









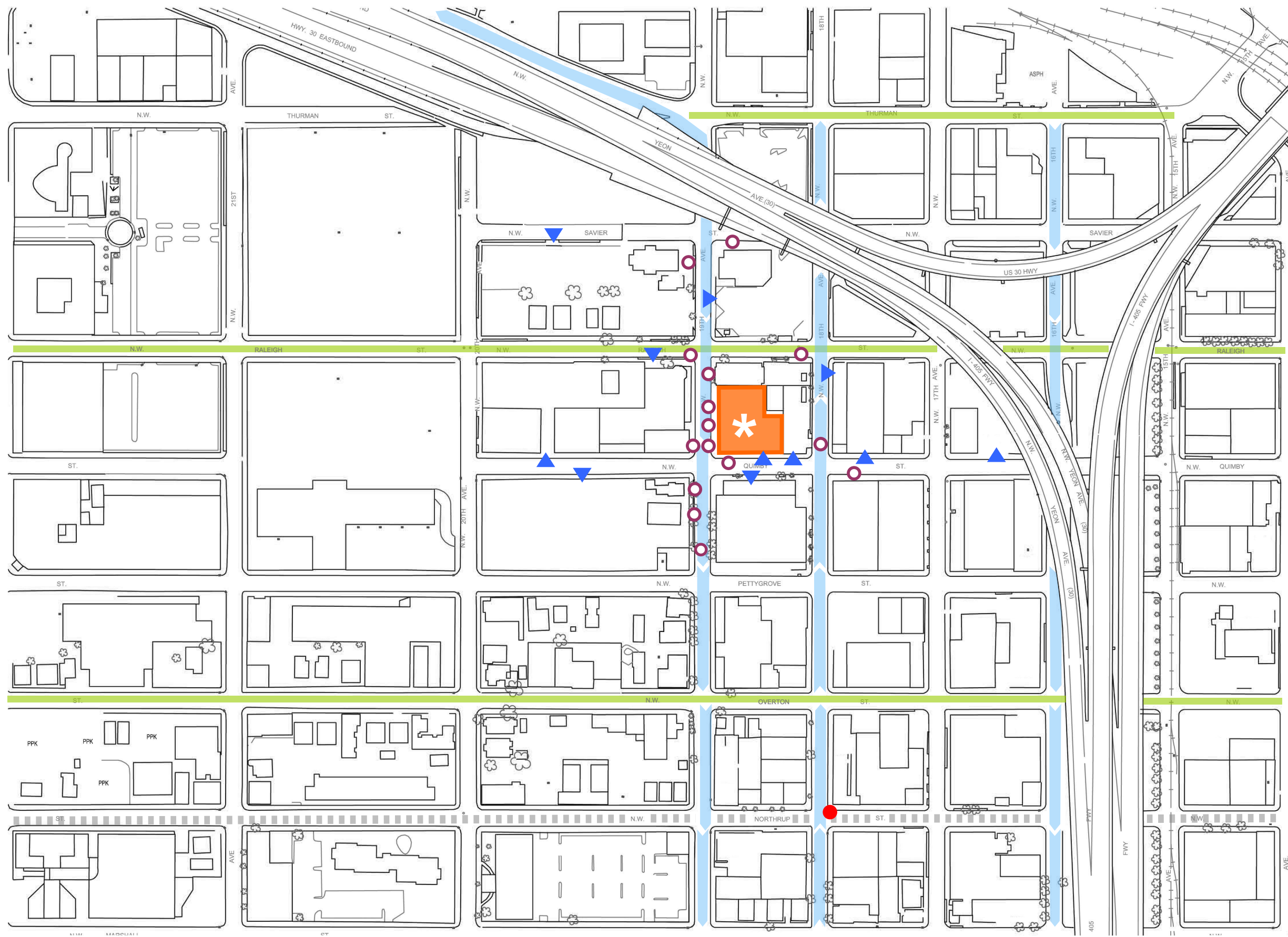
# DESIGN REVIEW

C01	VIEW FROM QUIMBY ST.
C02	VIEW FROM NW 19TH AVE.
C03	NOT USED
C04	CONTENT
C05	VICINITY PLAN
C06	SITE ACCESS & TRANSPORTATION PLAN
C07	SITE PHOTOS
C08	NEIGHBORHOOD CONTEXT
C09	FAR DIAGRAMS
C10	CONTEXT PLAN
C11	SITE UTILITY PLAN
C12	LEVEL 2 COURTYARD LANDSCAPE PLAN
C13	LEVEL 2 COURTYARD LANDSCAPE SECTION
C14	LEVEL 6 TERRACE PLAN
C15	LEVEL 6 TERRACE PLANTING
C16	LEVEL 6 TERRACE SECTION
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C34	ENLARGED WEST ELEVATION - RESIDENTIAL
C35	ENLARGED SOUTH ELEVATION - GARAGE ENTRY
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C37A	EXTERIOR DETAILS - WINDOW
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C40	EXTERIOR DETAILS - CORNICE
C41	EXTERIOR DETAILS - PARAPET & VENTS
C42	EXTERIOR DETAILS - CANOPY
C43	EXTERIOR DETAILS - BRICK
C44	EXTERIOR LIGHTING PLAN - PUBLIC SPACES
C45	EXTERIOR LIGHTING PLAN - PRIVATE SPACES
C46	MATERIALS
C47	MATERIALS - VIROC PANEL









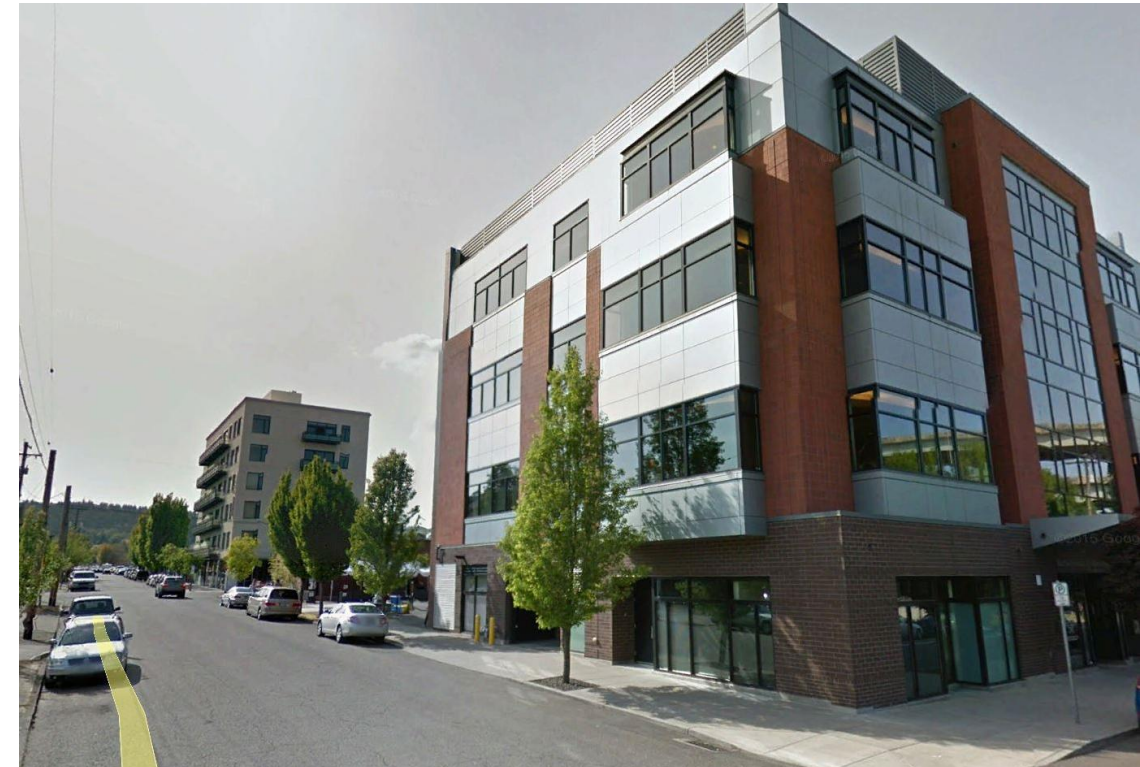
- LEGEND**
- MAJOR BUILDING ENTRIES
  - MAJOR PARKING ENTRIES
  - STREETCAR TRANSIT STATION
  - STREETCAR LINE
  - BIKE LANE
  - BIKE BOULEVARD / NEIGHBORHOOD GREENWAY



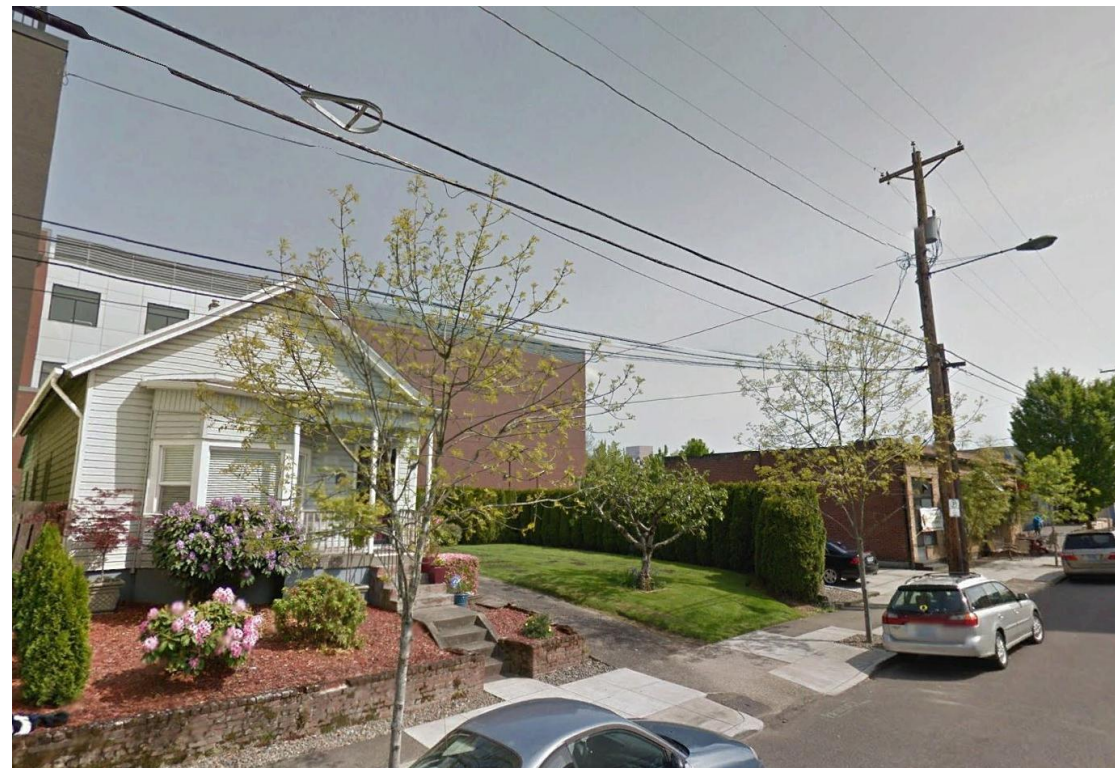




NW 19TH AVE. & NW QUIMBY ST. - LOOKING EAST



NW 18TH AVE. & NW QUIMBY ST. - LOOKING WEST

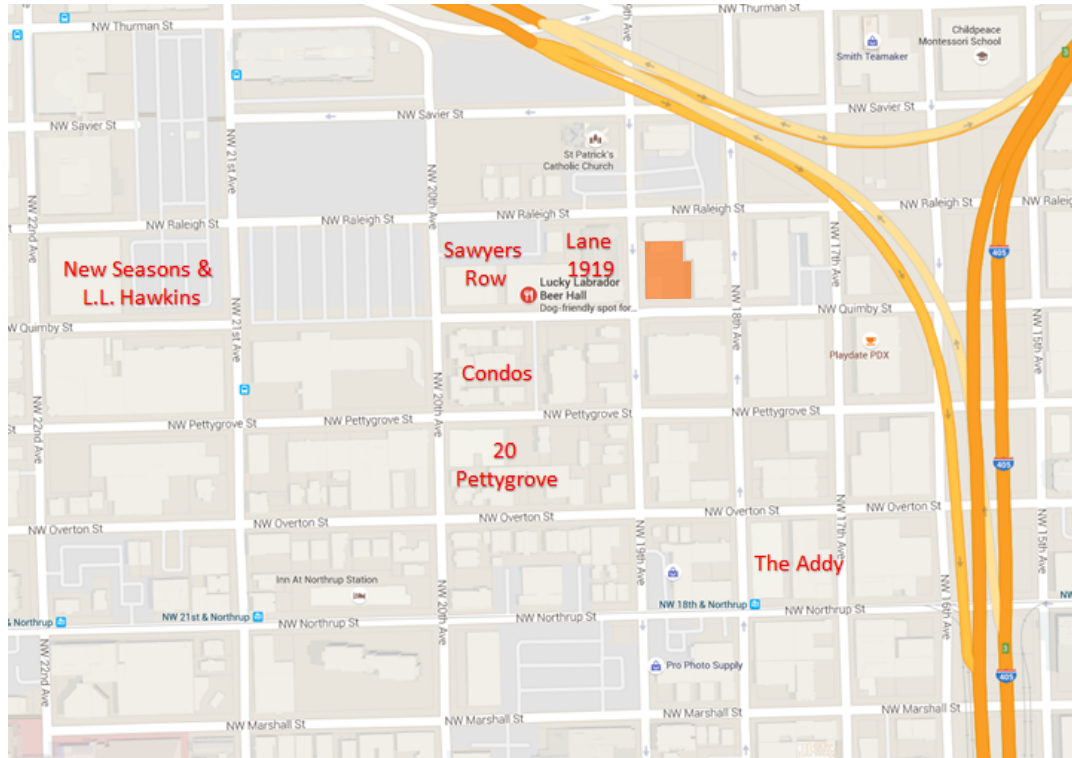


NW 19TH AVE. - LOOKING SOUTH



NW 19TH AVE. - LOOKING NORTH





Neighborhood Map



Lane 1919 | 19th and Quimby



20 Pettygrove | 20th and Pettygrove



Sawyers Row | 20th and Raleigh

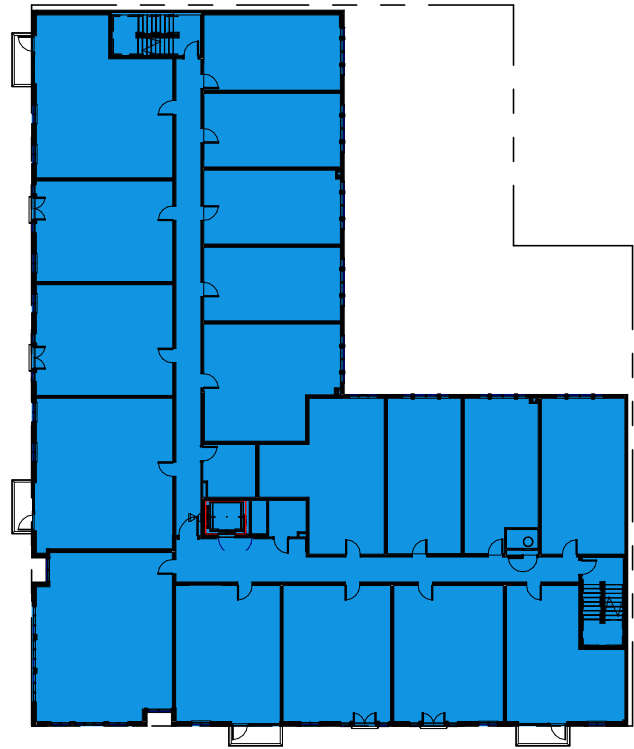


The Addy | 18th and Northrup

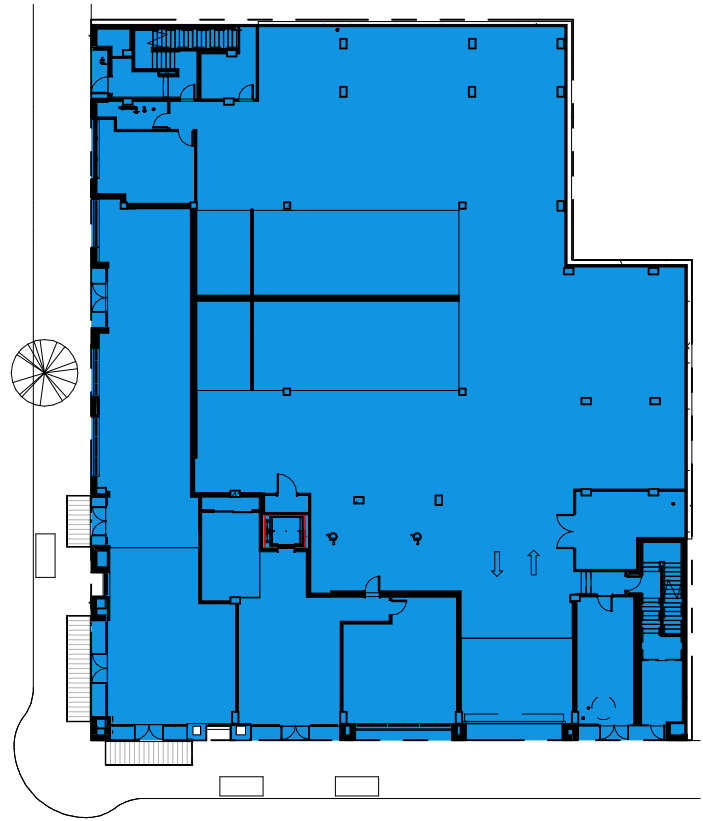


L.L. Hawkins | 21st and Raleigh





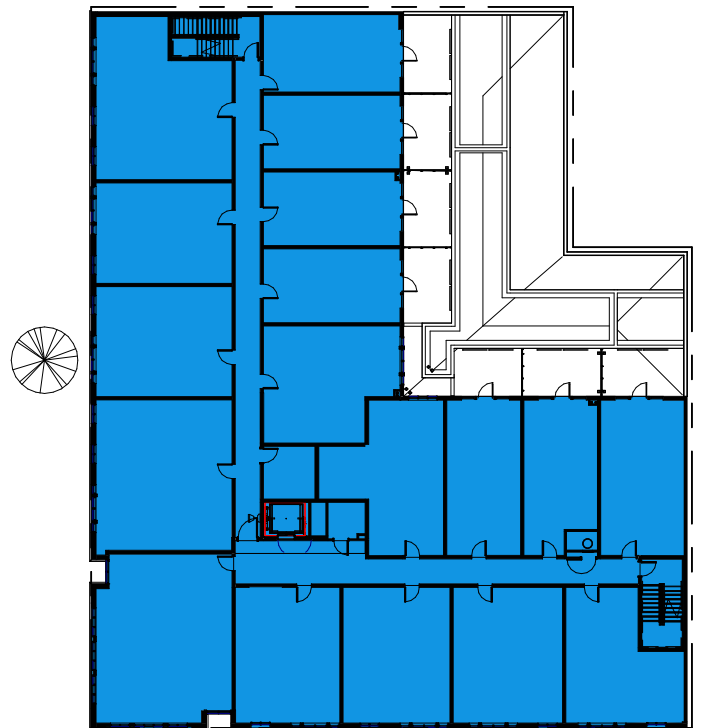
LEVEL 3-5 ③  
1" = 40'-0"



LEVEL 1 ①  
1" = 40'-0"



LEVEL 6 ④  
1" = 40'-0"



LEVEL 2 ②  
1" = 40'-0"

17,200 SF	LEVEL 1
13,726 SF	LEVEL 2
13,726 SF	LEVEL 3
13,726 SF	LEVEL 4
13,726 SF	LEVEL 5
12,741 SF	LEVEL 6

84,845 SF	TOTAL
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87,500 SF	ALLOWABLE
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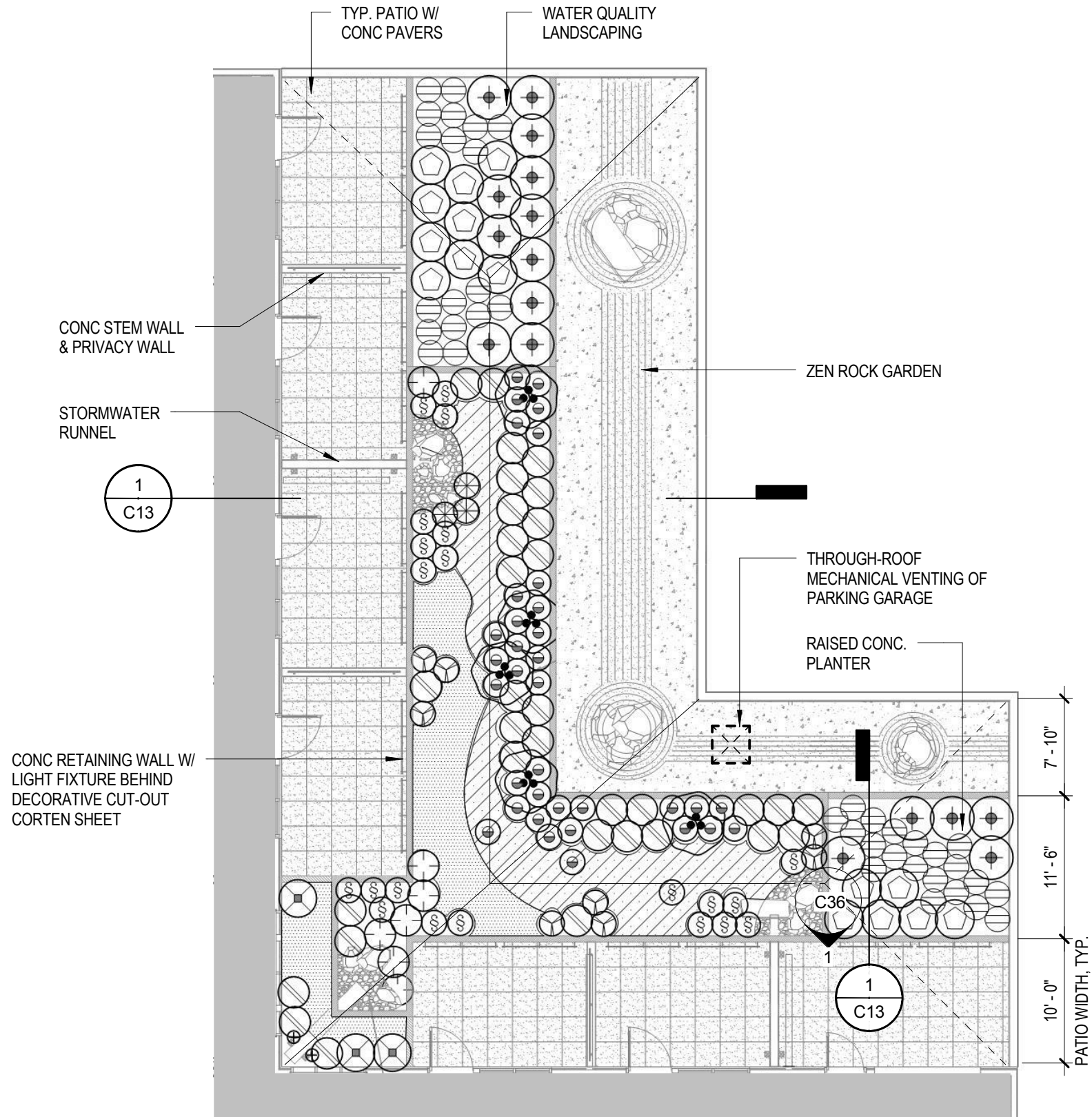








