Alder House Apartments
Design Review Application

JULY 17, 2020

mwa architects

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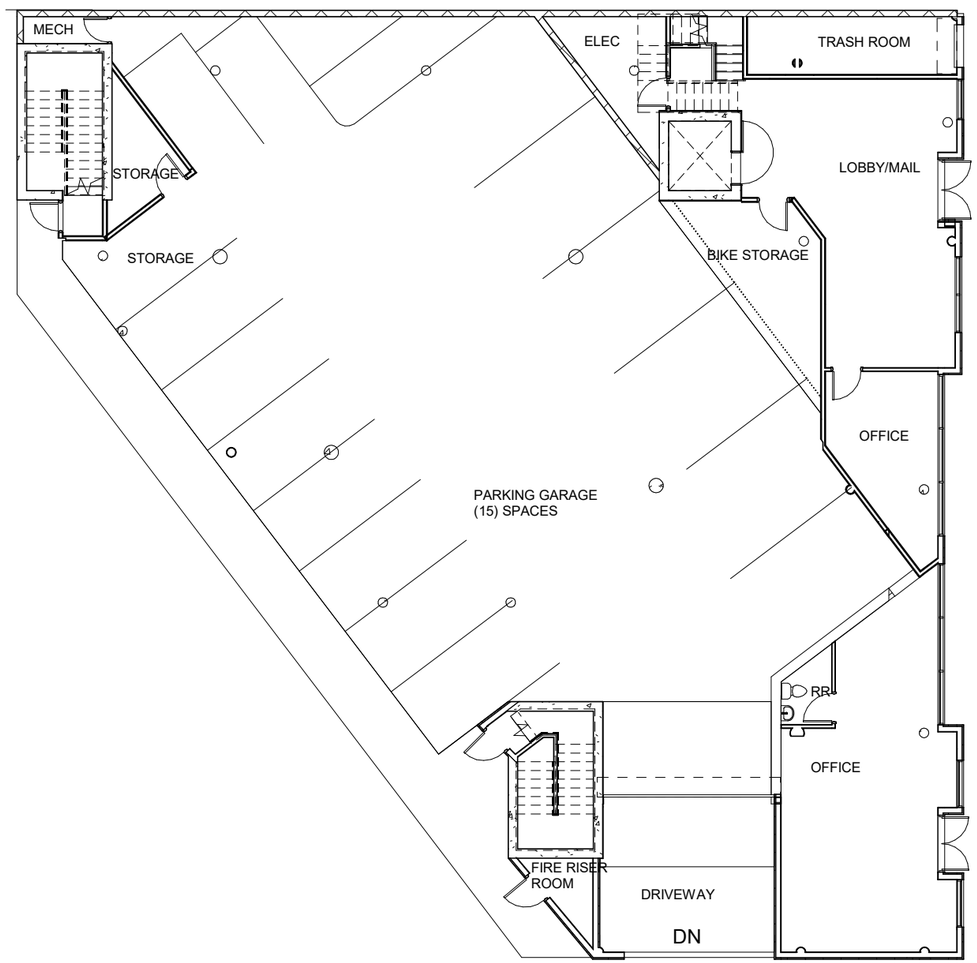
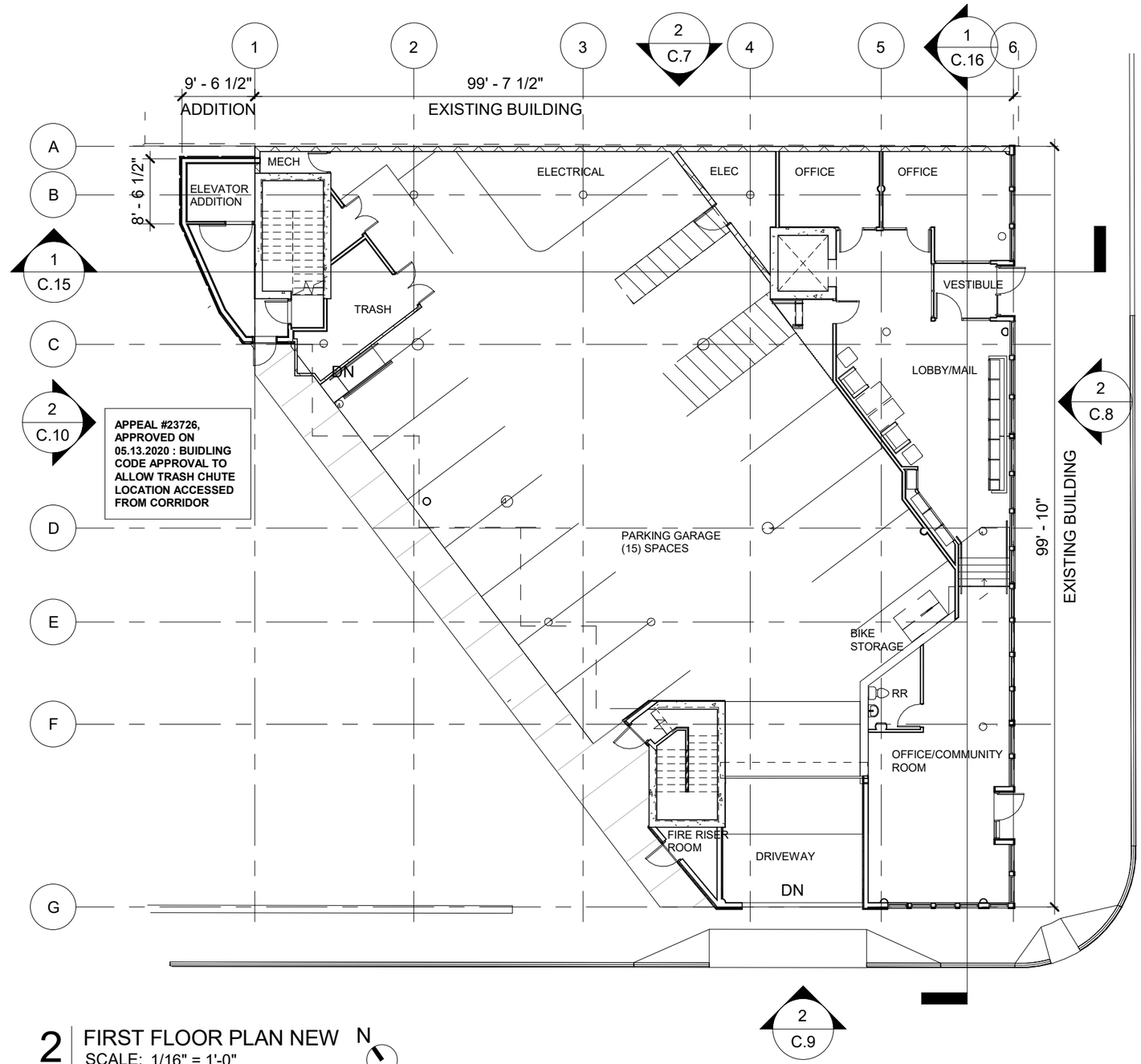
1 SITE PLAN
SCALE: 1/16" = 1'-0"



1 FIRST FLOOR PLAN EXISTING N
SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN NEW N
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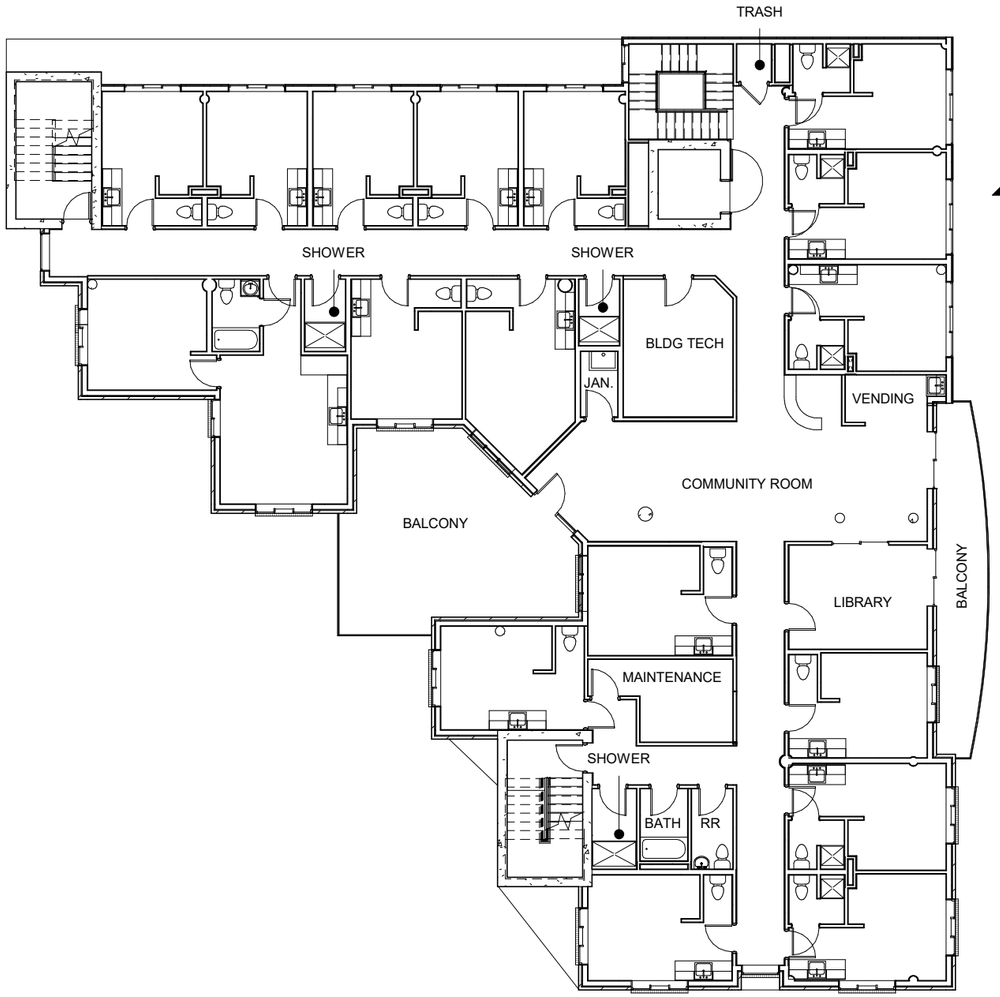

1 SECOND FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"

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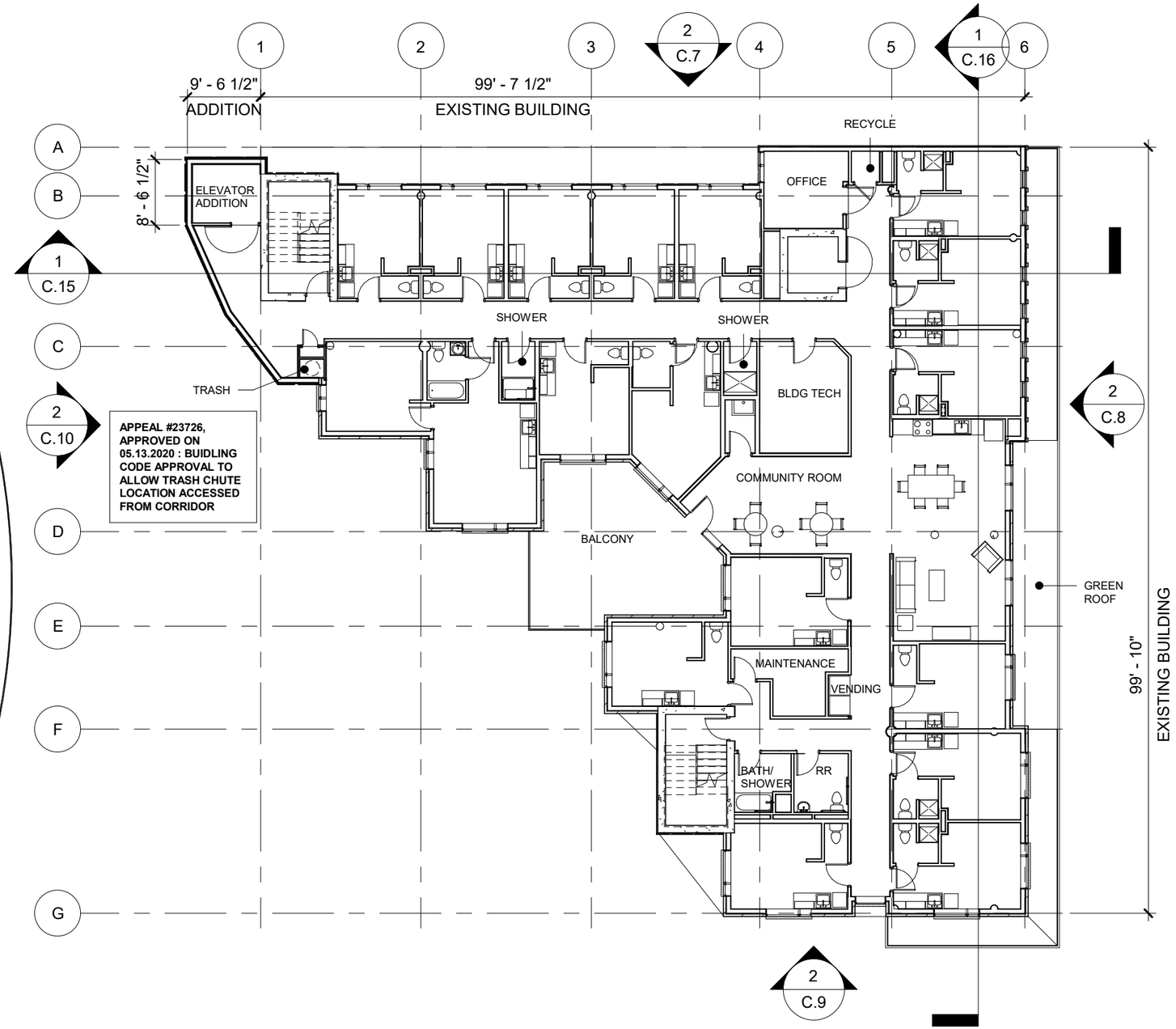

2 SECOND FLOOR PLAN NEW
SCALE: 1/16" = 1'-0"

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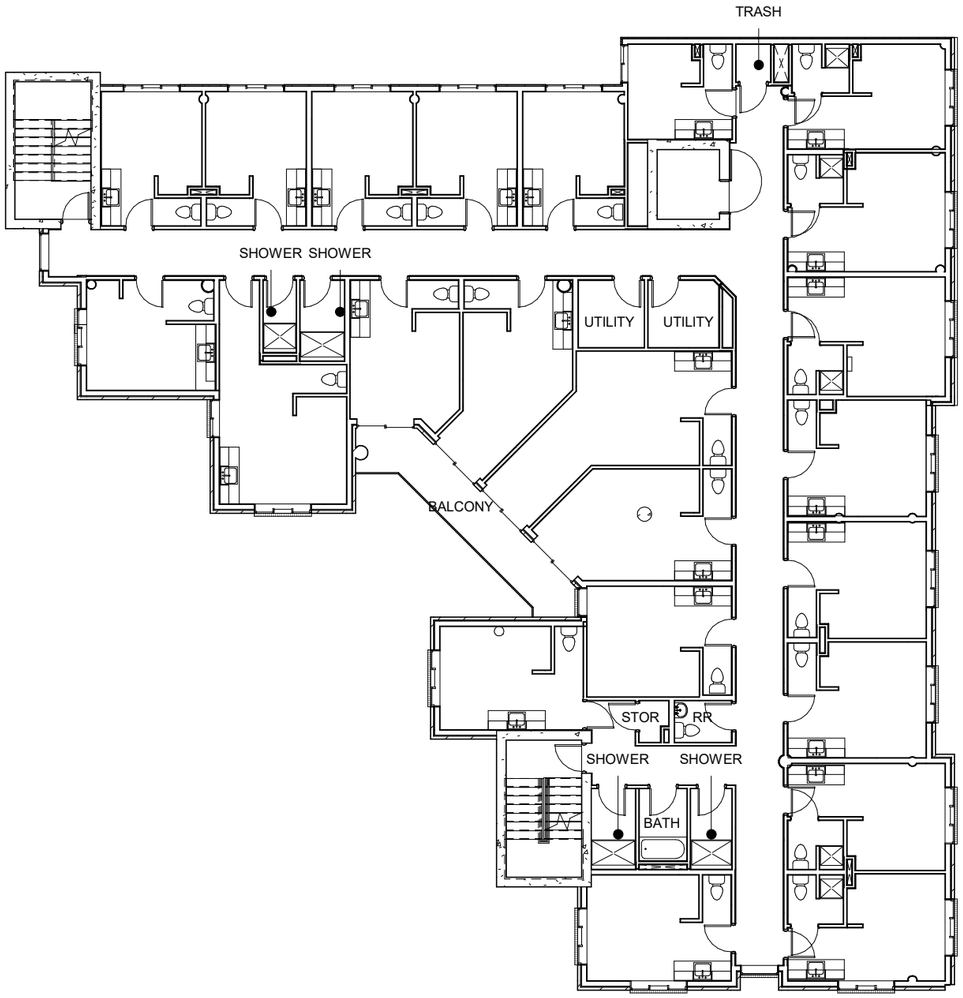
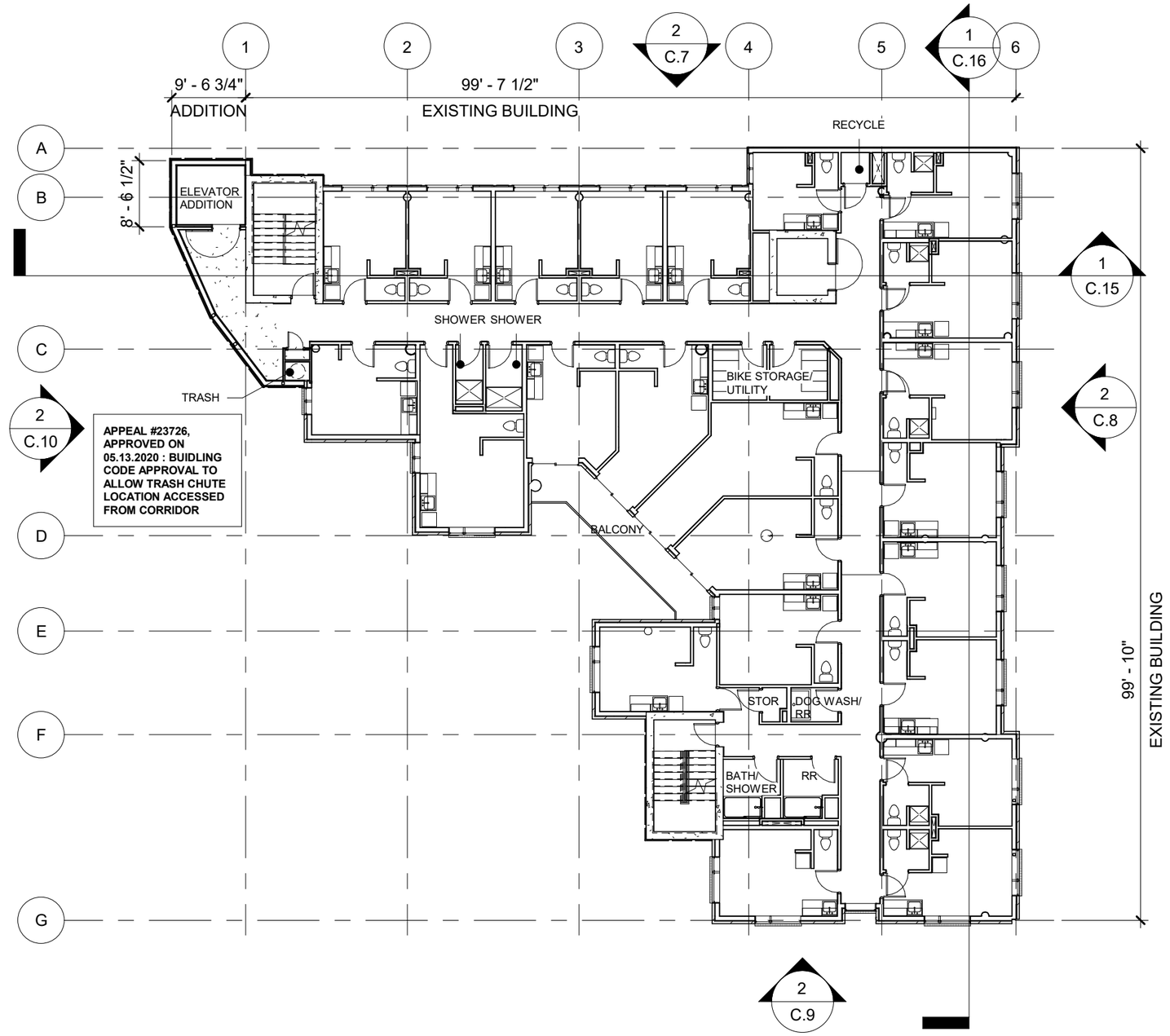
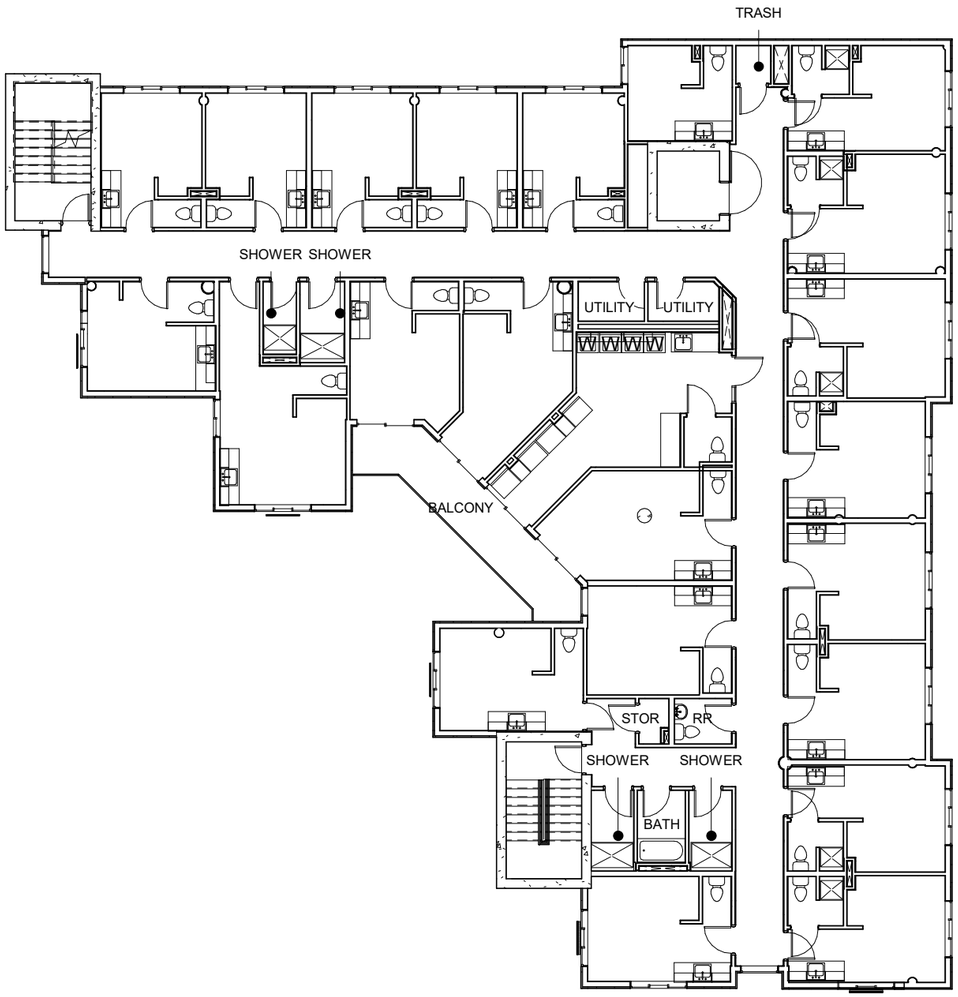


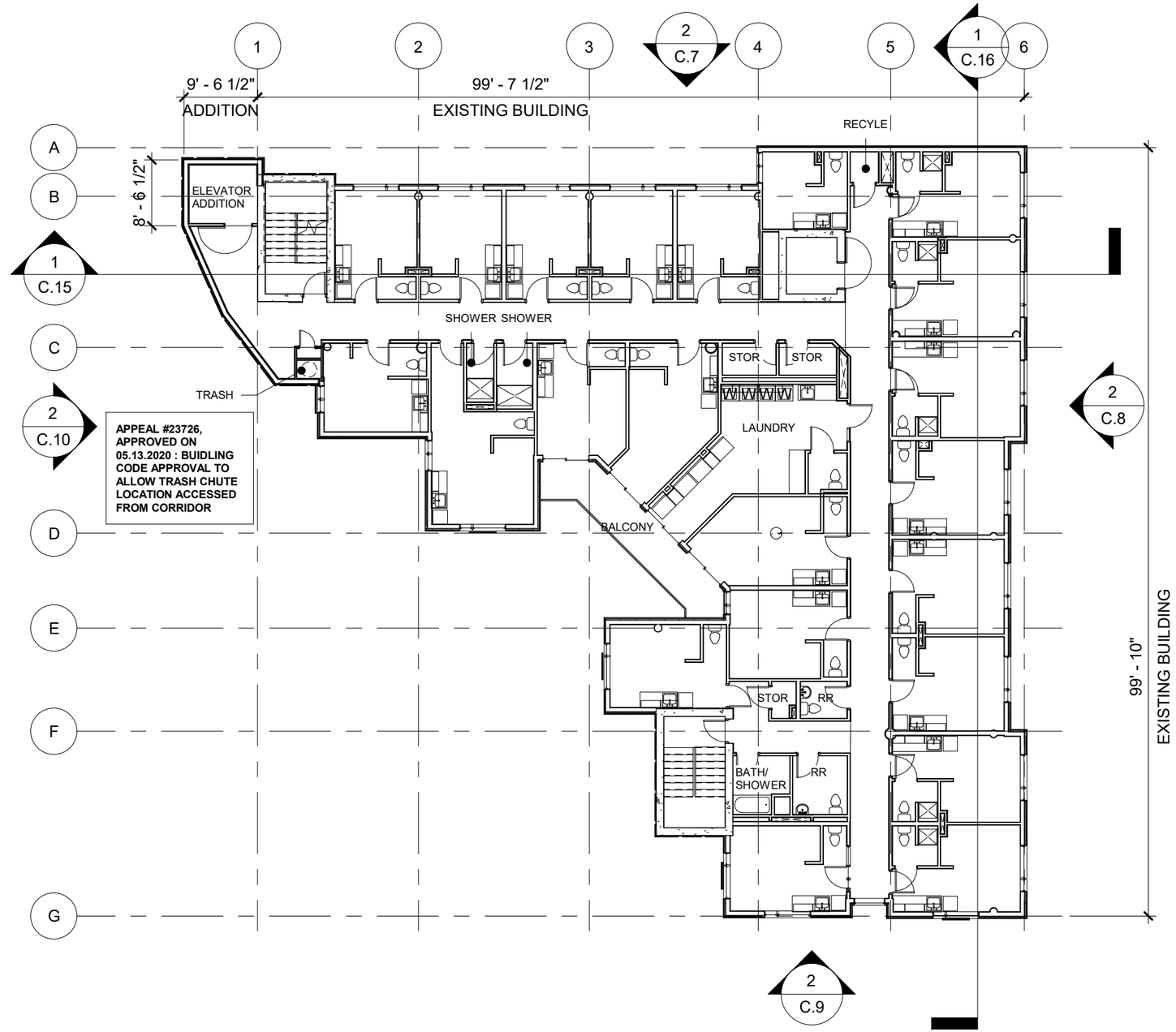
1 THIRD - SIXTH FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"



