



Planning & Development Services

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MEMORANDUM

TO: Boise City Design Review Committee

FROM: Sarah Schafer / Manager, Design Review and Historic Preservation

DATE: October 14, 2015

RE: DRH15-00152 / Holst Architecture (The Fowler formerly The Roost) / 401 S. 5th Street

Background

Holst Architecture is requesting approval of the 60-percent construction documents for the 7-story, 204,345 square foot apartment building with ground floor retail, structured parking and 158 residential units.

At the June 10, 2015 Design Review Committee hearing, detailed approval was granted with conditions of approval 1 a-o with deletion of the recommended conditions as shown.

Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan and would recommend **approval** subject to the following conditions.

Site Specific Conditions

1. Compliance with the plans and specifications submitted to and on file in the Planning and Development Services Department dated received June 3, 2015, except as expressly modified by the following conditions:
 - a. Provide specifications on all exterior lighting. Down lighting preferred.
 - b. For the street trees in tree grates use a modular suspended pavement system to allow for a larger soil volume for greater tree health.
 - c. An advertised work session shall take place at 60-percent construction drawings review the design and its consistency with the Design Review approval. (Met with work session on October 14, 2015.)
 - d. ~~Provide the second row of street trees on the back side of the sidewalk along the Myrtle Street frontage as shown in the Streetscape Standards document. Condition deleted at May 13, 2015 hearing.~~

- e. Extend the planter strip along Myrtle Street at the curb line a minimum of 30-feet in each direction, replacing the pavers that are indicated. (Shown on revised site plan received June 3, 2015)
- f. Extend the curb side planter to the south on 5th Street to incorporate the tree in the tree grate. Provide the planting details for the tree lawn/planter along the full street frontage. (Shown on revised site plan received June 3, 2015)
- g. Provide a planter at the building base on the 5th Street elevation adjacent to the “Commercial Bike” space. (Shown on revised site plan received June 3, 2015)
- h. Provide Class II trees within the tree grates along Broad Street.
- i. Provide a minimum of 12.5-percent façade transparency along the Myrtle Street first level frontage to meet the requirements of the departure process for the Downtown Design Standards and Guidelines. (Shown on revised elevations received Jun 3, 2015)
- j. Provide vertical modulation within the west and east facades of the building to meet the Downtown Design Standards and Guidelines 4.2.2. The Design shall be brought back to the Committee at an advertised public work session dated May 27, 2015. (Shown on revised elevation received June 3, 2015)
- ~~k. Provide façade articulation that meets the multifamily building standard 4.2.3. The Design shall be brought back to the Committee at an advertised public work session. Condition deleted at May 13, 2015 hearing~~
- ~~l. Provide a distinctive roofline per standard 4.2.6. The Design shall be brought back to the Committee at an advertised public work session. Conditions deleted at May 13, 2015 hearing.~~
- m. Reduce the blank walls along the alley specifically for the first 50-feet visible from the public right-of-way.
- n. No compact parking stalls are allowed within the parking structure. All spaces must be 8.5 feet wide by 18 feet deep or greater with 22 feet of back up space.
- o. Provide a plan for the move-in/move-out truck traffic and placement of items so as not to block the alley, streets or vehicular circulation areas.

Analysis

The drawings as submitted meet the original design approval granted in June. There are a couple of landscape conditions not addressed through the 60-percent construction documents. These conditions will be reviewed for compliance at the time the building permit is submitted.

The plans for move-in/move-out traffic will be required prior to building permit approval as well as any landscape condition.

The Design Review Team recommends approval of the 60-percent construction documents.



Holst Architecture

110 SE 8th Ave
Portland, OR 97214
www.holstarc.com

5TH & BROAD

401 S 5TH ST
BOISE, ID 83702

JOB NO. 14-111

CONSTRUCTION DOCUMENTS

issue:	date:
100% SD	04.14.15
PODIUM PERMIT	06.12.15
100% DD	07.06.15
50% CD	08.20.15
60% CD	09.08.15

revision list date:



4 5TH STREET LIVE/WORK LOOKING NORTH
A0.04



2 BROAD STREET LOOKING WEST
A0.04



3 5TH STREET LOOKING SOUTH
A0.04



1 5TH STREET AND BROAD STREET
A0.04

sheet title:

PROJECT IMAGES

sheet no.:

A0.04

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3 BROAD STREET LOOKING SOUTH
A0.05



2 MYRTLE STREET LOOKING EAST
A0.05



1 5TH STREET AND MYRTLE STREET
A0.05

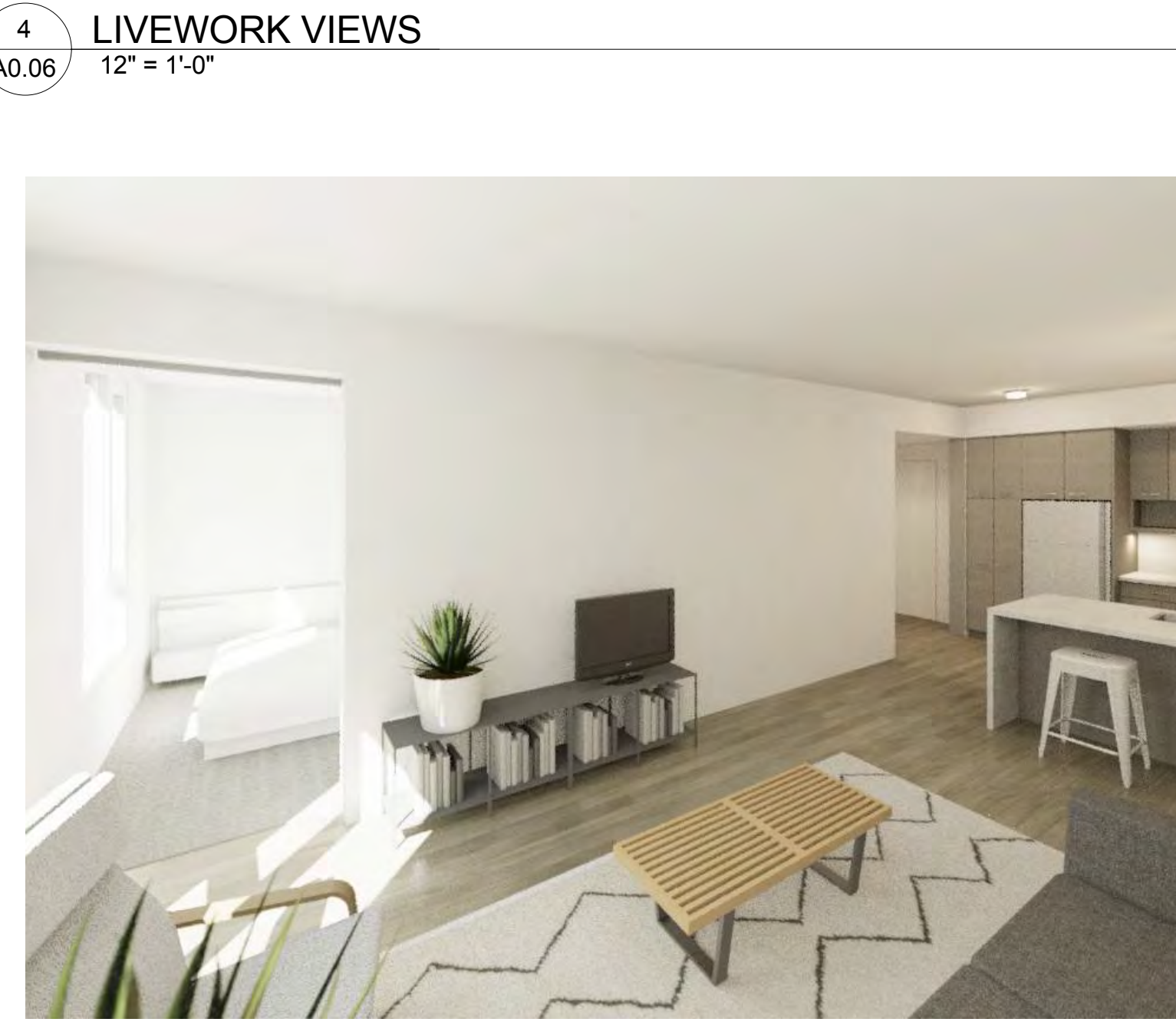
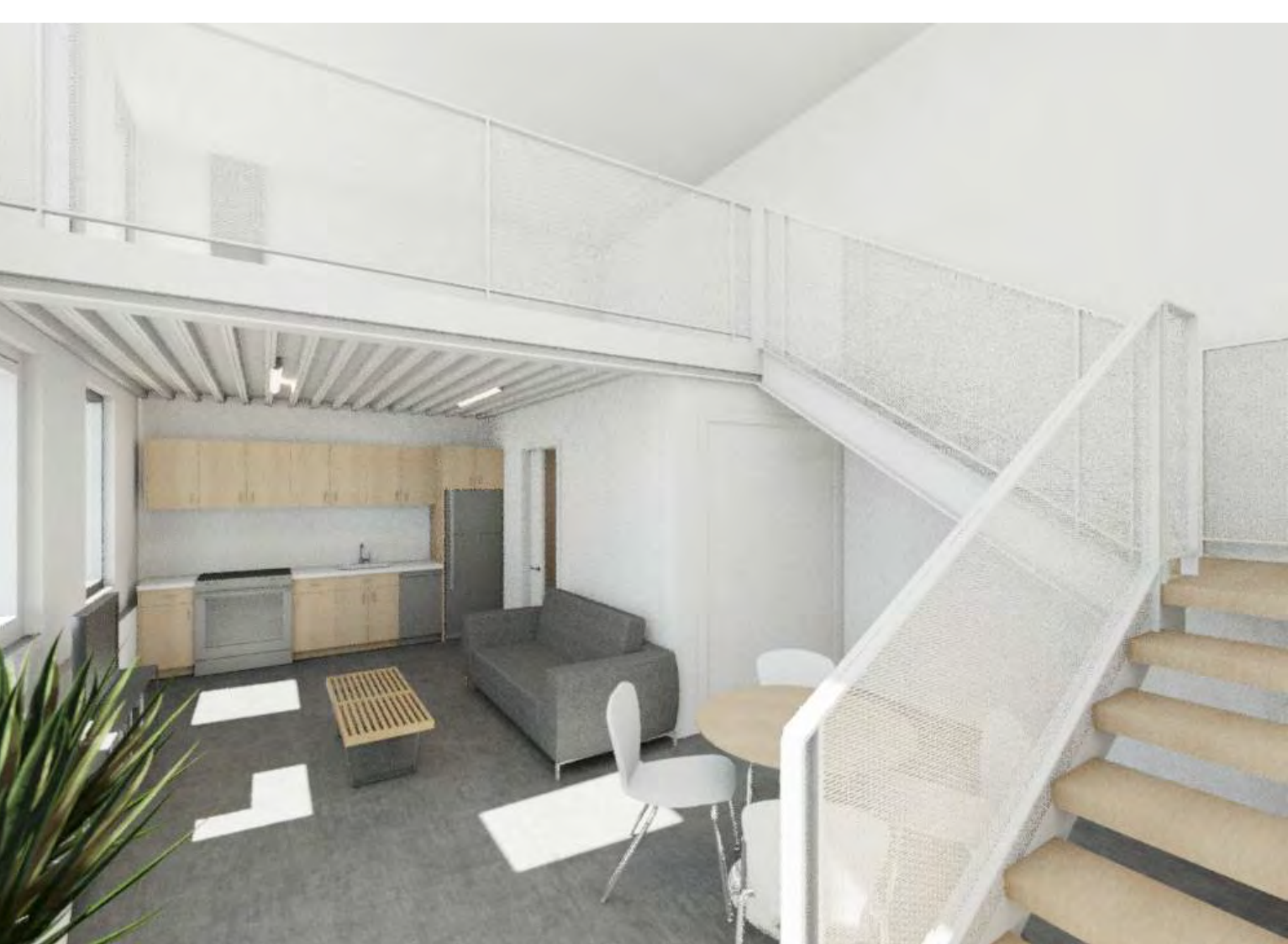
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3 COURTYARD LOOKING SOUTH
A0.06

4 LIVELINE VIEWS
A0.06 12" = 1'-0"

2 AERIAL VIEW OF COURTYARD
A0.06



5 1-BDR VIEWS
A0.06 12" = 1'-0"

1 BROAD STREET VIEW
A0.06



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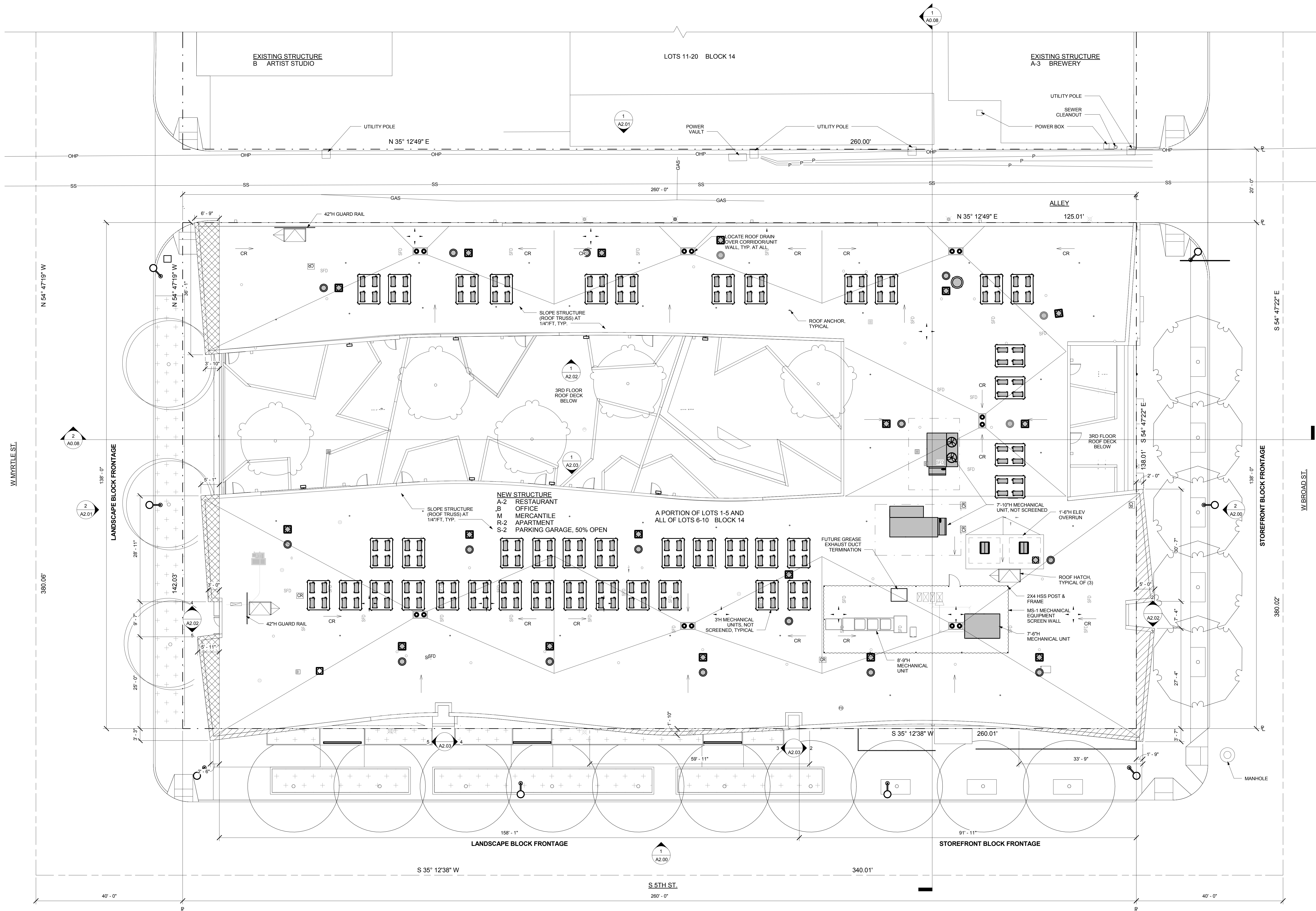
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ARCHITECTURAL SITE PLAN

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A1.00

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1 SITE PLAN
A1.00 1" = 10'-0"

PROJECT NORTH

SIZE OF LOT: 36,426 SF

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 5 AND ALL OF LOTS 6 THROUGH 10, BLOCK 14 OF THE PLAT OF BLOCKS 7 TO 15, INCLUSIVE, DAVIS ADDITION LOCATED IN THE SE 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO

- PROJECTION OVER SETBACK
- PROJECTION OVER PROPERTY LINE
- CR TAPERED INSULATION AT CRICKET



TH & BROAD

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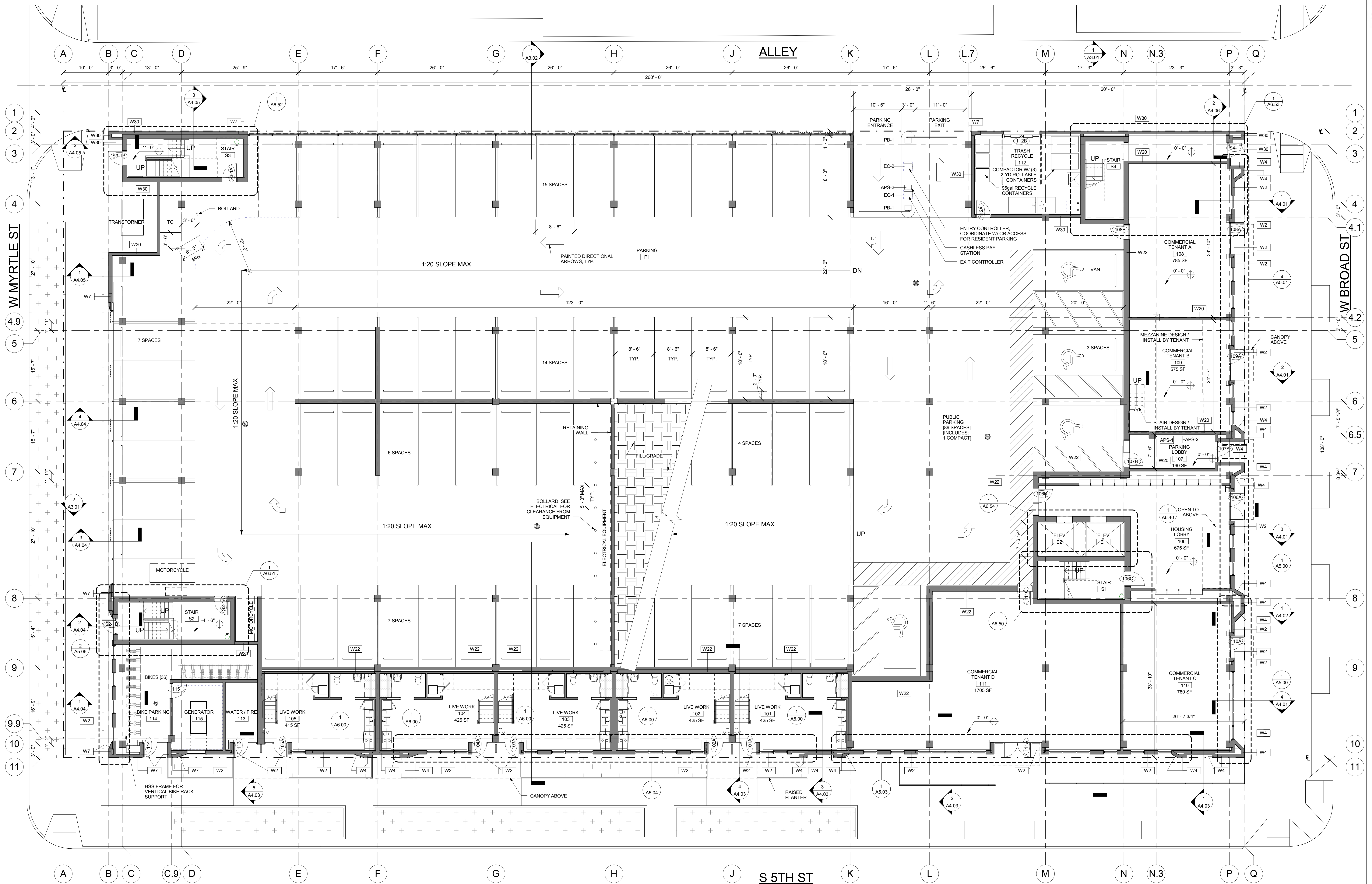
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DD 07.09.15

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1.04

ARCONTESTORE pg



1 LEVEL 01 FLOOR PLAN
A1.01 1/8" = 1'-0"

PROJECT

LEVEL 01 FLOOR PLAN

A1.01

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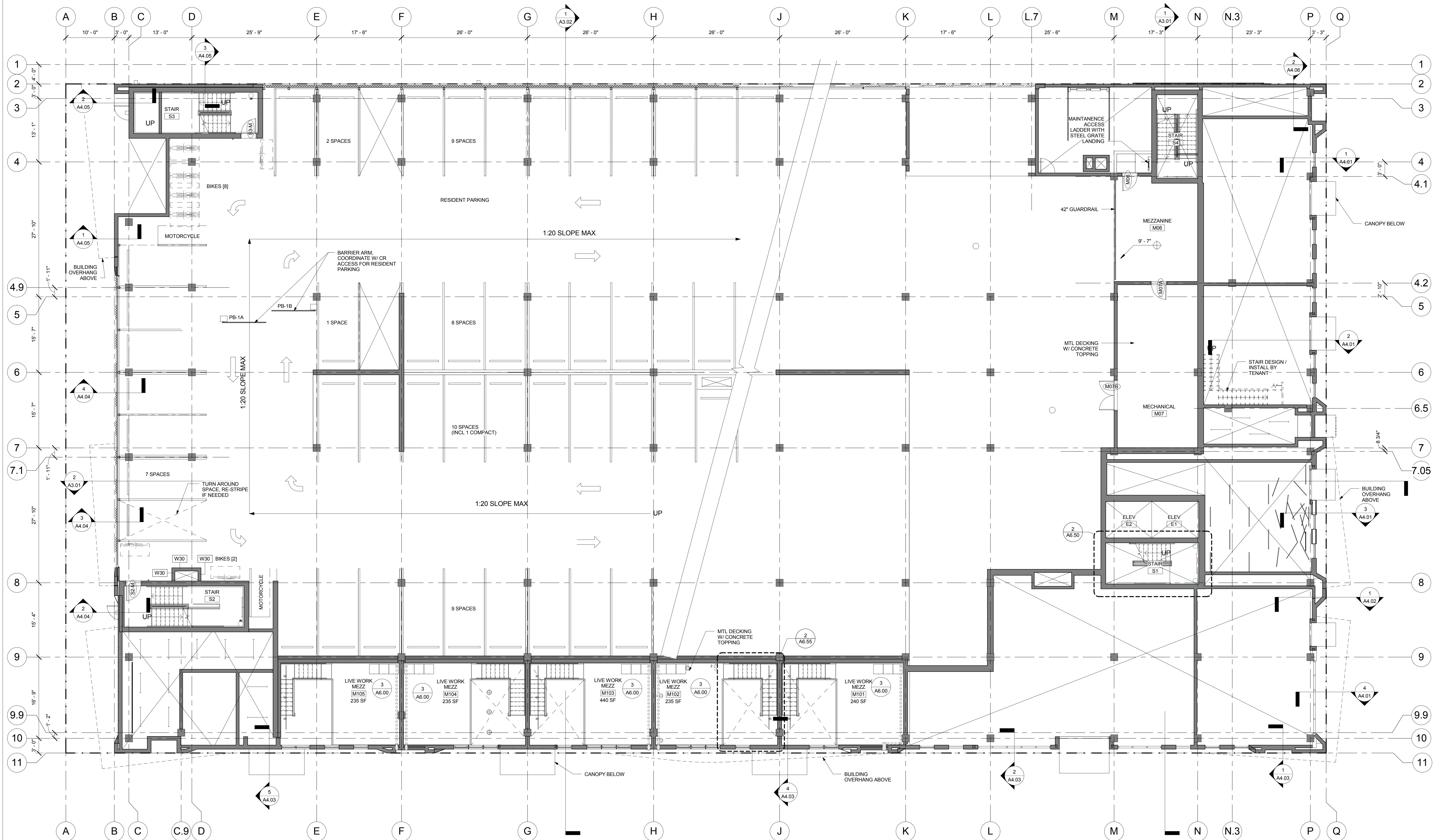
Meeting title:

MEZZANINE
FLOOR PLAN

Sheet no.:

A1.1M

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1 MEZZANINE FLOOR PLAN
A1.1M 1/8" = 1'-0"



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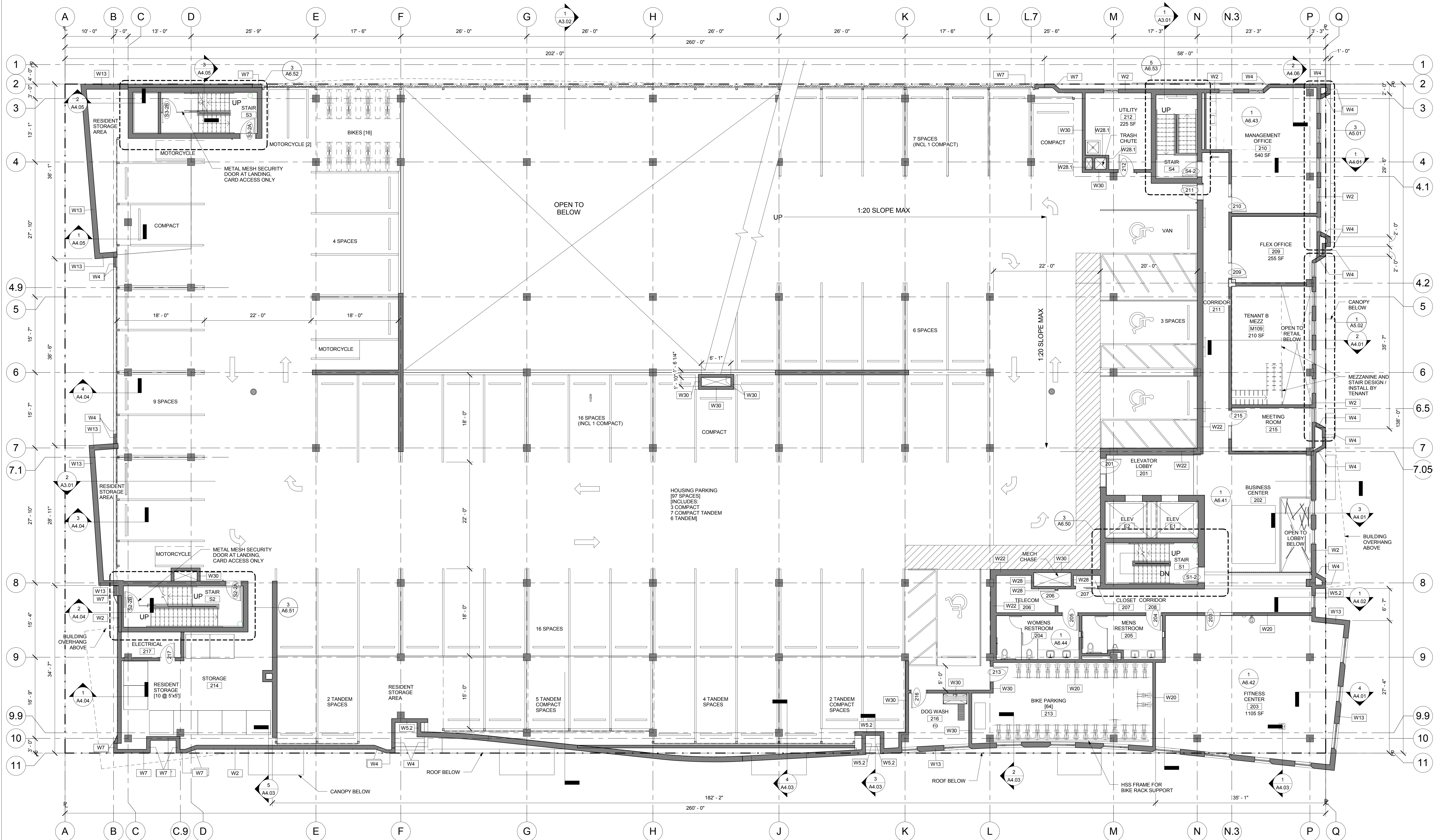
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1 LEVEL 02 FLOOR PLAN
1/8" = 1'-0"



sheet title:

LEVEL 02 FLOOR PLAN

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A1.02

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EVEL 03 FLOOR PLAN

Sheet no.:

A1.03

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1 LEVEL 03 FLOOR PLAN
A1.03 1/8" = 1'-0"

