

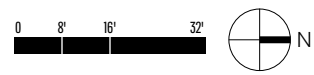
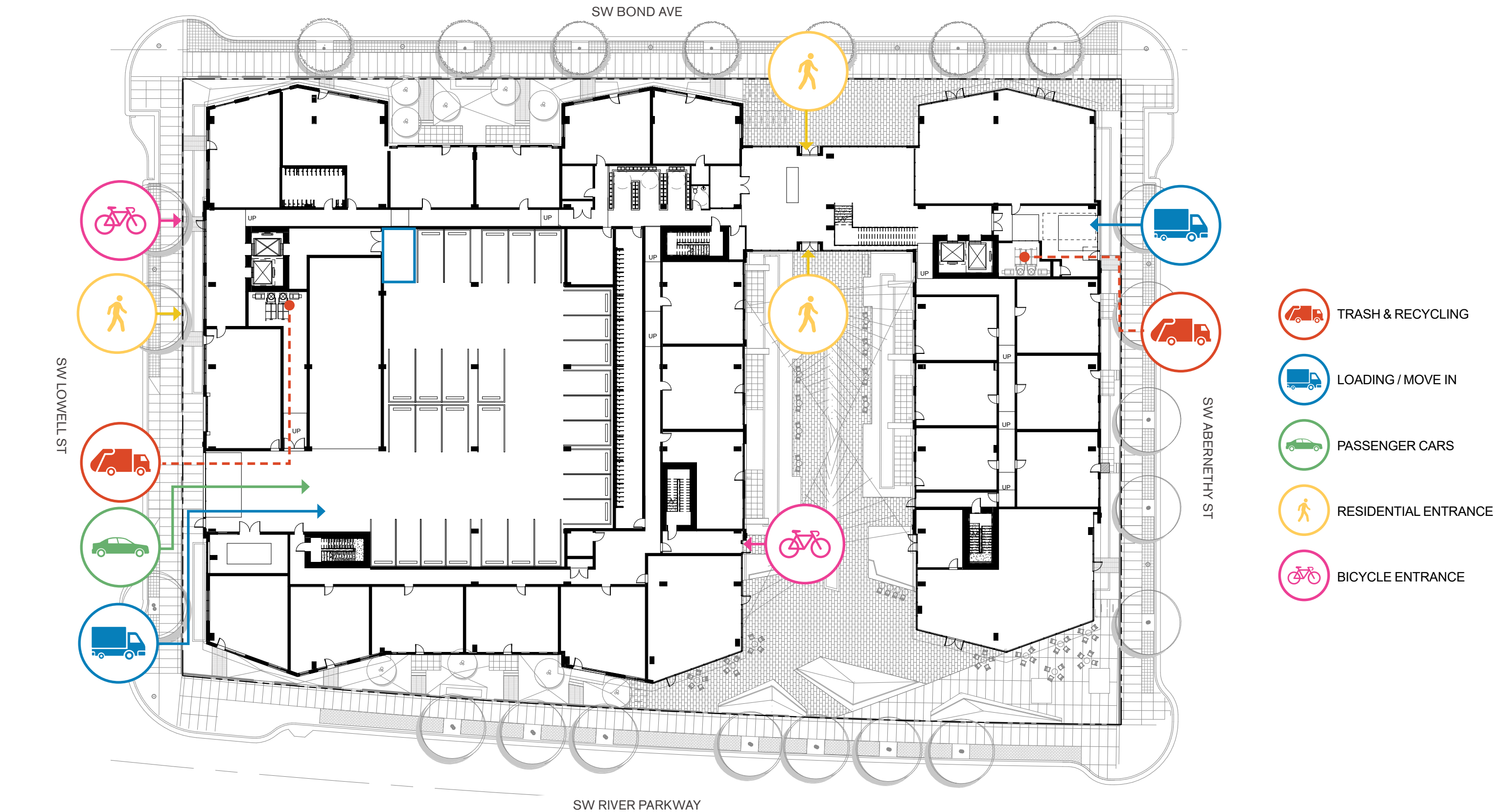


BLOCK 45

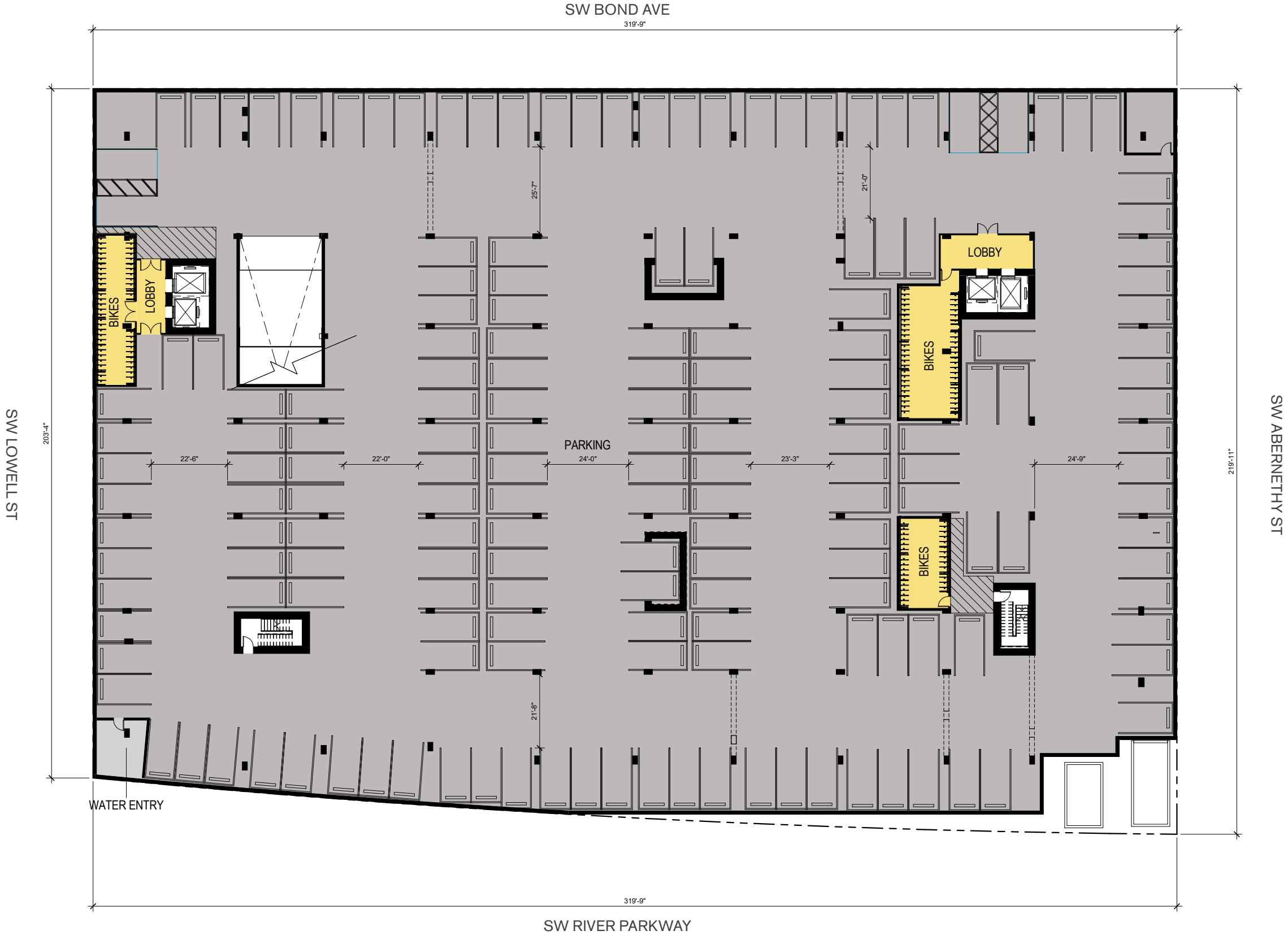
C: ARCHITECTURE DRAWINGS: BLOCK 45

C.66	Site Plan
C.67	Ground Floor Access Diagram
C.68	Building Plans
C.74	Building Elevations
C.83	Building Sections
C.84	Composite Details
C.91	Materials and Colors
C.92	Landscape
C.112	Lighting Plan
C.113	Cut Sheets





BL 45 - GROUND FLOOR ACCESS

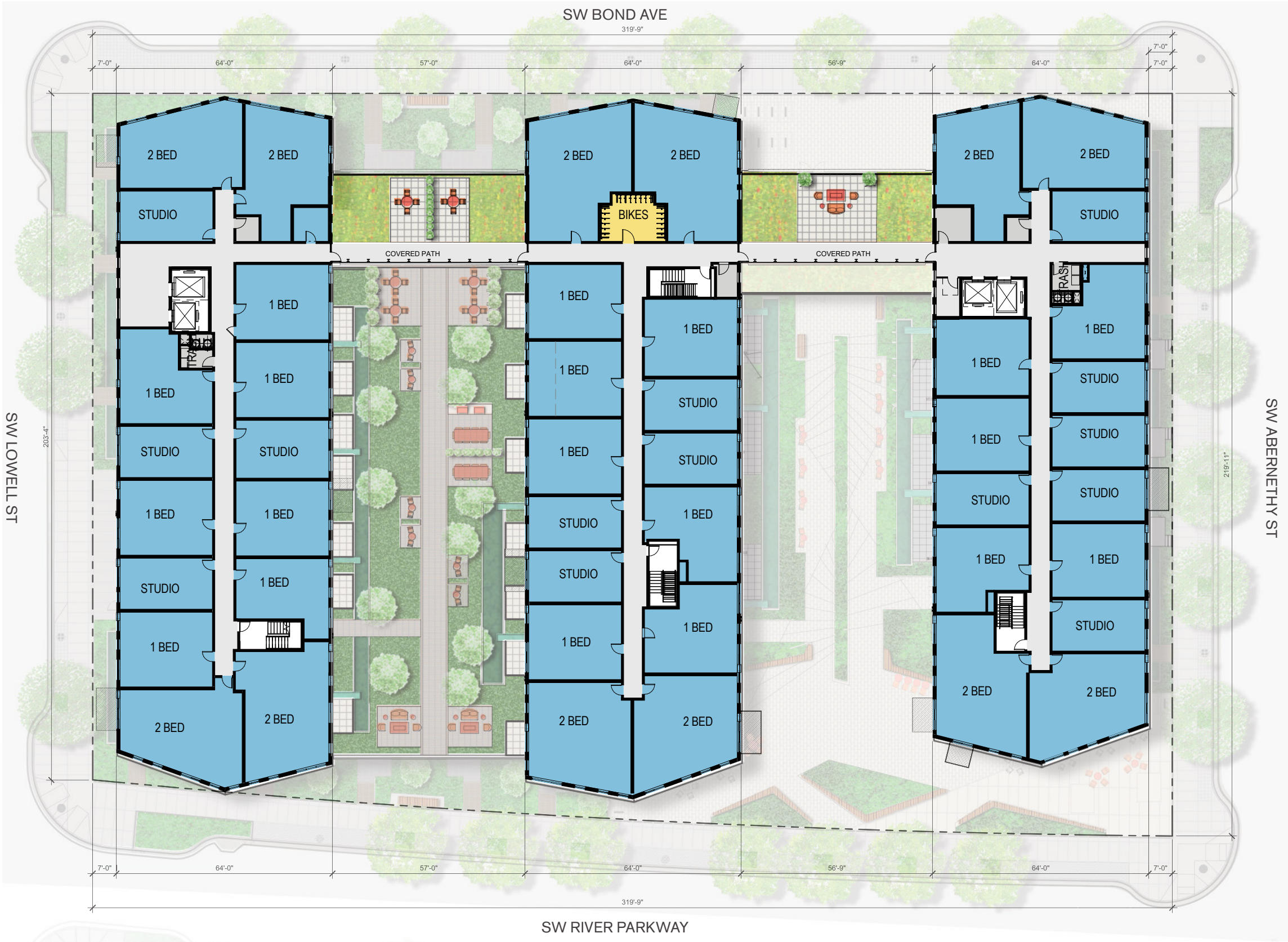




BL 45 - GROUND FLOOR







0 8' 16' 32'

PARKING

SERVICE

CIRC./SUPPORT

LANDSCAPING

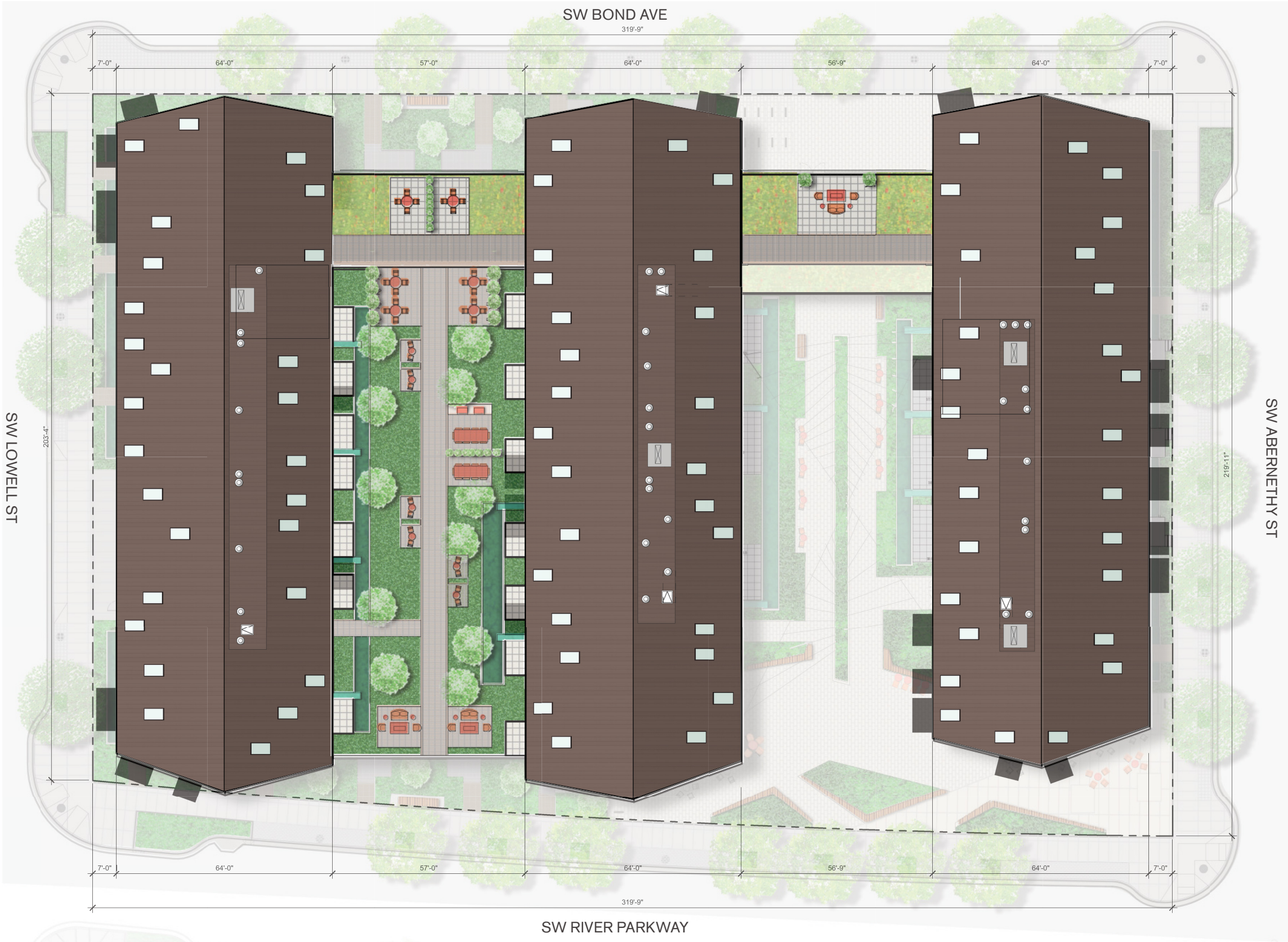
AMENITY

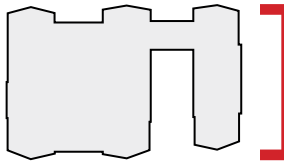
RETAIL

LIVE/WORK

HOUSING

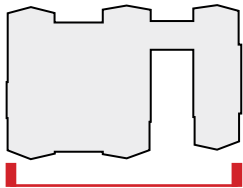
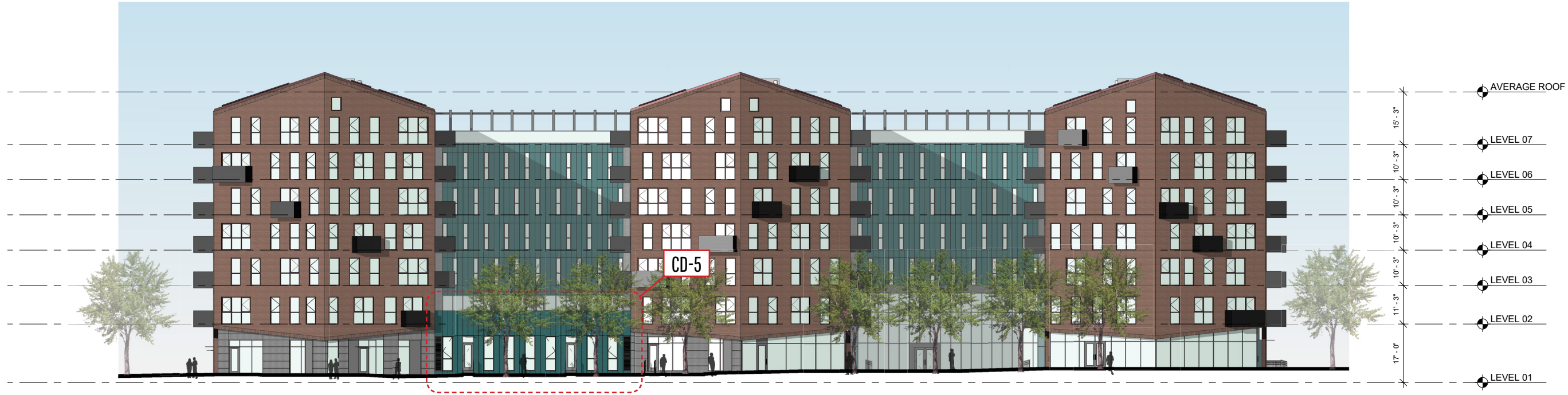
BL 45 - LEVEL 07





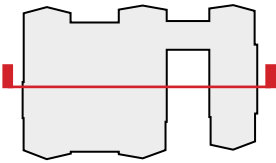
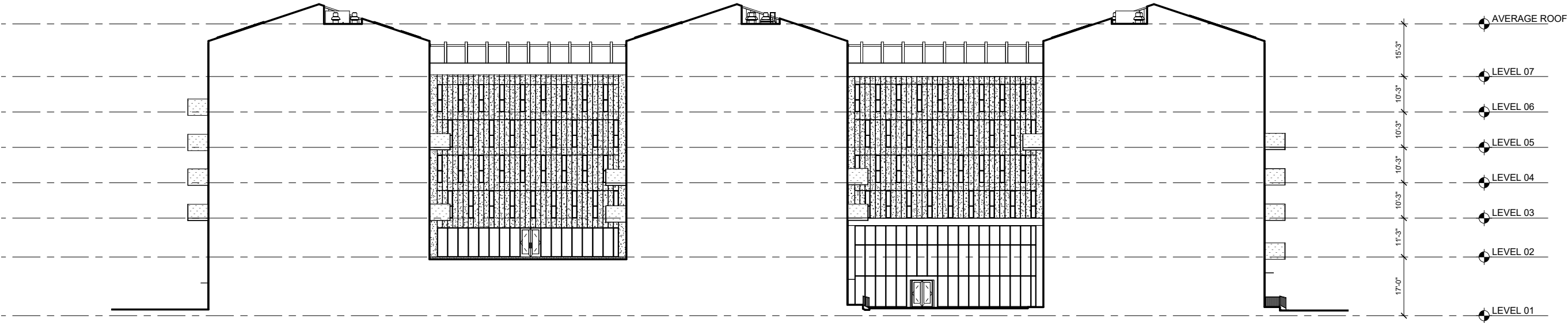
NORTH ELEVATION

0 8' 16' 32'

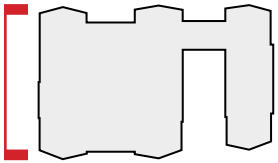


EAST ELEVATION

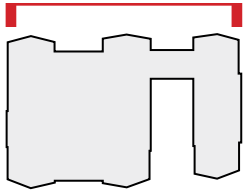




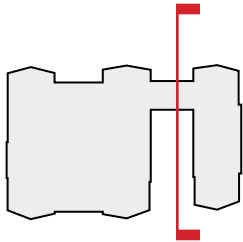
0 8' 16' 32'



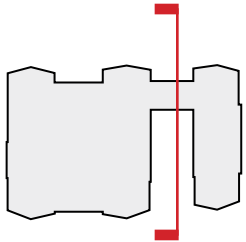
SOUTH ELEVATION



WEST ELEVATION

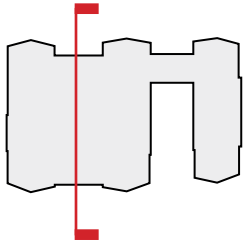


COURTYARD 1 NORTH ELEVATION

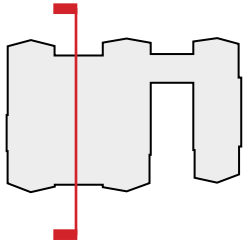
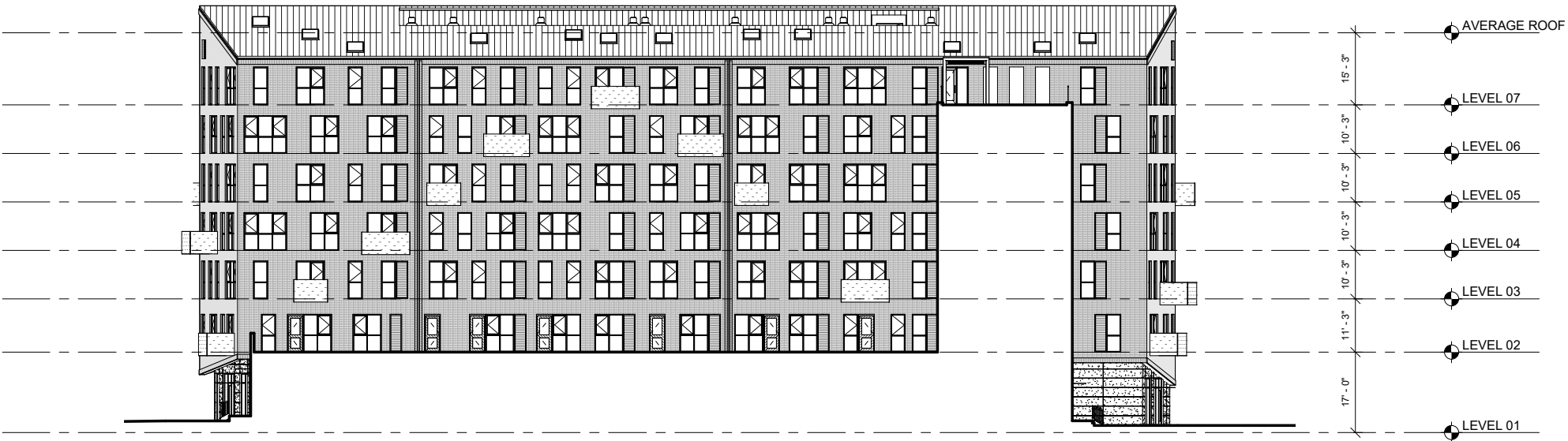
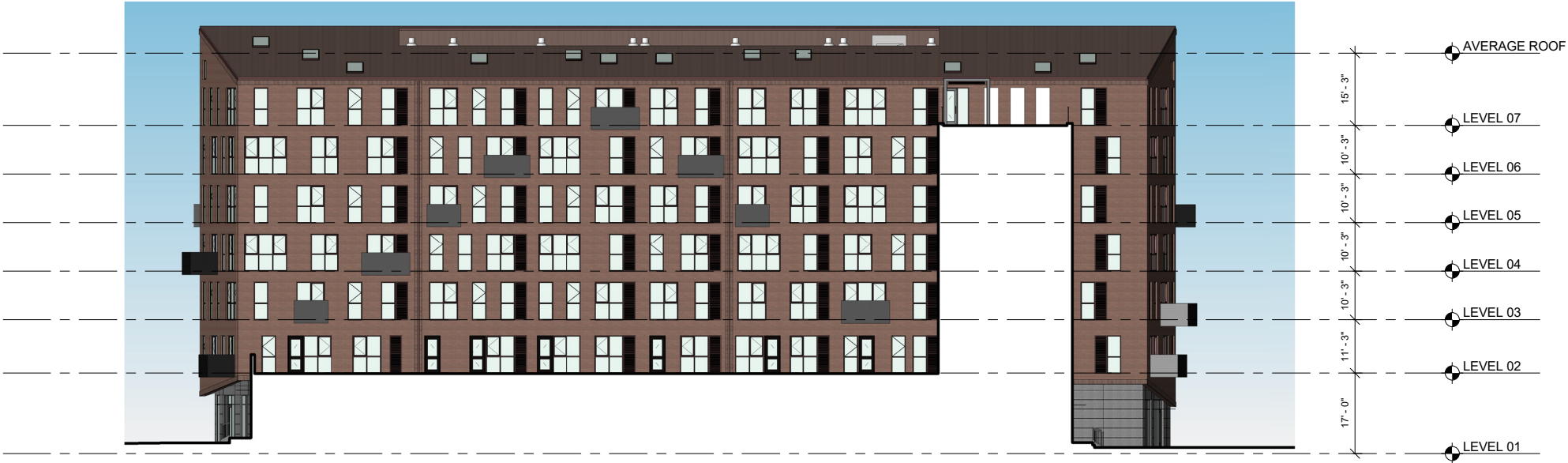


