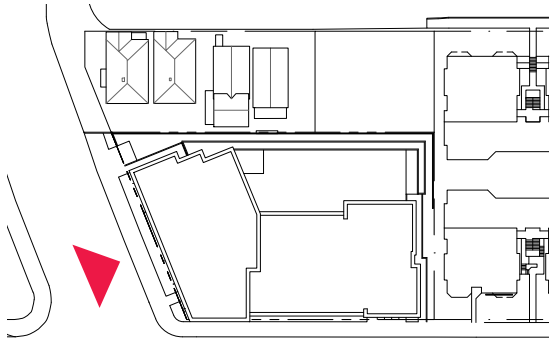
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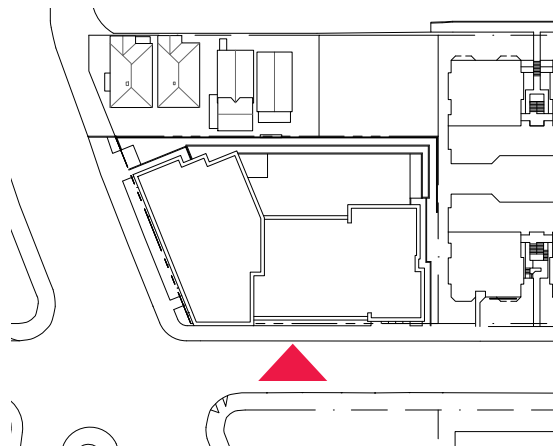
0 16' 32'

EAST ELEVATION AT GARAGE ENTRANCE

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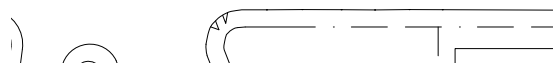
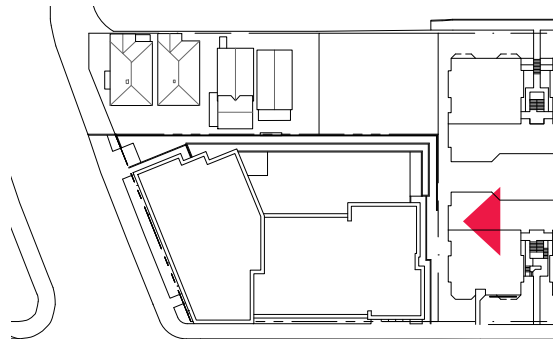


WEST ELEVATION AT SW BARBUR BLVD
ARCHITECTURAL DRAWINGS



SOUTH ELEVATION AT SW HOOKER STREET

ARCHITECTURAL DRAWINGS

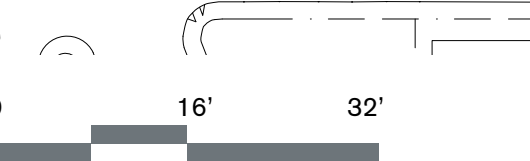
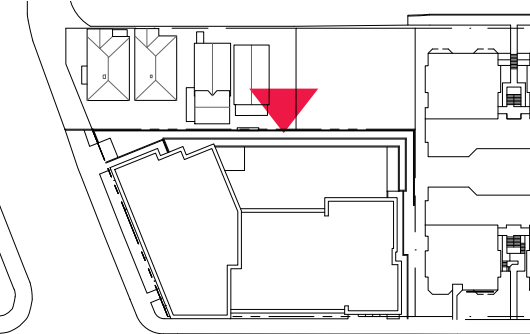


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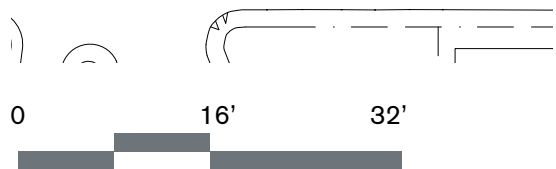
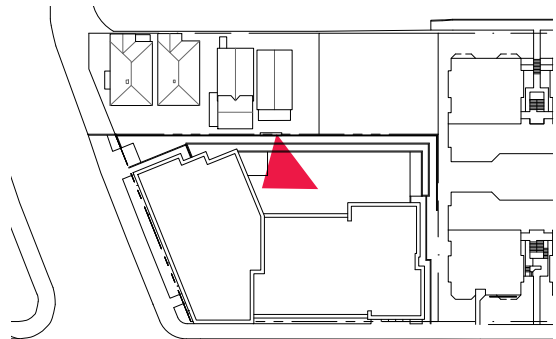


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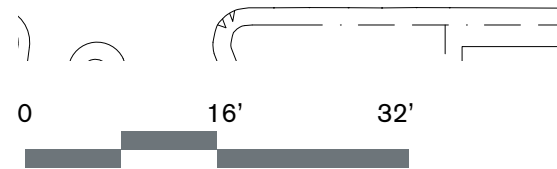
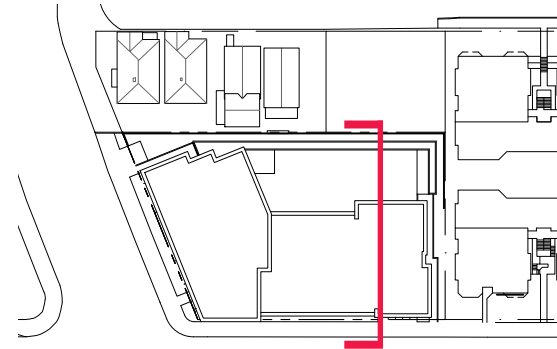
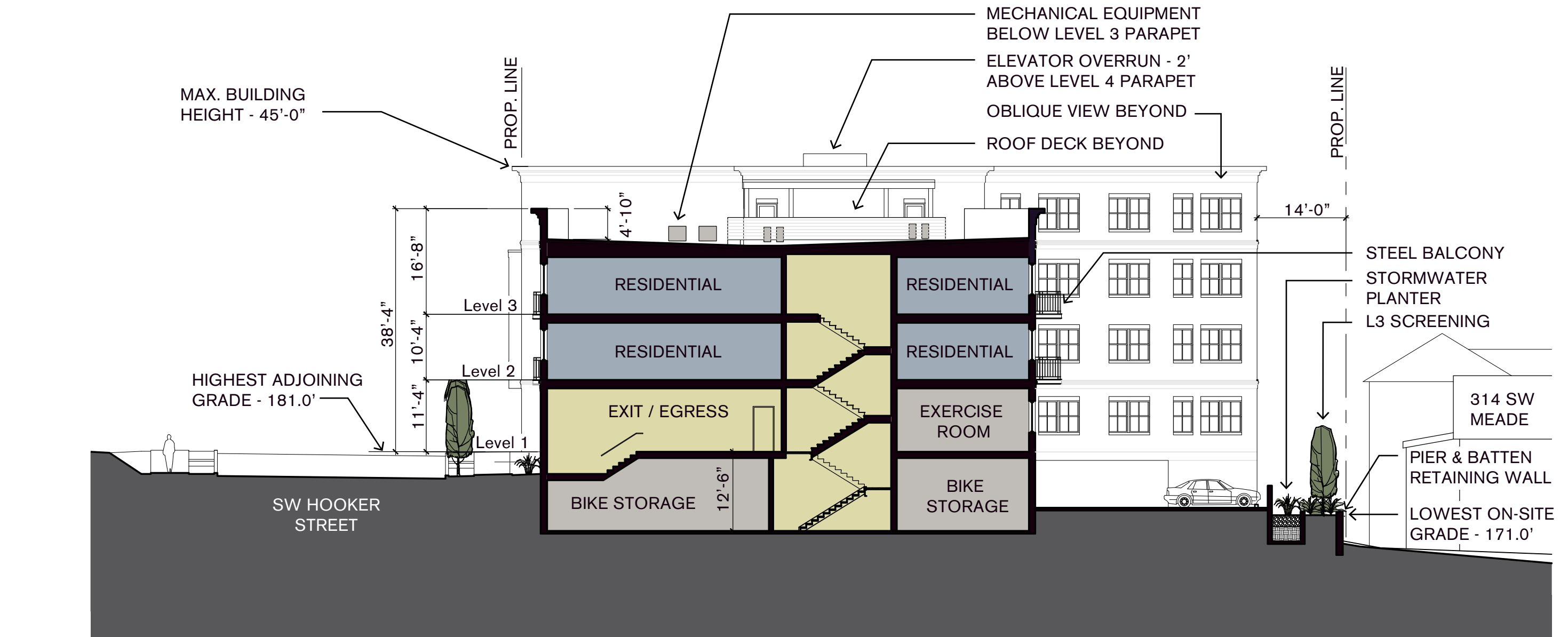
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NORTH ELEVATION
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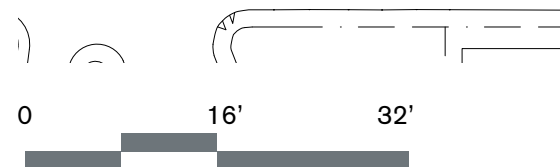
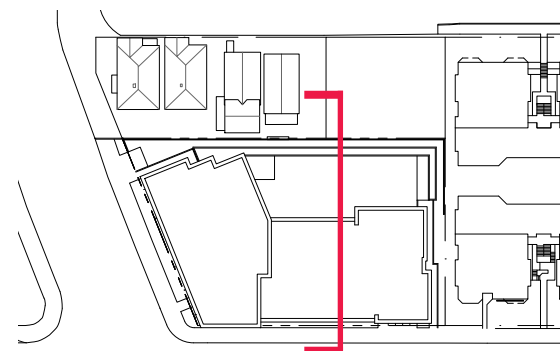
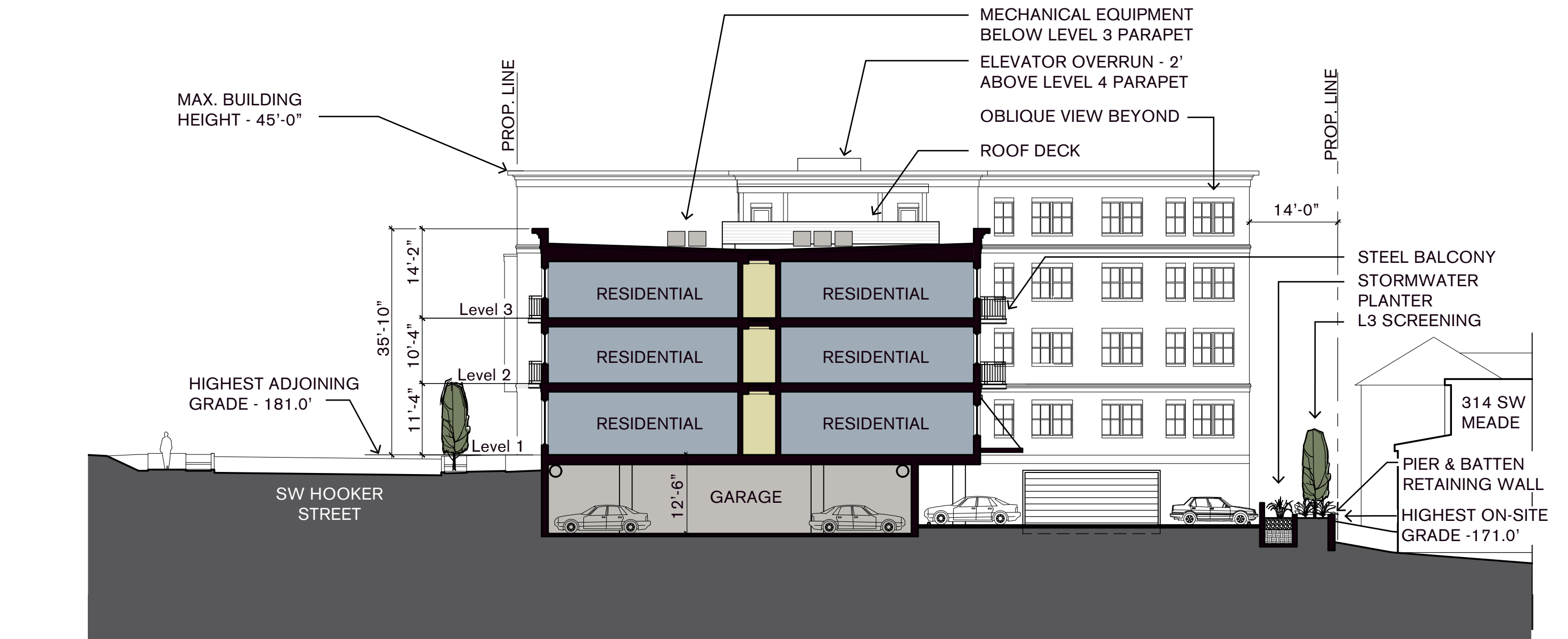


EAST ELEVATION (BEYOND) ARCHITECTURAL DRAWINGS



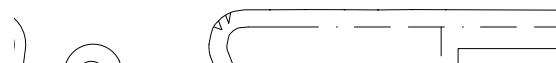
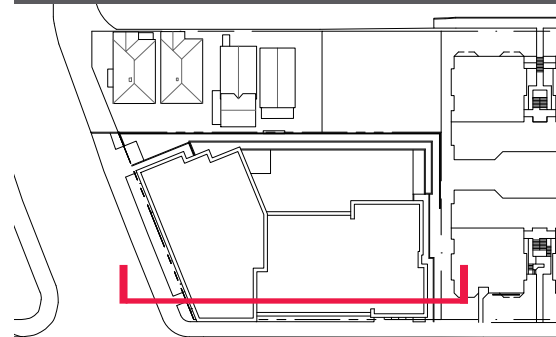
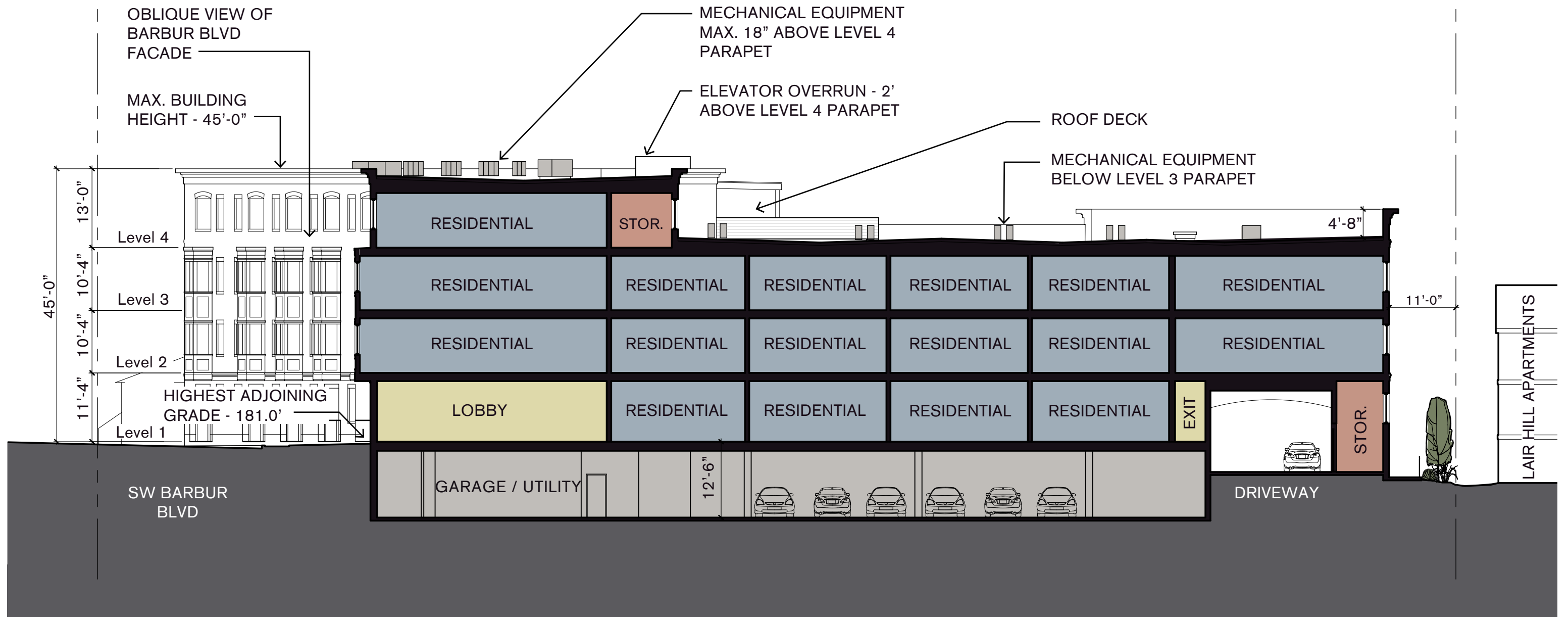
BUILDING SECTION - NORTH-SOUTH

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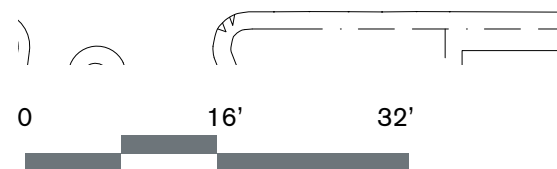
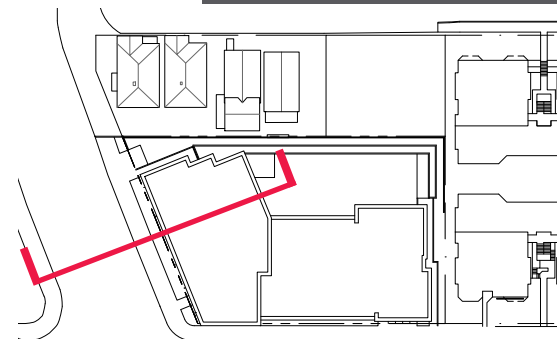
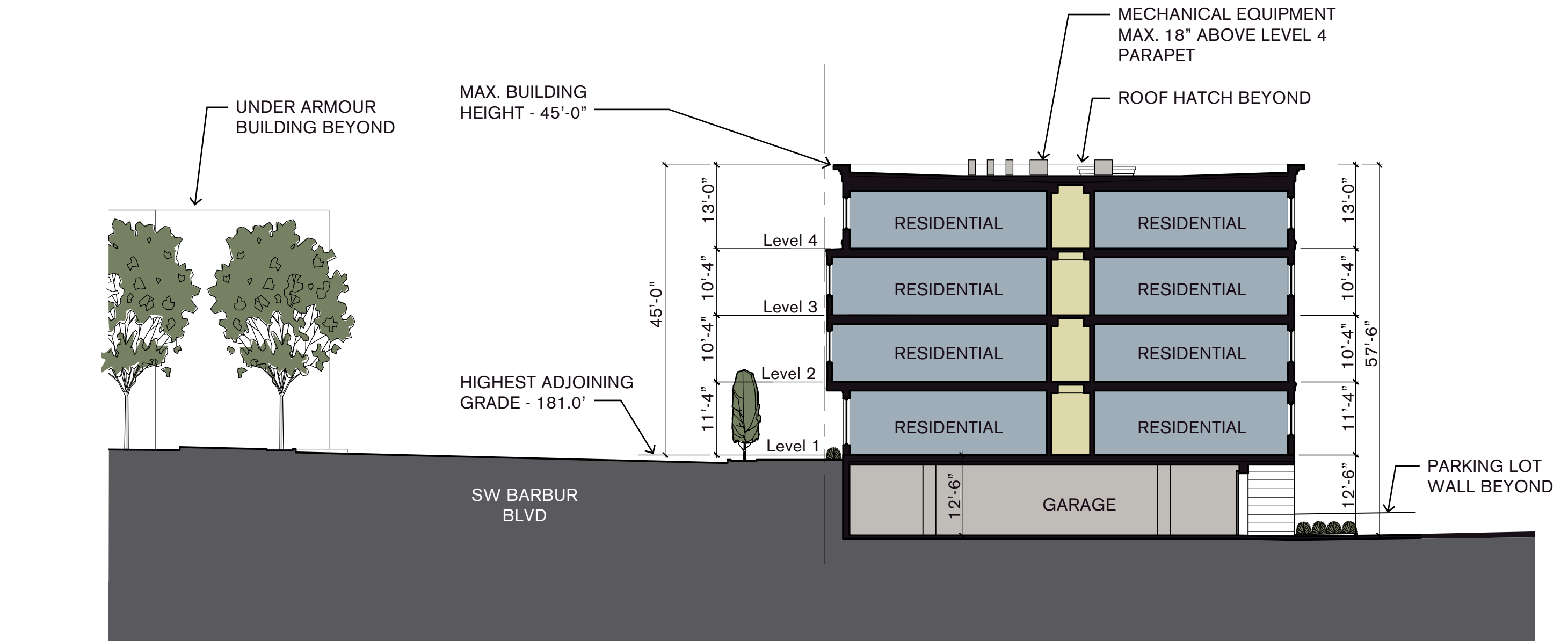
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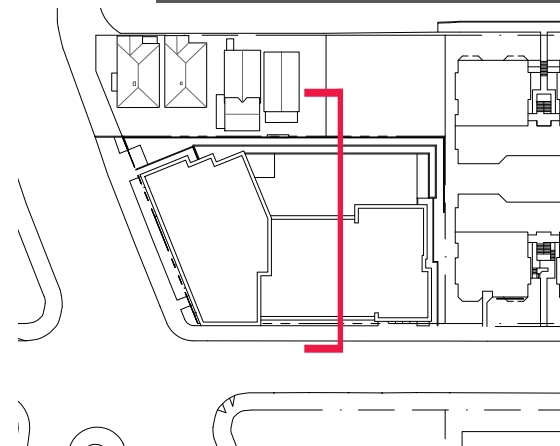
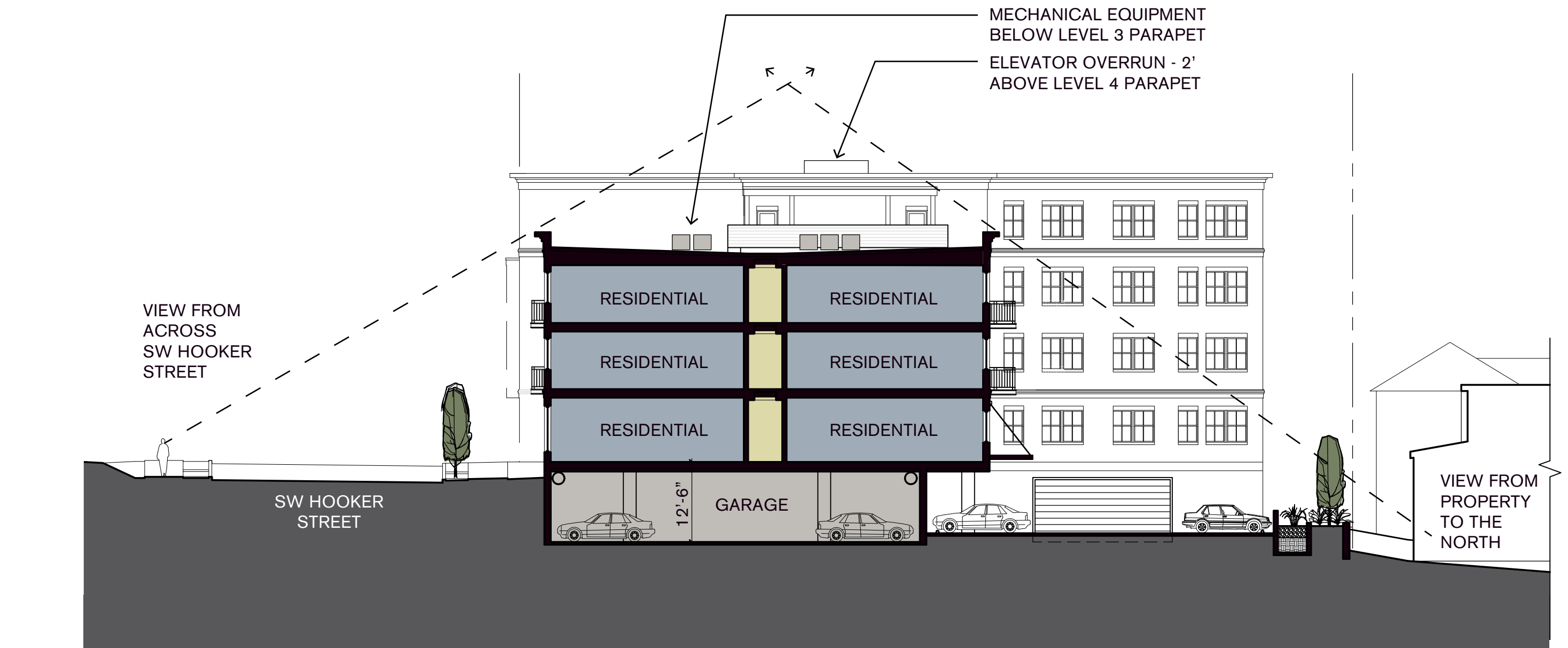


BUILDING SECTION - EAST-WEST

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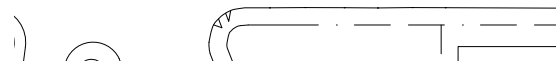
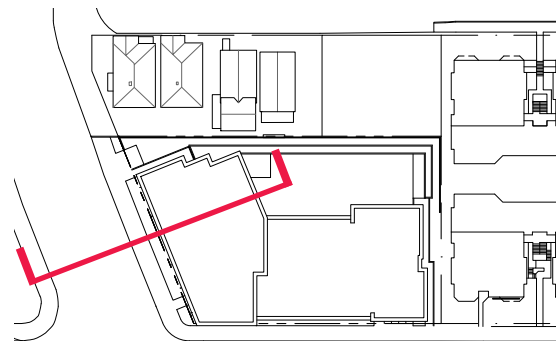
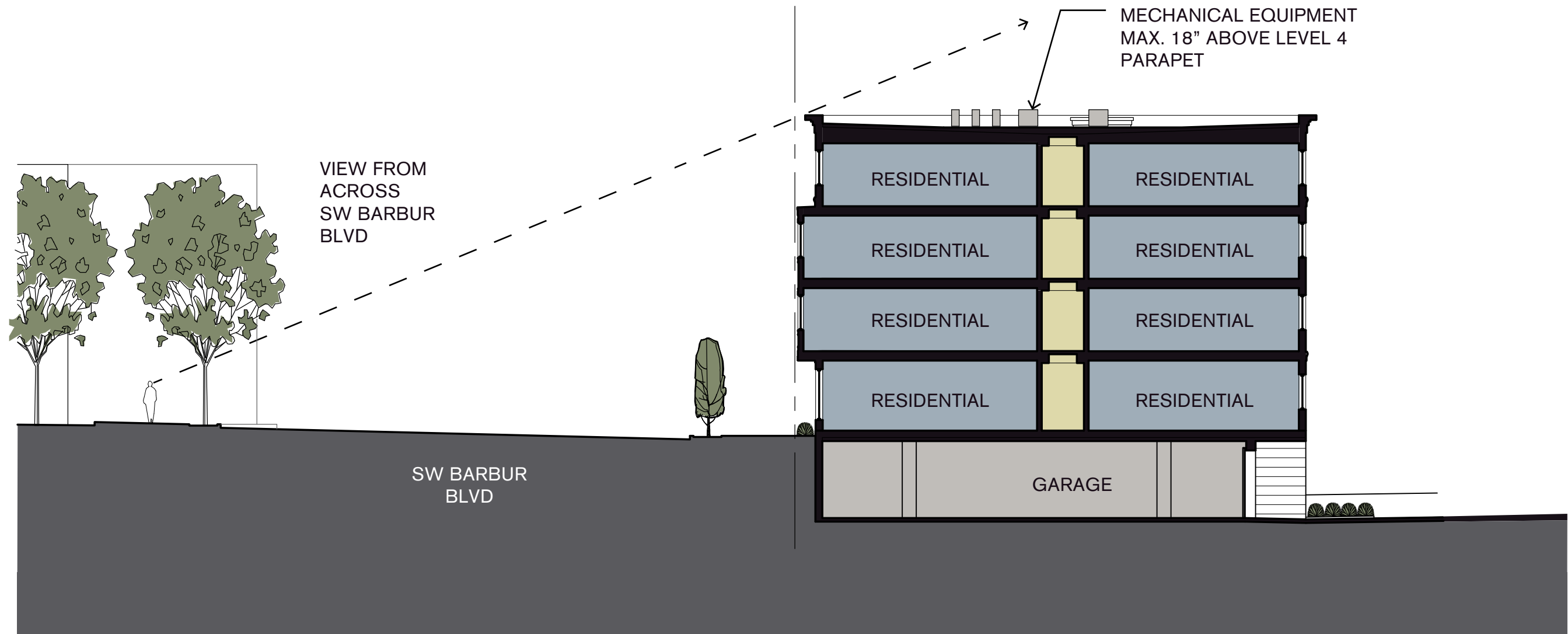


BUILDING SECTION - EAST-WEST ARCHITECTURAL DRAWINGS



SIGHTLINE - NORTH-SOUTH

ARCHITECTURAL DRAWINGS



SIGHTLINE - EAST-WEST

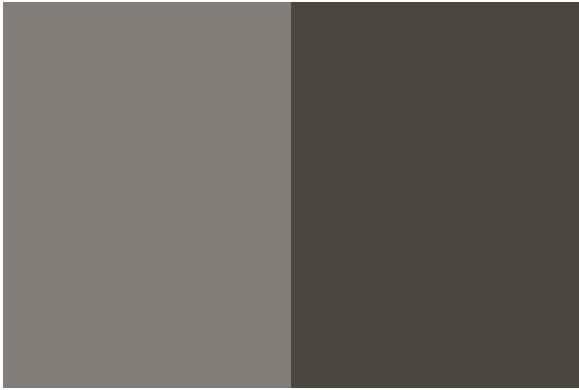
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FIBERGLASS WINDOWS
Milgard Essence Series
Color - Black Bean



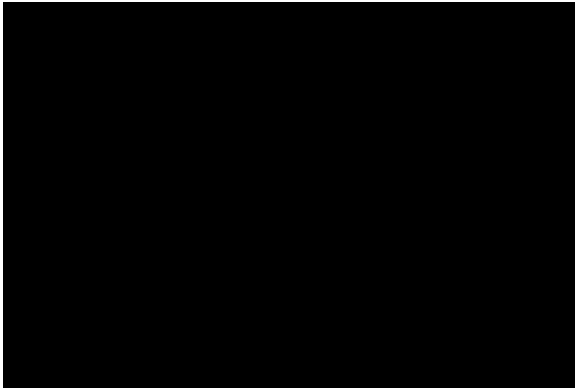
STUCCO AT NORTH FACADE
Light Texture
Miller Historic Color Collection
Color - Fieldstone



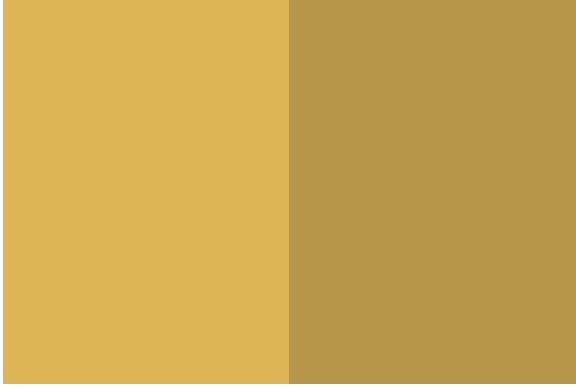
PAINTED SMOOTH PANEL SIDING
AT ORIELS
Miller Historic Color Collection
Color - Fieldstone / Moss Glen



