TESS O'BRIEN APARTMENTS

1954 NW PETTYGROVE ST AND 1951 NW OVERTON ST
PORTLAND, OREGON 97209

01 / 09 / 2015
LU14-220722DZ, AD

FFA
Architecture
+Interiors

FFA Architecture and Interiors, Inc.
520 SW Yamhill Suite 900 Portland OR 97204
Phone: 503.222.1661 Fax: 503.222.1701
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MARK	DATE	DESCRIPTION

Tess O'Brien
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1954 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	—
DATE:	01/09/2015
PROJECT NUMBER:	040513

COVER SHEET

C1

LU14-220722DZ, AD

OVERTON ST. PERSPECTIVE

SOUTH ELEVATION - OVERTON BUILDING

OVERTON WALK-UP OPTION

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RENDERINGS

C2.1

LU14-220722DZ, AD

PETTYGROVE ST. PERSPECTIVE

NORTH ELEVATION - PETTYGROVE BUILDING

PETTYGROVE SIDEWALK PERSPECTIVE

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RENDERINGS

C2.2

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COURTYARD PERSPECTIVE

COURTYARD AERIAL VIEW

OVERTON UNITS - WALK-UP OPTION

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RENDERINGS

C2.3

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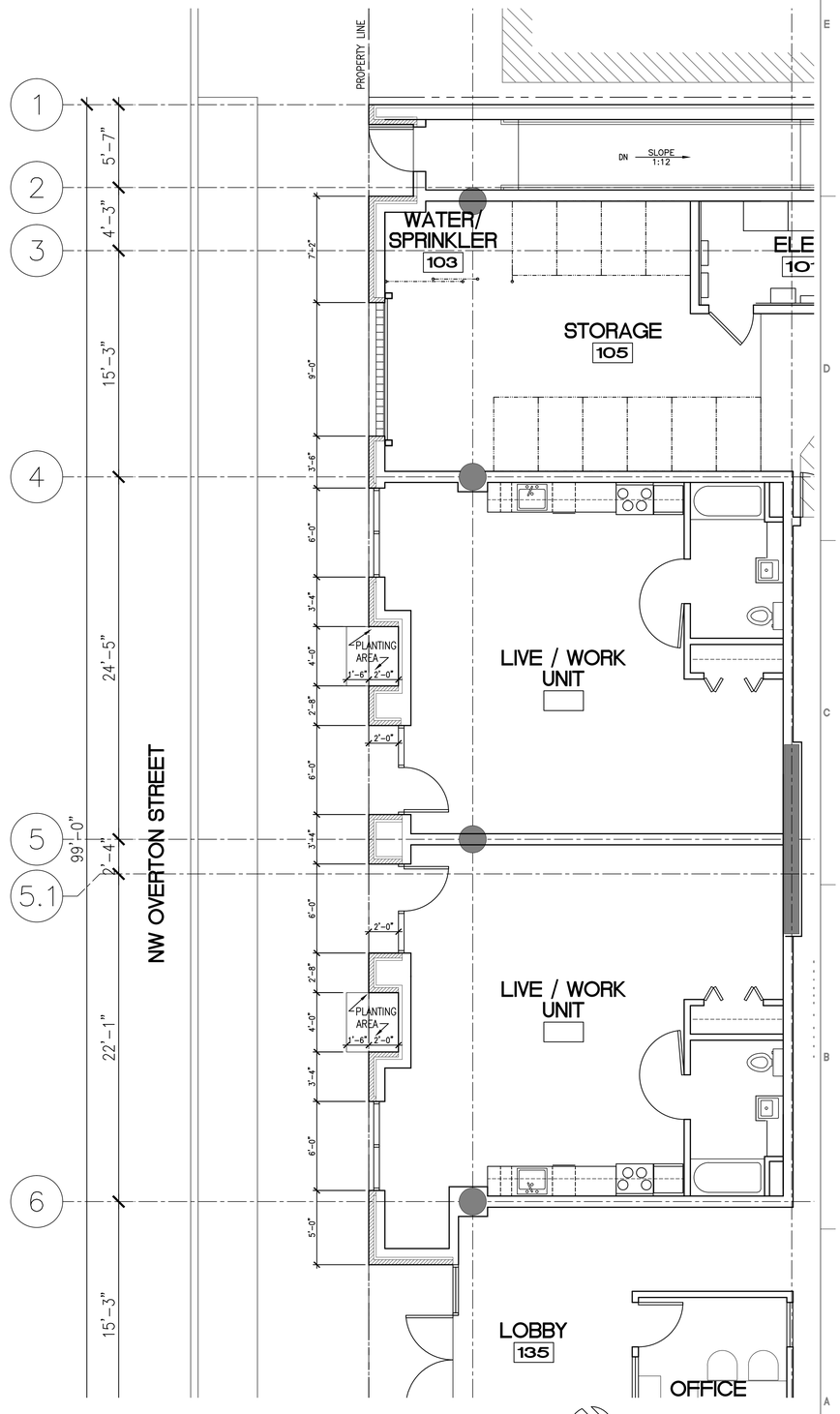
OVERTON LIVE-WORK OPTION

OVERTON LIVE-WORK PARTIAL ELEVATION



OVERTON LIVE-WORK OPTION PARTIAL PLAN

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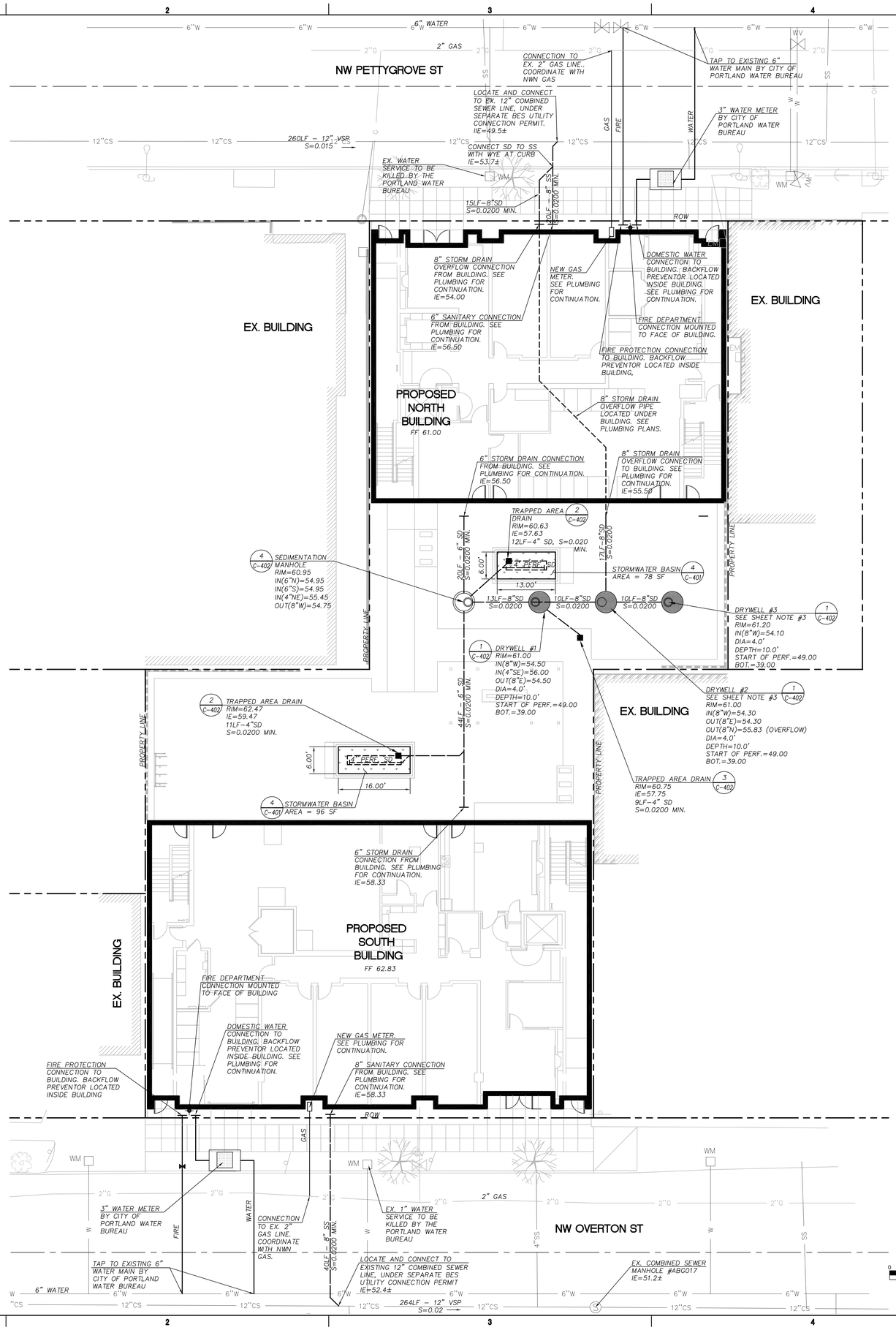
RENDERINGS

C2.4

LU14-220722DZ, AD



SHEET NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.
2. FOUNDATION DRAINAGE SHALL BE INSTALLED AROUND PERIMETER OF BUILDINGS PER DETAIL 6, SHEET C-402. CONNECT PERFORATED PIPE TO SOLID PIPE WITH CLEANCHECK VALVE.
3. DO NOT CONSTRUCT DRYWELL # 2 OR #3 UNTIL FIELD TEST OF DRYWELL #1 HAS BEEN COMPLETED AND RESULTS REVIEWED BY PROJECT ENGINEER.

WATER BUREAU BACKFLOW (WOBF) NOTES

1. NEW WATER SERVICES WILL BE INSTALLED AT A DEPTH OF 3'-4' WITH A PIPE EXTENDED TO THE PROPERTY LINE. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO MAKE THE PROPERTY SIDE CONNECTION.
2. PREMISE-ISOLATION BACKFLOW PROTECTION MUST BE INSTALLED PER WATER BUREAU BACKFLOW INSTALLATION REQUIREMENTS. www.portlandonline.com/water/backflowinstallationrequirements
3. DOMESTIC WATER SERVICE
   A. DOUBLE CHECK VALVE ASSEMBLY (DCVA) REQUIRED.
   B. BACKFLOW ASSEMBLIES MUST BE INSTALLED ON PRIVATE PROPERTY PRIOR TO ANY RUN OF EXPOSED PIPING AND UNPROTECTED PIPING BRANCHES OF THE DOMESTIC PLUMBING SYSTEM.
   C. INSTALLATION OF A BACKFLOW ASSEMBLY MAY CAUSE THERMAL-EXPANSION. BACKFLOW ASSEMBLY INSTALLERS ARE RESPONSIBLE FOR ADDRESSING THERMAL-EXPANSION CONCERNS AND IMPLEMENTING APPROVED PRACTICES TO PROTECT PLUMBING AGAINST ITS EFFECTS.
4. FIRE LINE WATER SERVICE
   A. DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) REQUIRED AT THE PROPERTY LINE, ON PRIVATE PROPERTY, IMMEDIATELY ADJACENT TO THE CITY WATER SERVICE.
   B. BACKFLOW ASSEMBLIES TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE ENTERS THE PROPERTY. IF APPROVED TO BE INSTALLED INSIDE A BUILDING, ASSEMBLIES MUST BE INSTALLED AT THE POINT WHERE THE SERVICE ENTERS, BETWEEN ONE AND FIVE FEET ABOVE THE FLOOR. ALTERNATE LOCATIONS MUST BE APPROVED BY WATER QUALITY INSPECTIONS, BUREAU OF WATER WORKS (503-823-7479) WATER QUALITY BACKFLOW INSPECTIONS

STORMWATER NARRATIVE

PRIVATE SITE:
STORMWATER MANAGEMENT FOR THE SITE MEETS THE 2014 PORTLAND SWMM REQUIREMENTS UTILIZING THE FOLLOWING METHODS.

WATER QUALITY:
ROOF - WATER QUALITY TREATMENT IS NOT REQUIRED BECAUSE ROOF RUNOFF IS EXEMPT FROM POLLUTION REDUCTION REQUIREMENTS.

COURTYARD - TWO VEGETATED STORMWATER PLANTERS WILL BE PROVIDED TO TREAT THE WATER QUALITY STORM GENERATED BY THE OUTDOOR COURTYARD IMPERVIOUS AREA.

WATER QUANTITY:
WATER QUANTITY TREATMENT IS NOT REQUIRED BECAUSE ALL STORMWATER RUNOFF WILL BE INFILTRATED ON-SITE.

DISPOSAL:
ALL RUNOFF WILL BE INFILTRATED ON-SITE WITH THE USE OF PRIVATE DRYWELL; THEREFORE, THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE DISPOSAL HIERARCHY.

EMERGENCY RELEASE:
IN THE EVENT THAT RAINFALL EXCEEDS DESIGN CAPACITY OR THE DRYWELLS TEMPORARILY FAIL, AN OVERFLOW LINE FROM THE DRYWELLS WILL BE CONNECTED TO THE 12" COMBINED SEWER LINE IN NW PETTYGROVE AVE. THE OVERFLOW IS NECESSARY BECAUSE THE LAYOUT OF THE BUILDINGS DO NOT ALLOW FOR EMERGENCY OVERLAND RELEASE OF THE STORMWATER .

PUBLIC STREET IMPROVEMENTS:
STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE CURB WILL BE REPLACED IN ITS EXISTING LOCATION.

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Jennifer Reynolds
EXPIRES 12-31-14

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UTILITY PLAN

C3

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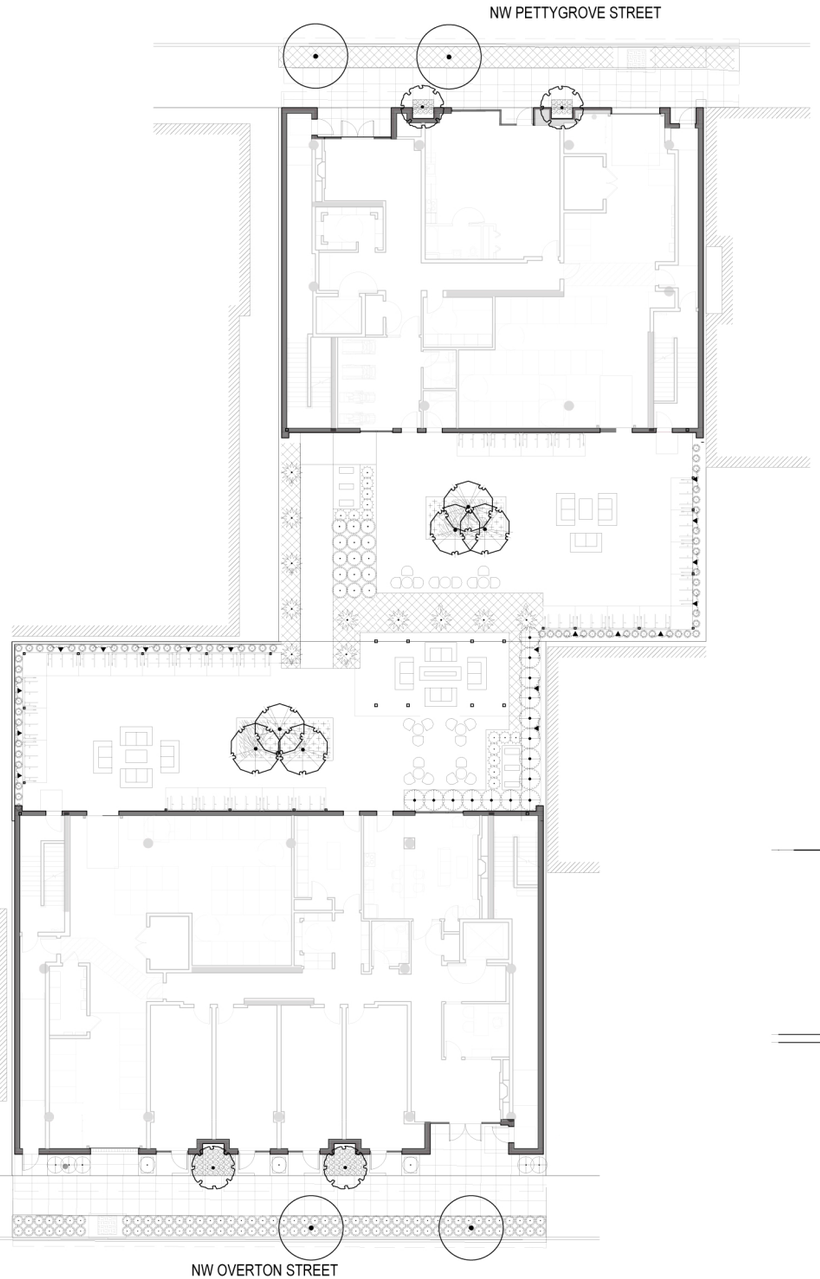
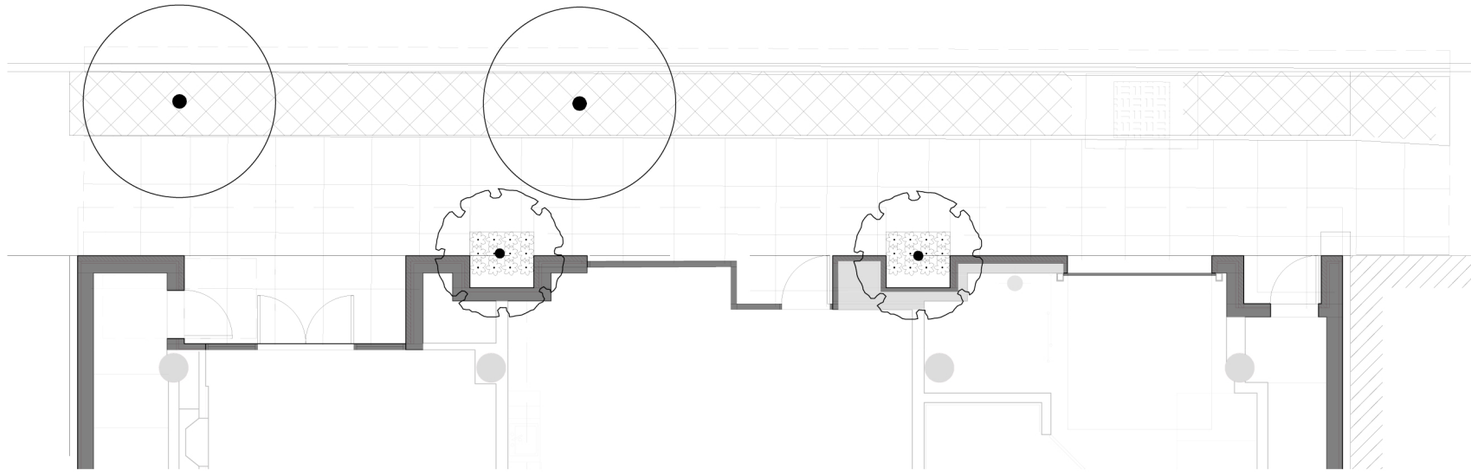


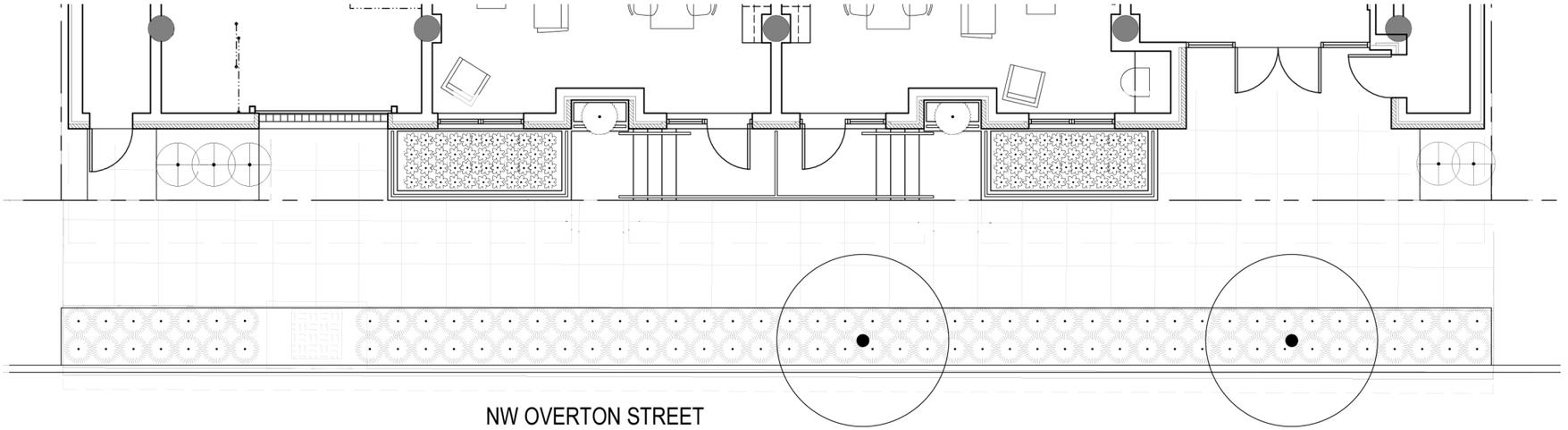
PLANTING PLAN- OVERALL

SCALE: 1"=30'-0"



PLANTING PLAN- PETTYGROVE STREET

SCALE: 1"=10'-0"



PLANTING PLAN- OVERTON STREET WALK-UP OPTION

SCALE: 1"=10'-0"

