HOYT20 APARTMENTS

21 APRIL 2016 / LU 15-267105 DZM

VIEW FROM SOUTHWEST

EXHIBIT C-1

TABLE OF CONTENTS

THE PROPOSED PROJECT IS LOCATED AT THE INTERSECTION OF NE 20TH AVE AND NE HOYT ST IN THE KERNS NEIGHBORHOOD OF PORTLAND, OREGON. IT WILL CONSIST OF 5 TYPE IIIB STORIES OVER 1 TYPE IA STORY ON THE GROUND FLOOR WITH A PARTIALLY ENCLOSED PARKING GARAGE.

THE GROUND LEVEL CONSISTS OF A 800 SF RETAIL SPACE, 15 PARKING SPACES, AND AMENITIES TO SERVE THE RESIDENTIAL UNITS ABOVE. LEVELS 2-6 ARE A MIX OF STUDIOS, 1 BEDROOMS, AND 2 BEDROOMS ADDING A TOTAL OF 59 UNITS TO THE KERNS NEIGHBORHOOD. LEVEL 6 ALSO CONTAINS AN AMENITY DECK FOR RESIDENT USE ALONG THE WESTERN EDGE OF THE BUILDING, OFFERING VIEWS OF DOWNTOWN AND THE WEST HILLS. THE BUILDING'S EXTERIOR FINISHES ARE INTENDED TO BE CONTEMPORARY AND MODERN IN ORDER TO ADD SLIGHT DESIGN DIVERSITY TO THE NEIGHBORHOOD WHILE HIGHLIGHTING THE INTERSECTION OF USES SURROUNDING THE SITE. PRIMARY EXTERIOR MATERIALS CONSIST OF BRICK, METAL PANEL, AND STOREFRONT. UNITS WILL BE CONDITIONED THROUGH A COMBINATION OF AC PORTS HAVING A FLUSH INTEGRATED LOUVER ON THE EXTERIOR WALL AND MINI-SPLIT SYSTEMS DISCHARGING AT THE ROOF. VENTING OF UNITS WILL OCCUR THROUGH A SUBDUCT SYSTEM GOING TO THE ROOF.

HOYT20 APARTMENTS

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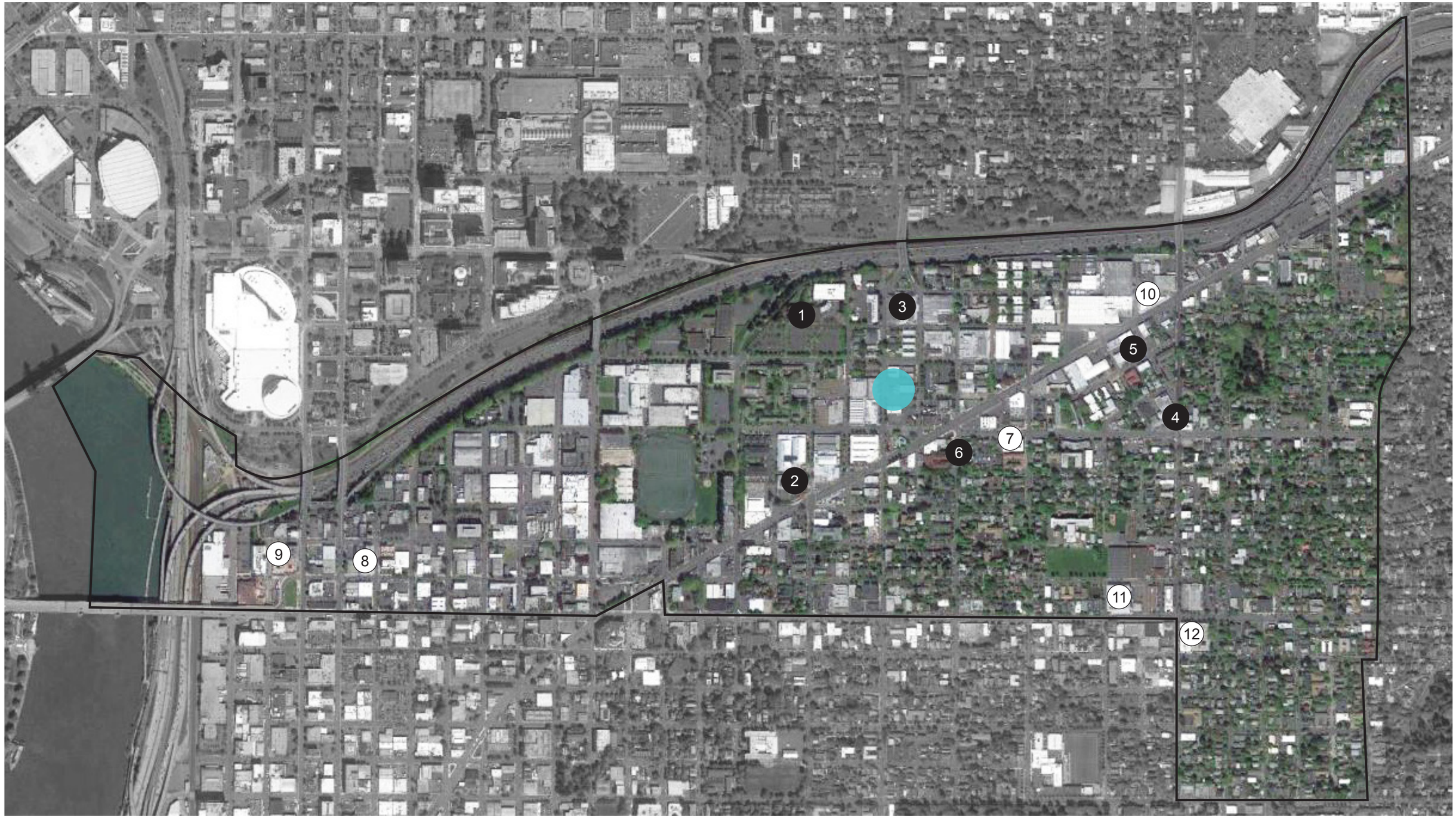
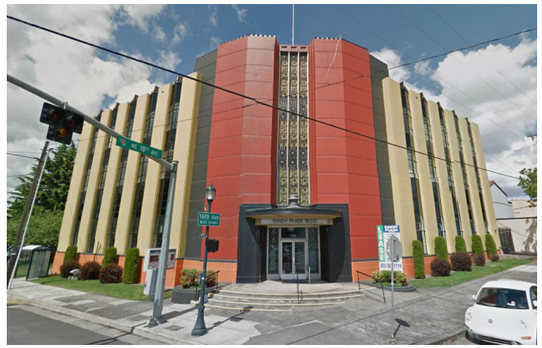


NEIGHBORHOOD CONTEXT

EXHIBIT C-4

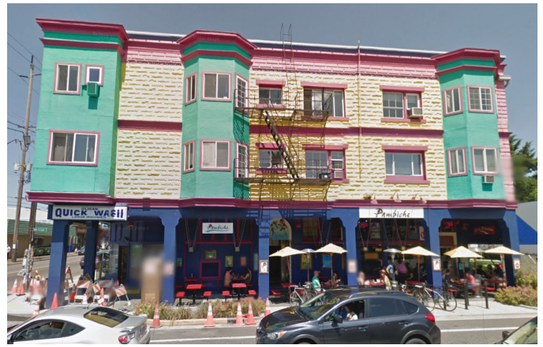
ESTABLISHED CONTEXT

1 MULTNOMAH COUNTY LIBRARY OFFICES



2 SANDY PLAZA BUILDING

3 SUNSHINE DAIRY



4 NE GLISAN ST AND NE 29TH AVE

5 LINDQUIST APARTMENT HOUSE

6 ALBERTINA KERR NURSERY

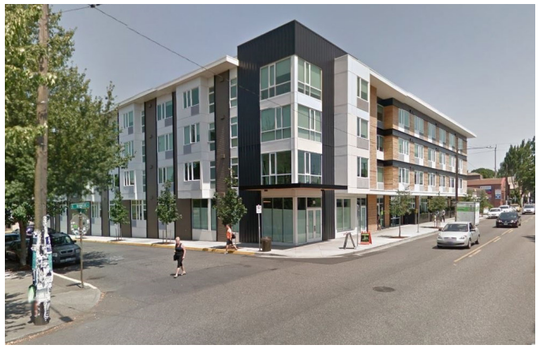
CONTEMPORARY CONTEXT

7 GLEE APARTMENTS

8 CENTRAL EASTSIDE LOFTS

9 BLOCK 75

10 THE ZIPPER



11 BURNSIDE 26 APARTMENTS

12 SUNROSE CONDOMINIUMS

HOYT20 APARTMENTS

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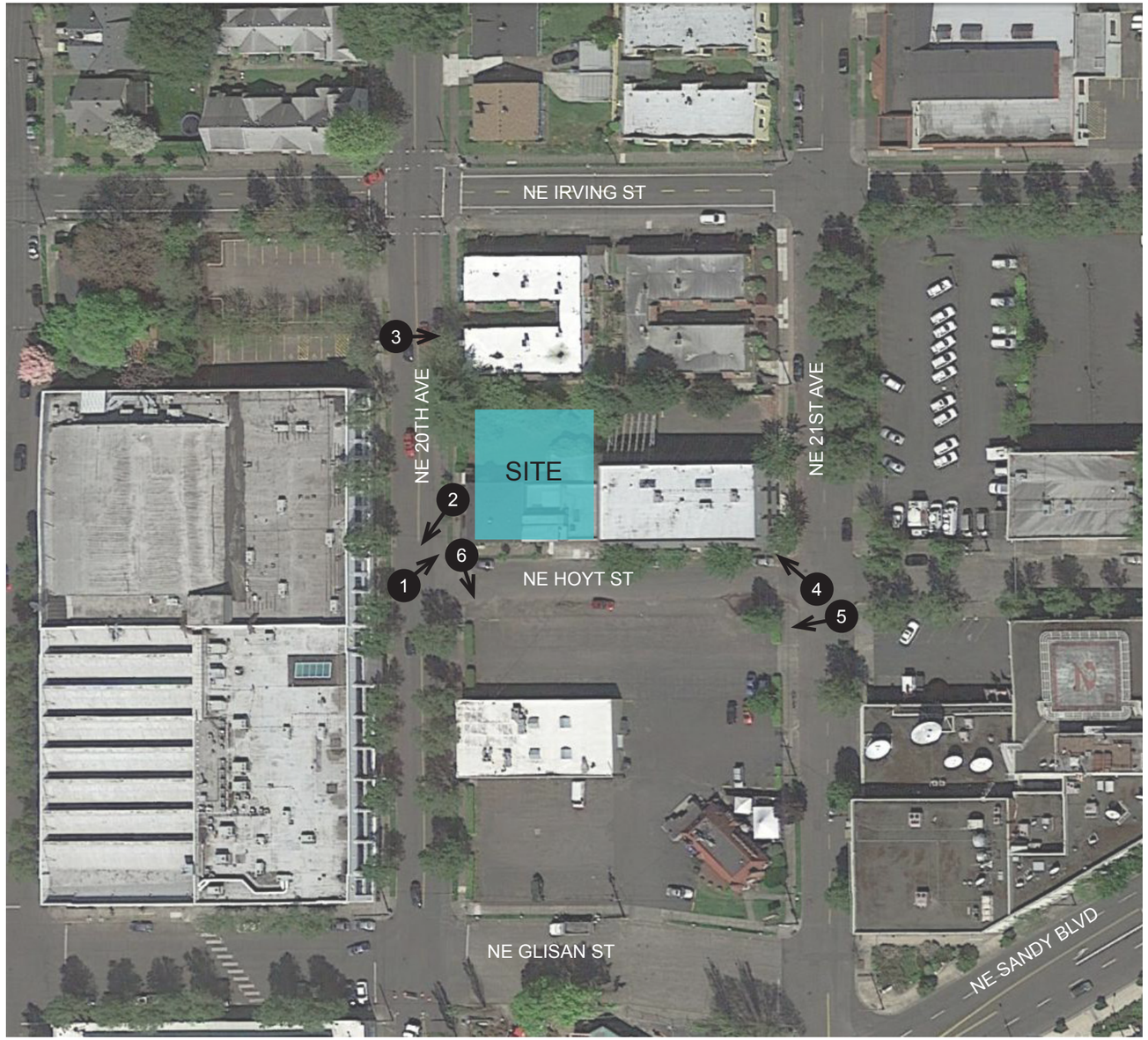

IMMEDIATE SITE CONTEXT

1 EXISTING CONDITIONS

4 PROPERTY TO THE EAST

2 PROPERTY TO THE WEST - JANTZEN BUILDING

5 PROPERTY TO THE SOUTHEAST

3 PROPERTY TO THE NORTH

6 PROPERTY TO THE SOUTH

NEIGHBORHOOD CONTEXT

HOYT20 APARTMENTS

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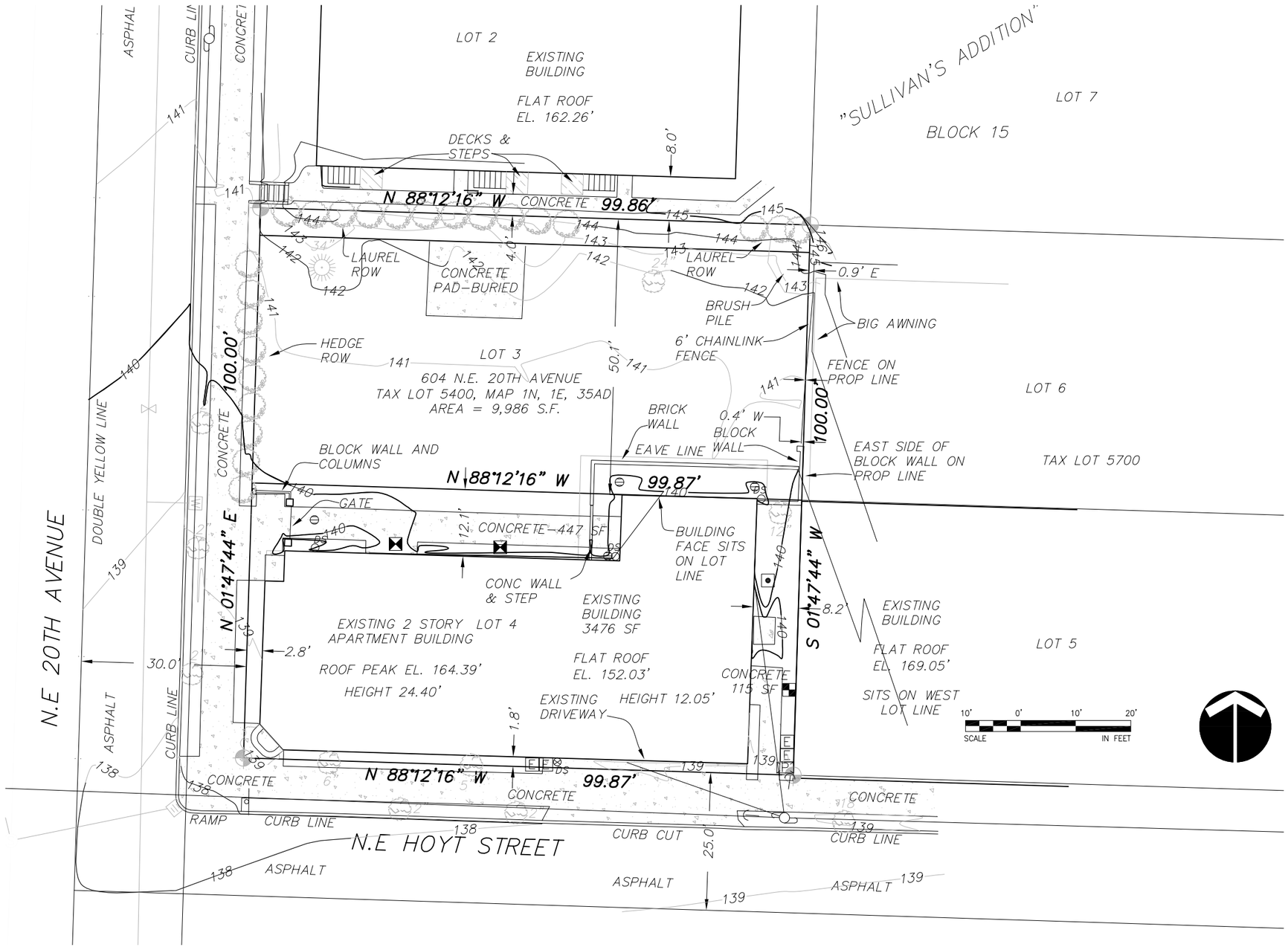
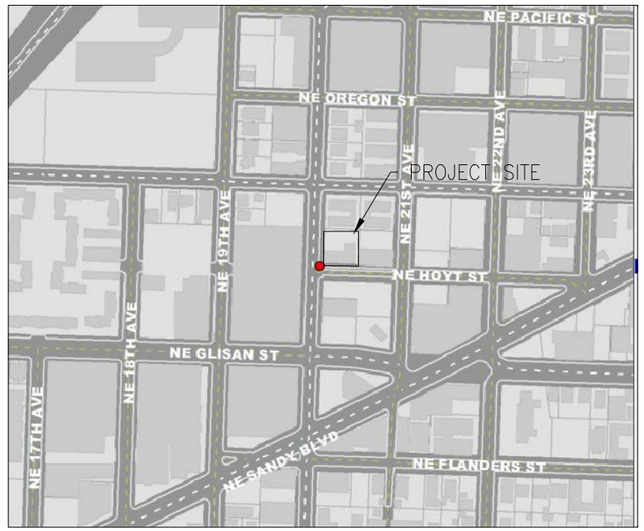




VICINITY MAP

NTS

NOTE: INFORMATION SHOWN PER "EXISTING CONDITIONS MAP" BY CENTERLINE CONCEPTS LAND SURVEYING INC., DATED AUGUST 25, 2015.

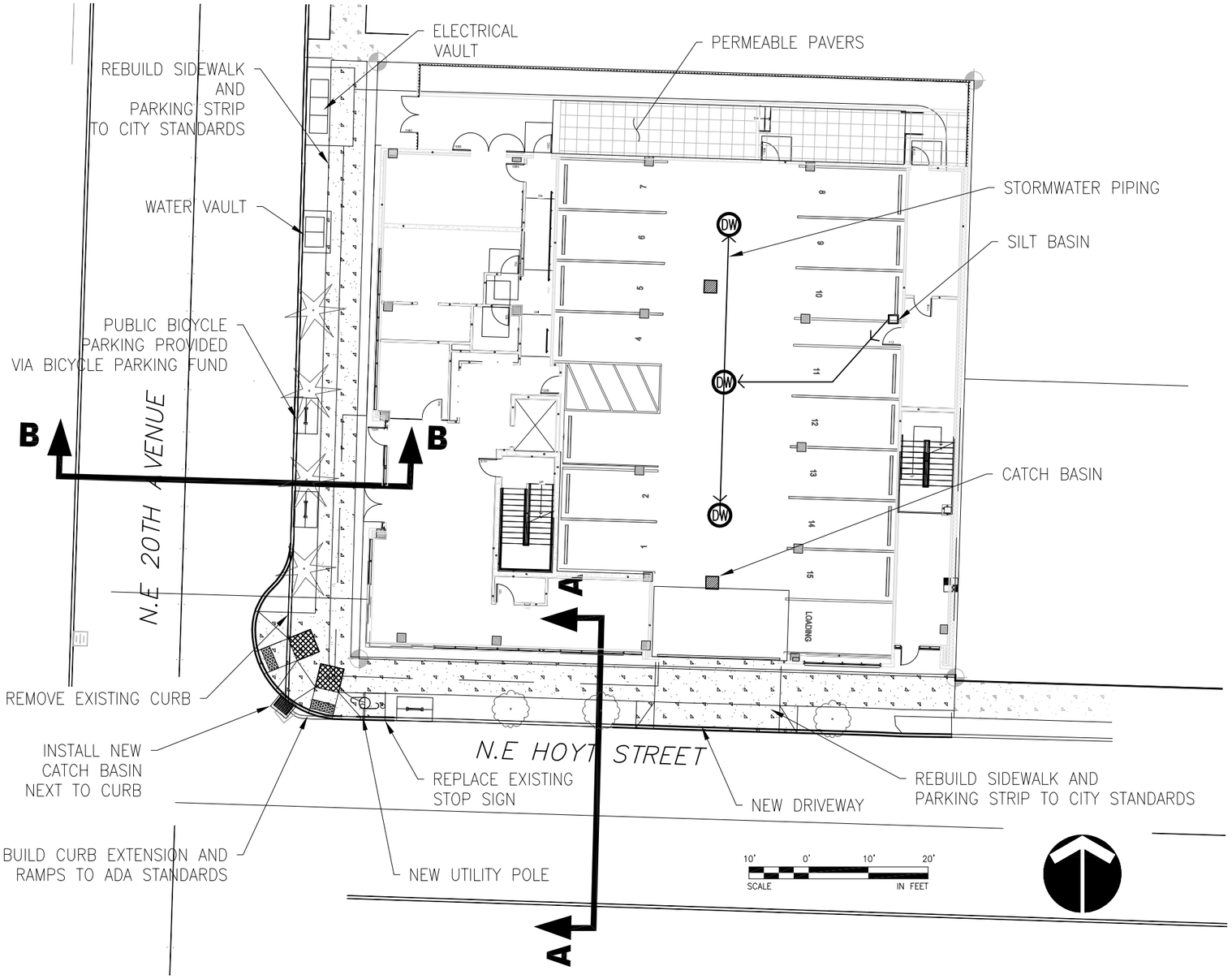
LEGEND:

Some Symbols shown may not be used on map

- DECIDUOUS TREE
- EVERGREEN TREE
- STORM SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BOLLARD
- GAS VALVE
- GAS METER
- SIGN
- MAILBOX
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- DOWN SPOUT TO STORM SYSTEM
- STORM AREA DRAIN
- UTILITY AND LIGHT POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- COMMUNICATIONS BOX
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS MANHOLE
- OVERHEAD LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FENCELINE
- ELECTRIC RISER
- ELECTRIC PANEL
- UTILITY RISER
- HEAT PUMP
- PROPERTY CORNER
- DOWN SPOUT TO SPLASH GUARD/GROUND

CIVIL - EXISTING CONDITIONS

EXHIBIT C-8



LEGEND

SITE SECTION — A A

CATCH BASIN

BIKE RACK

SARGENT CHERRY PRUNUS SARGENTII 'COLUMNARIS'

ROYAL RAINDROPS CRABAPPLE MALUS "JFS–KJ5"

DRY WELL — DW

STORMWATER NARRATIVE

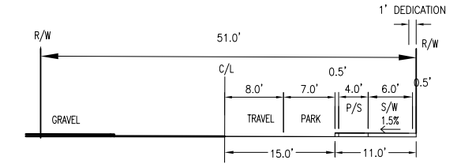
FOLLOWING THE REQUIREMENTS FOR THE STORMWATER INFILTRATION AND DISCHARGE HIERARCHY SET FORTH IN THE CITY OF PORTLAND'S 2014 STORMWATER MANAGMENT MANUAL (SWMM), THE HOYT 20 APARTMENTS FALL UNDER CATEGORY 1 OR CATEGORY 2. PER SECTION 1.3 OF THE SWMM, ROOF RUNOFF IS EXEMPT FROM POLLUTION REDUCTION REQURIEMENTS AND MAY DRAIN DIRECTLY TO AN UNDERGROUND INJECTION CONTROL FACILITY.

ON–SITE

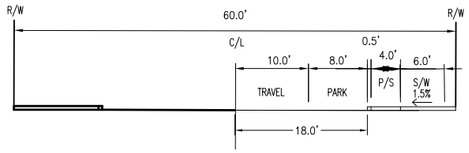
STORMWATER FROM THE ROOF WILL BE DIRECTED THROUGH DOWN SPOUTS TO A SILT BASIN AND THEN TO 3 DRYWELLS LOCATED UNDERNEATH THE BUILDING. THE DRYWELLS WILL BE SIZED TO INFILTRATE ALL RUNOFF FROM THE ROOF FOR A 100 YEAR STORM EVENT. DRYWELLS WERE SIZED USING AN INFILTRATION RATE OF 2.1 INCHES PER HOUR PER GEOTECHNICAL REPORT FROM GEOTECH SOLUTIONS INC, DATED NOV. 16, 2015.
RUNOFF FROM THE COVERED PARKING AREA ON THE GROUND FLOOR WILL BE DIRECTED TO CATCH BASINS CONNECTED TO THE SANITARY SEWER. PERMEABLE PAVERS WILL BE USED ON APPROXIMATELY 600 SQUARE FEET ON THE NORTH SIDE OF THE BUILDING.

PUBLIC RIGHT–OF–WAY

STORM WATER ON NE HOYT STREET AND NE 20TH AVENUE WILL CONTINUE TO FLOW INTO EXISTING CATCH BASINS.



