

GRAND AVENUE MIXED USE

DESIGN REVIEW
LU 18-191719 DZ



FAIRFIELD
RESIDENTIAL

SEPTEMBER 24TH, 2018



TABLE OF
CONTENTS

PROJECT DIRECTORY C1

URBAN PATTERN C3

NEIGHBORHOOD CHARACTER/SITE CONTEXT . C4

VIEW SHEDS C5

PEDESTRIAN/AUTO TRAFFIC. C6

SITE ANALYSIS C7

DAR I - WHAT WE HEARD C9

DAR II - WHAT WE HEARD C10

DAR III - WHAT WE HEARD. C11

MODIFIED STACKING DESIGN PROGRESS C12

PROPOSED DESIGN C13

BUILDING DRAWINGS

SITE PLAN C15

FLOOR PLANS C16-C23

BUILDING ELEVATIONS. C24-C27

BUILDING SECTIONS C28-C32

WALL SECTION. C33-C37

GROUND FLOOR WINDOW DIAGRAMS. C38

FAR DIAGRAMS. C39-C40

CIVIL C41-C43

LANDSCAPE C44-C47

CUT SHEETS

METAL SIDING C48-C49

STANDING SEAM METAL SIDING C50-C51

INSULATED METAL PANEL C52-C54

LOUVERS C55

HOLCOMB WINDOWS AND PATIO DOORS C56

STOREFRONT. C57

EXTERIOR LIGHTING C58

LANDSCAPE LIGHTING C59

EXTERIOR LIGHTING PLAN - RCP C60

MODIFICATION REQUEST C62-C63

PERSPECTIVES

CORNER OF NE MLK BLVD & NE DAVIS ST C64

CORNER OF NE GRAND AVE & NE DAVIS ST . . . C65

LOOKING SOUTH ON NE GRAND AVE C66

LOOKING SOUTH ON NE MLK BLVD C67

AT THE END OF MLK & DAVIS C68

PROJECT DIRECTORY

OWNER

FAIRFIELD RESIDENTIAL

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CIVIL

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STRUCTURAL

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LANGO HANSEN

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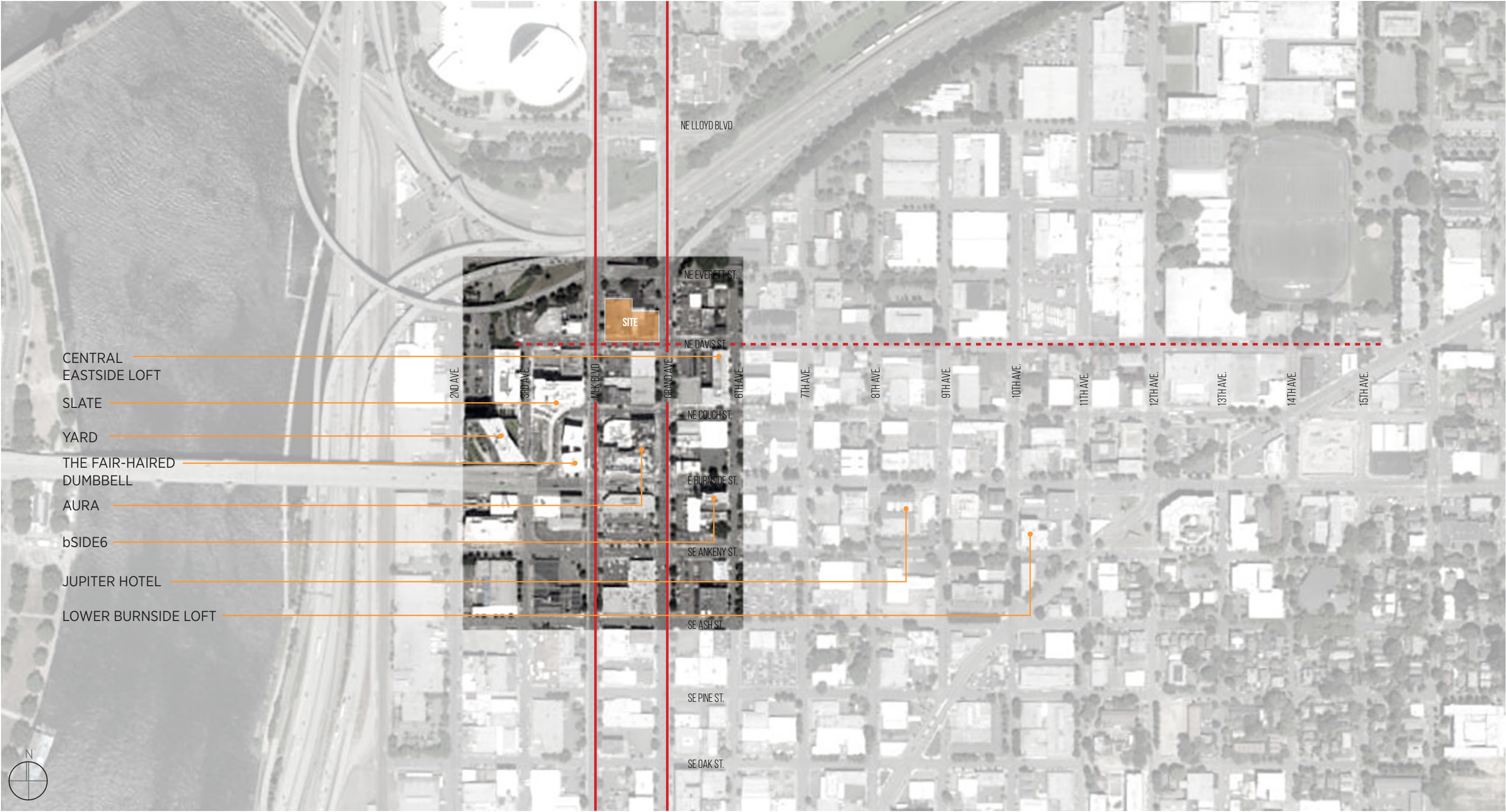
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Ankrom Moisan

GRAND AVE MIXED USE APARTMENTS

FAIRFIELD RESIDENTIAL | SEPTEMBER 24, 2018



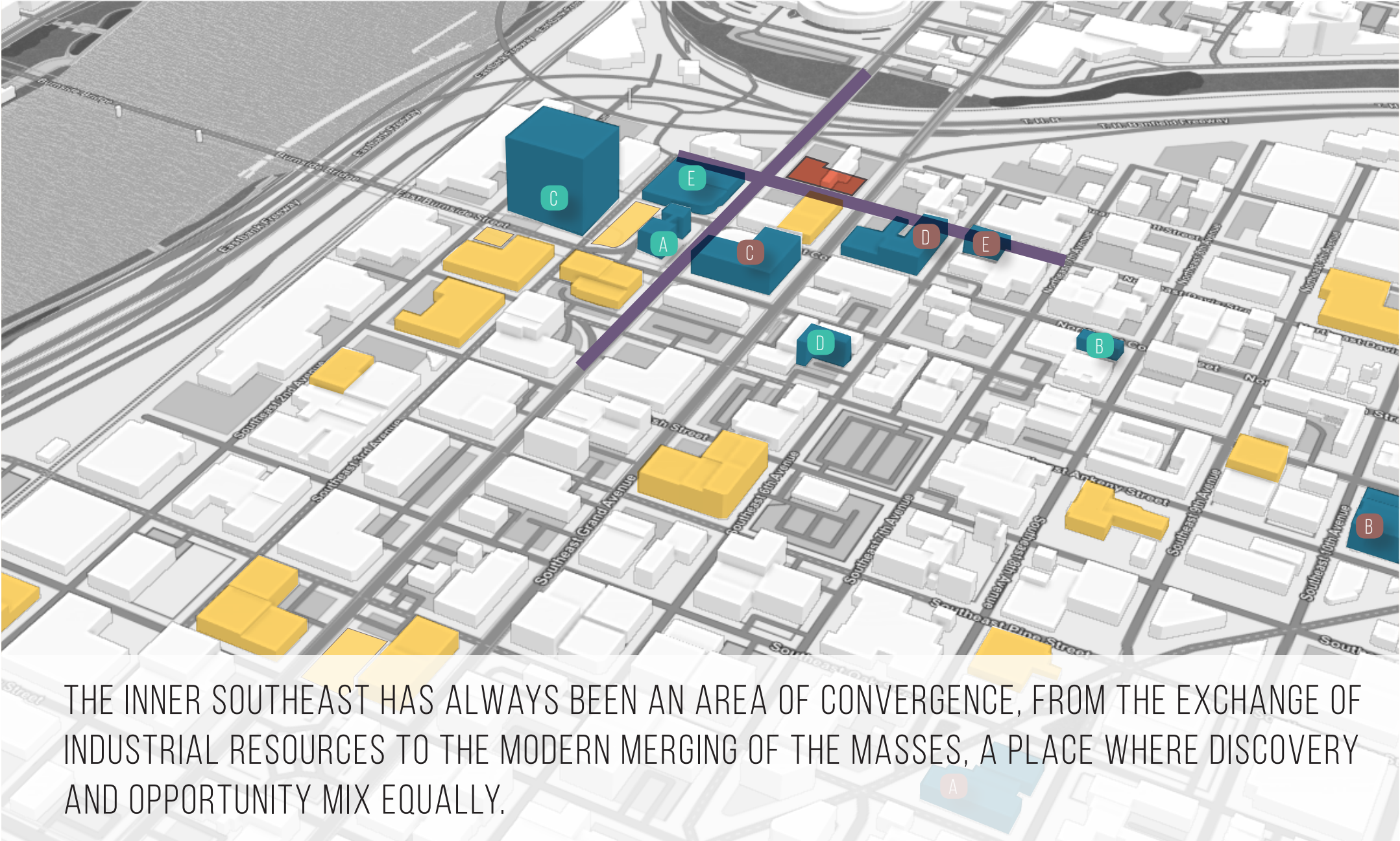
DYNAMIC INTRODUCTION TO THIS PROGRESSIVE DISTRICT

KEY:

COMPLETED PROJECT -

IN-PROGRESS -

AXIS OF SCULPTURAL - BUILDINGS



THE INNER SOUTHEAST HAS ALWAYS BEEN AN AREA OF CONVERGENCE, FROM THE EXCHANGE OF INDUSTRIAL RESOURCES TO THE MODERN MERGING OF THE MASSES, A PLACE WHERE DISCOVERY AND OPPORTUNITY MIX EQUALLY.

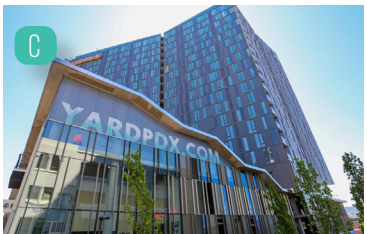
SCULPTURAL BUILDING PROJECTS



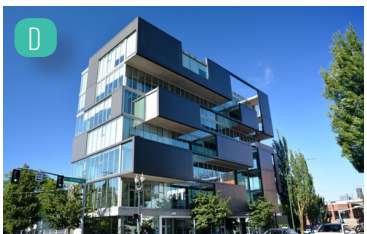
FAIR-HAIRED DUMBELL



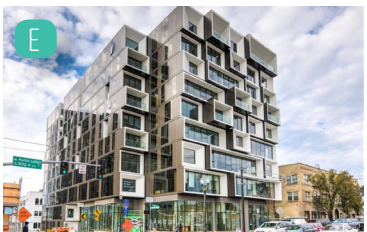
JUPITER HOTEL



YARD



BSIDE6



SLATE

FORMAL BUILDING PROJECTS



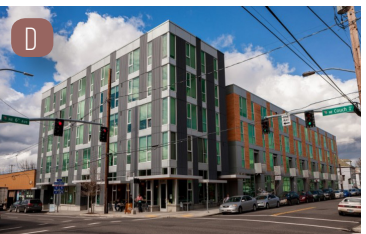
811STARK



LOWER BURNSIDE LOFTS



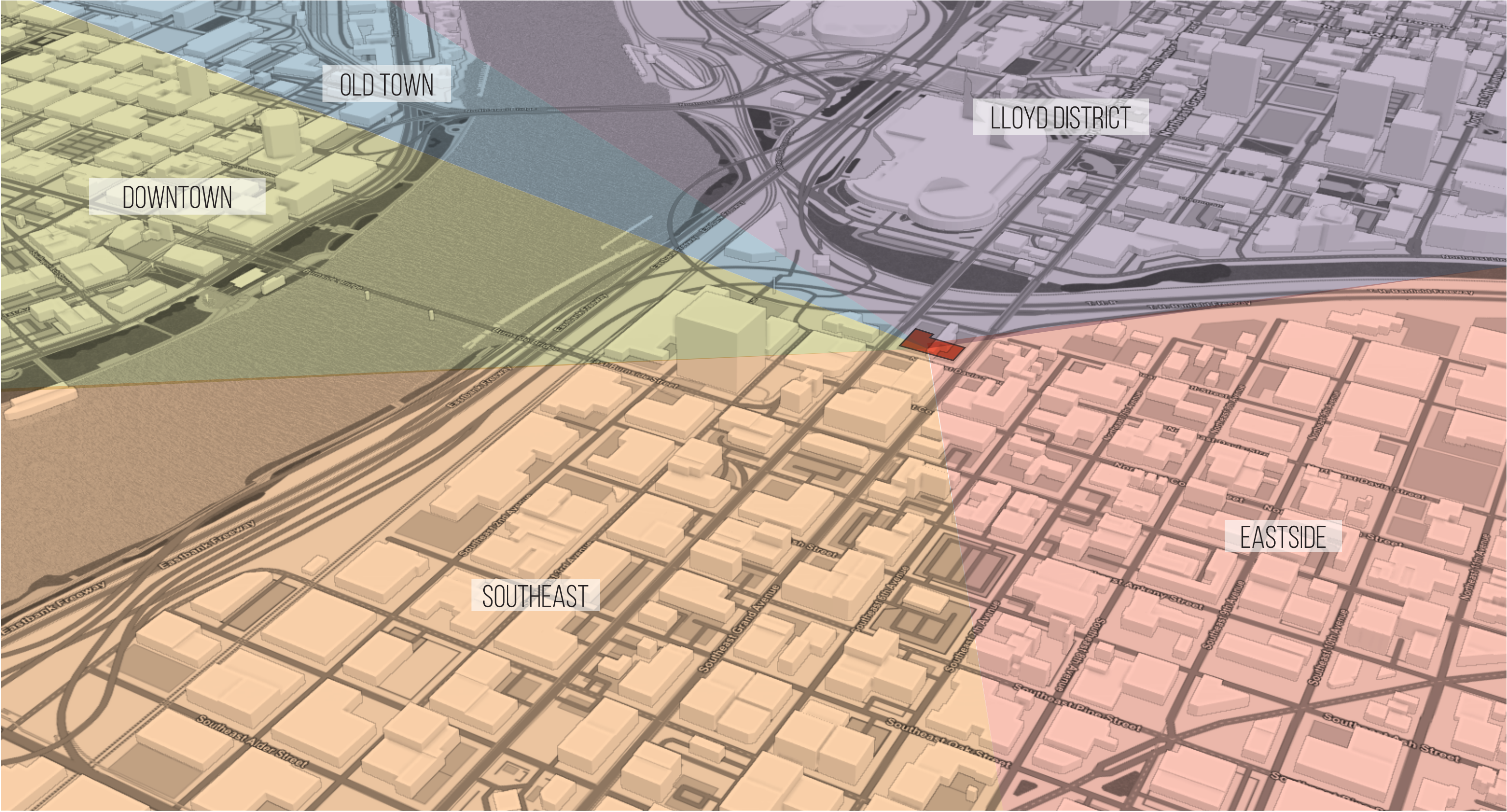
AURA



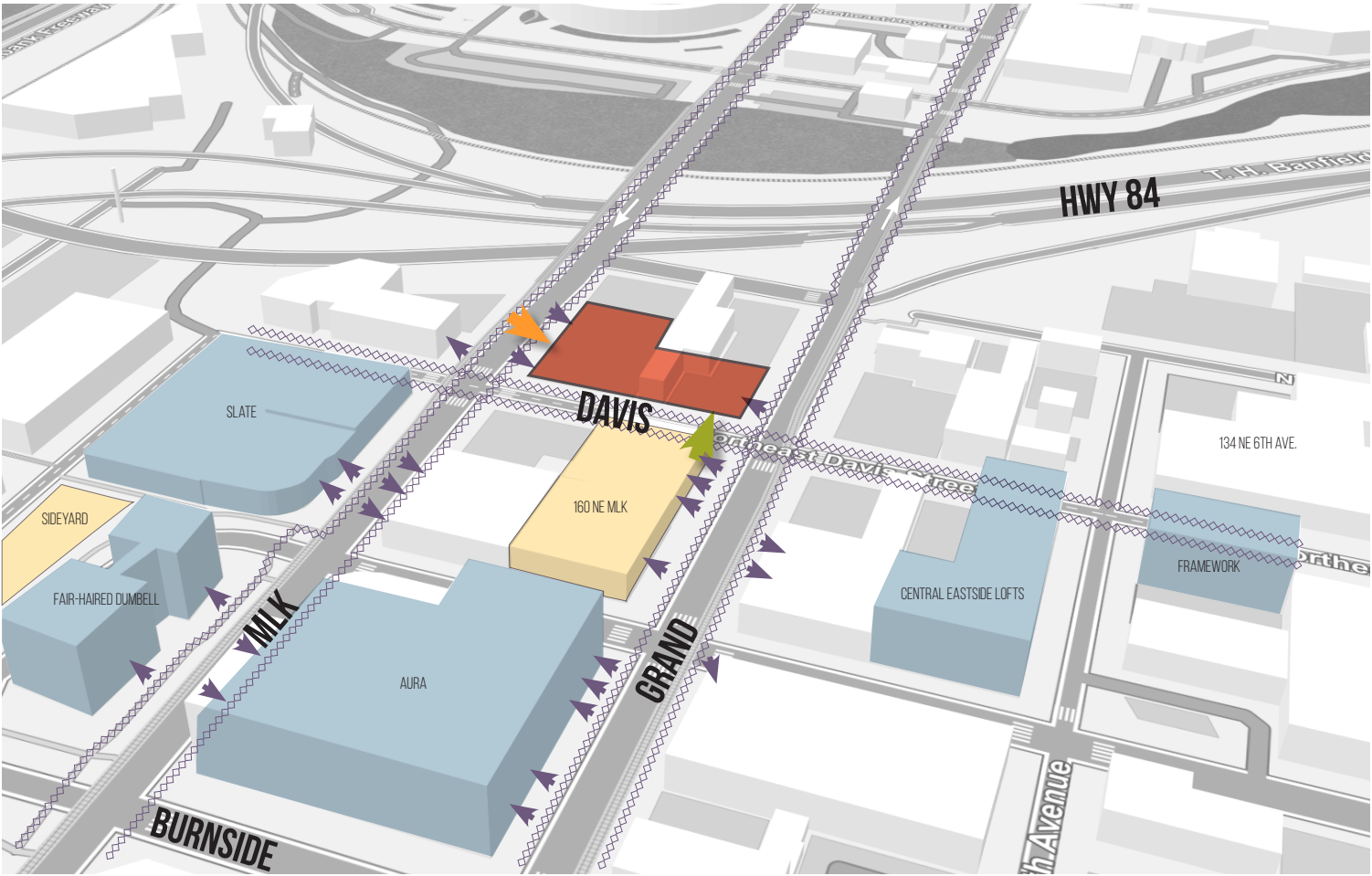
CENTRAL EASTSIDE LOFTS



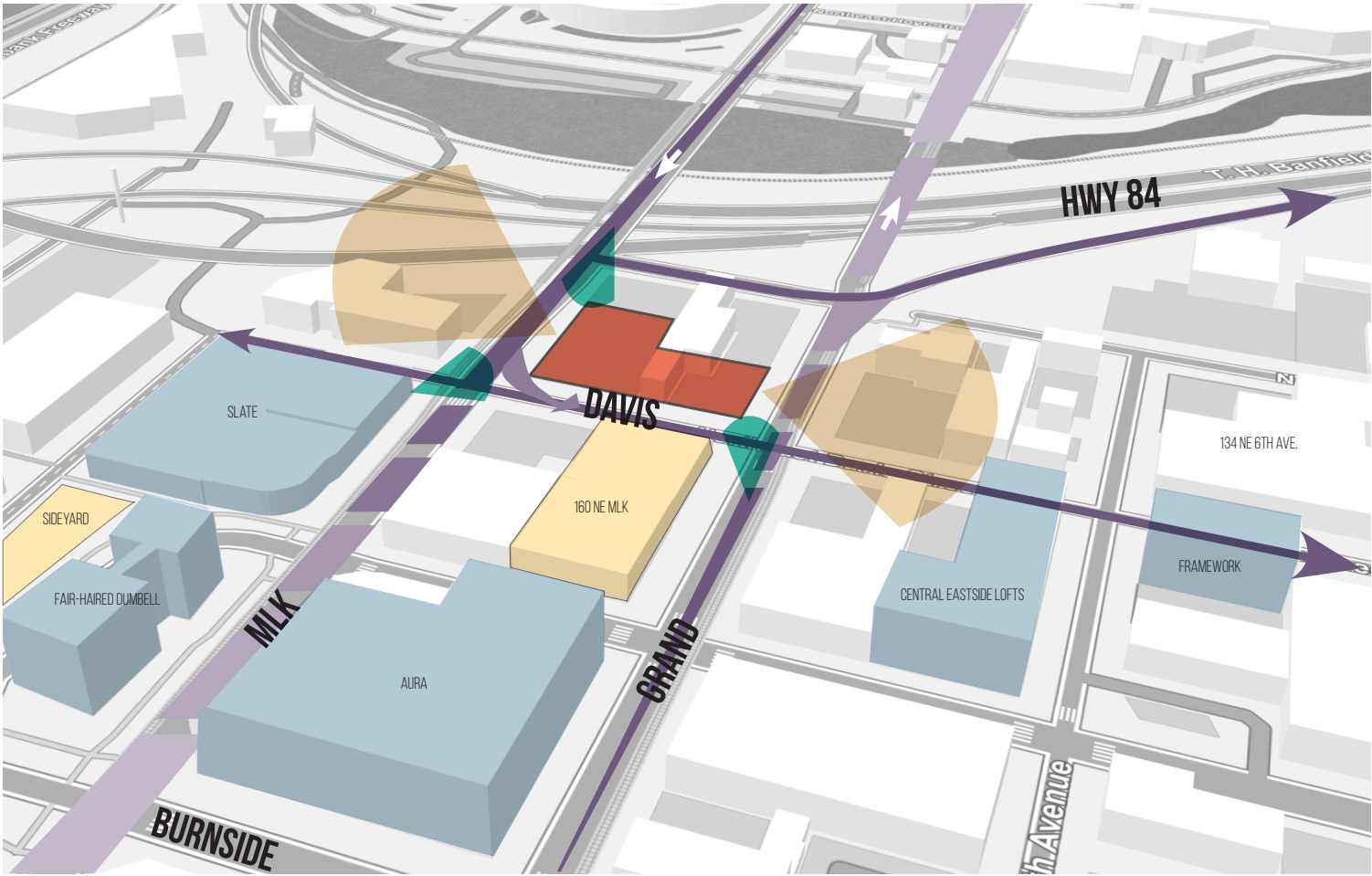
FRAMEWORK



PEDESTRIAN/AUTO TRAFFIC



PEDESTRAIN TRAFFIC

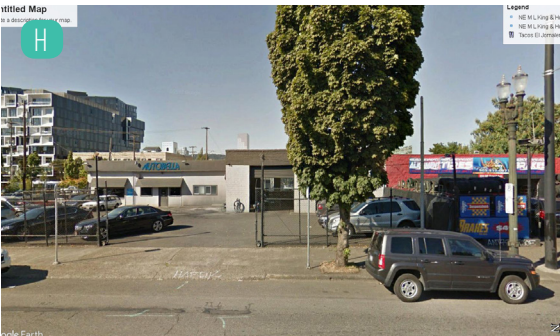


AUTO TRAFFIC

KEY:

HEAVY AVERAGE TRAFFIC -	
LIGHTER AVERAGE TRAFFIC -	
PEDESTRIAN/AUTO VIEWS -	
VIEW CORRIDORS -	
PEDESTRIAN TRAFFIC -	
RETAIL ENTRY -	
RESIDENTIAL ENTRY -	
GARAGE ENTRY -	

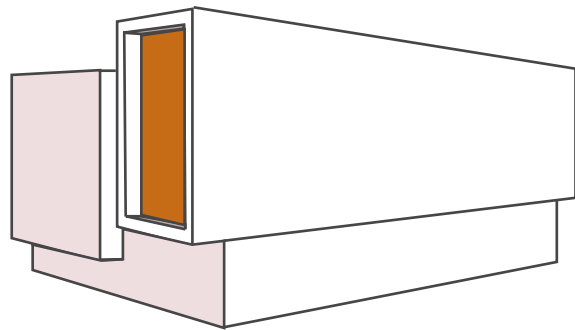
SITE ANALYSIS



- KEY:
- COMPLETED PROJECT -
 - IN-PROGRESS -
 - LOBBY ENTRY -
 - GARAGE ENTRY -

CONTEXT: GATEWAY,
MAIN ENTRY LOCATION,
FITNESS ROOM LOCATION
PUBLIC REALM
GARAGE AND LOBBY ENTRIES

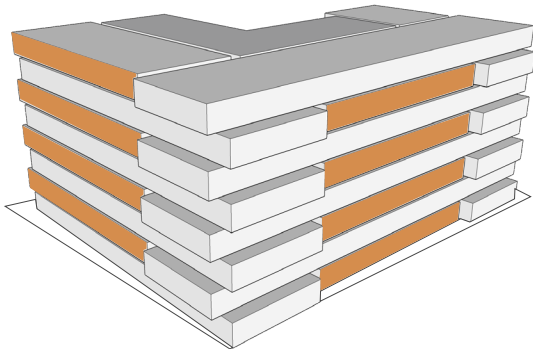
TUBE + CUBE



FEEDBACK SUMMARY

- SIMPLIFY THE CONCEPT AROUND ONE CORE IDEA. BUILDINGS IN THIS AREA HAVE A CLEAR IDENTITY: SIMPLIFY VOLUMES WITH SIMPLE WINDOWS AND LIMITED MATERIAL PALETTE.
- A SIMPLE BUILDING WITH PRESENCE AND GRAVITAS TO FUNCTION AS A GATEWAY: BUILDING SHOULD BE A SIGNIFIER THAT FITS INTO THE CONTEXT.
- GLAZING AT THE SECOND FLOOR LOOKS VERY FORCED.
- LARGE CONTINUOUS BUILDING PROJECTION OVER THE RIGHT-OF-WAY ALONG NE MLK NEEDS TO BE COMPELLING AND “PART AND PARCEL OF THE ARCHITECTURE.”
- FACADE ALONG NE DAVIS WAS CAUTIONED THAT DUE TO A FULL BLOCK LENGTH. THE FACADE NEEDS TO BE CAREFULLY ARTICULATED WITHOUT FEATURES SUCH AS BOLT ON BALCONIES.
- USE OF METAL- BE CREATIVE, THOUGHTFUL AND DETAILED; TRY AND TAKE ADVANTAGE OF IT RATHER THAN USE IT AS BACKGROUND MATERIAL.

