VWR Development, LLC

3330 NW Yeon Ave, Suite 100. | Portland, OR 97210
phone 503.726.7060 | fax 503.726.7106

Project Summary

Address	**820 SE Alder St.**
Plan District	**Central City (CC)**
Neighborhood	**Buckman**
Use	**Retail / Multi-Unit Residential**
Zoning	**EXd**
Site Area	**18,785 sf**
Allowed F.A.R.	**4:1 Base + 3:1 Bonus**
Calculated F.A.R.	**7:1**

	provided	req/allowed
Building Area	**131,391 sf**	131,495 sf
Number of Stories	**9 Stories**	n/a
Building Height	**99'-10"**	100'-0"
Total Units	**176 Units**	No Min / Max
Parking	**69**	No Min
Long Term Bike Parking	**308**	266
Short Term Bike Parking	**12 (via fund)**	12
Loading	**2 Std B**	1 Std A or 2 Std B

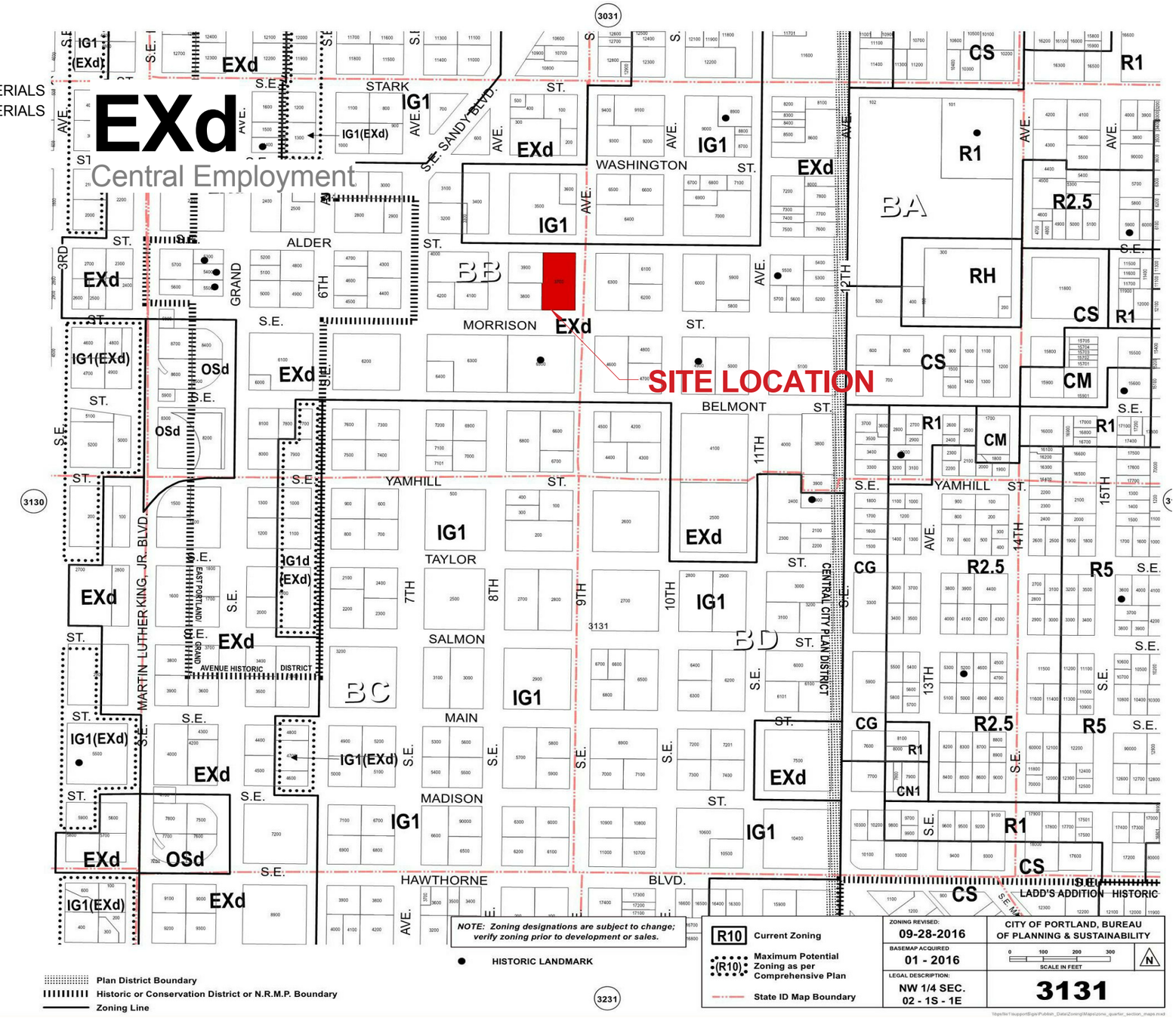
DESIGN REVIEW

tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

Alder.9th

Portland, OR
02.22.2018

SHEET INDEX



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Applicant/Owner

Victor Remmers, VWR Development, LLP
3330 NW Yeon Ave, Suite 100
Portland, OR 97210
Telephone: 503-726-7060
E-mail: vic@everetthomesnw.com

Architect

Robert Thompson, FAIA, TVA Architects
920 SW 6th Avenue, Suite 1500
Portland, OR 97201
Telephone: 503.220.0668
E-mail: bobt@tvaarchitects.com

Landscape Architect

Steve Shapiro, Shapiro Didway Landscape Architecture
1204 SE Water Ave, Suite 11
Portland, OR 97214
Telephone: 503.232.0520
E-mail: steve@shapiro-la.com

Civil Engineer

Sarah Jones, David Evans And Associates
2100 SW River Parkway
Portland, OR 97201
Telephone: 800.721.1916
E-mail: Sarah.Jones@deainc.com

Request

Design Review for the 9th & Alder apartments. The project will include 176 units, approximately 5,000 SQ FT of ground floor retail, and at-grade mechancial parking. Stormwater will be handled via flow through planters at a second floor exterior courtyard.

Approval of two design alternates:

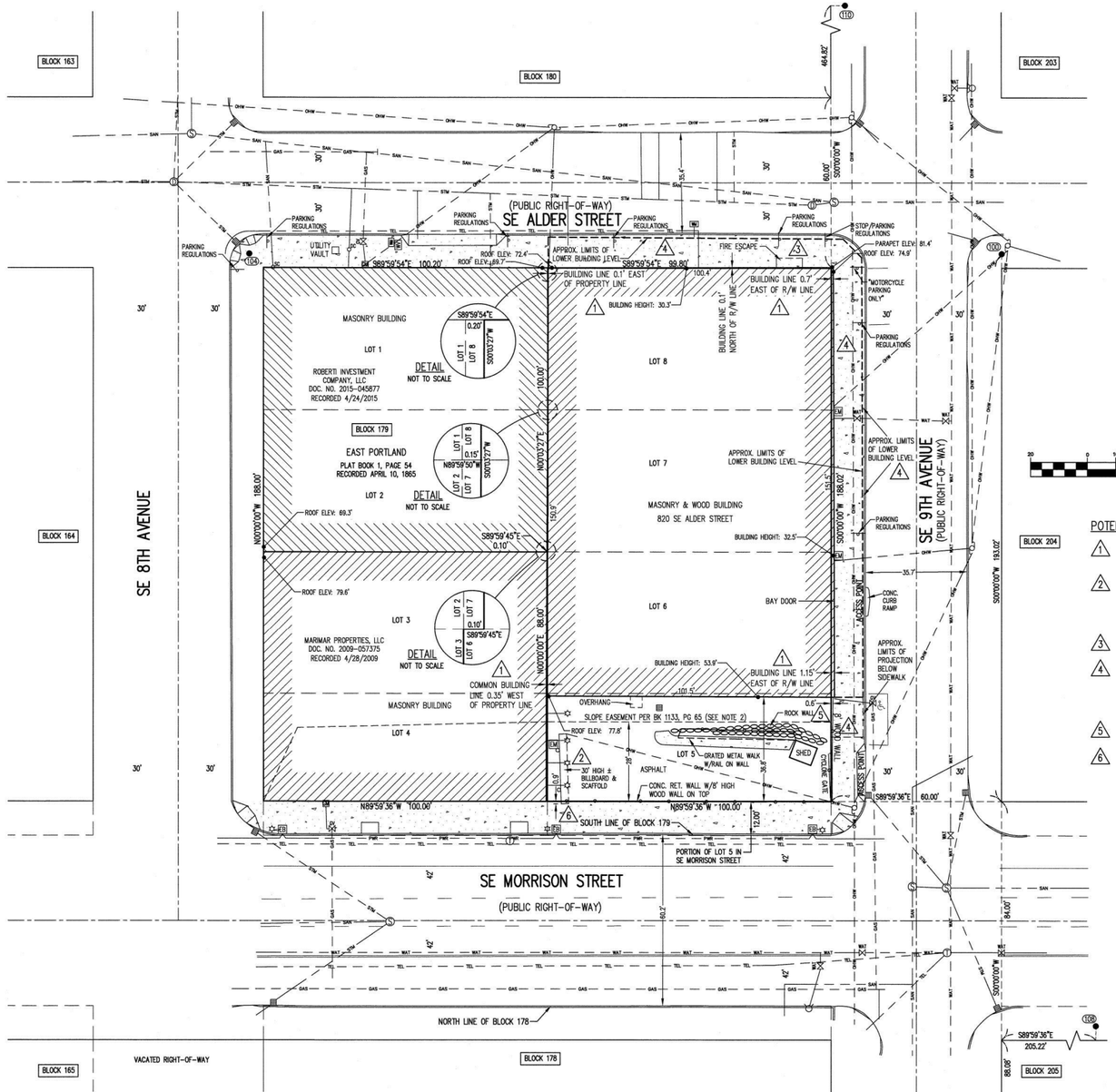
1. Through wall AC vents **or** mini-split AC system (including condensing units on roof and associated screening).
2. Vinyl **or** aluminum windows at levels 2 to 9.

Modifications

1. **33.140.210.B.2:** Allow Rooftop Mechanical Equipment And Elevator Equipment To Be Located Closer Than 15' From Roof Edges; Allow Mechanical Screen To Extend Greater Than 10' Above Height Limit; And Allow Mechanical Equipment To Cover More Than 10 Percent Of Roof Area
2. **33.140.230:** Reduce required ground floor window length on SE Alder from 50% (Ref Appendix 05)
3. **33.266.220.C.2.B:** Reduce required width of bicycle parking space from 2' (Ref Appendix 06)

Design Exception

- **OSSC/32/#1:** Allow increase to maximum oriel window width and waive side wall window requirement (Ref Appendix 07 and 08)



LEGEND

FIRE HYDRANT	GAS METER
WATER METER	GAS VALVE
WATER VALVE	UTILITY POLE
WATER VAULT	ELECTRICAL METER
SANITARY SEWER CLEAN OUT	POWER JUNCTION BOX
SANITARY SEWER MANHOLE	STREET/OVERHEAD LIGHT
STORM SEWER CLEAN OUT	TELEPHONE MANHOLE
STORM SEWER CATCH BASIN	SIGN
STORM SEWER MANHOLE	FOUND SURVEY MONUMENT AS NOTED

RIGHT-OF-WAY LINE
PROPERTY LINE
CENTERLINE
CURB
FENCE LINE
OVERHEAD WIRE
TELEPHONE LINE
GAS LINE
STORM SEWER LINE
SANITARY SEWER LINE
WATER LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

POTENTIAL ENCROACHMENTS

1. BUILDINGS EXTEND ACROSS THE PROPERTY LINE AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE BUILDING ON THE SURVEYED PROPERTY AS NOTED. THE BUILDING ALSO EXTENDS ACROSS THE RIGHT-OF-WAY LINE OF SE 9TH STREET AS NOTED.
2. LIGHTS MOUNTED TO THE TOP OF THE BUILDING ON LOTS 3 AND 4 PROJECT ONTO THE SURVEYED PROPERTY BY 7.2 FEET ±. THE LIGHTS ILLUMINATE ADVERTISING AFFIXED TO THE EAST FACE OF THE BUILDING ON LOTS 3 AND 4 THAT IS HIGHER THAN THE BILLBOARD ON THE SURVEYED PROPERTY. IT IS UNKNOWN IF THE LIGHTING IS ALSO INTENDED TO ILLUMINATE THE BILLBOARD. THERE IS NO EASEMENT FOR THIS USE CONTAINED WITHIN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
3. A FIRE ESCAPE ON THE NORTH SIDE OF THE BUILDING PROJECTS 3.5' INTO THE RIGHT-OF-WAY OF SE ALDER STREET.
4. THE LOWEST LEVEL OF THE BUILDING PROJECTS UNDER THE SIDEWALK INTO THE RIGHTS-OF-WAY OF SE ALDER STREET AND SE 9TH AVENUE IN THE APPROXIMATE LOCATIONS SHOWN. DUE TO ACCESS LIMITATIONS, IT WAS NOT POSSIBLE TO LOCATE THE EXTENTS OF THE PROJECTIONS WITH THE RELATIVE POSITIONAL PRECISION ALLOWED PURSUANT TO SECTION 3.E.v OF THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
5. AN 8' HIGH WOODEN WALL ALONG SE 9TH AVENUE NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY EXTENDS UP TO 0.6' INTO THE RIGHT-OF-WAY.
6. A BILLBOARD NEAR THE SOUTHWEST CORNER OF THE SURVEYED PROPERTY EXTENDS UP TO 0.9' INTO THE RIGHT-OF-WAY OF SE MORRISON STREET.

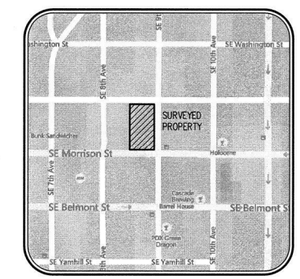
EXCEPTIONS

THE PROPERTY DESCRIPTION AND GENERAL EXCEPTIONS ARE PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF OREGON WITH AN EFFECTIVE DATE OF JANUARY 22, 2016 AT 8:00 AM AND ORDER NO. 472516530457PP--CT50.

GENERAL EXCEPTIONS 1-8 ARE NOT PLOTTABLE.

NOTES

1. THE PROPERTY HAS VEHICULAR ACCESS TO THE PUBLIC RIGHT-OF-WAY OF SE 9TH AVENUE VIA A CURB CUT NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY ALONG SE 9TH AVENUE. IN ADDITION, AN ASPHALT RAMP HAS BEEN CONSTRUCTED TO THE NORTH OF THIS POINT TO PROVIDE ACCESS TO A BAY DOOR ON THE EAST SIDE OF THE BUILDING WHERE NOTED. IT IS UNKNOWN IF THE CITY OF PORTLAND HAS APPROVED THE RAMP CONSTRUCTION.
2. THE RIGHT-OF-WAY WIDTHS OF SE 8TH AVENUE, SE 9TH AVENUE AND SE ALDER STREET ARE BASED ON THE PLAT OF EAST PORTLAND AND THE MULTNOMAH COUNTY ASSESSOR'S MAP. THE RIGHT-OF-WAY WIDTH OF SE MORRISON STREET IS BASED ON THE MAP REFERENCING ORDINANCE NO. 56716, RECORDED APRIL 5, 1930 IN BOOK 1133, PAGE 65, RECORDS OF MULTNOMAH COUNTY. THE MAP ALSO SHOWS AND NOTES A 28' WIDE SLOPE EASEMENT THAT WAS "ACQUIRED" ABUTTING THE NORTH RIGHT-OF-WAY LINE OF SE MORRISON STREET. THE PRELIMINARY TITLE REPORT MAKES NO REFERENCE TO A SLOPE EASEMENT AND IT IS UNKNOWN WHETHER IT CURRENTLY IS OR EVER WAS IN FORCE.
3. THE GROSS PROPERTY AREA IS 18,786 SQUARE FEET.
4. THERE ARE NO STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
5. PER FIRM MAP 41083C0093E WITH A REVISION DATE OF OCTOBER 19, 2004, THE SURVEYED PROPERTY IS LOCATED IN UNSHADED ZONE X. THIS ZONE IS DEFINED AS "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
NOT TO SCALE

MONUMENT DESCRIPTIONS

(100) FOUND BRASS SCREW WITH WASHER MARKED "COP REPL" PER SURVEY NO. 58268; PERPETUATION OF MONUMENT FOUND PER SURVEY NO. 20956. HELD FOR 5.00' OFFSET TO NW CORNER OF BLOCK 204

(104) FOUND BRASS SCREW WITH WASHER MARKED "COP REPL" PER SN PER SURVEY NO. 58268; PERPETUATION OF MONUMENT SET PER SURVEY NO. 29397. BEARS N44°59'57"W 7.07' FEET FROM NW CORNER OF BLOCK 179; HELD FOR 5.00' X 5.00' OFFSET TO BLOCK CORNER

(106) FOUND COPPER PLUG PER SURVEY NO. 24846, N90°00'00"W 5.00' FROM SE CORNER OF LOT 2, BLOCK 205

(108) FOUND HOLE IN LEAD FROM PIN SET PER SURVEY NO. 46657 AT 5.00' X 5.00' OFFSET TO NE CORNER OF BLOCK 205

(110) FOUND BRASS SCREW WITH WASHER MARKED "COP REPL" PER SURVEY NO. 58268; PERPETUATION OF MONUMENT SET PER SURVEY NO. 20956 AS 5.00' X 5.00' OFFSET TO NE CORNER OF BLOCK 181. HELD AS N90°00'00"E 5.00' FROM THE WEST RIGHT-OF-WAY LINE OF NE 9TH AVENUE

SURVEYOR'S CERTIFICATION

TO TRAMMELL CROW COMPANY AND CHICAGO TITLE INSURANCE COMPANY OF OREGON::

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(c), 8, 9, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 6, 2016.

April 21, 2016
DATE OF PLAT OR MAP:

Scott F. Field
SCOTT F. FIELD.
OREGON P.L.S. NO. 2844

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BOUNDARY RESOLUTION

THE WESTERLY RIGHT-OF-WAY OF SE 9TH AVENUE WAS ESTABLISHED HOLDING A 5.00' OFFSET FROM MONUMENT (110) AND A 55.00' OFFSET FROM MONUMENT (106). THIS CALCULATED LINE WAS USED FOR AN ASSUMED BASIS OF BEARINGS. THE RIGHT-OF-WAY OF SE 8TH AVENUE WAS ESTABLISHED HOLDING MONUMENT (104) AND A LINE PARALLEL WITH THE RIGHT-OF-WAY FOR SE 9TH AVENUE. 5.00' OFFSETS TO MONUMENTS (100) AND (106) WERE HELD FOR THE SOUTH RIGHT-OF-WAY LINE OF SE ALDER STREET. THE RIGHT-OF-WAY LINE OF SE MORRISON STREET WAS ESTABLISHED HOLDING A 5.00' OFFSET TO MONUMENT (108) AND A 188.00 FOOT OFFSET FROM THE NORTHWEST CORNER OF BLOCK 179. RIGHT-OF-WAY LINES WERE INTERSECTED TO ESTABLISH THE BLOCK AND INDIVIDUAL LOTS WITHIN WERE ESTABLISHED BY PROPORTIONMENT. THE PROPERTY BOUNDARIES WERE THEN ESTABLISHED BASED ON THE PROPERTY DESCRIPTION.

PROPERTY DESCRIPTION

LOTS 5, 6, 7 AND 8, BLOCK 179, EAST PORTLAND, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

EXCEPTING THEREFROM THAT PORTION OF LOT 5 IN S.E. MORRISON STREET.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 7 AND 8 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 179, EAST PORTLAND, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 179, A DISTANCE OF 0.20 FEET; THENCE SOUTH 50 FEET TO A POINT 0.15 FEET ALONG THE SOUTH LINE OF SAID LOT 8, FROM THE SOUTHWEST CORNER; THENCE WEST 0.15 FEET ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 179; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

ALSO A PORTION OF LOT 7, BLOCK 179, EAST PORTLAND, BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 179, EAST PORTLAND, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 0.15 FEET; THENCE SOUTH 50 FEET TO A POINT 0.10 FEET EAST FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 0.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

NORTHWEST SURVEYING, INC.
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PH:(503) 848-2127 FAX:(503) 848-2179
EMAIL: nwsurveying@nwsurvey.com

LOT 6 AND PORTIONS OF LOTS 5, 7 & 8, BLOCK 179, EAST PORTLAND, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

ALTA/NSPS LAND TITLE SURVEY
PORTLAND, OREGON

DRAWING NO.: 1475 ALTA
SCALE: AS NOTED
DRAWING GENERATED BY LD2004
DRAWN BY: SFF
CHECKED BY: CHS

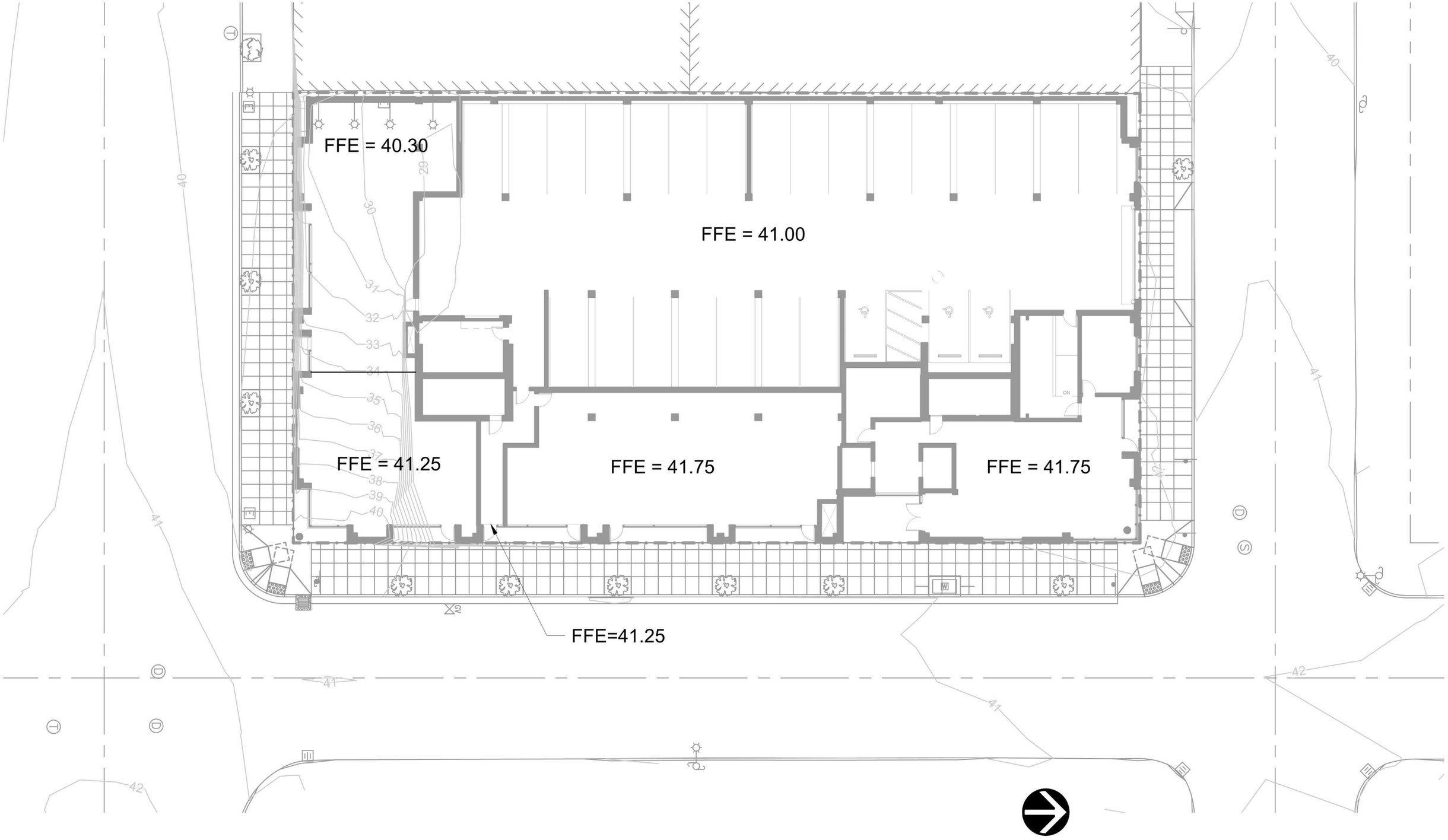
PREPARED FOR:
TRAMMELL CROW COMPANY
1300 SW FIFTH AVE., SUITE 3050
PORTLAND, OR 97201

REVISIONS:
INITIAL RELEASE: APRIL 21, 2016

REGISTERED PROFESSIONAL LAND SURVEYOR
Scott F. Field
OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844
12-31-2017
RENEWAL DATE

JOB NUMBER
1475

SHEET
1 OF 1



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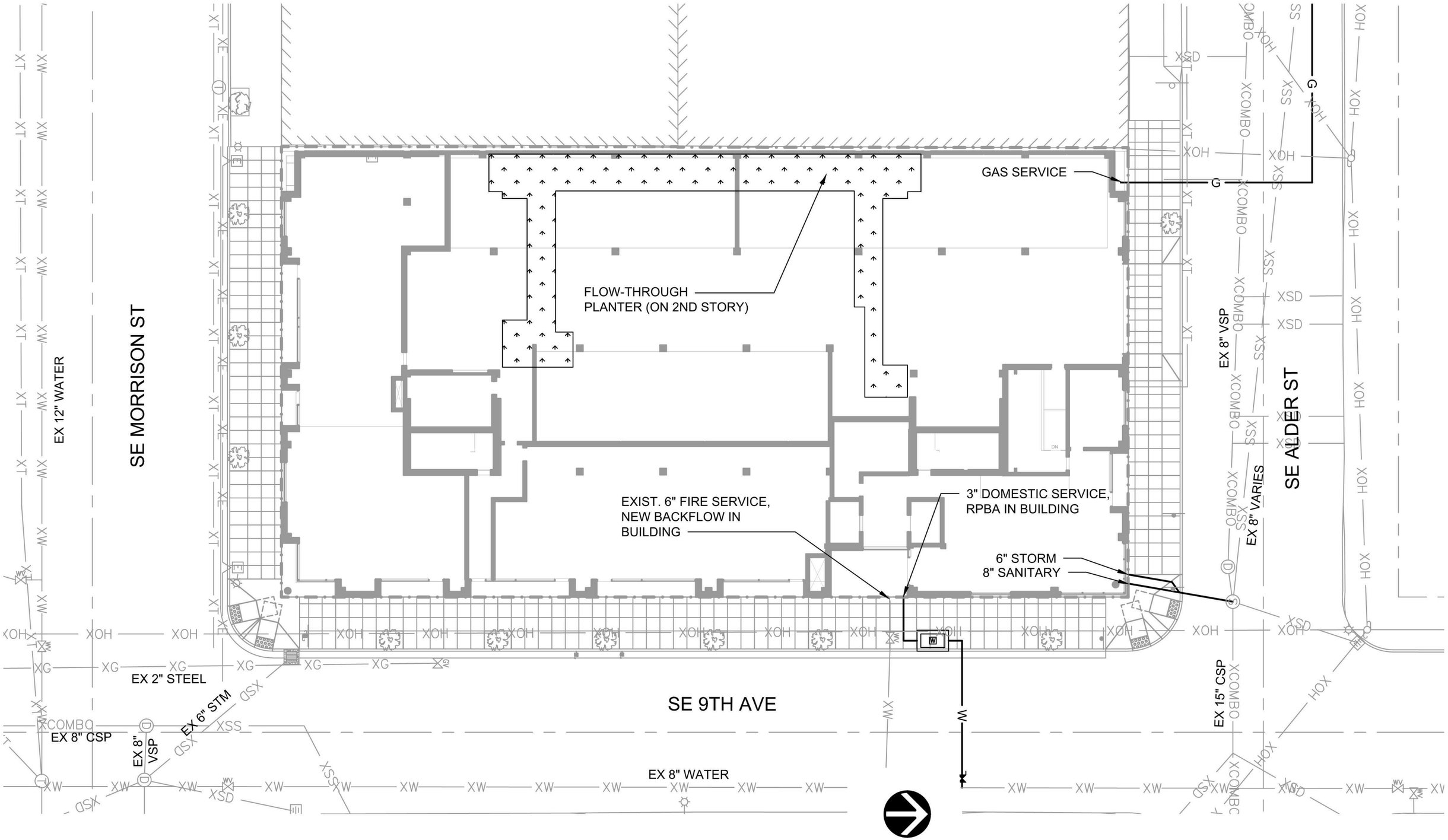
PRELIMINARY GRADING PLAN

C05 ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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COMPOSITE UTILITY PLAN

C06 ALDER.9TH

02.22.2018

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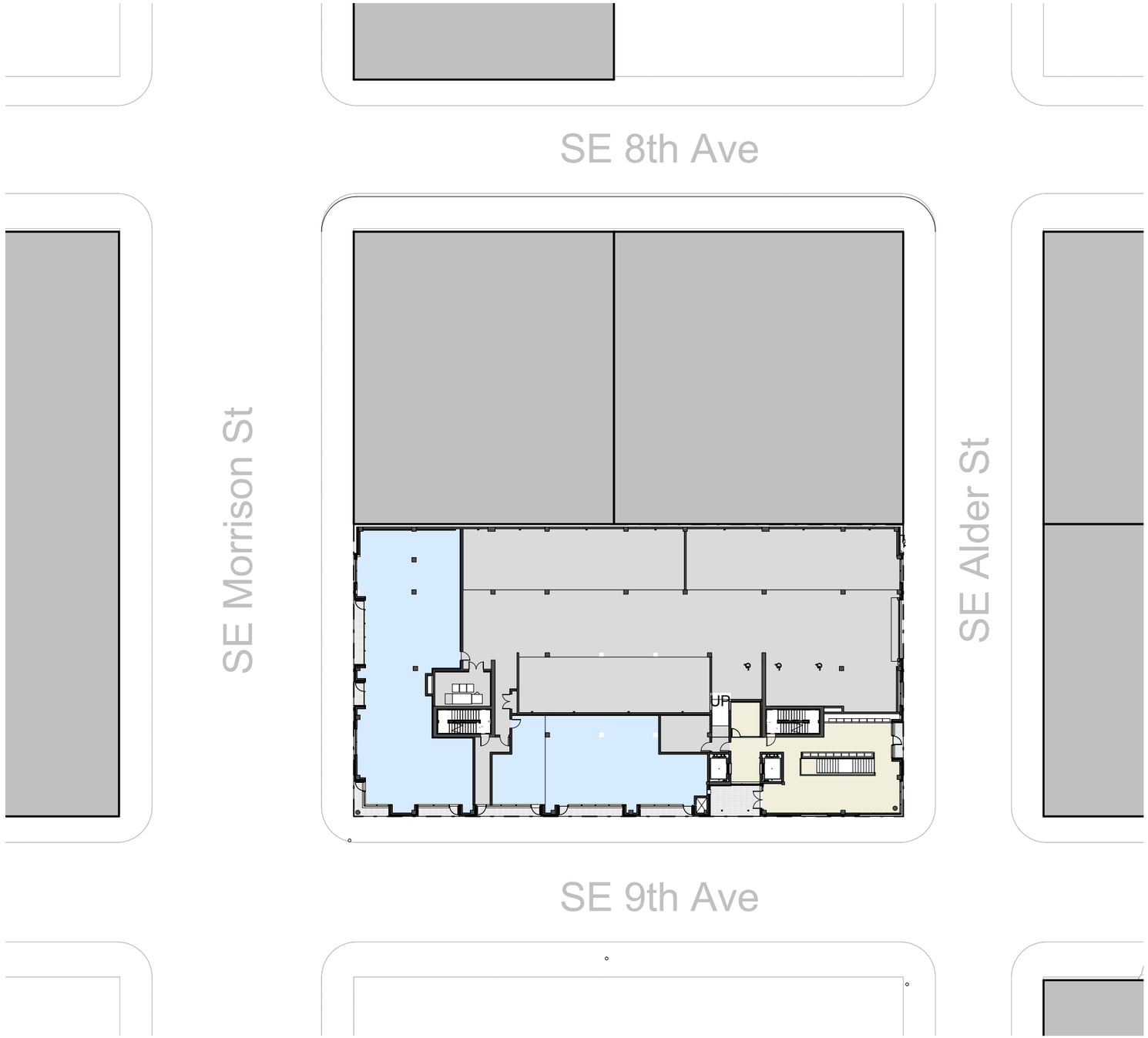
820 SE ALDER ST.



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SITE PLAN

C10 ALDER.9TH

1" = 40'-0" 02.22.2018

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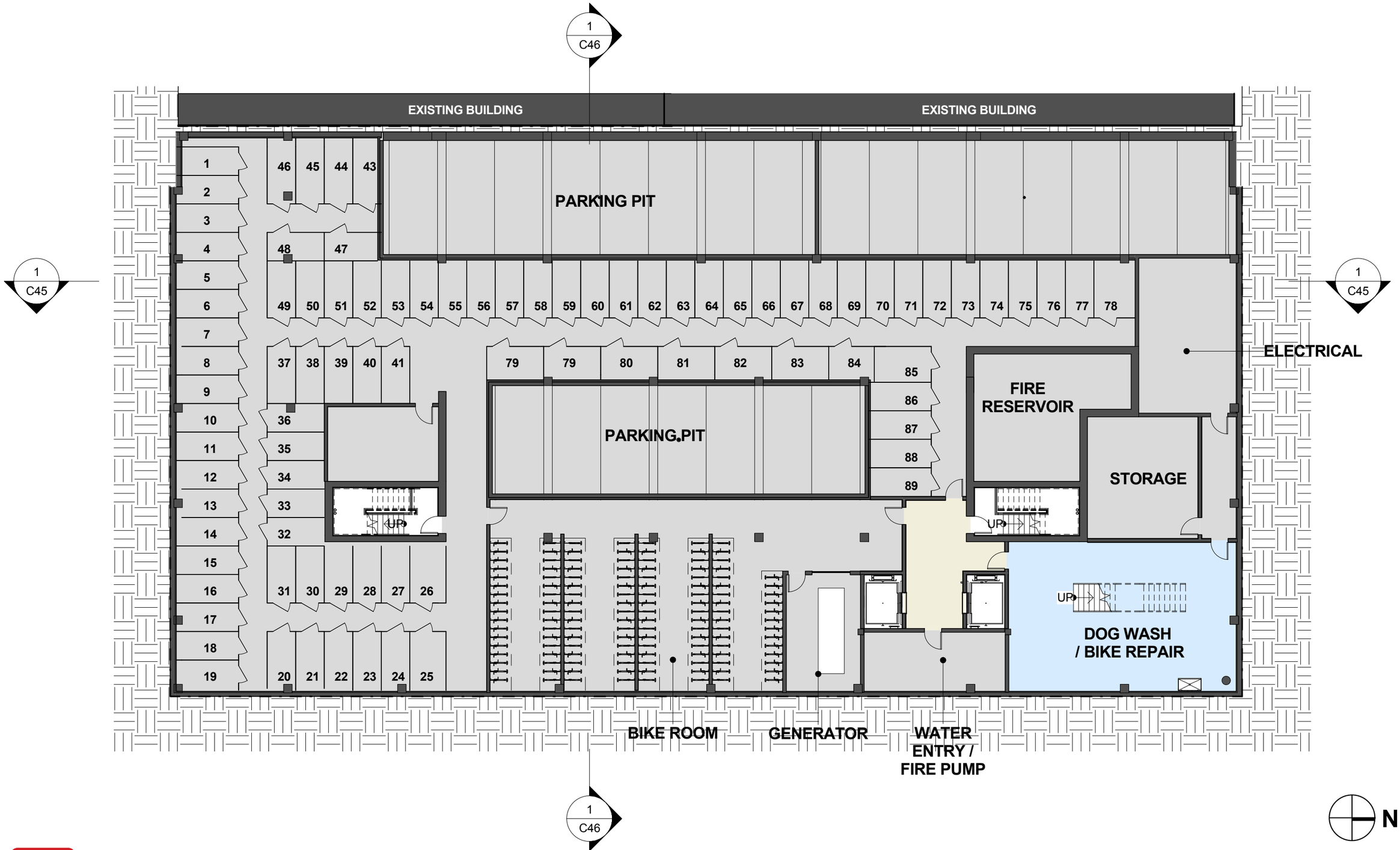
820 SE ALDER ST.