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

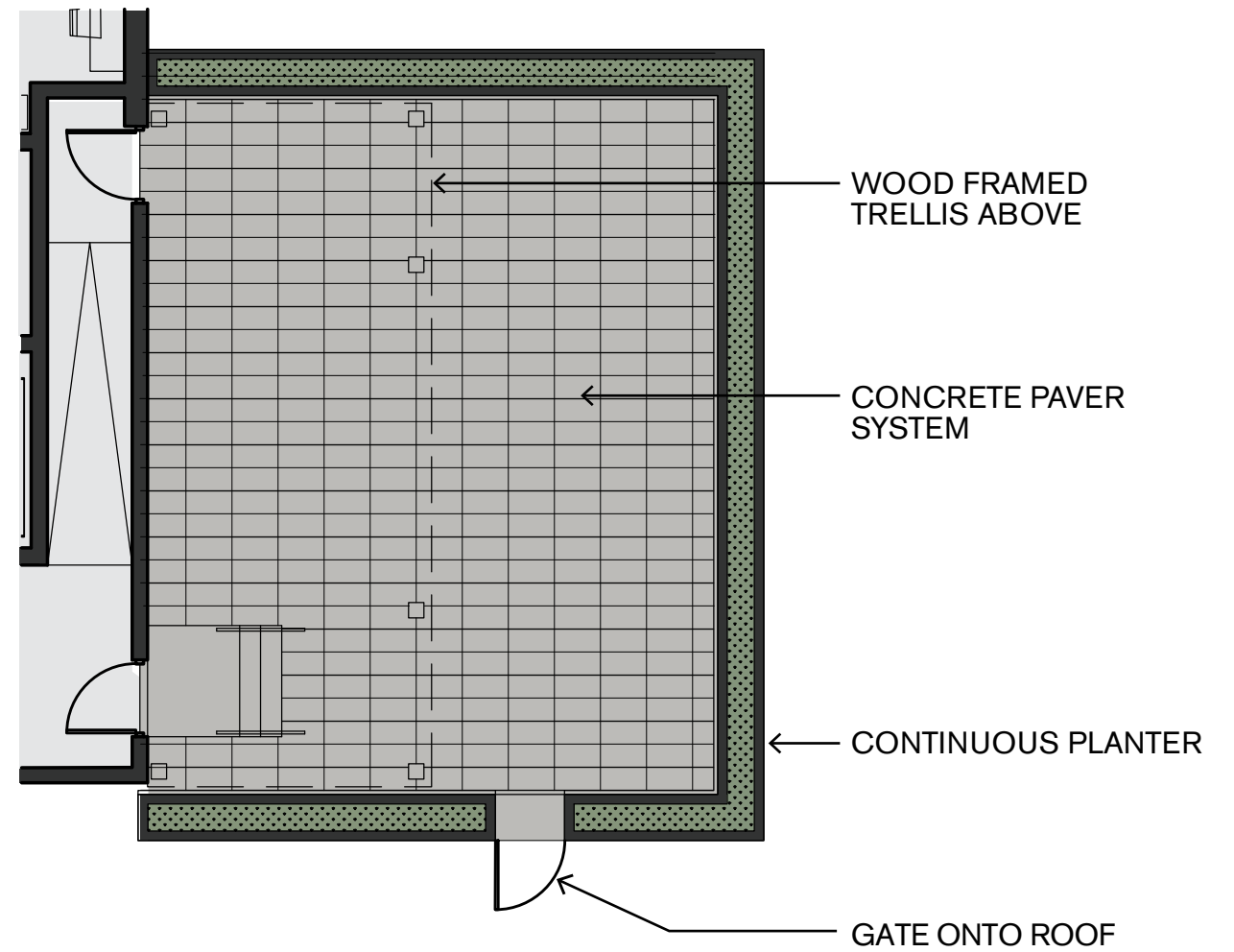
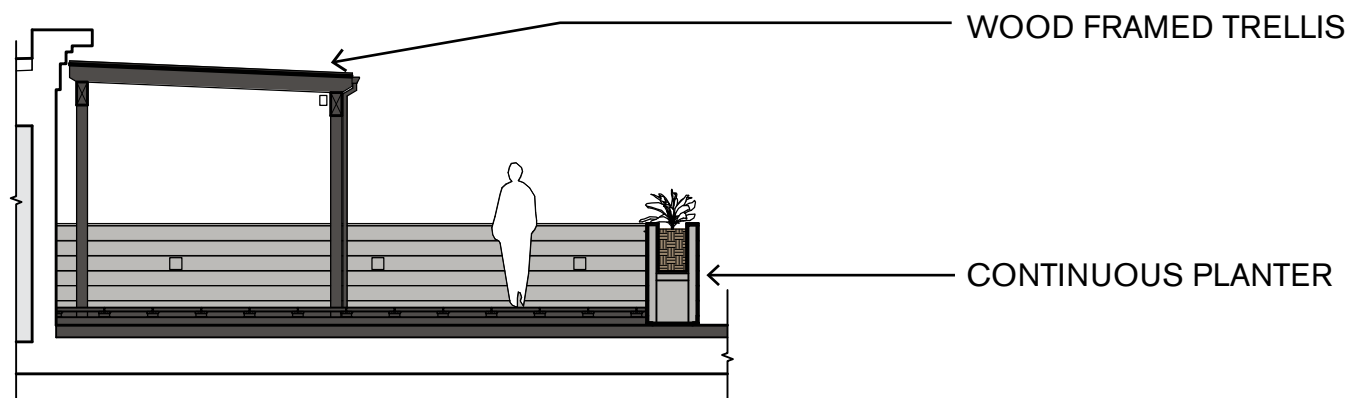


BRICK VENEER
Standard Size, Running Bond
Mutual Materials Mission Texture
Color - 50/50 Blend, Inca & Imperial Red
Grout Color - Gray



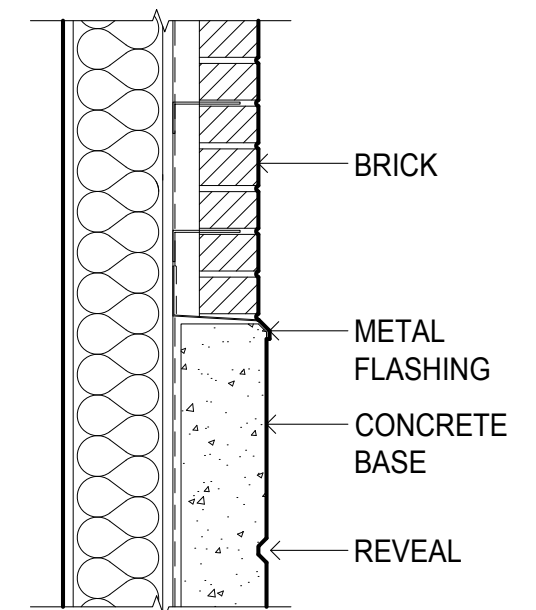
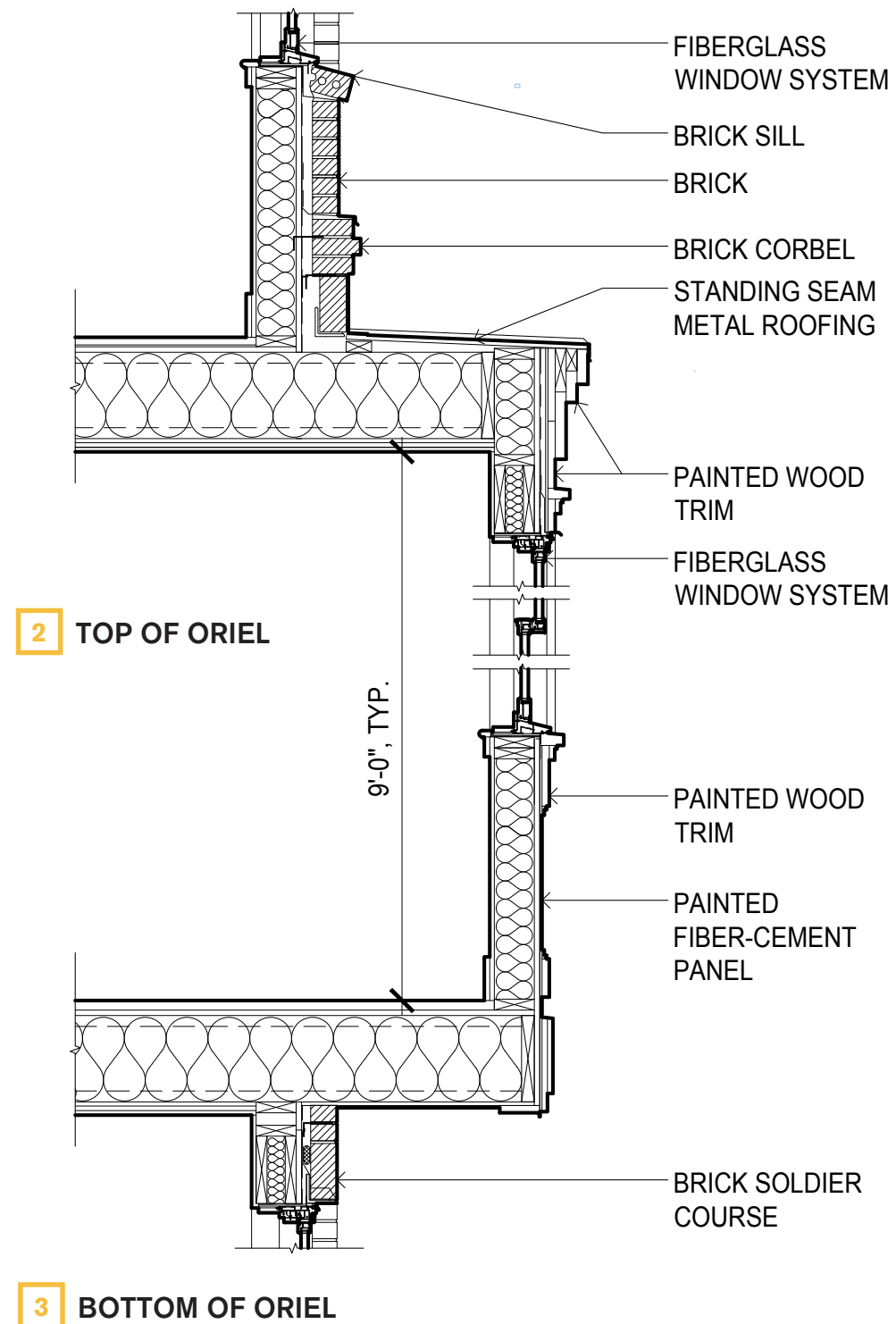
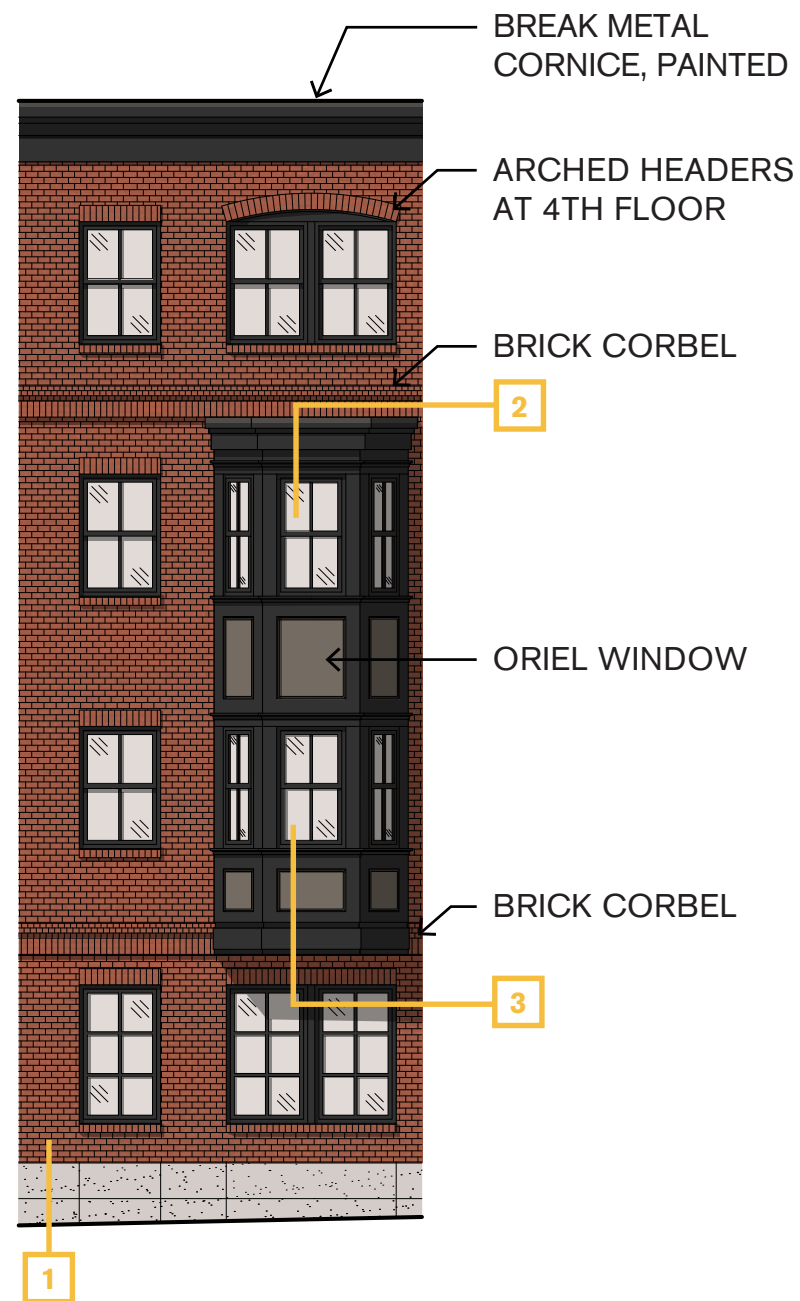
SCORED EXPOSED CONCRETE

MATERIALS
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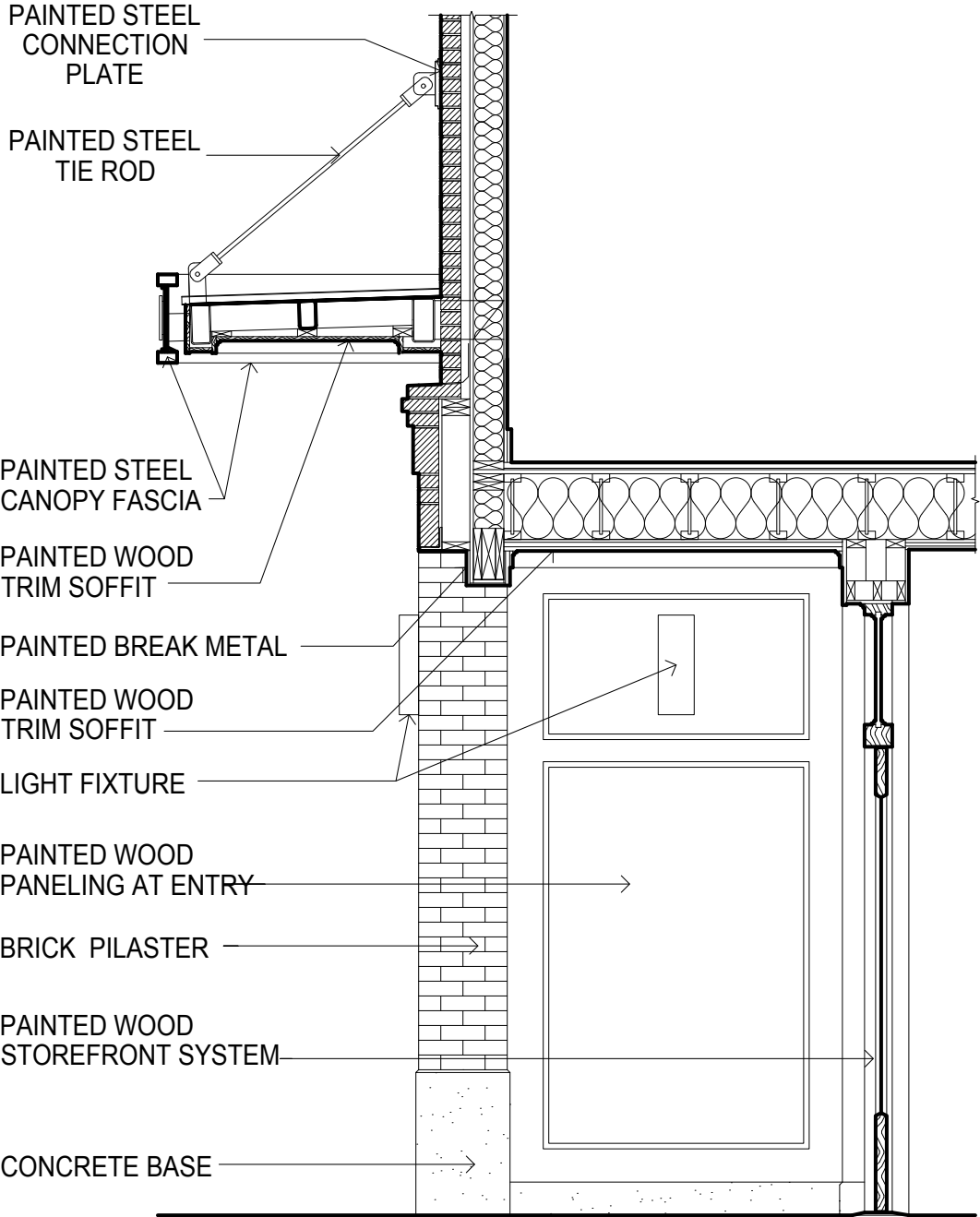
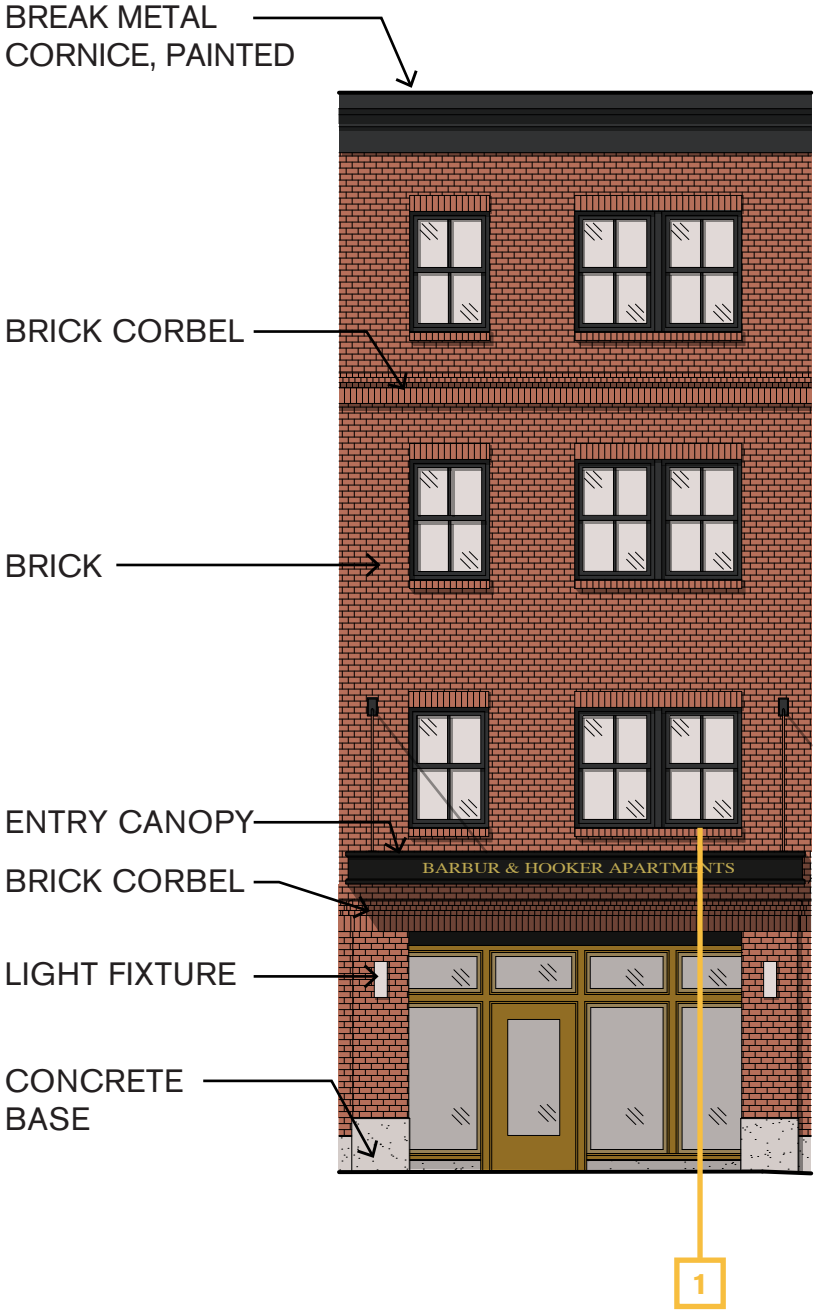
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ENLARGED ELEVATIONS / TYPICAL DETAILS

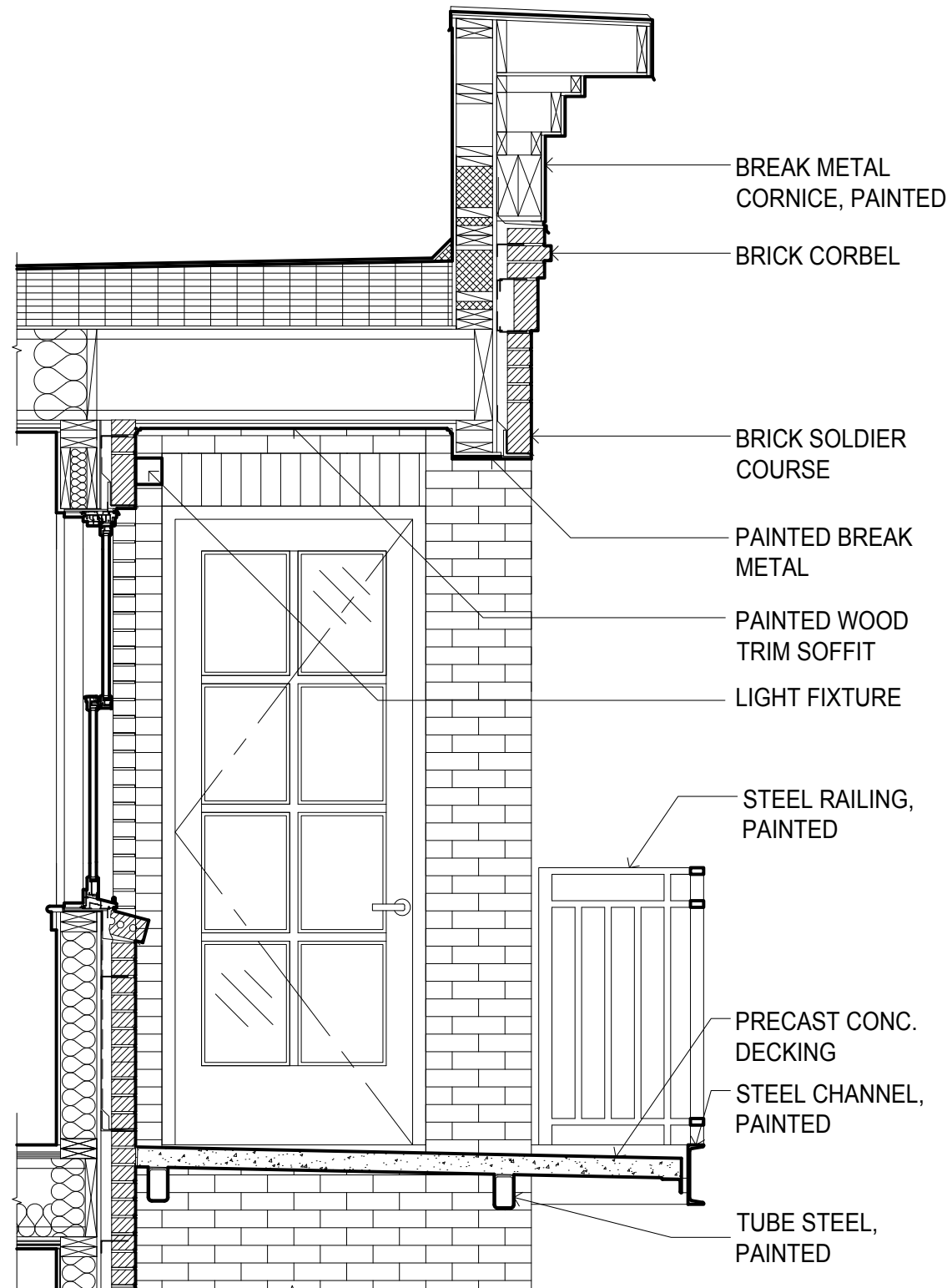
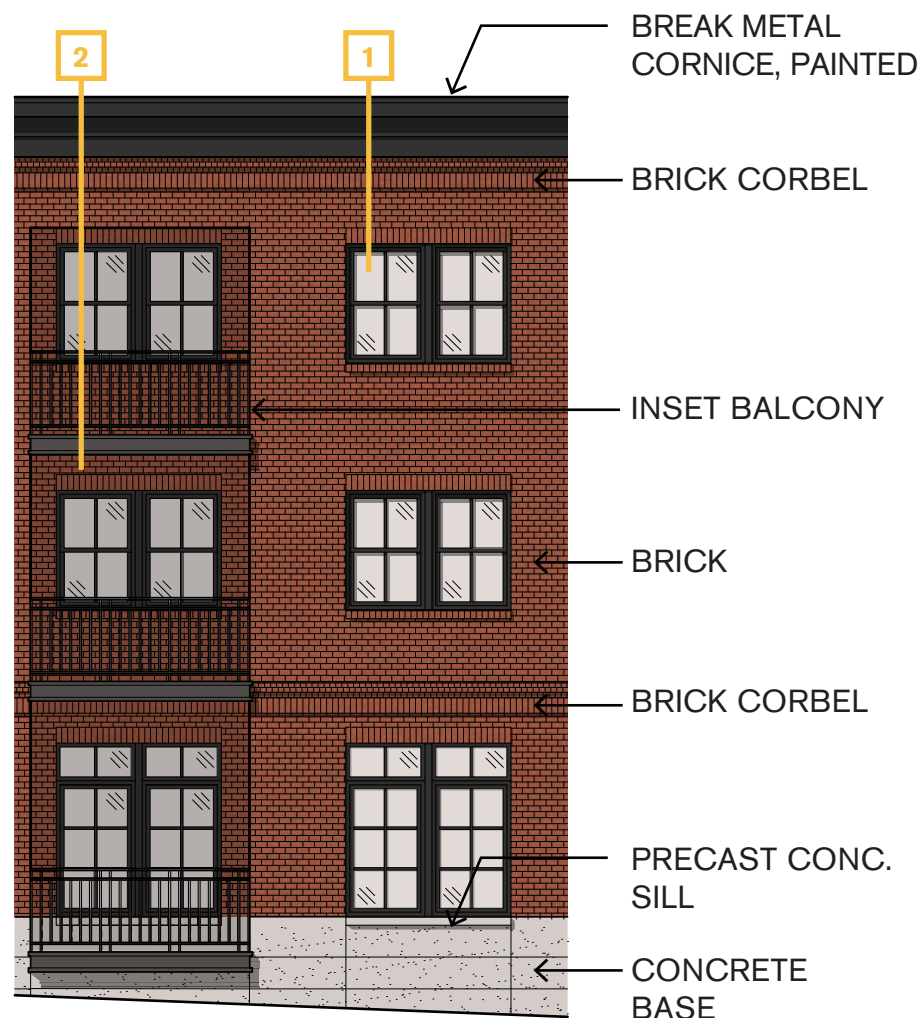
ARCHITECTURAL DRAWINGS



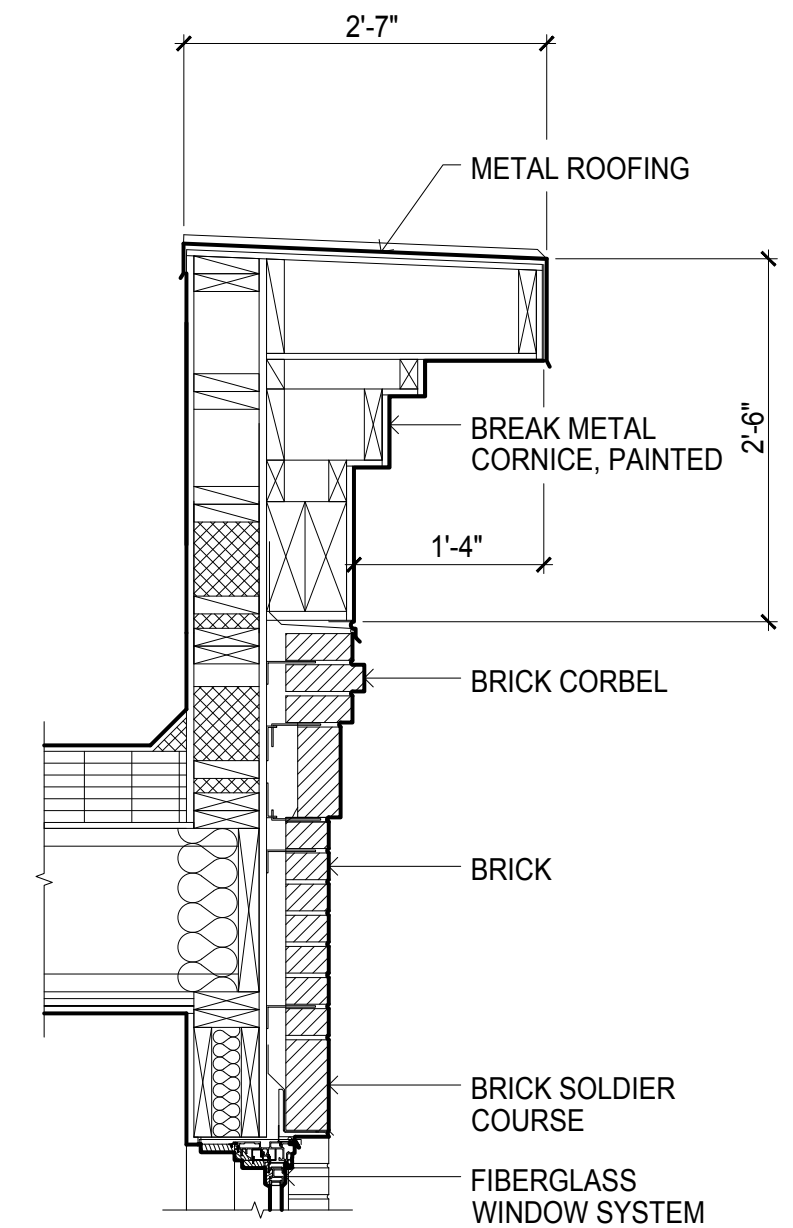
1 CANOPY AT MAIN LOBBY ENTRANCE (HOOKER STREET)