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NORTH

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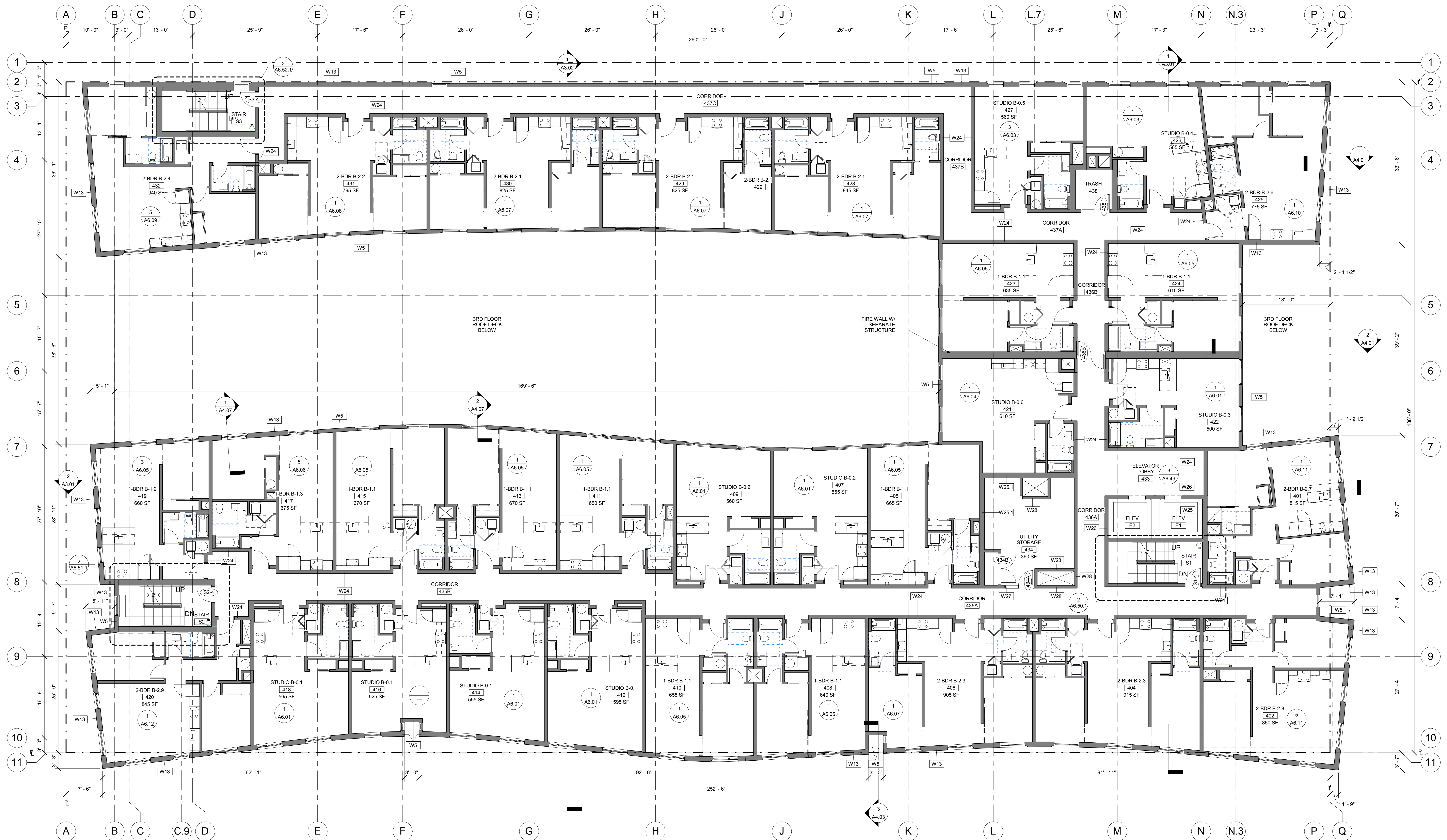
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LEVEL 04 FLOOR PLAN

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A1.04

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1 LEVEL 04-07 FLOOR PLAN
A1.04 1/8" = 1'-0"





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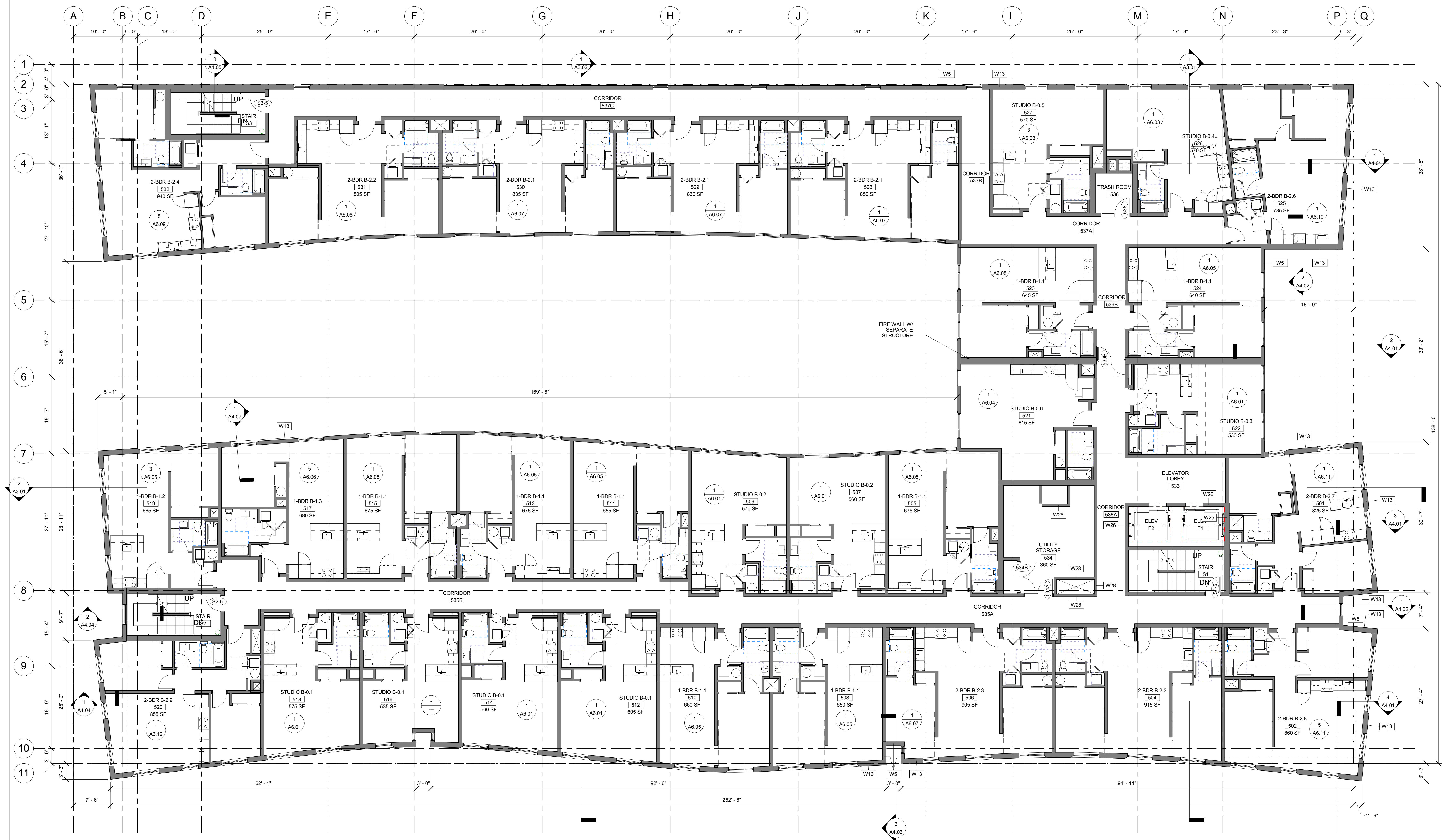
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LEVEL 05 FLOOR PLAN

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A1.05

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1 LEVEL 05 FLOOR PLAN
A1.05 1/8" = 1'-0"

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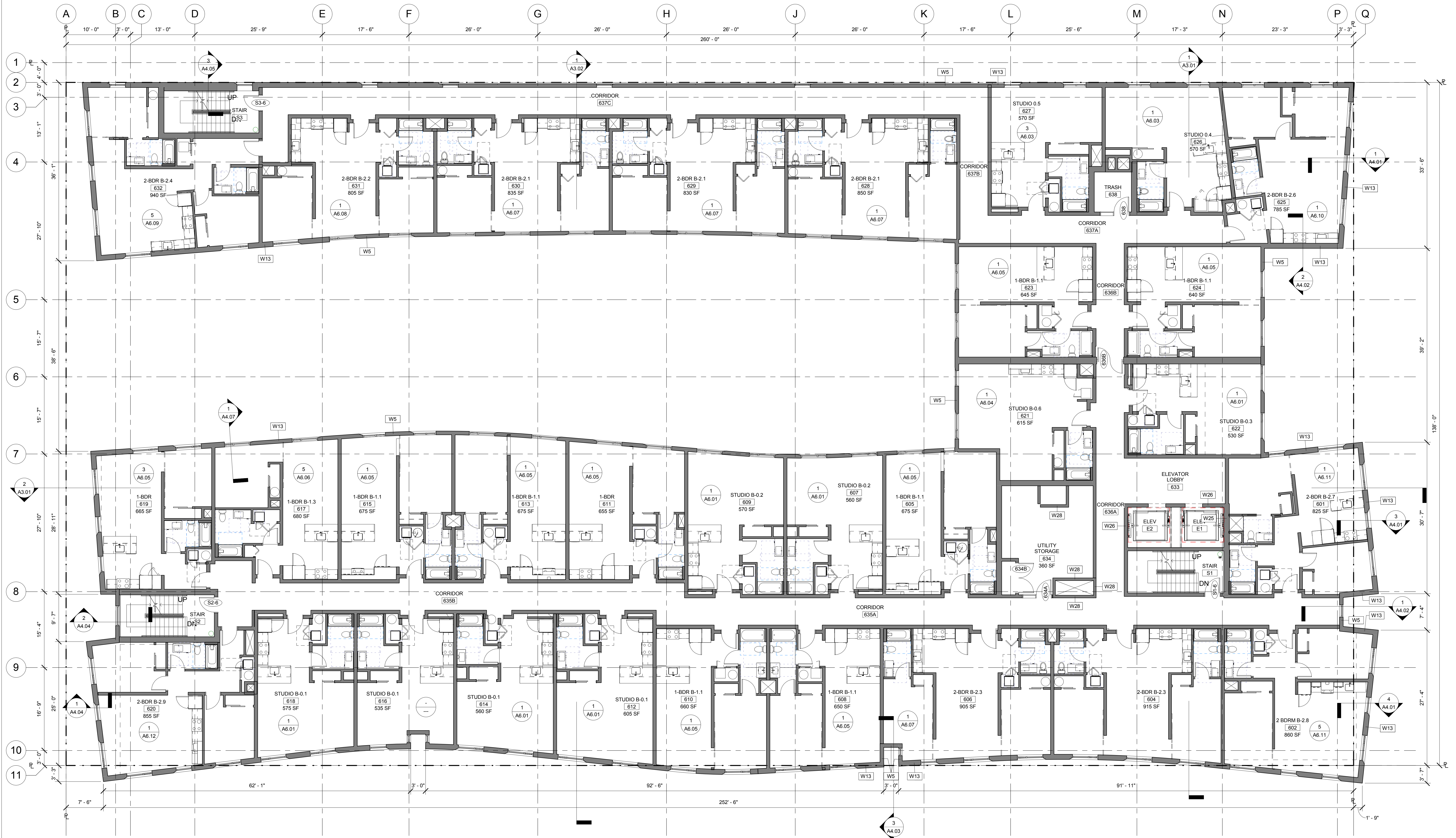
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LEVEL 06 FLOOR PLAN

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A1.06

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1 LEVEL 06 FLOOR PLAN
A1.06 1/8" = 1'-0"



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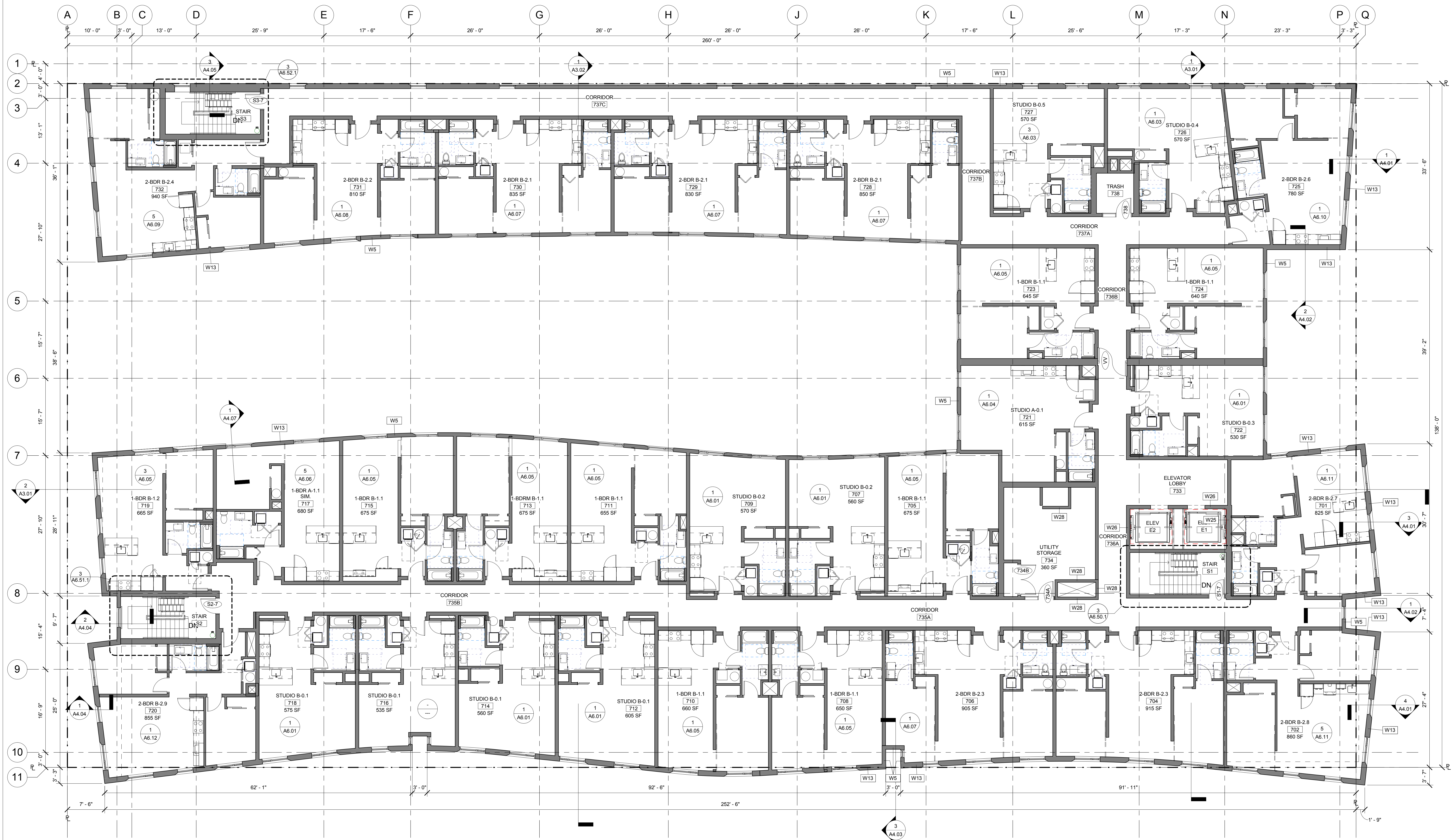
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LEVEL 07 FLOOR PLAN

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A1.07

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1 LEVEL 07 FLOOR PLAN
A1.07 1/8" = 1'-0"

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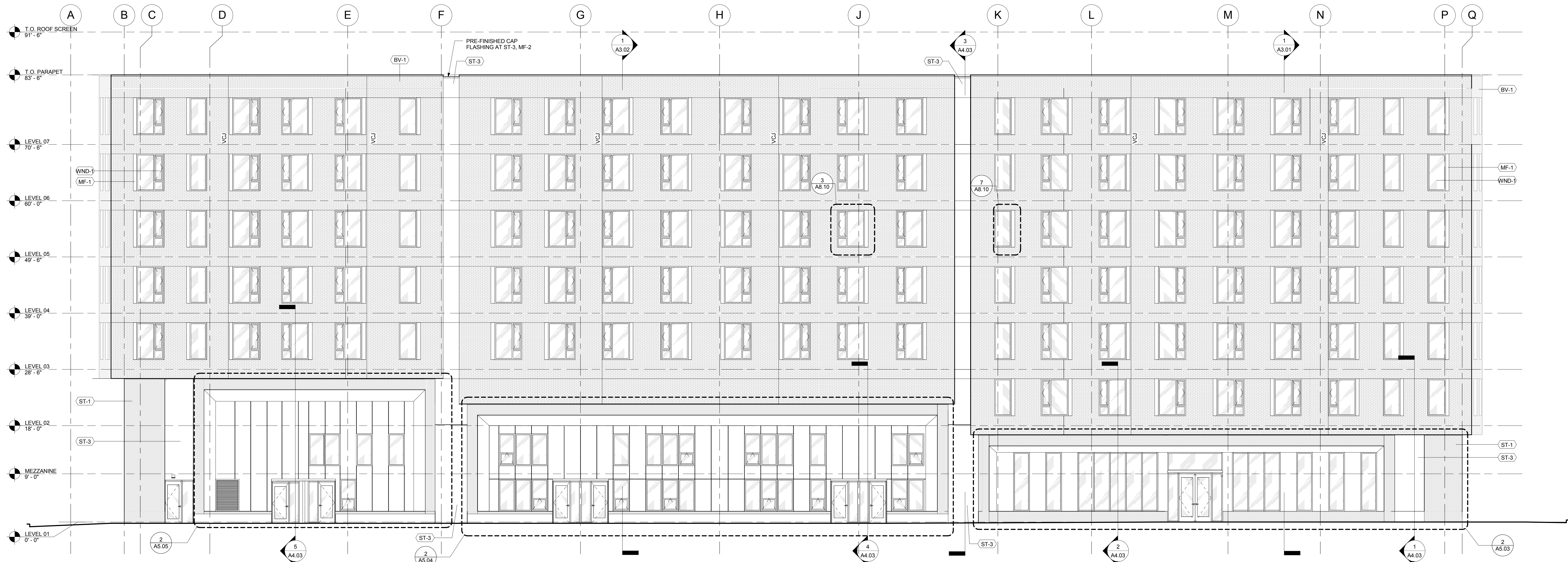
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MATERIAL LEGEND / NOTES

- (ST-1) INTEGRAL COLOR ACRYLIC STUCCO, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR
- (ST-2) "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, CUSTOM COLOR
- (ST-3) "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, STANDARD WHITE
- (MP-1) PRE-FINISHED KYNAR COATED COMPOSITE ALUMINUM WALL PANEL, ROUTE AND RETURN DRY SYSTEM
- (MP-2) PAINTED 1/4" STEEL PLATE OVER HSS FRAME
- (SF-1) ALUMINUM STOREFRONT, SSG (STRUCTURAL SILICONE GLAZED VERTICALS), PAINTED KYNAR FINISH
- (BV-1) BRICK VENEER
- (DRV-1) COMMERCIAL GRADE, FACTORY MULLED VINYL SWING DOOR W/ SIDELITE & TRANSOM
- (WND-1) COMMERCIAL GRADE VINYL WINDOW
- (WND-2) THERMAL ALUMINUM GLASS VENT FOR STOREFRONT
- (MF-1) 20 GA PRE-FINISHED METAL FLASHING T/M MP-1
- (MF-2) 20 GA PRE-FINISHED METAL FLASHING T/M ST-2
- (MS-1) PERFORATED STEEL "V" PANEL, PRE-FINISHED STANDARD COLOR
- (T) TEMPERED GLASS
- (VCJ) VERTICAL CONTROL JOINT
- (HCJ) HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD



2 NORTH BUILDING ELEVATION
A2.00 1/8" = 1'-0"



1 EAST BUILDING ELEVATION
A2.00 1/8" = 1'-0"

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EXTERIOR
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ELEVATIONS

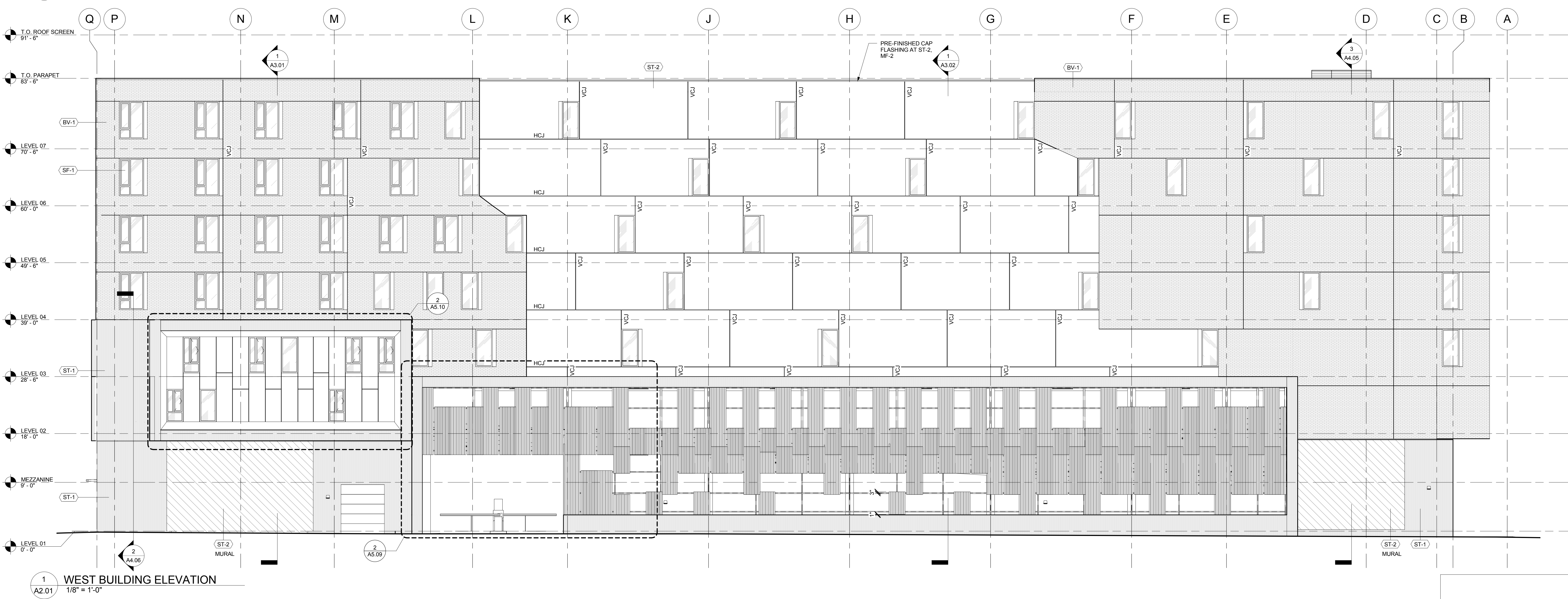
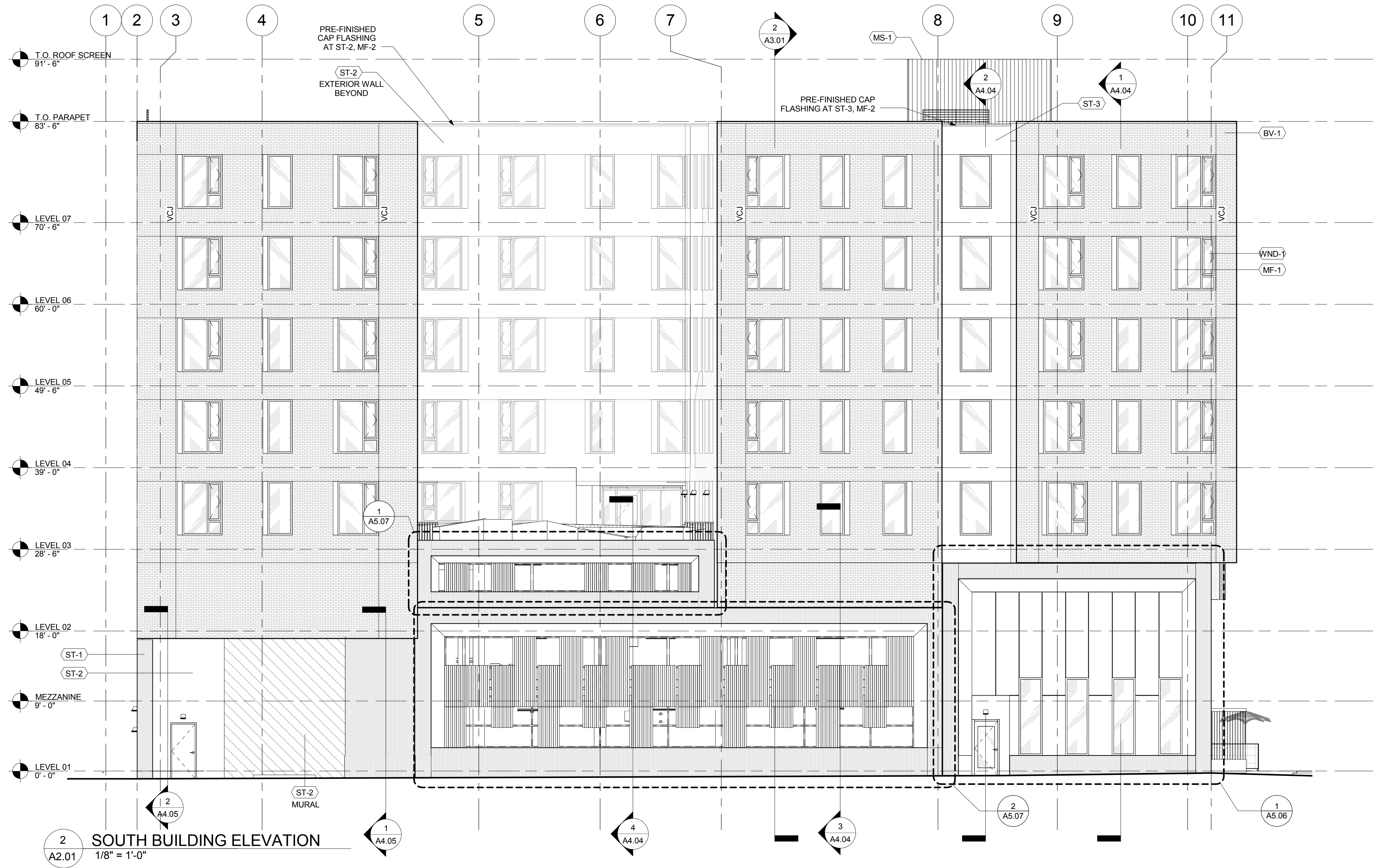
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MATERIAL LEGEND / NOTES