STACKING

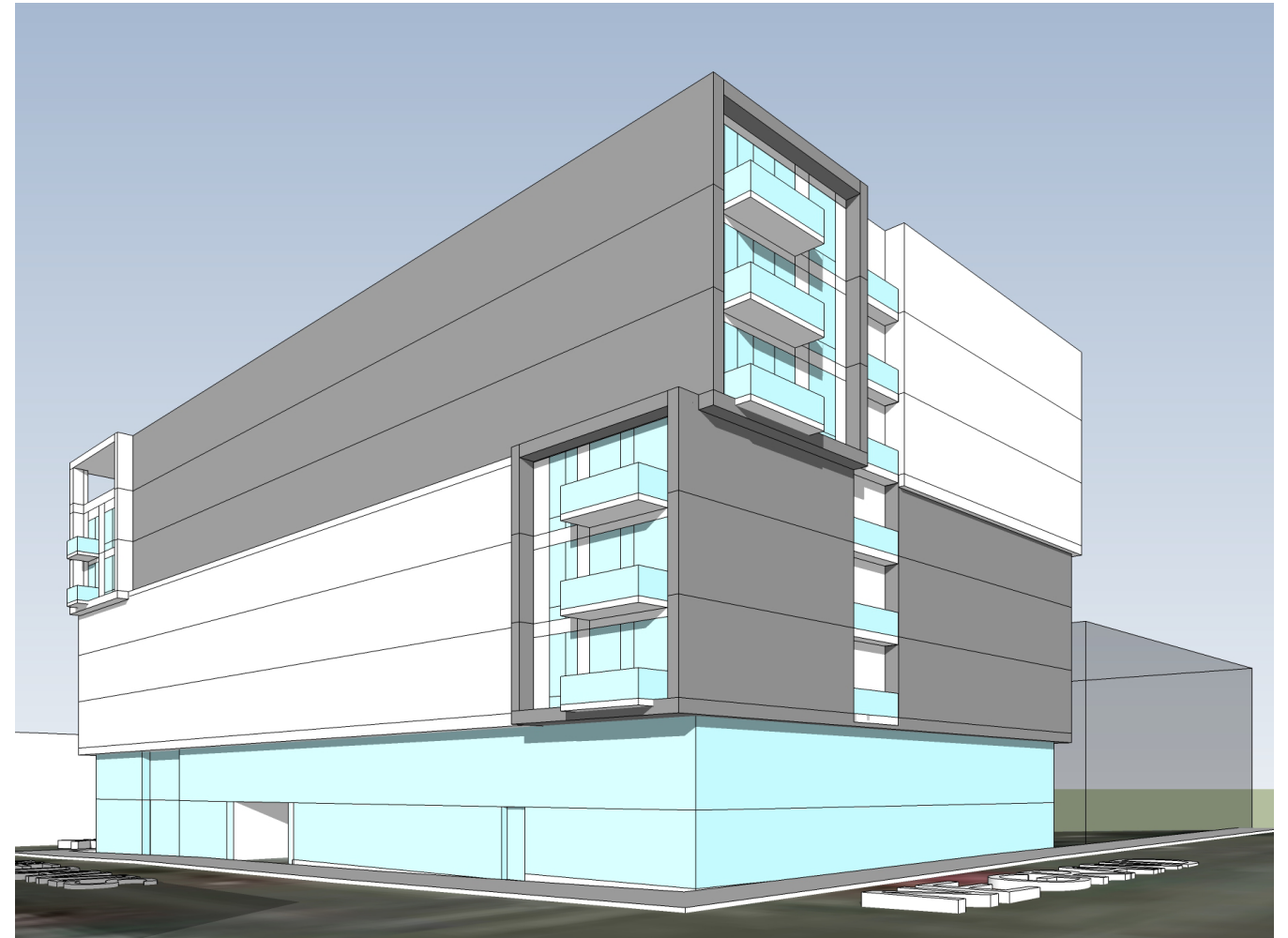
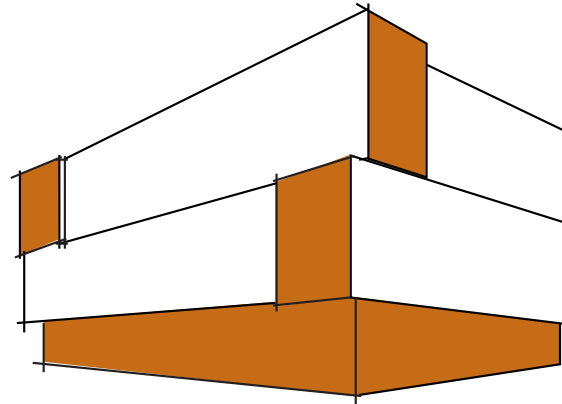


FEEDBACK SUMMARY

- CONCEPT IS FAR FROM SIMPLE AND NEEDS TO BE DISTILLED, SIMPLIFY THE IDEA AND ABSTRACT; IT CAN BE BASED ON THE BUILDING AND THE SITE.
- THE GROUND FLOOR USES ARE BETTER ORGANIZED; THE RETAIL ALONG NE GRAND RESPONDS MUCH BETTER TO THE GUIDELINES, BUT STILL NEEDS GREATER COHERENCY AND TRANSPARENCY.
- CONCEPT IS FIGHTING THE BUILDING USE AS AN APARTMENT; PATTERN FALLS APART WITH THE ADDITION OF RESIDENTIAL WINDOWS. PLUS, THE CONCEPT LACKS THE NEGATIVE SPACE.
- TRY TO SUPPORT THE IDEA OF STACKED LUMBER BY SCALING THE PIECES TO BE MUCH LARGER.
- PROJECT AT THE GROUND FLOOR HAS ODD SIZED WINDOW HEIGHTS AND PATTERNS; INTEGRATING THE GROUND FLOOR AND SECOND FLOOR COULD HELP UNIFY THE DESIGN.



MODIFIED STACKING



FEEDBACK SUMMARY

- GROUND FLOOR PLAN WAS FOUND TO MEET THE COMMISSION'S GUIDELINES; HOWEVER, THE LOBBY SHOULD BE ADDRESSED IN TERMS OF SCALE AND SERVE AS A MAJOR ENTRY INTO THE BUILDING.
- ALTHOUGH THERE IS STILL CONCERN ABOUT WINDOW COMPOSITION, THE LOWER 2 FLOORS AND UPPER FLOORS ARE IMPROVED.
- OVERALL THE BUILDING DESIGN IS IMPROVED OVER THE LAST DAR: THERE WAS CONCERN ABOUT HOW WINDOWS AND BALCONIES WILL EFFECT THE PURITY OF THE "TUBES" ONCE THEY ARE ADDED,
- THE LOWER TWO FLOORS REMAINING GLASSY AND BE SET BACK BEHIND THE UPPER STORIES IS IMPORTANT.
- SHIFTS IN COLOR AND MATERIAL SHOULD OCCUR ONLY WHERE THE MASSING OF THE BUILDING ITSELF SHIFTS. DEVELOP THE PLANAR SHIFTS.
- MEMBERS OF THE COMMISSION APPRECIATED THE "POLITE AWKWARDNESS" OF THE 2-3-3 TRIPARTITE PATTERNING OF THE FACADE, AND THOUGHT IT REPRESENTS AN OPPORTUNITY TO DO SOMETHING INTERESTING AND UNEXPECTED.

