



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	130,888 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	63	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

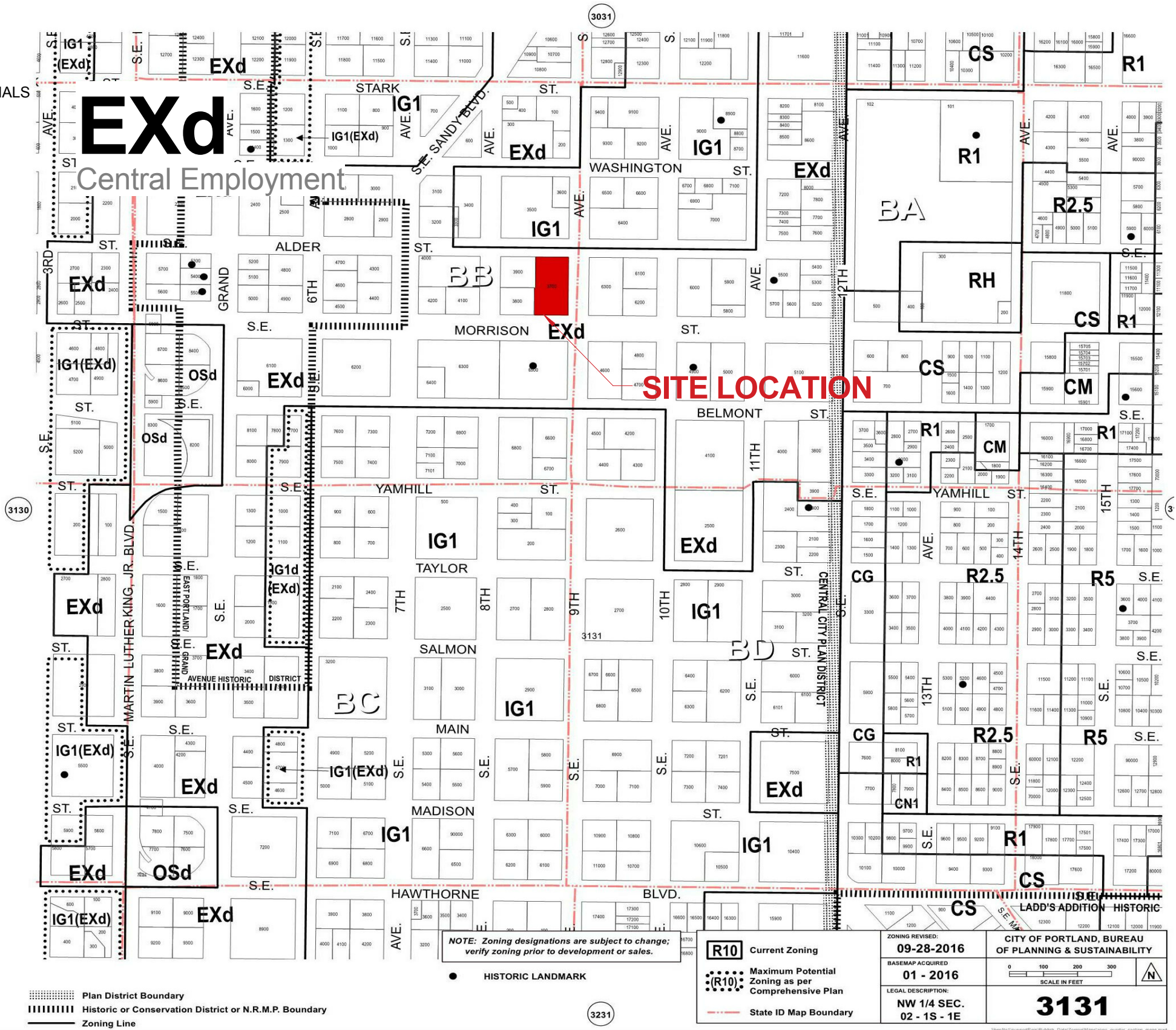
DESIGN REVIEW #2

Alder.9th

Portland, OR
04.19.2018

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Applicant/Owner

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Architect

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Landscape Architect

Steve Shapiro, Shapiro Didway Landscape Architecture
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Civil Engineer

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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 mechanical 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)
4. **33.266.130.F.2:** Allow mechanical parking spaces to be narrower than the required 8'-6" in width.

Design Exception

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





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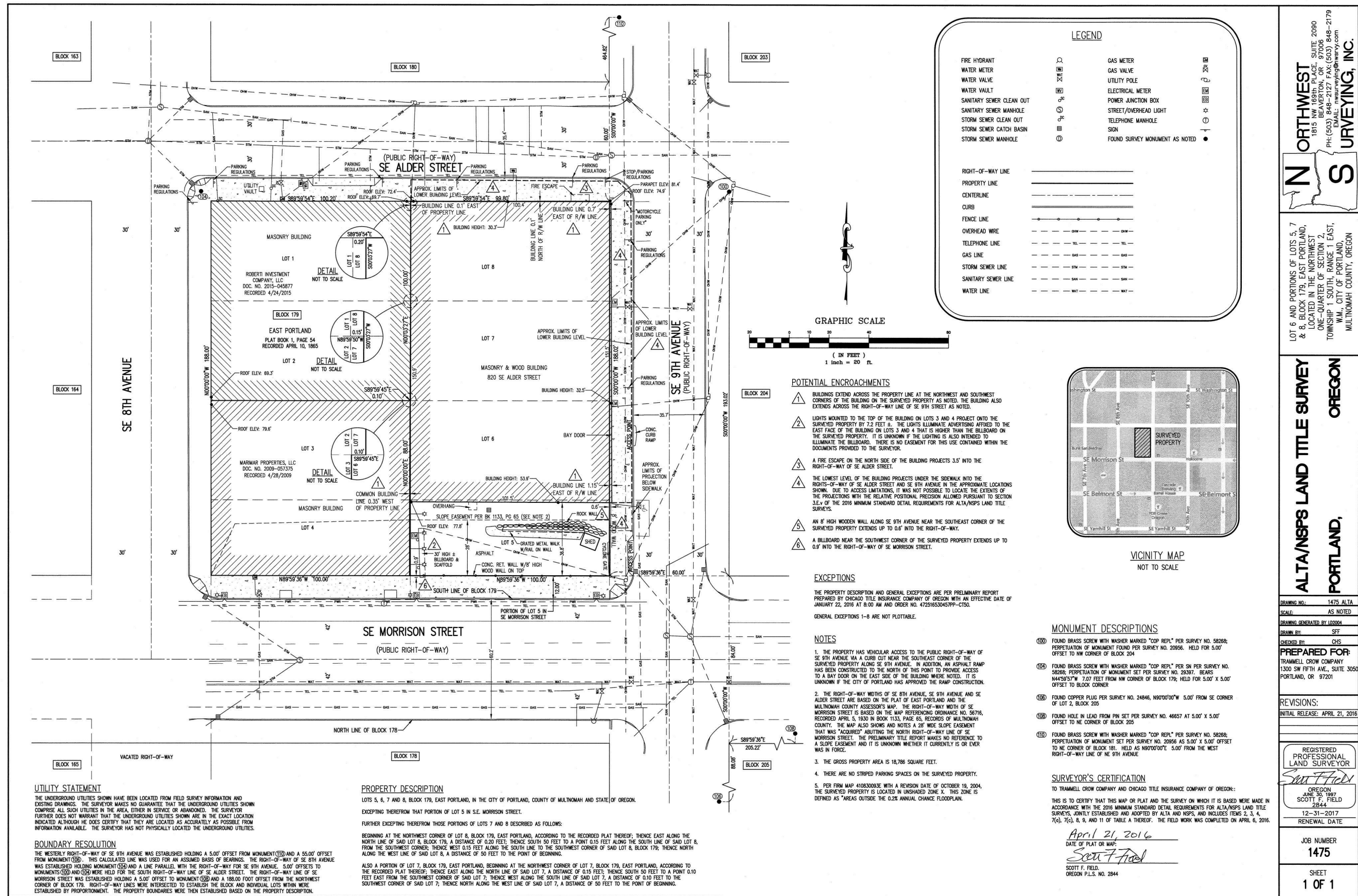
EXISTING SITE SURVEY

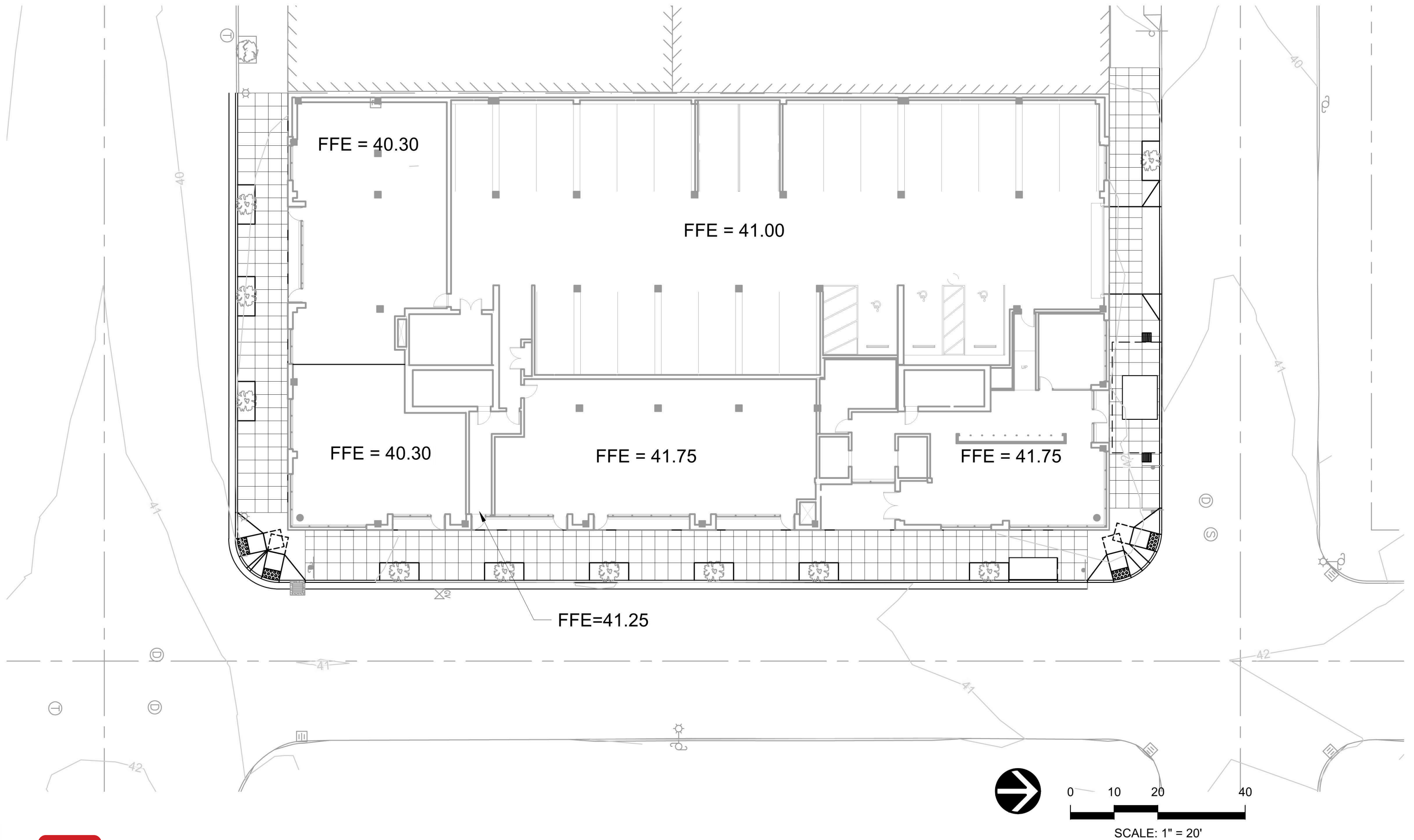
C04 ALDER.9TH

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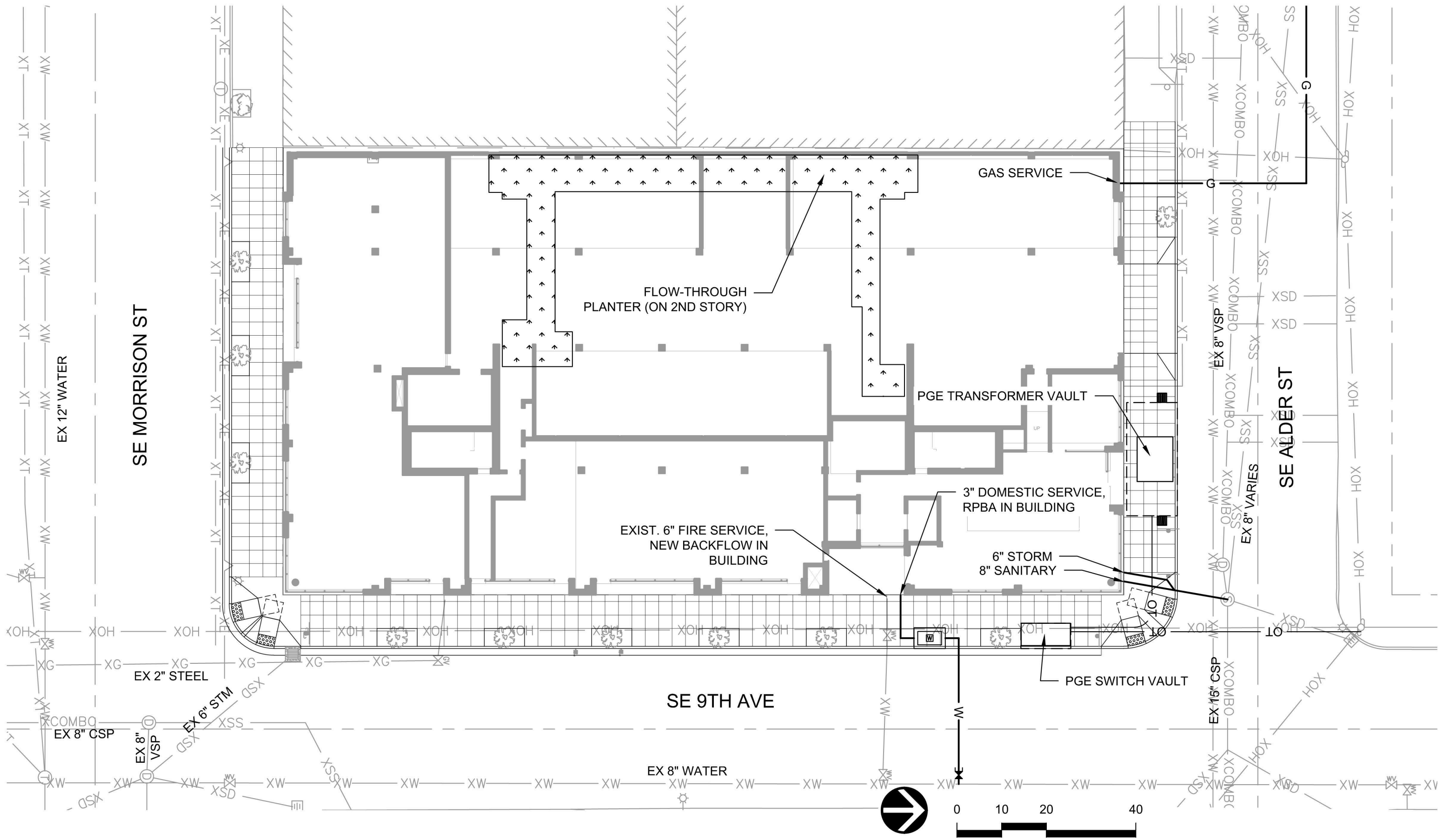
PRELIMINARY GRADING PLAN

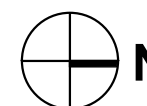
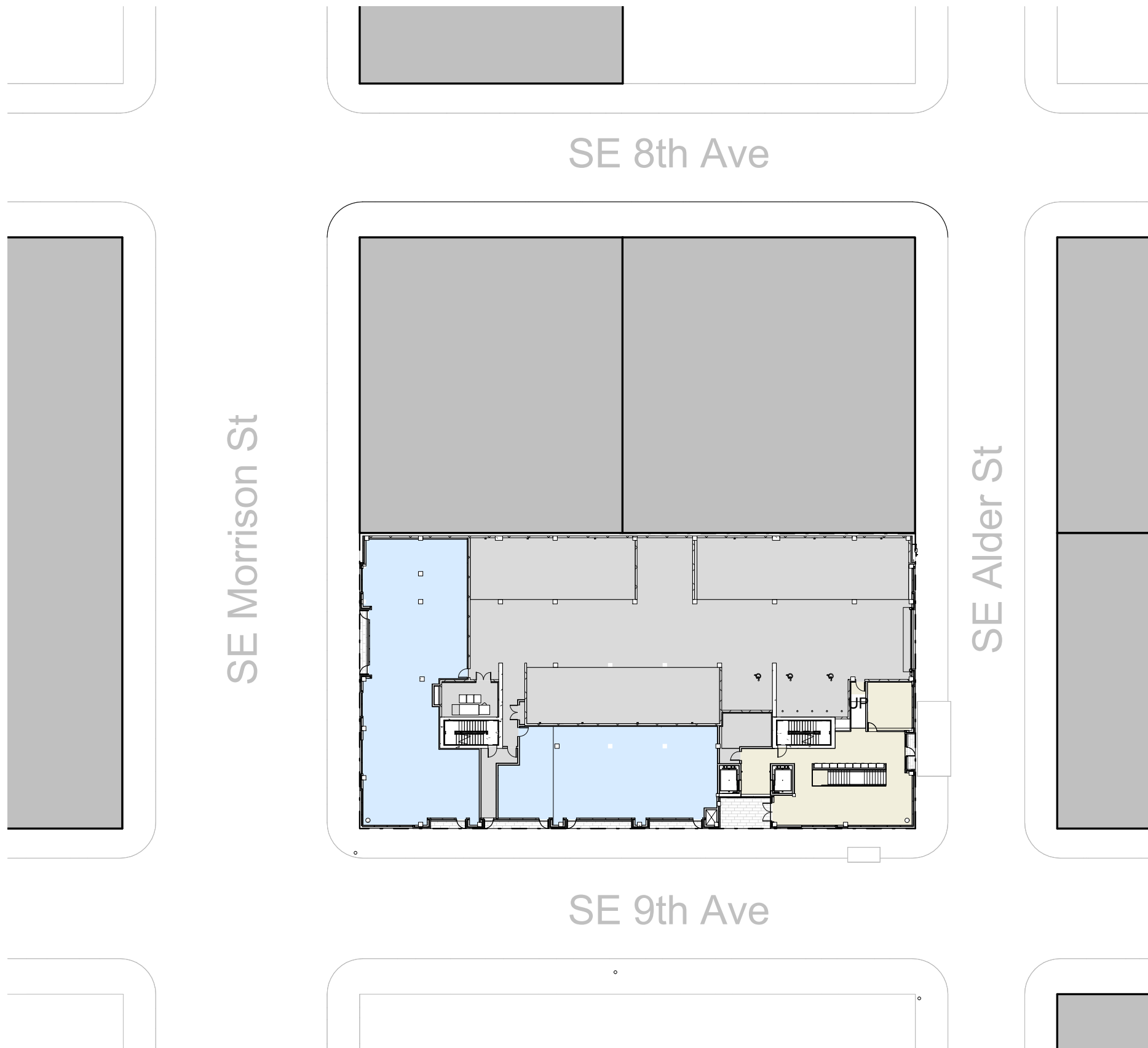
C05 ALDER.9TH

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SITE PLAN

C10 ALDER.9TH

1" = 40'-0"

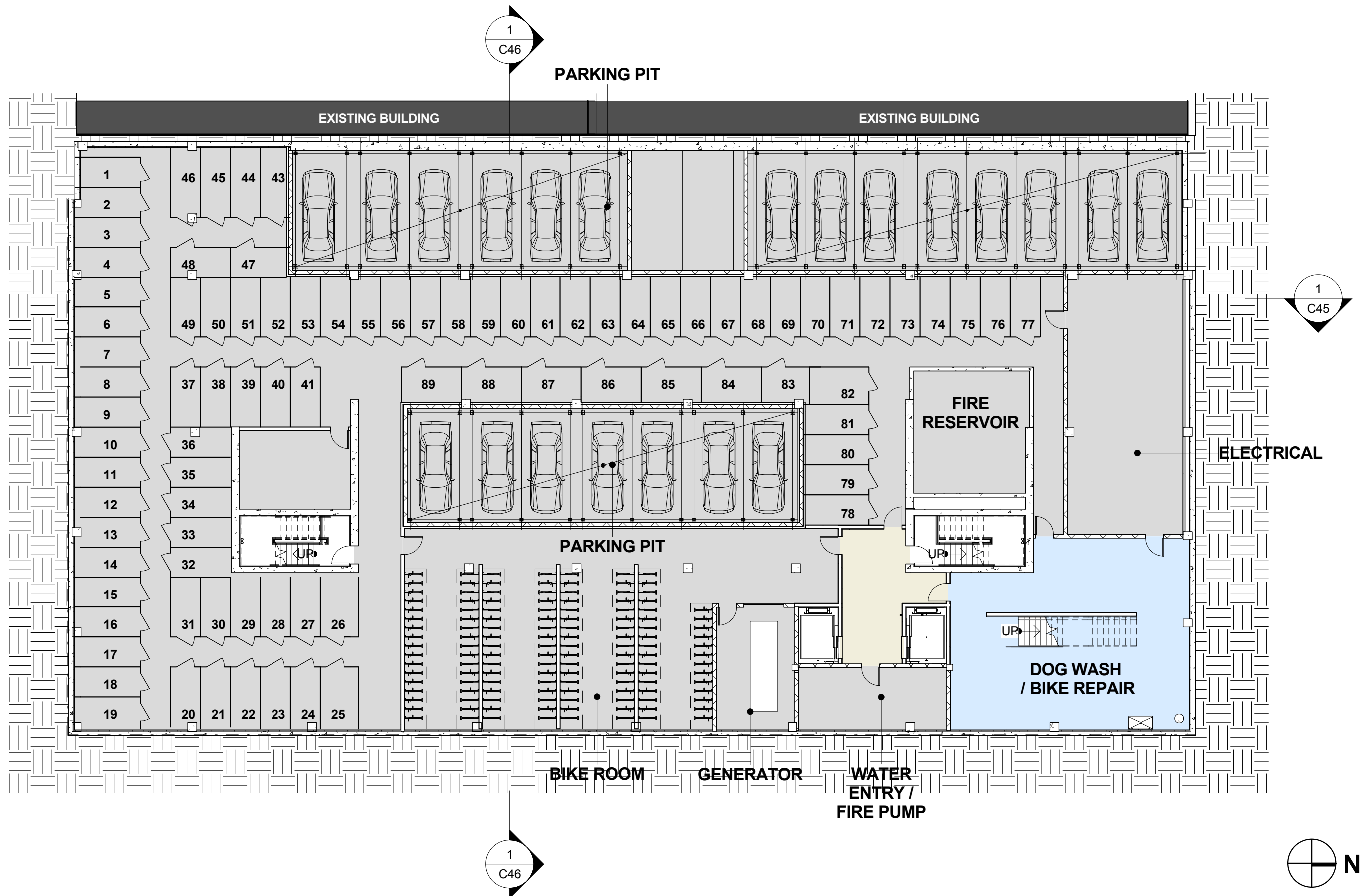
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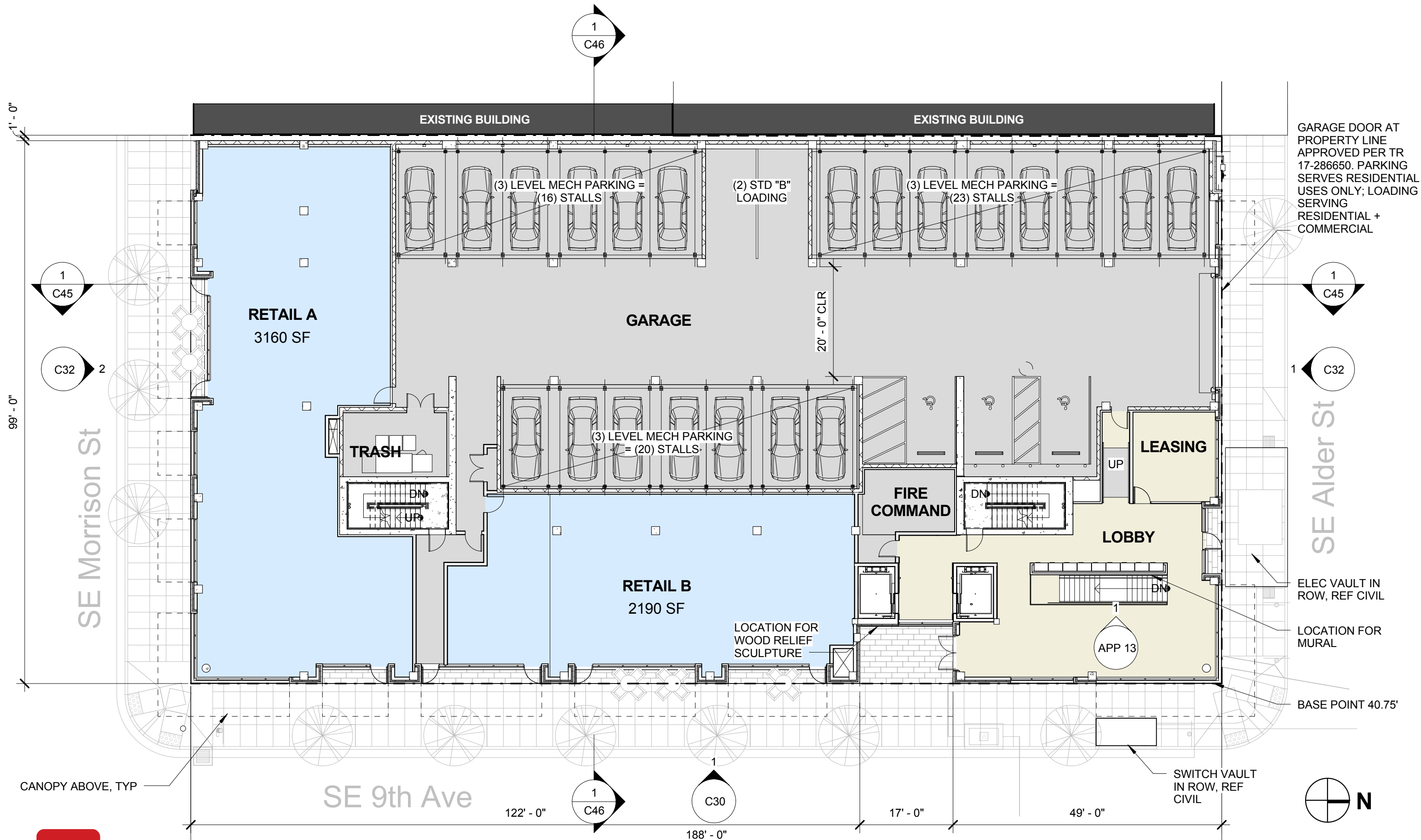
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FLOOR PLAN LEVEL 01

C12 ALDER.9TH

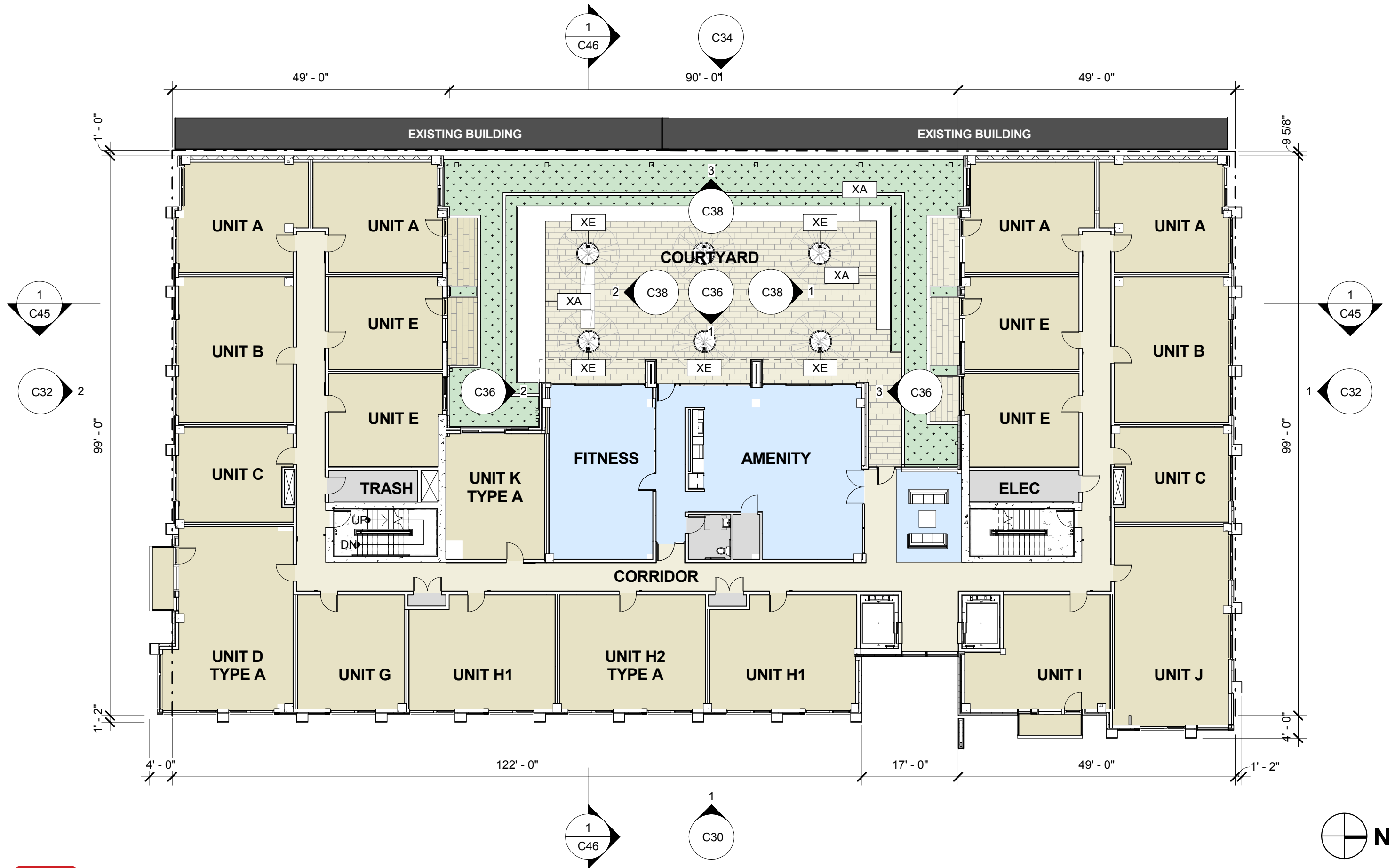
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1/16" = 1'-0" 04.19.2018



