



## 1732 NE 2ND AVENUE

PRESENTED BY WORKS PROGRESS ARCHITECTURE

JANUARY 24, 2017

REVISED PACKAGE MARCH 10, 2017

REVISED PACKAGE JUNE 5, 2017

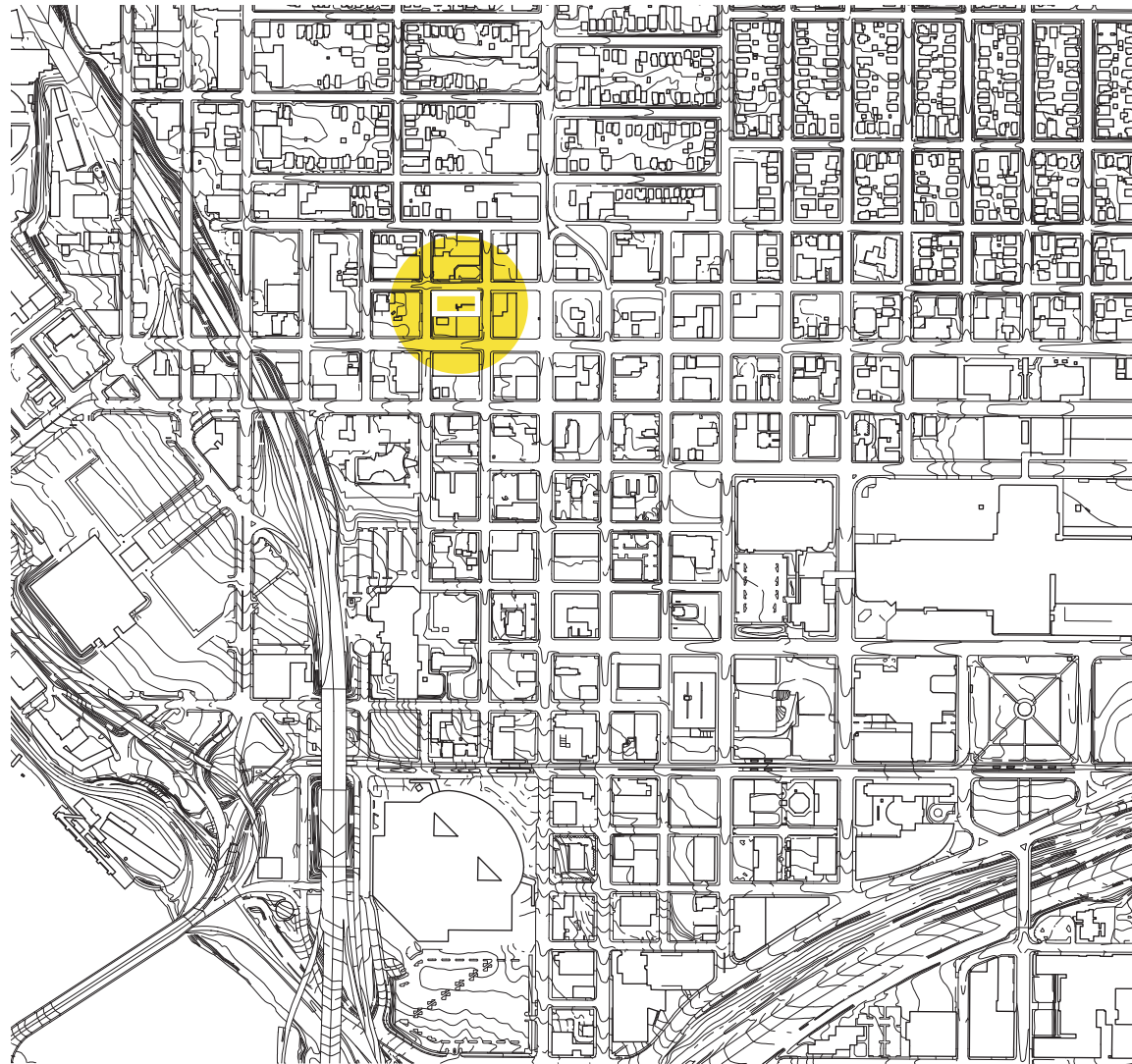
REVISED PACKAGE JUNE 30, 2017

REVISED PACKAGE SEPTEMBER 22, 2017

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## 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 77 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 130 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

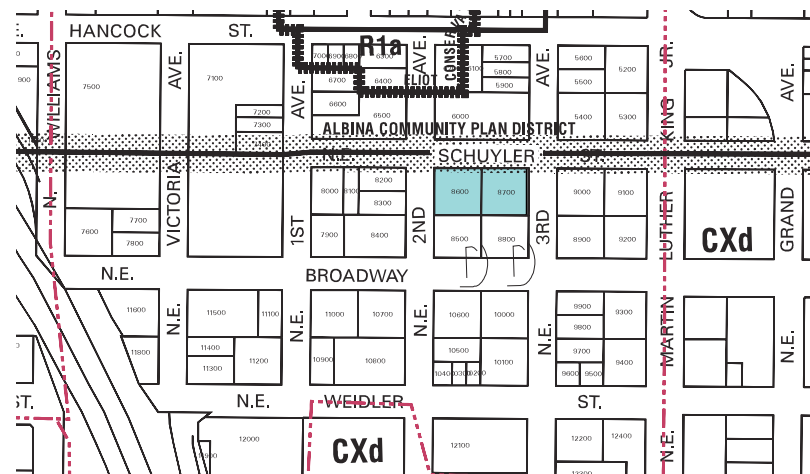
Base Zone ..... CX  
 Overlay ..... d (Design Review) .  
 District ..... CC (Central City)  
 Subdistrict ..... Lloyd District

Base Zone FAR ..... 4:1  
 CC Far ..... 6:1 Unlimited w/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 ..... 34

**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	Provided
Long Term Spaces	116	02	118	121
Short Term Spaces	04	02	06	06

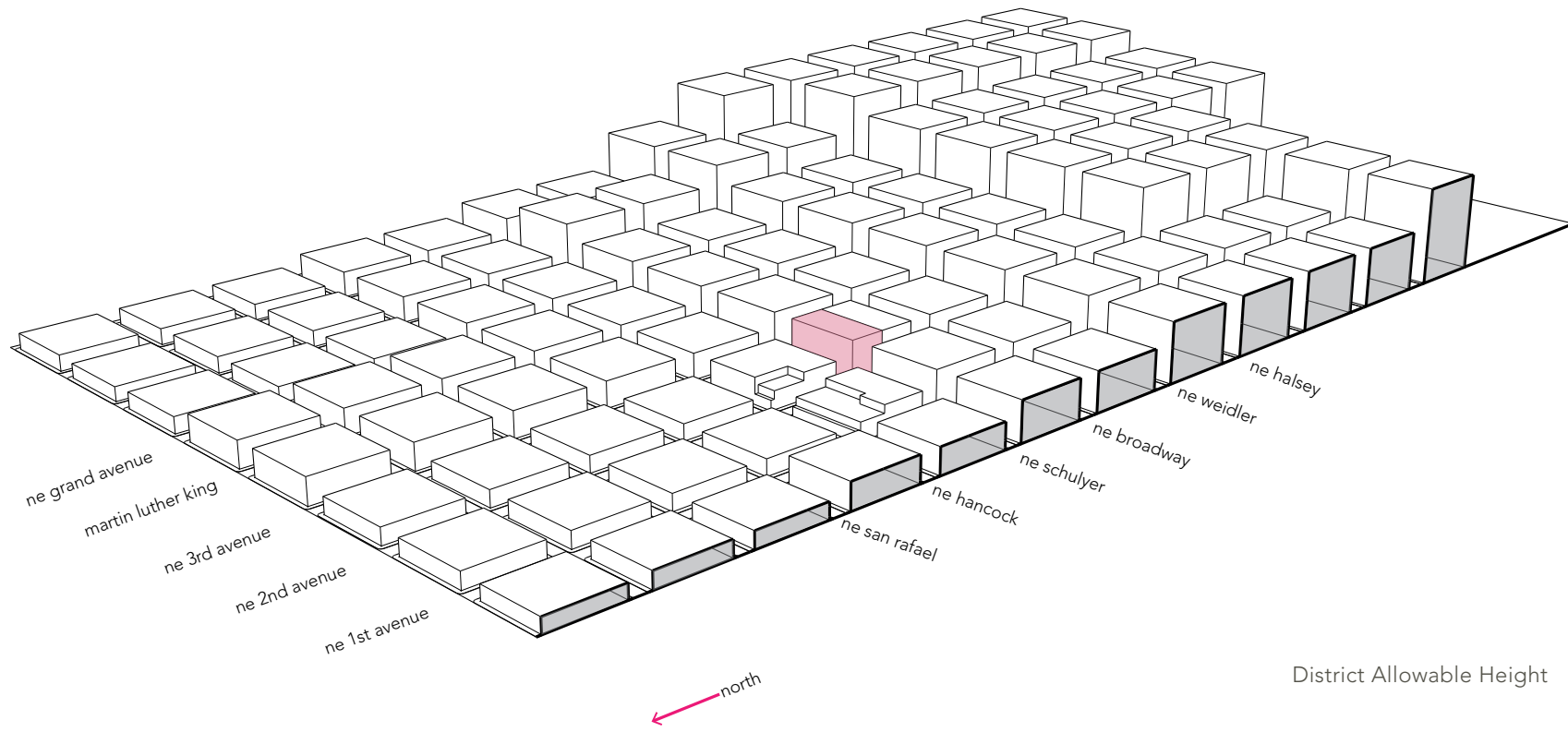
**BUILDING SF**

Gross SF above Ground ..... 86272

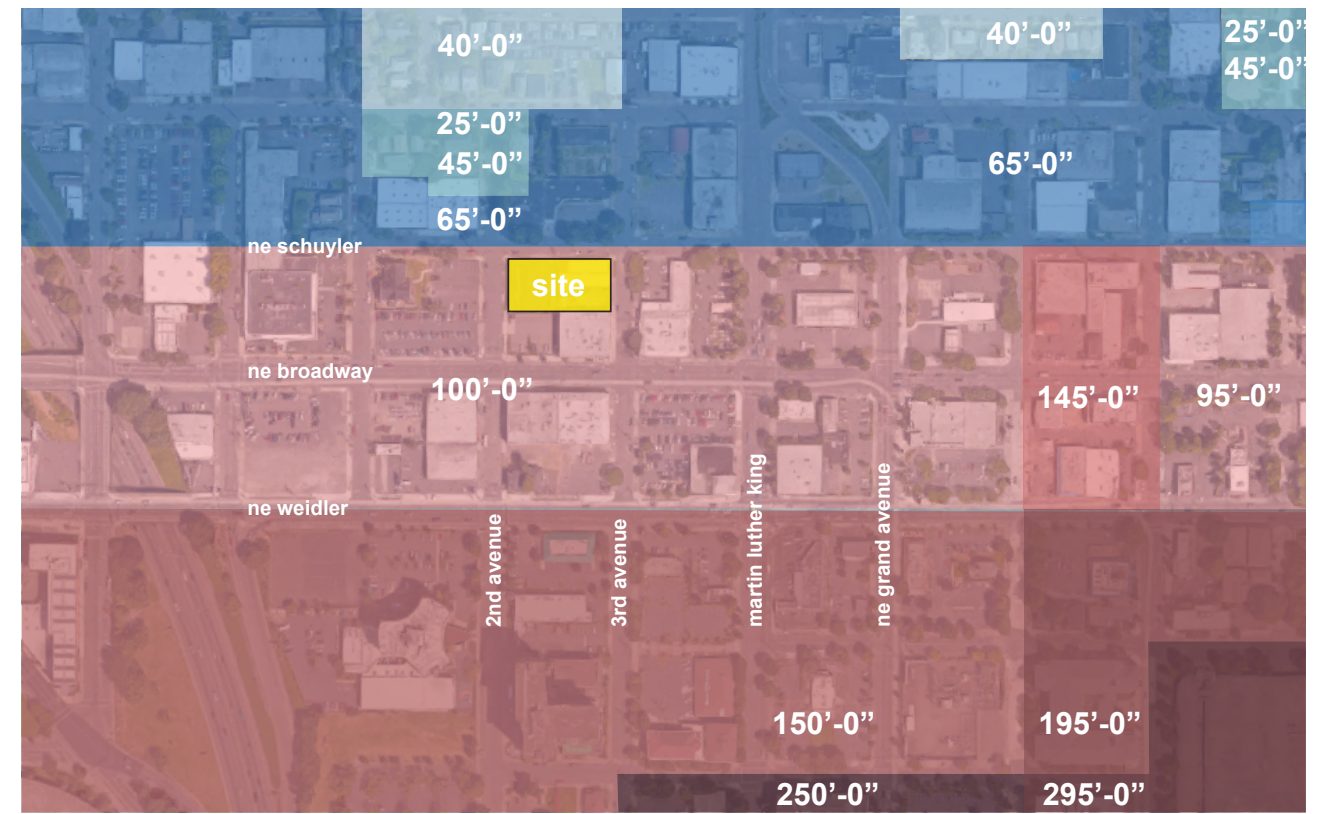
**C.2 VICINITY & CONTEXT**



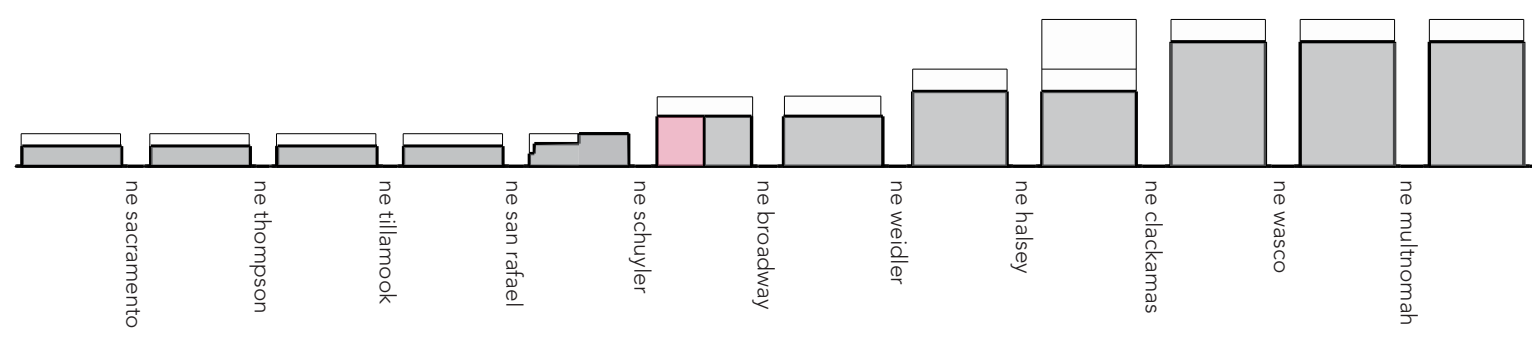
**C.2 VICINITY & CONTEXT**  
 LLOYD DISTRICT AND URBAN REGIONAL CONNECTORS



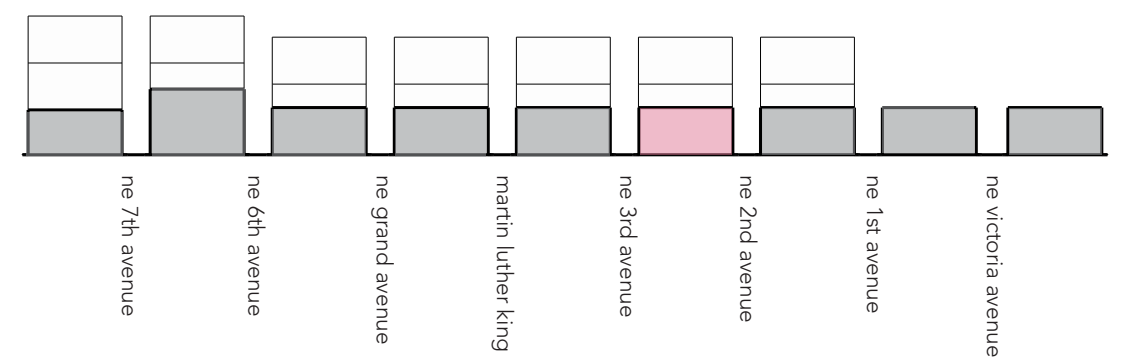
District Allowable Height



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)



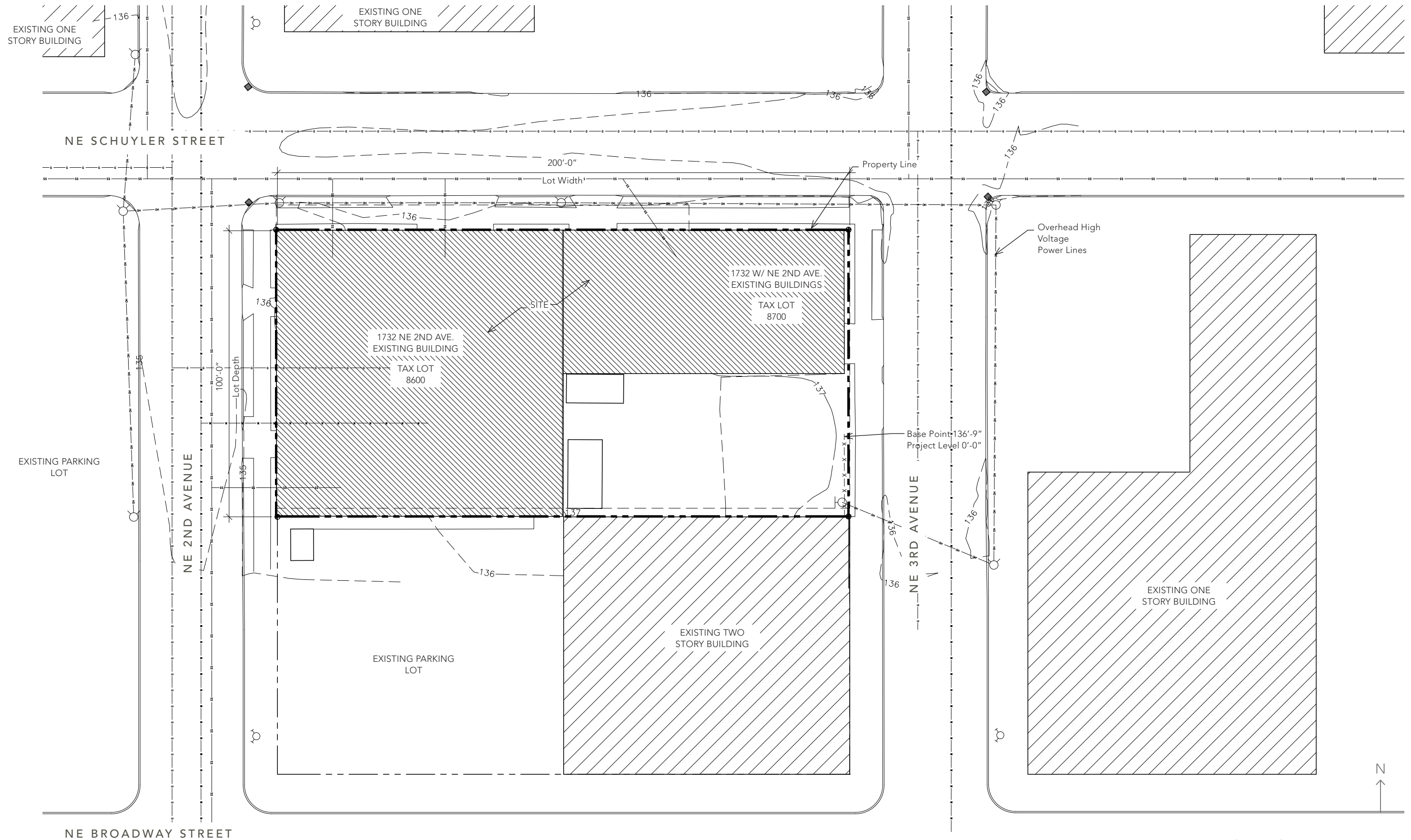
Adjacent Retail



## C.2 VICINITY & CONTEXT

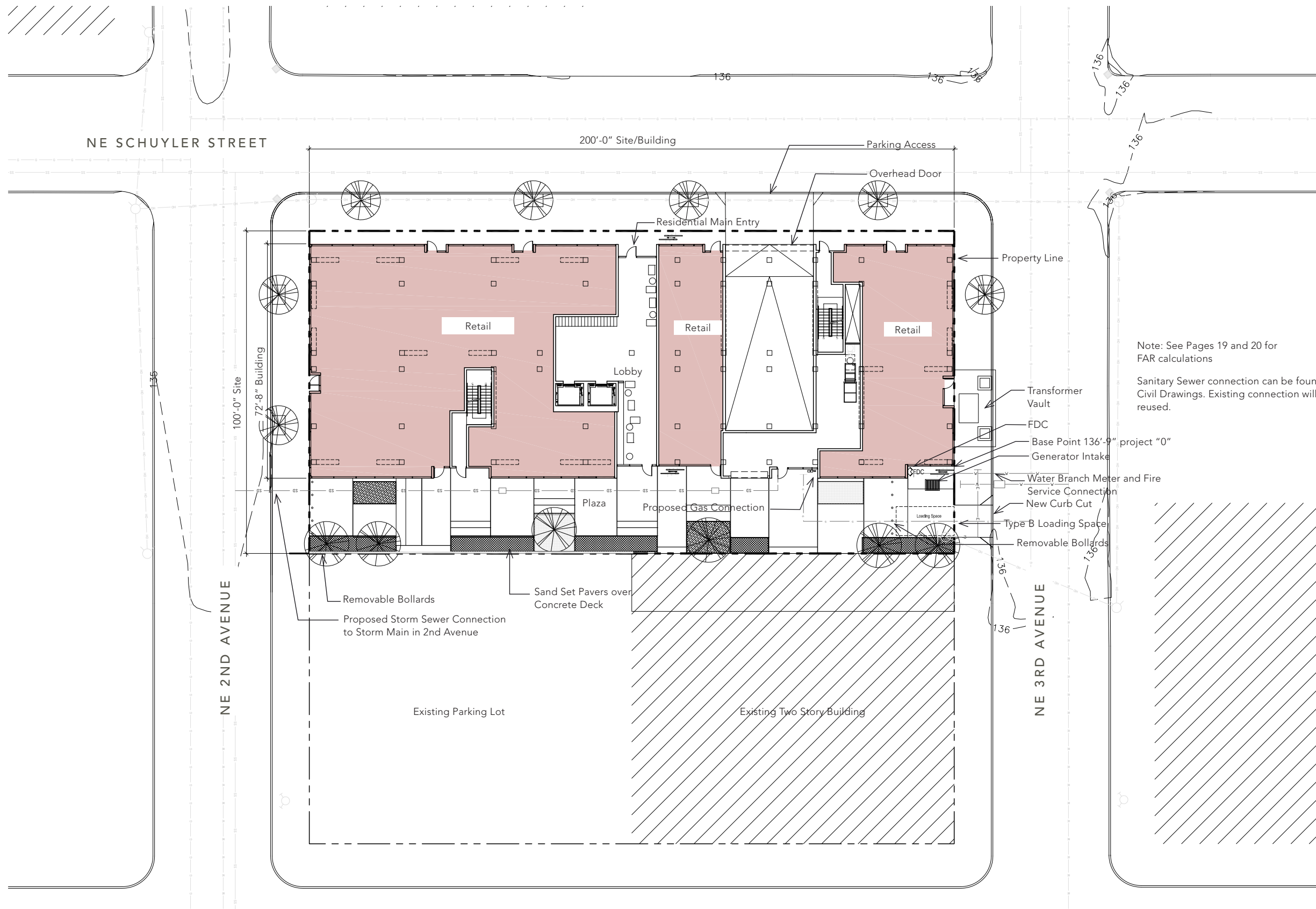
URBAN CONTEXT





**C.3 SITE PLAN**  
EXISTING

1/32" = 1'0"



Note: See Pages 19 and 20 for FAR calculations

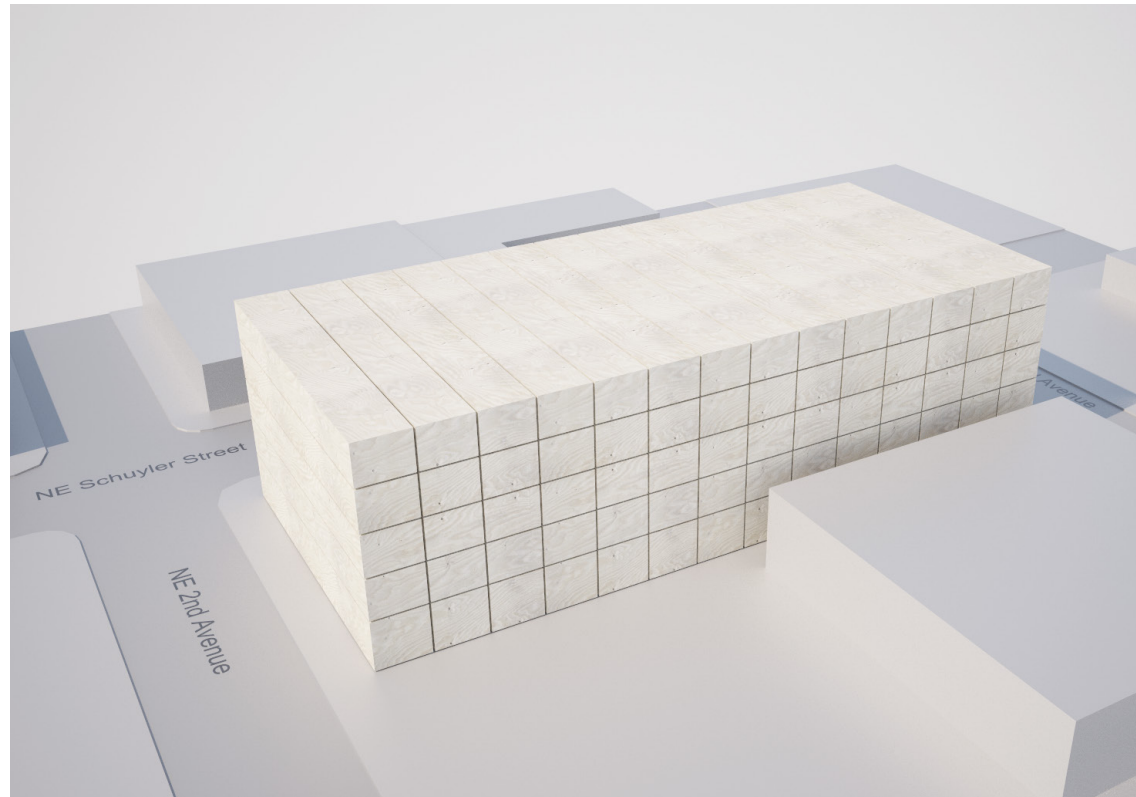
Sanitary Sewer connection can be found on Civil Drawings. Existing connection will be reused.