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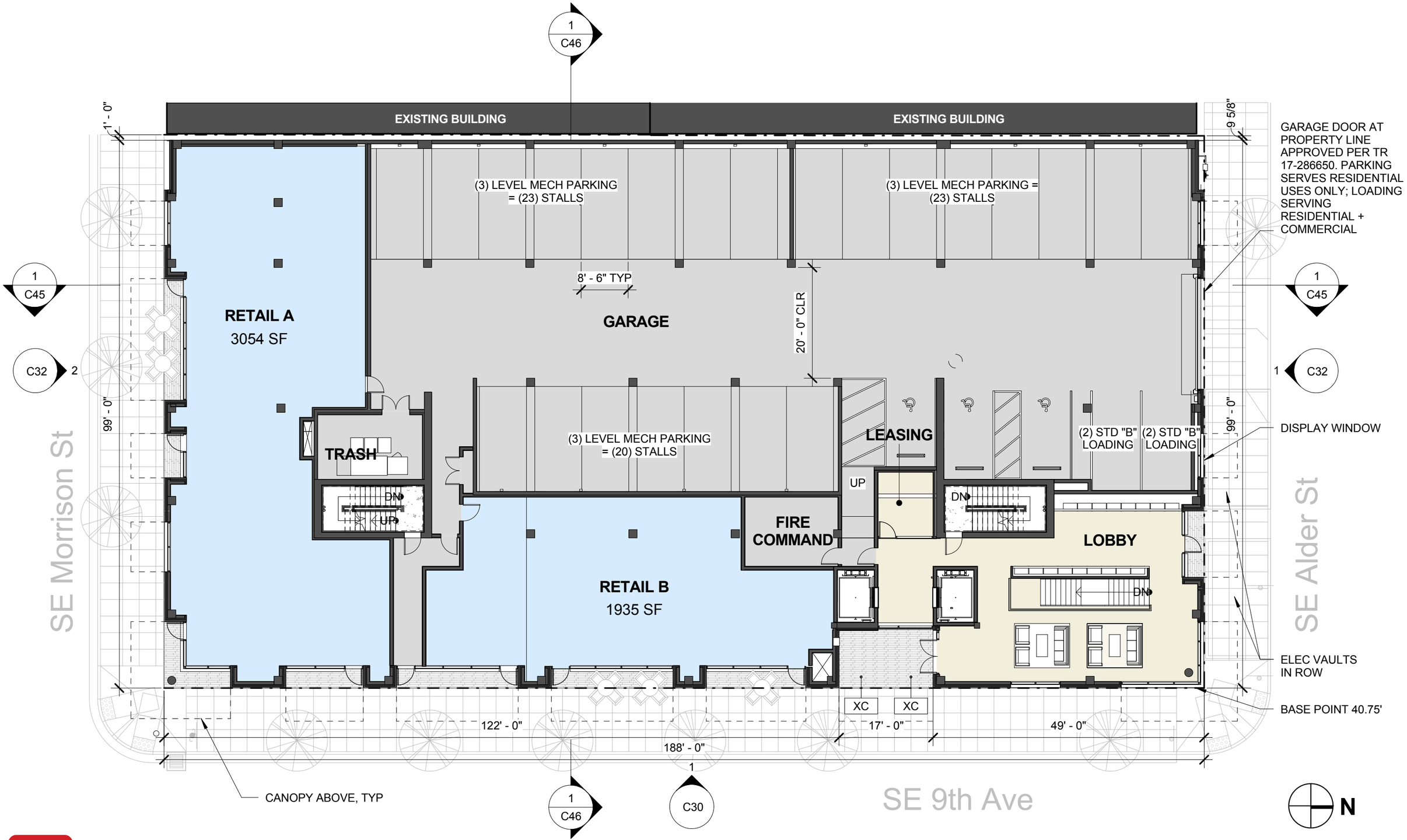
BASEMENT PLAN

C11 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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FLOOR PLAN LEVEL 01

C12 ALDER.9TH

1/16" = 1'-0" 02.22.2018

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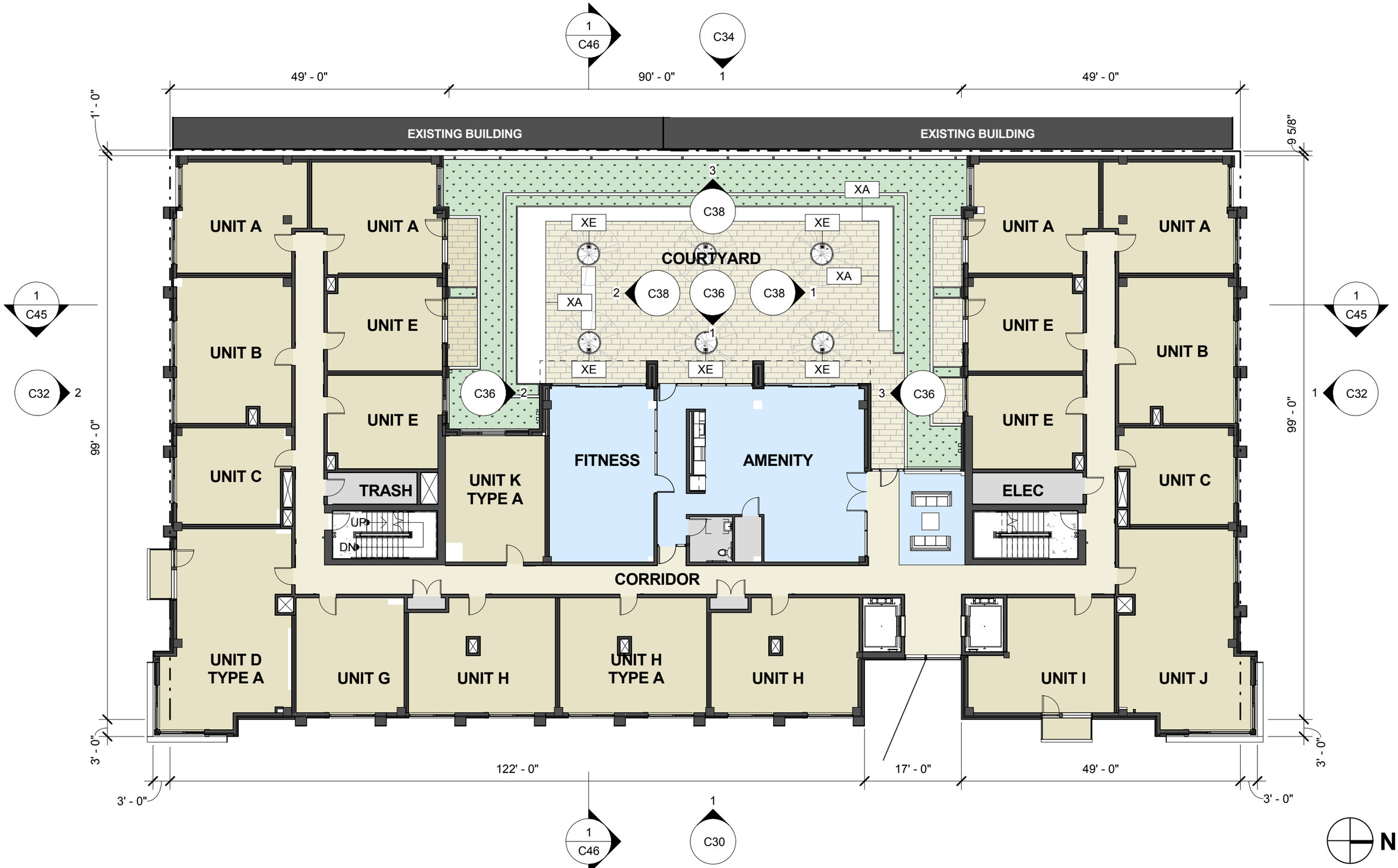
820 SE ALDER ST.



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FLOOR PLAN LEVEL 02

C13 ALDER.9TH

1/16" = 1'-0" 02.22.2018

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820 SE ALDER ST.

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FLOOR PLAN LEVEL 03

C14 ALDER.9TH

1/16" = 1'-0" 02.22.2018

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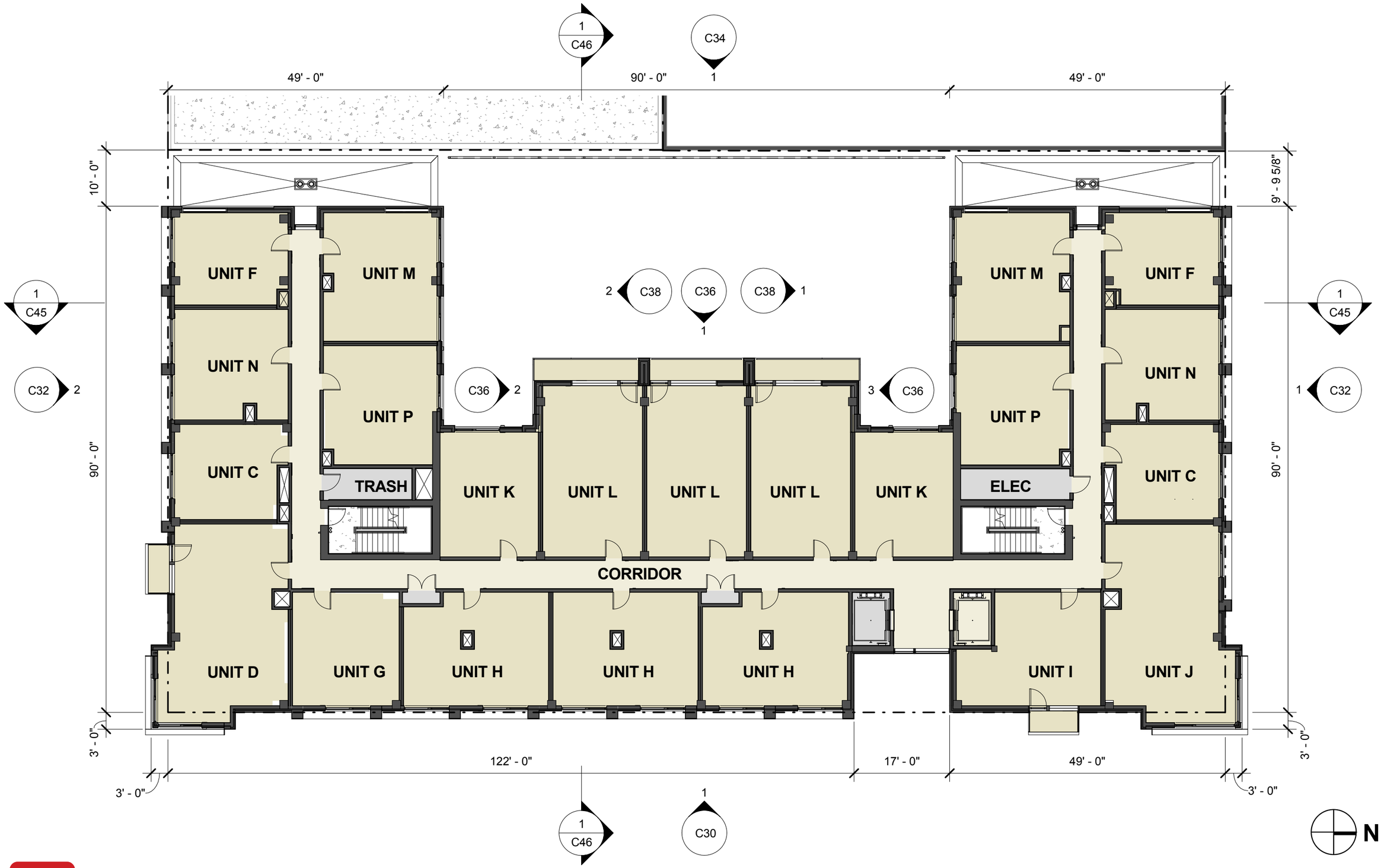
820 SE ALDER ST.



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FLOOR PLAN LEVEL 04

C15 ALDER.9TH

1/16" = 1'-0" 02.22.2018

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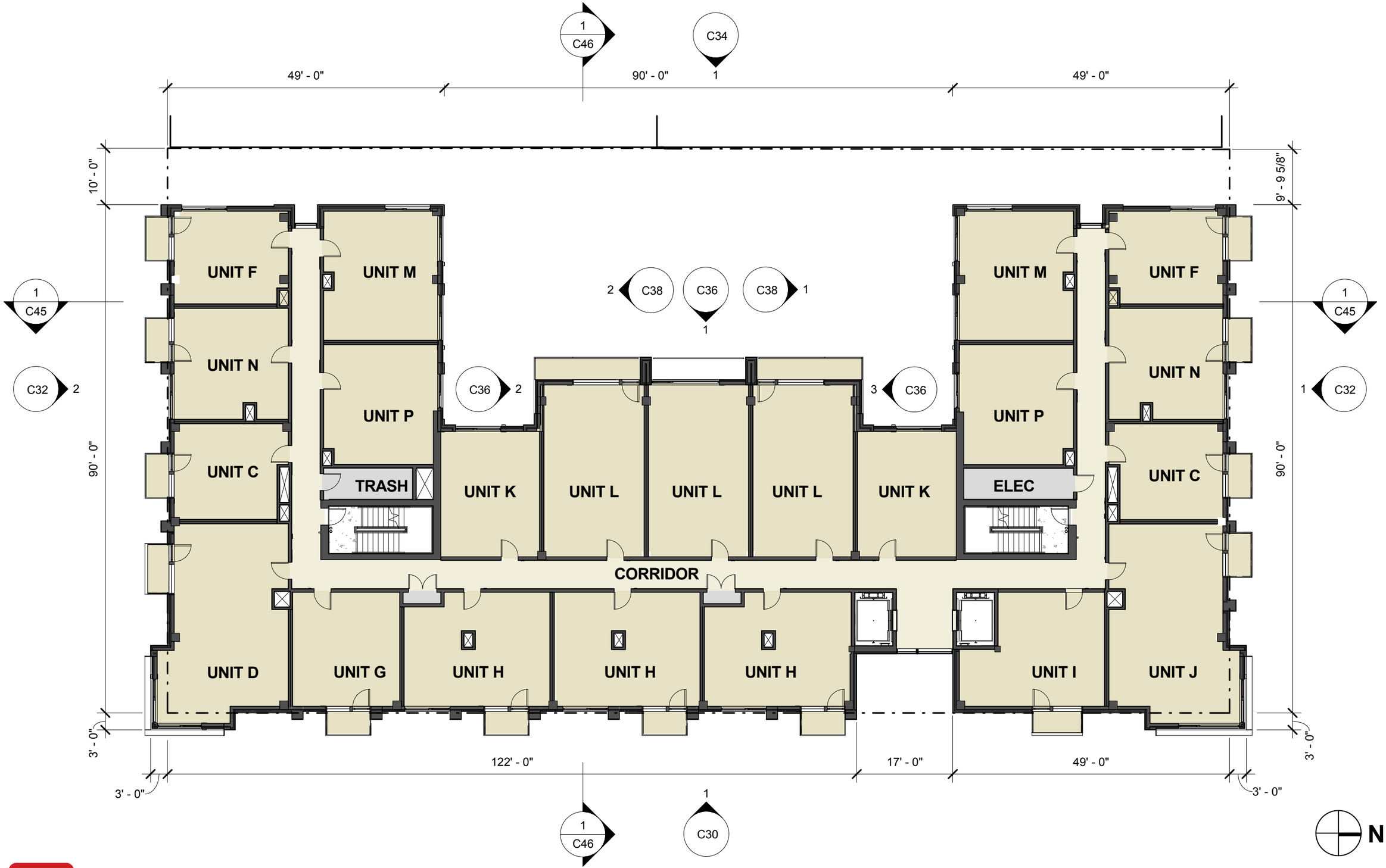
820 SE ALDER ST.



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FLOOR PLAN LEVELS 05-09

C16 ALDER.9TH

1/16" = 1'-0" 02.22.2018

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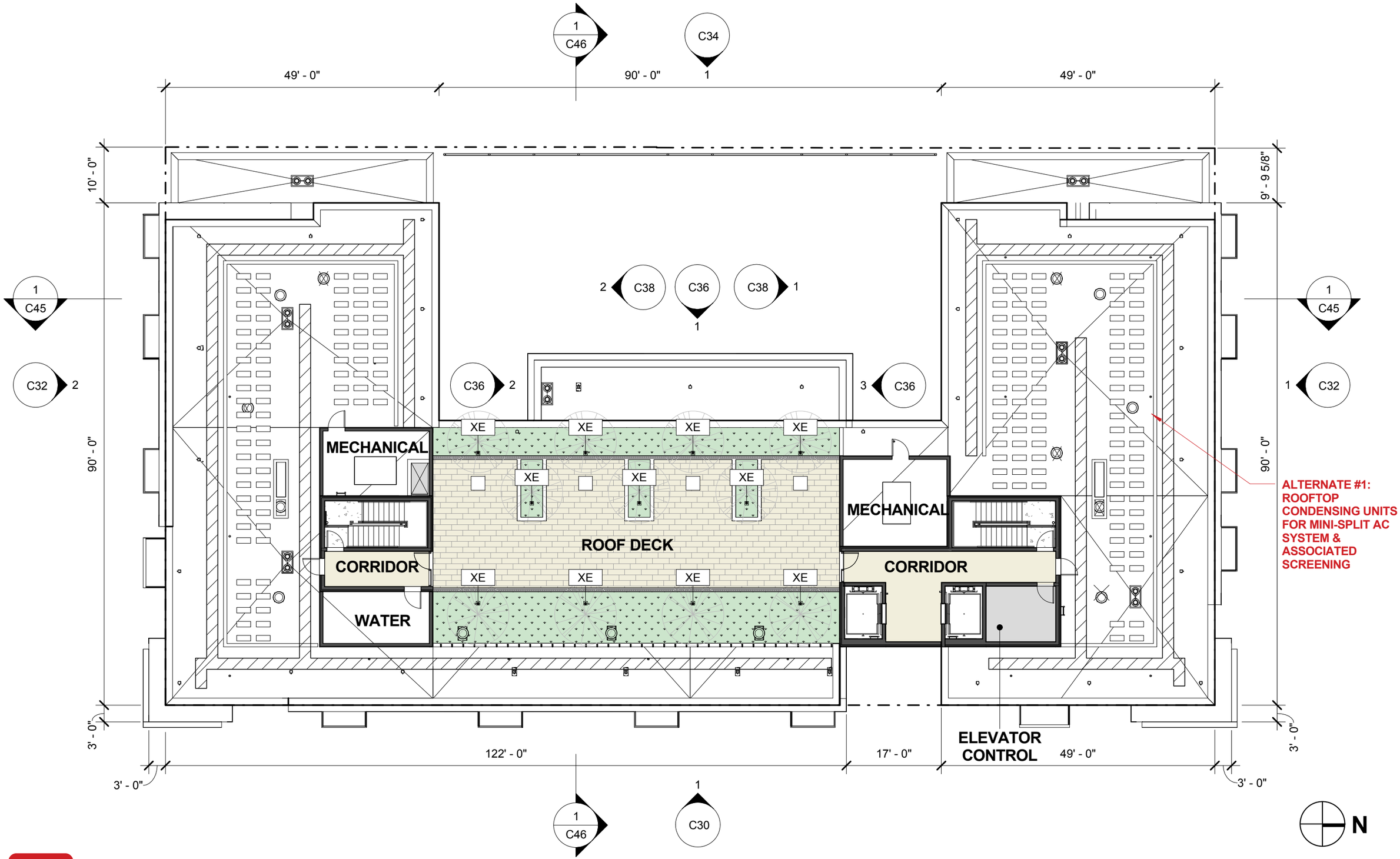
820 SE ALDER ST.



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FLOOR PLAN ROOF DECK

C17 ALDER.9TH

1/16" = 1'-0" 02.22.2018

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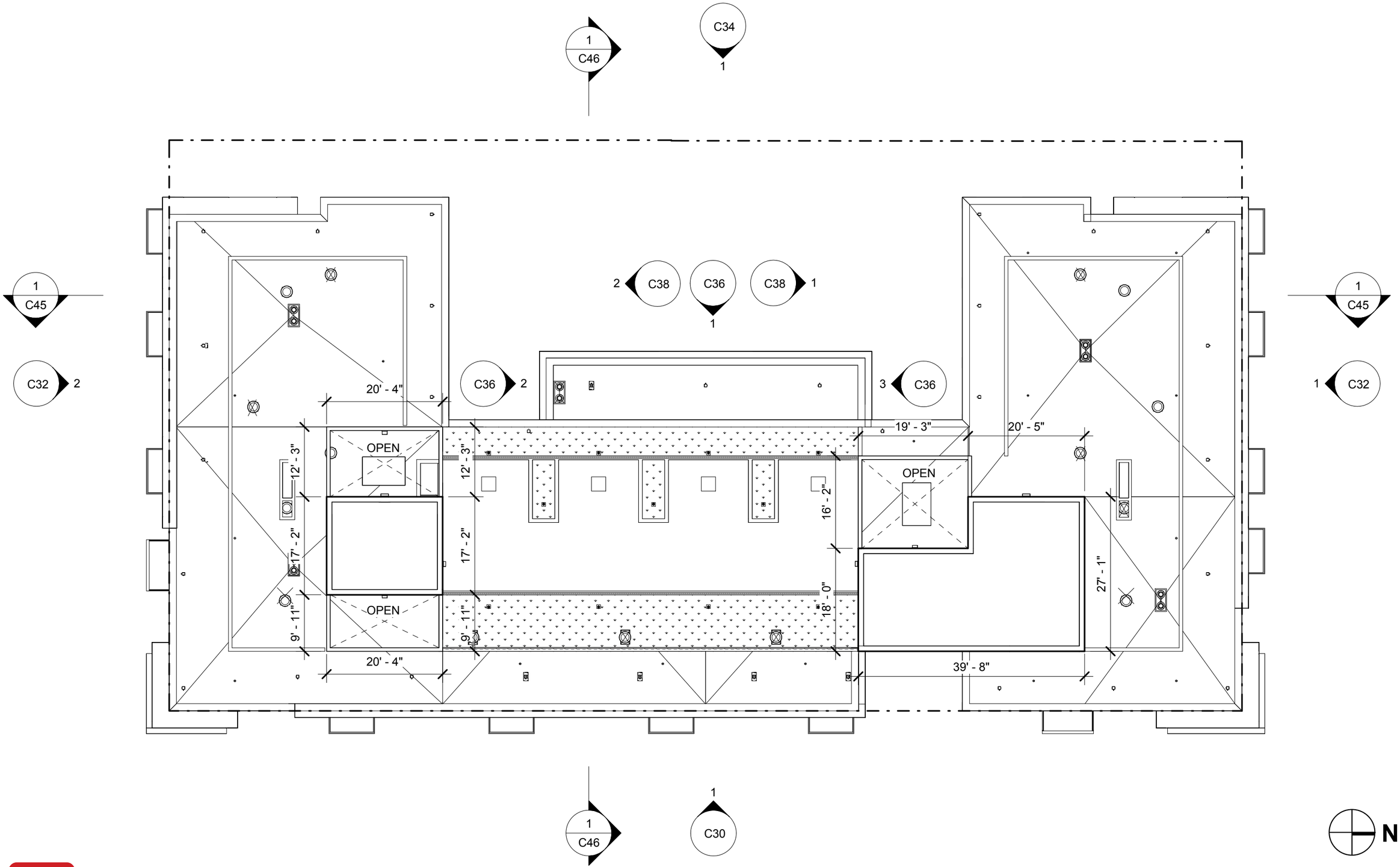
820 SE ALDER ST.



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FLOOR PLAN UPPER ROOF

C18 ALDER.9TH

1/16" = 1'-0" 02.22.2018

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820 SE ALDER ST.

EAST ELEVATION (SE 9TH AVE)

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ELEVATION - EAST

C30 ALDER.9TH

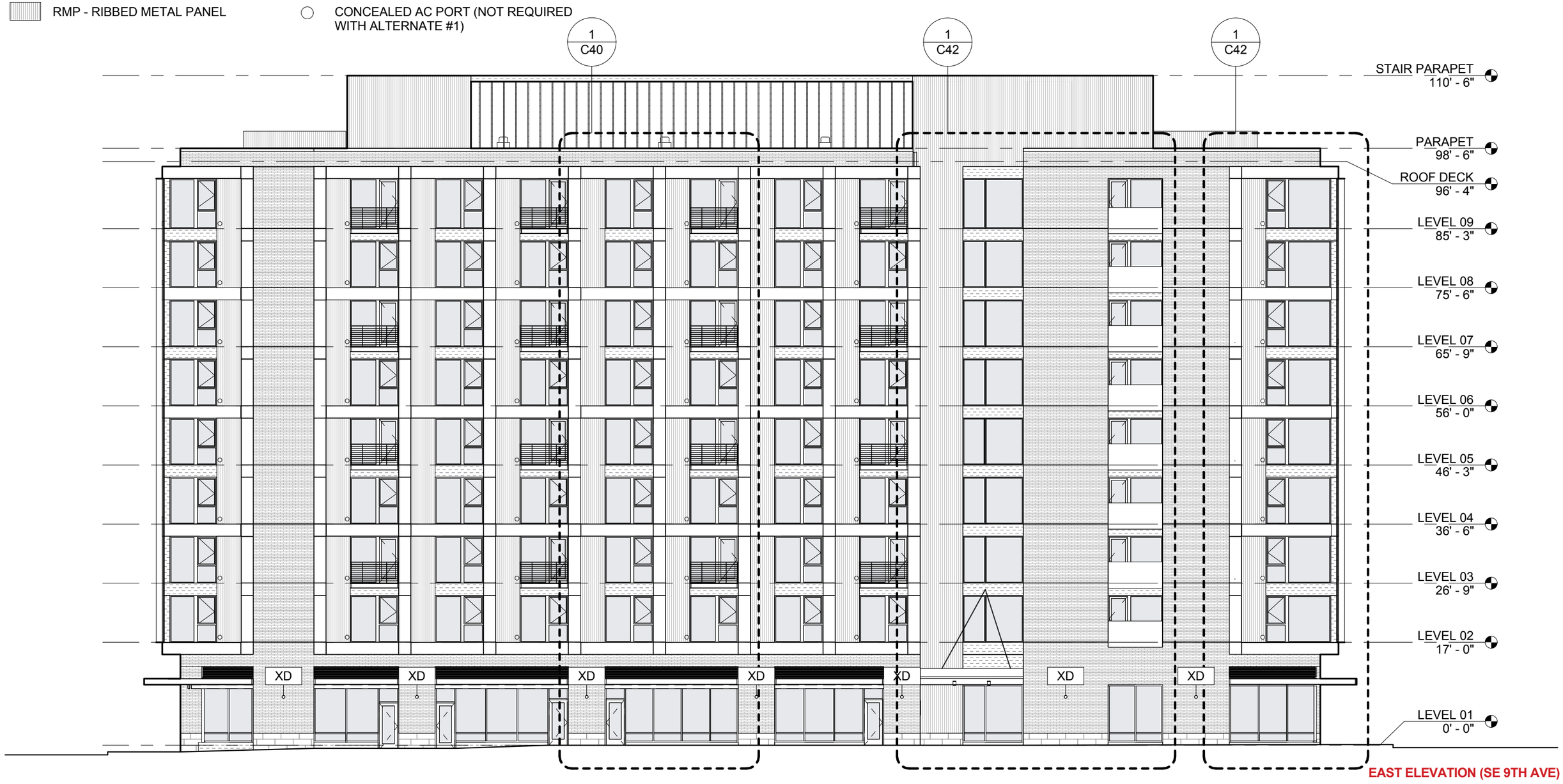
1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- SMP - SHEET METAL PANEL (DARK)
- SMP - SHEET METAL PANEL (LIGHT)
- RMP - RIBBED METAL PANEL
- PORCELAIN TILE
- CMU - CONCRETE MASONRY UNITS
- ARCHITECTURAL LOUVER
- CONCEALED AC PORT (NOT REQUIRED WITH ALTERNATE #1)



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ELEVATION - EAST

C31 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

NORTH ELEVATION (SE ALDER)

SOUTH ELEVATION (SE MORRISON)

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ELEVATIONS - NORTH AND SOUTH

C32 ALDER.9TH

1/16" = 1'-0" 02.22.2018

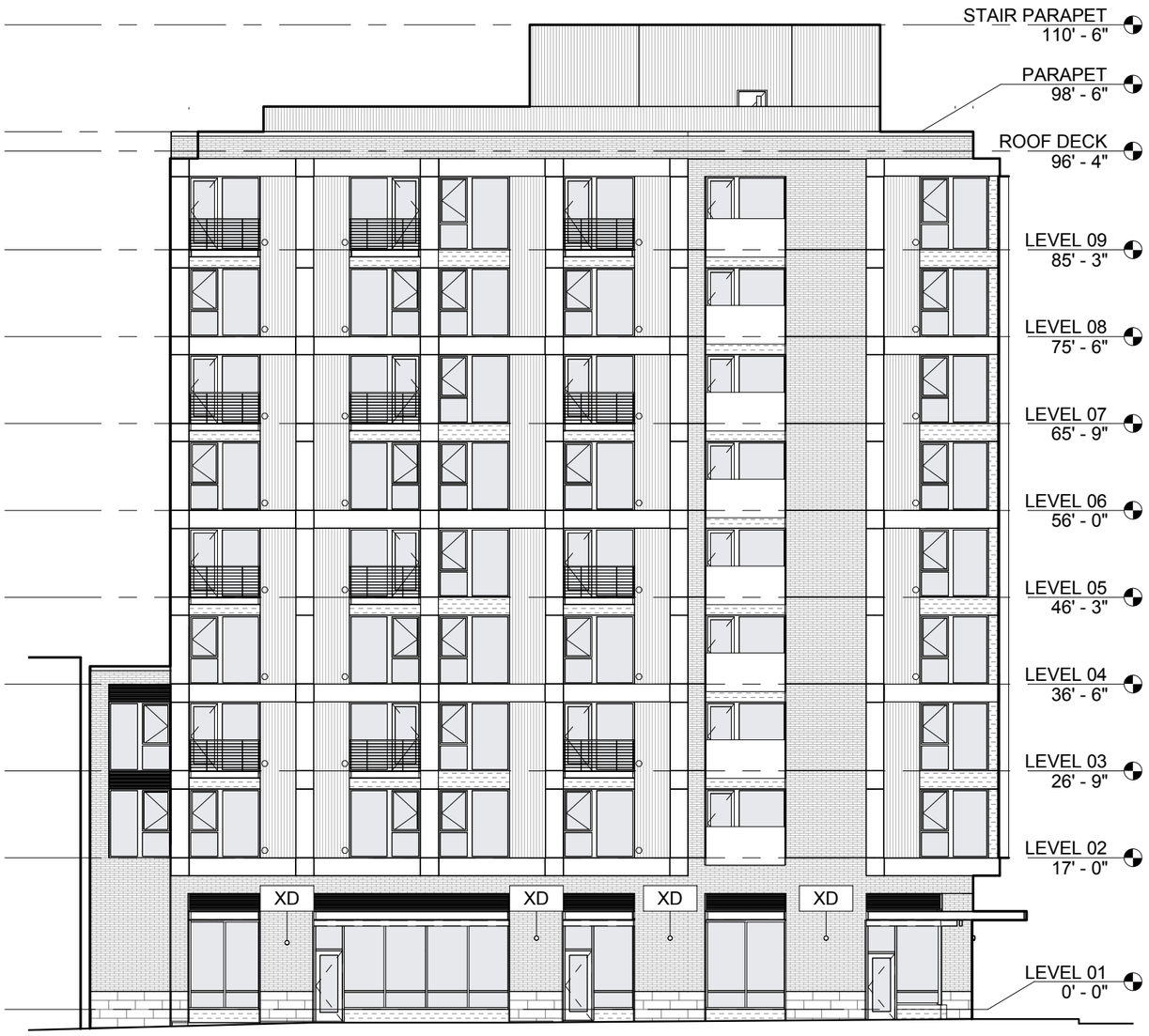
Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- SMP - SHEET METAL PANEL (DARK)
- SMP - SHEET METAL PANEL (LIGHT)
- RMP - RIBBED METAL PANEL
- PORCELAIN TILE
- CMU - CONCRETE MASONRY UNITS
- ARCHITECTURAL LOUVER
- CONCEALED AC PORT (NOT REQUIRED WITH ALTERNATE #1)

NORTH ELEVATION (SE ALDER)



SOUTH ELEVATION (SE MORRISON)