NORTH

C4.1

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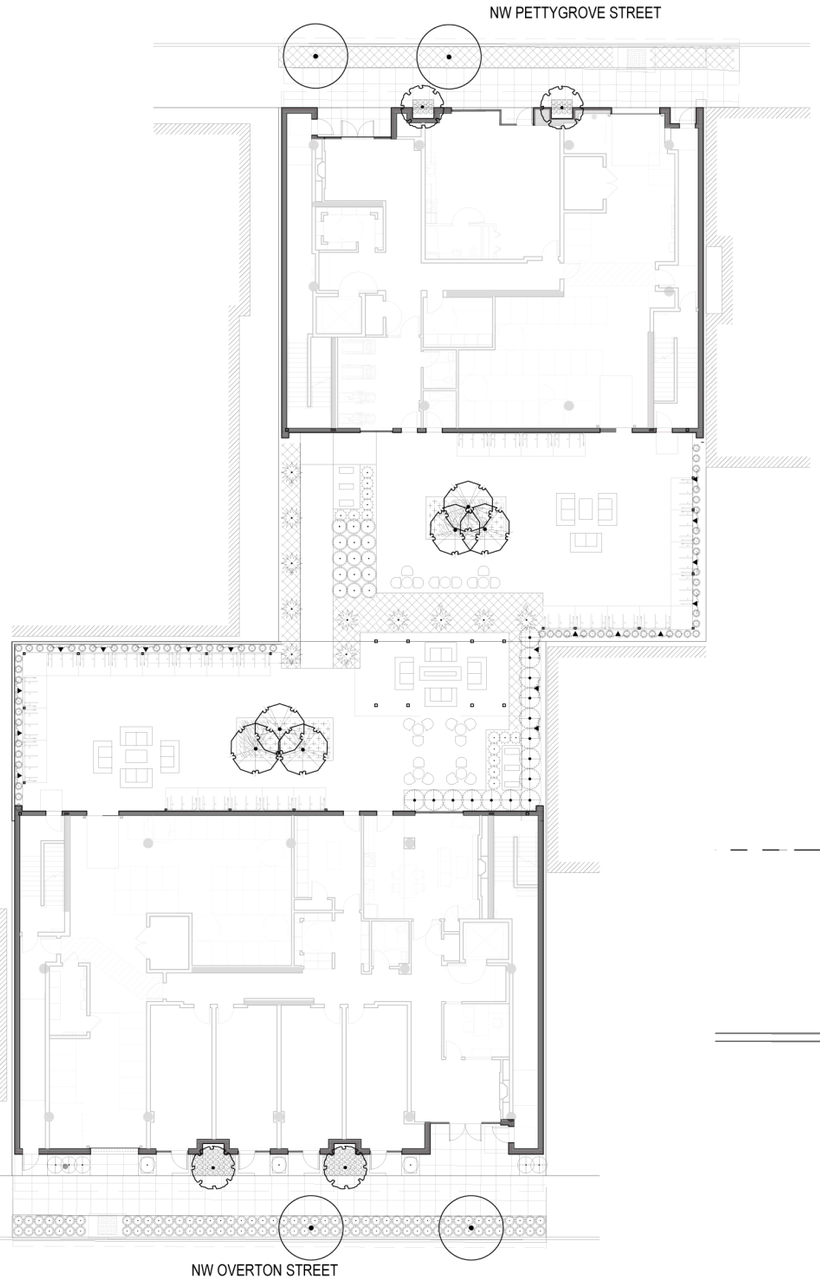
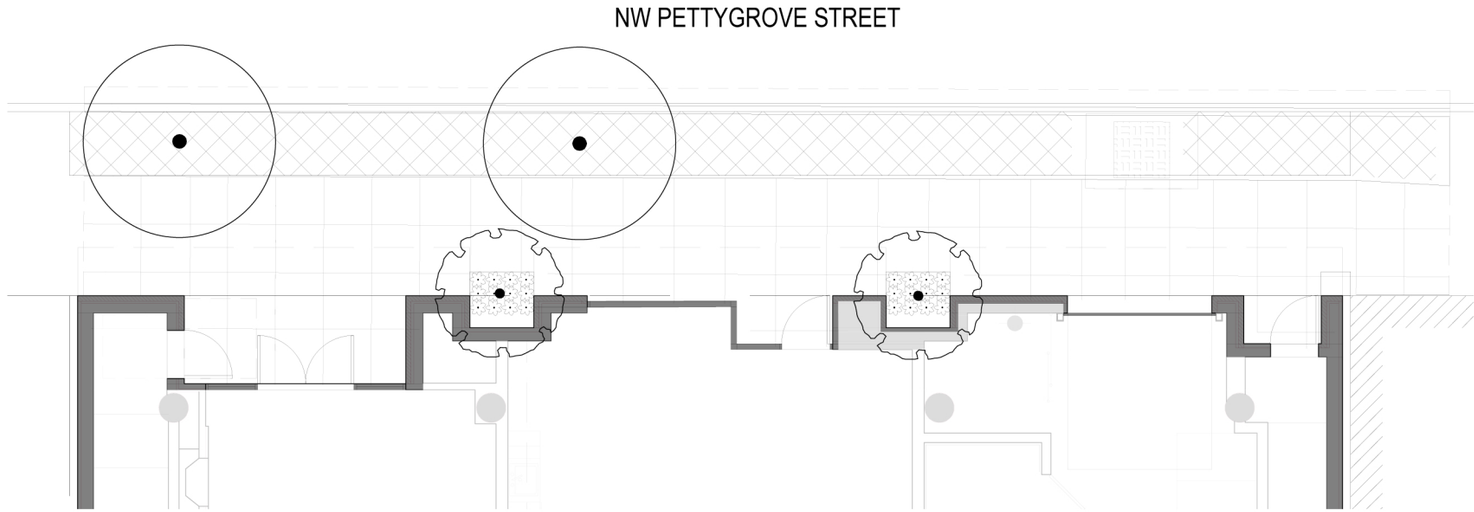


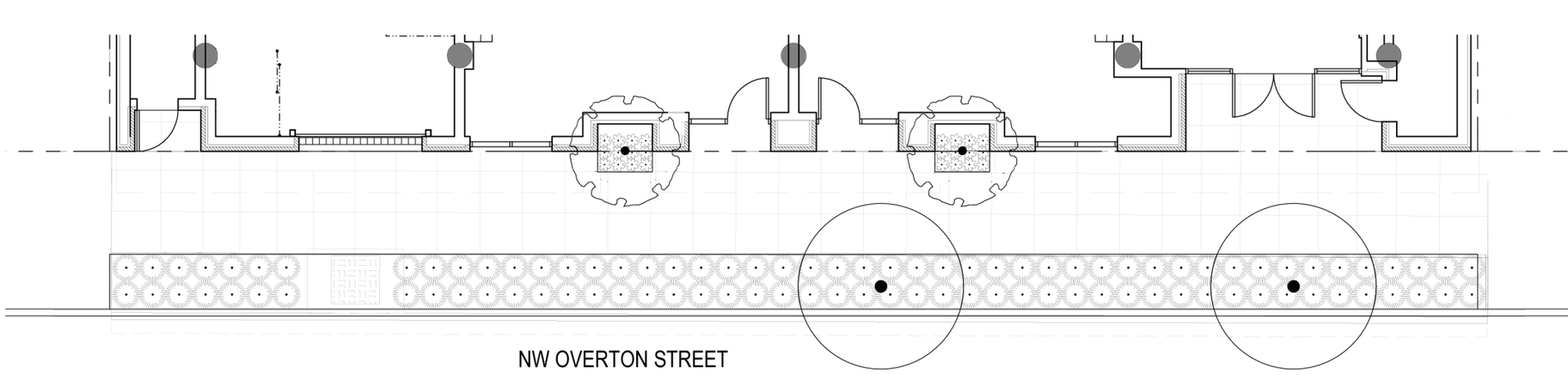
PLANTING PLAN- OVERALL

SCALE: 1"=30'-0"



PLANTING PLAN- PETTYGROVE STREET

SCALE: 1"=10'-0"



PLANTING PLAN- OVERTON STREET

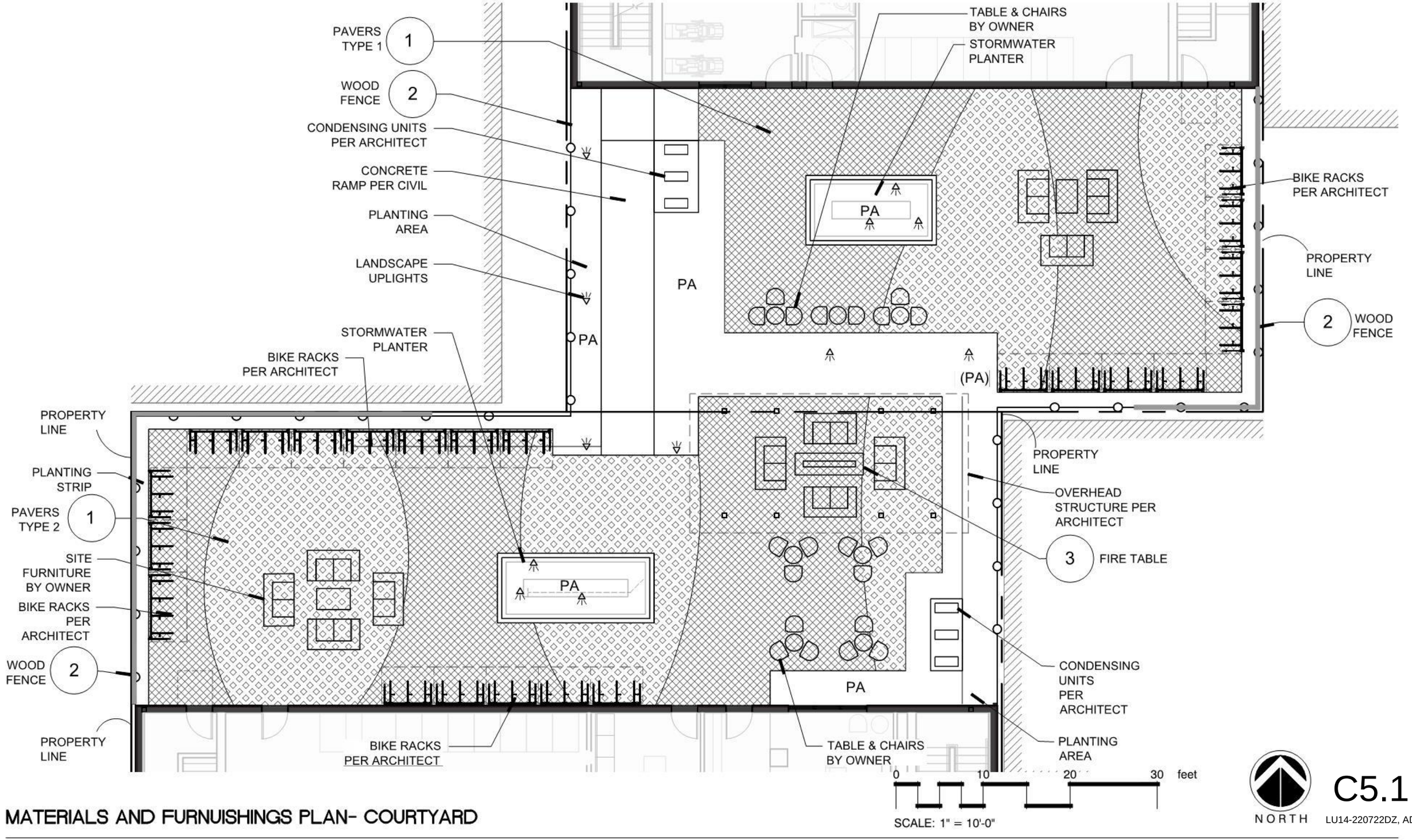
LIVE-WORK OPTION

SCALE: 1"=10'-0"

NORTH

C4.2

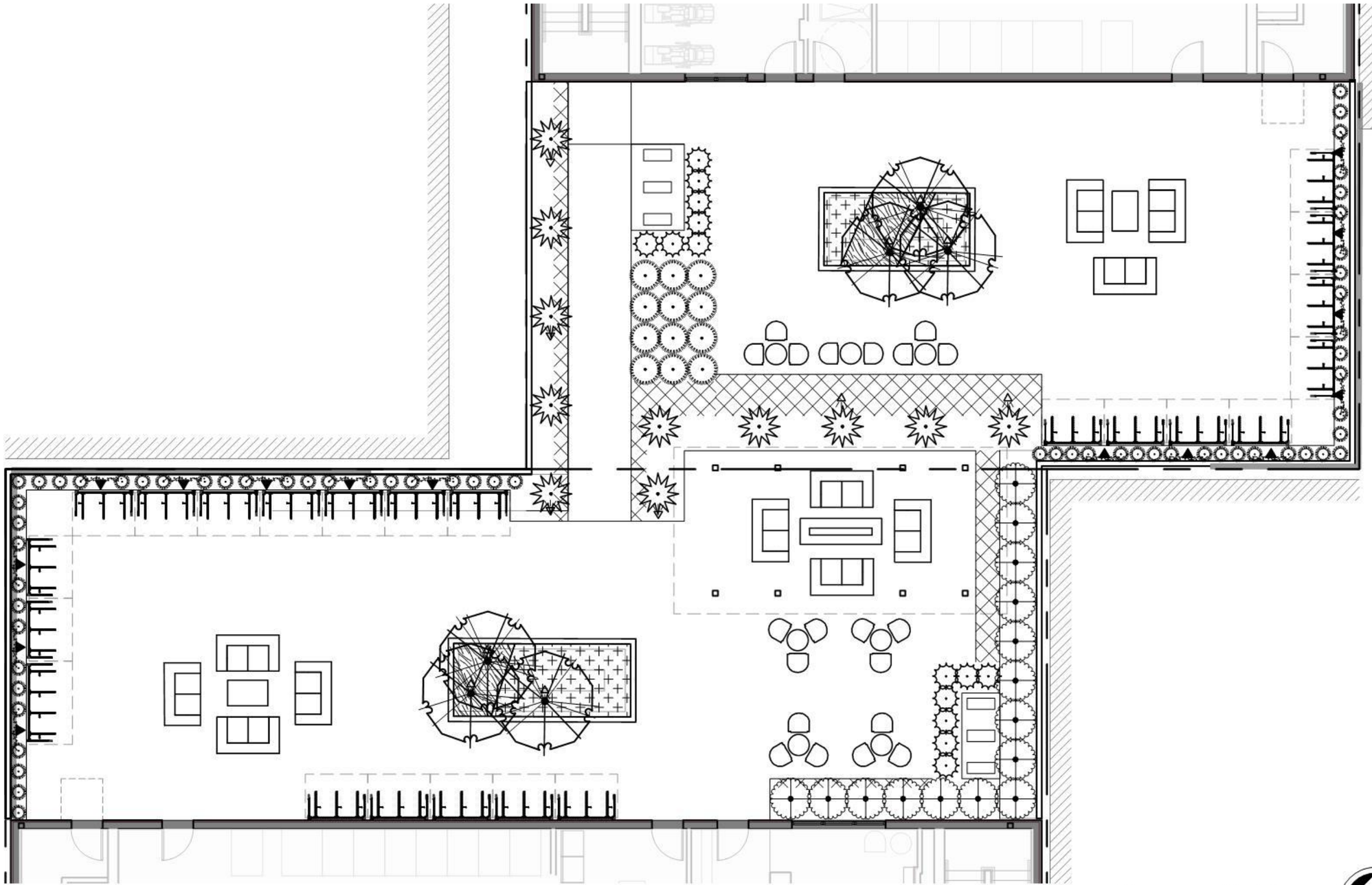
LU14-220722DZ, AD



MATERIALS AND FURNUISHINGS PLAN- COURTYARD

C5.1

LU14-220722DZ, AD



PLANTING PLAN- COURTYARD

C5.2

LU14-220722DZ, AD

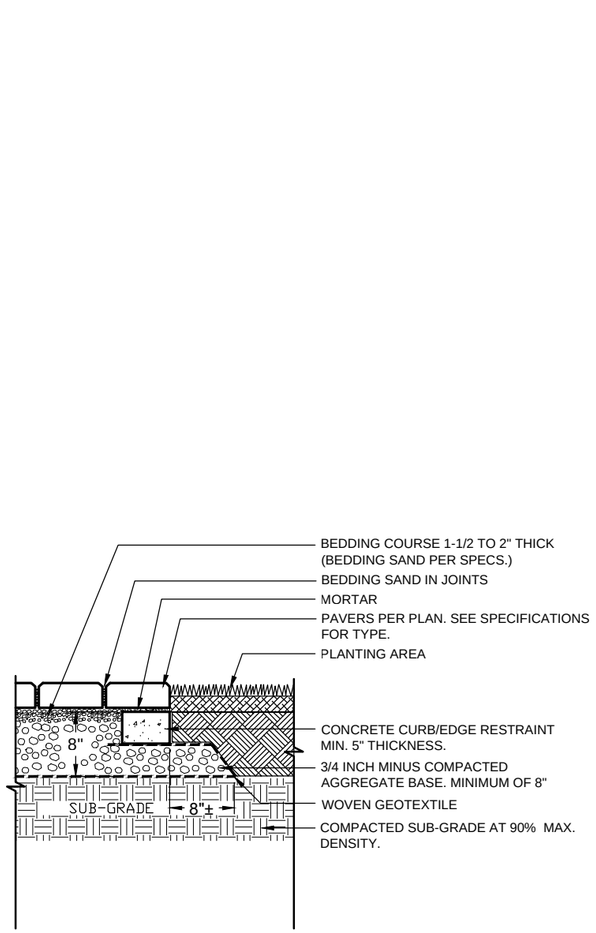
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	ALNUS RUBRA / RED ALDER	B & B	2"CAL	12-15` H
	POPULUS TREMULA `ERECTA` / EUROPEAN COLUMNAR ASPEN	B & B	2"CAL	12-15` H
	QUERCUS ROBUR `REGAL PRINCE` / REGAL PRINCE ENGLISH OAK	B & B	3.5"CAL	12-15` H

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	24" B&B	
	CAMELLIA SASANQUA `APPLE BLOSSOM` / APPLE BLOSSOM CAMELLIA ESPALIER	5 GAL	
	DAPHNE TRANSATLANTICA SUMMER ICE / SUMMER ICE DAPHNE	5 GAL	
	DESCHAMPSIA CESPITOSA `SCHOTTLAND` / SCHOTTLAND HAIR GRASS	1 GAL	
	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	1 GAL	
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	
	PHYLLOSTACHYS AUREOSULCATA LAMA TEMPLE / YELLOW-GROVE BAMBOO	10 GAL	
	TAXUS BACCATA `FASTIGATA` / FASTIGA ENGLISH YEW	7 GAL	
	THUJA OCCIDENTALIS `EMERALD` / EMERALD ARBORVITAE	B & B	6`
	YUCCA GLORIOSA `VARIEGATA` / VARIEGATED SPANISH DAGGER	5 GAL	

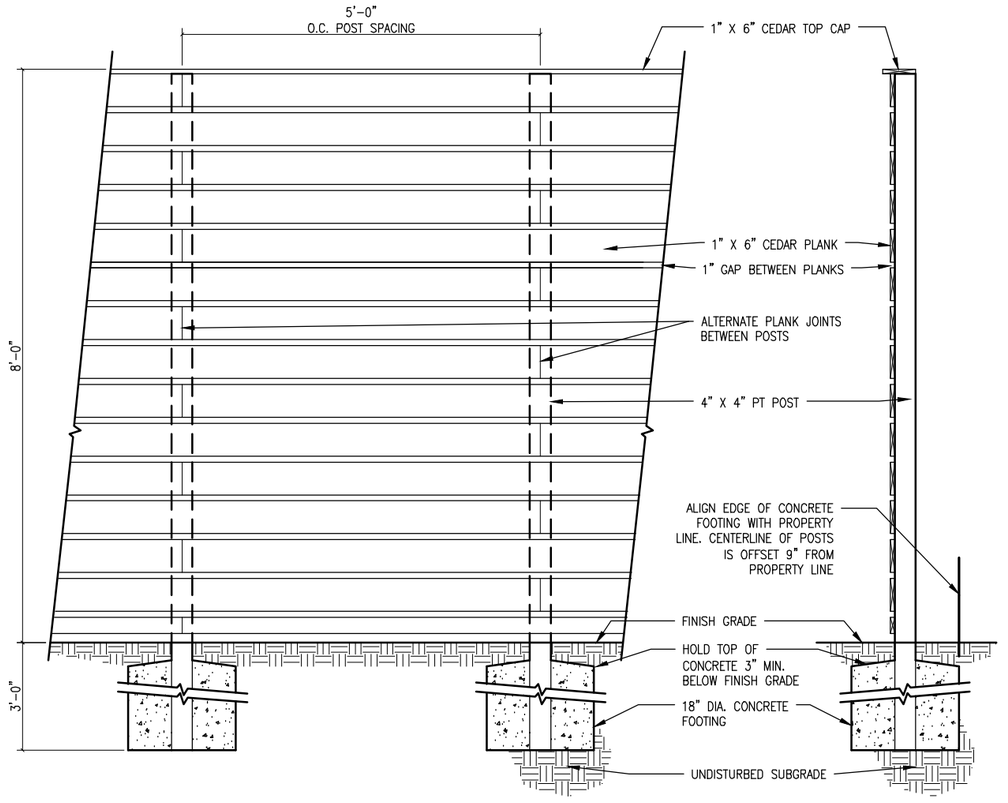
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT
	CAREX MORROWII / JAPANESE SEDGE	1 GAL
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	FLAT



1 UNIT PAVER WITH CONCRETE EDGE RESTRAINT

NTS 321413-09



TYPICAL ELEVATION

TYPICAL CROSS SECTION

NOTES:
1. ALL CEDAR SHALL BE PREMIUM FENCE GRADE.
2. WOOD FINISH SHALL BE SIKKENS CETOL SRD TRANSLUCENT STAIN, COLOR: NATURAL 078.
3. HEIGHT AND LOCATION OF STEPS IN TOP OF WALL SHALL BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT AFTER POST LOCATIONS AND EXISTING GRADES HAVE BEEN STAKED.

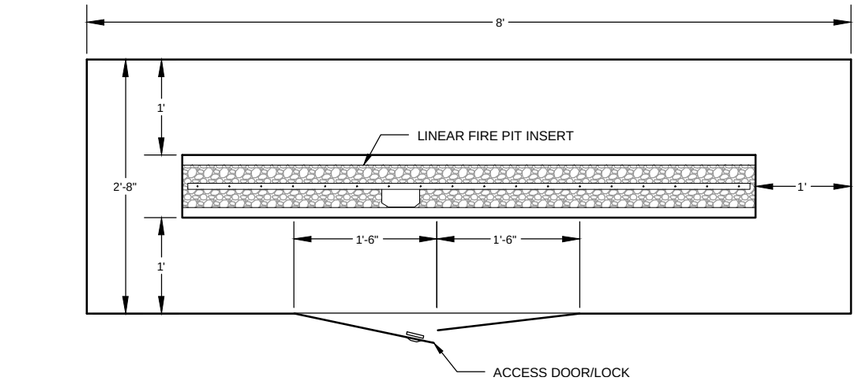
2 WOOD FENCE

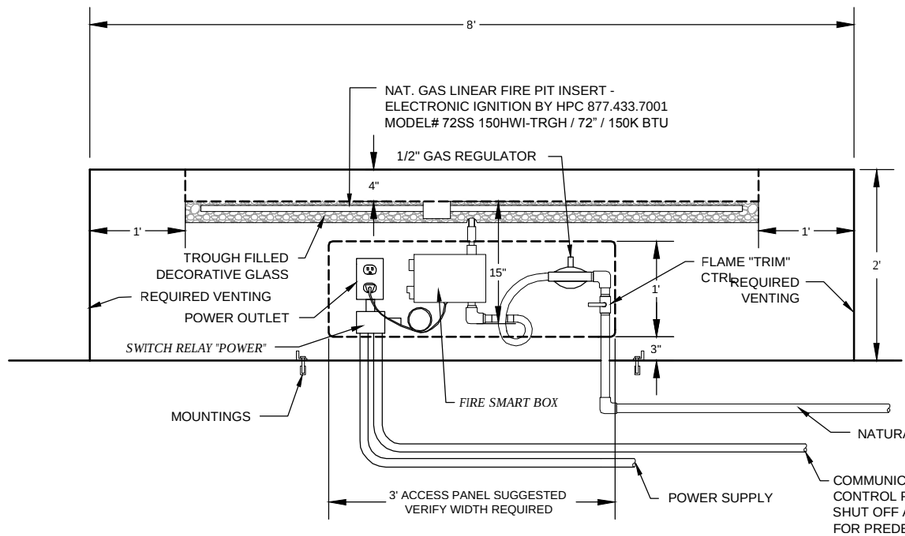
NTS DETAIL-FILE

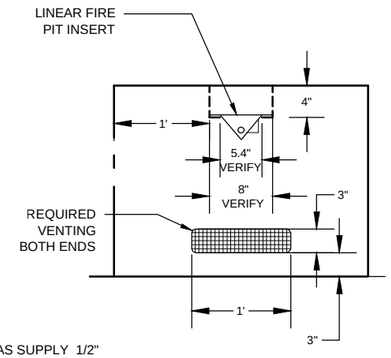
MATERIALS AND FURNUISHINGS DETAILS- COURTYARD

C6.2

LU14-220722DZ, AD







FIREPIT CONTROL INTENT OF DESIGN:
TENANT WILL PRESS FEATURE START BUTTON AT *CONTROL PANEL* (NOT SHOWN). CONTROL PANEL EQUIPED WITH TIMER, RELAYS SIGNAL TO *SWITCH RELAY* PROVIDING POWER TO *FIRE SMART BOX* , WHICH ALLOWS THE AUTOMATIC IGNITION OF THE FIRE TABLE. INSTALLATION OF AN EMERGENCY KILL BUTTON IS RECOMMEND FOR SAFETY. FIRE SMART BOX WILL SHUT OFF GAS SUPPLY IN THE EVENT THAT THE FLAME GOES OUT.