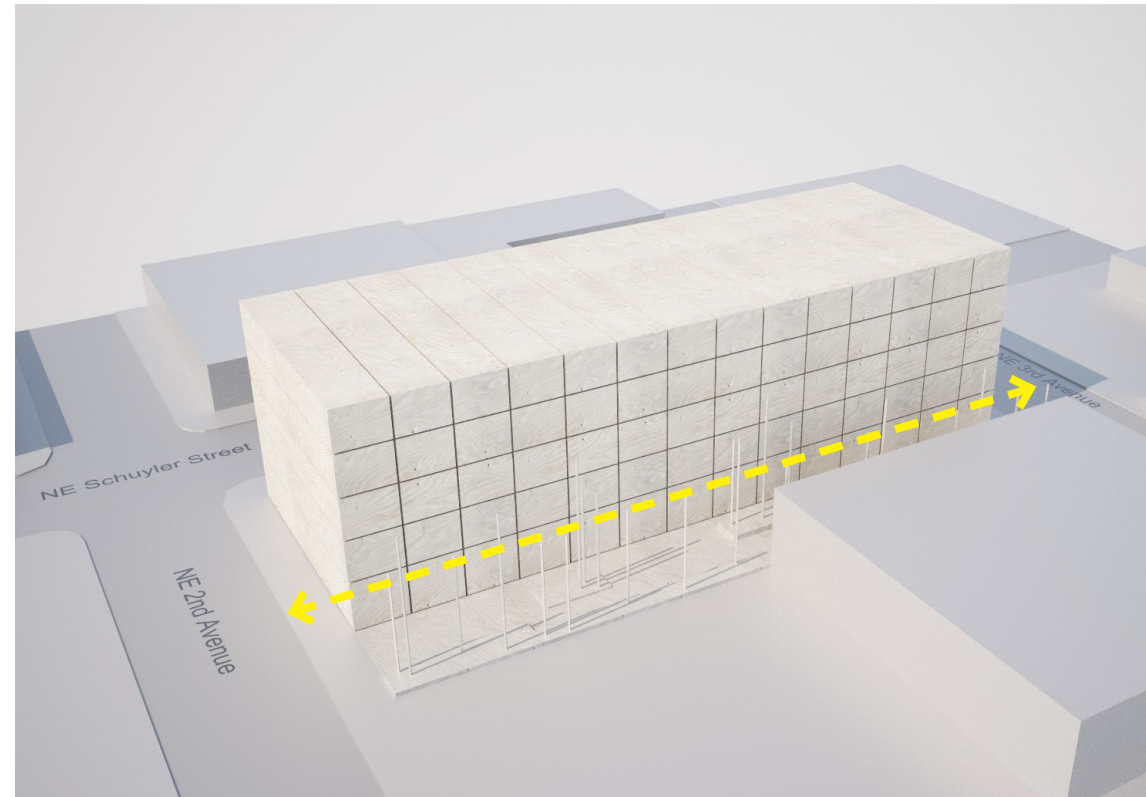
### C.3 SITE PLAN PROPOSED

1/32" = 1'0"

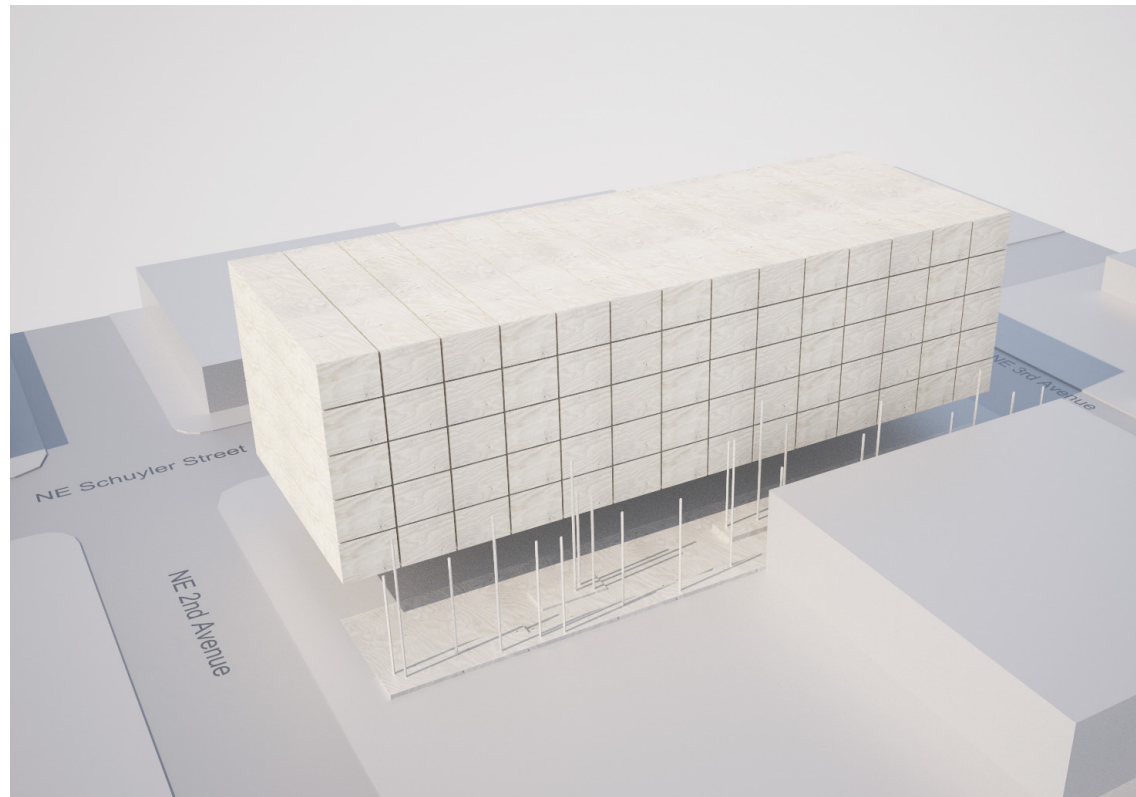
# DESIGN CONCEPT



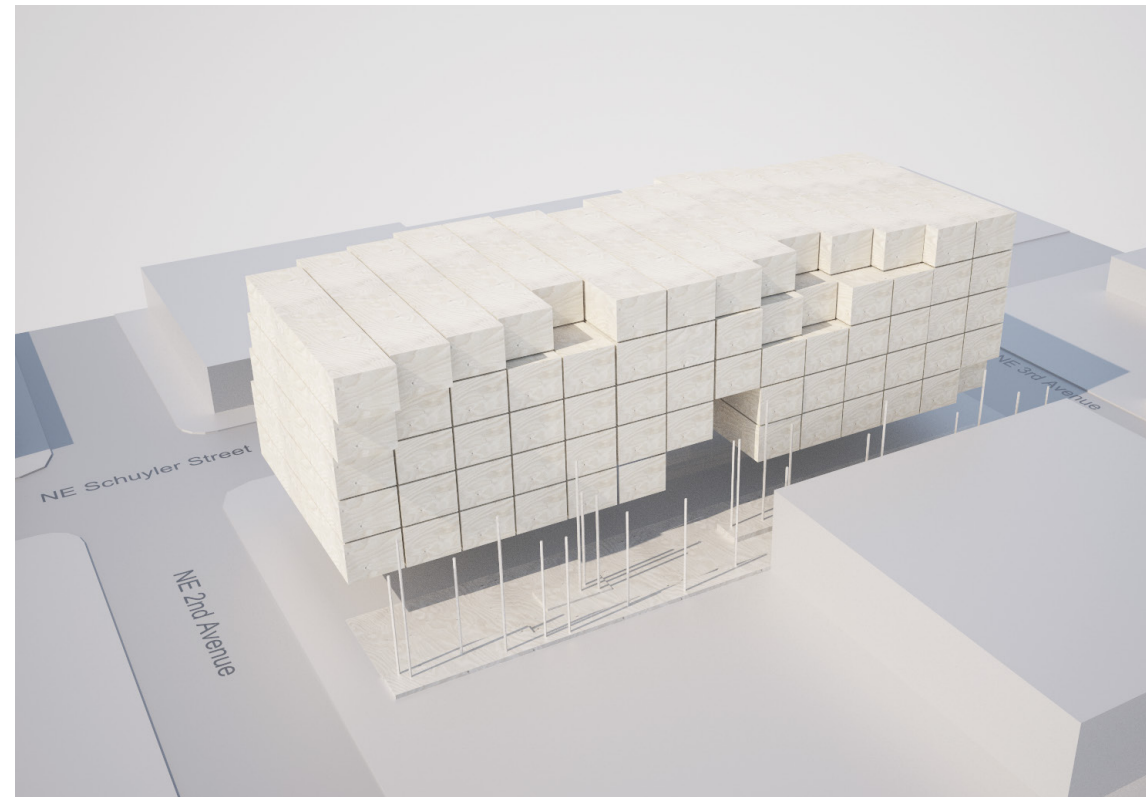
1. Site Mass Grid



2. Shift Mass For Pedestrian Way



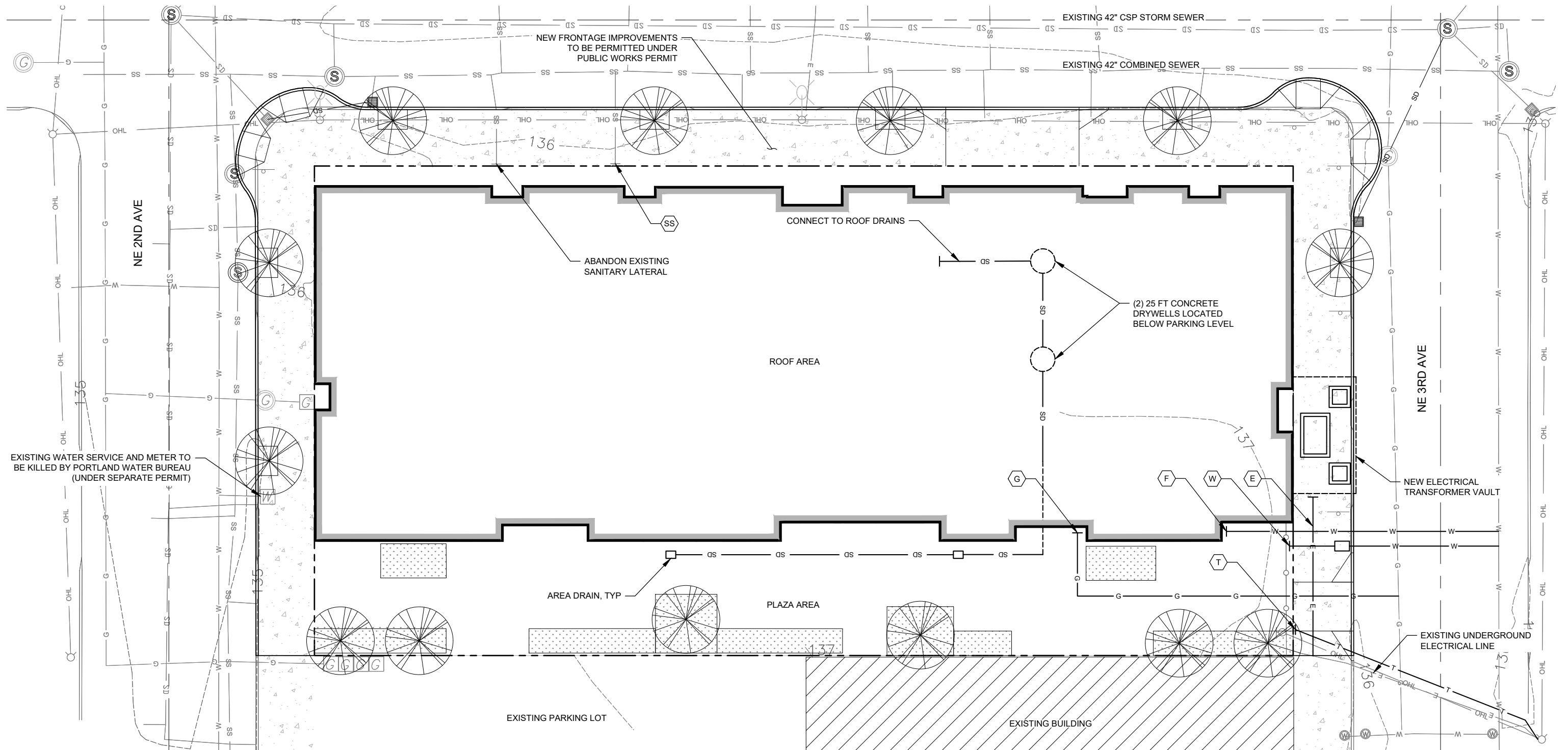
3. Provide translucent base.



4. Shift modular blocks to accomodate site.

## C.4 MASSING / DESIGN CONCEPT

# SITE DRAWINGS



**STORMWATER NARRATIVE**

ROOF AREA = 14,500 SF

PEDESTRIAN PLAZA AREA = 5,500 SF

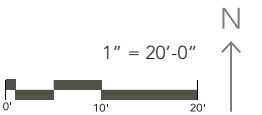
STORMWATER WILL BE MANAGED IN ACCORDANCE WITH THE CITY OF PORTLAND STORMWATER MANUAL 2016.

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.

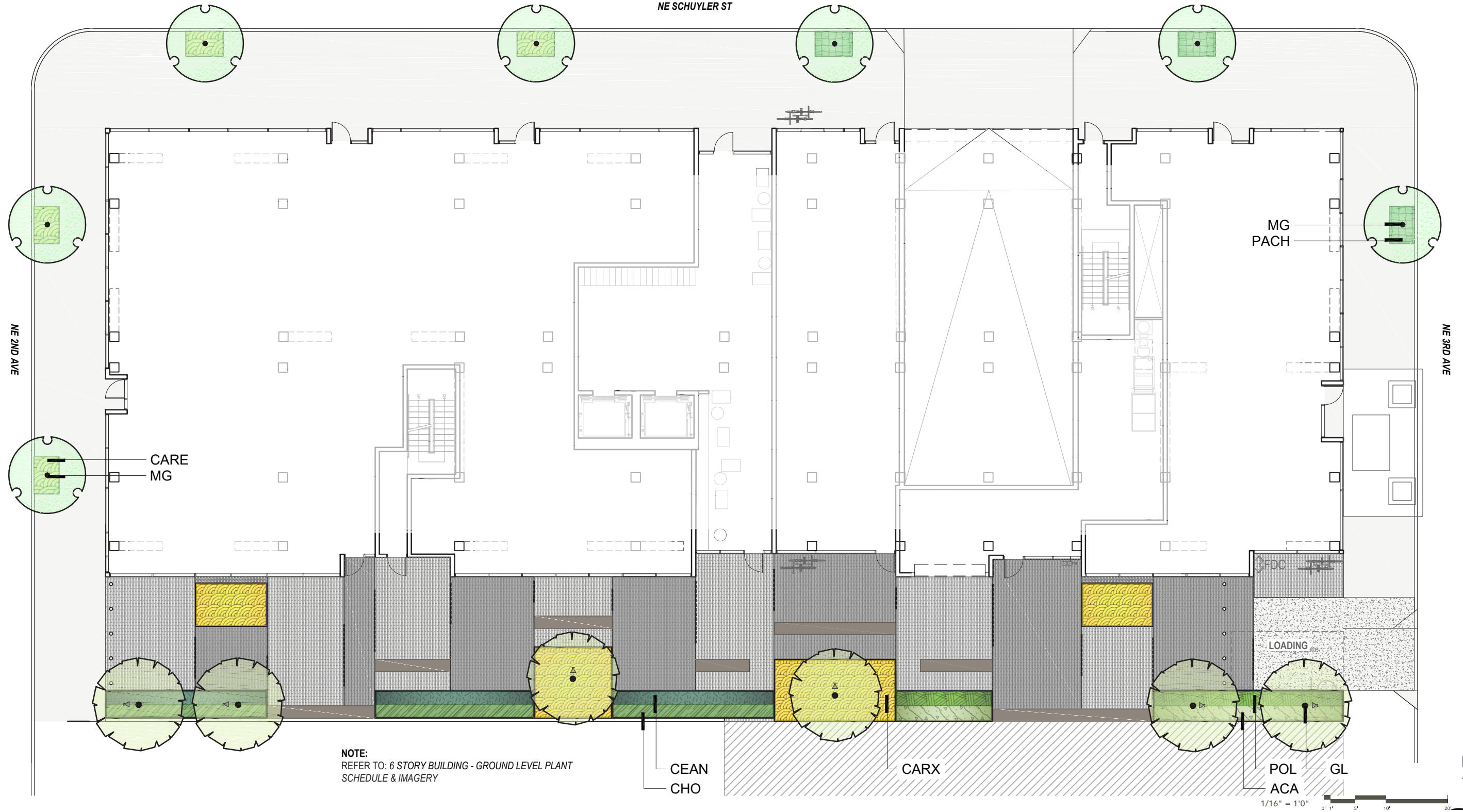
**UTILITY NOTES**

- (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



MG  
PACH

CARE  
MG

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

CEAN  
CHO

CARX

LOADING

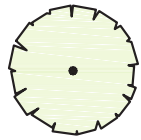
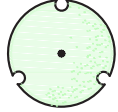
POL  
ACA  
GL

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

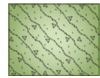
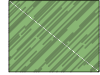
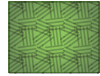
N

### C.6 LANDSCAPE GROUND LEVEL PLAN




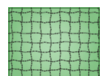
6 STORY BUILDING - GROUND LEVEL PLANT SCHEDULE

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

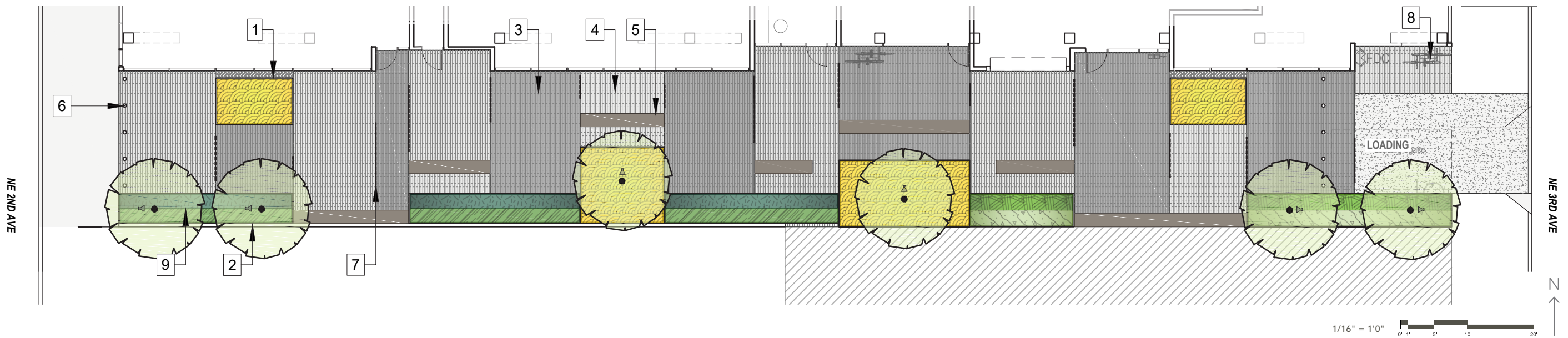


PACH - JAPANESE SPURGE

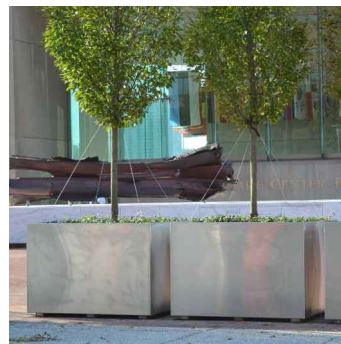
1 6 STORY BUILDING - GROUND LEVEL PLANT SCHEDULE & IMAGERY

C.6 LANDSCAPE  
PLANTING LEGEND





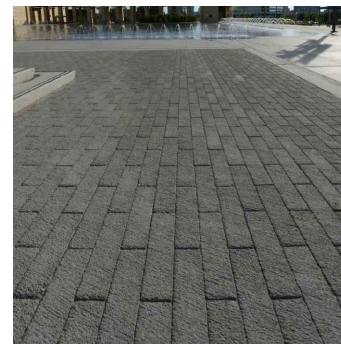
1 16" STEEL PLANTER  
(SEE DETAIL 2)



2 30" STEEL PLANTER  
(SEE DETAIL 2)



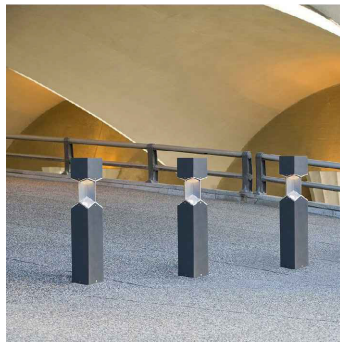
3 PERMEABLE PAVER  
TYPE 1



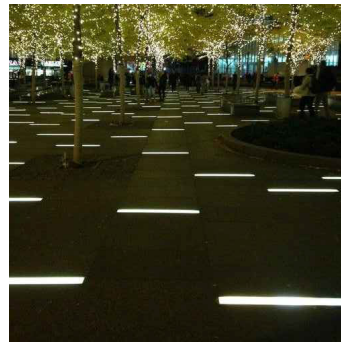
4 PERMEABLE PAVER  
TYPE 2



5 BENCH (SEE DETAIL 1)



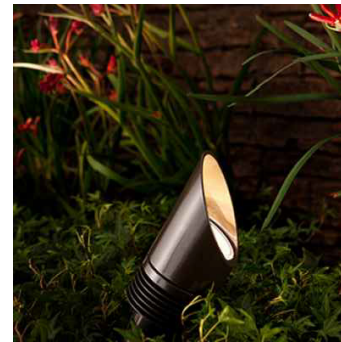
6 BOLLARD



7 LED PAVING LIGHT  
STRIP (SEE DETAIL 3)



8 BIKE RACK



9 UPLIGHTING

NOTE:  
TO SEE DETAILS REFER TO LANDSCAPE  
DETAILS SHEET

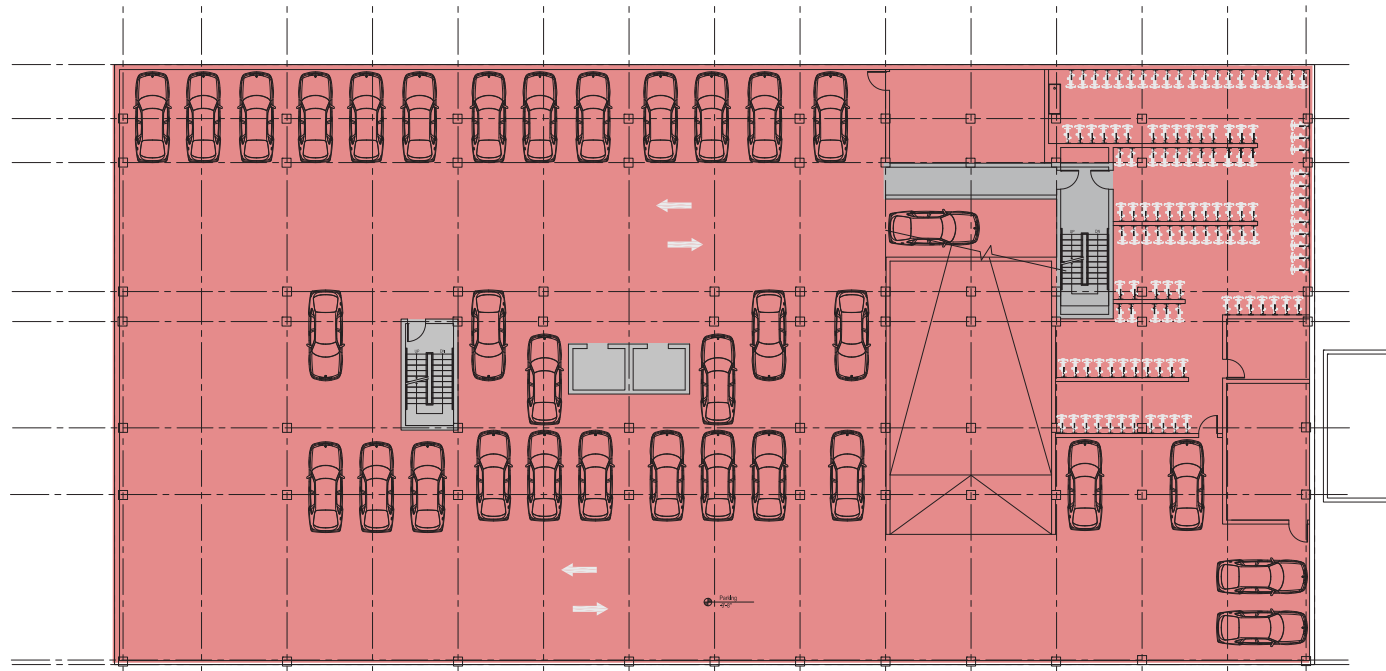


SITE KEY  
NTS

## C.6 LANDSCAPE

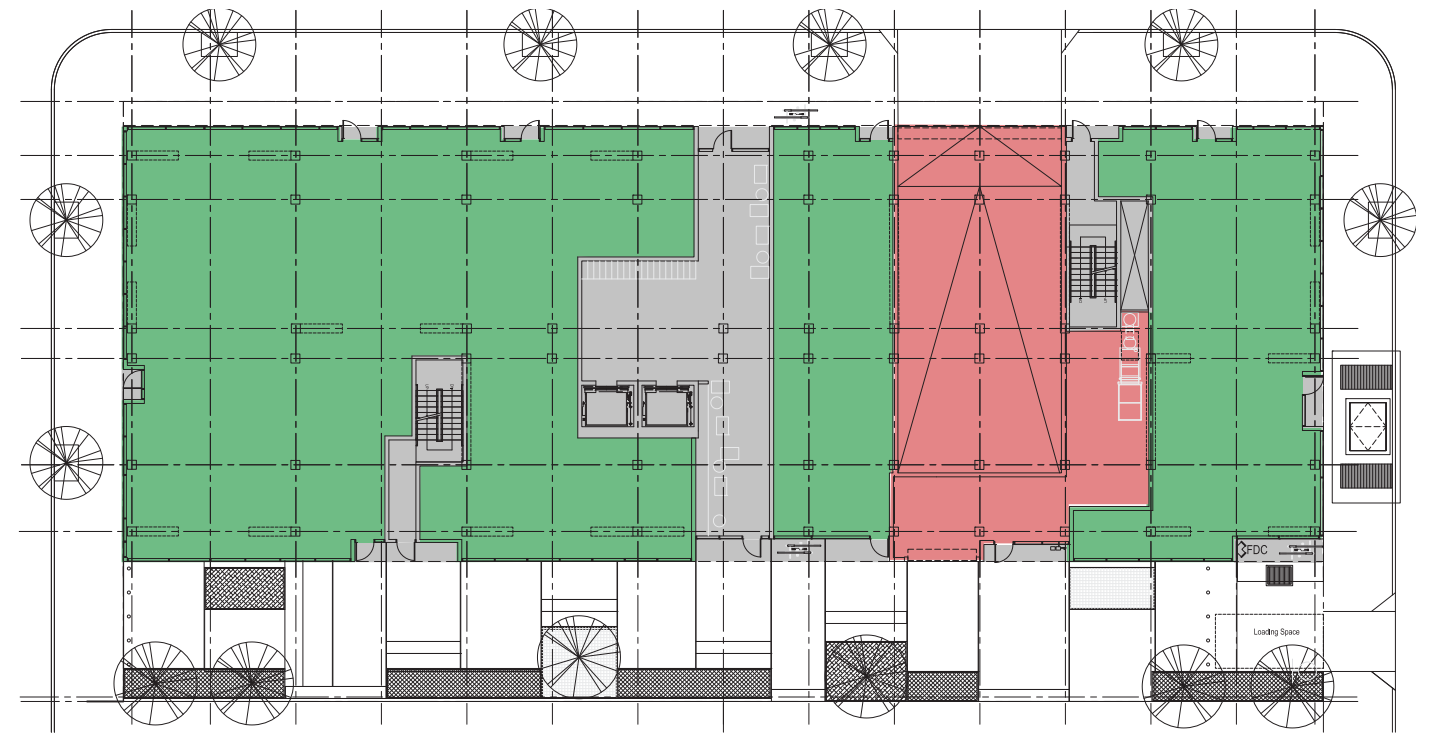
ENLARGED PLAZA LANDSCAPE PLAN

# BUILDING DRAWINGS



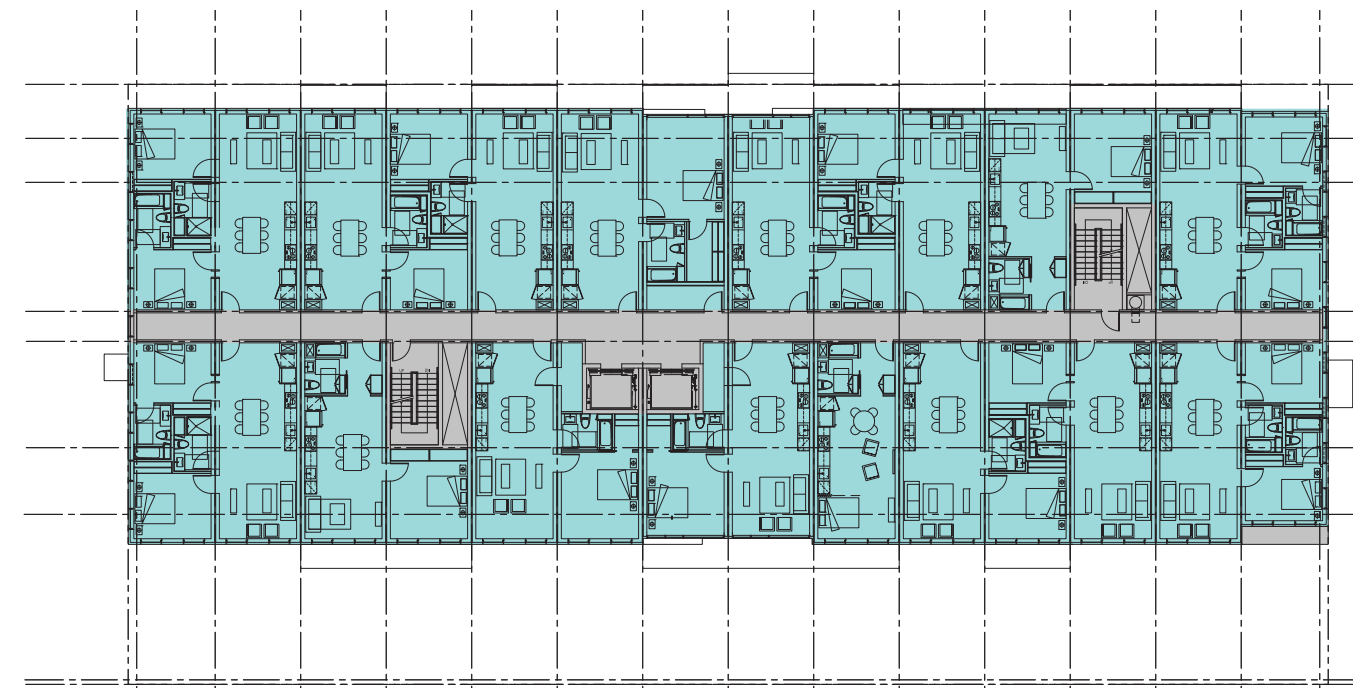
LEVEL 00 (BELOW GRADE PARKING)

18,887 SF



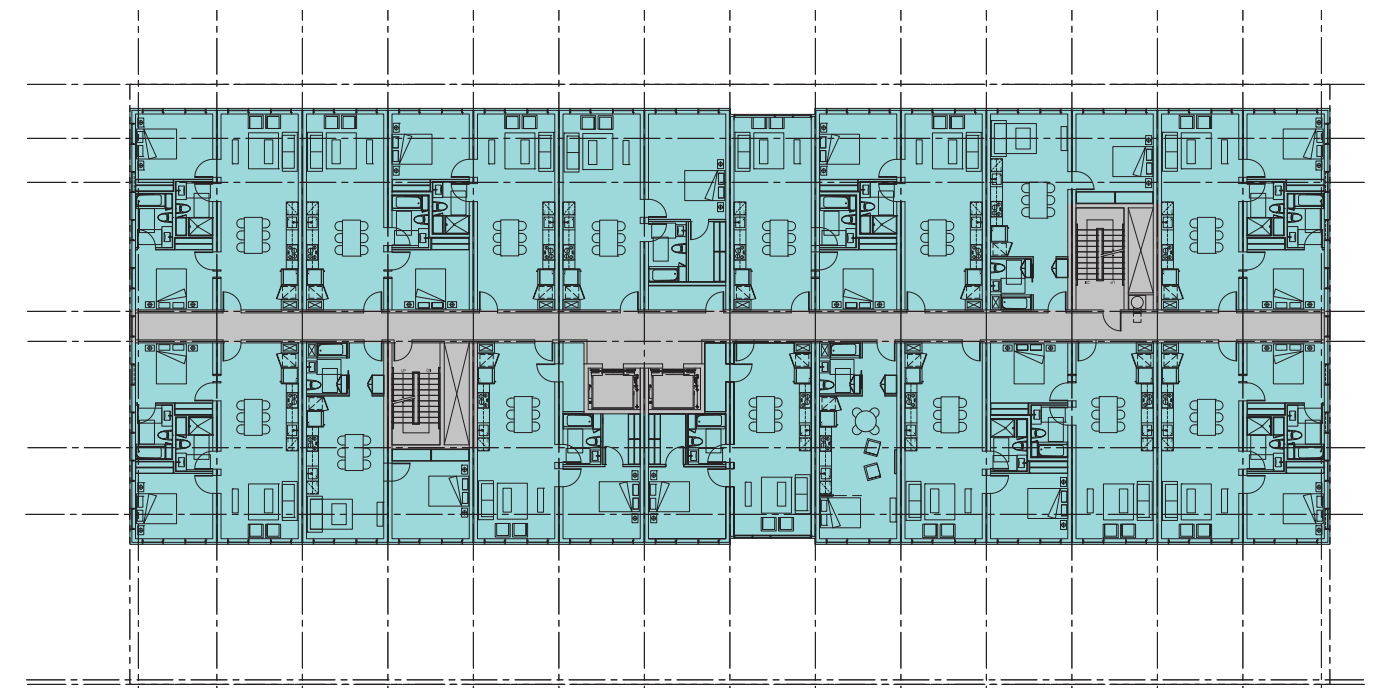
LEVEL 01 (GROUND LEVEL)

14,097 SF + 403 SF (Covered Exterior) = 14,500 SF



LEVEL 02

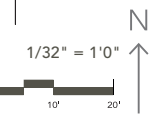
14,428 SF + 106 SF (Covered Exterior) = 14,534 SF