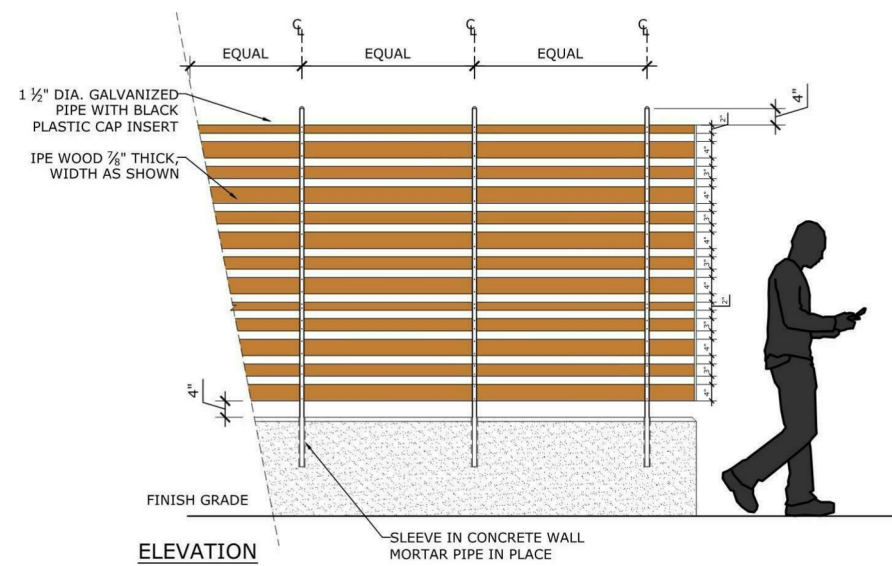
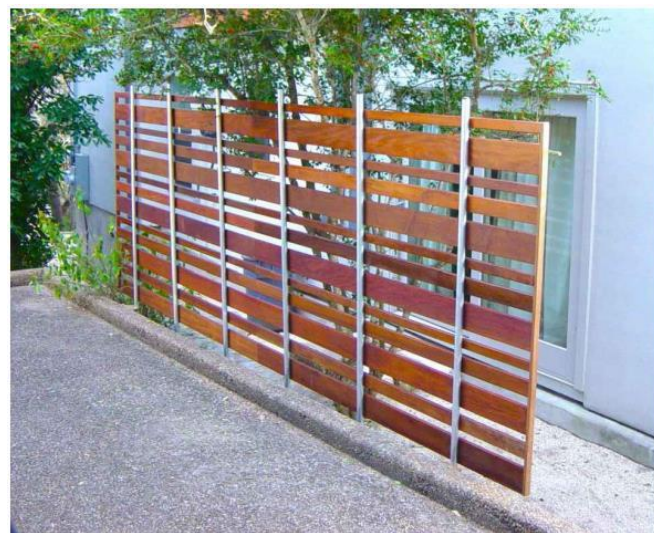
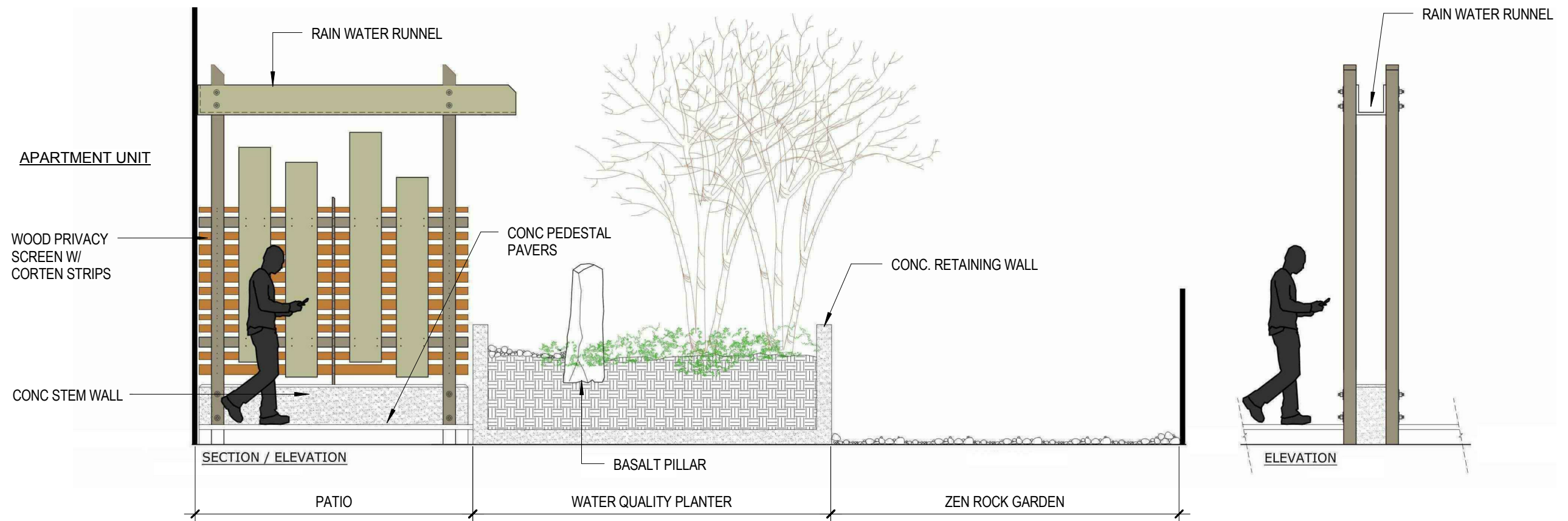




Shrub and Perennial Schedule				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
§	Astilbe 'Fanal'*	Fanal Astilbe	3 Gal	21
⊙	Canna 'Fire Cracker'*	Fire Cracker Canna	3 Gal	8
⊗	Cornus 'Kelsey'**	Kelsey Dogwood	5 Gal	33
⊕	Euonymus 'Emerald Gaiety'	Wintercreeper	1 Gal	14
⊕	Hydrangea 'Cityline'	Dwarf Hydrangea	5 Gal	6
⊕	Hydrangea 'Pinky Winky'	Pinky Winky Hydrangea	5 Gal	23
⊗	Iris siberica	Siberian Iris	1 Gal	3
⊕	Lonicera pileata	Box Honeysuckle	3 Gal	15
⊗	Ligularia 'Little Rocket'***	Rocket Ligularia	3 Gal	7
⊕	Hydrangea anomala	Climbing Hydrangea	5 Gal	2
⊕	Polystichum munitum	Sword Fern	3 Gal	35
⊕	Pennisetum 'Hameln'	Hameln Fountain Grass	3 Gal	16
⊕	Rudbeckia 'Goldsturm'	Black Eyed Susan	1 Gal	38
⊕	Spiraea 'Little Princess'	Little Princess Spirea	5 Gal	8
⊕	Carex morrowii 'Ice Dance' +	Ice Dance Sedge	1 gal 12" oc	
⊕	Liriope spicata ++	Lily Turf	1 gal 12" oc	
Plant quantities in legend are provided as a courtesy only. Landscape contractor responsible for installing plants as shown on drawing.				

Tree Schedule				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
⊕	Acer circinatum	Vine Maple	6-8' 8-10'	2 3
ON STREET LEVEL	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2.5" Cal.	8





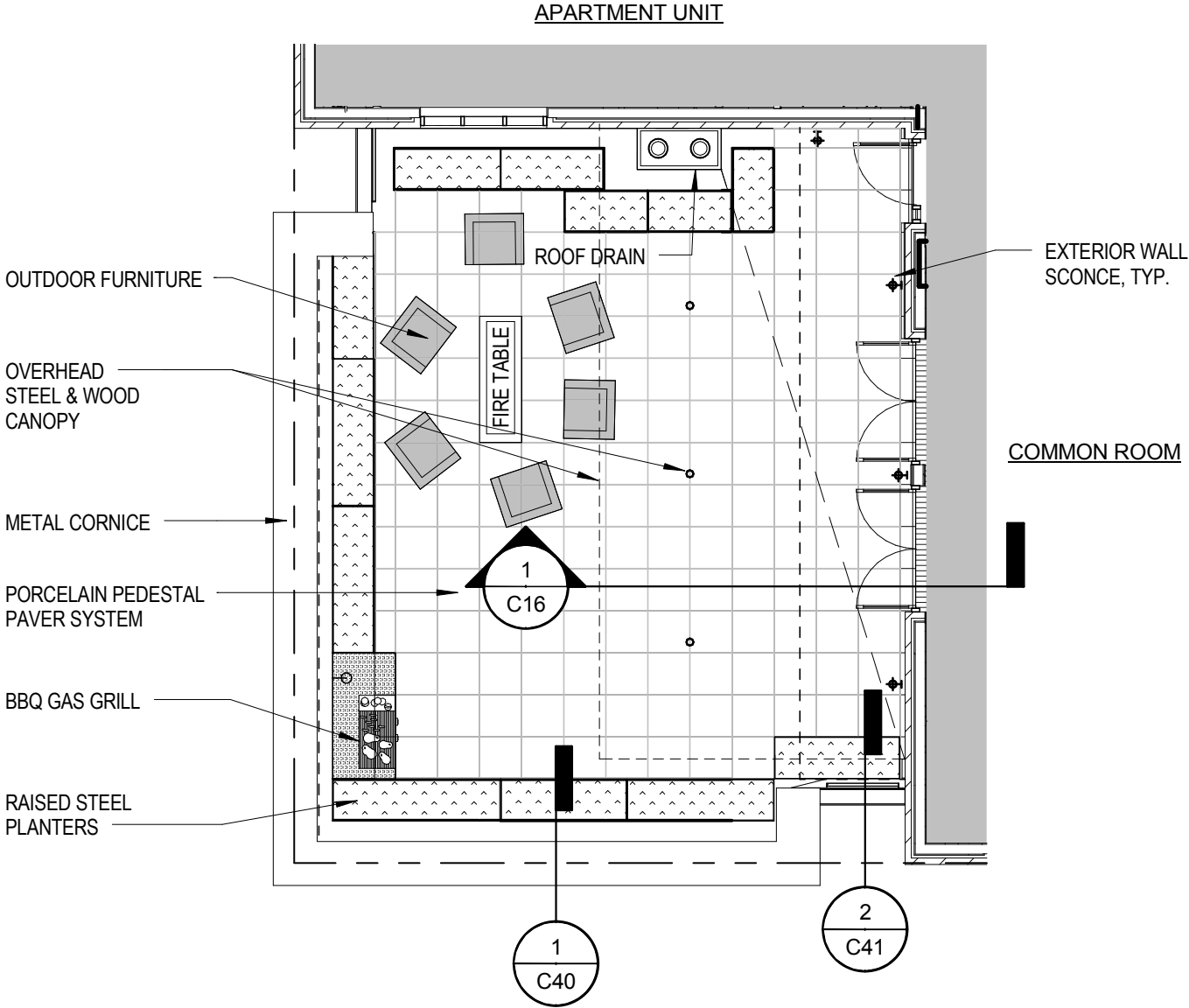




FIRE TABLE



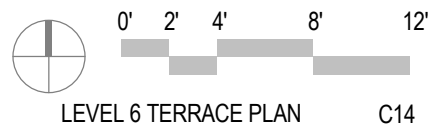
PORCELAIN WOOD GRAIN PAVERS



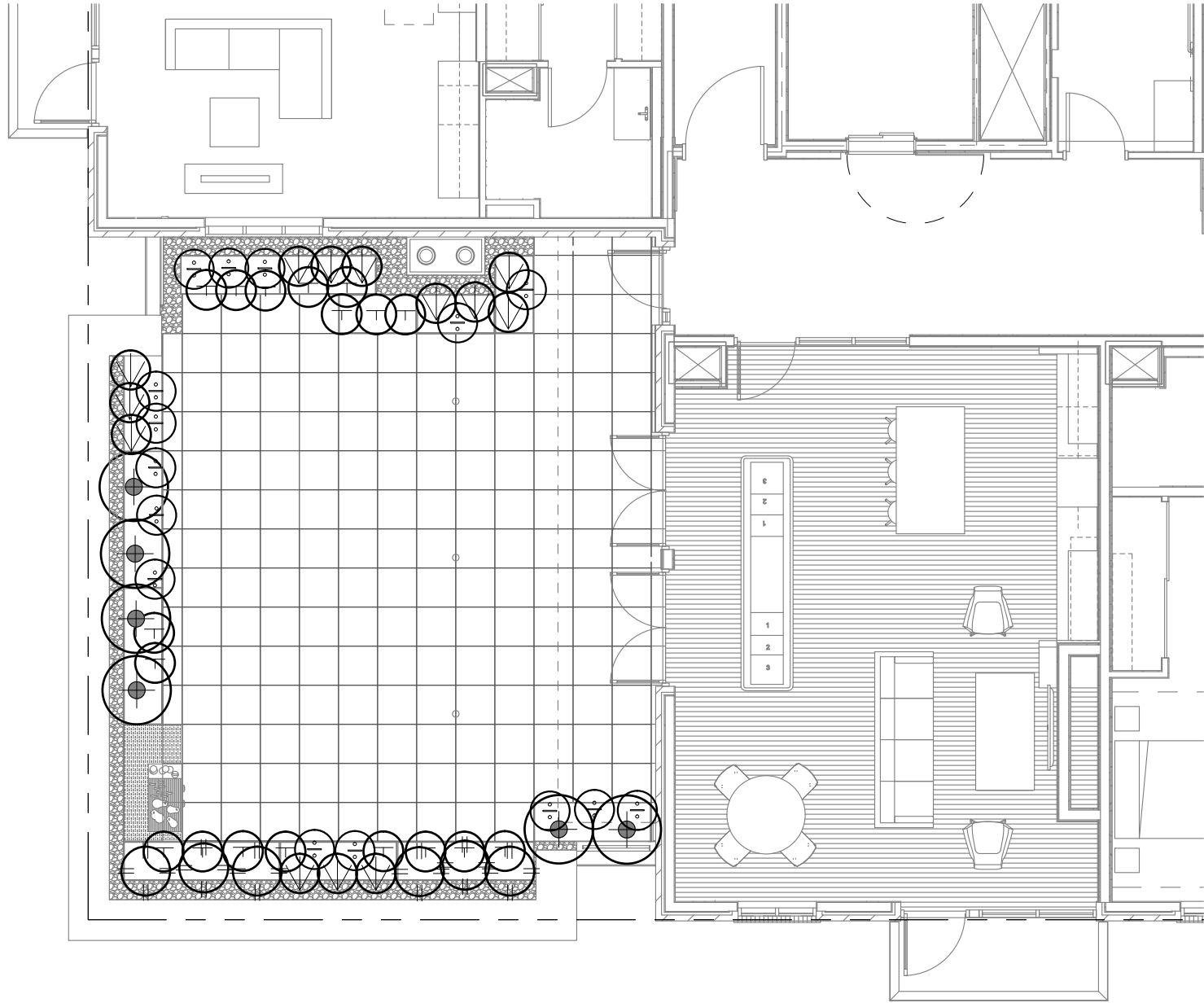
PLANTERS



VARYING HEIGHTS



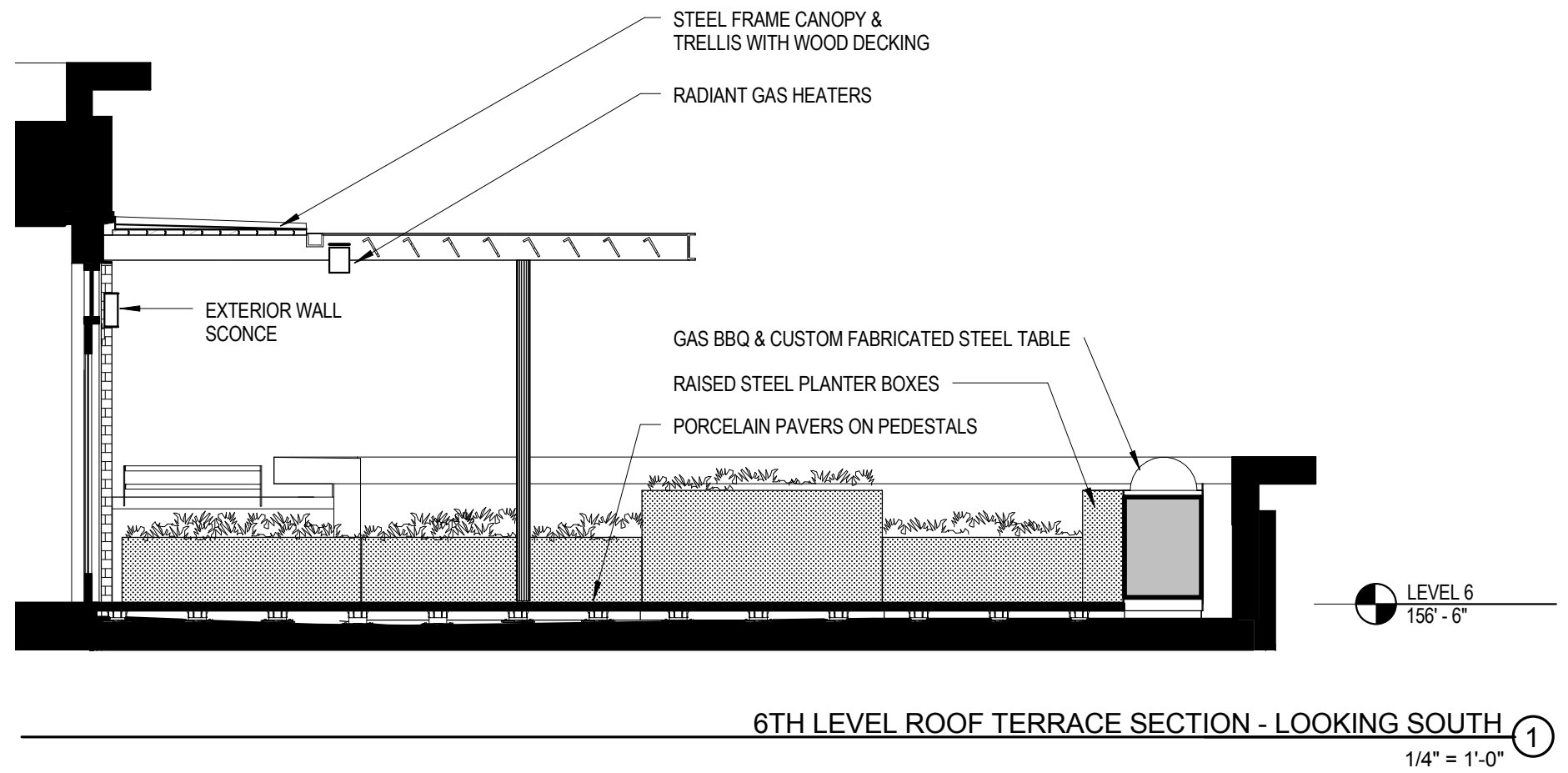
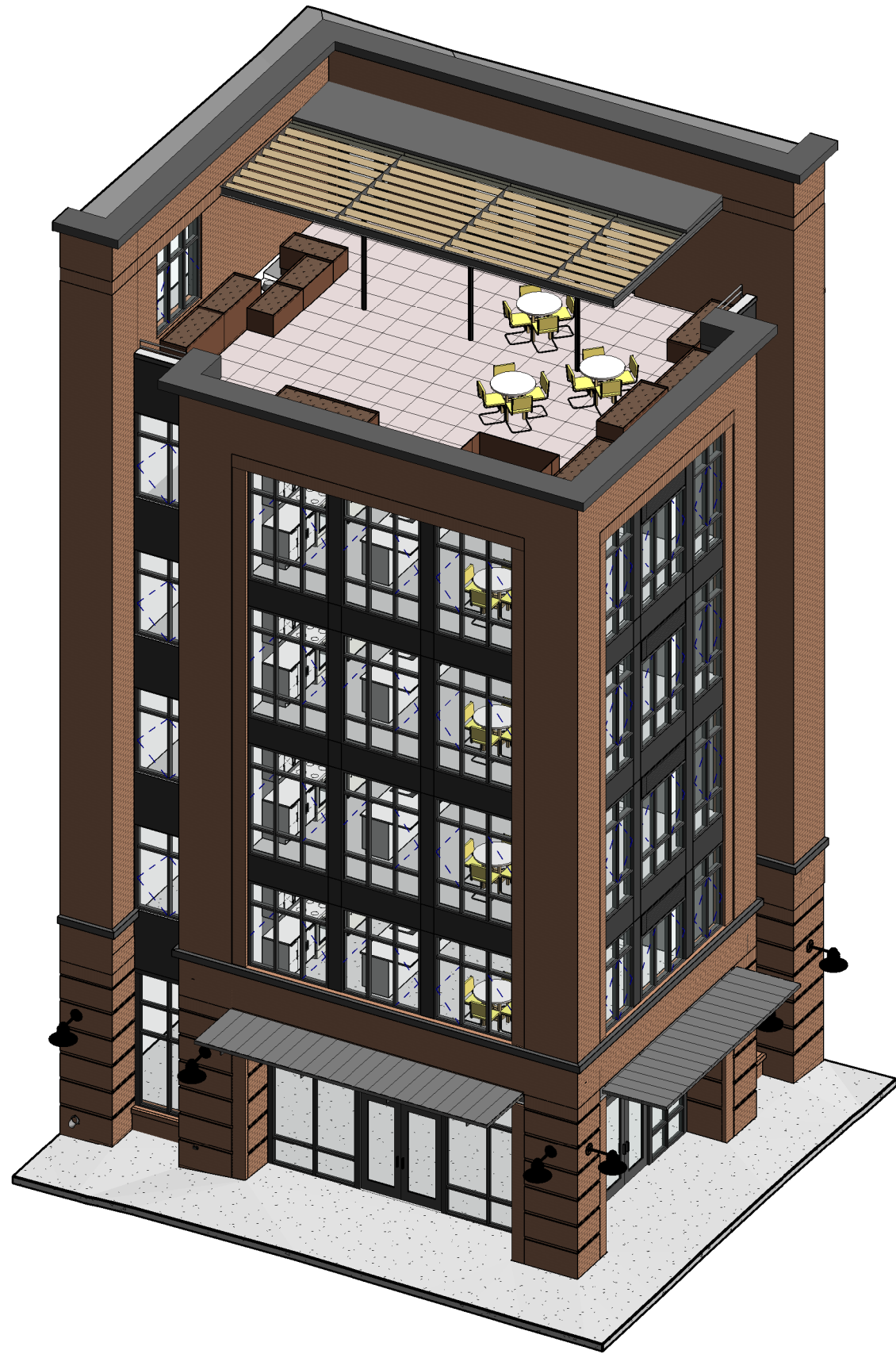