3 OUTDOOR FIRE TABLE

NTS

129343-01

MATERIALS AND FURNUISHINGS DETAILS- COURTYARD

C6.3

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GENERAL NOTES

1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

LEGEND

- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION
- CONCRETE COLUMN / WALL
- METAL WIRED PARTITIONS
- TD — TRENCH DRAIN
- PAVING STRIPING

OVERTON BUILDING

(E) 2-STORY OFFICE

A1 C12

A B C D E F

64'-3"

7'-0" 21'-6" 6'-3" 23'-6" 6'-0"

PROPERTY LINE

1 2 3 4 5 5.1 6 7 8 9

5'-7" 4'-3" 15'-3" 24'-5" 5'-0" 3'-4" 22'-1" 15'-3" 3'-10" 6'-0"

NW OVERTON STREET

B1 C12

WATER/ SPRINKLER 103

ELEC 101

STAIR #1 ST-1

STORAGE 105

42 STOR UNITS/BIKES

TRASH 107

STORAGE 111

WALK-UP UNIT 520 SF

LANDING

RAMP UP

RAMP UP @ 1:12

HALLWAY 151

WALK-UP UNIT 479 SF

MAIL ROOM 112

LAUNDRY 115

123 UNISEX

COMMUNITY ROOM 125

ELEV CLO 129

STOR 127

LOBBY 135

FFE: 62'-10"

OFFICE 133

ELEV #1 ELV-1

STAIR #3 ST-3

PROPERTY LINE

A1 C16

A1 C12

(E) 1-STORY WAREHOUSE

2'-0" TYP PER BIKE

46 COVERED BIKES

COURTYARD OYD

36 COVERED BIKES

2'-0" TYP PER BIKE

PETTYGROVE BUILDING

(E) 6-STORY APARTMENTS

A2 C12

U V W X Y Z

60'-10"

5'-0" 21'-5" 16'-4" 11'-1" 7'-0"

PROPERTY LINE

STAIR #2 ST-2

ELEV #2 ELV-2

MAIL ROOM 102

LOBBY 100

FFE: 61'-0"

ELEV CLO 104

FITNESS CENTER 106

DOG WASH 126

UNISEX 108

LAUNDRY 112

HALLWAY 124

LIVE / WORK UNIT 114

STORAGE 122

TRASH 118

SPRINKLER 116

29 STOR UNITS/BIKES

STORAGE 120

STAIR #4 ST-4

PROPERTY LINE

A2 C12

A1 C17

(E) 4-STORY APARTMENTS

NW PETTYGROVE STREET

B1 C12

10 11 12 13 14 15 16 17

6'-0" 3'-10" 16'-0" 28'-0" 79'-0" 15'-4" 3'-5" 6'-5"

A1 SITE PLAN / FIRST FLOOR PLAN

1/8" = 1'-0"

VICINITY MAP

N.T.S.

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FIRST FLOOR PLAN

C7

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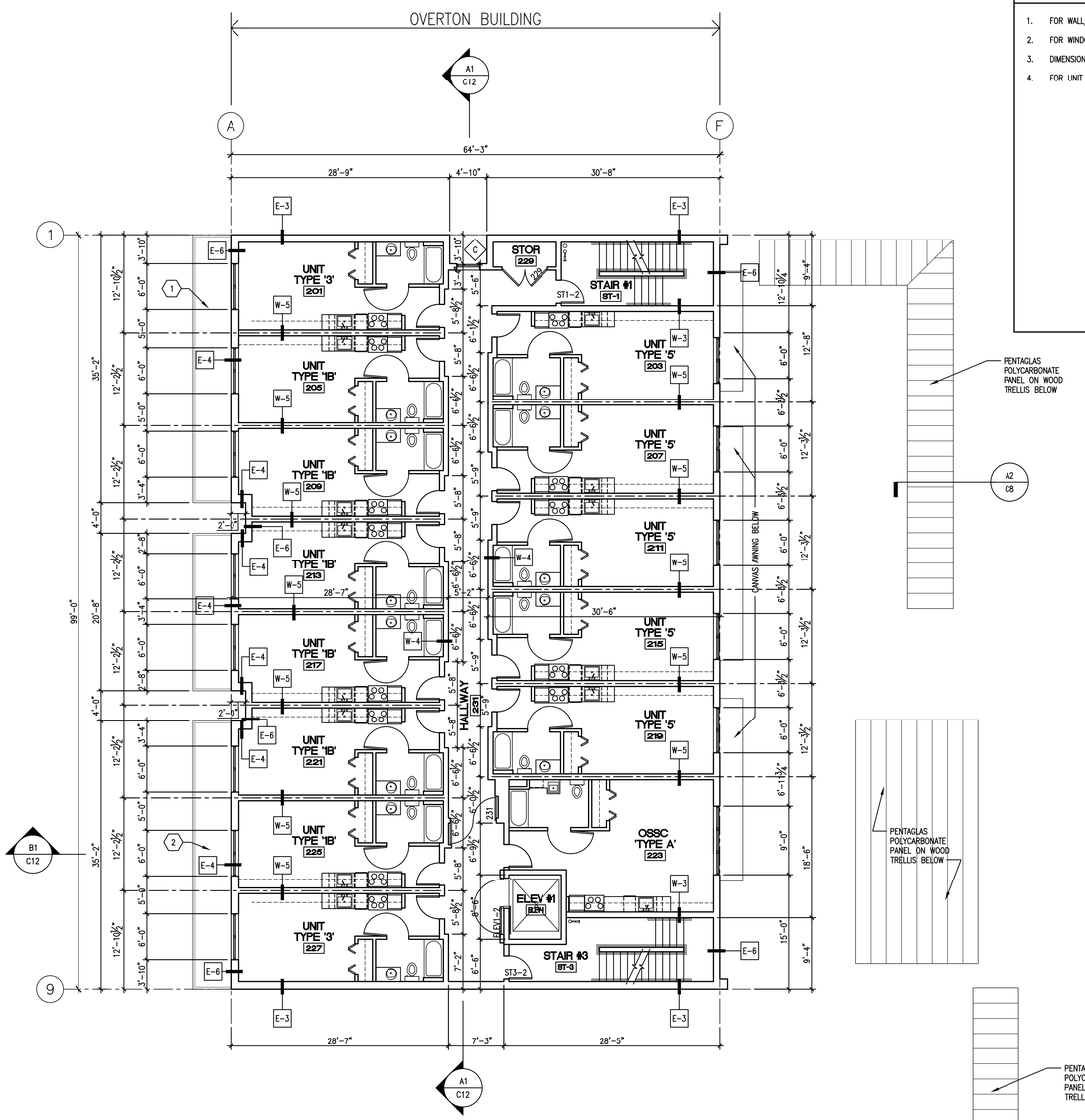
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.

KEYNOTES

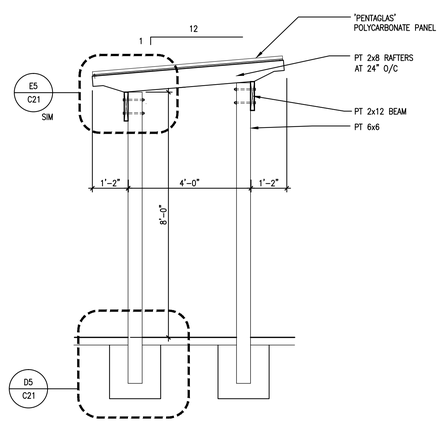
1. ROOF BELOW
2. CANOPY BELOW

LEGEND

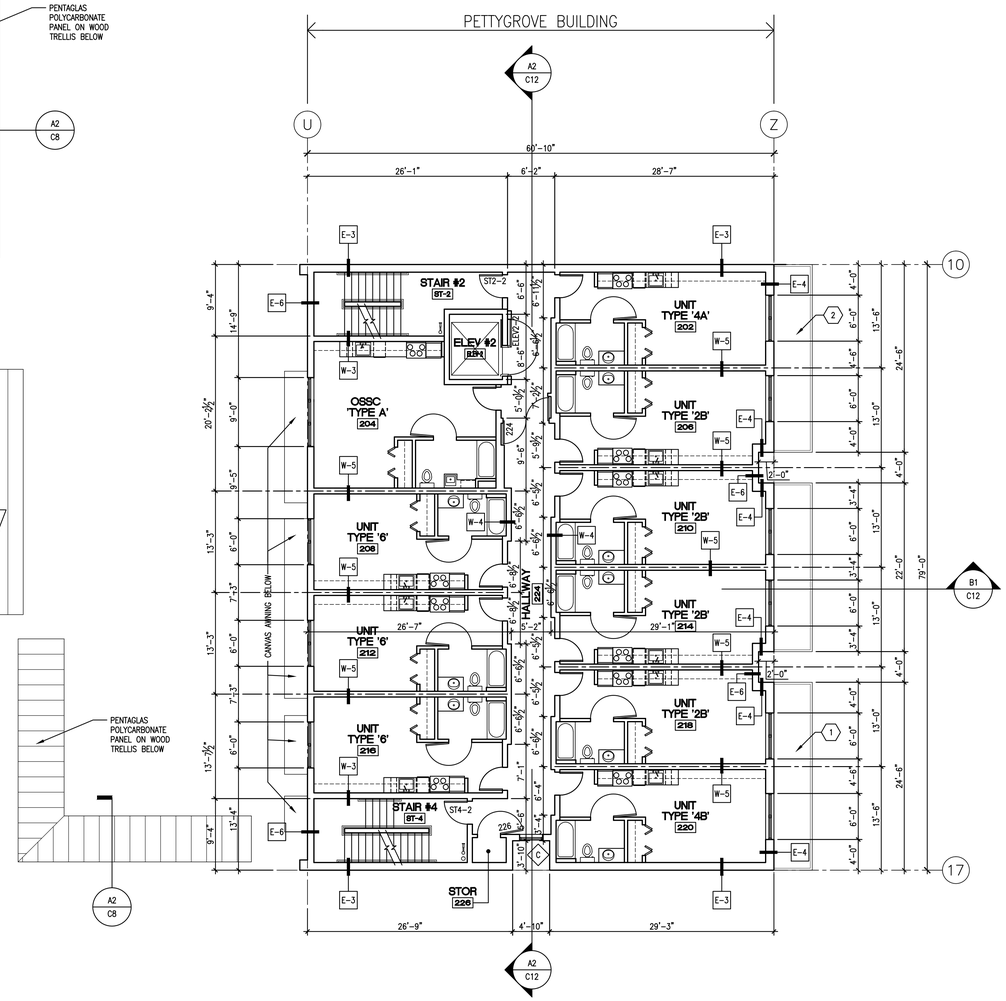
- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION



A1 SECOND FLOOR PLAN (FLOORS THREE THRU SIX SIMILAR)
1/8" = 1'-0"



A2 BICYCLE SHELTER SECTION
1/2" = 1'-0"



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SECOND FLOOR PLAN

C8

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GENERAL NOTES

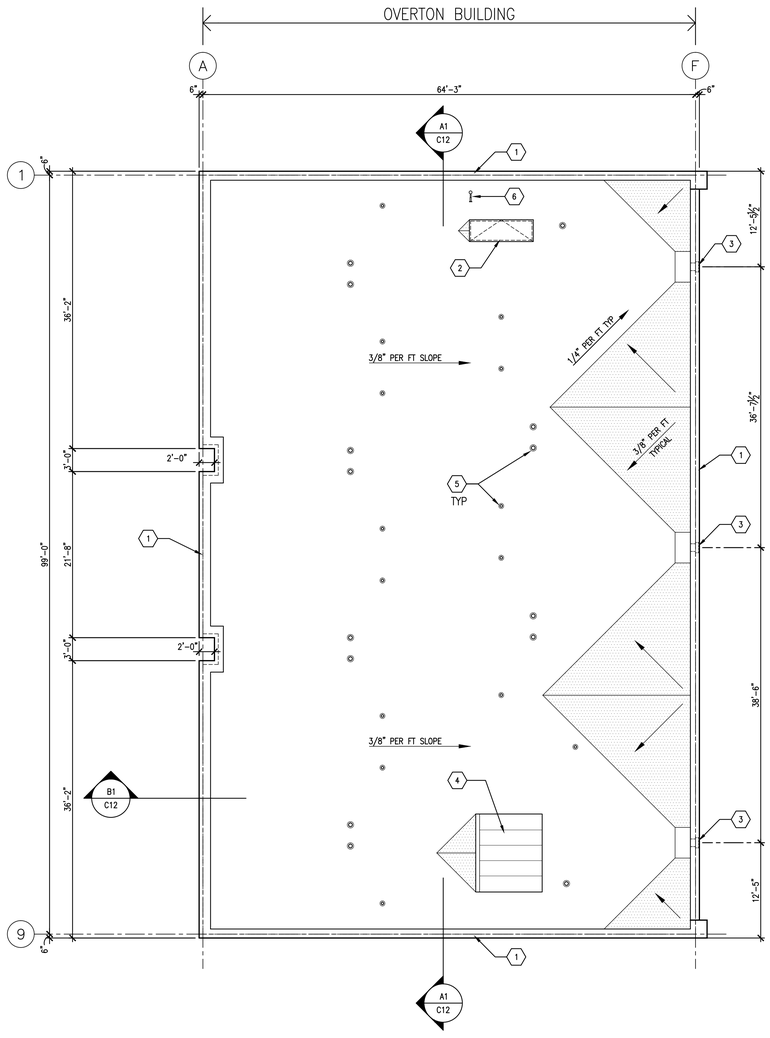
1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. DIMENSIONS ARE TO FACE OF FINISH, TYP

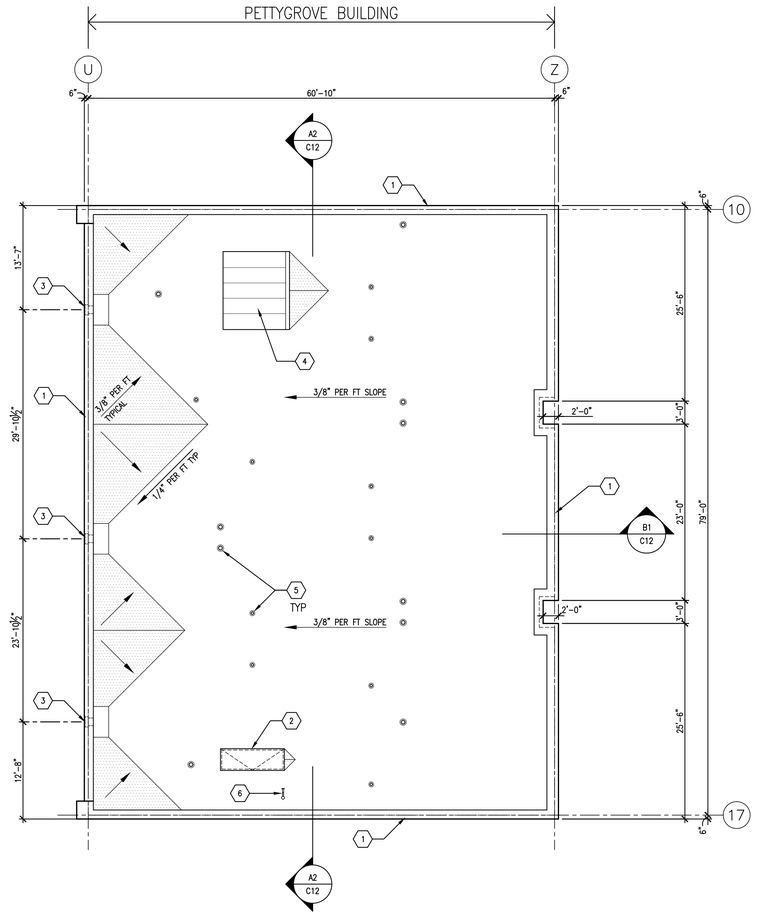
KEYNOTES

1. PARAPET WALL WITH METAL COPING, TYP – PAINTED
2. ROOF HATCH
3. DOWNSPOUT LEADER/SCUPPER
4. ELEVATOR PENTHOUSE
5. PIPE PENETRATION WITH PREFORMED PIPE BOOT, TYP – SEE DETAIL E2/A-503
6. STANDPIPE, PAINTED – SEE PLUMBING

LEGEND

- THERMALPLASTIC MEMBRANE ROOFING
- SHEET METAL ROOFING
- TAPERED INSULATION ROOF CRICKET
- WALKWAY PAD
- PIPE PENETRATION, SEE MECHANICAL AND PLUMBING





A1 ROOF PLAN
1/8" = 1'-0"

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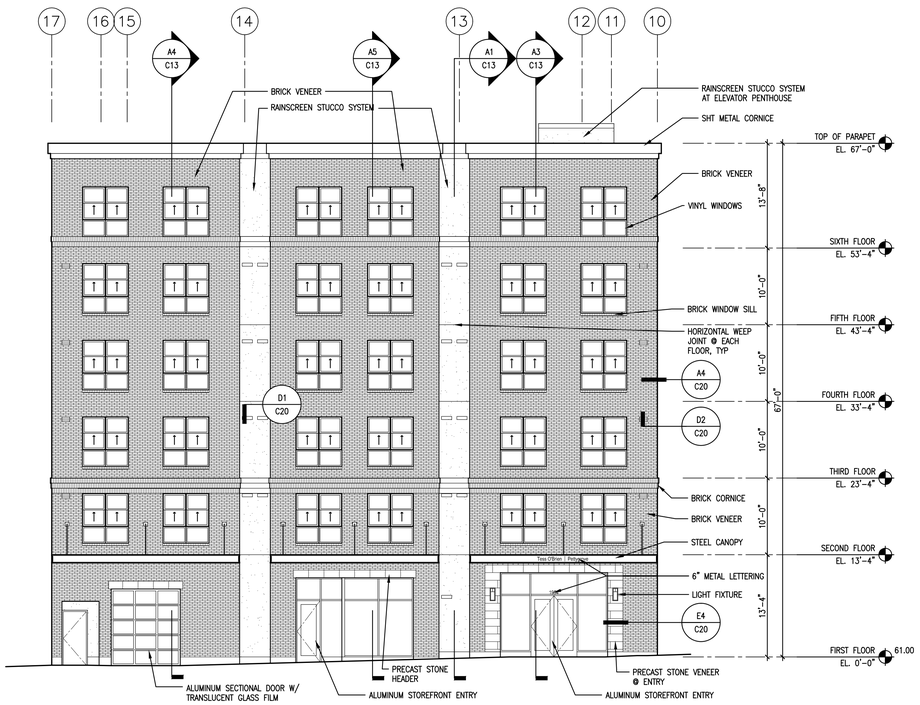
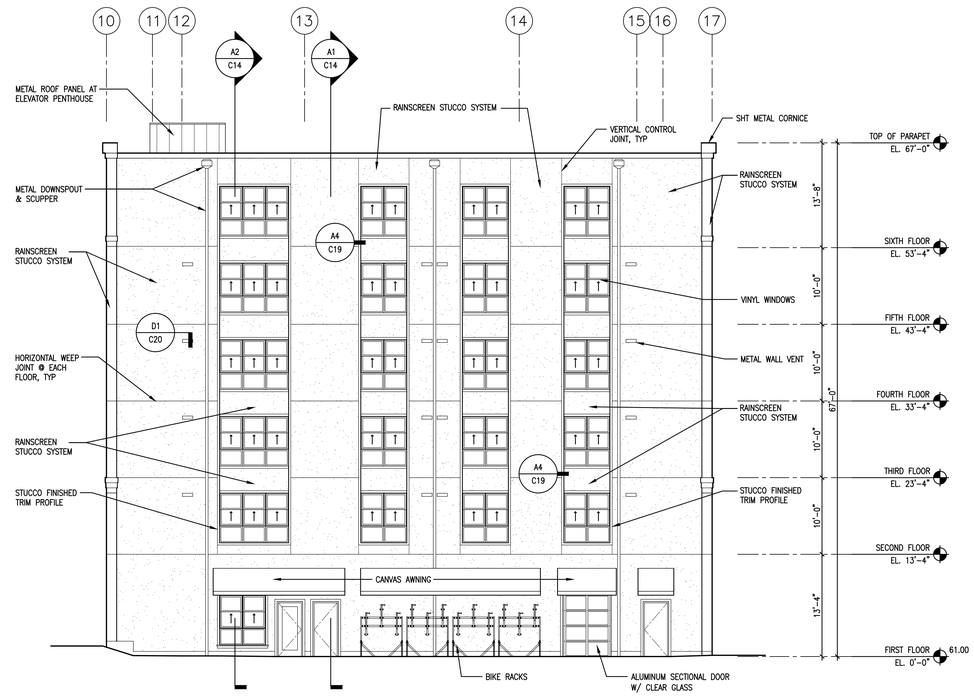
ROOF PLAN

C9

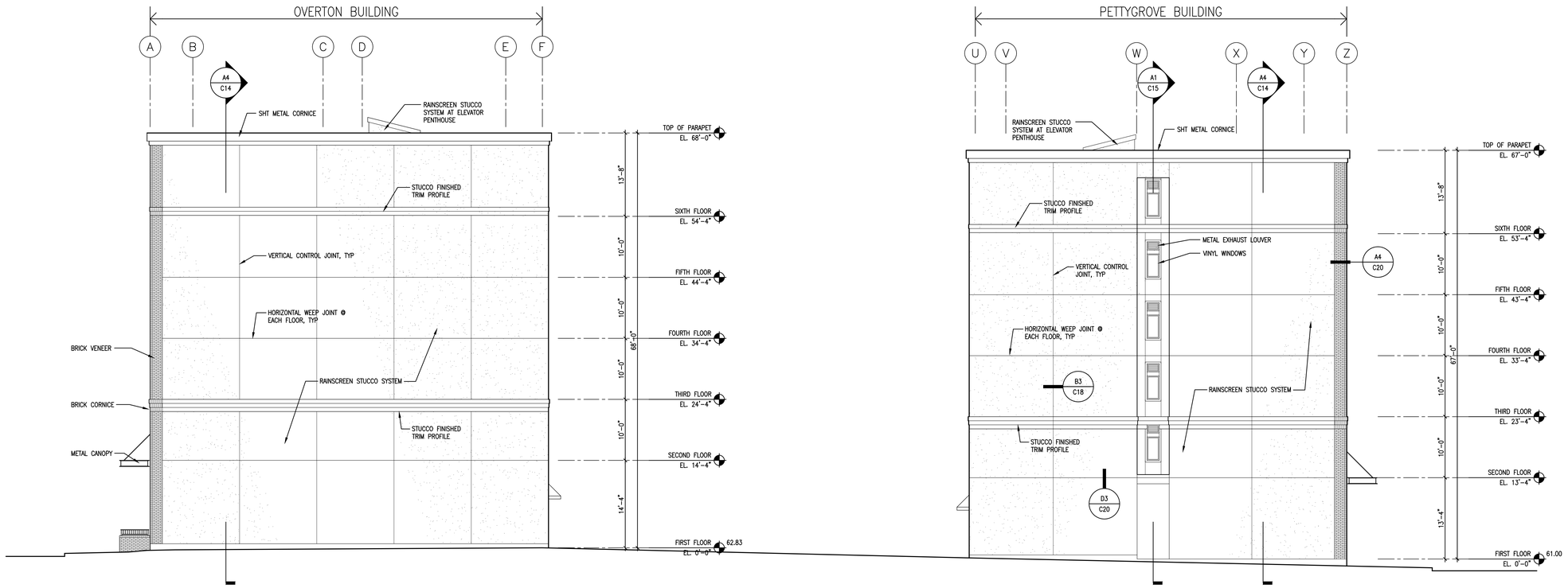
LU14-220722DZ, AD



D1 NORTH ELEVATION - PETTYGROVE BLDG
1/8" = 1'-0"



D4 SOUTH ELEVATION - PETTYGROVE BLDG
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"

