



1732 NE 2ND AVENUE

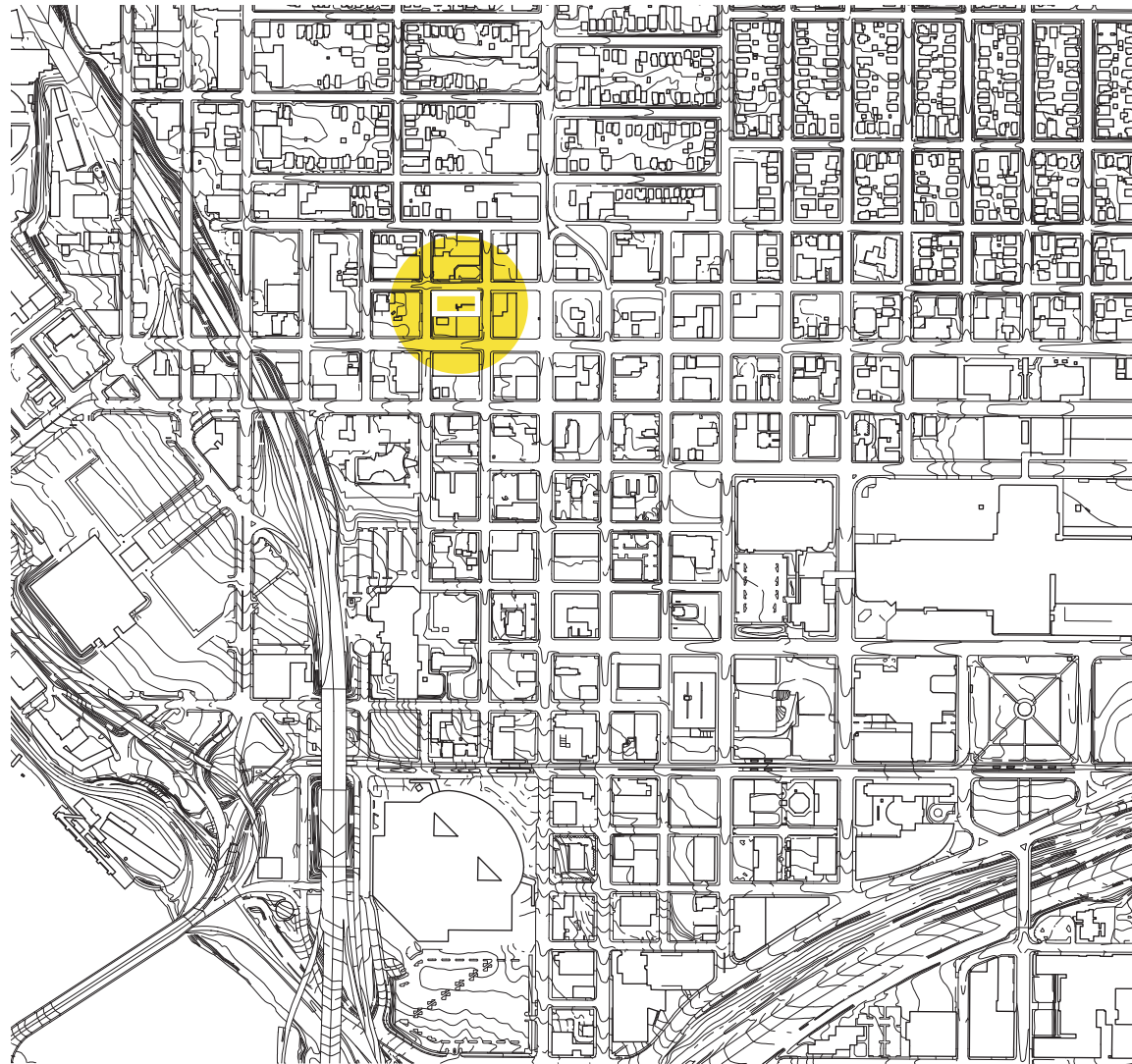
PRESENTED BY WORKS PROGRESS ARCHITECTURE

JANUARY 24, 2017
REVISED PACKAGE MARCH 10, 2017
REVISED PACKAGE JUNE 5, 2017
REVISED PACKAGE JUNE 30, 2017
REVISED PACKAGE AUGUST 10, 2017

TABLE OF CONTENTS

PROJECT AND SITE INFORMATION	3
C.1 PROJECT SUMMARY	4
C.2 VICINITY & CONTEXT	5
<i>LLOYD DISTRICT AND URBAN CONTEXT</i>	
C.3 SITE PLAN	9
<i>EXISTING AND PROPOSED SITE PLAN</i>	
DESIGN CONCEPT	11
C.4 MASSING / DESIGN CONCEPT	12
SITE DRAWINGS	13
C.5 CIVIL	14
C.6 LANDSCAPE	15
BUILDING DRAWINGS	18
C.7 BUILDING DIAGRAMS	19
C.8 FLOOR PLANS	21
<i>RCP GROUND FLOOR</i>	29
C.9 ELEVATIONS	30
<i>GROUND FLOOR ACTIVE USE</i>	33
C.10 SECTIONS	34
PERSPECTIVES AND DETAILS	38
C.11 DETAILS & MATERIALS	39
C.12 RENDERINGS	42
<i>NIGHT RENDERING</i>	44
C.13 EXTERIOR DETAILING	51
APPENDIX: 9 STORY OPTION	
X:1 PROJECT AND SITE INFORMATION	2
X:2 SITE PLAN	3
X:3 ELEVATIONS	6
X:4 SECTIONS	9
X:5 RENDERINGS	11

PROJECT AND SITE INFORMATION



SUMMARY

1732 NE 2ND AVENUE

[Property Tax Number: **R182497**]

[State Tax Number: **1N1E27DD 8600**]

[Alt Account Number: **R396217590**]

[Tax Roll: **HOLLADAYS ADD, BLOCK 244, LOT 1&2**]

This proposal is for the new construction of a 6 story multi-family building. The structure consists of below grade parking and a concrete ground floor podium level with five floors of modular construction above. The ground floor is composed of retail and a residential lobby with an outdoor plaza on the south side of the property.

The residential portion is comprised of studios, one bedrooms, and two bedrooms totaling 78 units in all. The facade shifts to create balconies and subsequent semi-enclosed/covered areas along the north and south facades. This provides both pedestrian coverage for the retail spill-out areas and outdoor spaces, as well as, creating a dynamic façade that covers pedestrians at the north facade, south plaza and engages those moving along Broadway.

The outdoor plaza not only provides for pedestrian circulation through the

site, but creates spill-out spaces for the ground floor retail, allowing outdoor seating for a restaurant or café. The remainder of the plaza is landscaped in such a way to create large open hardscaped spaces for outdoor events; such as farmer's markets and food truck catering, and more intimate areas with heavier foliage and benches. The planters are sized and oriented for the greater landscape concept and do not assist in stormwater mitigation because the stormwater will be managed through two on-site drywells.

A 9 story option has been submitted as an appendix to this document. The 9 story options contains 117 units, with a ground floor steel podium that houses retail, and residential services. There are 8 stories of modular construction on top of the ground floor podium. Refer to Appendix for more information.

C.1 PROJECT SUMMARY

ZONING CODE

Development Standards Summary
Title 33 Planning and Zoning

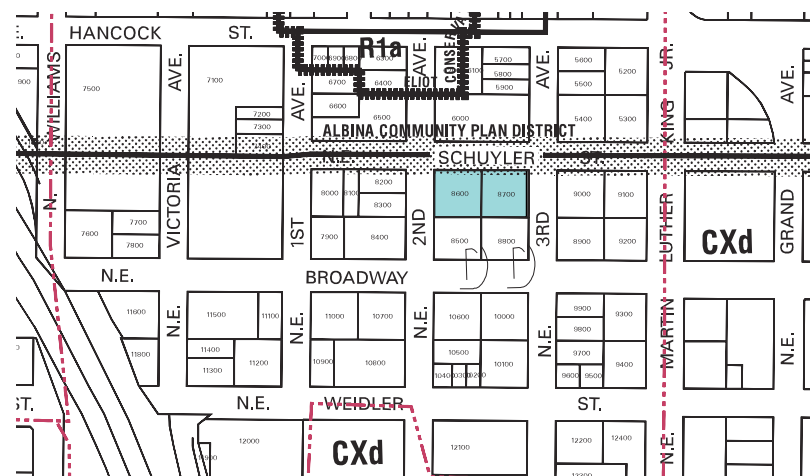
Base Zone CX
 Overlay d (Design Review) .
 District CC (Central City)
 Subdistrict Lloyd District

 Base Zone FAR 4:1
 CC Far 6:1 with Residential Bonuses
 Base Zone Height 75ft
 CC Height 100ft
 Setbacks 0ft

Ground Floor Windows 0 ft to Adjacent EX Zone

Entrance Requirements Not Required
 Building Lines Not Required
 FAR Bonus Residential Bonuses

City of Portland Zoning Map:



PARKING

Zoning
Title 33.266

Central City Parking Sector Lloyd District Subdistrict, LD3
 Type
 Minimum NA
 Distance from Transit Stop 202ft
 Maximum No Maximum
 Vehicle Spaces Provided 36

LOADING

Title 33.266.310

Loading Required One Standard B, 18ft x 9ft with clearance of 10ft
 Loading Provided One Standard B

BIKE PARKING

Title 33.266.210

	Residential	Retail	Total
Long Term Spaces	117	02	119
Short Term Spaces	04	02	06

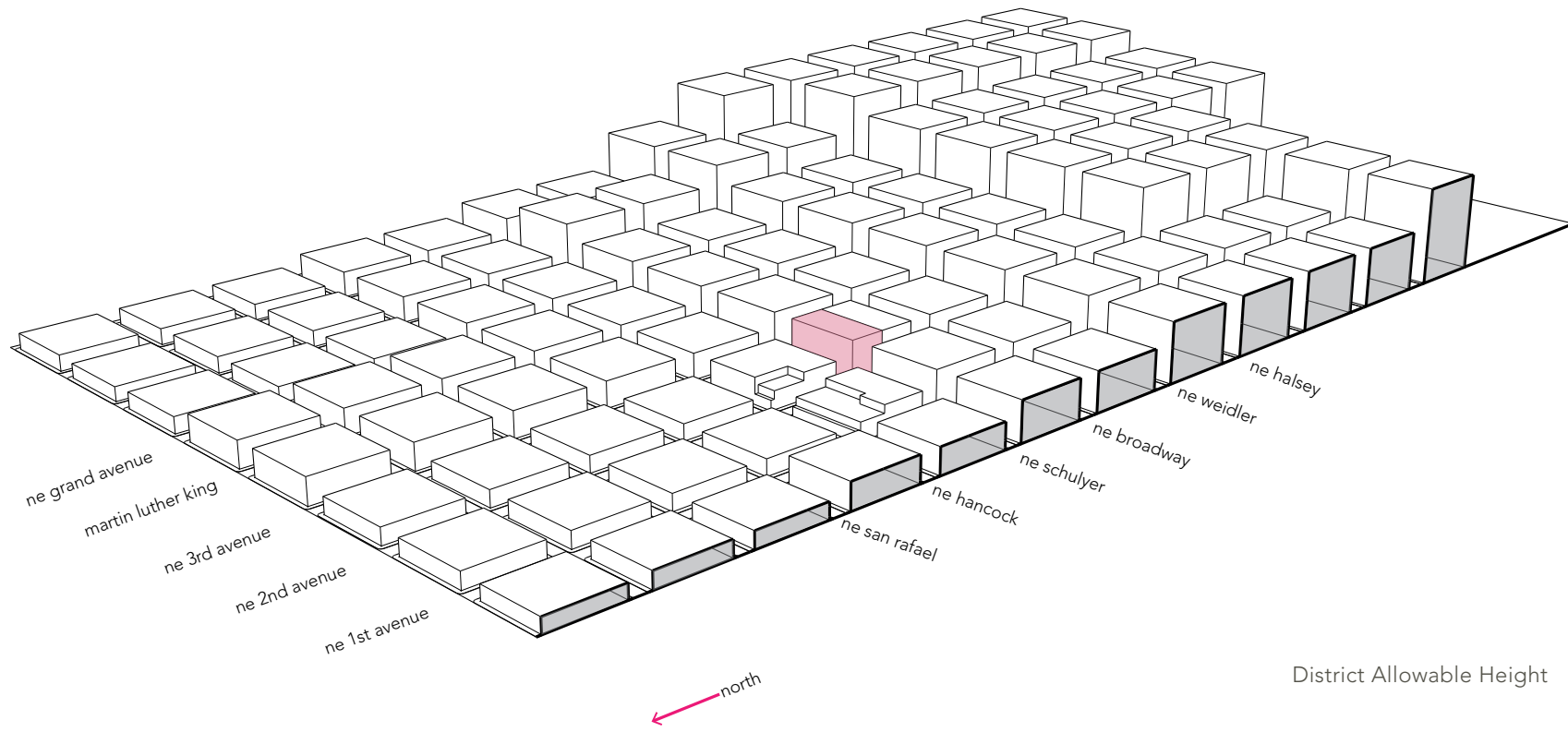
BUILDING SF

Gross SF above Ground 85,754

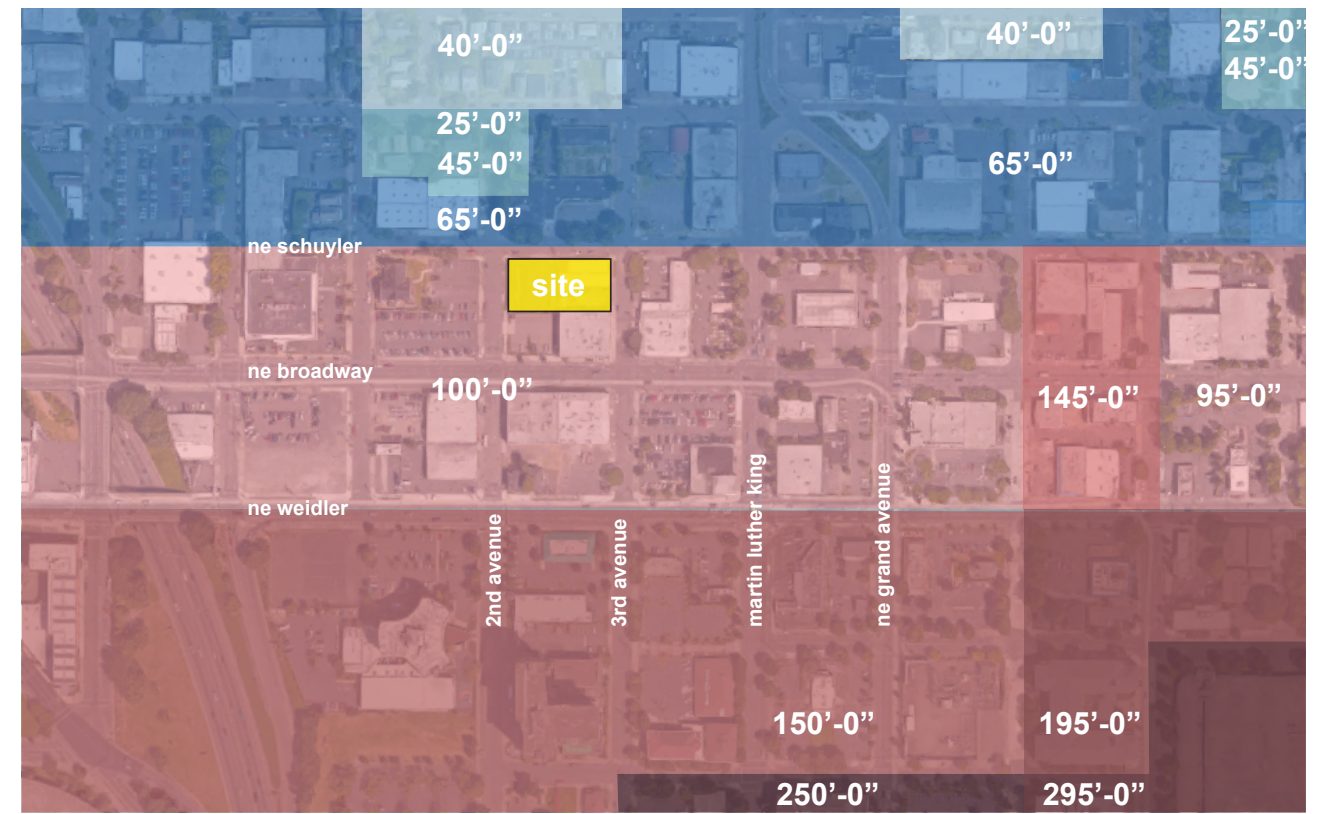
C.2 VICINITY & CONTEXT



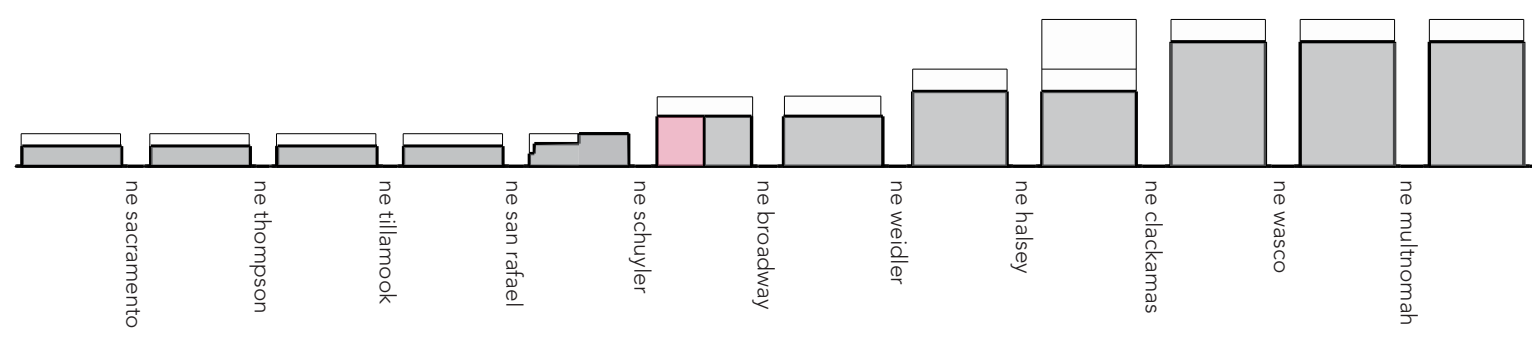
C.2 VICINITY & CONTEXT
 LLOYD DISTRICT AND URBAN REGIONAL CONNECTORS



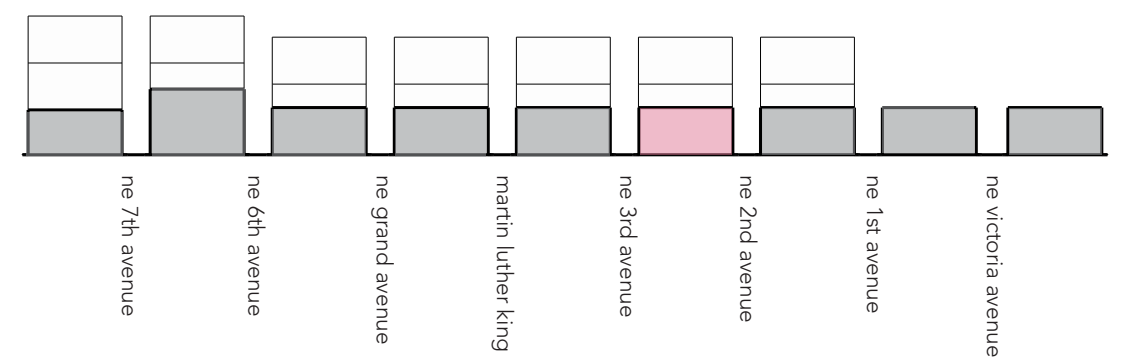
District Allowable Height



Vicinity Height Map



Allowable Height Section: North/South along 2nd Avenue



Allowable Height Section: East/West along Schuyler

C.2 VICINITY & CONTEXT

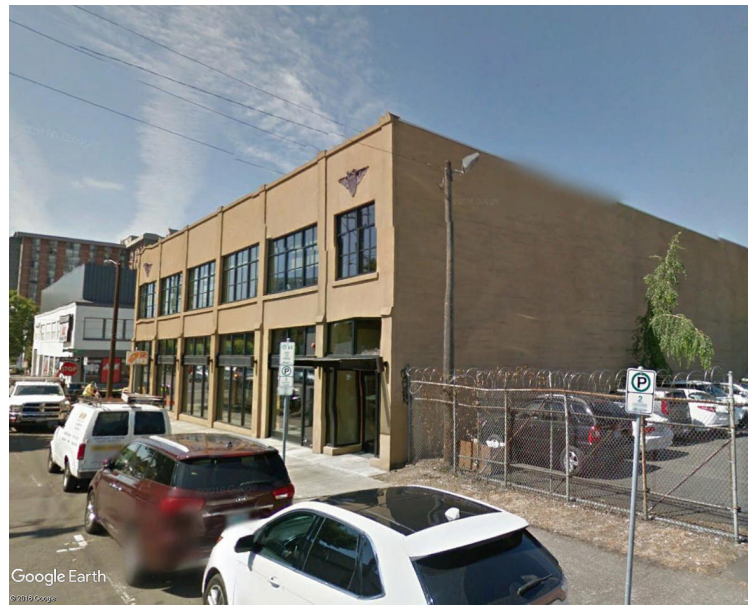
DISTRICT ALLOWABLE HEIGHT



1800 NE 2nd Avenue



Local Context (1734 NE 1st Avenue)



Backside of Lot (237 NE Broadway Street)

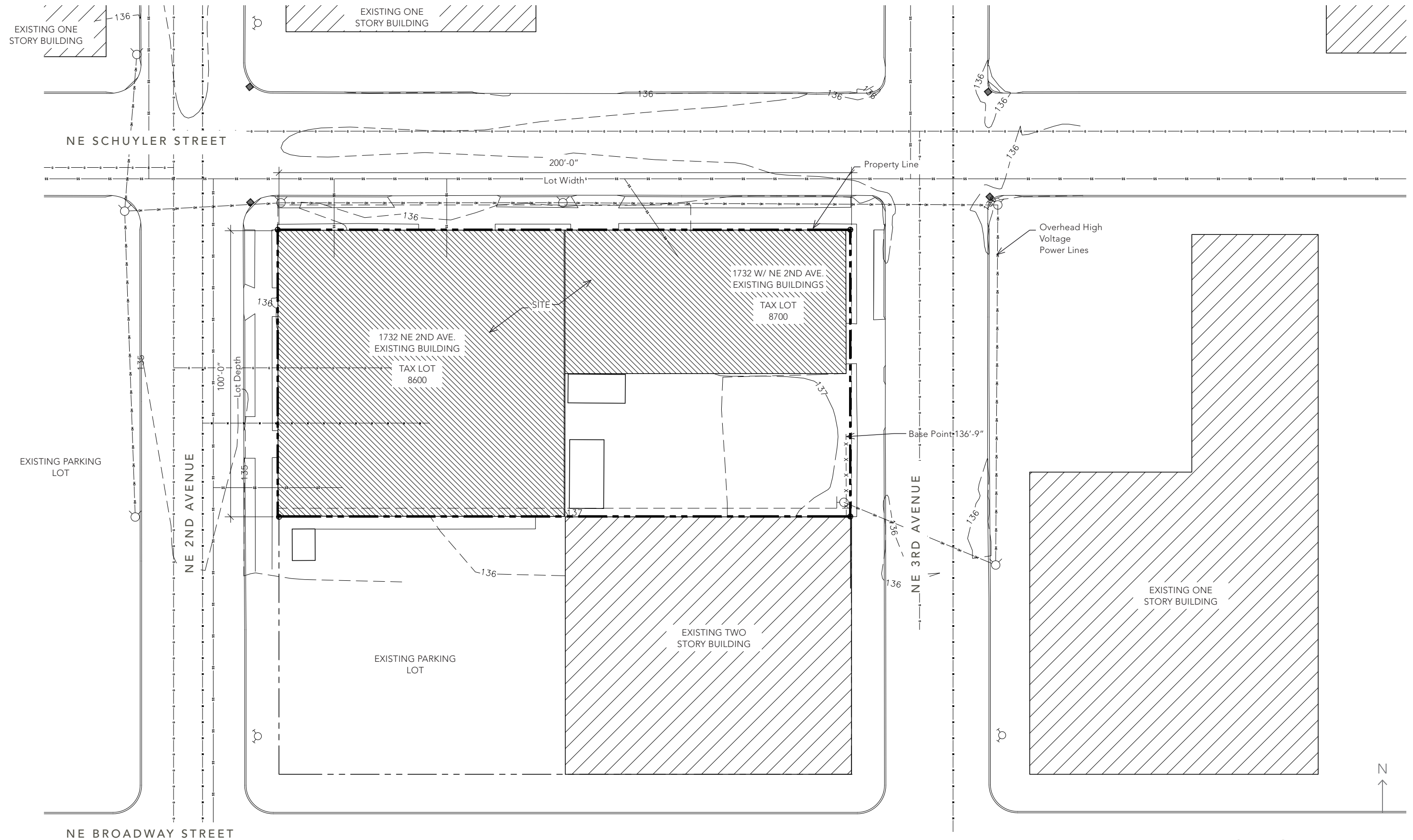


Adjacent Retail



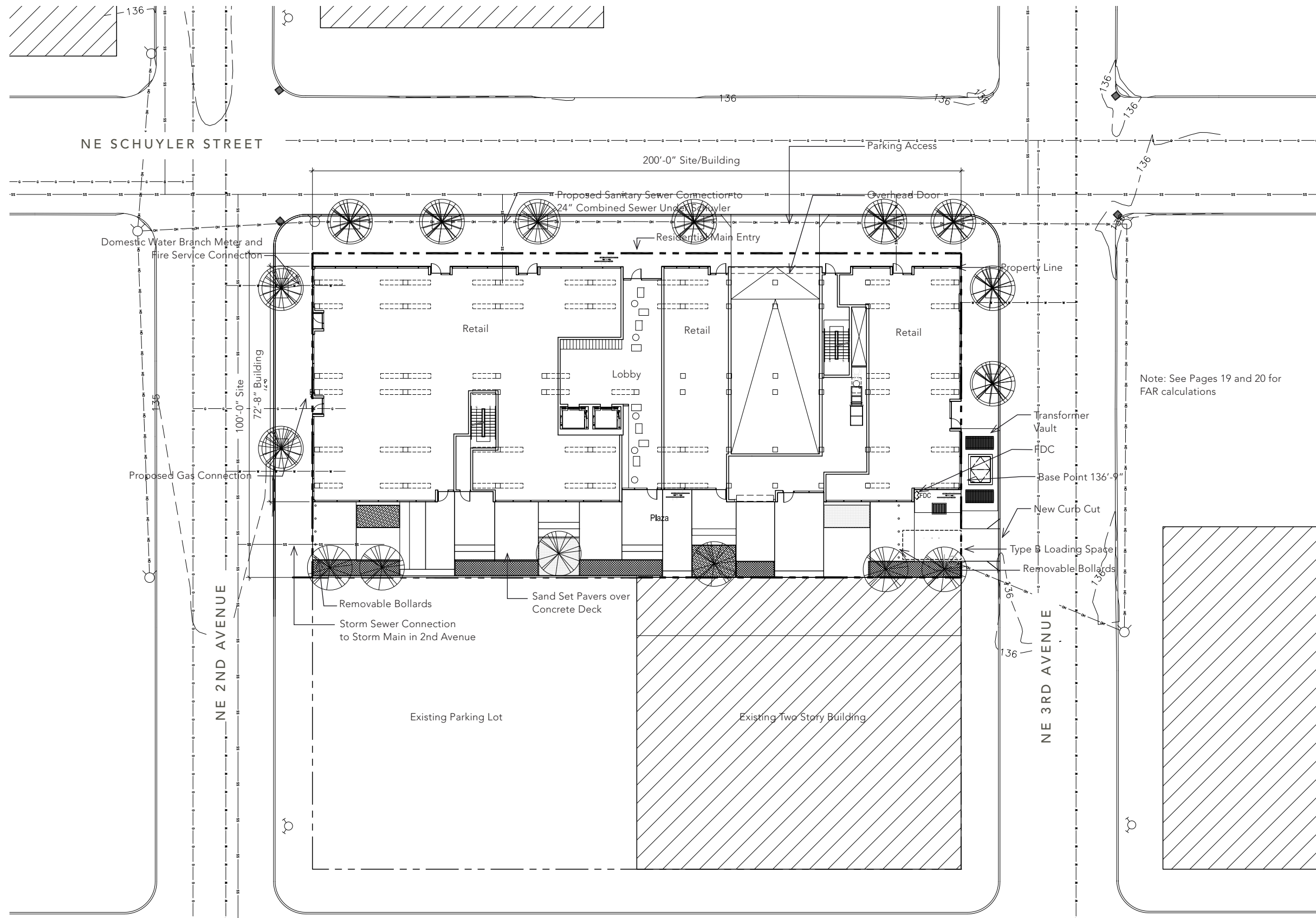
C.2 VICINITY & CONTEXT

URBAN CONTEXT



C.3 SITE PLAN
EXISTING

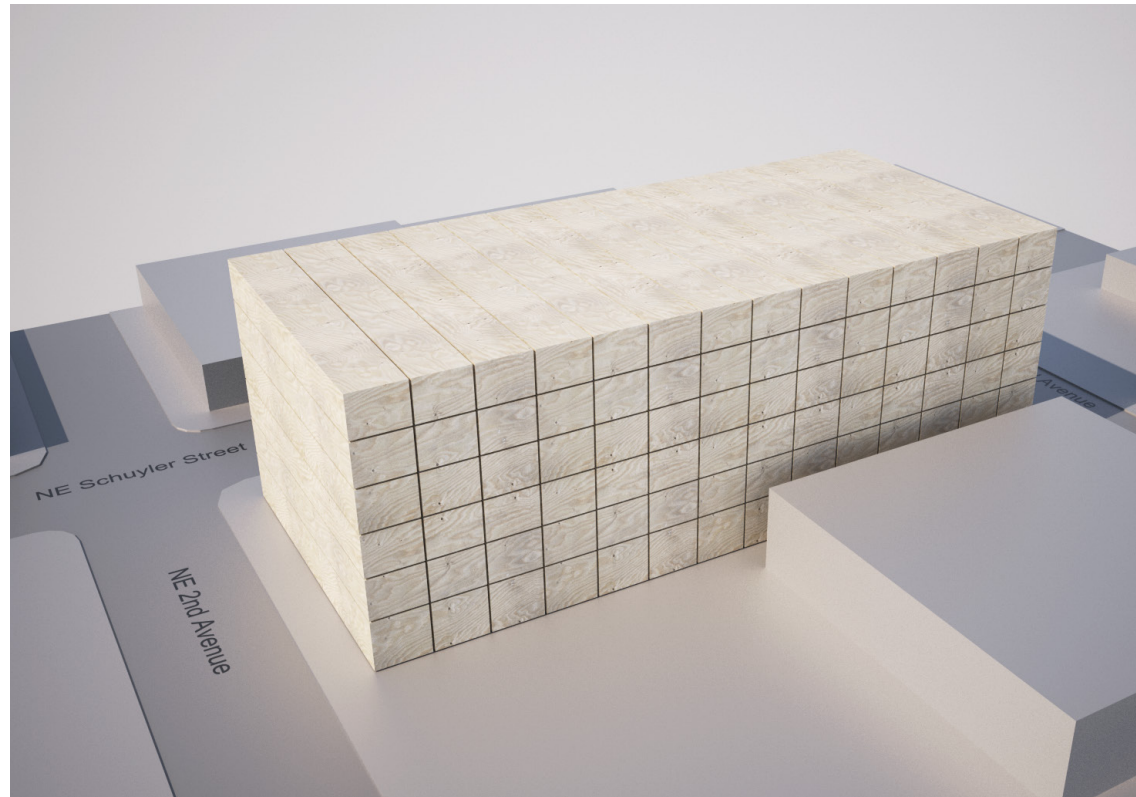
1/32" = 1'0" 0' 10' 20'



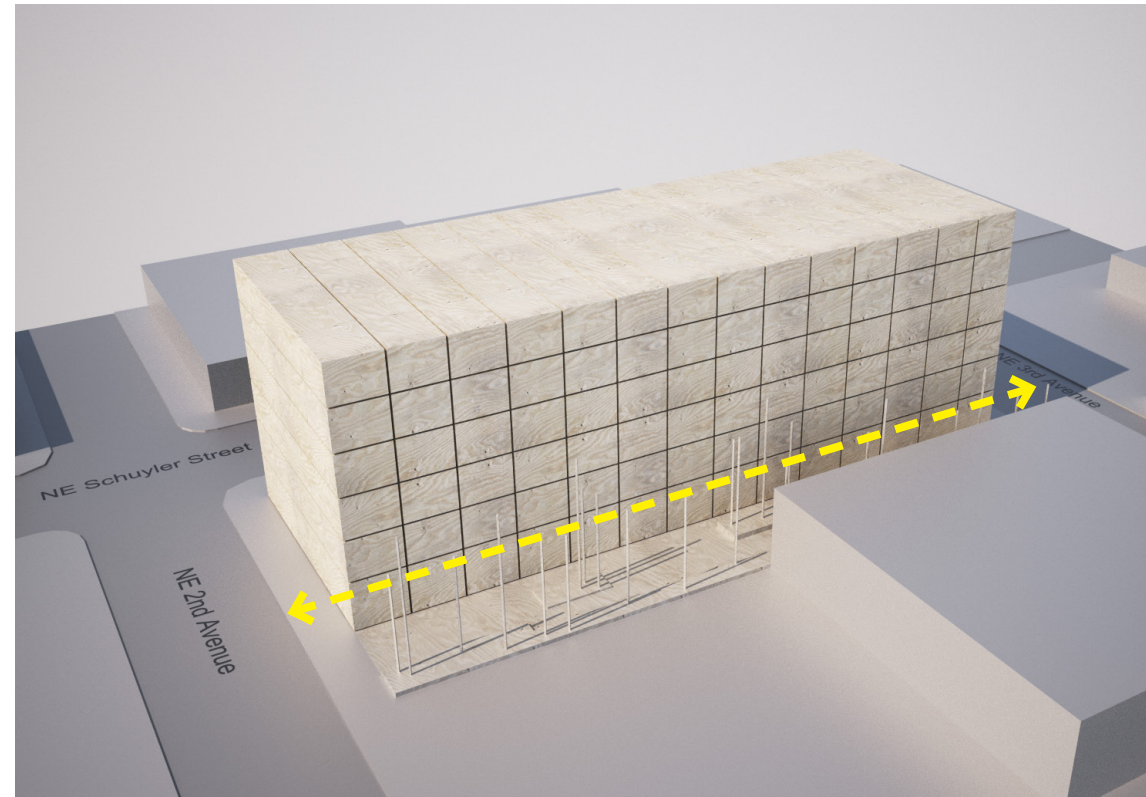
C.3 SITE PLAN
PROPOSED

1/32" = 1'0"