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FLOOR PLAN LEVEL 02

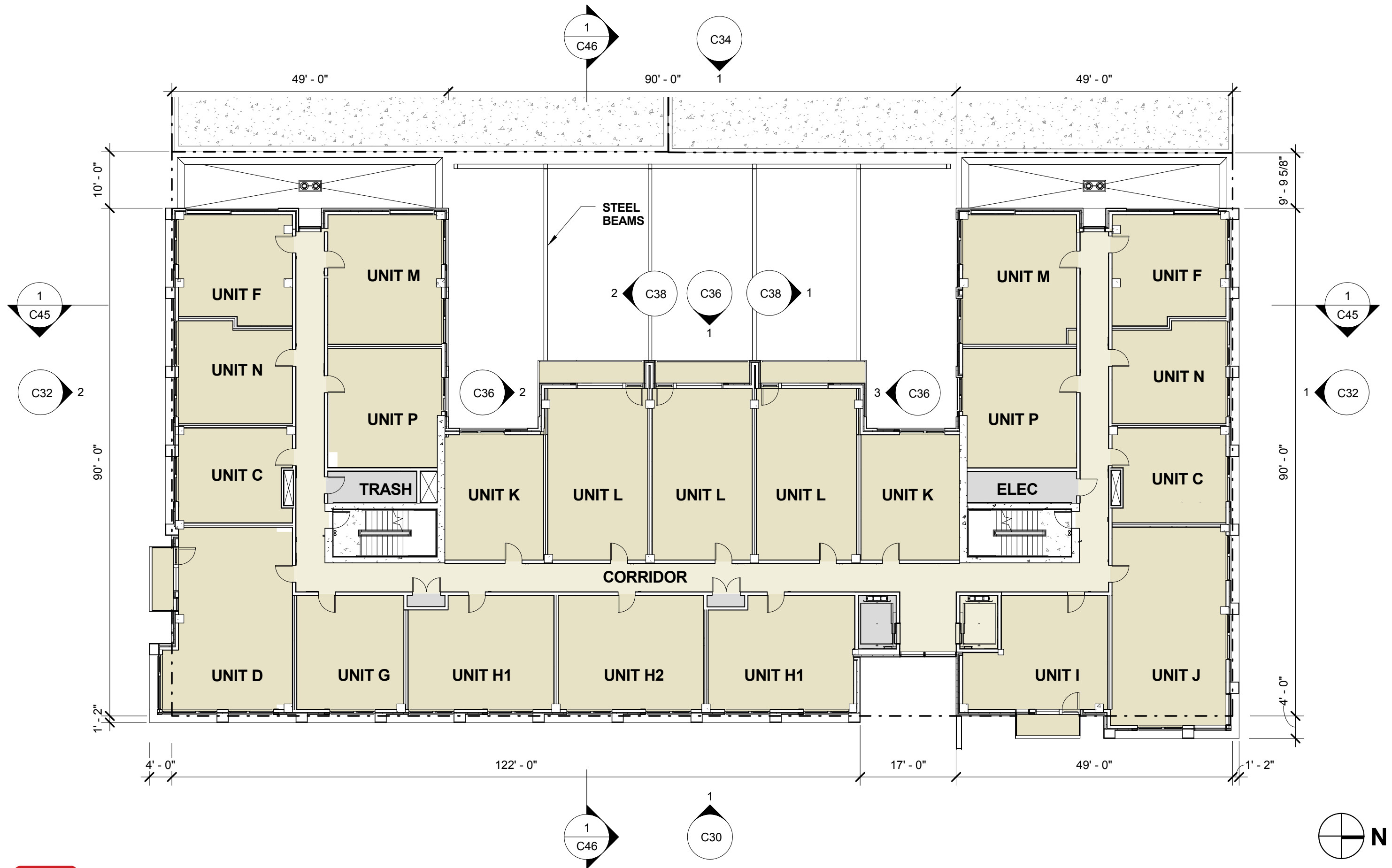
C13 ALDER.9TH

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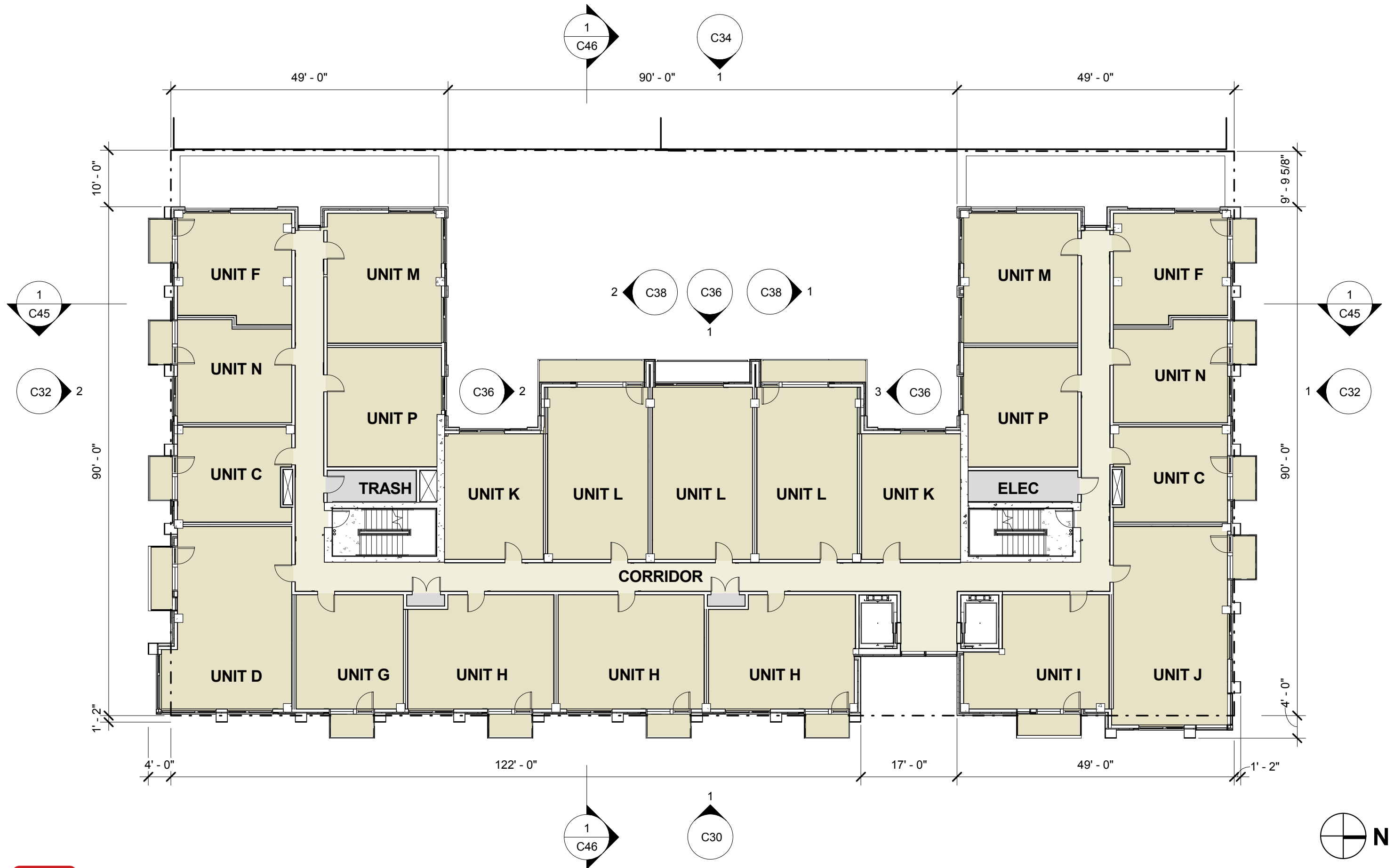
FLOOR PLAN LEVEL 04

C15 ALDER.9TH

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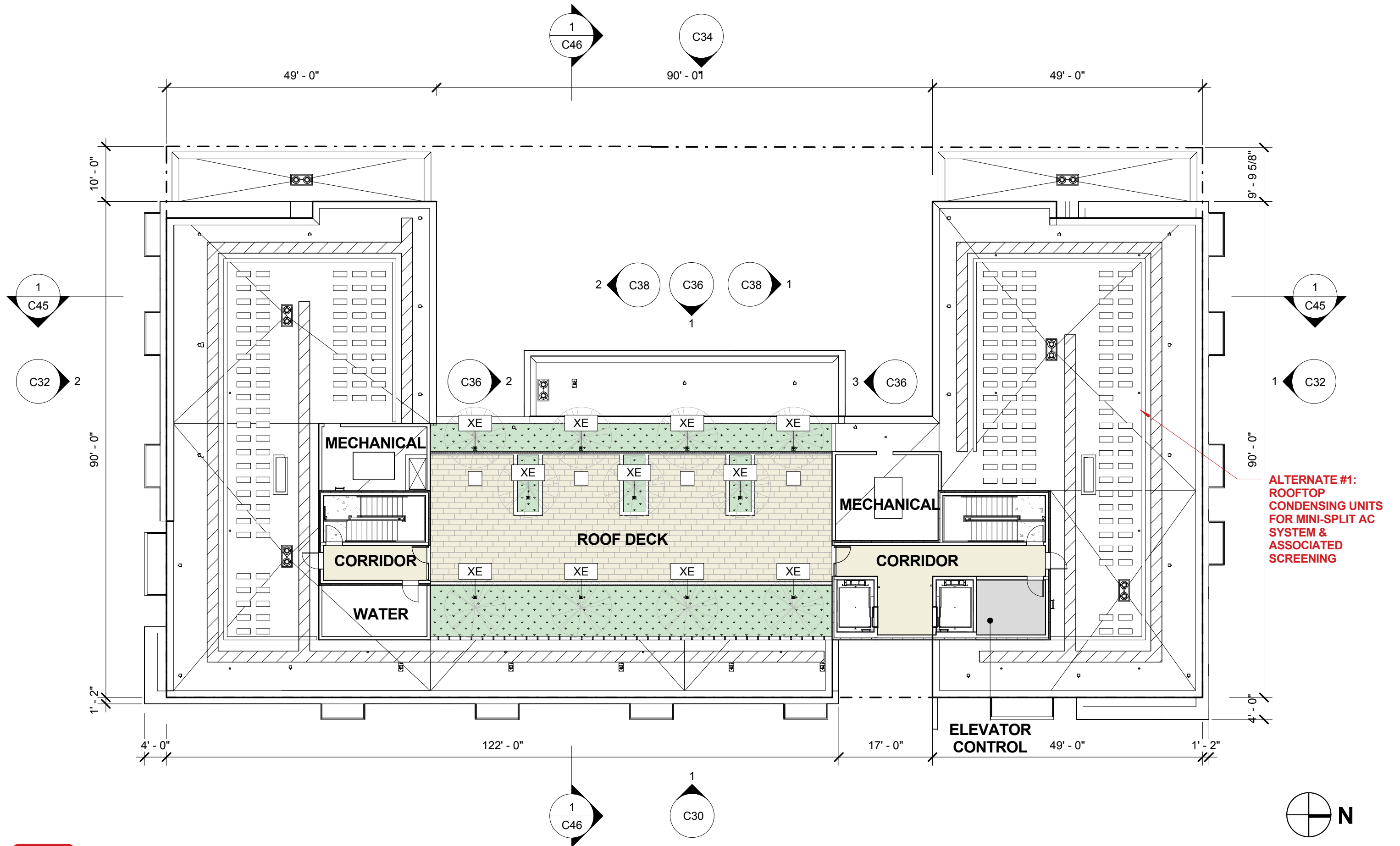
FLOOR PLAN LEVELS 05-09

C16 ALDER.9TH

1/16" = 1'-0" 04.19.2018

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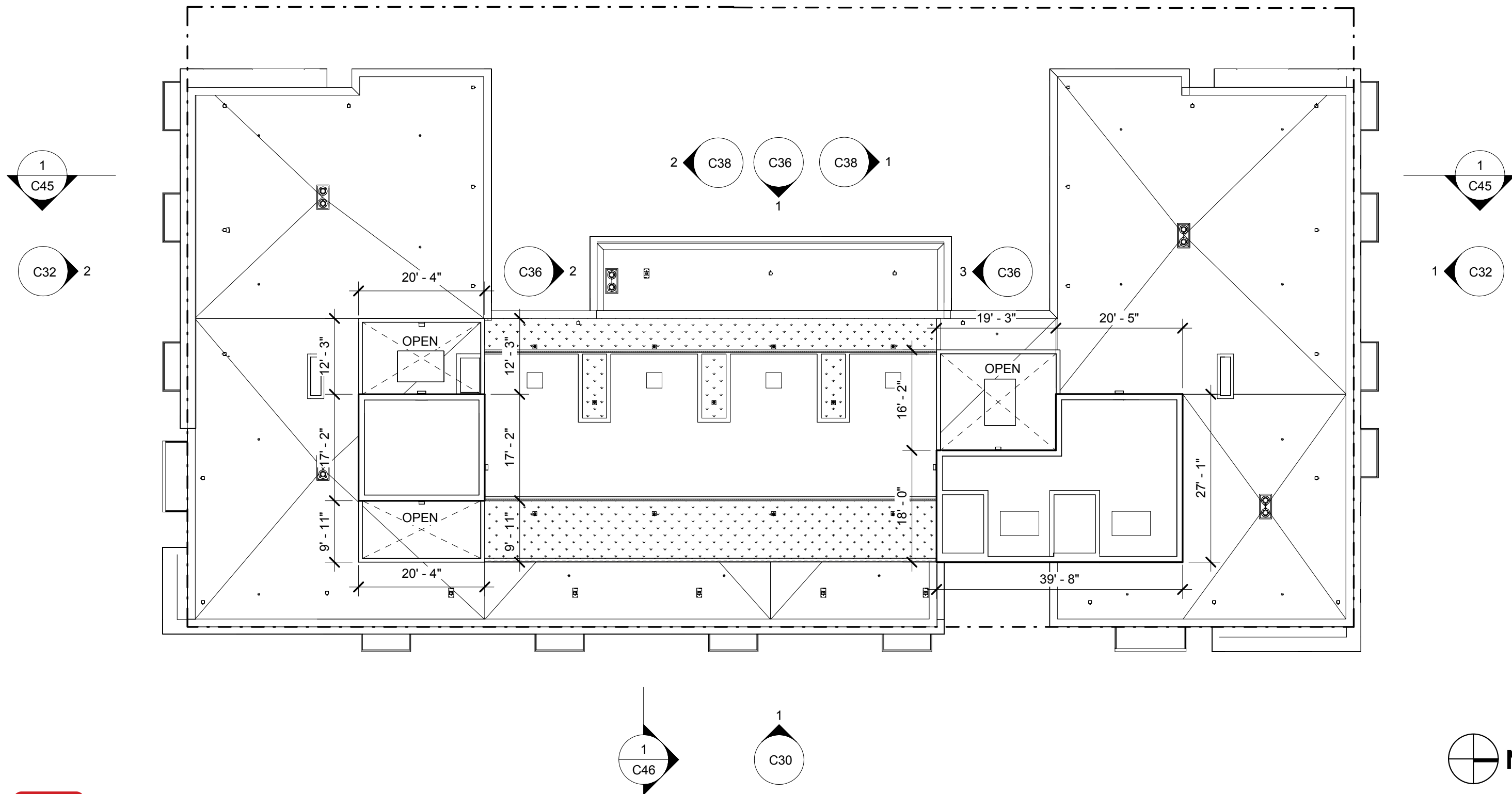
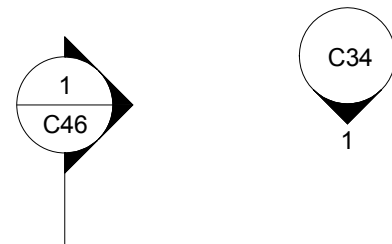
FLOOR PLAN ROOF DECK

C17 ALDER.9TH

1/16" = 1'-0" 04.19.2018

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FLOOR PLAN UPPER ROOF

C18 ALDER.9TH

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EAST ELEVATION (SE 9TH AVE)



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ELEVATION - EAST

C30 ALDER.9TH

1/16" = 1'-0"

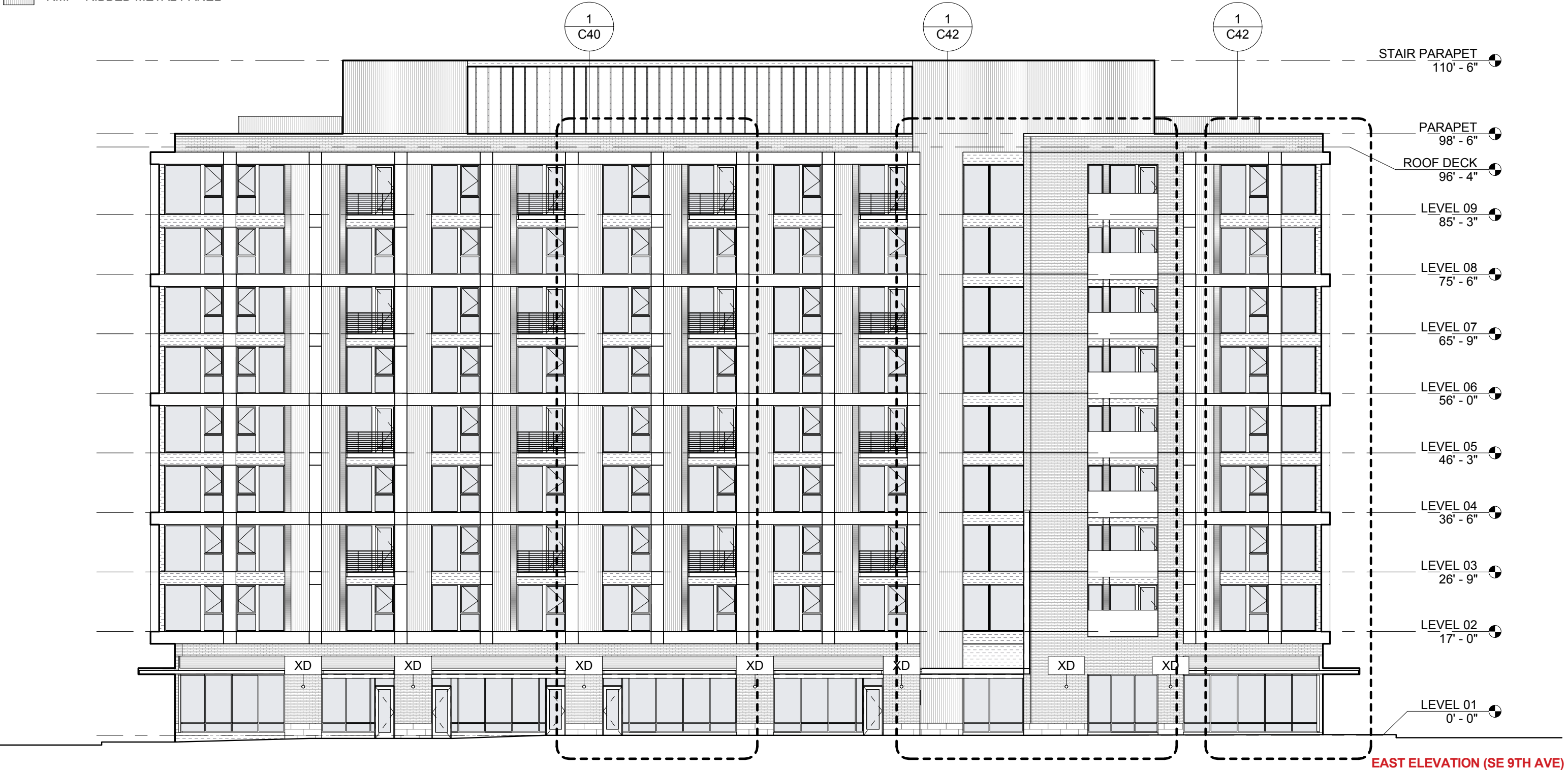
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820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- PORCELAIN TILE
- SMP - SHEET METAL PANEL (DARK)
- CMU - CONCRETE MASONRY UNITS
- SMP - SHEET METAL PANEL (LIGHT)
- ARCHITECTURAL LOUVER
- RMP - RIBBED METAL PANEL



ELEVATION - EAST

C31 ALDER.9TH

1/16" = 1'-0" 04.19.2018

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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"

04.19.2018

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820 SE ALDER ST.

BUILDING ELEVATION LEGEND

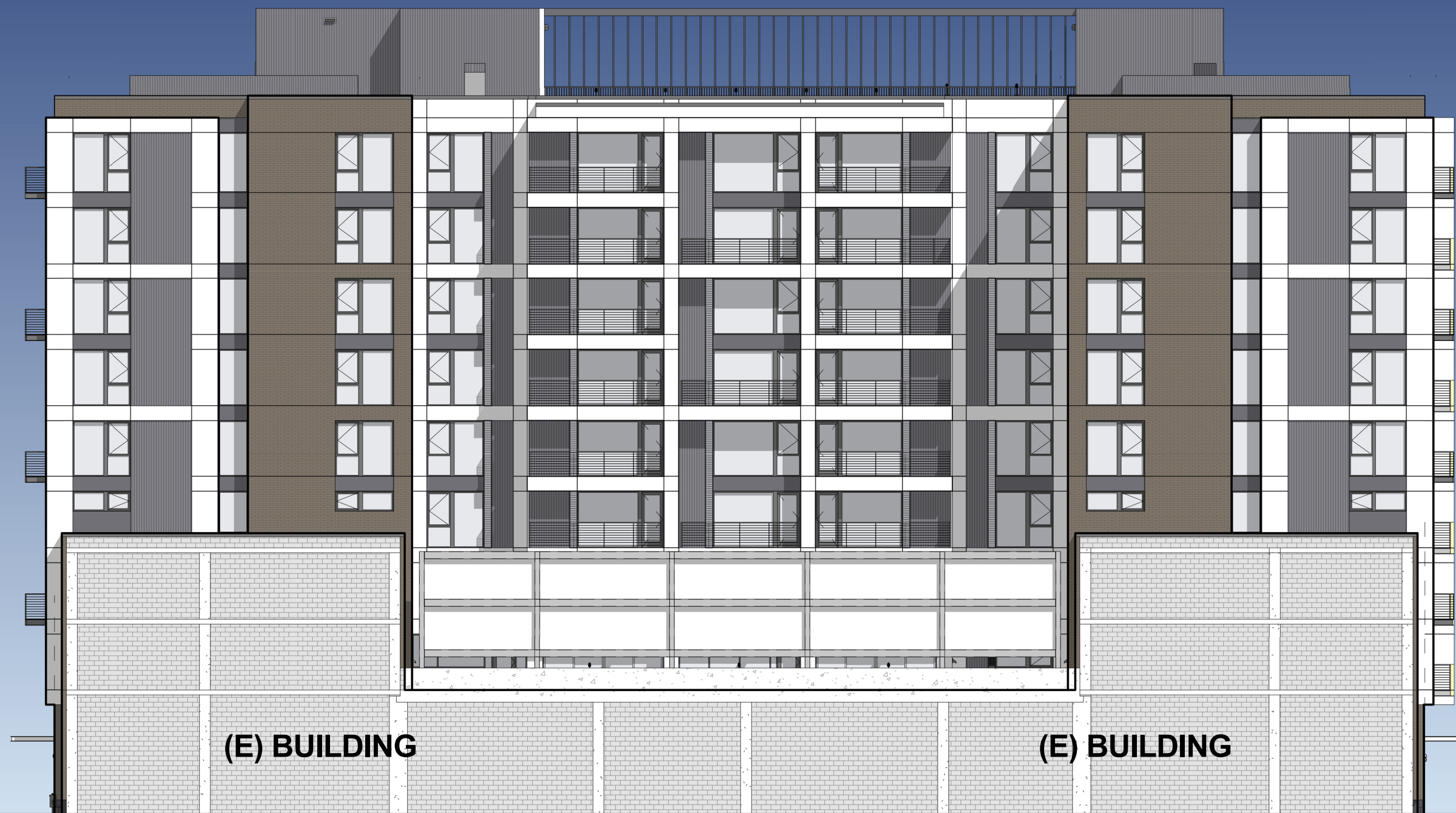
- NORMAN BRICK
- SMP - SHEET METAL PANEL (DARK)
- SMP - SHEET METAL PANEL (LIGHT)
- RMP - RIBBED METAL PANEL
- PORCELAIN TILE
- CMU - CONCRETE MASONRY UNITS
- ARCHITECTURAL LOUVER



NORTH ELEVATION (SE ALDER)



SOUTH ELEVATION (SE MORRISON)



WEST ELEVATION



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ELEVATION - WEST

C34 ALDER.9TH

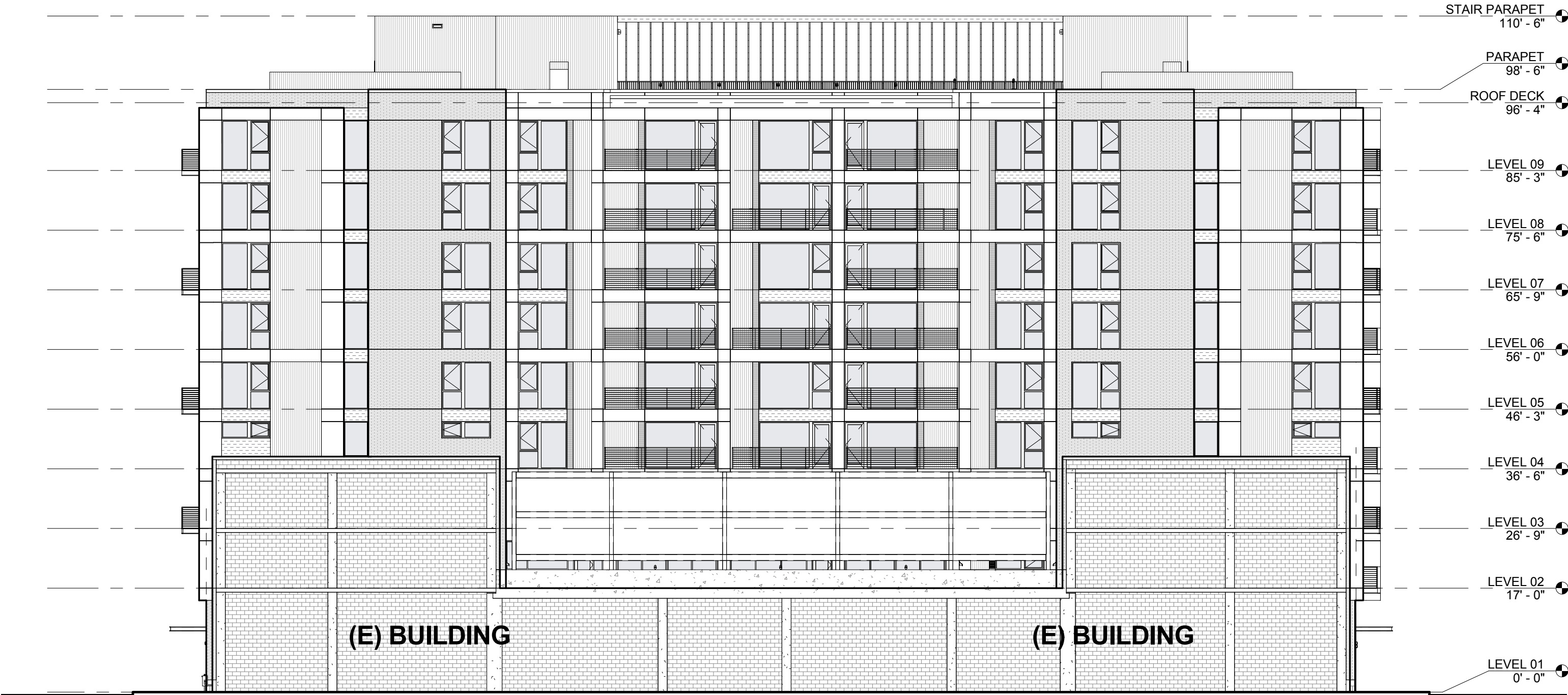
1/16" = 1'-0" 04.19.2018

Design Review LU 17-107667 DZ

820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- PORCELAIN TILE
- SMP - SHEET METAL PANEL (DARK)
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WEST ELEVATION



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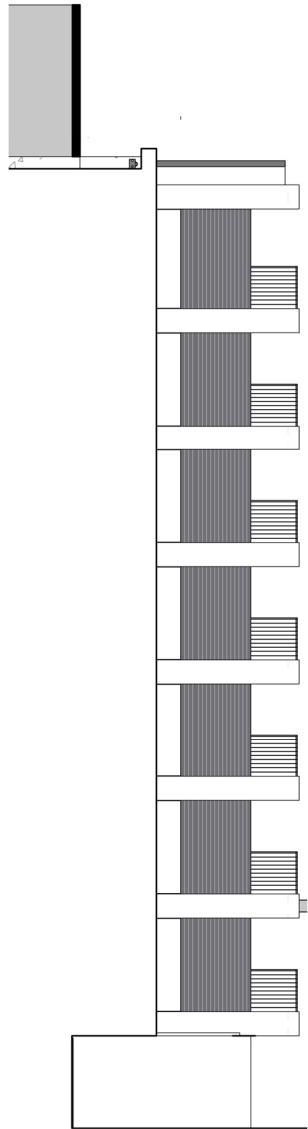
ELEVATION - WEST

C35 ALDER.9TH

1/16" = 1'-0" 04.19.2018

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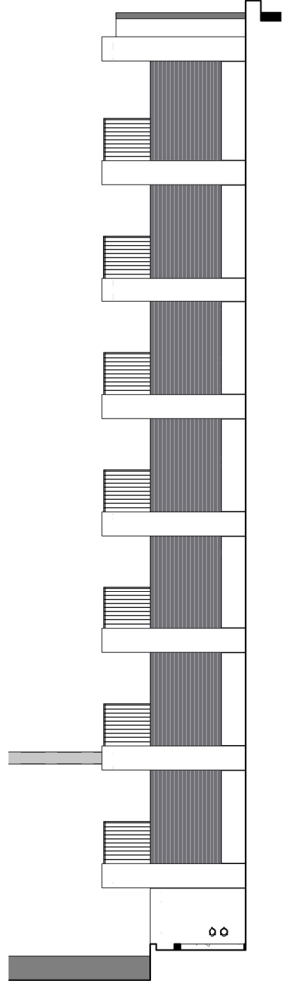
820 SE ALDER ST.



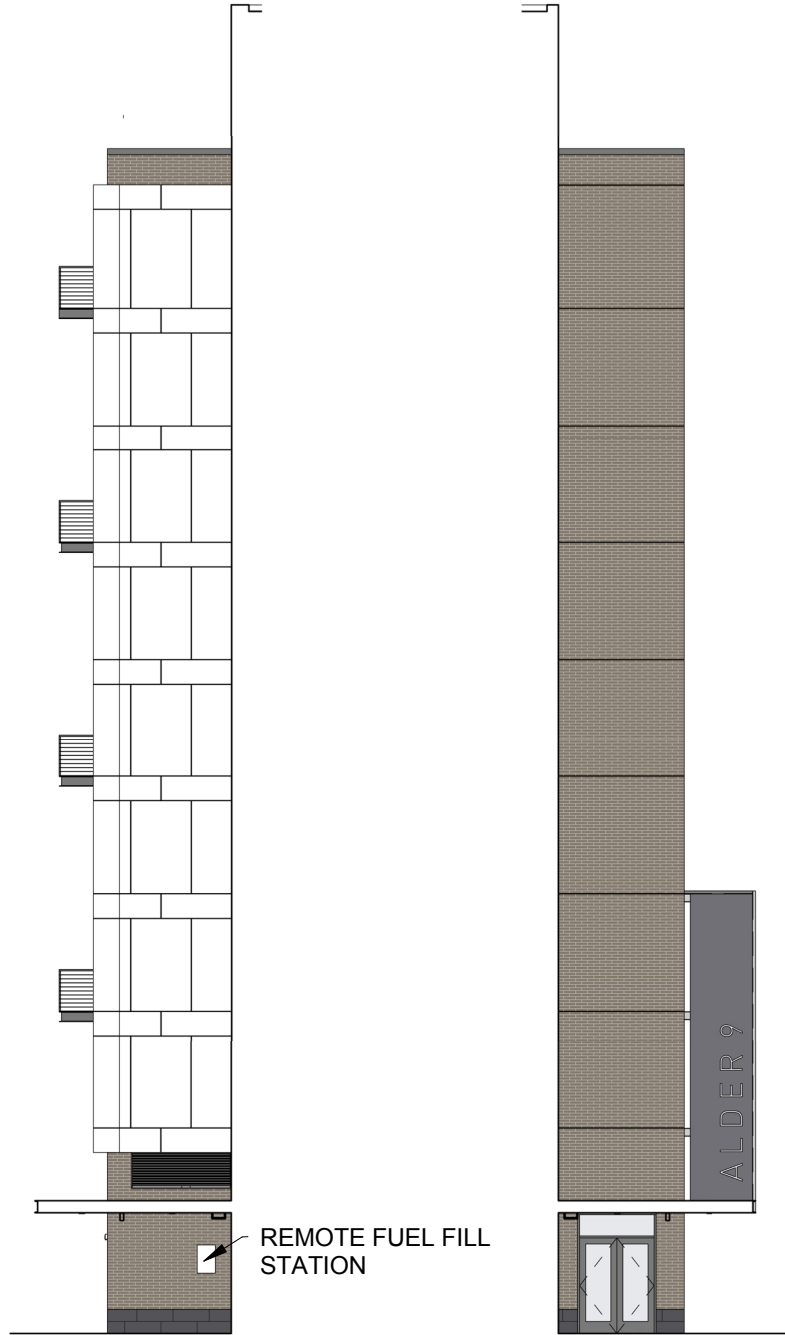
SIDEWALL NORTH ELEVATION



WEST ELEVATION (HIDDEN)



SIDEWALL SOUTH ELEVATION



ENTRY RECESS SOUTH ELEVATION ENTRY RECESS NORTH ELEVATION

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

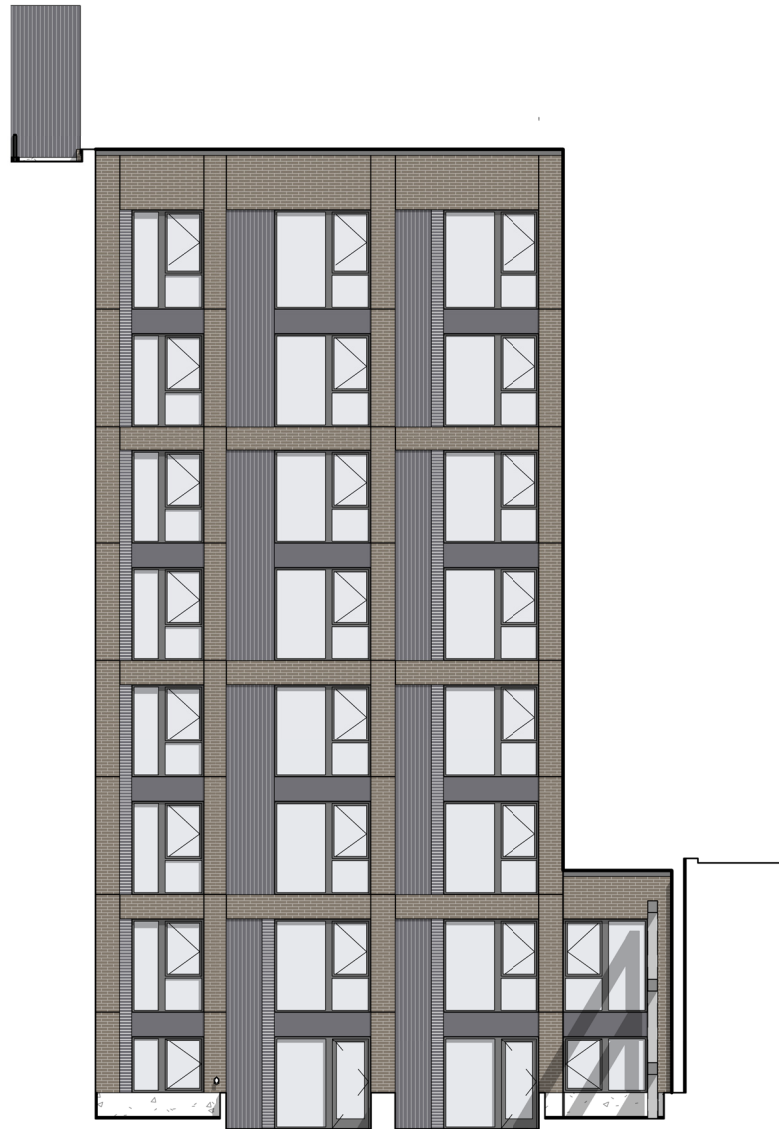


SIDEWALL NORTH ELEVATION

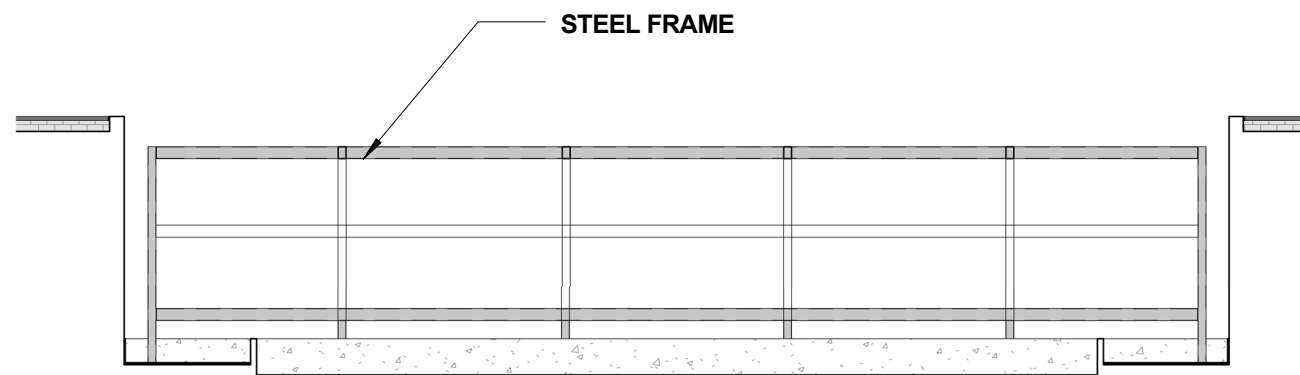
WEST ELEVATION (HIDDEN)