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MARK DATE DESCRIPTION

Tess O'Brien Apartments

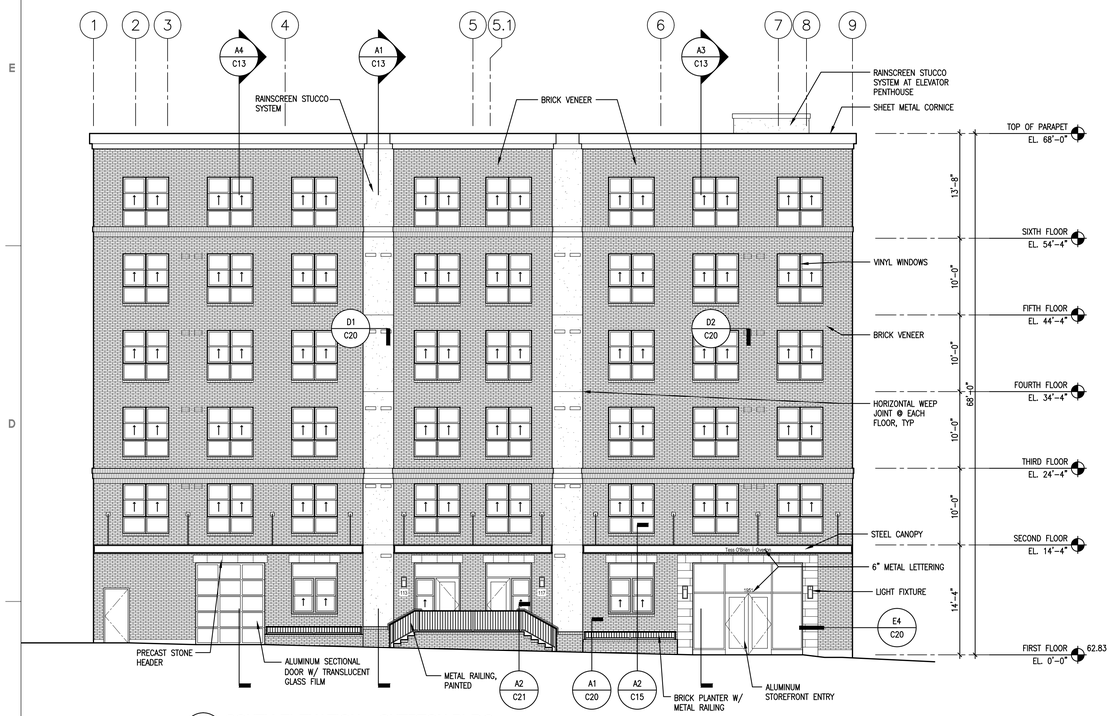
1954 NW Pettygrove Street and 1951 NW Overton Street Portland, OR 97209

APPROVED:	PC
DRAWN:	KR
DATE:	01/09/2015
PROJECT NUMBER:	040513

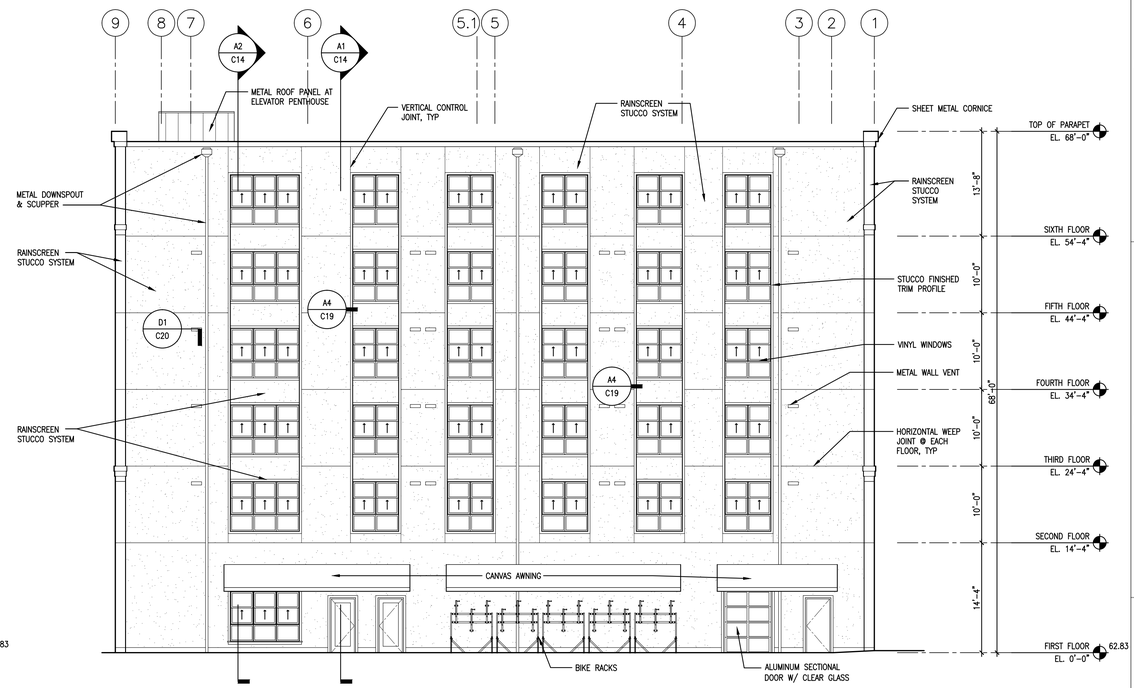
EXTERIOR ELEVATIONS

C10

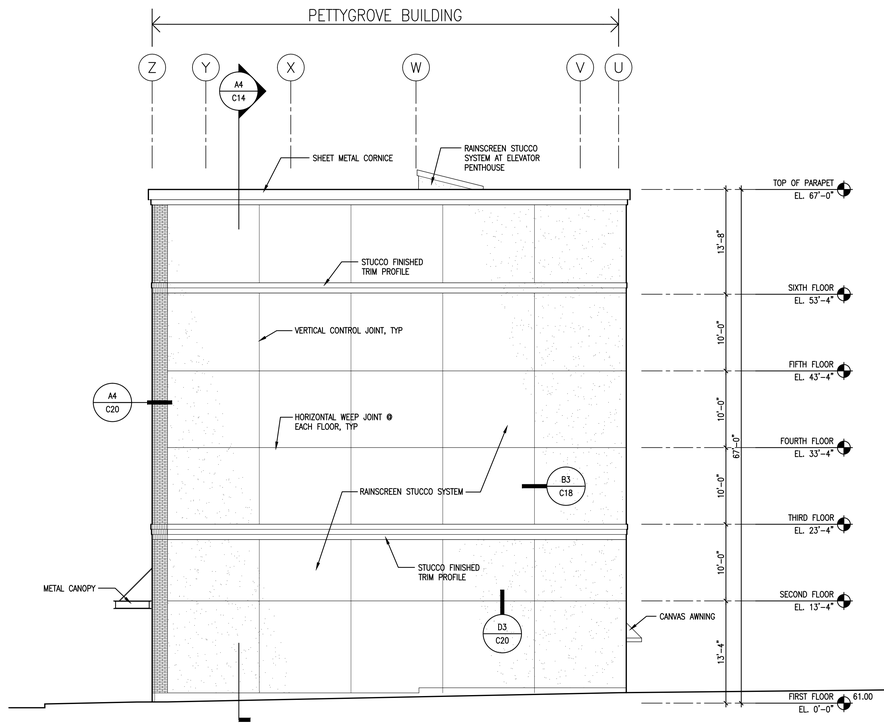
LU14-220722DZ, AD



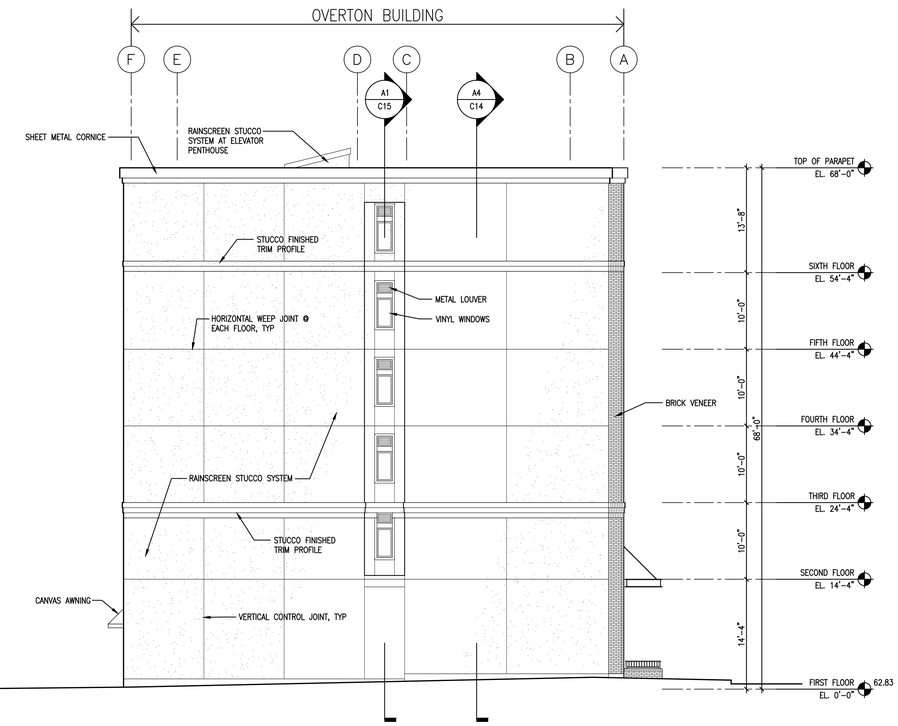
D1 SOUTH ELEVATION - OVERTON BLDG
1/8" = 1'-0"



D4 NORTH ELEVATION - OVERTON BLDG
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"



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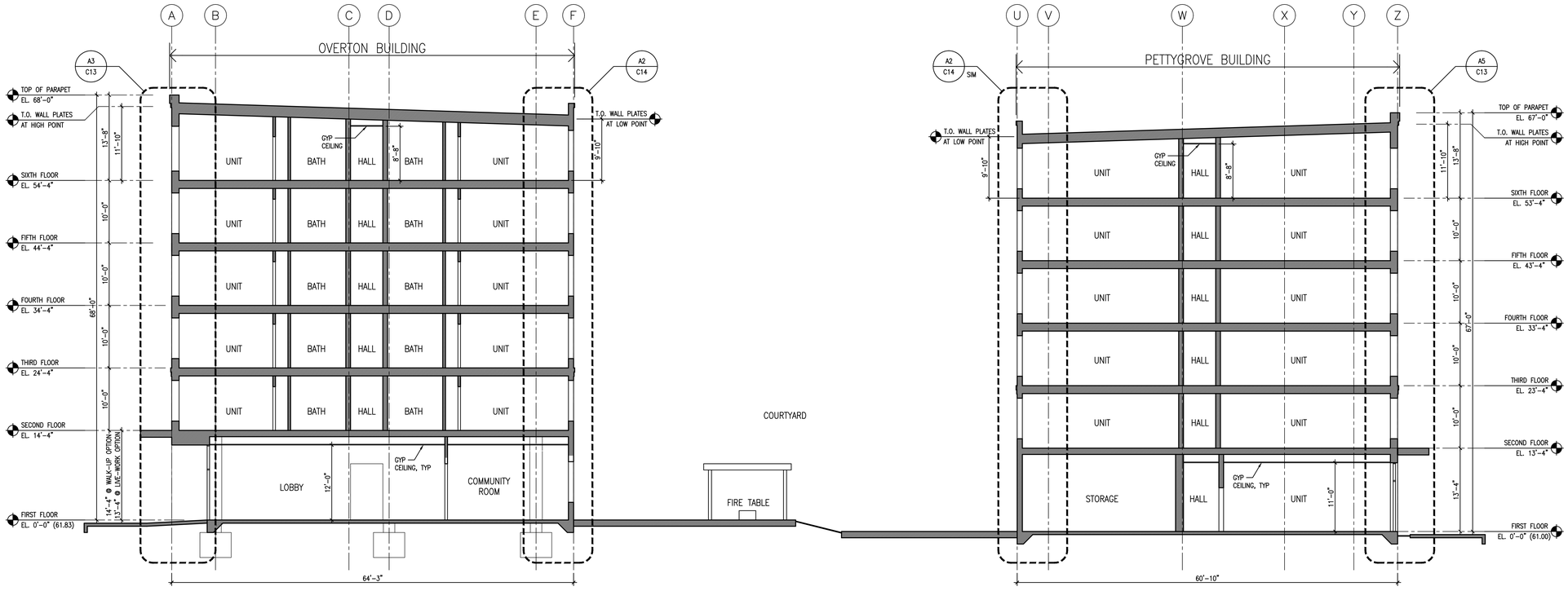
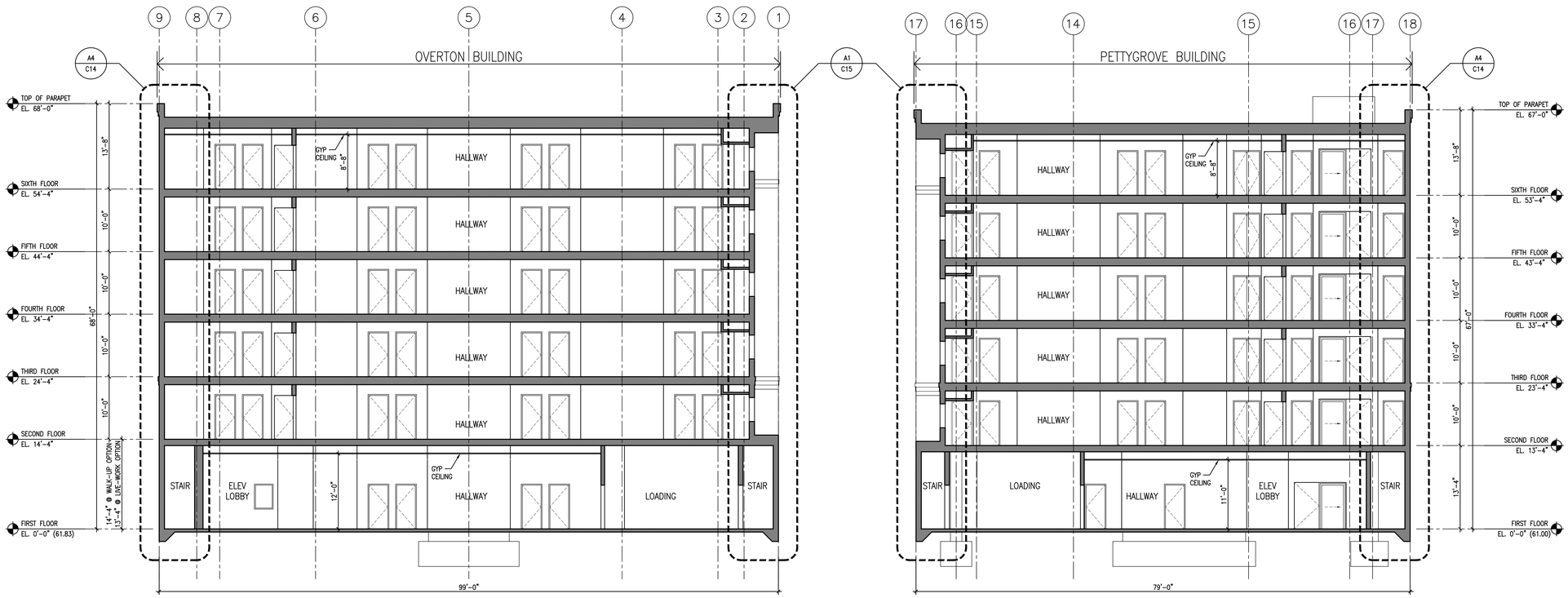
EXTERIOR ELEVATIONS

C11

LU14-220722DZ, AD



B1 BUILDING SECTION
1/8" = 1'-0"



A1 BUILDING SECTION
1/8" = 1'-0"

A2 BUILDING SECTION
1/8" = 1'-0"

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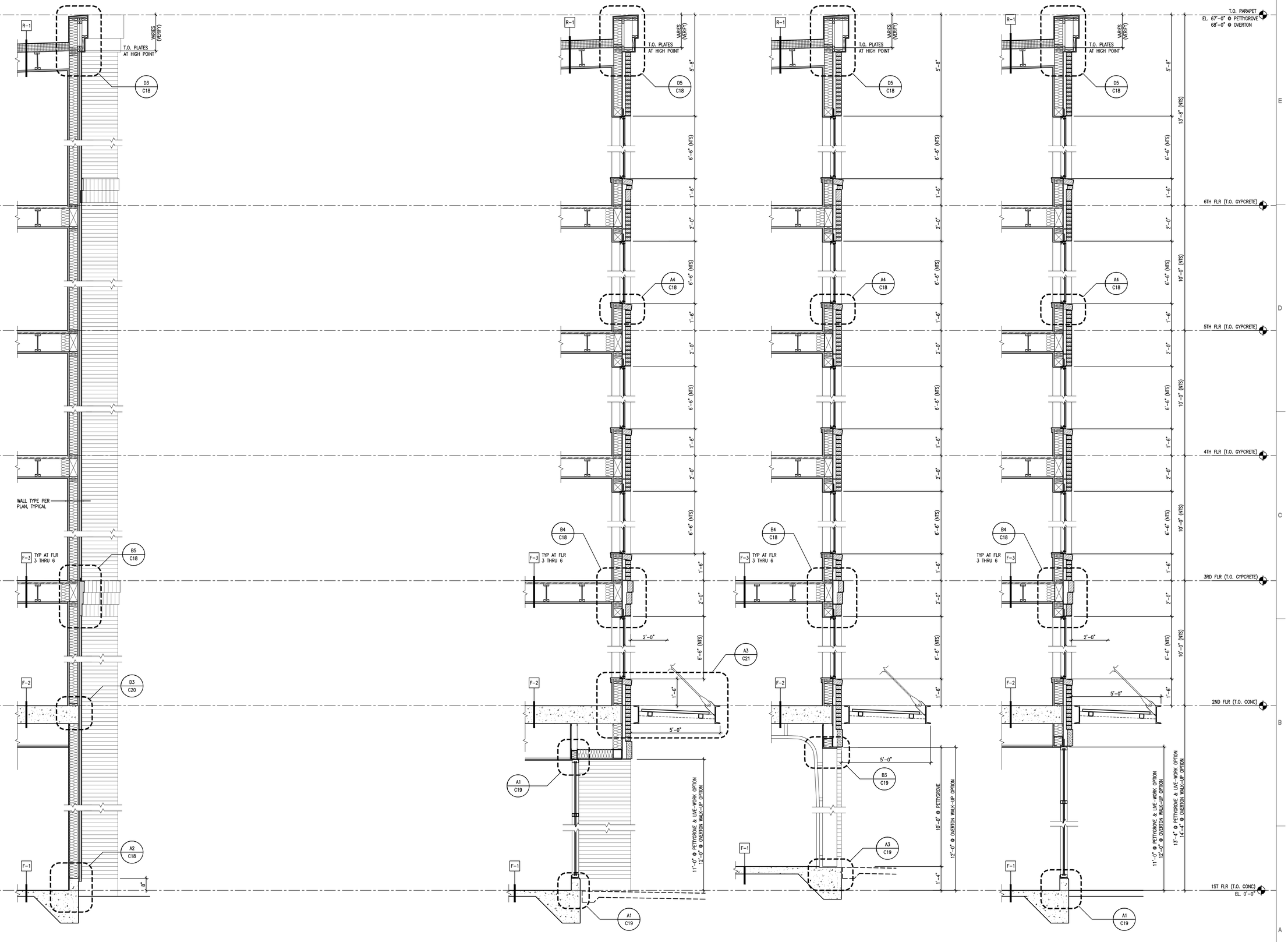
BUILDING SECTIONS

C12

LU14-220722DZ, AD



GENERAL NOTE:

REFERENCE WALL ASSEMBLIES SHEET A-501 AND FLOOR & ROOF ASSEMBLIES SHEET A-502

A1 WALL SECTION 1/2" = 1'-0"

A2 NOT USED 1/2" = 1'-0"

A3 WALL SECTION 1/2" = 1'-0"

A4 WALL SECTION 1/2" = 1'-0"

A5 WALL SECTION 1/2" = 1'-0"

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REGISTERED ARCHITECT
TROY A. AINSWORTH
PORTLAND, OREGON
STATE OF OREGON

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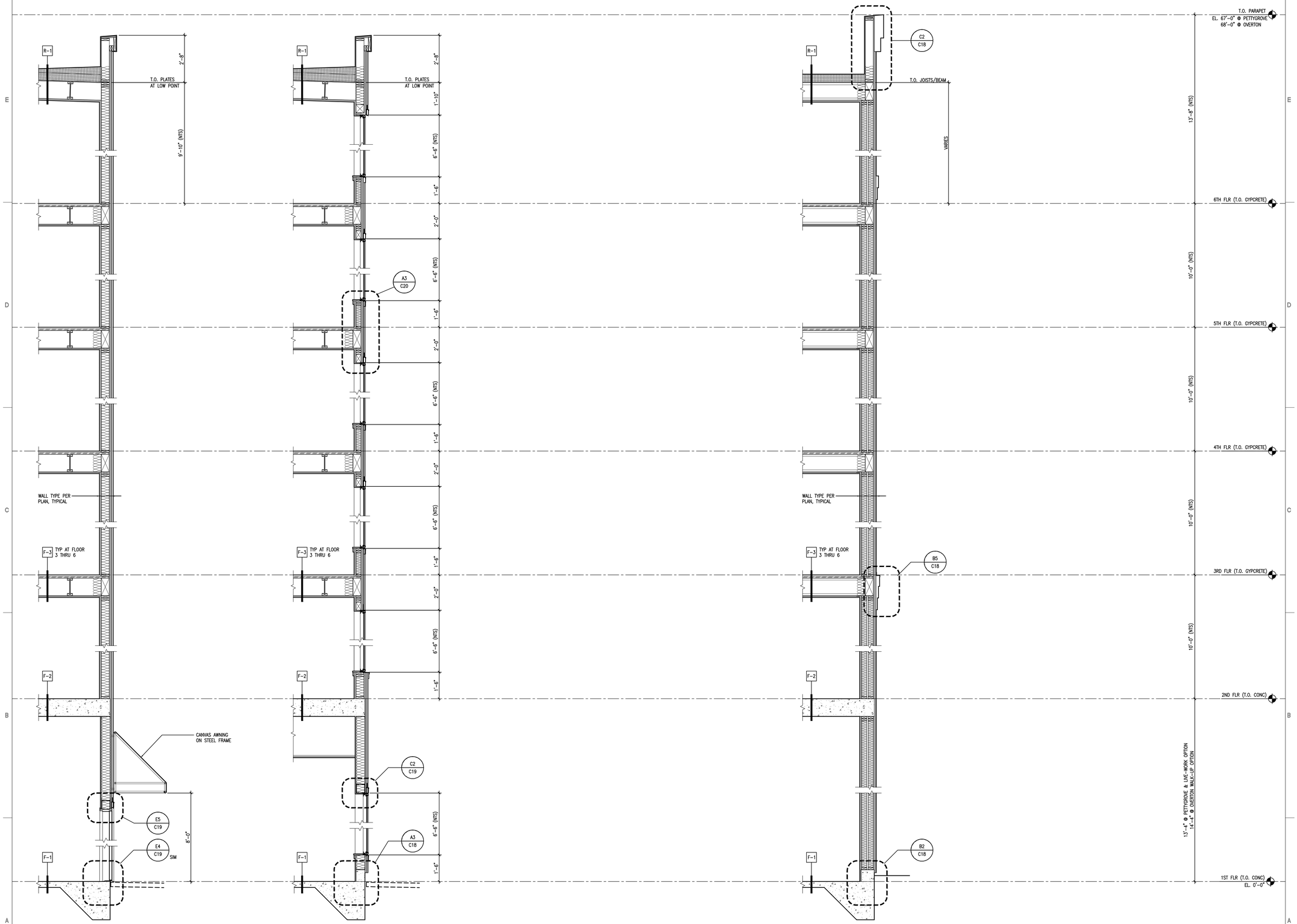
WALL SECTIONS

