



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
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www.portlandonline.com/bds

Date: July 14, 2009
To: Interested Person
From: Chris Beaney, Land Use Services
503-823-7983 / chris.beaney@ci.portland.or.us

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 09-107095 HDZ (STOREFRONT ALTERATION AND ROOFTOP MECHANICAL)

GENERAL INFORMATION

Applicant: Film Action Oregon
Ellen Bergstone Beer
4122 NE Sandy Blvd.
Portland, OR 97212

Site Address: 4128 NE SANDY BLVD.

Legal Description: BLOCK 3 LOT 1&2&8 EXC PT IN ST LOT 3-7, RALSTONS ADD
Tax Account No.: R685800730, R685800730, R685800730, R685800730, R685800730
State ID No.: 1N1E25DD 10300, 1N1E25DD 10300, 1N1E25DD 10300,
1N1E25DD 10300

Quarter Section: 2834

Neighborhood: Hollywood, contact Doug Hamilton at 503-249-5839
Business District: Hollywood Boosters, contact Jan Tolman at 503-281-5497
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156
Plan District: Hollywood - Subdistrict A
Zoning: CSd – Storefront Commercial with Design Overlay
Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission

Proposal:

The applicant proposes alterations to the two westernmost storefront bays along NE Sandy Boulevard. The storefront bays are within a 2-story commercial portion of the building located directly east of the main Hollywood Theatre entrance. Alterations to both ground floor bays will include the following:

- Replacement with a 2" x 4-1/2" center glazed storefront system with 1" low e-glass, with aluminum framing and finish;

- The reconfiguration would include a regular 2-window mullion patterning, with a 27.5"-31-1/4" kickplate along the base of the storefront;
- The centered door on one of the bays will be moved toward one side of the affected storefront.

In addition, a 36" square rooftop mechanical unit is proposed for the second story commercial storefront roof. The 46" high unit is to be placed 21'-0" inward from the parapet edge facing NE Sandy Boulevard and 17'-9" from the alley bordering the eastern edge of the property.

Because the proposal is for an alteration to a Historic Landmark and is within a design overlay zone, Historic Design Review is required.

Relevant Approval Criteria:

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

- Community Design Guidelines
- 33.846.060 G. Other Approval Criteria

ANALYSIS

Site and Vicinity: The site is a 16,880 square foot trapezoidal lot that is located in the Hollywood District. The Hollywood Theater, a registered historic landmark, occupies almost the entire site. The two-story Spanish Colonial-style building was designed by Bennes and Herzog and built in 1926. The theater consists of a concrete structure with a stucco exterior. The grand theater and accessory spaces make up the southern two-thirds of the building, while a series of retail storefronts are located along the northern facade to the east of the theater entry. This commercial section of the building is designed as a unified series of five bays separated by pilasters and has a red tile roof. The decorative theatre entry on the northwest corner of the building is an elaborate composition in terra cotta and is intact from the marquee level up. The surrounding Hollywood neighborhood was named after the theater. The site is within Subdistrict A of the Hollywood Plan District.

The site has frontages on NE Sandy Boulevard, NE Broadway, and NE 41st Place. NE Sandy Boulevard is a designated Major Transit Priority Street, Major City Traffic Street, and City Bikeway. The site is also located within the Hollywood Pedestrian District.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone allows a full range of retail, service and business uses with a local and regional market area. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The Design (d) overlay zone promotes the conservation and enhancement of areas of the City with special historic, architectural, or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

Land Use History: City records indicate that prior land use reviews for the site include the following:

LUR 99-00866 HDZ: Approval of Historic Design Review to install new light fixtures and projecting signs at each ground level tenant space.

LU 03-108104 HDZ: Approval of Historic Design Review to add gates and fencing across three arched openings at the east side of the building, install fixed railing on the west side of the building, and add three light fixtures to the east wall of the structure.

LU 05-172887HDZ: Approval of Historic Design Review for the installation of two new rooftop mechanical units.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 3, 2009**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

Please see Exhibit E.1 for further details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 3, 2009. No written responses have been received from either the Neighborhood Association or from notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated historic landmark; therefore, historic design review is required. The relevant review guidelines are the Community Design Guidelines and the relevant approval criteria are found in Section 33.846.060 G. 1.-10 of the Zoning Code.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

Findings: Rooftop mechanical equipment will be set back from the street by 21 feet and will be obscured by an existing 8 foot deep parapet which effectively obscures the HVAC unit proposed. The location of the rooftop mechanical equipment will not cause detrimental impact to the pedestrian environment, as it will not be visible from the sidewalk.

The proposed storefront remodel will be consistent with the pattern of large storefronts present along the NE Sandy Boulevard commercial corridor, and in the immediate vicinity of the subject site. Multiple retail and office spaces within the Sandy Boulevard corridor are smaller sized, with individual recessed entries similar to the

applicant's proposal. Development encouraged within the Hollywood Plan District, which includes, among other items, enhancement of the pedestrian environment, is supported by the proposal to renovate the existing storefront, creating greater transparency and active use. *Therefore this guideline is met.*

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

Findings: Existing ground floors along the Sandy Boulevard retail corridor are characterized by large storefronts close to the sidewalk. A retail store across the street from the site includes large storefront windows adjacent to the sidewalk, as does other commercial storefronts within blocks of the site. The transparency provides visual interest along the street into active spaces and is supportive of the pedestrian environment within the Hollywood District.

