



550 SE MLK BOULEVARD

PRESENTED BY WORKS PROGRESS ARCHITECTURE
JANUARY 24, 2017

RESUBMISSION: OCTOBER 16, 2017

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APPENDIX

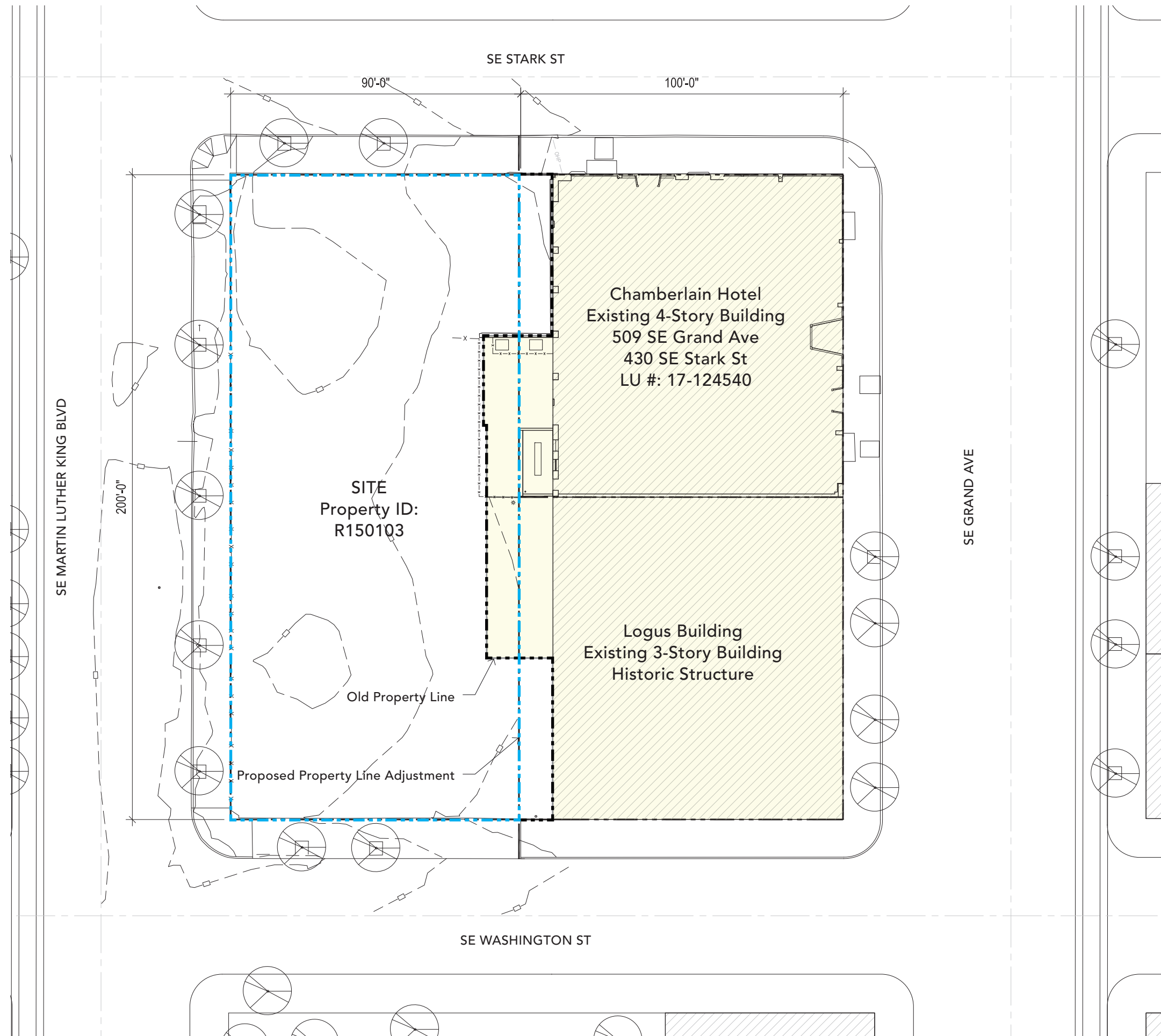
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SEVEN STORY ALTERNATIVE

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NO BASEMENT ALTERNATIVE

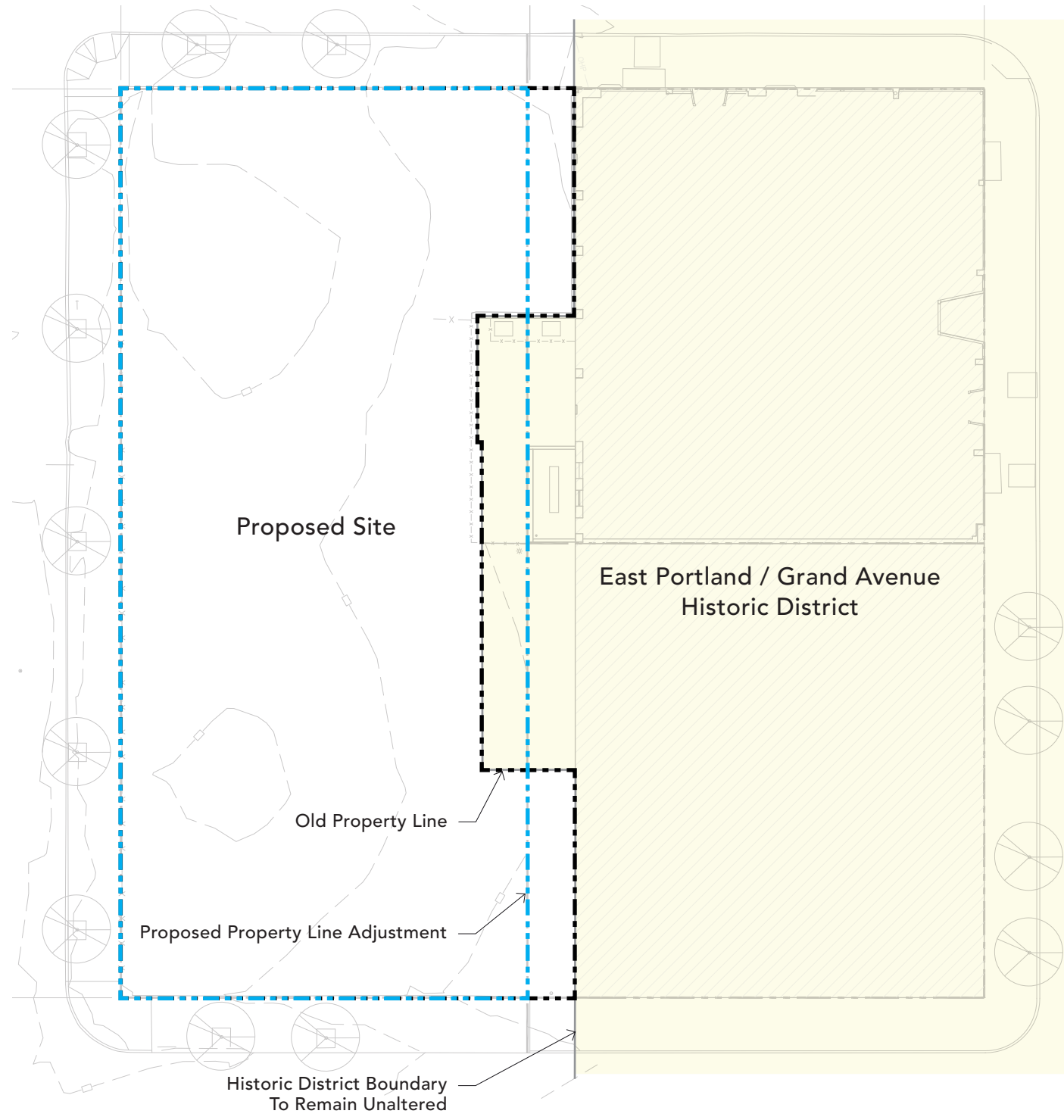
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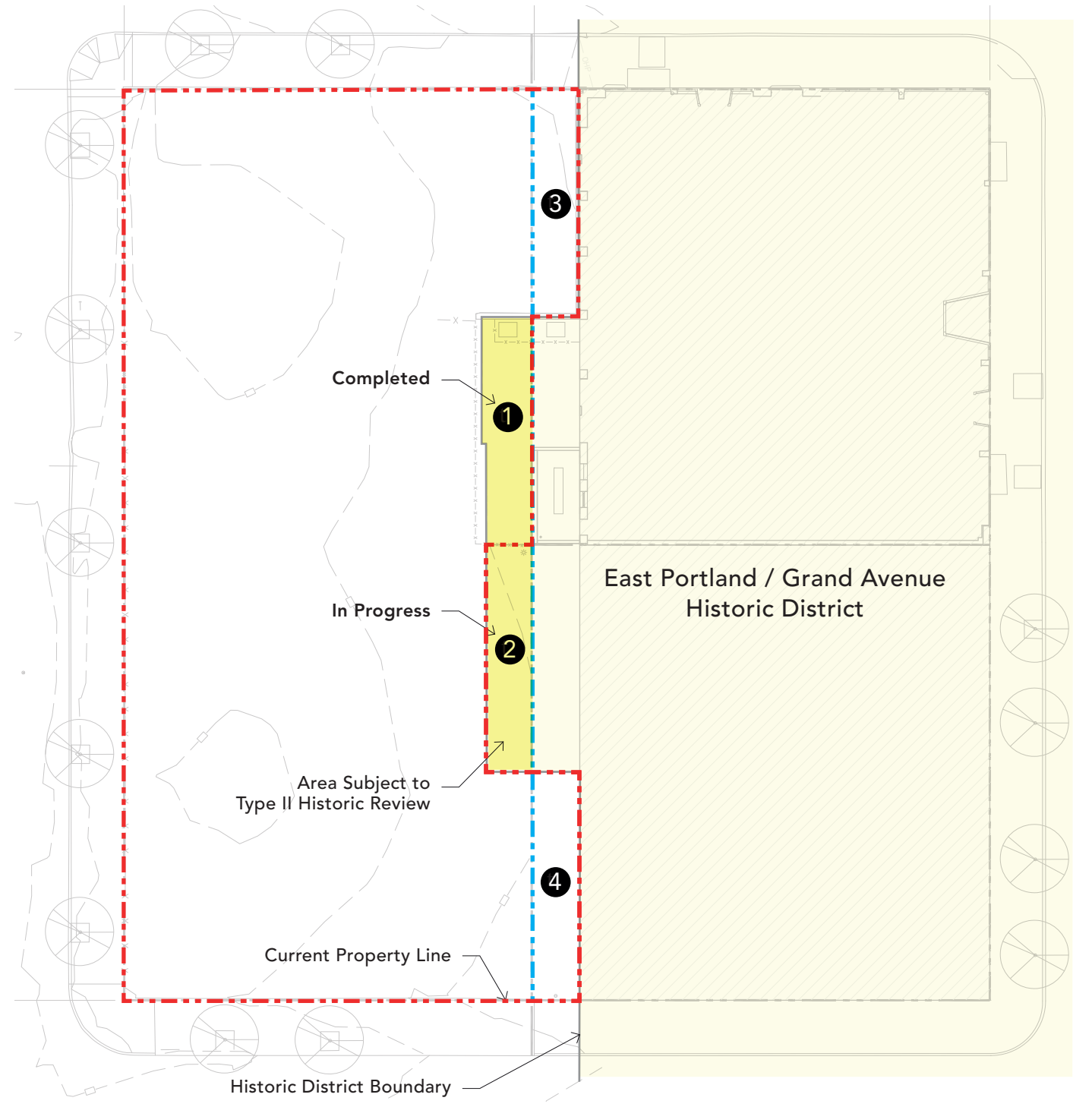
N
↑
Scale: 1/32" = 1'-0"
0' 10' 20'

Existing Property Line - - - - -
Proposed Property Line - - - - -
Grand Avenue Historic District

C.1 SITE PLAN
EXISTING



HISTORIC PROPERTY LINE

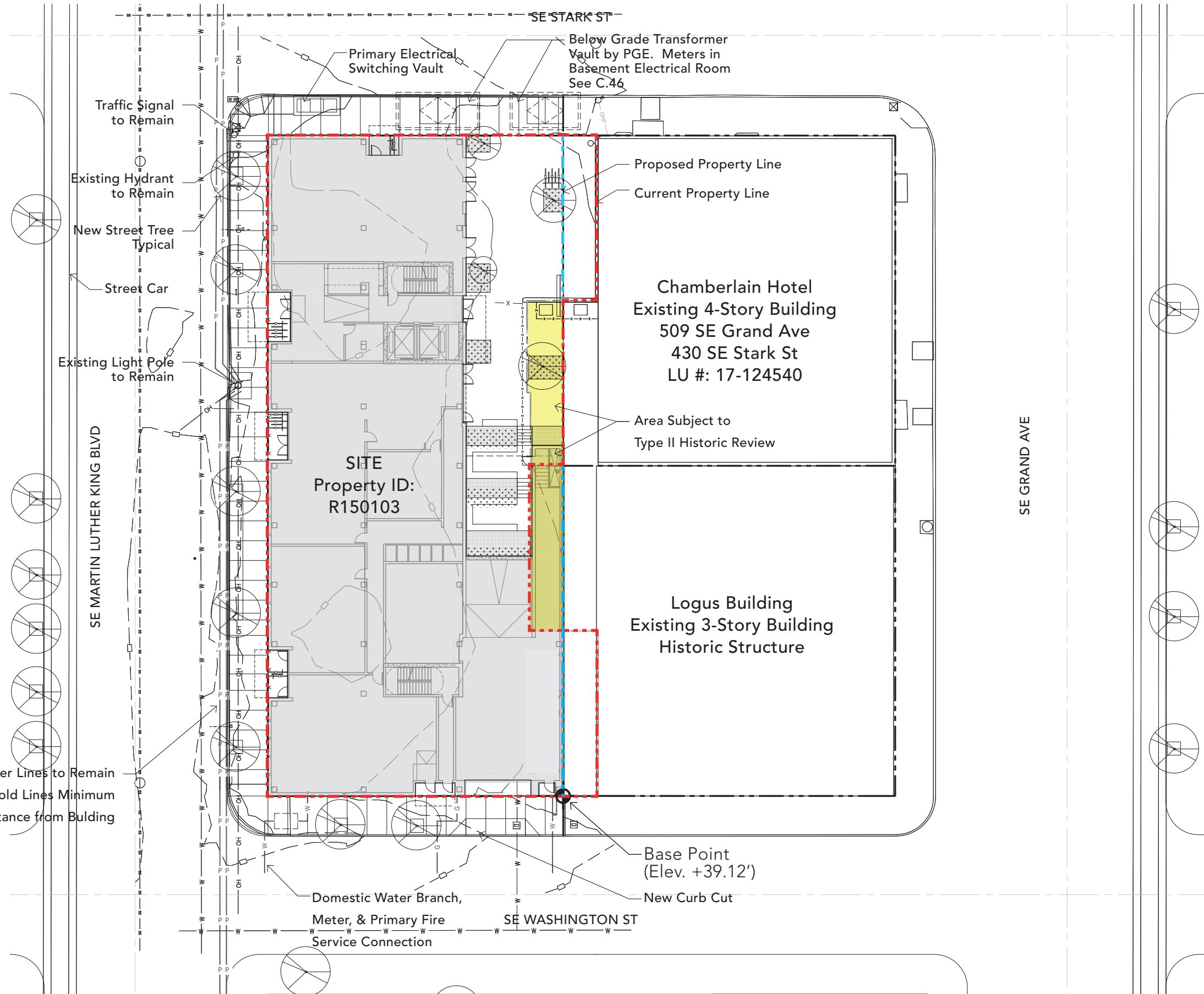


PHASING DIAGRAM
CURRENT STATE OF PROPERTY LINE ADJUSTMENT
APPLICATION #LUR 16-237900 PR

Current Property Line - - - - -
 Proposed Property Line - · - · -
 Grand Avenue Historic District
 Subject to Type II Historic Review

N
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 Scale: 1/32" = 1'-0"

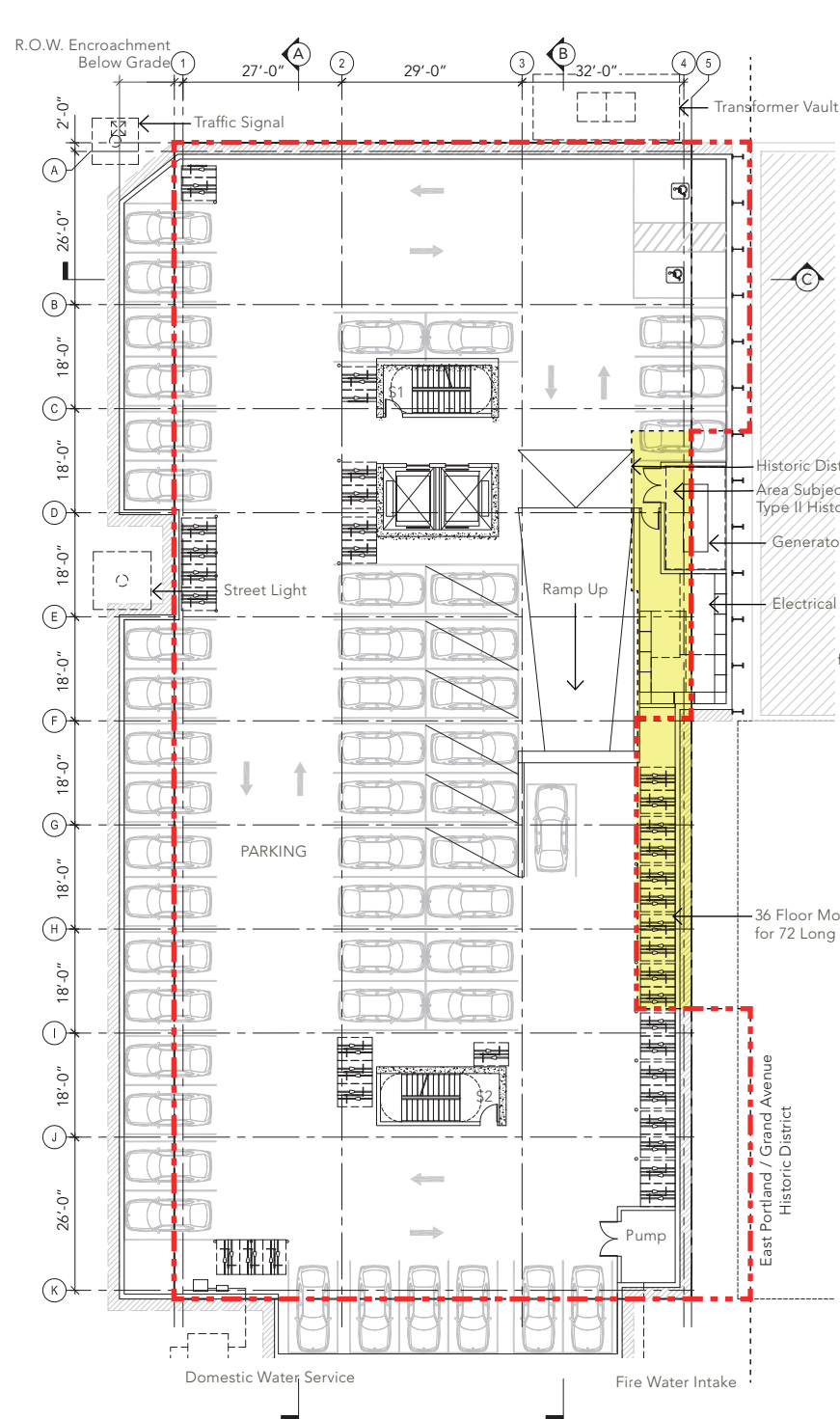
C.2 SITE PLAN
PROPERTY LINE ADJUSTMENT DIAGRAM



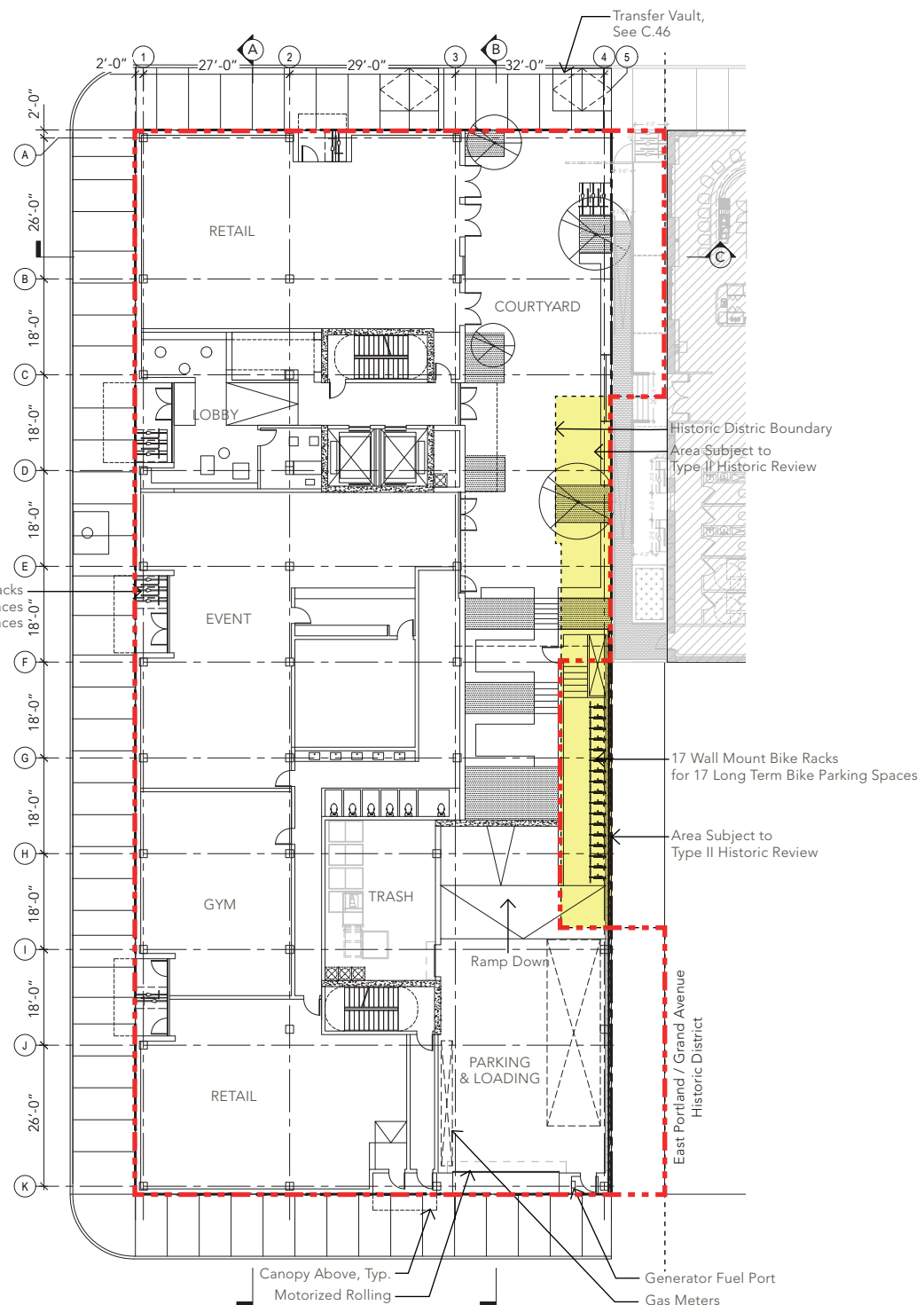
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Scale: 1/32" = 1'-0"
0' 10' 20'

Current Property Line - - - - -
Proposed Property Line - - - - -
Subject to Type II Historic Review [Yellow Box]

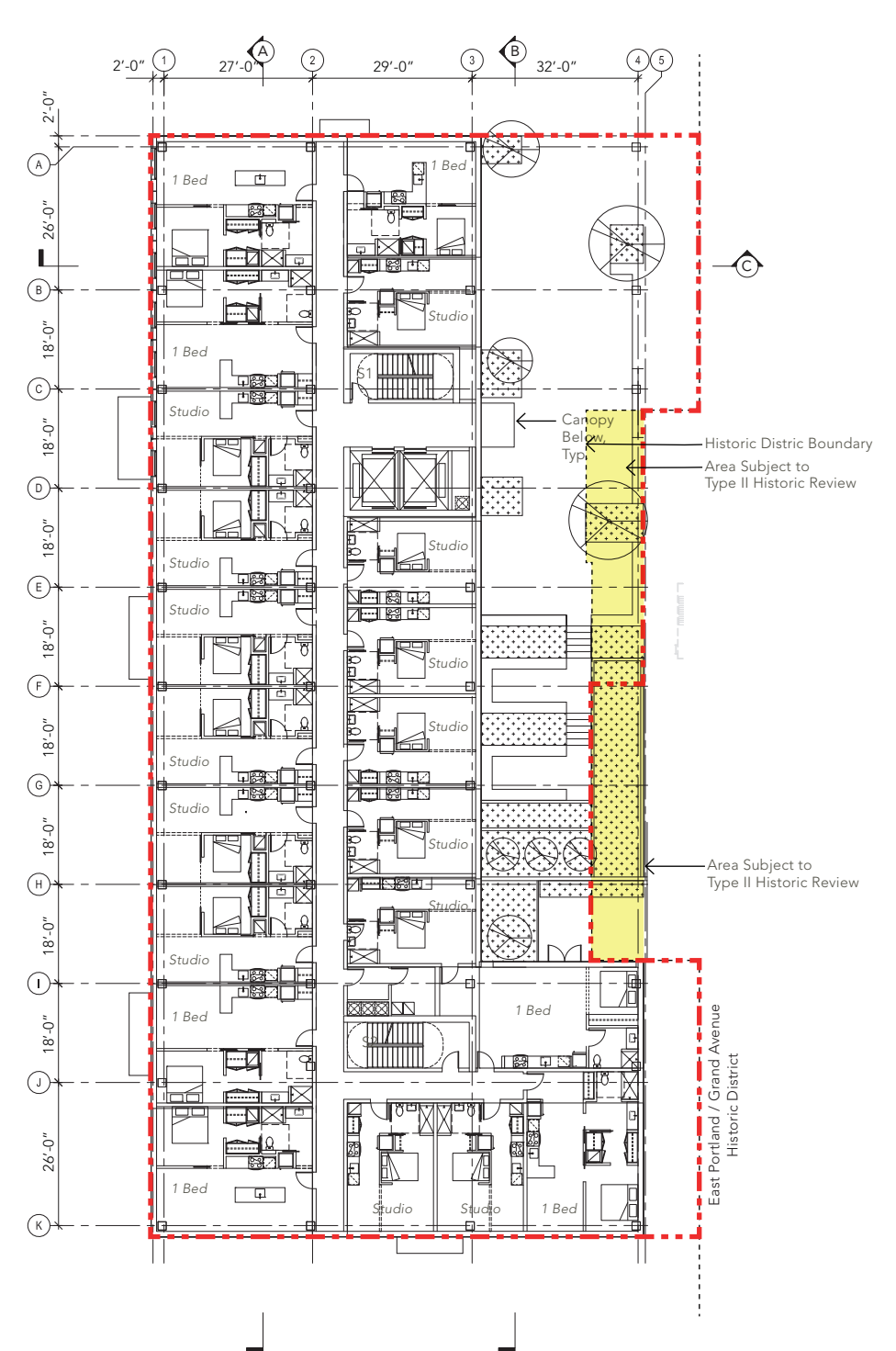
C.3 SITE PLAN
PROPOSED



BASEMENT 01 PLAN



GROUND LEVEL PLAN



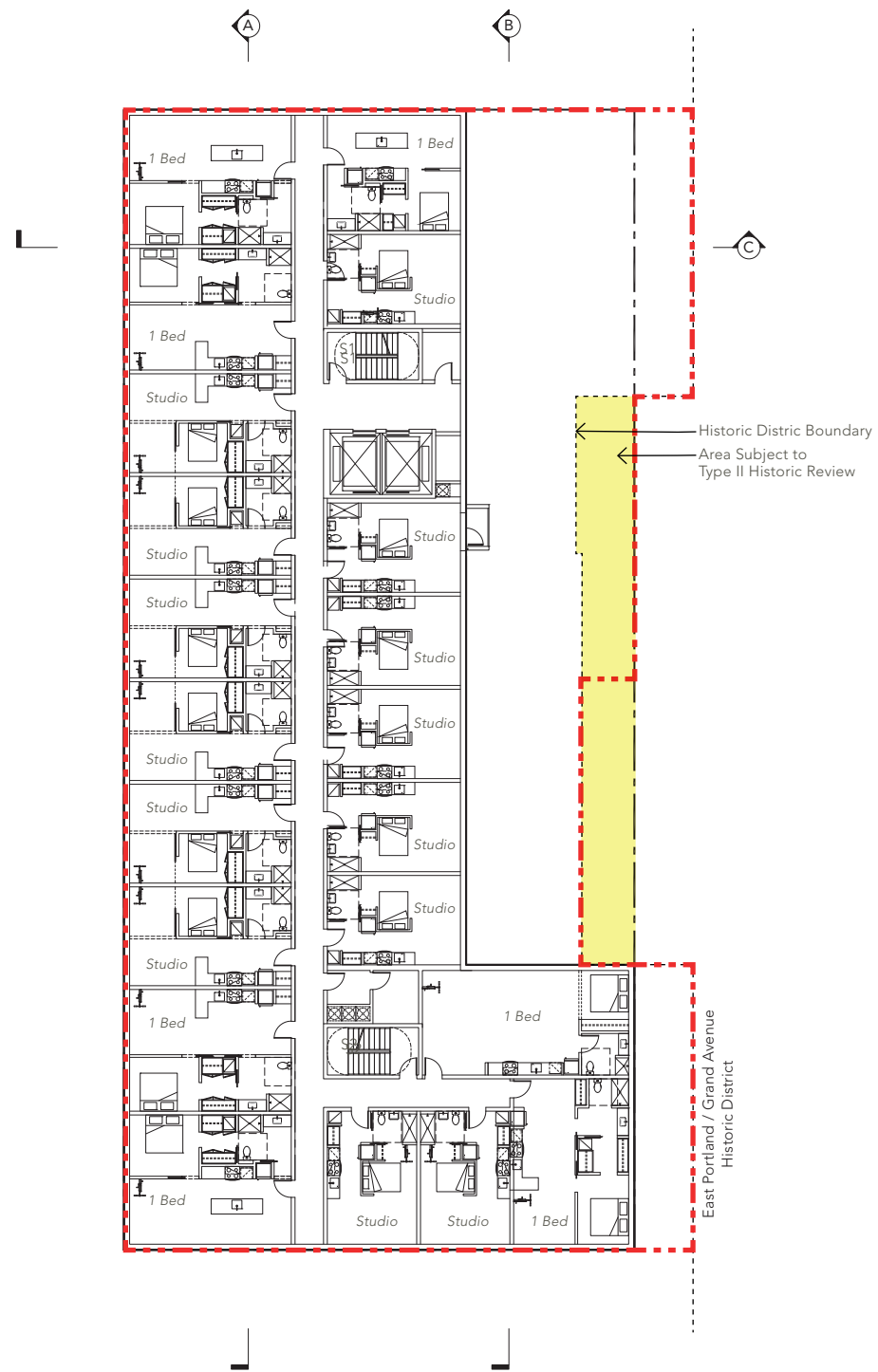
LEVEL 2 PLAN

- Current Property Line - - - - -
- Proposed Property Line - - - - -
- Subject to Type II Historic Review

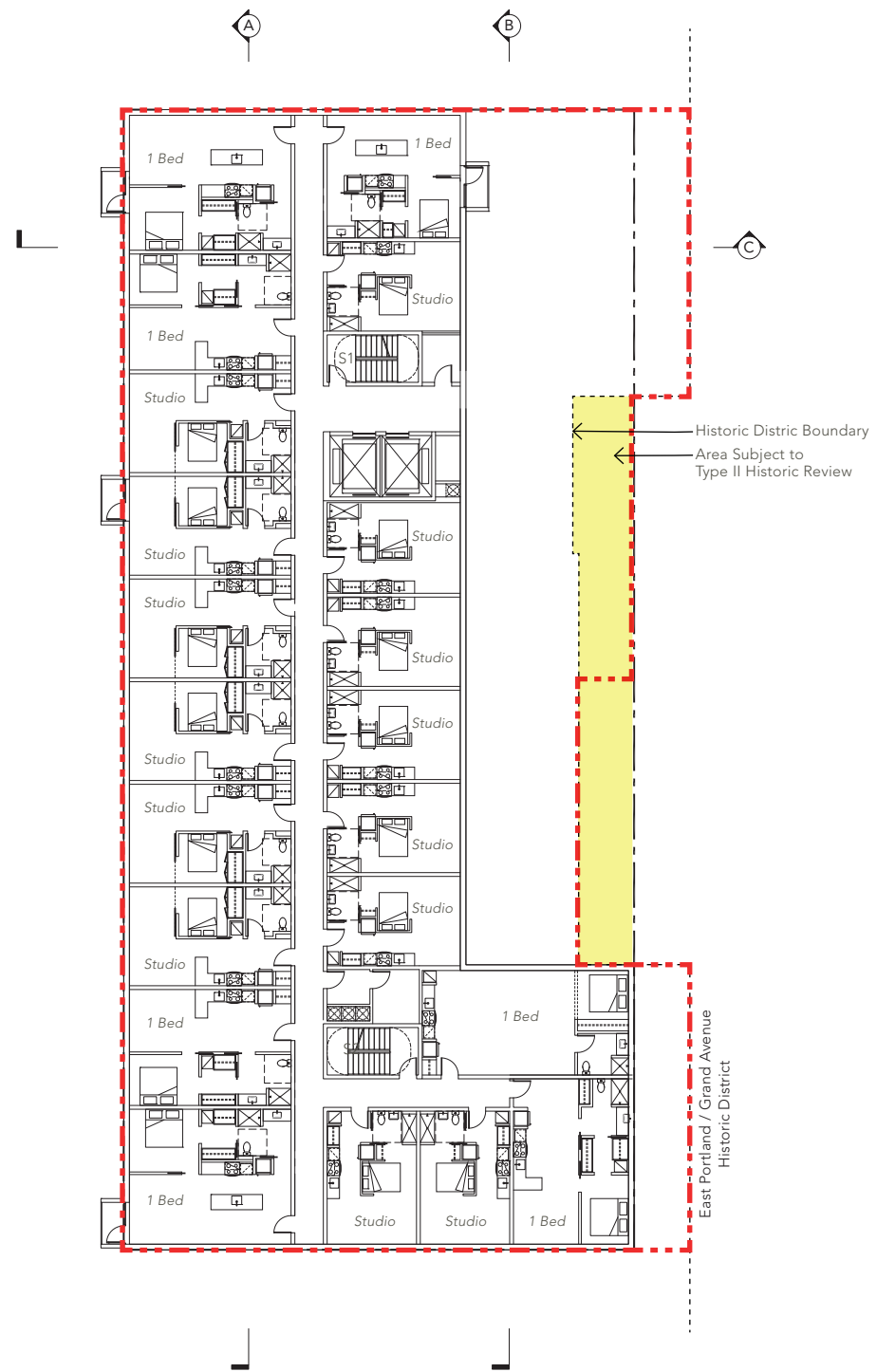
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Scale: 1/32" = 1'-0"
0' 10' 20'

Total Site Area	17,924 sf
Roof Area	13,474 sf
Plaza Area	4,450sf
Water Quality Planter (Plaza)	1,226 sf

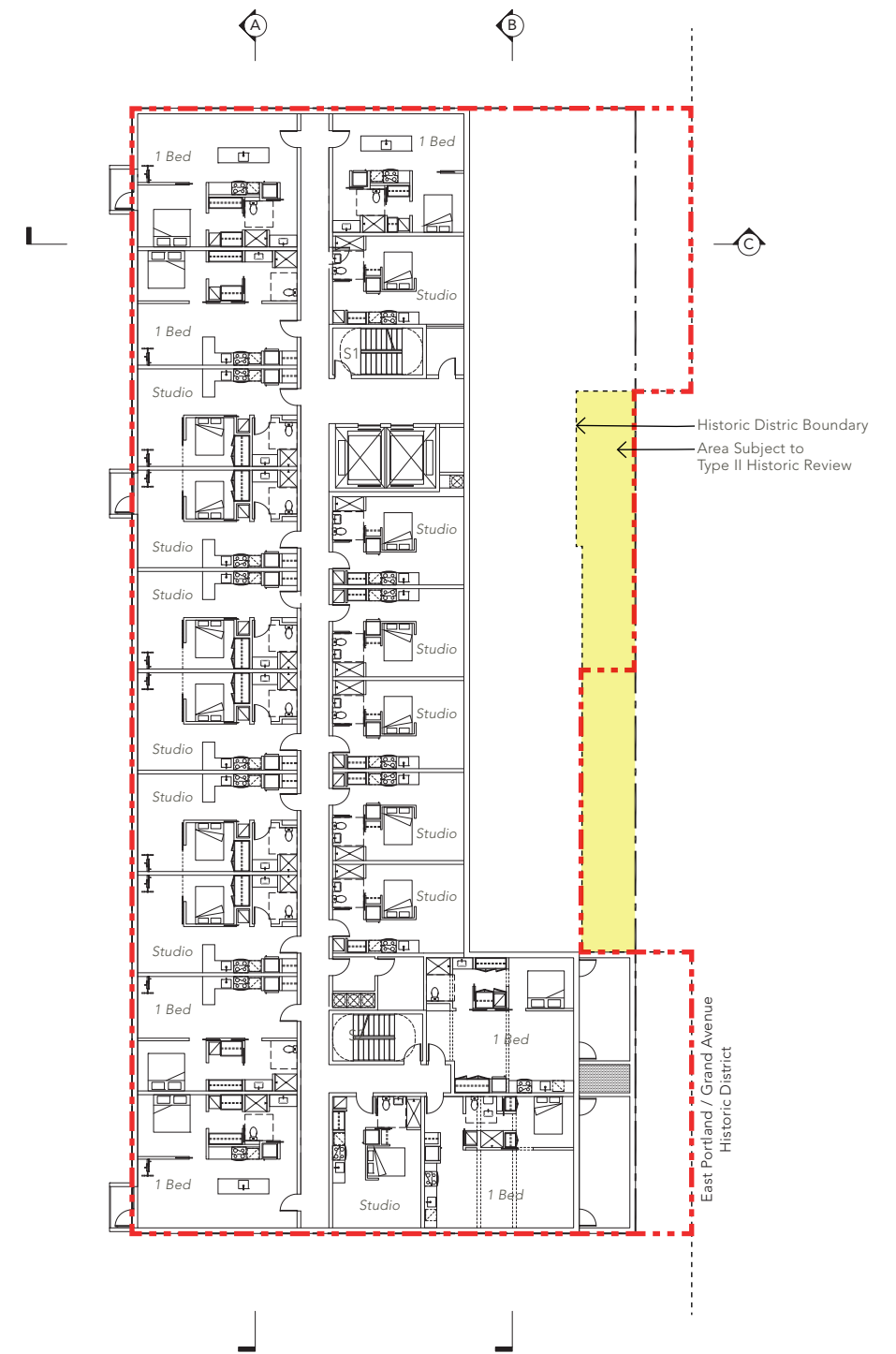
C.4 FLOOR PLANS



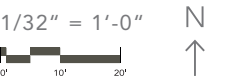
TYPICAL LONG-STAY HOTEL PLAN
L3 AND L4



RESIDENTIAL PLAN
L5

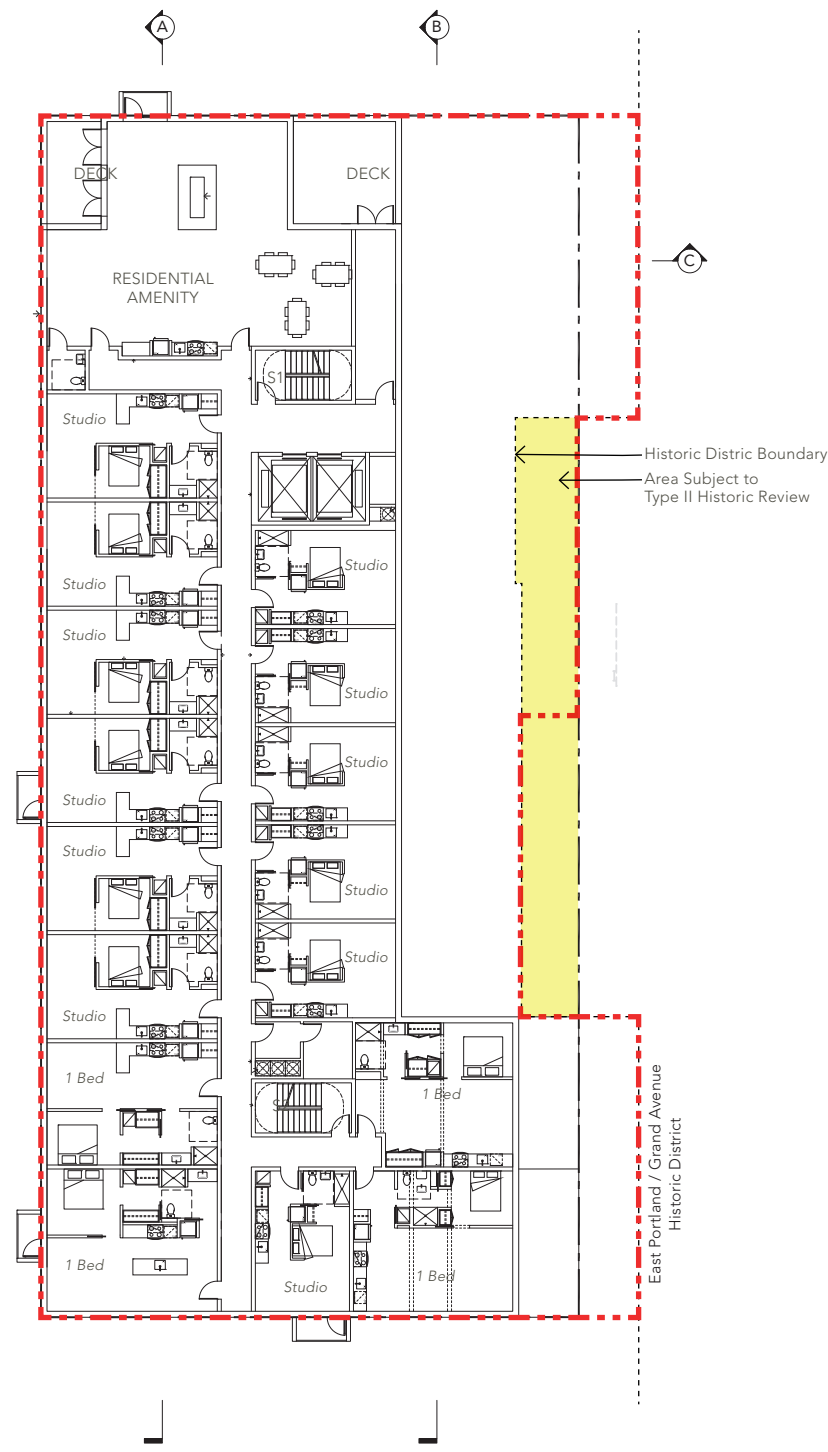


RESIDENTIAL PLAN
L6 and L7

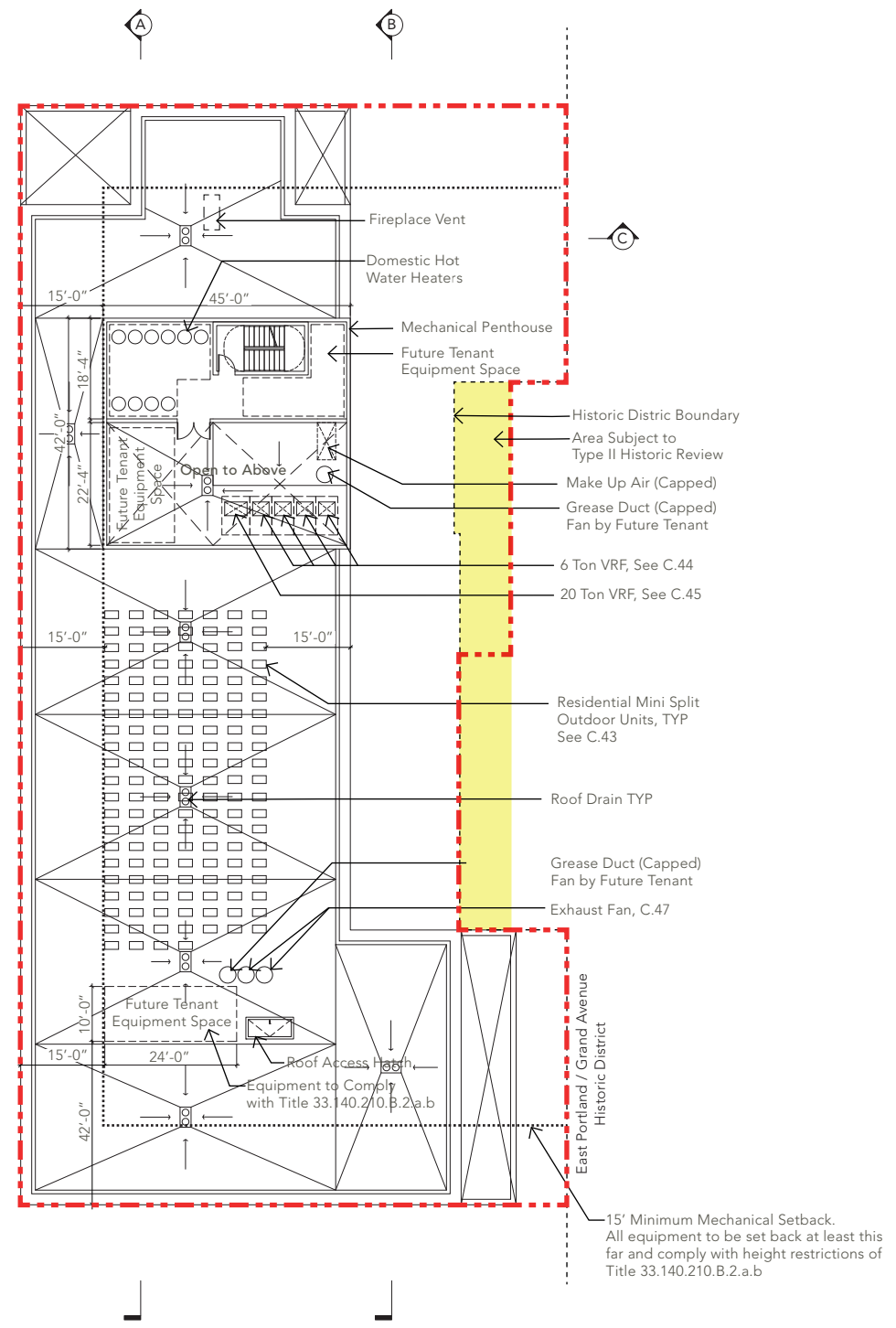


Total Site Area	17,924 sf
Roof Area	13,474 sf
Plaza Area	4,450sf
Water Quality Planter (Plaza)	1,226 sf

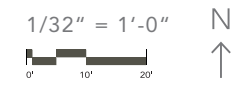
C.5 FLOOR PLANS



LEVEL 8 PLAN

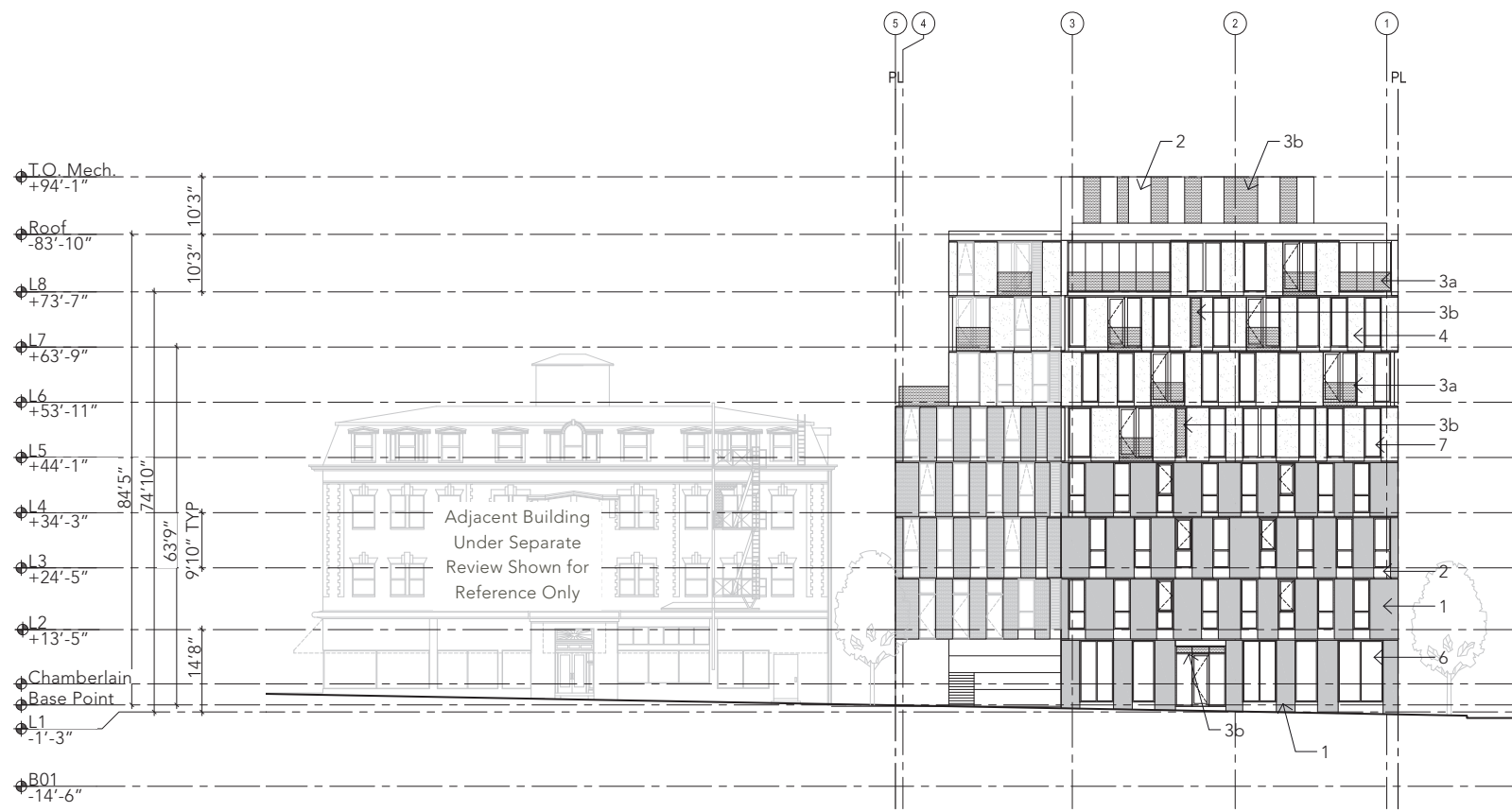


ROOF PLAN

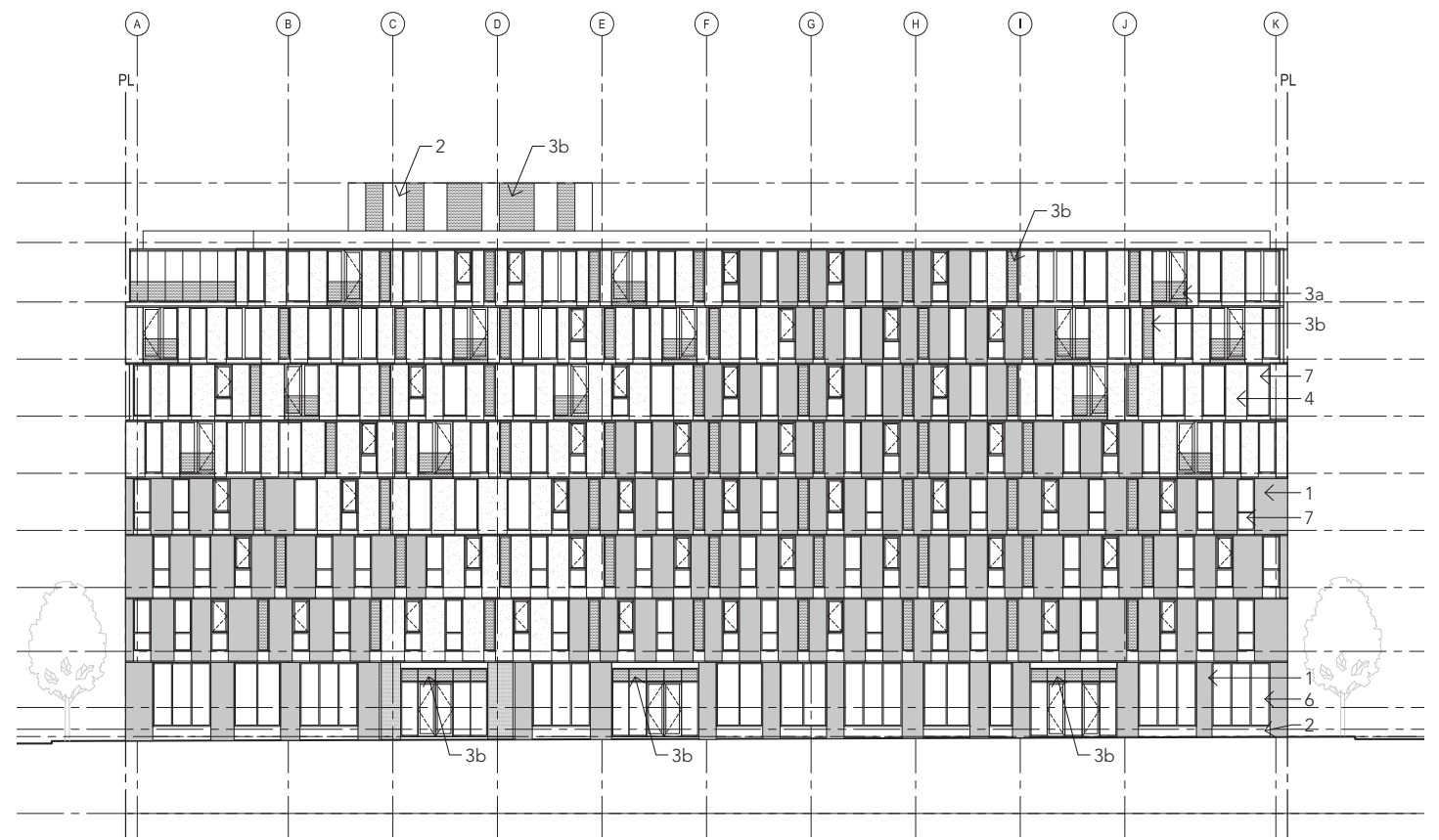


Total Site Area	17,924 sf
Roof Area	13,474 sf
Plaza Area	4,450sf
Water Quality Planter (Plaza)	1,226 sf

C.6 FLOOR PLANS

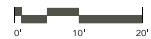


NORTH ELEVATION



WEST ELEVATION

1/32" = 1'-0"

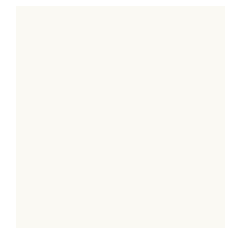


MATERIAL KEY

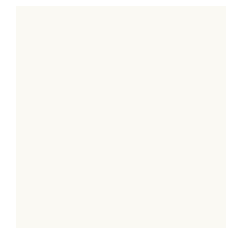
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

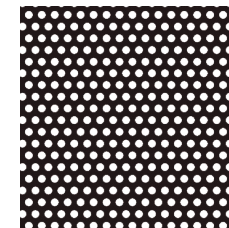
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- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