SIDEWALL SOUTH ELEVATION

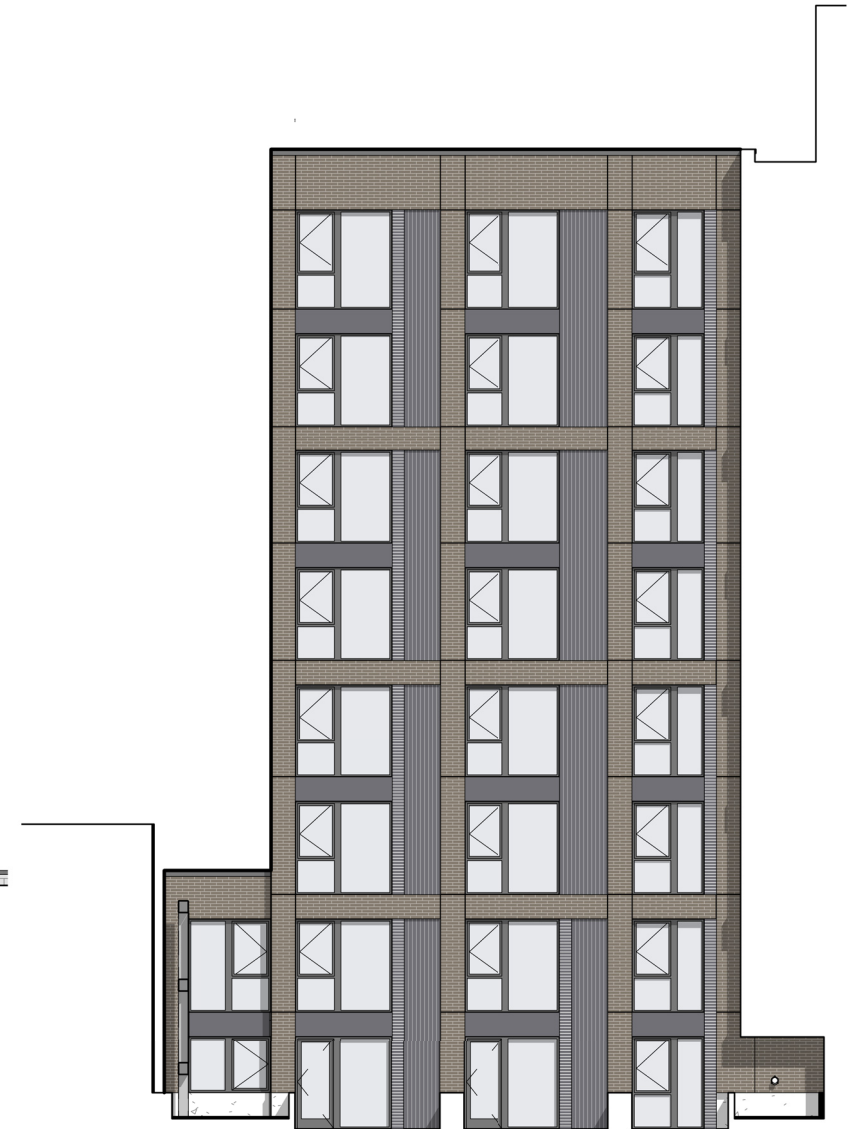
ENTRY RECESS SOUTH ELEVATION ENTRY RECESS NORTH ELEVATION



COURTYARD SOUTH ELEVATION



COURTYARD WEST ELEVATION



COURTYARD NORTH ELEVATION



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ELEVATIONS - COURTYARD

C38 ALDER.9TH

1/16" = 1'-0"

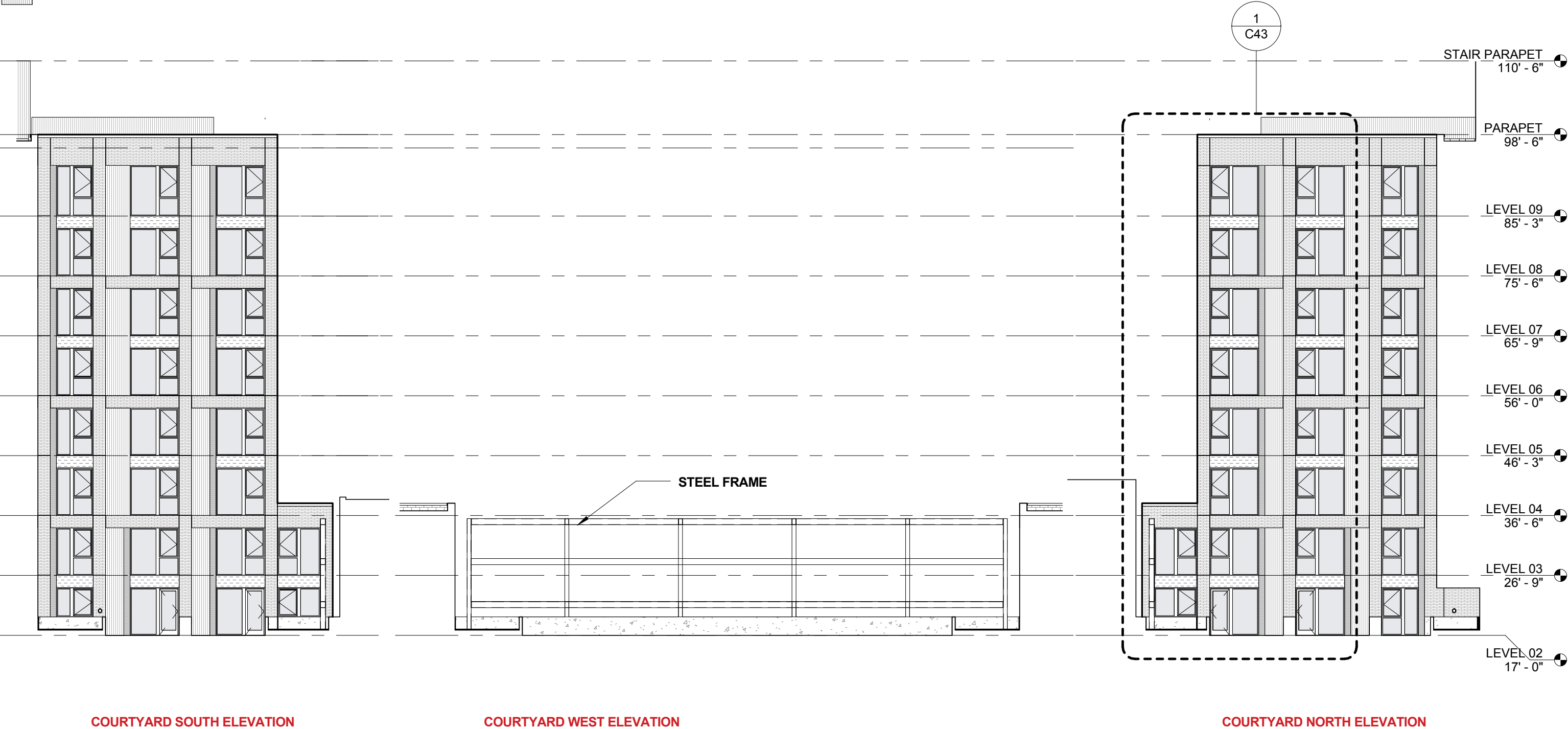
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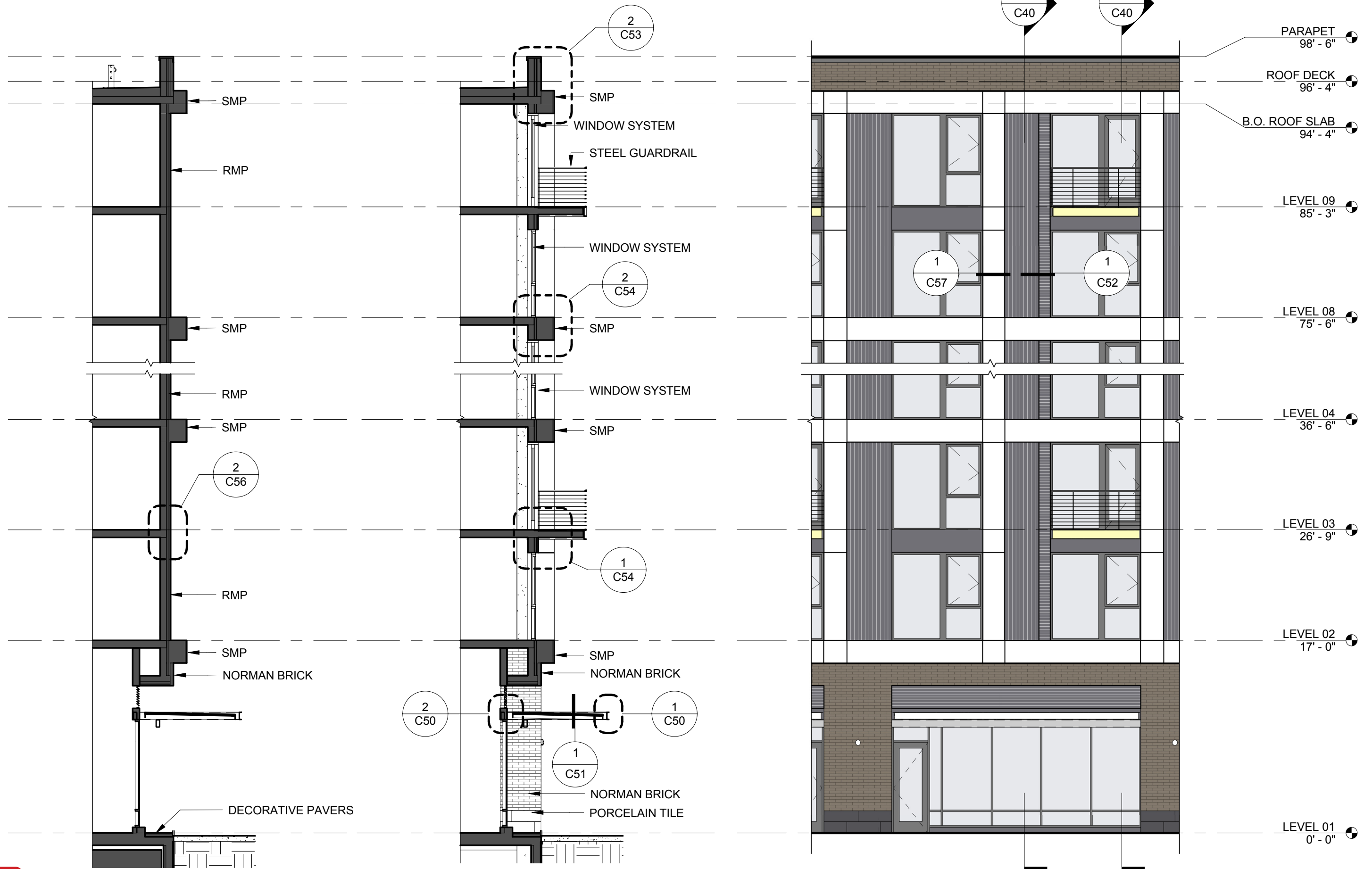
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820 SE ALDER ST.

BUILDING ELEVATION LEGEND

- NORMAN BRICK
- PORCELAIN TILE
- SMP - SHEET METAL PANEL (DARK)
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- SMP - SHEET METAL PANEL (LIGHT)
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- RMP - RIBBED METAL PANEL





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COMPOSITE SHEET

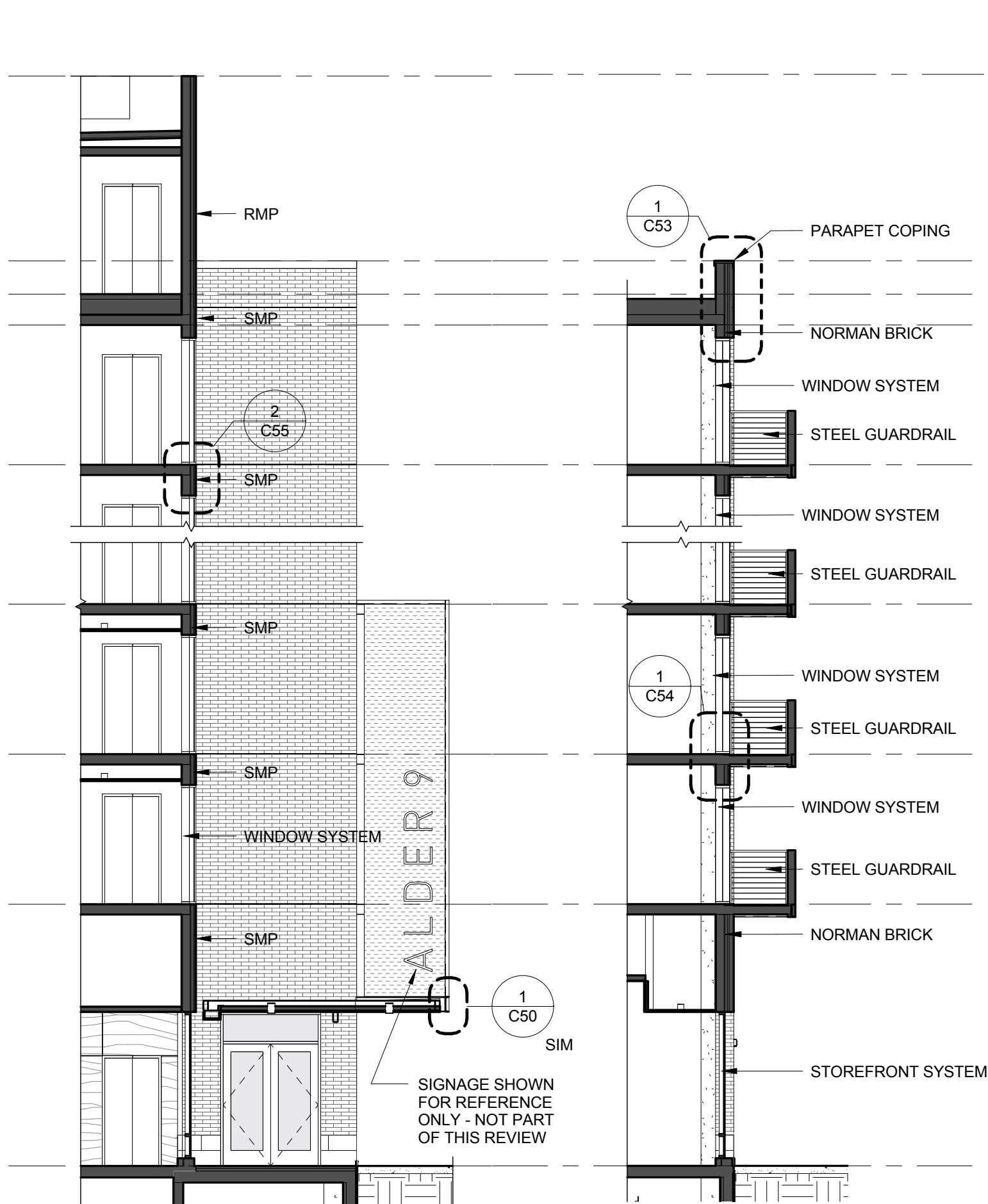
C40 ALDER.9TH

1/8" = 1'-0"

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COMPOSITE SHEET

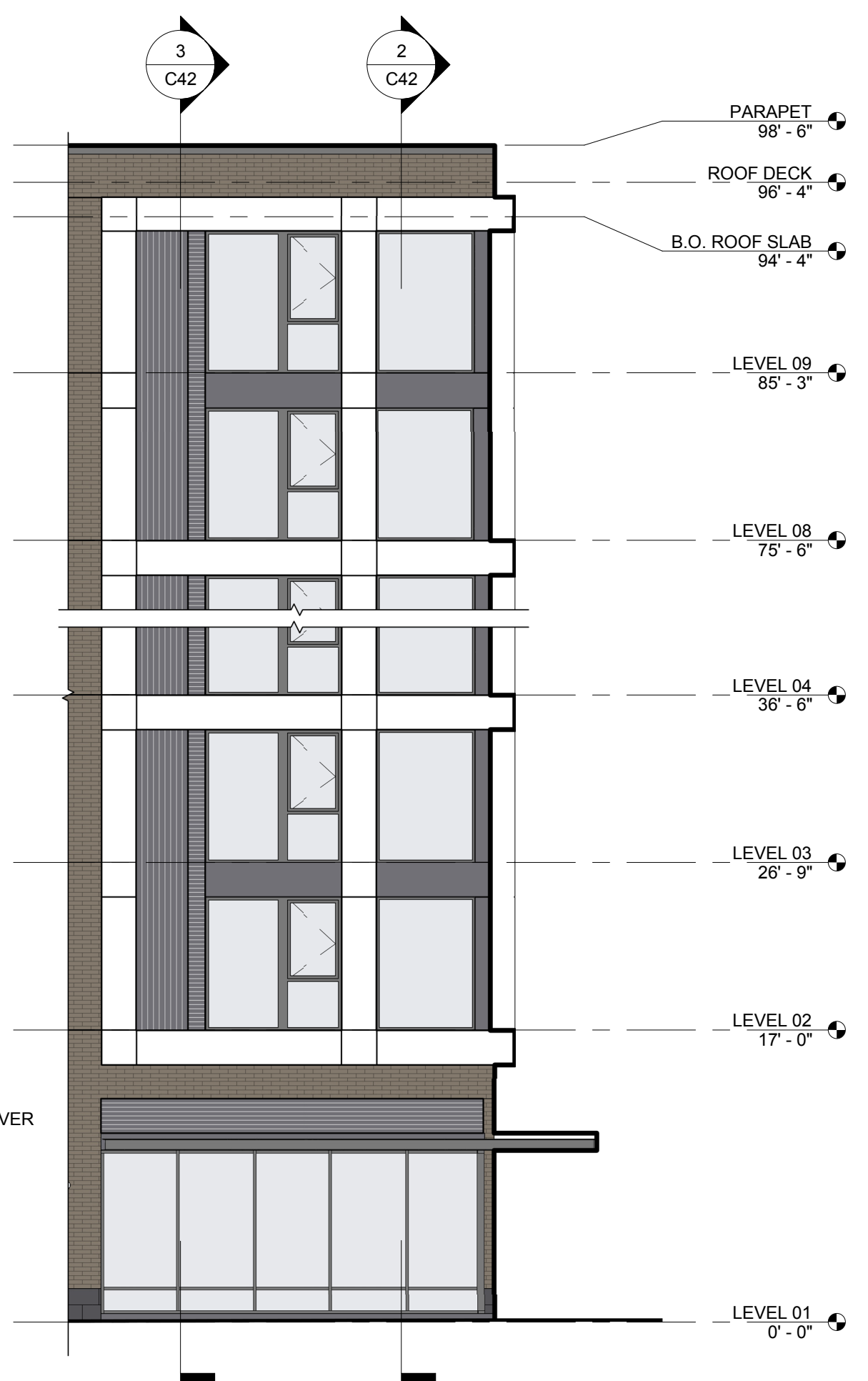
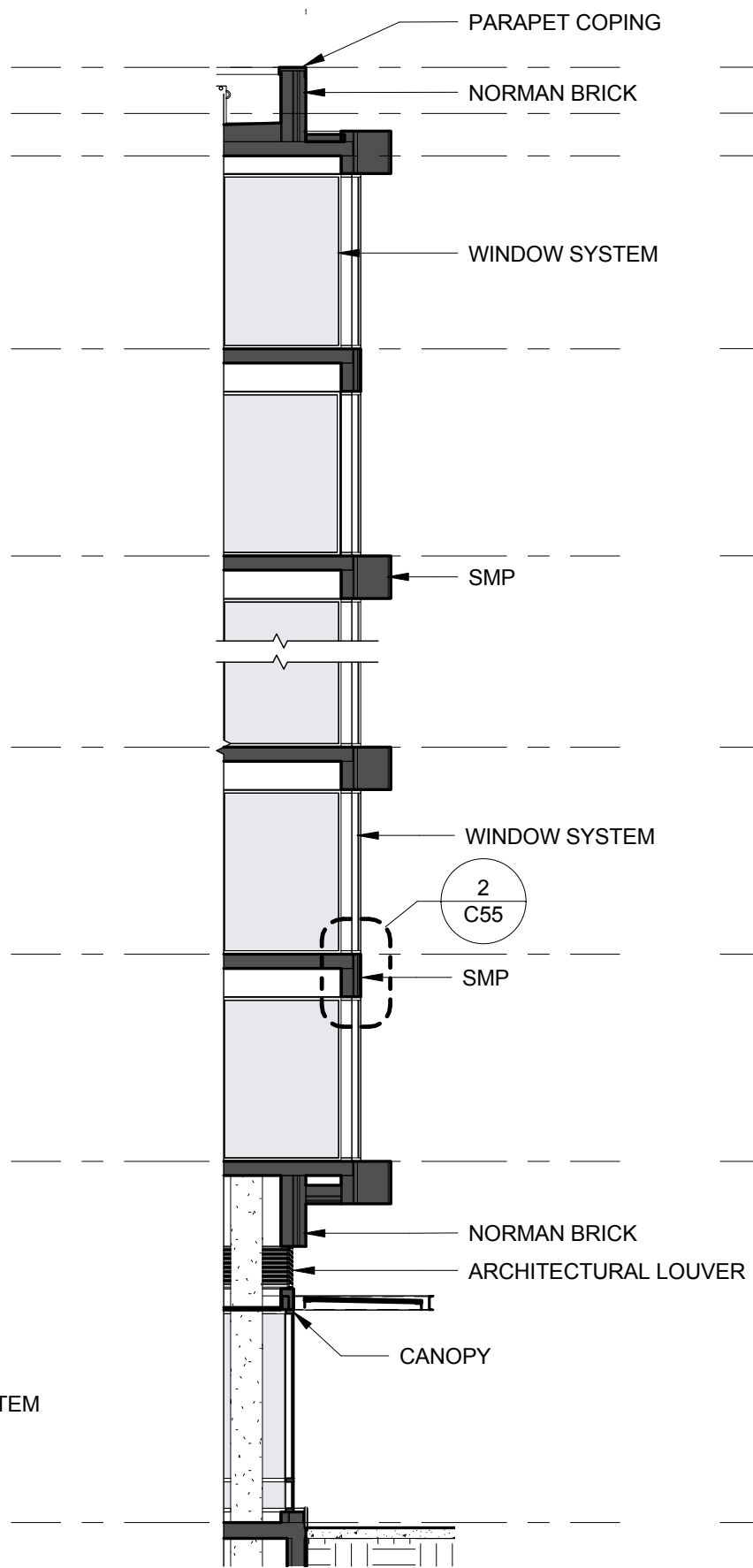
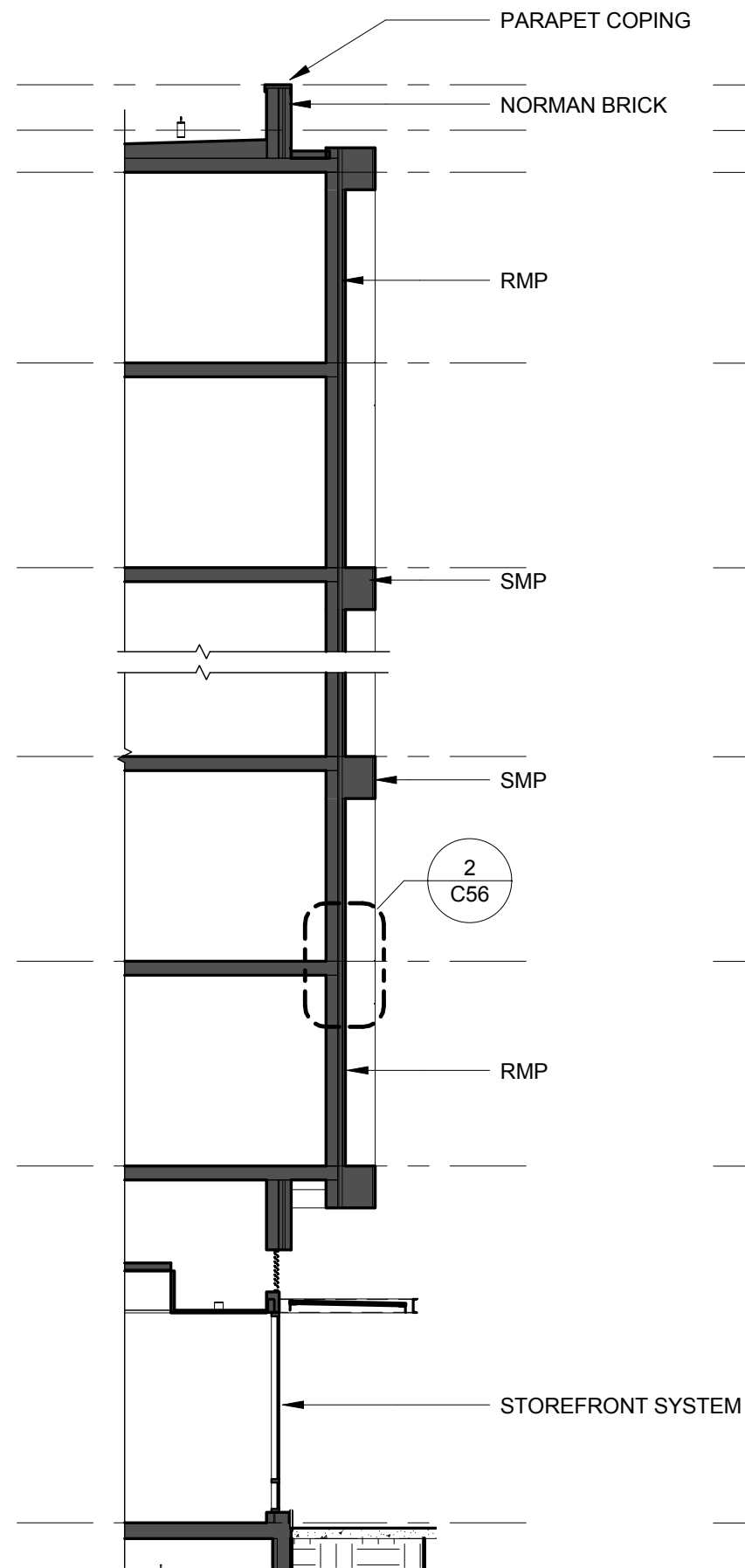
C41 ALDER.9TH

1/8" = 1'-0"

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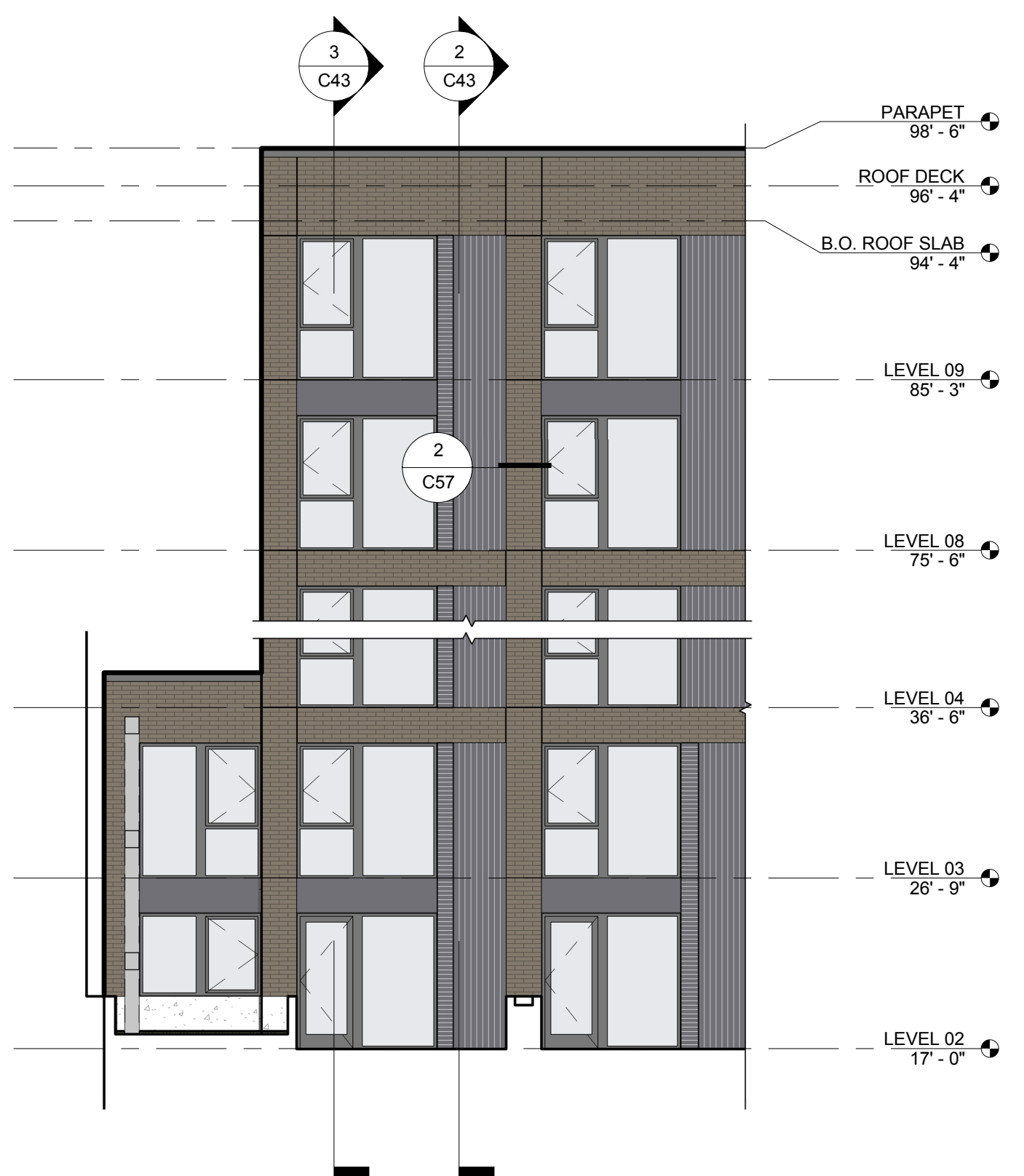
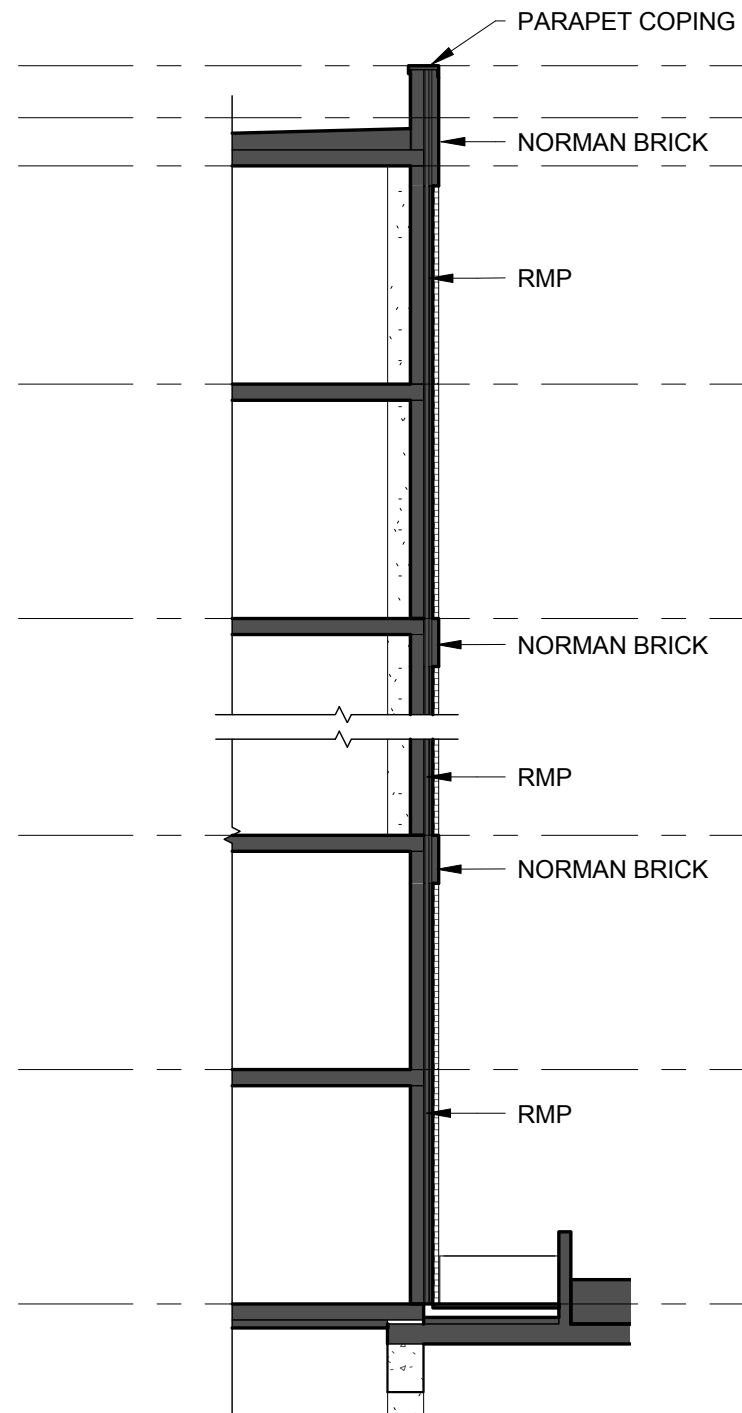
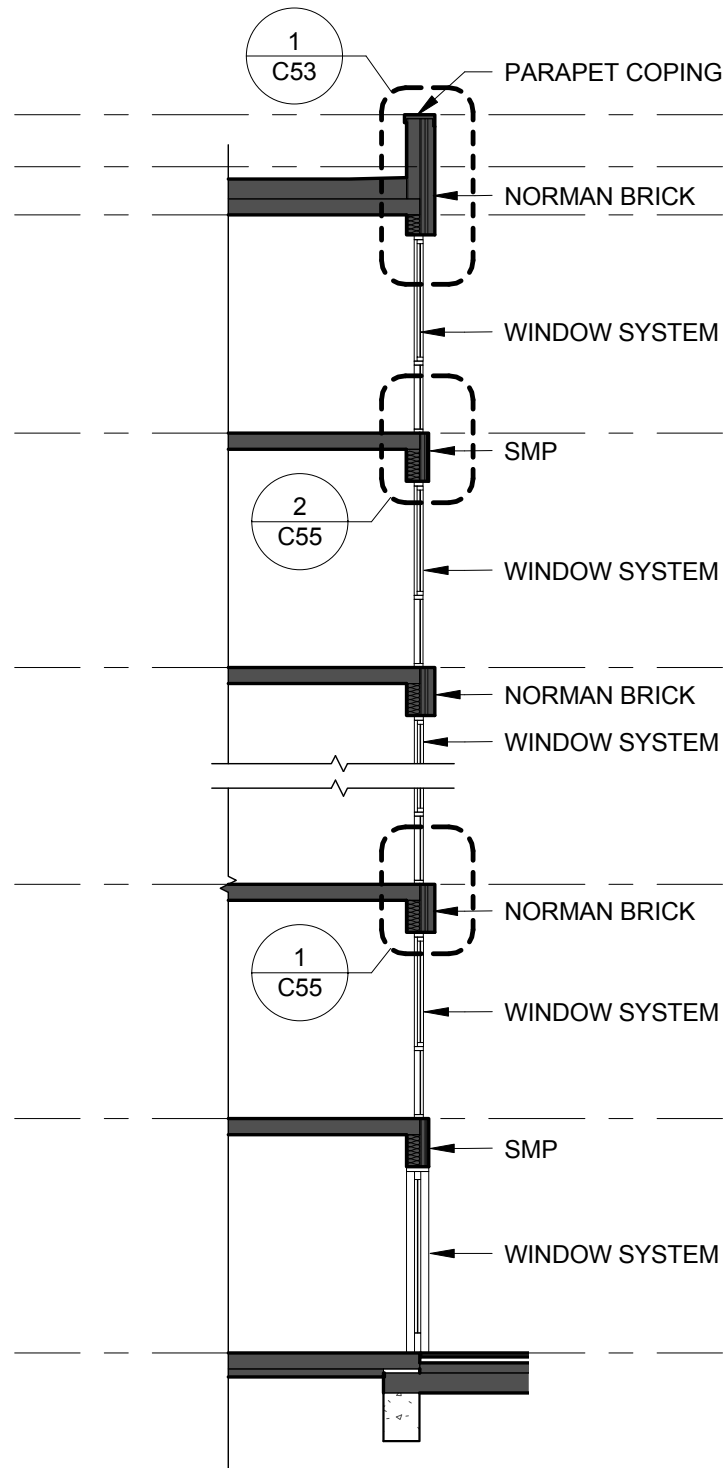
C42 ALDER.9TH