The remodel of the interior space “re-activates” a vacant space thus providing visual interest along the sidewalk. The proposal continues the angled entries that are present on other storefronts along the ground floor of the building, preserving a unique feature of the ground floor. The historic “Van Duyn” terrazzo floor entry will be maintained as well for additional detail. *Therefore this guideline is met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

Findings: The existing storefront is not original, and shows sign of a midcentury remodel due to characteristics such as aluminum frame construction, angled entries, asymmetrical composition, and large expanses of glass indicative of postwar storefront construction.

The proposed storefront incorporates a 2” x 4-1/2” center glazed system, with an anodized aluminum frame system similar to the adjacent storefronts along the ground floor of the commercial wing of the Hollywood Theater. Existing profiles of storefronts along the ground floor also includes 2” framing, with a 4” sectional profile. The easternmost bay to be altered includes two sidelights, with a partial transom band and large rectangular glass window, spanning a total of 12’-0”. The remaining bay to be altered closest to the entry includes a central recessed door, with varying glass sized walls flanking the entry. Walls at the bases of each storefront varies from 27.5”-31-1/4” and will incorporate a stucco finish to match the existing stucco walls of the ground floor of the building. The proposal would create uniformity to the two storefronts adjacent to the main theater entry. *Therefore this guideline is met.*

33.846.060 G. Approval criteria based on the Standards of the Secretary of the Interior:

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
2. **Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings for 1 and 2: The existing commercial storefront along NE Sandy Boulevard has been altered in the past and is not original to the design of the structure, as noted within the National Register nomination for the building. Originally, a wood and glass storefront system was designed for the ground floor.

The 5 ground floor bays contain 3 bays which include the same . The second story of the commercial wing of the theater has not been altered.

The alteration to the existing storefront will incorporate modern materials and construction methods, a departure from the remainder of the building, which is essentially intact historically. The alteration will continue the distinguishing characteristic of the ground floor as apart from the remaining historic fabric of the building. A long range project identified by the applicant is to restore the commercial storefront wing of the building, however for functionality purposes, the applicant proposes renovation of 2 bays of the storefront with this current proposal, consistent with other storefronts along the ground floor of the commercial wing of the Hollywood Theater. *Therefore these criterium are met.*

- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings for 3: All historic material of the building will be unchanged, the current proposal affects a previously altered storefronts. No replacement or alteration of historic material is proposed. *Therefore this criteria is met.*

- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings: The proposed alteration to the storefront will be consistent with a modern treatment to the storefront as has been done in the past. The new 2" x 4-1/2" anodized aluminum frame system will coexist with the other midcentury aluminum storefront construction with similar profiles, patterning, finish and proportion. *Therefore this criteria is met.*

- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings for 8, 9, and 10: The new storefronts will be constructed in an affected area of the structure. The 2 storefronts will be located within the 2 bays immediately adjacent to the main entry to the theater. Existing ground floor conditions, spacing, patterning, and openings will be consistent with existing conditions. Existing profiles of 1-1/2" thick window mullions, will be maintained with the proposed window profile of 1-1/2" thickness as well. A change in alignment of the existing window openings will allow for larger windows with shorter solid wall bases for consistency to the existing storefronts. Due to a slight sloping condition along the Sandy Boulevard frontage, existing and proposed storefront bases vary in height, consistent with grade changes along the sidewalk. In addition, the mullion patterning with 2 separated glass storefronts will be consistent with existing storefronts. The existing intact historic fabric will be left unaltered, thus preserving a portion of the building which still maintains historic integrity. *Therefore these criterium are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Design Review for alterations to the Hollywood Theater in the Hollywood Plan District for alterations to the two westernmost storefront bays along NE Sandy Boulevard. The storefront bays are within a 2-story commercial portion of the building located directly east of the main Hollywood Theatre entrance. Alterations to two ground floor bays will include the following:

- Replacement with a 2" x 4-1/2" center glazed storefront system with 1" low e-glass, with aluminum framing and finish;
- Regular 2-window mullion patterning, with a 27.5"-31-1/4" kickplate along the base of the storefront;
- The centered door on one of the bays will be moved toward one side of the affected storefront.

In addition, a 36" square rooftop mechanical unit is proposed for the second story commercial storefront roof. The 46" high unit is to be placed 21'-0" inward from the parapet edge facing NE Sandy Boulevard and 17'-9" from the alley bordering the eastern edge of the property.

Approval per the approved site plans, Exhibits C.1 through C.5, signed and dated July 10, 2009, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 09-118601 HDZ . No field changes allowed."

Staff Planner: Chris Beanes



Decision rendered by: _____ **on July 10, 2009**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 14, 2009

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 6, 2009, and was determined to be complete on **February 25, 2009**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 6, 2009.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended an additional 100 days to September 23, 2009.

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

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

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

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

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 28, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

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

Recording the final decision.