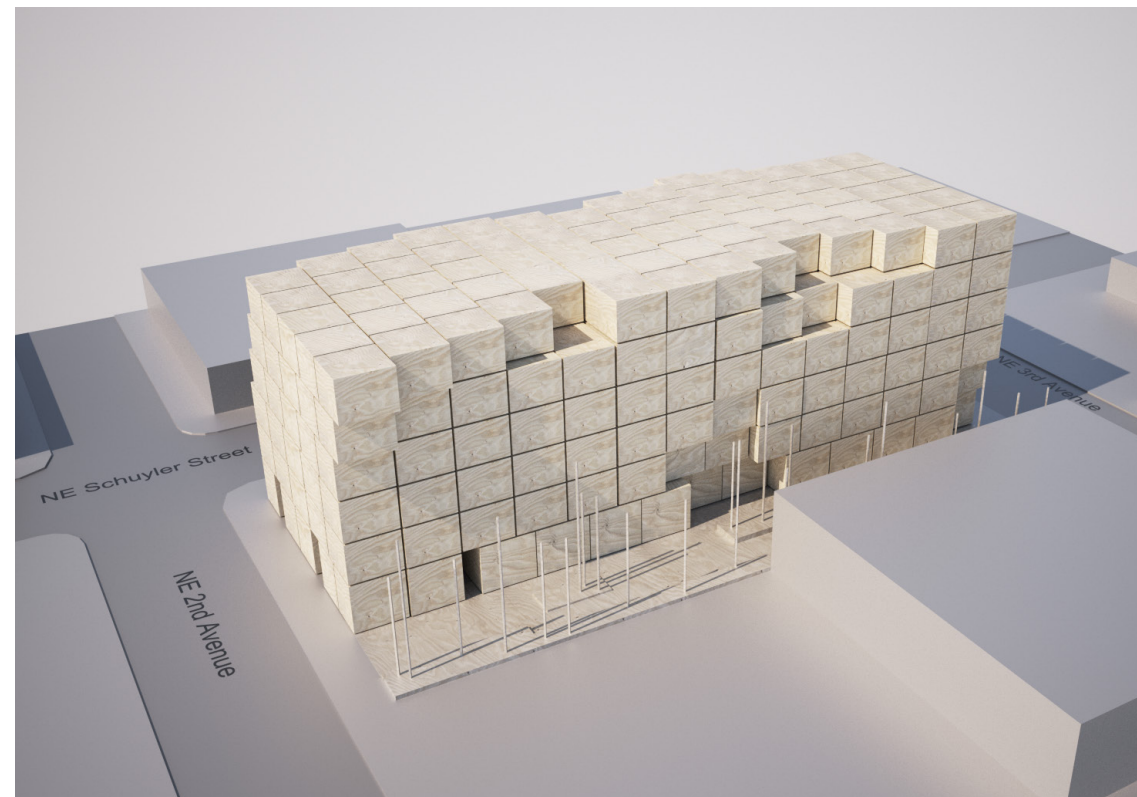
DESIGN CONCEPT



1. Site Mass Grid



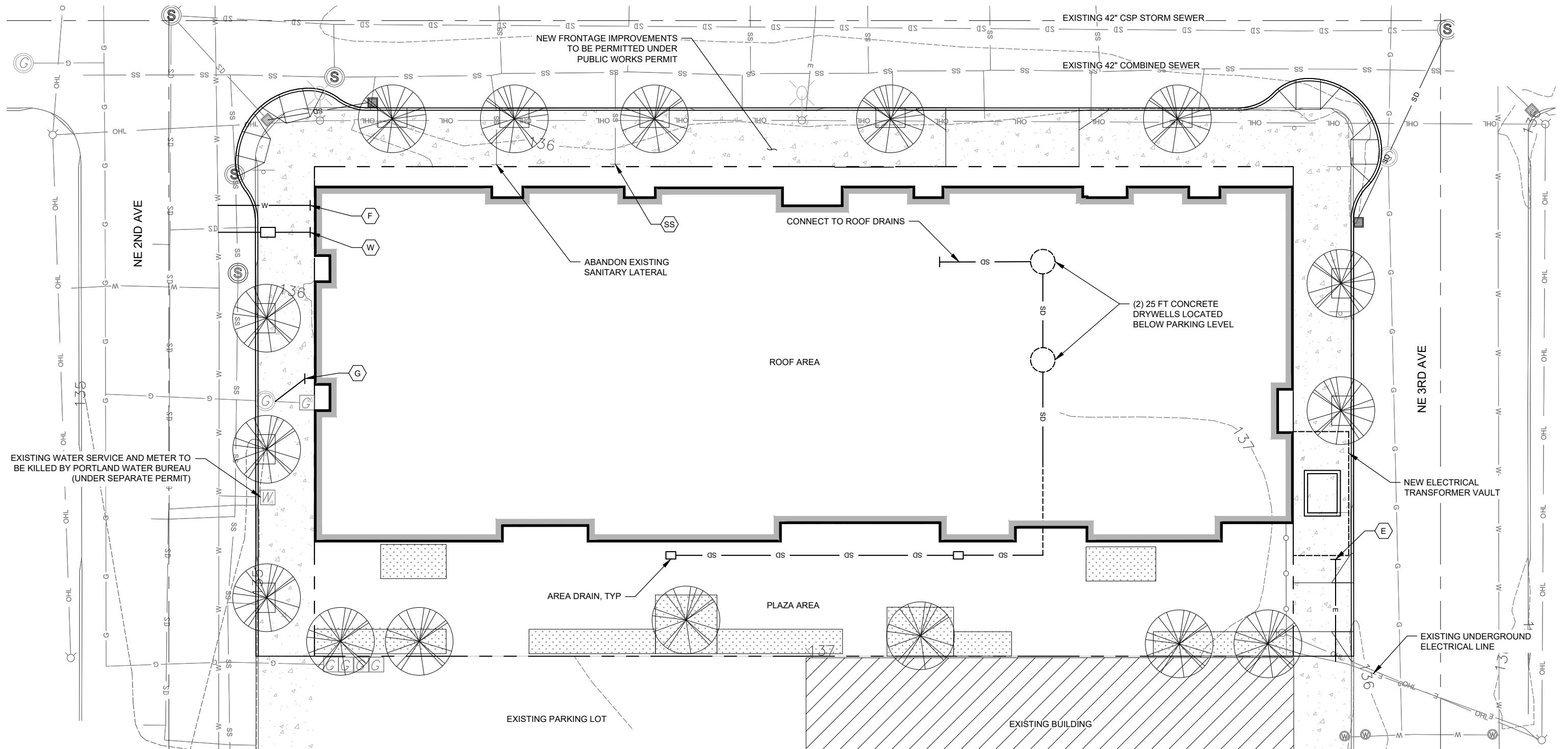
2. Shift Mass For Pedestrian Way



3. Distort / Articulate Mass
Site Access + Views + Outdoor Space

C.4 MASSING / DESIGN CONCEPT

SITE DRAWINGS



STORMWATER NARRATIVE

ROOF AREA = 14,500 SF

PEDESTRIAN PLAZA AREA = 5,500 SF

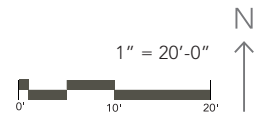
STORMWATER WILL BE MANAGED IN ACCORDANCE WITH THE CITY OF PORTLAND STORMWATER MANUAL 2016.

RUNOFF FROM ROOF AREA AND PLAZA AREA WILL BE DISCHARGED TO TWO DRYWELLS BENEATH THE BUILDING. THE DRYWELLS WILL BE DESIGNED TO INFILTRATE THE 100-YEAR STORM EVENT.

PUBLIC IMPROVEMENTS WILL CONSIST OF REPLACEMENT OF EXISTING CURB AND SIDEWALK AND WILL NOT REQUIRE STORMWATER UPGRADES.

UTILITY NOTES

- (F) NEW FIRE SERVICE WATER CONNECTION (UNDER SEPARATE PERMIT)
- (W) NEW DOMESTIC WATER CONNECTION (UNDER SEPARATE PERMIT)
- (E) NEW ELECTRICAL SERVICE CONNECTION
- (SS) CONNECT TO EXISTING SANITARY SEWER LATERAL. CONTRACTOR TO VERIFY CONDITION AND UPGRADE AS NECESSARY. (UNDER SEPARATE PERMIT)
- (G) GAS CONNECTION. CONNECT NEW METER TO EXISTING LATERAL.

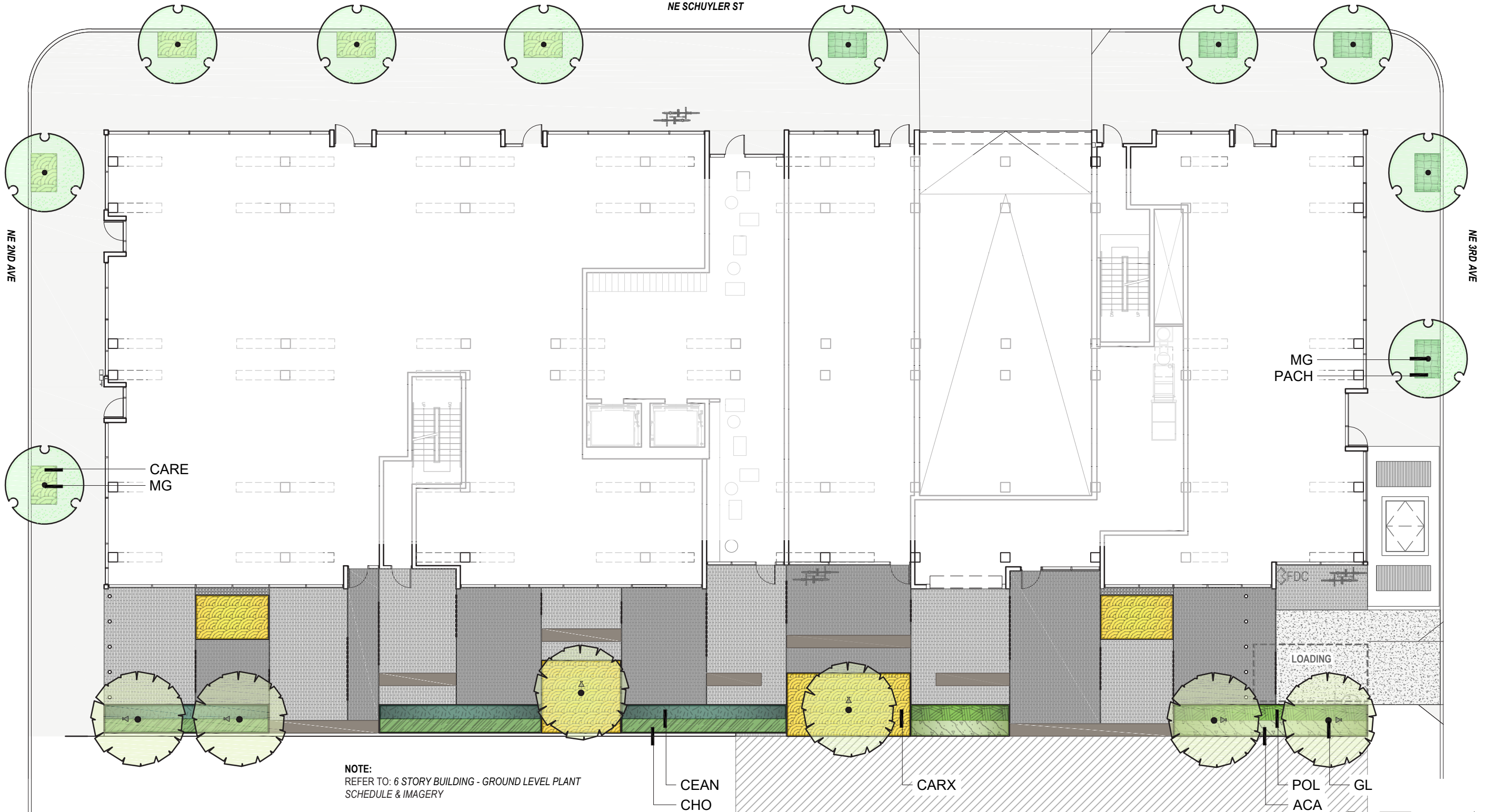


C.5 CIVIL
UTILITIES + STORMWATER PLAN

NE SCHUYLER ST

NE 2ND AVE

NE 3RD AVE



MG
PACH

CARE
MG

NOTE:
REFER TO: 6 STORY BUILDING - GROUND LEVEL PLANT
SCHEDULE & IMAGERY

CEAN
CHO

CARX

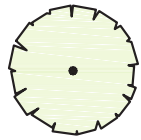
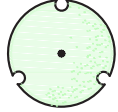
POL
ACA
GL

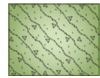
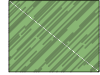
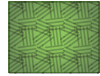
1/16" = 1'0"
0' 1' 5' 10' 20'




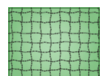
N

C.6 LANDSCAPE GROUND LEVEL PLAN

6 STORY BUILDING - GROUND LEVEL PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	CALIPER
	GL	HONEY LOCUST GLEDITSIA TRIACANTHOS 'DRAVES'	B & B	3" CAL
	MG	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA GREENBACK	B & B	2.5" CAL

SHRUB AREAS	CODE	COMMON NAME	SIZE	HT.	SPACING
	ACA	BEAR'S BREECH ACANTHUS MOLLIS	3 GAL		24" o.c.
	CHO	MEXICAN ORANGE CHOISYA TERNATA 'AZTEC PEARL'	5 GAL		36" o.c.
	POL	JAPANESE TASSEL FERN POLYSTICHUM POLYBLEPHARUM	1 GAL		24" o.c.

GROUND COVERS	CODE	COMMON NAME	SIZE	BULB/SF	SPACING
	CARX	CAREX TESTACEA - ORANGE NEW ZEALAND SEDGE CAREX ELATA 'AUREA' - BOWLES GOLDEN SEDGE 50% / 50% MIX	1 GAL		12" o.c.
	CARE	EVERDI JAPANESE SEDGE CAREX OSHIMENSIS 'EVERDI'	1 GAL		12" o.c.
	CEAN	POINT REYES CEANOTHUS CEANOTHUS GLORIOSUS 'POINT REYES'	1 GAL		24" o.c.
	PACH	JAPANESE SPURGE PACHYSANDRA TERMINALIS 'GREEN CARPET'	1 GAL		12" o.c.

TREES



GL - HONEY LOCUST



MG - SOUTHERN MAGNOLIA

SHRUBS & GROUNDCOVERS



ACA - BEAR'S BREECH



CHO - MEXICAN ORANGE



POL - JAPANESE TASSEL FERN



CARX - SEDGE MIX



CARE - JAPANESE SEDGE



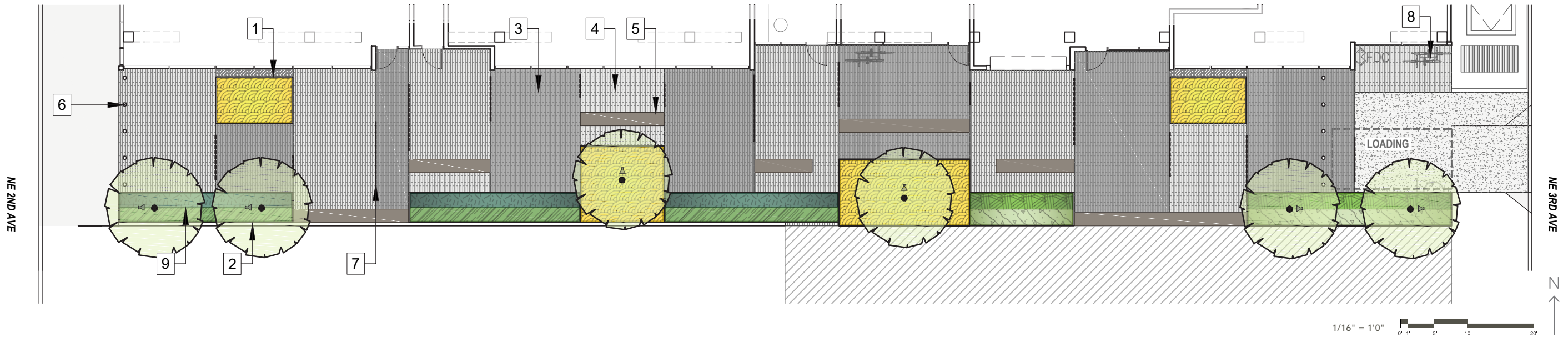
CEAN - CEANOTHUS



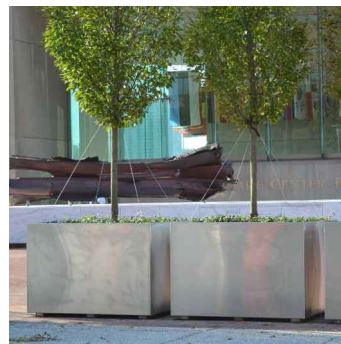
PACH - JAPANESE SPURGE

1 6 STORY BUILDING - GROUND LEVEL PLANT SCHEDULE & IMAGERY

C.6 LANDSCAPE
PLANTING LEGEND



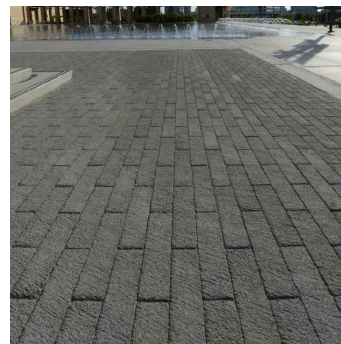
1 16" STEEL PLANTER
(SEE DETAIL 2)



2 30" STEEL PLANTER
(SEE DETAIL 2)



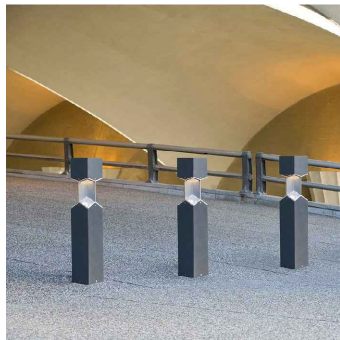
3 PERMEABLE PAVER
TYPE 1



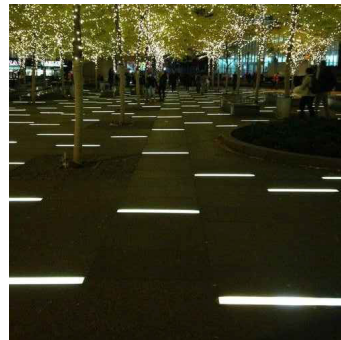
4 PERMEABLE PAVER
TYPE 2



5 BENCH (SEE DETAIL 1)



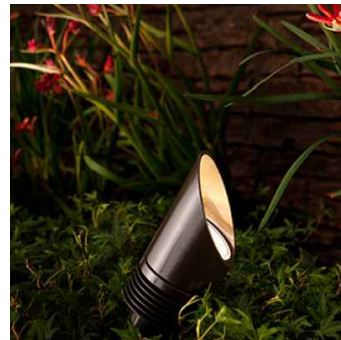
6 BOLLARD



7 LED PAVING LIGHT
STRIP (SEE DETAIL 3)

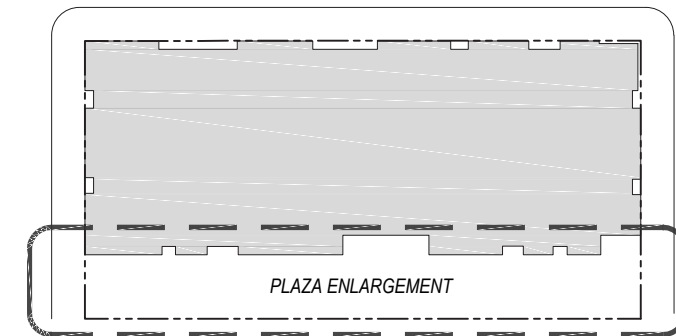


8 BIKE RACK



9 UPLIGHTING

NOTE:
TO SEE DETAILS REFER TO LANDSCAPE
DETAILS SHEET

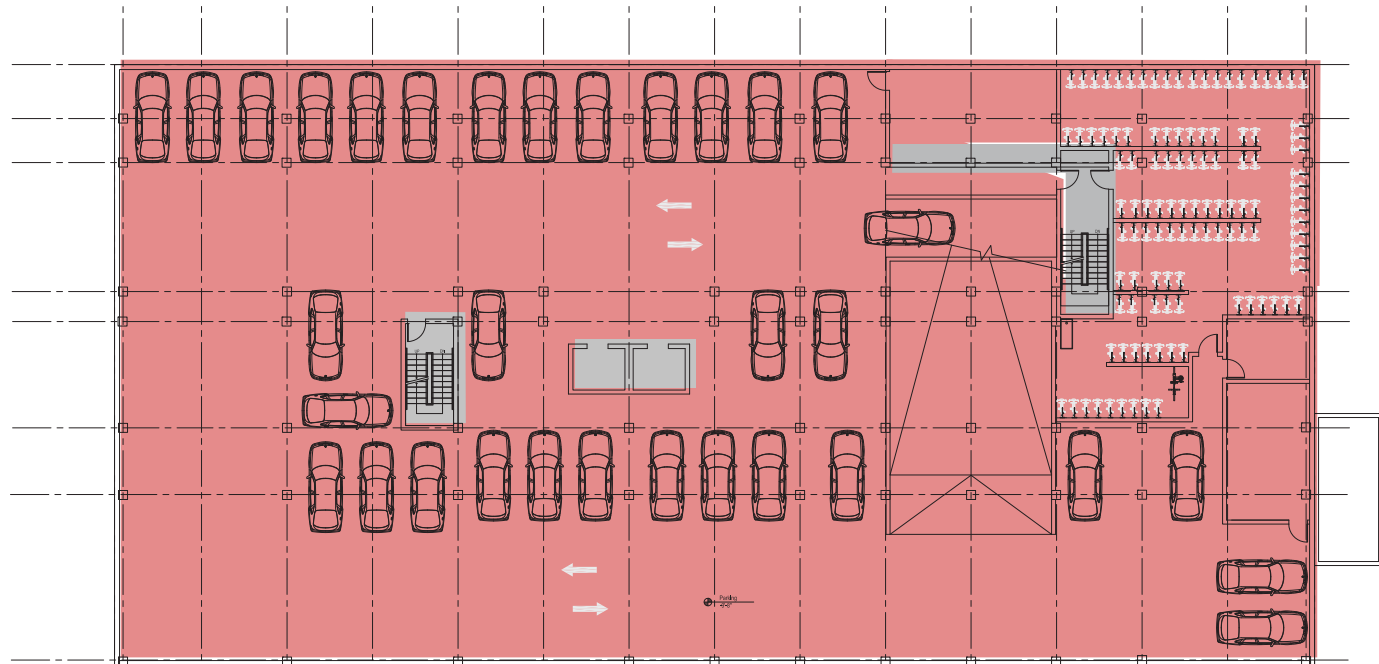


SITE KEY
NTS

C.6 LANDSCAPE

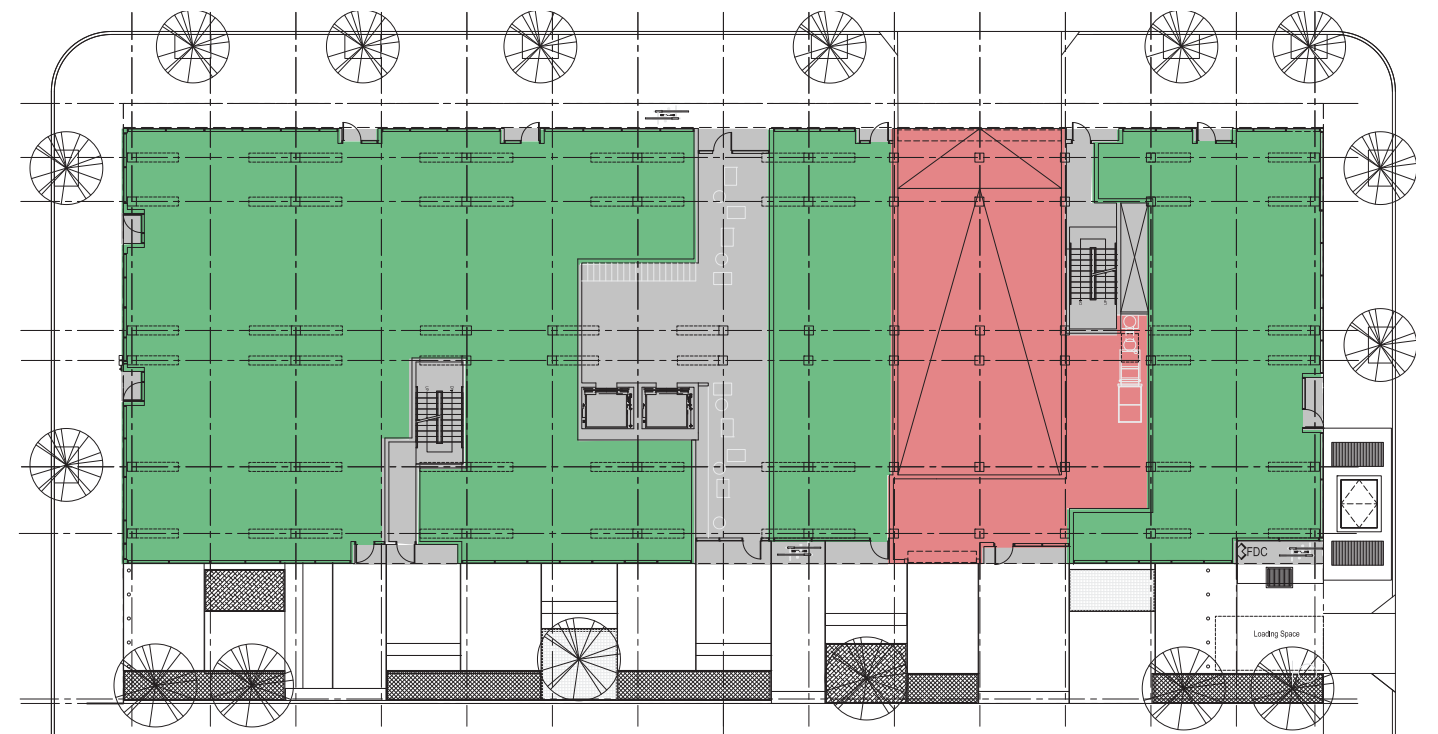
ENLARGED PLAZA LANDSCAPE PLAN

BUILDING DRAWINGS



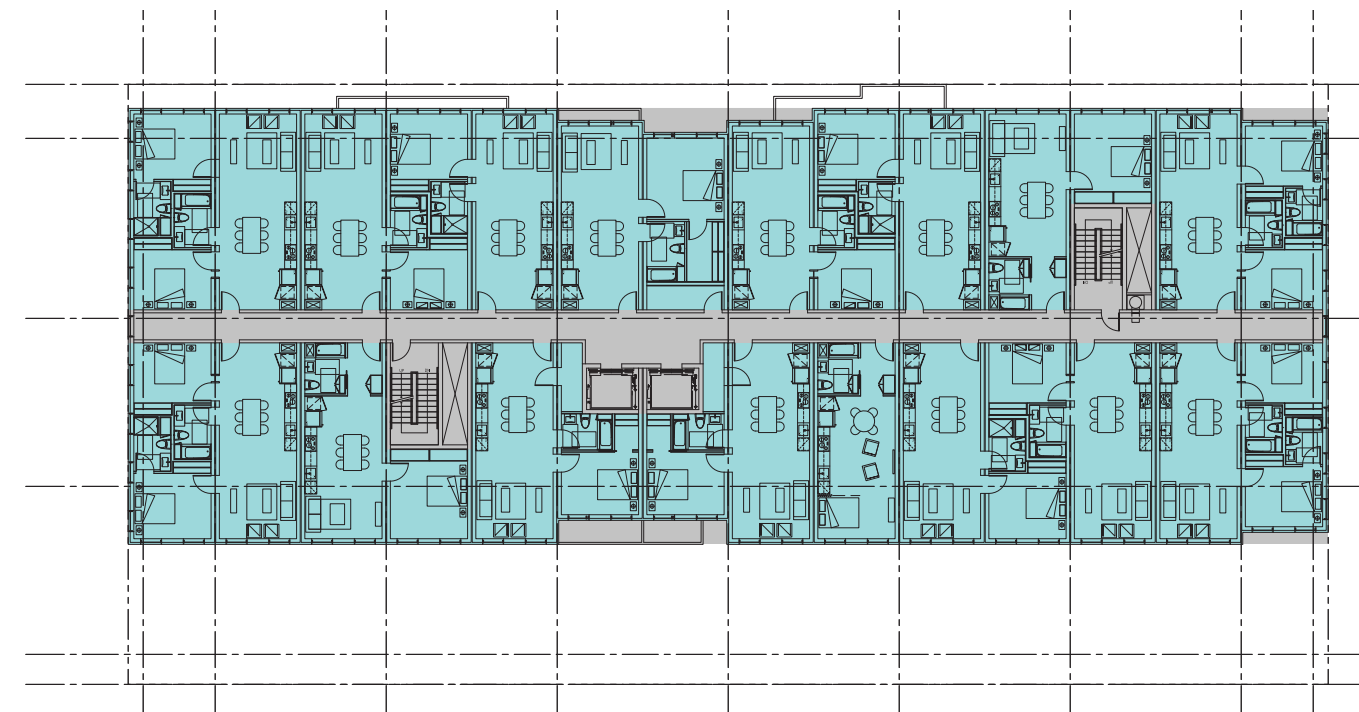
LEVEL 00 (BELOW GRADE PARKING)

18,887 SF



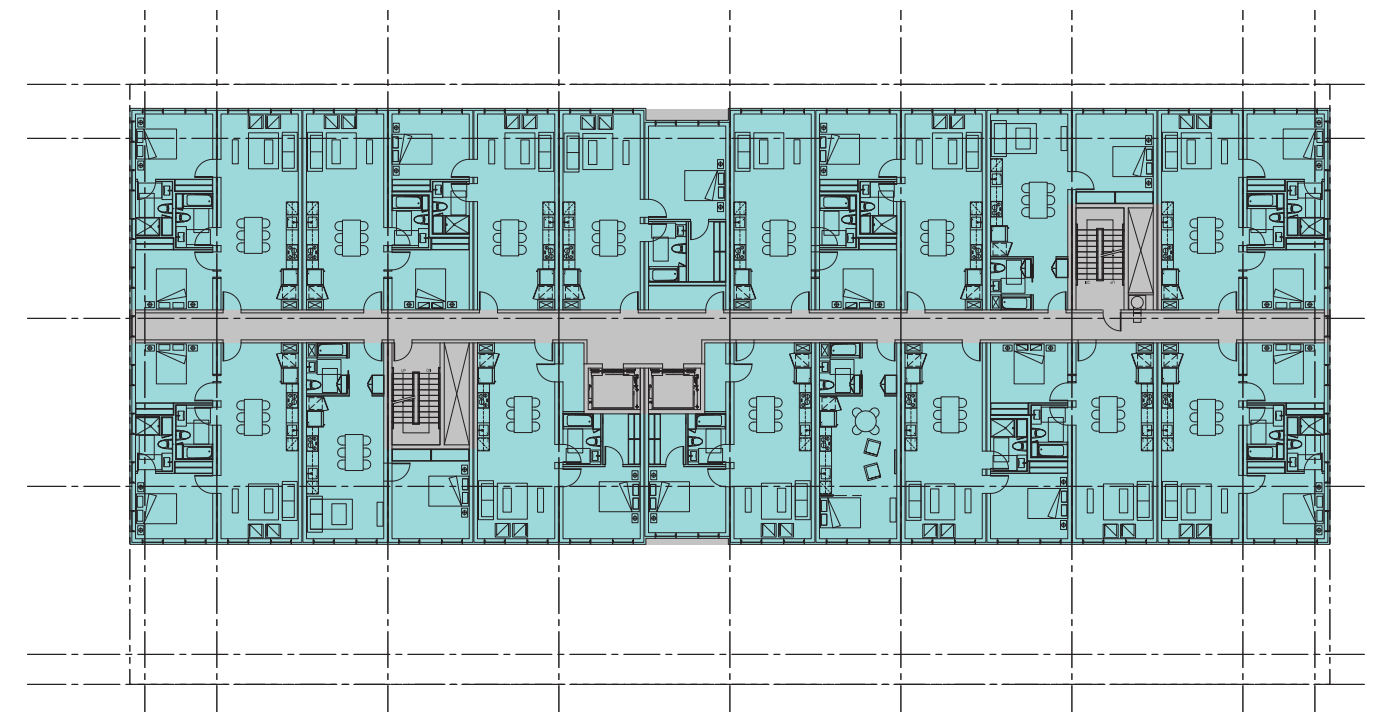
LEVEL 01 (GROUND LEVEL)

14,109 SF + 482 SF (Covered Exterior) = 14,591 SF



LEVEL 02

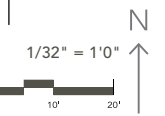
14,252 SF + 282 SF (Covered Exterior) = 14,534 SF