2 THIRD - SIXTH FLOOR PLAN NEW
SCALE: 1/16" = 1'-0"



1 SEVENTH FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"



2 SEVENTH FLOOR PLAN NEW
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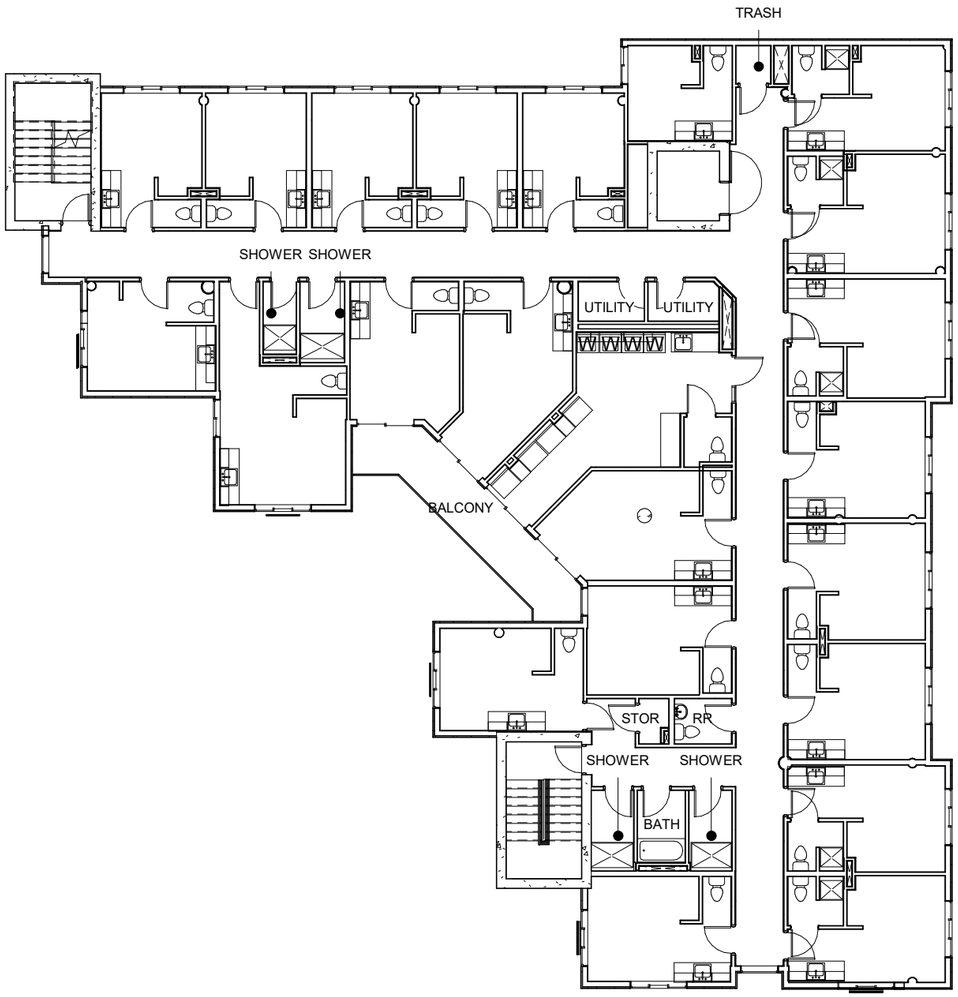
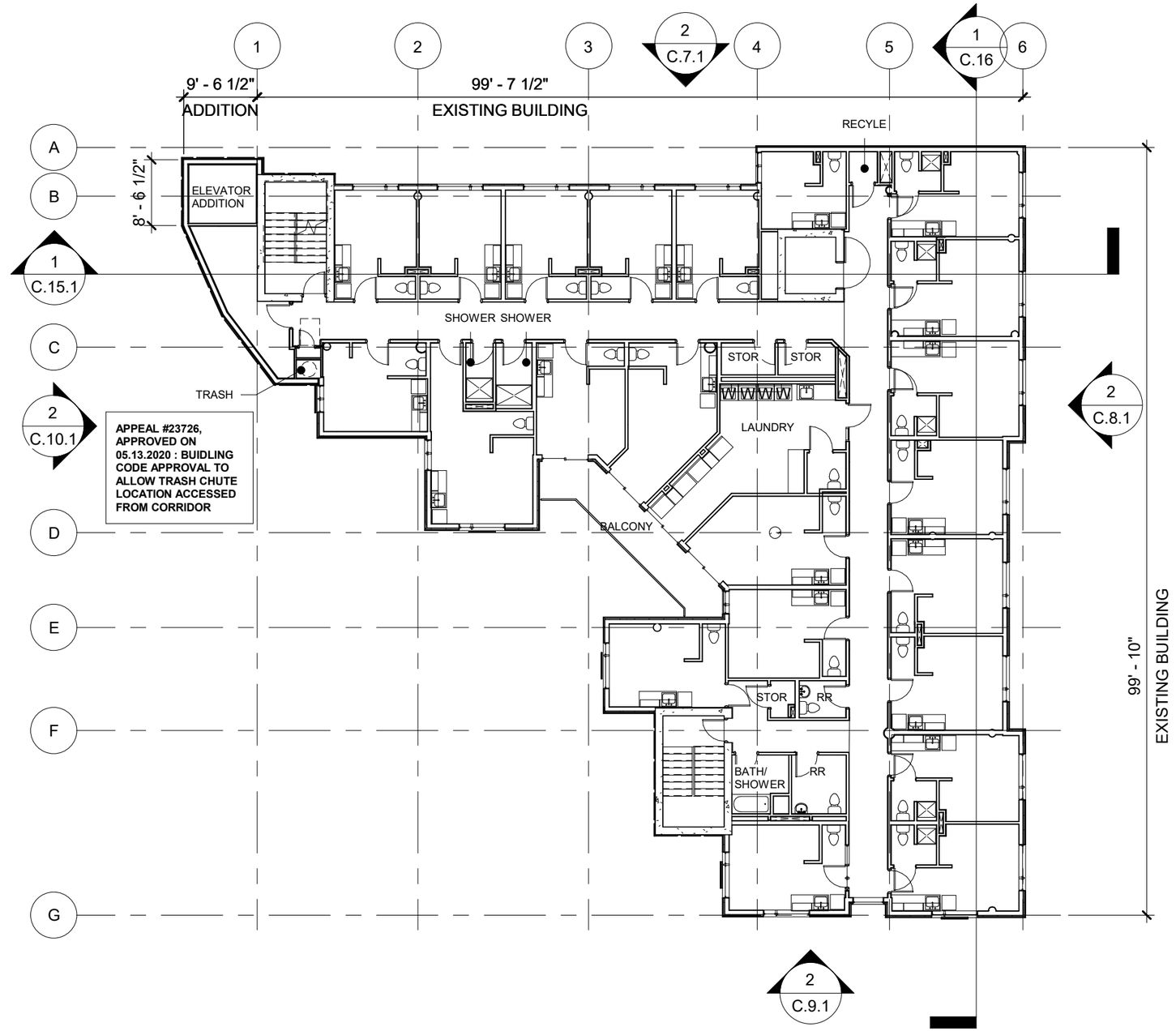
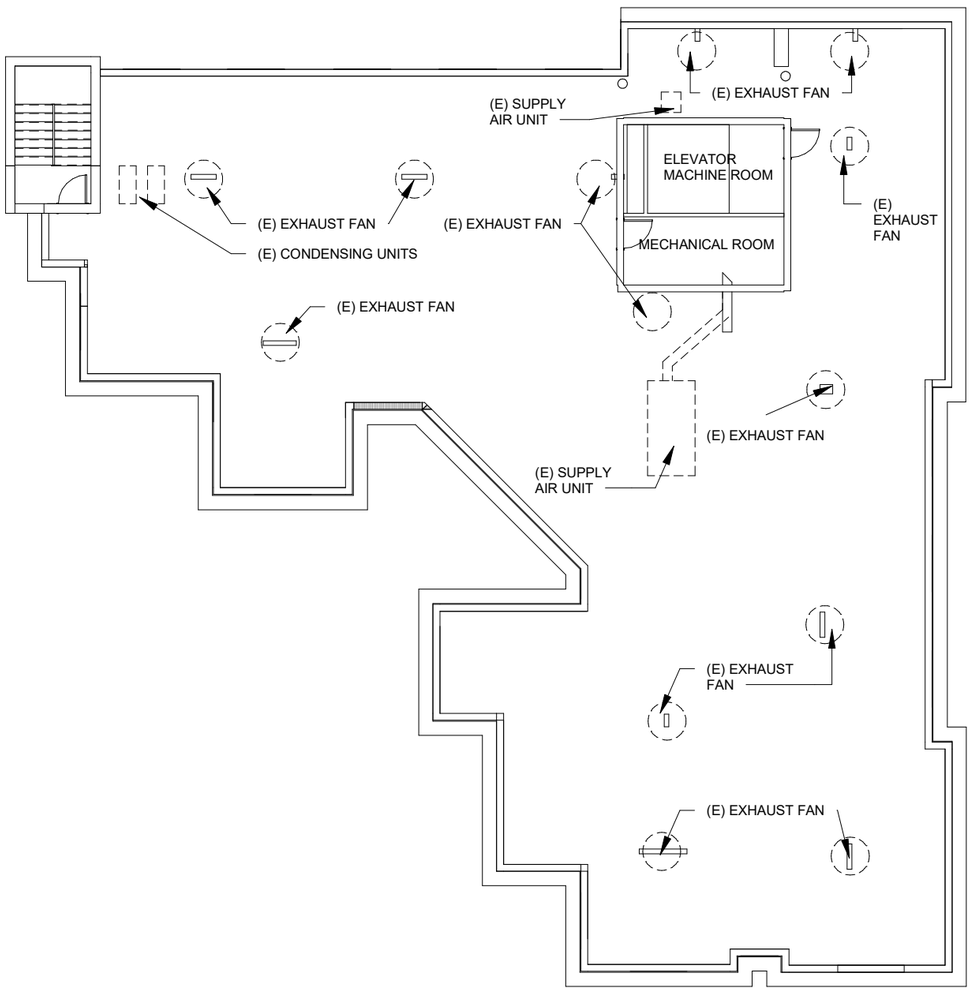


1 SEVENTH FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"



ALTERNATE
2 SEVENTH FLOOR PLAN NEW
SCALE: 1/16" = 1'-0"



1 ROOF PLAN EXISTING
SCALE: 1/16" = 1'-0"

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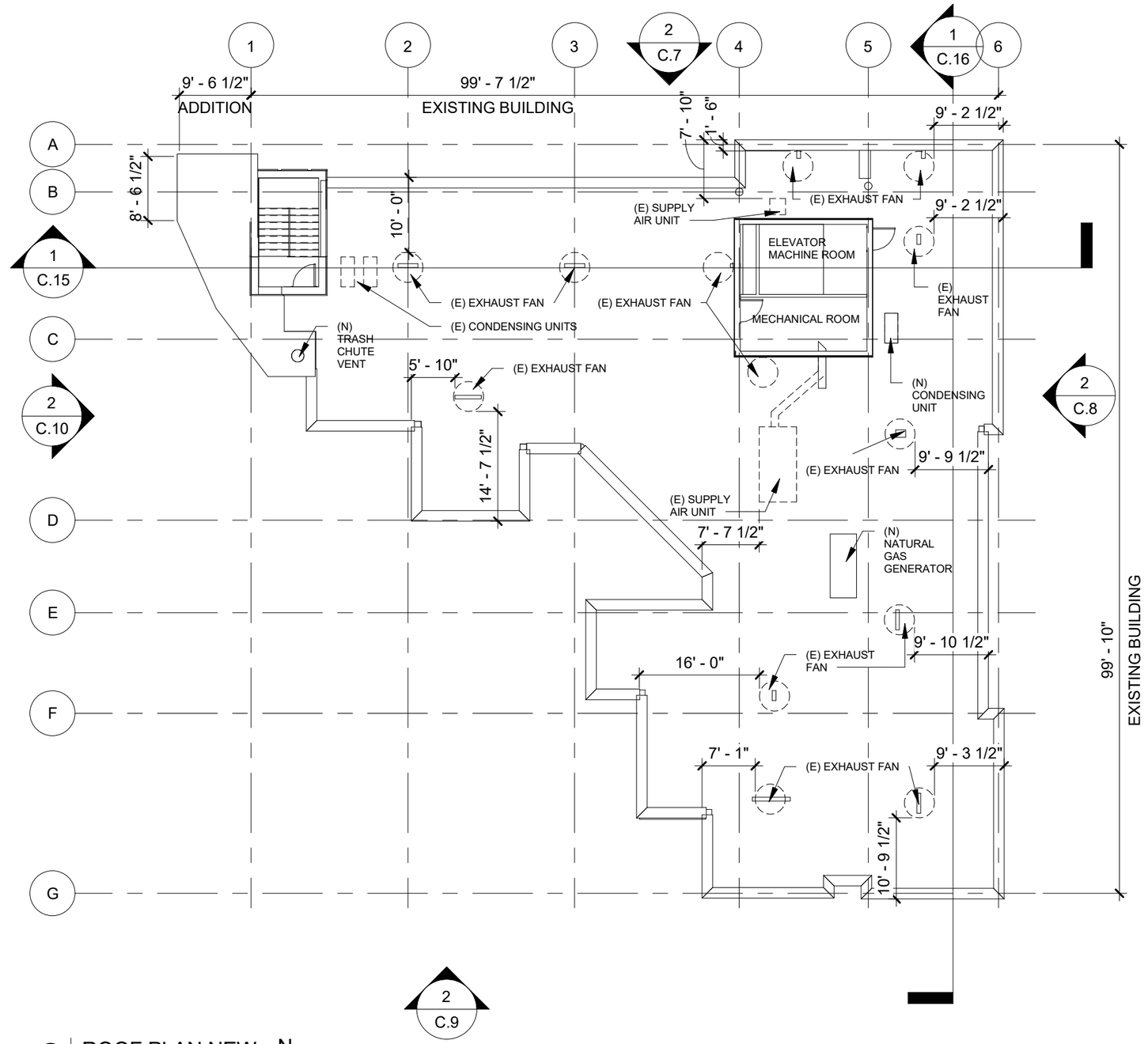

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SCALE: 1/16" = 1'-0"

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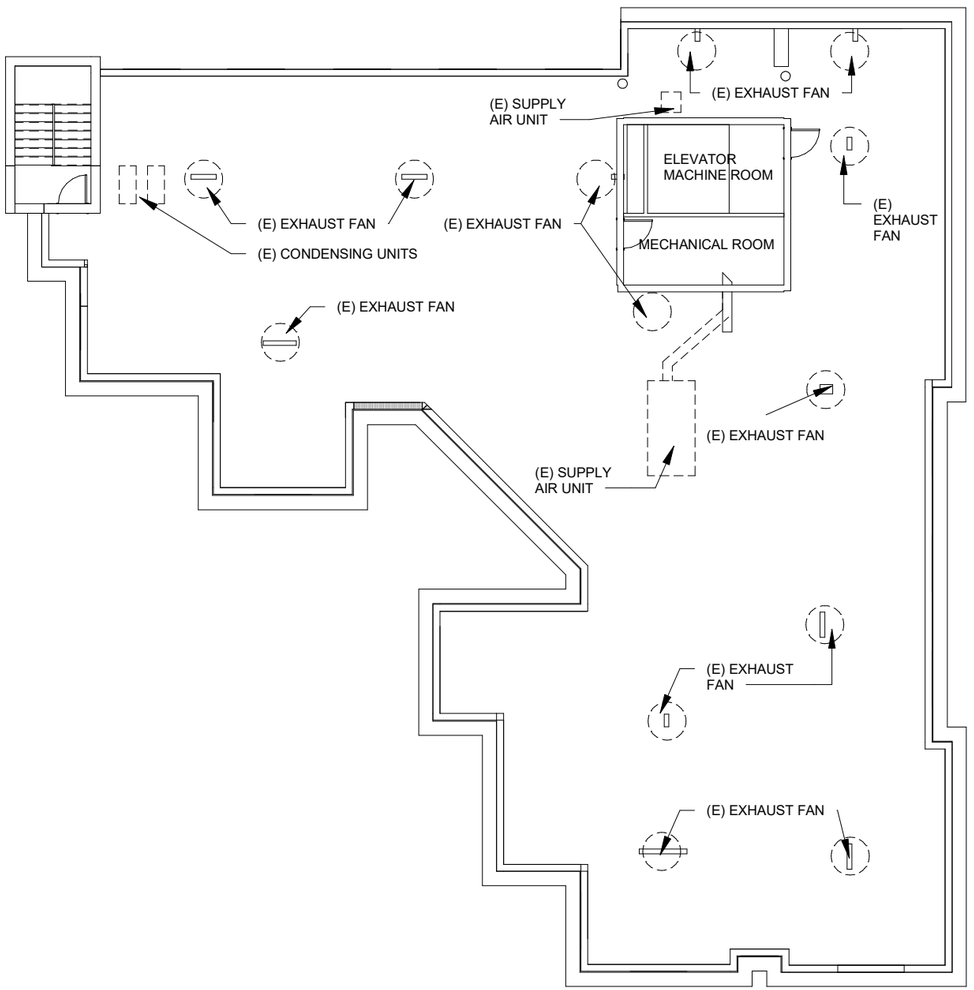

1 ROOF PLAN EXISTING
SCALE: 1/16" = 1'-0"

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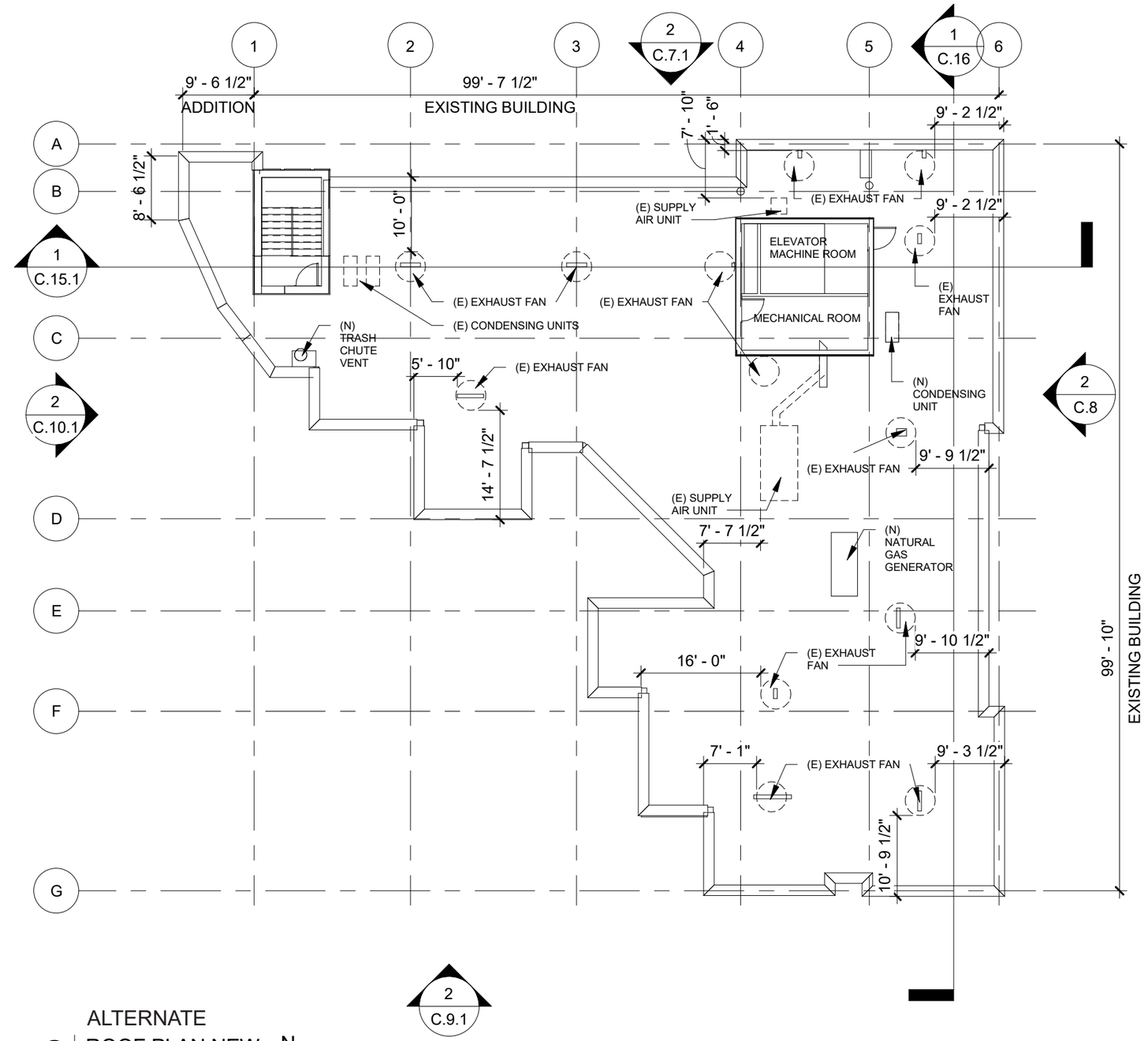
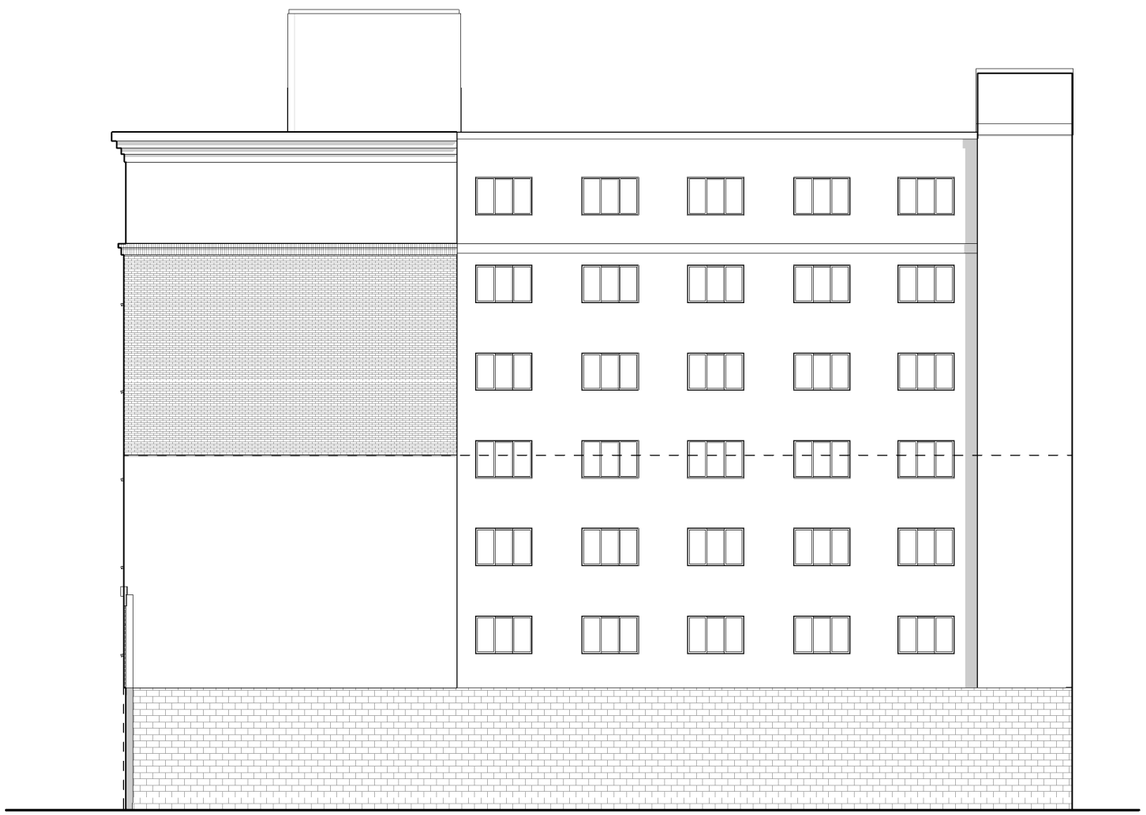


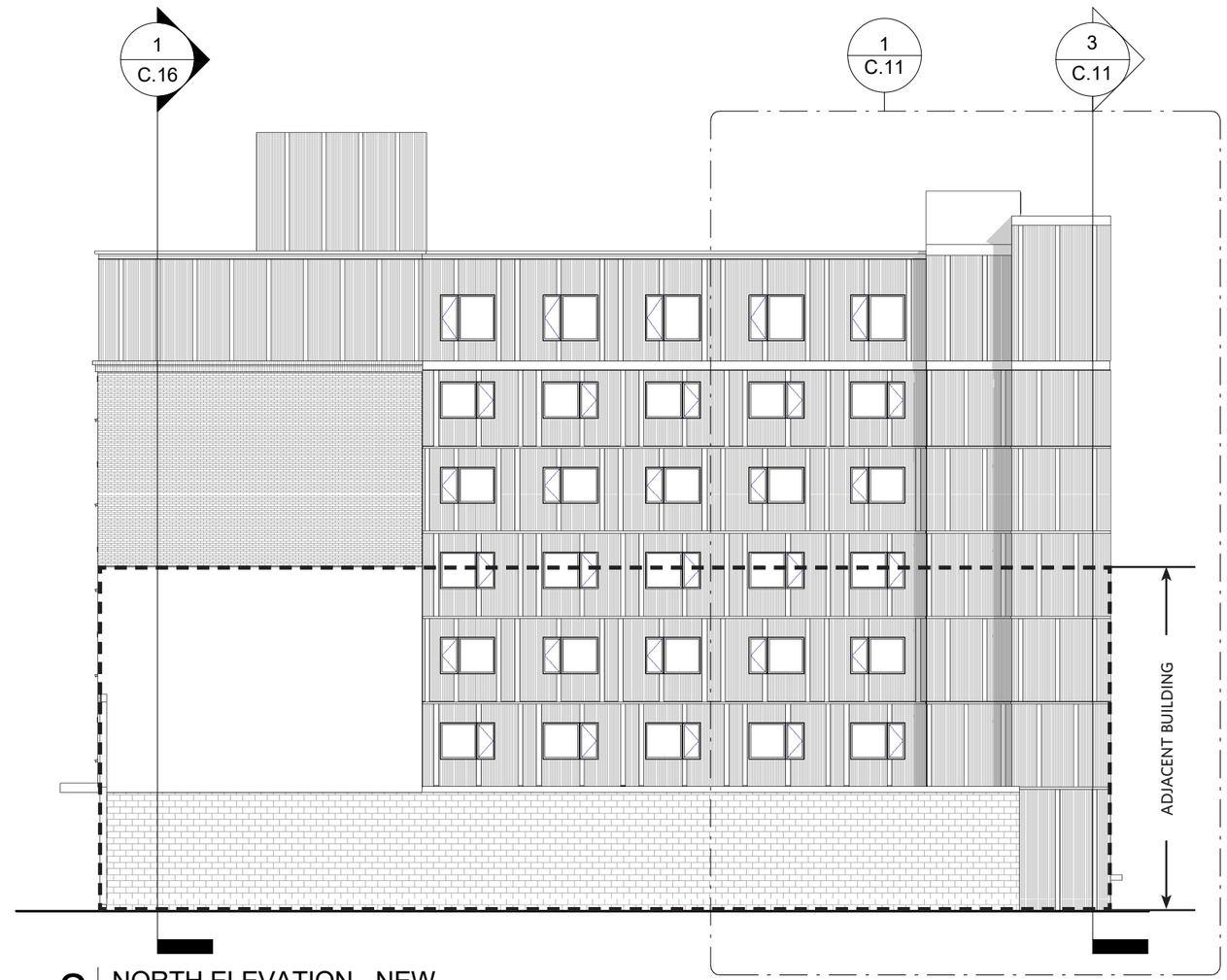
ALTERNATE

2 ROOF PLAN NEW
SCALE: 1/16" = 1'-0"

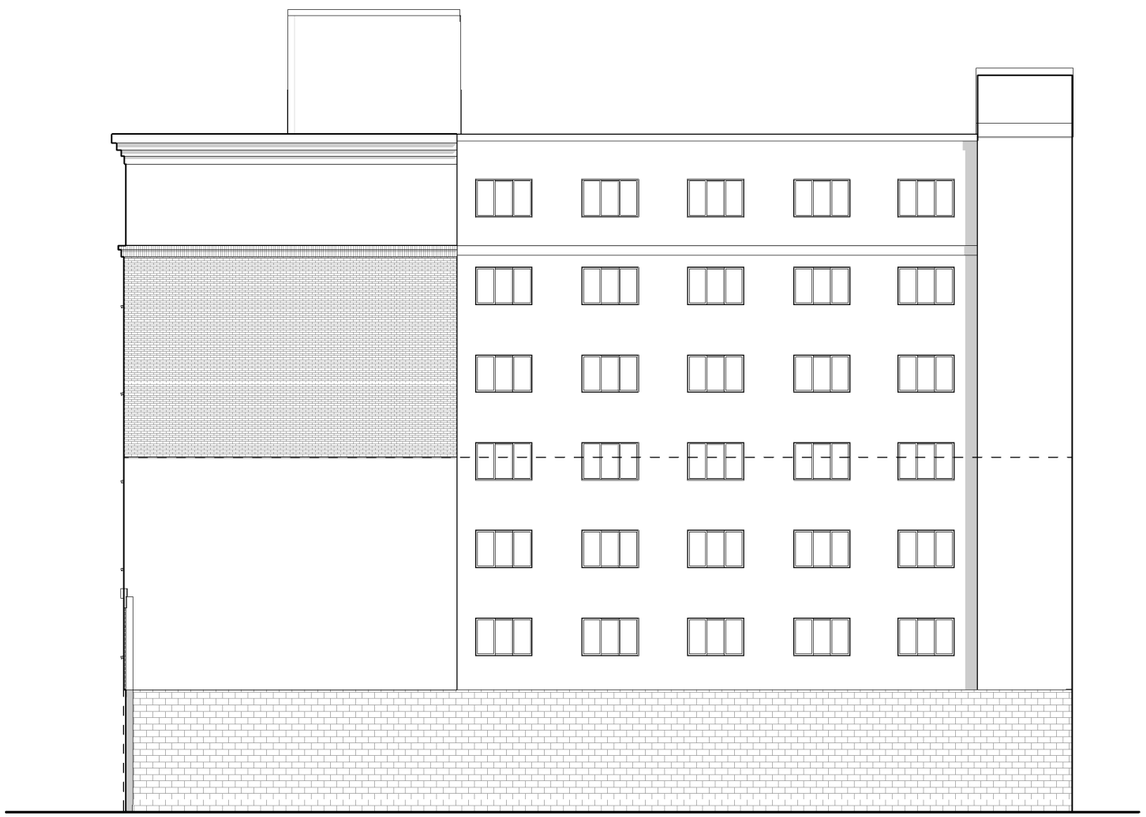
N



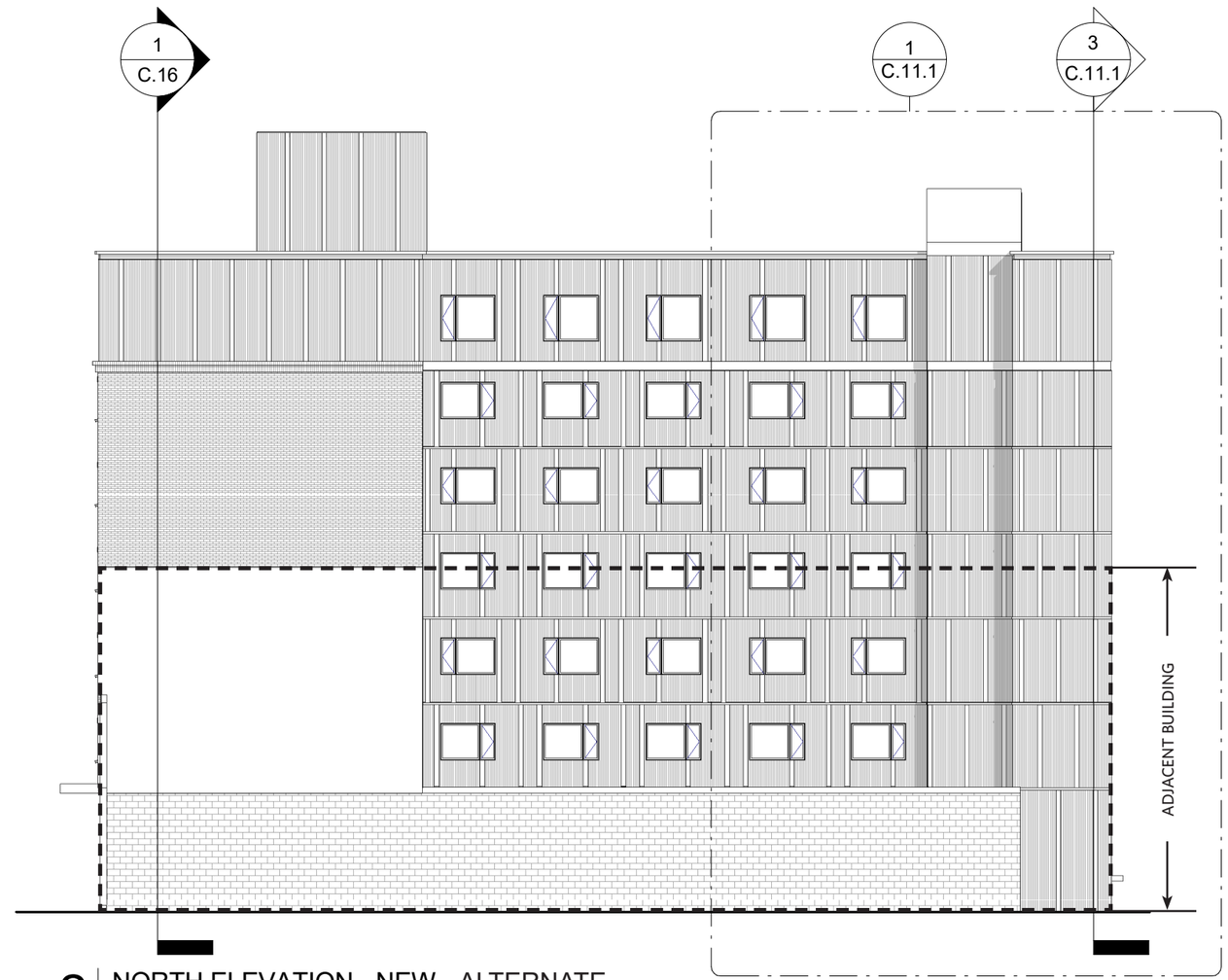
1 NORTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - NEW
SCALE: 1/16" = 1'-0"

