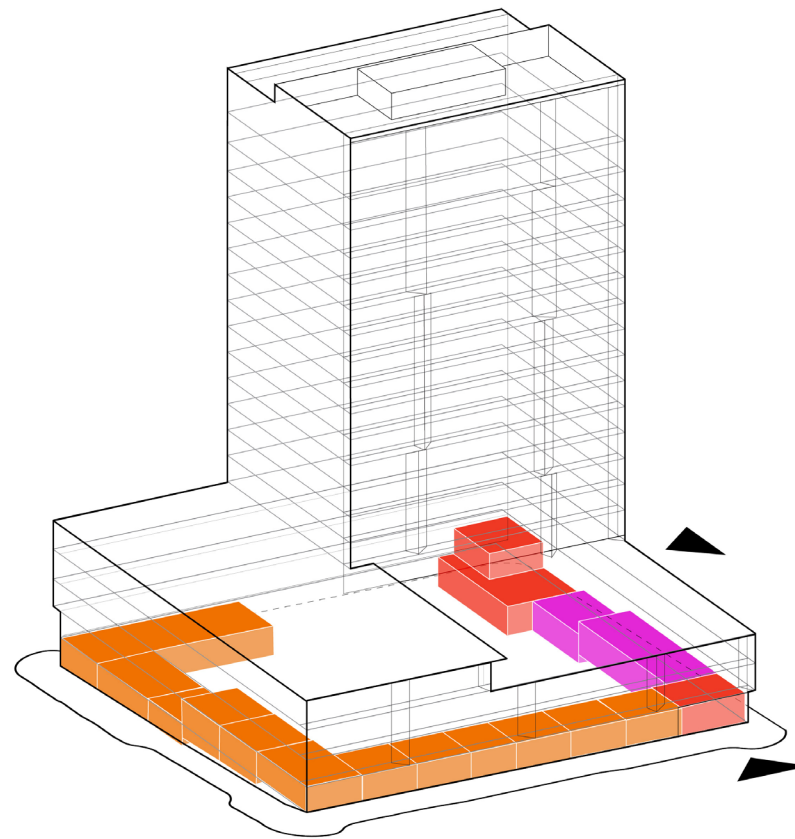
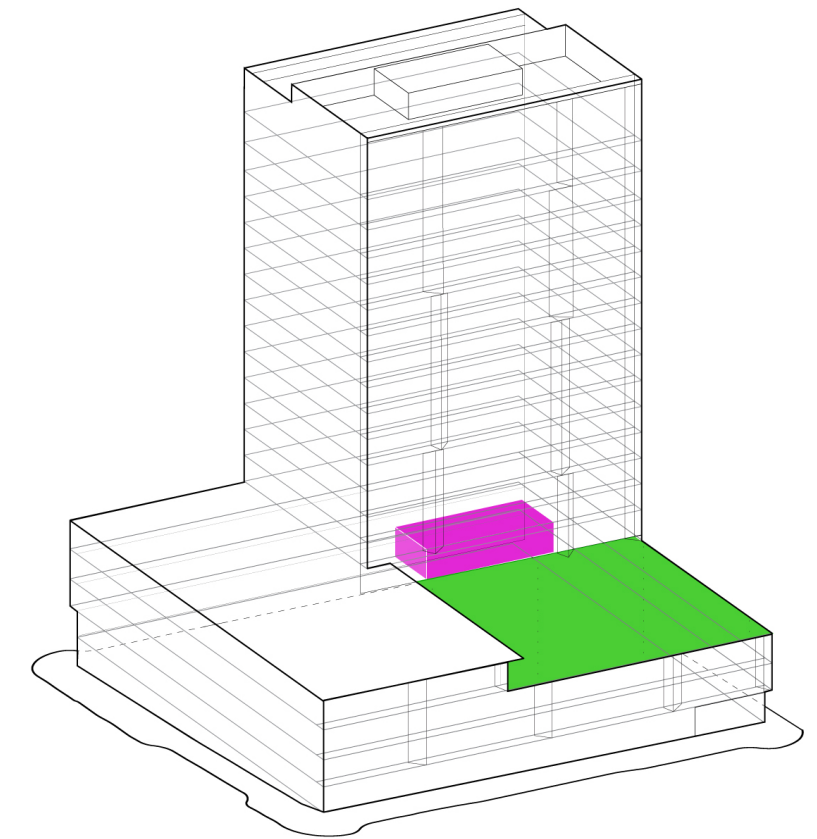


RESIDENTIAL AND RETAIL UNITS  
WRAPPING PARKING



AMENITIES  
1ST AND 2ND FLOORS



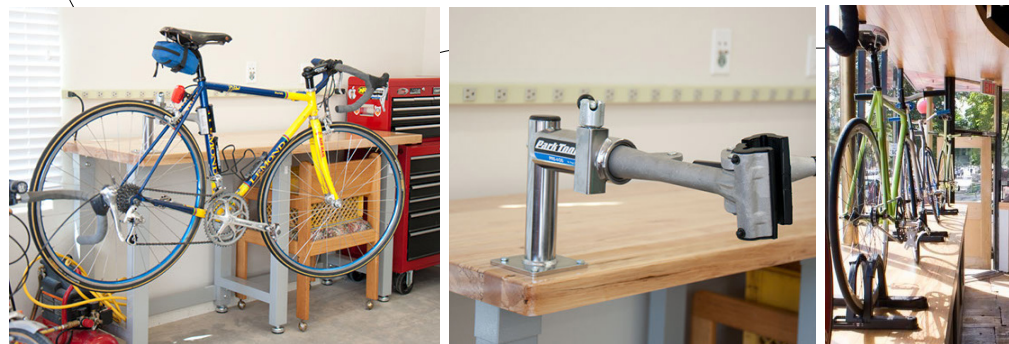
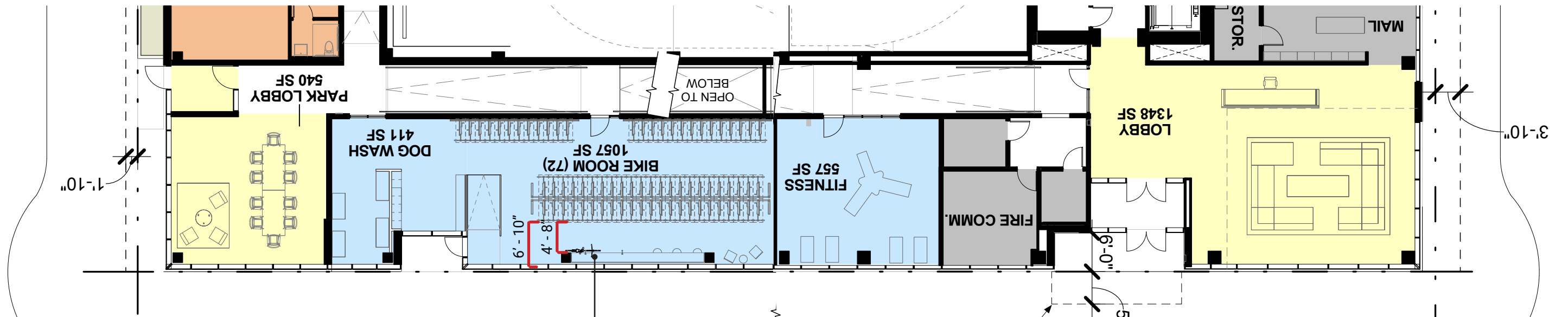
AMENITY TERRACE  
5TH FLOOR