ENLARGED ELEVATIONS / TYPICAL DETAILS

ARCHITECTURAL DRAWINGS



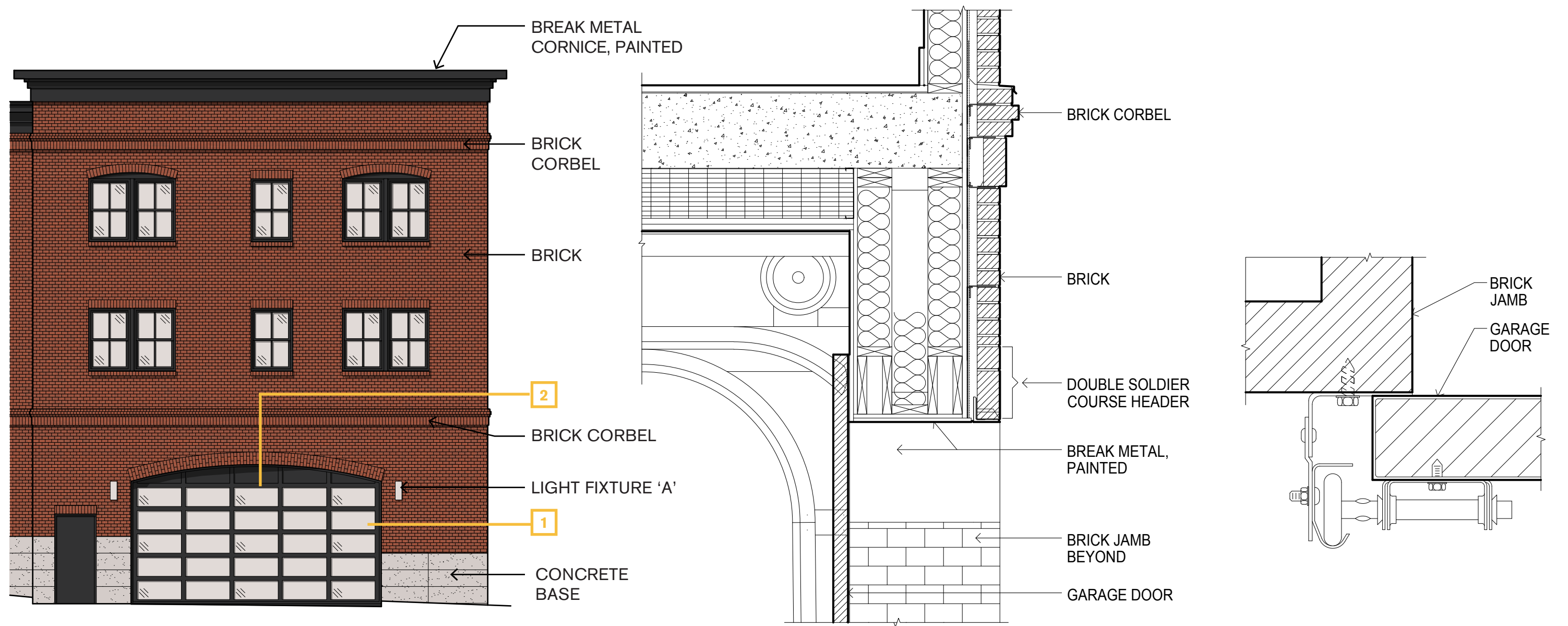
2 SECTION AT INSET BALCONY



1 PARAPET CORNICE AT BRICK CORBEL

ENLARGED ELEVATIONS / TYPICAL DETAILS

ARCHITECTURAL DRAWINGS

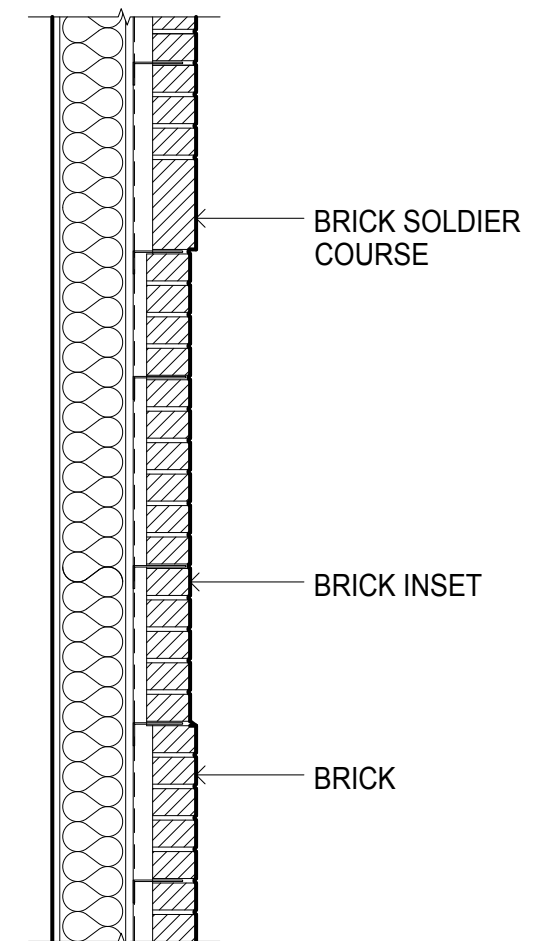
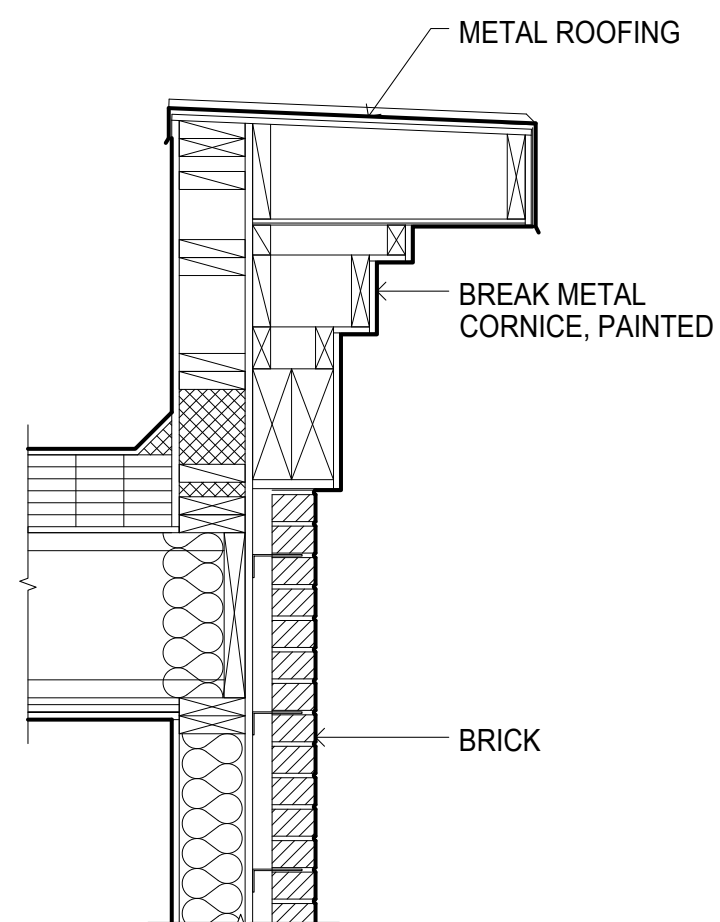
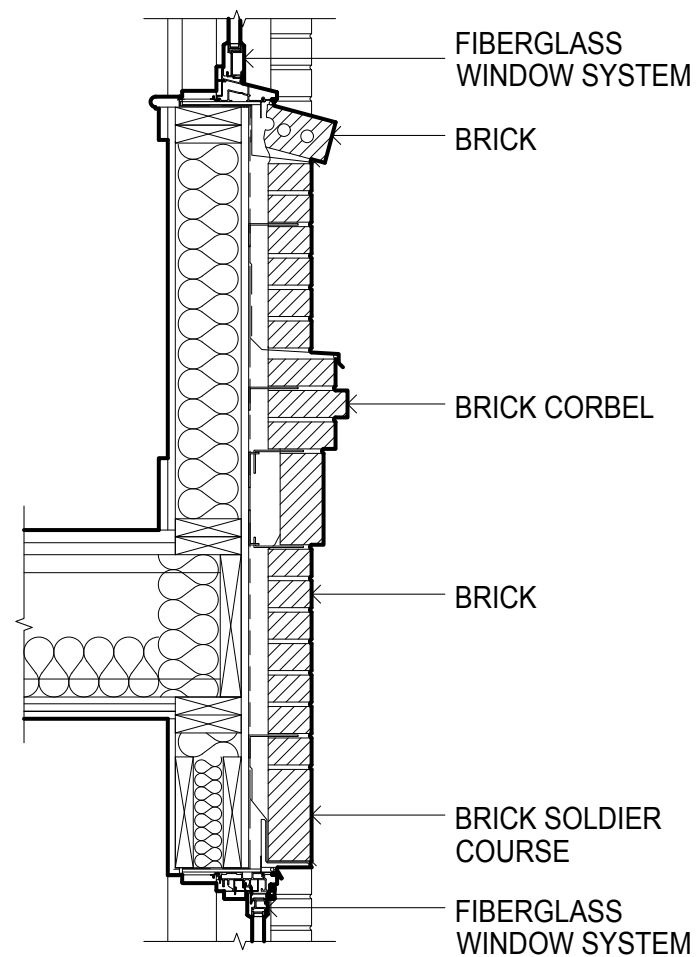
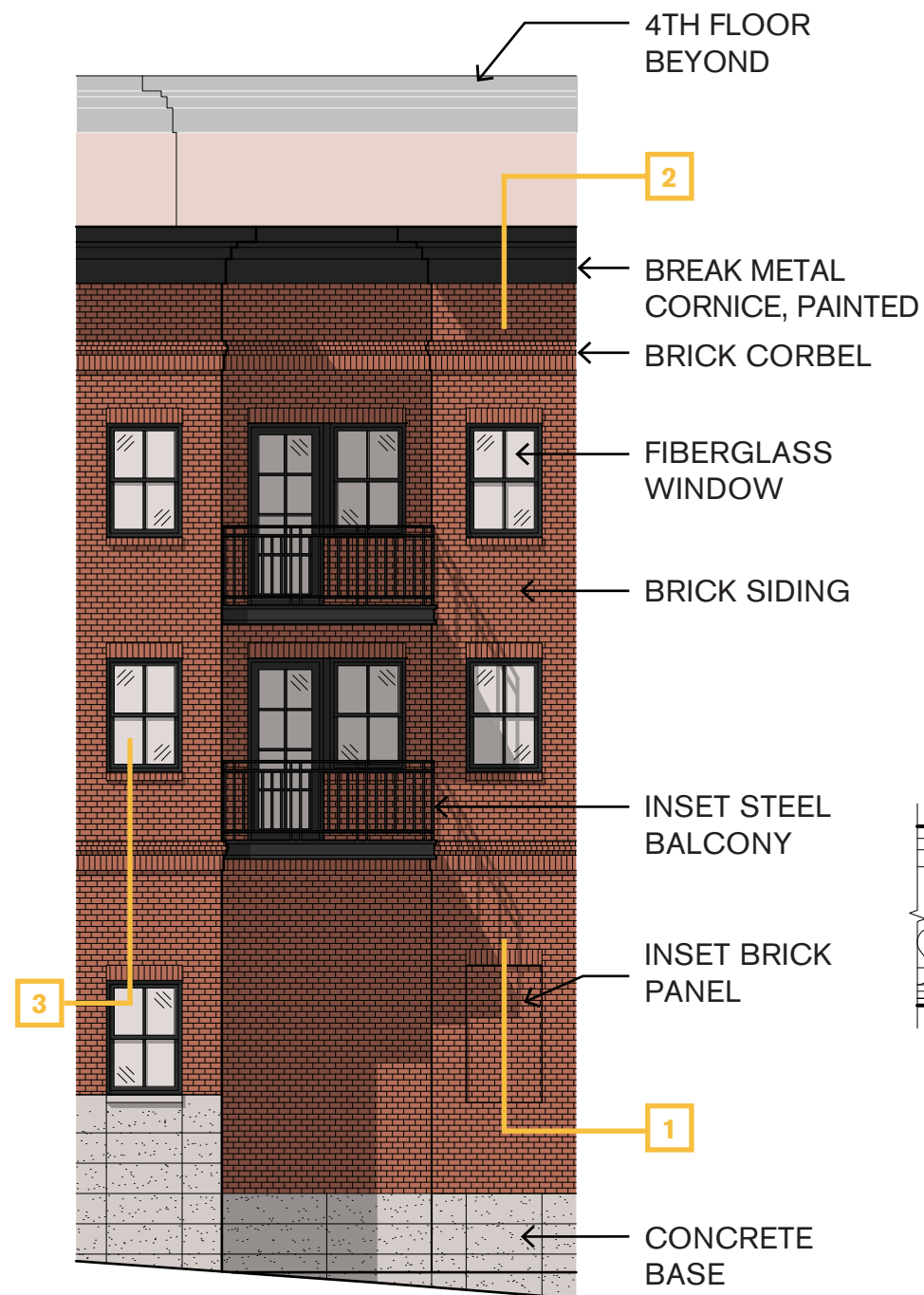


2 GARAGE DOOR AT ARCHED ENTRANCE

1 GARAGE DOOR AT BRICK JAMB

ENLARGED ELEVATIONS / TYPICAL DETAILS

ARCHITECTURAL DRAWINGS



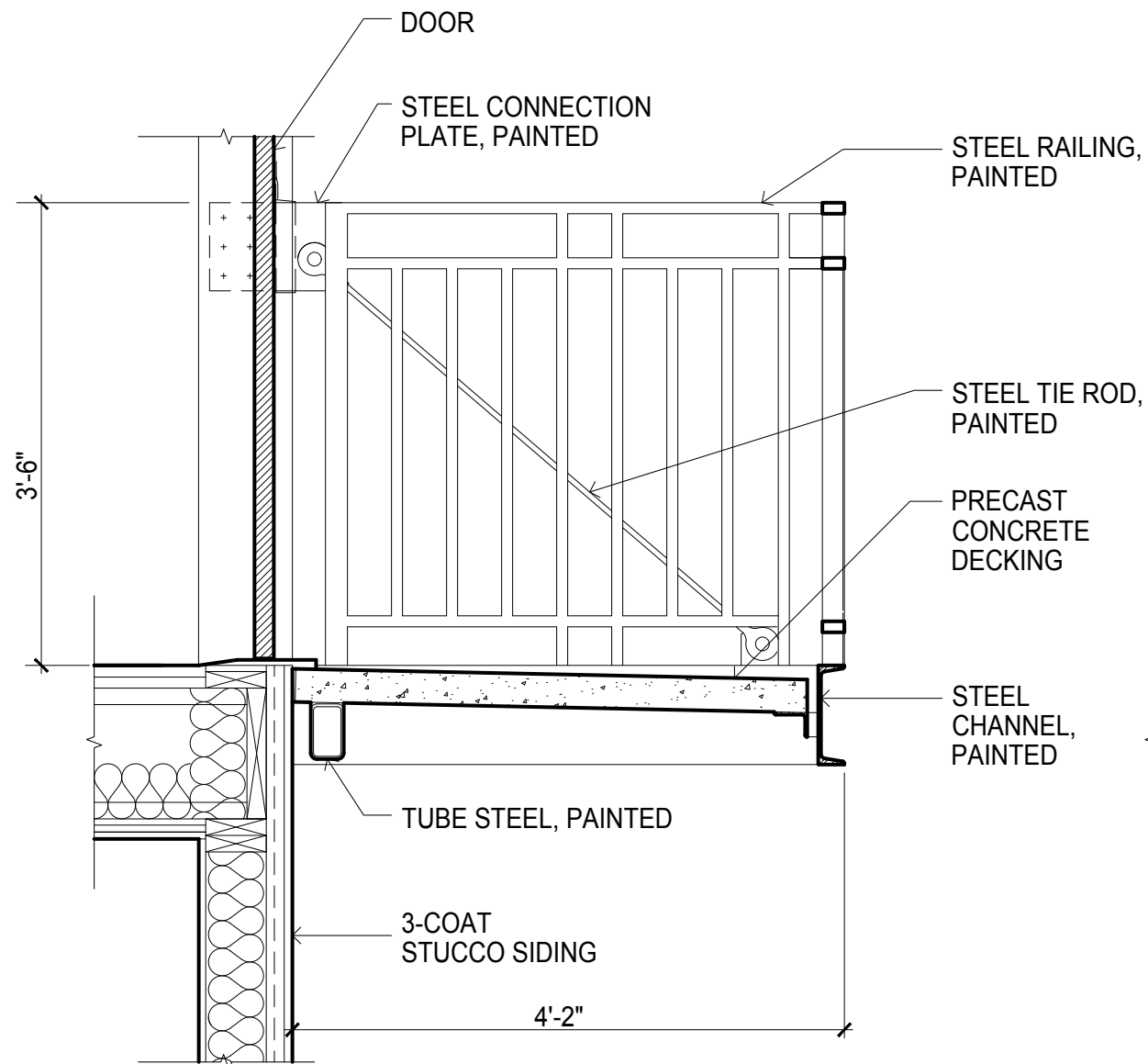
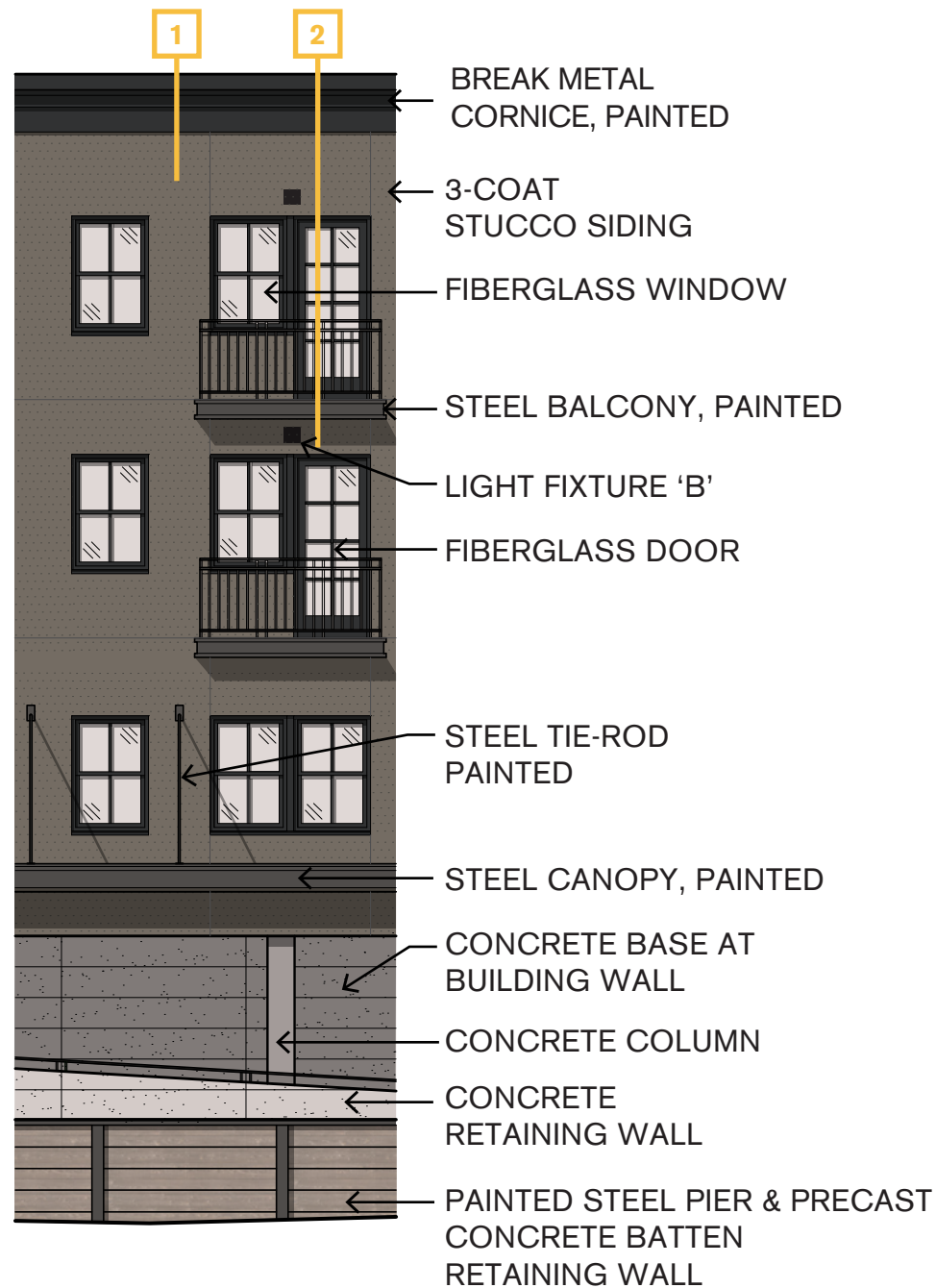
3 BRICK CORBEL

2 PARAPET AT BRICK

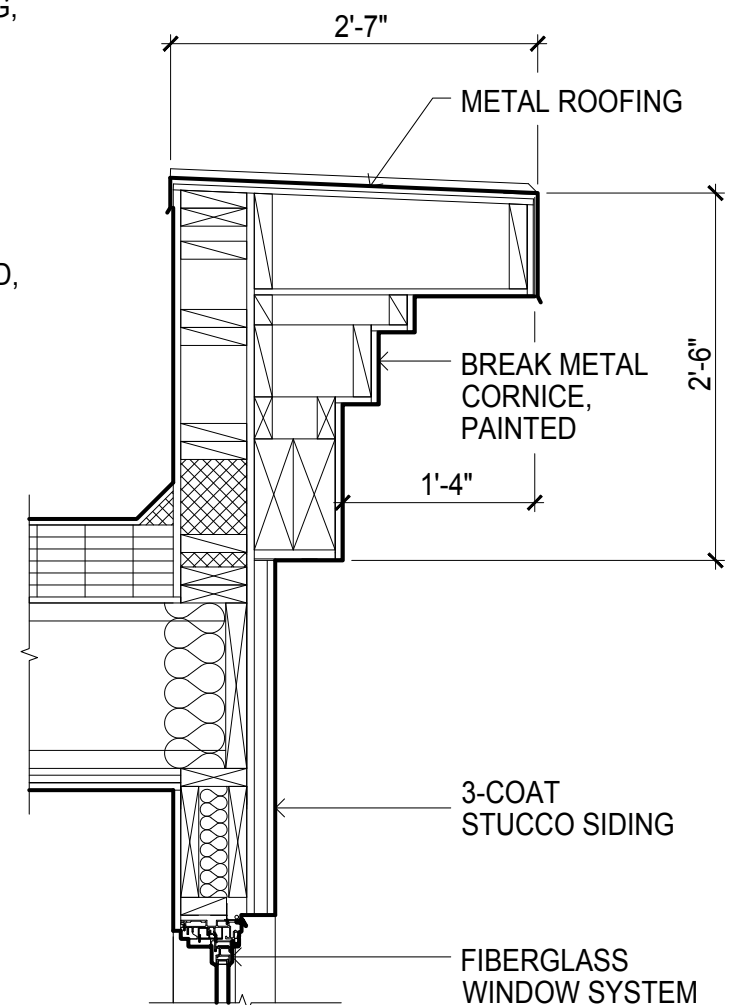
1 BRICK INSET

ENLARGED ELEVATIONS / TYPICAL DETAILS

ARCHITECTURAL DRAWINGS



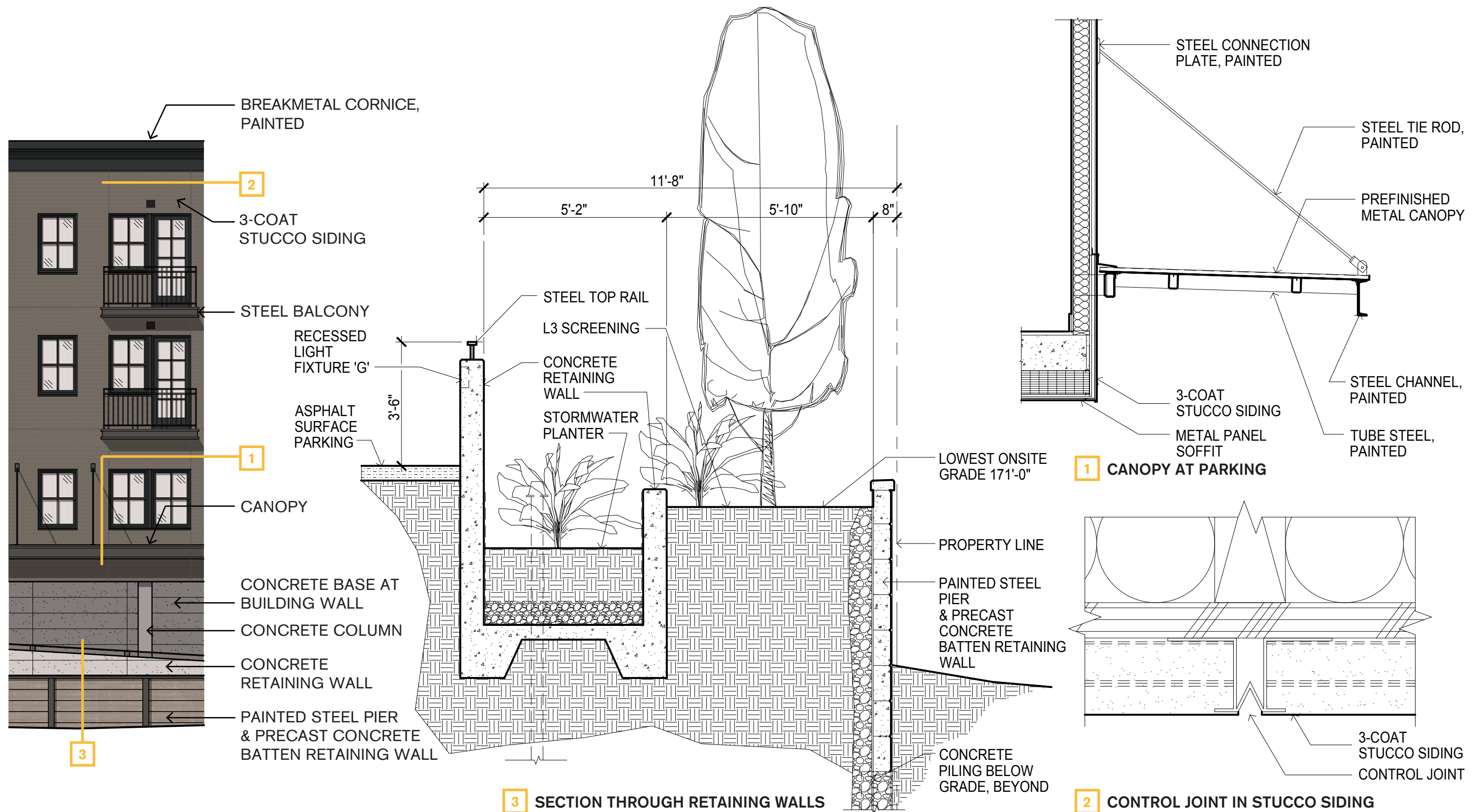
2 BALCONY



1 PARAPET AT STUCCO

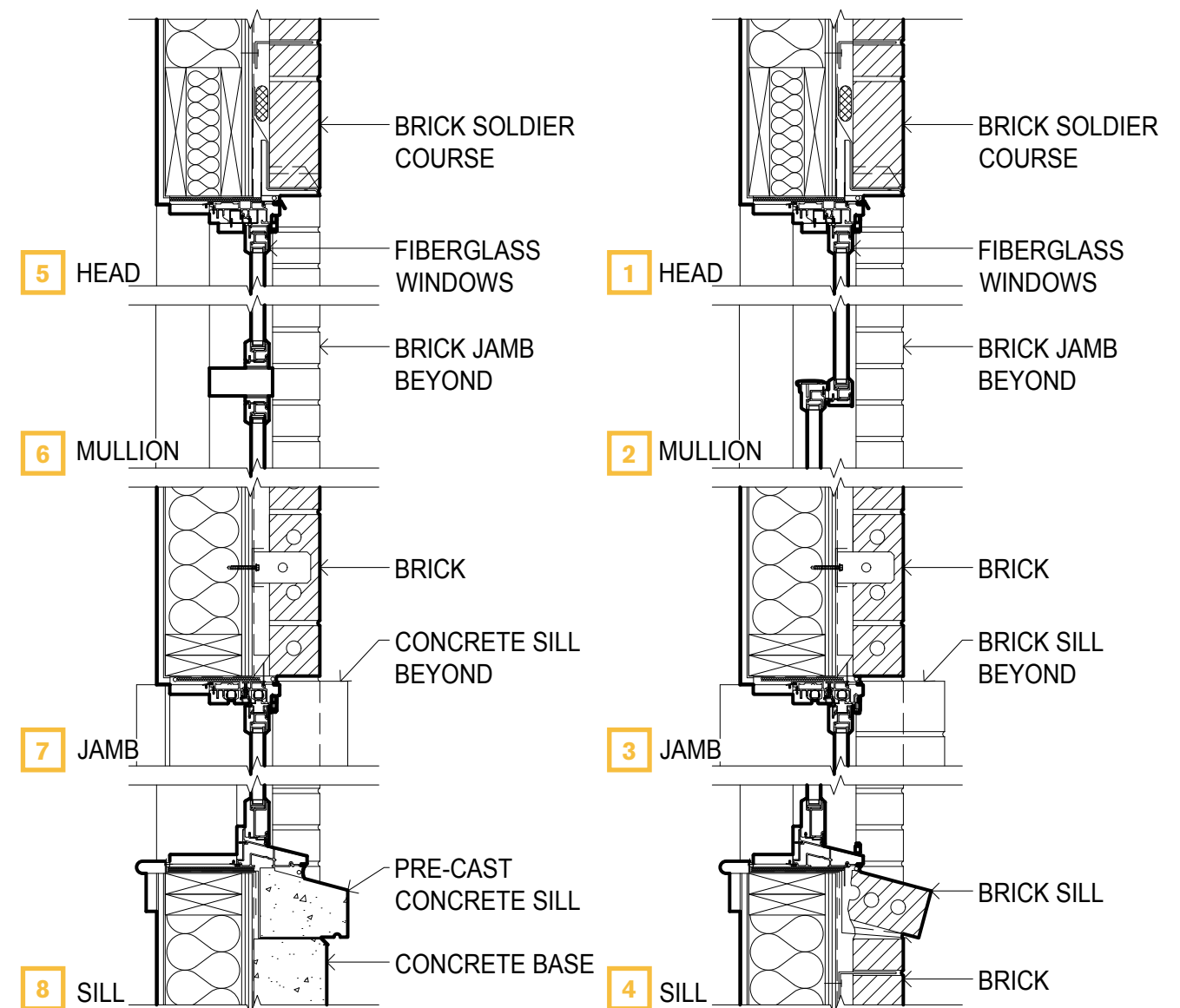
ENLARGED ELEVATIONS / TYPICAL DETAILS

ARCHITECTURAL DRAWINGS



ENLARGED ELEVATIONS / TYPICAL DETAILS

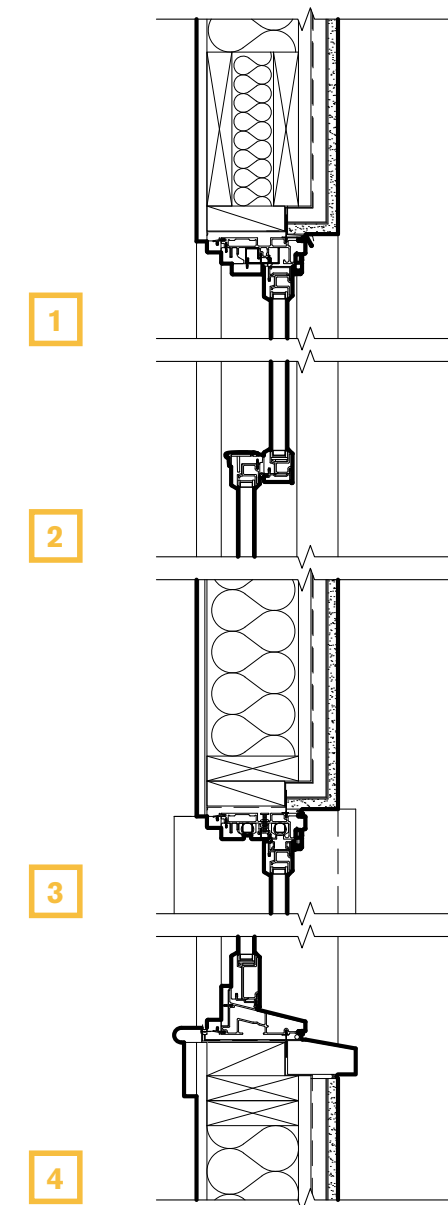
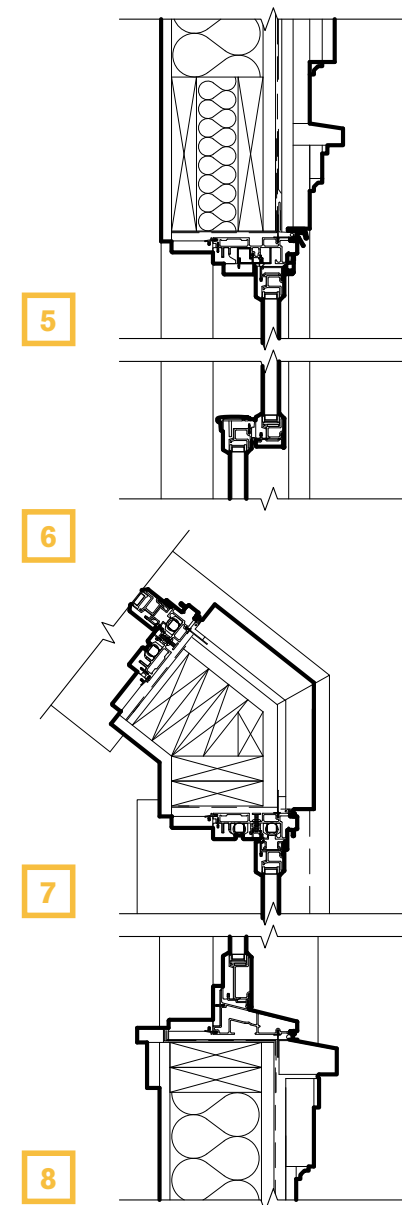
ARCHITECTURAL DRAWINGS



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

WINDOWS - ENLARGED ELEVATIONS / TYPICAL DETAILS

ARCHITECTURAL DRAWINGS

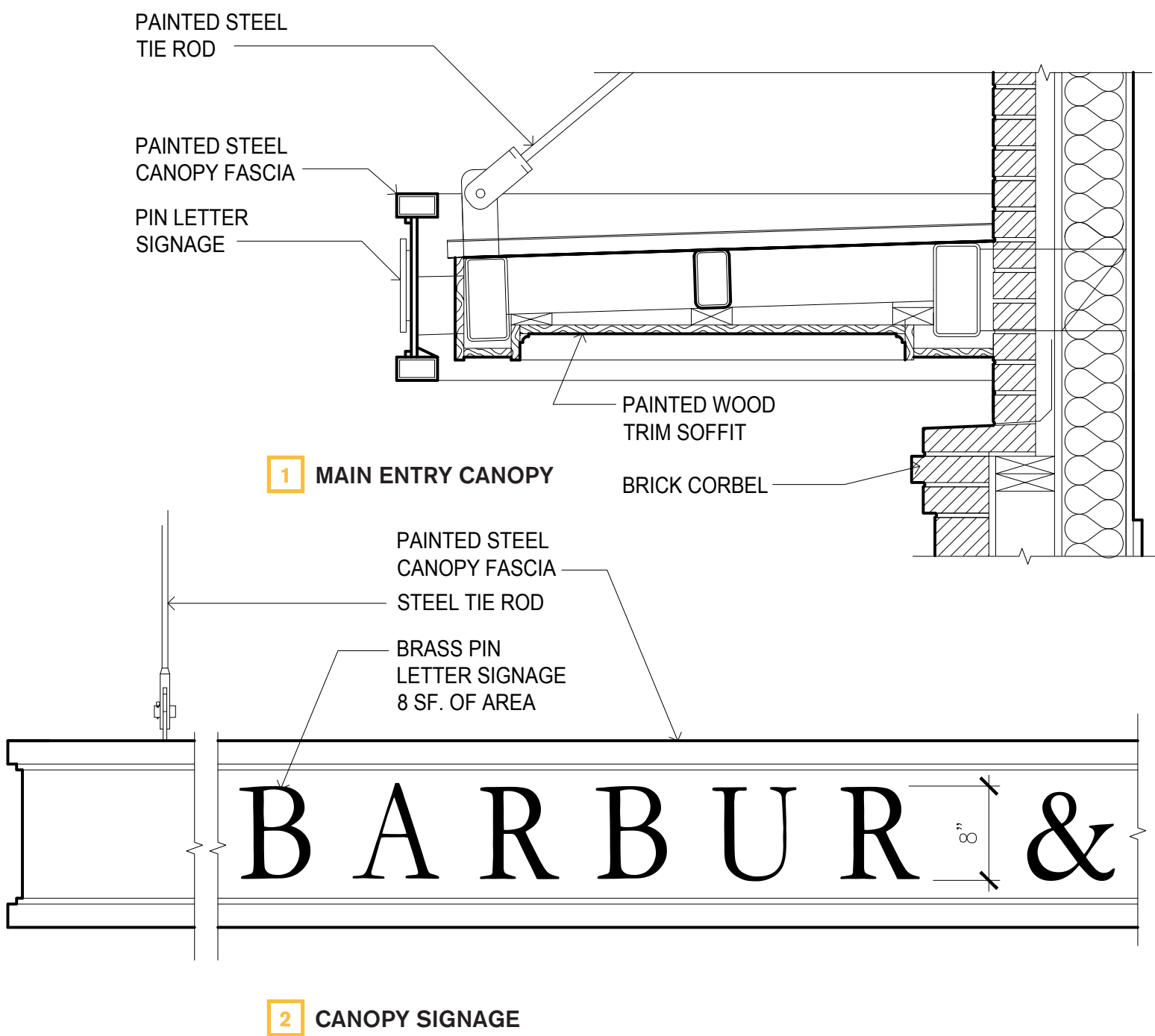


WINDOWS - ENLARGED ELEVATIONS / TYPICAL DETAILS

ARCHITECTURAL DRAWINGS

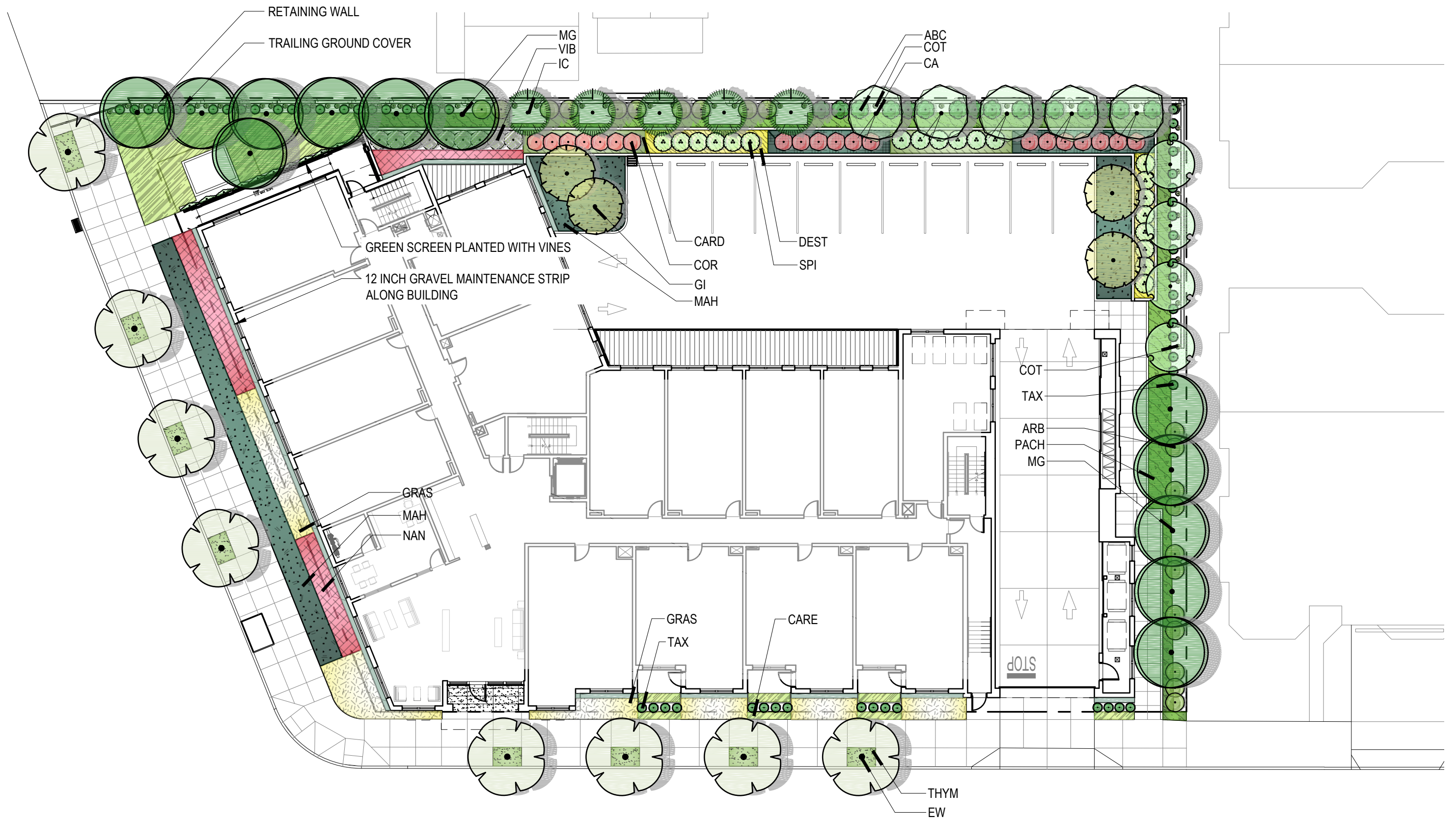


SW HOOKER ST ENTRY



SIGNAGE DETAILS

ARCHITECTURAL DRAWINGS



LANDSCAPE PLAN AT GROUND FLOOR ARCHITECTURAL DRAWINGS



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



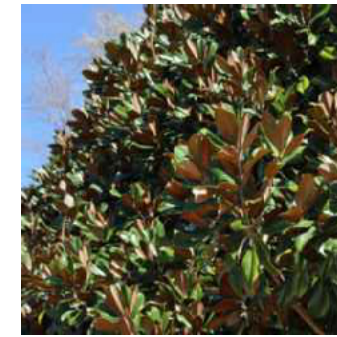
GRAS -HAMELIN FOUNT.GRASS
GAL: 1 SPACING: 24" OC



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



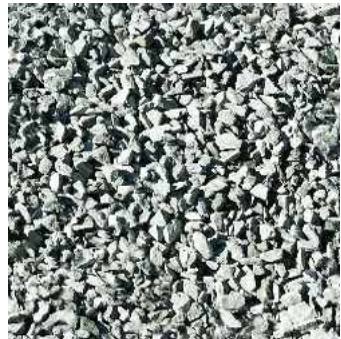
COT - BEARBERRY C.EASTER
GAL:1 SPACING: N/A



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



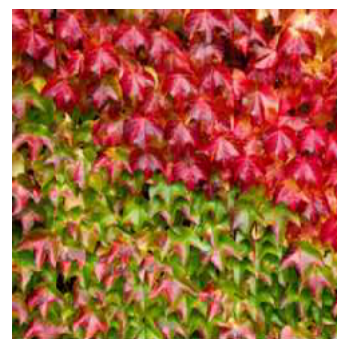
IC - INCENSE CEDAR
CAL:N/A SIZE: 6-8 FT.