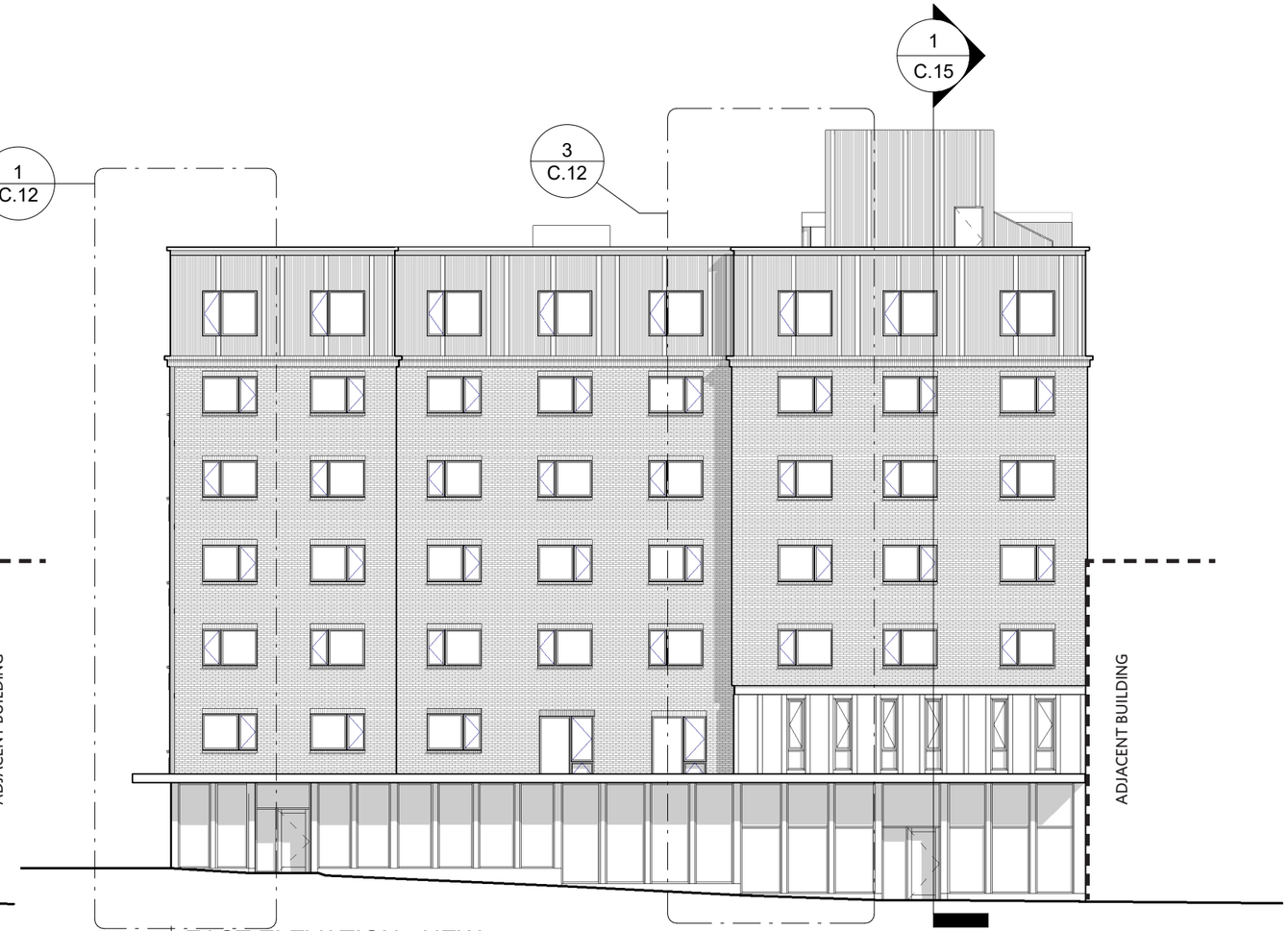


1 NORTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



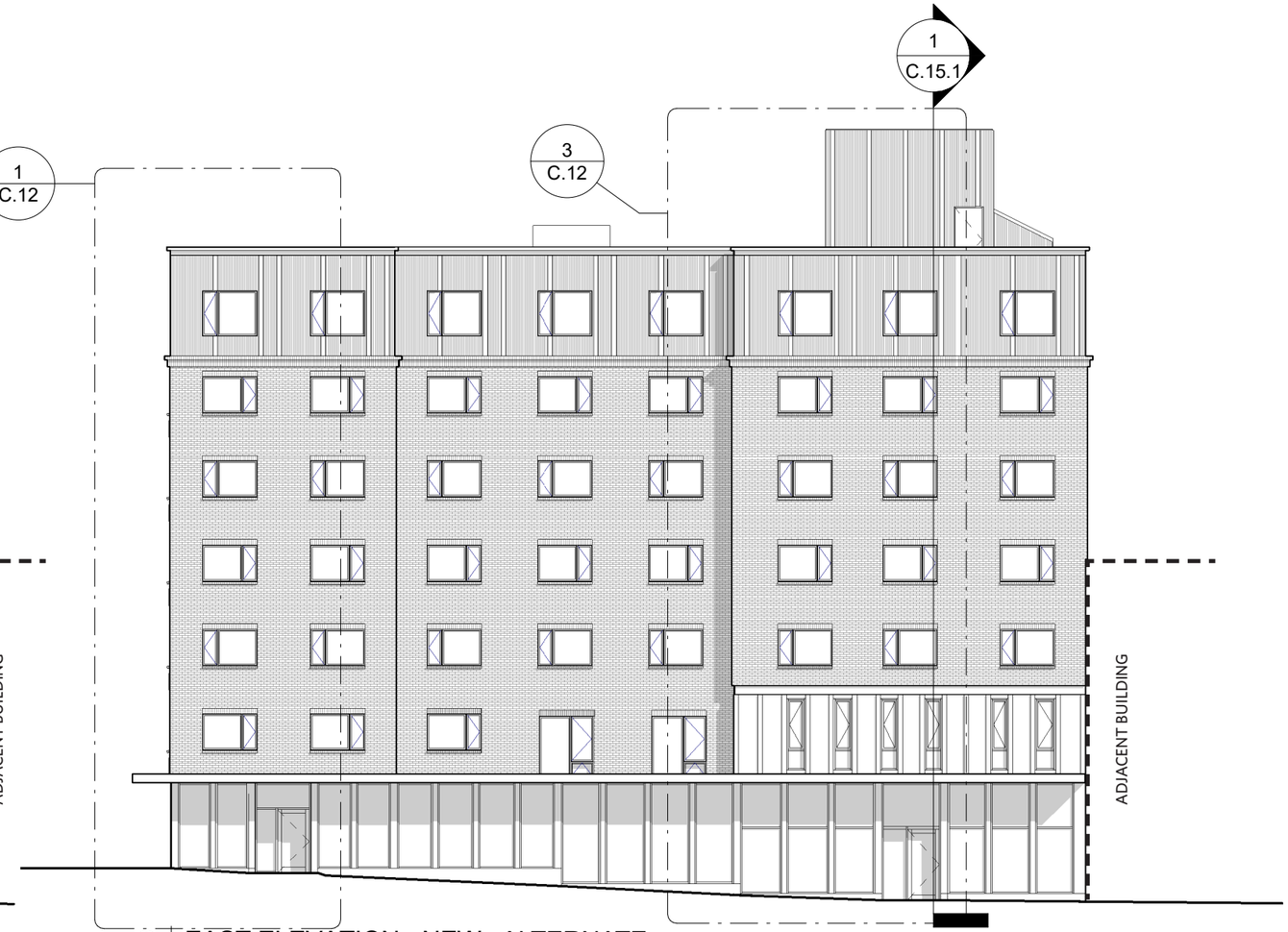
2 NORTH ELEVATION - NEW - ALTERNATE
SCALE: 1/16" = 1'-0"

1 EAST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

1 EAST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - NEW - ALTERNATE
SCALE: 1/16" = 1'-0"

1 SOUTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION - NEW
SCALE: 1/16" = 1'-0"

1 SOUTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

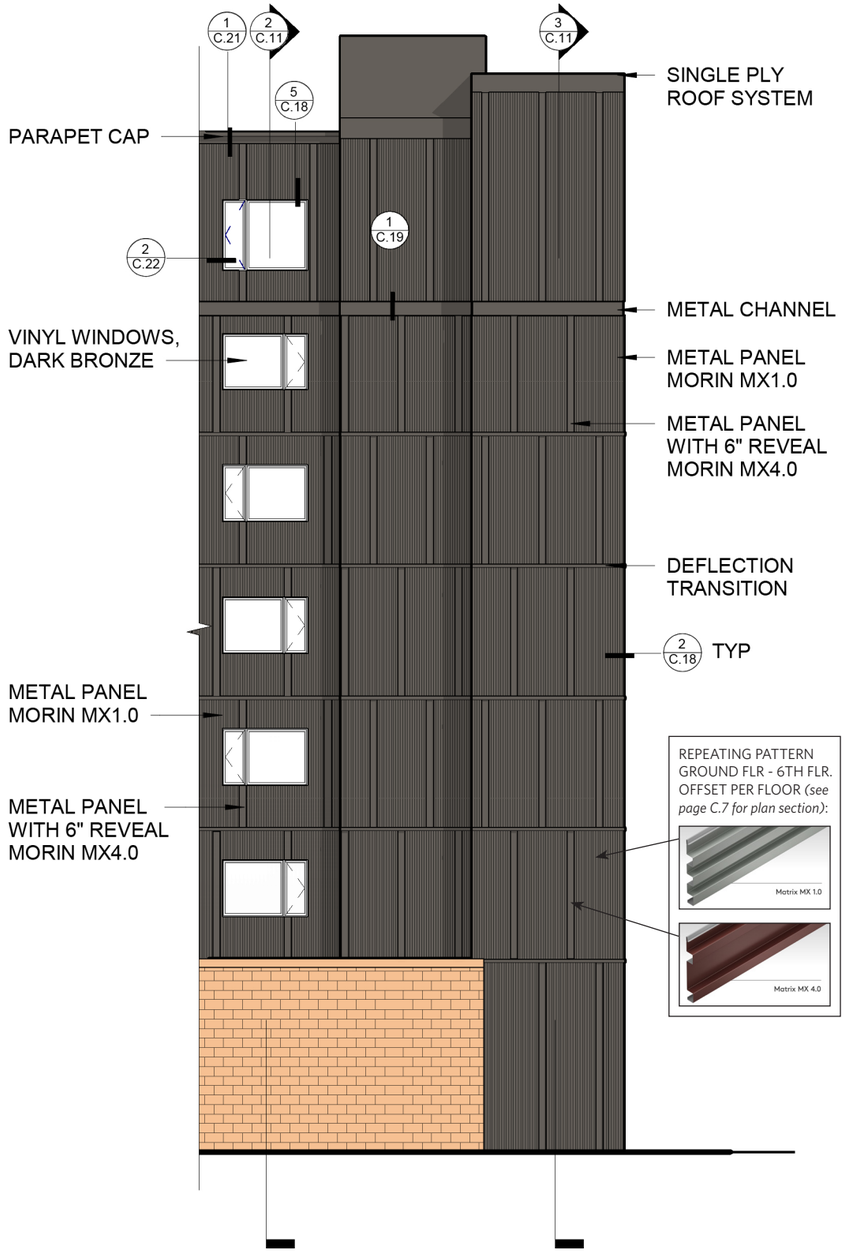
2 SOUTH ELEVATION - NEW - ALTERNATE
SCALE: 1/16" = 1'-0"

1 WEST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

1 WEST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - NEW - ALTERNATE
SCALE: 1/16" = 1'-0"



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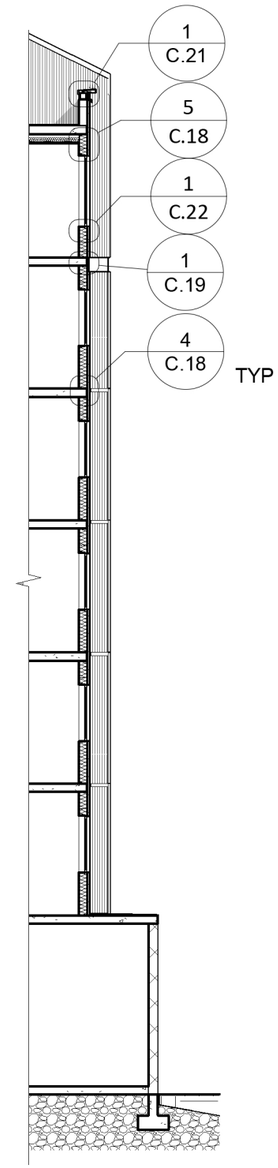
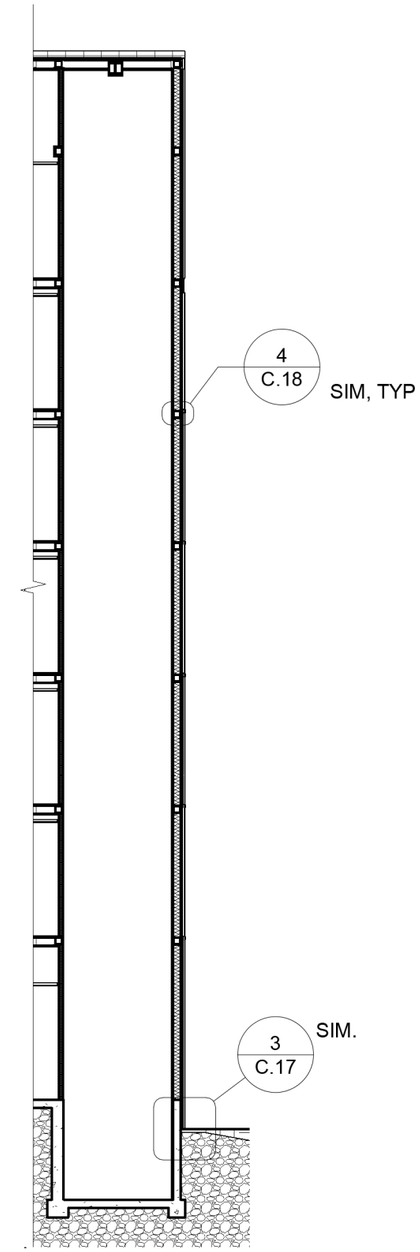
SCALE: 3/32" = 1'-0"



2 WALL SECTION
SCALE: 3/32" = 1'-0"



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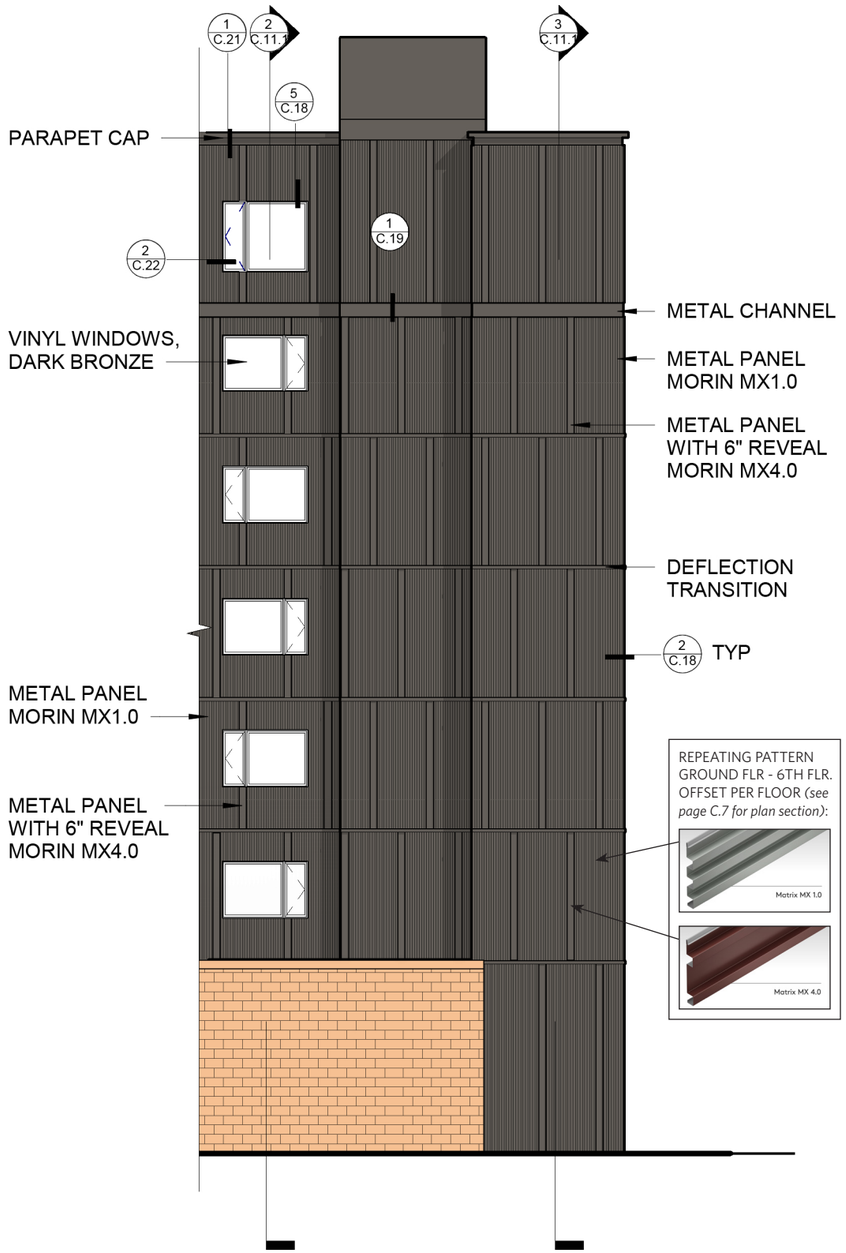
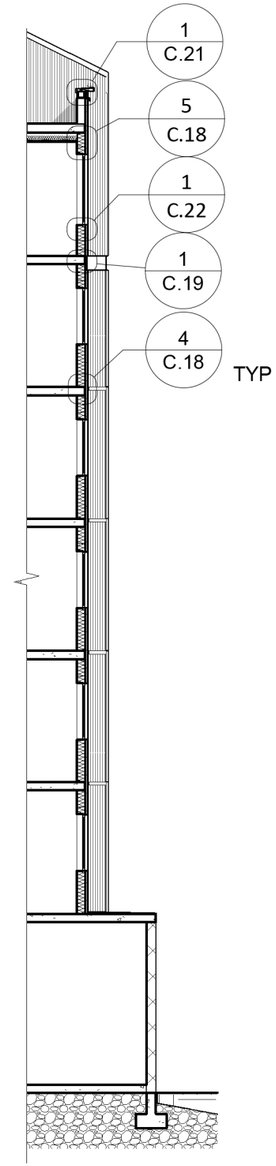
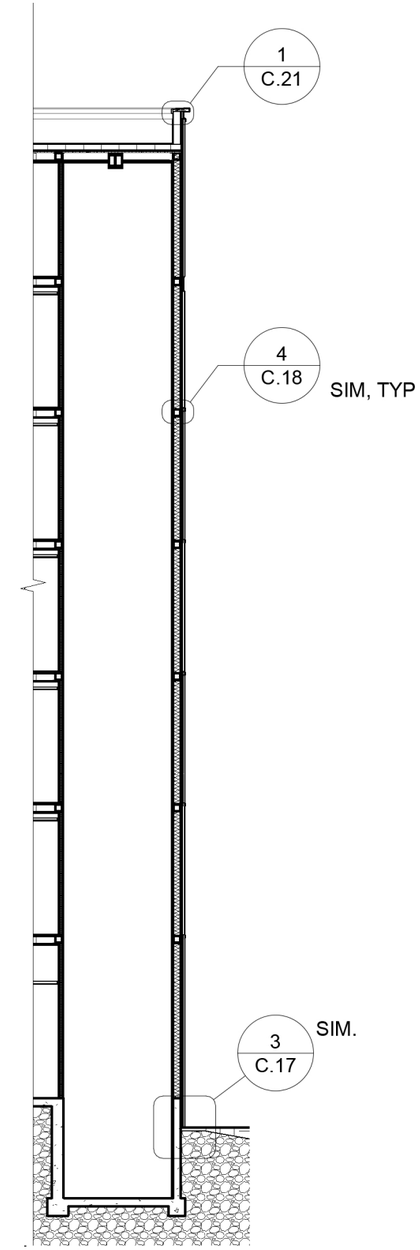
SCALE: 3/32" = 1'-0"



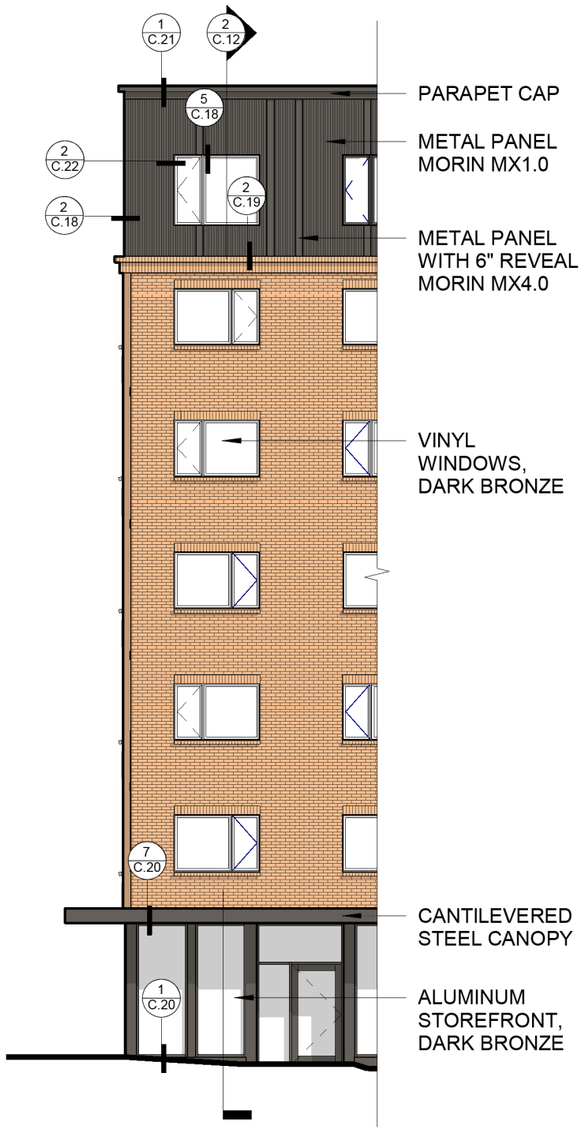
1 NORTH ELEVATION ENLARGED - ALTERNATE
SCALE: 3/32" = 1'-0"



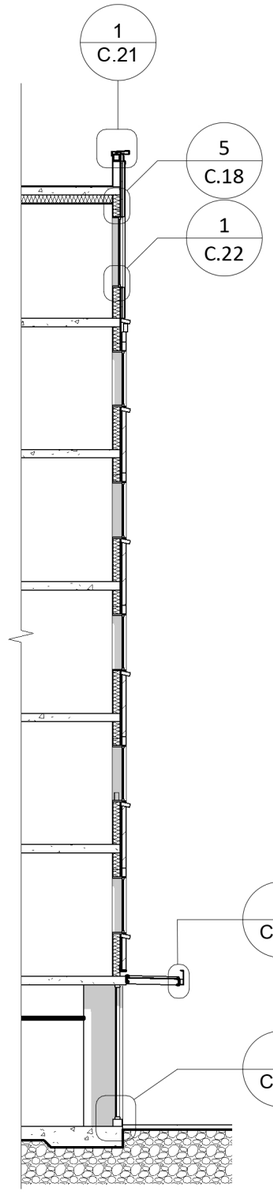
2 WALL SECTION
SCALE: 3/32" = 1'-0"



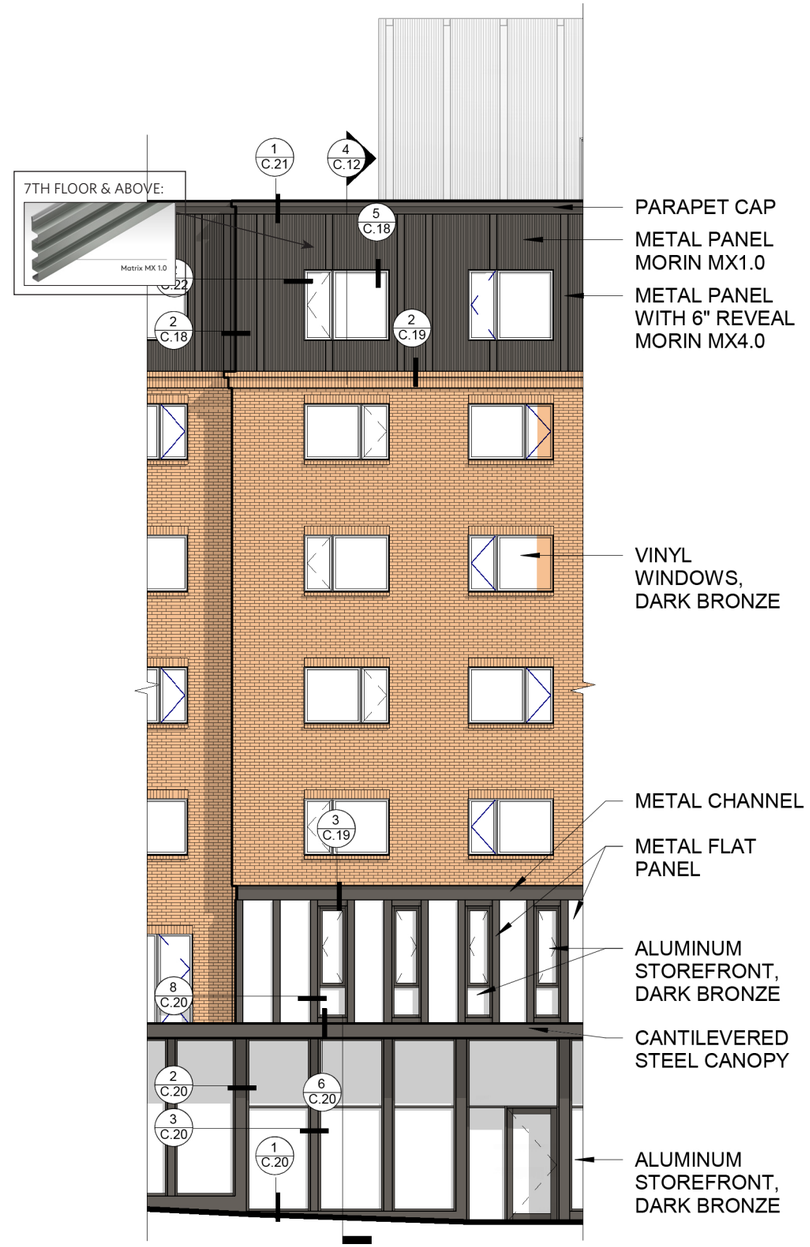
3 WALL SECTION - ALTERNATE
SCALE: 3/32" = 1'-0"



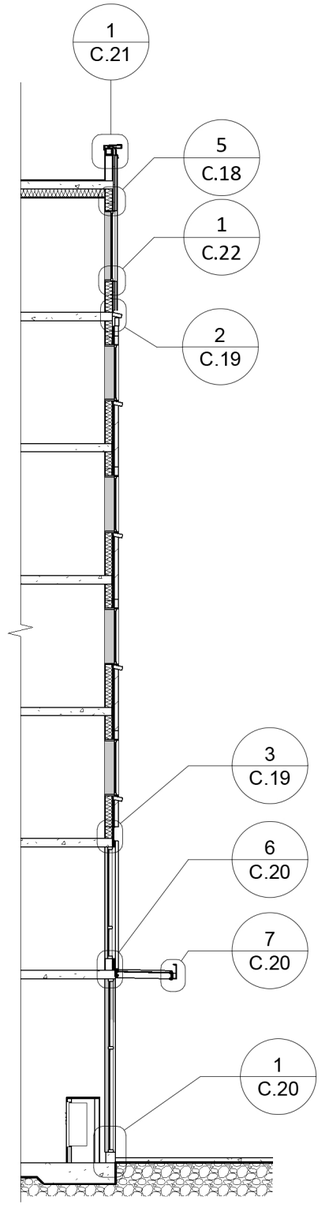
1 EAST ELEVATION - ENLARGED
SCALE: 3/32" = 1'-0"