- residential and retail
- tenant amenities
- lobbies
- flex retail
- parking
- open space

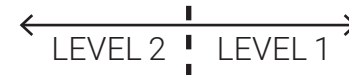


NOTE:  
COMPOSITE 1ST AND 2ND  
LEVEL PLANS FOR CLARITY

- Flex Retail / Business
- Amenity
- Lobby / Common
- Service / Storage



NW QUIMBY ST



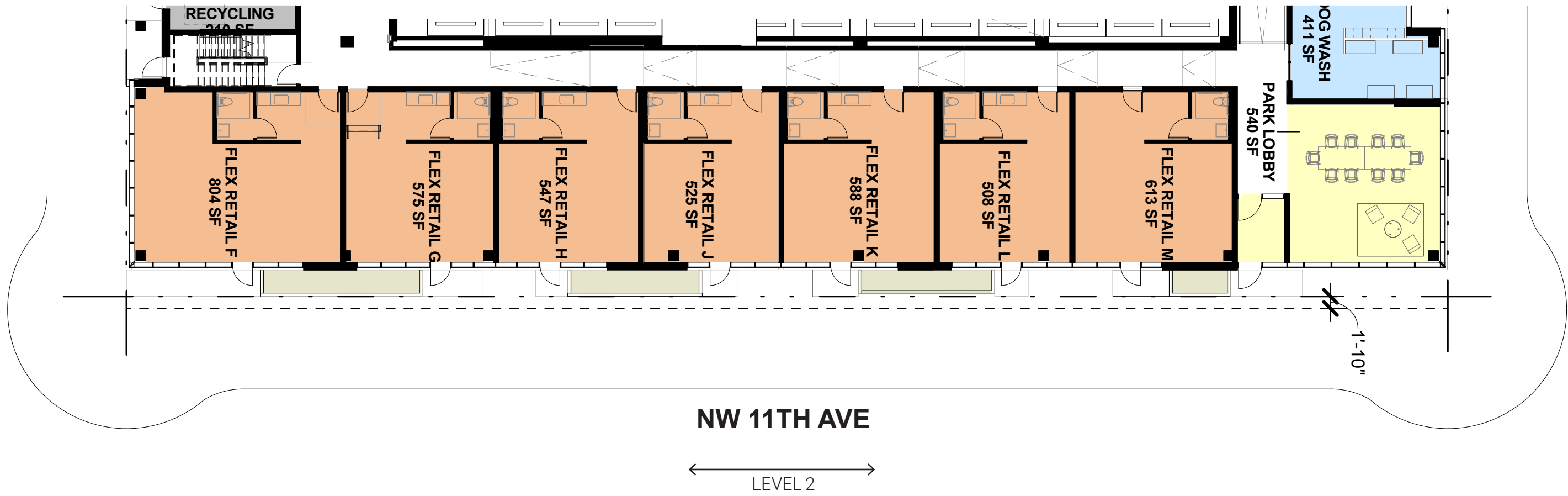
North

Ground Level Plan and Elevation

scale  
1/16" = 1'