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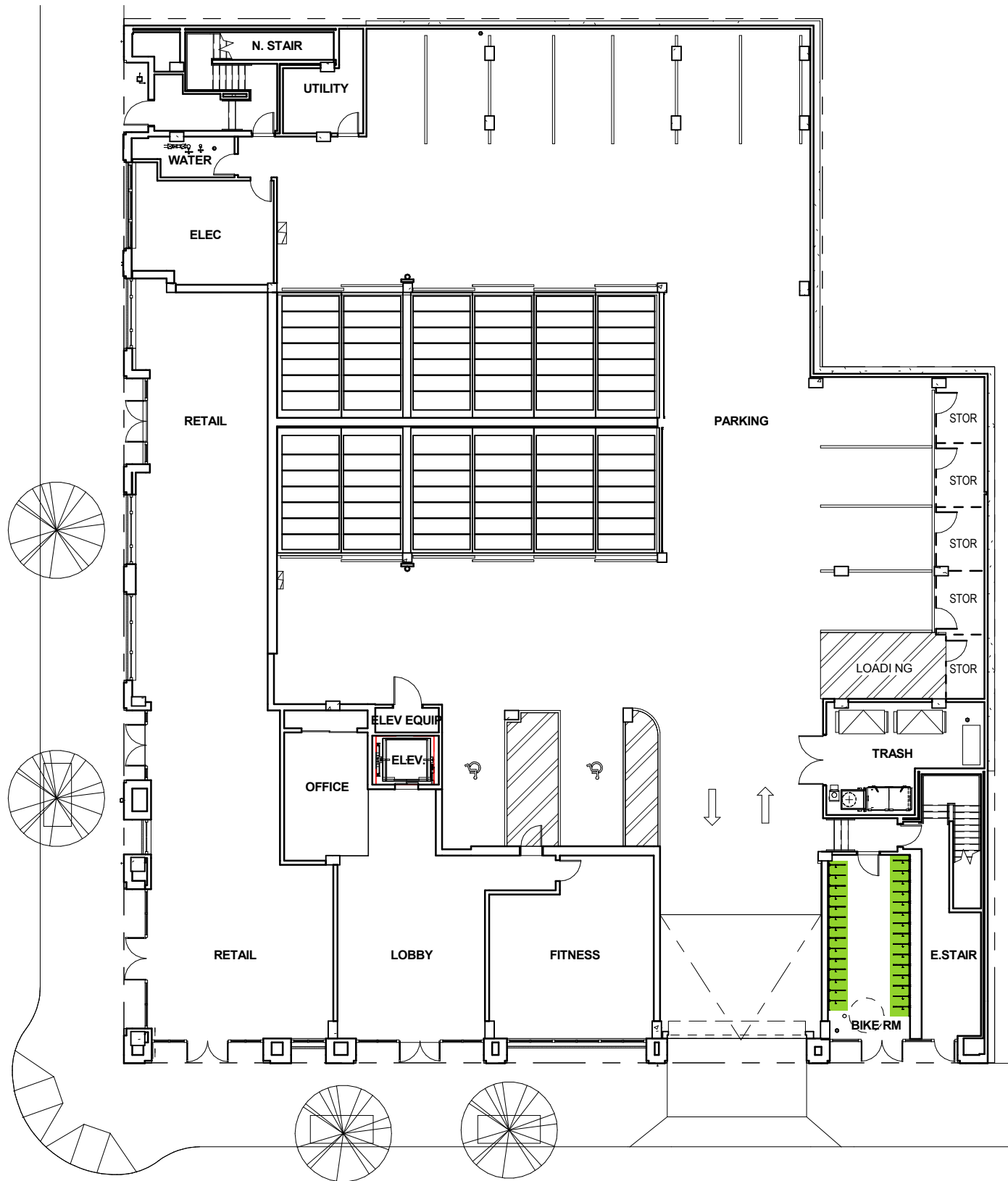




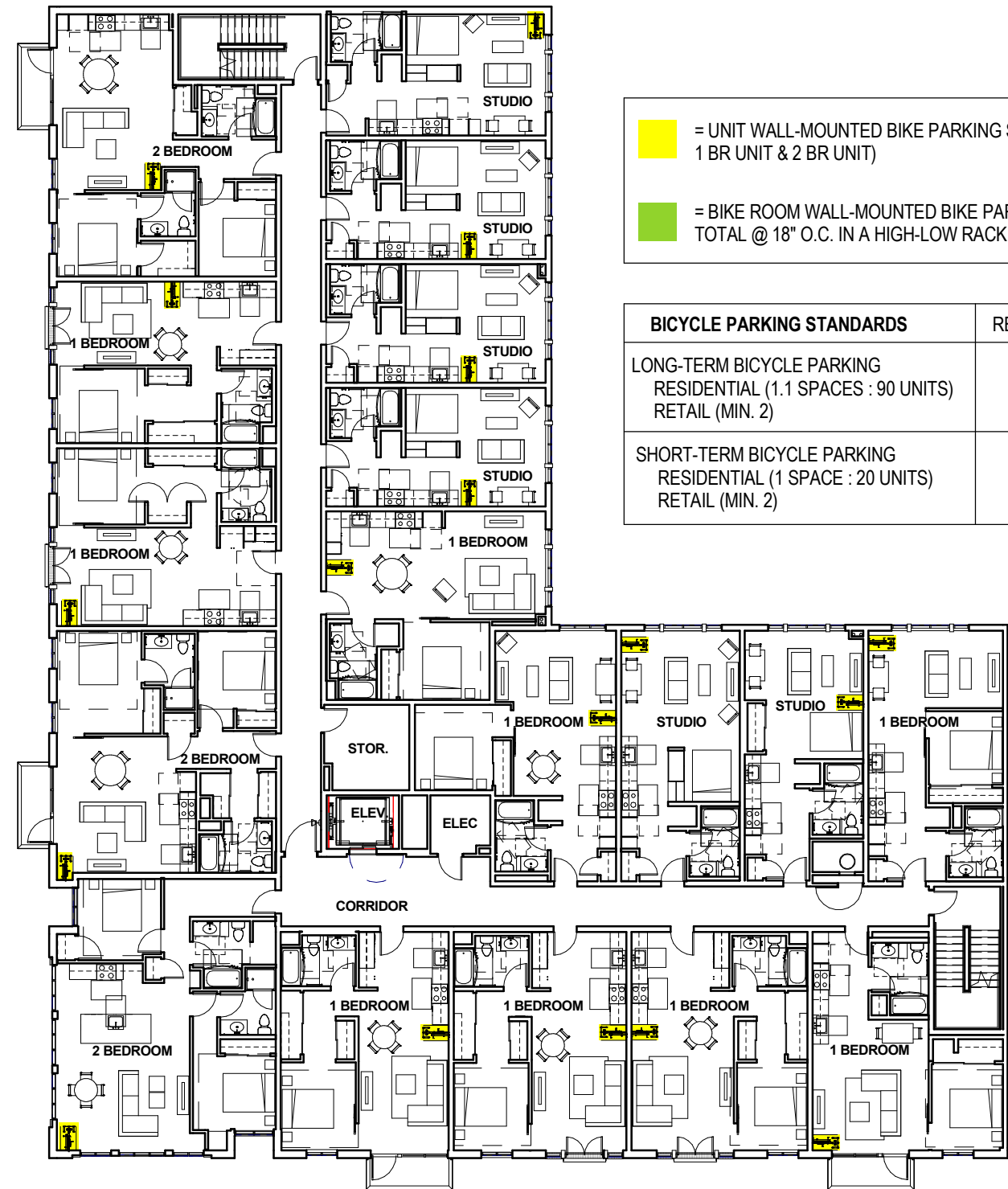








BIKE PARKING PLAN - LEVEL 1 ①  
1" = 20'-0"



- = UNIT WALL-MOUNTED BIKE PARKING SPACES (1 : EA. STUDIO, 1 BR UNIT & 2 BR UNIT)
- = BIKE ROOM WALL-MOUNTED BIKE PARKING SPACES (29 TOTAL @ 18" O.C. IN A HIGH-LOW RACK SYSTEM)

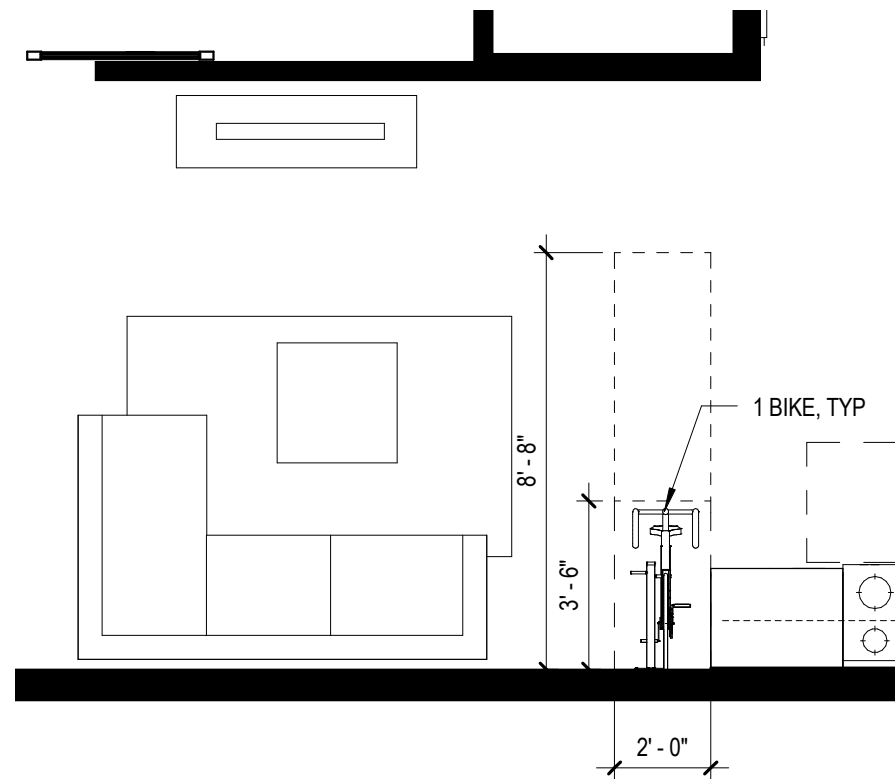
BIKE PARKING STANDARDS	REQUIRED	PROPOSED
LONG-TERM BICYCLE PARKING RESIDENTIAL (1.1 SPACES : 90 UNITS) RETAIL (MIN. 2)	99 + 2	116
SHORT-TERM BICYCLE PARKING RESIDENTIAL (1 SPACE : 20 UNITS) RETAIL (MIN. 2)	7 SPACES REQUIRED, PROVIDED VIA BICYCLE PARKING FUND	

NOTE: LEVEL 6 EXCLUDES (1) 2 BEDROOM AND (1) 1 BEDROOM UNIT AT SW CORNER OF BUILDING

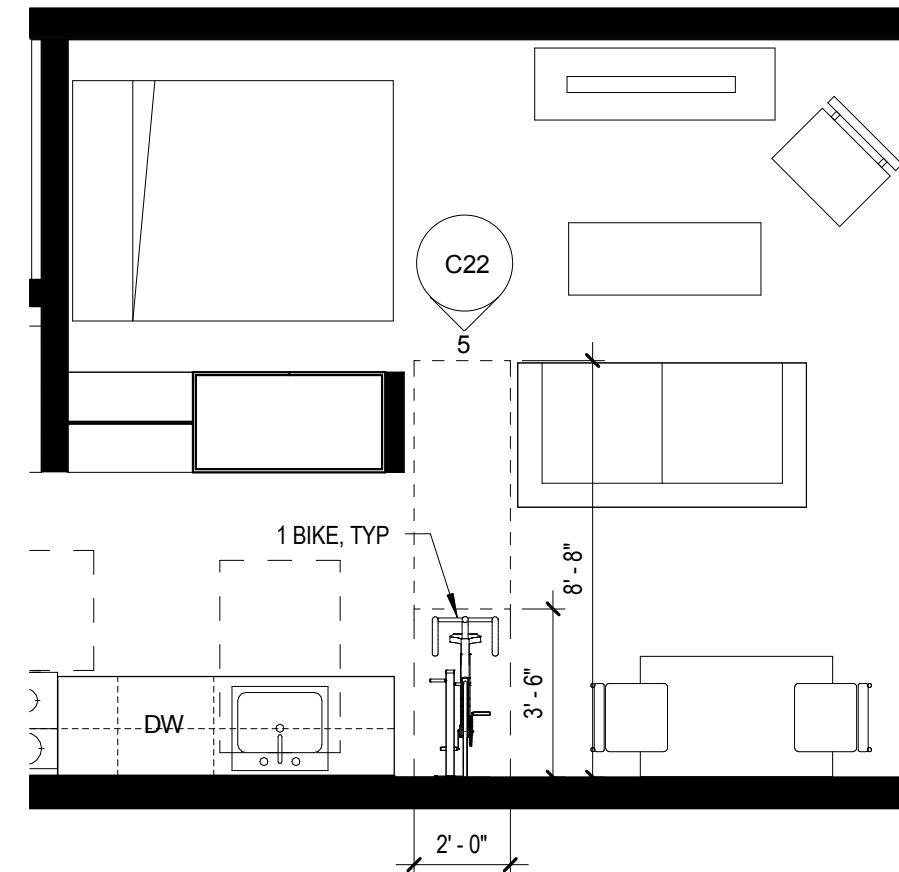
BIKE PARKING PLAN - TYP. LEVELS 2-6 ②  
1" = 20'-0"



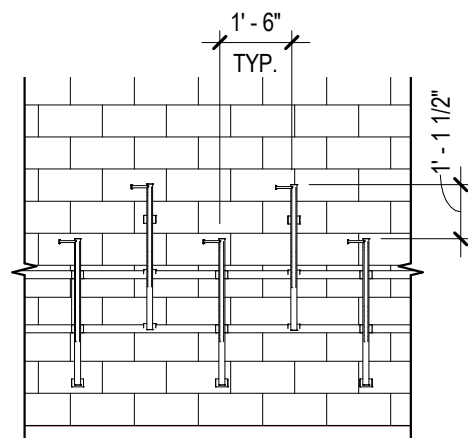




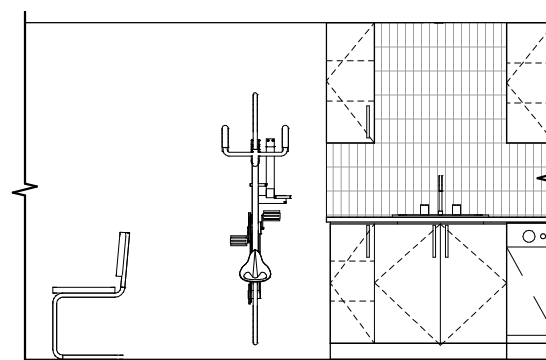
TYP 1 BR BIKE PARKING ④  
1/4" = 1'-0"



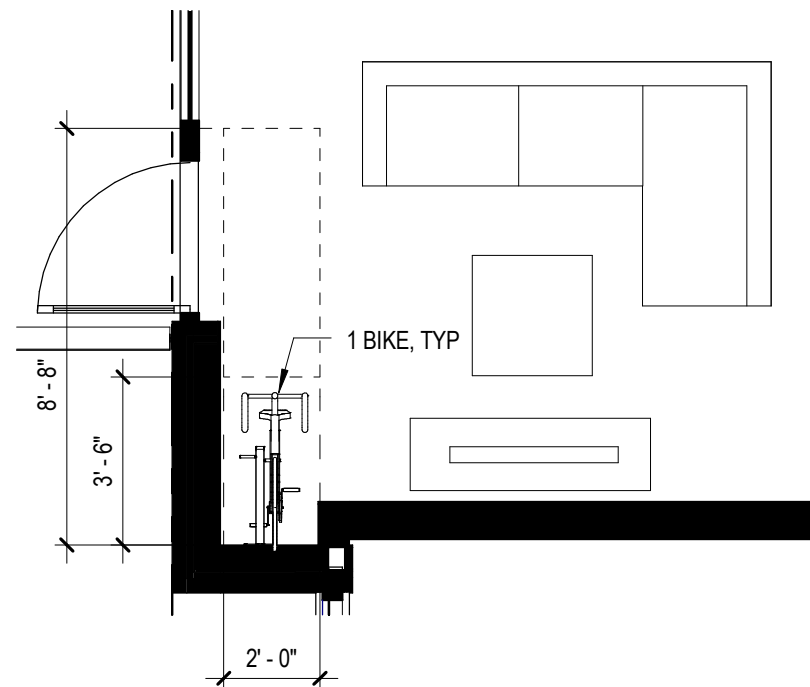
TYP STUDIO BIKE PARKING ②  
1/4" = 1'-0"



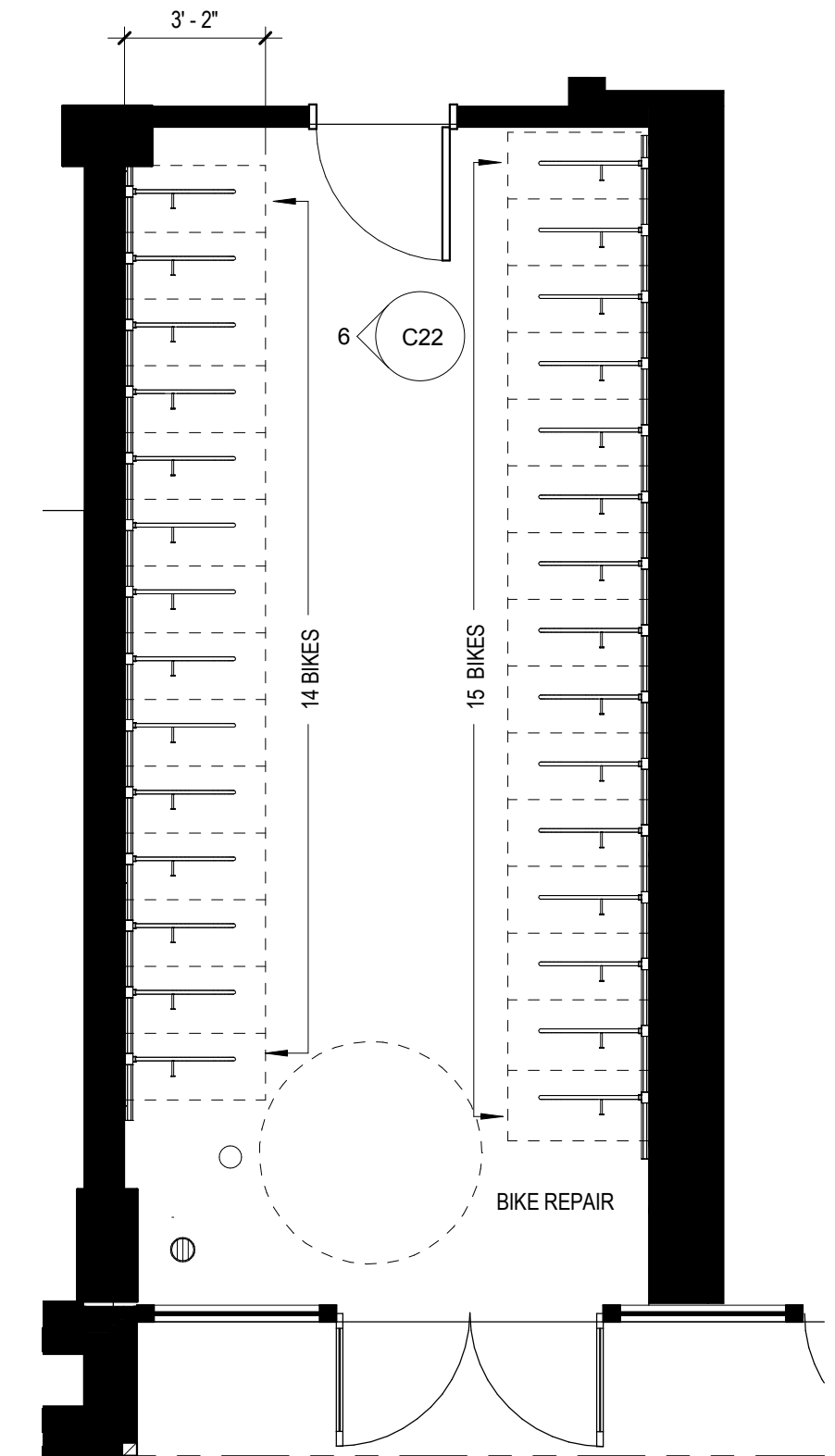
TYP LEVEL 1 BIKE RACK - FRONT ⑥  
1/4" = 1'-0"



TYP UNIT BIKE PARKING - FRONT ⑤  
1/4" = 1'-0"

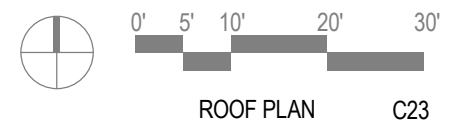
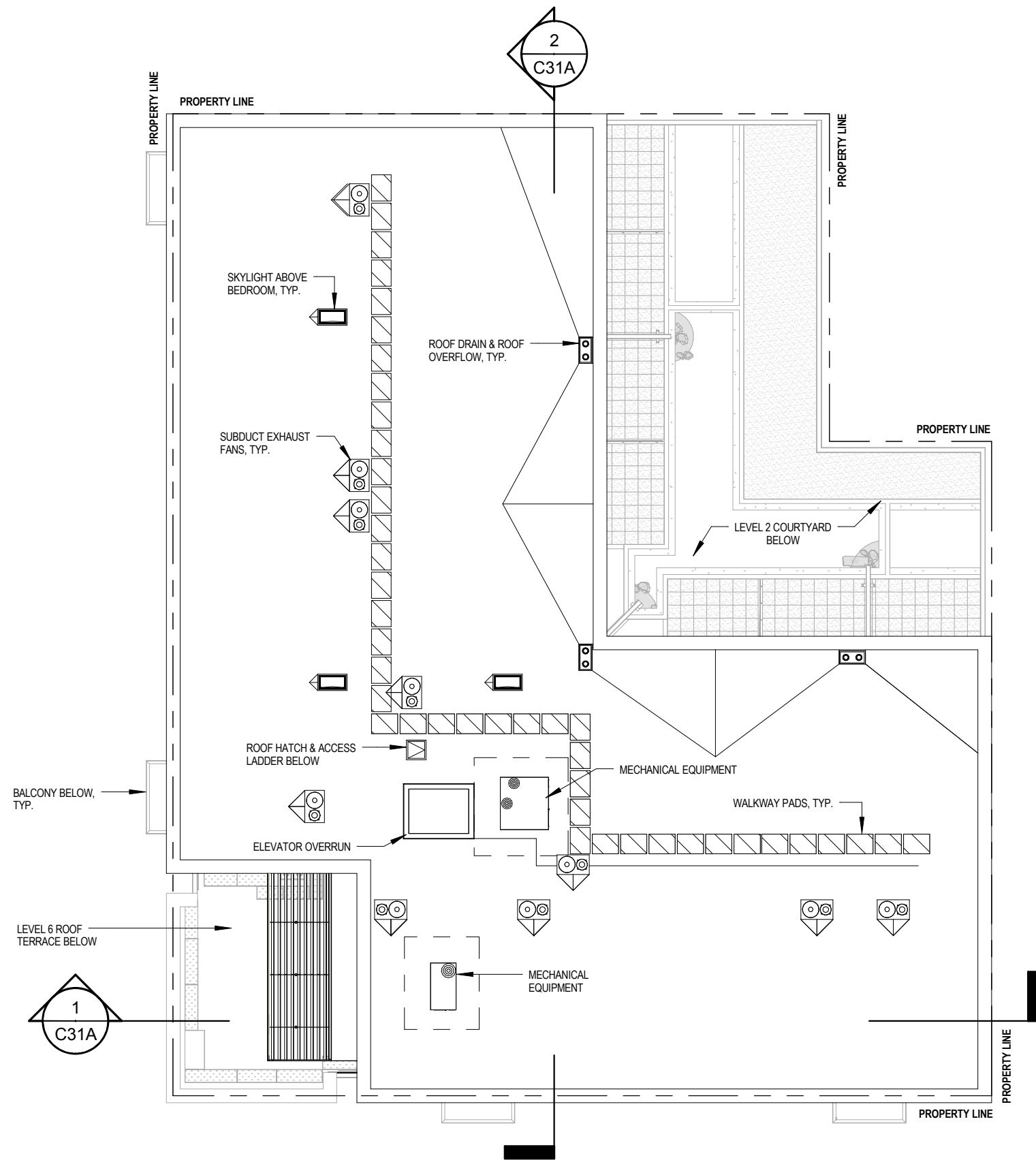