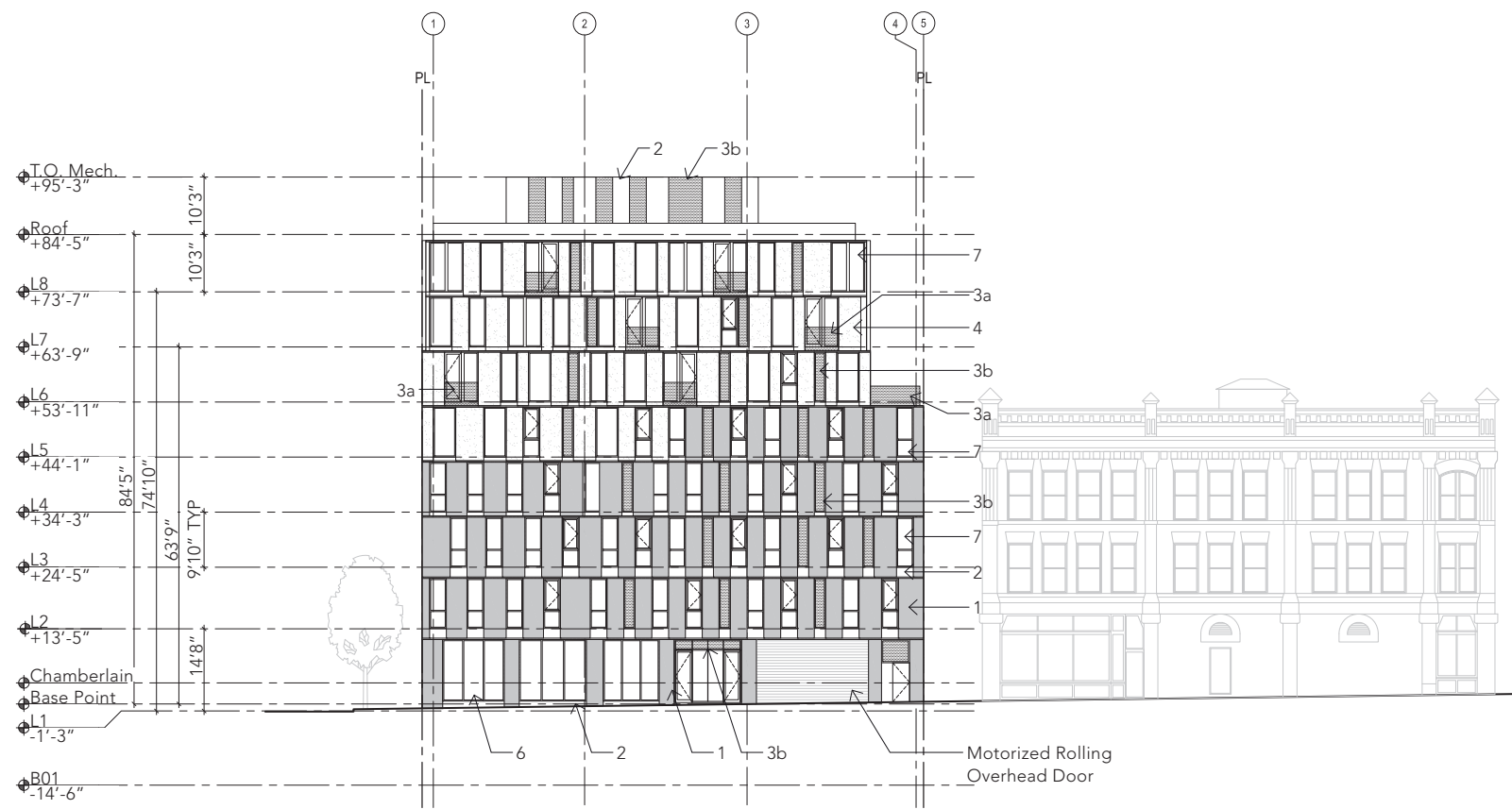
2. Black Metal Panel



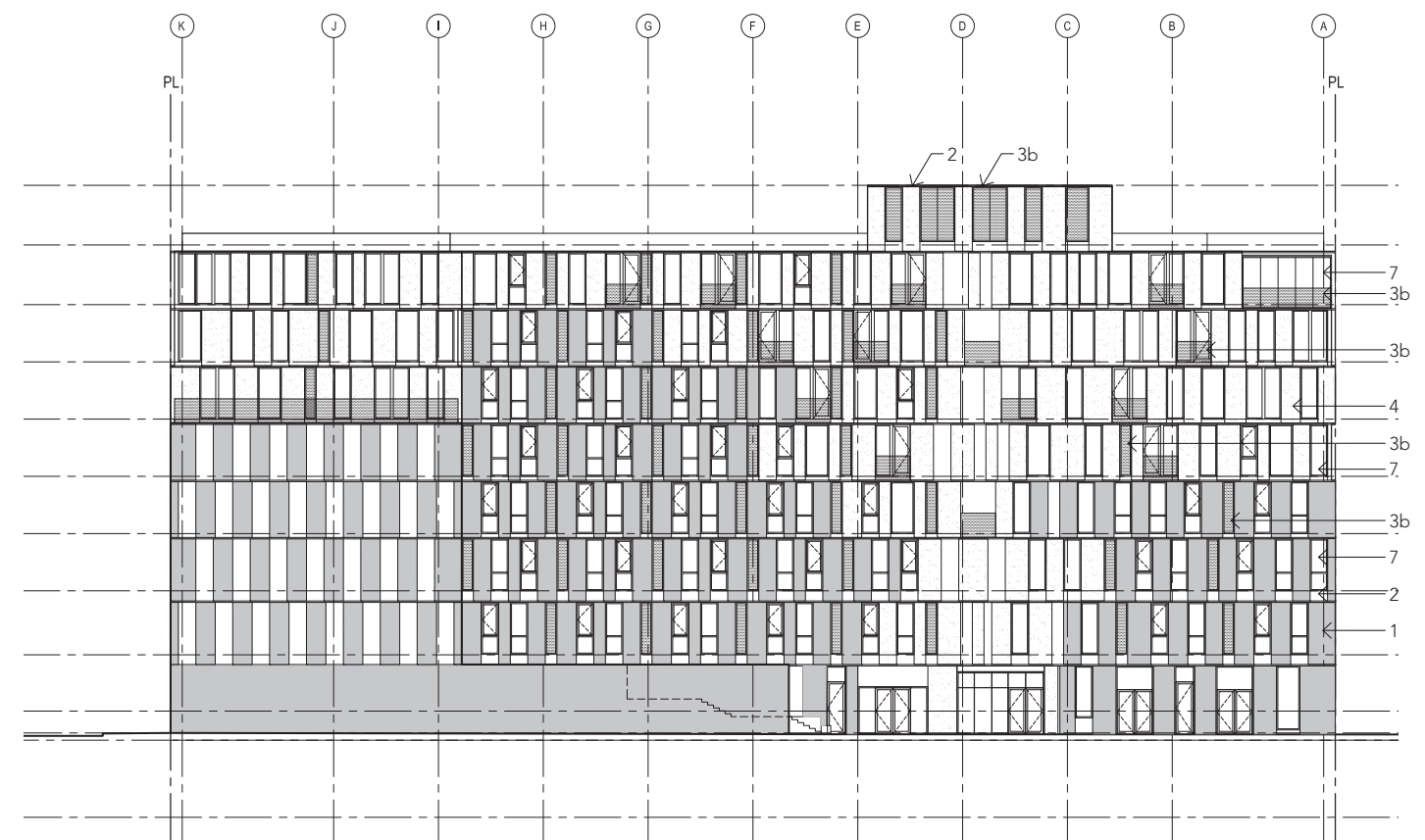
1. Dark Gray Brick

MATERIAL KEY

C.7 ELEVATIONS

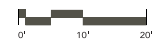


SOUTH ELEVATION



EAST ELEVATION

1/32" = 1'-0"

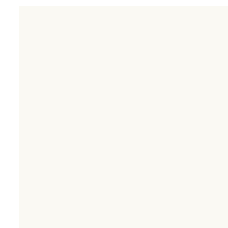


MATERIAL KEY

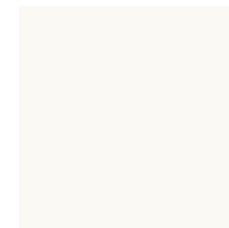
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

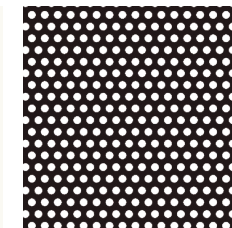
- C.32
- C.33
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- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



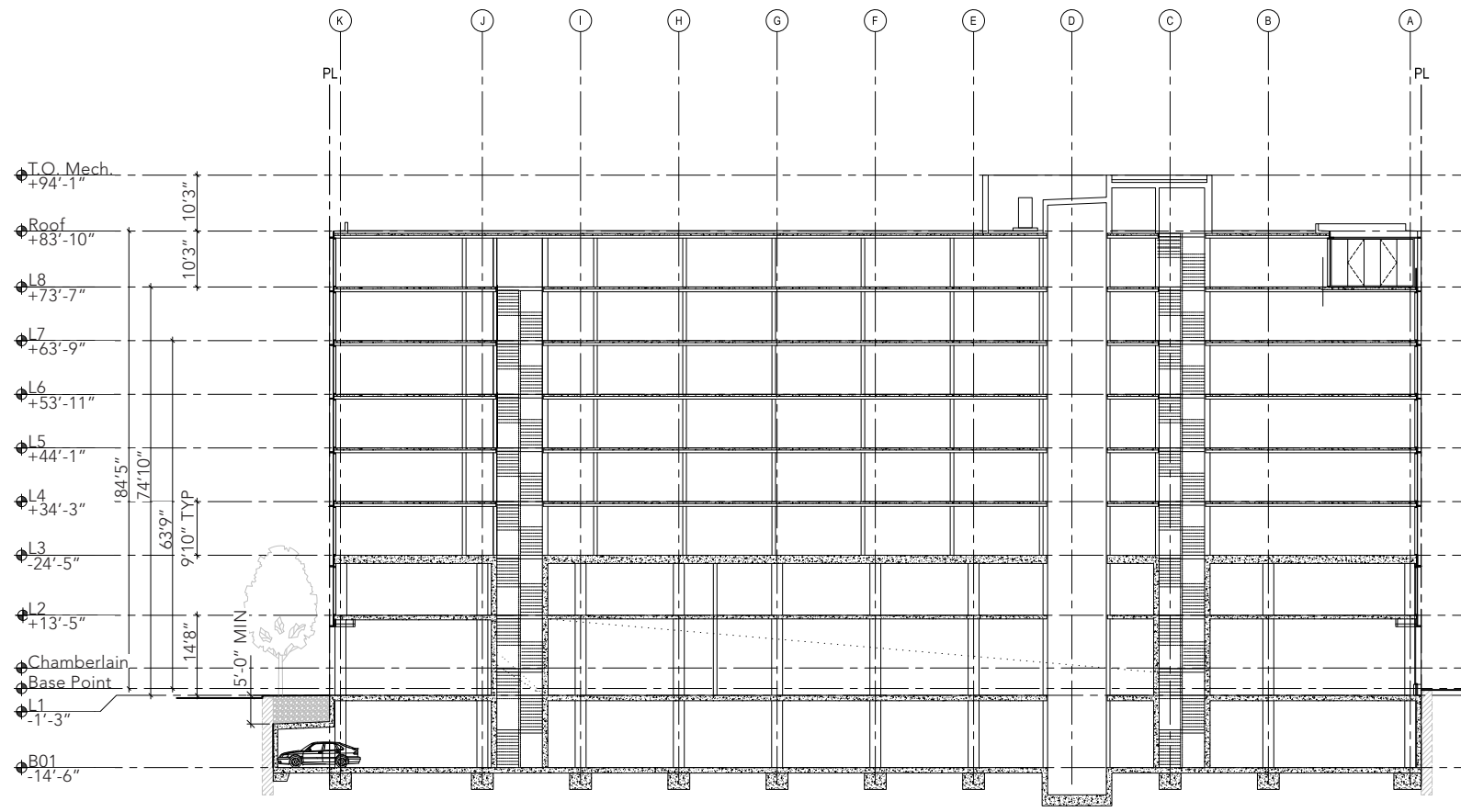
2. Black Metal Panel



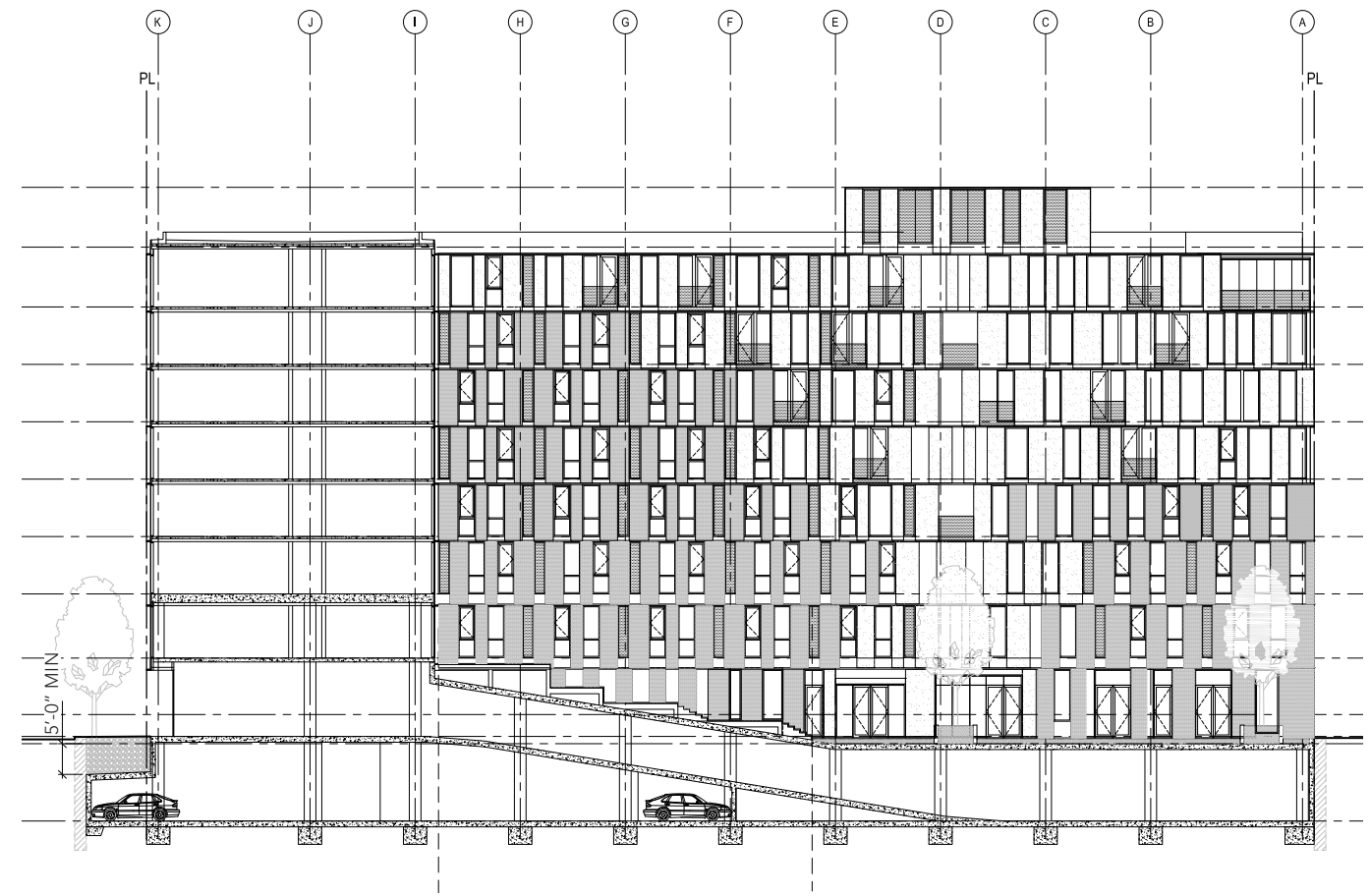
1. Dark Gray Brick

MATERIAL KEY

C.8 ELEVATIONS

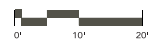


SECTION A NORTH / SOUTH N→

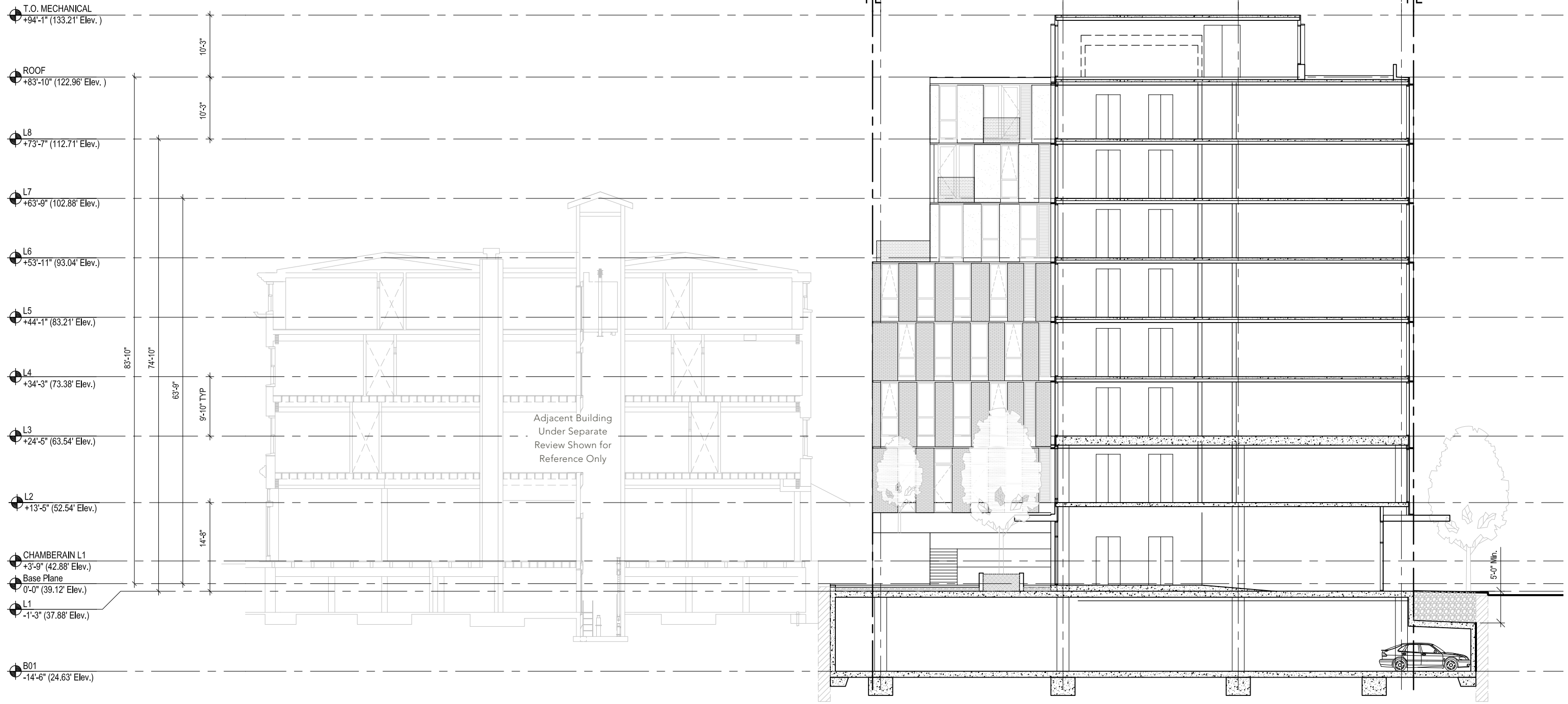


SECTION B NORTH / SOUTH AT PLAZA N→

1/32" = 1'-0"

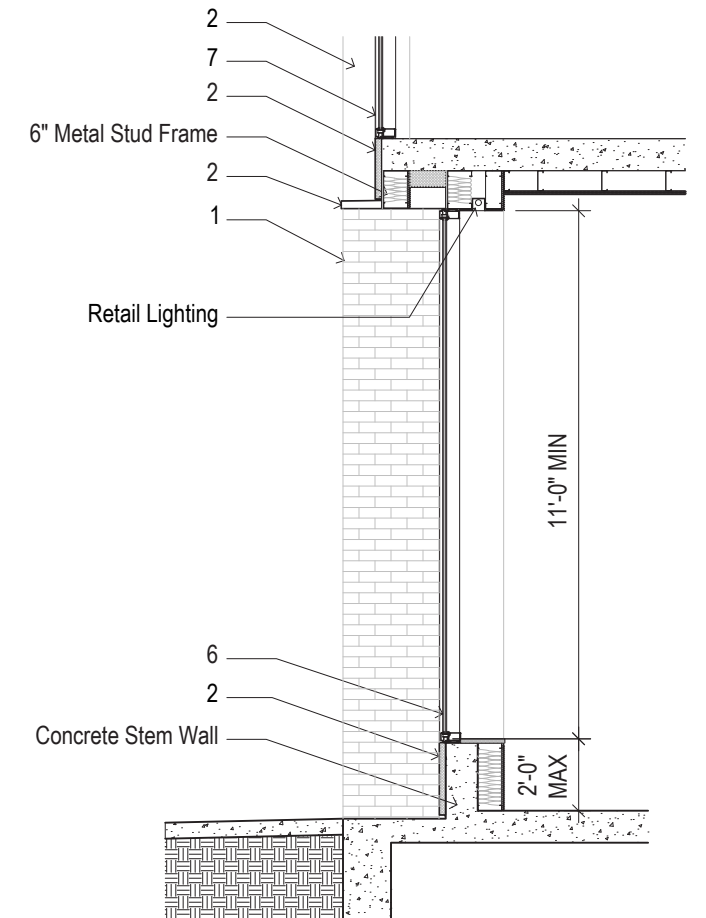
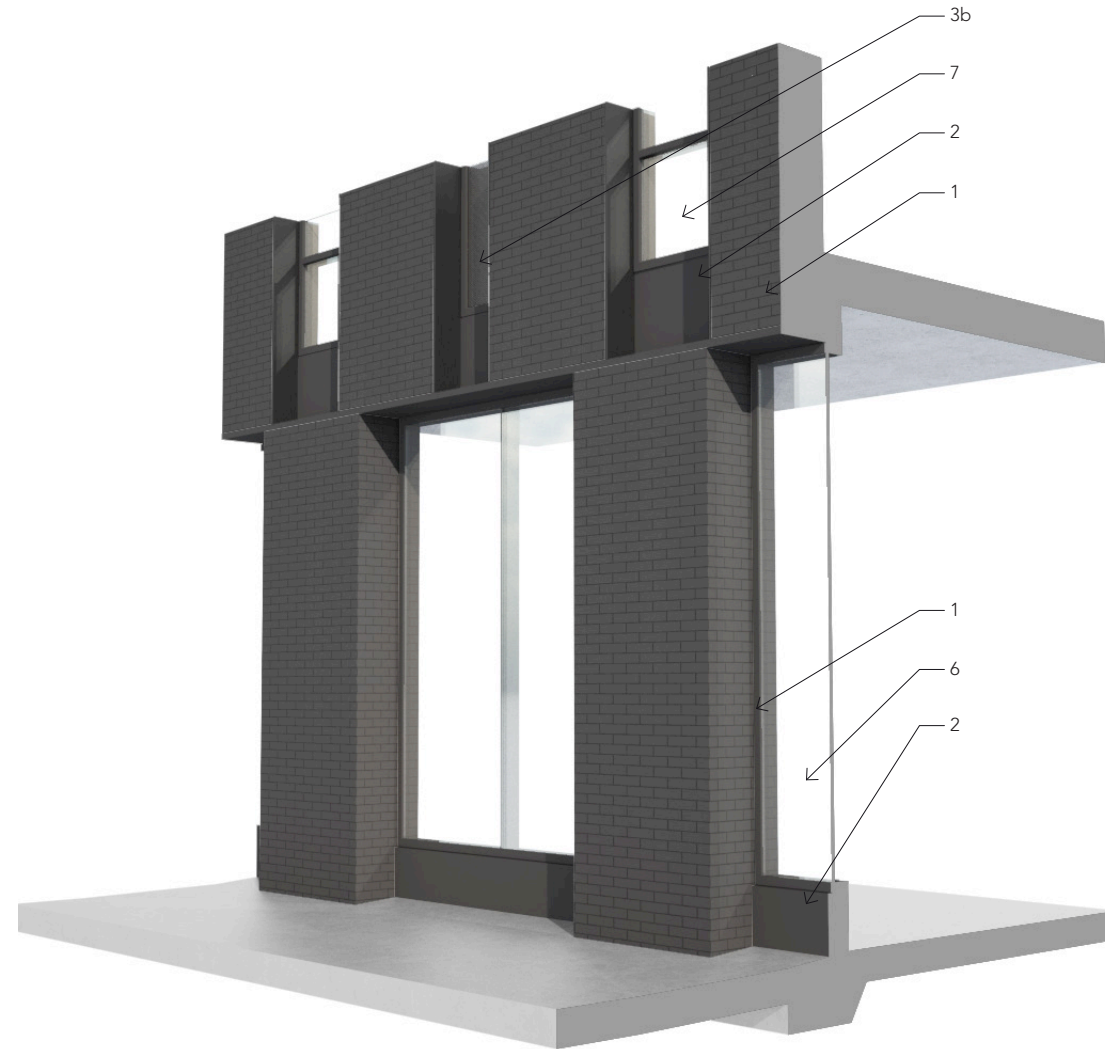


C.9 SECTIONS



N
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 1/16" = 1'-0"
 0' 5' 10'
 SECTION C EAST / WEST

C.10 SECTIONS



SECTION DETAIL AT RETAIL TYPICAL

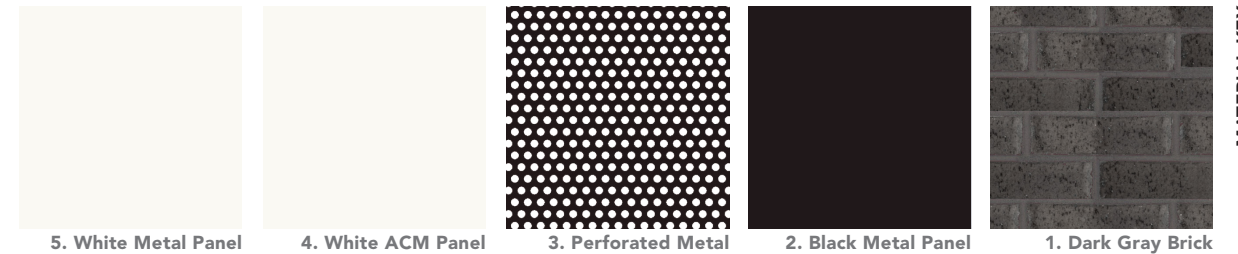
1/4" = 1'-0"

MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

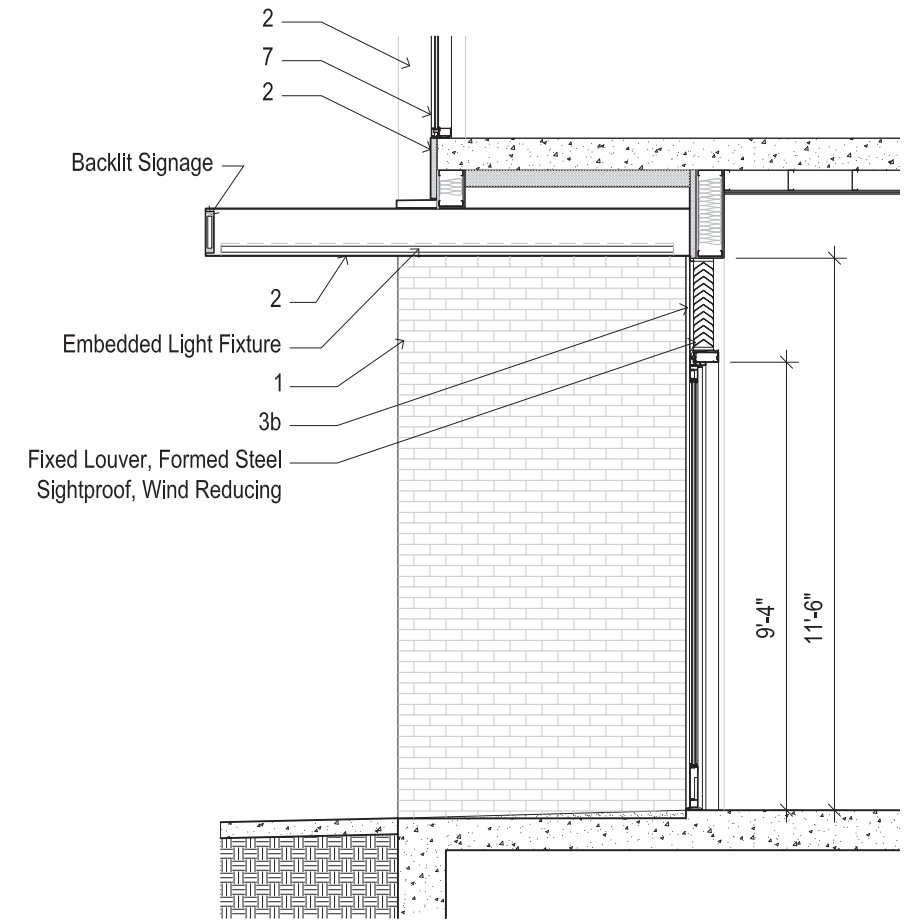
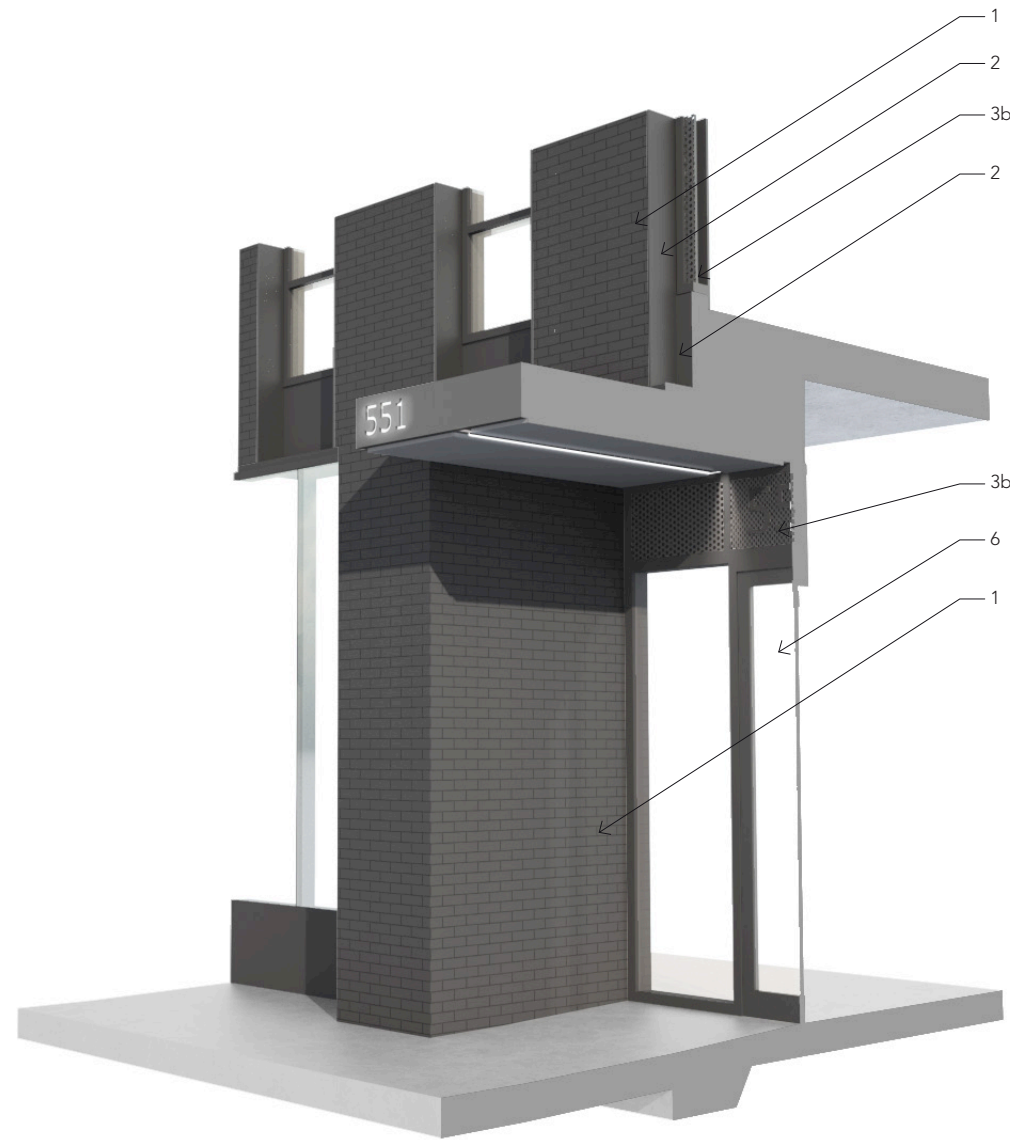
CUT SHEETS PAGE

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- C.36
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MATERIAL KEY

C.11 DETAILS
GROUND FLOOR RETAIL TYPICAL



SECTION DETAIL AT RETAIL ENTRANCE

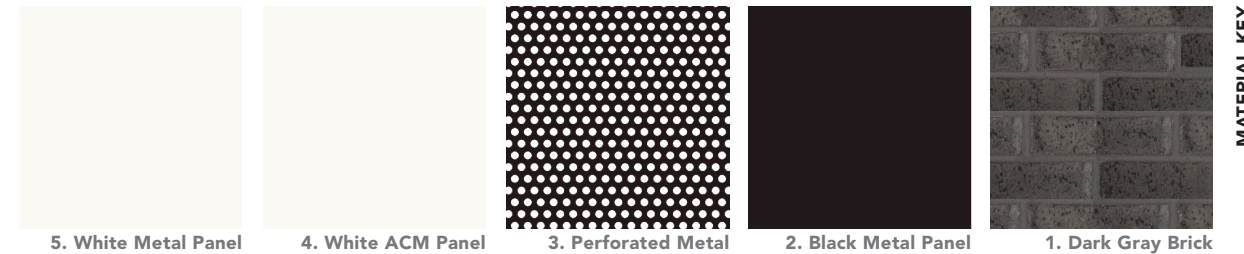
1/4" = 1'-0"

MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

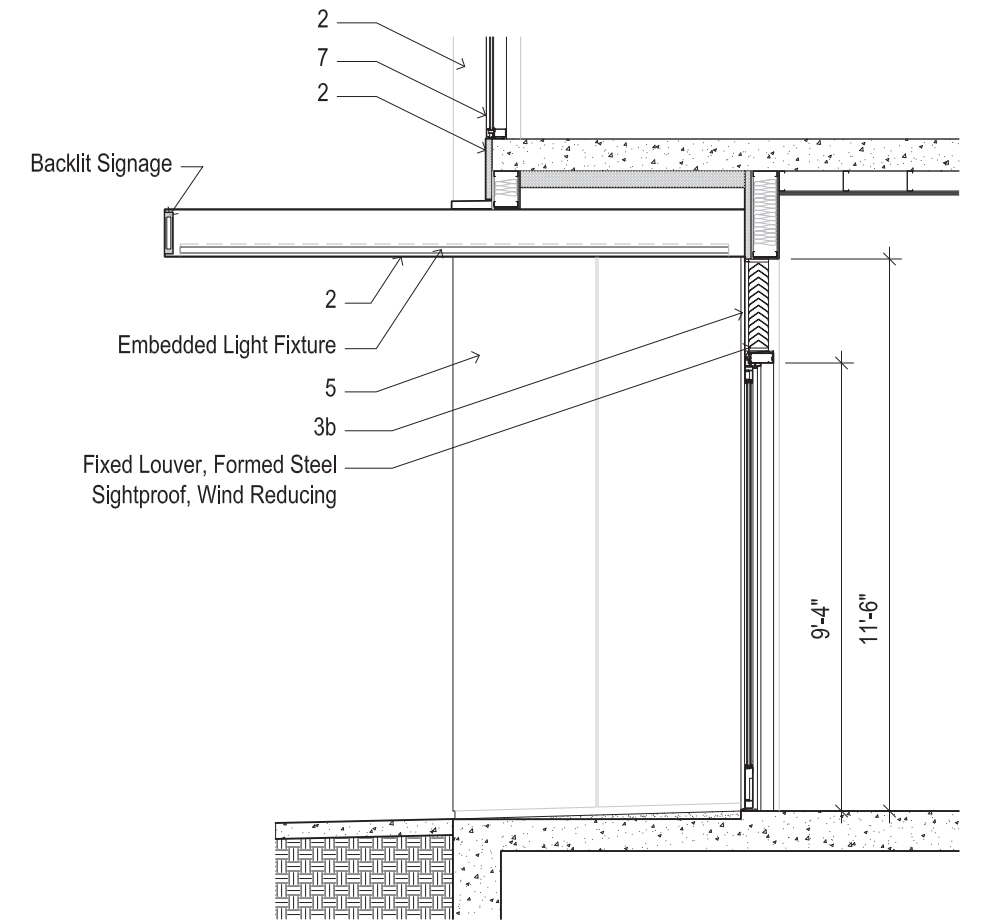
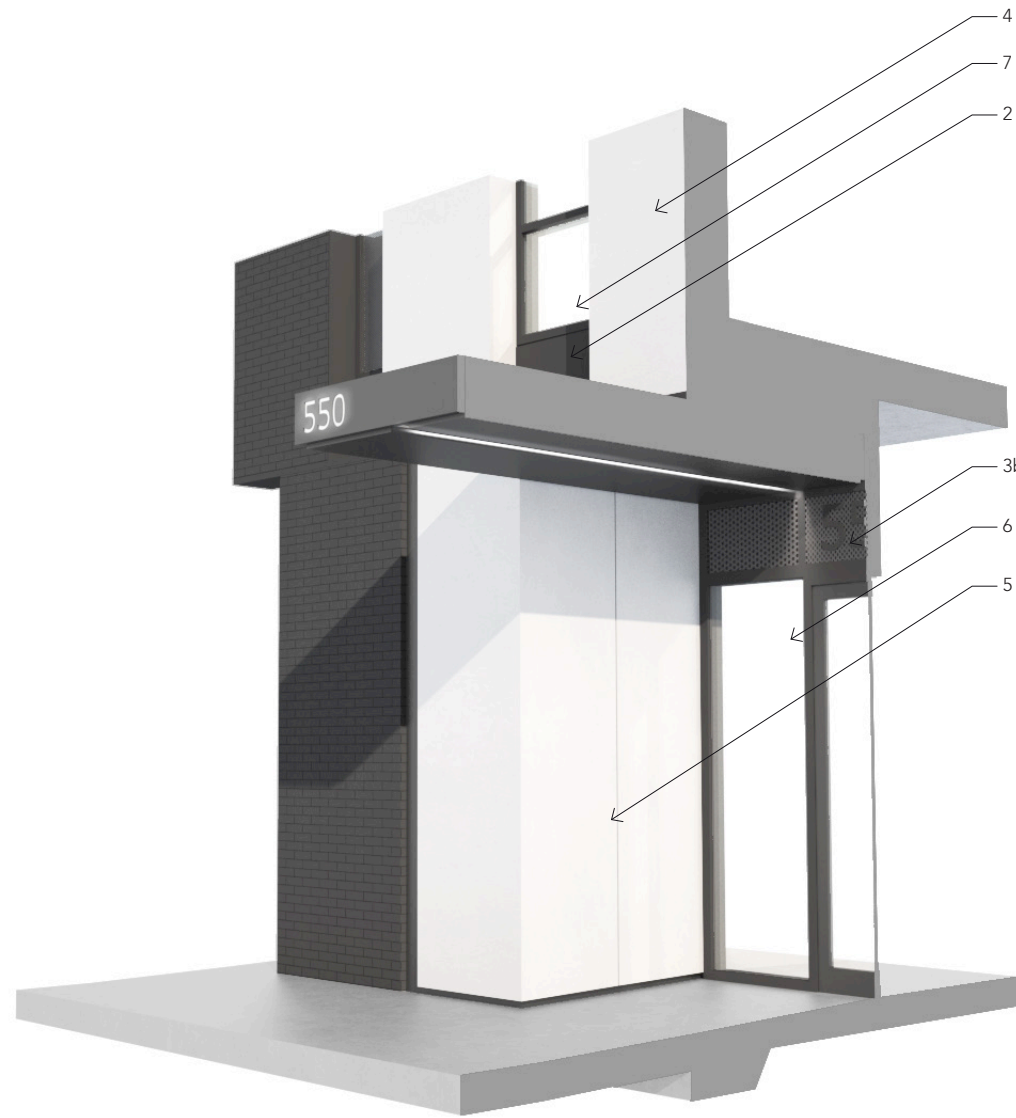
CUT SHEETS PAGE

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- C.33
- C.36
- C.37



MATERIAL KEY

C.12 DETAILS
GROUND FLOOR RETAIL ENTRANCE



SECTION DETAIL AT RESIDENTIAL ENTRANCE

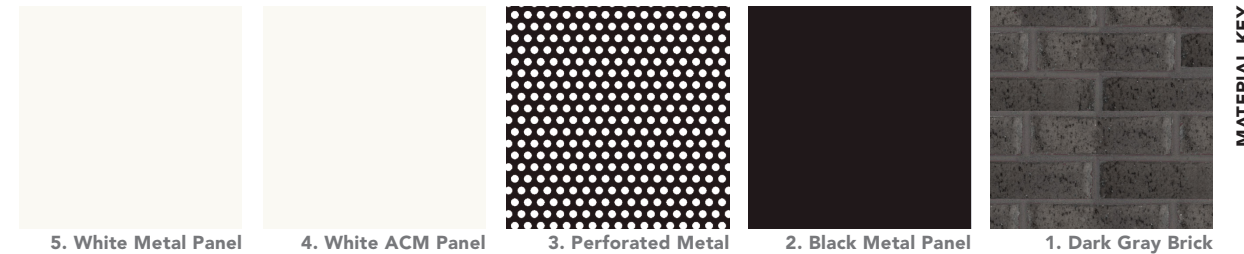
1/4" = 1'-0"

MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

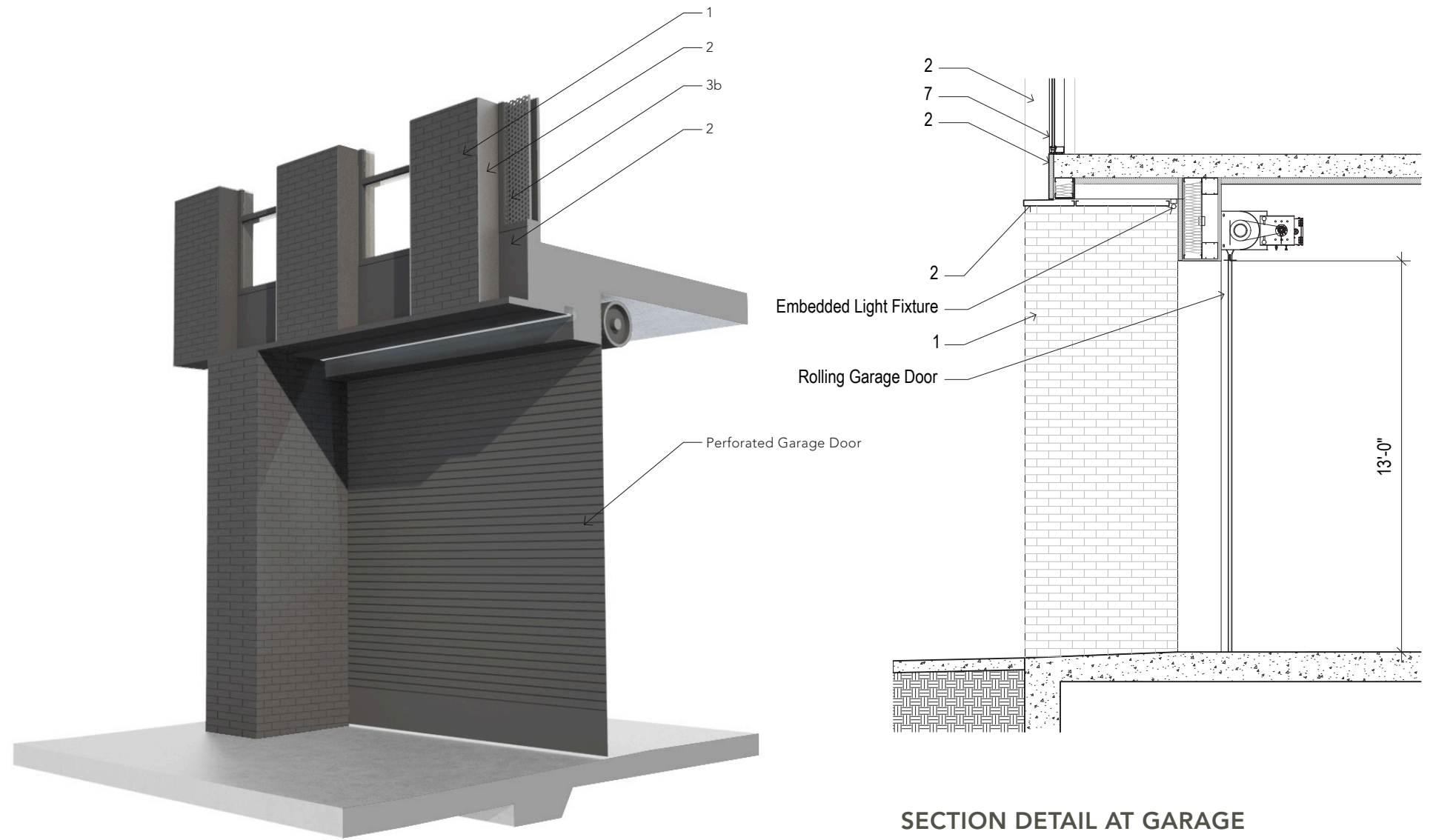
CUT SHEETS PAGE

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MATERIAL KEY

C.13 DETAILS
GROUND FLOOR RESIDENTIAL ENTRANCE



SECTION DETAIL AT GARAGE

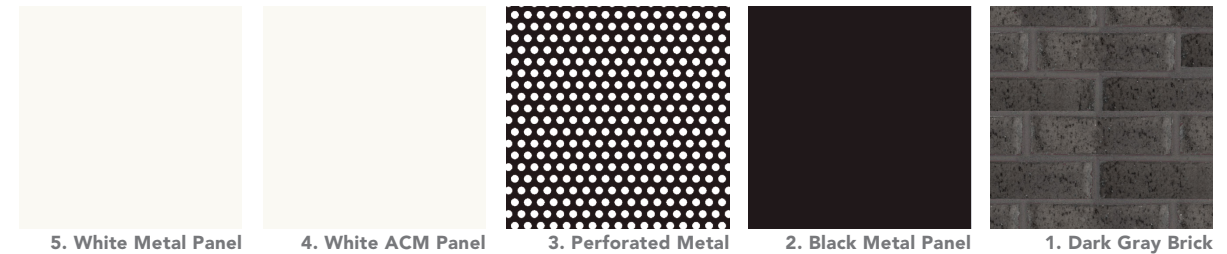
1/4" = 1'-0"

MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

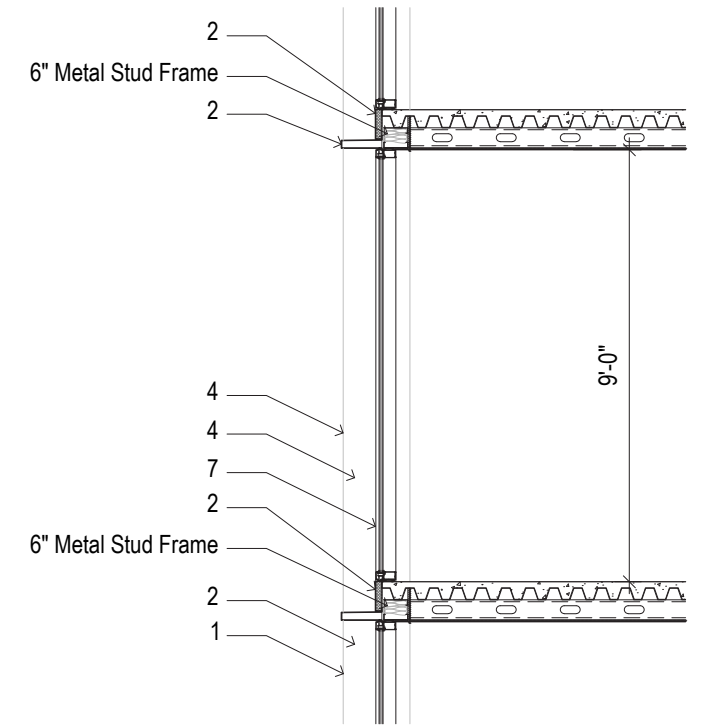
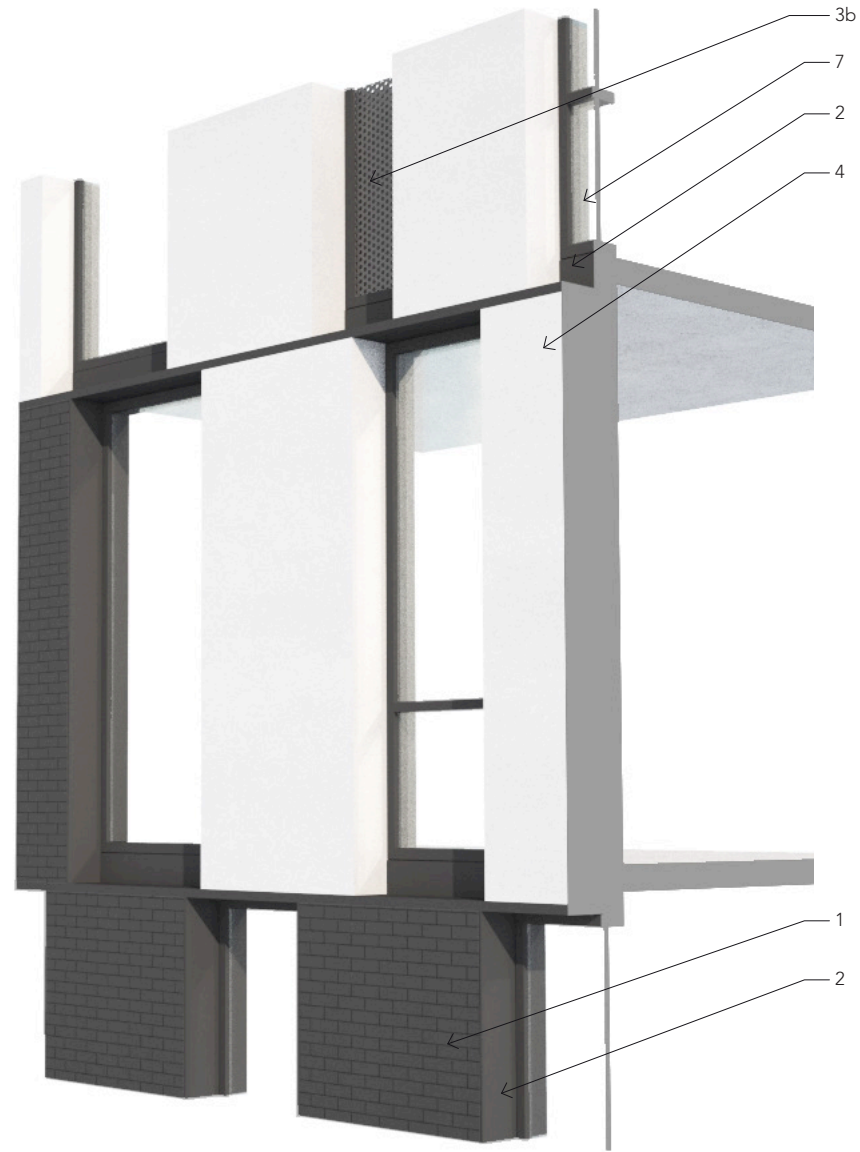
CUT SHEETS PAGE

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MATERIAL KEY

C.14 DETAILS
GARAGE



SECTION DETAIL AT TYPICAL FACADE

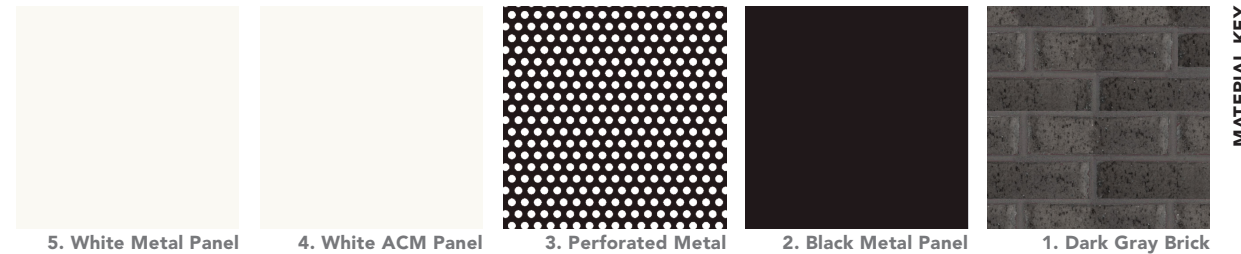
1/4" = 1'-0"

MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

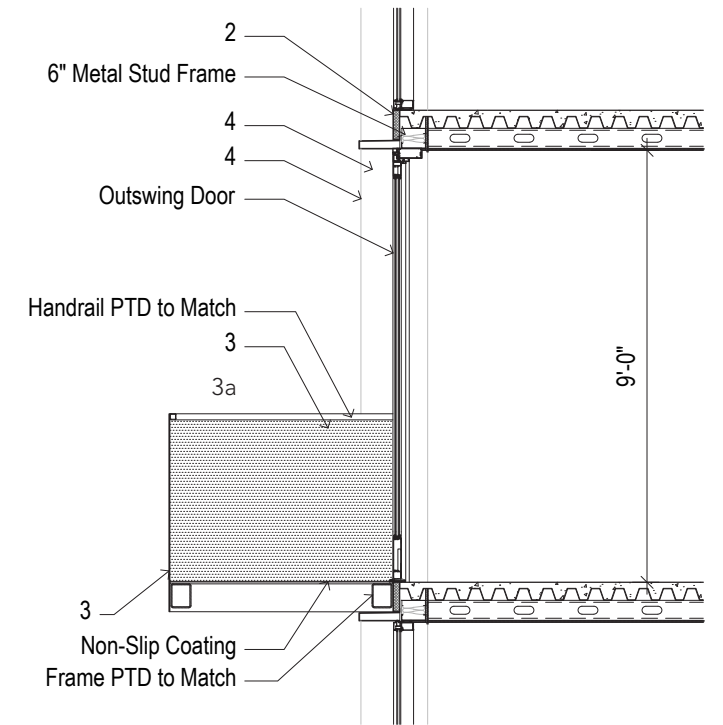
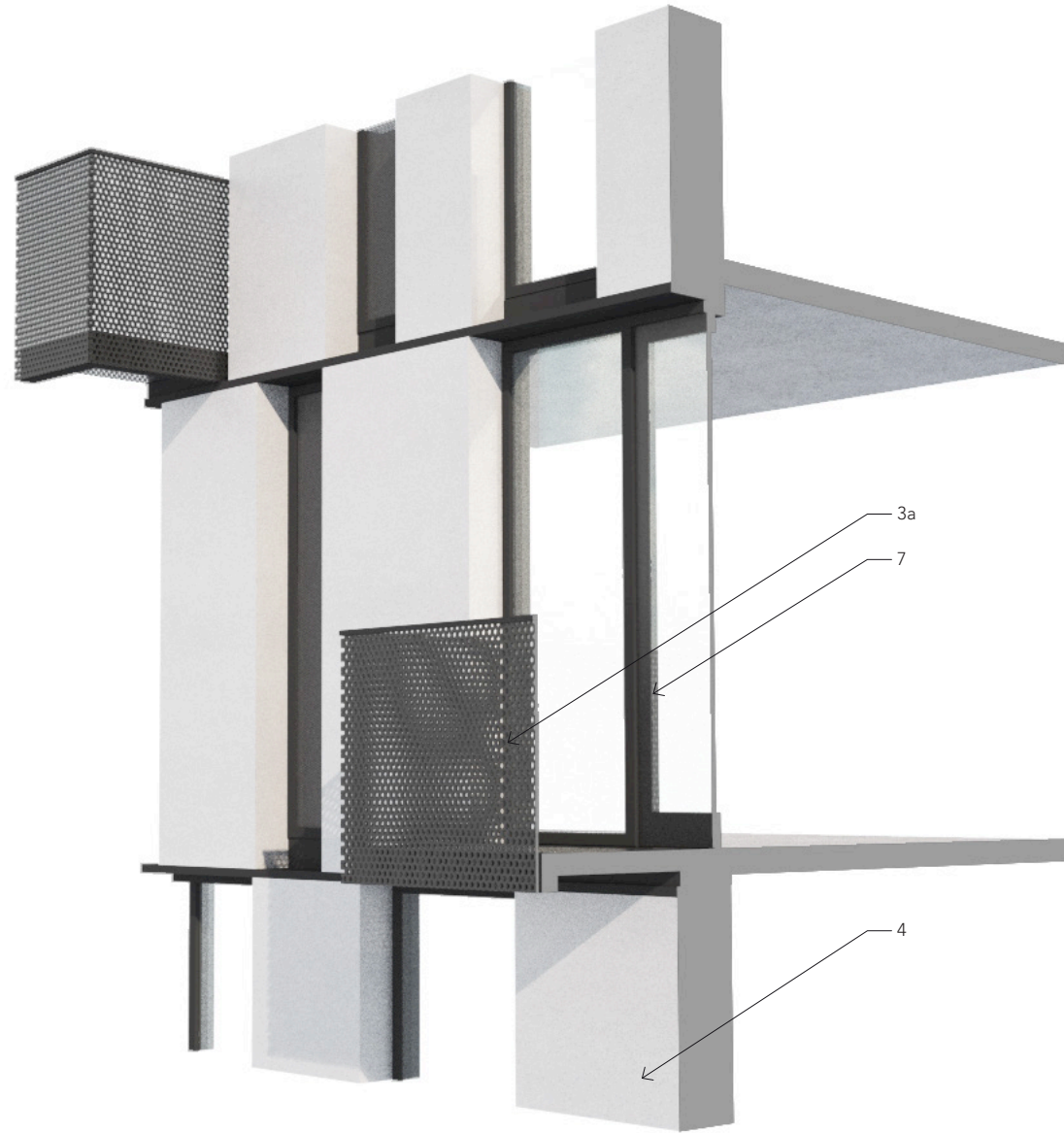
CUT SHEETS PAGE