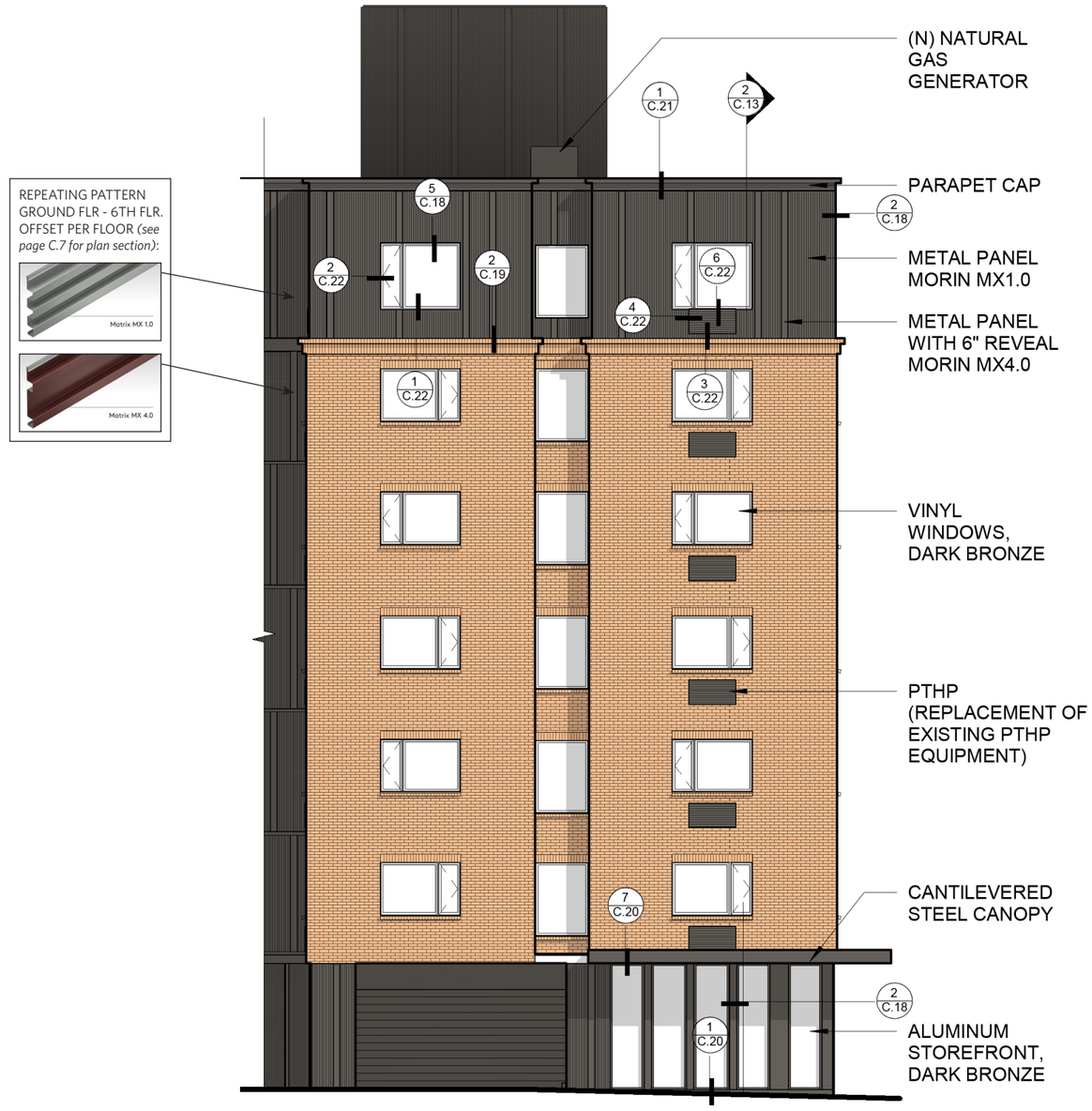
2 WALL SECTION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION ENLARGED
SCALE: 3/32" = 1'-0"



4 WALL SECTION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION ENLARGED
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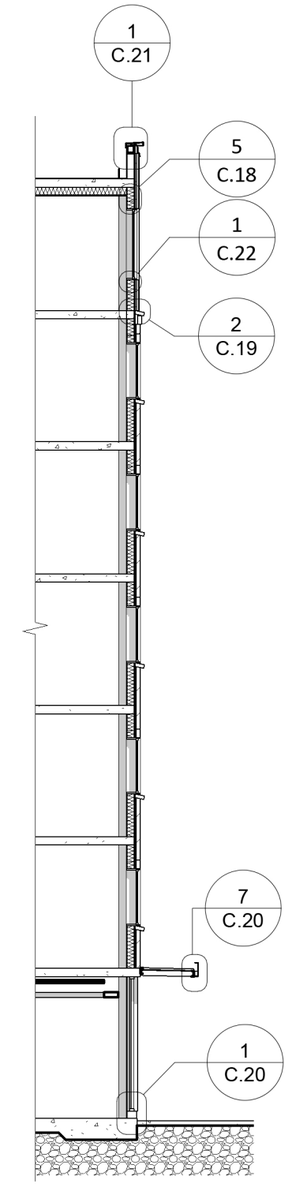
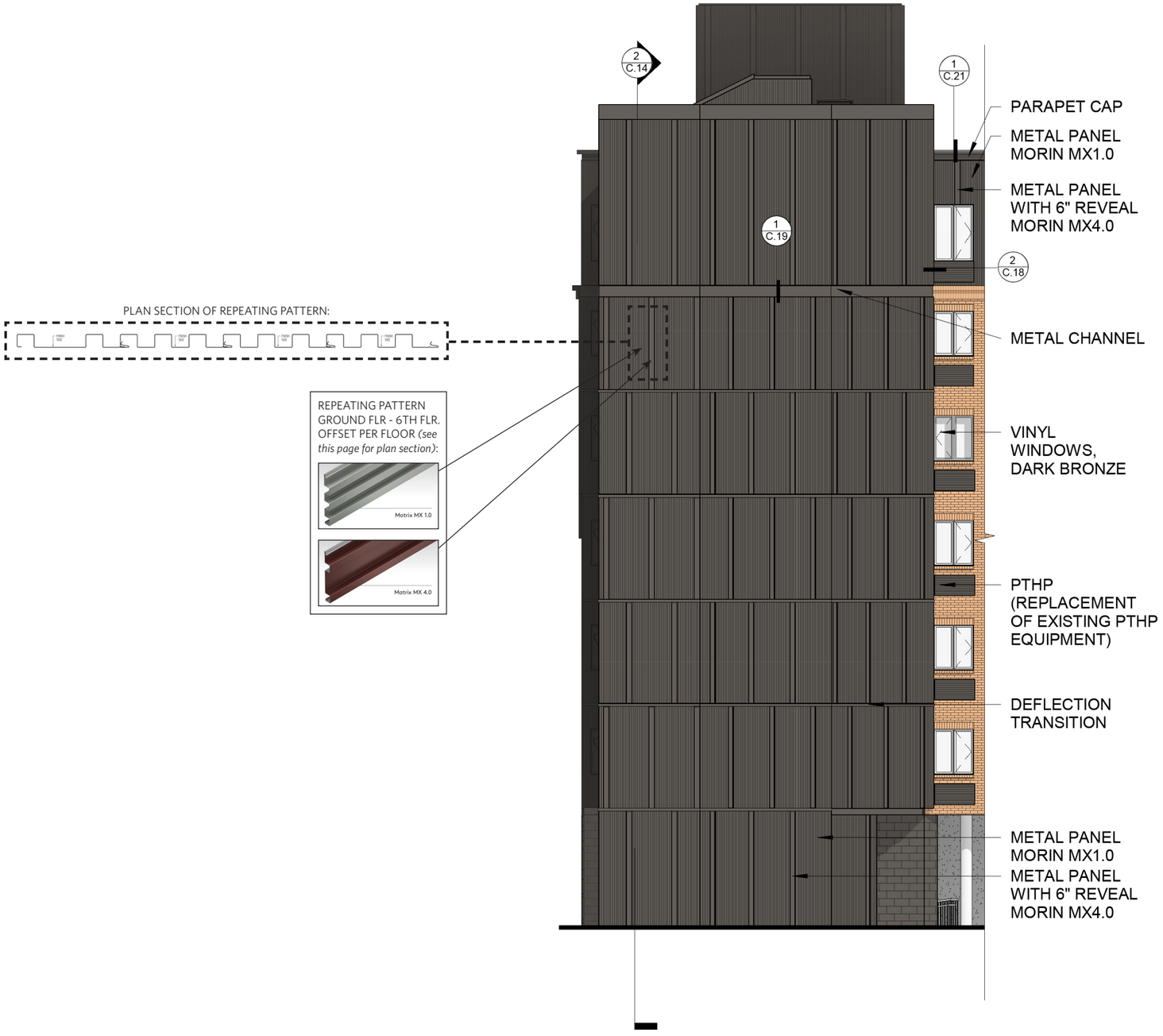
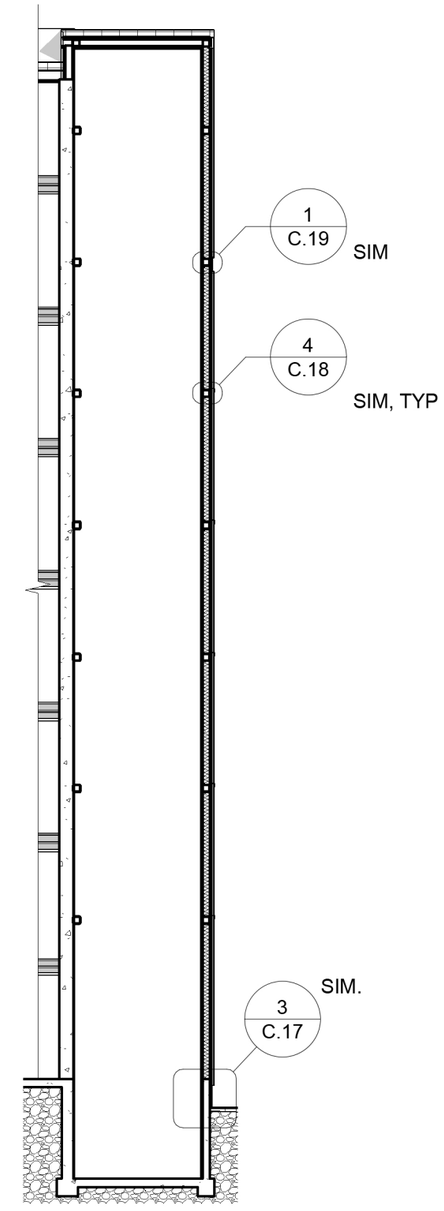


2 WALL SECTION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION ENLARGED
SCALE: 3/32" = 1'-0"



2 WALL SECTION
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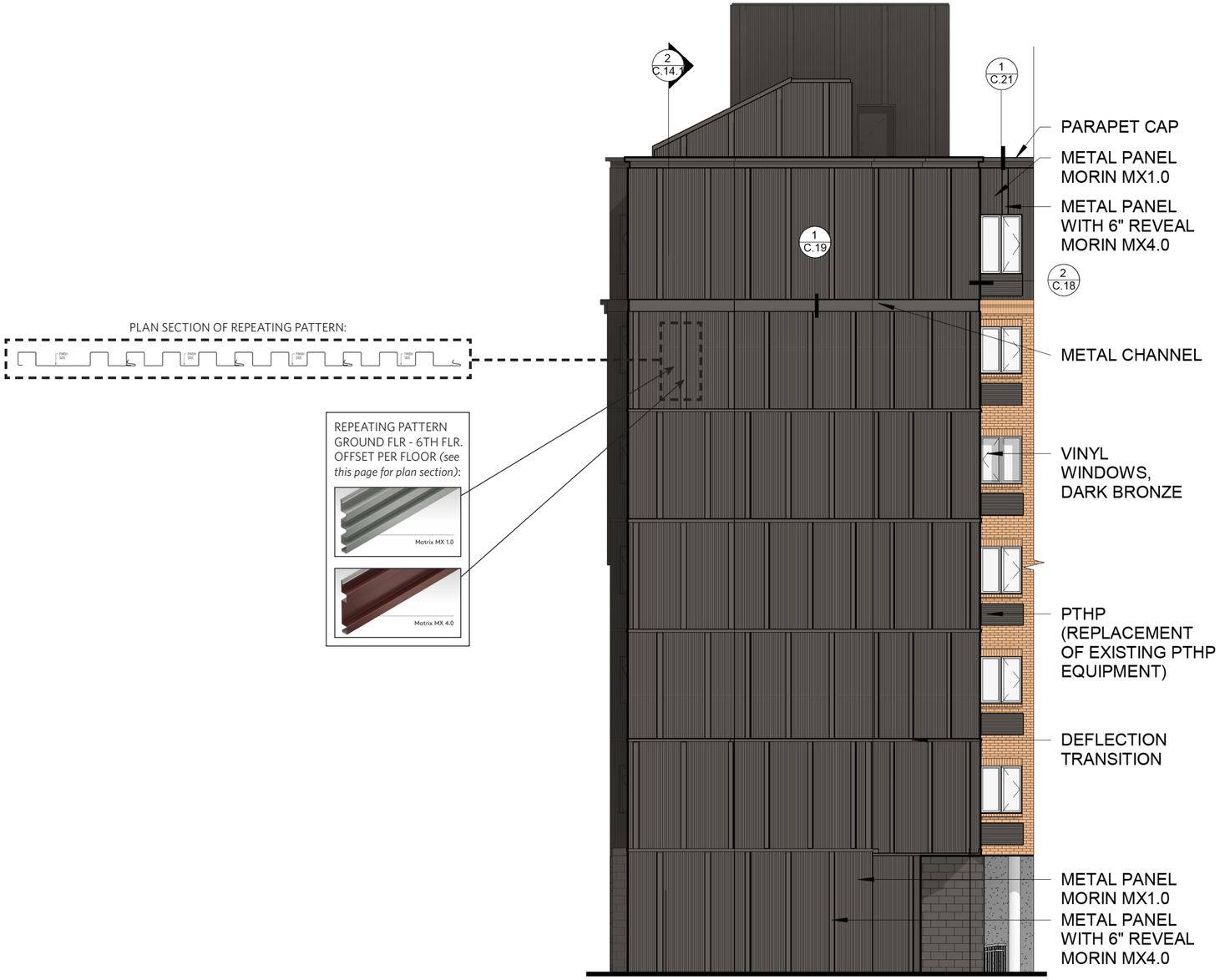
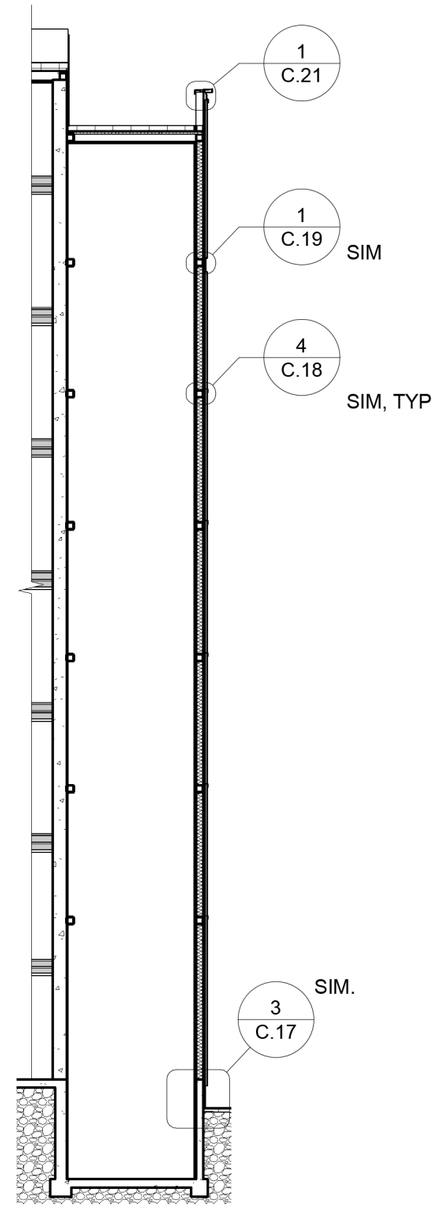
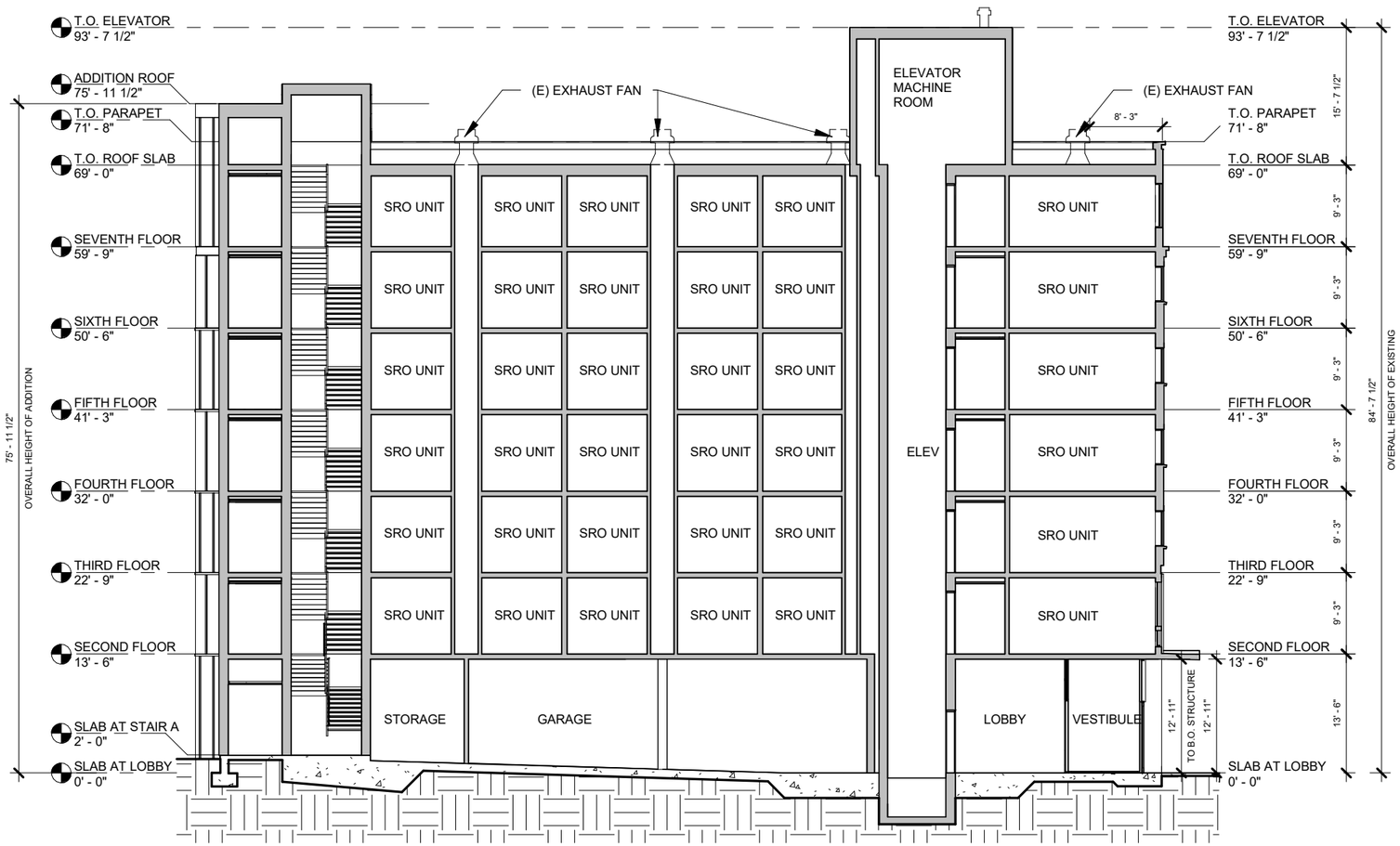


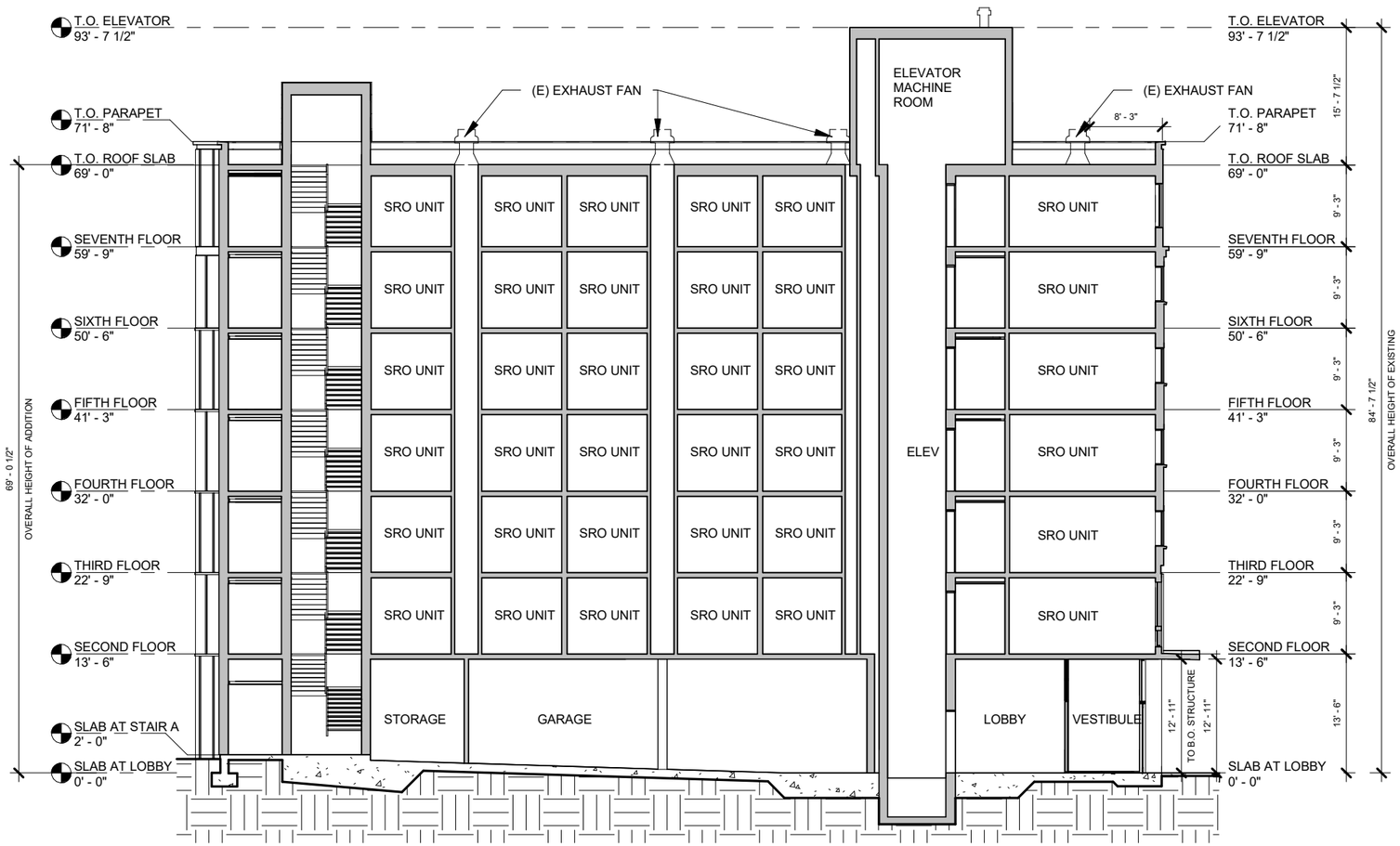
1 WEST ELEVATION ENLARGED - ALTERNATE
SCALE: 3/32" = 1'-0"



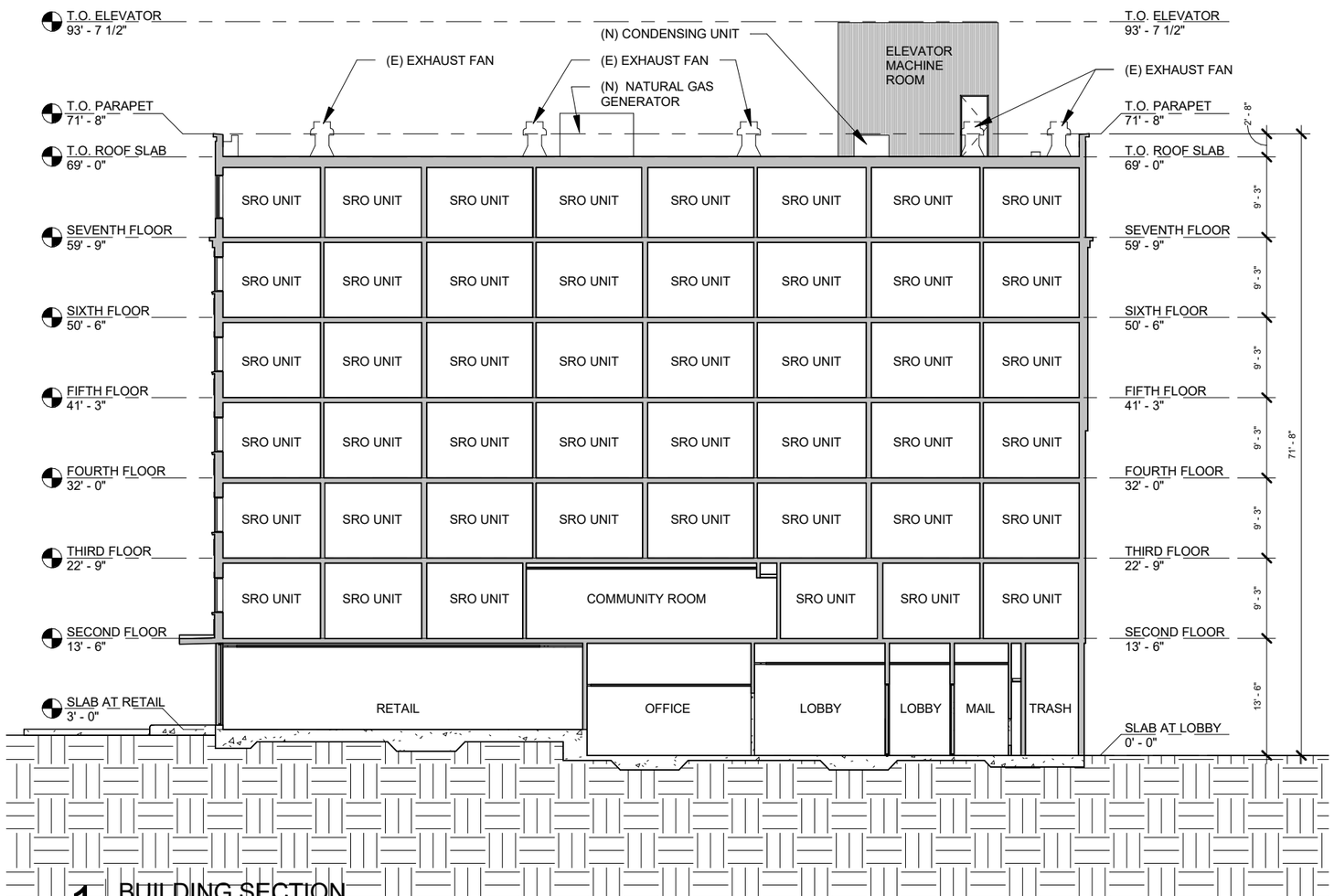
2 WALL SECTION - ALTERNATE
SCALE: 3/32" = 1'-0"



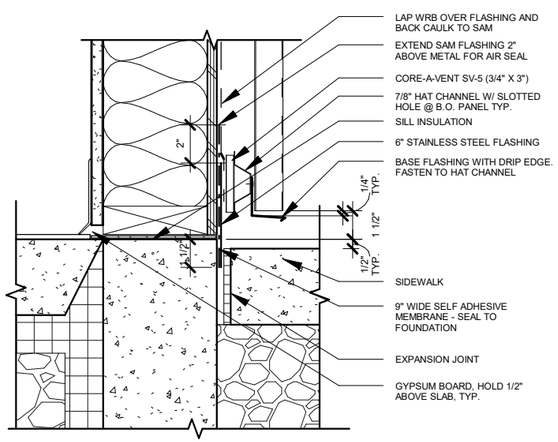
1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



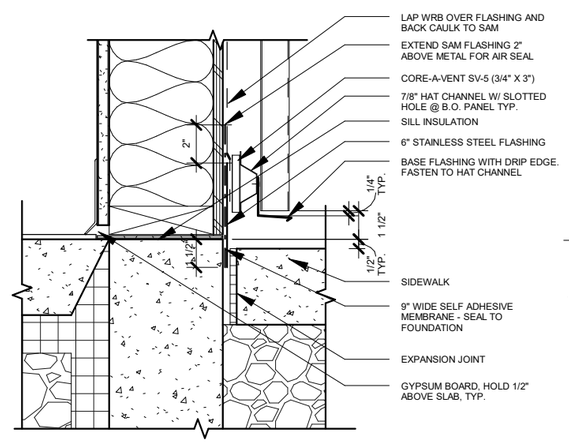
1 BUILDING SECTION - ALTERNATE
SCALE: 1/16" = 1'-0"



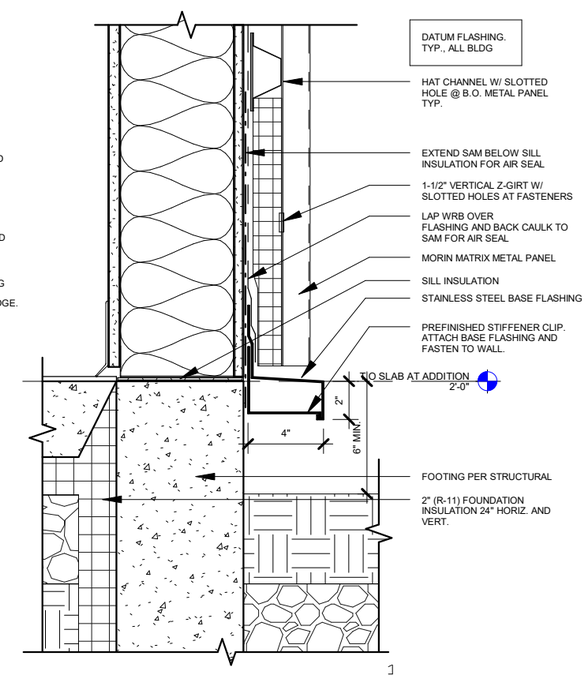
1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