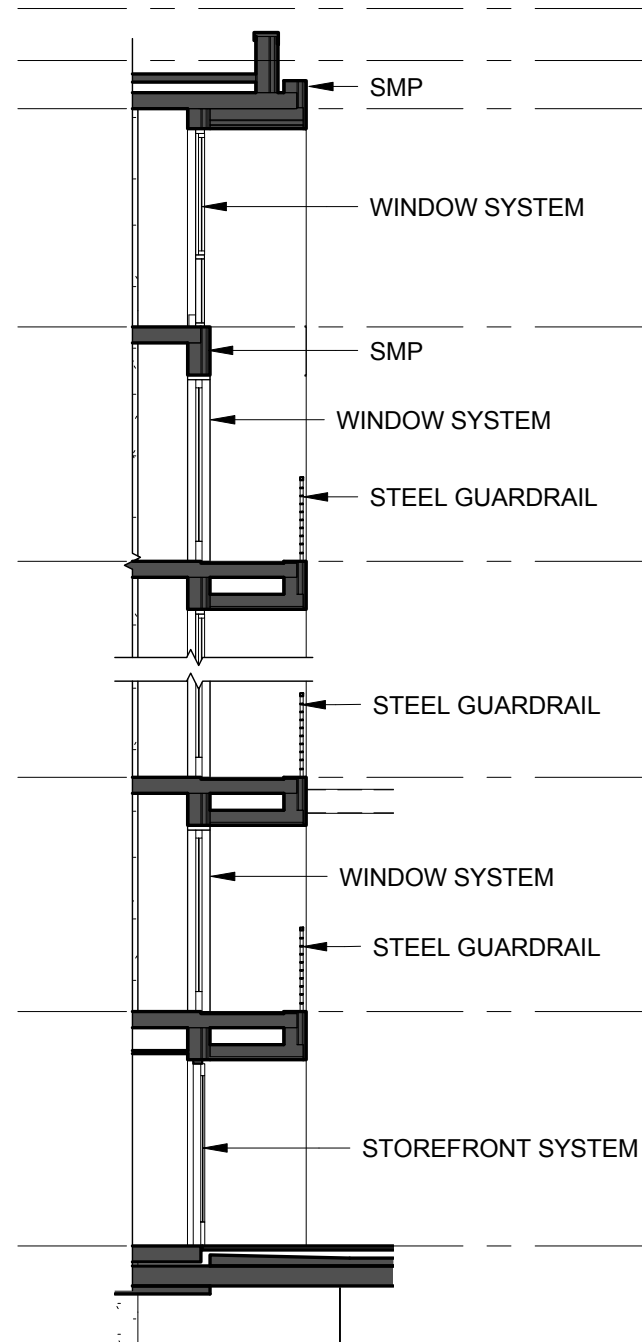
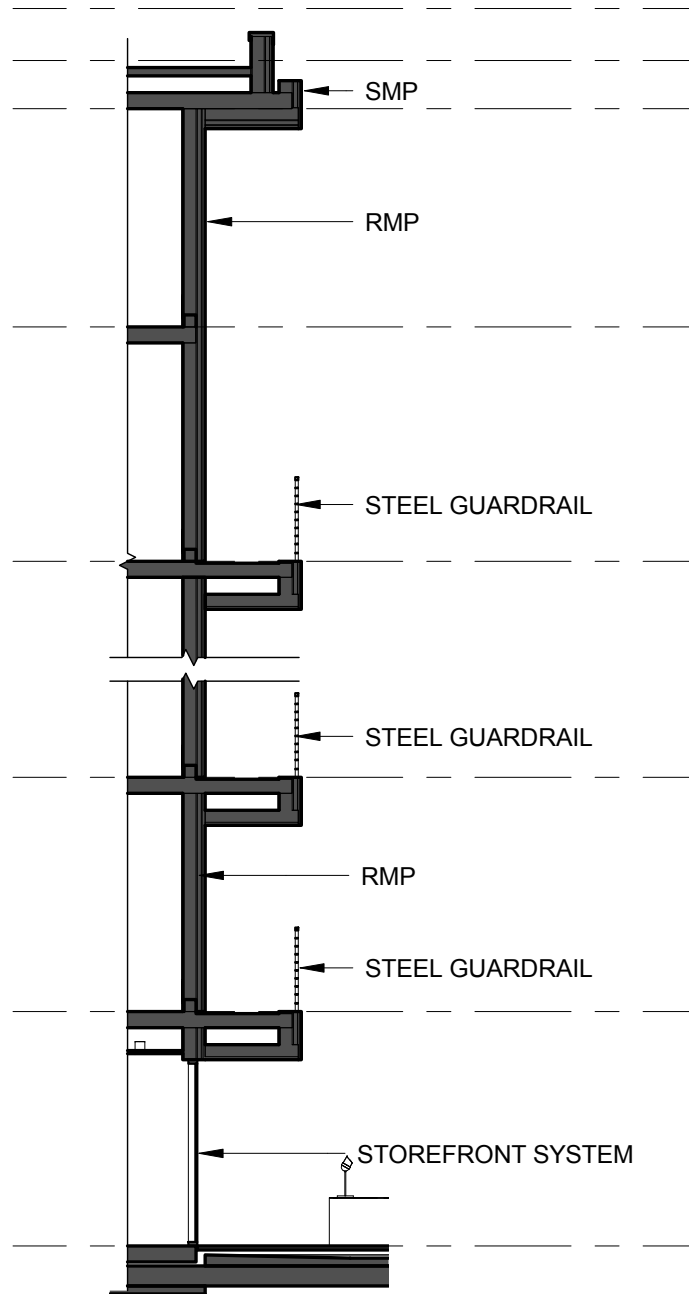
1/8" = 1'-0"

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COMPOSITE SHEET

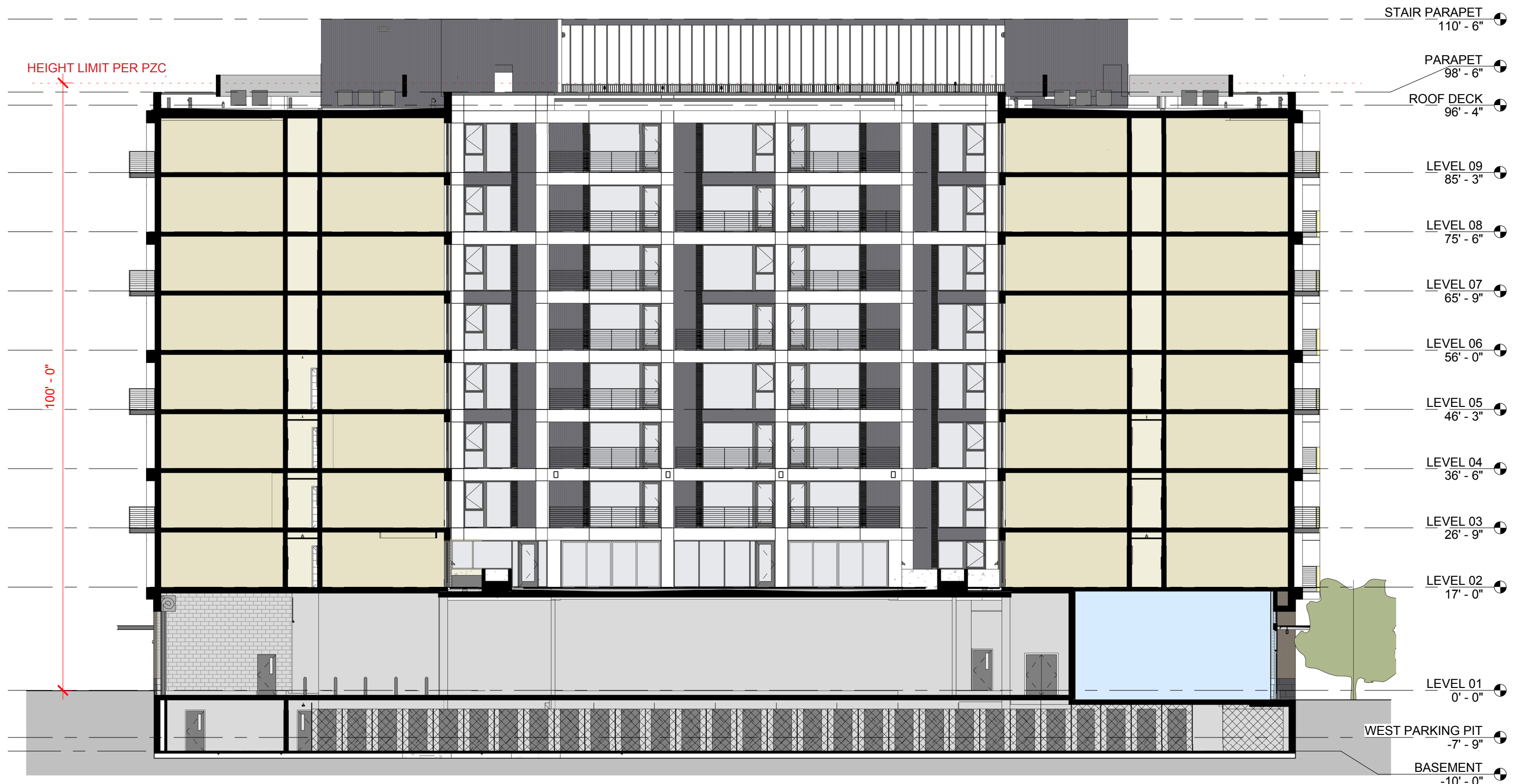
C44 ALDER.9TH

1/8" = 1'-0"

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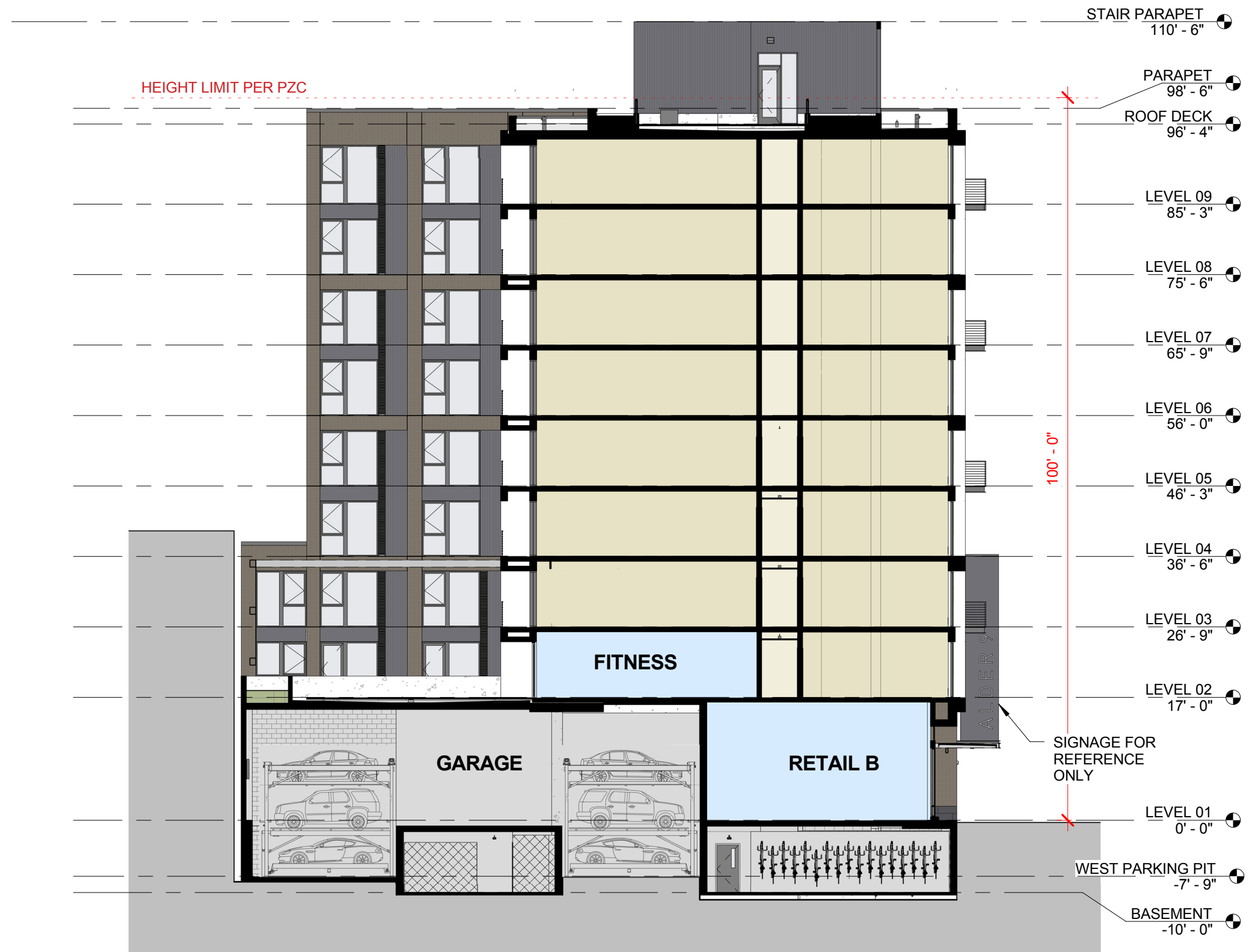
SECTION NORTH / SOUTH

C45 ALDER.9TH

1/16" = 1'-0" 04.19.2018

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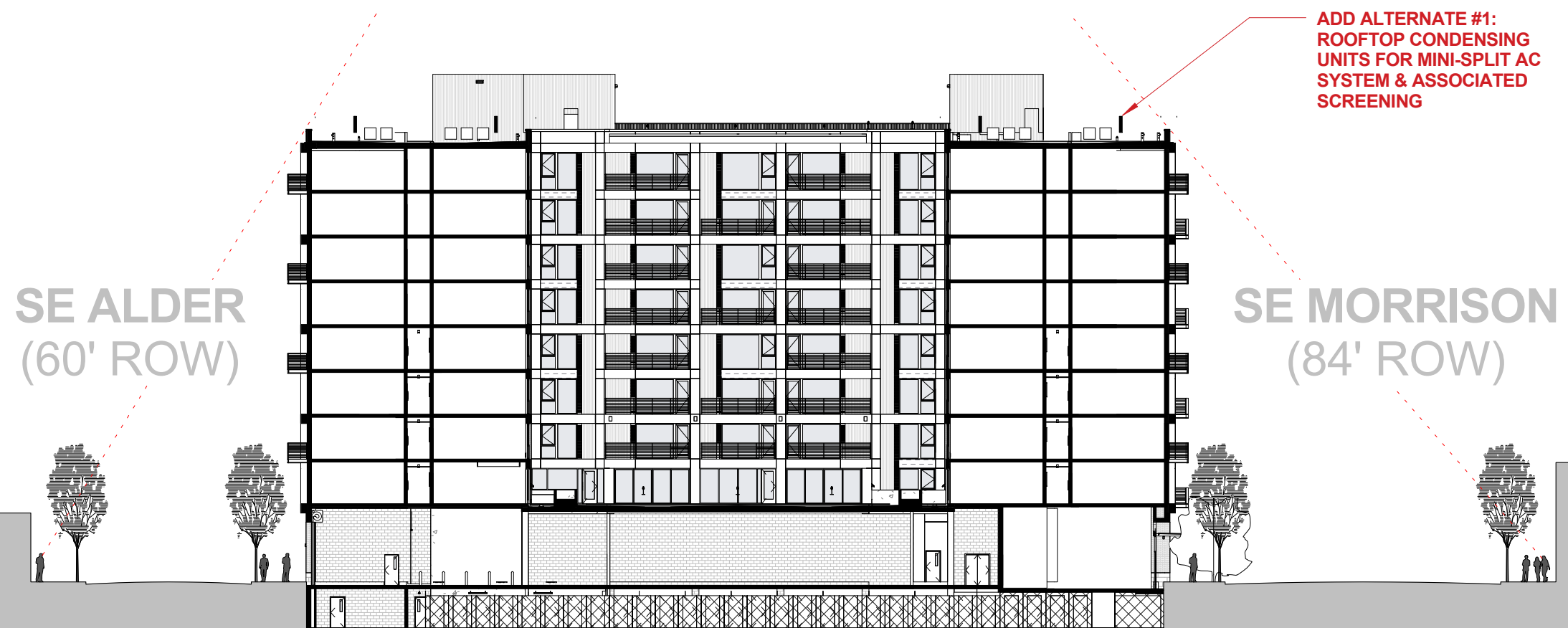
SECTION EAST / WEST

C46 ALDER.9TH

1/16" = 1'-0" 04.19.2018

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SIGHTLINES

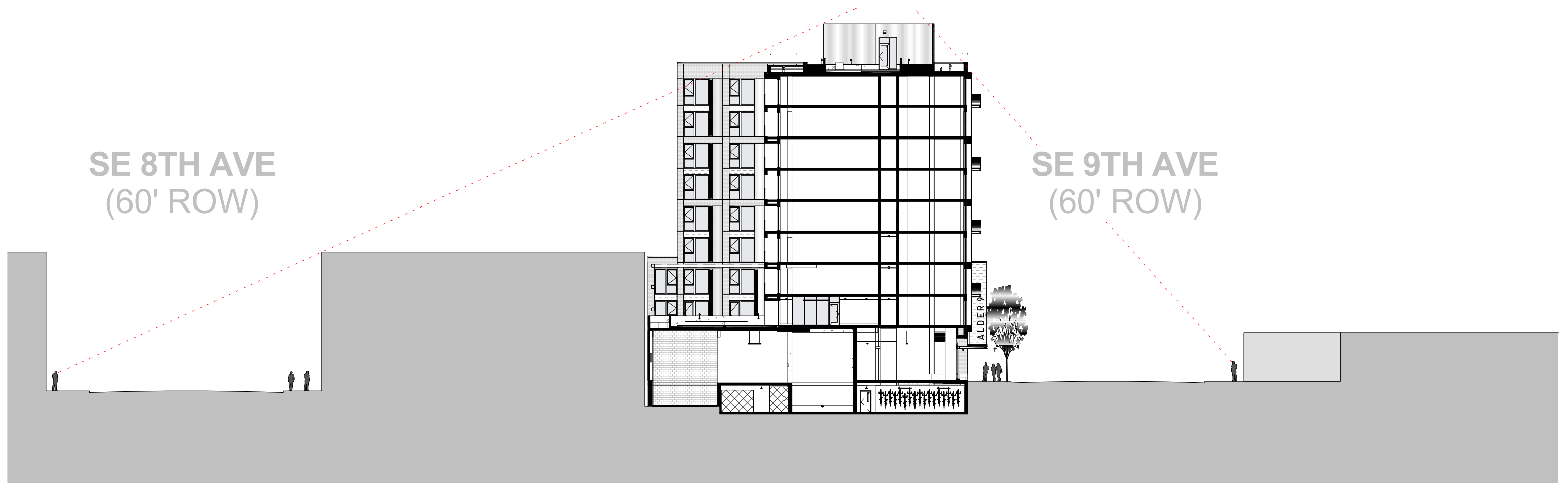
C47 ALDER.9TH

1" = 30'-0"

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SIGHTLINES

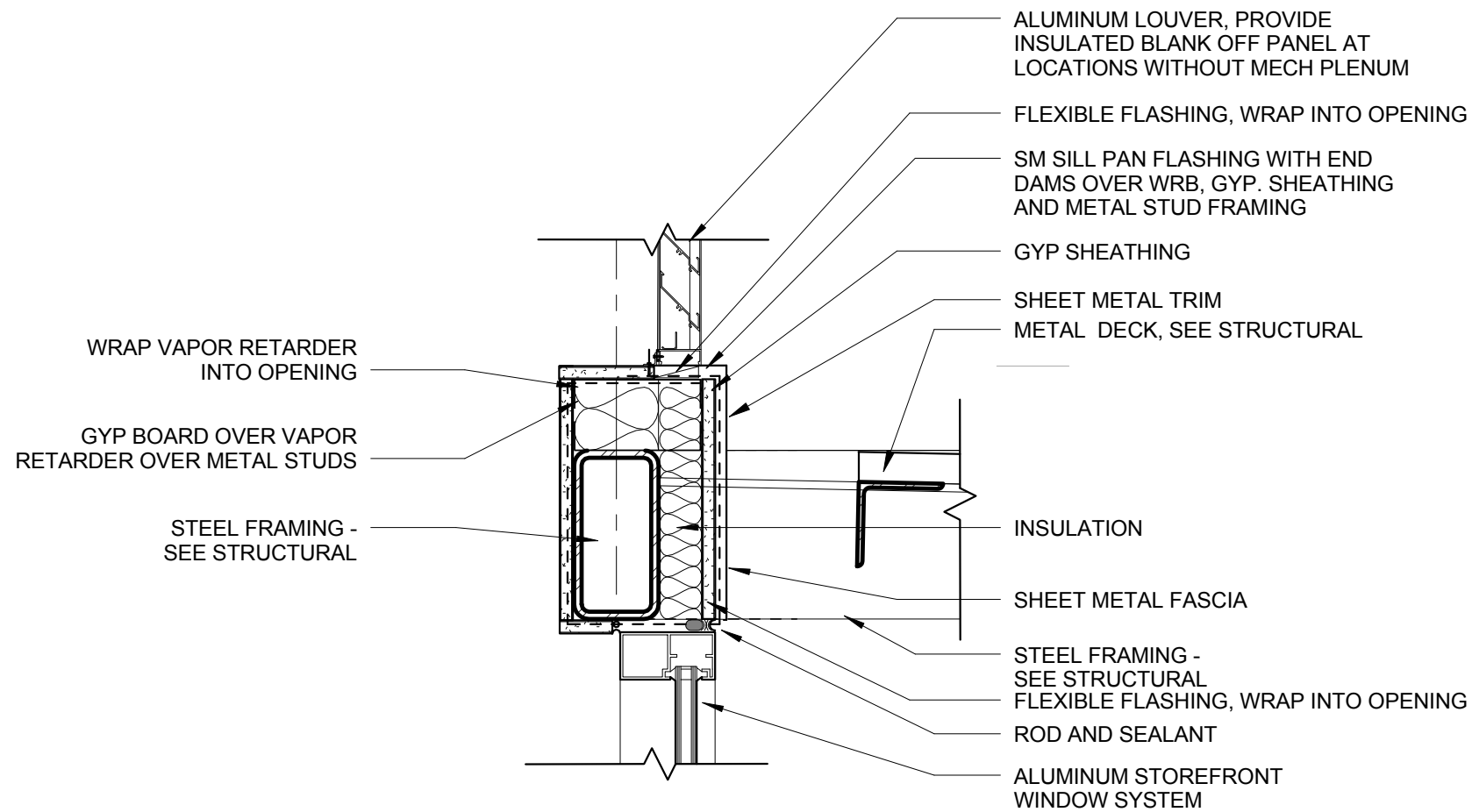
C48 ALDER.9TH

1" = 30'-0"

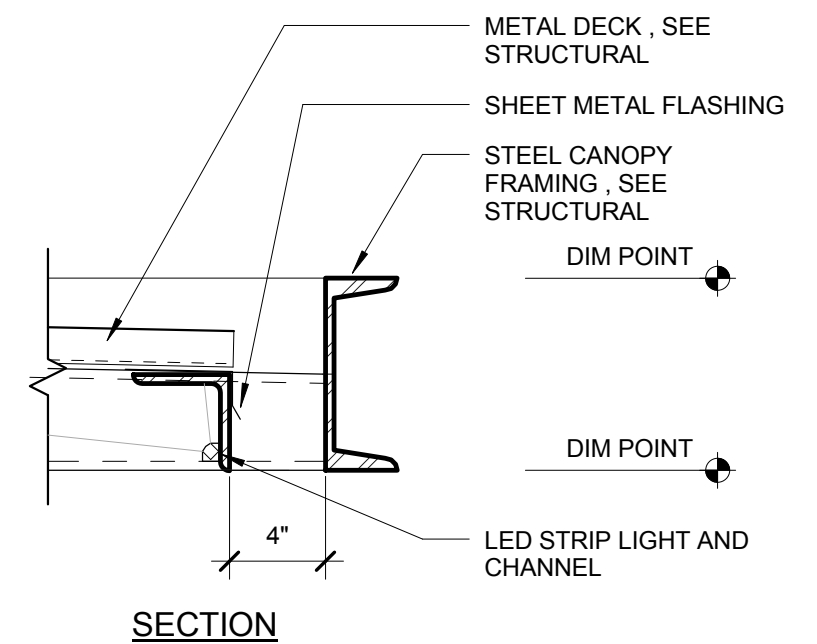
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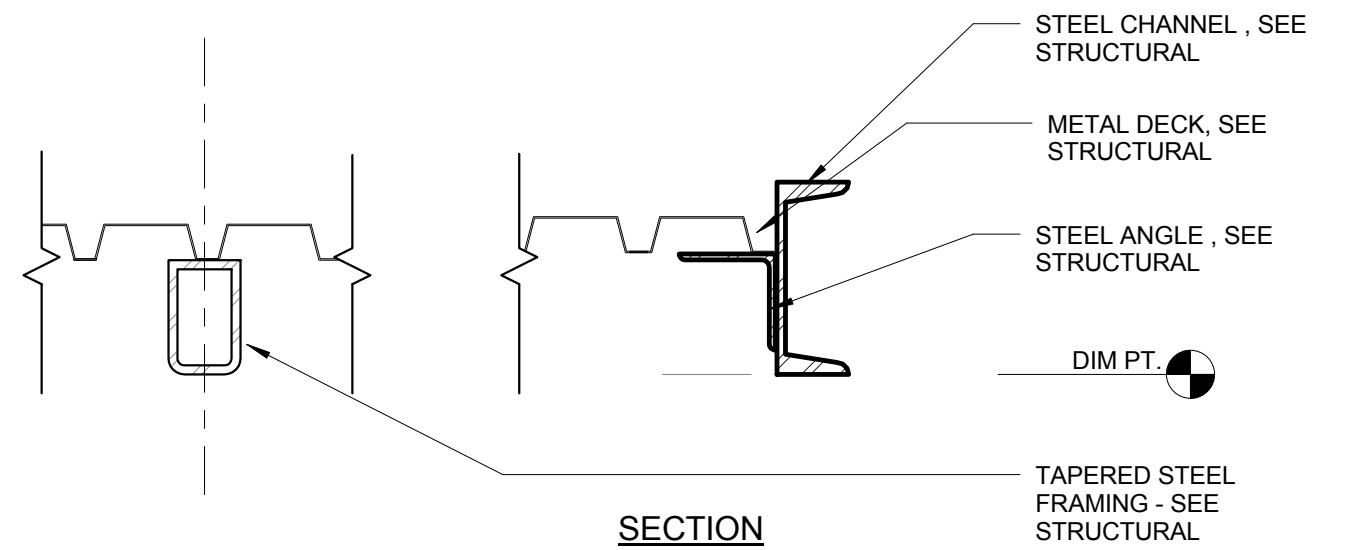
820 SE ALDER ST.



② CANOPY AT LOUVER
1 1/2" = 1'-0"



① CANOPY FASCIA
1 1/2" = 1'-0"



① CANOPY FASCIA AT RAKE
1 1/2" = 1'-0"

DETAILS

C51 ALDER.9TH

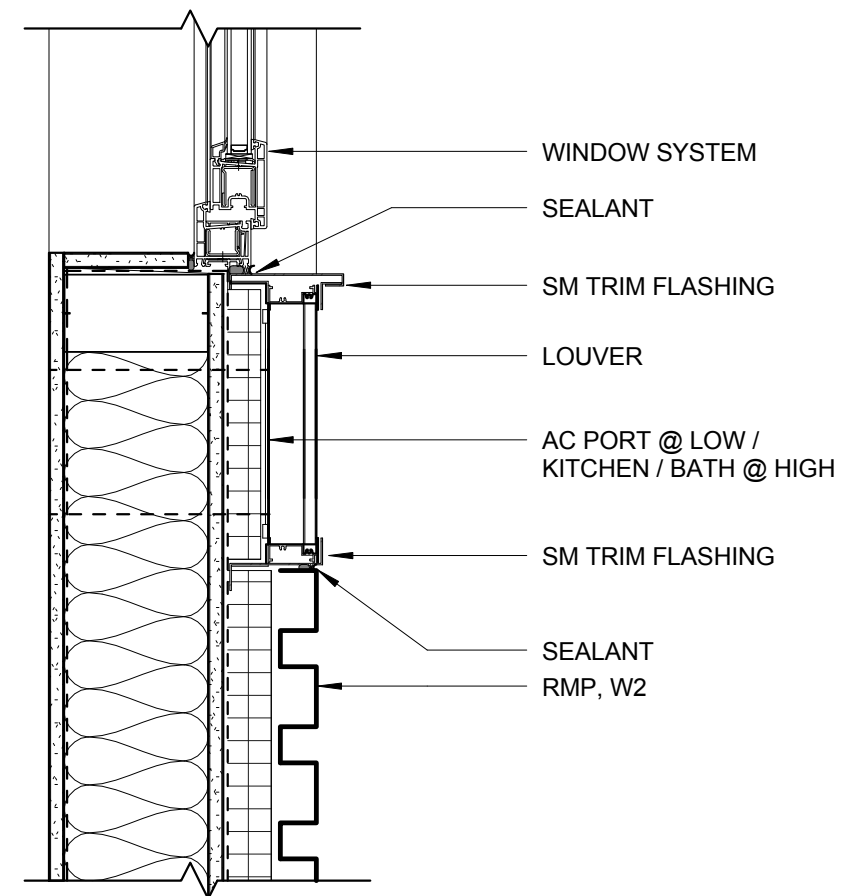
1 1/2" = 1'-0" 04.19.2018

Design Review LU 17-107667 DZ

820 SE ALDER ST.

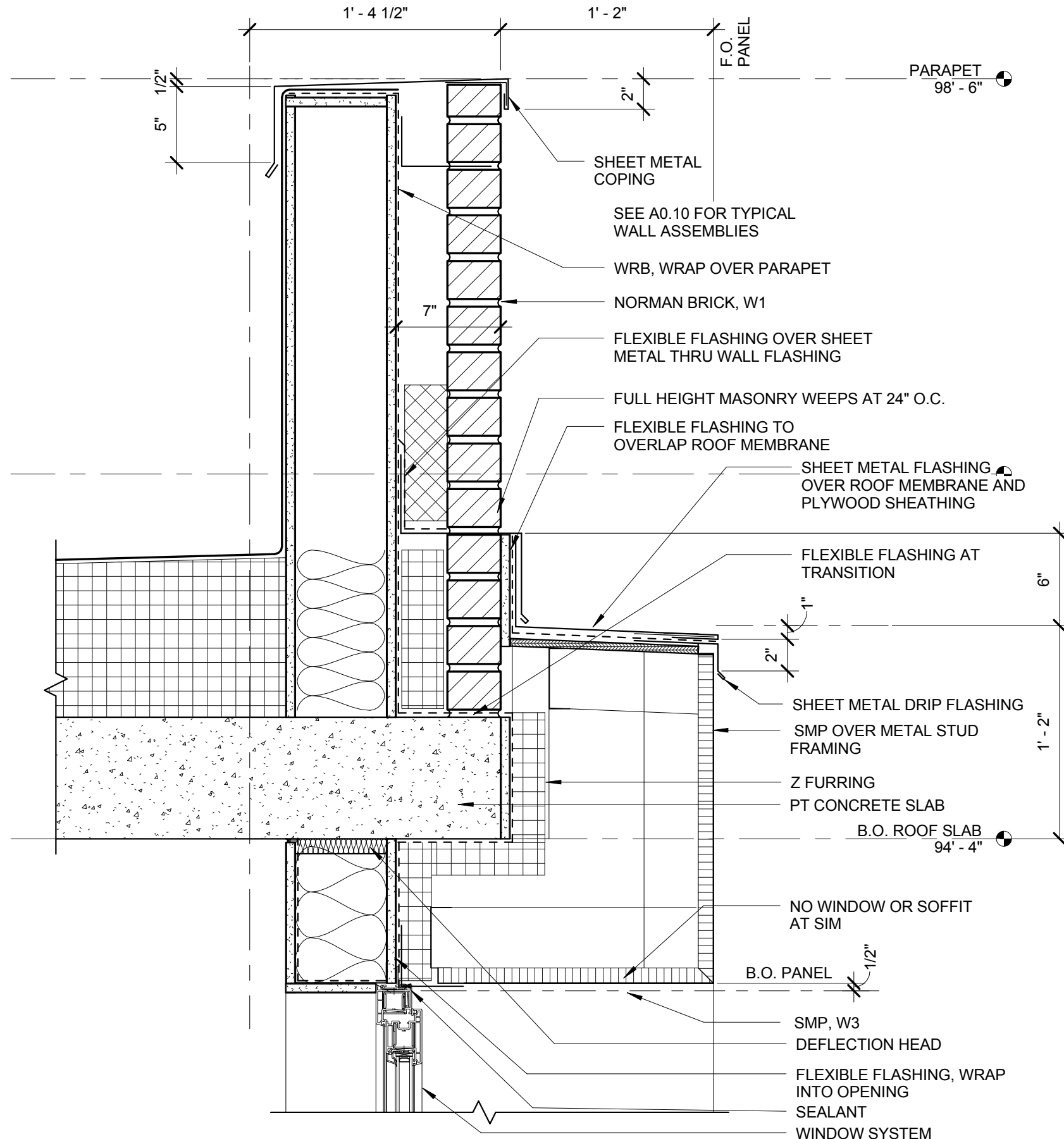


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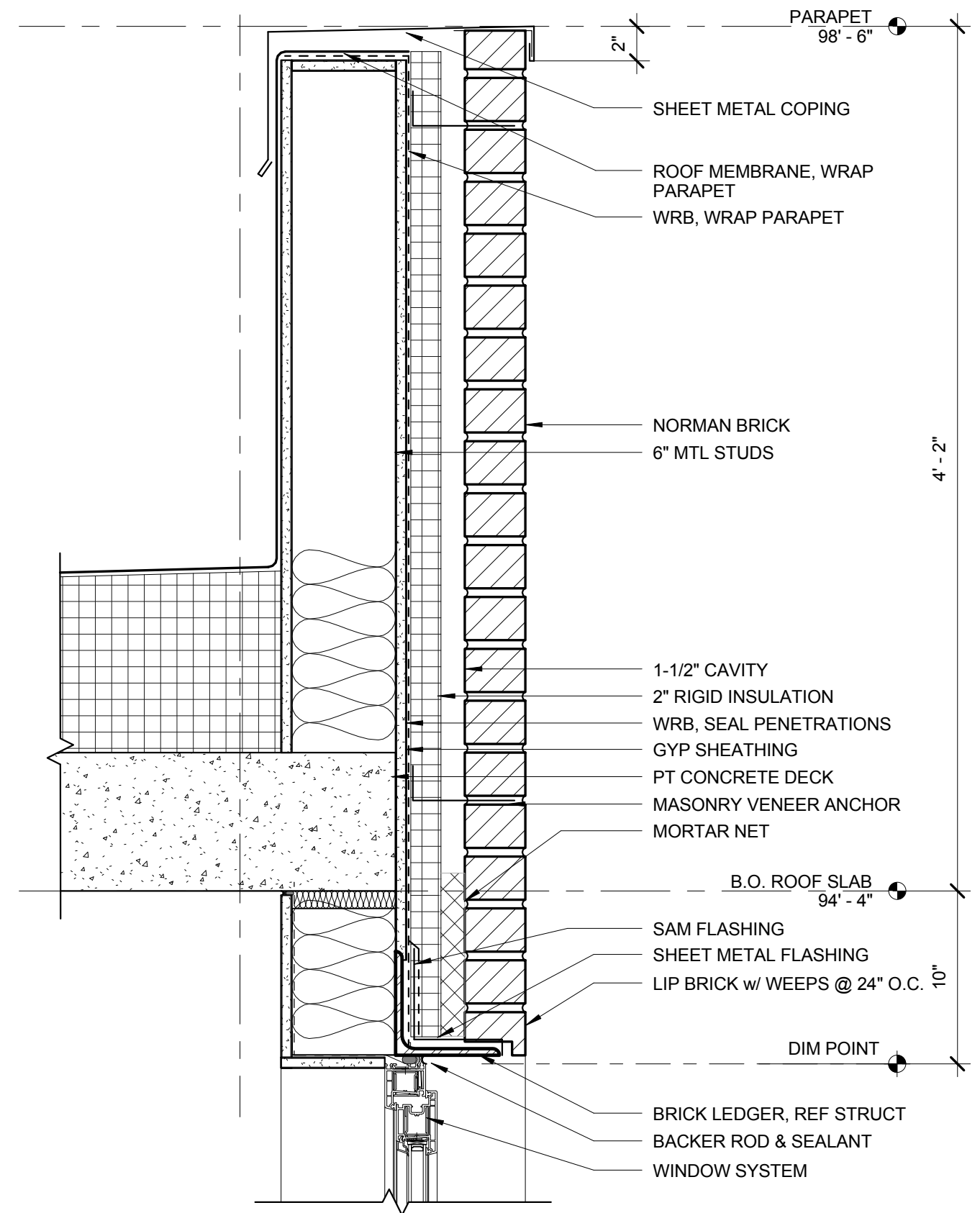