GRAVEL - GRAVEL



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



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



TAX - FASTIGA ENGLISH YE
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'



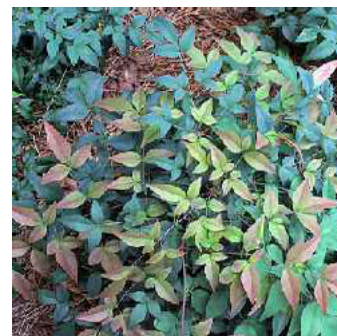
ARB - STRAWBERRY TR.SHRB
GAL: 5 SPACING: N/A



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



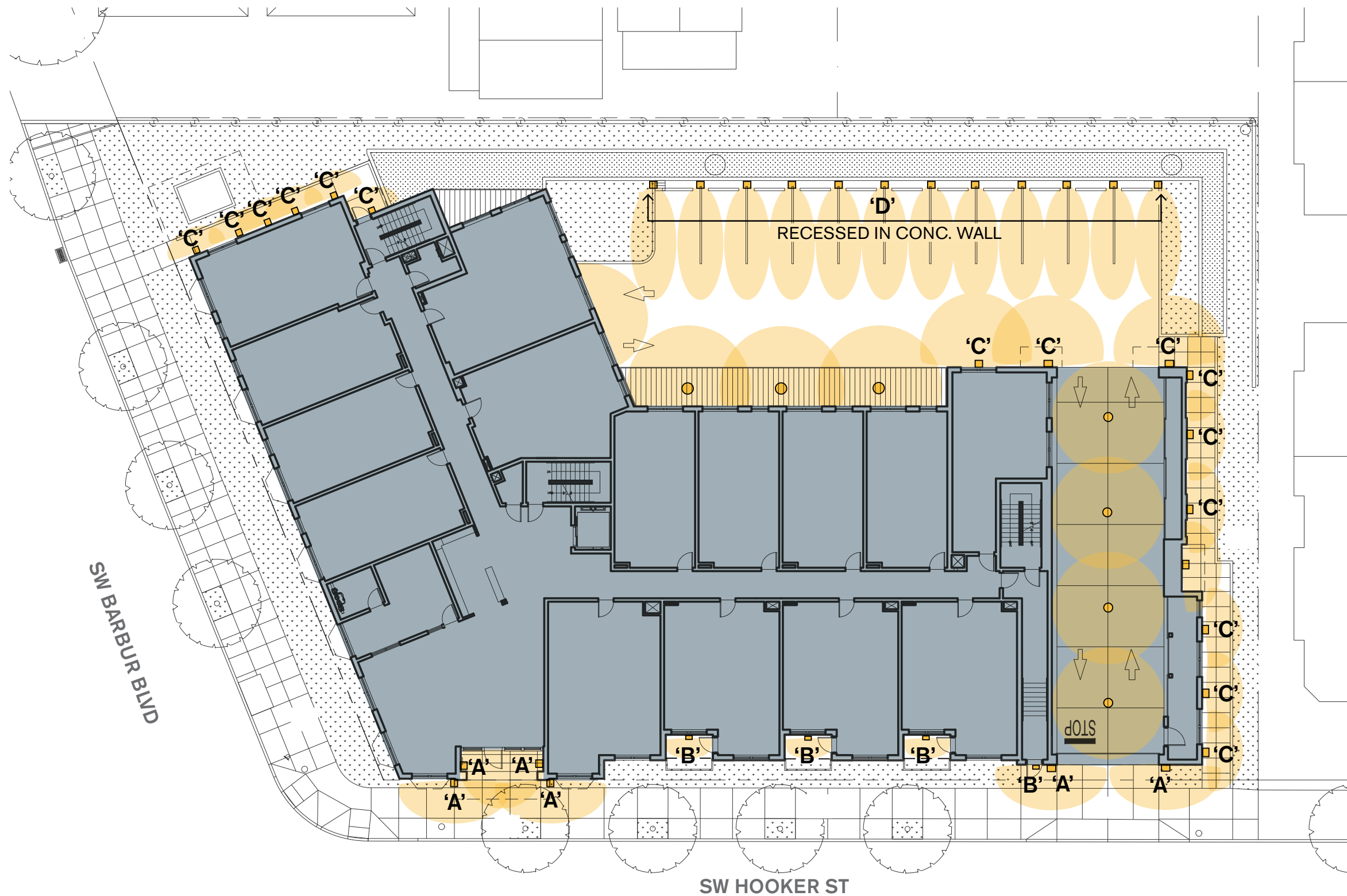
ABC - APPLE BL. CAMELLIA
GAL: 5 SPACING: N/A



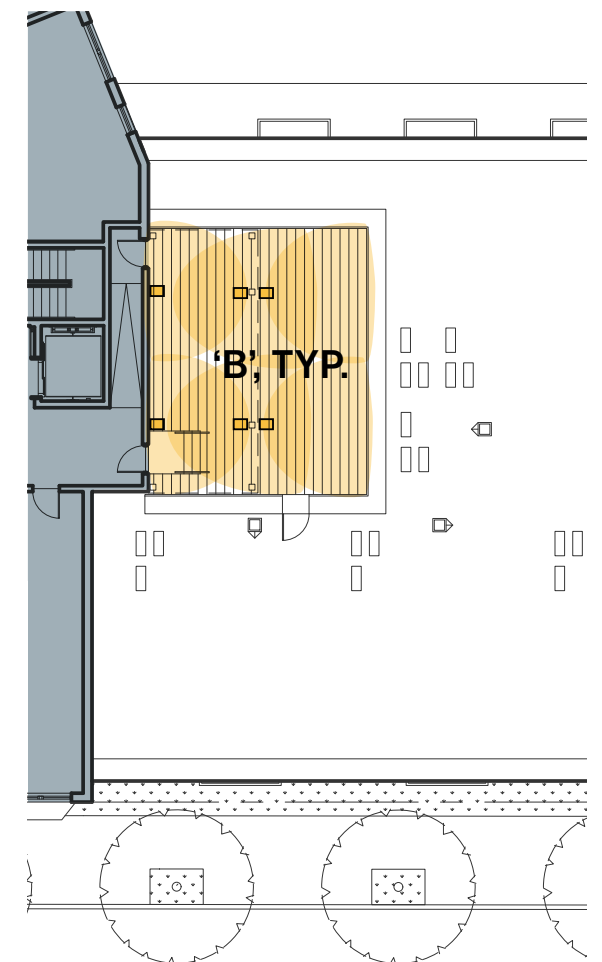
GI - MAIDENHAIR TREE
CAL:2" SIZE: 12-15 FT.

PLANT BOARD

ARCHITECTURAL DRAWINGS



GROUND LEVEL FLOOR PLAN



ROOF DECK FLOOR PLAN

SITE LIGHTING PLAN ARCHITECTURAL DRAWINGS



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

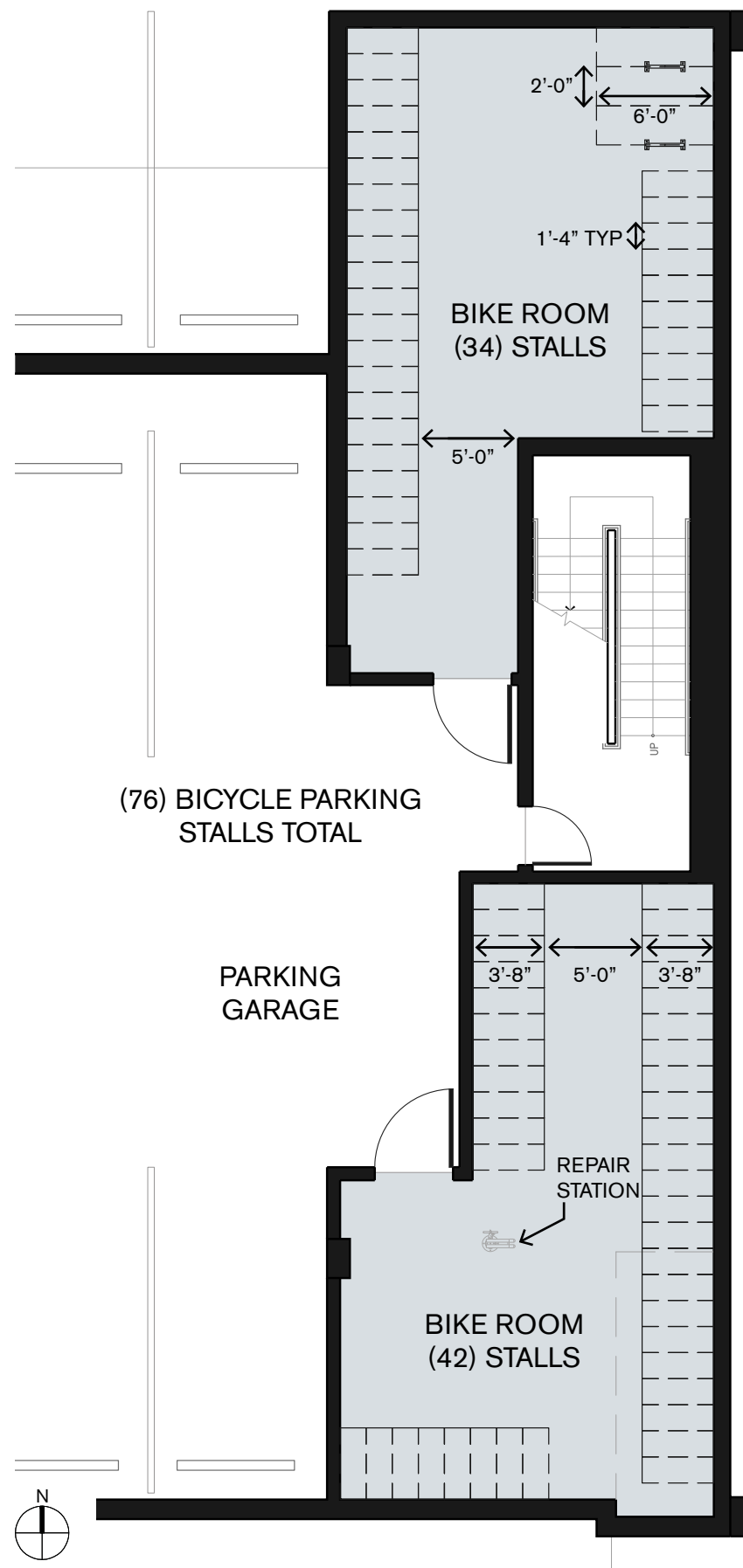
KEYNOTES FOR THIS SHEET

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.

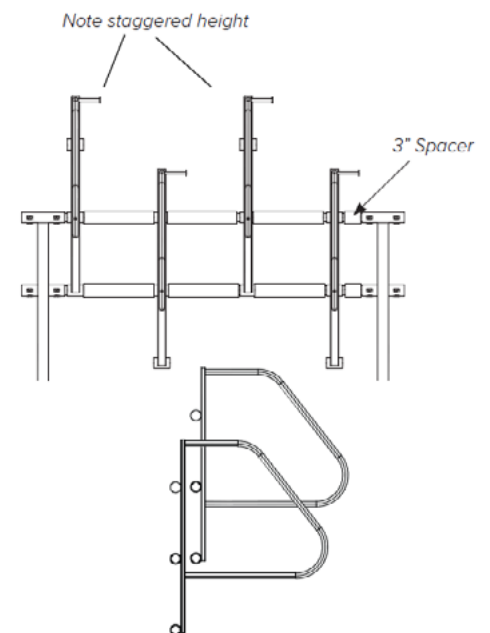
STORMWATER NARRATIVE:

- 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.

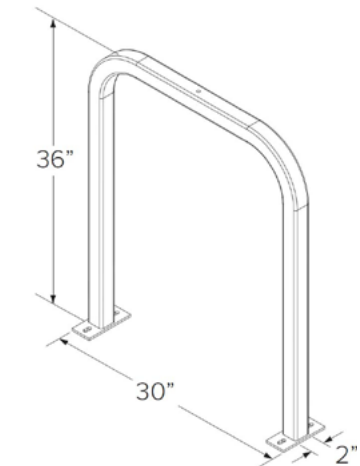
STORMWATER & UTILITY PLAN
ARCHITECTURAL DRAWINGS



DERO ULTRA SPACE SAVER



DERO DOWNTOWN RACK

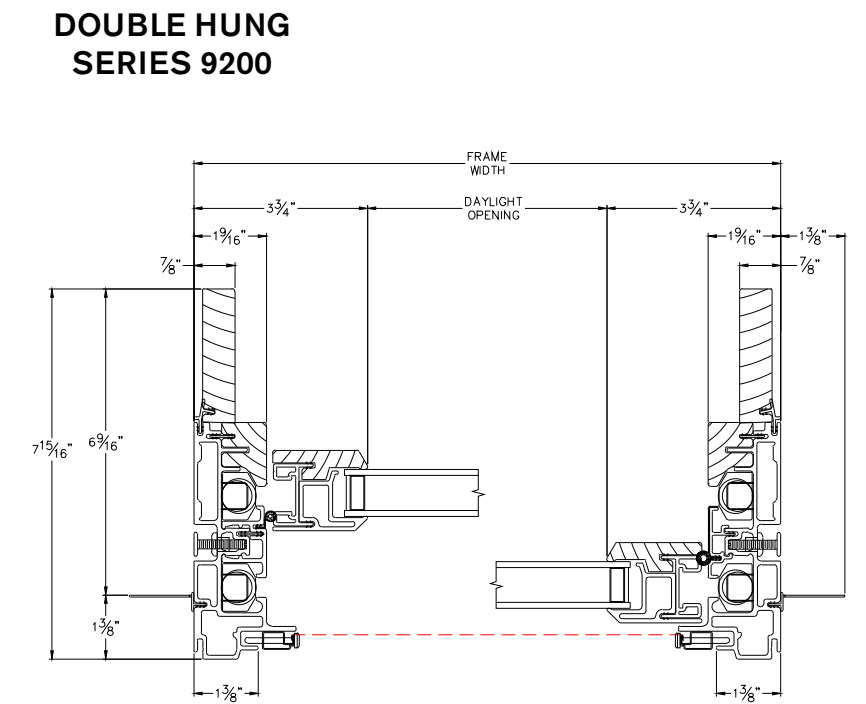
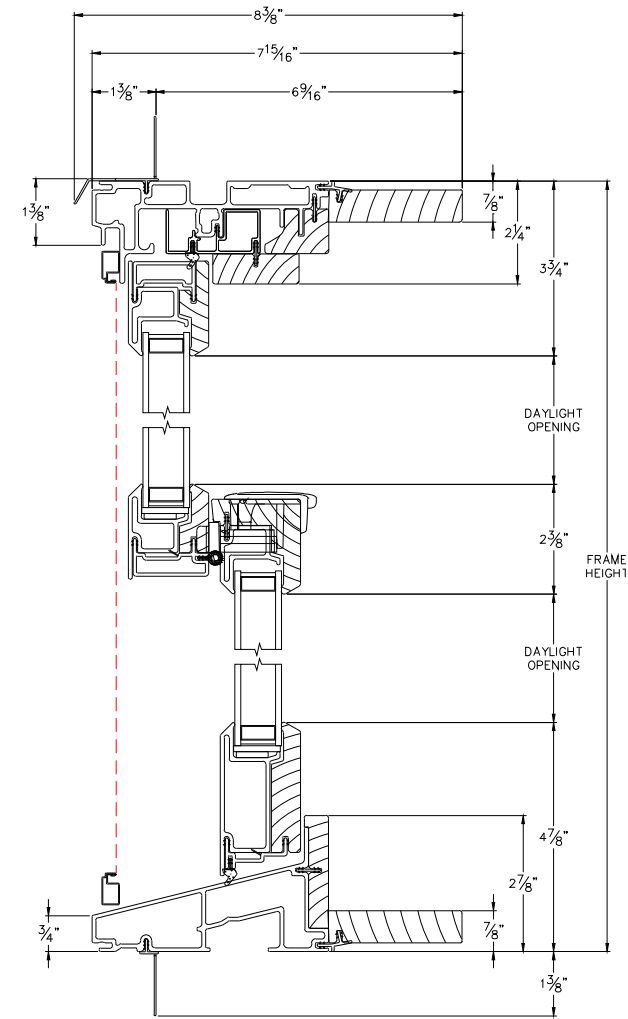


Bicycle Parking Required

	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



WINDOW MANUFACTURER'S CUT SHEETS

CUT SHEETS



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

QUASAR 10 1WB



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

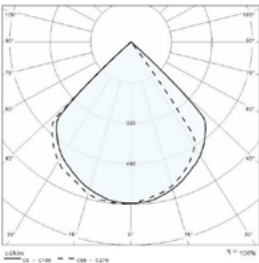


Description

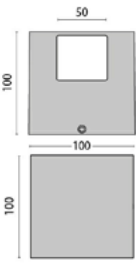
Indoor and outdoor wall-mount fixture, including:

- 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 3½" 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.

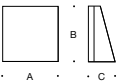
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

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

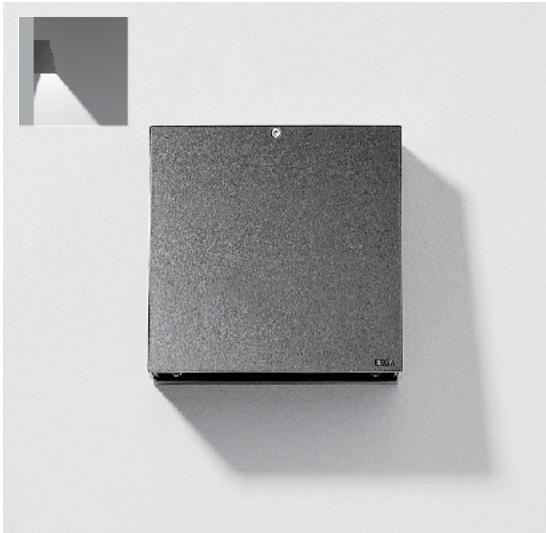
Weight: lbs.

Luminaire Lumens: 1598
Tested in accordance with LM-79-08



Lamp		A	B	C
33242	ADA 26W LED	8	8	3¾

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Recessed wall luminaires · shielded

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. ⅛" 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.

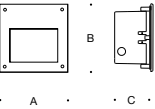
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

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		A	B	C	CPC
Lamp		A	B	C	CPC
22254	25.3W LED	9⅞	9⅞	5⅜	19524

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

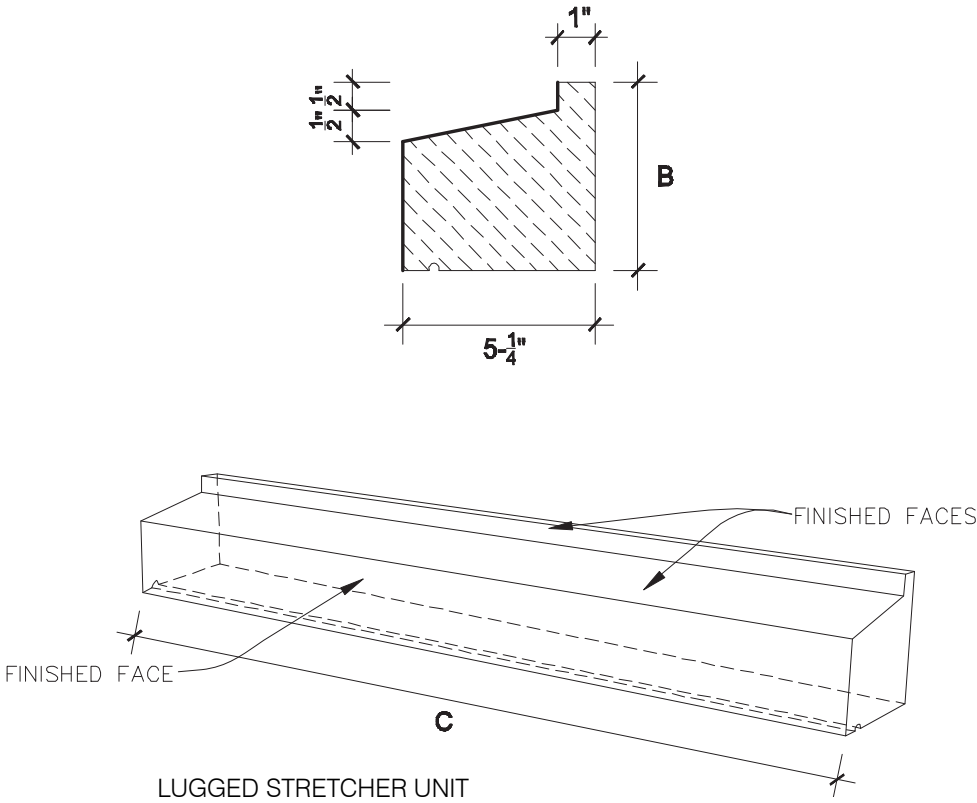
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Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



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.

STANDARD

3 1/2 x 2 1/2 x 7 1/2
Stretcher

3 1/2 x 2 1/2 x 7 1/2
Solid

3 1/2 x 2 1/2 x 7 1/2
1-Score
(Available in 2 & 3-Score.)

3 1/2 x 2 1/2 x 7 1/2
Scored for Soap

MODULAR

3 5/8 x 2 1/4 x 7 5/8
Stretcher

3 5/8 x 2 1/4 x 7 5/8
Solid

3 5/8 x 2 1/4 x 7 5/8
1-Score
(Available in 2 & 3-Score.)

3 5/8 x 2 1/4 x 7 5/8
Scored for Soap

4-4-8

3 1/2 x 3 1/2 x 7 1/2
Stretcher
(Available in 5/8" dimensions in selected colors.)

3 1/2 x 3 1/2 x 7 1/2
1-Score

3 1/2 x 3 1/2 x 7 1/2
Scored for Soap
(Available in 2 & 3-Score.)

NORMAN

3 1/2 x 2 1/2 x 11 1/2
Stretcher

3 1/2 x 2 1/2 x 11 1/2
Solid

3 1/2 x 2 1/2 x 11 1/2
1-Score
(Available in 2 & 3-Score.)

3 1/2 x 2 1/2 x 11 1/2
Scored for Soap

ECON

3 1/2 x 3 1/2 x 11 1/2
Stretcher
(Available in 5/8" dimensions in selected colors.)

3 1/2 x 3 1/2 x 11 1/2
1-Score
(Available in 2 & 3-Score.)

3 1/2 x 3 1/2 x 11 1/2
Scored for Soap

www.mutualmaterials.com

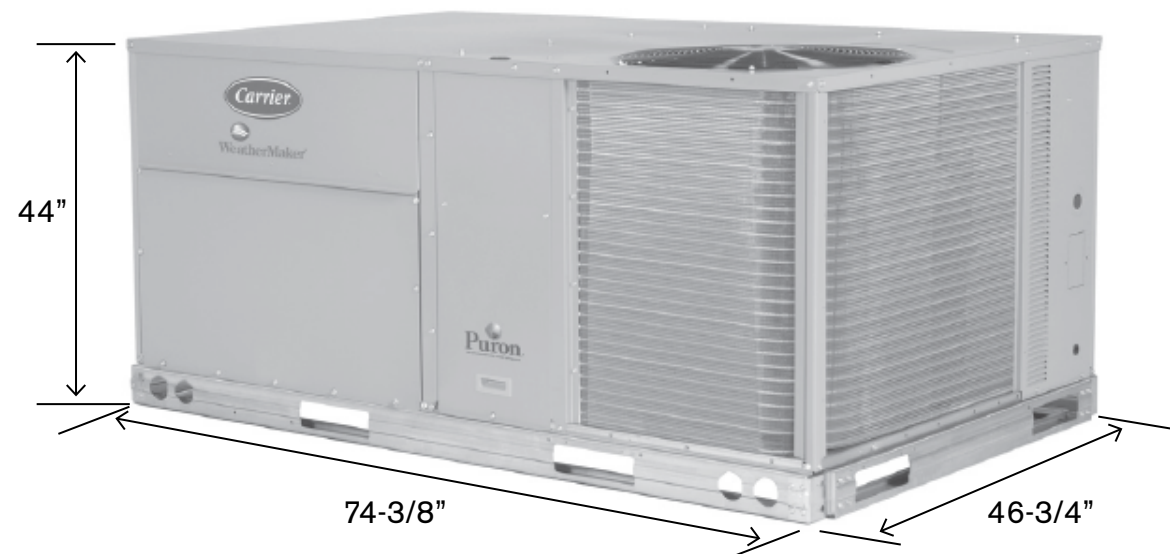
EXTERIOR MATERIALS CUT SHEETS

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°)

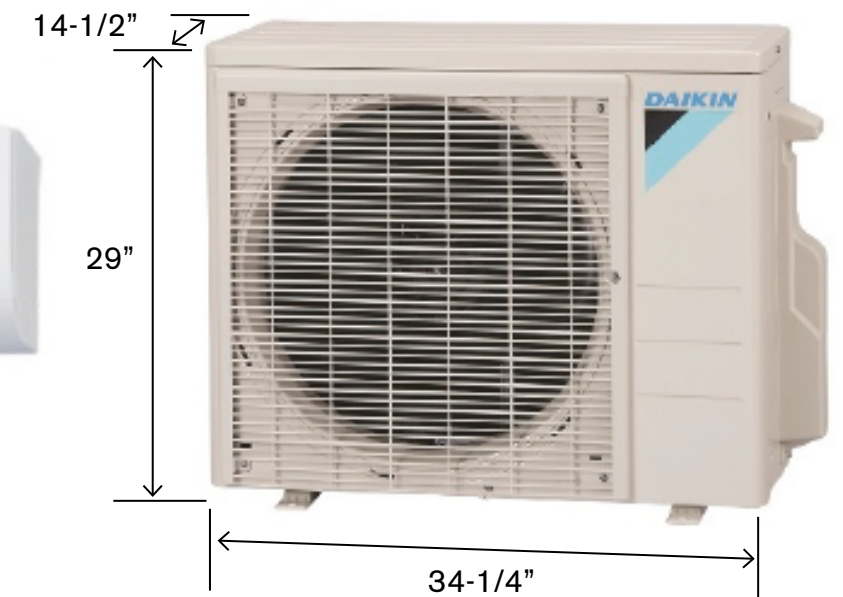
BENEFITS

- 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



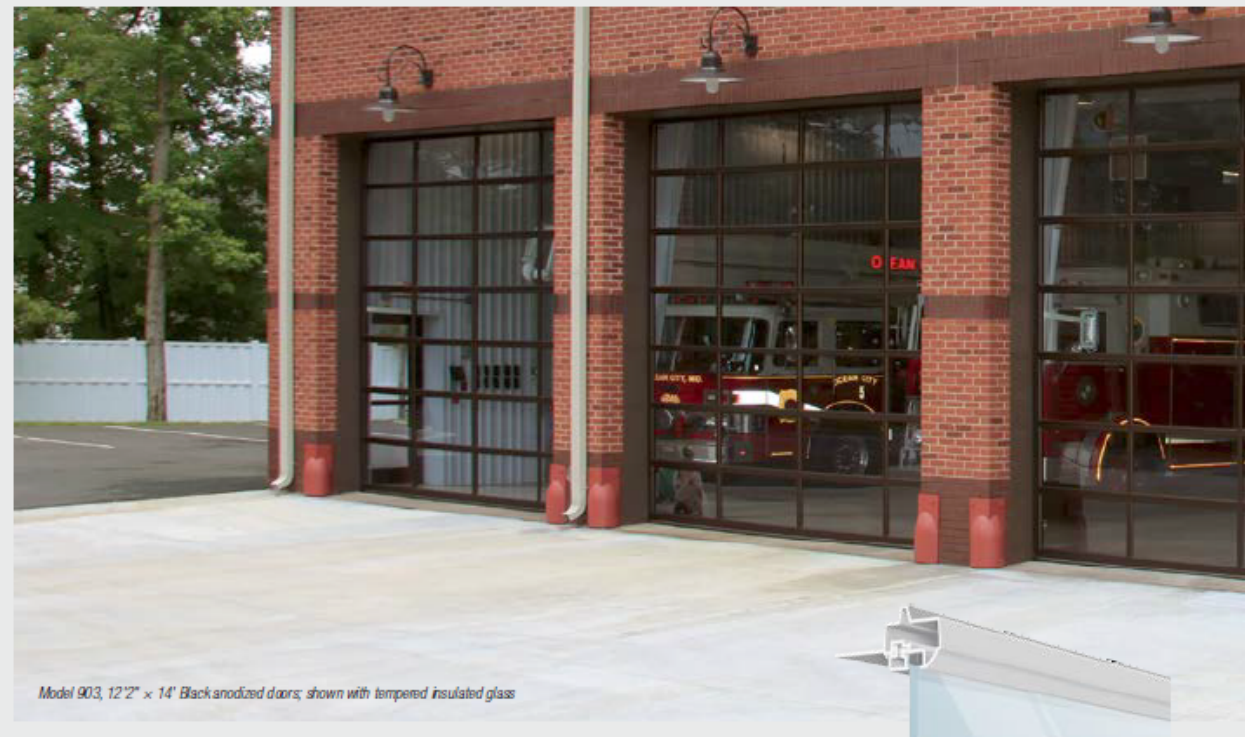
OUTDOOR UNIT



MECHANICAL CUT SHEETS

CUT SHEETS

architectural series



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



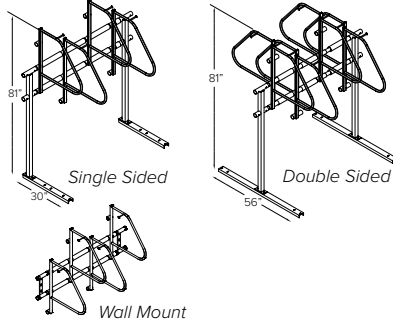
Solid Aluminum



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

MOUNT OPTIONS

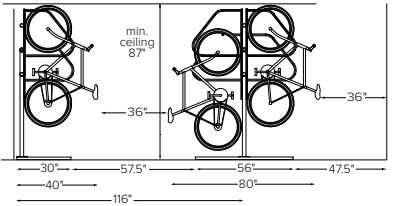
☐ **Floor Mount**
Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

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

WHEEL STOPS

☐ Include optional wheelstops

Optional wheel stops are available



min. ceiling 87"

30" 57.5" 56" 47.5" 40" 116" 80"

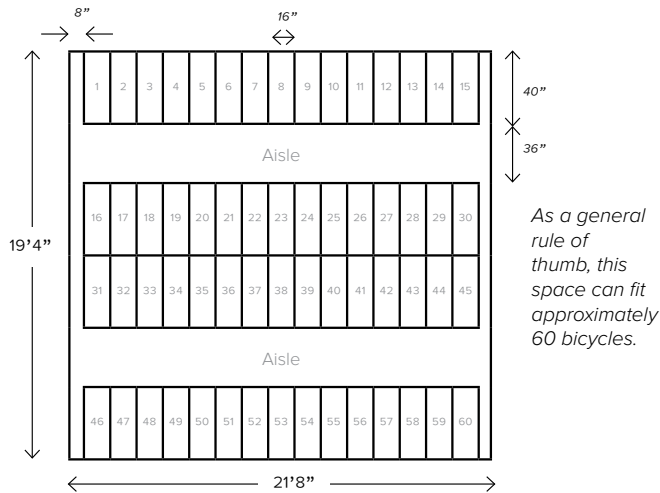
Estimating Your Bike Capacity

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.