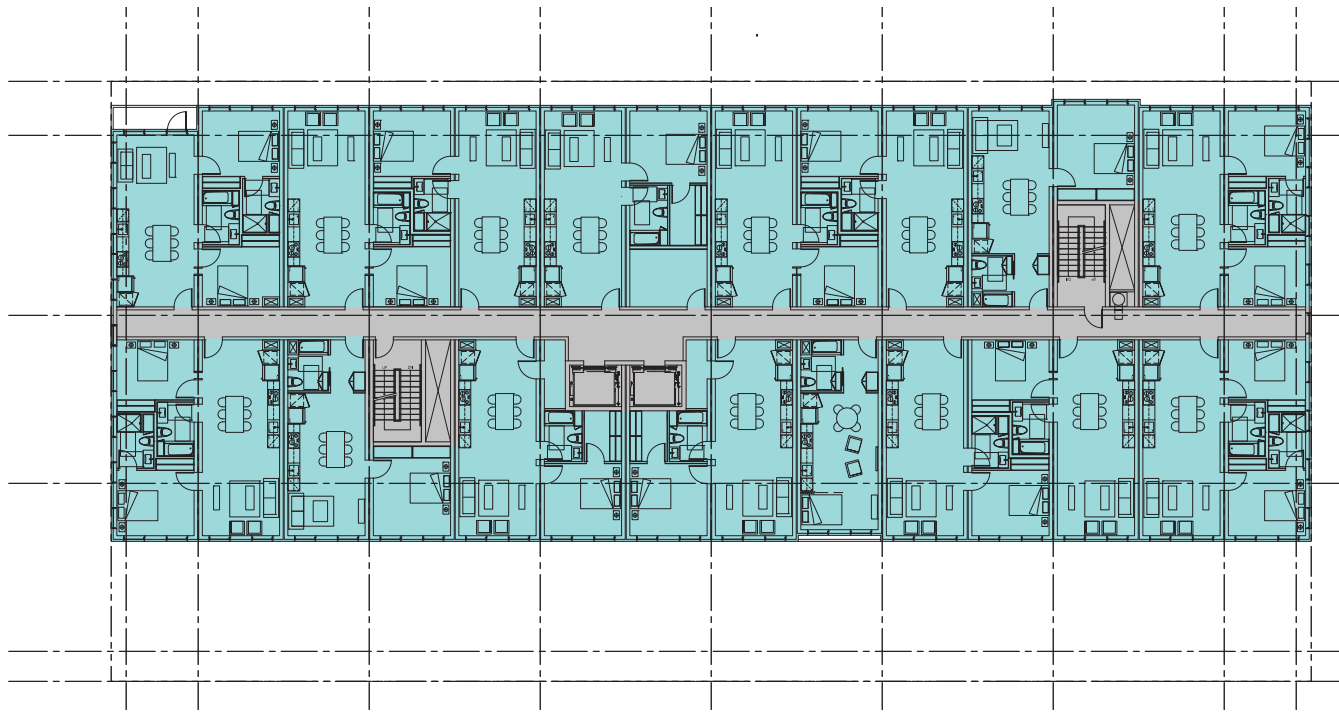
LEVEL 03

14,493 SF + 41 SF (Covered Exterior) = 14,534 SF

- R2 Residential, Lobby
- M Commercial
- S2 Parking, Trash
- S1 Storage
- Exit

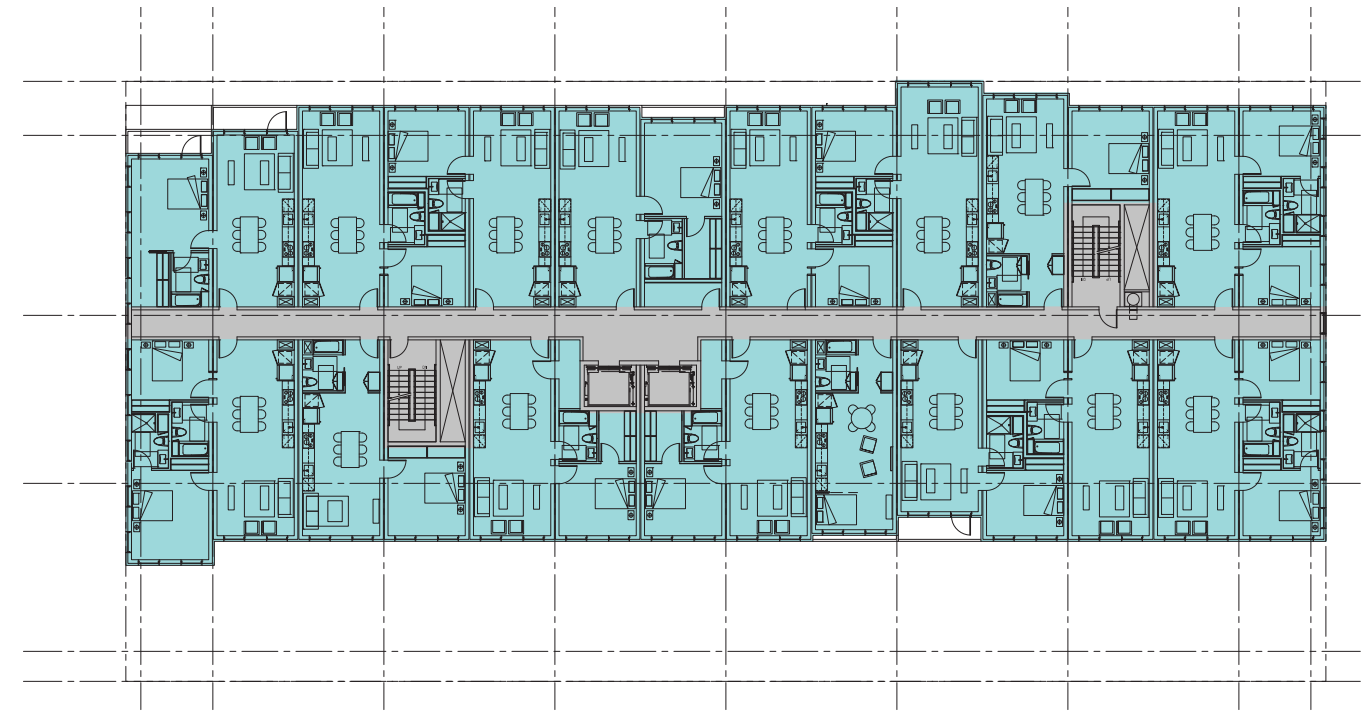


C.7 BUILDING DIAGRAMS



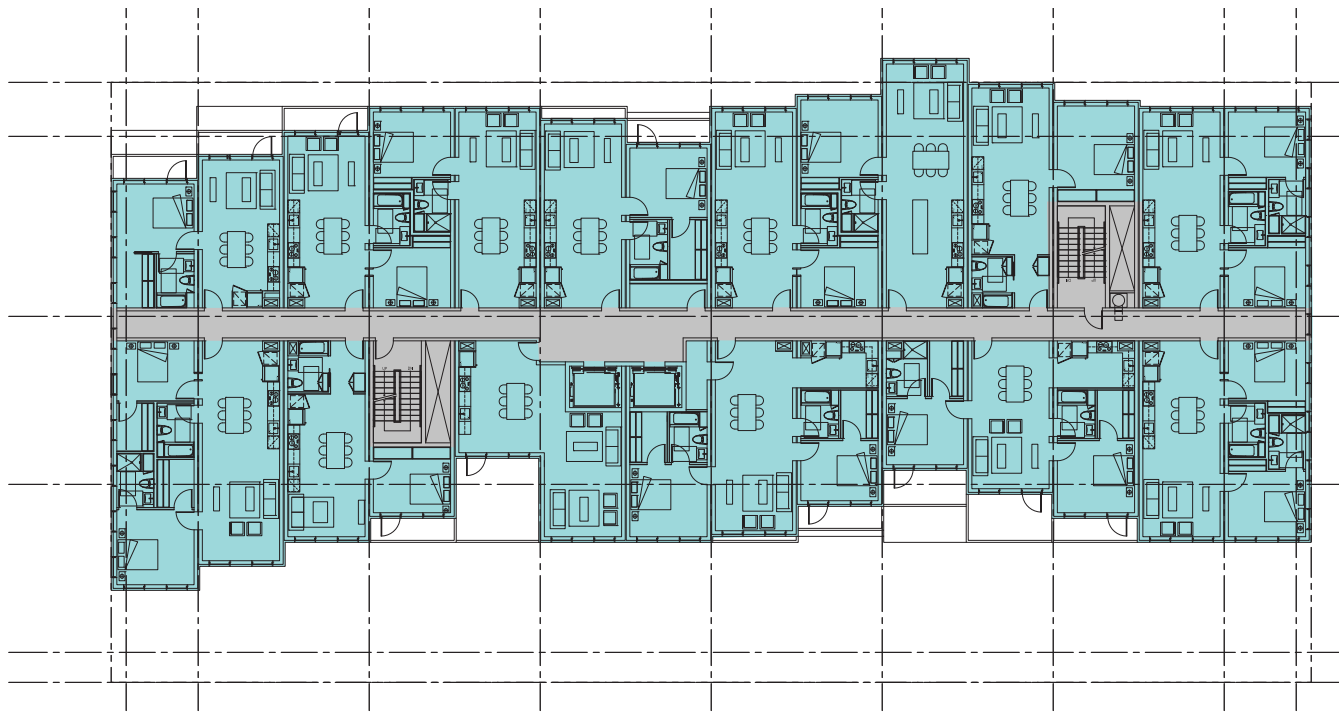
LEVEL 04

14,477 SF



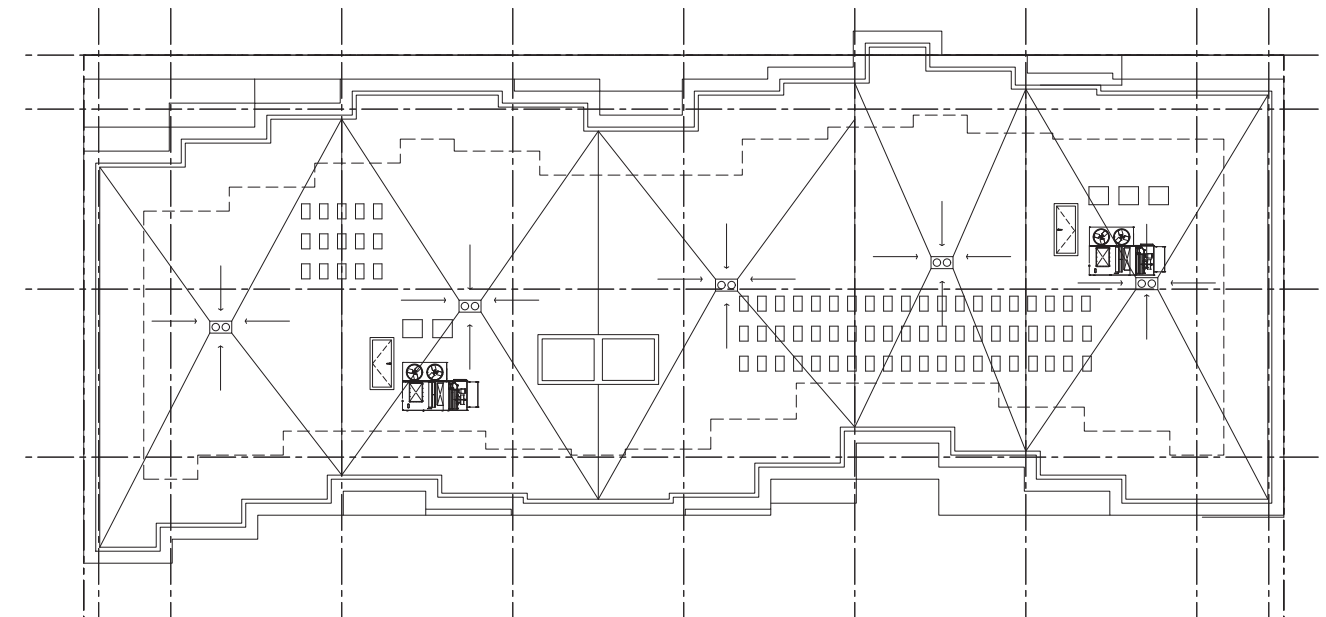
LEVEL 05

14,412 SF

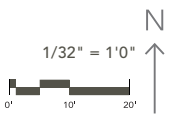


LEVEL 06

13,788 SF



LEVEL 07 (ROOF)

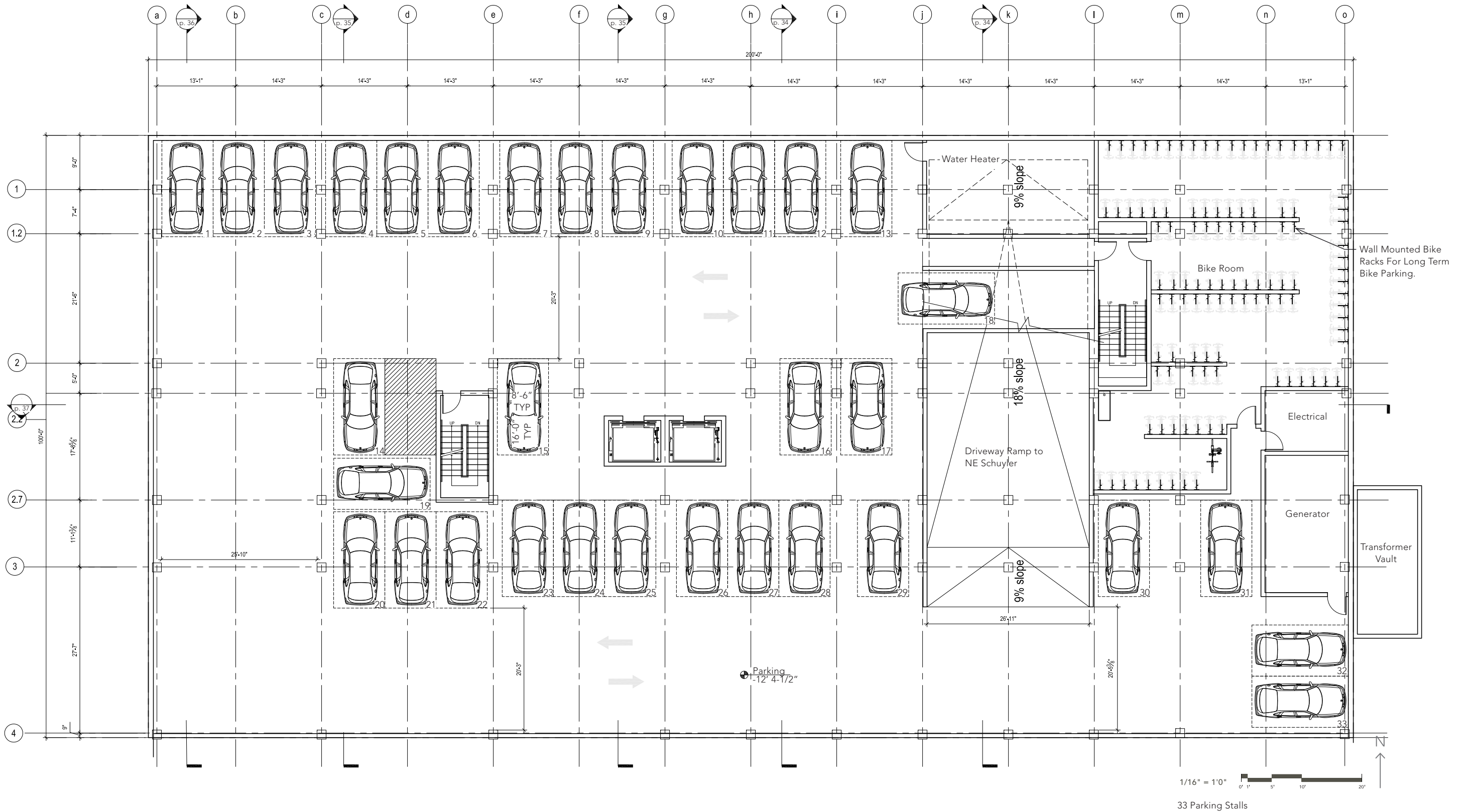


- R2 Residential, Lobby
- M Commercial
- S2 Parking, Trash
- S1 Storage
- Exit

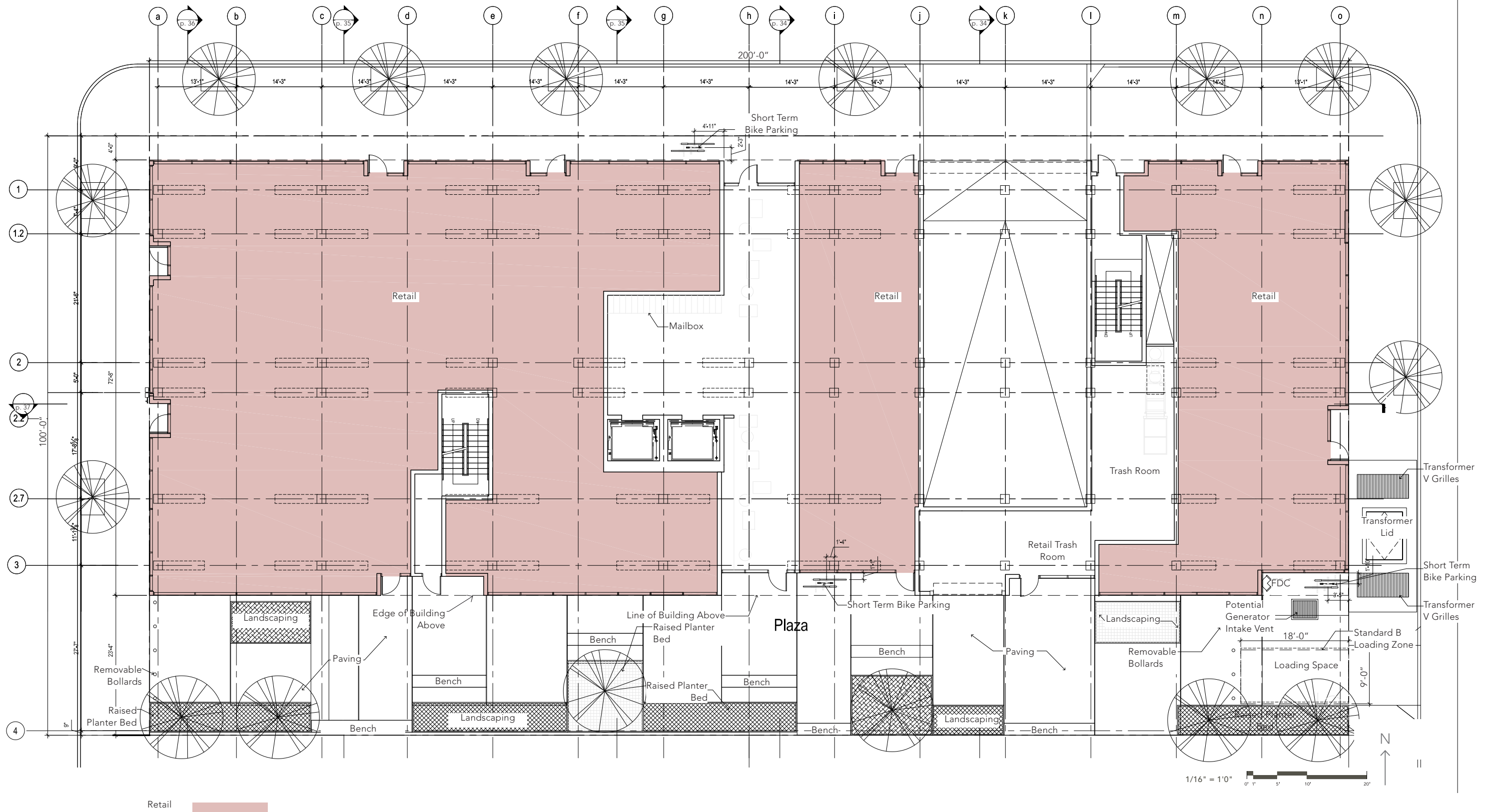
FAR :

(Base) 4:1	Floor 1 - 14,591 SF
Total = 80,000 SF	Floor 2 - 14,534 SF
	Floor 3 - 14,534 SF
(Residential Bonus) 6:1	Floor 4 - 14,477 SF
Total = 120,000 SF	Floor 5 - 14,412 SF
	Floor 6 - 13,788 SF
	Total = 86,336 SF (71,422 SF of Residential)

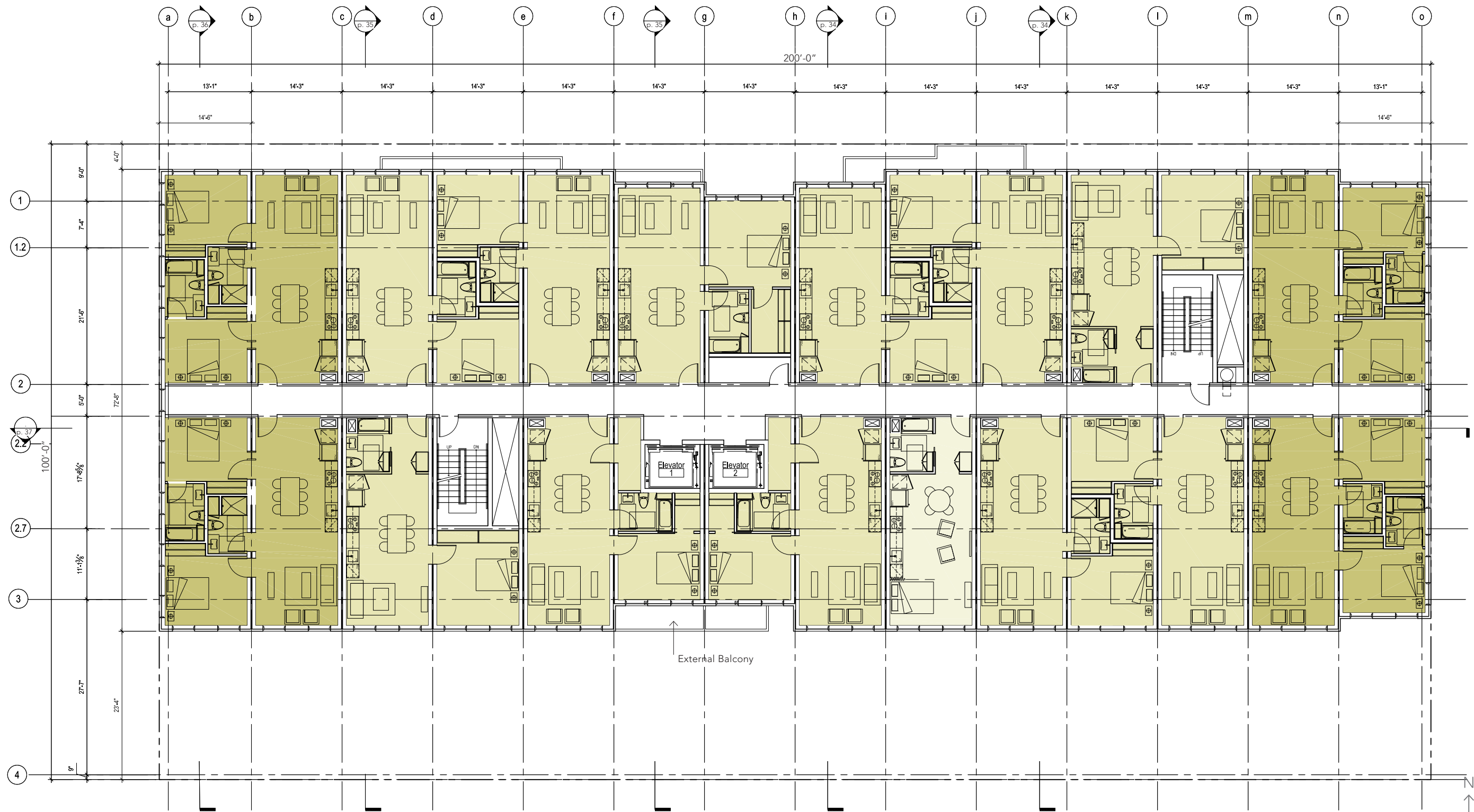
C.7 BUILDING DIAGRAMS



C.8 FLOOR PLANS
PARKING LEVEL



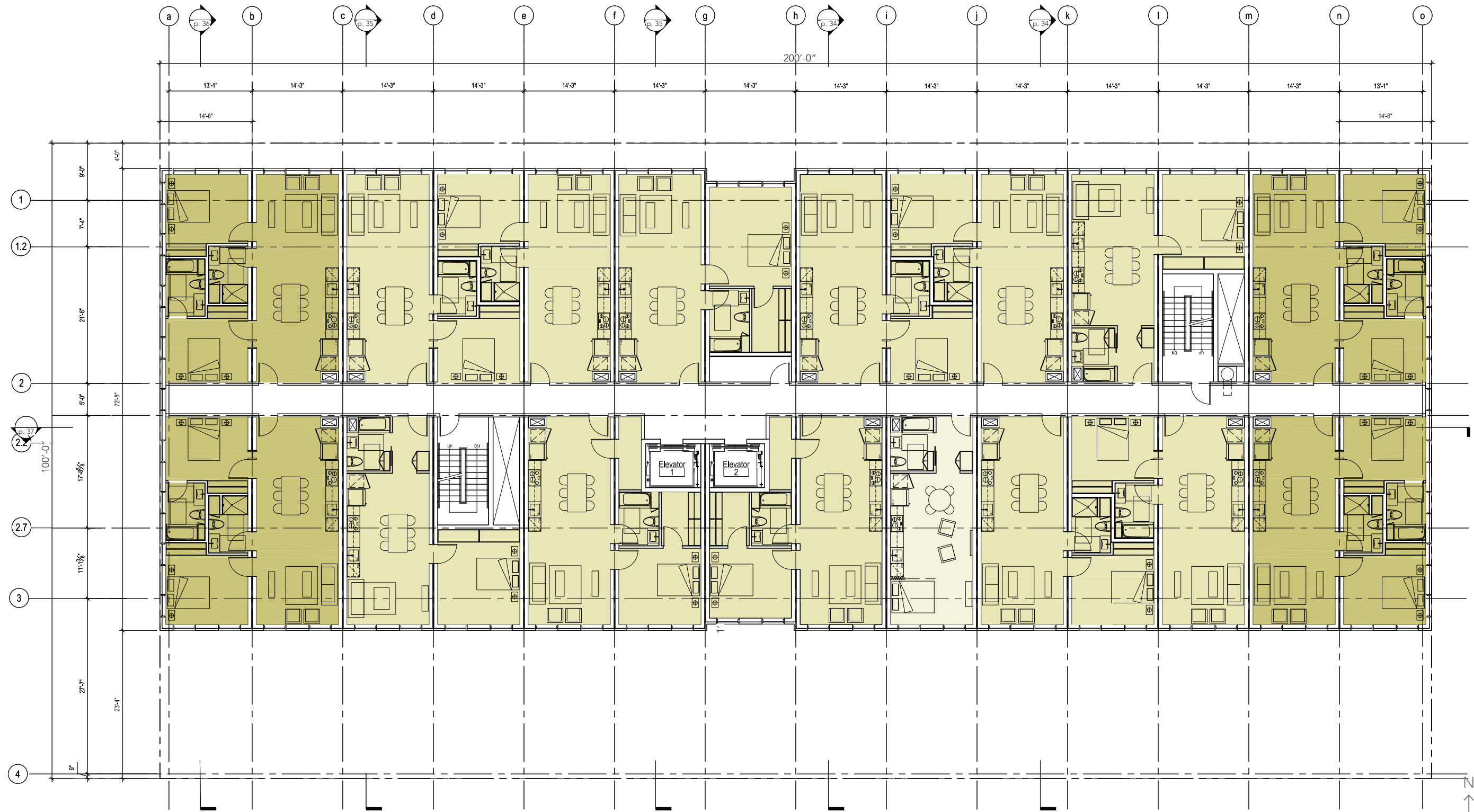
C.8 FLOOR PLANS
GROUND LEVEL



- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

C.8 FLOOR PLANS

SECOND LEVEL



200'-0"

1/16" = 1'0"
 0' 1' 5' 10' 20'

- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

C.8 FLOOR PLANS

THIRD LEVEL



- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

C.8 FLOOR PLANS
FOURTH LEVEL



- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

1/16" = 1'0"
 0' 1' 5' 10' 20'

C.8 FLOOR PLANS

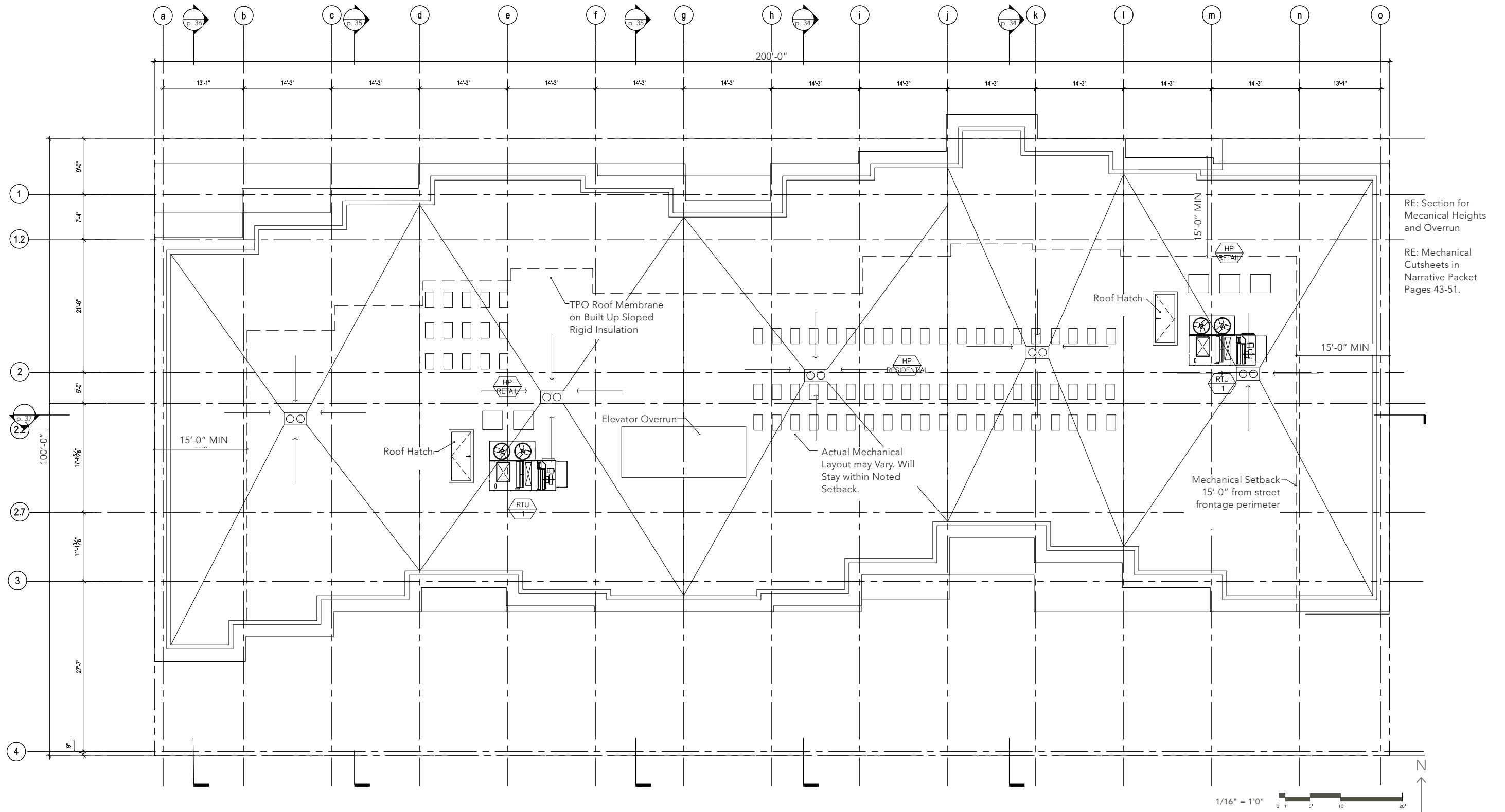
FIFTH LEVEL



- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio
- Common Space

C.8 FLOOR PLANS

SIXTH LEVEL

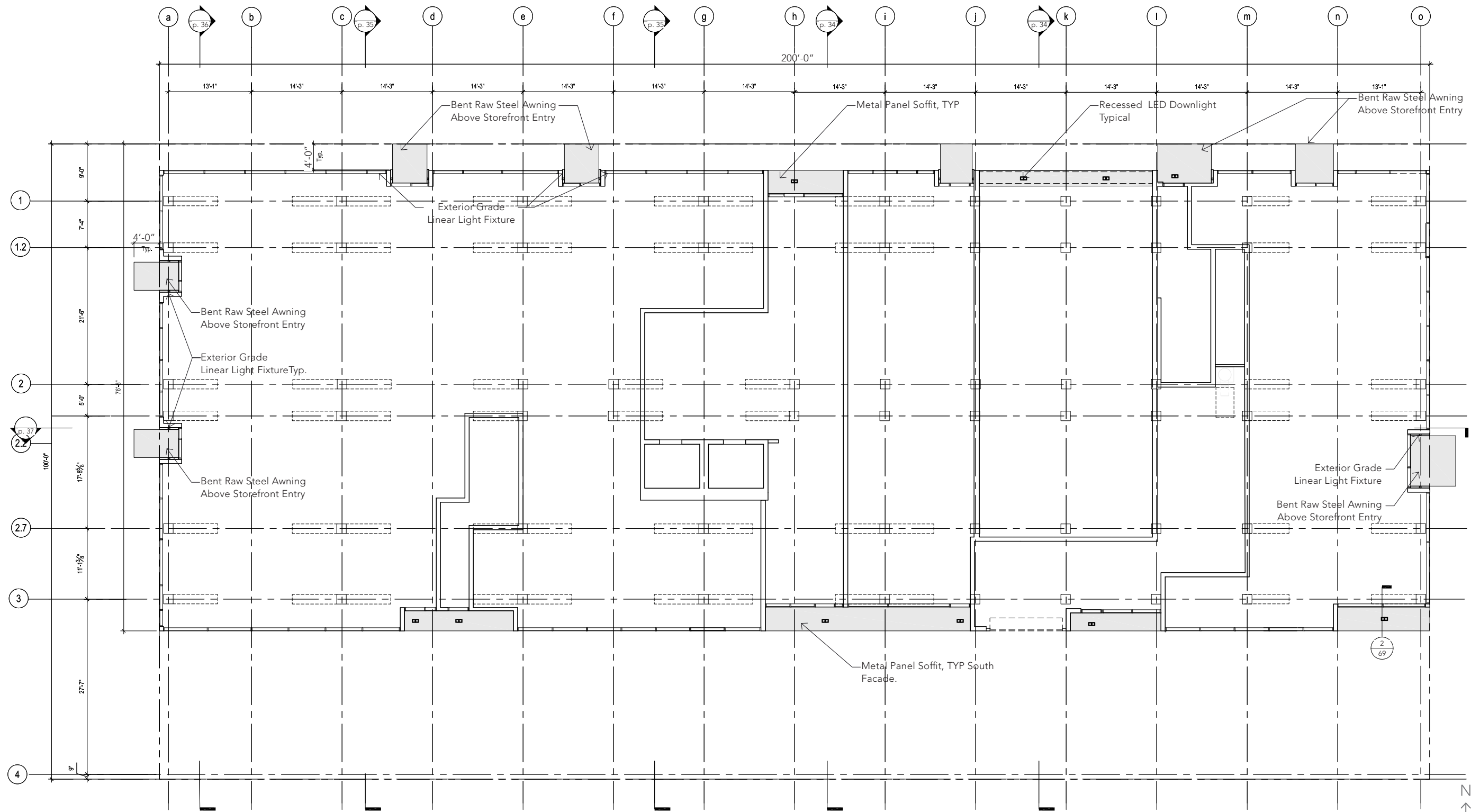


RE: Section for
Mechanical Heights
and Overrun

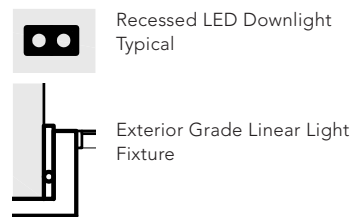
RE: Mechanical
Cutsheets in
Narrative Packet
Pages 43-51.