FILE # LU 16 - 134889 - DZM  
June 20, 2016

exhibit **C.21B**



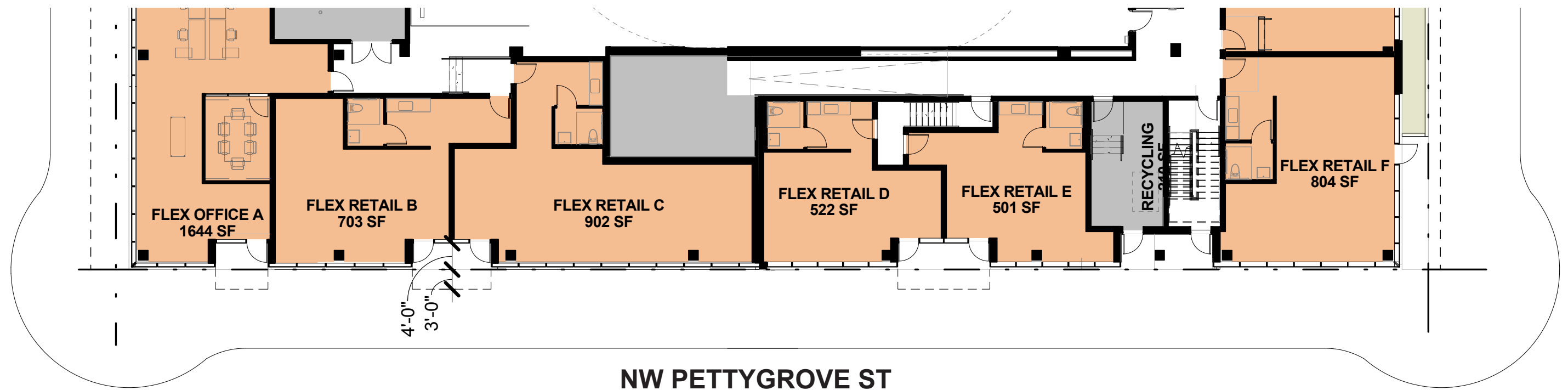
East

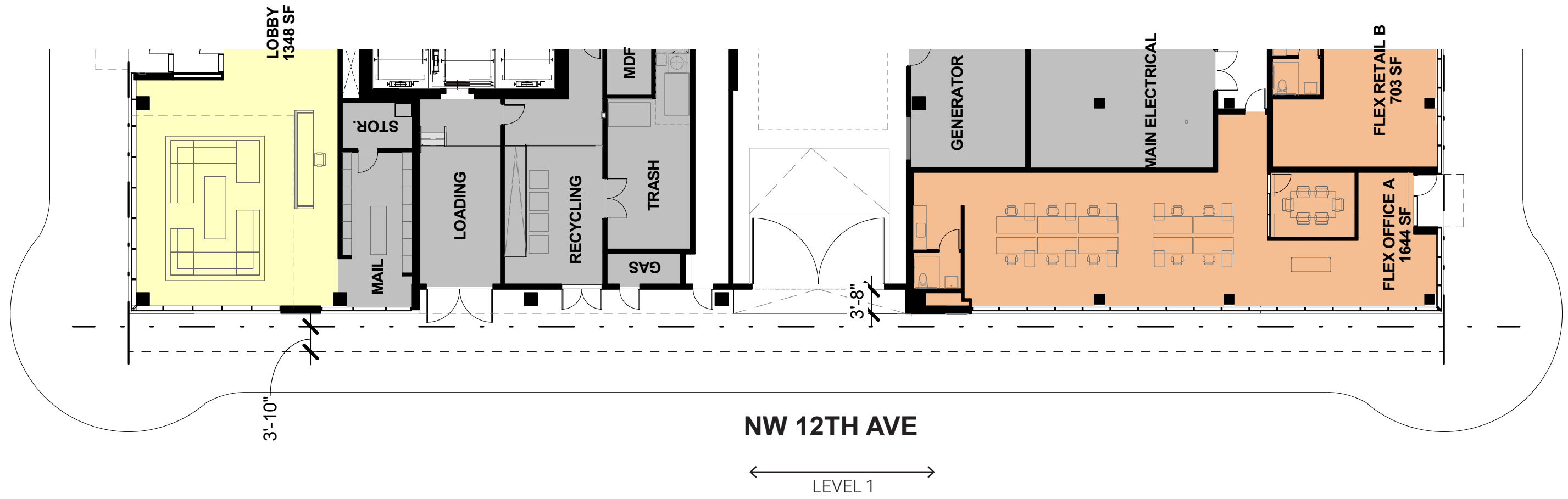
Ground Level Plan and Elevation

scale  
1/16" = 1'

FILE # LU 16 - 134889 - DZM  
June 20, 2016

exhibit **C.21C**





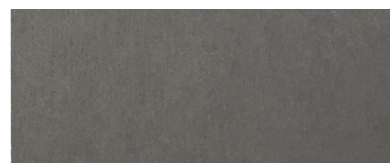
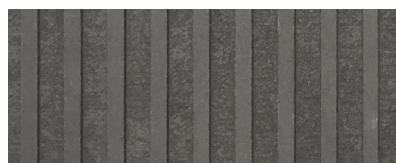
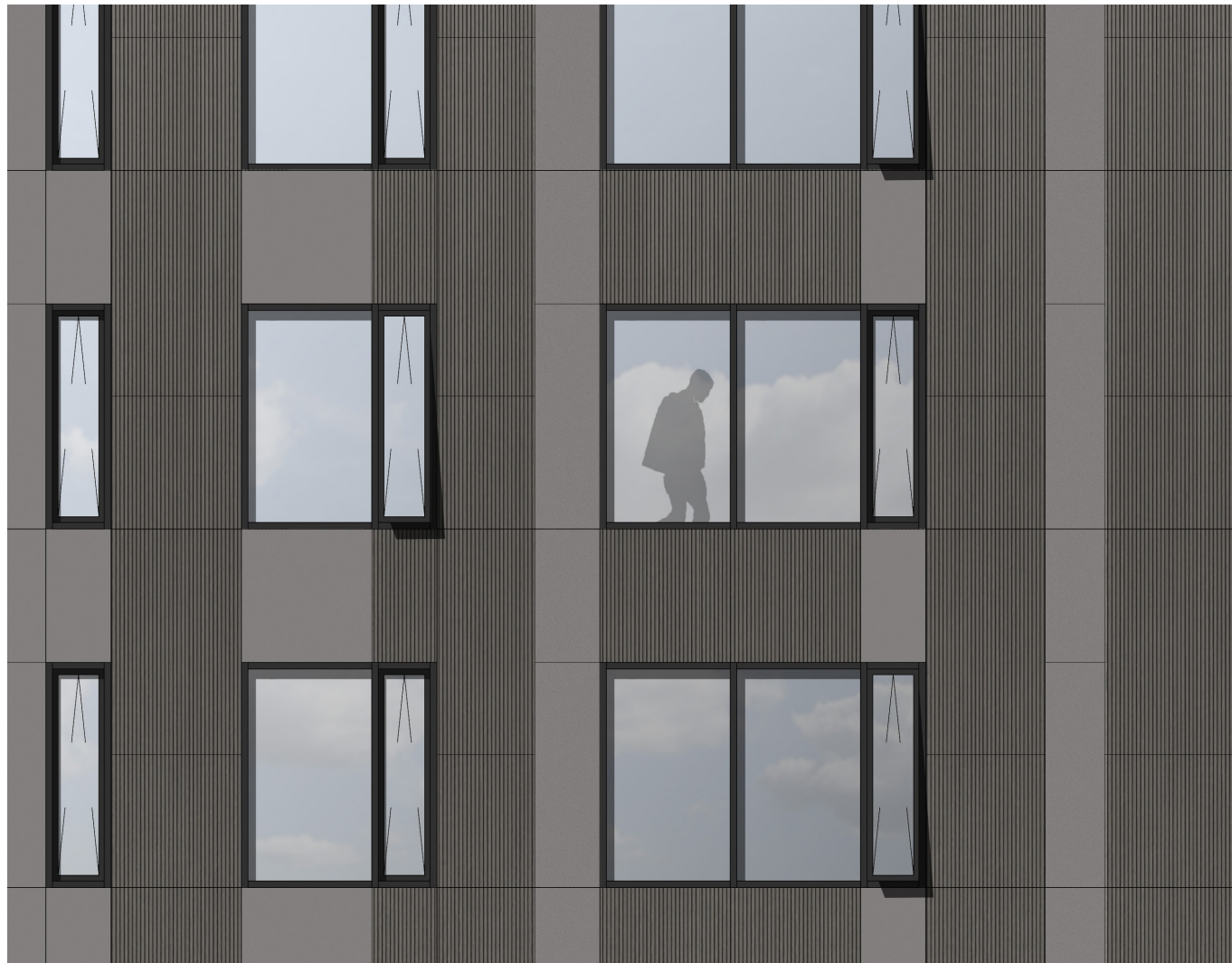
West