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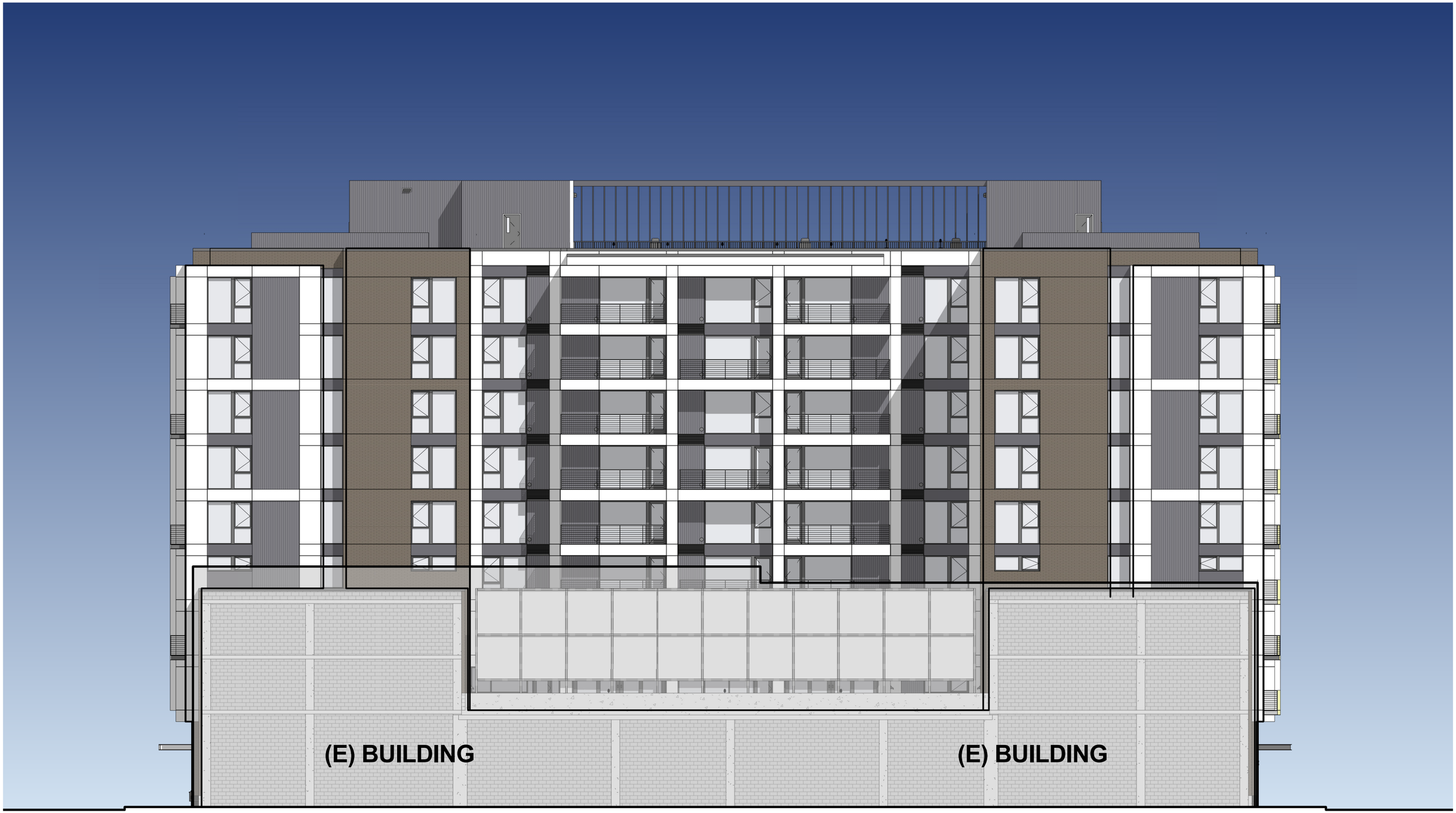
ELEVATIONS - NORTH AND SOUTH

C33 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



WEST ELEVATION

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ELEVATION - WEST

C34 ALDER.9TH

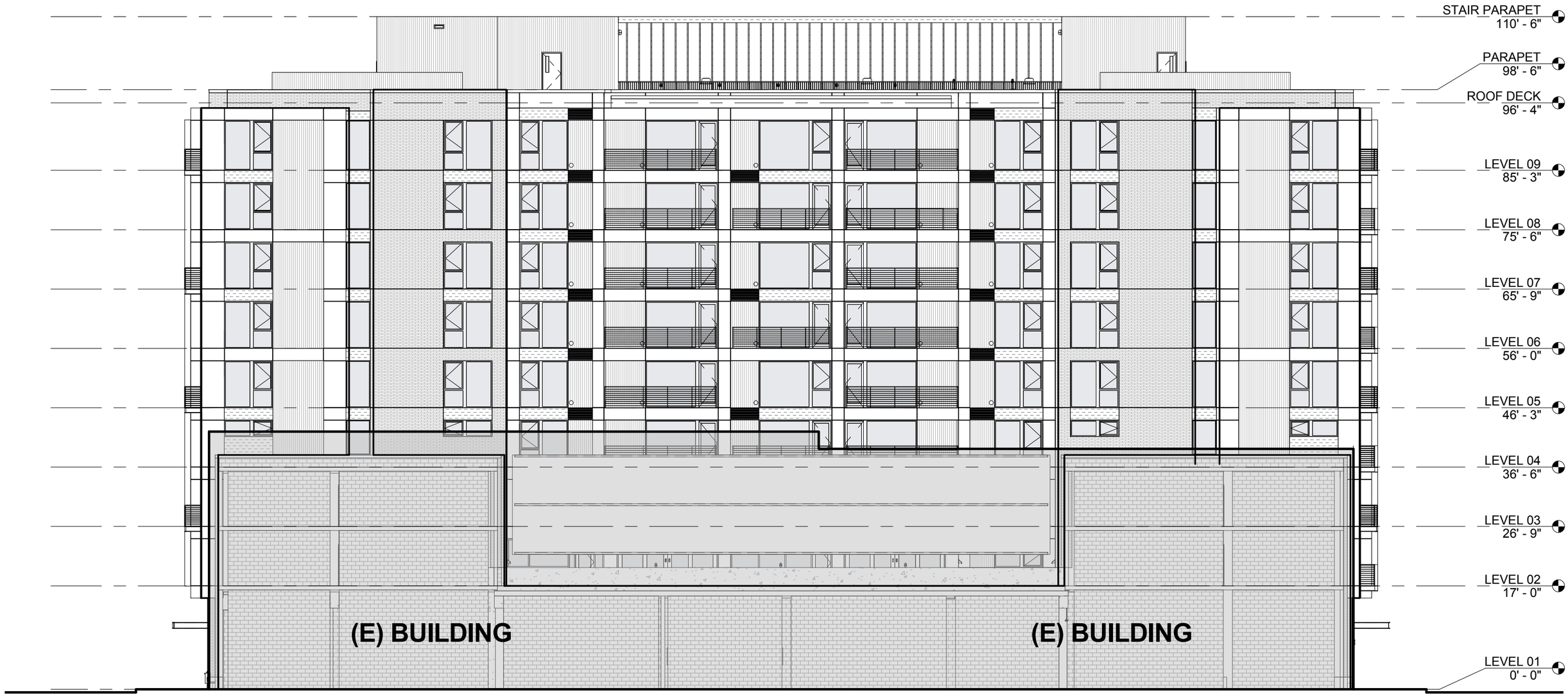
1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- SMP - SHEET METAL PANEL (DARK)
- SMP - SHEET METAL PANEL (LIGHT)
- RMP - RIBBED METAL PANEL
- PORCELAIN TILE
- CMU - CONCRETE MASONRY UNITS
- ARCHITECTURAL LOUVER
- CONCEALED AC PORT (NOT REQUIRED WITH ALTERNATE #1)



WEST ELEVATION

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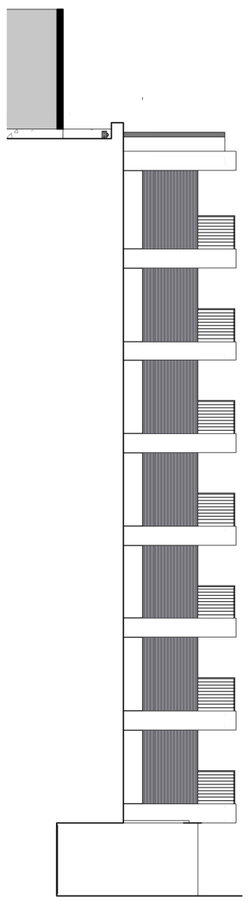
ELEVATION - WEST

C35 ALDER.9TH

1/16" = 1'-0" 02.22.2018

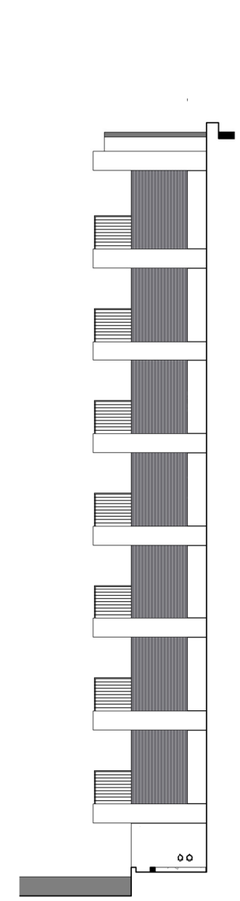
Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

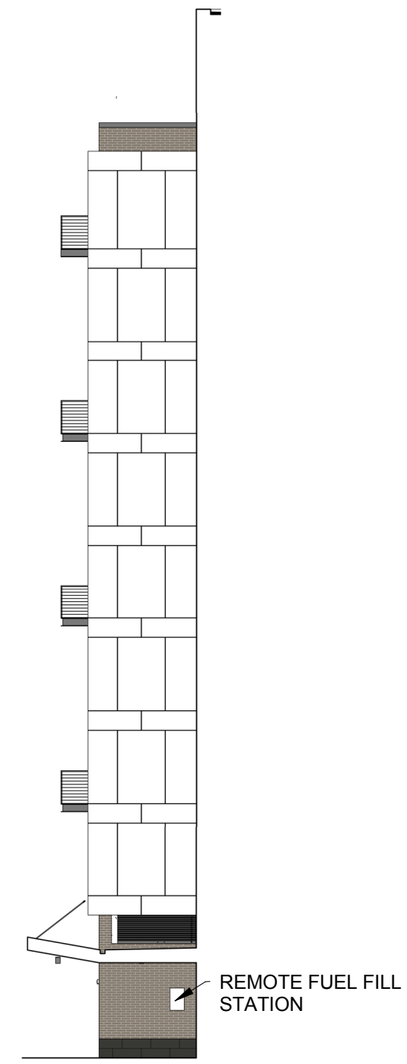


SIDEWALL NORTH ELEVATION

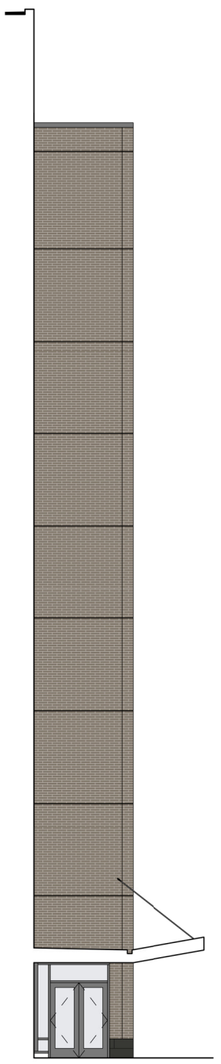
WEST ELEVATION (HIDDEN)



SIDEWALL SOUTH ELEVATION



ENTRY RECESS SOUTH ELEVATION



ENTRY RECESS NORTH ELEVATION

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ELEVATIONS (HIDDEN)

C36 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- SMP - SHEET METAL PANEL (DARK)
- SMP - SHEET METAL PANEL (LIGHT)
- RMP - RIBBED METAL PANEL
- PORCELAIN TILE
- CMU - CONCRETE MASONRY UNITS
- ARCHITECTURAL LOUVER
- CONCEALED AC PORT (NOT REQUIRED WITH ALTERNATE #1)

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ELEVATIONS (HIDDEN)

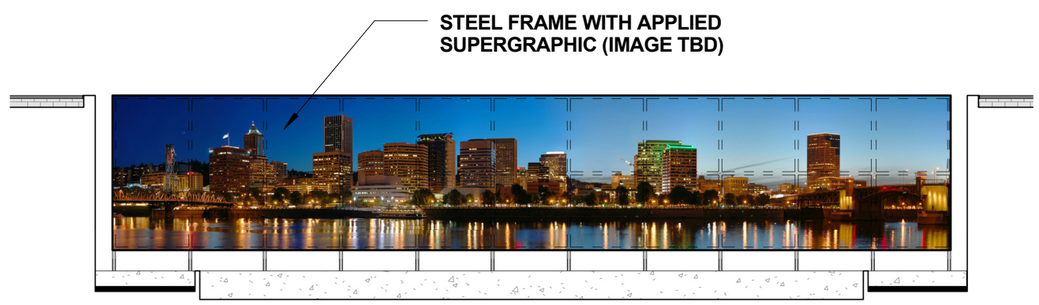
C37 ALDER.9TH

1/16" = 1'-0" 02.22.2018

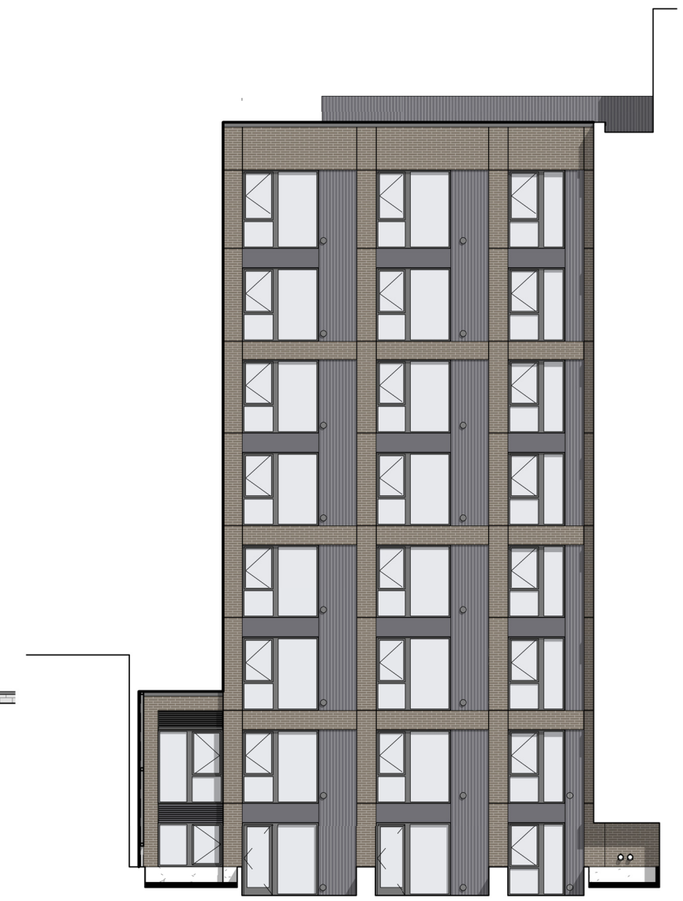
Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

COURTYARD SOUTH ELEVATION



COURTYARD WEST ELEVATION



COURTYARD NORTH ELEVATION

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ELEVATIONS - COURTYARD

C38 ALDER.9TH

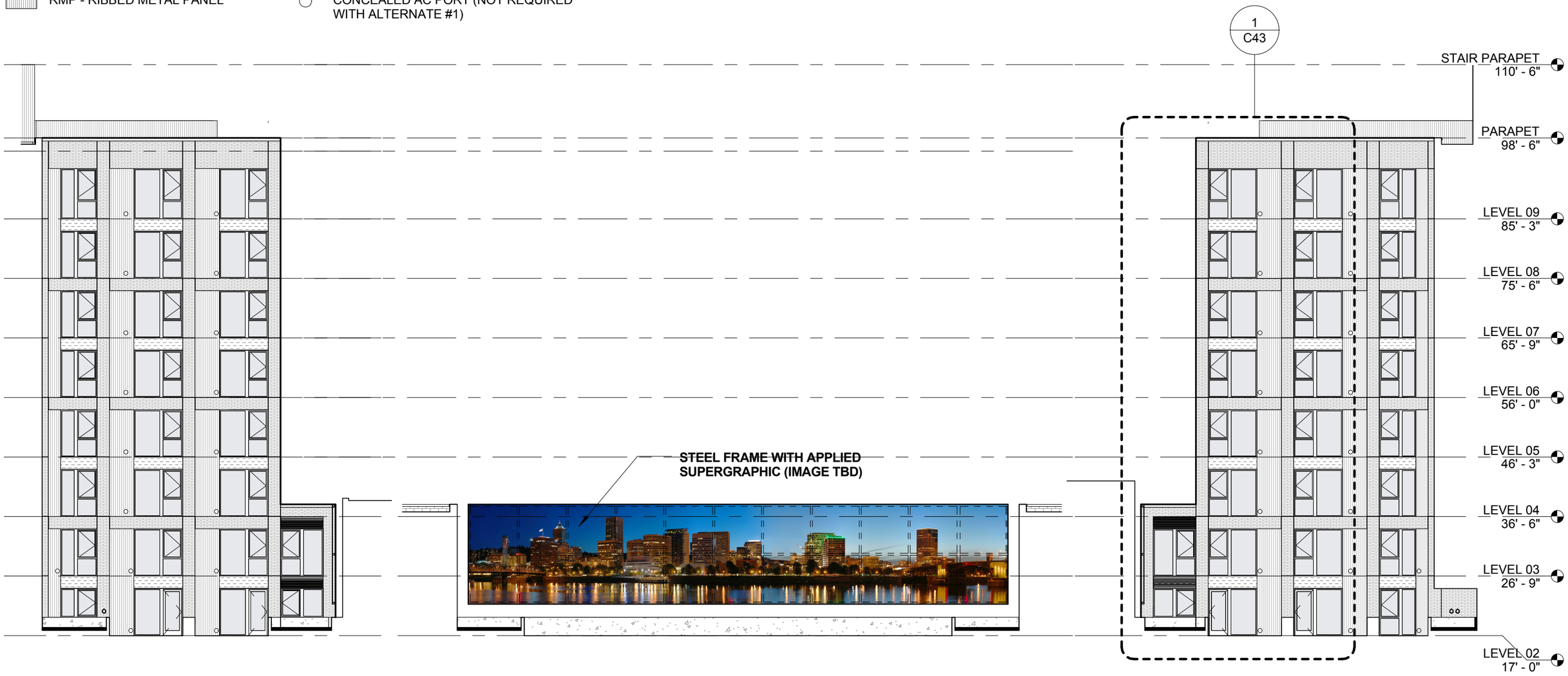
1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- SMP - SHEET METAL PANEL (DARK)
- SMP - SHEET METAL PANEL (LIGHT)
- RMP - RIBBED METAL PANEL
- PORCELAIN TILE
- CMU - CONCRETE MASONRY UNITS
- ARCHITECTURAL LOUVER
- CONCEALED AC PORT (NOT REQUIRED WITH ALTERNATE #1)



COURTYARD SOUTH ELEVATION

COURTYARD WEST ELEVATION

COURTYARD NORTH ELEVATION

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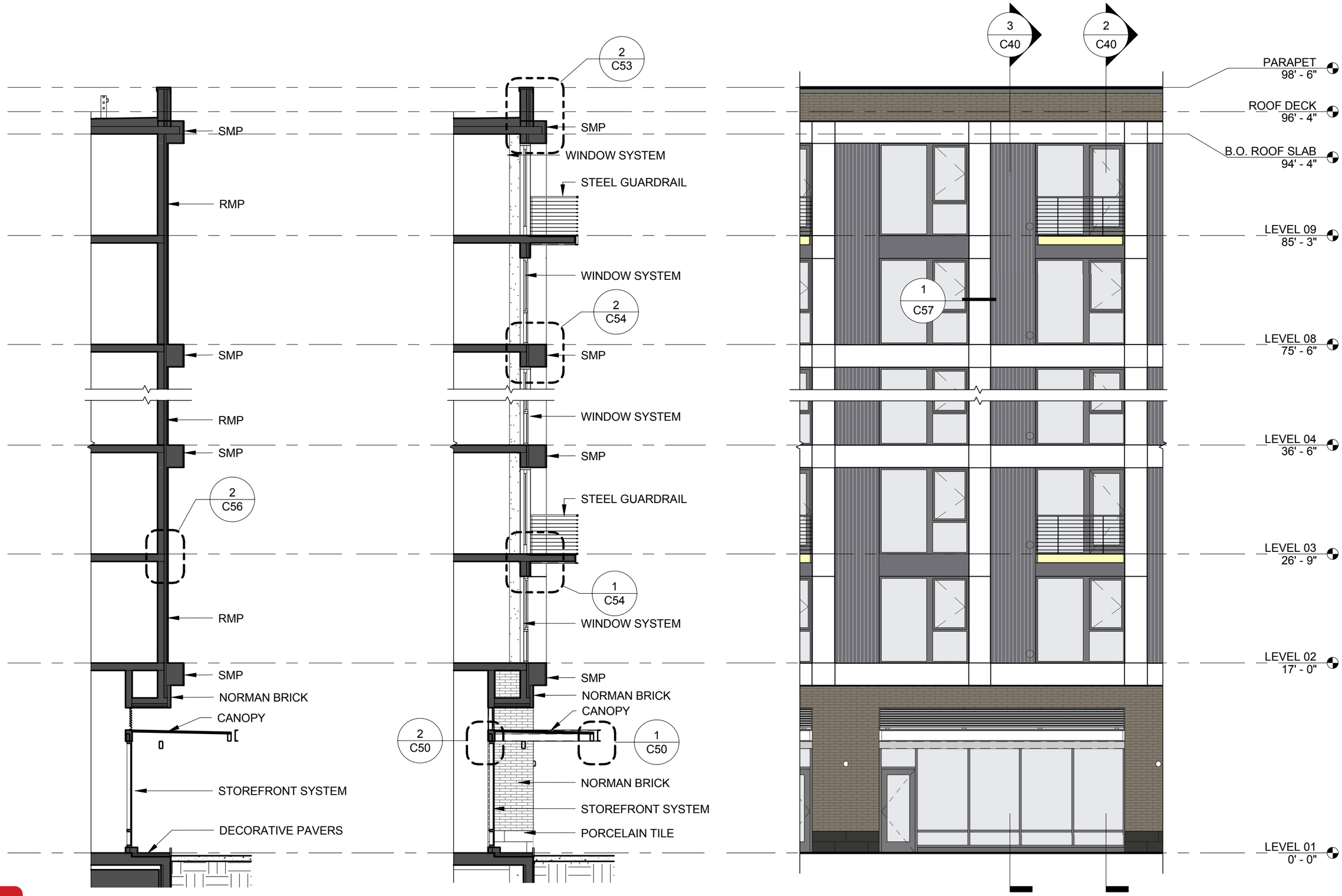
ELEVATIONS - COURTYARD

C39 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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COMPOSITE SHEET

C40 ALDER.9TH

1/8" = 1'-0" 02.22.2018

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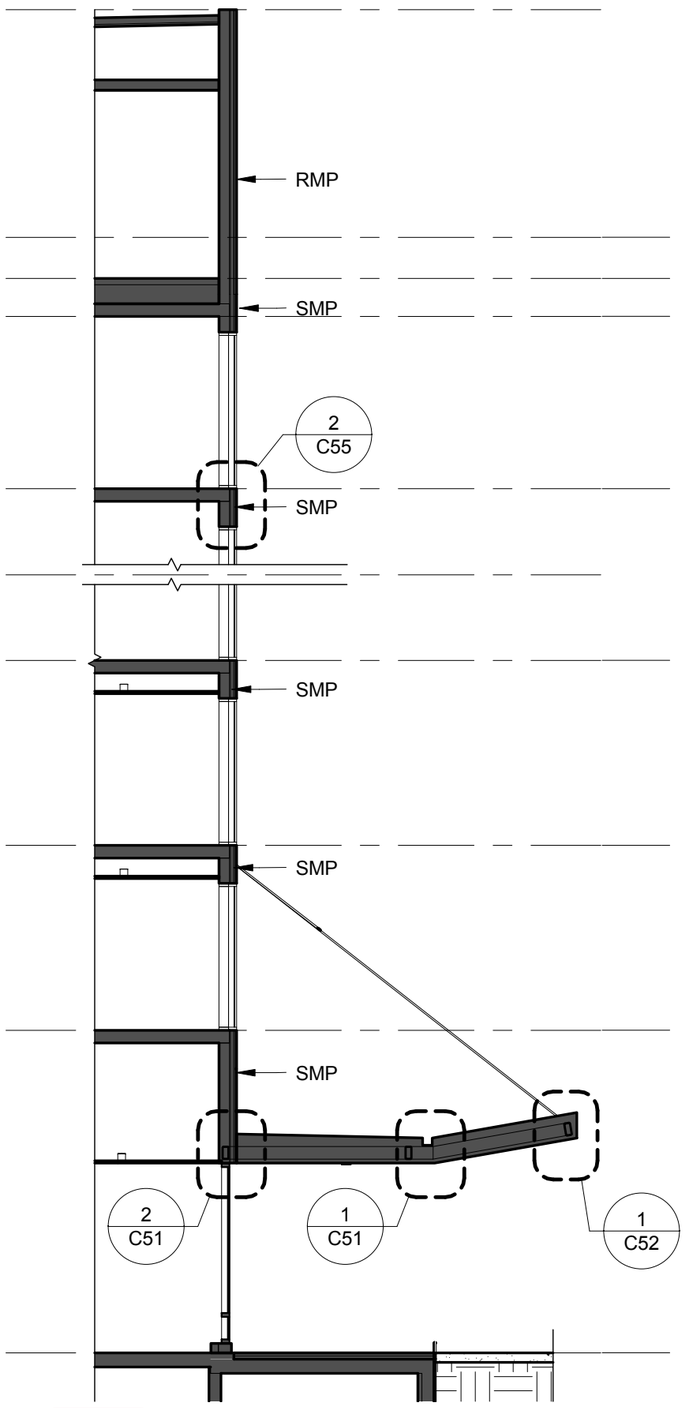
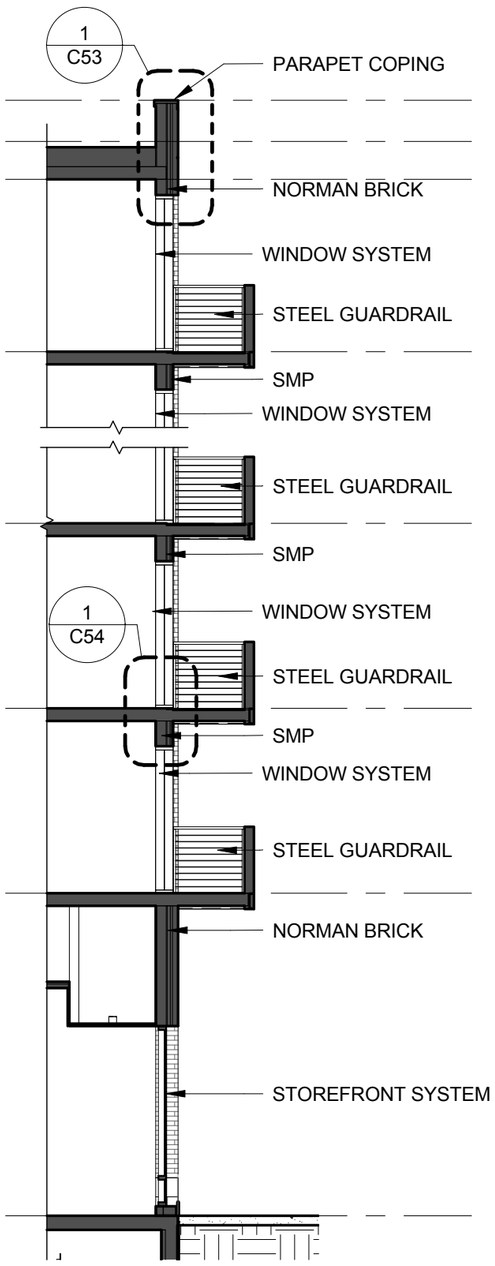
820 SE ALDER ST.





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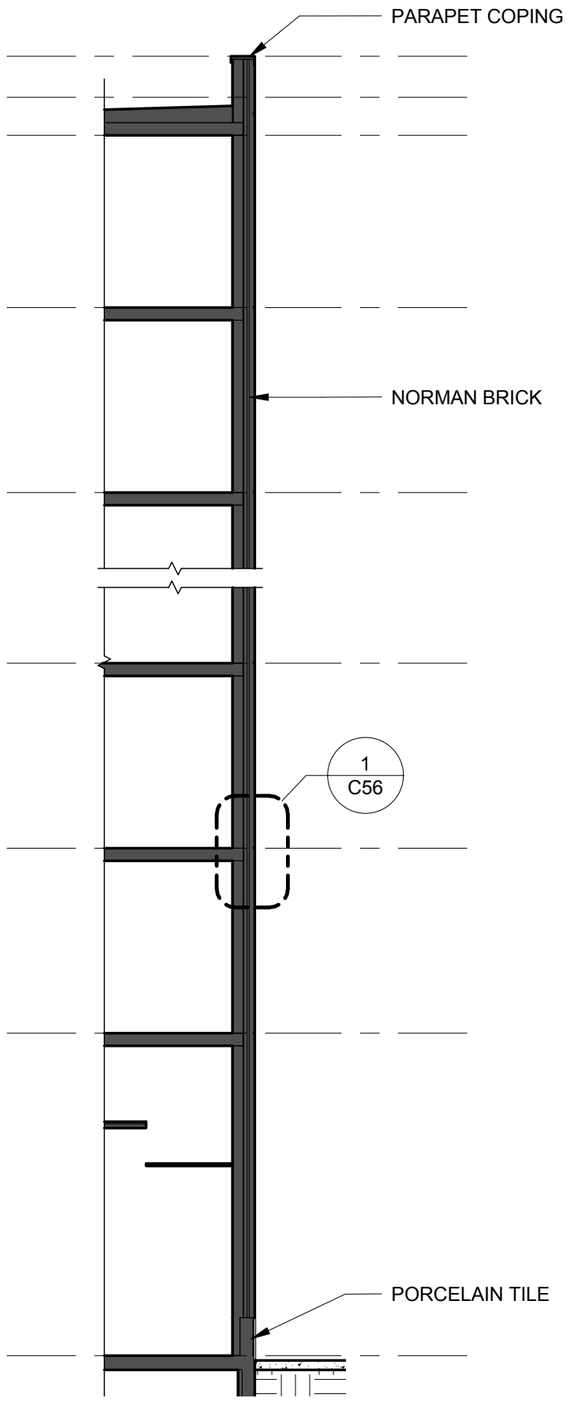
COMPOSITE SHEET

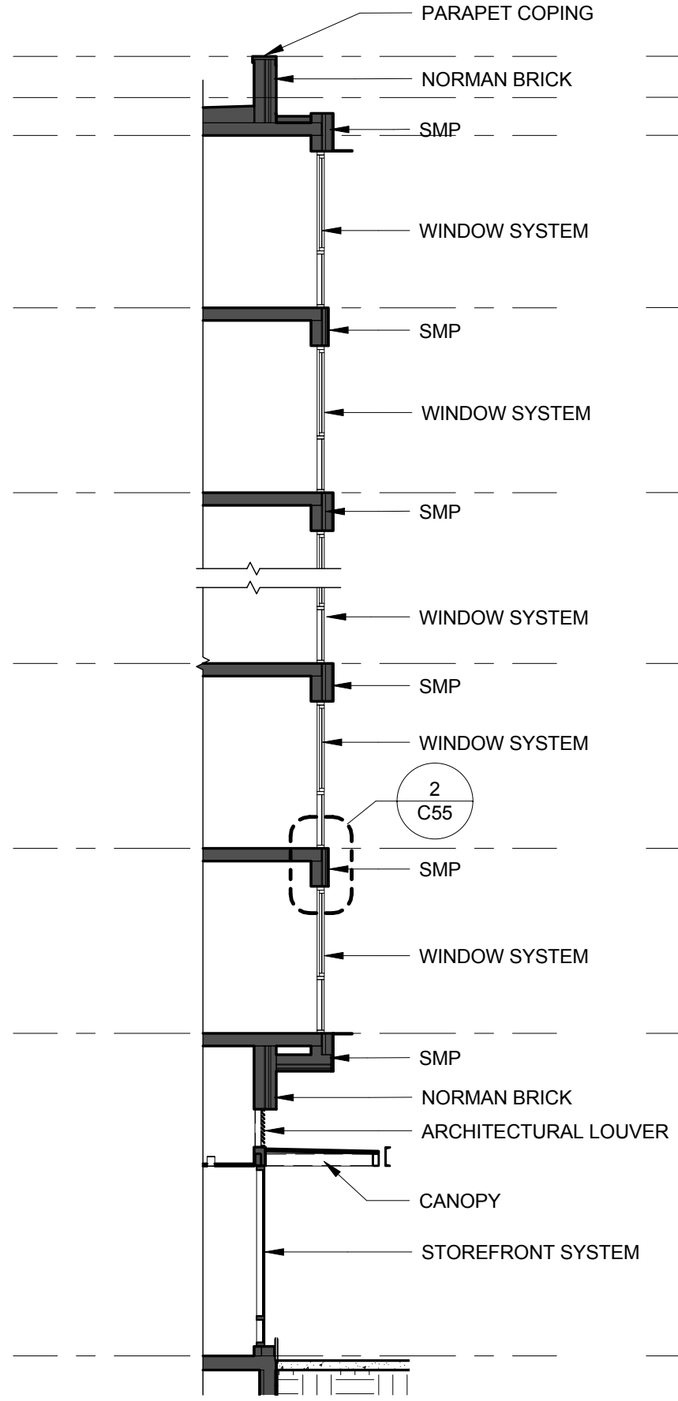
C41 ALDER.9TH

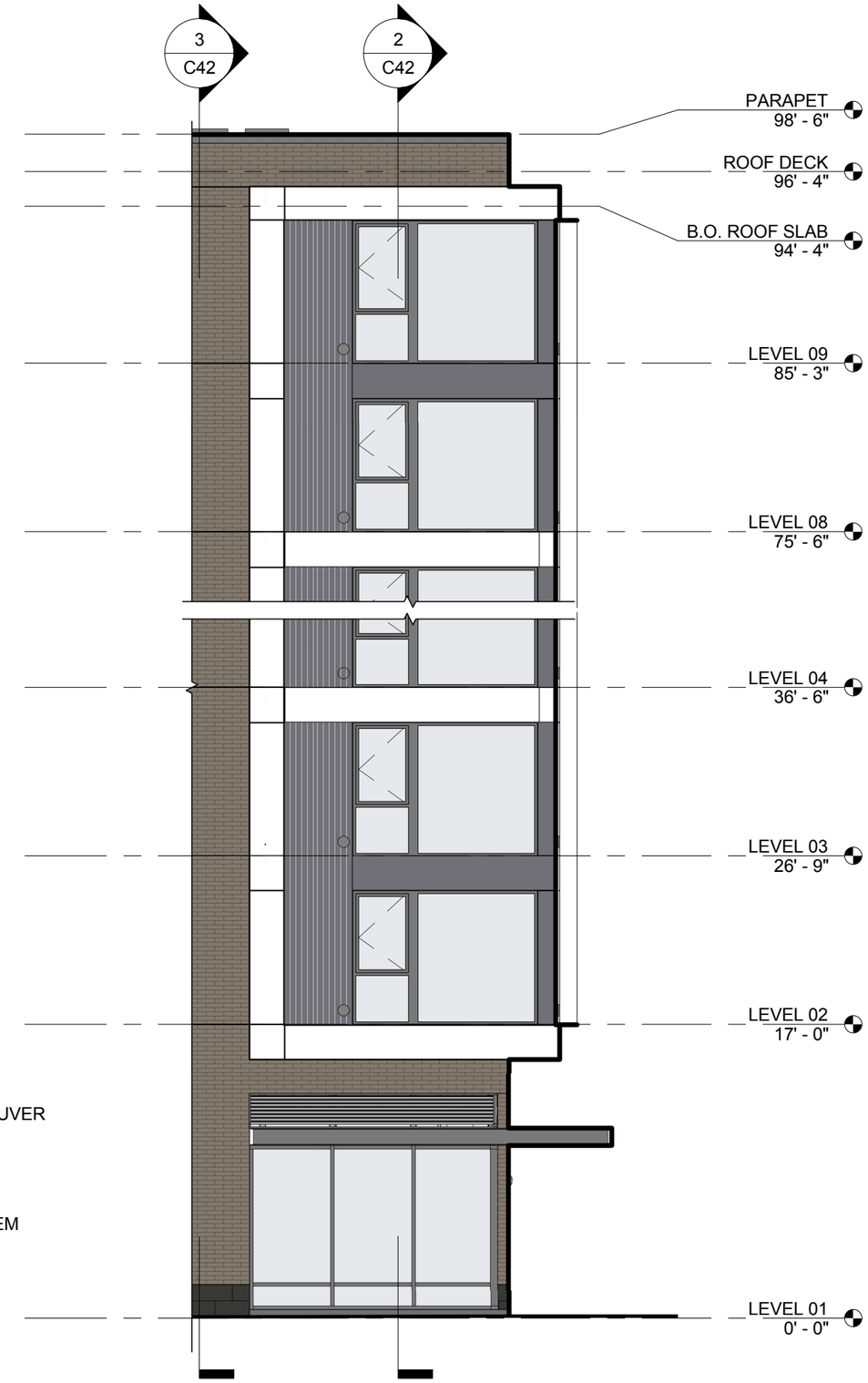
1/8" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.