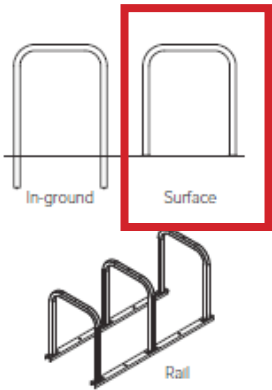
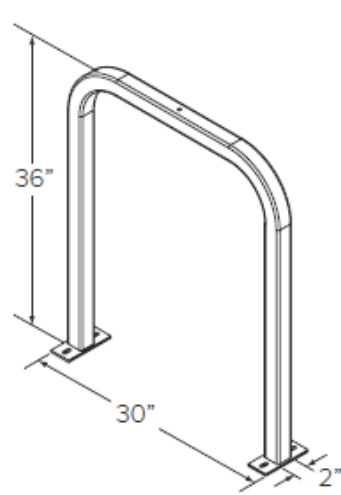
Let us Help! As a free service, Dero will provide a complete CAD layout of your space. Just send us the dimensions of your room, being sure to note the location of doors, columns, etc. and let us maximize your bike storage capacity.



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

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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.



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BICYCLE RACK CUT SHEETS
CUT SHEETS

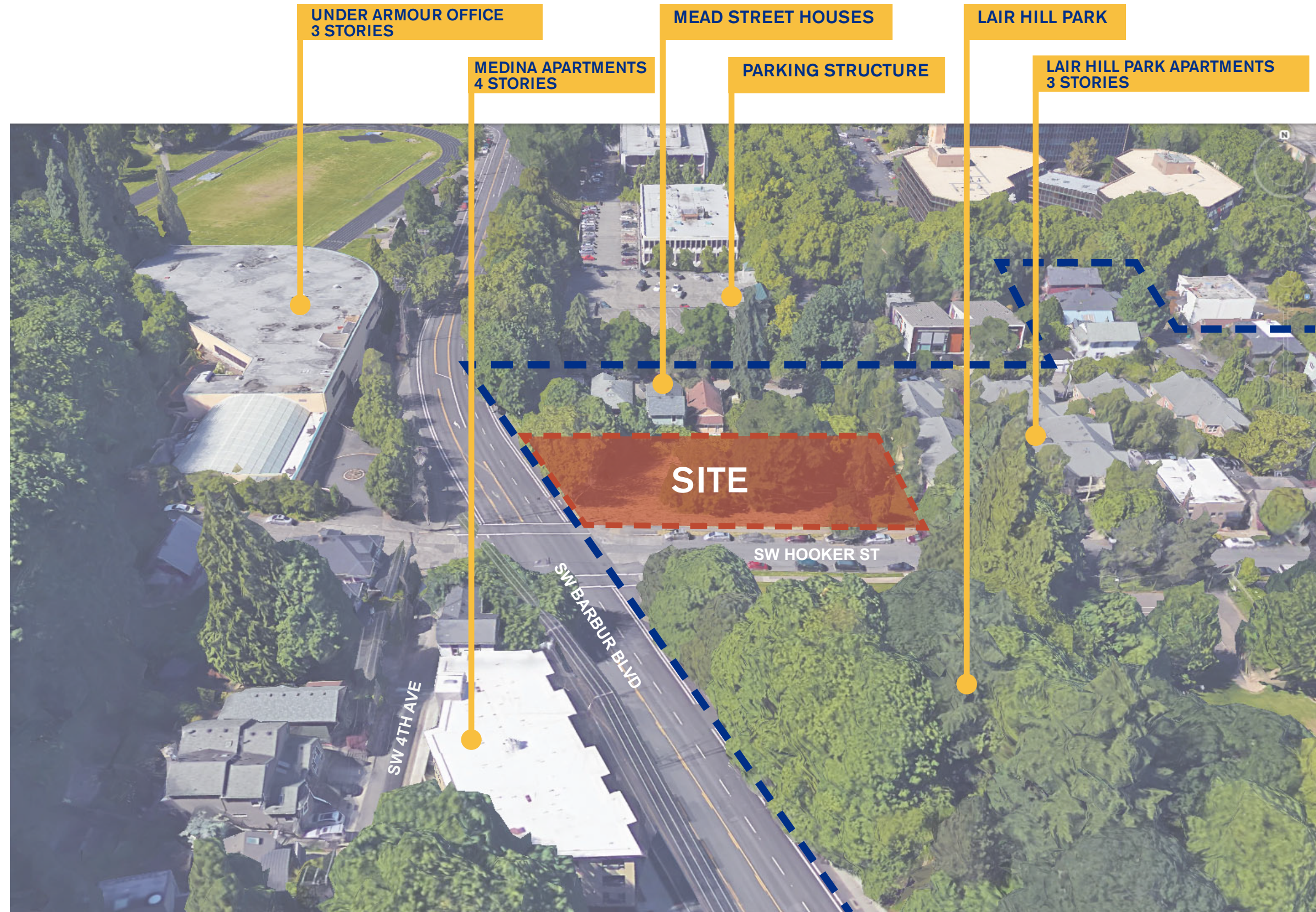


APPENDIX



LAIR HILL HISTORIC DISTRICT

VICINITY & CONTEXT



SITE CONTEXT

VICINITY & CONTEXT



SITE CONTEXT

VICINITY & CONTEXT



SITE CONTEXT - ACROSS SW BARBUR BLVD
VICINITY & CONTEXT



SITE CONTEXT - ACROSS SW HOOKER ST

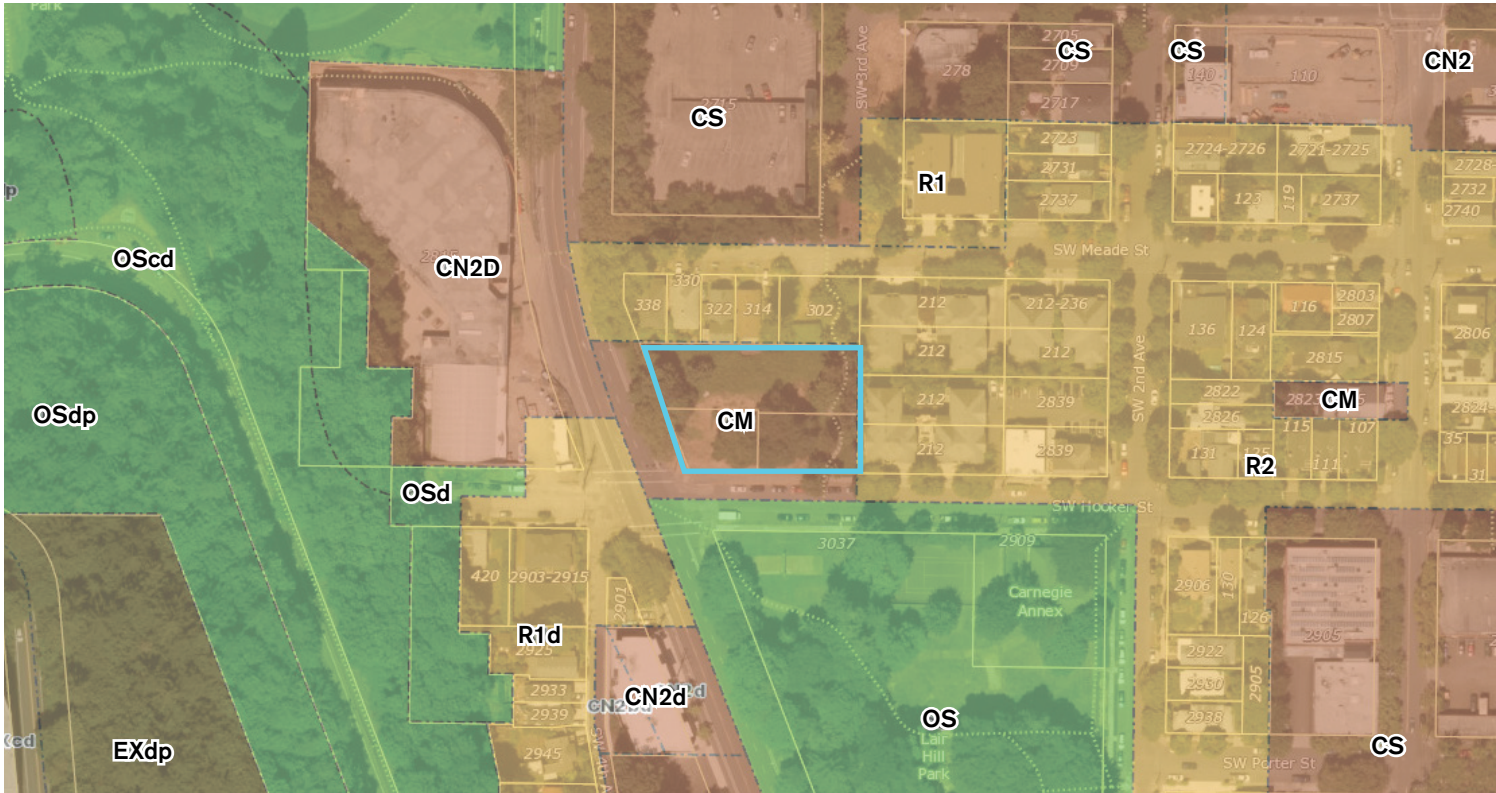
VICINITY & CONTEXT

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

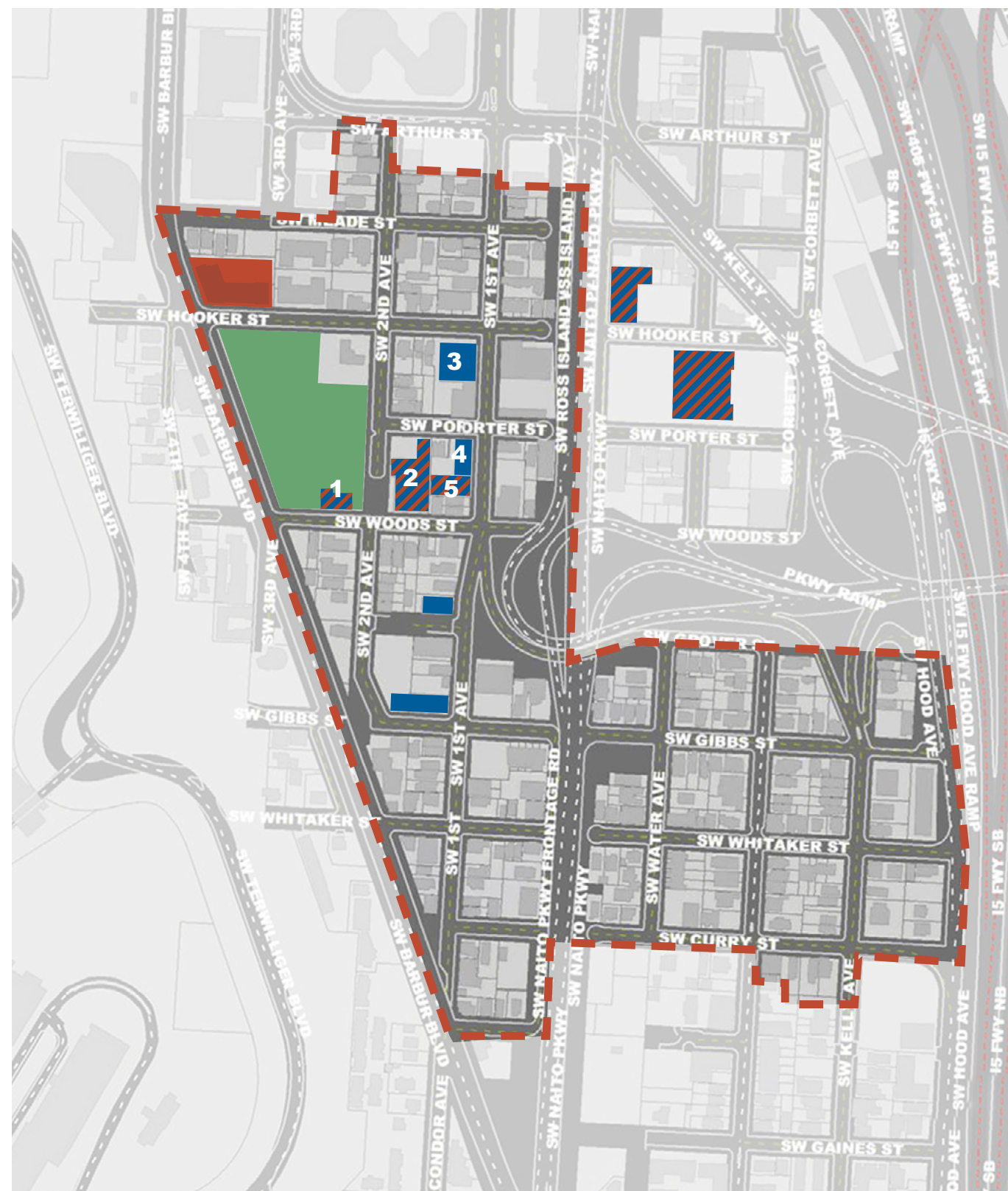
FAR: 2.5:1 (64,318 sq. ft.) Proposed: 2.0:1 (53,375 sf)
Minimum Coverage: 50% (56% Proposed)
Maximum Height: 45 ft. (45 ft. Proposed)
Setbacks: SW Barbur Blvd. 0 min. 10 max.
SW Hooker St. 0 min. 10 max.
East Lot Line 11 min. no limit max.
North Lot Line 11 min. no limit max.
Min. Landscape Area: None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

- SITE
- COMMERCIAL
- RESIDENTIAL
- OPEN SPACE
- CENTRAL EMPLOYMENT

ZONING SUMMARY
VICINITY & CONTEXT



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



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.

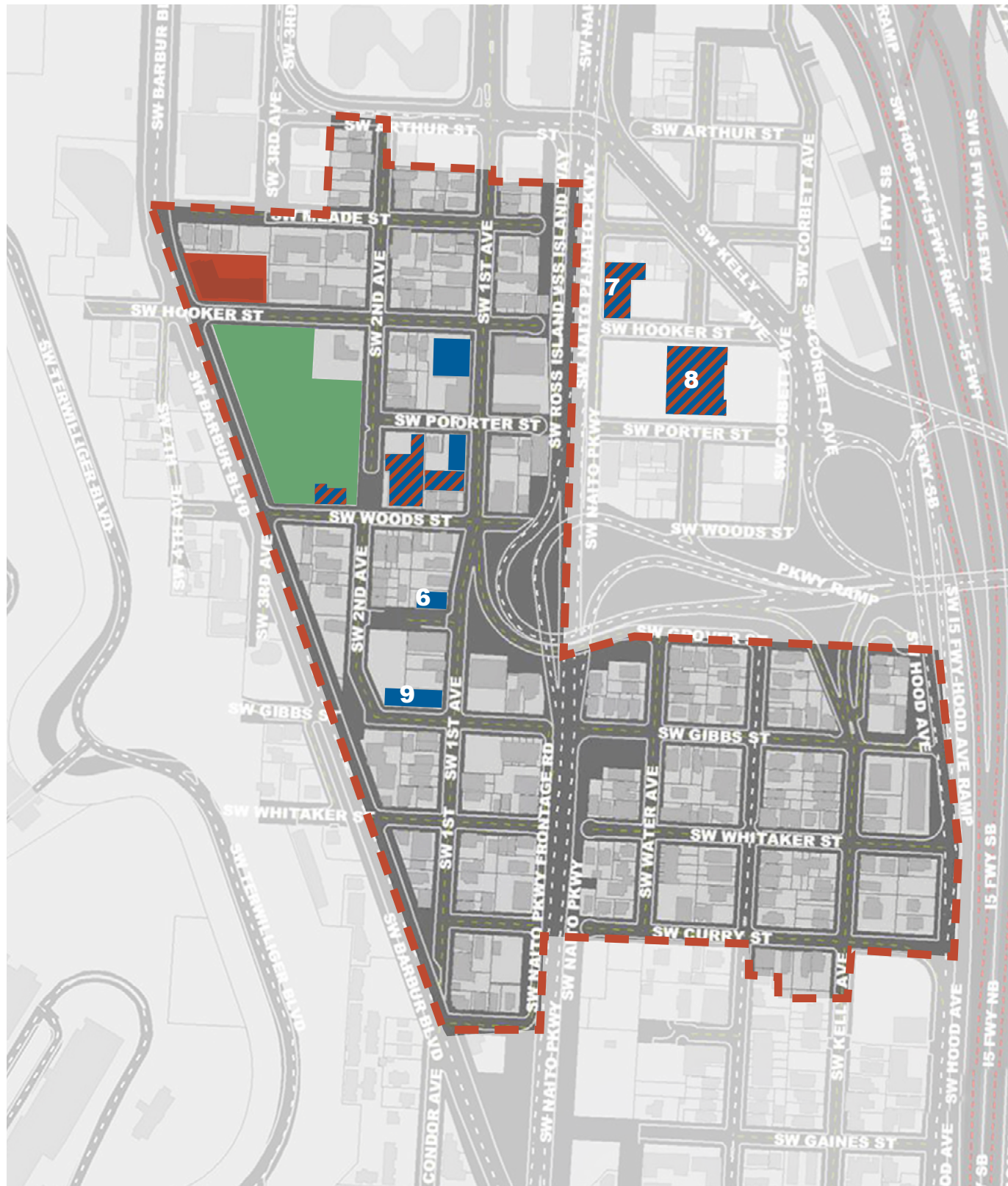


5. WALLACE BUILDING, 1916

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.

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

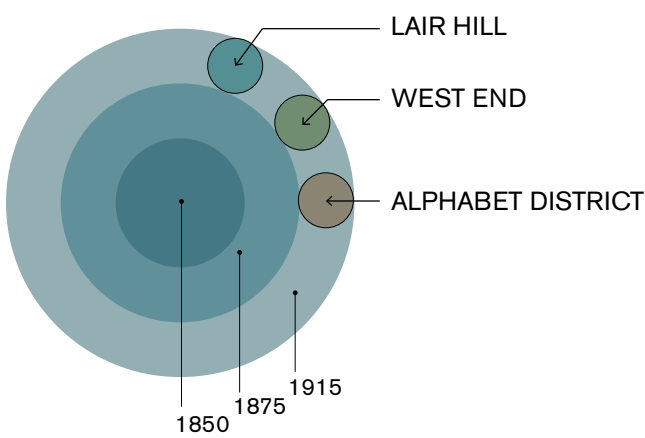
PROPOSED PROJECT: 53,375 square foot apartment building
RELEVANT HISTORICAL BUILDING TYPOLOGY: Pre WWII apartments, 3+ stories, 20,000+ square feet.

TYPOLOGY 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**

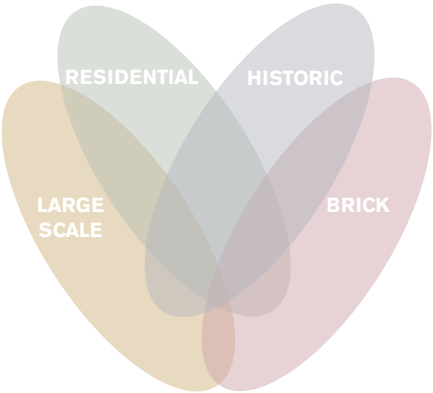


**YELLOW BRICK
CORNICE
DENTILS
RUSTICATED BASE**

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
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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...

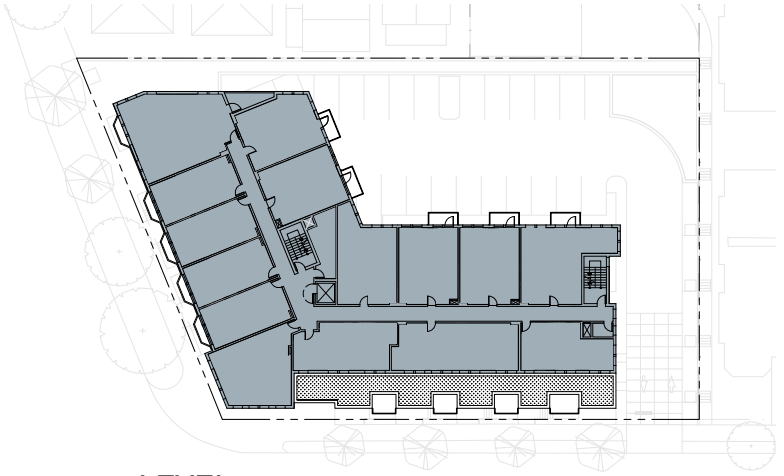
- Additional information needed to understand building height
- Building entry on SW Hooker Street vs. SW Barbur Boulevard is supported by HLC
- Fiberglass or wood windows are preferable to vinyl
- The variety of siding materials needs to be simplified
- The use of brick is appropriate for the neighborhood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

UNIT MIX	
STUDIO	18 (30%)
1-BR	32 (53%)
2-BR	10 (17%)
60 UNITS	

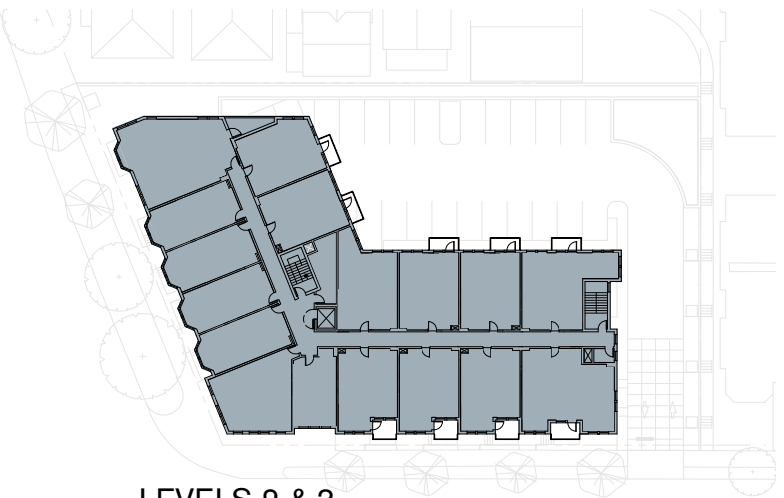
24 AUTO PARKING SPACES
(0.4 / UNIT)

50,232 GSF
BUILDING

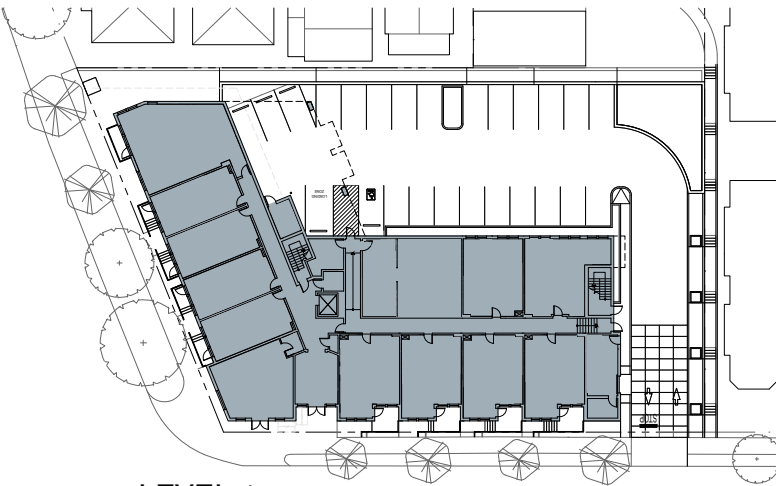
75 BICYCLE PARKING SPACES
(1.25 / UNIT)



LEVEL 4



LEVELS 2 & 3



LEVEL 1

DESIGN ADVICE REQUEST I

PREVIOUS DAR SUBMISSIONS



OCTOBER 28, 2013



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

UNIT MIX	
STUDIO	14 (25%)
1-BR	33 (60%)
2-BR	8 (15%)
55 UNITS	

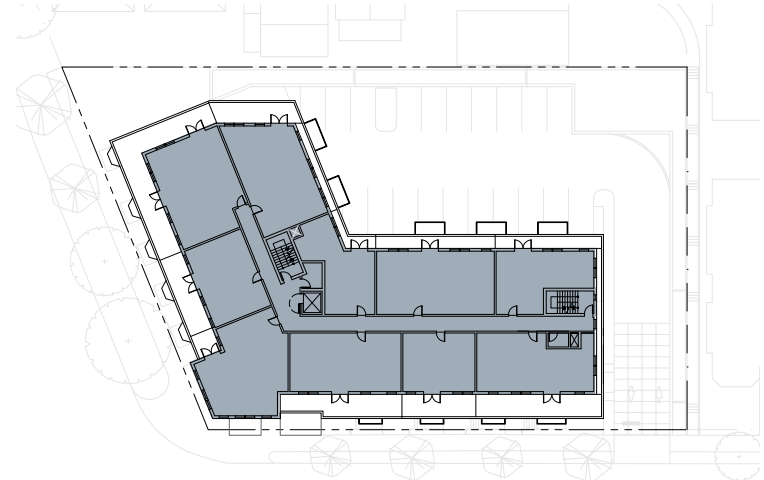
23 AUTO PARKING SPACES
(0.4/UNIT)

75 BICYCLE PARKING SPACES
(1.36/UNIT)

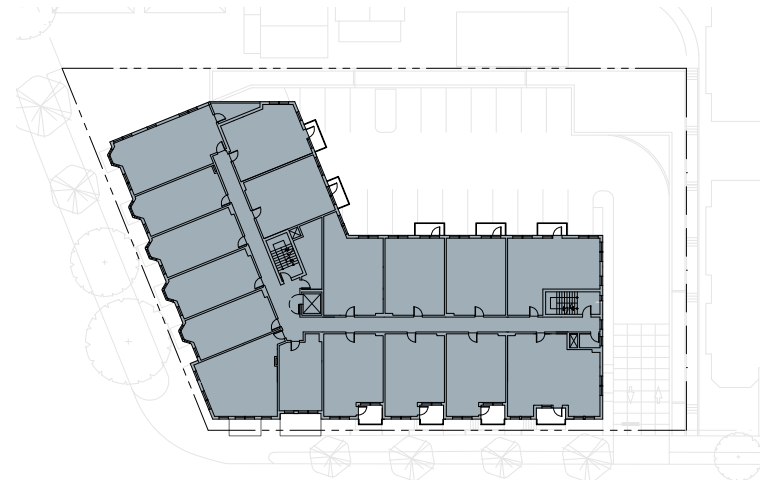
48,304 GSF
BUILDING



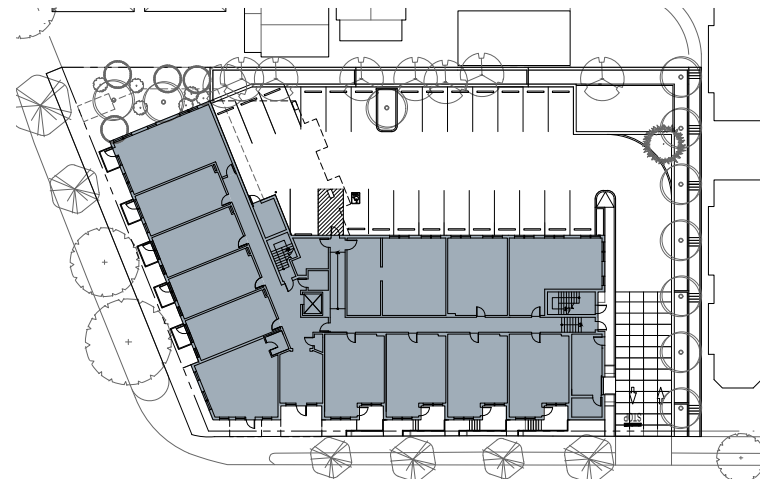
FEBRUARY 2, 2014



LEVEL 4



LEVELS 2 & 3



LEVEL 1

DESIGN ADVICE REQUEST II

PREVIOUS DAR SUBMISSIONS



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

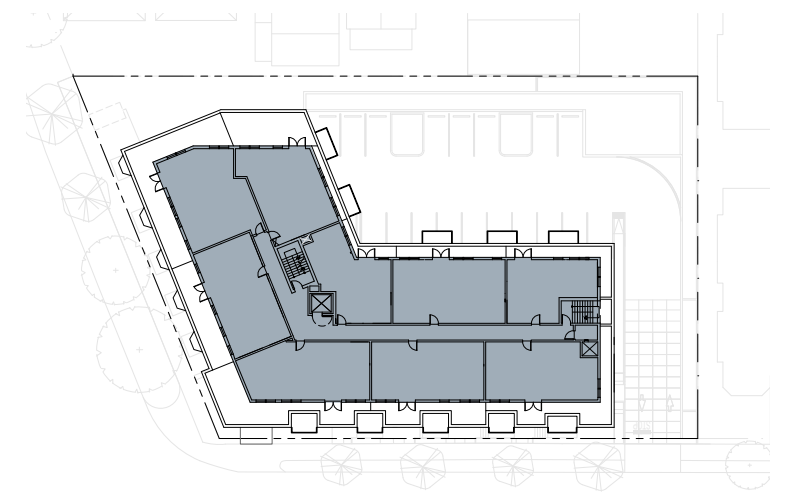
RESPONSES TO DAR II

- 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

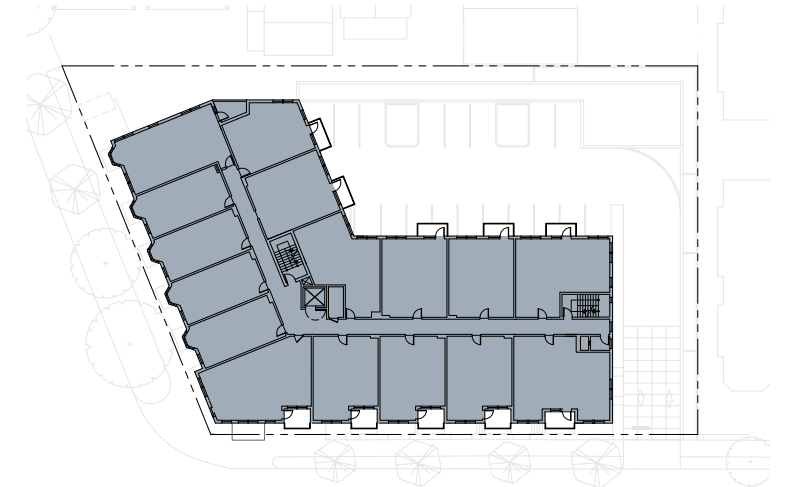
WHAT WE HEARD FROM THE HLC...