MODIFIED STACKING DESIGN PROGRESS





SITE PLAN

NE MLK BLVD

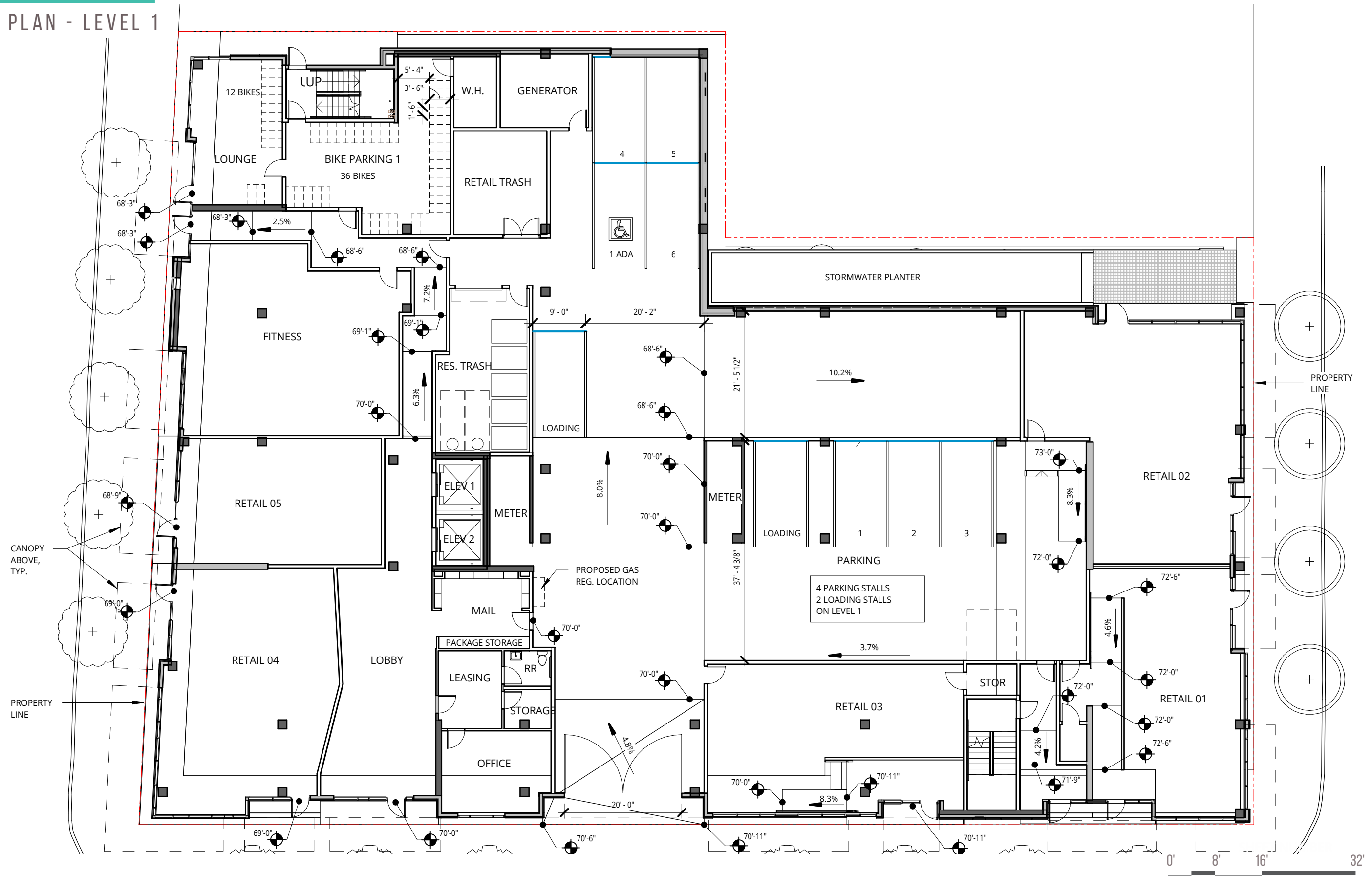
NE GRAND AVE



FLOOR PLAN - GARAGE



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 3



FLOOR PLAN - LEVEL 4 + 5



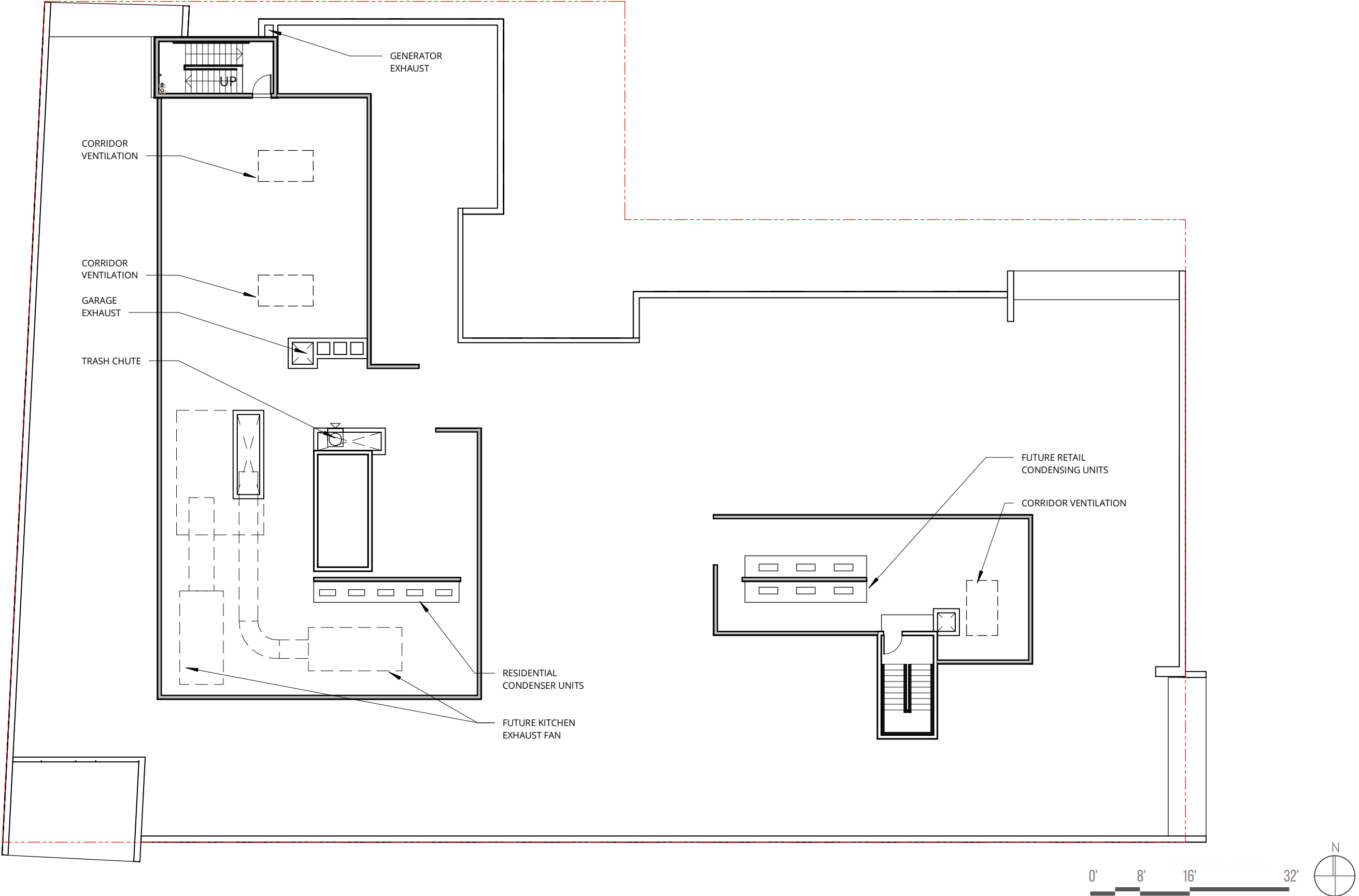
FLOOR PLAN - LEVEL 6 + 7



FLOOR PLAN - LEVEL 8



FLOOR PLAN - ROOF



ELEVATION - NORTH



ELEVATION - SOUTH



ELEVATION - WEST



ELEVATION - EAST



E-W BUILDING SECTION



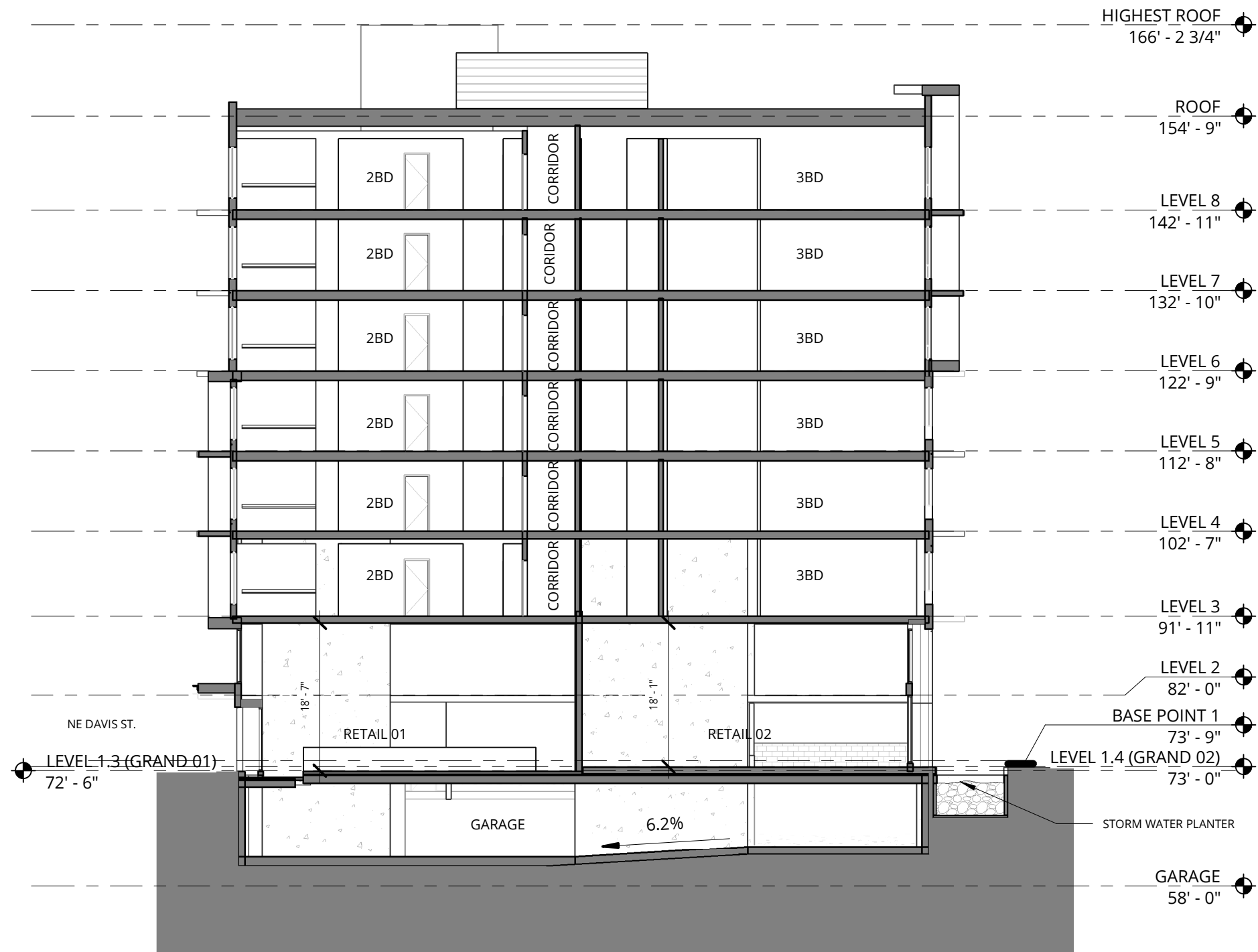
E-W BUILDING SECTION



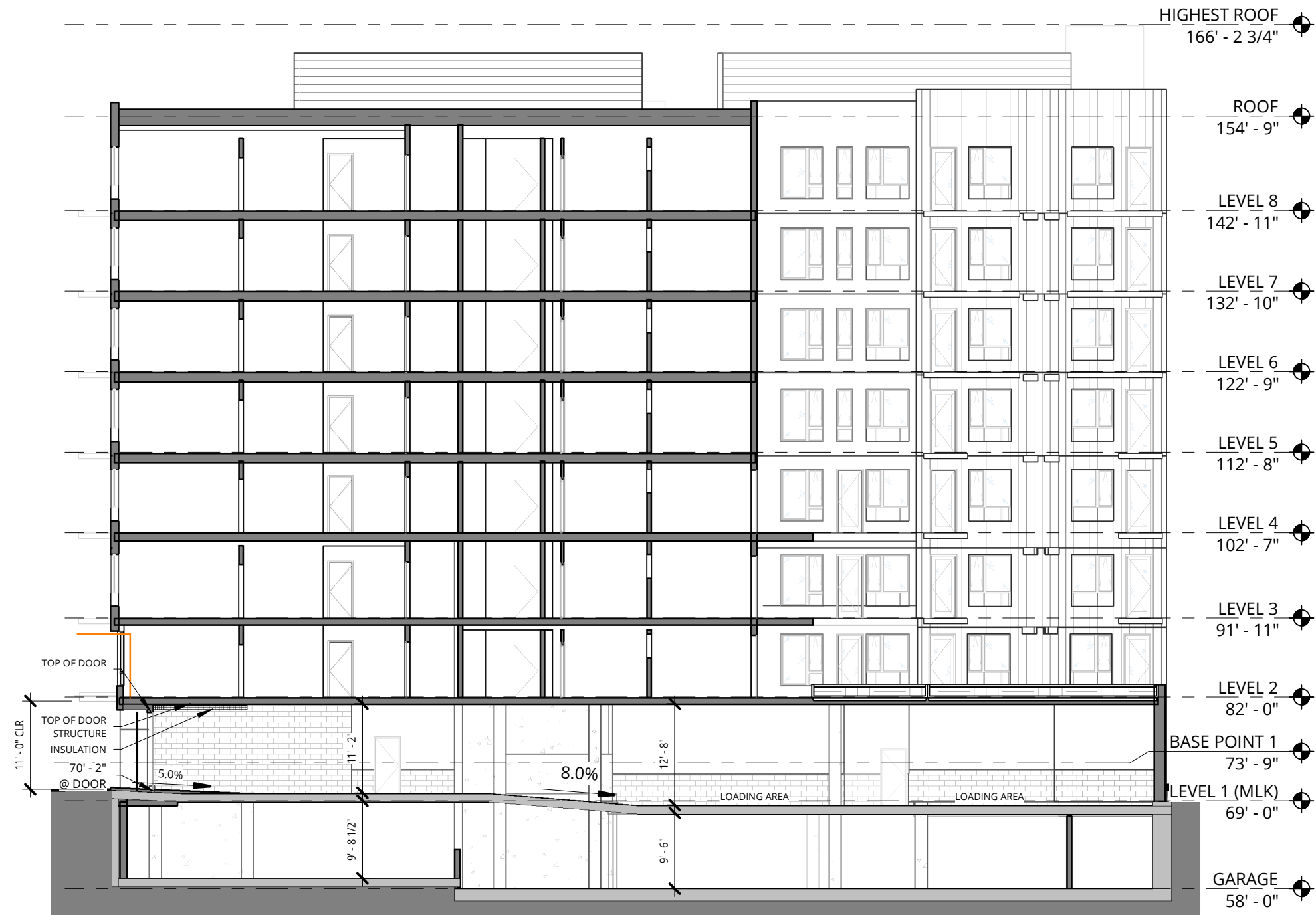
N-S BUILDING SECTION



N-S BUILDING SECTION



WALL SECTION - ENTRY

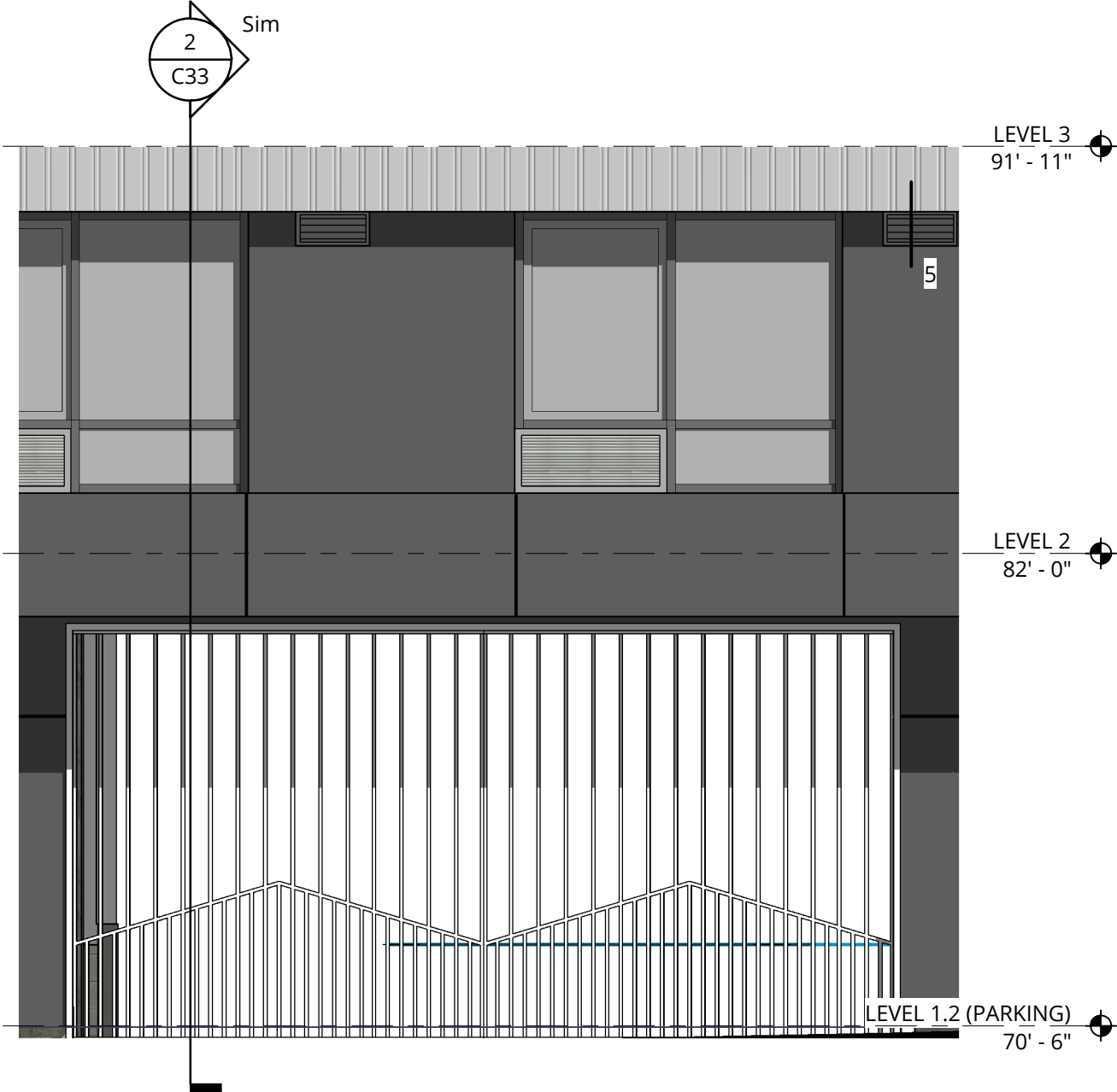


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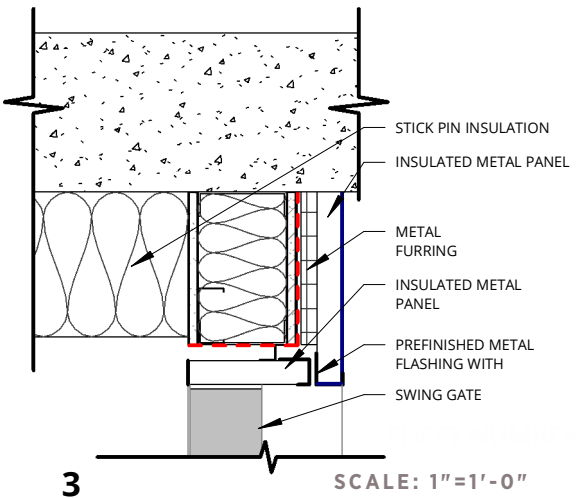
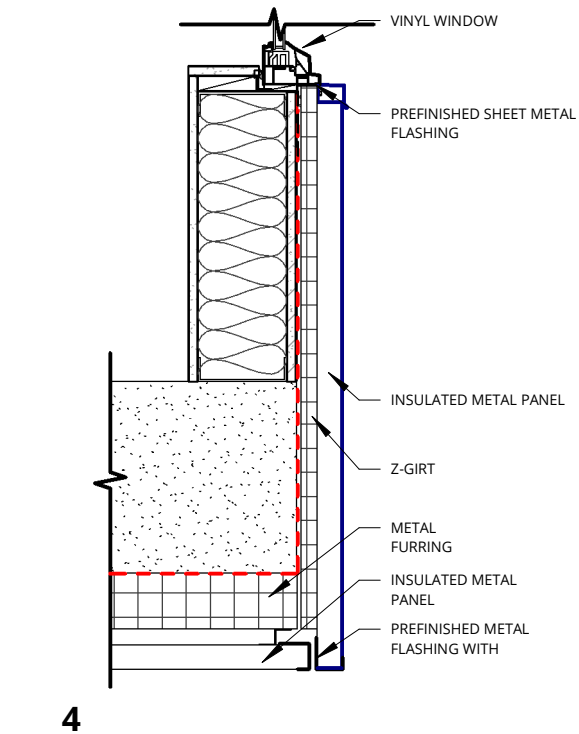
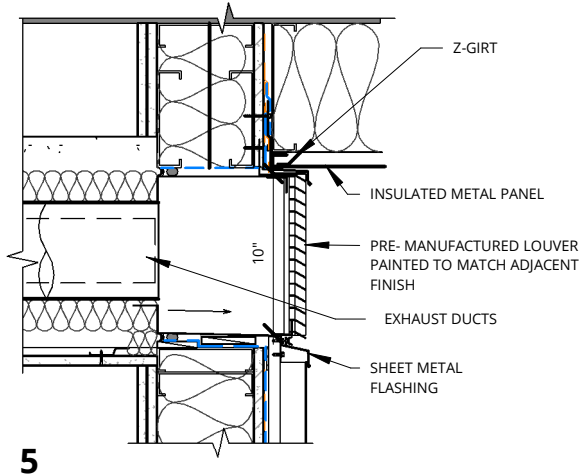
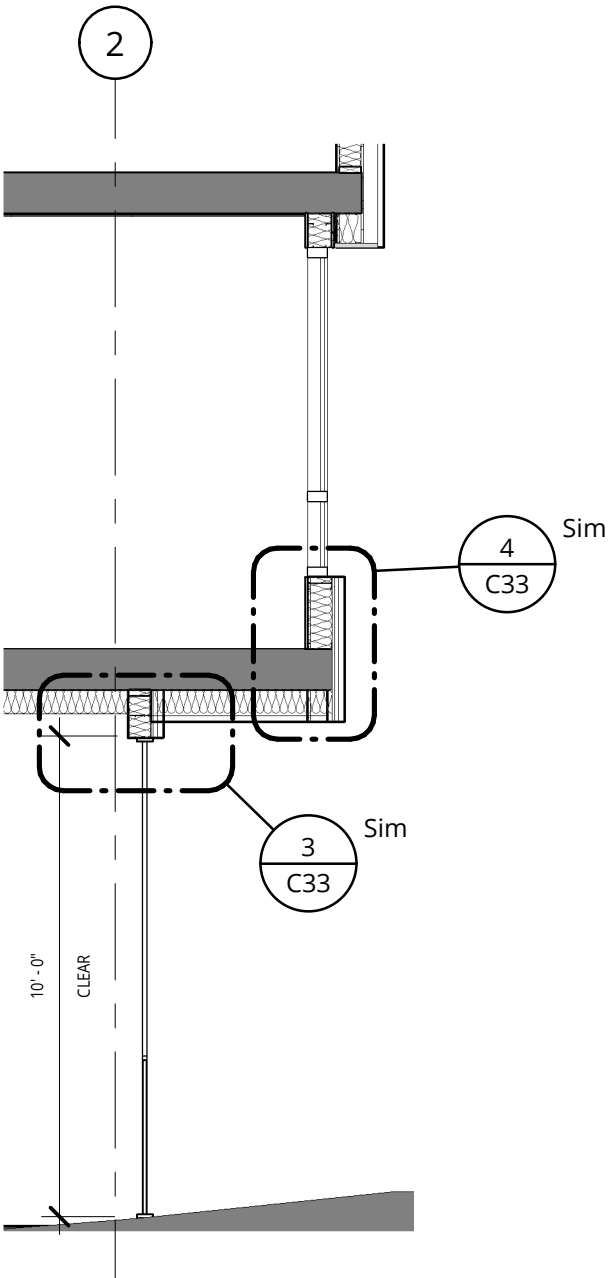
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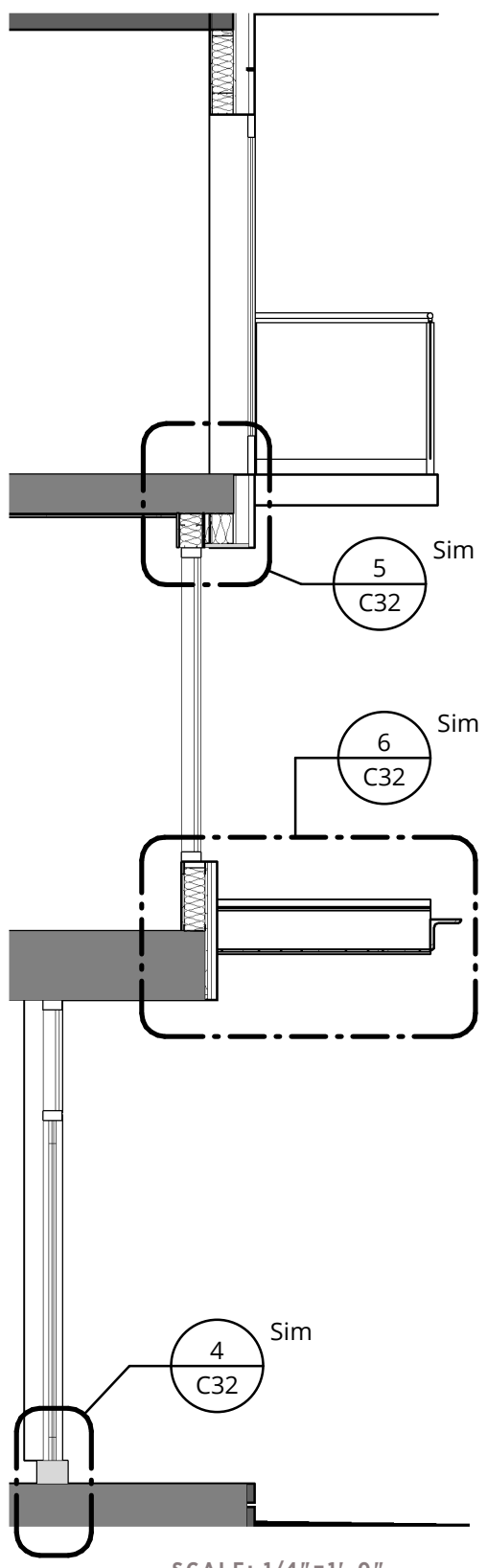
WALL SECTION - GARAGE ENTRY



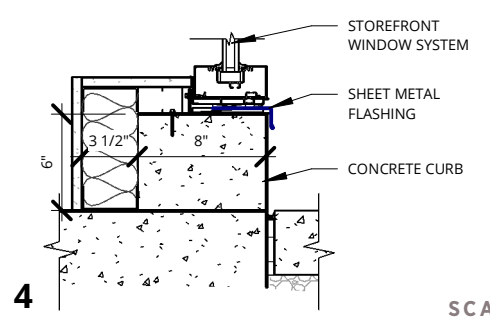
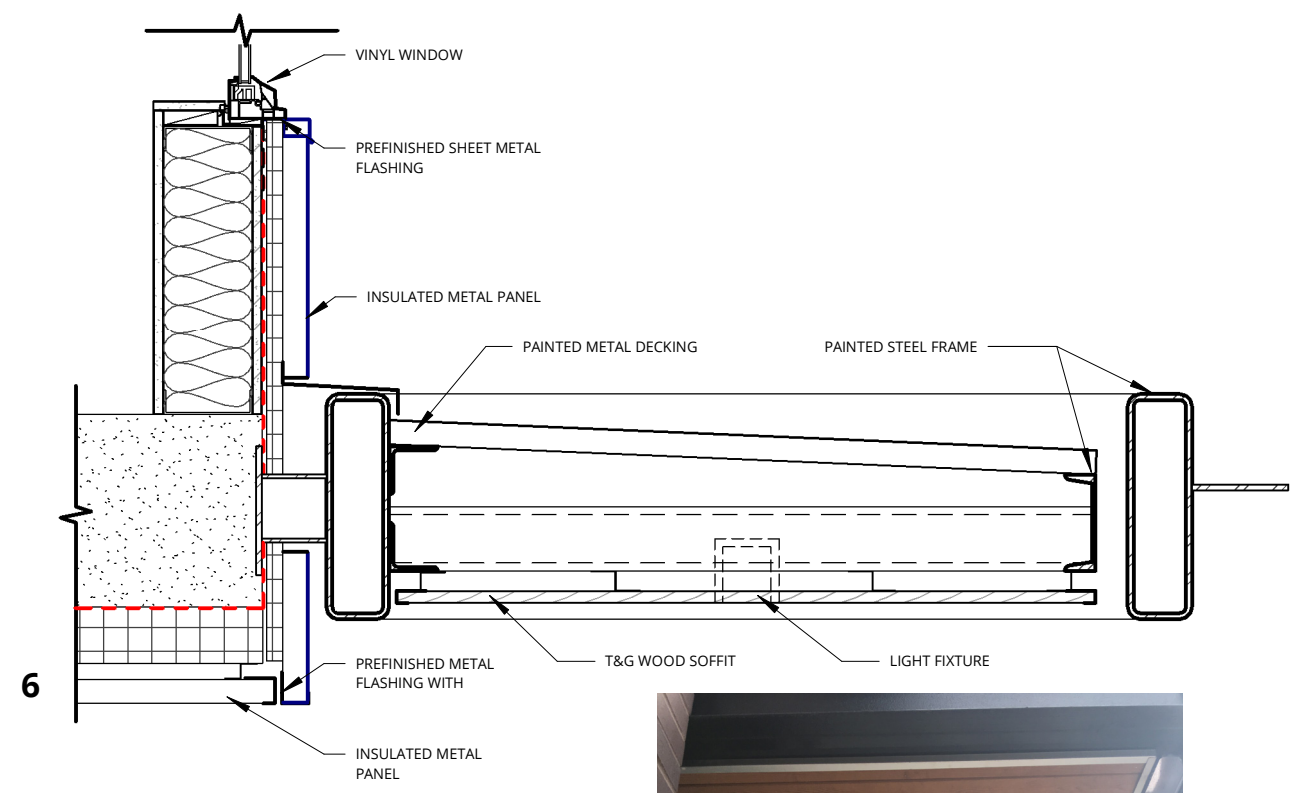
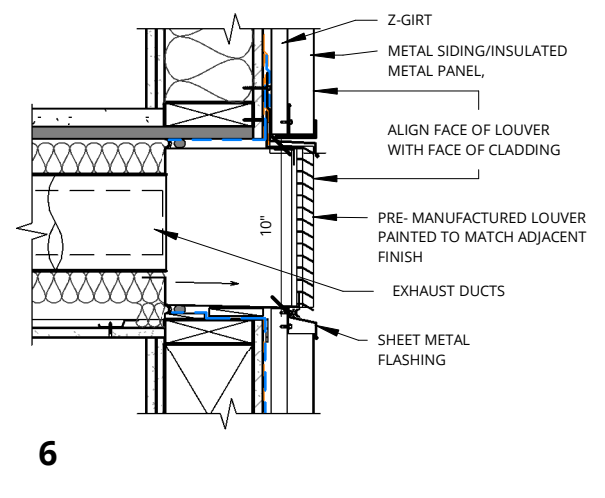
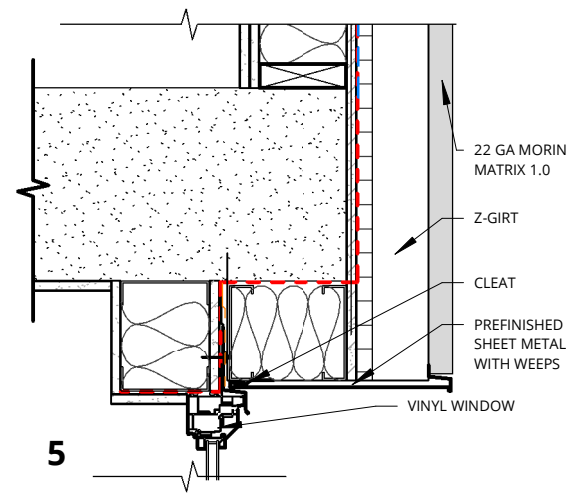
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WALL SECTION - RESIDENT ENTRY



SCALE: 1/4"=1'-0"



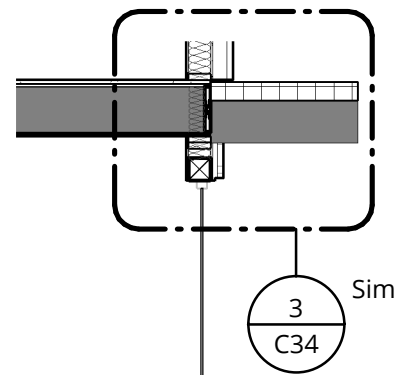
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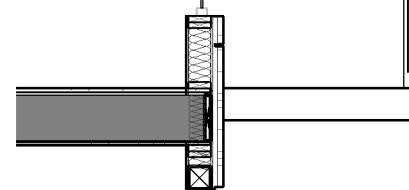
WALL SECTION - SE BOX END



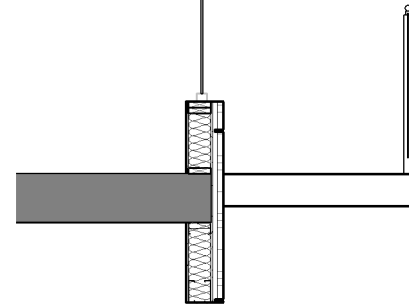
LEVEL 6
122' - 9"



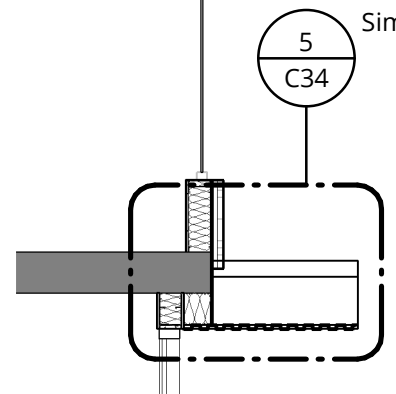
LEVEL 5
112' - 8"



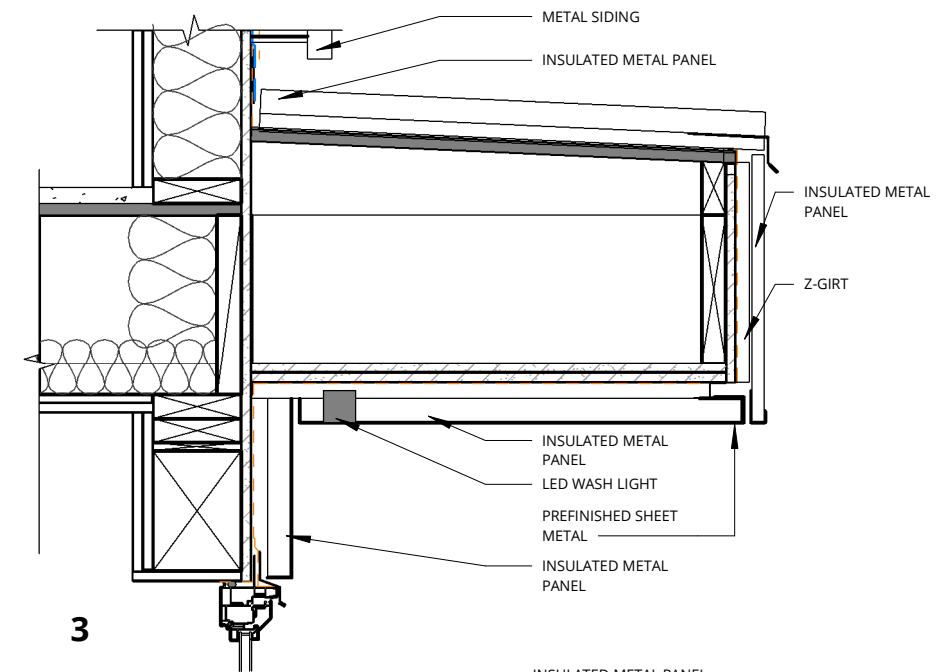
LEVEL 4
102' - 7"



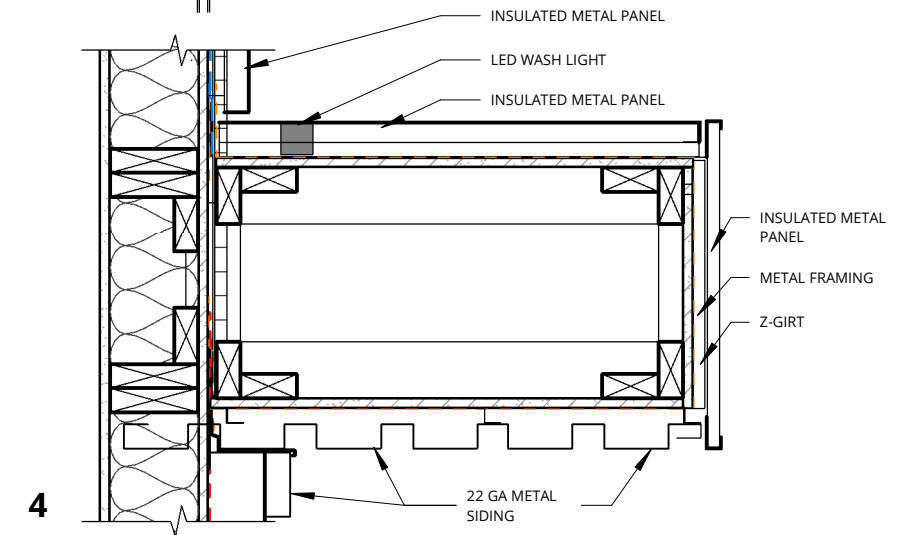
LEVEL 3
91' - 11"



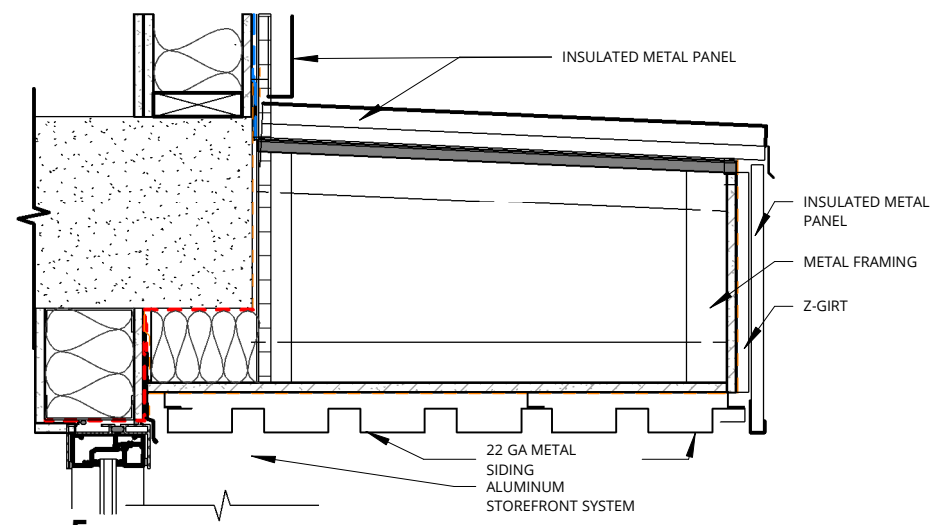
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3



4



SCALE: 1"=1'-0"



Ankrom Moisan

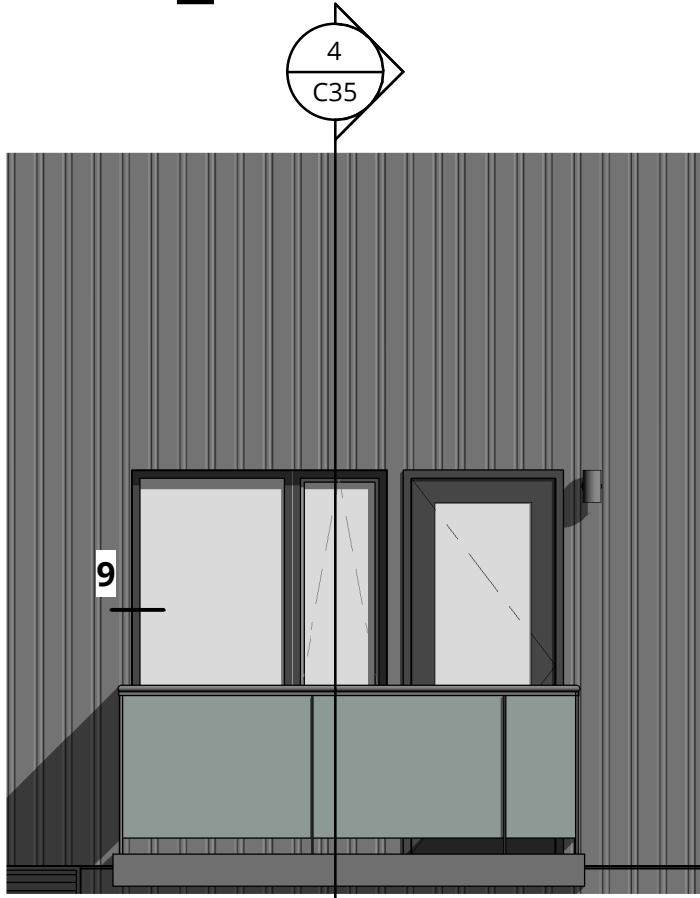
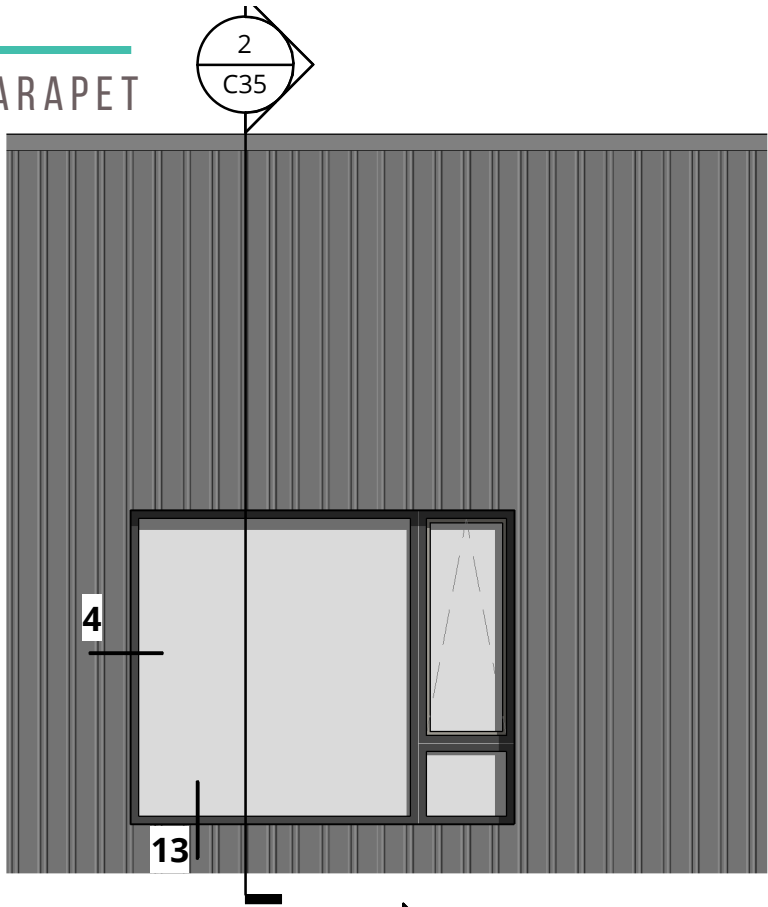
GRAND AVE MIXED USE APARTMENTS