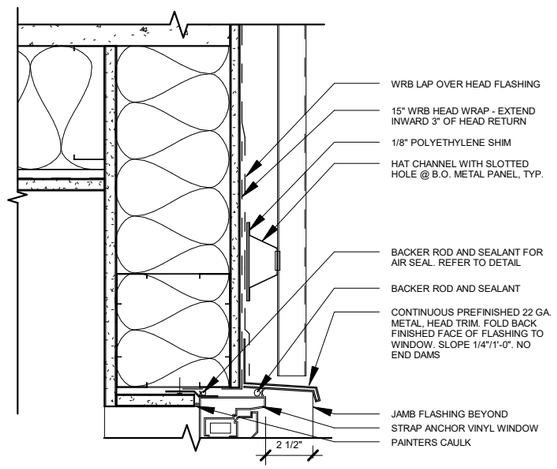
1 METAL PANEL AT SIDEWALK
SCALE: 1 1/2" = 1'-0"



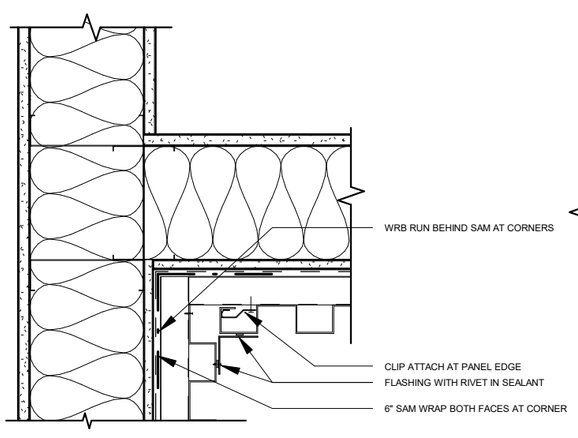
2 BREAK METAL AT SIDEWALK
SCALE: 1 1/2" = 1'-0"



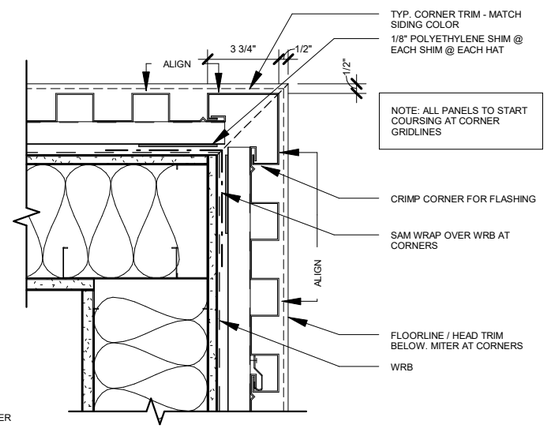
3 METAL PANEL AT GRADE
SCALE: 1 1/2" = 1'-0"



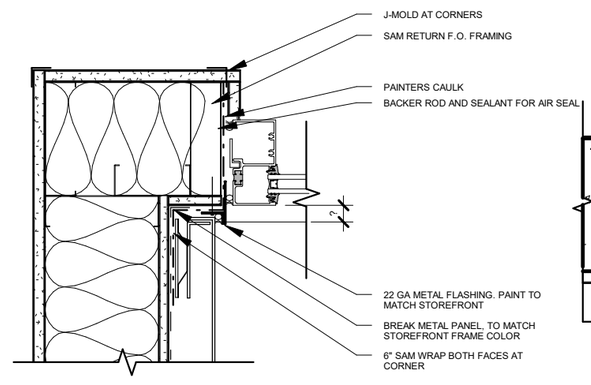
5 TYP. WINDOW HEAD AT METAL SIDING
SCALE: 1 1/2" = 1'-0"



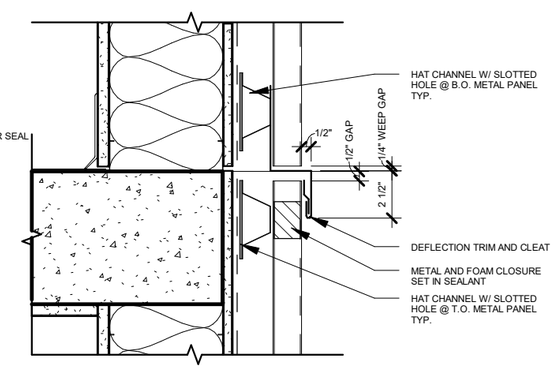
1 METAL PANEL AT INSIDE CORNER
SCALE: 1 1/2" = 1'-0"



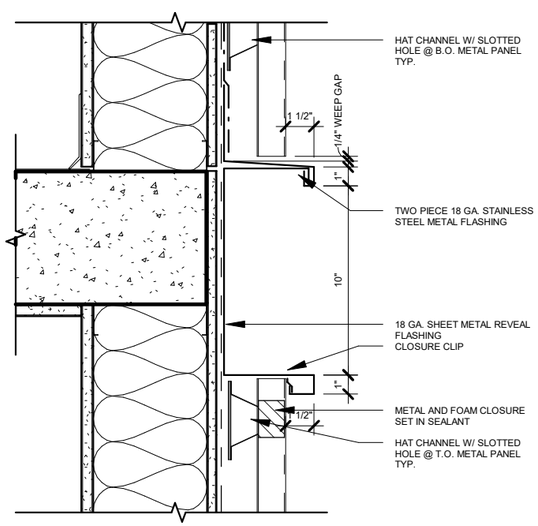
2 METAL PANEL AT OUTSIDE CORNER
SCALE: 1 1/2" = 1'-0"



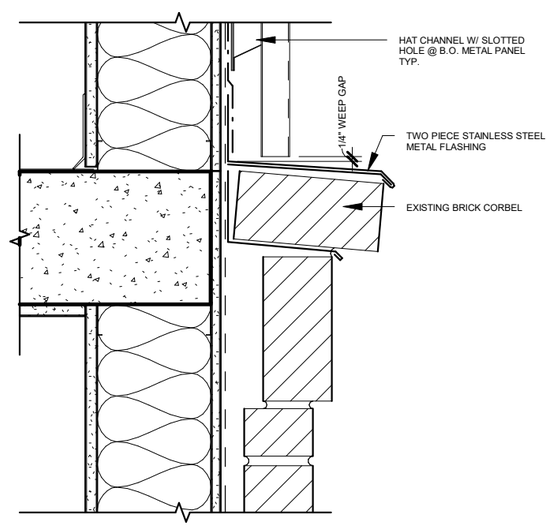
3 METAL PANEL TO STOREFRONT JAMB
SCALE: 1 1/2" = 1'-0"



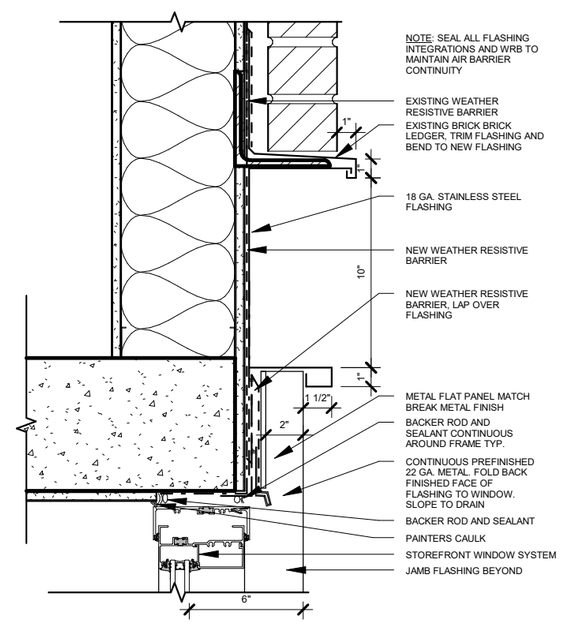
4 METAL PANEL DEFLECTION DETAIL
SCALE: 1 1/2" = 1'-0"



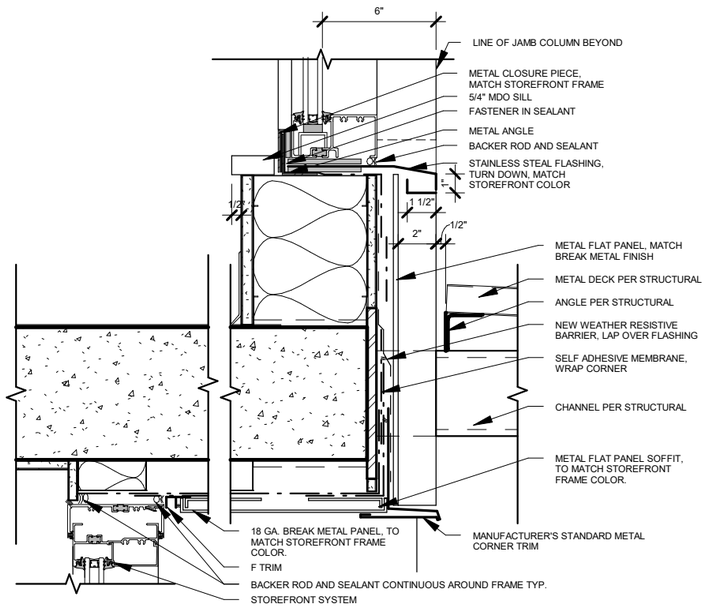
1 METAL PANEL AT CHANNEL
SCALE: 1 1/2" = 1'-0"



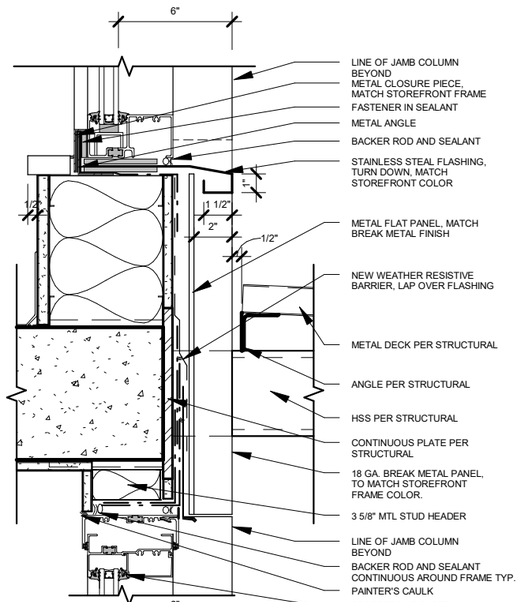
2 METAL PANEL AT BRICK
SCALE: 1 1/2" = 1'-0"



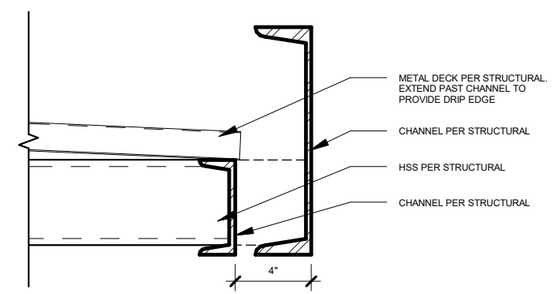
3 METAL PANEL AT BRICK LEDGER
SCALE: 1 1/2" = 1'-0"



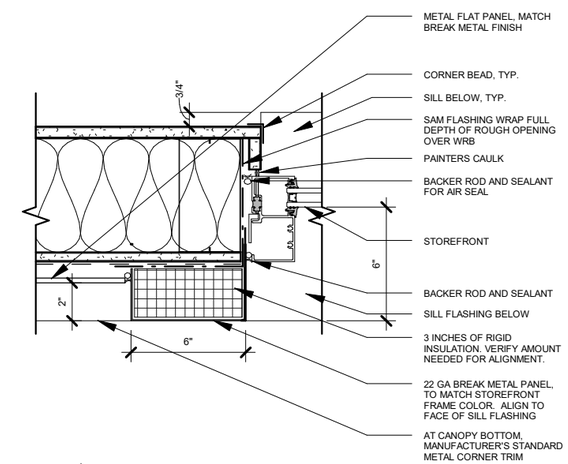
5 STOREFRONT HEAD AT ENTRY
SCALE: 1 1/2" = 1'-0"



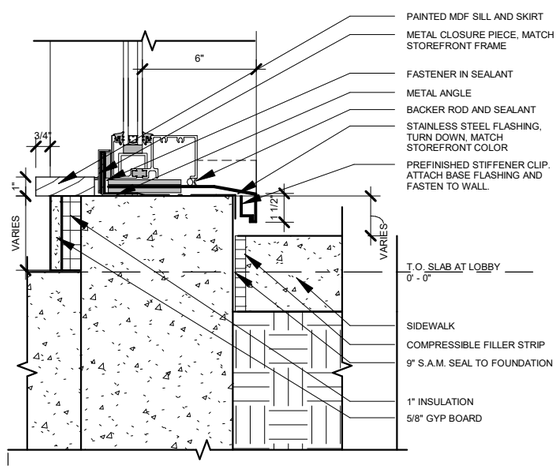
6 STOREFRONT HEAD AT CANOPY
SCALE: 1 1/2" = 1'-0"



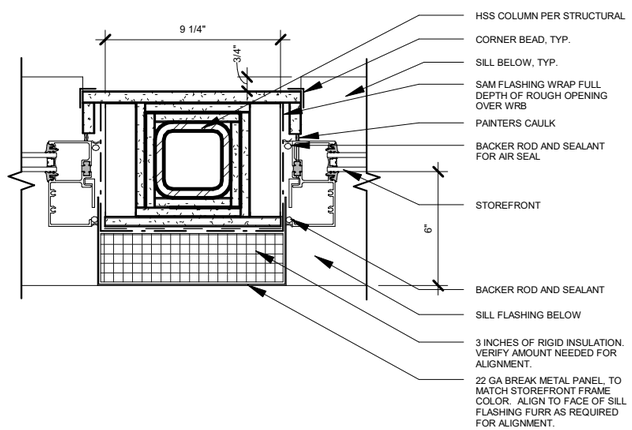
7 STEEL CANOPY AT ENTRY
SCALE: 1 1/2" = 1'-0"



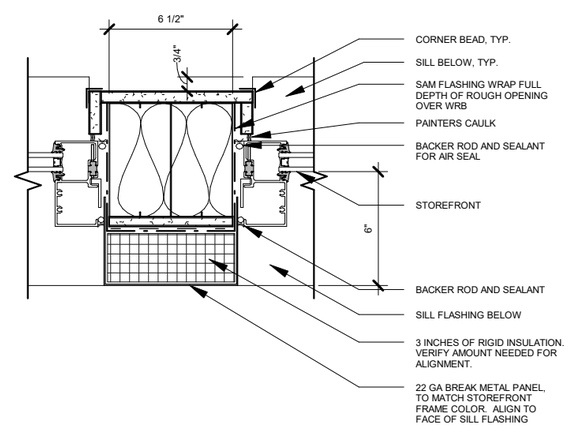
8 STOREFRONT JAMB AT METAL PANEL
SCALE: 1 1/2" = 1'-0"



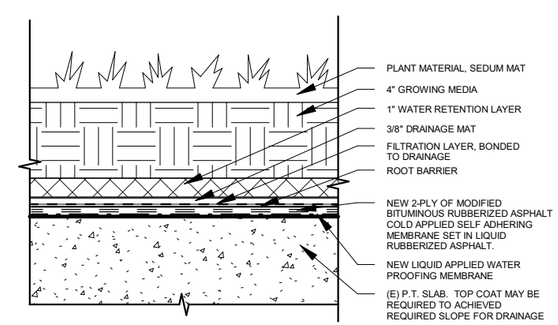
1 STOREFRONT SILL AT CURB
SCALE: 1 1/2" = 1'-0"



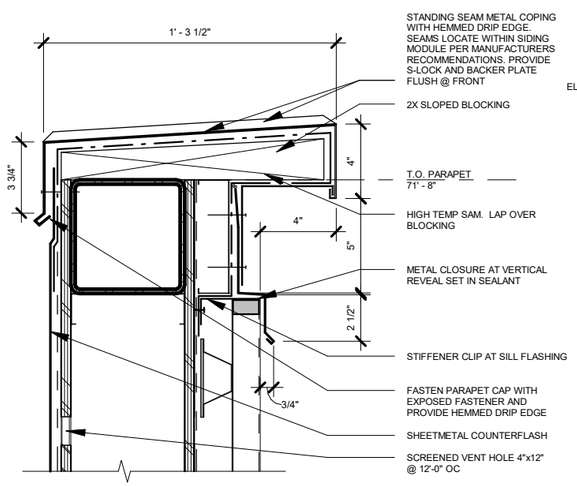
2 STOREFRONT JAMB AT METAL PANEL
SCALE: 1 1/2" = 1'-0"



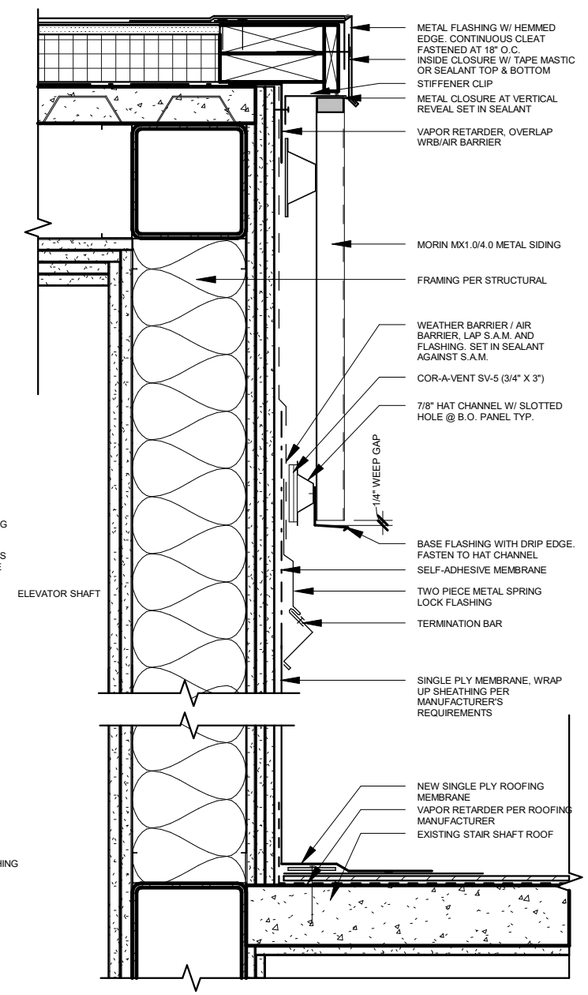
3 STOREFRONT JAMB AT METAL PANEL
SCALE: 1 1/2" = 1'-0"



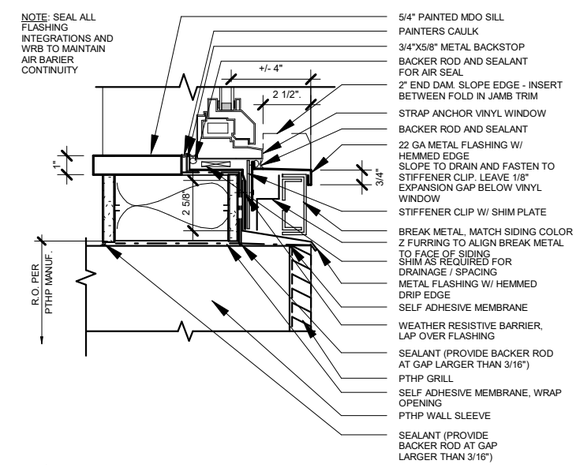
4 ECO ROOF
SCALE: 1 1/2" = 1'-0"



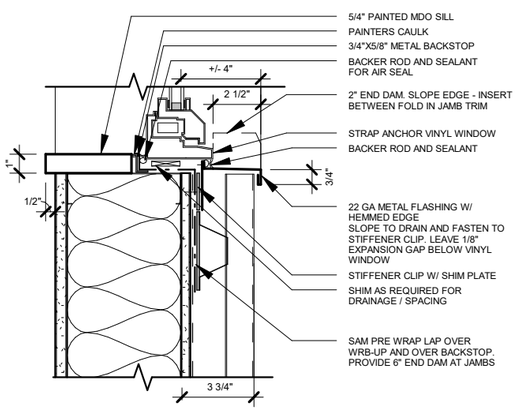
1 PARAPET CAP
SCALE: 1 1/2" = 1'-0"



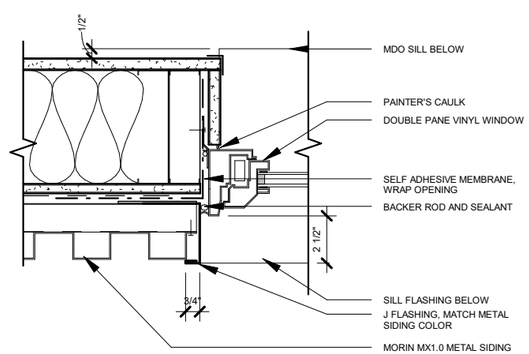
2 ELEVATOR OVERRUN
SCALE: 1 1/2" = 1'-0"



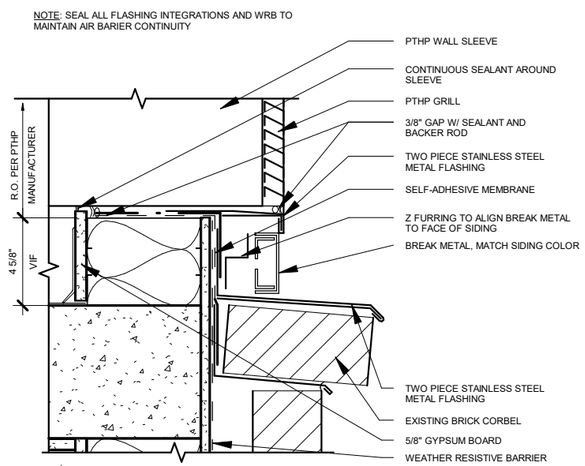
6 PTHP HEAD AT WINDOW SILL
SCALE: 1 1/2" = 1'-0"



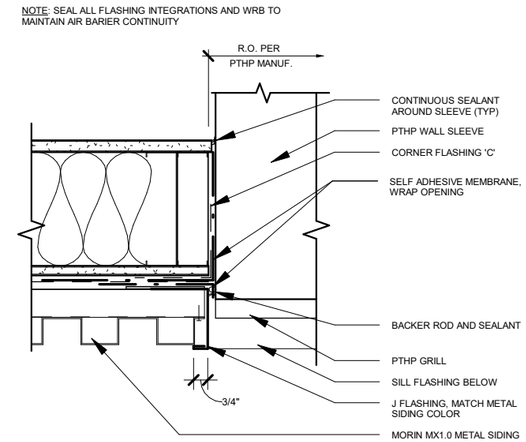
1 TYP. WINDOW SILL AT METAL SIDING
SCALE: 1 1/2" = 1'-0"



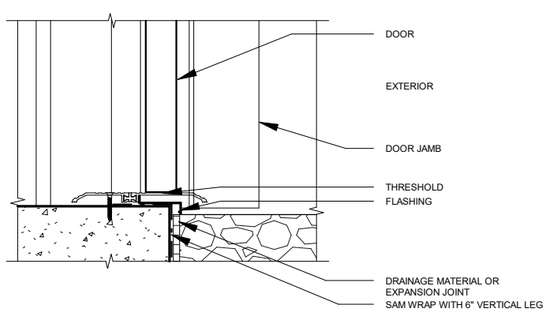
2 TYP. WINDOW JAMB AT METAL SIDING
SCALE: 1 1/2" = 1'-0"



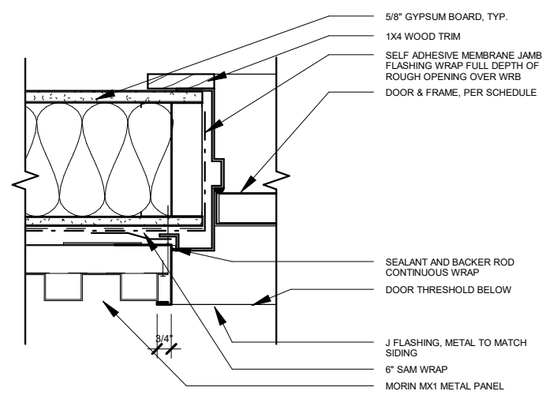
3 PTHP SILL
SCALE: 1 1/2" = 1'-0"



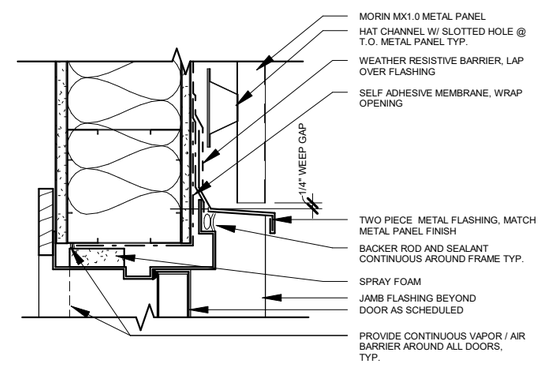
4 PTHP JAMB
SCALE: 1 1/2" = 1'-0"



1 TYP. EXTERIOR DOOR THRESHOLD
SCALE: 1 1/2" = 1'-0"



2 TYP. EXTERIOR DOOR JAMB
SCALE: 1 1/2" = 1'-0"



3 TYP. EXTERIOR DOOR HEAD
SCALE: 1 1/2" = 1'-0"

SE CORNER

SW CORNER

SW CORNER - ALTERNATE


ONE WAY
FRESH TASTES BETTER
AT A GREAT PRICE.
FredMeyer
W Burnside St
SW 15th Av

NW CORNER

NW CORNER - ALTERNATE

PROJECT SITE

Alder House

SW 14th looking SE

SW 12th & Washington

Burnside & 13th crossing

14th on ramp to 405

Jakes Grill

Parking garage

SW Alder & 14th

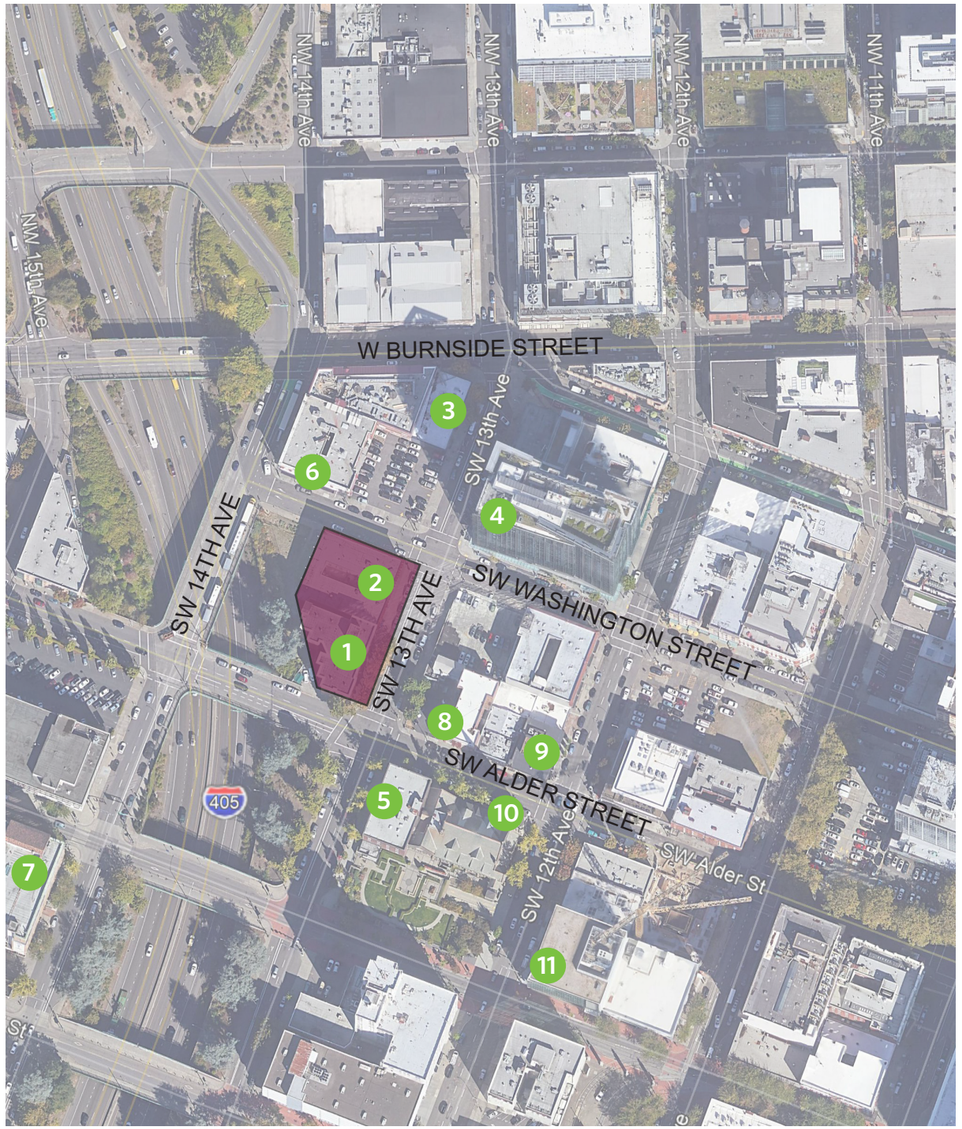
Mcmenamins Crystal Hotel

SW Washington & 13th

SW 13th & Alder

Burnside 405 overpass

EXISTING SITE CONTEXT



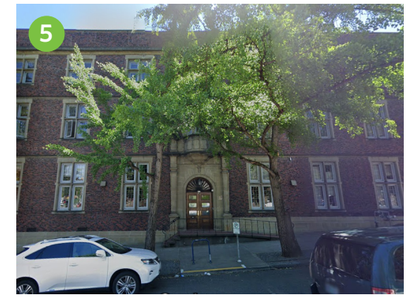
PROJECT SITE

Alder House

DePaul building

Bonobos retail

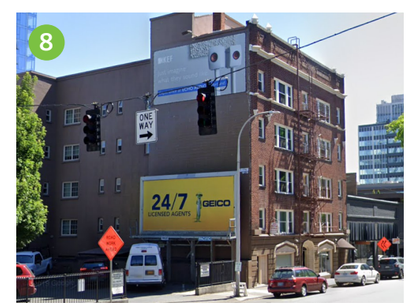
ZGF Tower



Presbyterian Church

Historic Cassidys

Brick bldg across 405



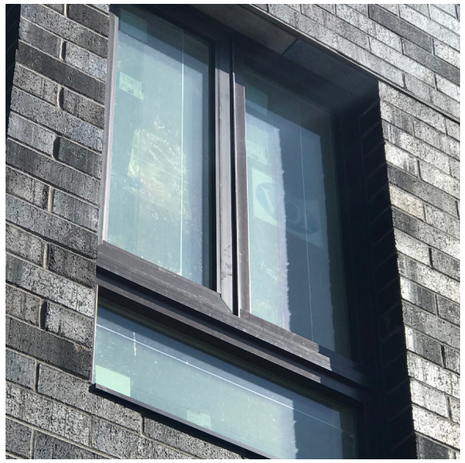
Apartment bldg

Office building

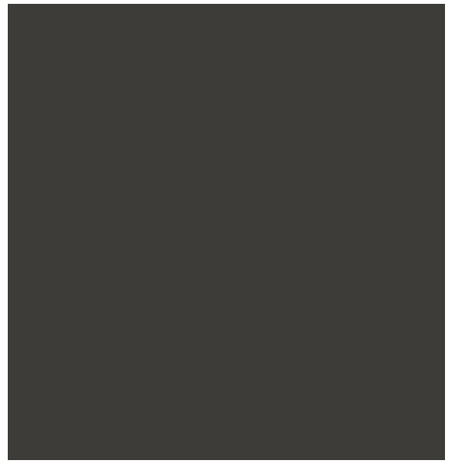
Historic church

Newer retail office bldg

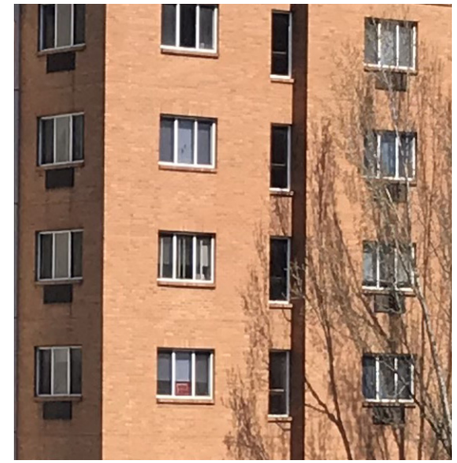
ARCHITECTURAL CONTEXT



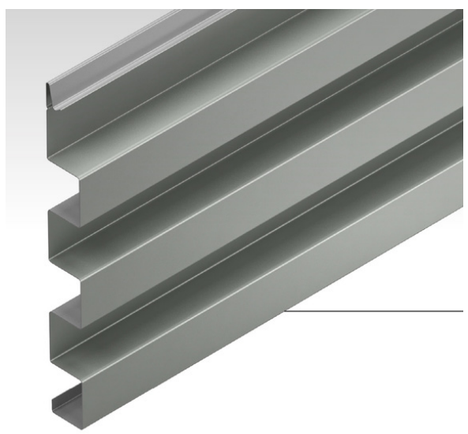
MATERIAL: VINYL WINDOW
COLOR: ARCHITECTURAL BRONZE