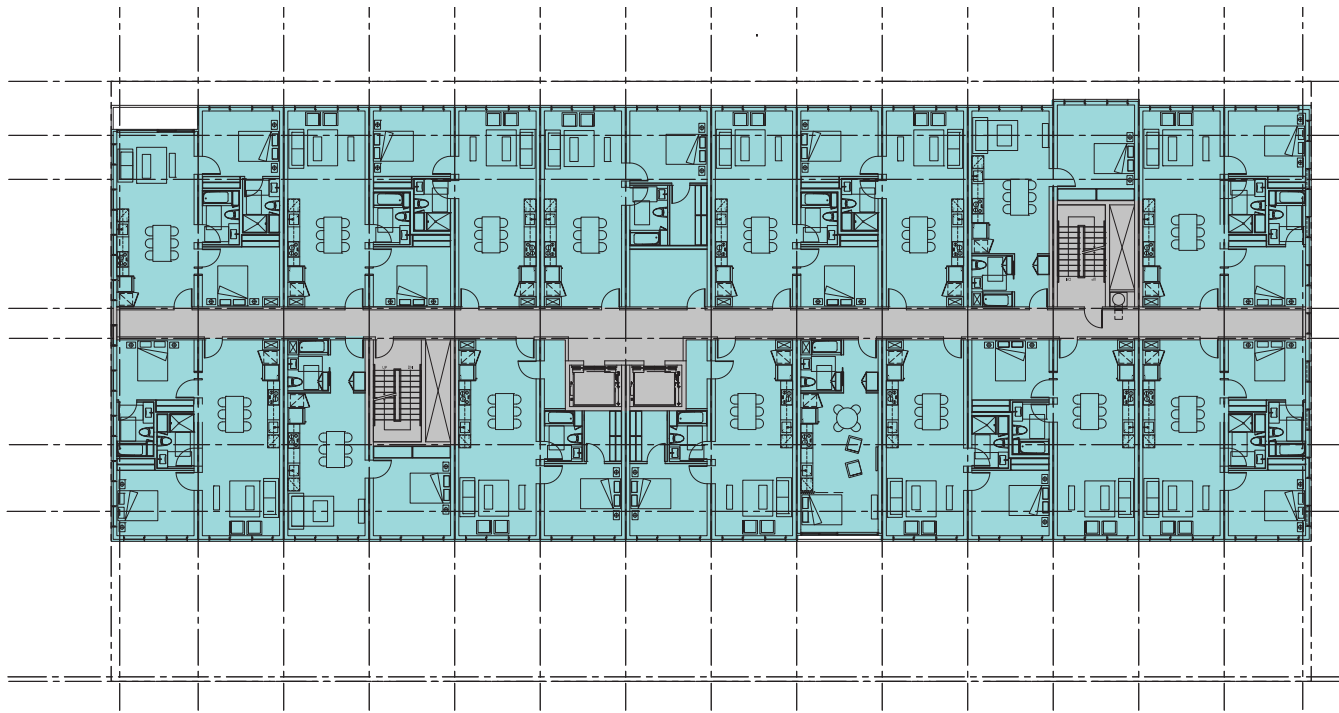
LEVEL 03

14,506 SF + 27 SF (Covered Exterior) = 14,533 SF

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

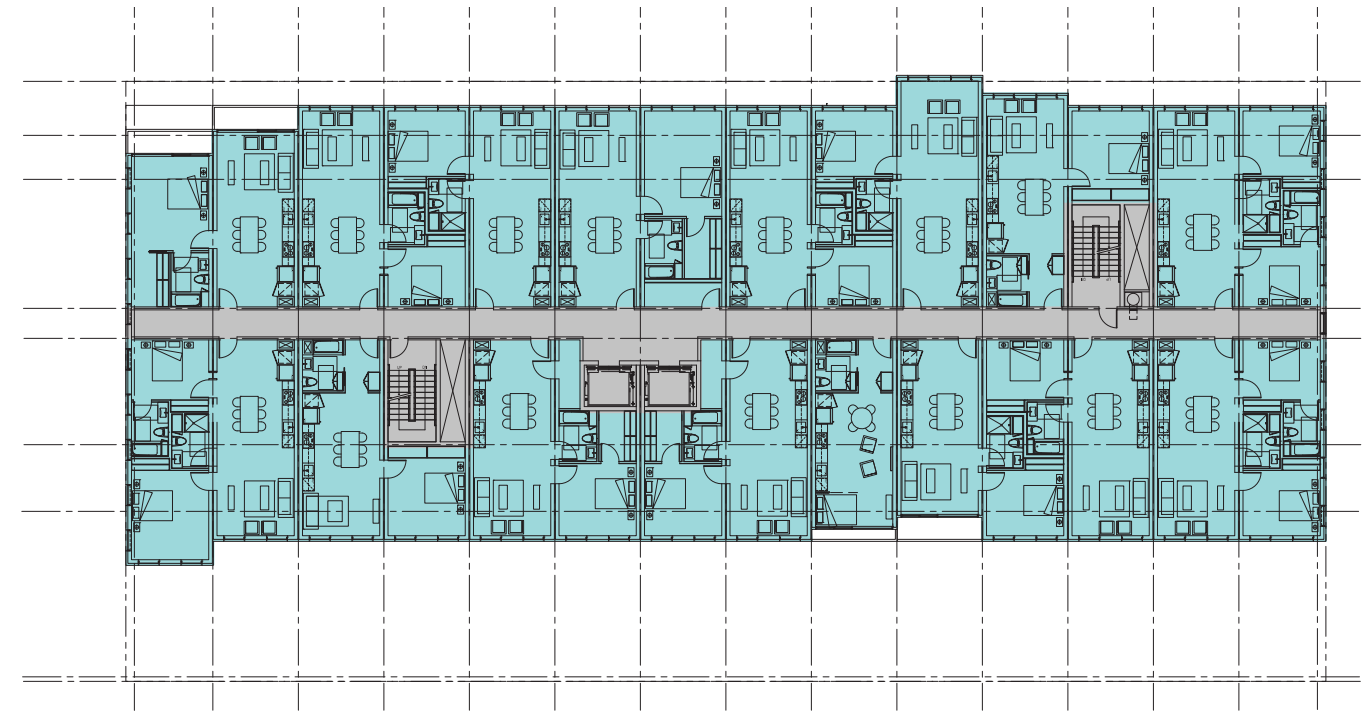


## C.7 BUILDING DIAGRAMS



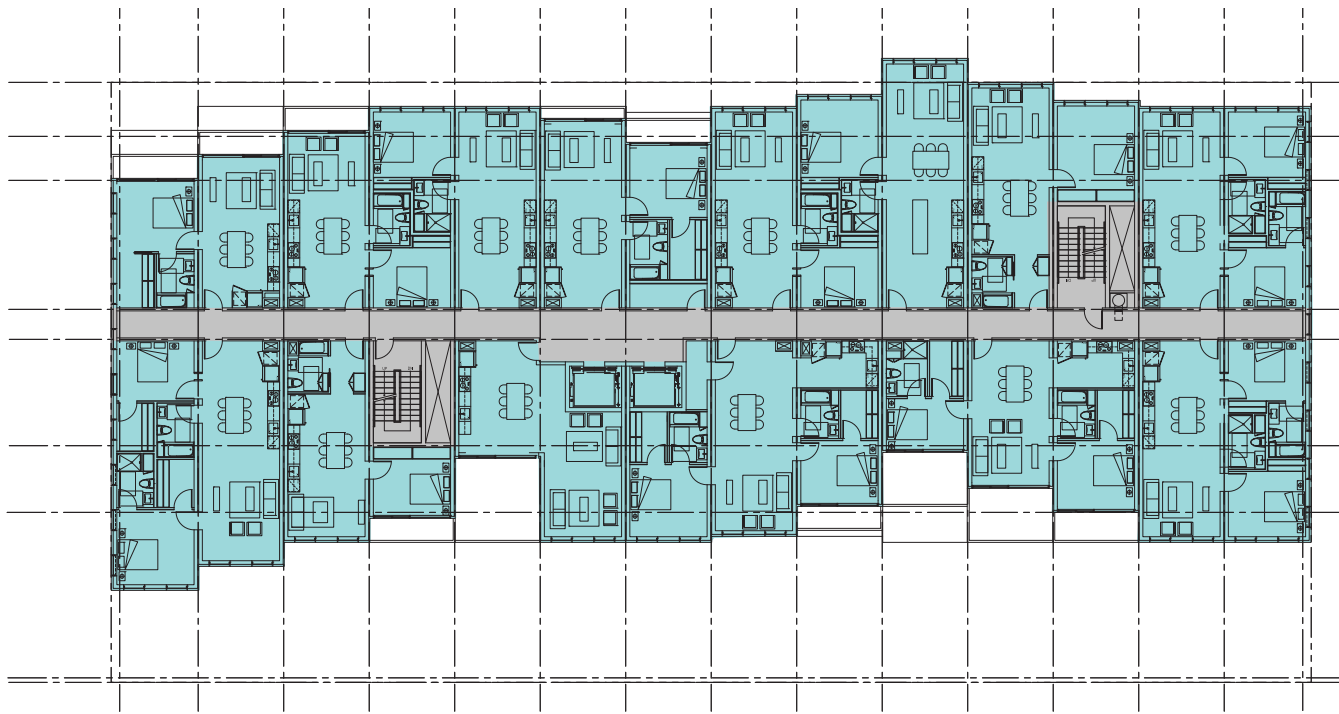
LEVEL 04

14,477 SF



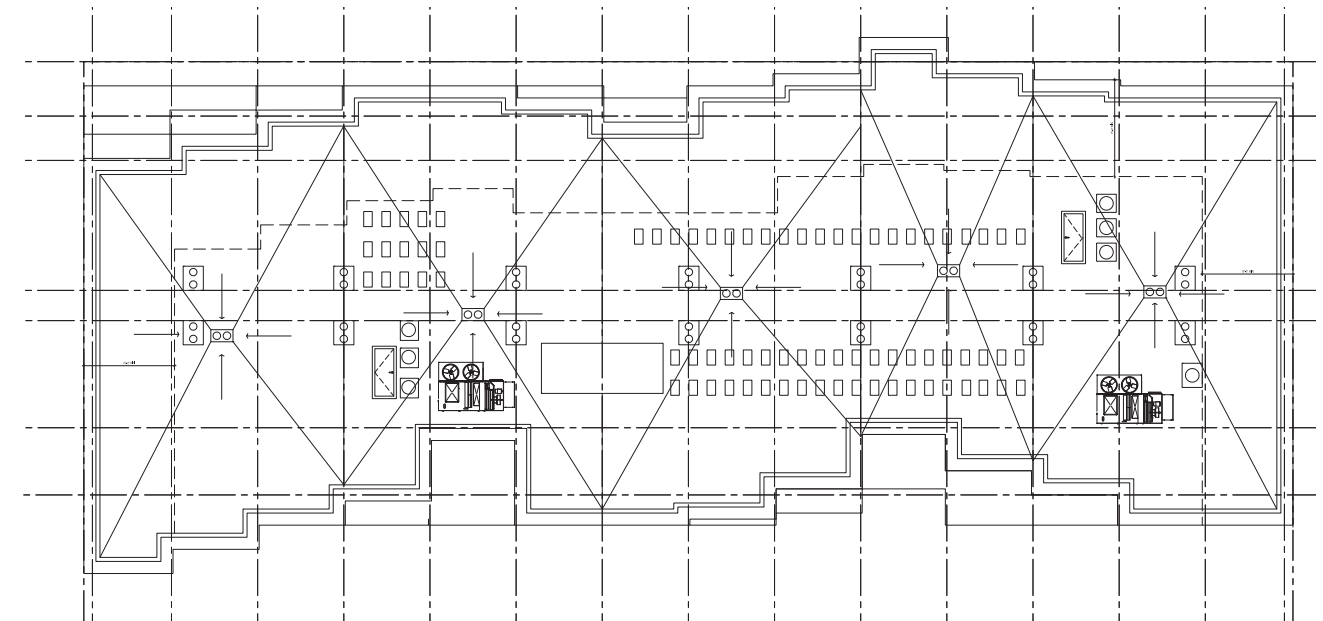
LEVEL 05

14,440 SF



LEVEL 06

13,732 SF

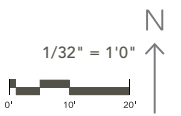


LEVEL 07 (ROOF)

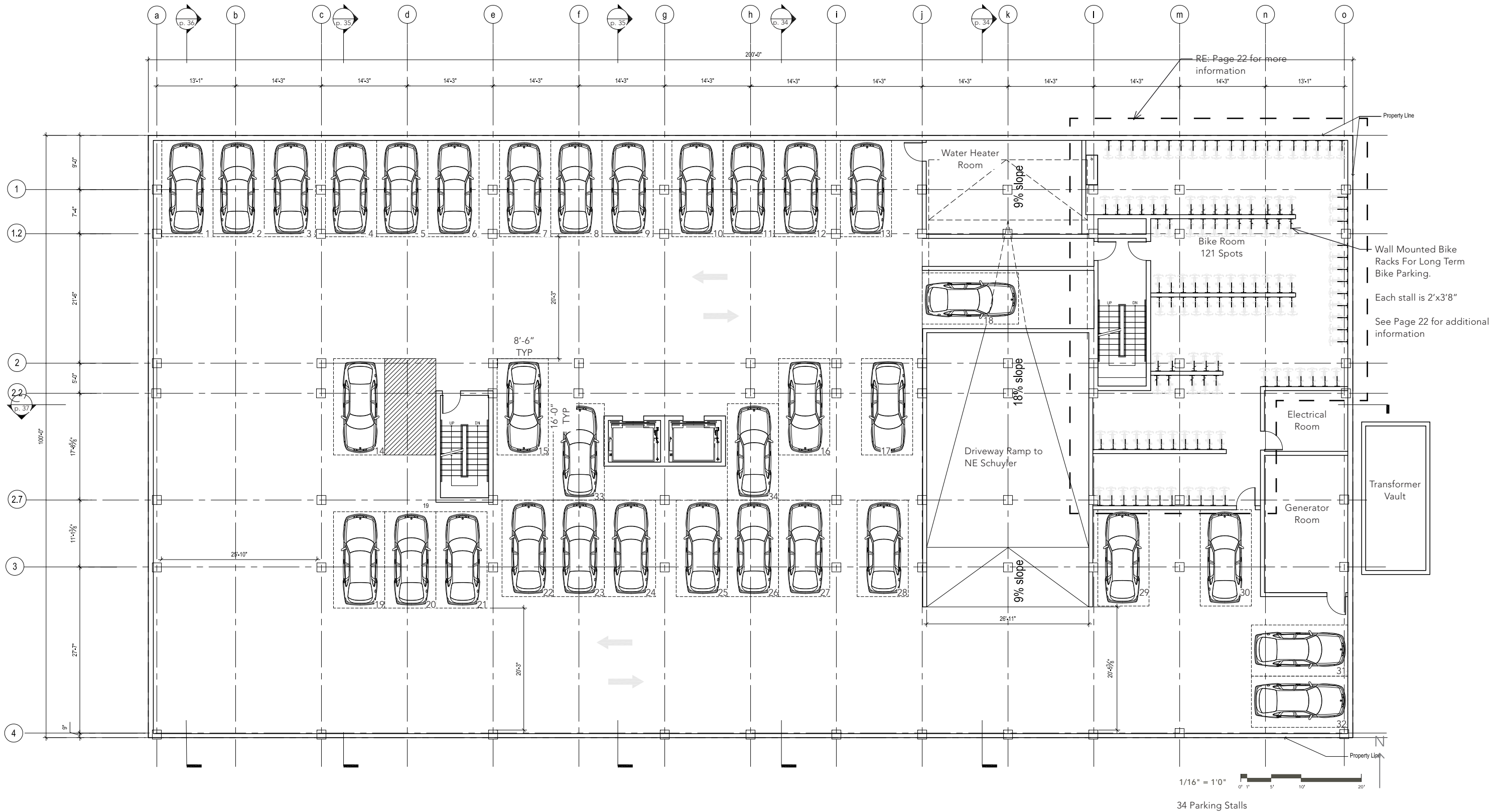
- R2 Residential, Lobby
- M Commercial
- S2 Parking, Trash
- S1 Storage
- Exit

**FAR :**

(Base) 4:1      Floor 1 - 14,500 SF  
 Total = 80,000 SF      Floor 2 - 14,534 SF  
                                  Floor 3 - 14,533 SF  
 (Residential Bonus) 6:1      Floor 4 - 14,477 SF  
 Total = 120,000 SF      Floor 5 - 14,440 SF  
                                  Floor 6 - 13,788 SF  
 Total = 86,272 SF (71,772 SF of Residential)



## C.7 BUILDING DIAGRAMS



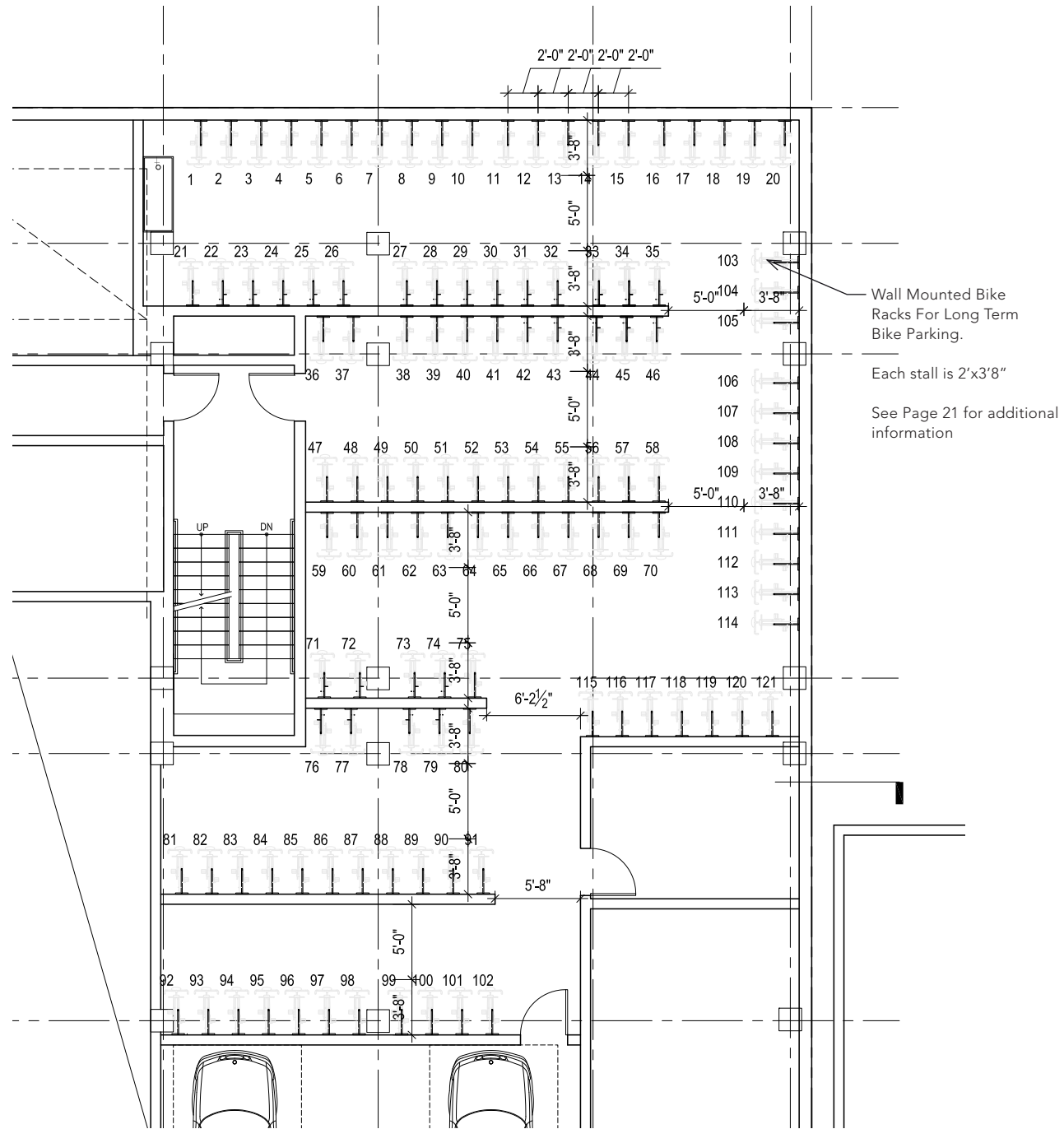
RE: Page 22 for more information

Wall Mounted Bike Racks For Long Term Bike Parking.  
 Each stall is 2'x3'8"  
 See Page 22 for additional information

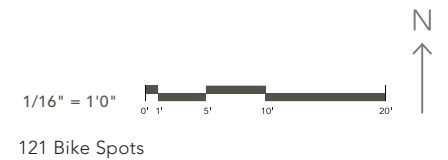
1/16" = 1'0"  
 0' 1' 5' 10' 20'  
 34 Parking Stalls

# C.8 FLOOR PLANS

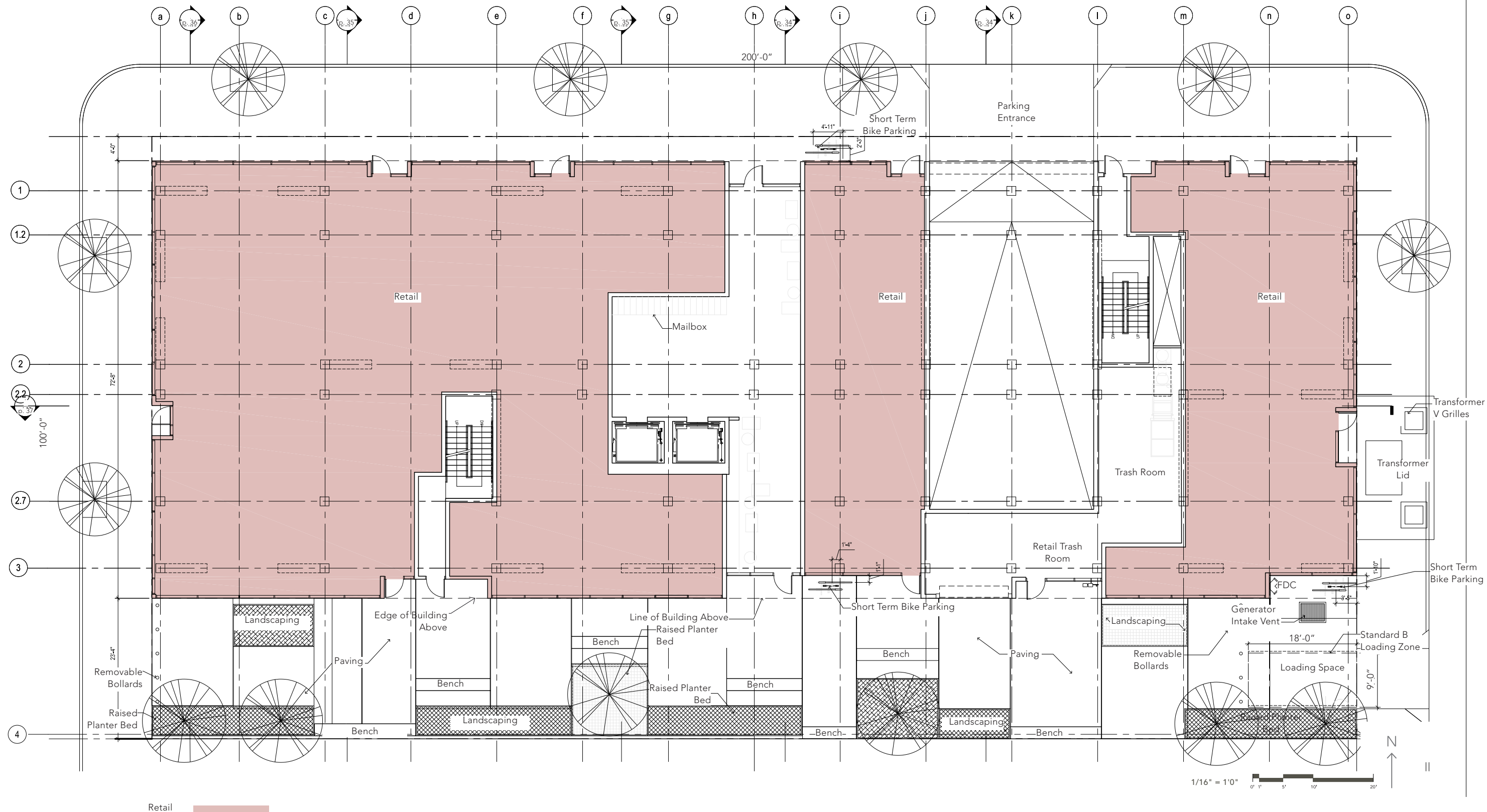
PARKING LEVEL



Wall Mounted Bike Racks For Long Term Bike Parking.  
 Each stall is 2'x3'8"  
 See Page 21 for additional information



**C.8 FLOOR PLANS**  
 PARKING LEVEL BIKE PARKING LAYOUT



Retail

## C.8 FLOOR PLANS

GROUND LEVEL



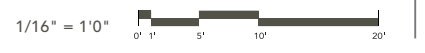
1/16" = 1'0"  
 0' 1' 5' 10' 20'