NE HOYT STREET
SECTION A–A



NE 20TH AVENUE
SECTION B–B

STREET CROSS SECTIONS

SCALE: 1" = 20'

CIVIL - STREET AND STORM PLAN

HOYT20 APARTMENTS

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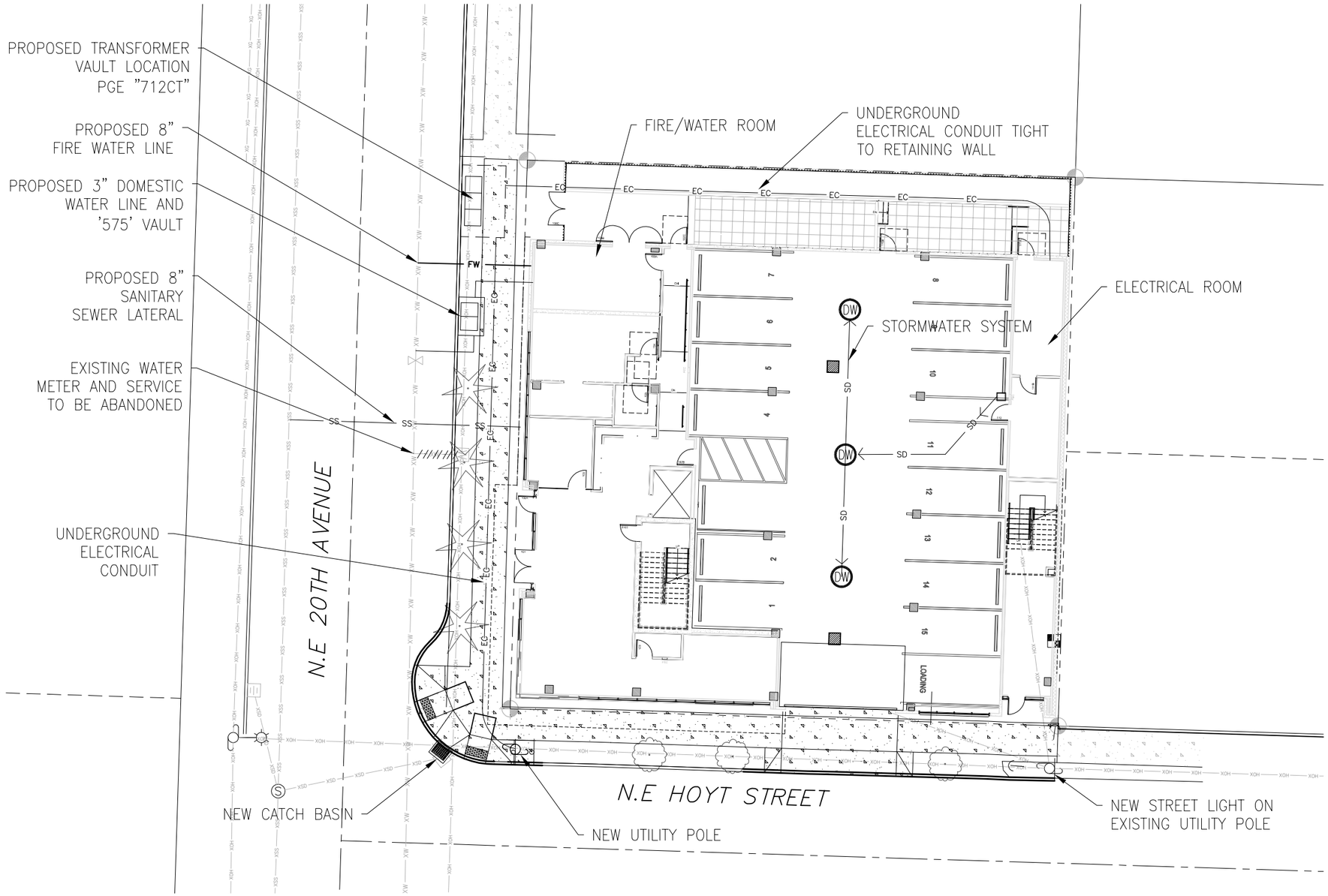
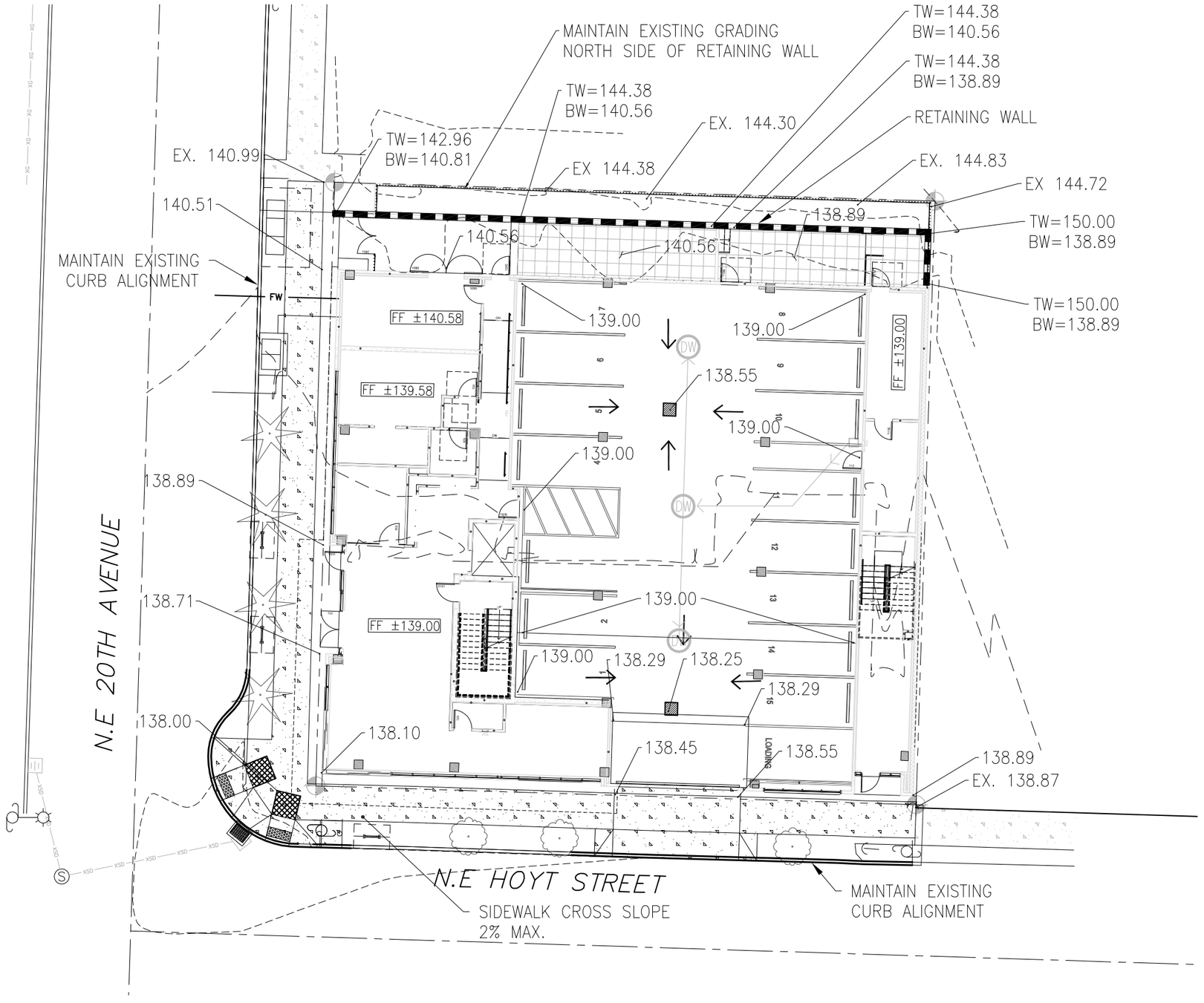


LEGEND

DRY WELL	DW
SANITARY SEWER MANHOLE	S
SANITARY SEWER LATERAL	SS SS
SANITARY SEWER EXISTING	XSS XSS XSS XSS
WATER VALVE	
WATER BLOW-OFF	
WATER METER	
WATER FIRE HYDRANT	
WATER MAIN	XW XW XW
WATER LATERAL	W W
WATER (FIRE)	FW FW
STORM DRAIN	SD SD
UNDERGROUND ELECTRICAL CONDUIT	EC EC
EX OVERHEAD POWER LINE	XOH XOH XOH

CIVIL - UTILITY PLAN

EXHIBIT C-10



LEGEND

EXISTING 1' CONTOUR	272
EXISTING 5' CONTOUR	280
PROPOSED 1' CONTOUR	272
PROPOSED 5' CONTOUR	280
RETAINING WALL	
PAVEMENT SLOPE DIRECTION	→
SPOT ELEVATION	138.9
TOP/BOTTOM WALL ELEVATION	TW=XX BW=XX

10' 0' 10' 20'
SCALE IN FEET

CIVIL - GRADING PLAN
EXHIBIT C-11

HOYT20 APARTMENTS

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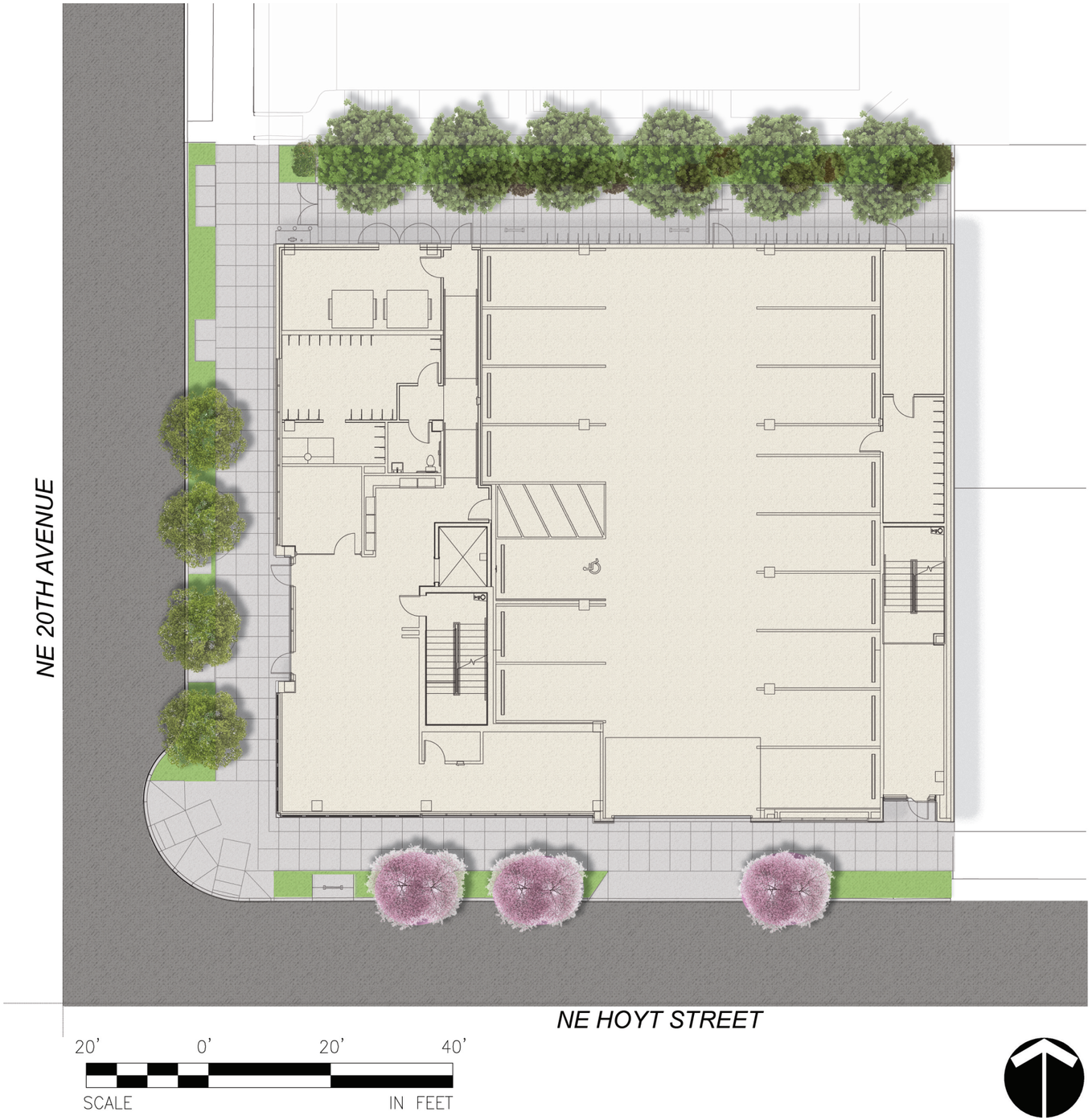

PLANTING LEGEND

TREES

SYMBOL	QTY		
	6	AMERICAN HORNBEAM / CARPINUS CAROLINIANA:	B&B 2" Cal.
	3	SARGENT CHERRY/ PRUNUS SARGENTII 'COLUMNARIS'	B&B or Cont. 3 Stems, Larger of: A. 1"Cal. Each Stem or B. 10'-0 Tall
	4	ROYAL RAINDROPS CRABAPPLE / MALUS 'JFS-KW5'	B&B 2" Cal.

SHRUBS

	11	LAURUSTINUS VIBURNUM / VIBURNUM TINUS	5 GAL. 5' O.C.
	12	JAPANESE FATSIA / FATSIA JAPONICA	5 GAL. 6' O.C.
	3	HEAVENLY BAMBOO / NANDINA DOMESTICA 'FIREPOWER'	3 GAL. 3' O.C.

GROUNDCOVER

530 SF LAWN AREA / Diamond Green Turf Mixture (Extreme Low Maintenance Turf Mix) From Sunmark Seeds International 8lbs./1000 SF


AMERICAN HORNBEAM


SARGENT CHERRY


ROYAL RAINDROPS CRABAPPLE


LAURUSTINUS VIBURNUM


JAPANESE FATSIA


HEAVENLY BAMBOO

HOYT20 APARTMENTS

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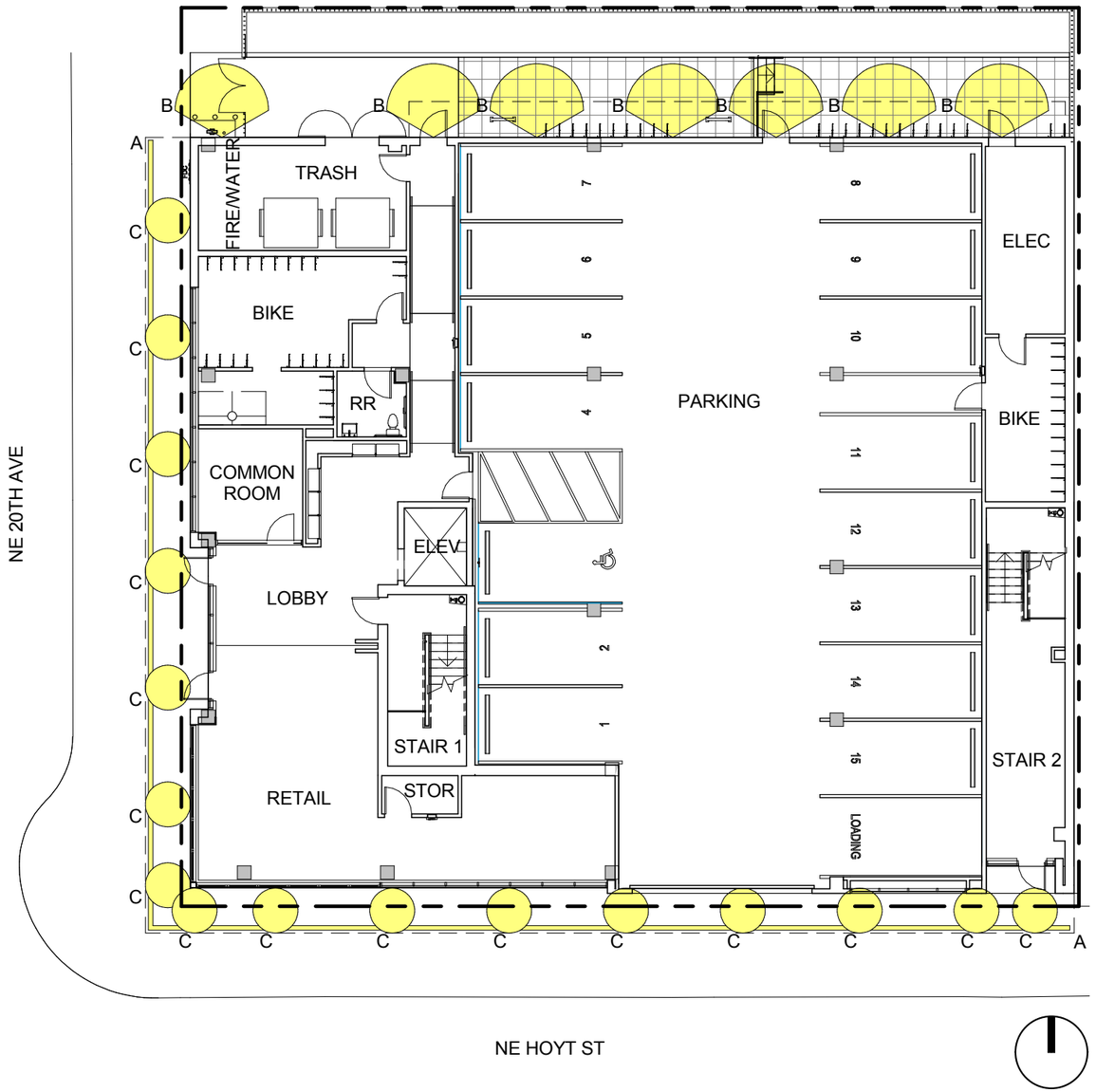


FIXTURE A:
RECESSED LINEAR

MANUFACTURER:TIVOLI
MODEL: TIVOTAPE LED

FIXTURE B:
WALL SCONCE

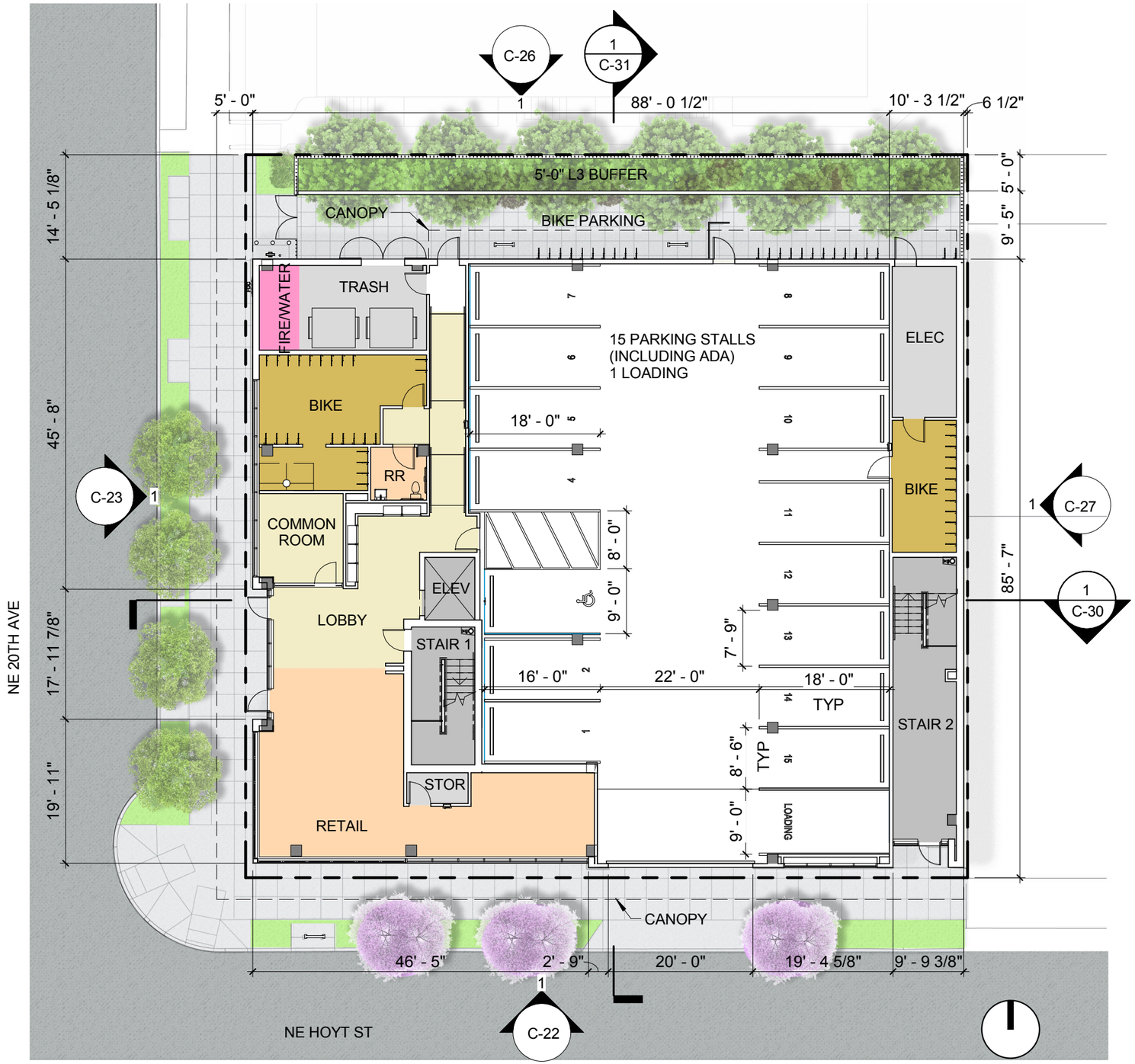
MANUFACTURER: EON
MODEL: 303-W1-LEDB1

FIXTURE C:
RECESSED DOWNLIGHT

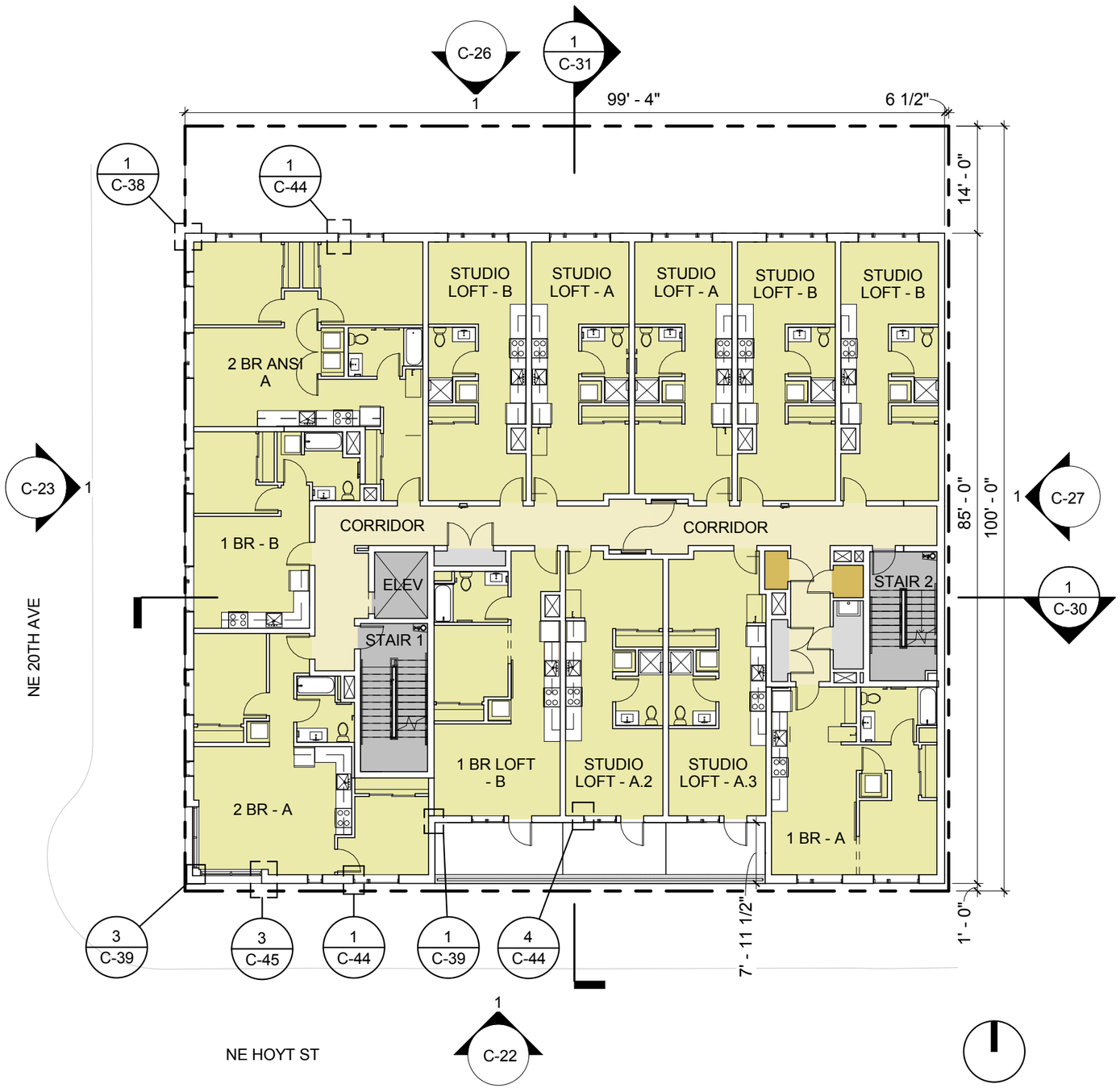
MANUFACTURER: KIRLIN
MODEL: LRR-04006

SITE LIGHTING PLAN

EXHIBIT C-14



LEVEL 1 PLAN
EXHIBIT C-15



LEVEL 2 PLAN

EXHIBIT C-16

LEVELS 3-5 PLAN
EXHIBIT C-17

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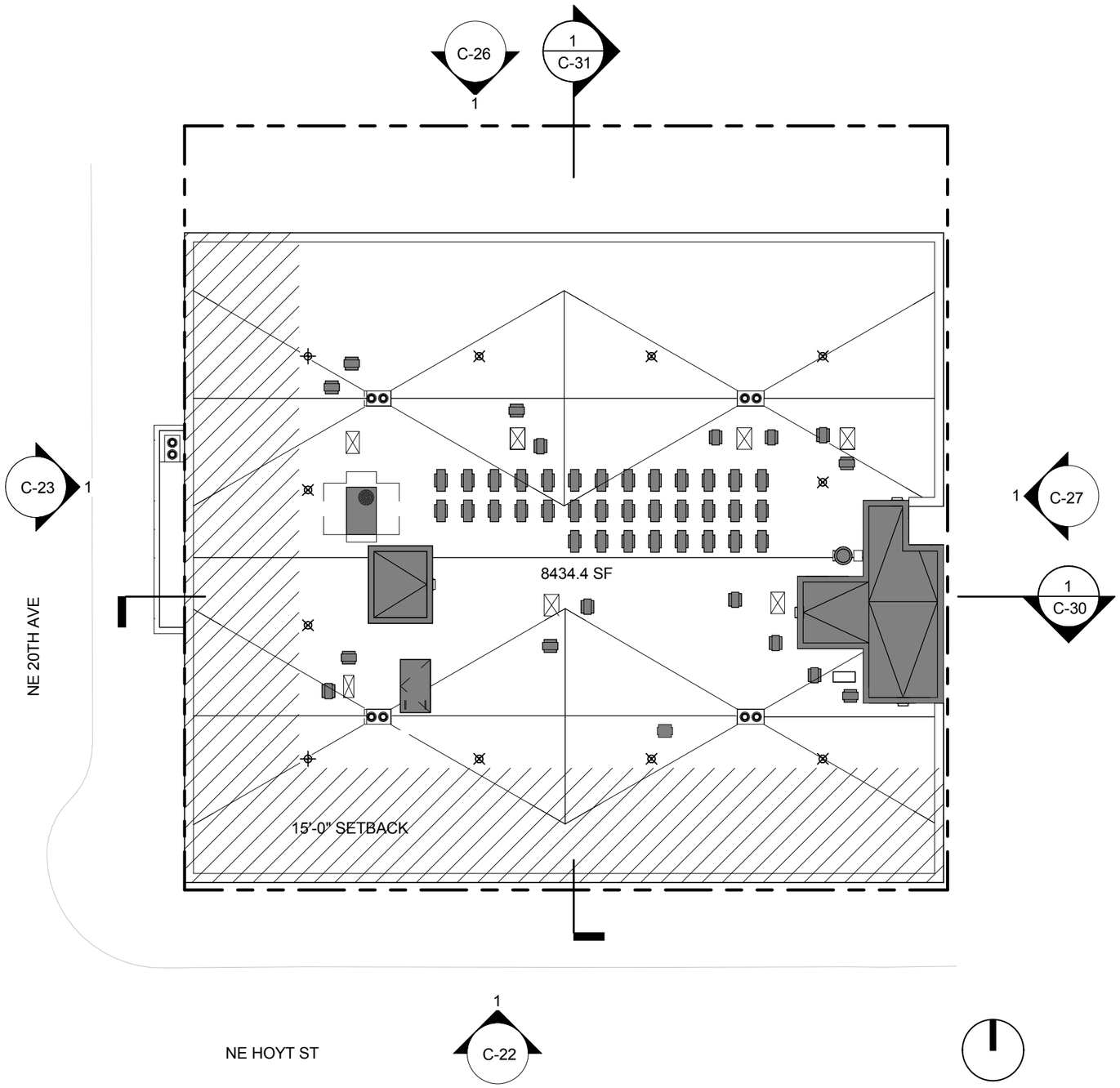
LEVEL 6 PLAN

EXHIBIT C-18

C2K Architecture, Inc.



PERCENTAGE OF ROOF COVERED BY MECH EQUIPMENT AND STAIRS

MECH EQUIPMENT & STAIRS ENCLOSURE = 669.47 SF

ROOF = 8434.4 SF

669.47 SF / 8434.4 SF = 7.93% OF ROOF COVERED BY MECH. & STAIRS ENCLOSURES

Title 33, Planning and Zoning Chapter 33.140
1/1/16 Employment and Industrial Zones

140-11
2. Rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limit as follows, provided that the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades:

a. Elevator mechanical equipment may extend up to 16 feet above the height limit; and
b. Other mechanical equipment and stairwell enclosures that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the height limit.