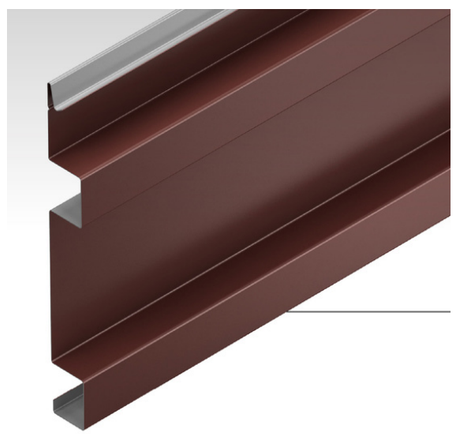
MATERIAL: STOREFRONT
COLOR: DARK BRONZE



MATERIAL: EXISTING BRICK

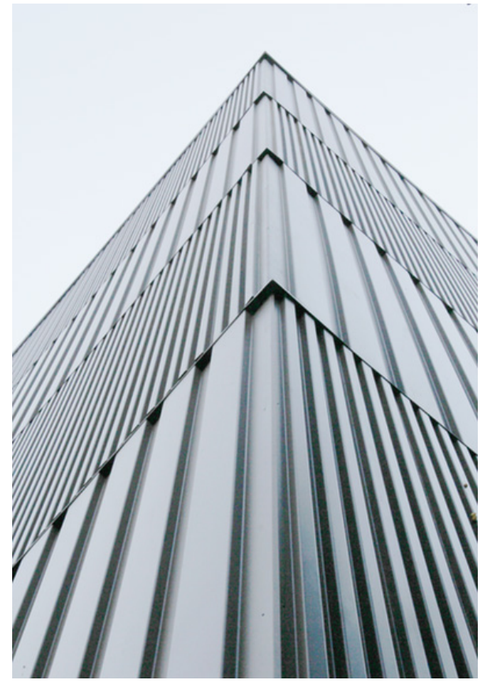


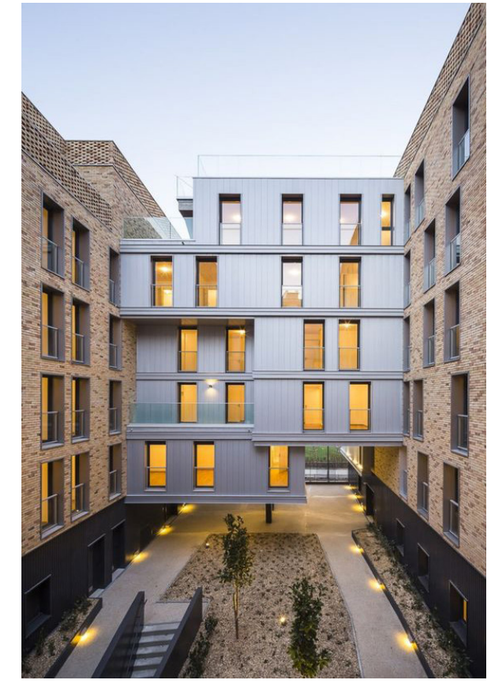
MORIN MATRIX MX1.0

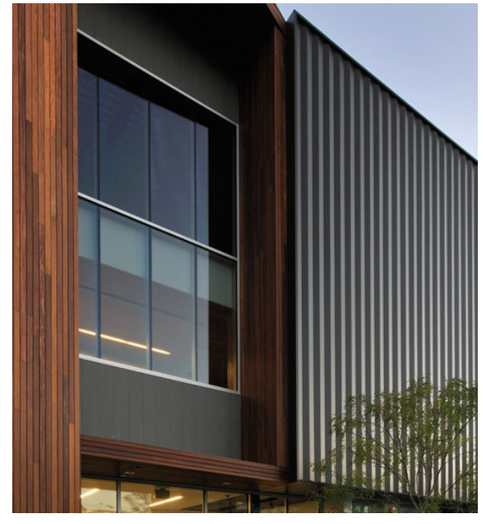
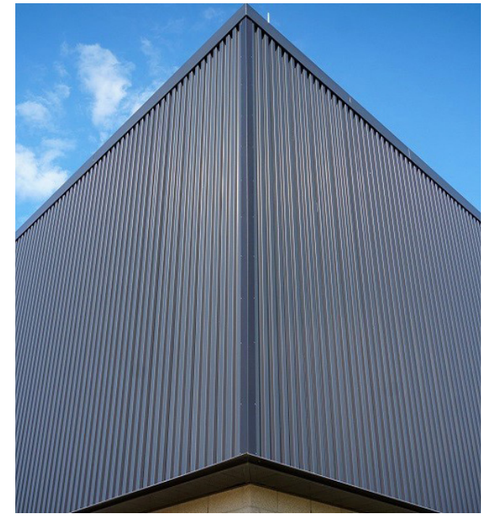
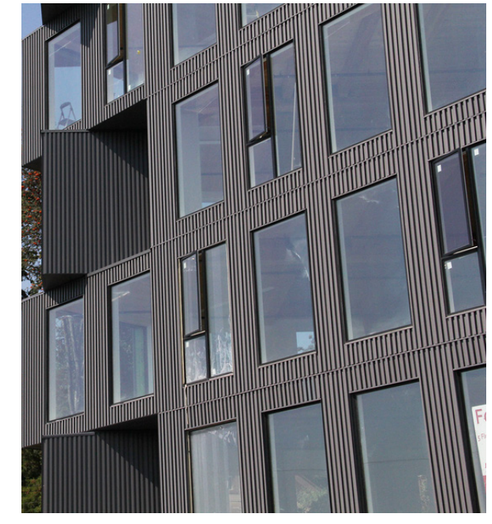


MORIN MATRIX MX4.0

MATERIALS



PRECEDENTS

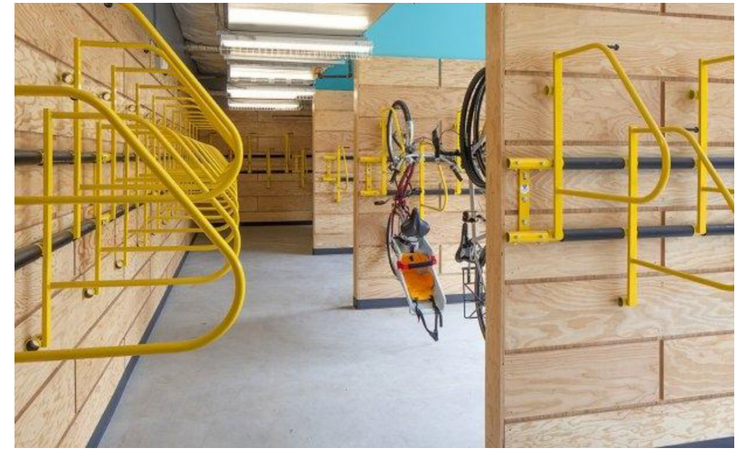
BIKE PARKING REQUIREMENTS

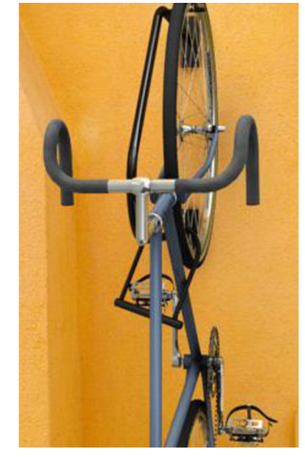
PZC 33.258.070.D.2.B

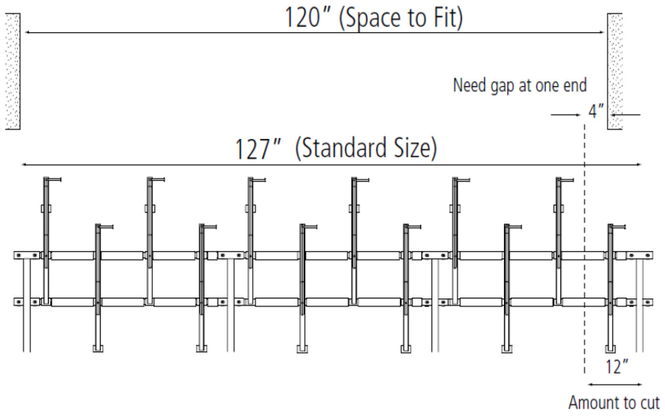
MINIMUM BICYCLE PARKING:	
LONG TERM	NO REQUIREMENT PER 33.258.070(2)(b)(3)
SHORT TERM	7
PROVIDED ON-SITE BICYLE PARKING:	18
SHORT TERM:	0 ONSITE, 3 EXISTING RACKS IN FURNISHING ZONE OF SIDEWALK
LONG TERM:	18
TOTAL BICYCLE PARKING	18

THIS PROJECT IS NOT A MAJOR REMODEL. NO NON-CONFORMING UPGRADE IS REQUIRED 33.258.070(2)(b)(3). THE EXISTING LONG TERM BIKE STORAGE DOES NOT MEET THE CURRENT STANDARDS. THE PROJECT WILL REPLACE THE EXISTING BIKE STORAGE.

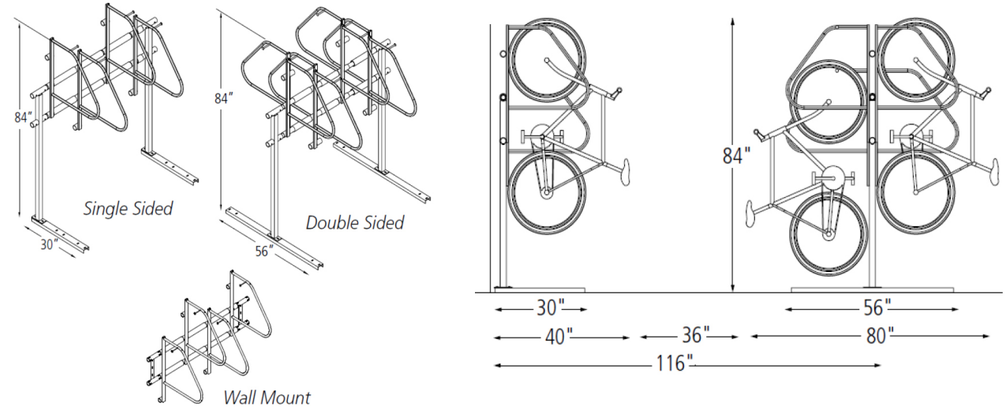
THE PROPOSED WALL RACKS ARE SELECTED FROM THE HANDBOOK OF APPROVED BICYCLE RACKS (https://www.portlandoregon.gov/transportation/article/481836 #vertical_multiple_bikes) THE RACKS WILL BE SPACE 17" PER 266.12





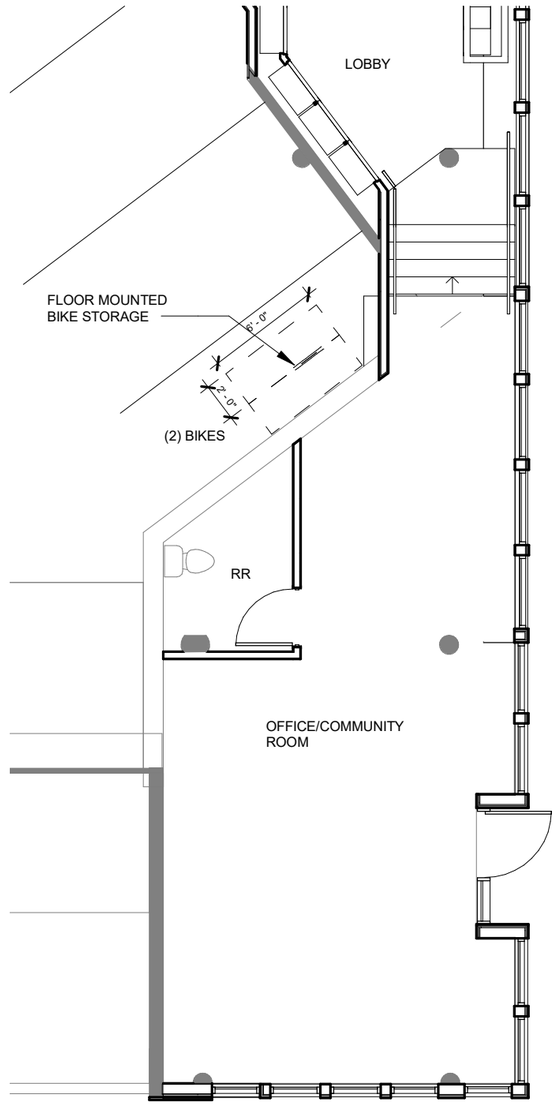


1 INSTALLATION & SPACING

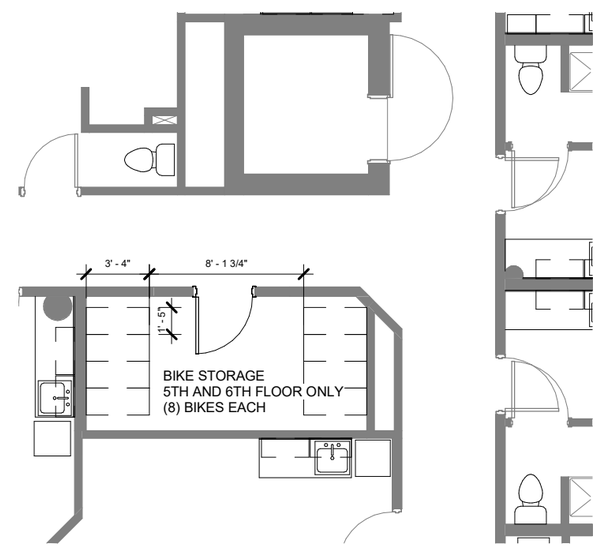


2 STACKING OPTIONS

BIKE PARKING



1 GROUND FLOOR BIKE PARKING
SCALE: 1/8" = 1'-0"



2 FIFTH - SIXTH FLOOR BIKE PARKING
SCALE: 1/8" = 1'-0"

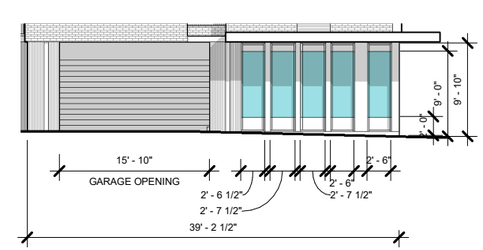
BIKE PARKING

SW ALDER STREET GROUND FLOOR WINDOWS

PZC 33.510.220
PZC 33.130.230.B.2.a.2

TOTAL WALL LENGTH	39' - 2 1/2"
GLAZING LENGTH REQUIRED	9' - 10"
GLAZING LENGTH PROPOSED	12' - 2 1/2"
PERCENT GLAZING LENGTH REQUIRED	25%
PERCENT GLAZING LENGTH PROPOSED	31%
TOTAL WALL AREA	261 SF
GLAZING AREA REQUIRED	65 SF
GLAZING AREA PROPOSED	84 SF
PERCENT GLAZING AREA REQUIRED	25%
PERCENT GLAZING AREA PROPOSED	32%

GROUND FLOOR WINDOW STANDARDS ARE MET



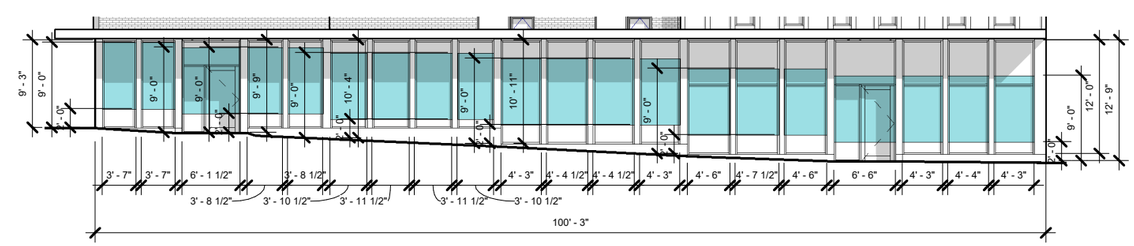
2 SOUTH ELEVATION - GROUND FLOOR WINDOWS
SCALE: 1/16" = 1'-0"

SW 13TH AVENUE GROUND FLOOR WINDOWS

PZC 33.510.220
PZC 33.130.230.B.2

TOTAL WALL LENGTH	100' - 3"
GLAZING LENGTH REQUIRED	40' - 0"
GLAZING LENGTH PROPOSED	84' - 7 1/2"
PERCENT GLAZING LENGTH REQUIRED	40%
PERCENT GLAZING LENGTH PROPOSED	85%
TOTAL WALL AREA	741 SF
GLAZING AREA REQUIRED	296 SF
GLAZING AREA PROPOSED	606 SF
PERCENT GLAZING AREA REQUIRED	40%
PERCENT GLAZING AREA PROPOSED	82%

GROUND FLOOR WINDOW STANDARDS ARE MET

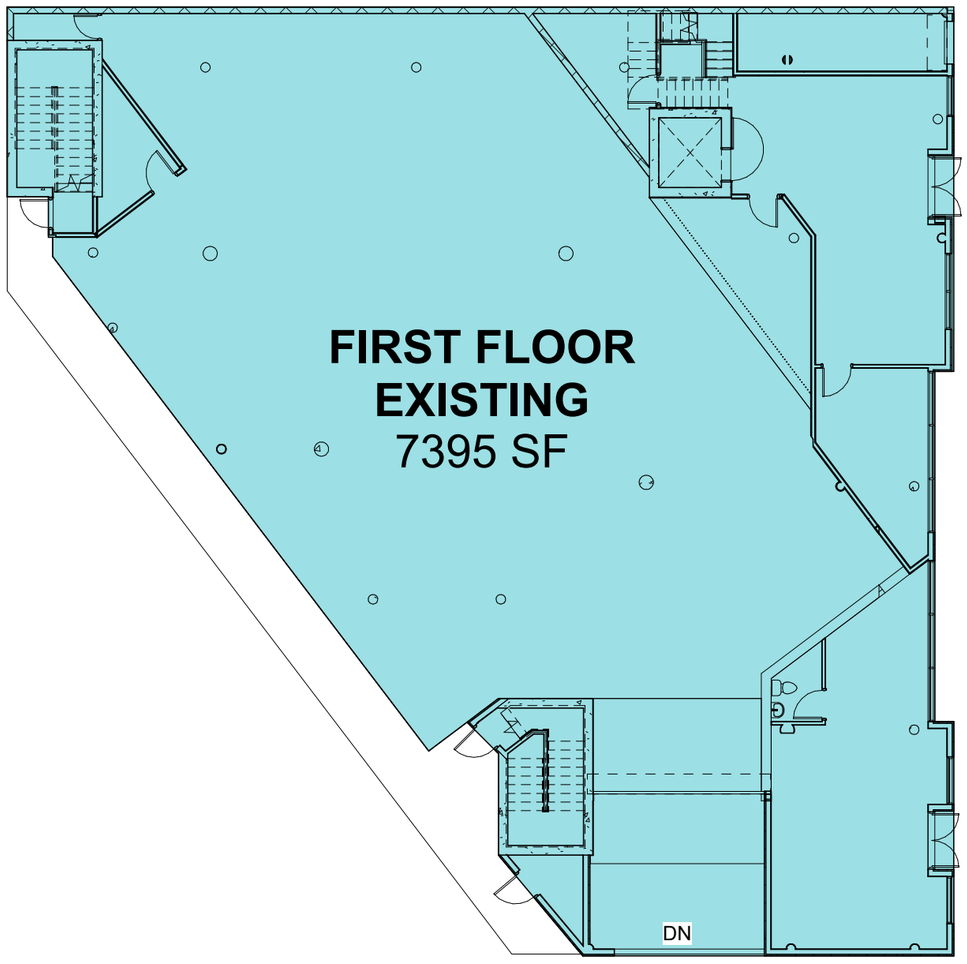


1 EAST ELEVATION - GROUND FLOOR WINDOWS
SCALE: 1/16" = 1'-0"

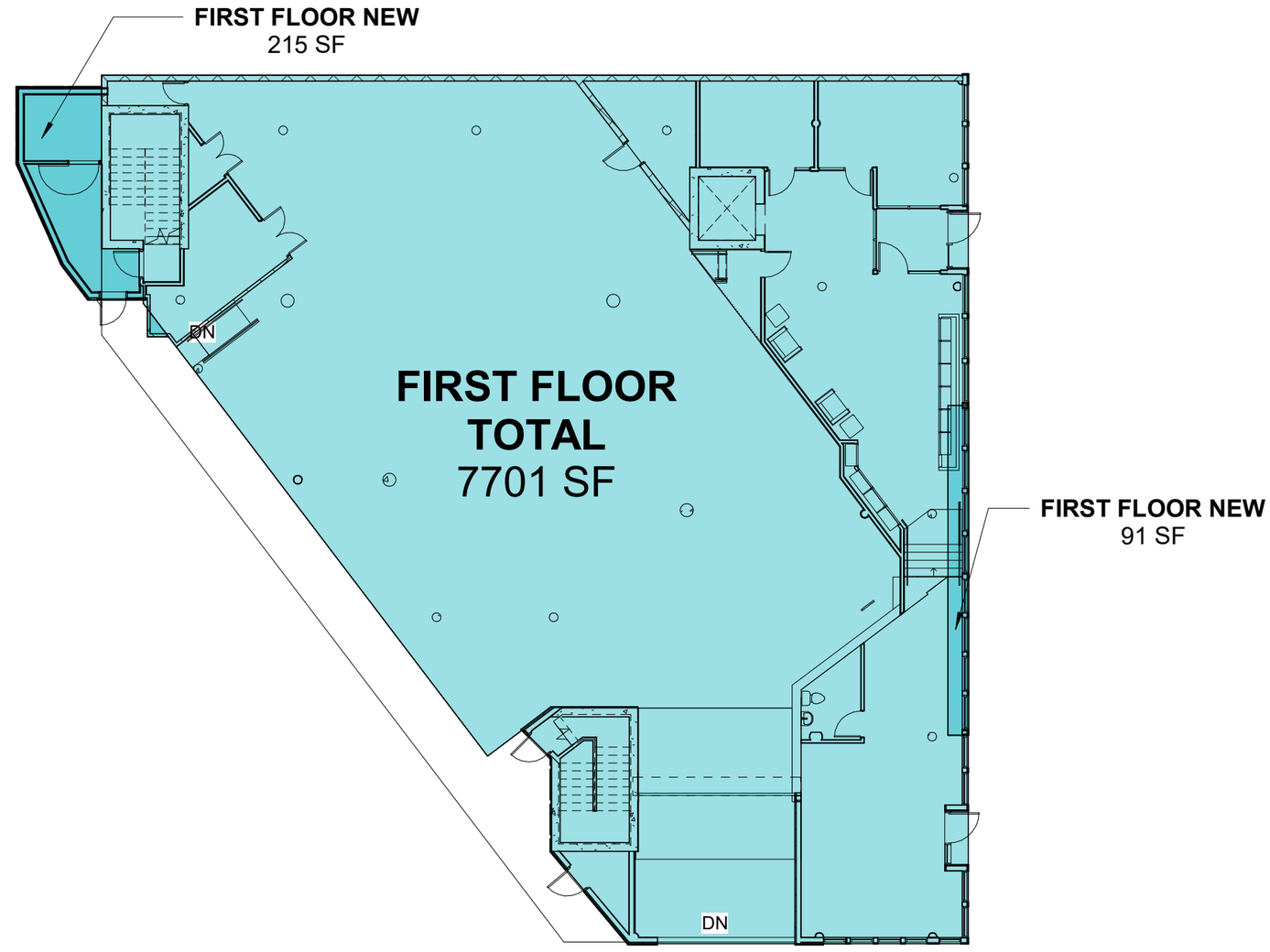
FLOOR AREA		SITE AREA	
LEVEL	**AREA**	**SITE AREA**	**8667 SF**
FIRST FLOOR	7701 SF		
SECOND FLOOR	6686 SF		
THIRD FLOOR	6763 SF		
FOURTH FLOOR	6763 SF		
FIFTH FLOOR	6763 SF		
SIXTH FLOOR	6763 SF		
SEVENTH FLOOR	6686 SF		
ROOF	502 SF		
TOTAL	**48627 SF**		