① RMP-LOUVER-WINDOW
1 1/2" = 1'-0"





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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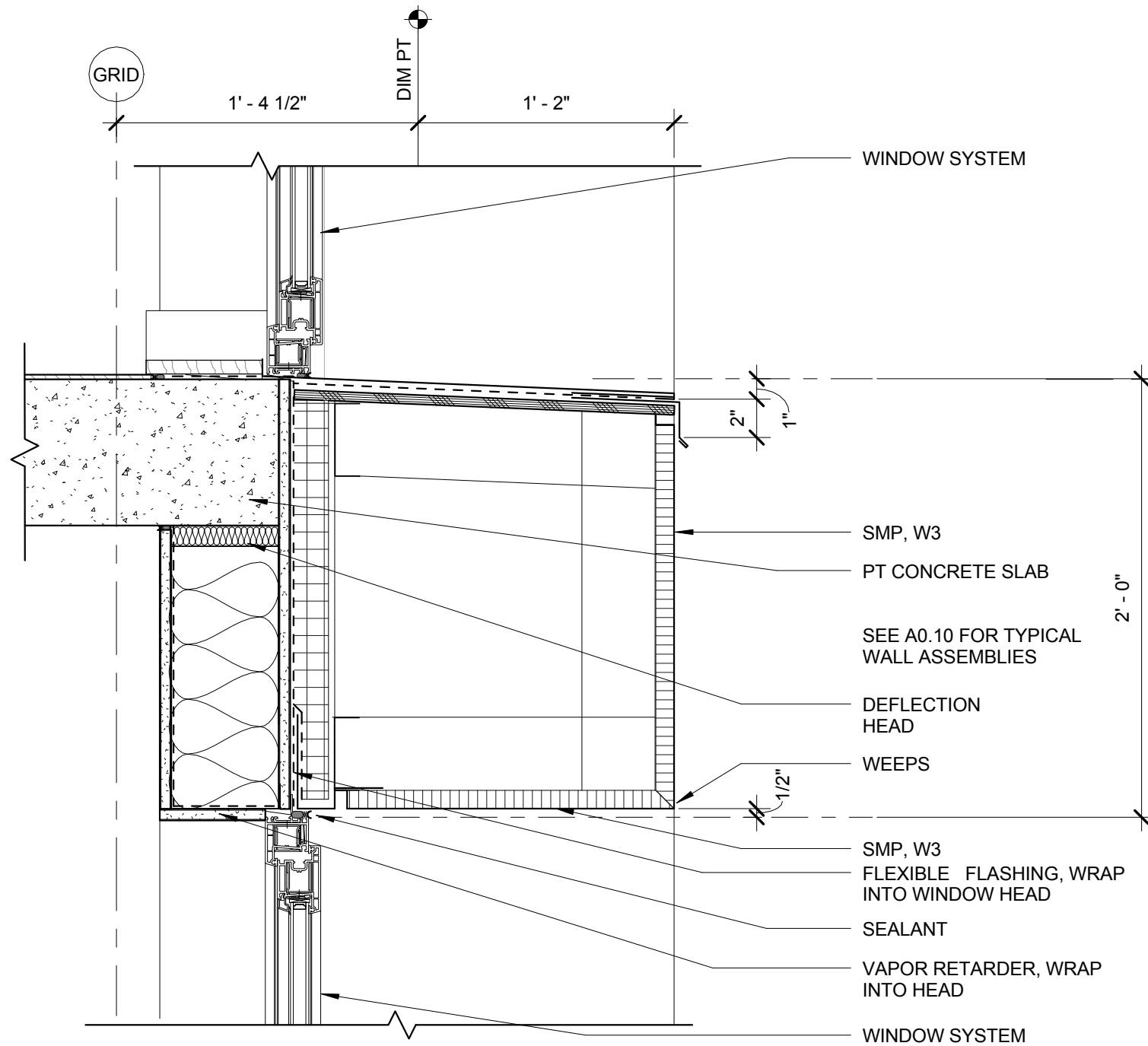
DETAILS

C53 ALDER.9TH

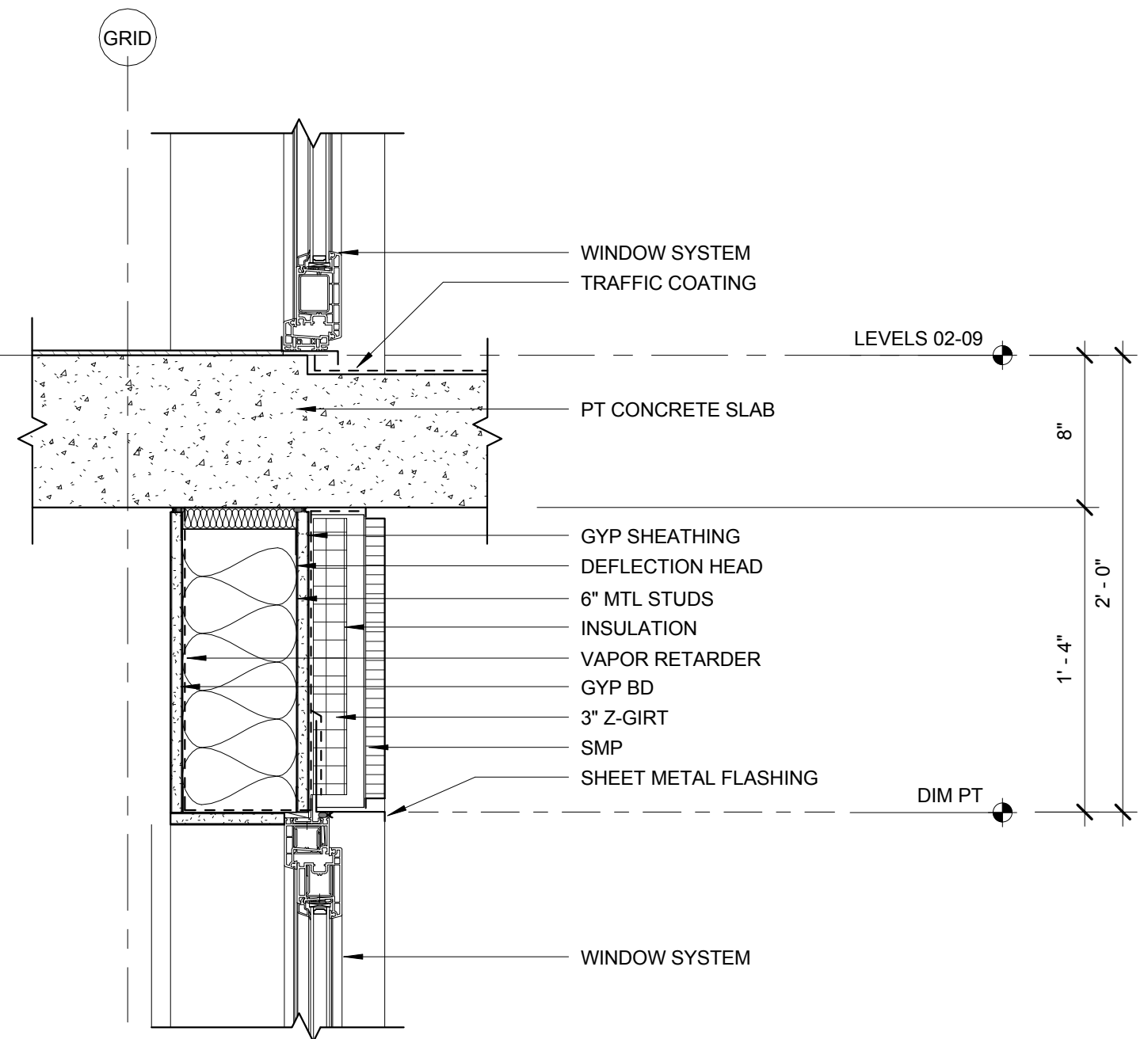
1 1/2" = 1'-0" 04.19.2018

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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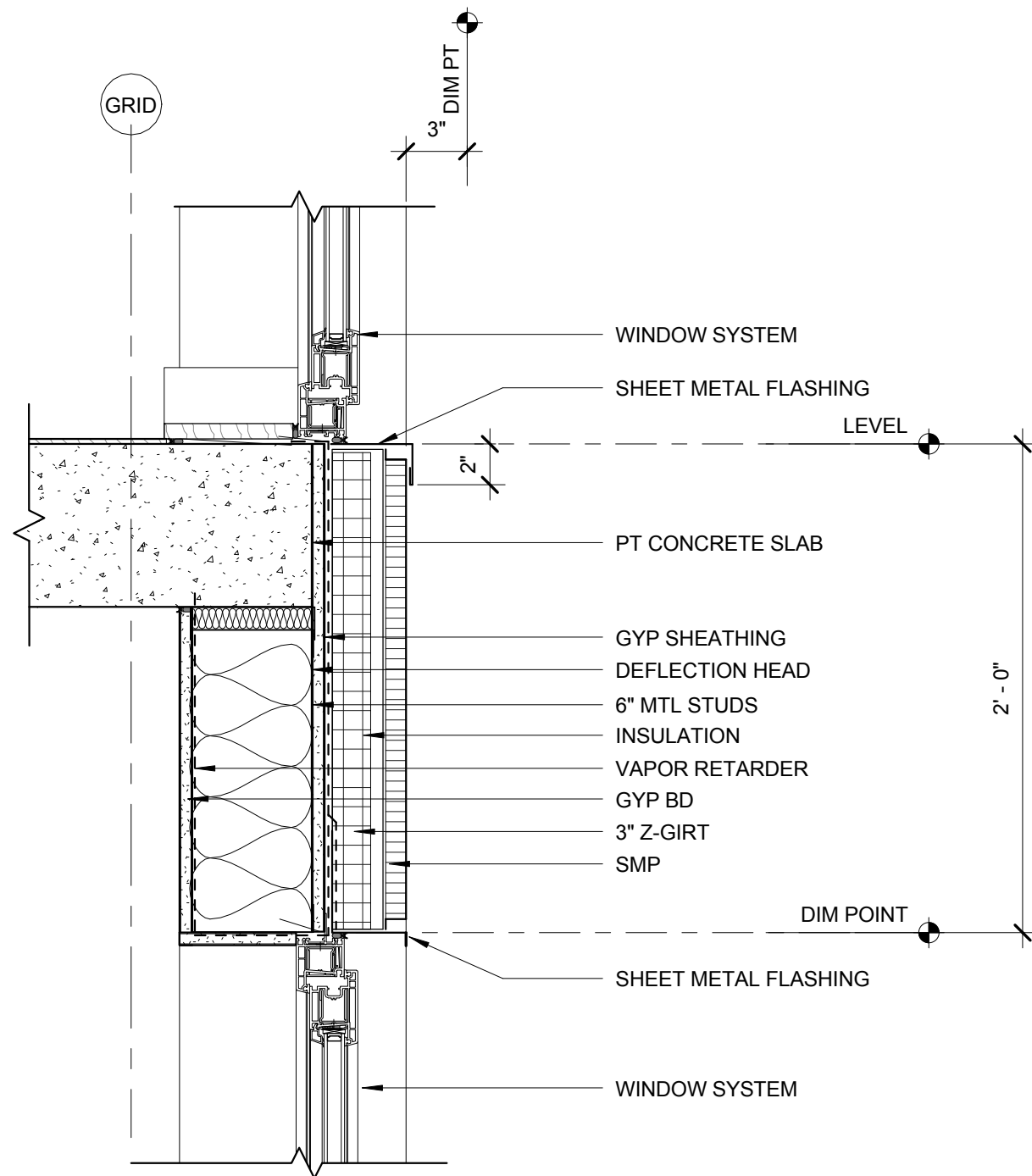
DETAILS

C54 ALDER.9TH

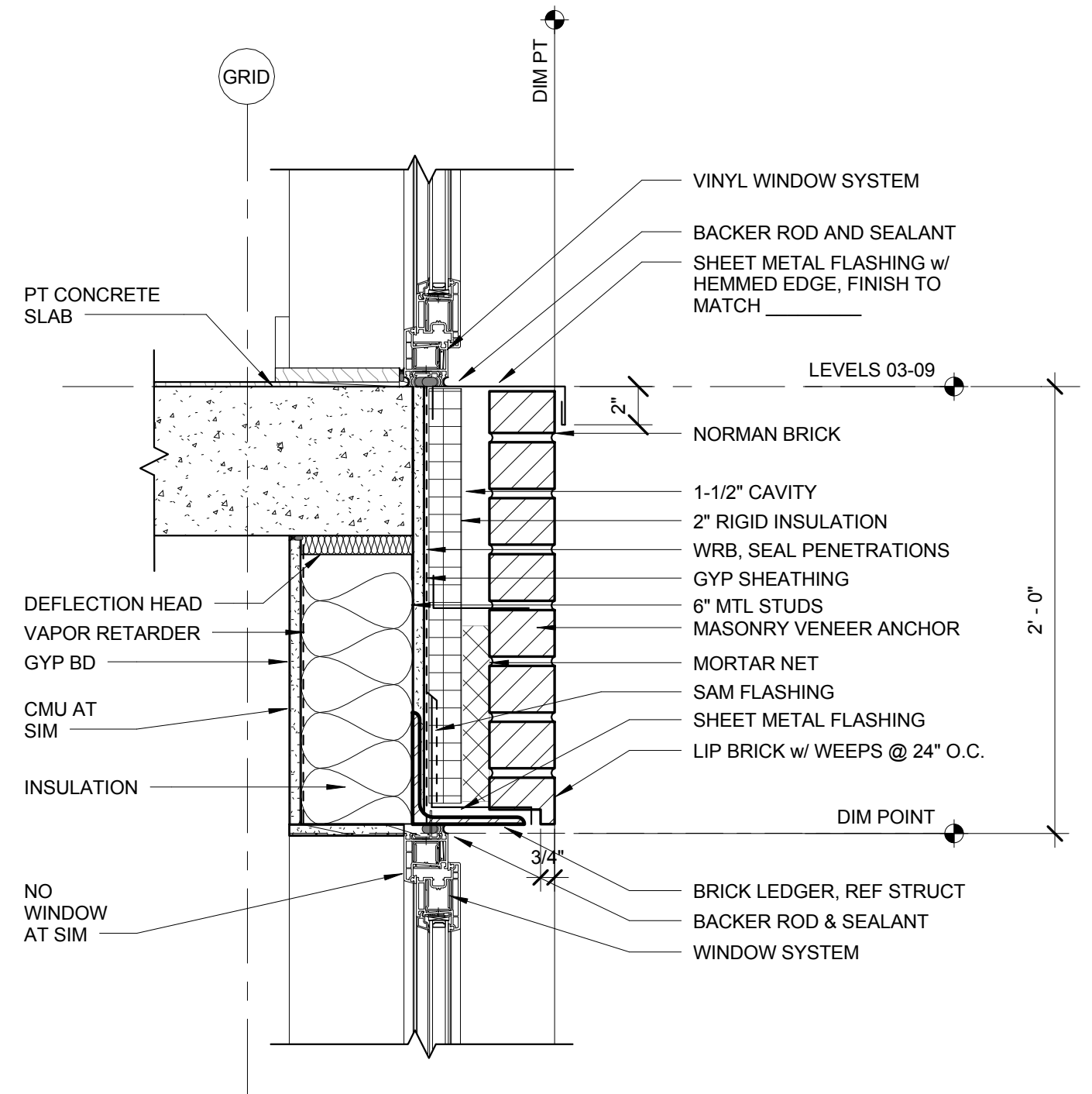
1 1/2" = 1'-0" 04.19.2018

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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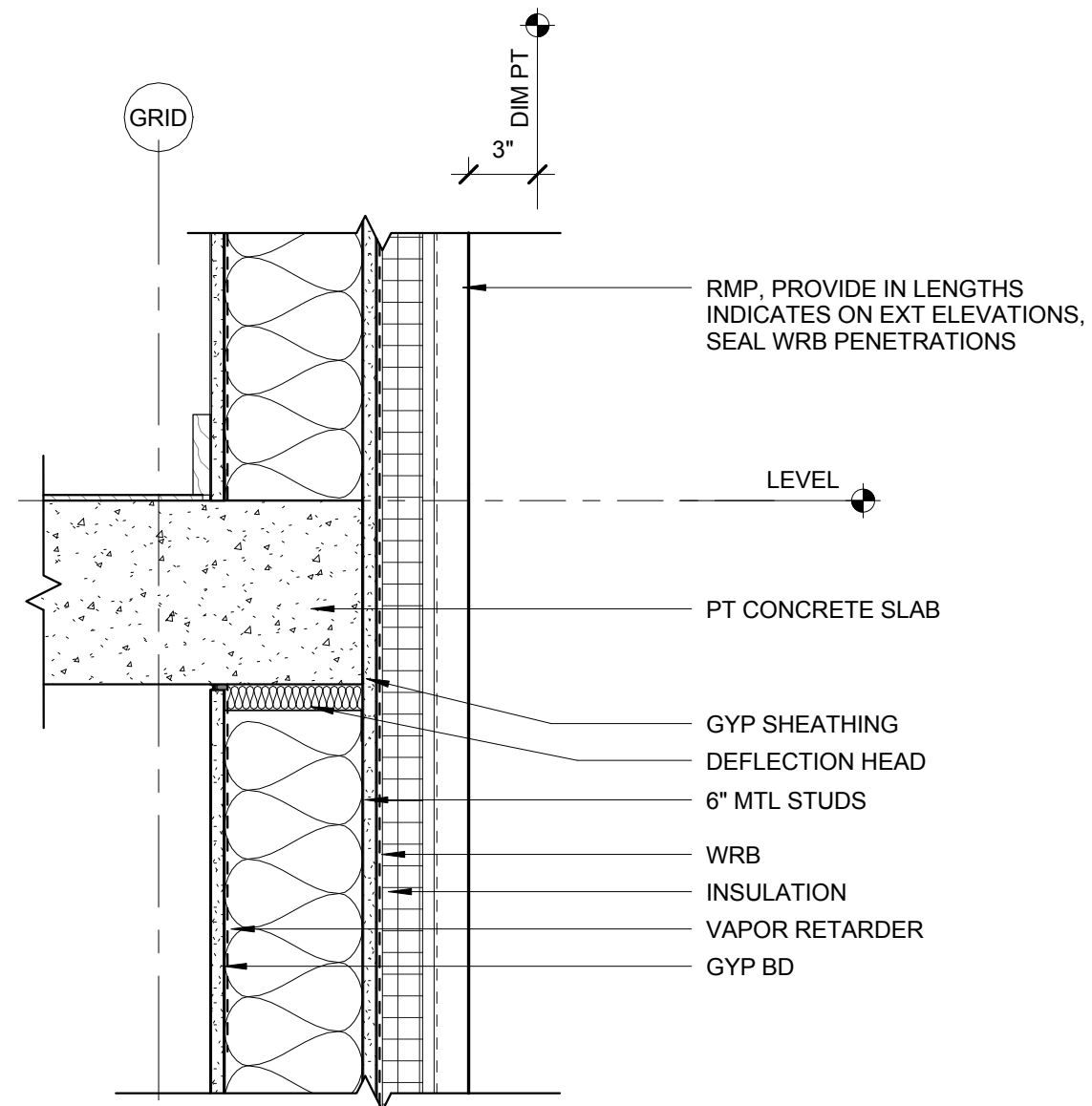
DETAILS

C55 ALDER.9TH

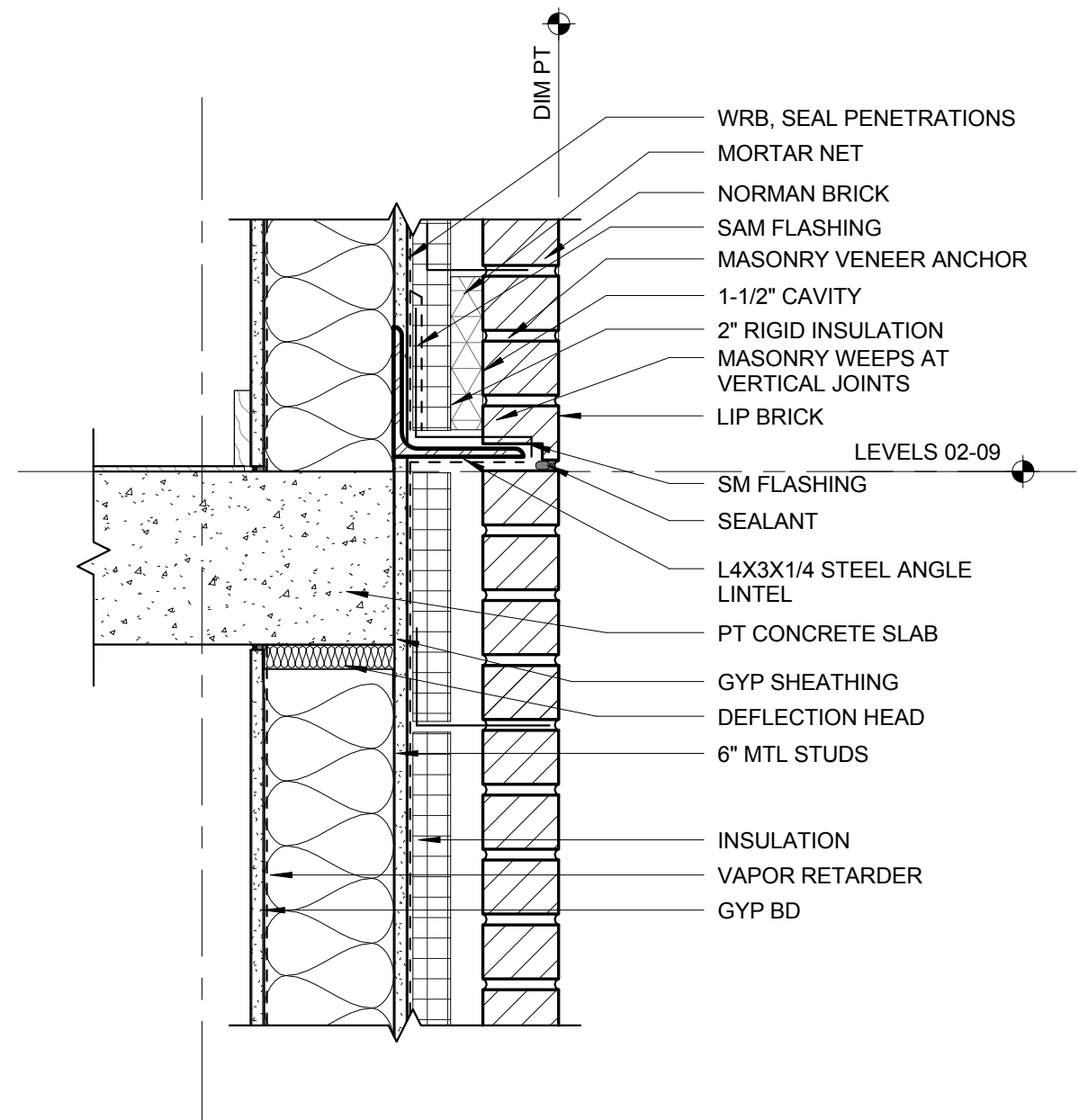
1 1/2" = 1'-0" 04.19.2018

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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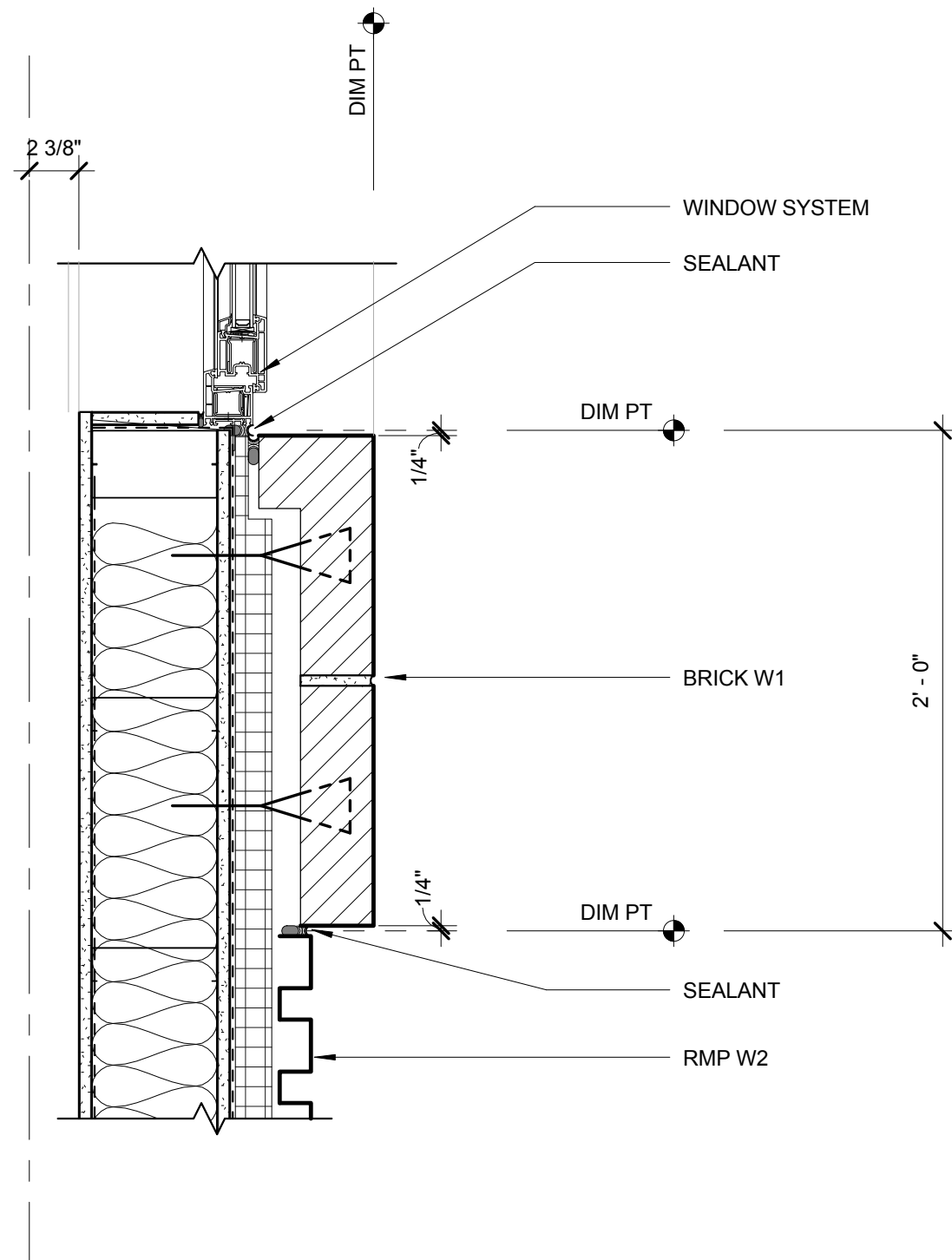
DETAILS

C56 ALDER.9TH

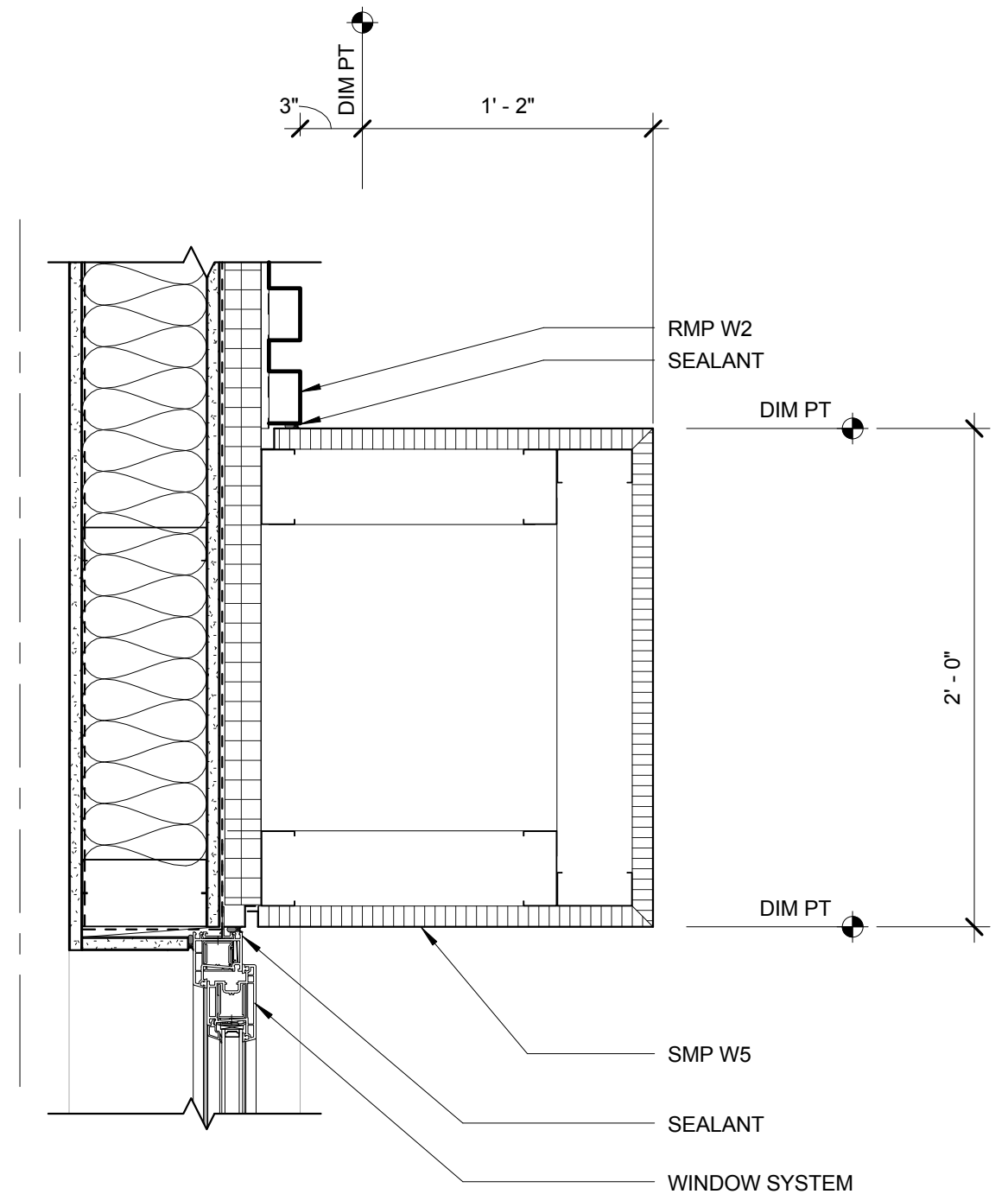
1 1/2" = 1'-0" 04.19.2018

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"