- 2 Bedroom Unit
- 1 Bedroom Unit
- Studio

## C.8 FLOOR PLANS

SECOND LEVEL





- 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

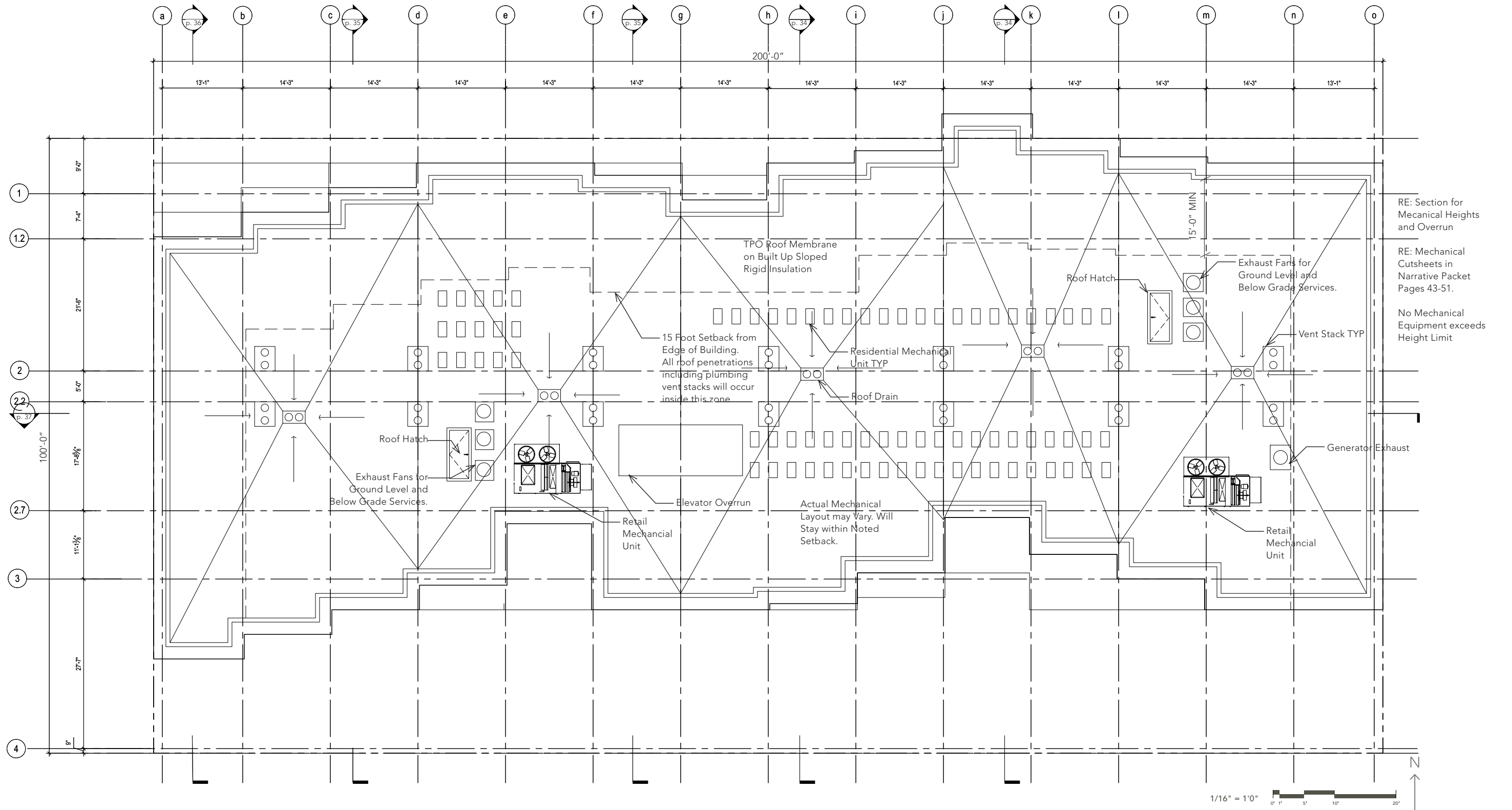
**C.8 FLOOR PLANS**  
FIFTH LEVEL



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

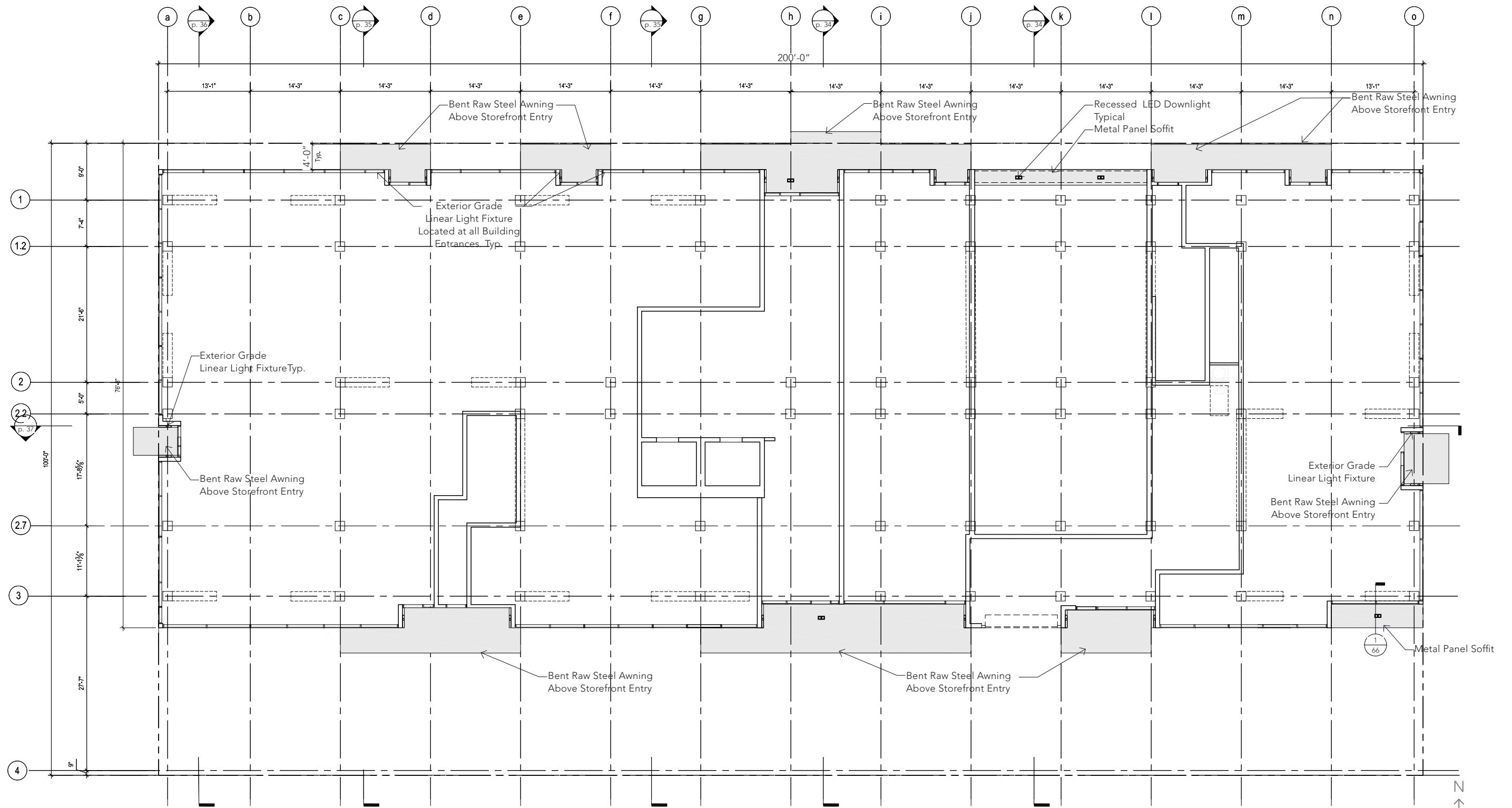
## C.8 FLOOR PLANS

SIXTH LEVEL


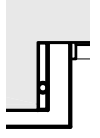


## C.8 FLOOR PLANS

ROOF LEVEL



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

-  Recessed LED Downlight Typical
-  Exterior Grade Linear Light Fixture

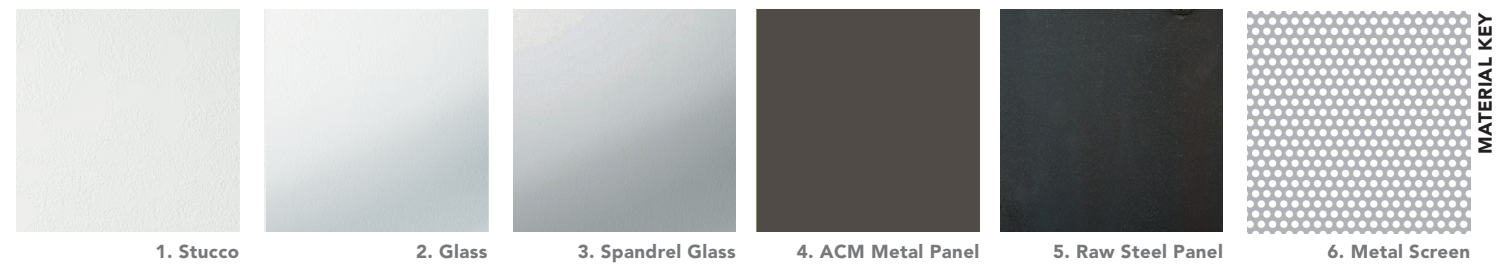
## C.8 FLOOR PLANS

GROUND LEVEL REFLECTED CEILING / LIGHTING PLAN



MATERIAL KEY

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



MATERIAL KEY

## C.9 BUILDING ELEVATIONS

NORTH ELEVATION



MATERIAL KEY

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

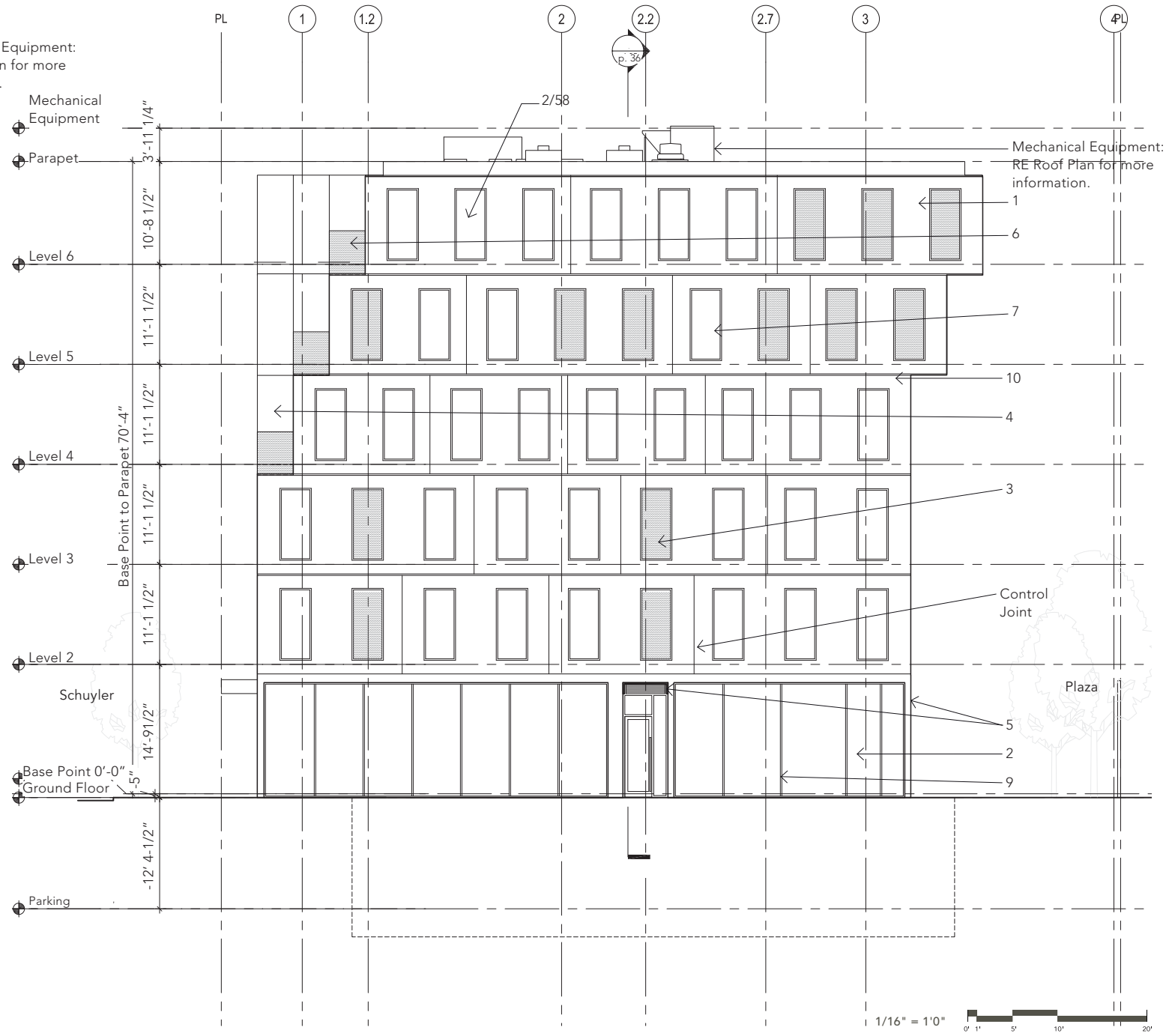
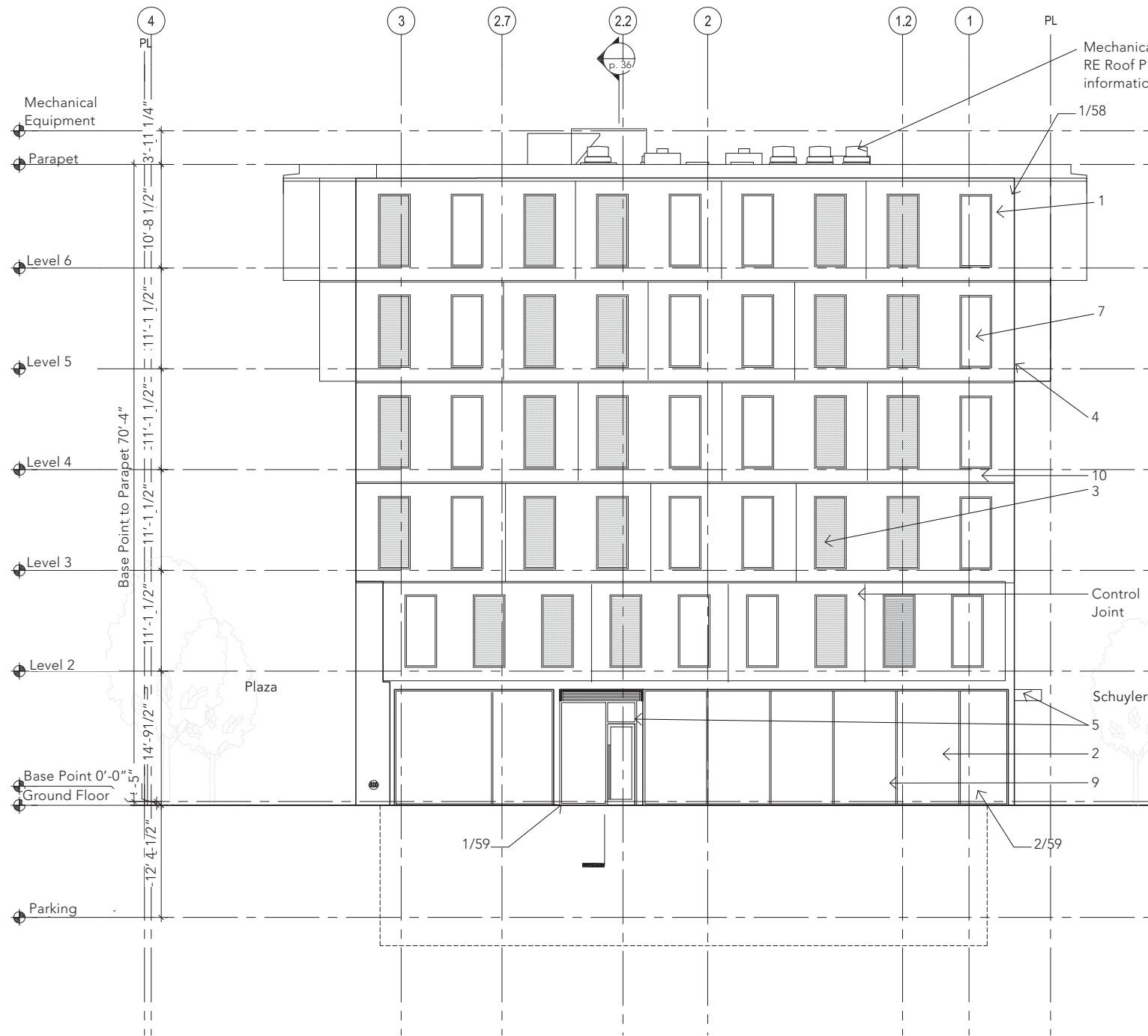
1. Stucco	2. Glass	3. Spandrel Glass	4. ACM Metal Panel	5. Raw Steel Panel	6. Metal Screen

MATERIAL KEY

## C.9 BUILDING ELEVATIONS

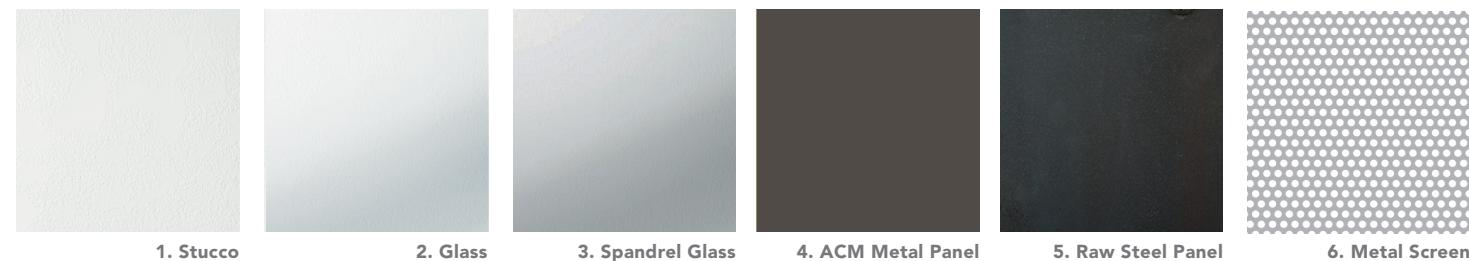
SOUTH ELEVATION





MATERIAL KEY

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

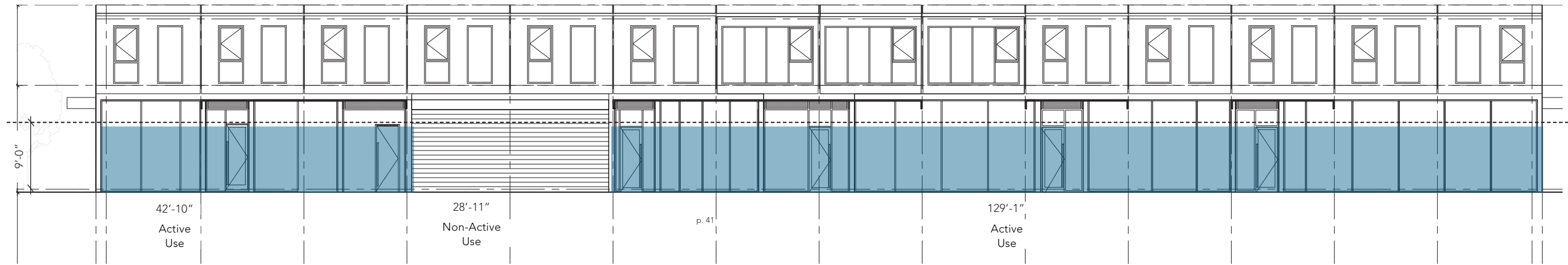


MATERIAL KEY

## C.9 BUILDING ELEVATIONS

EAST + WEST ELEVATIONS

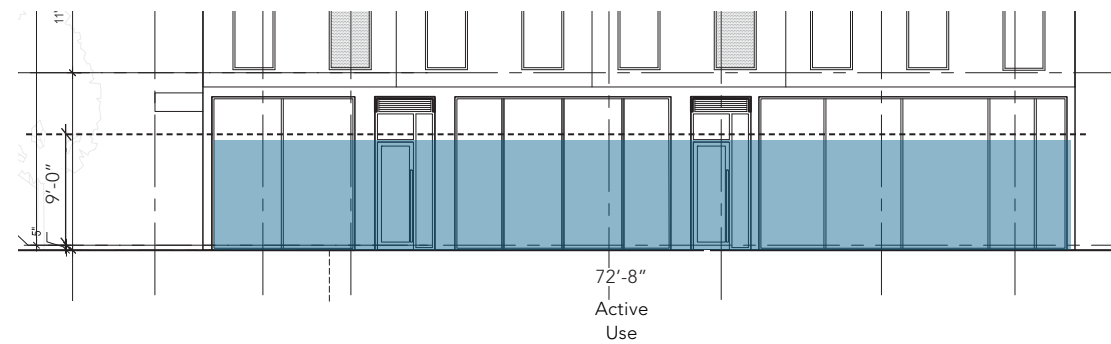
NORTH ELEVATION



Ground Floor Windows 33.510.220

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

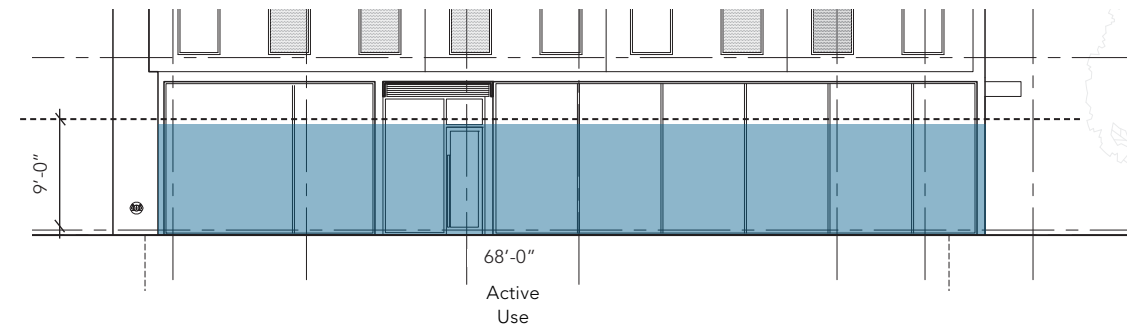
WEST ELEVATION



Ground Floor Windows 33.510.220

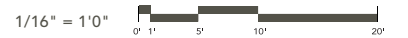
Windows: 561 SF  
 Total Wall Area: 620 SF  
 Minimum Required: 15%  
 Proposed: 90%

EAST ELEVATION

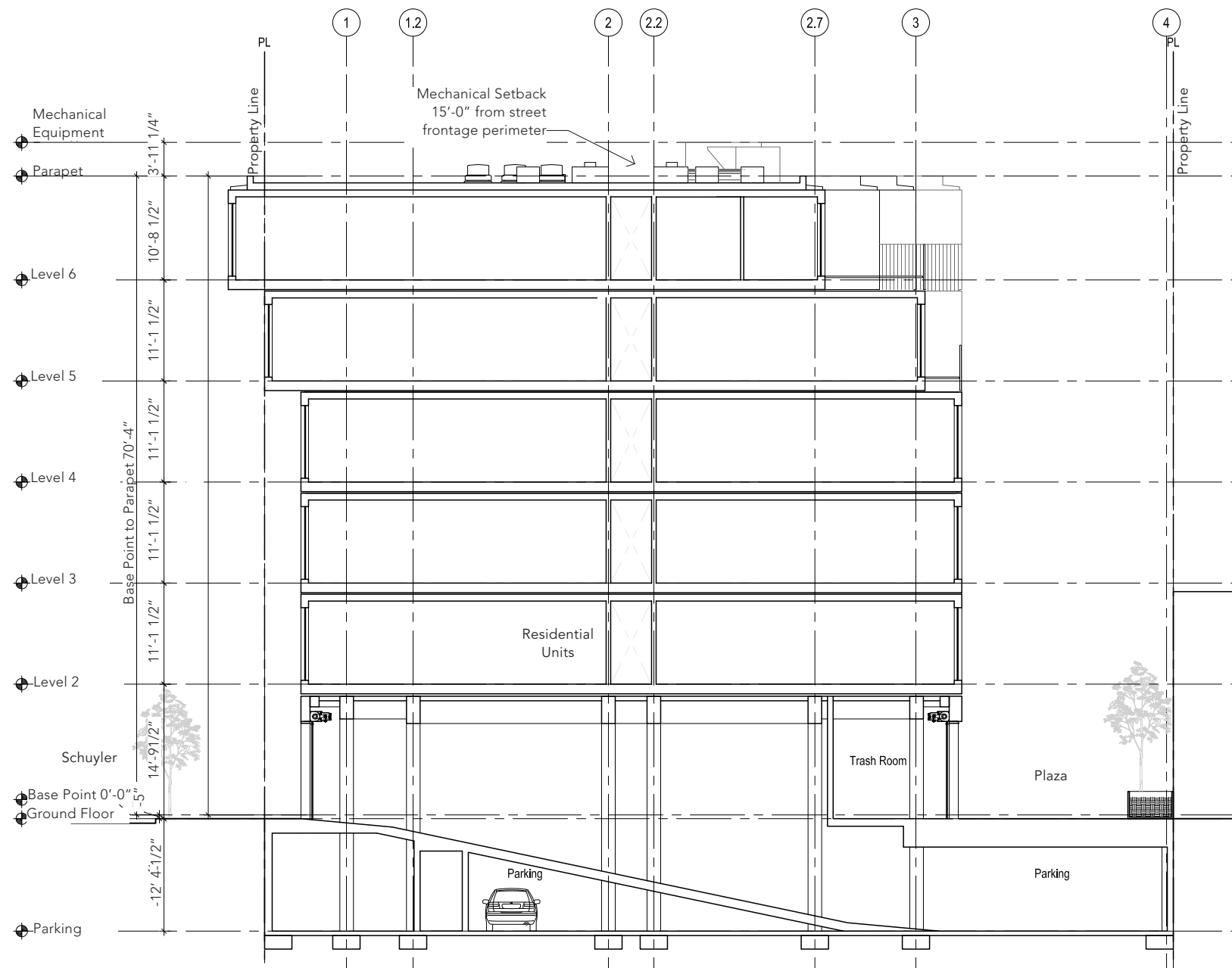


Ground Floor Windows 33.510.220

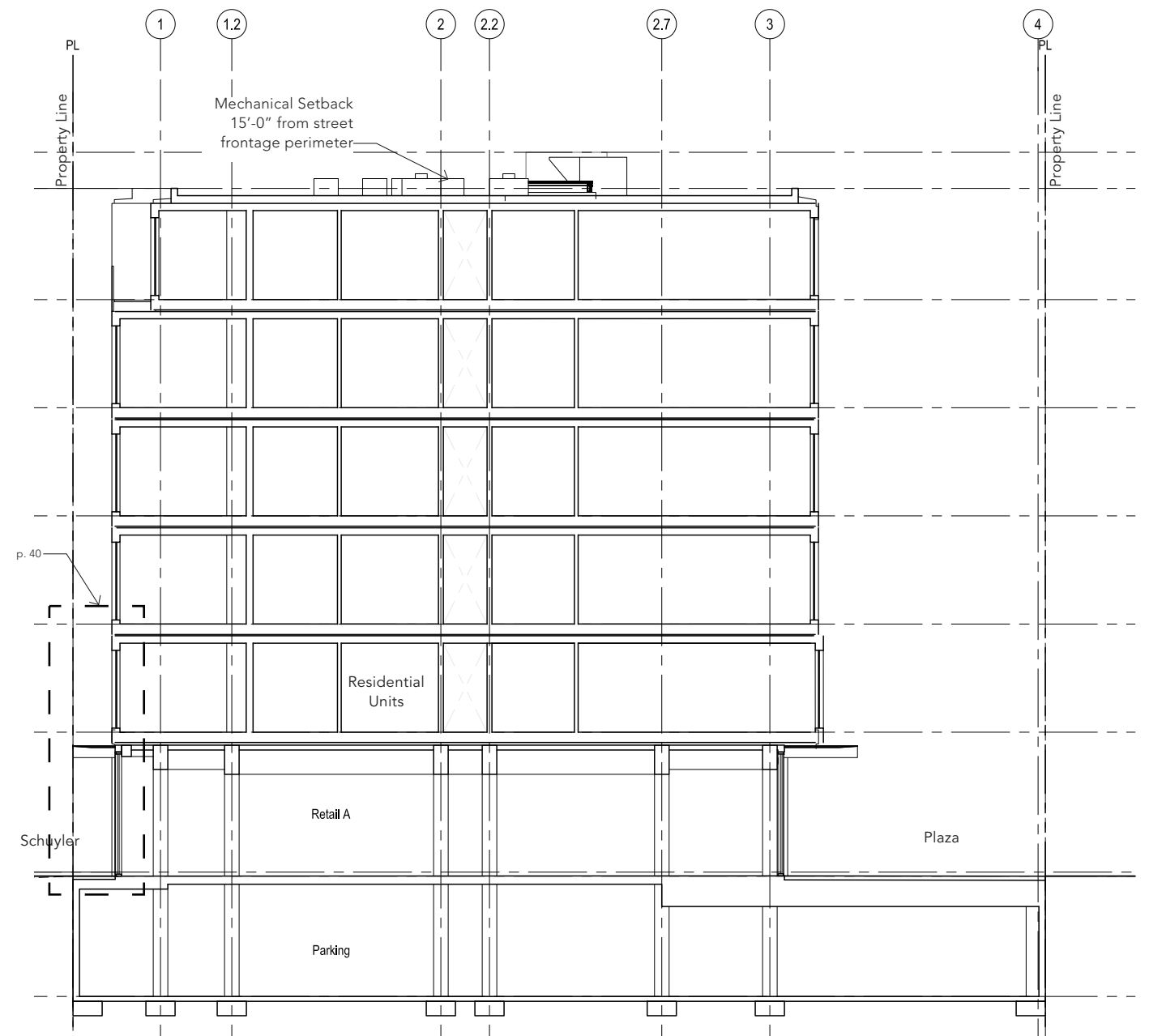
Windows: 574 SF  
 Total Wall Area: 654 SF  
 Minimum Required: 15%  
 Proposed: 87%



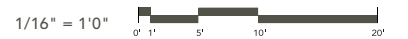
**C.9 BUILDING ELEVATIONS**  
 GROUND FLOOR ACTIVE USE



BUILDING SECTION THROUGH WEST UNITS

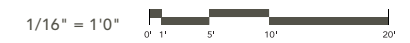
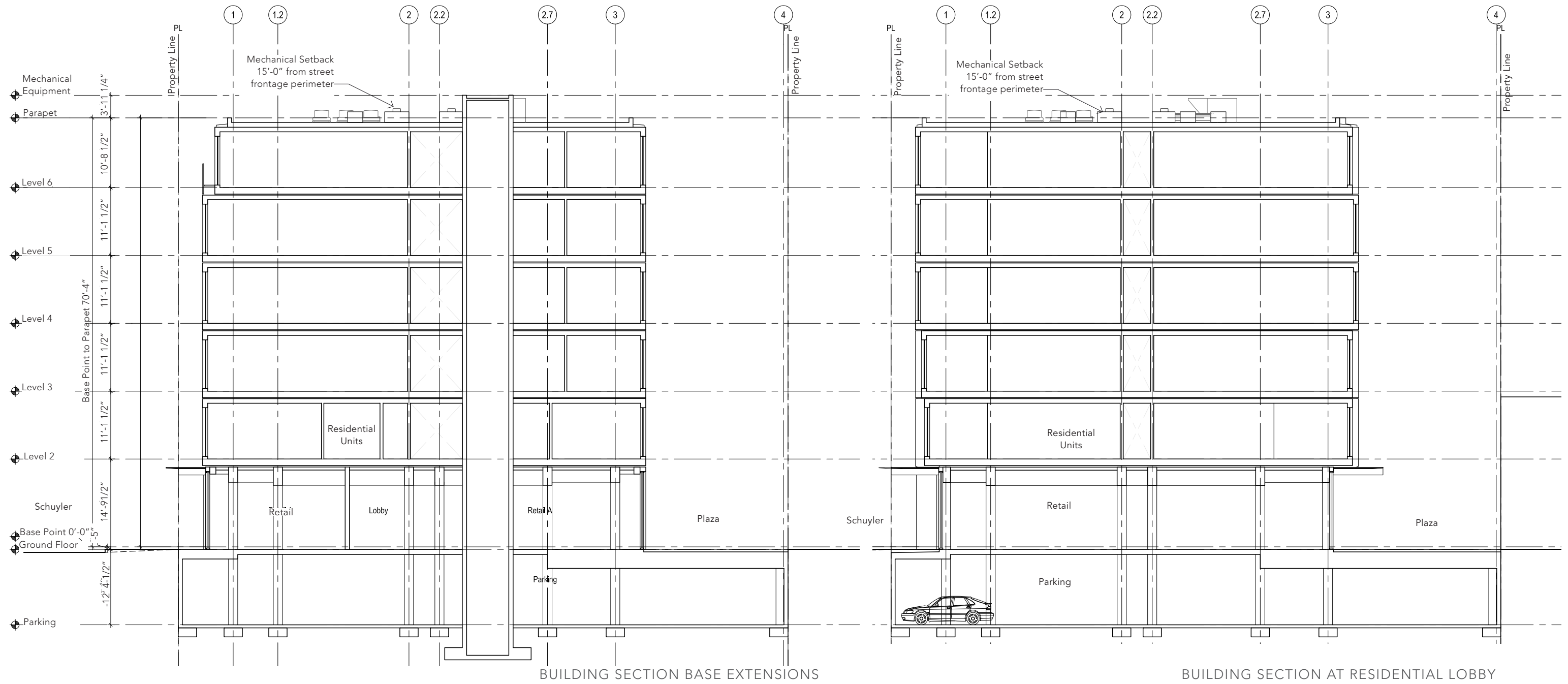