C13

LU14-220722DZ, AD



GENERAL NOTE:

REFERENCE WALL ASSEMBLIES SHEET A-501 AND FLOOR & ROOF ASSEMBLIES SHEET A-502

A1 WALL SECTION
1/2" = 1'-0"

A2 WALL SECTION
1/2" = 1'-0"

A3 NOT USED
1/2" = 1'-0"

A4 WALL SECTION
1/2" = 1'-0"

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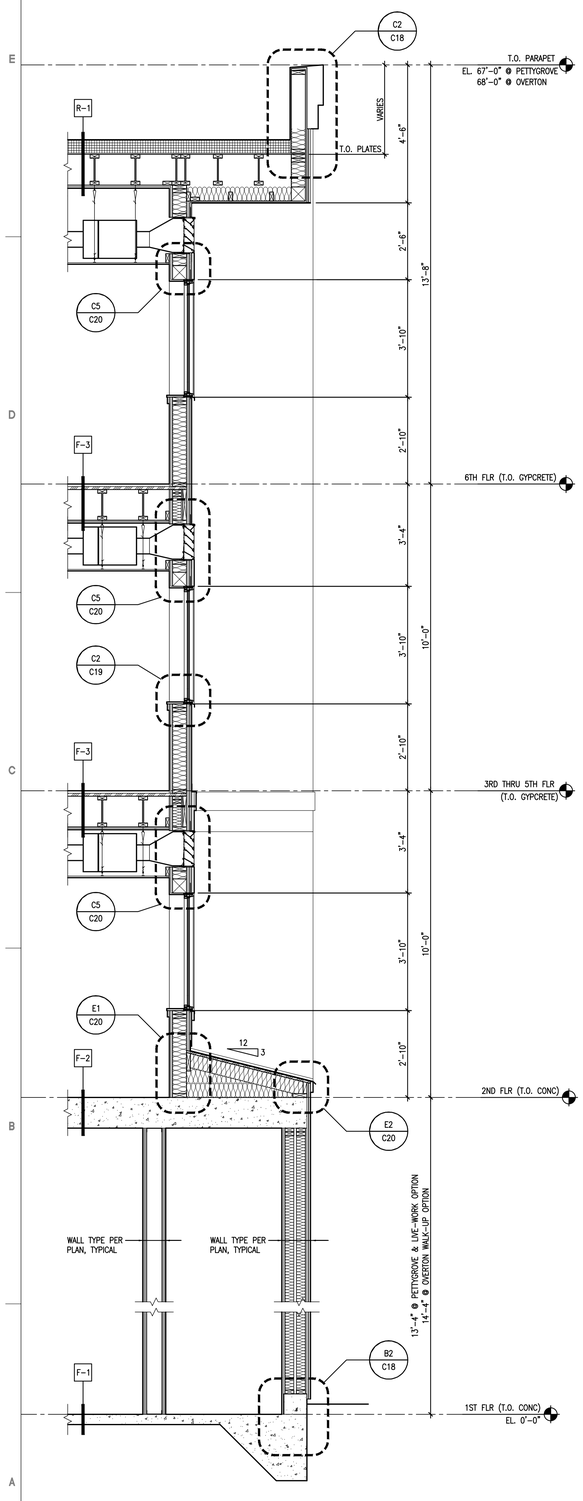
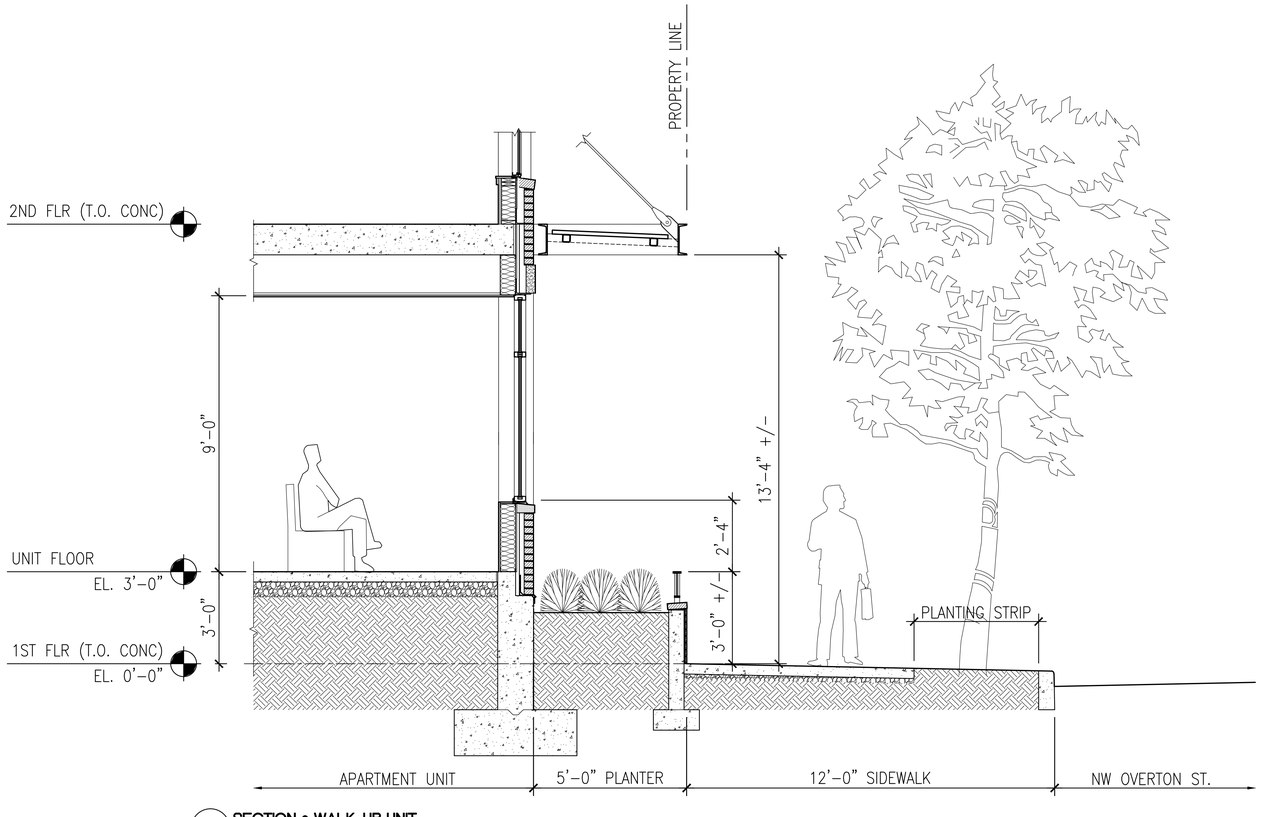
WALL SECTIONS

C14

LU14-220722DZ, AD



A1 **WALL SECTION**
1/2" = 1'-0"



A2 **SECTION • WALK-UP UNIT**
1/2" = 1'-0"

GENERAL NOTE:

REFERENCE WALL ASSEMBLIES SHEET A-501 AND FLOOR & ROOF ASSEMBLIES SHEET A-502

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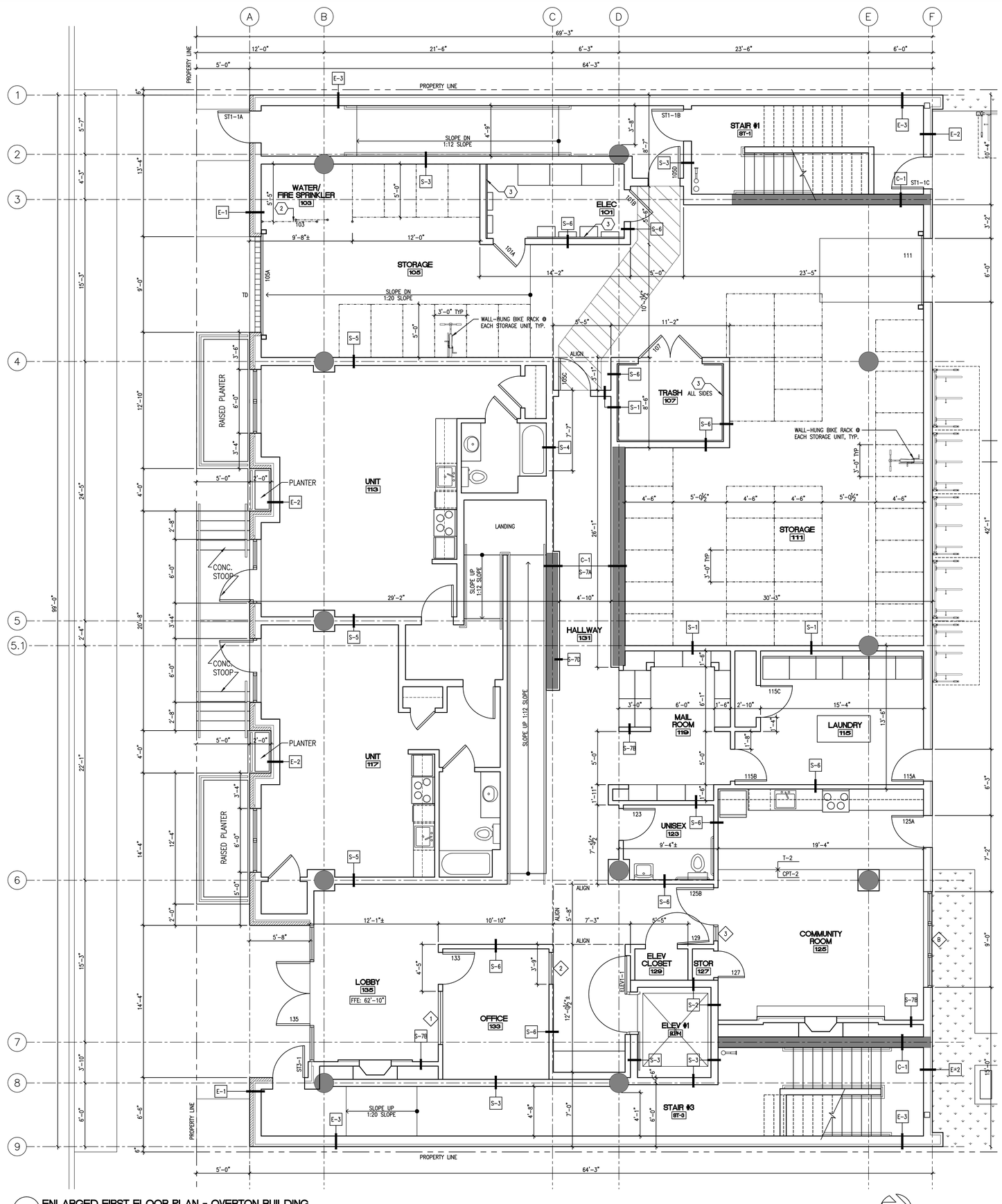
WALL SECTIONS

C15

LU14-220722DZ, AD



A1 ENLARGED FIRST FLOOR PLAN - OVERTON BUILDING
1/4" = 1'-0"

GENERAL NOTES

1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

KEYNOTES

1. NOT USED
2. CHAINLINK FENCE AND GATE
3. 8'-0" HIGH WAINSCOT OF 3/4" FIRE RETARDANT PLYWOOD – PAINT TO MATCH WALL

LEGEND

- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION
- CONCRETE COLUMN / WALL
- METAL WIRED PARTITIONS
- TRENCH DRAIN (TD)
- PAVING STRIPING

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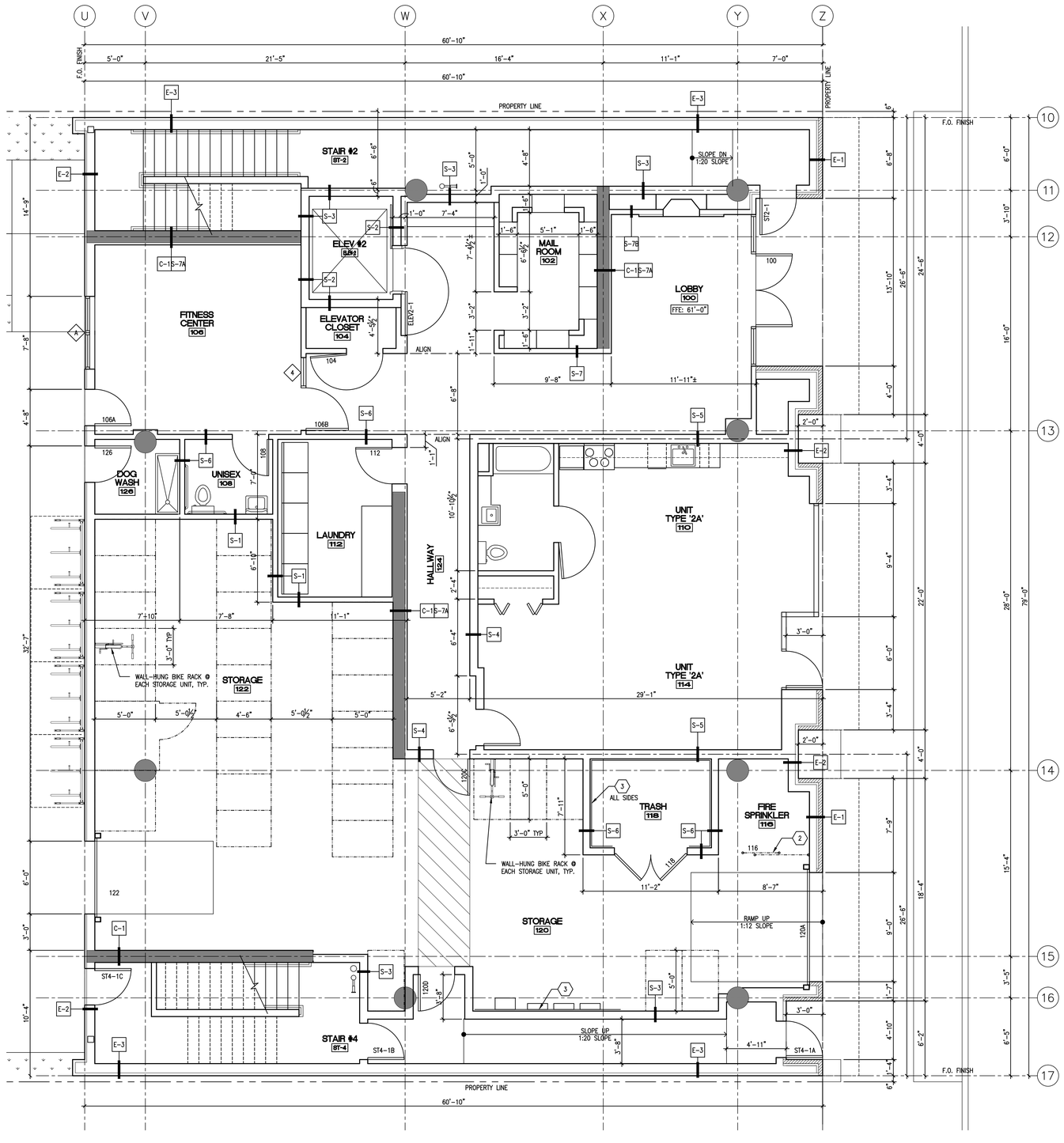
ENLARGED PLANS

C16

LU14-220722DZ, AD



A1 ENLARGED FIRST FLOOR PLAN - PETTYGROVE BUILDING
1/4" = 1'-0"

GENERAL NOTES

1. FOR WALL/FLOOR/ROOF ASSEMBLIES, SEE SHEET A-501 AND A-502.
2. FOR WINDOW & DOOR SCHEDULES, SEE SHEET A-601 AND A-602.
3. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF UNIT DEMISING WALLS, TYP
4. FOR UNIT PLANS BY TYPE, SEE SHEETS A-401 & A-402.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

KEYNOTES

1. NOT USED
2. CHAINLINK FENCE AND GATE
3. 8'-0" HIGH WAINSCOT OF 3/4" FIRE RETARDANT PLYWOOD – PAINT TO MATCH WALL

LEGEND

- BRICK VENEER WALL
- FIBER CEMENT RAINSCREEN WALL
- INTERIOR PARTITION
- CONCRETE COLUMN / WALL
- METAL WIRED PARTITIONS
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- PAVING STRIPING

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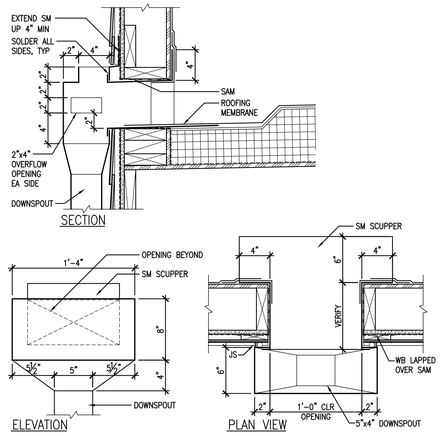
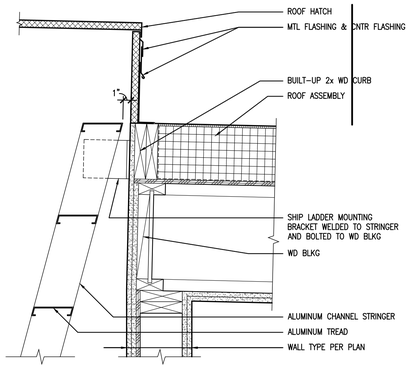
ENLARGED PLANS

C17

LU14-220722DZ, AD

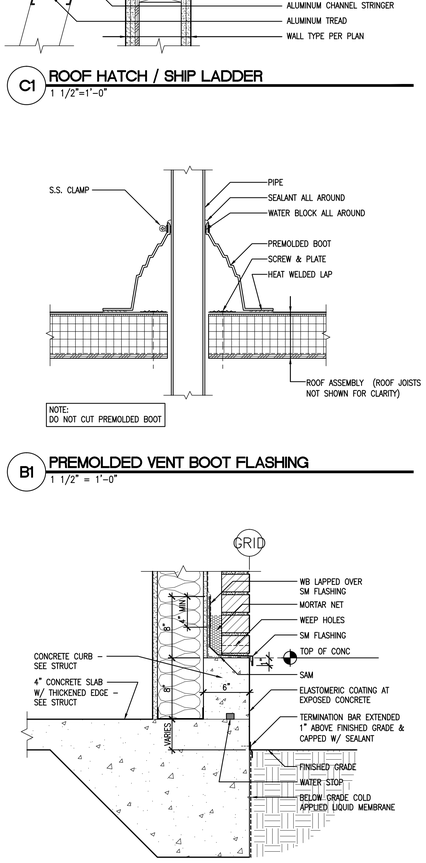


D1 SCUPPER DETAILS
1 1/2" = 1'-0"

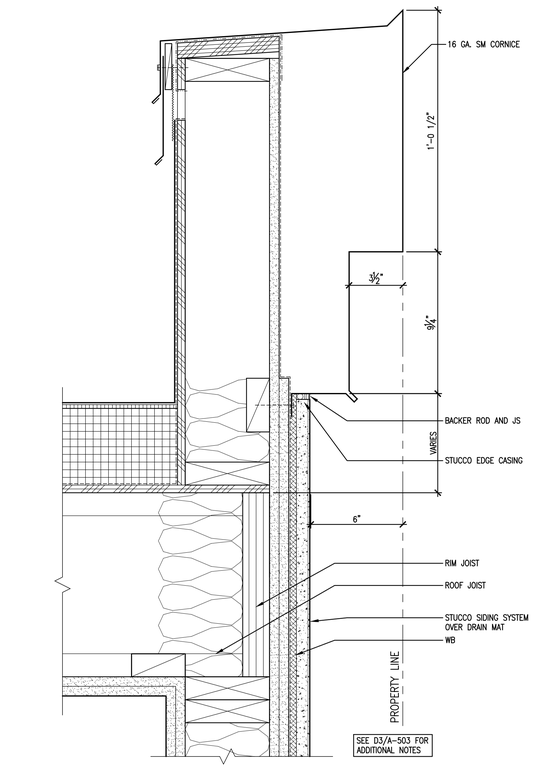


C1 ROOF HATCH / SHIP LADDER
1 1/2"=1'-0"

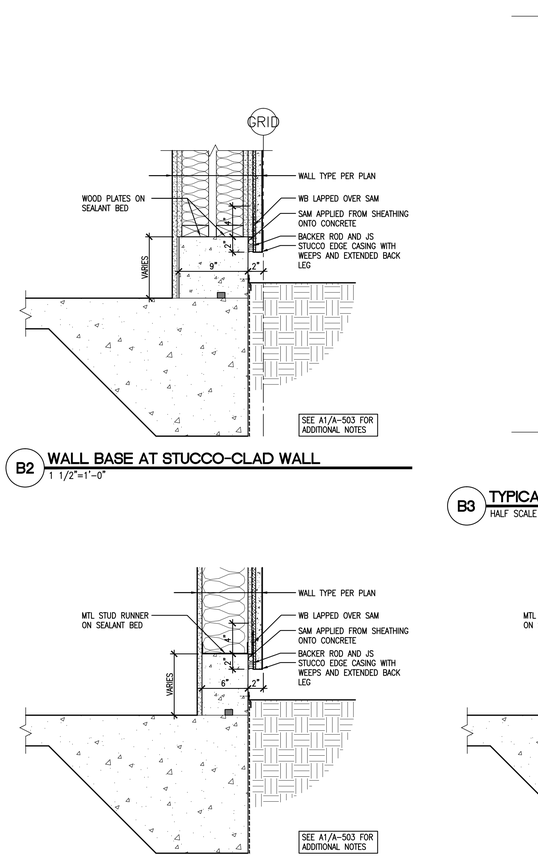
B1 PREMOLDED VENT BOOT FLASHING
1 1/2" = 1'-0"



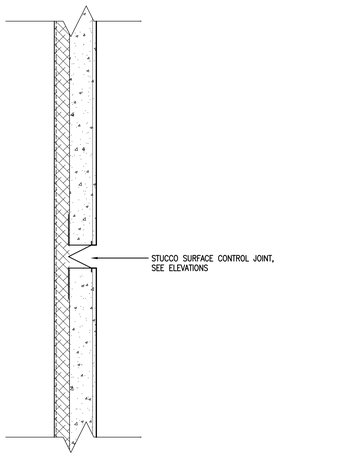
A1 WALL BASE AT BRICK VENEER WALL
1 1/2"=1'-0"



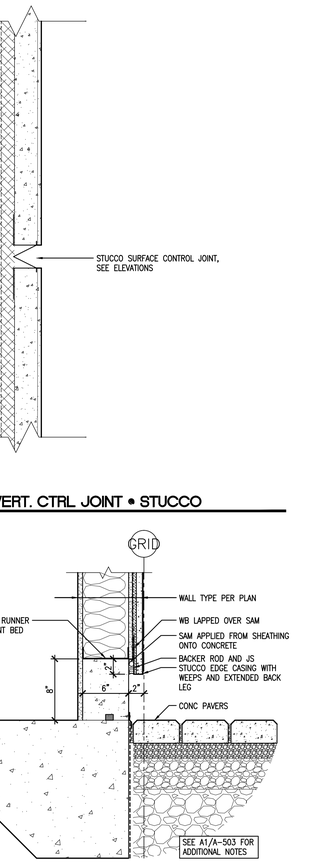
C2 PARAPET AT STUCCO CLAD SIDE FASCIA
3" = 1'-0"