C.8 FLOOR PLANS

ROOF LEVEL



1/16" = 1'0" 0' 1' 5' 10' 20'



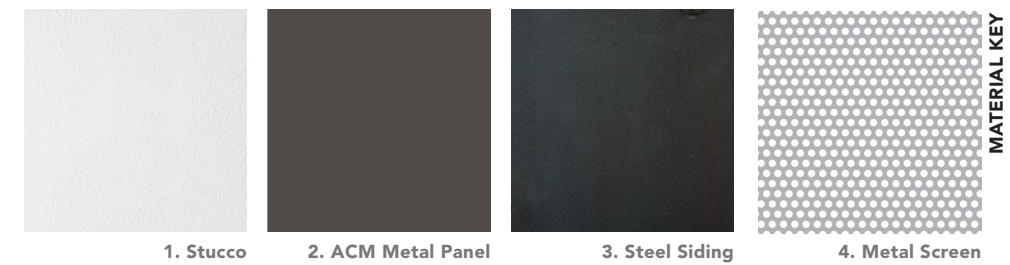
C.8 FLOOR PLANS

GROUND LEVEL REFLECTED CEILING / LIGHTING PLAN

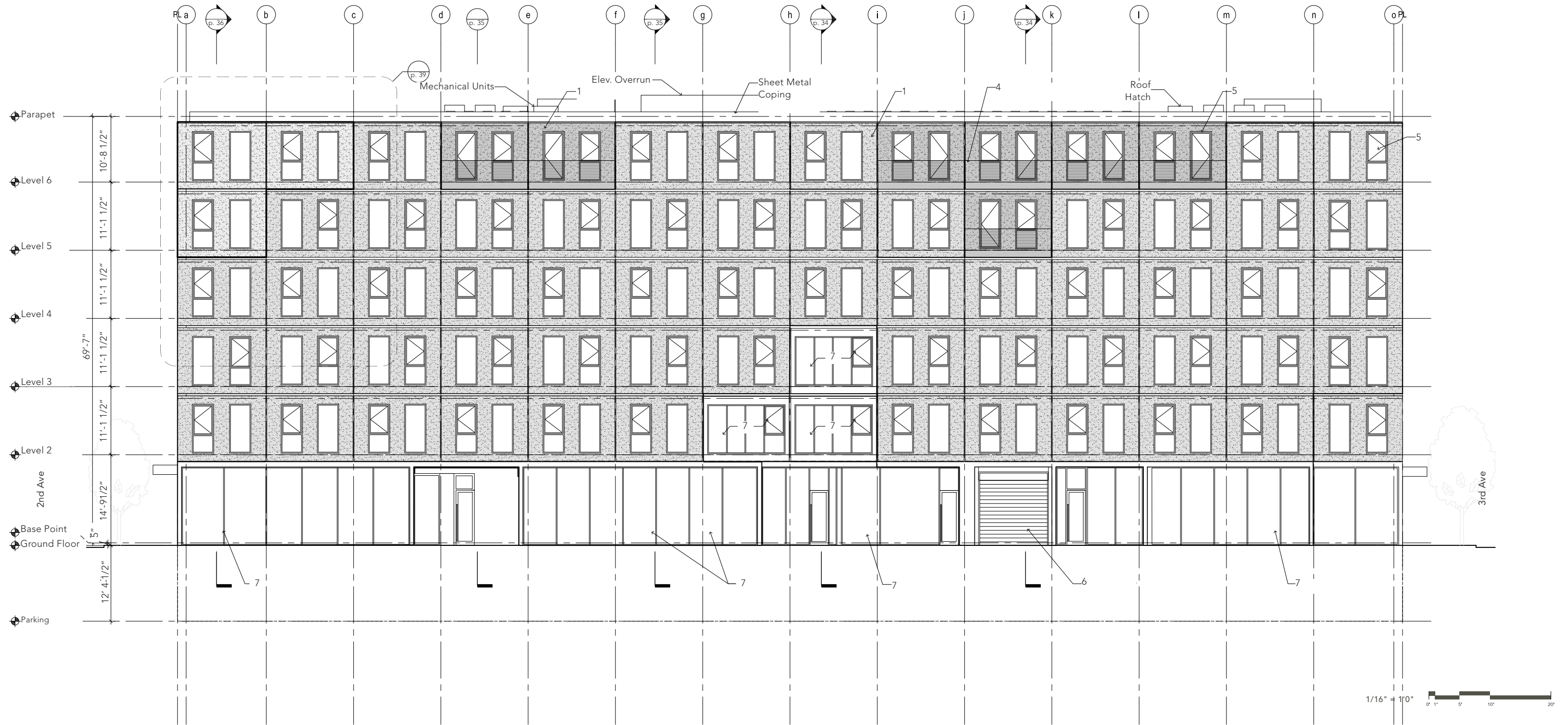


MATERIAL KEY

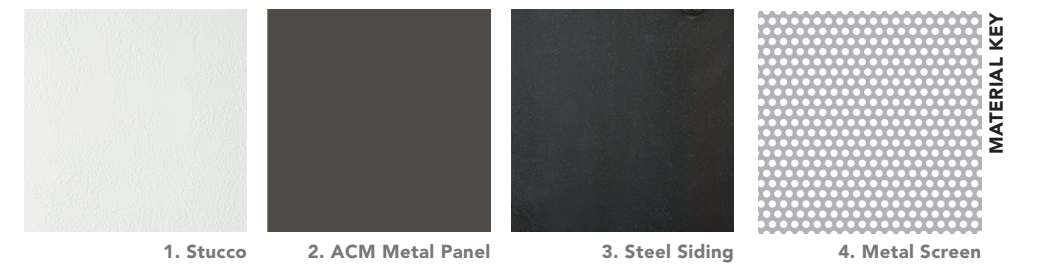
- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



C.9 BUILDING ELEVATIONS
NORTH ELEVATION

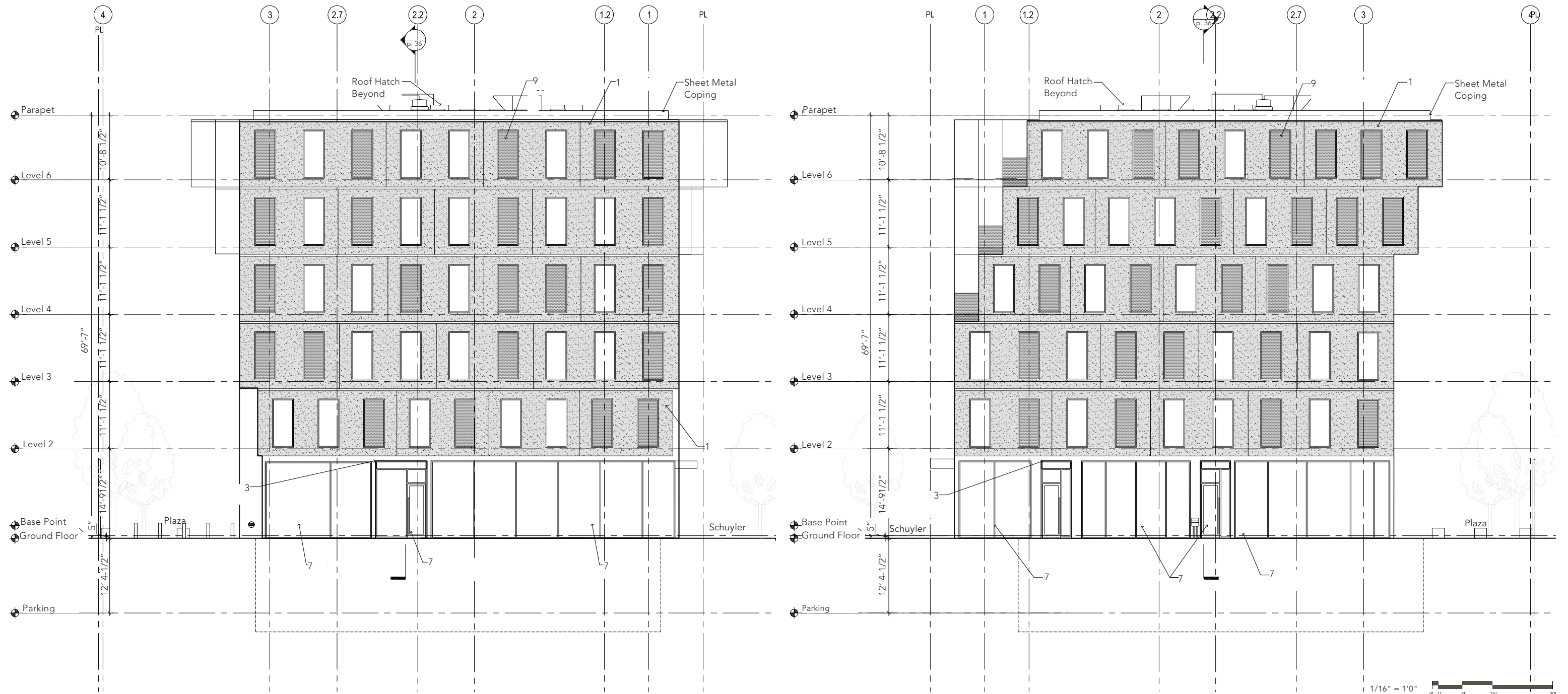


- MATERIAL KEY**
1. Stucco, White
 2. ACM Metal Panel, Dark Bronze
 3. Raw Steel Panel
 4. Perforated Metal Screen
 5. Vinyl Window Assembly
 6. Overhead Door
 7. Storefront Window Assembly
 8. Break Metal, Dark Bronze
 9. Hardie Panel, Dark Bronze

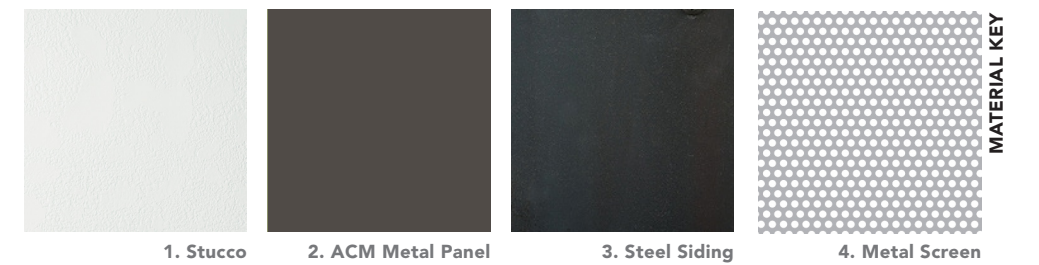


C.9 BUILDING ELEVATIONS

SOUTH ELEVATION



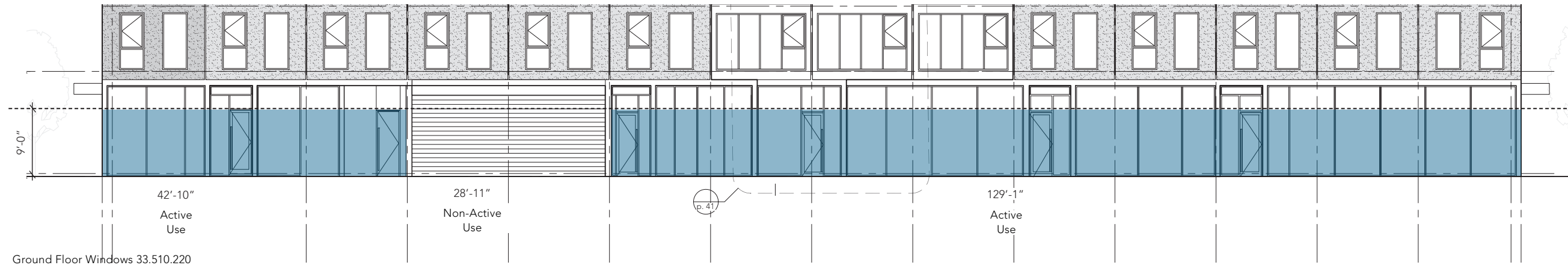
- MATERIAL KEY**
- 1. Stucco, White
 - 2. ACM Metal Panel, Dark Bronze
 - 3. Raw Steel Panel
 - 4. Perforated Metal Screen
 - 5. Vinyl Window Assembly
 - 6. Overhead Door
 - 7. Storefront Window Assembly
 - 8. Break Metal, Dark Bronze
 - 9. Hardie Panel, Dark Bronze



C.9 BUILDING ELEVATIONS

EAST + WEST ELEVATIONS

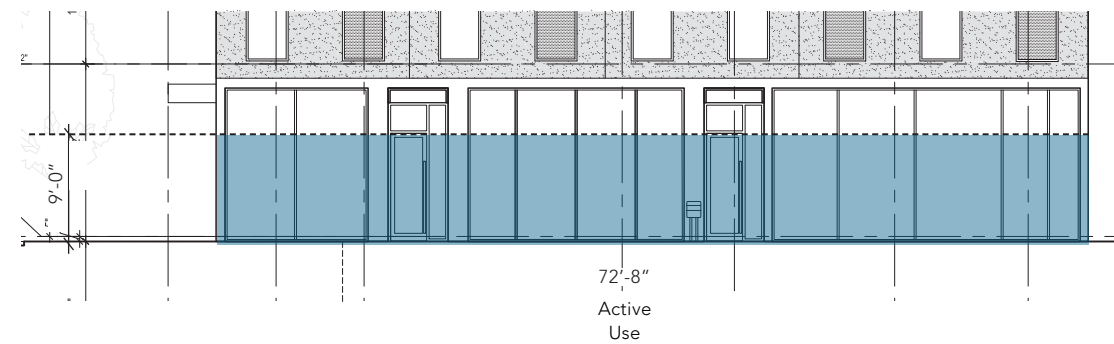
NORTH ELEVATION



Ground Floor Windows 33.510.220

Windows: 1372 SF
 Total Wall Area: 1553 SF
 Minimum Required: 15%
 Proposed: 88%

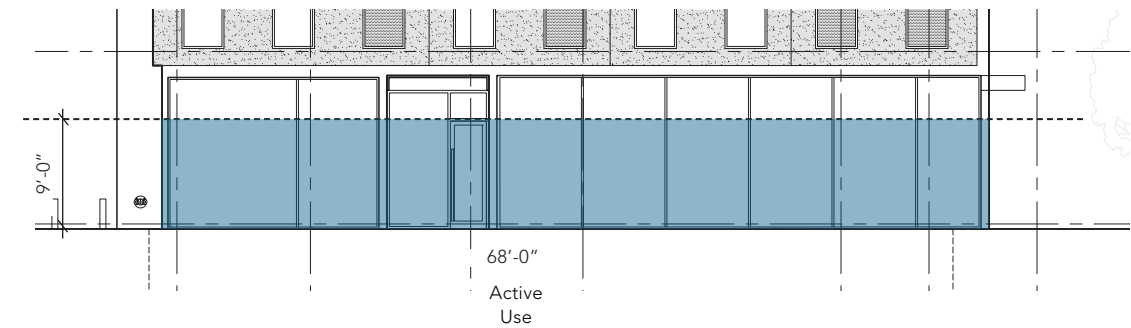
WEST ELEVATION



Ground Floor Windows 33.510.220

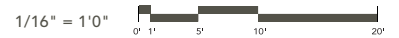
Windows: 561 SF
 Total Wall Area: 620 SF
 Minimum Required: 15%
 Proposed: 90%

EAST ELEVATION

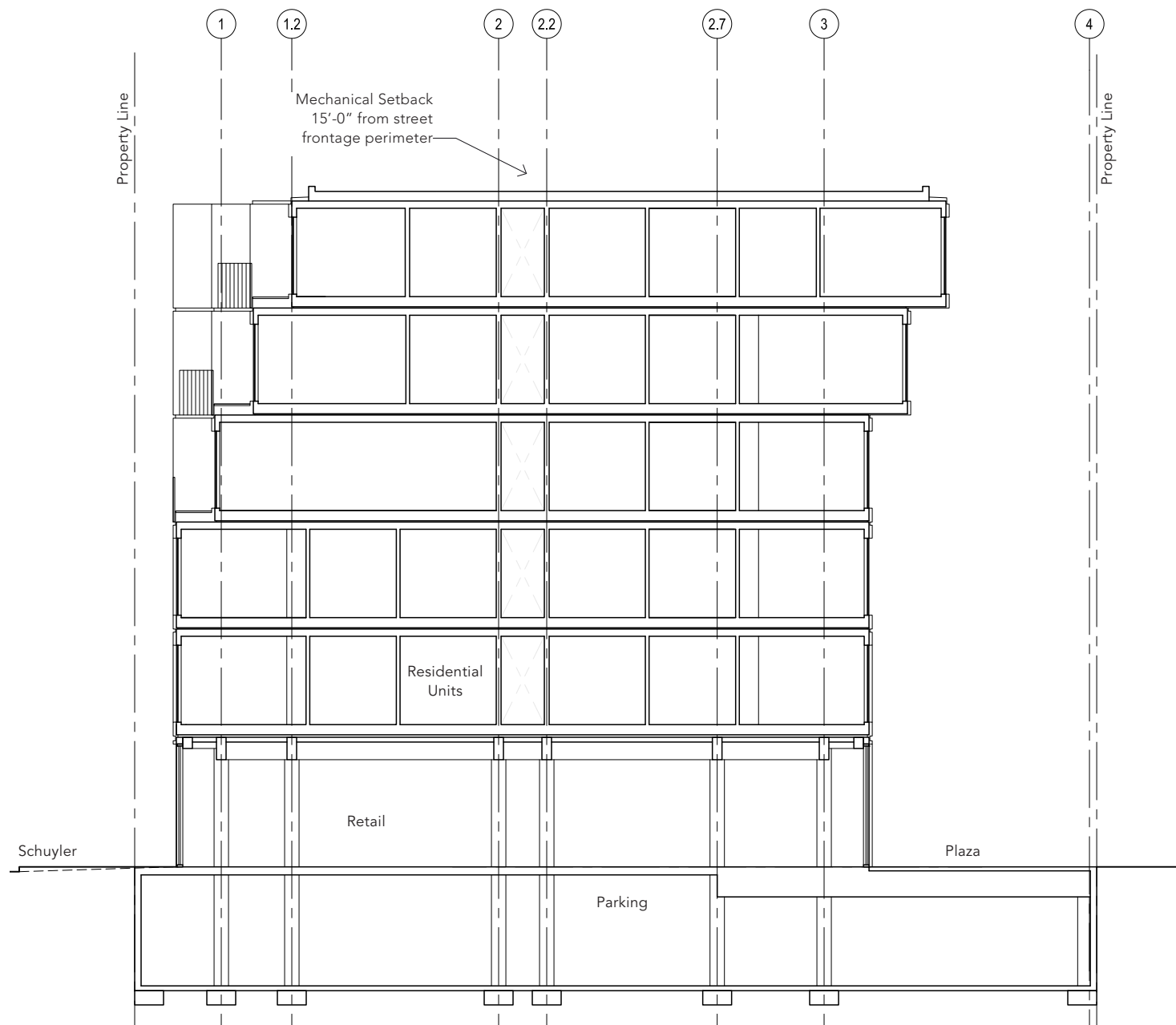


Ground Floor Windows 33.510.220

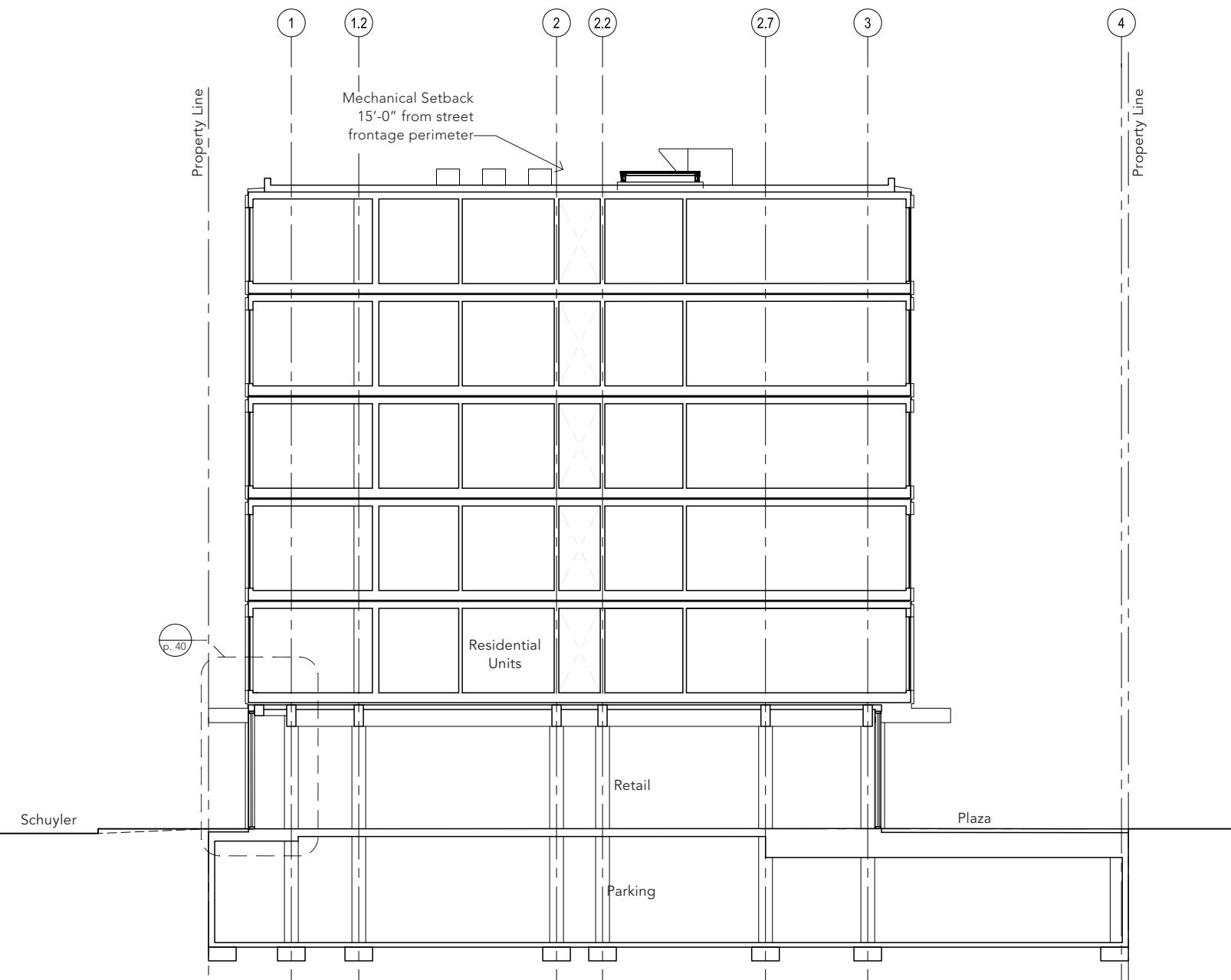
Windows: 574 SF
 Total Wall Area: 654 SF
 Minimum Required: 15%
 Proposed: 87%



C.9 BUILDING ELEVATIONS
 GROUND FLOOR ACTIVE USE



BUILDING SECTION THROUGH WEST UNITS

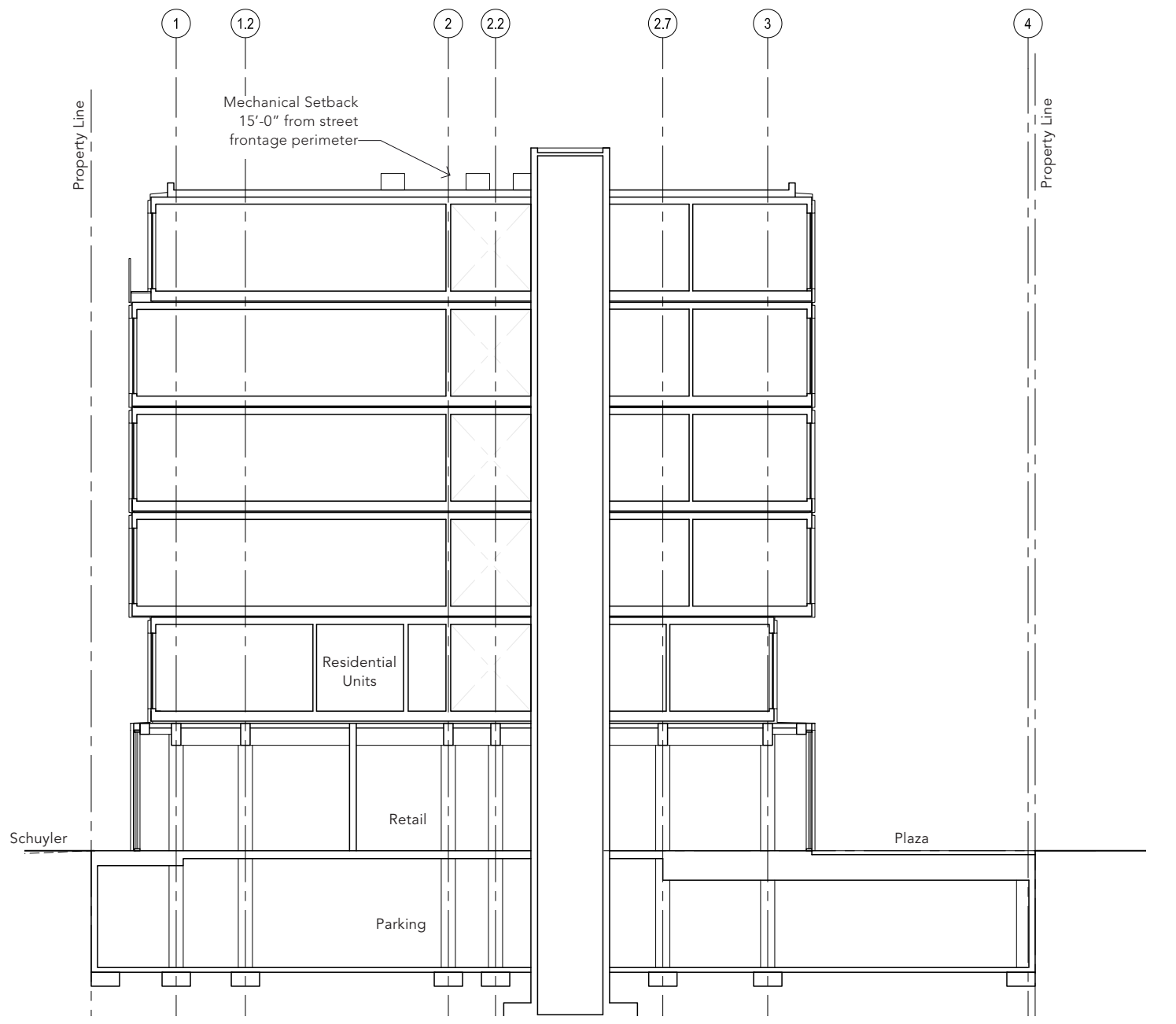


BUILDING SECTION THROUGH RETAIL ENTRANCES

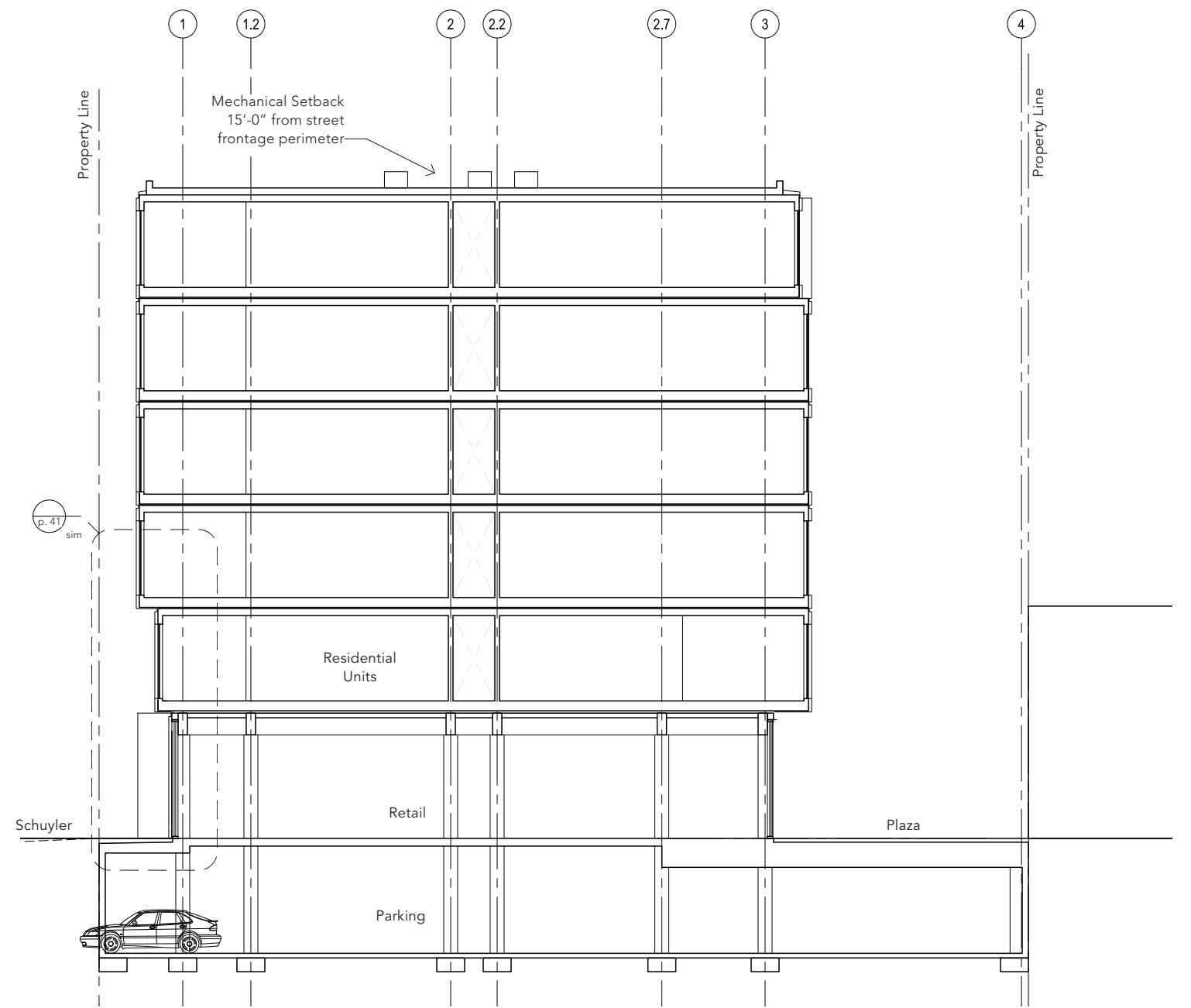
1/16" = 1'0"

C.10 BUILDING SECTIONS

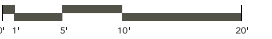
CROSS SECTIONS



BUILDING SECTION BASE EXTENSIONS

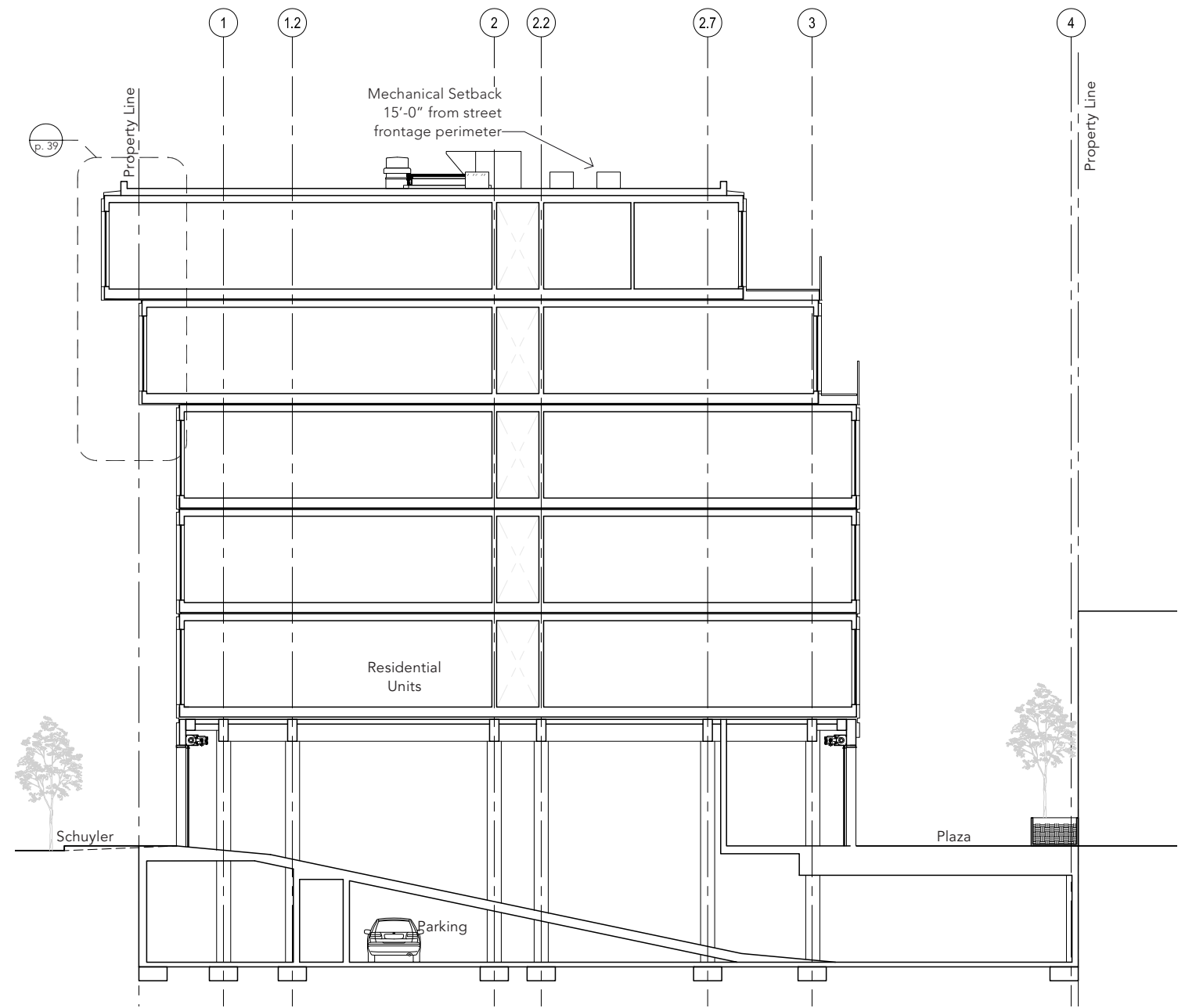


BUILDING SECTION AT RESIDENTIAL LOBBY

1/16" = 1'0" 

