

7' x 11' 1/2"  
 8' x 11' 1/2"  
 7' x 11' 1/2"  
 3' x 8'

22' 1/2" x 3'  
 22' 1/2" x 3'  
 3' x 8'

**LEGEND:**

C.M.U. WALL W/ BRICK FACE/CAP (SEE ARCHITECTURAL)	C.M.U. WALL W/ BASALT VENEER (1) SIDE + CAP	GROUNDCOVERS	CONG. BENCH W/ TIMBER SEAT
C.I.P. CONC. WALL	COLUMBIA RIVER BASALT DRY STACK WALL W/GROUT	P&G GRAVEL	CONG. BENCH W/BASALT SEAT
C.M.U. WALL W/ BASALT VENEER (2) SIDES + CAP	WATER FEATURE	1' - 3" SAND PEBBLE	SCORED CONCRETE
C.I.P. CONC. COLUMN W/BASALT VENEER (SEE ARCHITECTURAL)	1' - 3" ROUND RIVER ROCK	4" - 8" BASALT RUBBLE	18"X18" CONC. PAVER GRAVEL SET
CONC. BASE W/ TILE VENEER	CONC. BASE W/ TILE VENEER	4" - 8" BASALT RUBBLE	12"X12" CONC. PAVER GRAVEL SET

**BOULDERS**  
 1 TO 3 TON WINDSWEEP BASALT BOULDERS

**HARDSCAPE**  
 C.I.P. = CAST IN PLACE  
 P.A. = PLANTING AREA  
 SIM. = SIMILAR  
 TYP. = TYPICAL  
 W/ = WITH

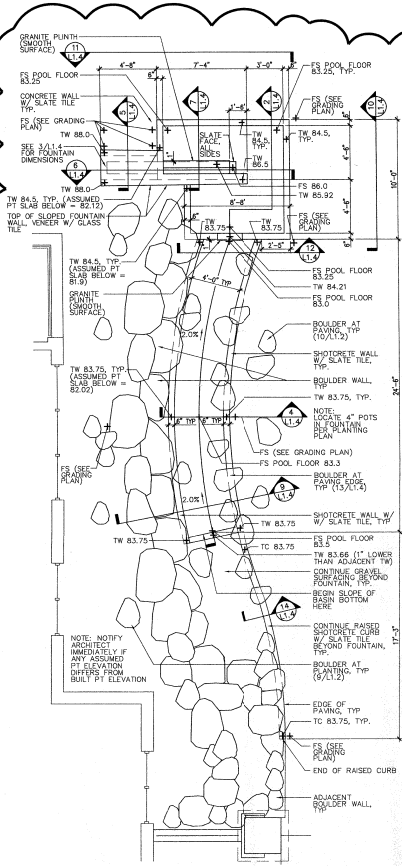
1. ALL NON-HARD SURFACED AREAS TO RECEIVE SOIL PREPARATION, PLANTINGS OF SHRUBS, GROUND COVERS MULCH AND IRRIGATION.
2. SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS.



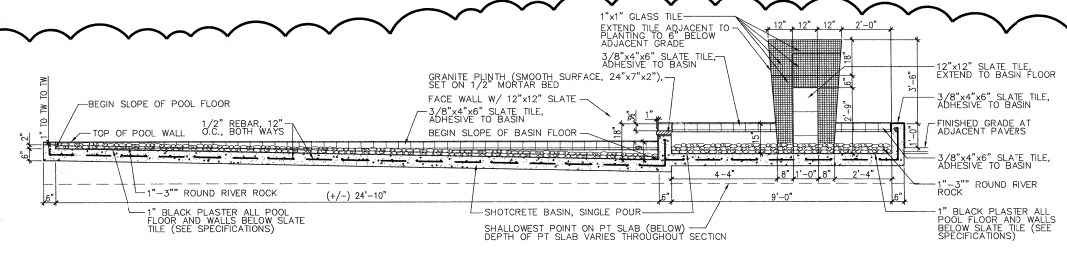
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DATE: 03.10.05  
 R/W: 0411899  
 P/E: X178-15484  
 DRAWN: TB  
 CHECKED: SS

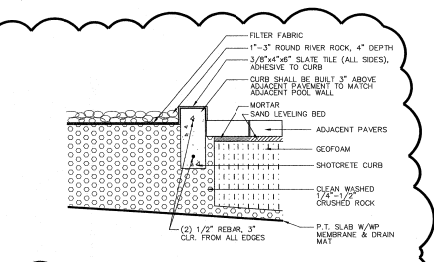
LANDSCAPE CONSTRUCTION PLAN



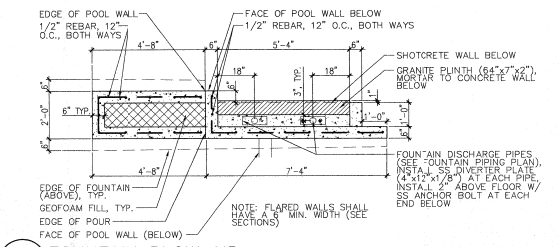
1 FOUNTAIN PLAN BLOWUP RALEIGH STREET  
 0414Fount\_Raleigh.dwg 1/4" = 1'-0"



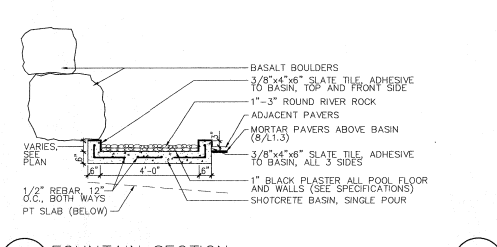
2 FOUNTAIN SECTION RALEIGH STREET  
 0414RaleighFount\_Sect.1.dwg 1/2" = 1'-0"



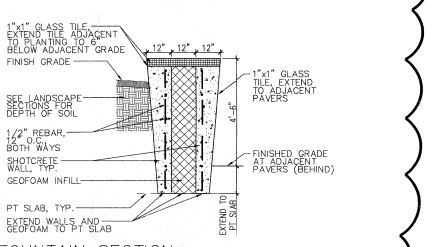
14 SLATE CURB AND GRAVEL AT PAVING  
 0414CurbPaverFount.dwg 1" = 1'-0"



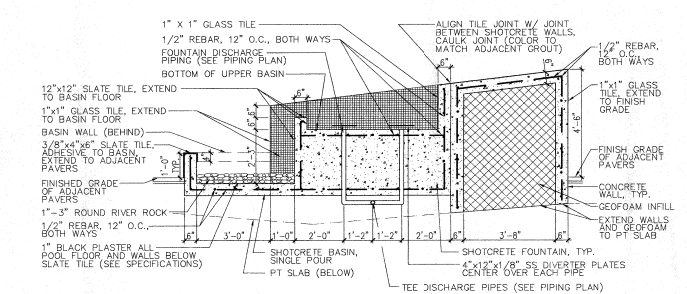
3 FOUNTAIN BLOW-UP RALEIGH STREET  
 0414RaleighFount\_Blowup.dwg 1/2" = 1'-0"



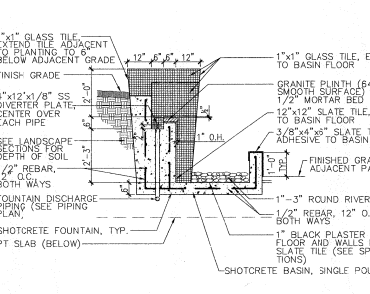
4 FOUNTAIN SECTION RALEIGH STREET  
 0414Basin-Raleigh-Worst.dwg 1/2" = 1'-0"



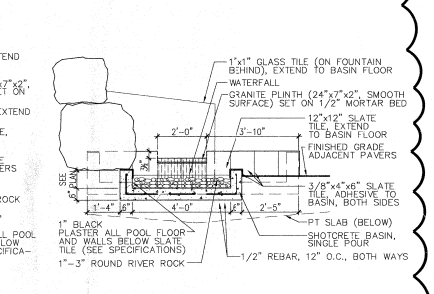
5 FOUNTAIN SECTION RALEIGH STREET  
 0414RaleighFount\_Sec4.dwg 1/2" = 1'-0"



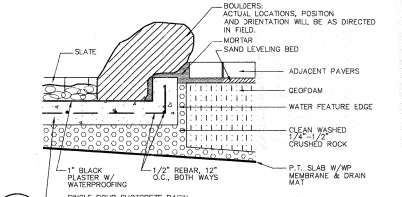
6 FOUNTAIN SECTION RALEIGH STREET  
 0414RaleighFount\_Sec2.dwg 1/4" = 1'-0"



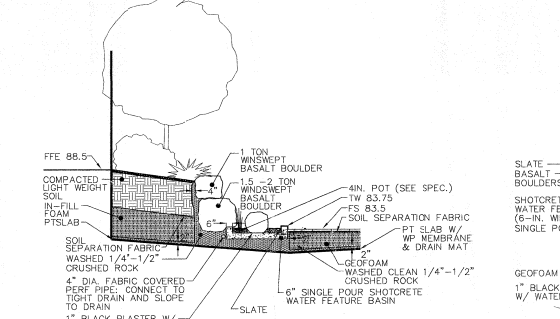
7 FOUNTAIN WALL ELEVATION RALEIGH STREET  
 0414RaleighFount\_Sec3.dwg 1/4" = 1'-0"



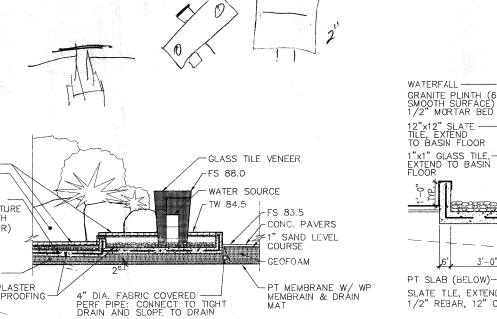
12 FOUNTAIN ELEVATION RALEIGH STREET  
 0414RaleighFount\_Sec5.dwg 1/4" = 1'-0"



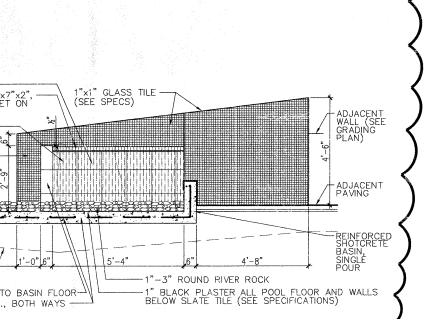
8 TYPICAL BOULDER AT FOUNTAIN EDGE  
 0414BoulderPaverFount.dwg 1" = 1'-0"



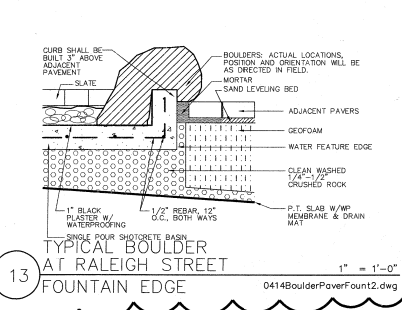
9 FOUNTAIN SECTION RALEIGH STREET  
 0414Fount\_Raleigh-Sect4.dwg 1/4" = 1'-0"