0 8' 16' 32'

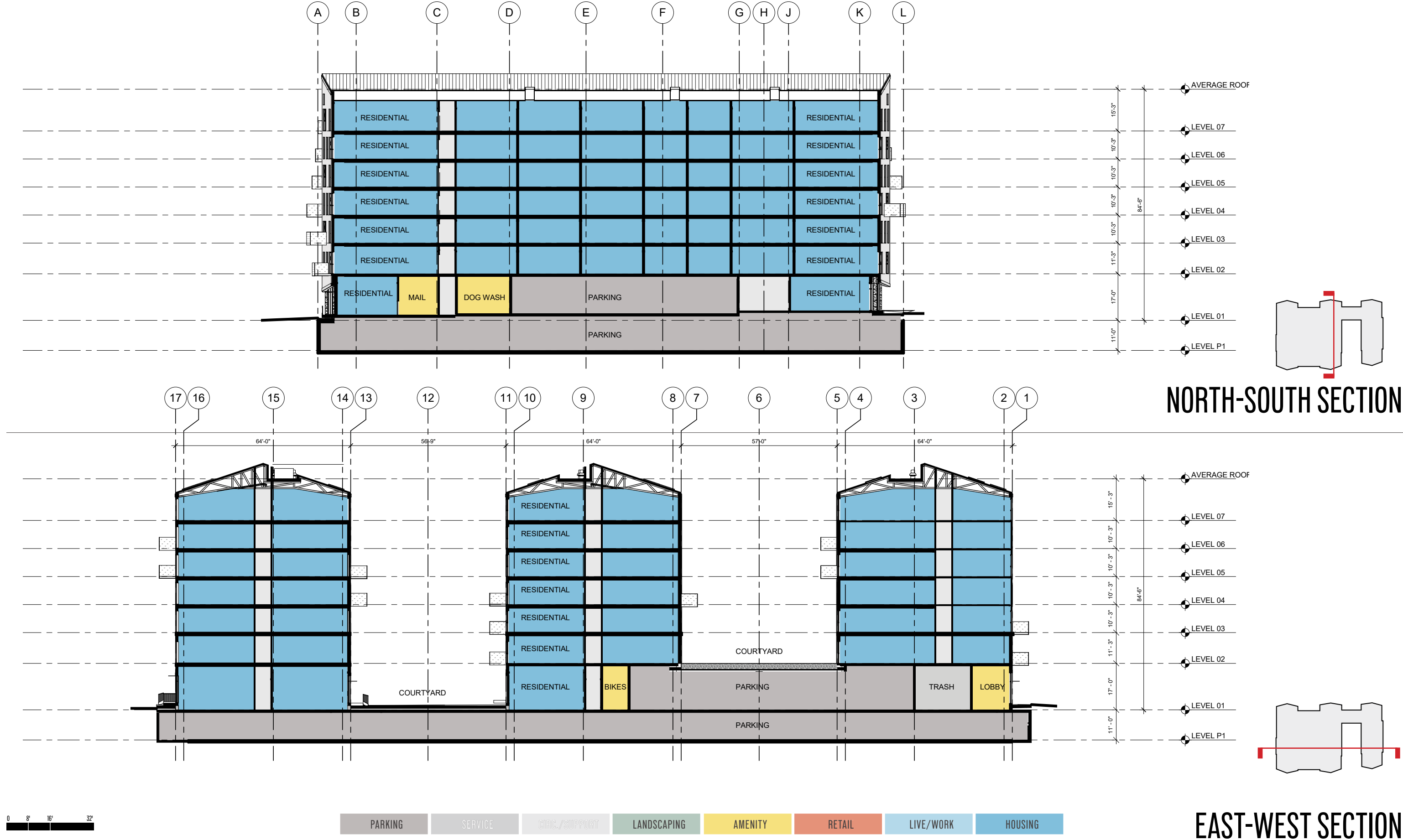
COURTYARD 1 SOUTH ELEVATION

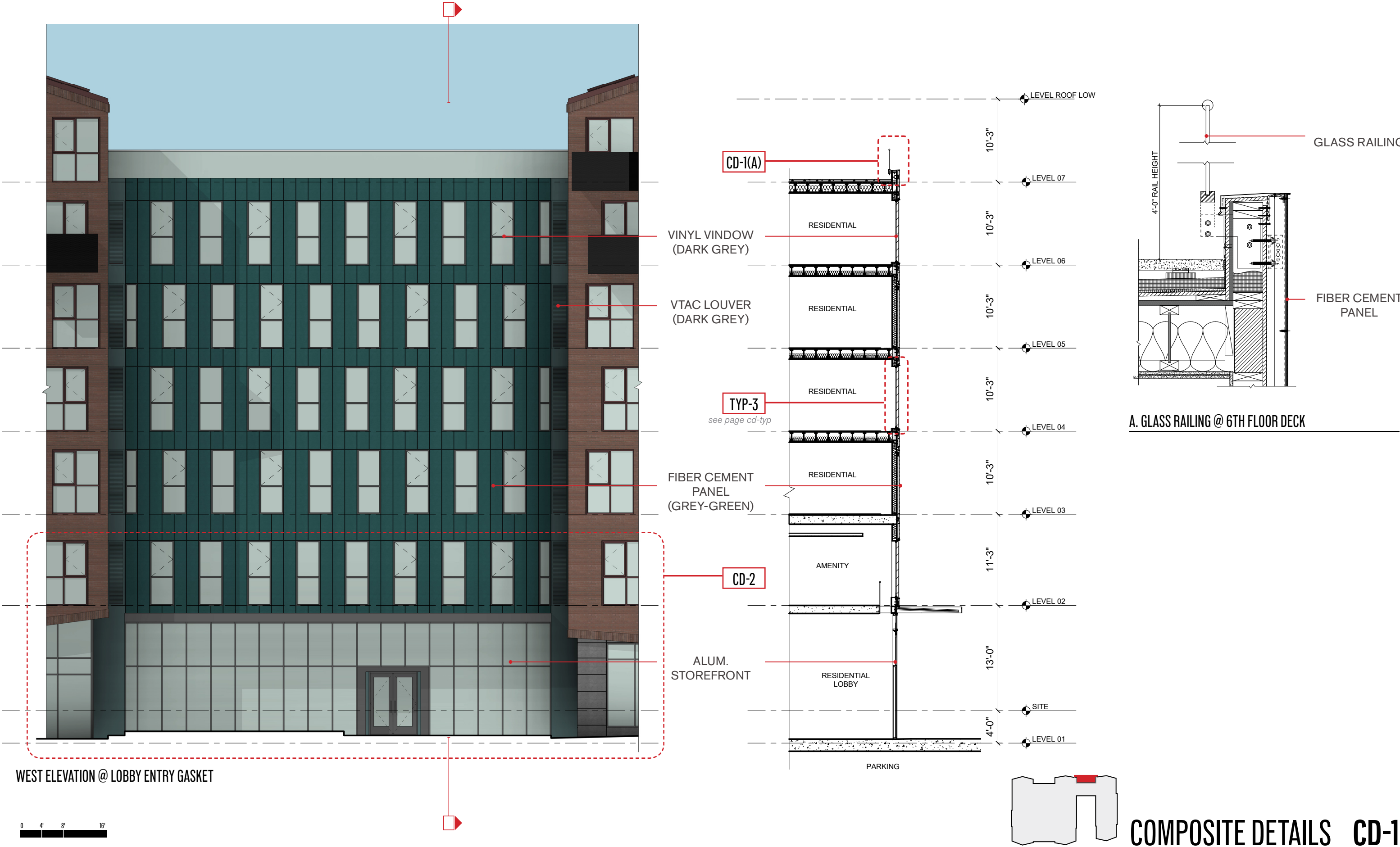


COURTYARD 2 NORTH ELEVATION



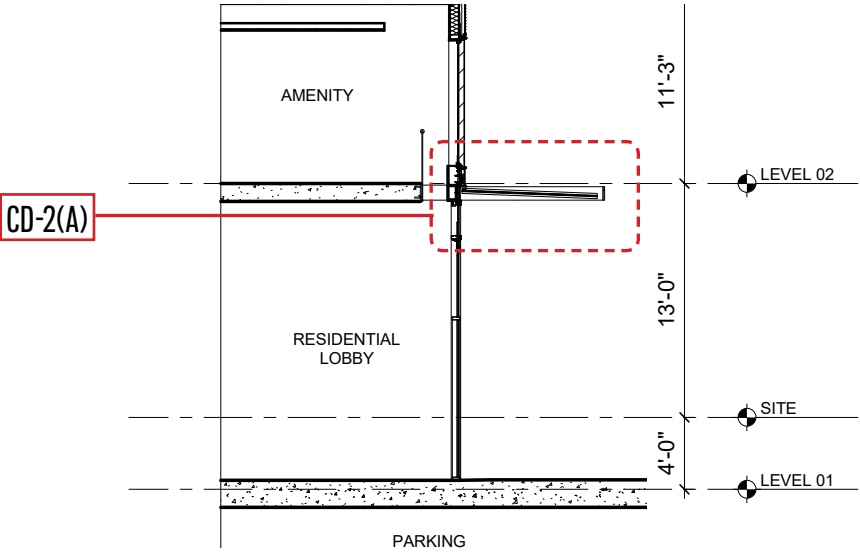
0 8' 16' 32'



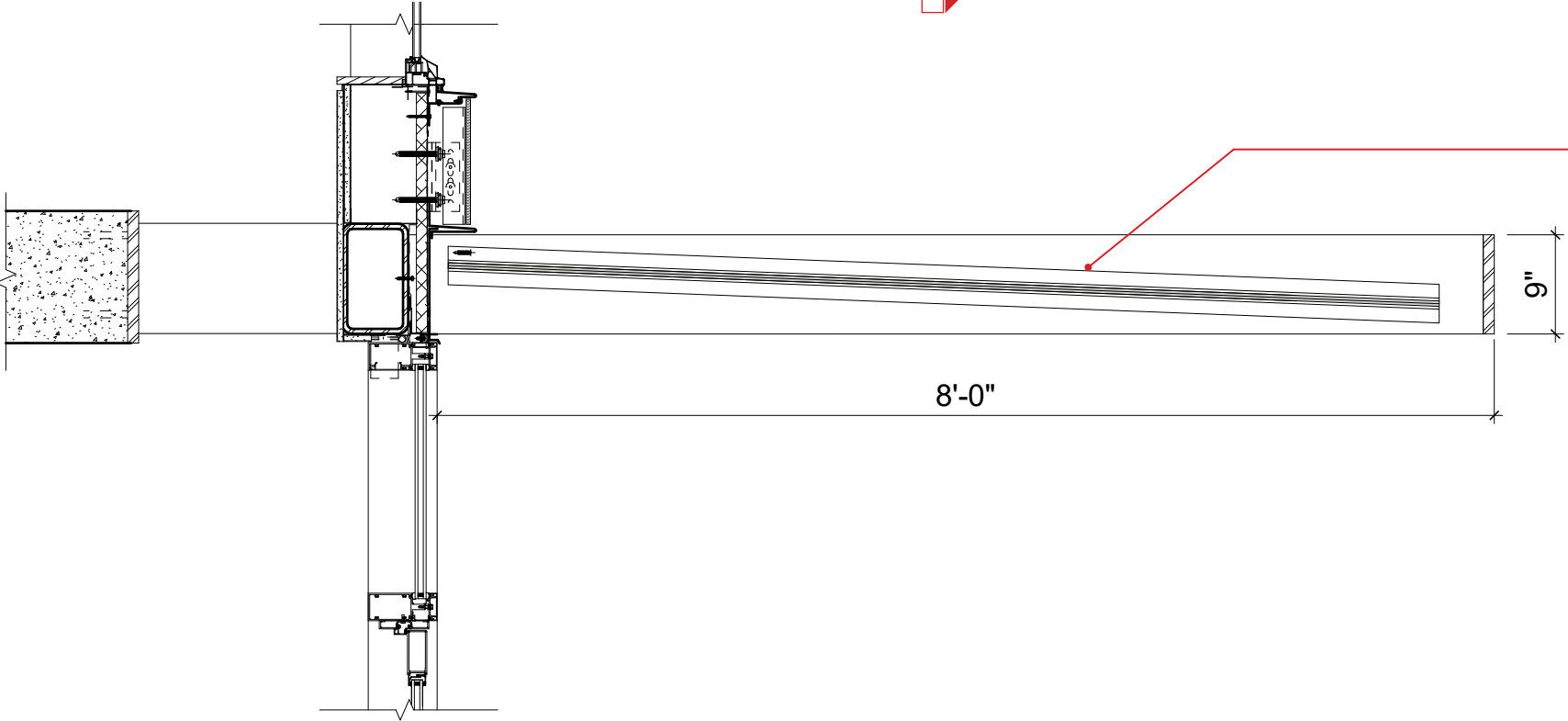




EAST ELEVATION @ LOBBY ENTRY GASKET

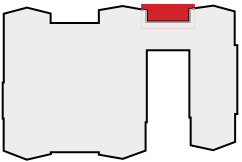


CD-2(A)



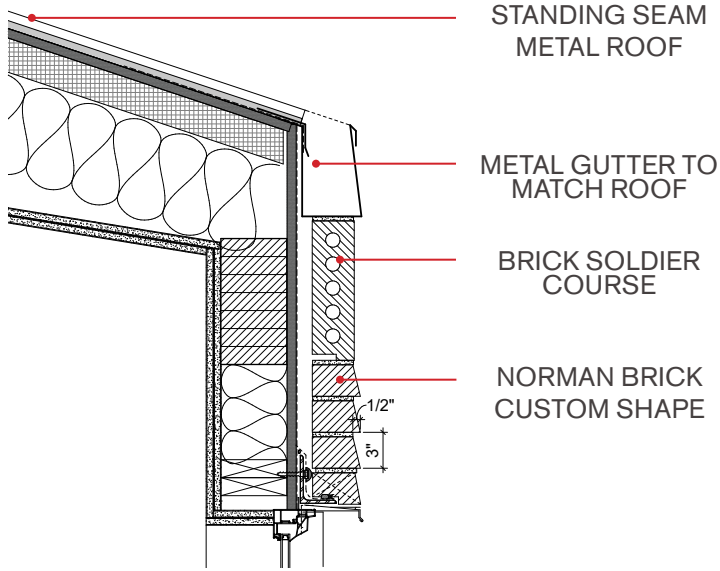
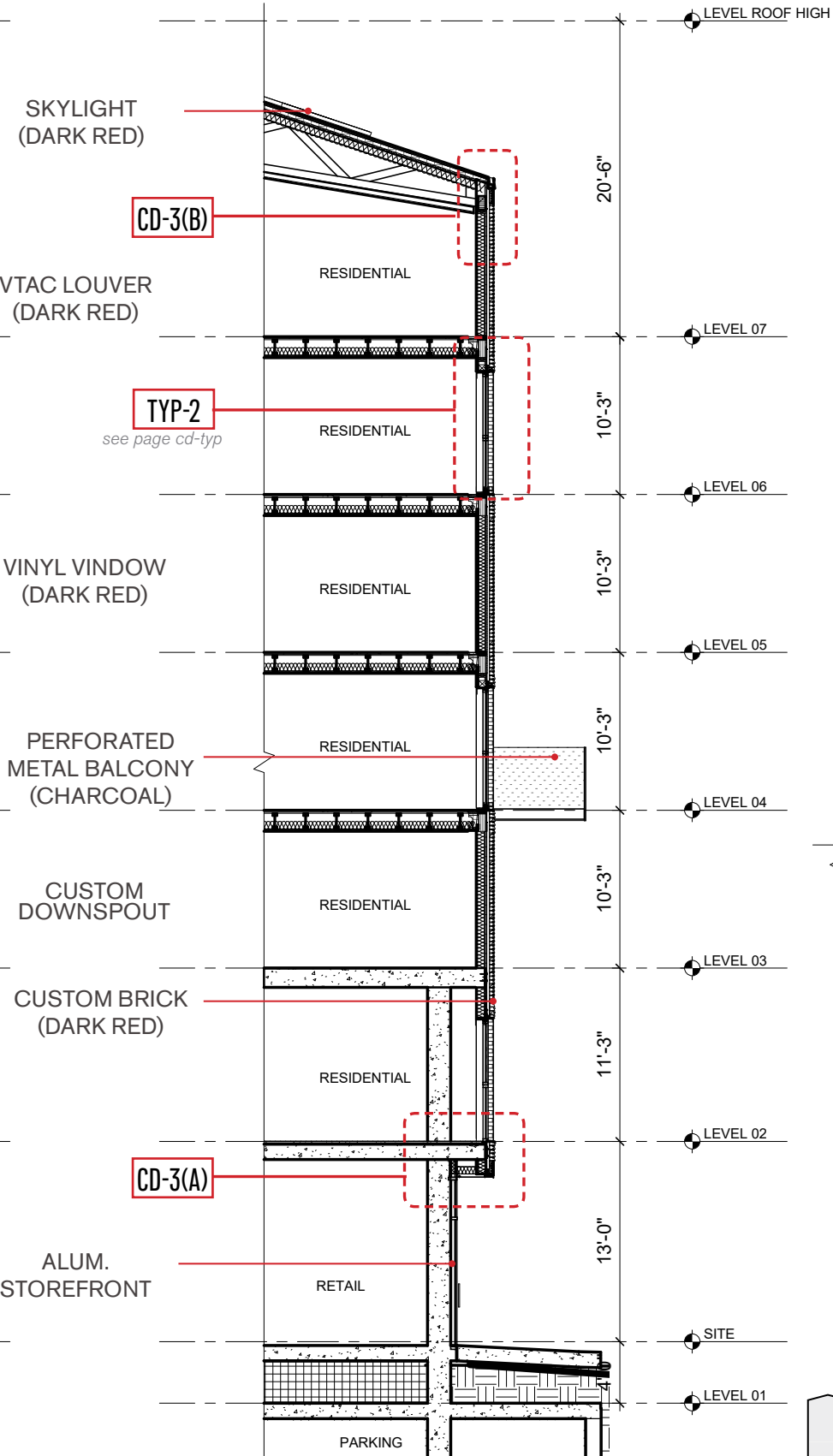
STEEL CANOPY (PAINTED TO MATCH FIBER CEMENT PANEL)

C. MAIN ENTRY CANOPY

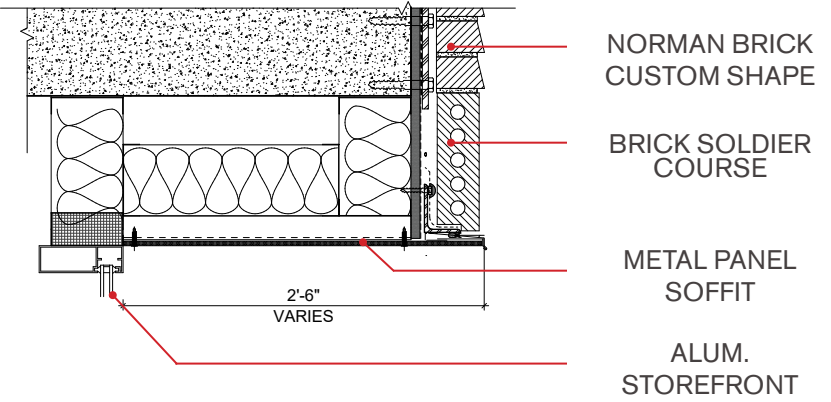




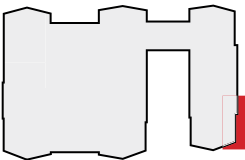
ELEVATION @ NORTHEAST BUILDING CORNER

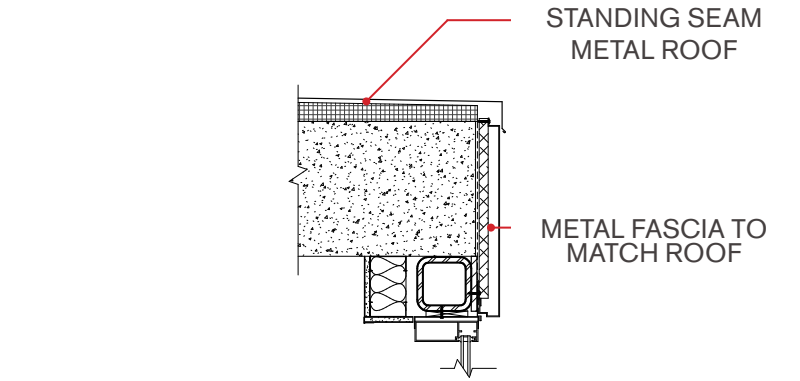
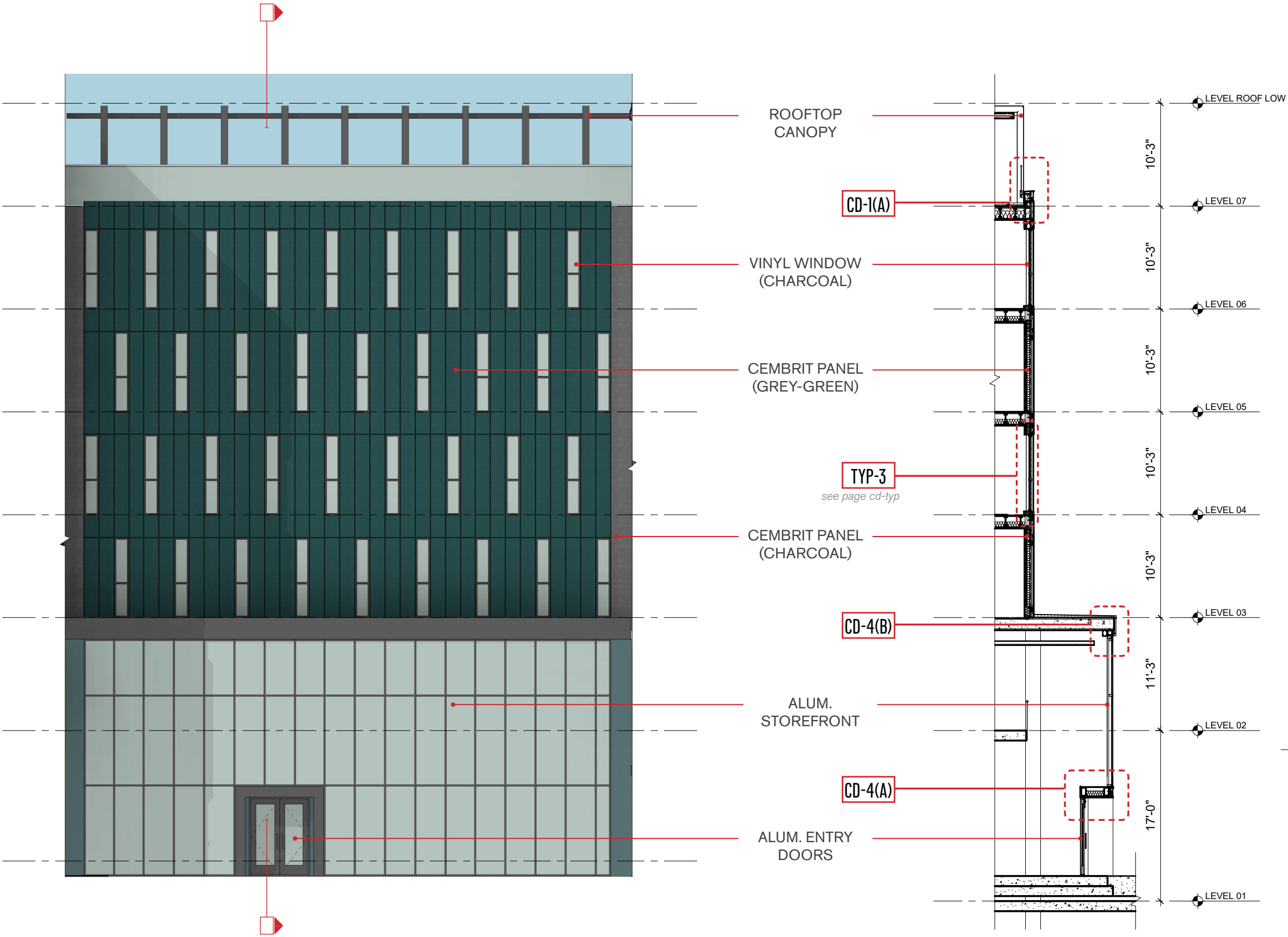