TYP 2 BR BIKE PARKING ③  
1/4" = 1'-0"



LEVEL 1 BIKE PARKING PLAN ①  
1/4" = 1'-0"







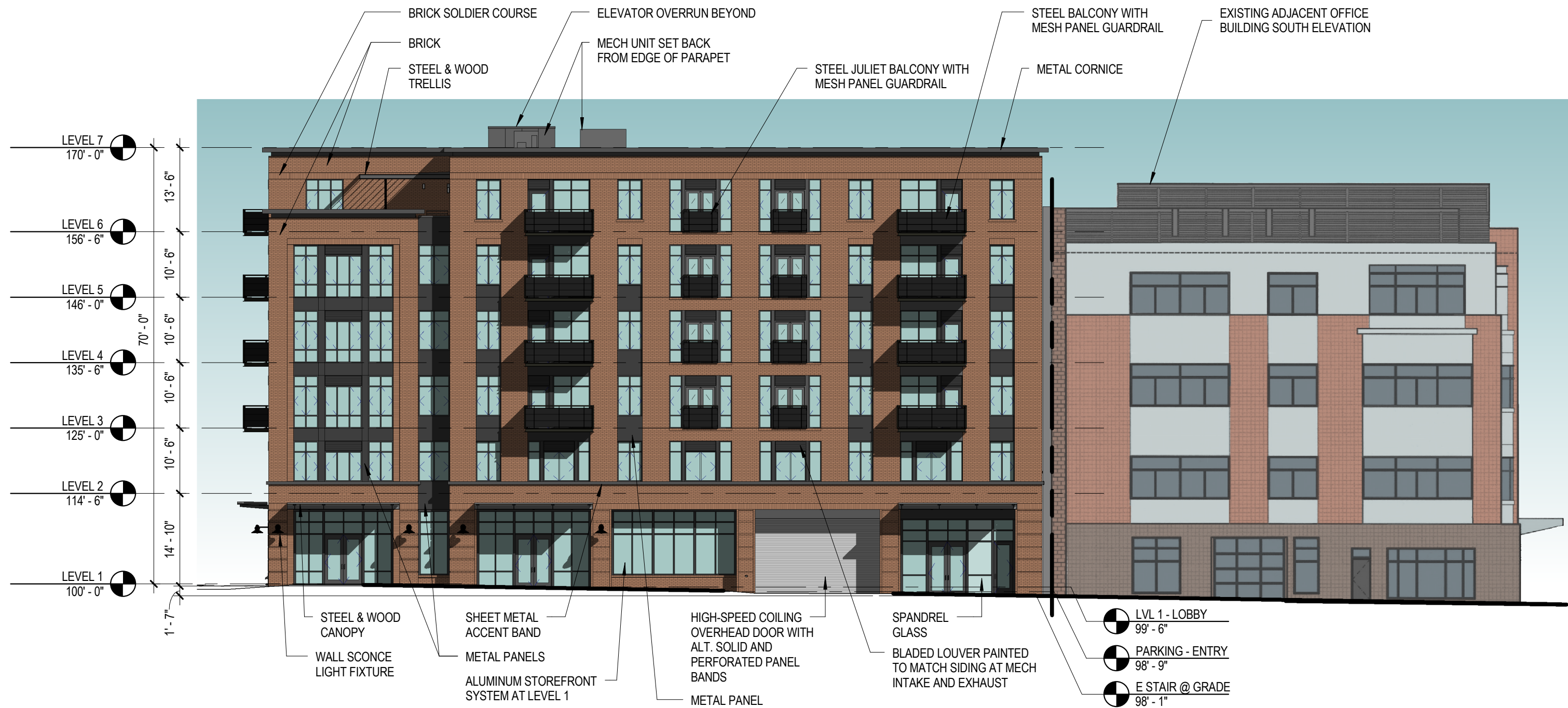


NW SLABTOWN INDUSTRIAL AREA

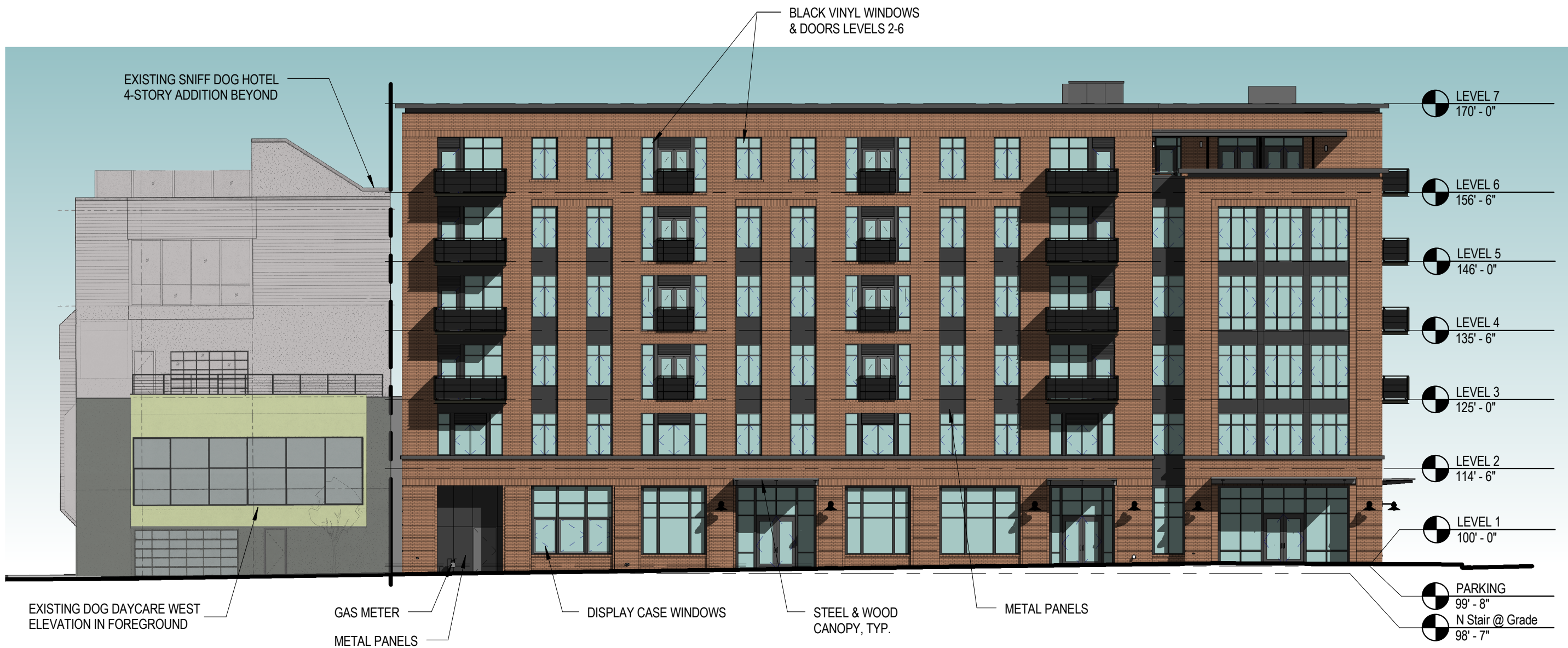


NW 13TH AVE HISTORIC DISTRICT









NOTE: SEE SHEET C25 FOR TYPICAL  
NOTES NOT INDICATED HERE



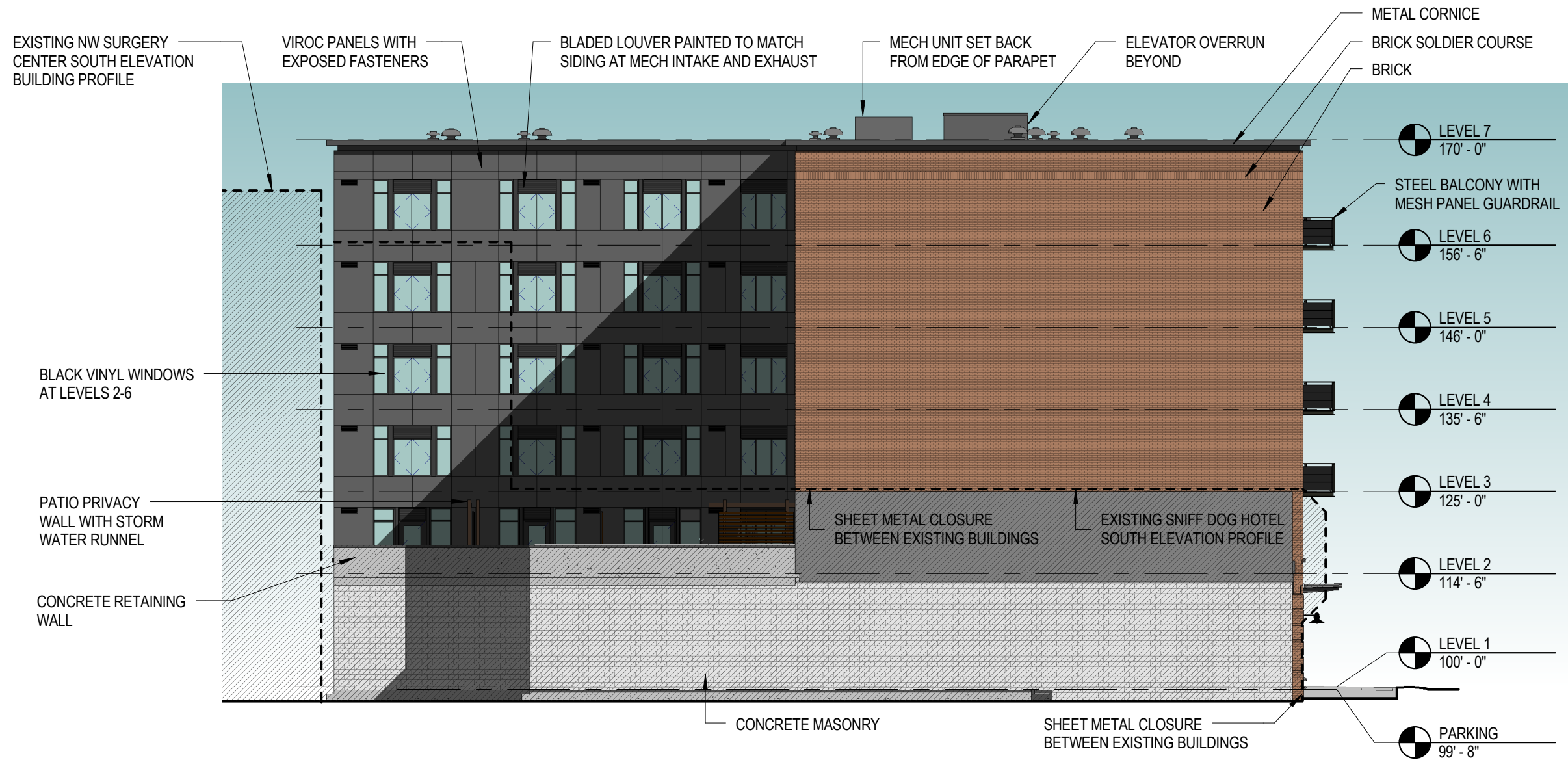




**GROUND FLOOR WINDOW STANDARDS:**

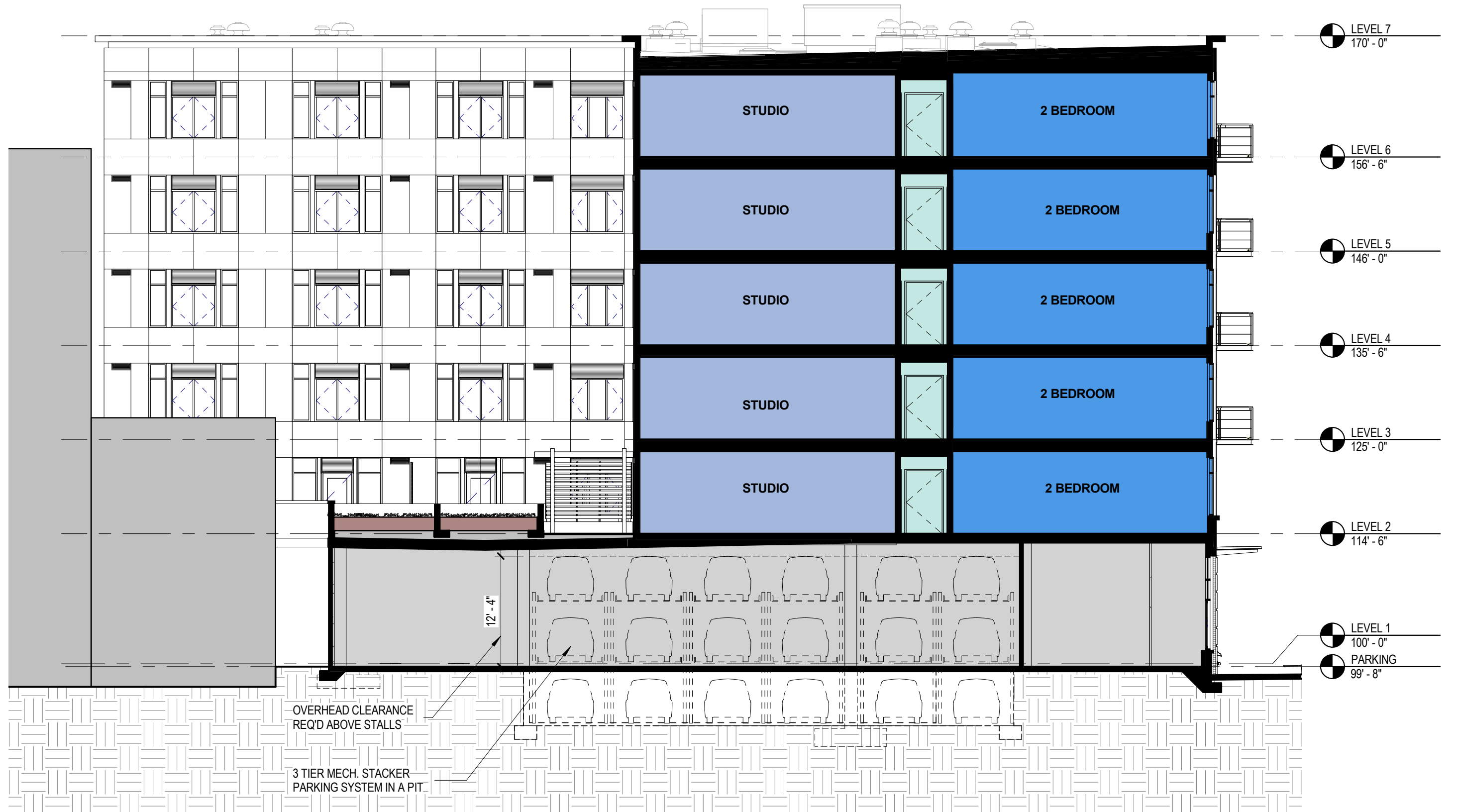
	REQUIRED	PROPOSED
WINDOW LENGTH (MIN. 50% WINDOW LENGTH PER TOTAL GROUND LEVEL WALL LENGTH)	74'-6"	92'-0"
WINDOW AREA (MIN. 25% WINDOW AREA PER TOTAL GROUND LEVEL WALL AREA)	367 SQFT	709 SQFT













ROOF TRELLIS

RAISED PLANTERS

LEVEL 7  
170' - 0"

LEVEL 6  
156' - 6"

LEVEL 5  
146' - 0"

LEVEL 4  
135' - 6"

LEVEL 3  
125' - 0"

LEVEL 2  
114' - 6"

LEVEL 1  
100' - 0"

PARKING  
99' - 8"

N Stair @ Grade  
98' - 7"

N. STAIR

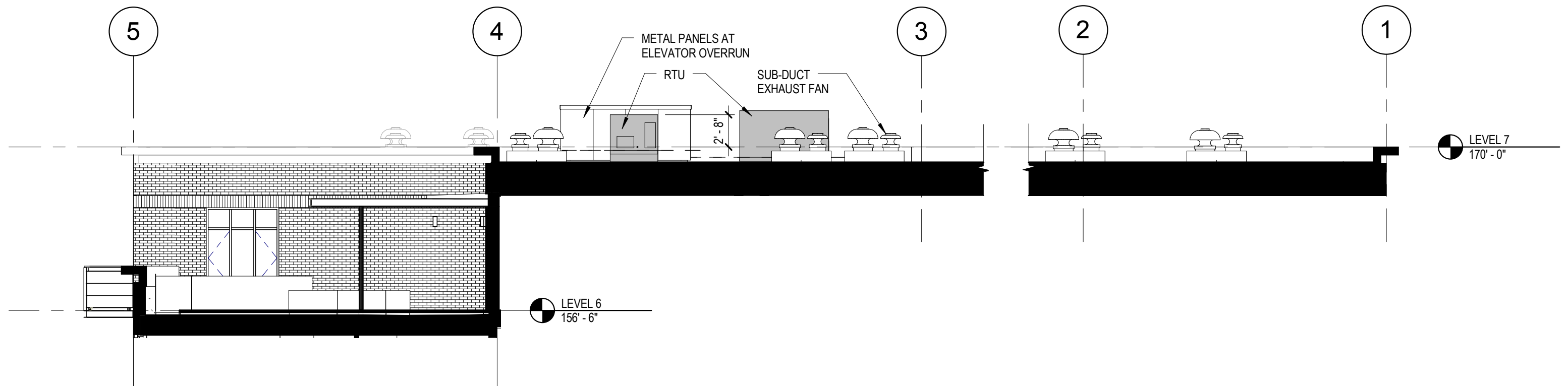
RETAIL

PARKING

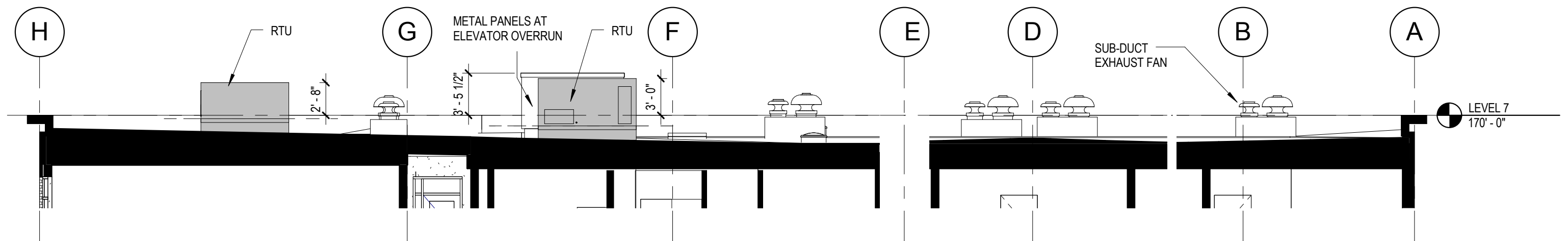
UTILITY

3 TIER MECH. STACKER  
PARKING SYSTEM IN A PIT

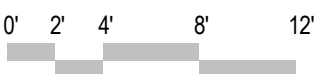
0' 5' 10' 20' 30'



PARTIAL ROOF SECTION - EAST / WEST ①  
1/8" = 1'-0"



PARTIAL ROOF SECTION - EAST / WEST ②  
1/8" = 1'-0"

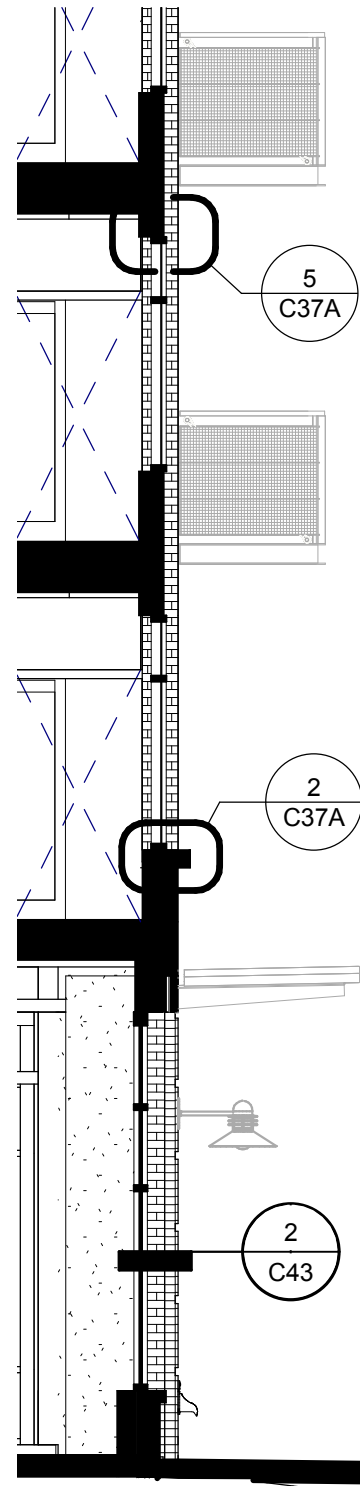




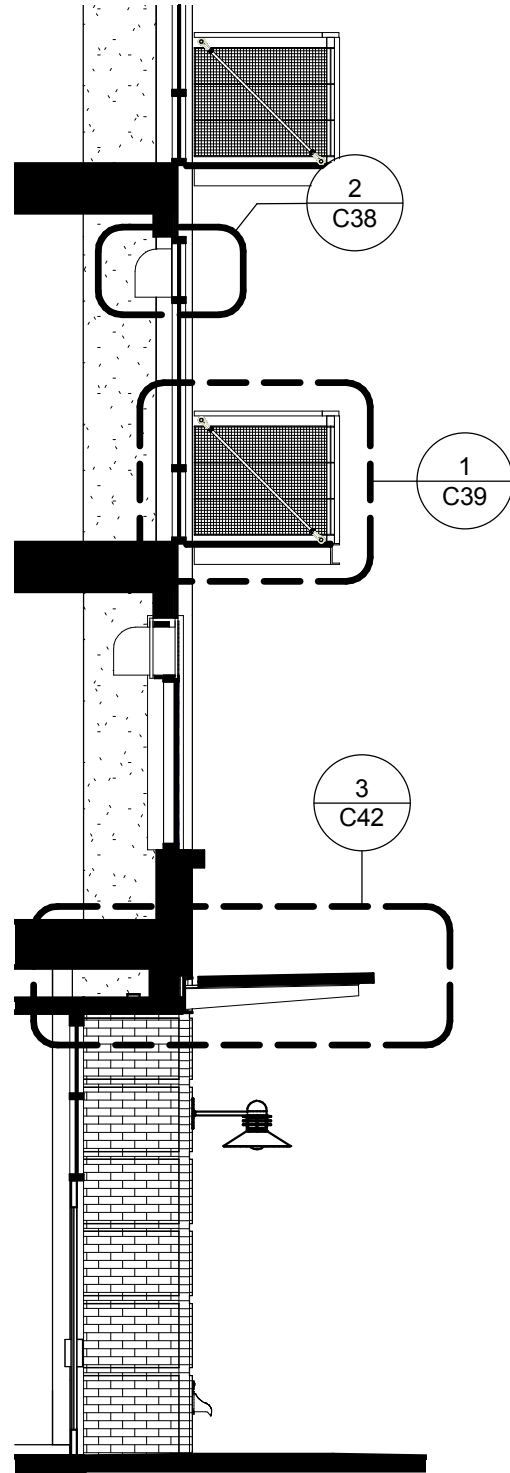


WALL SECTION ②  
3/16" = 1'-0"