10 FOUNTAIN ELEVATION RALEIGH STREET  
 0414WRF Raleigh.dwg 1/4" = 1'-0"

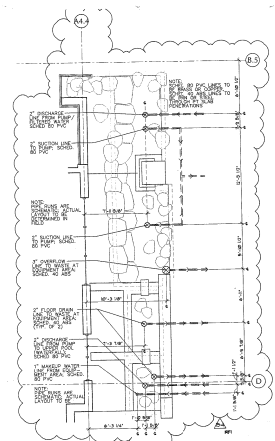


11 FOUNTAIN ELEVATION RALEIGH STREET  
 0414RaleighFount\_Elev.dwg 1/2" = 1'-0"

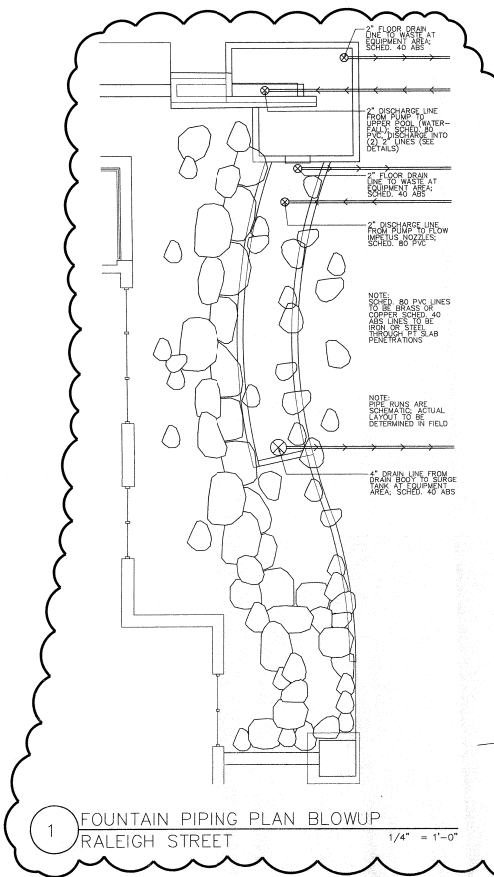


13 TYPICAL BOULDER AT RALEIGH STREET FOUNTAIN EDGE  
 0414BoulderPaverFount2.dwg 1" = 1'-0"

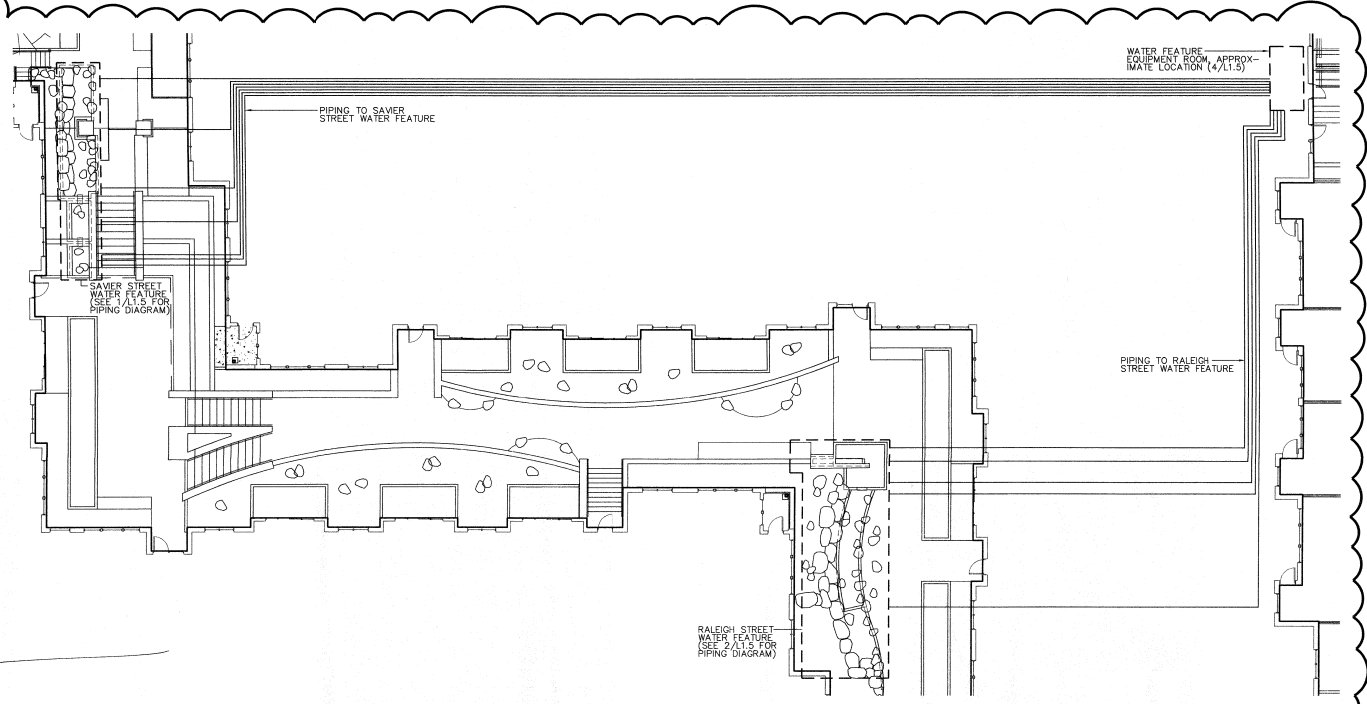




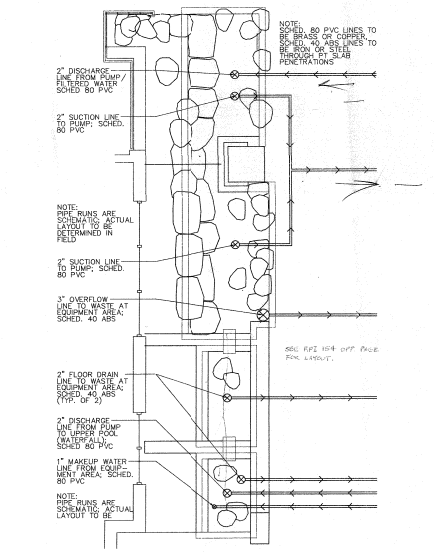
① FOUNTAIN PLAN BLOWUP - SAVIER STREET  
1/24/12



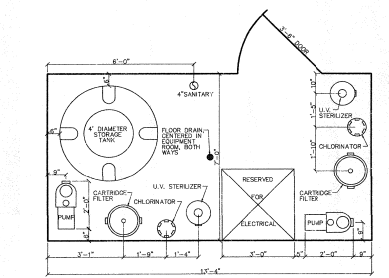
1 FOUNTAIN PIPING PLAN BLOWUP  
RALEIGH STREET  
1/4" = 1'-0"



2 FOUNTAIN PIPING PLAN  
1" = 10'-0"

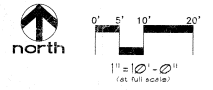


3 FOUNTAIN PLAN BLOWUP  
SAVER STREET  
1/4" = 1'-0"



4 FOUNTAIN EQUIPMENT ROOM  
1/2" = 1'-0"

07-26-05

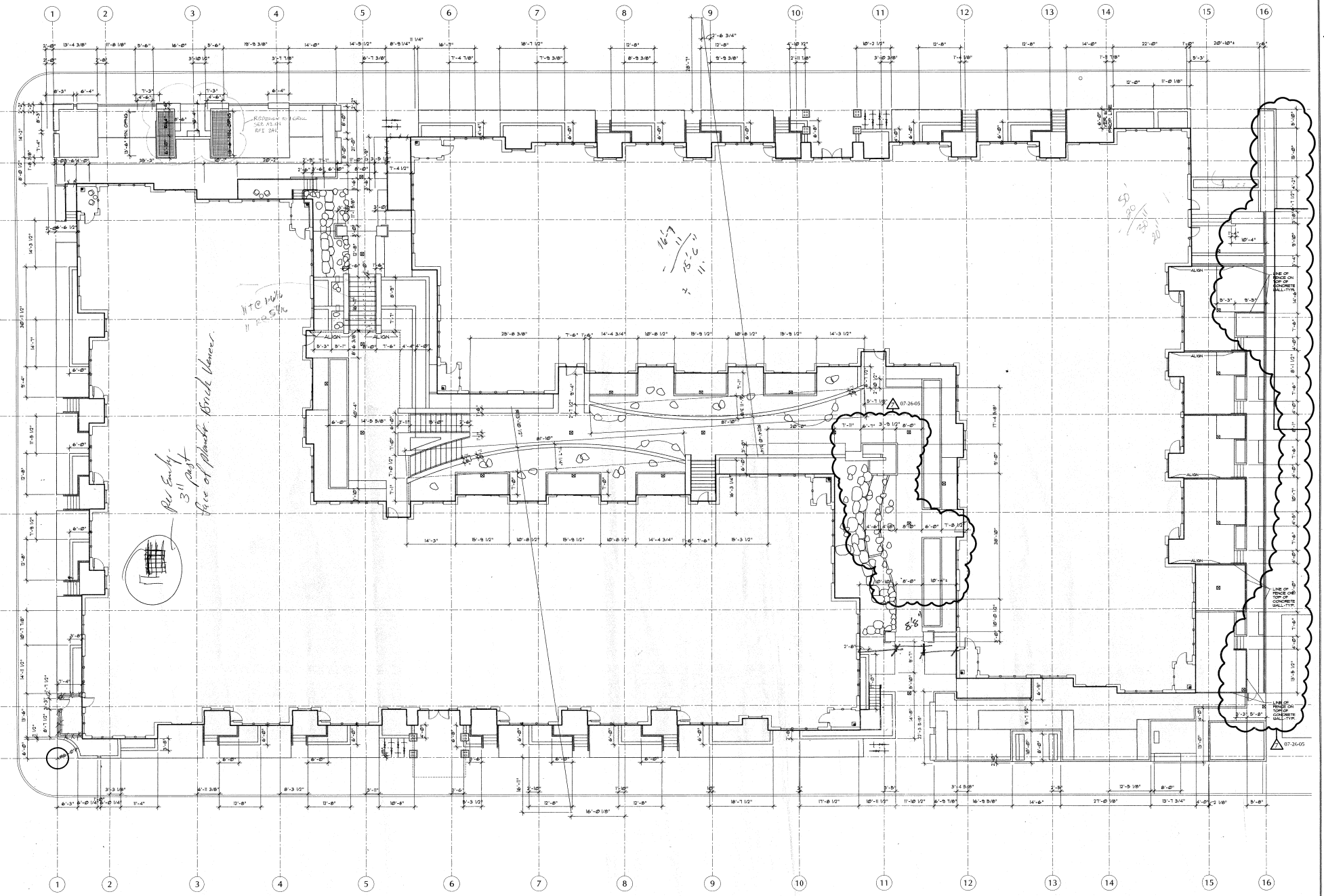


MARK	DATE
△	07-26-05

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LANDSCAPE  
FOUNTAIN  
PIPING PLAN  
& DETAILS

PLOTTED: ROBERT HAMMER 1/23/09 10:42 AM  
 J:\SITE\100\RALEIGH\CONSTR\INSTRUMENTS



Per Emly -  
3" post  
face of plaster brick veneer.