C.10 BUILDING SECTIONS

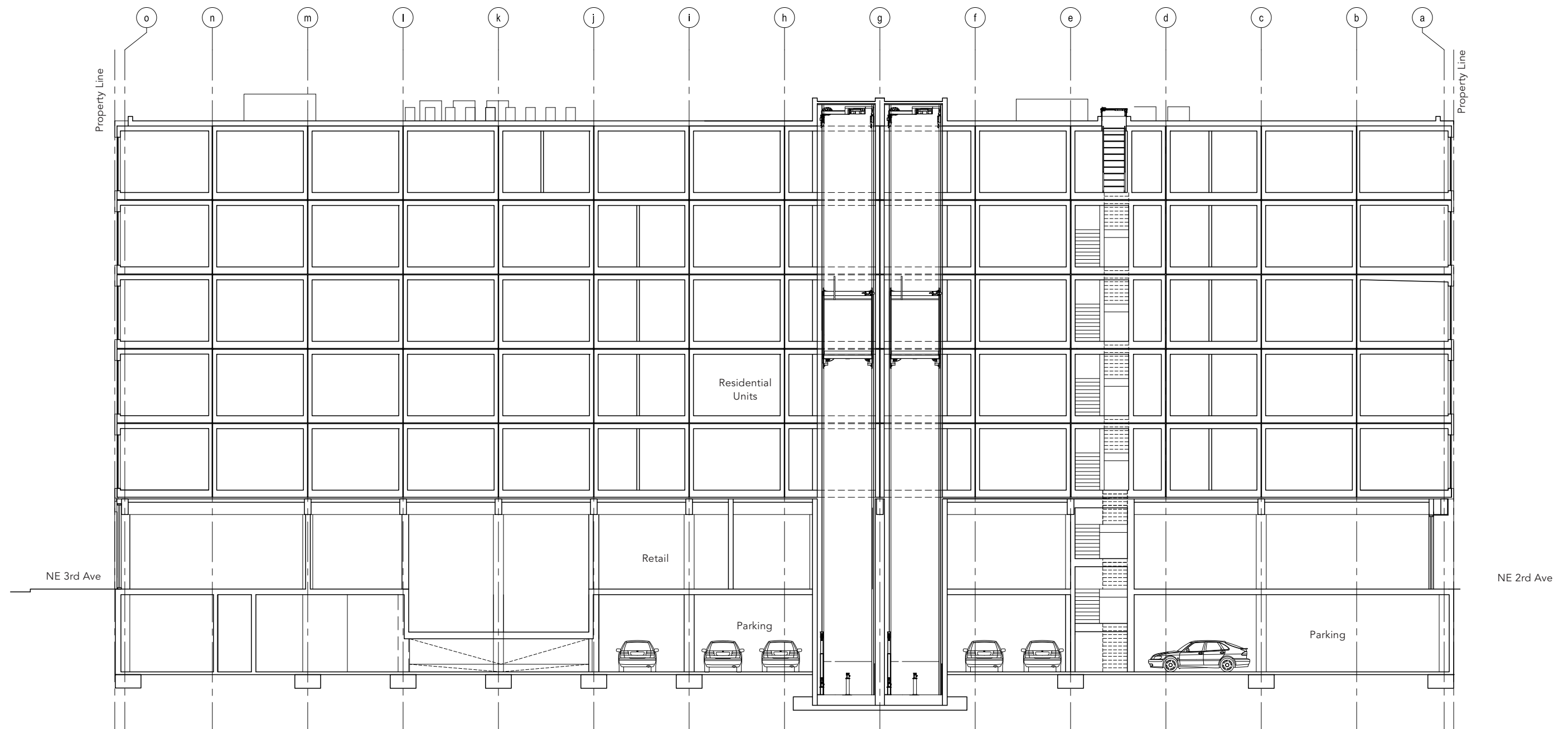
CROSS SECTIONS



BUILDING SECTION AT GARAGE RAMP

1/16" = 1'0"

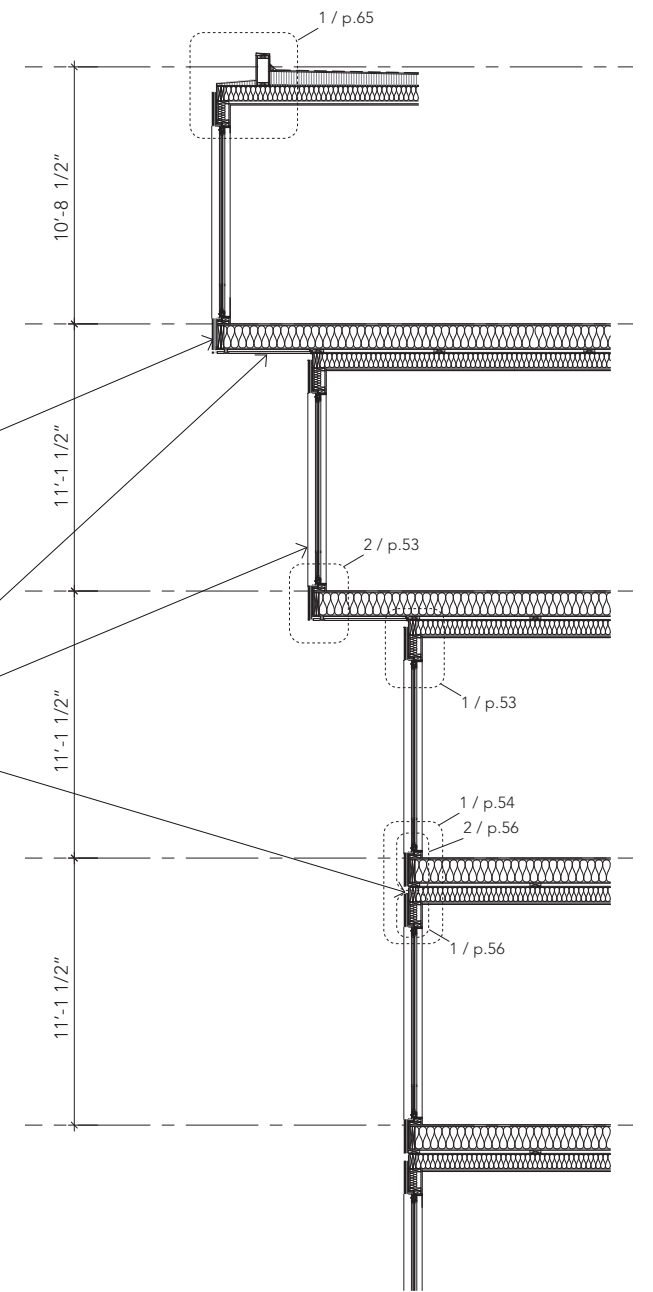
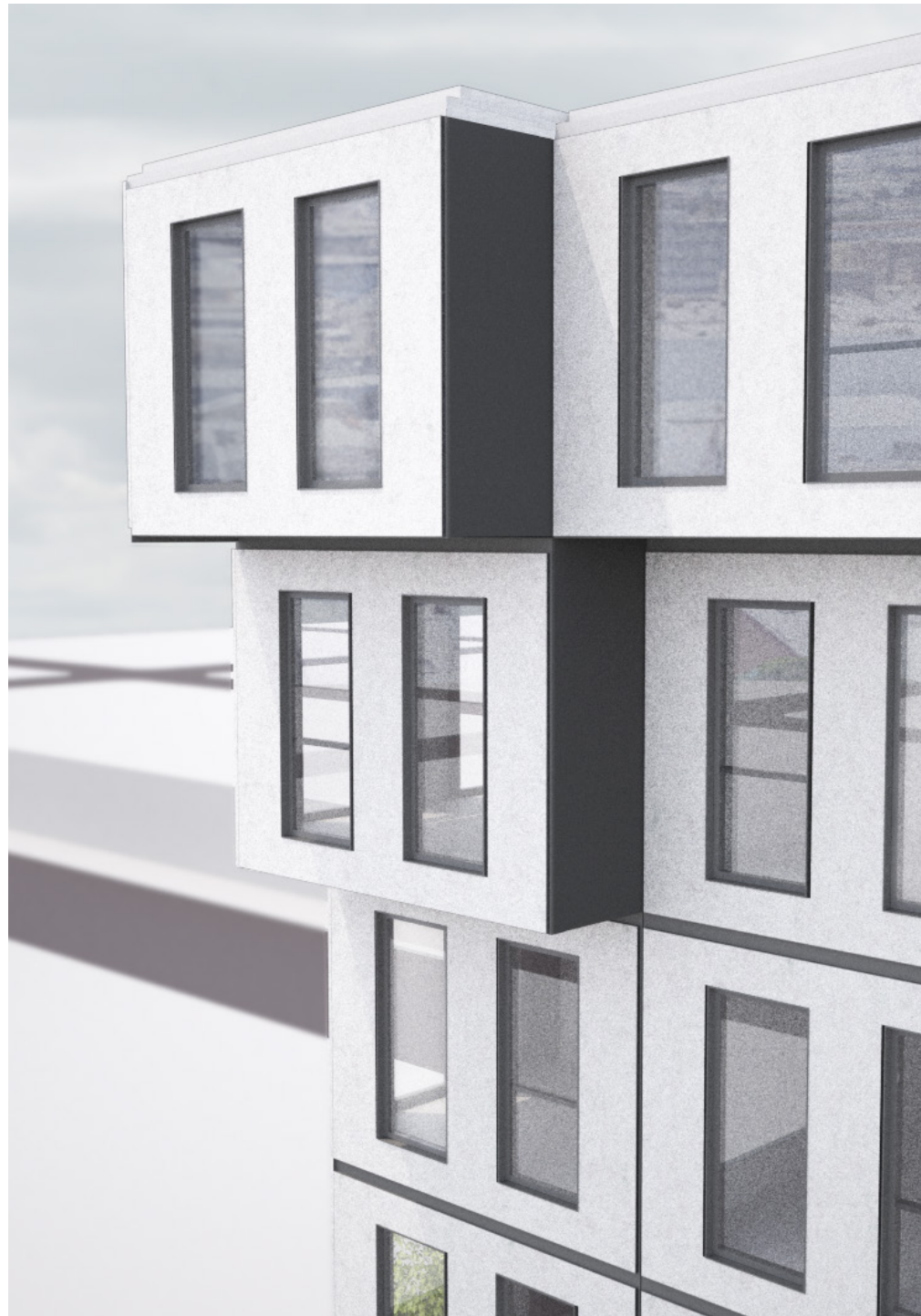
C.10 BUILDING SECTIONS
CROSS SECTIONS



1/16" = 1'0"
 0' 11" 5' 10' 20'

C.10 BUILDING SECTIONS
 CROSS SECTIONS

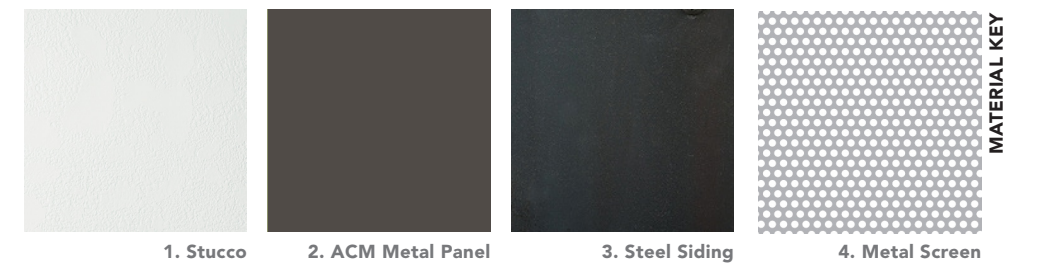
PERSPECTIVES AND DETAILS



1/8" = 1'0"

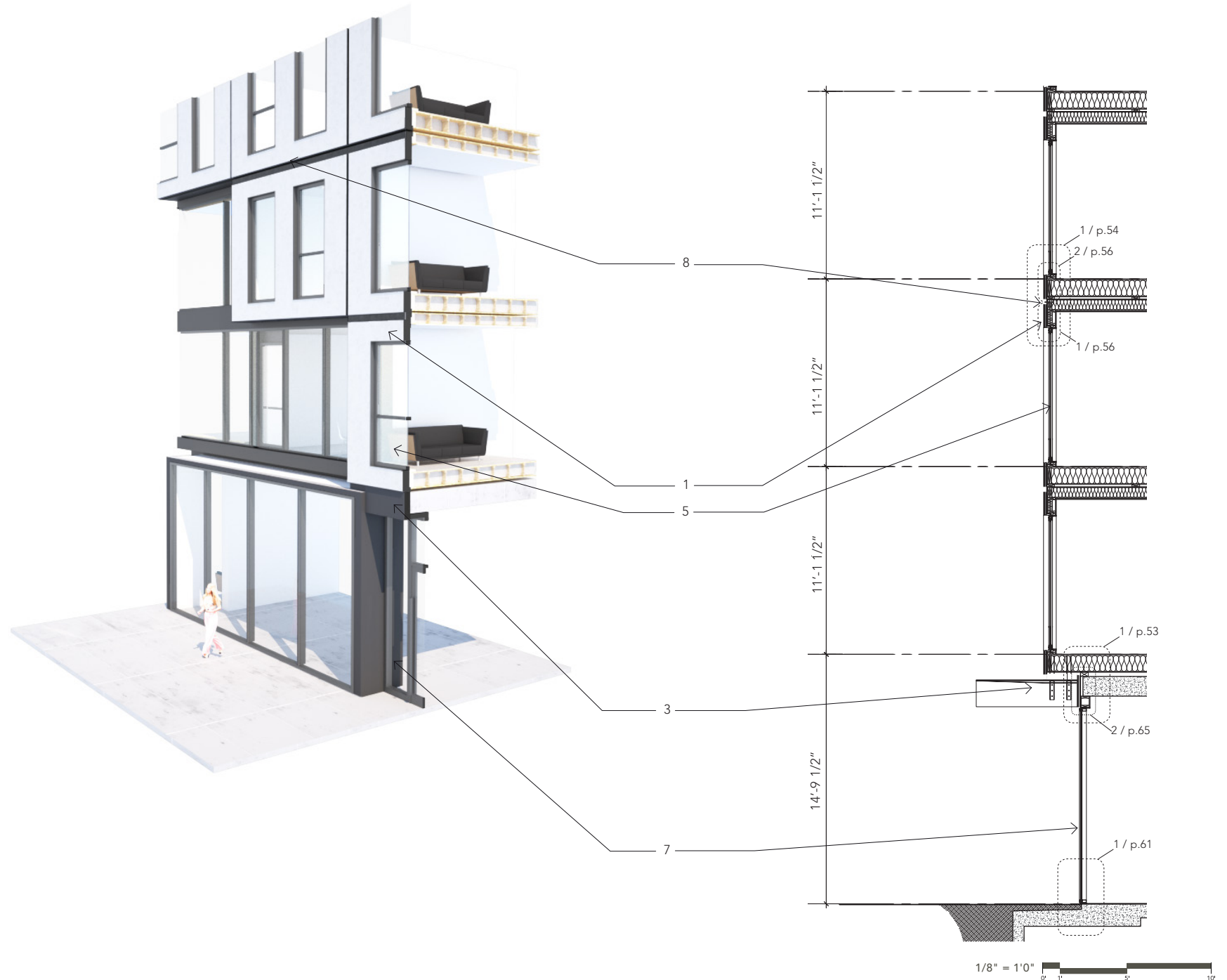
MATERIAL KEY

1. Stucco, White
2. ACM Metal Panel, Dark Bronze
3. Raw Steel Panel
4. Perforated Metal Screen
5. Vinyl Window Assembly
6. Overhead Door
7. Storefront Window Assembly
8. Break Metal, Dark Bronze
9. Hardie Panel, Dark Bronze

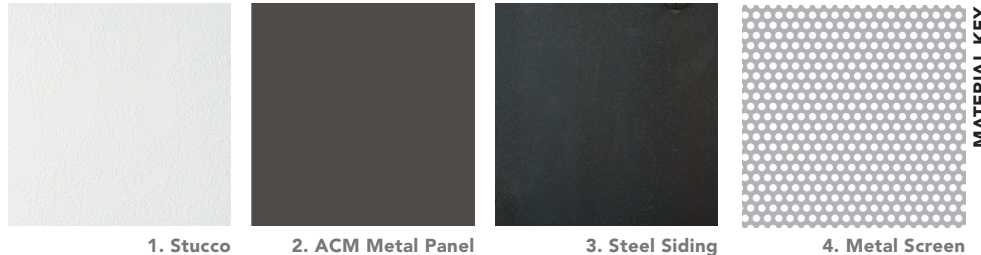


C.11 DETAILS & MATERIALS

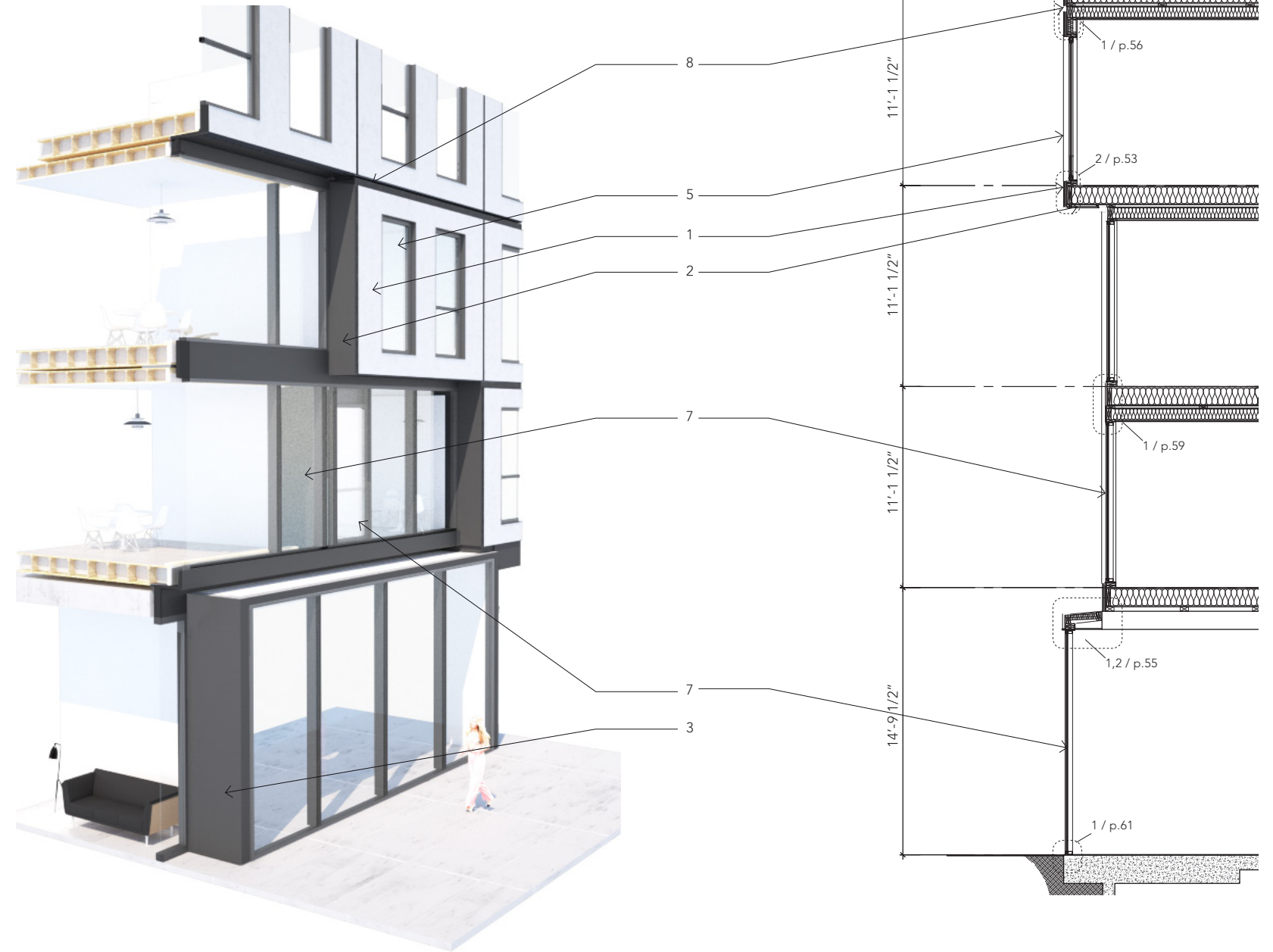
CANTILEVER



- MATERIAL KEY**
- 1. Stucco, White
 - 2. ACM Metal Panel, Dark Bronze
 - 3. Raw Steel Panel
 - 4. Perforated Metal Screen
 - 5. Vinyl Window Assembly
 - 6. Overhead Door
 - 7. Storefront Window Assembly
 - 8. Break Metal, Dark Bronze
 - 9. Hardie Panel, Dark Bronze

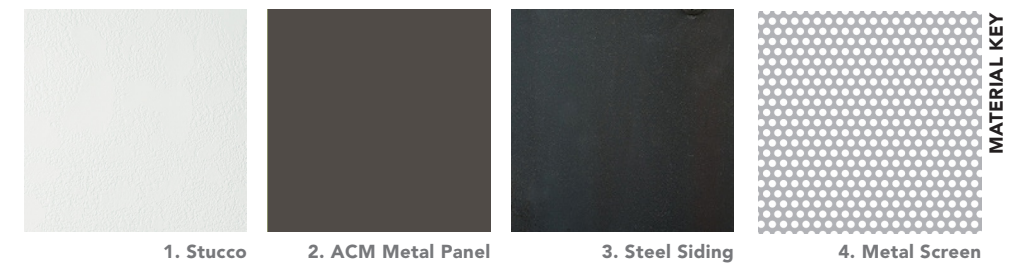


C.11 DETAILS & MATERIALS
CANTILEVER



MATERIAL KEY

1. Stucco, White
2. ACM Metal Panel, Dark Bronze
3. Raw Steel Panel
4. Perforated Metal Screen
5. Vinyl Window Assembly
6. Overhead Door
7. Storefront Window Assembly
8. Break Metal, Dark Bronze
9. Hardie Panel, Dark Bronze



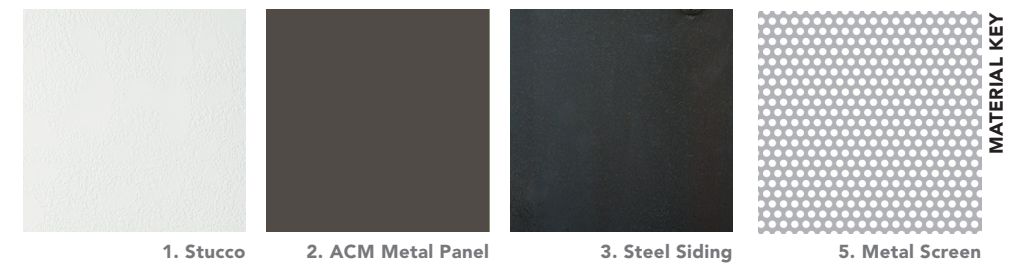
C.11 DETAILS AND MATERIALS

LOBBY



MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



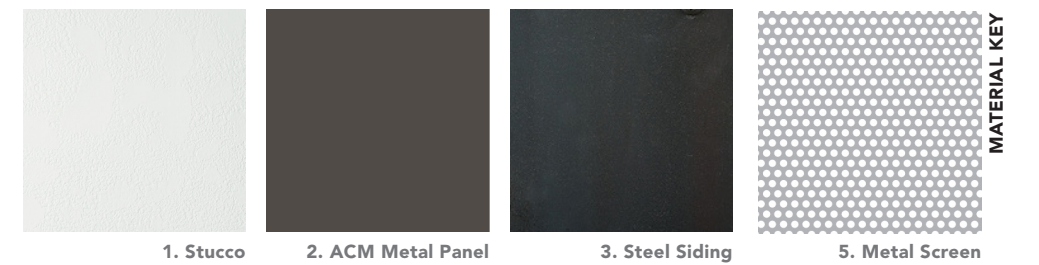
MATERIAL KEY

C.12 PROPOSED BUILDING
NE 3RD AND SCHUYLER ST



MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



MATERIAL KEY

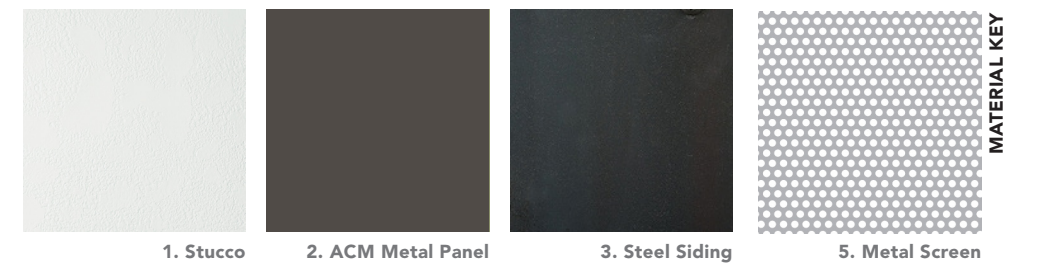
C.12 PROPOSED BUILDING
NORTH ELEVATION



← 1
← 5

MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



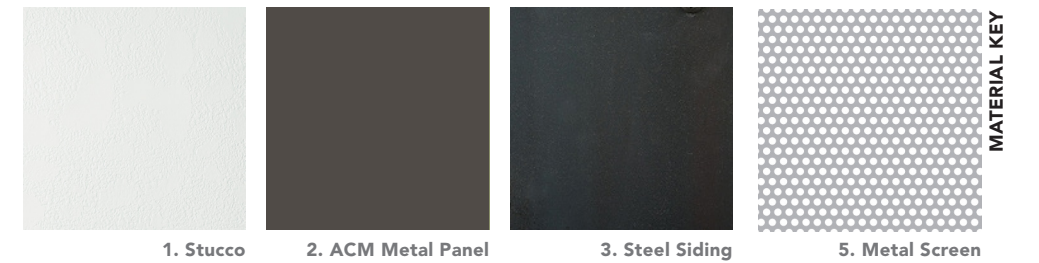
MATERIAL KEY

C.12 PROPOSED BUILDING
SOUTH ELEVATION



MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



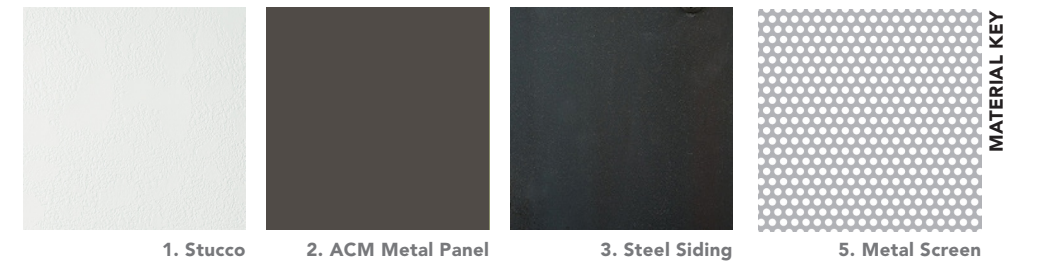
MATERIAL KEY

C.12 PROPOSED BUILDING
SOUTHEAST CORNER, GROUND LEVEL



MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



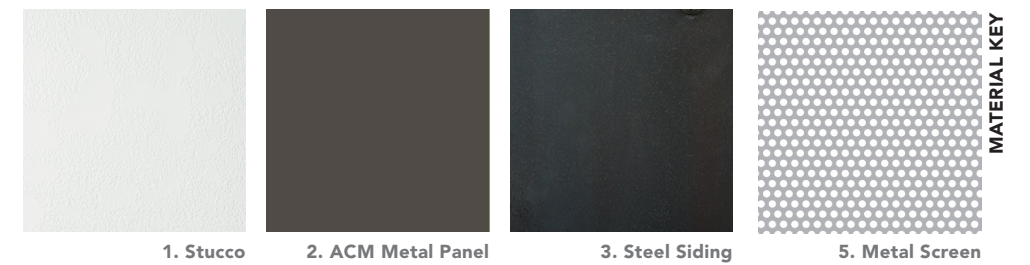
MATERIAL KEY

C.12 PROPOSED BUILDING
NIGHT RENDERING



MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze

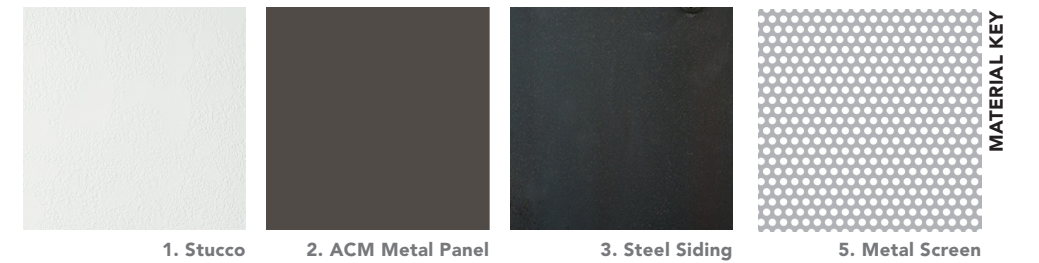


C.12 PROPOSED BUILDING
GROUND LEVEL, STOREFRONT



MATERIAL KEY

1. Stucco, White
2. ACM Metal Panel, Dark Bronze
3. Raw Steel Panel
4. Perforated Metal Screen
5. Vinyl Window Assembly
6. Overhead Door
7. Storefront Window Assembly
8. Break Metal, Dark Bronze
9. Hardie Panel, Dark Bronze



MATERIAL KEY

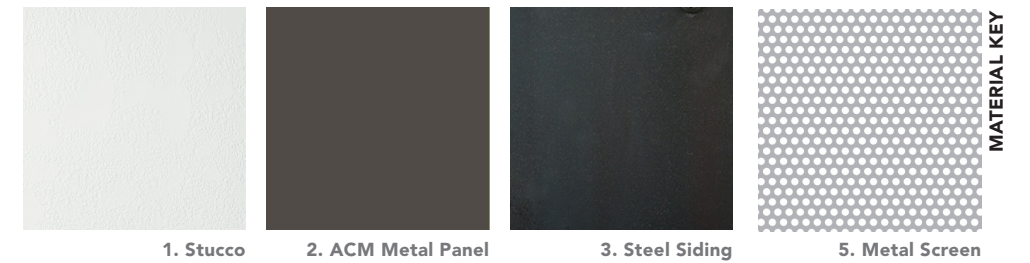
C.12 PROPOSED BUILDING

SOUTHWEST CORNER, GROUND LEVEL



MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



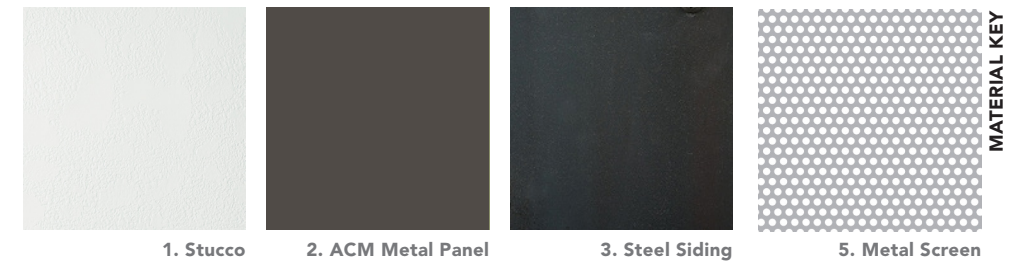
MATERIAL KEY

C.12 PROPOSED BUILDING



MATERIAL KEY

- 1. Stucco, White
- 2. ACM Metal Panel, Dark Bronze
- 3. Raw Steel Panel
- 4. Perforated Metal Screen
- 5. Vinyl Window Assembly
- 6. Overhead Door
- 7. Storefront Window Assembly
- 8. Break Metal, Dark Bronze
- 9. Hardie Panel, Dark Bronze