ENLARGED SOUTH ELEVATION ①  
3/16" = 1'-0"



WALL SECTION ③  
3/16" = 1'-0"

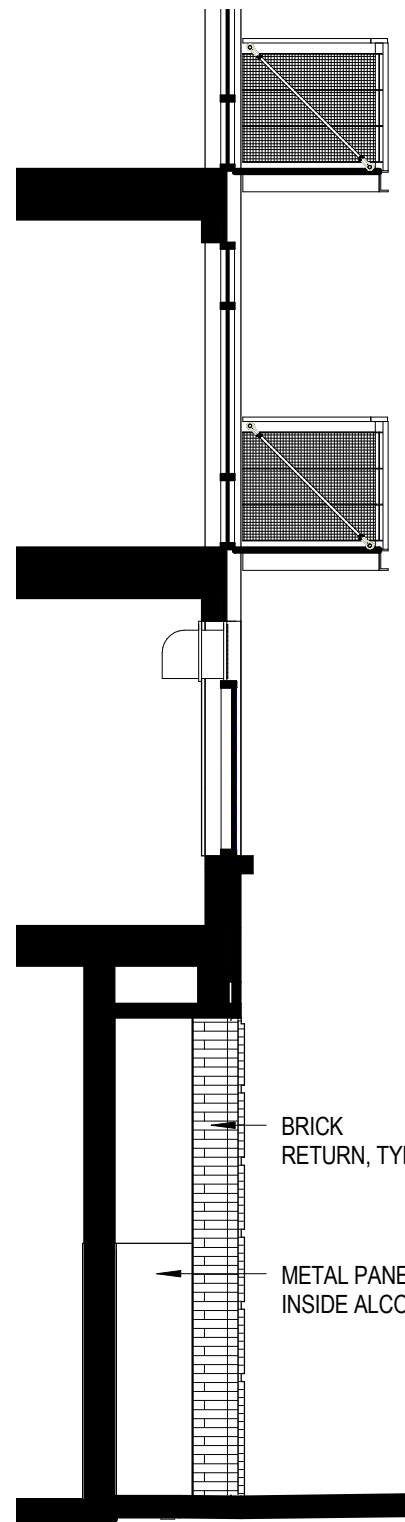


WALL SECTION ②  
3/16" = 1'-0"

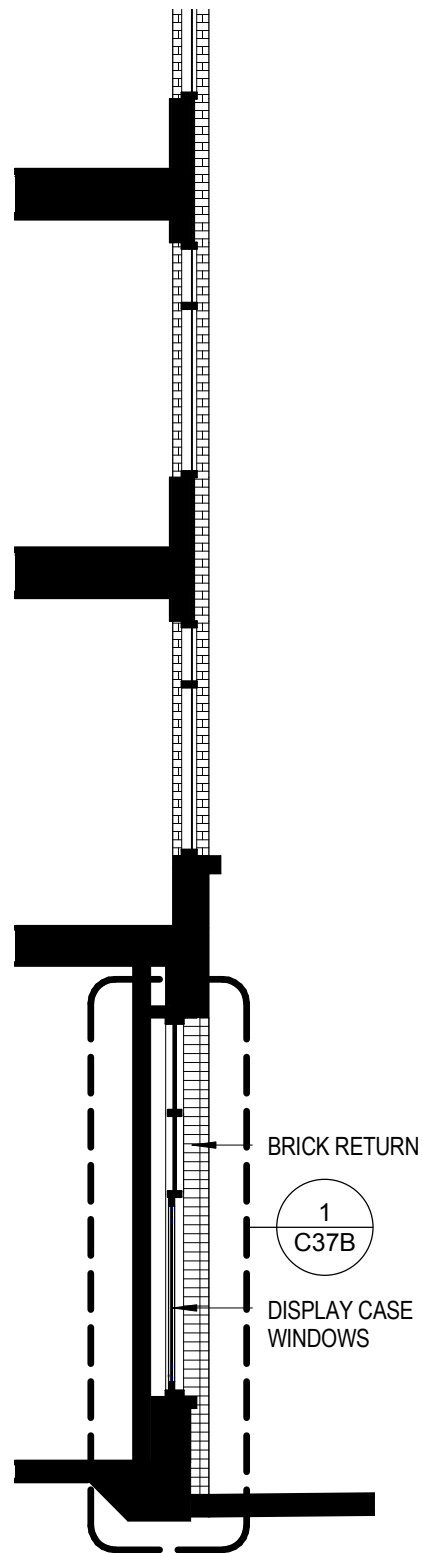


ENLARGED WEST ELEVATION ①  
3/16" = 1'-0"

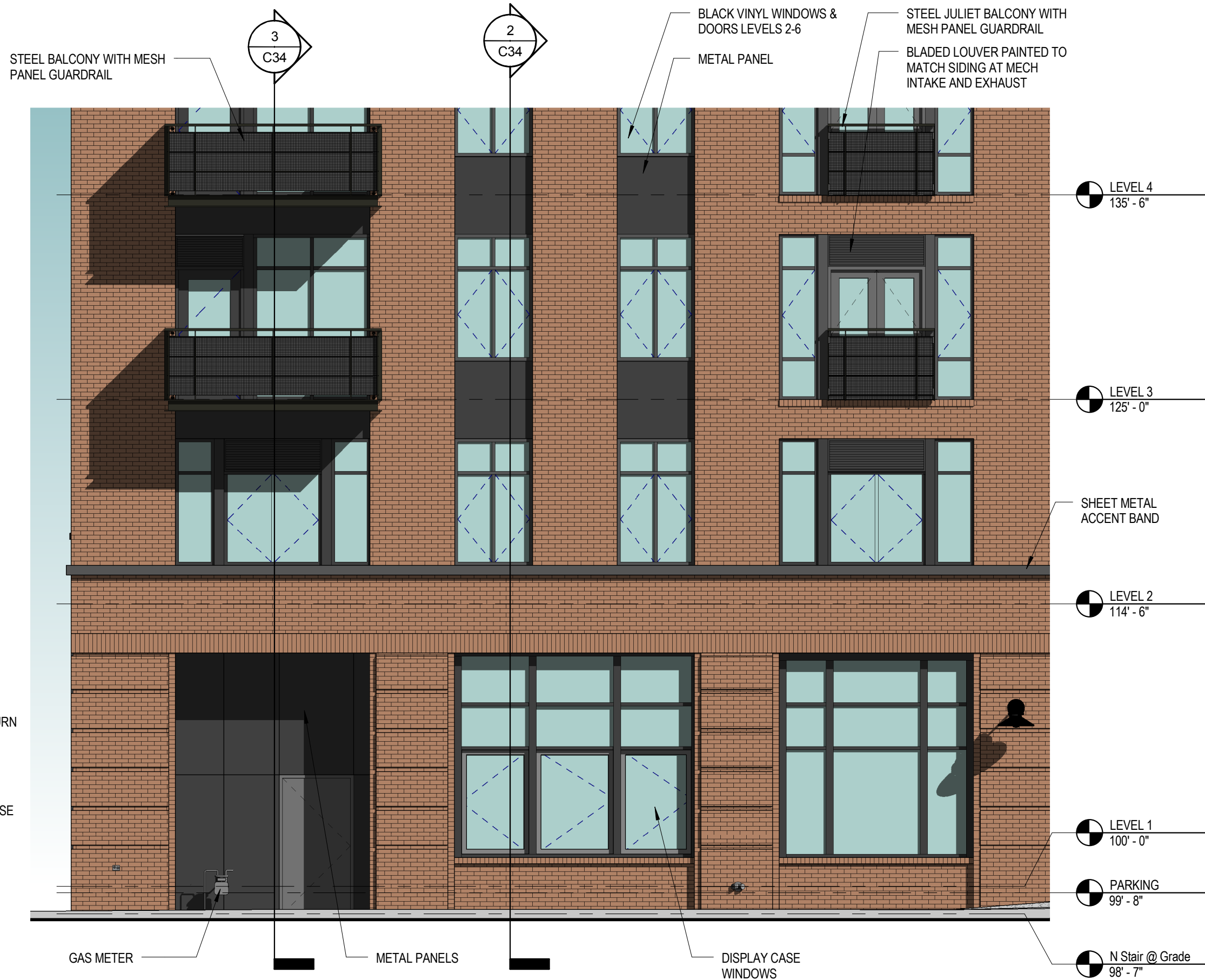




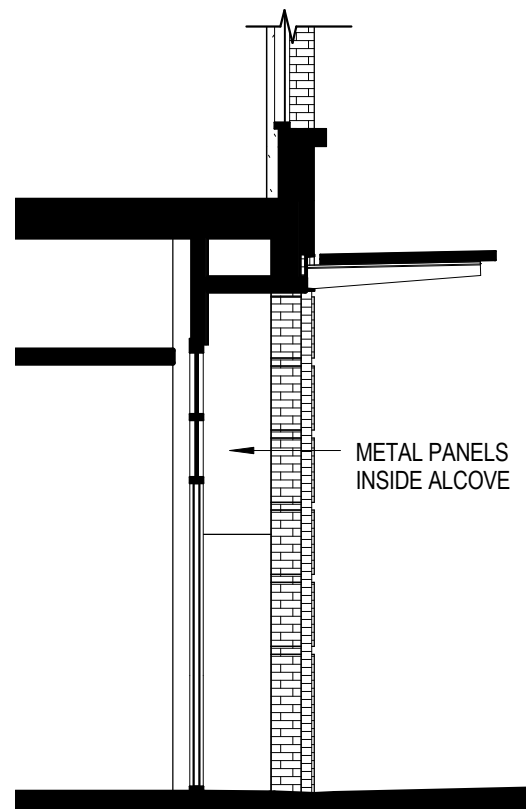
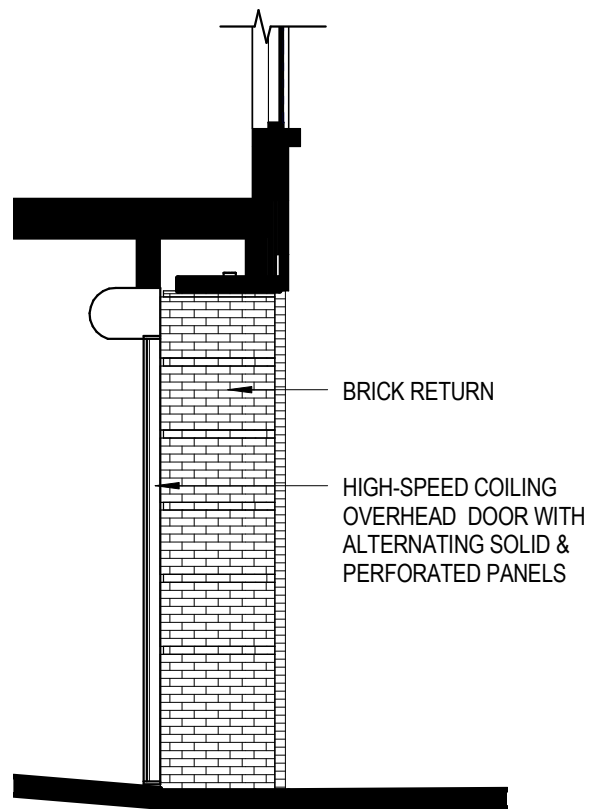
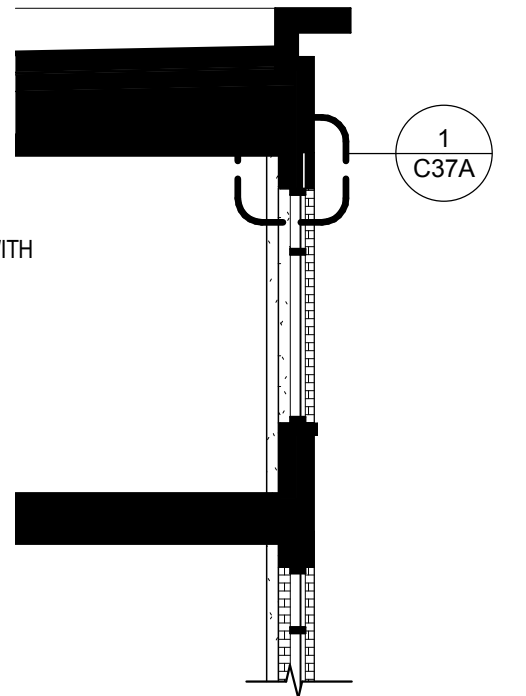
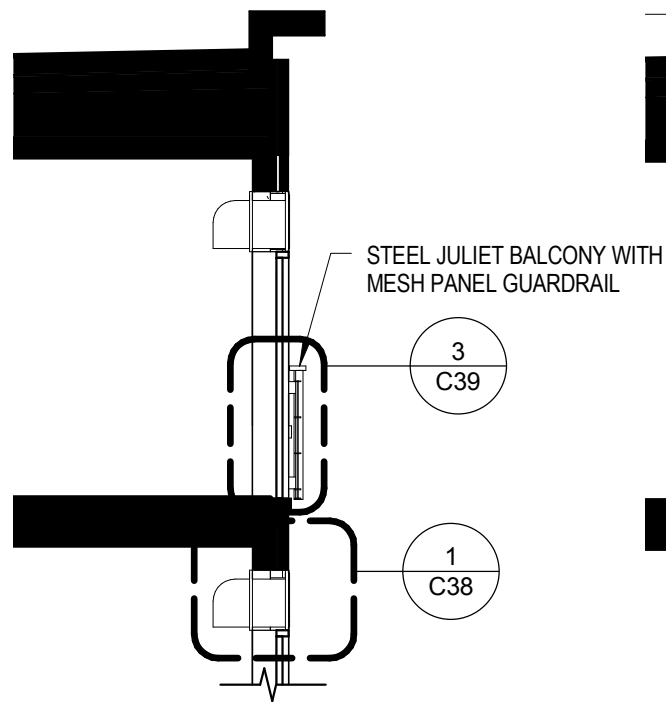
WALL SECTION ③  
3/16" = 1'-0"



WALL SECTION ②  
3/16" = 1'-0"



ENLARGED WEST ELEVATION ①  
3/16" = 1'-0"

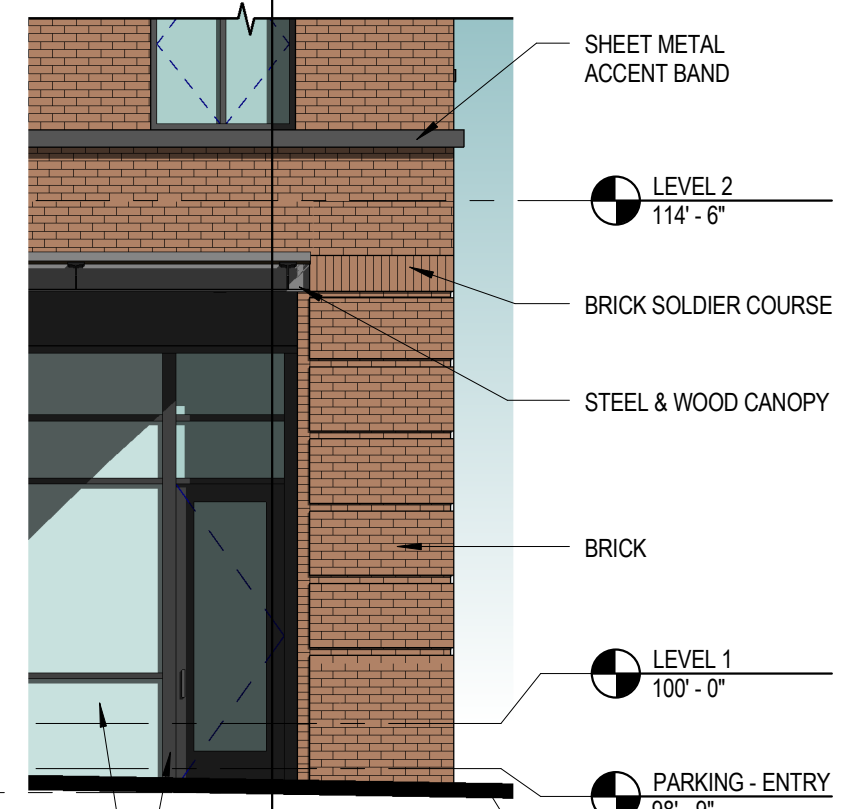
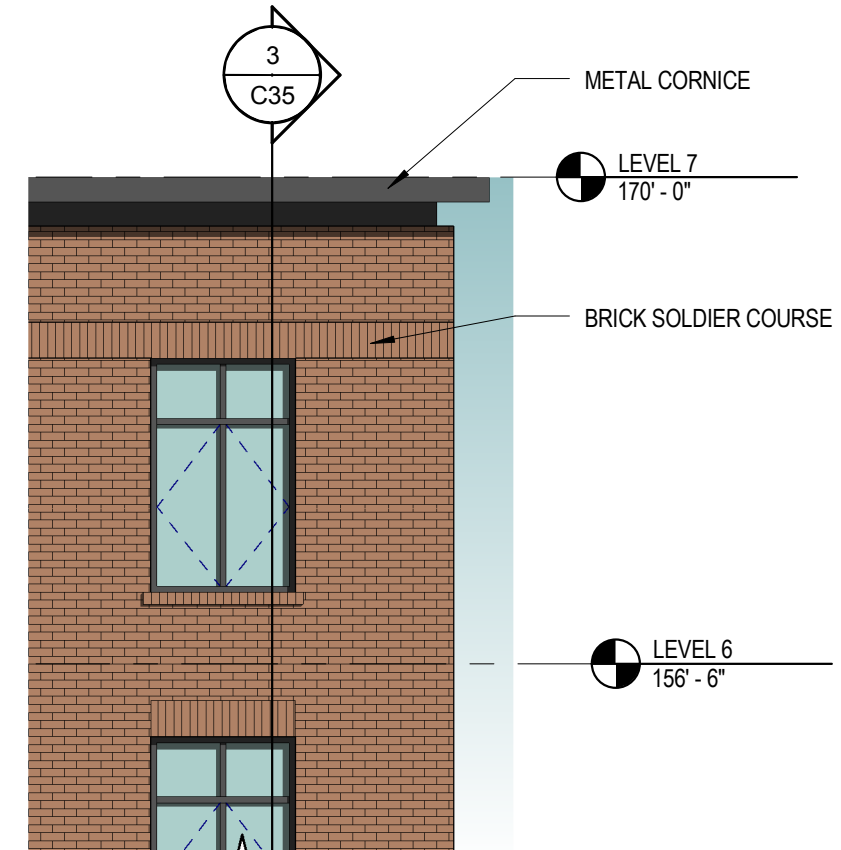


WALL SECTION ④  
3/16" = 1'-0"

WALL SECTION ③  
3/16" = 1'-0"



ENLARGED SOUTH ELEVATION ②  
3/16" = 1'-0"



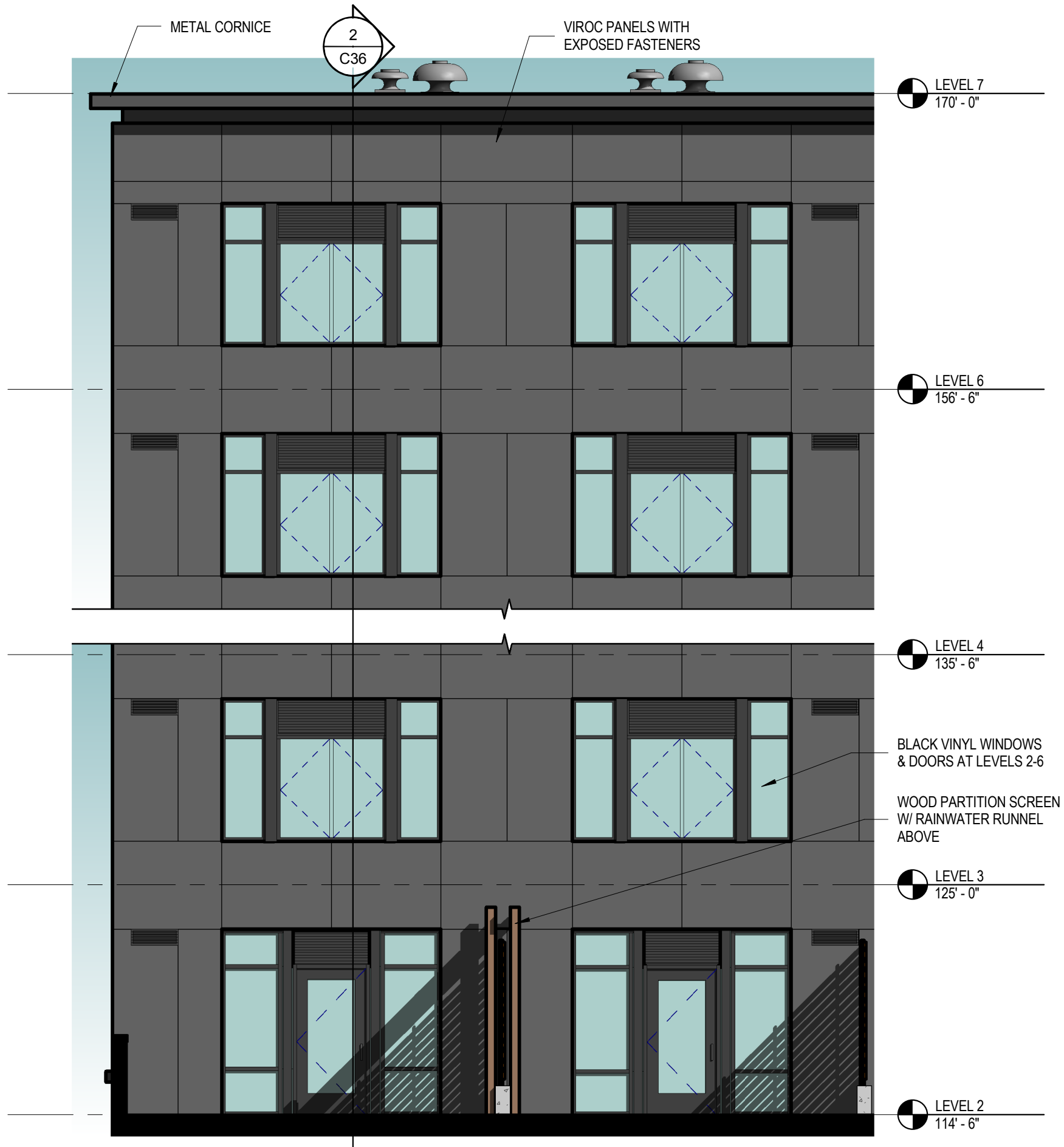
ENLARGED SOUTH ELEVATION ①  
3/16" = 1'-0"