170 MW  
plaster

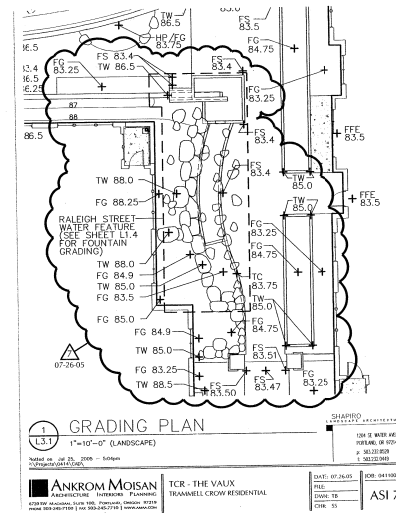
**TCR - THE VAUX**  
TRAMMELL CROW RESIDENTIAL

MARK	DATE
▲	07-26-05

DATE: 03.10.05  
JOB: 041100  
FILE: X17B-2444  
DRAWING:  
CHECKED:  
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SITE LAYOUT PLAN



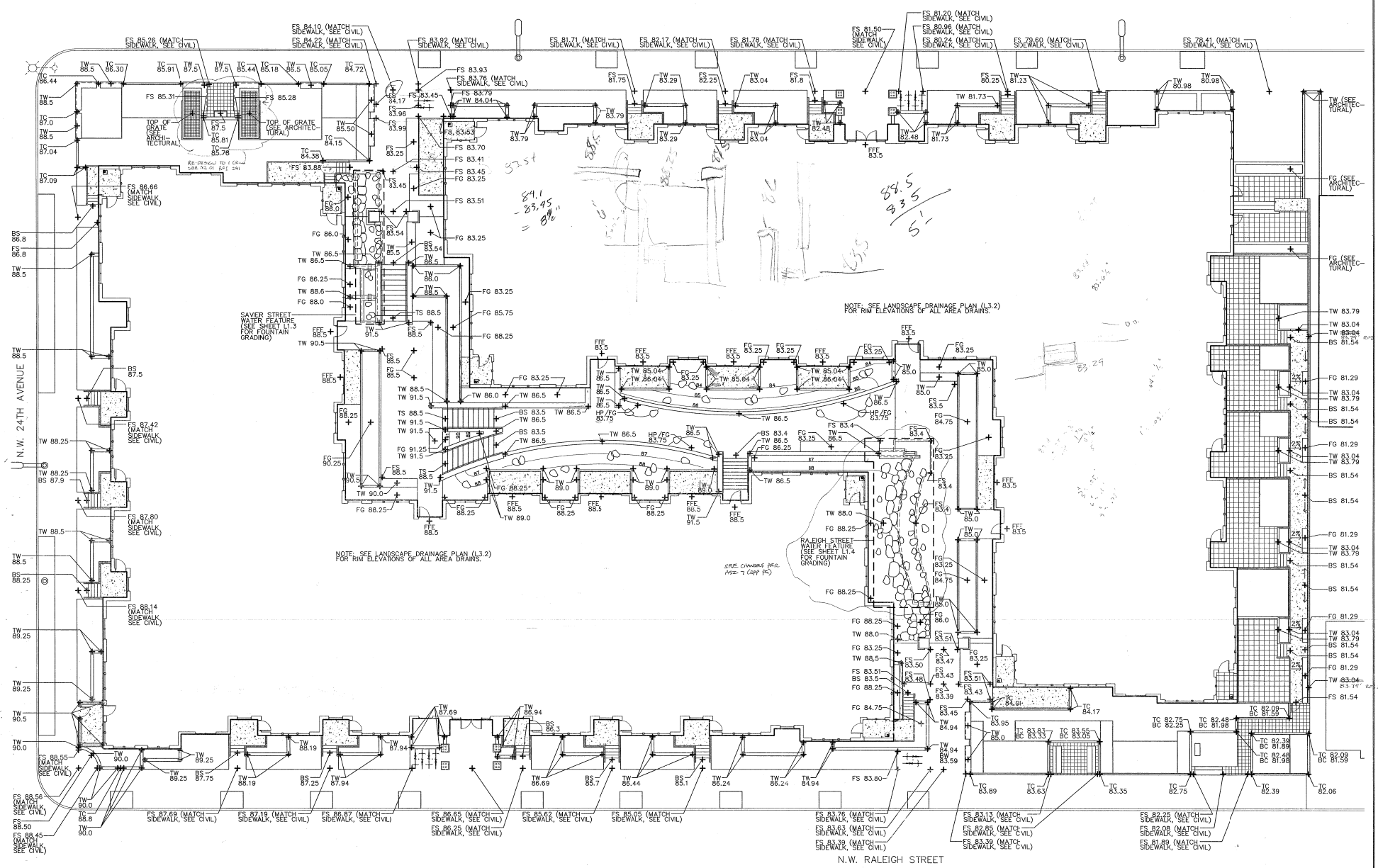




**ANKRUM MOISAN**  
ARCHITECTURE INTERIORS PLANNING  
ARCHITECTURE INTERIORS PLANNING  
6733 SW MACADAM, SUITE 100, PORTLAND, OREGON 97219  
PHONE: 503-249-7100 FAX: 503-249-7170 | WWW.AMKO.COM

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N.W. SAVER STREET



NOTE: SEE LANDSCAPE DRAINAGE PLAN (L3.2)  
FOR RIM ELEVATIONS OF ALL AREA DRAINS.

NOTE: SEE LANDSCAPE DRAINAGE PLAN (L3.2)  
FOR RIM ELEVATIONS OF ALL AREA DRAINS.

SEE CHANGE PER  
ADD-7 (COP. PG.)

N.W. RALEIGH STREET

- LEGEND:**
- DIRECTION OF SLOPE
  - FFE FINISH FLOOR ELEVATION
  - GB GRADE BREAK
  - FS FINISH SURFACE
  - FG FINISH GRADE
  - BS BOTTOM OF STEP
  - TW TOP OF WALL
  - BW BOTTOM OF WALL

- NOTES:**
1. SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS.
  2. SCORELINES AT SIDEWALK NOT SHOWN FOR CLARITY.
  3. SEE CIVIL PLANS FOR ALL SIDEWALK GRADES.

4. GEOFOAM REQUIRED AS FILL AT ALL LOCATIONS BEYOND MAXIMUM REQUIRED DEPTH OF SOIL FOR TREES & PLANTS. DEPTH OF SOIL OVER PT. SLAB IS REQUIRED TO BE A MAXIMUM DEPTH OF 24IN. EXCEPT WHERE TREES ARE TO BE LOCATED. SOIL DEPTH ADJACENT TO TREE ROOT BALLS IS REQUIRED TO BE A MAXIMUM OF 36IN.

MARK	DATE

DATE: 03.10.05  
JOB: 041100  
FILE: TCR-13344  
DRAWN: TB  
CHECKED: SS

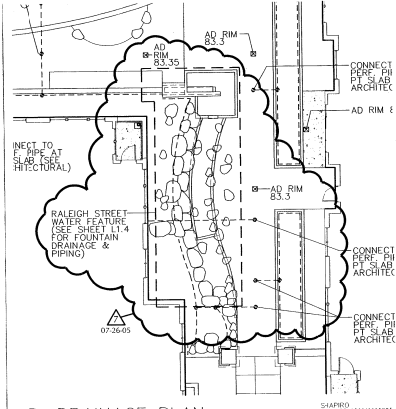
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**LANDSCAPE GRADING PLAN**

L3.1



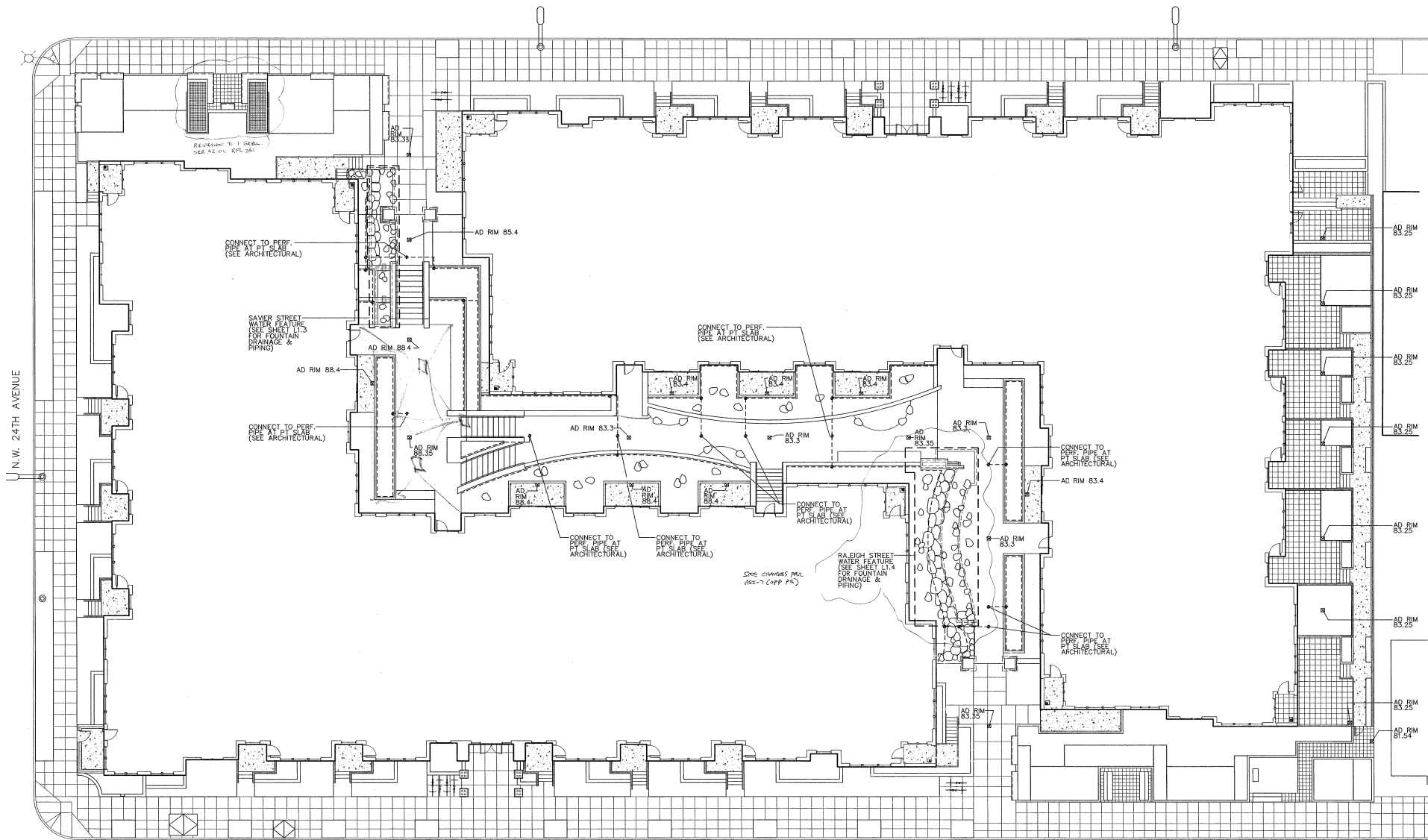


**1** DRAINAGE PLAN  
 1.3.7 1"=10'-0" (LANDSCAPE)

DATE: 07.26.05  
 FILE: TCR-01  
 DRAWN BY: JAC  
 CHECKED BY: JAC

<b>ANKROM MOISAN</b> ARCHITECTS - INTERIORS - PLANNERS <small>14200 E. UNIVERSITY AVENUE, SUITE 100, DENVER, COLORADO 80231          PHONE: 303.733.1000 FAX: 303.733.1001 WWW.AMKM.COM</small>	<b>TCR - THE VALUX</b> TRAMMELL CROW RESIDENTIAL	DATE: 07.26.05	DATE: 08.19.05
		FILE: TCR-01	PROJECT: PERM. ARCHITECT
		DRAWN BY: JAC	NO. 00200000
		CHECKED BY: JAC	DATE: 08.19.05