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

- *Unless appealed,* The final decision may be recorded on or after **July 29, 2009 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

- All conditions imposed herein;

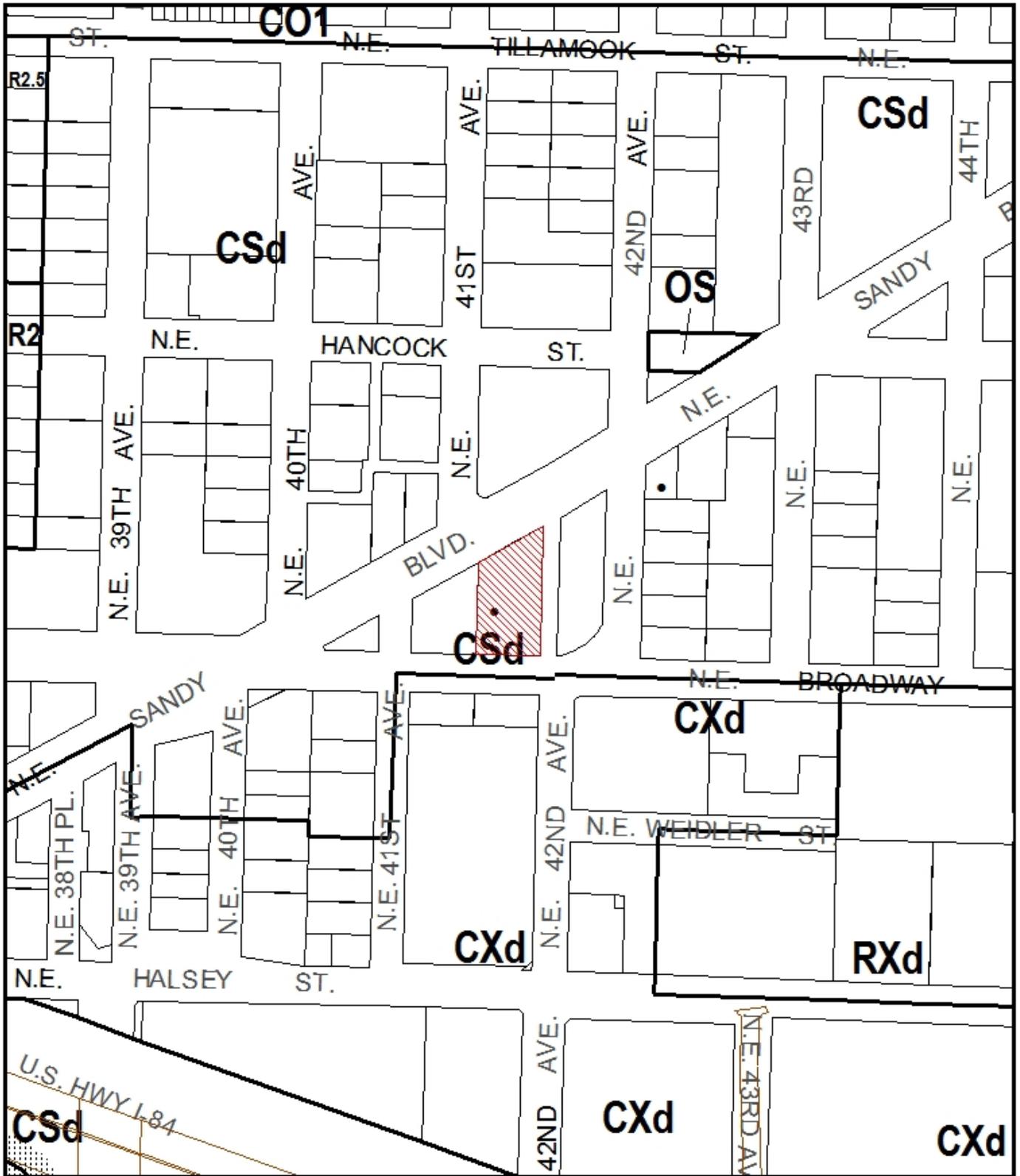
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation and Elevation Detail (attached)
 - 3. Wall Section/Window Details (attached)
 - 4. Rooftop Mechanical (attached)
 - 5. Mechanical Cutsheet (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Process Lines for Bureau Comments
- F. Correspondence:
 - 1. none
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Extension for additional 100 days
 - 4. Storefront Cutsheet
 - 5. HRI sheets
 - 6. Incomplete Letter, 2/18/09
 - 7. Hollywood Theater Feasibility Study excerpt
 - 8. Previous permit microfiche drawings
 - 9. Site Photos and measurements
 - 10. Previous Mechanical Permit Drawings
 - 11. Fee Waiver Letter

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).