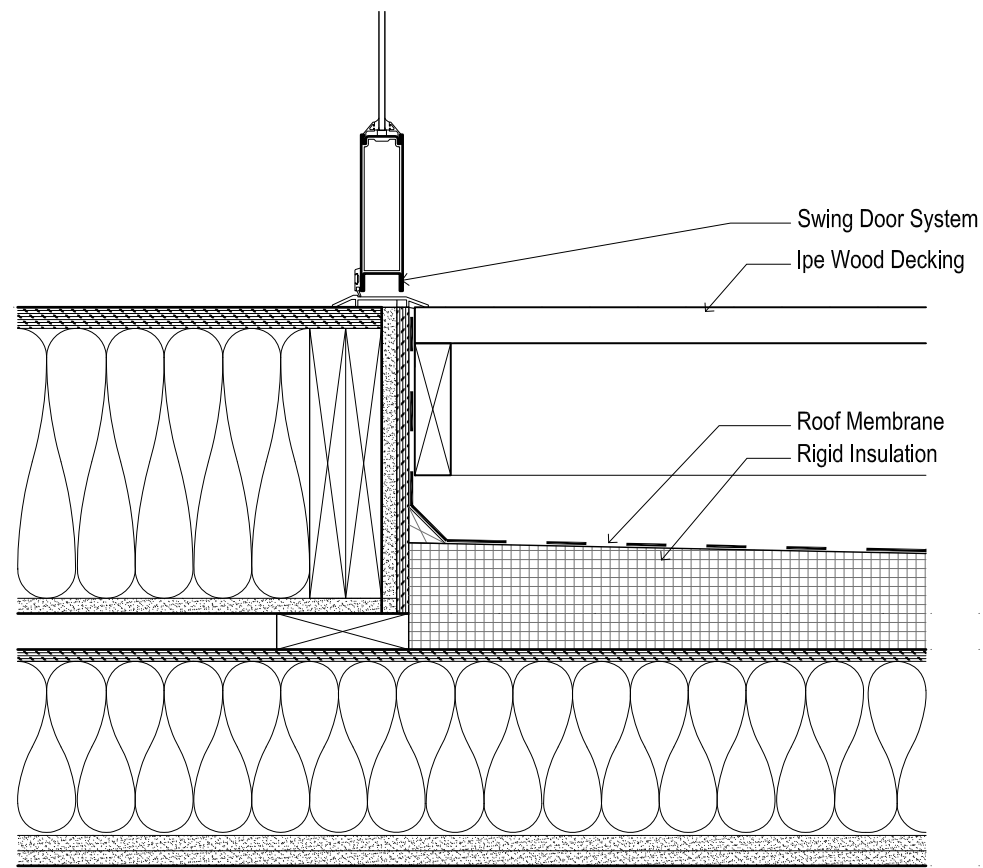
1. Stucco

2. ACM Metal Panel

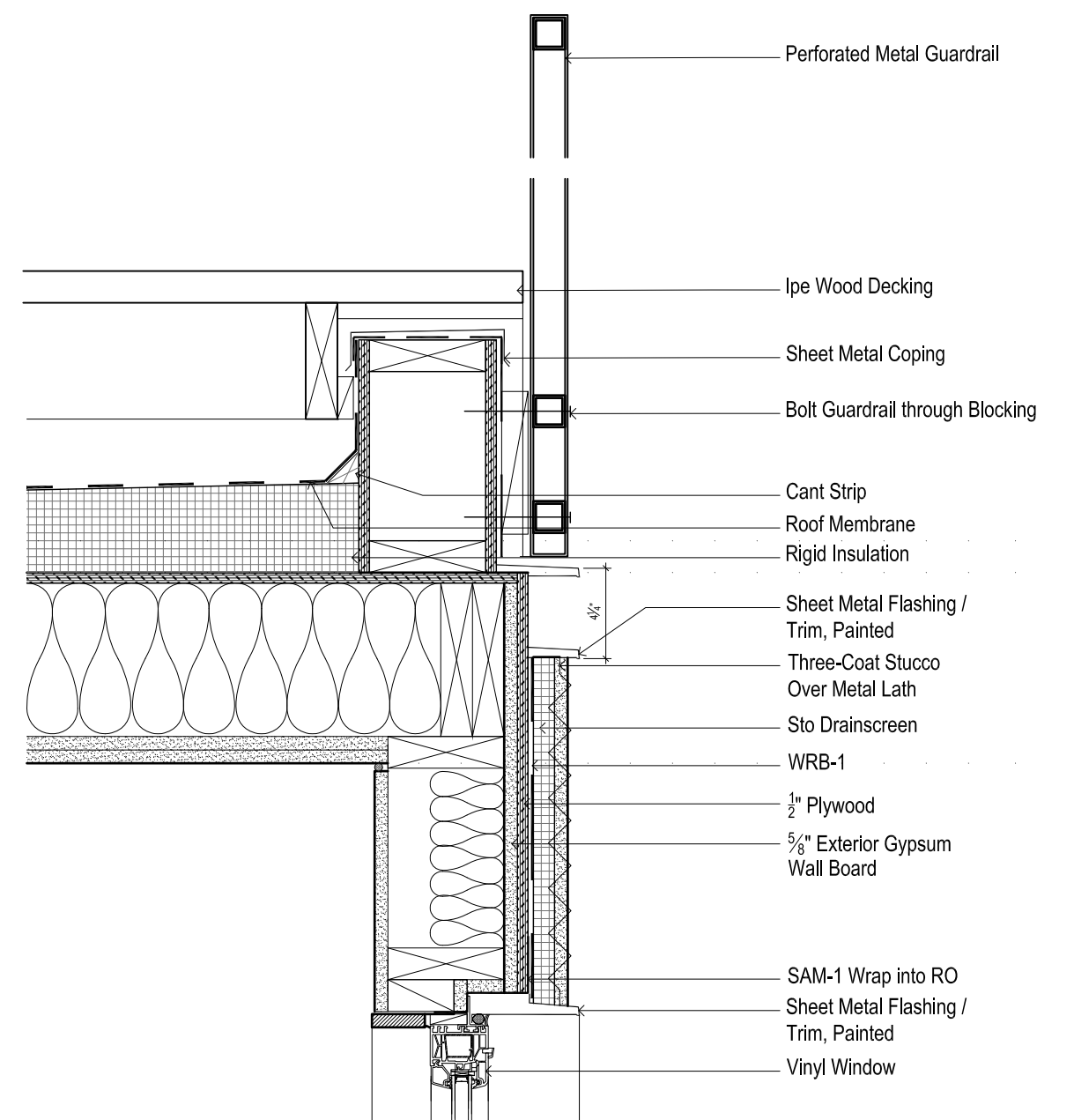
3. Steel Siding

5. Metal Screen

C.12 PROPOSED BUILDING
VIEW FROM BROADWAY

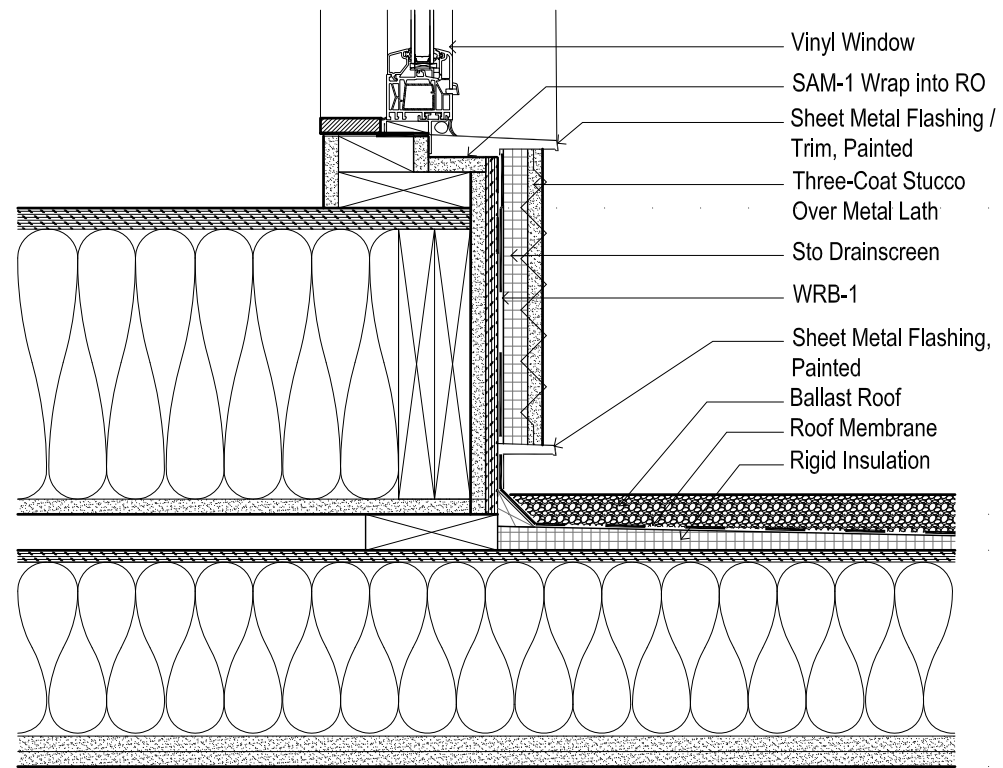


1. Typical Terrace Detail at Inside Face

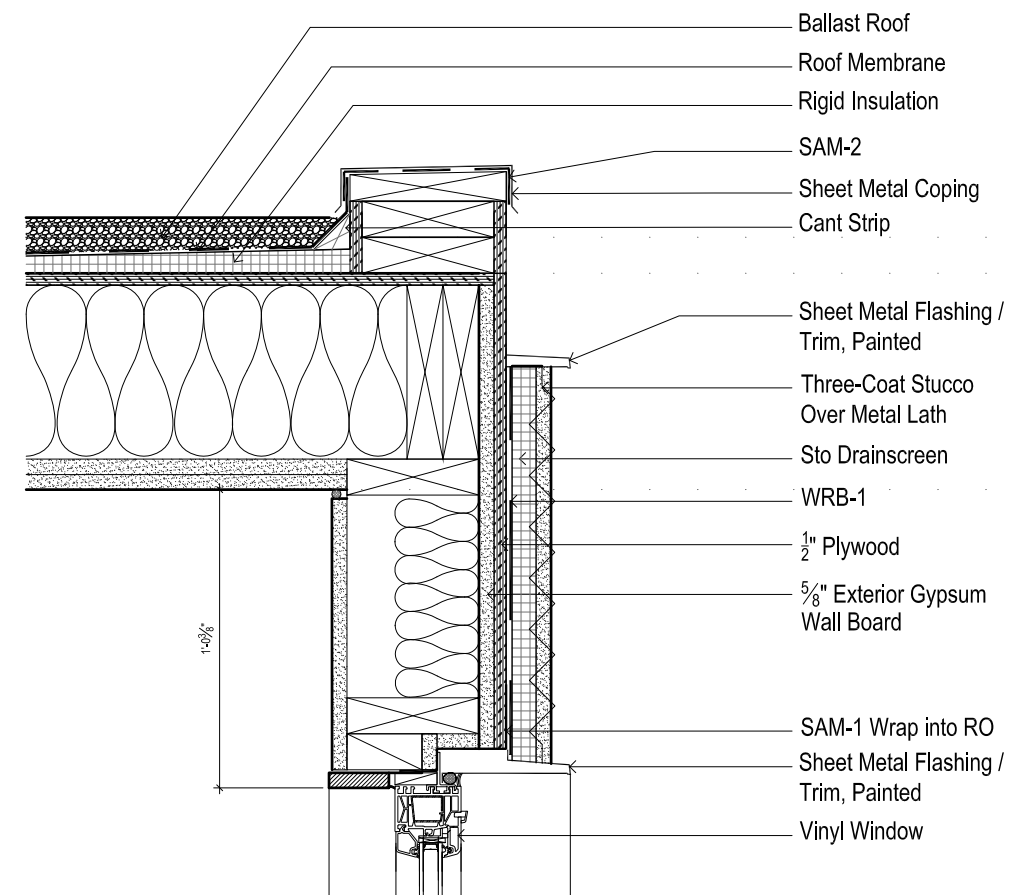


2. Typical Terrace Detail at Outside Face

C.13 EXTERIOR DETAILING

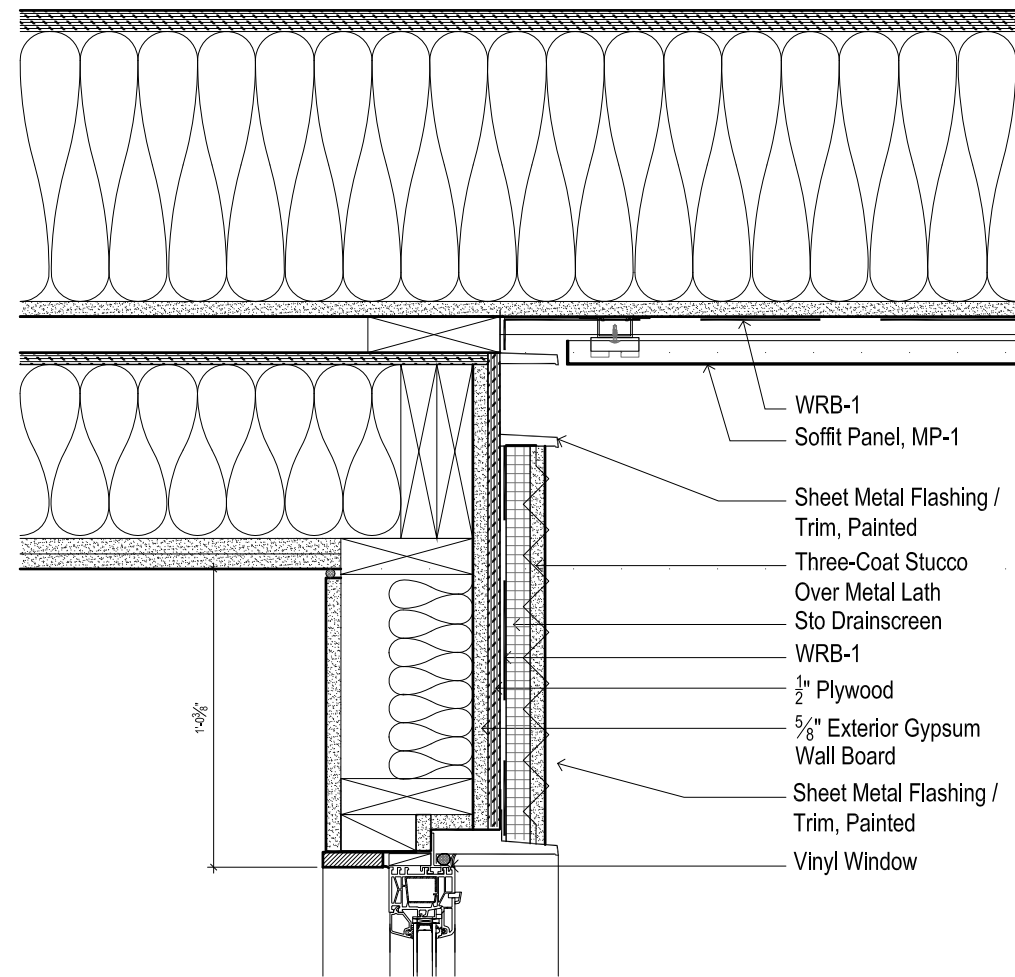


1. Typical Ballast Roof Detail at Inside Face

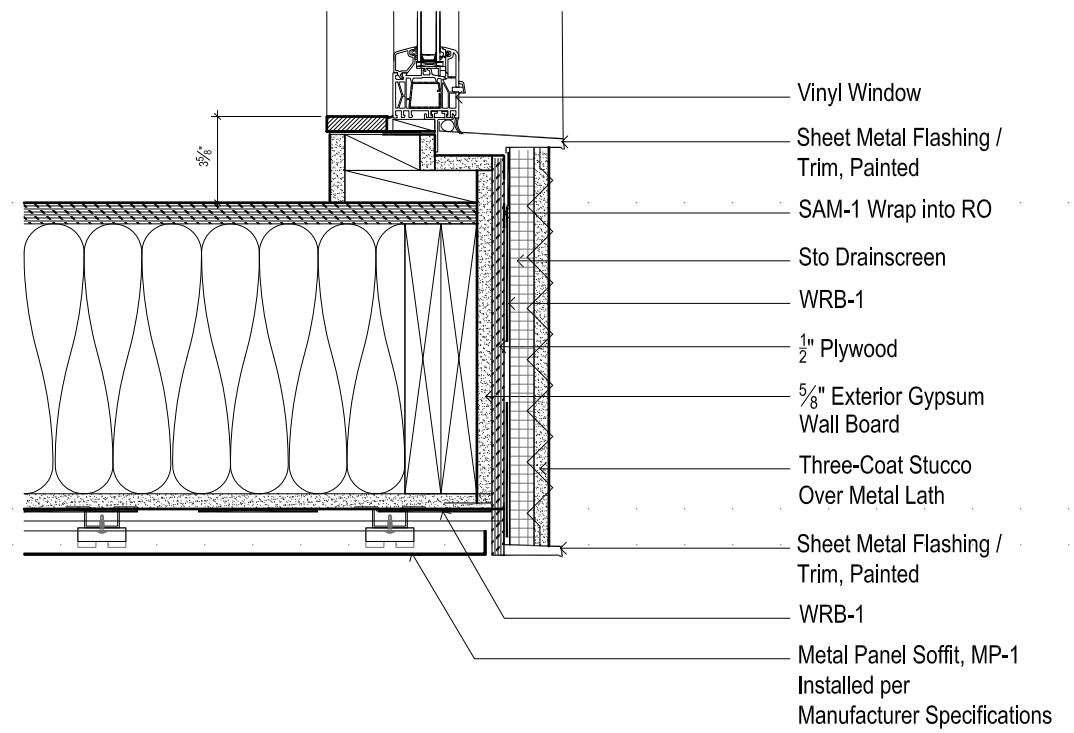


2. Typical Ballast Roof Detail at Outside Face

C.13 EXTERIOR DETAILING

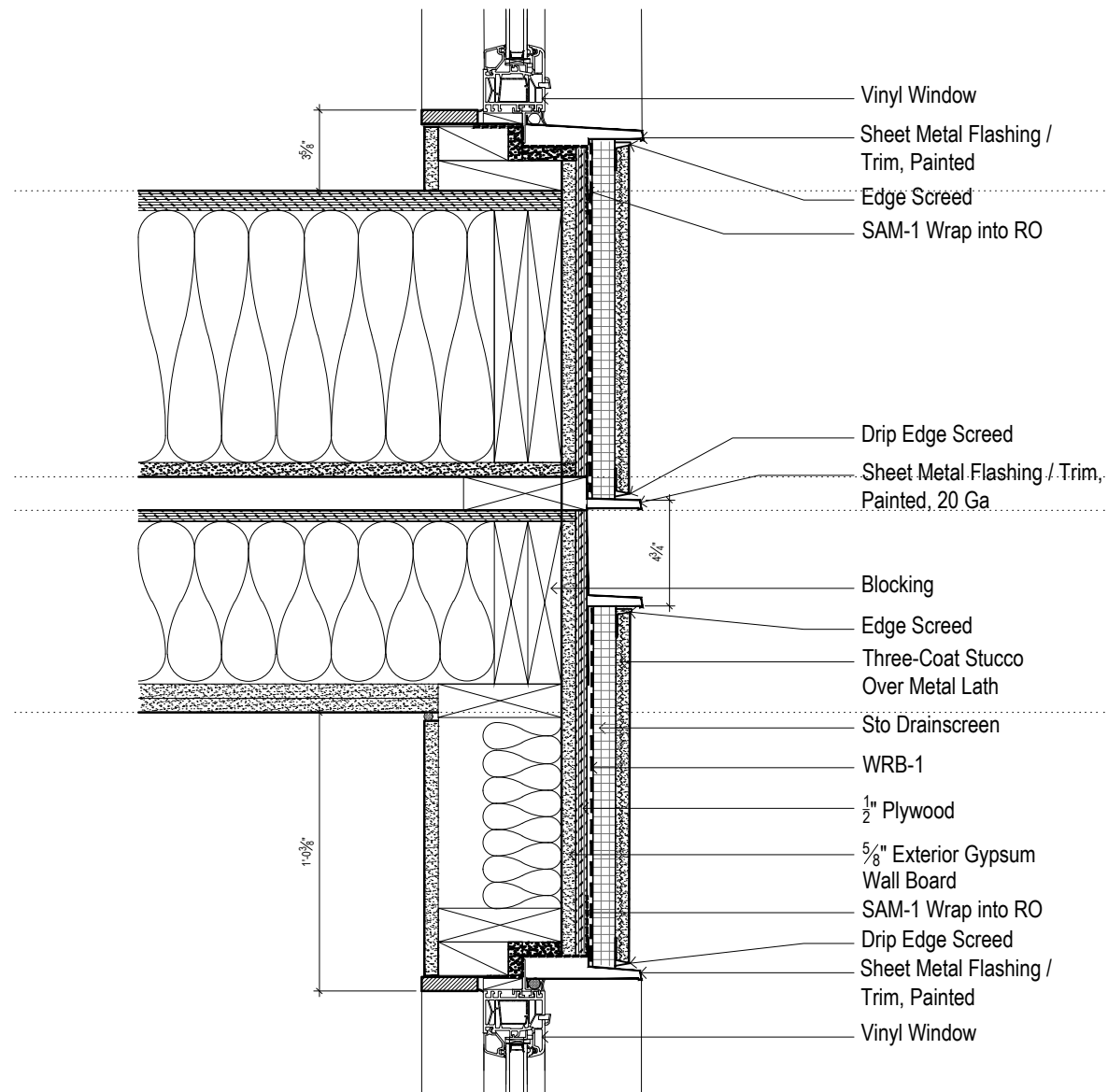


1. Typical Soffit Detail at Inside Face - Stucco

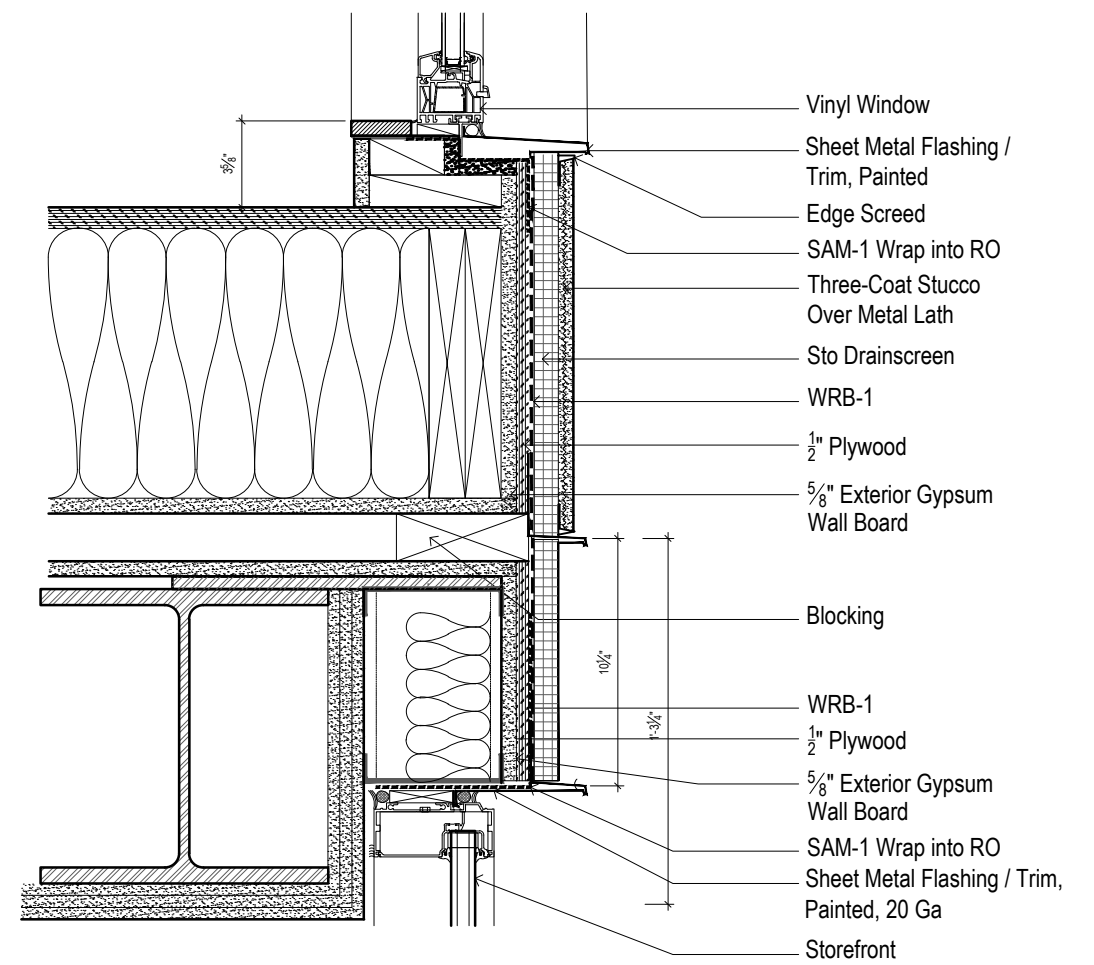


2. Typical Soffit Detail at Outside Face - Stucco

C.13 EXTERIOR DETAILING

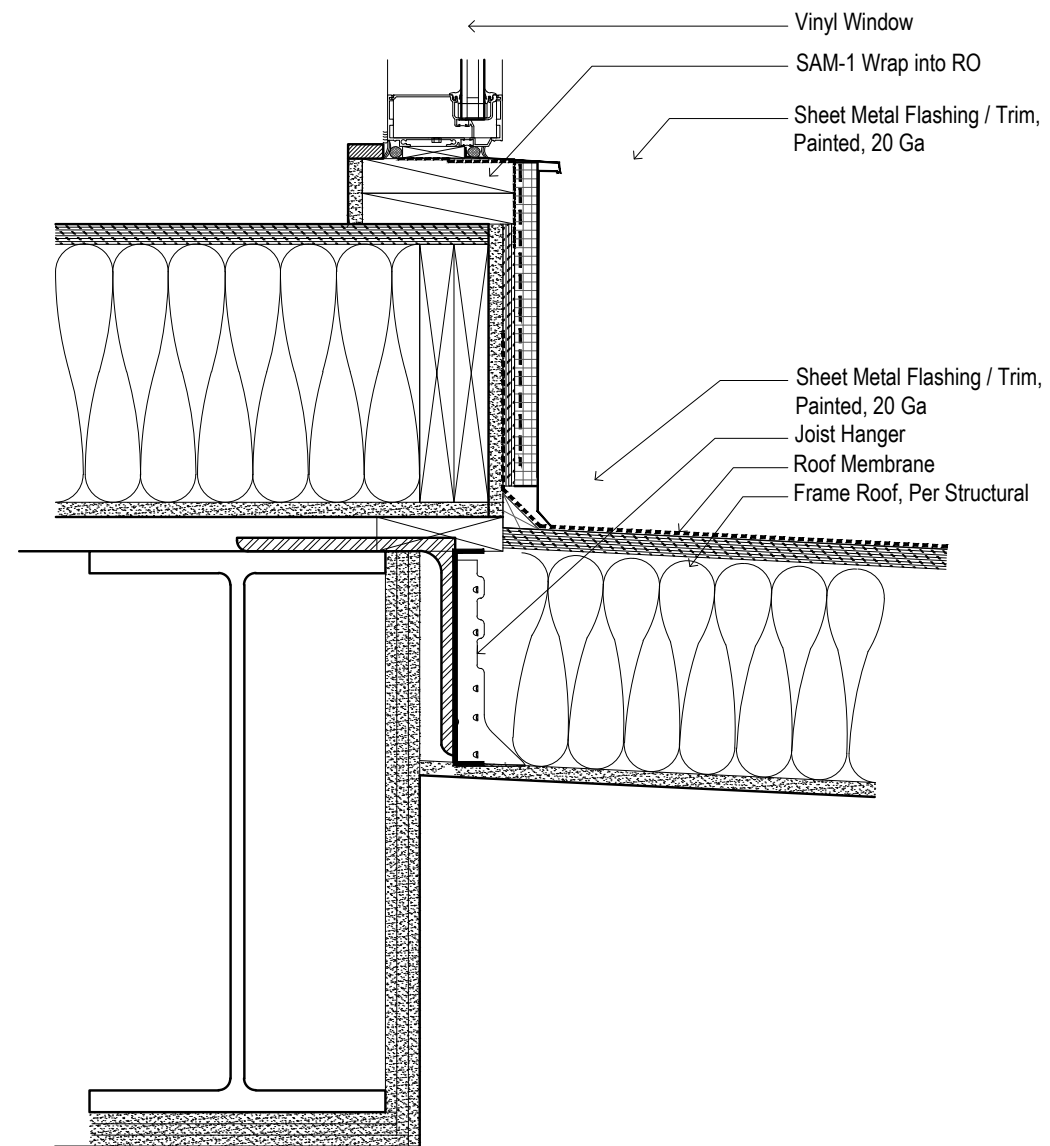


1. Typical Floor Bypass Detail - Stucco

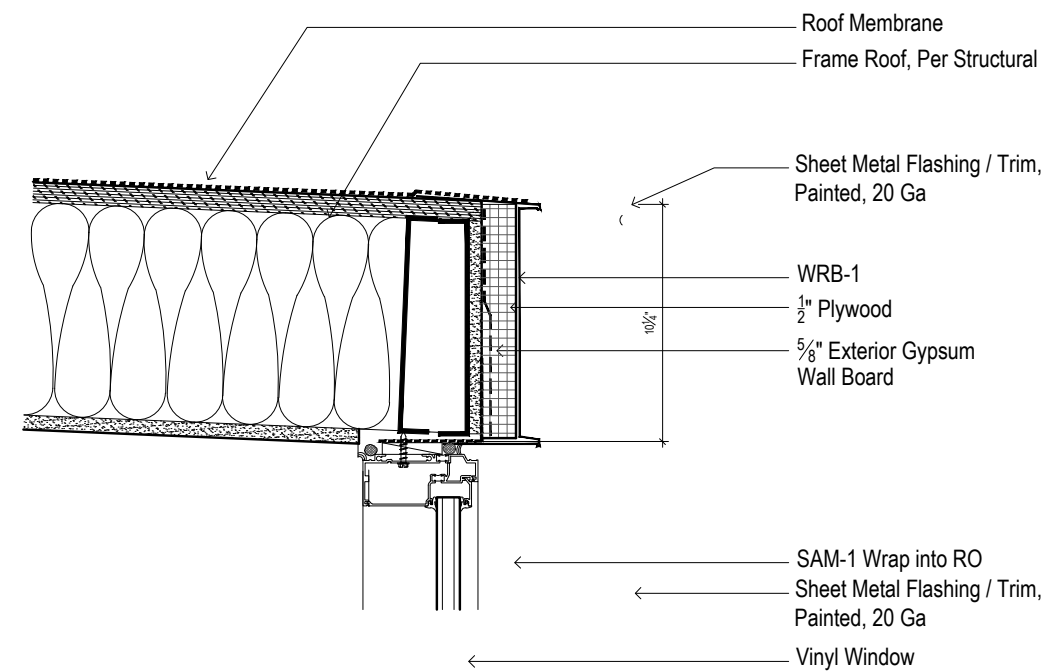


2. Typical Floor Base and Storefront Head

C.13 EXTERIOR DETAILING

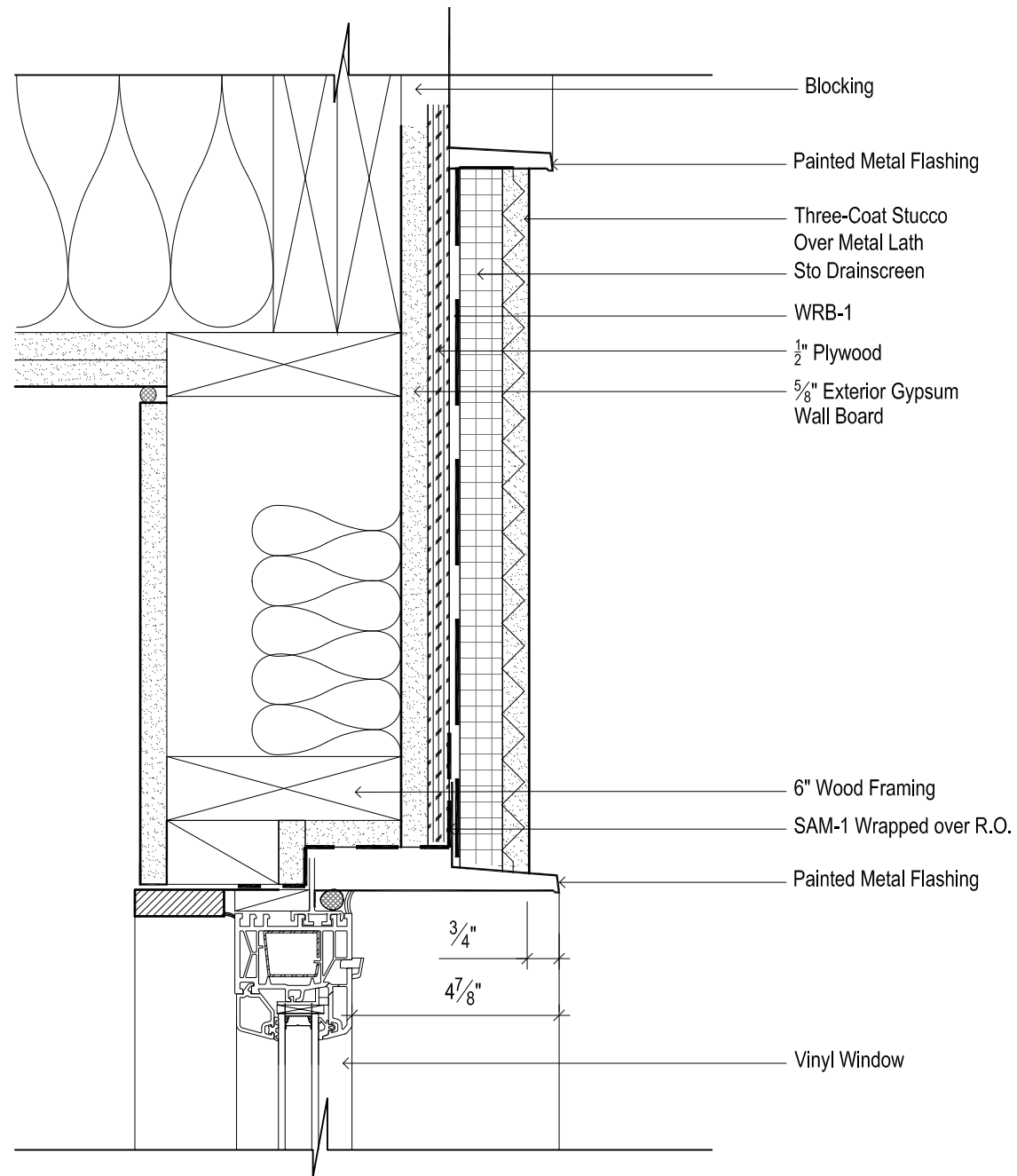


1. Typical Roof Detail at Inside Face - Base Extensions

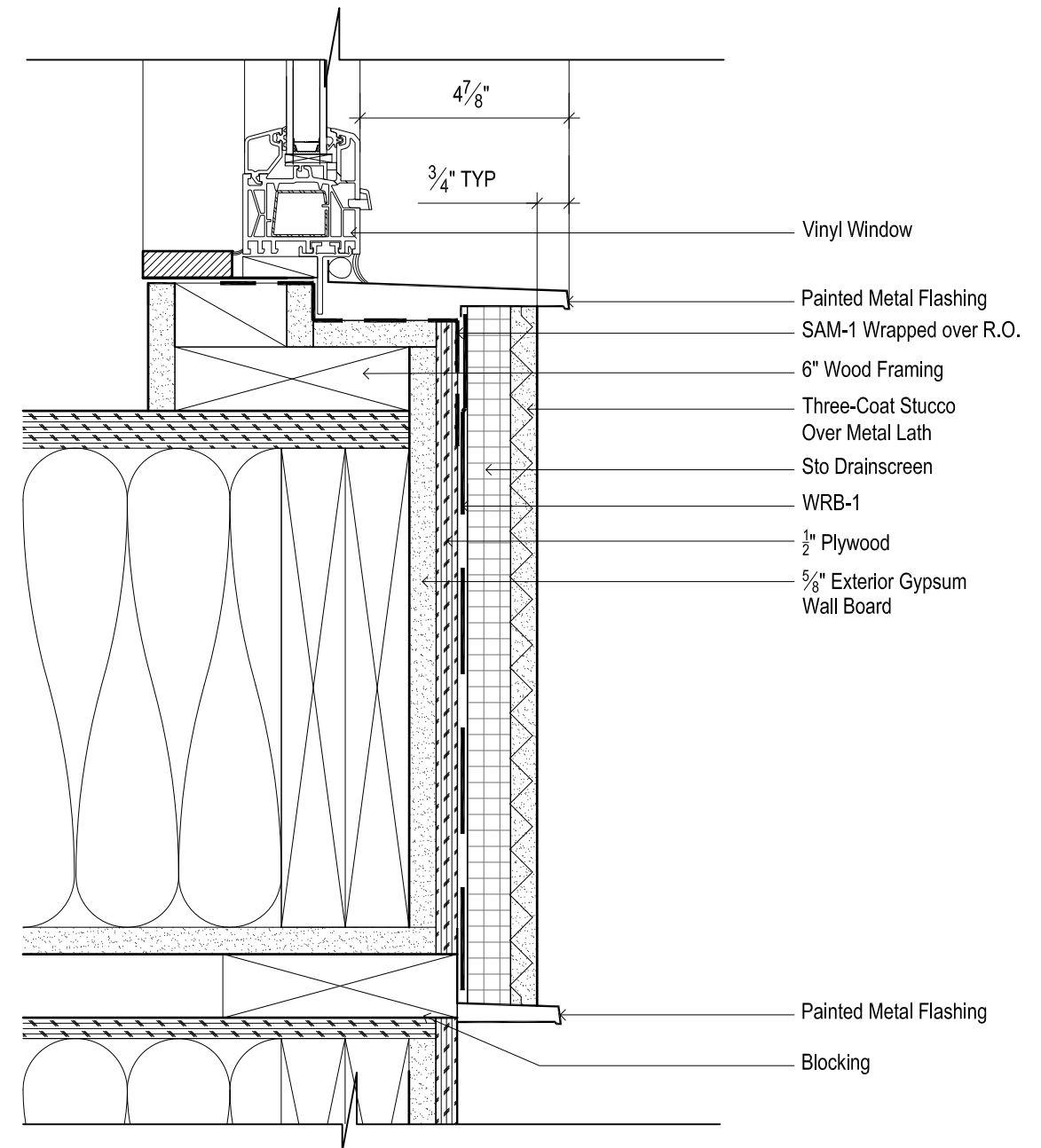


2. Typical Roof Detail at Outside Face - Base Extensions

C.13 EXTERIOR DETAILING

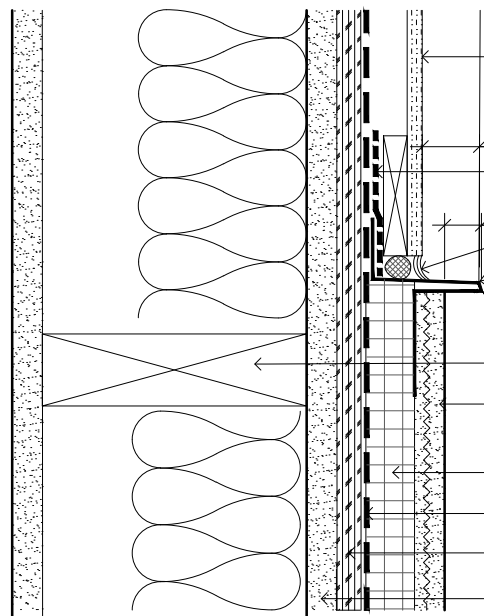
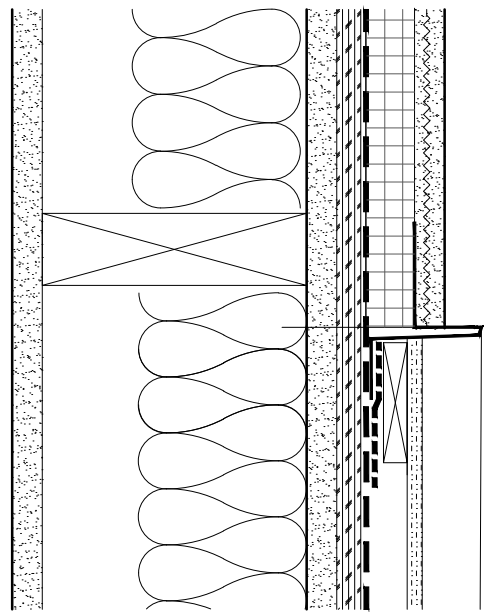