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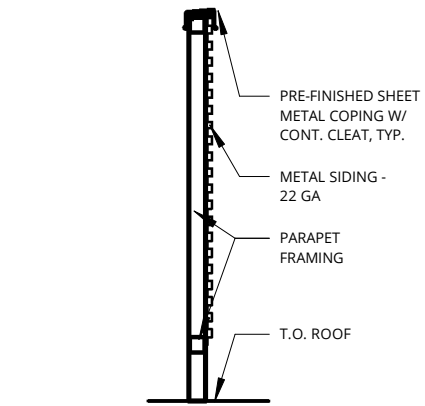
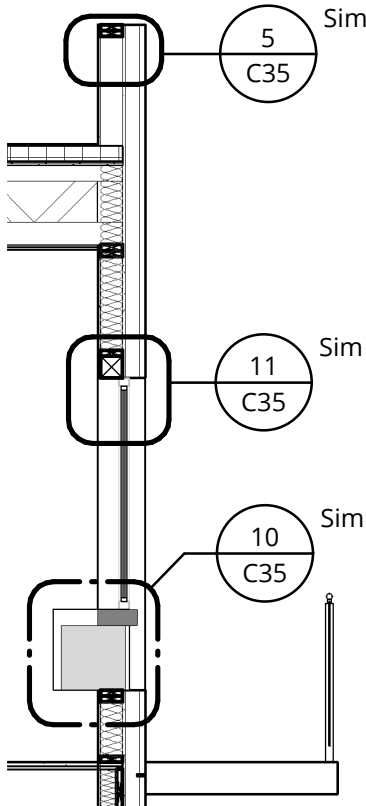
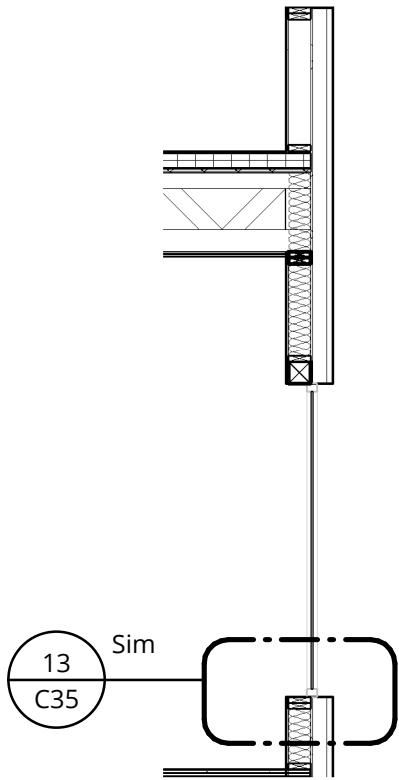
DESIGN REVIEW LU 18-191719 DZ

C35

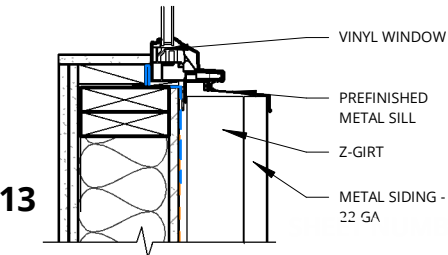
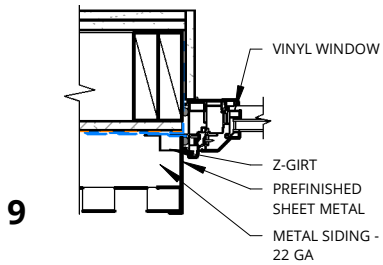
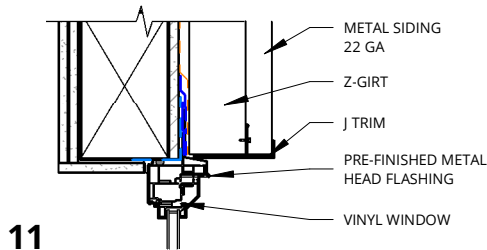
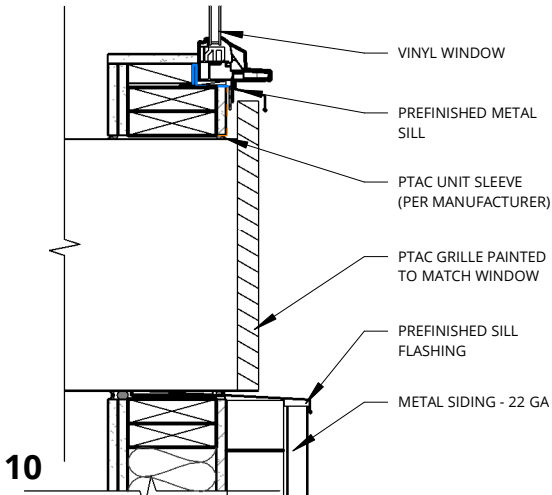
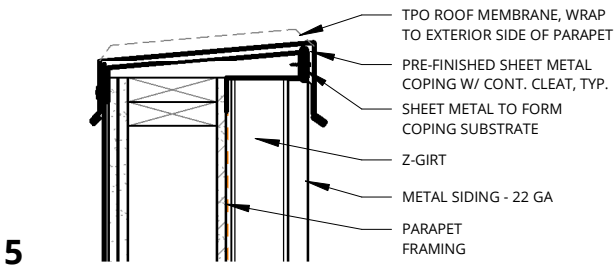
WALL SECTION - PARAPET



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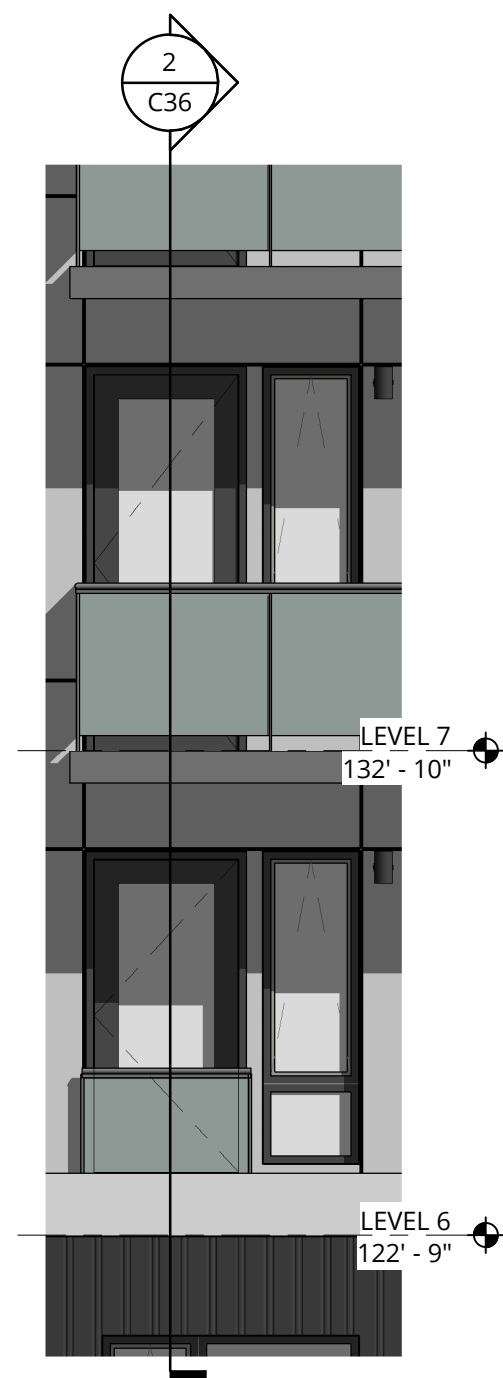


MECHANICAL SCREEN TYP.

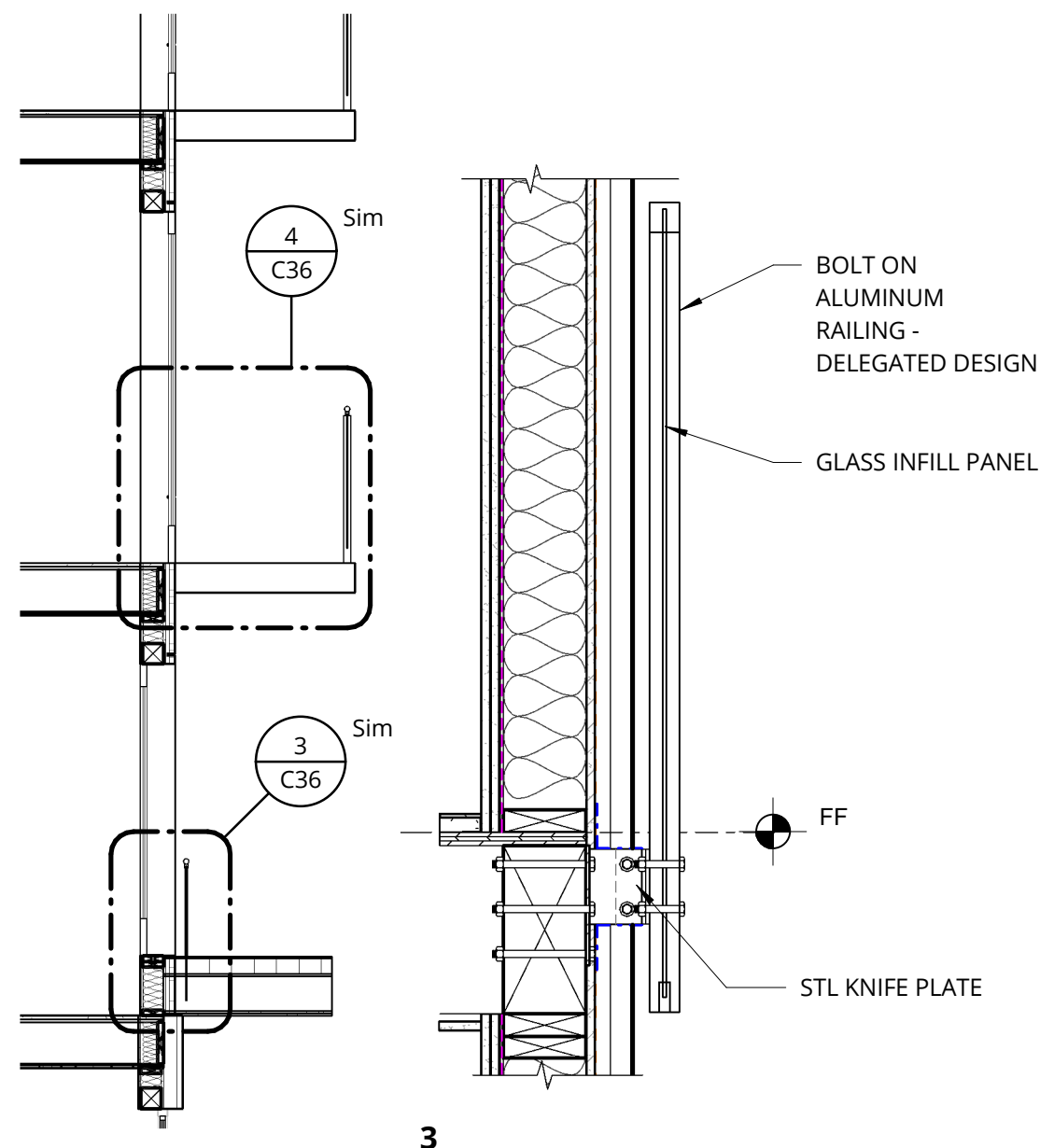


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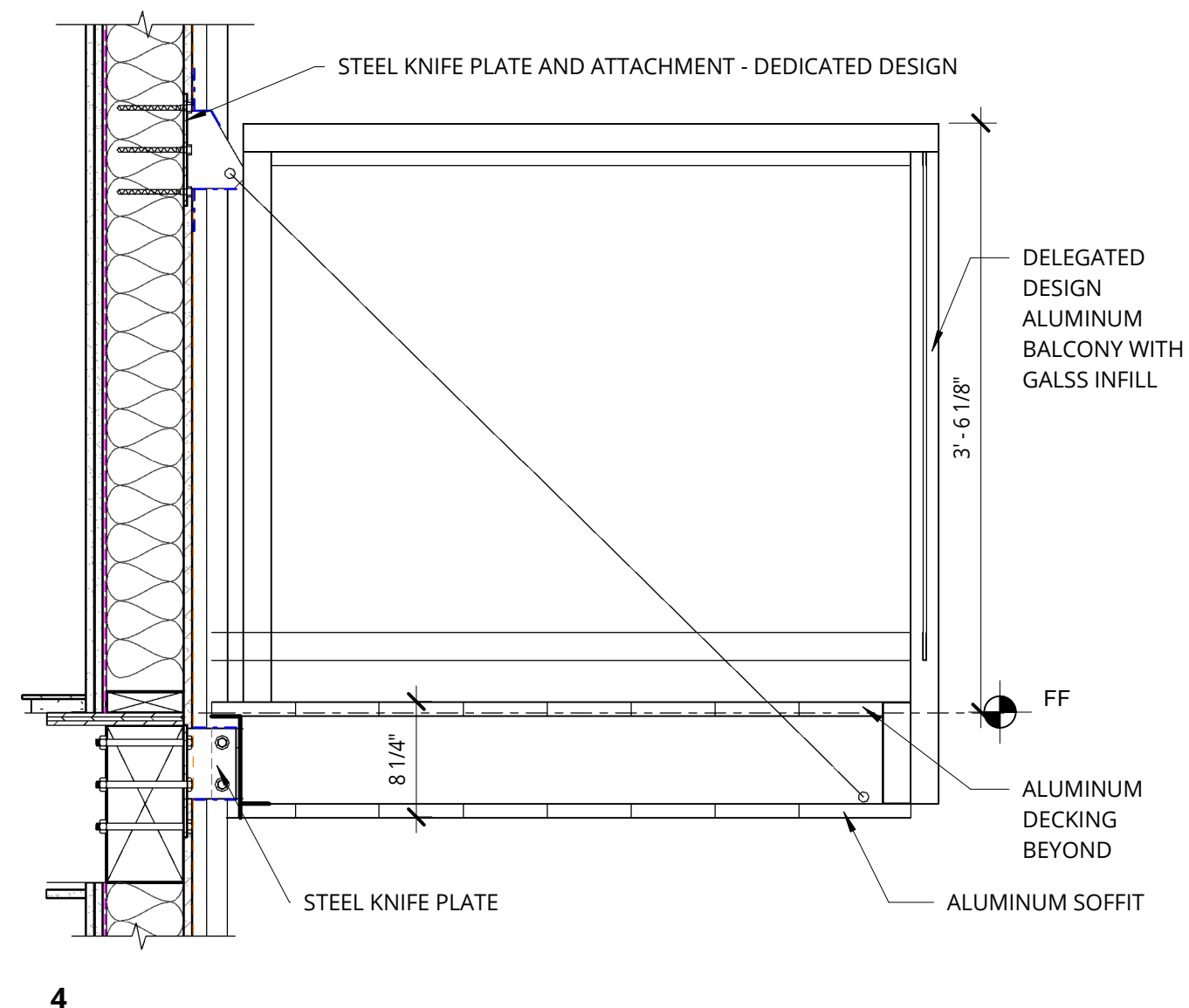
WALL SECTION - BALCONY



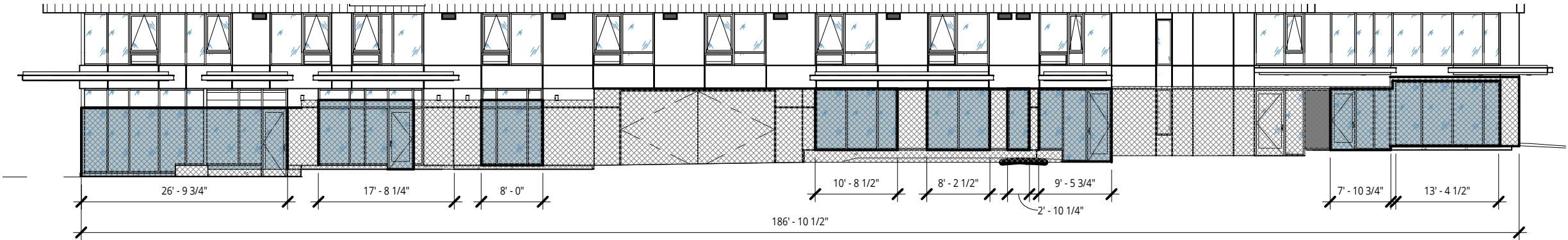
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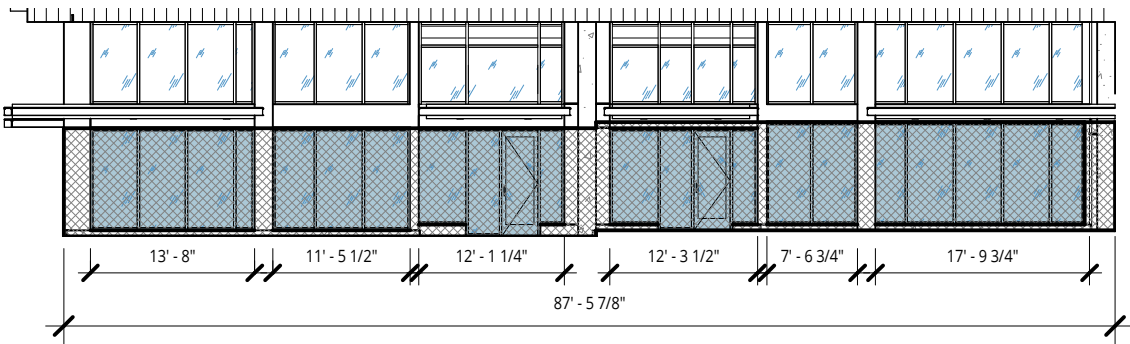


GROUND FLOOR WINDOW DIAGRAMS



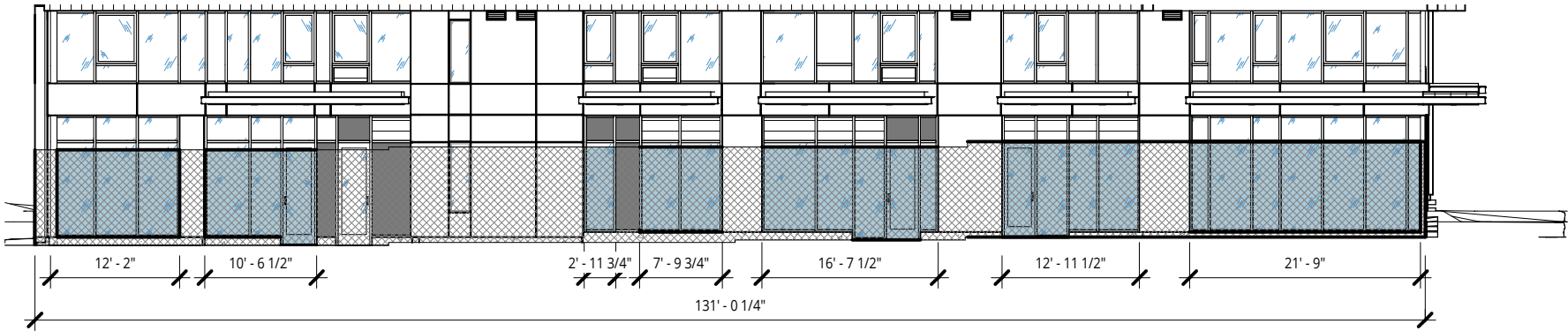
SOUTH ELEVATION:
WALL LENGTH = 186'-10 1/2"
WINDOW LENGTH = 104'-11 1/4" / 186'-10 1/2"
= 56% > 50%

WALL AREA = 1,718 sq.ft.
WINDOW AREA = 843 sq.ft. / 1,718 = 49% > 25%



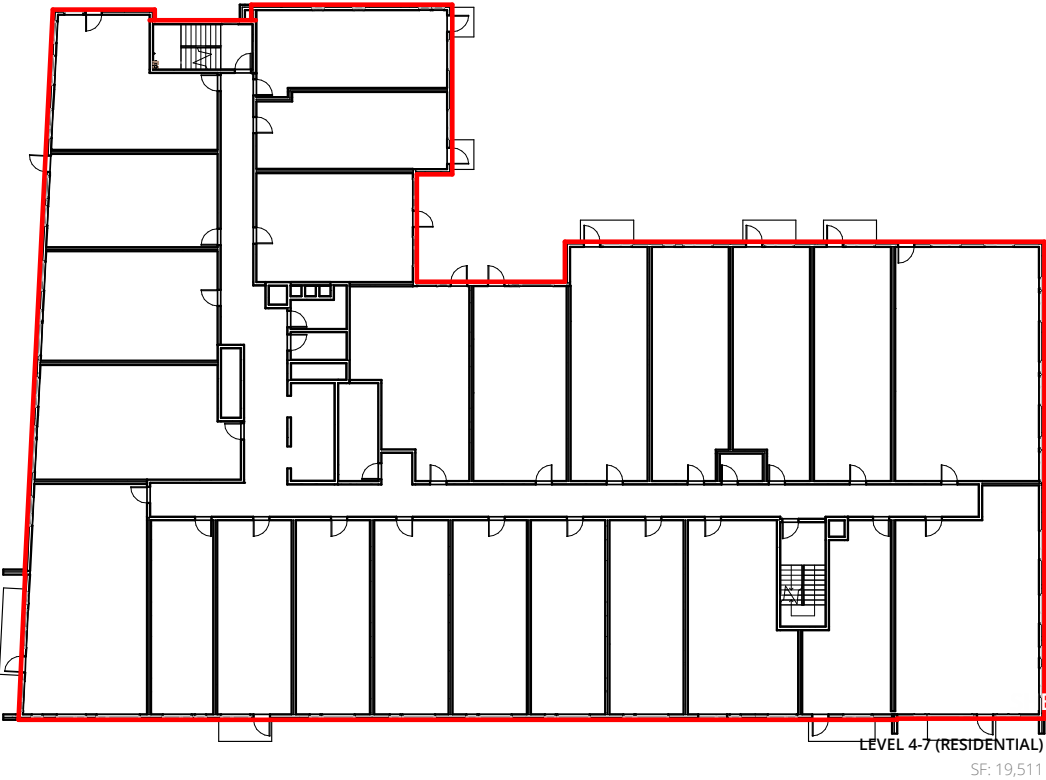
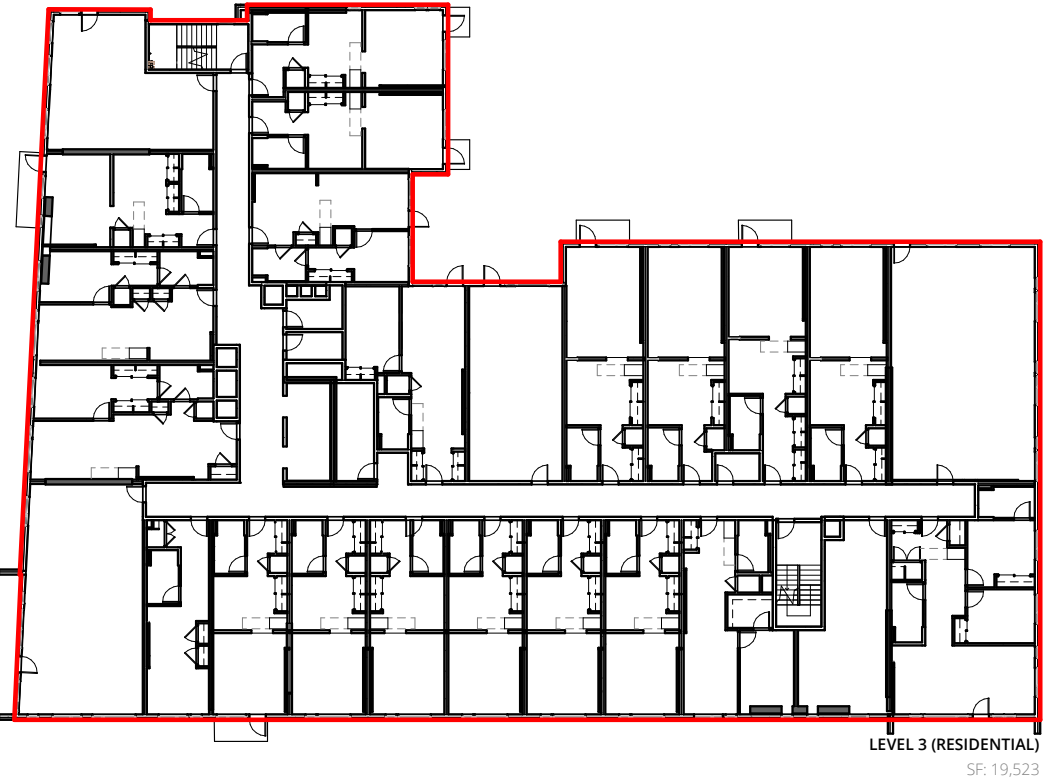
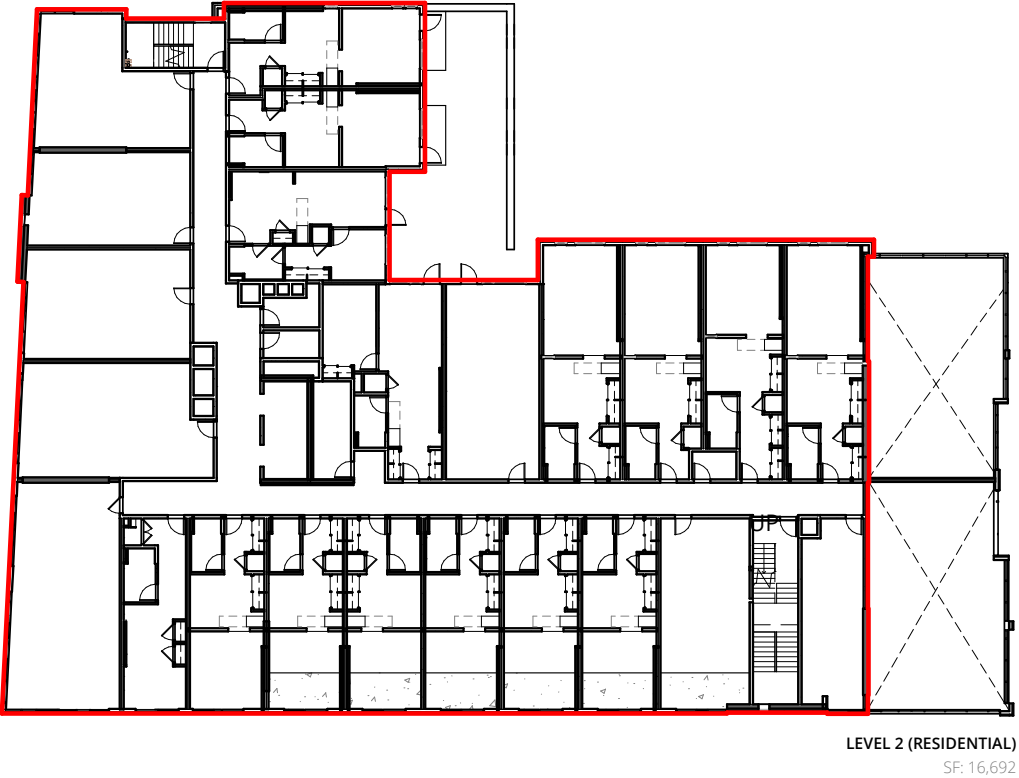
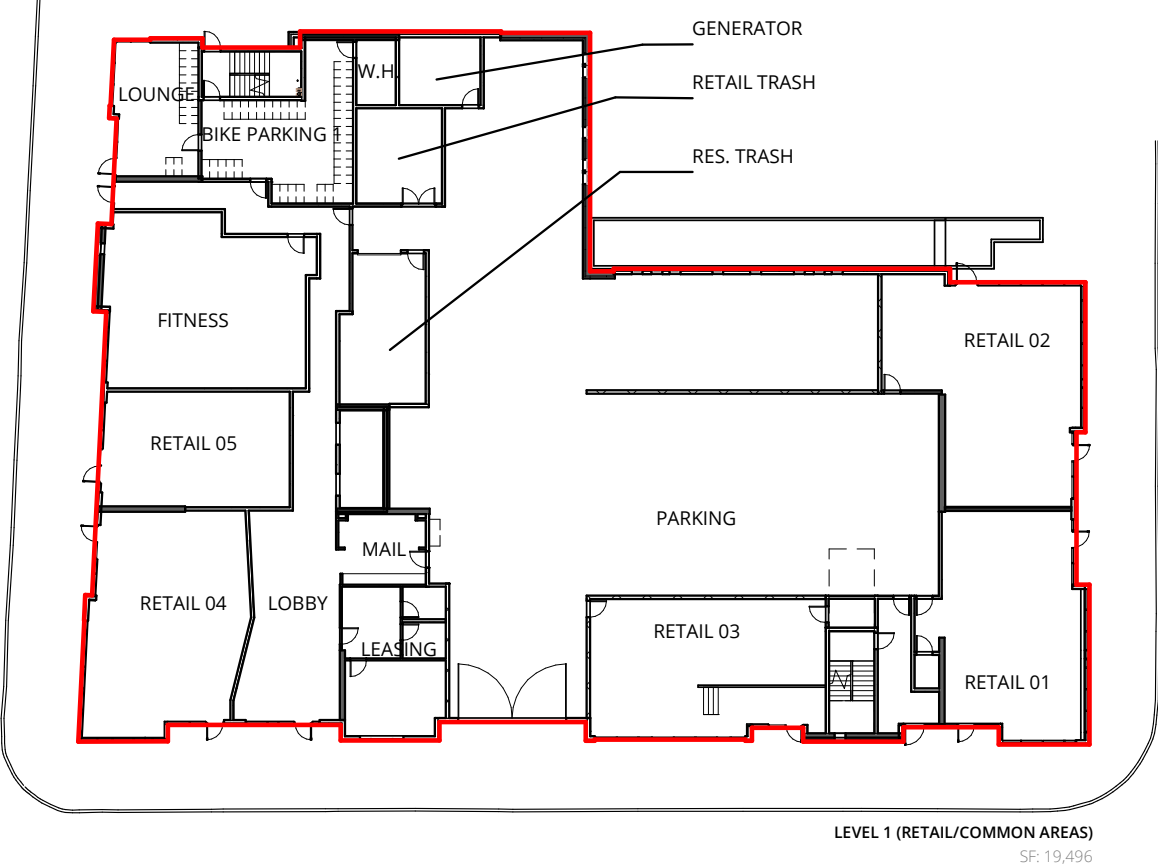
EAST ELEVATION:
WALL LENGTH = 87'-5 7/8"
WINDOW LENGTH = 73'-10 3/4" / 87'-5 7/8"
= 84% > 50%