ZONING

 Site

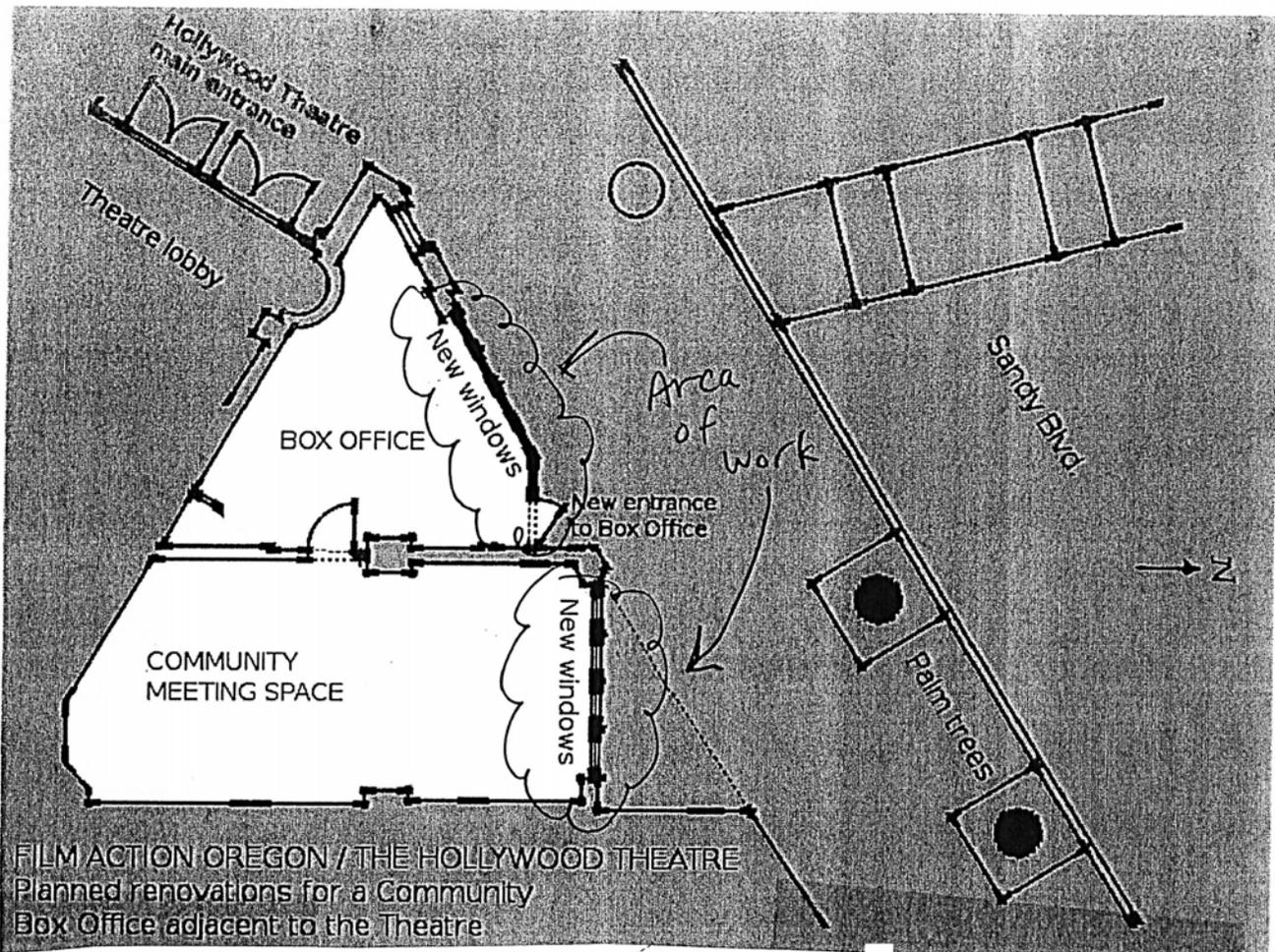
 Historic Landmark



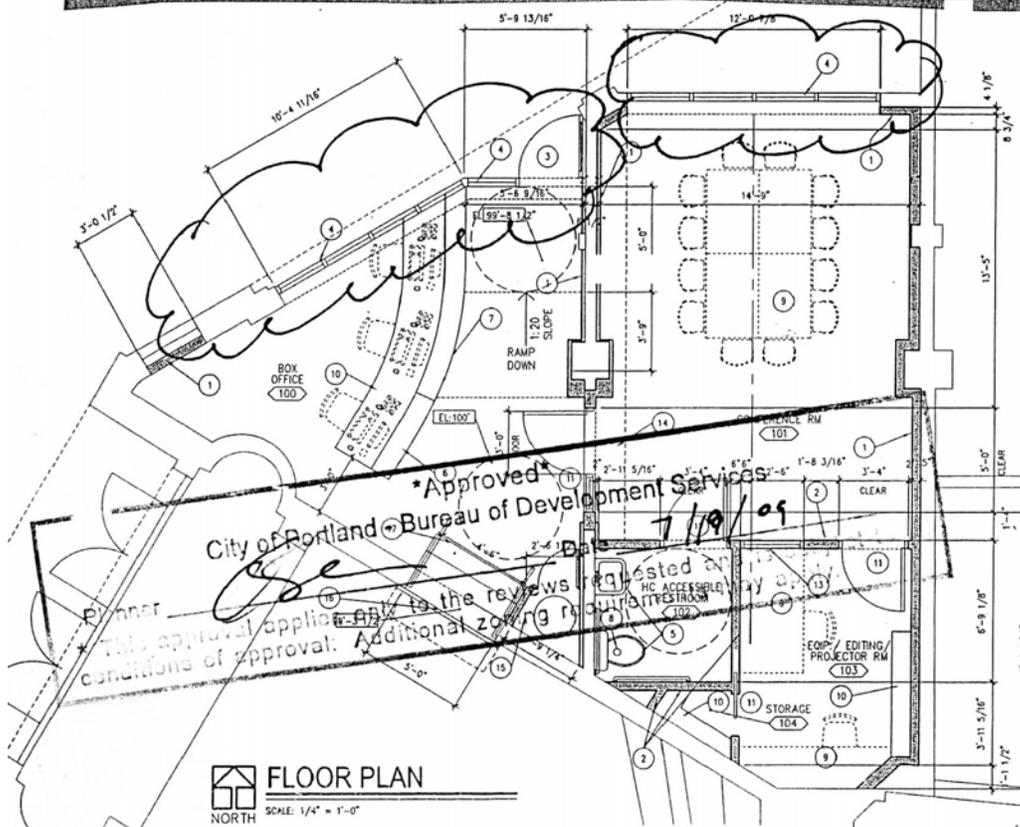
This site lies within the:
HOLLYWOOD PLAN DISTRICT

File No.	LU 09-107095 HDZ
1/4 Section	2834,2835
Scale	1 inch = 200 feet
State_Id	1N1E25DD 10300
Exhibit	B (Feb 09,2009)

Site Plan



FILM ACTION OREGON / THE HOLLYWOOD THEATRE
Planned renovations for a Community
Box Office adjacent to the Theatre



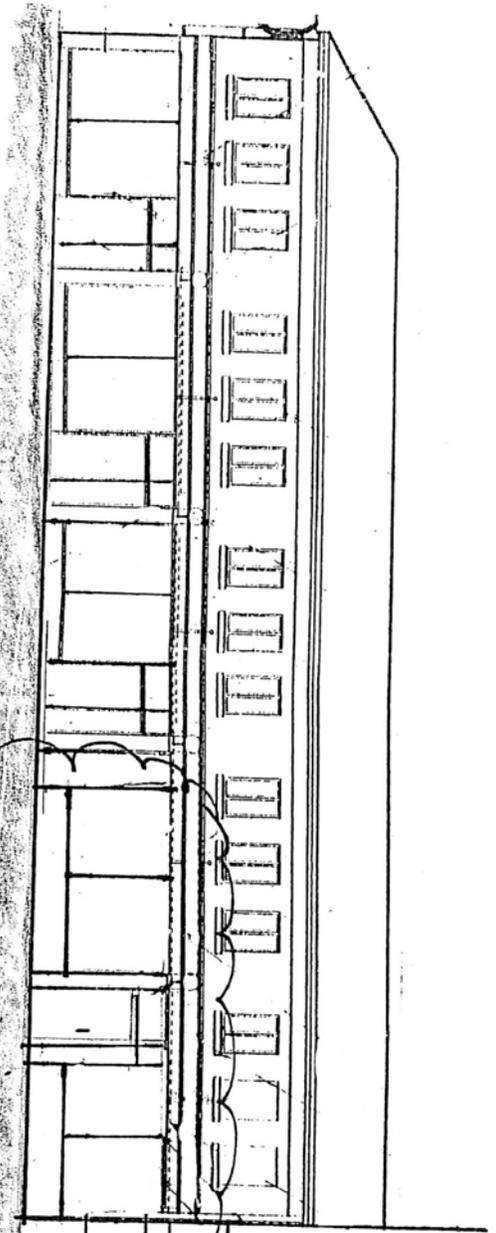
KEY NOTES

- 1 NEW FURRED OUT WALL
- 2 NEW WALL
- 3 NEW STOREFRONT DOOR
- 4 NEW STOREFRONT WINDOW
- 5 NEW PLUMBING FIXTURES
- 6 NEW TRANSACTION COUNTER AT 36" AFF.
- 7 NEW TRANSACTION COUNTER AT 44" AFF.
- 8 EXISTING SANITARY STUB TO BE USED FOR NEW PLUMBING FIXTURES
- 9 FURNITURE (NIC)
- 10 WORK SURFACE AT 29 1/2" AFF.
- 10 NEW SHELVING
- 11 NEW DOOR
- 12 NOT USED
- 13 PROJECTOR WINDOW
- 14 EXISTING SOFFIT TO REMAIN
- 15 WATER HEATER CLOSET
- 16 NEW ROLL-UP DOOR
- 17 STEPS

FLOOR PLAN
NORTH
SCALE: 1/4" = 1'-0"

LU09-107095HD2
Exhibit C.1

LU09-107095 HD2



Note: sloping grade 3

NE SANDY BOULEVARD ELEVATION

See Detail Axon

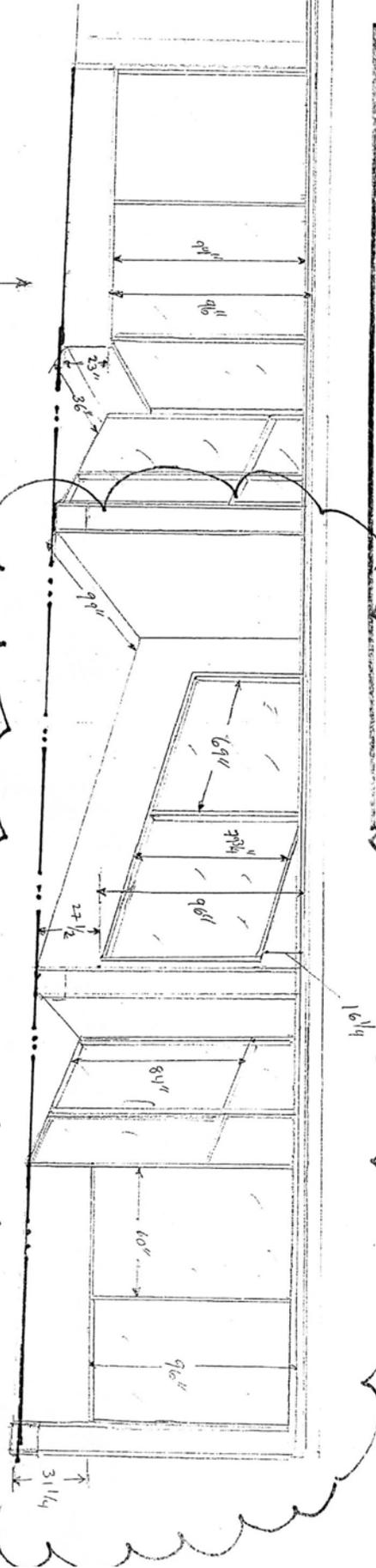
Existing Hollywood
Trailer - Main structure

Area of work
(2 bays)

Planner
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
 City of Portland - Bureau of Development Services
 Approved*
 Date 7/10/09
 NTS

EXISTING IRISH STORE

sloping grade



DETAIL AXONOMETRIC
 2 BAYS - STOREFRONT

HOLLYWOOD THEATRE
TICKET OFFICE WALL

Approved
City of Portland - Bureau of Development Services
Planner [Signature] Date 7/10/09
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

STUCCO MATCH TO
EXISTING BUILDING

DOUBLE PANE
WINDOW

7 3/4" WIDTH

Window Profile
SEE DETAIL

2" STOCK

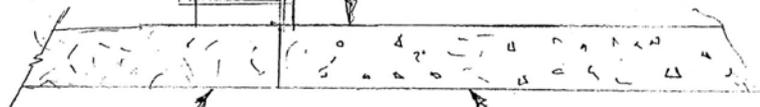
WOOD BASE TO
COVER BRICK

STUCCO MATCH TO
EXISTING BUILDING

3 1/4"