- 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

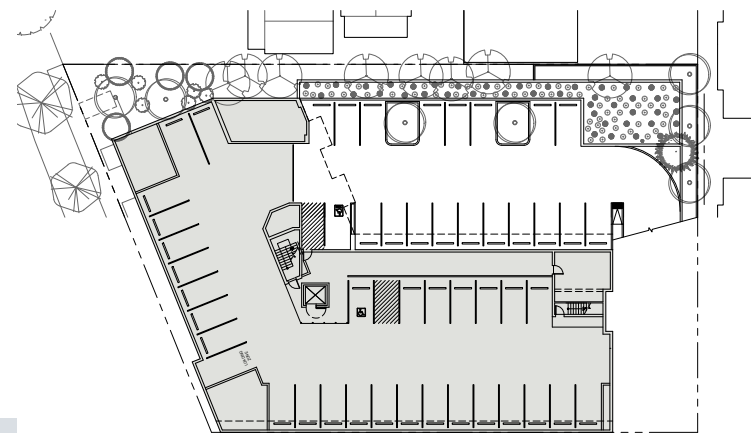
UNIT MIX		48 AUTO PARKING SPACES	48,820 GSF BUILDING
STUDIO	12 (25%)	(0.85/UNIT)	
1-BR	38 (60%)		
2-BR	6 (15%)	62 BICYCLE PARKING SPACES	12,664 GSF UNDERGROUND PARKING
	56 UNITS	(1.1/UNIT)	



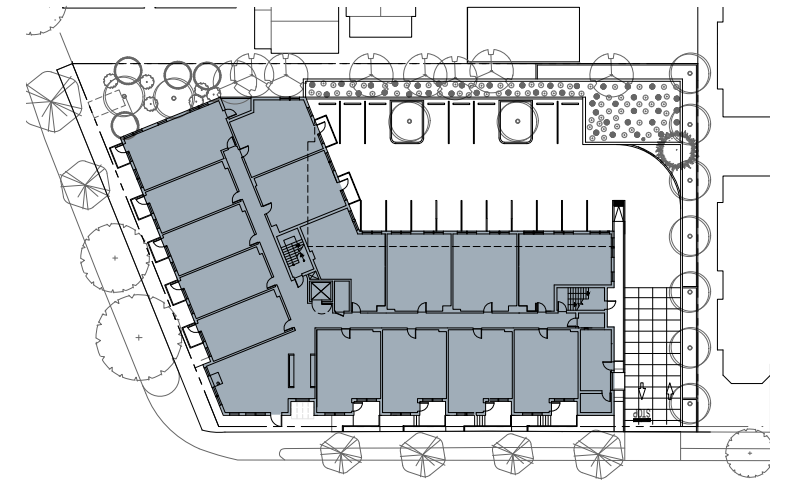
LEVEL 4



LEVELS 2 & 3



LEVEL 0 - BASEMENT PARKING LEVEL



LEVEL 1



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

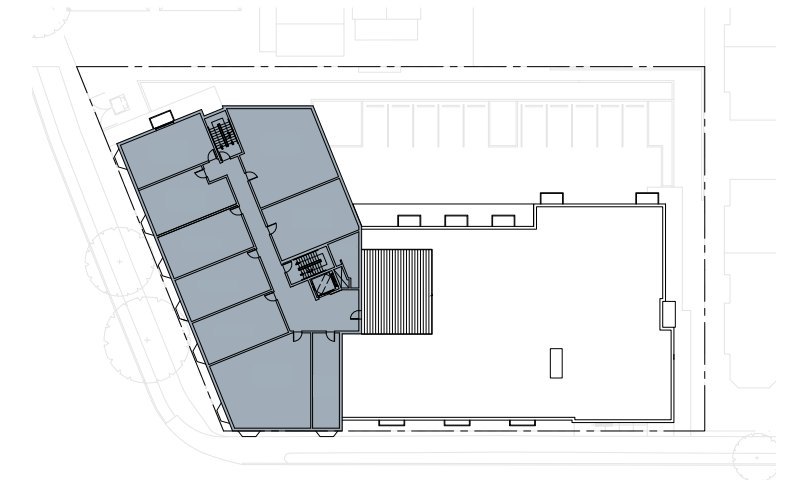
RESPONSES TO DAR III

- 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

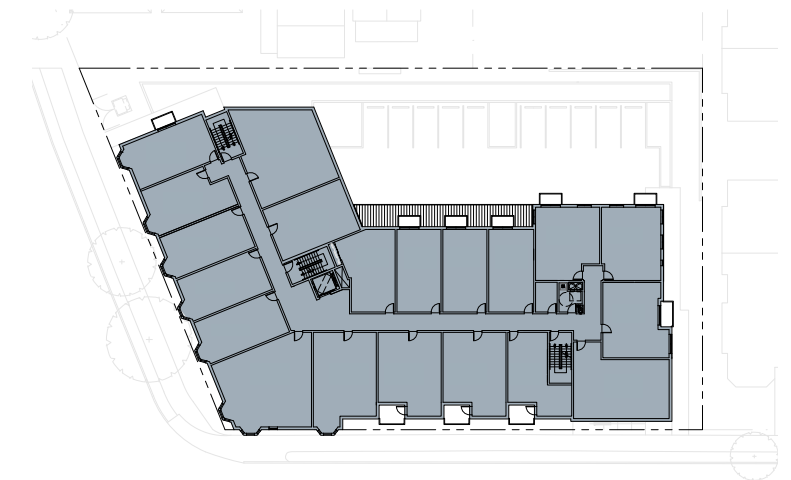
WHAT WE HEARD FROM THE HLC...

- 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

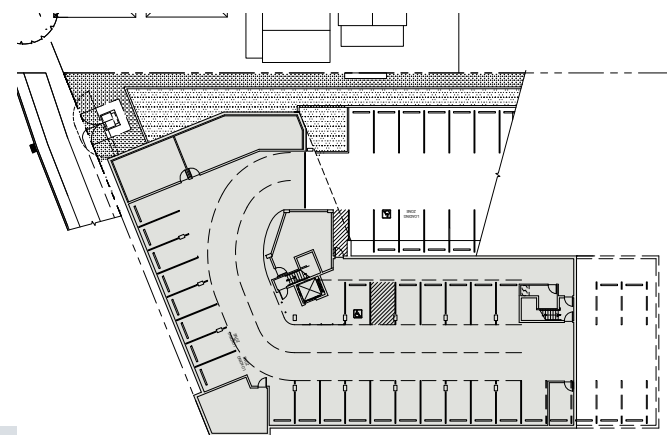
UNIT MIX		36 AUTO PARKING SPACES	50,952 GSF BUILDING
STUDIO	27 (43%)	(0.58/UNIT)	
1-BR	26 (42%)		
2-BR	9 (15%)		
62 UNITS		117 BICYCLE PARKING SPACES	11,898 GSF BASEMENT LEVEL
		(1.89/UNIT)	



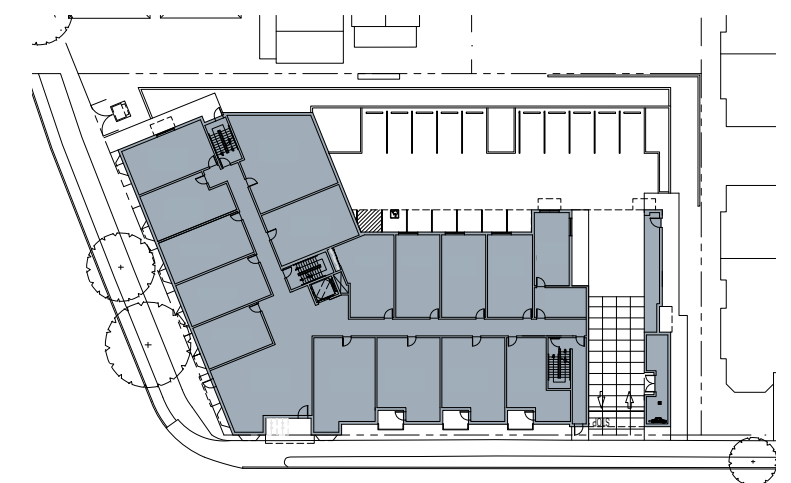
LEVEL 4



LEVELS 2 & 3



LEVEL 0 -
BASEMENT PARKING LEVEL



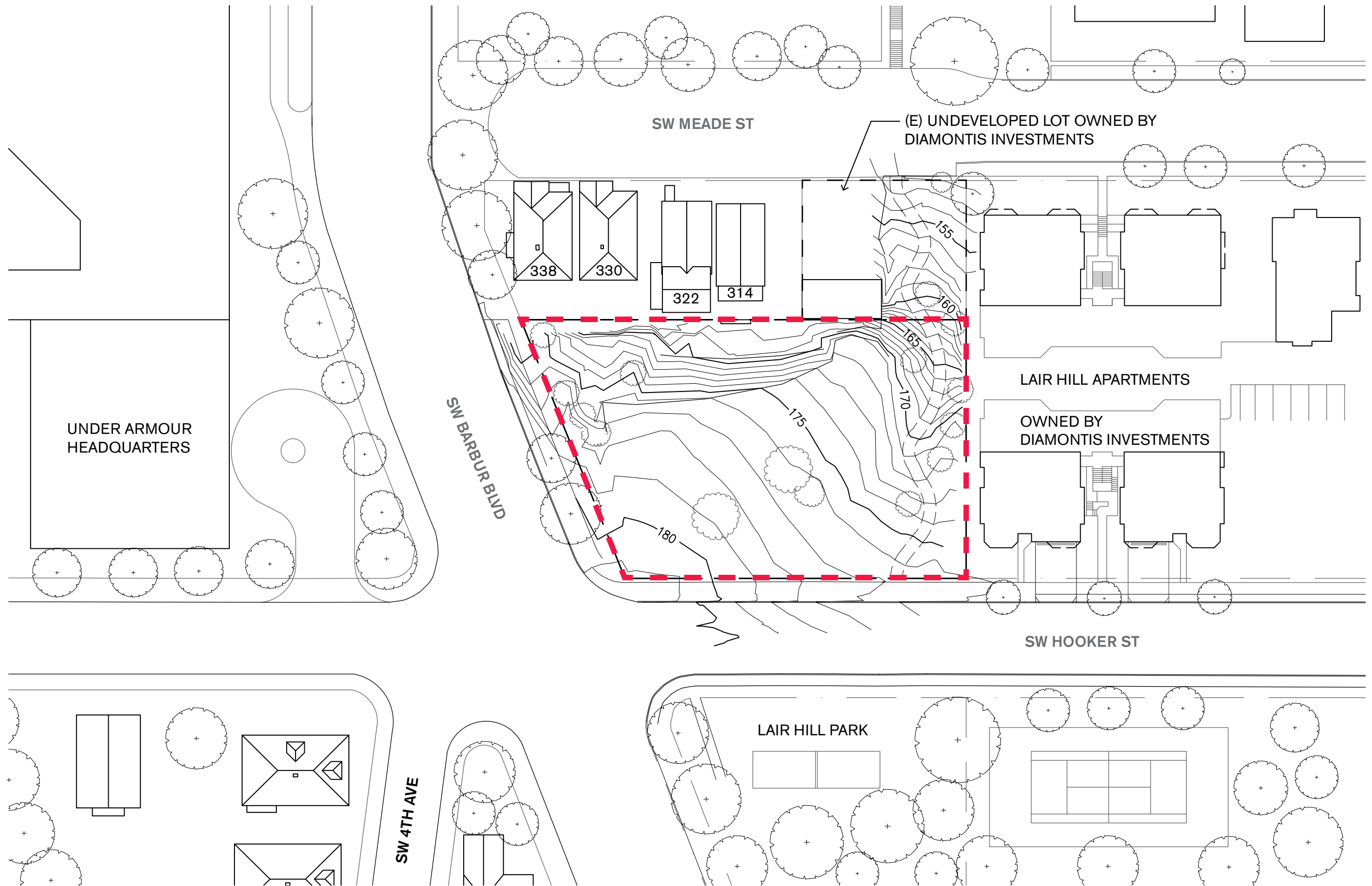
LEVEL 1



DECEMBER 12, 2016

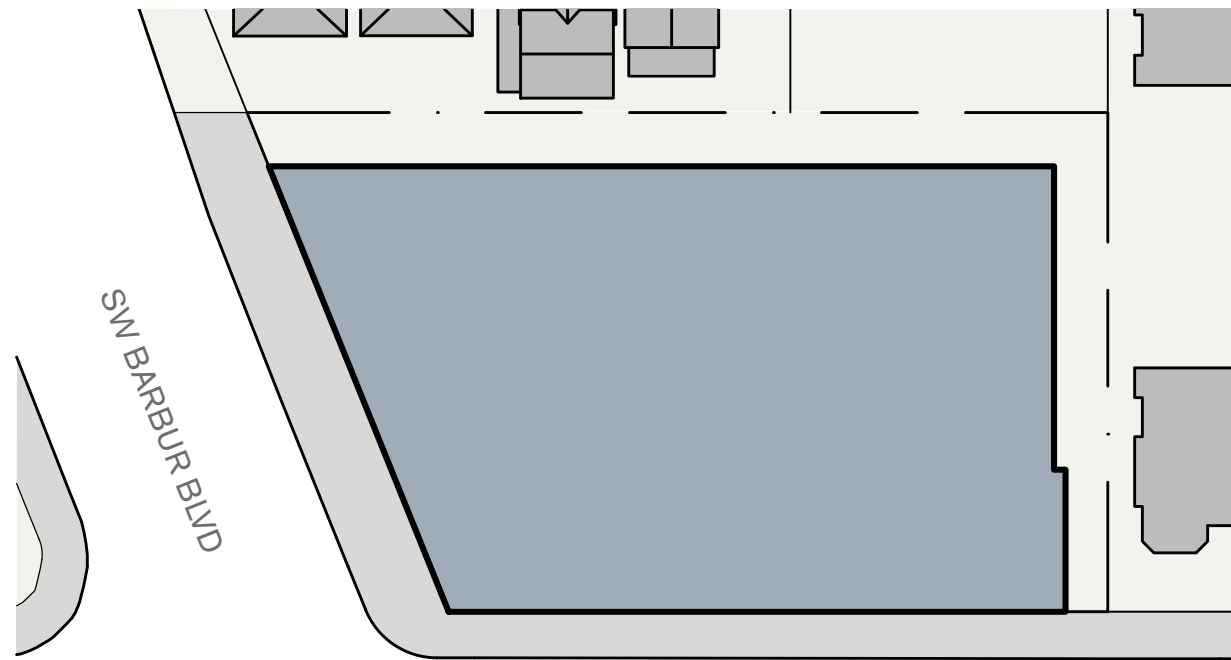
DESIGN ADVICE REQUEST IV

PREVIOUS DAR SUBMISSIONS



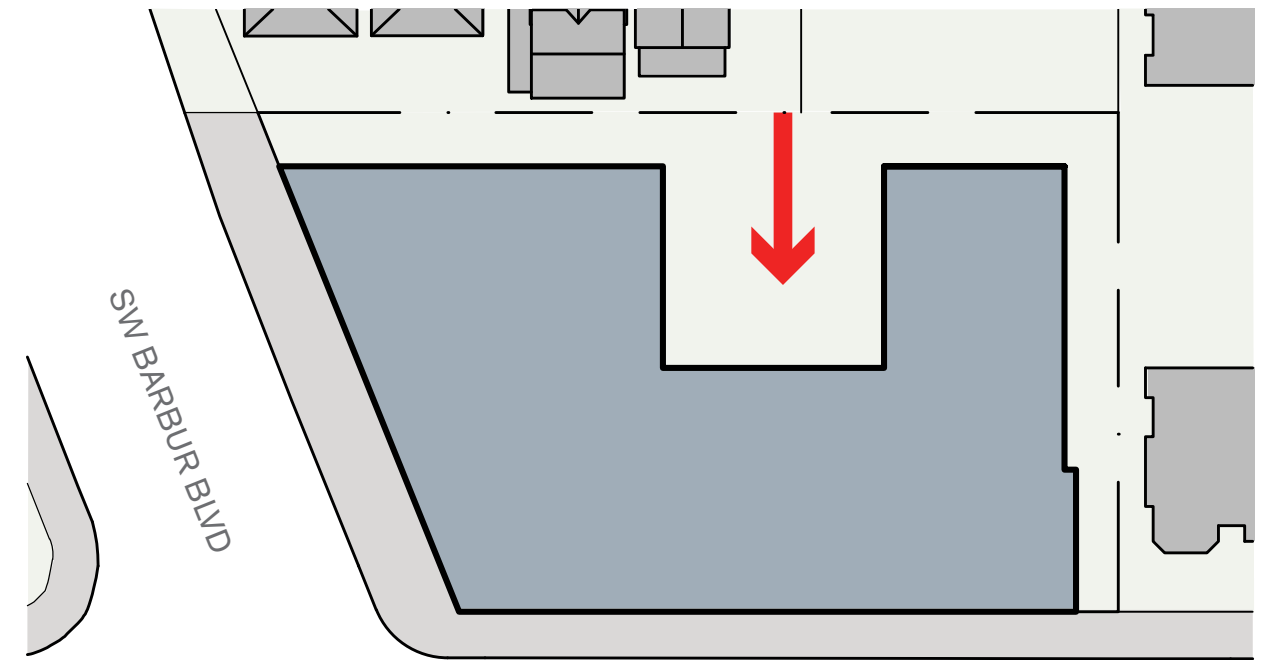
EXISTING SITE TOPOGRAPHY

MASSING / DESIGN CONCEPT



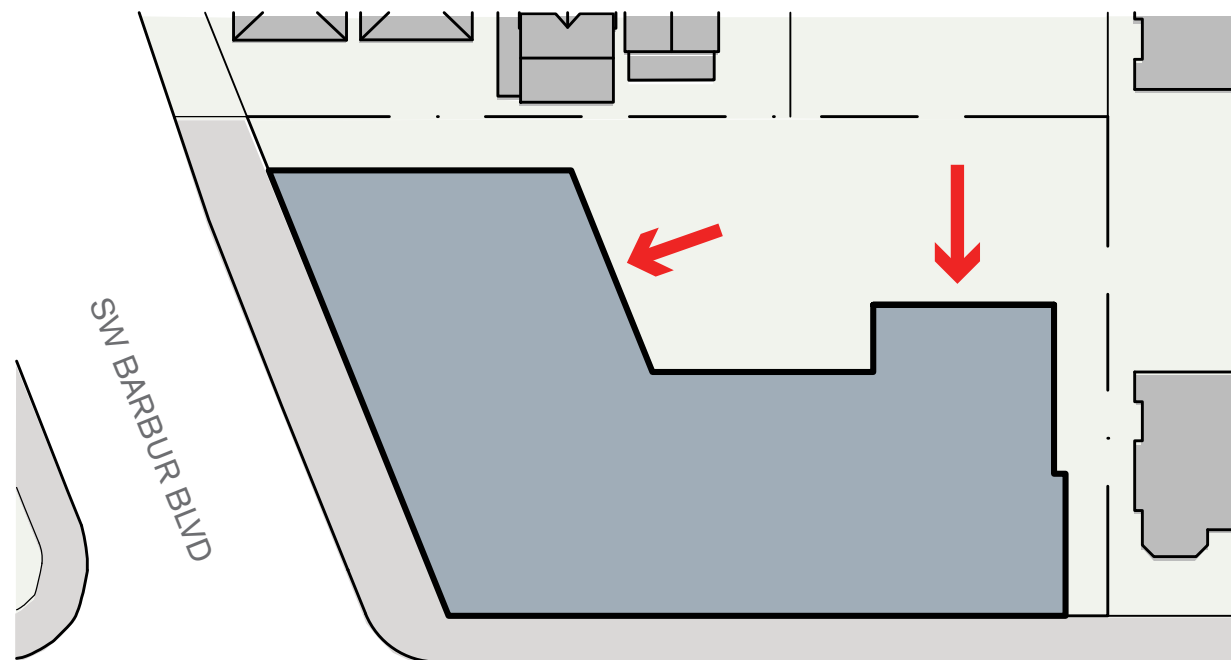
SW HOOKER ST

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



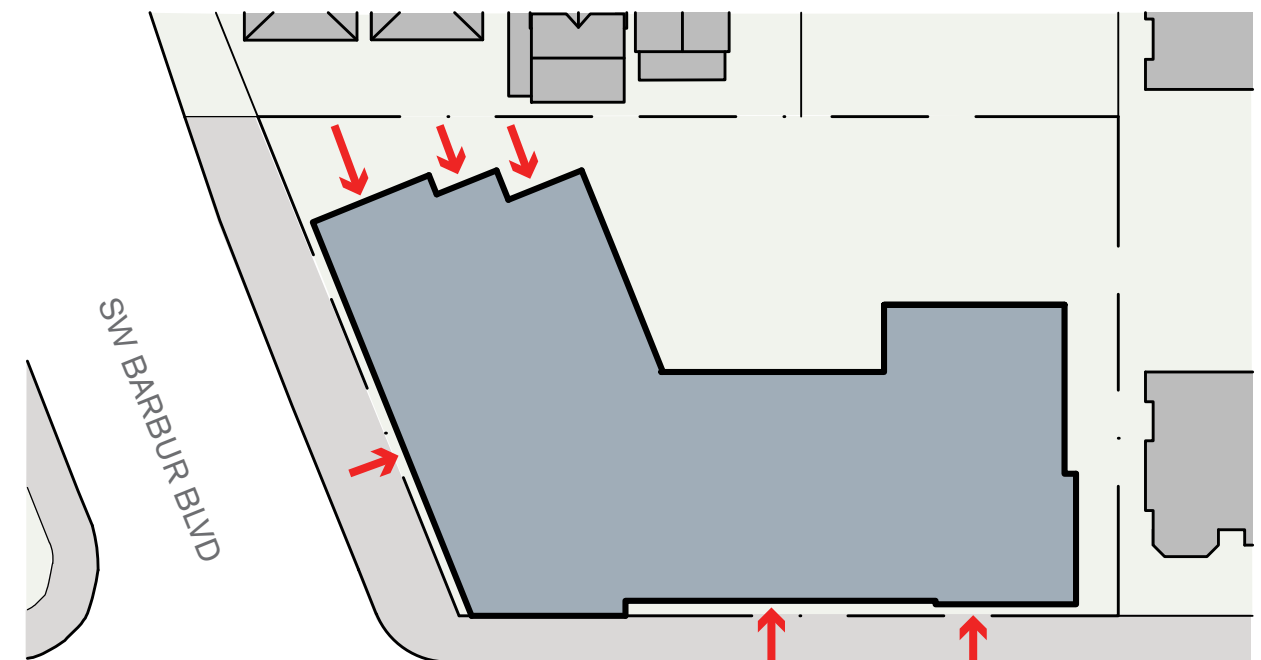
SW HOOKER ST

- 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.

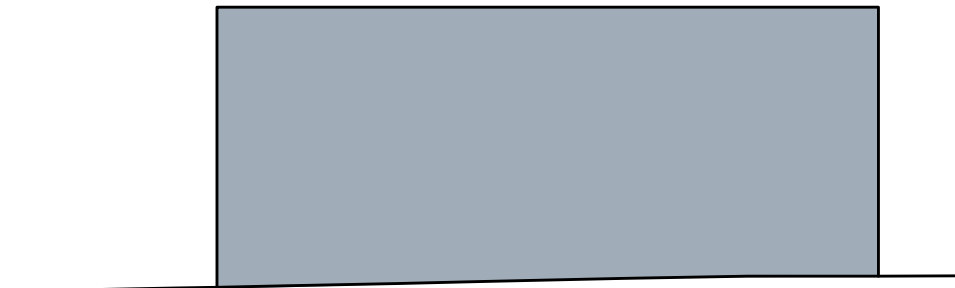


SW HOOKER ST

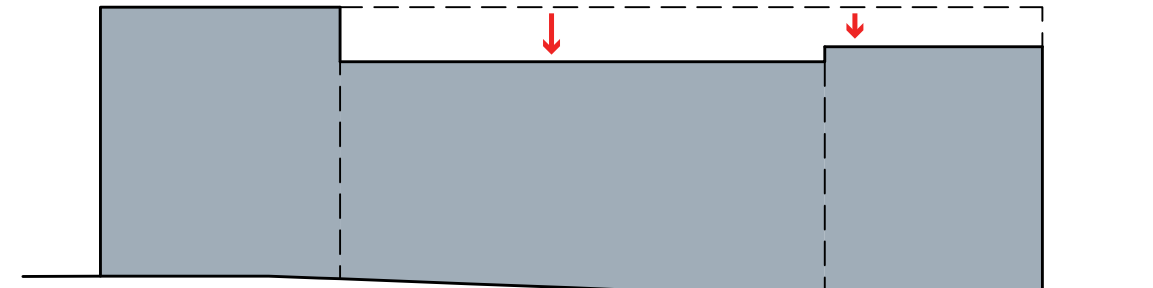
- 4** Erode footprint further to respond to street frontage and North property line.

CONCEPT DIAGRAMS - FOOTPRINT DEVELOPMENT

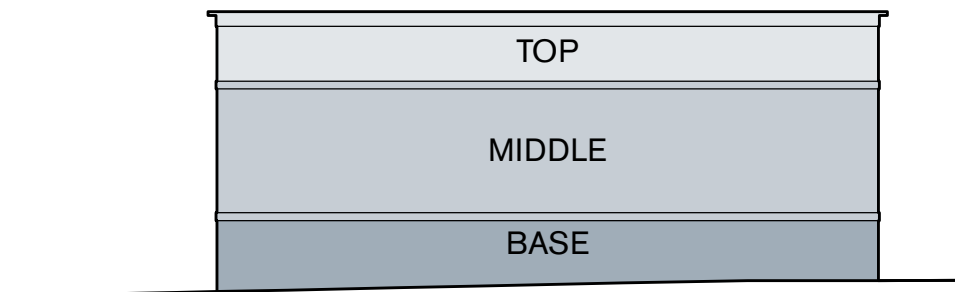
MASSING / DESIGN CONCEPT



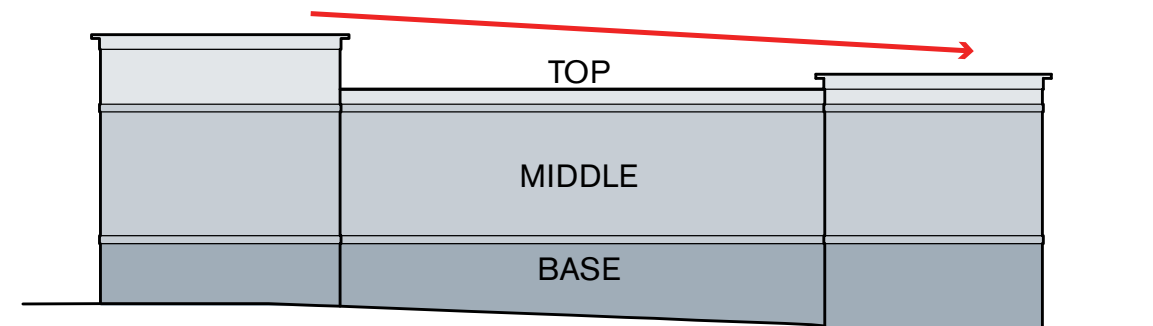
1 Height along SW Barbur Blvd.



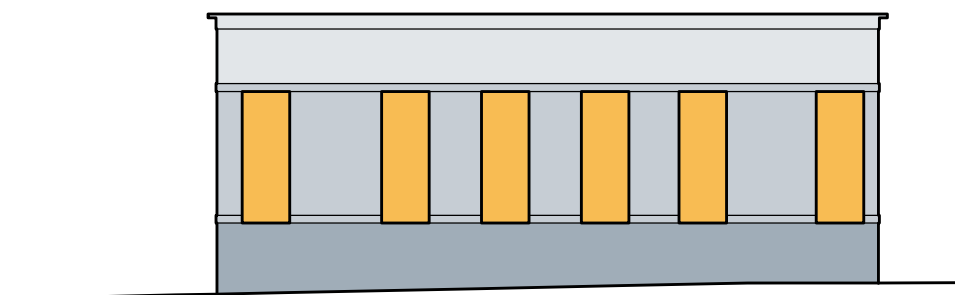
1 Reduce height along SW Hooker St.



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

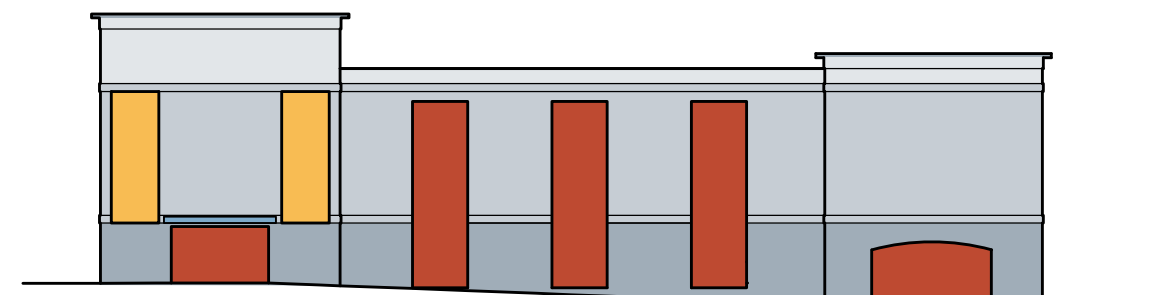


2 Base, middle, top, slope follows topography, stepping down toward adjacent three story multifamily housing.



3 Oriel window projections along SW Barbur Blvd.

SW BARBUR BLVD



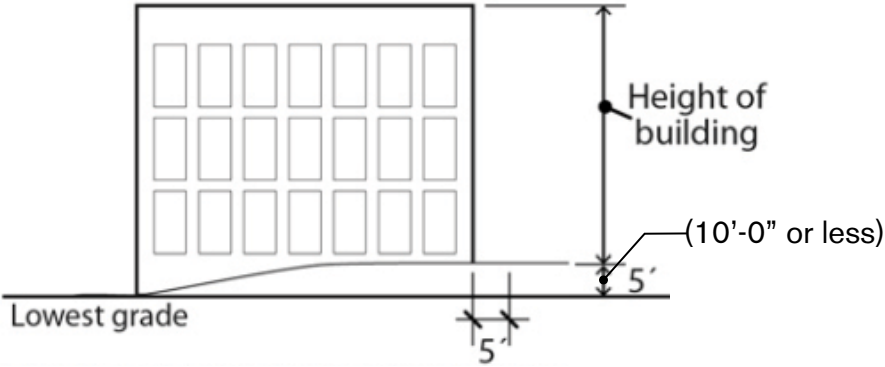
3 Oriels at corner of SW Hooker St and SW Barbur Blvd, recessed balconies respond to context, taller end "bays."

SW HOOKER ST

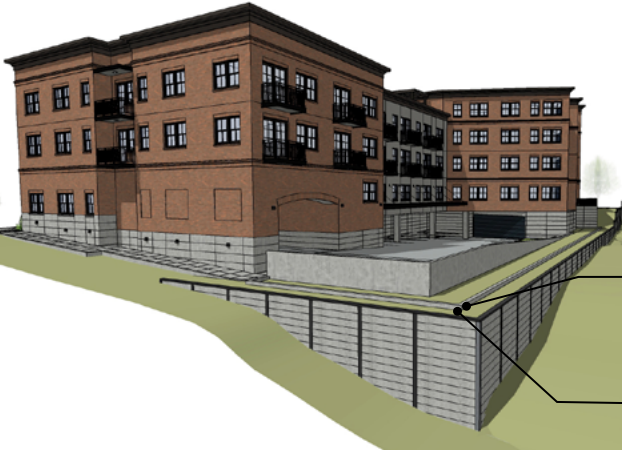
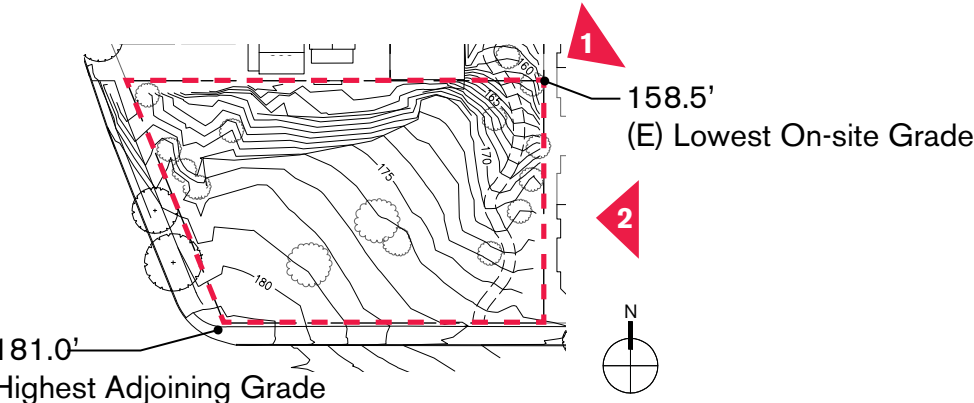
CONCEPT DIAGRAMS - ELEVATION DEVELOPMENT

MASSING / DESIGN CONCEPT

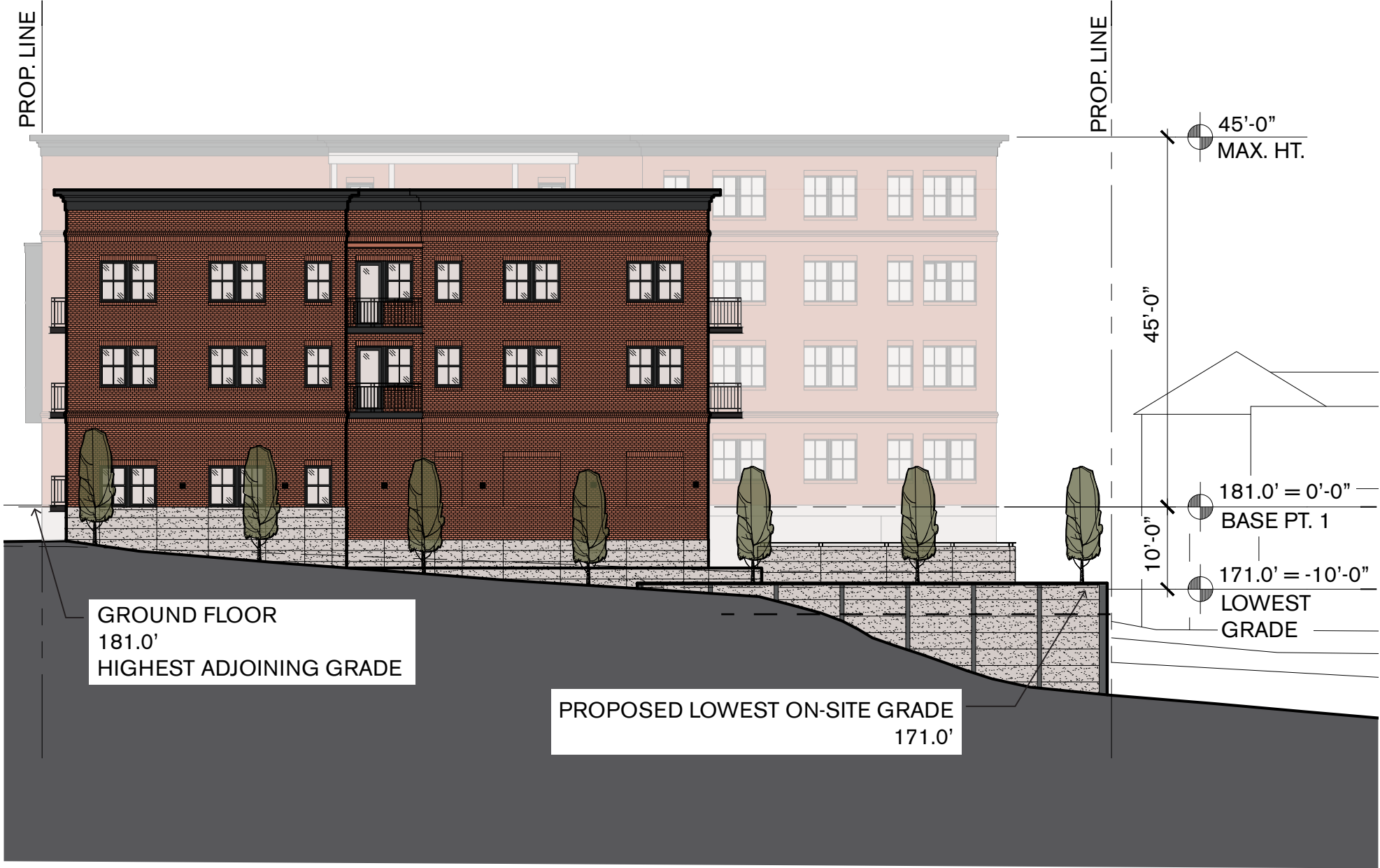
Measuring Height – Base Point 1



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

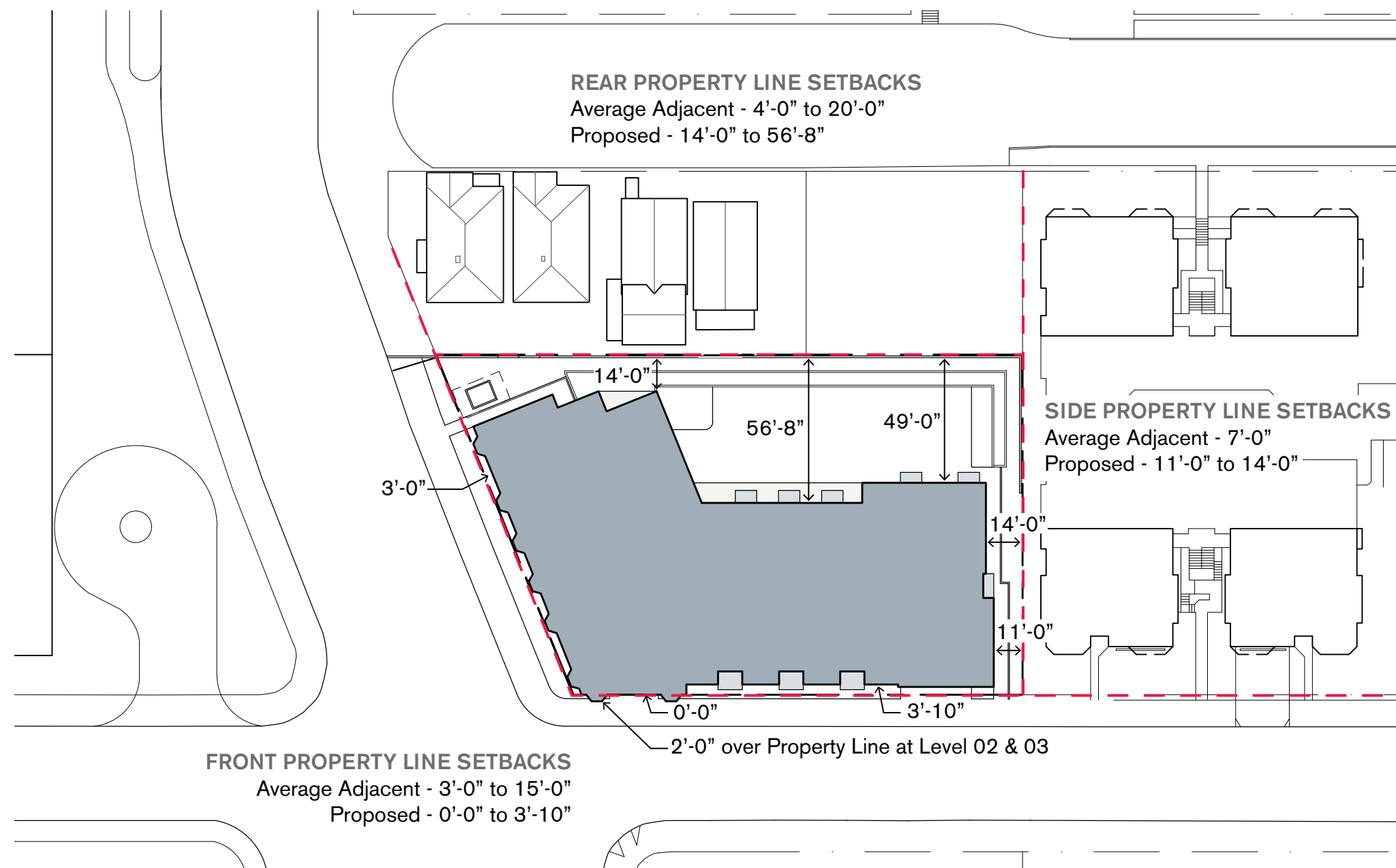
“New buildings should not only be visually compatible with the adjacent buildings, but they should work to enhance the pedestrian vitality of the streetscape.”