Ground Level Plan and Elevation

scale  
1/16" = 1'

FILE # LU 16 - 134889 - DZM  
June 20, 2016

exhibit **C.21E**

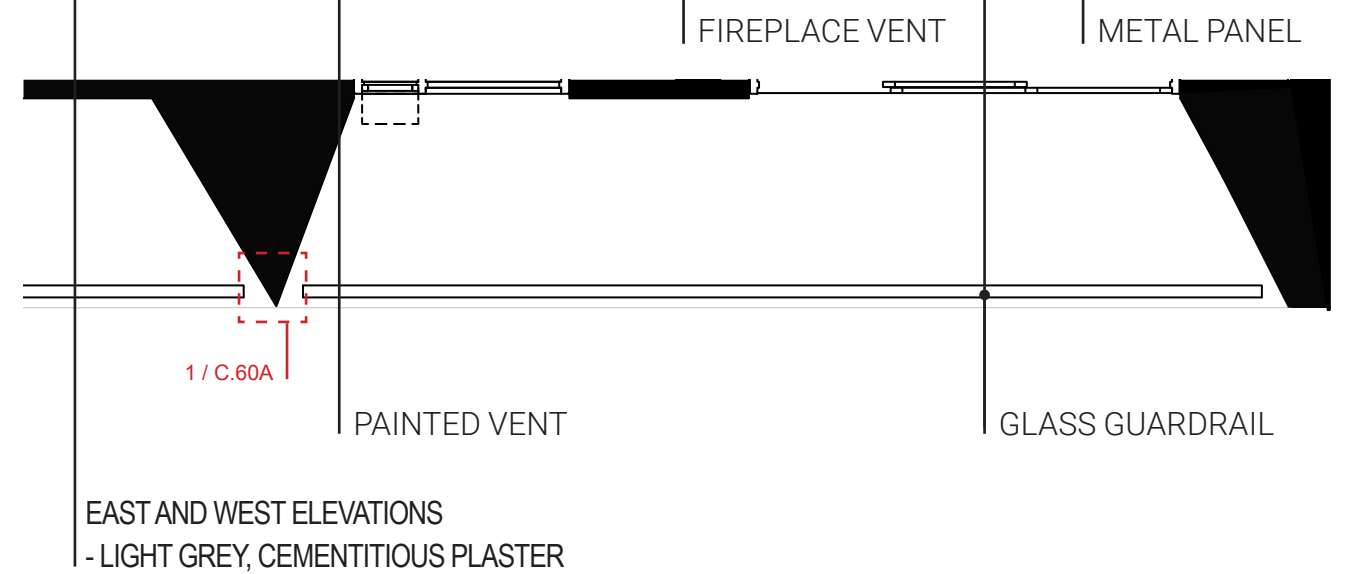


EQUITONE "LINEA" INTEGRAL COLOR GFRG PANELS

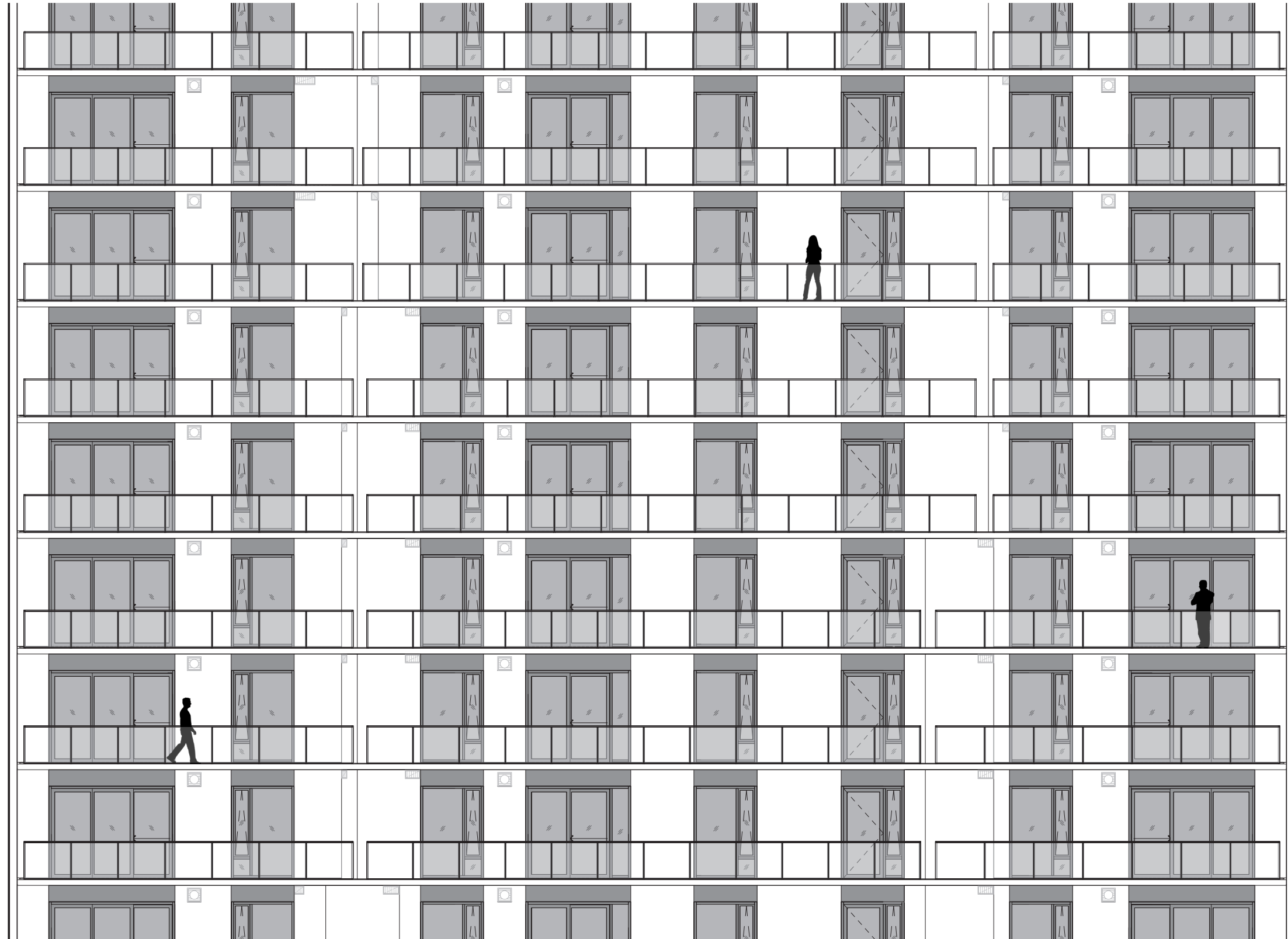
EQUITONE "TECTIVA" INTEGRAL COLOR GFRG PANELS

