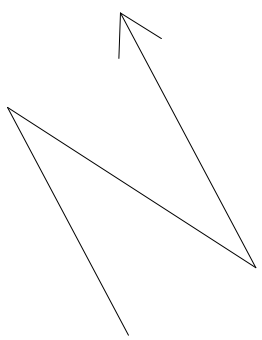
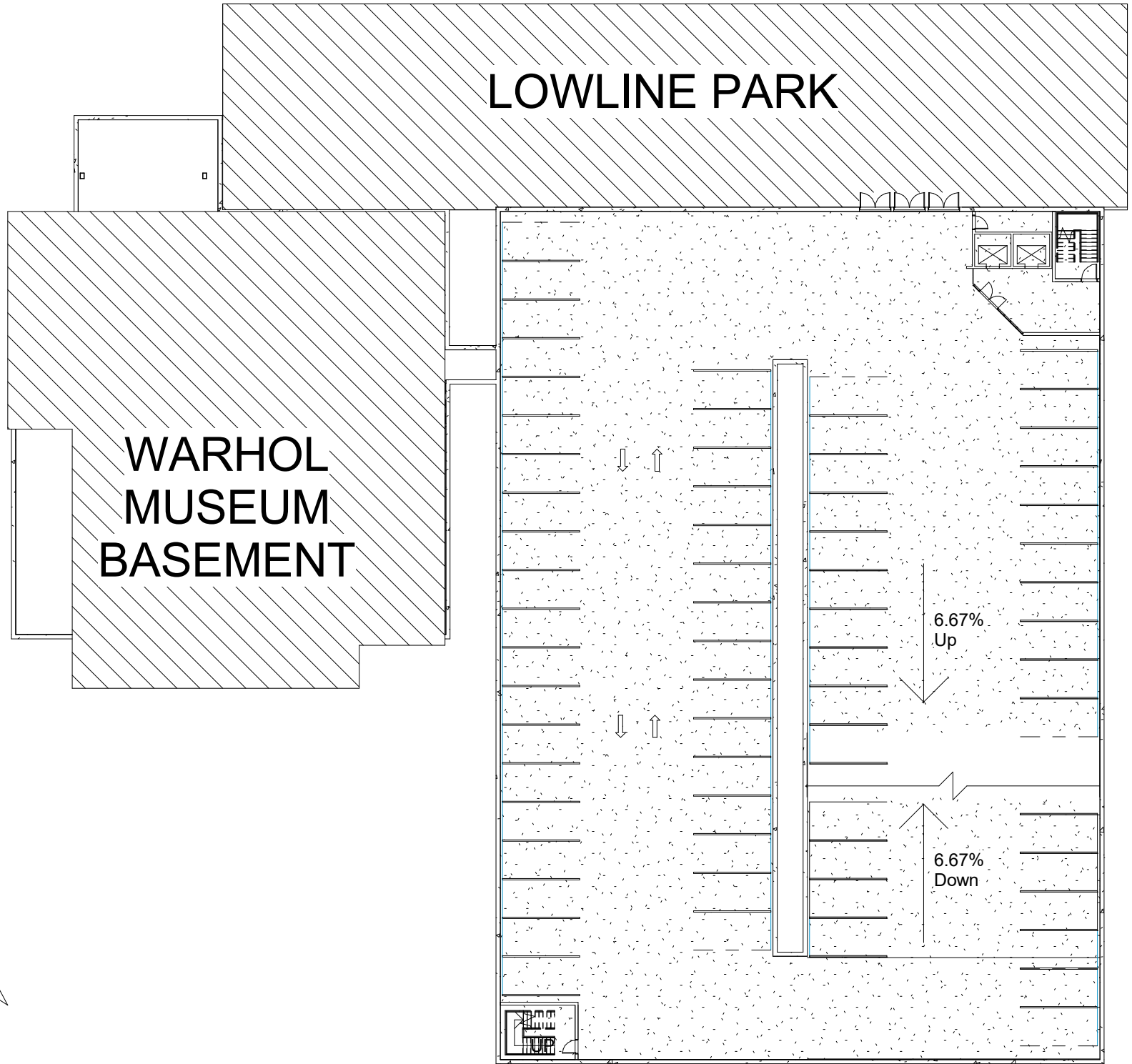