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

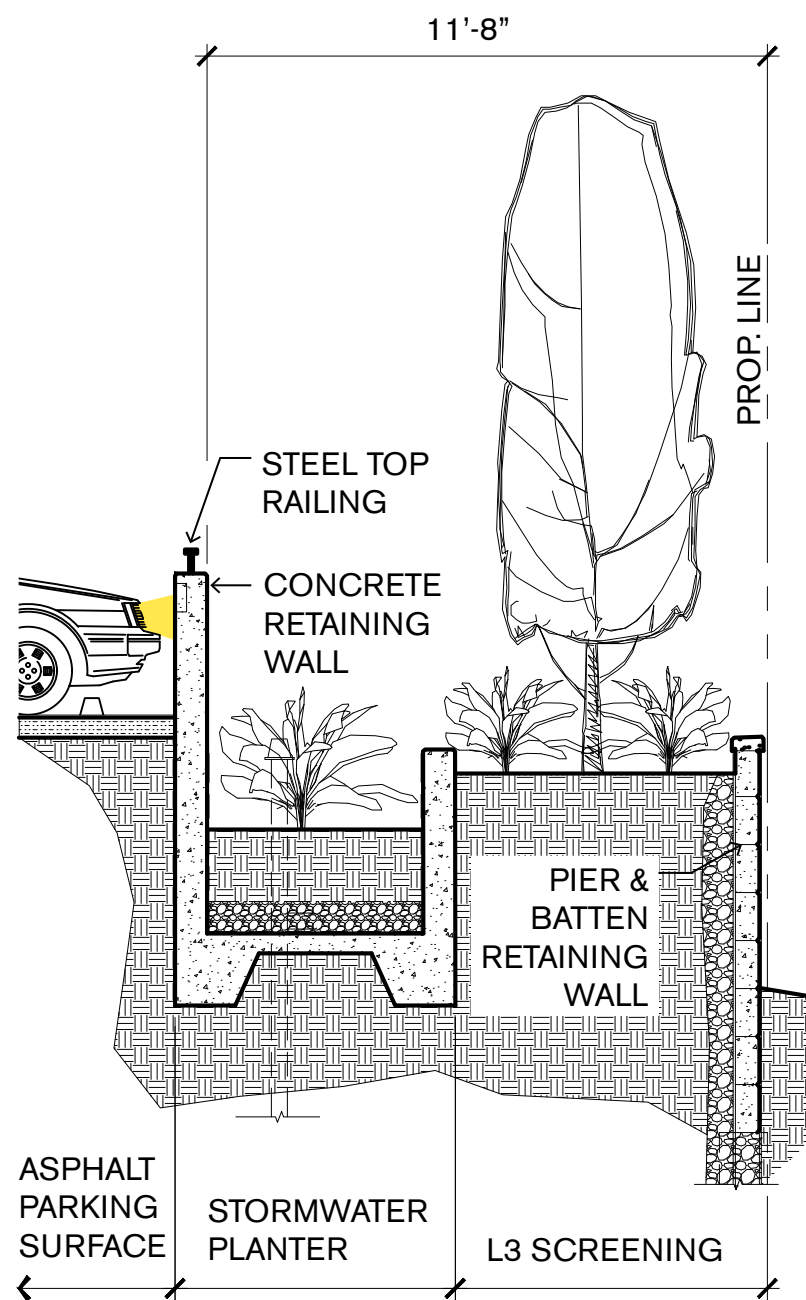
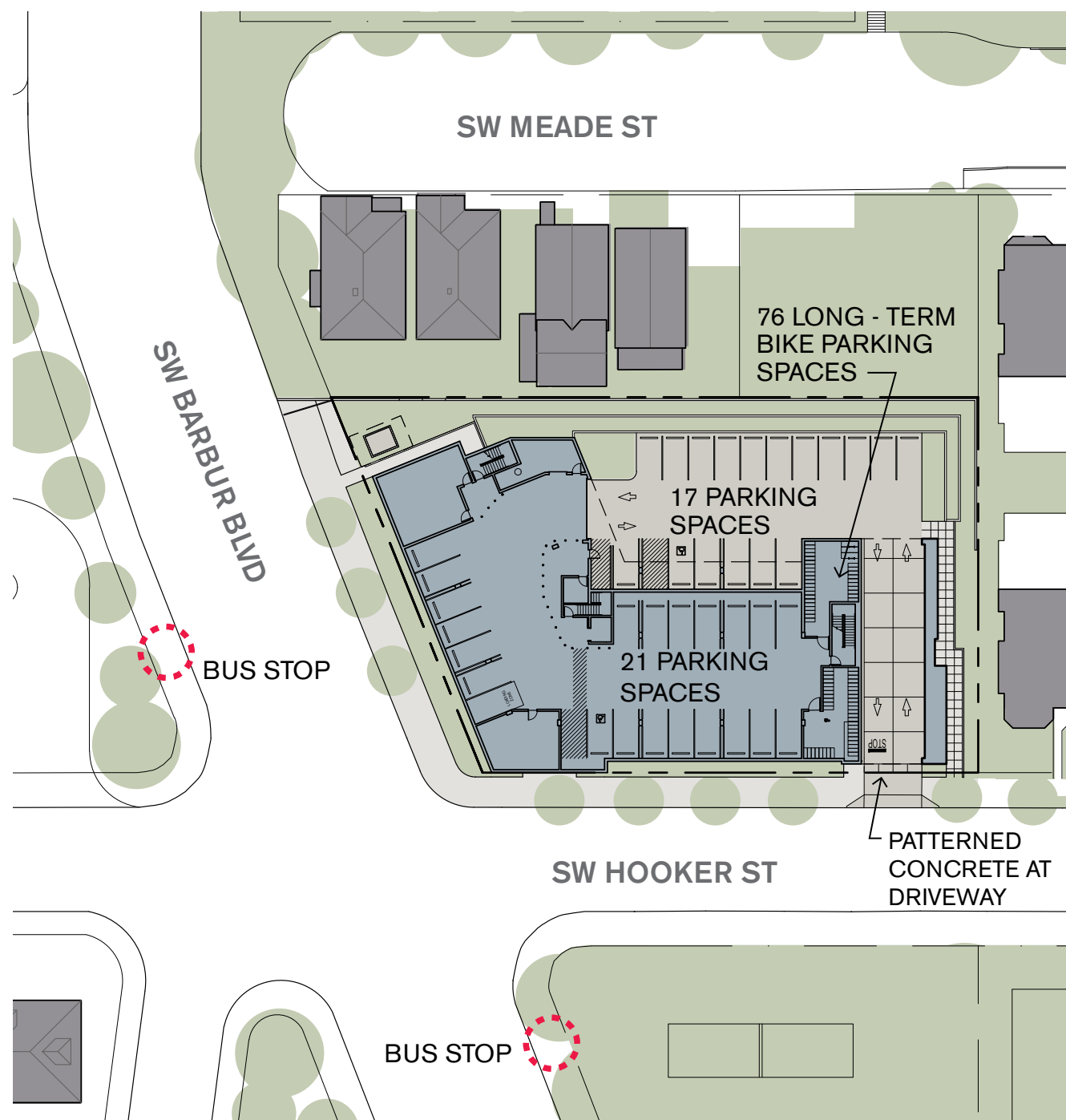
GOAL

"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

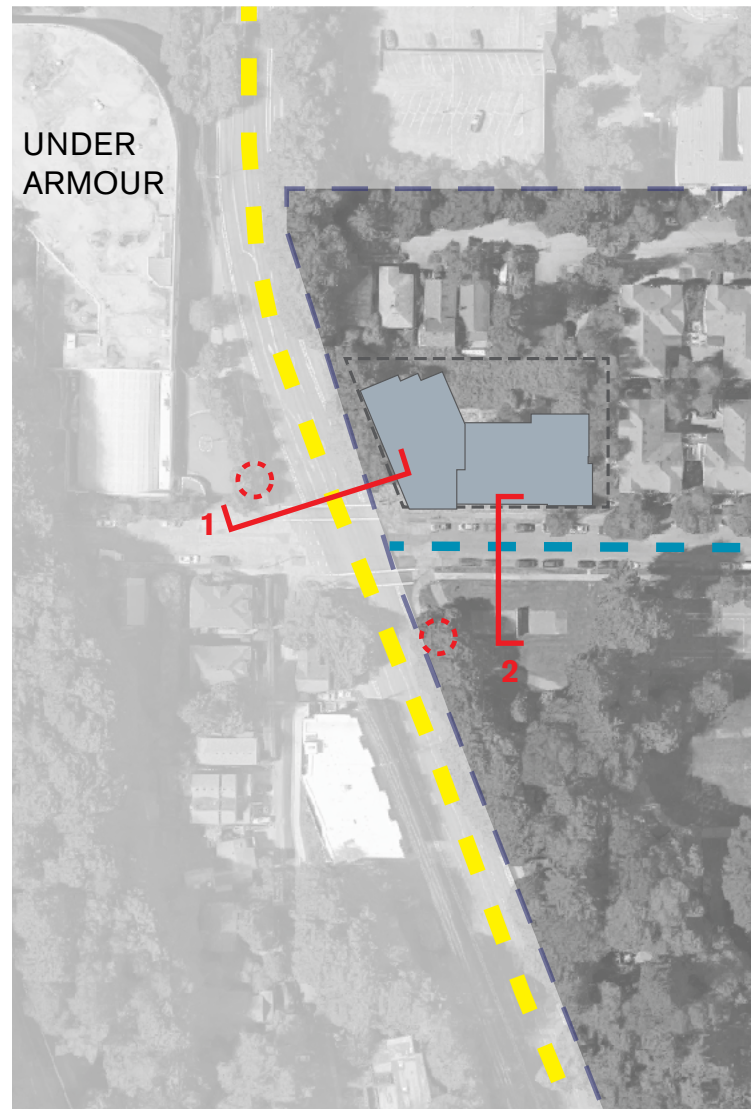
"To discourage the use of the private auto as the primary source of transportation. To avoid a landscape of cars at curbside and in surface parking lots. The pedestrian should not be surrounded by cars parked on the street and the building site."






RESPONSE

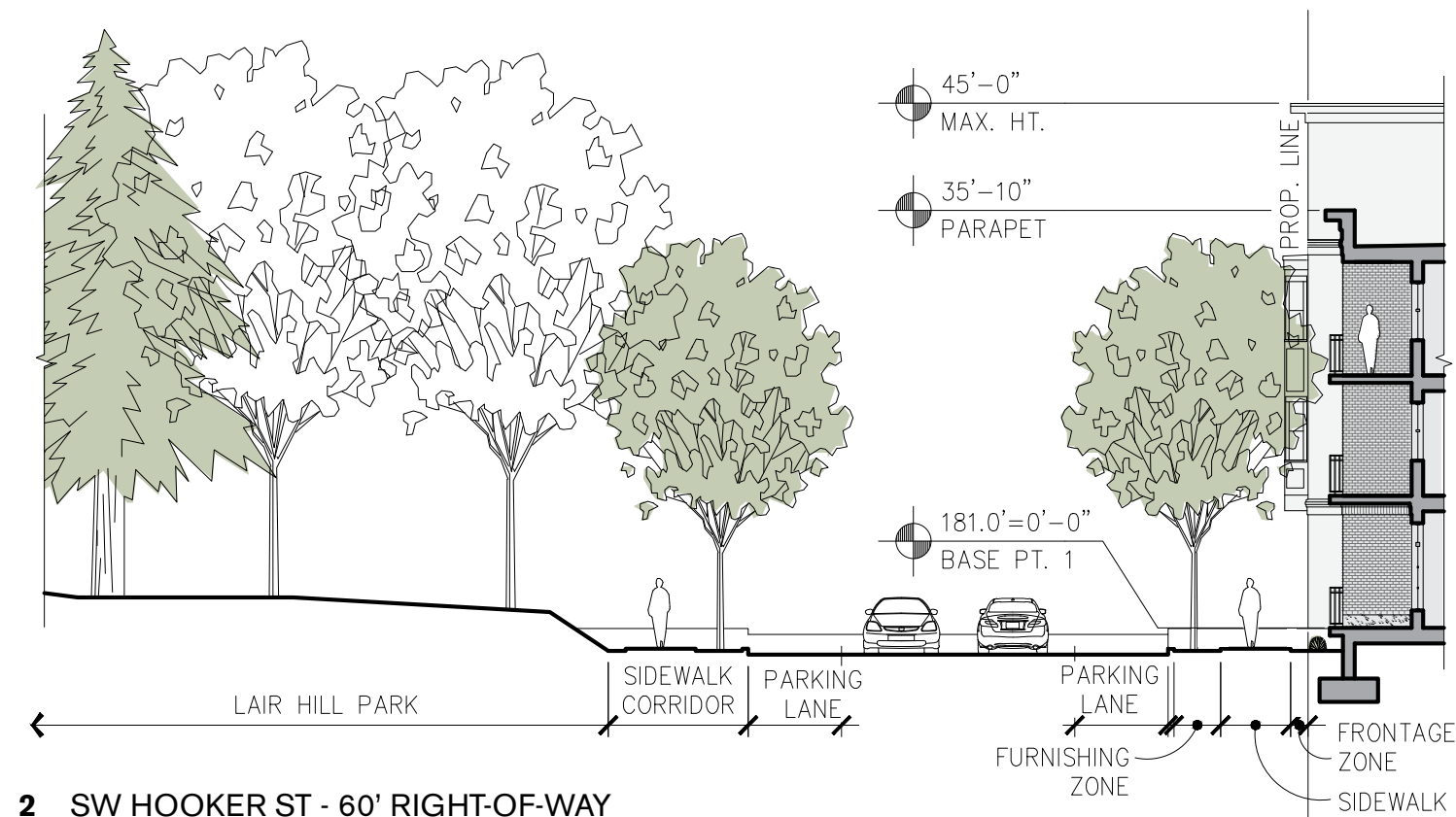
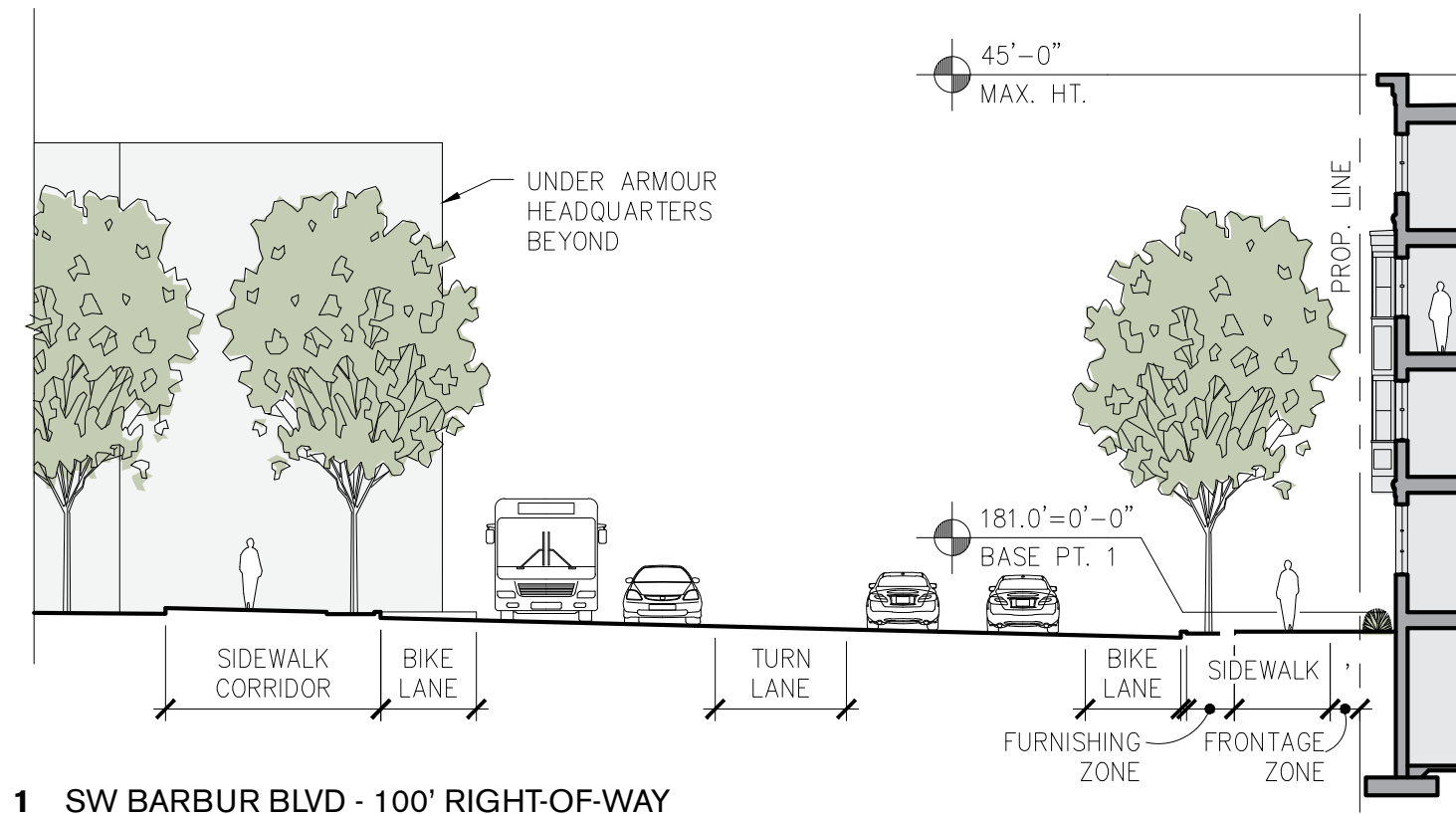
- The automobile parking area is located behind the building, away from sidewalks with a single curb-cut and driveway entrance. Concrete sidewalks and the driveway entrance will be scored with pedestrian-scale pattern similar to those found in the district.
- A garage door at the driveway will hide the 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



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

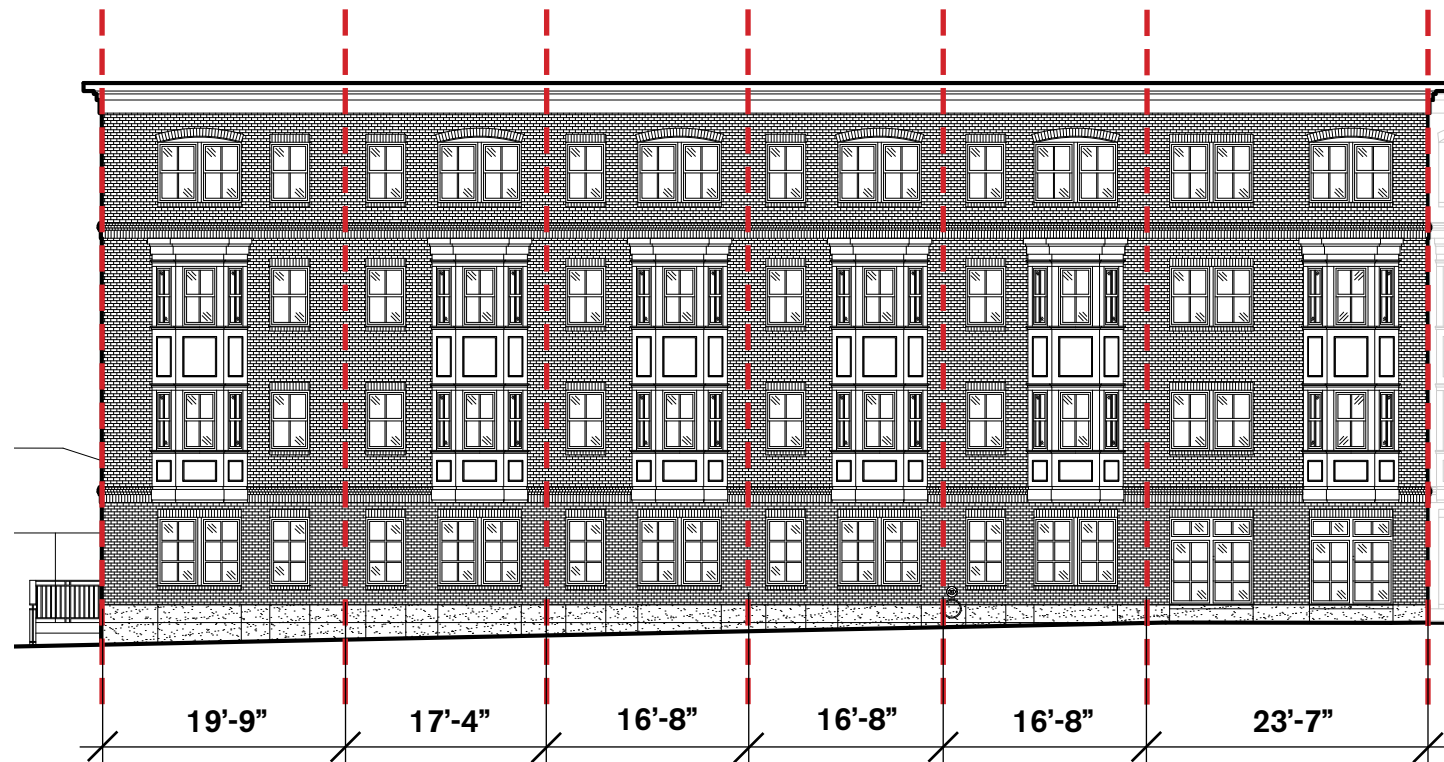
- The building has been designed as a 4-story structure along SW Barbur Boulevard to respond to the development along this transit corridor and steps down to a 3-story building to match the adjacent building scale along SW Hooker Street.
- The portion of the building facing SW Barbur Boulevard is within 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

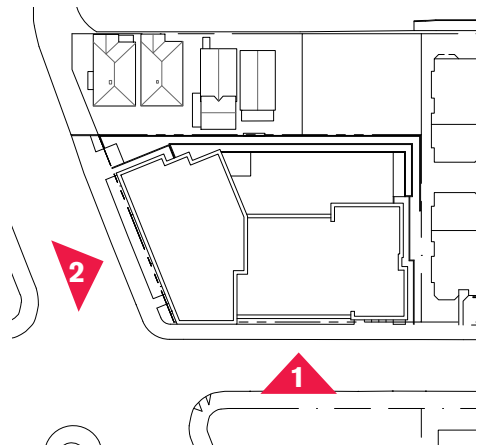
MASSING / DESIGN CONCEPT



1 SW BARBUR BLVD



2 SW HOOKER ST



MASSING

GOAL

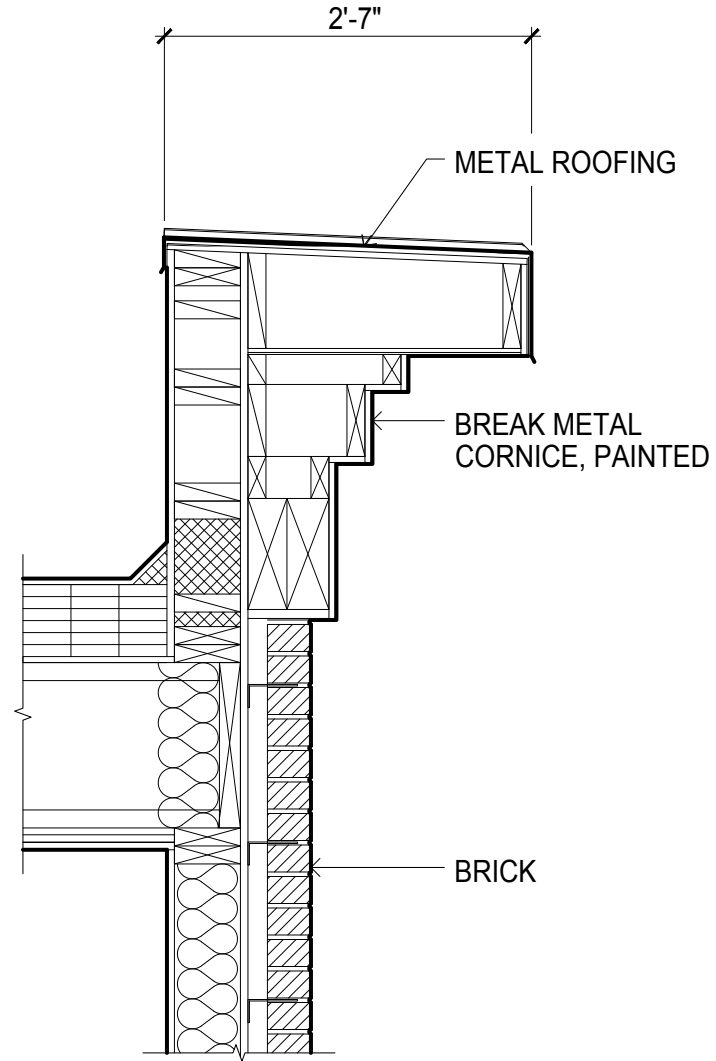
“To avoid buildings with long, flat facades, as such facades are inconsistent with the broken façade pattern of numerous small buildings.”

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

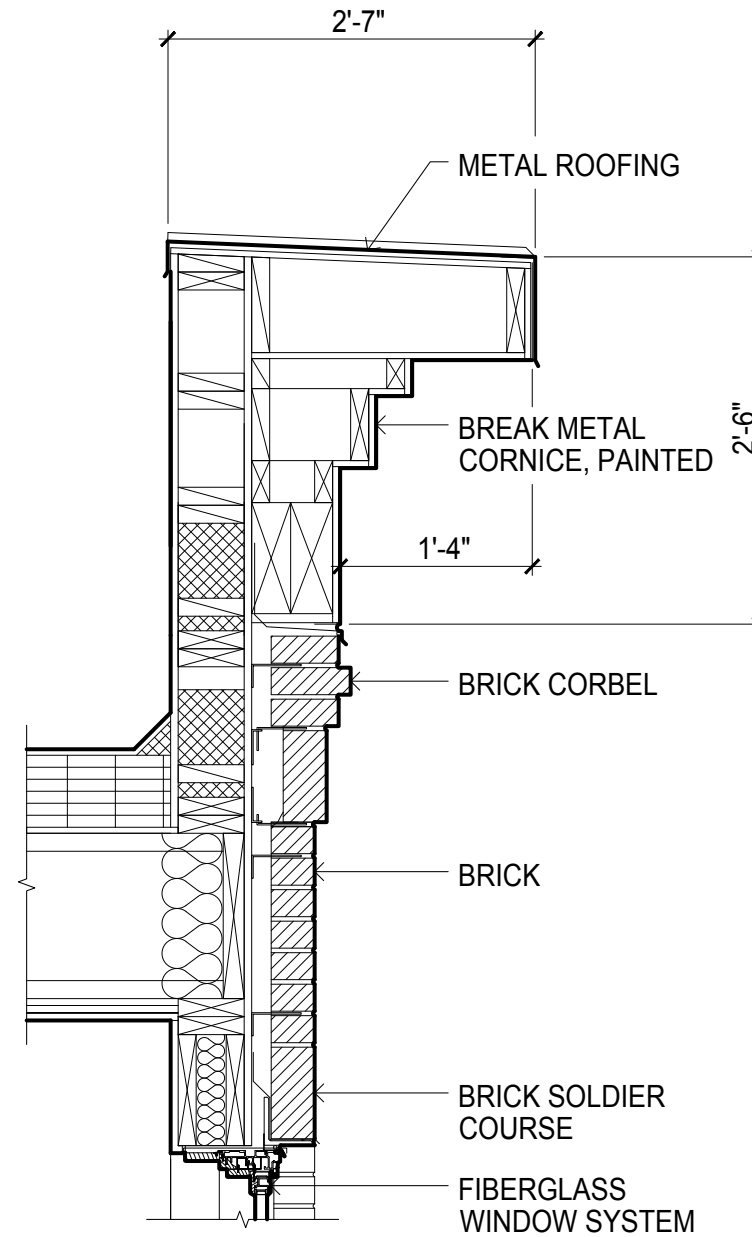
MASSING / DESIGN CONCEPT



A PARAPET AT PRIMARY BUILDING MASS



1 SW BARBUR BLVD



B PARAPET AT SECONDARY BUILDING MASS



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

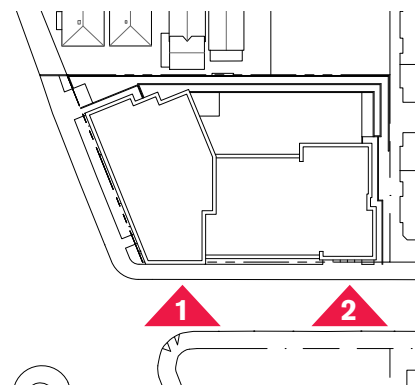
MASSING / DESIGN CONCEPT



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.