NORTH AND SOUTH ELEVATIONS  
-DARKER COLOR, RAKED AND SMOOTH SURFACE PANELS

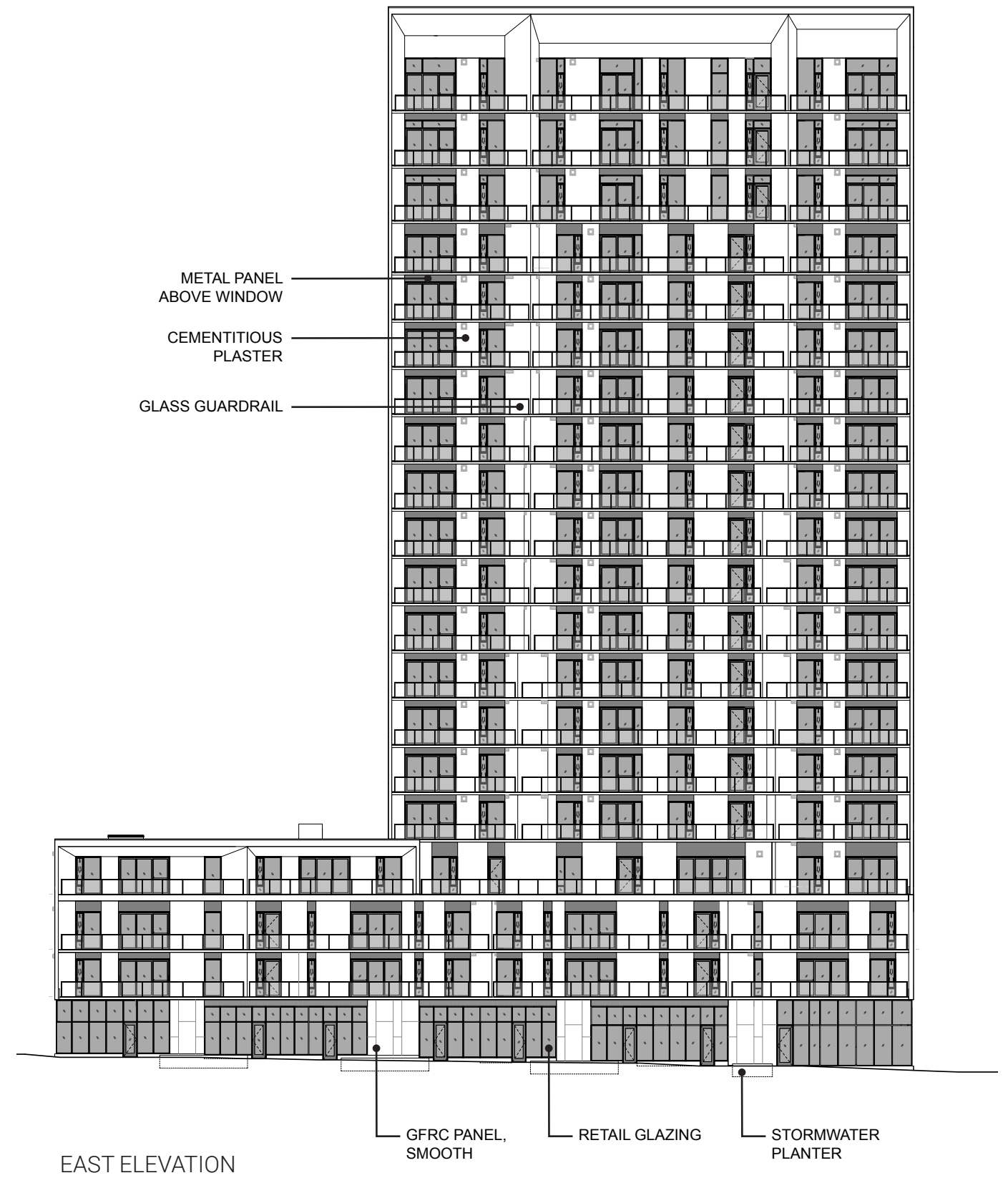
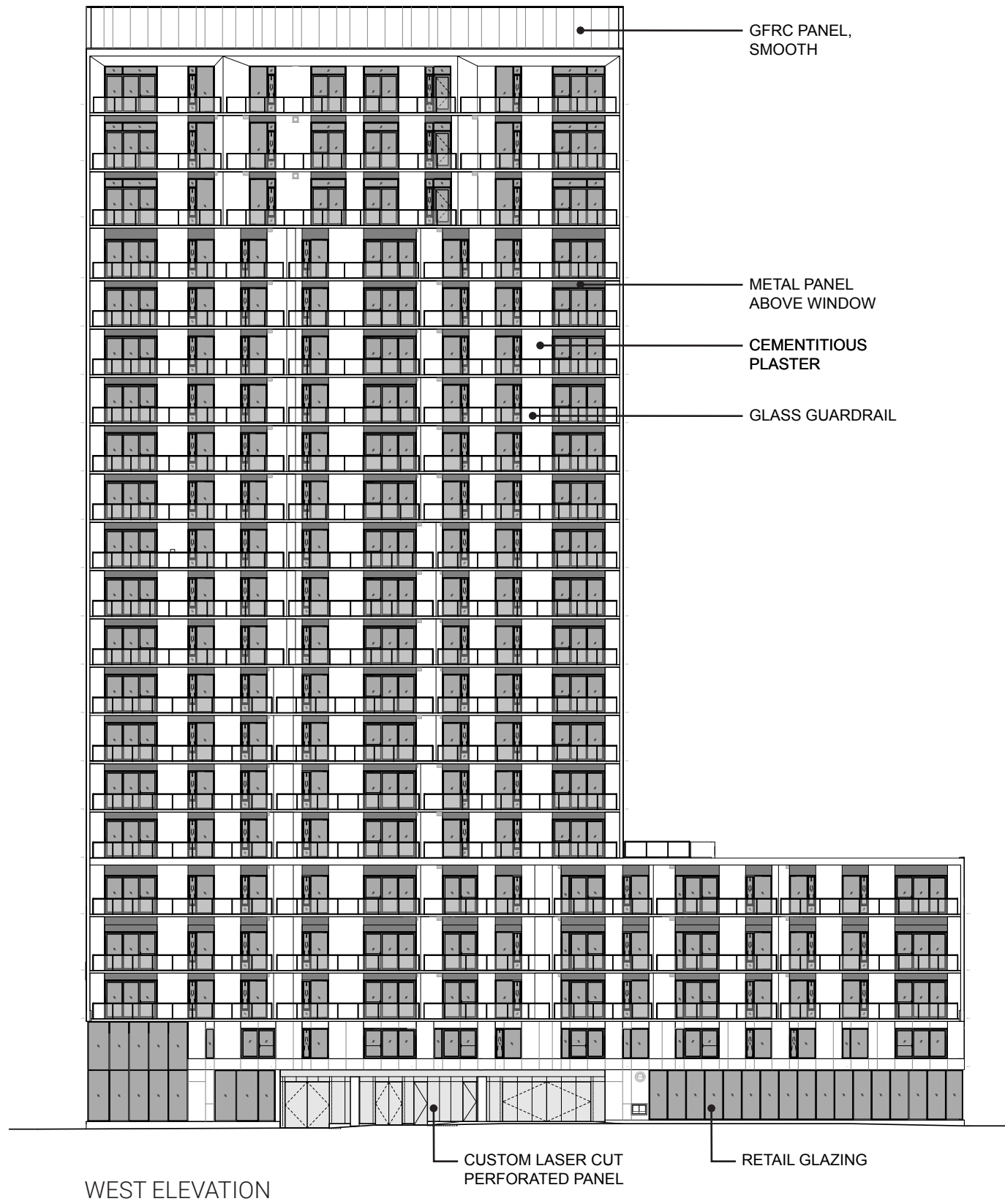
SEE PAGE C.61 FOR EQUITONE AND STUCCO DETAIL INFORMATION