BUILDING SECTION THROUGH RETAIL ENTRANCES



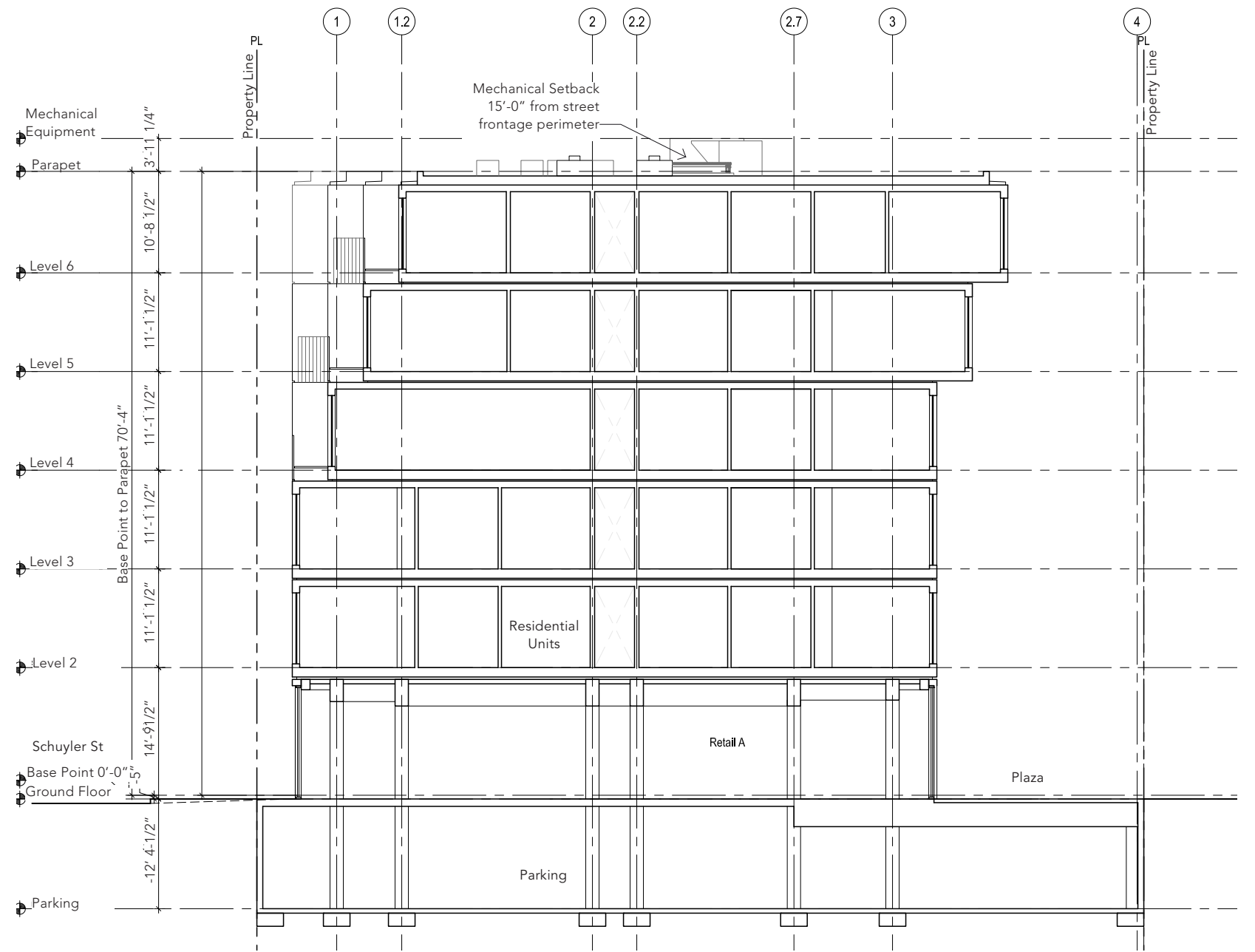
## C.10 BUILDING SECTIONS

CROSS SECTIONS

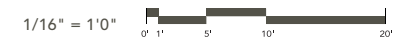


# C.10 BUILDING SECTIONS

CROSS SECTIONS

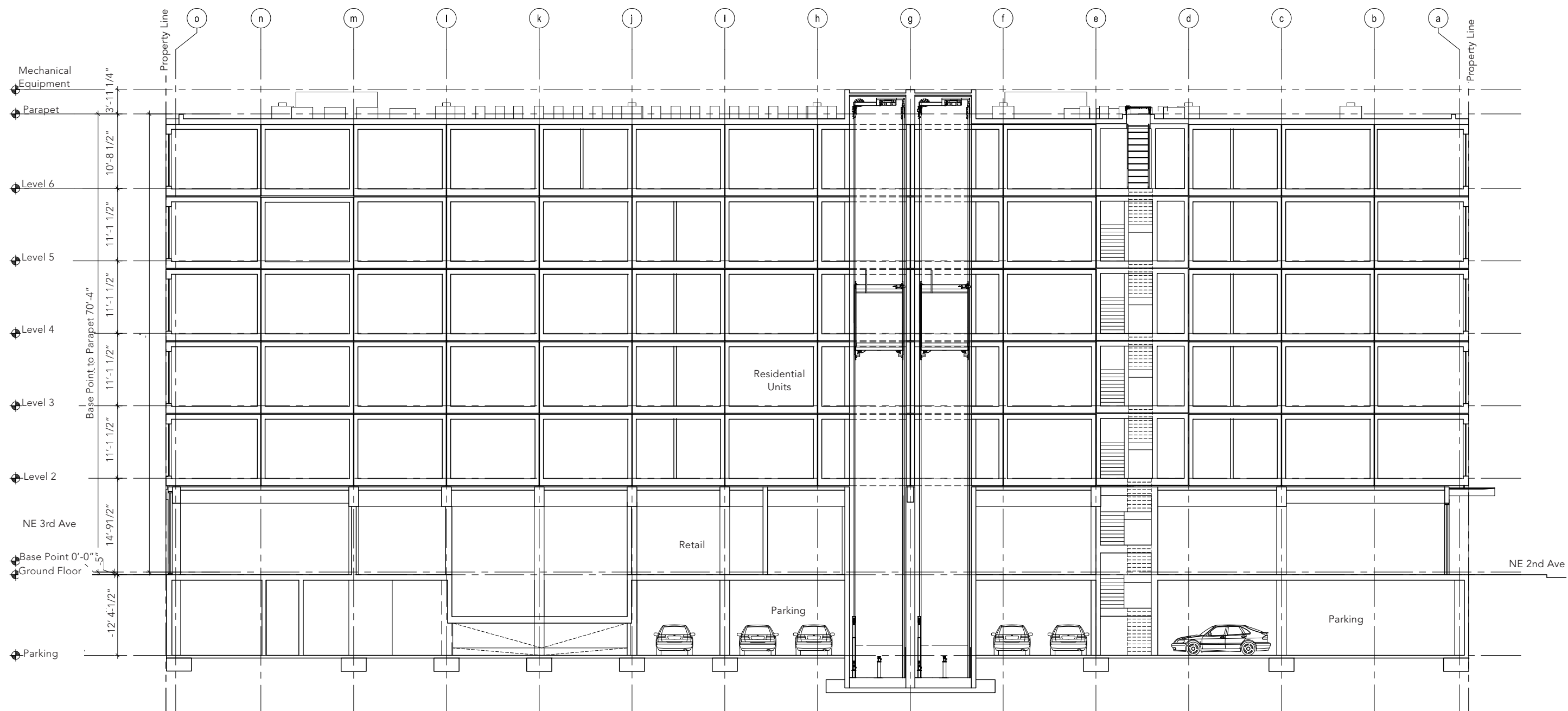


BUILDING SECTION AT GARAGE RAMP



## C.10 BUILDING SECTIONS

CROSS SECTIONS

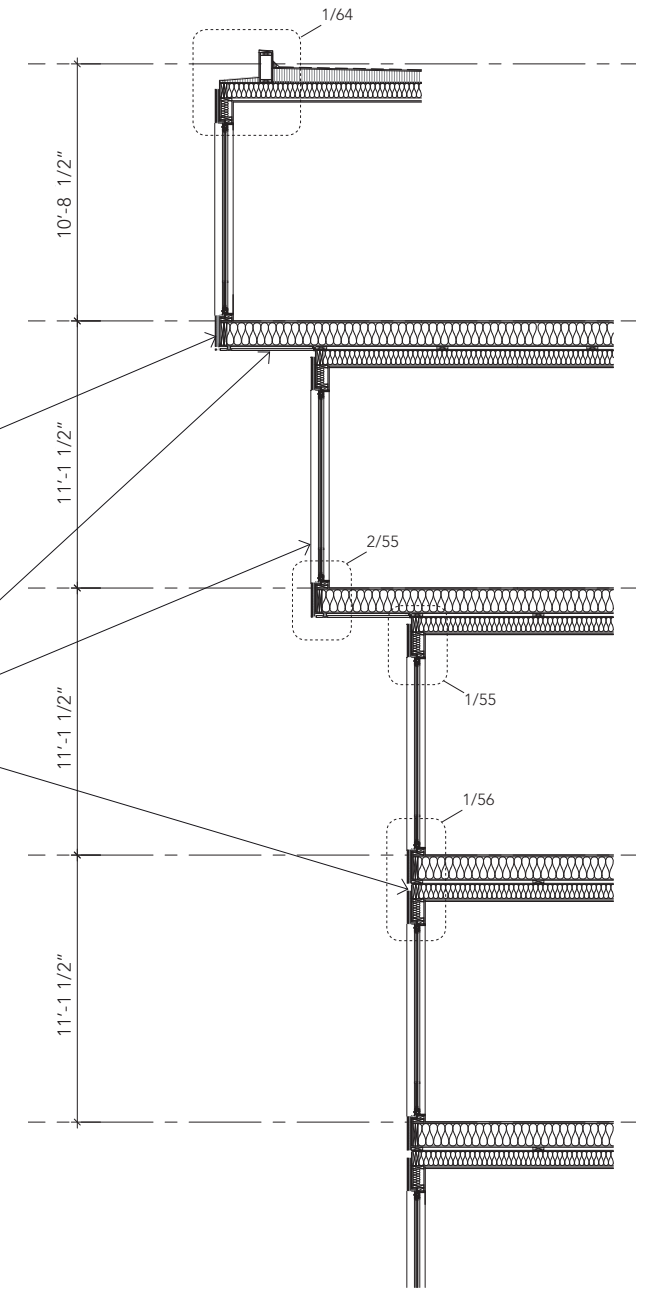
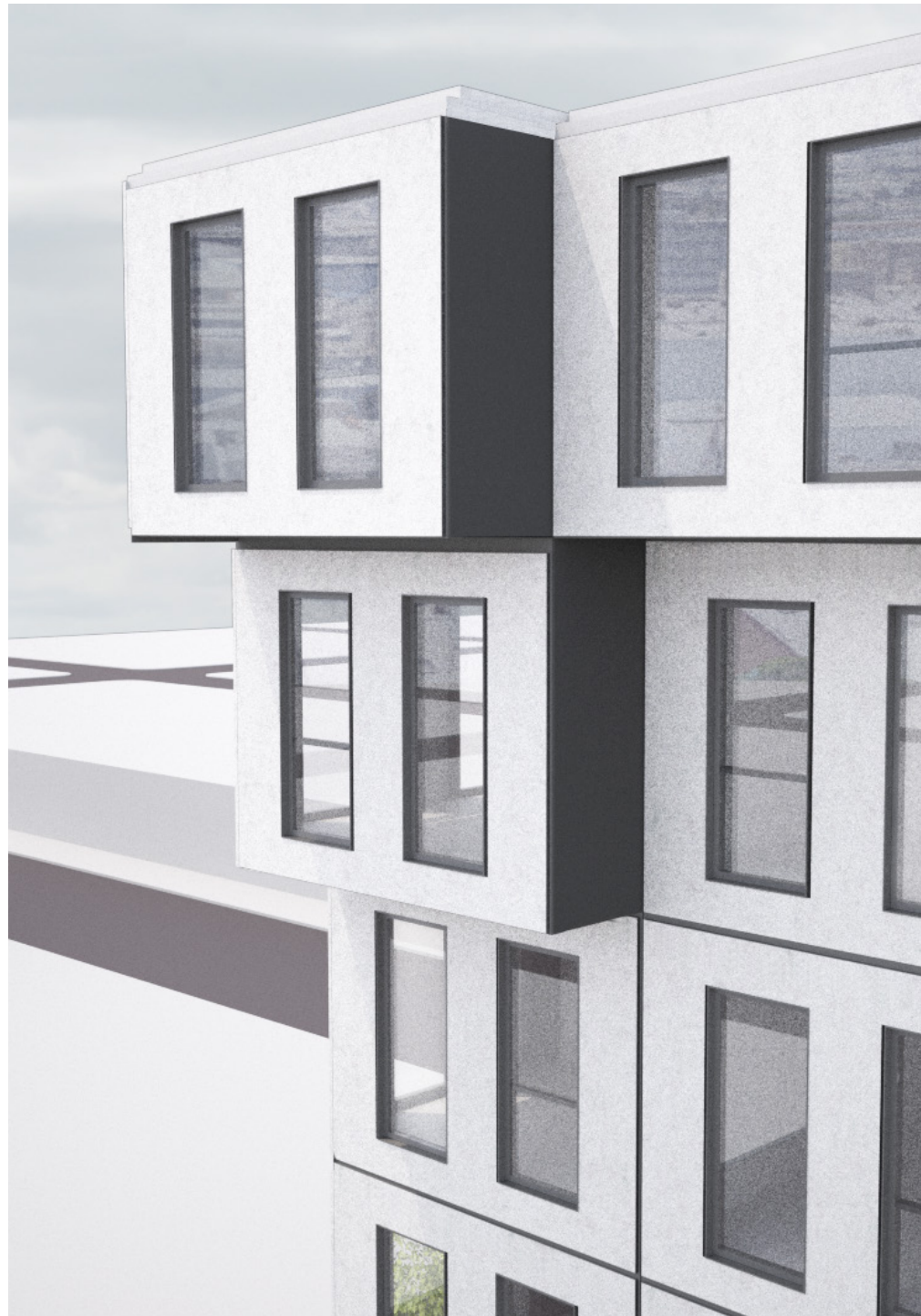


1/16" = 1'0"  
 0' 11" 5' 10' 20'

## C.10 BUILDING SECTIONS

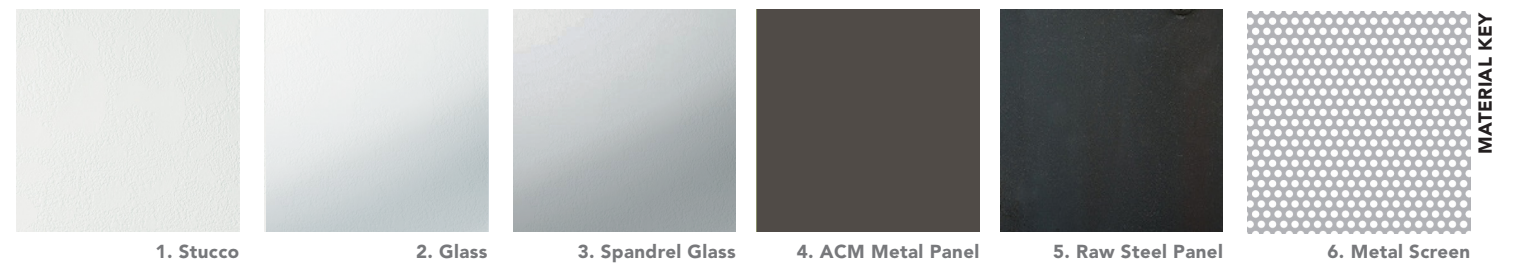
CROSS SECTIONS

## PERSPECTIVES AND DETAILS



MATERIAL KEY

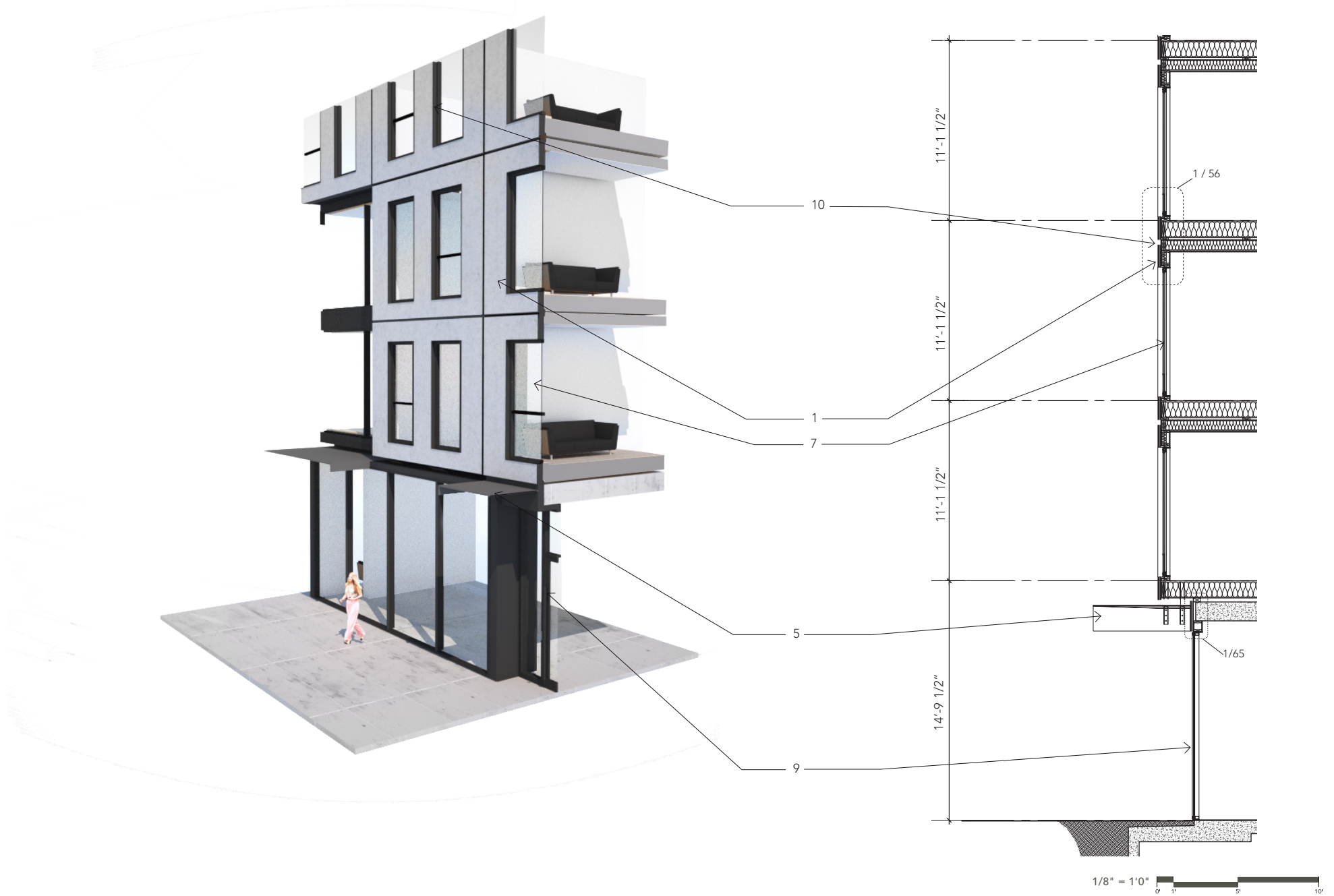
- 1. Stucco, White
- 2. Glass
- 3. Spandrel Glass
- 4. ACM Metal Panel, Dark Bronze
- 5. Raw Steel Panel
- 6. Perforated Metal Screen
- 7. Vinyl Window Assembly
- 8. Overhead Door
- 9. Storefront Window Assembly
- 10. Break Metal, Dark Bronze with Gasket



## C.11 DETAILS & MATERIALS

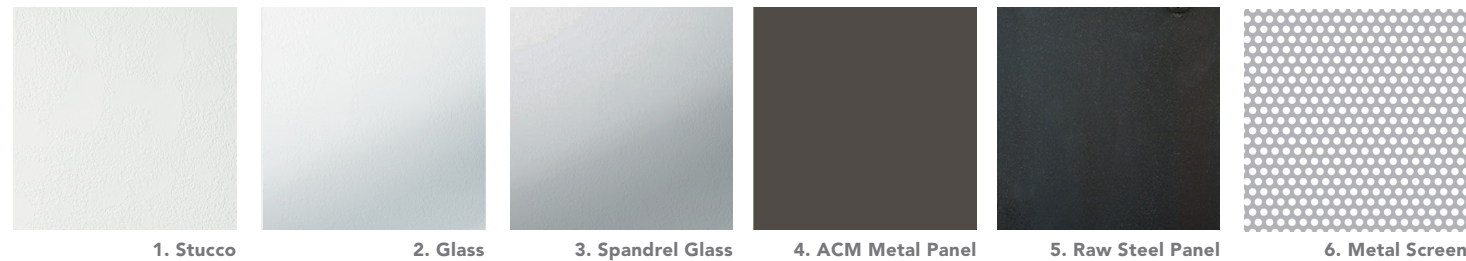
CANTILEVER





MATERIAL KEY

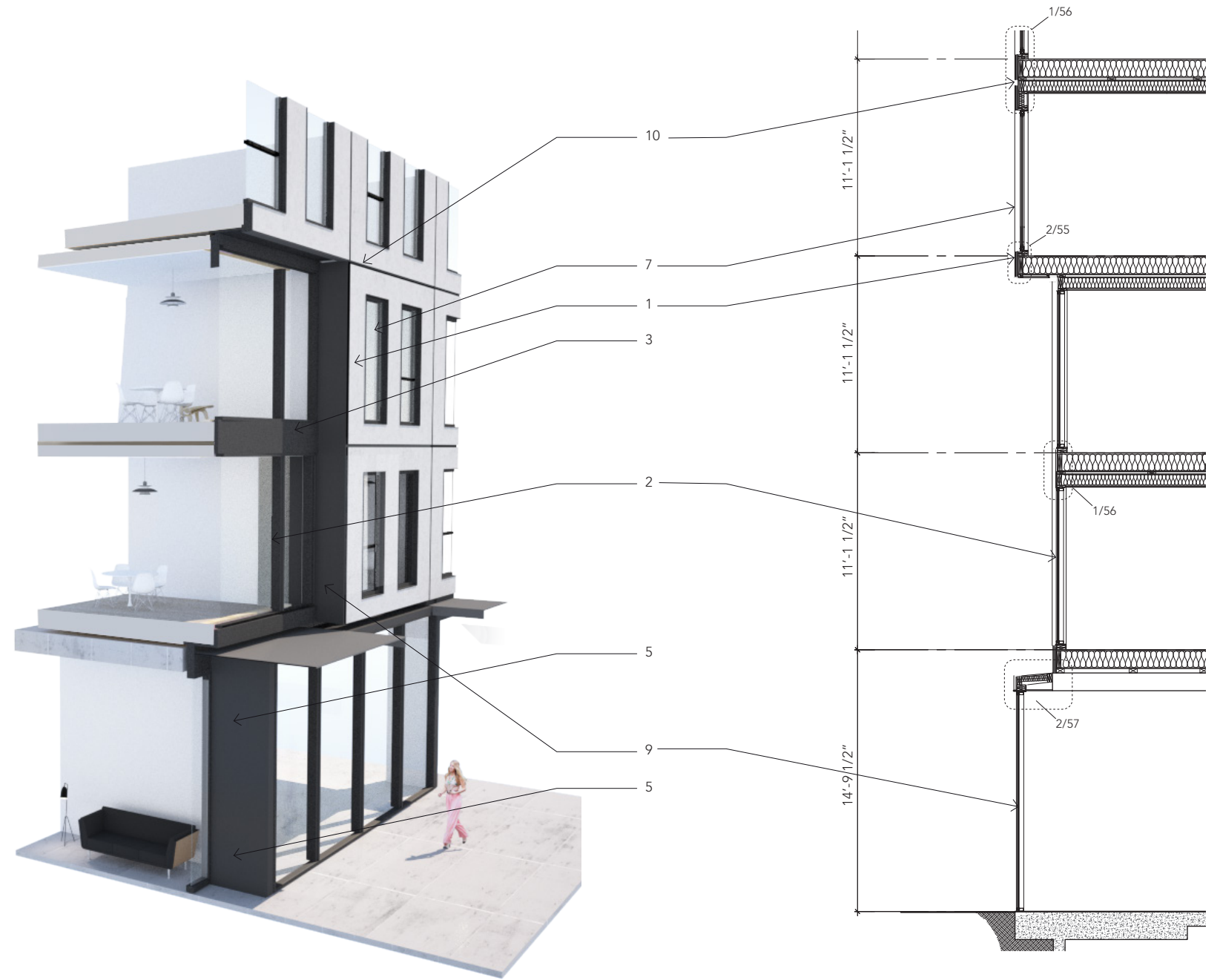
1. Stucco, White
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3. Spandrel Glass
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5. Raw Steel Panel
6. Perforated Metal Screen
7. Vinyl Window Assembly
8. Overhead Door
9. Storefront Window Assembly
10. Break Metal, Dark Bronze with Gasket