ASI 7



LEGEND:  
 --- 4" DIA. PERFORATED DRAIN PIPE W/ SOCK  
 (SEE DETAILS 8 AND 9, SHEET 16.2)  
 --- CONNECT TO PERF. PIPE BELOW  
 --- AREA DRAIN CONNECT TO PERF. PIPE AT  
 PT SLAB BELOW (SEE ARCHITECTURAL)  
 AD RIM AREA DRAIN RIM ELEVATION

NOTES:  
 1. SEE PLANTING PLAN FOR  
 PROPOSED STREET TREE  
 LOCATIONS.



REGISTERED  
**ANKROM MOISAN**  
 ARCHITECTURE INTERIORS PLANNING  
 6720 SW MAXWELL BLVD SUITE 100, PORTLAND, OREGON 97219  
 PHONE 503-255-9500 FAX 503-255-9771 WWW.AMKM.COM

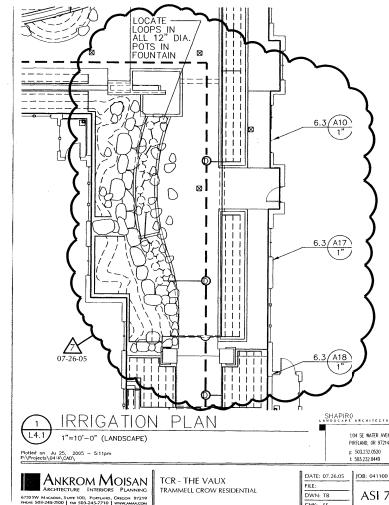
**TCR - THE VAUX**  
 TRAMMELL CROW RESIDENTIAL

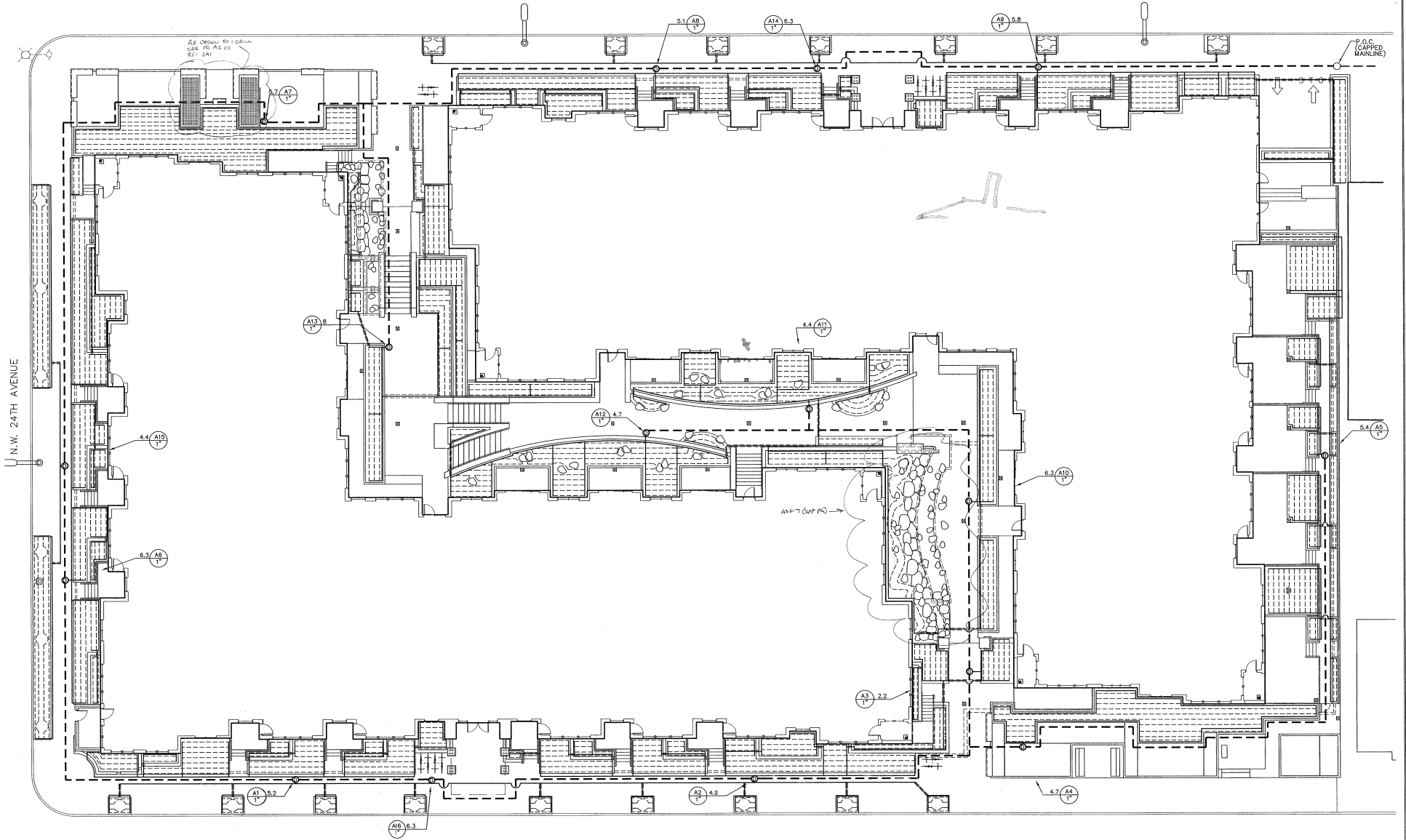
MARK	DATE

DATE: 03.10.05  
 JOB: 041100  
 FILE: 373-2434  
 DRAWN: TB  
 CHECKED: SS

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LANDSCAPE DRAINAGE PLAN





**IRRIGATION MATERIAL LEGEND:**

symbol	description
---	MAINLINE (PRESSURE) PIPE: SCHEDULE 40 PVC (SIZE AS NOTED)
---	SLEEVE: MIN. 4" - SCHEDULE 40 PVC
---	IRRIGATION SOAKER HOSE: 1/2" DIAMETER, MANUFACTURED BY FISKARS
---	SOAKER HOSE "MANIFOLD" PIPE: 1", SCHEDULE 40 PVC
⊙	DRIP IRRIGATION CONTROL VALVE ASSEMBLY (USE IN SOAKER HOSE ZONES)
⊠	CONTROLLER: RAINBIRD ESP SERIES (L1000LW 500T 2P2V4G 20A) RPS-1053

**CONTROL VALVE NUMBER**  
 View Number  
 A1-5.2 - G.P.M.  
 View Site

- NOTES:**
1. PIPING IS LAYOUT IS DIAGRAMATIC AND SHALL BE PLACED IN PLANTING BEDS.
  2. SEE PLANTING PLAN FOR PROPOSED STREET TREE LOCATIONS.
  3. SCORELINES AT SIDEWALK NOT SHOWN FOR CLARITY.
  4. PROVIDE SLEEVES, BRIDS, SHOWN AND IN ALL AREAS WHERE A LATERAL LINE (MANIFOLD) OR MAIN LINE ROUTE UNDER PAVEMENT.
  5. SLEEVE LAYOUT IS DIAGRAMATIC. ALL SLEEVES SHALL EXTEND ENTIRE LENGTH UNDER PAVEMENT OR THROUGH C.I.P. CONCRETE FROM PLANTING BED TO PLANTING BED.

MARK	DATE

DATE: 03.10.05
JOB: 041100
TITLE: 5118-0404
DRAWN: TB
CHECKED: SS

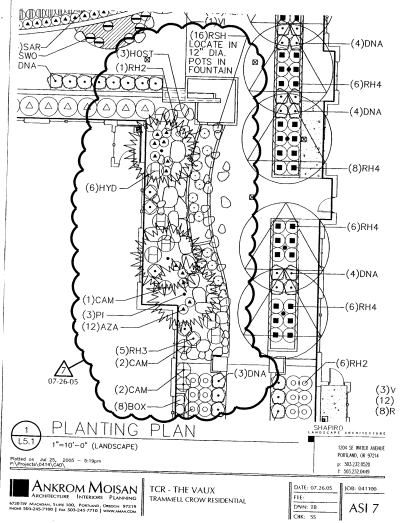
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**LANDSCAPE IRRIGATION PLAN**



DESIGNED BY: ROBERT SAUER, LICENSED LANDSCAPE ARCHITECT  
 DRAWN BY: TERRY BROWN, LICENSED LANDSCAPE ARCHITECT  
 CHECKED BY: STEVE SMITH, LICENSED LANDSCAPE ARCHITECT





**PLANTING PLAN**  
 1"=10'-0" (LANDSCAPE)  
 07-26-05  
 153

ANKROM MOISAN  
 ARCHITECTURE INTERIORS PLANNING  
 1000 15TH AVENUE, SUITE 1000  
 DENVER, CO 80202  
 TEL: 303.733.1000  
 FAX: 303.733.1001  
 WWW.ANKROMMOISAN.COM