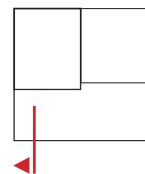
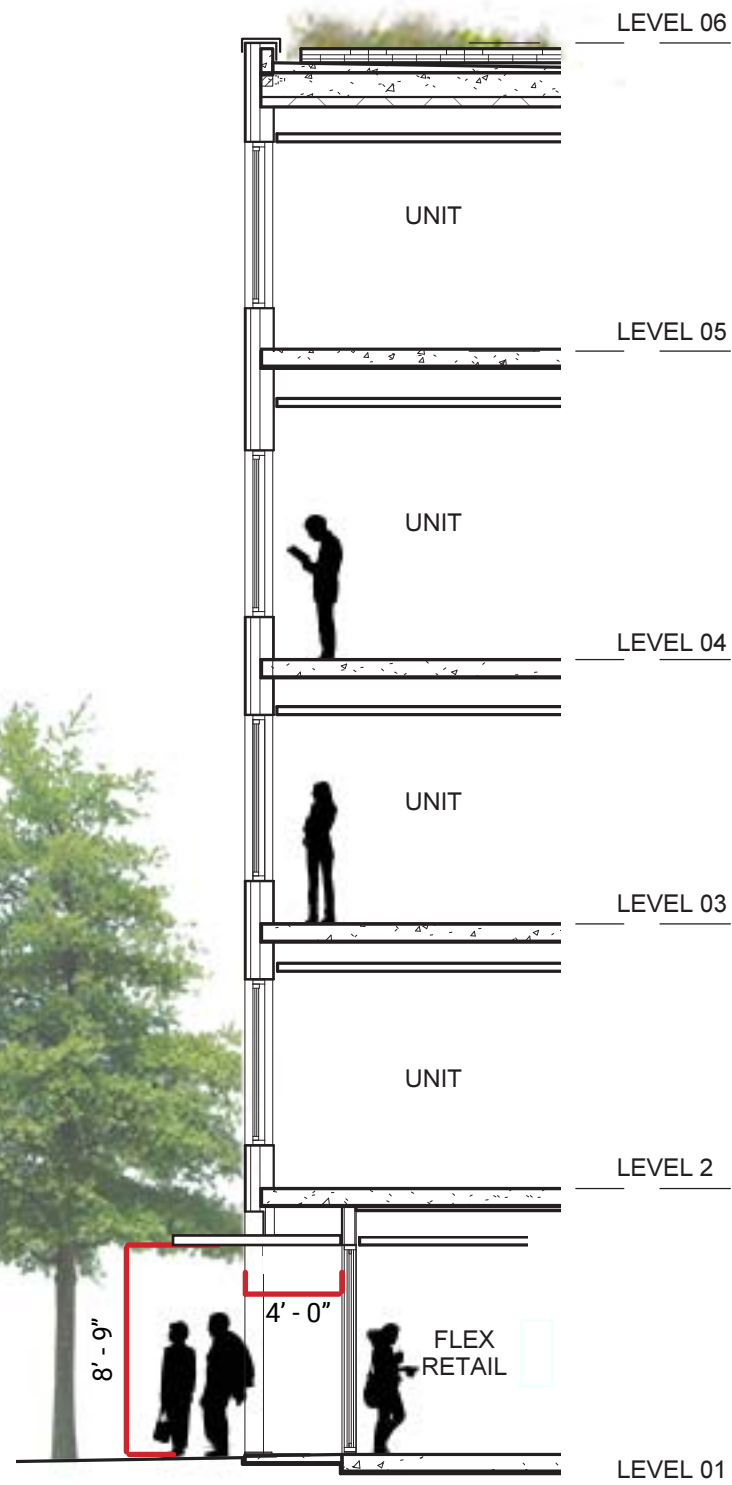