SPANDREL GLASS  
ALUMINUM STOREFRONT

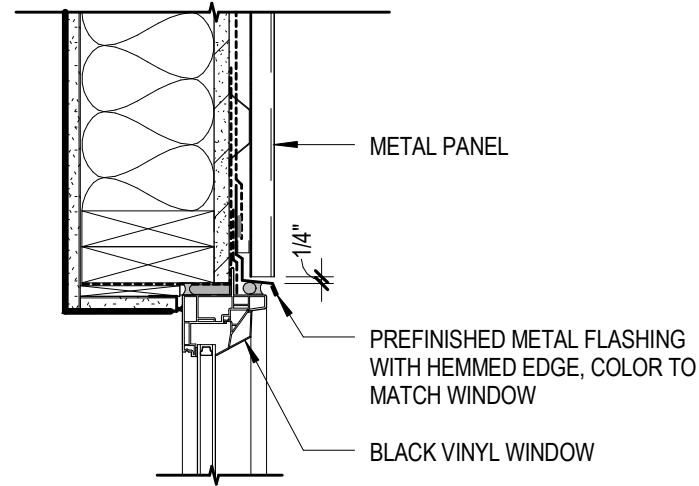




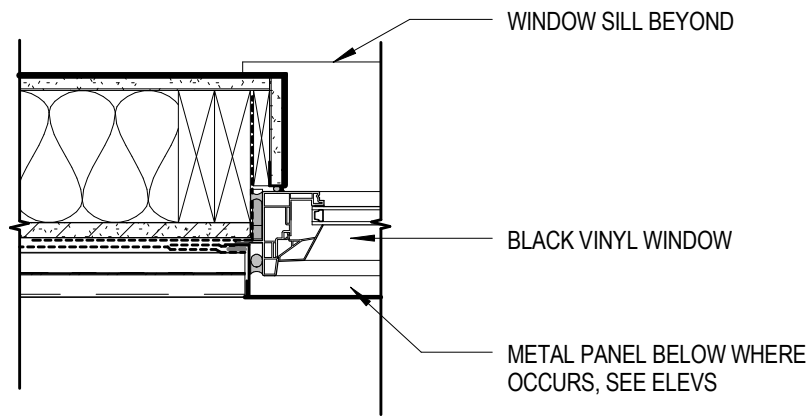
EAST ELEVATION ②  
3/16" = 1'-0"



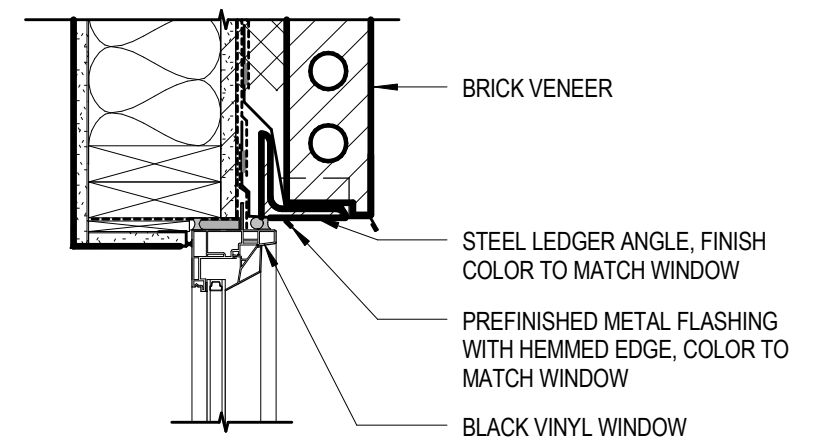
NORTH ELEVATION ①  
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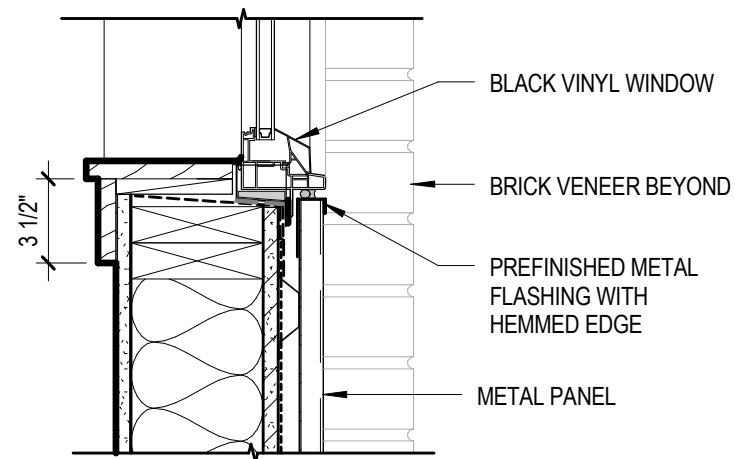
WINDOW HEAD @ METAL PANEL ⑤  
1 1/2" = 1'-0"



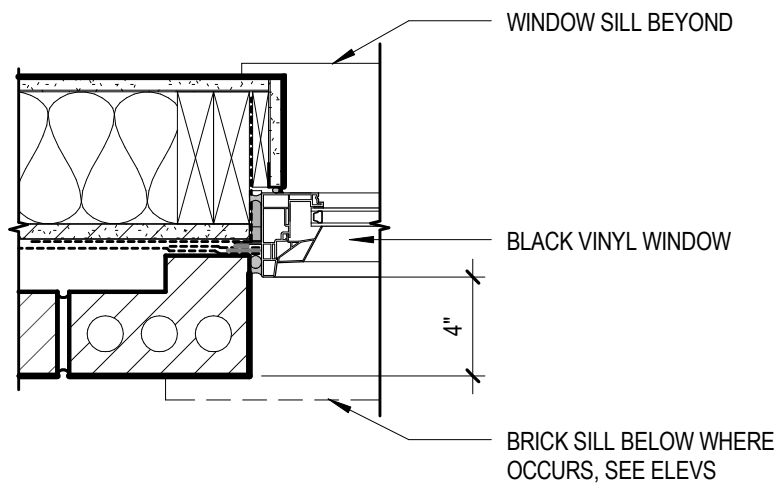
WINDOW JAMB @ METAL PANEL ③  
1 1/2" = 1'-0"



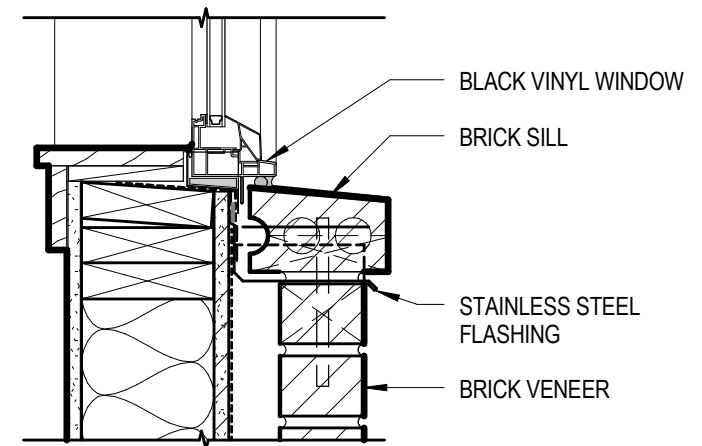
WINDOW HEAD @ BRICK ①  
1 1/2" = 1'-0"



WINDOW SILL @ METAL PANEL ⑥  
1 1/2" = 1'-0"

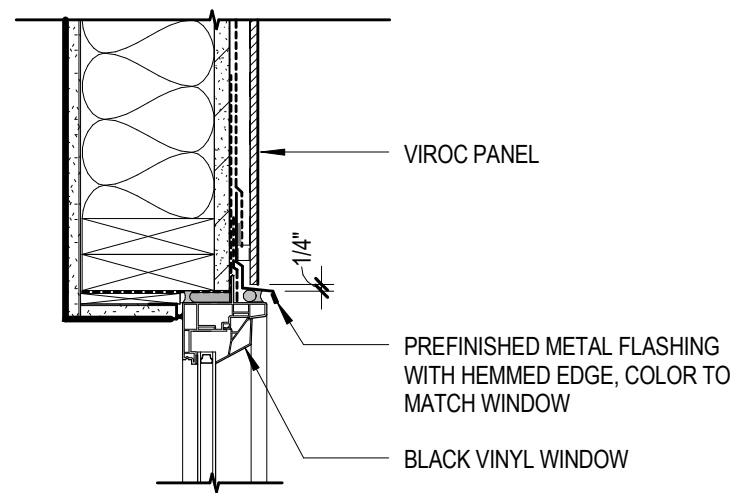


WINDOW JAMB @ BRICK ④  
1 1/2" = 1'-0"

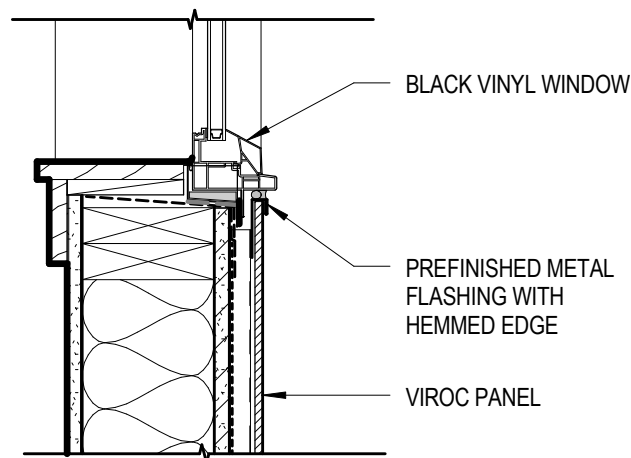


WINDOW SILL @ BRICK ②  
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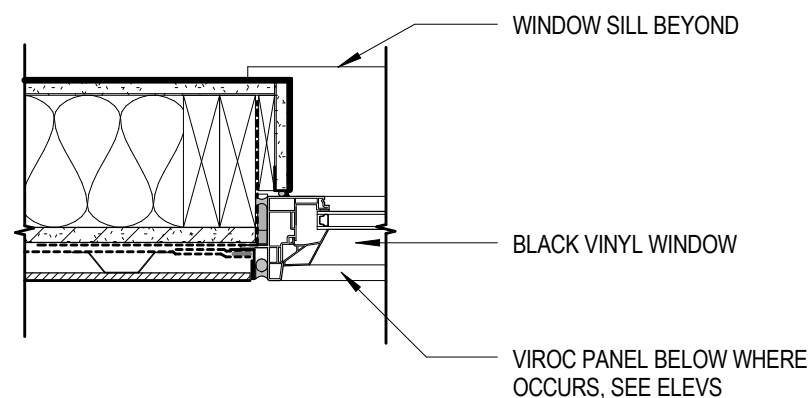




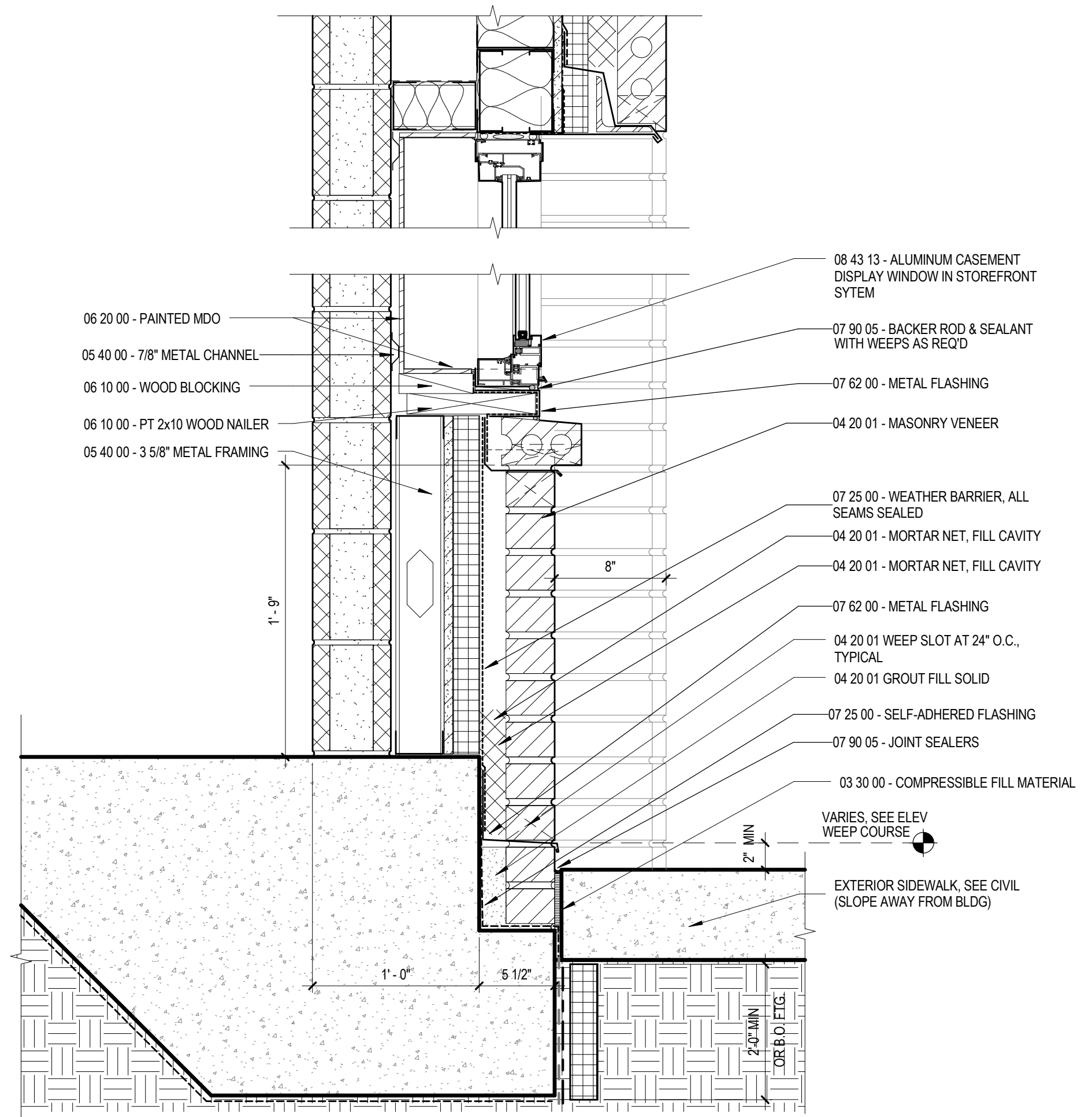
WINDOW HEAD @ VIROC PANEL ②  
1 1/2" = 1'-0"



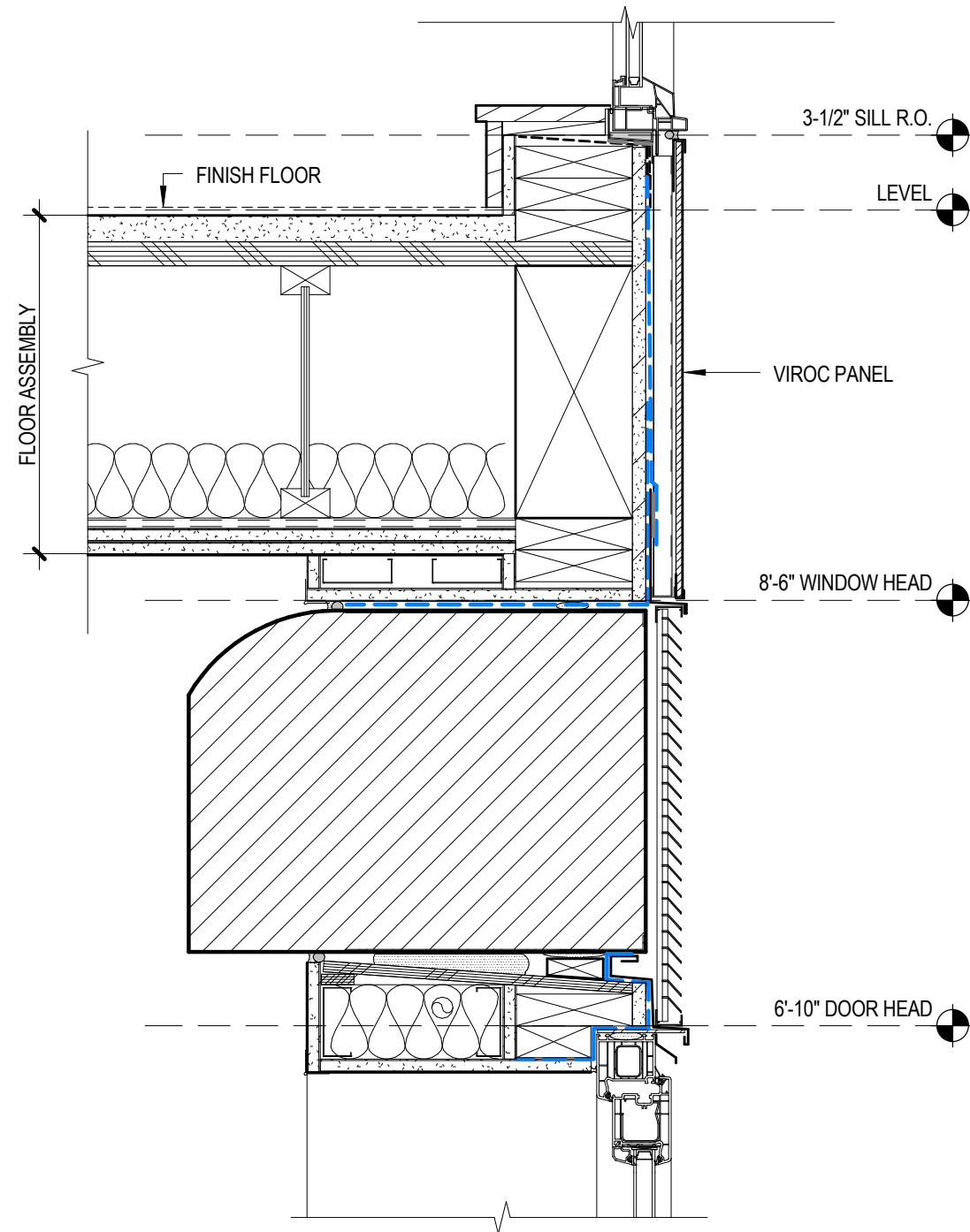
WINDOW SILL @ VIROC PANEL ③  
1 1/2" = 1'-0"



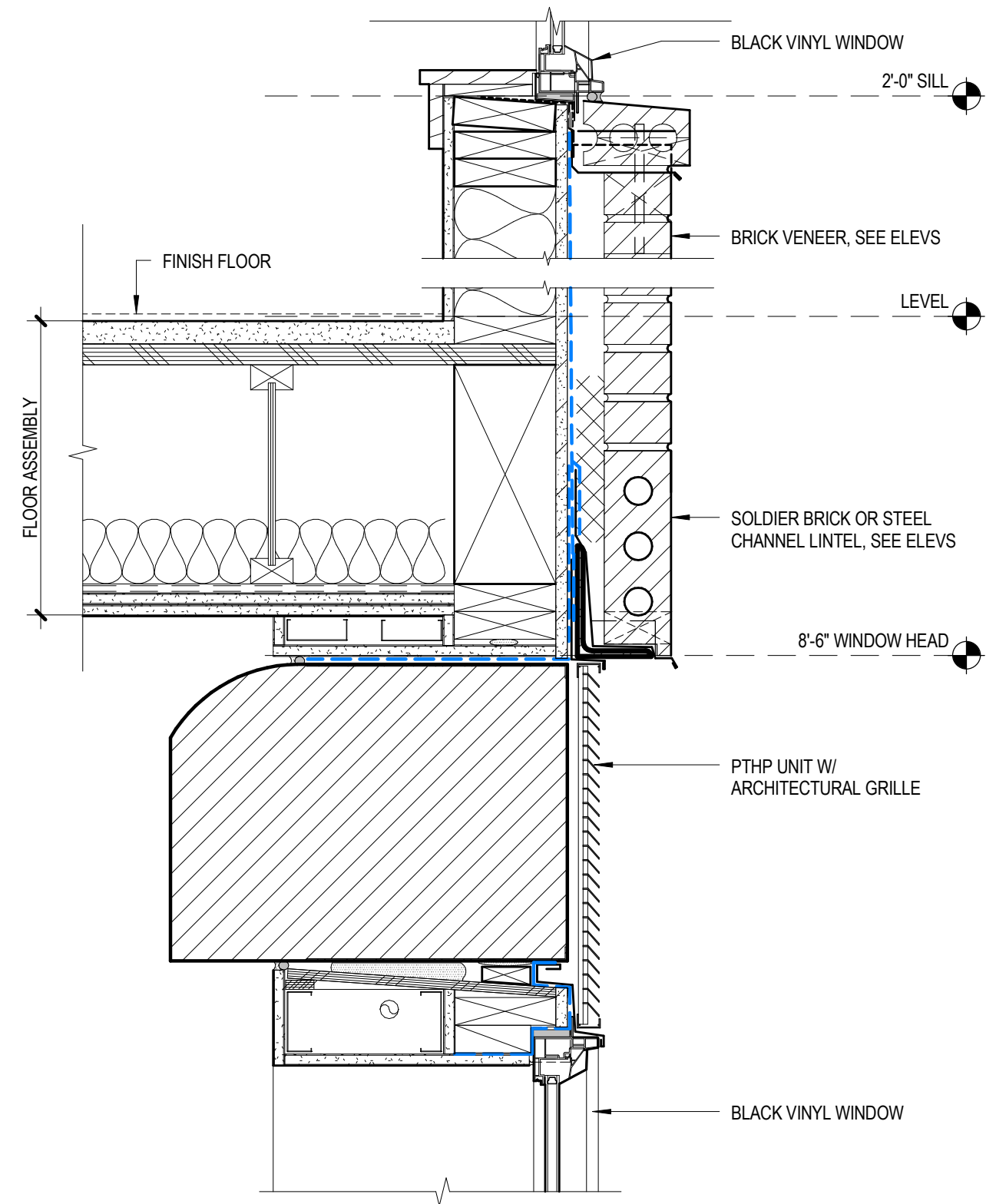
WINDOW JAMB @ VIROC PANEL ④  
1 1/2" = 1'-0"