1. Typical Head Detail at Stucco



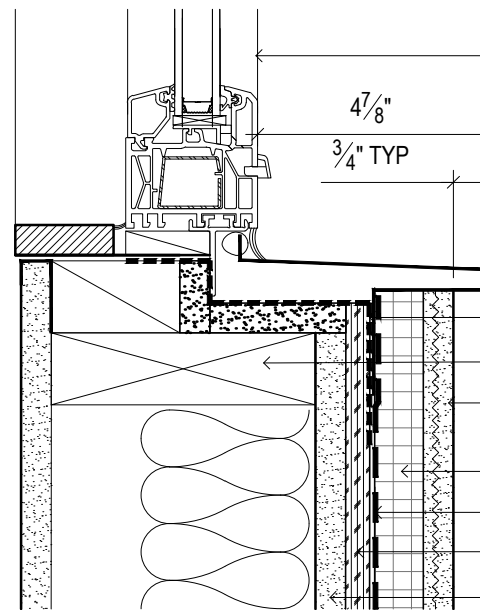
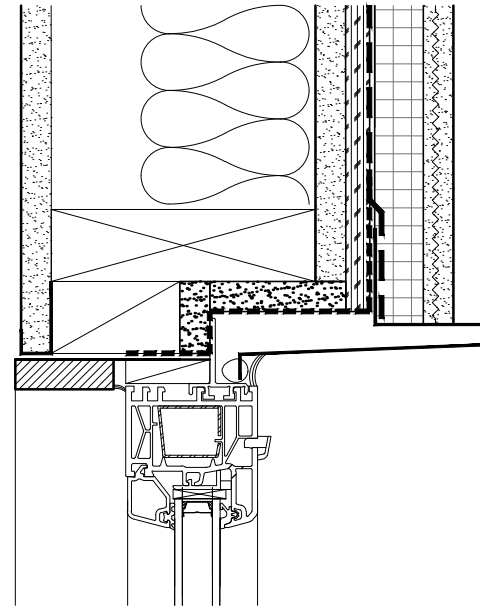
2. Typical Sill Detail at Stucco

C.13 EXTERIOR DETAILING



- Painted Fiber Cement Siding
Over $\frac{1}{2}$ " Furring Strips
- $\frac{13}{16}$ "
- SAM-1 Wrapped over Sheet
Metal.
- $\frac{3}{4}$ " TYP
- Cont. Sealant Joint
- Sheet Metal Flashing / Trim,
Painted, 20 Ga
- 6" Wood Framing
- Three-Coat Stucco
Over Metal Lath
- Sto Drainscreen
- WRB-1
- $\frac{1}{2}$ " Plywood
- $\frac{5}{8}$ " Exterior Gypsum
Wall Board

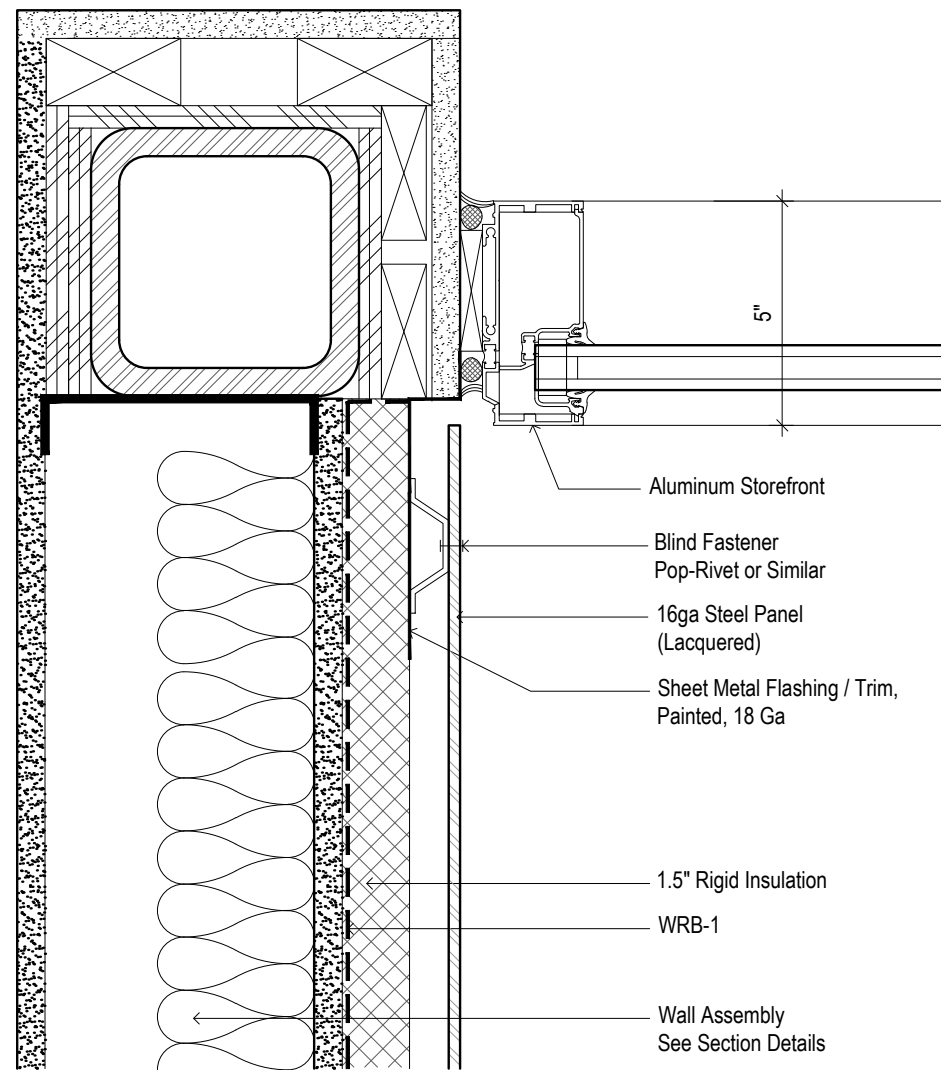
1. Typical Plan Detail at Fixed Pa



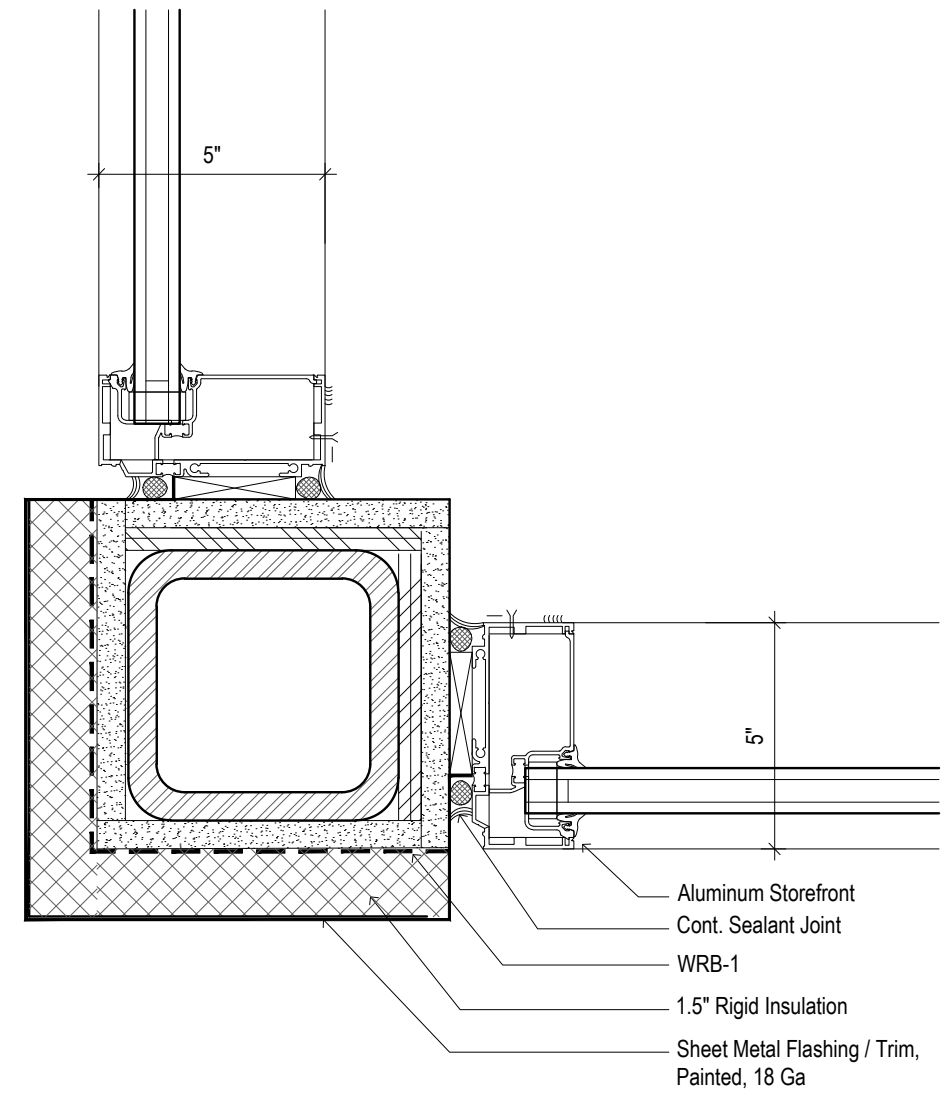
- Vinyl Window
- $\frac{47}{8}$ "
- $\frac{3}{4}$ " TYP
- Sheet Metal Flashing / Trim,
Painted, 20 Ga
- SAM-1 Wrapped over R.O.
- 6" Wood Framing
- Three-Coat Stucco
Over Metal Lath
- Sto Drainscreen
- WRB-1
- $\frac{1}{2}$ " Plywood
- $\frac{5}{8}$ " Exterior Gypsum
Wall Board