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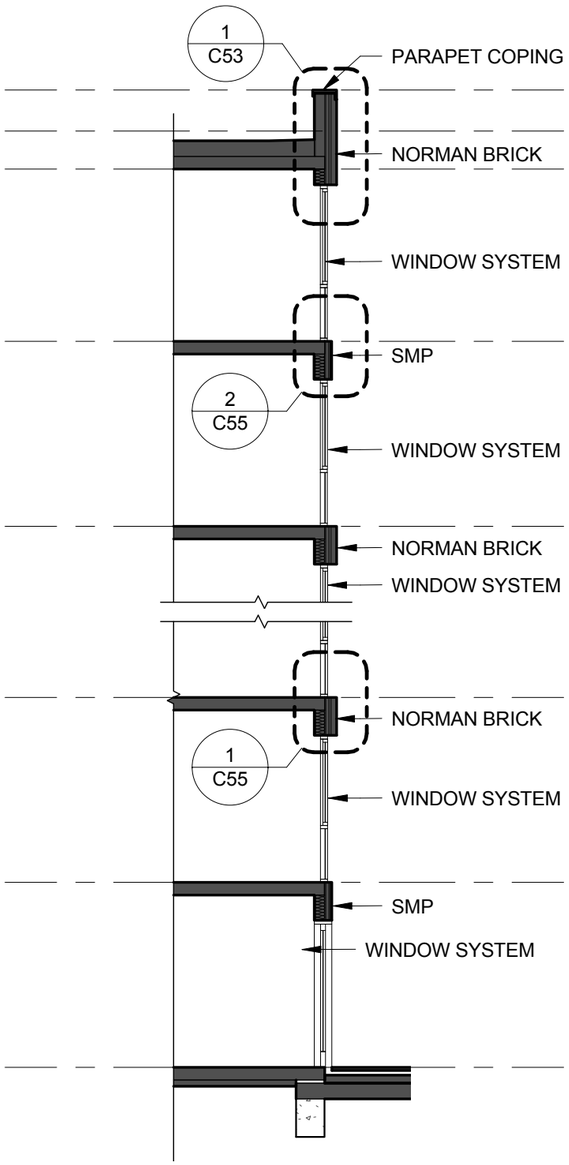
COMPOSITE SHEET

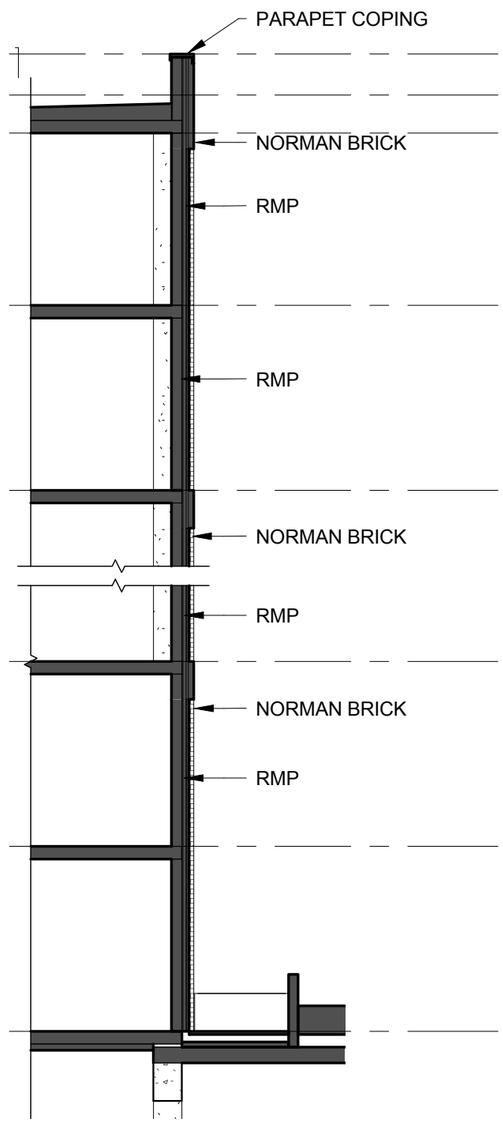
C42 ALDER.9TH

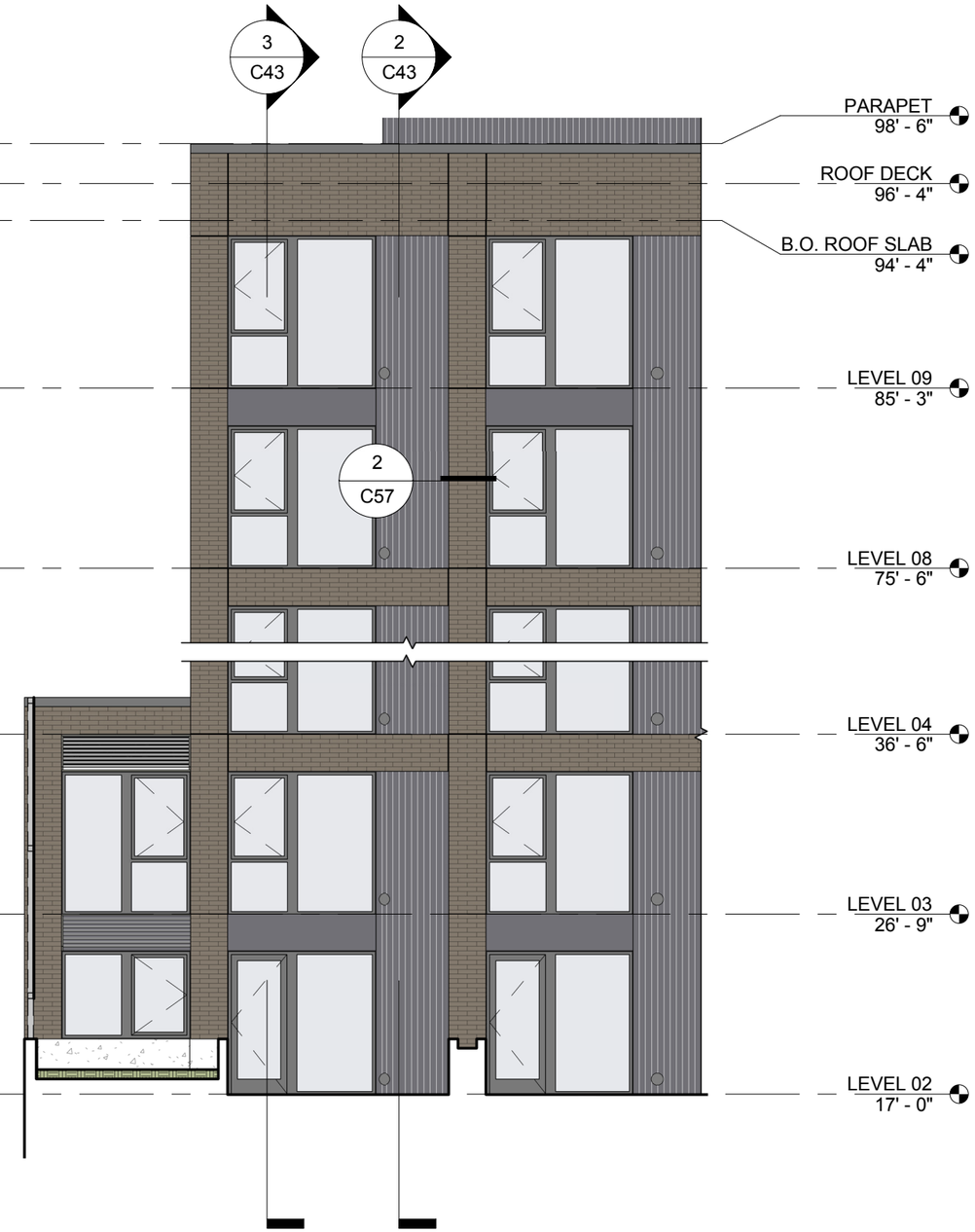
1/8" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.







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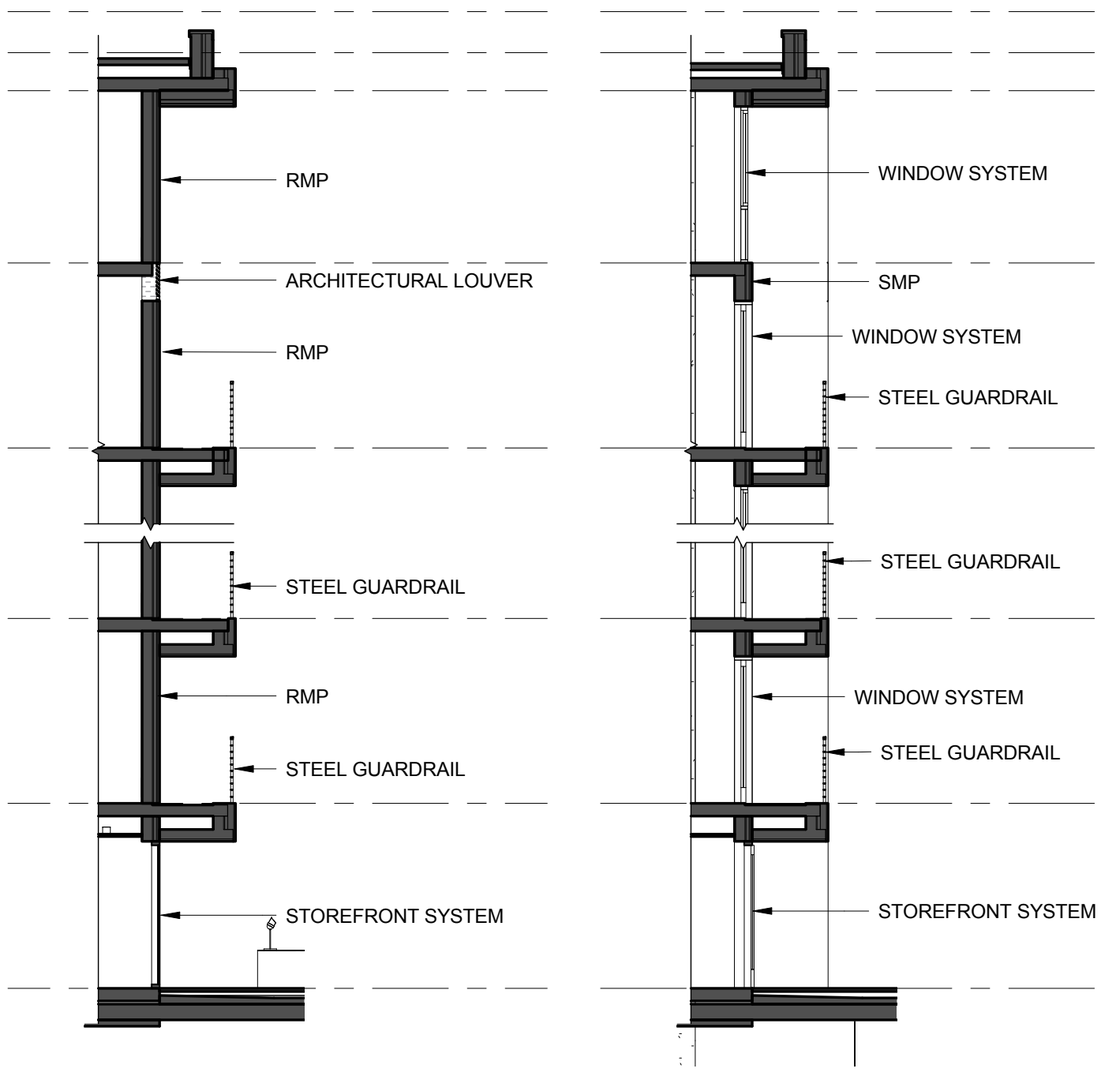
COMPOSITE SHEET

C43 ALDER.9TH

1/8" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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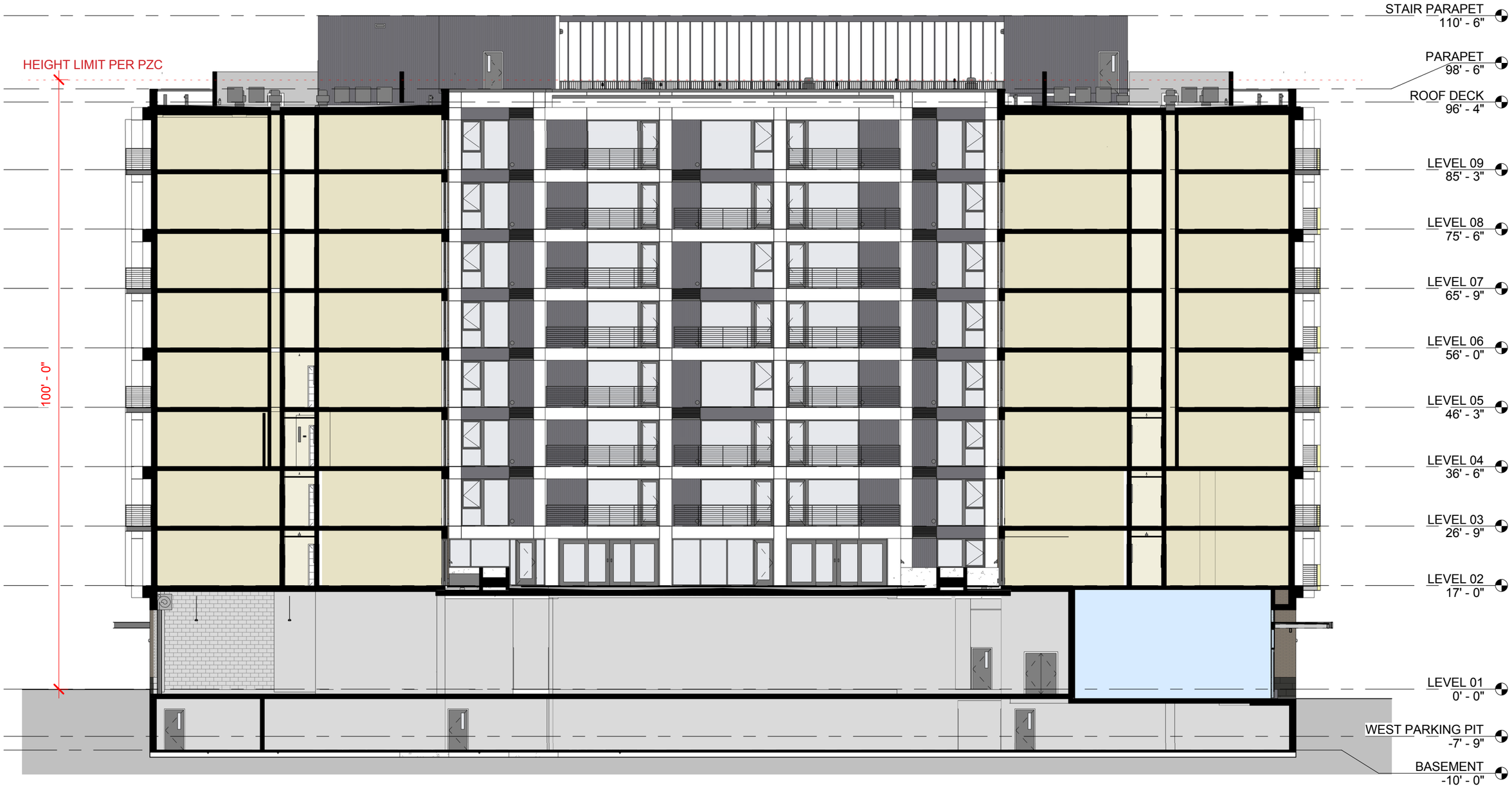
COMPOSITE SHEET

C44 ALDER.9TH

1/8" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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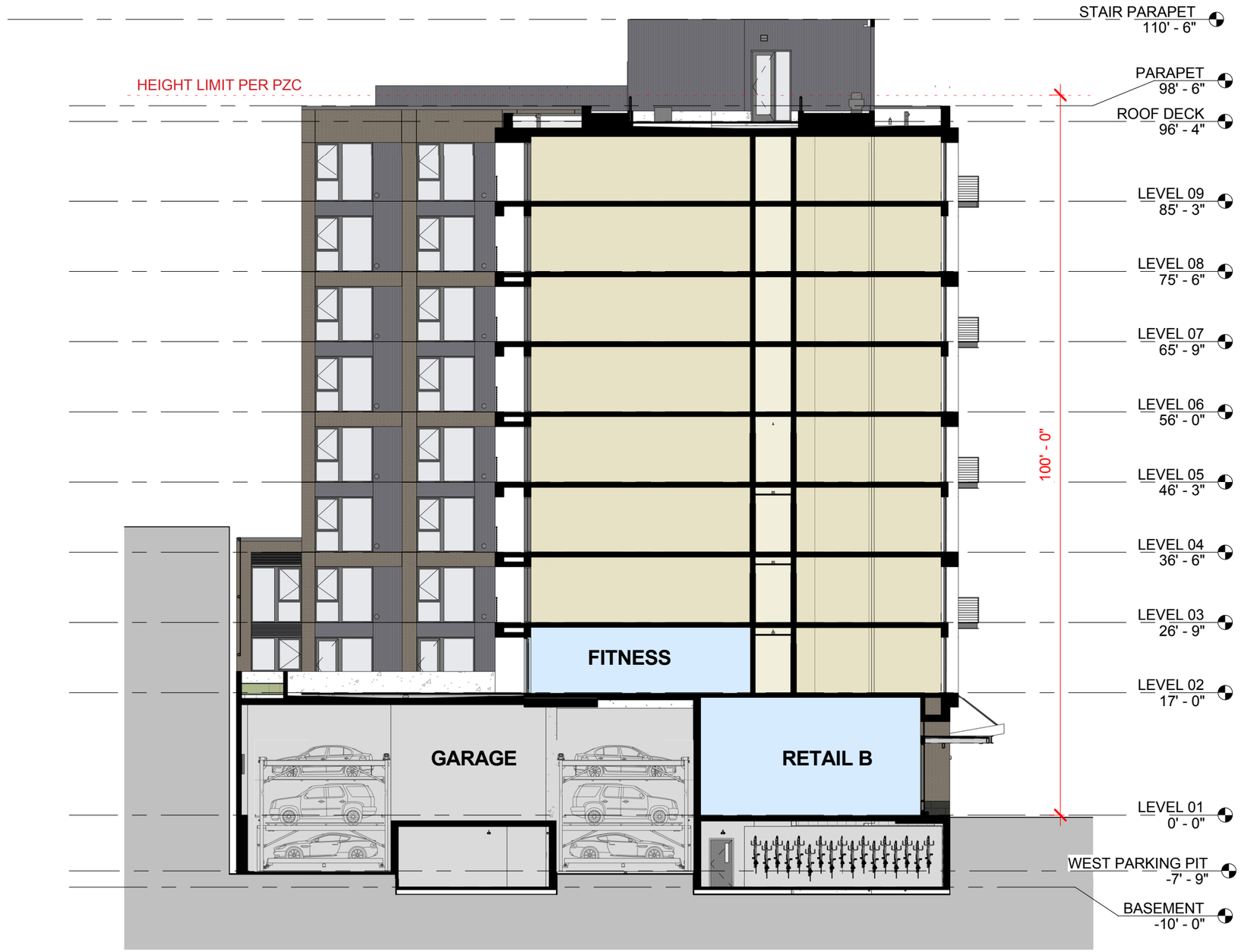
SECTION NORTH / SOUTH

C45 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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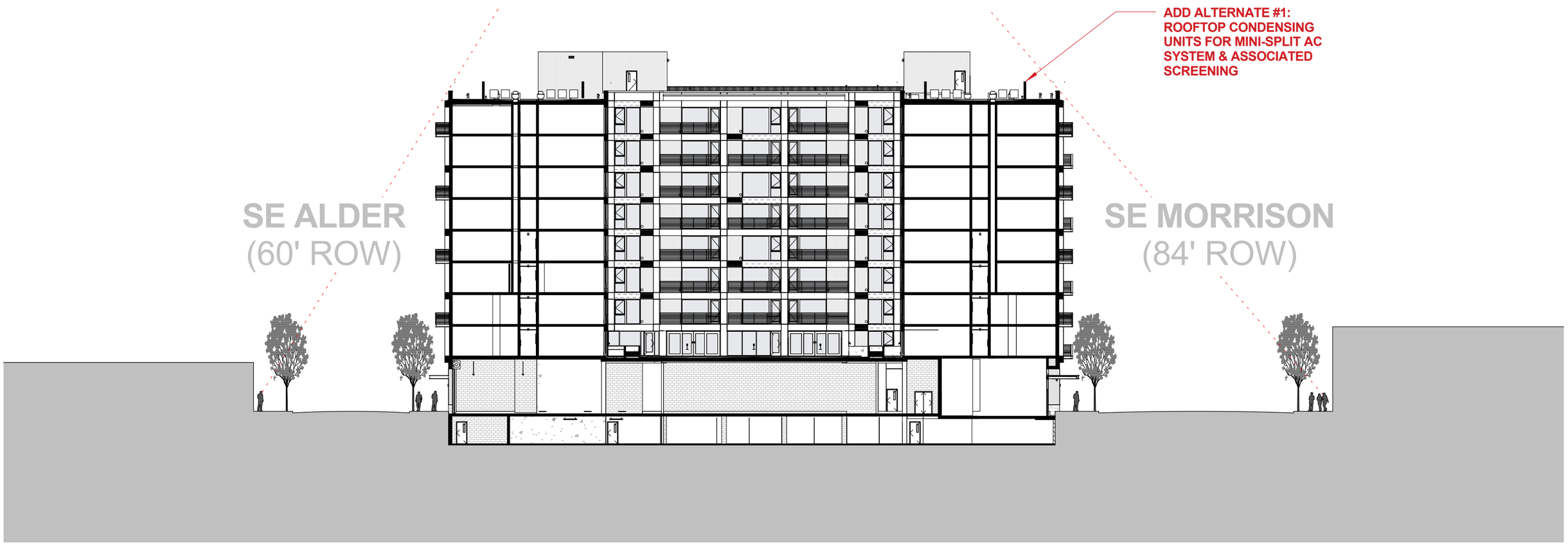
SECTION EAST / WEST

C46 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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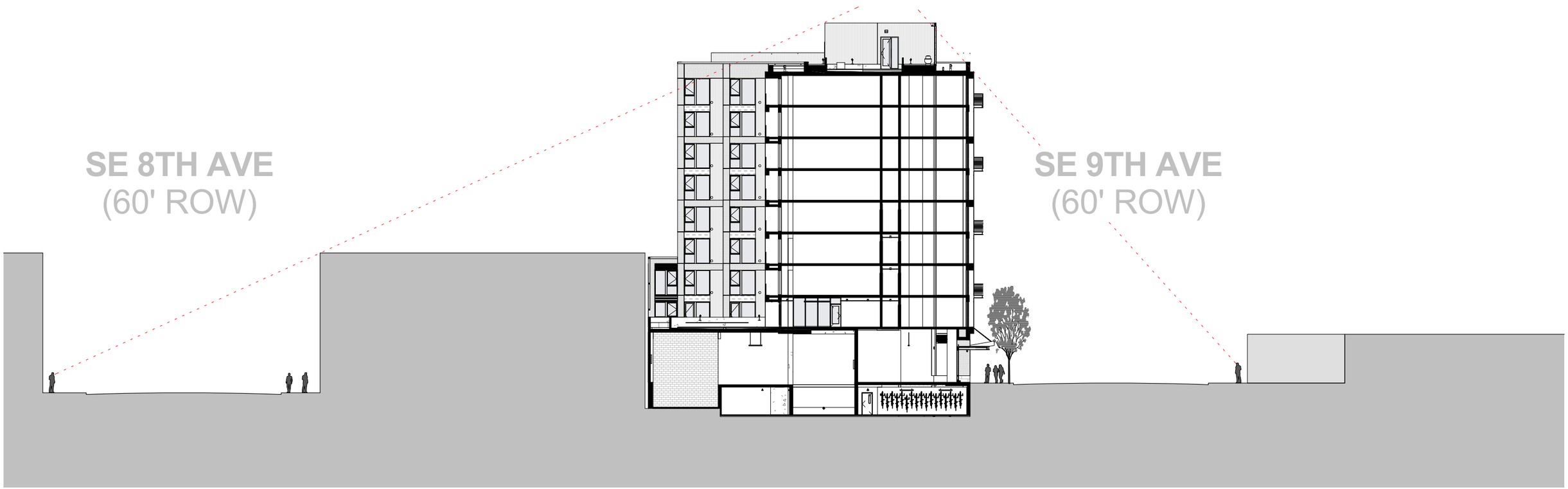
SIGHTLINES

C47 ALDER.9TH

1" = 30'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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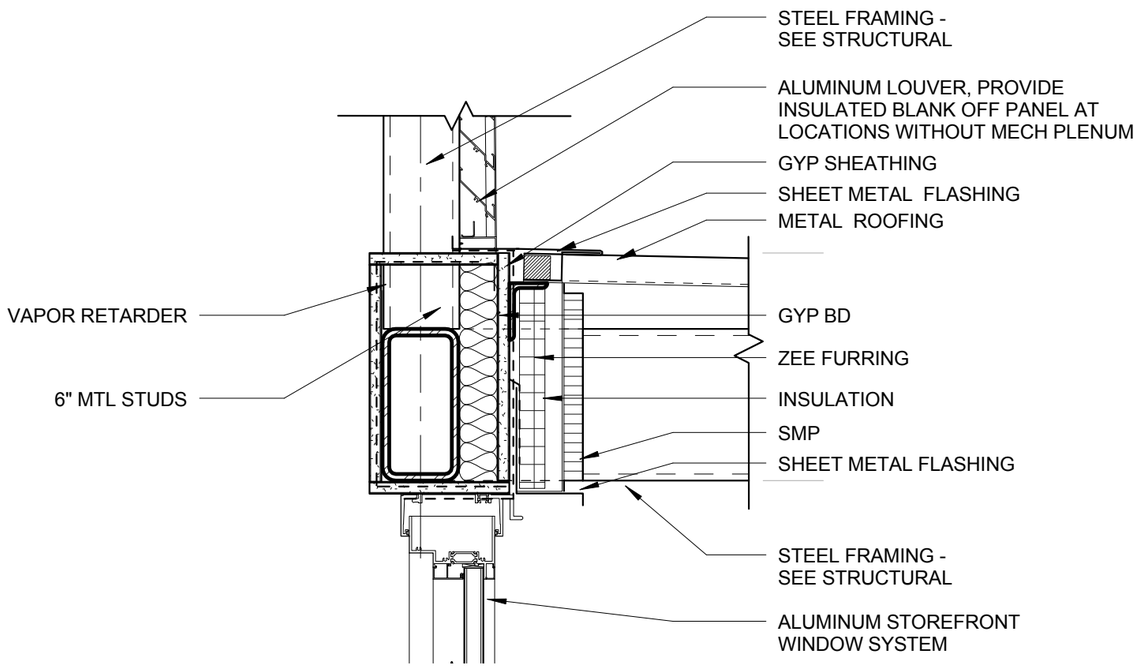
SIGHTLINES

C48 ALDER.9TH

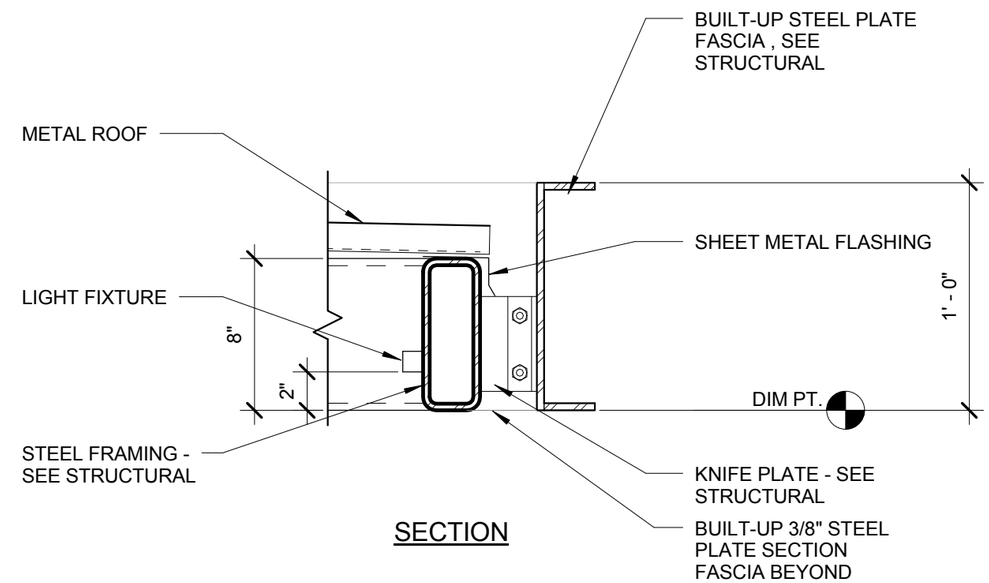
1" = 30'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



2 TYP CANOPY AT LOUVER
1 1/2" = 1'-0"



1 TYP CANOPY FASCIA
1 1/2" = 1'-0"

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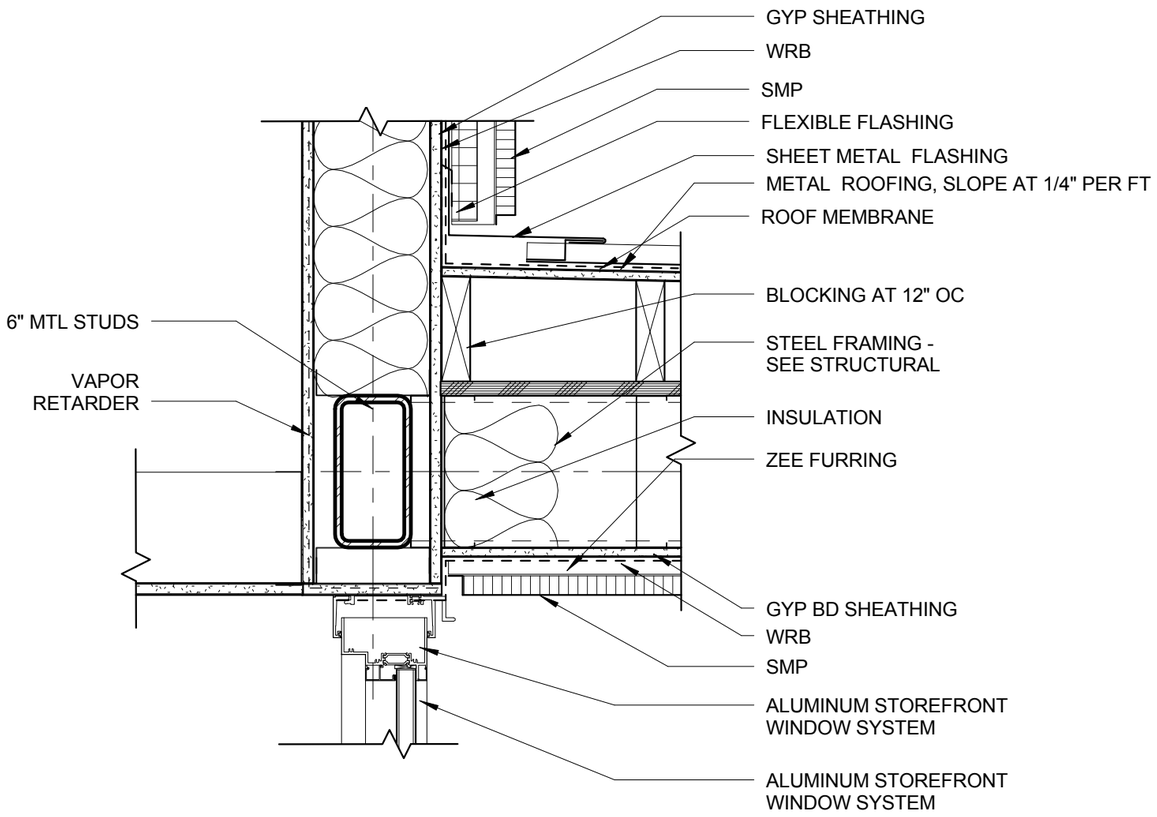
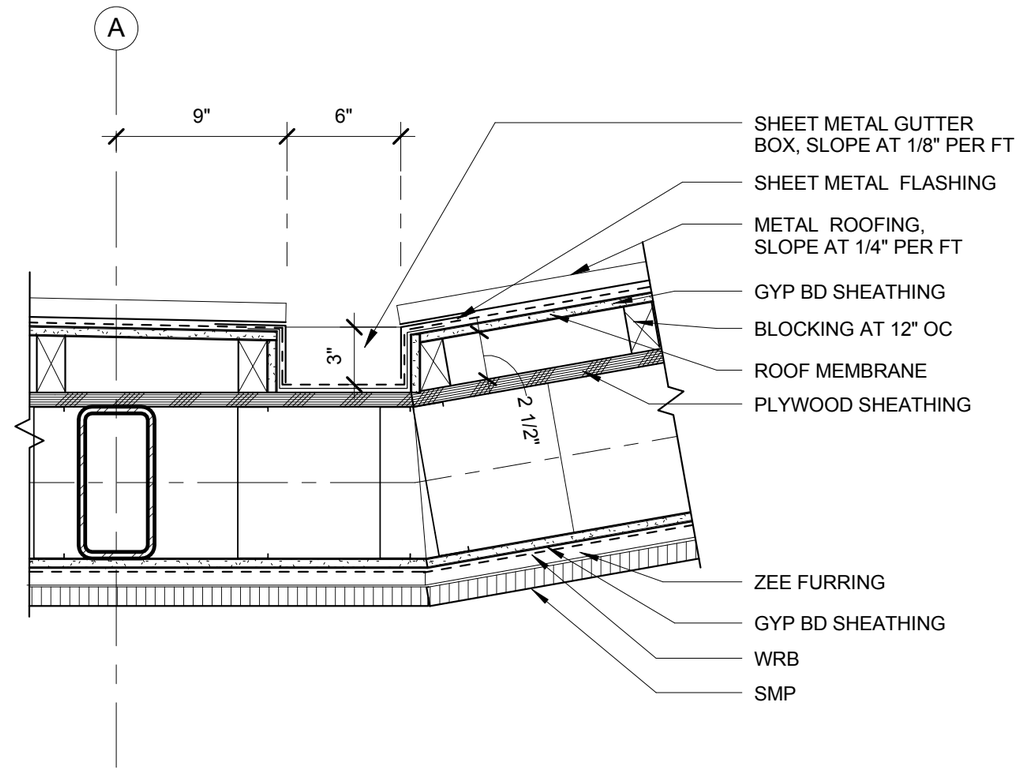
DETAILS