DETAILS



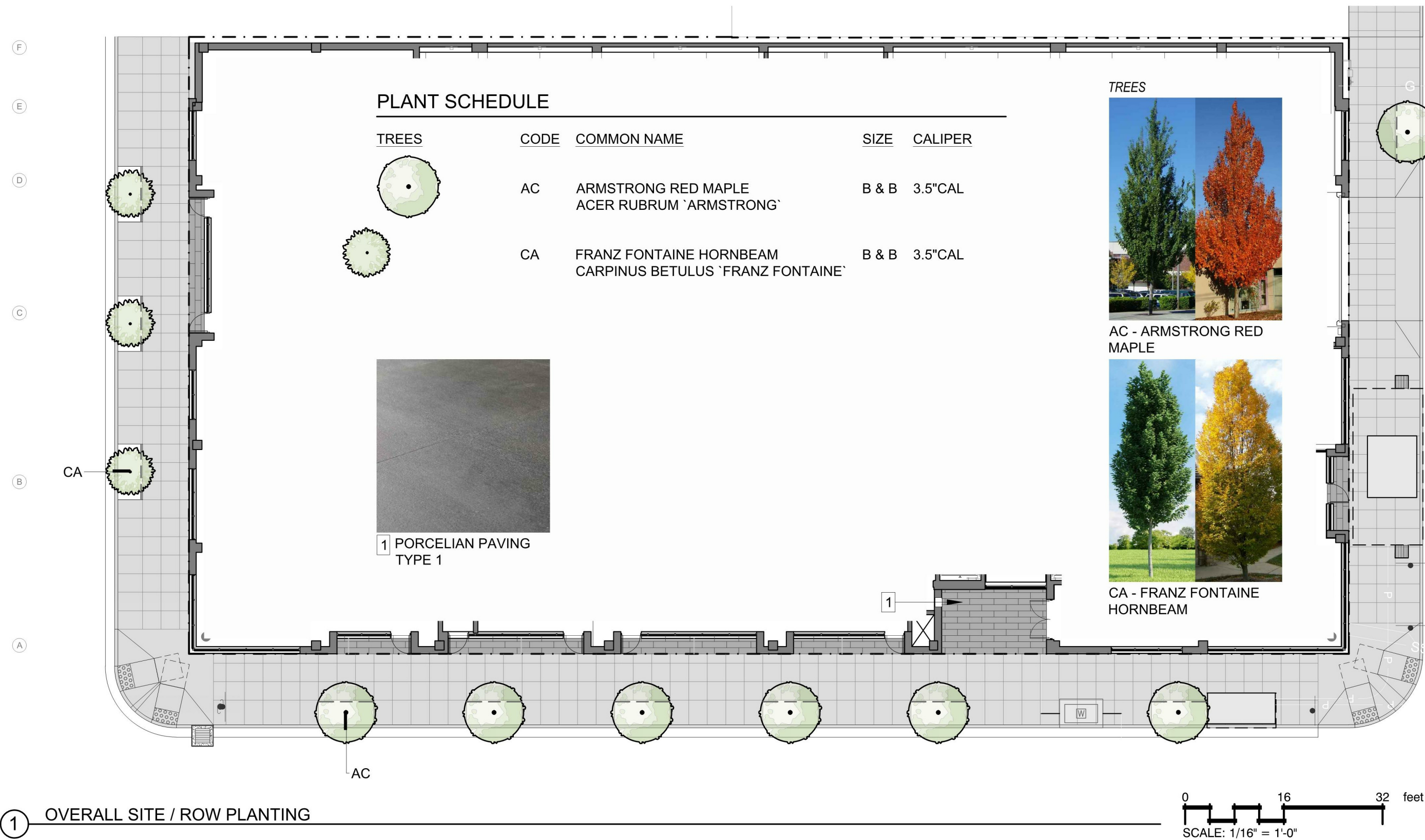
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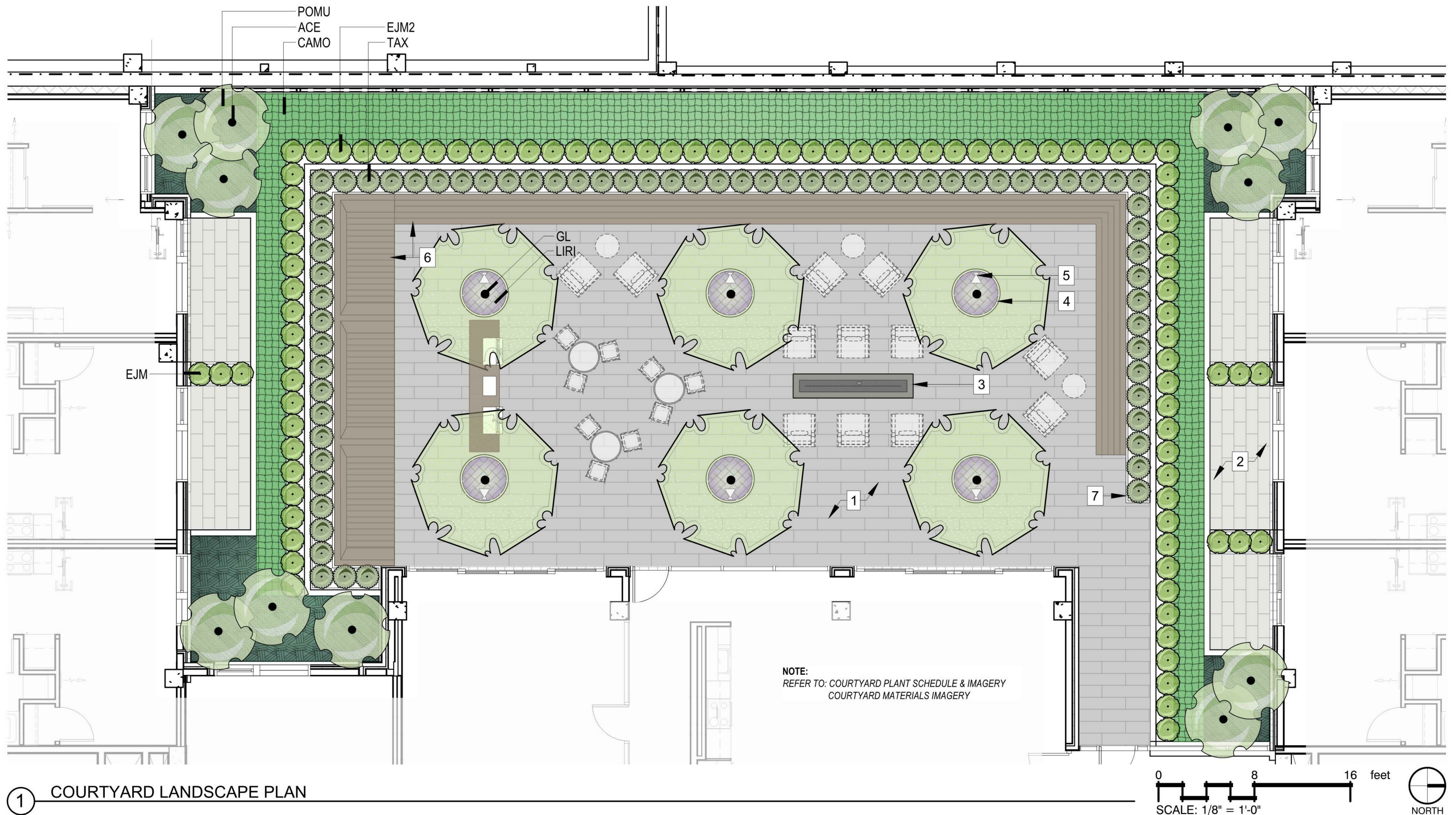
C57 ALDER.9TH

1 1/2" = 1'-0" 04.19.2018

Design Review LU 17-107667 DZ

820 SE ALDER ST.





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LANDSCAPE COURTYARD PLAN

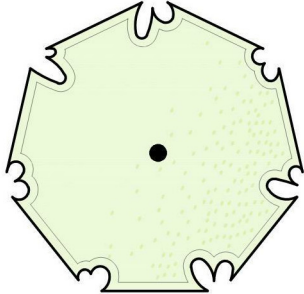
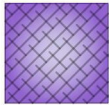
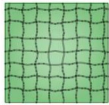
C71 ALDER.9TH

04.19.2018

Design Review LU 17-107667 DZ

820 SE ALDER ST.

COURTYARD PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	CALIPER	GROUND COVERS	CODE	COMMON NAME	SIZE	BULB/SF	SPACING
	GL	SUNBURST COMMON HONEYLOCUST GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' LIMBED UP 7'	B & B	2.5" CAL		LIRI	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'	1 GAL		12" o.c.
						CAMO	JAPANESE SEDGE CAREX MORROWII 'GOLD BAND'	1 GAL		12" o.c.
SHRUBS	CODE	COMMON NAME	SIZE	HT.						
	EJM	BOXLEAF EUONYMUS EUONYMUS JAPONICUS 'MICROPHYLLA'	3 GAL			TAX	FASTIGA ENGLISH YEW TAXUS BACCATA 'FASTIGATA'	5 GAL		
	ACE	VINE MAPLE ACER CIRCINATUM LIMBED UP	25 GAL	8-10 FT.		POMU	WESTERN SWORD FERN POLYSTICHUM MUNITUM	3 GAL		24" o.c.
	EJM2	BOXLEAF EUONYMUS EUONYMUS JAPONICUS 'MICROPHYLLA'	3 GAL							
STORMWATER	CODE	COMMON NAME	SIZE	HT.						



GL - SUNBURST
HONEYLOCUST



EJM(2) - BOXLEAF
EUONYMUS



TAX - FASTIGA ENGLISH
YEW



ACE - WINE MAPLE



POL - WESTERN SWORD
FERN

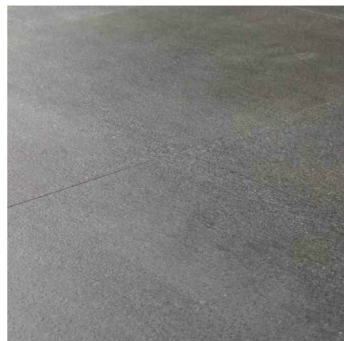


LIRI - BIG BLUE LILYTURF



CAMO - JAPANESE SEDGE

1 COURTYARD PLANT IMAGERY



1 PORCELAIN 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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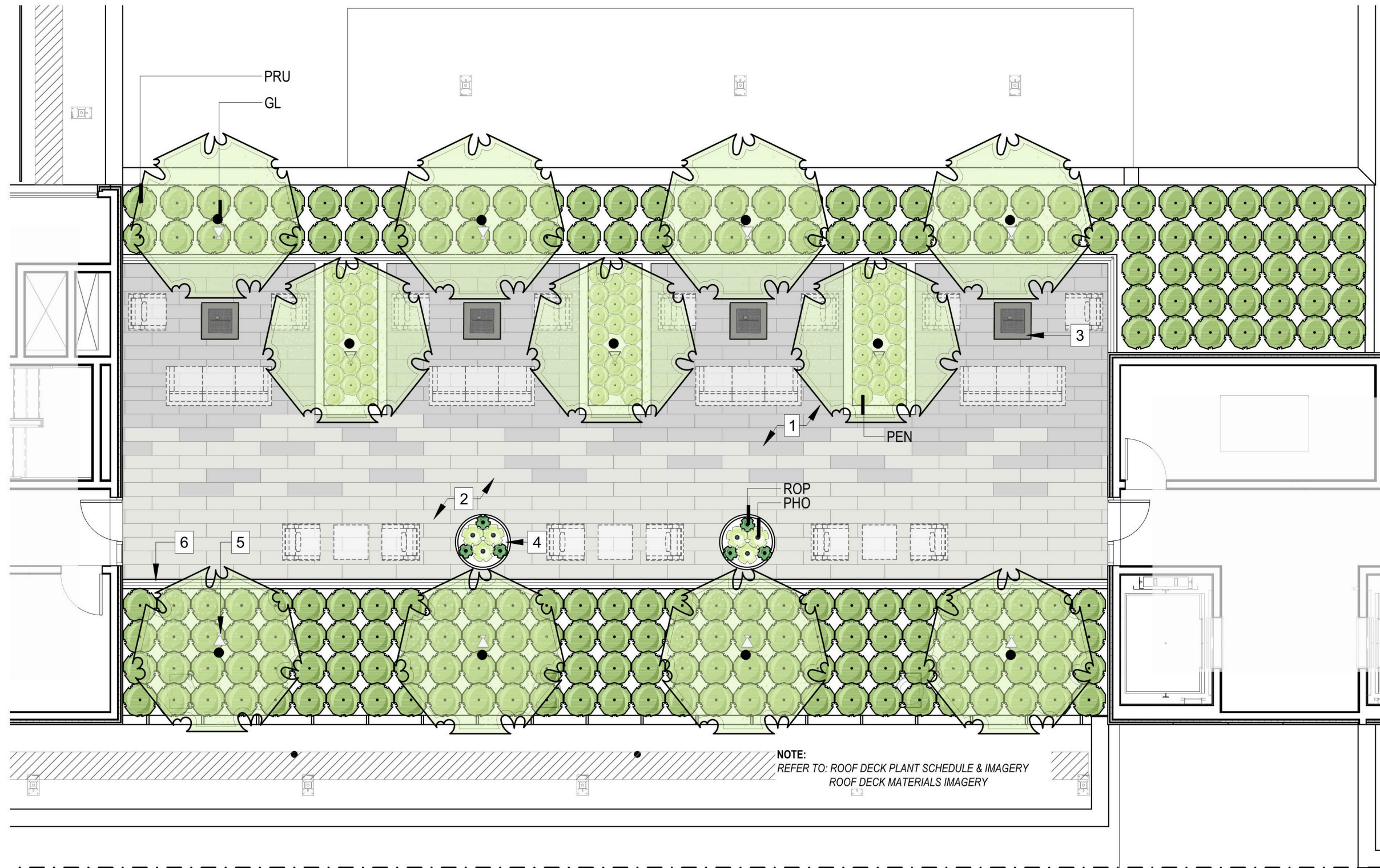
LANDSCAPE COURTYARD
MATERIALS

C73 ALDER.9TH

04.19.2018

Design Review LU 17-107667 DZ

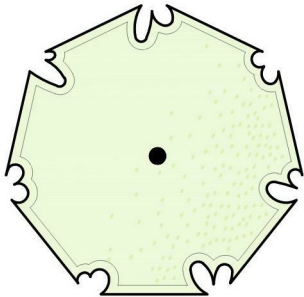
820 SE ALDER ST.



1 ROOF DECK LANDSCAPE PLAN



ROOF DECK PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	CALIPER		PRU	LUYKENS LAUREL PRUNUS LAUROCERASUS 'OTTO LUYKEN'	3 GAL
	GL	SUNBURST COMMON HONEYLOCUST GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' LIMBED UP 7'	B & B	2.5" CAL		ROP	CREEPING ROSEMARY ROSMARINUS OFFICINALIS 'PROSTRATUS'	3 GAL
					GRASSES	CODE	COMMON NAME	SIZE HT.
						PEN	HAMELN DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	2 GAL
SHRUBS	CODE	COMMON NAME	SIZE	HT.				
	PHO	NEW ZEALAND FLAX PHORMIUM TENAX 'WINGS OF GOLD'	3 GAL					



GL - SUNBURST
HONEYLOCUST



PRU - OTTO LUYKEN
LAUREL



PEN - DWARF FOUNTAIN
GRASS

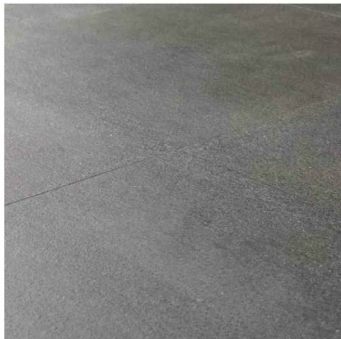


PHO - WINGS OF GOLD
NEW ZEALAND FLAX

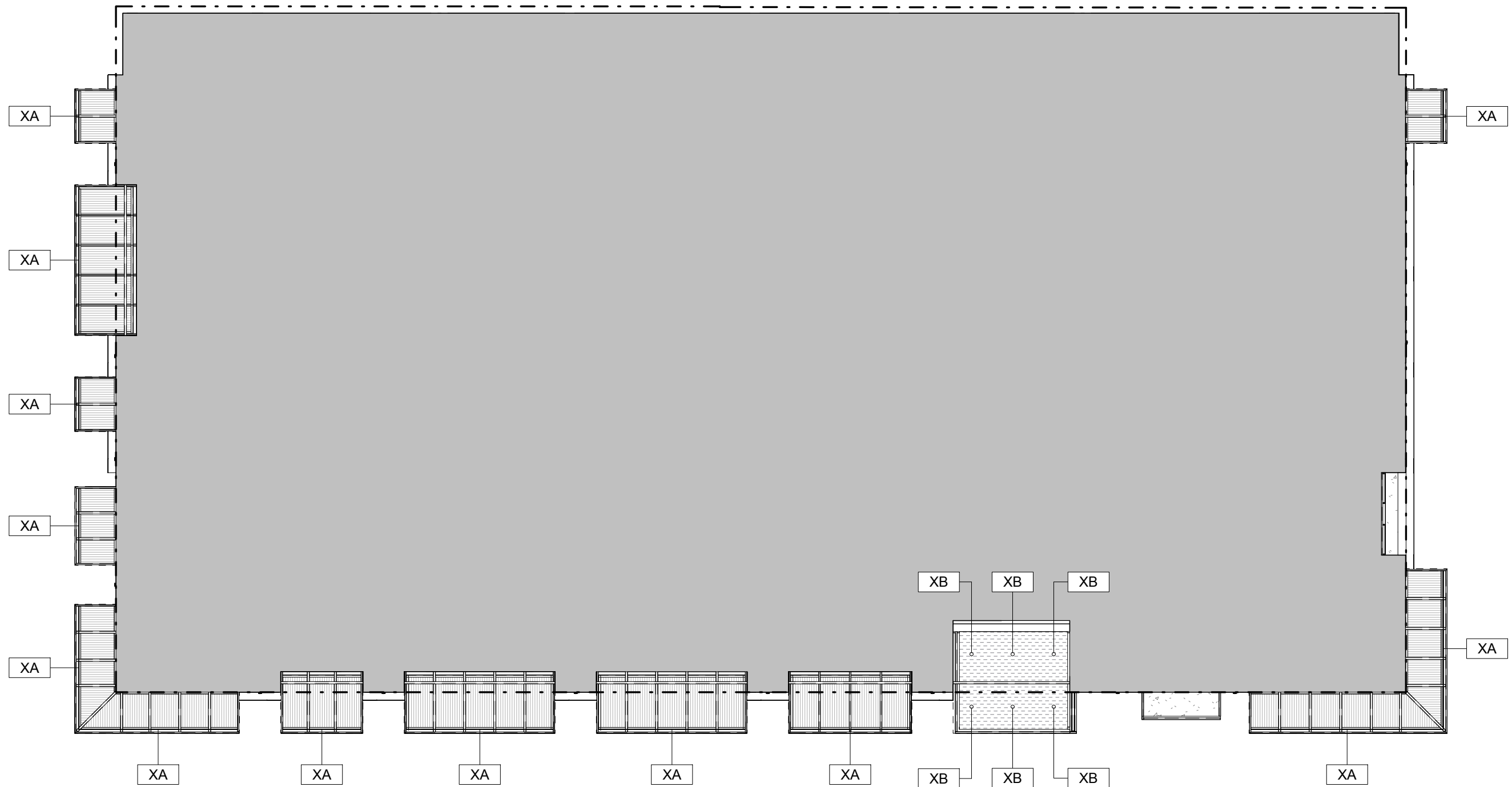


ROP - CREEPING
ROSEMARY

1 ROOF DECK PLANT SCHEDULE & IMAGERY

 1 PORCELAIN 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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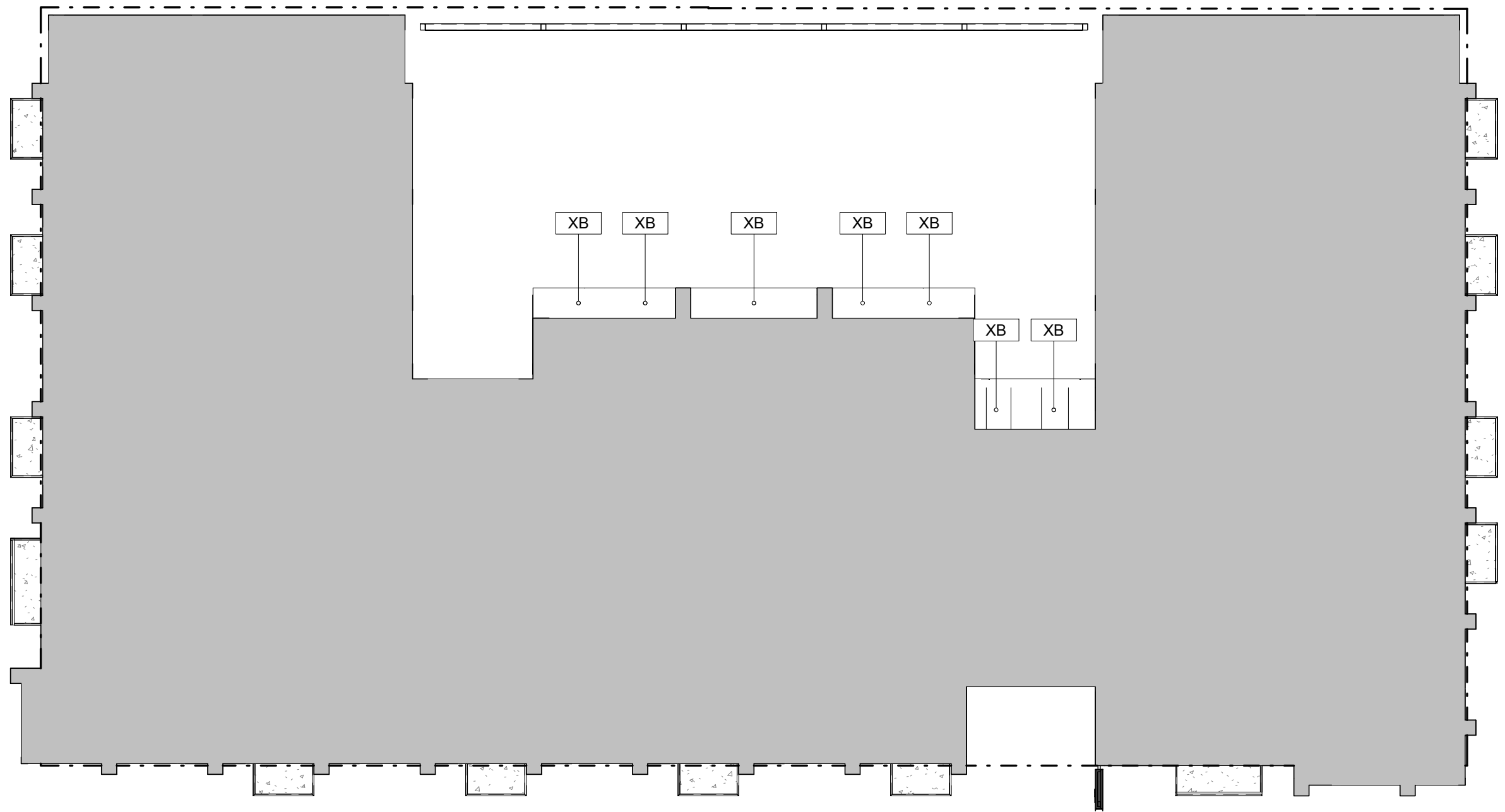
EXTERIOR RCP LEVEL 01

C80 ALDER.9TH

1/16" = 1'-0" 04.19.2018

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" 04.19.2018

Design Review LU 17-107667 DZ

820 SE ALDER ST.

TYPE XA - LED STRIP LIGHT

MANUFACTURER: Acolyte
LED STRIP: Ribbonlyte
CHANNEL: AC3

SCHEDULE - EXTERIOR LIGHTING

Type Mark	Description	Count
XA	LED STRIP LIGHT	16
XB	LED DOWNLIGHT	13
XD	SURFACE MOUNTED UP/DOWN LIGHT w/ SINGLE SPIKE	13
XE	LANDSCAPE UPLIGHT	17



AC3 CHANNEL FIXTURE



AC3 CHANNEL FIXTURE

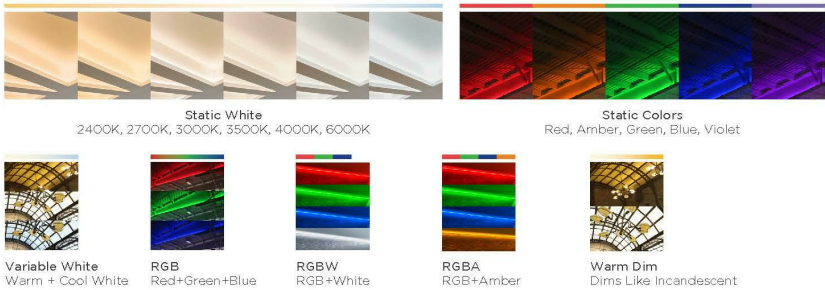
AC3 Channel is a compact, asymmetrical channel with a 78-degree narrow beam angle. Ideal for a controlled spread of light, AC3 channel is designed for corner and angled applications and includes a choice of clear, frosted or milky lens. Custom design a fixture with our AC3 Channel and RibbonLyte products.

- Beam Angle 78°
- Wattage Range from 1.5 W/ft (4.9 W/m) to 6.0 W/ft (19.68 W/m)
- Delivered Lumen Range from 109.5 lm/ft (359 lm/m) to 486 lm/ft (1592 lm/m)

AVAILABLE LENS FINISHES



AVAILABLE COLORS + COLOR TEMPERATURES



SPECIFICATIONS

AC3 Channel		Mounting Clip		Tilttable Stand							
		* Each section of channel includes 3 mounting clips		* Height does not include height of mounting clip, channel and lens Part Number: TILTSTAND							
Beam Angle	78°										
Lens Type	Clear, Frosted, Milky										
Width	0.74 in (18.8 mm)	0.79 in (20 mm)		0.7 in (18.2 mm)							
Height	0.74 in (18.8 mm)	0.79 in (20 mm)		0.36 in (9.2 mm)							
Internal	0.48 in (12.2 mm)	0.67 in (17.1 mm)		screw hole 0.14 in (3.5 mm) in diameter							
Length	Channel is sold by the foot and cut to your exact desired length. Required amount of mounting clips included. Tilttable stands are sold separately										
Operating Voltage	24V except Direct AC which is 120V AC or 230/240 V AC										
Dimming	MLV / 0-10 Volt / Lutron A-Series 1% dimming LED drivers / Lutron VIVE code compliance available / ELV / DALI										
Operating Temperature	-40° C to 70° C										
Colors	2400K, 2700K, 3000K, 3500K, 4000K, 6000K, RGB, RGBW, RGBA, Warm Dim, VW										
CRI	90+ CRI except for Super Populated 6.0										
Lamp Life	50,000 Hours for all with following exceptions (43,000 Hours: 1.5, 3.0, 6.0 Static White, VW, VWA, VWR)										
MacAdam's Ellipses (SDCM)	2-Step Binning (For Static White LEDs only)										
Certifications	ETL Listed UL 2108 issued 2004/02/27 Ed: 1 Rev: 2014/02/24 Low Voltage Lighting Systems CSA C22.289.0 Issued: 1996/06/01 Ed: 1 (R2011) General Requirements for Luminaires, with Gen. Inst. 1: 1997, Gen Inst. 2: 1998 ROHS compliant UL 2108 - Low Voltage Lighting Systems UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products UL 1598 / CSA 250.0-08 - Luminaires										
Available Wattages	Cuttable Length	LED Pitch	Color Temp.	lm/W without Lens	Delivered Lumens with Clear Lens	Delivered Lumens with Frosted Lens	Delivered Lumens with Milky Lens	Standard Cable Length	Compatible with Channel		
1.5 White	3.94 in (100 mm)	18 LEDs/ft (60 LEDs/m)	2400K	75.3	1039 lm/ft (340.8 lm/m)	96 lm/ft (314.8 lm/m)	79 lm/ft (259.3 lm/m)	12 in (30.5 cm)	✓	✓	✓
			2700K	81.1	112 lm/ft (367.3 lm/m)	103.5 lm/ft (339.3 lm/m)	85.2 lm/ft (279.4 lm/m)				
			3000K	88	121.4 lm/ft (398.2 lm/m)	112.2 lm/ft (367.9 lm/m)	92.4 lm/ft (303 lm/m)				
			3500K	91	125.5 lm/ft (411.6 lm/m)	115.9 lm/ft (380.3 lm/m)	95.5 lm/ft (313.2 lm/m)				
			4000K	90.6	125 lm/ft (410.1 lm/m)	115.5 lm/ft (378.9 lm/m)	95.1 lm/ft (312.1 lm/m)				
			6000K	82.5	113.8 lm/ft (373.3 lm/m)	106.2 lm/ft (344.9 lm/m)	86.7 lm/ft (284.1 lm/m)				
2.2 White	6.55 in (166.4 mm)	9 LEDs/ft (30 LEDs/m)	2400K	66	133.6 lm/ft (433.1 lm/m)	123.4 lm/ft (404.8 lm/m)	101.6 lm/ft (333.3 lm/m)	12 in (30.5 cm)	✓	✓	✓
			2700K	66.5	134.6 lm/ft (441.6 lm/m)	124.4 lm/ft (408 lm/m)	102.4 lm/ft (336 lm/m)				
			3000K	77.7	157.4 lm/ft (516.1 lm/m)	145.4 lm/ft (476.9 lm/m)	119.7 lm/ft (392.7 lm/m)				
			3500K	78.4	158.9 lm/ft (520.7 lm/m)	146.7 lm/ft (481.1 lm/m)	120.9 lm/ft (396.2 lm/m)				
			4000K	74.4	150.7 lm/ft (494.2 lm/m)	139.2 lm/ft (456.6 lm/m)	114.6 lm/ft (376 lm/m)				
			6000K	74	149.7 lm/ft (491 lm/m)	138.3 lm/ft (453.6 lm/m)	113.9 lm/ft (373.5 lm/m)				
3.0 White	19.7 in (50 mm)	6 LEDs/ft (20 LEDs/m)	2400K	75	207.1 lm/ft (679.3 lm/m)	191.4 lm/ft (627.6 lm/m)	157.6 lm/ft (516.9 lm/m)	12 in (30.5 cm)	✓	✓	✓
			2700K	80.7	222.7 lm/ft (730.3 lm/m)	205.7 lm/ft (674.7 lm/m)	169.4 lm/ft (555.7 lm/m)				
			3000K	87.8	242.3 lm/ft (794.7 lm/m)	223.9 lm/ft (754.2 lm/m)	184.3 lm/ft (604.7 lm/m)				
			3500K	90.2	249 lm/ft (816.8 lm/m)	230.1 lm/ft (754.6 lm/m)	189.5 lm/ft (621.5 lm/m)				
			4000K	90	248.3 lm/ft (814.6 lm/m)	228.4 lm/ft (752.6 lm/m)	189 lm/ft (619.8 lm/m)				
			6000K	82.5	227.6 lm/ft (746.7 lm/m)	210.3 lm/ft (689.9 lm/m)	173.2 lm/ft (568.1 lm/m)				

AC3 CHANNEL



120V DIRECT AC RIBBONLYTE



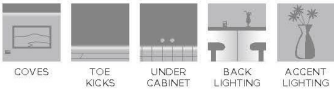
120V DIRECT AC RIBBONLYTE

Acolyte's Direct AC RibbonLyte extends up to 164 ft with no drivers - perfect for long coves and other large spaces. It is factory cuttable every 4 inches, compared to many competitors which are only cuttable every 1.5 feet.