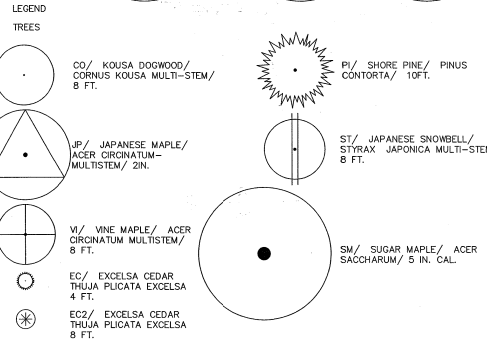
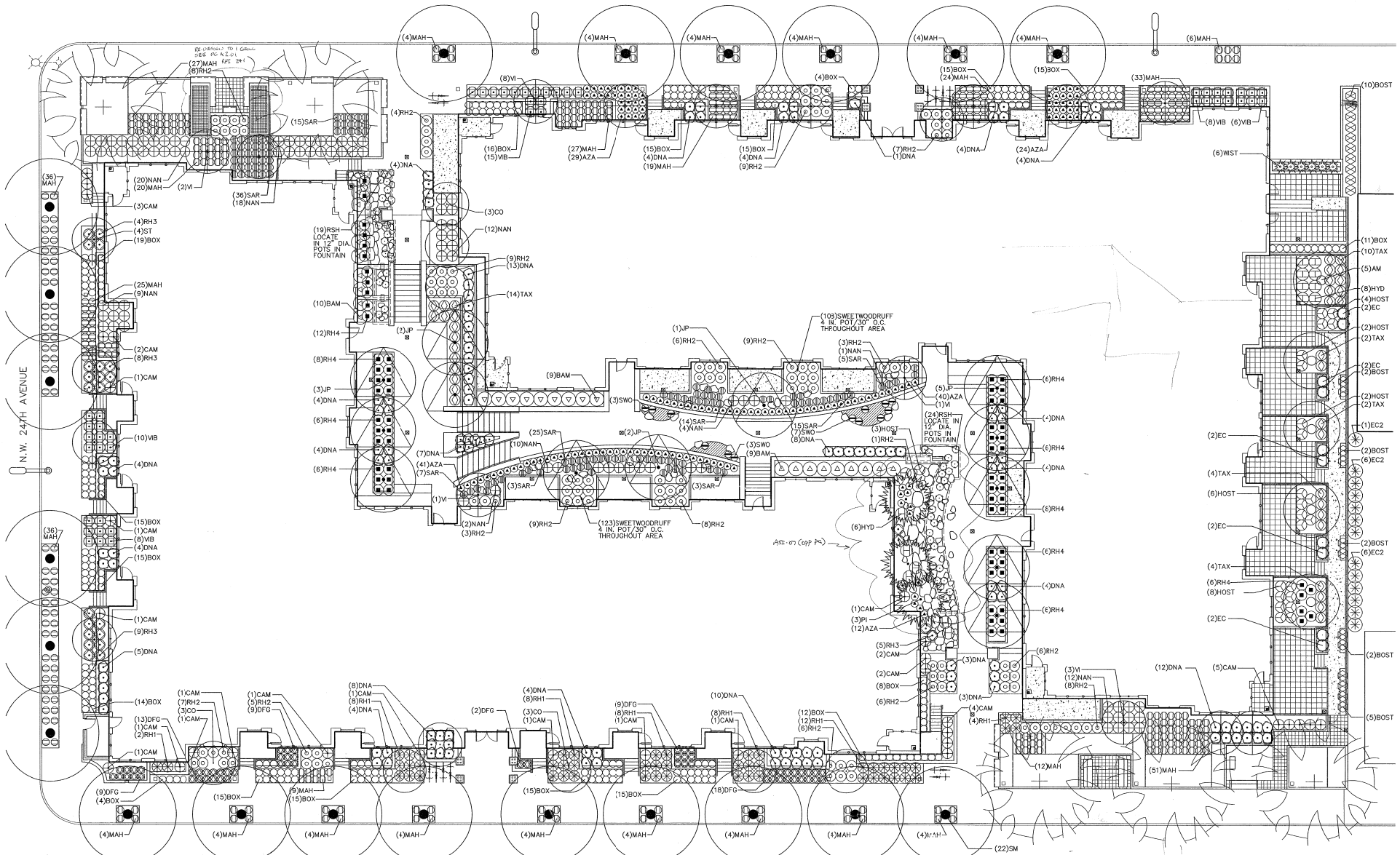
TCR - THE VALIX  
 TRAMMELL CROW RESIDENTIAL

DATE: 07.26.05  
 FILE:  
 DRAW: 15  
 CHK: SS

100% 2 WEEK BIDDING  
 PERMIT: 18-074  
 OF: 30/22/05  
 & 30/22/05

ASI 7

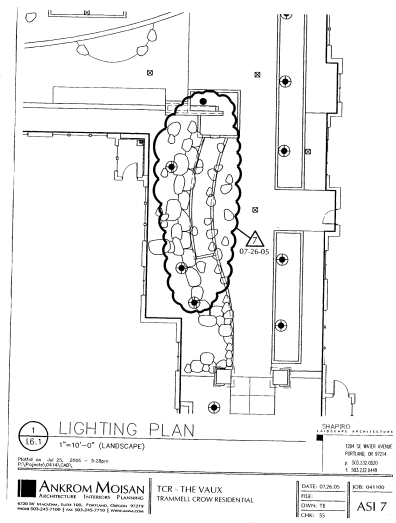
55  
60



- SHRUBS**
- AZA/ AZALEA/ AZALEA PEARL BRADFORD/ 2 GAL.
  - BAM/ ROBUSTA BAMBOO/ FARGESIA ROBUSTA BAMBOO/ 15 GAL./8FT.HGT.
  - BOX/ BOXWOOD GREEN BEAUTY/ BUXUS MICROPHYLLA JAPONICA GREEN BEAUTY/ 24"
  - CAM/ JAPANESE CAMELLIA/ CAMELLIA SASANQUA KANJURO/ 5 GAL.
  - DAP/ WINTER DAPHNE/ DAPHNE ODORA/ 3 GAL.
  - DFG/ DWARF FOUNTAIN GRASS/ PENNISSETA ALOPECUROIDES HAMELNI/ 1 GAL.
  - DNA/ HARBOUR DWARF NANDINA/ NANDINA DOMESTICA HARBOUR DWARF/ 2 GAL.
  - HYD/ LACECAP HYDRANGEA/ HYDRANGEA MACROPHYLLA LACECAP/ 5 GAL.
  - NAN/ HEAVENLY BAMBOO/ NANDINA DOMESTICA/ 1 GAL.
  - MAH/ DWARF OREGON GRAPE/ MAHONIA ACQUIFOLIA COMPACTA/ 2 GAL.
  - RH1/ RHODODENDRON/ R. DAFNIOIDES/ 24" HGT./WIDTH
  - RH2/ RHODODENDRON/ R. CUNNINGHAM WHITE/ 24" HGT./WIDTH
  - RH3/ RHODODENDRON/ R. BOW BELLS/ 24" HGT./WIDTH
  - RH4/ RHODODENDRON/ R. DORA AMATEUS/ 24" HGT./WIDTH
  - RSH/ SOFT-STEM BURBURN/ SCORPUS TABERNAMONTANI/ 4" POT
  - SAR/ SARCOCOA/ SARCOCOA HOOKERIANA HUMILIS/ 1 GAL.
  - SWO/ SWORD FERN/ POLYSTICHUM MUNITLM/ 1 GAL.
  - TAX/ ENGLISH YEW/ TAXUS HICKS/ 30IN HGT.
  - VIB/ DAVID VIBURNUM/ VIBURNUM DAVIDII/ 2 GAL.

- PERENNIALS**
- HOST/ HOSTA/ HOSTA SIEBOLDIANA/ 1 GAL.
  - WST/ CHINESE WISTERIA/ WISTERIA CHINENSIS/ 5 GAL.
  - BOST/ BOSTON IVY/ PARTHENOSSUS TRICUSPIDATA GREEN SHOWERS/ 2 GAL.
- NOTES:**
- SCORELINES AT SIDEWALK NOT SHOWN FOR CLARITY.
  - GEOFORM REQUIRED AS FILL AT ALL LOCATIONS BEYOND MAXIMUM REQUIRED DEPTH OF SOIL FOR TREES & PLANTS.
  - DEPTH OF SOIL OVER PT SLAB IS REQUIRED TO BE A MAXIMUM DEPTH OF 24IN. EXCEPT WHERE TREES ARE TO BE LOCATED. SOIL DEPTH ADJACENT TO TREE ROOT BALLS IS REQUIRED TO BE A MAXIMUM OF 36IN.





16.1

LIGHTING PLAN

1"=10'-0" (LANDSCAPE)

ANKROM MOISAN  
ARCHITECTURE

TCR - THE VALIX  
TRAMMELL CROW RESIDENTIAL

DATE: 02.26.16  
SCALE: 1"=10'-0"  
SHEET: 16.1  
OF: 55

ASI 7

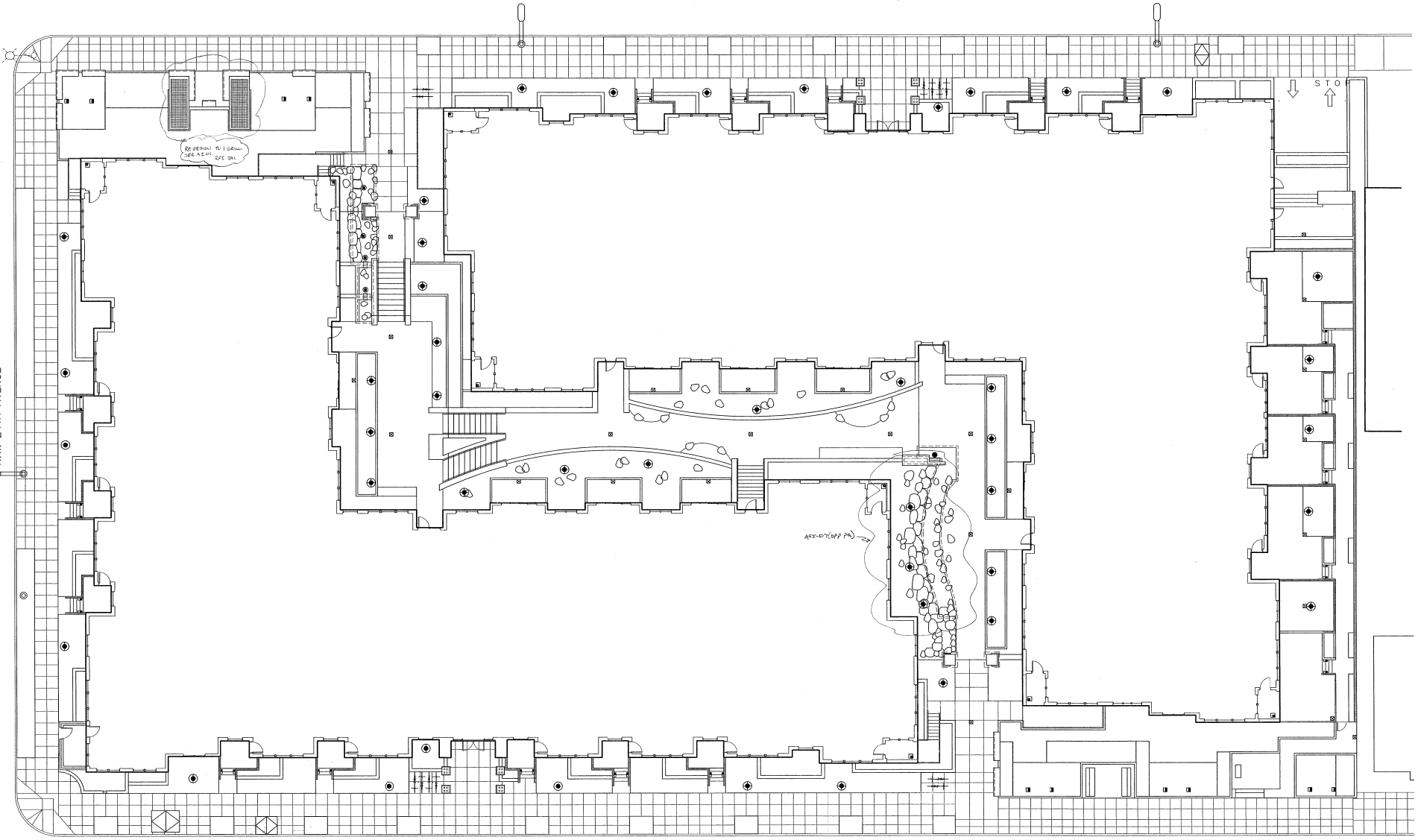




**ANKROM MOISAN**  
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6720 SW MACADAM, SUITE 100, PORTLAND, OREGON 97219  
PHONE 503-249-1001 FAX 503-249-7170 | WWW.AMARCH.COM