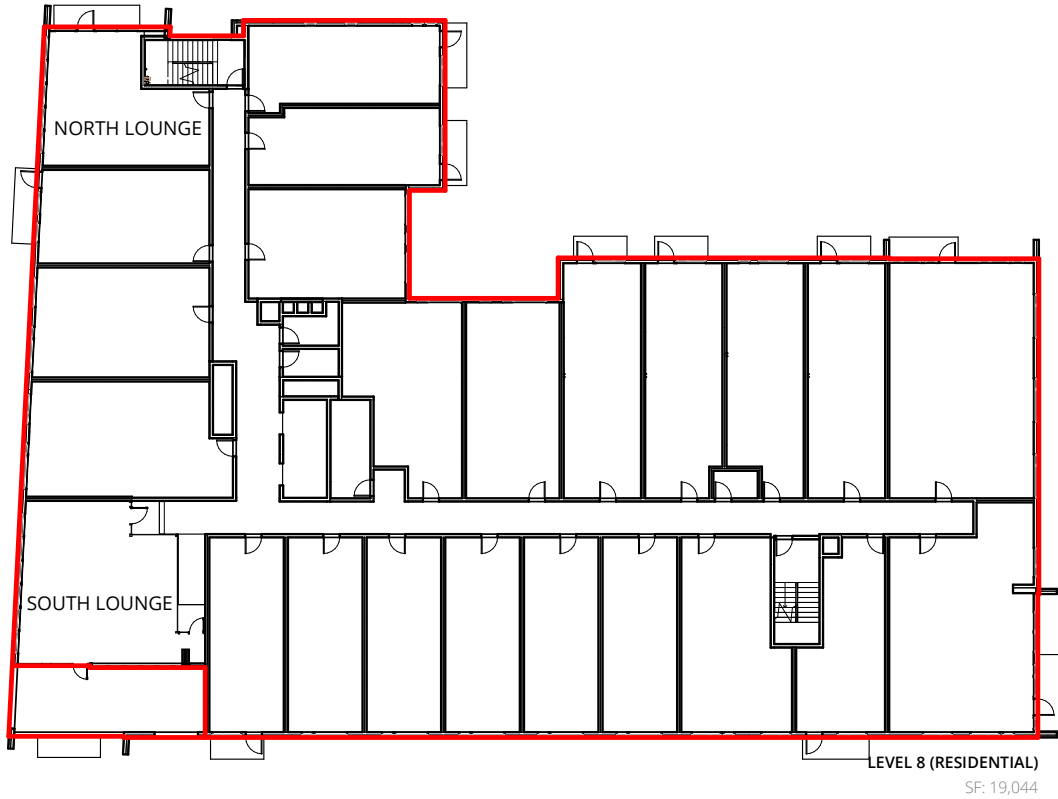
WALL AREA = 787 sq.ft.
WINDOW AREA = 700 sq.ft. / 787 = 90% > 25%



WEST ELEVATION:
WALL LENGTH = 131'-1/4"
WINDOW LENGTH = 84'-10" / 131'-1/4"
= 65% > 50%

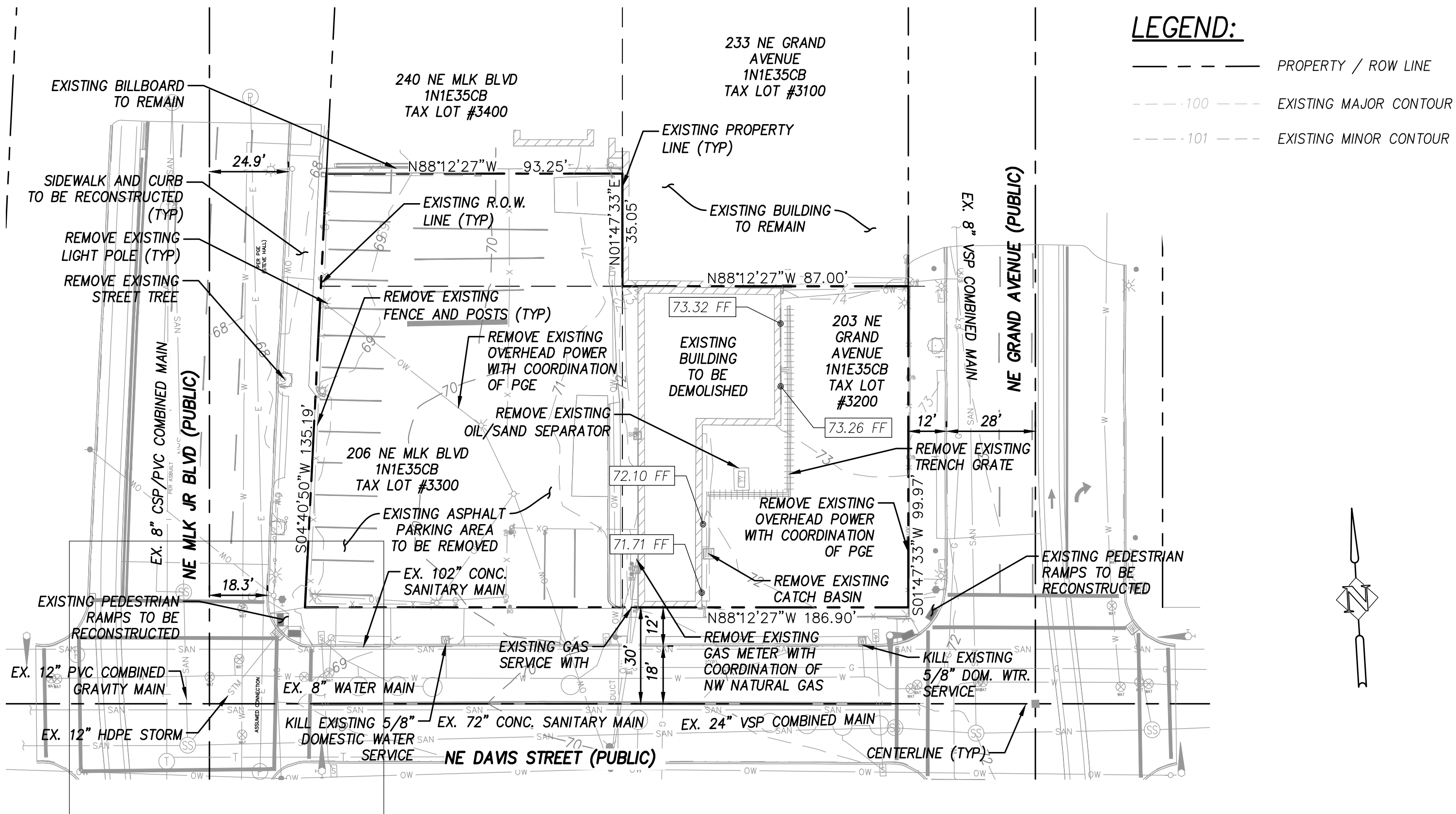
WALL AREA = 1,180 sq.ft.
WINDOW AREA = 707 sq.ft. / 1,180 = 60% > 25%



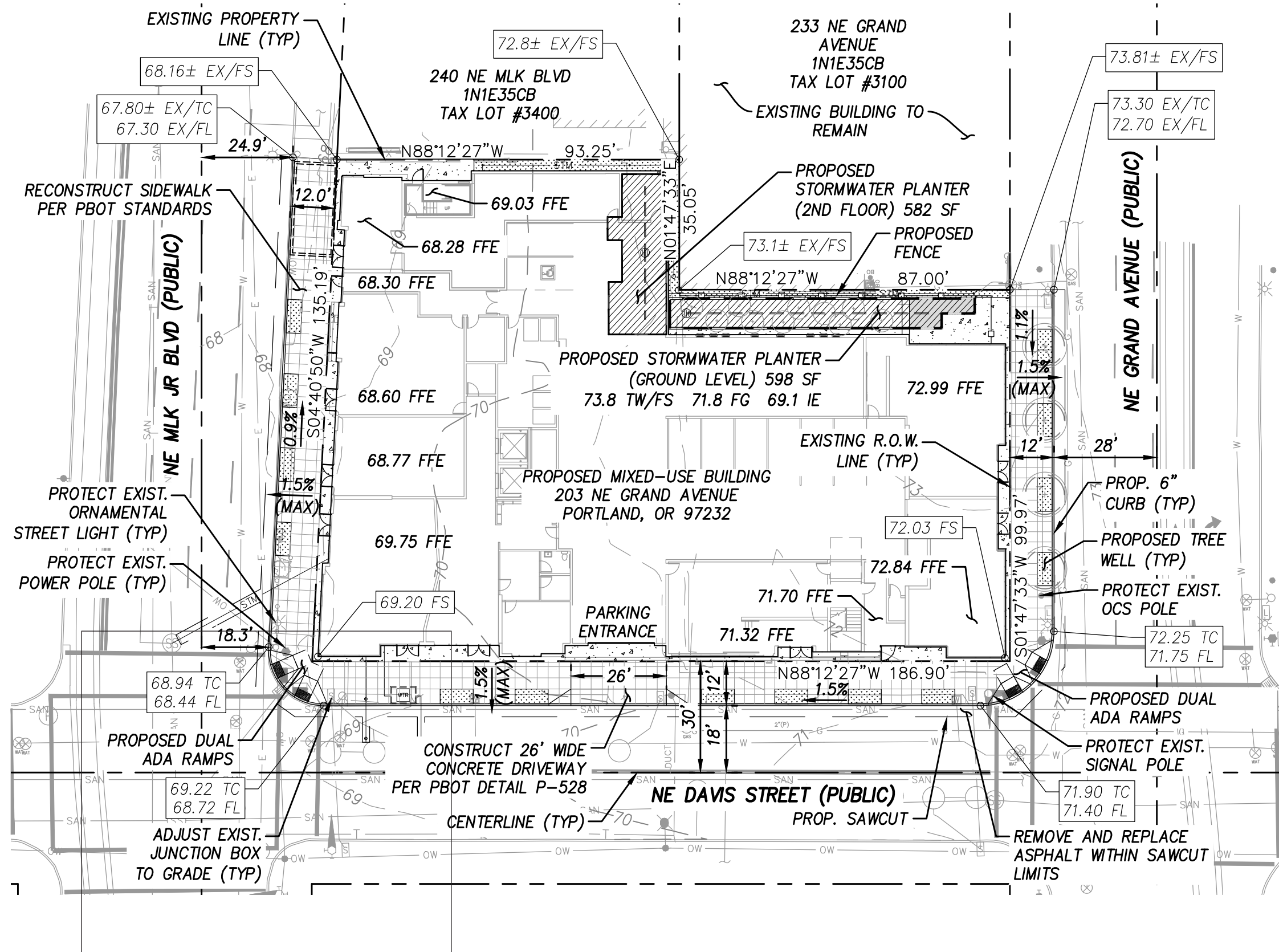


SUMMARY:	
SITE AREA:	0.51 ACRE (22,030 SF)
FAR ALLOWABLE:	264,360 SF (12:1)
FAR PROPOSED:	152,799 SF (6.94)
# OF RESIDENTIAL UNITS:	170

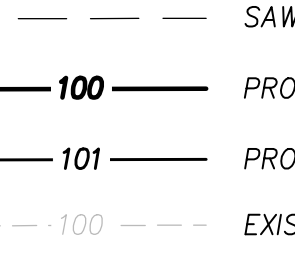

EXISTING CONDITIONS PLAN

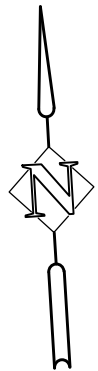


GRADING PLAN

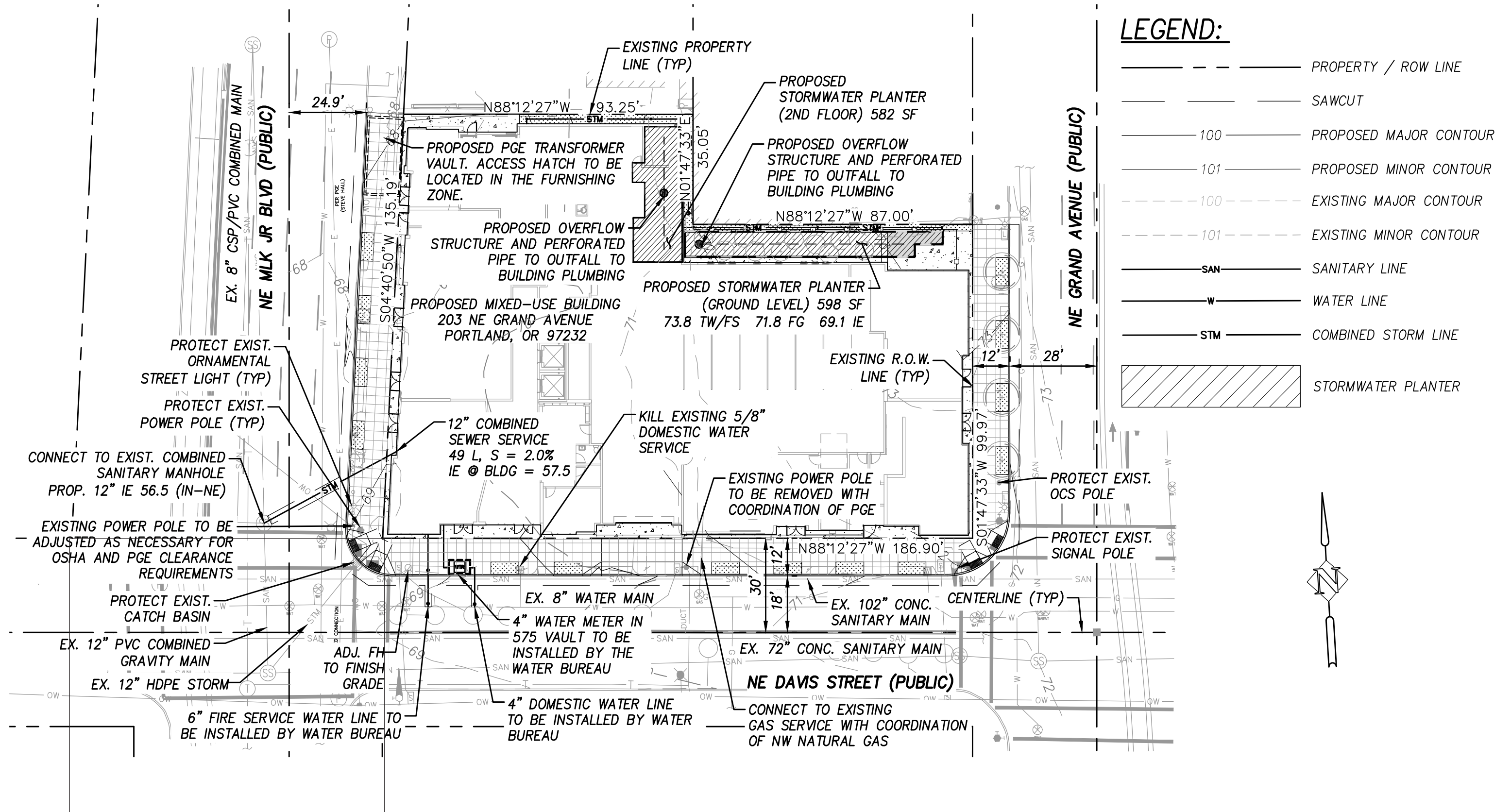


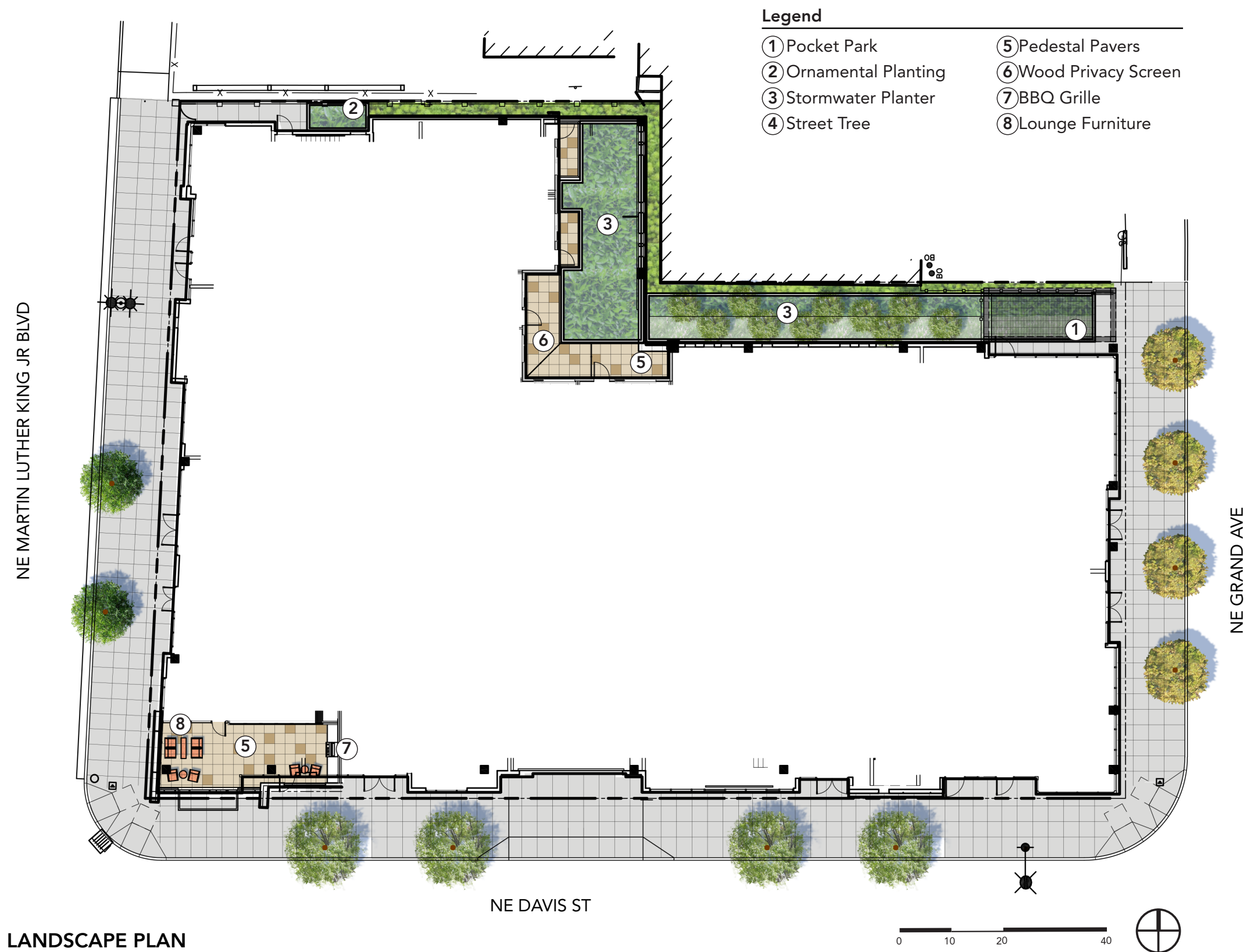
PROPOSED LEGEND:

- 
- _____ PROPERTY / ROW LINE
 _____ SAWCUT
———— 100 ——— PROPOSED MAJOR CONTOUR
———— 101 ——— PROPOSED MINOR CONTOUR
 - - - - 100 - - - - EXISTING MAJOR CONTOUR
 - - - - 101 - - - - EXISTING MINOR CONTOUR
 STORMWATER PLANTER
- TC = TOP OF CURB
 FL = BOTTOM OF CURB/FLOWLINE
 FS = FINISH SURFACE
 FG = FINISH GRADE
 TW = GRADE AT TOP OF WALL
 BW = GRADE AT BOTTOM OF WALL
 FFE = FINISH FLOOR ELEVATION



UTILITY PLAN





⑤ Pedestal Pavers
⑦ BBQ Grille

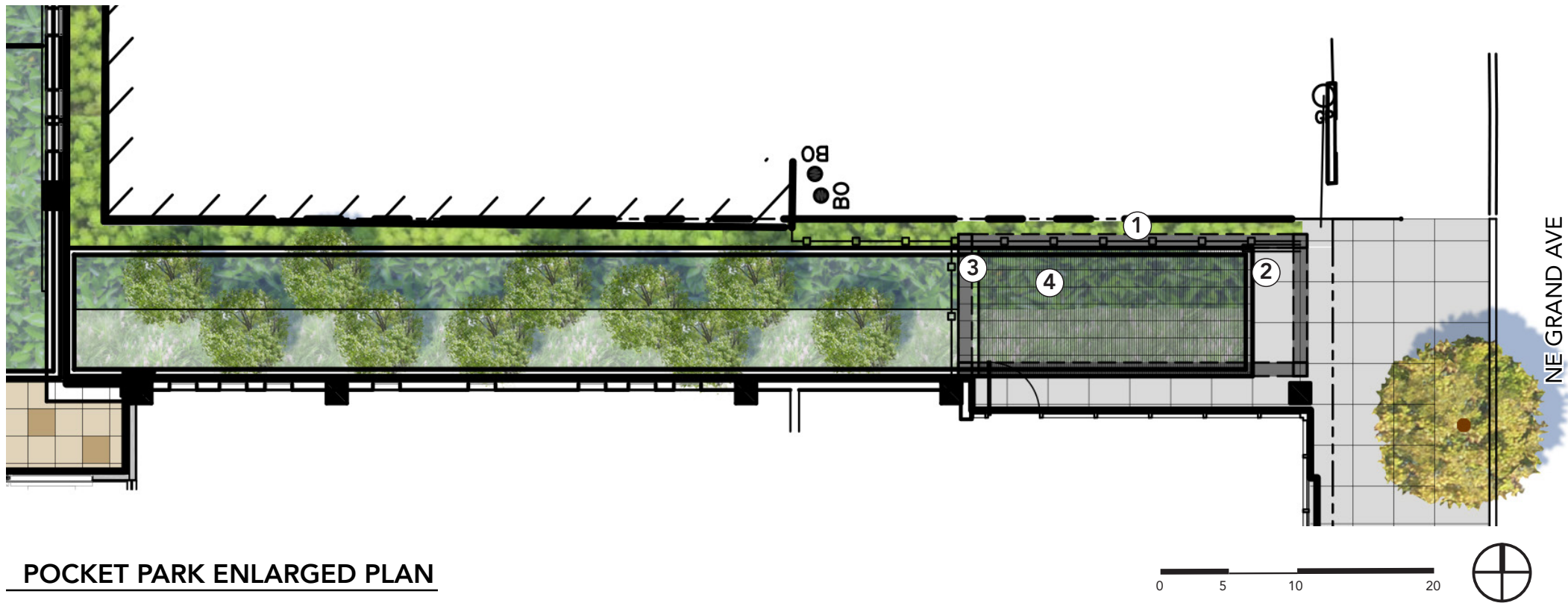


⑥ Wood Privacy Screen



⑧ Lounge Furniture

POCKET PARK ENLARGED PLAN



ASLA National Headquarters Green Roof



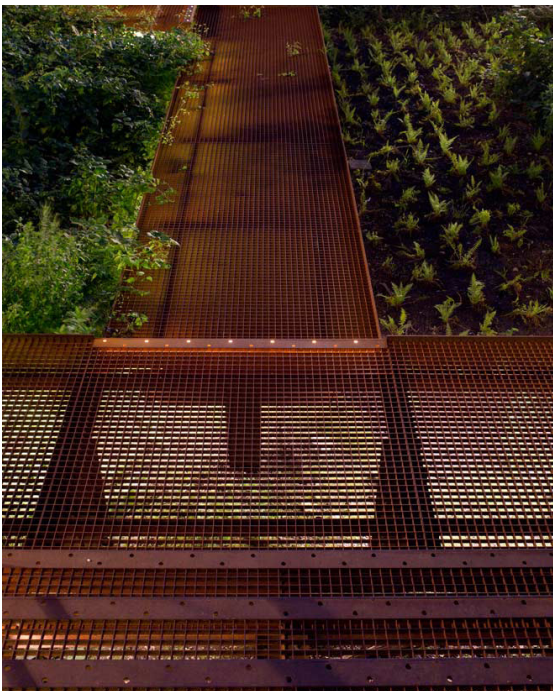
① Vine Screen



② Folding Gate



③ Cantilevered Bench



④ Boardwalk



Ankrom Moisan

GRAND AVE MIXED USE APARTMENTS

FAIRFIELD RESIDENTIAL | SEPTEMBER 24, 2018

DESIGN REVIEW LU 18-191719 DZ



Sawtooth Oak
Quercus accutissima



Emerald Sunshine Elm -
Ulmus propinqua 'JFS-Bieberich'