- Directly input 120 Volts AC
- Max run length: 164 ft (50 m)
- 2400K, 2700K, 3000K, 3500K, 4000K, 5000K, and 6000K. Other color temperatures may be available. Consult Factory.
- Factory cuttable every 4" (101.6 mm)
- 90+ CRI
- IP65
- ELV Dimmable
- Sold with AC plug or bare wire in 20" (0.5m) and 59" (1.5m) lengths
- Silicone Mounting clips included

APPLICATIONS:

- Commercial
- Entertainment
- Healthcare
- Hospitality
- Museums
- Public Spaces
- Residential
- Retail



CERTIFICATIONS:



IP RATINGS:

IP 65

AVAILABLE COLOR TEMPERATURES



TYPE XB - LED DOWNLIGHT

MANUFACTURER: SATCO
PRODUCT: S9331



S9331

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

- 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



S9331

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 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	
33221	1 100W T4 DCB	1900	5% 6%	

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

MANUFACTURER: RAB
PRODUCT: LFLED8YB

LFLED8YB



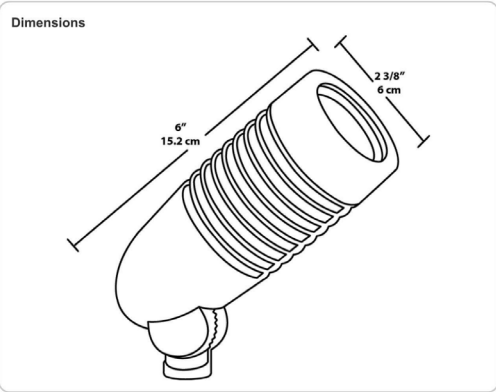
Project:	Type:																																
Prepared By:	Date:																																
<table><tr><td colspan="2">Driver Info</td><td colspan="2">LED Info</td></tr><tr><td>Type:</td><td>Constant Current</td><td>Watts:</td><td>8W</td></tr><tr><td>120V:</td><td>0.14</td><td>Color Temp:</td><td>3000K</td></tr><tr><td>208V:</td><td>0.09</td><td>Color Accuracy:</td><td>83 CRI</td></tr><tr><td>240V:</td><td>0.08</td><td>L70 Lifespan:</td><td>N/A</td></tr><tr><td>277V:</td><td>N/A</td><td>Lumens:</td><td>511</td></tr><tr><td>Input Watts:</td><td>7W</td><td>Efficacy:</td><td>71 LPW</td></tr><tr><td>Efficiency:</td><td>N/A</td><td></td><td></td></tr></table>		Driver Info		LED Info		Type:	Constant Current	Watts:	8W	120V:	0.14	Color Temp:	3000K	208V:	0.09	Color Accuracy:	83 CRI	240V:	0.08	L70 Lifespan:	N/A	277V:	N/A	Lumens:	511	Input Watts:	7W	Efficacy:	71 LPW	Efficiency:	N/A		
Driver Info		LED Info																															
Type:	Constant Current	Watts:	8W																														
120V:	0.14	Color Temp:	3000K																														
208V:	0.09	Color Accuracy:	83 CRI																														
240V:	0.08	L70 Lifespan:	N/A																														
277V:	N/A	Lumens:	511																														
Input Watts:	7W	Efficacy:	71 LPW																														
Efficiency:	N/A																																

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



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



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phone: 503 220 0668 | www.tvaarchitects.com

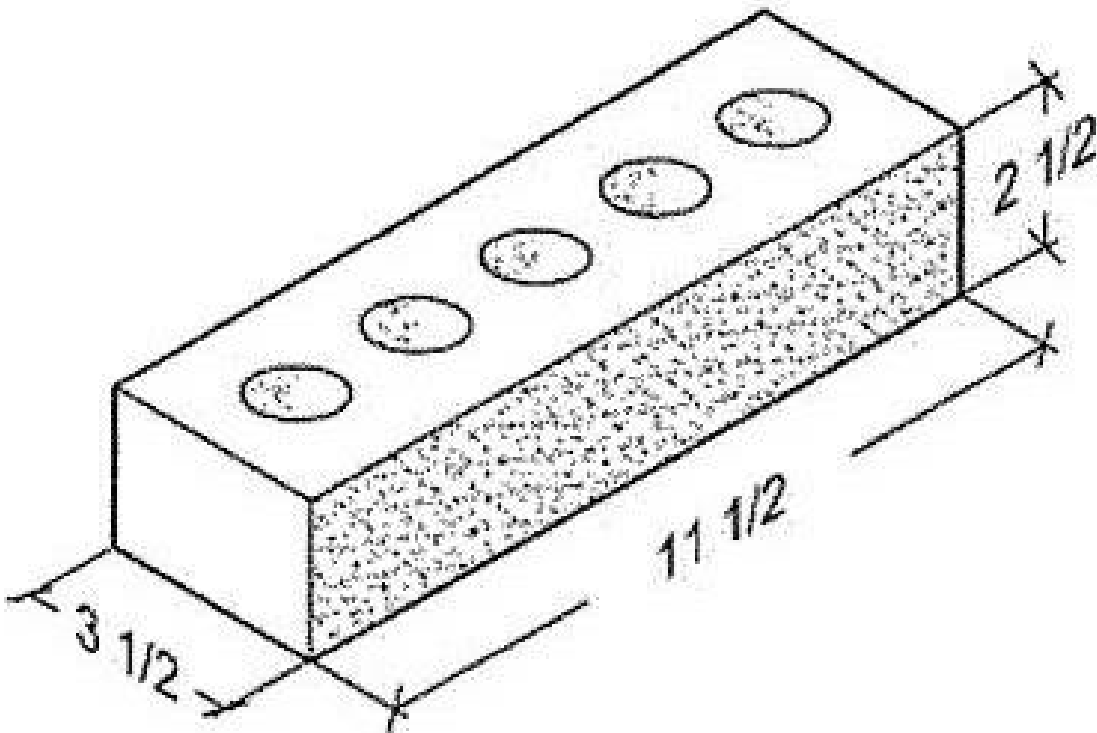
LIGHTING CUT SHEETS

C89 ALDER.9TH

Design Review LU 17-107667 DZ
04.19.2018
820 SE ALDER ST.

BRICK

MANUFACTURER: Mutual Materials
SIZE : Norman
COLOR: Coal Creek



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MATERIAL CUT SHEETS

C90 ALDER.9TH

04.19.2018

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

PORCELAIN TILE

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

FLOOR | WALL

DIGNITARY™
STONE ATTACHÉ™ COLLECTION – COLORBODY™ PORCELAIN

SIZES

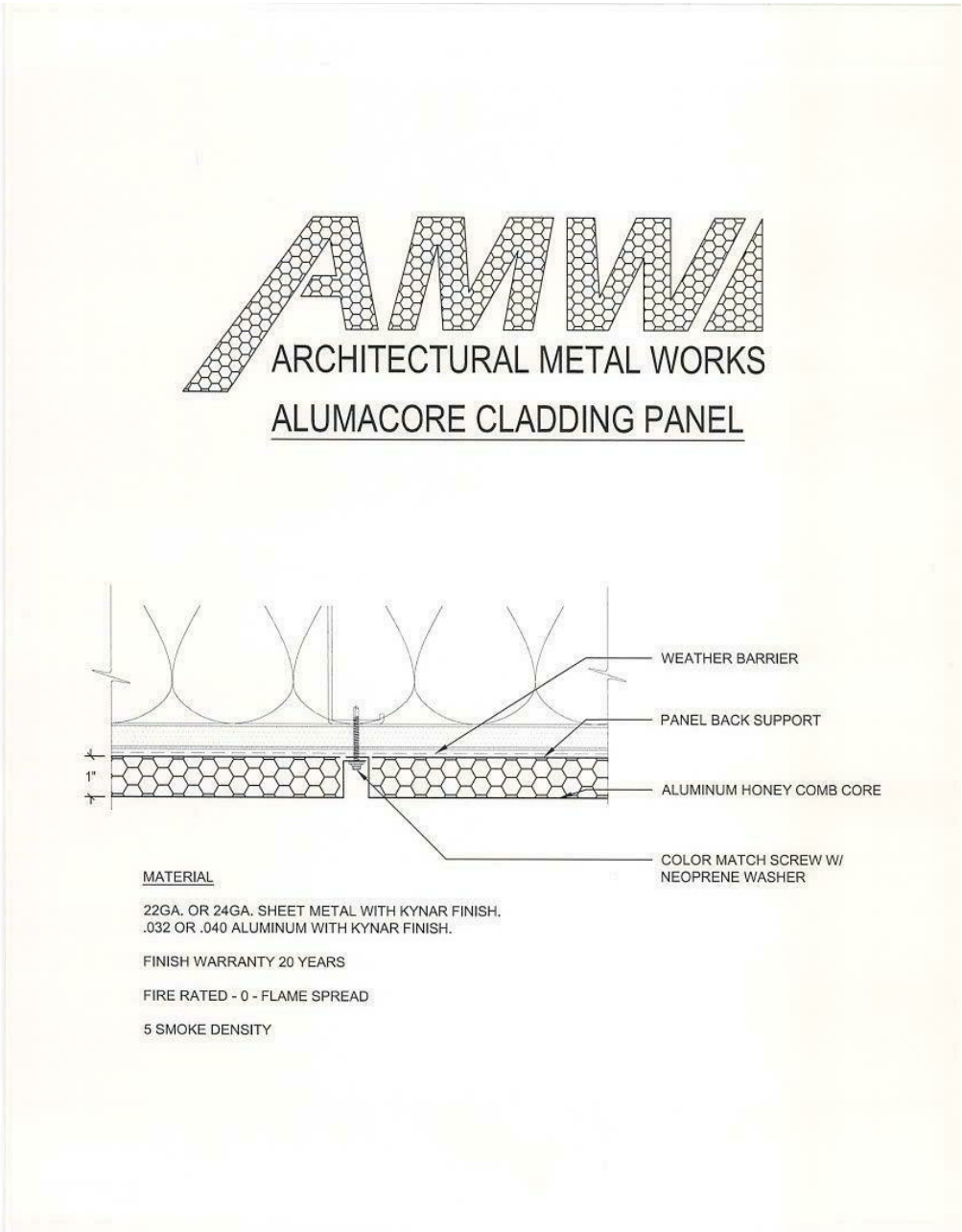
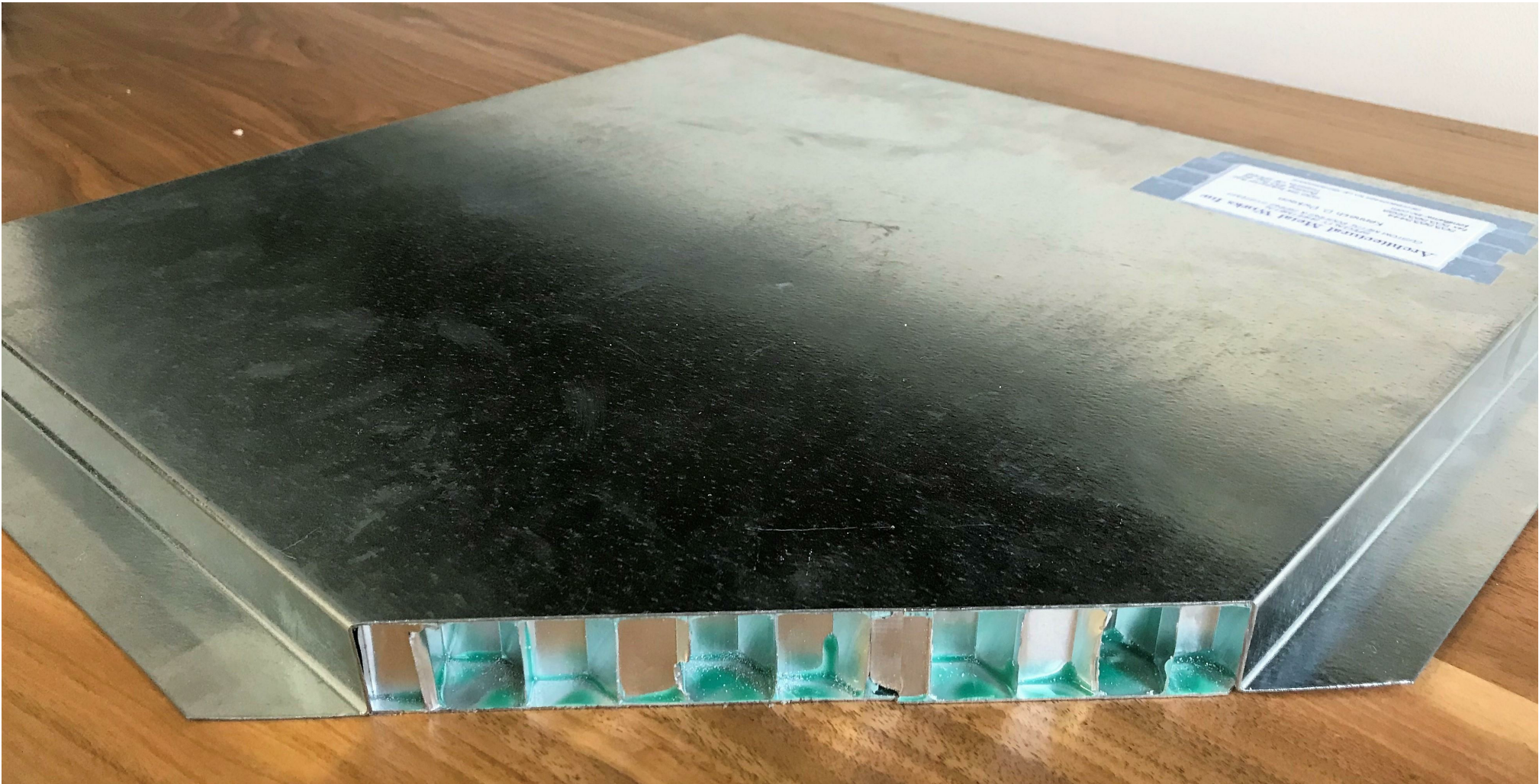
			Thickness	Sq. Ft. per Carton	Pieces per Carton
	24 x 48 Field Tile (Unpolished)	(23-7/16" x 47") (59.50 cm x 119.30 cm)	3/8"	15.50	2



GOVERNOR BLACK DR11

HONEYCOMB BACKED SMOOTH METAL PANEL

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



RIBBED METAL PANEL

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



CONDENSED TECHNICAL REFERENCE

T-10A PANEL

ATTACHMENT DETAIL

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 1 1/2 inch depth with a 28 inch 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

FASTENING PATTERNS

Fastening Pattern (Ends)

Fastening Pattern (Field)

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

SECTION PROPERTIES

Ga.	Width (in.)	Yield KSI	Weight PSF	Top in Compression		Bottom in Compression		ALLOWABLE UNIFORM LIVE LOADS PSF (3 or More Equal Spans)											
				Ixx In ² /ft	Sxx In ³ /ft	Ixx In ² /ft	Sxx In ³ /ft	Inward (Gravity / Deflection) Load						Outward Uplift (Stress) Load					
								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	0.1600	0.2334	196	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

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Antioch, TN (800) 251-8506

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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, 1 1/2" rib height

► Crisp 90° vertical box ribs on 4" centers

► Optional material availability: Stainless Steel, Weathering Steel, Copper, and Aluminum

► Exposed fastened panel

► Custom capabilities include:

- Crimp curving
- Curving may be convex, concave, or "S" curves
- Perforated panels for wind screens and liner panels

metal sales

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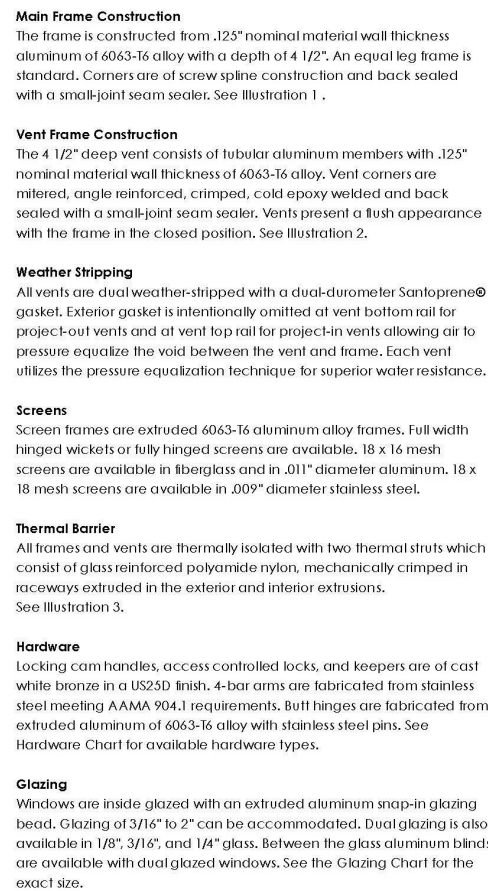
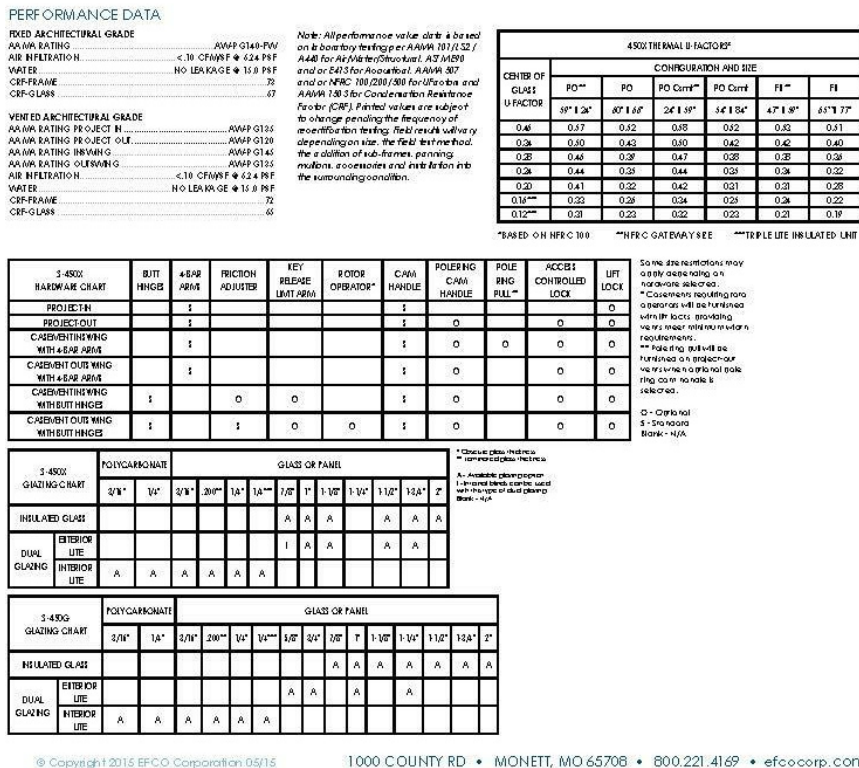
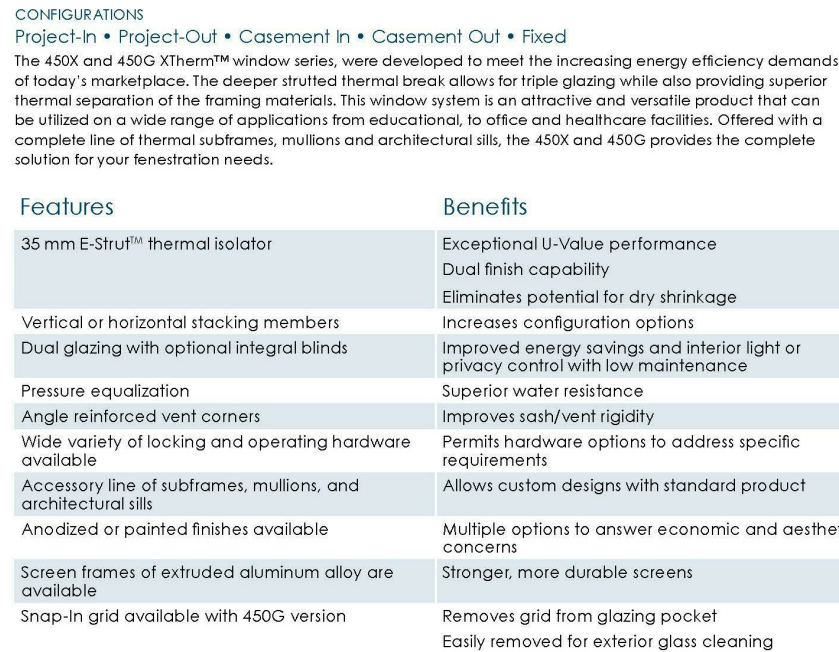
MATERIAL CUT SHEETS

C93 ALDER.9TH

04.19.2018

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

MANUFACTURER: EFCO
SERIES: 450G



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	Mahogany	Golden Oak	Irish Oak	Soft Cherry	Douglas Fir
Solid						
	Bronze	Silver	Midnight	Choco Brown	Burnt Almond	Medium Brown
Profile						
	White	Beige	Clay			



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.

Performance Summary
Structural: 6 to CW-PG70
Acoustical: up to 40 dB
Thermal: down to 0.18°
*Based on simulation

- 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

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ALUMINUM STOREFRONT

MANUFACTURER: Efcoco
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

Thermally broken frames

Screw spline construction

Shear block construction

The optional Roto-Vent™ ventilator

2-way corner mullions (90° & 135°)

3-way corner mullions (T-mullions)

0°-15° and 15°-30° variable mullions

Accommodates up to 1 1/16" glazing

Uniform glazing gasket is used for exterior and interior

Various height intermediate horizontals and sills

Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.

Anodized or painted finishes available

Benefits

Enhanced thermal performance

Allows assembly of sections prior to installation

Decreases installation time

Ability to erect on the job site

Allows fresh air into the room, yet maintains security

Design flexibility

Multifaceted elevations

Custom applications

Expands design and energy savings options

Allows optimized use of gasket

Simplifies ordering and installation

Ability to maintain desired sight line

Increased product versatility

Multiple options to answer economic and aesthetic concerns

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1000 COUNTY RD • MONETT, MO 65708 • 800.221.4169 • efcocorp.com

Series 403

2" x 4 1/2" Thermal Storefront Framing

PERFORMANCE DATA

SYSTEM 403 STOREFRONT SCREW SPLINE FRAMING

AIR INFILTRATION < 0.3 CFM/FT² @ 2.54 PSF

VENTS NO LEAKAGE @ 12.8 PSF

STRUCTURAL visit MyEFCO at www.efcoco.com

CRF FRAME (1589-98) 3 3/4"

CRF GLASS (1589-98) 7/8"

SYSTEM 403 STOREFRONT SHEAR BLOCK FRAMING

AIR INFILTRATION < 0.3 CFM/FT² @ 2.54 PSF

VENTS NO LEAKAGE @ 12.8 PSF

STRUCTURAL visit MyEFCO at www.efcoco.com

CRF FRAME (1589-98) 3 3/4"

CRF GLASS (1589-98) 7/8"

403 THERMAL FACTORS*

CONFIRMATION AND SIZE

FIXED**

FIXED

120" x 120"

0.40

0.54

0.22

0.28

0.48

0.41

0.20

0.42

0.28

0.28

0.28

0.20

0.24

0.29

GLAZING

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

SYSTEM 403

GLAZING CHART

NON-VENT GLAZING

INSULATED GLAZING

3/16"

1/4"

5/16"

3/8"

1/2"

5/8"

3/4"

7/8"

1"

1 1/8"

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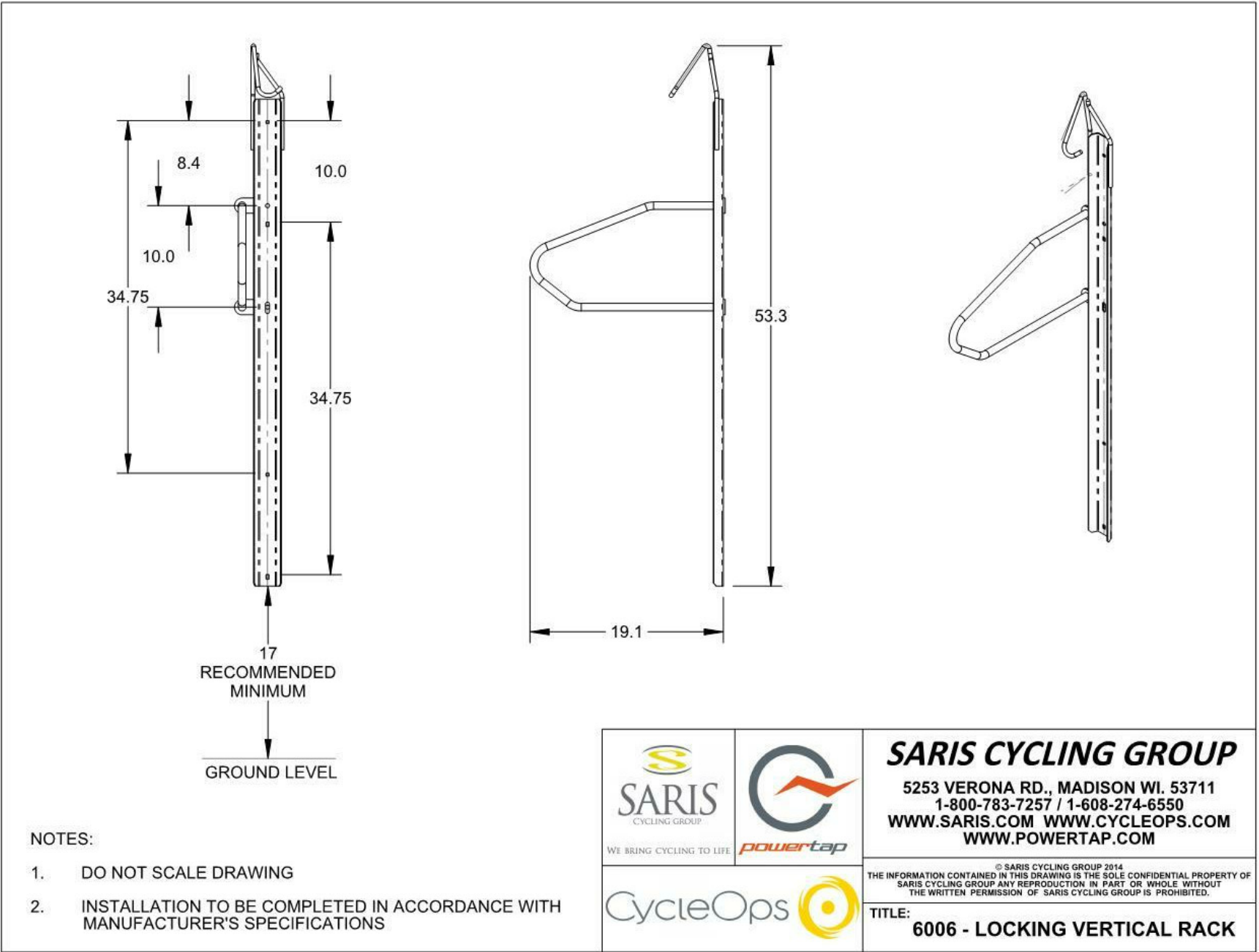
256 3/4"

257"

257 1/4"

LONG TERM BIKE RACKS

MANUFACTURER: Sarus Cycling Group
MODEL: 6006



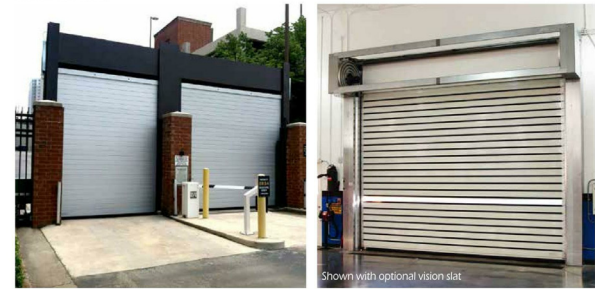
GARAGE DOOR

MANUFACTURER: Rytec
MODEL: Spiral
OPTION: Translucent Vision Slats / Ventilated Slats @ High



The Spiral door offers high-speed operation for high-traffic situations and rigid aluminum slat construction that eliminates the need for a second security door. Crisp lines give the Spiral door a stylish look that's great for many types of commercial, automotive retail, government, institutional and industrial applications.

The exclusive, patented Spiral design provides ideal performance for automotive dealerships, government, and municipal facilities, parking and security-related installations.



- Solid Security**
- Minimum 1 3/16-inch thick double walled aluminum slats
 - Integral rubber weatherseal
 - Continuous heavy-duty hinge system

- High Speed**
- Opening speed of up to 60 inches per second improves traffic flow in fast-paced environments

- Ultra Quiet**
- Spiral track design features no metal-to-metal contact for remarkably quiet operation

- Unparalleled Performance**
- Variable speed AC drive system, with soft acceleration and deceleration - smooths out routine stops and starts

- Energy Efficient and Tight Seal**
- Aluminum slats and durable rubber membrane provide a 100% seal against dust, drafts and inclement weather

PRODUCTION WIDTH (PW):	240	ADJUSTED HEIGHT (in):	164.96 in
PRODUCTION HEIGHT (PH):	165	WIDTH (ft):	20 ft
PANEL CONFIGURATION:	VISION. & SOLID PANELS	HEIGHT (ft):	14 ft
To	NO		
No. OF VISION SLATS:	0	TOTAL SLATS:	28
No.OF VENTILATION SLATS:	6	TOP SLAT:	1
VENTILATION OPEN AREA (in²)	1921.9	No. of 151mm SLATS:	26
HEADER OPEN AREA (in²)	0		
% OPEN AREA	4.9%	BOTTOM SLAT QUANTITY:	1

PANEL AND HINGES LAYOUT					
SPECIAL SLAT SELECTION		HINGE AND SLAT	SLAT TYPE	BOTTOM of SLAT FROM FLOOR	
HEIGHT	TYPE	# FROM THE BOTTOM		MM	INCHES
		PANEL # 28	Upper Slat	4172 mm	164.23 in
158.3 in	VENTILATION	PANEL # 27	VENTILATION	4021 mm	158.29 in
152.3 in	VENTILATION	PANEL # 26	VENTILATION	3870 mm	152.34 in
146.4 in	VENTILATION	PANEL # 25	VENTILATION	3719 mm	146.40 in
140.5 in	VENTILATION	PANEL # 24	VENTILATION	3568 mm	140.45 in
		PANEL # 23	SOLID	3417 mm	134.51 in
128.6 in	VENTILATION	PANEL # 22	VENTILATION	3266 mm	128.56 in
122.6 in	VENTILATION	PANEL # 21	VENTILATION	3115 mm	122.62 in
		PANEL # 20	SOLID	2964 mm	116.67 in
		PANEL # 19	SOLID	2813 mm	110.73 in
		PANEL # 18	SOLID	2662 mm	104.78 in
		PANEL # 17	SOLID	2511 mm	98.84 in
		PANEL # 16	SOLID	2360 mm	92.89 in
		PANEL # 15	SOLID	2209 mm	86.95 in
		PANEL # 14	SOLID	2058 mm	81.00 in
		PANEL # 13	SOLID	1907 mm	75.06 in
		PANEL # 12	SOLID	1756 mm	69.11 in
		PANEL # 11	SOLID	1605 mm	63.17 in
		PANEL # 10	SOLID	1454 mm	57.22 in
		PANEL # 9	SOLID	1303 mm	51.28 in
		PANEL # 8	SOLID	1152 mm	45.33 in
		PANEL # 7	SOLID	1001 mm	39.39 in
		PANEL # 6	SOLID	850 mm	33.44 in
		PANEL # 5	SOLID	699 mm	27.50 in
		PANEL # 4	SOLID	548 mm	21.56 in
		PANEL # 3	SOLID	397 mm	15.61 in
		PANEL # 2	SOLID	246 mm	9.67 in
		PANEL # 1	Bottom Slat	70 mm	2.76 in
		PANEL # 0	REVERSING EDGE	0	

NOTE: 1.The top and bottom panels must be selected as solid panels only

QUALITY. PERFORMANCE. RELIABILITY. RYTECDOORS.COM



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MATERIAL CUT SHEETS

C99 ALDER.9TH

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820 SE ALDER ST.