B. TYP. WALL ROOF CONNECTION DETAIL

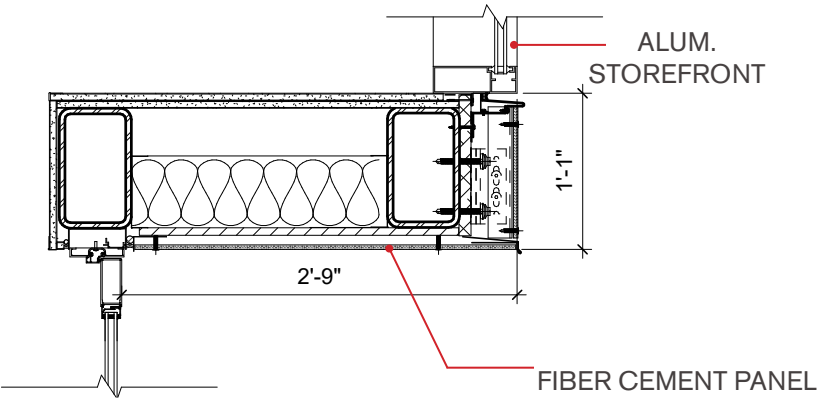


A. BRICK AND SOFFIT @ GROUND FLOOR STOREFRONT





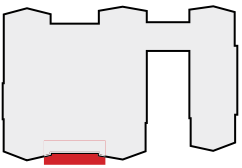
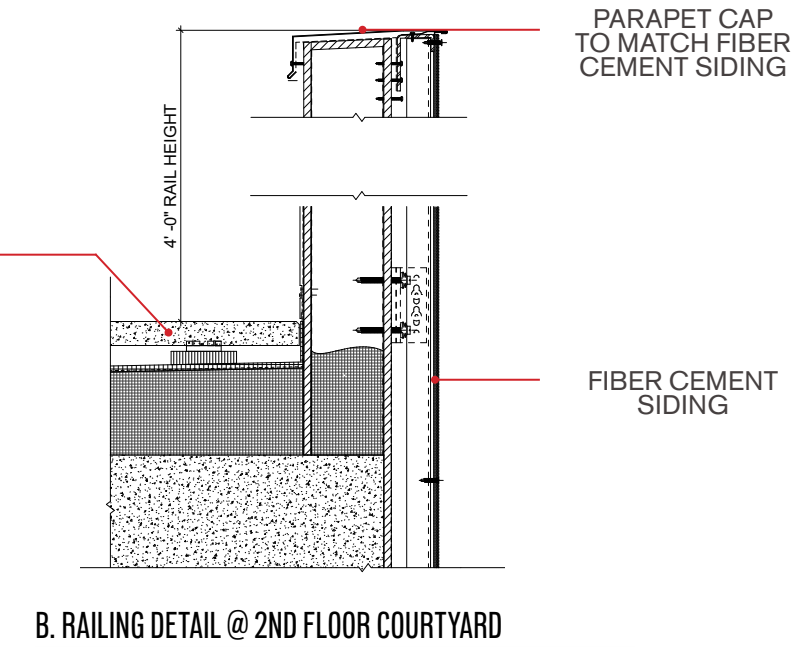
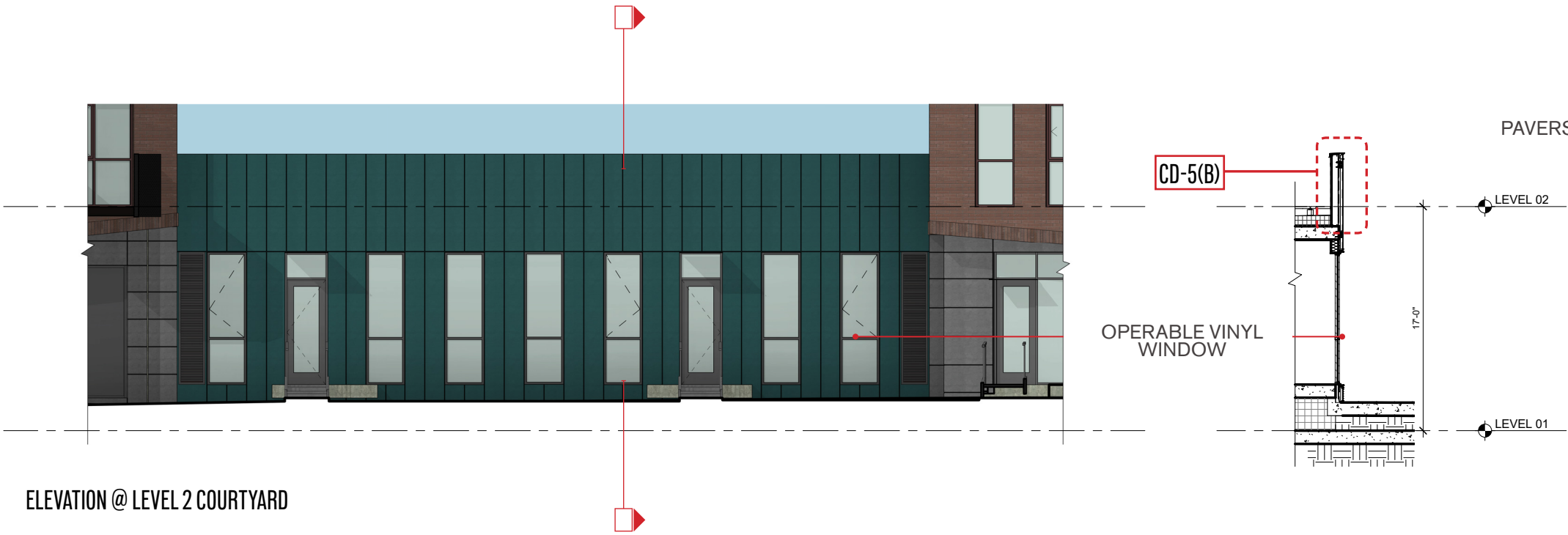
B. ALUM. STOREFRONT LOBBY HEAD DETAIL



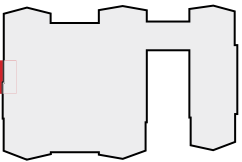
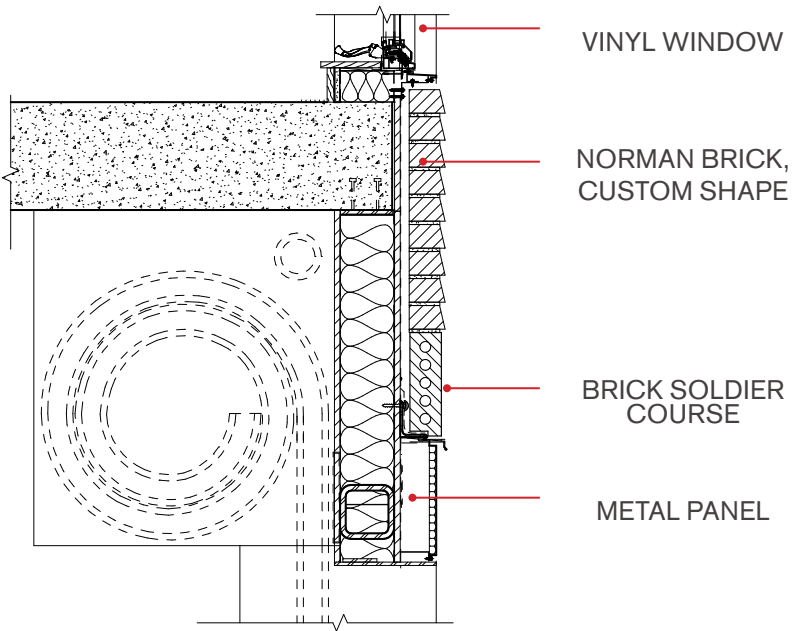
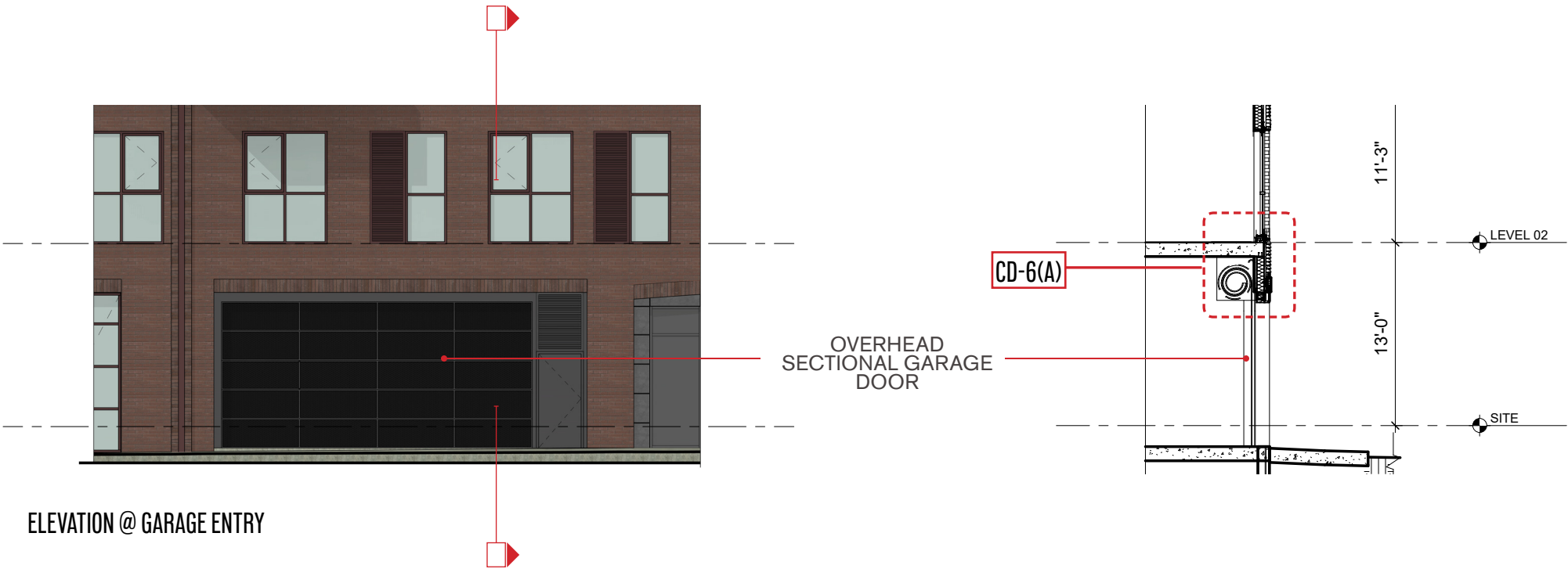
A. SECTION AT LOBBY ENTRY DOOR

ELEVATION @ LOBBY GASKET



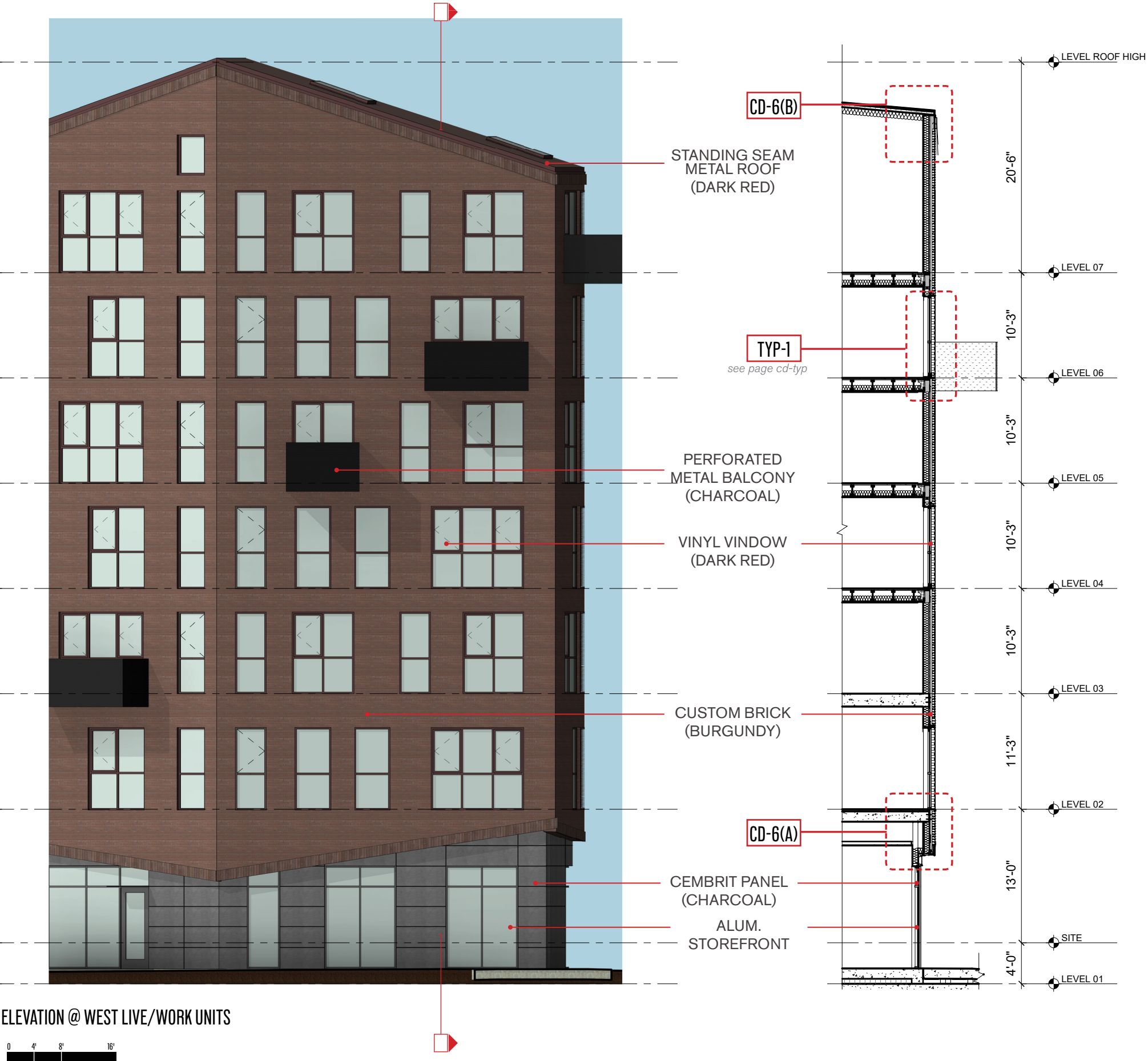


COMPOSITE DETAILS CD-5

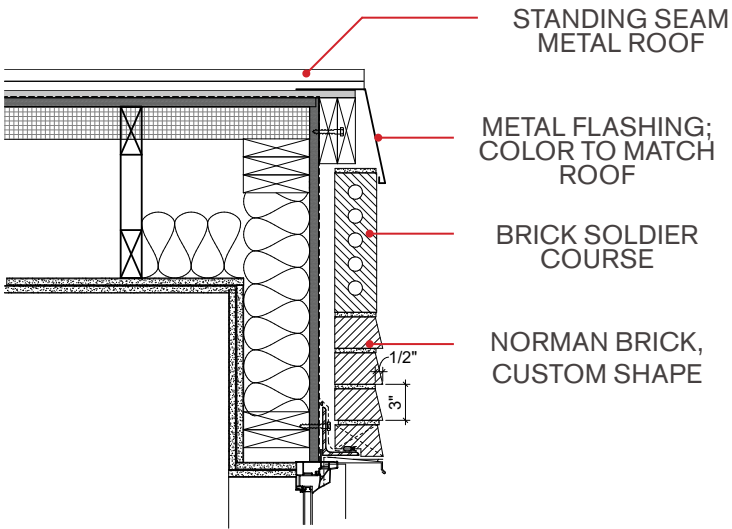


COMPOSITE DETAILS CD-6

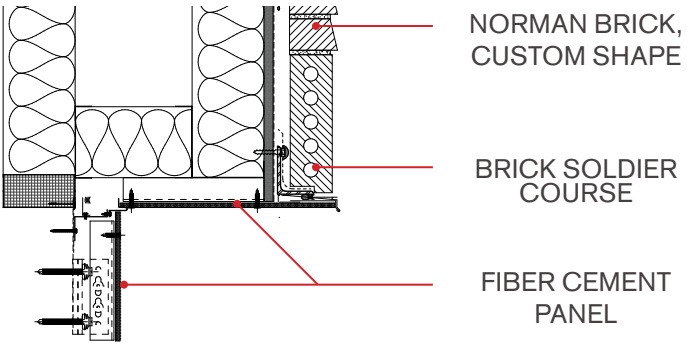




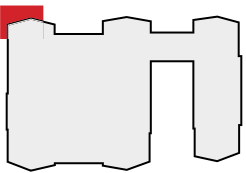
ELEVATION @ WEST LIVE/WORK UNITS



B. ROOF DETAIL @ FASCIA

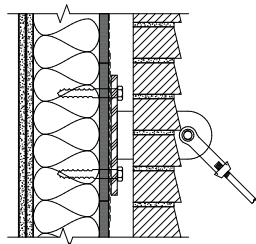


A. BRICK @ FIBER CEMENT PANEL SOFFIT

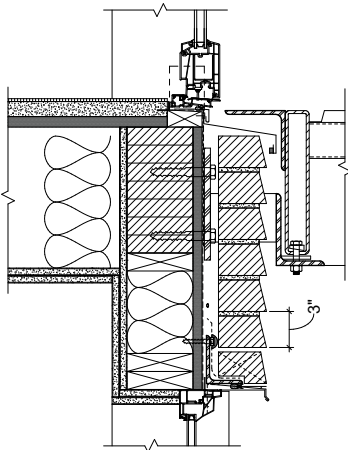


COMPOSITE DETAILS CD-6

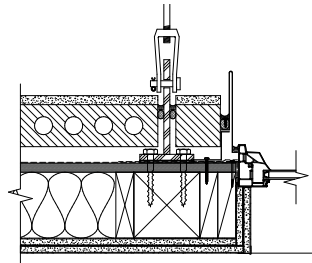
1. TYP BRICK BALCONY DETAILS



BALCONY BRACKET ATTACHMENT @ BRICK

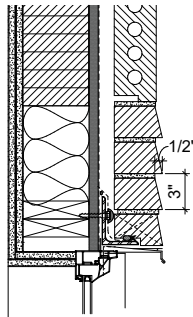


BALCONY ATTACHMENT @ BRICK

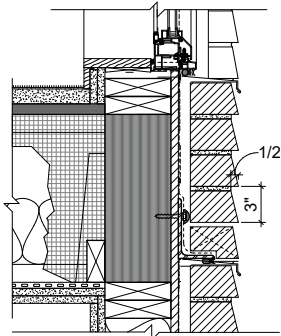


BALCONY JAMB ATTACHMENT @ WINDOW

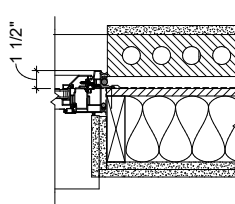
2. TYP VINYL WINDOWS @BRICK



TYP WINDOW HEAD @ BRICK

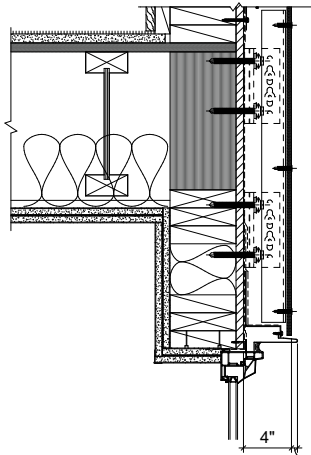


TYP WINDOW SILL @ BRICK

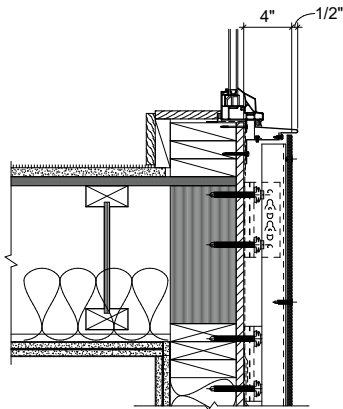


TYP WINDOW JAMB @ BRICK

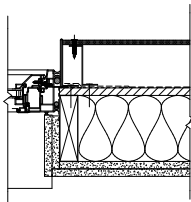
3. TYP VINYL WINDOWS @FIBER CEMENT PANEL



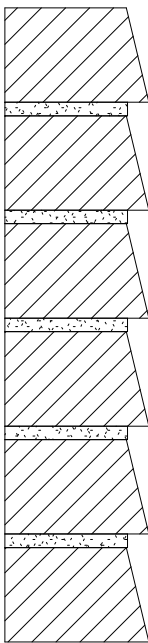
TYP WINDOW HEAD @ FIBER CEMENT PANEL



TYP WINDOW SILL @ FIBER CEMENT PANEL



TYP WINDOW JAMB @ FIBER CEMENT PANEL



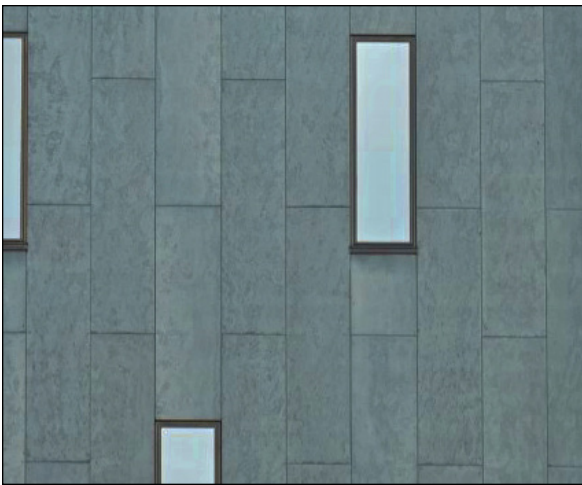
FLASHED RED BRICK
norman brick 2.5" x 11.5" xvarying depth
running bond



GLASS REINFORCED FIBER CEMENT PANEL
integral color
high density
color: grey green



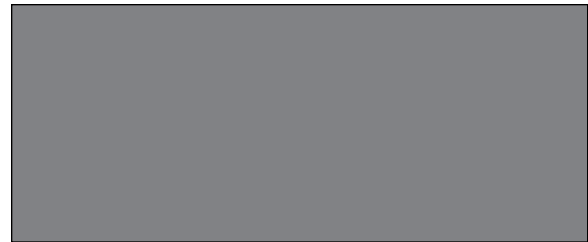
GLASS REINFORCED FIBER CEMENT PANEL
integral color
high density
color: medum grey



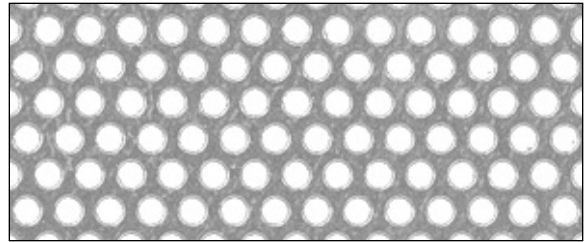
RESIDENTIAL WINDOWS - VINYL
COLOR: CHARCOAL



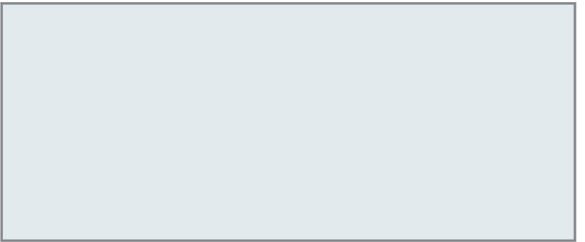
RESIDENTIAL WINDOWS - VINYL
COLOR: DARK RED