C50 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



2 ENTRY CANOPY AT SMP
1 1/2" = 1'-0"



1 ENTRY CANOPY AT GUTTER
1 1/2" = 1'-0"

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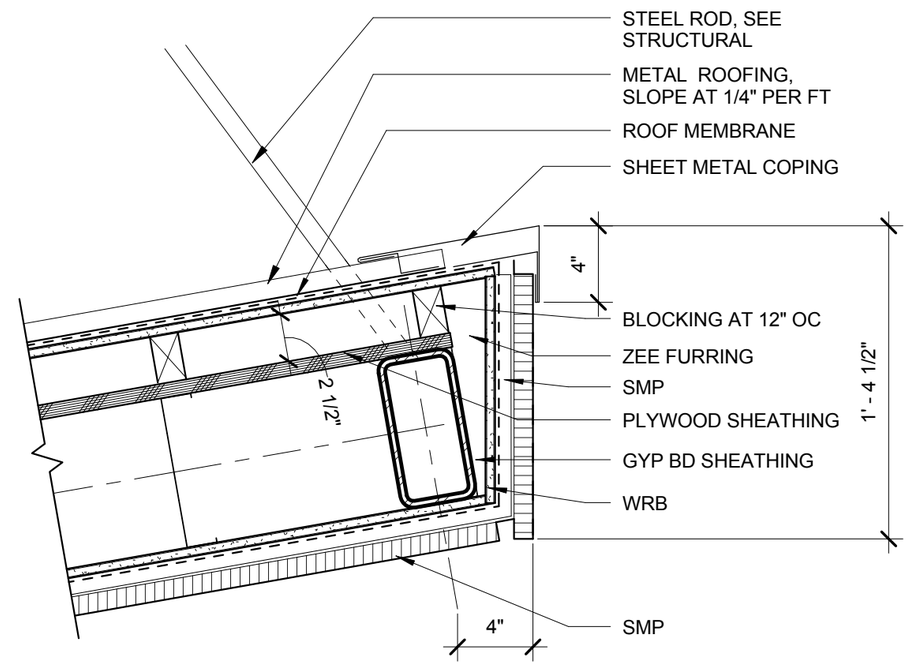
DETAILS

C51 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



1 ENTRY CANOPY FASCIA
1 1/2" = 1'-0"

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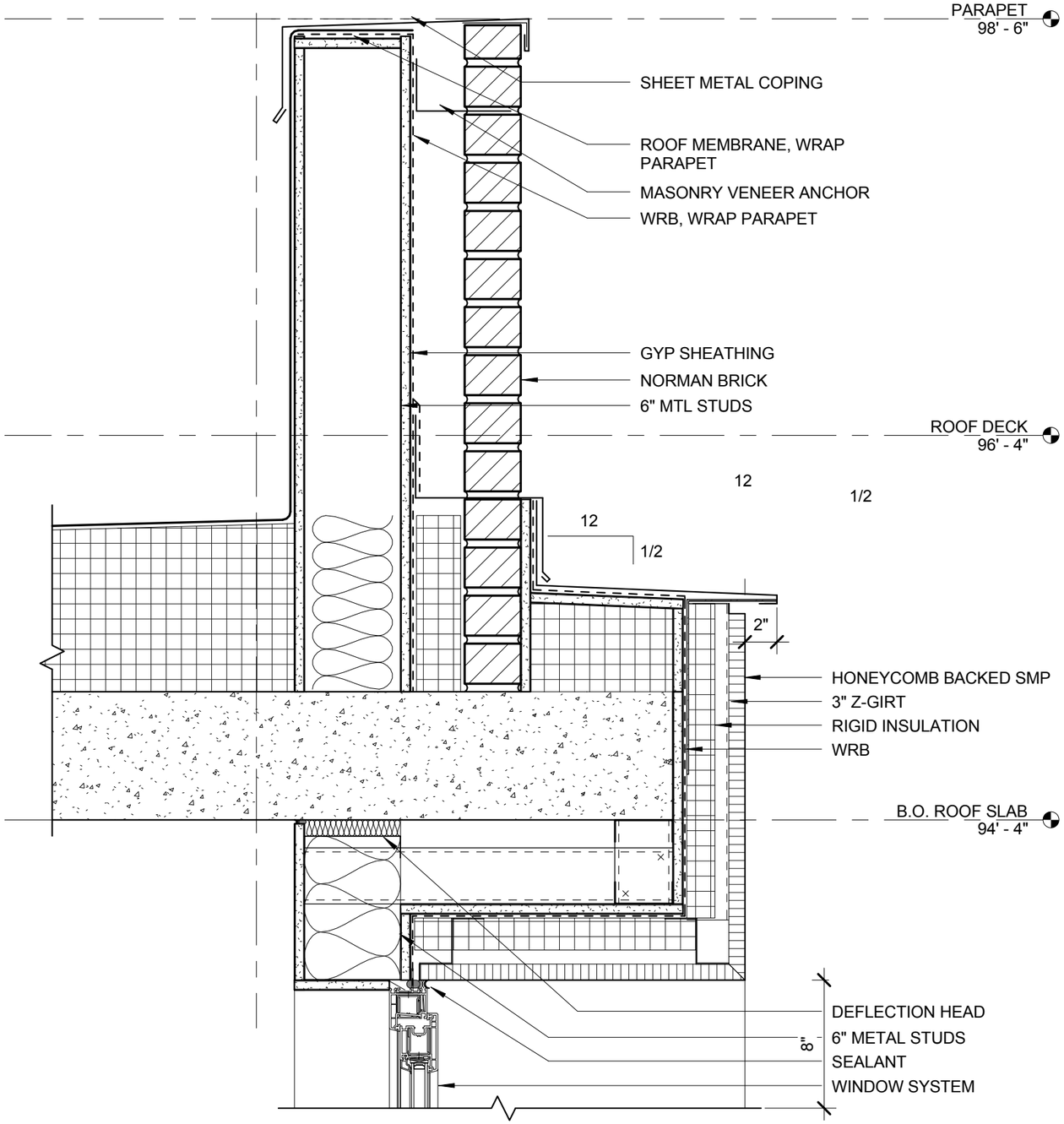
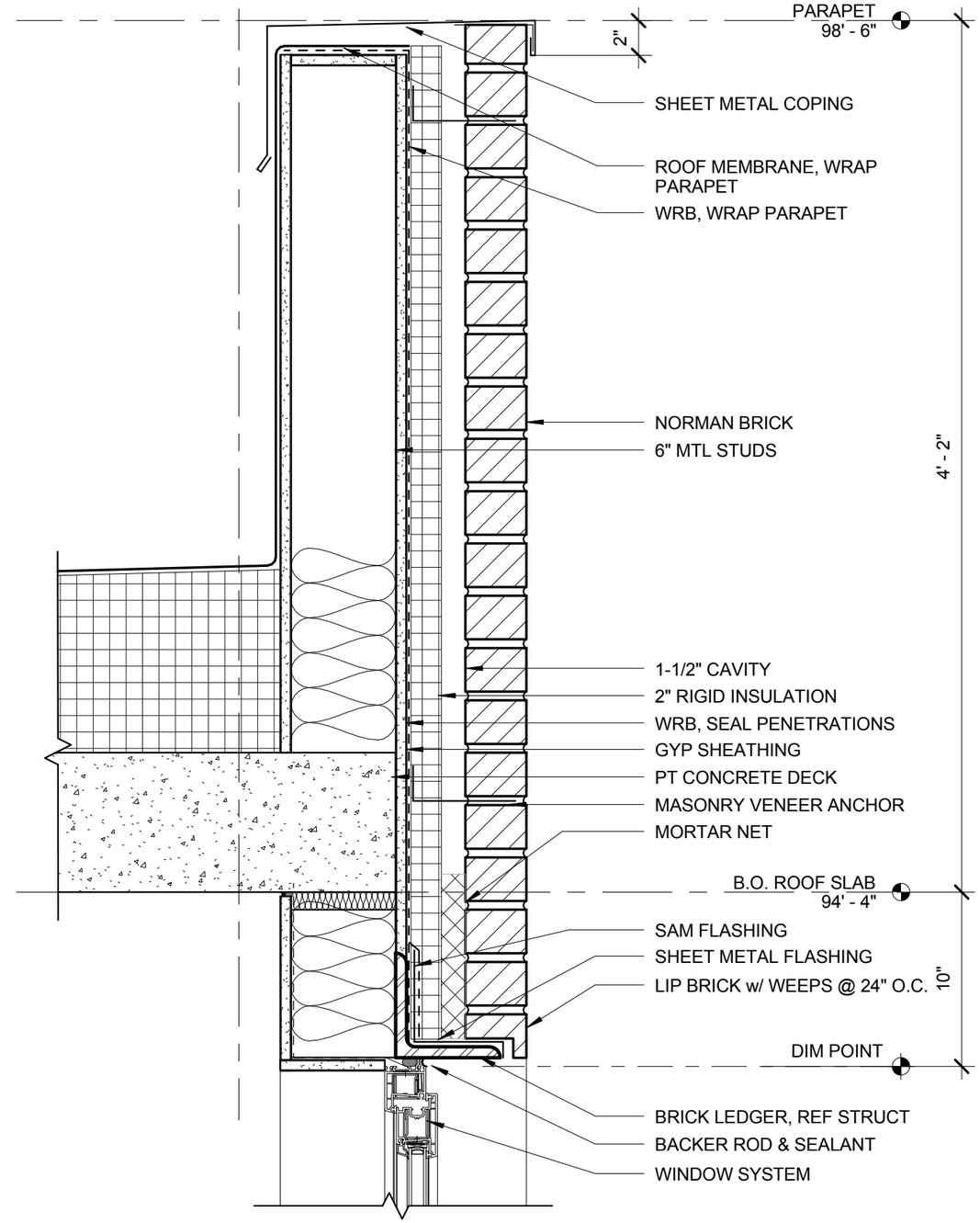
DETAILS

C52 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



2 (DZ) TYP PARAPET @ FRAME / WINDOW
1 1/2" = 1'-0"



1 WINDOW HEAD / PARAPET @ BRICK
1 1/2" = 1'-0"

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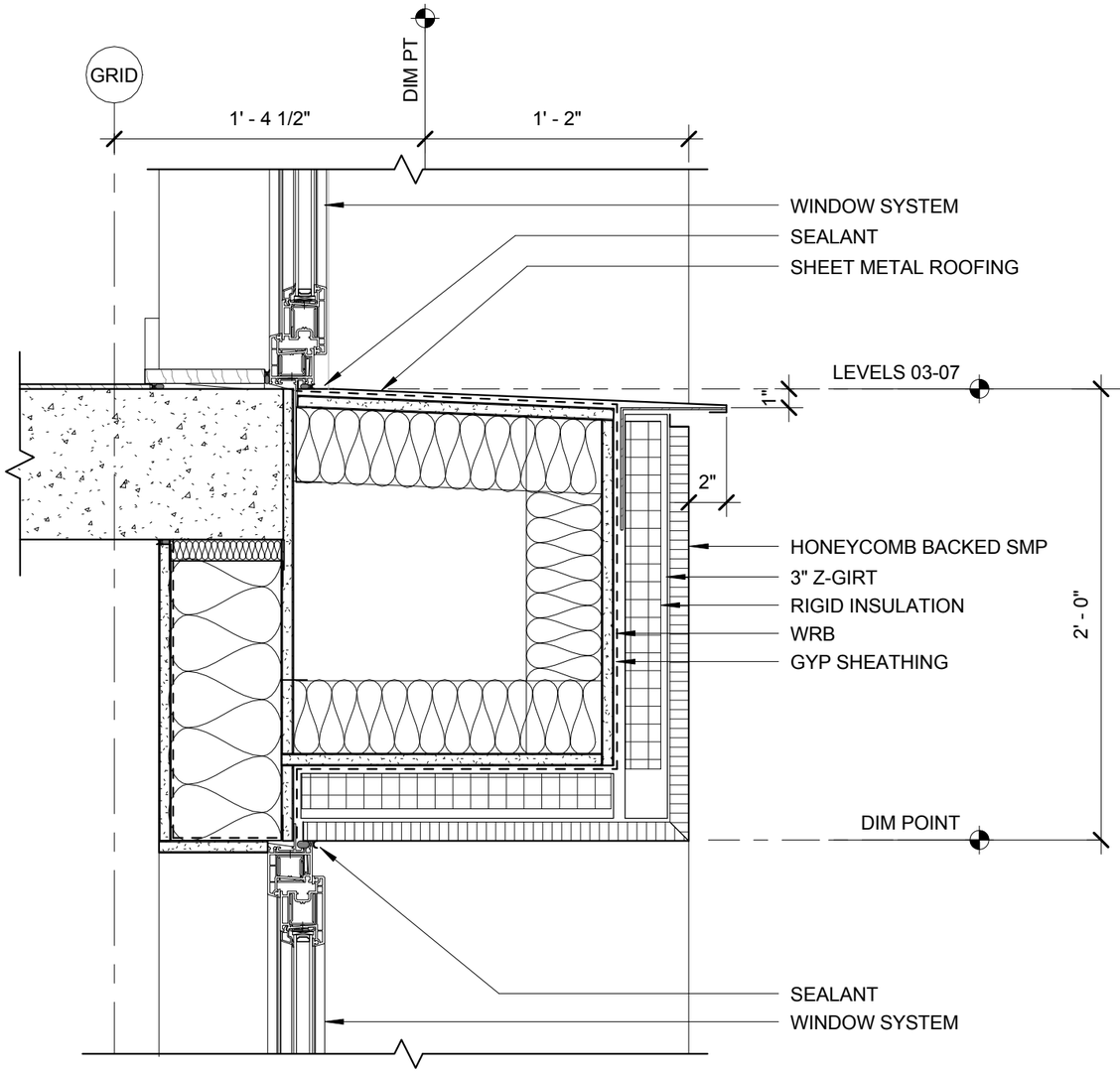
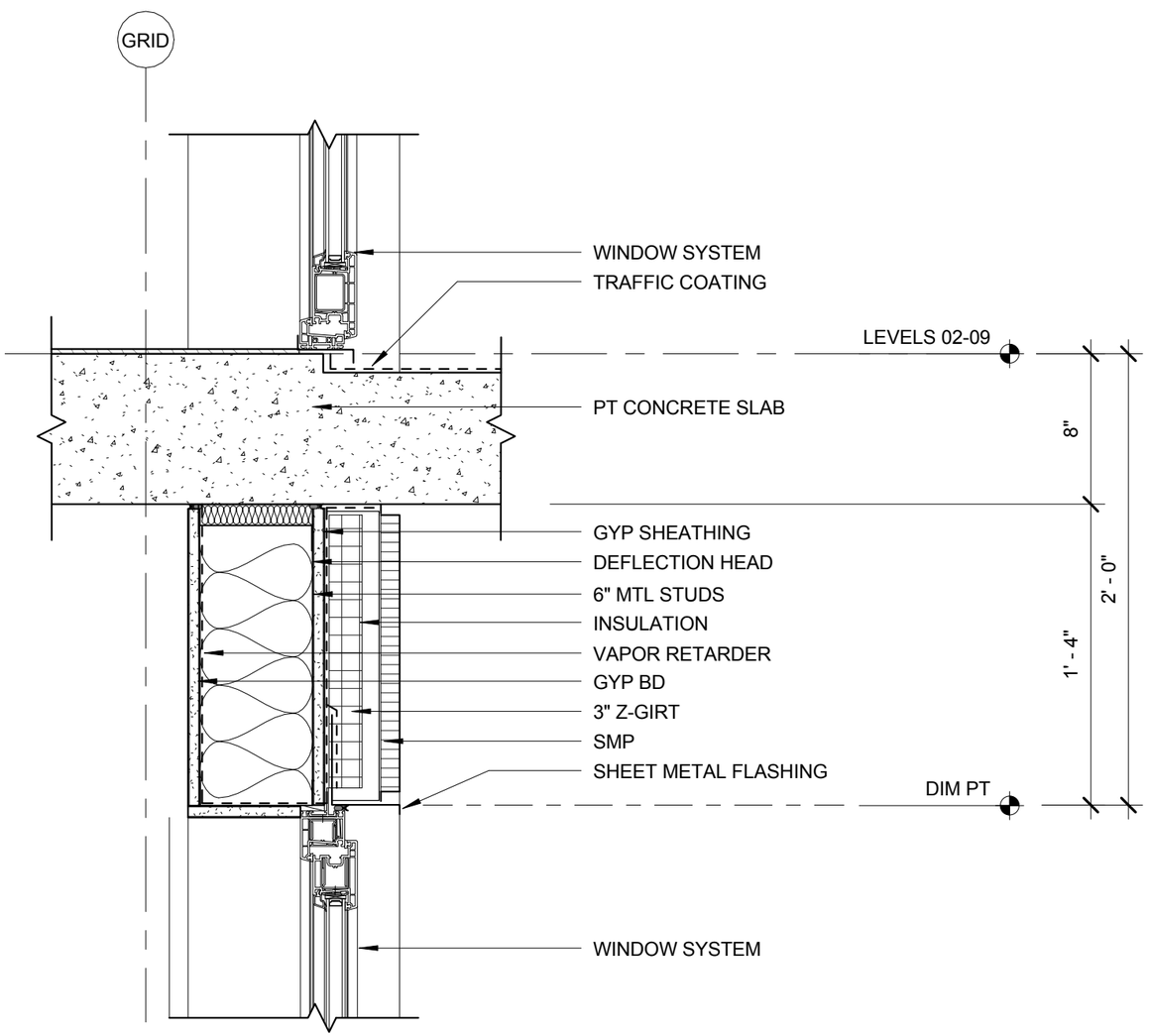
DETAILS

C53 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



2 TYP SLAB EDGE @ L4,6,8 WINDOW
1 1/2" = 1'-0"



1 TYP SLAB EDGE @ BALCONY
1 1/2" = 1'-0"

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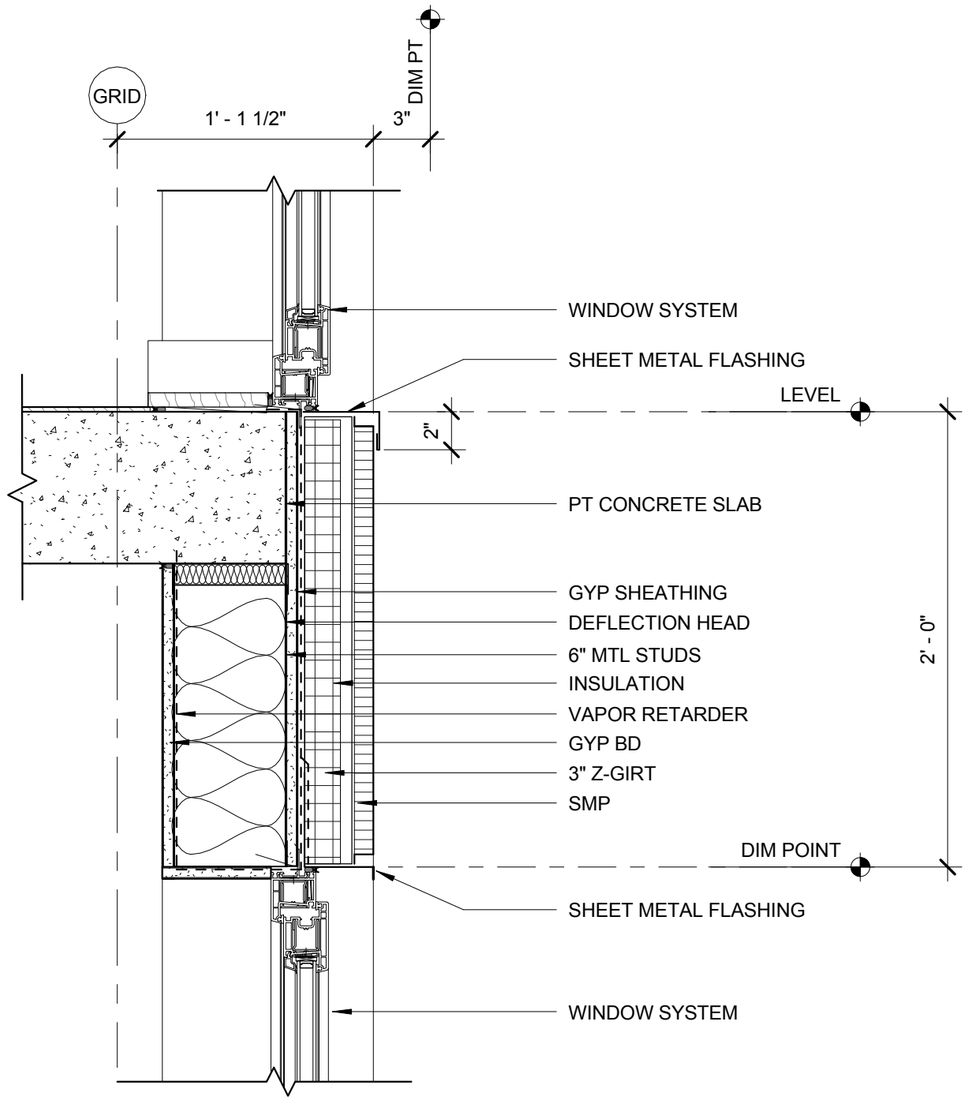
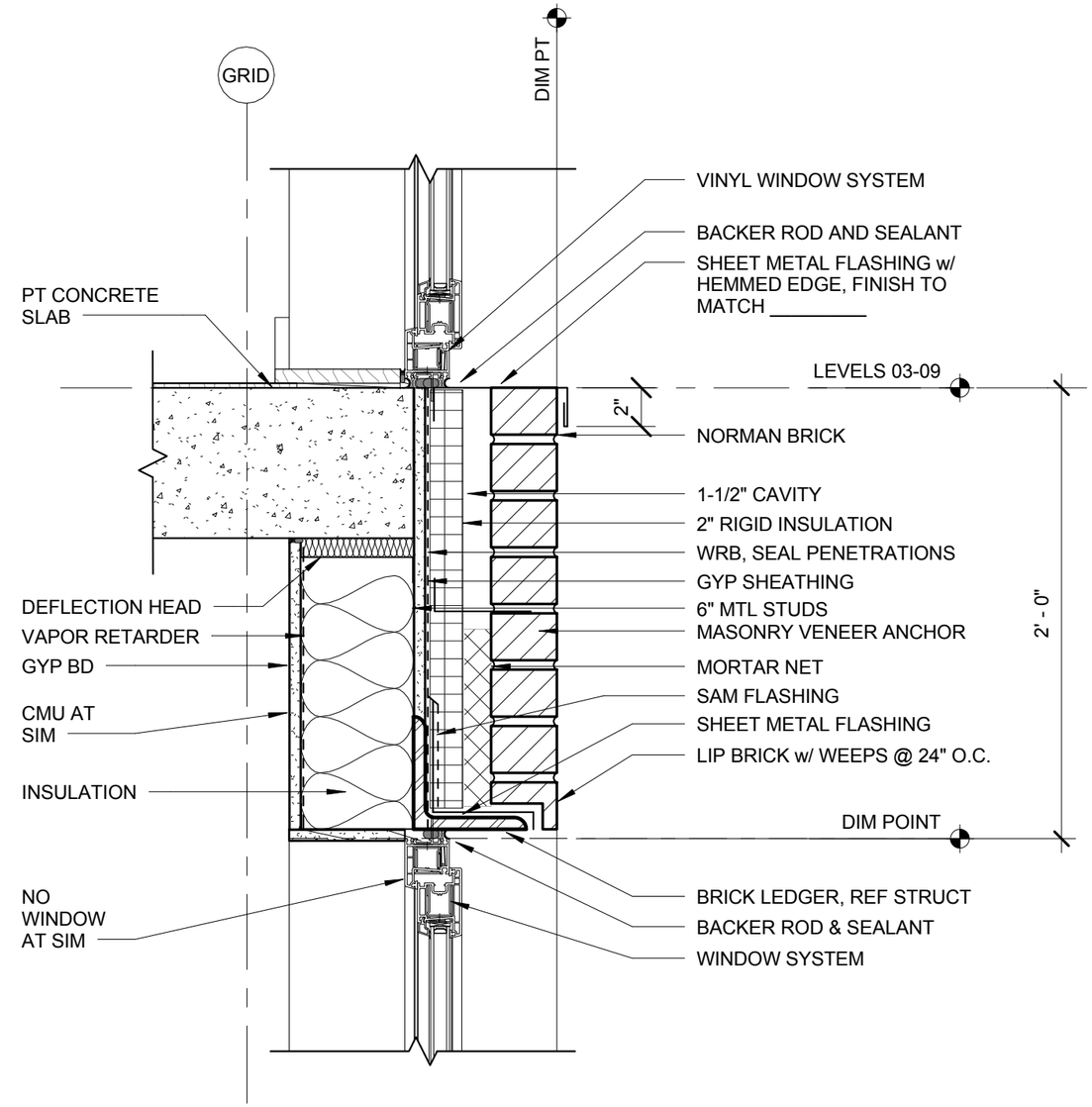
DETAILS

C54 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



2 TYP SLAB EDGE @ SMP AND WINDOW
1 1/2" = 1'-0"



1 TYP SLAB EDGE @ BRICK / WINDOW
1 1/2" = 1'-0"

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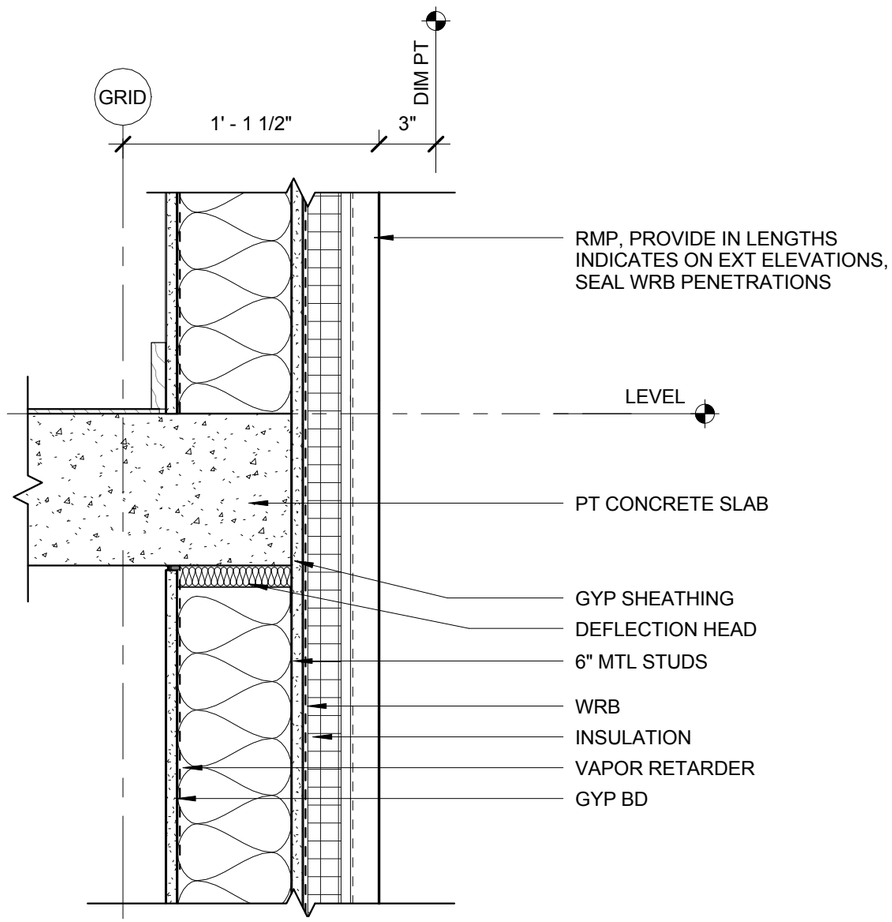
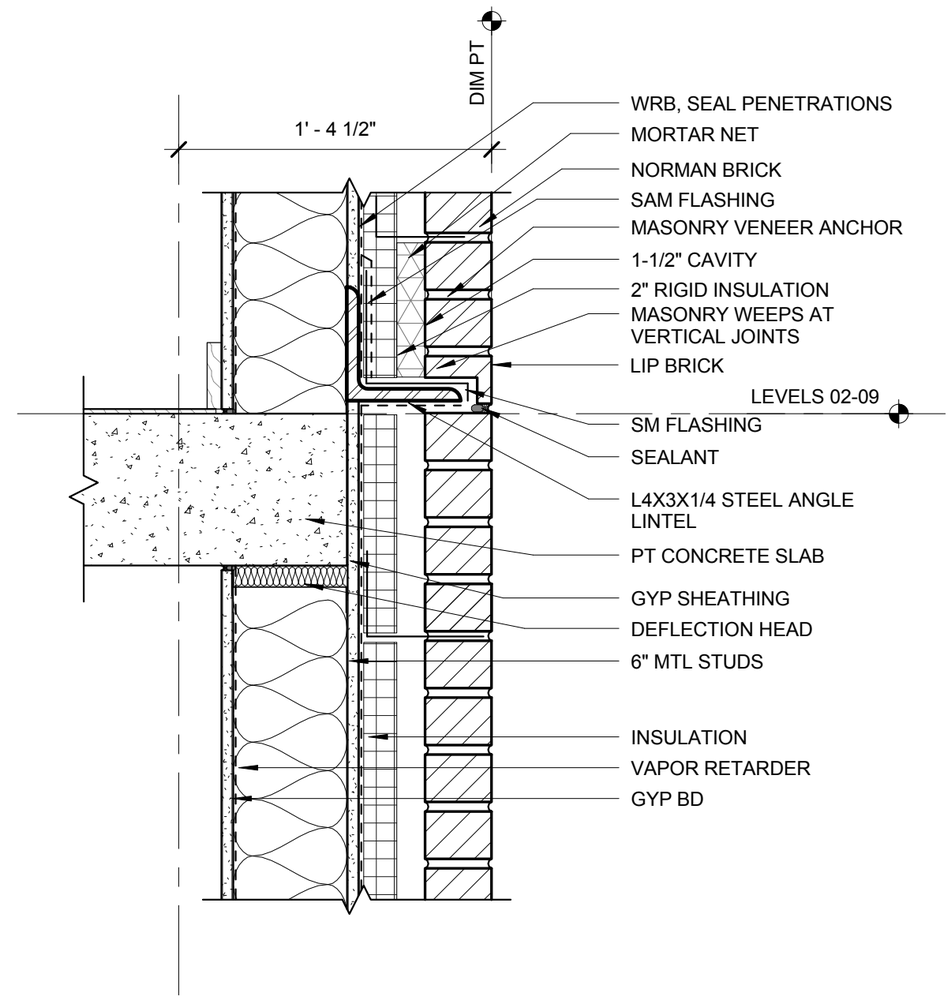
DETAILS

C55 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



2 TYP SLAB EDGE @ RMP
1 1/2" = 1'-0"



1 TYP SLAB EDGE @ BRICK
1 1/2" = 1'-0"

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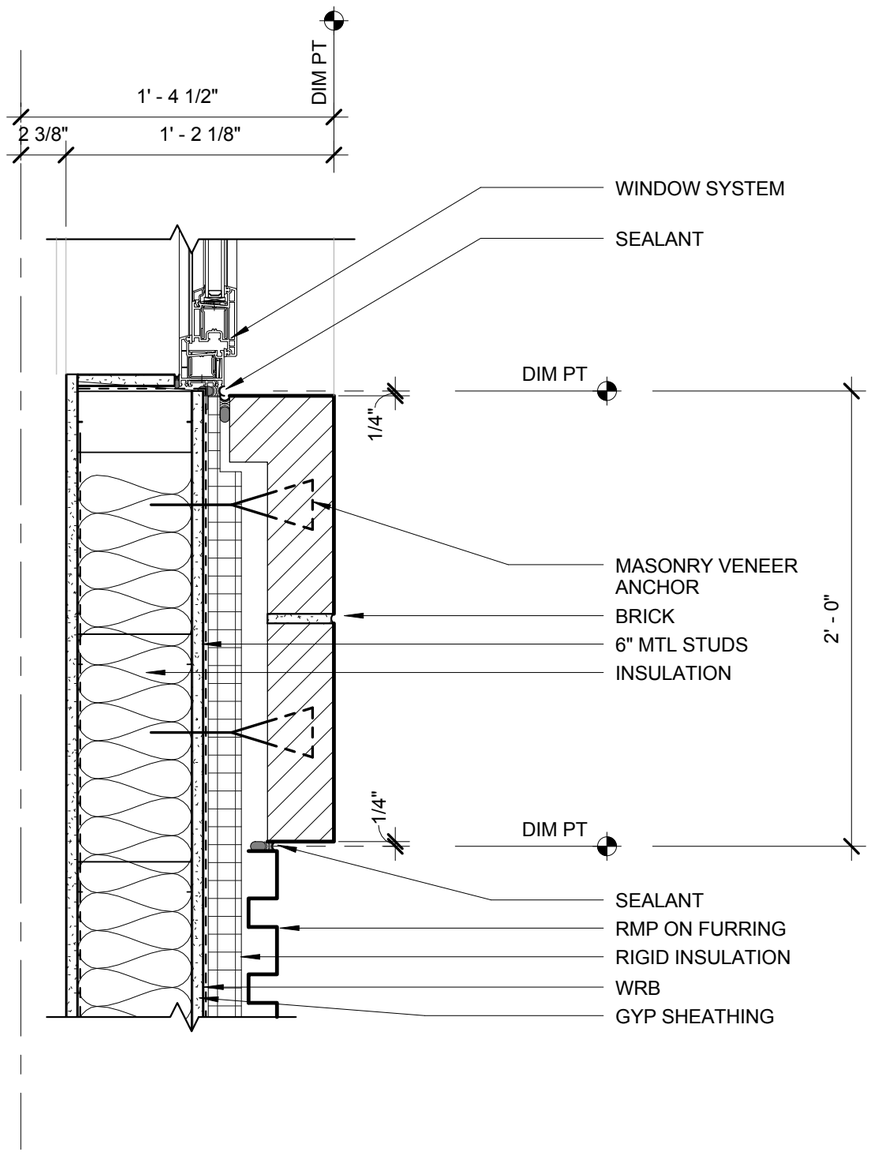
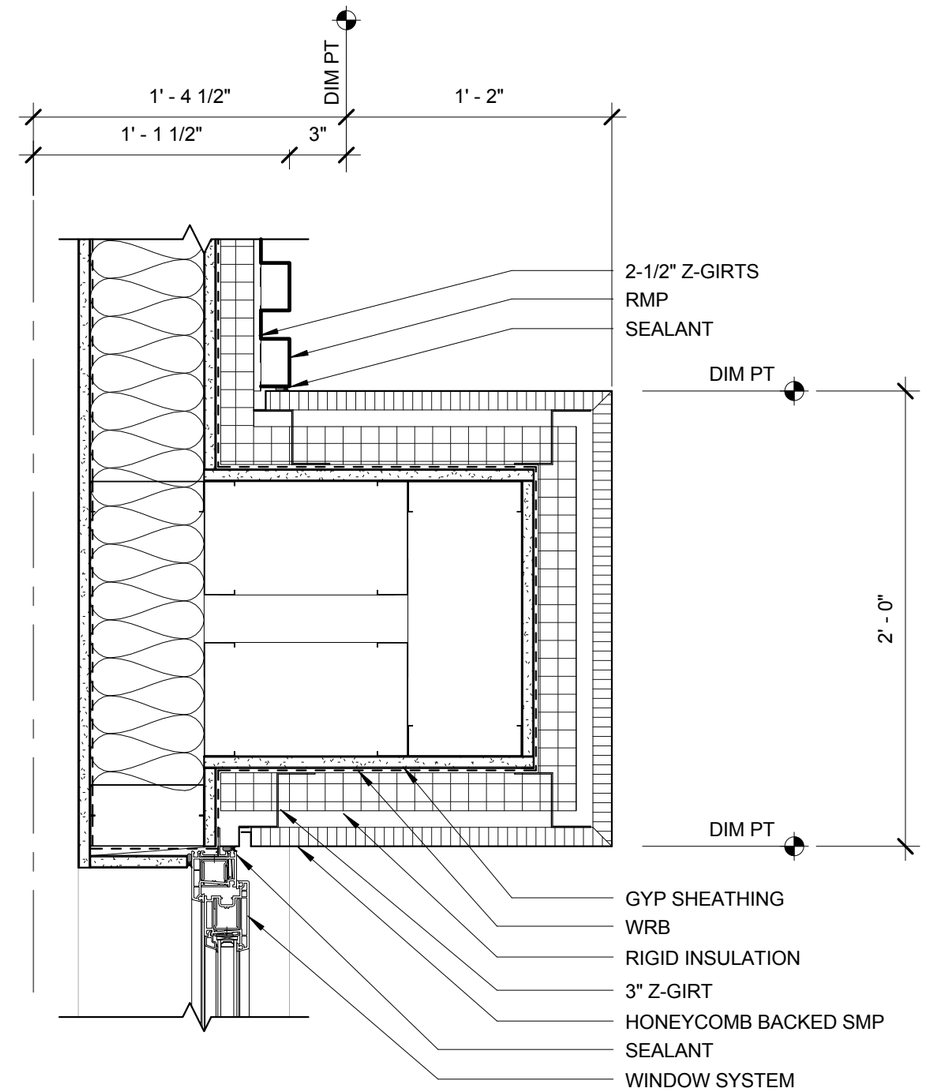
DETAILS

C56 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review LU 17-107667 DZ
820 SE ALDER ST.



2 RMP-BRICK PIER-WINDOW
1 1/2" = 1'-0"



1 WINDOW-FRAME-RMP
1 1/2" = 1'-0"

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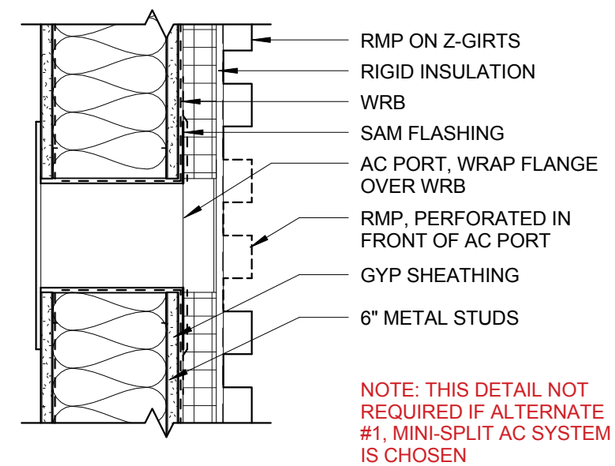
DETAILS

C57 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



1 TYP AC PORT
1 1/2" = 1'-0"

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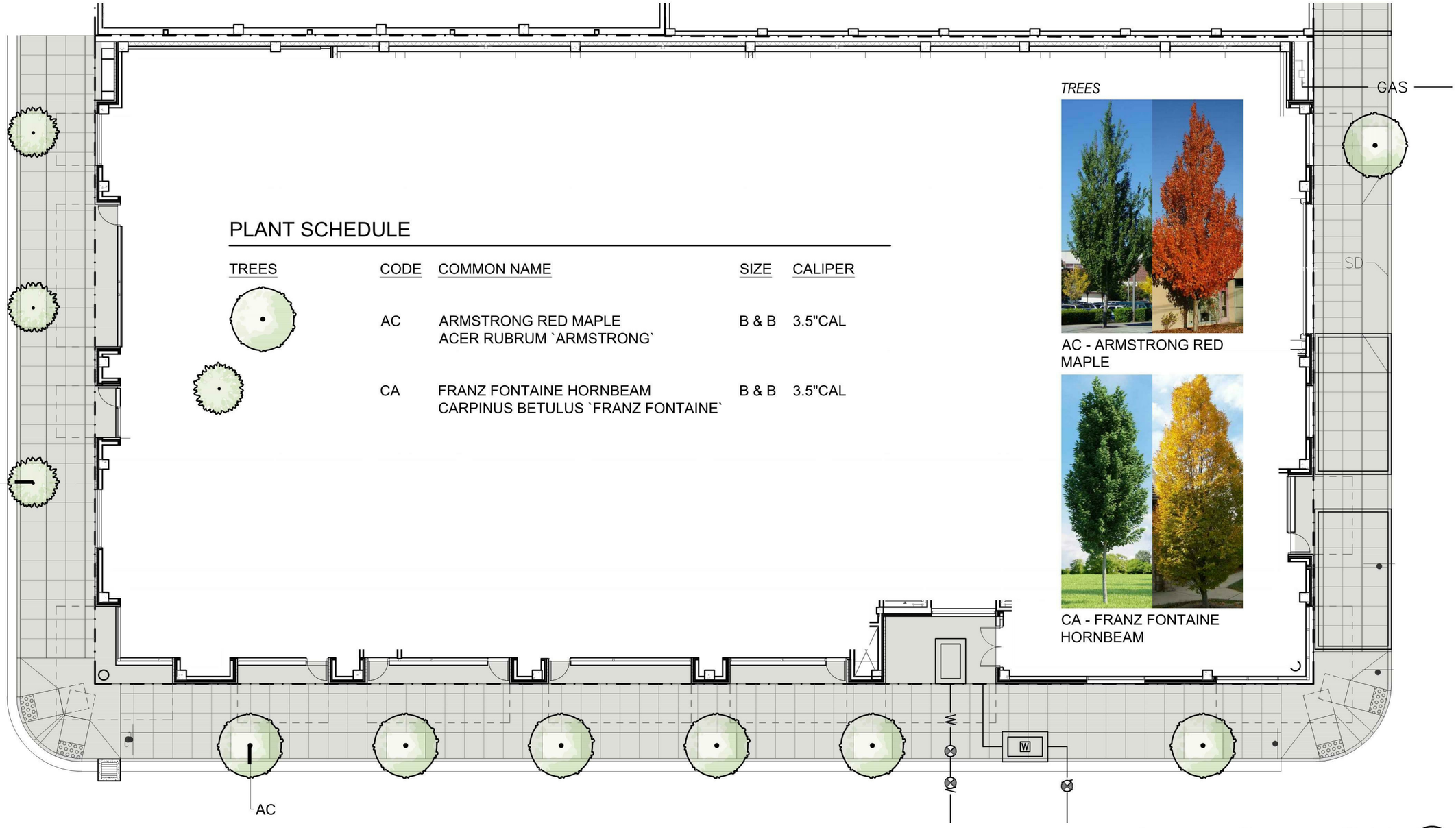
DETAILS

C58 ALDER.9TH
1 1/2" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.



PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	CALIPER
	AC	ARMSTRONG RED MAPLE ACER RUBRUM `ARMSTRONG`	B & B	3.5"CAL
	CA	FRANZ FONTAINE HORNBEAM CARPINUS BETULUS `FRANZ FONTAINE`	B & B	3.5"CAL

TREES

AC - ARMSTRONG RED MAPLE

CA - FRANZ FONTAINE HORNBEAM

1 OVERALL SITE / ROW PLANTING

0 16 32 feet
SCALE: 1/16" = 1'-0"

NORTH

tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

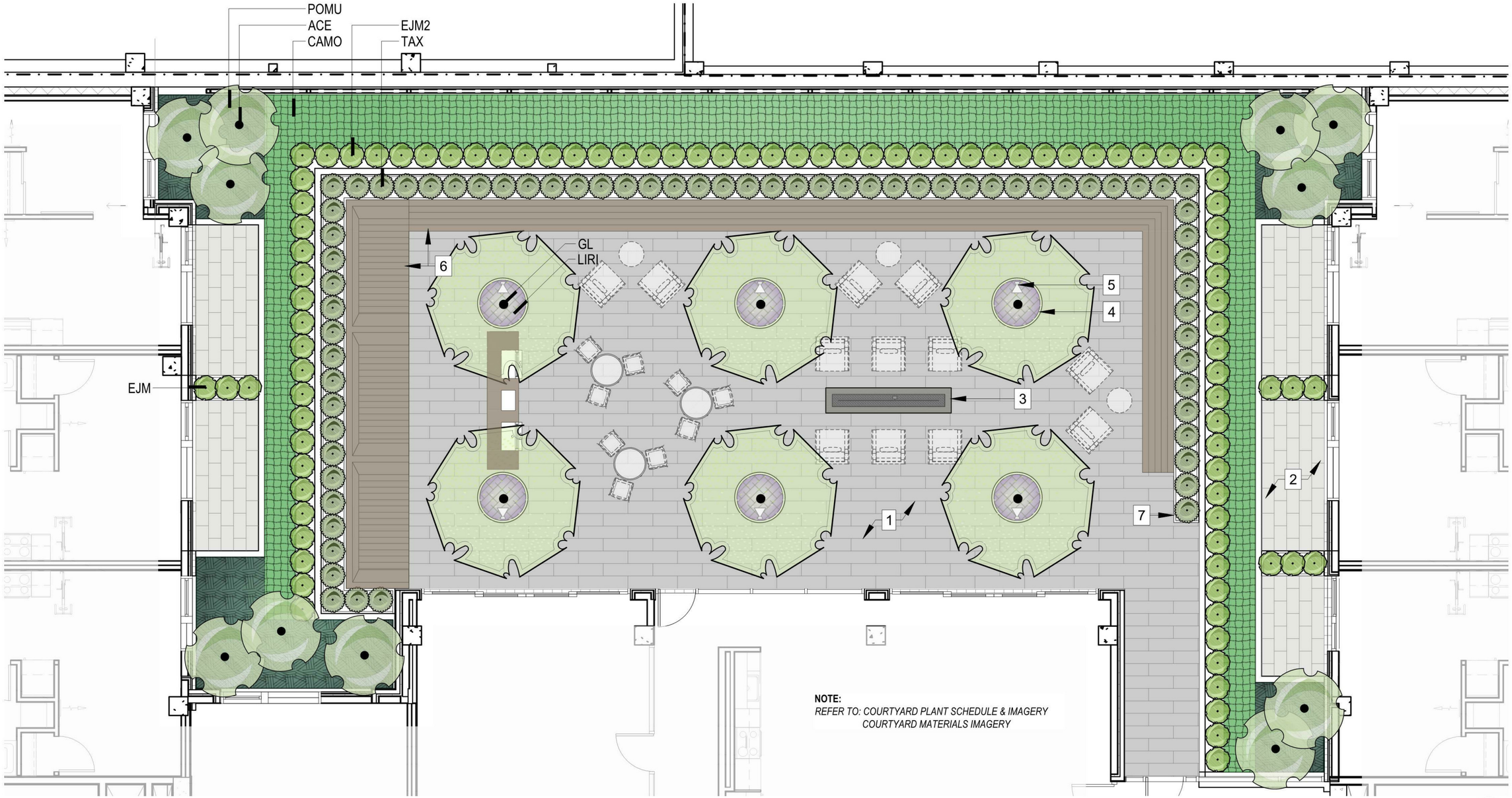
LANDSCAPE SITE PLAN

C70 ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



1 COURTYARD LANDSCAPE PLAN

0 8 16 feet
SCALE: 1/8" = 1'-0"
NORTH

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LANDSCAPE COURTYARD PLAN

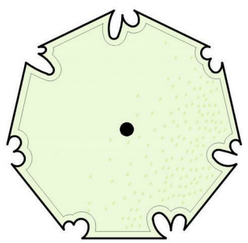
C71 ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

COURTYARD PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	CALIPER
	GL	SUNBURST COMMON HONEYLOCUST GLEDITSIA TRIACANTHOS INERMIS `SUNBURST` LIMBED UP 7`	B & B	2.5"CAL

SHRUBS	CODE	COMMON NAME	SIZE	HT.
	EJM	BOXLEAF EUONYMUS EUONYMUS JAPONICUS `MICROPHYLLA`	3 GAL	
	TAX	FASTIGA ENGLISH YEW TAXUS BACCATA `FASTIGATA`	5 GAL	

STORMWATER	CODE	COMMON NAME	SIZE	HT.
	ACE	VINE MAPLE ACER CIRCINATUM LIMBED UP	25 GAL	8-10 FT.
	EJM2	BOXLEAF EUONYMUS EUONYMUS JAPONICUS `MICROPHYLLA`	3 GAL	

GROUND COVERS	CODE	COMMON NAME	SIZE	BULB/SF	SPACING
	LIRI	BIG BLUE LILYTURF LIRIOPE MUSCARI `BIG BLUE`	1 GAL		12" o.c.

STORMWATER	CODE	COMMON NAME	SIZE	BULB/SF	SPACING
	CAMO	JAPANESE SEDGE CAREX MORROWII `GOLD BAND`	1 GAL		12" o.c.
	POMU	WESTERN SWORD FERN POLYSTICHUM MUNITUM	3 GAL		24" o.c.

1 COURTYARD PLANT SCHEDULE

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LANDSCAPE COURTYARD MATERIALS

C72 ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

GL - SUNBURST HONEYLOCUST

EJM(2) - BOXLEAF EUONYMUS

TAX - FASTIGA ENGLISH YEW

ACE - WINE MAPLE

POL - WESTERN SWORD FERN

LIRI - BIG BLUE LILYTURF

CAMO - JAPANESE SEDGE

1 COURTYARD PLANT IMAGERY

1 PORCELIAN PAVING TYPE 1

2 PORCELAIN PAVING TYPE 2

3 FIRE TABLE

4 LARGE PLANTERS

5 UPLIGHT

6 STEEL PLANTER

7 BENCH / LOUNGE SEATING W/ LED LIGHT

2 COURTYARD MATERIALS IMAGERY

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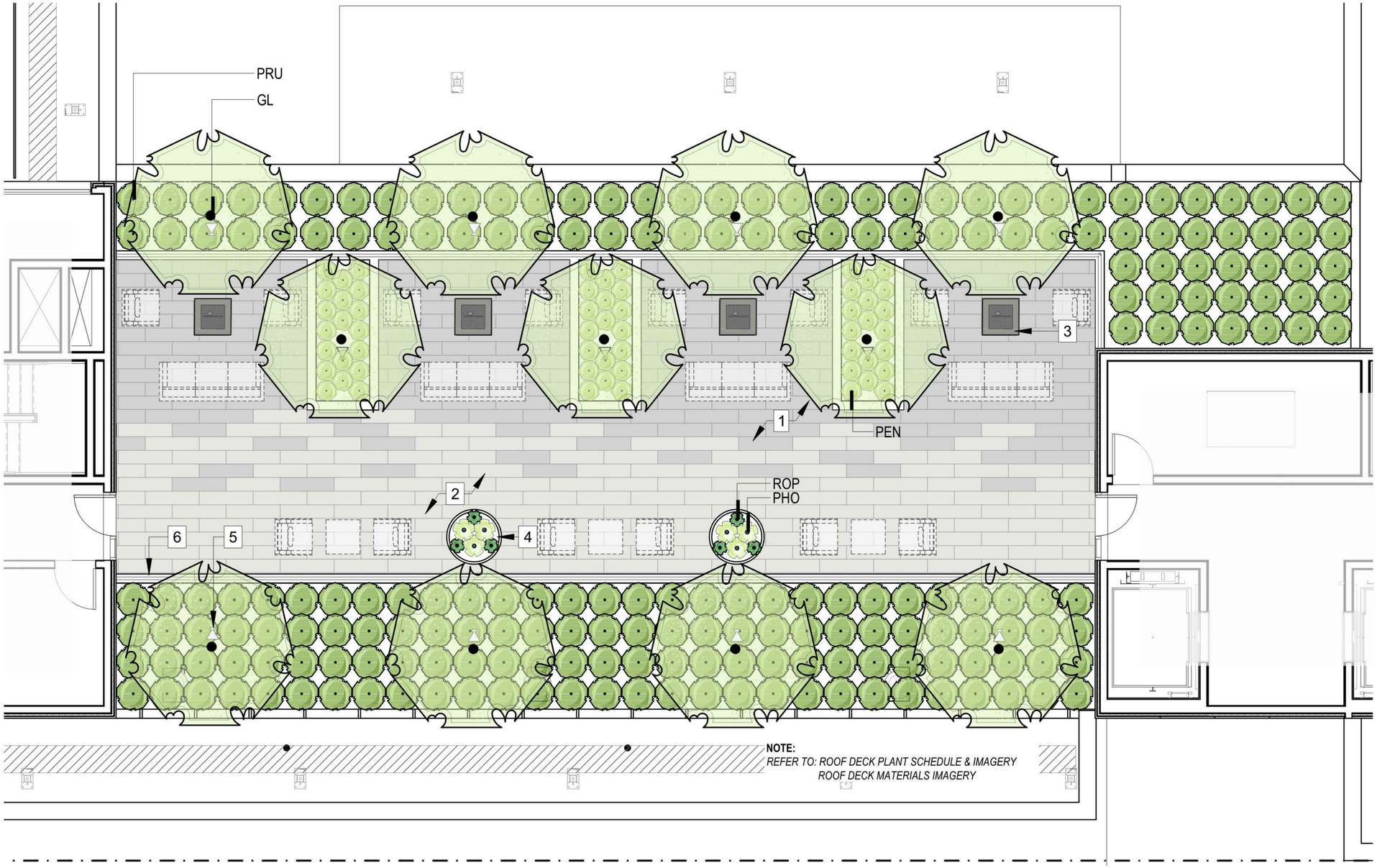
LANDSCAPE COURTYARD MATERIALS

C73 ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



1 ROOF DECK LANDSCAPE PLAN

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LANDSCAPE ROOF PLAN

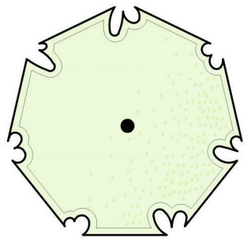
C74 ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

ROOF DECK PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	CALIPER
	GL	SUNBURST COMMON HONEYLOCUST GLEDITSIA TRIACANTHOS INERMIS `SUNBURST` LIMBED UP 7`	B & B	2.5"CAL

SHRUBS	CODE	COMMON NAME	SIZE	HT.
	PHO	NEW ZEALAND FLAX PHORMIUM TENAX `WINGS OF GOLD`	3 GAL	
	PRU	LUYKENS LAUREL PRUNUS LAUROCERASUS `OTTO LUYKEN`	3 GAL	
	ROP	CREEPING ROSEMARY ROSMARINUS OFFICINALIS `PROSTRATUS`	3 GAL	

GRASSES	CODE	COMMON NAME	SIZE	HT.
	PEN	HAMELN DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES `HAMELN`	2 GAL	


GL - SUNBURST HONEYLOCUST

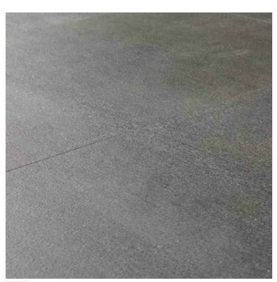

PRU - OTTO LUYKEN LAUREL


PEN - DWARF FOUNTAIN GRASS


PHO - WINGS OF GOLD NEW ZEALAND FLAX


ROP - CREEPING ROSEMARY

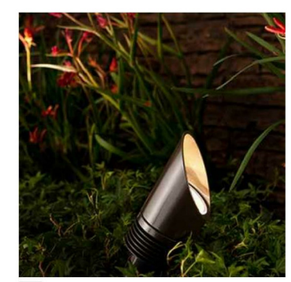
1 ROOF DECK PLANT SCHEDULE & IMAGERY


1 PORCELIAN PAVING TYPE 1


2 PORCELAIN PAVING TYPE 2


3 FIRE TABLE


4 LARGE PLANTERS


5 UPLIGHT


6 CONCRETE PLANTER

2 ROOF DECK MATERIALS IMAGERY

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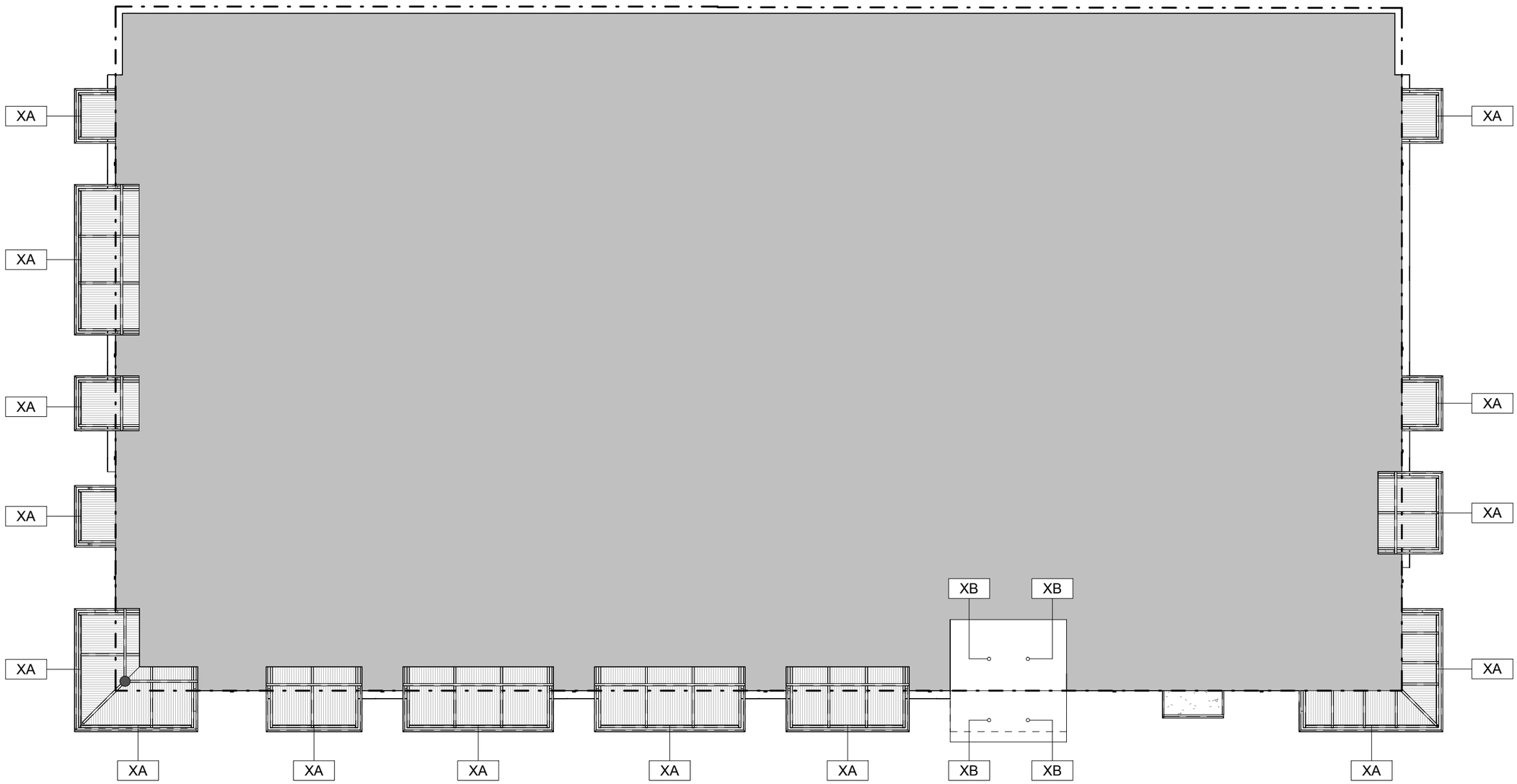
LANDSCAPE ROOF MATERIALS



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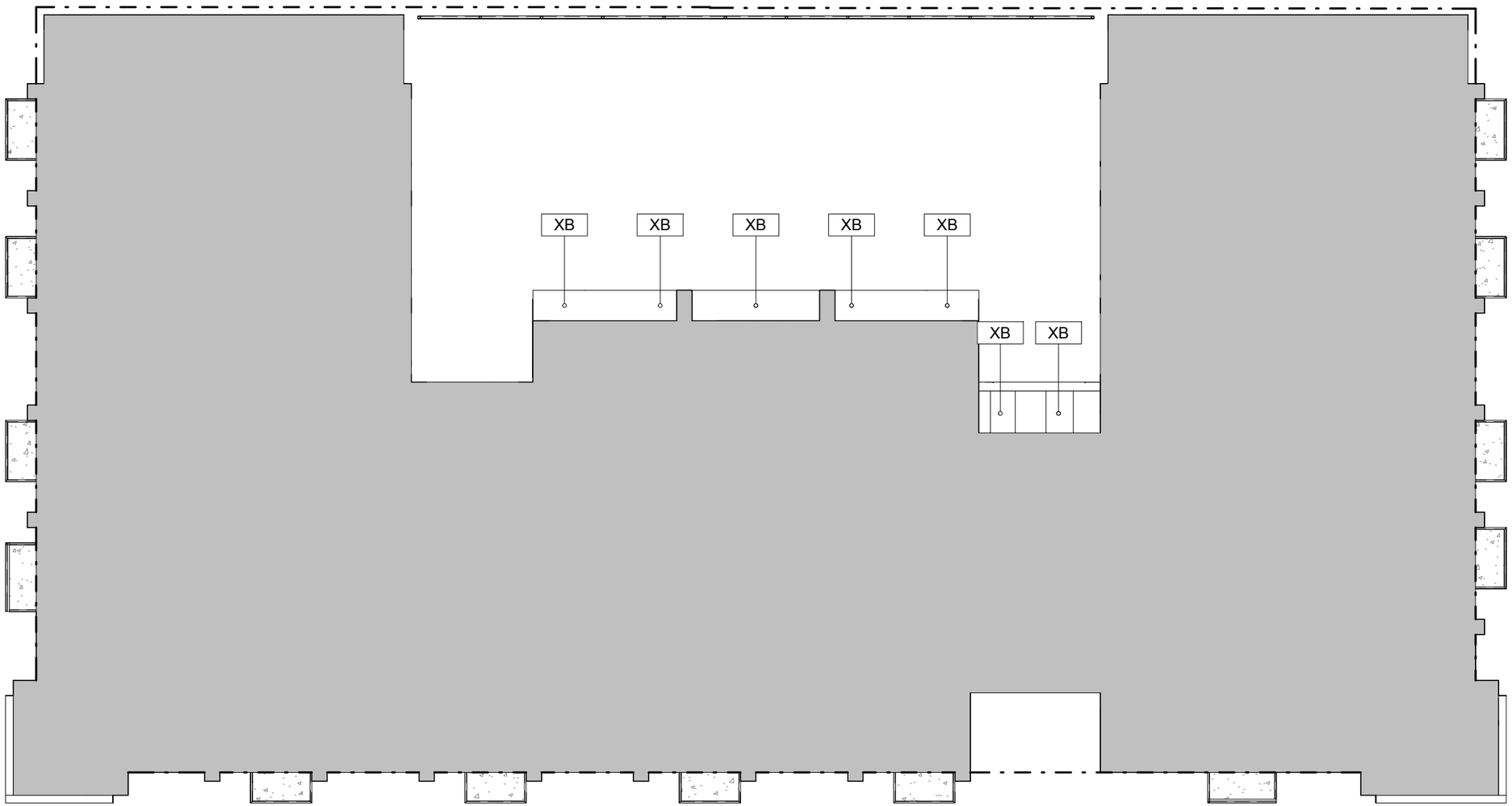
EXTERIOR RCP LEVEL 01

C80 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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EXTERIOR RCP LEVEL 02

C81 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

TYPE XA - LED STRIP LIGHT (CHANNEL)

MANUFACTURER: American Lighting
LED STRIP: Hybrid 2

120V | HYBRID 2 Reels

AMERICAN LIGHTING
BRIGHT IDEAS · INNOVATIVE SOLUTIONS

PROJECT: | TYPE:
LOCATION: | CAT:

Description
Low-profile LED Linear lighting with superb light output for indoor and outdoor use

Features
- Parallel wiring to each LED ensures that if one LED goes out, the rest of the cutting increment stays lit
- Flexible rubber housing with clear PVC lens are protected with UV inhibitor
- Various mounting, linking, and power accessories available (sold separately)

Mounting
Mounting clips or mounting track

Applications
Accent Lighting, Coves, Ledges, Shelves

Warranty
1 year Standard Linear

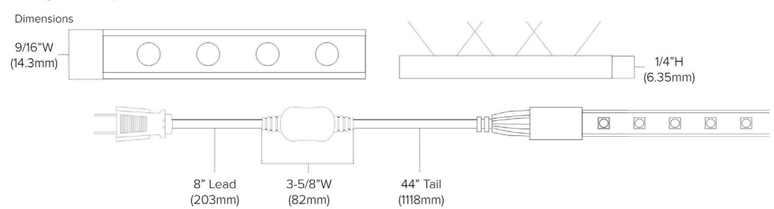
Technical Information

DIMMABLE · Linkable · Outdoor · Indoor · Intertek

	Hybrid 2 Reels				
Voltage	120V AC, 60Hz				
CCT	2700K	5000K	BLUE	GREEN	RED
Length	150 feet				
Wattage	2.3W/ft				
Lumens	145Lm/Ft	180Lm/Ft	25Lm/Ft	100Lm/Ft	18Lm/Ft
nm	N/A	N/A	465nm	520nm	625nm
CRI	82+ CRI	82+ CRI	N/A	N/A	N/A
Max Run	150 feet				
Cuttability	18"				
Beam Angle	120°				
Dimming	10-100% with most incandescent, low-voltage magnetic, and low-voltage electronic dimmers*				
Operating Temp	-30°C (-22°F) to 45°C (113°F)**				
Storage Temp	-10°C (14°F) to 30°C (86°F)**				
LED Spacing	Every 5/8"; 20 per foot				
Rating	cETLus Listed† ; Indoor/Outdoor; IP65				
Rated Life	30,000 Hours				

*Minimum loads may apply. Per the NEC, switched wall outlets cannot be used with wall dimmers.
**Do not install in inclement whether or extreme temperature conditions (i.e. -25°C (-13°F) and below)
†cETLus Listing for 120V is void if product is cut

Dimensions



120V 24V | HYBRID 2 Reels

AMERICAN LIGHTING
BRIGHT IDEAS · INNOVATIVE SOLUTIONS

Ordering Information

Reels

VOLTAGE		MODEL		CCT
	–	H2	–	

120 = 120V AC

WW = 2700K
WH = 5000K
BL = Blue
GR = Red
RE = Green

Hybrid 2 120V Reels Include:
(1) 5ft removable power cord with 8A inverter
(1) Removable end cap on dead end
(4) ADDITIONAL H2-CONKIT-8A
(50) Clear plastic mounting clips with screws

Example Part # **120-H2-WW**

120	–	H2	–	WW

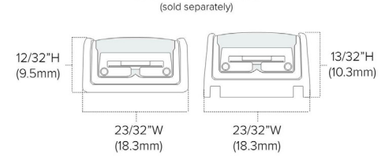
Power Accessories

Image	Part Number	Description
	H2-CONKIT-8A	120V power connection kit includes: (1) 120V AC 5ft power cord with 8A inverter, (1) power pin, (1) end cap, and (2) 4" sections of shrink tube (120V Hybrid 2 Reels only)

Accessories

Image	Part Number	Description
	H2-SPL	Splice Kit includes (1) connection sleeve assembly, (2) power pins, and (2) 3" sections of shrink tube
	H2-JUMP.5	6" jumper/linking cable for Hybrid 2 Reels includes (2) pin connectors and (2) 4" sections of shrink tube
	H2-JUMP3	3ft jumper/linking cable for Hybrid 2 Reels includes (2) pin connectors and (2) 4" sections of shrink tube
	H2-JUMP10	10ft jumper/linking cable for Hybrid 2 Reels includes (2) pin connectors and (2) 4" sections of shrink tube
	H2-JUMP20	20ft jumper/linking cable for Hybrid 2 Reels includes (2) pin connectors and (2) 4" sections of shrink tube
	H2-TRACK-3	3ft clear plastic mounting track (23/32"W x 13/32"H)
	H2-CHAN-3	3ft aluminum mounting channel (23/32"W x 12/32"H)
	H2-ENDS	Clear plastic end caps for Hybrid 2 (bag of 10)
	H2-CLIPS	Clear plastic mounting clips with mounting screws for Hybrid 2 (bag of 10)

Cut-view when used with
H2-TRACK-3 or H2-CHAN-3
(sold separately)



SCHEDULE - EXTERIOR LIGHTING		
Type Mark	Description	Count
XA	LED STRIP LIGHT	19
XB	LED DOWNLIGHT	11
XC	LED IN-GRADE UPLIGHT	2
XD	SURFACE MOUNTED UP/DOWN LIGHT w/ SINGLE SPIKE	15
XE	LANDSCAPE UPLIGHT	17
XW	LED Mini Wall-Pack	5

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LIGHTING CUT SHEETS

C85 ALDER.9TH
02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.

TYPE XB - LED DOWNLIGHT

MANUFACTURER: SATCO
PRODUCT: S9331

SATCO®

S9331

13.5W/LED/7"FLUSH/30K/RD/WH
13.5 watt; 7" Flush Mount LED Fixture; 3000K; Round Shape; White Finish; 120 volts

S9331

Features
- Surface mount fixture
- Solid State LED lighting
- Long life
- 5 Year limited warranty
- Dimmable
- Damp location

Compatible Dimmers
- Leviton 6674
- Lutron C.L. Family - Gen. 2.2 or above
- Lutron NTCL-250
- Lutron SLV-600P

Item Number	Product Line	UPC	Voltage	Watts	Incandescent Equivalent	Fixture Type	Base
S9331	BLINK	045923093319	120	13.5	60W	Flush Mount	Connector

Lamp Code	Dimmable/Non-Dimmable	Finish	MOL In Inches	MOD In Inches	Initial Lumens	Average Rated Hours	Kelvin Temp
13.5W/LED/7"FLUSH/30K/RD/WH	Dimmable	White	1"	7.00"	820	40000	3000

Color	CRI	Beam Spread Deg	Operating Temperature	Pack	Package Type	ENERGY STAR	RoHS Compliant
Warm White	80+	108	-18°C (0°F) to a maximum of +46°C (115°F)	12	Box	ENERGY STAR	Yes

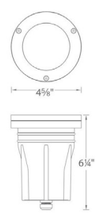
UL or ETL Listed	UL Classification	Warranty
Yes	cETLus - Damp Location Rated	5 Year Limited

TYPE XC - LED IN-GRADE UPLIGHT

MANUFACTURER: WAC
PRODUCT: 5032

3" INGROUND 120V
5032

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3W to 11.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

		Color Temp		Finish	
5032	*3" Inground 120V*	**30**	*3000K*	**BZ**	*Bronze on Aluminum*
				BBR	*Bronze on Brass*

5032-30____

Example: **5032-30BBR**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

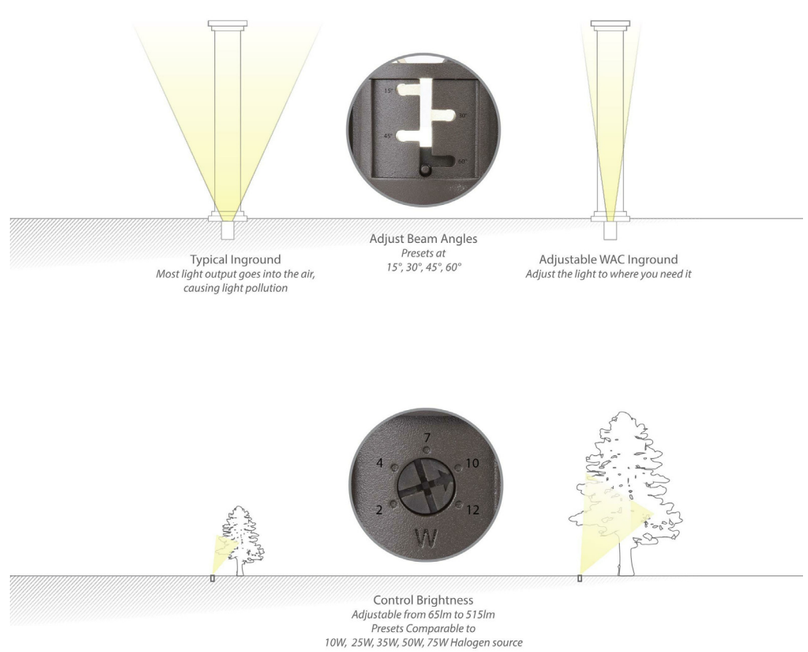
Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

3" INGROUND 120V
5032

WAC
LANDSCAPE LIGHTING



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Western Distribution Center
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Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

3" INGROUND 120V
5032

WAC
LANDSCAPE LIGHTING

Rock Guard

Protects the fixture face

5030-GRD-BZ
Bronze on Aluminum

5030-GRD-BBR
Bronze on Brass

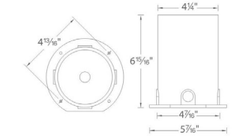
Optics

Enhances saturation of florals and foliage

LENS-25-AMB *Amber*
LENS-25-RED *Red*
LENS-25-FR *Frosted*
LENS-25-GRN *Green*
LENS-25-BLU *Blue*
LENS-25-HCL *Honeycomb Louver Reduces glare*

Concrete Pour Kit

For installation in concrete
Five ½" NPT threaded holes, PC



5030-PIP-PVC
Shown with temporary dense foam cap

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Phone (800) 526.2588
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TYPE XD - SURFACE MOUNTED UP/DOWN

MANUFACTURER: BEGA
PRODUCT: 33 221

Wall luminaires with shielded light sources

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box. A round "rotation plate" allows the housing to be precisely leveled (or rotated) after installation. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Molded clear borosilicate glass, fully gasketed for water tight operation using silicone rubber gaskets.

Electrical: Lampholders; Incandescent, double contact bayonet, stainless steel with porcelain insulator disk, rated 600. Available in 120V only.

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

U.L. listed for US and Canadian Standards, suitable for wet locations). Protection class: IP 65.

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

Wide spread and very narrow beam

	Lamp	Lumen	A	B
33 221	1 100 W T4 DCB	1900	5⅞	6¾

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

TYPE XE - LANDSCAPE UPLIGHT

MANUFACTURER: RAB
PRODUCT: LFLED8YB

LFLED8YB

Same small package. Bigger output. Replaces 50W MR16 Floodlight.

Color: Black Weight: 1.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current
120V:	0.14
208V:	0.09
240V:	0.08
277V:	N/A
Input Watts:	7W
Efficiency:	N/A

LED Info

Watts:	8W
Color Temp:	3000K
Color Accuracy:	83 CRI
L70 Lifespan:	N/A
Lumens:	511
Efficacy:	71 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LED:

High-output, long-life LED

Color Consistency:

4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 50/60 Hz, 100-240VAC: 0.20Amps

Optical

Spot Lens:

Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Narrow Spot Lens:

Optional narrow spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Ambient Temperature:

Suitable for 40°C (104°F) ambient temperatures

Thermal Management:

Optimized using computational fluid dynamics software to ensure long LED and driver lifespan

Housing:

Precision die-cast aluminum, lens frame and mounting arm

Lens:

Microprismatic diffuser produces a smooth distribution and low glare.

Gaskets:

High temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

California Title 24:

LFLED8 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico.

Equivalency:

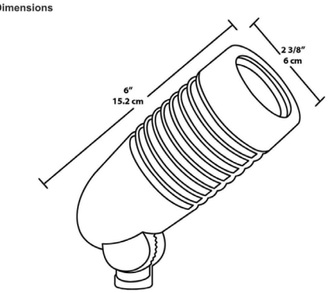
Equivalent to 50W MR16.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

LFLED8YB

Dimensions



Features

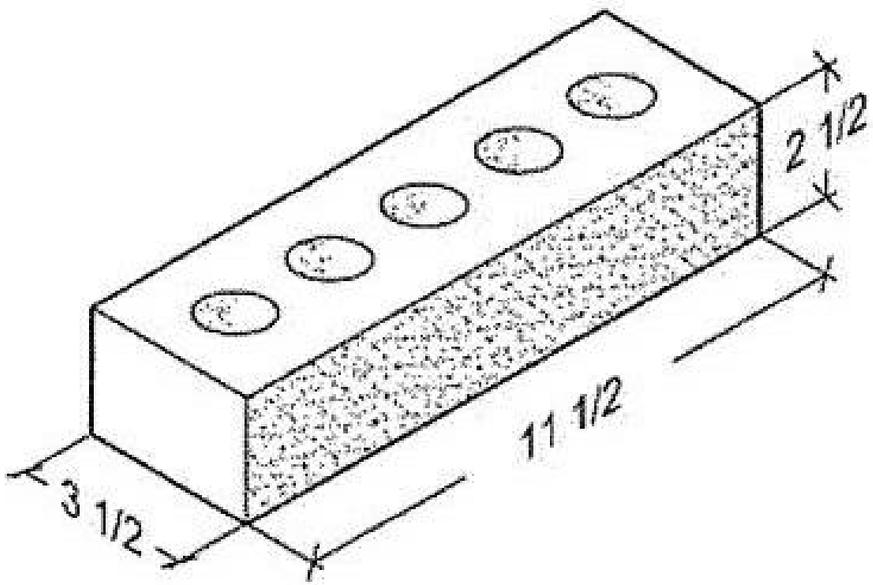
- Microprismatic diffuser produces a smooth distribution and low glare
- 4H x 4V NEMA beam spread
- Optional spot and narrow spot hood reflectors available
- Runs cool; prevents burning foliage or fingers
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Finish
LFLED	8	Y	B
	8 = 8W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**A** = Bronze **W** = White **B** = Black **VG** = Verde Green

BRICK

MANUFACTURER: Mutual Materials
SIZE : Norman
COLOR: Coal Creek



PORCELAIN TILE

MANUFACTURER: DALTILE
SERIES: DIGNITARY
PART #: DR1112241T
FINISH: MATTE
COLOR: GOVERNOR BLACK

FLOOR | WALL

DIGNITARY™

STONE ATTACHÉ™ COLLECTION – COLORBODY™ PORCELAIN

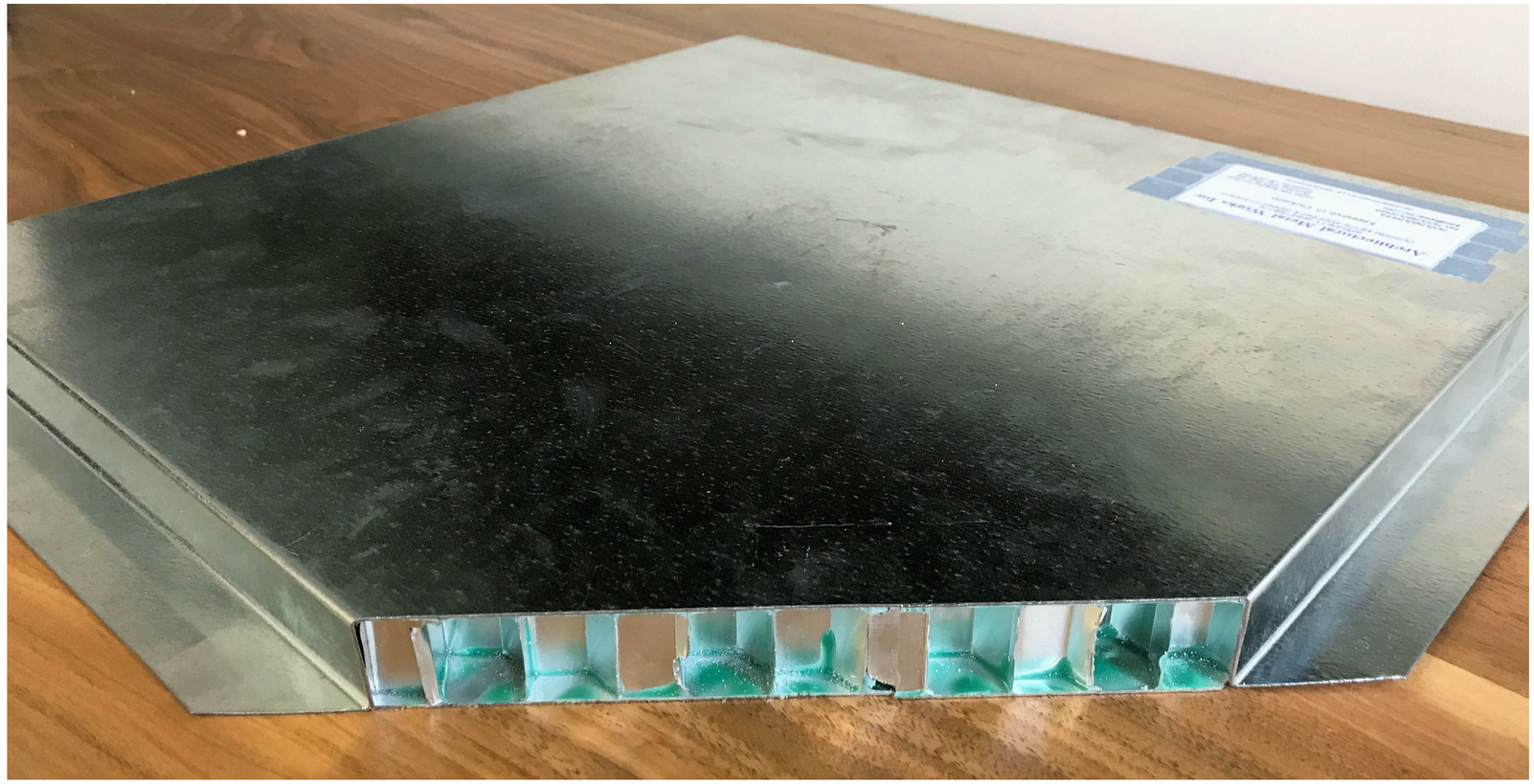
SIZES

			Thickness	Sq. Ft. per Carton	Pieces per Carton
	24 x 48 Field Tile (Unpolished)	(23-7/16" x 47") (59.50 cm x 119.30 cm)	3/8"	15.50	2

GOVERNOR BLACK DR11

HONEYCOMB BACKED SMOOTH METAL PANEL

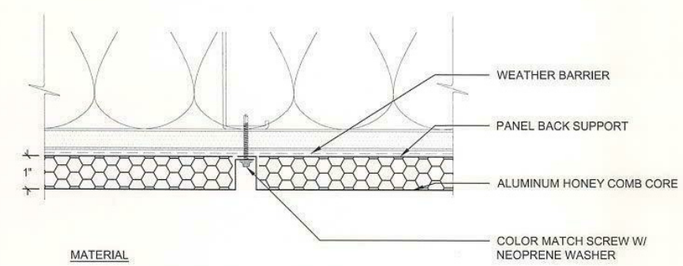
MANUFACTURER:	AMW
PANEL:	Alumacore Cladding Panel
GAUGE:	24GA
FINISH:	Kynar 500



AMW

ARCHITECTURAL METAL WORKS

ALUMACORE CLADDING PANEL



MATERIAL

22GA. OR 24GA. SHEET METAL WITH KYNAR FINISH.
.032 OR .040 ALUMINUM WITH KYNAR FINISH.

FINISH WARRANTY 20 YEARS

FIRE RATED - 0 - FLAME SPREAD

5 SMOKE DENSITY

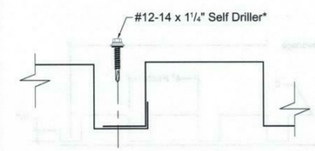
RIBBED METAL PANEL

MANUFACTURER: Metal Sales
PROFILE: T-10A
GAUGE: 24 GA
FINISH: Kynar 500

CONDENSED TECHNICAL REFERENCE

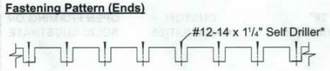
T-10A PANEL

ATTACHMENT DETAIL

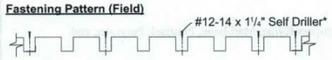


FASTENING PATTERNS

Fastening Pattern (Ends)



Fastening Pattern (Field)



*Note: #12-14 x 1" Self Driller is used for non-insulated applications.

GENERAL INFORMATION

▶ **Substructure**
T-10A Panel is designed to be utilized over open structural framing or a solid substrate.

▶ **Coverage**
T-10A Panels are available in a 1½" depth with a 28" width coverage.

▶ **Length**
Minimum factory cut length is 5'-0".
Maximum recommended panel length is 36'-0".

▶ **Fasteners**
The fastener selection guide should be consulted for choosing the proper fastener for specific applications. Quantity and type of fastener must meet necessary loading and code requirements.
NOTE: All panels are subject to surface distortion due to improperly applied fasteners. Overdriven fasteners will cause stress and induce oil canning across the face of the panel at or near the point of attachment.

▶ **Availability**
Finishes: Kynar 500 (PVDF) standard; optional: multi-pass Kynar, Marblique, Plastisol, Polyester, and MS Colorfast45® (SMP)
Gauges: 24ga, 22ga, 20ga and 18ga

SECTION PROPERTIES								ALLOWABLE UNIFORM LIVE LOADS PSF (3 or More Equal Spans)											
				Top in Compression		Bottom in Compression		Inward (Gravity / Deflection) Load						Outward Uplift (Stress) Load					
Ga.	Width (in.)	Yield KSI	Weight PSF	Ixx In⁴/ft	Sxx In³/ft	Ixx In⁴/ft	Sxx In³/ft	5'	6'	7'	8'	10'	12'	5'	6'	7'	8'	10'	12'
24	28"	50	1.71	0.1595	0.1692	0.1273	0.1273	148	103	76	52	27	16	208	145	107	82	52	36
22	28"	50	2.20	0.2211	0.2393	0.1800	0.2334	186	150	109	73	37	22	294	205	151	116	74	52
20	28"	33	2.62	0.2743	0.2975	0.2486	0.2930	178	124	91	70	45	27	241	168	124	95	61	42
18	28"	33	3.43	0.3600	0.3943	0.3557	0.3951	240	167	123	94	61	36	319	223	164	126	81	56

1. Theoretical section properties have been calculated per AISI 2001 "Specification for the Design of Cold-formed Steel Structural Members." Ixx and Sxx are effective section properties for deflection and bending.
2. Allowable load is calculated in accordance with AISI 2001 specifications considering bending, shear, combined bending and shear, deflection. Allowable load considers the worst case of 3 and 4 equal span conditions. Allowable load does not address web crippling, fasteners/support connection, or panel disengagement. Panel weight is not considered.
3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
4. Allowable loads do not include a 1/3 stress increase.

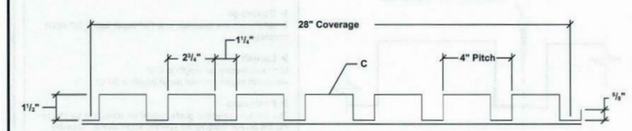
metal sales manufacturing corporation

Kent, WA (800) 431-3470
Temple, TX (800) 543-4415
Longmont, CO (800) 289-7663
Antioch, TN (800) 251-8508
Woodland, CA (800) 759-6019
Rogers, MN (800) 328-9316
Spokane, WA (800) 572-6565
Jefferson, OH (800) 321-5833
Rock Island, IL (800) 747-1206
Sellersburg, IN (800) 999-7777
Jacksonville, FL (800) 394-4419
Orwigsburg, PA (800) 544-2577
Independence, MO (800) 747-0012
Fontana, CA (800) 782-7953
Anchorage, AK (866) 640-7663
Bay City, MI (888) 777-7640
Detroit Lakes, MN (888) 594-1394
Mocksville, NC (800) 228-6119

CONDENSED TECHNICAL REFERENCE

T-10A PANEL

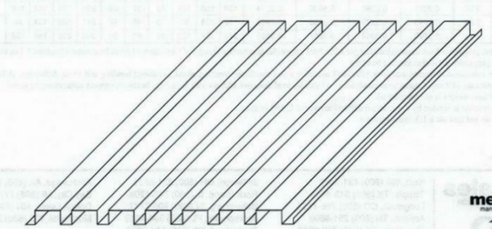
WALL PANEL



ARCHITECTURAL COMMERCIAL INDUSTRIAL PANEL	DIRECT FASTENED (EXPOSED)	28" COVERAGE	CUSTOM CAPABILITIES	OPEN FRAMING OR SOLID SUBSTRATE
✓	✓	✓	✓	✓

PANEL OVERVIEW

- Finishes: Kynar 500 (PVDF) standard, optional; multi-pass Kynar, Marblique, Plastisol, Polyester, and MS Colorfast45® (SMP)
- Gauges: 24ga, 22ga, 20ga, and 18ga
- 28" panel coverage, 1½" rib height
- Crisp 90° vertical box ribs on 4" centers
- Optional material availablity: Stainless Steel, Weathering Steel, Copper, and Aluminum
- Exposed fastened panel
- Custom capabilites include:
  - Crimp curving
  - Curving may be convex, concave, or "S" curves
  - Perforated panels for wind screens and liner panels



metal sales manufacturing corporation

ALUMINUM WINDOWS (OPTION A)

MANUFACTURER: EFCO
SERIES: 450G

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

XTHERM

Series 450X, 450G Thermal
4 1/2" Heavy Commercial Projected Flush-Face Window

CONFIGURATIONS
Project-In • Project-Out • Casement In • Casement Out • Fixed

The 450X and 450G XTherm™ window series, were developed to meet the increasing energy efficiency demands of today's marketplace. The deeper strutted thermal break allows for triple glazing while also providing superior thermal separation of the framing materials. This window system is an attractive and versatile product that can be utilized on a wide range of applications from educational, to office and healthcare facilities. Offered with a complete line of thermal subframes, mullions and architectural sills, the 450X and 450G provides the complete solution for your fenestration needs.

Features	Benefits
35 mm E-Strut™ thermal isolator	Exceptional U-Value performance Dual finish capability Eliminates potential for dry shrinkage
Vertical or horizontal stacking members	Increases configuration options
Dual glazing with optional integral blinds	Improved energy savings and interior light or privacy control with low maintenance
Pressure equalization	Superior water resistance
Angle reinforced vent corners	Improves sash/vent rigidity
Wide variety of locking and operating hardware available	Permits hardware options to address specific requirements
Accessory line of subframes, mullions, and architectural sills	Allows custom designs with standard product
Anodized or painted finishes available	Multiple options to answer economic and aesthetic concerns
Screen frames of extruded aluminum alloy are available	Stronger, more durable screens
Snap-In grid available with 450G version	Removes grid from glazing pocket Easily removed for exterior glass cleaning

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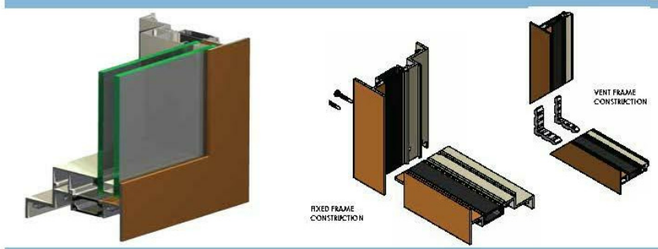
Series 450X, 450G Thermal
4 1/2" Heavy Commercial Projected Flush-Face Window



PERFORMANCE DATA

FIXED ARCHITECTURAL GRADE
AAMA RATING AWS-P-G160-PW
AIR INFILTRATION ..... <.10 CFM/SF @ 6.24 PSF
WATER ..... NO LEAKAGE @ 15.0 PSF
CRF-FRAME 72
CRF-GLASS 67

VENTED ARCHITECTURAL GRADE
AAMA RATING PROJECT IN AWS-P-G135
AAMA RATING PROJECT OUT AWS-P-G120
AAMA RATING SWINGING AWS-P-G160
AAMA RATING OUTSWING AWS-P-G135
AIR INFILTRATION ..... <.10 CFM/SF @ 6.24 PSF
WATER ..... NO LEAKAGE @ 15.0 PSF
CRF-FRAME 72
CRF-GLASS 66

Note: All performance value data is based on laboratory testing per AAMA 101/I.S.2 / A440 for Air/Water/Structural, ASTM E90 and or E413 for Acoustical, AAMA 507 and or NFRC 100/200/500 for U-Factor and AAMA 1503 for Condensation Resistance Factor (CRF). Printed values are subject to change pending the frequency of recertification testing. Field results will vary depending on size, the field test method, the addition of sub-frames, panning mullions, accessories and installation into the surrounding condition.

450X THERMAL U-FACTORS*						
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE					
	PO**	PO	PO Curtt**	PO Curtt	FI**	FI
	59" X 26"	87" X 66"	26" X 59"	34" X 54"	47" X 87"	65" X 77"
0.46	0.57	0.52	0.48	0.52	0.52	0.51
0.36	0.50	0.43	0.50	0.42	0.42	0.40
0.28	0.46	0.39	0.47	0.28	0.28	0.28
0.26	0.44	0.31	0.44	0.31	0.26	0.22
0.20	0.41	0.32	0.42	0.21	0.21	0.25
0.16***	0.32	0.26	0.34	0.21	0.26	0.22
0.12***	0.31	0.22	0.22	0.22	0.21	0.19

*BASED ON NFRC 100 **NFRC GATEWAY SIZE ***TRIPLE LITE INSULATED UNIT

S-450X HARDWARE CHART	BUTT HINGES	4-BAR ARMS	FRICTION ADJUSTER	KEY RELEASE LIMIT ARM	ROTOR OPERATOR*	CAM HANDLE	POLERING CAM HANDLE	POLE RING PULL**	ACCESS CONTROLLED LOCK	LIFT LOCK
PROJECT IN		S				S				O
PROJECT OUT		S				S	O		O	O
CASEMENT IN WING WITH 4-BAR ARMS		S				S	O	O	O	O
CASEMENT OUT WING WITH 4-BAR ARMS		S				S	O		O	O
CASEMENT IN WING WITH BUTT HINGES	S		O	O		S	O		O	O
CASEMENT OUT WING WITH BUTT HINGES	S		S	O	O	S	O		O	O

Some site installations may require deadbolting on hardware selected.
* Casement; requiring rotor operators will be furnished with lift locks providing very proper ventilation and safety requirements.
** Polerings; pull will be furnished on project-out vent windows only not pole ring cam handle is selected.

O - Optional
S - Standard
Blank - N/A

S-450X GLAZING CHART		POLYCARBONATE		GLASS OR PANEL											
		3/16"	1/4"	3/16"	.236**	1/4"	1/4***	1/8"	3/16"	1/4"	5/16"	3/8"	1-1/2"	1-3/4"	2"
INSULATED GLASS								A	A	A		A	A	A	
DUAL GLAZING	EXTERIOR LITE							I	A	A		A	A		
	INTERIOR LITE	A	A	A	A	A	A								

* Clear or glass thickness
** Tempered glass thickness
A - Available glass/panel
I - Insulated blinds can be used with the type of dual glazing
Blank - N/A

S-450G GLAZING CHART		POLYCARBONATE		GLASS OR PANEL												
		3/16"	1/4"	3/16"	.236**	1/4"	1/4***	1/8"	3/16"	1/4"	5/16"	3/8"	1-1/2"	1-3/4"	1-1/2"	1-3/4"	2"
INSULATED GLASS										A	A	A	A	A	A	A
DUAL GLAZING	EXTERIOR LITE							A	A		A		A			
	INTERIOR LITE	A	A	A	A	A	A									

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WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 450X, 450G Thermal
4 1/2" Heavy Commercial Projected Flush-Face Window

Main Frame Construction
The frame is constructed from .125" nominal material wall thickness aluminum of 6063-T6 alloy with a depth of 4 1/2". An equal leg frame is standard. Corners are of screw spline construction and back sealed with a small-joint seam sealer. See Illustration 1 .

Vent Frame Construction
The 4 1/2" deep vent consists of tubular aluminum members with .125" nominal material wall thickness of 6063-T6 alloy. Vent corners are mitered, angle reinforced, crimped, cold epoxy welded and back sealed with a small-joint seam sealer. Vents present a flush appearance with the frame in the closed position. See Illustration 2.

Weather Stripping
All vents are dual weather-stripped with a dual-durometer Santoprene® gasket. Exterior gasket is intentionally omitted at vent bottom rail for project-out vents and at vent top rail for project-in vents allowing air to pressure equalize the void between the vent and frame. Each vent utilizes the pressure equalization technique for superior water resistance.

Screens
Screen frames are extruded 6063-T6 aluminum alloy frames. Full width hinged wickets or fully hinged screens are available. 18 x 16 mesh screens are available in fiberglass and in .011" diameter aluminum. 18 x 18 mesh screens are available in .009" diameter stainless steel.

Thermal Barrier
All frames and vents are thermally isolated with two thermal struts which consist of glass reinforced polyamide nylon, mechanically crimped in raceways extruded in the exterior and interior extrusions.
See Illustration 3.

Hardware
Locking cam handles, access controlled locks, and keepers are of cast white bronze in a US25D finish. 4-bar arms are fabricated from stainless steel meeting AAMA 904.1 requirements. Butt hinges are fabricated from extruded aluminum of 6063-T6 alloy with stainless steel pins. See Hardware Chart for available hardware types.

Glazing
Windows are inside glazed with an extruded aluminum snap-in glazing bead. Glazing of 3/16" to 2" can be accommodated. Dual glazing is also available in 1/8", 3/16", and 1/4" glass. Between the glass aluminum blinds are available with dual glazed windows. See the Glazing Chart for the exact size.

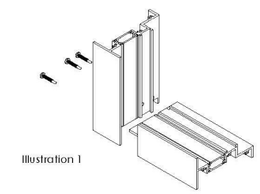

Illustration 1

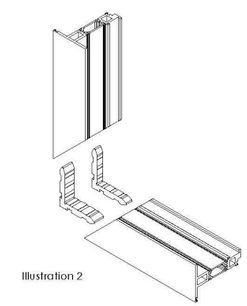

Illustration 2

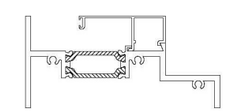

Illustration 3

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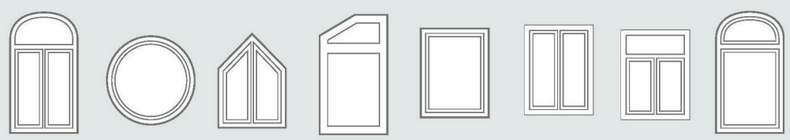
VINYL WINDOWS (OPTION B)

MANUFACTURER: Rehau
SERIES: Aspekt
COLOR: xxxx

Enjoy creative freedom: With **countless shapes and colors.**

ÄSPEKT allows for a wide choice of customized shapes, e.g., round, half-round, triangular, rake-top, ellipsoidal windows. In addition, extensive design variations with brilliant colors and patterns will liven up any building interior and exterior.
Get creative with 1,500+ design options.



Wood: Shogun, Mahagony, Golden Oak, Irish Oak, Soft Cherry, Douglas Fir

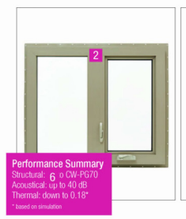
Solid: Bronze, Silver, Midnight, Choco Brown, Burnt Almond, Medium Brown

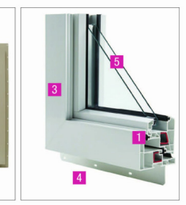
Profile: White, Beige, Clay

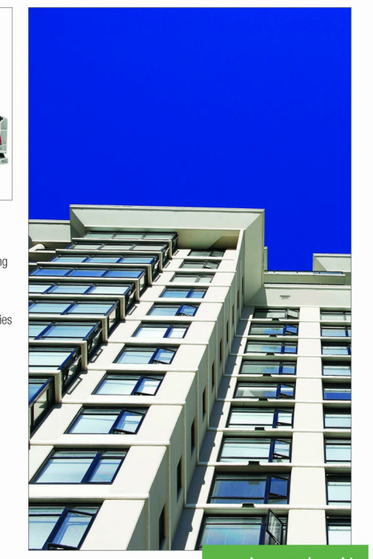
REHAU
Unlimited Polymer Solutions

SYSTEM ÄSPEKT
Casement, Awning, Fixed Windows

ÄSPEKT offers unsurpassed performance, ease of installation and total comfort that lasts. With outstanding structural, thermal and acoustical qualities, this casement window can be used in many commercial and residential building types and both new construction and remodeling projects. Choose from several different configuration and color options to make it your own.







1. **Proprietary, highly engineered triple seal technology**
   Provides optimal compression to improve the system's insulating properties and to ensure long service life
2. **Continuous frame design**
   Allows for greater design flexibility and manufacturing efficiencies
3. **3 1/2" (89 mm) frame depth with 1" (25 mm) nailing fin set-back**
   Allows for application in commercial as well as residential wall constructions
4. **Frame versatility**
   Provides flexibility for different project types and installation needs
5. **Up to 1 3/8" (35 mm) glazing capability**
   Allows for enhanced thermal and acoustical performance
6. **Accessory profile variety**
   Provides a wide variety of design options

na.rehau.com/aspekt

tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

MATERIAL CUT SHEETS

C95 ALDER.9TH
02.22.2018

Design Review **LU 17-107667 DZ**
820 SE ALDER ST.

ALUMINUM STOREFRONT

MANUFACTURER: Efco
SERIES: 403

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 403
2" x 4 1/2" Thermal Storefront Framing

CONFIGURATIONS
Shear Block • Screw Spline

This economical flush glaze system is available in both shear block and screw spline fabrication methods. Series 403 Storefront can accommodate all standard 1 3/4" Entrances as well as WV410 vents. This series is thermally broken, enhancing energy savings potential. Vertical mullions will accept steel reinforcement to enhance structural performance.

Features	Benefits
Thermally broken frames	Enhanced thermal performance
Screw spline construction	Allows assembly of sections prior to installation Decreases installation time
Shear block construction	Ability to erect on the job site
The optional Roto-Vent™ ventilator	Allows fresh air into the room, yet maintains security
2-way corner mullions (90° & 135°)	Design flexibility
3-way corner mullions (T-mullions)	Multifaceted elevations
0°-15° and 15°-30° variable mullions	Custom applications
Accommodates up to 1 1/16" glazing	Expands design and energy savings options
Uniform glazing gasket is used for exterior and interior	Allows optimized use of gasket Simplifies ordering and installation
Various height intermediate horizontals and sills	Ability to maintain desired sight line
Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.	Increased product versatility
Anodized or painted finishes available	Multiple options to answer economic and aesthetic concerns

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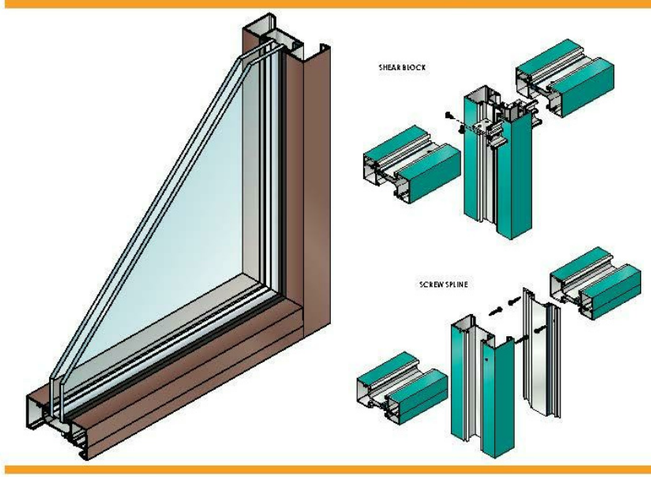
Series 403
2" x 4 1/2" Thermal Storefront Framing



PERFORMANCE DATA

SYSTEM 403 STOREFRONT SCREW SPLINE FRAMING
AIR INFILTRATION ..... <0.6 CFM/SF @ 6.24 PSF
WATER ..... NO LEAKAGE @ 12.0 PSF
STRUCTURAL ..... visit MyEFCO at www.efcocorp.com
CRF FRAME (1080-98) ..... .5 PF
CRF-GLASS (1080-98) ..... .76PF

SYSTEM 403 STOREFRONT SHEAR BLOCK FRAMING
AIR INFILTRATION ..... <0.6 CFM/SF @ 6.24 PSF
WATER ..... NO LEAKAGE @ 12.0 PSF
STRUCTURAL ..... visit MyEFCO at www.efcocorp.com
CRF FRAME (1080-98) ..... .67PF
CRF-GLASS (1080-98) ..... .70PF

A = Enhanced values and/or designations
B = Non-standard size or configuration
C = Dual glazed
D = 1" Insulated - 1/4" clear 1/2" air 1/4" clear
E = 1" Insulated - 1/4" clear (low-Emissivity) 1/2" air 1/4" clear
F = 1" Insulated - 1/4" clear (low-Emissivity) 1/2" argon 1/4" clear
G = 1" Insulated - 1/4" clear 1/2" air 1/4" clear (low-Emissivity)

403 THERMAL U-FACTORS*		
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE	
	FIXED** 78 3/4"X 78 3/4"**	FIXED 120"X 120"**
0.46	0.55	0.52
0.36	0.46	0.41
0.30	0.42	0.35
0.26	0.38	0.33
0.20	0.34	0.29

* based on NFRC 100
** AAMA Gateway size

GLAZING
SYSTEM 403 CAN BE INSIDE OR OUTSIDE GLAZED WITH EXTRUDED ALUMINUM SNAP-IN GLAZING BEAD. GLASS IS "DRY GLAZED" WITH TOP LOAD GASKET. GLAZINGS OF 3/16" TO 1-1/16" INFILL PANELS AREA ACCOMMODATED. SEE GLAZING CHART BELOW FOR EXACT SIZE.