Village Green Zelkova
Zelkova serrata 'Village Green'



Vine Maple
Acer circinatum



Low Oregon Grape
Mahonia repens



Redtwig Dogwood
Cornus sericea



Sword Fern
Polystichum munitum

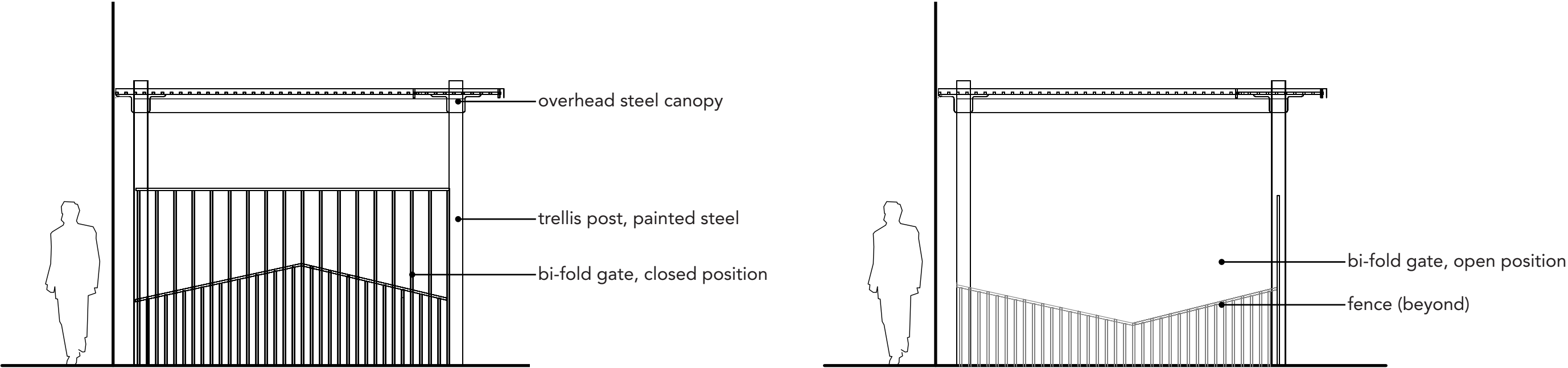


Ice Dance Sedge
Carex morrowii 'Ice Dance'

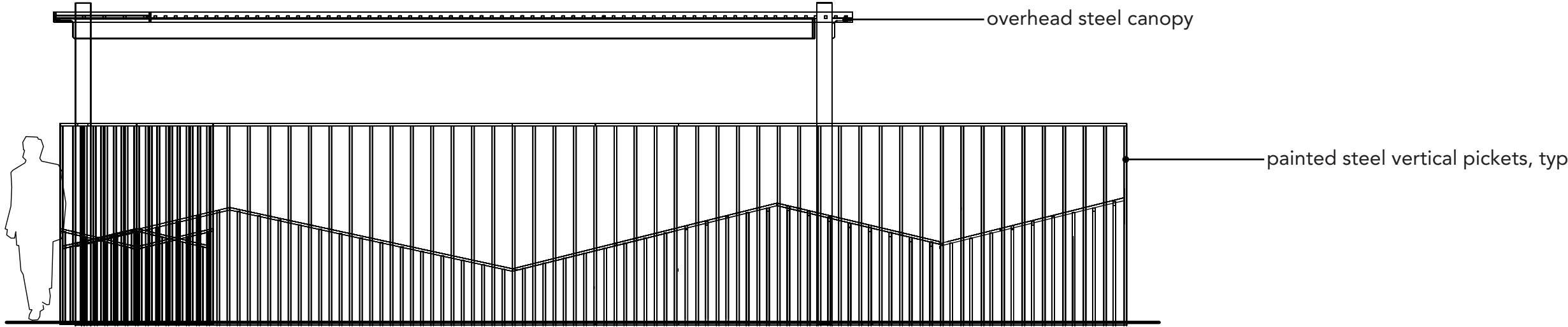


Star Jasmine
Trachelospermum jasminoides

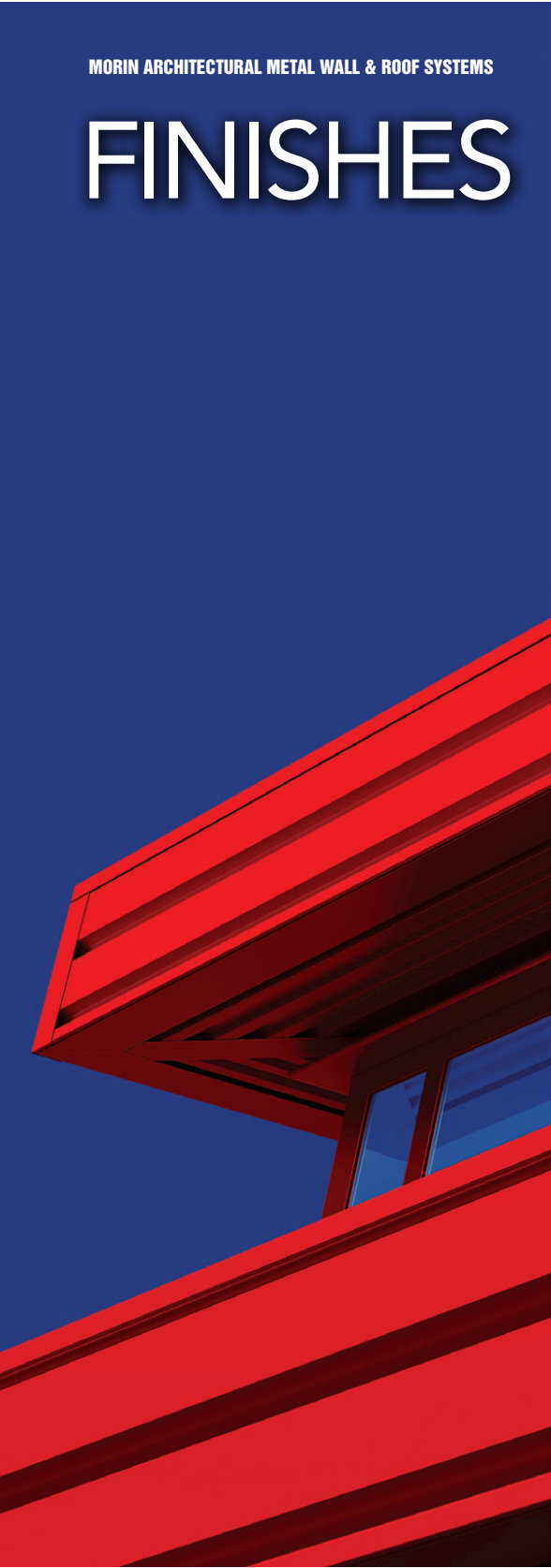
FENCE ELEVATION



POCKET PARK ORNAMENTAL FENCE - EAST ELEVATION



POCKET PARK ORNAMENTAL FENCE - NORTH ELEVATION



MORIN ARCHITECTURAL METAL WALL & ROOF SYSTEMS

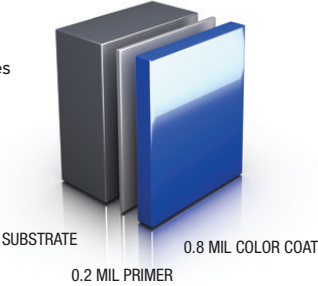
FINISHES

STANDARD COLORS

 REGAL WHITE SR: 0.70 E: 0.86 SRI: 85	 ASCOT WHITE SR: 0.69 E: 0.85 SRI: 83	 BONE WHITE SR: 0.69 E: 0.84 SRI: 83	 SANDSTONE SR: 0.61 E: 0.85 SRI: 72
 DOVE GRAY SR: 0.47 E: 0.86 SRI: 53	 ZINC GRAY SR: 0.35 E: 0.86 SRI: 37	 CHROMIUM GRAY SR: 0.56 E: 0.86 SRI: 65	 SURREY BEIGE SR: 0.48 E: 0.86 SRI: 54
 SIERRA TAN SR: 0.38 E: 0.85 SRI: 40	 PARCHMENT SR: 0.53 E: 0.85 SRI: 61	 ANTIQUE BRONZE SR: 0.43 E: 0.86 SRI: 48	 SPARTAN BRONZE SR: 0.31 E: 0.85 SRI: 31
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 EVERGREEN SR: 0.26 E: 0.85 SRI: 24	 SLATE BLUE SR: 0.28 E: 0.85 SRI: 27	 REGAL BLUE SR: 0.26 E: 0.85 SRI: 24	 BLUE GRAY SR: 0.28 E: 0.85 SRI: 27

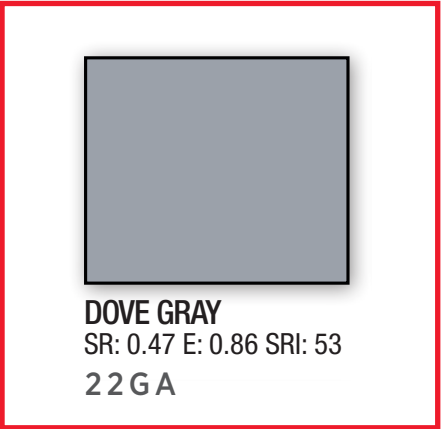
FLUROPON® PVDF — KYNAR 500®
Formulated with 70% Kynar 500® proprietary resin, Fluorpon® is a premium fluoropolymer coating. Factory applied and baked on, it provides excellent adhesion and flexibility properties with aluminum, HDG steel or Galvalume® components.

All thicknesses are nominal

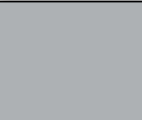
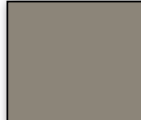





CUSTOM COLOR MATCHING AVAILABLE

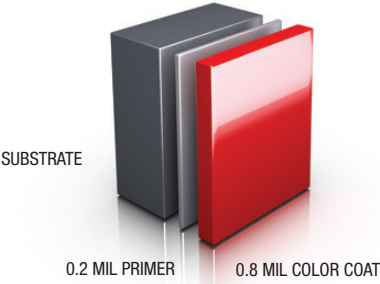
Morin makes it easy to add protection and visual distinction to your next project. Our state-of-the-art color and paint facility can achieve virtually any tint, shade or finish to your specifications, quickly and accurately. To get started, contact our experienced sales representatives today for details.



PREMIUM COLORS MICA

 SILVERSMITH SR: 0.53 E: 0.79 SRI: 59	 CHAMPAGNE BRONZE SR: 0.44 E: 0.78 SRI: 46
 WEATHERED ZINC SR: 0.33 E: 0.84 SRI: 33	 COPPER PENNY SR: 0.48 E: 0.84 SRI: 54
 CHAMPAGNE PEARL SR: 0.45 E: 0.85 SRI: 50	

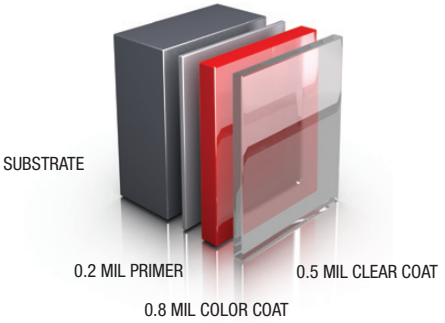
FLUROPON CLASSIC® II PVDF
Fluorpon Classic® II PVDF is a premium fluoropolymer coating containing 70% Kynar 500® proprietary resin that achieves a pearlescent appearance. This two coat system is a cost-effective alternative to metallic systems requiring clear coats.



PREMIUM COLORS METALLIC

 MEDIUM GRAY SR: 0.36 E: 0.85 SRI: 38	 SEAFOAM GREEN SR: 0.49 E: 0.87 SRI: 56
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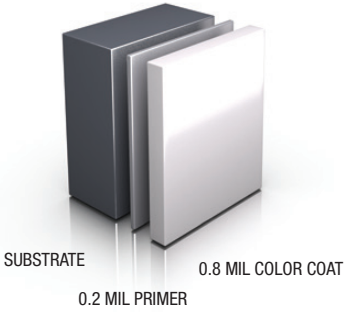
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STOCK COLOR


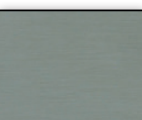
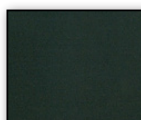
 IMPERIAL WHITE SR: 0.62 E: 0.86 SRI: 74

DYNAPON® - Interior Finish
An extremely durable polyester finish, Valspar's Dynapon® is an economical two-coat coil coating system with ceramic pigments used for interior applications.



All thicknesses are nominal

ZINC ALLOYS

 PRE-WEATHERED BLUE GRAY	 PRE-WEATHERED GRAPHITE GRAY
 QUARTZ ZINC	 ANTHRA ZINC

MORIN is pleased to offer our premium single-skin panels formed from a variety of zinc alloys with finishes ranging from natural to pre-weathered. These zinc alloys provide designers with both the anticipated patina as well as some unique color finishes that remain

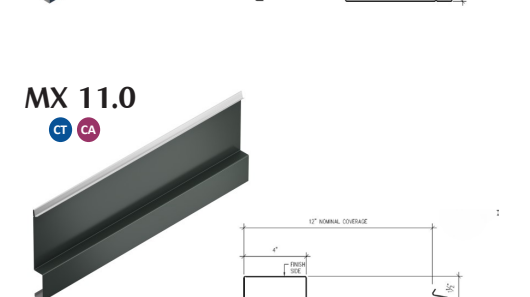
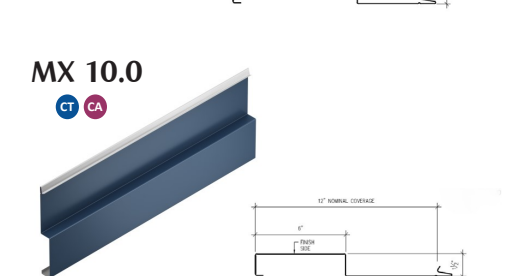
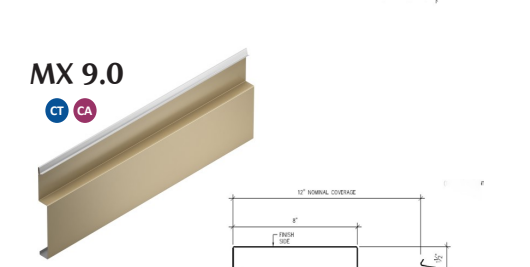
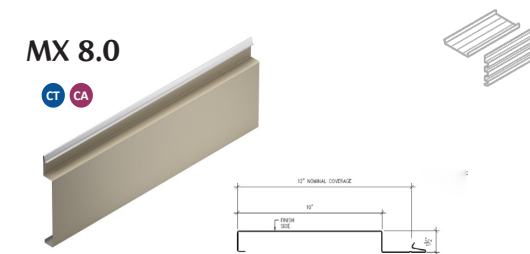
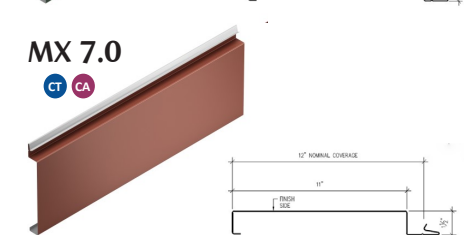
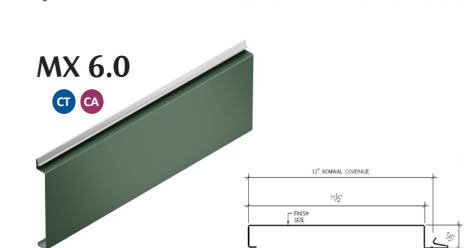
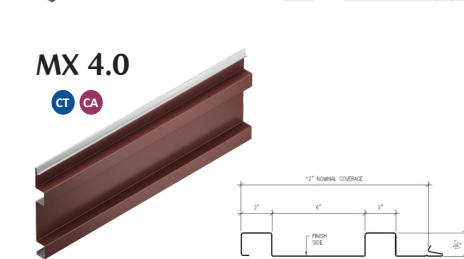
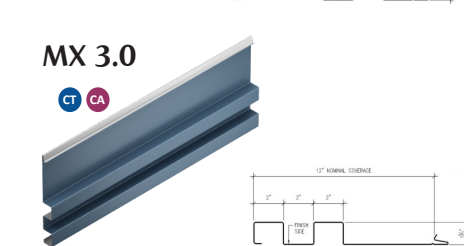
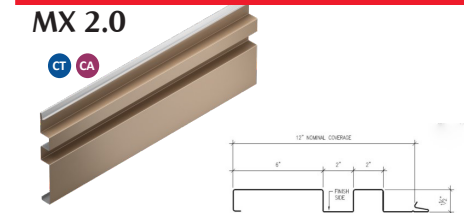
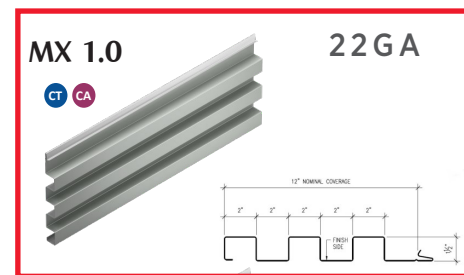
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Morin

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West 10707 Commerce Way, Fontana, CA 92337, 1-800-700-6140
South 1075 Eideen Drive, Daland, FL 32724, 1-800-640-9501

CUT SHEET - METAL SIDING



INTEGRITY MATRIX PULSE

Three Series

Same Joinery

Mix and Match

Morin®

A Kingspan Group Company

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(860) 584-0900 • fax: (860) 582-7503 • toll free: (800) 640-9501

West 10707 Commerce Way Fontana, CA 92337

**Morin Matrix Series®**

Inspired by technology, the Morin Matrix Series® is the next evolution in an integrated concealed fastener rain screen wall panel system. With ten unique panel profiles as well as complimentary extruded aluminum trims and Miter Seam corners, the designer has all the tools necessary to create the next award winning design.

- Four unique profiles
- Concealed clip and fastener design
- Common joint design allowing multiple panel integration
- Weather tight or rain screen rear ventilated application
- Ideal for new or retrofit projects
- Smooth surface standard, stucco embossed texture optional
- All PVDF painted finishes available
- All weather installation
- Optional factory caulking available

- Panel Depth 1-1/2" (38mm)
- Cover Width 12" (305mm)
- Lengths 5' (1.52m) to 30' (9.14m)

Standard Shorter and longer lengths available

Galvalume/Zincalume

Painted Steel Options
20 GA (.91mm) / 22 GA (.76mm)

Aluminum Options
.050 GA (1.27mm) / .040 GA (1mm)

Stainless Steel Options 22 G
(.76mm) / 24 GA (.60mm)

Zinc Options
20 GA (1.0mm) / 22 GA (.91mm)

Natural Copper Options
20 oz. / 16 oz.

Application
Horizontal or Vertical



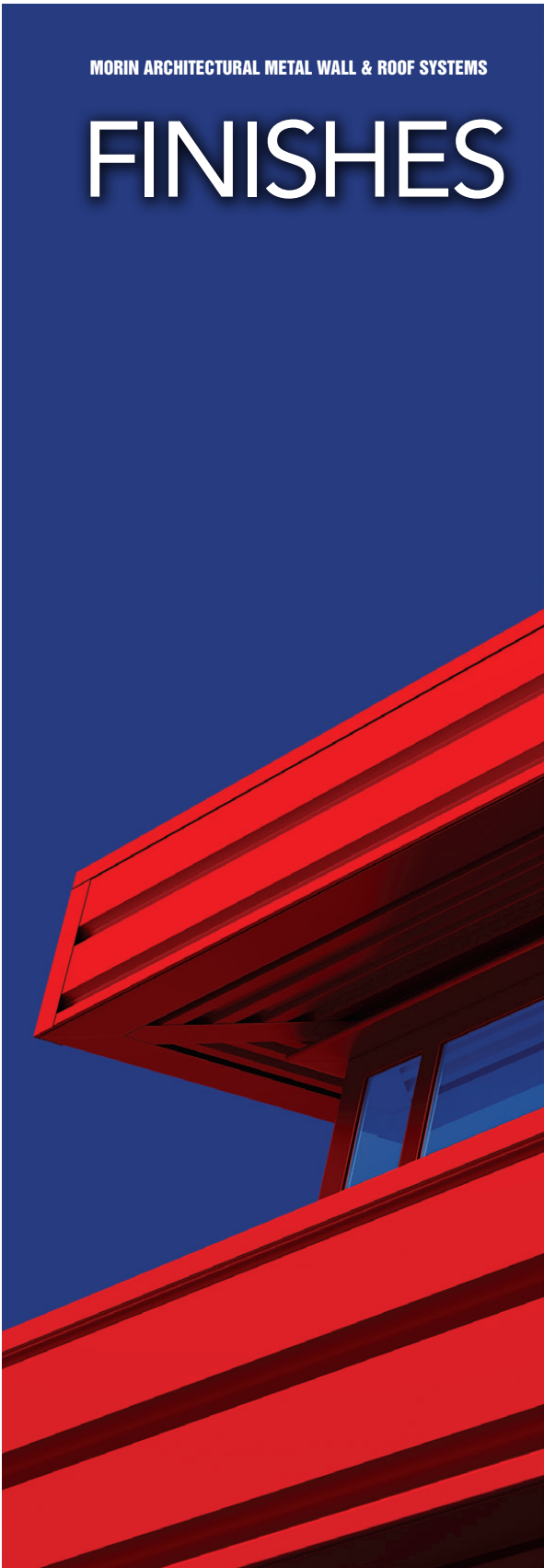
Ankrom Moisan

GRAND AVE MIXED USE APARTMENTS

FAIRFIELD RESIDENTIAL | SEPTEMBER 24, 2018

DESIGN REVIEW LU 18-191719 DZ

C49



MORIN ARCHITECTURAL METAL WALL & ROOF SYSTEMS

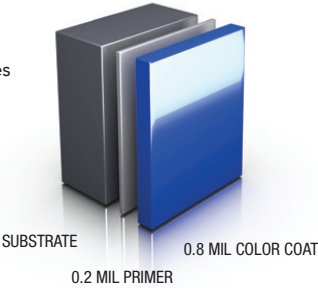
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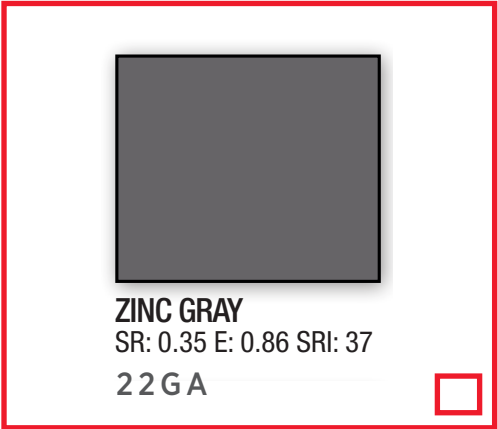
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All thicknesses are nominal



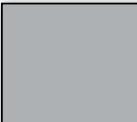
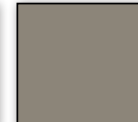


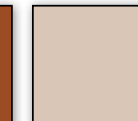
CUSTOM COLOR MATCHING AVAILABLE

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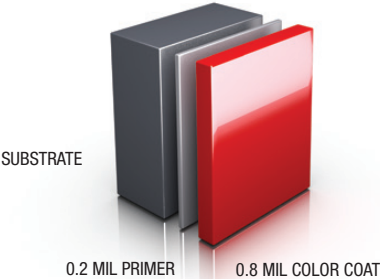


ZINC GRAY
SR: 0.35 E: 0.86 SRI: 37
22 GA

PREMIUM COLORS MICA

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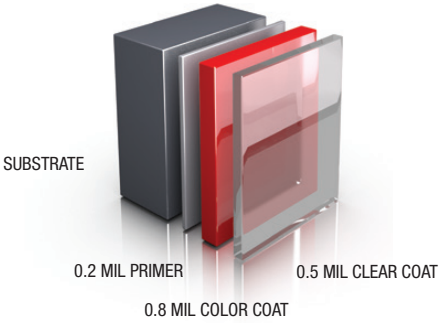
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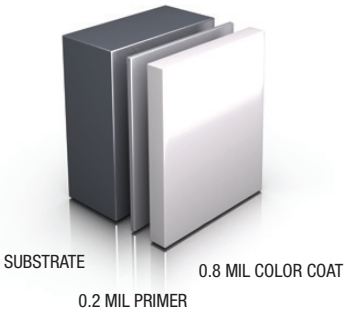
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STOCK COLOR

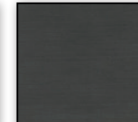
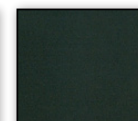
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DYNAPON® - Interior Finish
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ZINC ALLOYS

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 QUARTZ ZINC	 ANTHRA ZINC

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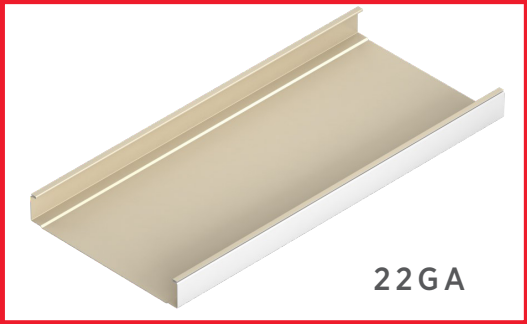
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Morin

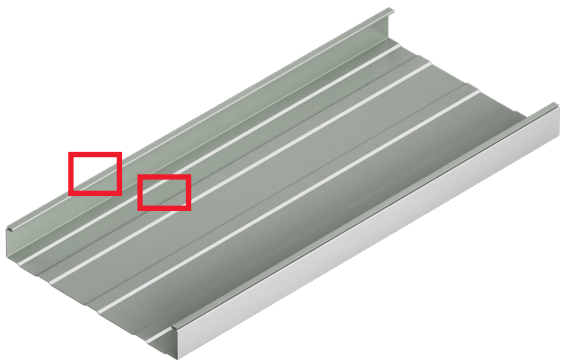
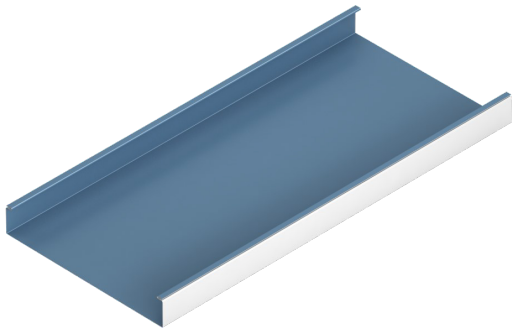
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West 10707 Commerce Way, Fontana, CA 92337, 1-800-700-6140
South 1075 Eideen Drive, Daland, FL 32724, 1-800-640-9501

CUT SHEET - STANDING SEAM METAL SIDING



22 GA

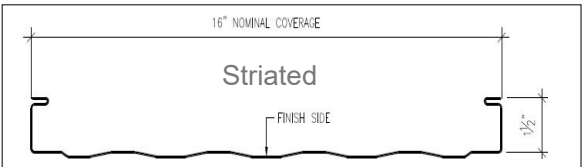
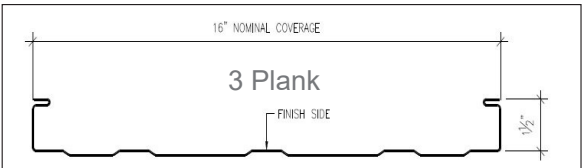
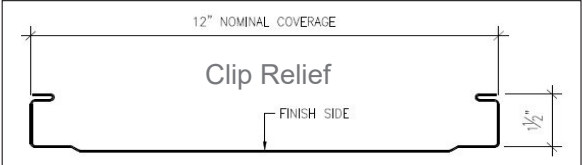
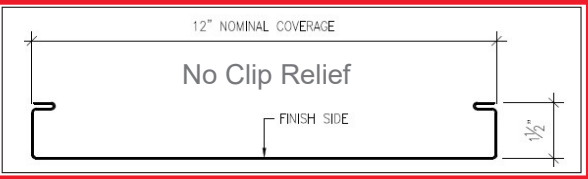


Meet the demands of stringent codes with a high performance roofing system in SymmeTry Roof Series.