BIRD'S EYE VIEW OF PROPOSED SITE DEVELOPMENT



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BUILDING CONTEXT

APP 01 ALDER.9TH

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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



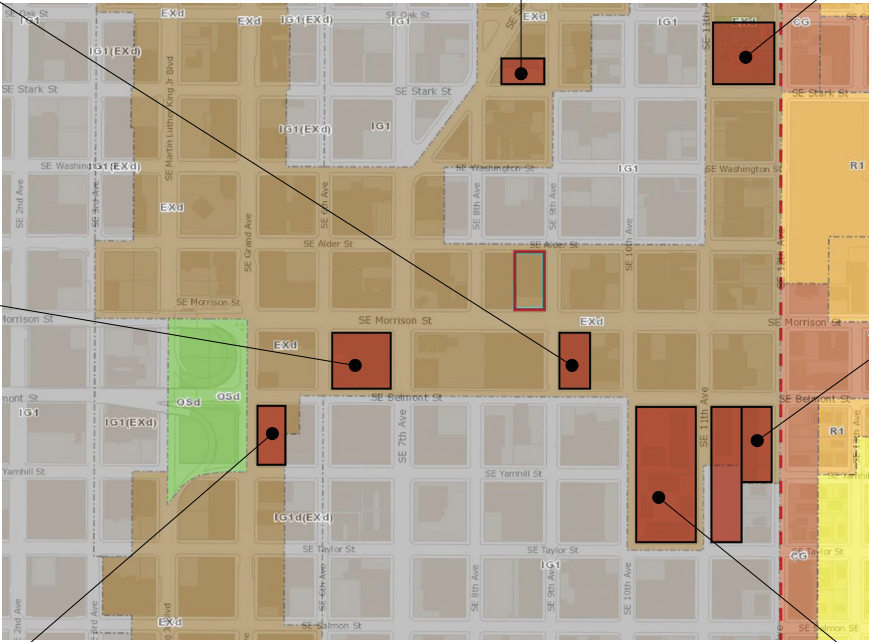
811 SE STARK



ST FRANCIS PARK APARTMENTS



MODERA BELMONT



VICINITY MAP



MODERA BUCKMAN



GRAND BELMONT



THE GOAT BLOCKS



STRONG EXPRESSED CORNER

DOUBLE HEIGHT GRID

LARGE WINDOWS

PIERS EXTEND TO GROUND



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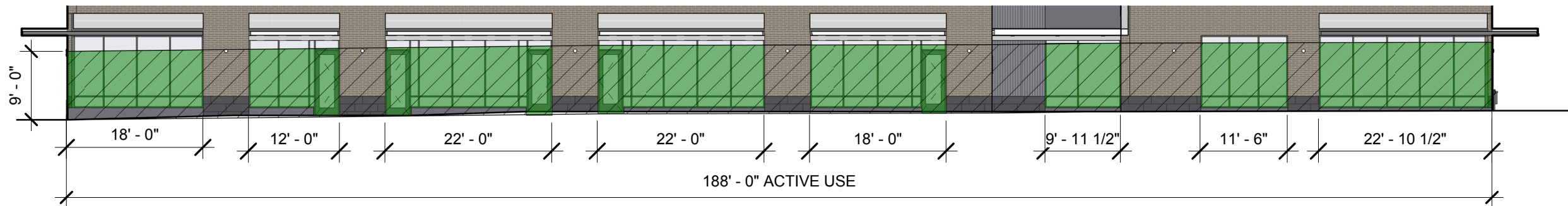
PRECEDENT

APP 04 ALDER.9TH

04.19.2018

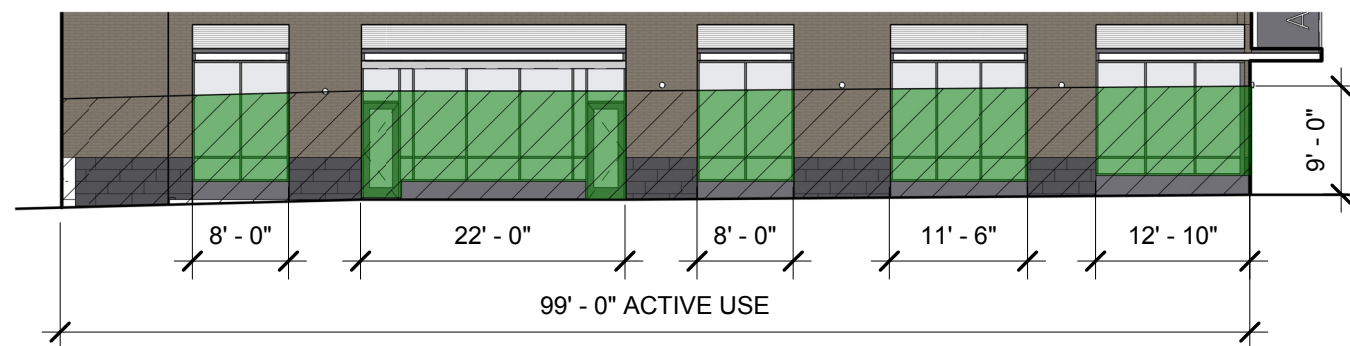
Design Review LU 17-107667 DZ

820 SE ALDER ST.



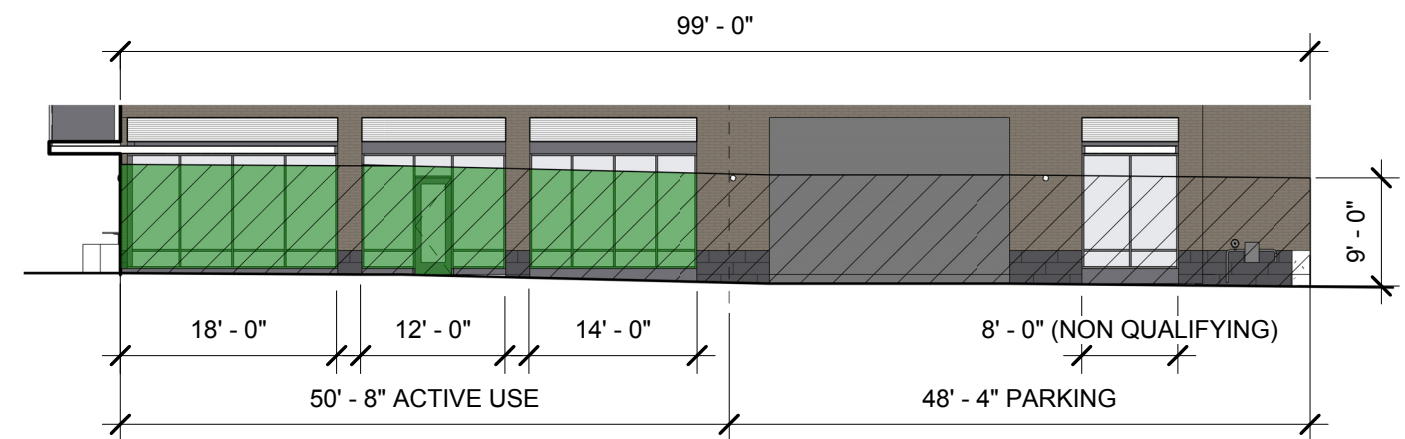
136'-4" GLAZING LENGTH / 188' TOTAL LENGTH = 72.5% WALL LENGTH
 1,128 SQ FT GLAZING AREA / 1,692 SQ FT TOTAL AREA = 66.7% WALL AREA

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



62'-4" GLAZING LENGTH / 99' TOTAL LENGTH = 63% WALL LENGTH
 476 SQ FT GLAZING AREA / 891 SQ FT TOTAL AREA = 53.4% WALL AREA

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



44'-0" GLAZING LENGTH / 99' TOTAL LENGTH = 44.4% WALL LENGTH
 370 SQ FT GLAZING AREA / 891 SQ FT TOTAL AREA = 41.5% WALL AREA

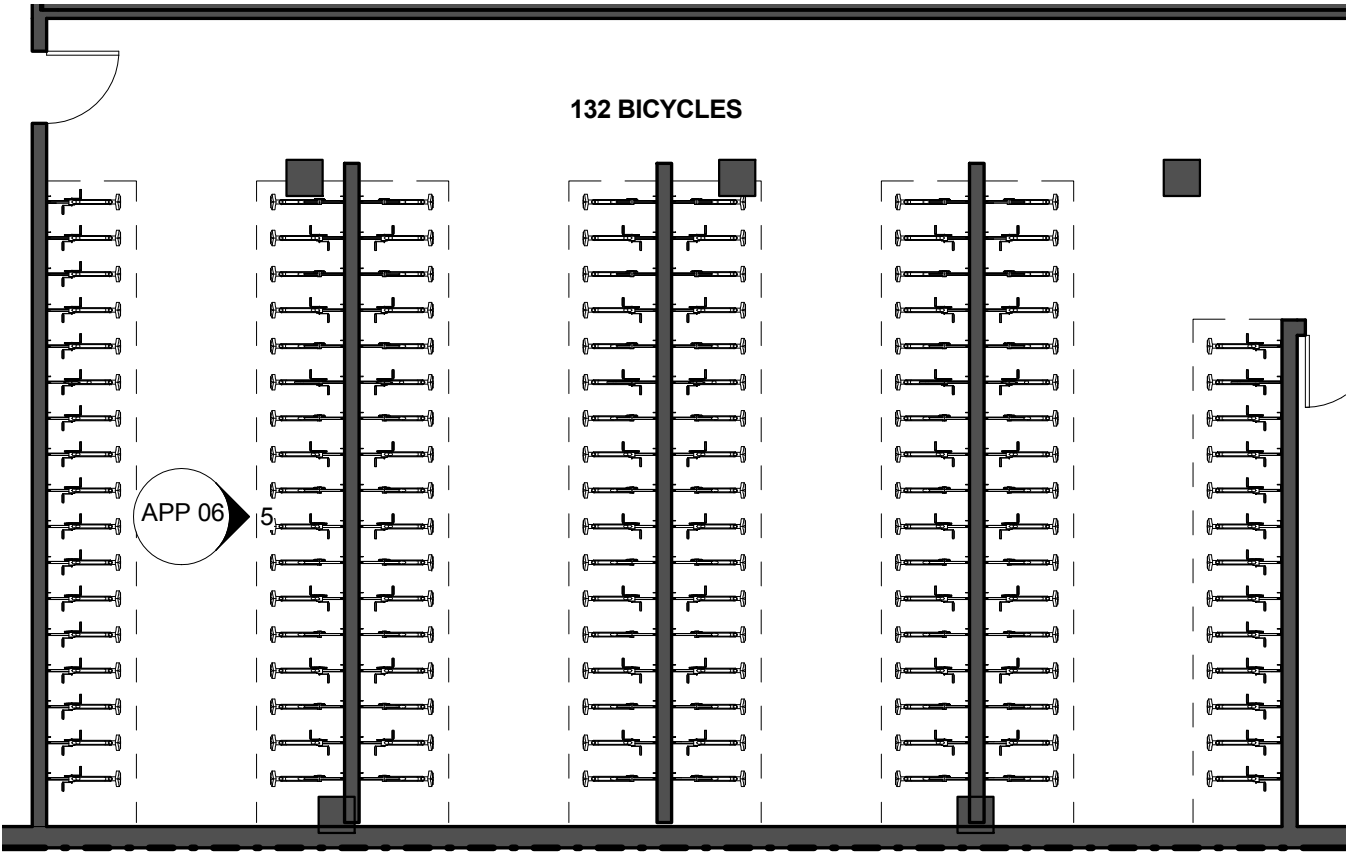
③ GROUND FLOOR WINDOWS - NORTH
 1/16" = 1'-0"

LONG TERM BICYCLE PARKING

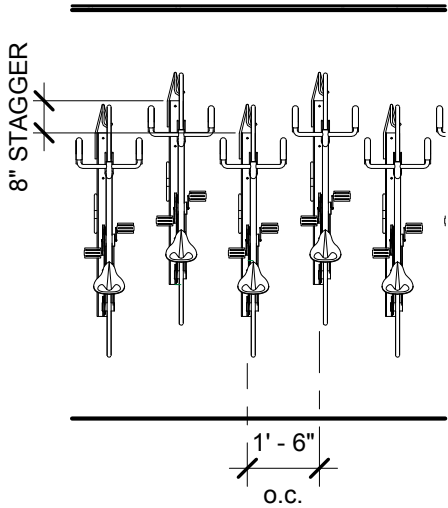
Residential	1.5/unit x 176 units =	264 Spaces Required
Retail	2, or 1 per 12,000 sq ft =	2 Spaces Required
Total		266 Spaces Required
Provided		308 Spaces Provided

SHORT TERM BICYCLE PARKING

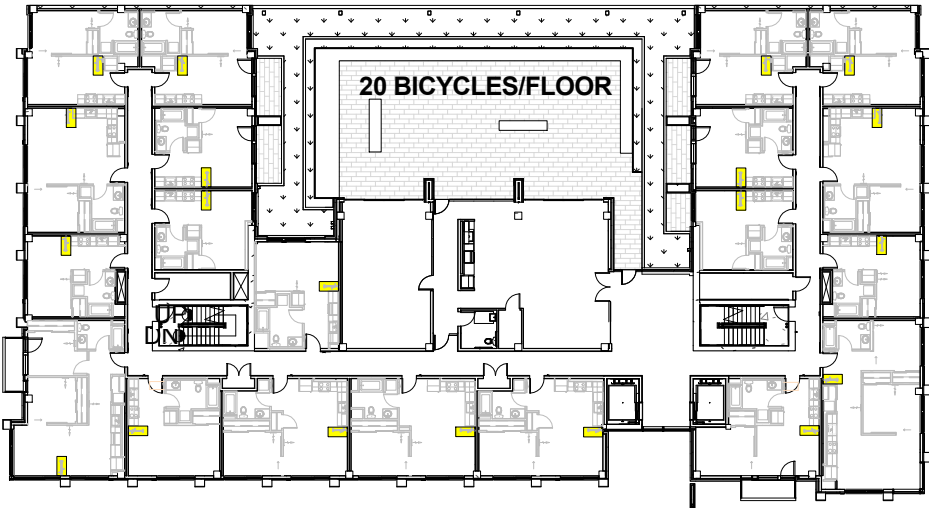
Residential	1 space per 20 units =	9 Spaces Required
Retail	2, or 1 per 5,000 sq ft =	3 Spaces Required
Total		12 Spaces Required
		(Provided via paying into Bike Fund)



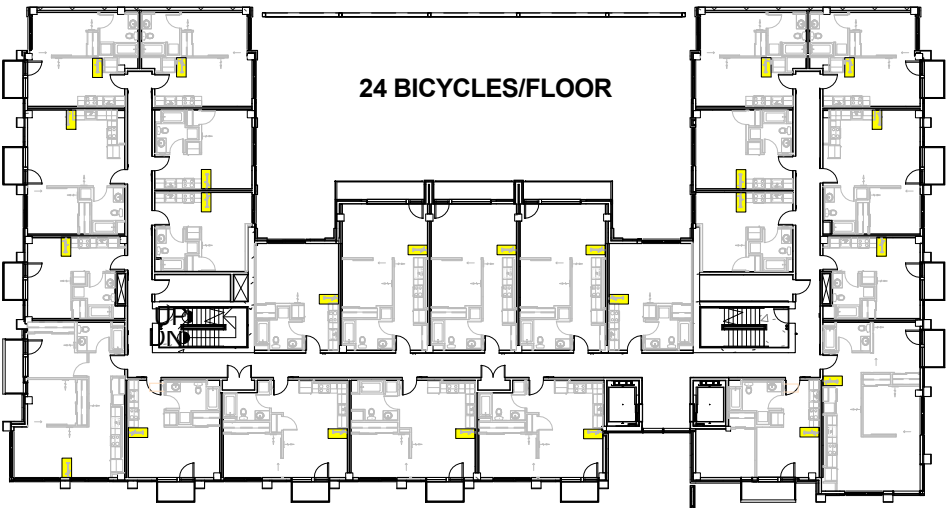
4 BIKE ROOM
1/8" = 1'-0"



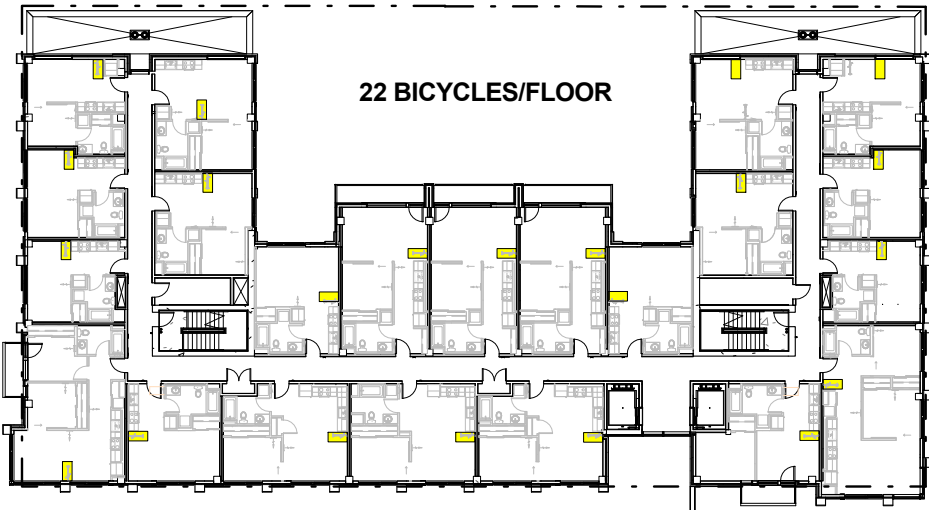
5 TYP BIKE RACK ELEVATION
1/4" = 1'-0"



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



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

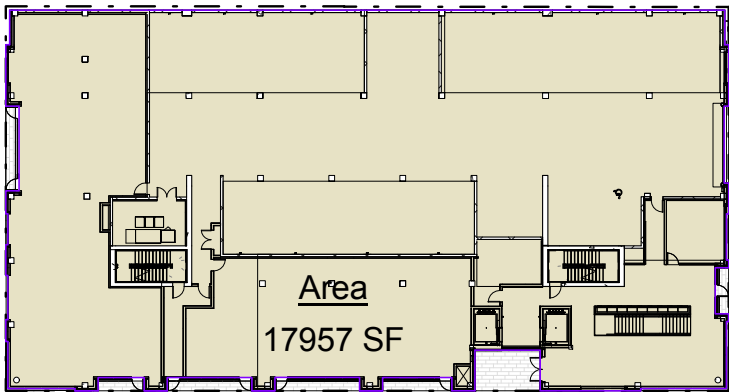


3 LEVEL 04-09 FLOOR PLAN
1" = 40'-0"

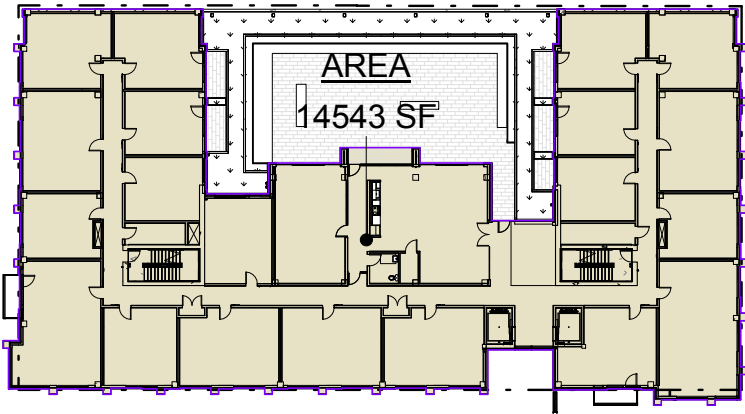
BASE F.A.R.	4:1
RESIDENTIAL BONUS F.A.R. EARNED*	6.7:1
MAX BONUS F.A.R	3:1
MAX F.A.R. (BASE + BONUS)	7:1
CALCULATED F.A.R.	7:1
TOTAL SITE AREA	18,785 SF
MAX BUILDING AREA	131,495 SF
RESIDENTIAL FLOOR AREA	126,054 SF
NON-RESIDENTIAL FLOOR AREA	4,989 SF
TOTAL BUILDING AREA	131,043 SF
* PER 33.510.210.C.1	

BUILDING AREA

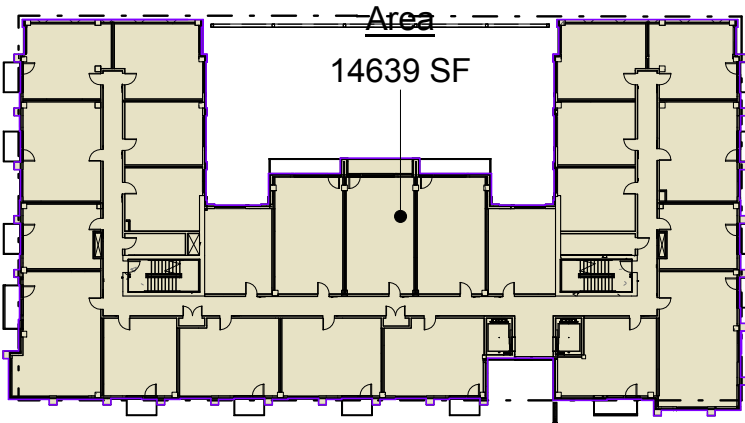
FLOOR	AREA
LEVEL 01	17957 SF
LEVEL 02	14543 SF
LEVEL 03	14639 SF
LEVEL 04	13772 SF
LEVEL 05	13705 SF
LEVEL 06	13810 SF
LEVEL 07	13705 SF
LEVEL 08	13810 SF
LEVEL 09	13705 SF
PARAPET	895 SF
PARAPET	345 SF
TOTAL: 11	130888 SF



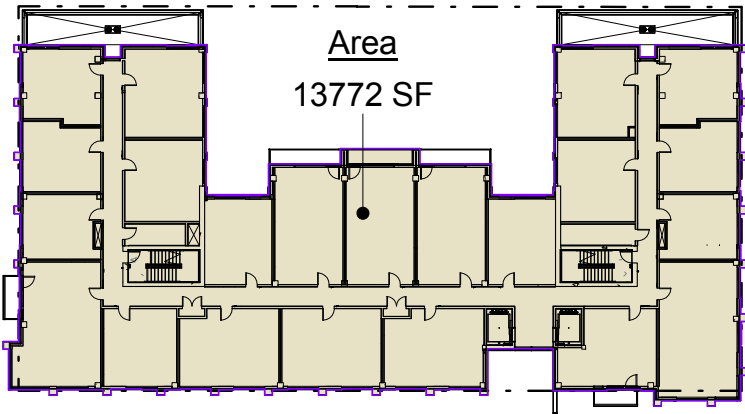
1 LEVEL 01 AREA PLAN
1" = 50'-0"



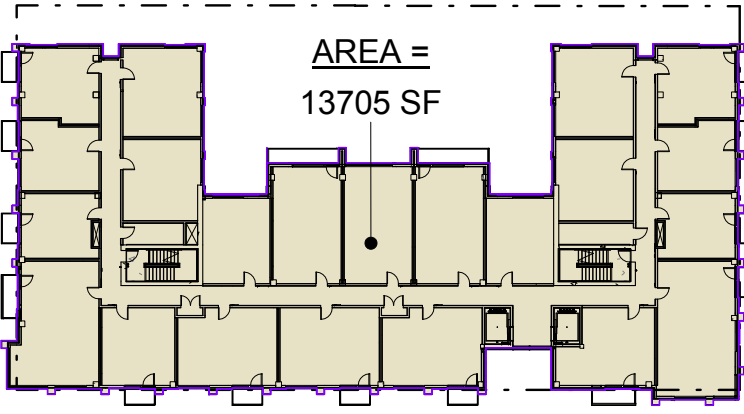
2 LEVEL 02 AREA PLAN
1" = 50'-0"



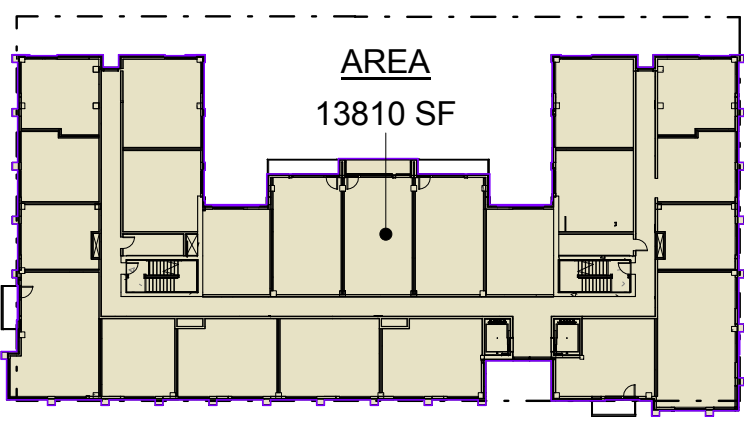
3 LEVEL 03 AREA PLAN
1" = 50'-0"



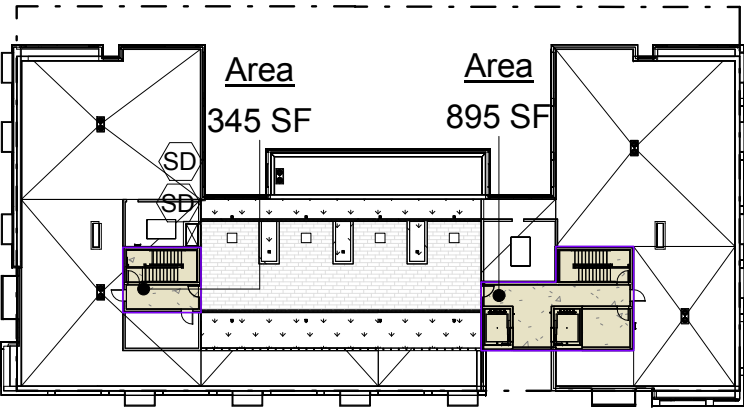
4 LEVEL 04 AREA PLAN
1" = 50'-0"



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"

"Integrate corners into the grid"

The grid on SE 9th Ave now extends to the corner and turns onto SE Morrison St. Similarly, the grid on SE Alder street now turns the corner onto SE 9th Ave.

"Retail visibility on Morrison is key"

The amount of glazing proposed on SE Morrison has increased, with more of the glazing of the glazing aligned with the street.

"Pull storefront forward"

The storefront at the SE corner is now pulled forward to align with the brick. Glass is now set back 3' vs the 3'-6" previously proposed.

Recesses remain where entries into retail are proposed. The retail has been set up so that it can accomodate two larger tenants or up to six smaller tenants.

"Avoid creating a metal building on top of a brick plinth"

The grid remains punctuated by vertical brick volumes at the SE 9th Ave and SE Morrison St facades. Per direction given at DAR #2 the balconies remain solid where they project from the brick volume and are open where they project from the grid.

"Integrate the entry canopy into the design"

The revised canopy shown in the DR #1 presentation is now reflected in the drawings.

"Integrate works of art"

Two locations for art are proposed: one in the lobby and one at the main entry.



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RESPONSE TO DR #1 APP 10 ALDER.9TH

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"Display window doesn't work"

No display windows proposed

"Garage door should be translucent"

Ventilated slat removed except at top of garage door.

"Extend use along SE Alder"

A total of 6 parking spaces have been removed in order to add a leasing office facing SE Alder St. Active uses now extend for over 50% of the facade length. Amount of glazing significantly increased.



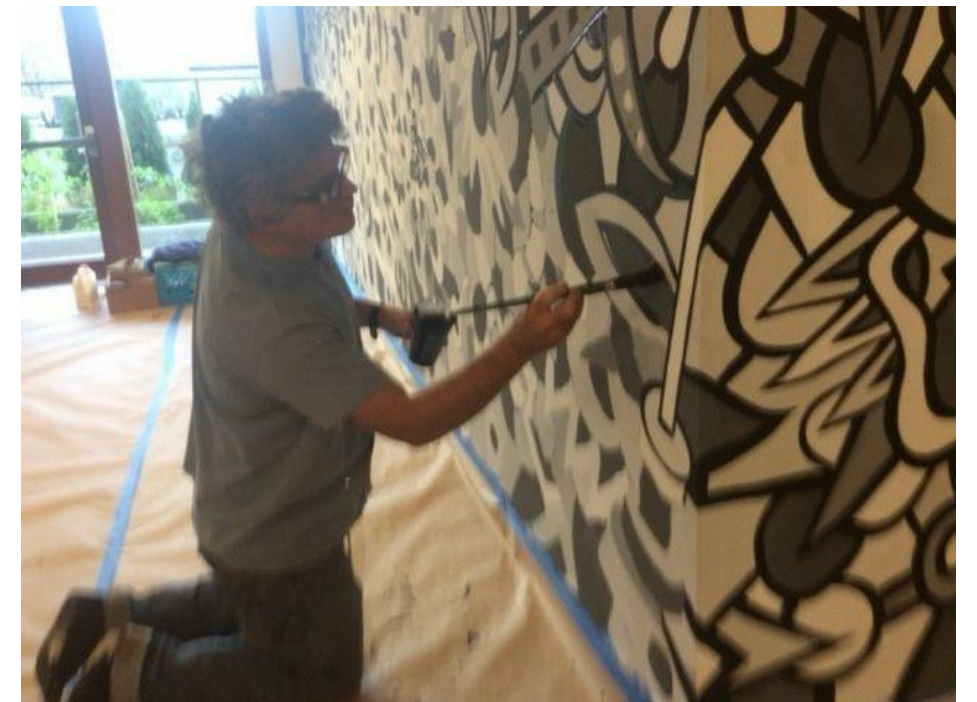
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RESPONSE TO DR #1 **APP 11** ALDER.9TH

04.19.2018

Design Review LU 17-107667 DZ

820 SE ALDER ST.

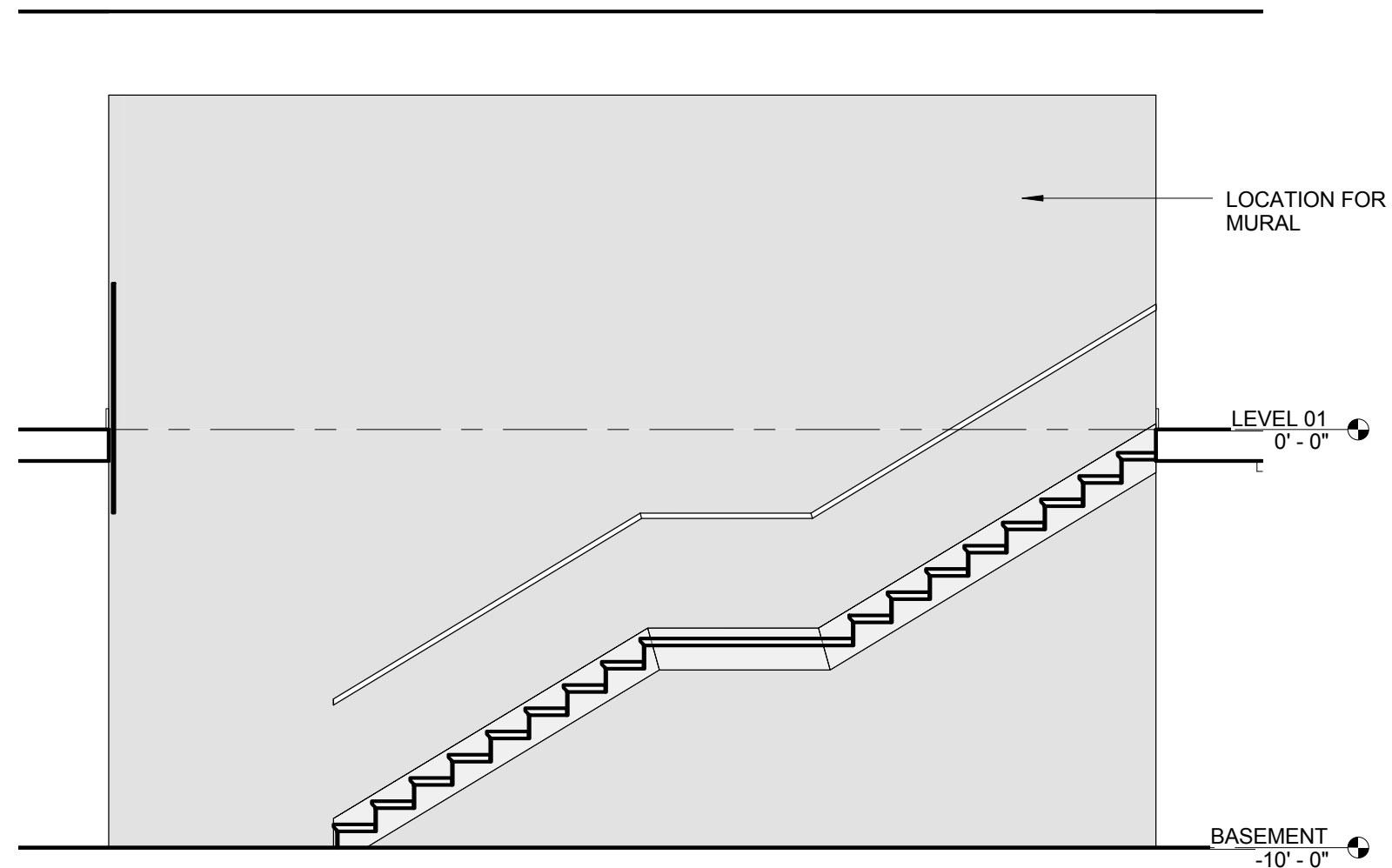


THE OWNER PROPOSES TO WORK WITH PORTLAND BASED ARTIST TOM CRAMER, WITH WHOM THEY HAVE AN EXISTING RELATIONSHIP. THE PHOTOS ABOVE, SHOWN FOR REFERENCE ONLY, SHOW THE INSTALLATION OF A RECENTLY COMPLETED MURAL AT THE OVERLOOK PARK APARTMENTS (ALSO DESIGNED BY TVA ARCHITECTS FOR VWR DEVELOPMENT).

TWO LOCATIONS FOR ART ARE PROPOSED, BOTH OF WHICH WILL BE VISIBLE FROM THE STREET. THE FIRST IS ON THE WALL ADJACENT TO THE STAIR FROM THE MAIN LOBBY TO THE BASEMENT, WHERE A MURAL IS PROPOSED (1/APP 12). THE SECOND IS AT THE MAIN ENTRY RECESS, WHERE A WOOD RELIEF SCULPTURE IS PROPOSED (2/APP 12).



② ENLARGED ENTRY
1/4" = 1'-0"



① LOBBY ELEVATION @ STAIR
1/4" = 1'-0"



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PUBLIC ART APP 13 ALDER.9TH

1/4" = 1'-0"

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ELEVATION ON SE 9TH AVE



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RENDERING APP 20 ALDER.9TH

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CORNER OF SE 9TH & MORRISON



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RENDERING APP 21 ALDER.9TH

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RENDERING APP 22 ALDER.9TH

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LOOKING ALONG SE MORRISON TO 9TH AVE



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RENDERING APP 23 ALDER.9TH

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CORNER OF SE 9TH & ALDER



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RENDERING APP 24 ALDER.9TH

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LOOKING ALONG SE ALDER TO 9TH AVE



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RENDERING APP 25 ALDER.9TH

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STREET LEVEL VIEW LOOKING NORTH ON SE 9TH AVE

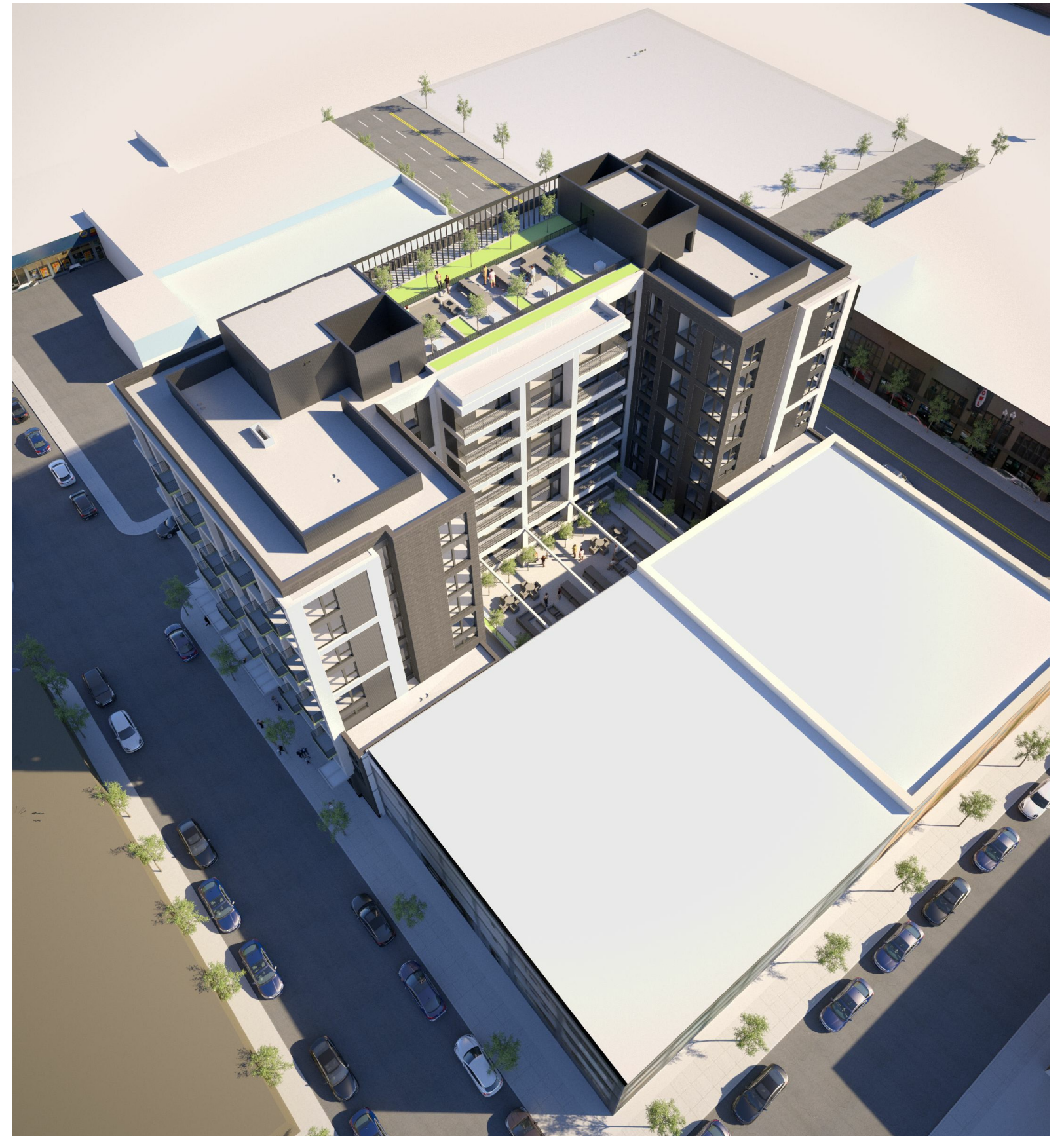


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RENDERING APP 26 ALDER.9TH

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AERIAL VIEW LOOKING AT ROOFTOP DECK



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RENDERING **APP 27** ALDER.9TH

04.19.2018

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SE ALDER ELEVATION



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RENDERING APP 28 ALDER.9TH

04.19.2018

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