FLOOR AREA RATIO (FAR): 5.61:1

BASE ZONE ALLOWED FAR: 8:1
BASE ZONE ALLOWED FA: 69,336 SF
FAR LIMIT PER FAR TRANSFER PER COUNTY ASSESSOR: 49,700 SF



1 FIRST FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"

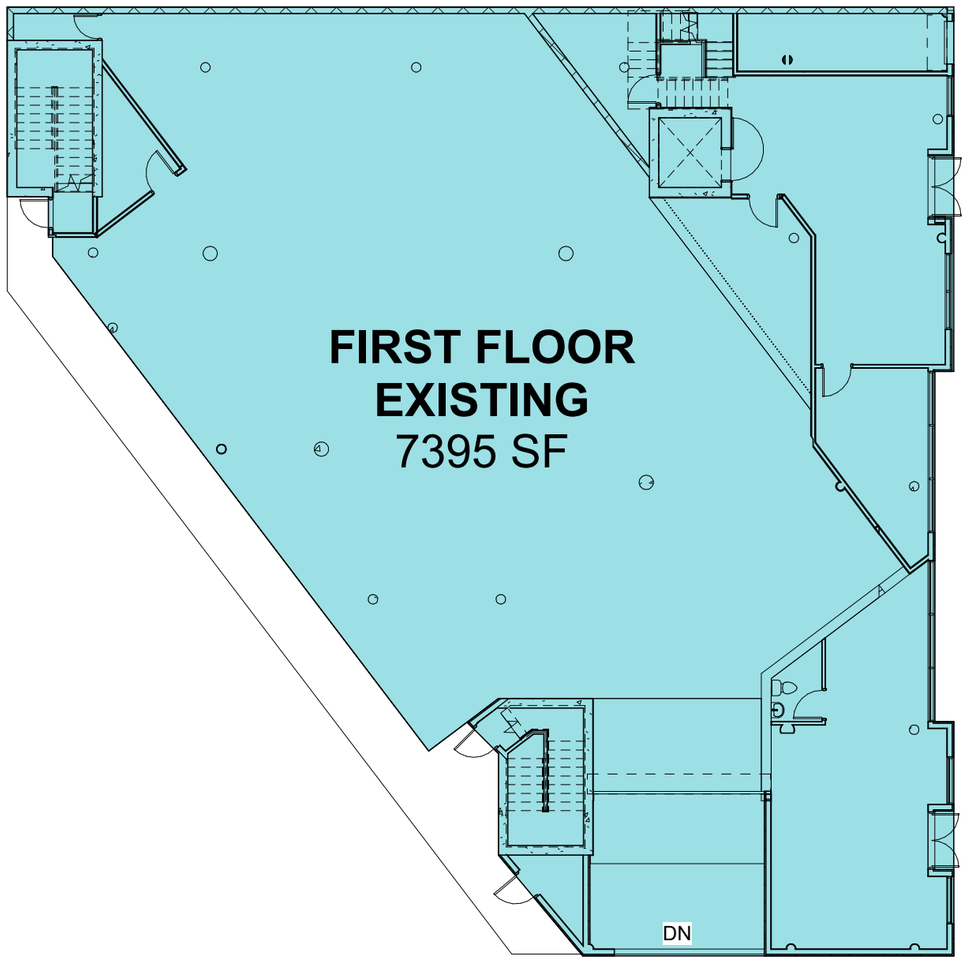


2 FIRST FLOOR PLAN NEW
SCALE: 1/16" = 1'-0"

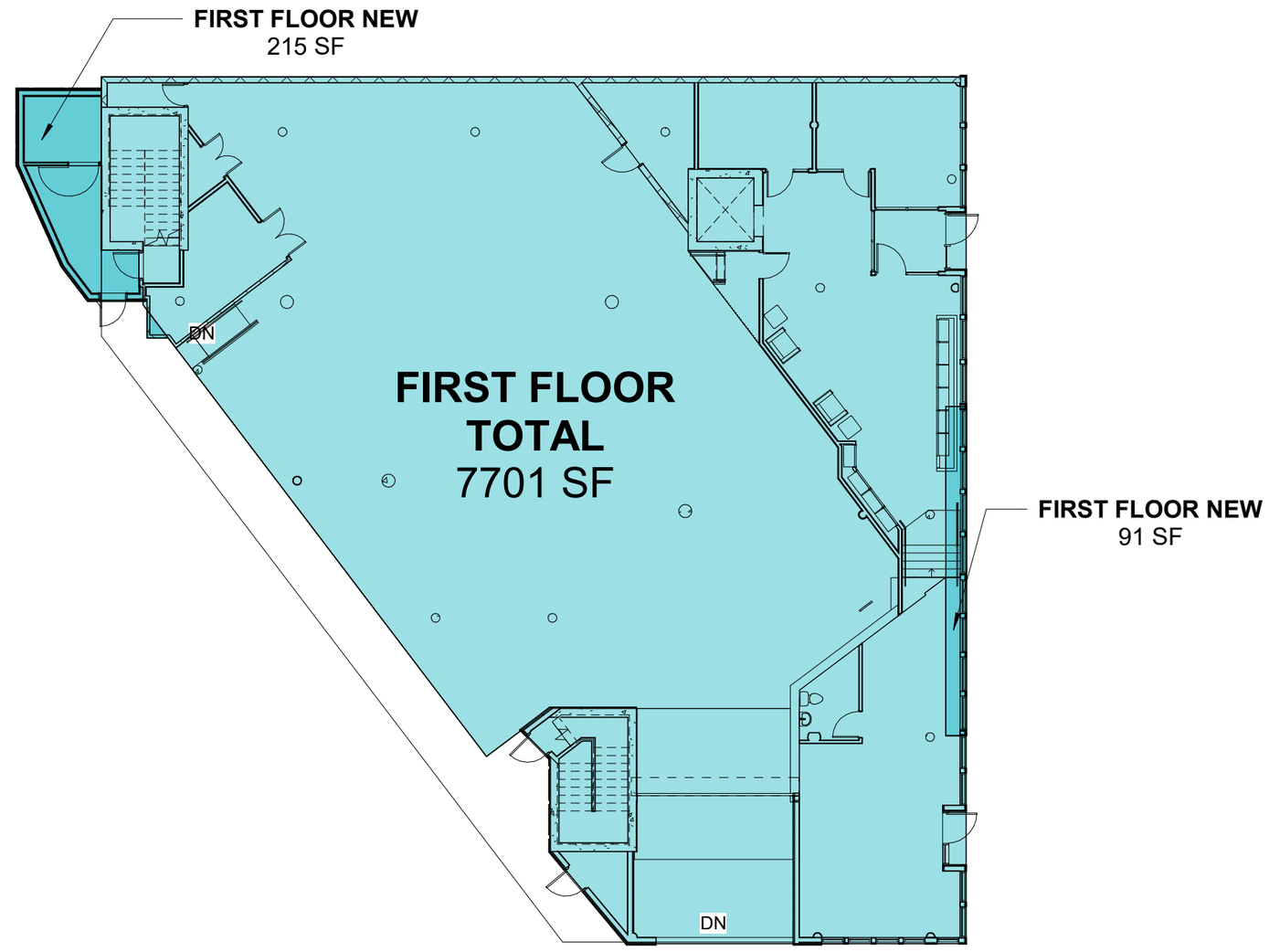
FLOOR AREA (ALTERNATE)			SITE AREA
LEVEL	**AREA**	**SITE AREA**	**8667 SF**
FIRST FLOOR	7701 SF		
SECOND FLOOR	6686 SF		
THIRD FLOOR	6763 SF		
FOURTH FLOOR	6763 SF		
FIFTH FLOOR	6763 SF		
SIXTH FLOOR	6763 SF		
SEVENTH FLOOR	6686 SF		
ROOF	502 SF		
TOTAL	**48627 SF**		

FLOOR AREA RATIO (FAR): 5.61:1

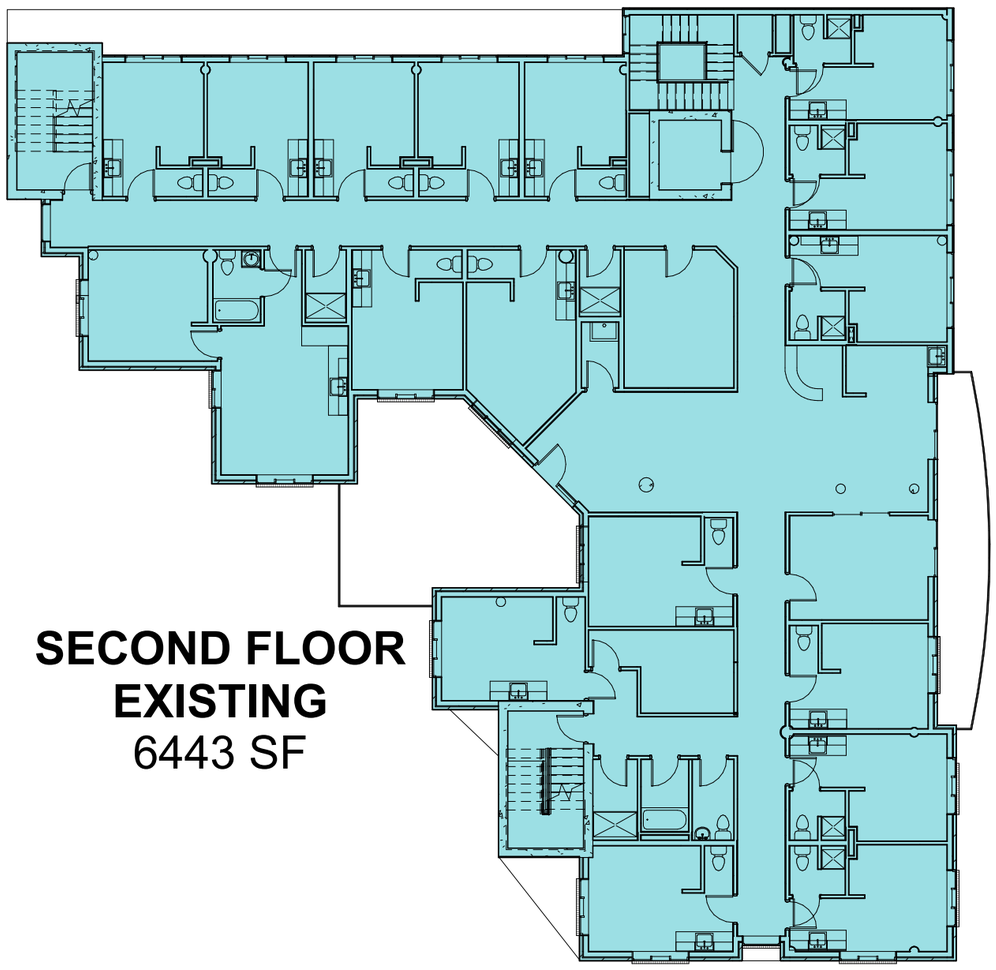
BASE ZONE ALLOWED FAR: 8:1
BASE ZONE ALLOWED FA: 69,336 SF
FAR LIMIT PER FAR TRANSFER PER COUNTY ASSESSOR: 49,700 SF



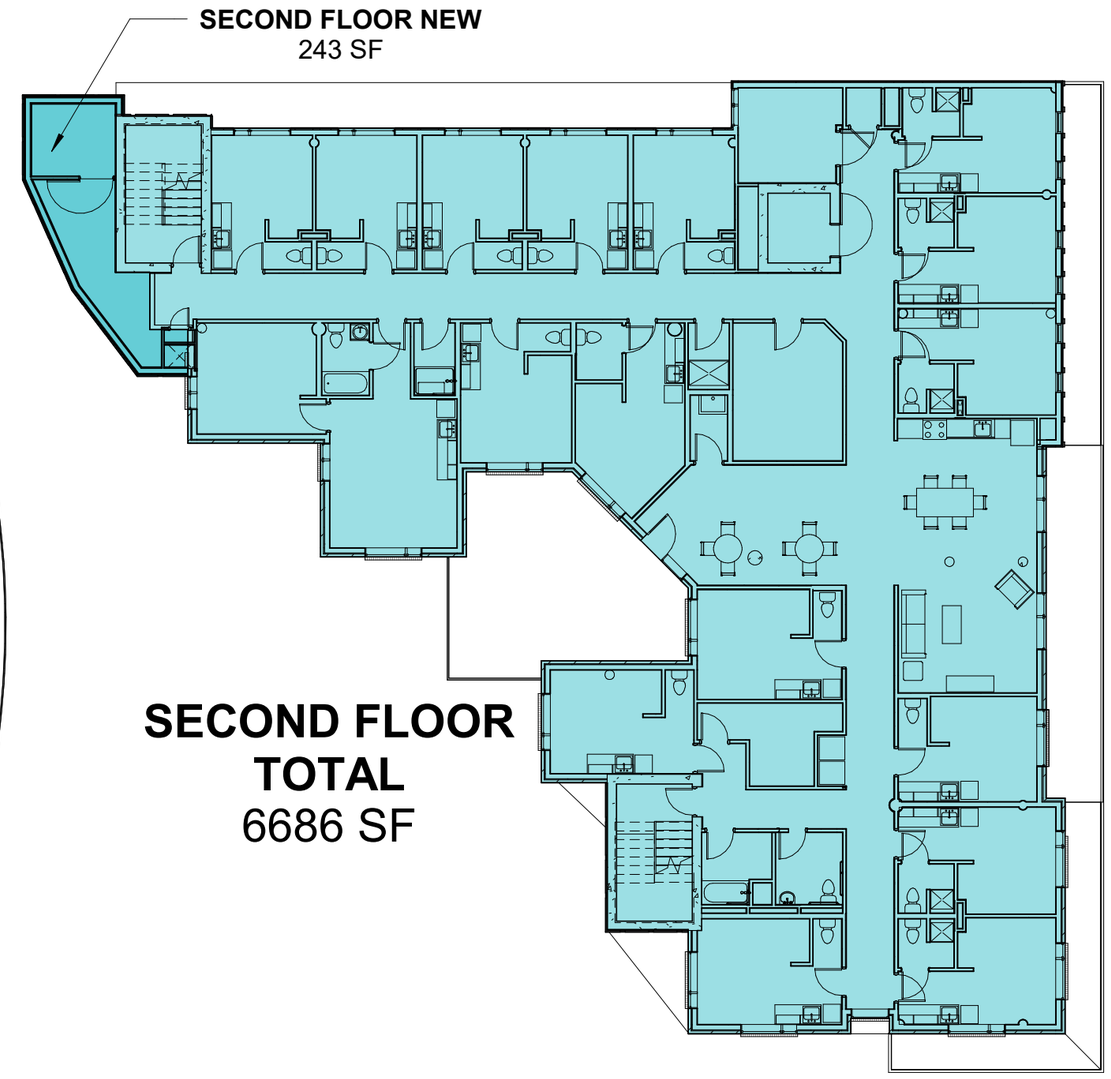
1 FIRST FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN NEW - ALTERNATE
SCALE: 1/16" = 1'-0"



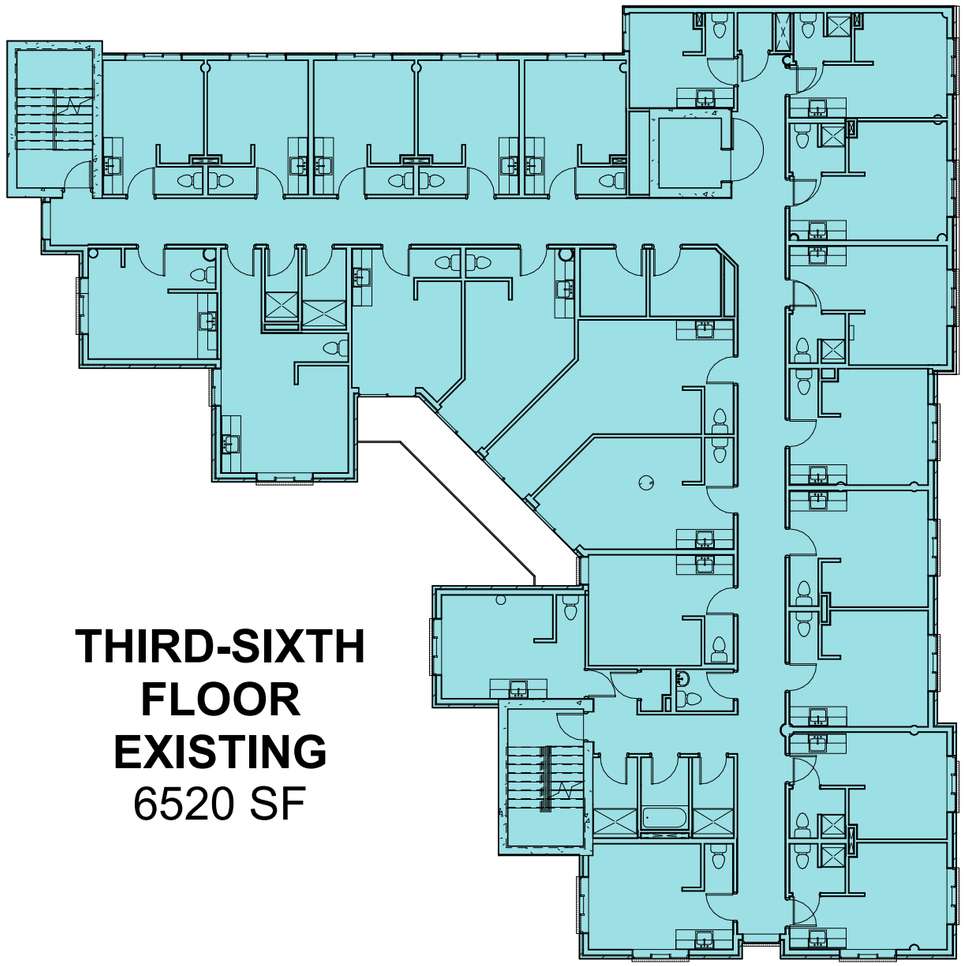
1 SECOND FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"



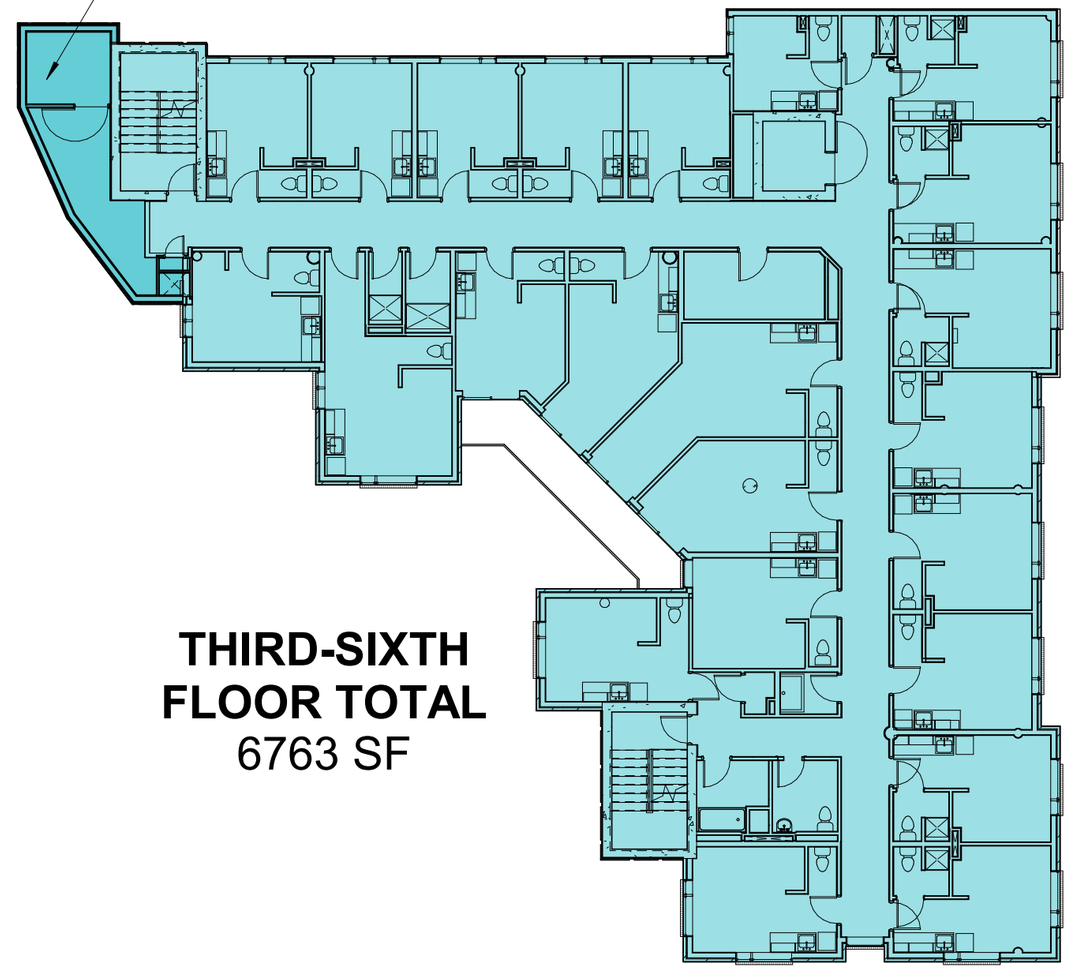
2 SECOND FLOOR PLAN NEW
SCALE: 1/16" = 1'-0"

THIRD - SIXTH FLOOR NEW
243 SF

THIRD-SIXTH FLOOR EXISTING
6520 SF



THIRD-SIXTH FLOOR TOTAL
6763 SF

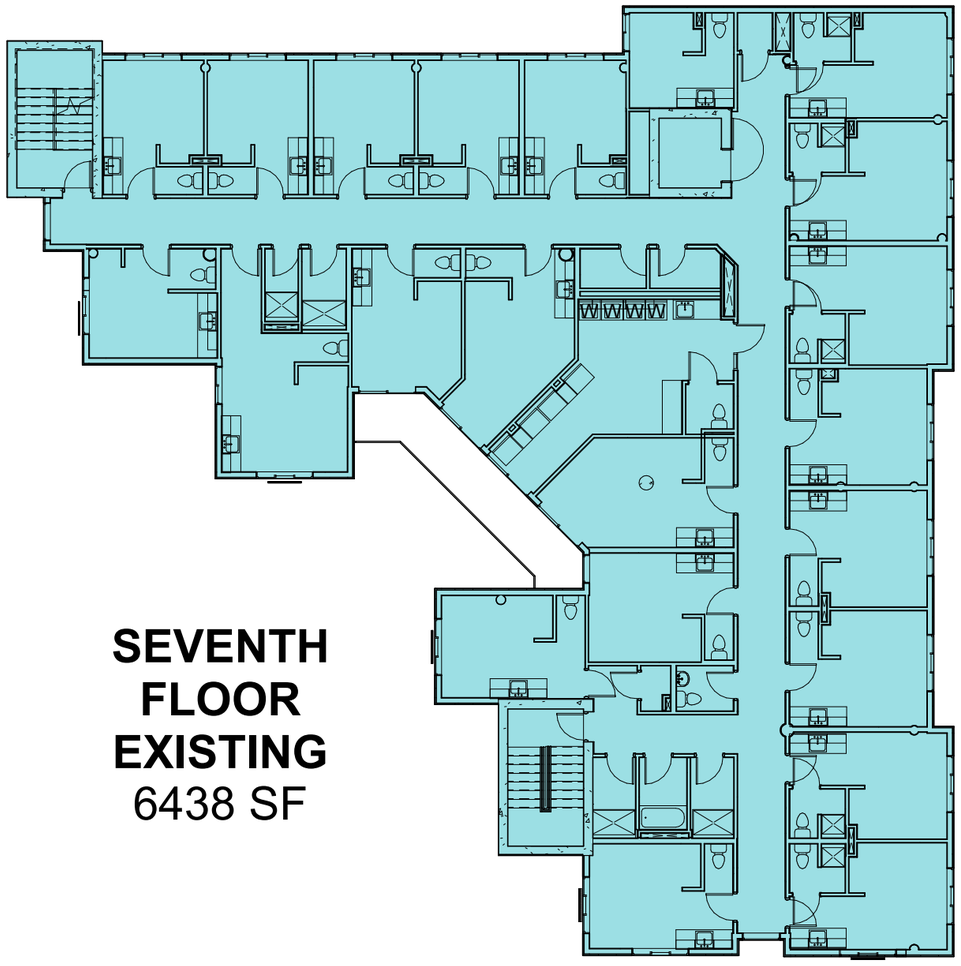


1 THIRD - SIXTH FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"

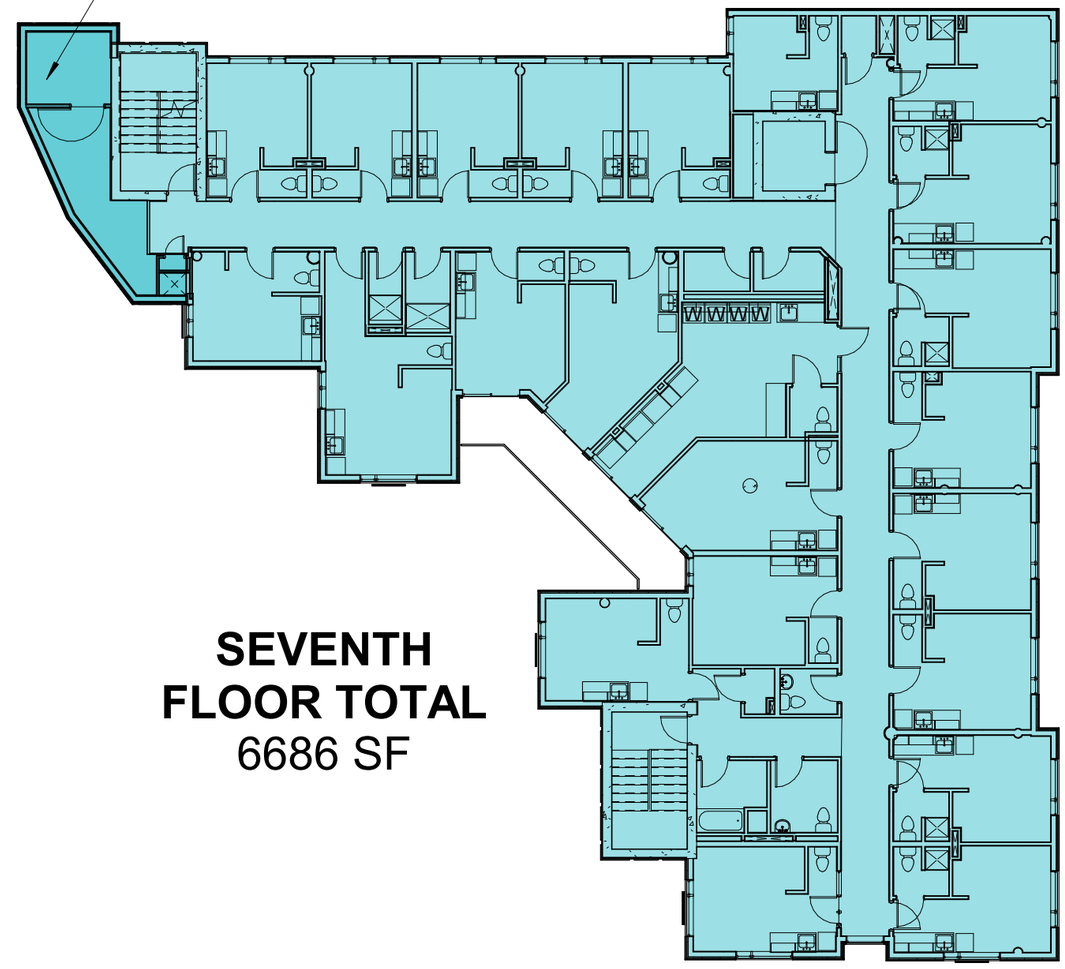
2 THIRD - SIXTH FLOOR PLAN NEW
SCALE: 1/16" = 1'-0"

SEVENTH FLOOR NEW
248 SF

SEVENTH FLOOR EXISTING
6438 SF

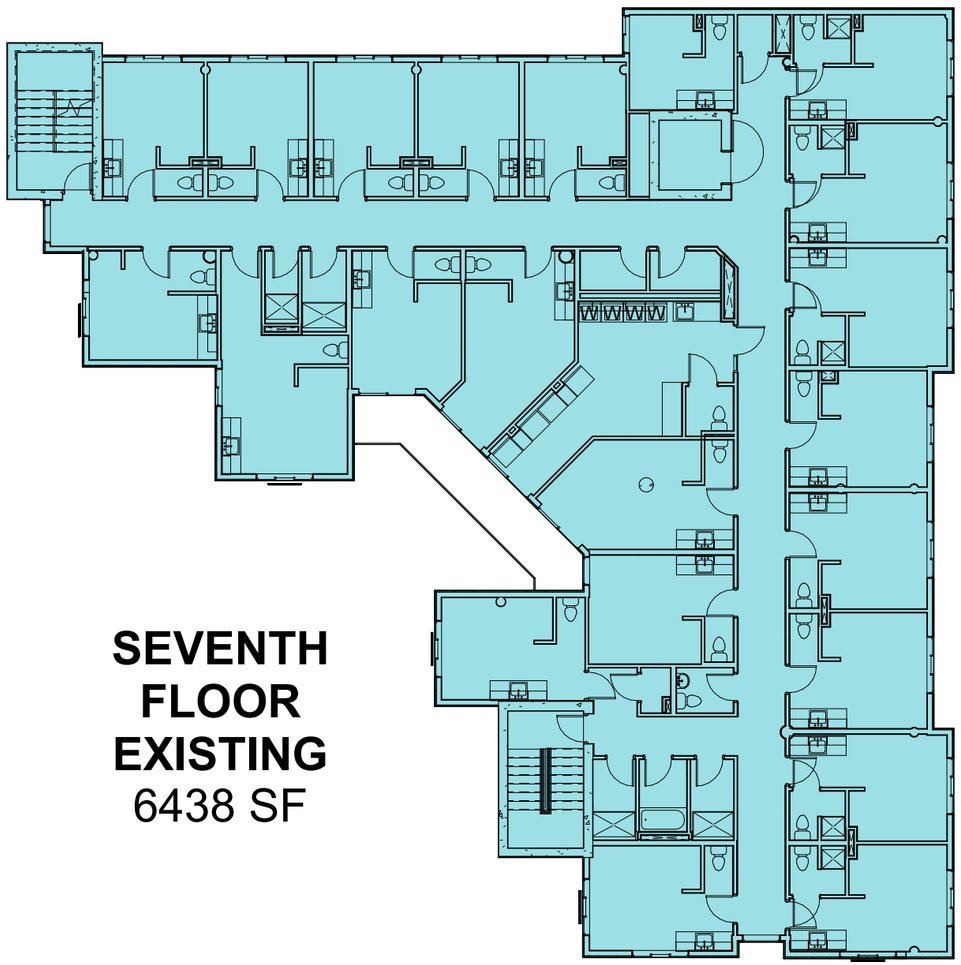


SEVENTH FLOOR TOTAL
6686 SF



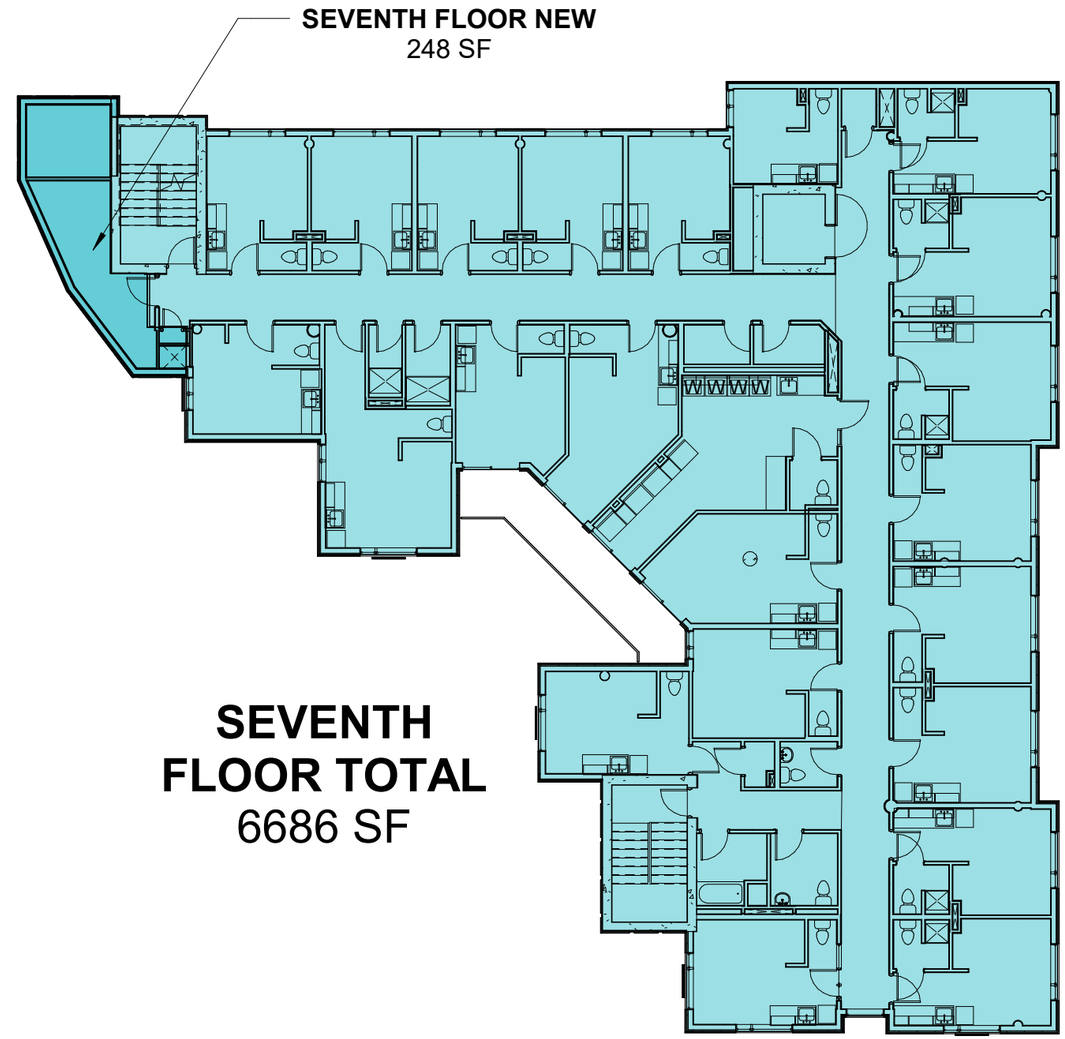
1 SEVENTH FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"