ALUMINUM STOREFRONT
COLOR: SILVER

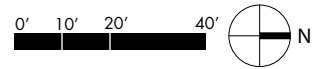
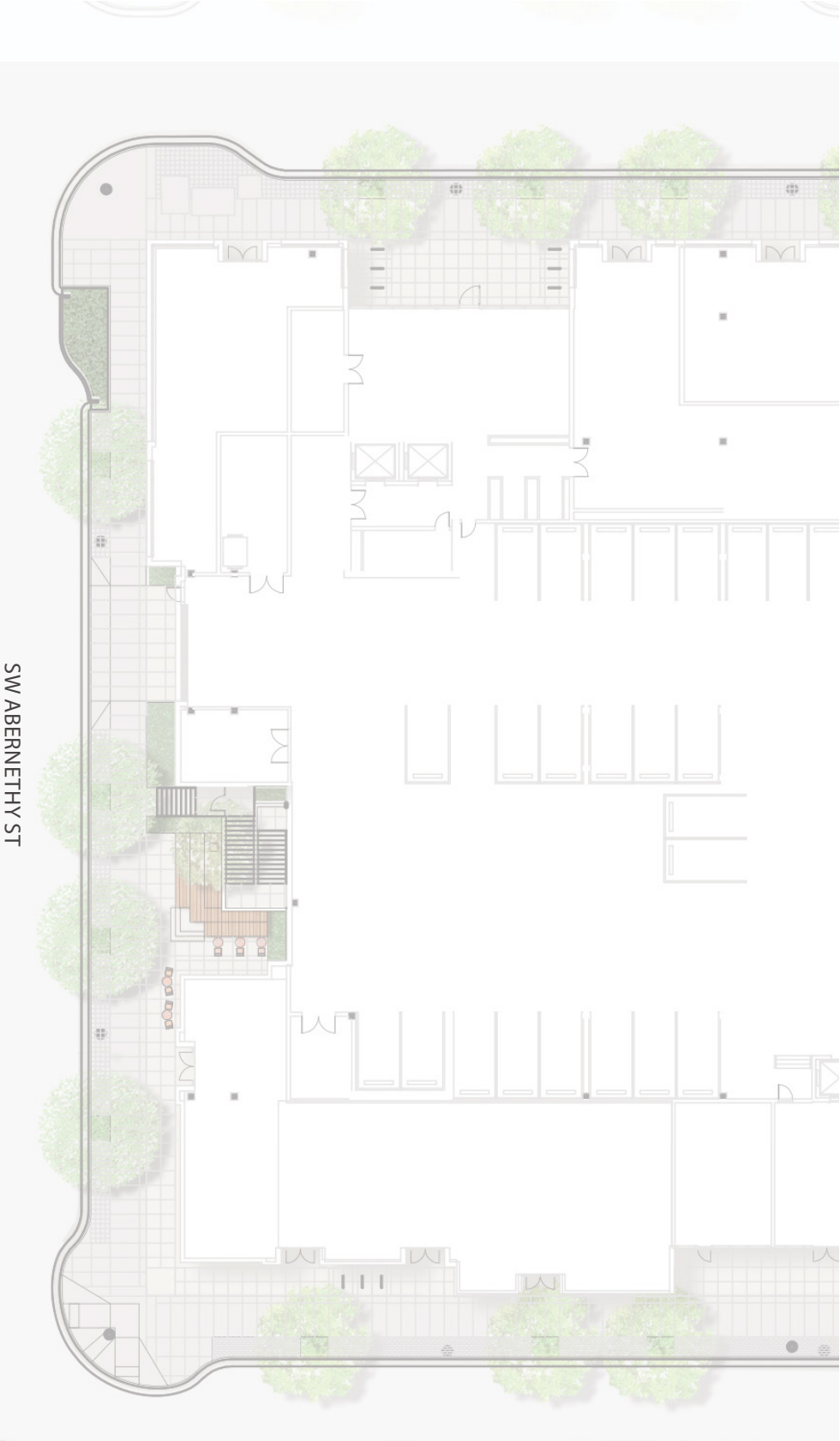
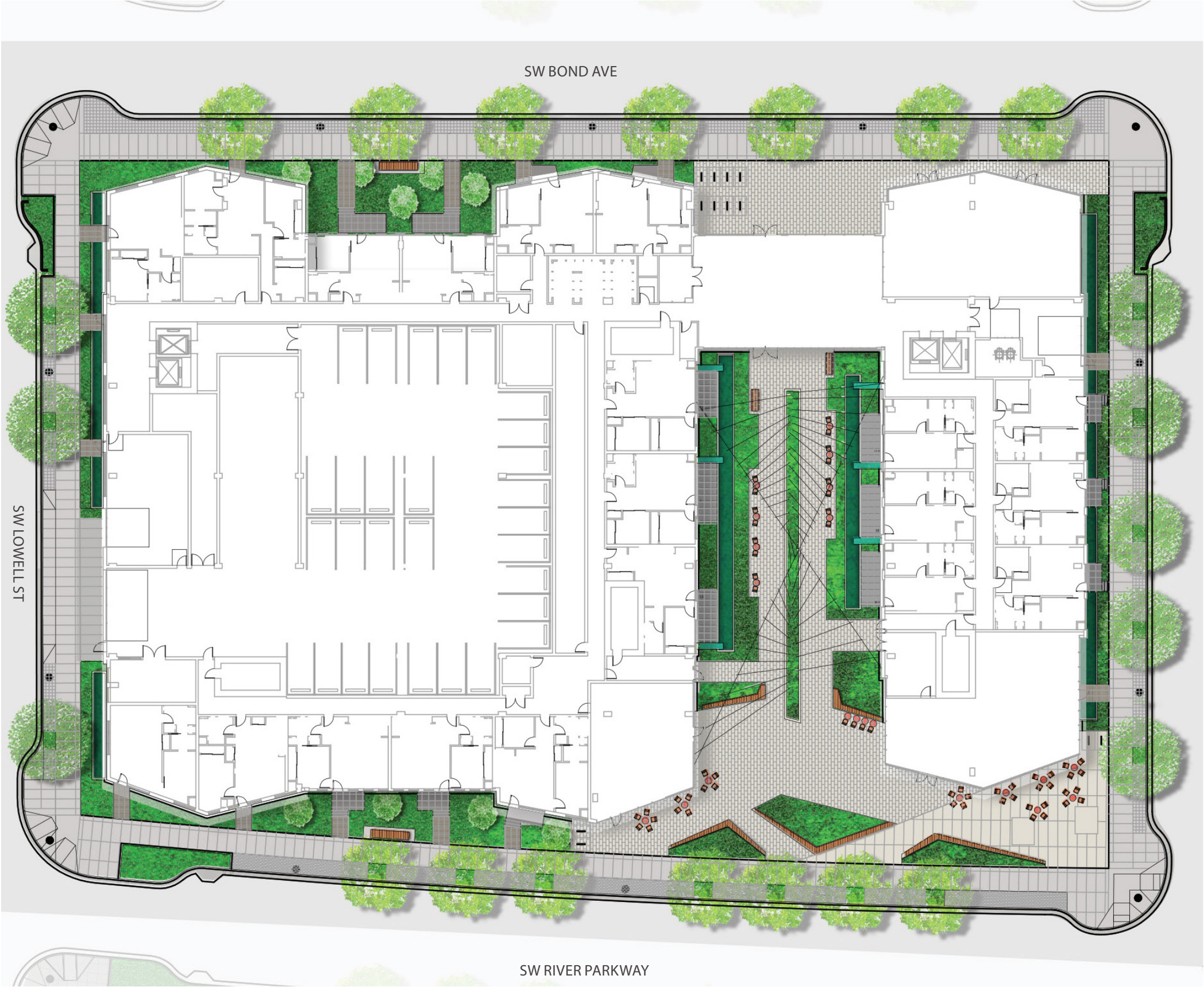