2. Typical Plan Detail at Window - Stucco

C.13 EXTERIOR DETAILING

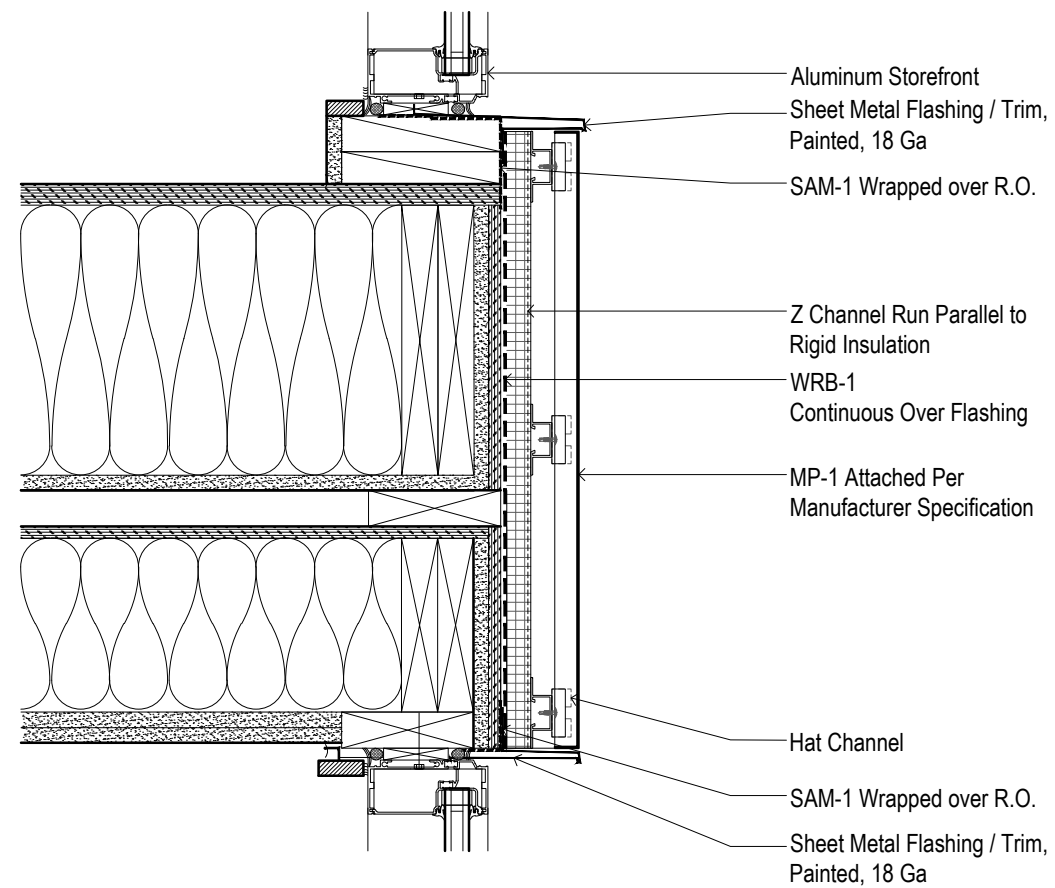


1. Typical Plan Detail at Storefront - Metal Panel

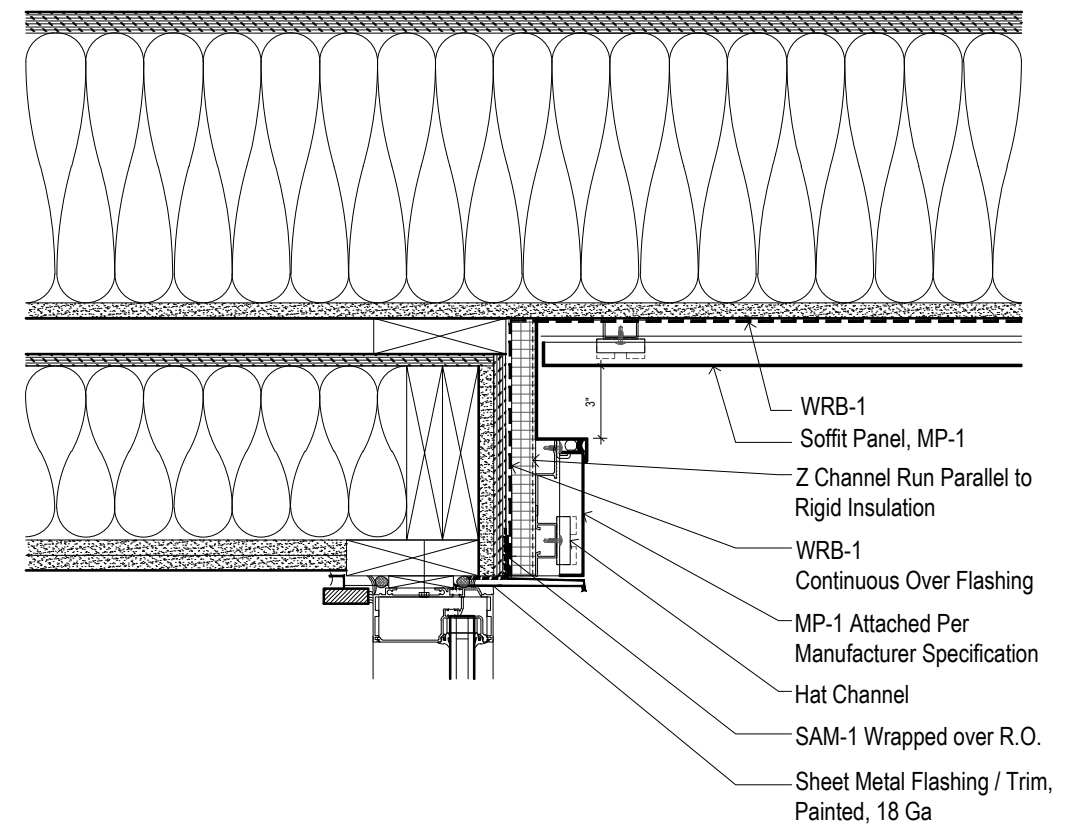


2. Typical Plan Detail at Storefront - Outside Corner

C.13 EXTERIOR DETAILING

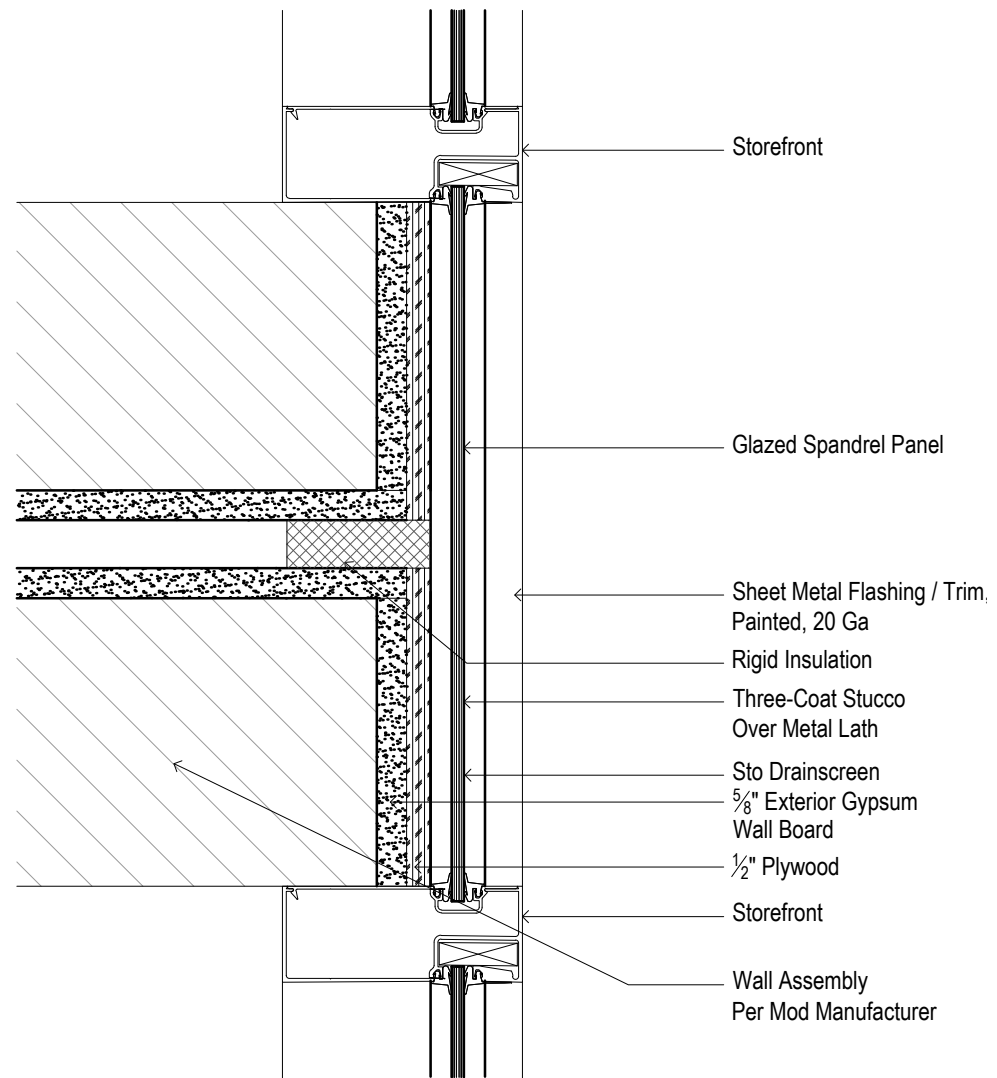


1. Typical Floor Edge Detail at Storefront / Metal Panel

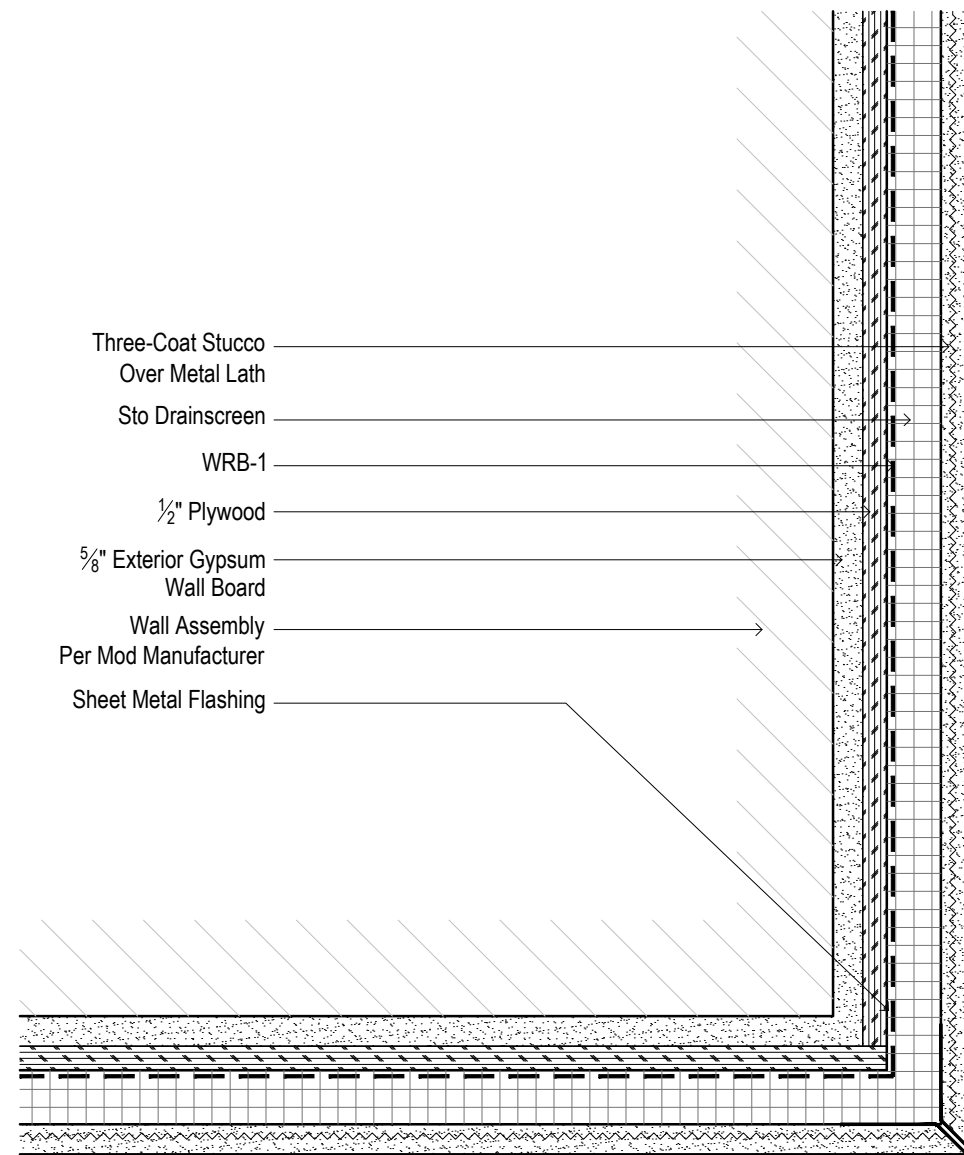


2. Typical Floor Edge Detail at Storefront / Soffit

C.13 EXTERIOR DETAILING

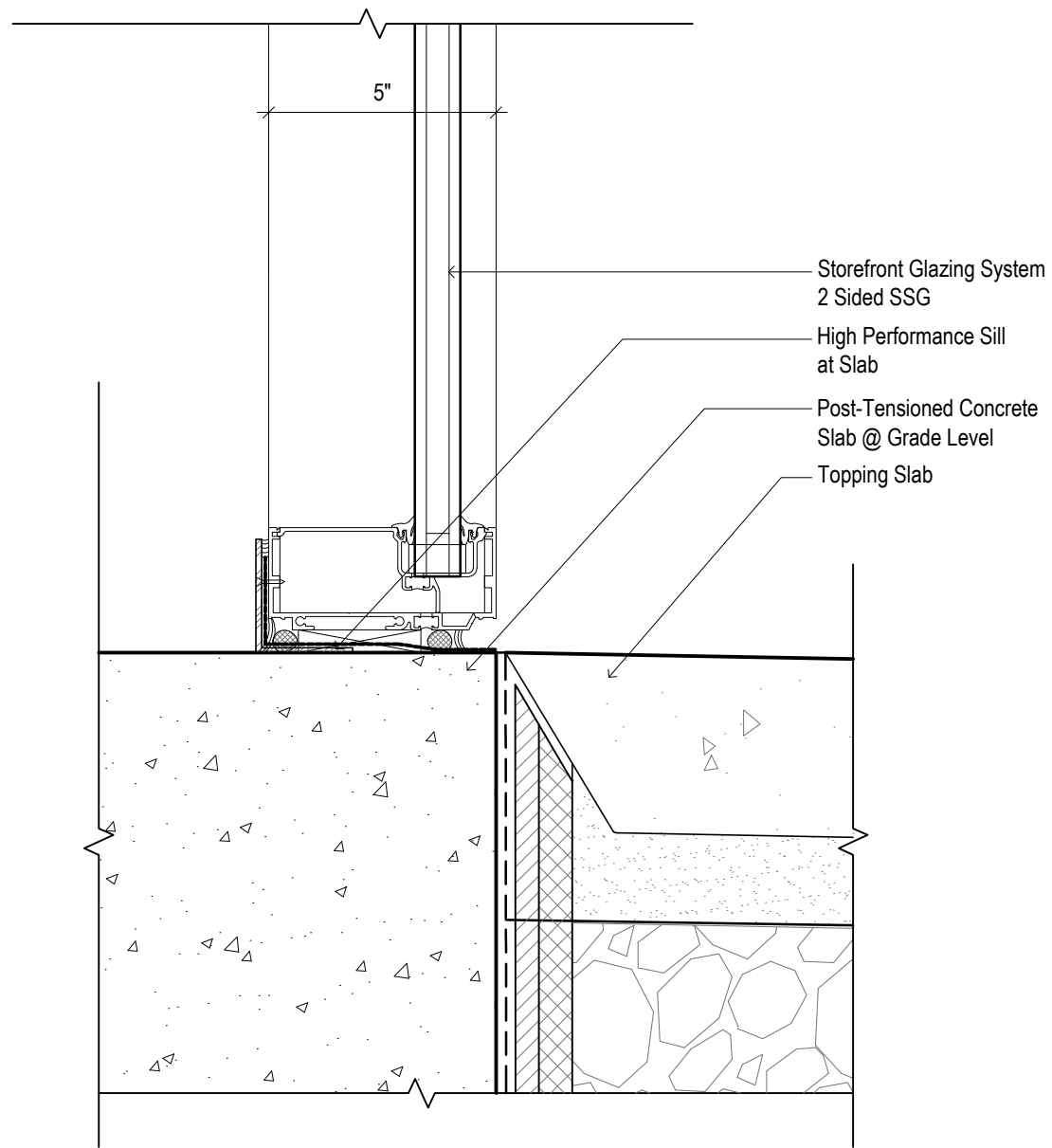


1. Typical Plan Detail Spandrel Panel

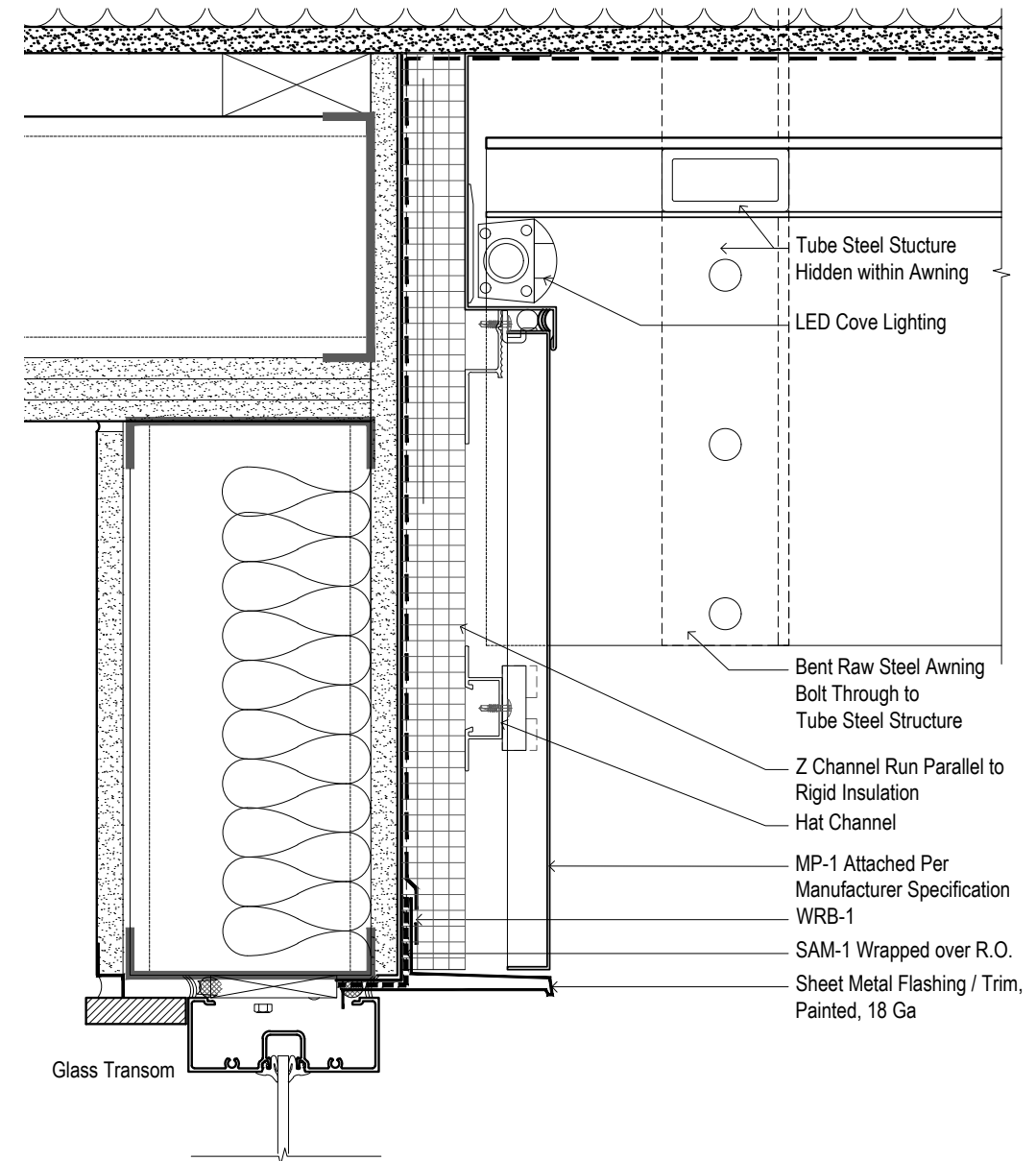


2. Typical Plan Detail at Stucco / Stucco Outside Corner

C.13 EXTERIOR DETAILING

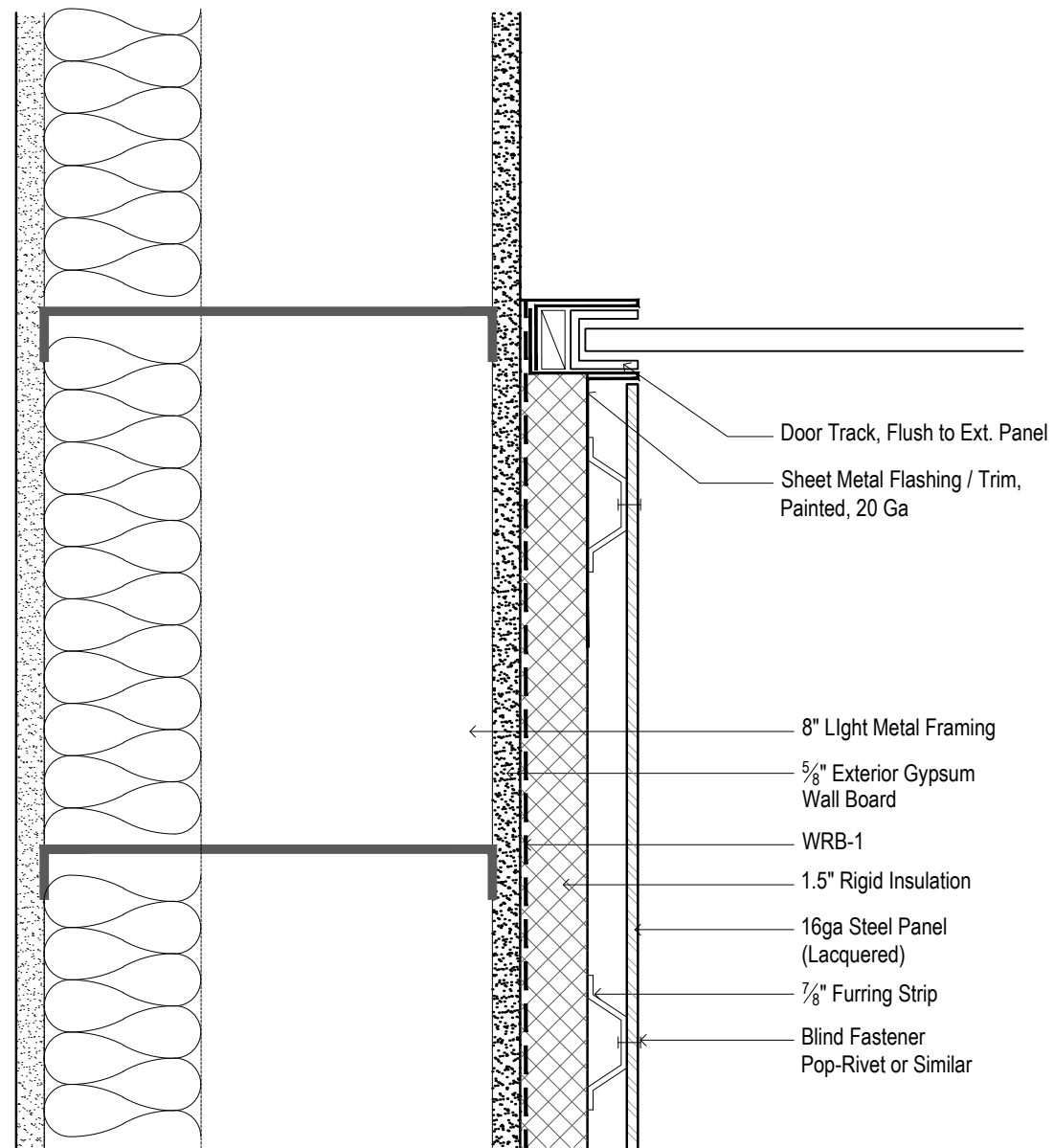


1. Typical Detail at Storefront Base

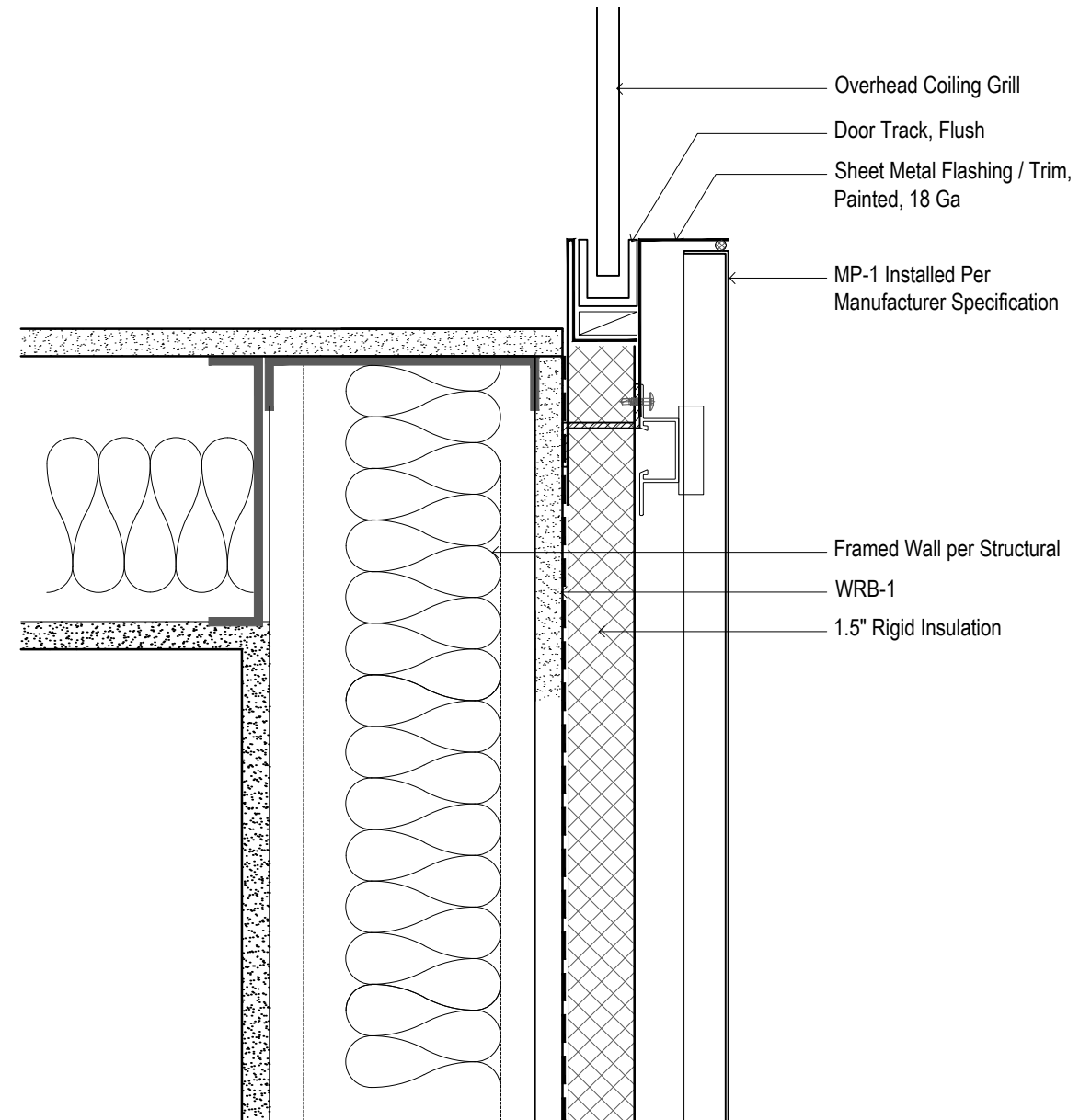


2. Typical Detail at Storefront Header with Cove for Light

C.13 EXTERIOR DETAILING

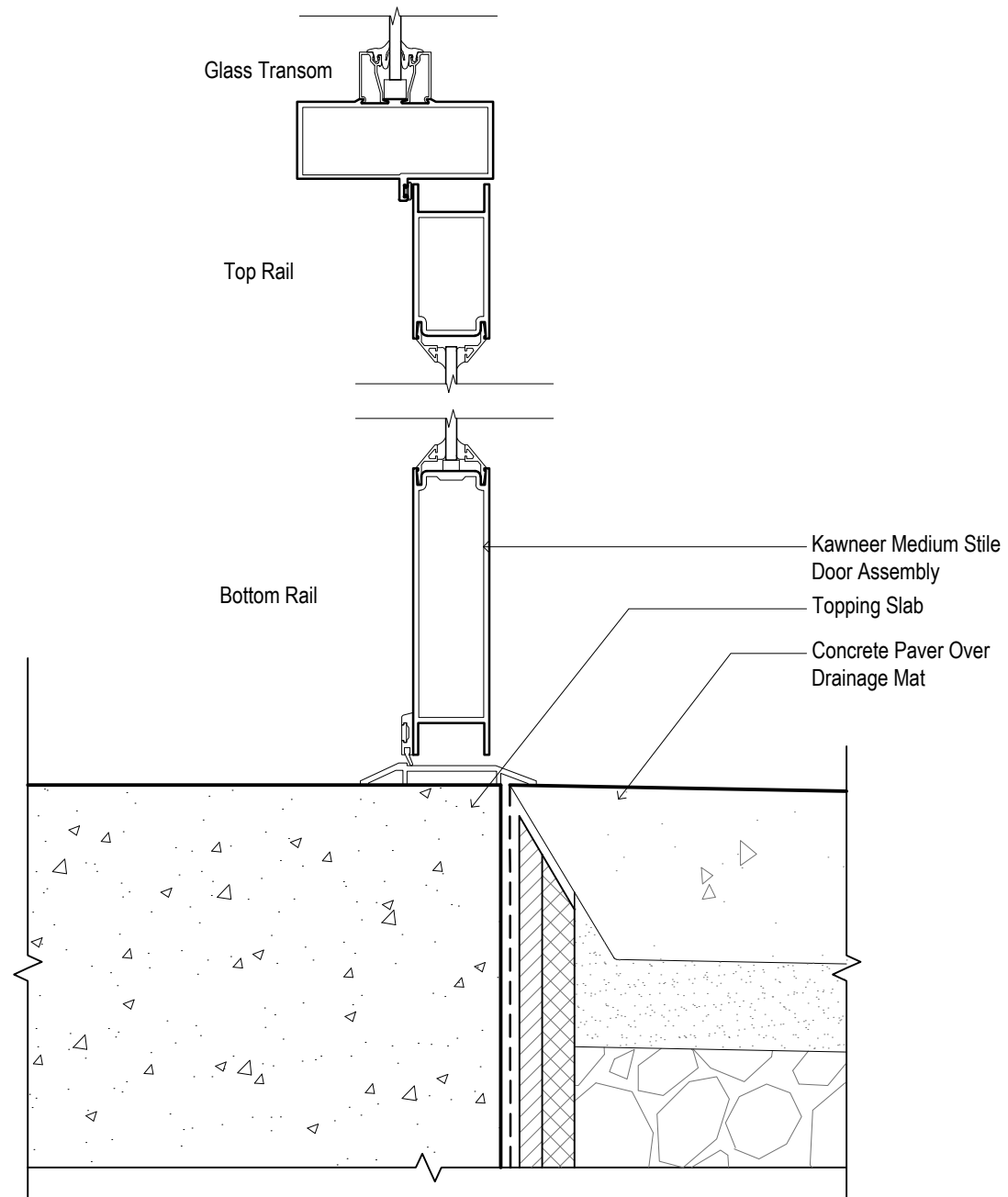


1. Typical Garage Door Plan at Metal Panel

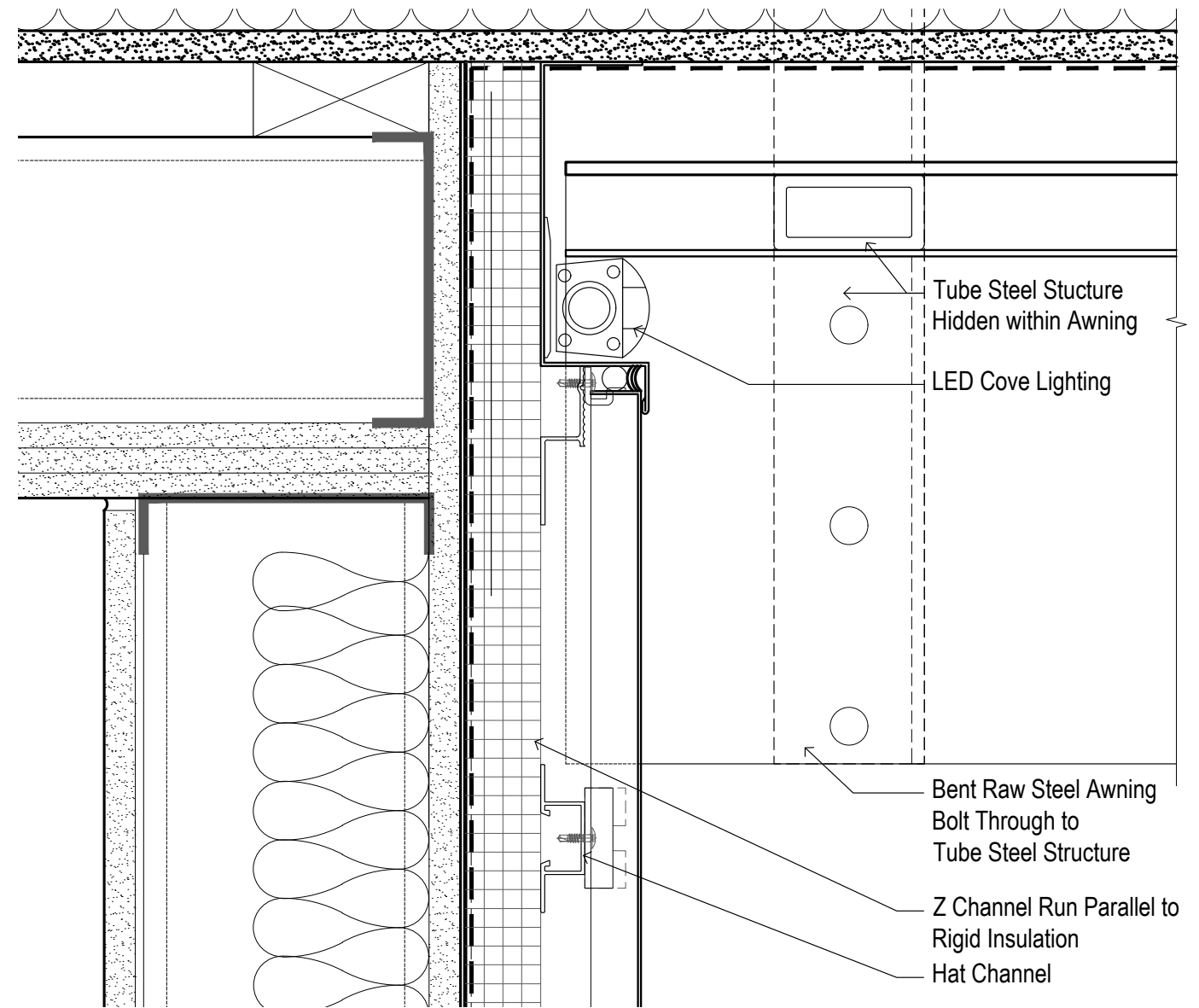


2. Typical Garage Door Detail at Metal Panel

C.13 EXTERIOR DETAILING

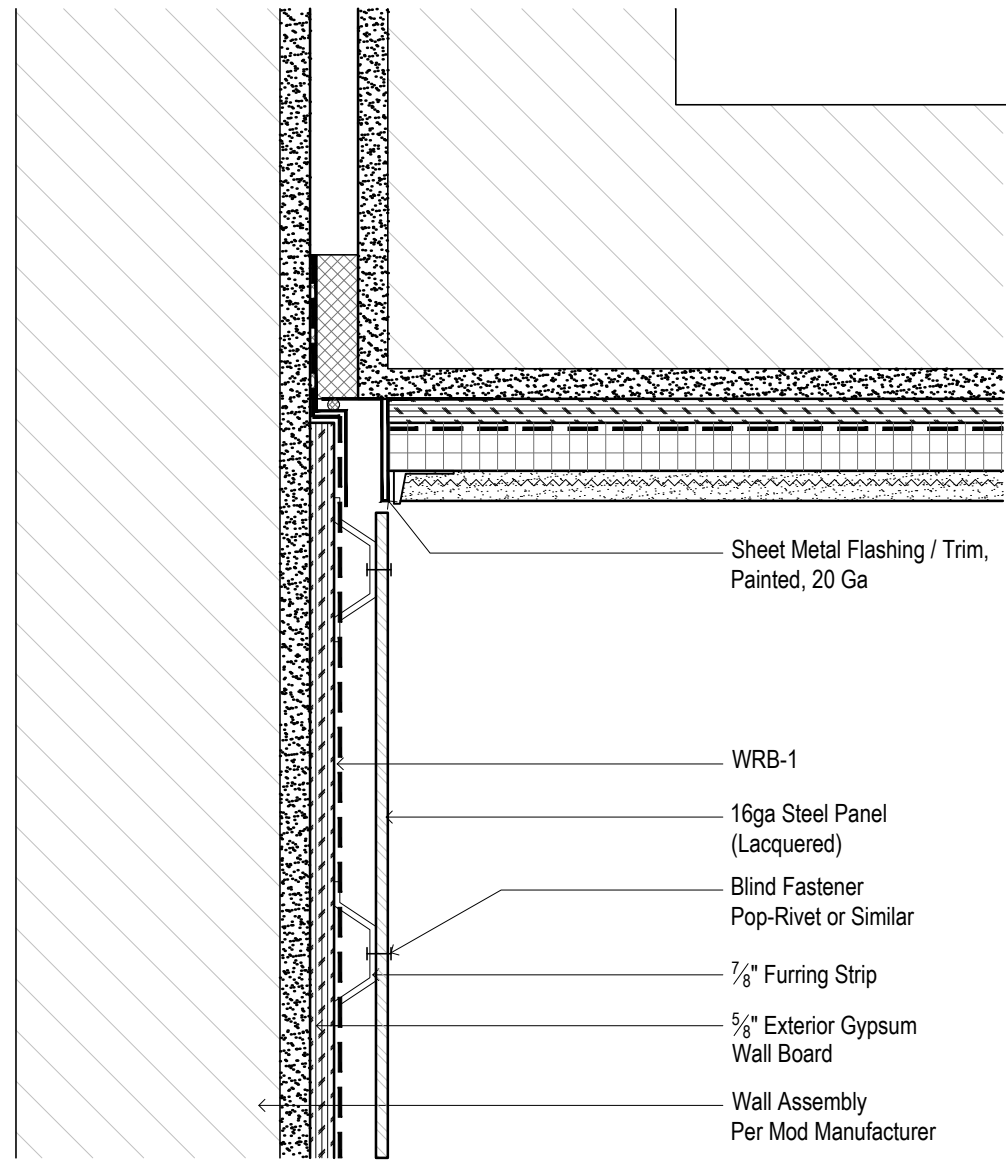


1. Typical storefront Detail at Grade

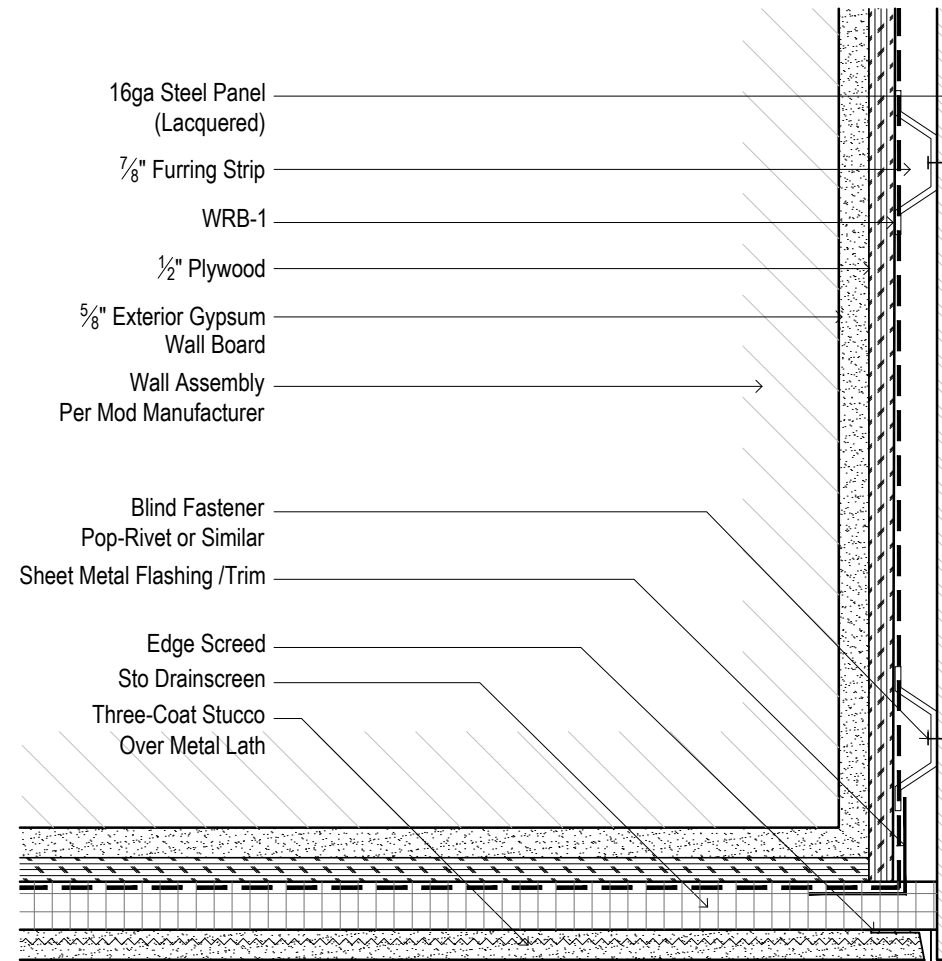


2. Typical Storefront Detail at Awning

C.13 EXTERIOR DETAILING

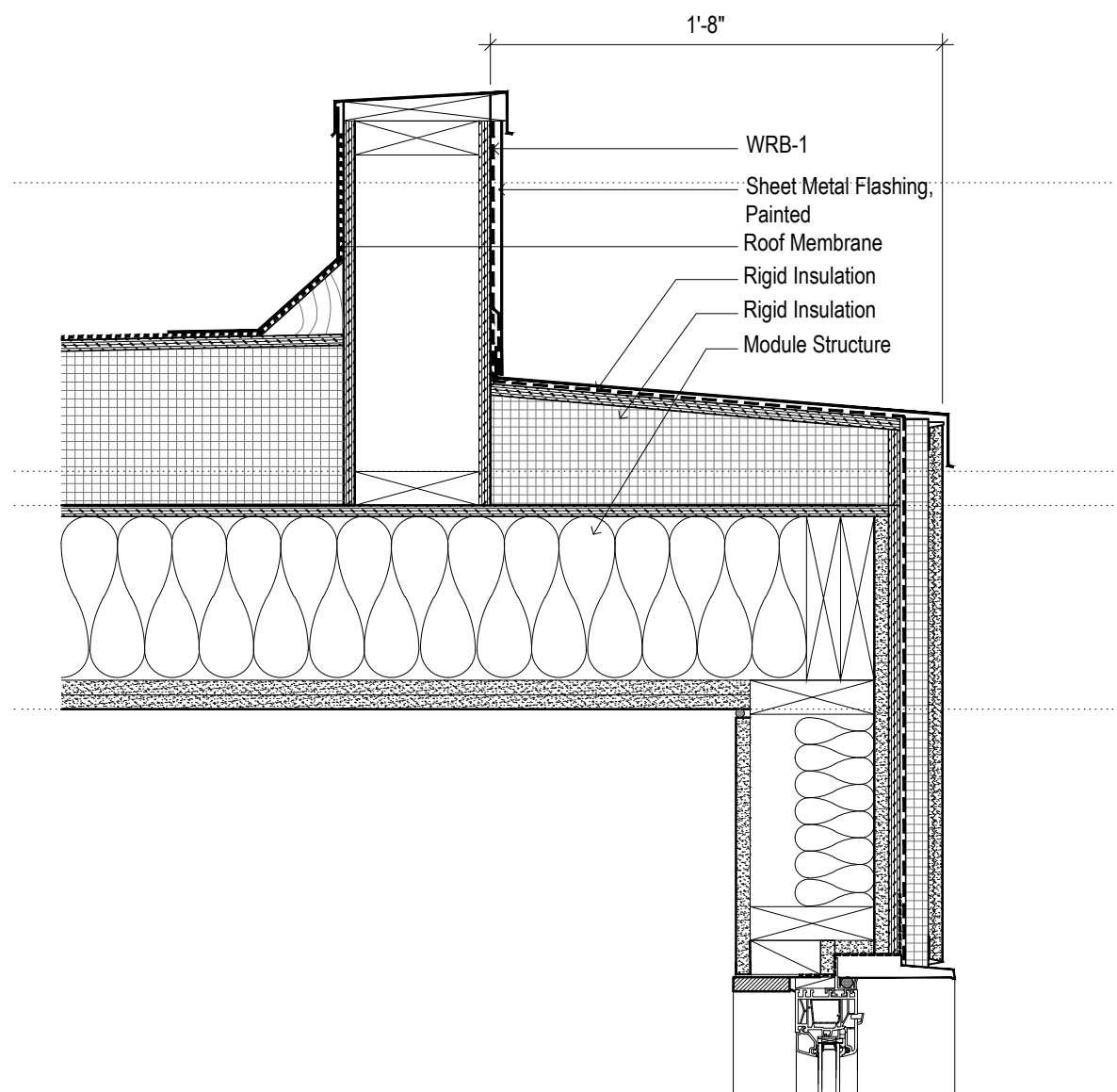


1. Typical Plan Detail at Stucco / ACM Inside Corner

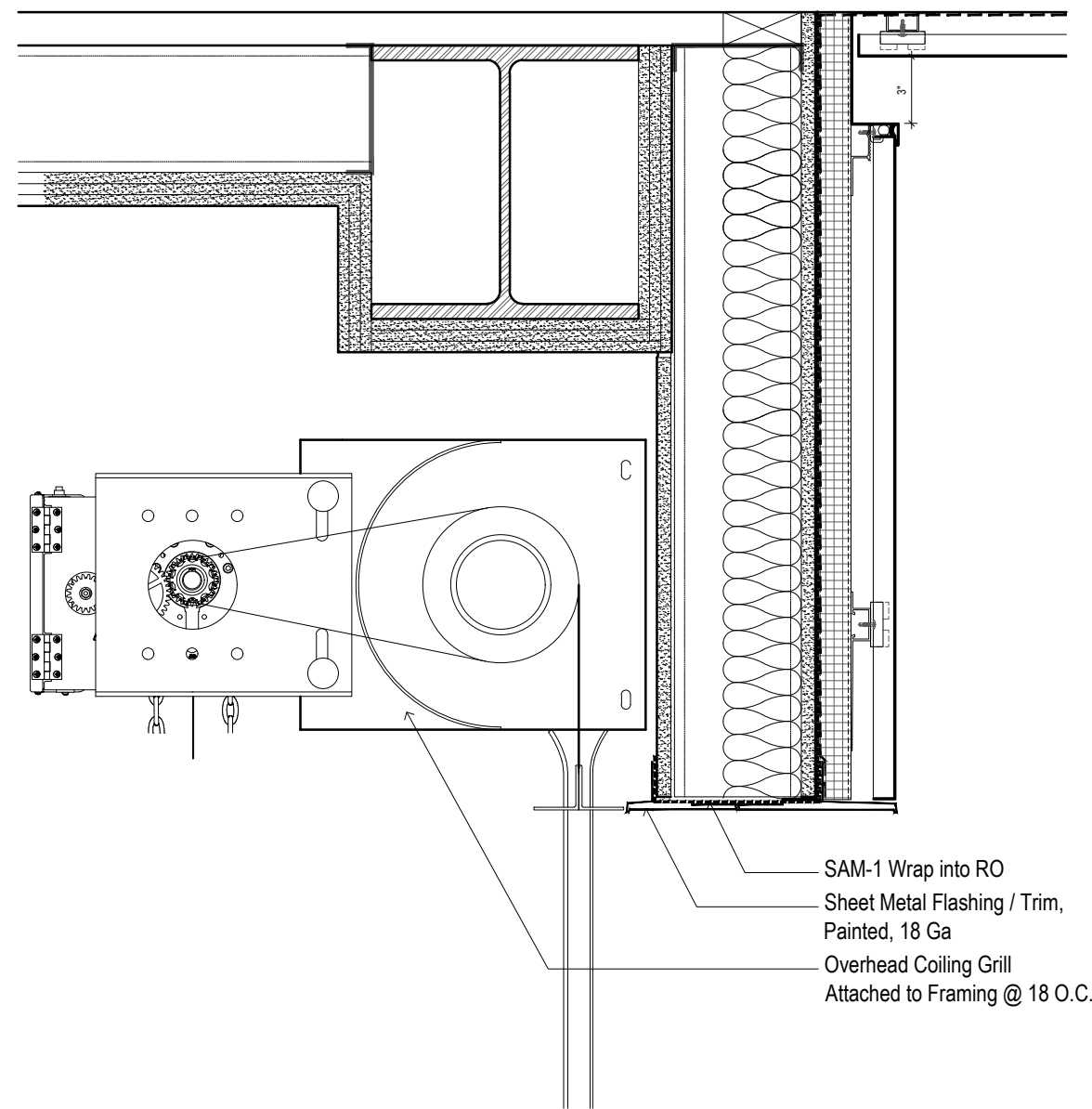


2. Typical Plan Detail at Stucco / Metal Panel Outside Corner

C.13 EXTERIOR DETAILING

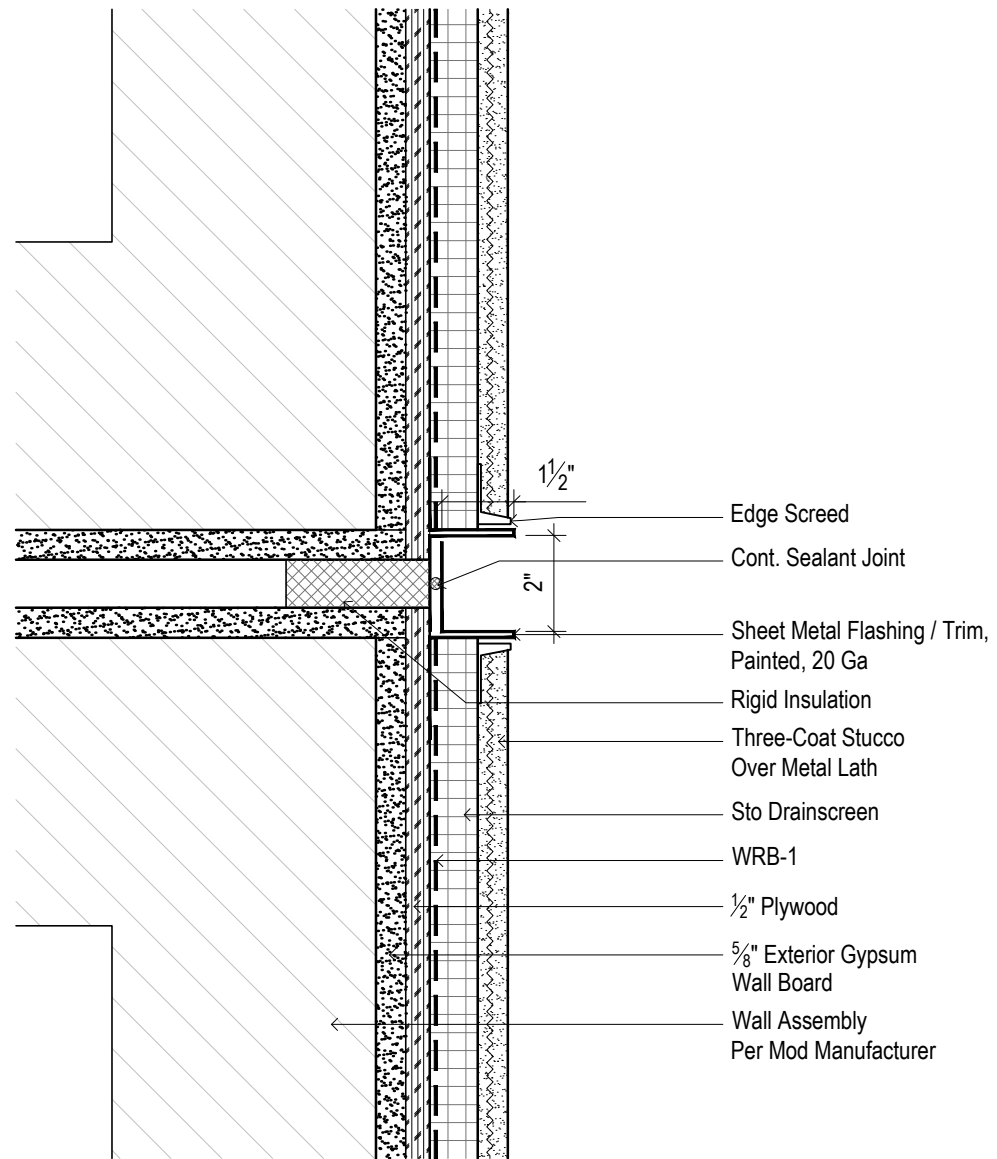


1. Typical Parapet Detail



2. Typical Garage Door at Head

C.13 EXTERIOR DETAILING



1. Typical Joint Between Modular Units

C.13 EXTERIOR DETAILING