SECTION @ DISPLAY CASE WINDOW ①  
1 1/2" = 1'-0"



SECTION - PTHP AT VIROC ②  
1 1/2" = 1'-0"



SECTION - PTHP AT BRICK ①  
1 1/2" = 1'-0"

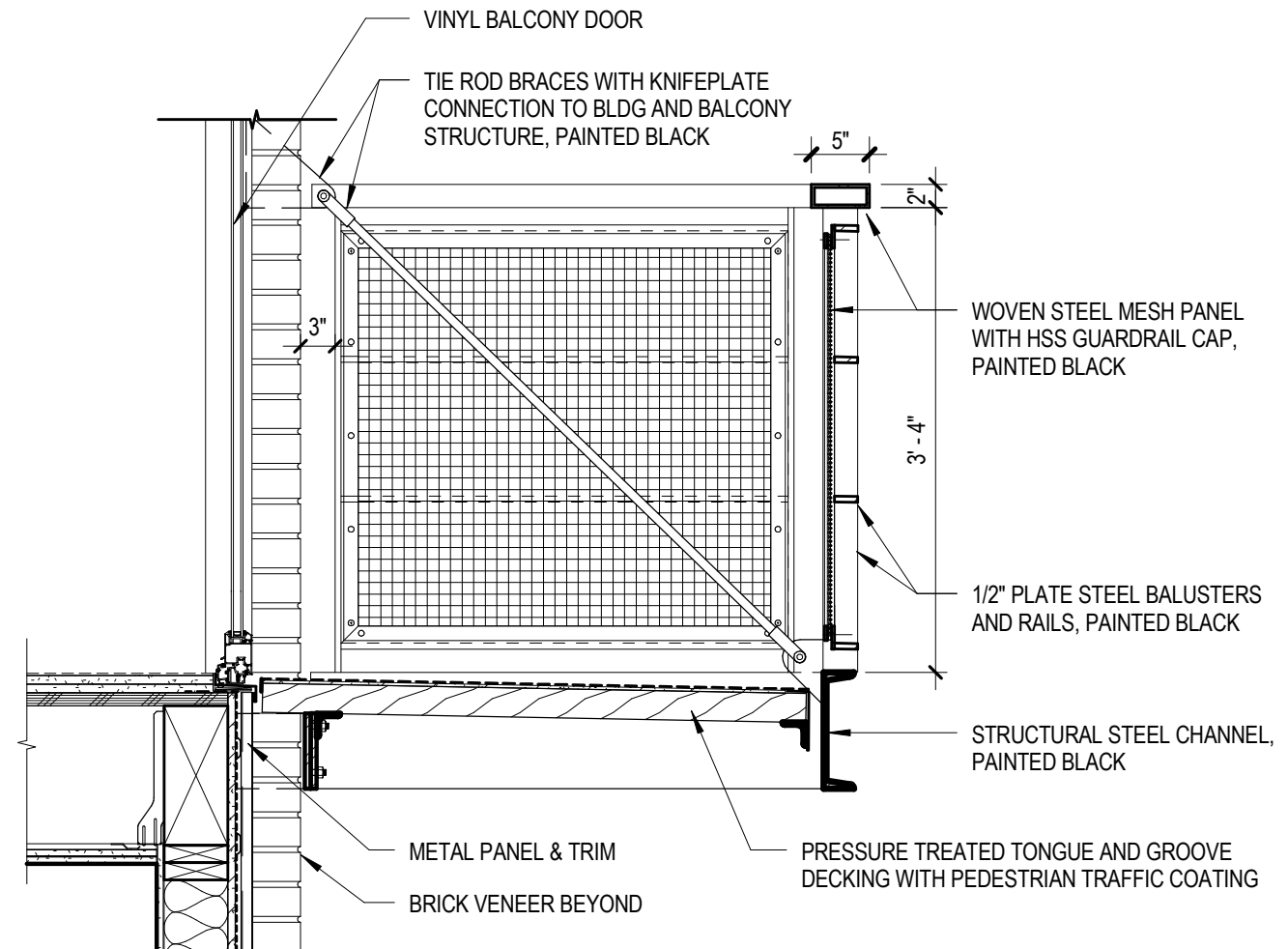




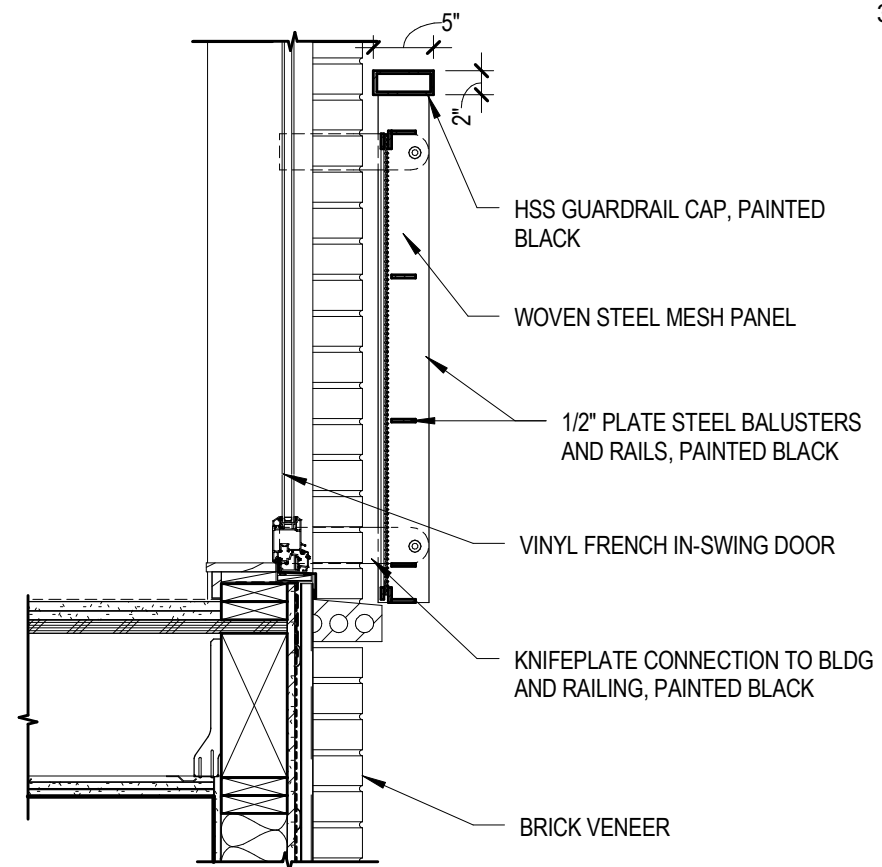
BALCONY PERSPECTIVE ②



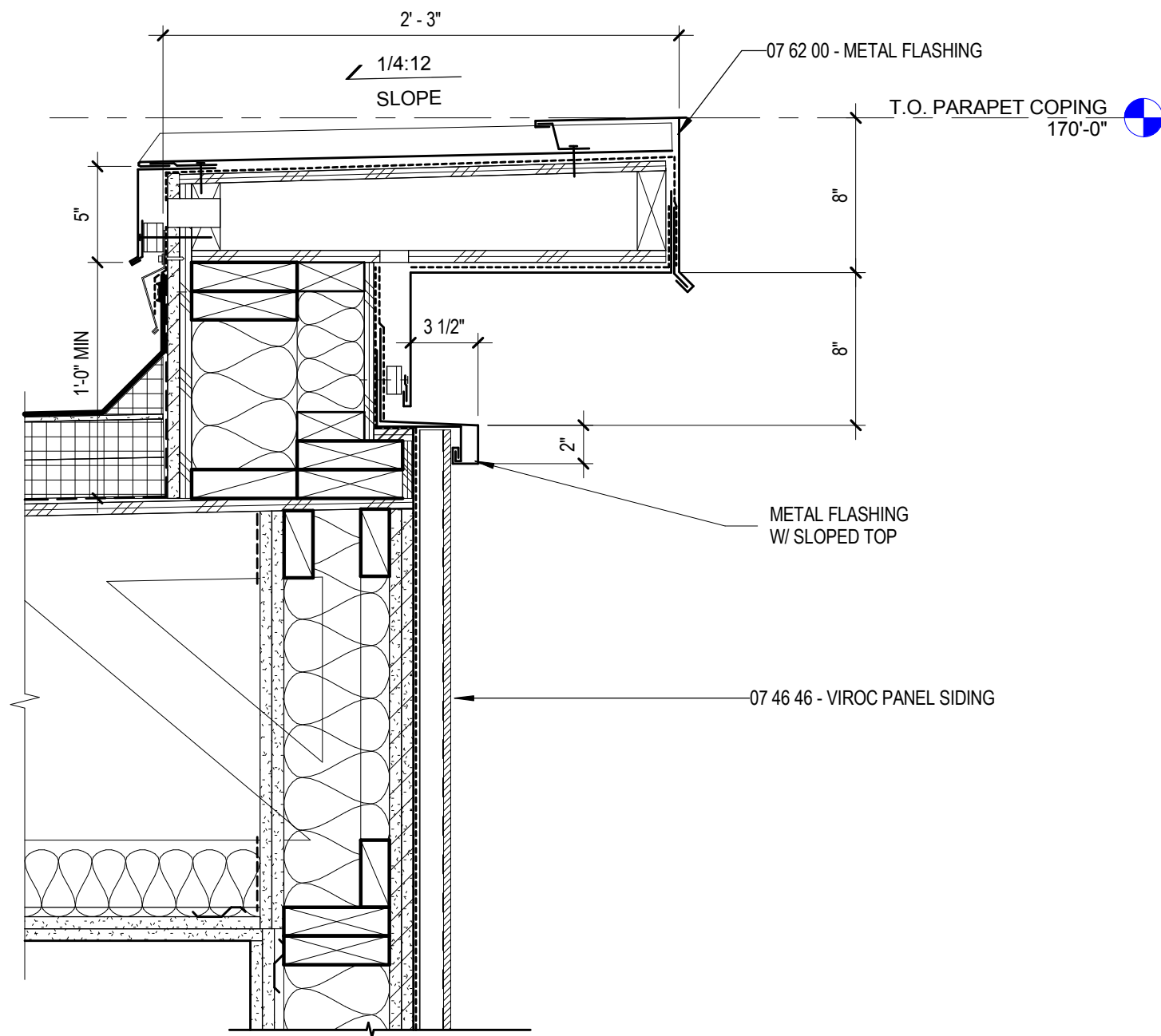
JULIETTE BALCONY PERSPECTIVE ④



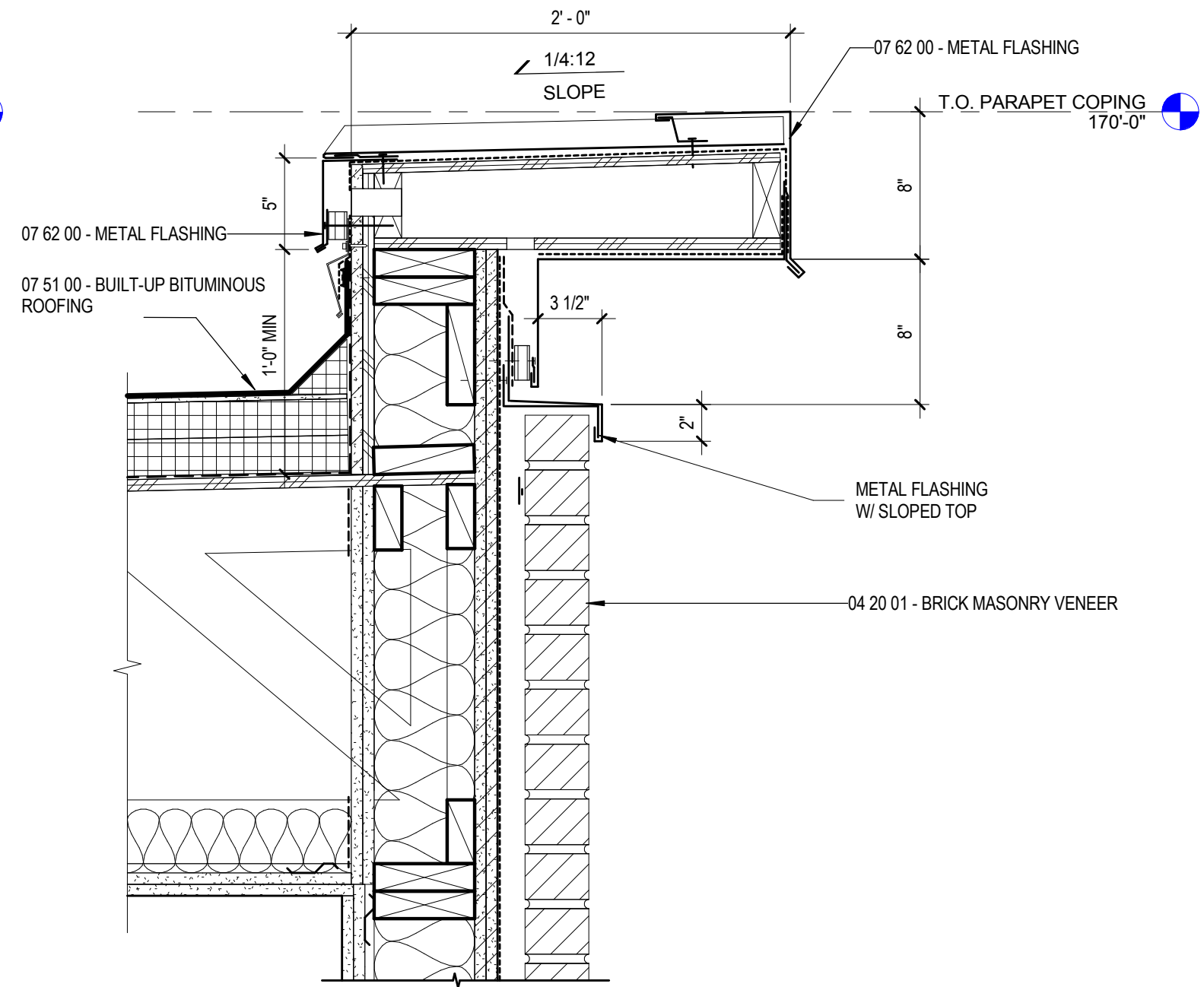
BALCONY - SECTION ①  
3/4" = 1'-0"



JULIETTE BALCONY - SECTION ③  
3/4" = 1'-0"

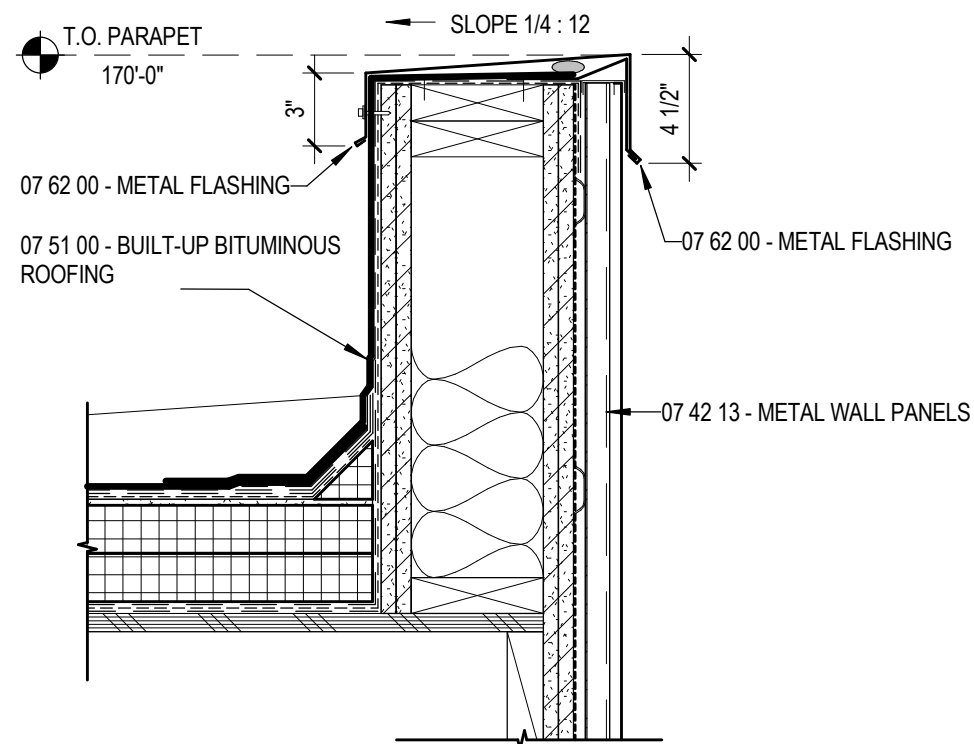


CORNICE DETAIL AT VIROC PANEL ②  
1 1/2" = 1'-0"

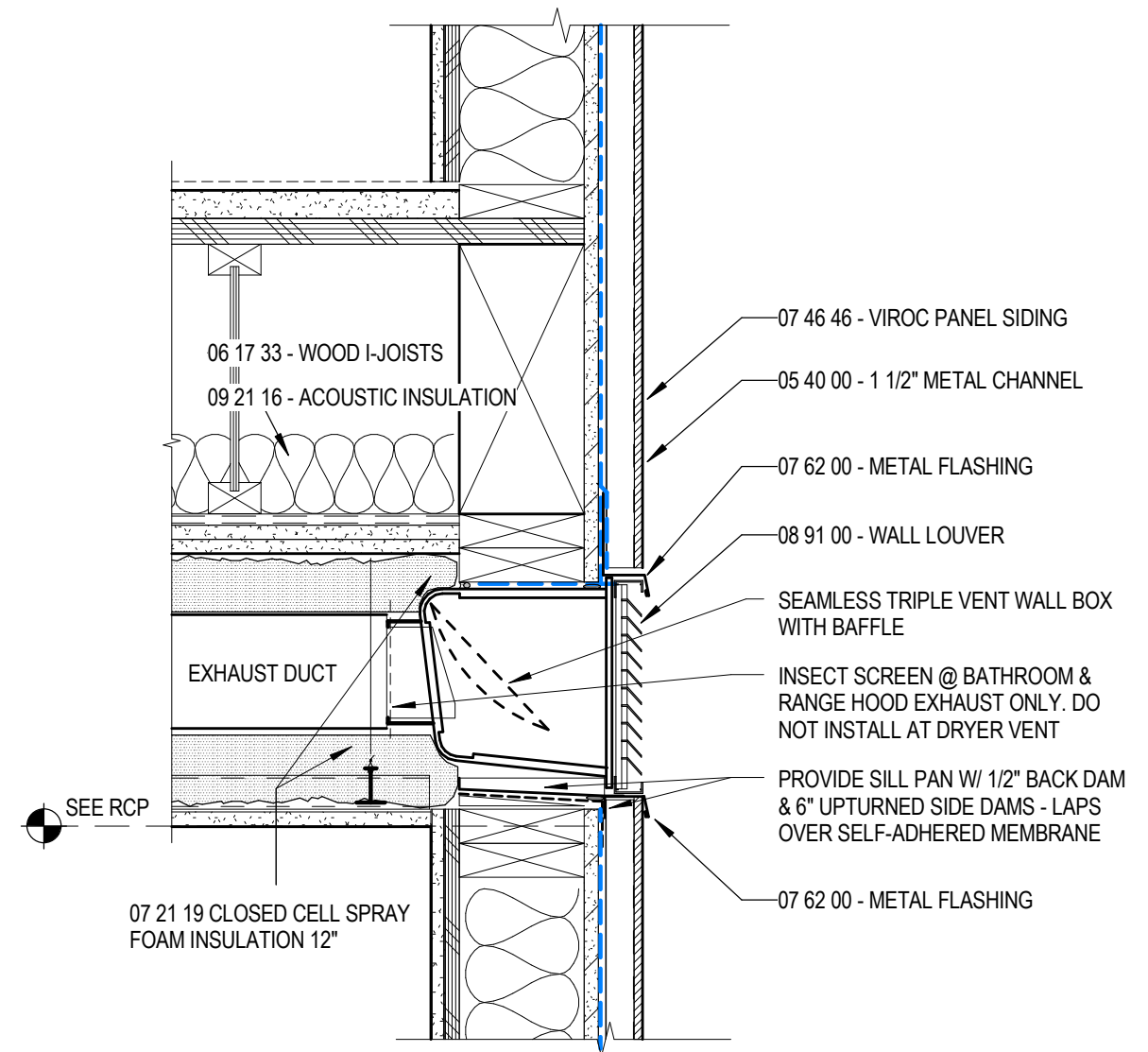


CORNICE DETAIL AT BRICK ①  
1 1/2" = 1'-0"





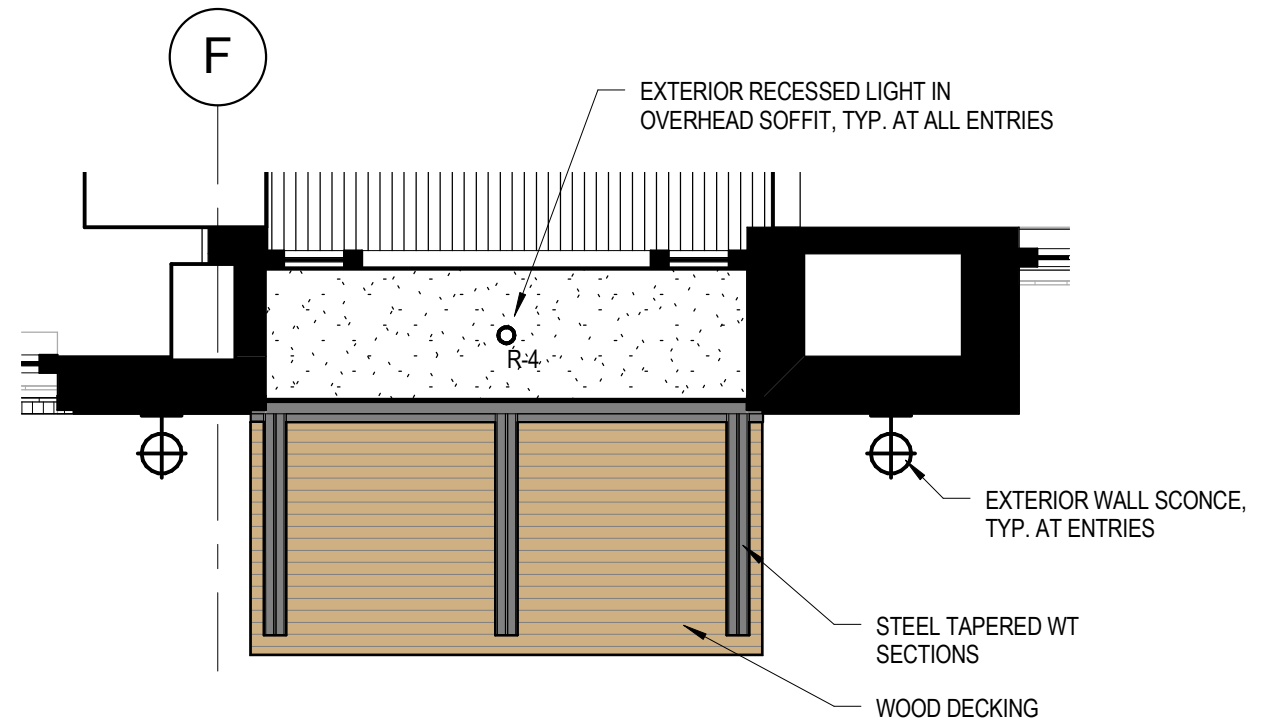
PARAPET AT METAL WALL PANEL ②  
1 1/2" = 1'-0"