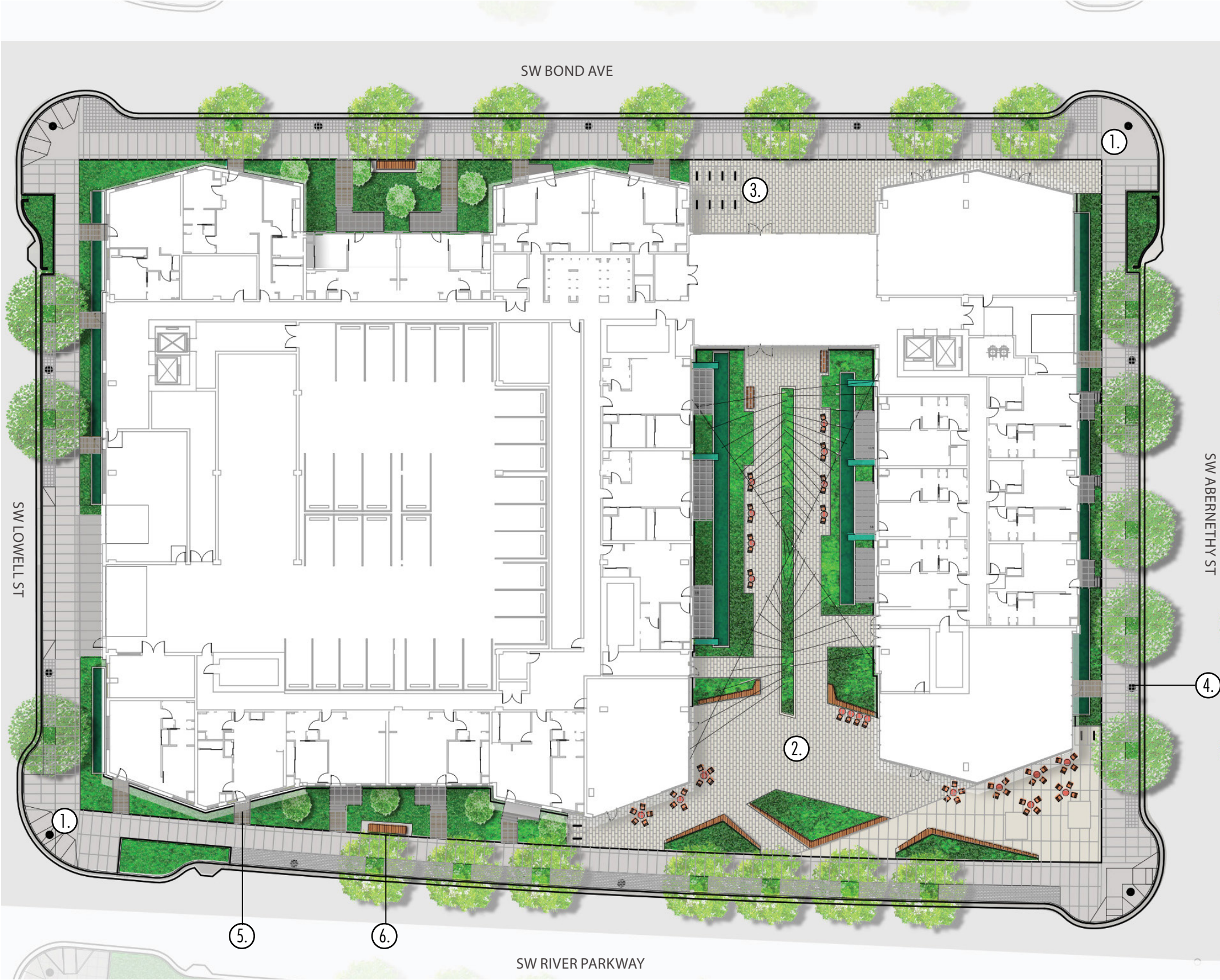
PERFORATED METAL AT BALCONY
COLOR: DARK GREY PERFORATION



GLASS RAILING AT 6TH FLOOR
COLOR: CLEAR GLASS WITH SILVER CAP

MATERIALS AND COLORS

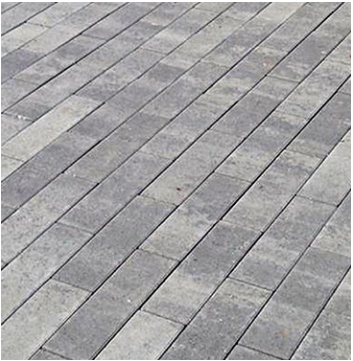




1. CONCRETE PAVING



5. BRIDGE



2. PAVERS



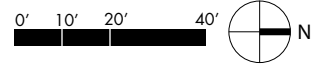
6. BENCH

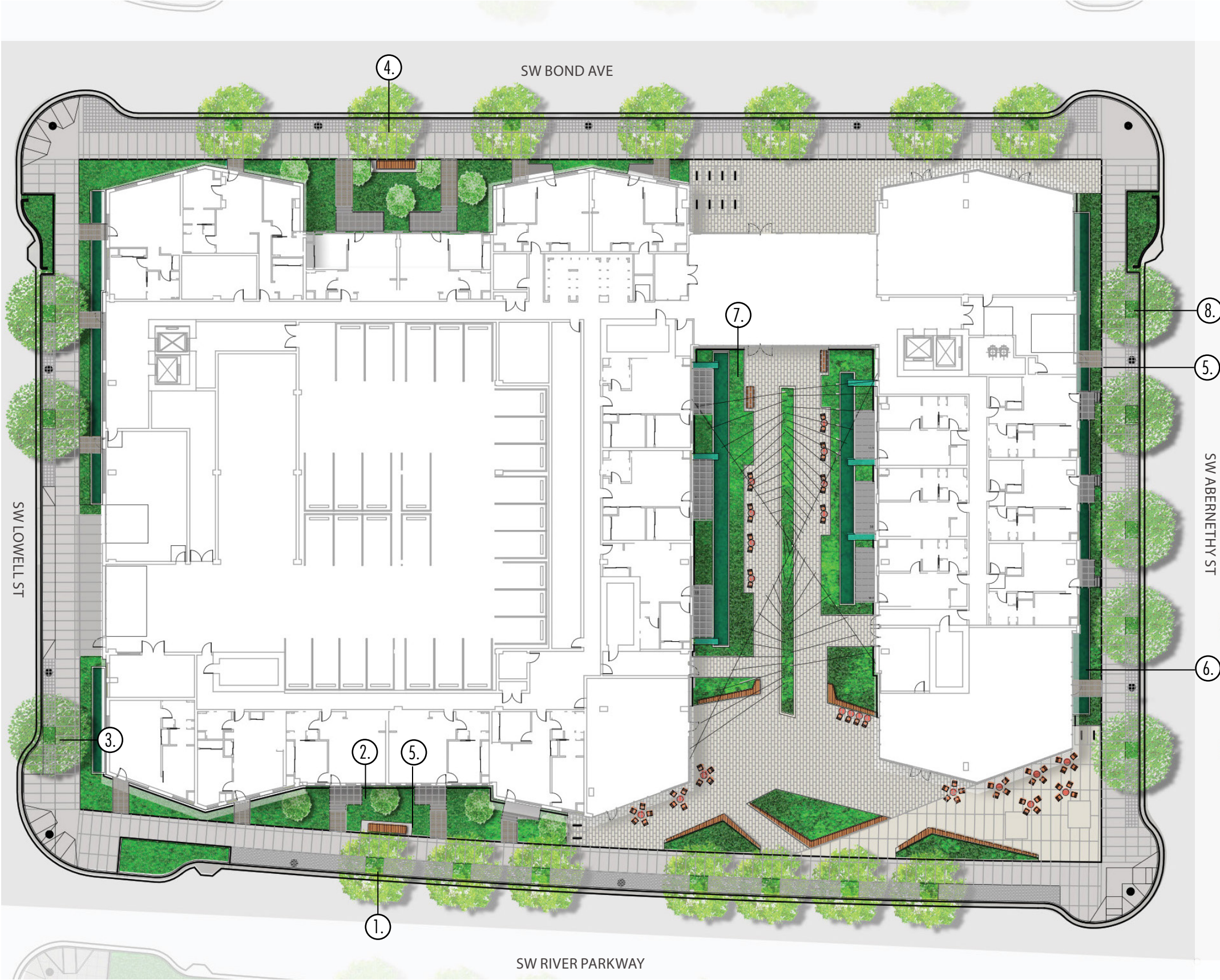


3. BIKE RACKS



4. POLE LIGHTS





1. HORNBEAM



5. COMPACT OREGON GRAPE



2. VINE MAPLE



6. JUNCUS & SIBERIAN IRIS



3. ACCOLADE ELM



7. BIRCH LEAF SPIREA



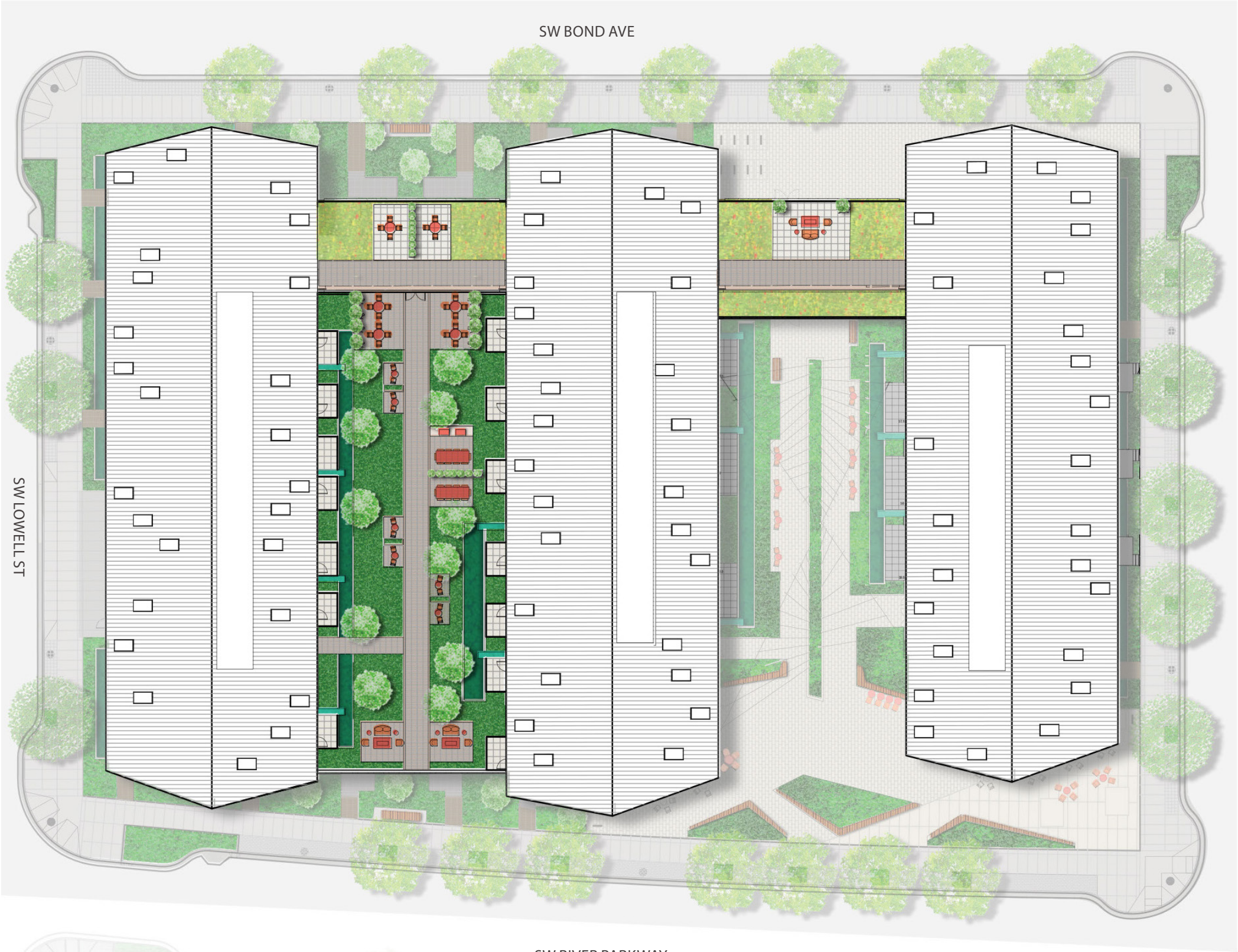
4. CHANTICLEER PEAR

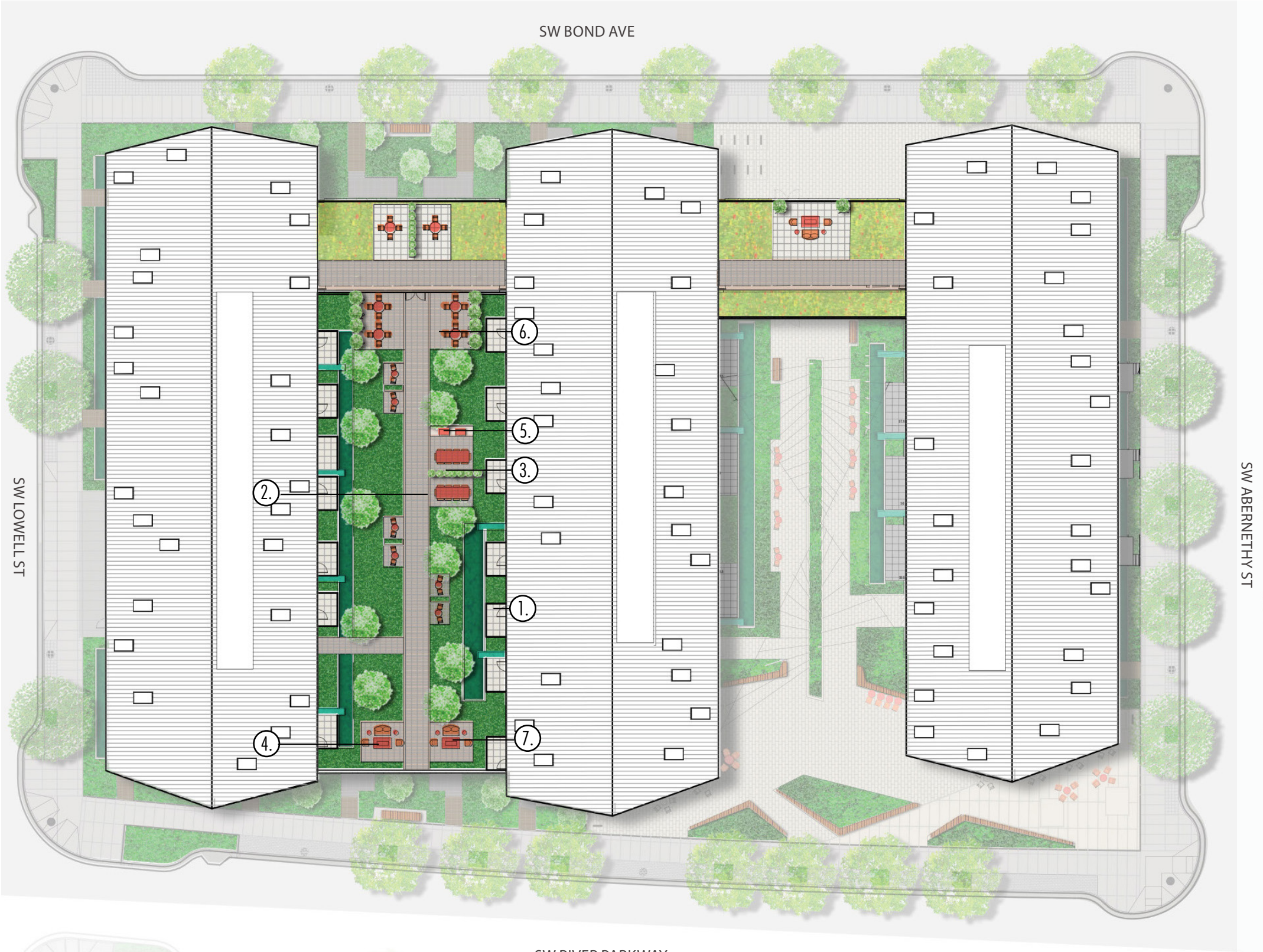


8. EUROPEAN HORNBEAM



BLOCK 45 STREETSCAPE PLANTING

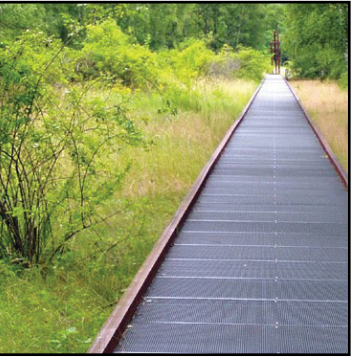




1. PEDESTAL PAVERS



5. BARBEQUE GRILL



2. METAL GRATING BOARDWALK



6. TABLES AND CHAIRS



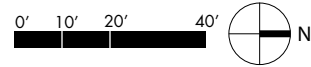
3. RECTANGULAR PLANTER



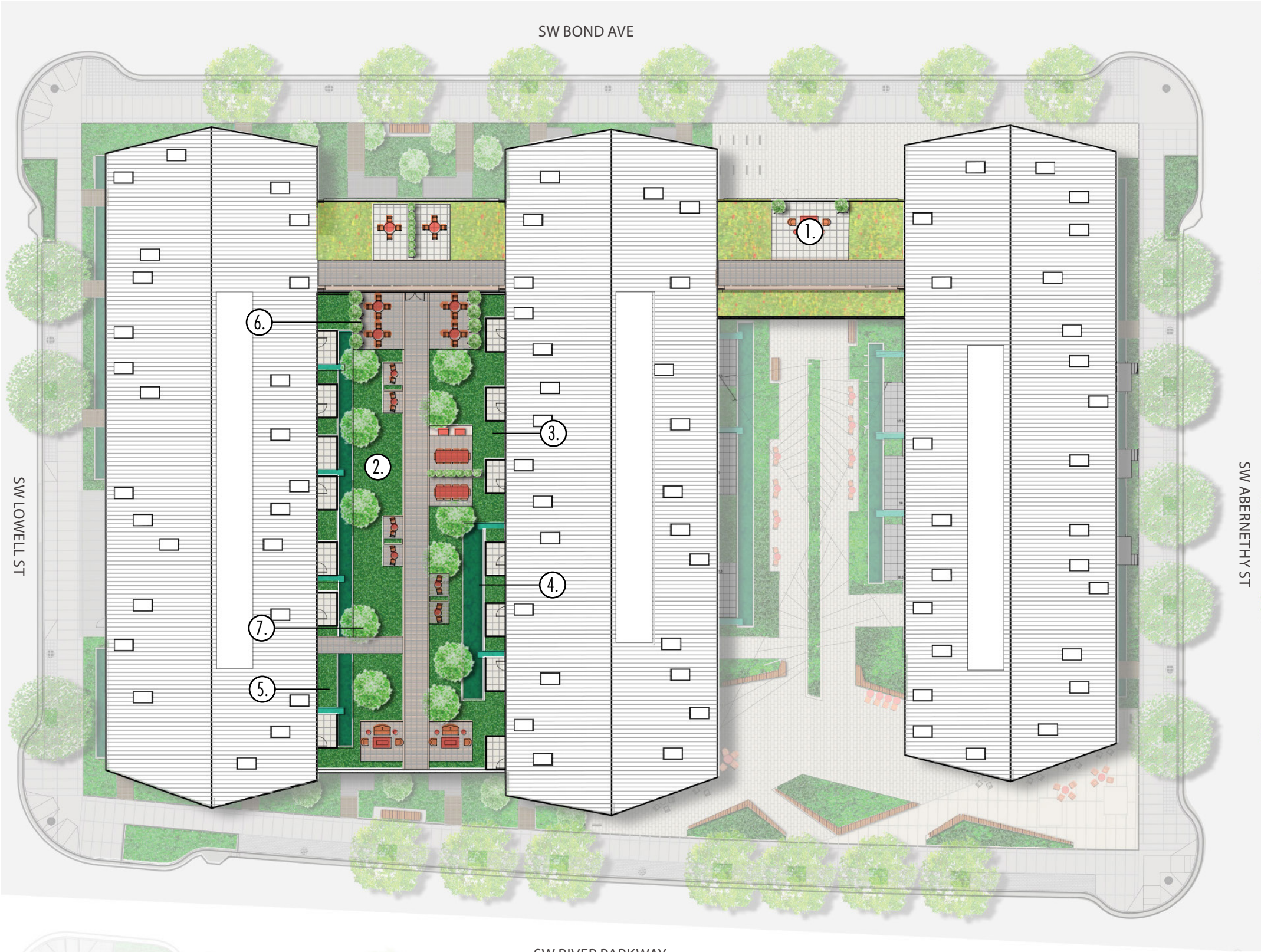
7. LOUNGE AREA



4. FIRE PIT



BLOCK 45 TERRACE MATERIALS



1. SEDUM



5. WESTERN SWORD FERN



2. ARCTIC WILLOW



6. DECORATIVE PLANTS IN POTS



3. CREEPING MAHONIA

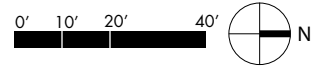
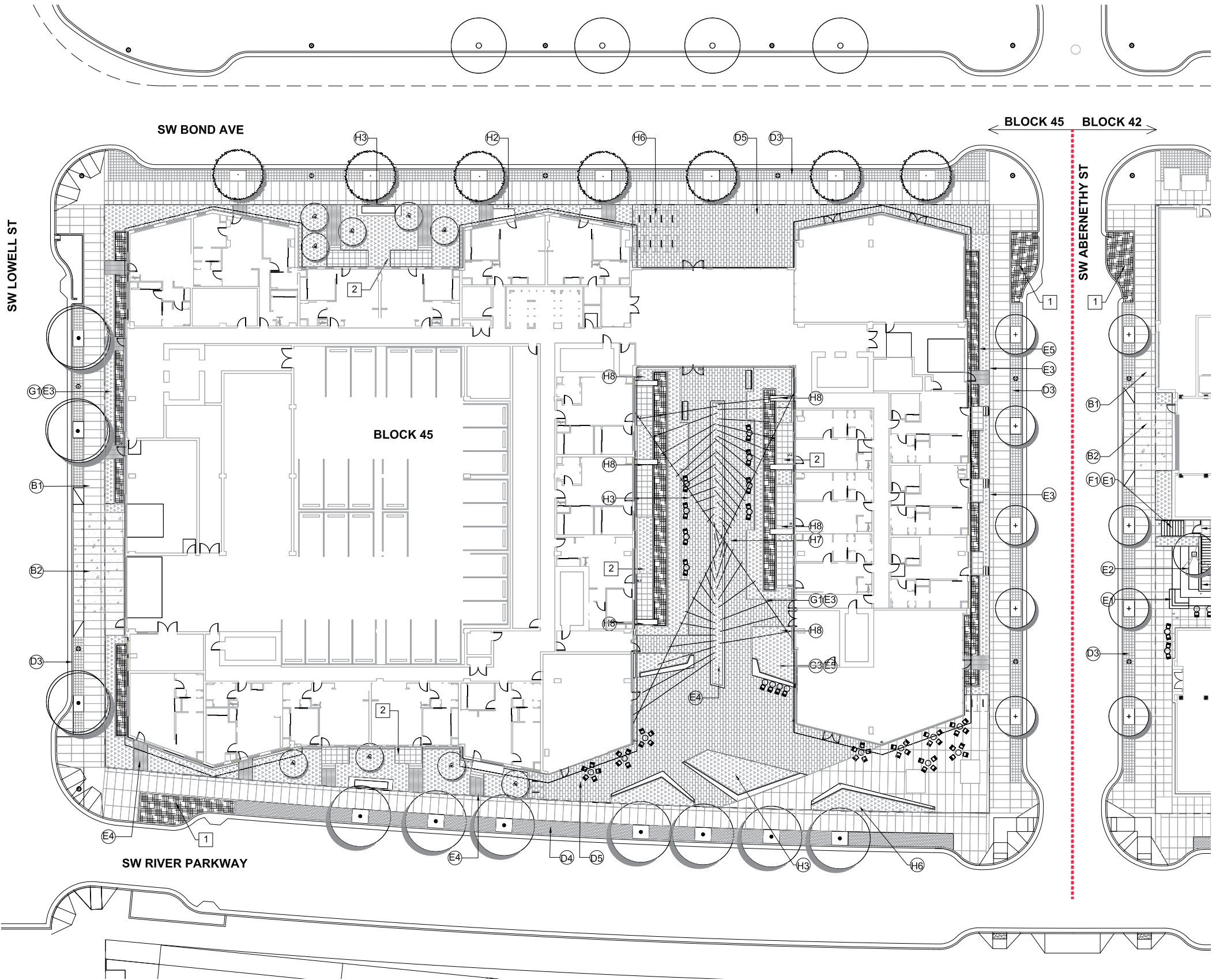


7. VINE MAPLE



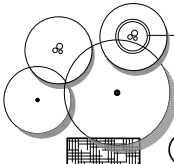
4. JUNCUS & SIBERIAN IRIS

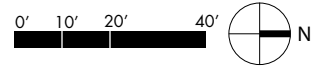
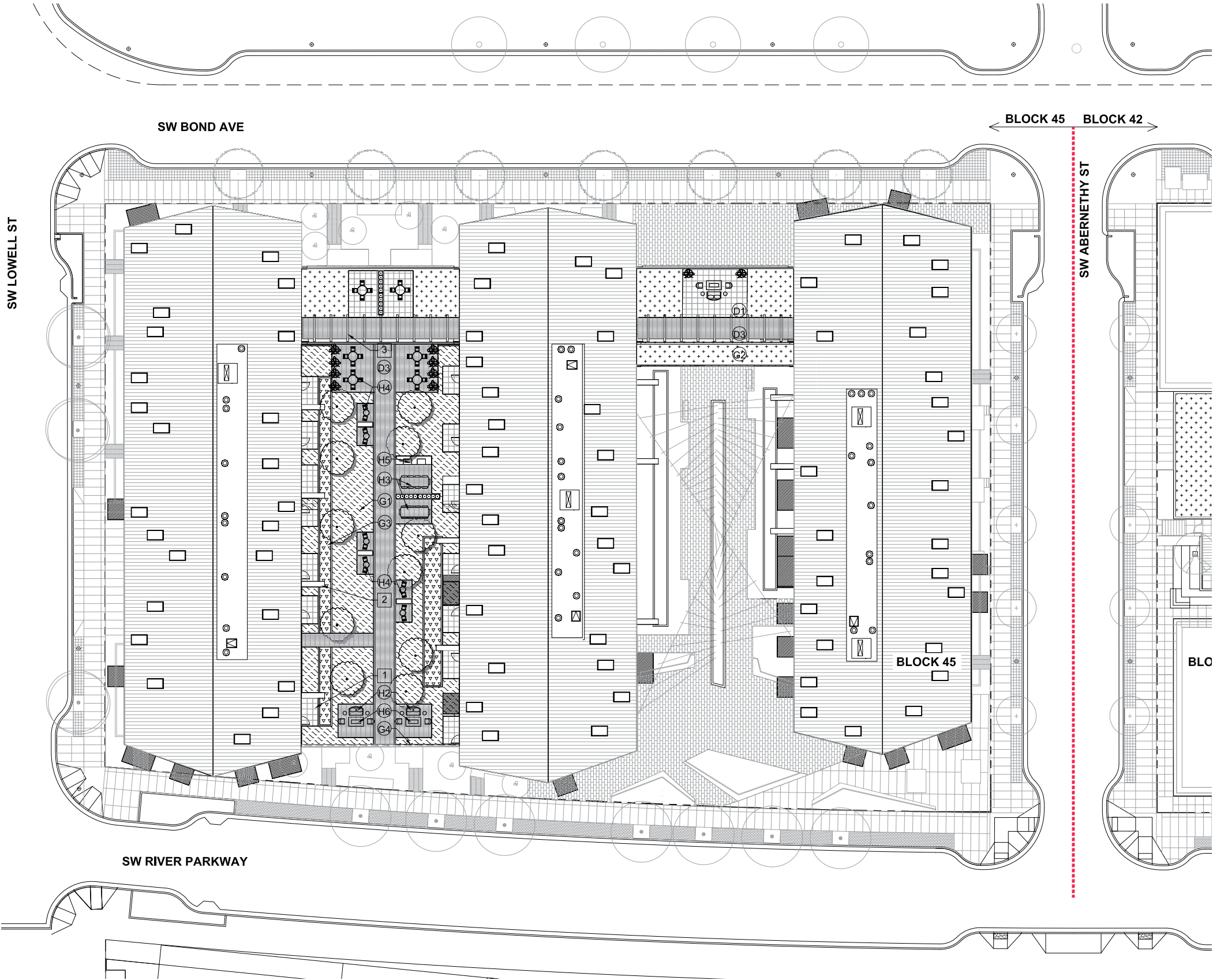




BLOCK 45 SITE MATERIALS PLAN

MATERIALS SCHEDULE

PAVEMENTS & CURBS	STAIRS, RAMPS, WALLS, CURBS, AND MOWBANDS	PLANTING ELEMENTS
<div>A. ASPHALT PAVING</div> <div>(A1) SEE CIVIL</div> <div>B. CONCRETE PAVING</div> <div>(B1) CONCRETE PAVING - PED 4" CONC. ON 6" AGG. BASE</div> <div>(B2) CONCRETE PAVING - VEH. 6" REINF. CONC. ON 8" AGG. BASE</div> <div>C. CONCRETE CURBS</div> <div>(C1) 6" WIDE CONCRETE CURB</div> <div>(C2) 12" WIDE ROLLED CURB</div> <div>D. UNIT PAVING MATCH EX. 4"x8" CONC. PAVER</div> <div>(D1) TYPE 1, 4"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D2) TYPE 2, 4"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D3) TYPE 3- ROW, 8"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D4) TYPE 4- ROW, 4"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D5) TYPE 5- 12"x24" SAND-SET ON STRUCTURE AND CONCRETE SLAB</div>	<div>(E1) CAST IN PLACE CONCRETE STAIRS - 6" RISE, 12" TREAD, GROOVER NOSING HORIZONTAL FORM-LINER CONCRETE CHEEK WALLS</div> <div>(E2) CAST IN PLACE CONCRETE BENCH - TROPICAL HARDWOOD SEAT - FORM-LINER FINISH BASE</div> <div>(E3) CONCRETE WALLS - TYPE 1 6" WIDTH SMOOTH FINISH STORMWATER PLANTER</div> <div>(E4) CONCRETE WALLS - TYPE 2 8" WIDTH FORM LINER FINISH TREE PLANTER</div> <div>(E5) CONCRETE WALLS - TYPE 3 6" WIDTH FORM LINER FINISH SHRUB PLANTER</div>	<div><div>(G1) FLOWTHRU STORMWATER PLANTING AREA 18" MIN., SOIL MEDIA DRAIN ROCK LINER OR CONCRETE BOTTOM #1 CONT. PLANTS 16" O.C. -FULLY IRRIGATED</div></div> <div>(G2) DECORATIVE PLANTING AREA 18" MIN., AMENDED TOPSOIL #3 CONT. PLANTS 24" O.C. FULLY IRRIGATED</div> <div>(G3) DECORATIVE PLANTING ON STRUCTURE 24" MIN., AMENDED TOPSOIL #3 CONT. PLANTS 24" O.C. & MULCH FULLY IRRIGATED DRIN MAT ON PLANTER WALLS DRAINS OR WEEPHOLES SEE ARCH FOR PLANTER WATERPROOFING</div>
	<div>RAILINGS, GATES, AND FENCES</div> <div>(F1) STAIR HANDRAIL -STAINLESS STEEL TYPE 304</div> <div>(F2) MANUALLY OPERATED PEDESTRIAN SWING GATE DECORATIVE BLACK PICKET-STYLE PANIC HARDWARE</div> <div>(F3) FENCE/ GUARDRAIL DECORATIVE BLACK PICKET-STYLE</div>	<div>SITE FURNISHINGS AND MISCELLANEOUS</div> <div>(H1) PEDESTRIAN BRIDGE- TYPE 1 W/ WOOD DECK & METAL RAILS</div> <div>(H2) PEDESTRIAN BRIDGE- TYPE 2 ALUMINUM BAR DECK 3/16" x1" BARS WITH 1/2" MAX. OPENING & METAL FRAME</div> <div>(H3) BENCH, DISTRICT STD.</div> <div>(H4) STREETLIGHT, DISTRICT STD. ON CONCRETE PEDESTAL</div> <div>(H5) BOLLARD LIGHT ON CONCRETE PEDESTAL</div> <div>(H6) BIKE RACK, DISTRICT STD. S.S.</div> <div>(H7) S.S CABLE STRUCTURE (2) PRIMARY CABLES ATTACH TO BUILDIGN (51) SECONDARY CABLES ATTACH TO PRIMARY CABLE & PLANTER WALL</div> <div>(H8) S.S. SCUPPER 3/16" TYPE 304 W/ #4 FINISH 12" WIDE x 4" HEIGHT</div>
<div>SITE NOTES</div> <div>1 SEE CIVIL FOR RIGHT OF WAY IMPROVEMENTS PLANS FOR TREES, PAVING, CURBS, STORMWATER PLANTERS AND UTILITIES.</div> <div>2 STOOP, STAIRS & RAILS AT GROUND LEVEL UNITS SEE ARCH., TYP.</div>		



BLOCK 45 ROOF MATERIALS PLAN

MATERIALS SCHEDULE ON STRUCTURE


PAVEMENTS & WALLS

A. ASPHALT & CONCRETE PAVING (NOT USED)


D. UNIT PAVING

 (D1) - PRECAST CONC. PAVERS ON PEDESTALS
- 24"x24" LATTE COLOR

 (D2) - PRECAST CONC. PAVERS ON PEDESTALS
- 12"x24" LATTE COLOR

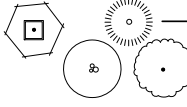
 (D3) -METAL GRATING ON PEDESTALS
- ALUMINUM BARS
- 3/16" x1" BARS WITH 1 /2" OPENINGS


E. WALLS


 (E1) - 6" WIDE CONCRETE WALL SMOOTH FINISH
- 24" HEIGHT EXPOSED +/- 24" BURIED PENDING DEPTH TO SLAB & ROOF
SLOPE,TYP.

PLANTING ELEMENTS


 SPECIMEN TREE IN RAISED PLANTER
-2" CALIPER, 12' HT.
- 24" TALL PLANTER WALL (44" SOIL
DEPTH)
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED


 LARGE SHRUB IN PLANTING AREA
-1" CALIPER, 6' HT.
-24" DEPTH SOIL
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED


 HEDGE IN RAISED PLANTER
-EVERGREEN 36' HT.
-24"x96"x24" PLANTER
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED


 ROUND RAISED PLANTER
-SPECIMEN PLANTS MIN. OF 5
- 24"Dx24" PLANTER
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED

PLANTING ELEMENTS CONTD.

 (G1) PLANTING INTENSIVE
- MIX OF NATIVE SHRUBS, GROUNDCOVER,
#3 CONT. @ 24" O.C.
- MAX. 28" OF LIGHTWEIGHT SOIL
- FULLY IRRIGATED

 (G2) PLANTING EXTENSIVE MIXES
- MIX OF GRASSES, GROUNDCOVER & SEDUM
4" POT. @ 8" O.C.
- MIN. 4" OF LIGHTWEIGHT SOIL
- FULLY IRRIGATED
- METAL EDGING AT CONCRETE CURB BETWEEN
PLANTING AREAS & PED. PAVERS


 (G3) VEGETATIVE FREE ZONE
- INORGANIC STONE MULCH- 1.5" TO 2.5"
- METAL EDGING W/OUT STAKES
- MIN 8' WIDTH x 4" DEPTH


 (G4) STORMWATER PLANTING AREA- FLOW THROUGH
- MIN. 18" OF SOIL MEDIA
- #1 CONT. PLANTS 12" O.C.
- DRAINAGE, PIPING AND WATERPROOFING
PER CIVIL, MEP & ARCH.

 (G5) ARTIFICIAL LAWN AREA (NO PETS)
- SYNTETHIC FIBER WITH FOAM BACKING
- ON GEOFOAM & CLEAN DRAIN ROCK


SITE FURNISHINGS AND MISCELLANEOUS

 (H1) GUARDRAIL MOUNT SKYBAR W/ CHAIRS

 (H2) CAFE CHAIRS AND LOVE SEATS

 (H3) DINING AND BAR TABLES

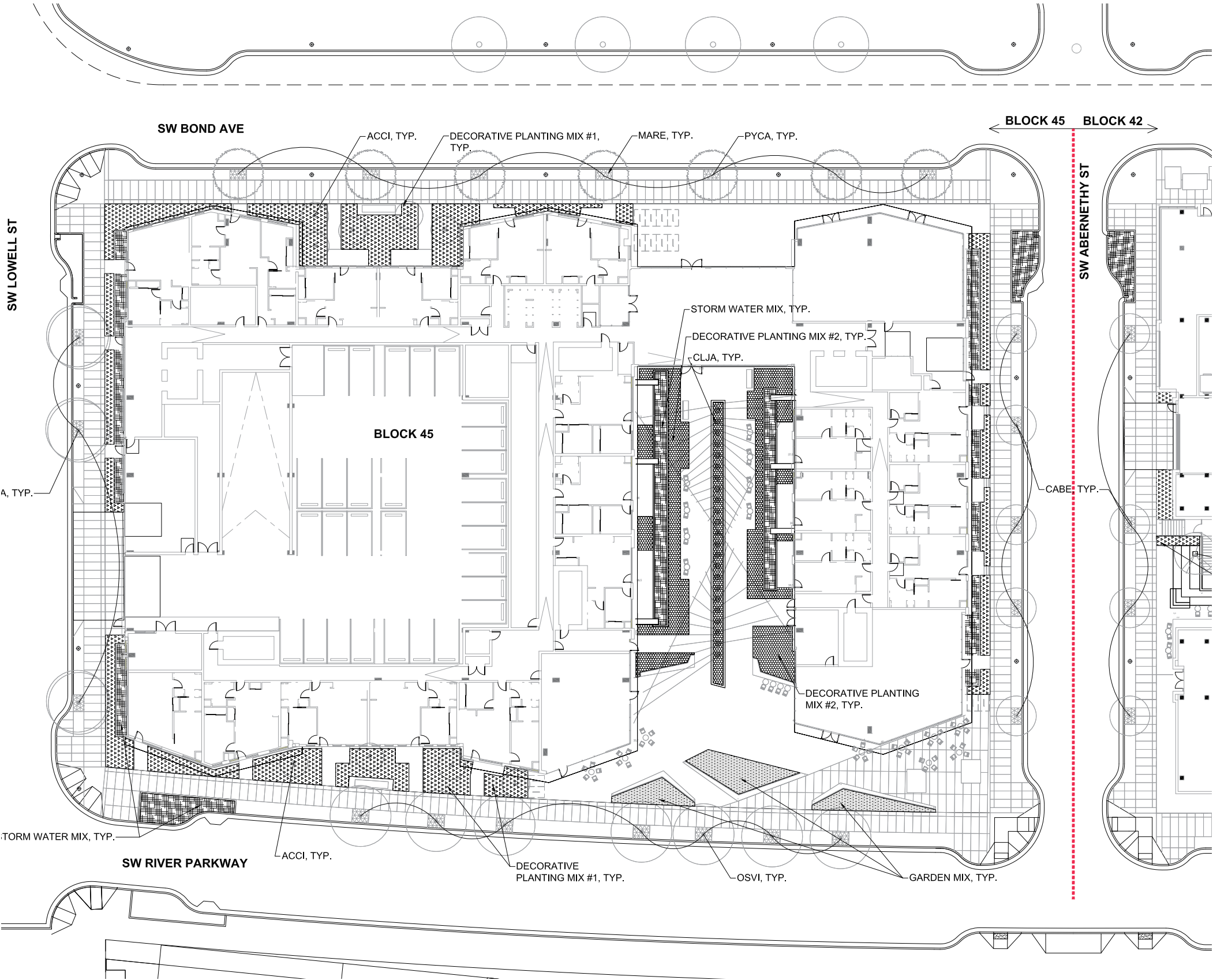
 (H4) CAFE TABLES AND SIDE TABLES

 (H5) BBQ & COUNTER
- NATURAL GAS, TBD

 (H6) FIRE TABLE
- NATURAL GAS, TBD

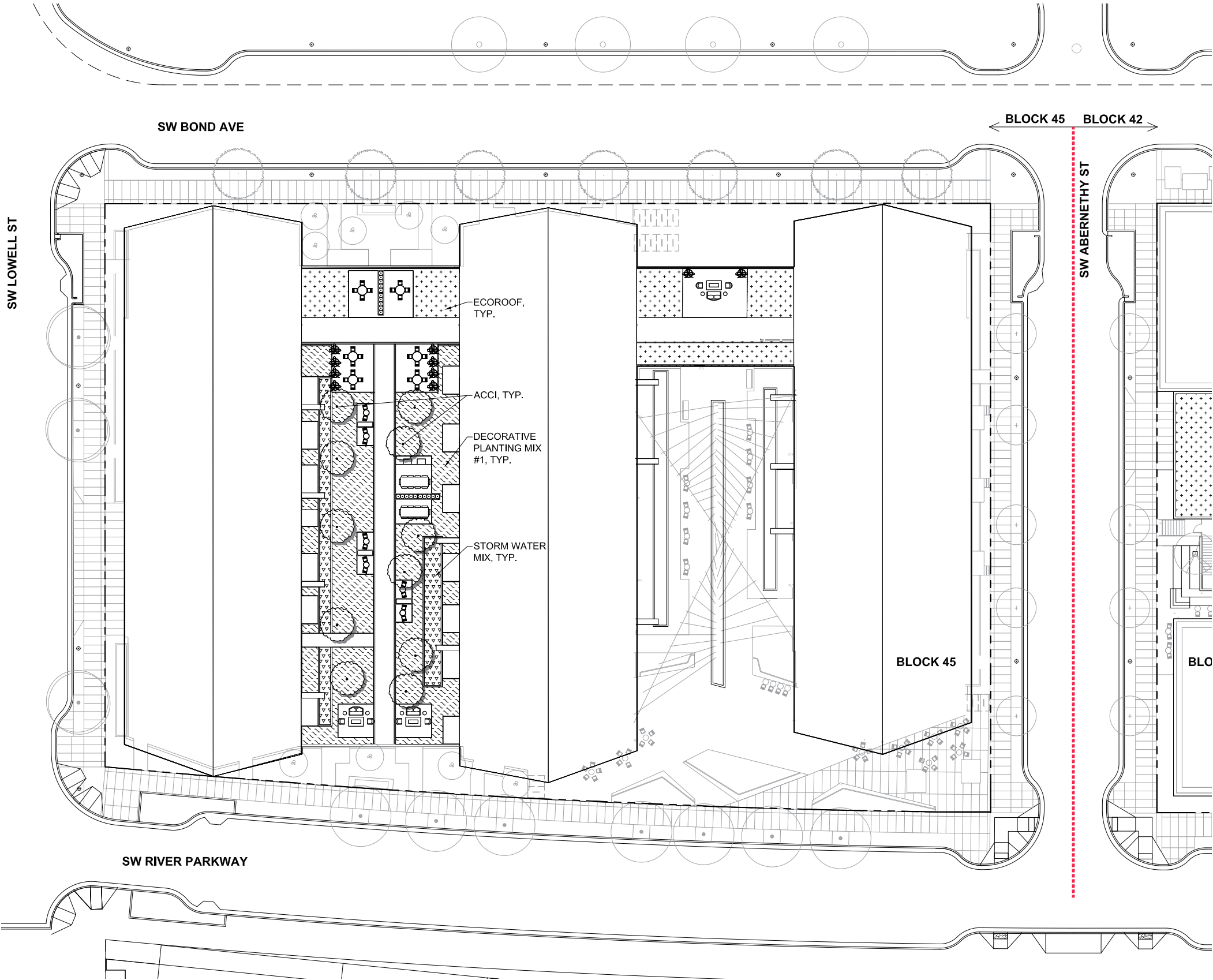
SITE NOTES

- 1 PRIVATE PATIO - SEE ARCHITECT
- 2 S.S. WEIR FROM BUILDING SCUPPER
TO FLOW THROUGH PLANTER,
PLANTING AREA BELOW WEIR, TYP.
- 3 OVERHEAD TRELLIS - SEE ARCHITECT