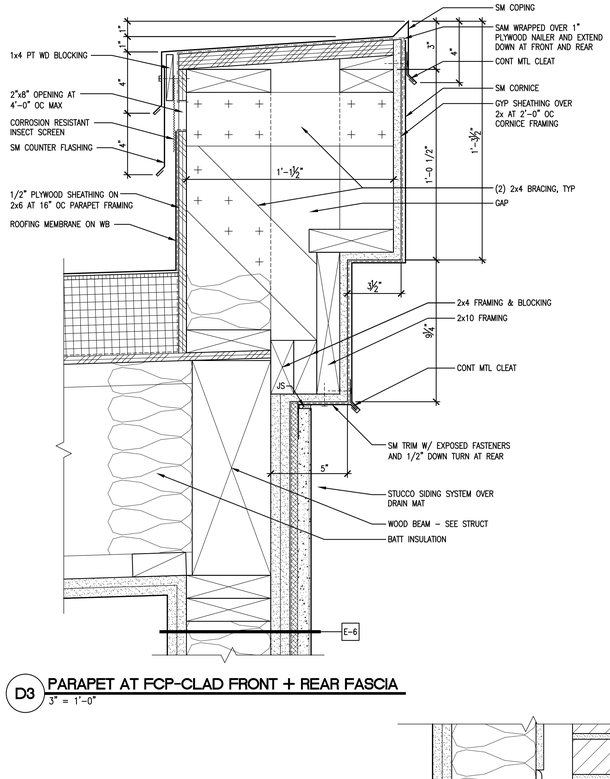
A2 WALL BASE AT FCS-CLAD WALL
1 1/2"=1'-0"



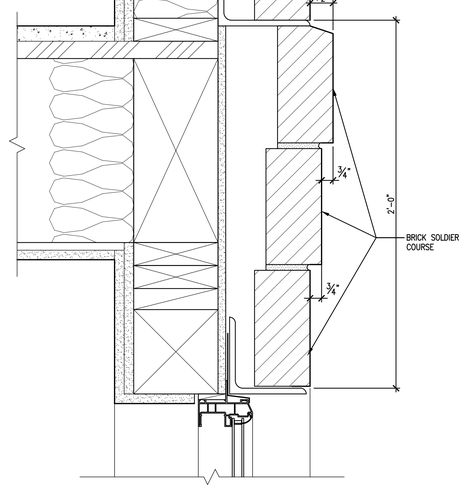
B3 TYPICAL VERT. CTRL JOINT • STUCCO
HALF SCALE



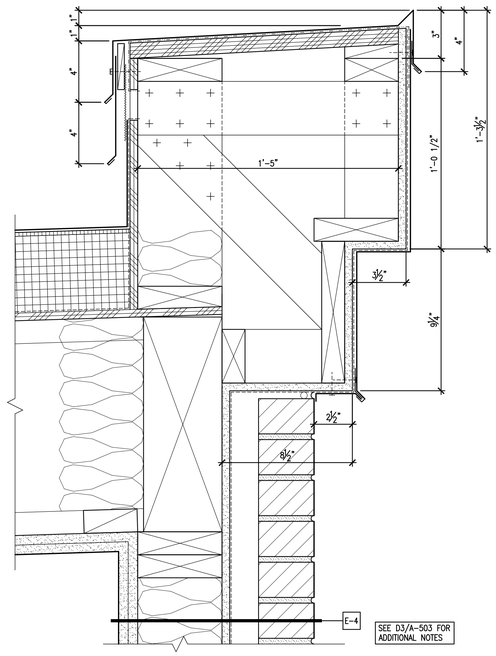
A3 WALL BASE AT FCS-CLAD WALL AT COURTYARD
1 1/2"=1'-0"



D3 PARAPET AT FCP-CLAD FRONT + REAR FASCIA
3" = 1'-0"

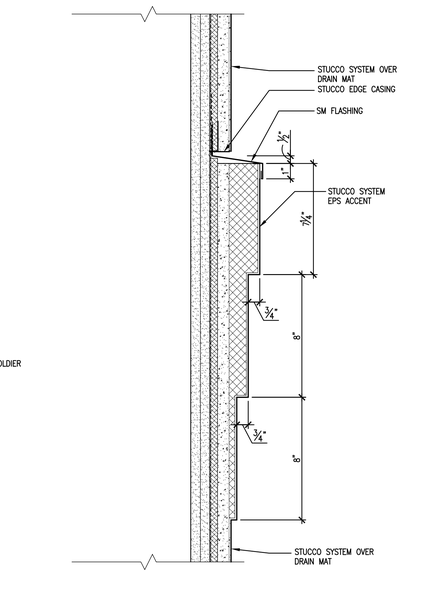


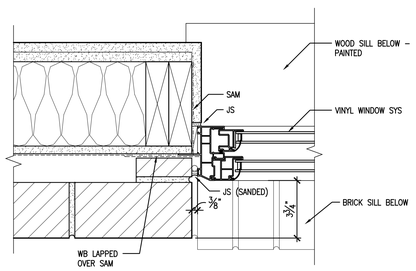
B4 BRICK CORNICE
3" = 1'-0"



D5 PARAPET AT BRICK VENEER FRONT FASCIA
3" = 1'-0"

A4 WINDOW SILL AT BRICK VENEER WALL
3" = 1'-0"





A5 WINDOW JAMB AT BRICK VENEER WALL
3" = 1'-0"

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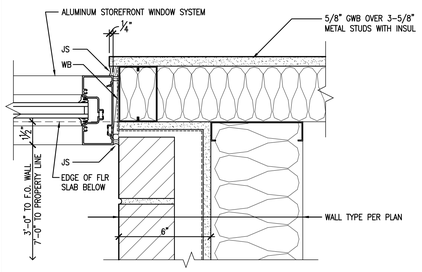
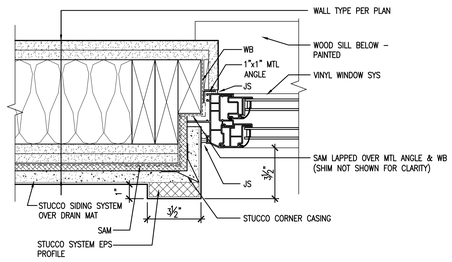
EXTERIOR DETAILS

C18

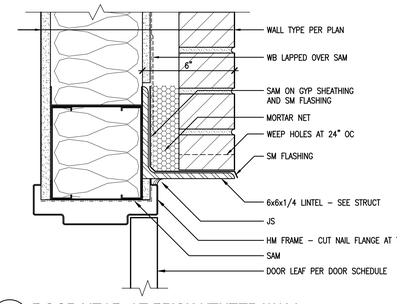
LU14-220722DZ, AD



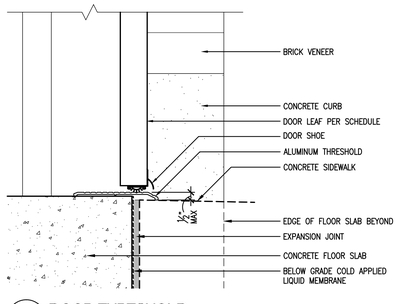
E1 STOREFRONT WINDOW JAMB AT MAIN ENTRY
3" = 1'-0"



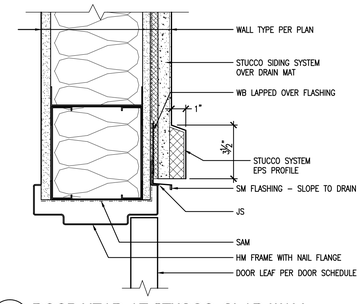
E2 WINDOW JAMB AT STUCCO-CLAD WALL
3" = 1'-0"



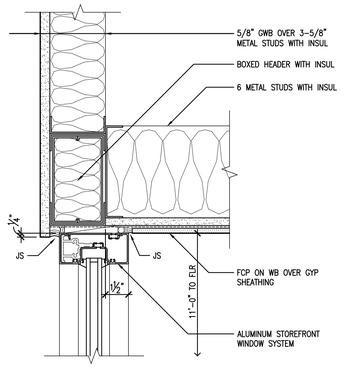
E3 DOOR HEAD AT BRICK VENEER WALL
3" = 1'-0"



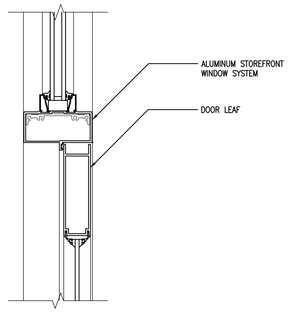
E4 DOOR THRESHOLD
3" = 1'-0"



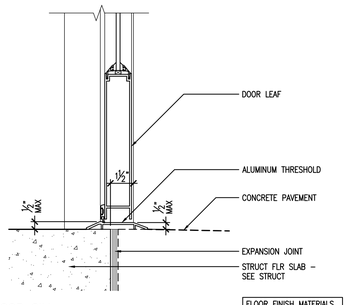
E5 DOOR HEAD AT STUCCO-CLAD WALL
3" = 1'-0"



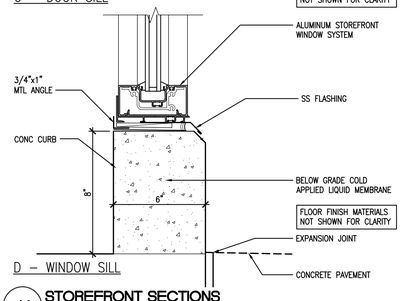
A – WINDOW HEAD



B – TRANSOM / DOOR HEAD

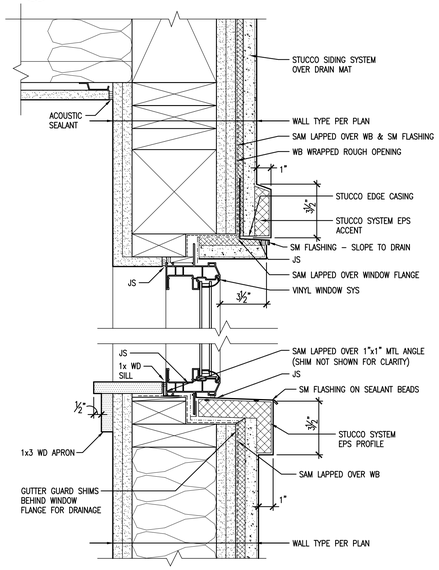


C – DOOR SILL

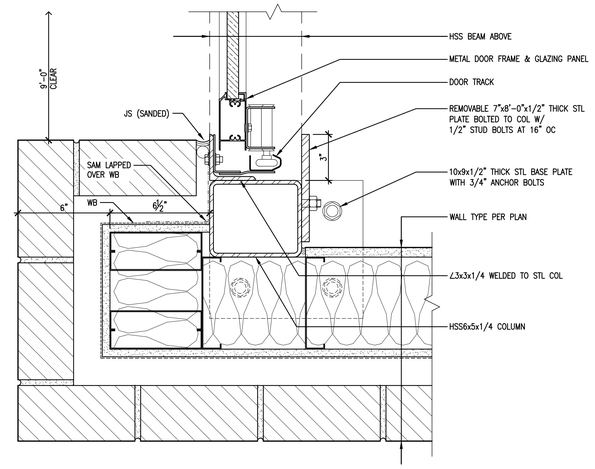


D – WINDOW SILL

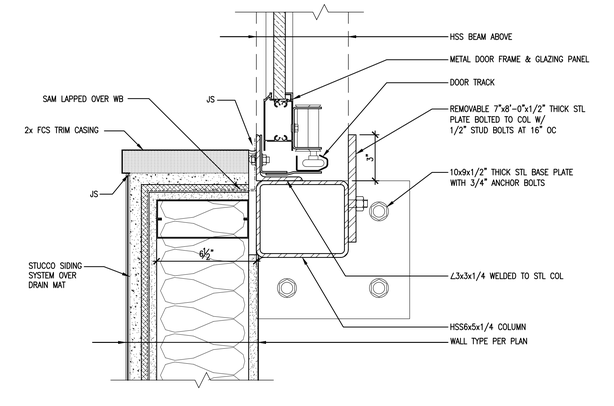
A1 STOREFRONT SECTIONS
3" = 1'-0"



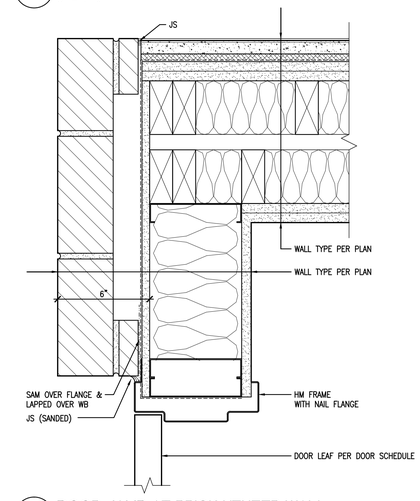
C2 WINDOW HEAD + SILL AT STUCCO-CLAD WALL
3" = 1'-0"



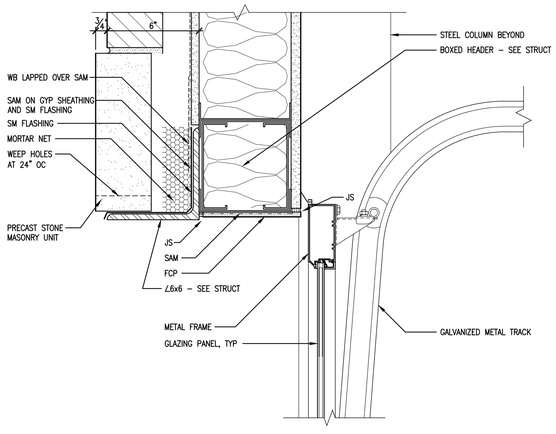
C3 SECTIONAL DOOR JAMB AT BRICK VENEER WALL
3" = 1'-0"



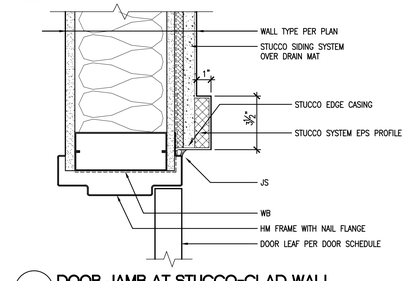
C4 SECTIONAL DOOR JAMB AT STUCCO-CLAD WALL
3" = 1'-0"



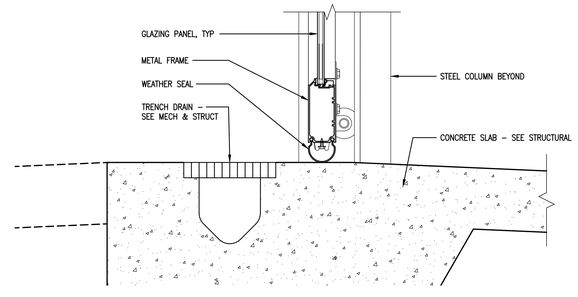
B2 DOOR JAMB AT BRICK VENEER WALL
3" = 1'-0"



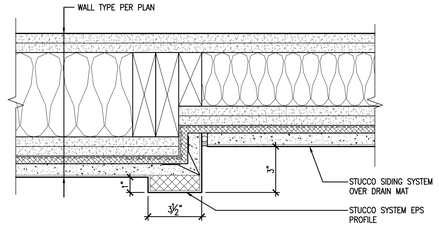
B3 SECTIONAL DOOR HEAD AT BRICK VENEER WALL
3" = 1'-0"



B2 DOOR JAMB AT STUCCO-CLAD WALL
3" = 1'-0"



A3 SECTIONAL DOOR SILL AT BRICK VENEER WALL
3" = 1'-0"



A4 PLAN DETAIL • SPANDREL PANEL
3" = 1'-0"

FFA Architecture + Interiors
FFA Architecture and Interiors, Inc.
520 SW Yamhill Suite 900 Portland OR 97204
Phone: 503.222.1661 Fax: 503.222.1701
www.ffadesign.com

MARK	DATE	DESCRIPTION

Tess O'Brien Apartments

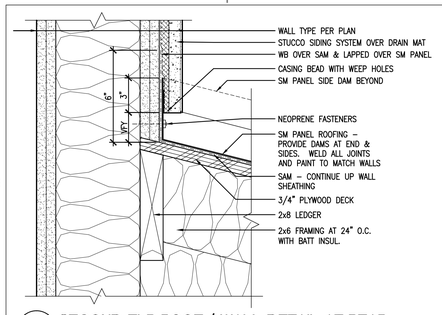
1954 NW Pettygrove Street
and
1951 NW Overton Street
Portland, OR 97209

APPROVED:	PC
DRAWN:	----
DATE:	01/09/2015
PROJECT NUMBER:	040513

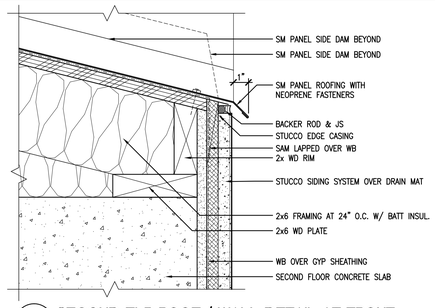
EXTERIOR DETAILS

C19

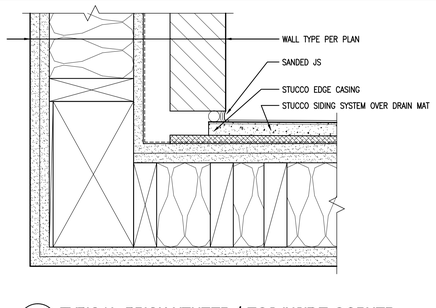
LU14-220722DZ, AD



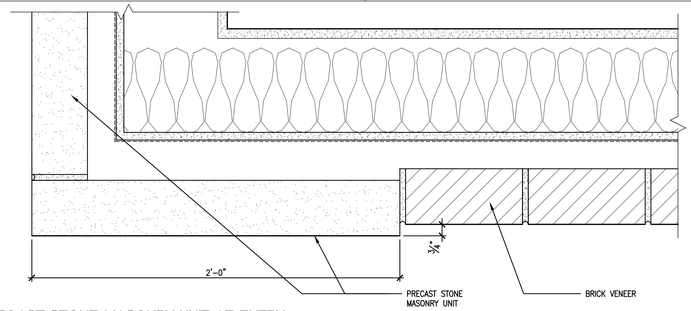
E1 SECOND FLR ROOF / WALL DETAIL AT REAR
3" = 1'-0"



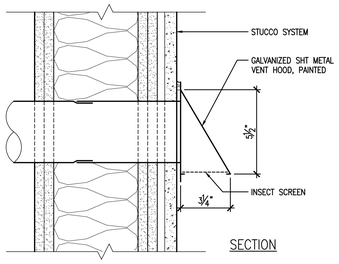
E2 SECOND FLR ROOF / WALL DETAIL AT FRONT
3" = 1'-0"



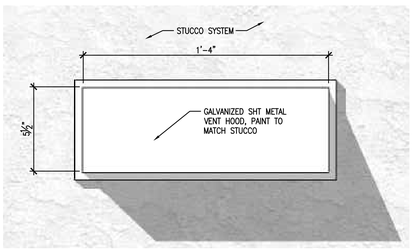
E3 TYPICAL BRICK VENEER / FCS INSIDE CORNER
3" = 1'-0"



E4 PRECAST STONE MASONRY UNIT AT ENTRY
3" = 1'-0"

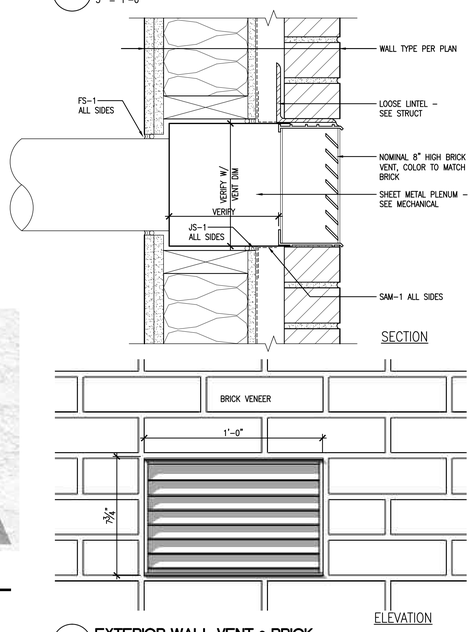


SECTION



ELEVATION

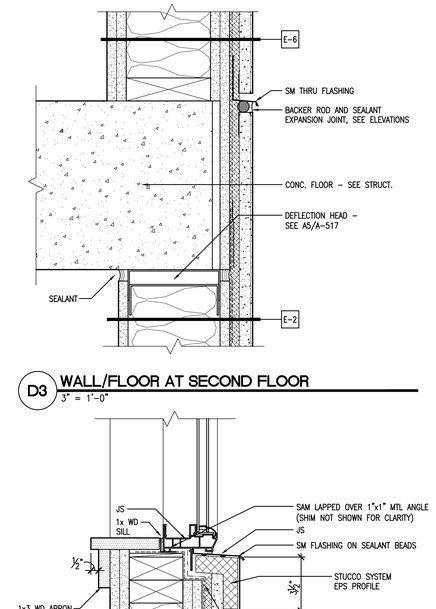
D1 EXTERIOR WALL VENT • STUCCO
3" = 1'-0"



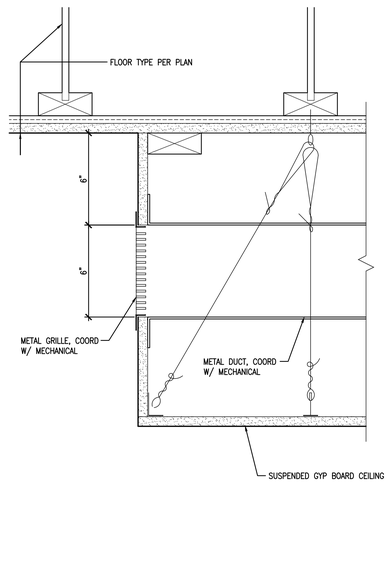
SECTION

ELEVATION

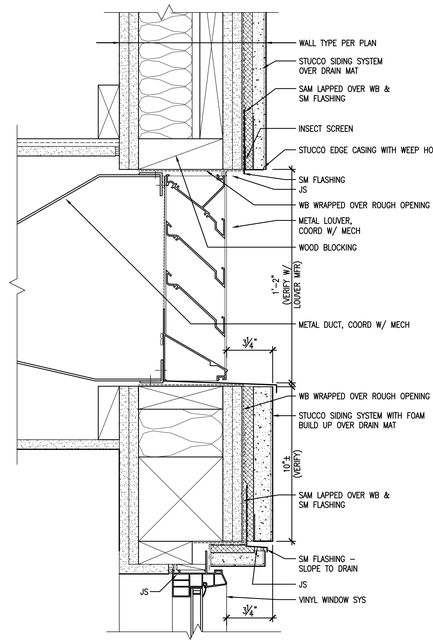
D2 EXTERIOR WALL VENT • BRICK
3" = 1'-0"



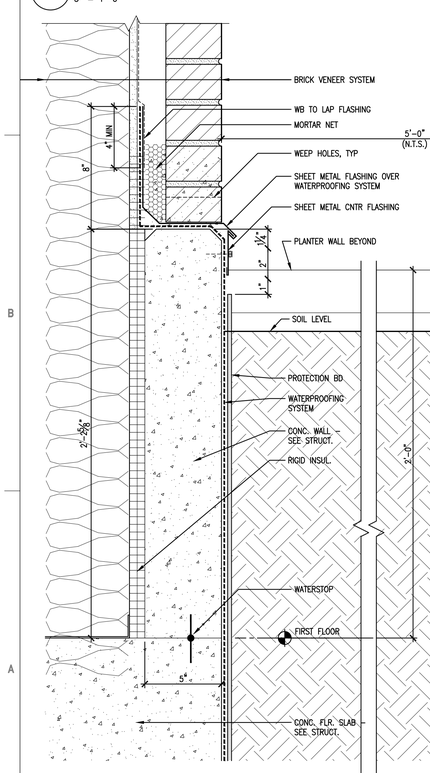
D3 WALL/FLOOR AT SECOND FLOOR
3" = 1'-0"