**TCR - THE VAUX**  
TRAMMELL CROW RESIDENTIAL

N.W. 24TH AVENUE



Request for Information 107  
Owner: See RFI 107

Project #	TCR 10000000
Project Name	TCR 10000000
Project Location	6720 SW Macadam, Suite 100, Portland, OR 97219
Requester	ANKROM MOISAN ARCHITECTURE INTERIORS PLANNING
Request Date	03/10/05
Request Description	Request for information regarding lighting fixtures and their locations.

- LEGEND:
- UPLIGHT (LOW VOLTAGE)
  - ⊕ UPLIGHT
  - POOL LIGHT
  - WATER FEATURE NICHE LIGHT
  - PATH LIGHT LOCATION SEE ELECTRICAL
  - WALL LIGHT LOCATION SEE ELECTRICAL
- NOTES:
1. SEE PLANTING PLAN FOR STREET TREE LOCATIONS.



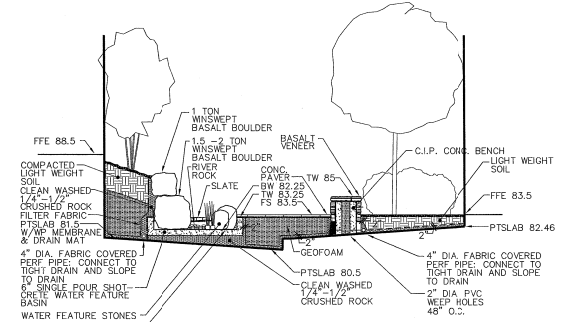
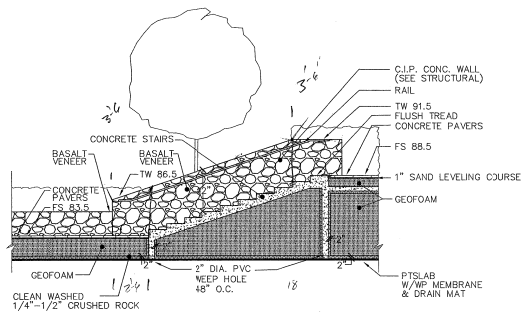
MARK	DATE

DATE: 03/10/05  
JOB: 041100  
FILE: S-TR-38844  
DRAWN: TB  
CHECKED: SS

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LANDSCAPE LIGHTING PLAN

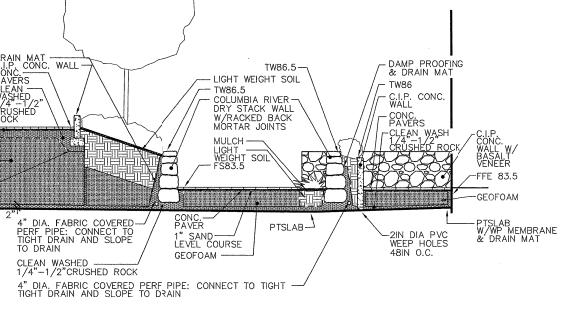
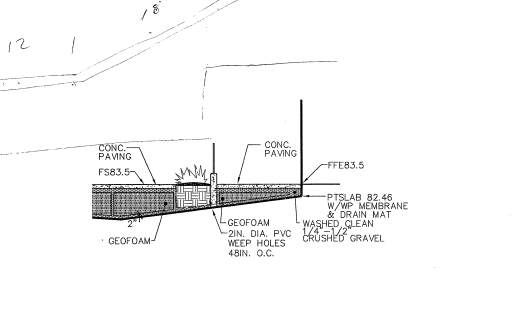
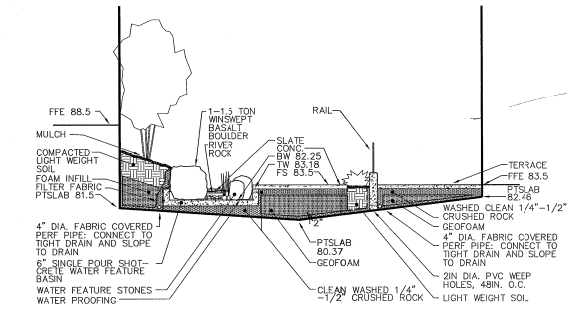
L6.1



1 NOT USED

2 SECTION 2  
1/4"=1'-0"

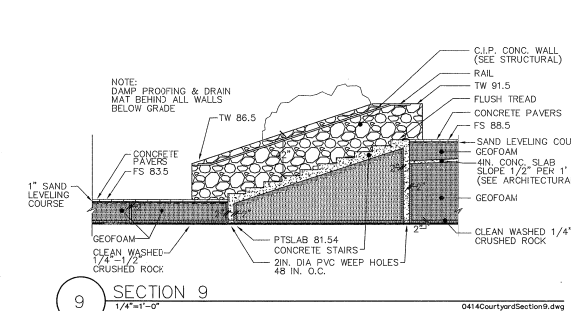
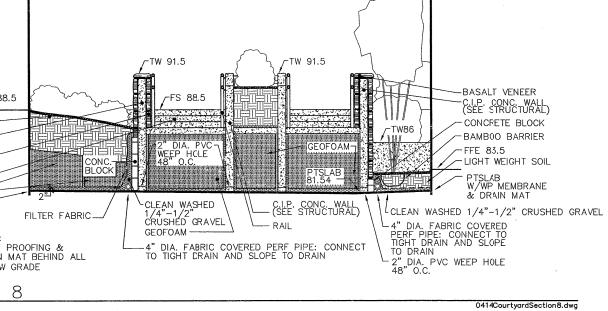
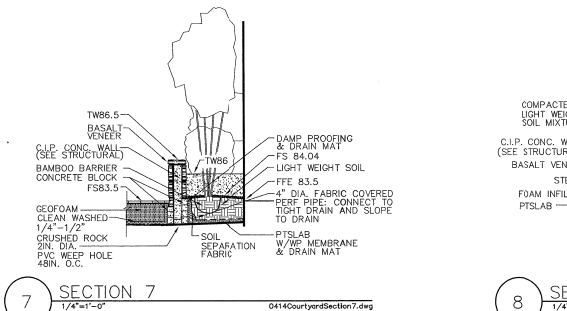
3 SECTION 3  
1/4"=1'-0"



4 SECTION 4  
1/4"=1'-0"

5 SECTION 5  
1/4"=1'-0"

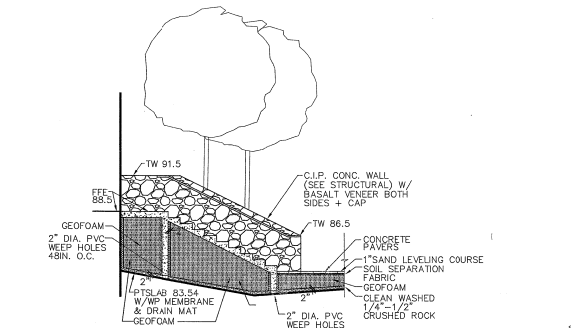
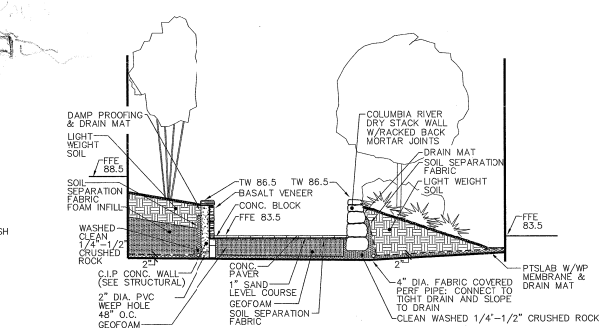
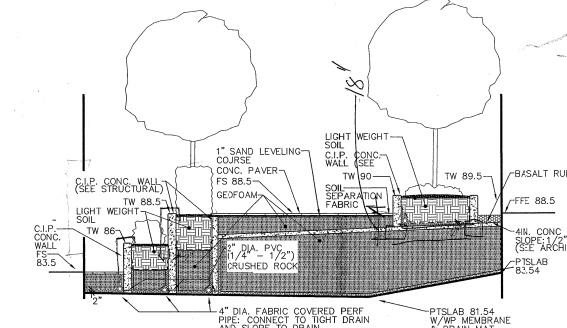
6 SECTION 6  
1/4"=1'-0"



7 SECTION 7  
1/4"=1'-0"

8 SECTION 8  
1/4"=1'-0"

9 SECTION 9  
1/4"=1'-0"



10 SECTION 10  
1/4"=1'-0"

11 SECTION 11  
1/4"=1'-0"

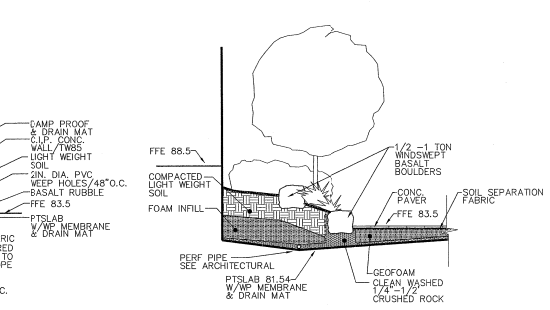
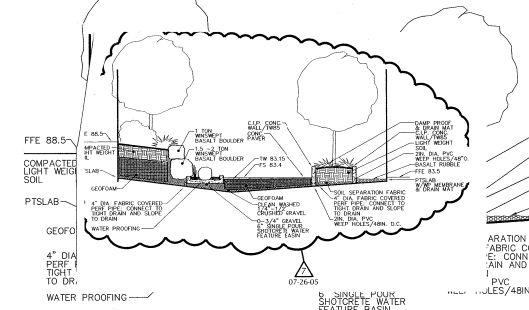
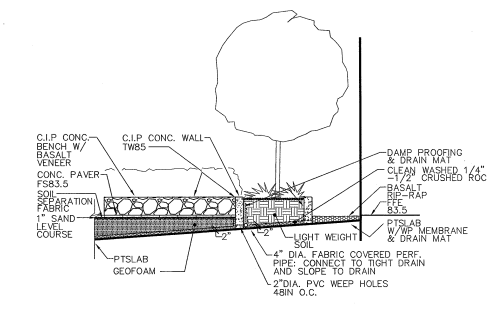
12 SECTION 12  
1/4"=1'-0"