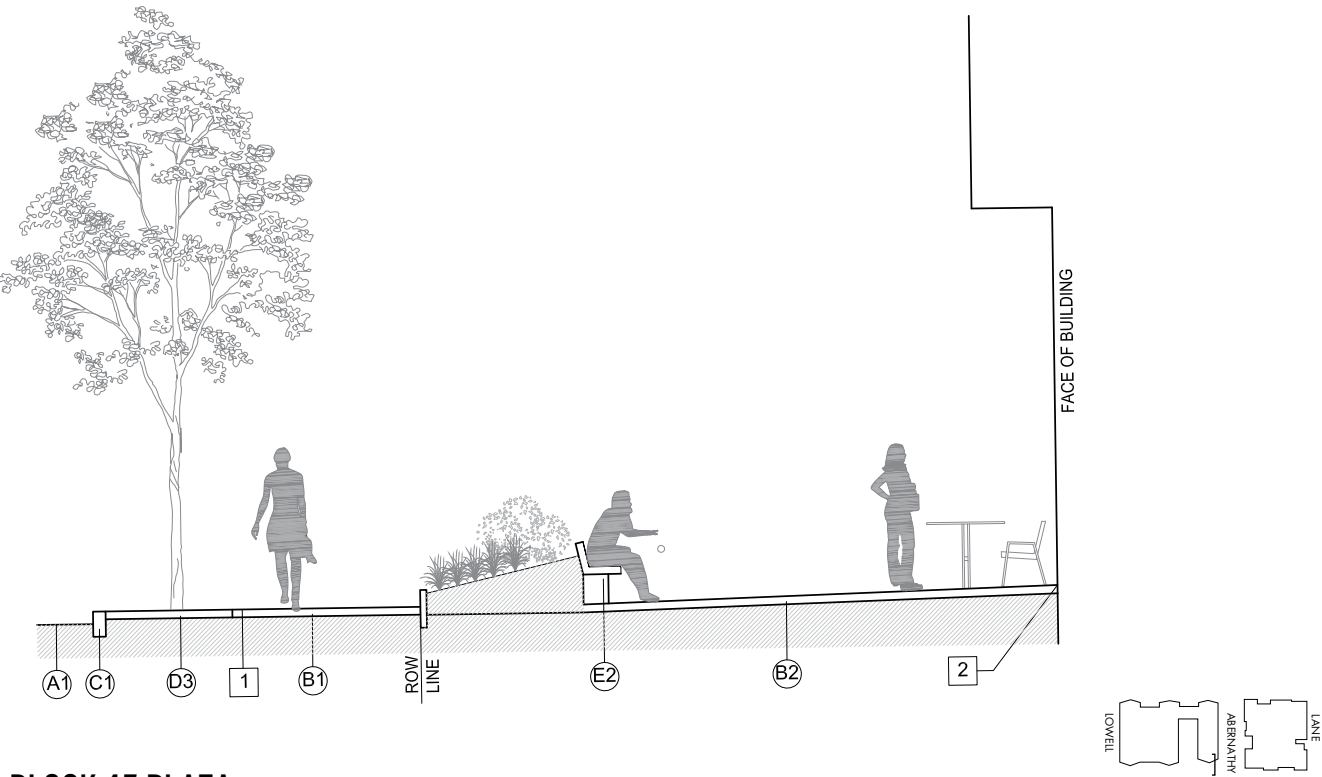
TREE SCHEDULE - ON STRUCTURE								PLANT SCHEDULE - ON GRADE						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	QTY.	NOTES	SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
	ACCI	ACER CIRCINATUM	VINE MAPLE	6' HT.	AS SHOWN	9	MULTI-STEM		CLJA	CLEMATIC 'JACKMANII'	EVERGREEN CLEMATIS	#1 CONT.	AS SHOWN	
	ACJA	ACER JAPONICUM	JAPANESE MAPLE - GREEN FORM	8' HT.	AS SHOWN	6	MULTI-STEM		PATR	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#1 CONT.	AS SHOWN	
	CABA	CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5" CAL	AS SHOWN	9		PLANT SCHEDULE - ON GRADE						
	COKO	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	1.5" CAL.	AS SHOWN	9			GARDEN MIX	DAPHNE ODORA	DAPHNE	2 GAL	24" O.C.	
	LAIN	LAGERSTROMIA INDICA	CREPE MYRTLE 'CATAWABA'	1.5" CAL.	AS SHOWN	1	MULTI-STEM			HEMEROCALLIS FULVA	TIGER DAY-LILY	#1 CONT.	12" O.C.	
	OSVI	OSTRYA VIRGINIANA	HOP HORNBEAM	2.5" CAL	AS SHOWN	25				LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	2 GAL	24" O.C.	
	PYCA	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2.5" CAL	AS SHOWN	2				PENNISETUM ALOPECUROIDES 'HAMELN'	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	12" O.C.	
	TPEX	THUJA PLICATA 'EXCELSA'	'EXCELSA' WESTERN RD CEDAR	6' HT.	AS SHOWN	4				ROSA RUGOSA 'BLANC DOUBLE DE COUBERT'	'BLANC DOUBLE DE COUBERT' WHITE RUGOSA ROSE	2 GAL	36" O.C.	
	ULAC	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2.5" CAL	AS SHOWN	3			STORMWATER MIX	SEDUM SPECTABILE 'MATRONA'	'MATRONA' SEDUM	#1 CONT.	12" O.C.	
									NATIVE MIX	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#1 CONT.	16" O.C.	
										IRIS SIBIRICA	SIBERIAN IRIS	#1 CONT.	12" O.C.	
										JUNCUS PATENS	COMMON RUSH	#1 CONT.	12" O.C.	
										SPIRAEA JAPONICA 'SHIROBANA'	'SHIROBANA' SPIRAEA	#1 CONT.	24" O.C.	
									DECORATIVE PLANTING MIX #1	CORNUS SERICEA 'ISANTI'	'ISANTI' RED TWIG DOGWOOD	#1 CONT.	30" O.C.	
										RIBES SANGUINEUM	RED-FLOWERING CURRANT	#1 CONT.	30" O.C.	
										MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	#1 CONT.	48" O.C.	
										POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 CONT.	24" O.C.	
										SPIRAEA BETULIFOLIA 'TOR'	'TOR' BIRCH-LEAF SPIRAEA	#1 CONT.	30" O.C.	
										VACINNIIUM OVATUM	EVERGREEN HUCKLEBERRY	#1 CONT.	30" O.C.	
									DECORATIVE PLANTING MIX #2	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 CONT.	24" O.C.	
										LIROPE MUSCARI	LILYTURF	#1 CONT.	12" O.C.	
										POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 CONT.	24" O.C.	
										SPIRAEA BETULIFOLIA 'TOR'	'TOR' BIRCH-LEAF SPIRAEA	#1 CONT.	30" O.C.	
										ILEX CRENATA CONVEXA	GREEN ISLAND ILEX	#1 CONT.	24" O.C.	
									MARE	ERTHRONIUM OREGONUM	OREGON FAWN LILY	#1 CONT.	12" O.C.	
										LIROPE MUSCARI	LILYTURF	#1 CONT.	12" O.C.	
										MAIANTHEMUM DILATATUM	FALSE LILY-OF-THE-VALLEY	#1 CONT.	12" O.C.	
										POLYSTICHUM NEOLOBATUM	LONG-EARED HOLLY FERN	#1 CONT.	24" O.C.	
										MAHONIA REPENS	CREEPING MAHONIA	#1 CONT.	12" O.C.	

BLOCK 45 SITE PLANTING

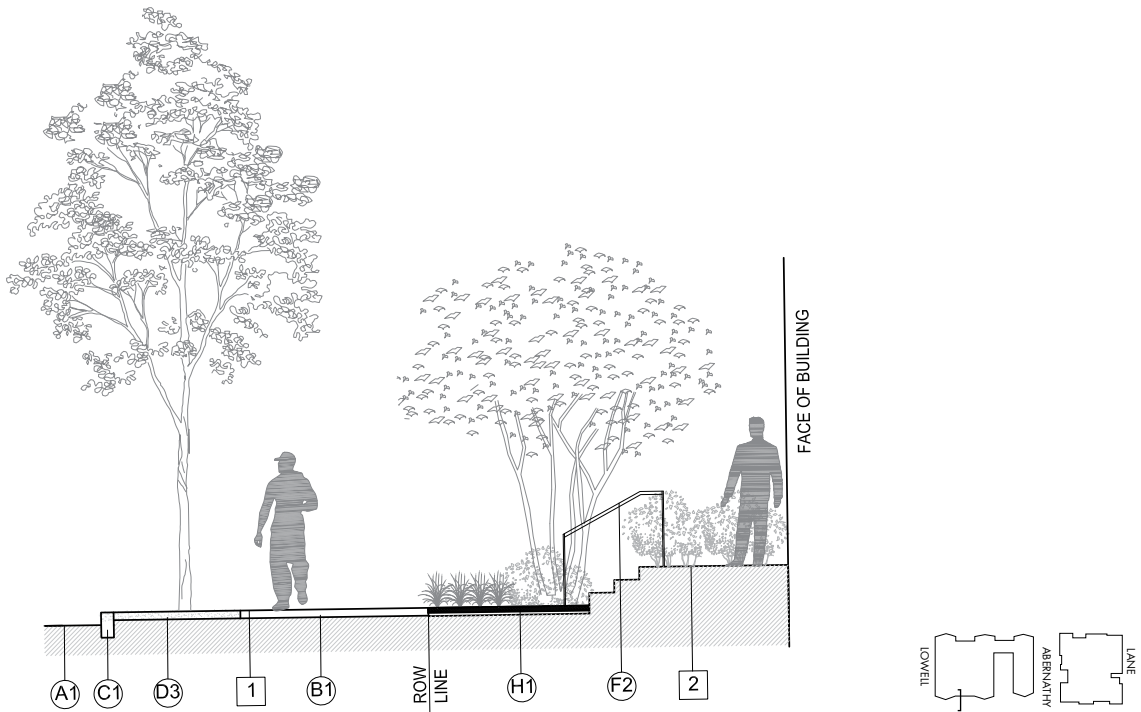


BLOCK 45 ROOF PLANTING PLAN

TREE SCHEDULE - ON STRUCTURE								PLANT SCHEDULE - ON STRUCTURE						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	QTY.	NOTES	SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
	ACCI	ACER CIRCINATUM	VINE MAPLE		AS SHOWN				DECORATIVE PLANTING #1	SALIX PURPUREA	ARCTIC WILLOW	#2 CONT.	24" O.C.	
	ACJA	ACER JAPONICUM	JAPANESE MAPLE - GREEN FORM		AS SHOWN				DECORATIVE PLANTING #2	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 CONT.	24" O.C.	
	BENI	BETULA NIGRA 'BNMTF'	DURA-HEAT BIRCH		AS SHOWN					LIROPE MUSCARI	LILYTURF	#1 CONT.	12" O.C.	
	CUSE	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS		AS SHOWN					POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 CONT.	24" O.C.	
	PRSA	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY		AS SHOWN					SPIRAEA BETULIFOLIA 'TOR'	'TOR' BIRCH-LEAF SPIRAEA	#1 CONT.	30" O.C.	
								PLANT SCHEDULE - ON STRUCTURE						
								SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
									STORMWATER MIX #1	CAREX Densa	DENSE CAREX	#1 CONT.	12" O.C.	
										DESCHAMPSIA CEPITOSA	TUFTED HAIR GRASS	4" POT	8" O.C.	
										FRAGARIA VIRINIANA	WILD STRAWBERRY	4" POT	12" O.C.	
									ECOROOF	SEDUM	SEDUM - MIXED VARIETIES			



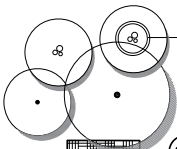
BLOCK 45 PLAZA

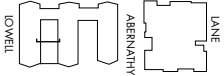
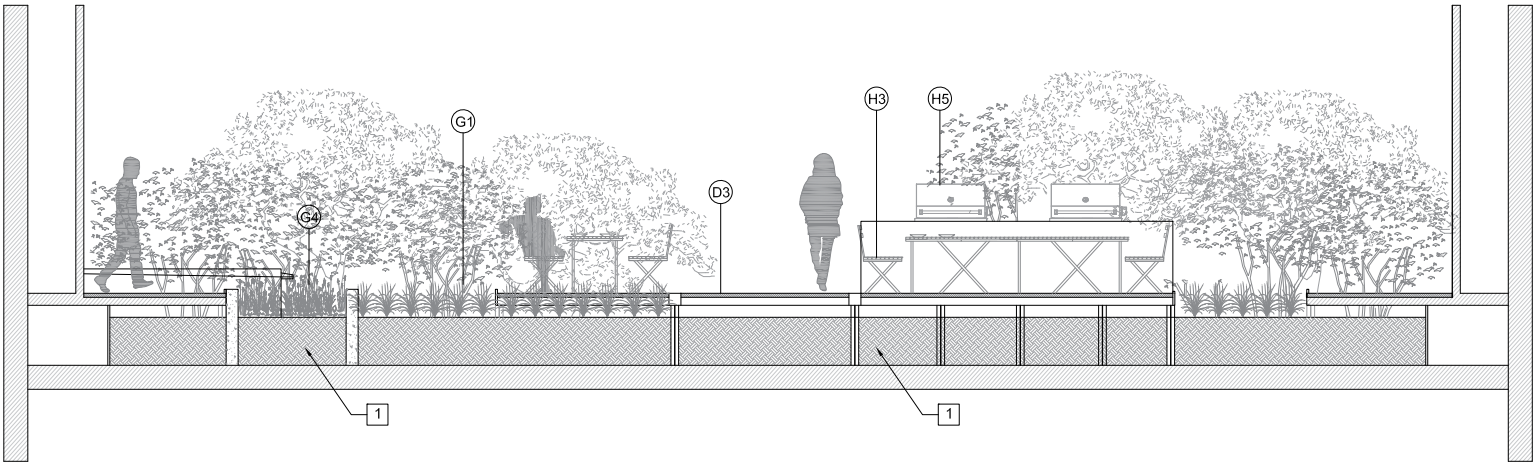


BLOCK 45 SW RIVER PKWY RESIDENCE ENTRANCES

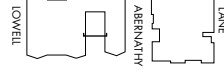
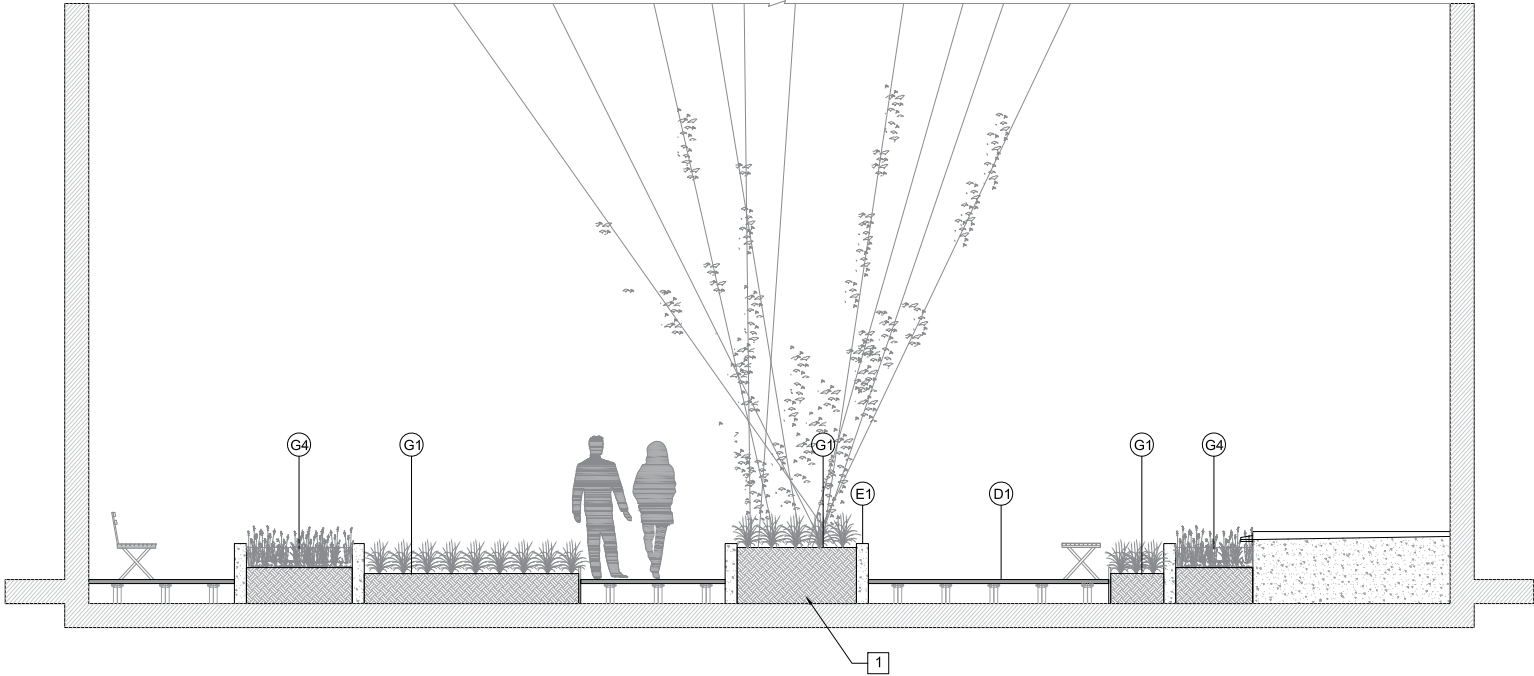
BLOCK 45 SITE SECTIONS

MATERIALS SCHEDULE

PAVEMENTS & CURBS	STAIRS, RAMPS, WALLS, CURBS, AND MOWBANDS	PLANTING ELEMENTS
<div>A. ASPHALT PAVING</div> <div>(A1) SEE CIVIL</div> <div>B. CONCRETE PAVING</div> <div>(B1) CONCRETE PAVING - PED 4" CONC. ON 6" AGG. BASE</div> <div>(B2) CONCRETE PAVING - VEH. 6" REINF. CONC. ON 8" AGG. BASE</div> <div>C. CONCRETE CURBS</div> <div>(C1) 6" WIDE CONCRETE CURB</div> <div>(C2) 12" WIDE ROLLED CURB</div> <div>D. UNIT PAVING MATCH EX. 4"x8" CONC. PAVER</div> <div>(D1) TYPE 1, 4"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D2) TYPE 2, 4"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D3) TYPE 3- ROW, 8"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D4) TYPE 4- ROW, 4"x8" SAND-SET ON BASE PER GEOTECH</div> <div>(D5) TYPE 5- 12"x24" SAND-SET ON STRUCTURE AND CONCRETE SLAB</div>	<div>(E1) CAST IN PLACE CONCRETE STAIRS - 6" RISE, 12" TREAD, GROOVER NOSING HORIZONTAL FORM-LINER CONCRETE CHEEK WALLS</div> <div>(E2) CAST IN PLACE CONCRETE BENCH - TROPICAL HARDWOOD SEAT - FORM-LINER FINISH BASE</div> <div>(E3) CONCRETE WALLS - TYPE 1 6" WIDTH SMOOTH FINISH STORMWATER PLANTER</div> <div>(E4) CONCRETE WALLS - TYPE 2 8" WIDTH FORM LINER FINISH TREE PLANTER</div> <div>(E5) CONCRETE WALLS - TYPE 3 6" WIDTH FORM LINER FINISH SHRUB PLANTER</div> <div>RAILINGS, GATES, AND FENCES</div> <div>(F1) STAIR HANDRAIL -STAINLESS STEEL TYPE 304</div> <div>(F2) MANUALLY OPERATED PEDESTRIAN SWING GATE DECORATIVE BLACK PICKET-STYLE PANIC HARDWARE</div> <div>(F3) FENCE/ GUARDRAIL DECORATIVE BLACK PICKET-STYLE</div>	<div><div>RAISED MOVEABLE TREE PLANTER</div><div>PROPOSED TREE 2.5" CAL. FULLY IRRIGATED</div></div> <div>(G1) FLOWTHRU STORMWATER PLANTING AREA 18" MIN., SOIL MEDIA DRAIN ROCK LINER OR CONCRETE BOTTOM #1 CONT. PLANTS 16" O.C. -FULLY IRRIGATED</div> <div>(G2) DECORATIVE PLANTING AREA 18" MIN., AMENDED TOPSOIL #3 CONT. PLANTS 24" O.C. FULLY IRRIGATED</div> <div>(G3) DECORATIVE PLANTING ON STRUCTURE 24" MIN., AMENDED TOPSOIL #3 CONT. PLANTS 24" O.C. & MULCH FULLY IRRIGATED DRIN MAT ON PLANTER WALLS DRAINS OR WEEPHOLES SEE ARCH FOR PLANTER WATERPROOFING</div> <div>SITE FURNISHINGS AND MISCELLANEOUS</div> <div>(H1) PEDESTRIAN BRIDGE- TYPE 1 W/ WOOD DECK & METAL RAILS</div> <div>(H2) PEDESTRIAN BRIDGE- TYPE 2 ALUMINUM BAR DECK 3/16" x1" BARS WITH 1/2" MAX. OPENING & METAL FRAME</div> <div>(H3) BENCH, DISTRICT STD.</div> <div>(H4) STREETLIGHT, DISTRICT STD. ON CONCRETE PEDESTAL</div> <div>(H5) BOLLARD LIGHT ON CONCRETE PEDESTAL</div> <div>(H6) BIKE RACK, DISTRICT STD. S.S.</div> <div>(H7) S.S CABLE STRUCTURE (2) PRIMARY CABLES ATTACH TO BUILDIGN (51) SECONDARY CABLES ATTACH TO PRIMARY CABLE & PLANTER WALL</div> <div>(H8) S.S. SCUPPER ³/₁₆" TYPE 304 W/ #4 FINISH 12" WIDE x 4" HEIGHT</div>
<div>SITE NOTES</div> <div>(1) SEE CIVIL FOR RIGHT OF WAY IMPROVEMENTS PLANS FOR TREES, PAVING, CURBS, STORMWATER PLANTERS AND UTILITIES.</div> <div>(2) STOOP, STAIRS & RAILS AT GROUND LEVEL UNITS SEE ARCH., TYP.</div>		



BLOCK 45 LVL 02 COURTYARD



BLOCK 45 LVL 01 COURTYARD

BLOCK 45 ON STRUCTURE SECTIONS

MATERIALS SCHEDULE ON STRUCTURE


PAVEMENTS & WALLS

A. ASPHALT & CONCRETE PAVING (NOT USED)


D. UNIT PAVING

 (D1) - PRECAST CONC. PAVERS ON PEDESTALS
- 24"x24" LATTE COLOR

 (D2) - PRECAST CONC. PAVERS ON PEDESTALS
- 12"x24" LATTE COLOR

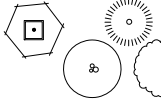
 (D3) -METAL GRATING ON PEDESTALS
- ALUMINUM BARS
- 3/16" x1" BARS WITH 1 /2" OPENINGS


E. WALLS


 (E1) - 6" WIDE CONCRETE WALL SMOOTH FINISH
- 24" HEIGHT EXPOSED +/- 24" BURIED PENDING DEPTH TO SLAB & ROOF
SLOPE,TYP.