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- C.36
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MATERIAL KEY

C.15 DETAILS
FACADE TYPICAL



SECTION DETAIL AT BALCONY

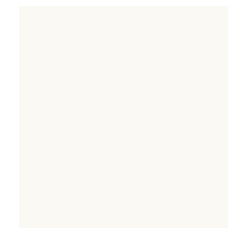
1/4" = 1'-0"

MATERIAL KEY

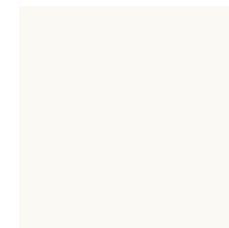
- 1. Brick, Dark Gray
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- 3b. Perforated Metal Mech. Screen
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- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

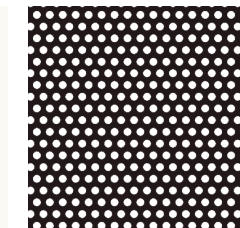
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- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



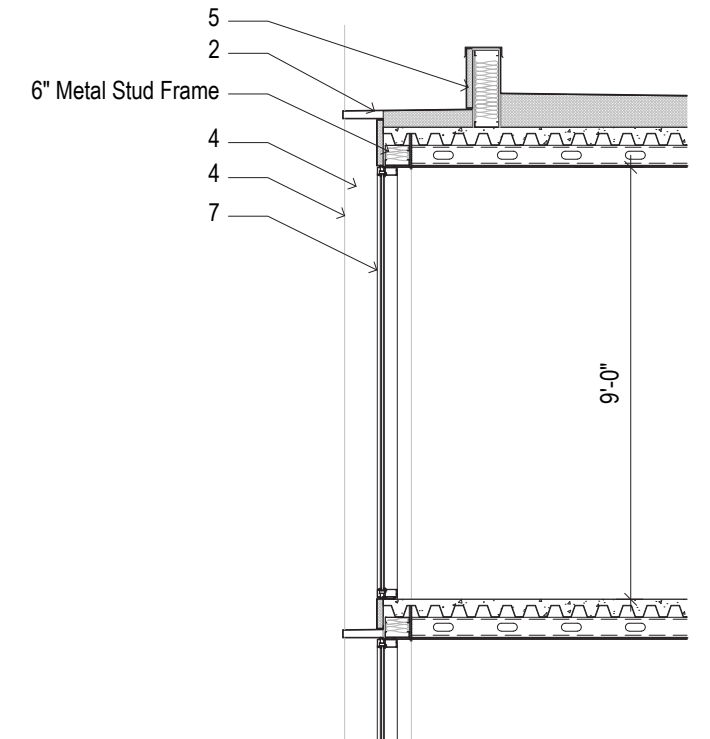
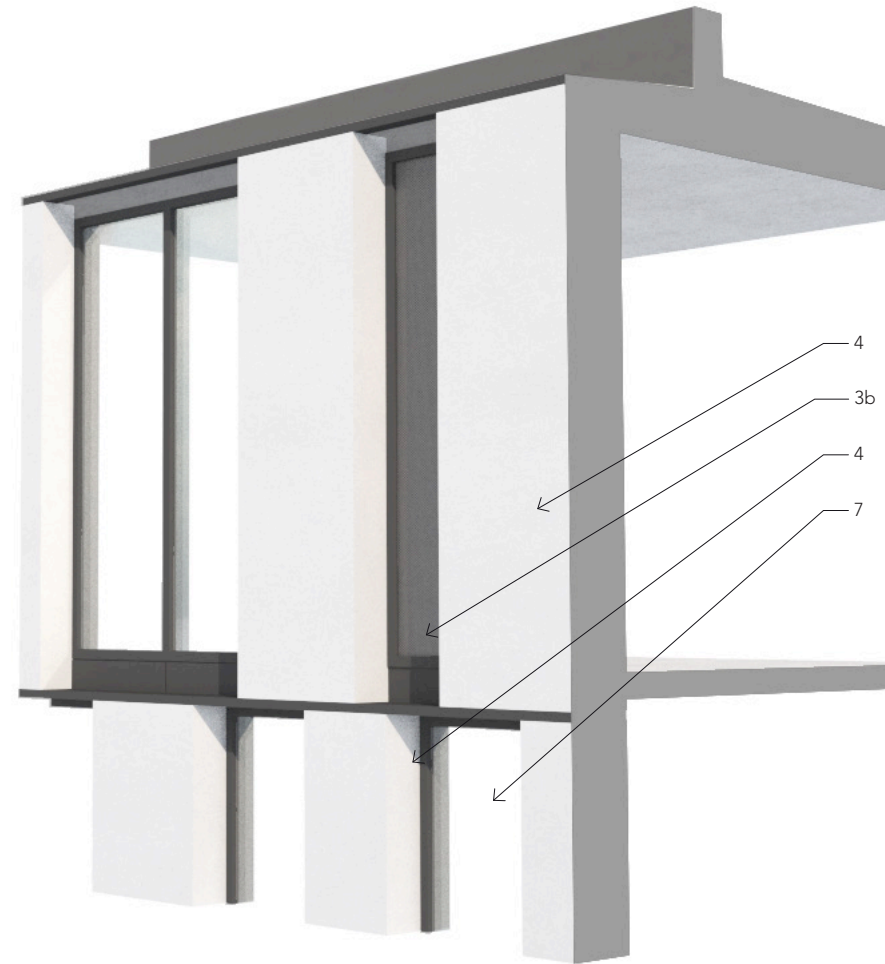
2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

C.16 DETAILS
BALCONY



SECTION DETAIL AT PARAPET

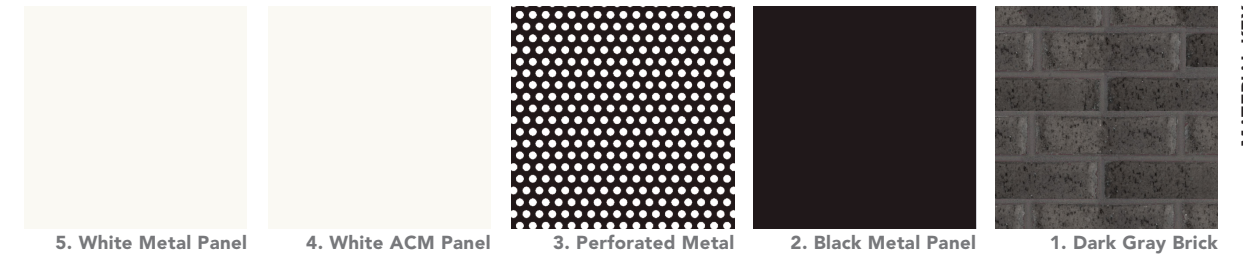
1/4" = 1'-0"

MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

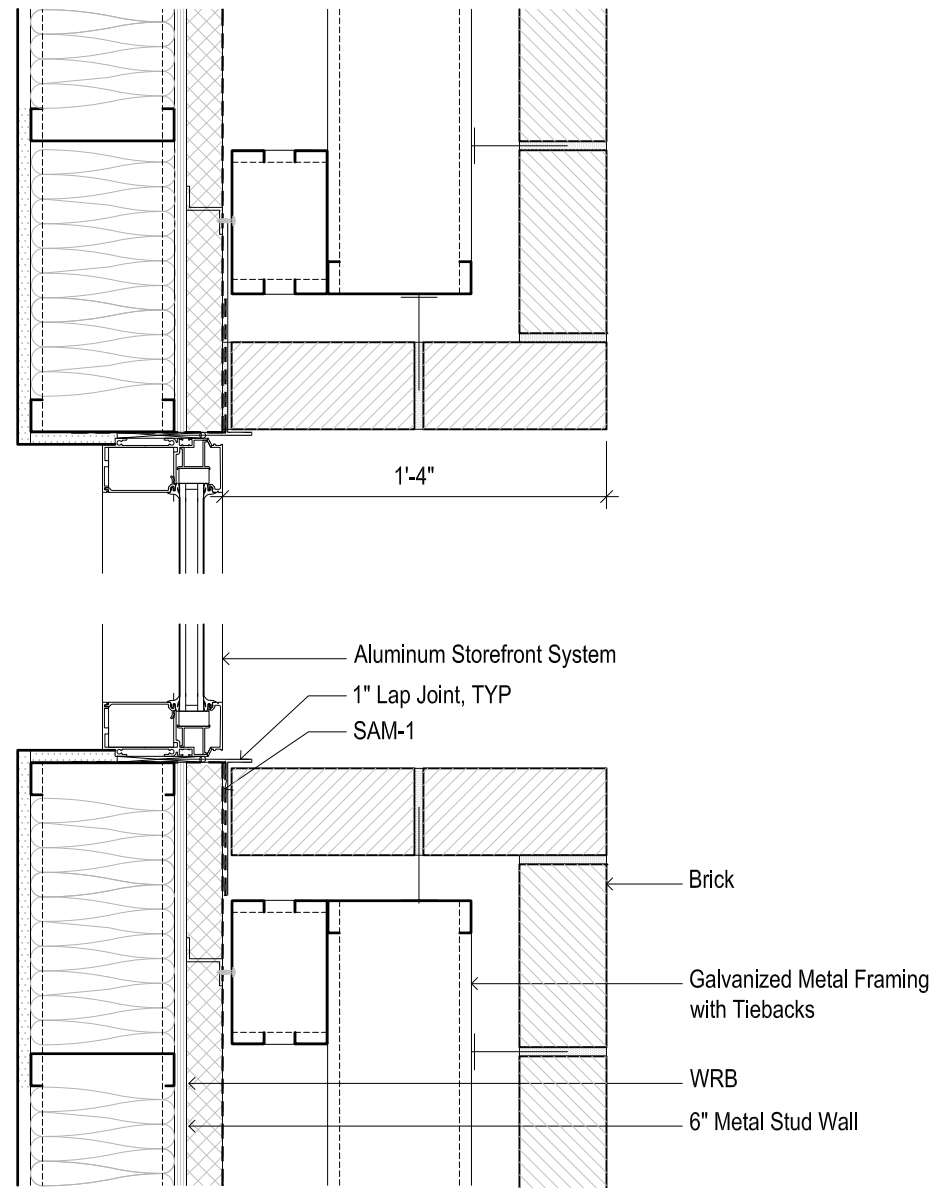
CUT SHEETS PAGE

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- C.36
- C.37



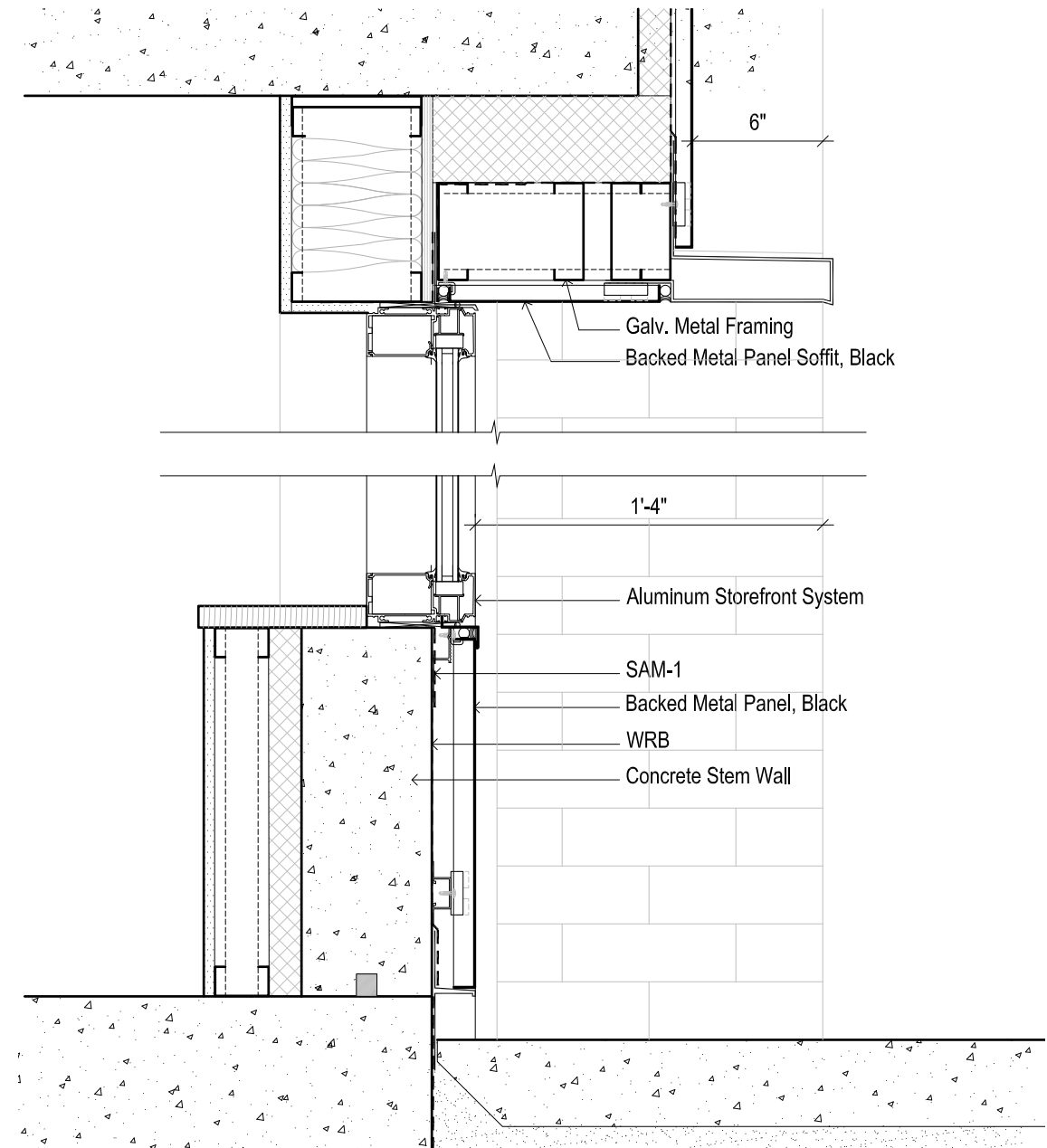
MATERIAL KEY

C.17 DETAILS
PARAPET



PLAN DETAIL AT STOREFRONT

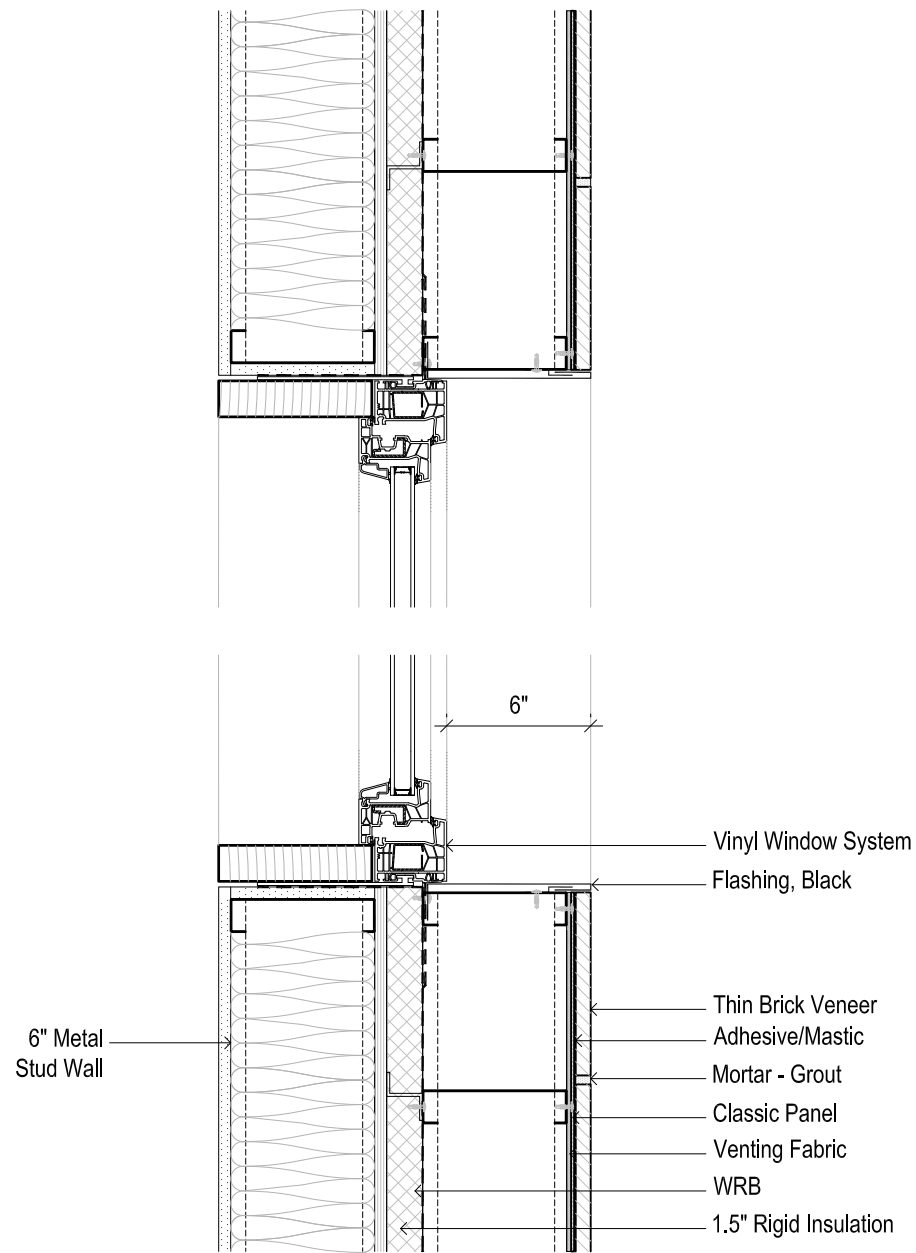
1-1/2" = 1'-0"



SECTION DETAIL AT STOREFRONT

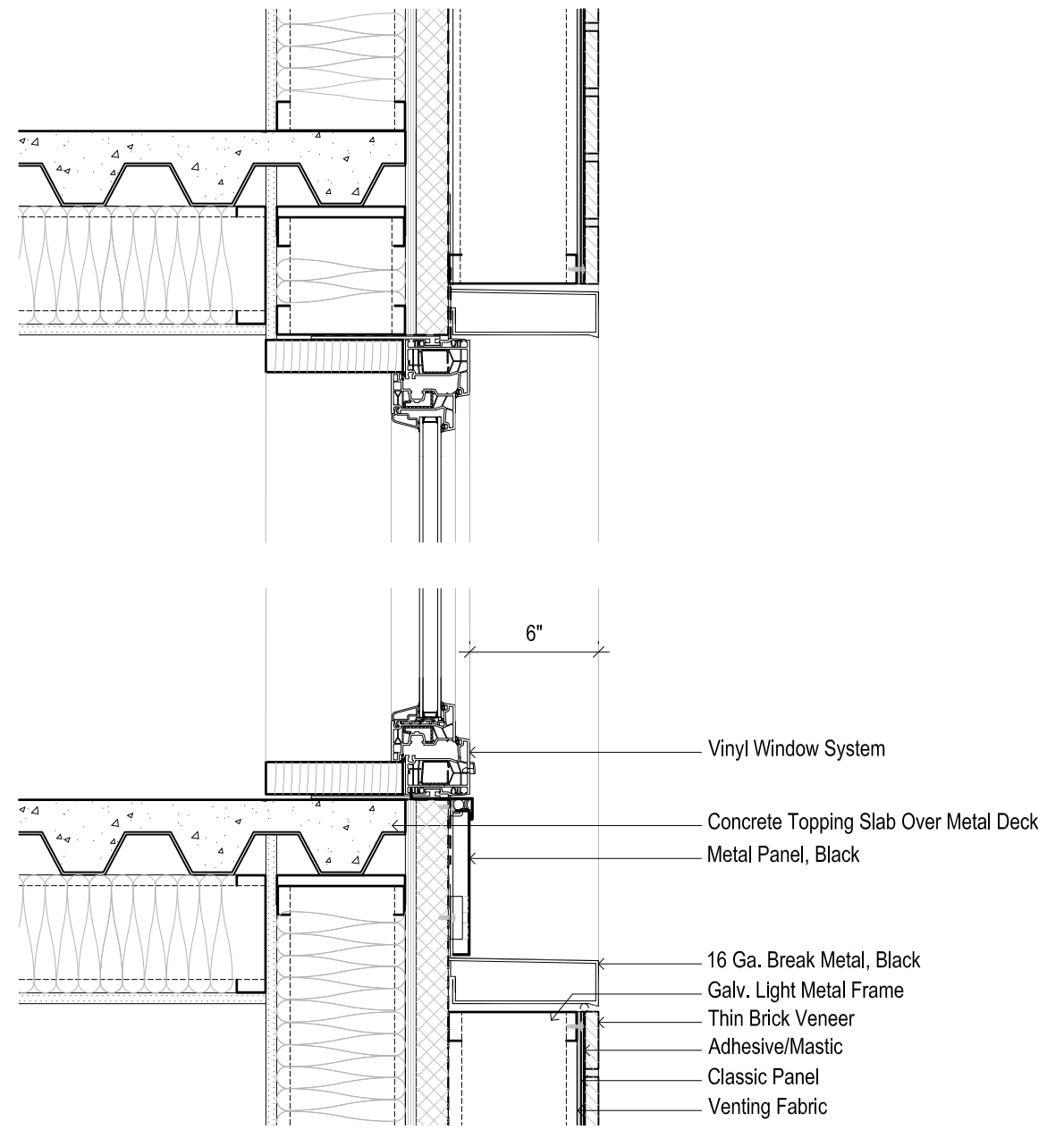
1-1/2" = 1'-0"

C.18 DETAILS
BRICK DETAILS AT STOREFRONT



PLAN DETAIL AT THIN BRICK

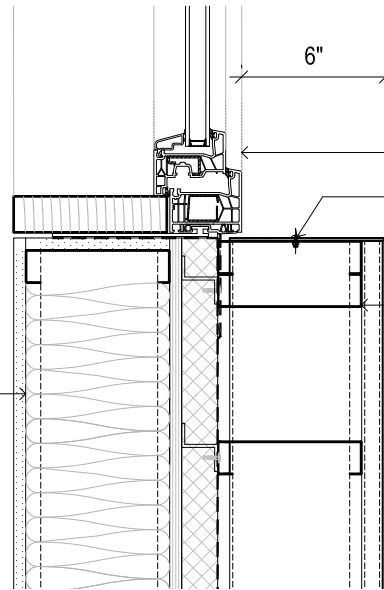
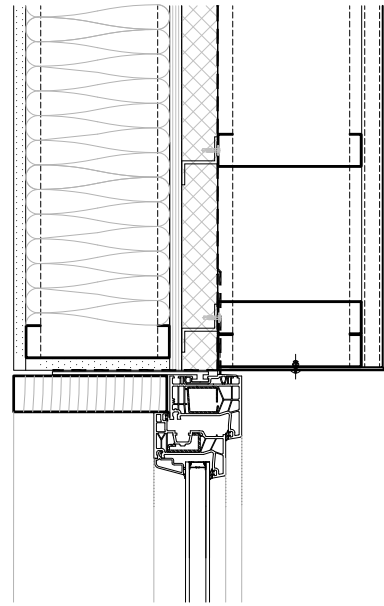
1-1/2" = 1'-0"



SECTION DETAIL AT THIN BRICK

1-1/2" = 1'-0"

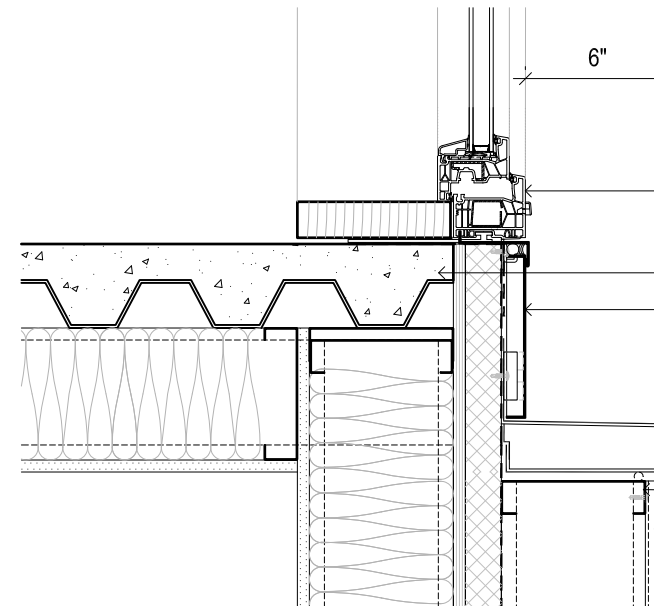
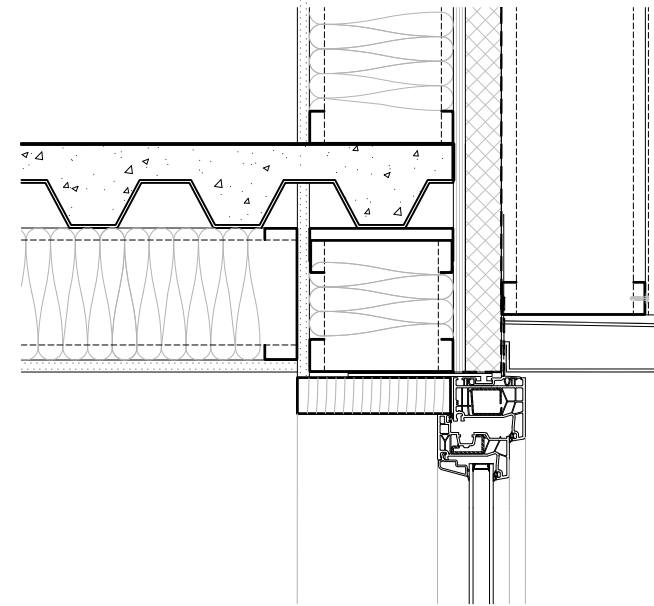
C.19 DETAILS
THIN BRICK DETAILS AT GLAZING



- 6" Metal Stud Wall
- 6"
- Vinyl Window System
- Face Fasten Only in Reveals
- ACM Panel, White
- Galvanized Metal Frame

PLAN DETAIL AT ACM PANEL

1-1/2" = 1'-0"

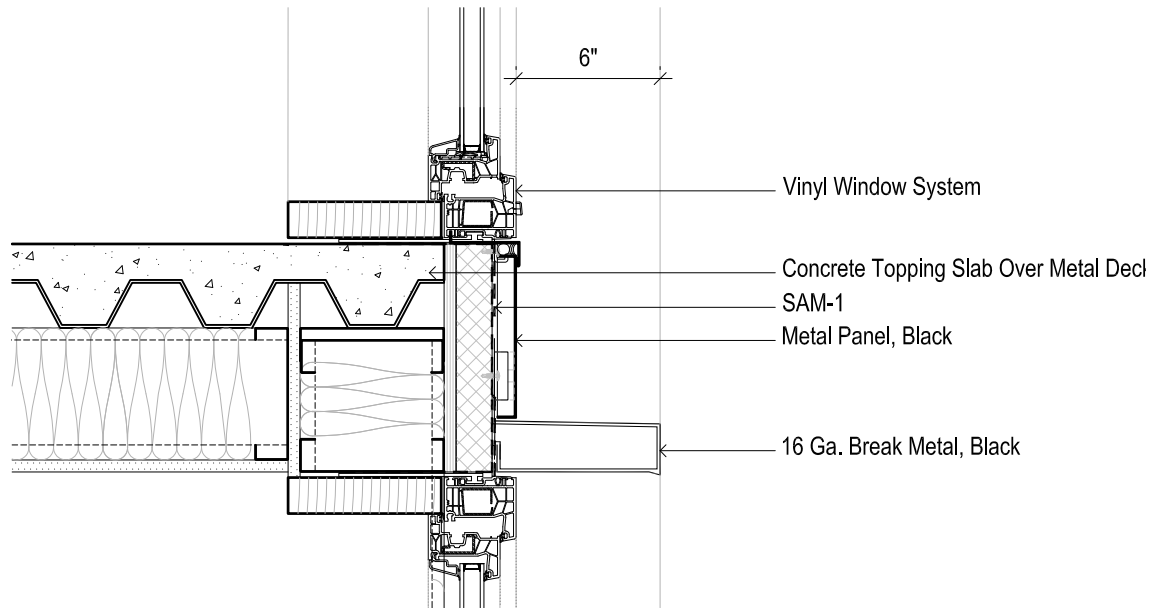
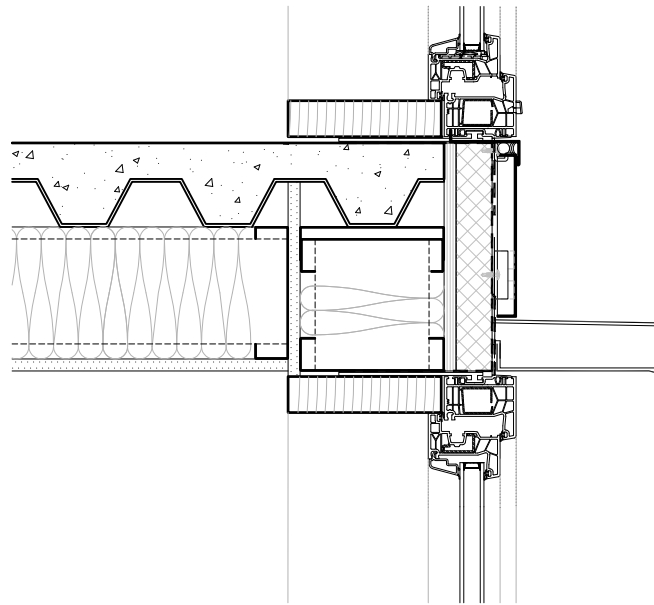


- 6"
- Vinyl Window System
- Concrete Topping Slab Over Metal Deck
- Metal Panel, Black
- 16 Ga. Break Metal, Black
- Galv. Light Metal Frame
- Hat Channel
- ACM Panel

SECTION DETAIL AT ACM PANEL

1-1/2" = 1'-0"

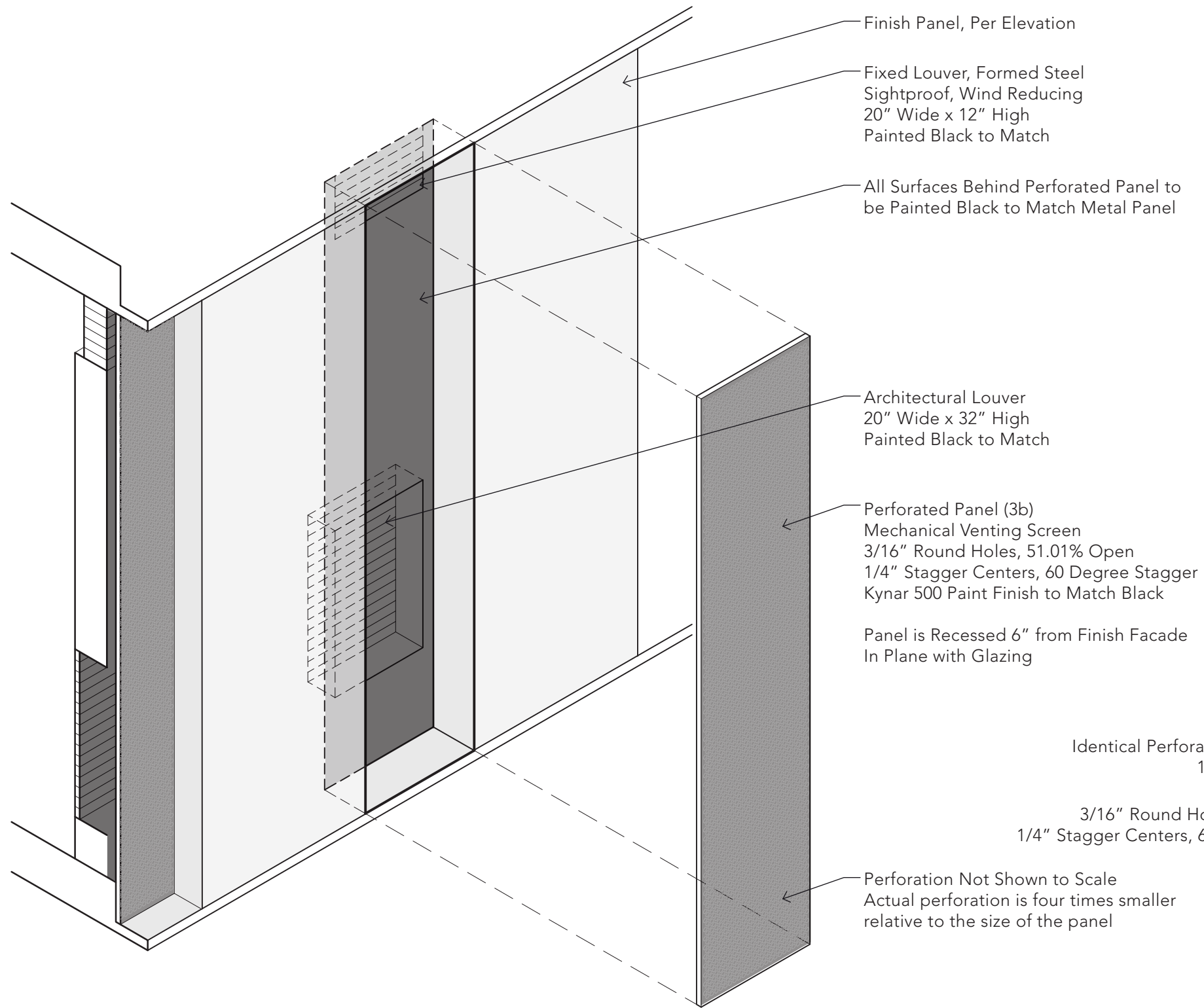
C.20 DETAILS
ACM PANEL DETAILS AT GLAZING



SECTION DETAIL AT TYPICAL GLAZING

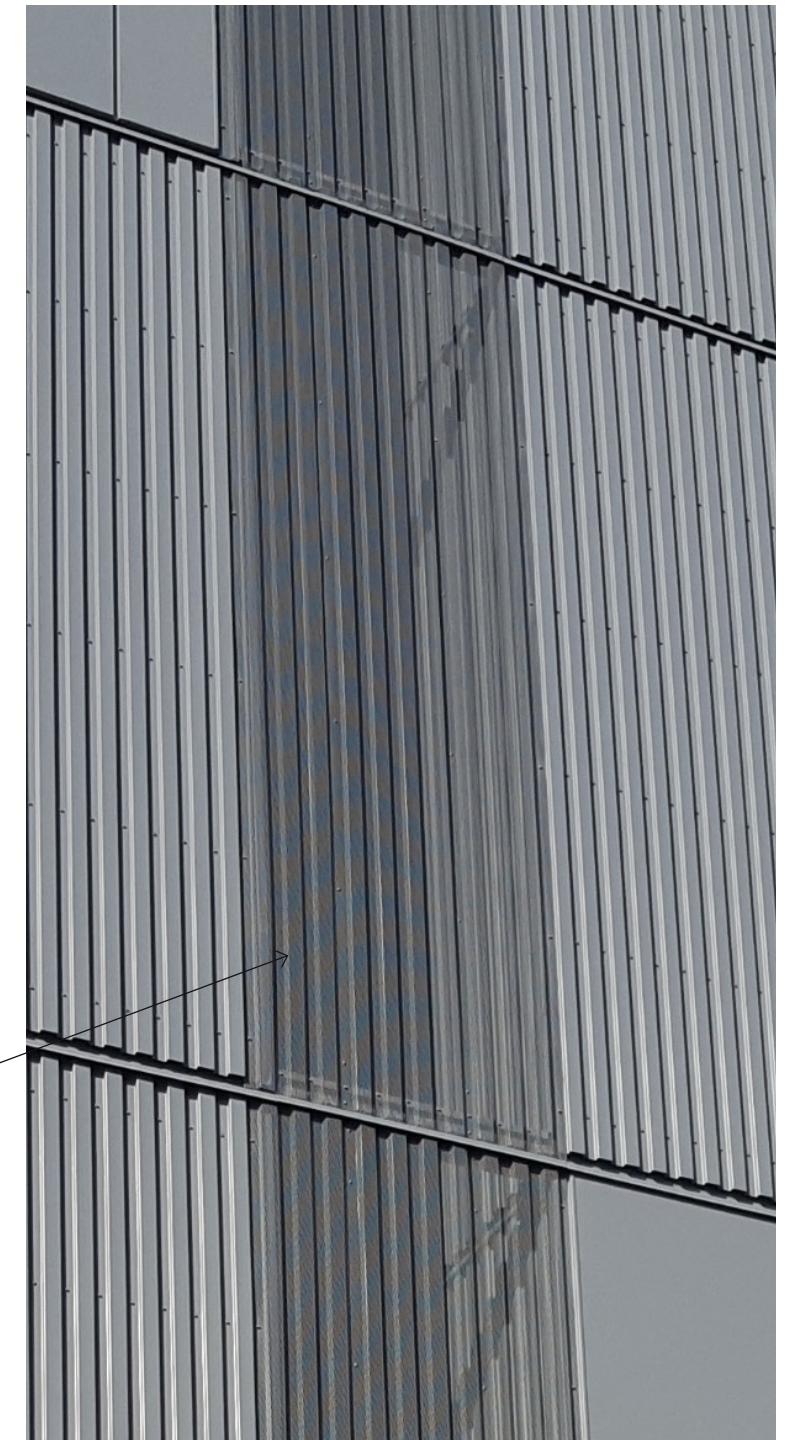
1-1/2" = 1'-0"

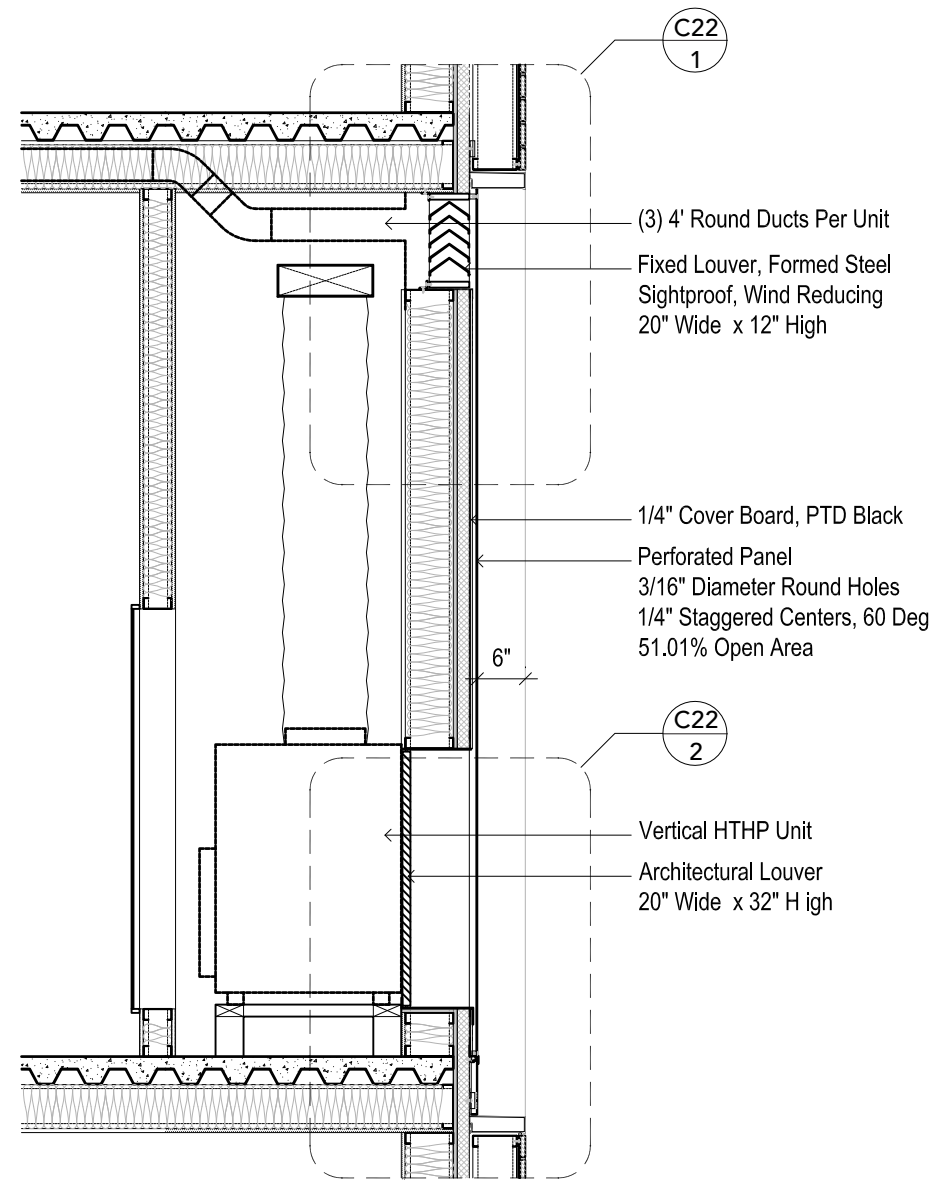
C.21 DETAILS
TYPICAL DETAILS AT GLAZING



Identical Perforation at Framework
134 NE 6th Avenue

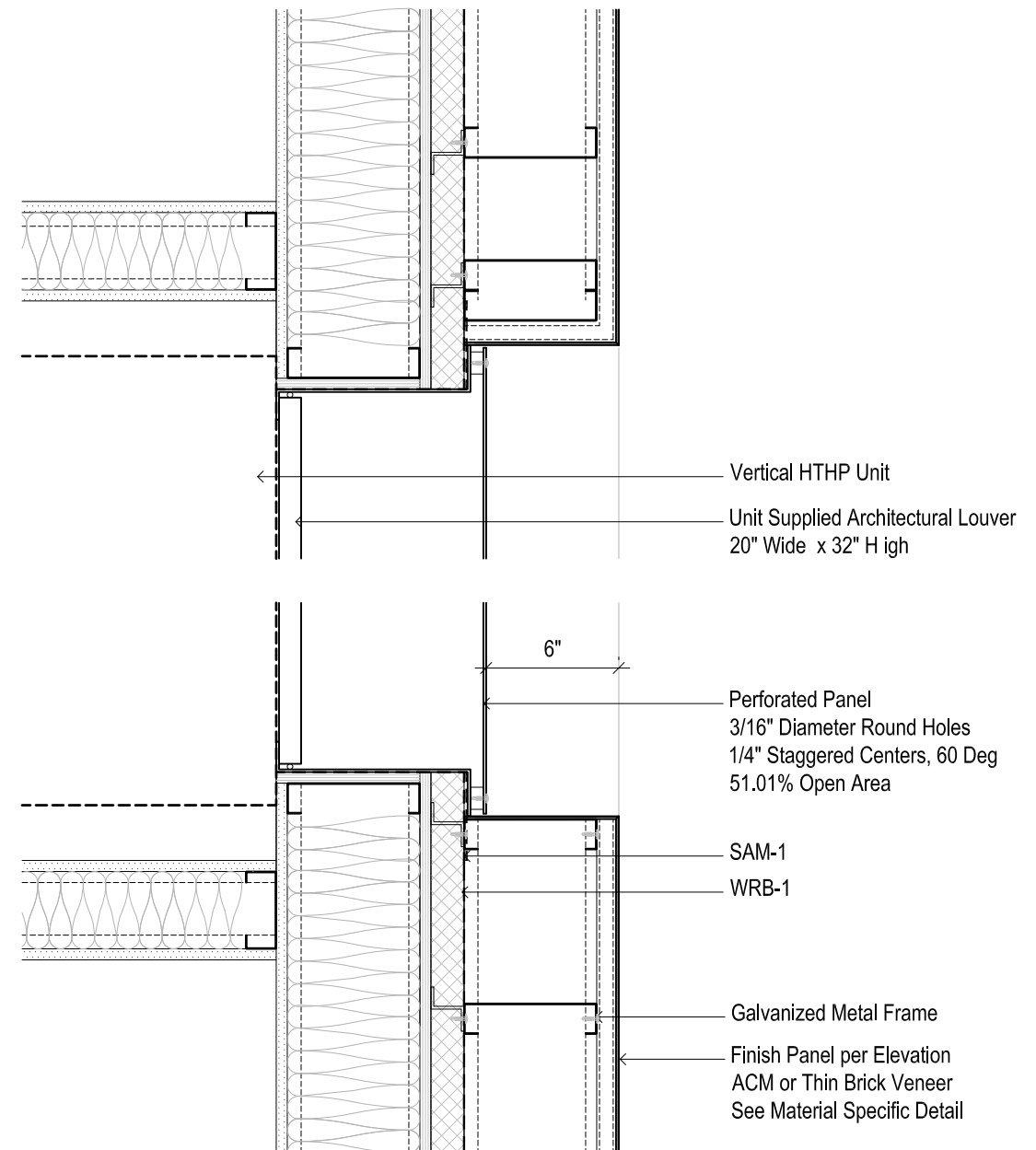
3/16" Round Holes, 51.01% Open
1/4" Stagger Centers, 60 Degree Stagger





SECTION DETAIL AT PERFORATED PANEL

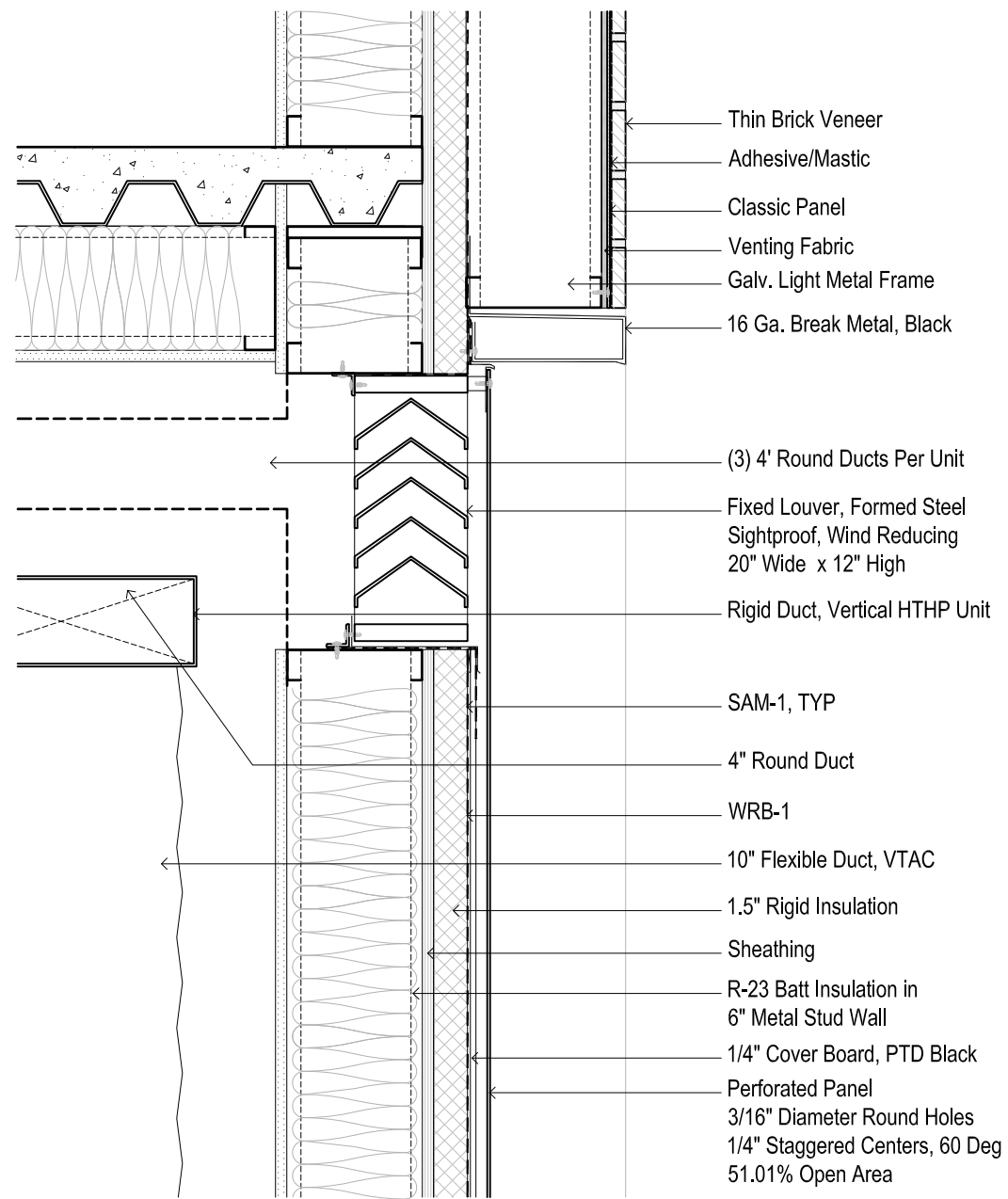
1/2" = 1'-0"



PLAN DETAIL AT PERFORATED PANEL

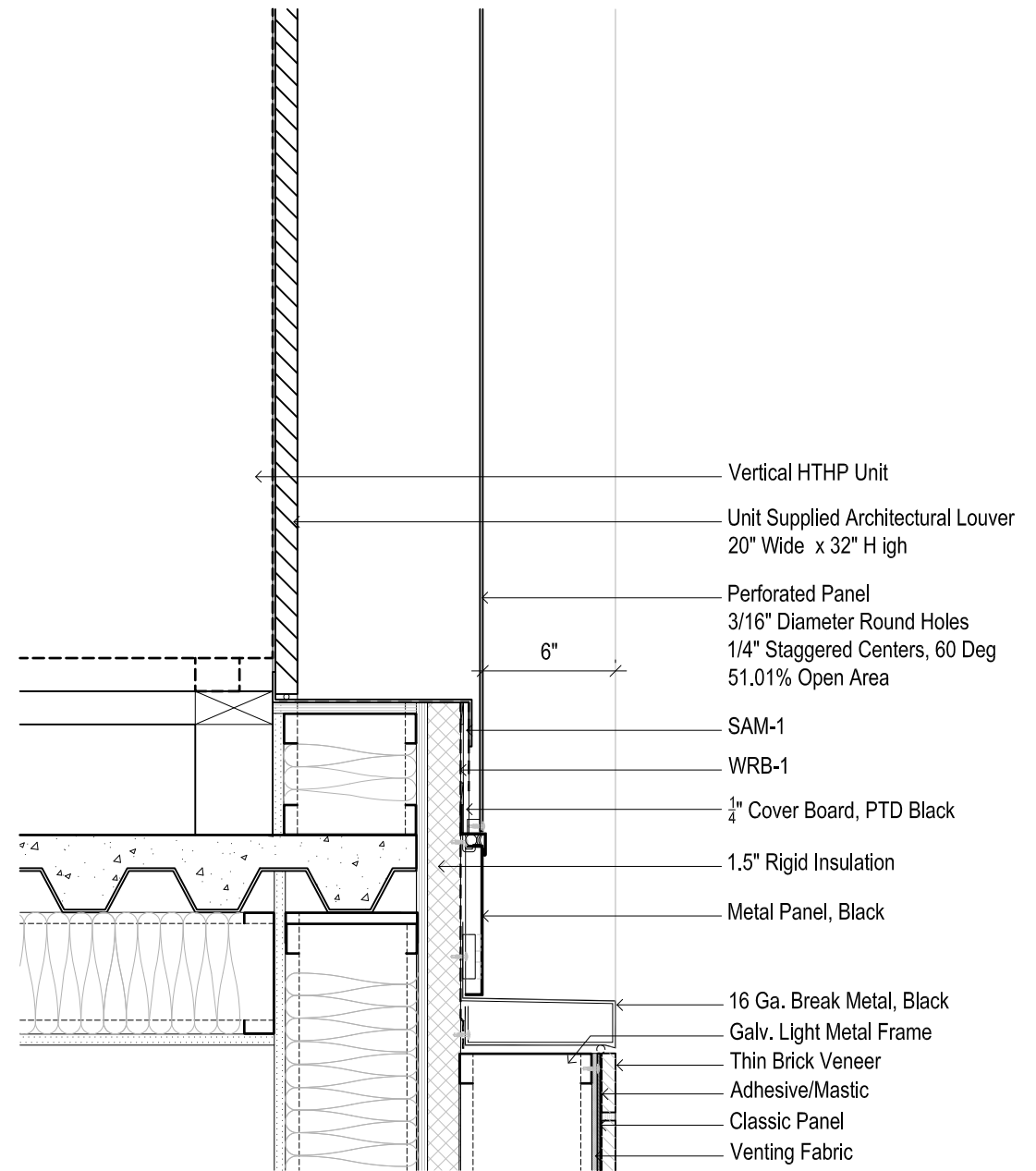
1-1/2" = 1'-0"

C.23 DETAILS
DETAILS AT PERFORATED PANEL



SECTION DETAIL AT PERFORATED PANEL TOP

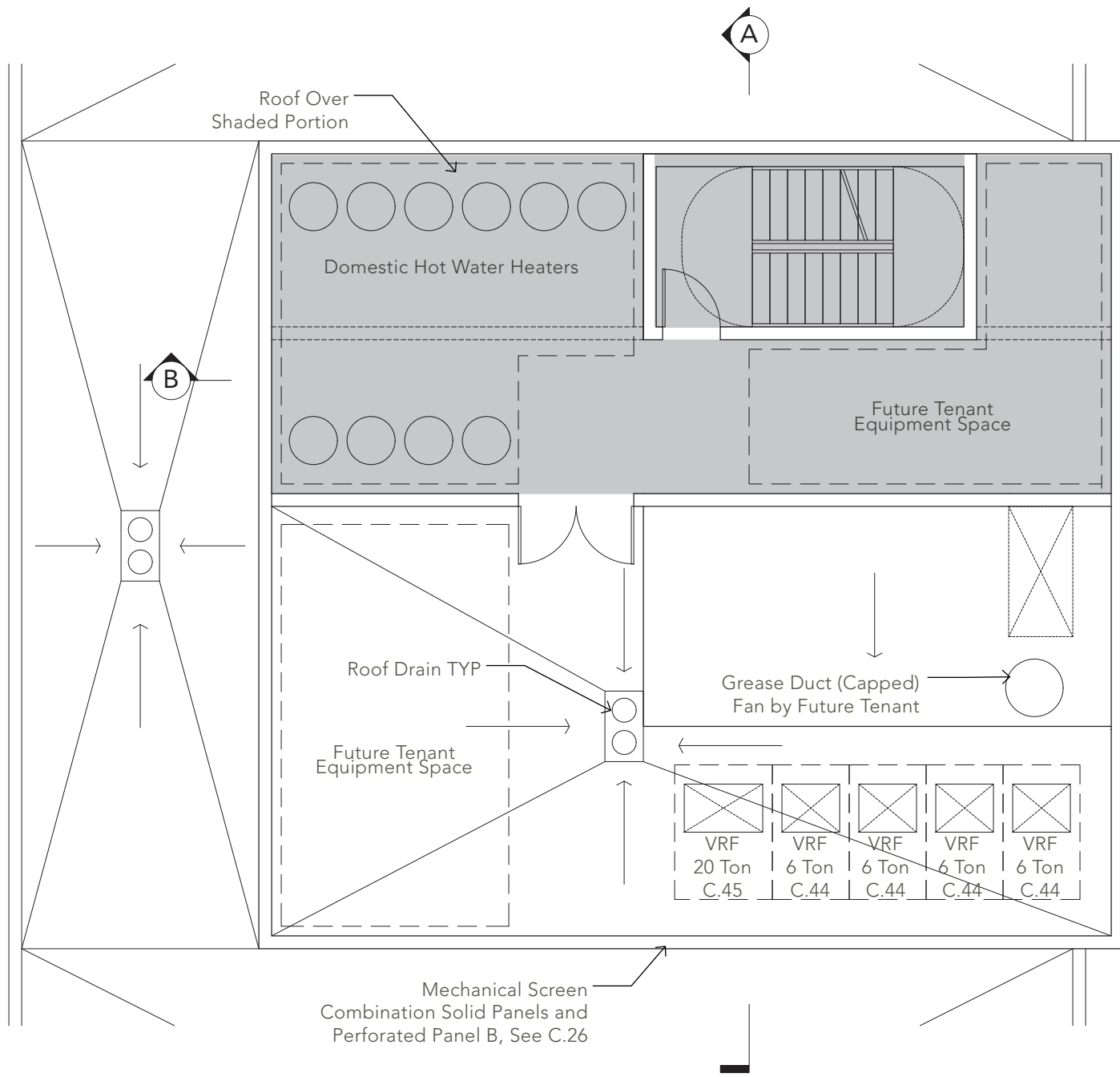
1-1/2" = 1'-0"