1 Site Plan  
1" = 50'-0"

ISSUED	04/26/16	

Site Plan

SCALE	1" = 50'-0"	<b>A-500</b>
SHEET	OF	

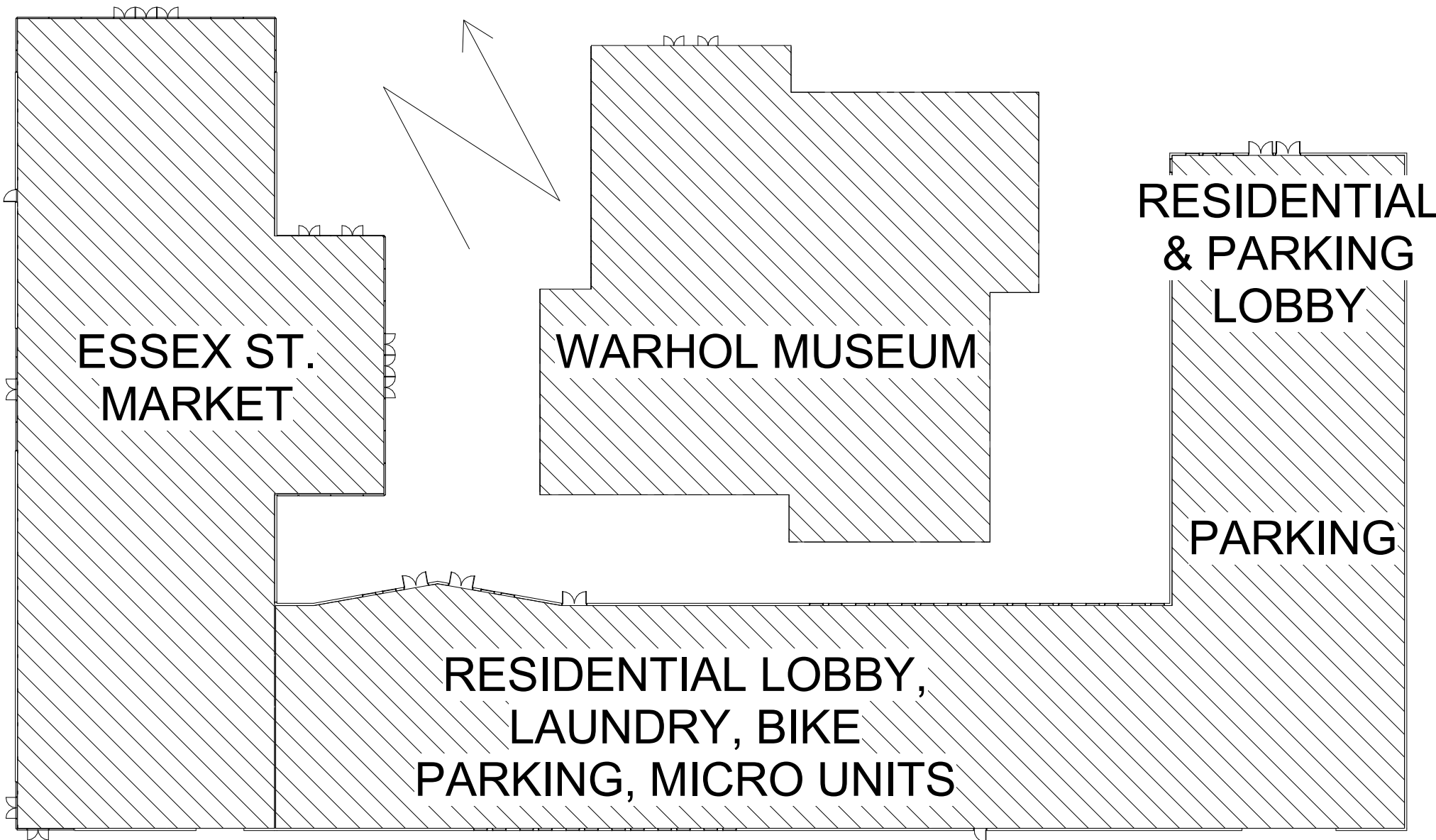


① Level P2  
1/32" = 1'-0"

ISSUED	03/02/16		

TYPICAL PARKING PLAN

SCALE	1/32" = 1'-0"	<b>A-50P</b>
SHEET	OF	

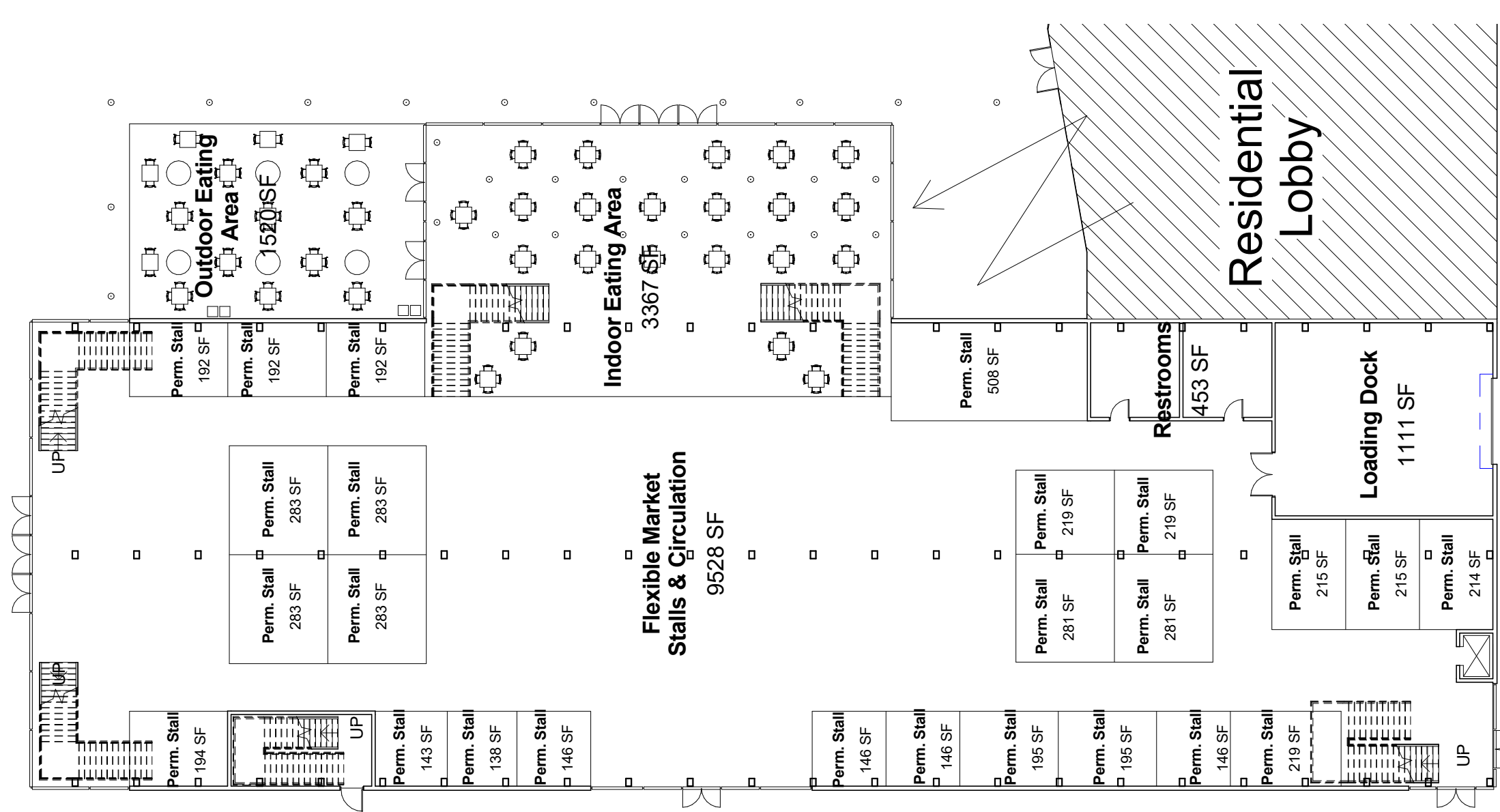


① Level 1 - Overall  
1" = 40'-0"

ISSUED	03/02/16		

OVERALL - LEVEL 1 PLAN

SCALE	1" = 40'-0"	<b>A-501</b>
SHEET	OF	

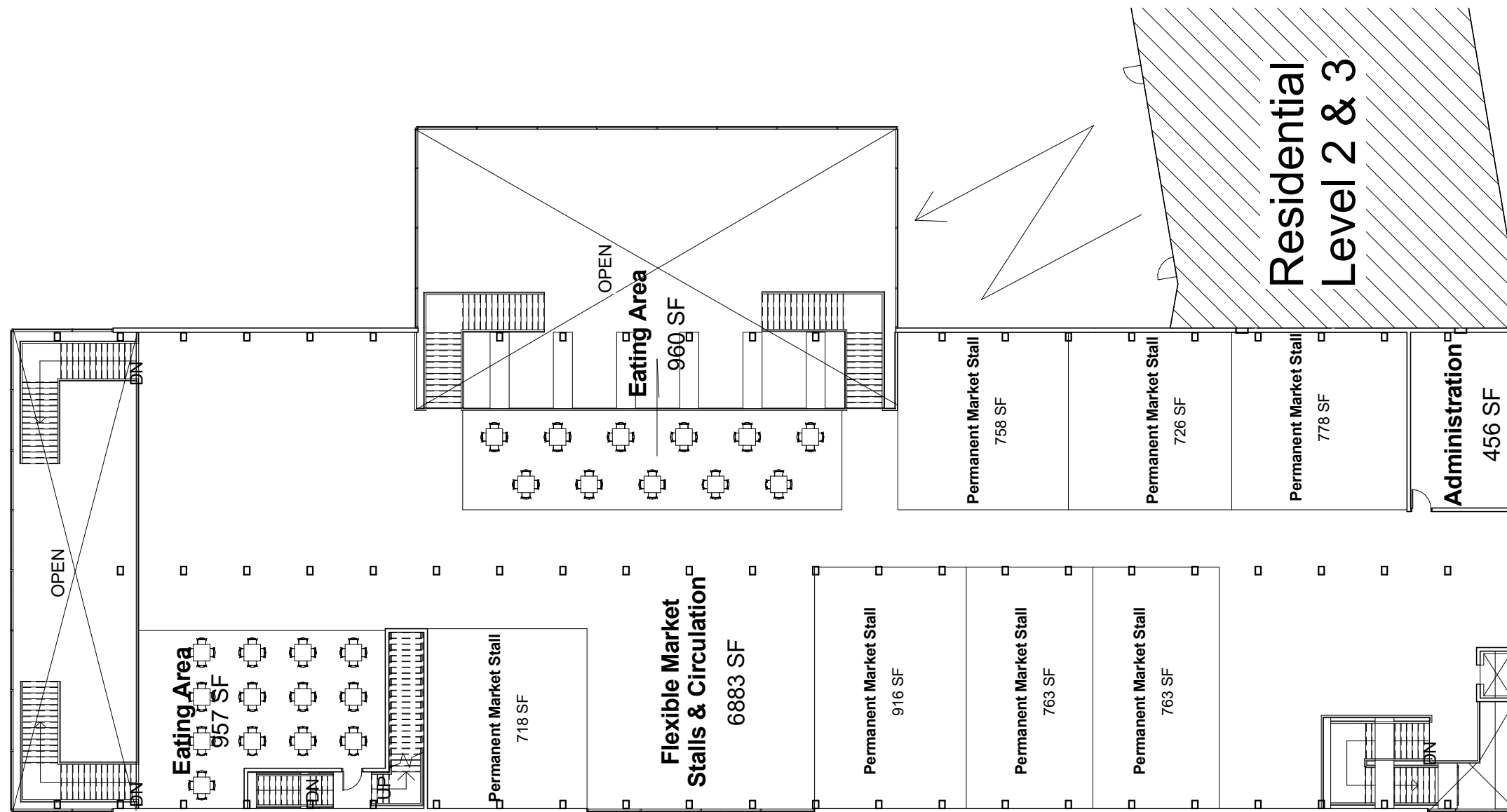


1 Market - Level 1  
3/64" = 1'-0"

ISSUED	03/15/16		

## MARKET - LEVEL 1 FLOOR PLAN

SCALE	3/64" = 1'-0"	<b>A-511</b>
SHEET	OF	

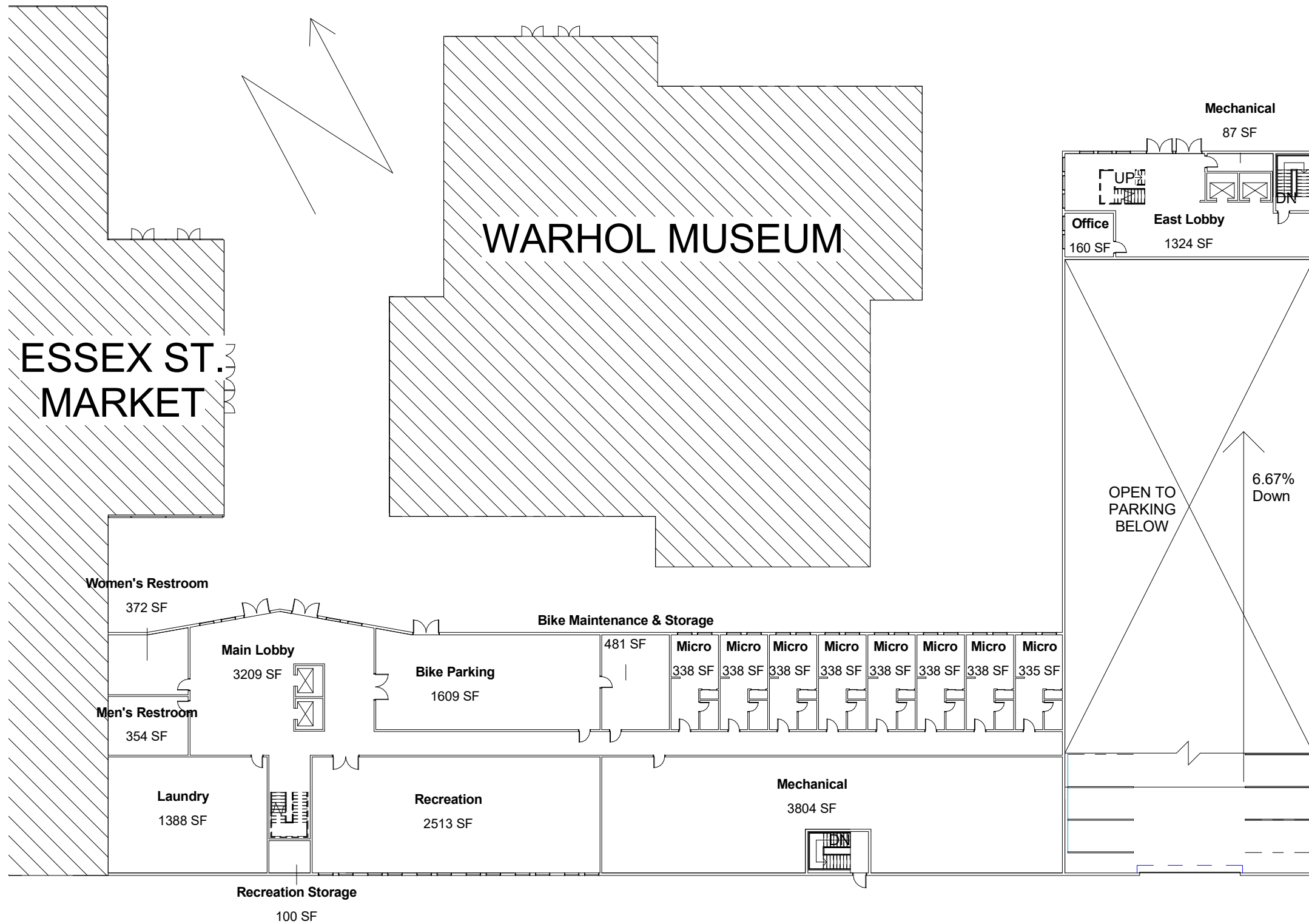


1 Market - Level 2  
3/64" = 1'-0"

ISSUED	03/15/16		

MARKET - LEVEL 2 FLOOR PLAN

SCALE	3/64" = 1'-0"	<b>A-512</b>
SHEET	OF	

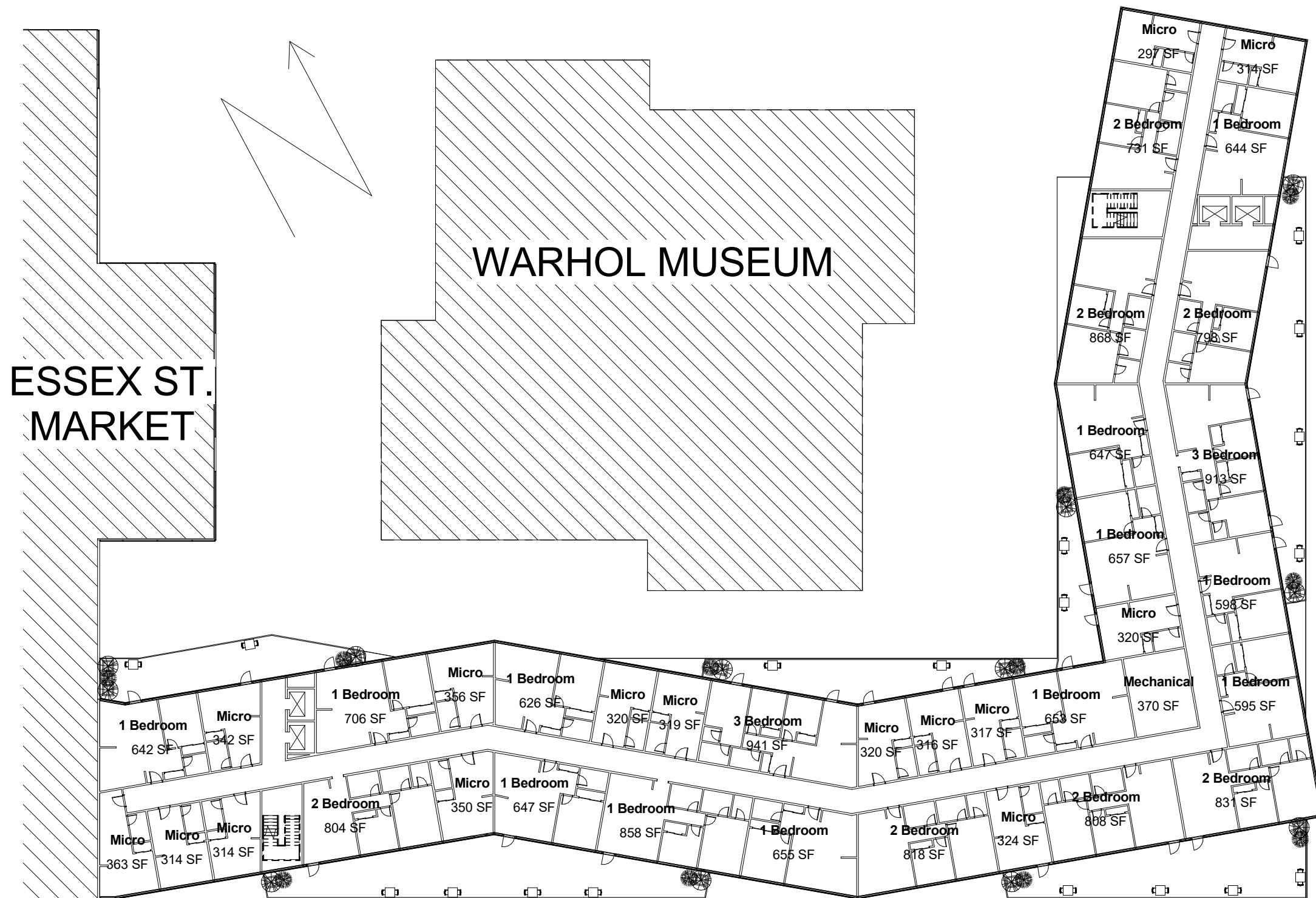


ISSUED	03/21/16		

RESIDENTIAL - LEVEL 1  
FLOOR PLAN

1 Residential - Level 1  
1/32" = 1'-0"

SCALE	1/32" = 1'-0"	<b>A-521</b>
SHEET	OF	

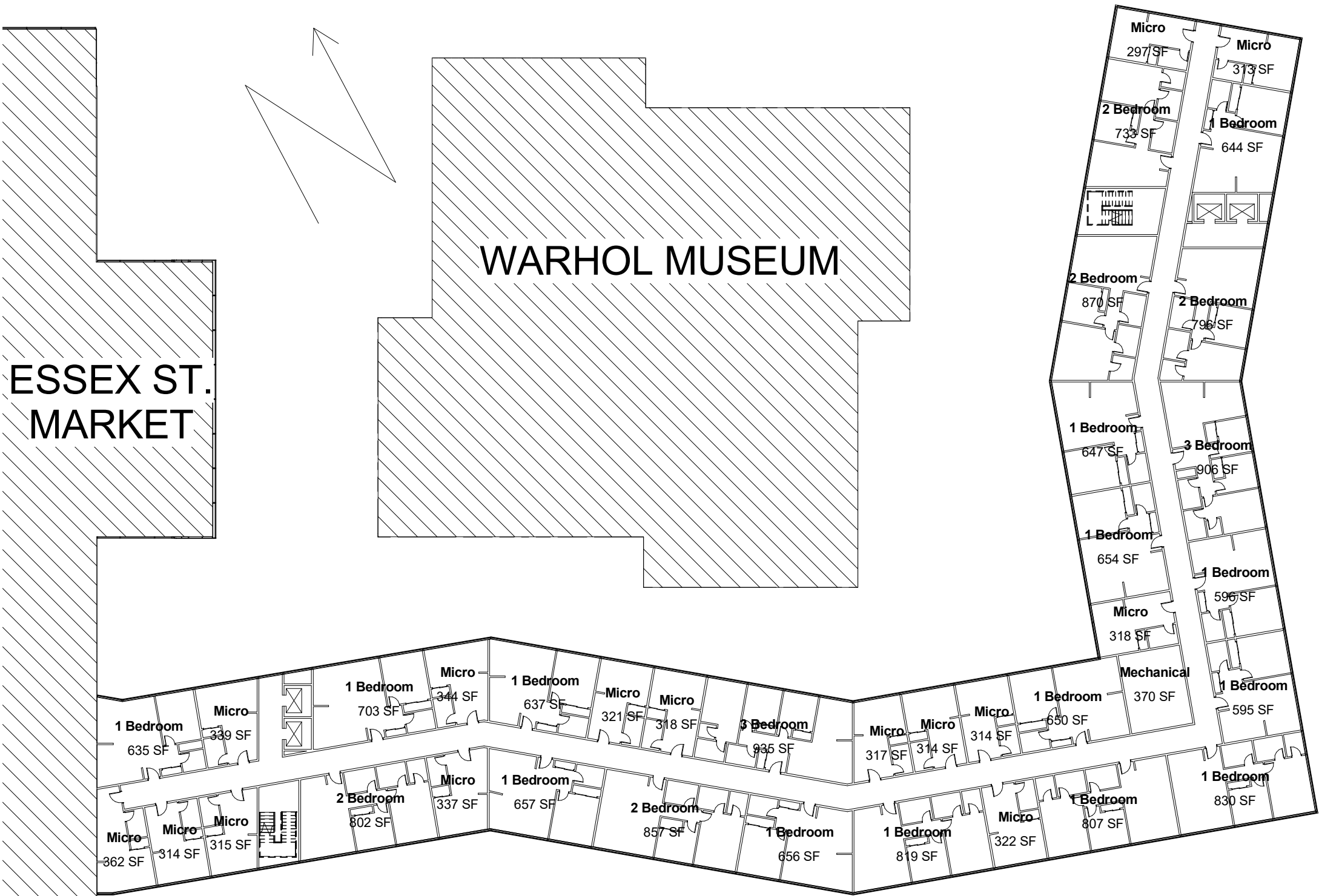


ISSUED	03/15/16		

RESIDENTIAL - LEVEL 2  
PLAN

1 Residential - Level 2  
1/32" = 1'-0"

SCALE	1/32" = 1'-0"	<b>A-522</b>
SHEET	OF	



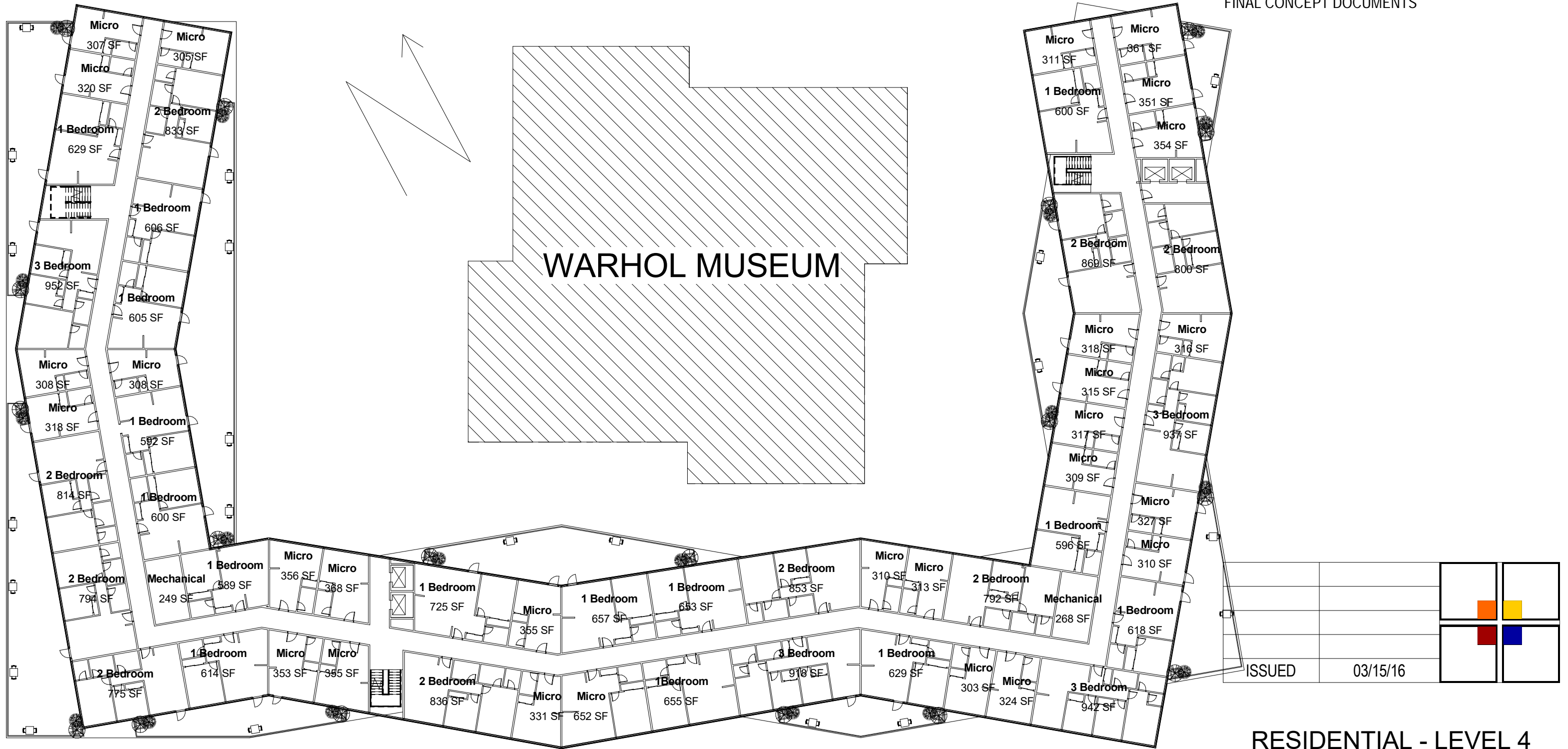
ISSUED	03/21/16		

### RESIDENTIAL - LEVEL 3 FLOOR PLAN

1 Residential - Level 3  
1/32" = 1'-0"

SCALE	1/32" = 1'-0"	<b>A-523</b>
SHEET	OF	



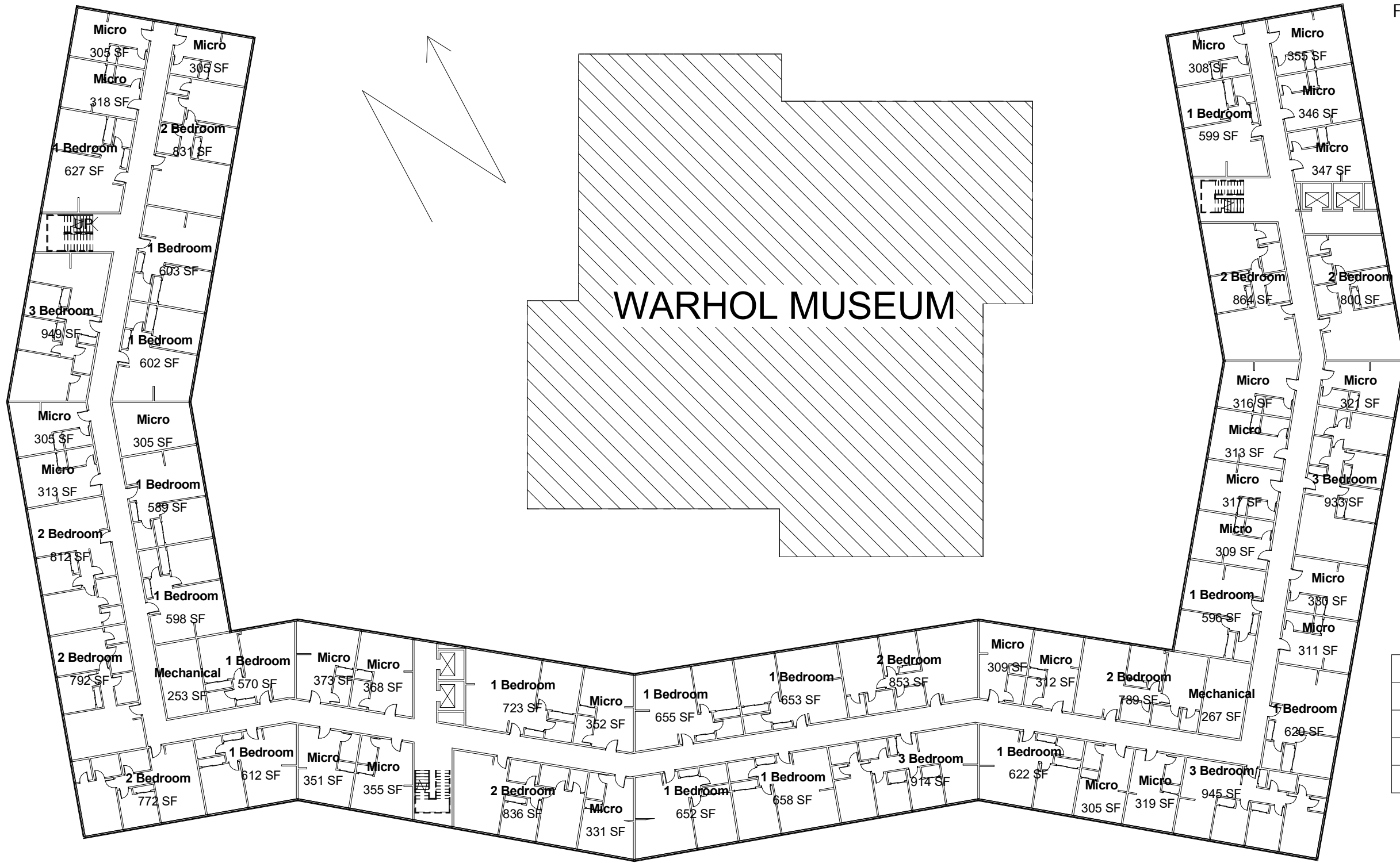


ISSUED	03/15/16	
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### RESIDENTIAL - LEVEL 4 PLAN

1 Residential - Level 4  
1/32" = 1'-0"

SCALE	1/32" = 1'-0"	<b>A-524</b>
SHEET	OF	

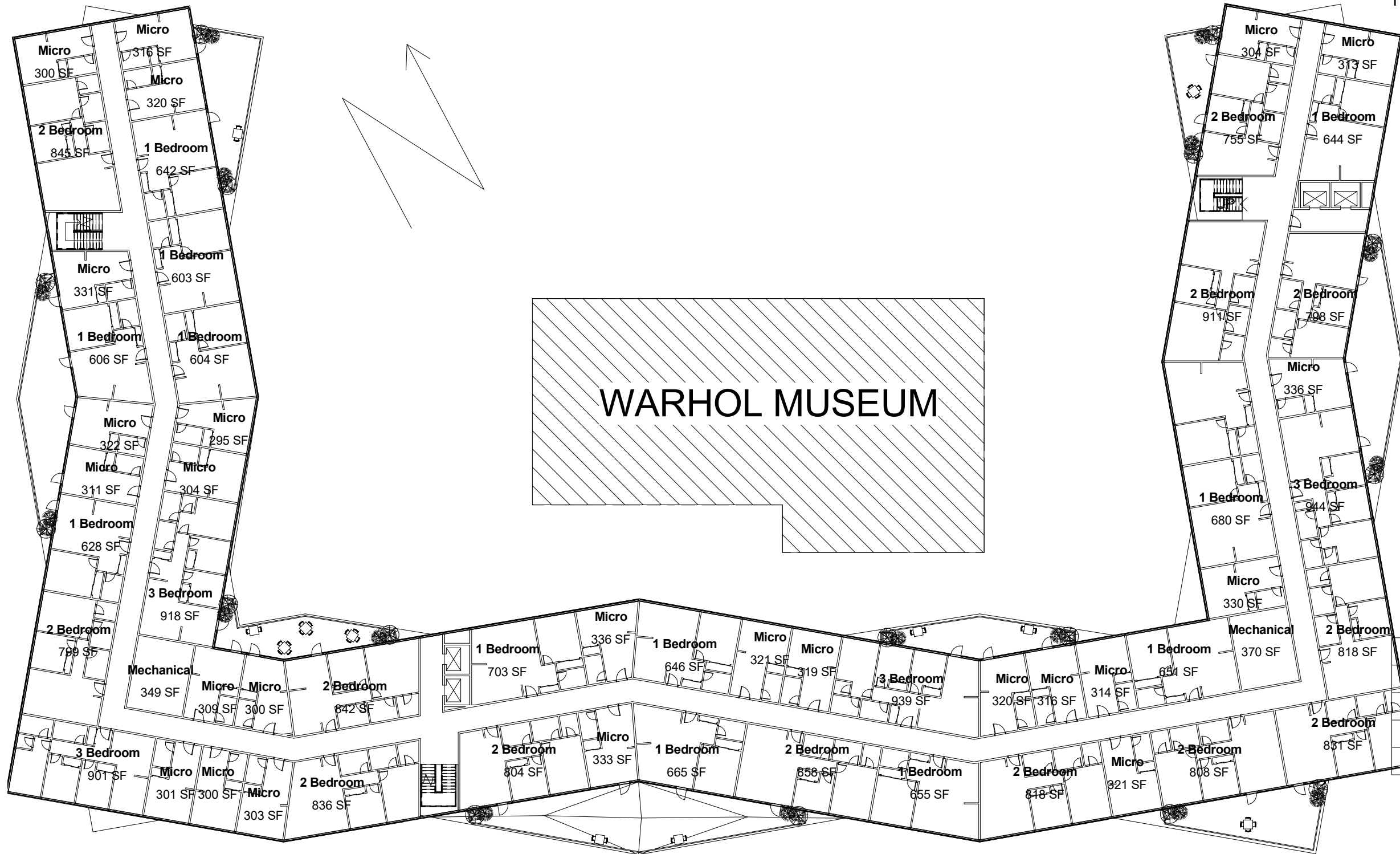


ISSUED	03/21/16		

RESIDENTIAL - LEVEL 5  
FLOOR PLAN

1 Residential - Level 5  
1/32" = 1'-0"

SCALE	1/32" = 1'-0"	<b>A-525</b>
SHEET	OF	

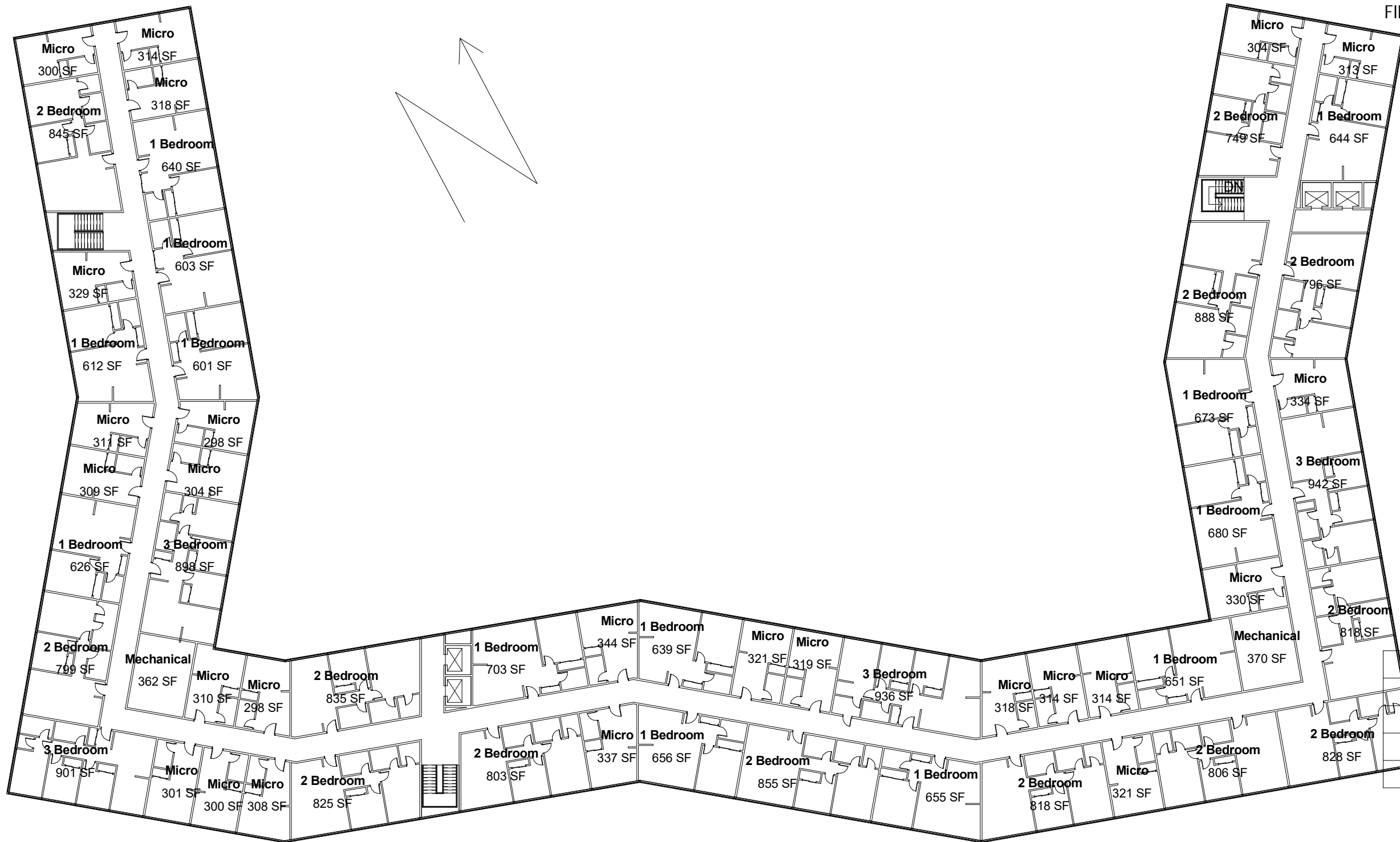


ISSUED	03/15/16	

### RESIDENTIAL - LEVEL 6 PLAN

1 Residential - Level 6  
1/32" = 1'-0"

SCALE	1/32" = 1'-0"	<b>A-526</b>
SHEET	OF	

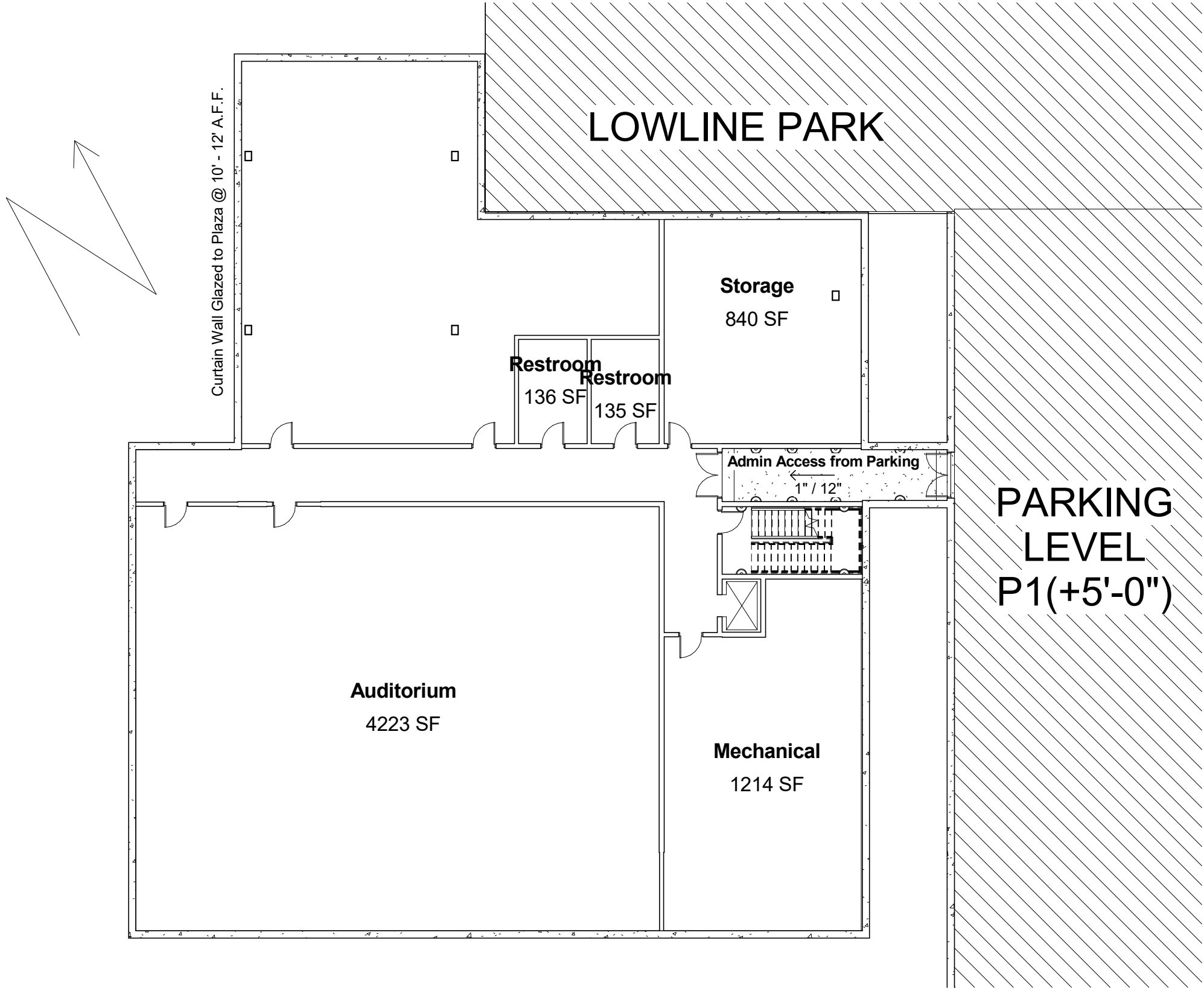


ISSUED	03/21/16	
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RESIDENTIAL - LEVEL 7  