PLANTING ELEMENTS


 SPECIMEN TREE IN RAISED PLANTER
-2" CALIPER, 12' HT.
- 24" TALL PLANTER WALL (44" SOIL
DEPTH)
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED


 LARGE SHRUB IN PLANTING AREA
-1" CALIPER, 6' HT.
-24" DEPTH SOIL
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED


 HEDGE IN RAISED PLANTER
-EVERGREEN 36' HT.
-24"x96"x24" PLANTER
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED


 ROUND RAISED PLANTER
-SPECIMEN PLANTS MIN. OF 5
- 24"Dx24" PLANTER
-LIGHTWEIGHT SOIL
-FULLY IRRIGATED

PLANTING ELEMENTS CONTD.

 (G1) PLANTING INTENSIVE
- MIX OF NATIVE SHRUBS, GROUNDCOVER,
#3 CONT. @ 24" O.C.
- MAX. 28" OF LIGHTWEIGHT SOIL
- FULLY IRRIGATED

 (G2) PLANTING EXTENSIVE MIXES
- MIX OF GRASSES, GROUNDCOVER & SEDUM
4" POT. @ 8" O.C.
- MIN. 4" OF LIGHTWEIGHT SOIL
- FULLY IRRIGATED
- METAL EDGING AT CONCRETE CURB BETWEEN
PLANTING AREAS & PED. PAVERS


 (G3) VEGETATIVE FREE ZONE
- INORGANIC STONE MULCH- 1.5" TO 2.5"
- METAL EDGING W/OUT STAKES
- MIN 8' WIDTH x 4" DEPTH


 (G4) STORMWATER PLANTING AREA- FLOW THROUGH
- MIN. 18" OF SOIL MEDIA
- #1 CONT. PLANTS 12" O.C.
- DRAINAGE, PIPING AND WATERPROOFING
PER CIVIL, MEP & ARCH.

 (G5) ARTIFICIAL LAWN AREA (NO PETS)
- SYNTETHIC FIBER WITH FOAM BACKING
- ON GEOFOAM & CLEAN DRAIN ROCK


SITE FURNISHINGS AND MISCELLANEOUS


 (H1) GUARDRAIL MOUNT SKYBAR W/ CHAIRS

 (H2) CAFE CHAIRS AND LOVE SEATS

 (H3) DINING AND BAR TABLES

 (H4) CAFE TABLES AND SIDE TABLES

 (H5) BBQ & COUNTER
- NATURAL GAS, TBD

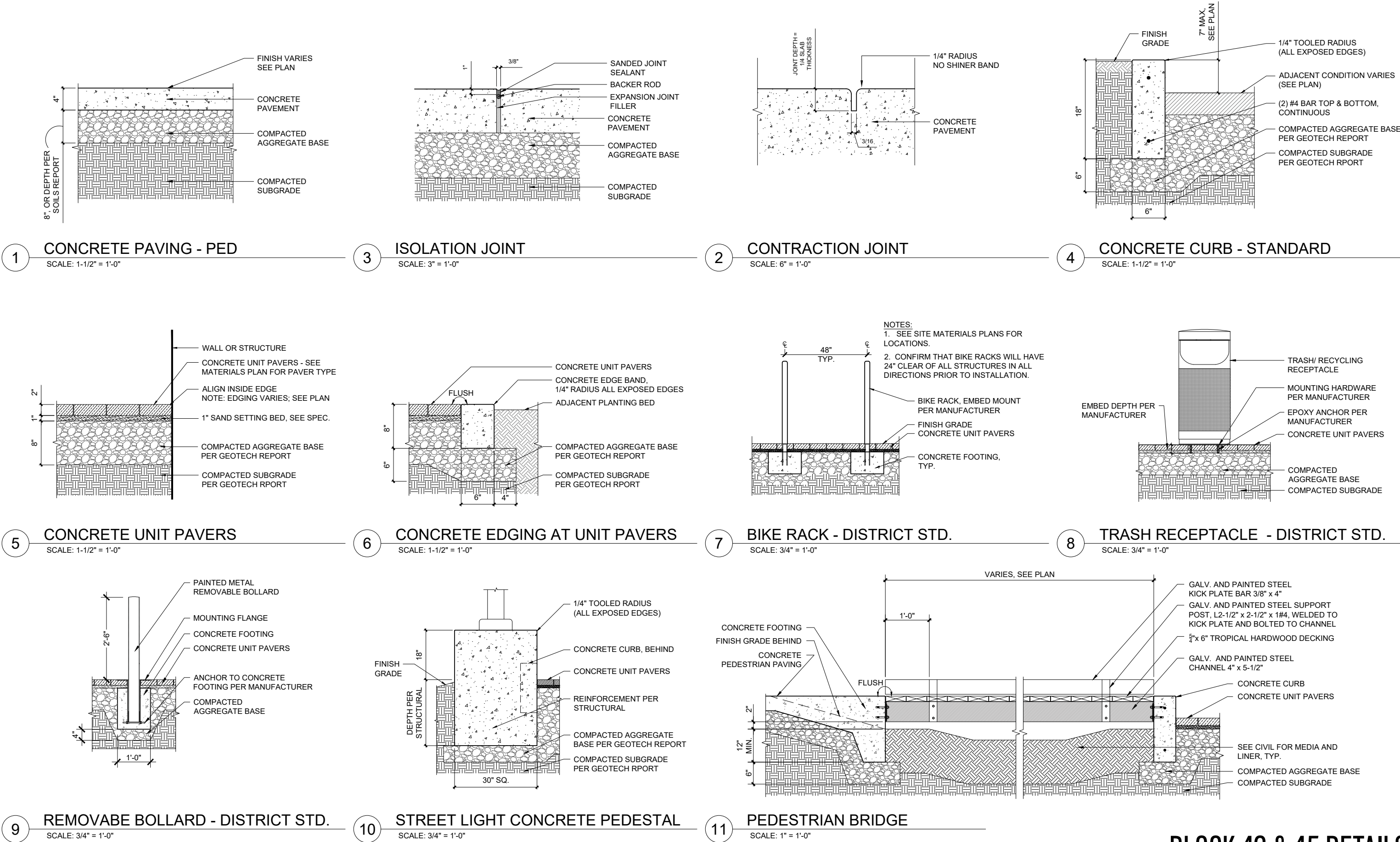
 (H6) FIRE TABLE
- NATURAL GAS, TBD

SITE NOTES

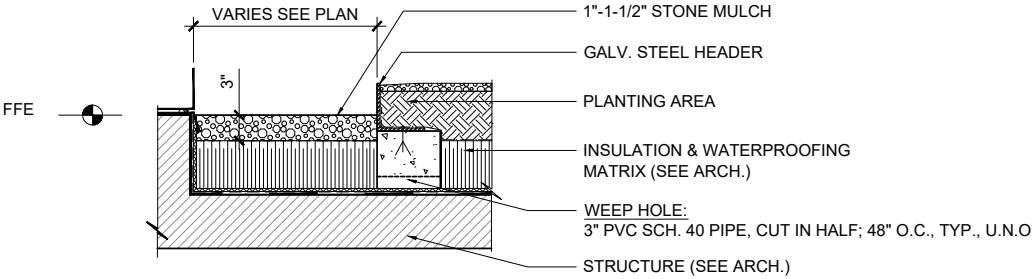
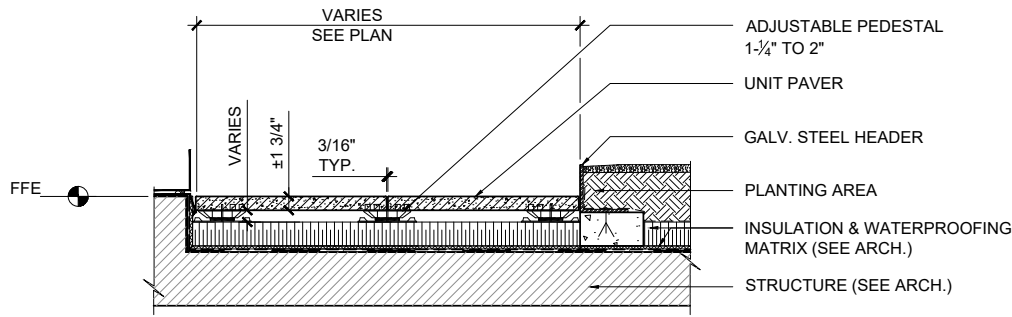
1 PRIVATE PATIO - SEE ARCHITECT

2 S.S. WEIR FROM BUILDING SCUPPER
TO FLOW THROUGH PLANTER,
PLANTING AREA BELOW WEIR, TYP.

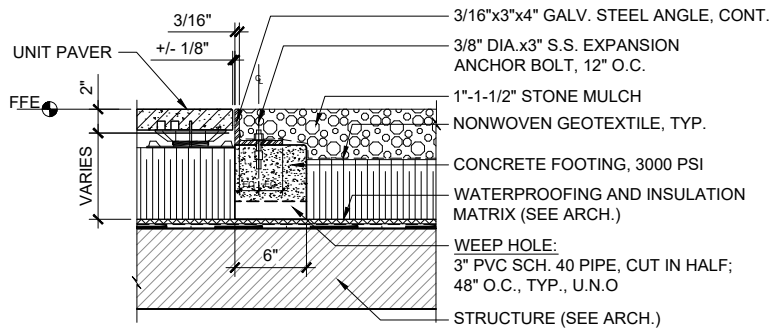
3 OVERHEAD TRELLIS - SEE ARCHITECT



1. SPOT WELD ALL CONNECTIONS, GRIND SMOOTH.
SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
2. STRUCTURAL REINFORCING BY STRUCTURAL ENGINEER.
3. ALL WATERPROOFING & DRAINAGE BY ARCHITECT.



- NOTES:
1. SPOT WELD ALL CONNECTIONS & GRIND SMOOTH. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
2. STRUCTURAL REINFORCING BY STRUCTURAL ENGINEER.
3. ALL WATERPROOFING & DRAINAGE BY ARCHITECT.

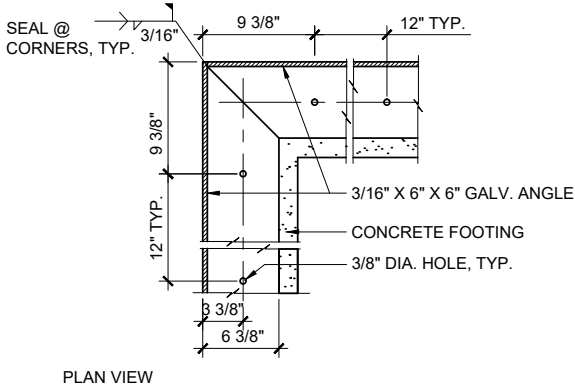
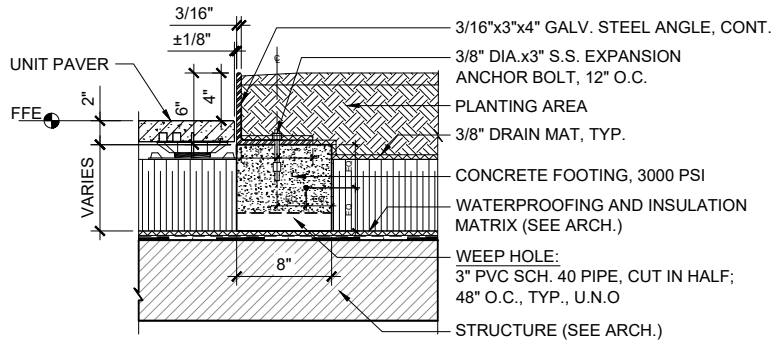


1

PEDESTAL PAVERS

SCALE: 1" = 1'-0"

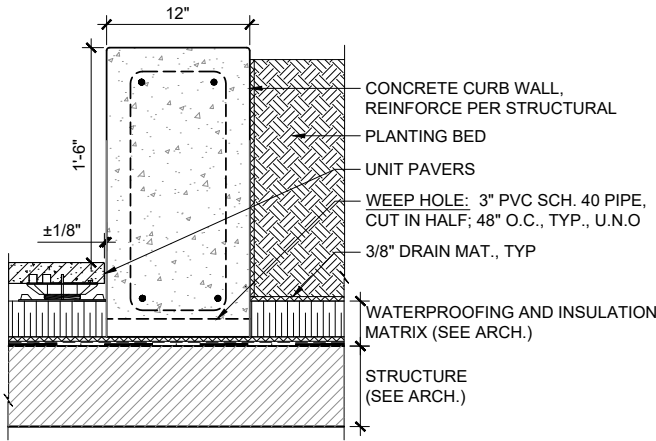
- NOTES:
1. SPOT WELD ALL CONNECTIONS & GRIND SMOOTH. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
2. STRUCTURAL REINFORCING BY STRUCTURAL ENGINEER.
3. ALL WATERPROOFING & DRAINAGE BY ARCHITECT.



2

VEGETATIVE FREE ZONE

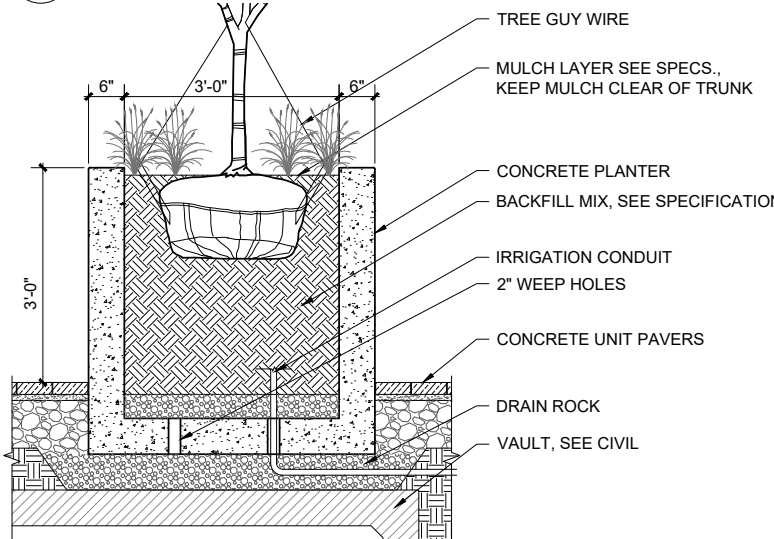
SCALE: 1" = 1'-0"



3

METAL EDGER AT VEG. FREE ZONE

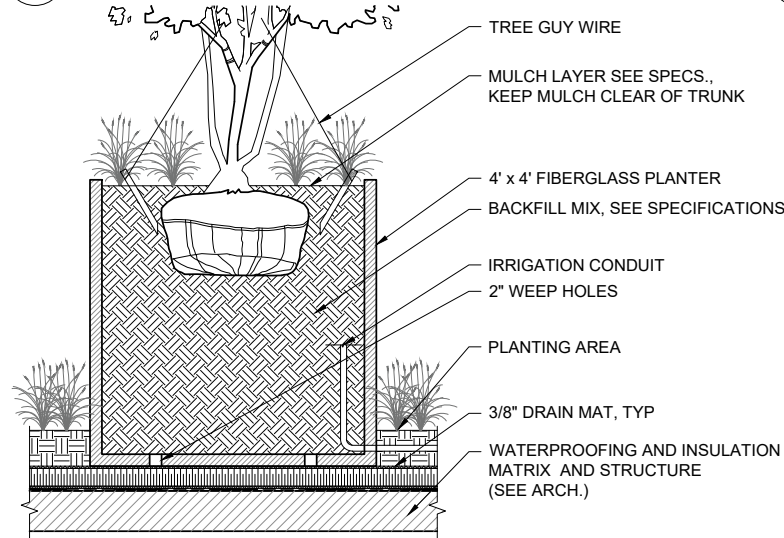
SCALE: 1-1/2" = 1'-0"



4

METAL EDGER AT VEGETATED ROOF

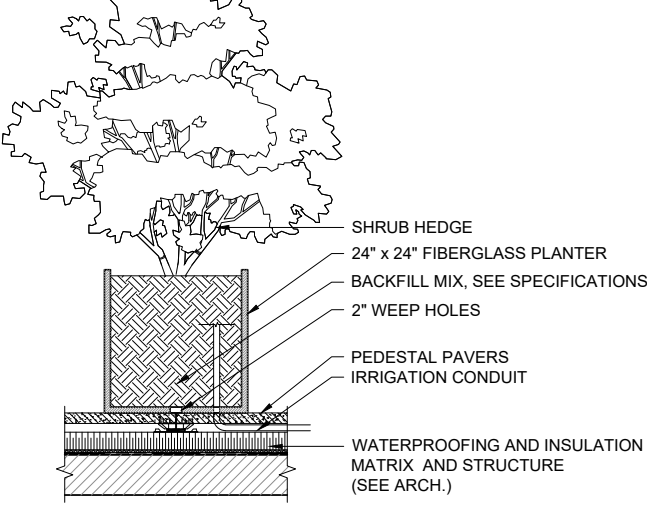
SCALE: 1-1/2" = 1'-0"



5

METAL EDGER AT CORNER

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



6

CONCRETE CURB WALL AT PAVERS

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

7

PLANTER ON GRADE

SCALE: 3/4" = 1'-0"

8

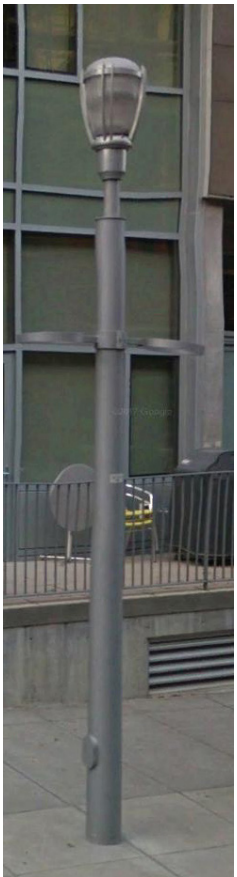
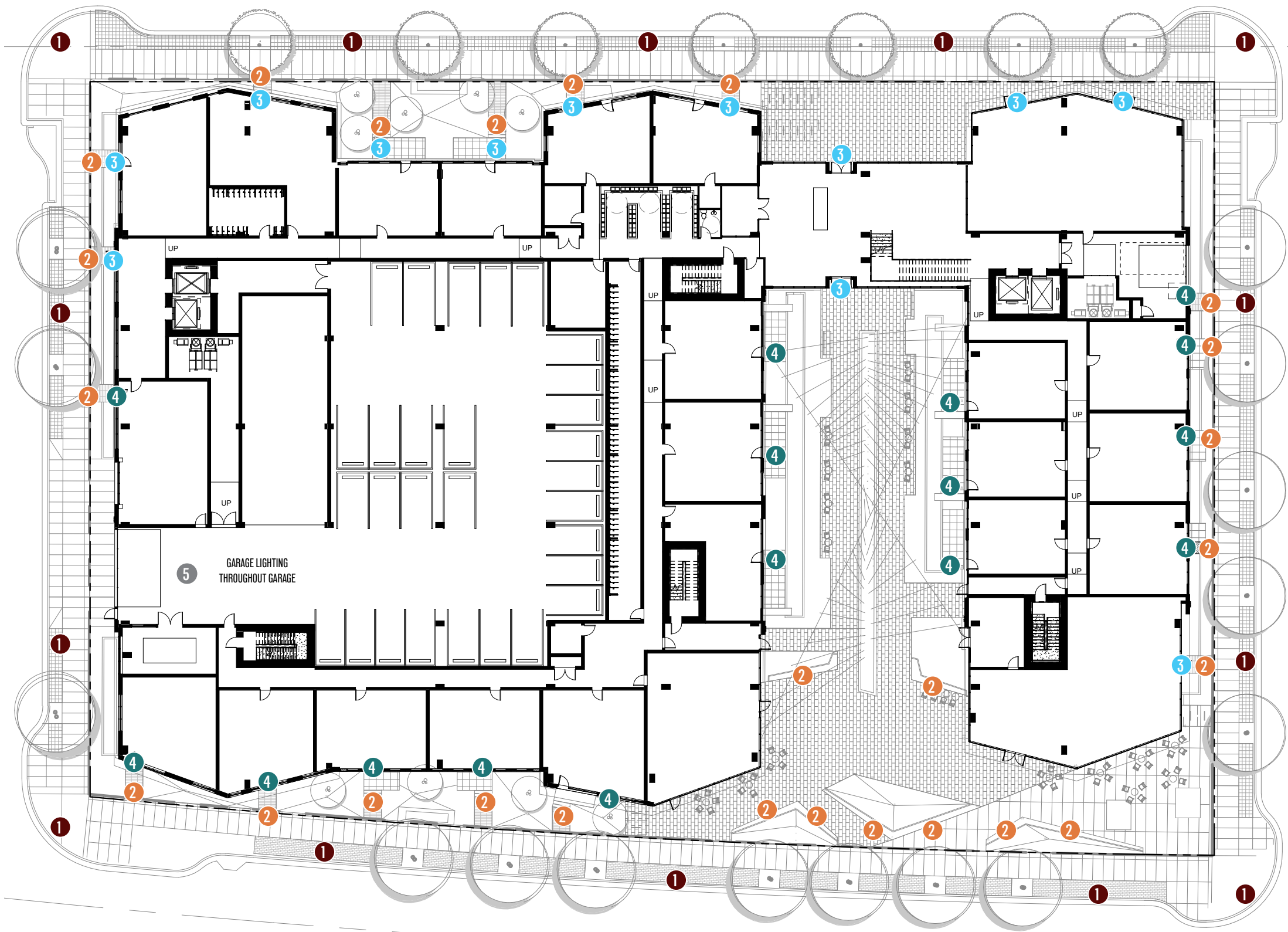
4'x4' RAISED PLANTER ON STRUCTURE

SCALE: 3/4" = 1'-0"

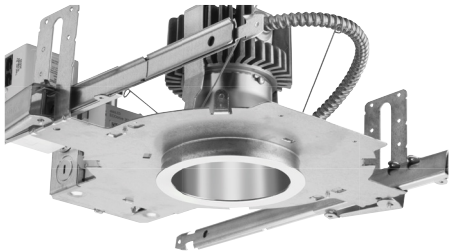
8

24'x24' RAISED PLANTER ON STRUCTURE

SCALE: 3/4" = 1'-0"



1 PEDESTRIAN POLE
finish: silver finish
type: LED
mount: footing below sidewalk



3 03 ENTRY CANOPIES
finish: silver
type: linear LED down light
mount: recessed



4 04 WALL SCONCE
finish: black powder coat
type: asymmetric LED down
mount: surface



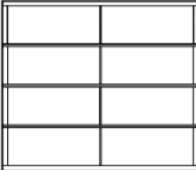
2 WALL / STEP
finish: black
type: linear LED 120° distribution
mount: in-grade



5 05 GARAGE GENERAL LIGHTING
finish: black
type: LED down
mount: surface

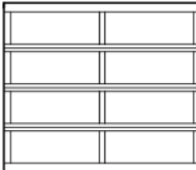






Model 511*
Standard frame

- Narrow rails and stiles
- An array of frame finishes and special custom options
- Door sizes up to 16' 2" wide by 16' 1" high



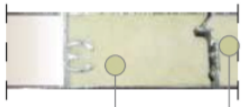
Model 521*
Heavy-duty frame

- Wide, heavy-duty rails and stiles
- An array of frame finishes and special custom options
- Door sizes up to 26' 2" wide by 20' 1" high
- Joint seal between sections for additional weather-resistance
- Wind load and impact rated door
- Optional polyurethane insulation for stiles and rails up to 18'2" wide

* Section height varies dependent on door height.
† R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

R-values† of complete Model 521 with insulated rails and stiles

1/2" Insulated glazing unit	Door R-value (K m²/W)
DSB- clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m²/W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m²/W)
3/8" EPS solid panels	2.60