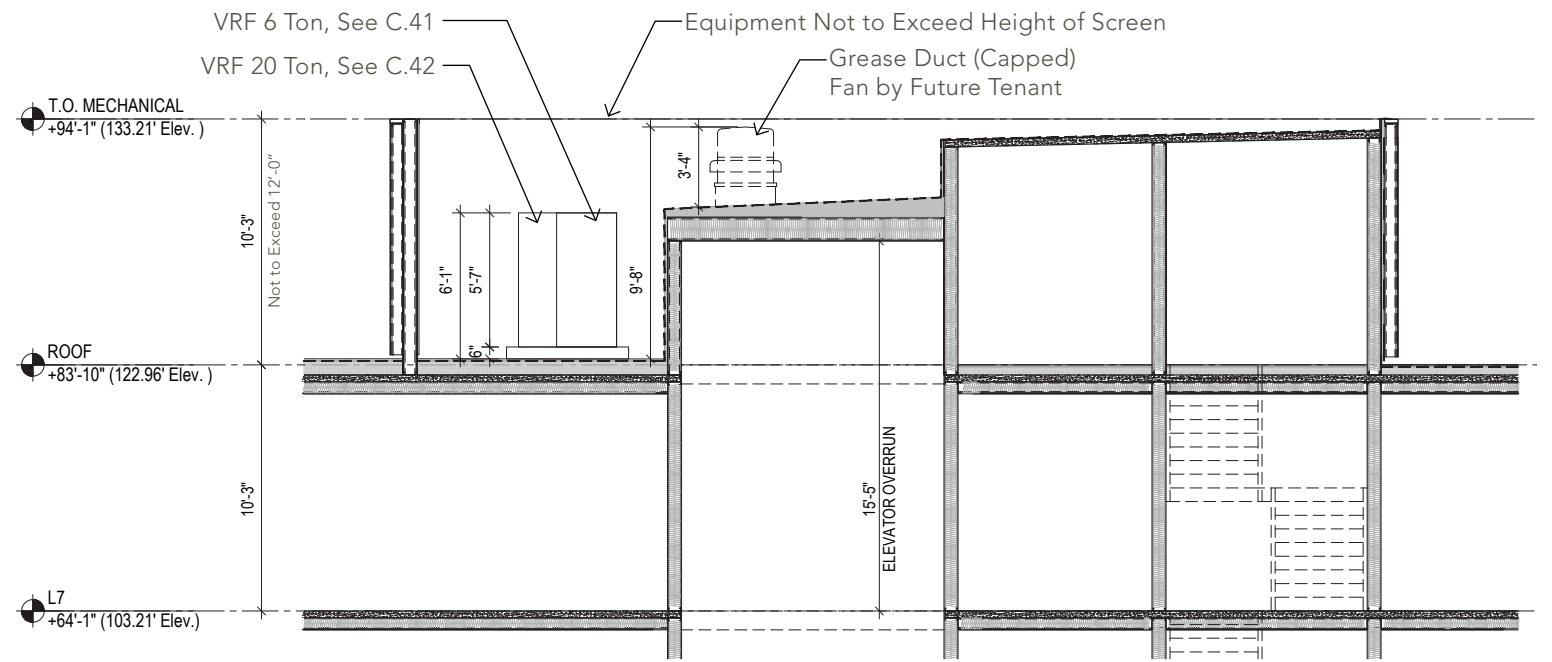
SECTION DETAIL AT PERFORATED PANEL BASE

1-1/2" = 1'-0"

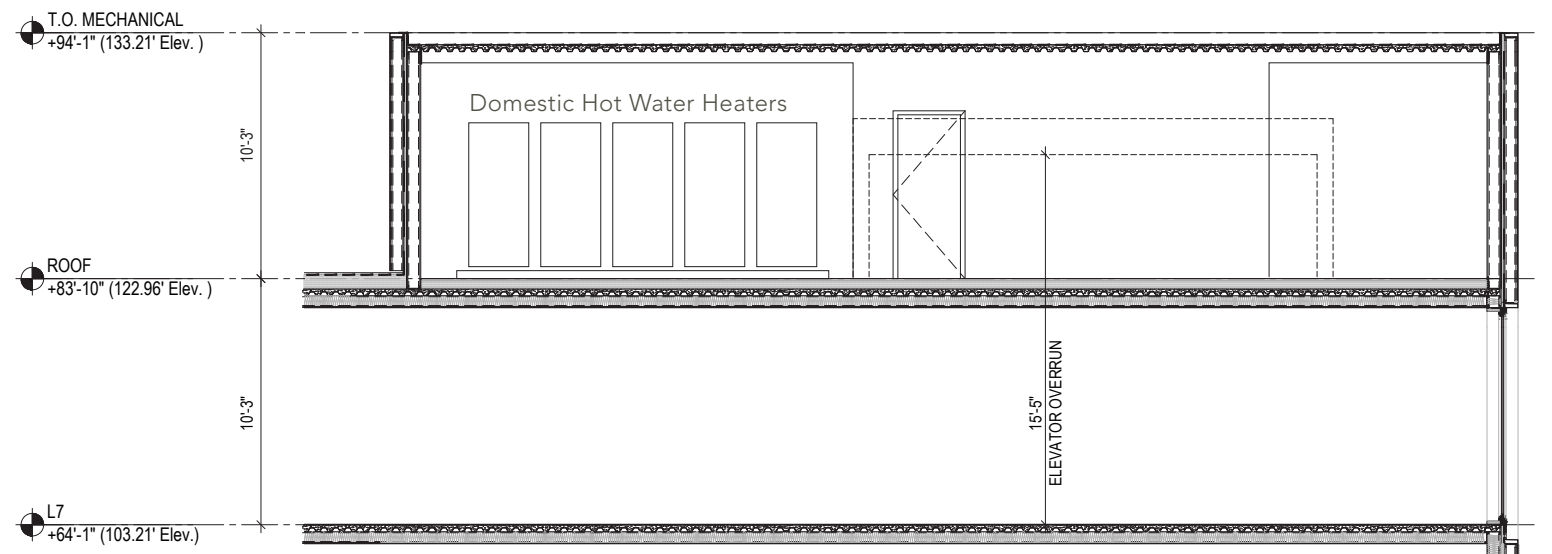
C.24 DETAILS
DETAILS AT PERFORATED PANEL



PLAN DETAIL
 1/8" = 1'-0"
 0' 5' 10' N ↑



SECTION DETAIL A
 1/8" = 1'-0"



SECTION DETAIL B
 1/8" = 1'-0"

C.25 DETAILS
 MECHANICAL PENTHOUSE



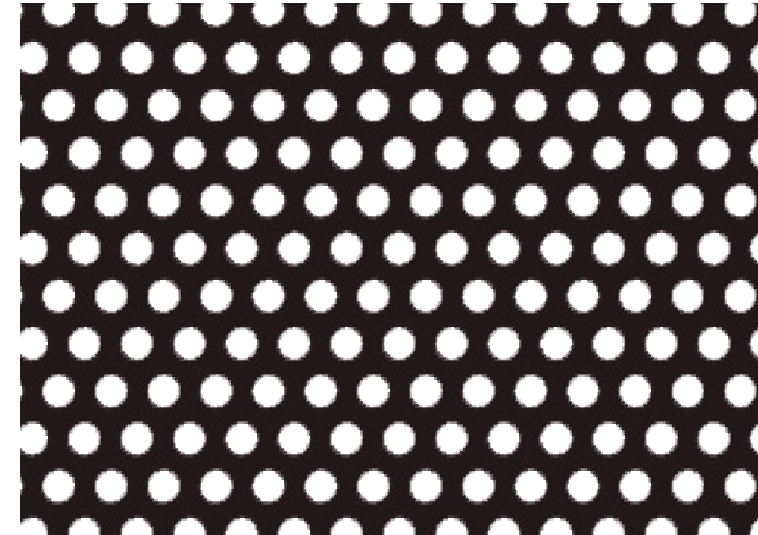
1. Dark Gray Brick, C.32

Interstate Brick - Coal
2 1/4" Modular Face Brick at Floors 1-2
2 1/4" Modular Thin Brick at Floors 3-8
Solomon A Series Mortar - Iron Black



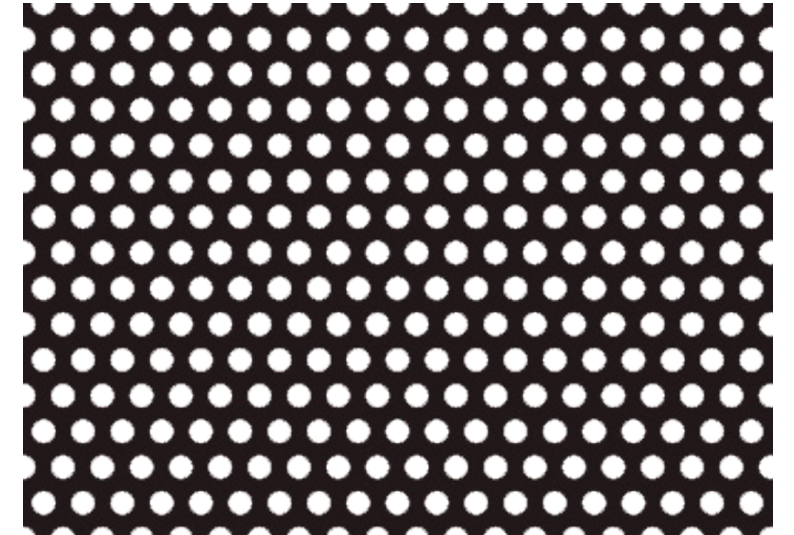
2. Metal Panel and Flashing, Black, C.33

Kynar 500 Paint Finish, Black
24-gauge Min. Thickness for General Use
22-gauge Min. Thickness for Coping Caps <12"
20-gauge Min. Thickness for 13-18" Width
18-gauge for Architectural Profiles



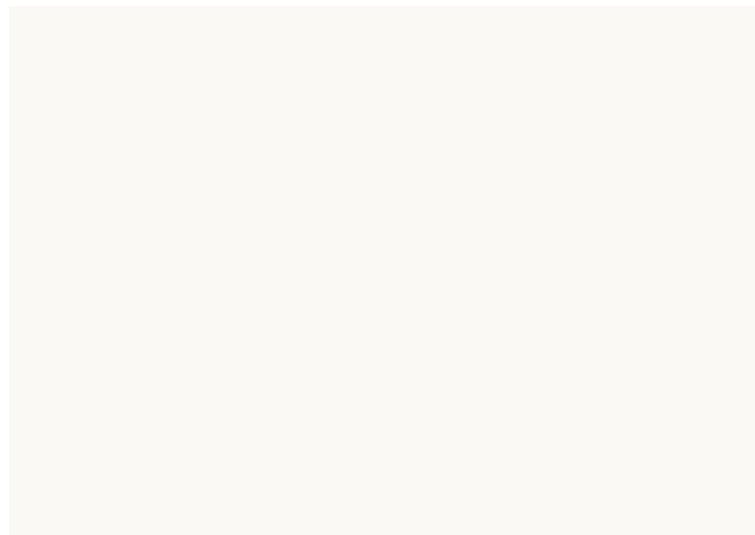
3a. Perforated Panel A, C.34

Guardrails, Fences, Balconies
Diamond Perforated Metals
1/4" Round Holes, 58.04% Open
5/16" Stagger Centers, 60 Degree Stagger
Kynar 500 Paint Finish to Match Black



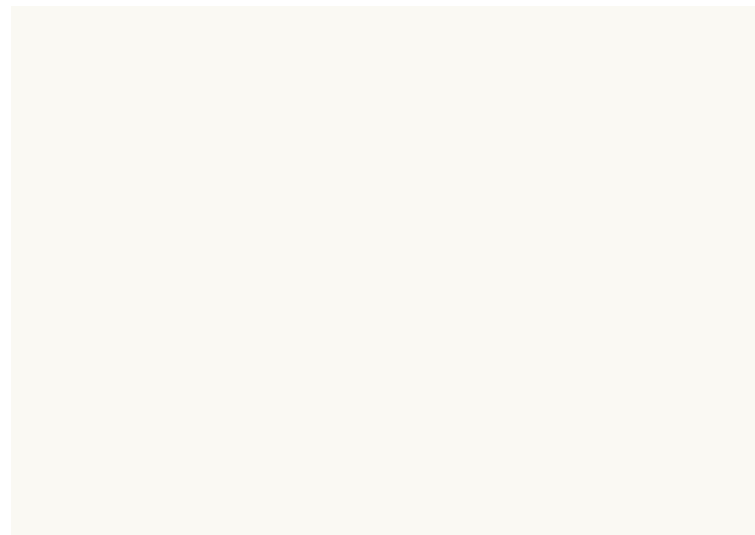
3b. Perforated Panel B, C.34

Mechanical Venting Screen
Diamond Perforated Metals
3/16" Round Holes, 51.01% Open
1/4" Stagger Centers, 60 Degree Stagger
Kynar 500 Paint Finish to Match Black



4. White ACM Panel, C.35

Reynobond Colorweld 500 - Pure White
4mm PE Metal Composite Wall Panel, RB16PE
Over Metal Frame with
Concealed Fastener System



5. Metal Panel, White, C.33

Kynar 500 Paint Finish, To Match ACM
16-gauge with Concealed Fasteners



6. Metal Panel, Charcoal Grey

Underside of Residential Awning
Kynar 500 Paint Finish, Charcoal Grey
24-gauge Min. Thickness for General Use
18-gauge for Architectural Profiles



7. Wood, Charred or Ebony Stained

Alternative for Underside of Residential Awning
Nominal 1x4 Cedar Boards
Tongue and Groove

C.26 MATERIALS



N.I.C.
Shown for Reference Only

Stepping Terraces
Raw Steel, TYP

Benches
Concrete TYP

Area Subject to
Type II Historic Review

Hardscaping Throughout
Manganese Ironspot Brick, 4" x 12"

Raised Metal Planter
Raw Steel, TYP

N ←

Scale: 3/32" = 1'-0"



C.27 LANDSCAPE
LANDSCAPE PLAN



Stepping Terraces
Raw Steel, TYP

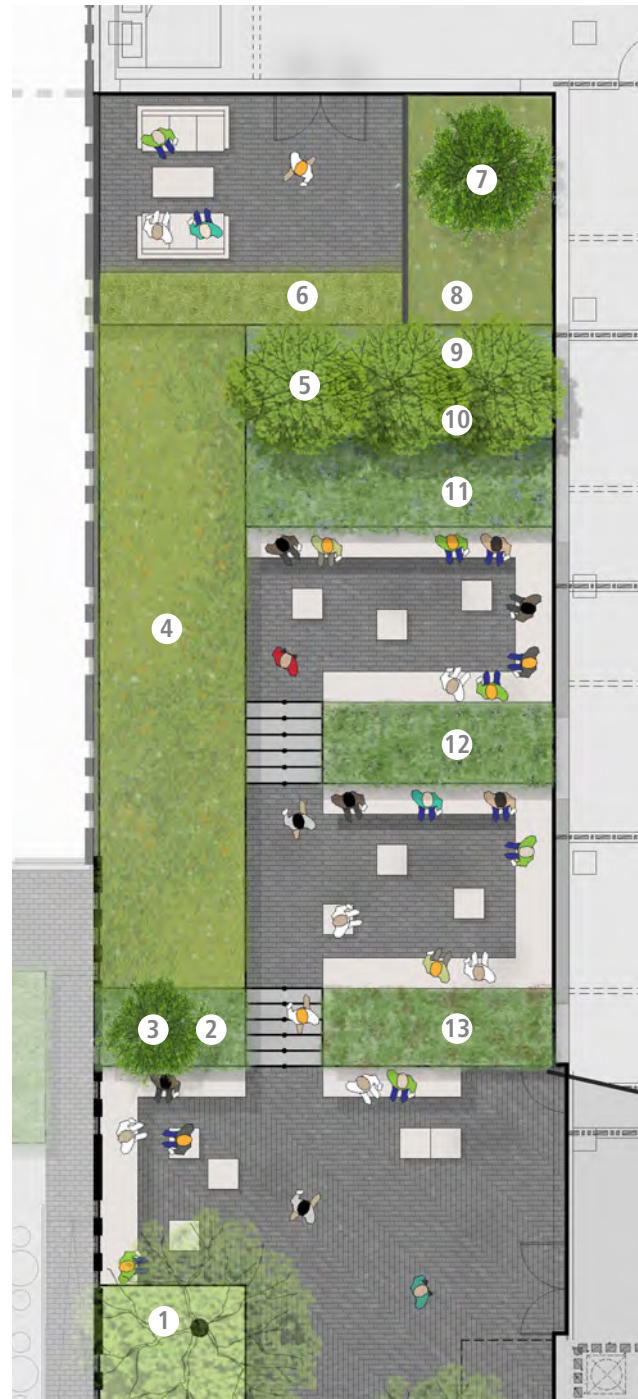
Benches
Concrete TYP

Hardscaping Throughout
Manganese Ironspot Brick, 4" x 12"

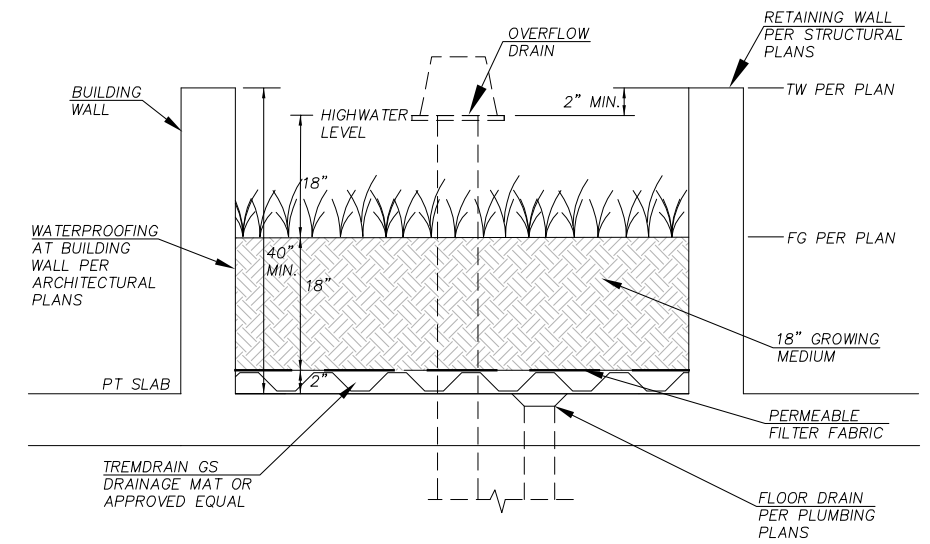
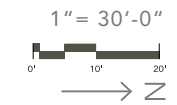
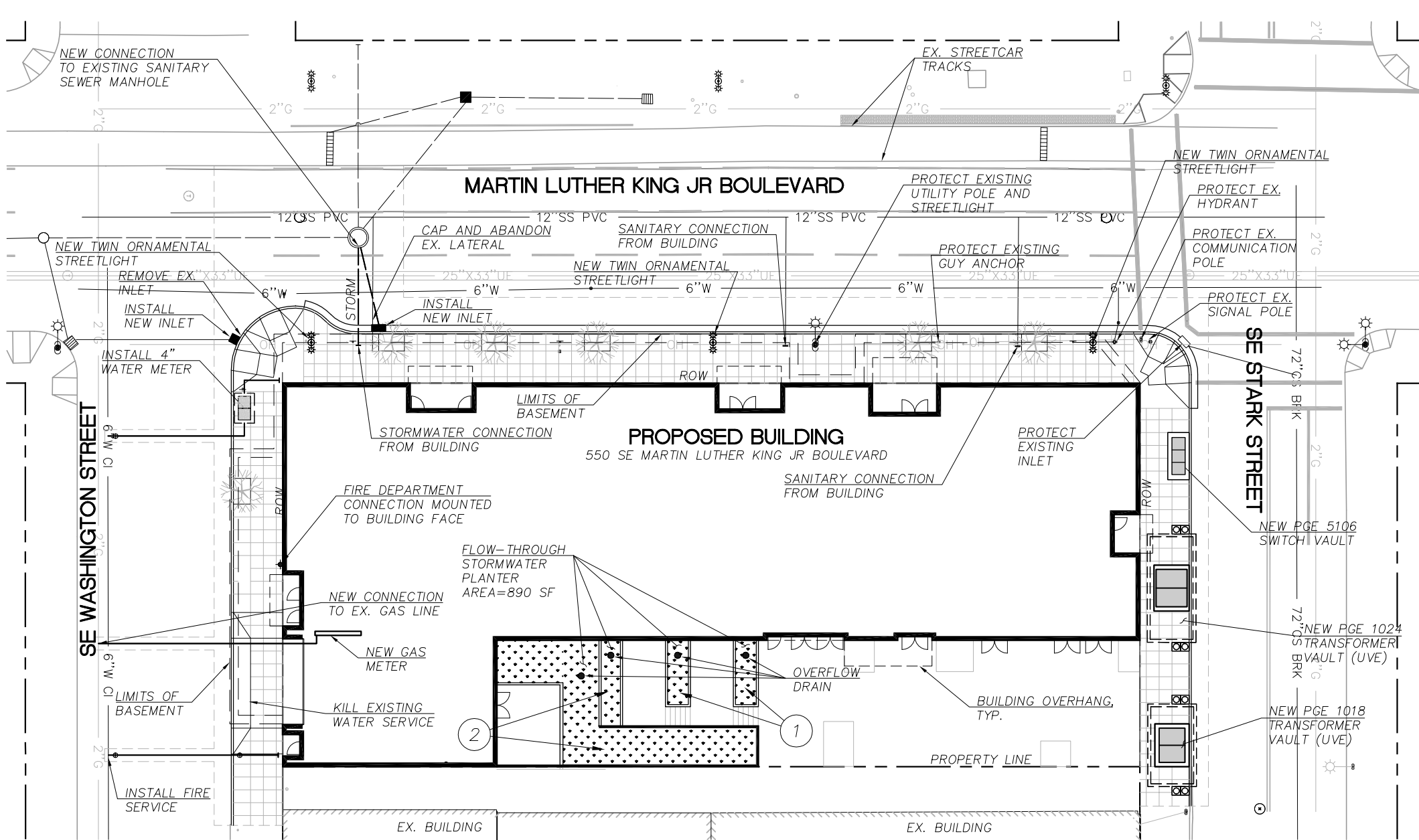
Raised Metal Planter
Raw Steel, TYP

Scale: 3/32" = 1'-0"
0 5 10

C.28 LANDSCAPE
LANDSCAPE SECTION

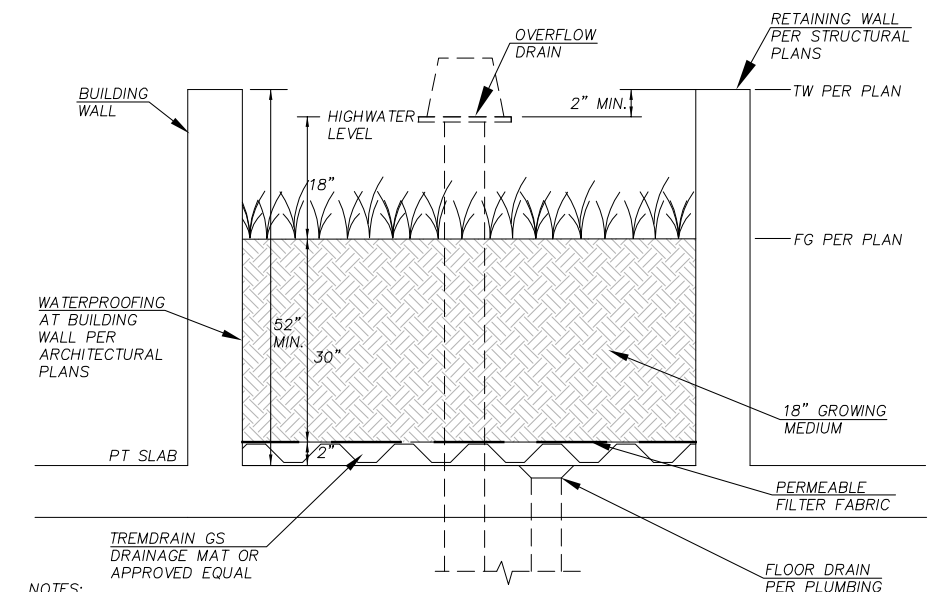


C.29 LANDSCAPE
PLANT LEGEND



- NOTES:**
1. PLANTING PER LANDSCAPE PLANS.
 2. GROWING MEDIUM PER SPECIFICATIONS.
 3. WATERPROOFING PER ARCHITECTURAL PLANS.
 4. PROVIDE WATERTIGHT PENETRATION THROUGH DRAIN MAT FOR OUTFLOW FROM FLOOR & OVERFLOW DRAINS.
 5. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

1. STORMWATER FLOW THROUGH PLANTER
Not To Scale*

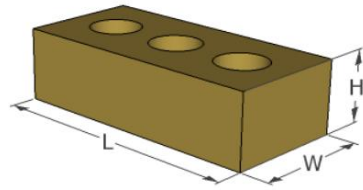


- NOTES:**
1. PLANTING PER LANDSCAPE PLANS.
 2. GROWING MEDIUM PER SPECIFICATIONS.
 3. WATERPROOFING PER ARCHITECTURAL PLANS.
 4. PROVIDE WATERTIGHT PENETRATION THROUGH DRAIN MAT FOR OUTFLOW FROM FLOOR & OVERFLOW DRAINS.
 5. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

2. STORMWATER FLOW THROUGH PLANTER
Not To Scale*

C.31 CIVIL
UTILITIES AND STORMWATER SITE PLAN

Face Brick Specifications

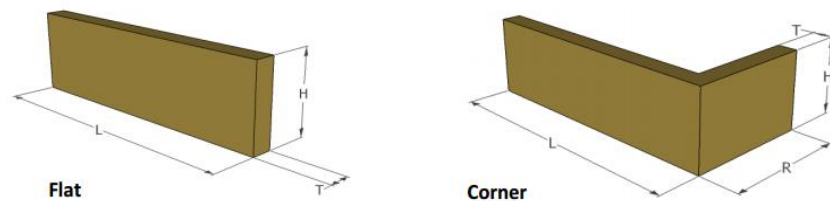


Commercial / Residential Brick - Dimensions, Weights and Coverage

Description	Width (W)		Height (H)		Length (L)		Weights		Unts/ft ²		Packaging	
	in	mm	in	mm	in	mm	lbs	kg	Unts/ft ²	Units/M ²	Type	Qty
King	3	76	2 5/8	67	9 5/8	244	4.7	2.1	4.80	51.7	Cube	424
2 1/4" Modular	3 5/8	92	2 1/4	57	7 5/8	194	3.8	1.7	6.86	73.8	Cube	500
2 3/4" Modular	3 5/8	92	2 3/4	70	7 5/8	194	5.1	2.3	5.60	60.3	Cube	380
4" Modular	3 9/16	90	3 9/16	90	7 9/16	192	6.1	2.8	4.50	48.4	Cube	305
8" Modular	3 9/16	90	7 9/16	192	7 9/16	192	12.5	5.7	2.25	24.2	Pallet	128
2 1/4" Norman	3 9/16	90	2 1/4	57	11 9/16	294	5.5	2.5	4.47	48.1	Cube	300
4" Norman	3 9/16	90	3 9/16	90	11 9/16	294	8.7	4.0	3.00	32.3	Cube	183
2 1/4" Emperor	3 9/16	90	2 1/4	57	15 9/16	395	8.9	4.0	2.76	29.7	Pallet	240
4" Emperor	3 9/16	90	3 9/16	90	15 9/16	395	11.5	5.2	2.25	24.2	Pallet	160
8" Emperor	3 9/16	90	7 9/16	192	15 9/16	395	23.0	10.5	1.13	12.1	Pallet	64

The Above Brick Manufactured by Interstate Brick comply with the following Specifications:
 ASTM C216: Grade SW; Type FBA, FBS or FBX as specified in Purchase Order
 CSA A82: Grade EG; Type FBA, FBS or FBX as specified in Purchase Order

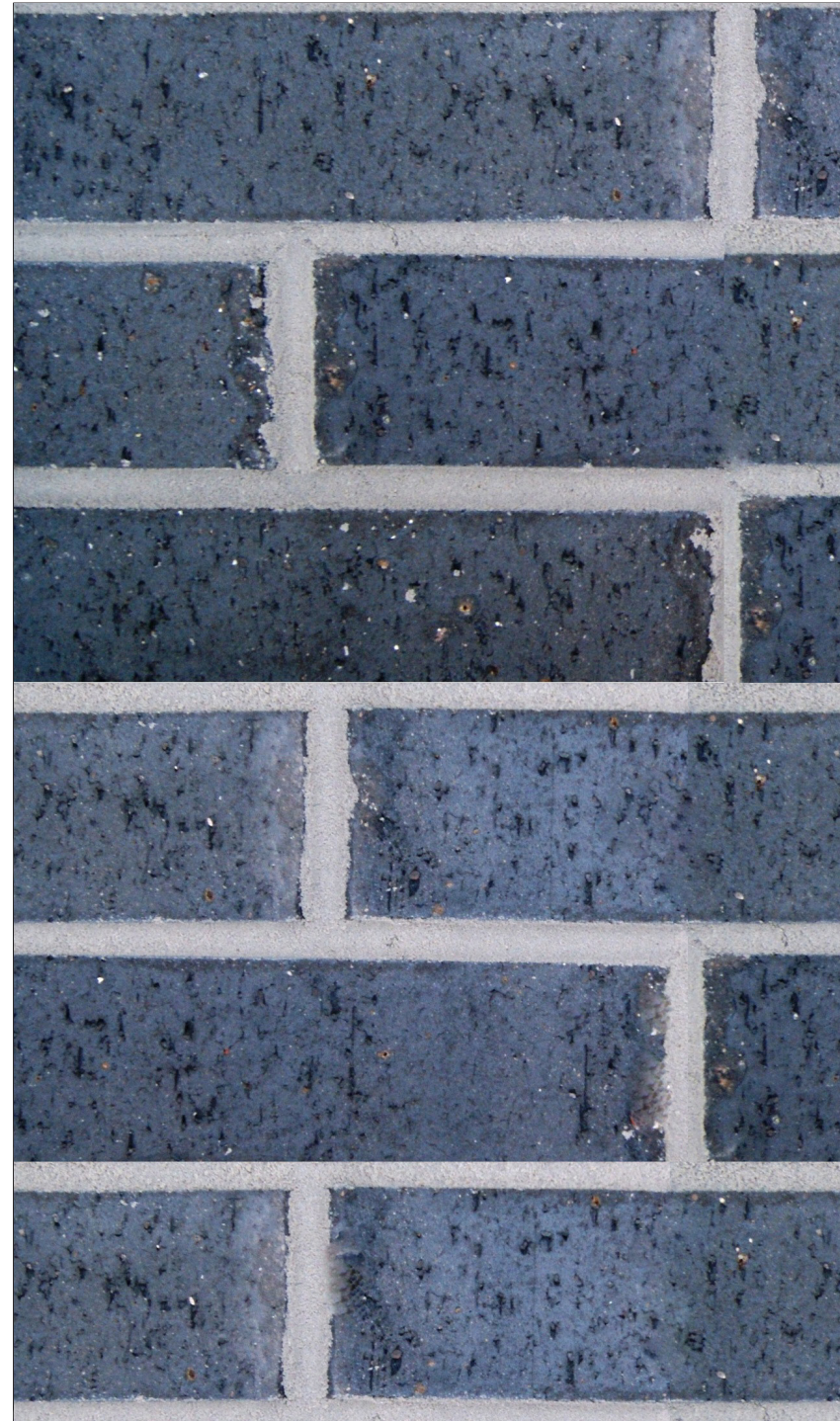
Thin Brick Specifications



Dimensions, Weights and Coverage

Thin Brick Flats

Description	Thickness (T)		Height (H)		Length (L)		Weights		Unts/ft ²		Packaging	
	in	mm	in	mm	in	mm	lbs	kg	Unts/ft ²	Units/M ²	Type	Qty
King	9/16	14	2 5/8	67	9 5/8	244	1.0	0.5	4.80	51.7	Box	45
2 1/4" Modular	9/16	14	2 1/4	57	7 5/8	194	0.7	0.3	6.86	73.8	Box	50
2 3/4" Modular	9/16	14	2 3/4	70	7 5/8	194	0.8	0.4	5.60	60.3	Box	35
4" Modular	9/16	14	3 9/16	90	7 5/8	194	1.0	0.5	4.50	48.4	Box	38
2 1/4" Norman	9/16	14	2 1/4	57	11 9/16	294	1.2	0.5	4.47	48.1	Box	25
4" Norman	9/16	14	3 9/16	90	11 9/16	294	1.9	0.9	3.00	32.3	Box	25
2 1/4" Emperor	9/16	14	2 1/4	57	15 9/16	395	1.6	0.7	2.76	29.7	Box	30
4" Emperor	9/16	14	3 9/16	90	15 9/16	395	2.5	1.1	2.25	24.2	Box	19



THE BRICK BOOK COLORS | TEXTURES | ASTM Reds and Browns

COLOR*: Coal
 TEXTURE: Mission, Smooth, **Rug**
 TYPE**: Special Order

- Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.
- ** Special Order Colors require a minimum order. Additional production time should be allowed.

Considering brick for your project?
 For samples and ordering information contact your Mutual Materials Sales Representative or call (888) 688-8250.



Standard KYNAR 500® Coatings - See chart on back for product availability

Glacier White SRI-85	Sierra Tan SRI-59	Parchment SRI-58	Sterling Grey SRI-44	Zinc Grey SRI-40	Charcoal Grey SRI-25	Saddle Tan SRI-37	Medium Bronze SRI-33
Tahoe Blue SRI-28	Pacific Blue SRI-28	Hemlock Green SRI-36	Forest Green SRI-25	Pine Green SRI-26	Black SRI-29	Dark Bronze SRI-27	Musket SRI-31

Specialized Material

Terra Cotta SRI-42	Tile Red SRI-36	Bonderized	Vintage® SRI-19	22g Rusteel™ (Cold Rolled) Rusteel Plus™ (A606)	Zincalume® Plus/ Galvalume® SRI-65	16 oz. Copper 20 oz. please inquire
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Premium Metallic KYNAR 500® Coatings

Colonial Red SRI-38	Retro Red SRI-41	Metallic Silver SRI-58	Champagne SRI-46	Antique Patina SRI-40	Copper Penny SRI-48	Weathered Zinc SRI-35
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in partnership with:



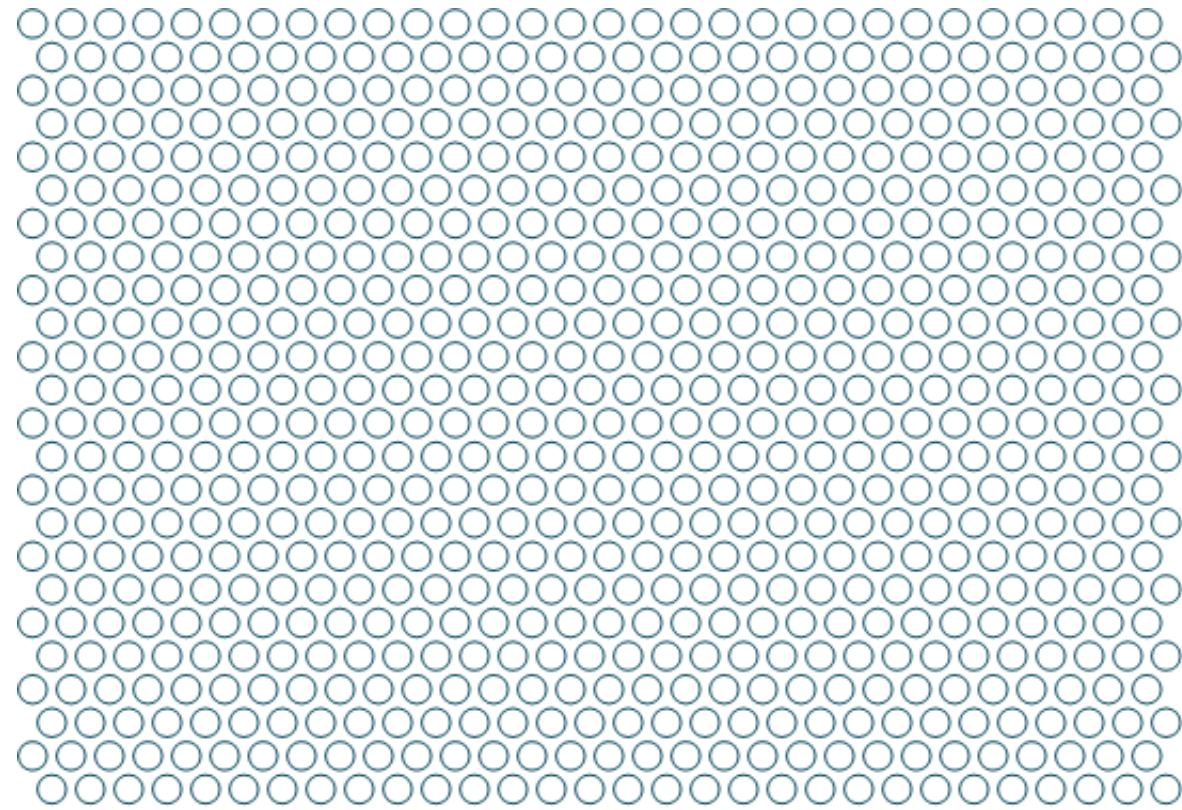
PPG Coatings Protected



steelscape

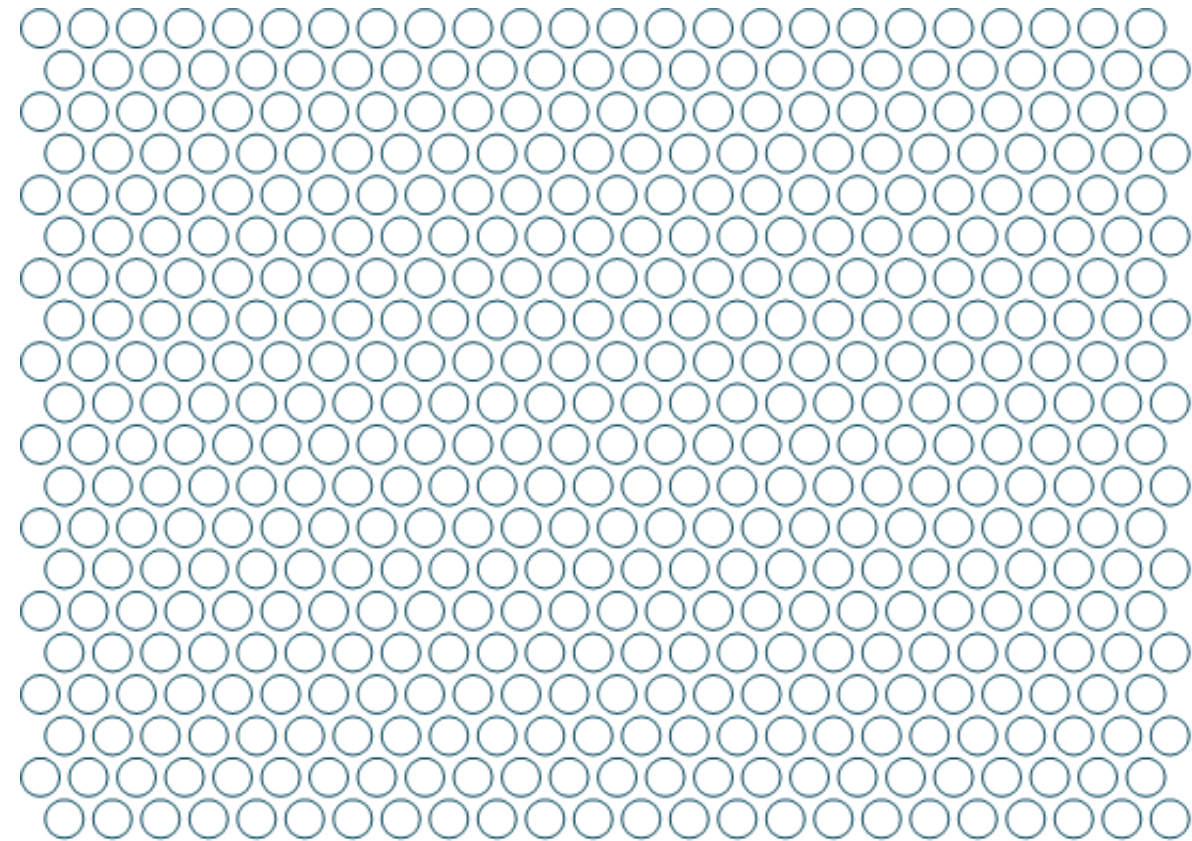
SRI=Solar Reflective Index. SRI values listed above are in accordance with ASTM E1980 and are based on actual testing. (CRRC) Cool Roof Rating Council SRI values (CA Title 24, ENERGY STAR®) are based on the grouping of colors (color families) CRRC SRI values will differ, as each color is not tested in the color family option. Coatings are low gloss 10-15% sheen. These printed chips provide a close representation of the colors. Metal samples are available upon request. Custom colors available. *Oil canning* is an inherent characteristic of roof and wall products, and not a defect, which is not a cause for panel rejection.

Sacramento, CA Salem, OR Seattle, WA • Phone: 503-581-8338 or 1-800-574-1388 • Fax: 503-581-6877 • www.taylormetal.com



3/16" Diameter 1/4" Staggered Centers

Hole Type:	Round
Finish Type:	Finished Random
Hole Size:	3/16"
Centers:	1/4"
Pattern Type:	60 Deg
Holes PSI:	18.48
Open Area:	51.01%



1/4" Diameter 5/16" Staggered Centers

Hole Type:	Round
Finish Type:	Finished Random
Hole Size:	1/4"
Centers:	5/16"
Pattern Type:	60 Deg
Holes PSI:	11.82
Open Area:	58.04%



LOCATION: MECHANICAL SCREENS

LOCATION: BALCONIES, GUARDRAILS, FENCES

C.34 SPEC SHEETS
PERFORATED PANELS

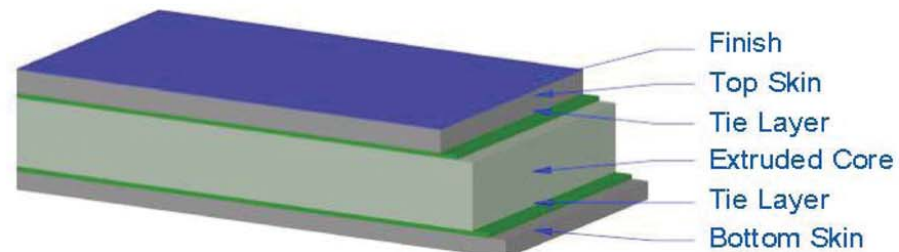
TECHNICAL DATA SHEET



Reynobond® Aluminum Composite Materials 160PE

Product Description

Reynobond 4mm PE metal composite wall panels, RB16PE, consist of an extruded, 0.12"/3mm thick, polyethylene core laminated between two nominally 0.020"/0.5mm thick aluminum skins. The panels weigh a nominal 1.1lb/ft². The core and skins are bonded together using a thermally activated tie-layer. The skins of painted Reynobond ACM are composed of a 3000 series aluminum alloy. The top skin is usually coated with a 2-coat or 3-coat PVDF coating using Kynar or Hylar resins. Polyester and FEVE coatings are also available. Consult with a local Reynobond sales representative for standard color availability and custom color matching.



Product Tolerances

Width	-1/32" +1/16"
Length	-0 + 1/4"
Panel Square	+ 1/8"
Panel Gauge	± 8/1000"
Bow	+ 1/4"
Peel Strength (ASTM D1781)	>25in-lb/in

Standard Panel Size and Color Options

Refer to the Reynobond Stocking List at www.reynobond.com to review our finished goods stocking colors and sizes or you may contact a sales representative or customer service representative at our toll free number, 800-841-7774.

Available widths: 39.37" (1 m) 48" (1.2m) 50" (1.3m) 62" (1.6m) 78.8"(2m)*
Available lengths: 48" (1.2m) – 243" (6.2m) >243"(6.2m)*

*Additional charges and extended lead times apply.

Product Performance

RB160PE has been tested to the applicable standards in IBC 1407 by third-party testing and listing agencies. Please reference our engineering properties document at www.reynobond.com for a list of the product's performance to various standards and consult Alcoa Architectural Product's technical department for additional information. Reynobond panels come with a 10 year bond warranty and a 30 year finish warranty for standard architectural finishes.

Product Maintenance and Cleaning

For painted Reynobond panels the manufacturer recommends the procedures in AAMA 610.1 "Voluntary Guide Specification for Cleaning and Maintenance of Painted Aluminum Extrusions and Curtainwall Panels." Mineral spirits can be used sparingly to remove caulking compounds or tar from painted finishes. Contact manufacturer for cleaning instructions for anodized or natural finishes.



©2014 Alcoa Architectural Products. Reynobond® is a registered trademark of Alcoa Inc.

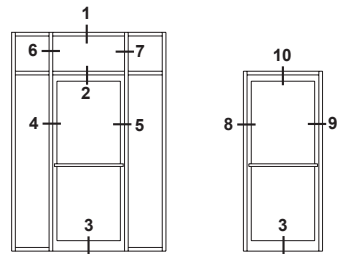
Alcoa Architectural Products
50 Industrial Boulevard
Eastman, GA 31023-4129
Tel. 800.841.7774
Fax. 478.374.7041
reynolux.com

SCALE 3" = 1'-0"

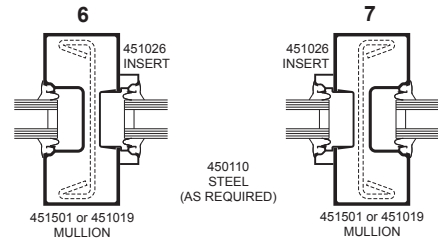
Trifab™ VG 451 FRAMING INCORPORATING KAWNEER™ "190" DOORS.

DOOR FRAMING NON-THERMAL ONLY

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

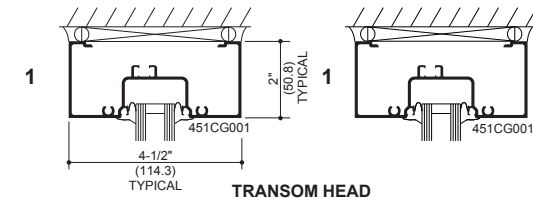


ELEVATIONS ARE NUMBER KEYED TO DETAILS

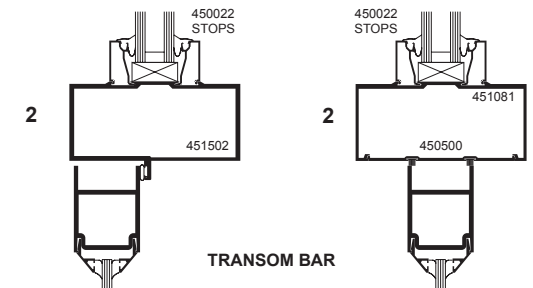


TRANSOM JAMBS

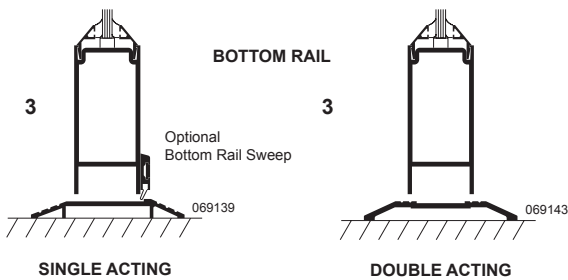
Transom area for both double or single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding insert with or without steel reinforcing.



TRANSOM HEAD



TRANSOM BAR



BOTTOM RAIL



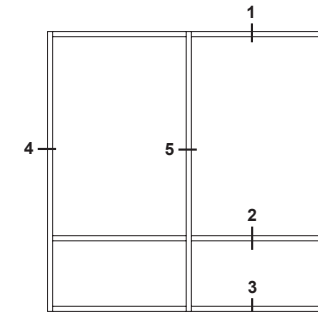
ADMCO40FN

kawneer.com

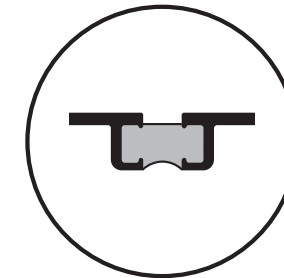
Notes and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2013

SCALE 3" = 1'-0"



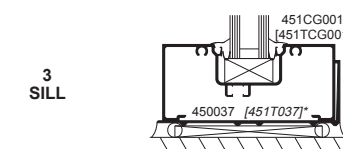
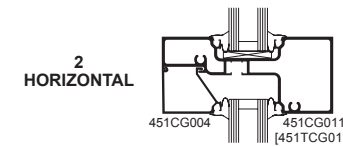
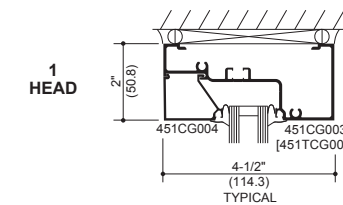
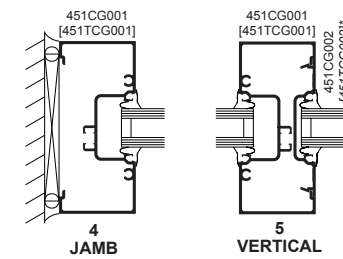
ELEVATION IS NUMBER KEYED TO DETAILS



NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

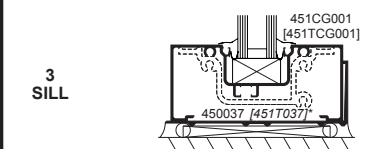
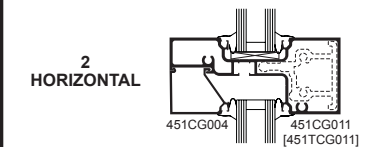
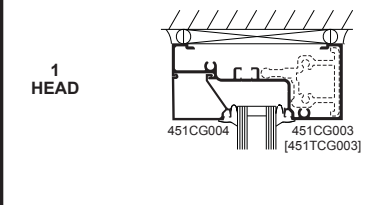
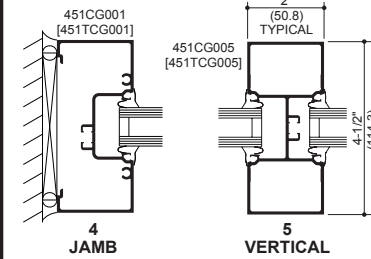
*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

SCREW SPLINE



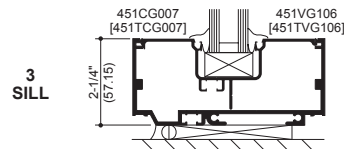
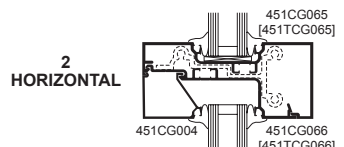
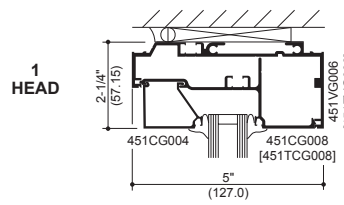
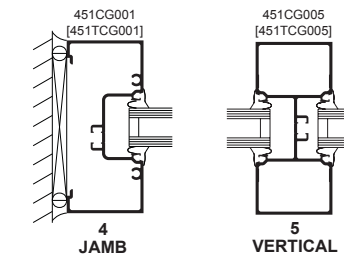
*See Page 14 for Thermal Flashing and Optional High Performance Flashing

SHEAR BLOCK



*See Page 14 for Thermal Flashing and Optional High Performance Flashing

STICK



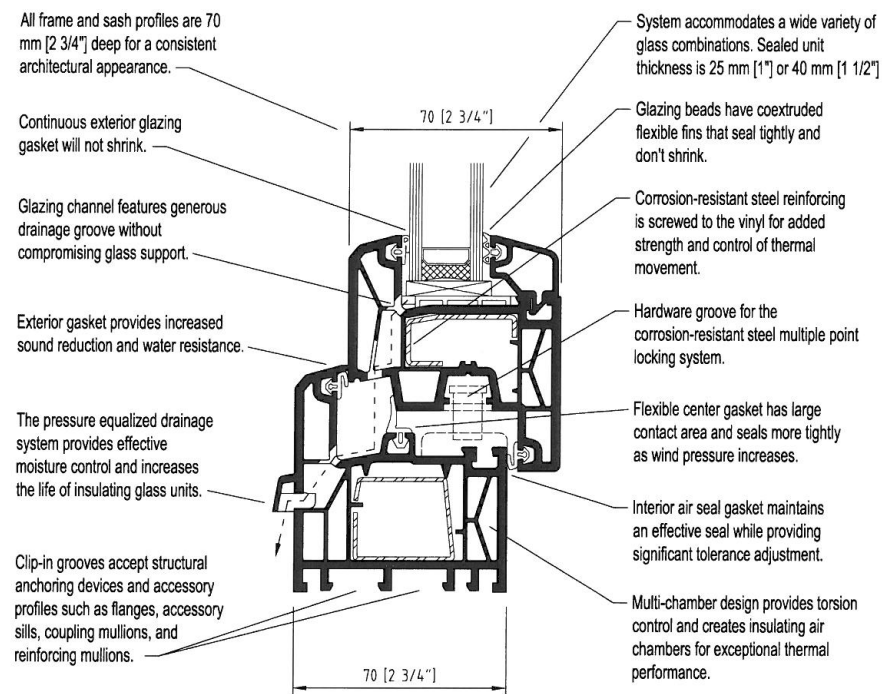
Notes and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2013

Performance Tested Design Features

InnoNova products have exceptional air and water tightness as confirmed by laboratory and field tests in the US and Canada. Most products exceed the highest categories of performance standards such as CSA-A440-00 and the AW class of NSI/AAMA/NWWDA 101/I.S.2 - 97 or AAMA/WDMA/ CSA 101/I.S.2/A440-05 for air and water tightness.

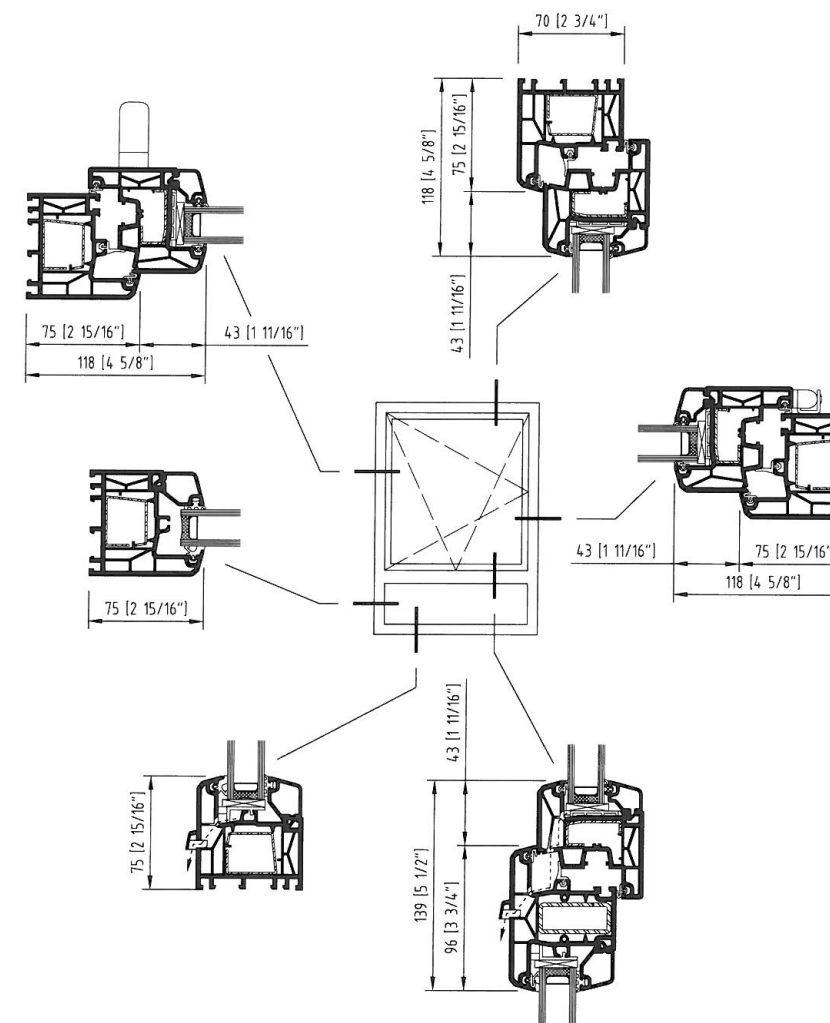
Inside glazed products in the InnoNova line are dry glazed and feature true pressure equalized rainscreen construction. This proven technology allows windows to perform for decades, permitting future replacement of glass and other components without any compromise in performance.