SYSTEM 403	POLYCARBONATE			GLASS OR PANEL													
GLAZING CHART	3/16"*	1/4"*	5/16"*	3/16"*	1/4"*	1/4"**	5/16"*	7/16"*	1/2"*	9/16"*	5/8"*	3/4"*	7/8"*	15/16"*	1"*	1 1/16"*
MONOLITHIC GLASS	C	C	C	C	C	C	C									
INSULATED GLASS												C		C	A	C

*Obscure glass thickness
**Solarban glass thickness

A=Available glazing options
C=Adaptor and/or gasket required
Blank=N/A

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WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 403
2" x 4 1/2" Thermal Storefront Framing

Frame Construction
The frames have a depth of 4 1/2", and the nominal material wall thickness is .080". Members are extruded 6063-T6 aluminum alloy. Corner construction employs screw spline or shear block method.
See Illustration 1 & 2.

Door Frames
System 403 offers integral System 402 entrance frames as a part of the entrance framing system. Members are nominally .080" in thickness.

Weather Stripping
All entrance frames are weather-stripped with bulb gasket.

Thermal Barrier
All frames and vents are thermally broken using the latest technology in two part, high density polyurethane.

Glazing
Series 403 can be inside or outside glazed with extruded aluminum, snap-in glazing bead. Glass is "dry glazed" with top load gasket. Glazings of 3/16" to 1 1/16" infill panels are accommodated. See Glazing Chart for exact size.

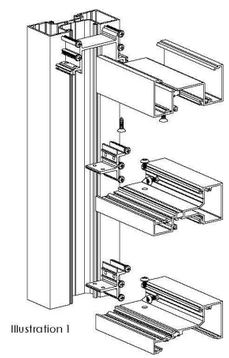

Illustration 1

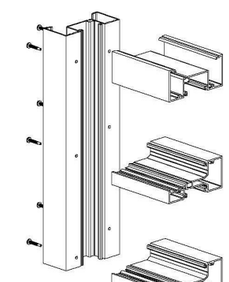

Illustration 2

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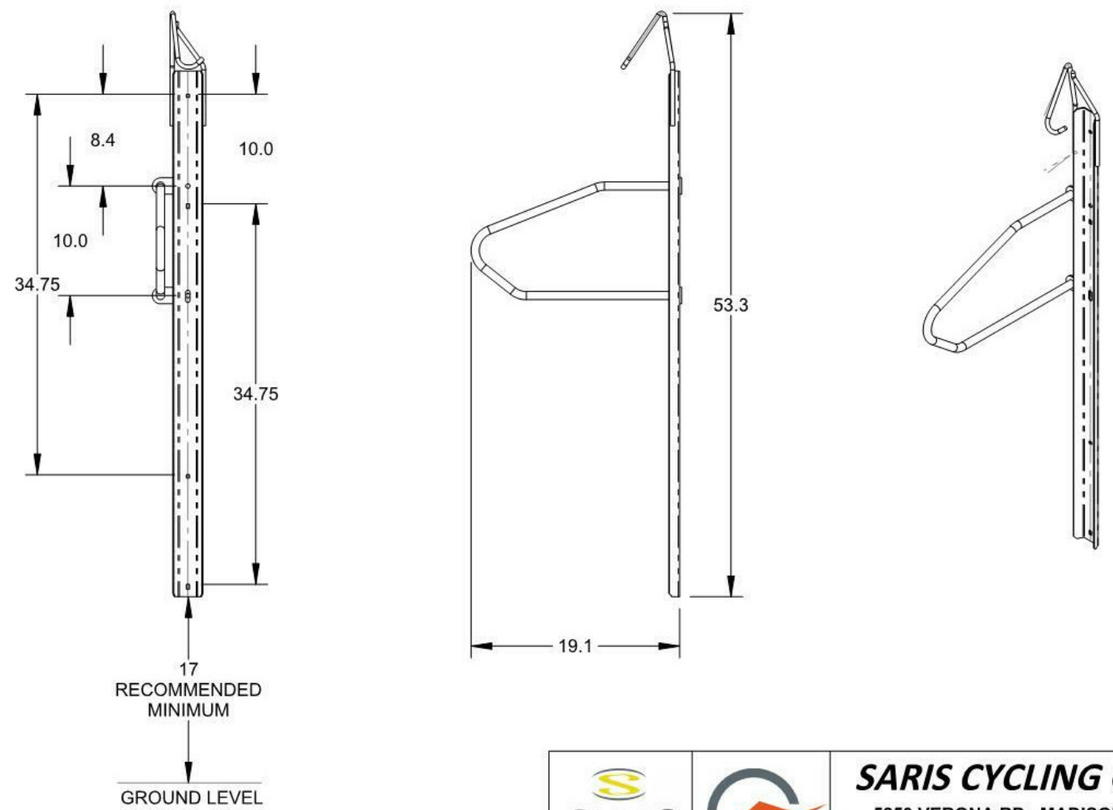
MATERIAL CUT SHEETS

C96 ALDER.9TH
02.22.2018

Design Review LU 17-107667 DZ
820 SE ALDER ST.

LONG TERM BIKE RACKS

MANUFACTURER: Sarus Cycling Group
MODEL: 6006



NOTES:

1. DO NOT SCALE DRAWING
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

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WE BRING CYCLING TO LIFE
powertap
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5253 VERONA RD., MADISON WI. 53711
1-800-783-7257 / 1-608-274-6550
WWW.SARIS.COM WWW.CYCLEOPS.COM
WWW.POWERTAP.COM

TITLE: **6006 - LOCKING VERTICAL RACK**

GARAGE DOOR

MANUFACTURER: Rytec
MODEL: Spiral VT

SPIRAL® VT
HIGH PERFORMANCE VENTILATED DOOR

High Speed, High Cycles and Fresh Air All in One Door

With an opening speed of up to 100 inches per second, the Spiral VT is engineered for speed, high cycles, airflow, visibility and security. Fresh air and ventilation reduce air pollutants, bad odors, the potential for mold growth and help regulate building air pressure. While they allow air flow, the rigid, aluminum perforated slats eliminate the need for a second rolling security grille. Crisp lines give the Spiral VT a stylish look that's great for contemporary high-rise, mixed use parking, multi-family residential, institutional, and industrial applications.

Because anodized aluminum will not corrode, you can count on that look to last for many years under even the worst weather conditions.

High Security - High-speed operation, rigid aluminum slat construction and optional locks provide unparalleled security.

High Air Flow - Perforated slats circulate fresh air and provide ventilation to reduce pollutants and mold growth and regulate building air pressure and carbon monoxide levels.

Fast - Opens at up to 100 inches per second for improved traffic flow and to deter unauthorized access.

Ultra Quiet - The unique Spiral roll-up design features no metal-to-metal contact for remarkably quiet operation.

High Performance - The variable speed AC drive system, with soft acceleration and deceleration, smooths out routine stops and starts, virtually eliminating the clunking gear engagements associated with typical overhead door operation.

Safe and Secure Design - The ventilated slat is specifically designed with perforations that allow for maximum air flow, but are small enough so security and safety are never compromised.

RYTEC HIGH PERFORMANCE DOORS

SPIRAL® VT
HIGH PERFORMANCE VENTILATED DOOR

Model Name
- Rytec® Spiral® VT Door

Size and Dimensions
- Maximum width up to 20'
- Maximum height up to 19'8"
- Multiple door configurations based on door size.

Safety
- Thru-beam photo eyes
- Control-reliable electronic reversing edge

Available Options
- Standard slats
- Vision slats
- Hood and motor covers

Warranty
- Five-year limited warranty on mechanical components.
- Two-year limited warranty on electrical components.

Shown with full ventilated slat configuration

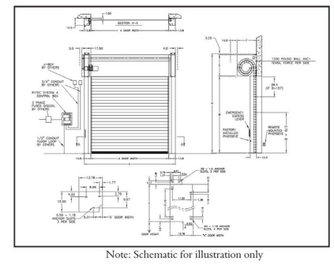
Architectural Styling
- Sleek, high-tech aluminum perforated slats enable airflow and partial visibility.
- Slats are available in anodized aluminum or optional custom paint colors.

Spiral Technology
- Unique spiral design results in no metal to metal contact, resulting in less wear and tear.
- Ultra quiet and low maintenance operation.
- Utilizes a compact AC drive motor with variable speeds to allow for soft acceleration and deceleration.

Compact AC Drive Motor

System 4 shown with optional rotary disconnect

Electrical Controls
- System 4® controller housed in a NEMA 4X rated enclosure with factory set parameters.
- Intelligent processor monitors and controls power consumption.
- Advanced self-diagnostics for troubleshooting.
- Continuous monitoring logs all door activity and cycles.



Note: Schematic for illustration only

Ventilated Panel Design
- Integrated ventilated slats with solid slats to regulate air pressure and light infiltration.
- Rubber weatherseal between slats is replaceable for easy maintenance.
- Patented hinge design allows for removal and replacement of single slat without disassembling the door panel.

Ventilated slats engineered for maximum air flow

Counterbalance System
- Up to six extension springs in each side column, depending on the size of the door.
- The springs assist the motor in opening, reducing motor wear and increasing the longevity of mechanical components.
- Mechanical egress lever on the side column allows the door to be opened in the event of a power failure.

Safety
- Standard dual thru-beam photo eyes.
- Standard electric reversing edge.
- Standard Ry-Wi® Wireless System
- Standard Pathwatch® threshold warning lights.

RYTEC HIGH PERFORMANCE DOORS

888-GO-RYTEC RytecDoors.com
Tel 262-677-9046 Fax 262-677-2058
One Cedar Parkway Jackson,WI 53037-0403

BIRD'S EYE VIEW OF PROPOSED SITE DEVELOPMENT

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BUILDING CONTEXT **APP 01** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

VIEW OF SITE LOOKING SW FROM THE INTERSECTION OF SE 9TH AVE AND SE ALDER ST

VIEW OF SITE LOOKING NW FROM THE INTERSECTION OF SE MORRISON St AND SE 9TH AVE

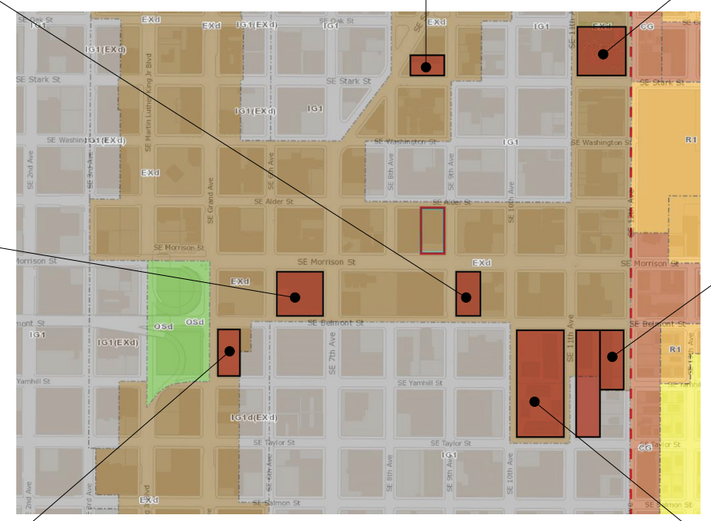
VIEW OF THE EAST EXTERIOR FACADE OF THE EXISTING BUILDING

LITTLE LOCA

811 SE STARK

ST FRANCIS PARK APARTMENTS

MODERA BELMONT



VICINITY MAP

MODERA BUCKMAN

GRAND BELMONT

THE GOAT BLOCKS

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ADJACENT DEVELOPMENT **APP 03** ALDER.9TH

02.22.2018

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PRECEDENT **APP 04** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

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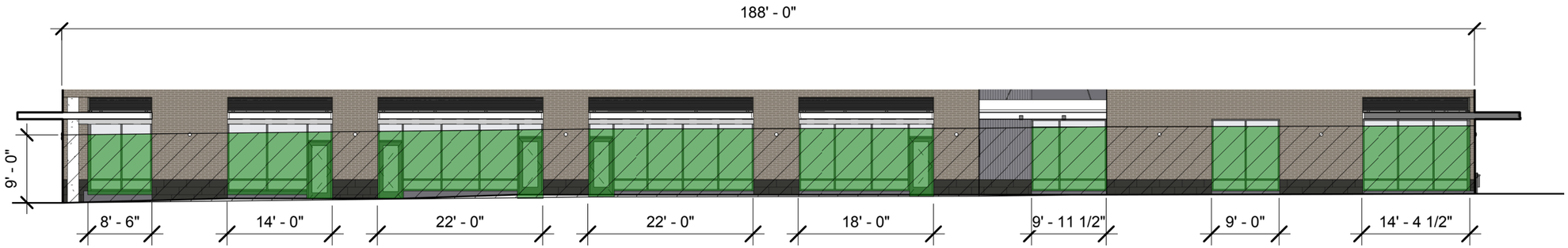
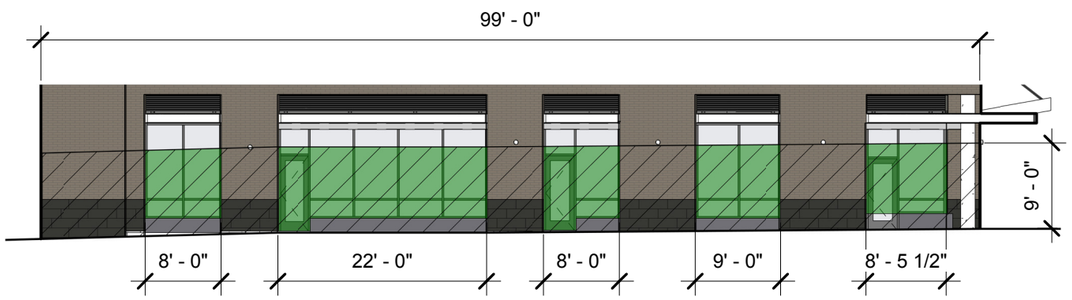


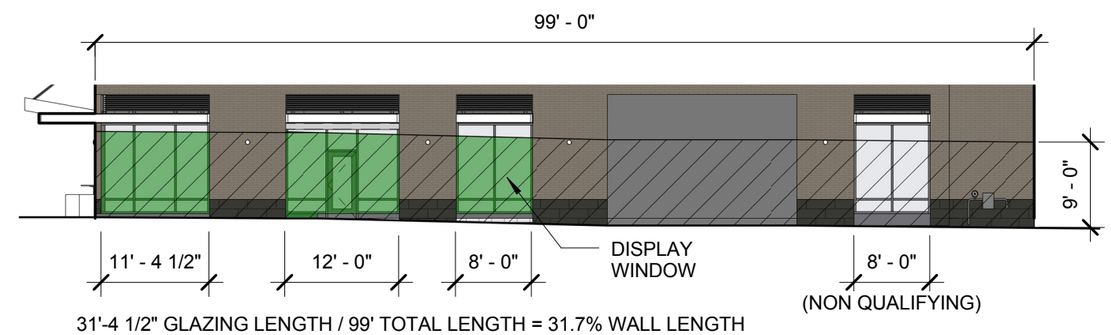
117'-10" GLAZING LENGTH / 188' TOTAL LENGTH = 62.7% WALL LENGTH
988 SQ FT GLAZING AREA / 1,692 SQ FT TOTAL AREA = 58.4% WALL AREA

1 GROUND FLOOR WINDOWS - EAST
1/16" = 1'-0"



55'-5 1/2" GLAZING LENGTH / 99' TOTAL LENGTH = 56% WALL LENGTH
423 SQ FT GLAZING AREA / 891 SQ FT TOTAL AREA = 47.5% WALL AREA

2 GROUND FLOOR WINDOWS - SOUTH
1/16" = 1'-0"



31'-4 1/2" GLAZING LENGTH / 99' TOTAL LENGTH = 31.7% WALL LENGTH
264 SQ FT GLAZING AREA / 891 SQ FT TOTAL AREA = 29.6% WALL AREA

3 GROUND FLOOR WINDOWS - NORTH
1/16" = 1'-0"

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GROUND FLOOR WINDOWS

APP 05 ALDER.9TH
1/16" = 1'-0" 02.22.2018

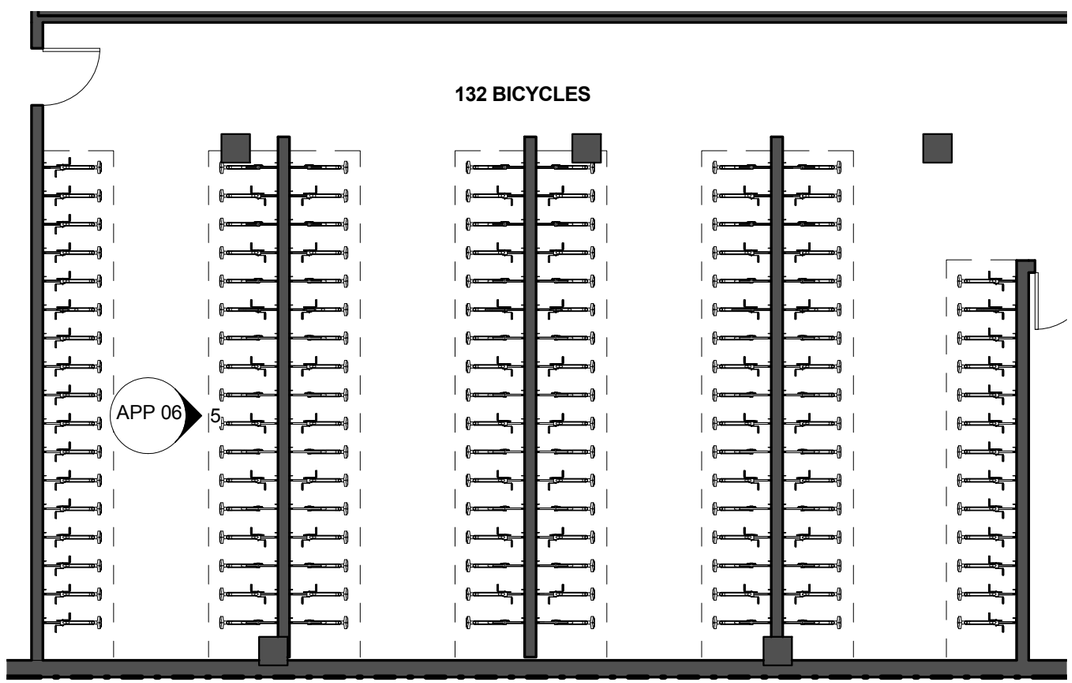
Design Review **LU 17-107667 DZ**
820 SE ALDER ST.

LONG TERM BICYCLE PARKING

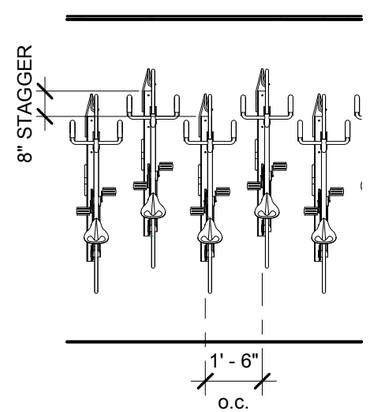
Residential	1.5/unit x 176 units =	264 Spaces Required
Retail	2, or 1 per 12,000 sq ft =	2 Spaces Required
Total		266 Spaces Required
Provided		**308 Spaces Provided**

SHORT TERM BICYCLE PARKING

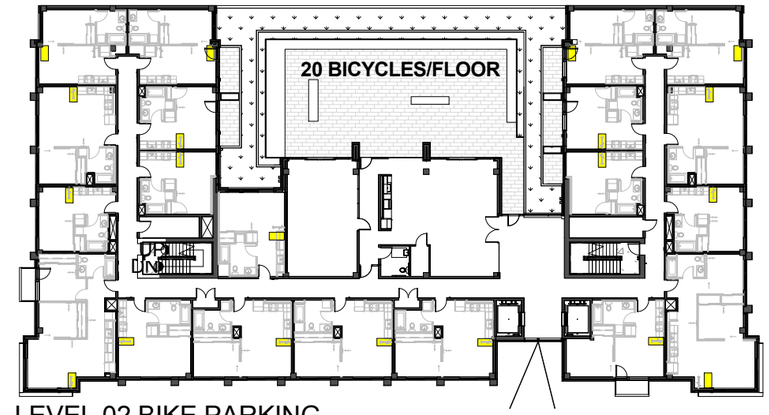
Residential	1 space per 20 units =	9 Spaces Required
Retail	2, or 1 per 5,000 sq ft =	3 Spaces Required
Total		12 Spaces Required
		(Provided via paying into Bike Fund)



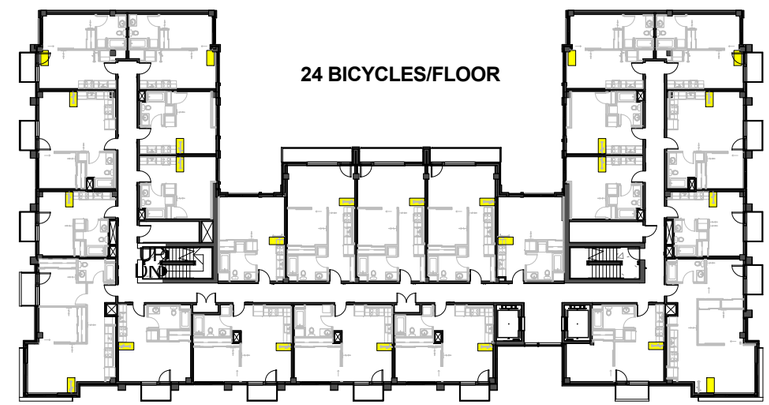
4 BIKE ROOM
1/8" = 1'-0"



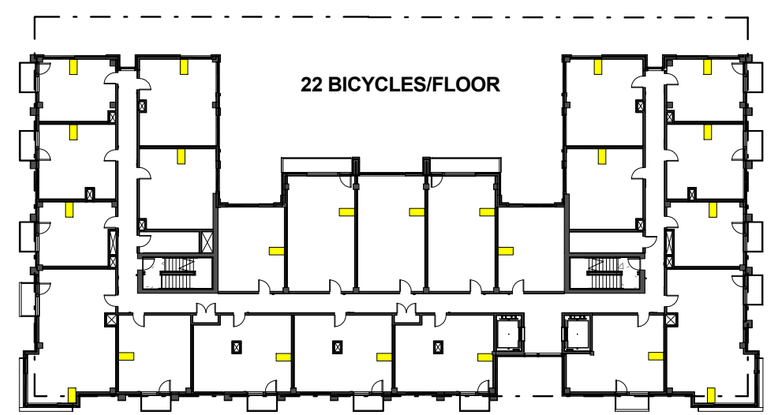
5 TYP BIKE RACK ELEVATION
1/4" = 1'-0"



1 LEVEL 02 BIKE PARKING
1" = 40'-0"



2 LEVEL 03 BIKE PARKING
1" = 40'-0"



3 LEVEL 05-09 BIKE PARKING
1" = 40'-0"

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BICYCLE PARKING **APP 06** ALDER.9TH

As indicated 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

LENGTH OF EACH ORIEL = 15'
(14.7% OF TOTAL WALL LENGTH)

AREA OF EACH ORIELS = 1,207 SQ FT
(12.6 % OF TOTAL WALL AREA)

PERCENTAGE GLAZED = 40.1 %

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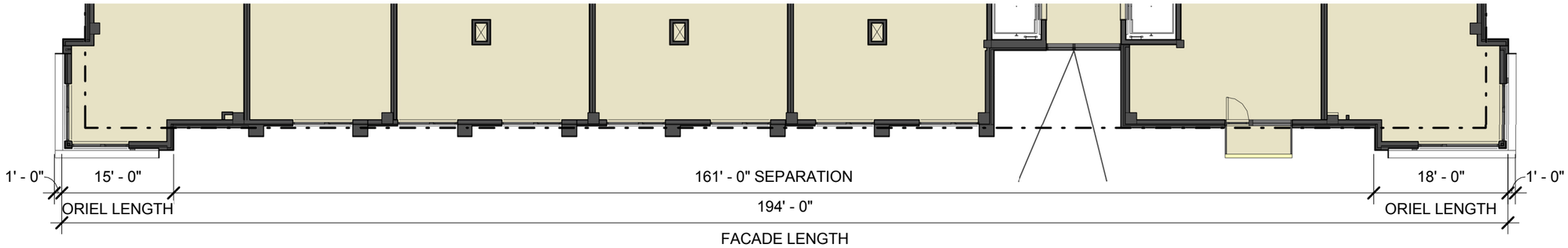
ORIEL WINDOWS

APP 07 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.



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ORIEL WINDOWS

APP 08 ALDER.9TH

1/16" = 1'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

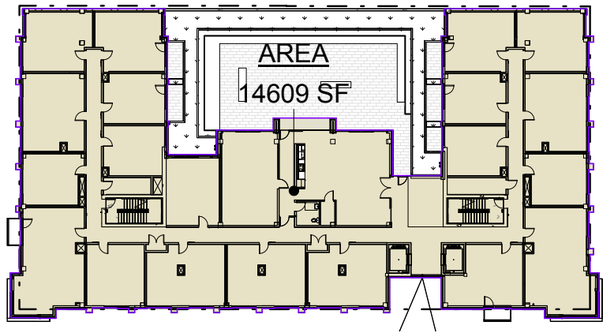
820 SE ALDER ST.

BASE F.A.R.	4:1
RESIDENTIAL BONUS F.A.R. EARNED*	6.7:1
MAX BONUS F.A.R	3:1
MAX F.A.R. (BASE + BONUS)	7:1
CALCULATED F.A.R.	7:1
TOTAL SITE AREA	18,785 SF
MAX BUILDING AREA	131,495 SF
RESIDENTIAL FLOOR AREA	126,243 SF
NON-RESIDENTIAL FLOOR AREA	4,989 SF
TOTAL BUILDING AREA	131,391 SF

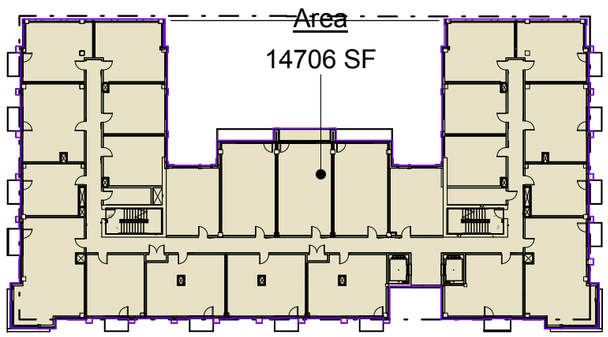
* PER 33.510.210.C.1

BUILDING AREA

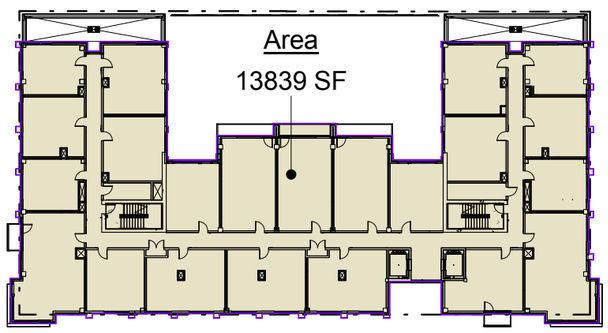
FLOOR	AREA
LEVEL 01	17927 SF
LEVEL 02	14609 SF
LEVEL 03	14706 SF
LEVEL 04	13839 SF
LEVEL 05	13772 SF
LEVEL 06	13877 SF
LEVEL 07	13772 SF
LEVEL 08	13877 SF
LEVEL 09	13772 SF
PARAPET	895 SF
PARAPET	345 SF
TOTAL: 11	131391 SF



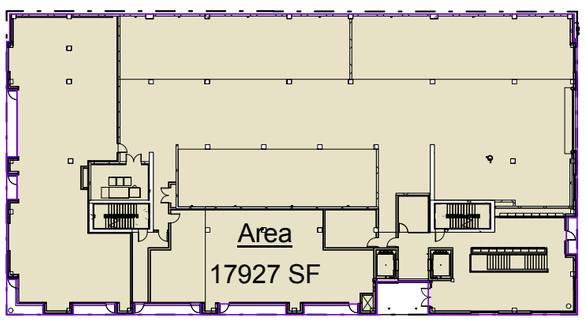
2 LEVEL 02 AREA PLAN
1" = 50'-0"



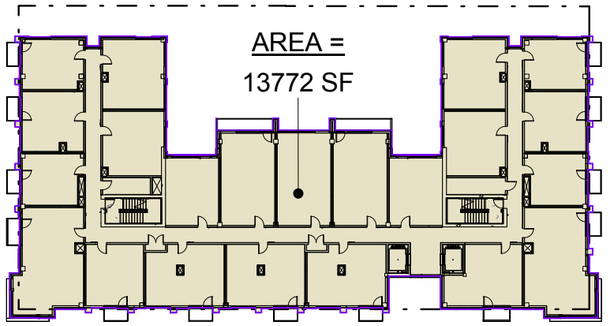
3 LEVEL 03 AREA PLAN
1" = 50'-0"



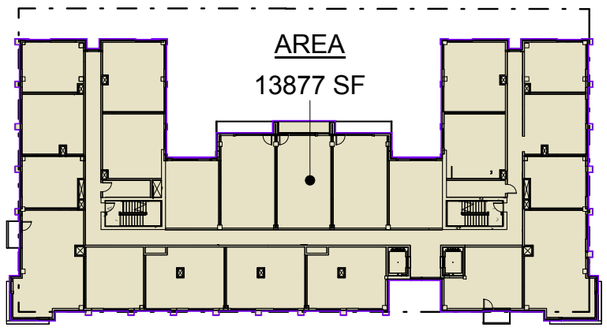
4 LEVEL 04 AREA PLAN
1" = 50'-0"



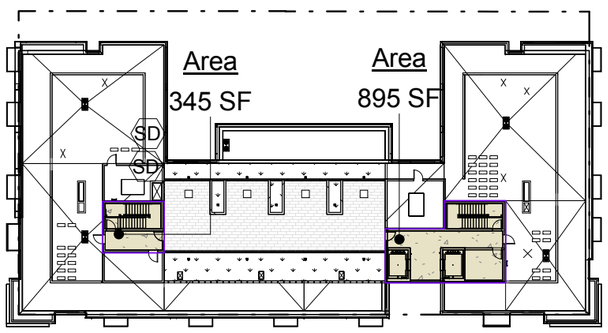
1 LEVEL 01 AREA PLAN
1" = 50'-0"



5 LEVELS 05, 07, 09 AREA PLAN
1" = 50'-0"



6 LEVELS 06, 08 TYPICAL FLOOR PLAN
1" = 50'-0"



7 ROOF AREA PLAN
1" = 50'-0"

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FAR DIAGRAMS **APP 09** ALDER.9TH

1" = 50'-0" 02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

"Rooftop mechanical penthouse should be one color"

The mechanical penthouses are now all one color / material: the dark grey ribbed metal panel used adjacent to the windows at the frame elements. This runs down through the recessed entry slot.

"Connecting element at roof is important for 'Design For Coherency' guideline - work with staff to find resolution"

The connecting element is serving dual purpose. In addition to integrating the roof forms it also acts as mechanical screening, hiding the subduct unblast fans from the street. These are hidden from the roof deck by the rooftop plantings.

"Balconies should dissapear where they project from the grid and solid where they project from the brick"

After studying various options this was carried through. The perforated metal panel discussed at DAR #2 is no longer proposed. The solid balconies are now a smooth metal.

"Cutout notch at southest corner doesn't work"

The notch has been removed, and the storefront moved forward to be in the same plane as the rest of the recessed storefront. A door has been added from SW Morrison St into the retail space.

"Brick piers at the ground floor are misalignment with the upper story grid"

The ground floor brick piers are now typically 6' wide, and align with the the 2' frame and adjacent 4' ribbed metal panel above.

"Entrance from SW Alder St is needed"

The residential lobby now has a primary entry from SW 9th Ave, and a secondary entrance from SW 9th Ave, which leads directly to stairs down to basement bike room.

"Storefronts should be on a curb"

The storefronts sit on a curb that is 6" above the lobby level on SE 9th Ave / Alder St, and transitions down where the grade drops on SW Morrison St.

ELEVATION ON SE 9TH AVE

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RENDERING **APP 20** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

CORNER OF SE 9TH & MORRISON

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RENDERING **APP 21** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

CORNER OF SE 9TH & MORRISON

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RENDERING **APP 22** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

LOOKING ALONG SE MORRISON TO 9TH AVE

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RENDERING **APP 23** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

CORNER OF SE 9TH & ALDER

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RENDERING

APP 24 ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

LOOKING ALONG SE ALDER TO 9TH AVE

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RENDERING **APP 25** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

STREET LEVEL VIEW LOOKING NORTH ON SE 9TH AVE

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RENDERING **APP 26** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.

AERIAL VIEW LOOKING AT ROOFTOP DECK

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RENDERING **APP 27** ALDER.9TH

02.22.2018

Design Review **LU 17-107667 DZ**

820 SE ALDER ST.