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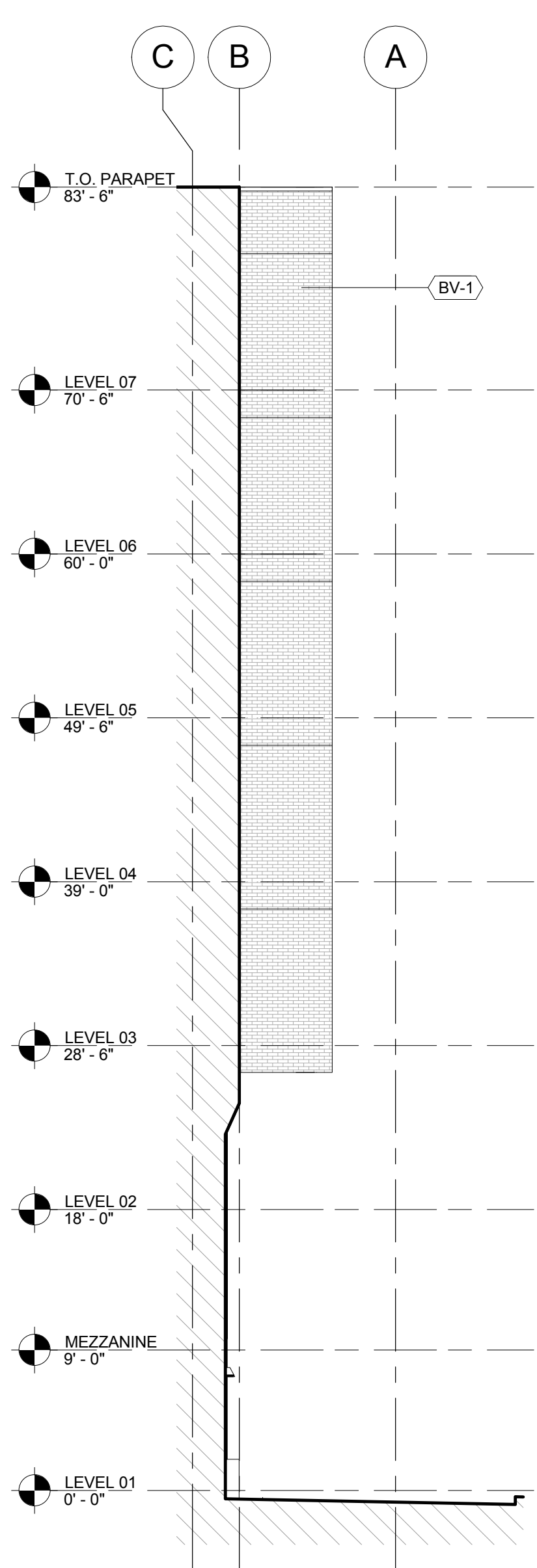
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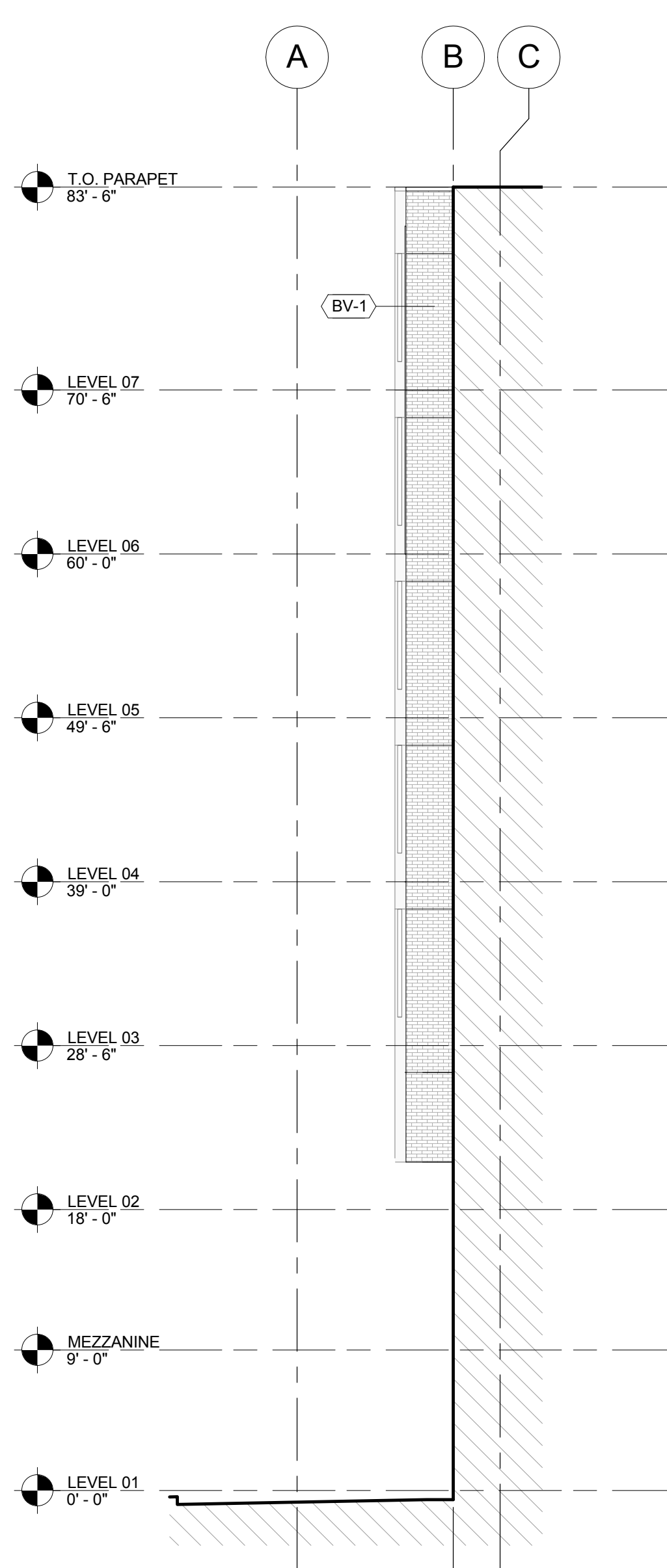
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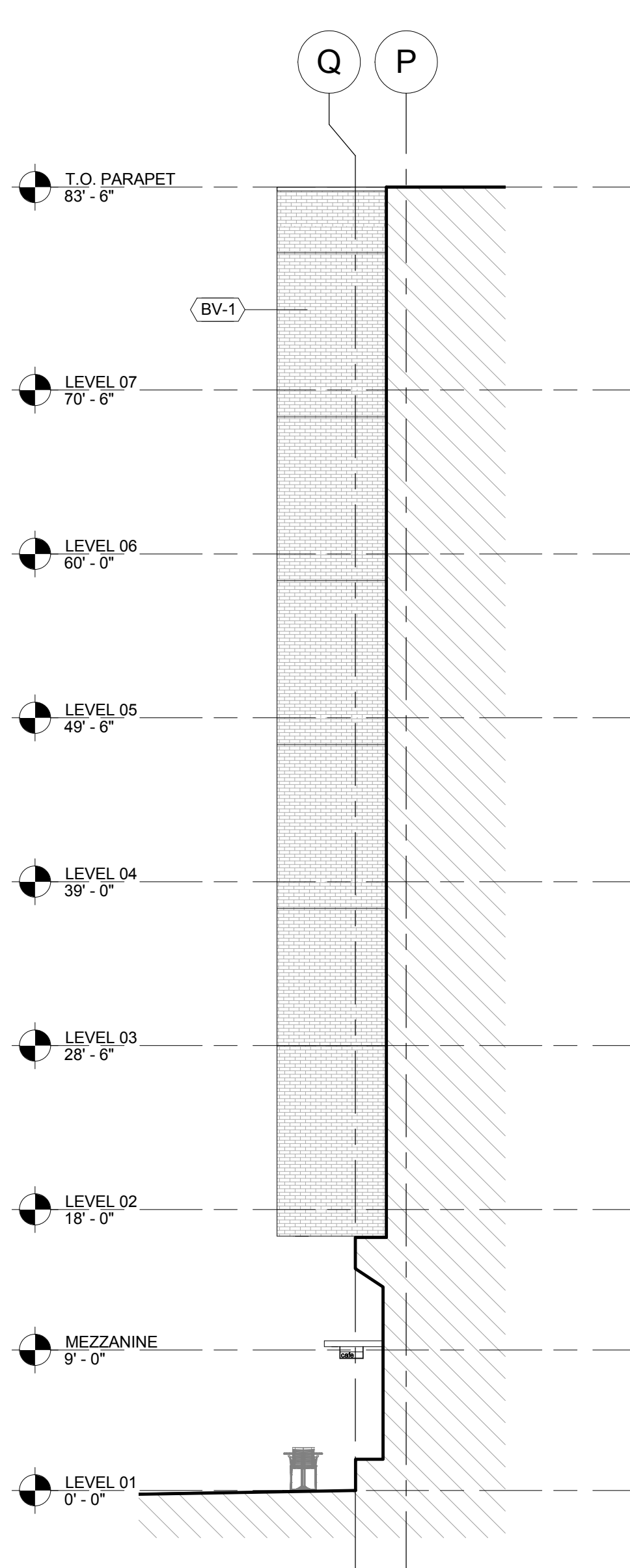
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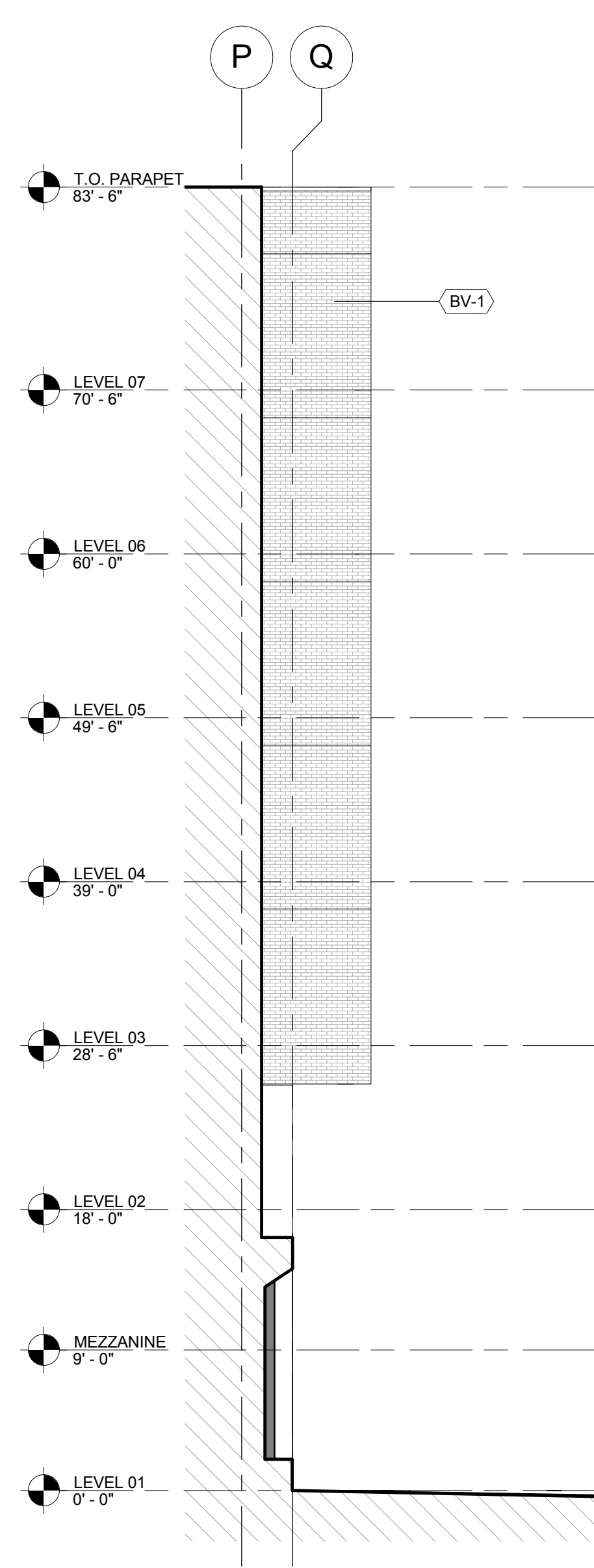
5 EAST ELEVATION AT SOUTH STAIR INSET
A2.02 1/8" = 1'-0"



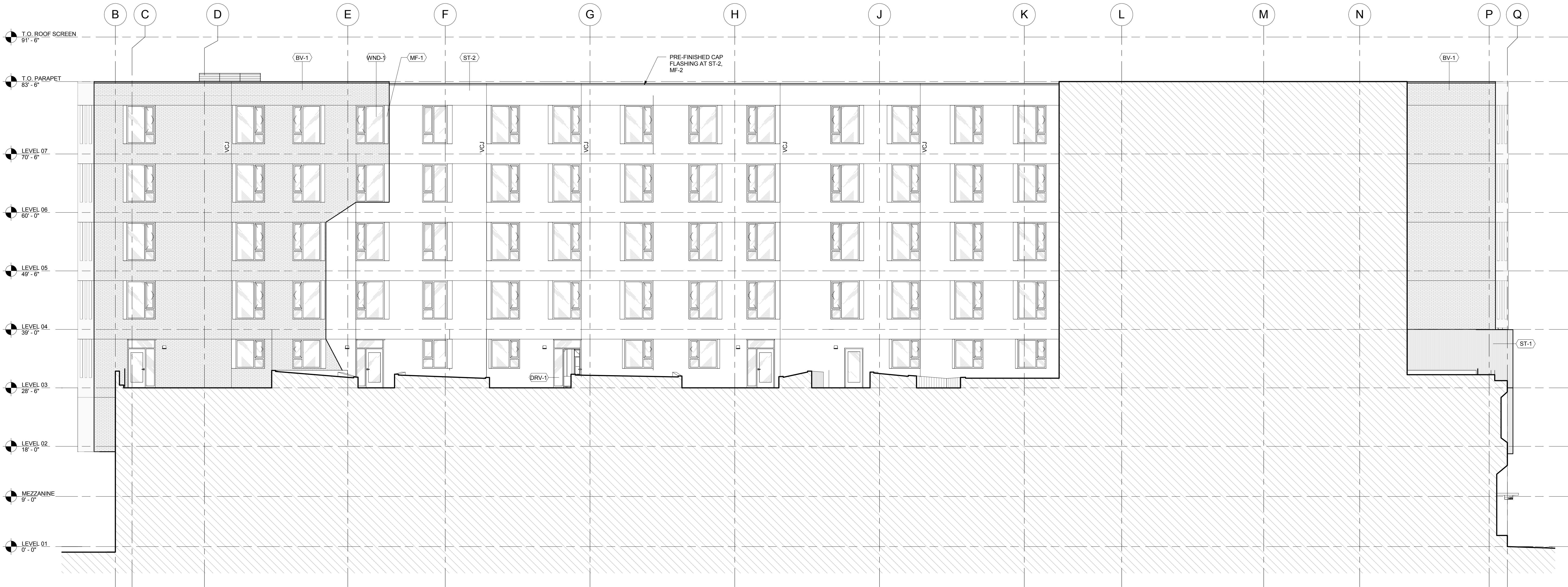
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A2.02 1/8" = 1'-0"



3 EAST ELEVATION AT NORTH CORRIDOR INSET
A2.02 1/8" = 1'-0"



2 WEST ELEVATION AT NORTH CORRIDOR INSET
A2.02 1/8" = 1'-0"



1 WEST COURTYARD ELEVATION
A2.02 1/8" = 1'-0"

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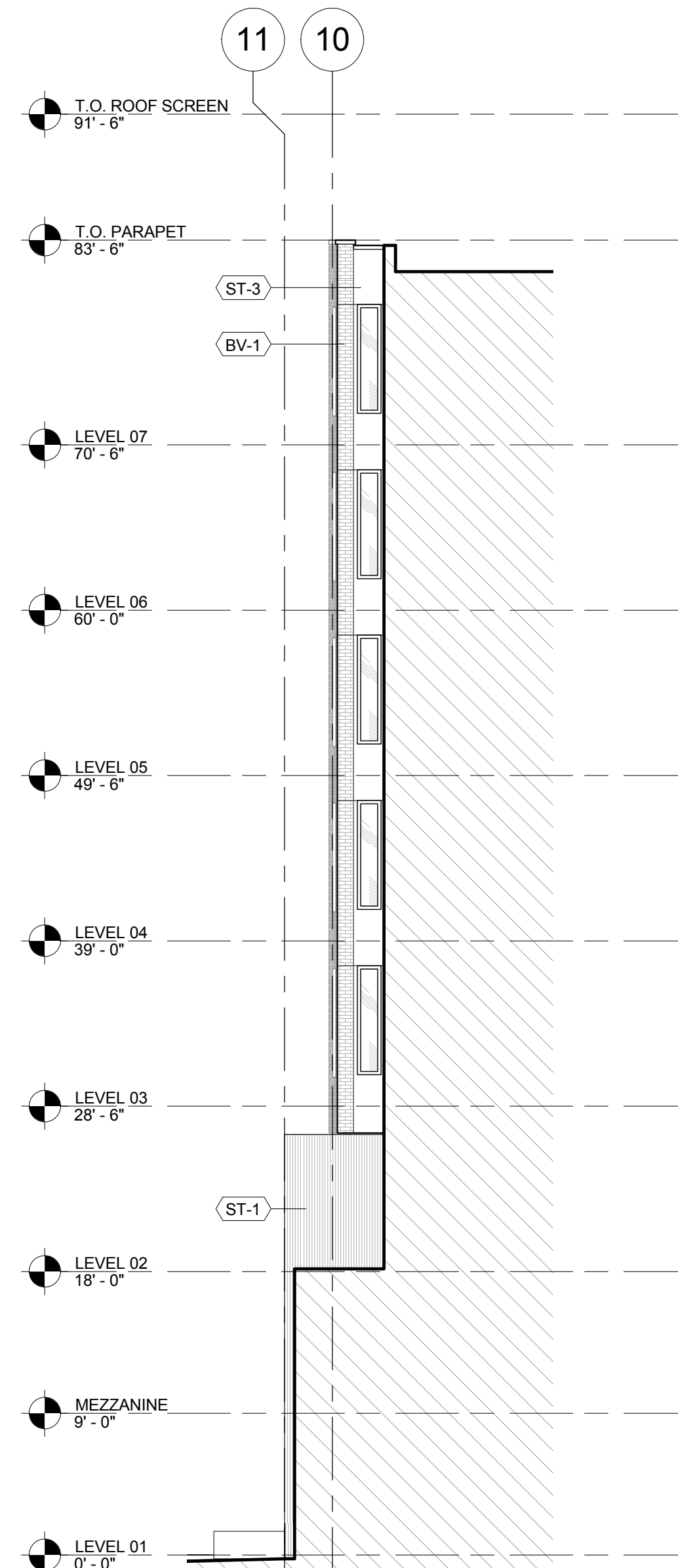
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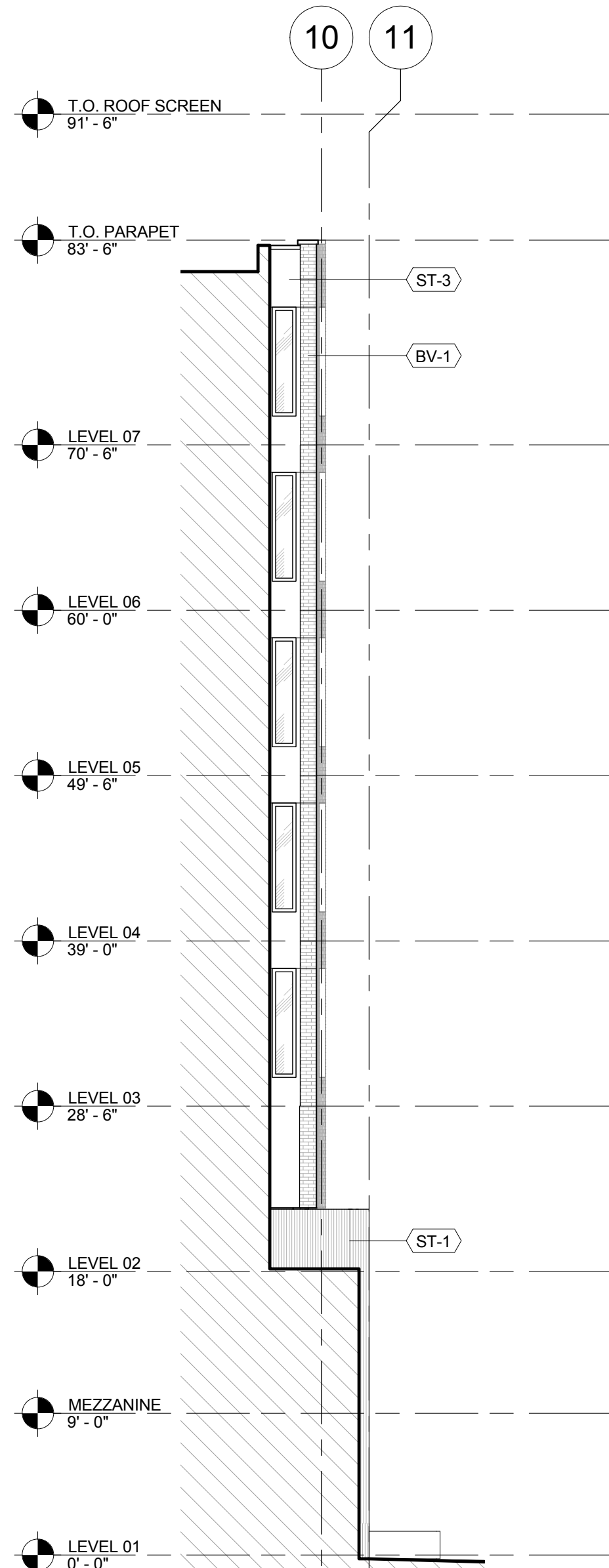
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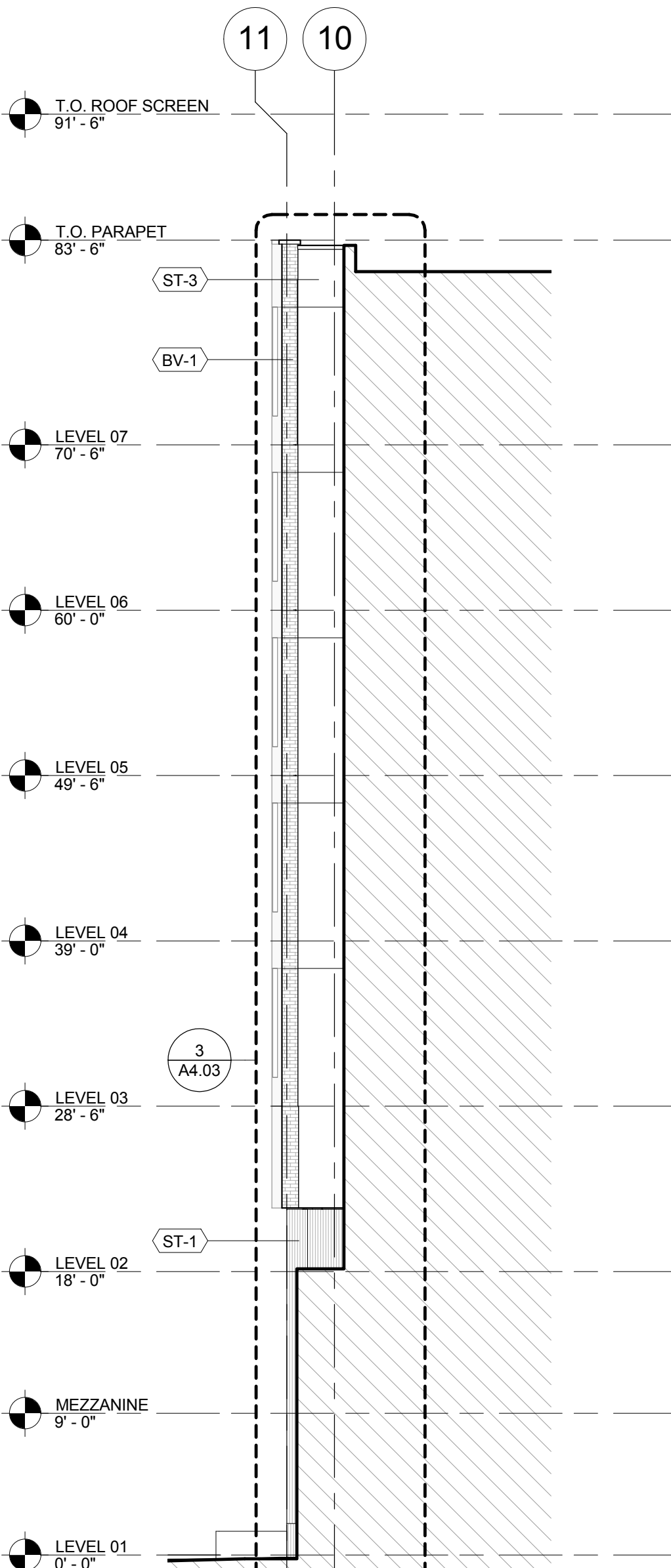
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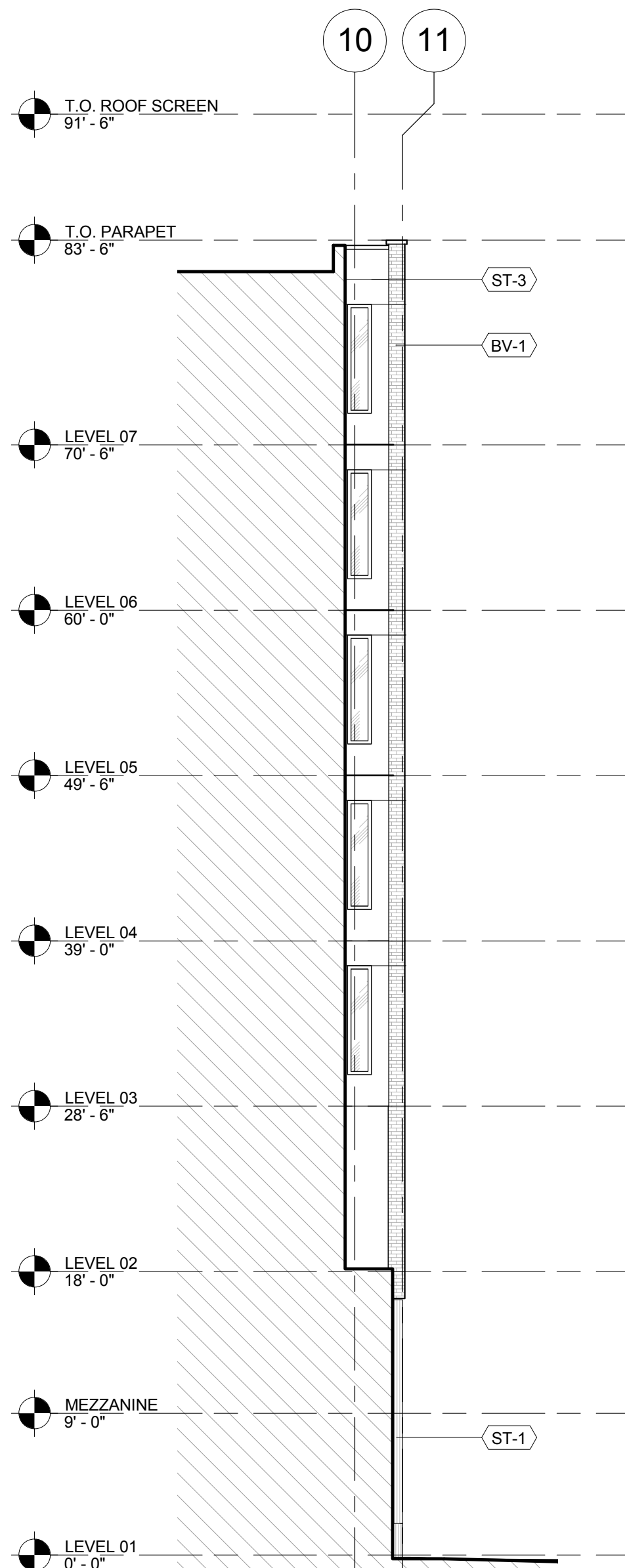
5 SOUTH ELEVATION AT SOUTH SLICE
A2.03 1/8" = 1'-0"



4 NORTH ELEVATION AT SOUTH SLICE
A2.03 1/8" = 1'-0"



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A2.03 1/8" = 1'-0"



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JOB NO. 14-111

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60% CD	09.08.15

revision list date:

sheet title:

EXTERIOR
BUILDING
ELEVATIONS

sheet no.:

A2.03

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sheet title:

BUILDING SECTIONS

sheet no.:

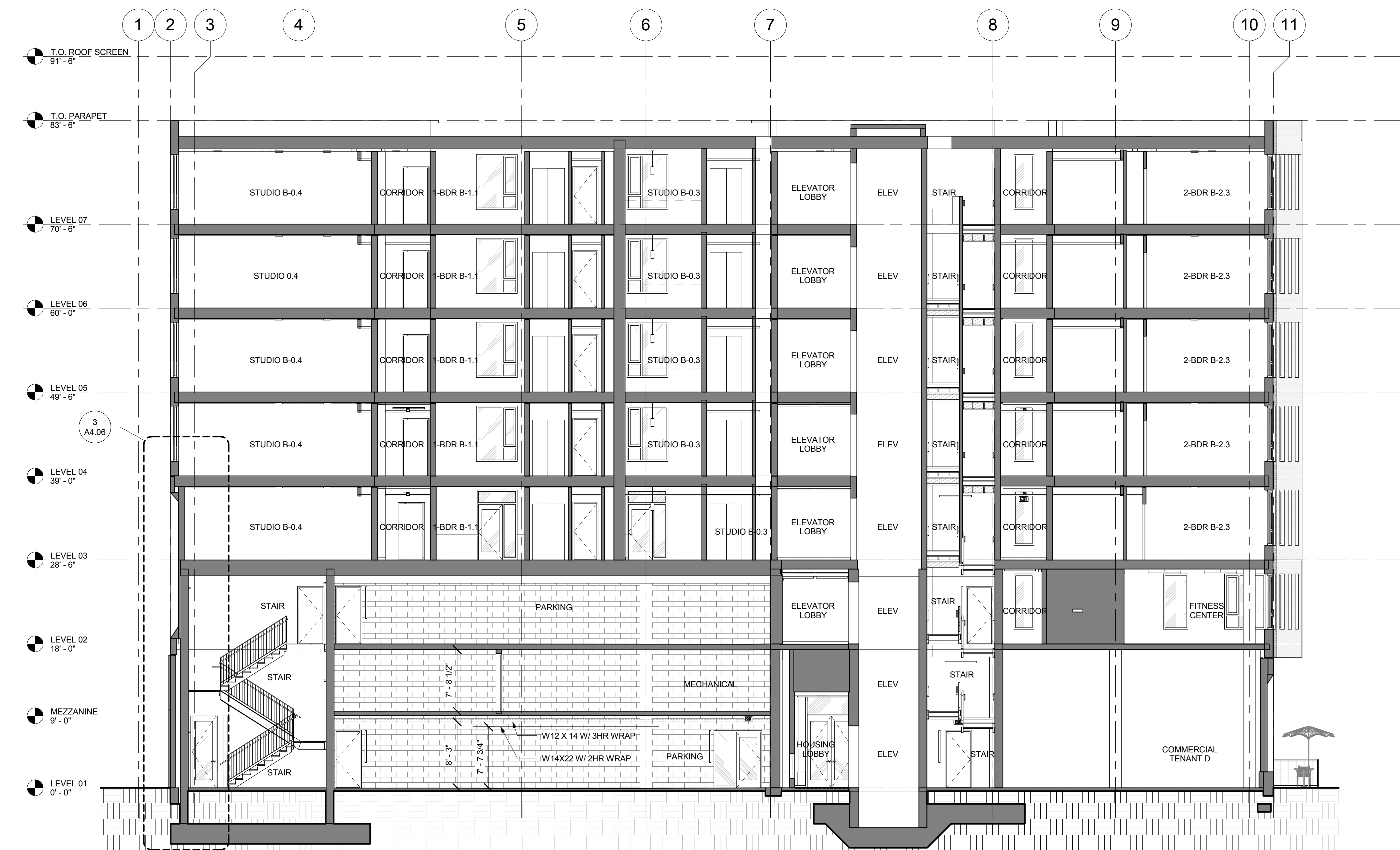
A3.01

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LONGITUDINAL BUILDING SECTION FACING EAST

2
A3.01
1/8" = 1'-0"



TRANSVERSE BUILDING SECTION AT ELEVATOR FACING NORTH

1
A3.01
1/8" = 1'-0"



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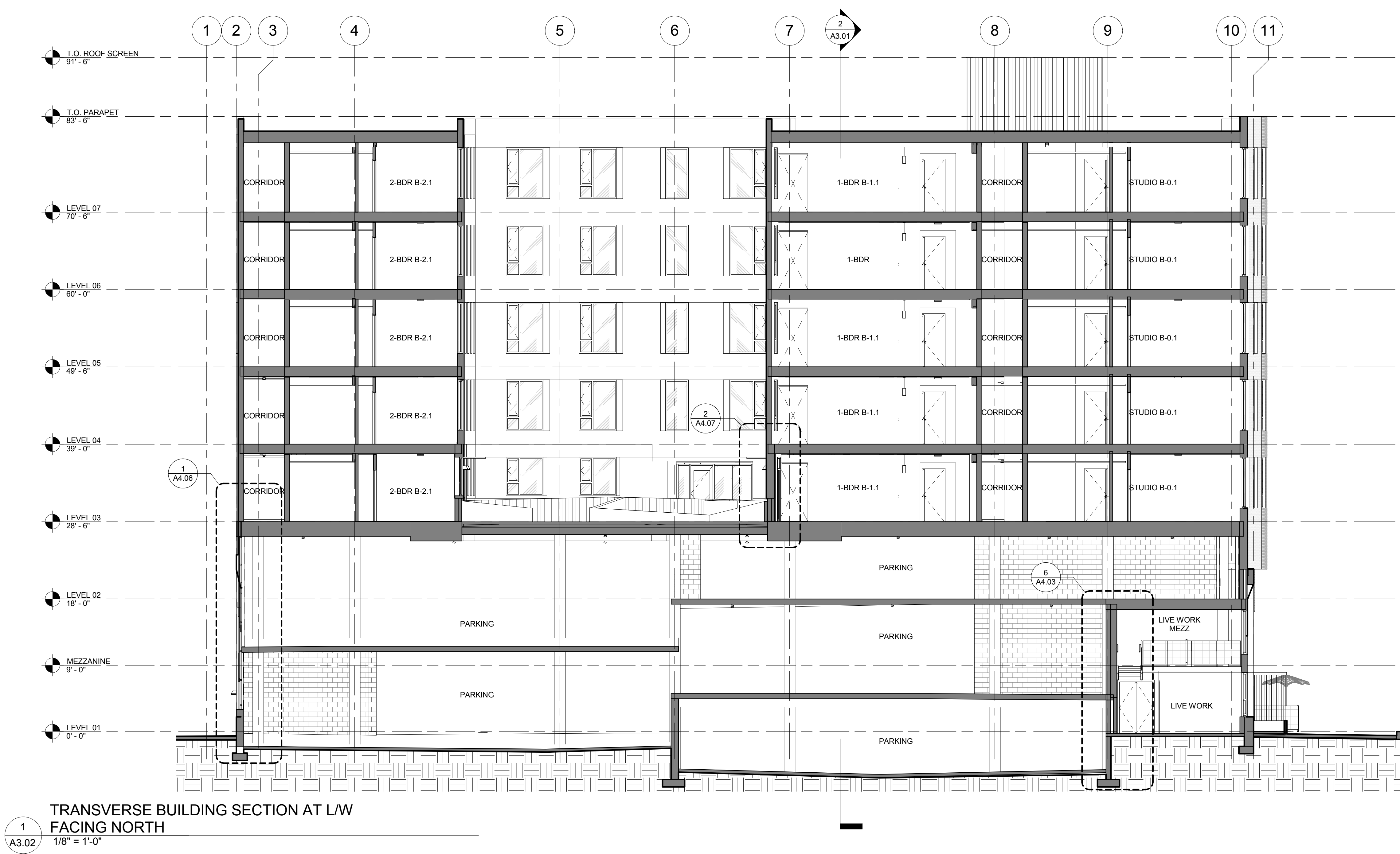
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TRANSVERSE BUILDING SECTION AT LW
FACING NORTH