2 SEVENTH FLOOR PLAN NEW
SCALE: 1/16" = 1'-0"



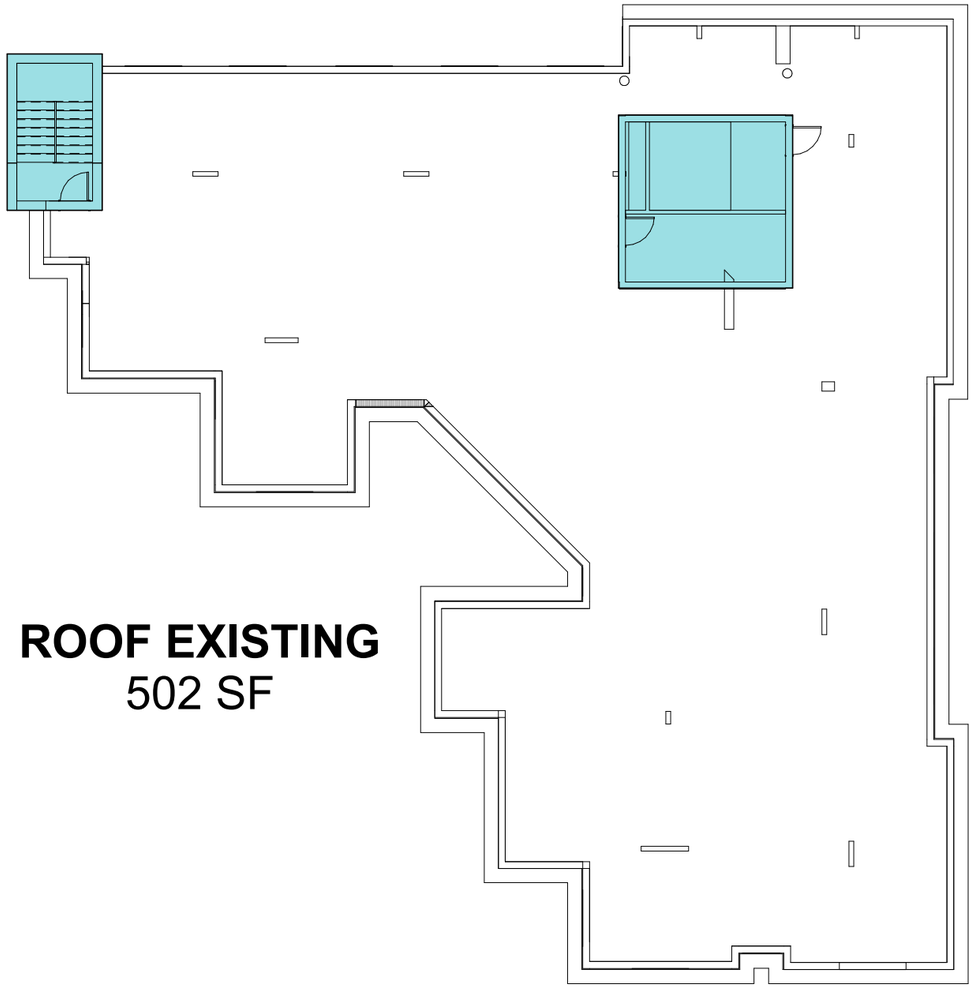
SEVENTH FLOOR EXISTING
6438 SF

1 SEVENTH FLOOR PLAN EXISTING
SCALE: 1/16" = 1'-0"

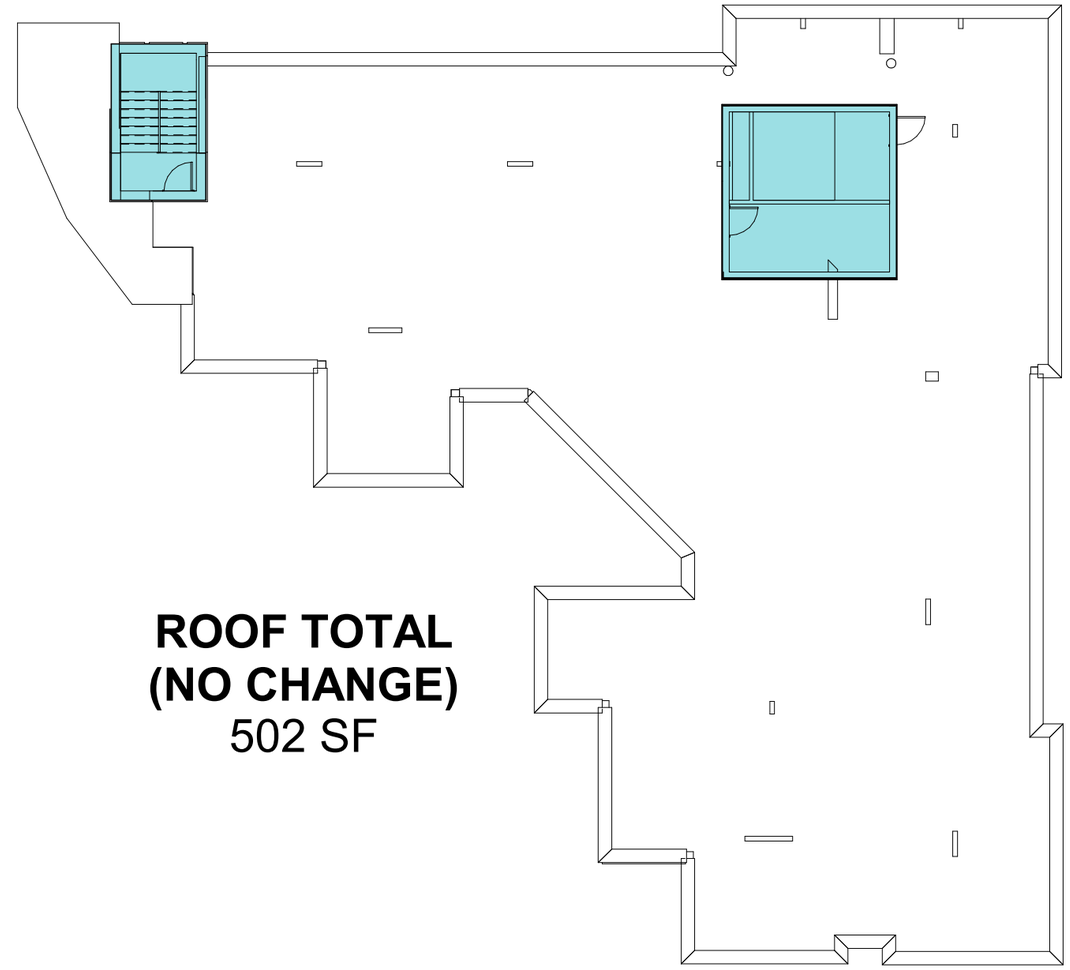


SEVENTH FLOOR TOTAL
6686 SF

2 SEVENTH FLOOR PLAN NEW - ALTERNATE
SCALE: 1/16" = 1'-0"



1 ROOF PLAN EXISTING
SCALE: 1/16" = 1'-0"



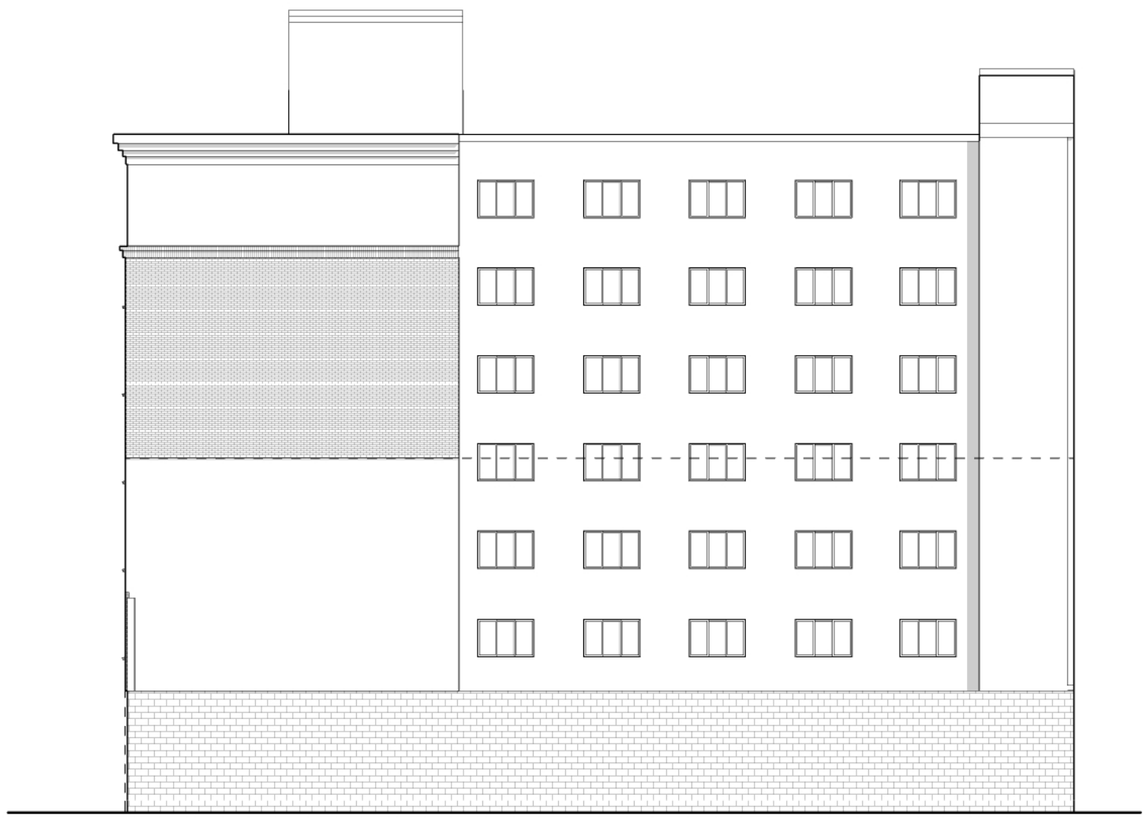
2 ROOF PLAN NEW
SCALE: 1/16" = 1'-0"

1 WEST ELEVATION - HEIGHT DIAGRAM
SCALE: 1/16" = 1'-0"

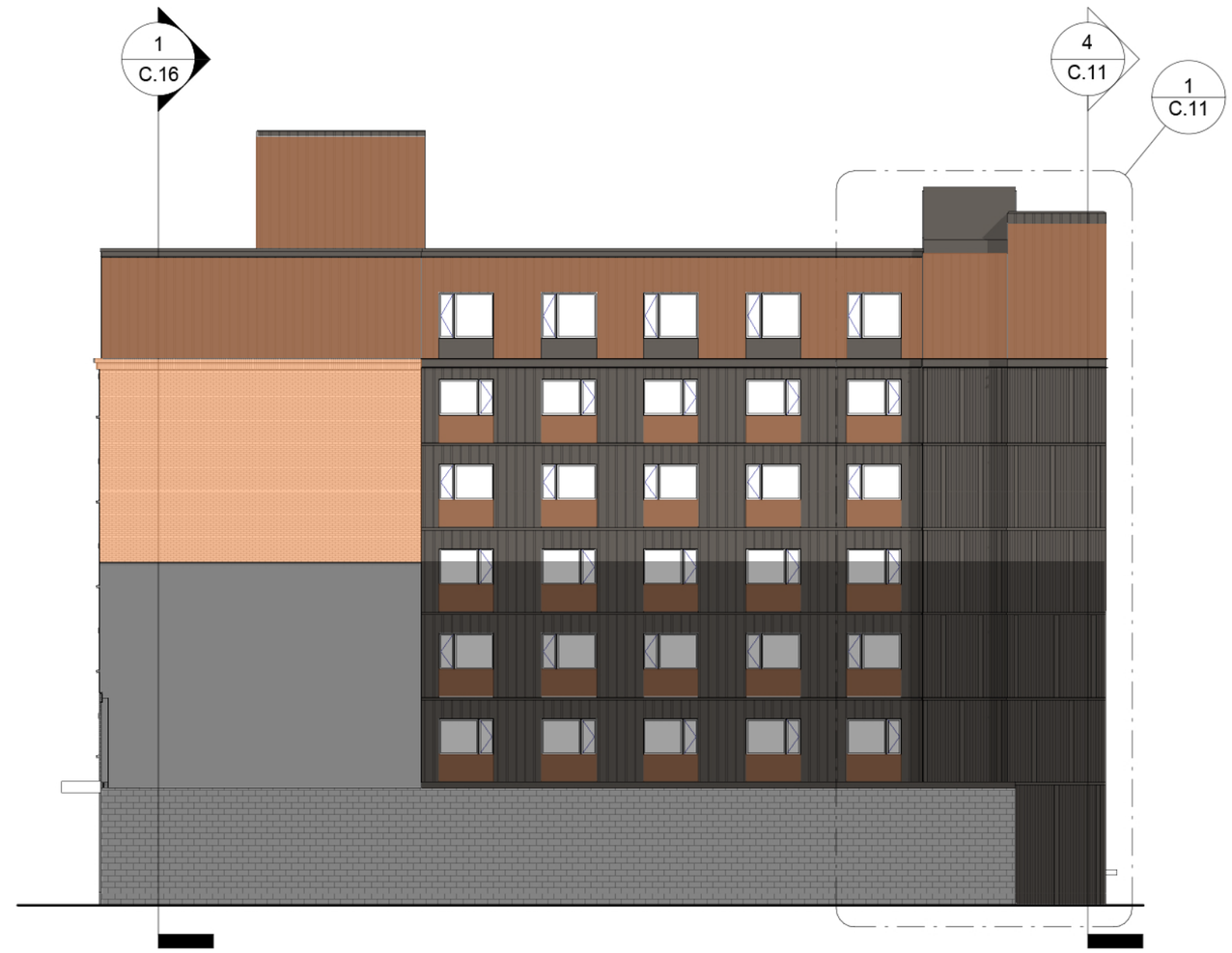
2 NORTH ELEVATION - NEW
SCALE: 1/16" = 1'-0"

1 WEST ELEVATION - HEIGHT DIAGRAM - ALTERNATE
SCALE: 1/16" = 1'-0"

2 NORTH ELEVATION - HEIGHT DIAGRAM - ALTERNATE
SCALE: 1/16" = 1'-0"

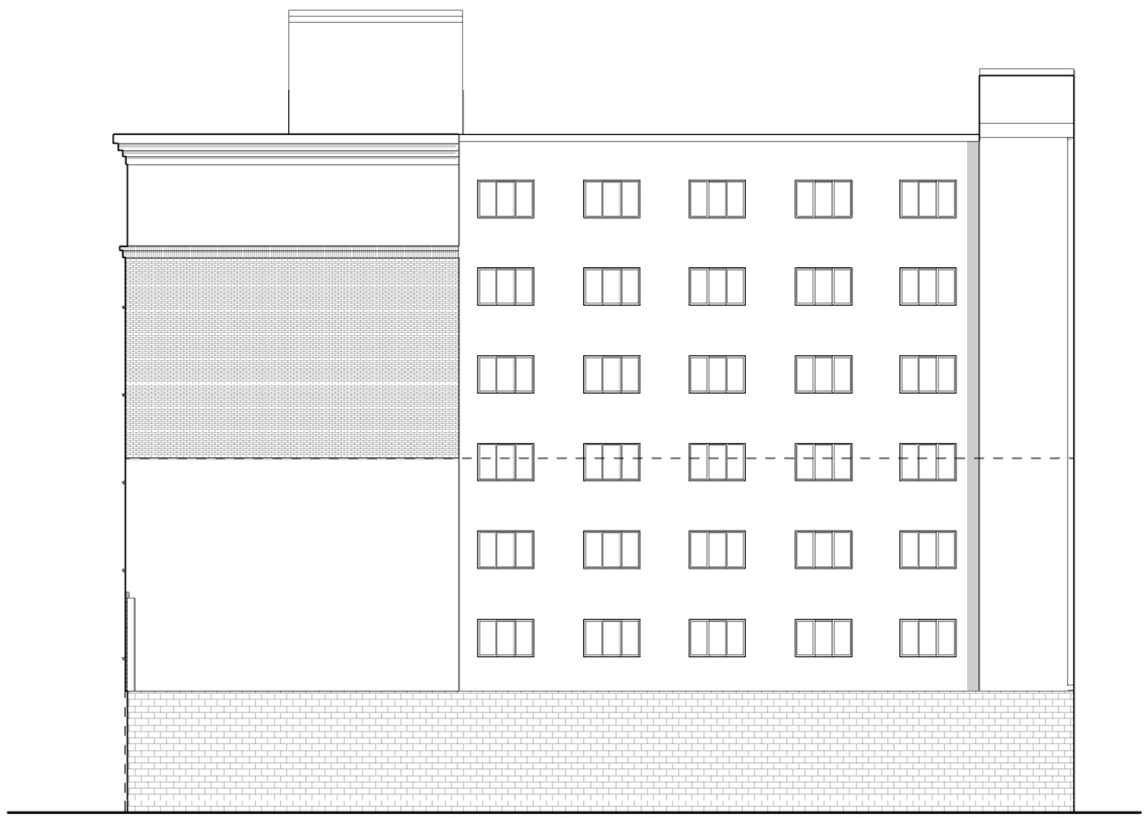


1 NORTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

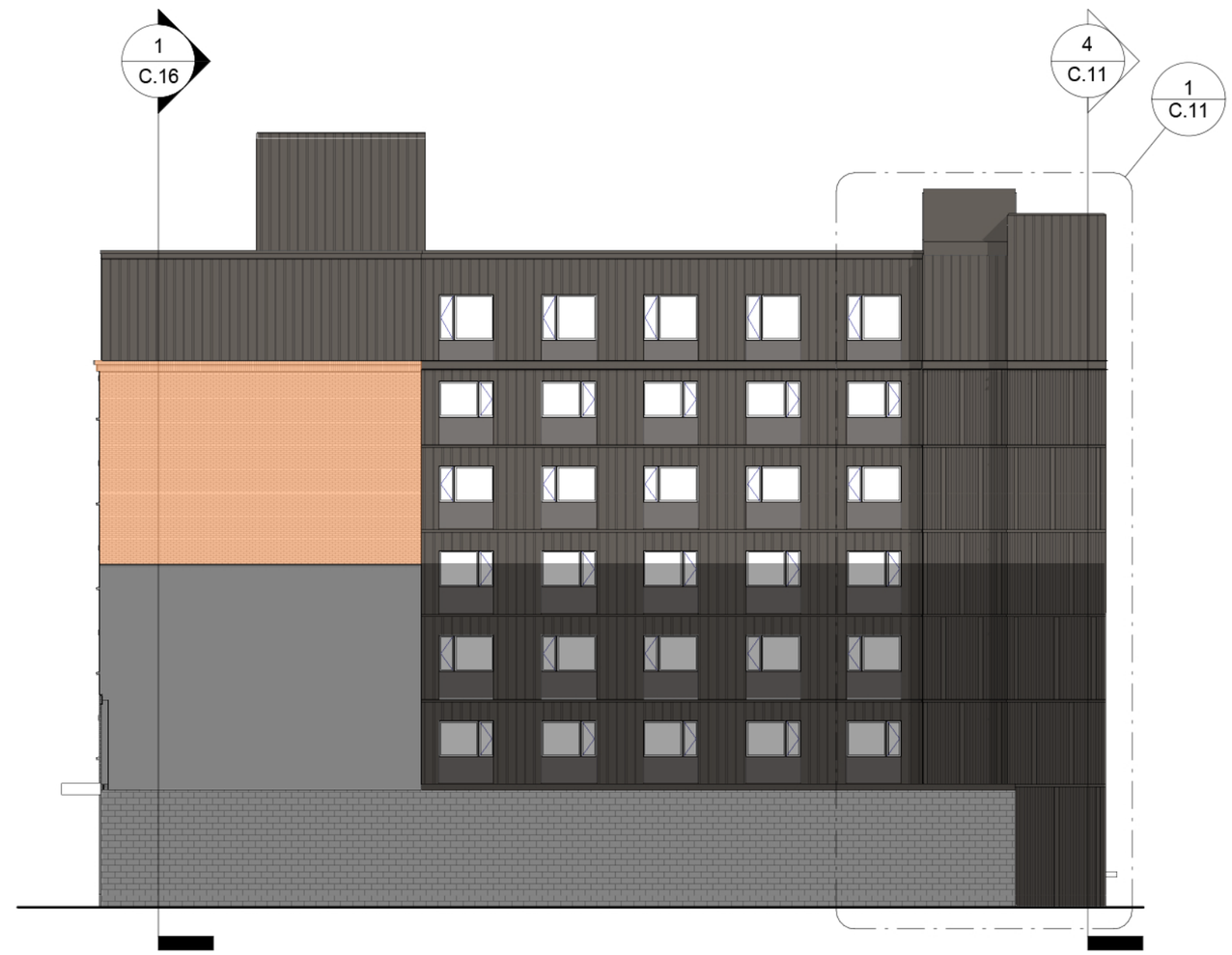


2 NORTH ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: DARK BRONZE + COPPER

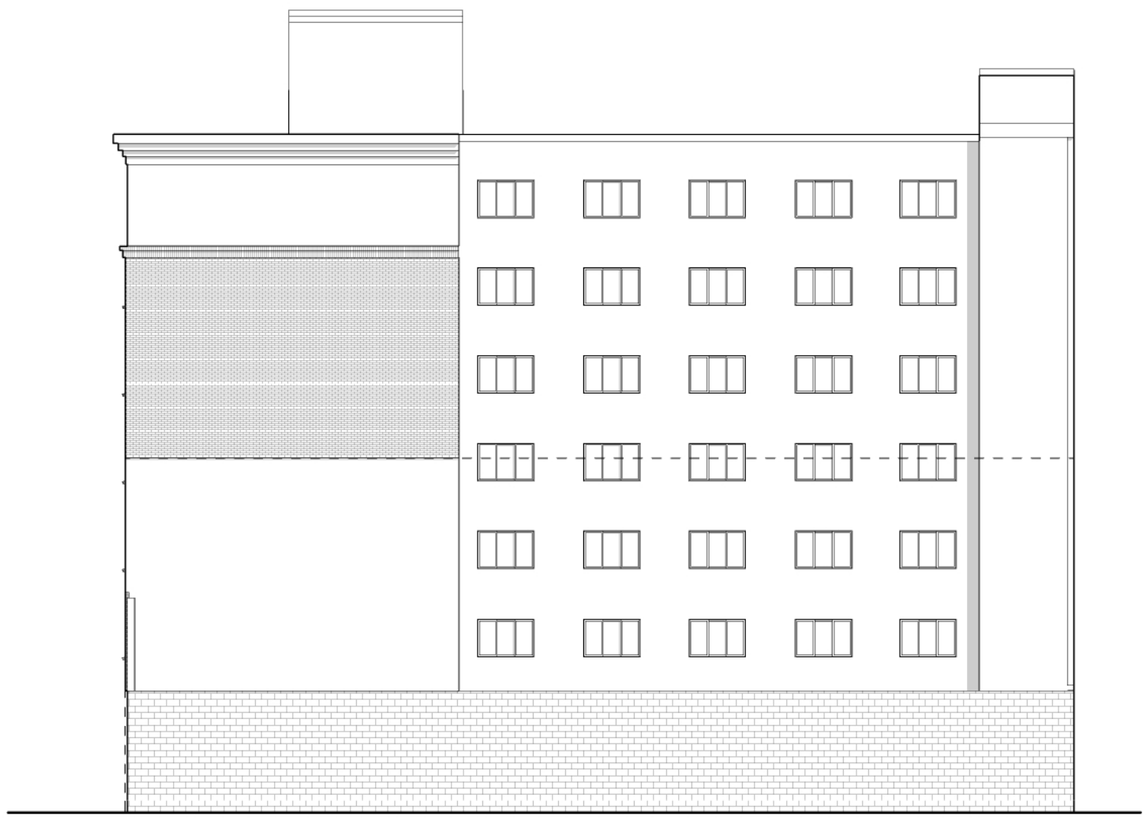


1 NORTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

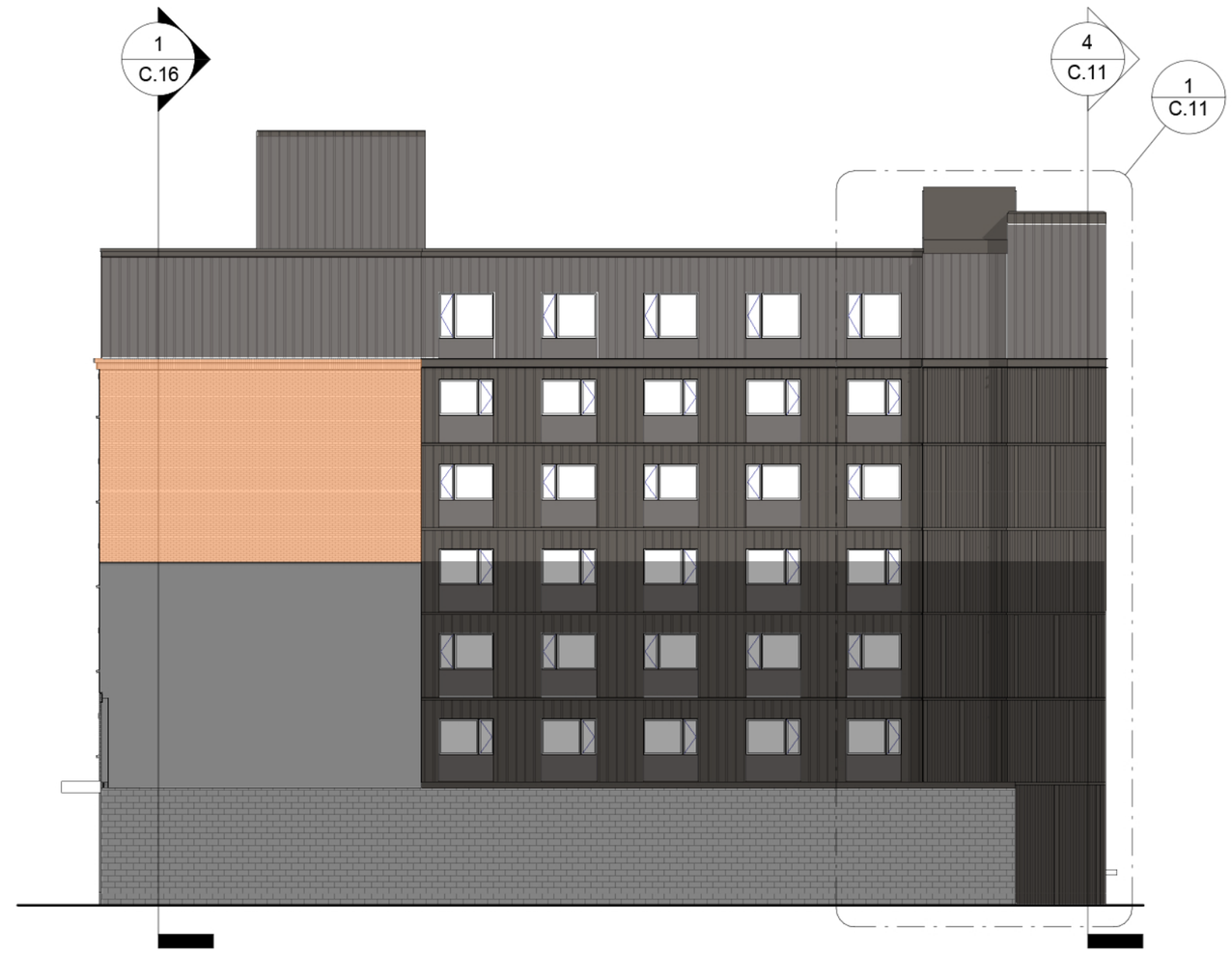


2 NORTH ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: DARK BRONZE + SPARTAN BRONZE



1 NORTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: SPARTAN BRONZE + DARK BRONZE

1 EAST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 EAST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: DARK BRONZE + SPARTAN BRONZE

1 EAST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 EAST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: DARK BRONZE + COPPER

1 EAST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 EAST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: SPARTAN BRONZE + DARK BRONZE

1 WEST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: DARK BRONZE + SPARTAN BRONZE

1 WEST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: DARK BRONZE + COPPER

1 WEST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - NEW
SCALE: 1/16" = 1'-0"

MATERIAL STUDIES: DARK BRONZE + SPARTAN BRONZE