METAL LATHE

EXISTING
BRICK BUILT UP



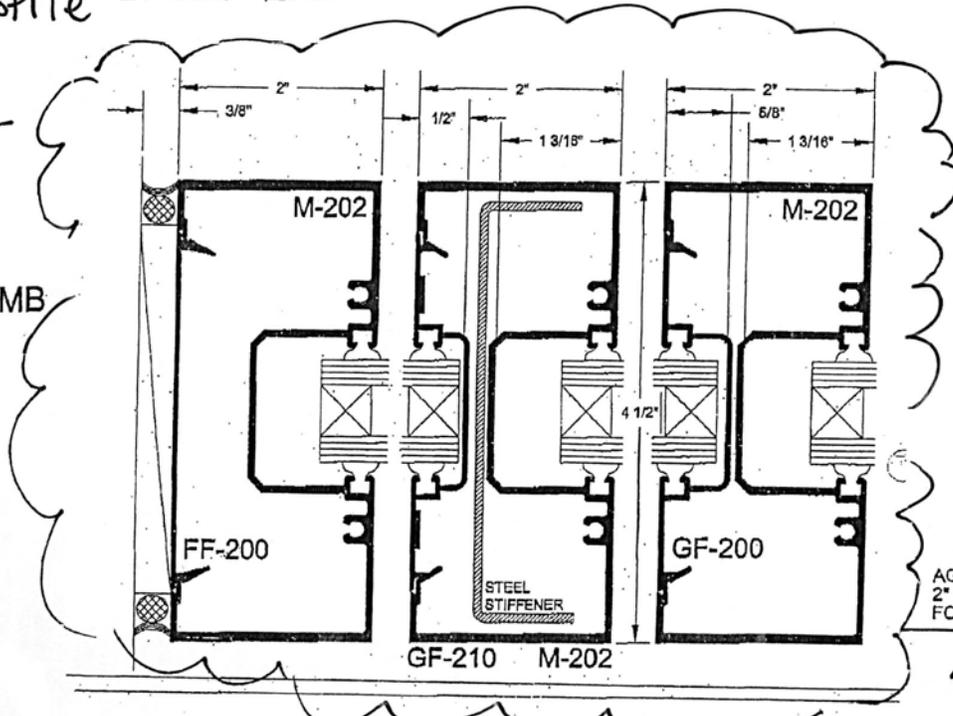
FOUNDATION

SIDEWALK

Window Profile

DETAIL

WALL JAMB



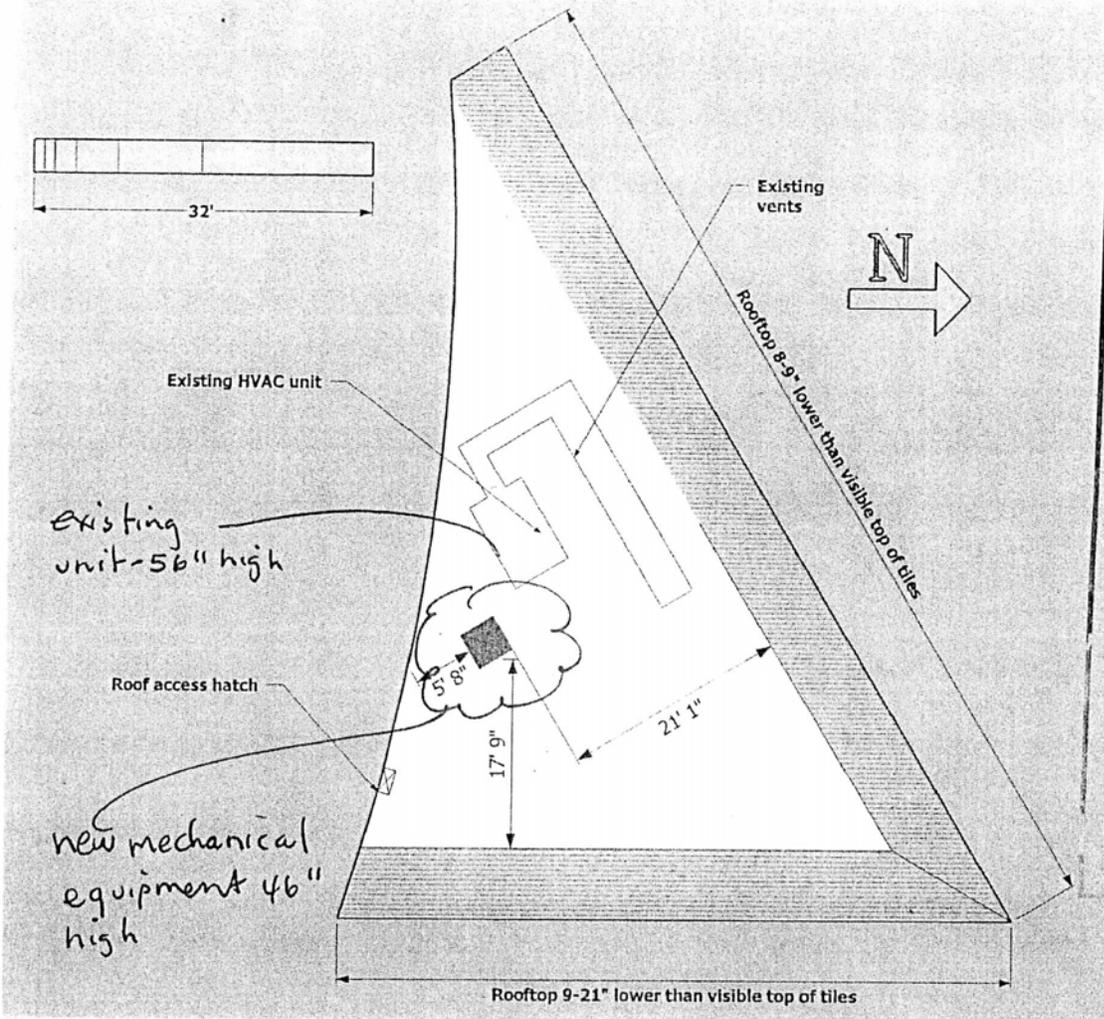
3" = 1/4"

ARCADIA, INC.

AG461 SERIES
2" X 4 1/2" CENTER GLAZED SYSTEM
FOR 1" GLASS

LU09-107095-H02
Exhibit C.3

Roof top Mechanical



Approved

City of Portland - Bureau of Development Services

Planner: *[Signature]* Date: 7/10/09

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

Figure 6: Proposed HVAC addition to rooftop (foundation in red). The height of the actual rooftop and the position of the existing HVAC system would obfuscate a street-level view of the proposed new unit. The proposed unit is 46" high, including the 12" foundation height. The existing unit is 56" high.