1
A3.02
1/8" = 1'-0"

sheet title:

BUILDING
SECTIONS

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A3.02

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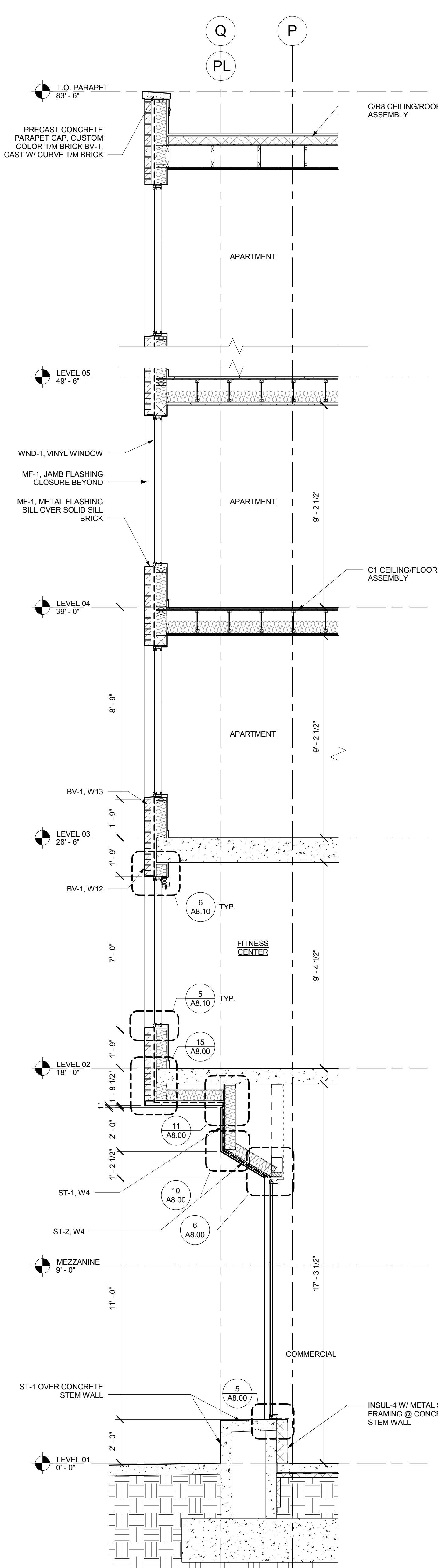
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WALL SECTIONS

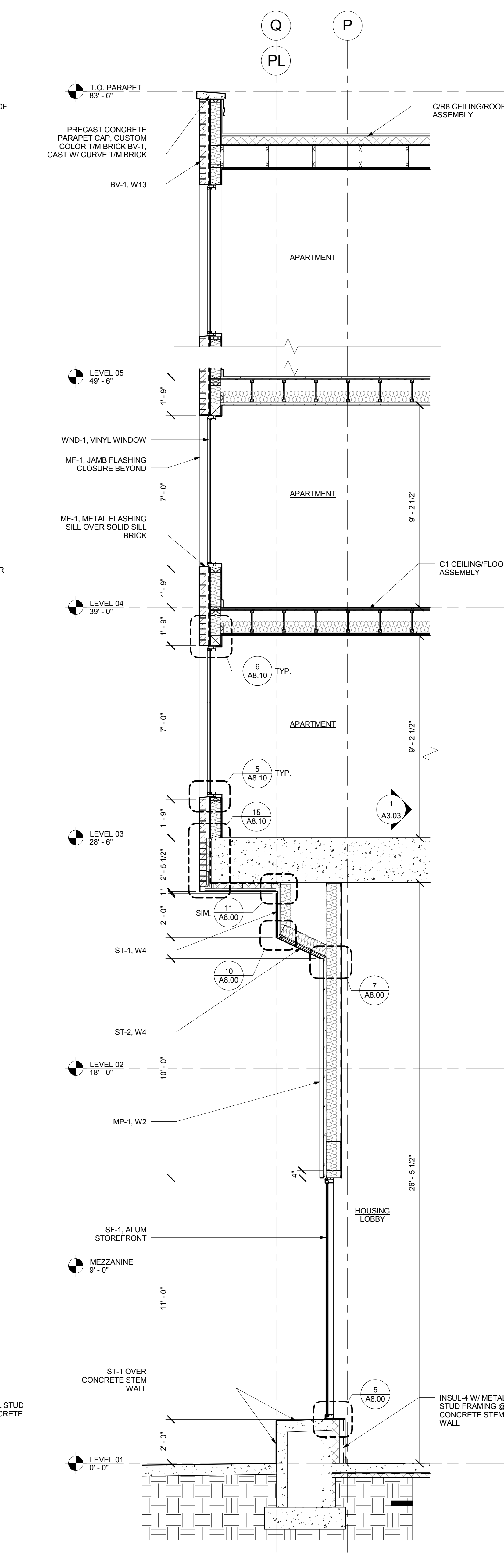
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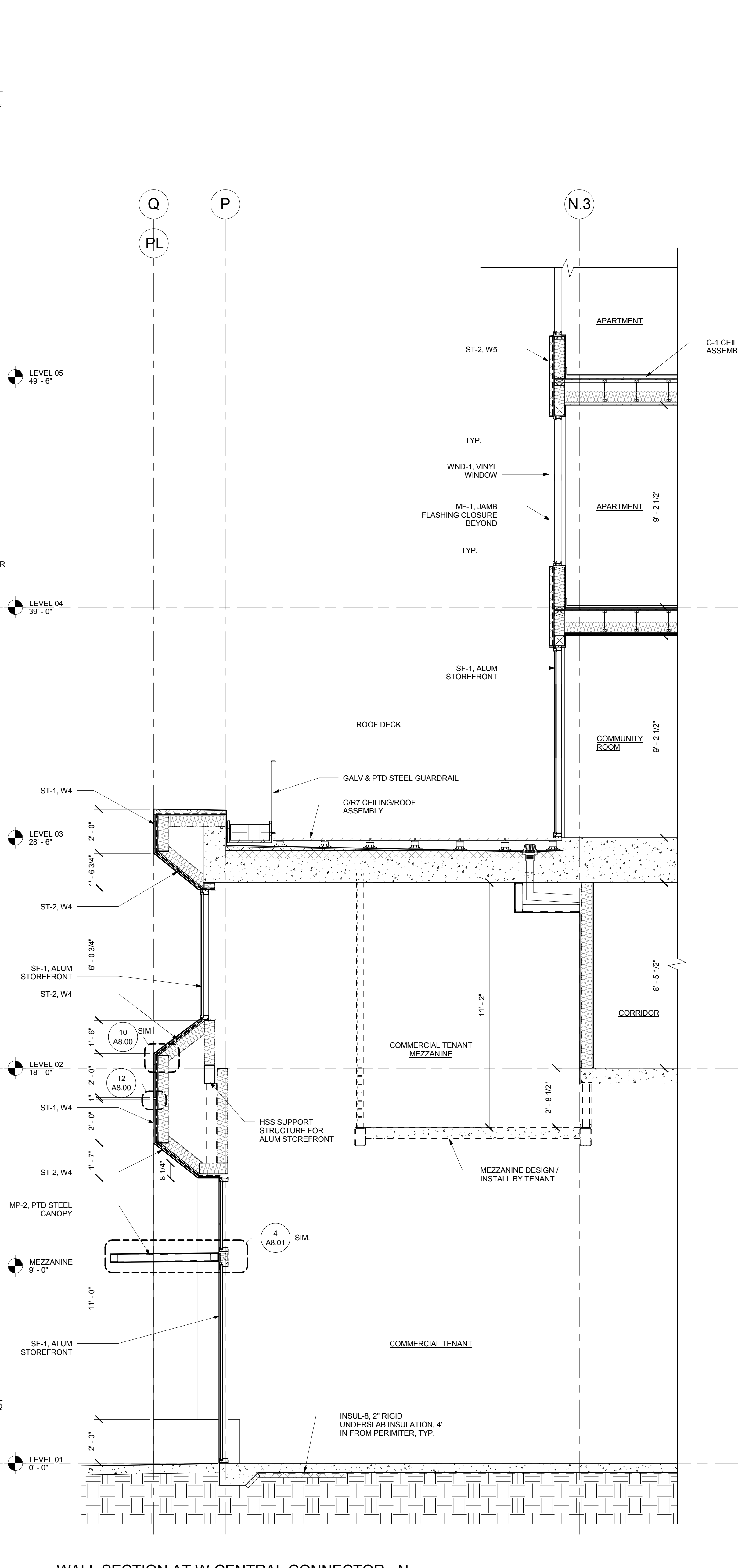
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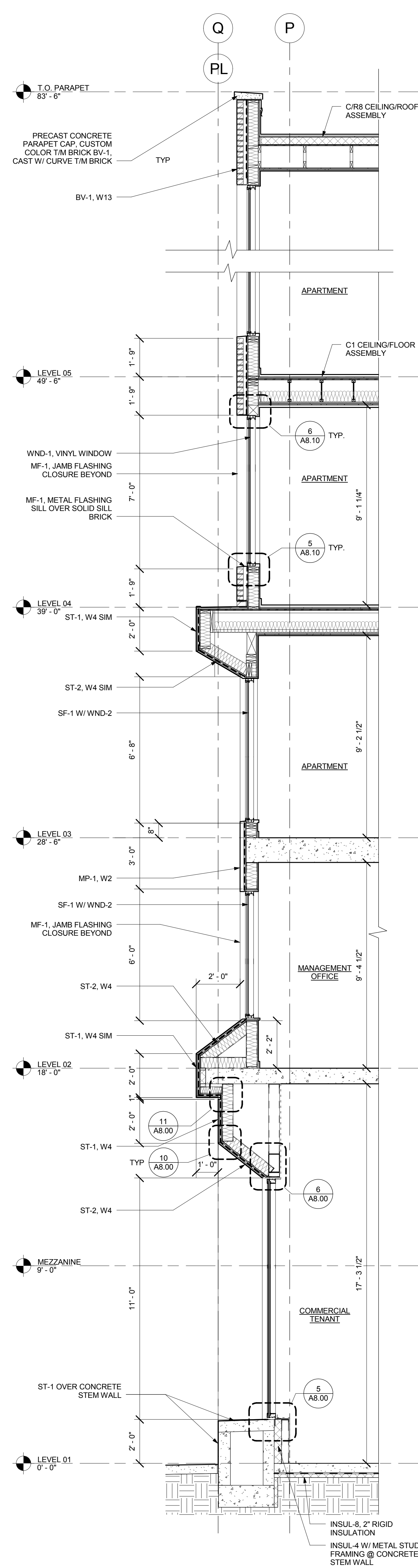
4 WALL SECTION AT E BAR - N WALL
3/8" = 1'-0"



3 WALL SECTION AT CENTRAL BAR - N WALL
3/8" = 1'-0"



2 WALL SECTION AT W-CENTRAL CONNECTOR - N WALL
3/8" = 1'-0"



1 WALL SECTION AT W BAR - N WALL
3/8" = 1'-0"



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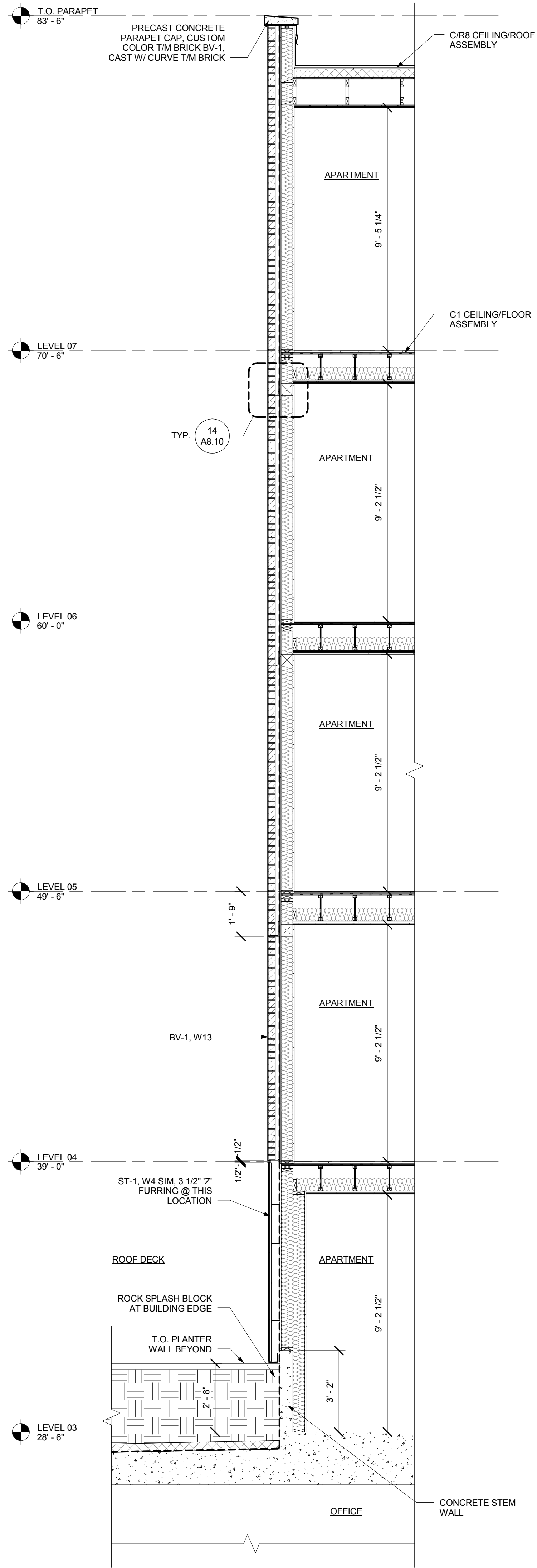
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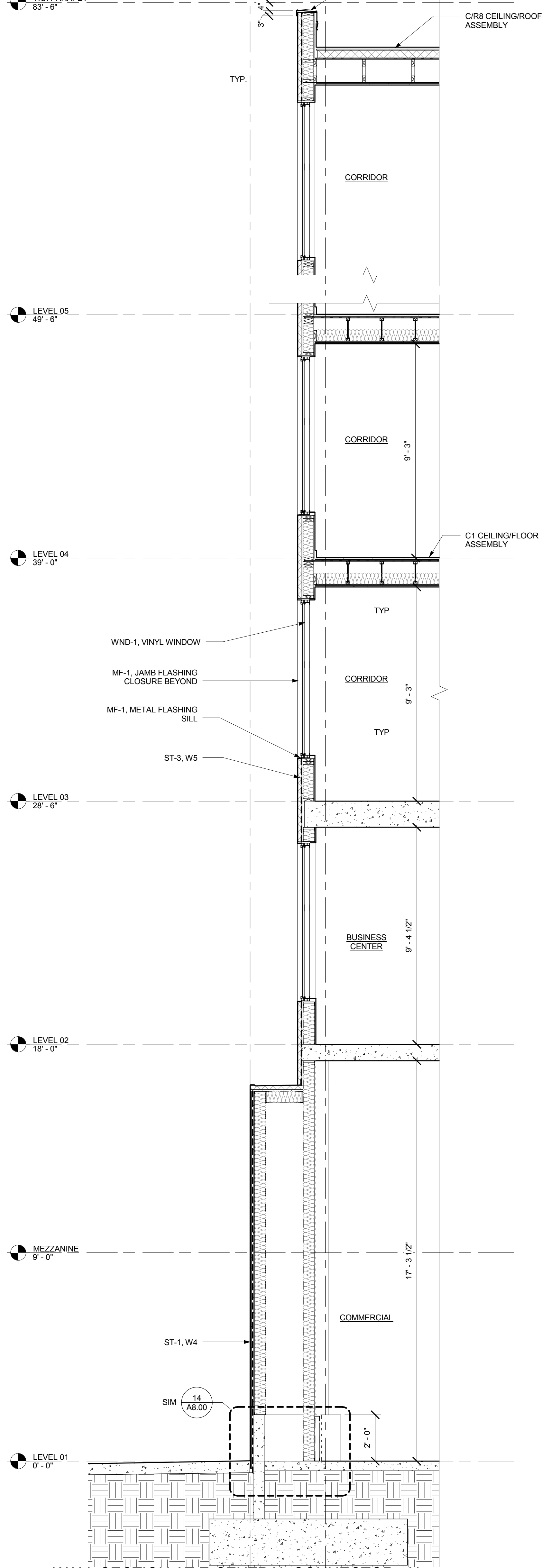
sheet no.:

A4.02

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WALL SECTION AT W BAR - E WALL AT BASE
BOX
3/8" = 1'-0"



WALL SECTION AT E-CENTRAL CONNECTOR - N
WALL
3/8" = 1'-0"



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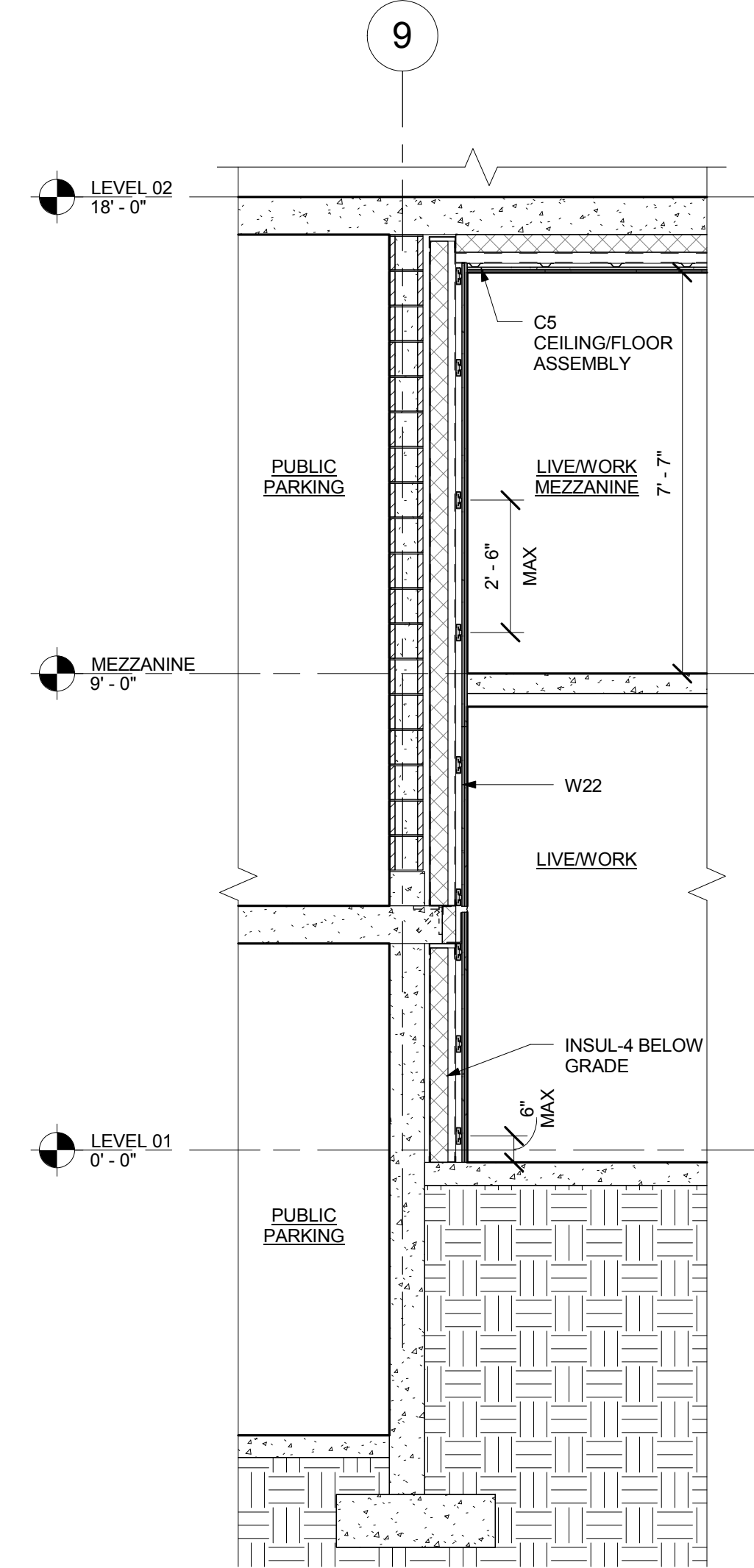
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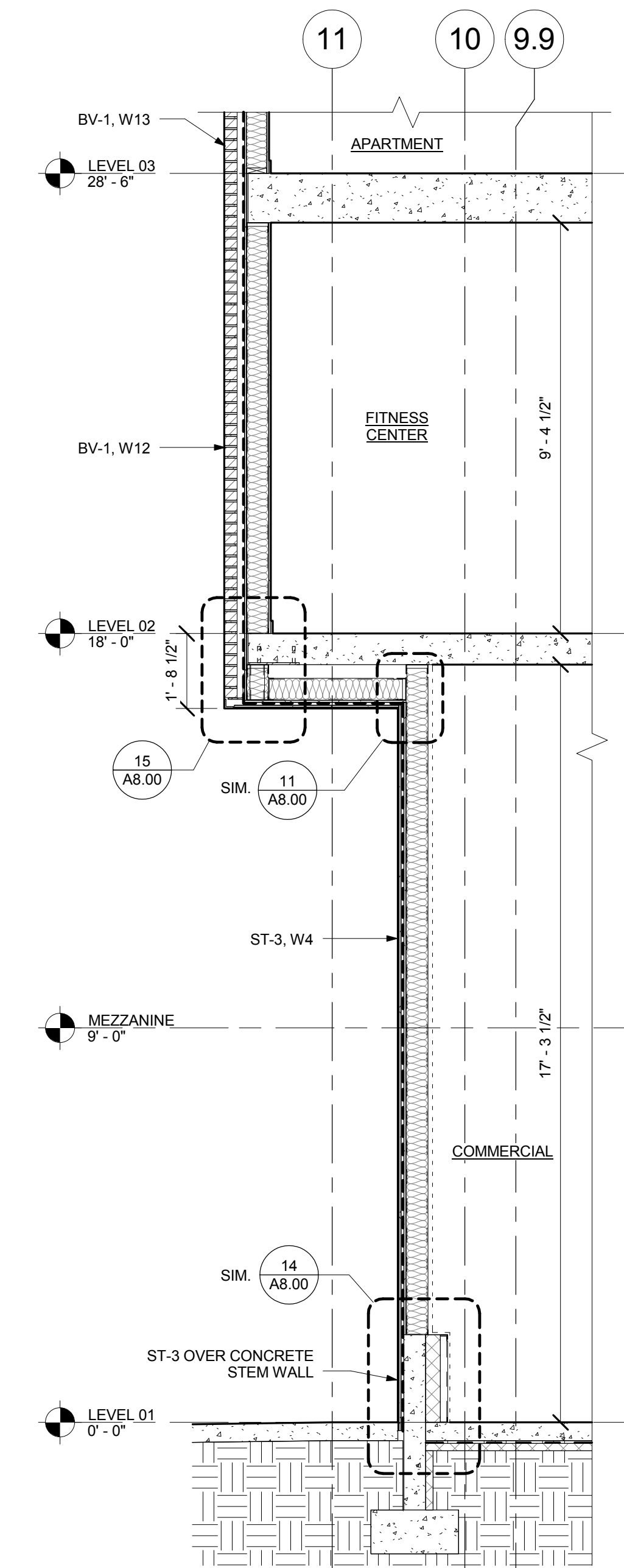
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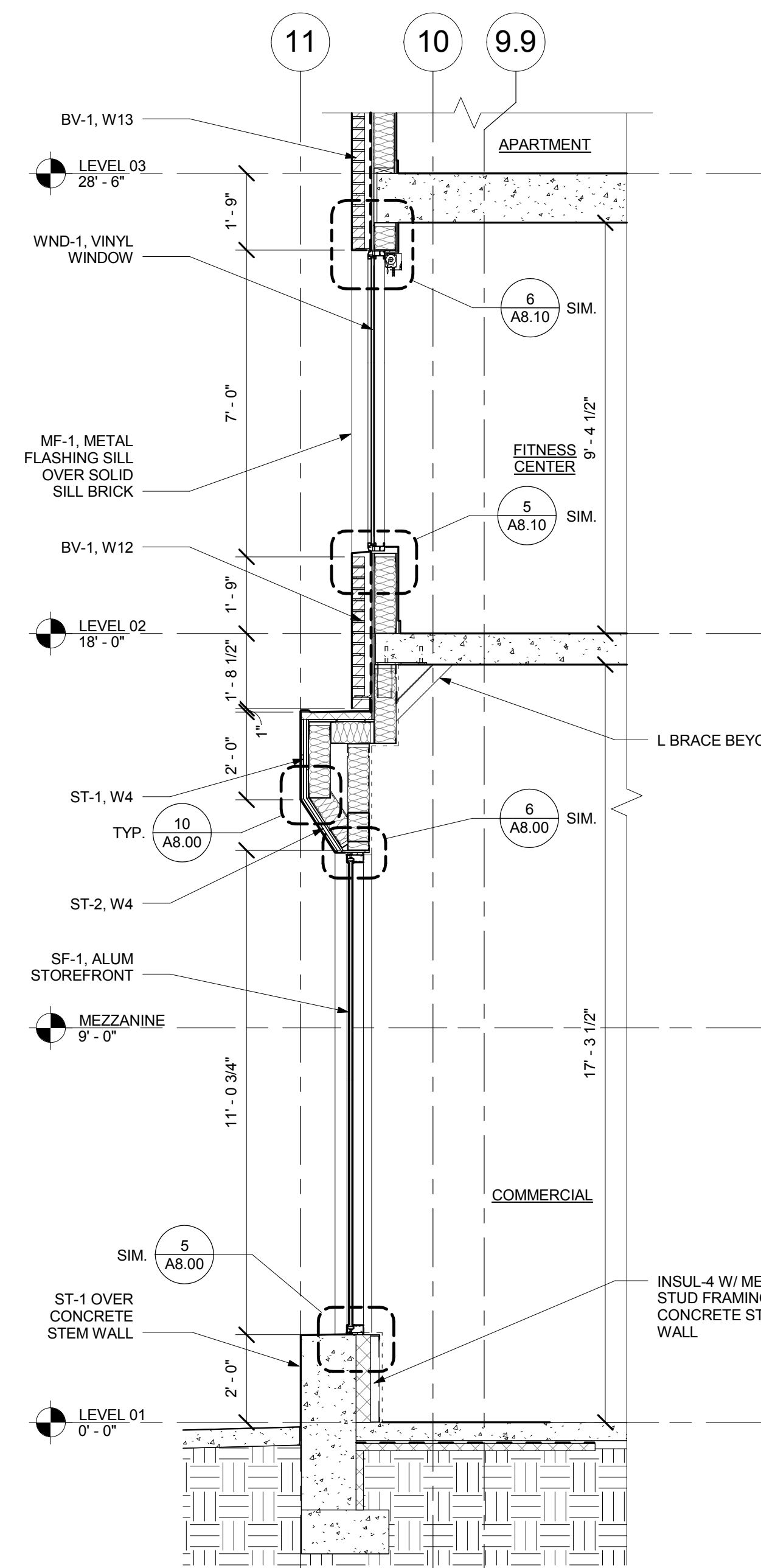
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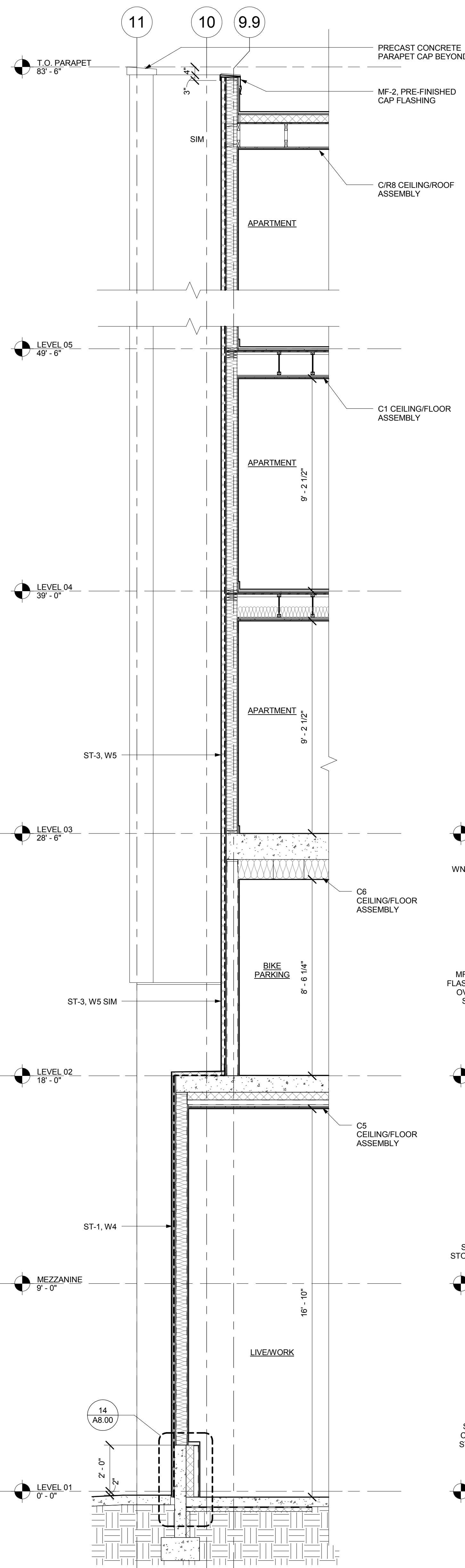
WALL SECTION AT
LIVE/WORK TO PARKING
6
A4.03 3/8" = 1'-0"



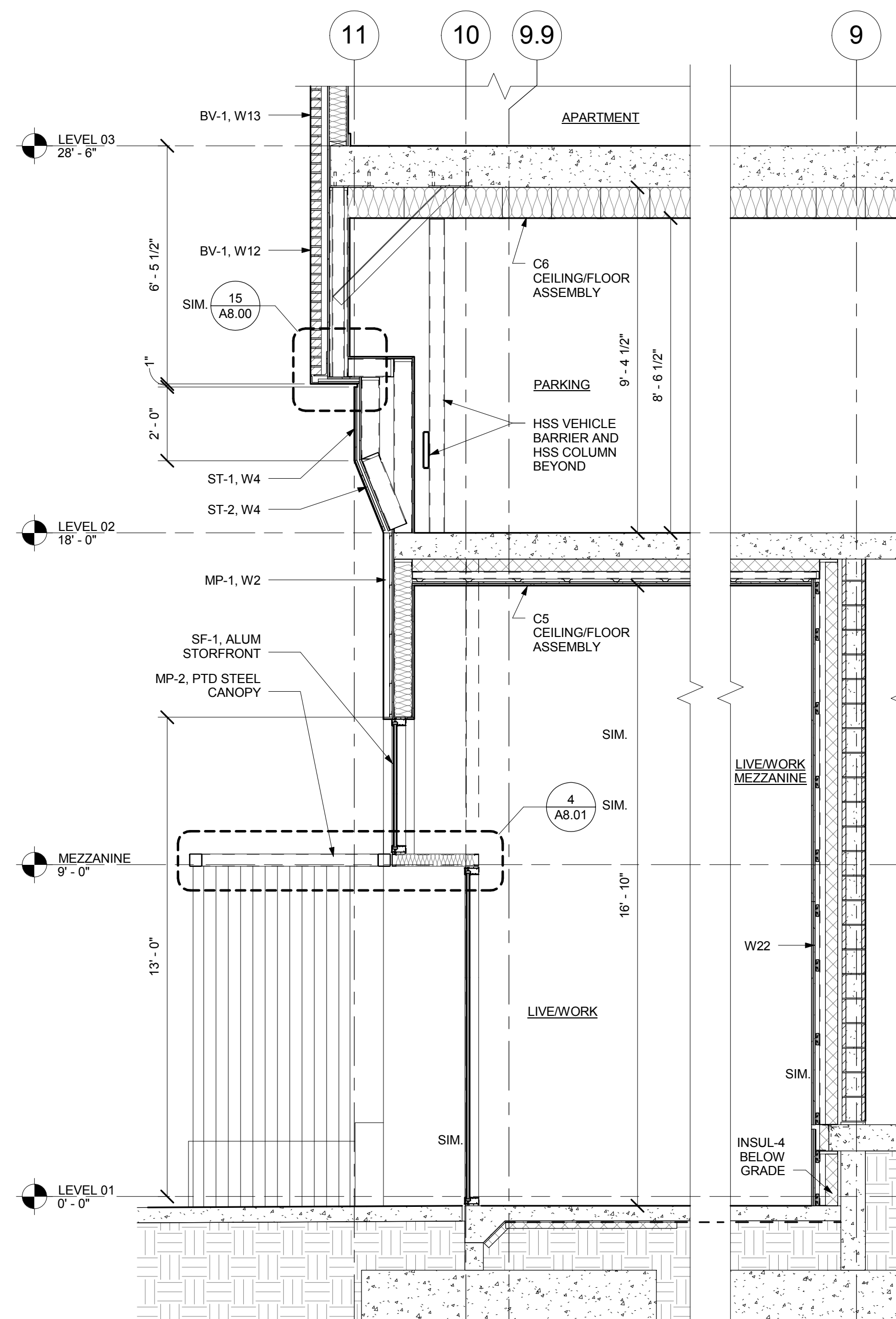
WALL SECTION AT E BAR -
E WALL AT STUCCO INSET
1
A4.03 3/8" = 1'-0"



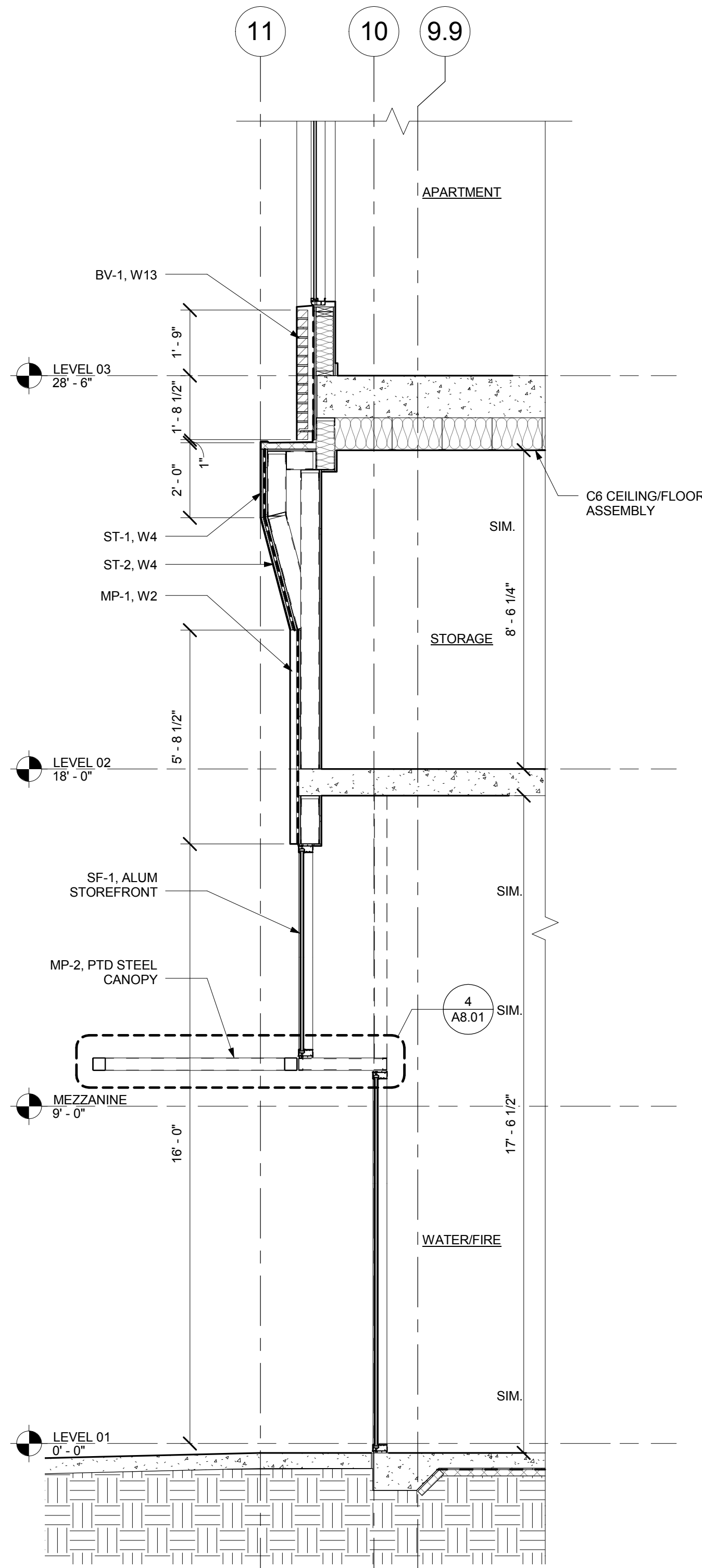
WALL SECTION AT E BAR -
E WALL AT N BASE BOX
2
A4.03 3/8" = 1'-0"



WALL SECTION AT E BAR -
E WALL AT SLICE
3
A4.03 3/8" = 1'-0"



WALL SECTION AT E BAR - E WALL AT CENTRAL
BASE BOX
4
A4.03 3/8" = 1'-0"



WALL SECTION AT E BAR -
E WALL AT S BASE BOX
5
A4.03 3/8" = 1'-0"



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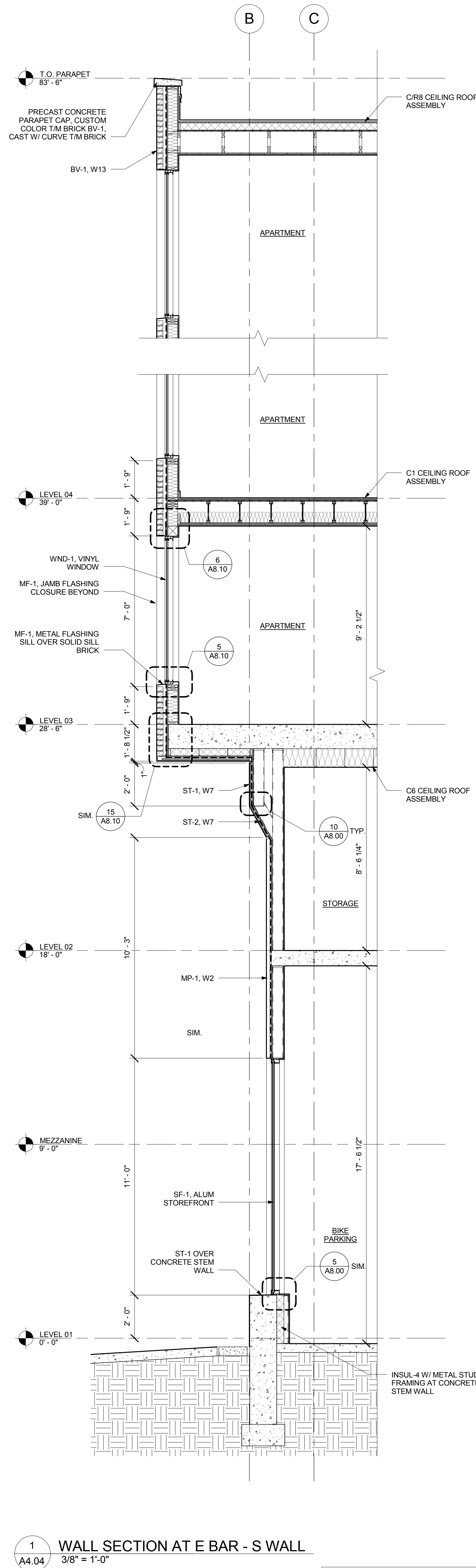
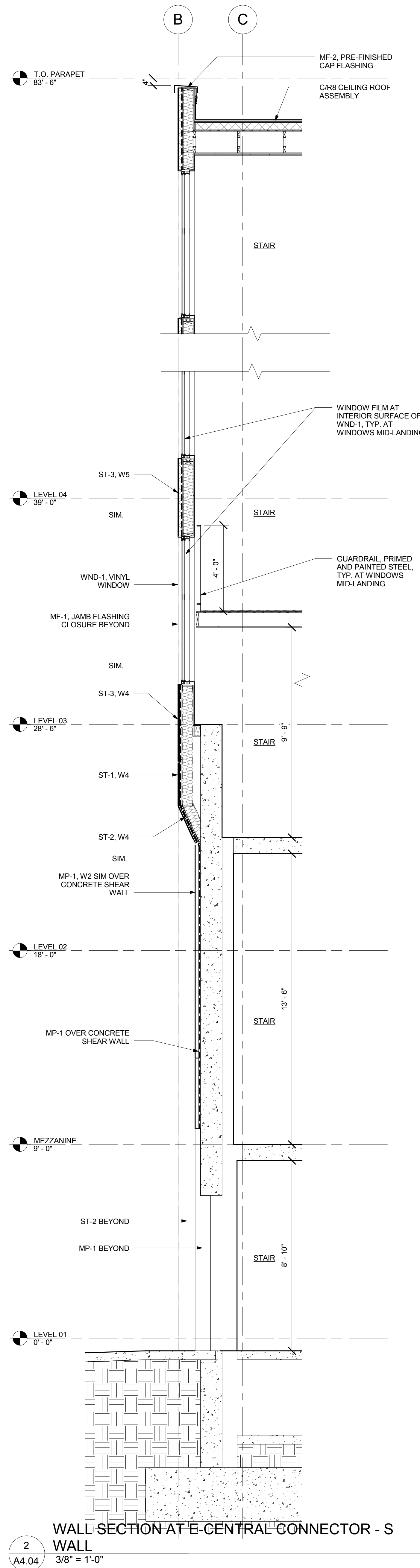
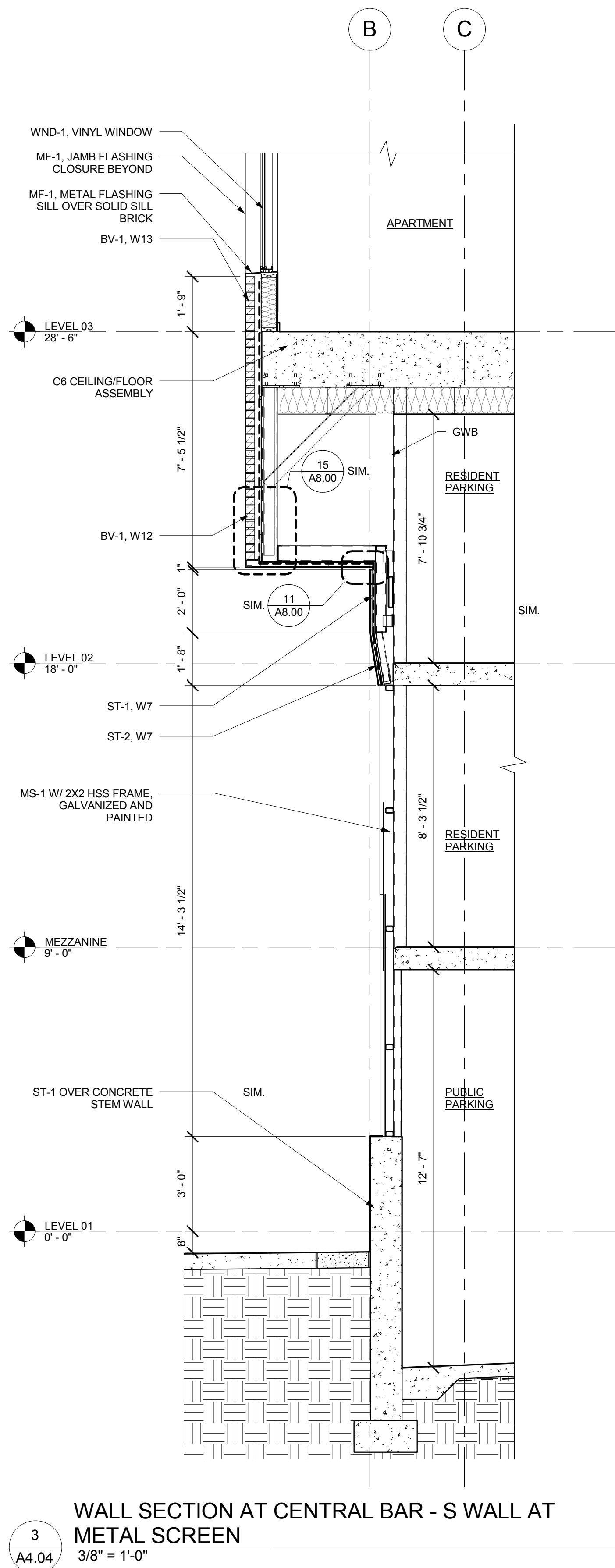
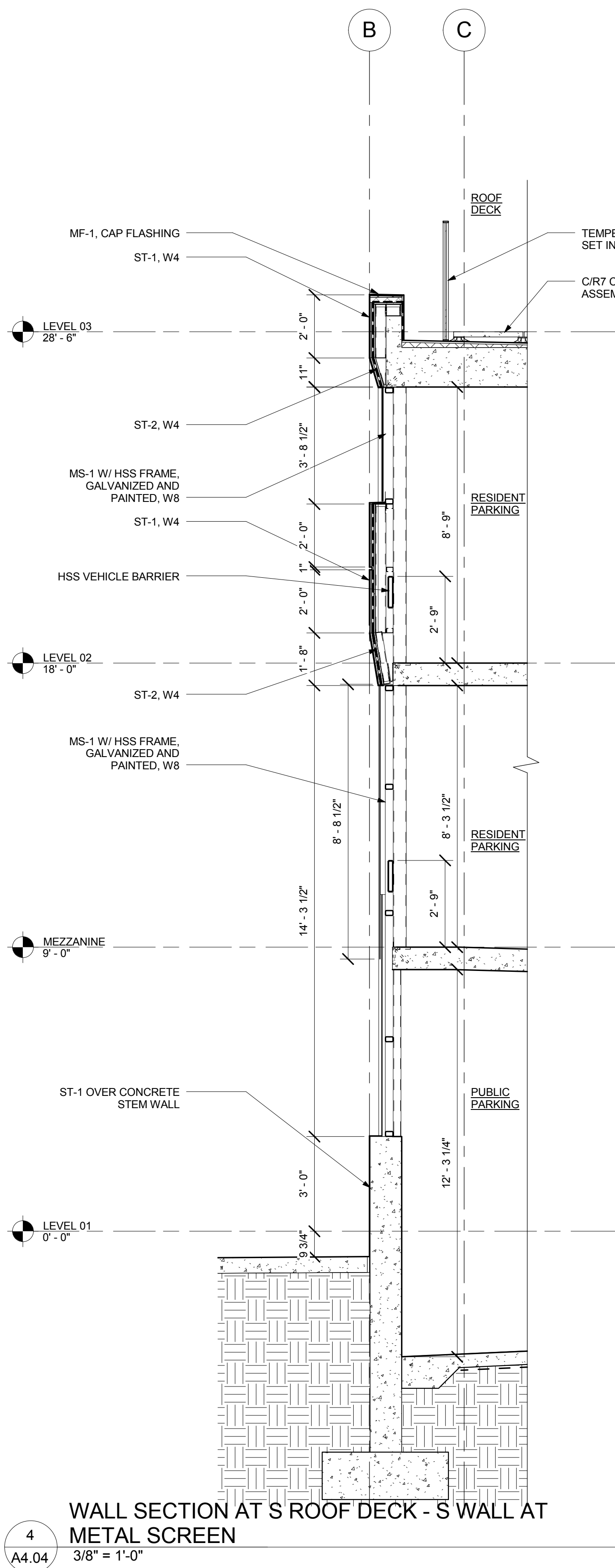
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WALL SECTIONS

sheet no.:

A4.04

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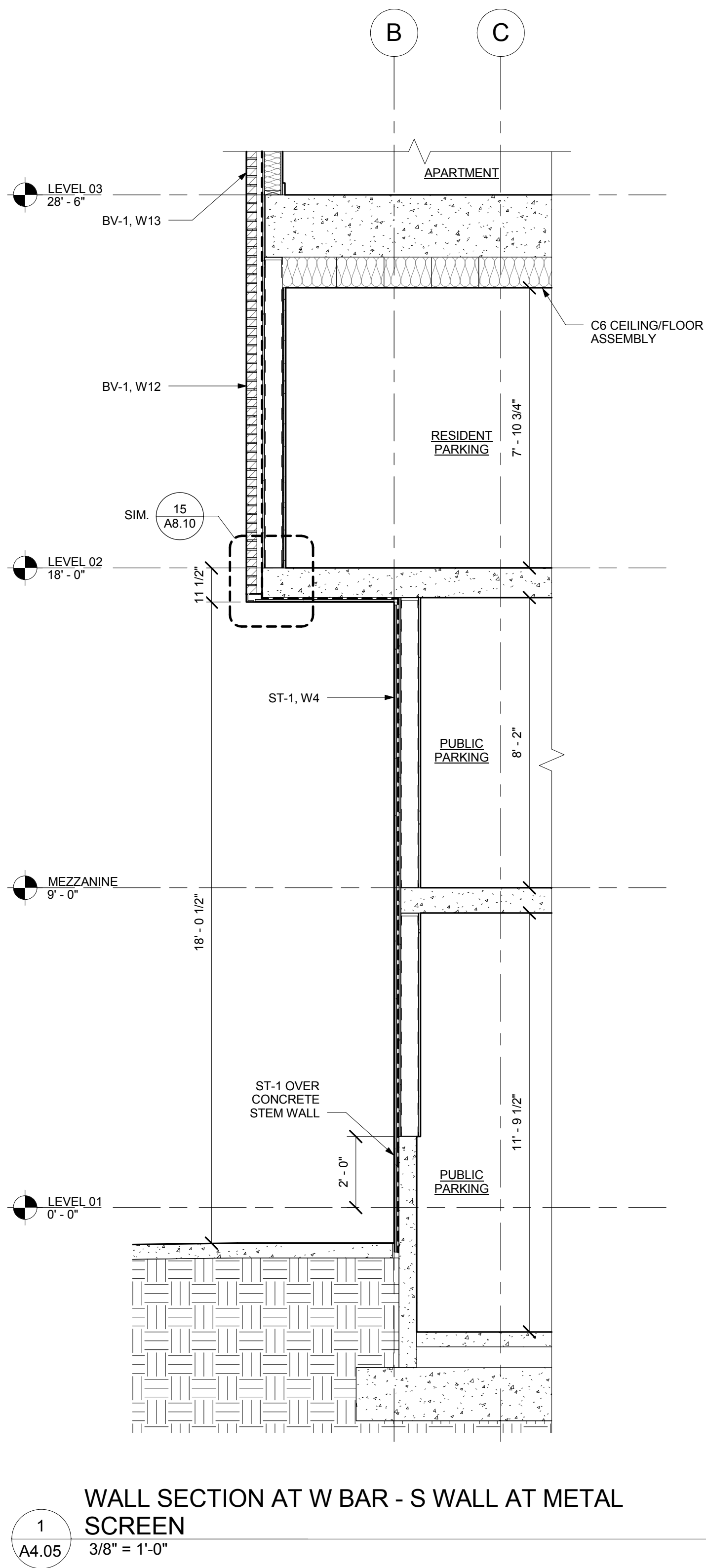
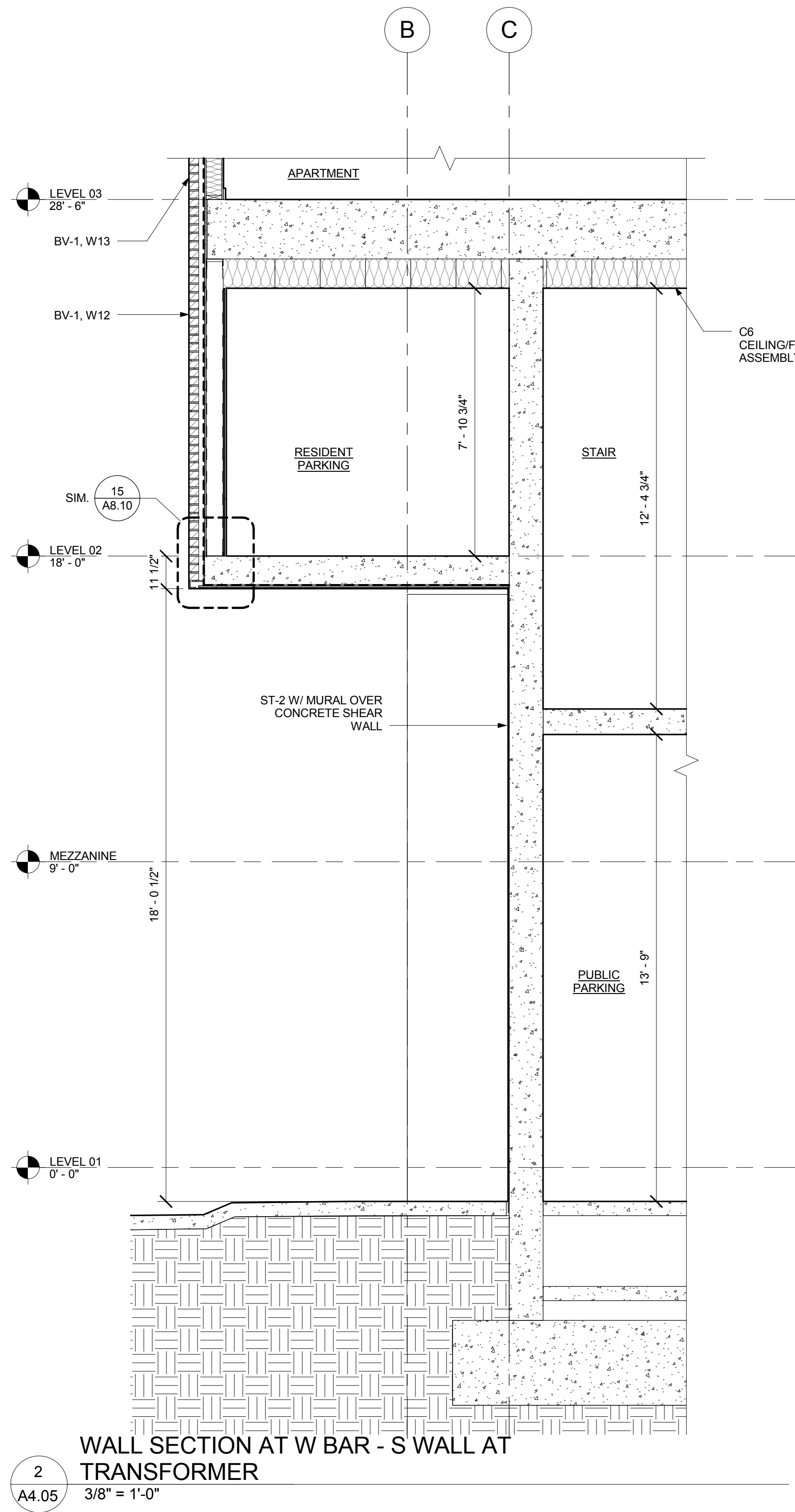
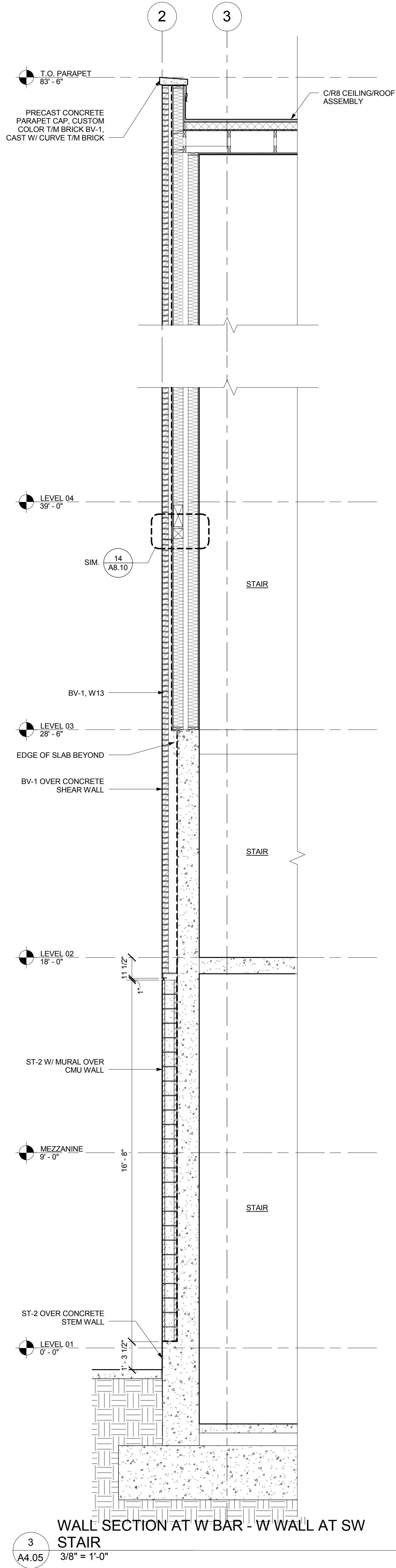
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WALL SECTIONS

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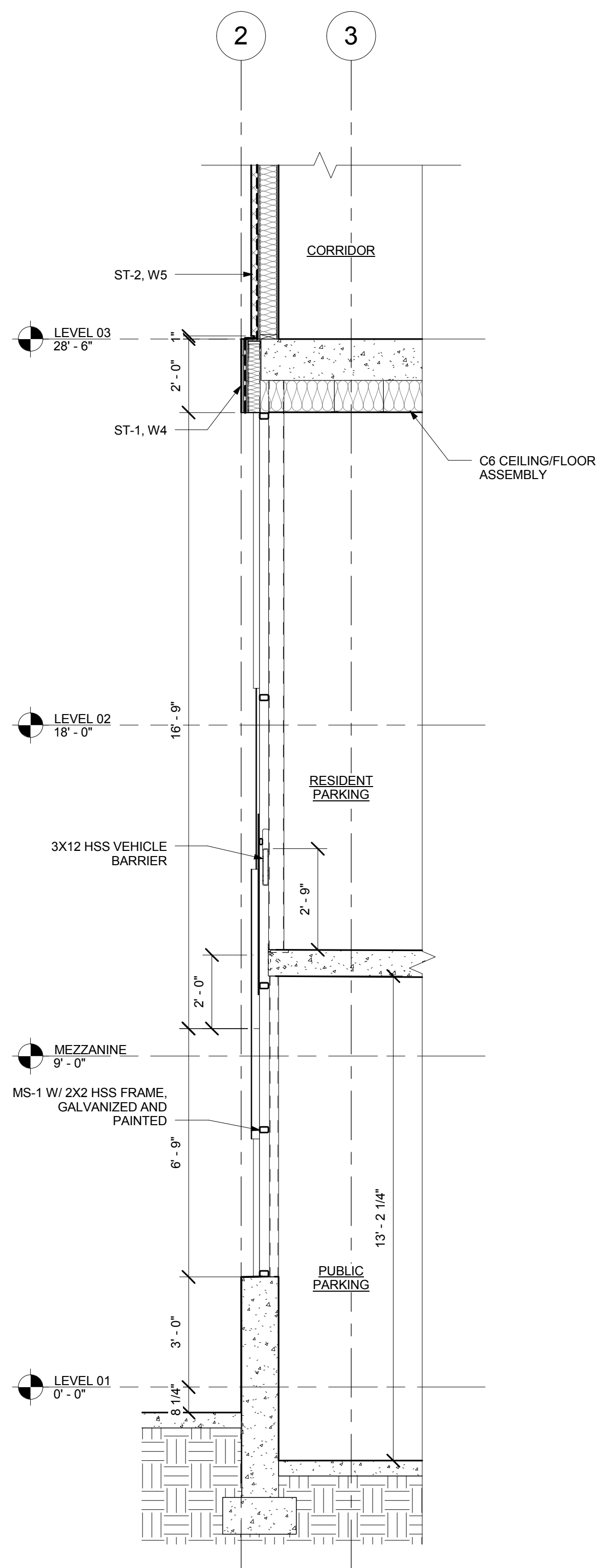
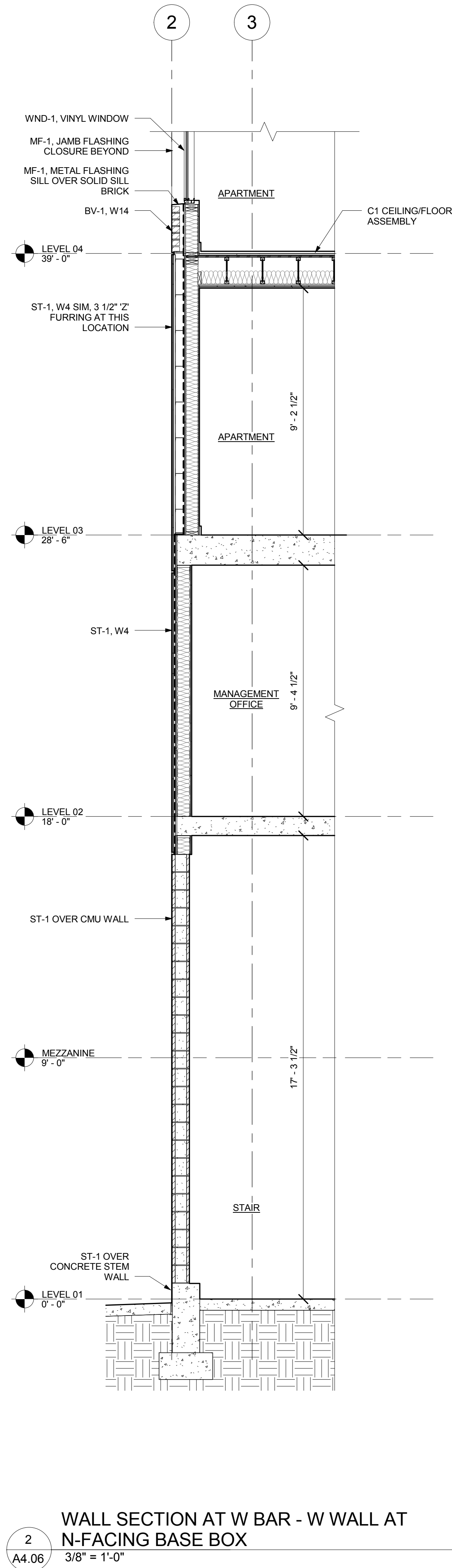
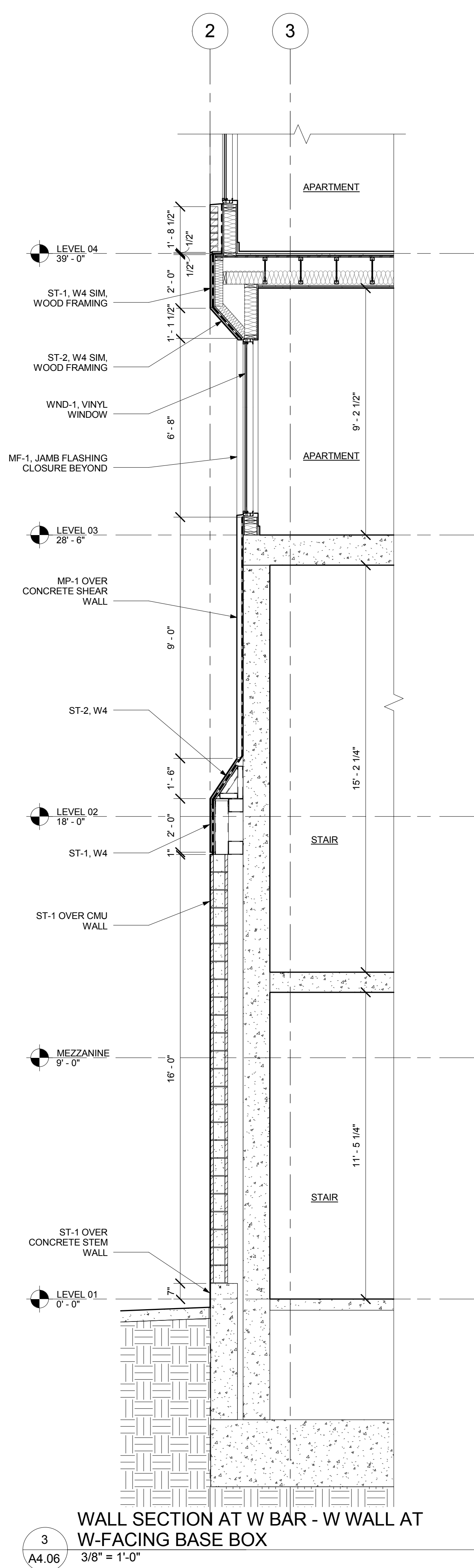
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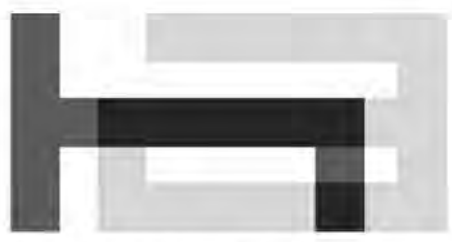
WALL SECTIONS

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A4.06

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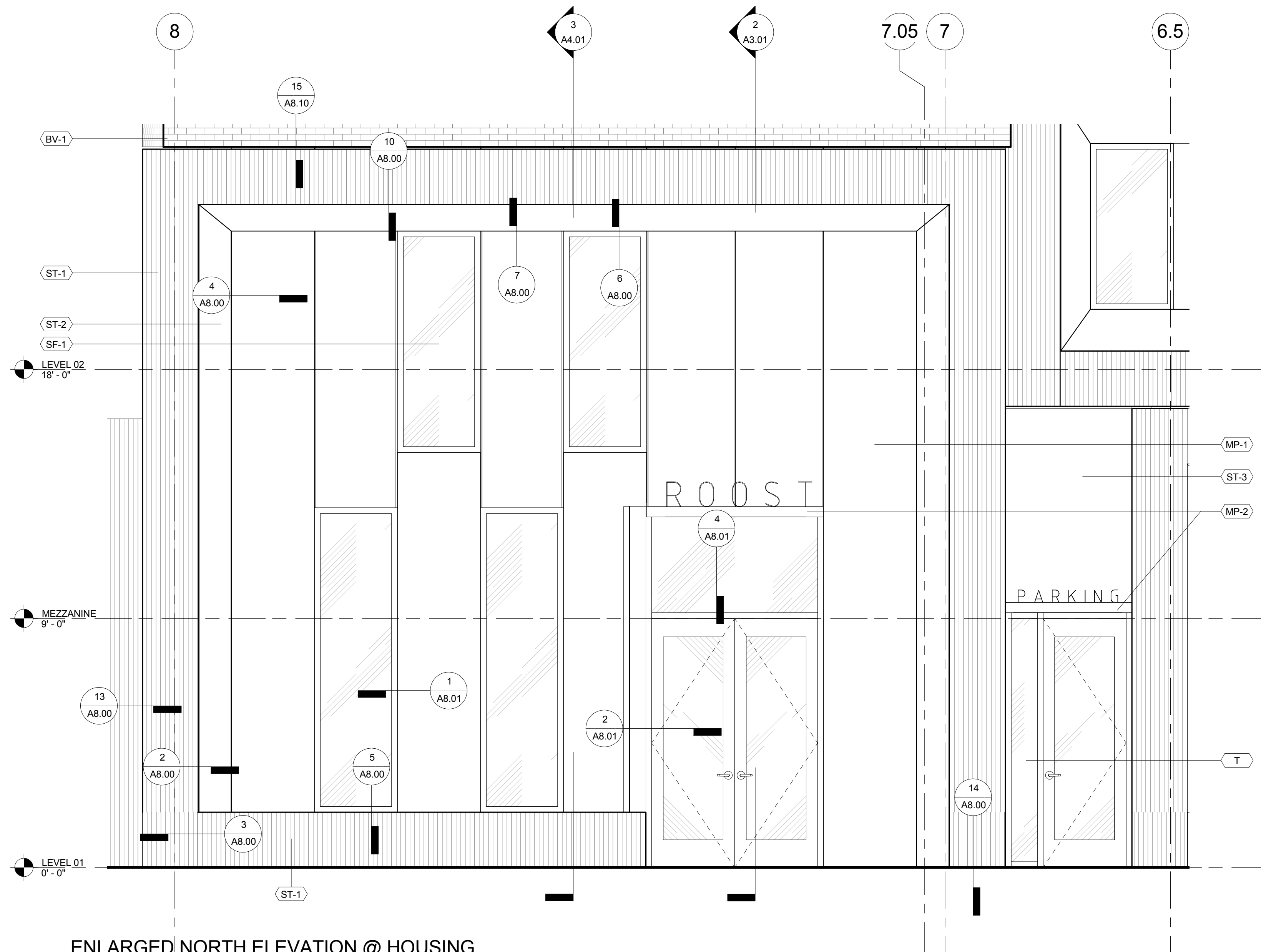
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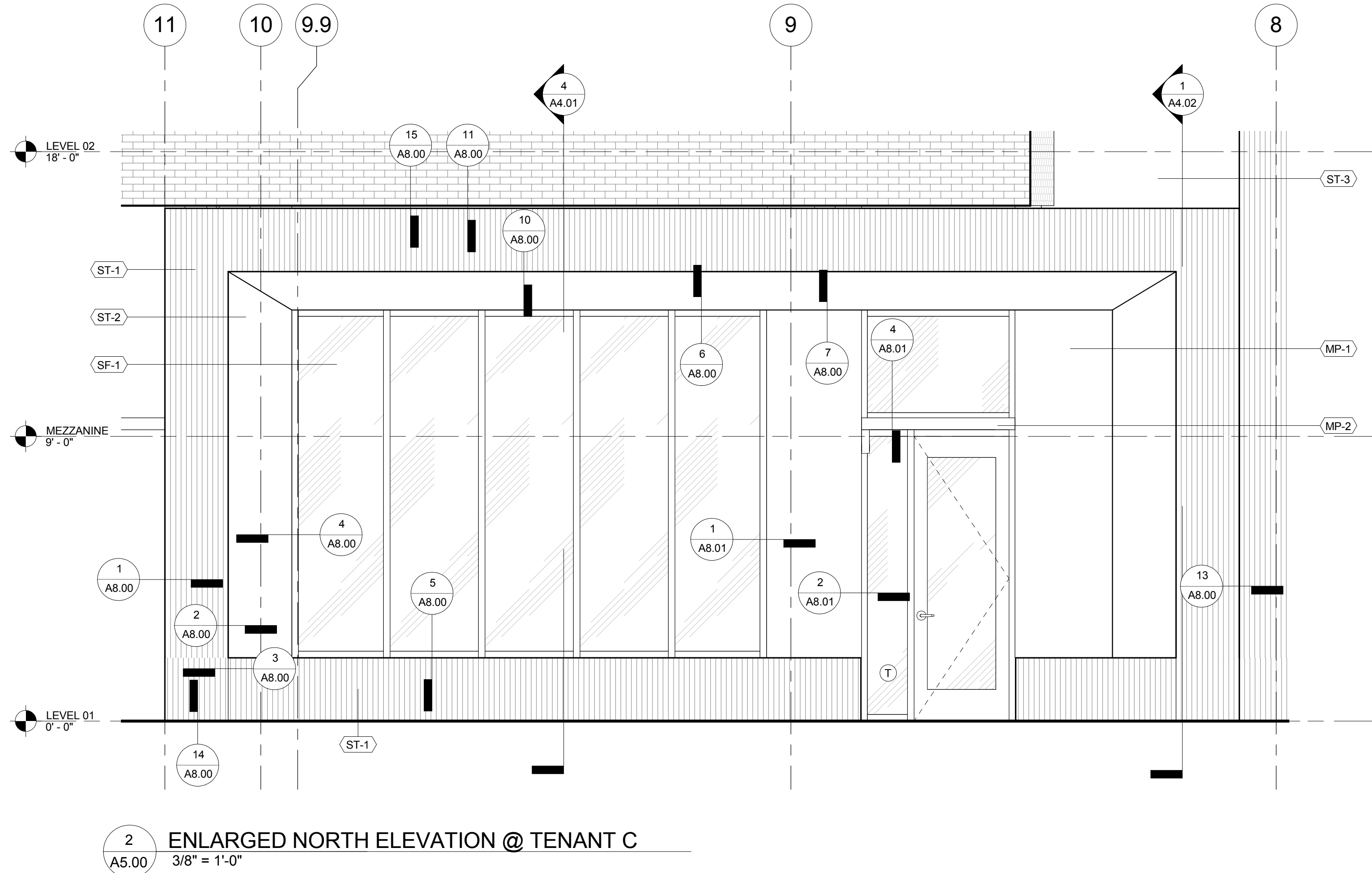
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MATERIAL LEGEND / NOTES

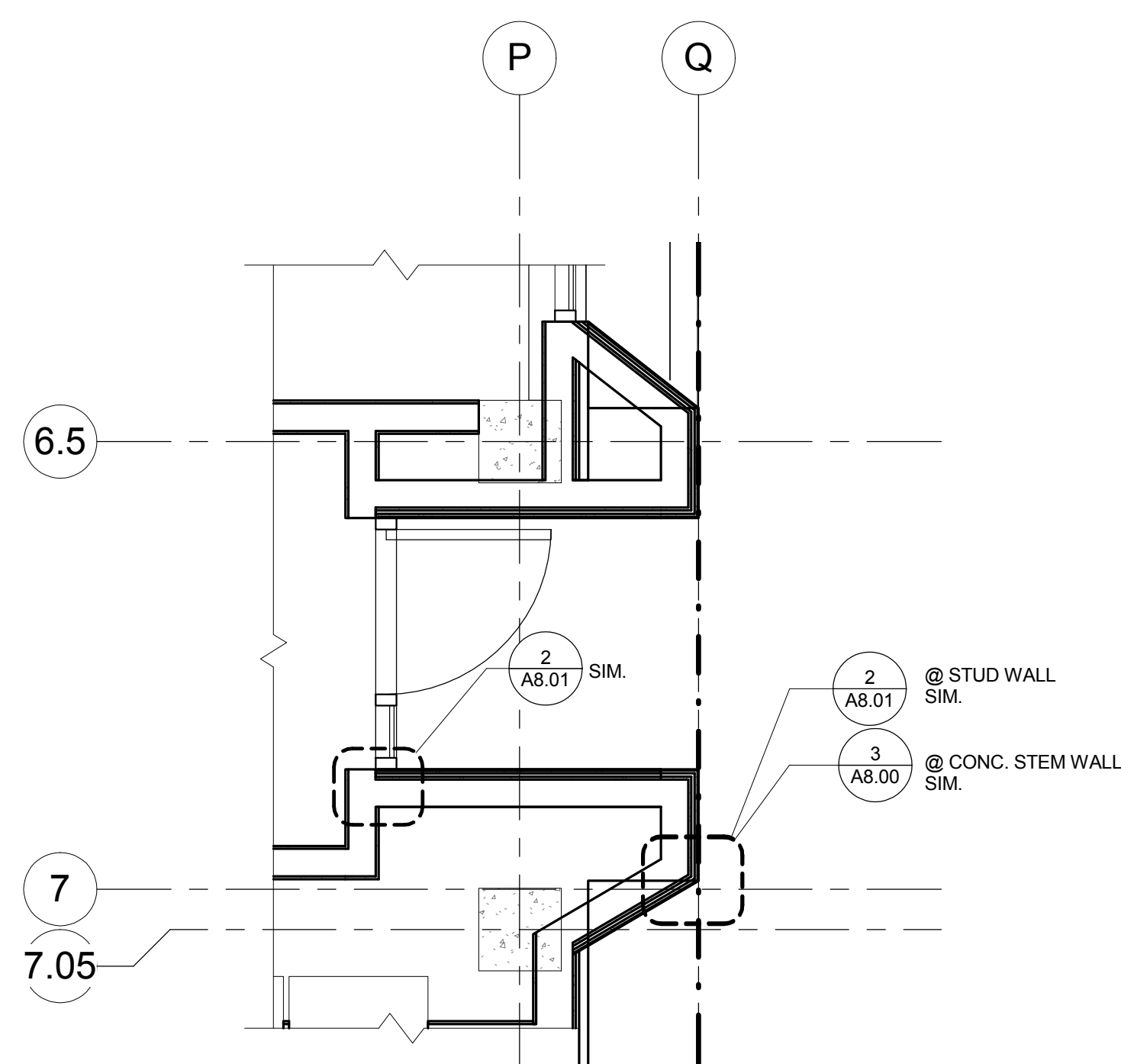
- ST-1 INTEGRAL COLOR ACRYLIC STUCCO, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR
- ST-2 "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, CUSTOM COLOR
- ST-3 "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, STANDARD WHITE
- MP-1 PRE-FINISHED KYNAR COATED COMPOSITE ALUMINUM WALL PANEL, ROUTE AND RETURN DRY SYSTEM
- MP-2 PAINTED 1/4" STEEL PLATE OVER HSS FRAME
- SF-1 ALUMINUM STOREFRONT, SSG (STRUCTURAL SILICONE GLAZED VERTICALS), PAINTED KYNAR FINISH
- BV-1 BRICK VENEER
- DRV-1 COMMERCIAL GRADE, FACTORY MULLED VINYL SWING DOOR W/ SIDELITE & TRANSOM
- WND-1 COMMERCIAL GRADE VINYL WINDOW
- WND-2 THERMAL ALUMINUM GLASS VENT FOR STOREFRONT
- MF-1 20 GA PRE-FINISHED METAL FLASHING T/M MP-1
- MF-2 20 GA PRE-FINISHED METAL FLASHING T/M ST-2
- MS-1 PERFORATED STEEL "V" PANEL, PRE-FINISHED STANDARD COLOR
- T TEMPERED GLASS
- VCJ VERTICAL CONTROL JOINT
- HCJ HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD



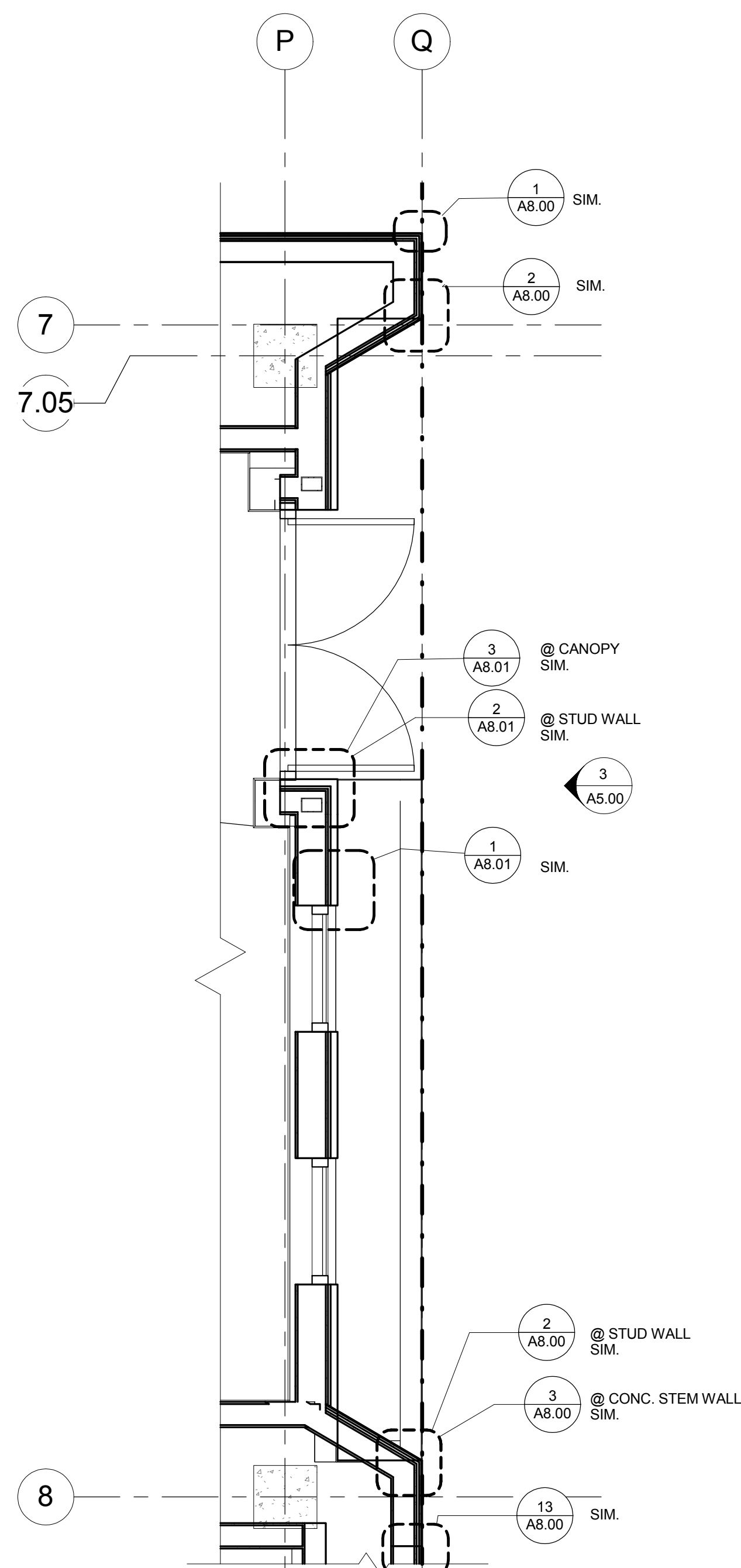
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A5.00
ENLARGED NORTH ELEVATION @ HOUSING LOBBY / PARKING LOBBY
3/8" = 1'-0"



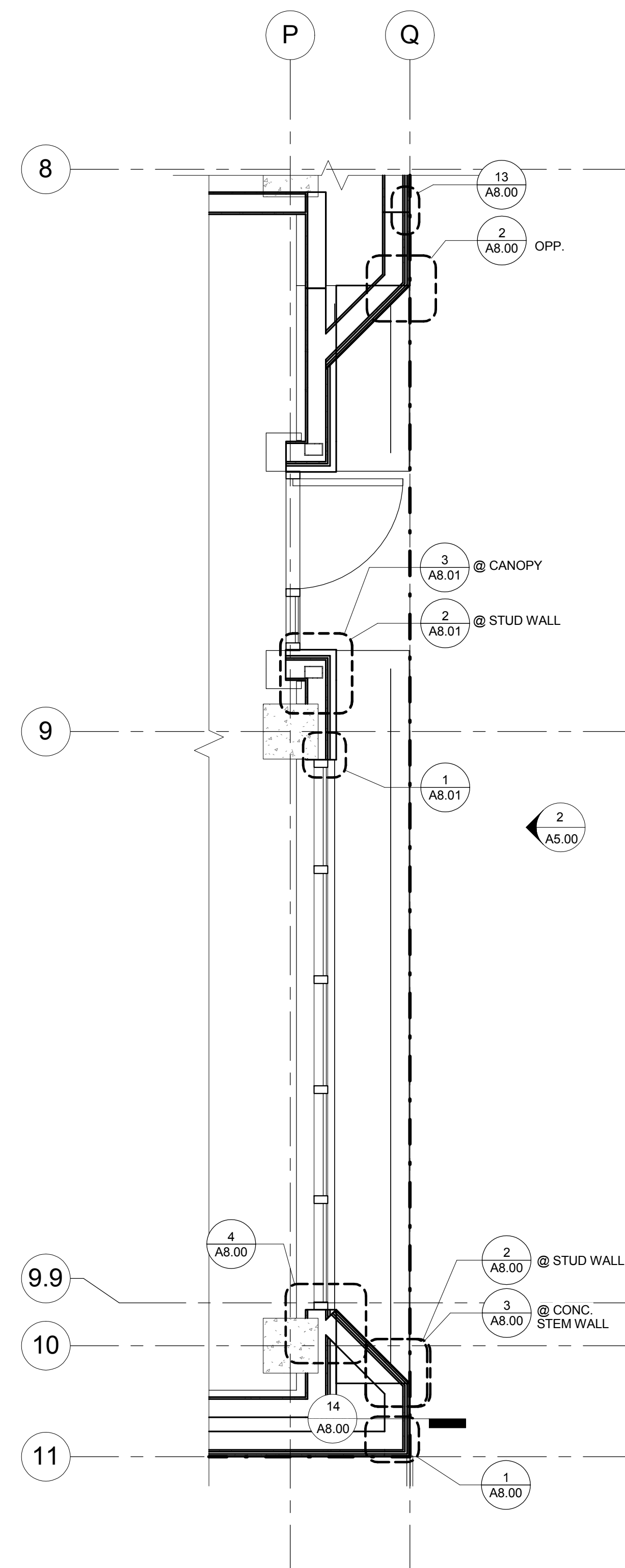
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A5.00
ENLARGED NORTH ELEVATION @ TENANT C
3/8" = 1'-0"



5
A5.00
ENLARGED EXT. PLAN @ PARKING LOBBY
3/8" = 1'-0"



4
A5.00
ENLARGED EXT. PLAN @ HOUSING LOBBY
3/8" = 1'-0"



1
A5.00
ENLARGED EXT. PLAN @ TENANT C
3/8" = 1'-0"

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ENLARGED
ELEVATION &
PLANS

sheet no.:

A5.00

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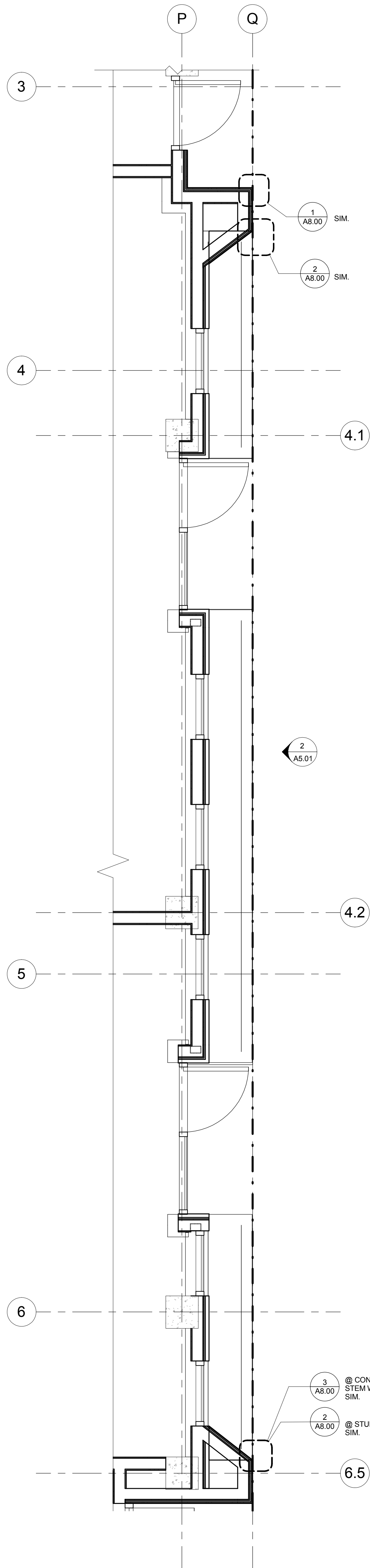
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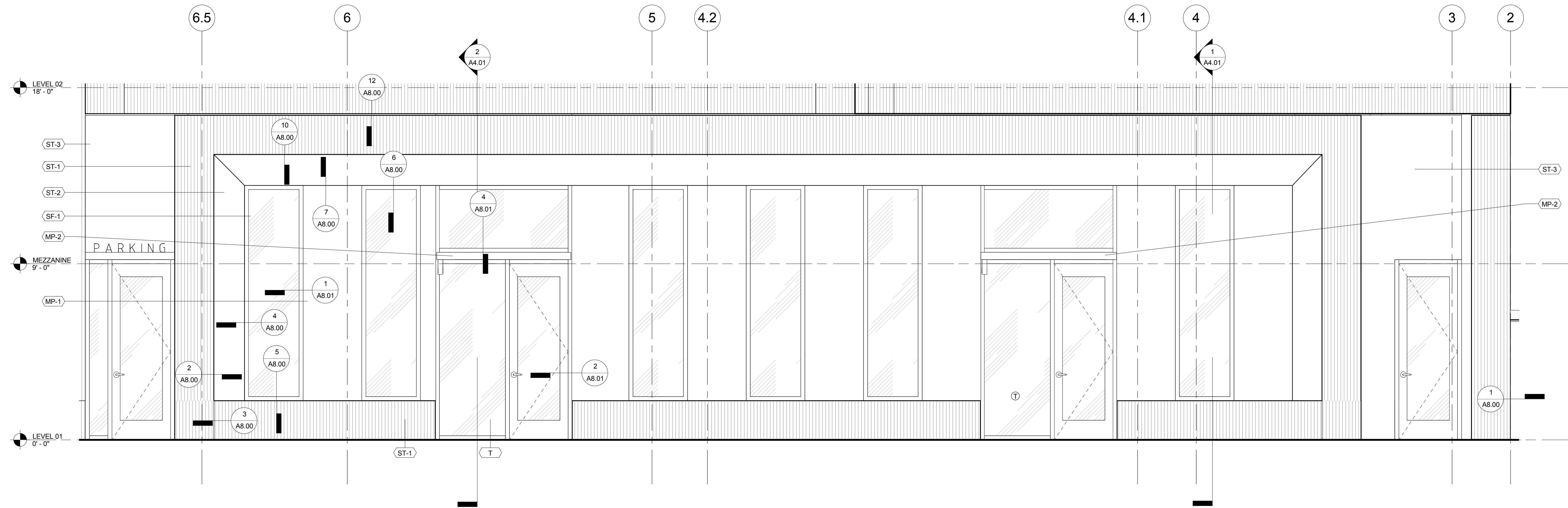
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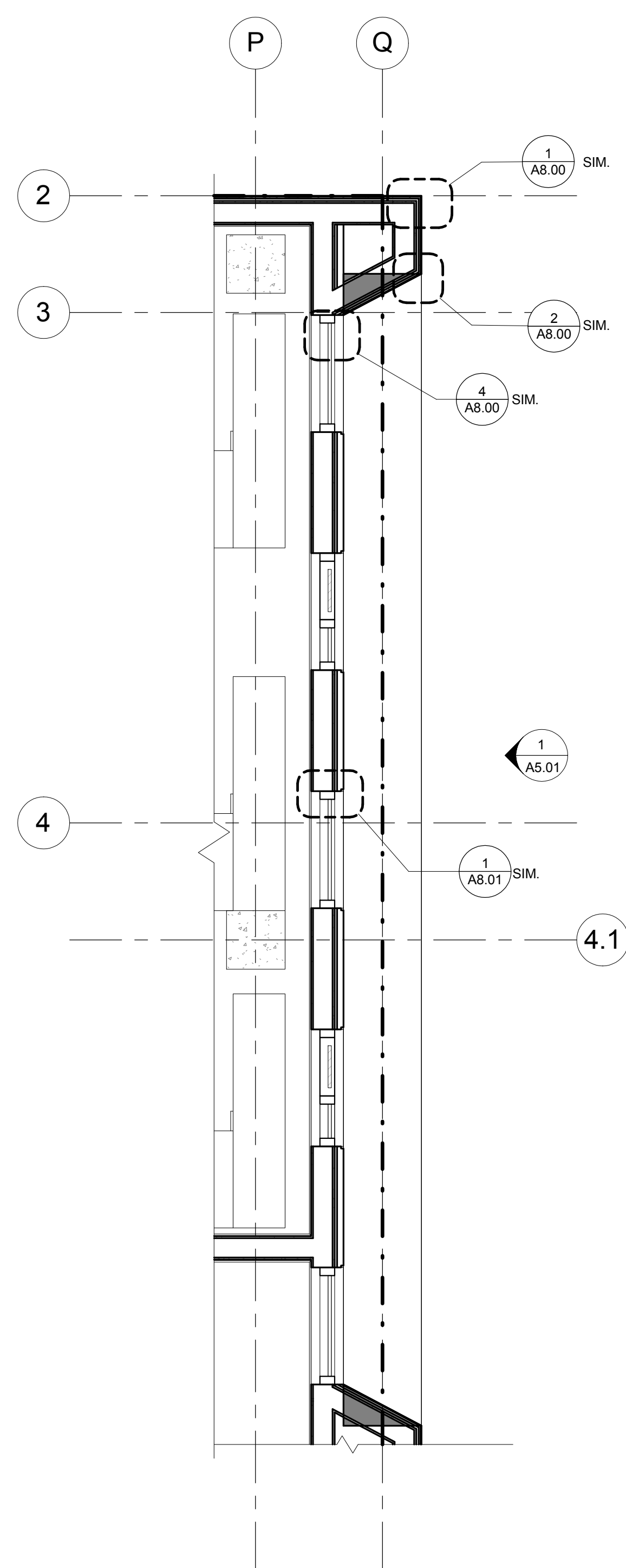
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- (ST-2) "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, CUSTOM COLOR
- (ST-3) "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, STANDARD WHITE
- (MP-1) PRE-FINISHED KYNAR COATED COMPOSITE ALUMINUM WALL PANEL, ROUTE AND RETURN DRY SYSTEM
- (MP-2) PAINTED 1/4" STEEL PLATE OVER HSS FRAME
- (SF-1) ALUMINUM STOREFRONT, SSG (STRUCTURAL SILICONE GLAZED VERTICALS), PAINTED KYNAR FINISH
- (BV-1) BRICK VENEER
- (DRV-1) COMMERCIAL GRADE, FACTORY MULLED VINYL SWING DOOR W/ SIDE LITE & TRANSOM
- (WND-1) COMMERCIAL GRADE VINYL WINDOW
- (WND-2) THERMAL ALUMINUM GLASS VENT FOR STOREFRONT
- (MF-1) 20 GA PRE-FINISHED METAL FLASHING T/M MP-1
- (MF-2) 20 GA PRE-FINISHED METAL FLASHING T/M ST-2
- (MS-1) PERFORATED STEEL "V" PANEL, PRE-FINISHED STANDARD COLOR
- (T) TEMPERED GLASS
- (VCJ) VERTICAL CONTROL JOINT
- (HCJ) HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD



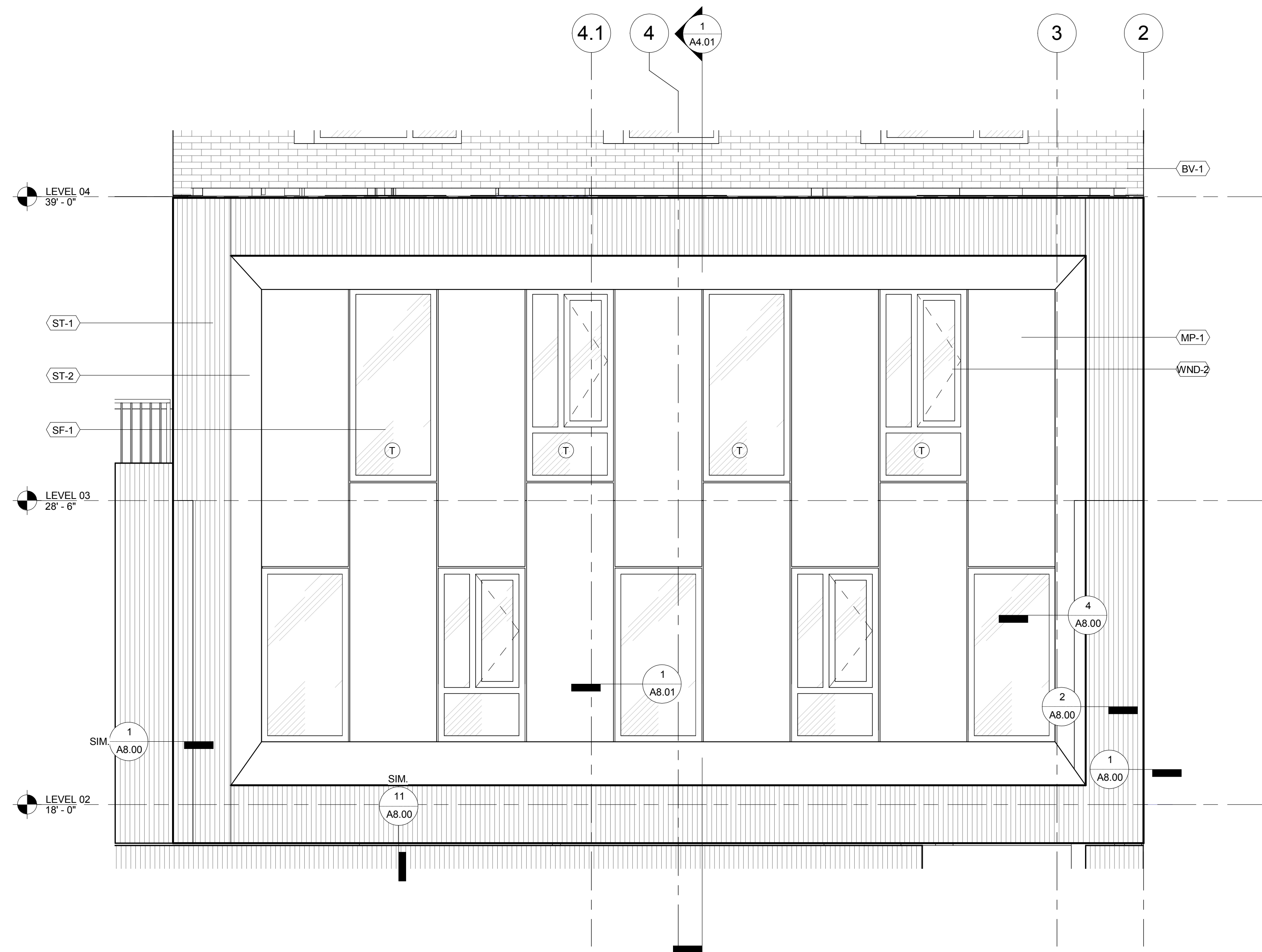
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ENLARGED EXT. PLAN @ TENANT B AND A
3/8" = 1'-0"



2
A5.01
ENLARGED NORTH ELEVATION @ TENANT B AND A
3/8" = 1'-0"



3
A5.01
ENLARGED EXT. PLAN @ MANAGEMENT OFFICE
3/8" = 1'-0"



1
A5.01
ENLARGED NORTH ELEVATION @ MANAGEMENT OFFICE
3/8" = 1'-0"

sheet title:

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ELEVATION &
PLANS

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MATERIAL LEGEND / NOTES

- | | |
|--------|---|
| ST-1 | INTEGRAL COLOR ACRYLIC STUCCO, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR |
| ST-2 | "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, CUSTOM COLOR |
| ST-3 | "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, STANDARD WHITE |
| MP-1 | PRE-FINISHED KYNAR COATED COMPOSITE ALUMINUM WALL PANEL, ROUTE AND RETURN DRY SYSTEM |
| MP-2 | PAINTED 14" STEEL PLATE OVER HSS FRAME |
| SF-1 | ALUMINUM STRENGTHEN, SSG (STRUCTURAL SILICONE GLAZED VERTICALS), PAINTED KYNAR FINISH |
| BV-1 | BRICK VENEER |
| DRV-1 | COMMERCIAL GRADE, FACTORY MULLED VINYL SWING DOOR W/ SIDELET & TRANSOM |
| WIND-1 | COMMERCIAL GRADE VINYL WINDOW |
| WIND-2 | THERMAL ALUMINUM GLASS VENT FOR STROFREONT |
| MF-1 | 20 GA PRE-FINISHED METAL FLASHING TM MP-1 |
| MF-2 | 20 GA PRE-FINISHED METAL FLASHING TM ST-2 |
| MS-1 | PERFORATED STEEL "V" PANEL, PRE-FINISHED STANDARD COLOR |
| T | TEMPERED GLASS |
| VCJ | VERTICAL CONTROL JOINT |
| HCJ | HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WIND-1 HEAD |

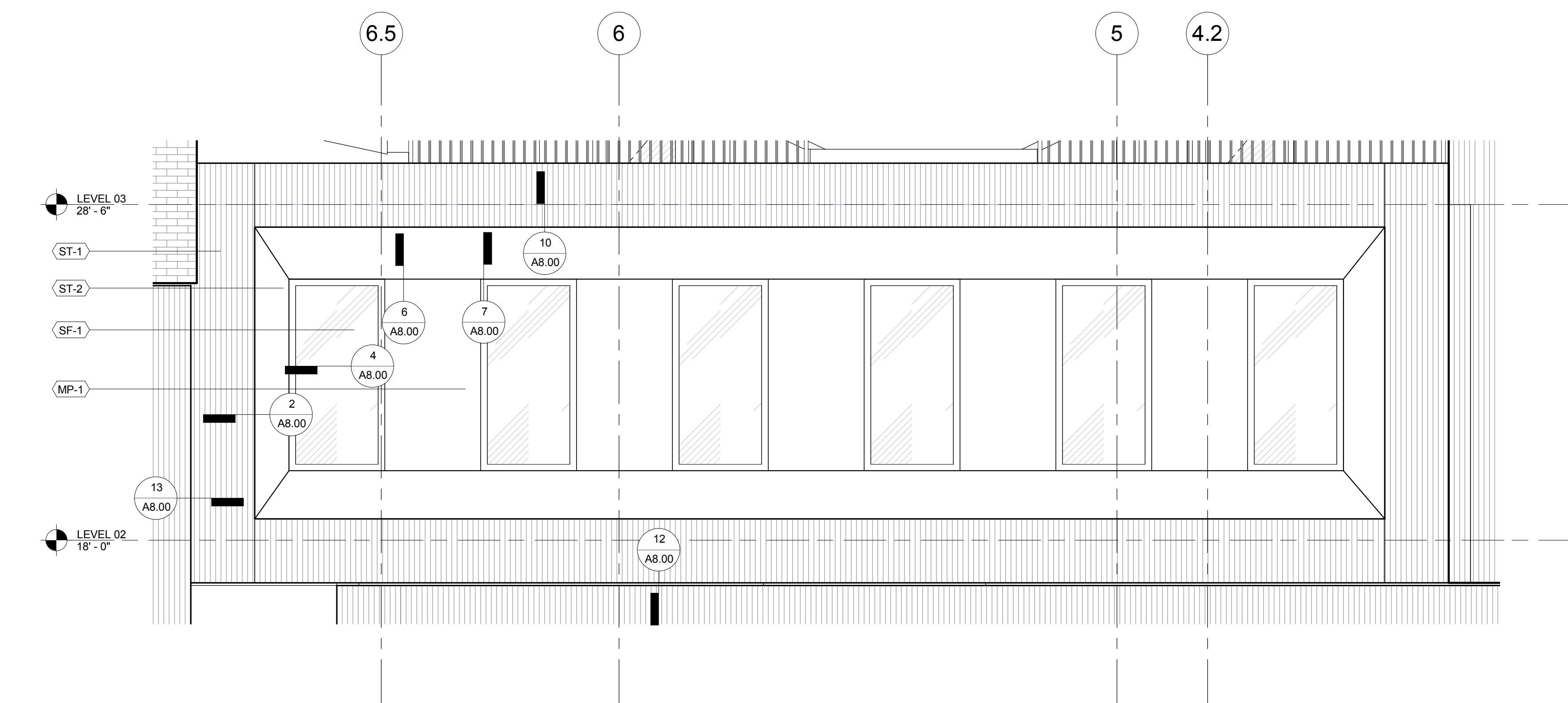
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ENLARGED
ELEVATION &
PLANS

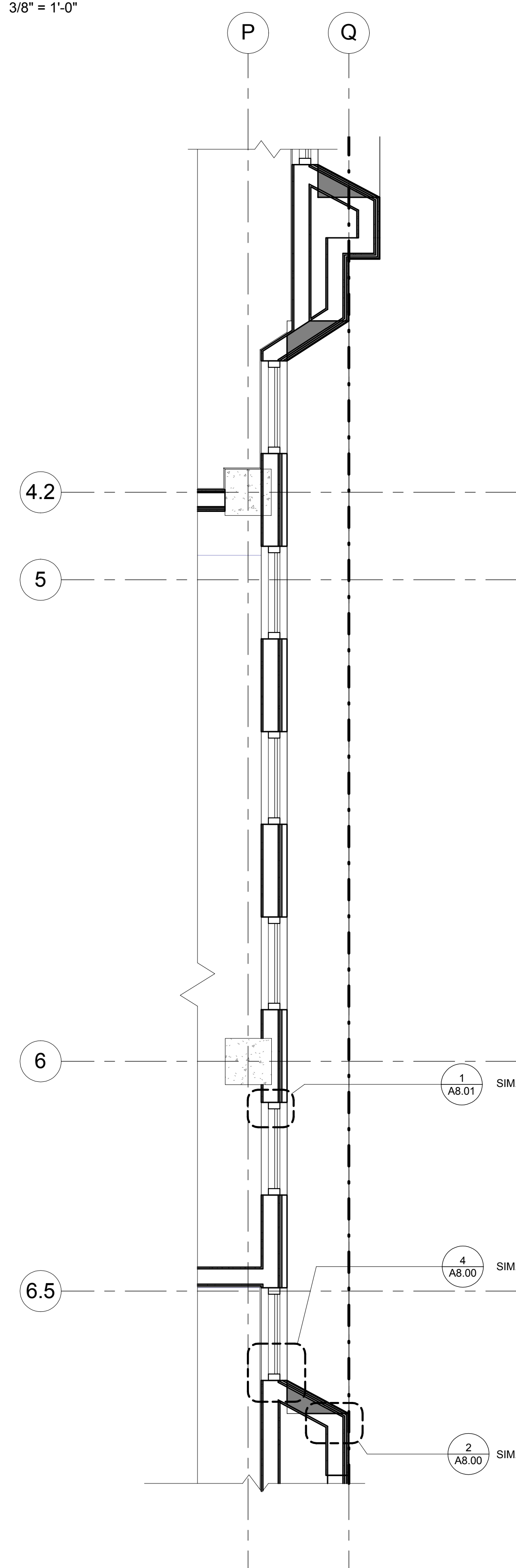
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A5.02

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ENLARGED NORTH ELEVATION @ TENANT B
MEZZ



1 ENLARGED EXT. PLAN @ TENANT B MEZZ
A5.02 3/8" = 1'-0"

9/8/2015 4:50:40 PM



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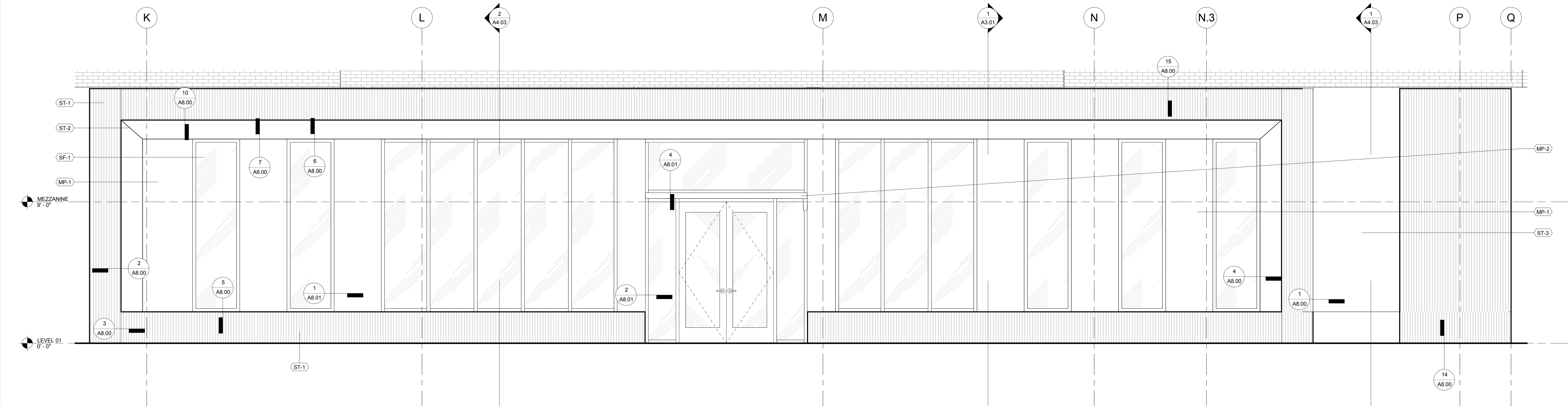
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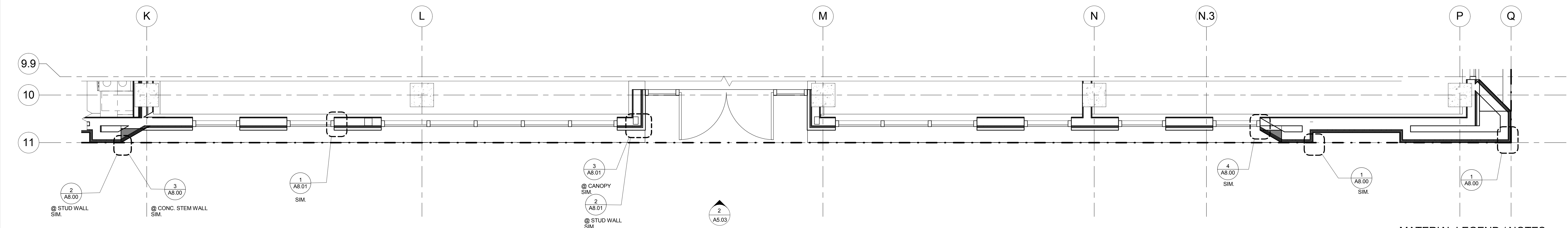
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2 D
A5.03
ENLARGED EAST ELEVATION @ TENANT C AND D
3/8" = 1'-0"



1 A5.03
ENLARGED EXT. PLAN @ TENANT C AND D
3/8" = 1'-0"

MATERIAL LEGEND / NOTES

- ST-1 INTEGRAL COLOR ACRYLIC STUCCO, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR
- ST-2 "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, CUSTOM COLOR
- ST-3 "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, STANDARD WHITE
- MP-1 PRE-FINISHED KYNAR COATED COMPOSITE ALUMINUM WALL PANEL, ROUTE AND RETURN DRY SYSTEM
- MP-2 PAINTED 1/4" STEEL PLATE OVER HSS FRAME
- SF-1 ALUMINUM STOREFRONT, SSG (STRUCTURAL SILICONE GLAZED VERTICALS), PAINTED KYNAR FINISH
- BV-1 BRICK VENEER
- DRV-1 COMMERCIAL GRADE, FACTORY MULLED VINYL SWING DOOR W/ SIDELITE & TRANSOM
- WND-1 COMMERCIAL GRADE VINYL WINDOW
- WND-2 THERMAL ALUMINUM GLASS VENT FOR STOREFRONT
- MF-1 20 GA PRE-FINISHED METAL FLASHING T/M MP-1
- MF-2 20 GA PRE-FINISHED METAL FLASHING T/M ST-2
- MS-1 PERFORATED STEEL "V" PANEL, PRE-FINISHED STANDARD COLOR
- T TEMPERED GLASS
- VCJ VERTICAL CONTROL JOINT
- HCJ HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD

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ELEVATION &
PLANS

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3 NO. 14-111

revision list date:

ST-1	INTEGRAL COLOR ACRYLIC SURFACE, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR
ST-2	'FREESTYLE' SMOOTH FINISH, INTEGRAL COLOR ACRYLIC SURFACE, CUSTOM COLOR
ST-3	'FREESTYLE' SMOOTH FINISH, INTEGRAL COLOR ACRYLIC SURFACE, STANDARD WHITE
MP-1	PRE-FINISHED KYNAR COATED COMPOSITE ALUMINUM WALL PANEL, ROUTE AND RETURN DRY SYSTEM
MP-2	PAINTED 1/4" STEEL PLATE OVER HSS FRAME
SF-1	ALUMINUM STOREFRONT, SSG (STRUCTURAL STONEGLAZED VERTICALS), PAINTED KYNAR FINISH
BV-1	BRICK VENEER
DRV-1	COMMERCIAL GRADE, FACTORY MILLED VINYL, SWING DOOR W/ SIDEHITS & TRANSLUM
WND-1	COMMERCIAL GRADE VINYL WINDOW
WND-2	THERMAL ALUMINUM GLASS WENT FOR STOREFRONT
MF-1	20 GA PRE-FINISHED METAL FLASHING T/M MP-1
MF-2	20 GA PRE-FINISHED METAL FLASHING T/M ST-2
MS-1	PERFORATED STEEL, 1" PANEL, T/M FINISH STANDARD COLOR
VCJ	TEMPERED GLASS
TJ	VERTICAL CONTROL JOINT
HGJ	HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD

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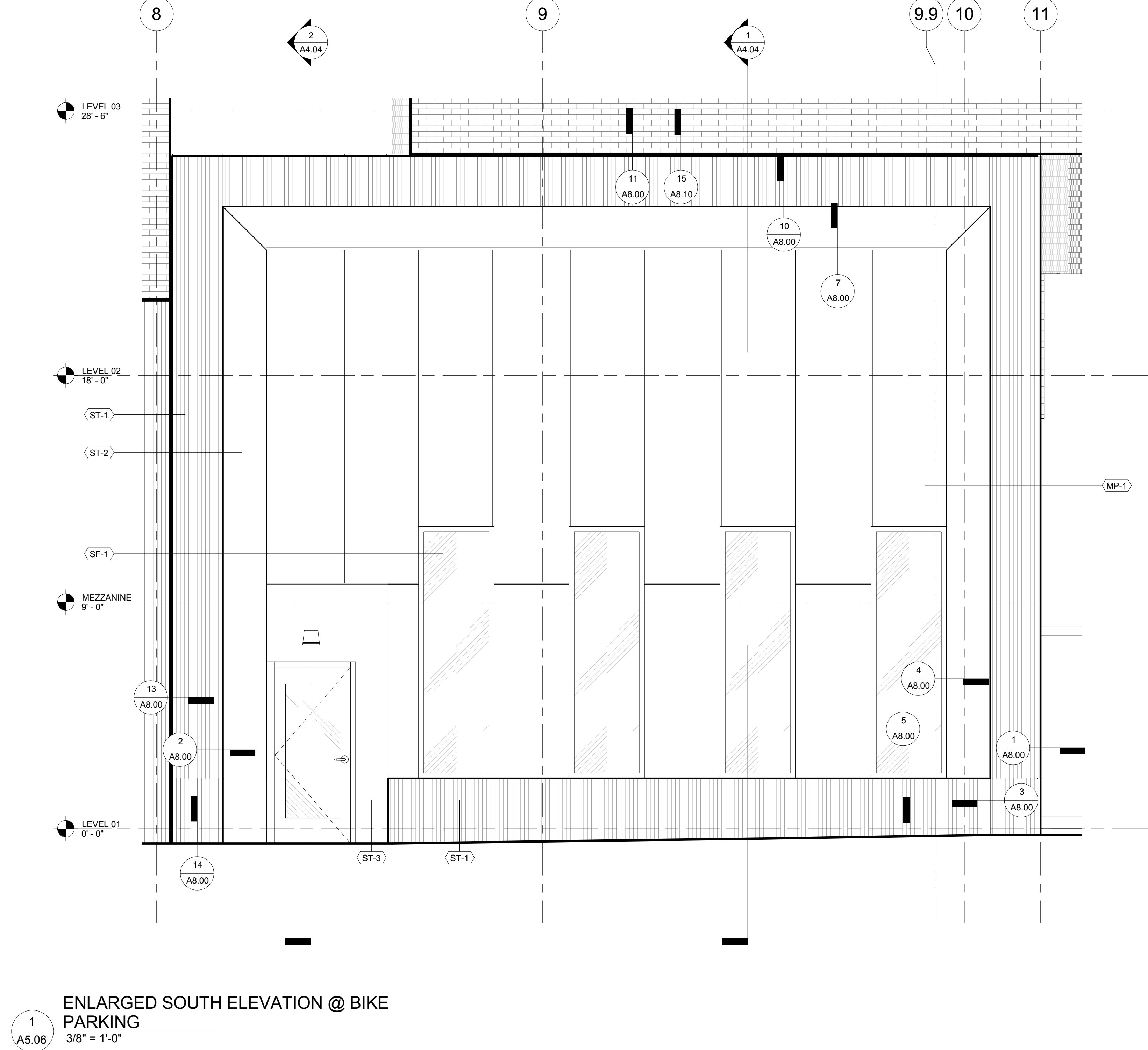
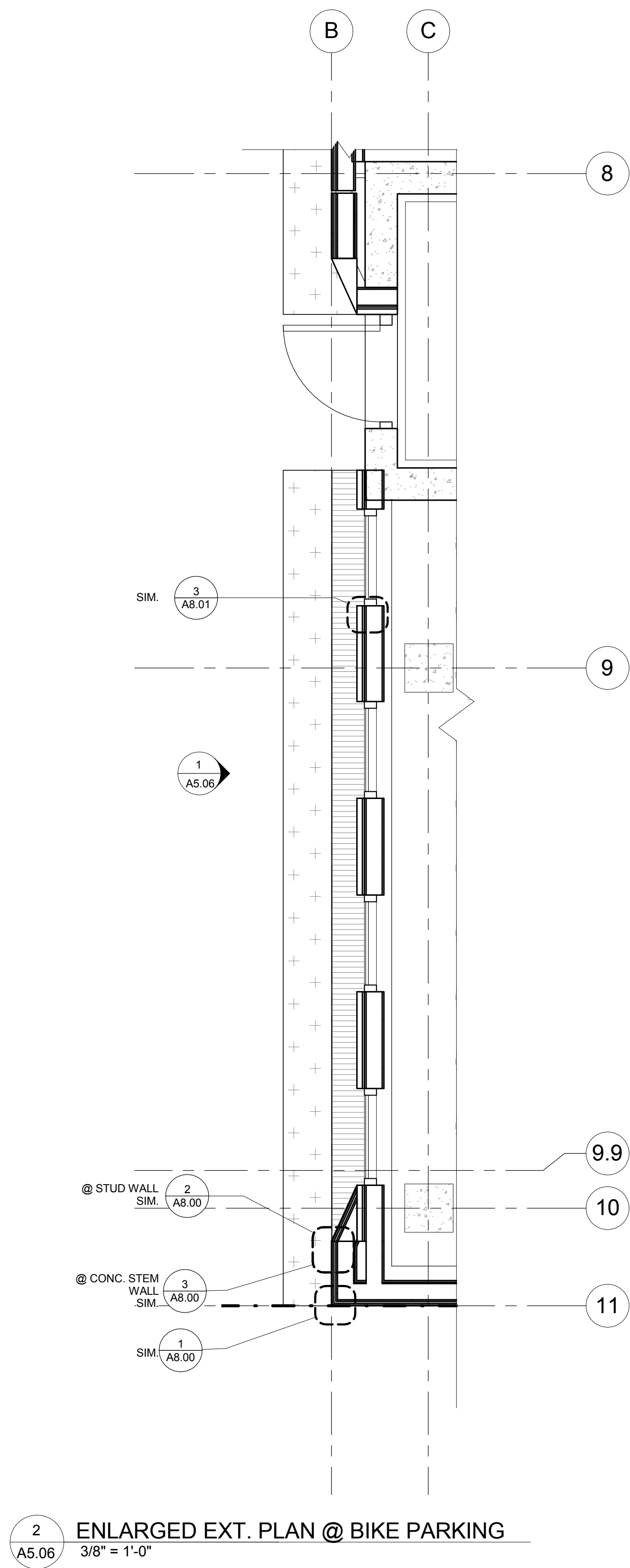
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100% DD	07.06.15
50% CD	08.20.15
60% CD	09.08.15

revision list date:

MATERIAL LEGEND / NOTES

- (ST-1) INTEGRAL COLOR ACRYLIC STUCCO, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR
- (ST-2) "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, CUSTOM COLOR
- (ST-3) "FREESTYLE" SMOOTH FINISH, INTEGRAL COLOR ACRYLIC STUCCO, STANDARD WHITE
- (MP-1) PRE-FINISHED KYMAR COATED COMPOSITE ALUMINUM WALL PANEL, ROUTE AND RETURN DRY SYSTEM
- (MP-2) PAINTED 1/4" STEEL PLATE OVER HSS FRAME
- (SF-1) ALUMINUM STOREFRONT, SSG (STRUCTURAL SILICONE GLAZED VERTICALS), PAINTED KYMAR FINISH
- (BV-1) BRICK VENEER
- (DRV-1) COMMERCIAL GRADE, FACTORY MULLED VINYL SWING DOOR W/ SIDELITE & TRANSOM
- (WND-1) COMMERCIAL GRADE VINYL WINDOW
- (WND-2) THERMAL ALUMINUM GLASS VENT FOR STOREFRONT
- (MF-1) 20 GA PRE-FINISHED METAL FLASHING T/M MP-1
- (MF-2) 20 GA PRE-FINISHED METAL FLASHING T/M ST-2
- (MS-1) PERFORATED STEEL "V" PANEL, PRE-FINISHED STANDARD COLOR
- (T) TEMPERED GLASS
- VCJ VERTICAL CONTROL JOINT
- HCJ HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD



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60% CD	09.08.15

revision list	date:
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MATERIAL LEGEND / NOTES

- ST-1 INTEGRAL COLOR ACRYLIC STUCCO, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR
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- HCJ HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD

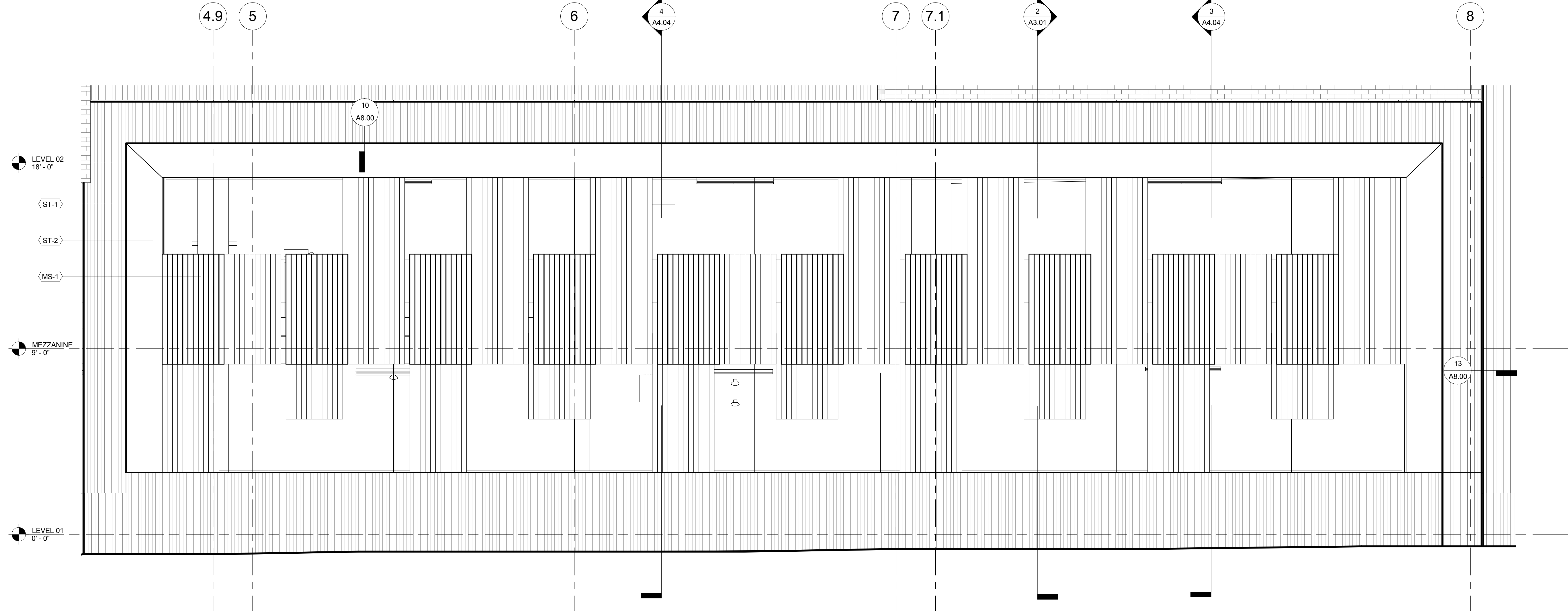
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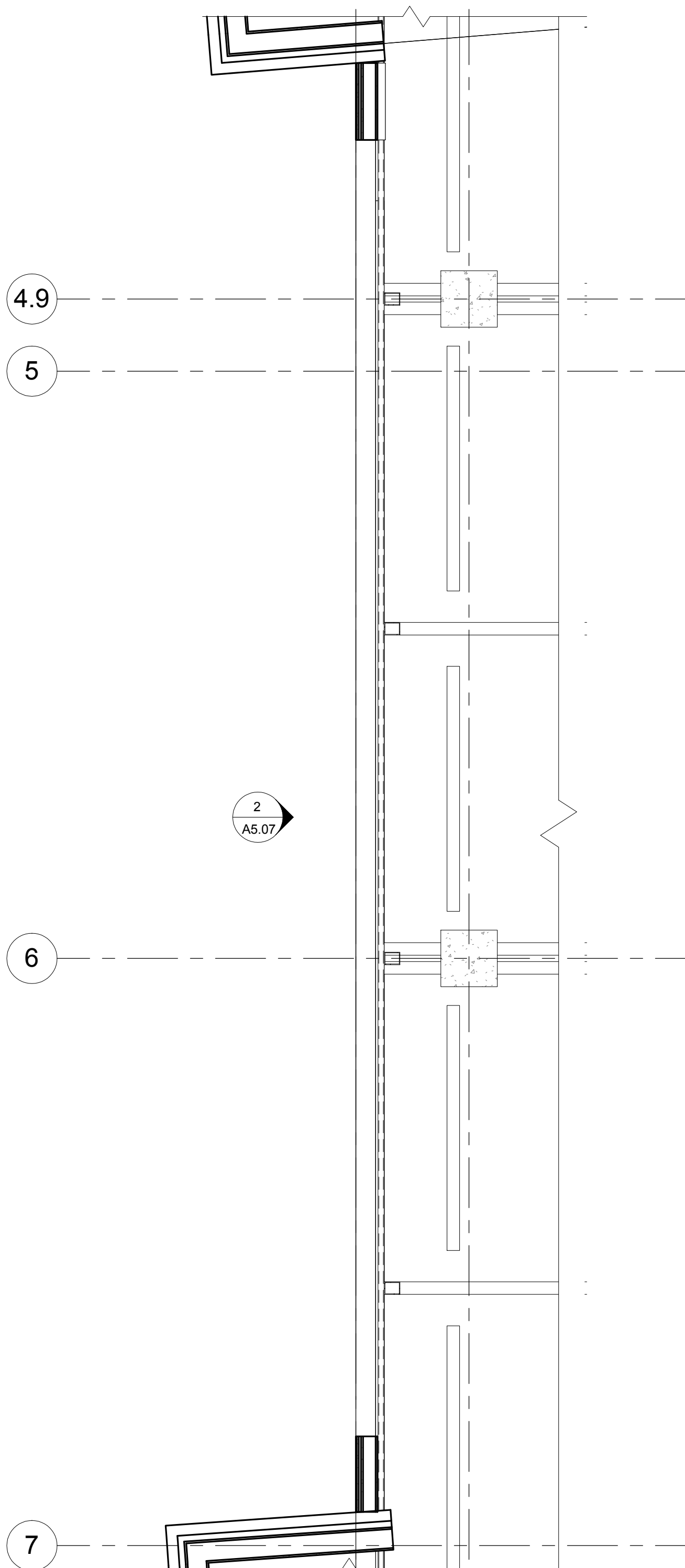
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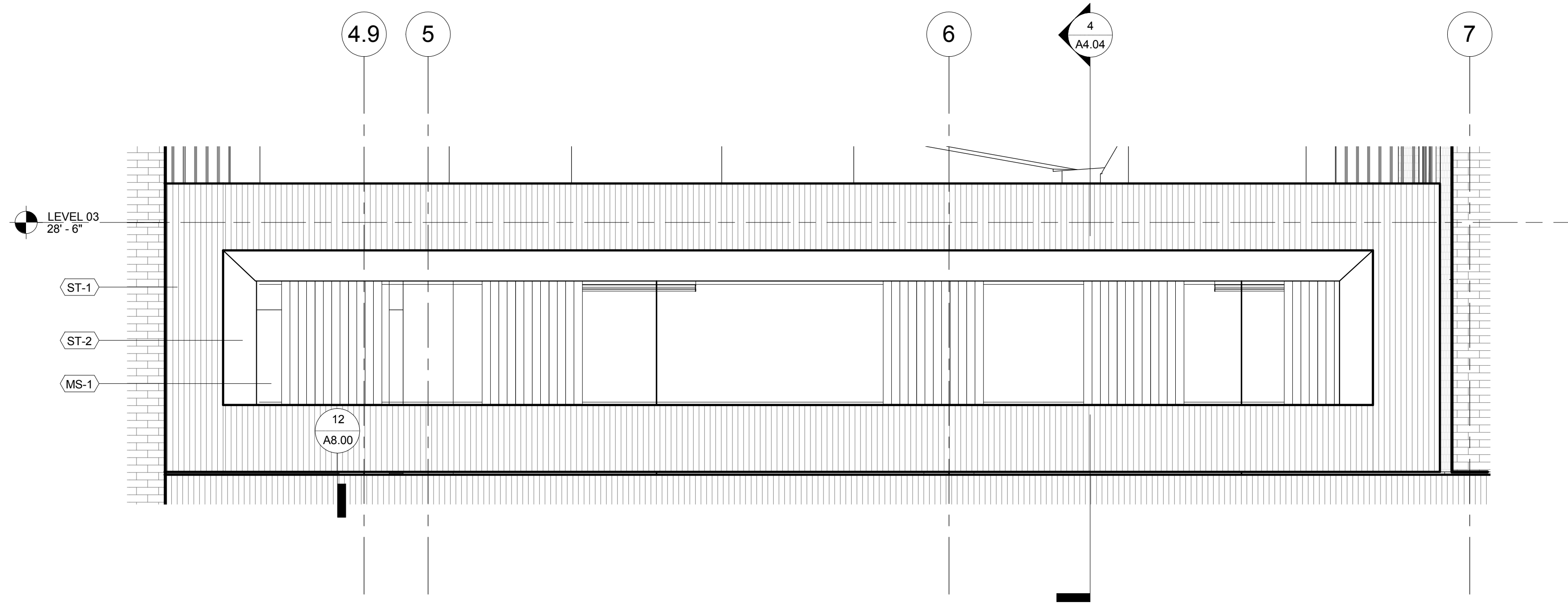
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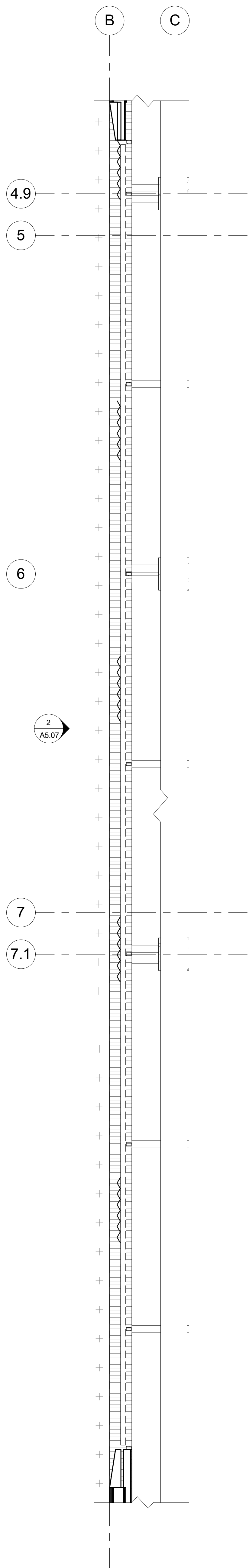
2 ENLARGED SOUTH ELEVATION @ PARKING
A5.07 3/8" = 1'-0"



3 ENLARGED EXT. FLOOR PLAN @ SOUTH LEVEL 3 PARKING
A5.07 3/8" = 1'-0"



1 ENLARGED SOUTH ELEVATION @ LEVEL 3 PARKING
A5.07 3/8" = 1'-0"



4 ENLARGED EXT. FLOOR PLAN @ SOUTH PARKING
A5.07 3/8" = 1'-0"



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MATERIAL LEGEND / NOTES

(ST-1)	INTEGRAL COLOR ACRYLIC STUCCO, WITH CUSTOM TEXTURE FINISH, CUSTOM COLOR
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(WND-1)	COMMERCIAL GRADE VINYL WINDOW
(WND-2)	THERMAL ALUMINUM GLASS VENT FOR STOREFRONT
(MF-1)	20 GA PRE-FINISHED METAL FLASHING T/M MP-1
(MF-2)	20 GA PRE-FINISHED METAL FLASHING T/M ST-2
(MS-1)	PERFORATED STEEL "Y" PANEL, PRE-FINISHED STANDARD COLOR
(T)	TEMPERED GLASS
VCJ	VERTICAL CONTROL JOINT
HCJ	HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD

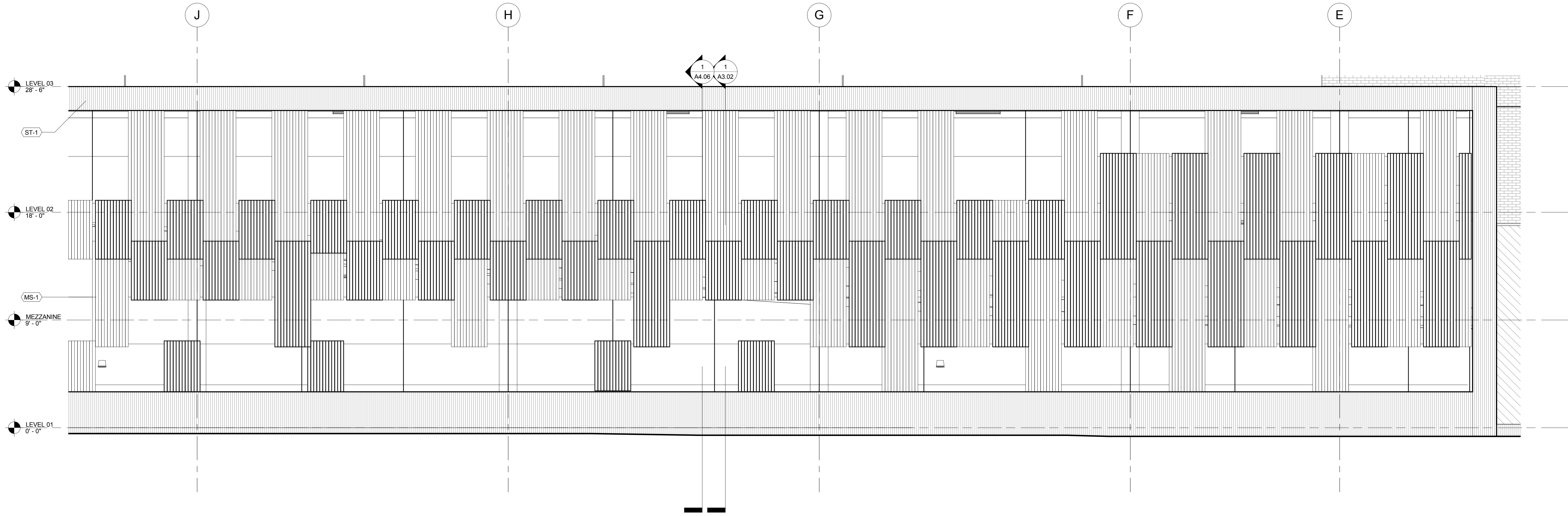
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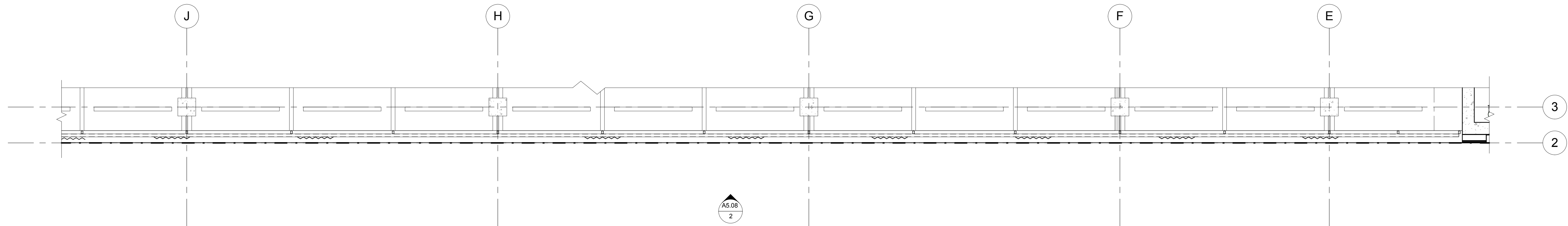
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2 ENLARGED WEST ELEVATION @ PARKING
A5.08 1/4" = 1'-0"



1 ENLARGED EXT. PLAN @ WEST PARKING
A5.08 1/4" = 1'-0"



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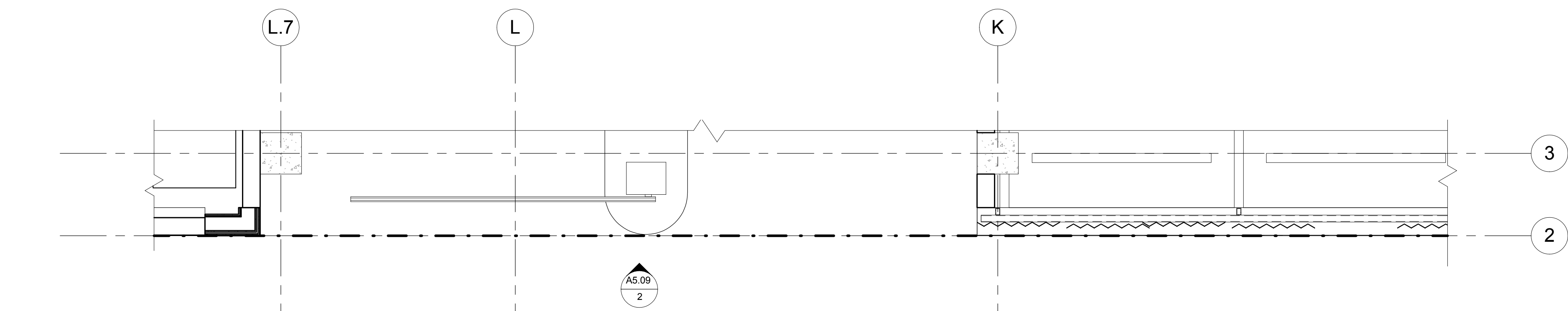
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2
A5.09
ENLARGED WEST ELEVATION @ PARKING
ENTRANCE
3/8" = 1'-0"



1
A5.09
ENLARGED EXT. FLOOR PLAN @ WEST
PARKING ENTRANCE
3/8" = 1'-0"

MATERIAL LEGEND / NOTES

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- T TEMPERED GLASS
- VCJ VERTICAL CONTROL JOINT
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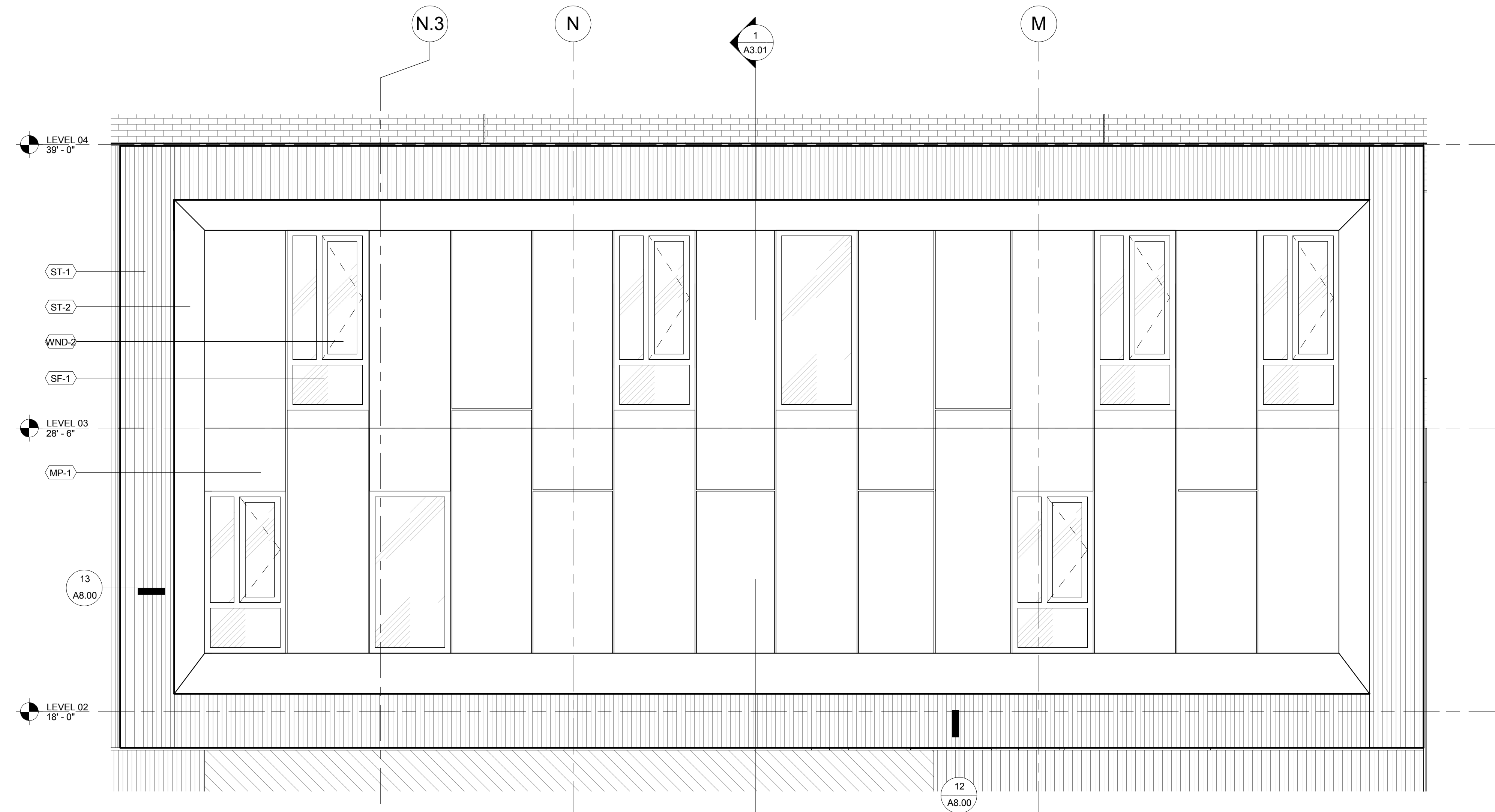
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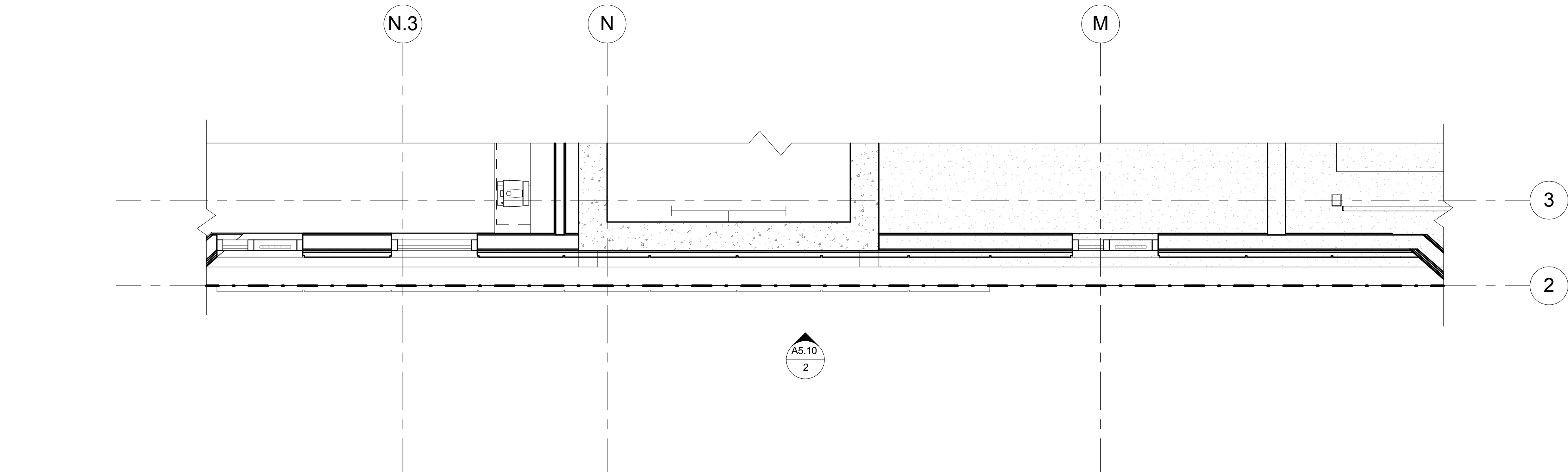
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MATERIAL LEGEND / NOTES

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- (T) TEMPERED GLASS
- VCJ VERTICAL CONTROL JOINT
- HCJ HORIZONTAL CONTROL JOINT, TYPICAL AT EACH WND-1 HEAD



2
A5.10
ENLARGED WEST ELEVATION @ MANAGEMENT
OFFICE
3/8" = 1'-0"



1
A5.10
ENLARGED EXT. FLOOR PLAN @ WEST
MANAGEMENT OFFICE
3/8" = 1'-0"

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ELEVATION &
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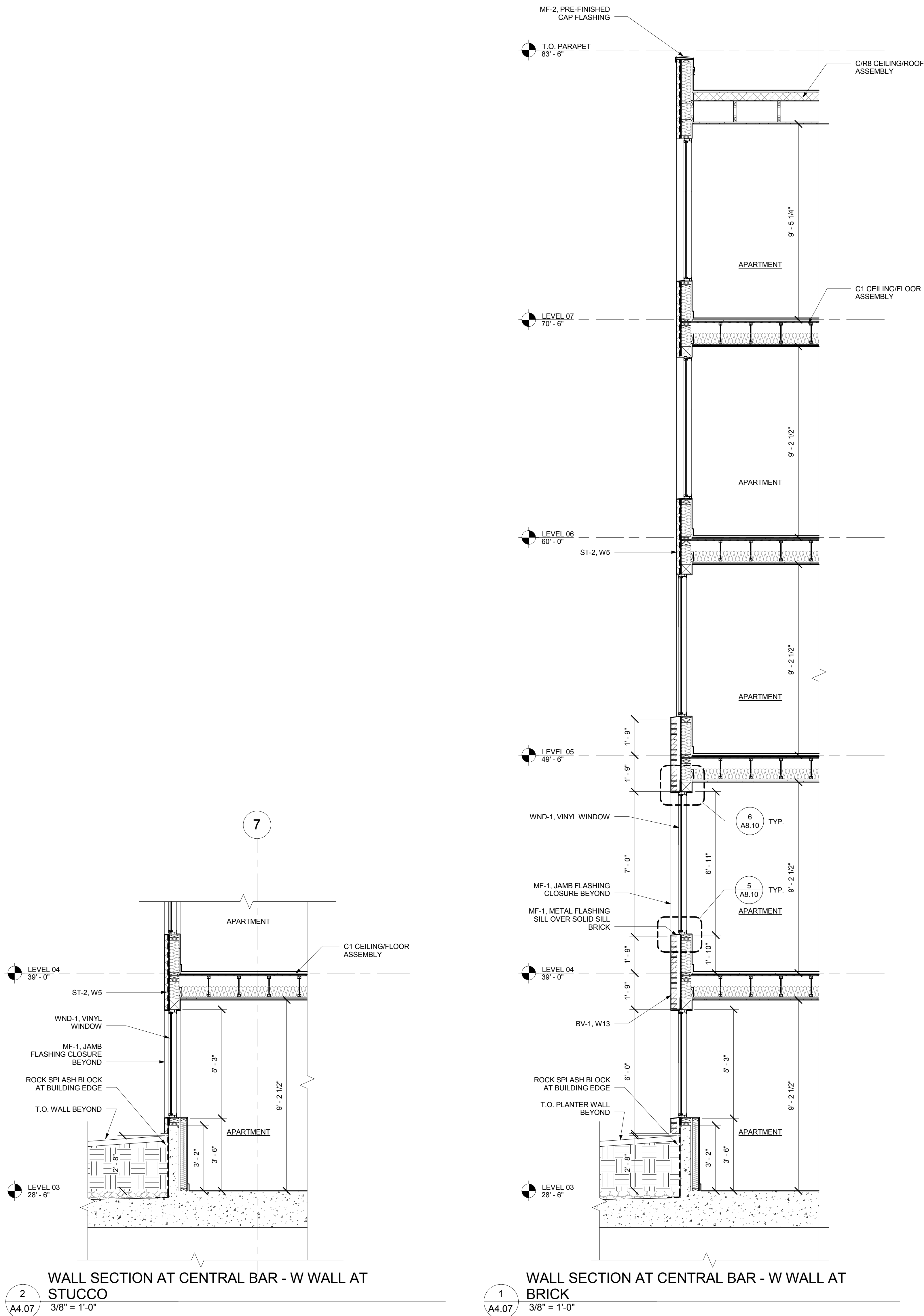
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WALL SECTIONS

sheet no.:

A4.07

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2
A4.07
WALL SECTION AT CENTRAL BAR - W WALL AT STUCCO
3/8" = 1'-0"

1
A4.07
WALL SECTION AT CENTRAL BAR - W WALL AT BRICK
3/8" = 1'-0"



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SITE SECTIONS

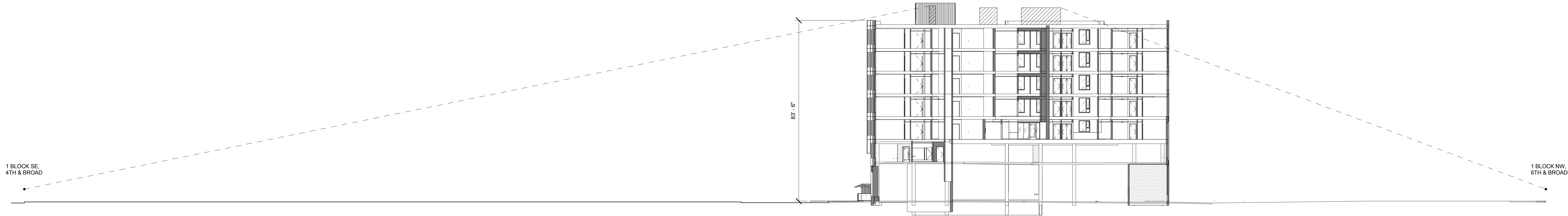
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2 SITE SECTION A
A0.08 1" = 20'-0"



1 SITE SECTION B
A0.08 1" = 20'-0"