3. Antennas, utility power poles, and public safety facilities are exempt from the height limit.

4. Small wind turbines are subject to the standards of Chapter 33.299.

5. Roof mounted solar panels are not included in height calculations, and may exceed the maximum height limit if the following are met:

a. For flat roofs or the horizontal portion of mansard roofs, they may extend up to 5 feet above the top of the highest point of the roof.

b. For pitched, hipped, or gambrel roofs, they must be mounted no more than 12 inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The 12 inches is measured from the upper side of the solar panel.

HOYT20 APARTMENTS

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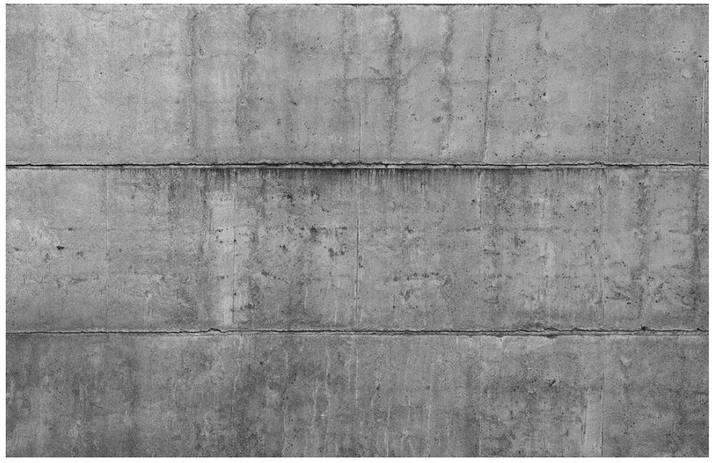
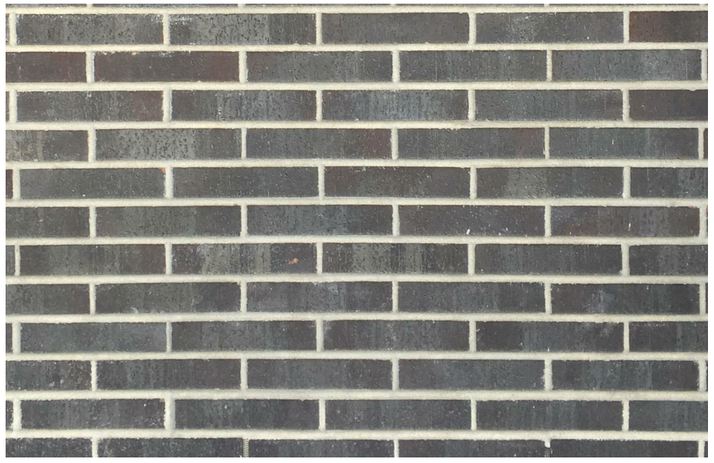


BOARD FORM CONCRETE - TEXTURE/COLOR



BRICK - TEXTURE/COLOR

METAL PANEL - TEXTURE/COLOR

BOARD FORM CONCRETE - JOINT

BRICK - JOINT

METAL PANEL - JOINT

HOYT20 APARTMENTS

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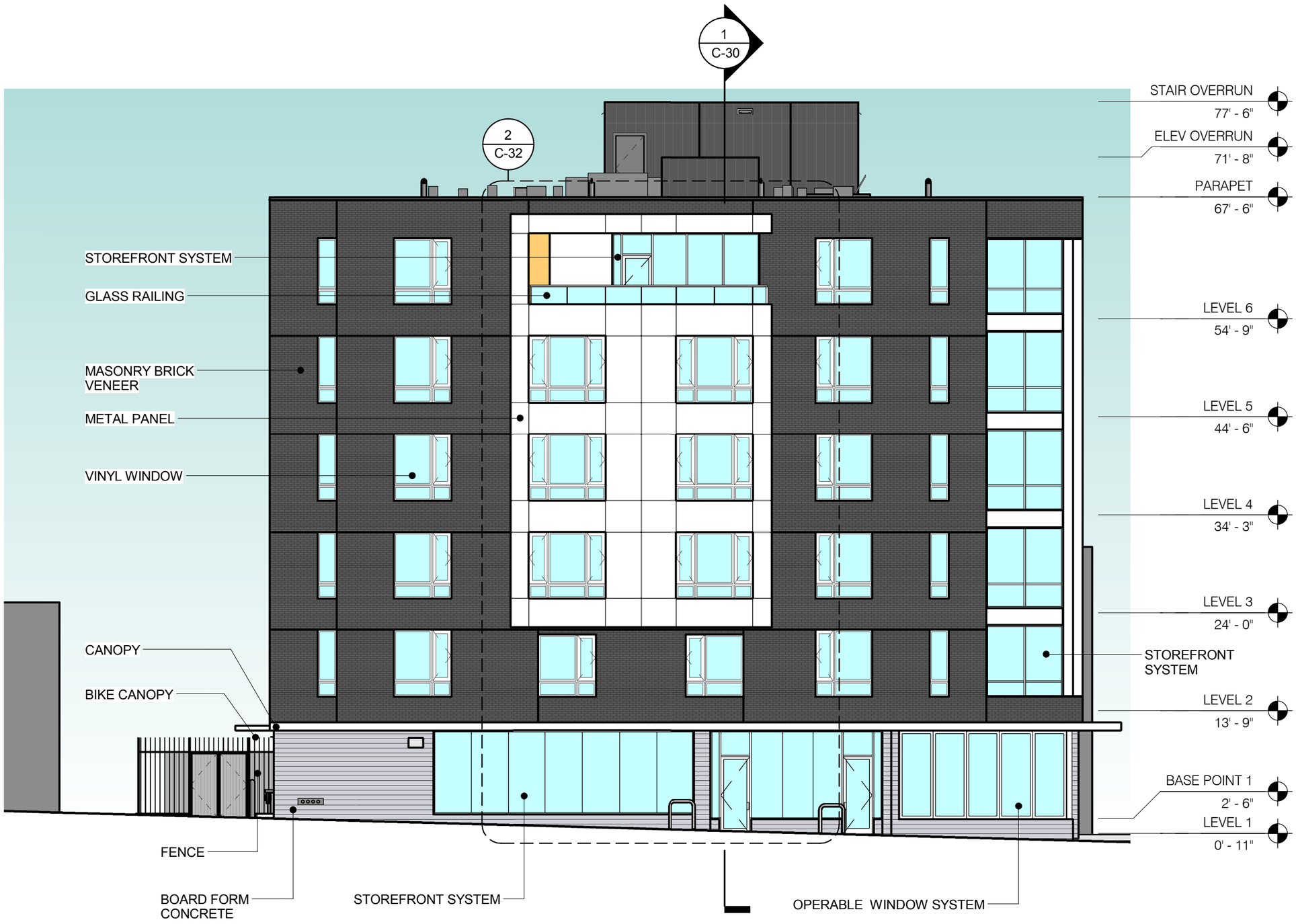
SOUTH ELEVATION ON NE HOYT ST

EXHIBIT C-22



WEST ELEVATION ON NE 20TH AVE

HOYT20 APARTMENTS

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VIEW FROM NORTHWEST

HOYT20 APARTMENTS

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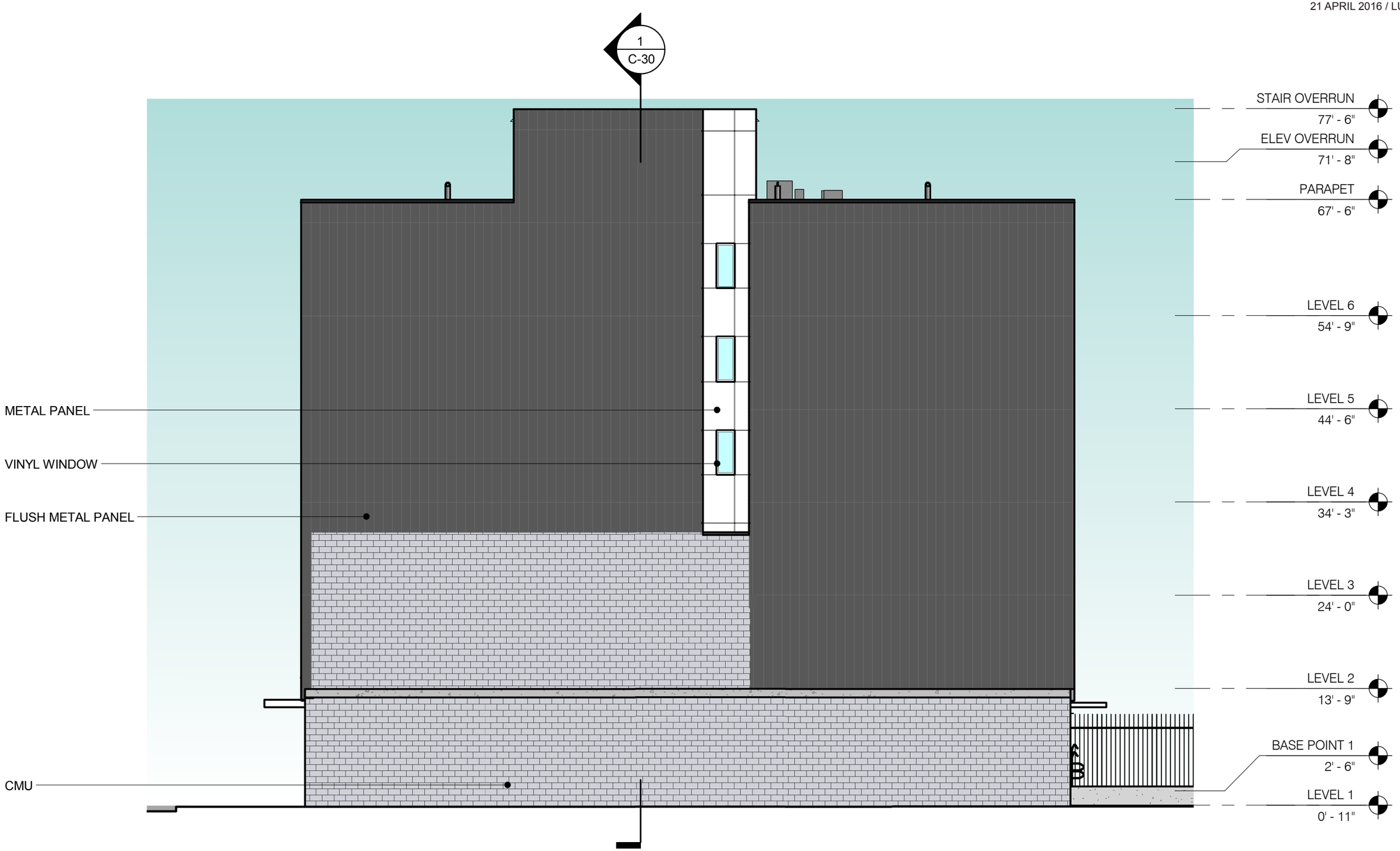
NORTH ELEVATION

EXHIBIT C-26



EAST ELEVATION

EXHIBIT C-27

HOYT20 APARTMENTS

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VIEW FROM SOUTHEAST

HOYT20 APARTMENTS

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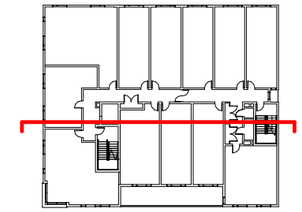
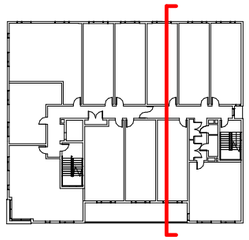


BUILDING SECTION - E/W

EXHIBIT C-30



BUILDING SECTION - N/S

HOYT20 APARTMENTS

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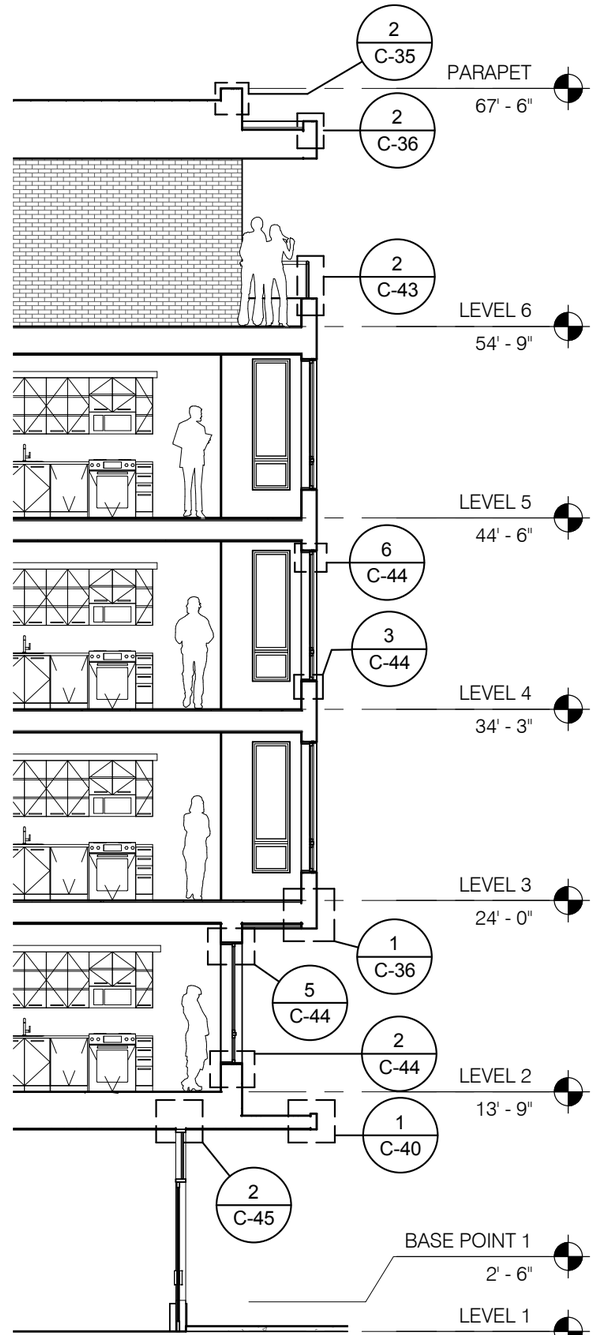
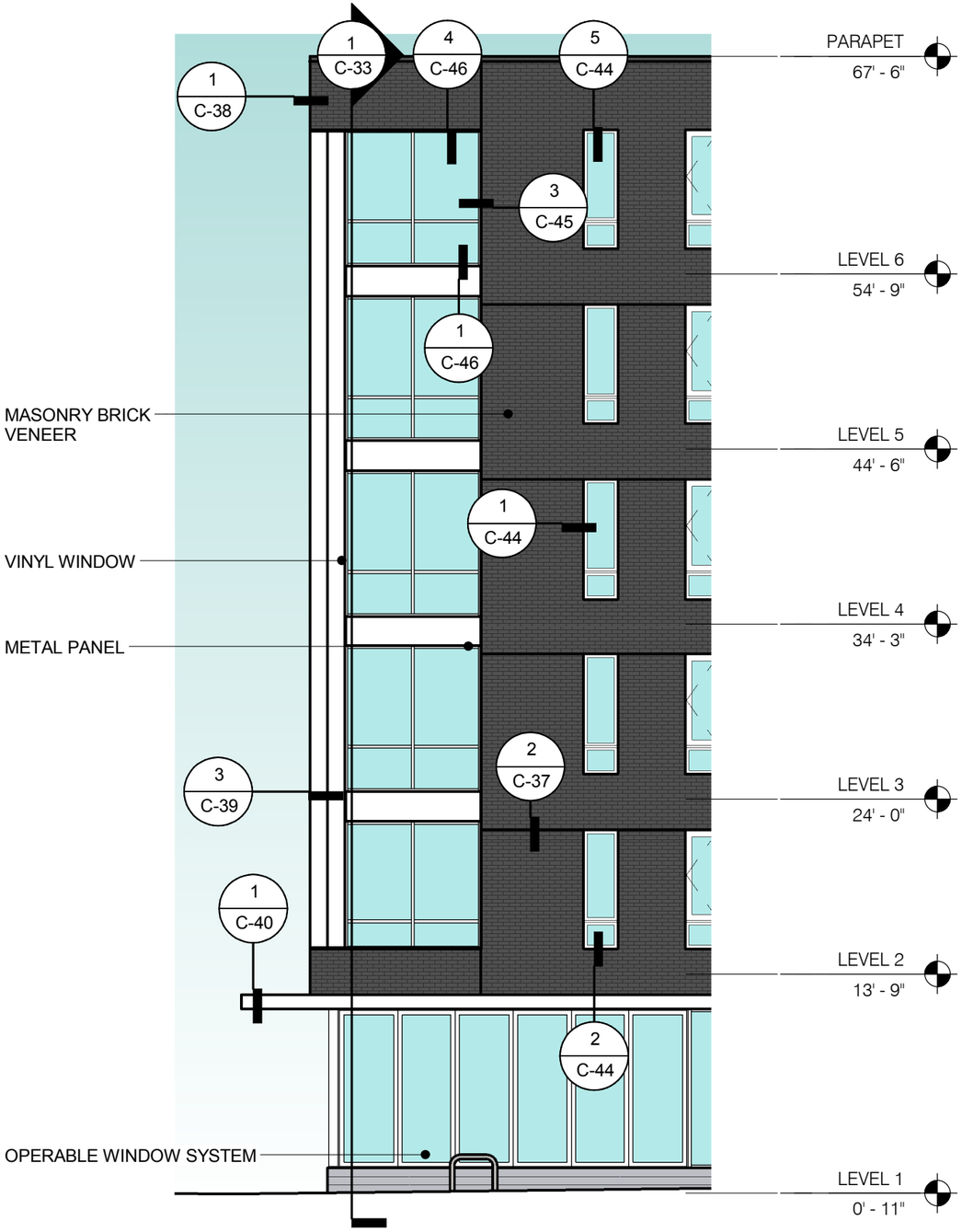
2 / C-32 ENLARGED ELEVATION @ ENTRY / AMENITY DECK



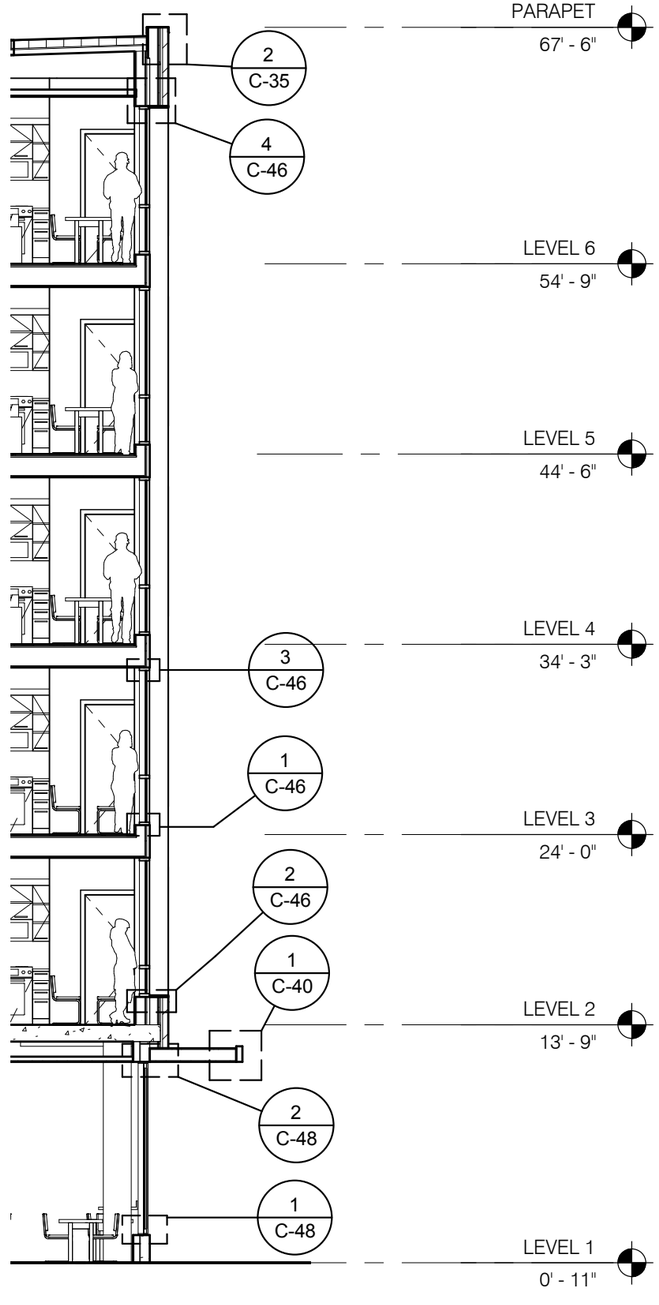
1 / C-32 WALL SECTION

ENLARGED ELEVATION AND SECTION

EXHIBIT C-32



2 C-33 ENLARGED ELEVATION @ RETAIL



1 C-33 WALL SECTION

ENLARGED ELEVATION AND SECTION

HOYT20 APARTMENTS

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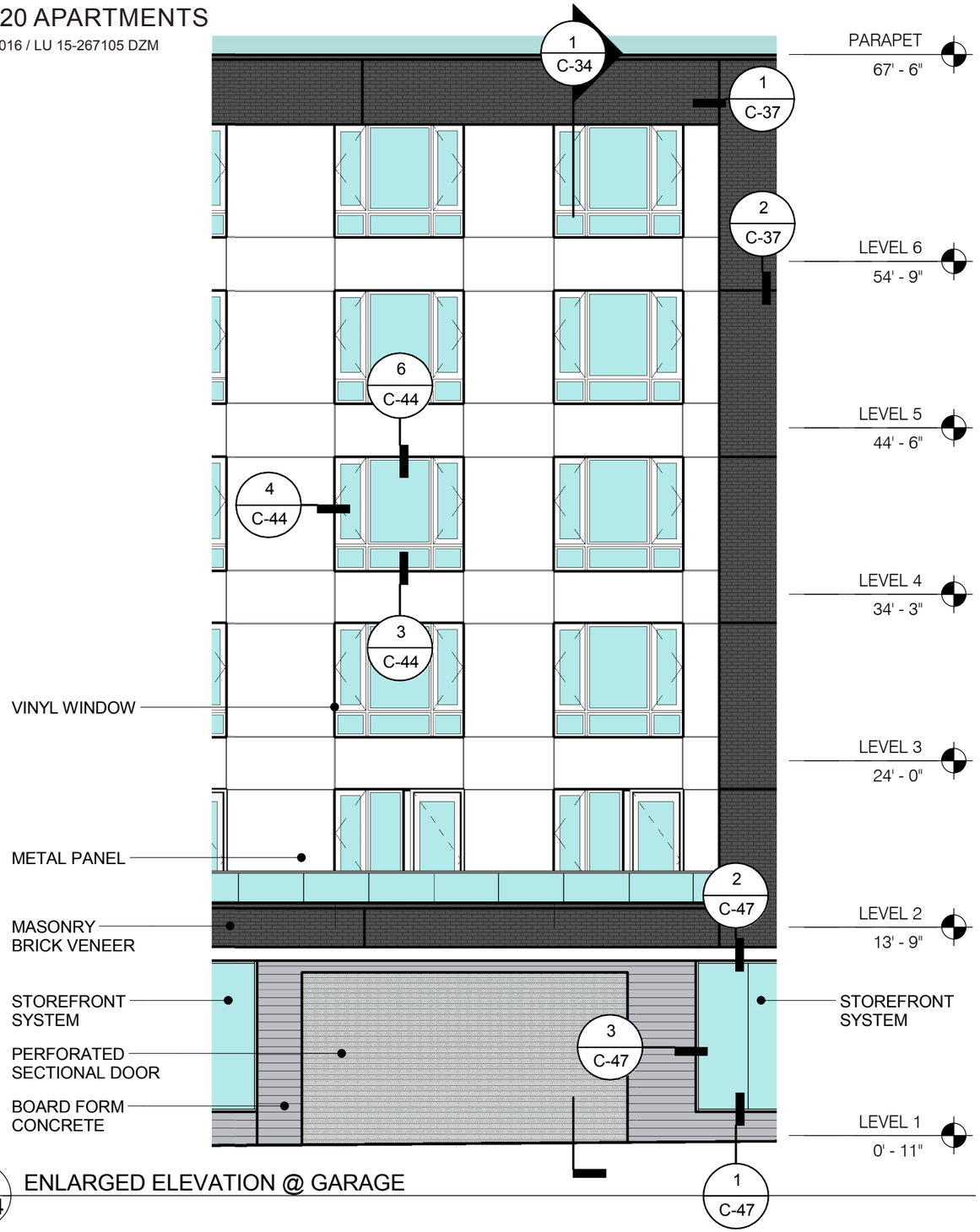
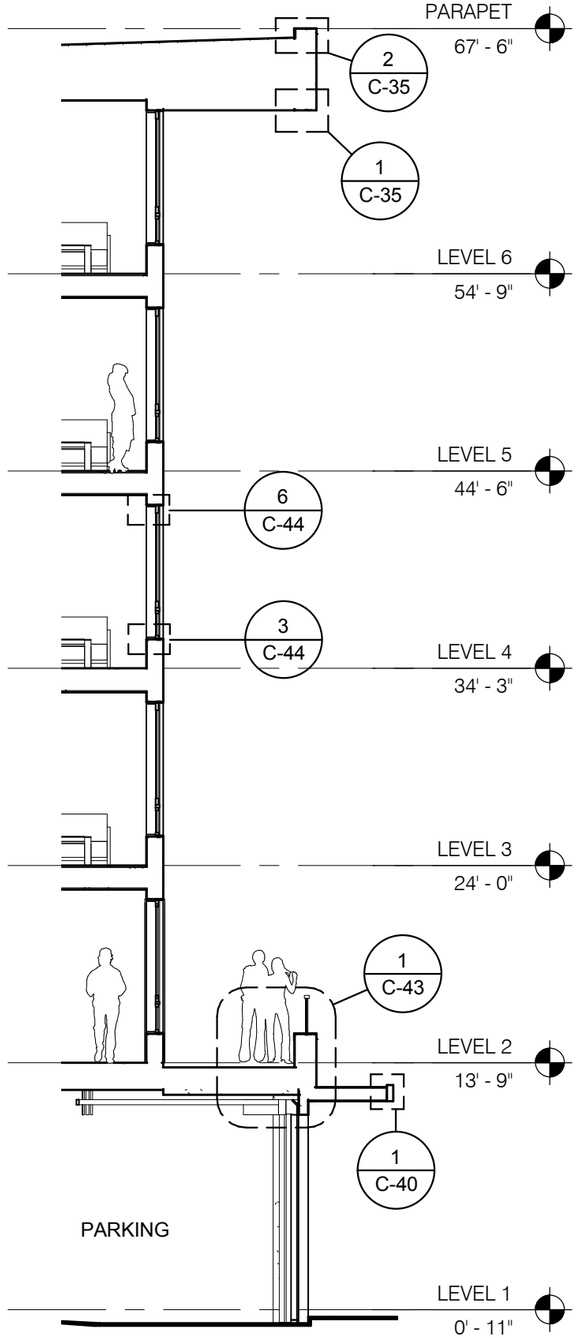


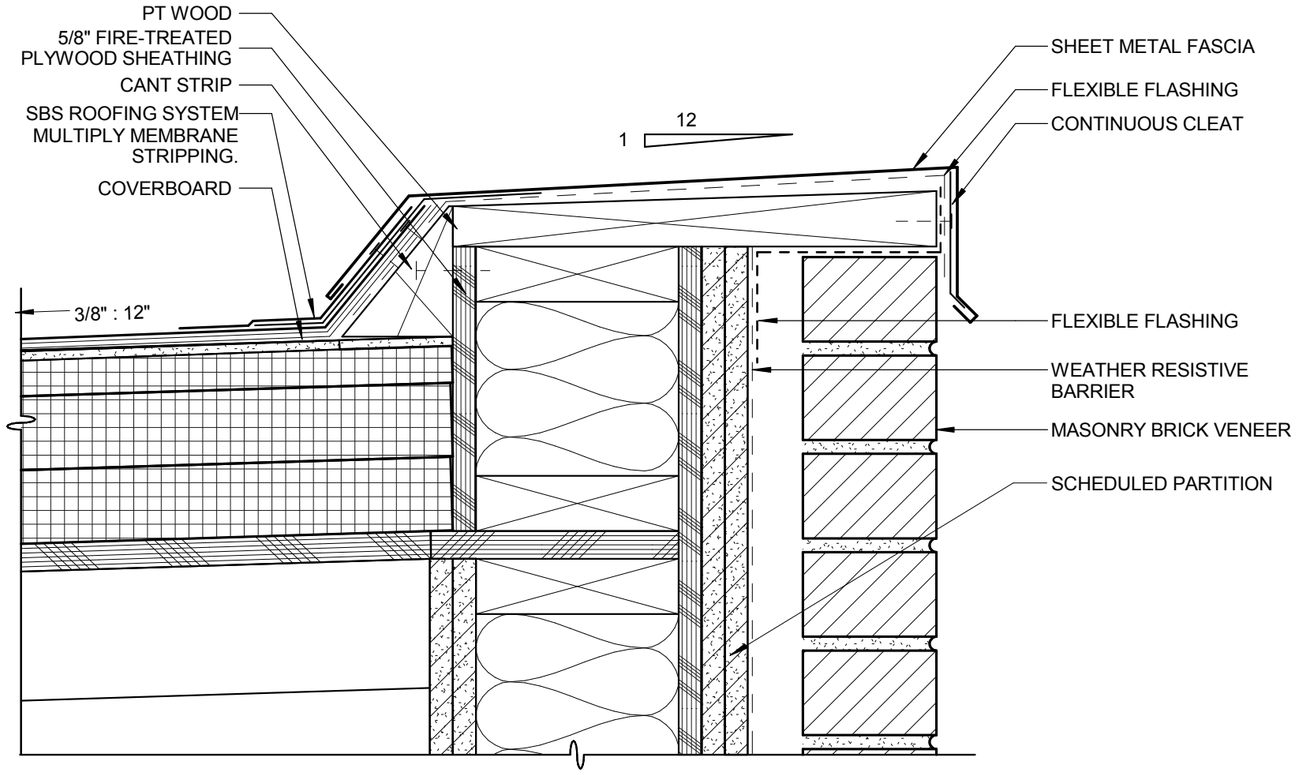
2 / C-34 ENLARGED ELEVATION @ GARAGE



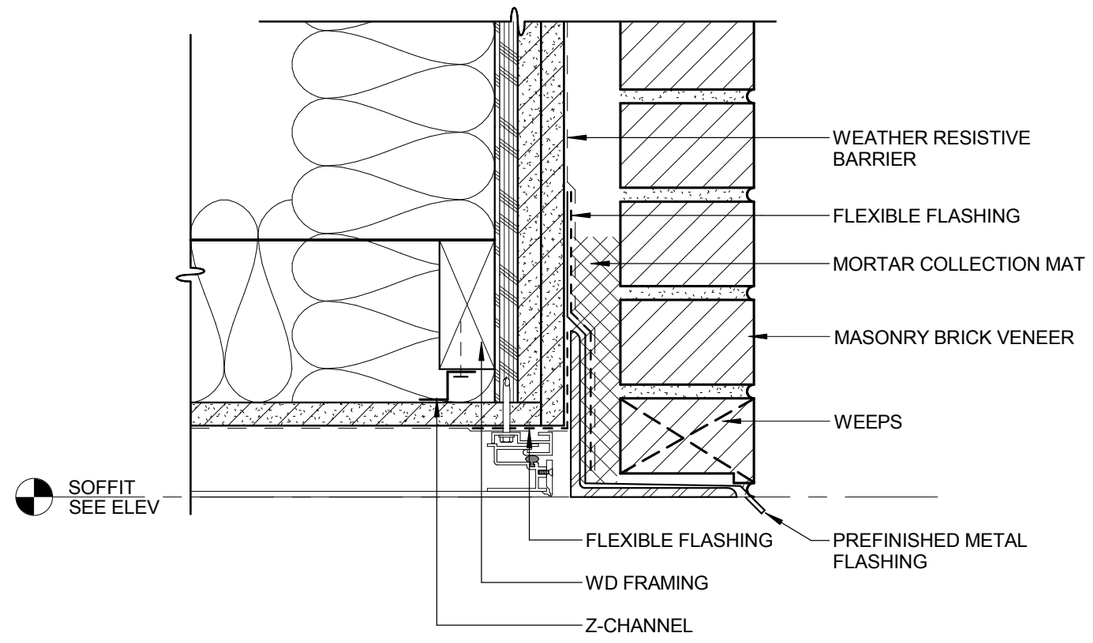
1 / C-34 WALL SECTION @ GARAGE

ENLARGED ELEVATION AND SECTION

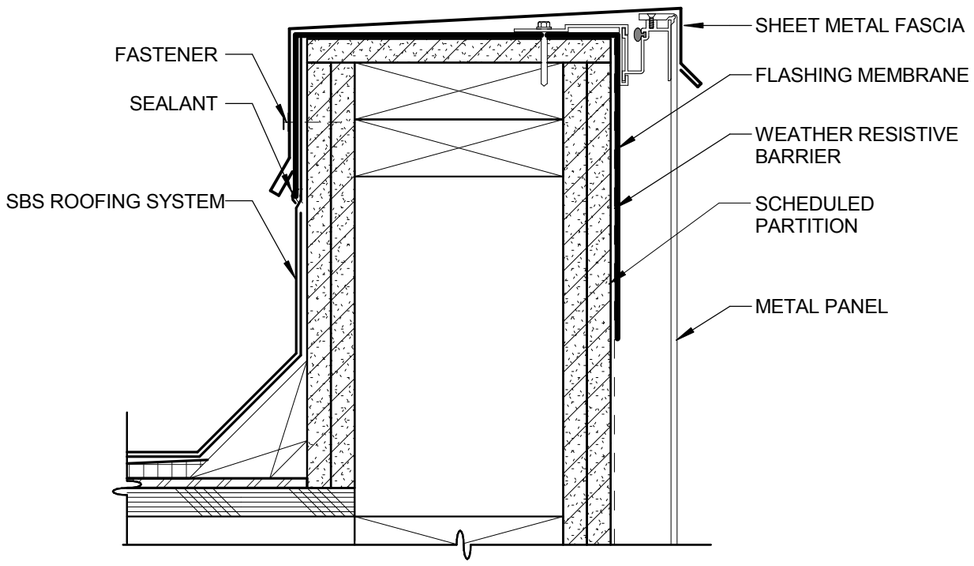
EXHIBIT C-34



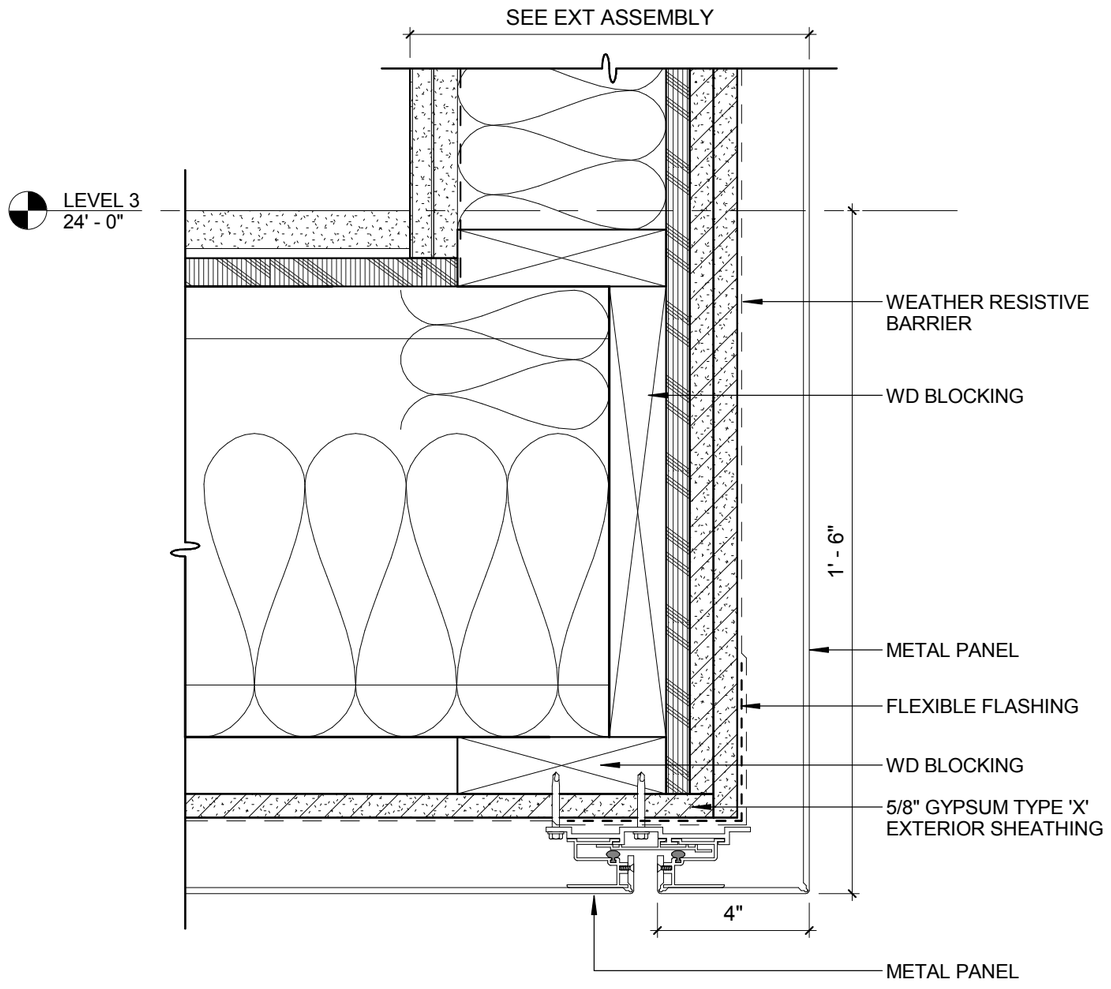
2 C-35 TYPICAL ROOF EDGE
3" = 1'-0"



1 C-35 METAL PANEL SOFFIT @ BRICK
3" = 1'-0"

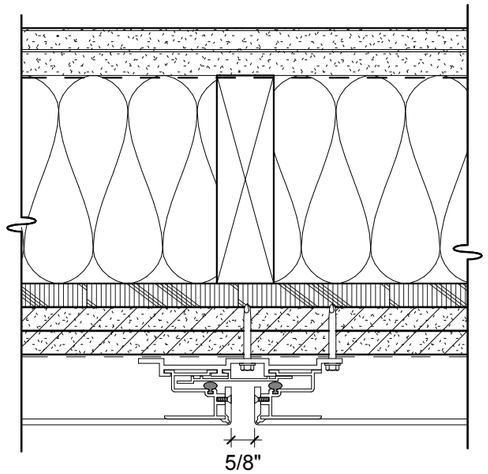


2 C-36 PARAPET @ AMENITY ROOF
3" = 1'-0"

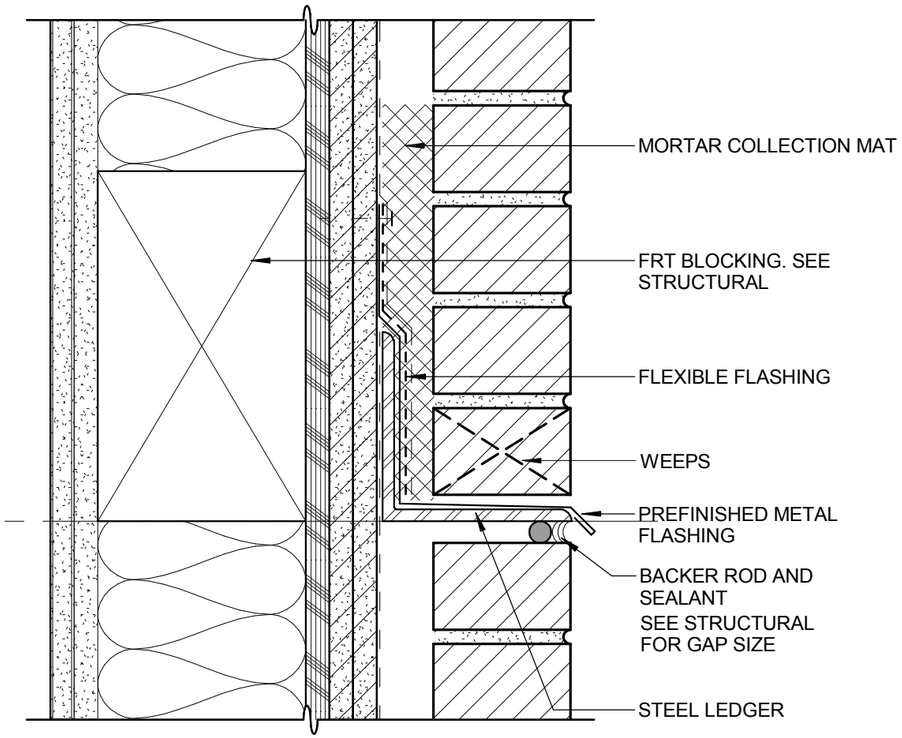


1 C-36 METAL PANEL SOFFIT @ ORIEL
3" = 1'-0"

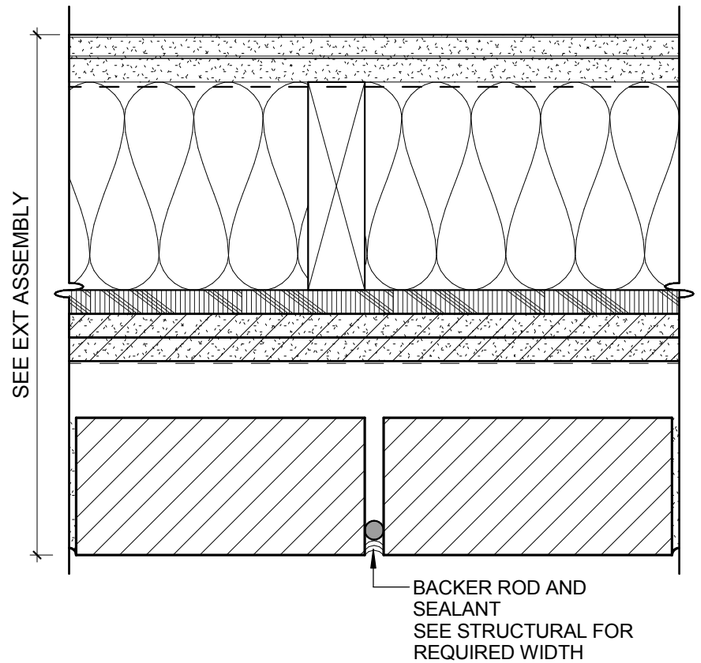
DETAILS - SOFFIT AND PARAPET
EXHIBIT C-36



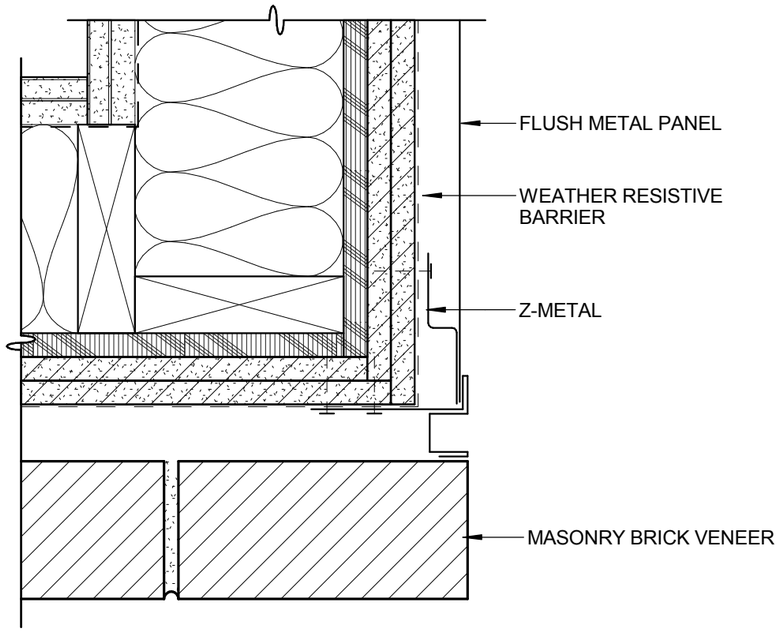
3 C-37 METAL PANEL REVEAL
3" = 1'-0"



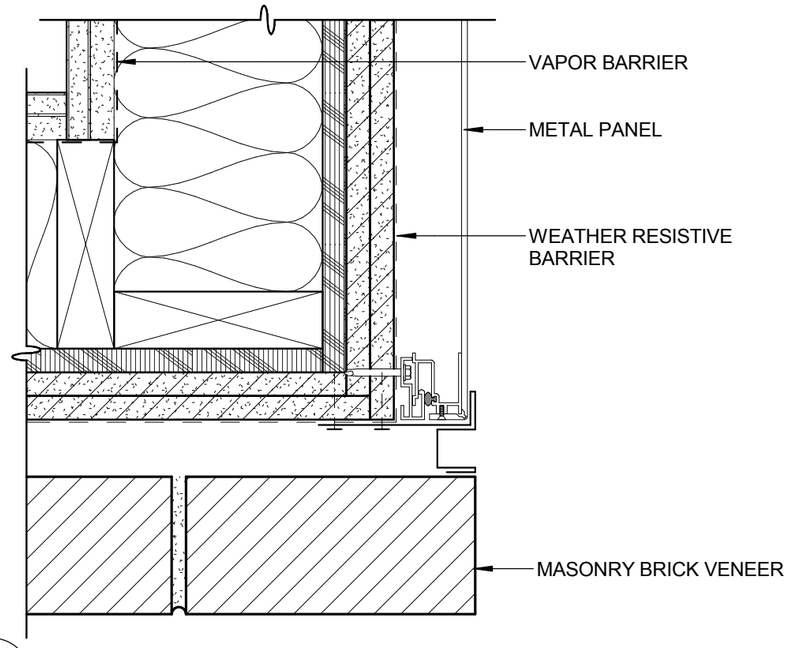
2 C-37 BRICK HORIZONTAL EXPANSION JOINT
3" = 1'-0"



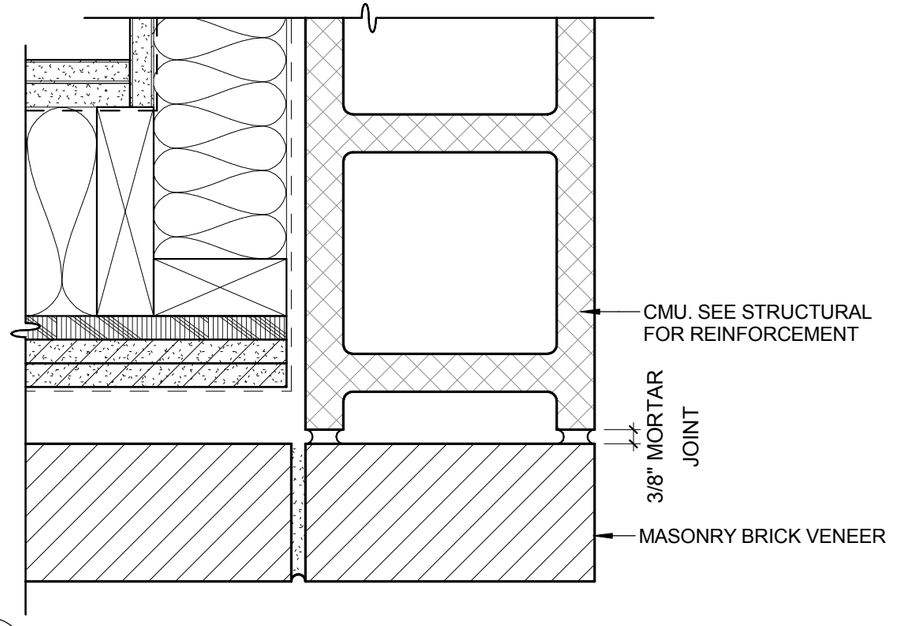
1 C-37 BRICK VERTICAL EXPANSION JOINT
3" = 1'-0"



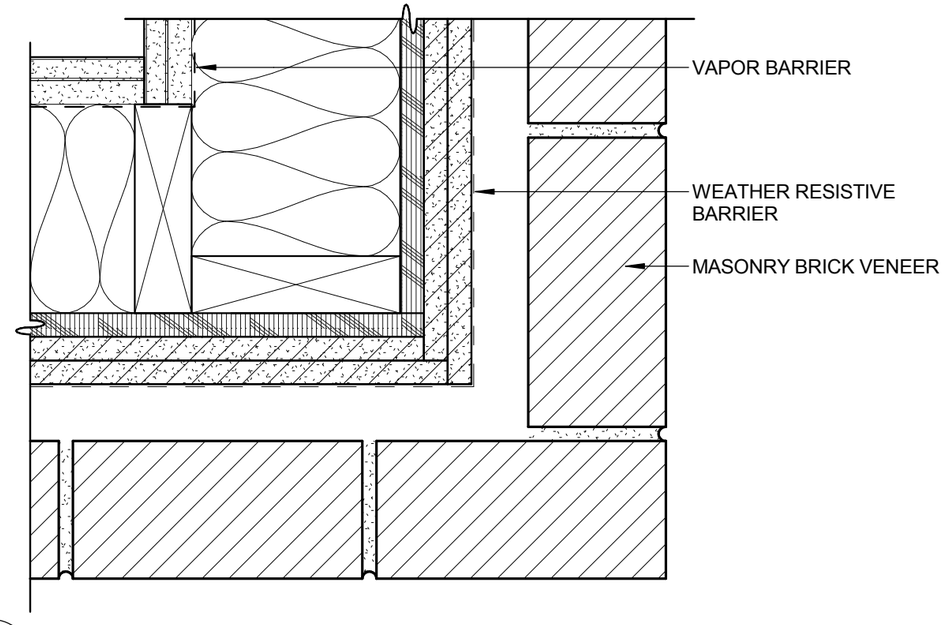
4 C-38 EXTERIOR CORNER @ BRICK/FLUSH METAL PANEL
3" = 1'-0"



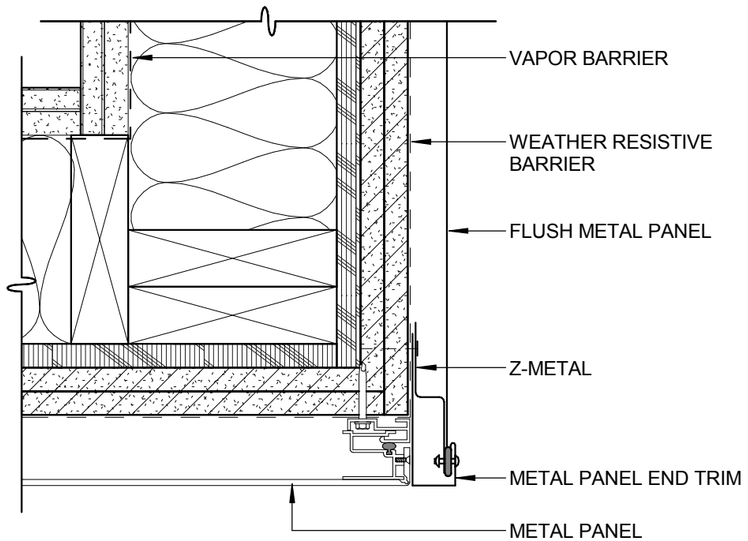
3 C-38 EXTERIOR CORNER @ BRICK/METAL PANEL
3" = 1'-0"



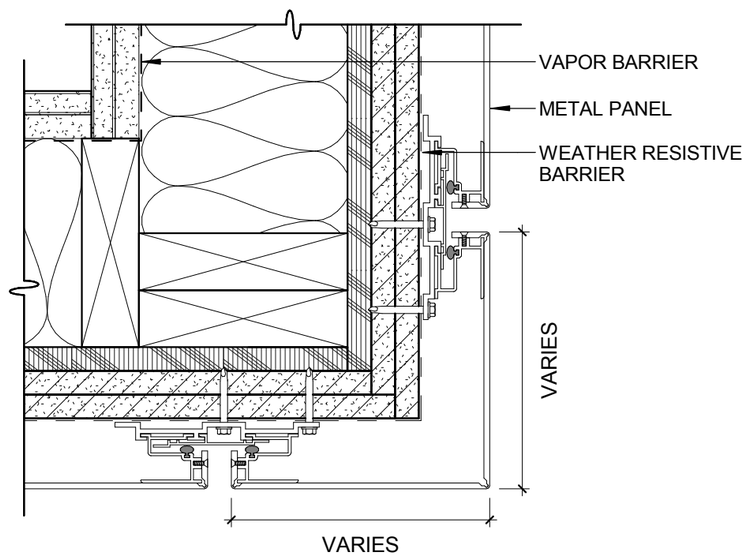
2 C-38 EXTERIOR CORNER @ BRICK/CMU
3" = 1'-0"



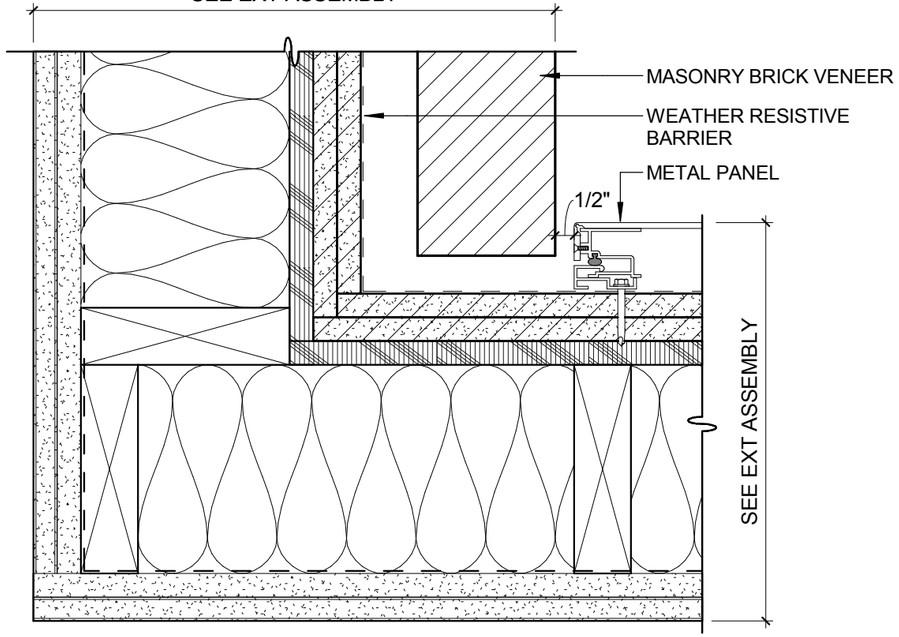
1 C-38 EXTERIOR CORNER @ BRICK
3" = 1'-0"



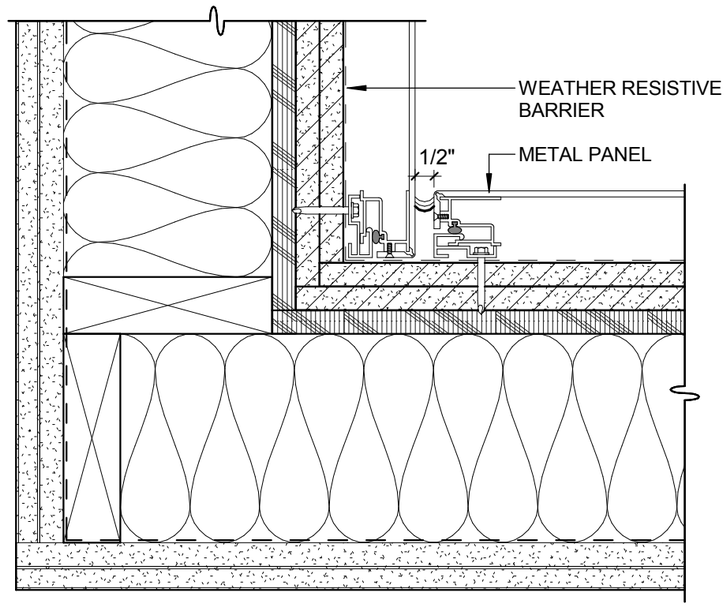
4 C-39 EXTERIOR CORNER @ METAL PANEL/FLUSH METAL PANEL
3" = 1'-0"



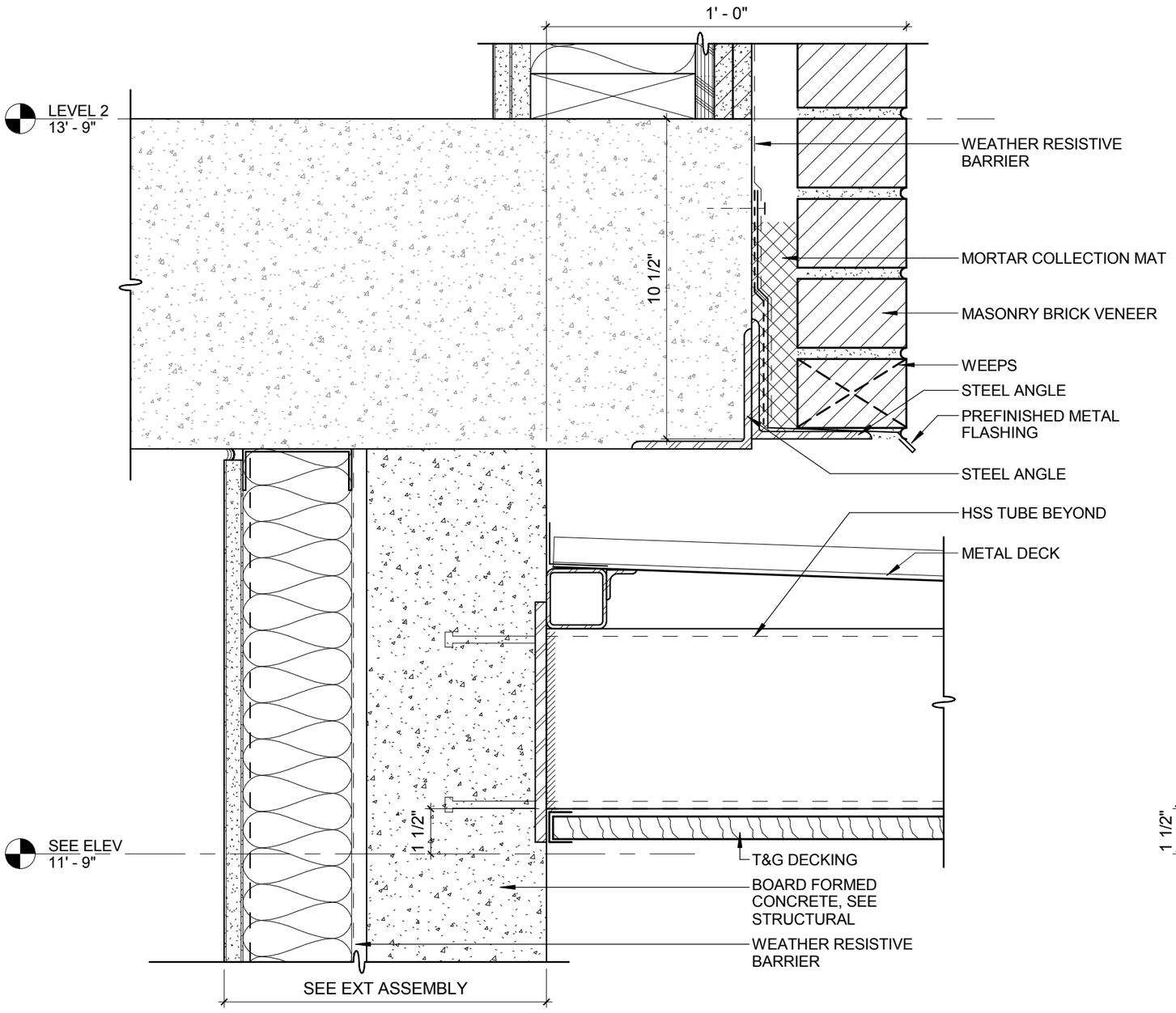
3 C-39 EXTERIOR CORNER @ METAL PANEL
3" = 1'-0"



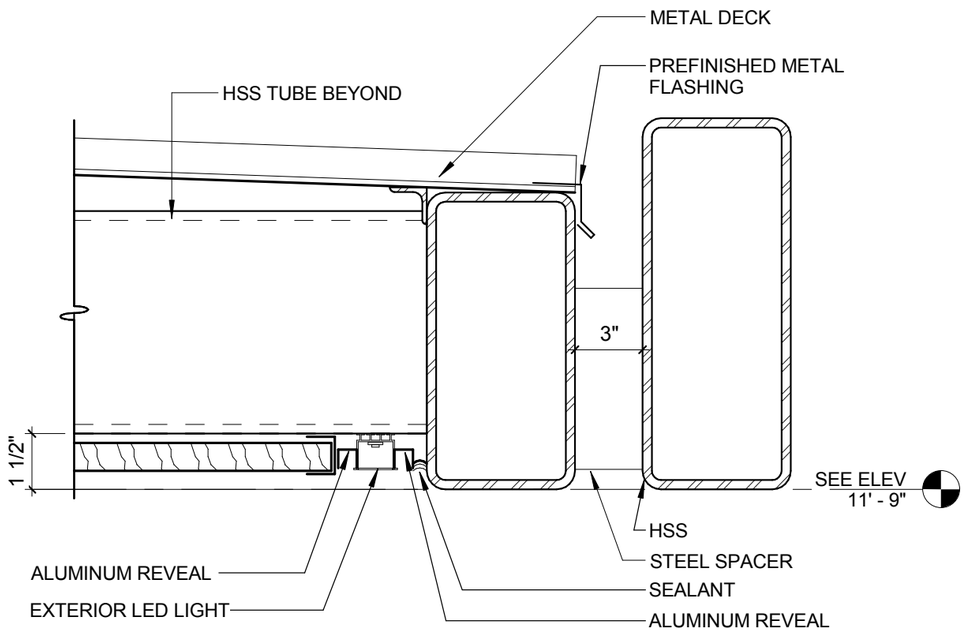
2 C-39 INTERIOR CORNER @ BRICK/METAL PANEL
3" = 1'-0"



1 C-39 INTERIOR CORNER @ METAL PANEL
3" = 1'-0"

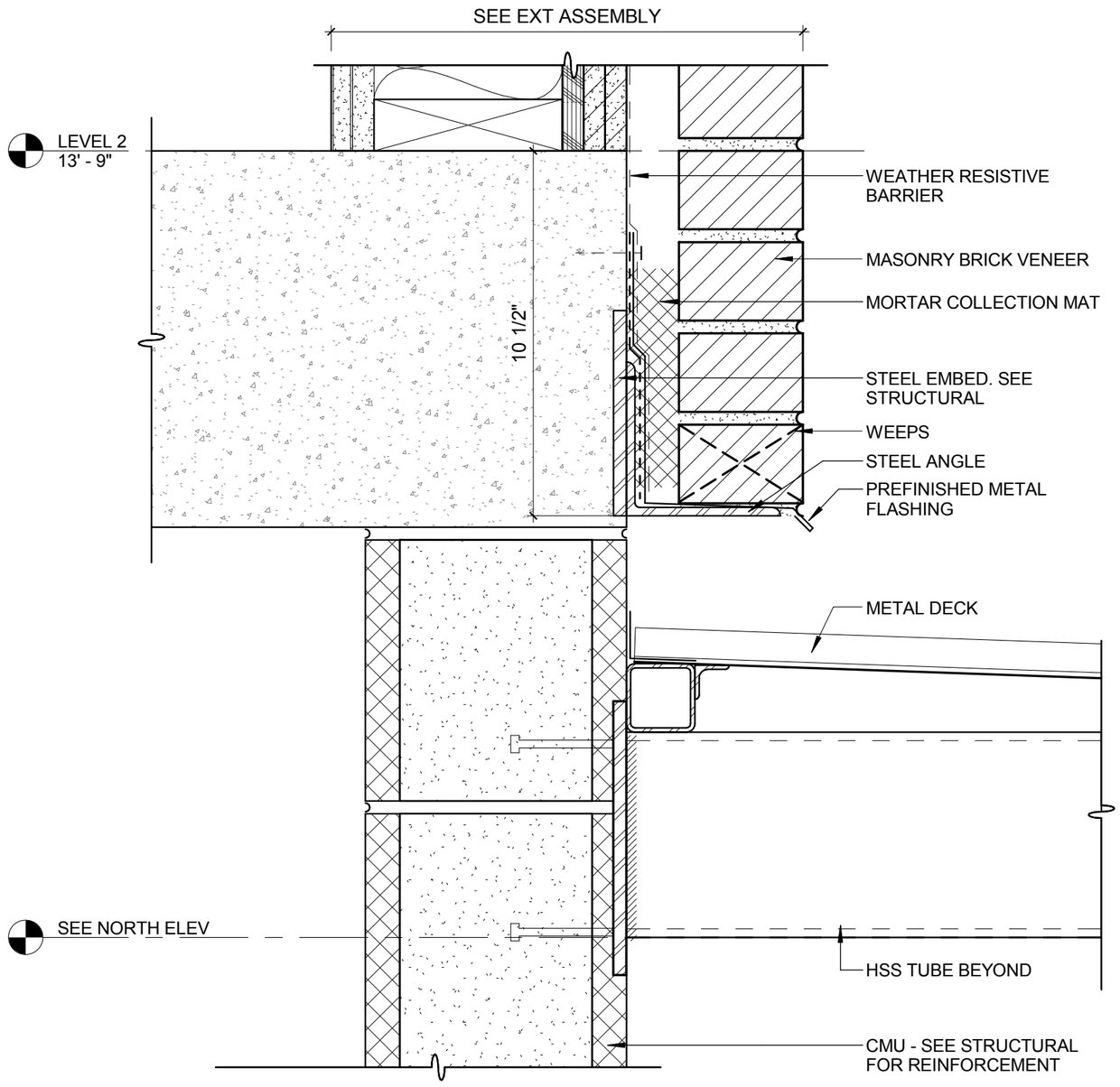


2 / C-40 BRICK @ CANOPY
3" = 1'-0"

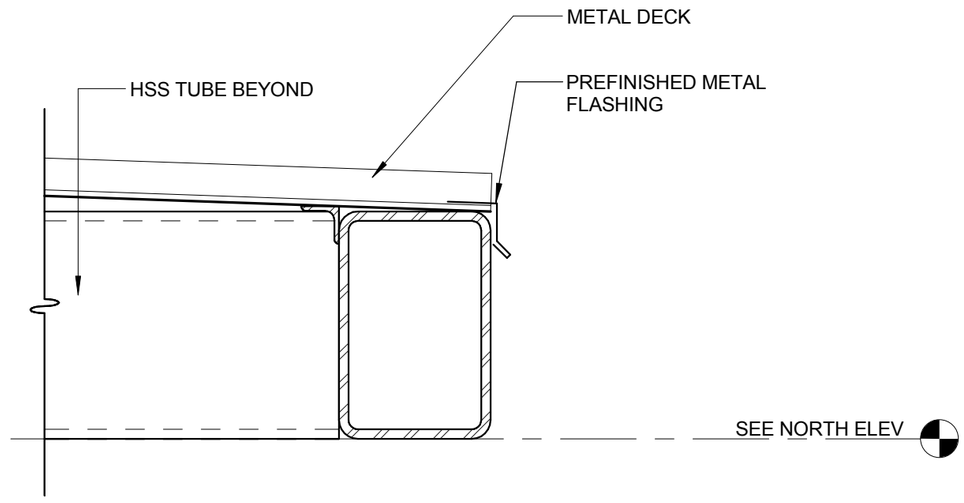


1 / C-40 CANOPY EDGE DETAIL
3" = 1'-0"

ENTRANCE OFF NE 20TH AVE

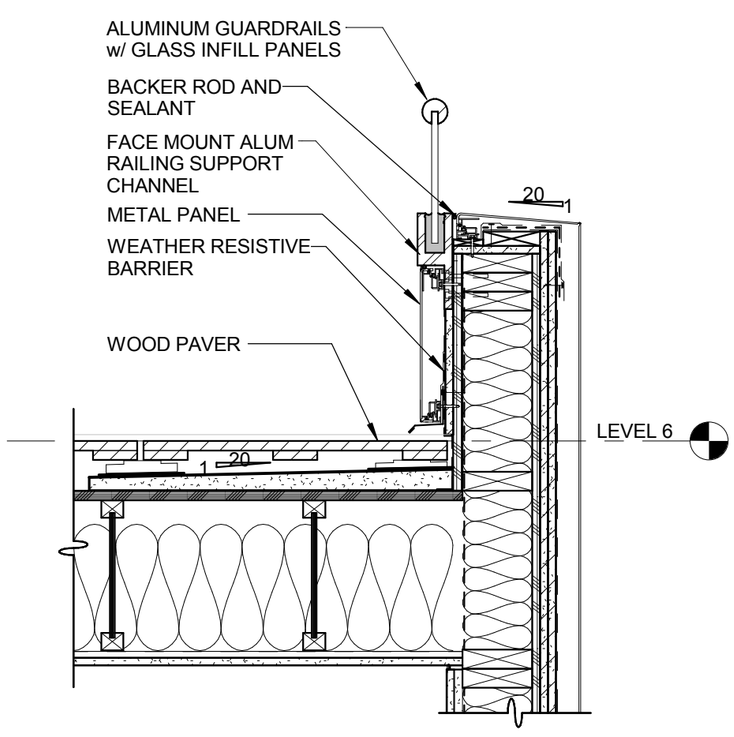


2 C-42 BRICK @ BIKE CANOPY
3" = 1'-0"

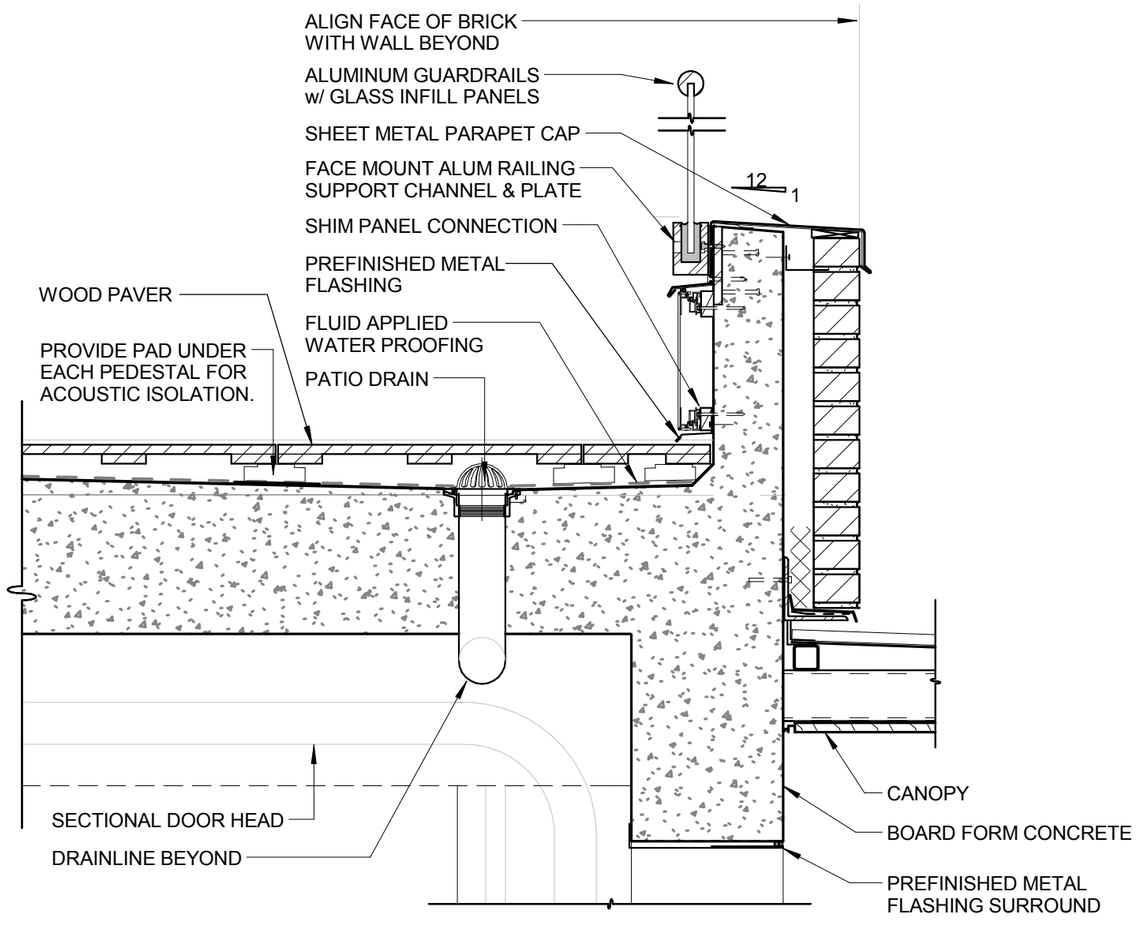


1 C-42 BIKE CANOPY EDGE DETAIL
3" = 1'-0"

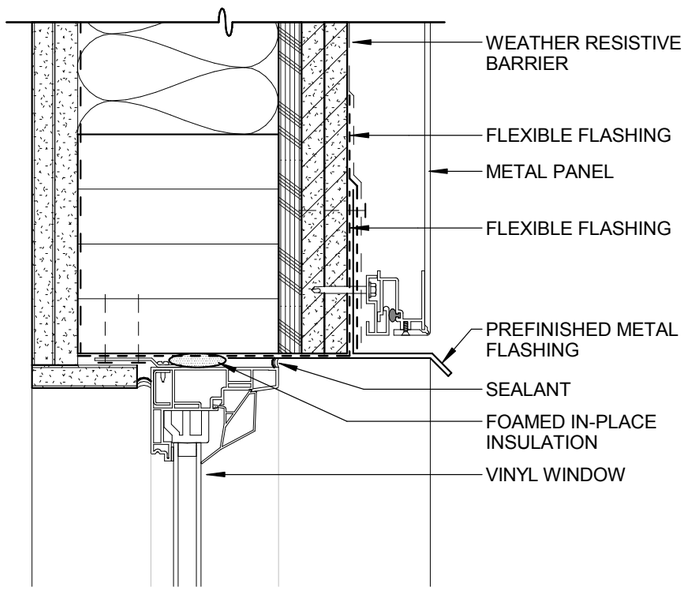
DETAILS - CANOPIES
EXHIBIT C-42



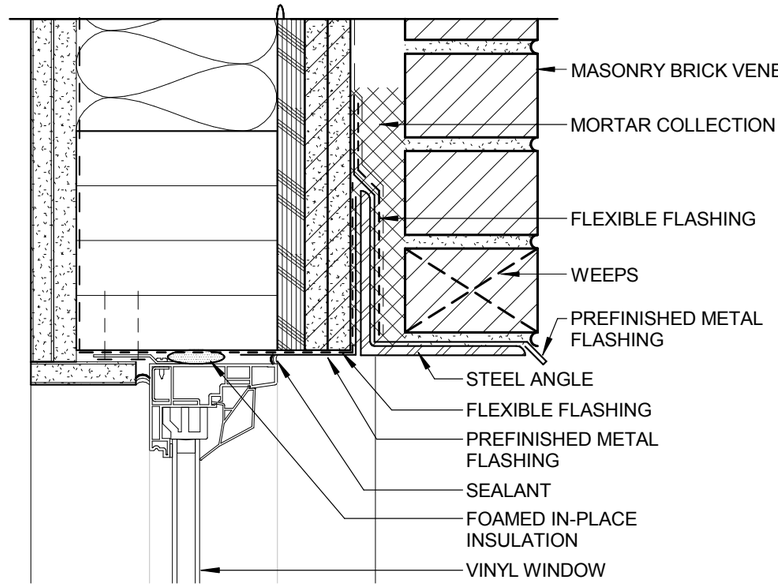
2 C-43 AMENITY DECK RAILING
1" = 1'-0"



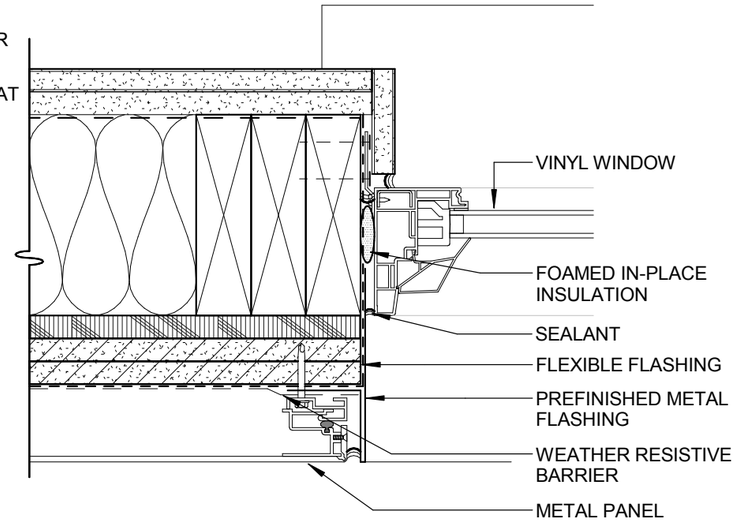
1 C-43 RESIDENTIAL PATIO RAILING
1" = 1'-0"



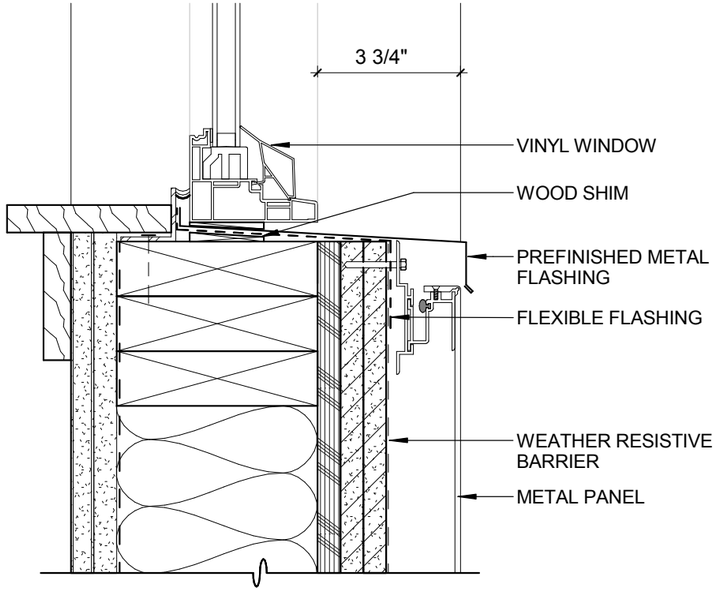
6 C-44 WINDOW HEAD @ METAL PANEL
3" = 1'-0"



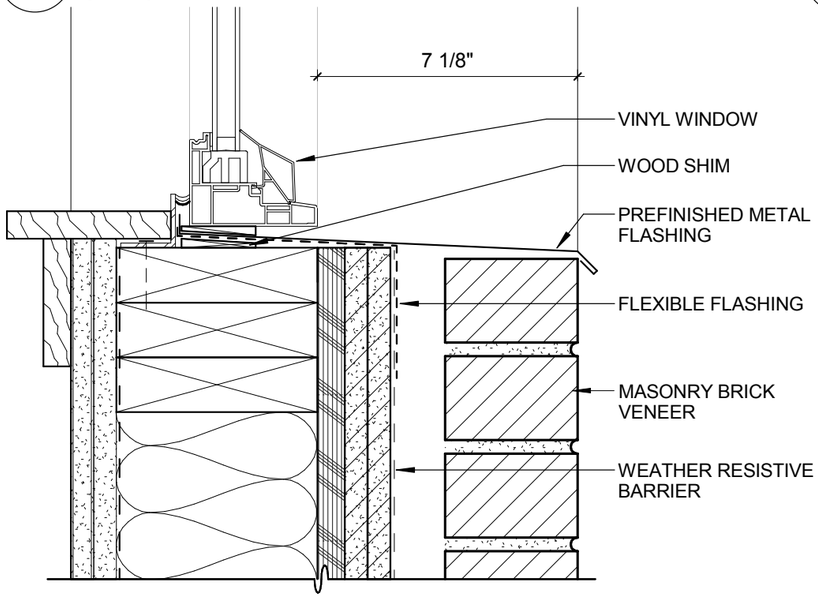
5 C-44 WINDOW HEAD @ BRICK
3" = 1'-0"



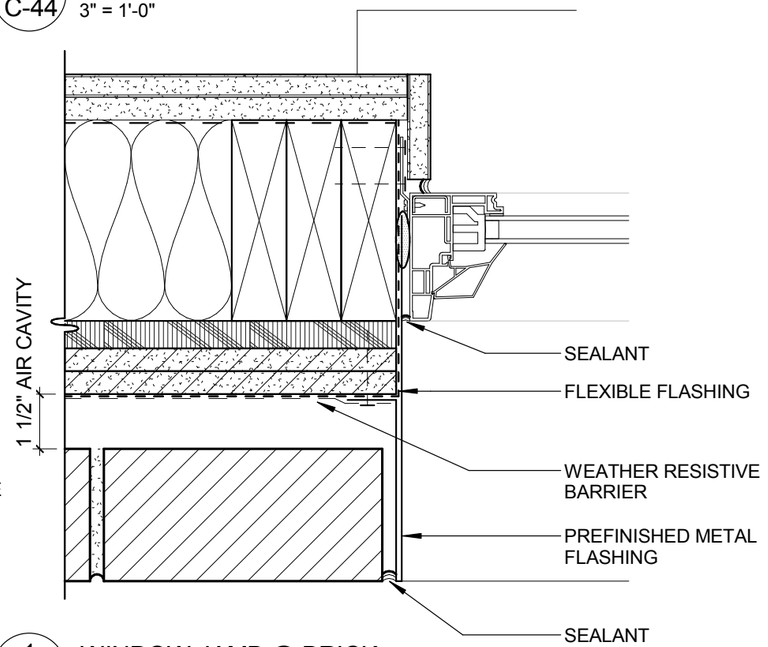
4 C-44 WINDOW JAMB @ METAL PANEL
3" = 1'-0"



3 C-44 WINDOW SILL @ METAL PANEL
3" = 1'-0"



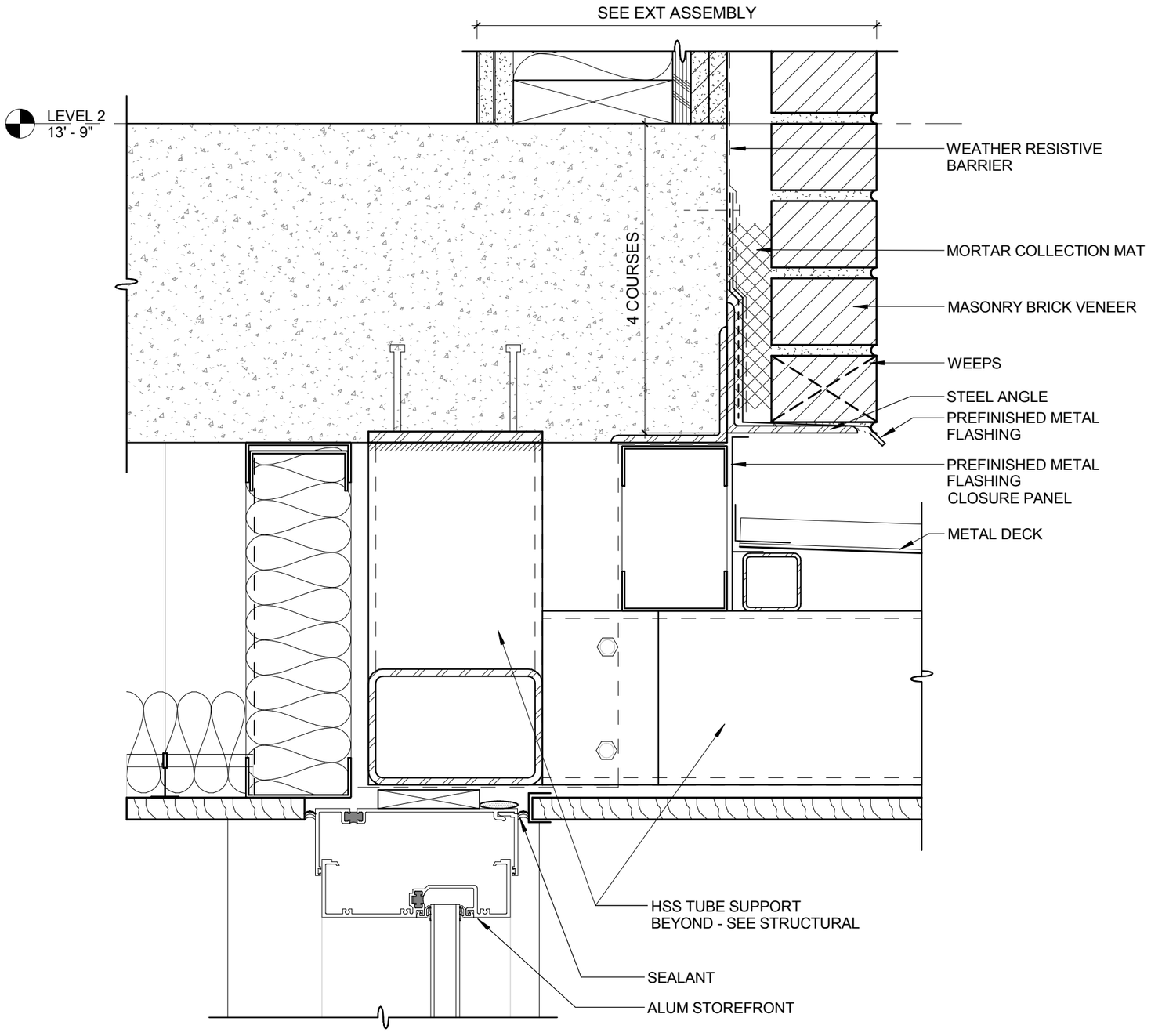
2 C-44 WINDOW SILL @ BRICK
3" = 1'-0"



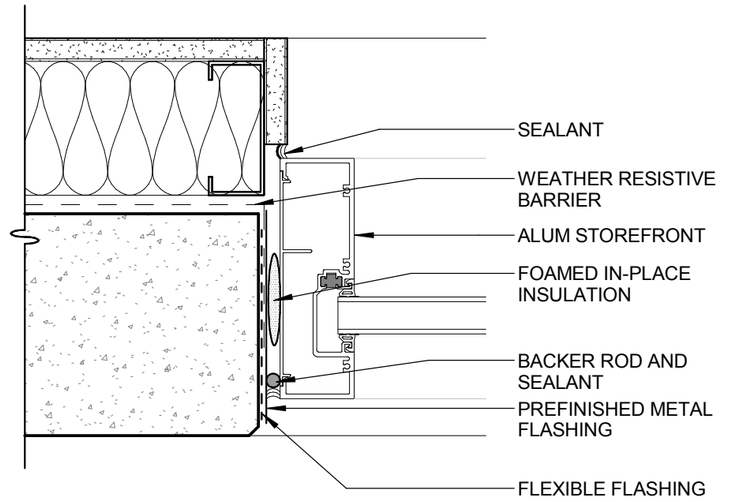
1 C-44 WINDOW JAMB @ BRICK
3" = 1'-0"

DETAILS - WINDOWS

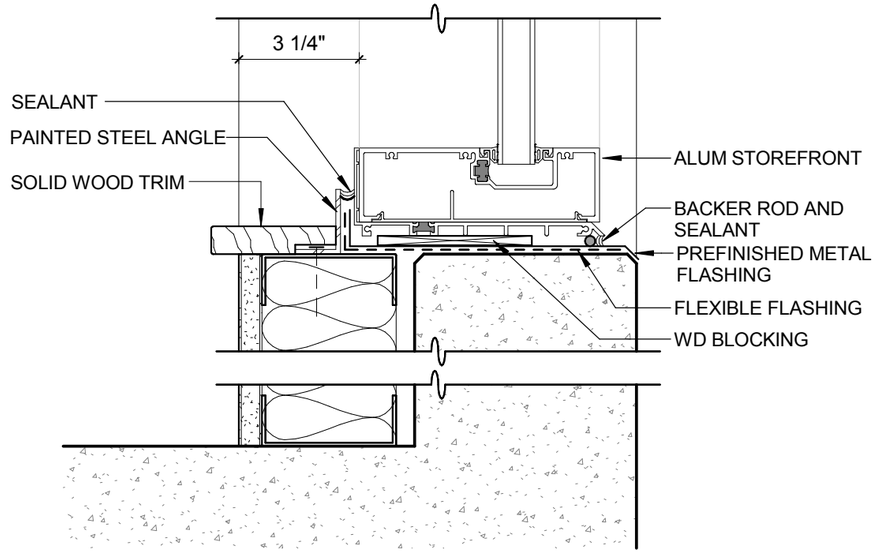
EXHIBIT C-44



2 / C-45 STOREFRONT HEAD @ CANOPY
3" = 1'-0"

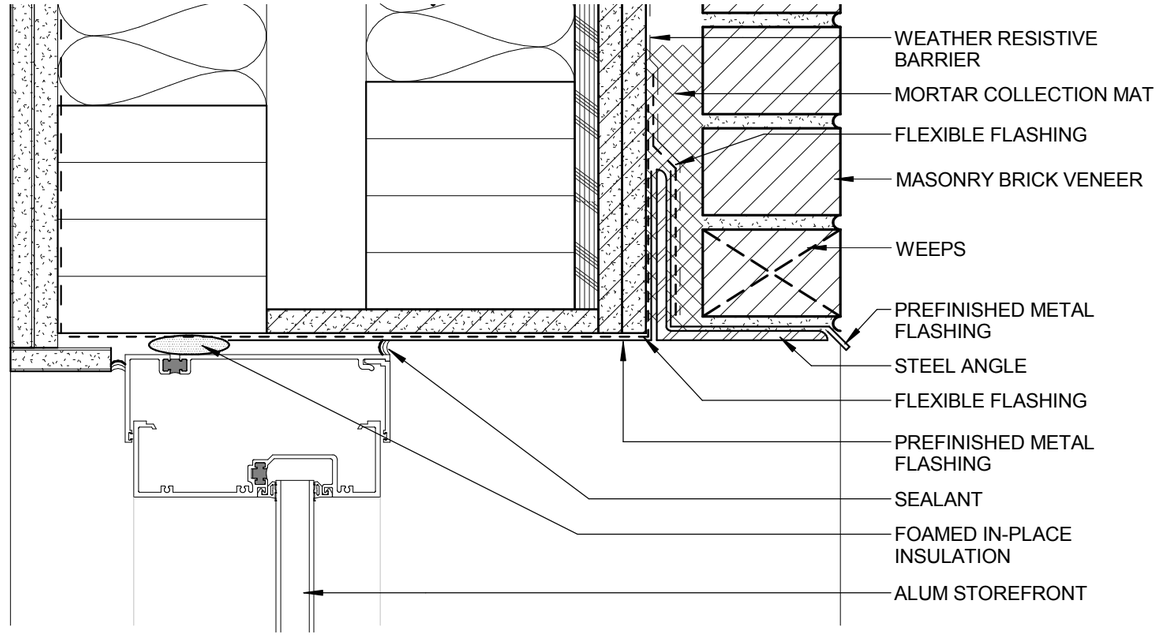


3 / C-45 STOREFRONT JAMB @ CONCRETE
3" = 1'-0"

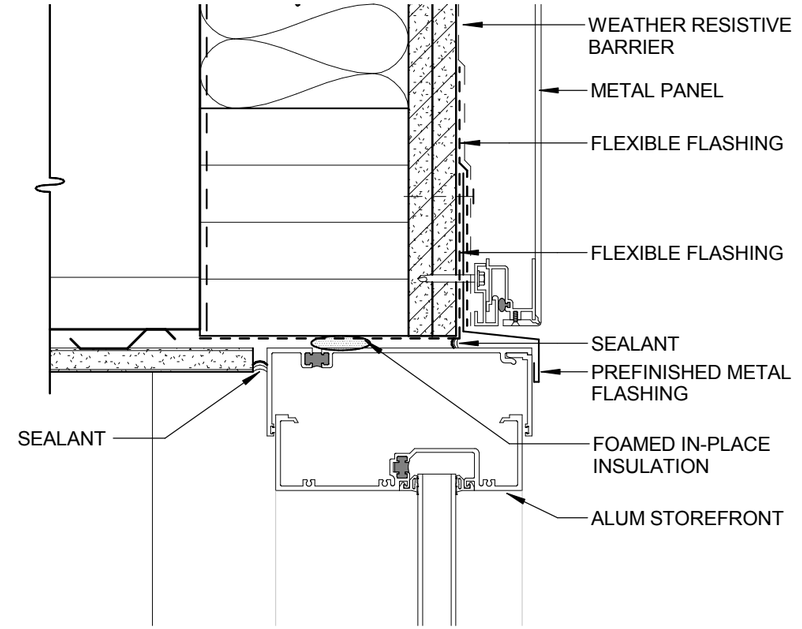


1 / C-45 STOREFRONT SILL @ CURB
3" = 1'-0"

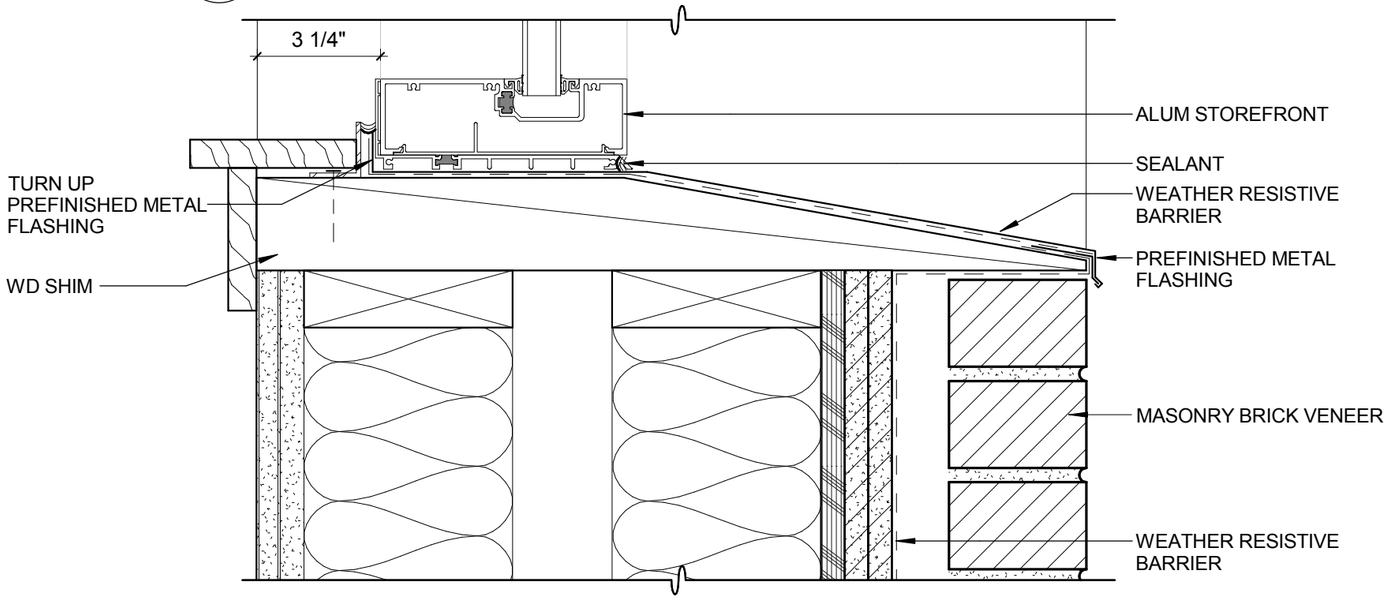
DETAILS - STOREFRONT



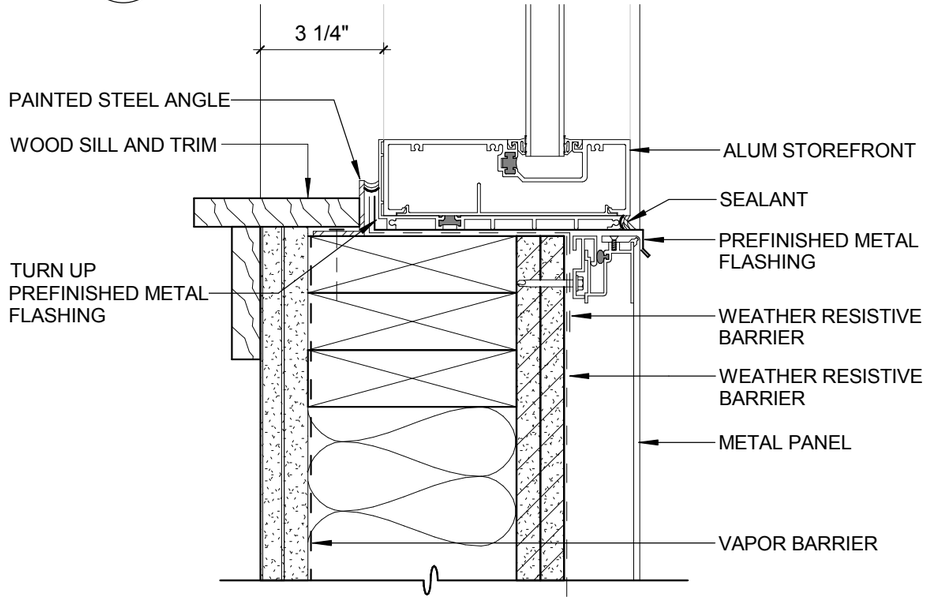
4 C-46 STOREFRONT HEAD @ BRICK
3" = 1'-0"



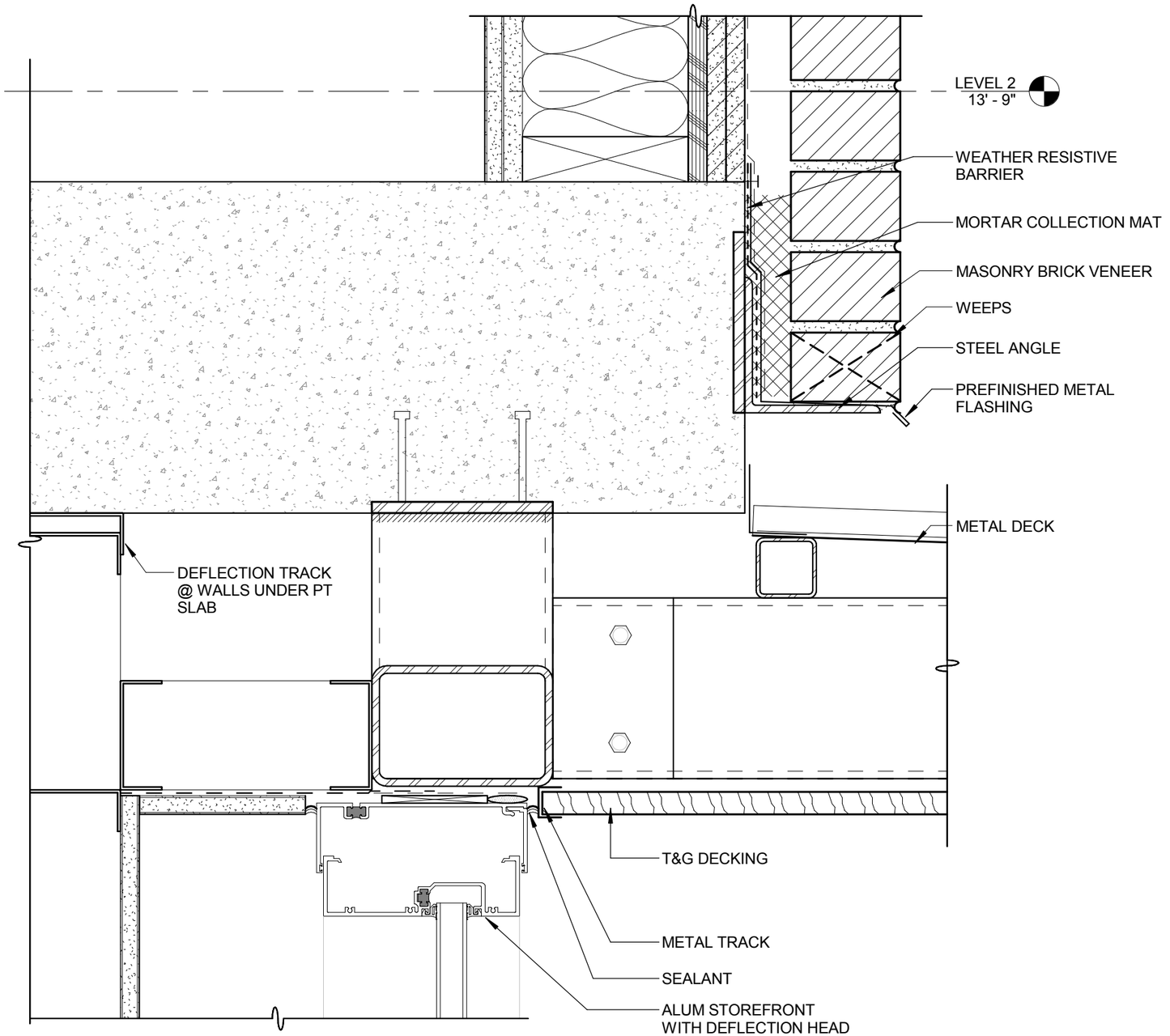
3 C-46 STOREFRONT HEAD @ METAL PANEL
3" = 1'-0"



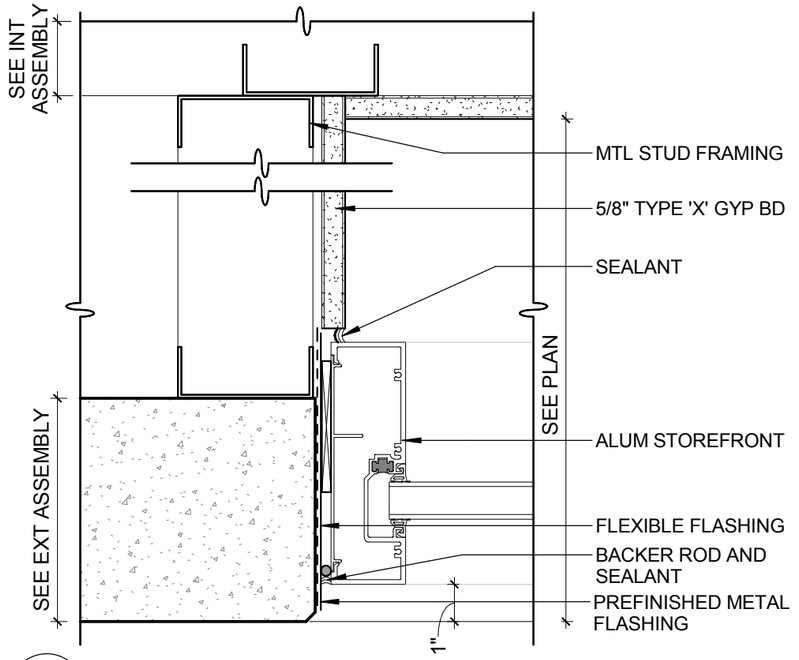
2 C-46 STOREFRONT SILL @ BRICK
3" = 1'-0"



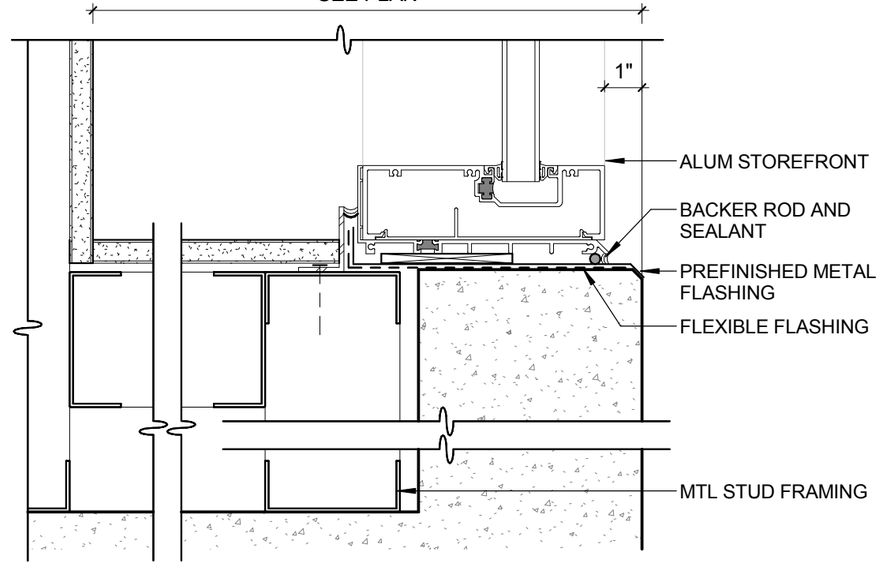
1 C-46 STOREFRONT SILL @ METAL PANEL
3" = 1'-0"



2 C-47 DISPLAY CASE HEAD
3" = 1'-0"

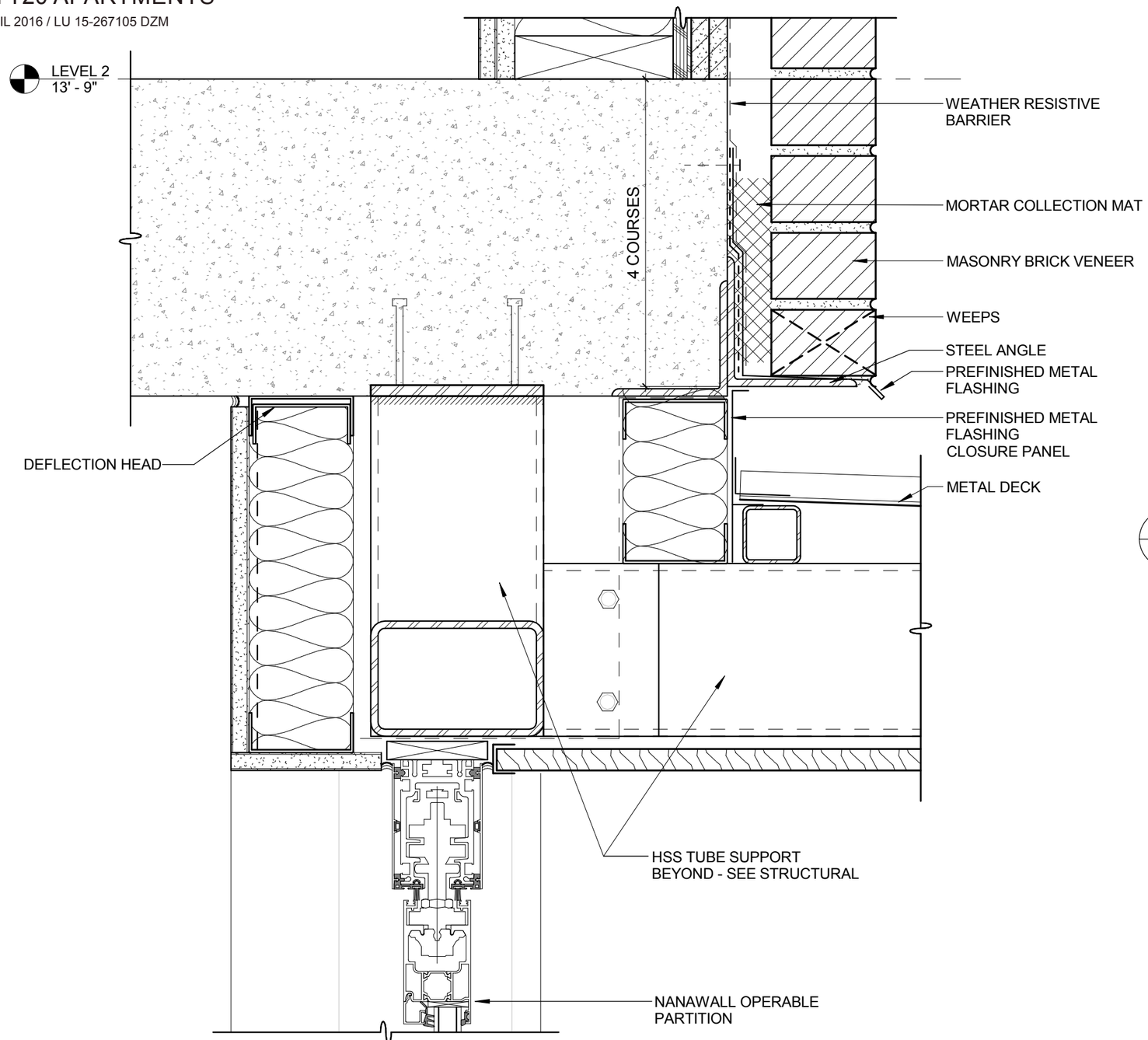


3 C-47 DISPLAY CASE JAMB
3" = 1'-0"

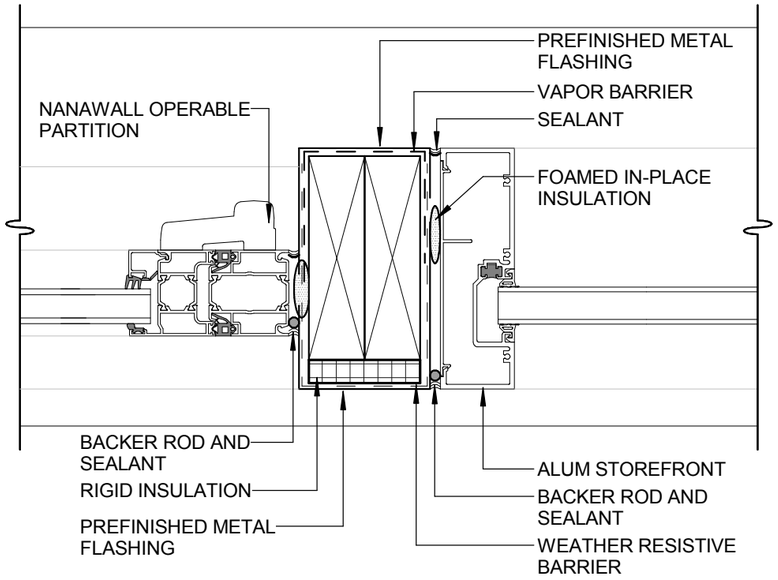


1 C-47 DISPLAY CASE SILL
3" = 1'-0"

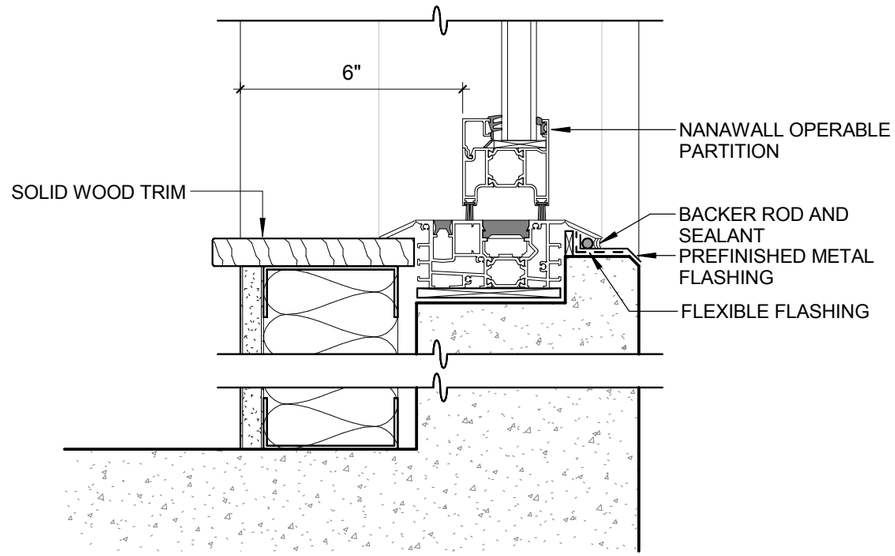
DETAILS - DISPLAY CASE



2 / C-48 NANAWALL HEAD @ CANOPY
3" = 1'-0"

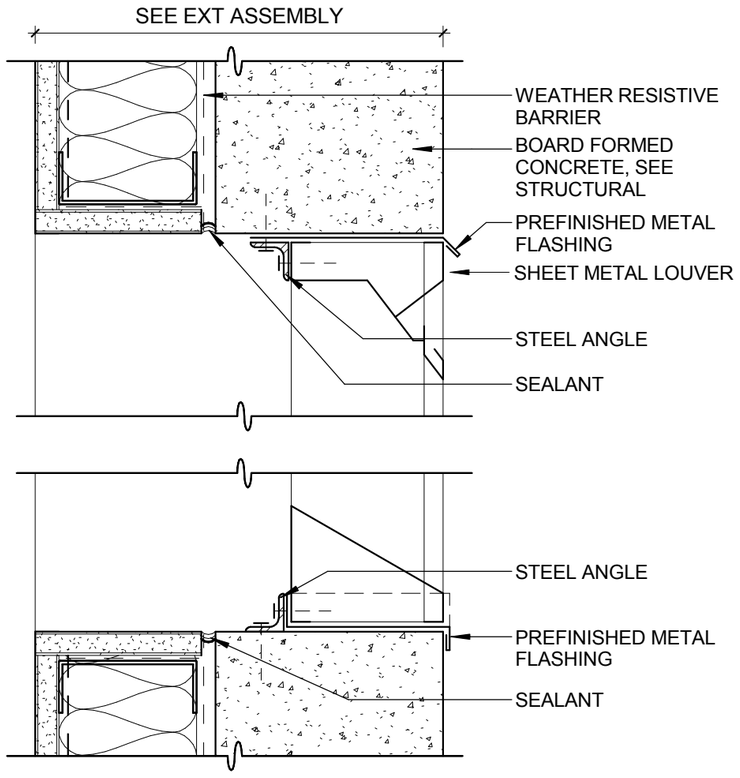


3 / C-48 NANAWALL JAMB @ STOREFRONT
3" = 1'-0"

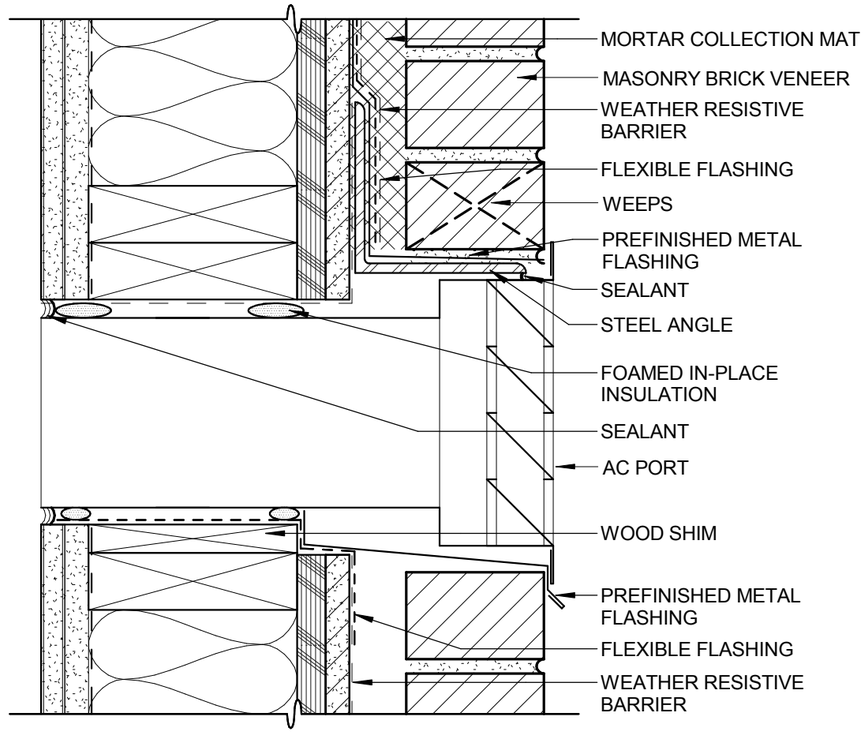


1 / C-48 NANAWALL SILL @ CURB
3" = 1'-0"

DETAILS - NANAWALL



2 C-49 LOUVER @ CONCRETE
3" = 1'-0"



1 C-49 AC PORT @ BRICK
3" = 1'-0"

HOYT20 APARTMENTS

21 APRIL 2016 / LU 15-267105 DZM

SW CORNER STREET VIEW

HOYT20 APARTMENTS

21 APRIL 2016 / LU 15-267105 DZM

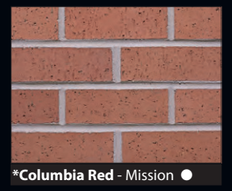
APPENDIX

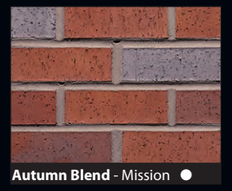
EXHIBIT C-52

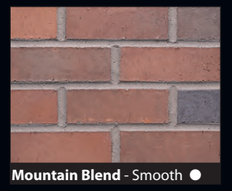
APPENDIX

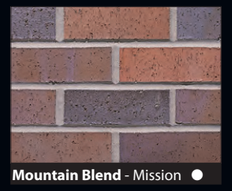
Brick Color Selections*

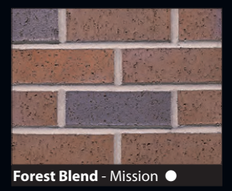
* Not all colors shown here are stocking products—please consult a sales representative for color, texture, size and shape availability.


***Columbia Red** - Mission ●

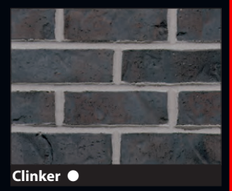

Autumn Blend - Mission ●


Mountain Blend - Smooth ●


Mountain Blend - Mission ●


Forest Blend - Mission ●


Ruby Red - Mission ●


Clinker ●


***Coal Creek** - Mission ●


Ashland ●


Cascade Spice ●


Vancouver Used ●

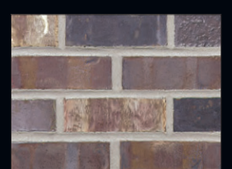

Mutual Used ●

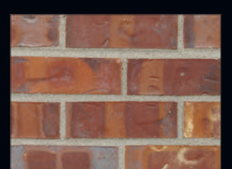

Homestead Used ●


Cedar Creek ●


Madrona Springs ●


Pacific Handmold ●


Covington ●


Sheffield ●


Windsor ●

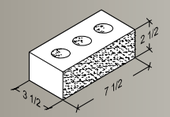
www.mutualmaterials.com

Additional production time should be allowed. These color photographs show the general appearance of color and texture ranges. The actual product shipped is not guaranteed to duplicate each shade and texture shown here. Final color/texture selections should be made from actual samples.

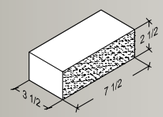
Common Shapes

Sizes are in inches. Not all sizes shown are available as stocking products, additional production time should be taken into account. Consult your Sales Rep. for scheduling.

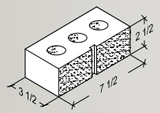
STANDARD



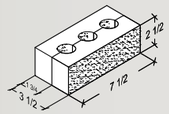
3 1/2 x 2 1/2 x 7 1/2
Stretcher



3 1/2 x 2 1/2 x 7 1/2
Solid

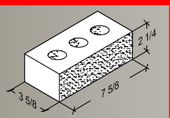


3 1/2 x 2 1/2 x 7 1/2
1-Score
(Available in 2 & 3-Score.)

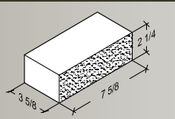


3 1/2 x 2 1/2 x 7 1/2
Scored for Soap

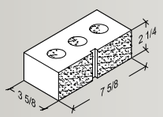
MODULAR



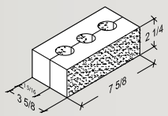
3 5/8 x 2 1/4 x 7 5/8
Stretcher



3 5/8 x 2 1/4 x 7 5/8
Solid

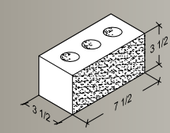


3 5/8 x 2 1/4 x 7 5/8
1-Score
(Available in 2 & 3-Score.)

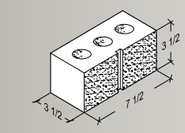


3 5/8 x 2 1/4 x 7 5/8
Scored for Soap

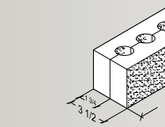
4-4-8



3 1/2 x 3 1/2 x 7 1/2
Stretcher
(Available in 5/8" dimensions in selected colors.)

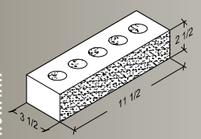


3 1/2 x 3 1/2 x 7 1/2
1-Score

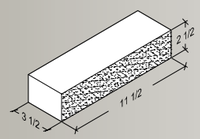


3 1/2 x 3 1/2 x 7 1/2
Scored for Soap
(Available in 2 & 3-Score.)

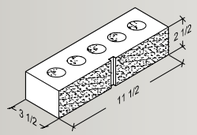
NORMAN



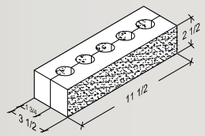
3 1/2 x 2 1/2 x 11 1/2
Stretcher



3 1/2 x 2 1/2 x 11 1/2
Solid

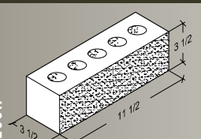


3 1/2 x 2 1/2 x 11 1/2
1-Score
(Available in 2 & 3-Score.)

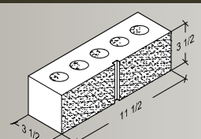


3 1/2 x 2 1/2 x 11 1/2
Scored for Soap

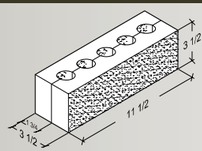
ECON



3 1/2 x 3 1/2 x 11 1/2
Stretcher
Available in 5/8" dimensions in selected colors.



3 1/2 x 3 1/2 x 11 1/2
1-Score
(Available in 2 & 3-Score.)



3 1/2 x 3 1/2 x 11 1/2
Scored for Soap

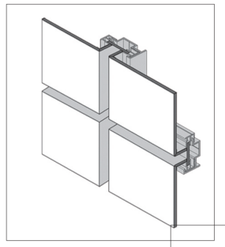
www.mutualmaterials.com

ALPOLIC®/fr MATERIALS

MITSUBISHI PLASTICS COMPOSITES AMERICA, INC.

fr architectural – solid

ALPOLIC®/fr architectural Solid color aluminum composite materials are manufactured with a mineral filled fire resistant core and a 2-coat fluorocarbon paint finish. Distinctive classic of the industry, they are stocked for immediate shipment.



CONSTRUCTION INFORMATION

PROJECT: Georgian Towers

LOCATION: Canada

ARCHITECT: Musson Cattell Mackey Partnership

PRODUCT: ALPOLIC®/fr Bone White

GENERAL INFORMATION

Picture your next project in attractive, clean colors and designs that only our lightweight aluminum composite material (ACM) panels can achieve. They are stocked in two widths – 50 and 62 inches; and two lengths – 146 and 196 inches. These 4mm-thick panels are manufactured to architectural standards with an advanced fire resistant core.

BONE WHITE *4-4BNT-G30*

MIST WHITE *4-4MST-G30*

OYSTER *4-4CRT-G30*

ALUMINUM GREY *4-4AGT-G30*

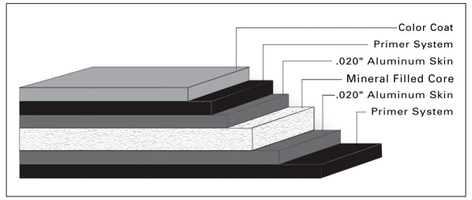
JBR BRONZE *4-4JBR-G30*

ALPOLIC®/fr solid

INTERIOR AND EXTERIOR SURFACING
INTERIOR AND EXTERIOR SIGNAGE

SURFACE TREATMENT

ALPOLIC®/fr architectural Solid color panels are stocked with a FEVE LUMIFLON™ finish, a fluorocarbon paint system that features excellent durability and weathering for architectural needs. A PVDF, Kynar finish is available as a custom request. Available stock architectural solid colors include Bone White, Mist White, Oyster, Aluminum Grey, BGY Grey, and JBR Bronze.



STANDARD PANEL SIZE

Standard stock widths are 50" (1270mm) and 62" (1575mm) and lengths of 146" (3708mm) and 196" (4978mm). Panels are stocked in 4mm thickness. Standard crate is 30 pieces. Custom lengths and thickness available. Please contact ALPOLIC Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color:	DE 1.0 max from standard
Gloss:	Nominal +/-10 units

PRODUCT TOLERANCE

Width:	± 0.08" (2mm)
Length:	± 0.16" (4mm)
Thickness:	4mm: ± 0.008" (0.2mm)
	6mm: ± 0.012" (0.3mm)
Bow:	maximum 0.5% of length and/or width
Squareness:	maximum 0.2" (5mm)
Peel Strength:	>22 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best panel edge conditions in the industry.

FIRE PERFORMANCE

Fire resistant ALPOLIC®/fr architectural Solid finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests.

This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

Please visit www.alpolic-northamerica.com or call technical support for complete report listings and additional information.

WARRANTY

Standard panel warranty:	10 Year
Finish warranty:	30 Year*

Call ALPOLIC® Customer Service for exclusions and warranty details.*30 year warranty only applies to standard architectural colors.

PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC®/fr Painted ACM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.

FOR TECHNICAL INFORMATION, PLEASE CALL 1.800.422.7270

U.S. HEADQUARTERS
MITSUBISHI PLASTICS COMPOSITES AMERICA, INC.
401 Volvo Parkway, Chesapeake, VA 23320
Telephone: 800-422-7270, Facsimile: 757-436-1896
www.alpolic-northamerica.com e-mail: info@alpolic.com

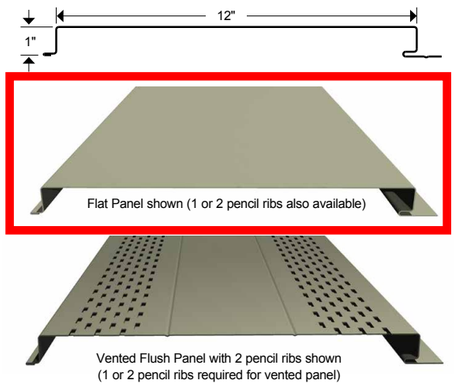
Flush Panel

CLEAN LINES FOR A DISTINCT DESIGN

Flush Panel is a low profile, concealed fastener panel ideal for wall, soffit, fascia, and mechanical screen applications. Available in both flat and vented panels, Flush Panel provides a distinct design for any project.

Features and Benefits:

- Tested in accordance to ASTM E1592 and ASTM E283 & E331
- Available in standard 24ga and 22ga
- Select from up to 22 standard colors
- 30 year Limited Warranty, including Vented Flush Panels
- Available in flat, vented, and 1 or 2 pencil ribs. Vented panels can be used for exterior screen applications
- Venting available with no additional lead times
- Optional venting provides 7.8% open area (11.3 in^2/ft^2 panel)
- Panel design allows for horizontal and vertical wall application, 22ga or heavier is required (Inquire for heavier gauges)
- Sealant is provided to create superior air and water infiltration resistance, factory injected sealant is not available on vented panels



Flat Panel shown (1 or 2 pencil ribs also available)

Vented Flush Panel with 2 pencil ribs shown
(1 or 2 pencil ribs required for vented panel)

800-733-4955 **www.aepspan.com**

Flush Panel

Properties									Standard Finishes	
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft^2)	I+ (in^4/ft)	S+ (in^3/ft)	I- (in^4/ft)	S- (in^3/ft)	Metallic Coating	Paint System
24	0.0232	50	65	1.30	0.0282	0.0338	0.0368	0.0381	AZ50	Cool Dura Tech 5000 (polyvinylidene fluoride) or Dura Tech *mx* (metallic polyvinylidene)
22	0.0294	50	55	1.64	0.0374	0.0493	0.0478	0.0503	AZ50	

NOTES: The moments of inertia, I^+ and I^-, presented for determining deflection are: $(2I_{Effective} + I_{Gross})/3$

Gauge	Span	Cond.	Allowable Inward Loads (lbs/ft^2) per Span (ft.-in.)						
			2' - 0"	2' - 6"	3' - 0"	3' - 6"	4' - 0"	4' - 6"	5' - 0"
24	Single Span	ASD, W/Ω	168	108	75	55	42	33	27
		L/180	-	-	-	-	38	27	20
	Double Span	ASD, W/Ω	159	108	77	58	45	35	29
		L/180	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	187	129	93	70	55	44	35
		L/180	-	-	-	-	-	-	-
22	Single Span	ASD, W/Ω	246	157	109	80	62	49	39
		L/180	-	-	-	76	51	36	26
	Double Span	ASD, W/Ω	208	141	101	76	59	47	38
		L/180	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	244	169	122	93	72	58	48
		L/180	-	-	-	-	-	-	-

Gauge	Allowable Outward Loads (lbs/ft^2) per Span (ft.-in.)						
	2' - 0"	2' - 6"	3' - 0"	3' - 6"	4' - 0"	4' - 6"	5' - 0"
24	66	60	55	49	43	38	32
22	112	101	89	78	67	55	44

Inward Loads

Single Span — w, distributed load; L, span

Double Span — w; L; L

Triple Span — w; L; L; L

Outward Loads — w

NOTES:
The information in these tables applies to uniform loads only.
The upper values, ASD (W/Ω) are based on allowable panel strength.
L/180 values based on allowable service load deflections.
Table values denoted by "-" indicate that capacities are limited by panel strength vs. deflection.
Values are based on AISI S100-07/S2-10.
Maximum allowable outward load capacities are shown and dependent upon fastener-to-substrate capacities.
Specifications subject to change without notice.

Oil Canning : All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

800-733-4955

 Rev 01/16 Pub 01/16 300 (PS194)

www.aepspan.com

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 406
2" x 6 1/2" Thermal Storefront Framing

CONFIGURATIONS

Screw Spline • Shear Block

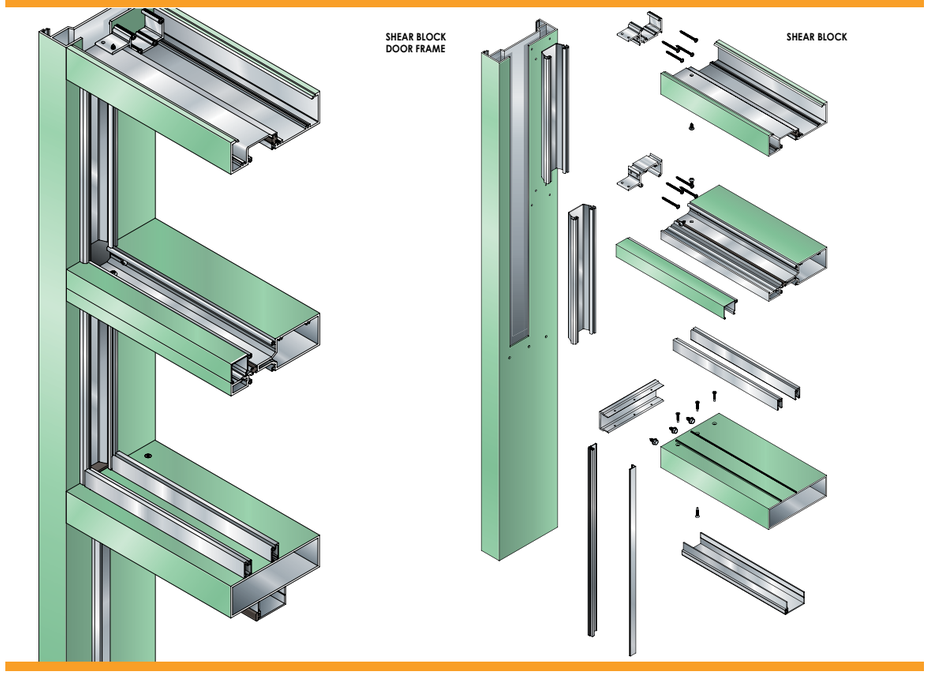
Series 406 extends beyond the standard level of conventional storefronts. An inside and/or outside glazed configuration is available as well as a glazing infill from 3/16" to 1-1/16". Series 406 has a 6 1/2" system depth providing improved structural capability. Series 406 is compatible with all EFCO entrances.

Features	Benefits
Thermally improved frames	Enhanced thermal performance
Screw spline frame and door side lite frame assembly	Makes installation easier, reducing labor cost Can be shop prepped
Shear Block assembly at door frames	Can be shop fabricated Compatible with all 1 3/4" and 2" EFCO doors Will accommodate all standard closers and hinging
Uniform glazing gasket is used for exterior and interior	Allows optimized use of gasket Simplifies ordering and installation
2" x 6 1/2" frame size	Allows taller storefront elevations due to greater "I" value Will allow standard 2" x 4 1/2" storefront to be integrated into the elevation because glass planes match
Accommodates up to 1 1/16" glazing	Expands design and energy savings options
Anodized or painted finishes available	Multiple options to answer economic and aesthetic concerns

EFCO a Pella Company

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

Series 406
2" x 6 1/2" Thermal Storefront Framing



PERFORMANCE DATA

SYSTEM 406 STOREFRONT SCREW SPLINE FRAMING
AIR INFILTRATION ..... <.06 CFM/SF @ 6.24 PSF
WATER ..... NO LEAKAGE @ 10.0 PSF
STRUCTURAL ..... visit MyEFCO at www.efcocorp.com
CRF-FRAME (1503-98) ..... 68[E]
CRF-GLASS (1503-98) ..... 71[E]

SYSTEM 406 STOREFRONT SHEAR BLOCK FRAMING
AIR INFILTRATION ..... <.06 CFM/SF @ 6.24 PSF
WATER ..... NO LEAKAGE @ 10.0 PSFA
STRUCTURAL ..... visit MyEFCO at www.efcocorp.com
CRF-FRAME (1503-98) ..... 68[A,E]
CRF-GLASS (1503-98) ..... 71[A,E]

A = Estimated values and/or designations
B = Non-standard size or configuration
C = Dual glazed
D = 1" Insulated - 1/4" clear,1/2" air,1/4" clear
E = 1" Insulated - 1/4" clear (Low Emissivity),1/2" air,1/4" clear
F = 1" Insulated - 1/4" clear (Low Emissivity),1/2" argon,1/4" clear
G = 1" Insulated - 1/4" clear,1/2" air,1/4" clear (Low Emissivity)

406 THERMAL U-FACTORS*		
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE	
	FIXED** 78 3/4" X 78 3/4"	FIXED 120" X 120"
0.46	0.60	0.54
0.34	0.51	0.44
0.30	0.47	0.41
0.24	0.43	0.36
0.20	0.39	0.32

* Based on NFRC 100
**NFRC Gateway size

GLAZING
SYSTEM 406 CAN BE INSIDE OR OUTSIDE GLAZED WITH EXTRUDED ALUMINUM, SNAP-IN GLAZING BEAD. GLASS IS "DRY GLAZED" WITH TOP LOAD GASKET. GLAZING OF 3/16" TO 1-1/16" INFILL PANELS ARE ACCOMMODATED. SEE GLAZING CHART BELOW FOR EXACT SIZE.

SYSTEM 406 GLAZING CHART	POLYCARBONATE			GLASS OR PANEL												
	3/16"	1/4"	5/16"	3/16"	1/4"	1/4"**	5/16"	7/16"	1/2"	9/16"	5/8"	3/4"	7/8"	15/16"	1"	1-1/16"
MONOLITHIC GLASS	C	C	C	C	C	C	C									
INSULATED GLASS												C		C	A	C

*-Obscure glass thickness
**-Laminated glass thickness

A-Available glazing option
C-Adaptor and/or gasket required
Blank - N/A

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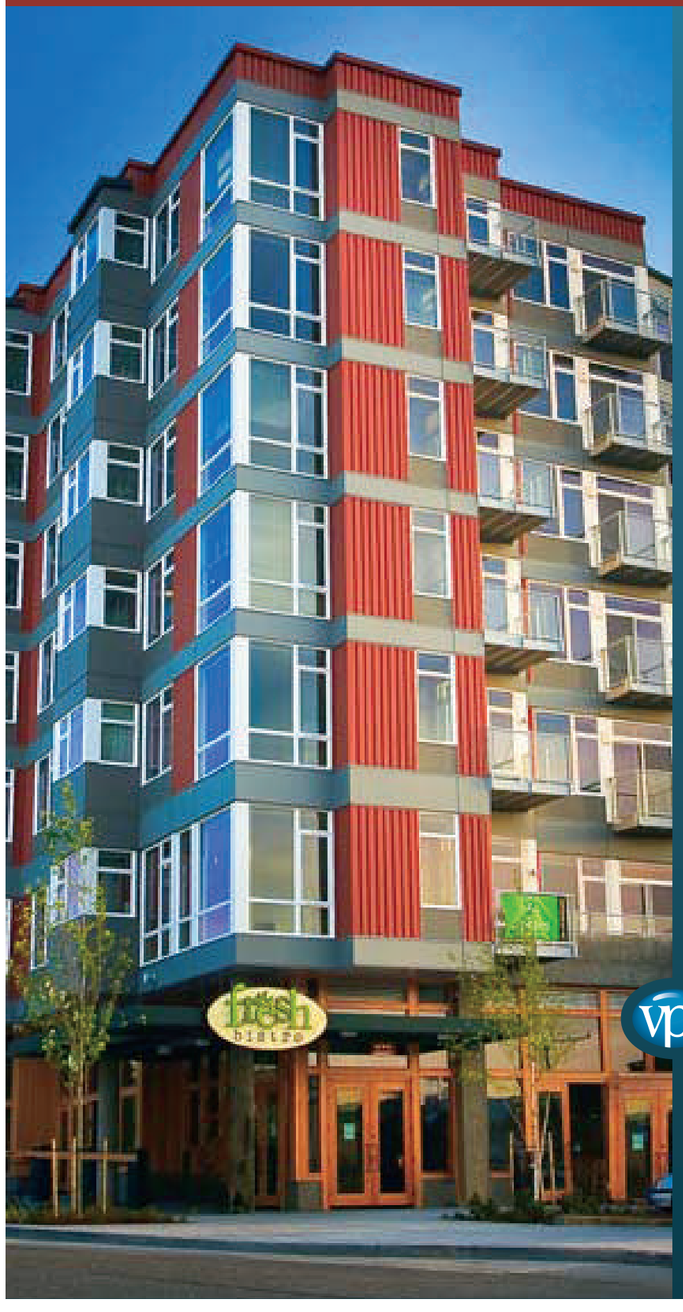
E N D U R A N C E S E R I E S W I N D O W S



vpi Quality Windows

Design, Technology and Value

E N D U R A N C E S E R I E S W I N D O W S

ENDURANCE SERIES Windows

Midrise Performance

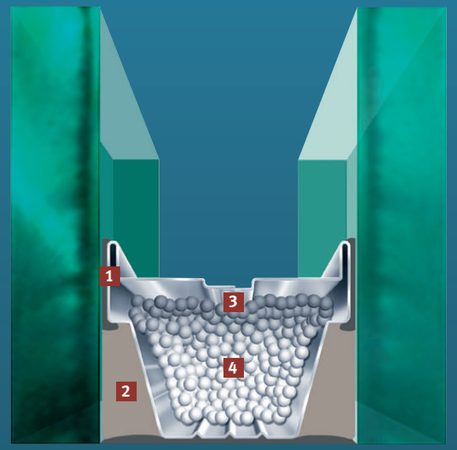
If you are building a midrise structure in the Northwest United States, you are probably already specifying the Endurance Series by VPI Quality Windows.