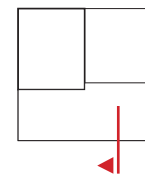
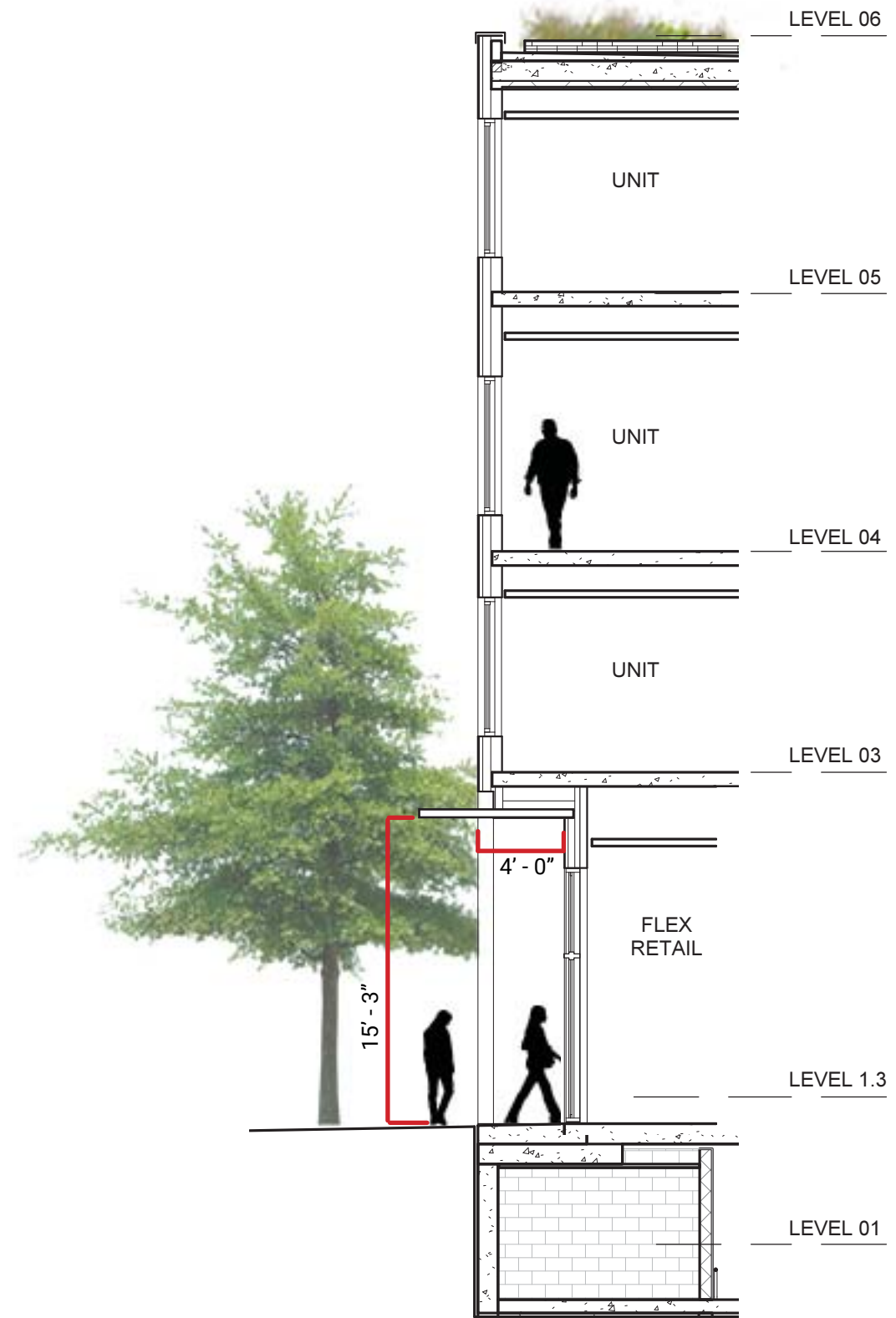


EAST ELEVATION

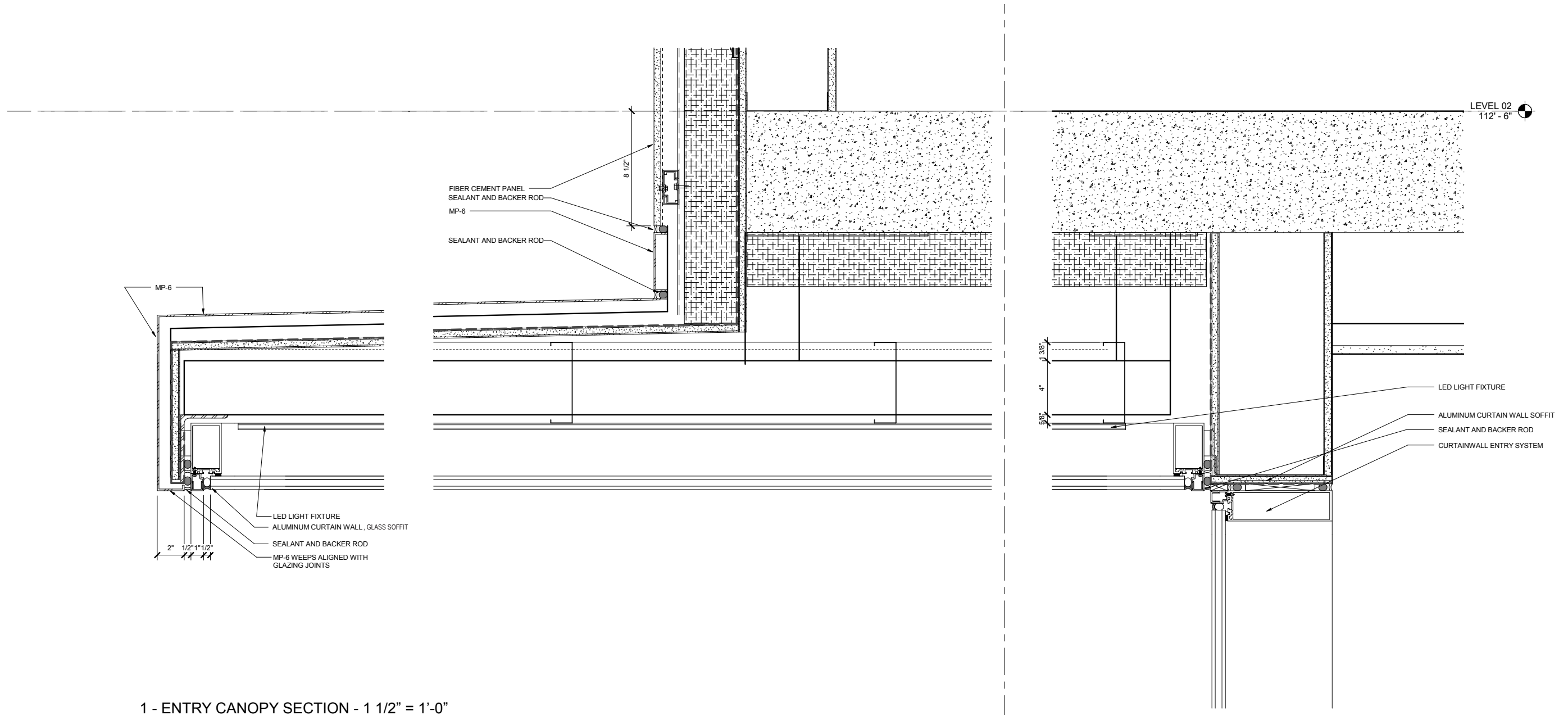


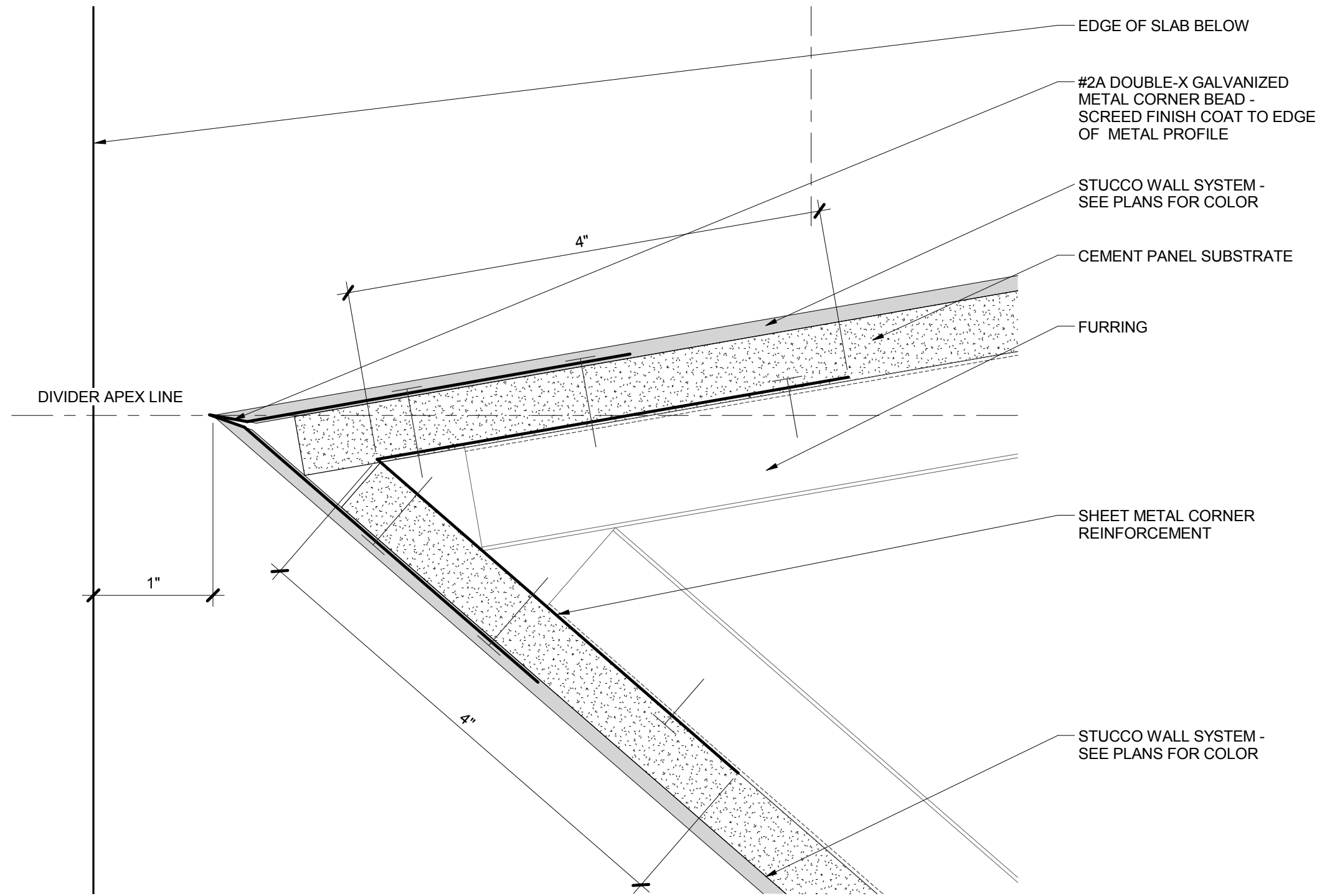


SECTION 1 / C.53A

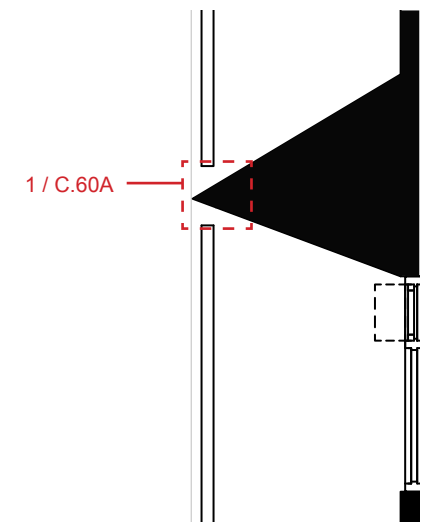


SECTION 2 / C.53A





1 - DECK DIVIDER NOSE DETAIL - FULL SIZE 1'-0" = 1'-0"



KEY PLAN