MATERIAL KEY

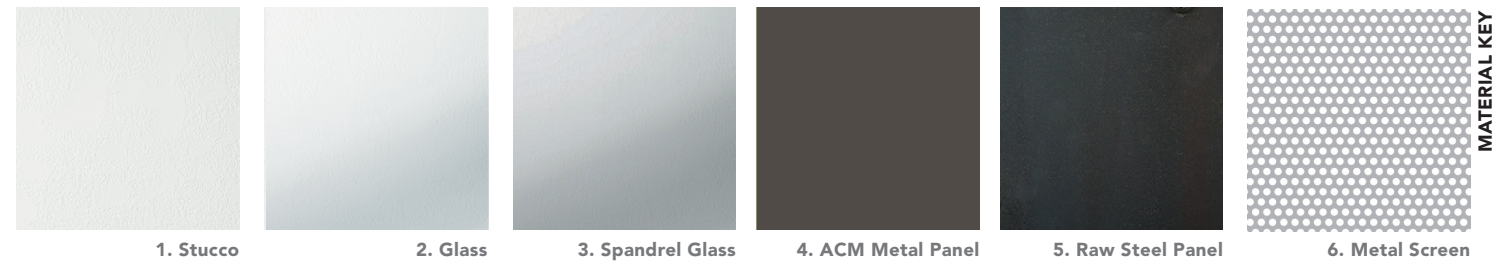
## C.11 DETAILS & MATERIALS

CANTILEVER



MATERIAL KEY

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



MATERIAL KEY

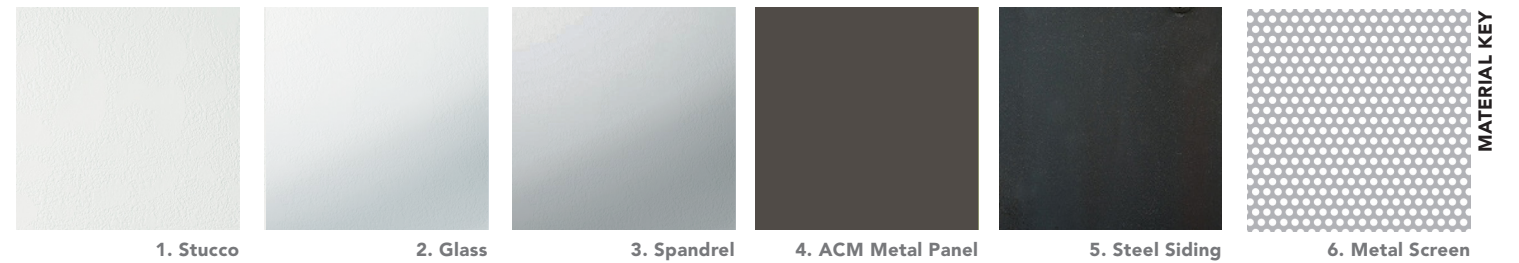
## C.11 DETAILS AND MATERIALS

LOBBY



MATERIAL KEY

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



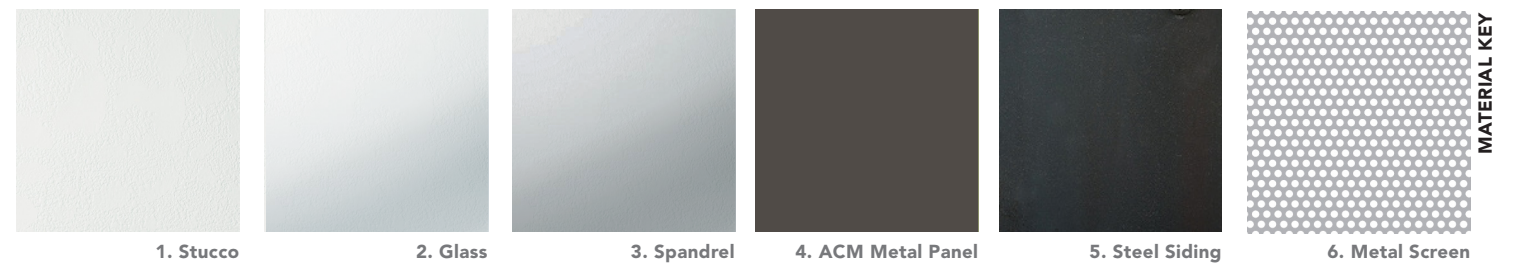
MATERIAL KEY

**C.12 PROPOSED BUILDING**  
NE 3RD AND SCHUYLER ST



MATERIAL KEY

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



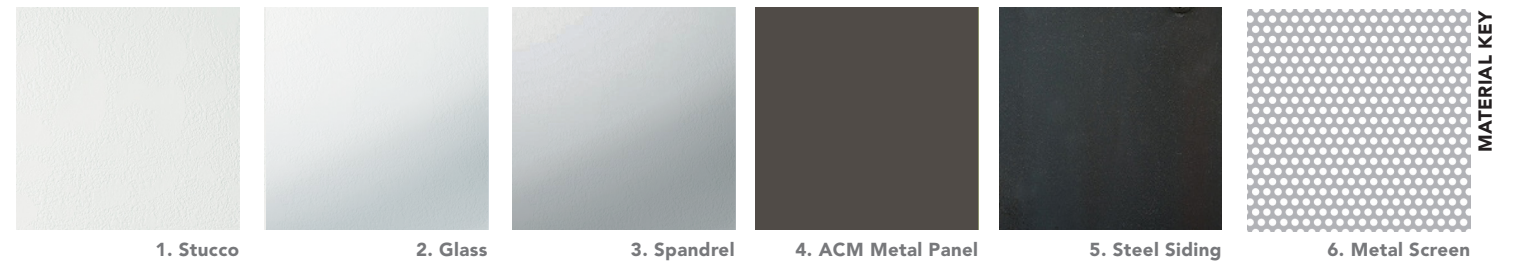
MATERIAL KEY

**C.12 PROPOSED BUILDING**  
NORTH ELEVATION



MATERIAL KEY

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



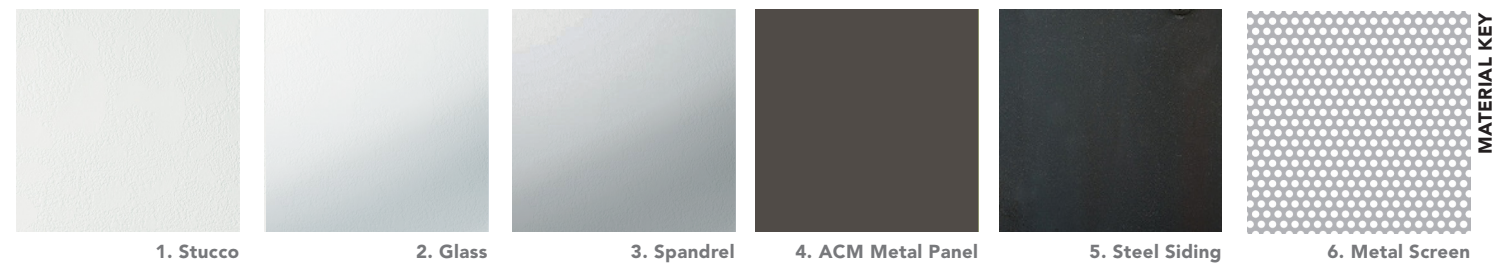
MATERIAL KEY

**C.12 PROPOSED BUILDING**  
SOUTH ELEVATION



MATERIAL KEY

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



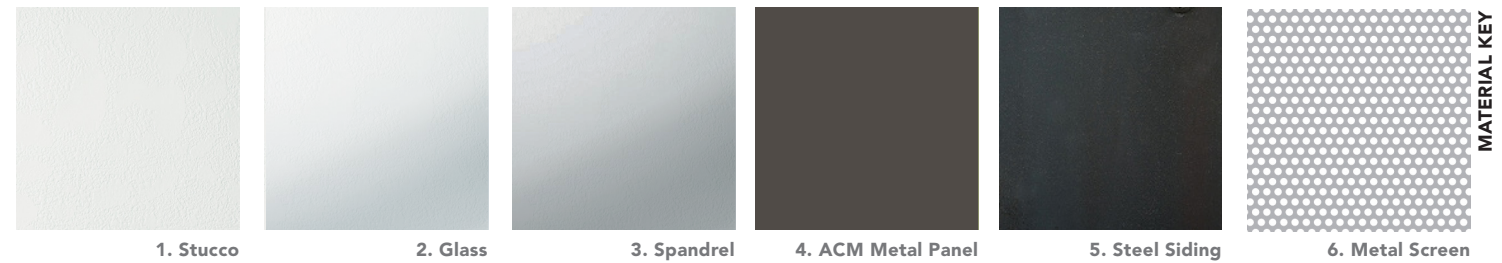
MATERIAL KEY

**C.12 PROPOSED BUILDING**  
SOUTHEAST CORNER, GROUND LEVEL



MATERIAL KEY

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



MATERIAL KEY

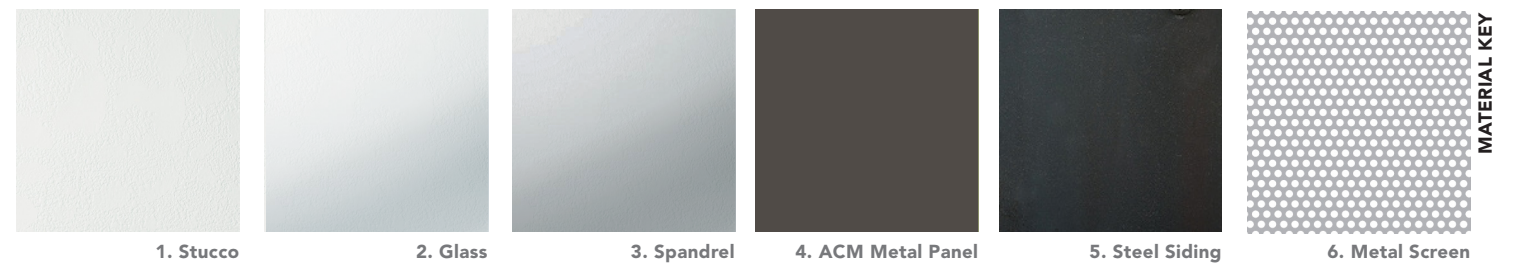
## C.12 PROPOSED BUILDING

NIGHT RENDERING



MATERIAL KEY

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



MATERIAL KEY

## C.12 PROPOSED BUILDING

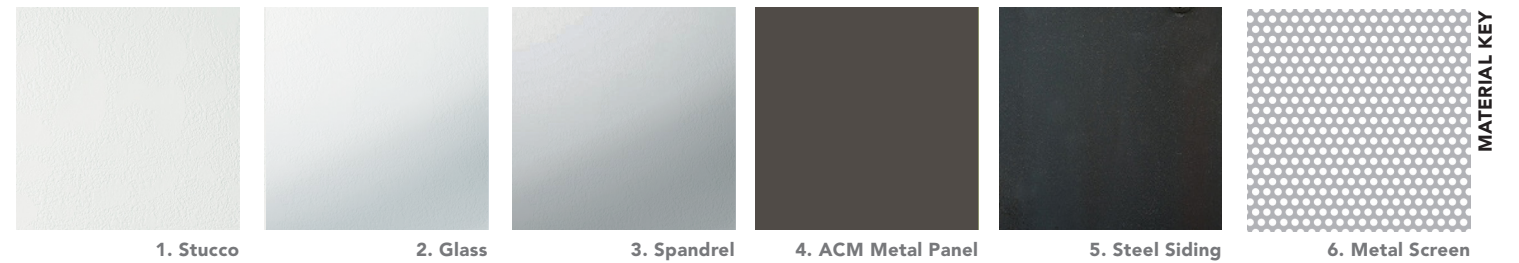
GROUND LEVEL, STOREFRONT





MATERIAL KEY

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



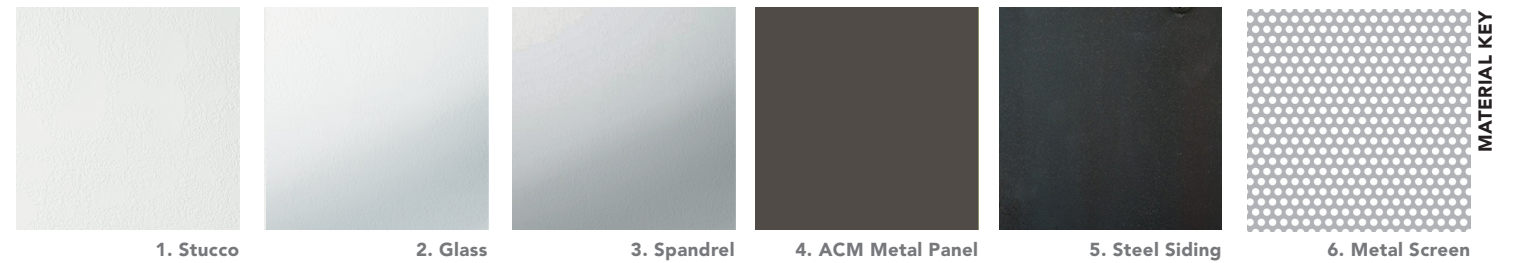
MATERIAL KEY

**C.12 PROPOSED BUILDING**  
SOUTHWEST CORNER, GROUND LEVEL



MATERIAL KEY

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



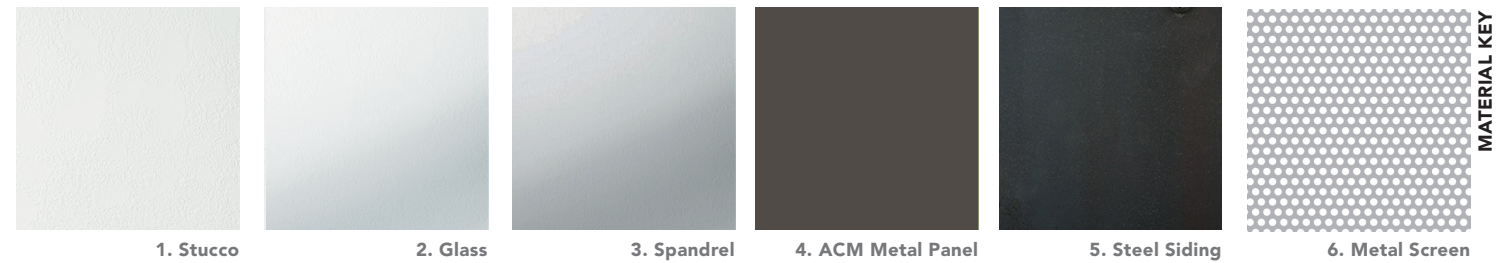
MATERIAL KEY

## C.12 PROPOSED BUILDING



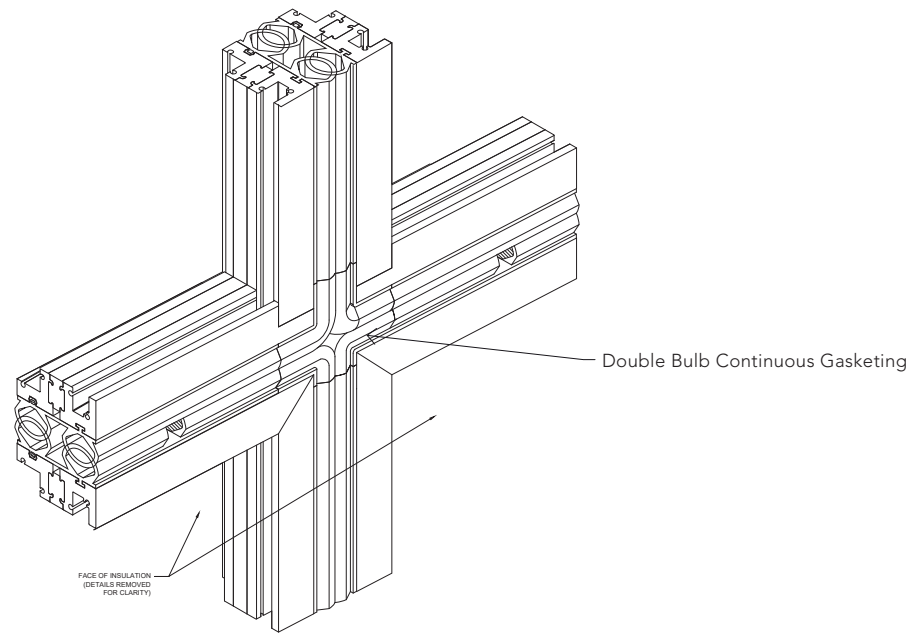
MATERIAL KEY

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



MATERIAL KEY

**C.12 PROPOSED BUILDING**  
VIEW FROM BROADWAY

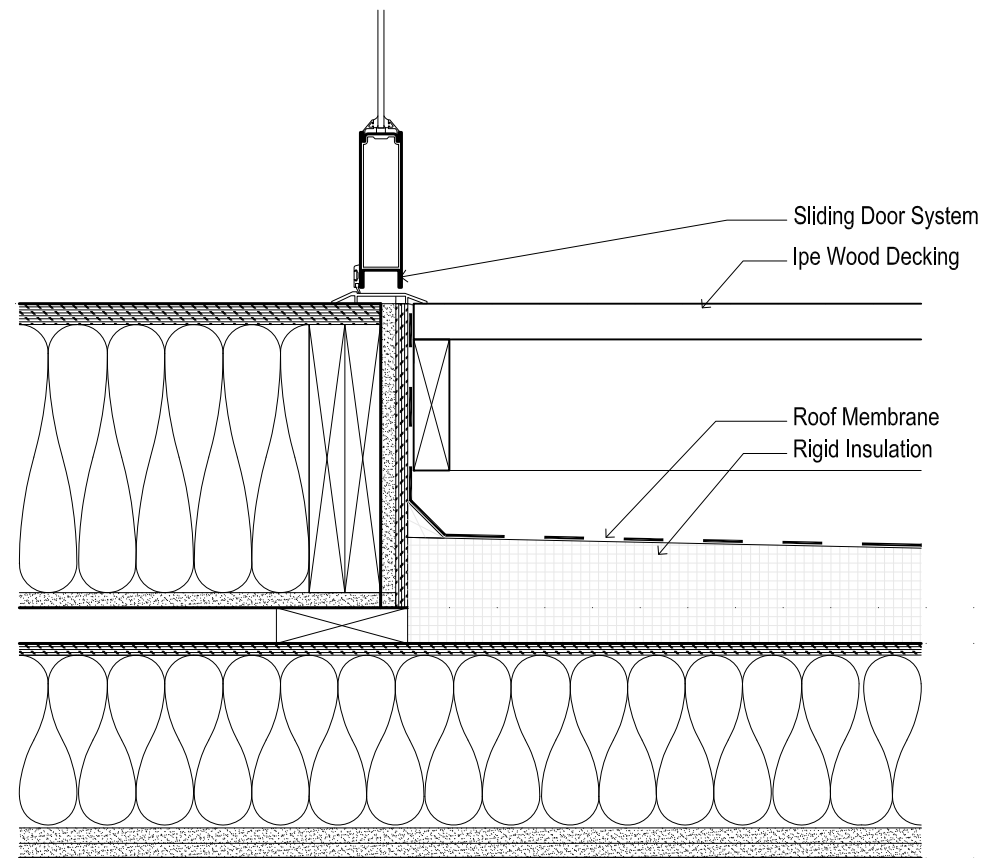


1. Gasket Detail

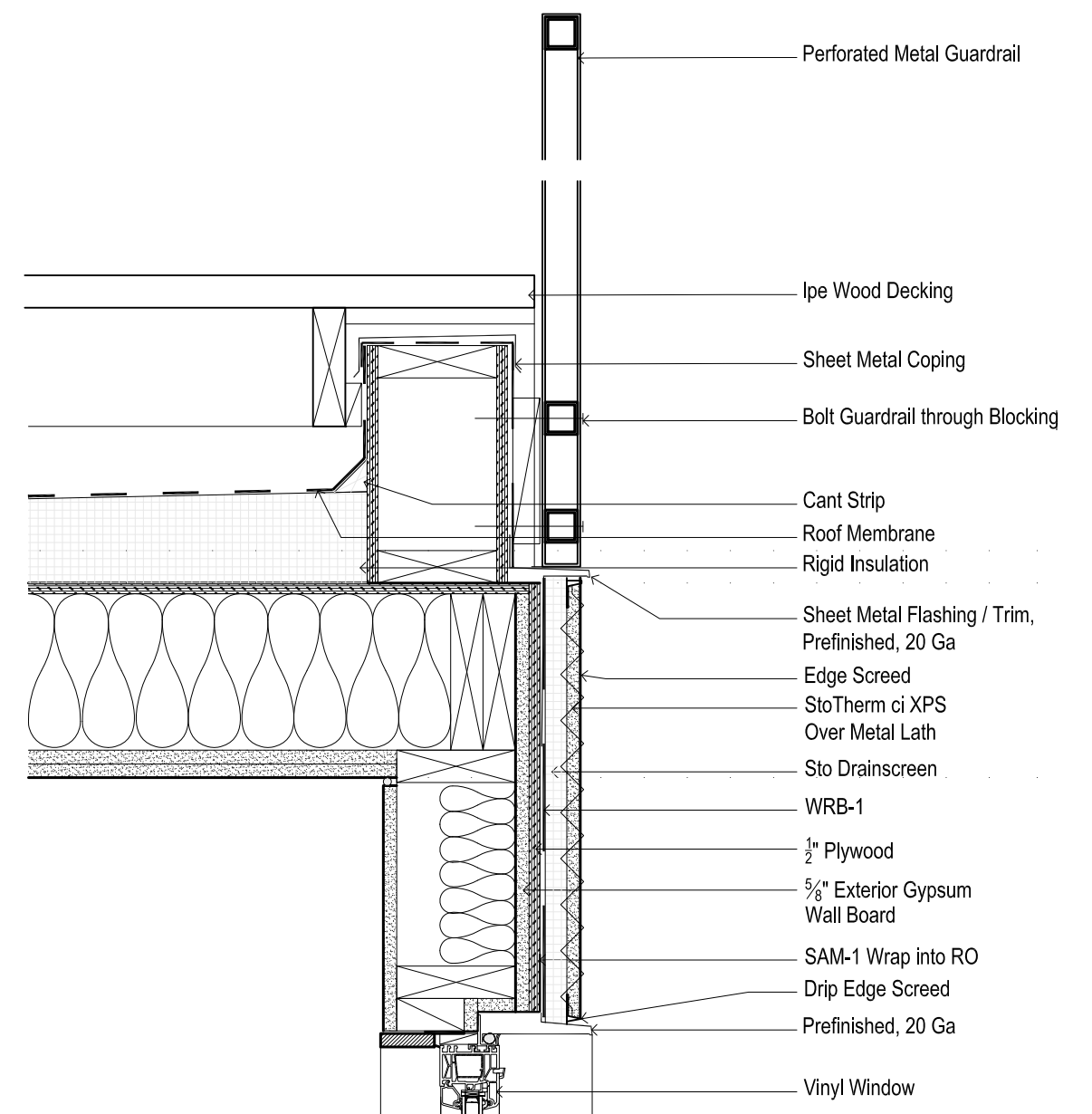


2. Image of Gasket Installation

## C.13 EXTERIOR DETAILING

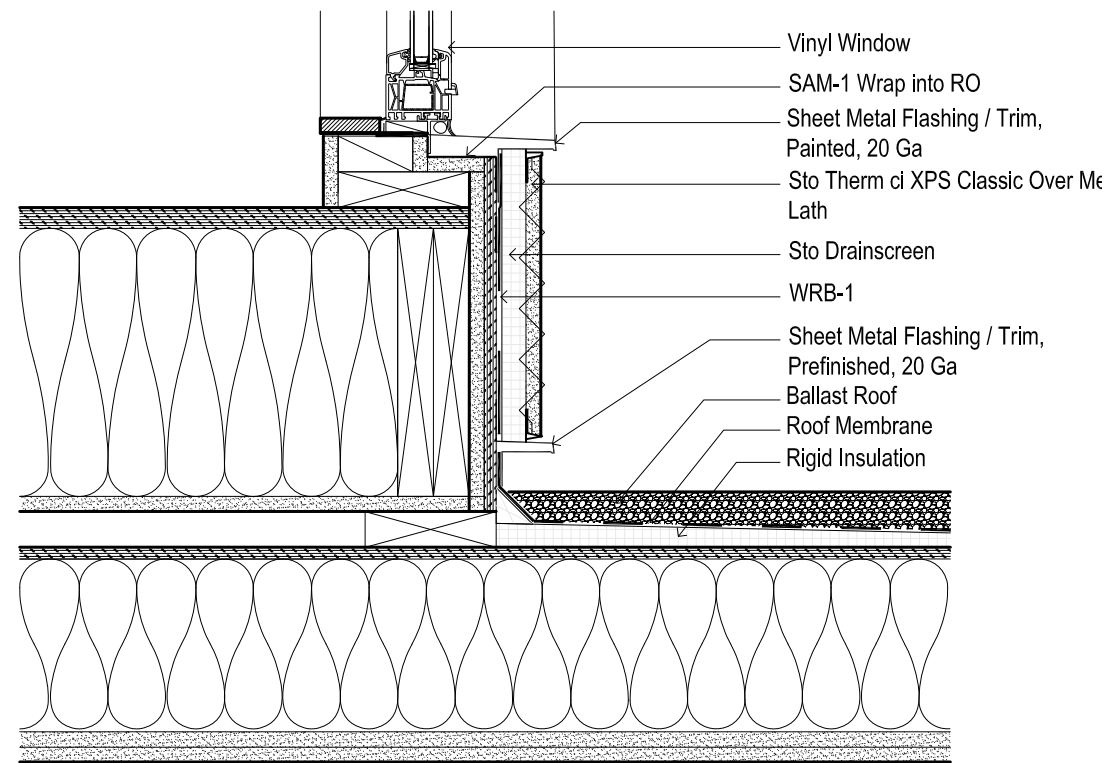


1. Typical Terrace Detail at Inside Face

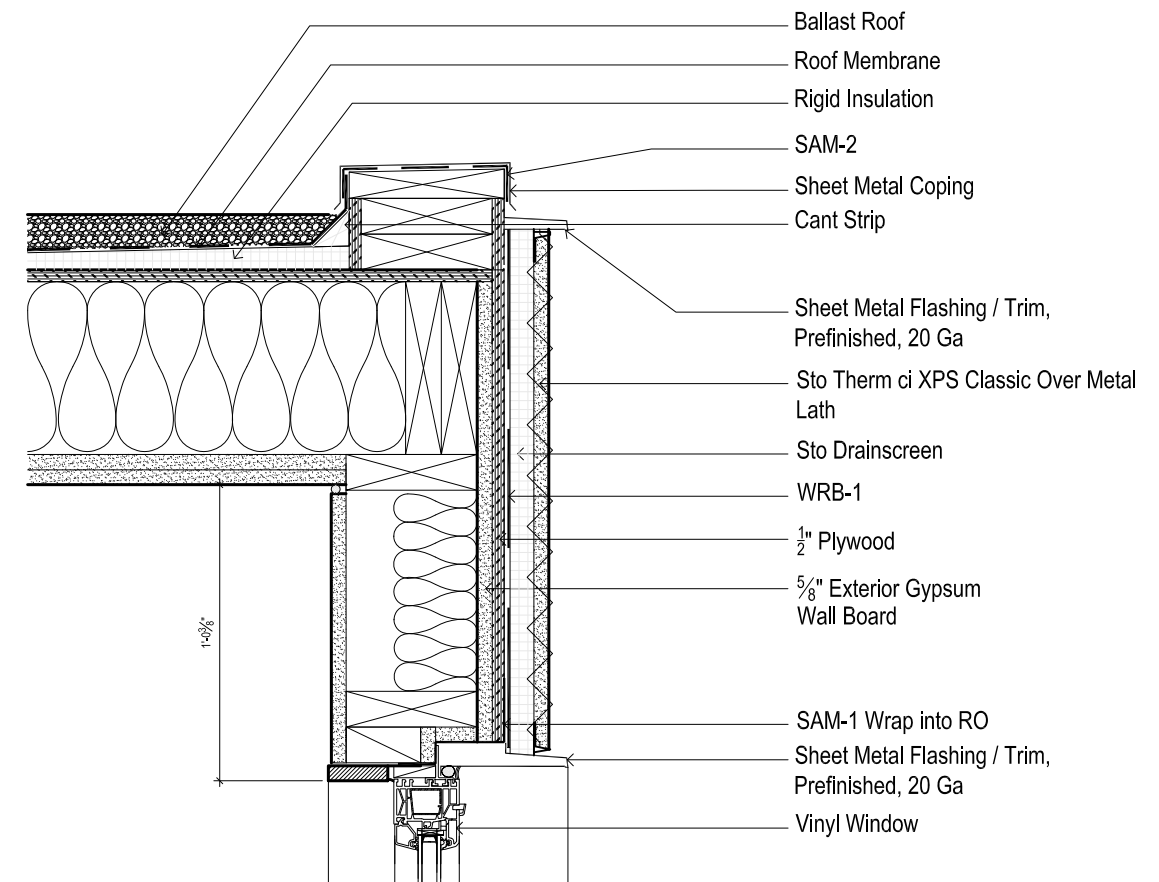


2. Typical Terrace Detail at Outside Face

## C.13 EXTERIOR DETAILING

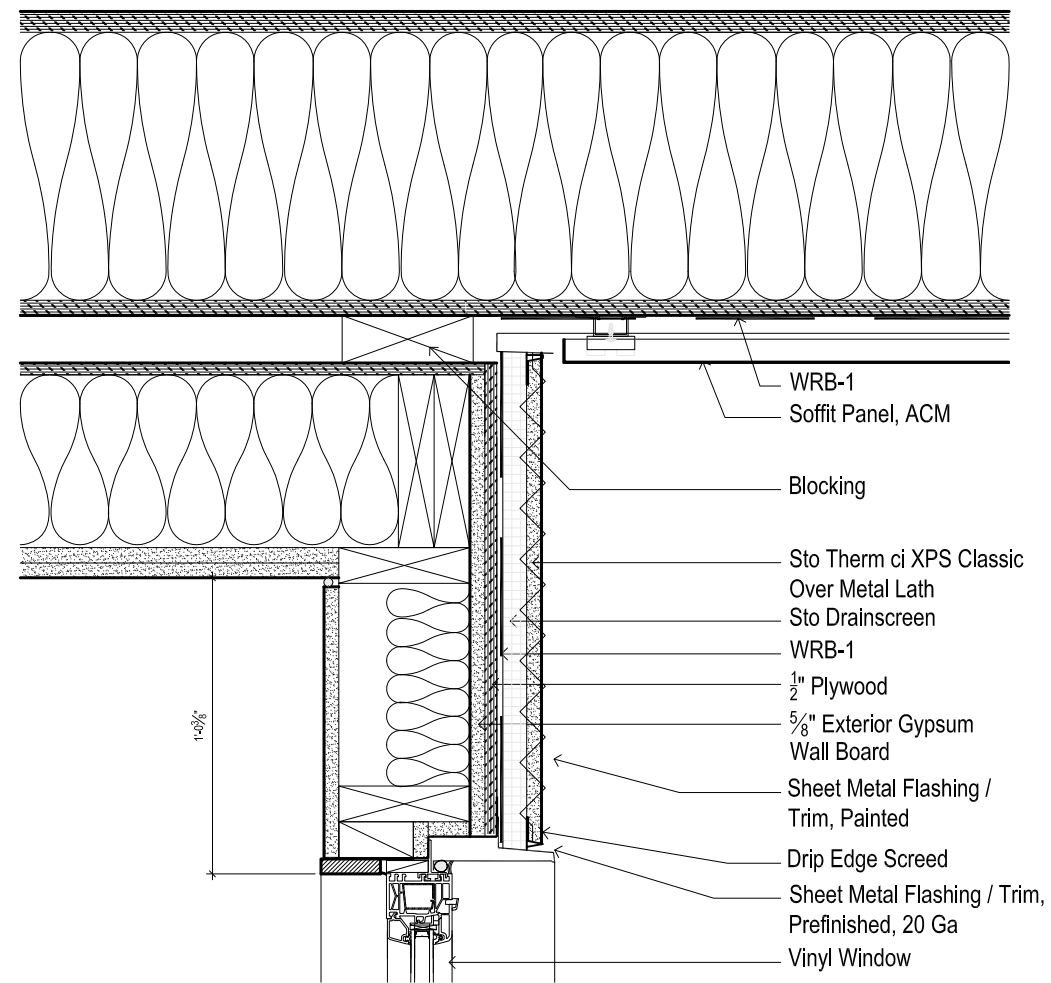


1. Typical Ballast Roof Detail at Inside Face

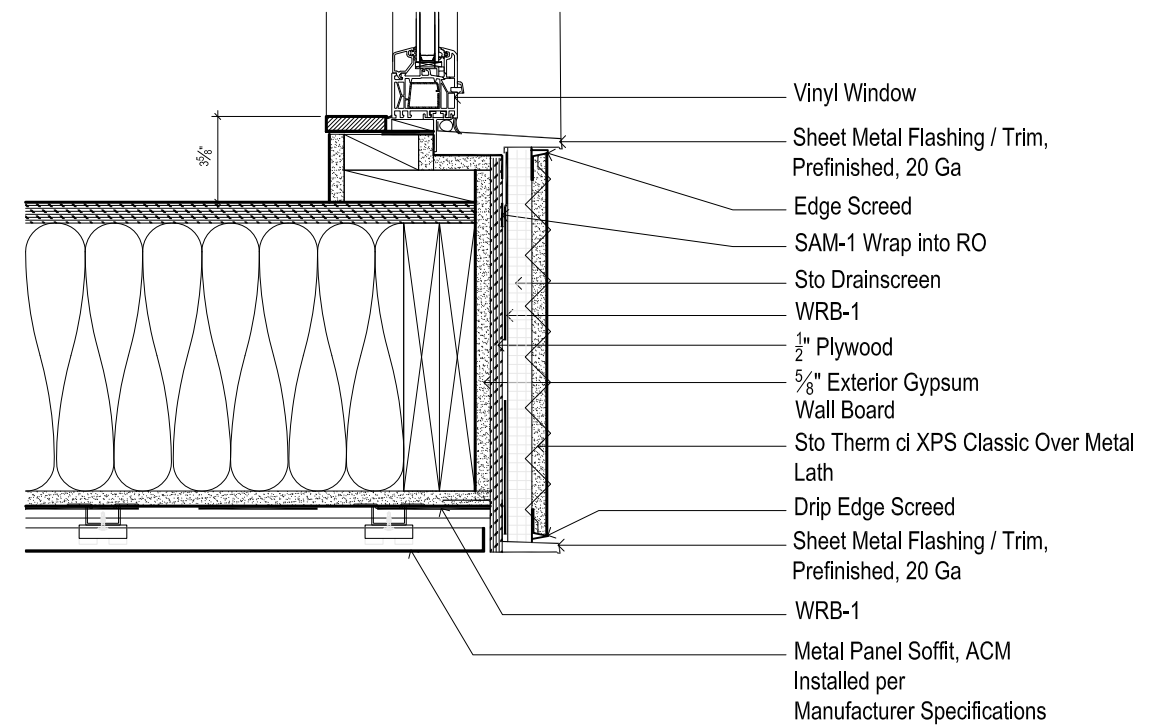


2. Typical Ballast Roof Detail at Outside Face

## C.13 EXTERIOR DETAILING

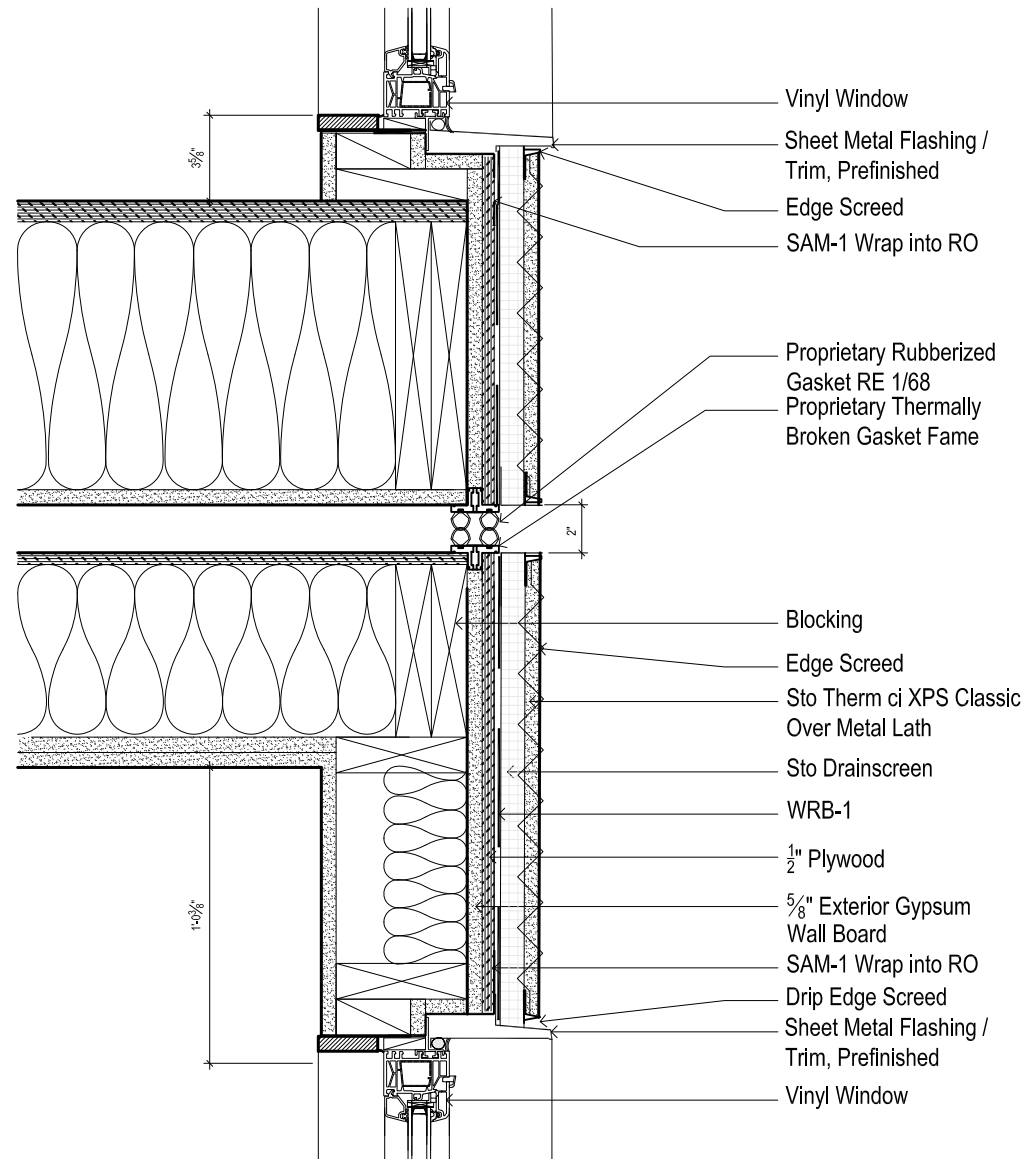


1. Typical Soffit Detail at Inside Face - Stucco

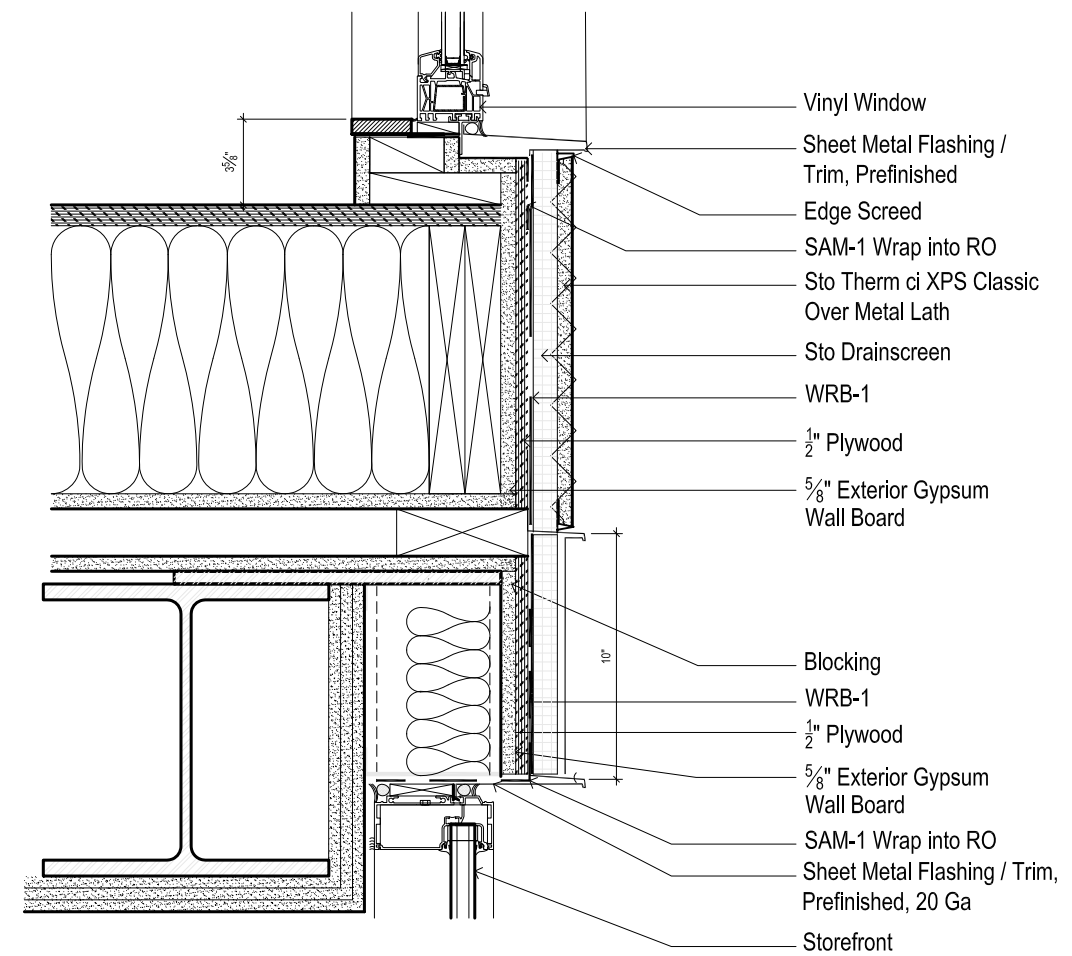


2. Typical Soffit Detail at Outside Face - Stucco

## C.13 EXTERIOR DETAILING



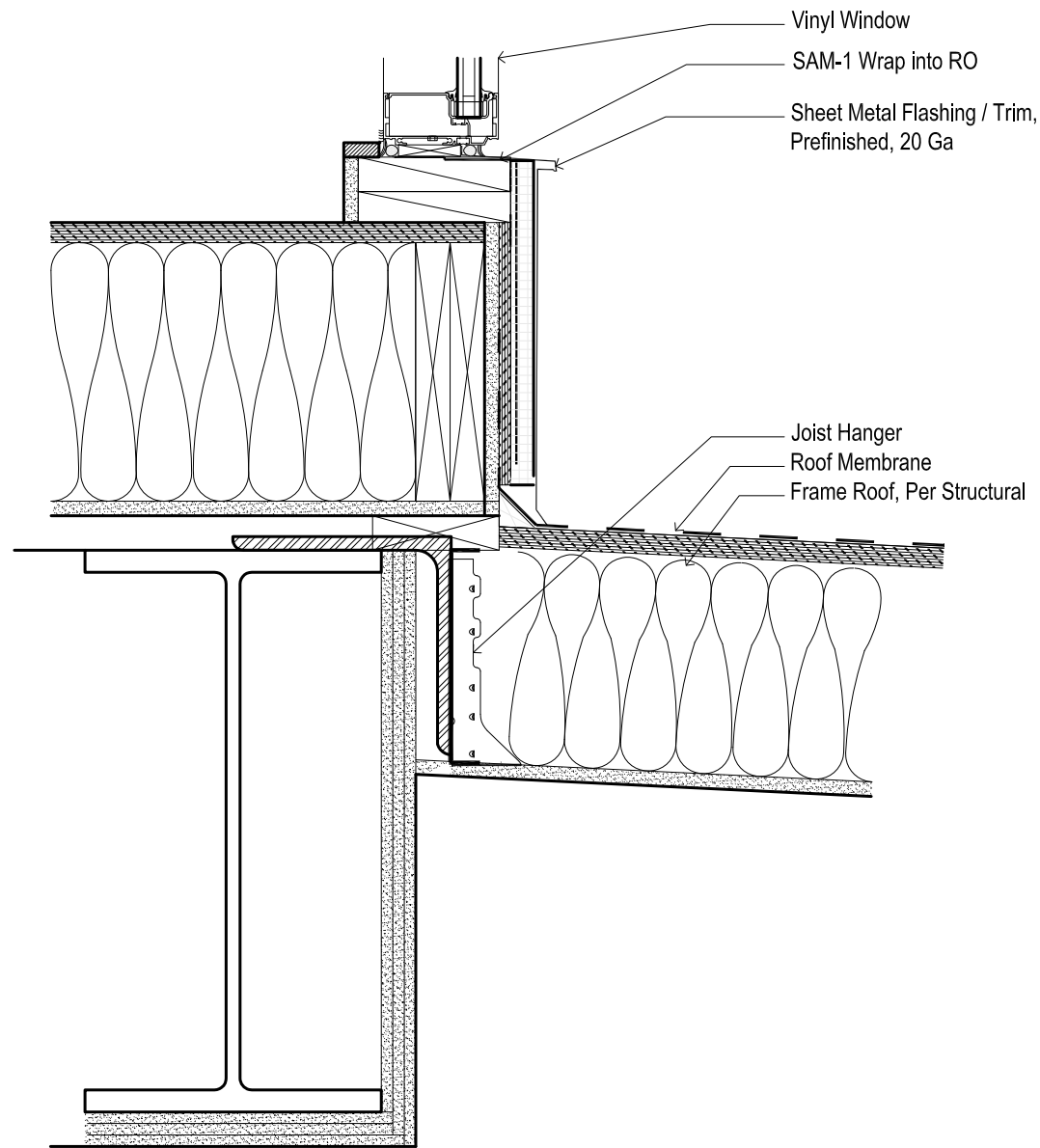
1. Typical Floor Bypass Detail - Stucco



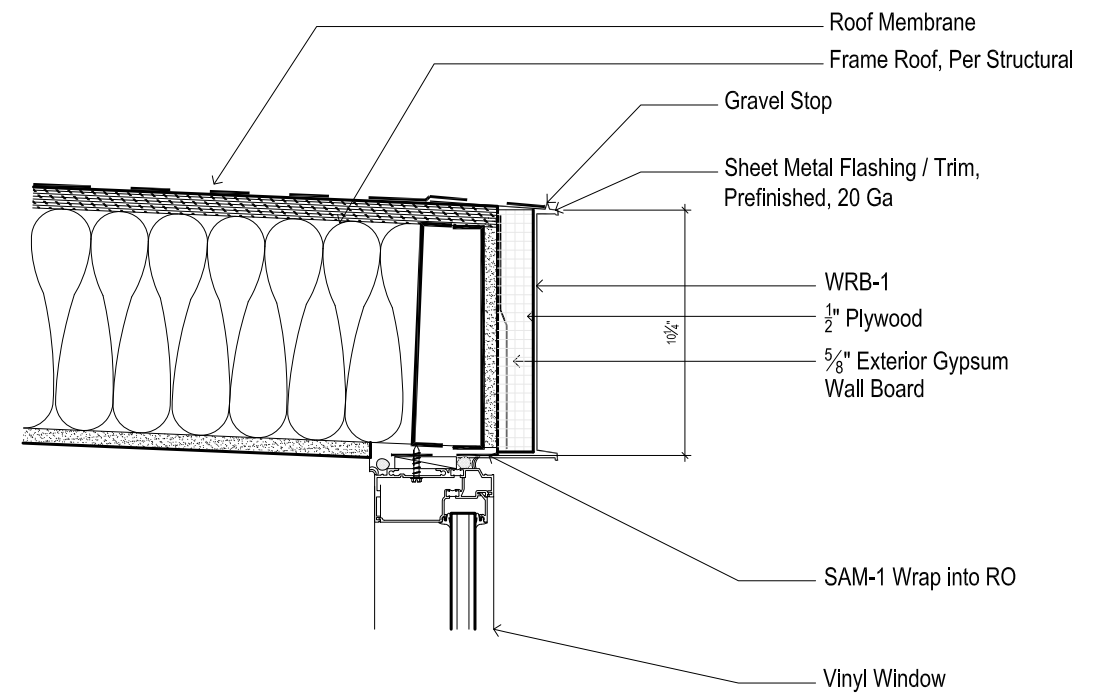
2. Typical Floor Base and Storefront Head

## C.13 EXTERIOR DETAILING



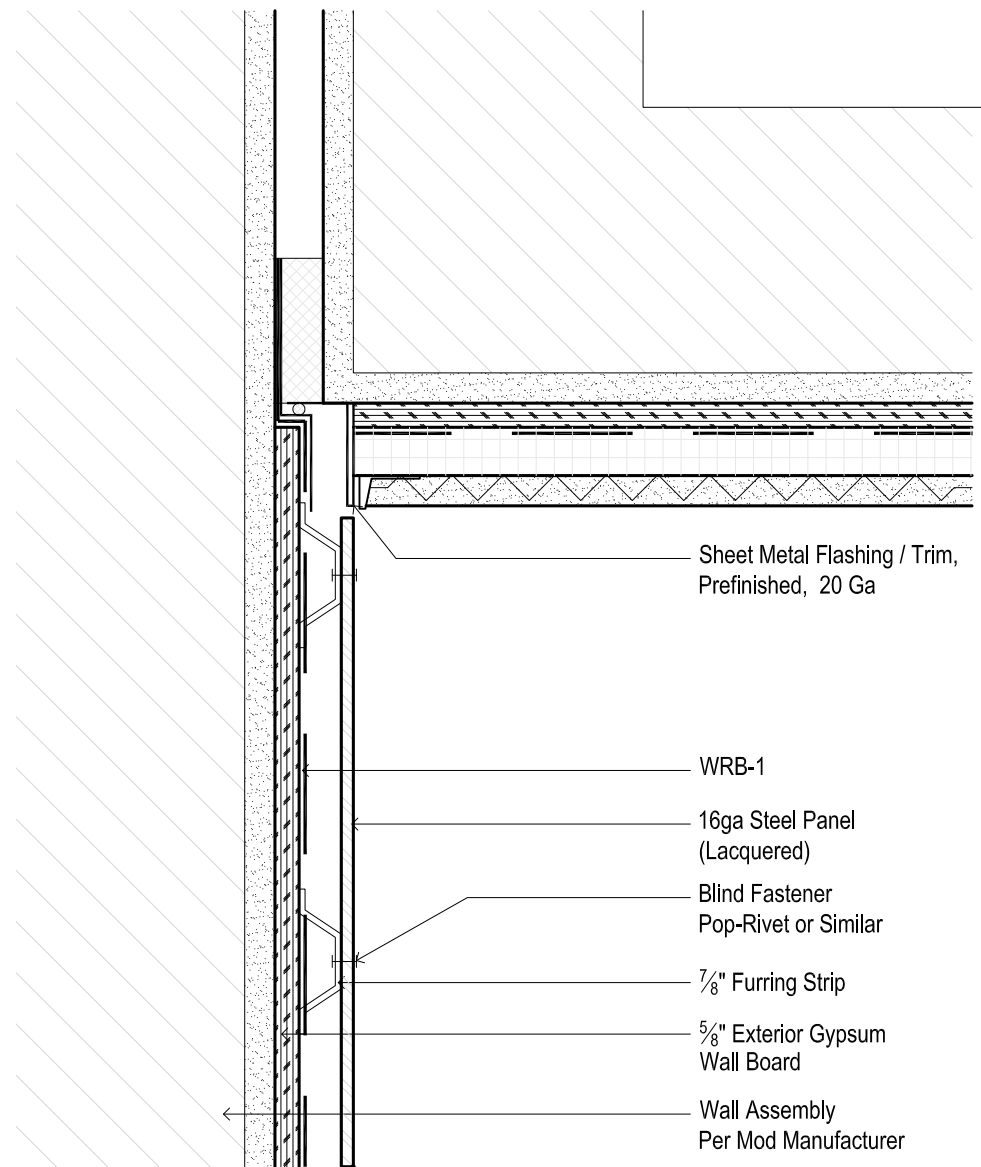


1. Typical Roof Detail at Inside Face - Base Extensions



2. Typical Roof Detail at Outside Face - Base Extensions

## C.13 EXTERIOR DETAILING



Sheet Metal Flashing / Trim,  
Prefinished, 20 Ga

WRB-1

16ga Steel Panel  
(Lacquered)

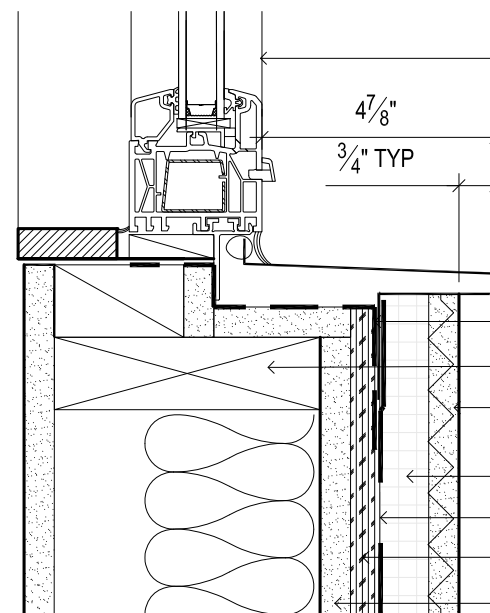
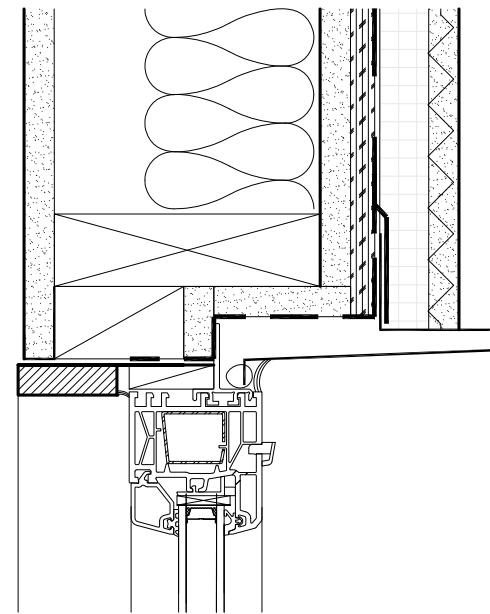
Blind Fastener  
Pop-Rivet or Similar

7/8" Furring Strip

5/8" Exterior Gypsum  
Wall Board

Wall Assembly  
Per Mod Manufacturer

1. Typical Plan Detail at Stucco / ACM Inside Corner



Vinyl Window  
Spandrel Glass Where Occurs

4 7/8"

3/4" TYP

Sheet Metal Flashing / Trim,  
Prefinished, 20 Ga

SAM-1 Wrapped over R.O.

6" Wood Framing

Sto Therm ci XPS Classic  
Over Metal Lath

Sto Drainscreen

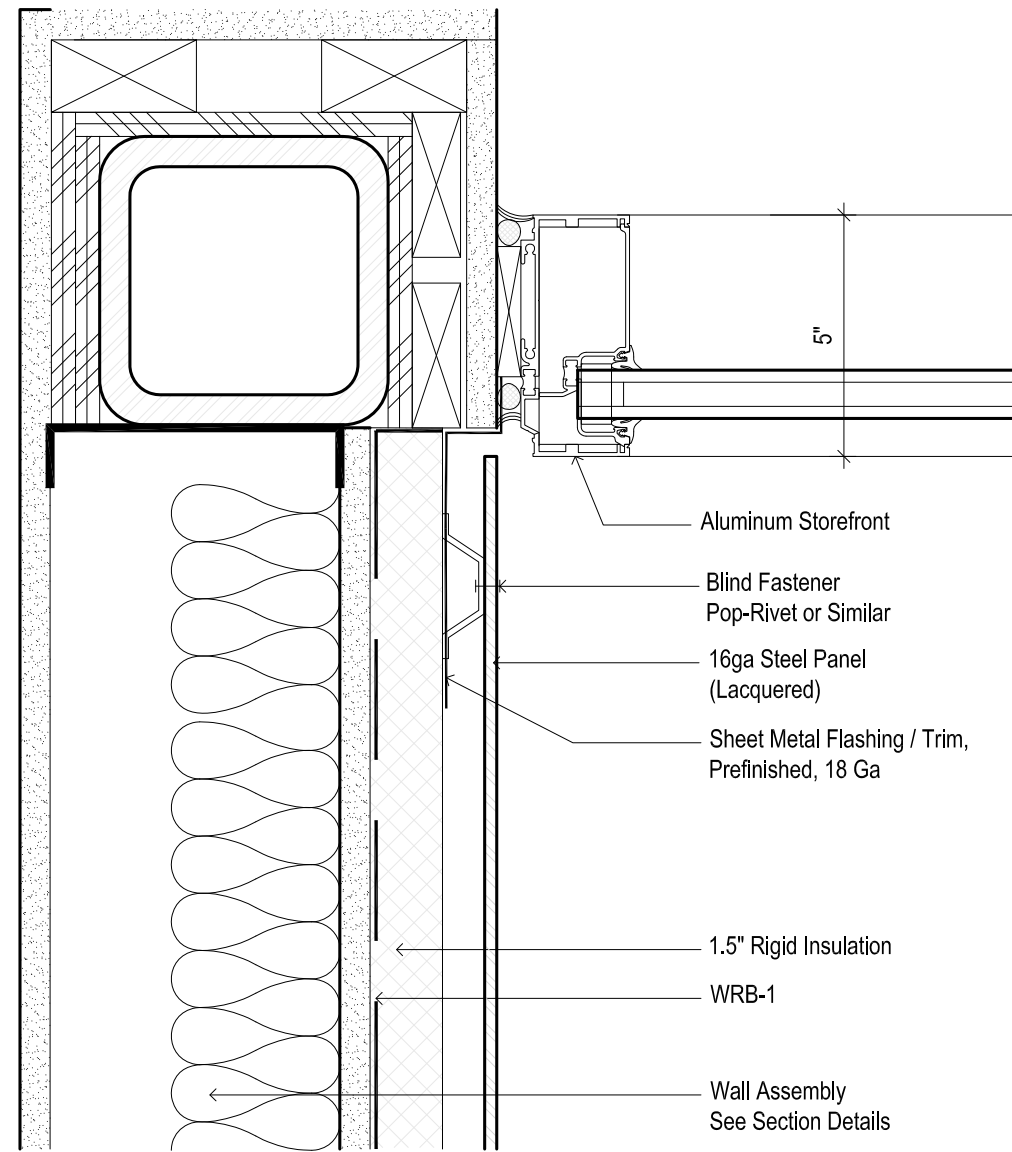
WRB-1

1/2" Plywood

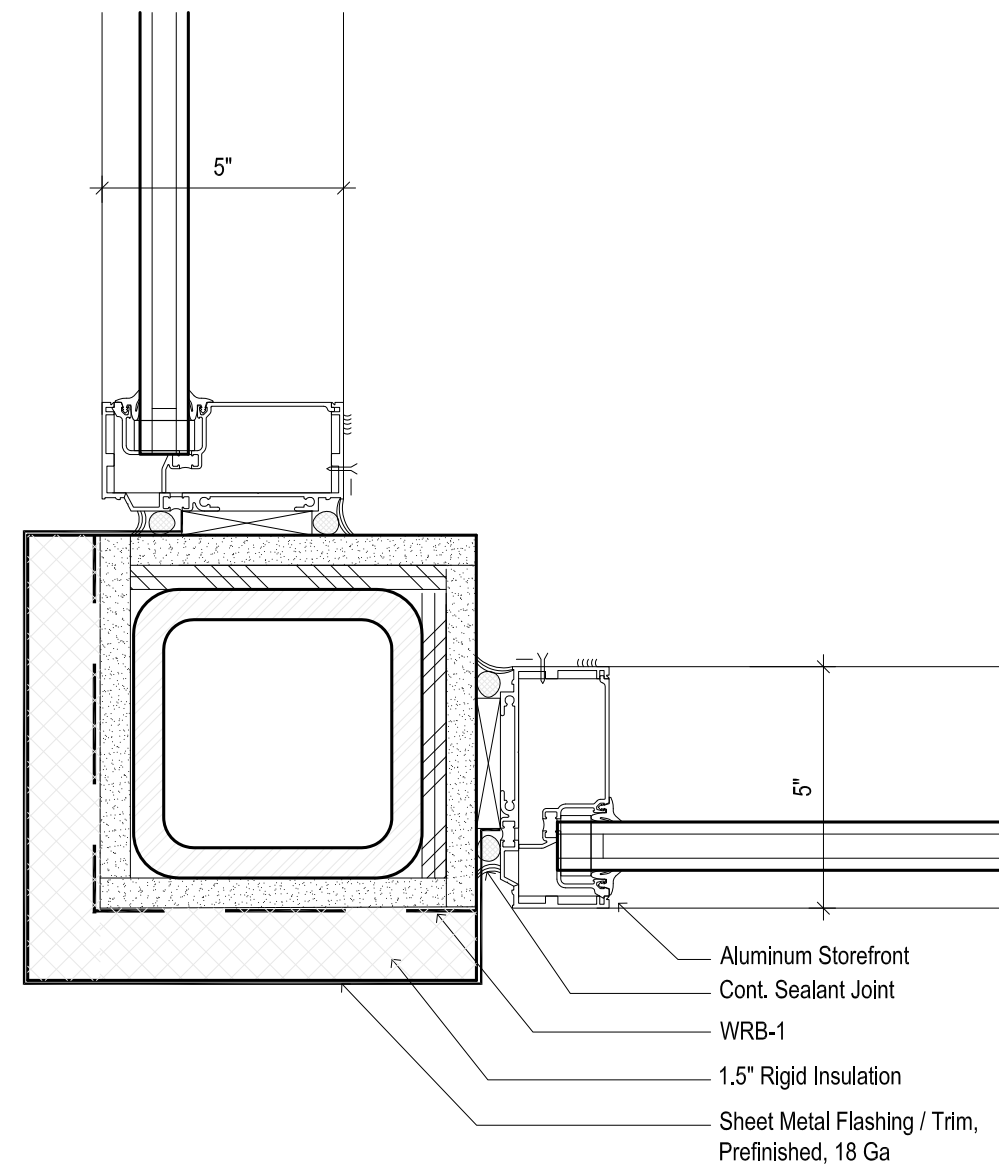
5/8" Exterior Gypsum  
Wall Board

2. Typical Plan Detail at Window - Stucco

## C.13 EXTERIOR DETAILING

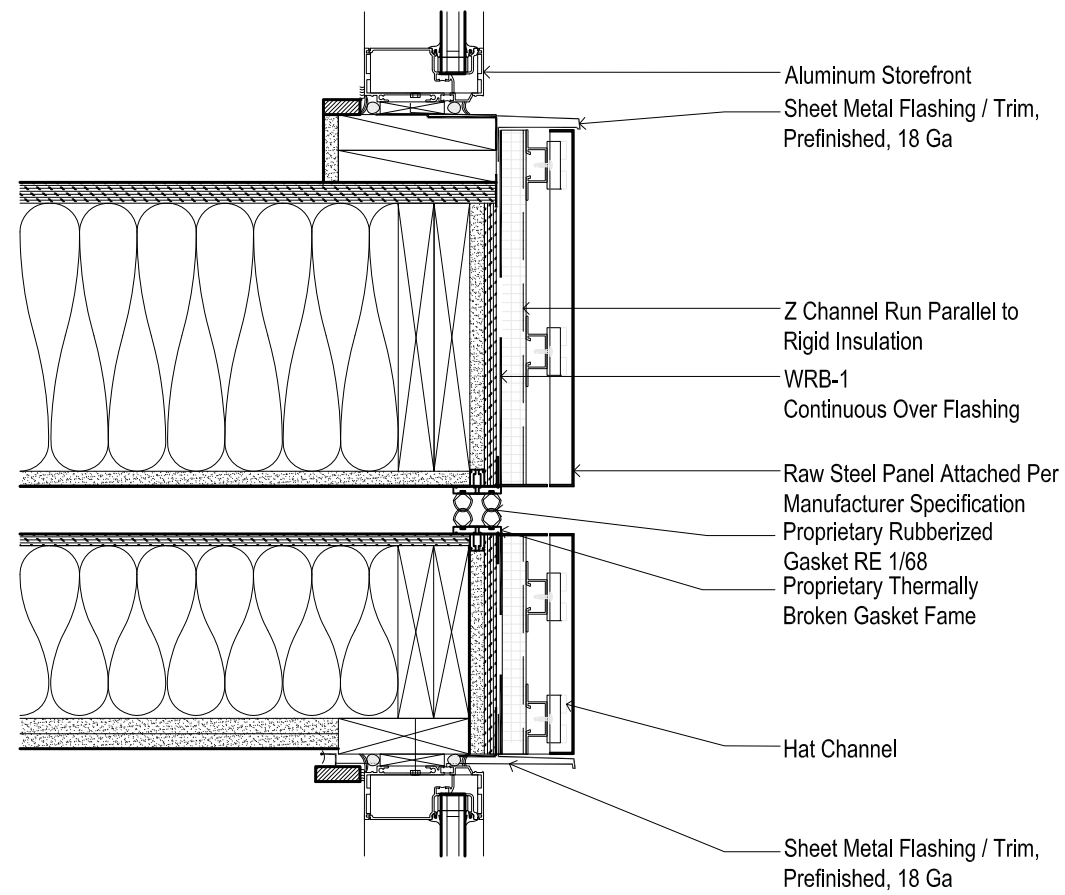


1. Typical Plan Detail at Storefront - Metal Panel

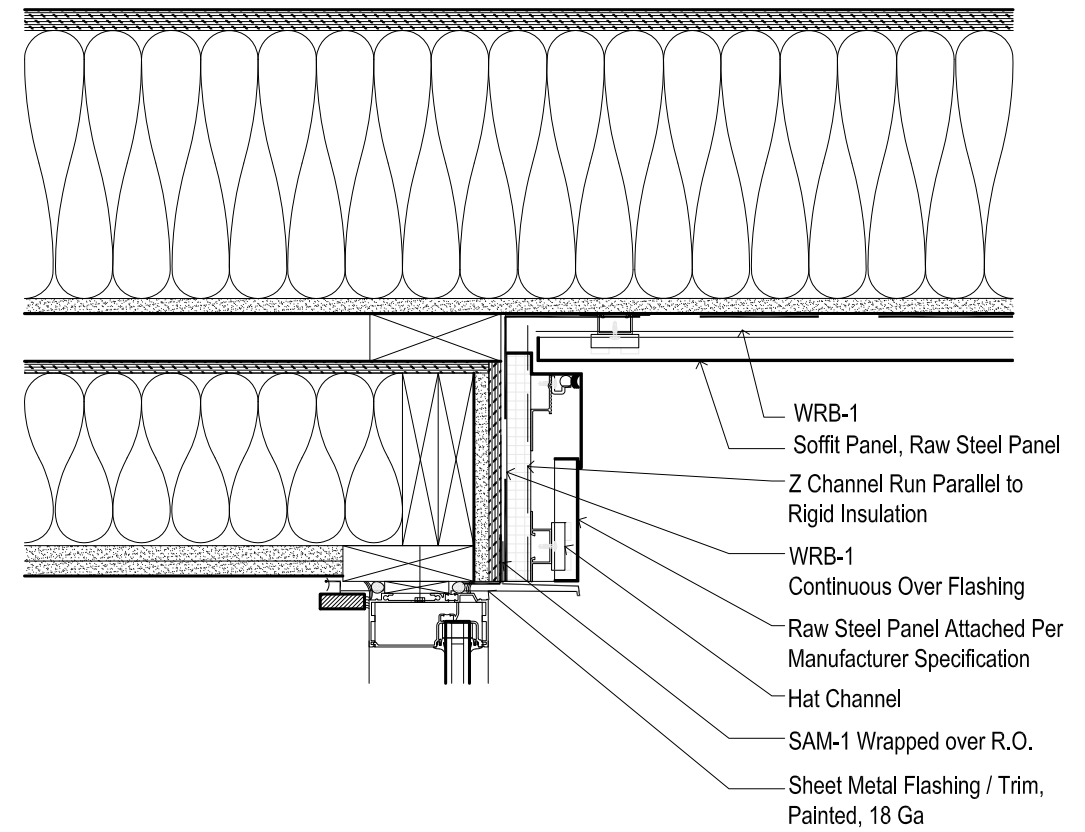


2. Typical Plan Detail at Storefront - Outside Corner

## C.13 EXTERIOR DETAILING

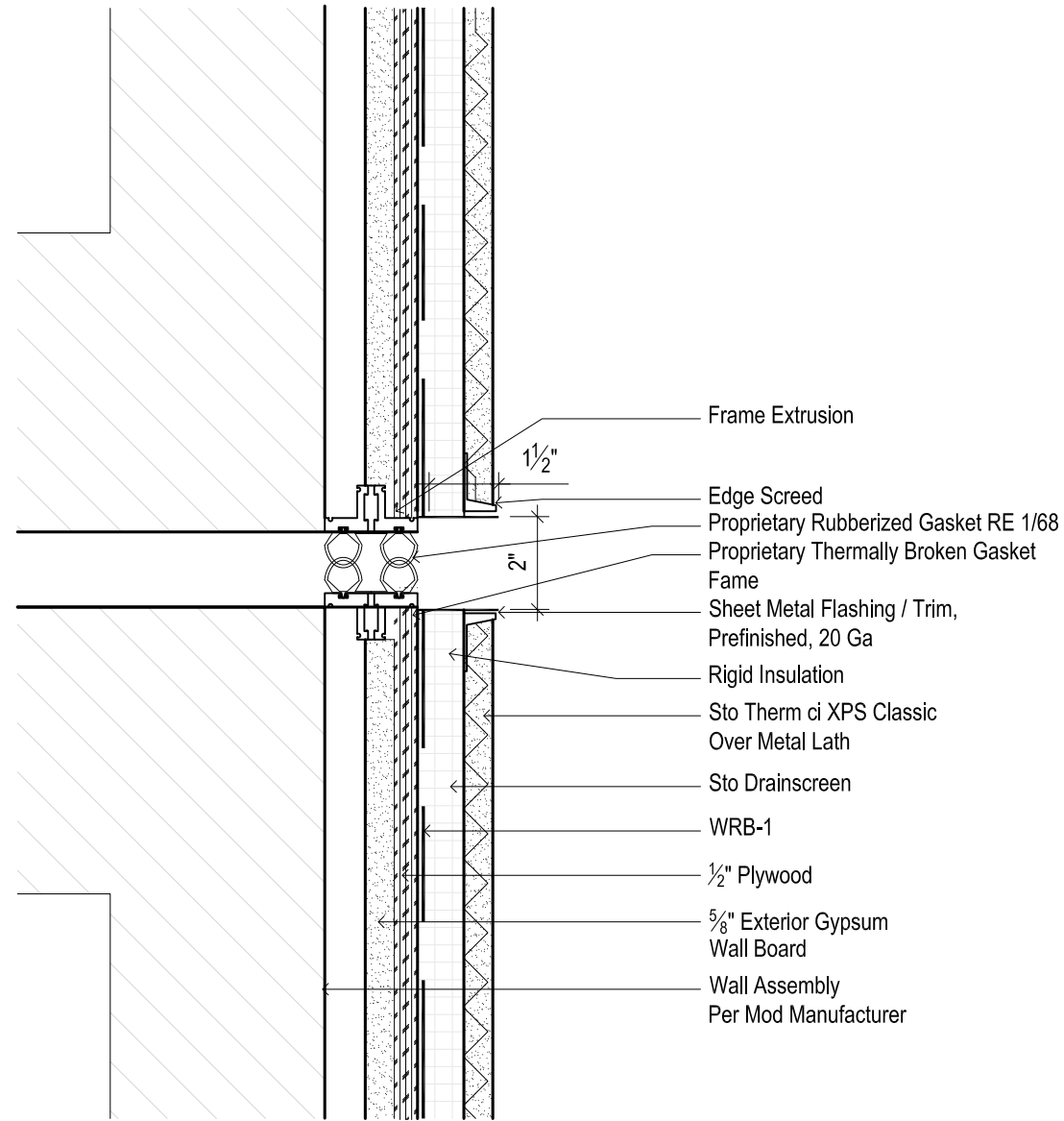


1. Typical Floor Edge Detail at Storefront / Metal Panel

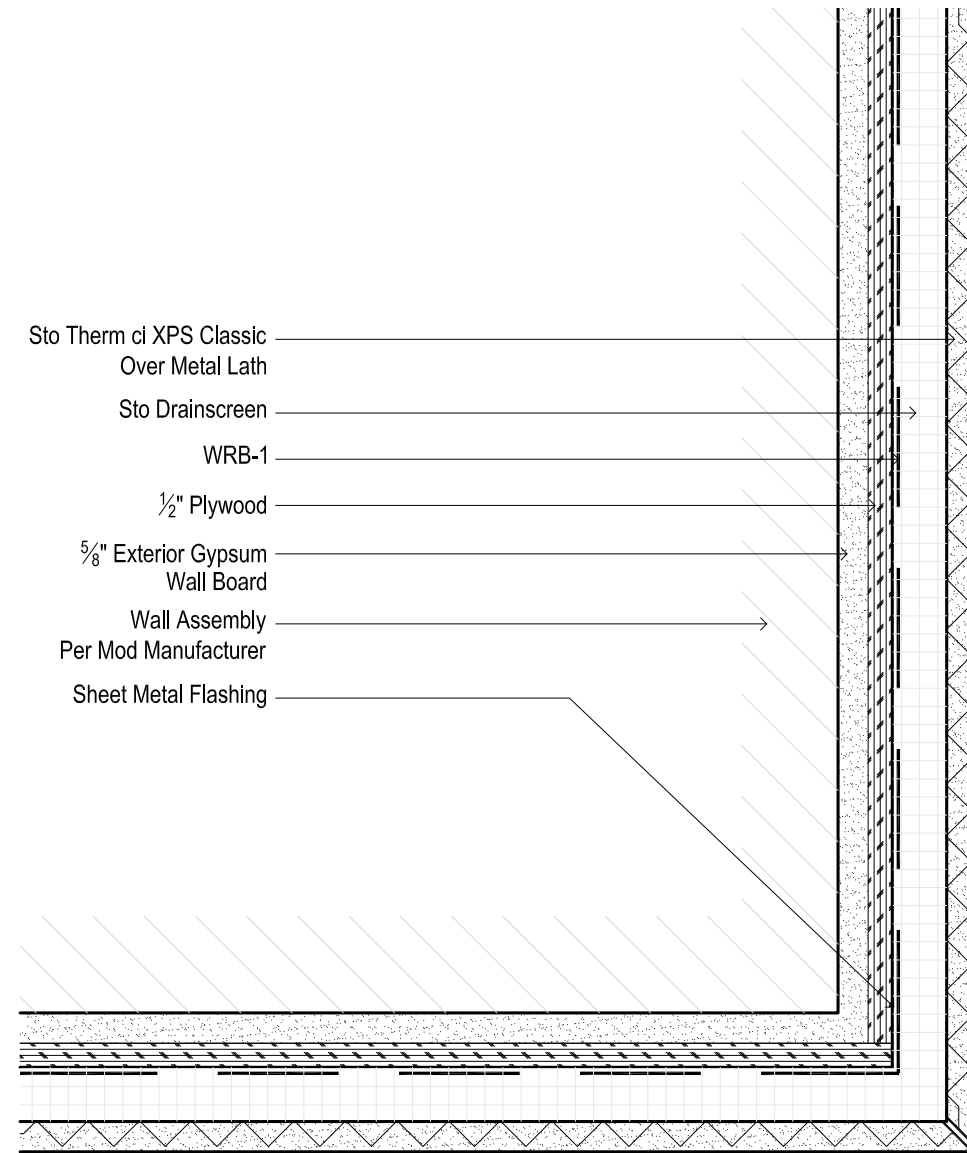


2. Typical Floor Edge Detail at Storefront / Soffit

## C.13 EXTERIOR DETAILING

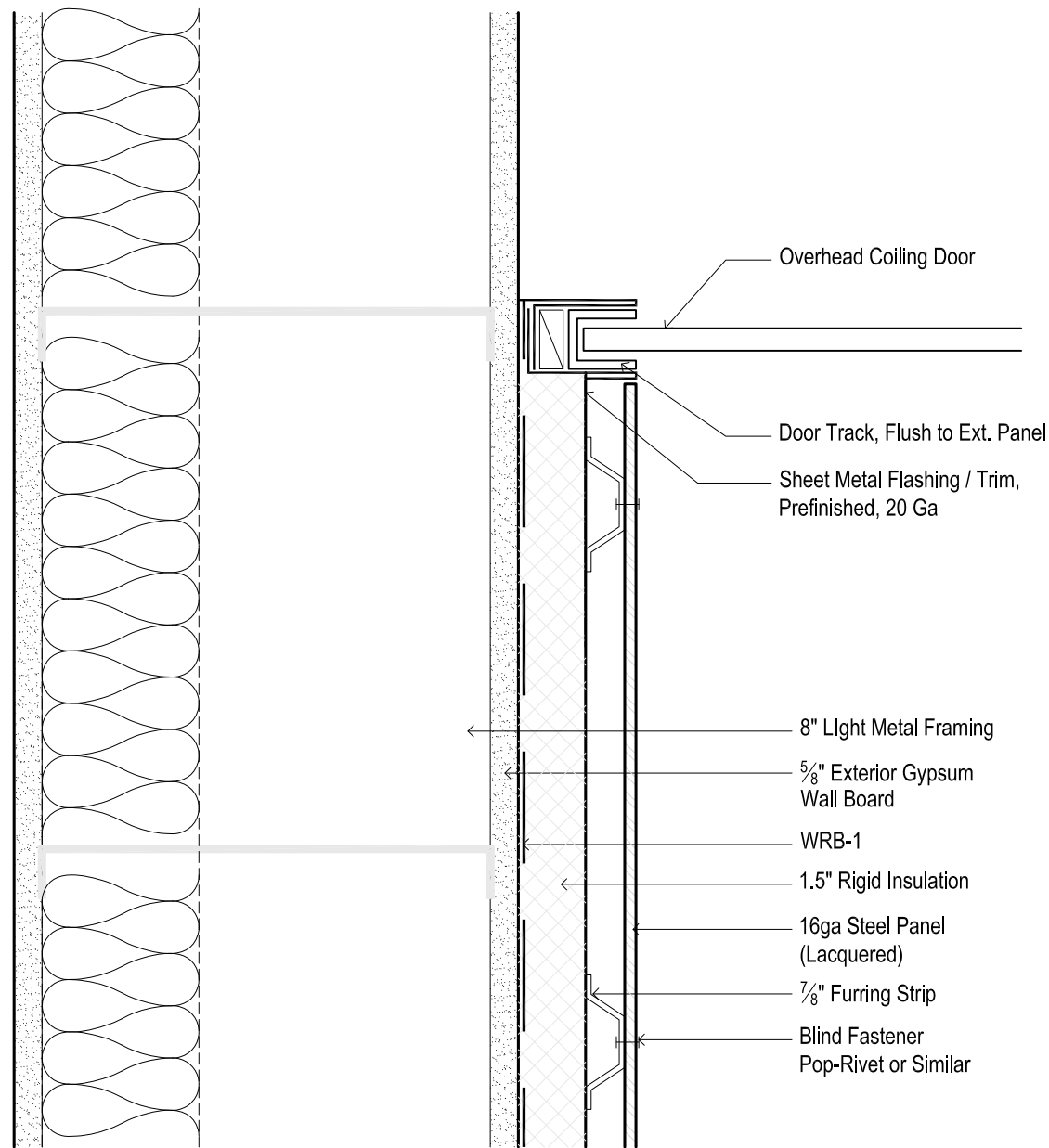


1. Typical Joint Between Modular Units

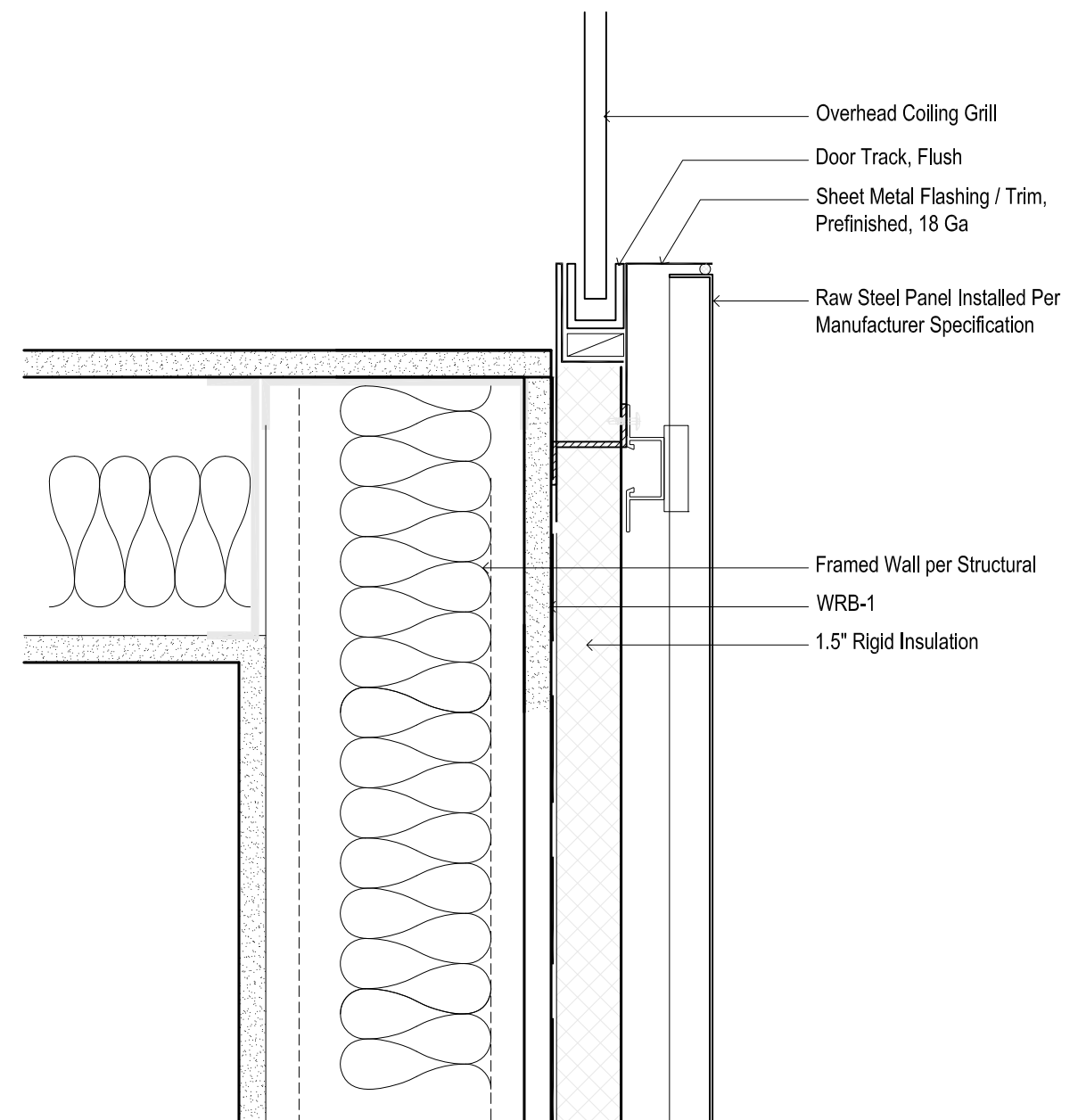


2. Typical Plan Detail at Stucco / Stucco Outside Corner

## C.13 EXTERIOR DETAILING

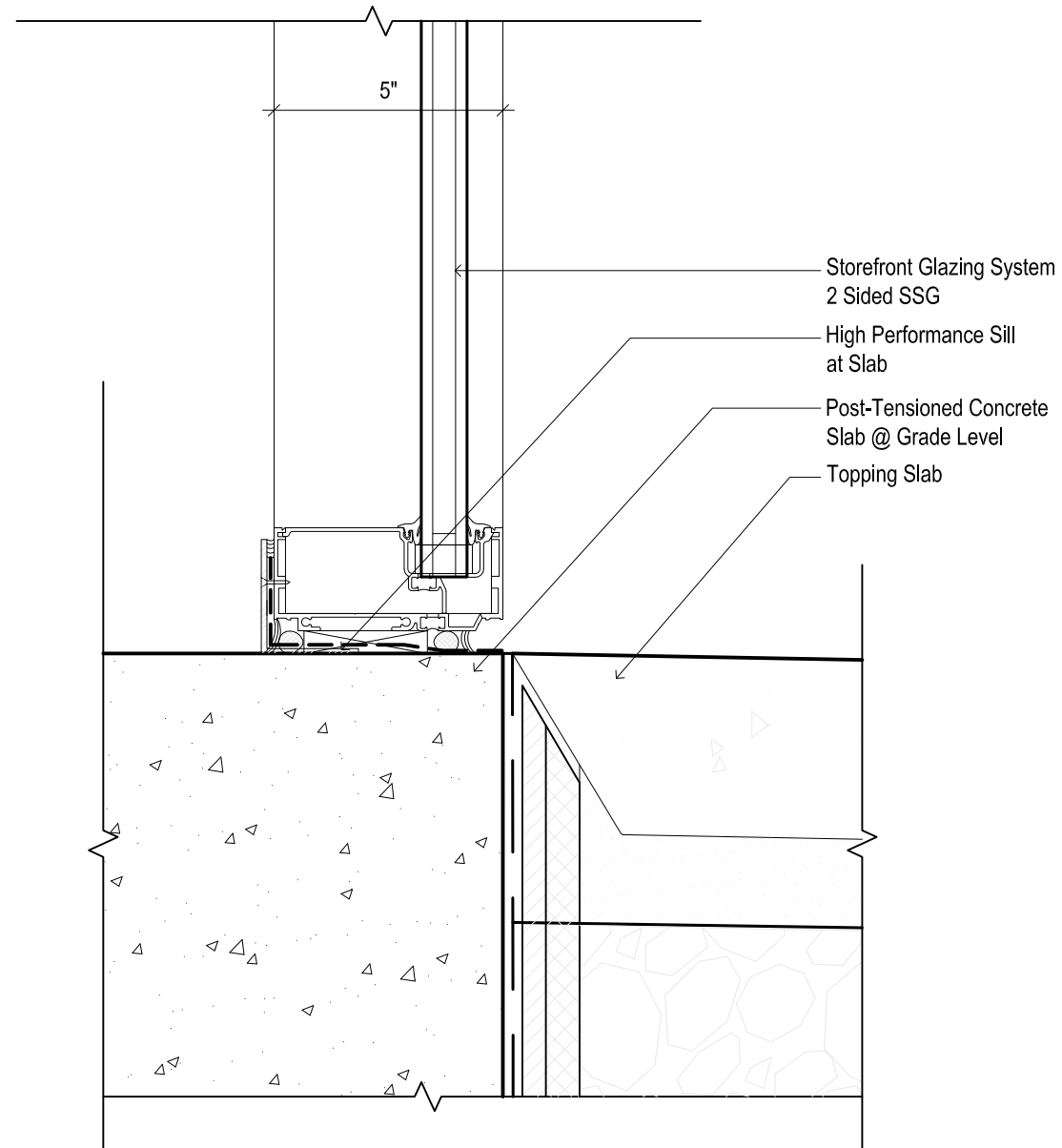


1. Typical Garage Door Plan at Metal Panel



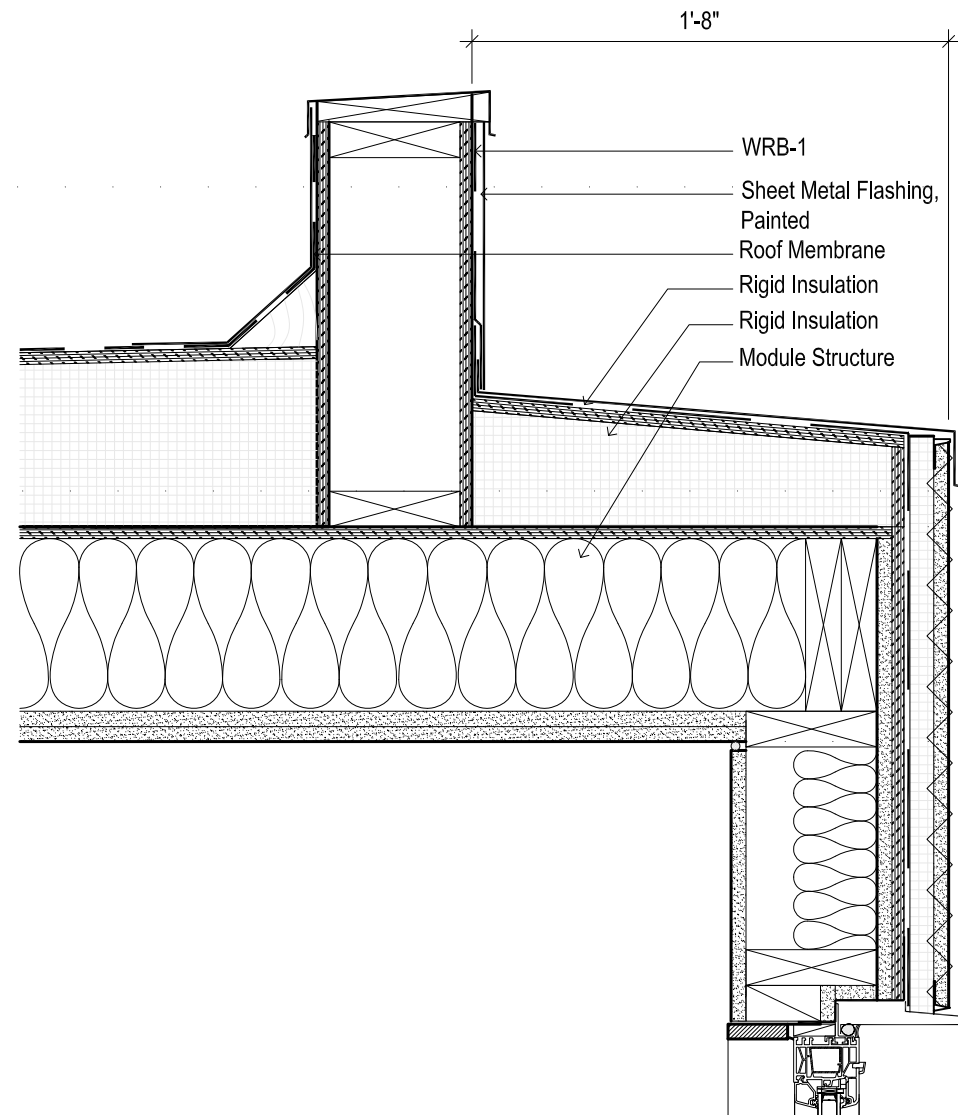
2. Typical Garage Door Detail at Metal Panel- Plan

## C.13 EXTERIOR DETAILING

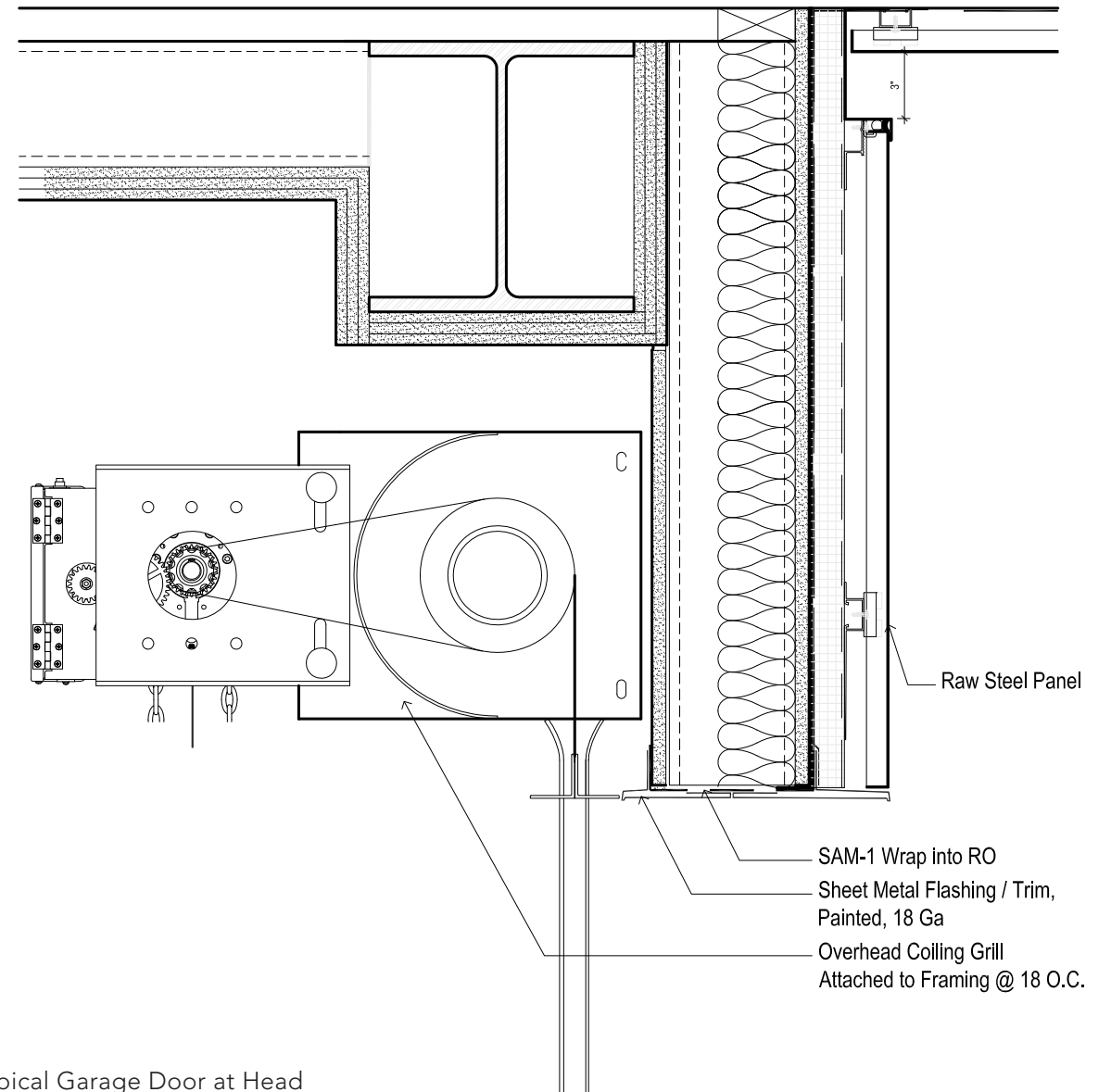


1. Typical storefront Detail at Grade

## C.13 EXTERIOR DETAILING



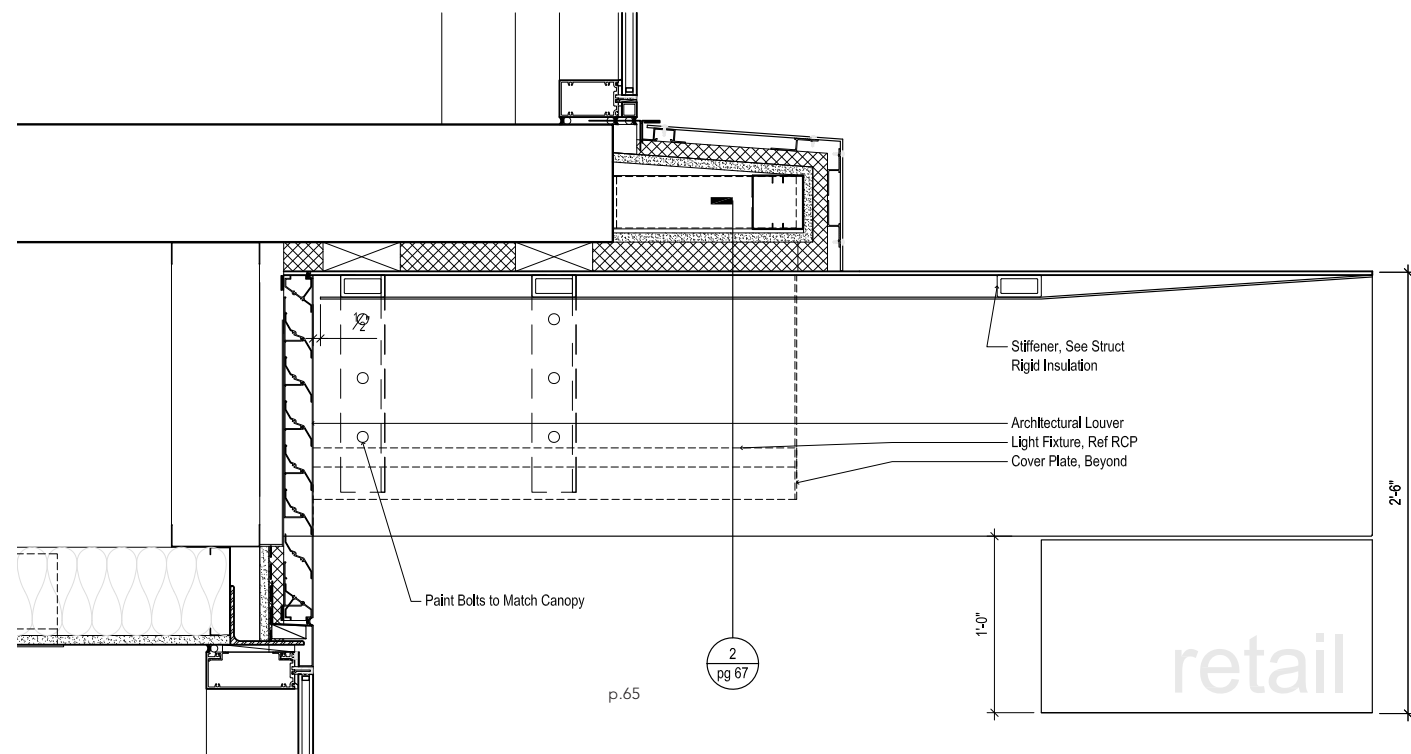
1. Typical Parapet Detail



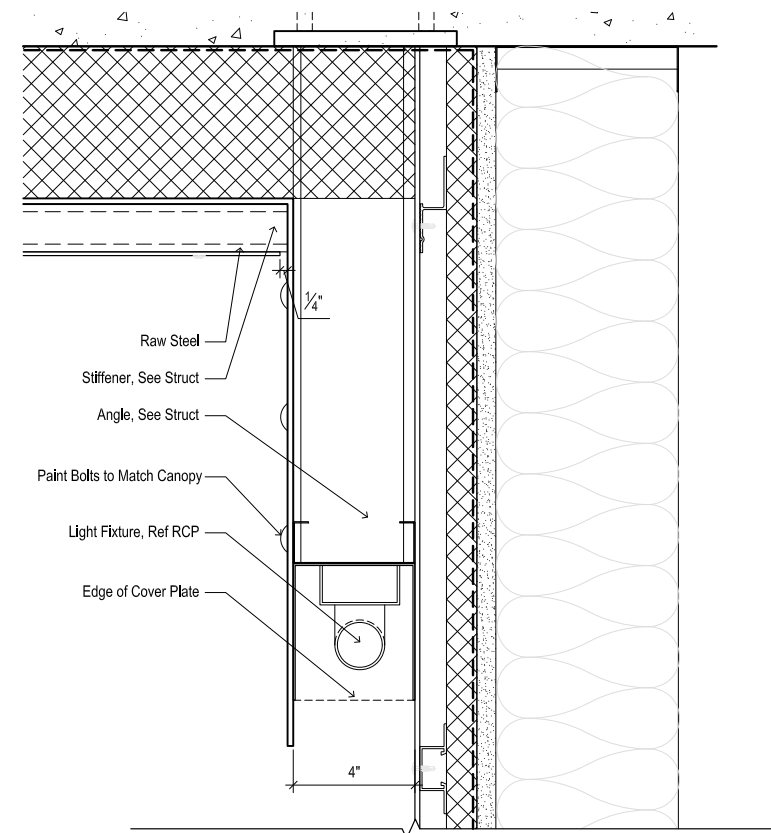
2. Typical Garage Door at Head

## C.13 EXTERIOR DETAILING



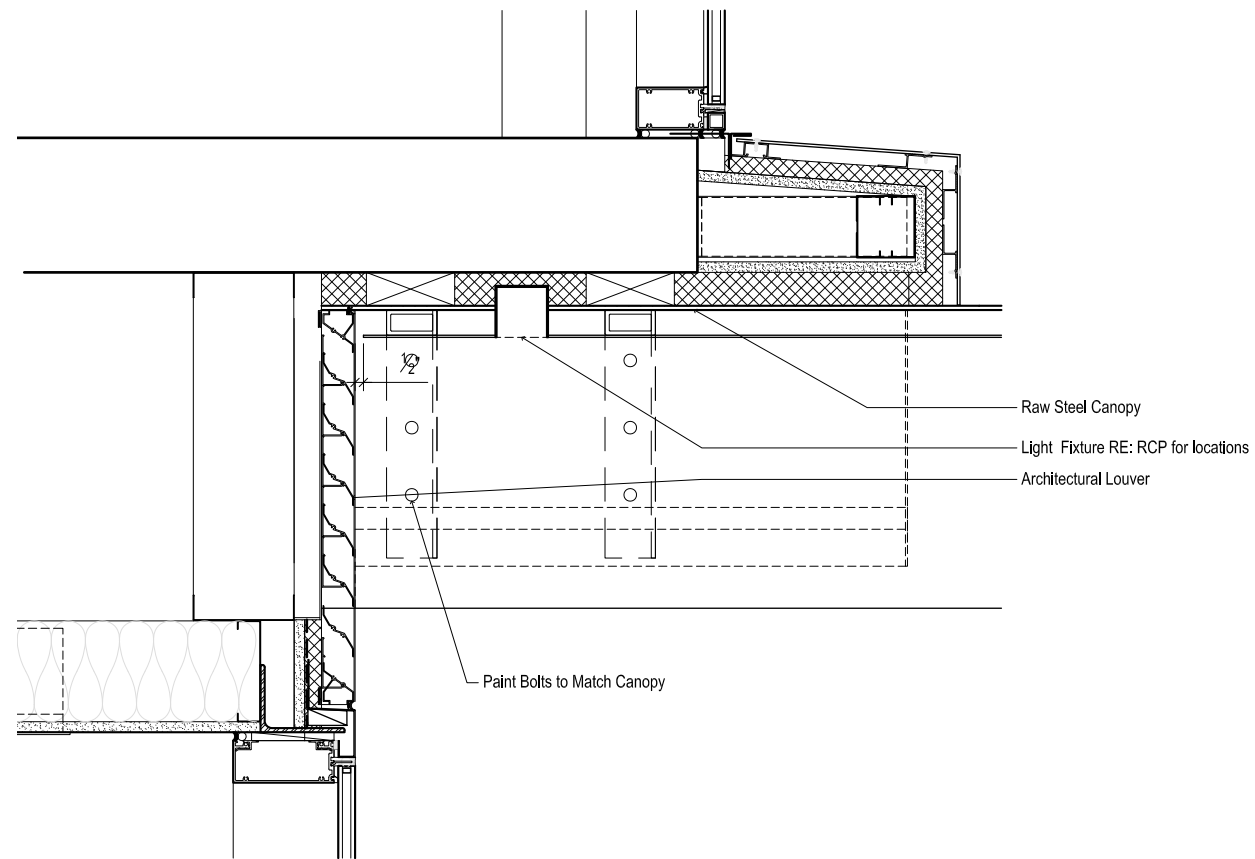


1. Retail Entry Canopy



2. Section at Retail Entry Canopy

## C.13 EXTERIOR DETAILING



1. Recessed Light in Exterior Soffit

## C.13 EXTERIOR DETAILING