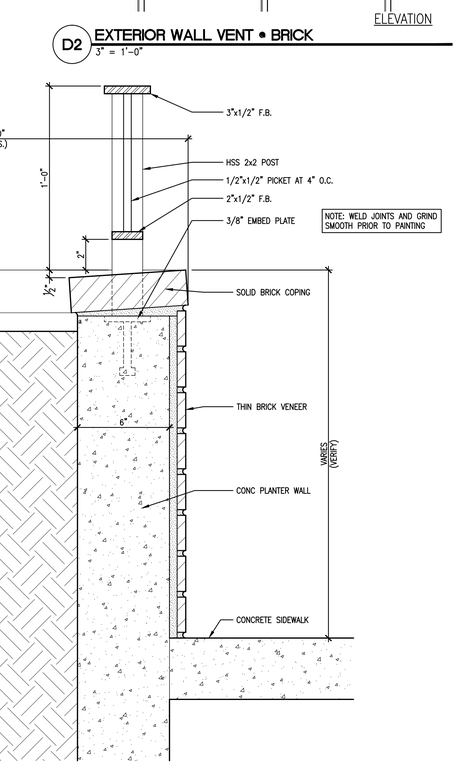
C4 SUPPLY GRILLE AT SUSPENDED CEILING
3" = 1'-0"



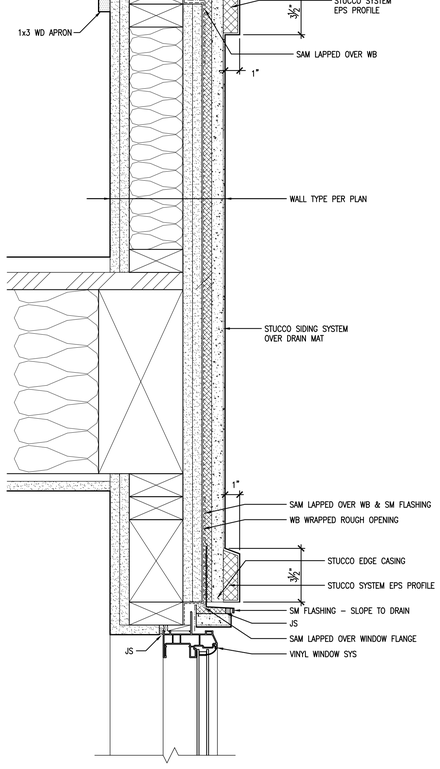
C5 LOUVER/WINDOW AT FCS-CLAD WALL
3" = 1'-0"



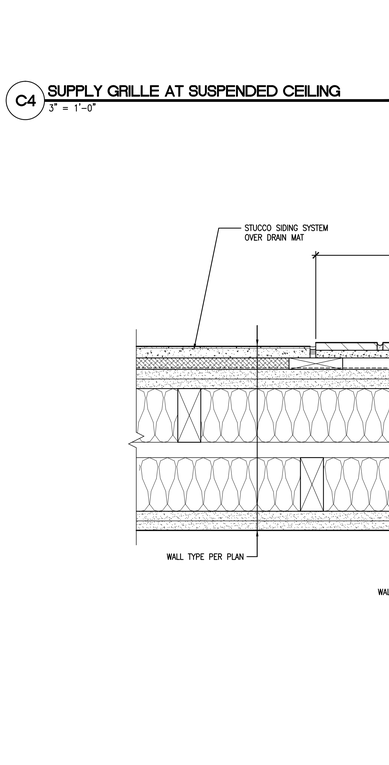
A1 PLANTER SECTION AT EXTERIOR BRICK WALL
3"=1'-0"



A2 PLANTER SECTION AT EXTERIOR BRICK WALL
3"=1'-0"



A3 FIBER CEMENT SPANDREL PANEL
3" = 1'-0"



A4 BRICK OUTSIDE CORNER • PROPERTY LINE
3" = 1'-0"

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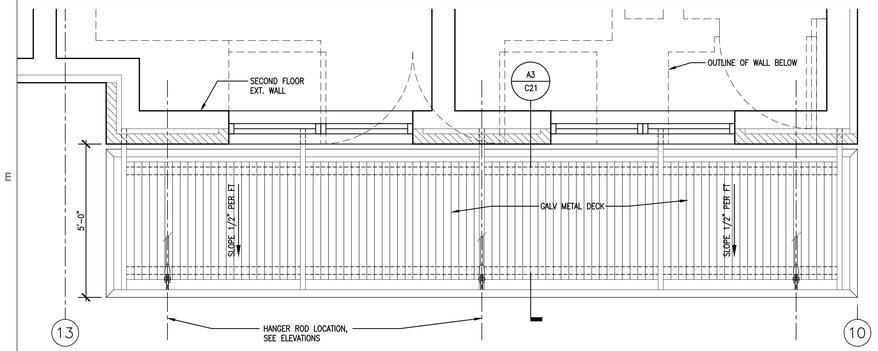
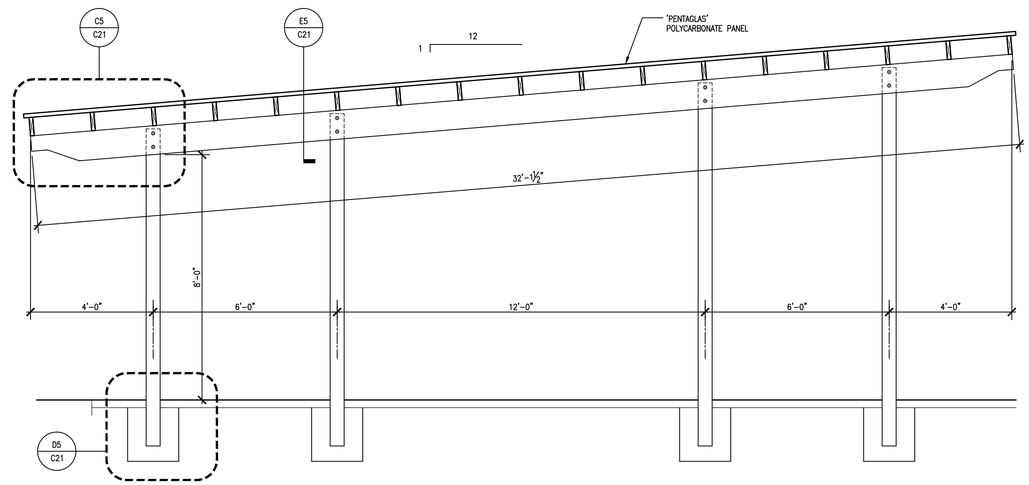
EXTERIOR DETAILS

C20

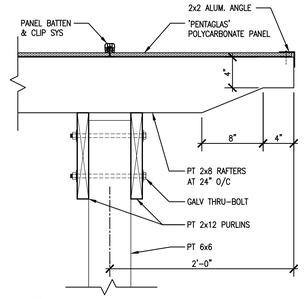
LU14-220722DZ, AD



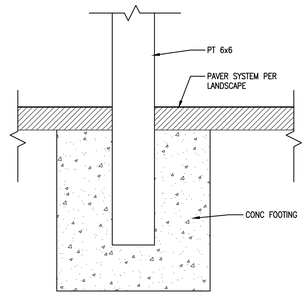
E1 CANOPY PLAN - PETTYGROVE BUILDING
1/2" = 1'-0"



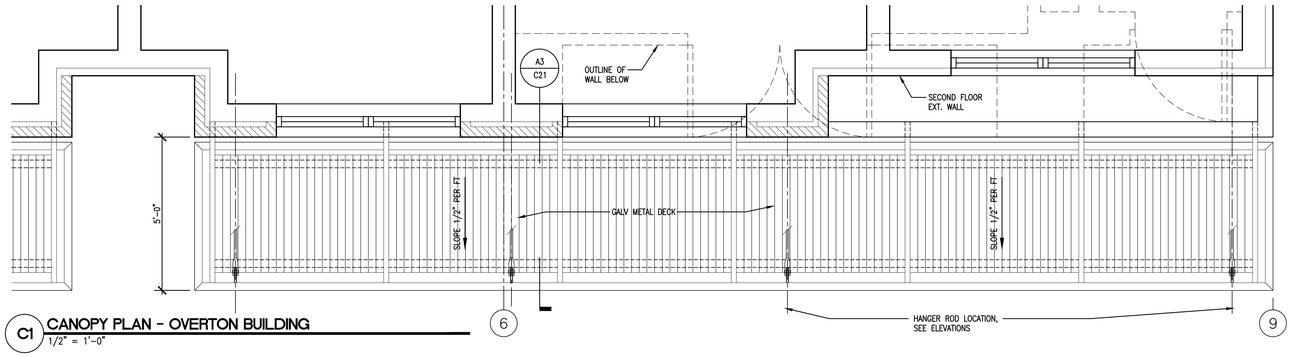
D3 COURTYARD TRELLIS ELEVATION
1/2" = 1'-0"



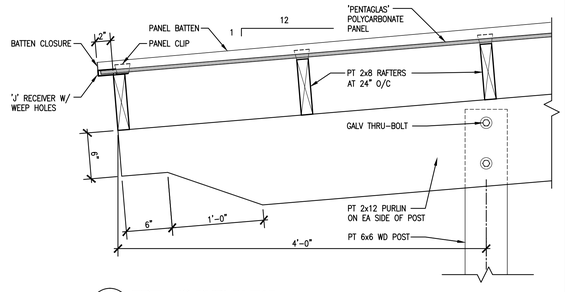
E5 TRELLIS RAFTER TAIL
1-1/2" = 1'-0"



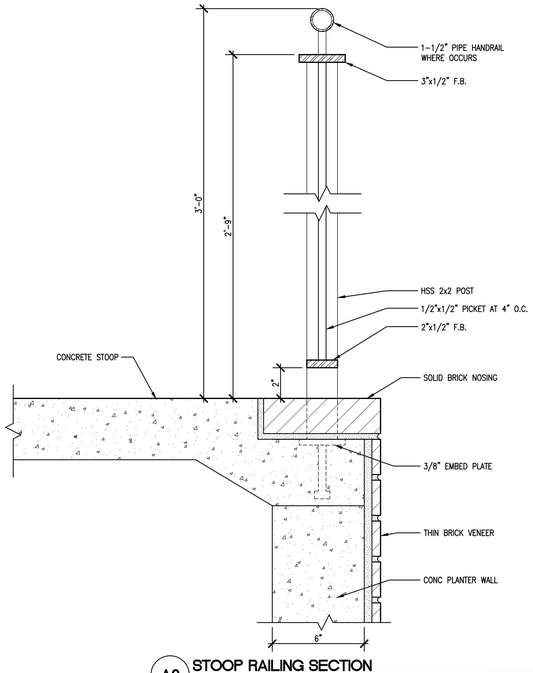
D5 TRELLIS POST FOOTING
1-1/2" = 1'-0"



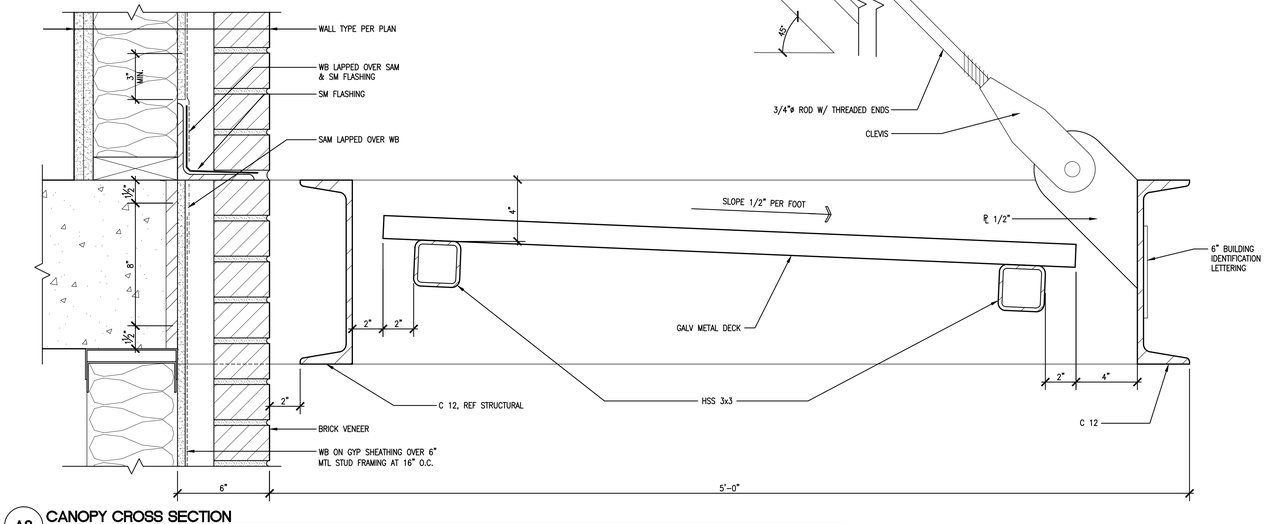
C1 CANOPY PLAN - OVERTON BUILDING
1/2" = 1'-0"



C5 TRELLIS PURLIN TAIL
1-1/2" = 1'-0"



A2 STOOP RAILING SECTION
3"=1'-0"



A3 CANOPY CROSS SECTION
3" = 1'-0"

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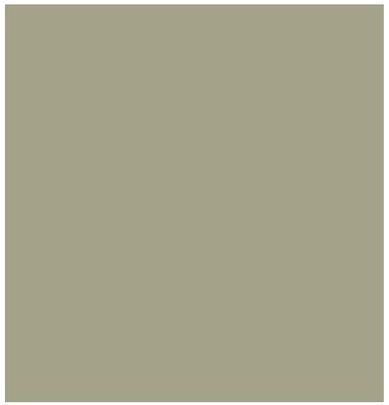
CANOPY + TRELLIS DETAILS

C21

LU14-220722DZ, AD

Stucco Siding System @ Side Walls
To match Benjamin Moore
AF-655 silhouette

Stucco Siding System @ Courtyard Walls
To match Benjamin Moore
1469 eagle rock

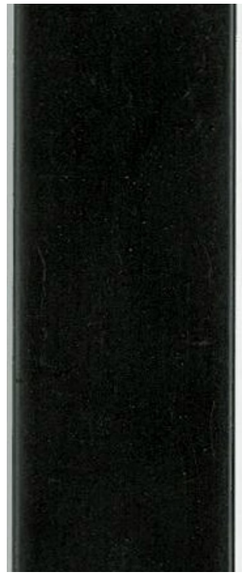


Stucco Accent Panel
To match Benjamin Moore
509 cypress green

Roof Membrane
White Thermoplastic Polyolefin

Precast Stone @ Entry & Headers
Arriscraft Renaissance
Nutmeg, Sandblasted

Brick Veneer
Mutual Materials
Autumn Blend, Misson Texture



Vinyl Windows, Aluminum Storefront, Canopy Fascias,
Metal Railings & Sheet Metal Copings, Misc Trim
Black

MINW-LED

Construction:
- Housing and chassis is steel
- Diffuser is .10 extruded white acrylic
- Accent bars and rings are extruded aluminum

Light Source:
- LED
- Dimming (0 - 10v) to 10% **Included**

Notes:
- Integral mounting plate; keyhole slots left and right
- Top and bottom white acrylic lens – standard
- Not all material and accent styles are available
- Optional lens cover (ALC) eliminates up/down light
- UL and CUL listed WET location
- LED Components
  - OSRAM Gen II Distributed Array
  - CRI > 80
  - 11w - 1225 Lumens
  - 14w - 1600 Lumens
  - 21w - 2450 Lumens
  - Dimming (10% or 1%)
  - OSRAM Power Supply
  - 5-Year Warranty on LED Components

OSRAM LED TECHNOLOGY INCLUDED

@ Walk-Up Units

@ Building Entries

Type:	
Job Name:	

DIMMABLE · cULus LISTED · MADE IN AMERICA

WALL · CEILING · PENDANT · OUTDOOR

MINW-916-LED
Height - 16″
Width - 9″
Depth - 4″
MC - 8″

MINW-920-LED
Height - 20″
Width - 9″
Depth - 4″
MC - 10″

MINW-926-LED
Height - 26″
Width - 9″
Depth - 4″
MC - 13″

ORDERING INFORMATION

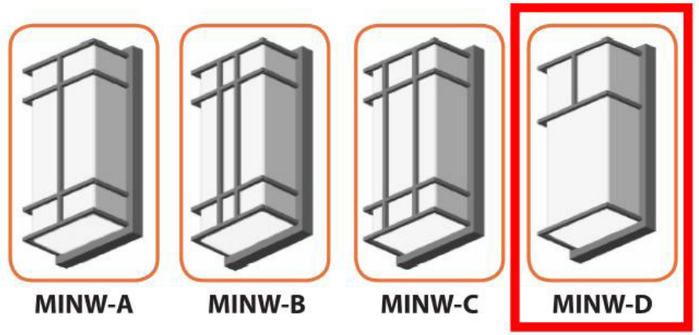
Example: MINW-920-LED-B-U-14W-3-Z3-WSA

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
MINW-916-LED	A B C	**U** 120 - 277	**11w** LED / 1225lm (117 lm per watt)	**2** 3000K **3** 3500K **4** 4000K	**B1** Satin Black **Z1** Satin Bronze **Z3** Text Bronze	**WSA** White Smooth Acrylic	**DIM** LED dimming driver (0 - 10v) Dimming to 10% (**Included**)
MINW-920-LED	D X		**14w** LED / 1600lm (117 lm per watt)		**Optional** (See Price List) **W1** Yolk **W2** Gloss White **W3** Text White **B2** Text Black **T4** Shimmer Gray **M13** Anod Silver **T6** Pewter **W13** Pearl Beige **P2** Brushed Alum **P9** Brushed Nickel **M16** Antique Brass	**Optional Cage Accents** (See Page 2) **Material** **F** Filigree **P** Perforated Screen **M** Wire Mesh **W** Waffle Pattern **Style** **SC** Screen Complete **CC** Center Complete **CH** Center Half **EC** Ends Complete **SF** Sides Full **CF** Center Full **OX** Custom	**DIM1** LED dimming driver (0 - 10v) Dimming to 1% (**See Price List**) **ALC** Aluminum Lens Cover - *See Notes* **Battery Backup Options** **BB07** 7 Watts (820lm) for 90-Minutes **BB10** 10 Watts (1170lm) for 90-Minutes
MINW-926-LED			**21w** LED /2450lm (117 lm per watt)				

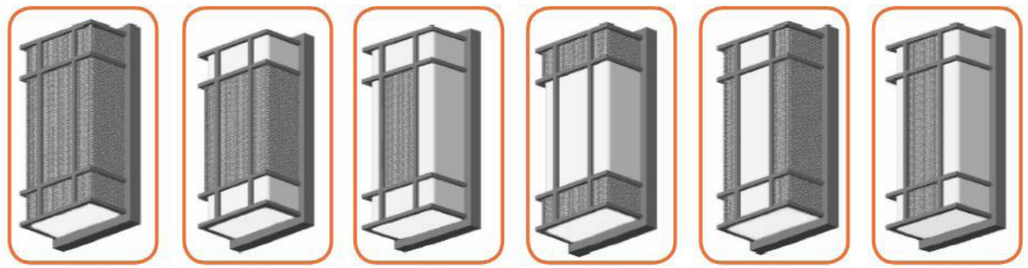
28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 /661-257-0286• fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com

Lightway

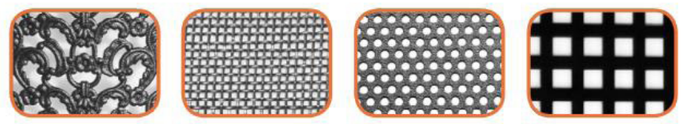
MINW Series
Cage Styles and Accents



MINW-A · MINW-B · MINW-C · MINW-D



SC Screen Complete · CC Center Complete · CC Center Half · EC Ends Complete · SF Sides Full · CC Center Full



Filigree · Mesh · Perforated · Waffle

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West Coast Sales: 800-325-4448 /661-257-0286• fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com

Lightway

DESCRIPTION

Senergy Sentry Stucco Ultra is a highly advanced Portland cement-based exterior wall system. Its features include a rainscreen design, a liquid applied air/water-resistive barrier, drainage mat, rustproof fiberglass lath, a base coat and textured finishes.

Integrated system components include SENERSHIELD-R, DRAINAGE MAT DF, SENERGY STUCCOBASE™/ STUCCOBASE PREMIX, optional STUCCO PRIME, BASE COAT, optional reinforced base coat and 100% acrylic polymer finish. Apply the system to PERMALATH® 1000 or 3.4 lb/ sq. yd. metal lath over DRAINAGE MAT DF over SENERSHIELD-R air/water-resistive barrier over the following acceptable sheathing: PermaBase® Cement Board and other cement-boards conforming with ASTM C1325 (Type A-exterior), poured concrete/unit masonry, Fiberock® Aqua-Tough™ Sheathing, e²XP™ sheathing (ASTM C1177), GlasRoc® sheathing (ASTM C1177), Securock™ glass-mat sheathing (ASTM C1177), DensGlass™ exterior sheathing (ASTM C1177), gypsum sheathing (ASTM C79/C1396), Exposure I or exterior plywood (Grade C/D or better), or Exposure I OSB.

Required control joints can be used as design elements, and special shapes and architectural details are easy to add.

Finishes are available in a limitless color selection and offer performance enhancement options, including increased resistance to dirt pick-up, mildew and cracking.

Senergy Sentry Stucco Ultra features easy installation, proven performance, exceptional durability and low maintenance.

USES

New or retrofit residential, institutional and commercial low-rise construction such as hotels, hospitals, retail centers, schools, multi-family apartments and condominiums, and government facilities.

ADVANTAGES

- Rain screen design provides added protection against the effects of incidental moisture intrusion.
- Fluid applied air/water-resistive barrier provides a durable, seamless building wrap.
- Three-dimensional drainage mat provides a drainage plane for maximum drainage and drying performance.
- Self-furred glass fiber reinforcing lath in durable plaster base that will not rust.
- Factory prepared STUCCOBASE minimizes potential site mixing errors; improves quality control.
- Acrylic modified base coat over STUCCOBASE enhances water resistance performance and finish coat aesthetics.
- Elastomeric finish coat bridges hairline cracks.
- Reinforcing mesh option further increases crack resistance.
- Very resistant to impact and punctures; good for high traffic areas.
- Fade-, abrasion-and dirt-resistant finishes contribute to low maintenance and life-cycle costs.
- EPS shapes integrate into the system for economical architectural detailing; more valuable appearance.

DESIGN CONSIDERATIONS

- Maximum allowable deflection L/360, based on stud properties only.
- The design wind load shall not exceed the system's allowable wind load as stated in applicable code reports.
- Details shall conform with BASF Wall Systems' recommendations and shall be consistent with the project requirements.
- Control joints and trim accessories are required. Control joint placement is required in the Senergy Sentry Stucco Ultra Stucco Wall System every 144 ft² per ASTM C1063.
- Consult the framing and sheathing manufacturer for design and application considerations.
- Expansion joints are required in the system where they exist in the substrate, where the system adjoins dissimilar construction, at changes in substrates and at floor lines in multilevel wood frame construction.
- System shall terminate at expansion joints.
- Sealant joints shall be detailed and installed per sealant manufacturer's recommendations.
- A minimum 6:12 slope is required on all horizontal surfaces greater than 1".
- Backer rod, sealant and flashing are required at door and window openings.