SECTION AT EXHAUST VENT ①  
1 1/2" = 1'-0"

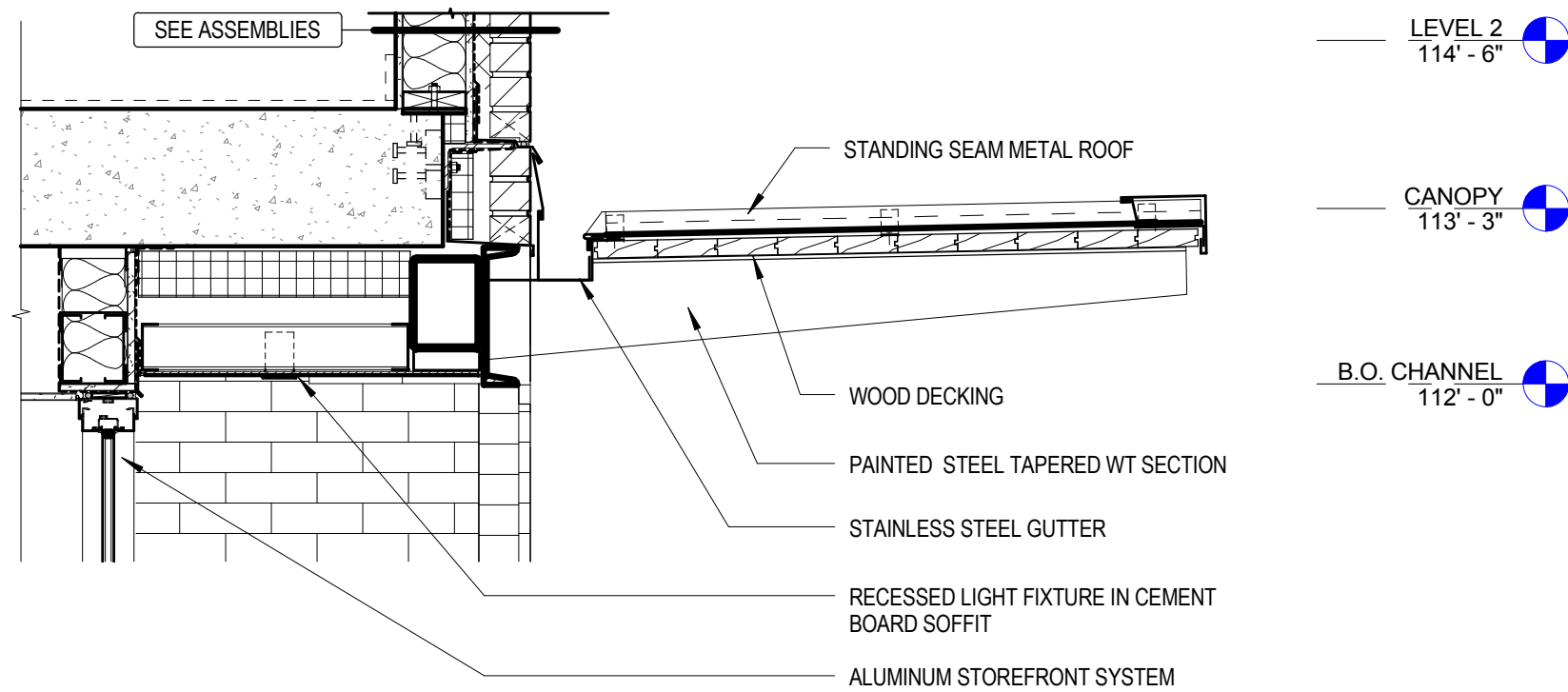


STEEL & WOOD CANOPY AXONOMETRIC ②



STEEL & WOOD CANOPY REFLECTED CEILING PLAN ①

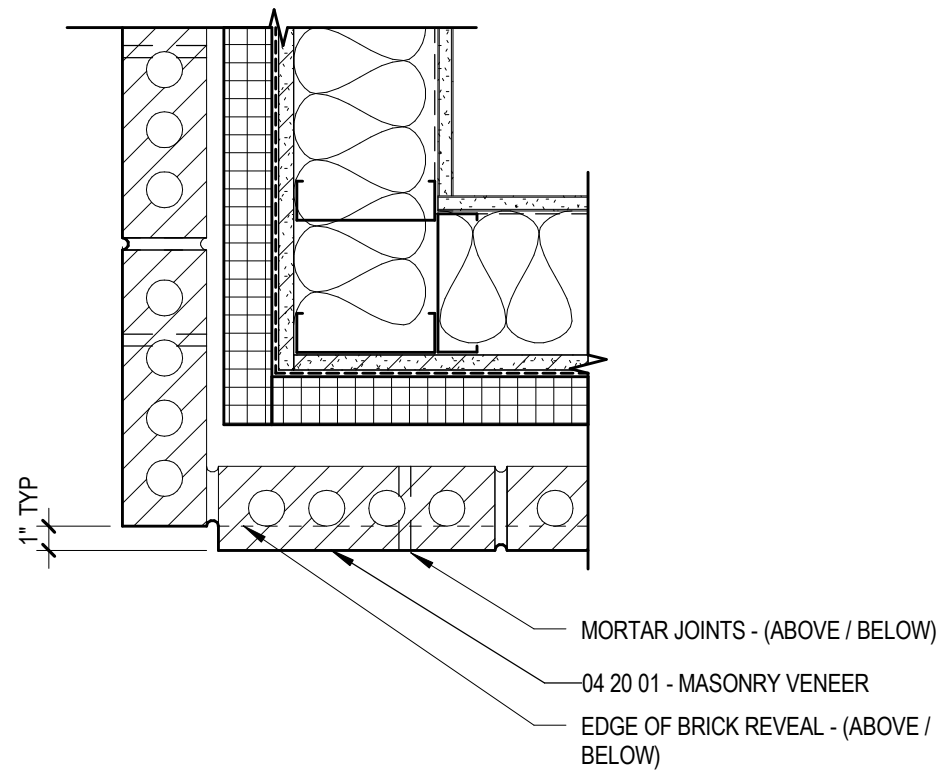
1/4" = 1'-0"



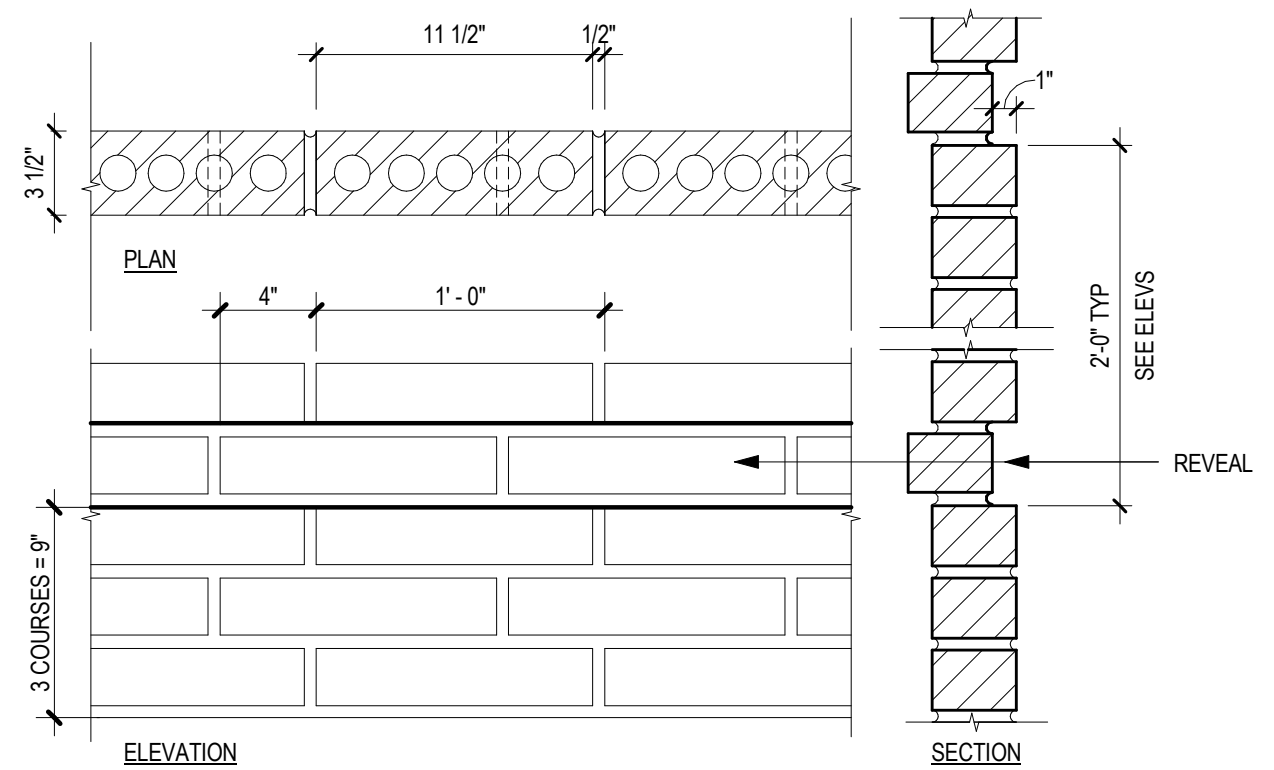
STEEL & WOOD CANOPY SECTION ③

3/4" = 1'-0"

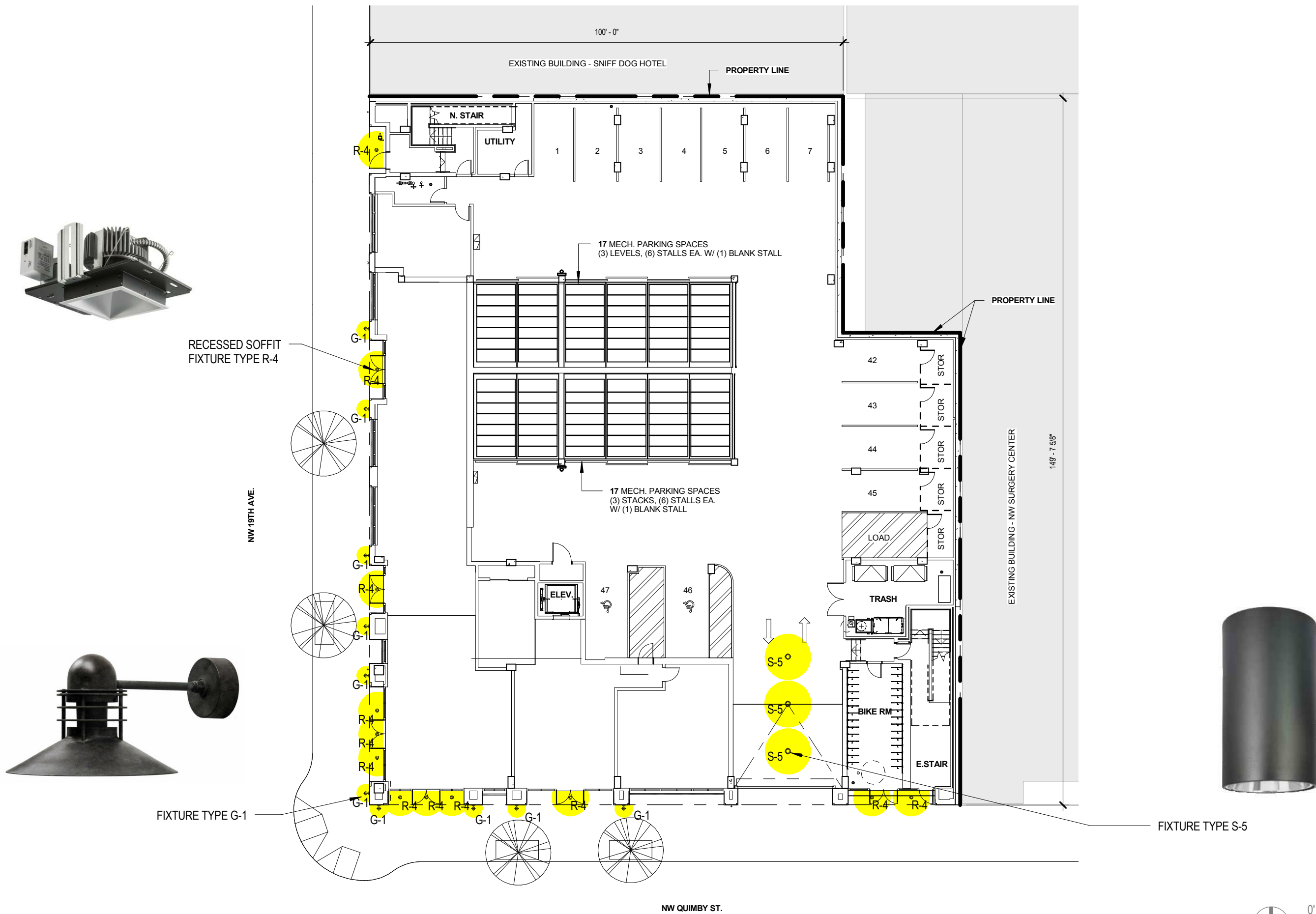




BRICK CORNER - PLAN DETAIL ②  
1 1/2" = 1'-0"



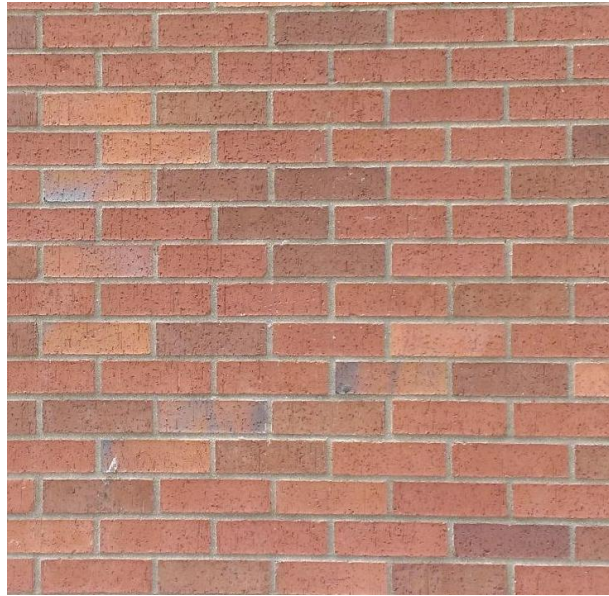
TYPICAL BRICK COURSING & REVEAL ①  
1 1/2" = 1'-0"



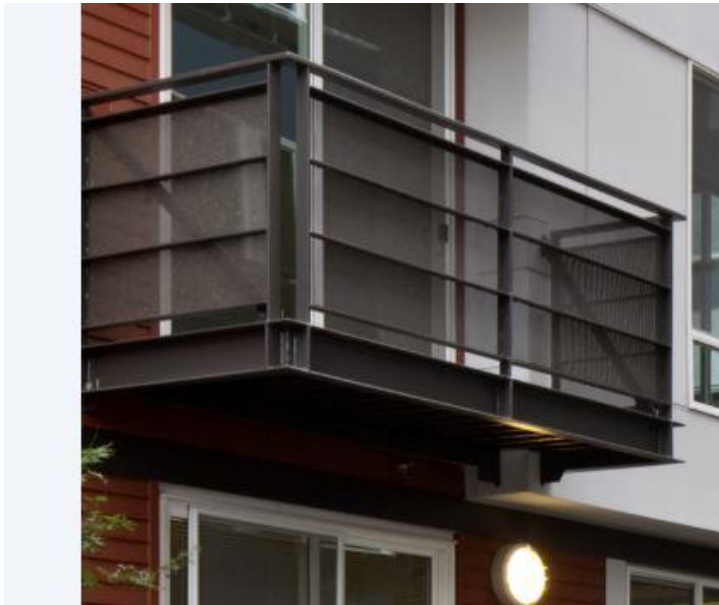








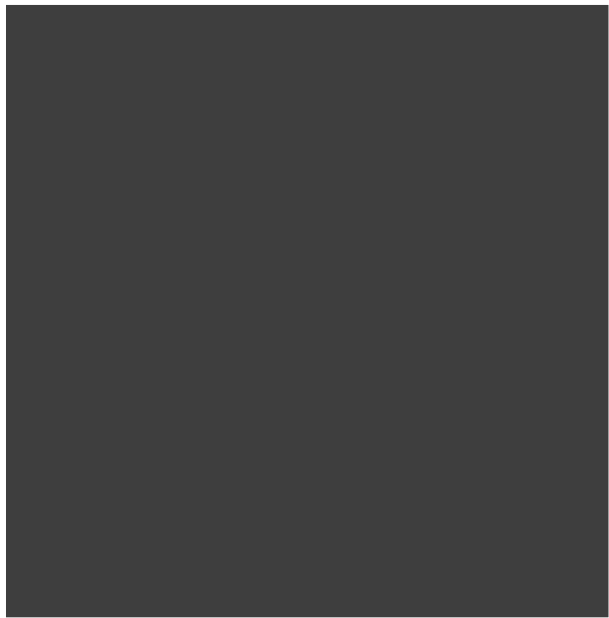
**BRICK**  
MUTUAL MATERIALS BLEND -  
MISSION TEXTURE



STEEL GUARDRAIL WITH MESH PANEL



STEEL AND WOOD CANOPY



METAL PANEL  
SKYLINE SKYCORE-  
BLACK



VIROC PANEL - BLACK



PERFORATED HIGH SPEED COILING DOOR



VPI WINDOW - BLACK



# PRODUCT \_VIROC BLACK

## 2.2 product VIROC BLACK

**VIROC® BLACK** is the designation for VIROC® with black pigment introduced into the Portland cement. It has smooth and flat surfaces and may have the following finishes:

### BRUT:

- Panel with both surfaces colored black.

### SANDED:

- Panel with both sides sanded, with darkened wood particles at sight.

## dimensions

4' x 8'

4' x 10'

Thickness **BRUT:** 5/16", 3/8", 1/2", 5/8", 3/4", 7/8", 1", 1 1/8", 1 1/4"

Thickness **SANDED:** 5/16", 1/4", 9/16", 11/16", 13/16", 15/16", 1 1/8", 1 1/4"

Other dimensions are available on special order.

## applications OUTDOOR | INDOOR

The **VIROC® BLACK** Panel can be used in the same applications that are appropriate for VIROC® GRAY. The only difference between them is the added esthetic value offered by the black coloration. The appearance of VIROC® BLACK will be a factor in determining what additional finishing is desired if any.

### IMAGES:

1 and 2. Home in Quinta da Marinha

Cascais, Portugal

3. Kindergarden, Cacém

Cacém, Portugal

4 and 5. Outdoor - Molhe da Pontinha

Funchal, Portugal

6. Indoor - Molhe da Pontinha

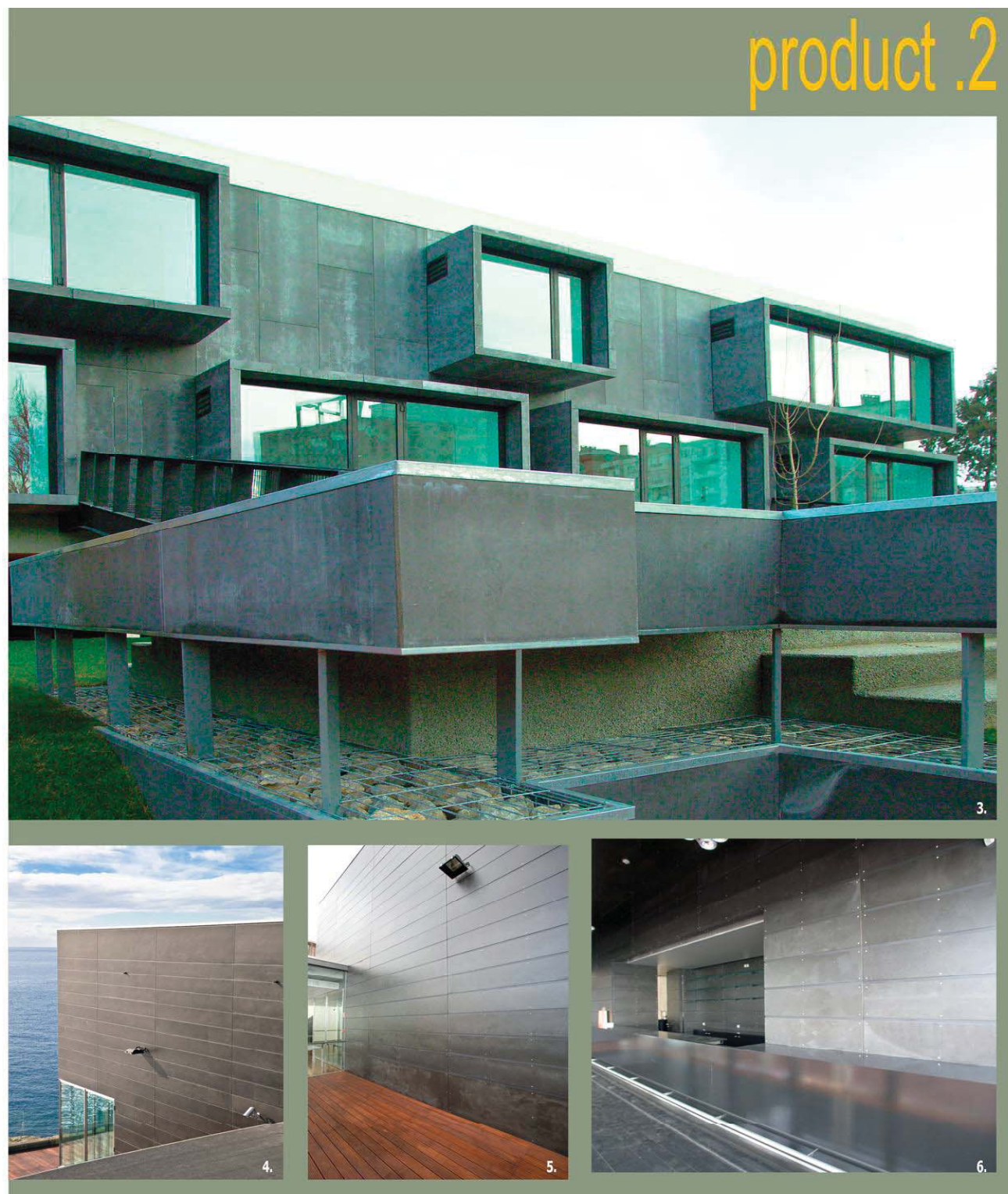
Funchal, Portugal



1.



2.



3.



4.



5.



6.

product .2