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.

Super Edge™ exceeds industry standard for seal durability by 4 times or more



Super Edge™ glazing in the VPI Endurance window is based on a rugged polyisobutylene/silicone dual sealed insulating glass unit. This construction delivers the best durability available today.

In the rigorous P-1 test, insulating glass units are subjected to worst case, real world conditions: 140° F, 100% humidity and constant UV exposure. *Most* insulating glass units fail this test in between eight and twenty two weeks. VPI's Super Edge™ insulating glass units passed 80 weeks of testing, and never failed! The proof is in the field. Failure rates of these units is demonstrated to be less than 0.20% in twenty years, a fraction of windows with other sealant and spacer systems.

Super Edge™ Unit Construction

1. Primary Seal- Polyisobutylene (PIB). Excellent resistance to UV, moisture permeation and argon retention.
2. Secondary Seal- Specifically formulated silicone. Excellent weathering resistance, glass adhesion and UV protection. Best sealant available for structural integrity.
3. Spacer- Stainless steel. Maximized area for sealant coverage and low seal stress. Four bent corner, single joint construction.
4. Desiccant- Molecular sieve. Optimized moisture absorption.

Protecting everyone's interest, with Protective Film™

Excess stucco. Slopped mud. Scratched glass. Spattered paint. Cleaning up this mess at the end of a job is a hassle, taking up valuable time and labor. Even worse, damaged glass must be reordered and replaced.

Choose VPI Quality Windows with our patented Protective Film™ and make clean-up a snap. When the job is over, builders simply peel off the Protective Film and throw it away- saving you both time and money.

"VPI performance is better and more consistent than any of the vinyl window products we've used."
Ryan Roberts, Lake Washington Windows

"Thornton Place was the largest project to date for Walsh Seattle and was full of challenges. Your dedication and collaboration were instrumental... On behalf of a grateful Company, we thank you."
Walsh Construction

"We are very satisfied with VPI. VPI window products demonstrate a blend of solid performance, high quality manufacturing and color options that are unique in the industry."
George H. Singer, Senior Architect, The Soltner Group, Architects Inc.


Quality Windows
Warranty

The proof is in our performance.

Backed by one of the strongest warranties in the business including twenty year seal failure coverage, project owners can be confident that the Endurance Series™ will stand the test of time. Thousands of units have been built with or converted to Endurance.

vpi Quality Windows
Design, Technology and Value

www.vpiwindows.com • 800.634.1478
3420 E. Ferry Avenue • Spokane, Washington 99202

ISO 9001: 2008 Certified

7/2011

SPIRAL® LH®

HIGH PERFORMANCE LOW HEADROOM ROLLING DOOR

High Security, High Speed, Designed for Applications with Low Headroom

With an opening speed of up to 60 inches per second, the Spiral Low Headroom (LH) door offers the speed you need for high-traffic situations while meeting the low headroom requirements of parking garages and other commercial structures. Rigid, aluminum slat construction eliminates any need for a second overnight security door and the rubber weatherseal provides a tight seal.

Crisp lines give the Spiral LH door a stylish look that's great for all kinds of parking and other commercial, institutional and residential applications. Because its anodized aluminum slats will not corrode, you can count on that look to last for many years even under the worst weather conditions.

High Security - Rigid, aluminum slat construction and optional, integral locking system provides unparalleled security.

Low Headroom - The low lintel design requires only 11 inches of headroom clearance.

Whisper Quiet - The unique roll-up design features no metal-to-metal contact, therefore offering whisper-quiet operation.

High Performance - The variable speed AC drive system with soft acceleration and braking smooths out routine stops and starts, virtually eliminating the clunking gear engagements associated with typical overhead door operation.

Energy Efficient and Tight Seal - Aluminum slats, along with a durable rubber membrane which covers their aluminum connecting hinges, provide a 100% seal against dust pollution, drafts, and inclement weather. Optional insulation simply adds to the energy savings.

Total Digital Control - The highly advanced System 4™ door controller enables precise door positioning, infinite speed adjustments and total control of all door functions.

RYTEC HIGH PERFORMANCE DOORS

PERFORATED SECTIONAL DOOR

EXHIBIT C-60

SPIRAL® LH®

HIGH PERFORMANCE LOW HEADROOM ROLLING DOOR

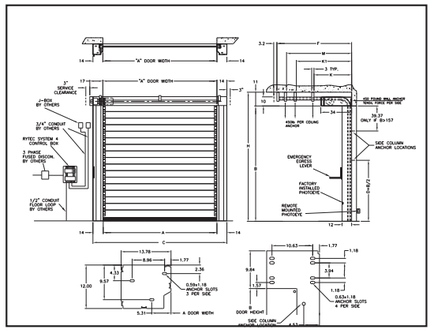
Model Name
- Rytec® Spiral® LH® Door

Size and Dimensions
- Up to 19'8" W x 16'4" H
- Multiple door configurations based on door size.

Safety
- Thru-beam photo eyes
- Control-reliable electronic reversing edge

Available Options
- Vision slats
- Insulated slats
- Ventilated slats

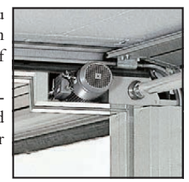
Warranty
- Five-year limited warranty on mechanical components.
- Two-year limited warranty on electrical components.



Shown with optional vision slats

Architectural Styling
- Double-walled aluminum slats are 6 inches high with an integral weatherseal between each panel.
- Slats are available in anodized aluminum or optional custom paint colors.

Unique Track Design
- Special track design allows you to fit the low headroom door in areas with as little as 11 inches of clearance above door opening.
- Compact, variable speed motor with soft acceleration and deceleration and braking for smooth starts and stops.



System 4 shown with optional rotary disconnect

Electrical Controls
- System 4™ controller housed in a NEMA 4X rated enclosure with factory set parameters.
- Intelligent processor monitors and controls power consumption.
- Advanced self-diagnostics for troubleshooting.

Panel Design
- Integral rubber weatherseal between the slats provides a tight weatherseal across the entire panel.
- Rubber weatherseal is replaceable for easy maintenance.
- Patented hinge design allows for removal and replacement of single slat without disassembling the door panel.

Integral rubber weatherseal

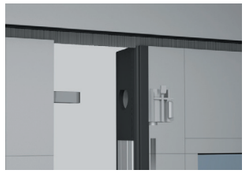
Counterbalance System
- Up to six extension springs in each side column, depending on the size of the door.
- The springs assist the motor in opening, reducing motor wear and increasing the longevity of mechanical components.
- Mechanical egress lever on the side column allows the door to be opened in the event of a power failure.

Travel Speed
- Opens at up to 60 inches per second.

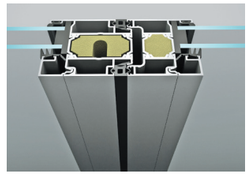
RYTEC HIGH PERFORMANCE DOORS

888-GO-RYTEC
Tel 262-677-9046
One Cedar Parkway
RytecDoors.com
Fax 262-677-2058
Jackson,WI 53037-0403

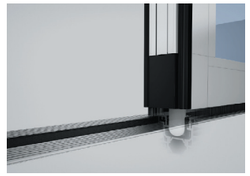
HSW60 Engineering Details



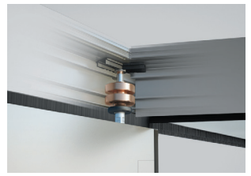
Tight Weather Seal
End to end closure with interlocking profiles and heavy duty double siliconized EPDM gaskets provide a tight, draft and rattle-free weather seal.



Superior Energy Performance
Multi-chamber thermally broken aluminum profiles include a foam core. This 15/16" polyamide thermal barrier provides increased strength, superior humidity control and acoustic attenuation. The thermally broken sills minimize inside condensation.

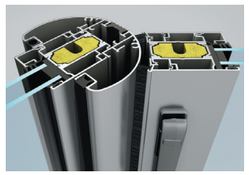


Security
Concealed multi-point locking operates with the turn of a handle. Convenient one-handed operation shoots the concealed lockbolt up to engage the hook receiver of the adjacent panel and down to secure the panel to the floor track for a multipoint secure connection. The bottom shoot bolt has a full one-inch throw for maximum security.



Single Handed Operation
The unique "intelligent" rollers and guide technology ensure easy, trouble-free operation of panels into the stacking bays. The self-lubricated oil-infused bronze rollers with ball bearings and stainless steel axles are engineered for longevity.

Main Entrance Doors Can Move Away
If desired, every sliding panel can include an incorporated single acting swing panel with an overhead door closer.



Patented Pinch Protection
The entrance doors are equipped with rounded profiles to provide pinch protection during opening and closing.

Clean Lines
The innovative profile conceals the entrance door conversion crank rods. All accessories are integrated into the system for clean lines. The locking system is easy to operate with one hand.

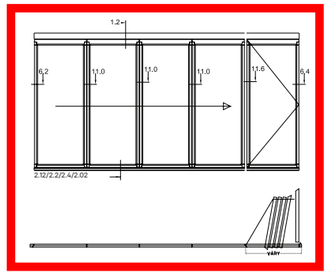
Elegant and Durable Hardware
The stainless steel lever handles and pull handles are durable and ensure easy operation of the entry/exit panel. Other handle shapes and finishes are available, as well as panic hardware.

Elevation drawings and plan views of typical possible stacking concepts. Please see referenced cross-section details. As there can be many other stacking possibilities, please submit your ideas and sketches to NanaWall Systems, Inc. for evaluation. **Please note that the number of panels in a system are unlimited.**

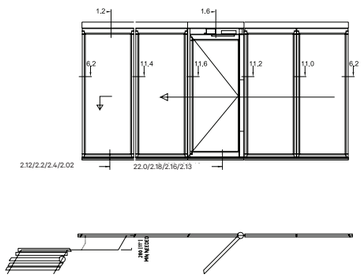
Incorporated swing panels can be placed almost anywhere in the opening. Only a few examples are shown below.

A switch is defined as a break in the upper track at the head jamb to lead panels away from the opening to the stacking bay.

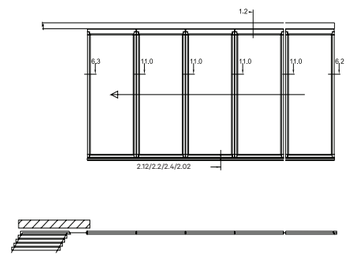
Concept 1
Perpendicular stacking in opening with Swing Panel attached to the side jamb



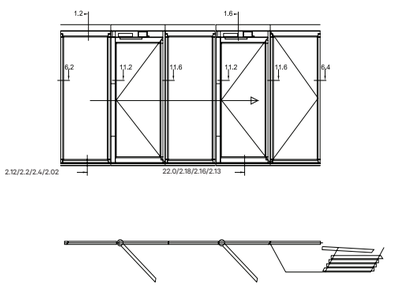
Concept 2
Parallel stacking outside the opening.

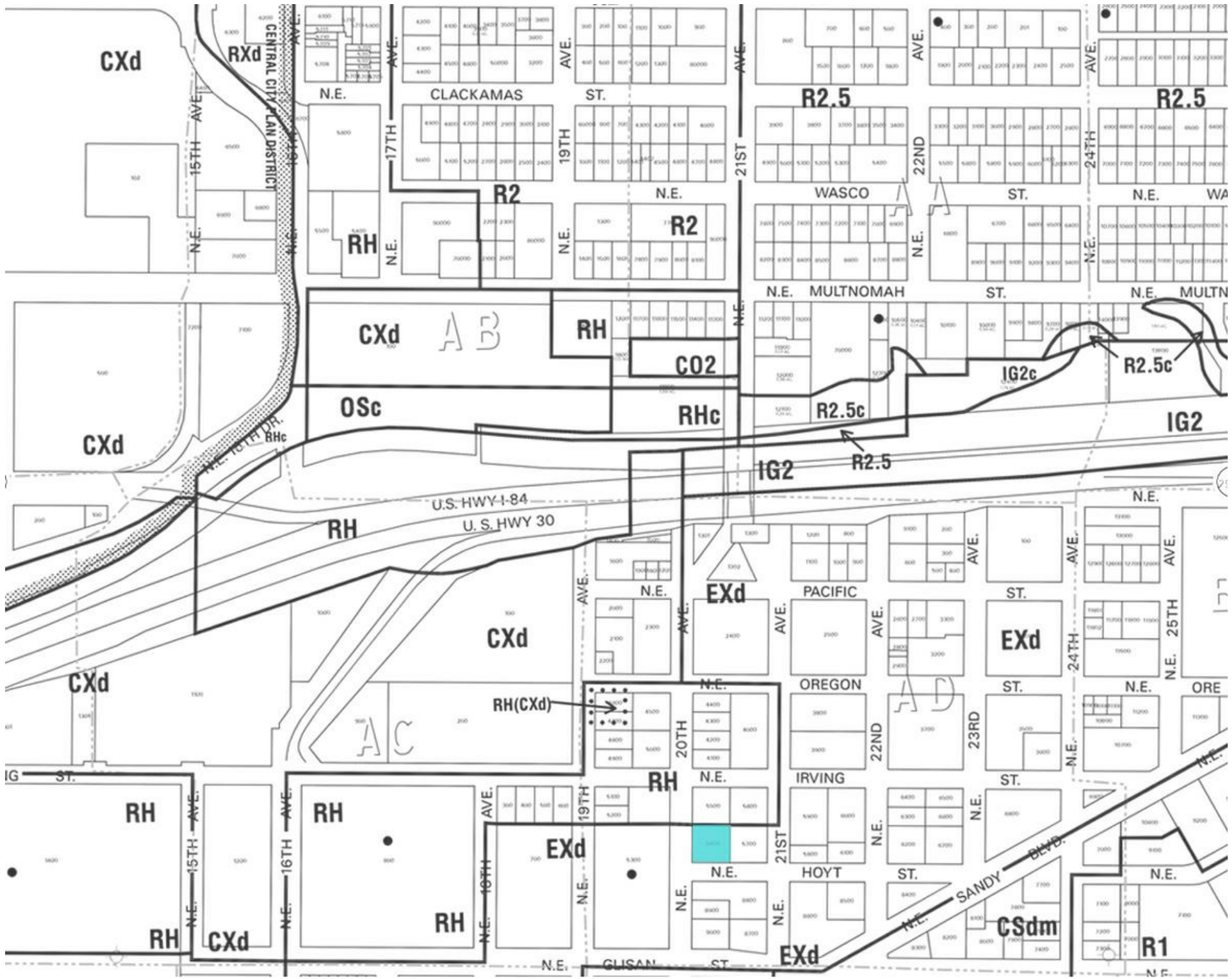


Concept 3
Parallel stacking with extended track. Unit is offset from wall opening.



Concept 4
Parallel stacking outside the opening with swing panel attached to the side jamb.





ZONING ANALYSIS - EXd ZONE

MAX FAR: 3:1 PER 33.140.205 TABLE 140-3
PROPOSED: 4.9:1

MAX HEIGHT: 65'-0" PER 33.140.210 TABLE 140-3
PROPOSED: 65'-0" USING BASE POINT 1

MAX BUILDING COVERAGE: 100% PER 33.140.220 TABLE 140-3
PROPOSED: COVERAGE MEETS STANDARD

MIN BLDG SETBACK BORDERING LOT LINE/EX ZONE: 0'-0" PER TABLE 140-3
PROPOSED: 0'-0"/0'-6"

MIN BLDG SETBACK BORDERING R ZONE: 14'-0", 5'-0" L3 BUFFER PER TABLE 140-4
PROPOSED: 14'-0" BLDG SETBACK WITH 5'-0" L3 BUFFER

MIN LANDSCAPED AREA: NONE
PROPOSED: AREA MEETS STANDARD

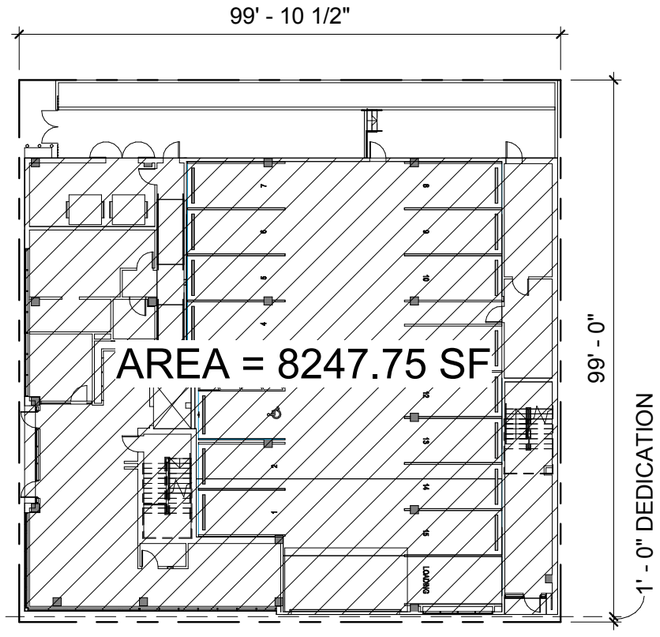
GROUND FLOOR WINDOW STANDARDS: 50% OF LENGTH, 25% OF AREA PER 33.140.230
PROPOSED: AREA AND LENGTH MEETS STANDARD

MINIMUM PARKING: .33 TO 1 UNIT FOR 51+ UNITS PER 33.266.110, 59 UNITS = 20 SPACES
PROPOSED: 15 (5 OFFSET BY 25 ADDITIONAL LONG-TERM BIKE PARKING)

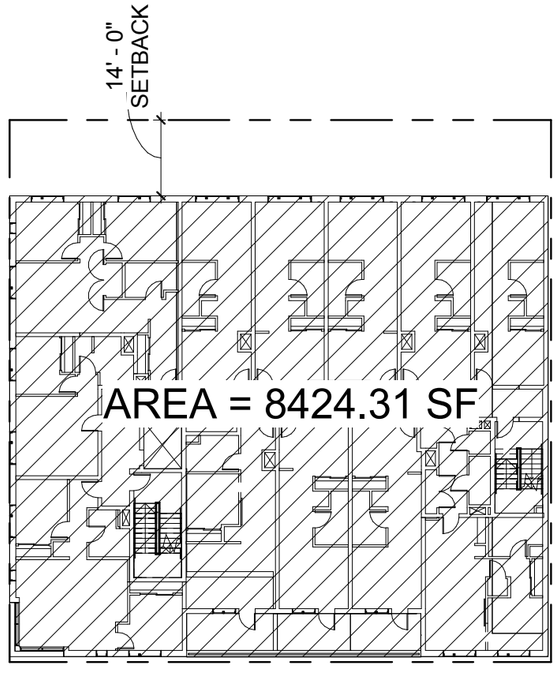
MINIMUM BICYCLE PARKING:
RESIDENTIAL LONG-TERM: 1.1 TO 1 UNIT PER TABLE 266-6, 59 UNITS = 65 SPACES
RESIDENTIAL SHORT-TERM: 1 PER 20 UNITS, 59 UNITS = 3 SPACES
RETAIL LONG-TERM: 2 PER TABLE 266-6
RETAIL SHORT-TERM: 2 PER TABLE 266-6
PROPOSED LONG-TERM: 67 + 25 FOR VEHICLE PARKING OFFSET
PROPOSED SHORT-TERM: 5 VIA BIKE FUND

MINIMUM LOADING ZONES: 1 MEETING STANDARD B PER 33.266.310.C.1.a
PROPOSED: 1 STANDARD B

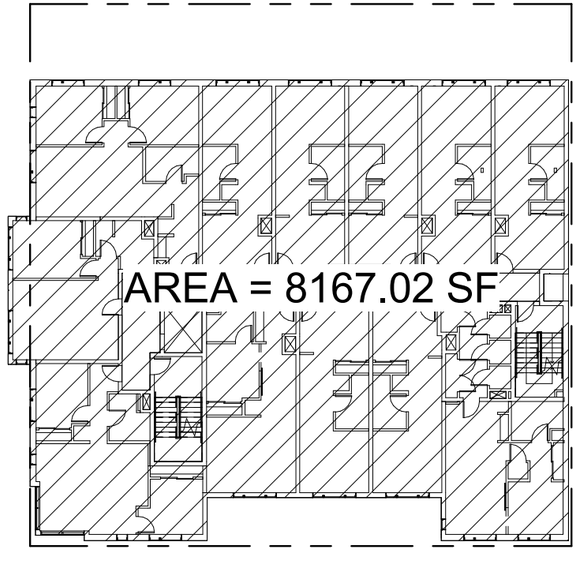
SITE DEDICATION: 1'-0" SITE DEDICATION ALONG SOUTH PROPERTY LINE



1 C-55 LEVEL 1 FAR
1" = 30'-0"



2 C-55 LEVEL 2 FAR
1" = 30'-0"



3 C-55 LEVEL 3-6 FAR
1" = 30'-0"

ALLOWABLE FAR

SITE	9,887.63 SF
FAR (3:1)	X3
ALLOWABLE FAR	29,662.88 SF

FAR CALCULATIONS

GROUND FLOOR	8,247.75 SF
LEVEL 2	8,424.31 SF
LEVEL 3	8,167.02 SF
LEVEL 4	8,167.02 SF
LEVEL 5	8,167.02 SF
LEVEL 6	8,167.02 SF
PROPOSED AREA	49,340.14 SF

ADDITIONAL FAR

PROPOSED AREA	49,340.14 SF
ALLOWABLE FAR	-29,662.88 SF
ADDITIONAL FAR	19,677.26 SF

HOYT20 APARTMENTS

21 APRIL 2016 / LU 15-267105 DZM

CODE: OSSC/32/#1

B. Clearance. Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2014 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

C. Area. Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.

D. Wall Length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

E. Window Area. Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides, and required side windows must be a minimum of 10% of side walls. When approved through design review, the window requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the current Oregon Structural Specialty Code, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.

F. Width. Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

Window Area Calculation

Oriel Window Area: 386 SF

Oriel Facade Area: 1045 SF

Calculation: 386 SF / 1045 SF= 37% (Min 30%)

Area Calculation

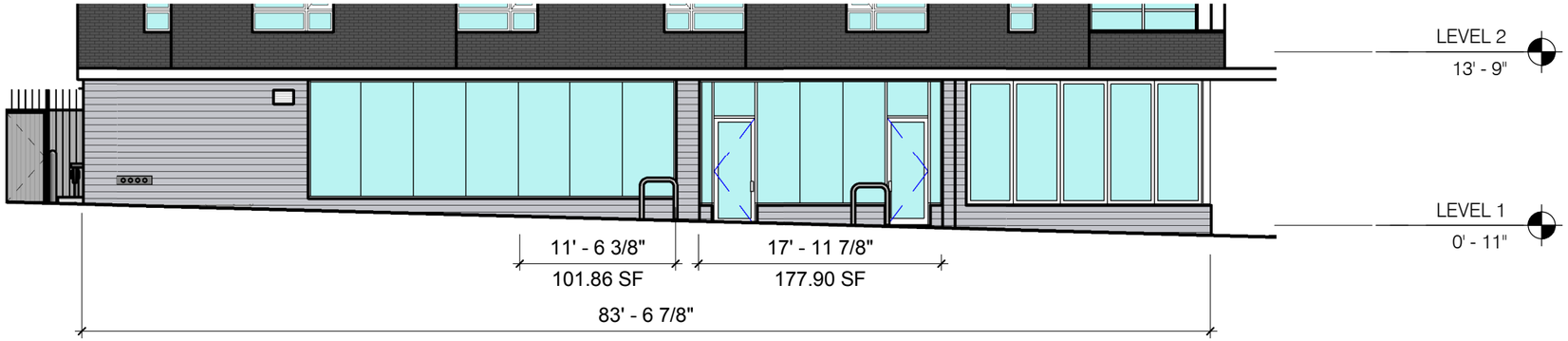
West Facade Area: 5636 SF

Oriel Facade Area: 992 SF

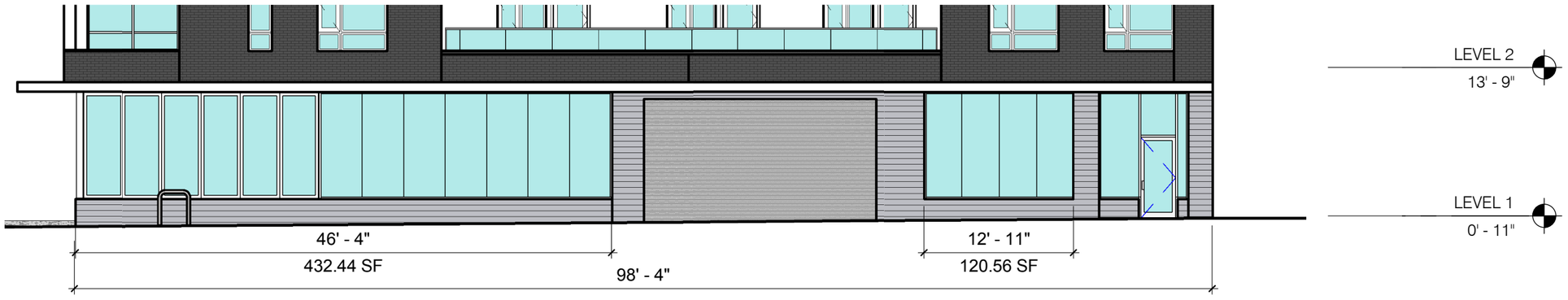
Calculation: 922 SF / 5636 SF= 16.4% (Max 40%)

ORIEL COMPLIANCE

EXHIBIT C-64



2 / C-57 ELEVATION - WEST GLAZING
3/32" = 1'-0"



1 / C-57 ELEVATION - SOUTH GLAZING
3/32" = 1'-0"

Chapter 33.130.230 Ground Floor Windows

General standard
The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

Qualifying window features
Required window areas must be either windows that allow views into working areas or lobbies, pedestrian or entrances. The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.

West Elevation Ground Floor Glazing

Ground Floor Facade Area: 734.41 SF
Ground Floor Glazing Area: 448.93 SF

Calculation: 448.93 SF / 734.41 SF = 61.13% (Min 25%)

Ground Floor Facade Length: 83' - 6 7/8"
Ground Floor Glazing Length: 47' - 7 3/4"

Calculation: 47' - 7 3/4" / 83' - 6 7/8" = 57.01% (Min 50%)

South Elevation Ground Floor Glazing

Ground Floor Facade Area: 885.00 SF
Ground Floor Glazing Area: 553 SF

Calculation: 553.00 SF / 885.00 SF = 62.49% (Min 25%)

Ground Floor Facade Length: 98' - 4"
Ground Floor Glazing Length: 59' - 3"

Calculation: 59' - 3" / 98' - 4" = 60.25% (Min 50%)