Dual Action Window with Bottom Lite

Dual Action windows feature multiple point locking for increased weather tightness and greater security. Dual Action Tilt + Turn hardware allows the sash to tilt inward at the top for ventilation or to swing open on its hinges.

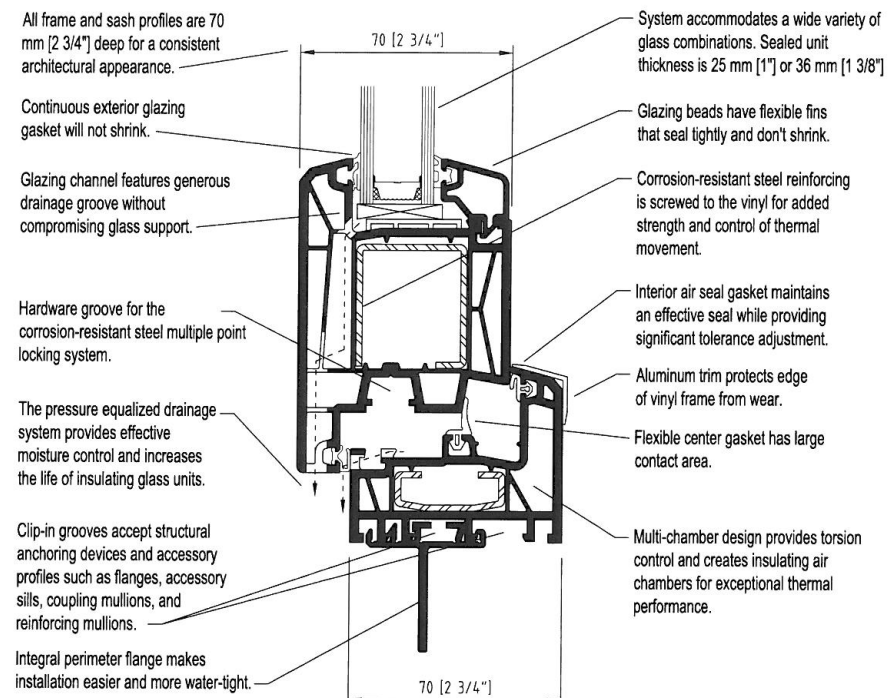
In the tilt position the window does not grant entry to the casual intruder. A single handle controls the tilt, turn and lock actions.



Performance Tested Design Features

InnoNova Terrace Swing Doors have exceptional air and water tightness as confirmed by laboratory and field tests in the US and Canada.

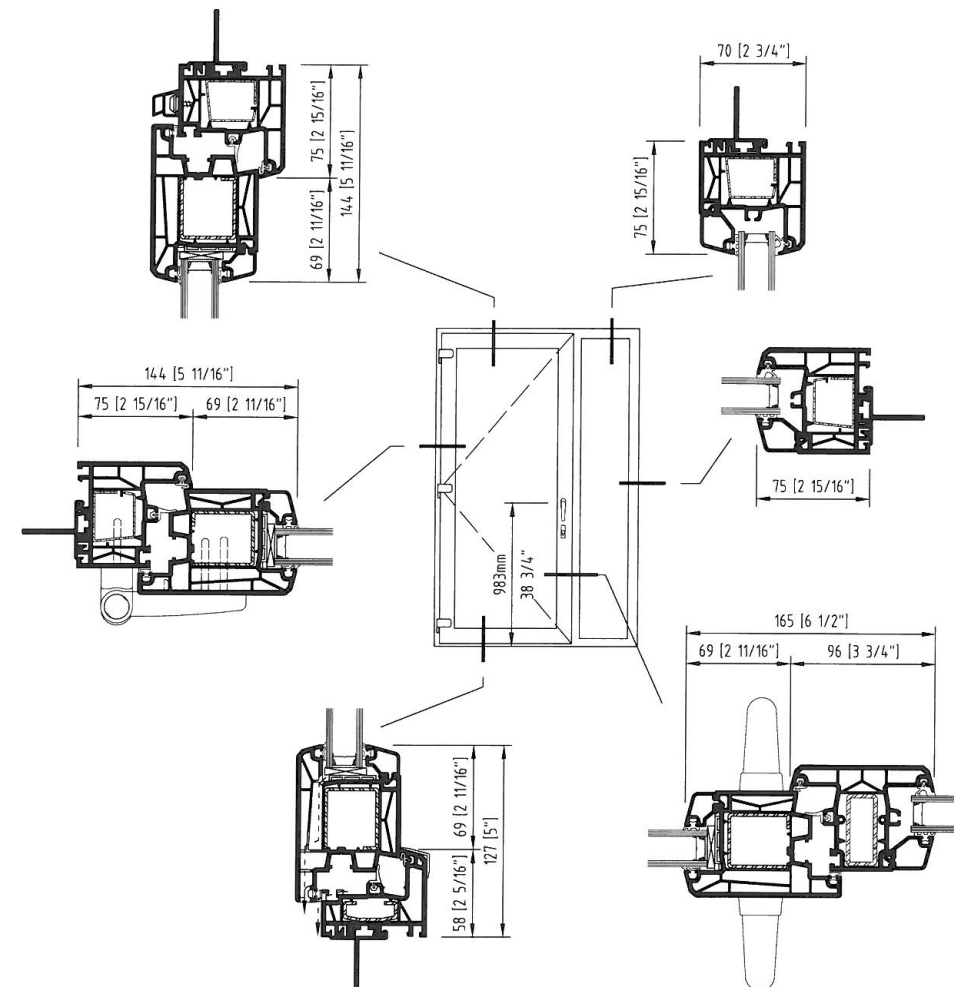
Inside glazed products in the InnoNova line are dry glazed and feature true pressure equalized rainscreen construction. This proven technology allows for future replacement of glass and other components without any compromise in performance.



DS - Single Door with Sidelight

Innotech Terrace Swing Doors have many advantages over conventional doors:

- Triple weatherseals seal out drafts, water and noise
- Multipoint locking hardware for greater security
- Steel reinforced to be stronger and resist warping
- Smooth, attractive and easy to clean surfaces
- Heavy duty hinges don't stain, rust or need regular lubrication
- Corrosion-resistant hardware lasts longer, even near the ocean
- Adjustable components to compensate for minor building settling and wear



Features

Dimmable
Flicker-Free
In-line Connection
Long Life
Instant On
RoHS Compliant
Lead Free
Mercury Free
No UV

ECOSENSE®

EcoSense Lighting Inc.
80 Broad Street
5th Floor
New York, NY 10004

www.ecosenselighting.com

Phone 212-228-8118
Fax 212-228-9113
Toll Free 855.632.6736
855.6.ECOSEN

(V. 9.24-2012)

EcoSpec® Linear HP EXT






EcoSense® EcoSpec® Linear HP EXT is an ultra-bright exterior linear white light fixture. Brighter than fluorescent tubes, these flicker-free dimmable fixtures offer an earth-friendly, mercury free cove solution.

Leveraging years of lighting experience, this robust aluminum frame fixture features powerful, energy efficient LEDs and precision constant current circuits for long-life applications.

With smart power technology, EcoSpec® Linear HP EXT connects directly to AC power; simplifying installation and minimizing costs. These long-life fixtures quickly pay for themselves in energy savings and maintenance costs, providing substantial savings over the 36,300 hour life of the lamp.



Specifications

Color Temperature	Lumen Output (120° x 120°)
2700K	660 lm/LF : 660 (1') / 1,320 (2') / 1,980 (3') / 2,640 (4')
3000K	656 lm/LF : 656 (1') / 1,312 (2') / 1,968 (3') / 2,624 (4')
4000K	753 lm/LF : 753 (1') / 1,506 (2') / 2,259 (3') / 3,012 (4')
Color Rendering Index	min 80
Rated Life	36,300 hours
Beam Angle	120° x 120°
Power Consumption (Max)	120VAC - 12.5W (1ft) / 25W (2ft) / 37.5W (3ft) / 50W (4ft) 220VAC - 14W (1ft) / 28W (2ft) / 42W (3ft) / 56W (4ft)
Efficacy (lm/W)	120VAC - 52.8 @ 2700K / 52.4 @ 3000K / 60.2 @ 4000K 220VAC - 47.1 @ 2700K / 46.8 @ 3000K / 53.7 @ 4000K
Maximum Fixture Run Length	65' (20m) @120VAC / 130' (40m) @220VAC
Operating Temperature	-4°F to 122°F (-20°C to 50°C)
Operating Voltage	100-120VAC, 220-240VAC, 50-60Hz
Dimming	ELV type, trailing edge dimmers
Housing	Aluminum; Clear Polycarbonate Lens
Fixture Connectors	Integral male / female 3-pin connectors
Fixture Rating	CE Certified - IP66 UL Certified for Wet Location
Warranty	5 Years
Weight	0.9kg (1ft) / 1.7kg (2ft) / 2.5kg (3ft) / 3.3kg (4ft)
Dimensions	W 1.8" x H 2.1" x L 12"/24"/36"/48" (45.3mm x 52.7mm x 305mm/609mm/914mm/1,219mm)
Certifications	    

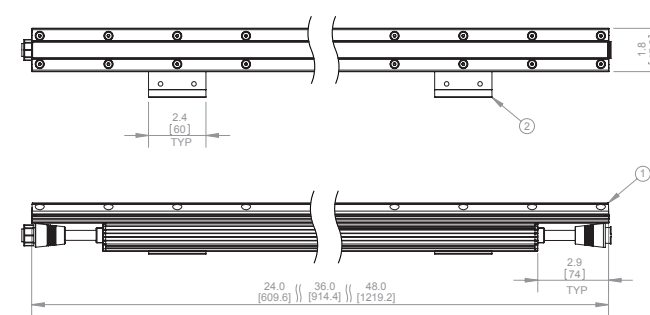
Restriction of Hazardous Substances Directive (RoHS) implements EU Directive 2002/95 which bans placing electrical and hazardous equipment that contains more than agreed levels of hazardous substances on the EU market. For a list of these substances visit www.rohs.gov.uk.

www.ecosenselighting.com

DATE: _____ TYPE: _____
PROJECT: _____
FIRM: _____

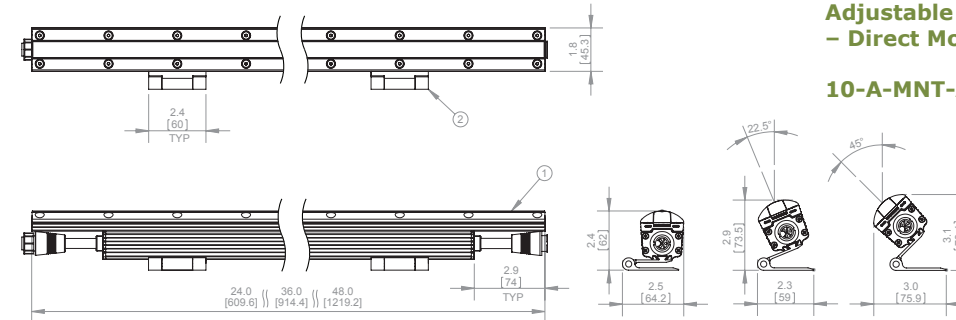
EcoSpec® Linear HP EXT

Dimension and Mounting For complete dimensional submittal drawings and full scale CAD drawings, please visit ecosenselighting.com.



**Flat Mounting Plate
- Direct Mount**

10-A-MNT-FLAT



**Adjustable Bracket
- Direct Mount**

10-A-MNT-ADJ

DIMENSION IN
INCHES / [MM]

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Specifications subject to change without notice.
Visit www.ecosenselighting.com for the most current specifications.
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www.ecosenselighting.com

(V. 9.24-2012)

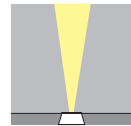
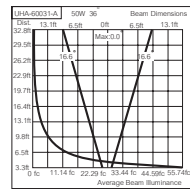
ECOSENSE®



UHA-60031-S



UHA-60191-S



Harrier round dia 4.72"

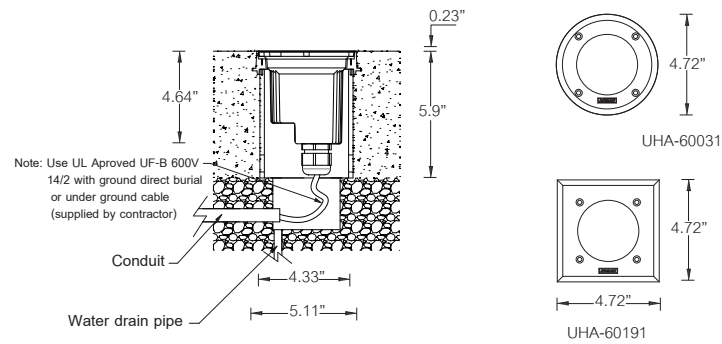
Model No.	Lamp	Holder	Beam	Lumen	Weight	T
UHA-60031-S	MR-16 FL 50w. 12v	GU5.3	35°	920	1.5 lb.	197.6°F
UHA-60031-A	MR-16 FL 50w. 12v	GU5.3	35°	920	1.1 lb.	197.6°F

Supplied with transformer (remote mounting by contractor)

Harrier square 4.72"

Model No.	Lamp	Holder	Beam	Lumen	Weight	T
UHA-60191-S	MR-16 FL 50w. 12v	GU5.3	35°	920	1.7 lb.	197.6°F
UHA-60191-A	MR-16 FL 50w. 12v	GU5.3	35°	920	1.1 lb.	197.6°F

Supplied with transformer (remote mounting by contractor)



LPN Riverside Rama 3, Bangkok - Thailand

(S) Stainless steel front ring

(A) Aluminium front ring

(T) Glass surface temperature at ambient 77°F



INGROUND UPLIGHT



Harrier inground uplight round and square 4.72" luminaire

IP67 /EN 60598/CLASS II //CE/IK10

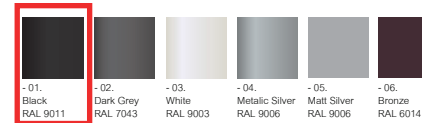


Suitable for wet locations

A top range of inground uplights with a round or square front ring in a choice of stainless steel or aluminum, suitable illuminate shopping and pedestrian areas, parks, gardens and sculptures.

Luminaire is designed for a 12v MR16 lamp and remote transformer. To ensure efficient drainage, gravel must be used to a depth of 17" beneath the housing, and should also be placed around the luminaire. Low copper content die-cast aluminum housing with high corrosion resistance. The 0.24" thick front ring is available in stainless steel grade 316 or aluminum. Stainless steel fasteners in grade 316. Power is provided through a single PG1/2" water tight cable gland. Durable silicone rubber gasket and clear toughened 0.39" thick glass, walk over 440lbs. maximum. Body is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. Remote transformer on site by installer.

Recessing box in high density polyethylene. Optional color filters and honey comb louvers are supplied with a holder. Optional ADA anti slip surface.



Product Family



Accessories



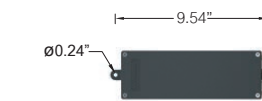
Recessing box
Model
A60151

Colour filter
Model No.

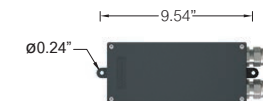
Red	Blue	Amber	Green
A60116	A60117	A60118	A60119



Honey comb louvre
Model No.
A60121



Remote box IP65 FOR ECG
Dimension : W2.95"xL10.08"xH2.28"
A80191



Remote box IP65 FOR CCG
Dimension : W3.74"xL10.08"xH2.95"
A80291

FLUID VIEW® 12V Wet Location Strip Light*

Item #	Length	Color Temp	Lumens / ft.
DI-12V-0051	9.5 ft.	3000K - warm white	98

*Also available in a dry-location model.

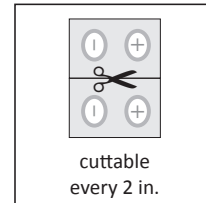
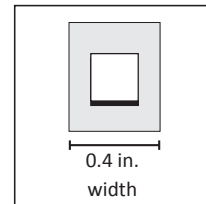
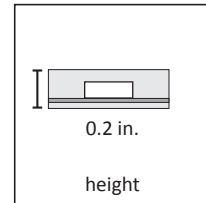
LED Power Supplies

Description	Item #
12V Constant Voltage Drivers	See our website
12V Magnetic Dimmable Drivers	See our website
OMNIDRIVE® 12V Electronic Dimmable Drivers	See our website
12V Plug-In Adapters	See our website

Optional Accessories

Description	Item #
Wet Location Extension Cable (10.5mm Plugs) - 6 in.	DI-10MM-WL6-EXT
Wet Location Extension Cable (10.5mm Plugs) - 12 in.	DI-10MM-WL12-EXT
Wet Location Extension Cable (10.5mm Plugs) - 24 in.	DI-10MM-WL24-EXT
Wet Location Solder Connector Pair (10.5mm Plugs)	DI-10MM-WL-SCP
Wet Location Plug (10.5mm Plugs) to DC Adapter Connector - male	DI-10MM-WL-DC
Wet Location Splitter Plug (10.5mm Plugs) - 2-Way	DI-10MM-WLSP2
Wet Location Splitter Plug (10.5mm Plugs) - 3-Way	DI-10MM-WLSP3
Wet Location Splitter Plug (10.5mm Plugs) - 5-Way	DI-10MM-WLSP5
LED Adapter Splice Cable - male	DI-0712M

Always refer to the website for the most current updates to our technical documents.



FLUID VIEW® 12V Wet Location Strip Light

FLUID VIEW Strip Light is an indirect, linear light ideal for indoor and outdoor general purpose applications. FLUID VIEW provides ambient and accent illumination for highlighting architectural features and fill lighting. This strip features a flexible, weatherproof housing that resists the elements and dust, and is easy to clean.

Features & Benefits

- **Form factor** - low-profile strip that fits into tight spaces
- **Mounting** - surface mounts using mounting clips
- **Dimmable** - fully dimmable
- **Location** - suitable for use in wet locations

- **Indoor/Outdoor**
Suitable for wet locations
- **Maintain UL Listing**
UL Listed field cuttable
- **Warranty**
5-year limited warranty

Color (CCT)



3000K

	12V DC	70	IP65	1.44W	98	16.4 ft.
		CRI	IP Rating	Watts per ft.	Lumens per ft.	Max. run

www.elementalld.com | sales@elementalld.com | 877.564.5051 option 2



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FVW2015.V2.1

MODEL 800



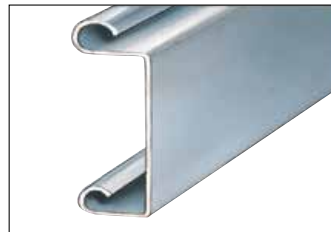
Slat Profiles



No. 4 – Curved-faced single crown slat available in up to 16-gauge steel, up to 18-gauge stainless steel, or up to 14-gauge B&S aluminum. Depth of crown: 7/8", 25/8" on centers.



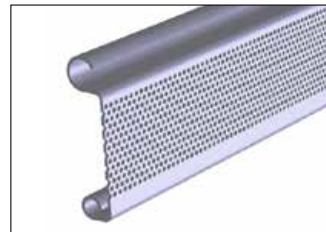
No. 4 slat
works progress architecture llp © 12/01/2017



No. 14 – Flat-faced slat available in up to 16-gauge steel, up to 18-gauge stainless steel, or up to 14-gauge B&S aluminum. Depth of crown: 3/4", 27/16" on centers.



No. 14 slat, shown with a Pass Door
1185 NW 23rd Avenue LU 16-279595 DZM



Secur-Vent® – Perforated slat provides optimal security and ventilation. Slat consists of 1/16" diameter holes offering 20-25% open area over length of each slat. Available in No. 14 flat slat up to 22' wide x 20' high (available in 20-gauge steel only).



Secur-Vent®
43

Model 800 (Face Mounted)

Width A	HEIGHT B (OPENING HEIGHT)											
	9'0"			TO 14'0"			TO 18'0"			TO 18'0"		
	BRACKET SIZE	SIDE ROOM		BRACKET SIZE	SIDE ROOM		BRACKET SIZE	SIDE ROOM		BRACKET SIZE	SIDE ROOM	
X & Y	R	L	X & Y	R	L	X & Y	R	L	X & Y	R	L	
CHAIN HOIST OPERATED												
TO 20'0"	18-1/2"	8"	6"	22"	8"	6"	24"	8"	6"	26"	8"	6"
20'0" TO 25'0"	18-1/2"	8"	6"	22"	8"	6"	24"	8"	6"	26"	8"	6"
25'0" TO 28'0"	18-1/2"	8"	6"	22"	8"	6"	24"	8"	6"	26"	8"	6"
MOTOR OPERATED												
TO 20'0"	20"	8"	6"	22"	8"	6"	24"	8"	6"	26"	8"	6"
20'0" TO 25'0"	20"	8"	6"	22"	8"	6"	24"	8"	6"	26"	8"	6"
25'0" TO 28'0"	20"	8"	6"	22"	8"	6"	24"	8"	6"	26"	8"	6"
CRANK OPERATED—CONSULT FACTORY												

Model 800 (Between Jambs, Under Lintel)

Width A	HEIGHT B (OPENING HEIGHT)											
	9'0"			TO 14'0"			TO 18'0"			TO 18'0"		
	BRACKET SIZE	SIDE ROOM		BRACKET SIZE	SIDE ROOM		BRACKET SIZE	SIDE ROOM		BRACKET SIZE	SIDE ROOM	
X & Y	R	L	X & Y	R	L	X & Y	R	L	X & Y	R	L	
CHAIN HOIST OPERATED												
TO 20'0"	18-1/2"	9-1/16"	7-1/16"	22"	9-1/16"	7-1/16"	24"	9-1/16"	7-1/16"	26"	9-1/16"	7-1/16"
20'0" TO 25'0"	18-1/2"	9-1/16"	7-1/16"	22"	9-1/16"	7-1/16"	24"	9-1/16"	7-1/16"	26"	9-1/16"	7-1/16"
25'0" TO 28'0"	18-1/2"	9-1/16"	7-1/16"	22"	9-1/16"	7-1/16"	24"	9-1/16"	7-1/16"	26"	9-1/16"	7-1/16"
MOTOR OPERATED												
TO 20'0"	20"	9-1/16"	7-1/16"	22"	9-1/16"	7-1/16"	24"	9-1/16"	7-1/16"	26"	9-1/16"	7-1/16"
20'0" TO 25'0"	20"	9-1/16"	7-1/16"	22"	9-1/16"	7-1/16"	24"	9-1/16"	7-1/16"	26"	9-1/16"	7-1/16"
25'0" TO 28'0"	20"	9-1/16"	7-1/16"	22"	9-1/16"	7-1/16"	24"	9-1/16"	7-1/16"	26"	9-1/16"	7-1/16"
CRANK OPERATED—CONSULT FACTORY												

NOTE: Dimensions are for general reference only and not for construction purposes.

FOR TECHNICAL INFORMATION, VISIT WWW.WAYNE-DALTON.COM/COMMERCIAL

Architect Resource Center

www.wayne-dalton.com/commercial

Go to www.wayne-dalton.com/commercial and click on the Architect Resource Center. Here you will quickly find all of the specifications, drawings and documents you need to complete your project.



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1185 NW 23rd Avenue

DISTRIBUTED BY:

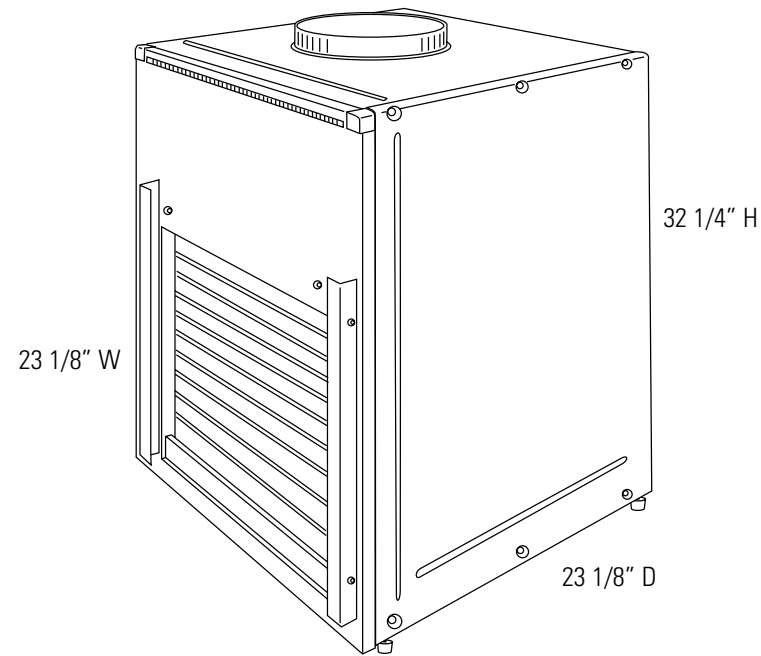
©2015 Wayne Dalton, a division of Overhead Door Corporation. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. Item 333067 2M 09/15 JAR LU 16-279595 DZM 44



GE Appliances

AZ75H12DAC – GE Vertical Packaged Terminal Heat Pump

Overall Unit Dimensions



230/208 Volt Power Connection Kit	Line Cord Connected Units		
	RAK3152	RAK3202	RAK3302
Heater KW	2.55/2.09	3.45/2.82	5.00/4.09
Min. Circuit Amps	15	20	30
Recommended Protective Device	15 Amp Time Delay Fuse or Breaker	20 Amp Time Delay Fuse or Breaker	30 Amp Time Delay Fuse or Breaker

Specification Created 8/02

ALTERNATIVE: VERTICAL PTHP UNIT

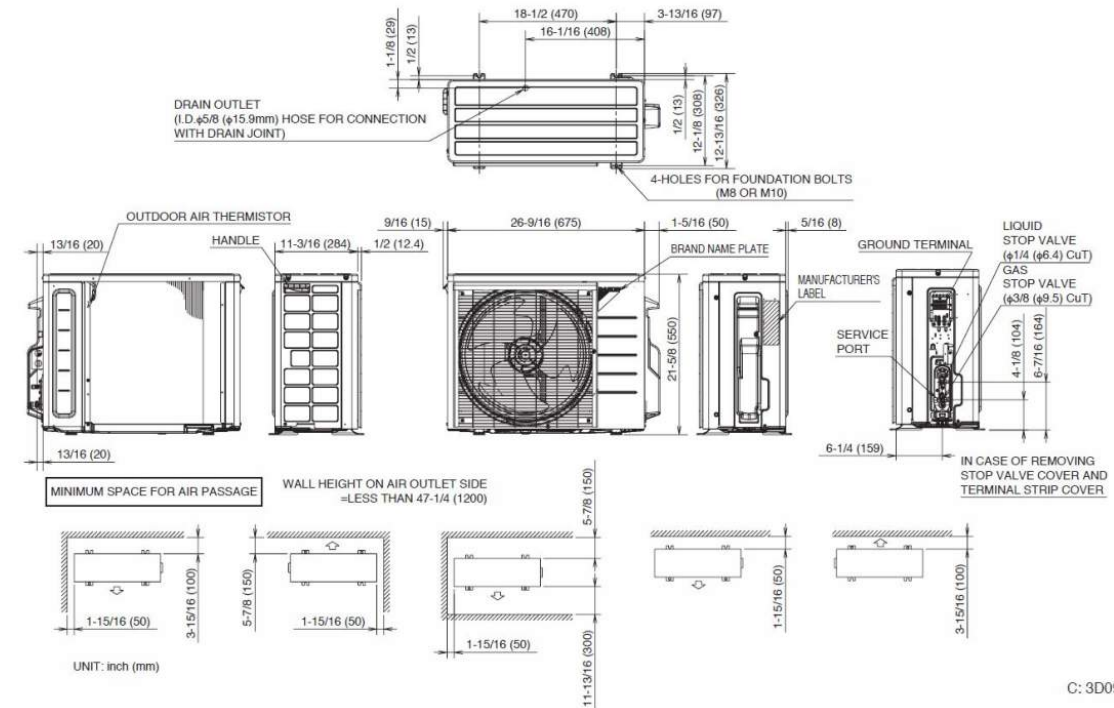


Submittal Data Sheet
0.75-Ton Wall Mounted Unit
FTX09NMVJURX09NMVJU

OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Compressor Type:	Inverter
Power Supply Connections:	L1, L2, Ground	Capacity Control Range (%):	-
Min. Circuit Amps MCA (A):	12.10	Airflow Rate (H) (CFM):	1,102
Max Overcurrent Protection (MOP) (A):	15.00	Gas Pipe Connection (inch):	3/8
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	1/4
Rated Load Amps RLA(A):	8.5	Sound Pressure (H) (dBA):	46
Dimensions (HxWxD) (in):	21-5/8 x 26-9/16 x 11-3/16	Sound Power Level (dBA):	
Net Weight (lb):	55		

DIMENSIONAL DRAWING - OUTDOOR UNIT



DUCTLESS MINI SPLIT WITH OUTDOOR UNITS ON ROOF

Job Name/Location:

Tag #:

Date:

For: File Resubmit

PO No.:

Approval Other

Architect:

GC:

Engr:

Mech:

Rep:

(Company)

(Project Manager)

ARUM072BTE5
Multi V™ 5 Single Frame 208-230V
6.0 Ton Outdoor Unit for Heat Pump and Heat Recovery



Performance:

Cooling Mode:

Nominal Capacity (Btu/h)	72,000
Power Input ¹ (kW)	4.28

Heating Mode:

Nominal Capacity (Btu/h)	81,000
Power Input ¹ (kW)	5.39

Nominal Capacity is outside the scope of AHRI Standard 1230 and based on the following conditions:
Indoor: 80°F DB / 67°F WB Indoor: 70°F DB
Outdoor: 95°F DB Outdoor: 47°F DB / 43°F WB

Electrical:

Power Supply (V/Hz/Ø)	208-230/60/3
MOP (A)	35
MCA (A)	22.6
Rated Amps (A)	19.1
Compressor A (A)	14.1
Compressor B (A)	-
Fan (A)	5.0

Piping:

Refrigerant Charge (lbs)	14.3
Liquid Line (in, OD)	3/8 Braze
Low Pressure Vapor Line (in, OD)	3/4 Braze
High Pressure Vapor Line (in, OD) (HR only)	5/8 Braze

Standard Features:

- Advanced Smart Load Control
- Intelligent Heating
- HiPDR (high pressure oil return)
- Smart Oil Control
- Night Quiet Operation
- Fault Detection and Diagnosis
- Active Refrigerant Control
- Variable Path Heat Exchanger
- Subcooling and Vapor Injection Control
- Liquid Cooled Inverter Controller

Optional Accessories:

- Air Guide - ZAGDKA51A (1 required)
- Low Ambient Baffle Kit - ZLABKA51A (1), Control Kit - PRVC2 (1 per system)
- Hail Guard Kit - ZHGDKA51A (1 Required)

****Cooling operating range is extended to -9.9 to 122°F if the optional low ambient baffle kit and low ambient control kit are installed.**

LG Electronics USA, Inc. 1000 Sylvan Ave, Englewood Cliffs, NJ 07632/www.lg-vrf.com
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Operating Range:

Cooling (°F DB)**	5-122
Heating (°F WB)	-13 - 61
Synchronous:	
Cooling Based Synchronous (°F DB)	14 - 81
Heating Based Synchronous (°F WB)	14 - 61

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Max Number of Indoor Units ²	13
Sound Pressure ³ dB(A)	58.0
Net Unit Weight (lbs)	430
Shipping Weight (lbs)	452
Communication Cable ⁴ (No x AWG)	2 x 18
Heat Exchanger Coating	Black Coated Fin™

Compressor:

Type	HSS DC Scroll
Quantity	1
Oil/Type	PVE/FVC68D

Fan:

Type	Propeller
Quantity	1
Motor/Drive	Brushless Digitally Controlled/Direct
Air Flow Rate (CFM)	8,470

Notes:

1. For AHRI ratings, refer to the AHRI website <http://www.ahridirectory.org>.
2. The combination ratio must be between 50 - 130%.
3. Sound Pressure levels are tested in an anechoic chamber under ISO Standard 3745.
4. Communication cable between ODU and IDU(s) must be 2-conductor, 18 AWG, twisted, stranded, and shielded. Ensure the communication cable shield is properly grounded to the Master ODU chassis only. Do not ground the communication cable at any other point. Wiring must comply with all applicable local and national codes.
5. Nominal data is rated 0 ft above sea level, with 25 ft of refrigerant line per indoor unit and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95-105%.
6. Power wiring cable size must comply with the applicable local and national codes.
7. Acceptable operating voltage: 187V - 253V.



SB_MultiV_5_ODU_ARUM072BTE5_08_17 Page 1 of 2

Job Name/Location:

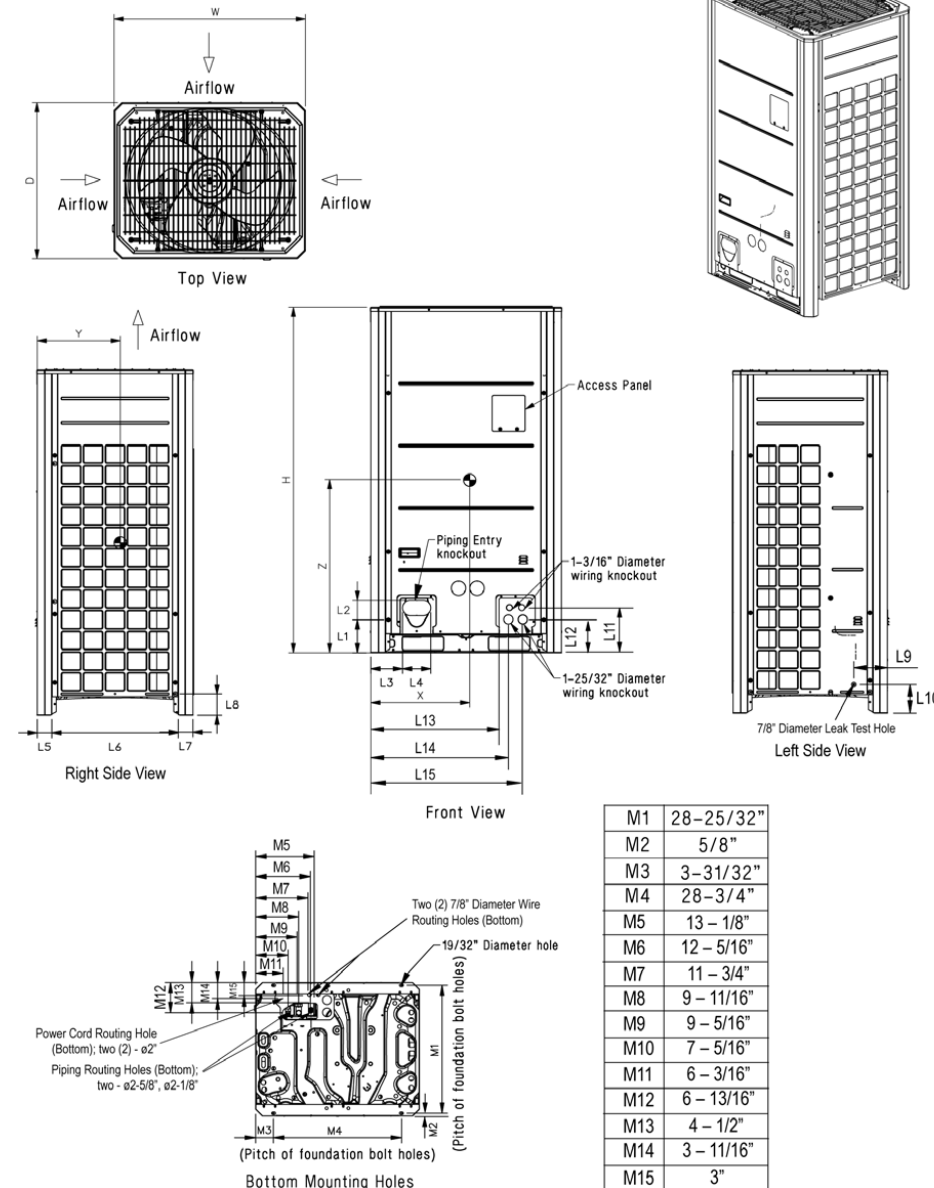
ARUM072BTE5
Multi V™ 5 Single Frame 208-230V
6.0 Ton Outdoor Unit for Heat Pump and Heat Recovery



Tag #:

Date:

PO No.:



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SB_MultiV_5_ODU_ARUM072BTE5_08_17 Page 2 of 2

Job Name/Location:

Tag #:

Date:

For: File Resubmit

PO No.:

Approval Other

Architect:

GC:

Engr:

Mech:

Rep:

(Company)

(Project Manager)

ARUM241BTE5
Multi V™ 5 Single Frame 208-230V
20.0 Ton Outdoor Unit for Heat Pump and Heat Recovery



Performance:

Cooling Mode:

Nominal Capacity (Btu/h)	240,000
Power Input ¹ (kW)	16.80

Heating Mode:

Nominal Capacity (Btu/h)	243,000
Power Input ¹ (kW)	17.75

Nominal Capacity is outside the scope of AHRI Standard 1230 and based on the following conditions:
Indoor: 80°F DB / 67°F WB Indoor: 70°F DB
Outdoor: 95°F DB Outdoor: 47°F DB / 43°F WB

Electrical:

Power Supply (V/Hz/Ø)	208-230/60/3
MOP (A)	80
MCA (A)	63.2
Rated Amps (A)	56.8
Compressor A (A)	25.6
Compressor B (A)	23.2
Fan (A)	8.0

Piping:

Refrigerant Charge (lbs)	37.5
Liquid Line (in, OD)	5/8 Braze
Low Pressure Vapor Line (in, OD)	1-3/8 Braze
High Pressure Vapor Line (in, OD) (HR only)	1-1/8 Braze

Standard Features:

- Advanced Smart Load Control
- Intelligent Heating
- HiPDR (high pressure oil return)
- Smart Oil Control
- Night Quiet Operation
- Fault Detection and Diagnosis
- Active Refrigerant Control
- Variable Path Heat Exchanger
- Subcooling and Vapor Injection Control
- Liquid Cooled Inverter Controller

Optional Accessories:

- Air Guide - ZAGDKA52A (1 required)
- Low Ambient Baffle Kit - ZLABKA52A (1), Control Kit - PRVC2 (1 per system)
- Hail Guard Kit - ZHGDKA52A (1 Required)

****Cooling operating range is extended to -9.9 to 122°F if the optional low ambient baffle kit and low ambient control kit are installed.**

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Operating Range:

Cooling (°F DB)**	5-122
Heating (°F WB)	-13 - 61
Synchronous:	
Cooling Based Synchronous (°F DB)	14 - 81
Heating Based Synchronous (°F WB)	14 - 61

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Max Number of Indoor Units ²	39
Sound Pressure ³ dB(A)	65.0
Net Unit Weight (lbs)	666
Shipping Weight (lbs)	694
Communication Cable ⁴ (No x AWG)	2 x 18
Heat Exchanger Coating	Black Coated Fin™

Compressor:

Type	HSS DC Scroll
Quantity	2
Oil/Type	PVE/FVC68D

Fan:

Type	Propeller
Quantity	2
Motor/Drive	Brushless Digitally Controlled/Direct
Air Flow Rate (CFM)	11,300

Notes:

1. For AHRI ratings, refer to the AHRI website <http://www.ahridirectory.org>.
2. The combination ratio must be between 50 - 130%.
3. Sound Pressure levels are tested in an anechoic chamber under ISO Standard 3745.
4. Communication cable between ODU and IDU(s) must be 2-conductor, 18 AWG, twisted, stranded, and shielded. Ensure the communication cable shield is properly grounded to the Master ODU chassis only. Do not ground the communication cable at any other point. Wiring must comply with all applicable local and national codes.
5. Nominal data is rated 0 ft above sea level, with 25 ft of refrigerant line per indoor unit and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95-105%.
6. Power wiring cable size must comply with the applicable local and national codes.
7. Acceptable operating voltage: 187V - 253V.



SB_MultiV_5_ODU_ARUM241BTE5_08_17 Page 1 of 2

Job Name/Location:

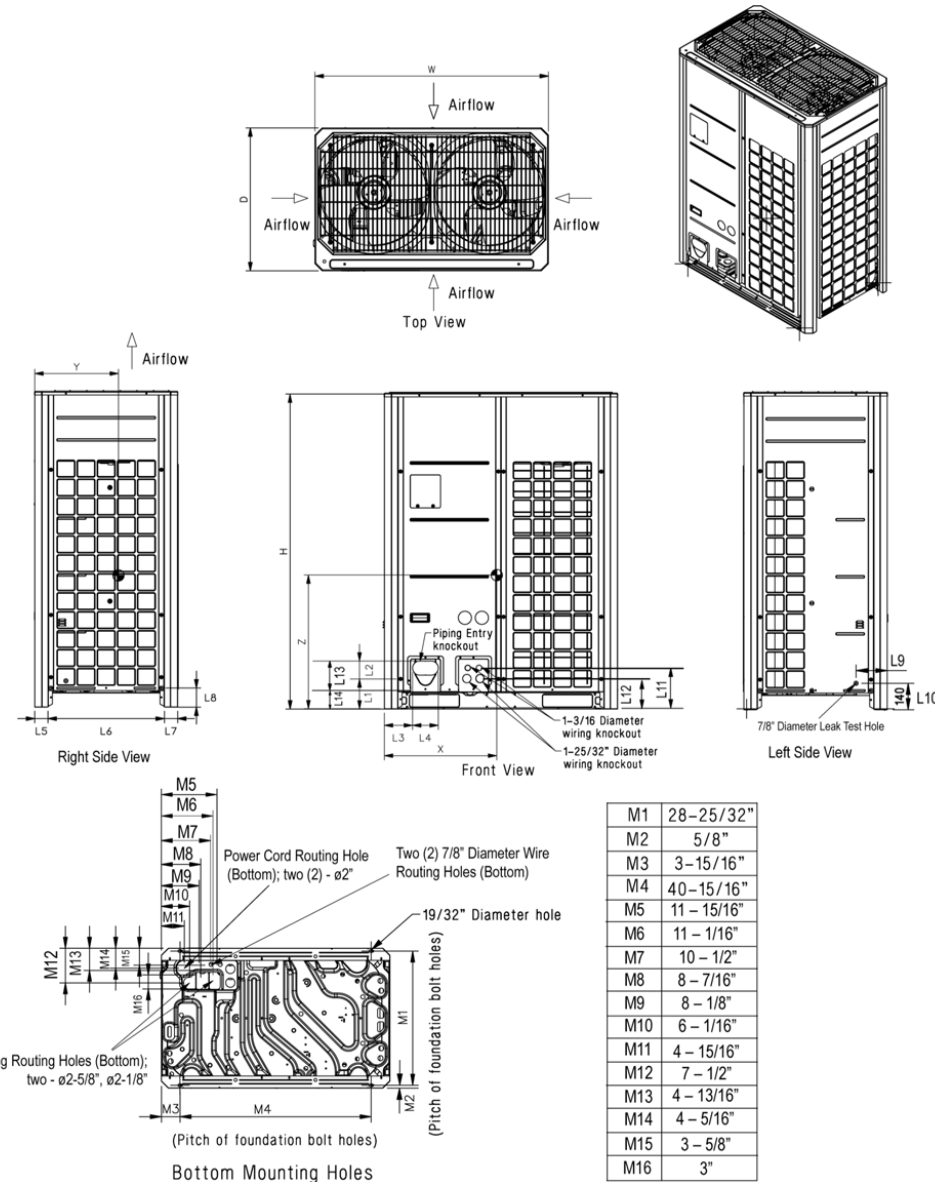
ARUM241BTE5
Multi V™ 5 Single Frame 208-230V
20.0 Ton Outdoor Unit for Heat Pump and Heat Recovery



Tag #:

Date:

PO No.:



W	48-13/16"
H	66-17/32"
D	29-29/32"
L1	6-5/16"
L2	3-3/4"
L3	5-29/32"
L4	5-13/32"
L5	2-25/32"
L6	24-9/32"
L7	2-25/32"
L8	4-1/32"
L9	6-1/2"
L10	5-9/16"
L11	8-5/8"
L12	6-7/16"
L13	9-15/16"
L14	3-5/8"

Center of Gravity

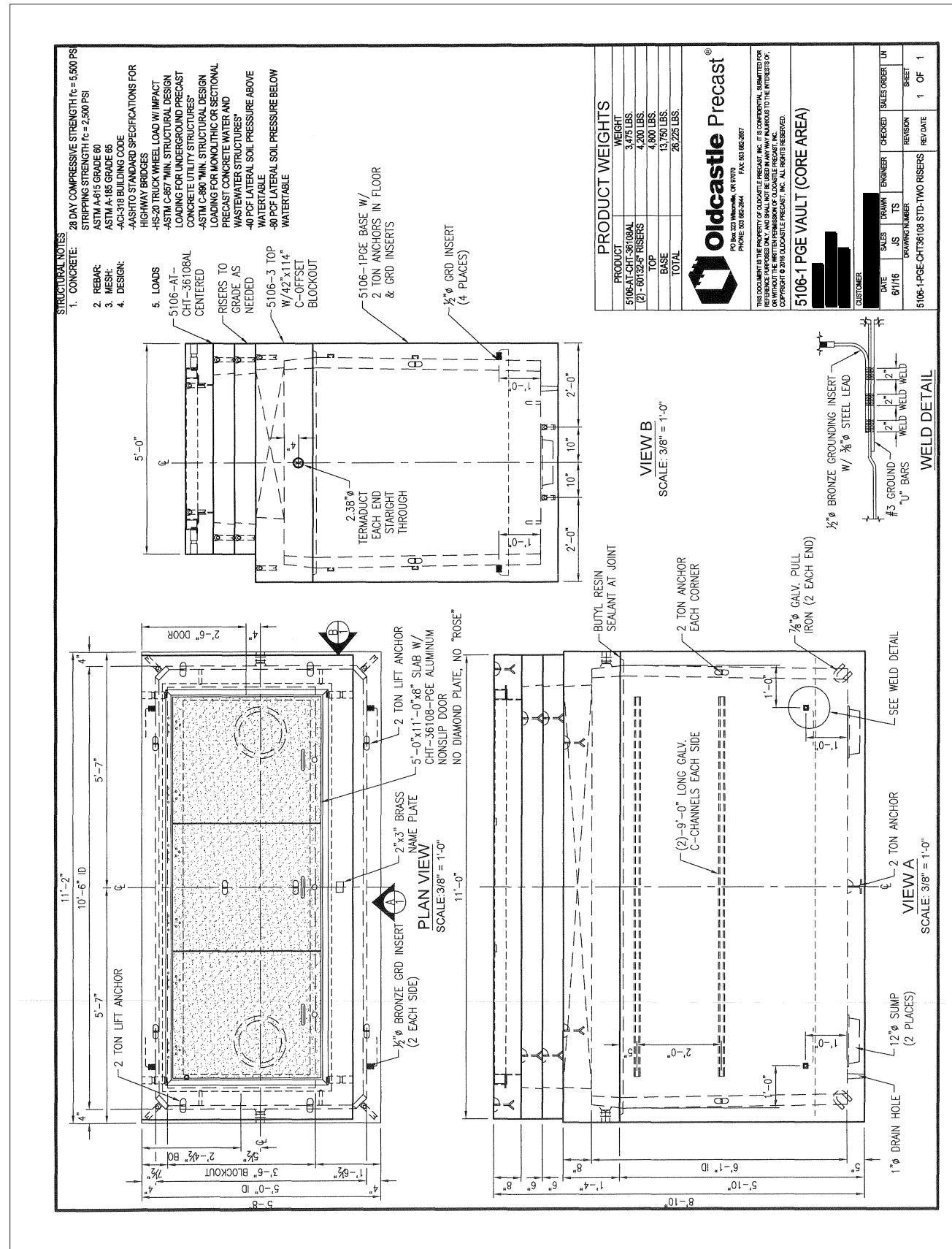
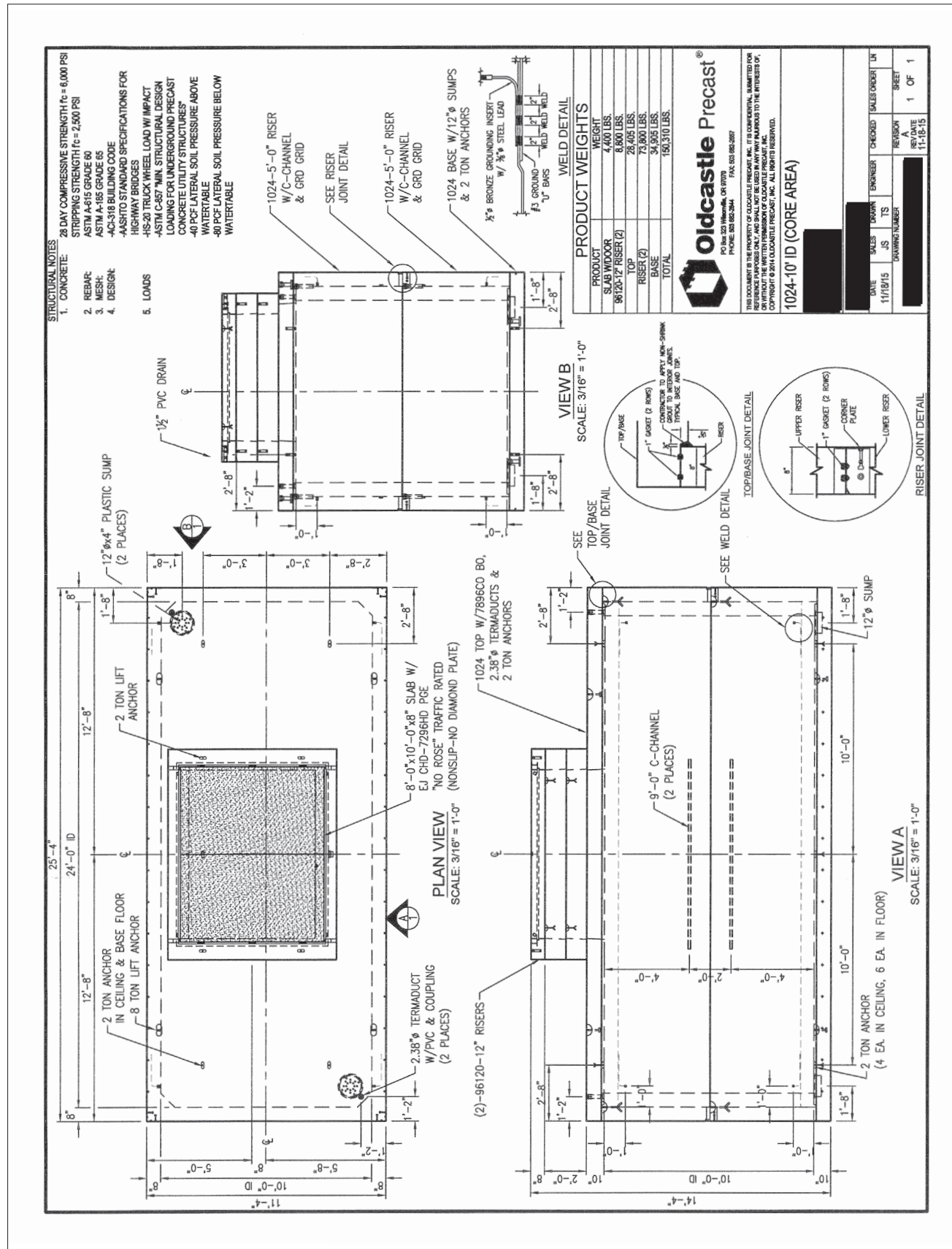
X	23-7/32"
Y	15-5/8"
Z	25-9/16"

All dimensions have a tolerance of ± 0.25 in. [Unit: inch]



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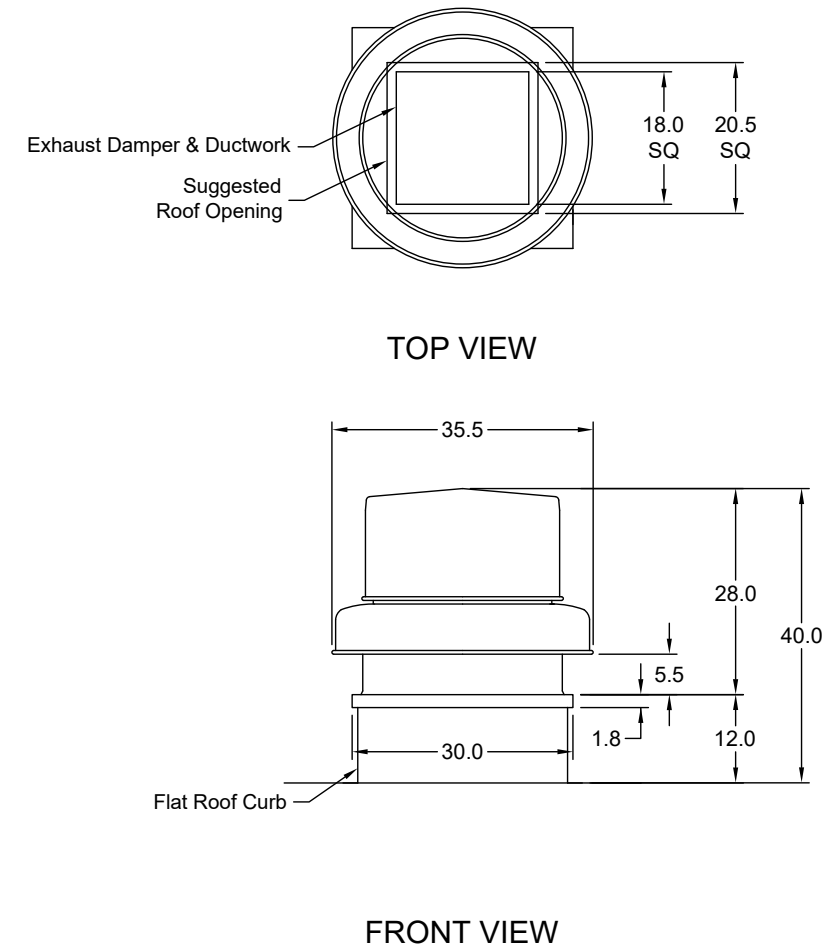
SB_MultiV_5_ODU_ARUM241BTE5_08_17 Page 2 of 2



C.46 SPEC SHEETS
 ELECTRICAL VAULTS

Assembly Drawing

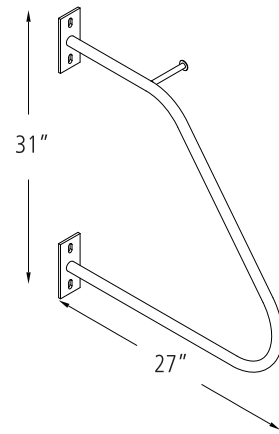
Type: Belt Drive Centrifugal Roof Exhaust Fan



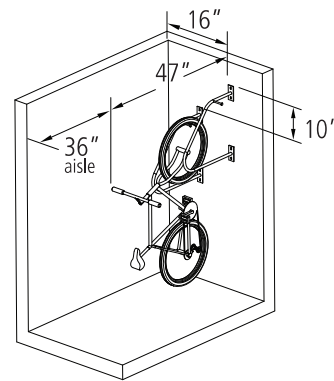
Notes: All dimensions shown are in units of in..

ULTRA SPACE SAVER SINGLE

Specifications and Space Use



- Product** Dero Ultra Space Saver Single
As manufactured by Dero Bike Racks
- Capacity** 1 Bike
- Materials** Body is 1" OD 11 gauge tube with 1/2" steel round bar hanger. Mounting flanges are 1/4" plate.
- Finishes** Black powder coat
Hanger arm is rubber coated
- Installation Methods** **Wall mount** has two 2.5" x 6" foot plates set 25" apart (centerline to centerline) with 4 fasteners. Can be set into concrete block, solid concrete, bricks, wood studs and other base materials.
- Space Use and Setbacks** Racks should be placed minimum 16" apart. When installing racks next to each other, their heights should be staggered by 10". See diagram for approximate space use when loaded and recommended setbacks.

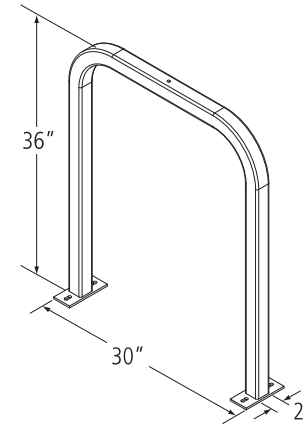


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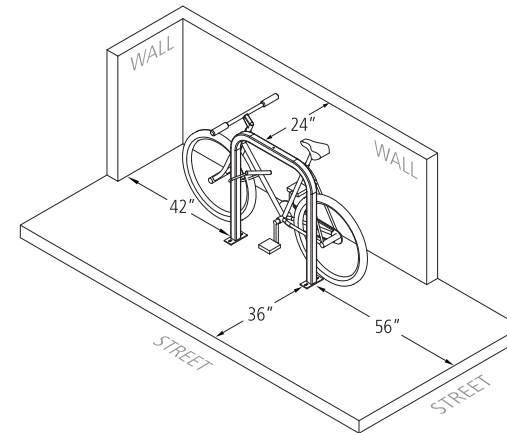
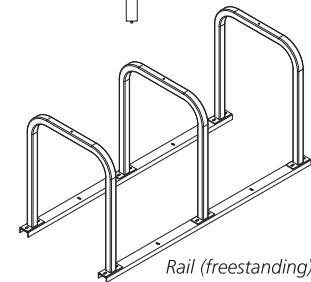
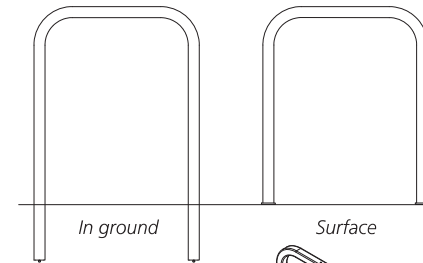
WALL MOUNT

DOWNTOWN RACK

Specifications and Space Use



- Product** Dero Downtown Rack
As manufactured by Dero Bike Racks
- Capacity** 2 Bikes
- Materials** 2" x 2" x 3/16" square tube - mild steel
2" x 2" x 11g square tube - stainless steel
- Finishes** An after fabrication hot dipped galvanized finish is our standard option. 250 TGIC powder coat colors, thermoplastic coating, PVC dip, and stainless steel finishes are also available as alternate options.
- Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- Installation Methods** **In ground mount** is embedded into concrete base. Specify in ground mount for this option.
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.



- Space Use and Setbacks** **Wall Setbacks:**
For racks set parallel to a wall:
Minimum: 24"
Recommended: 36"

For racks set perpendicular to a wall:
Minimum: 28"
Recommended: 42"

Distance Between Racks:
Minimum: 24"
Recommended: 36"

Street Setbacks:
Minimum: 24"
Recommended: 36"



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FLOOR MOUNT

APPENDIX

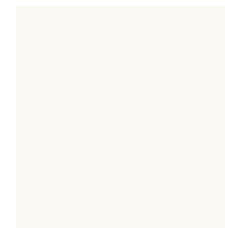


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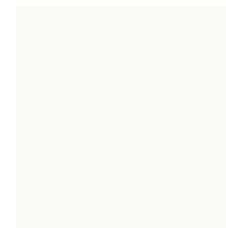
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

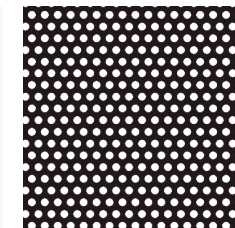
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



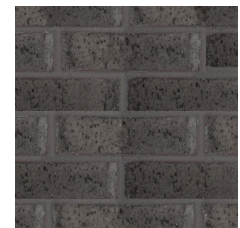
4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.1 RENDERINGS
VIEW FROM NORTHEAST

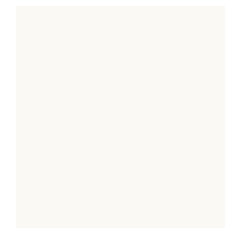


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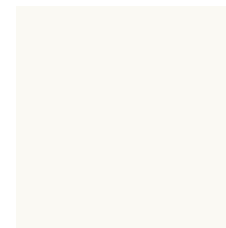
1. Brick, Dark Gray
2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
4. ACM Panel, White
5. White Metal Panel
6. Kawneer Storefront Assembly, Dark Bronze
7. Vinyl Window Assembly, Innotech or Similar

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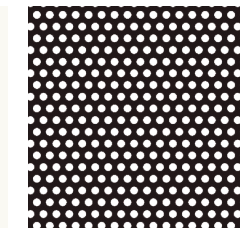
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.2 RENDERINGS
VIEW FROM NORTHEAST

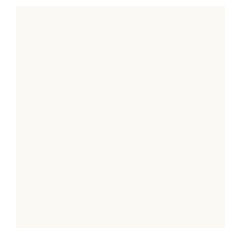


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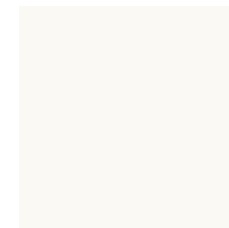
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

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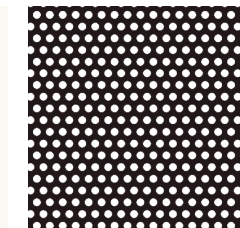
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- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



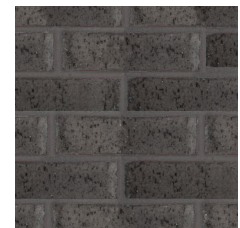
4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.3 RENDERINGS
VIEW FROM NORTHEAST

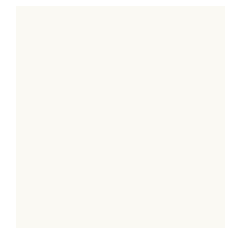


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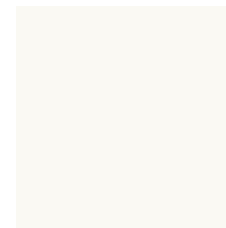
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2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
4. ACM Panel, White
5. White Metal Panel
6. Kawneer Storefront Assembly, Dark Bronze
7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

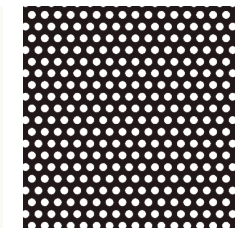
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.4 RENDERINGS
COURTYARD

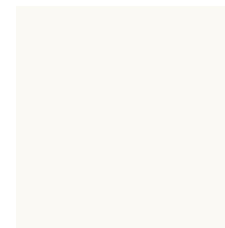


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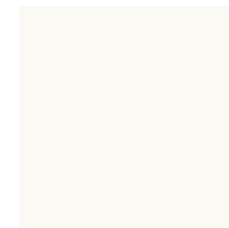
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- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

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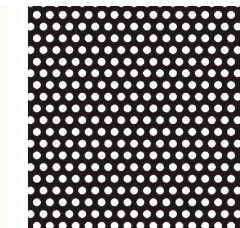
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.5 RENDERINGS
BUILDING ENTRY / COURTYARD



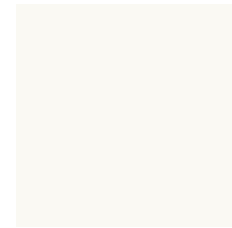
3a Perforated Panel, Typical
Height: 6'-6"
See APP.32

MATERIAL KEY

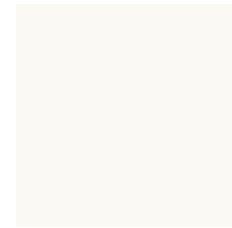
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

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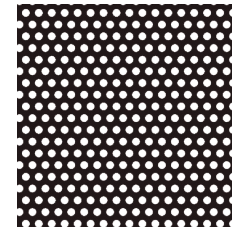
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- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.6 RENDERINGS
FENCE ALTERNATIVE

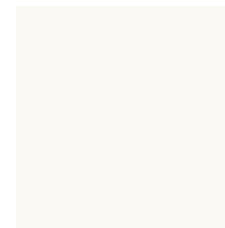


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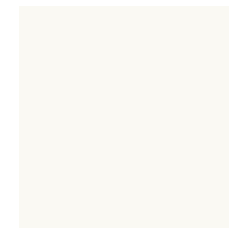
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- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

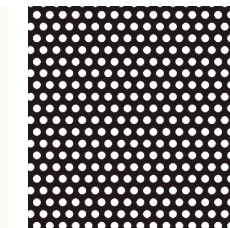
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- C.33
- C.36
- C.37



5. White Metal Panel



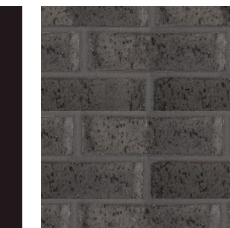
4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.7 RENDERINGS
VIEW ALONG START FROM WEST

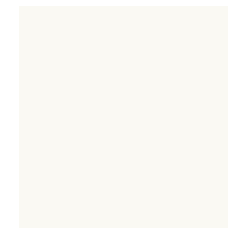


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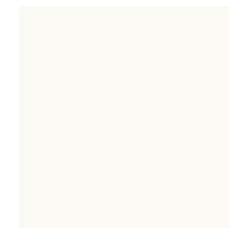
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2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
4. ACM Panel, White
5. White Metal Panel
6. Kawneer Storefront Assembly, Dark Bronze
7. Vinyl Window Assembly, Innotech or Similar

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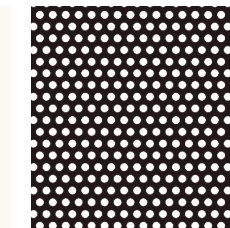
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- C.33
- C.36
- C.37



5. White Metal Panel



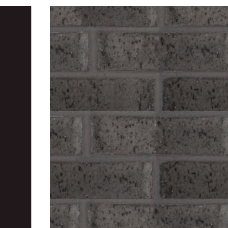
4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.8 RENDERINGS
ENTRIES ALONG MLK

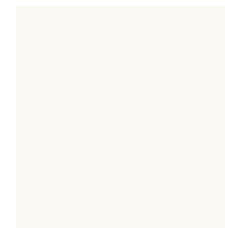


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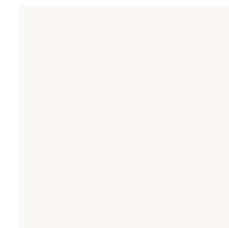
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- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

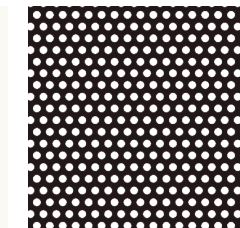
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- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



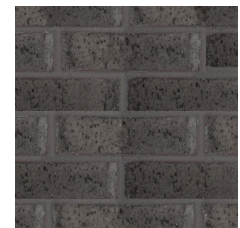
4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.9 RENDERINGS
VIEW FROM SOUTHWEST

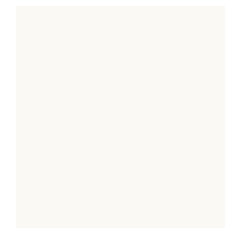


MATERIAL KEY

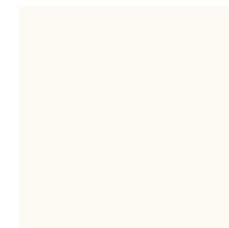
1. Brick, Dark Gray
2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
4. ACM Panel, White
5. White Metal Panel
6. Kawneer Storefront Assembly, Dark Bronze
7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

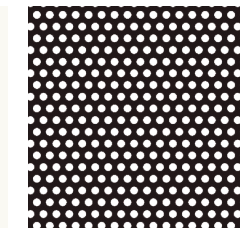
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.10 RENDERINGS
VIEW FROM SOUTHEAST

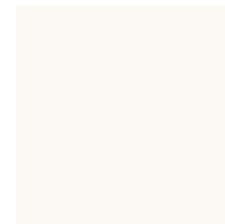


MATERIAL KEY

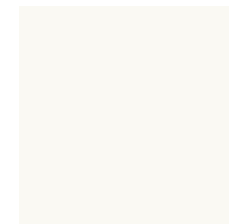
1. Brick, Dark Gray
2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
4. ACM Panel, White
5. White Metal Panel
6. Kawneer Storefront Assembly, Dark Bronze
7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

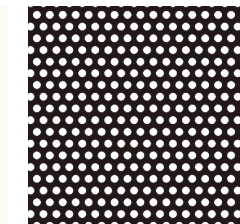
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



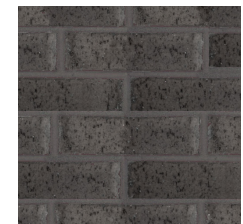
4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.11 RENDERINGS
FACADE MIDBLOCK CONDITION

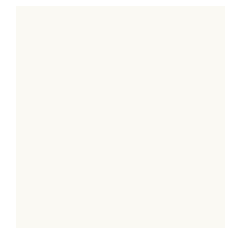


MATERIAL KEY

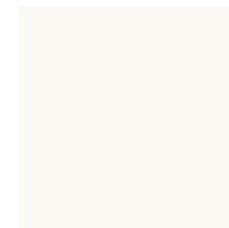
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

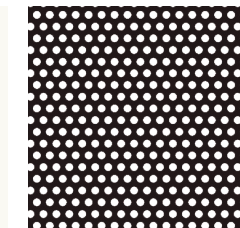
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



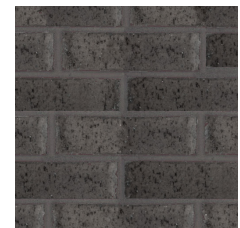
4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



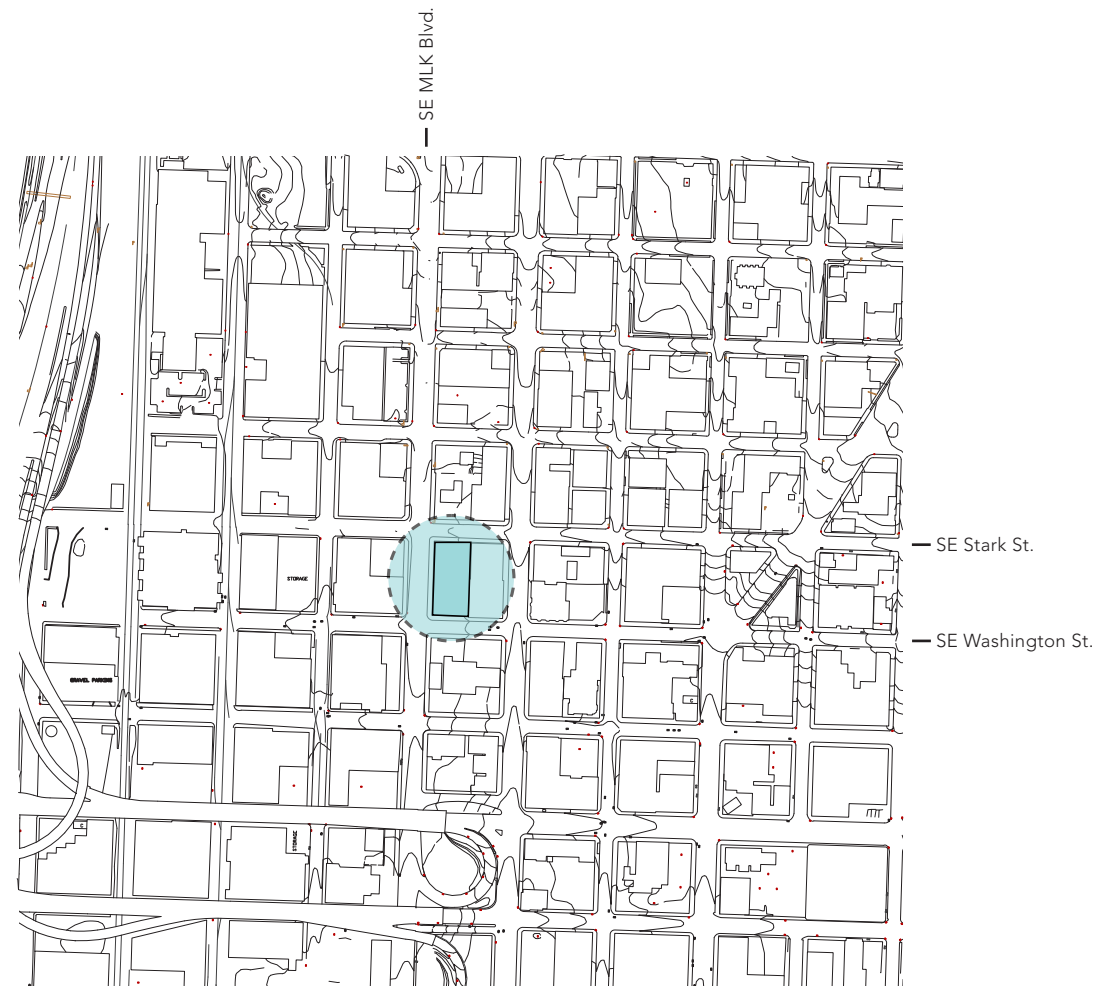
1. Dark Gray Brick

MATERIAL KEY

APP.12 RENDERINGS
FACADE EDGE CONDITION

PROJECT SUMMARY

[Meads Add, Block 2, W 5' of Lot 8, Lot 11,
E 1/2 of S 100' of LOT 12]



The proposed development is for a 8 story building occupying a half city block at SE MLK Boulevard and Stark Street. The site is currently asphalt surface parking with no existing structures. The proposed building use includes one level of below grade parking, commercial retail at grade, long-stay hotel suites at levels 2, 3 and 4, residential dwelling units at levels 5-8, and residential amenity space on level 8. The proposed hotel floors would operate under the same management as the proposed neighboring Chamberlain Hotel. The connection between the two hotel areas is provided through a shared courtyard off SE Stark. Parking and loading access to the site will be off Washington Street along the south edge of the site.

The site is located in the EX-Central Employment Base Zone of the Central Eastside Design Zone of the Central City Plan District. Applicable guidelines include Title 33 Portland Zoning Code

Requirements, Central City Fundamental Design Guidelines and Design Guidelines of the Central Eastside Design Zone.

The site is located in an area with predominantly industrial building types combined with historic mixed use structures. The building design responds to this context by providing a change of material and shifts in the massing, referencing the prominent cornice lines of the Chamberlain Hotel and Logus buildings. Below the cornice datums, the proposed building utilizes a more regular masonry articulation to match its neighbors in mass and material. Above the cornice datums, the building begins to fray into more dynamic window sizes, panel sizes, and balconies in response to increased opportunity for views afforded by the additional height. As the datums round the corner of the building they begin to shift, creating the impression of a fluid and dynamic mass.

ZONING CODE

Development Standards Summary

Base Zone EX
 Overlay d (Design Review)
 District CC (Central City)
 Subdistrict CEID (Central Eastside)

Base Zone FAR 3:1
 Base Zone Height 65 ft

CC Far 6:1
 CC Height 100 ft Allowed
 (Per 33.510.205 & Map 510-3)

Base Zone Modifications / Bonuses (Housing)
 FAR Bonus 3:1
 Height Bonus 75 ft
 (Per 33.510.210.E.2)

FAR Total 9:1
 Height Total 175 ft

Setbacks 0 ft to adjacent Ex Zones

Ground Floor Windows Yes

Entrance Requirements Required

PARKING

Central City Parking Sector Central Eastside Subdistrict, CE2
 Minimum No Minimum Requirement (adjacent to transit)
 Distance from Transit Stop 50 ft
 Maximum No Maximum
 Vehicle Spaces Provided 39 (No valet or loading included)

LOADING

Loading Required One Standard A, 35ft x 10ft with clearance of 13'-0"
 Loading Provided One Standard A, 35ft x 10ft with clearance of 13'-0"

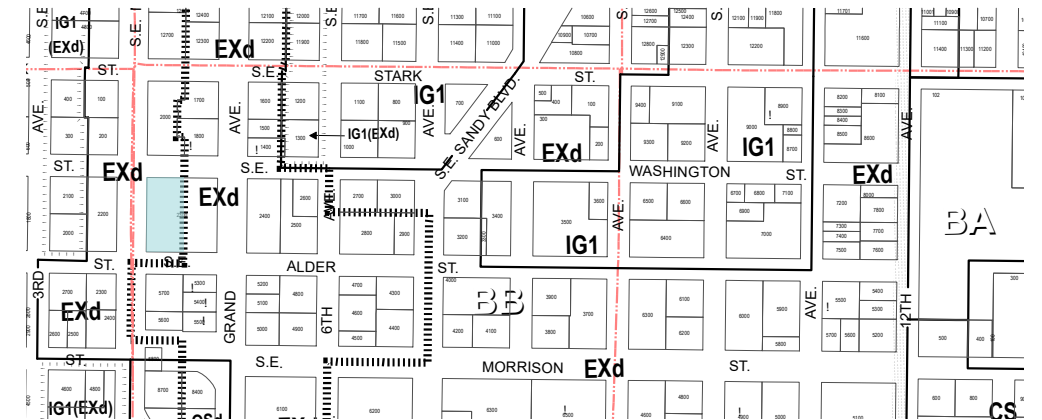
UNIT SUMMARY

Residential Units 77
 Hotel Units 63

BIKE PARKING

	Household	Long -Stay Hotel	Retail	Total Req'd	Total Provided
Long Term Spaces	116	04	02	122	122
Short Term Spaces	04	04	02	10	10

ZONING MAP



APP.14 VICINITY & CONTEXT



View of SE Stark Looking Northwest



View of SE Stark Looking Southeast



View of SE Stark Looking Southwest



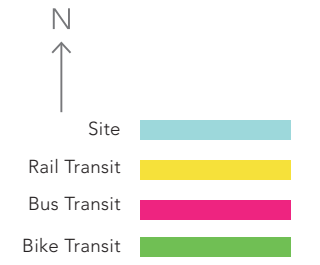
View of SE MLK Looking East



View of SE MLK Looking Southeast



View of SE MLK Looking Northeast



APP.15 VICINITY & CONTEXT



1 Schleifer Furniture Building



2 New Logus Block



3 Barber Block



Vicinity Map

Site █
 Historical Neighborhood █

APP.16 VICINITY & CONTEXT
 GRAND AVENUE CONTEXT



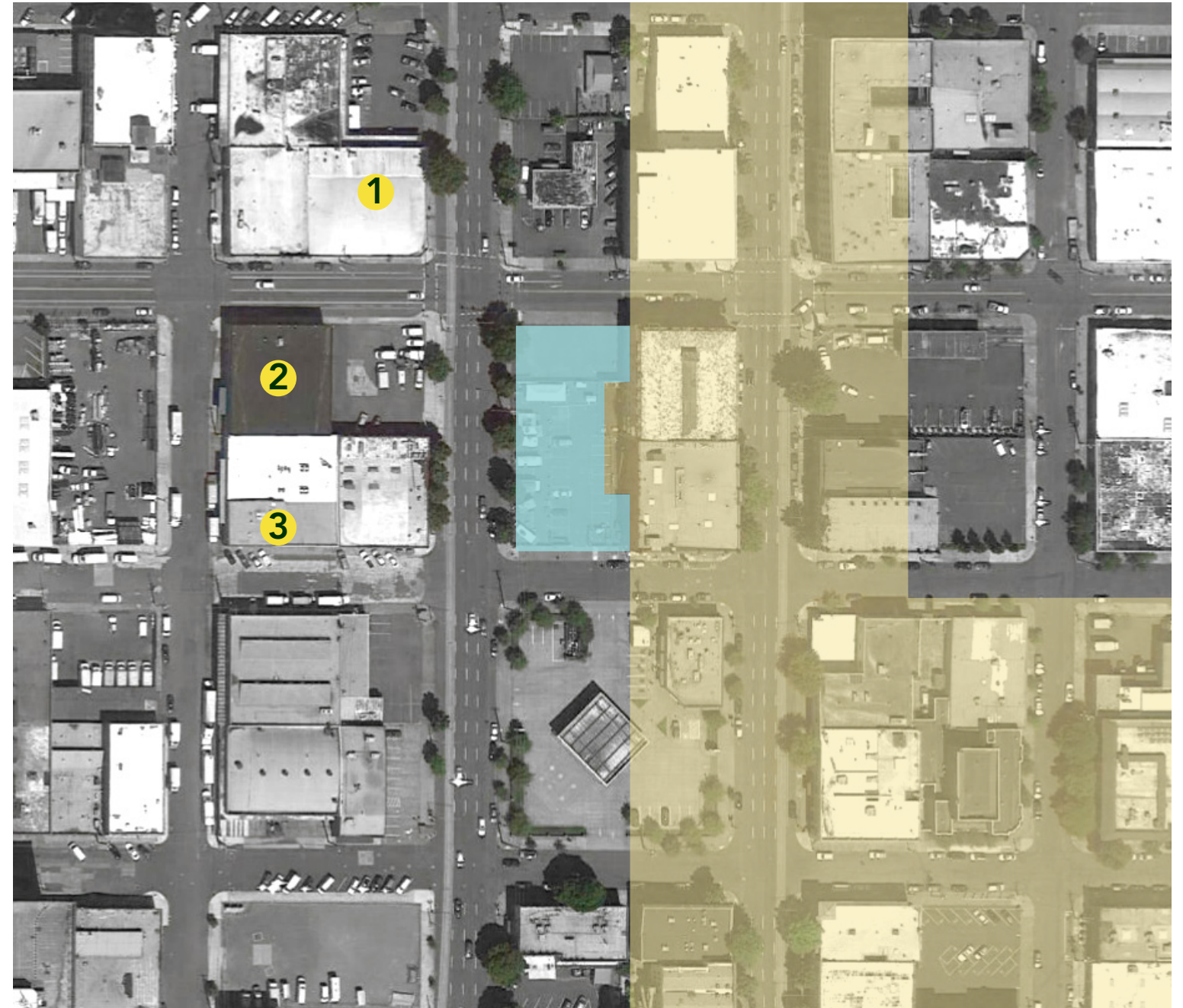
1 Quadrant Systems Building



2 Mesher Building



3 Portland Paper & Supply Building

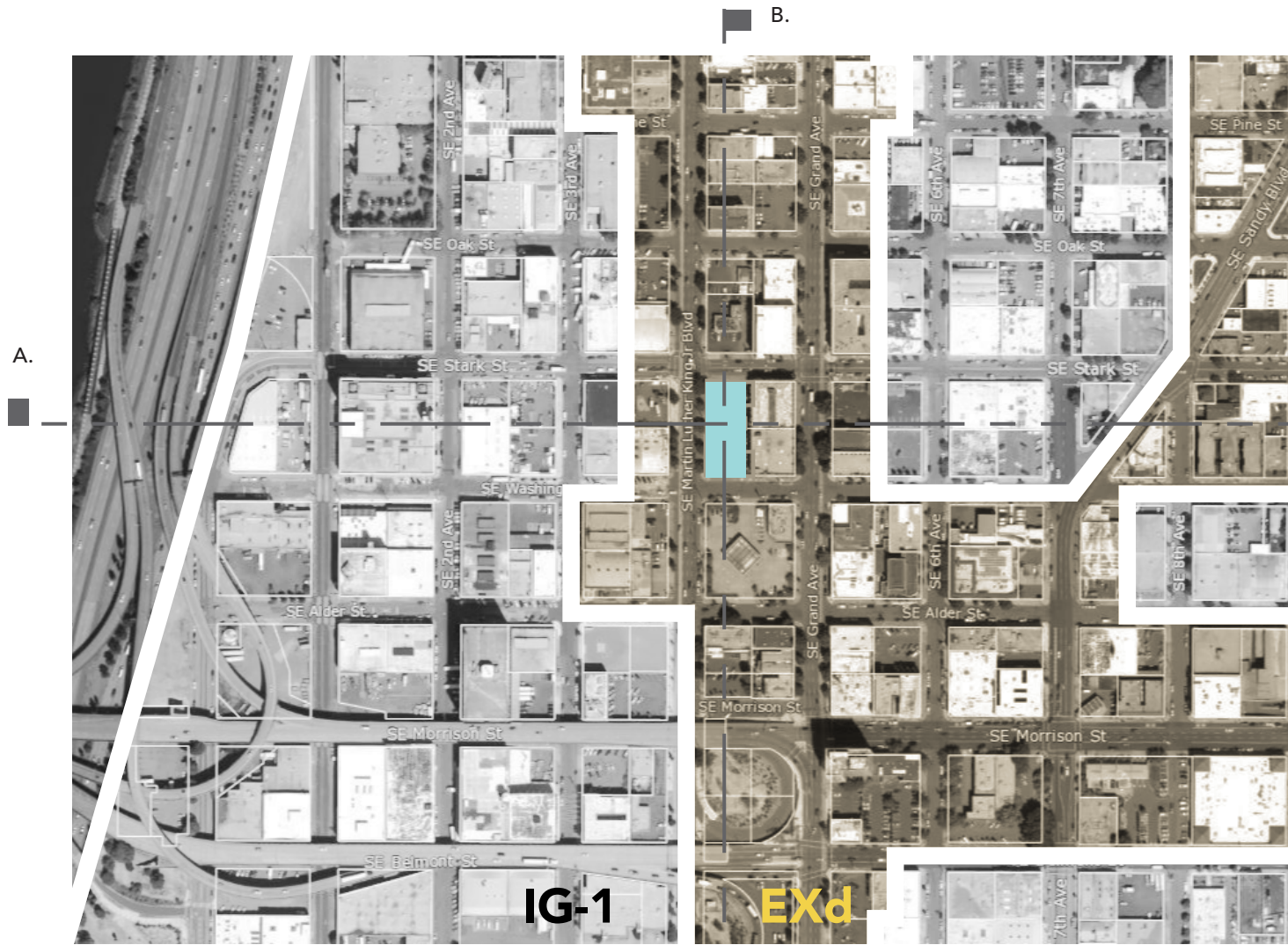


Vicinity Map

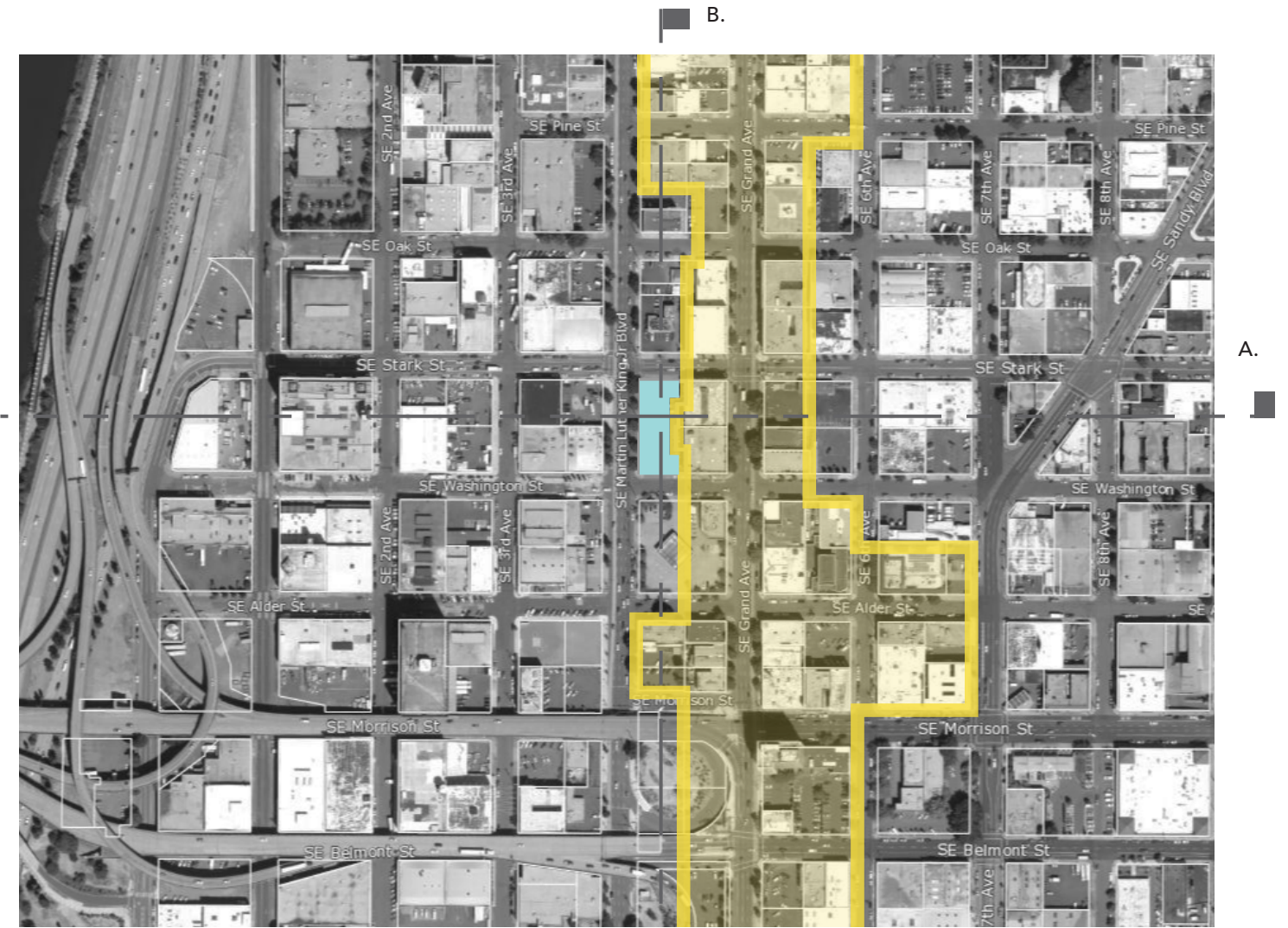
- Site
- Historical Neighborhood

APP.17 VICINITY & CONTEXT

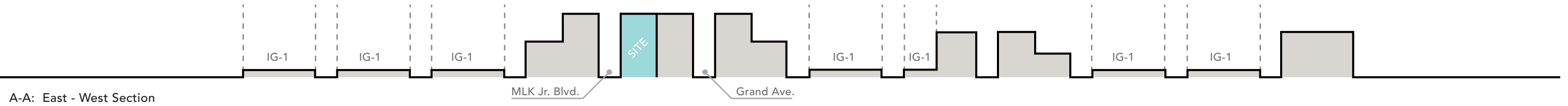
MLK BOULEVARD CONTEXT



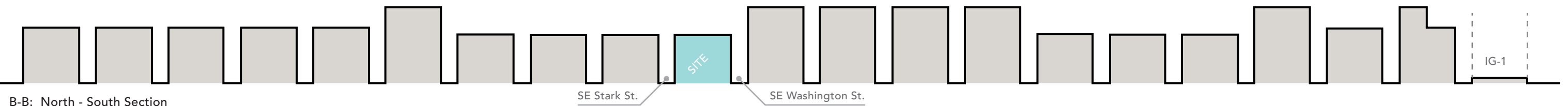
Current Zoning Diagram



East Portland / Grand Ave Historic District Overlay Diagram

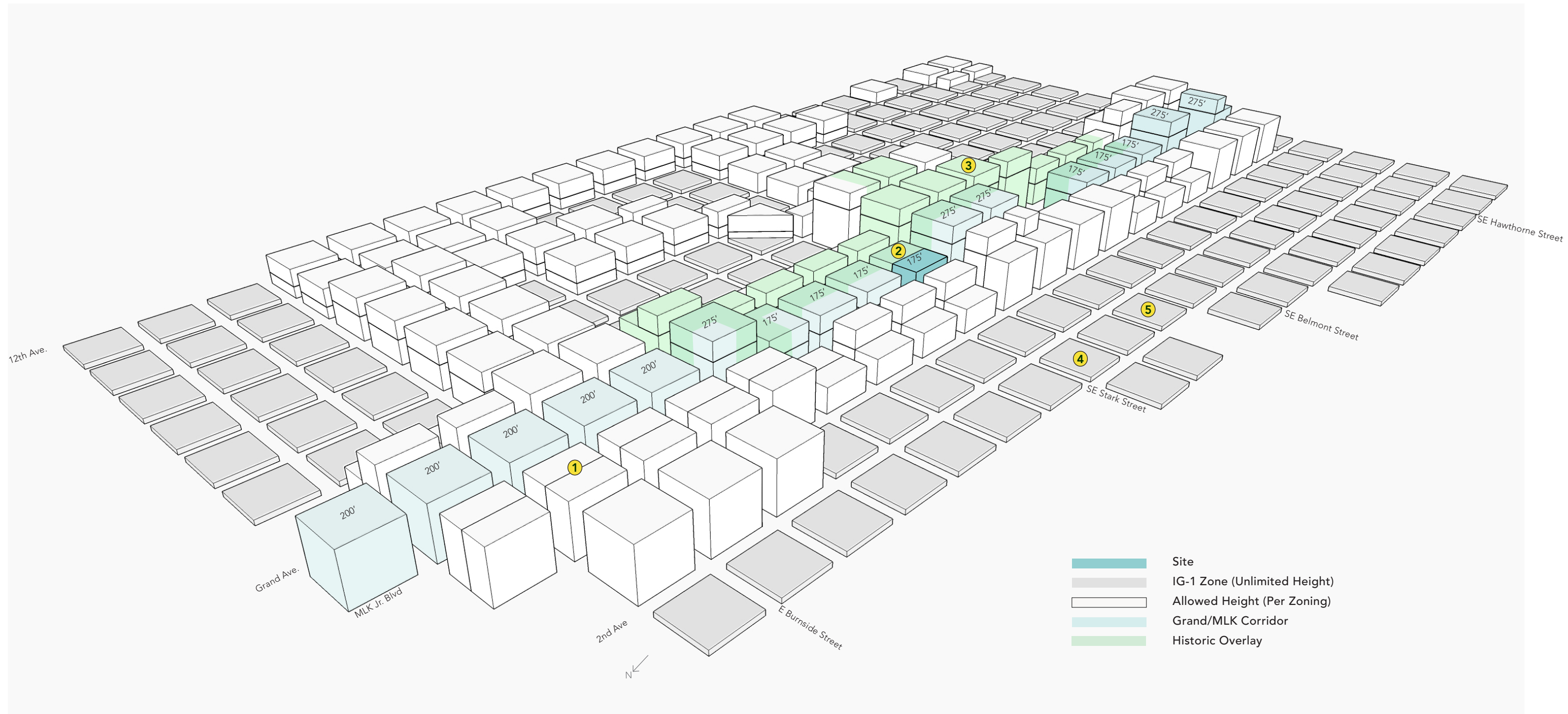


A-A: East - West Section



B-B: North - South Section

APP.18 VICINITY & CONTEXT
SITE ANALYSIS



1



2



3



4



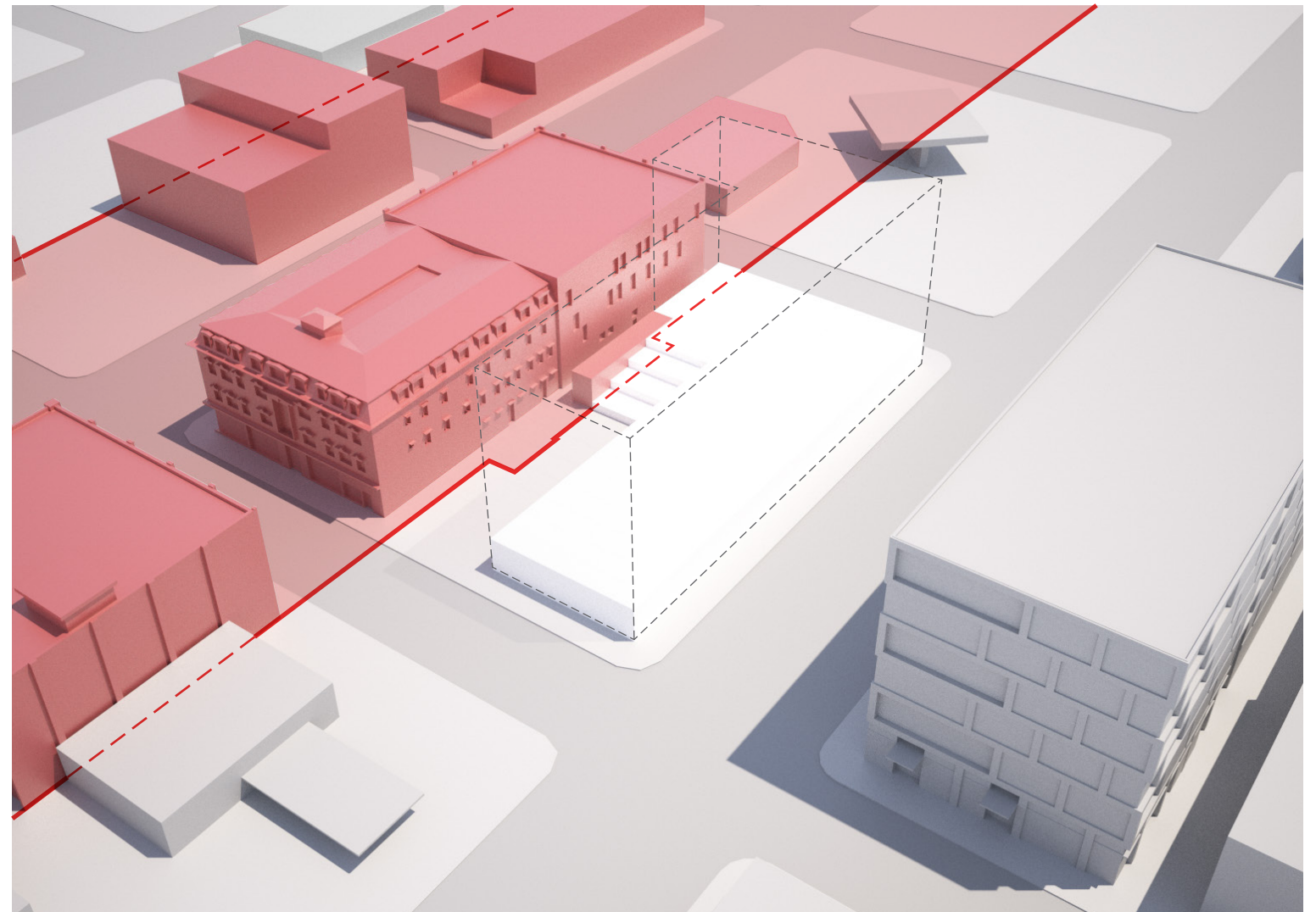
5

APP.19 VICINITY & CONTEXT

SITE ANALYSIS - HEIGHT LIMITS

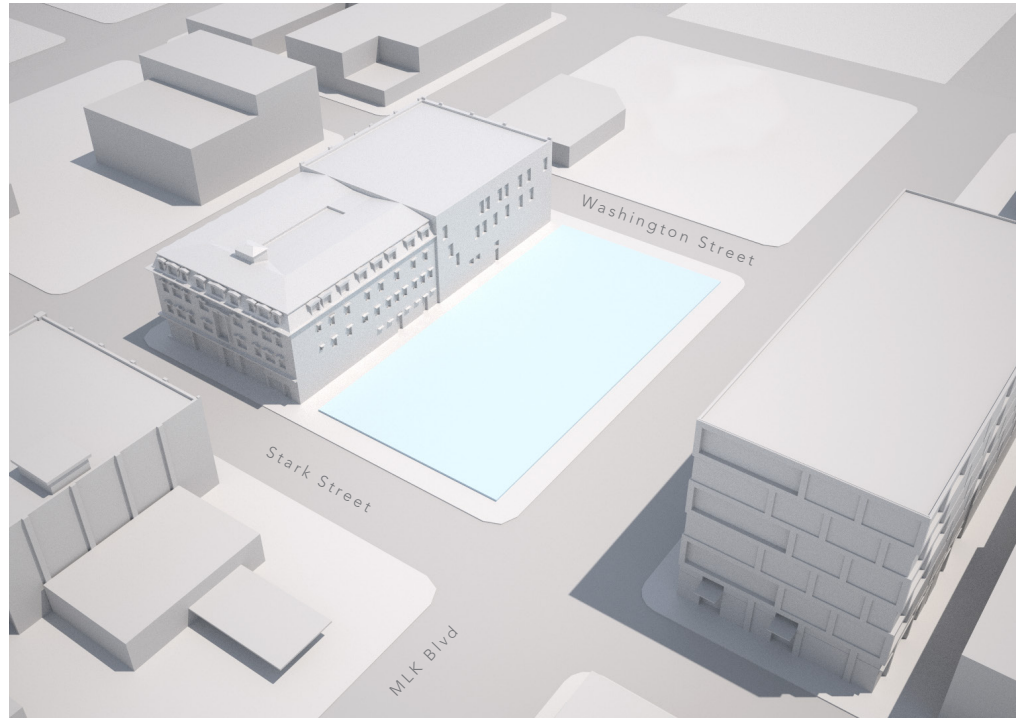


East Portland / Grand Ave Historic District Boundary

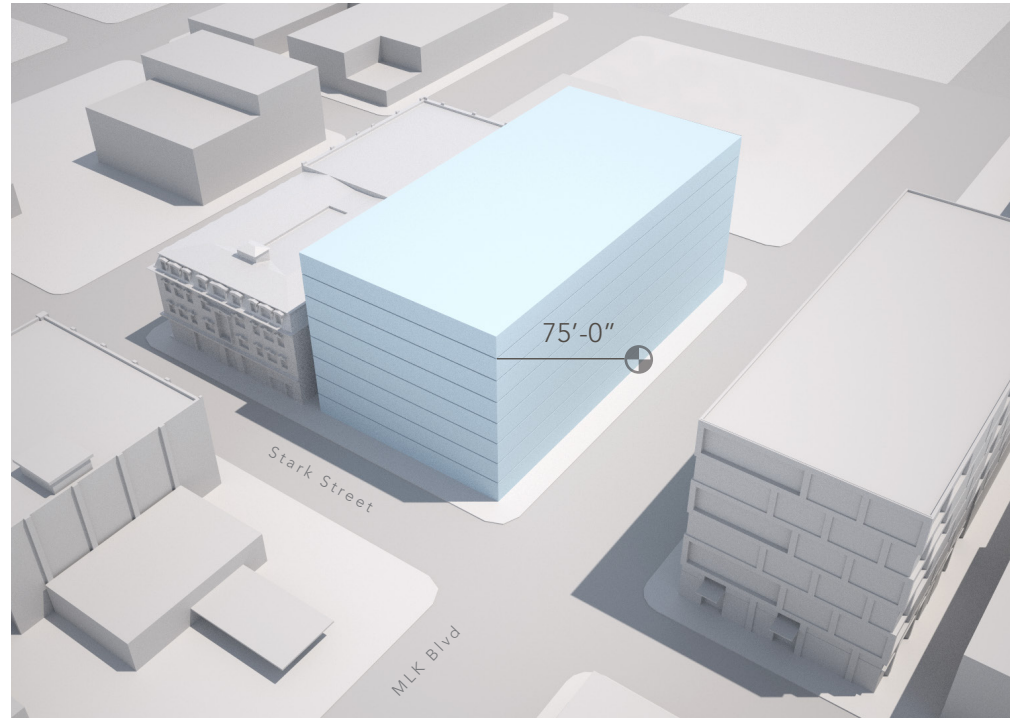


Project Area Subject to Type II Historic Review

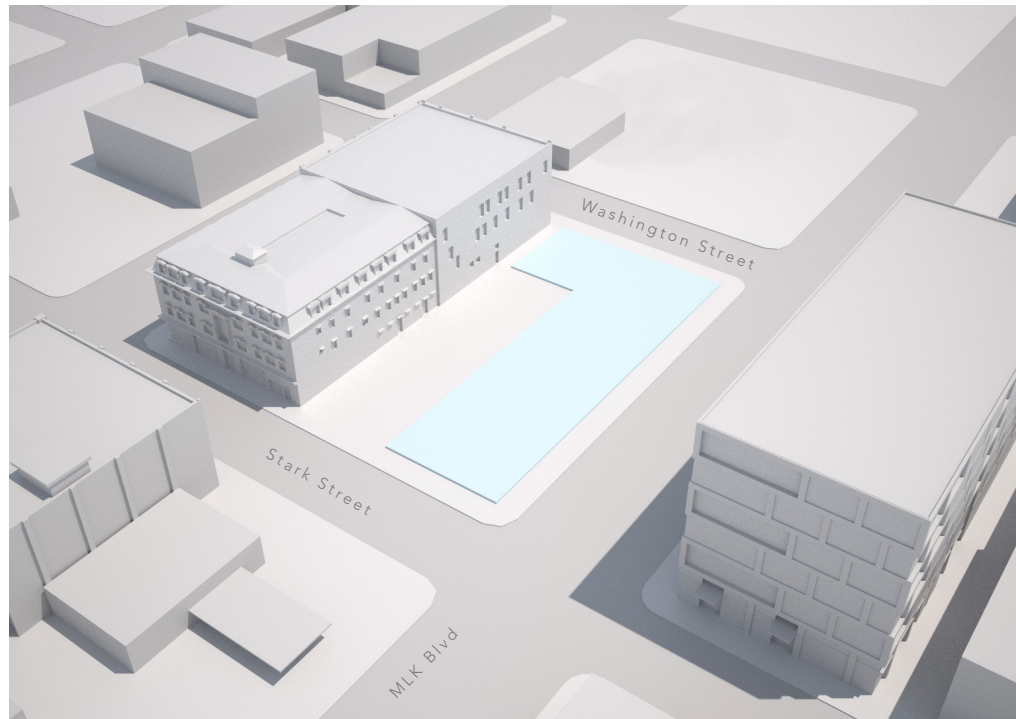
APP.20 VICINITY & CONTEXT
HISTORIC REVIEW AREA



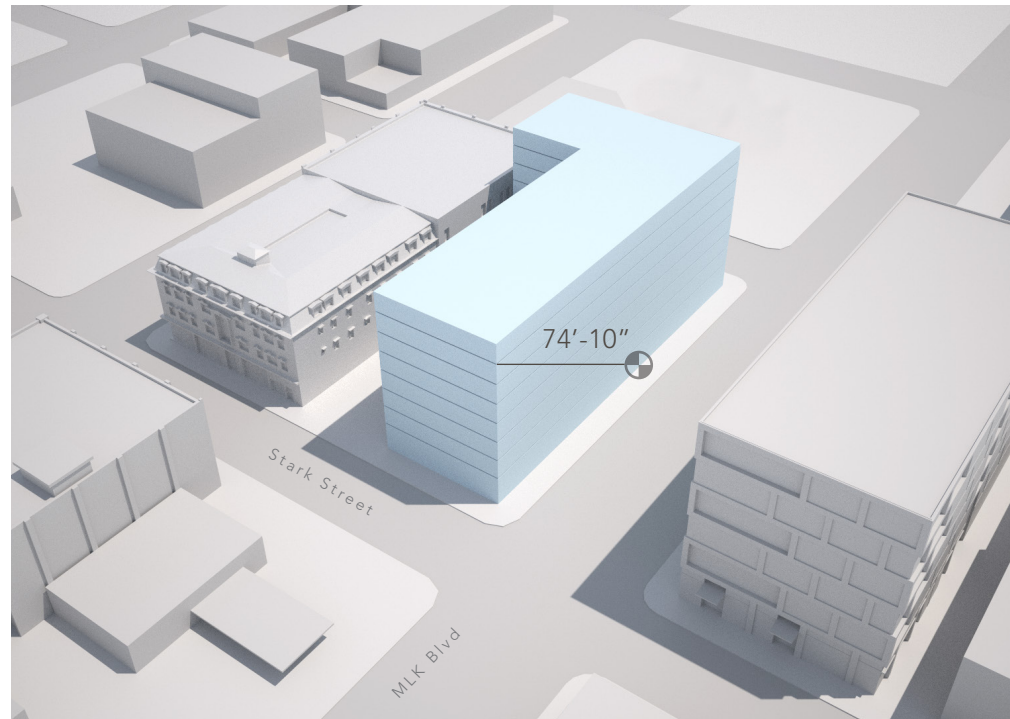
Site Boundary



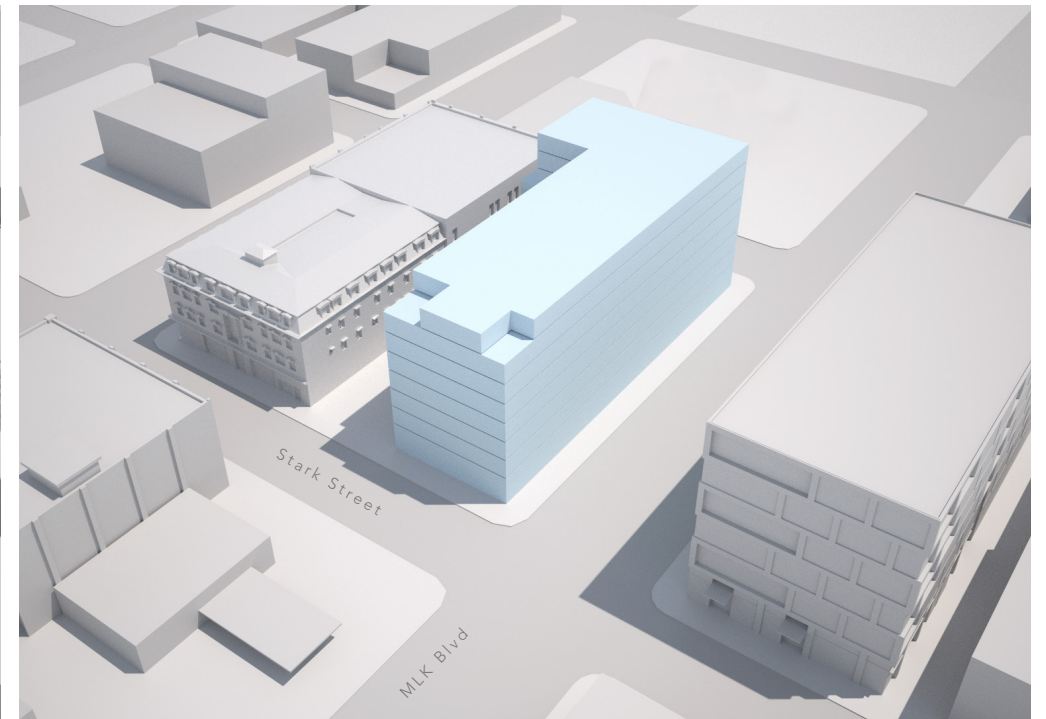
Site Max FAR



Proposed Footprint



Proposed Eight Stories



Proposed Massing

APP.21 MASSING / DESIGN CONCEPT

SKYLINE CONTEXT



PEDESTRIAN STREETWALL FABRIC



Block



Watermark at historical context datums

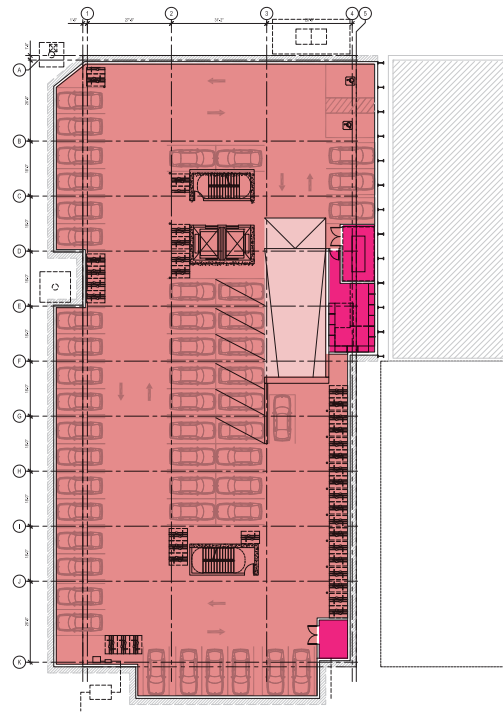


Shift

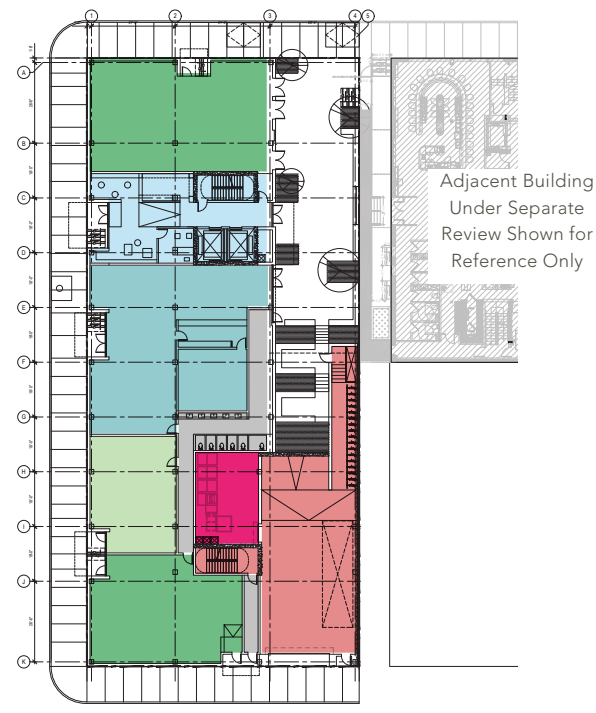


Erode

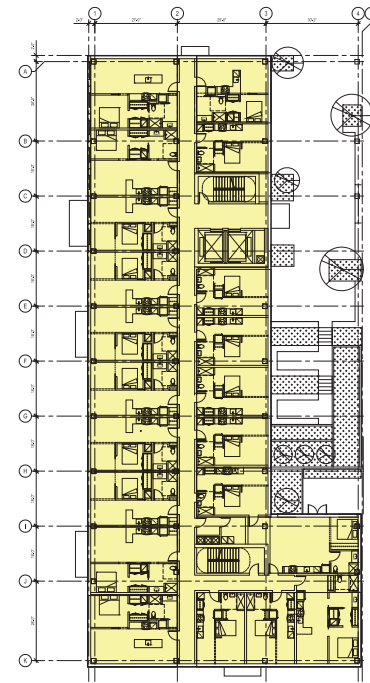
APP.22 MASSING /DESIGN CONCEPT



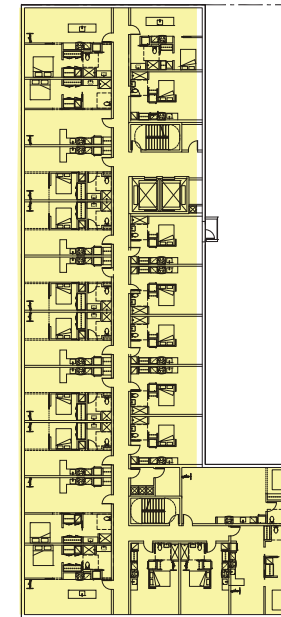
BASEMENT 01 PARKING
GSF: 21,596 sf



LEVEL 1
GSF: 14,030 sf



LEVEL 2 LONG STAY HOTEL
GSF: 13,475 sf



LEVELS 3 - 4 TYPICAL LONG STAY HOTEL
GSF: 13,475 sf

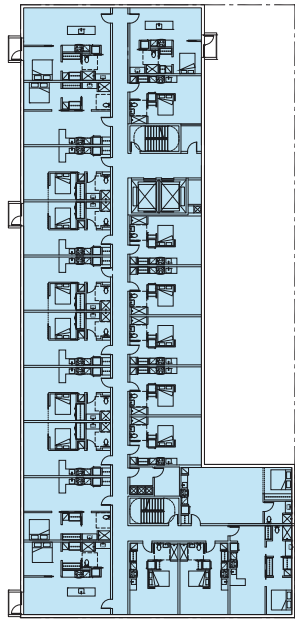
1/64" = 1'-0" N
0' 10' 20'

- A2 Event Space
- B Gym
- R1 Hotel, Accessory
- R2 Residential, Accessory
- M Commercial
- S2 Parking, Storage
- S1 Mechanical
- Accessory, Exit

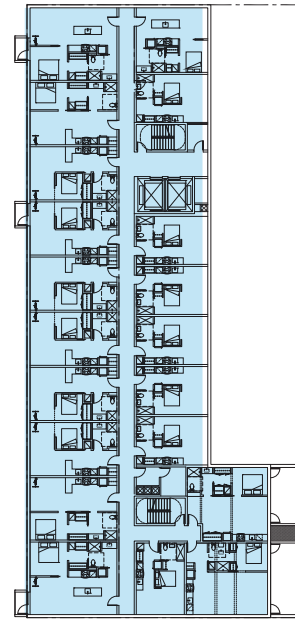
Property Area	17,924 sf
FAR as of Right	6:1
	(108,000 GSF)
FAR Bonus	3:1
	(54,000 GSF)
TOTAL ALLOWABLE	9:1
	(161,316 GSF)
Total Proposed Commercial Area	49,058 sf
Total proposed Residential + Accessory Area	56,725 sf
Total Proposed Exterior Covered Area (Entrance Alcoves)	492 sf
TOTAL PROPOSED BUILDING AREA	106,275 sf

APP.23 MISCELLANEOUS DIAGRAMS

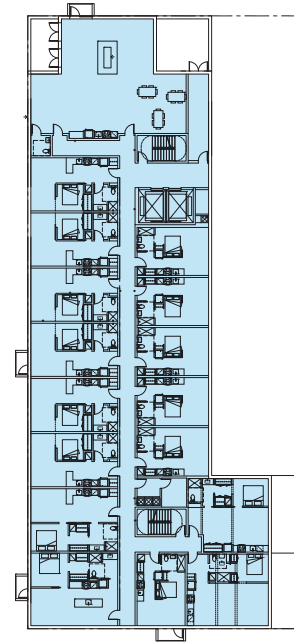
OVERALL BUILDING PLANS



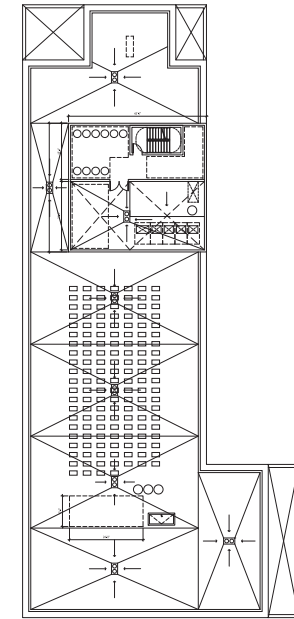
LEVELS 5 RESIDENTIAL
GSF: 13,475 sf





LEVELS 6 - 7 TYPICAL RESIDENTIAL
GSF: 12,975 sf



LEVEL 8 RESIDENTIAL
GSF: 12,395 sf



ROOF PLAN
GSF: 12,395 sf

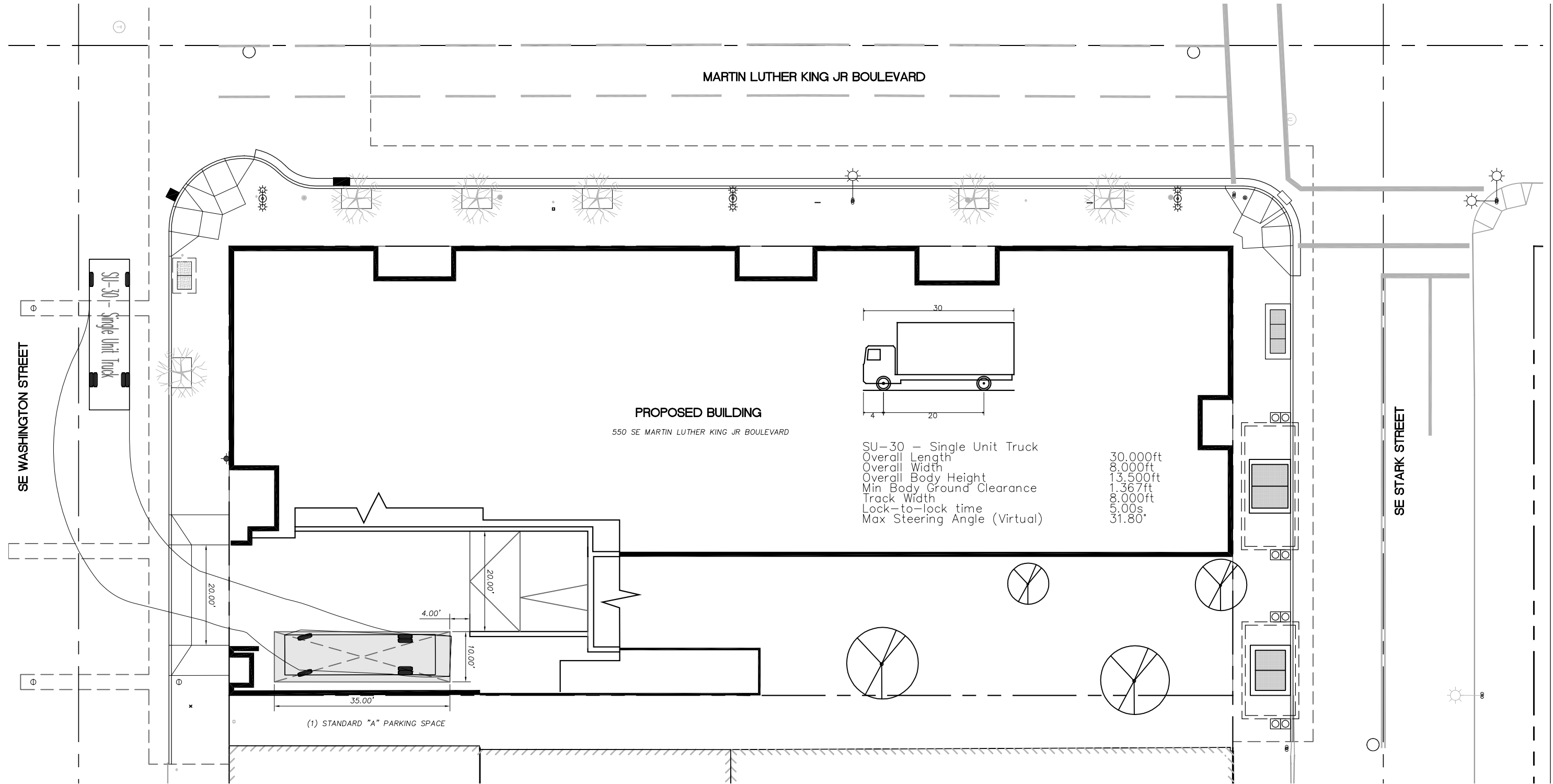
1/64" = 1'-0" N



- A2 Event Space
- B Gym
- R1 Hotel, Accessory
- R2 Residential, Accessory
- M Commercial
- S2 Parking, Storage
- S1 Mechanical
- Accessory, Exit

Property Area	17,924 sf
FAR as of Right	6:1 (108,000 GSF)
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TOTAL ALLOWABLE	9:1 (161,316 GSF)
Total Proposed Commercial Area	49,058 sf
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Total Proposed Exterior Covered Area (Entrance Alcoves)	492 sf
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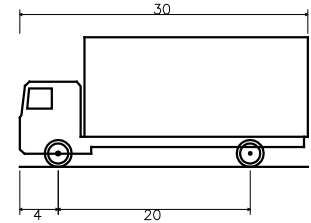
APP.24 MISCELLANEOUS DIAGRAMS

OVERALL BUILDING PLANS



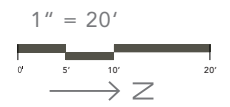
PROPOSED BUILDING

550 SE MARTIN LUTHER KING JR BOULEVARD

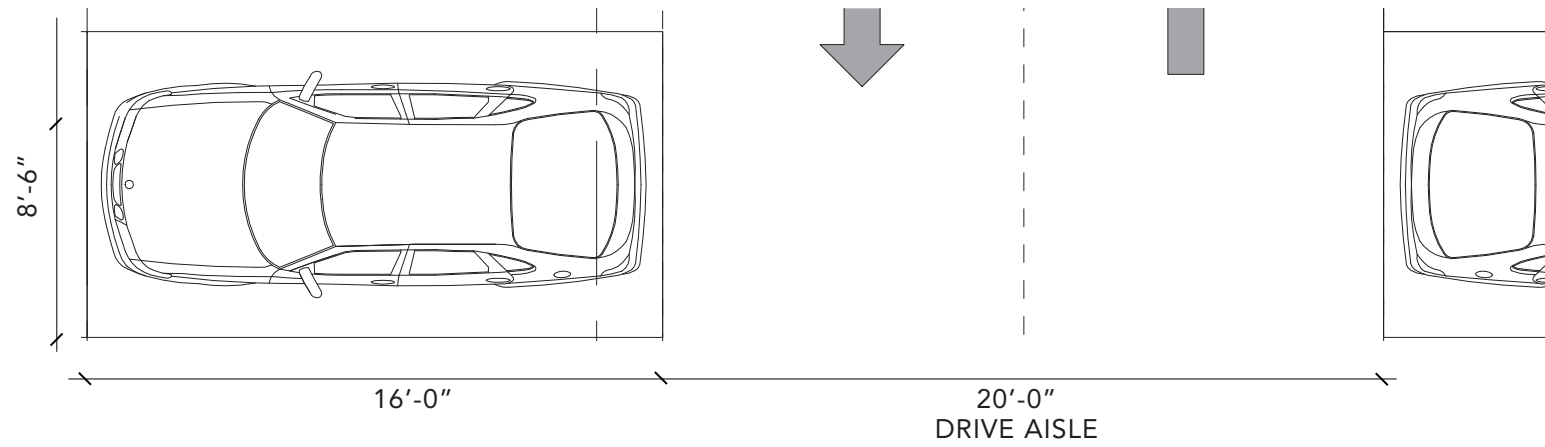


SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

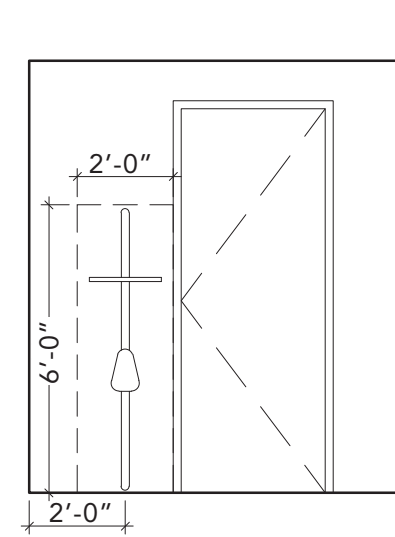
(1) STANDARD "A" PARKING SPACE



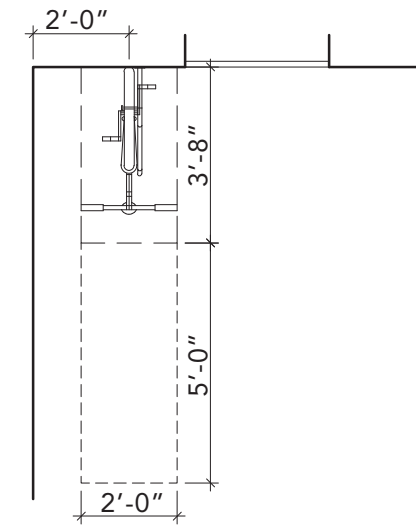
APP.25 MISCELLANEOUS DIAGRAMS
 BIKE STORAGE & PARKING DIAGRAM



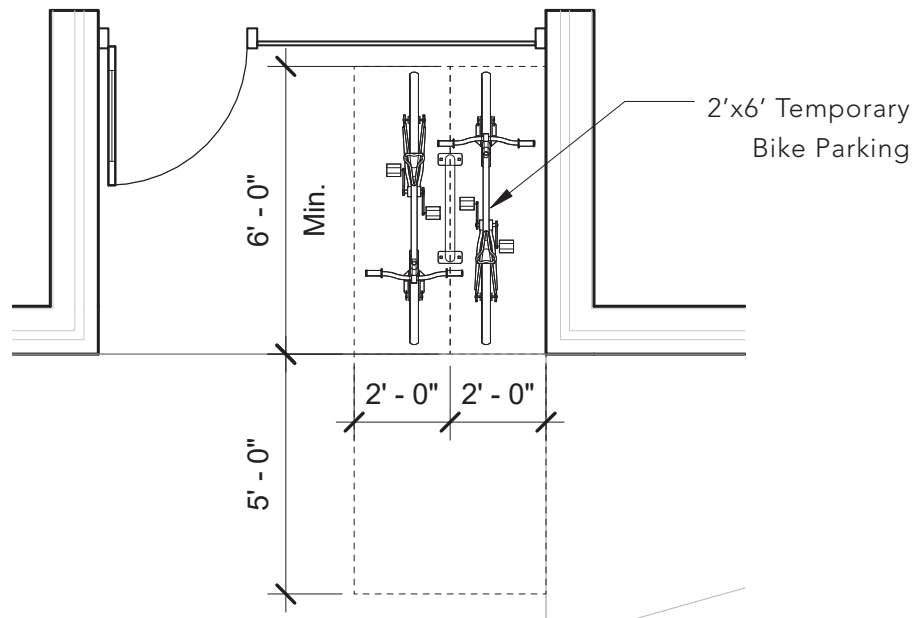
TYPICAL VEHICLE PARKING AND DRIVE AISLE PLAN



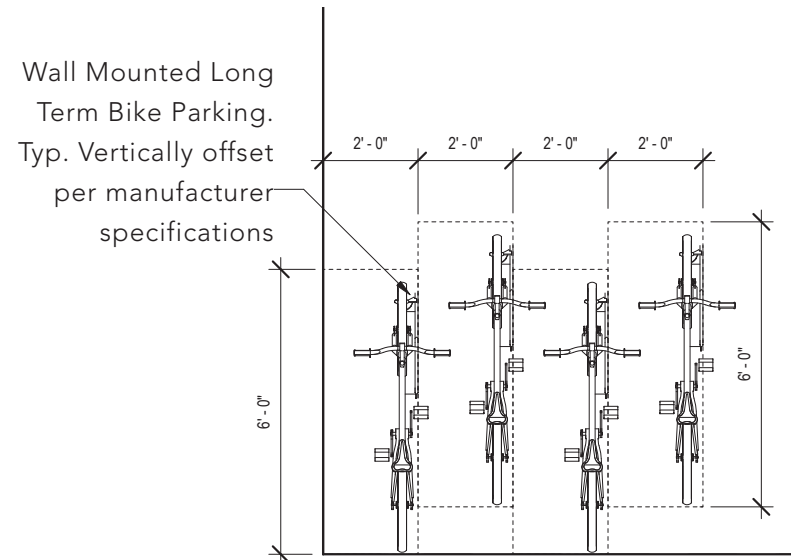
TYPICAL WALL MOUNTED IN-UNIT BIKE PARKING ELEVATION



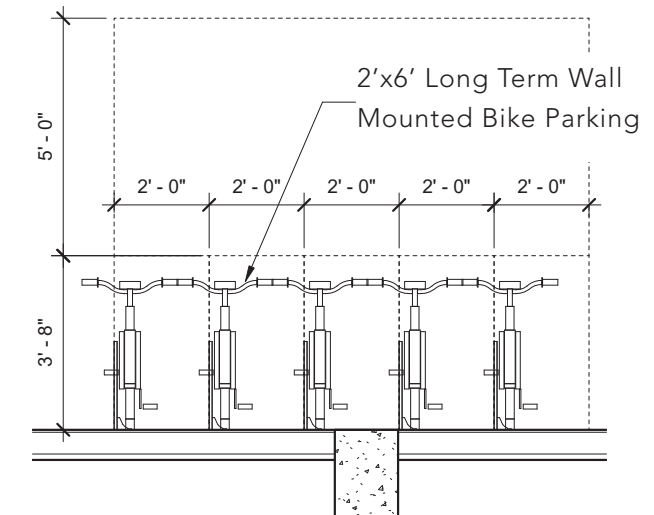
TYPICAL WALL MOUNTED IN-UNIT BIKE PARKING PLAN



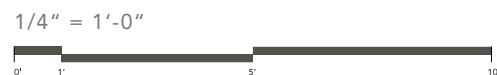
TYPICAL FLOOR MOUNTED BIKE PARKING PLAN



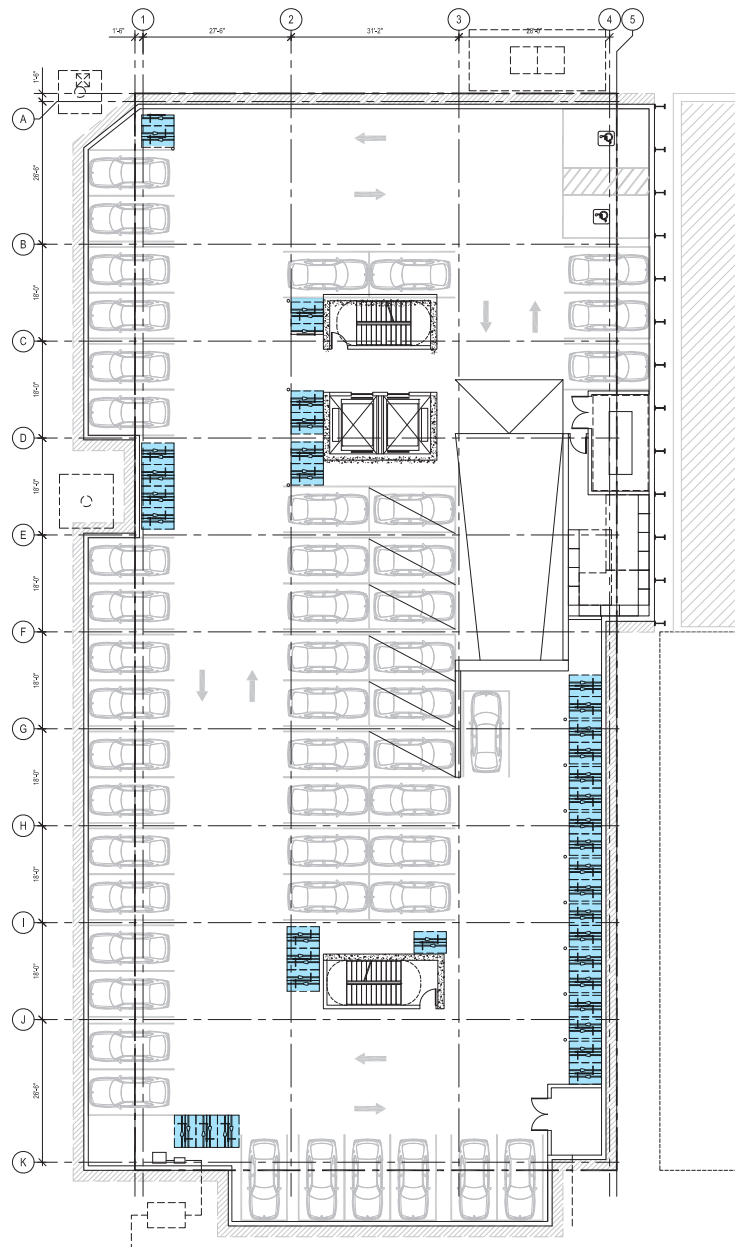
TYPICAL WALL MOUNTED BIKE PARKING ELEVATION



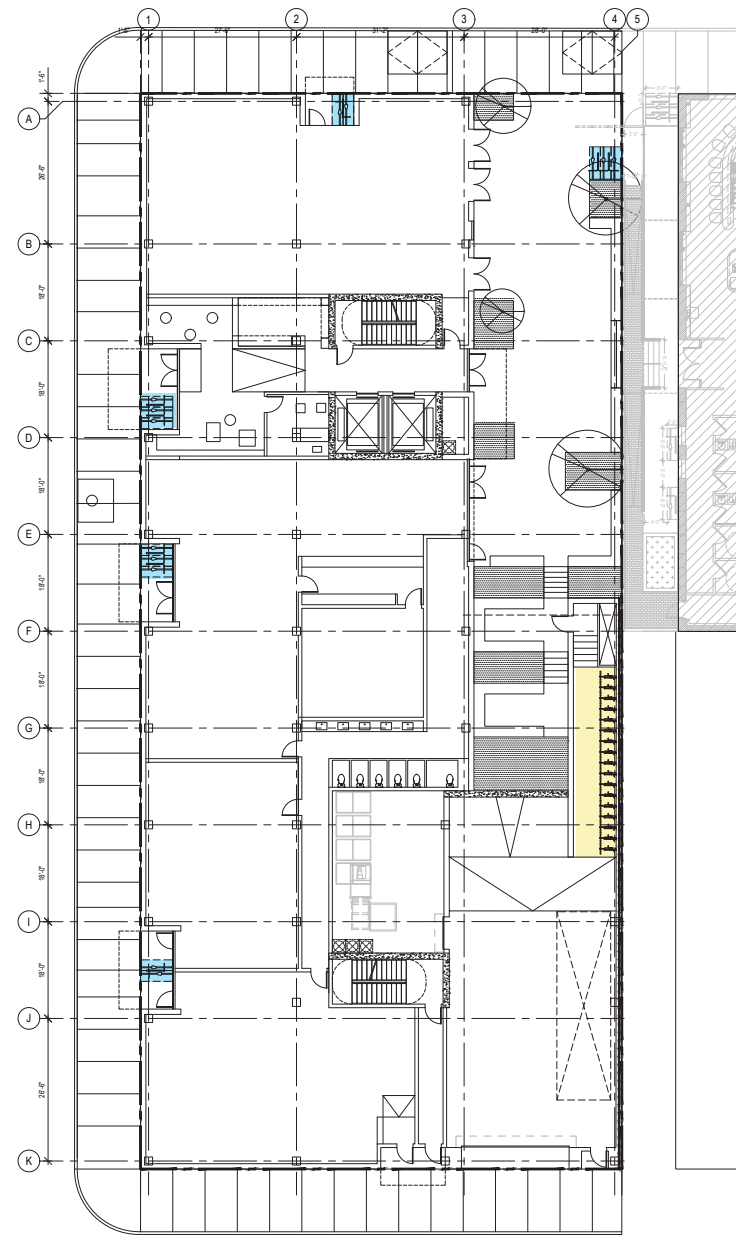
TYPICAL WALL MOUNTED BIKE PARKING PLAN



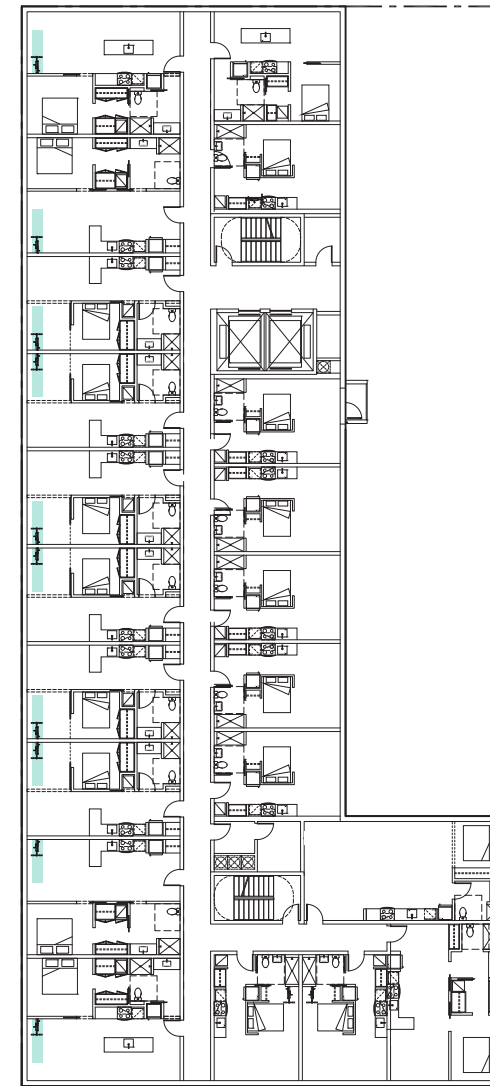
APP.26 MISCELLANEOUS DIAGRAMS
BIKE STORAGE & PARKING DIAGRAMS



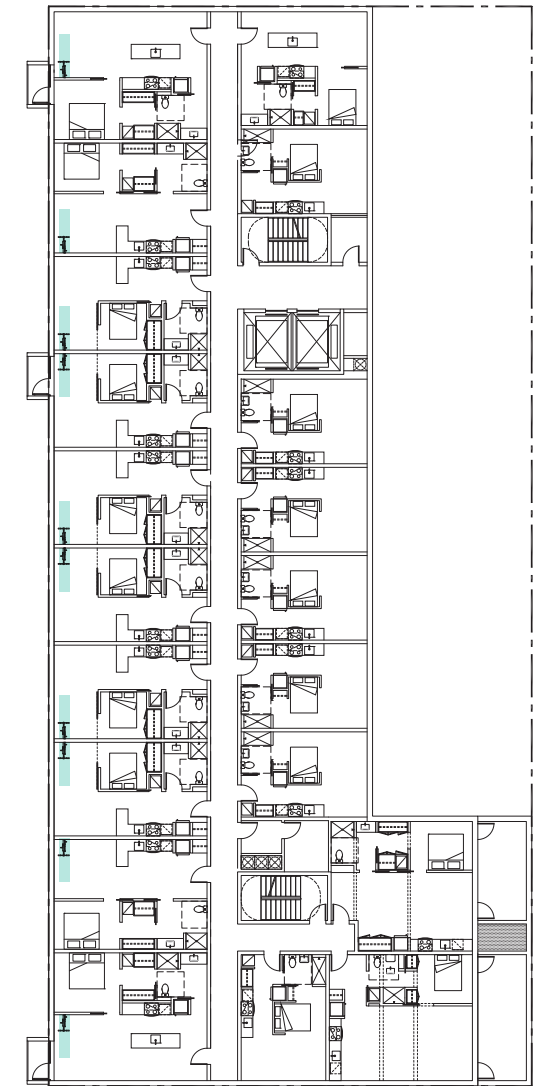
PARKING LEVEL B01 LONG TERM PARKING
 Wall Mounted: 0
 Floor Mounted: 72



LEVEL 1 LONG & SHORT TERM PARKING
 Wall Mounted: 17
 Floor Mounted: 13



LEVEL 5 LONG TERM PARKING
 Wall Mounted: 10
 Floor Mounted: 0



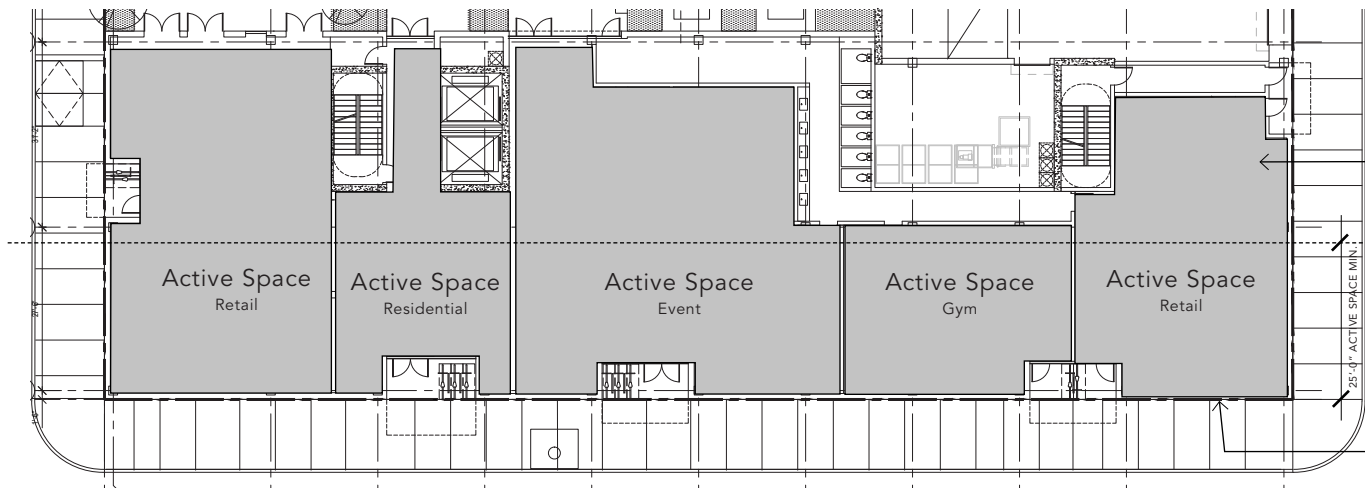
LEVELS 6 - 7 LONG TERM PARKING
 Wall Mounted: 20 (10 Per Floor)
 Floor Mounted: 0

- WALL MOUNTED BIKE PARKING**
See AP.26 for clearances
- FLOOR MOUNTED BIKE PARKING**
See AP.26 for clearances
- WALL MOUNTED IN-UNIT BIKE PARKING**
See AP.26 for clearances

TOTAL LONG TERM PARKING
 Wall Mounted: 148
 Floor Mounted: 65
 Total: 122

TOTAL SHORT TERM PARKING
 Wall Mounted: 0
 Floor Mounted: 10
 Total: 10

APP.27 MISCELLANEOUS DIAGRAMS
 BIKE STORAGE LOCATIONS



**Ground Floor Active Use Standard
Minimum Active Floor Area**

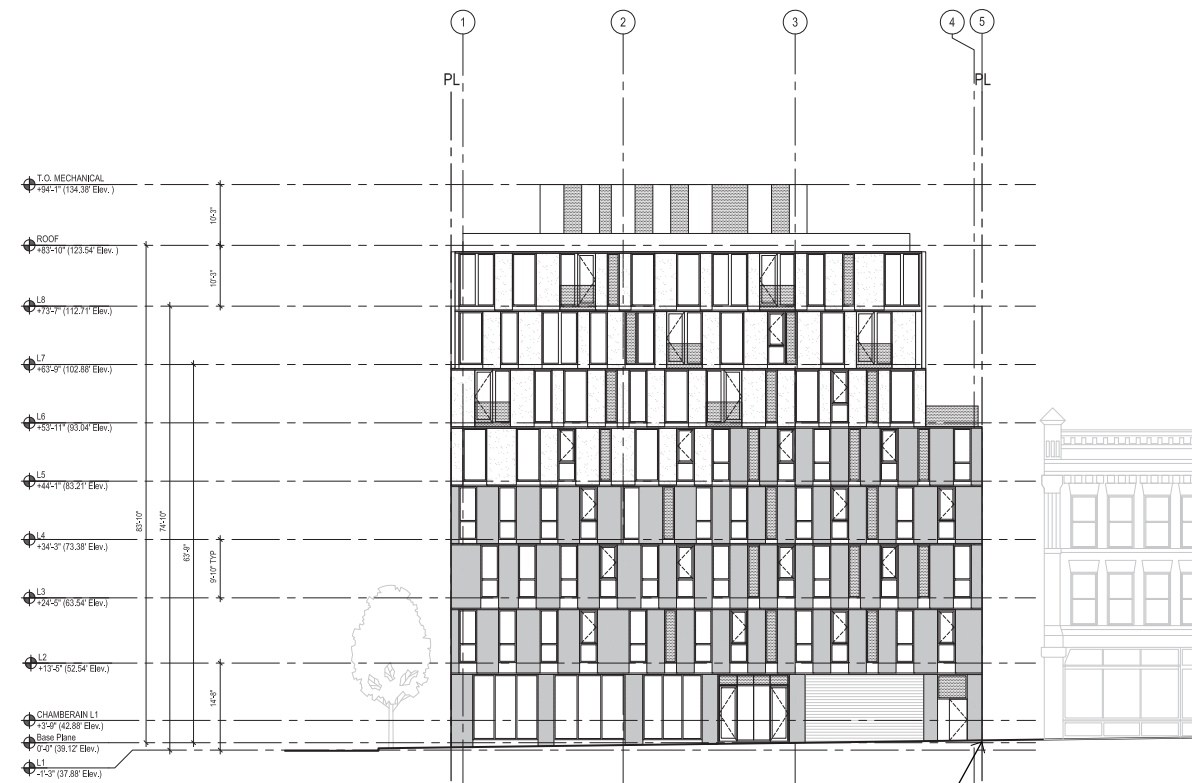
Total Ground Floor Area: 13,446 sf
Total Active Use Area: 8,458 sf
Active % Minimum: Not Required
Active % Proposed: 63%

**Ground Floor Active Use Standard
ALONG SE MLK BLVD**

Total Length: 200'
Total Active Use Length: 200'
Active % Minimum: 50%
Active % Proposed: 100%

ACTIVE USE FLOOR
PLAN DIAGRAM

SE MLK BLVD.



Site Base Point taken from SE corner of site +39.12' Elevation

BUILDING HEIGHT DIAGRAM
SOUTH ELEVATION



**Above Ground Floor Windows
Over 9'-0"**

Total Area: 15,765.8 sf
Glazing Area: 5,543.7 sf
Glazing % Minimum: 15%
Glazing % Proposed: 35%

**Street Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

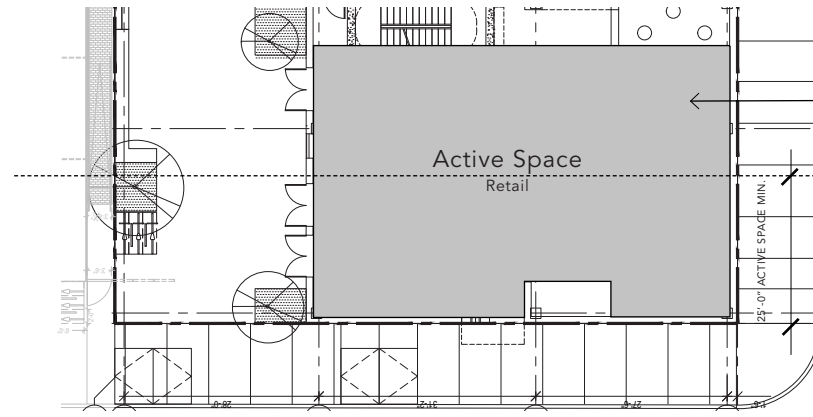
Total Area: 1,800.41 sf
Glazing Area: 1,045.6 sf
Glazing % Minimum: 25%
Glazing % Proposed: 58.1%

**Street Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

Total Length: 200'
Proposed Window Length: 141'
Window % Minimum: 50%
Window % Proposed: 70.5%

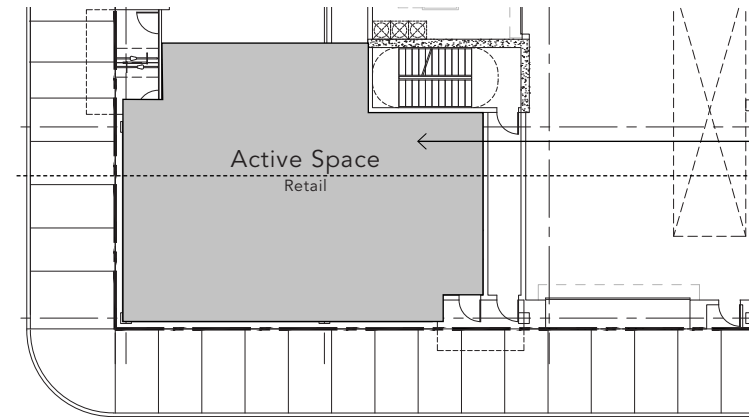
ACTIVE USE FLOOR
FACADE (WEST FACADE) DIAGRAM

APP.28 MISCELLANEOUS DIAGRAMS
BUILDING HEIGHT & ACTIVE USE DIAGRAMS



SE STARK STREET

**Ground Floor Active Use Standard
ALONG STARK ST**
Total Length: 60'
Active Use Length: 60'
Active % Minimum: Not Required
Active % Proposed: 100%



SE WASHINGTON STREET

**Ground Floor Active Use Standard
ALONG SE WASHINGTON STREET**
Total Length: 89'-6"
Active Use Length: 51'-0"
Active % Minimum: Not Required
Active % Proposed: 56.98%



ACTIVE USE FLOOR
NORTH AND EAST FACADE DIAGRAMS

**Above Ground Floor Windows
Over 9'-0"**

Total Area: 4,700.8 sf
Glazing Area: 1,963.86 sf
Glazing % Proposed: 41.7%

**Street Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

Total Area: 537.96 sf
Glazing Area: 277.3 sf
Glazing % Minimum: 25%
Glazing % Proposed: 51.6%

**Street Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

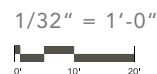
Total Length: 60'
Proposed Window Length: 37'
Window % Minimum: 50%
Window % Proposed: 61.7%

**Courtyard Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

Total Area: 180 sf
Glazing Area: 85.9 sf
Glazing % Minimum: 25%
Glazing % Proposed: 47.71%

**Courtyard Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

Total Length: 20'
Proposed Window Length: 10'-0"
Window % Minimum: 50%
Window % Proposed: 50%



ACTIVE USE FLOOR
FACADE (SOUTH FACADE) DIAGRAM

**Above Ground Floor Windows
Over 9'-0"**

Total Area: 6,617.9 sf
Glazing Area: 2,377.85 sf
Glazing % Proposed: 35.9%

**Street Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

Total Area: 801.8 sf
Glazing Area: 342.27 sf
Glazing % Minimum: 25%
Glazing % Proposed: 45.69%

**Street Facing Facade
Ground Floor Windows and Doors
Up to 9'-0"**

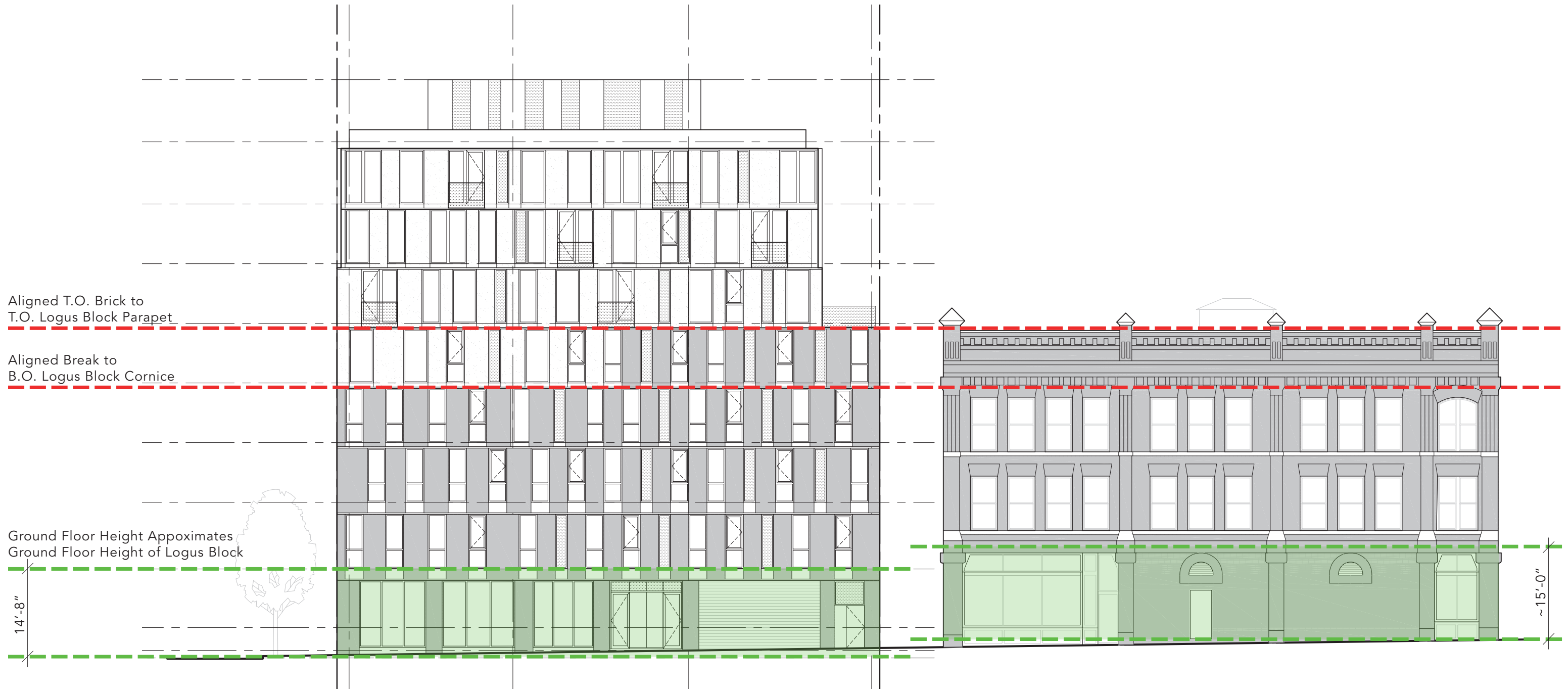
Total Length: 89'-6"
Proposed Window Length: 45'-0"
Window % Minimum: 50%
Window % Proposed: 50.28%

APP.29 MISCELLANEOUS DIAGRAMS
BUILDING HEIGHT & ACTIVE USE DIAGRAMS



NORTH ELEVATION

APP.30 MISCELLANEOUS DIAGRAMS
CONTEXTUAL RESPONSE



Aligned T.O. Brick to
T.O. Logus Block Parapet

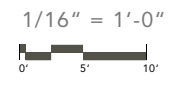
Aligned Break to
B.O. Logus Block Cornice

Ground Floor Height Appoximates
Ground Floor Height of Logus Block

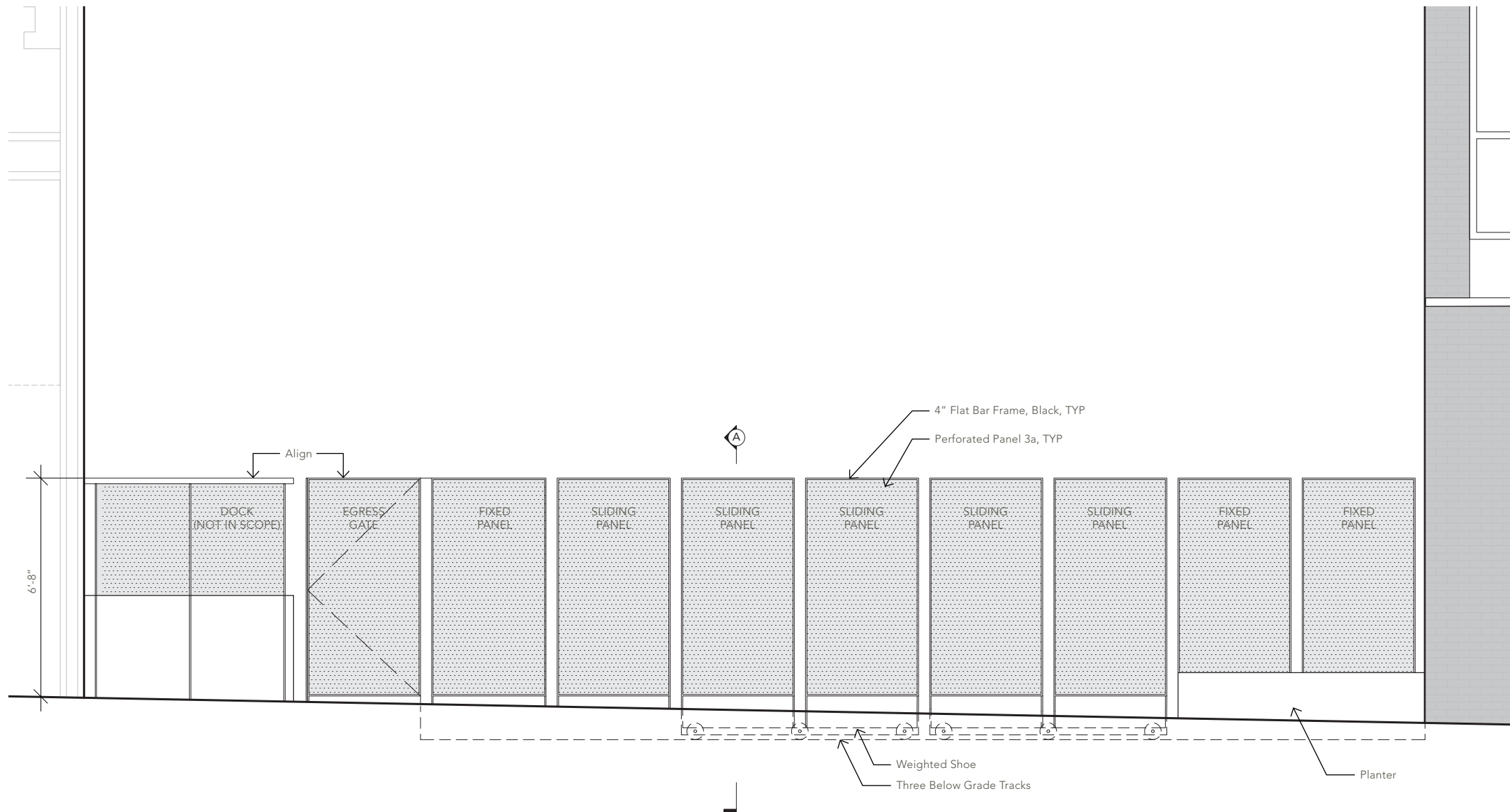
14'-8"

~15'-0"

SOUTH ELEVATION

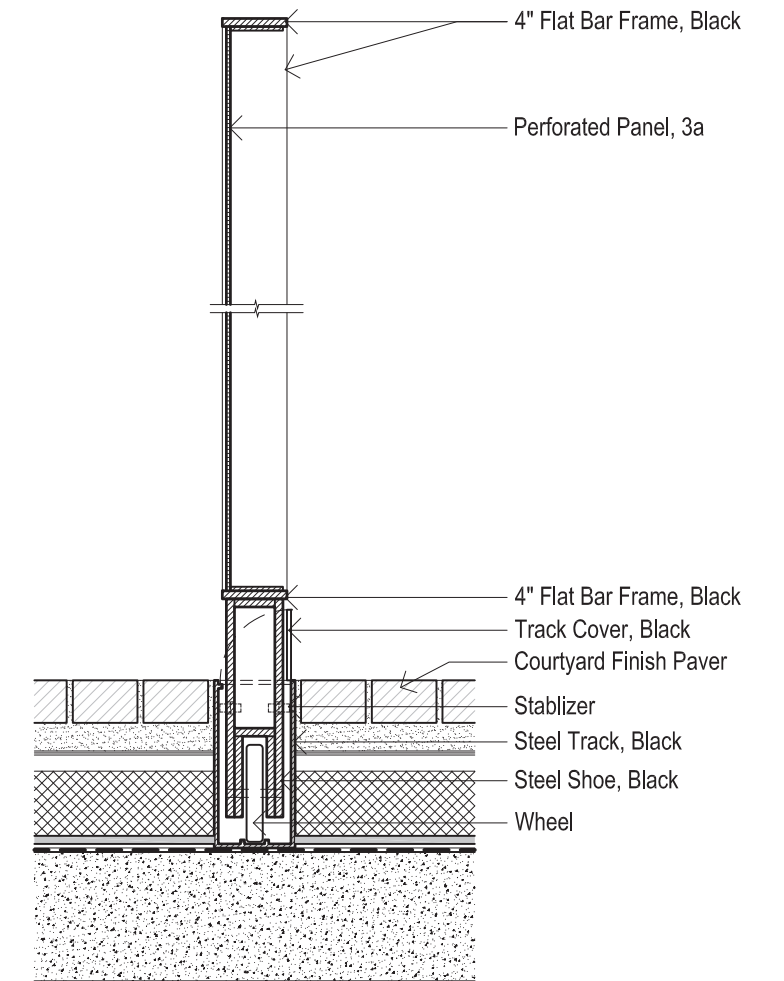


APP.31 MISCELLANEOUS DIAGRAMS
CONTEXTUAL RESPONSE



SECTION DETAIL AT BALCONY

1/4" = 1'-0"

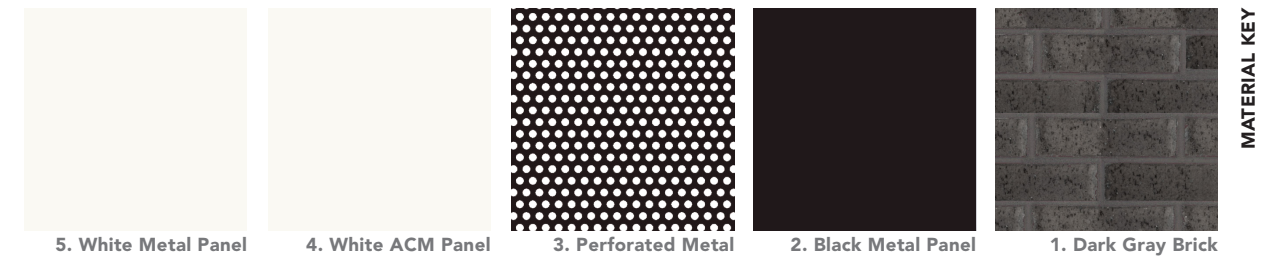


SECTION DETAIL AT BALCONY

1/4" = 1'-0"

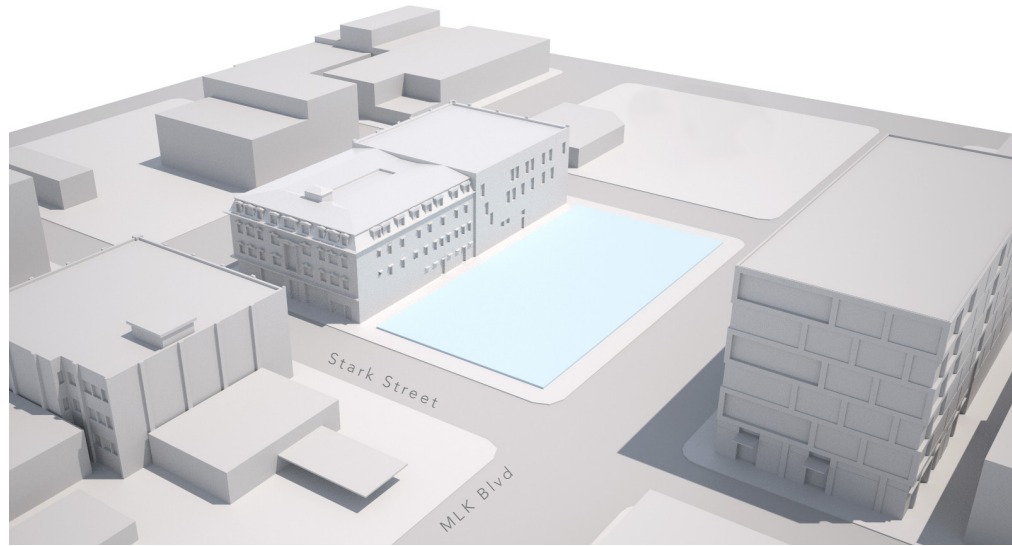
- MATERIAL KEY**
1. Brick, Dark Gray
 2. Metal Panel and Flashing, Black
 - 3a. Perforated Metal Guardrail
 - 3b. Perforated Metal Mech. Screen
 4. ACM Panel, White
 5. White Metal Panel
 6. Kawneer Storefront Assembly, Dark Bronze
 7. Vinyl Window Assembly, Innotech or Similar