A structural mechanically seamed roof system that is both symmetrical AND hydrostatic by design!

TESTING:

- ASTM E1592 Uplift Test
- UL 580, UL 1897 Uplift Test
- UL Class A Fire Rating
- FM 4471 over open framing Uplift Test
- FM 4471 over metal deck Uplift Test
- FM Class 1—SH Hail Resistance Test
- ASTM E1680 Air Infiltration Test
- ASTM E1646 Water Infiltration Test
- ASTM E2140 Static Water Test



Morin®

A Kingspan Group Company

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Symmetry Roof Series

Seeking balance, strength and harmony for the Consultant/ Design Communities?

With SymmeTry Roof Series

- Unlimited thermal expansion-contraction
- Watertight Seam from eave to ridge
- Significant wind uplift capability
- Onsite roll-forming in lengths up to 300'

Symmetrical Advantages

- Symmetrical panels install side by side
- Down to 1/2:12 Minimum roof slope
- Panel replacement is easier and less expensive with a symmetrical panel
- Symmetrical panels are designed to allow for unlimited thermal expansion and contraction
- The panel clip is fixed, and by design the panel is able to move up and down the slope while engaging with the panel clip.
- Symmetrical roofs are ideal for roofs with complex geometry.

SymmeTry Roof Series Advantages

- Symmetry's multiple pane depths and widths make for a versatile system.
- SymmeTry Roof Series are by design bi-directional left to right, right to left, or start from any point on the roof.
- Morin's SymmeTry Roof Series vertical legs range from 1.5" to 3" high.

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(860) 584-0900 • fax: (860) 582-7503 • toll free: (800) 640-9501

CA West 10707 Commerce Way Fontana, CA 92337
(909) 428-3747 • fax: (909) 428-6433 • toll free: (800) 700-6140

FL South 1975 Eidson Drive DeLand, FL 32724
(860) 584-0900 • fax: (860) 582-7503 • toll free: (800) 640-9501



GRAND AVE MIXED USE APARTMENTS
FAIRFIELD RESIDENTIAL | SEPTEMBER 24, 2018

MORIN ARCHITECTURAL METAL WALL & ROOF SYSTEMS

MONOLITH SERIES



PRODUCT SUMMARY

A popular choice for new and retrofit projects, Monolith Series by Morin is value engineered with thermal and structural properties sufficient for many applications.

PRODUCT SPECIFICATION

Thickness: 1-1/8" (29mm)

Widths: 24" and 30" standard (special widths 8" min. to 36" max.)

Lengths: 1'-0" to 24'-0" standard

Transverse and Longitudinal Bends - Offered in both horizontal and vertical applications

Exterior Surfaces - Steel: Smooth or non-directional embossed Aluminum: Smooth or non-directional embossed

Standard Metal Gauge: 20/22/24 steel, 0.040" aluminum

Core Material - Expanded polystyrene (polyisocyanurate optional)

R-Value ISO core: 7.1 (side lap inclusive)

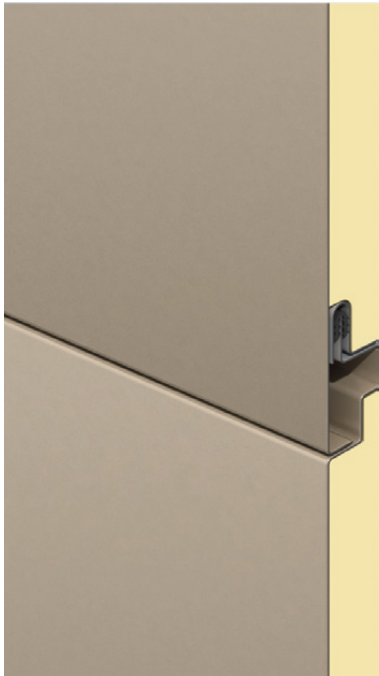
EPS core: 4.5 (side lap inclusive)



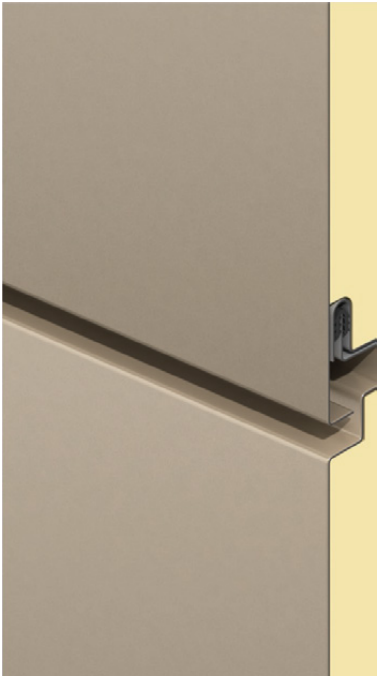
MS-24H, MS-30H



MS-24V, MS-30V



Tight Joint (optional)




1/2" Reveal Joint (Standard) 22 G A

CUT SHEET - INSULATED METAL PANEL

Premium Colors

Mica Fluropon Classic® II PVDF Colors

The coating system consists of a special primer and a durable color coat containing mica pearlescent flakes. Due to the orientation of aluminum/pearlescent flake pigments during application, the appearance will be directional in nature on metallic coatings.



Siversmith
SR:0.53 E:0.79 SRI:59



Zinc
SR:0.55 E:0.79 SRI:62



Champagne Pearl
SR:0.48 E:0.81 SRI:53



Champagne Bronze
SR:0.44 E:0.78 SRI:46



Weathered Zinc
SR:0.33 E:0.84 SRI:33




Copper Penny
SR:0.48 E:0.84 SRI:54

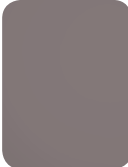


Metallic Fluropon Classic® PVDF Colors


Metallic coatings employ metal flakes in the color coat. The system uses a special primer, a 70% Kynar 500® or Hylar 5000® resin based Fluropon color coat and a clear topcoat, to provide outstanding color and gloss retention, increased abrasion resistance and added protection against atmospheric contaminants.




Bright Silver
SR:0.57 E:0.81 SRI:65




Rosalind Rose
SR:0.34 E:0.88 SRI:36




Champagne Gold
SR:0.51 E:0.85 SRI:58



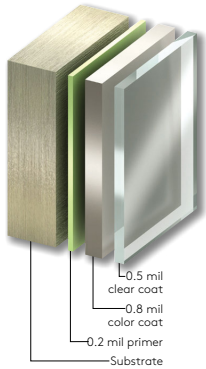
Pewter
SR:0.31 E:0.86 SRI:31



Medium Bronze
SR:0.19 E:0.85 SRI:15



Dark Bronze
SR:0.12 E:0.83 SRI:5



Granitstone®

Granitstone® Panel Colors

Granitstone® coatings have an oven-baked epoxy primer and a factory applied finish of an air-dried 100% acrylic bonder with natural silica aggregate, minimum 12 mils dry film thickness, finished to resemble sprayed stucco.

Granitstone®



Imperial White



Bone White



Sandstone



Parchment



Rawhide



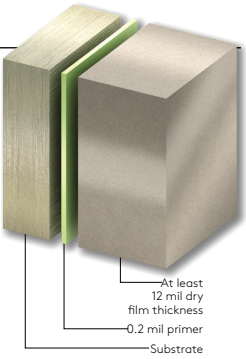
Surrey Beige




Taupestone




Dove Gray




Granitstone® Quartz




Teton Gray




Foxwood Beige



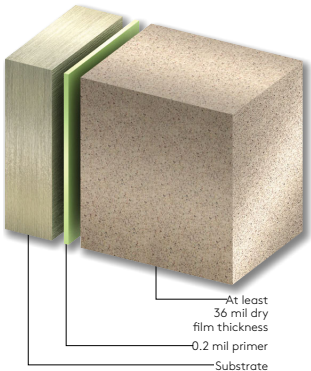
Dakota Bronze



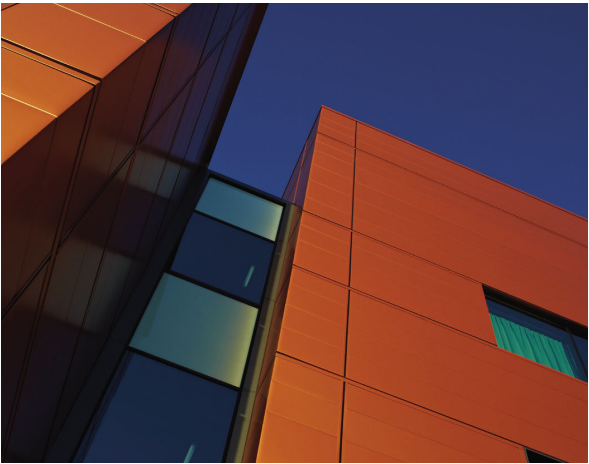
Cascade Sand



Monterey Gold



Dark Bronze
SR:0.12 E:0.83 SRI:5
22 GA



Kingspan offers a full spectrum of vibrant colors for every color scheme. The high performance coatings provide long-life protection, color and gloss retention. Custom color matching is available to meet individual building designs and creative freedom.



Kingspan USA

Deland, FL; 386-626-6789
Modesto, CA; 209-531-9091
Columbus, OH; 614-444-0110

Kingspan Canada

Caledon, ON; 905-951-5600
Langley, BC; 604-607-1101



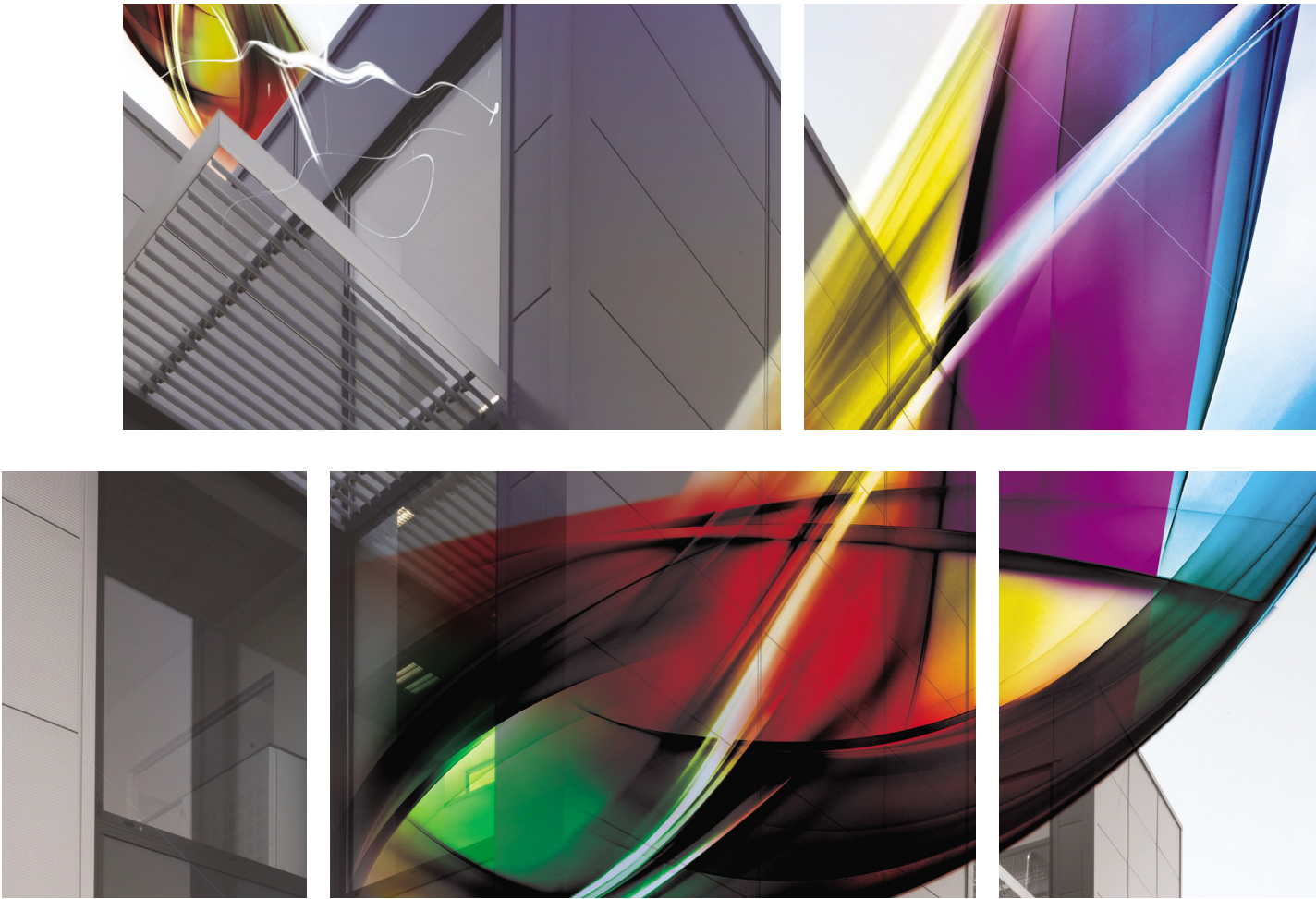
www.kingspanpanels.com



GRAND AVE MIXED USE APARTMENTS

FAIRFIELD RESIDENTIAL | SEPTEMBER 24, 2018

DESIGN REVIEW LU 18-191719 DZ



High Performance
Color Coating Systems

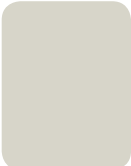
Building
Envelope
Design
Solutions

Standard Colors

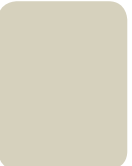


Weather XL – Siliconized Modified Polyester (SMP)
WEATHER XL coating systems utilize only ceramic and inorganic pigments offering superior color stability, chalk and fade resistance as well as gloss retention.

SMP



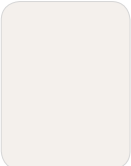
Driftwood
SR:0.55 E:0.86 SRI:64



Sandstone
SR:0.49 E:0.86 SRI:56



Surrey Beige
SR:0.41 E:0.86 SRI:45



Imperial White
SR:0.62 E:0.86 SRI:74

MP (Modified Polyester)



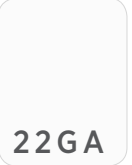
Solid Fluoropon® PVDF Colors – Kynar 500®/Hylar 5000

Fluoropon coatings are durable polyvinylidene coating system containing 70% Kynar or Hylar resins, ceramic and other inorganic pigments. This system provides a powerful chemical bond, superior resistance to ultraviolet radiation resulting in exceptional color retention, resistance to chalking and chemical degradation.

Category 1



Regal White
SR:0.70 E:0.86 SRI:85



Ascot White
SR:0.69 E:0.85 SRI:83



Bone White
SR:0.69 E:0.84 SRI:83



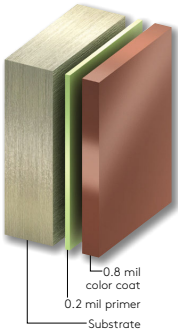
Driftwood
SR:0.45 E:0.86 SRI:50



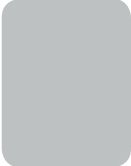
Sandstone
SR:0.61 E:0.85 SRI:72



Surrey Beige
SR:0.48 E:0.86 SRI:54



Category 2



Dove Gray
SR:0.47 E:0.86 SRI:53



Zinc Gray
SR:0.35 E:0.86 SRI:37



Rawhide
SR:0.55 E:0.85 SRI:64



Parchment
SR:0.53 E:0.85 SRI:61



Rock Tan
SR:0.62 E:0.86 SRI:74



Taupestone
SR:0.27 E:0.86 SRI:26



Spartan Bronze
SR:0.31 E:0.85 SRI:31



Redwood
SR:0.38 E:0.86 SRI:41



Slate Blue
SR:0.28 E:0.85 SRI:27

Category 3



Colonial Red
SR:0.32 E:0.86 SRI:33



Evergreen
SR:0.26 E:0.85 SRI:24



Regal Blue
SR:0.26 E:0.85 SRI:24



Tahoe Blue
SR:0.26 E:0.85 SRI:24

SR (Solar Reflectivity) This is the ability of a material to reflect solar energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most reflective.

E (Emissivity) Emissivity is the ability of the material to release absorbed energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most emissive.

SRI (Solar Reflective Index) This is used to determine compliance with LEED® requirements and is calculated according to ASTM E 1980 using values for reflectance and the materials ability to release absorbed energy (emissivity) in medium wind speed conditions. Rated on a scale from 0 to 1, where 1 is the most reflective.

CUT SHEET - LOUVERS



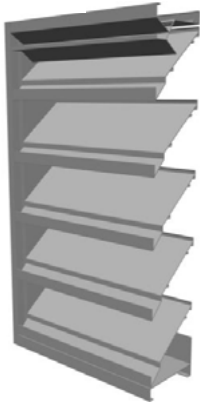
MODEL A6177

C/S 6" (152.4 mm) HIGH PERFORMANCE DRAINABLE FIXED MULLION LOUVER

Construction Specialties Inc. certifies that the louver model A6177 shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings and water penetration ratings.

TEST DATA:

- For a 4 Foot by 4 Foot Unit. Tested with mill finish and no screen
- Free area = 9.22 ft² (0.850 m²)
 - Percent free area = 57.6%
 - Free area velocity at the point of beginning water penetration (@0.01oz./ft² of free area based on a 15 minute interval test) = 1046 FPM (5.31 m/s)
 - Maximum recommended air intake velocity = 846 FPM (4.30 m/s)
Air volume @ 846 FPM free area velocity = 7800 CFM (3.68 m³/s)
Pressure drop @ 846 FPM intake velocity = 0.12 in. H₂O (30.8 Pa)
 - Maximum recommended air exhaust velocity = 1919 FPM (9.75 m/s)
Air Volume @ 1919 FPM free area velocity = 17693 CFM (8.35 m³/s)
Pressure drop @ 1919 FPM free area velocity = 0.50 in. H₂O (124.2 Pa)



SUGGESTED SPECIFICATIONS:

GENERAL: Furnish and install where indicated on the drawings C/S 6" (152.6 mm) HIGH PERFORMANCE DRAINABLE FIXED MULLION LOUVER **MODEL A6177** as manufactured by Construction Specialties, Inc. Cranford, New Jersey. Complete details shall be submitted to the architect for approval prior to fabrication.

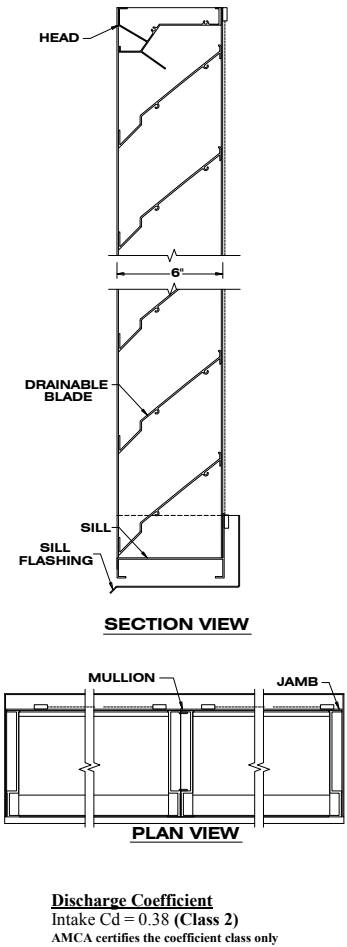
MATERIAL: Heads, sills and jambs to be one piece structural members of 6063-T6 alloy with integral caulking slot and retaining beads. Mullions shall be sliding interlock with internal drain(s). Blades to be one piece extrusions with gutter(s) designed to catch and direct water to jamb and mullion drains. Extrusion thicknesses shall be as follows: Heads and Sills: 0.060" (1.52 mm), jambs and mullions: 0.125" (3.18 mm) Fixed Blades: 0.081" (2.06 mm). Closed cell PVC compression gaskets shall be provided between bottom of the mullion or jamb and the top of the sill to insure leak tight connections. All fasteners to be aluminum, plated carbon steel or stainless steel. All louvers to be furnished with 5/8" (15.87 mm) flattened expanded mesh, aluminum bird screen with a 0.055" (1.4 mm) thick extruded aluminum frame. Screens and screen frames to be standard mill finish.

STRUCTURAL DESIGN: Structural supports shall be designed and furnished by the louver manufacturer to carry a wind load of not less than _____ psf (Pascals). (Note: If this paragraph is omitted or if the design wind load is not specified, the louvers will be manufactured in self-supporting units up to a maximum of 5' (1524 mm) wide by 8' (2438 mm) high. Any additional structural supports required to adequately secure these units within the opening shall be the responsibility of others.)

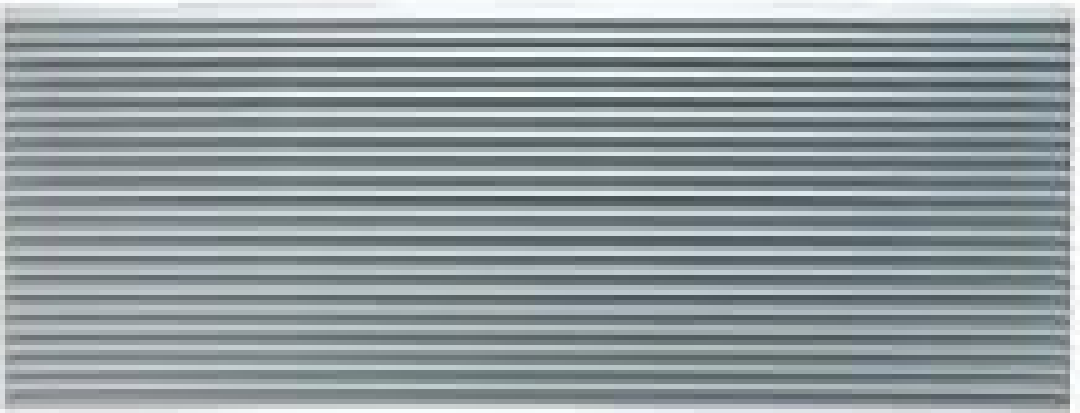
TEST DATA: The louver manufacturer shall submit test data on a 4' x 4' (1.22 m x 1.22 m) unit showing that the louver conforms to the following: (Based on a 15 min. test duration)

Free area:	9.22 ft² (0.850 m²)
Free area velocity @ point of beginning water penetration (0.01 oz/ ft²):	1046 FPM (5.31 m/s)
Intake pressure drop at 0.01 oz. ft² free area velocity:	0.19 in. H₂O (46.9 Pa)
Exhaust pressure drop at 1000 FPM (5.08 m/s) free area velocity :	0.14 in. H₂O (33.8 Pa)

FINISH: All louvers shall be finished with C/S Powder Coat, a coating to be 1.5 to 3 mil, thick full strength **100% resin Fluoropolymer coating. Finish to allow zero VOCs** to be emitted into facility of application. Finish to adhere to a 4H Hardness rating. All finishing procedures shall be one continuous operation in the plant of the manufacturer. **The coating shall meet or exceed all requirements of AAMA specification 2605** "Voluntary Specification for High Performance Organic Coatings on Architectural extrusions and Panels." The louver manufacturer shall supply an industry standard **20-year limited warranty against failure or excessive fading** of the Fluoropolymer Powder Coat finish. This limited warranty shall begin on the date of material shipment.



ALUMINUM ARCHITECTURAL GRILLE FOR PTAC





SYSTEM ÄSPEKT
Casement, Awning, Fixed Windows

ÄSPEKT offers unsurpassed performance, ease of installation and total comfort that lasts. With outstanding structural, thermal and acoustical qualities, this casement window can be used in many commercial and residential building types and both new construction and remodeling projects. Choose from several different configuration and color options to make it your own.



Performance Summary
Structural: 6 o CW-PG70
Acoustical: up to 40 dB
Thermal: down to 0.18*
* based on simulation

- 1 Proprietary, highly engineered triple seal technology**
Provides optimal compression to improve the system's insulating properties and to ensure long service life
- 2 Continuous frame design**
Allows for greater design flexibility and manufacturing efficiencies
- 3 3 1/2" (89 mm) frame depth with 1" (25 mm) nailing fin set-back**
Allows for application in commercial as well as residential wall constructions
- 4 Frame versatility**
Provides flexibility for different project types and installation needs
- 5 Up to 1 3/8" (35 mm) glazing capability**
Allows for enhanced thermal and acoustical performance
- 6 Accessory profile variety**
Provides a wide variety of design options



www.rehau-aspekt.com



SYSTEM 4500
French & Hinged Doors

The System 4500 swing door design offers builders and architects an attractive solution for both residential and commercial markets. This versatile design provides inward and outward opening styles as well as French door configurations. Available in white, beige and clay, this system can also be laminated with solid color or wood-grain foils. Matching windows in tilt-turn, hopper, awning and fixed styles are also available.