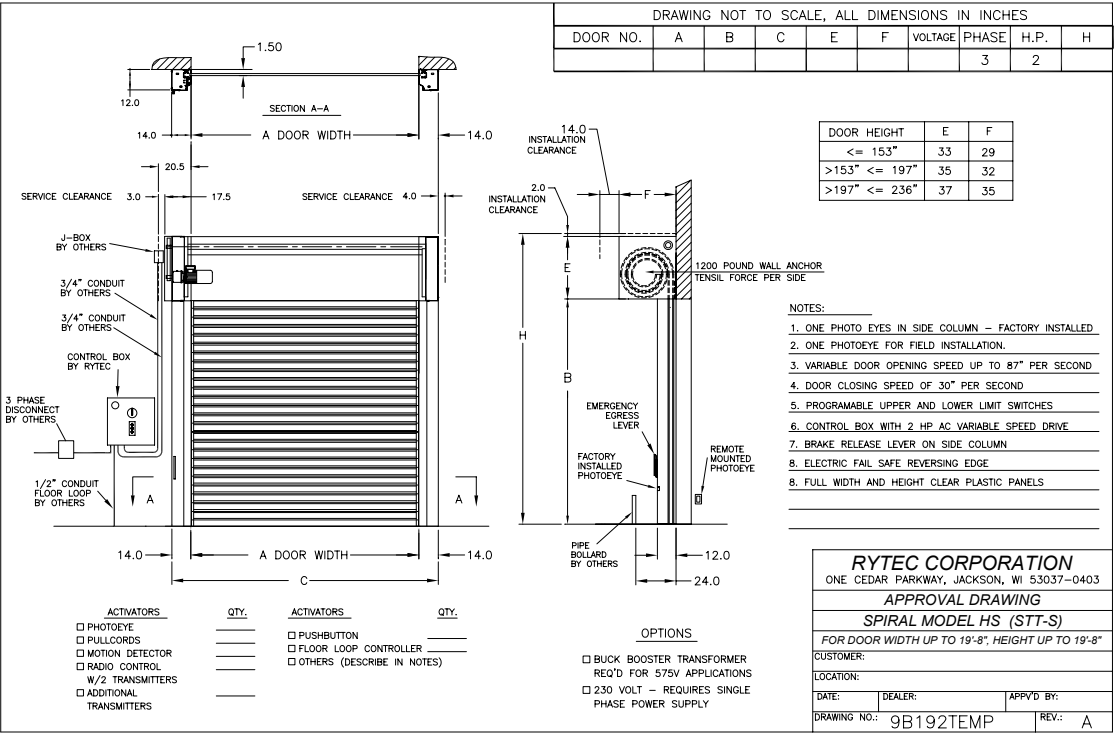


Polyurethane filled rails and stiles

DRAWING NOT TO SCALE, ALL DIMENSIONS IN INCHES

DOOR NO.	A	B	C	E	F	VOLTAGE	PHASE	H.P.	H
							3	2	

DOOR HEIGHT	E	F
<= 153"	33	29
>153" <= 197"	35	32
>197" <= 236"	37	35



NOTES:

- ONE PHOTO EYES IN SIDE COLUMN – FACTORY INSTALLED
- ONE PHOTOEYE FOR FIELD INSTALLATION.
- VARIABLE DOOR OPENING SPEED UP TO 87" PER SECOND
- DOOR CLOSING SPEED OF 30" PER SECOND
- PROGRAMABLE UPPER AND LOWER LIMIT SWITCHES
- CONTROL BOX WITH 2 HP AC VARIABLE SPEED DRIVE
- BRAKE RELEASE LEVER ON SIDE COLUMN
- ELECTRIC FAIL SAFE REVERSING EDGE
- FULL WIDTH AND HEIGHT CLEAR PLASTIC PANELS

RYTEC CORPORATION
ONE CEDAR PARKWAY, JACKSON, WI 53037-0403

APPROVAL DRAWING
SPIRAL MODEL HS (STT-S)
FOR DOOR WIDTH UP TO 19'-8", HEIGHT UP TO 19'-8"

CUSTOMER: _____
LOCATION: _____
DATE: _____ DEALER: _____ APP'D BY: _____
DRAWING NO.: 9B192TEMP REV.: A

ACTIVATORS

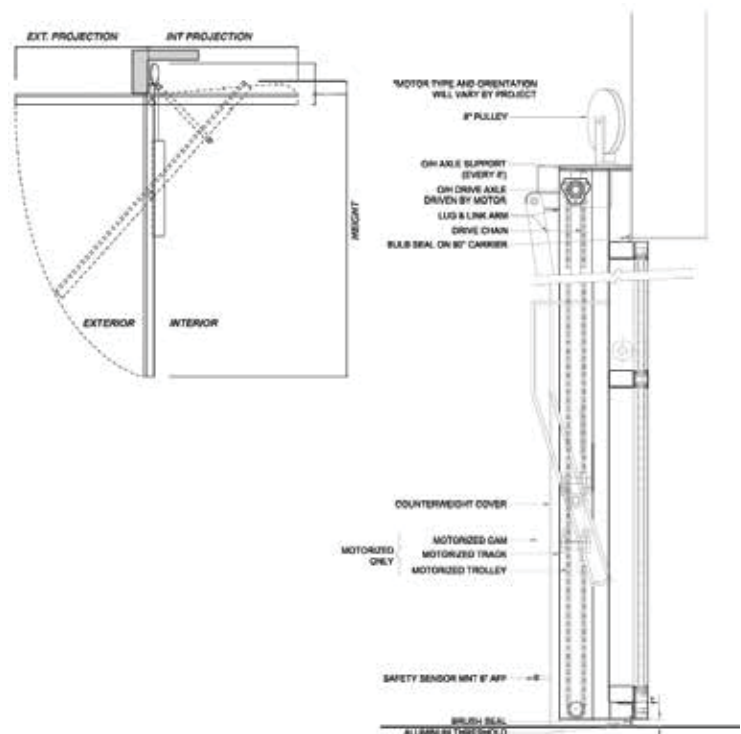
	QTY.
<input type="checkbox"/> PHOTOEYE	_____
<input type="checkbox"/> PULLCORDS	_____
<input type="checkbox"/> MOTION DETECTOR	_____
<input type="checkbox"/> RADIO CONTROL W/2 TRANSMITTERS	_____
<input type="checkbox"/> ADDITIONAL TRANSMITTERS	_____

ACTIVATORS

	QTY.
<input type="checkbox"/> PUSHBUTTON	_____
<input type="checkbox"/> FLOOR LOOP CONTROLLER	_____
<input type="checkbox"/> OTHERS (DESCRIBE IN NOTES)	_____

OPTIONS

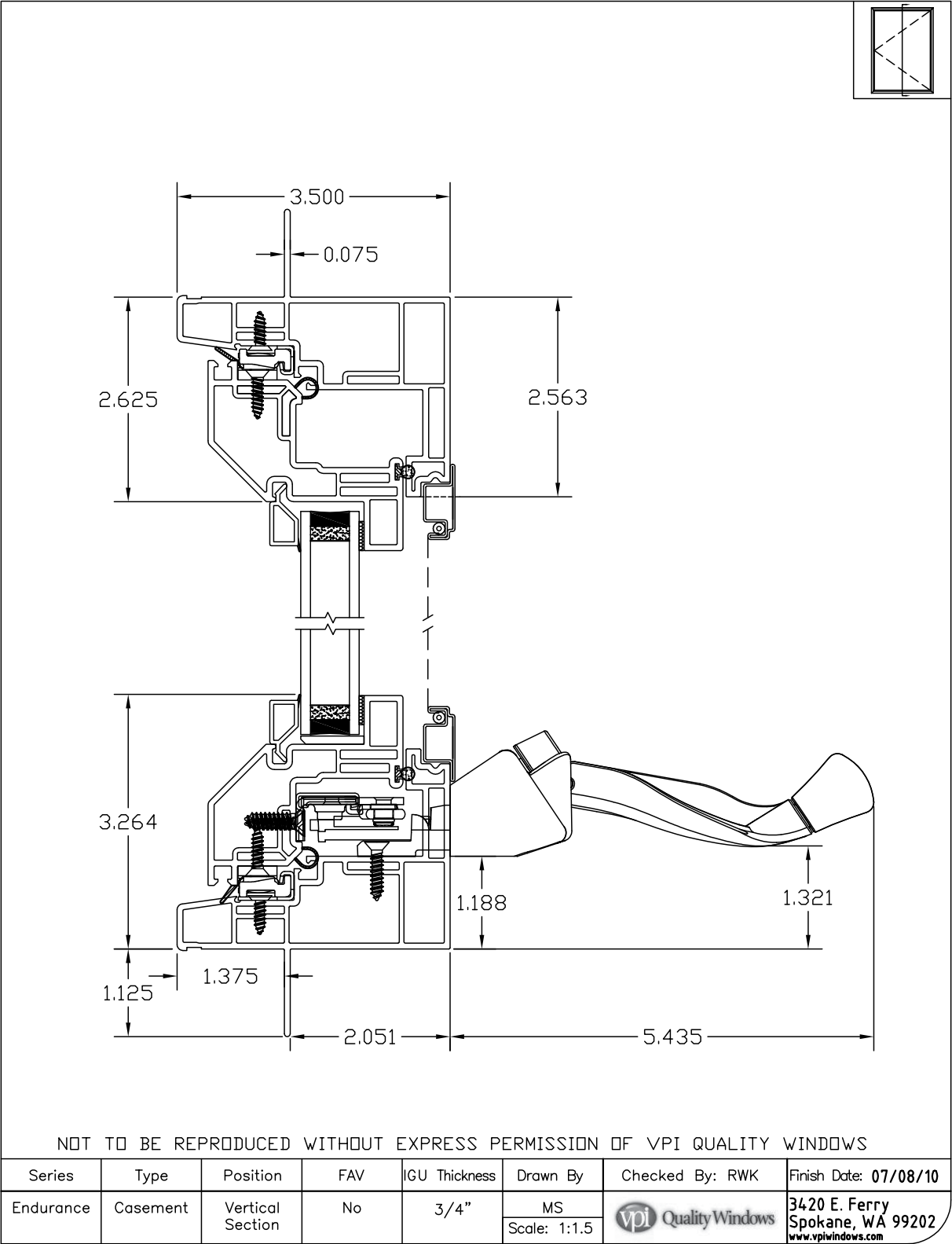
<input type="checkbox"/> BUCK BOOSTER TRANSFORMER REQ'D FOR 575V APPLICATIONS
<input type="checkbox"/> 230 VOLT – REQUIRES SINGLE PHASE POWER SUPPLY



OVERHEAD SECTIONAL DOOR @ LOADING ENTRANCE

RAPID ROLL UP DOOR @ PARKING ENTRANCE

3/4" PIVOT DOOR @ MAKER'S SPACE





Midrise Performance

If you are building a midrise structure in the Northwest United States, you are probably already specifying the Endurance Series by VPI Quality Windows.

In a world where demanding specifications and uncompromising jobsite testing is a way of life, The Endurance Series excels. Unlike many other window companies, VPI achieves superior product performance ratings in the lab and consistent performance in the field.

We diligently apply a consistent set of design and manufacturing principles to deliver industry leading water intrusion resistance. Reinforcement of framing members and flexible panel functionality, eliminating window mulling significantly reduces potential water penetration pathways. Our manufacturing process is systematic, documented, controlled and constantly improving.

VPI offers the widest variety of operational styles, combinations, and colors available anywhere. No matter what the requirements are for your project, VPI Quality Windows has a product that will do the job, confidently and consistently.



510	Awning					
Dual Pane	366 / Clear	0.27	0.18	0.42	VPI-A-20-00904-00003	3mm/3mm 3/4"
Dual Pane	272 / Clear	0.27	0.18	0.42	VPI-A-20-00880-00003	3mm/3mm 3/4"
Triple Pane	272/180/Clear	0.19	0.24	0.41	VPI-A-20-01133-00003	3mm/3mm/3mm 1 3/8"
510	Picture Window					
Dual Pane	366 / Clear	0.26	0.22	0.53	VPI-A-18-00904-00003	3mm/3mm 3/4"
Dual Pane	272 / Clear	0.27	0.34	0.59	VPI-A-18-00880-00003	3mm/3mm 3/4"
Triple Pane	272/180/Clear	0.16	0.3	0.51	VPI-A-18-01053-00003	3mm/3mm/3mm 1 3/8"

* Cardinal Endur Dual Seal Insulated Glass Units With Argon Gas Fill Airspace Without Internal Grids

"U" Factor: The rate of heat flow through a given glazing. The lower the number, the better the insulating quality.

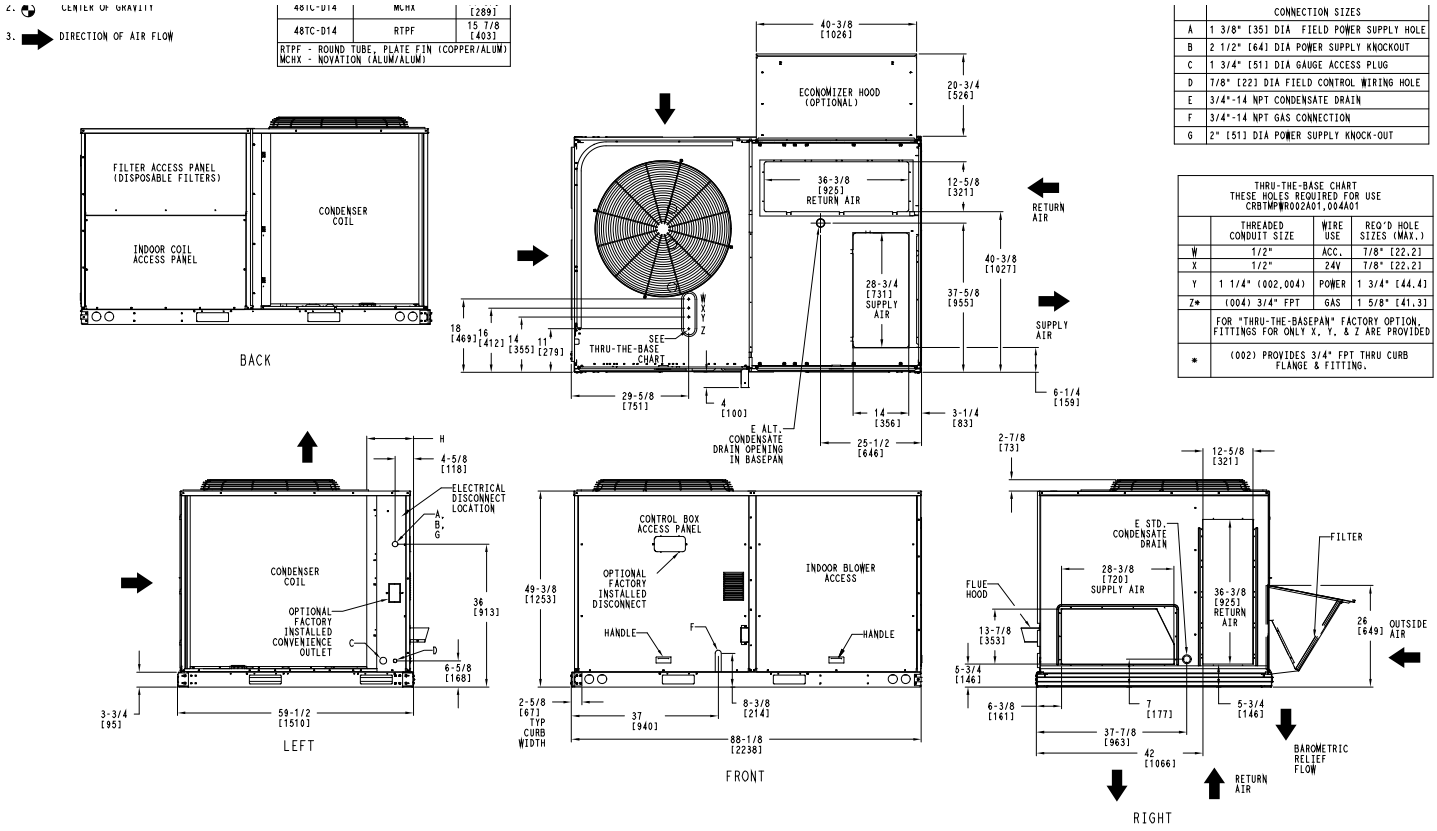
Solar Heat Gain Coefficient: The fraction of direct solar radiation that enters a building thru the glass as heat. Lower numbers means the glazing lets less heat in.

Visible Light Transmittance: Measures the amount of light transmitted through the glass. VLT is expressed as a number between 0 and 1. The higher the VLT, the more light is transmitted.

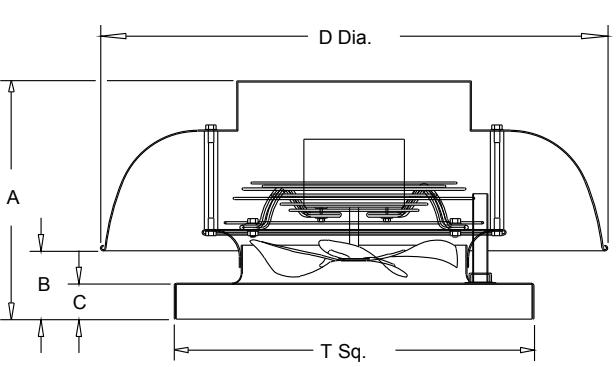
Endurance AAMA Certified Window Performance Ratings				
	Performance Grade	Uniform Structural Load	Water Resistance	Air Infiltration
Casement	CW-PG70	105.0 PSF 202.52 MPH	15 PSF 76.55 MPH	.01 cfm/ft²
Single Vent	CW-PG70	105.0 PSF 202.52 MPH	15 PSF 76.55 MPH	.03 cfm/ft²
Vent-Fixed-Vent	CW-PG35	52.5 PSF 143 MPH	15 PSF 76.55 MPH	.01 cfm/ft²
Awning Window	FW-CW50	75.0 PSF 171 MPH	15 PSF 76.55 MPH	.01 cfm/ft²
Picture Window				

VINYL WINDOWS

high efficiency vinyl
low-e double glazing
fixed & casement



ROOFTOP UNIT



Dimensions (inches)

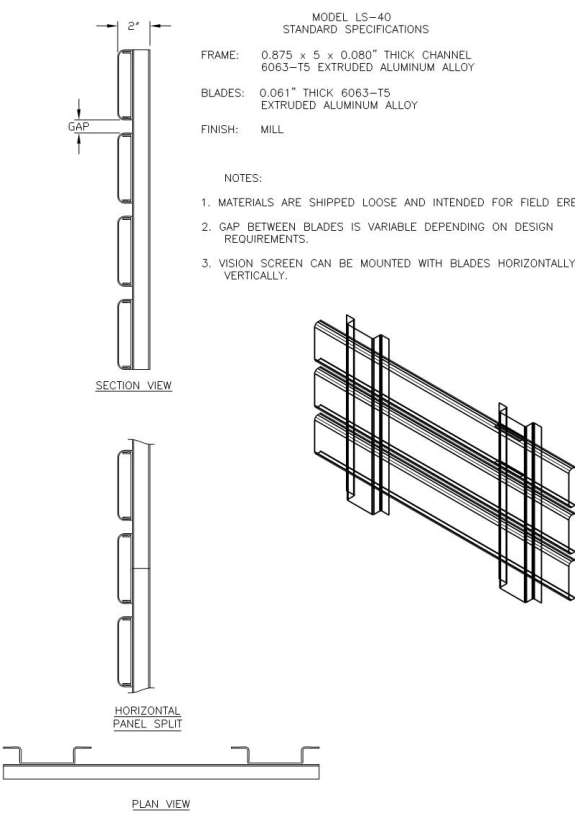
A	16
B	6-1/8
C	2
D Dia.	33-1/4
T Sq.	28
Roof Open.	23-1/2

NOTE: Accessories may affect dimensions shown.

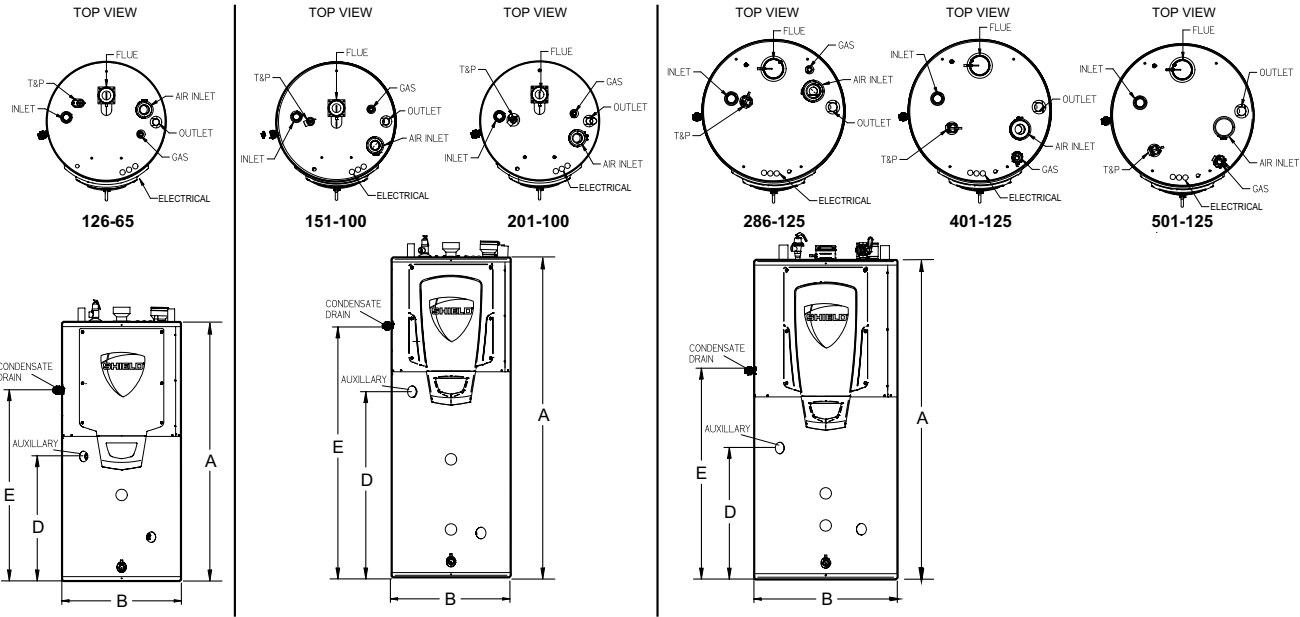
Weight(lbs)***	Shipping	159	Unit	60
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***Includes fan, motor & accessories.

ROOF MOUNTED EXHAUST VENTILATOR

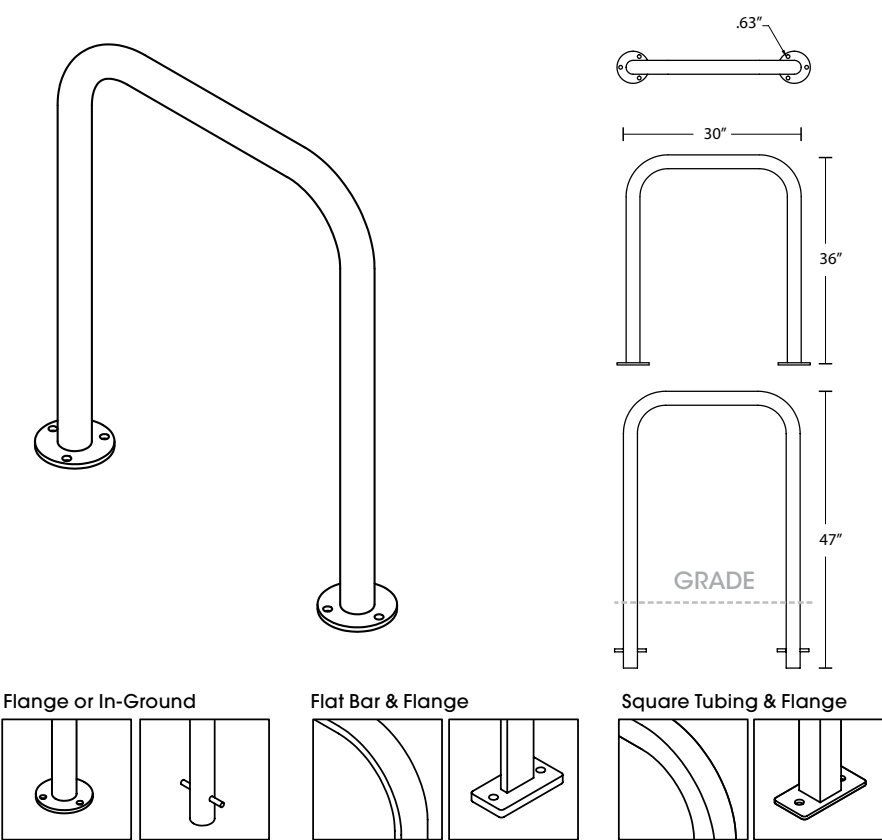


VISION SCREEN



GAS WATER HEATER

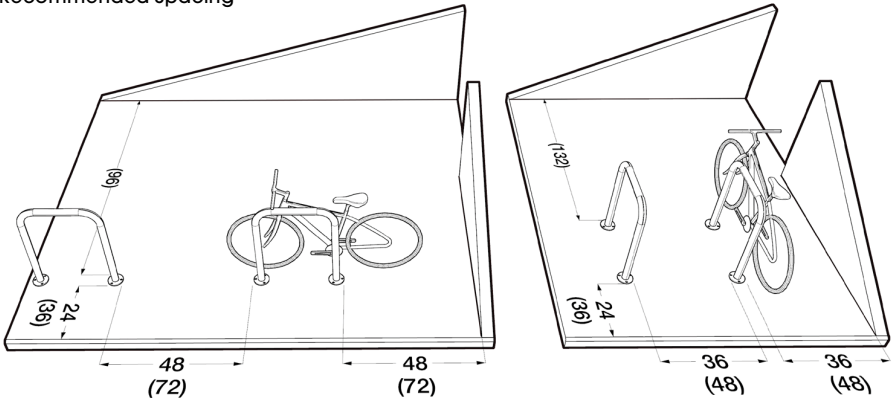
BIKE RACKS



RECOMMENDED LAYOUT

NOTES:

"Bike" is 70"
Minimum Spacing
(#) Recommended Spacing



TRASH / RECYCLE



	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	Side-Opening	24"	42"	186 lb