- CUT SHEETS PAGE**
- C.32
 - C.33
 - C.34
 - C.34
 - C.35
 - C.33
 - C.36
 - C.37

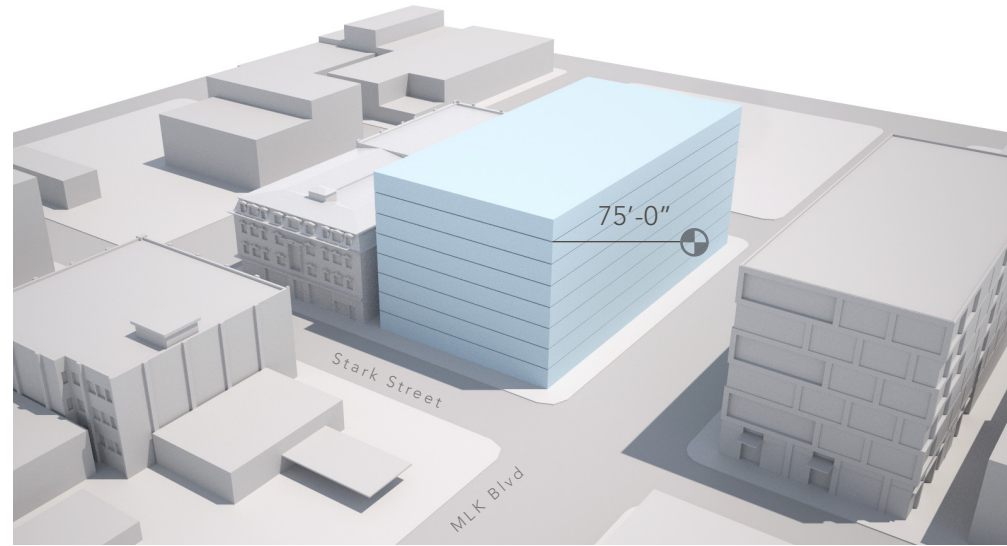


APP.32 MISCELLANEOUS DIAGRAMS
FENCE ALTERNATIVE DETAILS

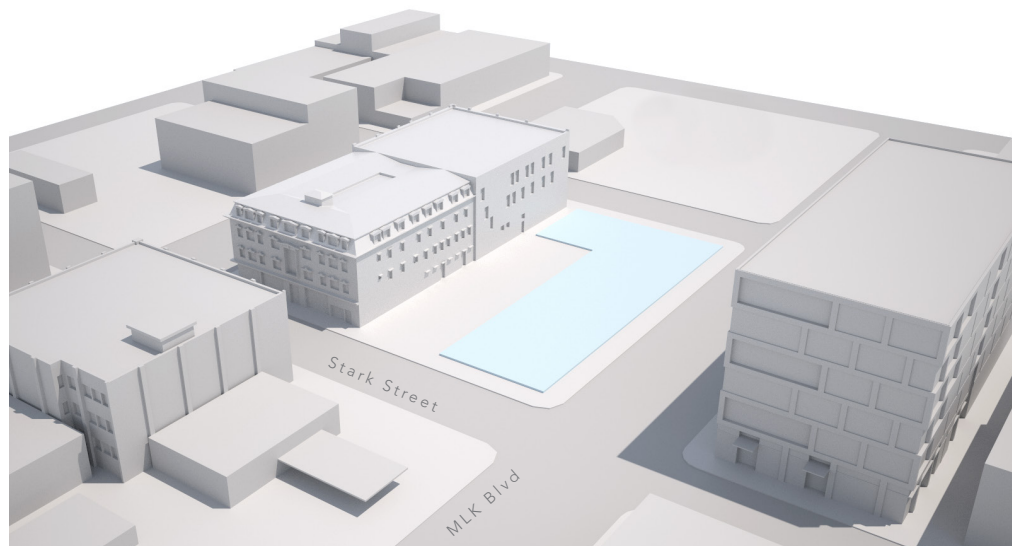
SEVEN STORY ALTERNATIVE



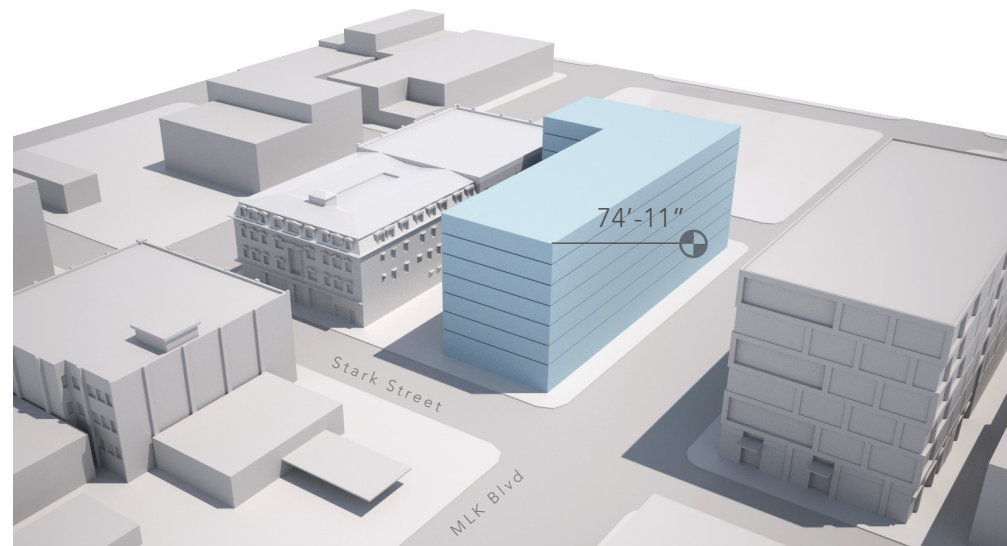
Site Boundary



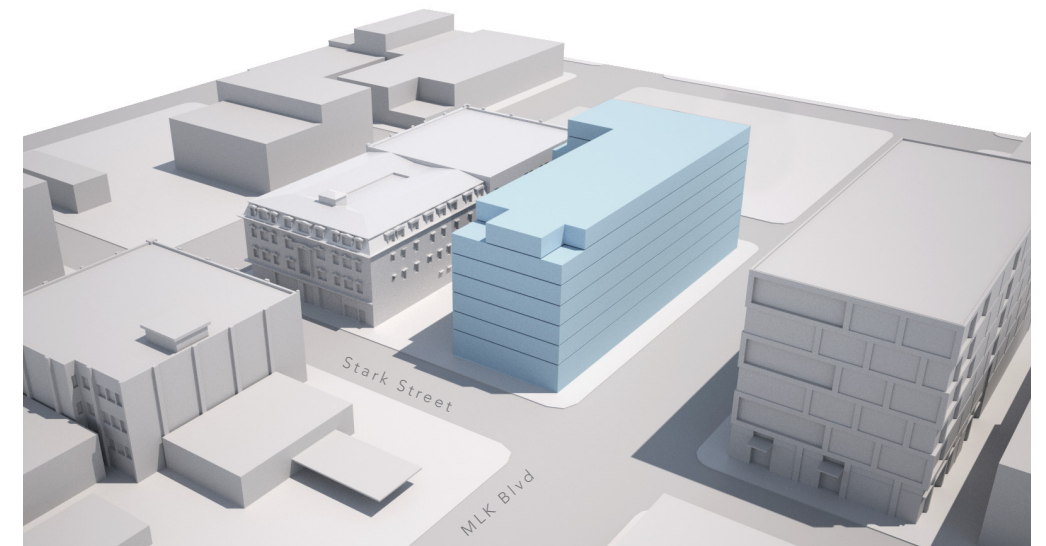
Site Max FAR



Proposed Footprint

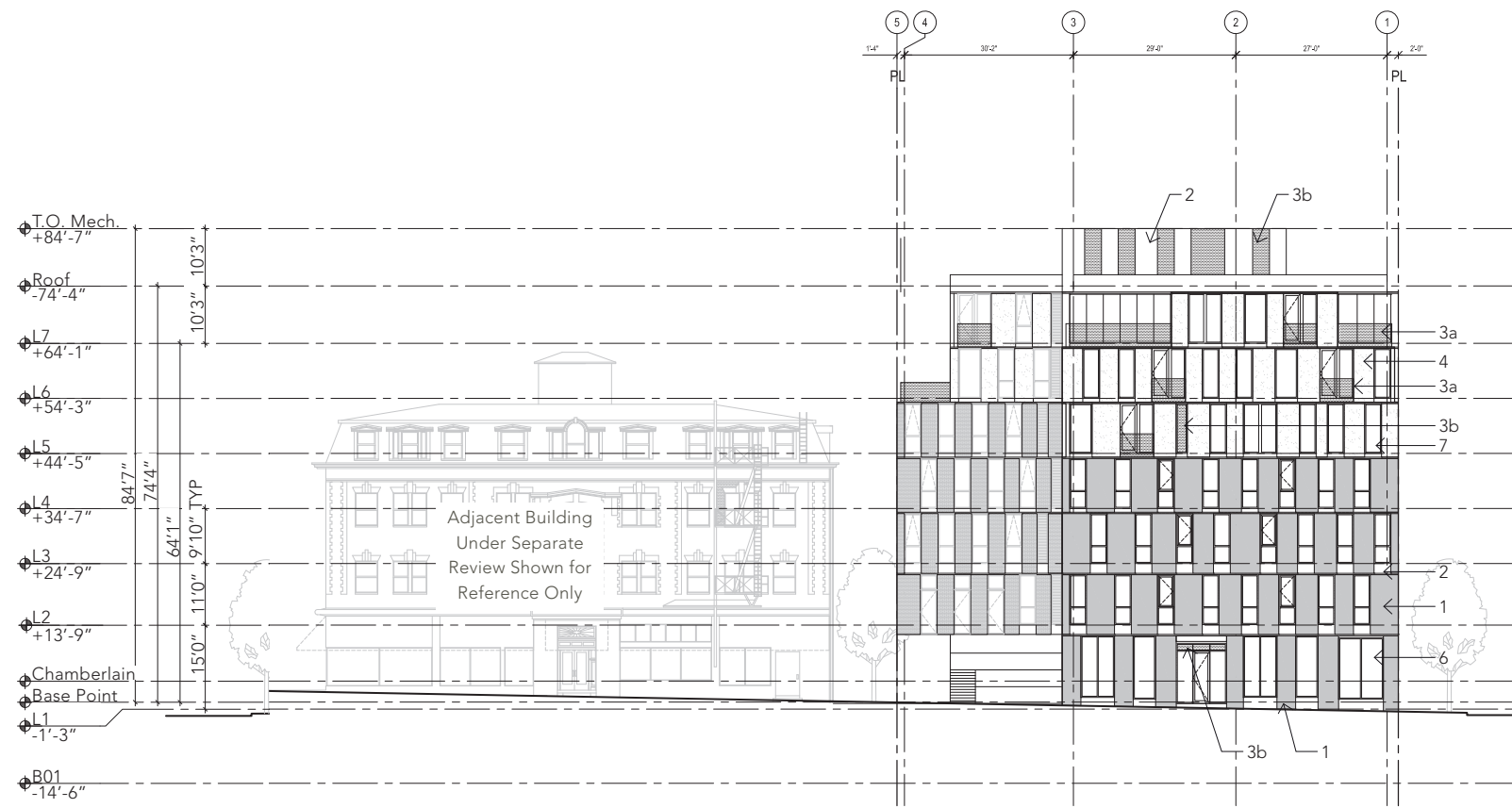


Proposed Seven Stories

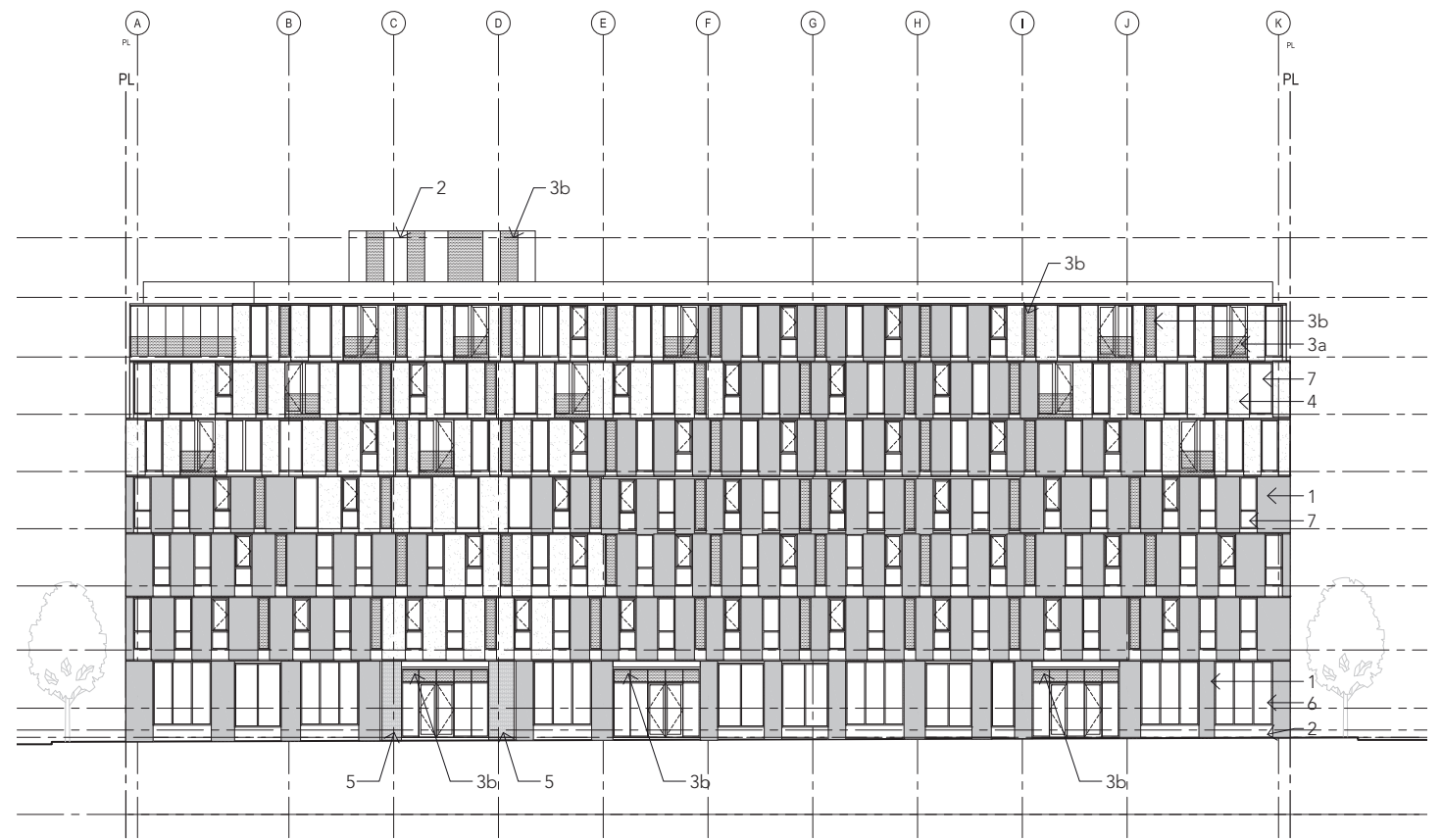


Proposed Massing

APP.33 SEVEN STORY ALTERNATIVE
 MASSING / DESIGN CONCEPT

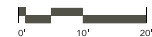


NORTH ELEVATION



WEST ELEVATION

1/32" = 1'-0"

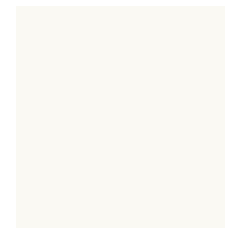


MATERIAL KEY

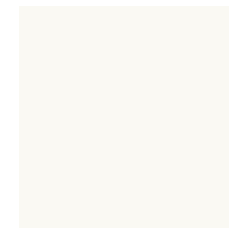
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

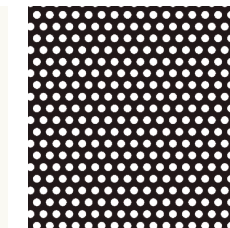
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



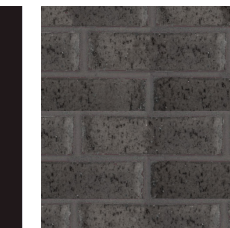
4. White ACM Panel



3. Perforated Metal



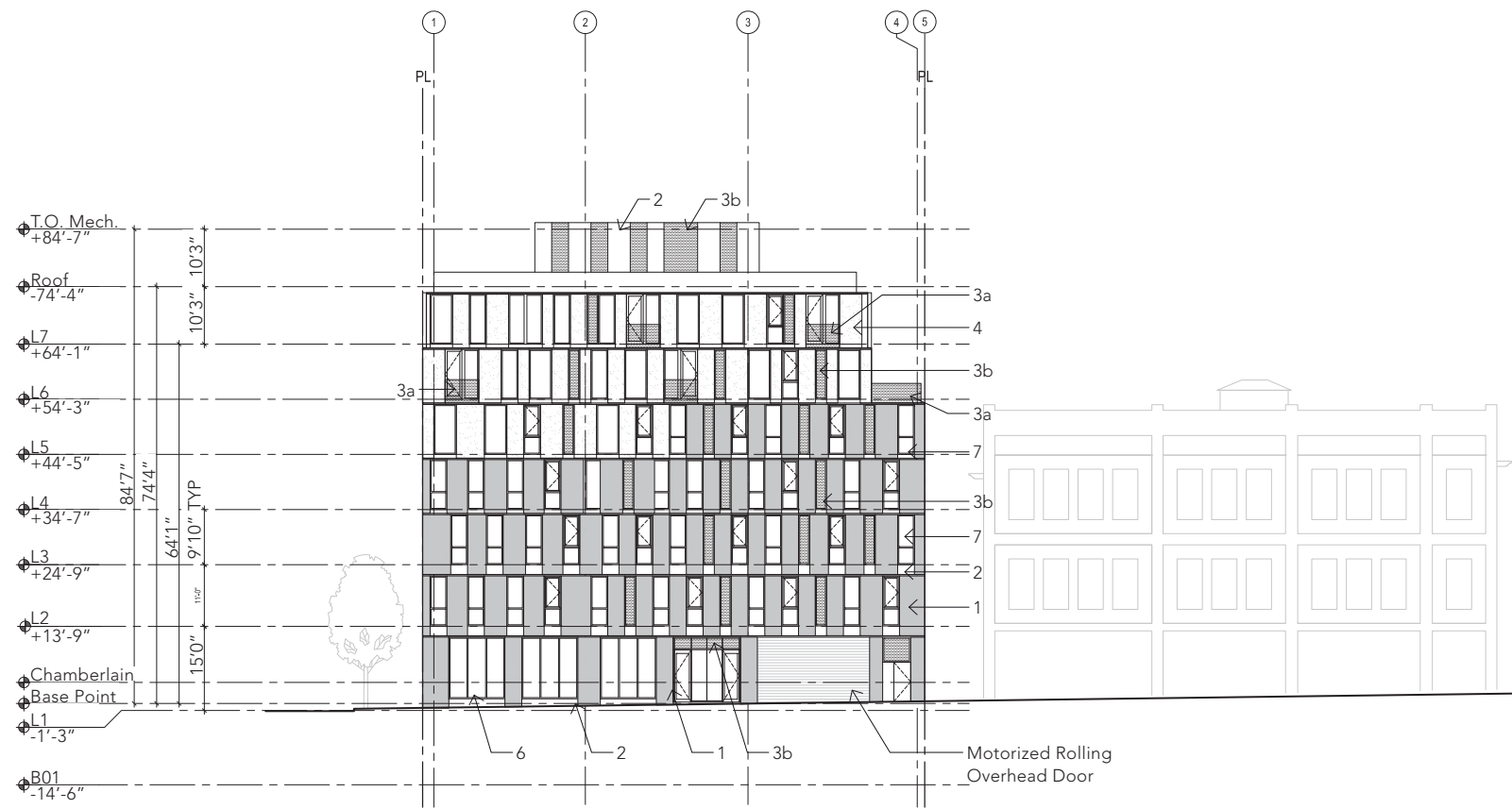
2. Black Metal Panel



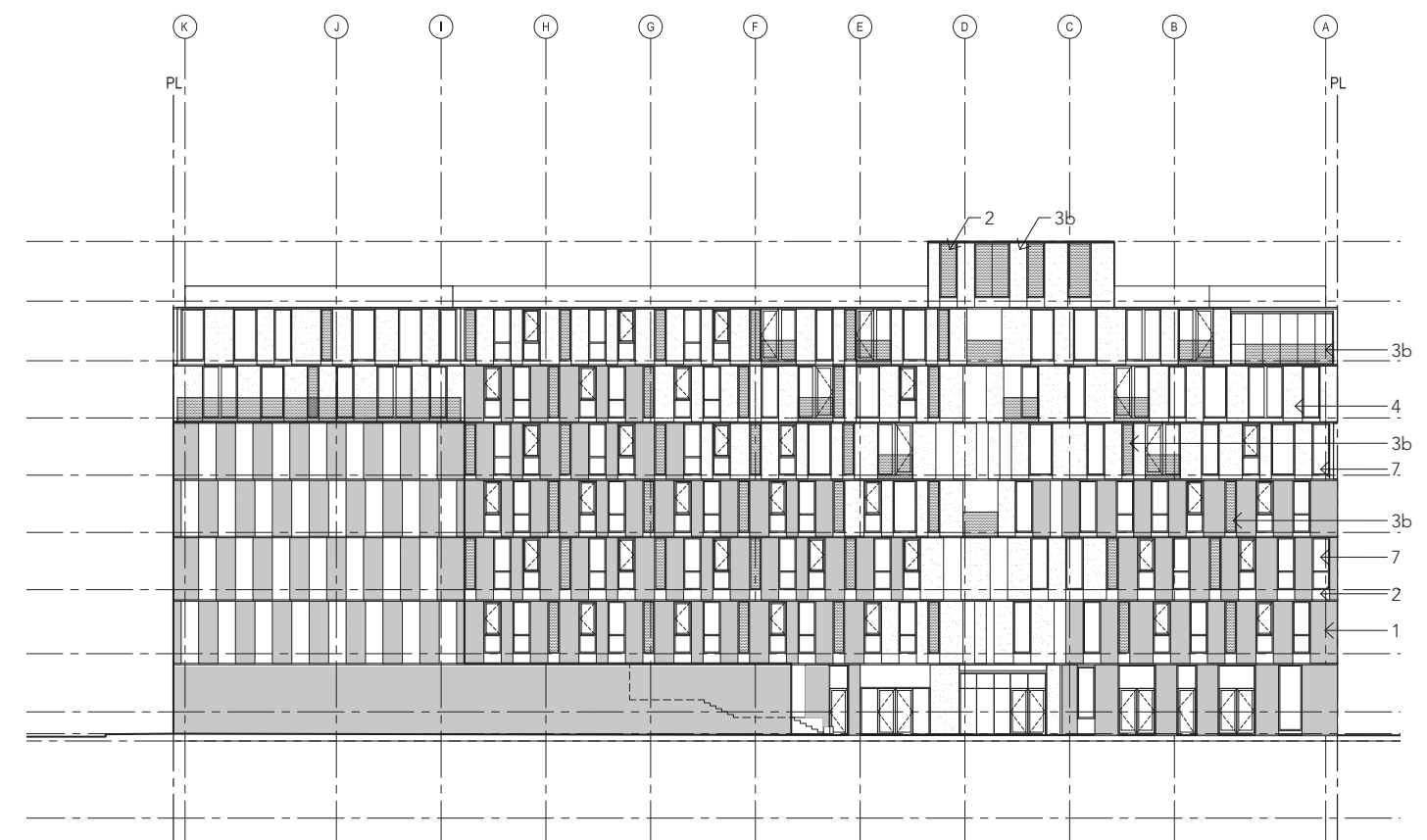
1. Dark Gray Brick

MATERIAL KEY

APP.34 SEVEN STORY ALTERNATIVE
BUILDING ELEVATIONS

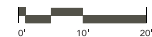


SOUTH ELEVATION



EAST ELEVATION

1/32" = 1'-0"

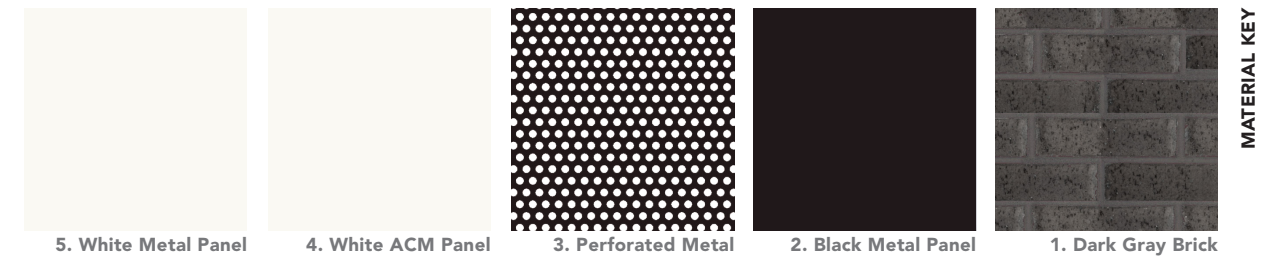


MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

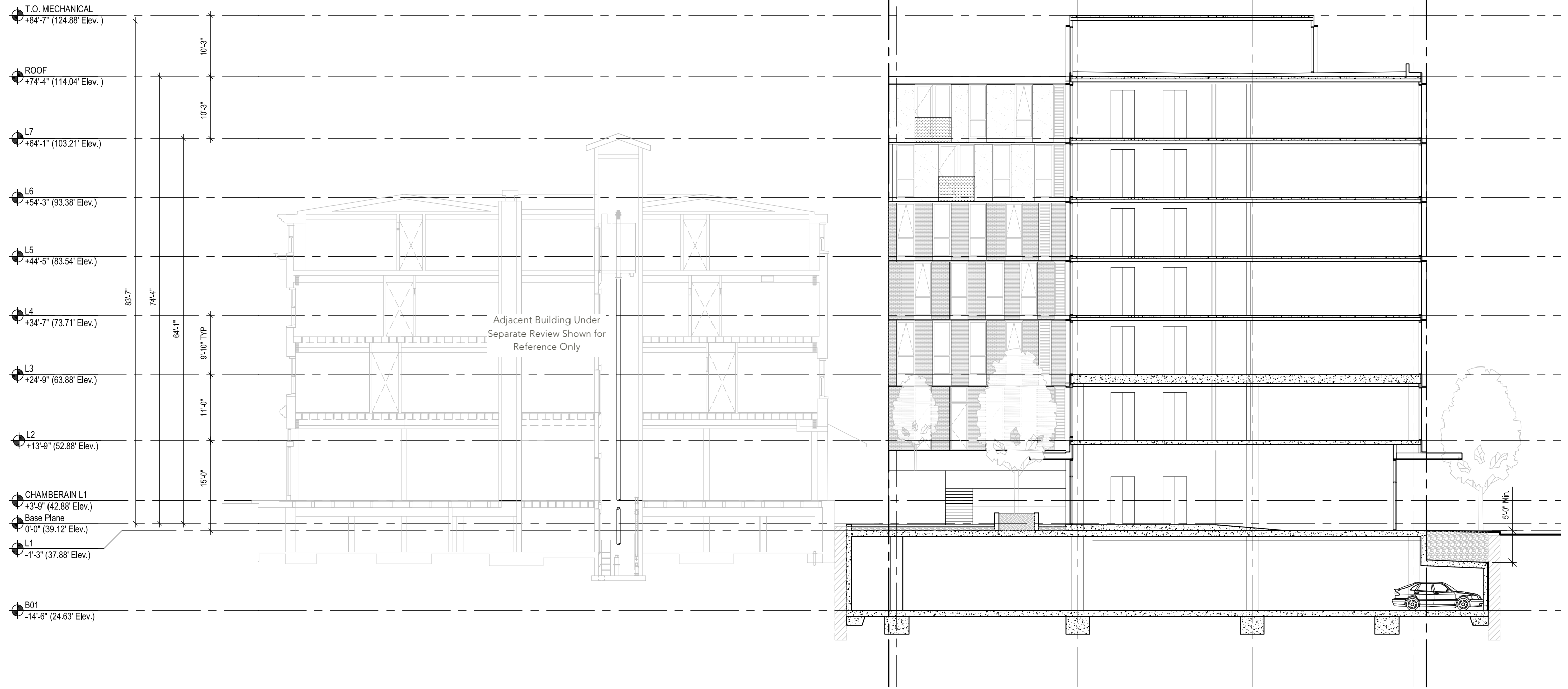
CUT SHEETS PAGE

- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



MATERIAL KEY

APP.35 SEVEN STORY ALTERNATIVE
BUILDING ELEVATIONS



1/16" = 1'-0" N
 0' 5' 10'
 SECTION C EAST / WEST

APP.36 SEVEN STORY ALTERNATIVE
 BUILDING SECTION

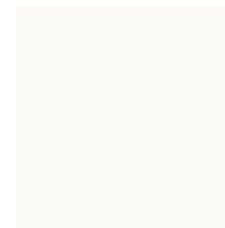


MATERIAL KEY

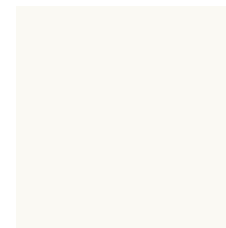
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

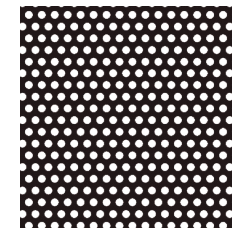
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel

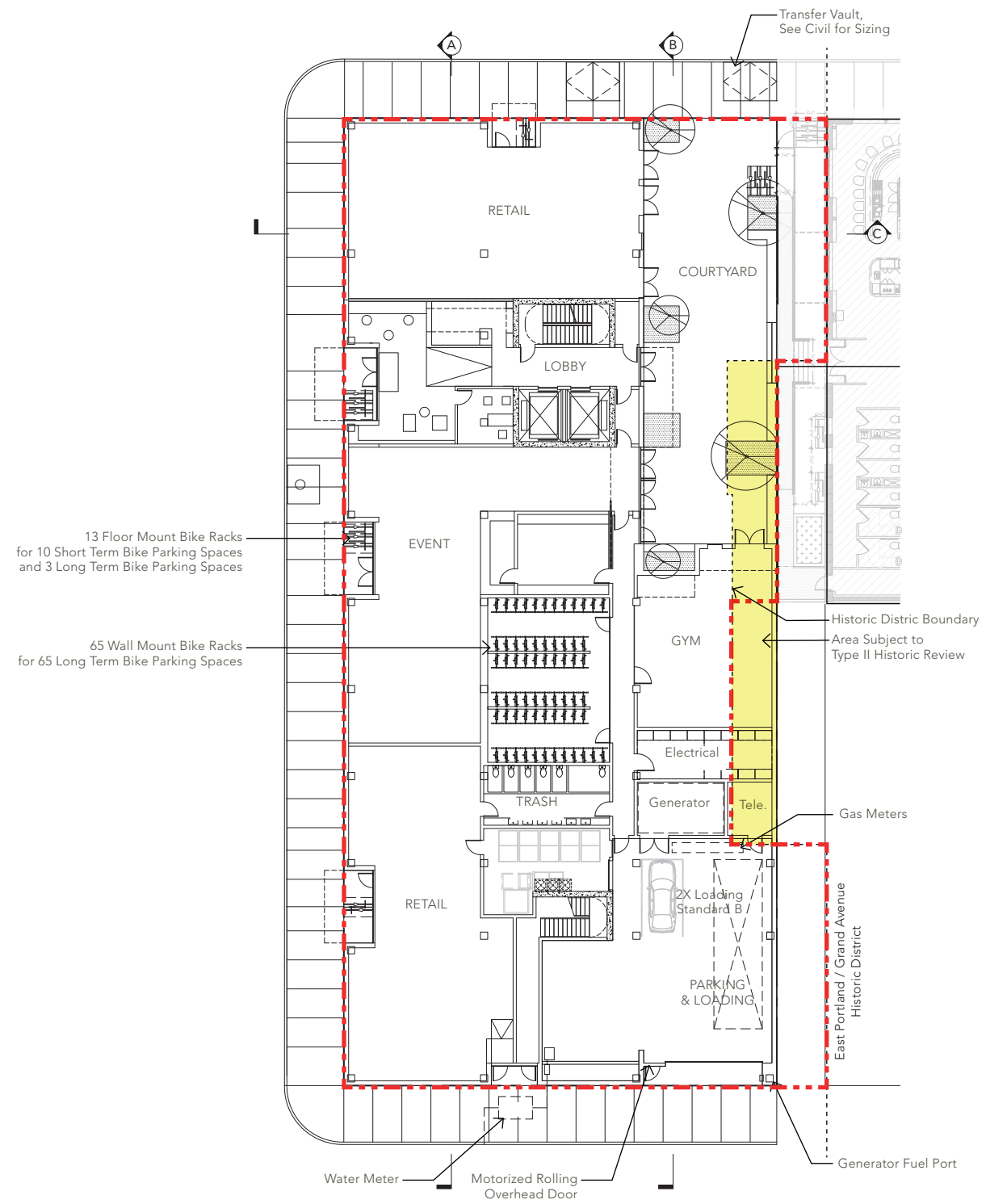


1. Dark Gray Brick

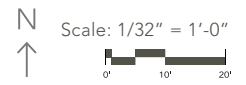
MATERIAL KEY

APP.37 SEVEN STORY ALTERNATIVE
 RENDERED VIEW FROM NORTHWEST

NO BASEMENT ALTERNATIVE



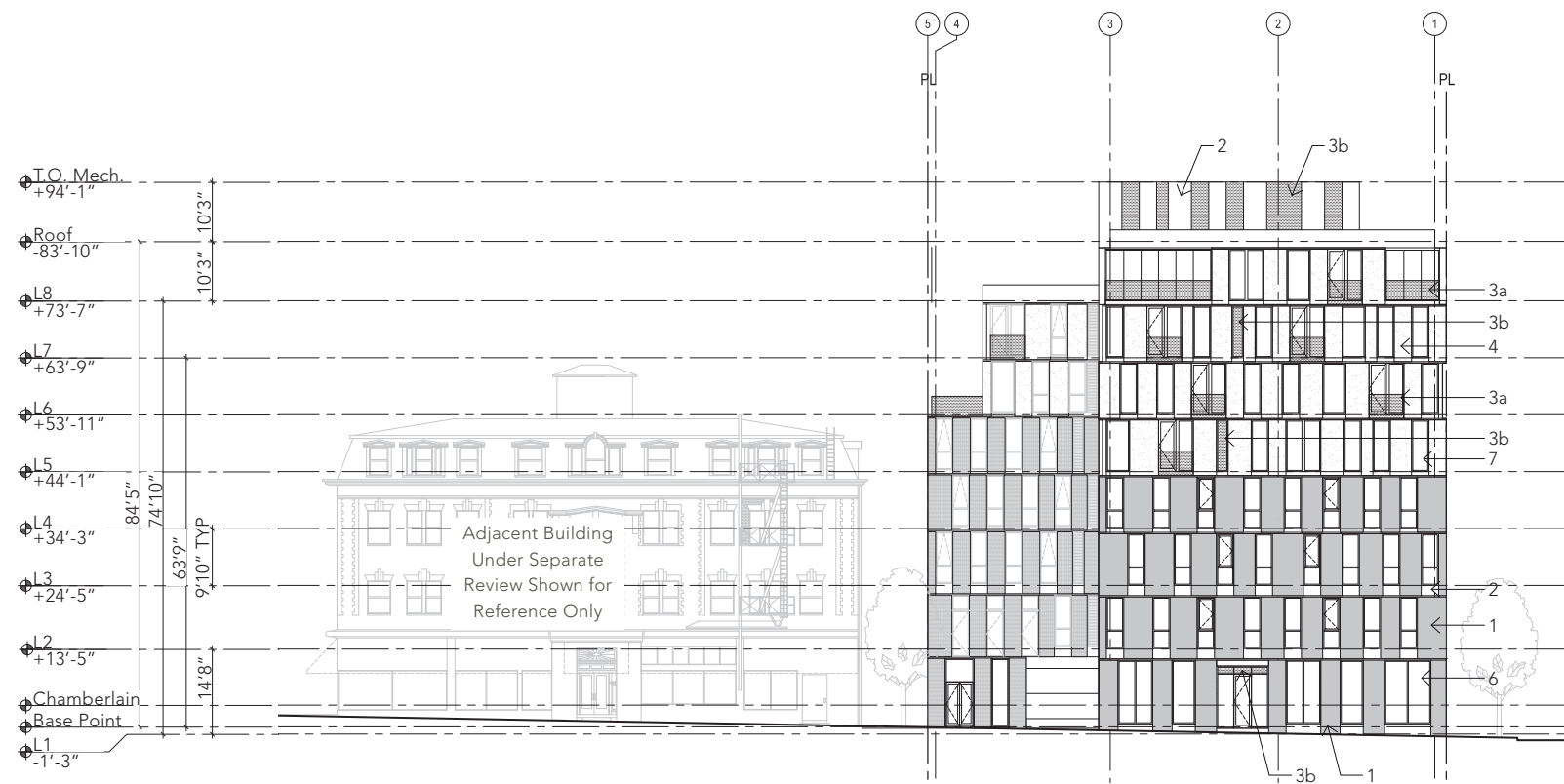
GROUND LEVEL PLAN



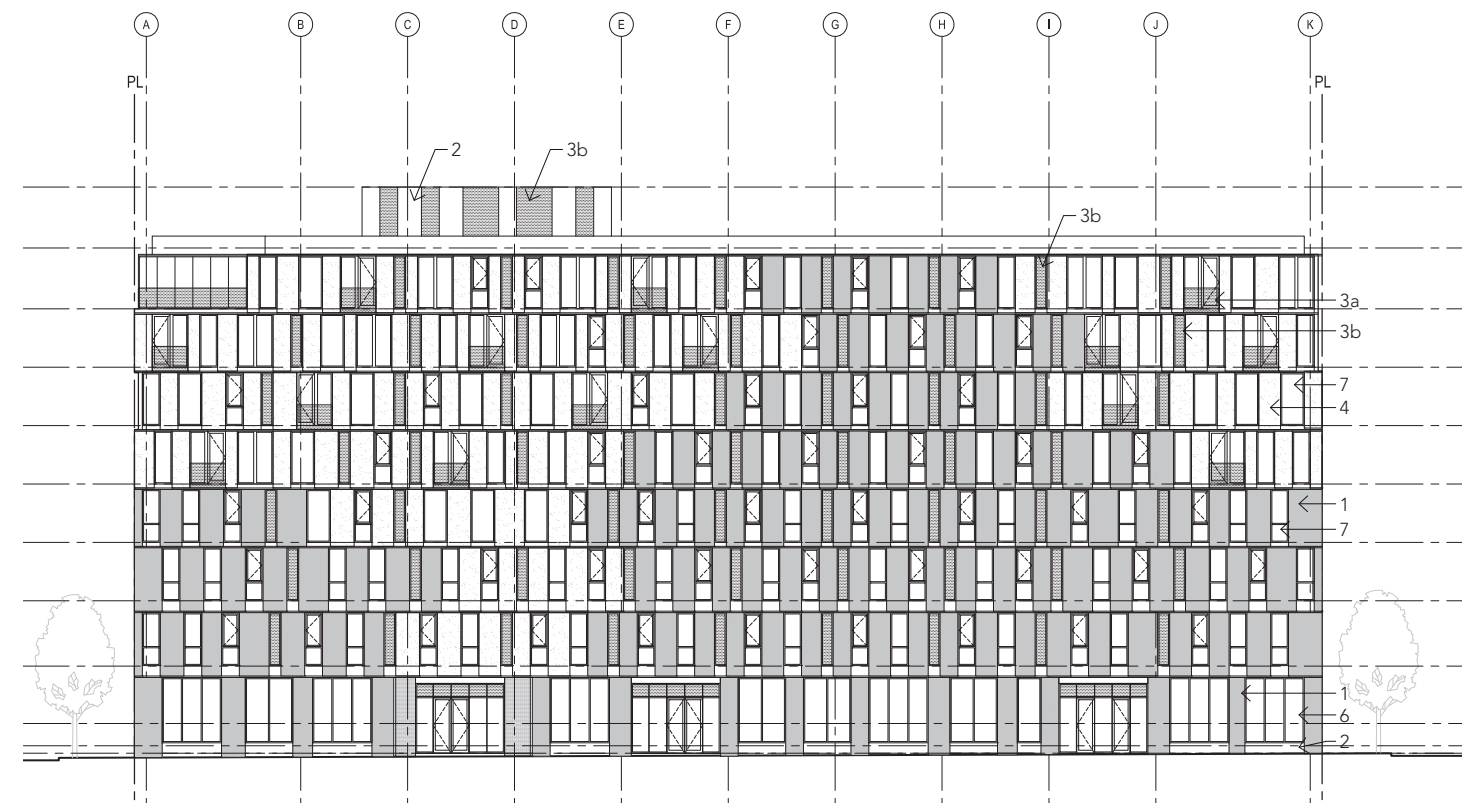
Total Proposed Commercial Area.....	48,453 sf
Total proposed Residential + Accessory Area.....	58,510 sf
Total Proposed Exterior Covered Area (Entrance Alcoves).....	472 sf
TOTAL PROPOSED BUILDING AREA.....	107,435 sf

APP.38 NO BASEMENT ALTERNATIVE

GROUND FLOOR PLAN

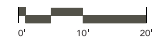


NORTH ELEVATION



WEST ELEVATION

1/32" = 1'-0"

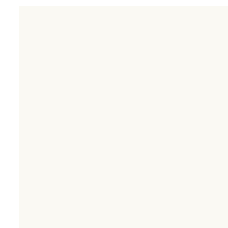


MATERIAL KEY

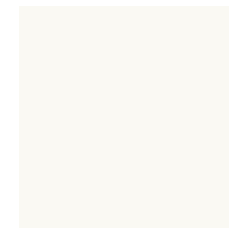
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

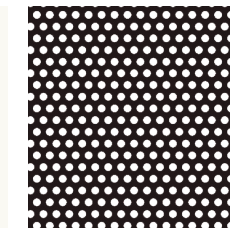
- C.32
- C.33
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- C.33
- C.36
- C.37



5. White Metal Panel



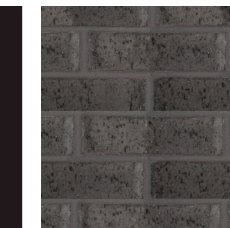
4. White ACM Panel



3. Perforated Metal



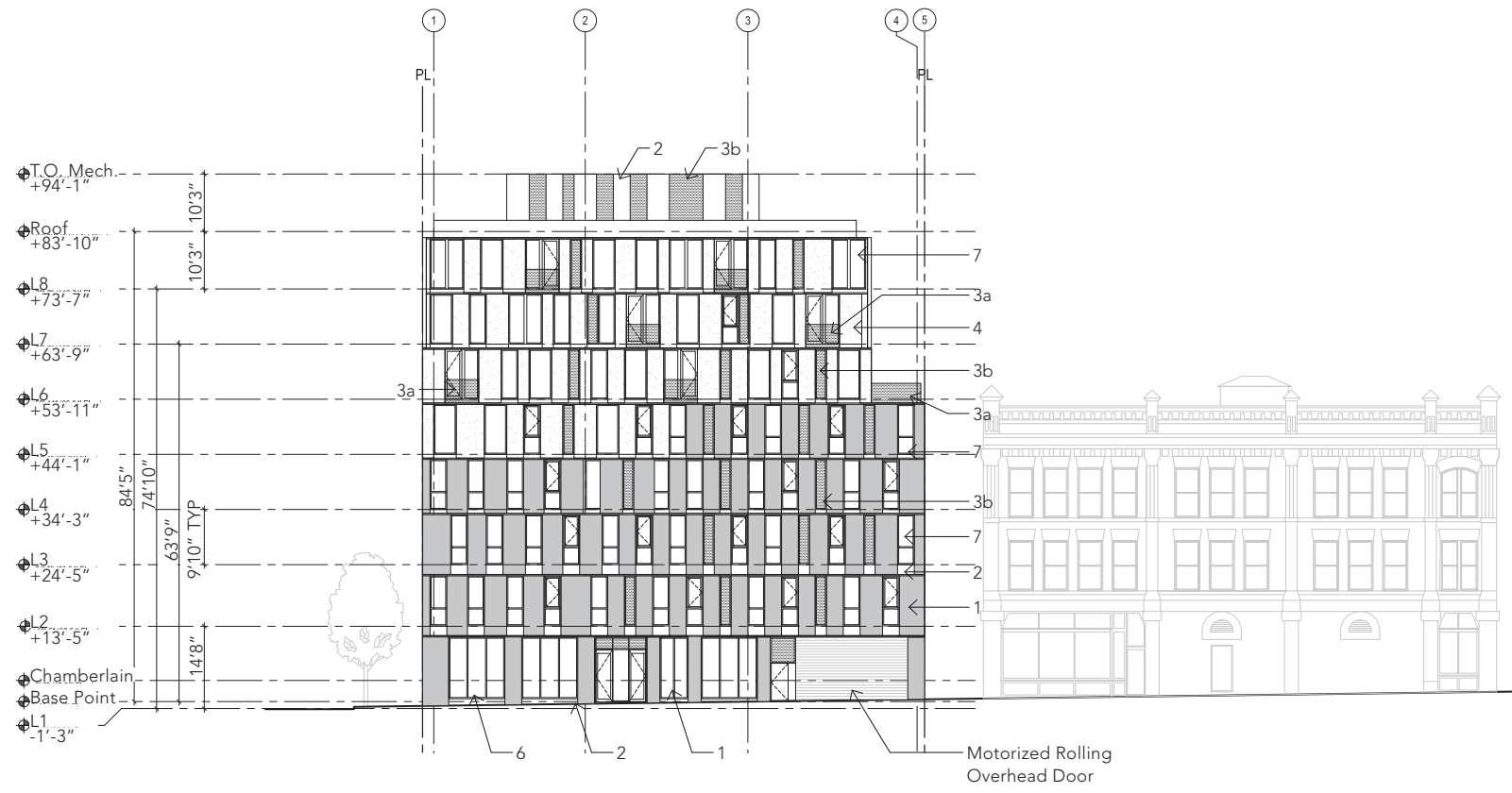
2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

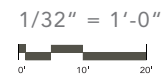
APP.39 NO BASEMENT ALTERNATIVE
BUILDING ELEVATIONS



SOUTH ELEVATION

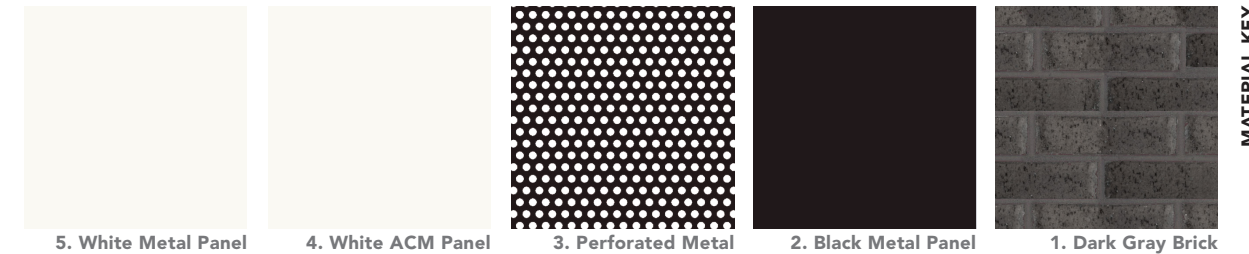


EAST ELEVATION

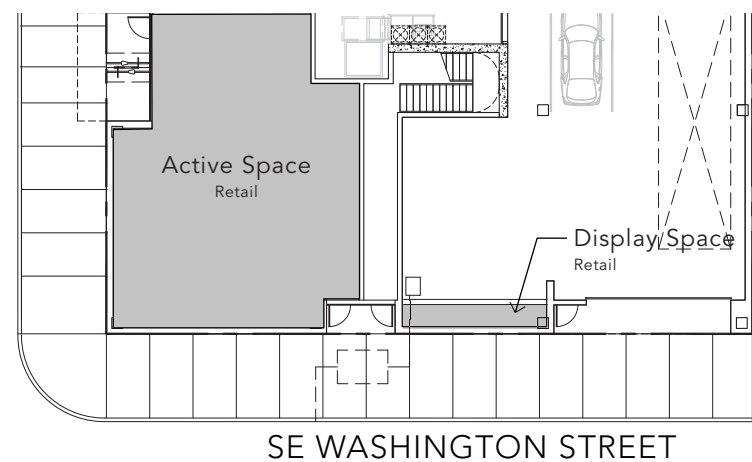


- MATERIAL KEY**
- 1. Brick, Dark Gray
 - 2. Metal Panel and Flashing, Black
 - 3a. Perforated Metal Guardrail
 - 3b. Perforated Metal Mech. Screen
 - 4. ACM Panel, White
 - 5. White Metal Panel
 - 6. Kawneer Storefront Assembly, Dark Bronze
 - 7. Vinyl Window Assembly, Innotech or Similar

- CUT SHEETS PAGE**
- C.32
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 - C.35
 - C.33
 - C.36
 - C.37



APP.40 NO BASEMENT ALTERNATIVE
BUILDING ELEVATIONS



SE WASHINGTON STREET



SOUTH FACADE DIAGRAM

Above Ground Floor Windows Over 9'-0"

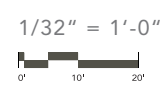
Total Area: 6,617.9 sf
 Glazing Area: 2,377.85 sf
 Glazing % Proposed: 35.9%

Street Facing Facade Ground Floor Windows and Doors Up to 9'-0"

Total Area: 801.8 sf
 Glazing Area: 342.27 sf
 Glazing % Minimum: 25%
 Glazing % Proposed: 45.69%

Street Facing Facade Ground Floor Windows and Doors Up to 9'-0"

Total Legnth: 89'-6"
 Proposed Window Legnth: 45'-0"
 Window % Minimum: 50%
 Window % Proposed: 50.28%



APP.41 NO BASEMENT ALTERNATIVE
 BUILDING HEIGHT & ACTIVE USE DIAGRAMS

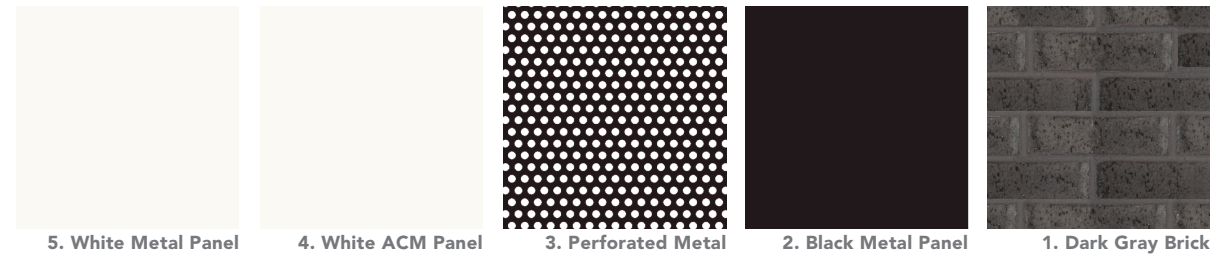


MATERIAL KEY

- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



MATERIAL KEY

APP.42 NO BASEMENT ALTERNATIVE
 RENDERED AERIAL VIEW OF COURTYARD

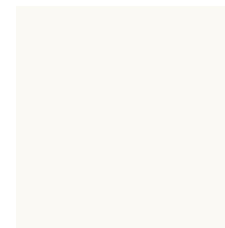


MATERIAL KEY

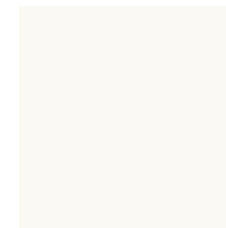
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

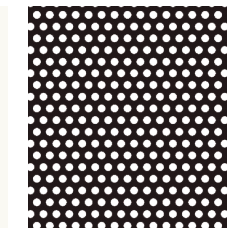
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.43 NO BASEMENT ALTERNATIVE
 RENDERED VIEW OF COURTYARD

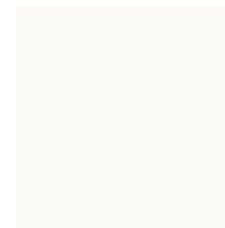


MATERIAL KEY

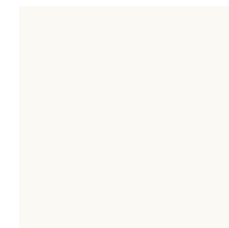
1. Brick, Dark Gray
2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
4. ACM Panel, White
5. White Metal Panel
6. Kawneer Storefront Assembly, Dark Bronze
7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

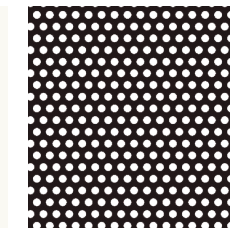
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.44 NO BASEMENT ALTERNATIVE
 RENDERED VIEW FROM SOUTHWEST

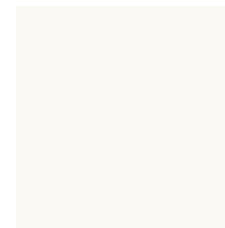


MATERIAL KEY

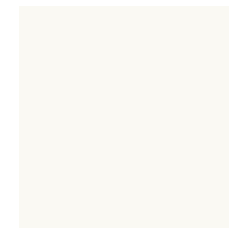
- 1. Brick, Dark Gray
- 2. Metal Panel and Flashing, Black
- 3a. Perforated Metal Guardrail
- 3b. Perforated Metal Mech. Screen
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

CUT SHEETS PAGE

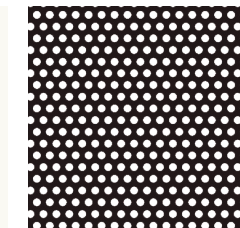
- C.32
- C.33
- C.34
- C.34
- C.35
- C.33
- C.36
- C.37



5. White Metal Panel



4. White ACM Panel



3. Perforated Metal



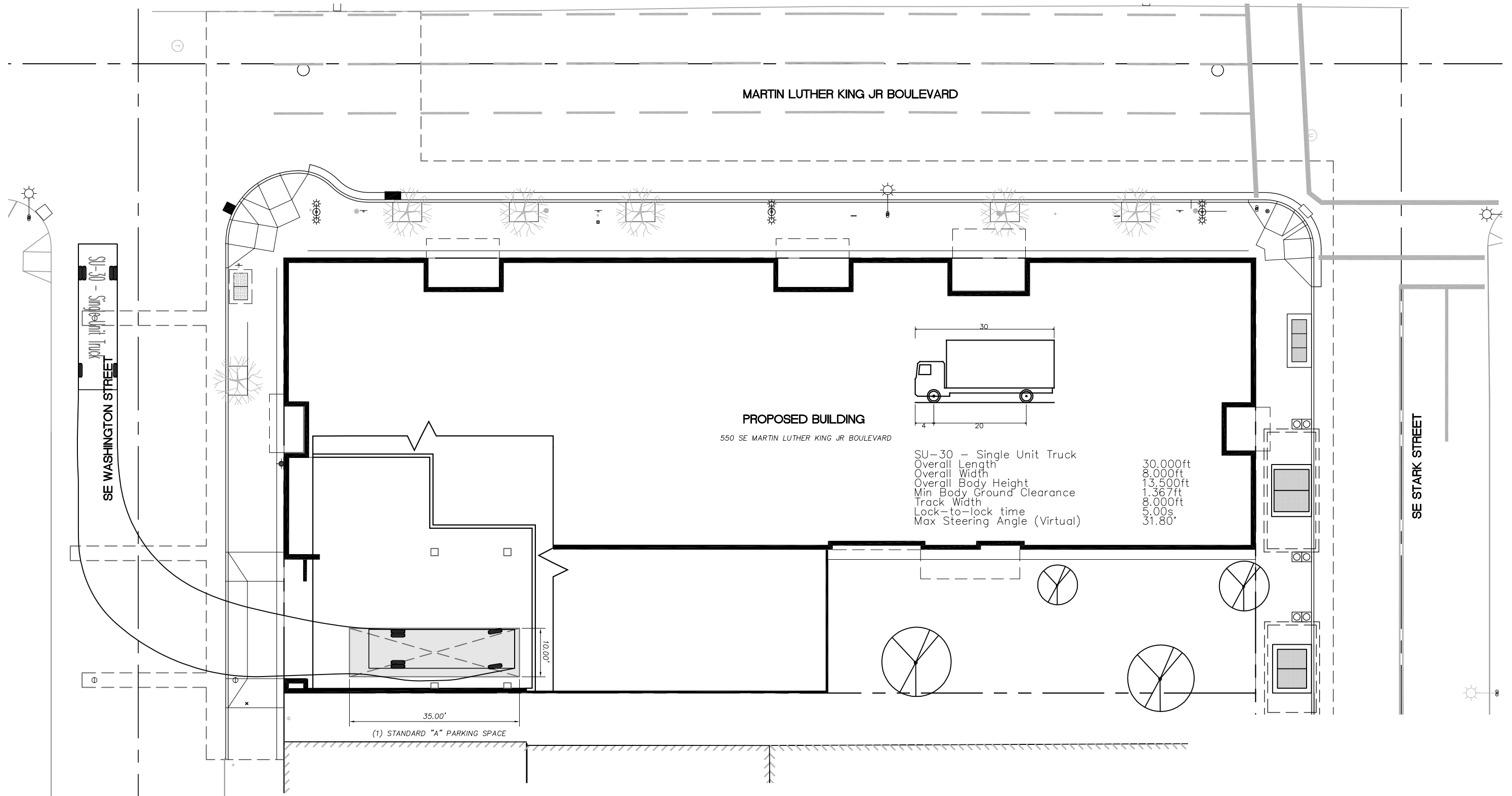
2. Black Metal Panel



1. Dark Gray Brick

MATERIAL KEY

APP.45 NO BASEMENT ALTERNATIVE
 RENDERED VIEW FROM SOUTHEAST

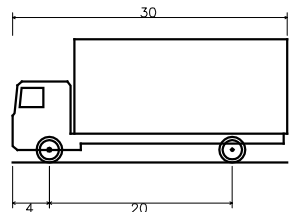


MARTIN LUTHER KING JR BOULEVARD

SE WASHINGTON STREET

SE STARK STREET

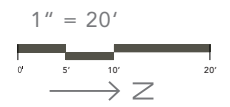
PROPOSED BUILDING
550 SE MARTIN LUTHER KING JR BOULEVARD



SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

35.00'
(1) STANDARD "A" PARKING SPACE

10.00'



APP.46 NO BASEMENT ALTERNATIVE
BIKE STORAGE & PARKING DIAGRAMS