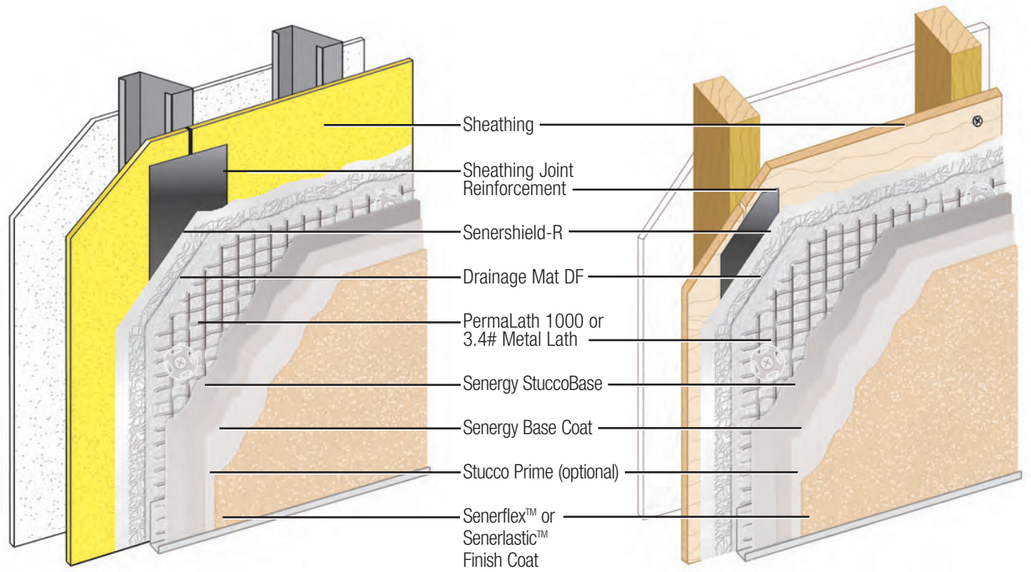
BEST PRACTICES FOR INSTALLERS

General

- It is recommended that the building should carry a minimum of 90 percent of the dead building load and that the interior gypsum should be installed prior to installation of the stucco.
- Coordination of other trades is recommended so that wall penetrations for cable, electricity, water and vents are installed with proper enclosures prior to installation of the stucco.
- Pail components must be kept at a minimum of 4°C (40°F) and at a maximum of 43°C (110°F) during shipping and storage.
- A minimum temperature of 4°C (40°F) is required during application of liquid components and until completely dried.
- Protect dry (bagged) products from moisture.
- No additives are permitted to any components unless specifically approved by BASF Wall Systems.
- Follow the application instructions for each component.
- Windows and doors may permit some water to pass through the frame materials or joints. To reduce the potential for intruding water to degrade water-sensitive sheathing and framing, and to keep water out of the stud cavity, rough openings must be properly protected and a means provided to allow intruding water to escape.

Framing/Sheathing

- Framing, plywood and OSB should have moisture content of less than 19 percent. Wet wood will shrink and deform, potentially resulting in the cracking of stucco.
- Sheathing must be securely fastened per applicable building code and manufacturer's requirements. Sheathing must be attached with corrosion resistant fasteners.
- All substrates must be clean, dry and sound without planar irregularities greater than 1/4" in 10'.
- Sheathing must be protected with a weather resistant barrier installed over the sheathing per applicable building code and manufacturer's requirements.
- Sheathing and lath must be installed according to code requirements in effect.



Sentry Stucco Ultra System over metal studs with ASTM C1325 or ASTM C1177 sheathing

Sentry Stucco Ultra System over wood studs with Exposure 1 or exterior plywood (Grade C/D or better) or Exposure 1 OSB sheathing

EPS Insulation (Optional)

Optional EPS insulation boards should be stored flat, out of direct sunlight.

StuccoBase

- Use only clean, potable water for the mix. Plaster sand must be clean, free of impurities and comply with ASTM C144.
- STUCCOBASE must damp cure for a minimum of 48 hours. Lightly and evenly fog the wall as frequently as conditions dictate in order to keep the base damp.
- STUCCOBASE must cure a minimum of 6 days prior to the application of EPS shapes, base coat, optional reinforced base coat layer, optional primer and finish coat.

Base Coat

- Apply mesh reinforced base coat after STUCCOBASE has cured for a minimum of 6 days.
- Special shapes should be attached prior to reinforcement layer over STUCCOBASE. They must be reinforced with SENERGY BASE COAT and FLEXGUARD 4 REINFORCING MESH.
- If optional mesh reinforcement is specified, apply FLEXGUARD 4 or INTERMEDIATE 6 and SENERGY BASE COAT over the entire STUCCOBASE surface.
- Reinforcing meshes must overlap a minimum of 2 1/2".
- Mesh color or predominant mesh pattern should not be visible through the base coat.
- Protect from precipitation for a minimum of 24 hours.

Finish

- Use only stainless steel trowels.
- Avoid working in direct sunlight.
- Finishes should be applied with adequate manpower, tools and staging to keep a wet edge.
- A primer tinted to the color of the finish is recommended prior to application of rilled finishes.
- Do not run finish into joints.
- Do not quit in the middle of a wall; run to natural breaks.
- Do not use different batches of finish on the same elevation.
- Protect from precipitation for a minimum of 24 hours.
- Use only sealants that are acceptable for use with this system. Acceptable sealants and backer rods or bond breakers must be installed at all transitions between this system and other wall assembly elements such as windows, doors, vents, transitions to dissimilar materials, A/C cases, and other penetrations.
- Do not apply finish over sealants.

LIMITATIONS

1. Susceptibility to efflorescence can be reduced by using TINTED PRIMER.
2. Not for use below grade.
3. Base coat thickness of this system might result in planar irregularities in finished wall appearance.
4. Do not cut aesthetic grooves into the wall surface.

KEY UPGRADES AVAILABLE:

- FLEXGUARD 4 REINFORCING MESH for maximum crack & moisture resistance
- Use a Senergy Specialty Finish for an old world or natural stone look
- STUCCO PRIME or finish color enhancement

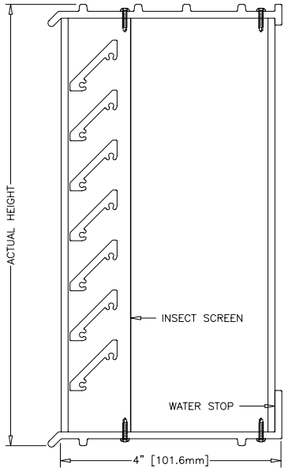
GREENHECK

BVE

Extruded Aluminum Brick Vent

Application and Design

Brick vents provide a permanent means of ventilation for crawl spaces, hung ceilings, incinerator rooms, chimney flues, foundations, pipe spaces and corridors. Extruded construction provides a quality finished appearance. A high water stop at the rear and deep overlapping blades with storm stops provide maximum resistance to rain and weather.



Standard Construction

Frame . . . . . .Heavy gauge extruded 6063T5 aluminum, 4 in. x 0.125 in. nominal wall thickness

Blades. . . . . .Heavy gauge extruded 6063T5 aluminum, 0.125 in. nominal wall thickness, positioned at 45º angles

Construction . . .Mechanically fastened

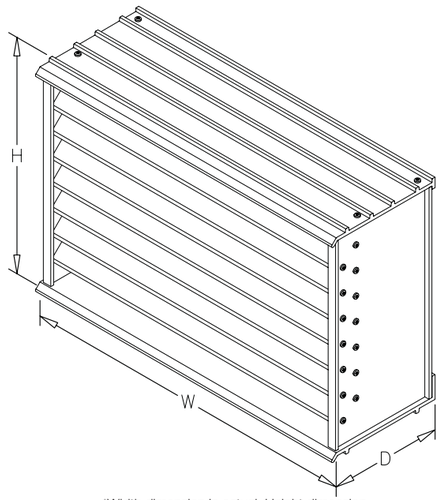
Insect screen . .18 in. x 14 in. aluminum mesh, inside mount (rear)

Finish. . . . . .204-R1 Clear anodize

Available Sizes .8 1/8 in. W x 2 3/8 in. H
8 1/8 in. W x 4 3/4 in. H
8 1/8 in. W x 7 3/4 in. H
12 in. W x 2 3/8 in. H
12 in. W x 4 3/4 in. H
12 in. W x 7 3/4 in. H
12 in. W x 11 3/4 in. H
15 5/8 in. W x 7 3/4 in. H
15 5/8 in. W x 15 3/4 in. H
16 1/2 in. W x 2 3/8 in. H
16 1/2 in. W x 4 3/4 in. H
16 1/2 in. W x 7 3/4 in. H
16 1/2 in. W x 15 3/4 in. H
24 in. W x 2 3/8 in. H
24 in. W x 4 3/4 in. H
24 in. W x 7 3/4 in. H
32 in. W x 7 3/4 in. H
48 in. W x 7 3/4 in. H

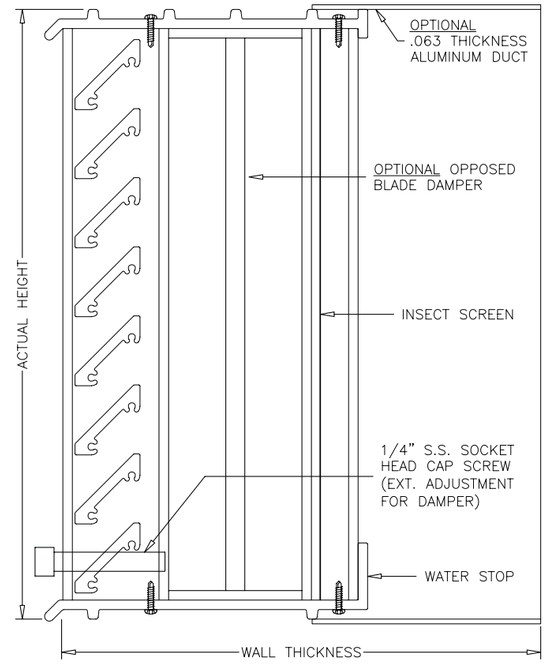
Options *(at additional cost)*

- Opposed blade damper
- Straight duct
  (0.063 in aluminum for up to 18 in. wall thickness)
- A variety of architectural finishes including:
  Mill
  Integral color anodize (medium or dark bronze only)
  Baked enamel paint
  Kynar paint



*Width dimension in actual. Height dimension 1/4 in. greater due to mortar ribs.

OPTION DRAWINGS



FINISHES

Finish Type	Description/Application	Color Selection	Standard Warranty (Aluminum)
2-coat 70% KYNAR 500®/HYLAR 5000® AAMA 2605 – Dry film thickness 1.2 mil. (AKA: Duranar®, Fluoropon®, Trinar®, Flouropolymer, Polyvinylidene Fluoride, PVDF2)	***"Best."*** The premier finish for extruded aluminum. Tough, long-lasting coating has superior color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.	**Standard Colors:** Any of the 24 standard colors shown can be furnished in 70% or 50% KYNAR 500®/HYLAR 5000® or Baked Enamel. **2-Coat Mica:** Greenheck offers 9 standard 2-coat Mica colors. Other colors are available. Consult Greenheck for possible extra cost when selecting non-standard colors or special finishes.	10 Years (Consult Greenheck for availability of extended warranty)
2-coat 50% KYNAR 500®/HYLAR 5000® AAMA 2604 – Dry film thickness 1.2 mil. (AKA: Acroflur®, Acrynar®)	***"Better."*** Tough, long-lasting coating has excellent color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.		5 Years
Baked Enamel AAMA 2603 – Dry film thickness 0.8 mil. (AKA: Acrabond Plus®, Duracron®)	***"Good."*** Provides good adhesion and resistance to weathering, corrosion and chemical stain.		1 Year
Integral Color Anodize AA-M10C22A42 (>0.7 mil)	"Two-step" anodizing is produced by following the normal anodizing step with a second, colorfast process.	Medium or Dark Bronze	5 years
Clear Anodize 204 R-1 AA-M10C22A31 (0.4-0.7 mil)	Clear, colorless and hard oxide aluminum coating that resists weathering and chemical attack.	Clear	1 Year
Industrial coatings	Greenheck offers a number of industrial coatings such as Hi-Pro Polyester, Epoxy, and Permatector®. Consult a Greenheck Product Specialist for complete color and application information.		Consult Greenheck
Mill	Materials may be supplied in natural aluminum or galvanized steel finish when normal weathering is acceptable and there is no concern for color or color change.		n/a

Finishes meet or exceed AAMA 2605, AAMA 2604, and AAMA 2603 requirements. Please consult www.greenheck.com for complete information on standard and extended paint warranties. Paint finish warranties are not applicable to steel products.

GREENHECK

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BVE
June 2007 Rev. 1

CPI DAYLIGHTING
Quality Comes to Light®

28662 N. Ballard Drive
Lake Forest, IL 60045
PHONE (800) 759-6985
FAX (847) 816-0425
www.cpidaylighting.com

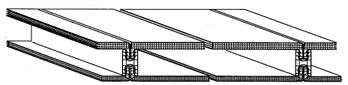
THE MOST COMPLETE, VERSATILE AND DESIGNER FRIENDLY TRANSLUCENT SYSTEM AVAILABLE TODAY

Made With Nano-Cell TECHNOLOGY

The CPI Danpalon® Nano-Cell® patented, standing seam dry-glazed system, is available in a variety of daylighting configurations suitable for different requirements and applications as illustrated below:

Quadwall® System

2.75" (70mm) U = 0.23*
*(w. bat insul. U = 0.08 – 0.18)**

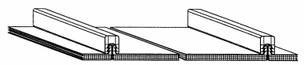


The preferred system for daylighting over enclosed climate controlled spaces, Quadwall® is an assembly of two Nano-Cell® panels containing a total of seven isolated air spaces. The two-layer design empowers the architect with increased control over light, solar transmittance, colors and insulation levels. Quadwall® provides superior performance for the cost over any competitive material. The patented standing seam connector allows the efficient addition of a second layer at marginal extra cost.

Double layer of protection. The two layers of glazing provide redundant protection of the covered space. The Quadwall system's longevity can be extended indefinitely by replacing exterior glazing panels without exposing the building's interior. In comparison, adding or replacing a double layer on other glazing systems would require significant extra cost, and any damage to the exterior face would require intensive repairs that would interrupt the building's function.

Pentaglas® 12 System

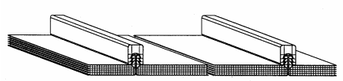
0.47" (12mm) U = 0.48*



Homogeneous insulating single panel with ***three layers of isolated air spaces*** and Nano-Cell® spacing due to smaller spans between rib supports (0.16"x0.16"). This panel style uses Nano-Cell® technology for superb performance. Insulating values are comparable to 1" insulated glass but at a reduced cost and weight.

Pentaglas® 16 System

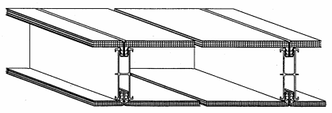
0.63" (16mm) U = 0.38*



Homogeneous insulating panel with ***five layers of isolated air spaces*** and Nano-Cell® spacing due to smaller spans between rib supports (0.16"x0.16"). Extraordinary insulation value comparable to bulky insulated fiberglass panels. Offers improved spanning capabilities and unequaled architectural appeal.

Quadwall® Longspan System

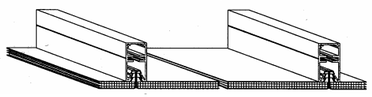
4" (102mm) *U = 0.22 – 0.23**
*(w. bat insul. U = 0.08 - 0.18)**



All of the advantages of the Quadwall® system with the addition of aluminum H connectors, allowing the greatest spanning capability. Available in Class "A", Class "B" and Class "C" fire rated roof assembly listings.

Pentaglas® 12mm, 16mm Longspan

*0.47" (12mm) U = 0.48**



All of the advantages of the Pentaglas® system with the addition of aluminum battens, allowing increase spanning capability. Choice of batten accent finishes available to enable a variety of designs.

Protected by US Patent #'s: 6,164,024 – 5,437,129 - 4,573,300 – 5,348,790 – 5,387,456 – 5,895,709 – 6,499,255 and patents pending

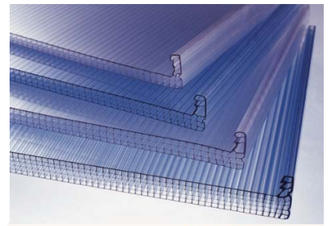
INTRODUCTION TO CPI TRANSLUCENT PANEL SYSTEMS

CPI Translucent Daylighting systems, including Pentaglas® and Quadwall®, incorporate the Danpalon® Nano-Cell® patented standing-seam polycarbonate panels.

Made With Nano-Cell TECHNOLOGY

The Heart of the System – the Nano-Cell® Difference

What makes the CPI panels' performance unique and effective is the heart of the system. The Nano-Cell® system by CPI consists of:



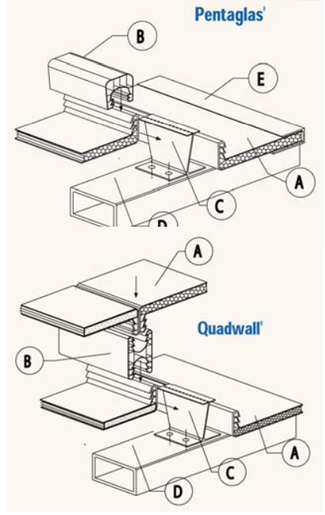
A. Main polycarbonate panels 2' nominal widths, extruded with Nano-Cell® technology and with standing seam, 5/8" (115mm) upstands protruding 90° to the panel face

B. Grip-lock double tooth design of snap-on and interlocking dry-glazed profiles

C. Concealed patented HD stainless steel and aluminum retention clips utilizing continuous top flanges.

D. Structural supporting systems

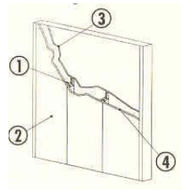
E. Variety of perimeter aluminum engagement profiles



The fully assembled system is free-floating. Every component is free to thermally expand or contract at its own rate along the X, Y & Z axis, eliminating oil canning and delamination difficulties and allowing the material to retain structural properties over the life of the skylight. Structural movement is absorbed within the flexible nature of the system, making skinning directly to steel or wood structures possible.

The entire assembly uses no caulking or adhesives for its performance, eliminating the difficulty of sealant and adhesive bond failure common in traditional systems. The Danpalon® system connection and weather seal is mechanical, dry, and 100% effective.

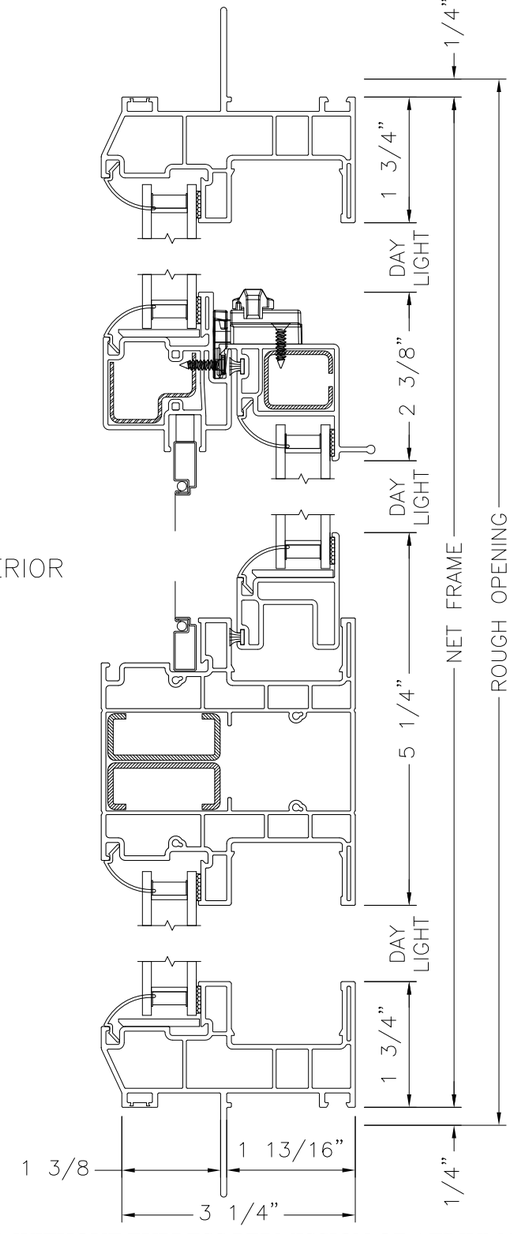
The System May be Panelized



Quadwall® Panelized Unit

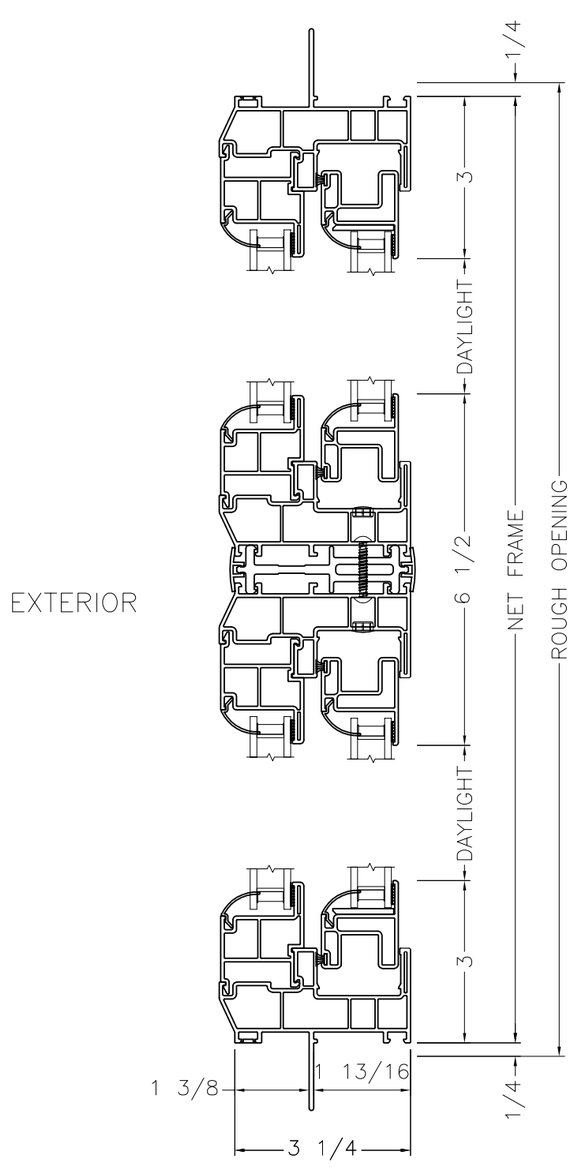
1. Standing seam dry-glazed joint - eliminates need for adhesive bond
2. Co-extruded super weathering architectural face – eliminates need for periodic resurfacing
3. Prismatic Nano-Cell® truss-like "Smart" design – eliminates need for batt insulation
4. 0.4" self-supporting face – eliminates need for internal aluminum grid supports

Protected by US Patent #'s: 6,164,024 – 5,437,129 - 4,573,300 – 5,348,790 – 5,387,456 – 5,895,709 – 6,499,255



NOT TO BE REPRODUCED WITHOUT EXPRESS PERMISSION OF ATRIUM WINDOWS AND DOORS

9000 Series, Single Hung/Picture T-Mull Vertical Section Scale: 1/2 Scale	ATRIUM WINDOWS AND DOORS	Drawing name: 9000SH_9.dwg Date: 9/13/12 Drafted by: CDY
Atrium Windows and Doors, 3400 Tacoma Street, Union Gap, Washington, 98903.		



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9000 Series, Single Hung, Mullion Horizontal Section Scale: 3/8 Scale	ATRIUM WINDOWS AND DOORS	Drawing name: 9000SH_13.dwg Date: 5/9/14 Drafted by: CDY
Atrium Windows and Doors, 3400 Tacoma Street, Union Gap, Washington, 98903.		

Type 1 Pavers- Mutual Materials Holland Pavers- Charcoal

Type 2 Pavers- Mutual Materials Holland Pavers- Light gray with Charcoal Border

Cedar Fence with horizontal slats

Uplighting on trees

Upight fixtures- FX Luminaire MP-20

Steel Firetable

Tess O'Brien Apartments

Plant Palette

Boxwood

Espallier 'Yuletide' Camellia

'Summer Ice' Daphne

'Schottland' Tufted Hairgrass

Dwarf 'Hameln' Fountaingrass

Red Alder- storm planters

Swedish Aspen

'Regal Prince' Oak

Yellow-Grove Bamboo

'Emerald' Arborvitae

Variegated Spanish Dagger Yucca

Japanese Sedge & Tufted Hairgrass- stormwater planters

Japanese Pachysandra