MARK	DATE

DATE: 03.10.05  
JOB: 041100  
FILE: 0411-0044  
DRAWN: TB  
CHECKED: SS

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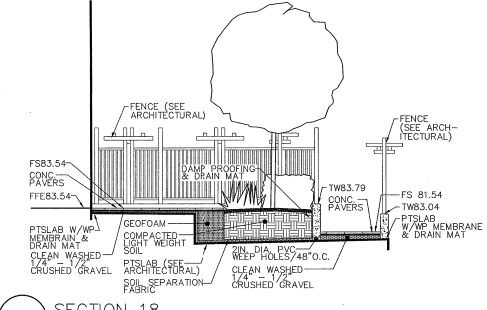
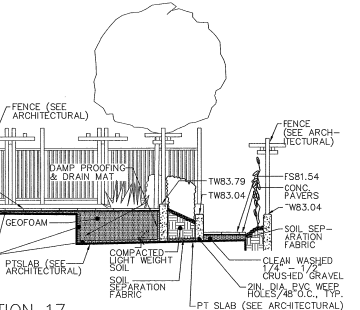
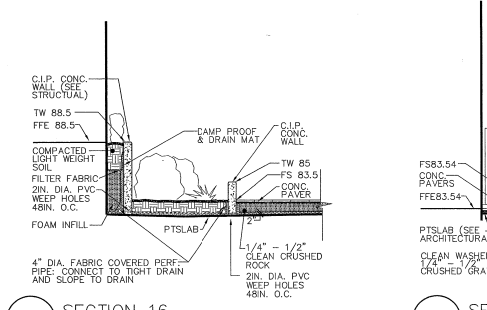
LANDSCAPE SECTIONS



13 SECTION 13  
1/4"=1'-0" 0414PizzoSection13.dwg

14 SECTION 14  
1/4"=1'-0" 0414PizzoSection14.dwg

15 SECTION 15  
1/4"=1'-0" 0414Section15.dwg

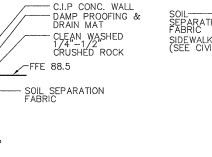
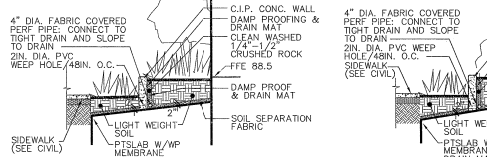
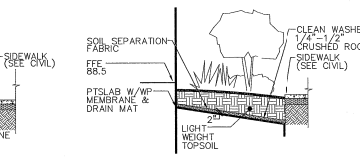
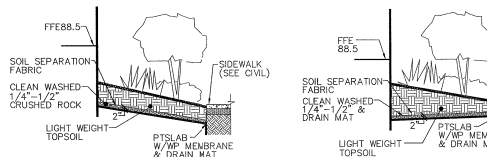


16 SECTION 16  
1/4"=1'-0" 0414Section16.dwg

17 SECTION 17  
1/4"=1'-0" 0414Section17.dwg

18 SECTION 18  
1/4"=1'-0" 0414Section18.dwg

19 (NOT USED)



20 SECTION 20  
1/4"=1'-0" 0414Section20.dwg

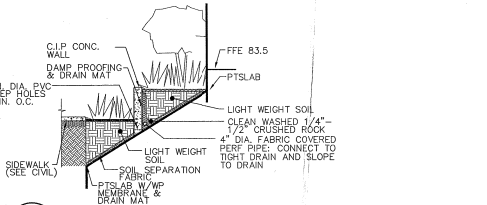
21 SECTION 21  
1/4"=1'-0" 0414Section21.dwg

22 SECTION 22  
1/4"=1'-0" 0414Section22.dwg

23 SECTION 23  
1/4"=1'-0" 0414Section23.dwg

24 SECTION 24  
1/4"=1'-0" 0414Section24.dwg

25 SECTION 25  
1/4"=1'-0" 0414Section25.dwg



26 SECTION 26  
1/4"=1'-0" 0414Section26.dwg

MARK	DATE

DATE: 03.10.05  
 JOB: 041100  
 PEE: STB,SKA  
 DRAWN: TB  
 CHECKED: SS

DATE: 03.10.05  
 JOB: 041100  
 PEE: STB,SKA  
 DRAWN: TB  
 CHECKED: SS









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 JOB: 041100  
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DATE: 03.10.05  
 JOB: 041100  
 PEE: STB,SKA  
 DRAWN: TB  
 CHECKED: SS

DATE: 03.10.05  
 JOB: 041100  
 PEE: STB,SKA  
 DRAWN: TB  
 CHECKED: SS

PLOTTED: BARBET NUMBER: 11/03/04 8:22 AM  
 USER: TCR - THE VAUX  
 PLOT: COURTNEY@MKM.COM

**GENERAL NOTES:**

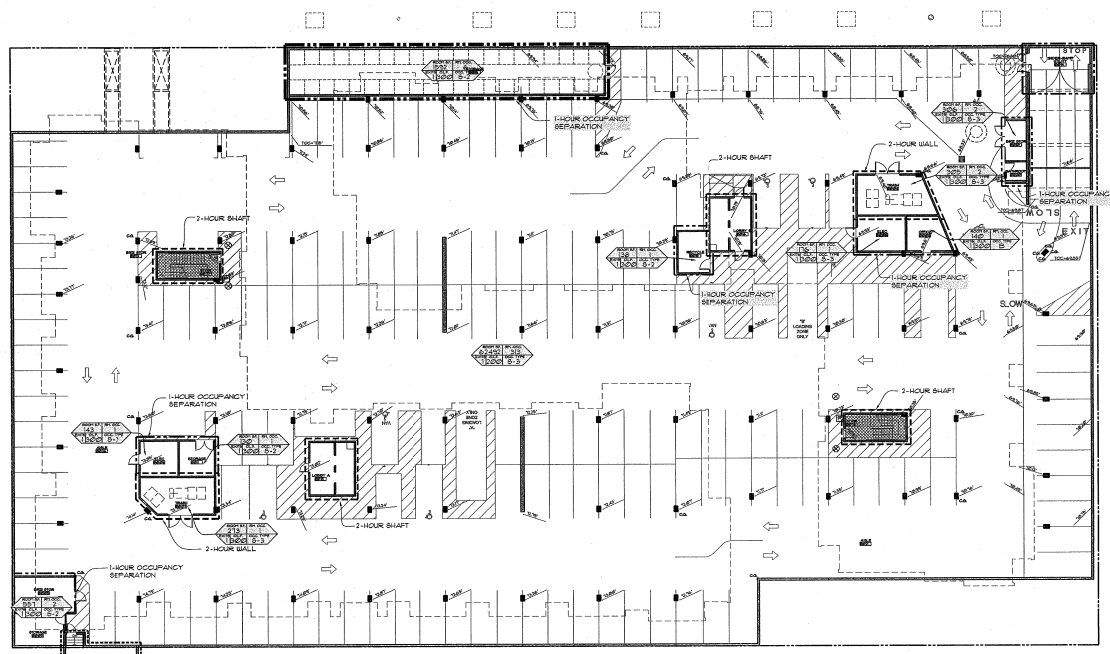
-  1-HOUR RATED CORRIDOR  
WALLS OF 1-HOUR CONSTRUCTION
-  2-HOUR RATED STAIR / ELEVATOR ENCLOSURE OR EXIT PASSAGEWAY  
WALLS OF 2-HOUR CONSTRUCTION AND 3/4" MIN. DOORS
-  3-HOUR RATED CONSTRUCTION  
BY 3/4" MIN. DOORS
-  1-HOUR OCCUPANCY SEPARATION  
BY 3/4" MIN. DOORS
-  EXIT LOCATION - PROVIDE EXIT LIGHT
-  FIRE EXTINGUISHER CABINET
-  FIRE ALARM PULL STATION
-  COMBINATION HORN/STROBE

**CODE REQUIREMENTS MINIMUMS:**

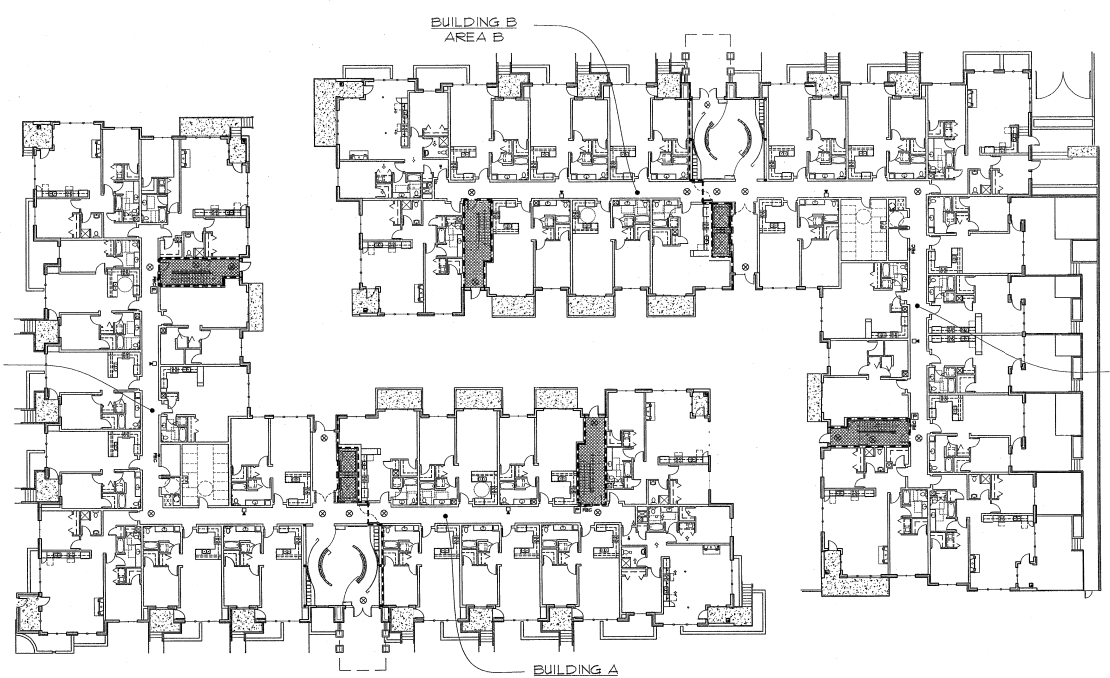
1. CORRIDOR WIDTHS
  - 1. MIN. REQUIRED - 44"
  - ACTUAL: 40"
  - 2. STAIR WIDTHS
    - 1. MIN. REQUIRED - 44"
    - ACTUAL: 41"
2. DOOR RATINGS
  - UNIT ENTRIES ARE 20 MINUTE UL2080S + CLOSURES "B" LABEL + RATED CORRIDOR
  - TRAIN ROOMS, ELEVATOR ROOF ARE 60 MINUTE UL60S + CLOSURES "B" LABEL + RATED CORRIDOR
  - STAIR/ELEVATOR ARE 90 MINUTE UL90S + CLOSURES "B" LABEL + RATED CORRIDOR
  - STAIR DOORS - RATED FOR TEMPERATURE RISE
4. EXTERIOR WALLS (GROUND FLOOR) TYPE I OR - NON LOAD BEARING
  - 1-HOUR RATED EXTERIOR WALLS LESS THAN 40 FEET TO THE PROPERTY LINE
  - 2-HOUR RATED EXTERIOR WALLS WITH PROJECTED OPENINGS LESS THAN 20 FEET TO THE PROPERTY LINE. OPENINGS NOT PERMITTED LESS THAN 3 FEET.
- EXTERIOR WALLS (ALL FLOORS) TYPE II ONE HOUR - LOAD BEARING
  - 1-HOUR RATED EXTERIOR WALLS LESS THAN 40 FEET TO THE PROPERTY LINE. OPENINGS NOT PERMITTED LESS THAN 3 FEET.
5. STAIR SHAFTS / MECHANICAL SHAFTS / ELEVATOR SHAFTS
  - 2-HR FIRE RESISTIVE CONSTRUCTION FULL HEIGHT