Performance Summary
Structural: up to CW-PG40
Impact: up to DP65
Acoustical: up to 40 dB
Thermal: down to 0.23*
* based on simulation

- 1 Unique PVC corner blocks connect steel reinforcement**
Keep swinging door corner in-square for long-term trouble-free operation
- 2 Multiple locking points and dual weather seals**
Provide optimal air and water tightness
- 3 Large chambers**
Accommodate large reinforcements required in heavy commercial applications
- 4 Accessory groove**
Accepts a variety of accessories such as brickmolds, extension jambs and T-mullions
- 5 Up to 1 3/8" (35 mm) glazing capability**
Increase both energy efficiency and acoustical properties
- 6 3 1/4" (83 mm) and 2 3/8" (60 mm) frame depth**
Provide flexibility and allows for hassle-free replacement installation



na.rehau.com/4500hinged

For updates to this publication, visit na.rehau.com/resourcecenter.
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Series 403
2" x 4 1/2" Thermal Storefront Framing

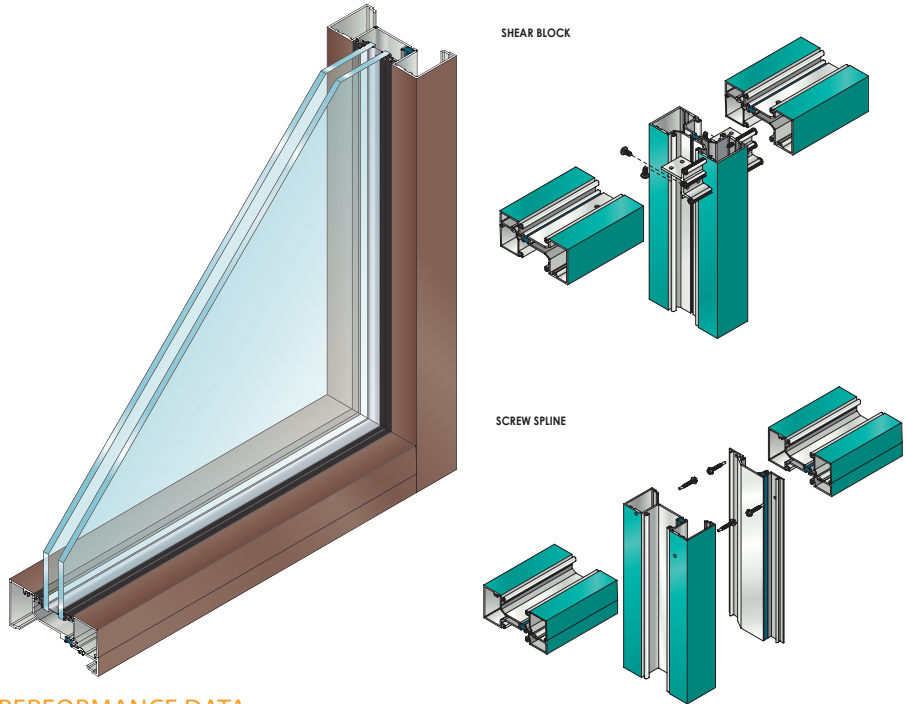
CONFIGURATIONS

Shear Block • Screw Spline

This economical flush glaze system is available in both shear block and screw spline fabrication methods. Series 403 Storefront can accommodate all standard 1 3/4" Entrances as well as WV410 vents. This series is thermally broken, enhancing energy savings potential. Vertical mullions will accept steel reinforcement to enhance structural performance.

Features	Benefits
Thermally broken frames	Enhanced thermal performance
Screw spline construction	Allows assembly of sections prior to installation
	Decreases installation time
Shear block construction	Ability to erect on the job site
The optional Roto-Vent™ ventilator	Allows fresh air into the room, yet maintains security
2-way corner mullions (90° & 135°)	Design flexibility
3-way corner mullions (T-mullions)	Multifaceted elevations
0°-15° and 15°-30° variable mullions	Custom applications
Accommodates up to 1 1/16" glazing	Expands design and energy savings options
Uniform glazing gasket is used for exterior and interior	Allows optimized use of gasket
	Simplifies ordering and installation
Various height intermediate horizontals and sills	Ability to maintain desired sight line
Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.	Increased product versatility
Anodized or painted finishes available	Multiple options to answer economic and aesthetic concerns

Series 403
2" x 4 1/2" Thermal Storefront Framing



PERFORMANCE DATA

SYSTEM 403 STOREFRONT FRAMING		
AIR INFILTRATION	< .06 CFM/SF @ 6.24 PSF	
WATER	NO LEAKAGE @ 12.0 PSF	
STRUCTURAL	visit MyEFCO at www.efcocorp.com	
CRF FRAME	.56	
CRF-GLASS	.63	

Note: All performance value data is based on laboratory testing per AAMA 101/LS 2/A440 for Air/Water/Structural, ASTM E90 and or E413 for Acoustical, AAMA 507 and or NFRC 100/200/500 for U-factors and AAMA 1503 for Condensation Resistance Factor (CRF). Printed values are subject to change pending the frequency of recertification testing. Field results will vary depending on size, the field test method, the addition of sub-frames, panning, mullions, accessories and installation into the surrounding condition.

403 THERMAL U-FACTORS*			
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE		
	FIXED**	FIXED	
	78 3/4" X 78 3/4"	120" X 120"	
0.46	0.55	0.52	
0.34	0.46	0.41	
0.30	0.42	0.38	
0.24	0.38	0.33	
0.20	0.34	0.29	

GLAZING		SYSTEM 403 CAN BE INSIDE OR OUTSIDE GLAZED WITH EXTRUDED ALUMINUM, SNAP-IN GLAZING BEAD. GLASS IS "DRY GLAZED" WITH TOP LOAD GASKET. GLAZINGS OF 3/16" TO 1-1/16" INFILL PANELS ARE ACCOMMODATED. SEE GLAZING CHART BELOW FOR EXACT SIZE.															
SYSTEM 403 GLAZING CHART	POLYCARBONATE				GLASS OR PANEL												
	3/16"	1/4"	5/16"	3/16"	1/4"	1/4**	5/16"	7/16"	1/2"	9/16"	5/8"	3/4"	7/8"	15/16"	1"	1-1/16"	
	MONOLITHIC GLASS	C	C	C	C	C	C					C		C	A	C	
INSULATED GLASS																	

* Obscure glass thickness
** Laminated glass thickness
A- Available glazing option
C- Adaptor and/or gasket required
Blank - N/A

Series 403
2" x 4 1/2" Thermal Storefront Framing

Frame Construction
The frames have a depth of 4 1/2", and the nominal material wall thickness is .080". Members are extruded 6063-T6 aluminum alloy. Corner construction employs screw spline or shear block method. See Illustration 1 & 2.

Door Frames
System 403 offers integral System 402 entrance frames as a part of the entrance framing system. Members are nominally .080" in thickness.

Weather Stripping
All entrance frames are weather-stripped with bulb gasket.

Thermal Barrier
All frames and vents are thermally broken using the latest technology in two part, high density polyurethane.

Glazing
Series 403 can be inside or outside glazed with extruded aluminum, snap-in glazing bead. Glass is "dry glazed" with top load gasket. Glazings of 3/16" to 1 1/16" infill panels are accommodated. See Glazing Chart for exact size.

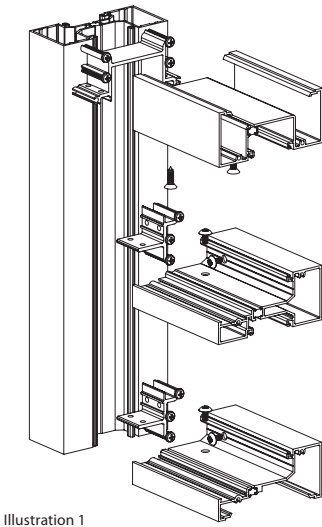


Illustration 1

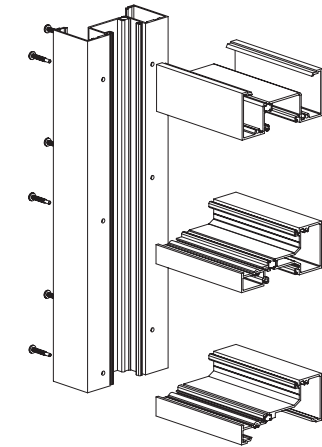


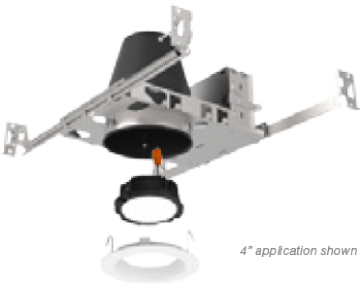
Illustration 2





DRD2
Recessed LED Downlight
General New Construction
4", 5", 6" Aperture

PRODUCT SPECIFICATIONS



- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV dimming standard, 0-10V or Lutron Hi-lume 1% dimming available
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty



Frame-in Kit

HOUSING: 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), 20 ga. die-formed aluminum (6" shallow frame-in kit).

JUNCTION BOX: Galvanized steel. Equipped with (6) 1/2" and (1) 3/4" knockouts with pryout slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.

MOUNTING: Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

CEILING: 1/2" up to 1".

CUTOUT: 4 3/8" (4" frame-in kit, 4" shallow frame-in kit), 5 3/4" (5" frame-in kit), 6 3/8" (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED: Tightly binned, high performing white Cree® LED.

LUMEN OUTPUT (POWER): 750 lm (11.8W), 1000 lm (14.7W).

CRI: 93+.

CCT: 2700K, 3000K, 3500K, 4000K.

BINNING: Color variation within 2-step MacAdam ellipse.

CONNECTOR: IDEAL PowerPlug® Luminaire Disconnect, female. Alternate module construction with 0-10V or Lutron Hi-lume 1% dimming and/or Emergency Battery Backup Unit uses IDEAL PowerPlug® Model 102.

DRIVER: Integral electronic driver for 120/277V 50/60Hz operation. Electronic driver compatible with forward and reverse phase-control dimming at 120V only.

DIMMING: TRIAC/ELV for 120V only with flicker-free dimming down to 5% of total lumen output standard. Optional 0-10V, Lutron® Hi-lume® 1% EcoSystem™ with Soft-on, Fade-to-Black™ or Lutron Hi-lume 1% 3-wire LED dimming available for 120/277V.

EMERGENCY LIGHTING: Optional Emergency Battery Backup Units available for emergency lighting up to 120 minutes.

LIFETIME: 50,000 hours at 70% lumen maintenance.

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008.

LISTINGS: IC rated. cULus Listed. ENERGY STAR® qualified. Title 24 compliant. ASTM E283 certified Air Tight. UL Listed for Wet Location. CEC listed.

WARRANTY: 5 year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code:	Type:	
Project:	Contact:	Date:

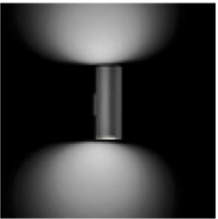
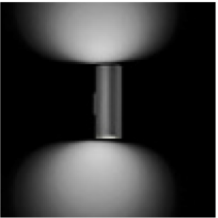


PRODUCT CODE 077361
PROJECT
TYPE

ALU WALL/R B



Part number	077361
Lampholder:	LED
Wattage (W):	4,2 W
Colour / RAL:	ANODIZED BLACK - WHITE LED
Degree of protection:	IP 65
Kelvin:	3000
Optic:	SYMMETRIC EXTRA WIDE REFLECTOR
Luminaire lumen output:	112 lm
Lifetime:	60000 h
cULus:	II
Voltage:	700MA

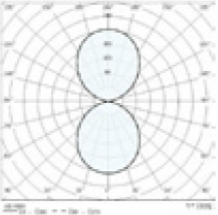


Description

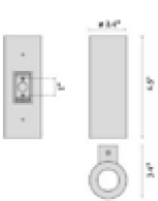
Wall mounted, up and down, class III LED luminaires.

- Aluminum housing.
- Frosted glass diffusers.
- All versions are available with white LED, 3000 K and 6000 K.
- Dual emission version.
- 700 mA Class II Constant Current driver is available by others (to be remoted mounted). Consult factory for more information.
- Decorative Junction Box cover available as an accessory.
- Consult factory for custom colors.
- Consult factory for non-catalogued kelvin temps.

TECHNICAL DATA



TECHNICAL DRAWINGS

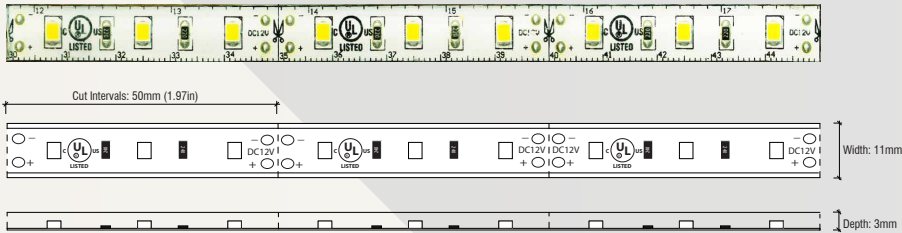




PH3K-RC

3000K HIGH OUTPUT LEDHESIVE®
RUBBER-COATED
LINEAR LED LIGHTING

Fixture Type: _____
Project: _____
Location: _____



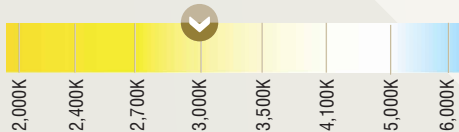
PRODUCT FEATURES

- 90 CRI
- Dimmable
- 50,000 hour life
- 5-year warranty
- UL-listed for indoor and outdoor use
- 3M Industrial adhesive backing
- For use with electronic or magnetic power supplies
- Rubber-Coated

SPECIFICATIONS

Model	PH3K-RC
Color Temperature	3000 Kelvin
Input Voltage	12V DC / Constant Voltage
Beam Spread	120°
Lumens/ft:	322
Max Run Length	Unlimited, power every 20ft
Cut Intervals	1.97in (50mm)
Dimensions	0.43in (11mm) x 0.12in (3mm)
CRI	90
IP Rating	IP65
Diodes/ft	18
Diode Brand	Epistar
Diode	2835
Binning Tolerance	+/- 100 Kelvin
Dimming Options	PWM, Triac, 0-10V, DMX, Hi-lume
Temp Range	-40°F (-40°C) to 149°F (65°C)

KELVIN COLOR TEMPERATURE SCALE



TOTAL WATTAGE USED AT EACH LENGTH

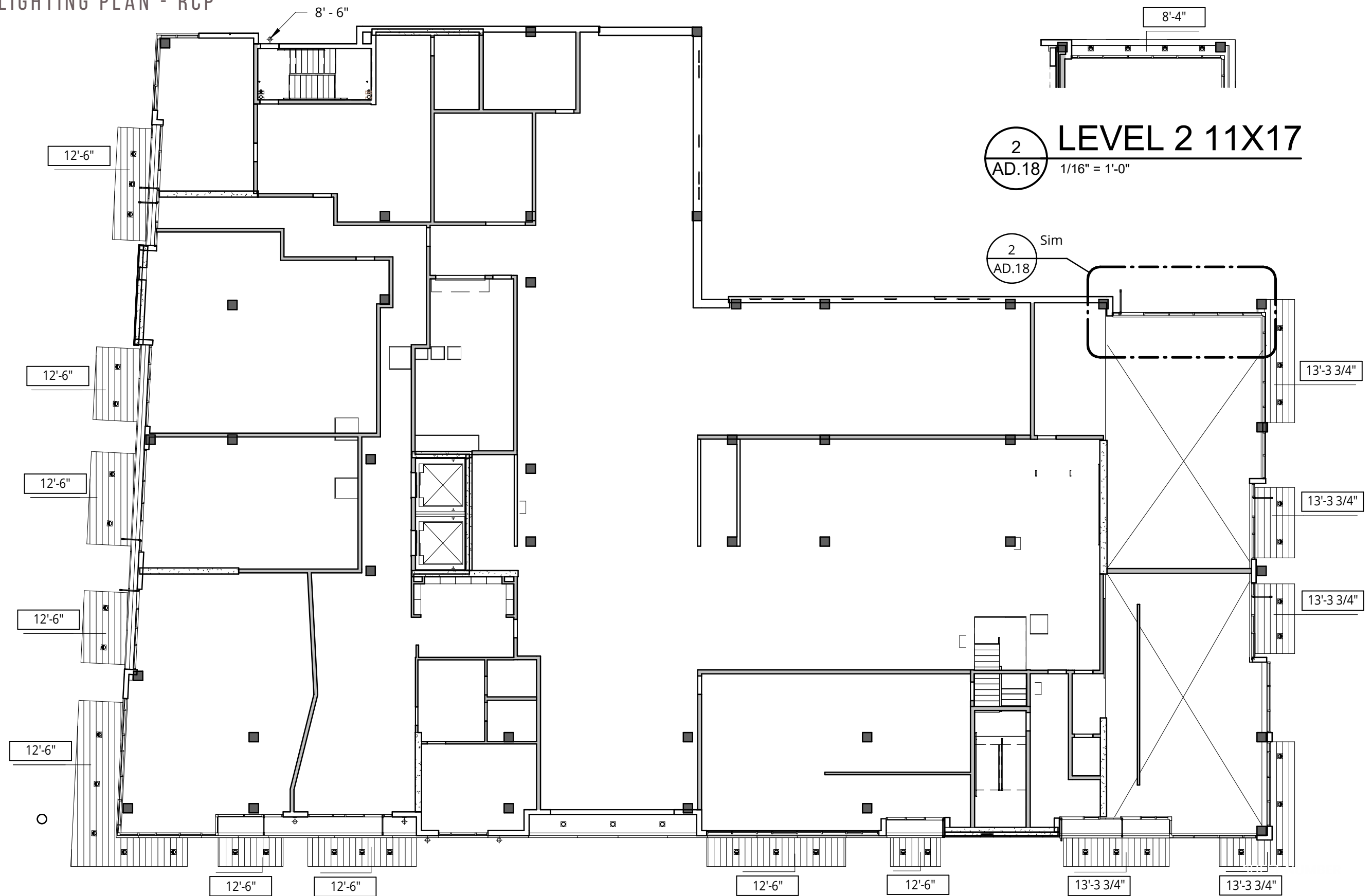
1ft	2ft	3ft	4ft	5ft	6ft	7ft	8ft	9ft	10ft	11ft	12ft	13ft	14ft	15ft	16ft	17ft	18ft	19ft	20ft
4.5	8.8	12.8	16.7	20.2	24.3	27.3	30.4	33.3	35.4	37.7	40.3	42.5	44.8	46	47.4	48.6	50.7	51.9	52.2

Conforms to ANSI/UL Standard 2108
Certified to CAN/CSA Standard C22.2 No. 250.0



Questions/Support 800-789-3810 | quotes@voltlightinggroup.com

EXTERIOR LIGHTING PLAN - RCP



BIKE PARKING MODIFICATION REQUEST

33.266.220.C.B STANDARDS FOR BICYCLE PARKING, STANDARDS FOR ALL BICYCLE

PARKING REQUIREMENT: A SPACE 2'-0" BY 6'-0" MUST BE PROVIDED FOR EACH REQUIRED BICYCLE PARKING SPACE.

PROPOSED: 257 LONG TERM SPACES ARE REQUIRED BY CODE: 255 FOR RESIDENTIAL AND 2 FOR COMMERCIAL
94 SPACES ARE PROVIDED IN SECURE BIKE ROOMS ON LEVEL 1 AND P1 GARAGE LEVEL
163 SPACES ARE PROVIDED WITHIN UNITS

REASON FOR MODIFICATION: REQUIRED 2'-0" ON CENTER SPACING FOR BIKE RACKS CREATES LARGE BIKE STORAGE ROOMS ON A SITE WITH A SMALL FOOTPRINT. VERTICAL BIKE RACKS WITH 18" SPACING IN LIEU OF 24" SPACING IS PROPOSED AT ALL BIKE STORAGE ROOMS. THE RACKS WILL BE STAGGERED VERTICALLY PER THE MANUFACTURERS RECOMMENDATIONS. THE 5'-0" MANEUVERING CLEARANCE AT THE BIKE STORAGE ROOMS IS MAINTAINED. THIS HAS BEEN APPROVED BY THE CITY IN THE PAST.

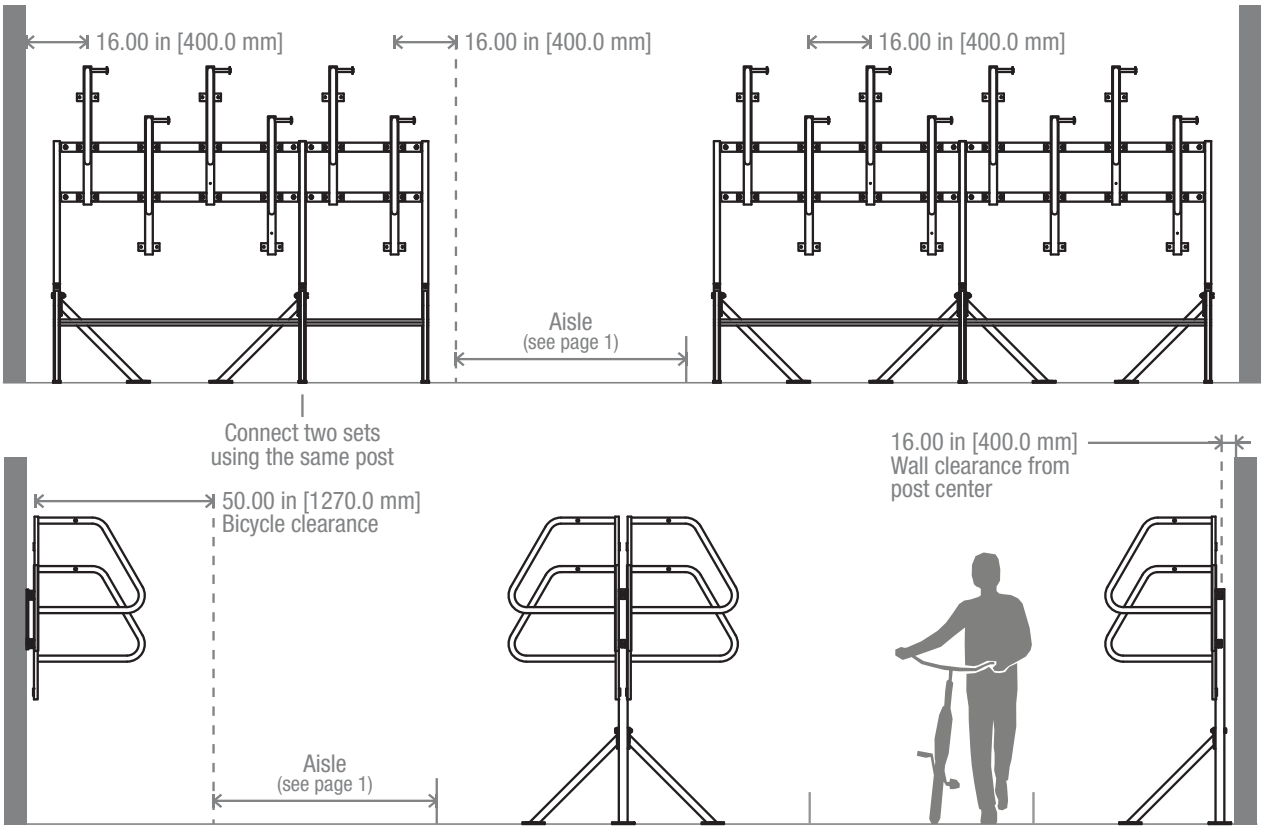
HOW THE PROPOSED ALTERNATIVE MEETS THE INTENT OF THE DEVELOPMENT STANDARD:
THE CODE INTENT IS THAT A BIKE CAN BE SECURELY HELD WITH IT'S FRAME SUPPORTED SO THAT THE BICYCLE CANNOT BE PUSHED OR FALL IN A MANNER THAT WILL DAMAGE THE WHEELS OR COMPONENTS. IN ADDITION, EACH REQUIRED BICYCLE PARKING SPACE MUST BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

THE CITY APPROVED RACKS ARE LISTED BELOW. MANUFACTURER'S RECOMMENDED MINIMUM SPACING IS BETWEEN 13"-18". IN PRACTICE, BIKE RACKS WITH 18" SPACING BETWEEN THEM AND STAGGERED VERTICALLY WILL MEET THIS INTENT.

- DERO ULTRA SPACE SAVER: MANUFACTURER RECOMMENDED SPACING 16"
- AMERICAN BICYCLE SECURITY CO - ULTRA SPACE SAVER: MANUFACTURER RECOMMENDED SPACING 16"
- HUNTCO - HAWTHORNE: MANUFACTURER RECOMMENDED SPACING 16"
- SARIS - VERTICAL BIKE RACK: MANUFACTURER RECOMMENDED SPACING 18"
- SPORTWORKS: MANUFACTURER RECOMMENDED SPACING 13"-16"
- URBAN RACKS, URBAN HIGH DENSITY RACK: MANUFACTURER RECOMMENDED SPACING 16"

Urban High Density Vertical Rack

Model: UB-1900



These drawings are not for construction purposes and are for information purposes only. All information contained herein was current at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate.

URBAN RACKS

INNOVATIVE | BICYCLE PARKING
1-888-717-8881 sales@urbanracks.com
For more product and company information,
please visit us at www.urbanracks.com



ACTIVE USE CEILING HEIGHT MODIFICATION REQUEST

CODE SECTION:
33.510.225

REQUIRES:

C. ACTIVE BUILDING USE AREA REQUIRED. BUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ACTIVE USES, SUCH AS LOBBIES, RESIDENTIAL, RETAIL, COMMERCIAL, OR OFFICE. THIS STANDARD MUST BE MET ALONG AT LEAST 50 PERCENT OF THE GROUND FLOOR WALLS FRONTING THE STREETS SHOWN ON MAP 510-7. AREAS DESIGNED TO ACCOMMODATE ACTIVE BUILDING USES MUST MEET THE FOLLOWING STANDARDS:

1. THE DISTANCE FROM THE FINISHED FLOOR TO THE BOTTOM OF THE STRUCTURE ABOVE MUST BE AT LEAST 12 FEET. THE BOTTOM OF THE STRUCTURE ABOVE INCLUDES SUPPORTING BEAMS;

PROPOSED:

THE EASTERN HALF (98 FEET) OF THE FRONTAGE ALONG NE DAVIS ST IS WITHIN THE ACTIVE USE AREA REQUIREMENT. THIS REQUIRES 49 FEET OF ACTIVE USE AREA.

26 FEET ON THE SE CORNER IS CURRENTLY IN COMPLIANCE WITH 12' CLEAR MINIMUM CEILING HEIGHTS

THE REMAINING 23 FEET OF ACTIVE USE SPACE REQUIRED ON NE DAVIS ST HAS A CEILING HEIGHT OF 11'-2".

REASON FOR MODIFICATION:

RETAIL 3 SPACE IS A SMALL RETAIL SPACE (1,050 SF) CENTERED ALONG NE DAVIS ST. SINCE THE RETAIL SPACE IS A SMALL SPACE, THE REDUCTION IN HEIGHT FROM 12'-0" TO 11'-2" WILL NOT BE A BARRIER TO LEASING THE RETAIL SPACE IN THIS LOCATION. A LEASED RETAIL SPACE WILL HELP TO ACTIVATE THE STREET.