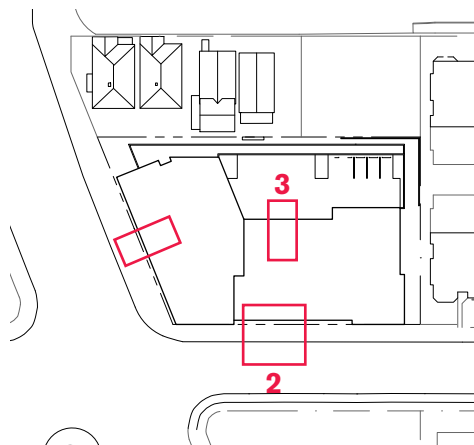
LAIR HILL GUIDELINES - COMPONENTS

MASSING / DESIGN CONCEPT



1 TYPICAL SW BARBUR BLVD BAY

2 TYPICAL SW HOOKER ST BAY



3 TYPICAL NORTH ELEVATION BAY

ARCHITECTURAL SPECIFICS

WINDOWS

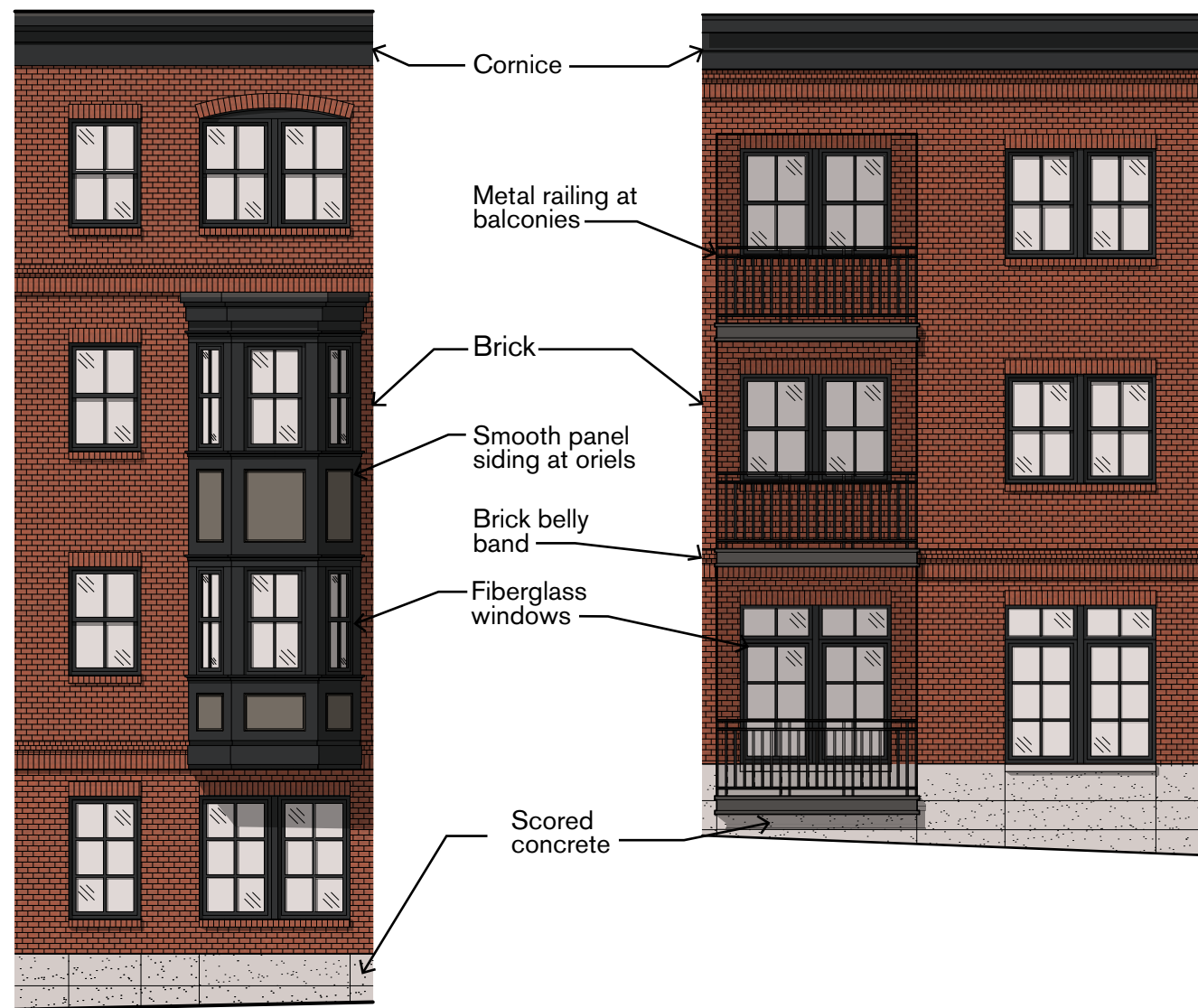
“To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detail in the district.”

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

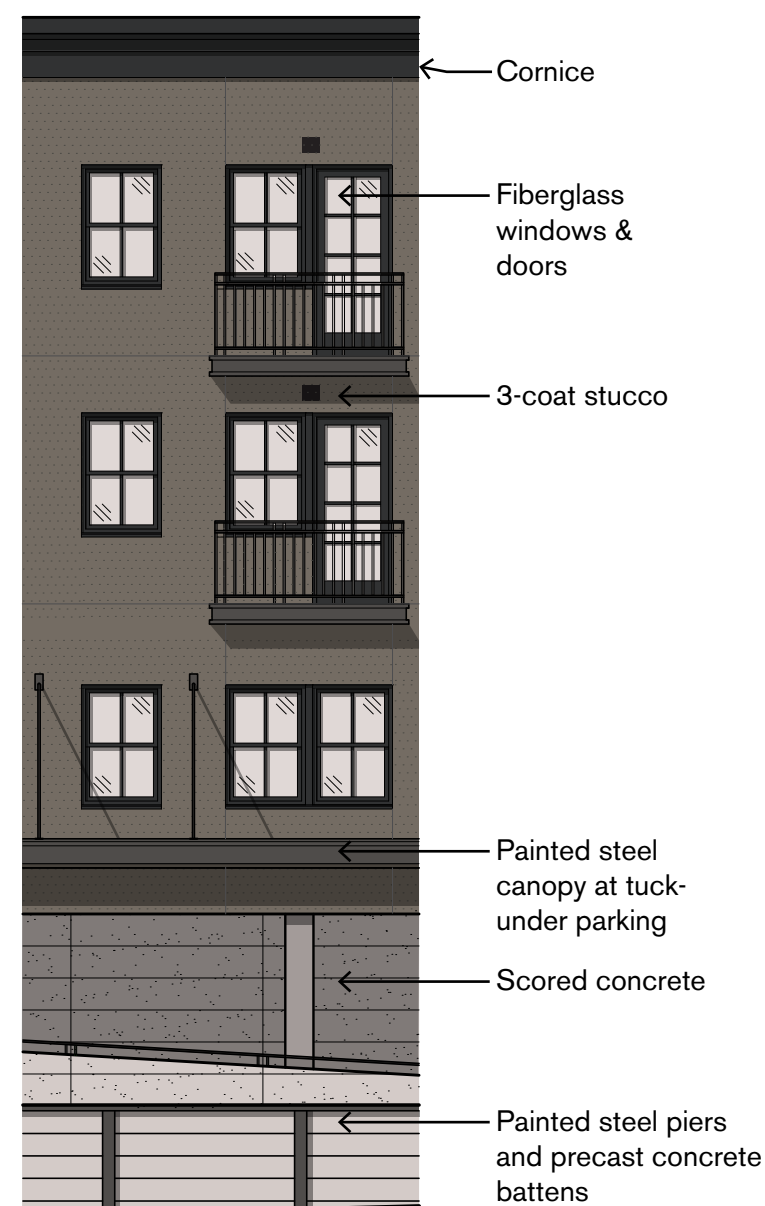
MASSING / DESIGN CONCEPT



1 TYPICAL SW BARBUR BLVD BAY



2 TYPICAL SW HOOKER ST BAY



3 TYPICAL NORTH ELEVATION BAY


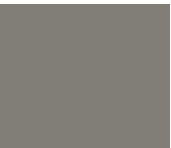

ARCHITECTURAL SPECIFICS


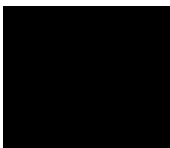

SIDING & EXTERIOR FINISH

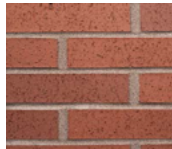
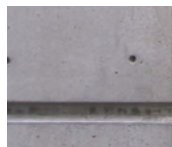
“To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detail in the district.”

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.

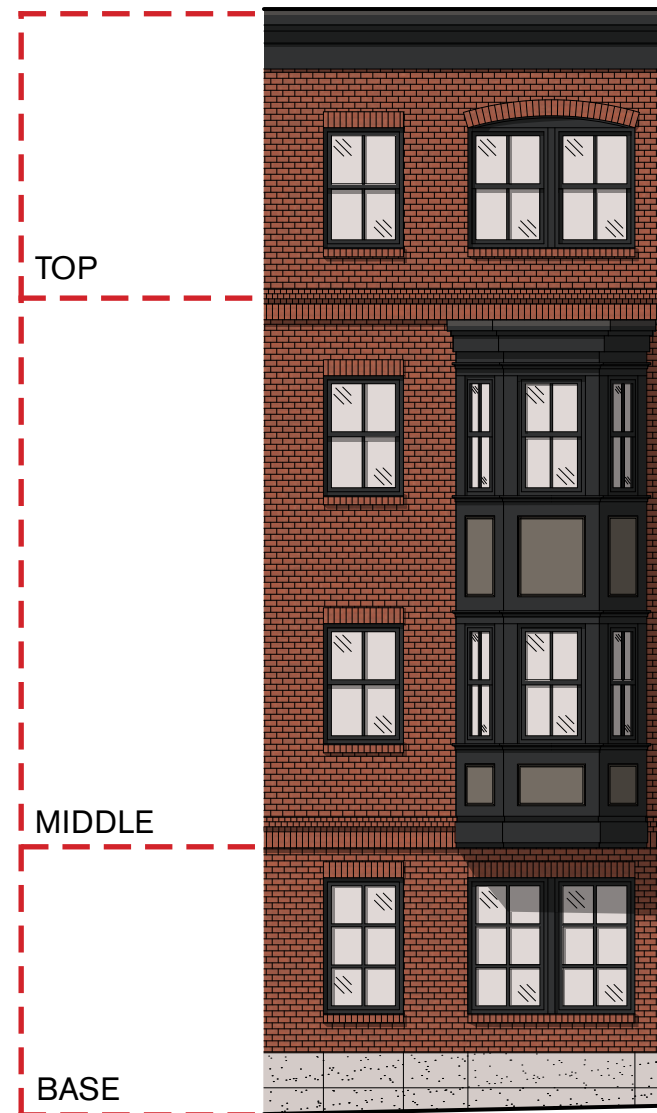
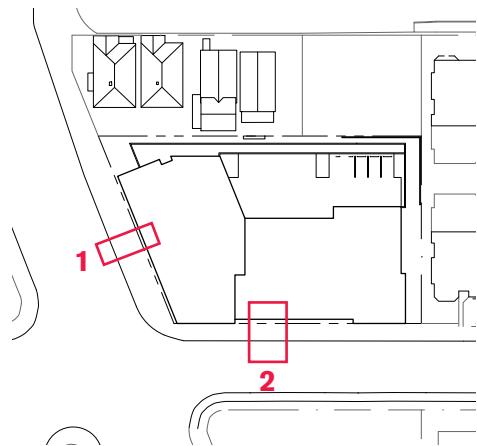
	FIBERGLASS WINDOWS Milgard Essence Series Color - Black Bean
	STUCCO AT NORTH FACADE Light Texture Miller Historic Colour Collection Color - Fieldstone
	PAINTED SMOOTH PANEL SIDING AT ORIELS Miller Historic Colour Collection Color - Fieldstone / Moss Glen

	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

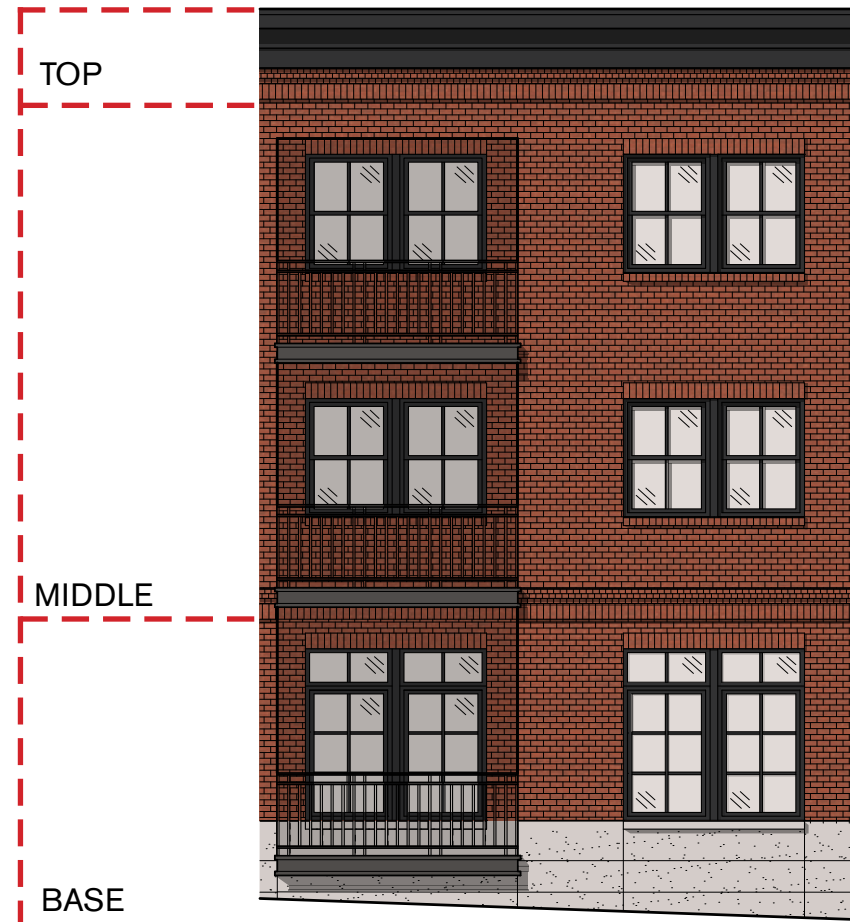
	BRICK VENEER Standard Size, Running Bond Mutual Materials Mission Texture Color - 50/50 Blend, Inca & Imperial Red
	SCORED EXPOSED CONCRETE

LAIR HILL GUIDELINES - COMPONENTS

MASSING / DESIGN CONCEPT



1 TYPICAL SW BARBUR BLVD BAY



2 TYPICAL SW HOOKER ST BAY

ARCHITECTURAL SPECIFICS

OTHER BUILDING COMPONENTS

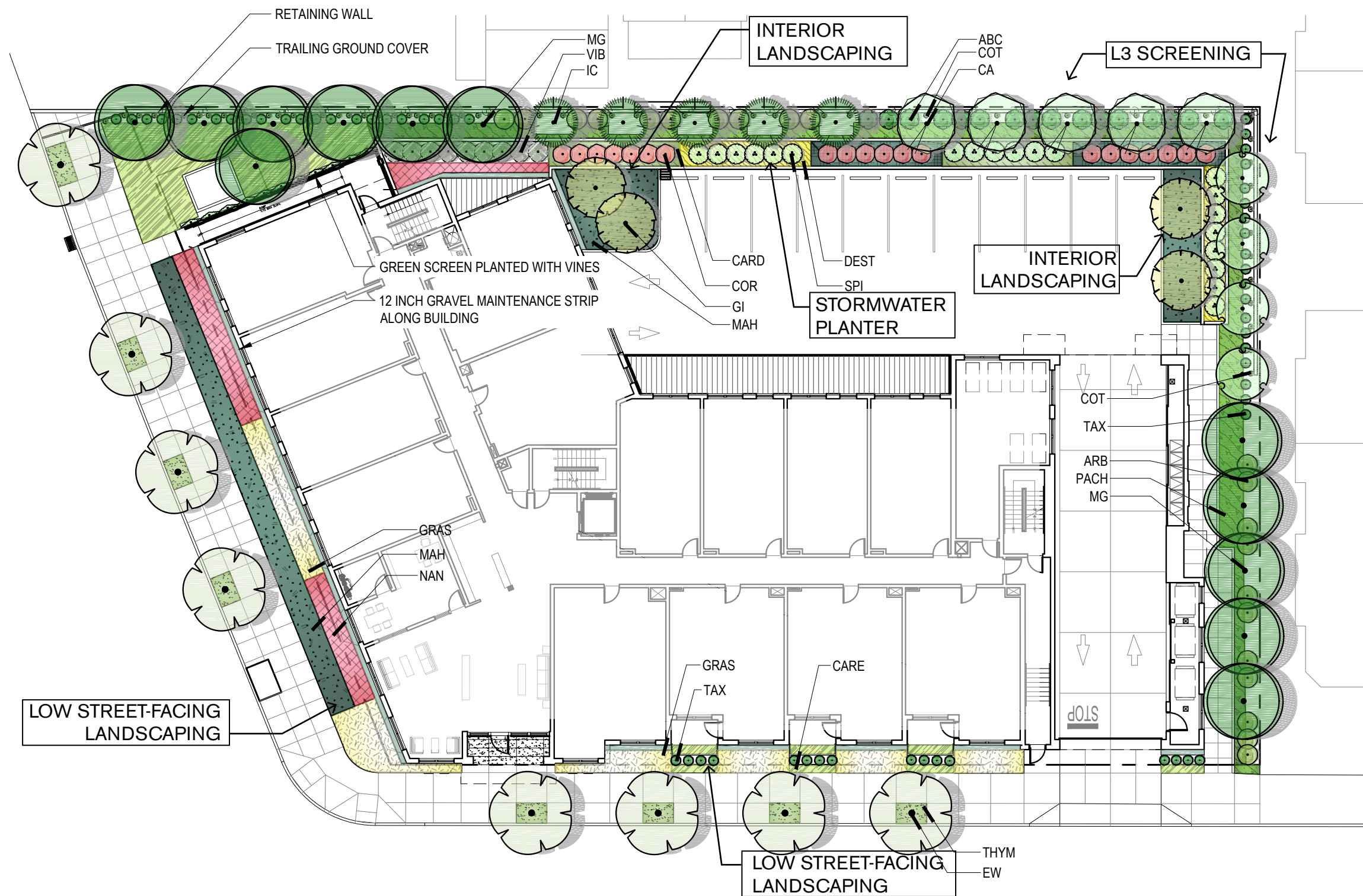
“To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detail in the district.”

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

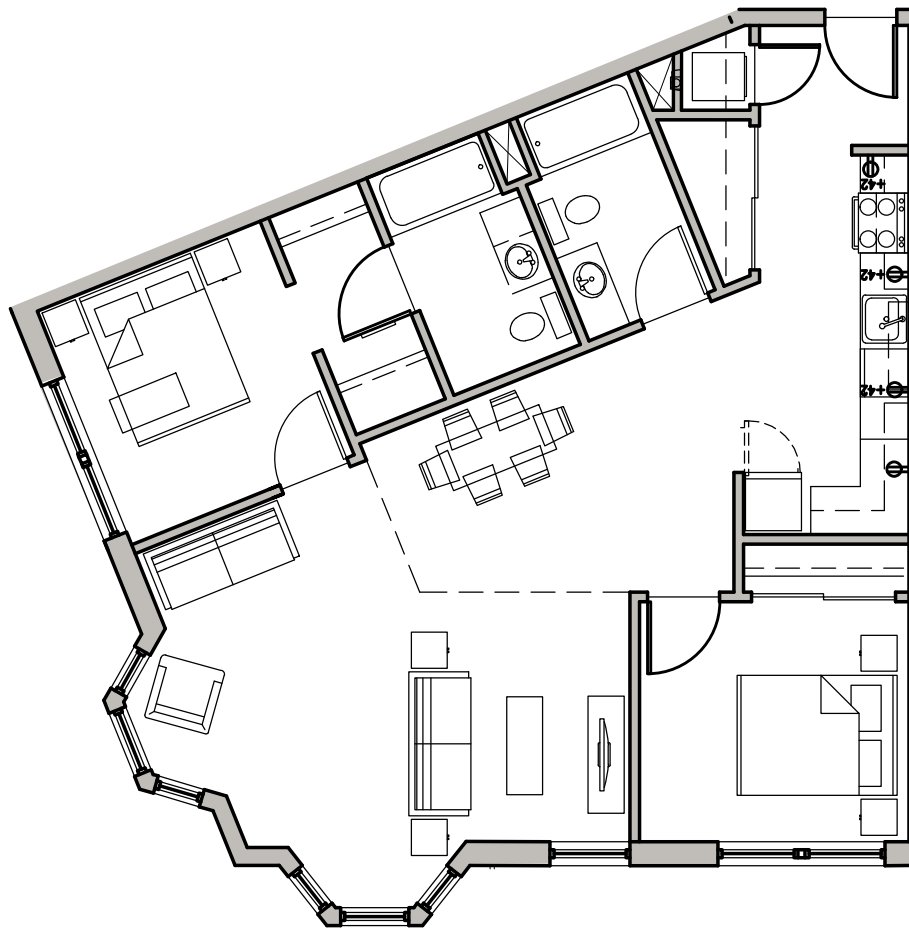
MASSING / DESIGN CONCEPT



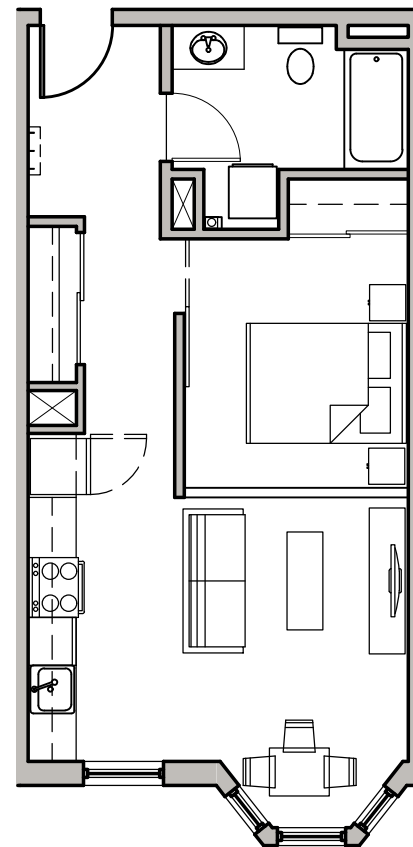
LANDSCAPING AT NORTHWEST PROPERTY LINE

LAIR HILL GUIDELINES - LANDSCAPE

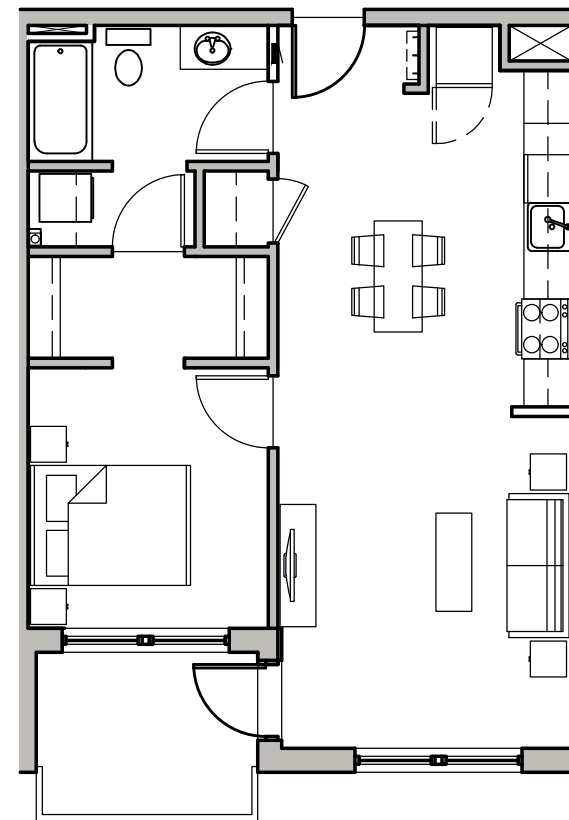
MASSING / DESIGN CONCEPT



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."

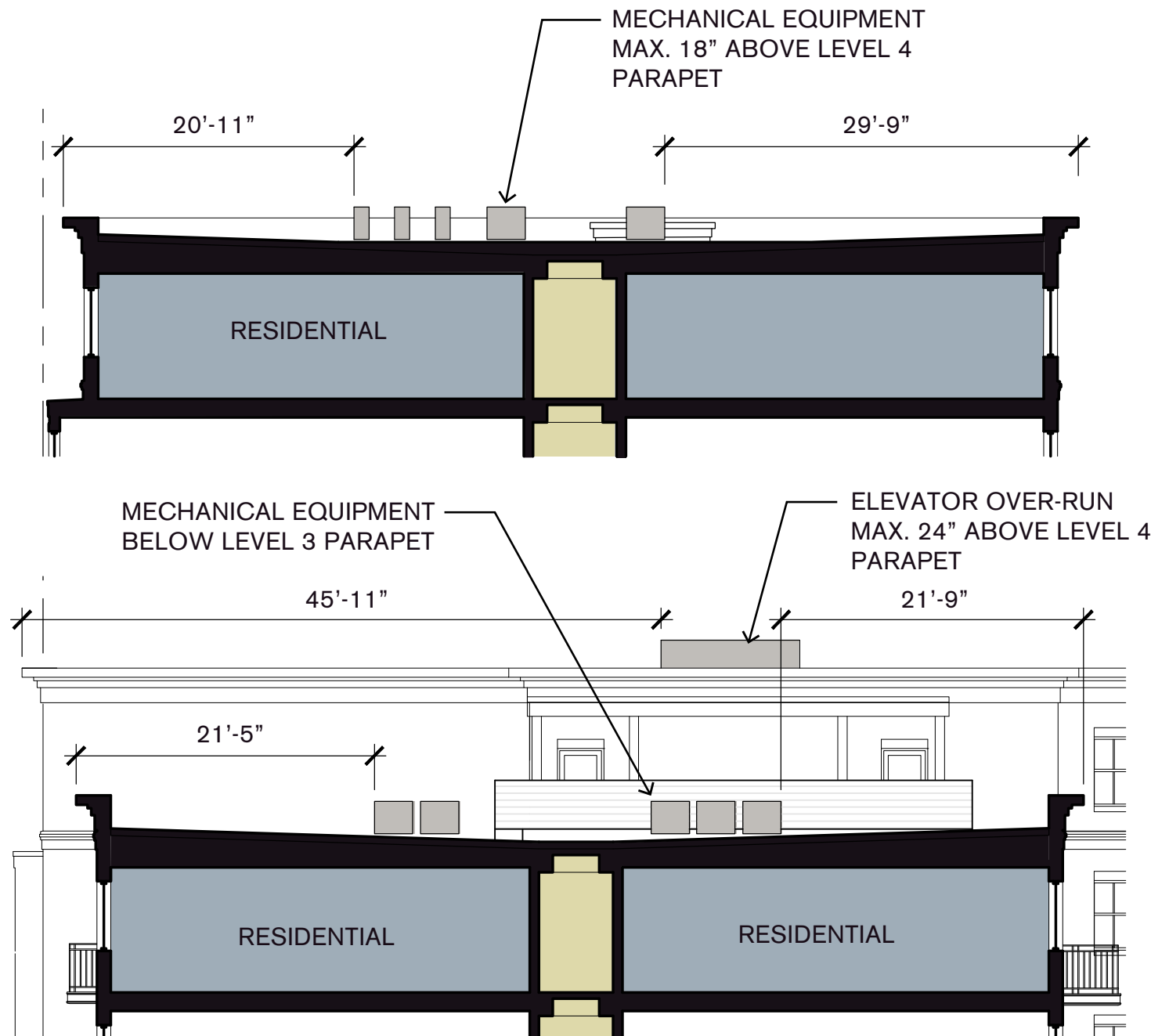
RESPONSE

- 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.



LAIR HILL GUIDELINES - CONCERNS

MASSING / DESIGN CONCEPT



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

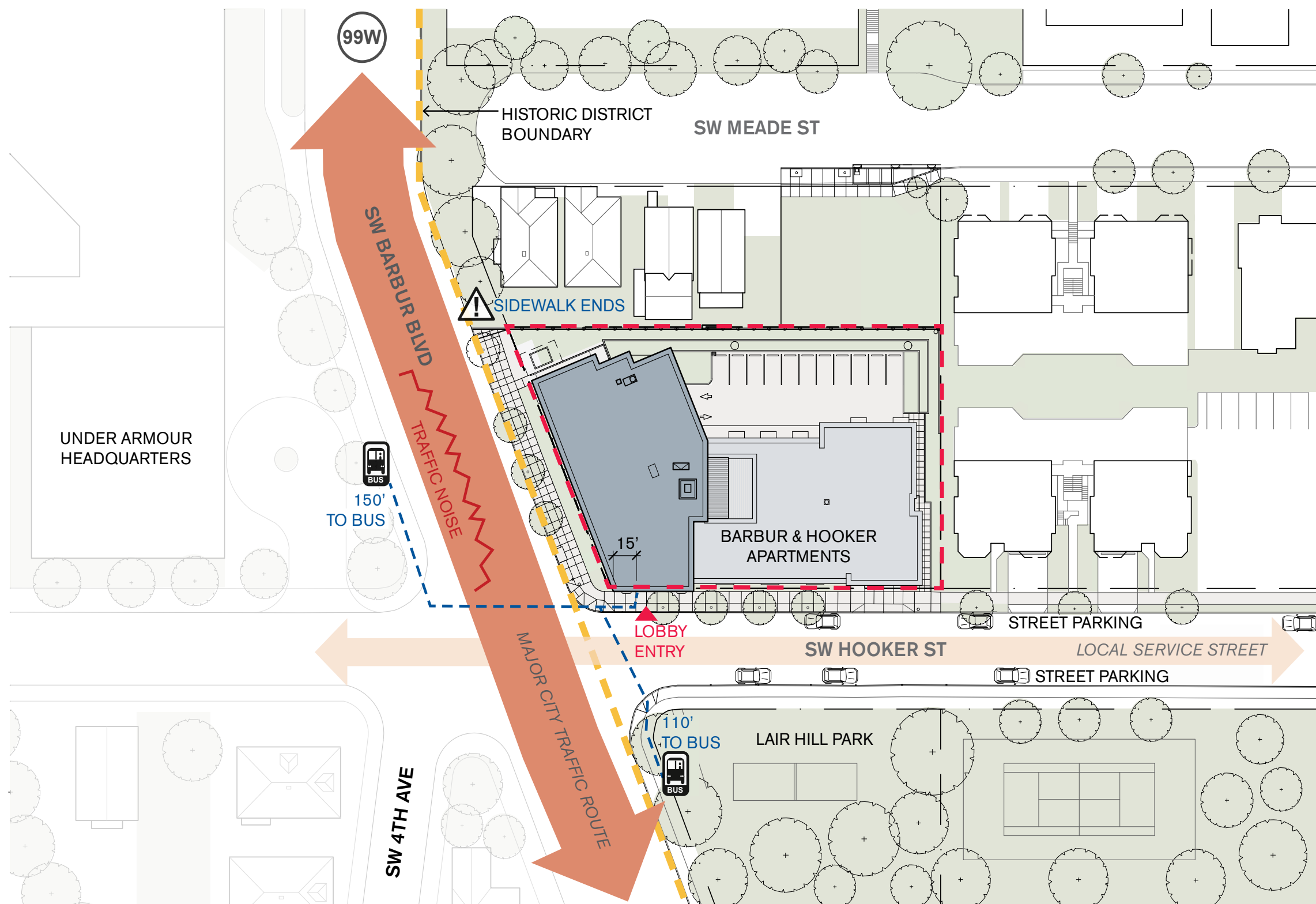
“The neighborhood recognizes the need to evolve towards energy systems of greater efficiency and less waste. It wishes to encourage energy conservation and the use of alternative/appropriate energy technologies that may deviate from historical/traditional forms.”

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:

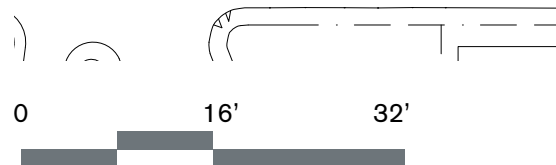
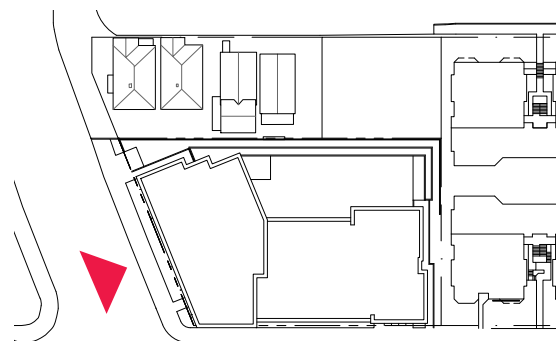
1. Be within 25 feet of the transit street;
2. Allow pedestrians to both enter and exit the building; and
3. Either: a. Face the transit street; or b. Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-6, below.

RESPONSE

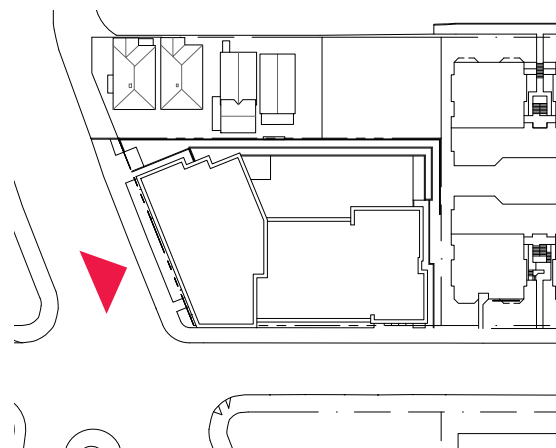
The proposed main entry complies with standards 1 and 2. The entry is approximately 15' from the Barbur right-of-way. It allows entry and exit. A modification is required for standard 3 because the angle of the entry is approximately 68 degrees to the Barbur ROW.

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.

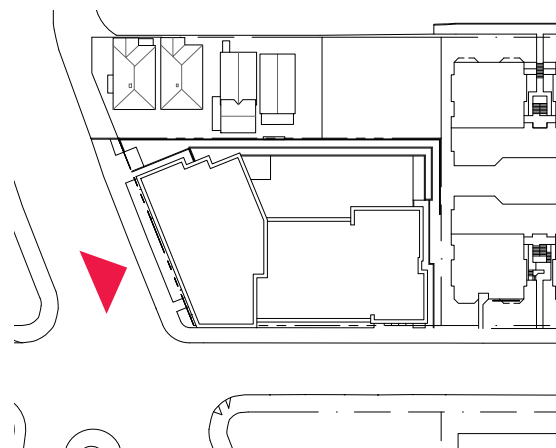
TRANSIT STREET MAIN ENTRY MODIFICATIONS



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



PROCESS - ENTRY AT SW HOOKER ST

OPTIONS & ITERATIONS