**APPROVED APPEALS:**

- APPEAL D-001 10/26/10**
1. THIS BUILDING IS TYPE II ONE-HOUR. ALL TYPE II ONE-HOUR BUILDINGS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND ONE-HOUR RESISTIVE THROUGHOUT. THIS IS FOLLOWED EXCEPT THAT FLOOR BEARINGS WILL BE 1 1/2" FIRE RESISTANT TREATED 1/4" FLOORING. THIS IS ENCOMPASSED WITH ONE LAYER OF 1/4" GYP BOARD ON TOP AND (2) LAYERS OF 5/8" GYP BOARD ON TOP OF RESILIENT CHANNELS UNDERNEATH. HOUR FIRE RATING WILL FILL THE CAVITY AT THE FLOOR/ELEVATOR WALL INTERSECTIONS AND FLOOR/WALL BEARINGS WILL INTERSECTIONS. THIS PROPOSAL WILL ALLOW US TO TAKE ADVANTAGE OF THE ECONOMY OF STOCK FRAMING WHILE PROVIDING A HIGHER LEVEL OF CONSTRUCTION. **GRANTED AS PROPOSED.**
  2. BUILDING FOUR OR MORE ELEVATORS IN HEIGHT MUST HAVE ONE STAIRWAY EXTENDING TO THE ROOF SURFACE. EACH BUILDING WILL HAVE TWO STAIR BUILDINGS. ONE EXTENDS FROM THE BASEMENT UP TO THE ROOF SURFACE THROUGHOUT A ROOF HATCH AND SHIP'S LADDER. THE OTHER WILL ONLY COVER THE GROUND FLOOR TO GO UP TO THE FOURTH FLOOR. THERE ARE NO OCCUPABLE SPACES AT THE ROOF LEVEL. THE PROPOSED BUILDING EXTENDING THROUGHOUT TO GO UNDER THE ZONING HEIGHT LIMIT OF 48'-0". USE OF A ROOF HATCH WILL KEEP ROOF TOP INCIDENTAL TO A FIFTH HEIGHT. ACCESS TO THE ROOF WILL BE LIMITED TO MAINTENANCE PERSONNEL. **GRANTED PROVIDED INSTALLATION COMPLETES WITH ROOF CODE GUIDE UPGRADE.**
  3. AREA SEPARATION WALLS SHALL EXTEND HORIZONTALLY TO THE OUTER EDGES OF INCIDENTAL PROJECTING ELEMENTS. TYPICAL PROJECT ROOF OVERHANGS WILL CONTINUE PAST THE INTERIOR CORNER SIDE EXIT DOORS FROM EACH BUILDING ELEVATOR LOBBY. ONE SIDE WALL OF THE EXIT RECESS IS A CONTINUATION OF AN INTERIOR BUILDING AREA SEPARATION WALL. THIS DIVISION WOULD CONTINUE INTO THE PROJECTING OVERHANGING SCOFF IT LEAVE AT THE FOURTH FLOOR ROOF. THERE WOULD NOT BE A HORIZONTAL FIRE RATED WALL OVERHANGING DOWN FROM THIS PARTIEST OVERHANGING POINT CONTINUING THE AREA SEPARATION PAST THE FLOOR AREA EDGE. **INHA'S EXCEPTION 2** ALLOWS THAT WHEN THE HORIZONTAL PROJECTING ELEMENTS CONTAIN CONCEALED SPACES THE AREA SEPARATION WILL ONLY EXTEND THROUGH THE CONCEALED SPACE TO THE OUTER EDGES OF THE PROJECTING ELEMENTS. IN EITHER EXCEPTION 1 OR 2 THE EXTERIOR WALLS AND PROJECTING ELEMENTS ABOVE SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENTS ON BOTH SIDES OF THE AREA SEPARATION WALL. THE BUILDING LEAVE AT THE END OF THE FOURTH FLOOR AREA SEPARATION WALL SHALL BE A HATCH OF THE EXTERIOR WALL. THE EXTERIOR WALL OF CONSTRUCTION IS 1-HOUR FIRE RATED (ON HOME) FOR A DISTANCE OF 3'-0" OR MORE ON THE UNIT SIDE. THE LOBBY EXIT DOOR AND THE GROUND FLOOR AND THE LOBBY WINDOW AT THE 2ND THROUGH 4TH FLOOR AT ROOF ANGLE THE AREA SEPARATION WALL ARE 3'-0" FROM THE START POINT OF THE LEAVE. WE WILL ADD WINDOW SPRINKLERS TO THE INTERIOR AND EXTERIOR OF THE ELEVATOR LOBBY OPENINGS TO INCREASE PROTECTION. THE GROUND FLOOR DOOR IS THE ONLY OPENING WITH AN OPERABLE ELEMENT. **GRANTED AS PROPOSED.**
  4. TYPE II ONE-HOUR BUILDING SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND ONE-HOUR FIRE RESISTIVE THROUGHOUT. PORTIONS OF THE EXTERIOR WALLS ARE DESIGNED TO USE A CLASS A TREATED COPPER CLAD BRICK PANEL PRODUCT FOR EXTERIOR FINISHING. THE EXTERIOR BRICK CONSTRUCTION WILL BE EXTERIOR FINISHING CONSTRUCTION WITH MC-METAL STUDS. THE PANEL WILL BE MOUNTED IN A SPACED BRICK MASONRY CONSTRUCTION ASSEMBLY AND IS REQUIRED TO BE USED AS AN EXTERIOR USE PRODUCT. USE OF THE CLASS A RATED COMPOSITE GOOD PANEL PRODUCT IN CONSTRUCTION WITH THE EXTERIOR WALLS WILL LEND A WATER AND MOISTURE RESISTANT RILL TO THIS PROJECT. THIS CLASS A PRODUCT WILL GIVE US THE STROKE AND FLOOR RESISTANCE REQUIRED. THIS IS COMPATIBLE TO USING ALL NON-COMBUSTIBLE MATERIALS. **GRANTED AS PROPOSED.**
  5. ANCHORED VENEERS SHALL BE SUPPORTED ON FOOTINGS, FOUNDATIONS OR OTHER NON-COMBUSTIBLE SUPPORT. IN SEISMIC ZONES 2, 3 AND 4, THE RESULT OF ALL ANCHORED VENEERS INSTALLED ON STRUCTURES MORE THAN 10 FEET IN HEIGHT ABOVE THE NON-COMBUSTIBLE FOUNDATION SHALL BE SUPPORTED BY NON-COMBUSTIBLE CONSTRUCTION RESISTANT STRUTTING. THE BRICK SHALL BE MOUNTED TO THE CONCRETE WITH ANCHORED POINT-A-NON-COMBUSTIBLE BRICK ANGLE (ANCHORED TO THE EDGE OF A CONCRETE SLAB AT THE GROUND FLOOR LEVEL) THIS PARAPET HEIGHT IS AT THIRD FLOOR LEVEL. PARAPET THIS PARAPET HEIGHT IS APPROXIMATELY 3'-2" FROM THE BASE PARAPET TO THE TOP OF THE HIGHEST BRICK COURSE. FINISHING CONSTRUCTION FROM THE 3RD TO THE 4TH FLOOR IS 3'-2" FROM THE BASE FLOOR TO THE BRICK COURSE. THE LOADS ARE ALL CARRIED FROM THE BRICK ANGLE AT THE CONCRETE. THE GROUND FLOOR BRICK SUPPORT ANGLE IS DESIGN ED TO BE 10% ABOVE THE BRICK HEIGHT HEIGHT. SEISMIC ANCHORS WILL BE PROVIDED FOR LOCAL SEISMIC ZONE CONDITIONS. THE PROPOSED 3'-2" IS ONLY 10% ABOVE THE CODE ALLOWABLE AND IS WELL WITHIN THE NORMAL 10% DESIGN PRINCIPLE SAFETY FACTOR. **GRANTED AS PROPOSED.**



**1** BASEMENT FLOOR EGRESS PLAN  
 1/8"=1'-0"



**2** GROUND FLOOR EGRESS PLAN  
 1/8"=1'-0"

Building Area @ Type II, 11c Construction	
Building A	Building B
Building Area (SF)	Area (Area B)
Area (Area A)	Area (Area A)
Area (Area B)	Area (Area B)
Area (Area C)	Area (Area C)
Area (Area D)	Area (Area D)
Area (Area E)	Area (Area E)
Area (Area F)	Area (Area F)
Area (Area G)	Area (Area G)
Area (Area H)	Area (Area H)
Area (Area I)	Area (Area I)
Area (Area J)	Area (Area J)
Area (Area K)	Area (Area K)
Area (Area L)	Area (Area L)
Area (Area M)	Area (Area M)
Area (Area N)	Area (Area N)
Area (Area O)	Area (Area O)
Area (Area P)	Area (Area P)
Area (Area Q)	Area (Area Q)
Area (Area R)	Area (Area R)
Area (Area S)	Area (Area S)
Area (Area T)	Area (Area T)
Area (Area U)	Area (Area U)
Area (Area V)	Area (Area V)
Area (Area W)	Area (Area W)
Area (Area X)	Area (Area X)
Area (Area Y)	Area (Area Y)
Area (Area Z)	Area (Area Z)

DATE: 03.10.05  
 JOB: 041100  
 FILE: A01.FLS  
 DRAWN:  
 CHECKED: