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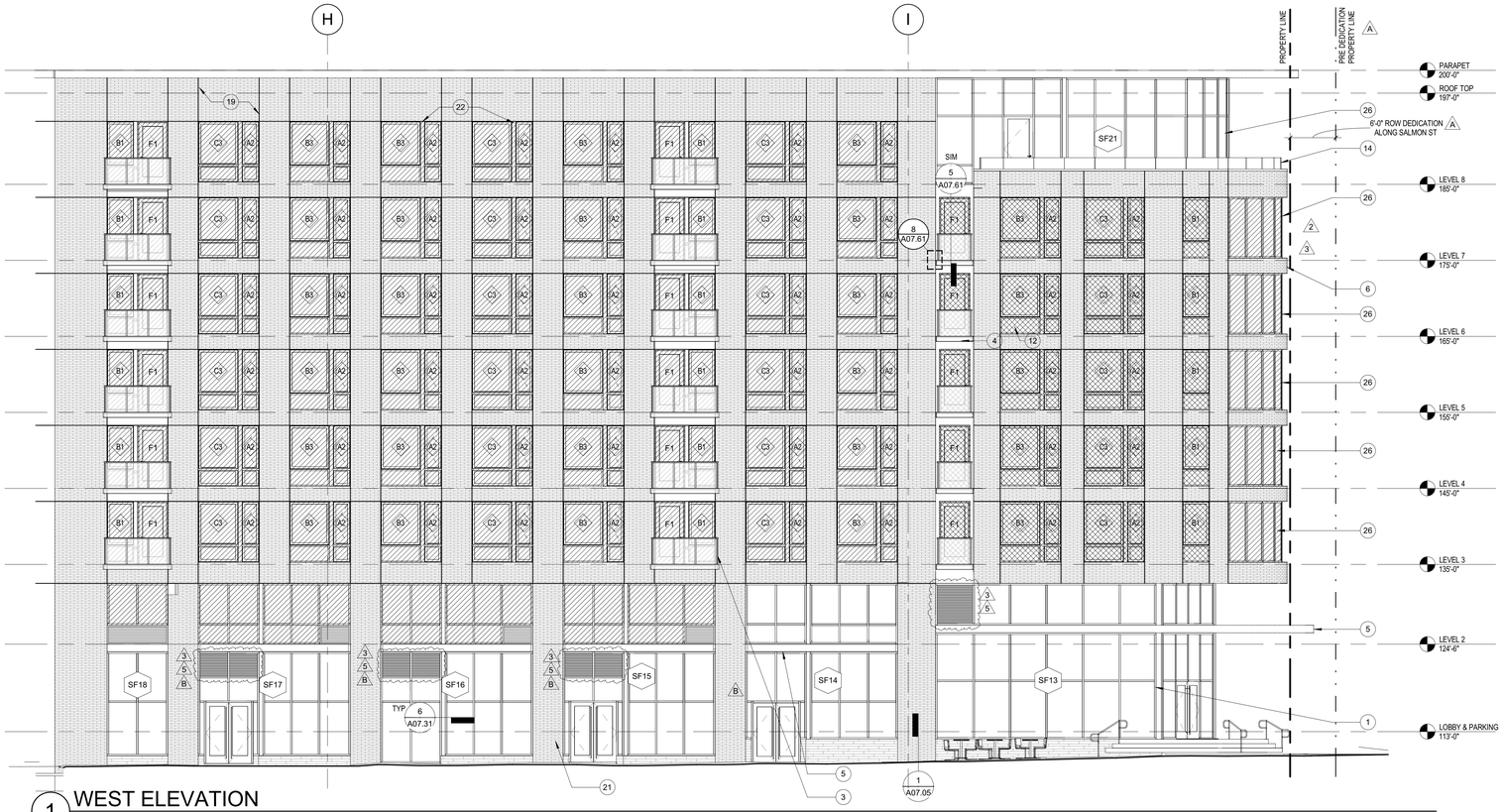
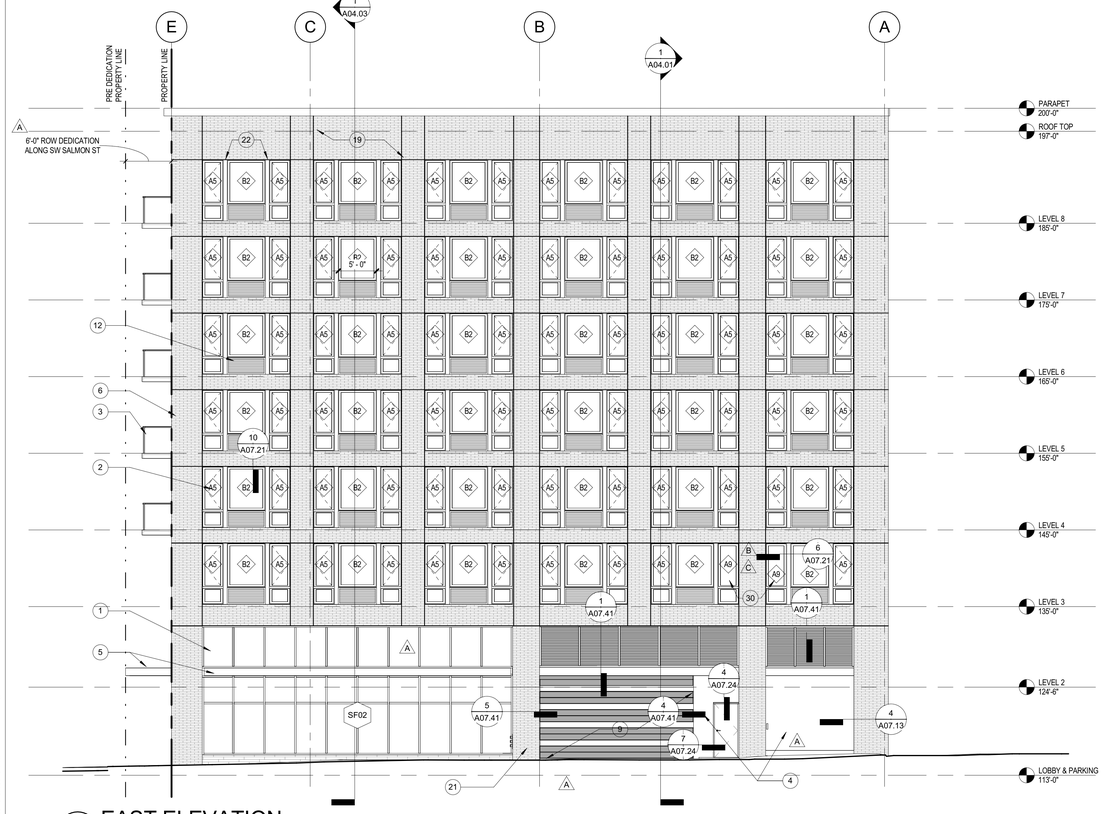
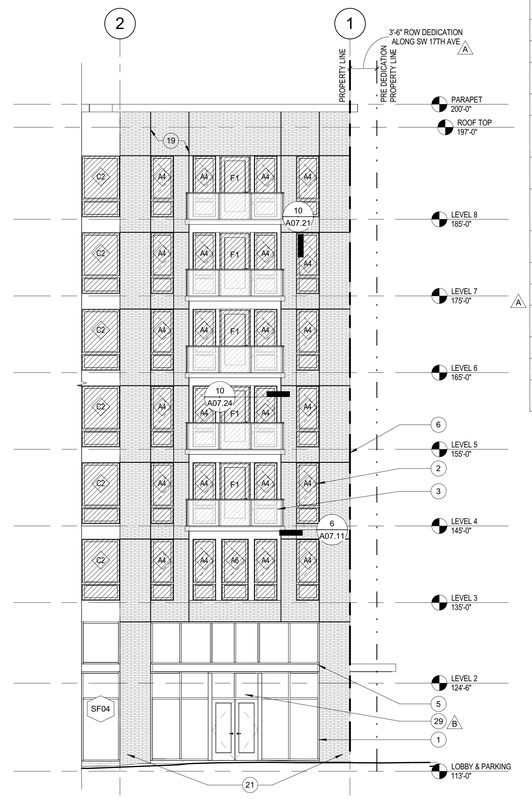


1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES - ELEVATION - EXTERIOR

A. ELEVATION KEYNOTES APPLY TO SHEETS A03.01-A03.03. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE A00.01 & A00.03 FOR WALL ASSEMBLIES

C. *SEE INTERIORS DRAWINGS FOR FURTHER FINISH INFORMATION. TWO UNIT FINISH SCHEMES TO BE PROVIDED AS FOLLOWS: SCHEME A AT LEVELS 3, 5 AND 7. SCHEME B AT LEVELS 2, 4, 6 AND 8. SEE INTERIORS DRAWINGS FOR MATERIALS AND FINISHES AT SCHEMES A AND B*

D. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - EXTERIOR ELEVATIONS

1 08 43 13 - ALUMINUM STOREFRONT WINDOWS
2 08 53 13 - VINYL WINDOW
3 05 50 00 - GLASS AND STEEL BALCONY
4 07 46 46 - (FCP-1) WITH SMOOTH TEXTURE
5 05 50 00 - STEEL CANOPY
6 04 20 01 - MASONRY VENEER
8 STORMWATER PLANTER, SEE CIVIL
9 08 33 23 - COILING GARAGE DOOR WITH VISION SLATS
11 CONCRETE STAIRS WITH STEEL RAILING
12 08 91 00 - ARCHITECTURAL LOUVER
13 03 30 00 - BOARD FORMED CONCRETE STEMWALL, TYP AT STOREFRONT
14 05 73 00 - GLASS RAILING, SEE DELEGATED DESIGN REQUIREMENTS
15 07 62 00 - PREFINISHED SHEET METAL CORNICE, 20 GA MIN
16 07 62 00 - PREFINISHED SHEET METAL PARAPET CAP, 20 GA MIN
17 09 90 00 - ELASTOMERIC COATING, COVER ALL EXPOSED CMU AND CONCRETE ON GRID A
18 07 46 46 - FCP CONTROL JOINT
19 04 20 01 - BRICK CONTROL JOINT
20 07 46 46 - (FCP-2) WITH LINEAR TEXTURE
21 07 19 00 - ANTI-GRAFITTI COATING AT ALL BRICK UP TO LEVEL 3
22 07 62 00 - BRAKE METAL WINDOW PARTITION - MATCH WINDOW COLOR
23 07 62 00 - PREFINISHED SHEET METAL JAMB COVER, SEE EXTERIOR FINISH LEGEND
24 07 62 00 - CONDUCTOR HEAD WITH OVERFLOW AND DOWNSPOUT
25 MECHANICAL SHAFT FOR RETAIL, CAP FOR FUTURE BUILD OUT OF TENANT IMPROVEMENT
26 08 44 13 - ALUMINUM CURTAIN WALL WINDOWS
27 03 30 00 - CAST IN PLACE SHOTCRETE WALL, STEP TOP OF WALL TO MAINTAIN 6" MIN ABOVE ADJACENT GRADE
28 04 20 00 - CONTINUOUS CMU CONSTRUCTION JOINT
B 29 10 14 00 - BUILDING ADDRESS, SEE G00.04
C 30 08 53 13 - NON-OPERABLE WINDOW, SEE WINDOW SCHEDULE.
31 07 46 46 - FCP-3, PAINTED
32 07 46 46 - FCP-3 RECESS HORIZONTAL EDGE TRIM, TYP AT HORIZONTAL JOINTS
3 33 07 46 46 - FCP-3 SURROUND INSIDE CORNER TRIM, TYP AT INSIDE CORNERS
34 07 46 46 - FCP-3 RECESS OUTSIDE CORNER TRIM, TYP AT OUTSIDE CORNERS
35 07 46 46 - FCP-3 RECESS VERTICAL TRIM, TYP AT VERTICAL JOINTS

LEGEND - EXTERIOR ELEVATIONS

BOARD FORM CONCRETE
MASONRY CLADDING - NORMAN SIZE BRICK, RUNNING BOND
HIGH DENSITY FIBER CEMENT PANEL WITH LINEAR TEXTURE - FCP1
HIGH DENSITY FIBER CEMENT PANEL WITH SMOOTH TEXTURE - FCP 2
CONCRETE BLOCK
3 OITC 28 GLAZING
OITC 30 GLAZING
A HIGH SPEED ROLL UP DOOR SLAT: VISION PANEL
HIGH SPEED ROLL UP DOOR SLAT: VENTILATED

EXTERIOR MATERIAL & FINISH LEGEND

SPEC SECTION	TITLE	ELEVATION KEYNOTE	LOCATION	PRODUCT/DESCRIPTION	FINISH SYSTEM	COLOR
08 43 13	ALUMINUM FRAMED STOREFRONTS	1	SOUTH, EAST, WEST ELEVATIONS ON LEVELS 1&2	SEE SPECIFICATIONS	ANODIZED	BLACK
08 44 13	GLAZED ALUMINUM CURTAIN WALLS	26	SW CORNER WINDOWS LEVEL 3-7; CLUB ROOM TERRACE	SEE SPECIFICATIONS	ANODIZED	BLACK
08 53 13	VINYL WINDOWS & DOORS	2	ALL FACADES	VINYL WINDOWS/DOORS	FACTORY GEL COATING	BLACK EXT./ WHITE INT.
05 50 00	BALCONY	3	SOUTH, EAST, WEST FACADES	STEEL BALCONIES	09 96 00 - HIGH PERFORMANCE COATING	BLACK
07 46 46	FIBER CEMENT SIDING (FCP-2); LINEAR TEXTURE	2, A, 20	NORTH FAÇADE AND COURTYARD	EQUITONE LINEA	INTEGRAL THROUGH PANEL FINISH	LT20
07 46 46	FIBER CEMENT SIDING (FCP-1); SMOOTH TEXTURE	4	NORTH FAÇADE, COURTYARD FACADES, EXTERIOR SOFFITS AT STOREFRONT NICHES, BALCONIES, CANOPIES AND CLUB ROOM TERRACE	EQUITONE TECTIVA	INTEGRAL THROUGH PANEL FINISH	LT20
05 50 00	STEEL CANOPY	5	SOUTH, EAST, WEST FACADES ON LEVEL 1	STEEL FRAMED CANOPY WITH FIBER CEMENT (FCP-1) SOFFIT	09 96 00 - HIGH PERFORMANCE COATING	HPC: GREY
04 20 01	MASONRY VENEER	6	NORTH, SOUTH, EAST, WEST, FACADES	CLAY FACING BRICK, MUTUAL MATERIALS, NORMAN AND CUSTOM SHAPES	ANTI-GRAFFITTI COATING UP TO TOP OF LEVEL 1	SEE SPECIFICATIONS
08 33 23	COILING GARAGE DOOR	9	PARKING GARAGE ENTRY	OVERHEAD COILING DOOR	PERFORATED & SOLID ALUMINUM SLAT CURTAIN	BLACK ANODIZED
32 13 13	CONCRETE STAIRS	11	SW CORNER LEVEL 1	RETAIL ENTRY STAIRS	SEE CIVIL	SEE CIVIL, CLEAR SEAL
05 73 13	DECORATIVE EXTERIOR METAL RAILING	11	SW CORNER LEVEL 1	LED RAILING AT RETAIL ENTRY	STAINLESS STEEL	BLACK
08 91 00	ARCHITECTURAL LOUVER	12	PTHPS IN WINDOW BAYS	HORIZONTAL BLADE, FORMED GALVANIZED STEEL	SUPERIOR PERFORMING ORGANIC COATINGS	NA
03 30 00	BOARD FORMED CONCRETE STEMWALL	13	STOREFRONT SILLS AT LEVEL 1	BOARD FORMED	2 CLASS B FINISH; ANTI GRAFFITTI	CLEAR SEAL
07 62 00	PREFINISHED SHEET METAL CORNICE	15	CORNICE AT TOP OF PARAPET	22 GA SHEETMENTAL	PREFINISHED TO MATCH CANOPY	GREY A
09 90 00	PAINTING AND COATING	17	NORTH FAÇADE AT EXPOSED CONCRETE AND CMU INFILL BELOW LEVEL 3	ELASTOMERIC PAINT	TBD	GREY A

City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 02/11/20
Project: 19-105743-REV-01-CO

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND OREGON 97209
P: 503.445.7372
F: 503.445.7395
SERADESIGN.COM

REGISTERED ARCHITECT 3660 KURT K. SCHULTZ PORTLAND, OR STATE OF OREGON

18S
GREYSTAR
1715 SW Salmon St
Portland, OR 97205

REVISIONS

2	ADDENDUM 2	05/09/2019
A	PERMIT RESPONSE 1	06/03/2019
B	PERMIT RESPONSE 2	08/09/2019
C	PERMIT RESPONSE 3	09/18/2019
3	AB-01	09/27/2019
5	AB-04	12/11/2019

CHECKED BY: Checker
ISSUE DATE: 27 SEP 2019
PROJECT NO: 1803002

EXTERIOR ELEVATIONS
A03.02

Construction Set

12/10/2019 8:19:46 PM SERA Design and Architecture, Inc.