NE Sandy view →

Storefront Alteration
2 bays

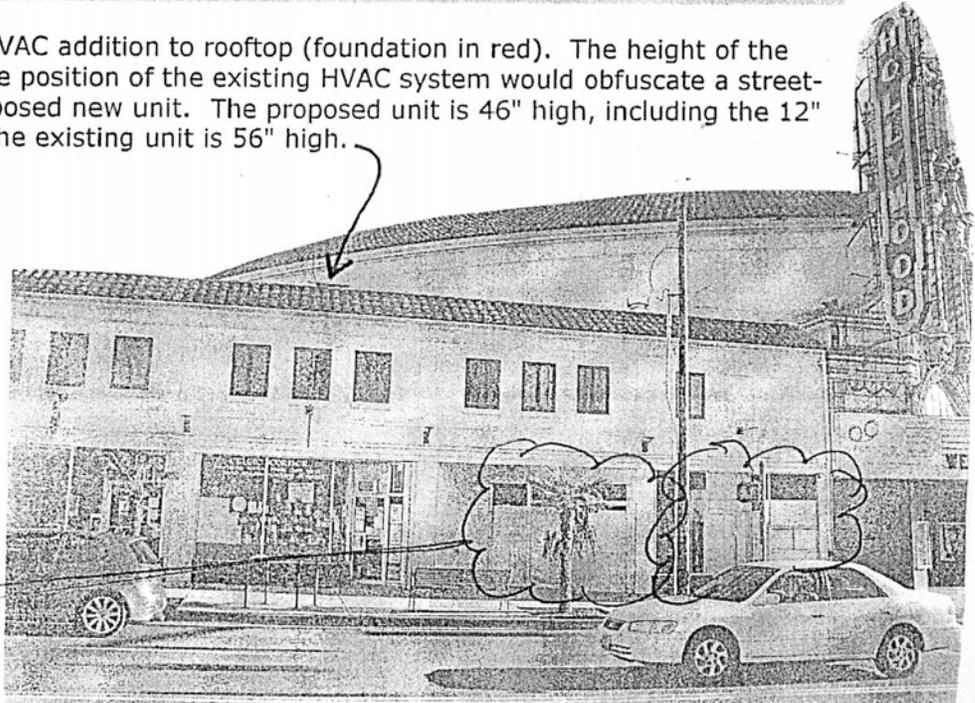


Exhibit C.4 LU09-107095 ADZ



TRANE®

4TWR3036-SUB-103.00

TAG: _____

SUBMITTAL

NOTE: All dimensions are in mm/inches.

3 Ton Split System Heat Pump — 1 Phase

4TWR3036A

Product Specifications

OUTDOOR UNIT ①②	4TWR3036A1000A
POWER CONNS. — V/PH/Hz ③	208/230/1/60
MIN. BRCH. CIR. AMPACITY	21
BR. CIR. } MAX. (AMPS)	35
PROT. RTG. } MIN. (AMPS)	30
COMPRESSOR	CLIMATUFF® - SCROLL
NO. USED - NO. SPEEDS	1 - 1
VOLTS/PH/Hz	208/230/1/60
R.L. AMPS ⑦ - L.R. AMPS	15.4 - 83
FACTORY INSTALLED	
START COMPONENTS ⑧	NO
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	YES
OUTDOOR FAN	PROPELLER
DIA. (IN.) - NO. USED	27.6 - 1
TYPE DRIVE - NO. SPEEDS	DIRECT - 1
CFM @ 0.0 IN. W.G. ④	4820
NO. MOTORS - HP	1 - 1/4
MOTOR SPEED R.P.M.	825
VOLTS/PH/Hz	200/230/1/60
FL. AMPS	1.3
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS - F.P.I.	1 - 24
FACE AREA (SQ. FT.)	24.93
TUBE SIZE (IN.)	3/8
REFRIGERANT CONTROL	EXPANSION VALVE
REFRIGERANT	
LBS. — R-410 (O.D. UNIT) ⑤	7 LBS. - 15 OZ.
FACTORY SUPPLIED	YES
LINE SIZE - IN. O.D. GAS ⑥	3/4
LINE SIZE - IN. O.D. LIQ. ⑥	3/8
CHARGING SPECIFICATION	
SUBCOOLING	10° F
DIMENSIONS	H X W X D
CRATED (IN.)	42.4 x 35.1 x 38.7
WEIGHT	
SHIPPING (LBS.)	280
NET (LBS.)	245 <i>weight</i>

- ① Certified in accordance with the Air-Source Unitary Heat Pump Equipment Certification program, which is based on ARI standard 210/240.
- ② Rated in accordance with ARI standard 270.
- ③ Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
- ④ Standard Air — Dry Coil — Outdoor
- ⑤ This value approximate. For more precise value see unit nameplate.
- ⑥ Max. linear length 60 ft.; Max. lift - Suction 60 ft.; Max. lift - Liquid 60 ft. For greater length consult refrigerant piping software Pub. No. 32-3312-0* (* denotes latest revision).
- ⑦ This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
- ⑧ No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.

From Dwg. 21D152898 Rev. 14

MODELS	BASE	FIG.	A	B	C	D	E	F	G	H	J	K
4TWR3036A	4	1	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	508 (20)

A-weighted Sound Power Level [dB(A)]

MODEL	SOUND POWER LEVEL [dB(A)]	A-WEIGHTED FULL OCTAVE SOUND POWER LEVEL dB - [dB(A)]							
		63	125	250	500	1000	2000	4000	8000
4TWR3036A1	75	47.5	57.2	59.1	66.8	68.2	62.9	56.7	52.9

Note: Tested in accordance with ARI Standard 270.95. (Not listed with ARI)

*409-107095 HD2
Exhibit C.5*

Approved*
 City of Portland - Bureau of Development Services
 Date: 10/10/09
 This submittal is subject to all applicable codes and requirements. Additional zoning requirements may apply.