FLOOR PLAN

1 Residential - Level 7  
1/32" = 1'-0"

SCALE	1/32" = 1'-0"	<b>A-527</b>
SHEET	OF	



ISSUED	03/20/16		

MUSEUM - BASEMENT  
FLOOR PLAN

① Museum - Level B  
1/16" = 1'-0"

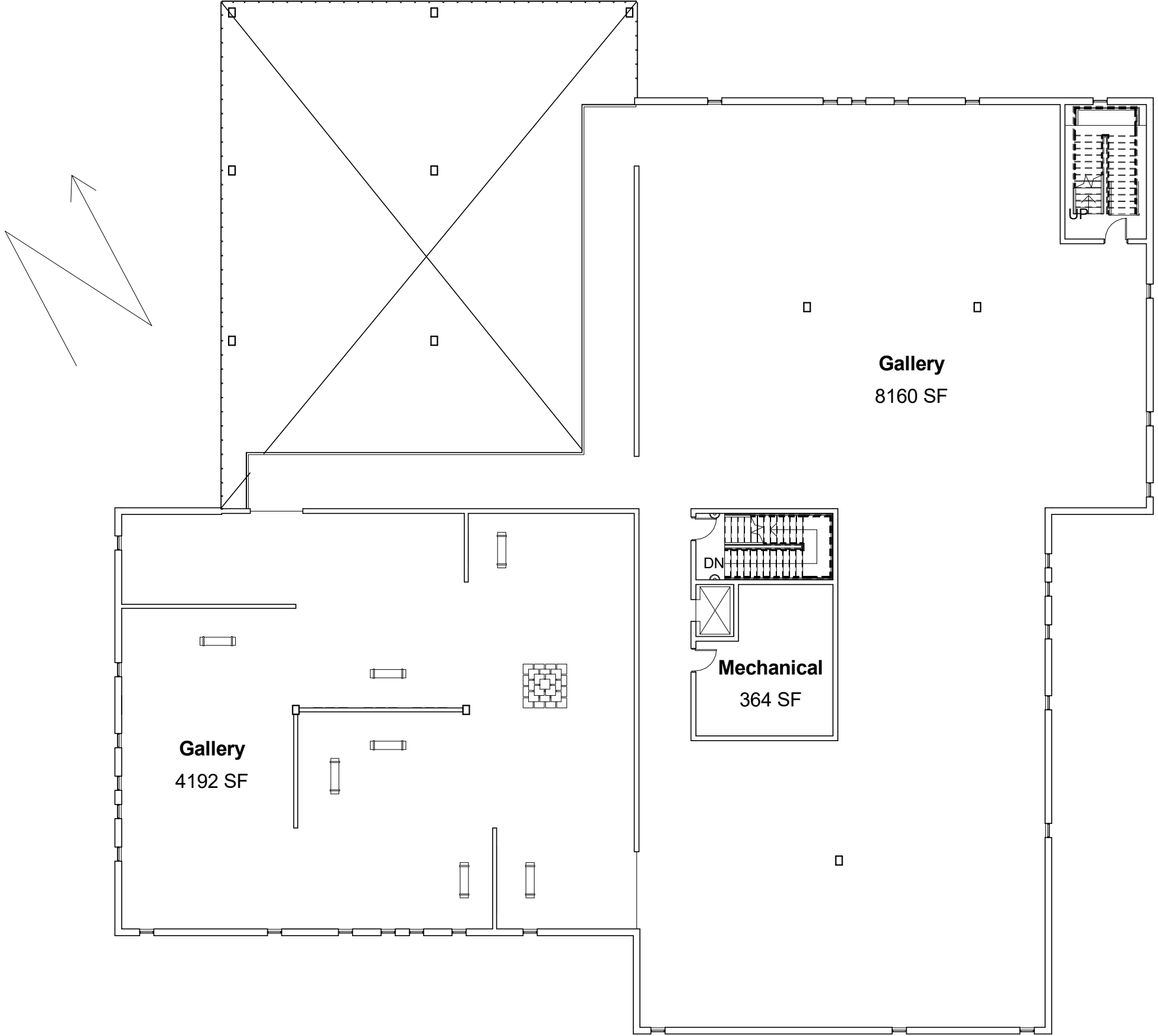
SCALE	1/16" = 1'-0"	<b>A-53B</b>
SHEET	OF	



ISSUED	03/20/16		

MUSEUM - LEVEL 1 FLOOR PLAN

SCALE	1/16" = 1'-0"	<b>A-531</b>
SHEET	OF	



ISSUED	03/20/16		

### MUSEUM - LEVEL 2 FLOOR PLAN

SCALE	1/16" = 1'-0"	<b>A-532</b>
SHEET	OF	



ISSUED	03/20/16		

### MUSEUM - LEVEL 3 FLOOR PLAN

SCALE	1/16" = 1'-0"	<b>A-533</b>
SHEET	OF	

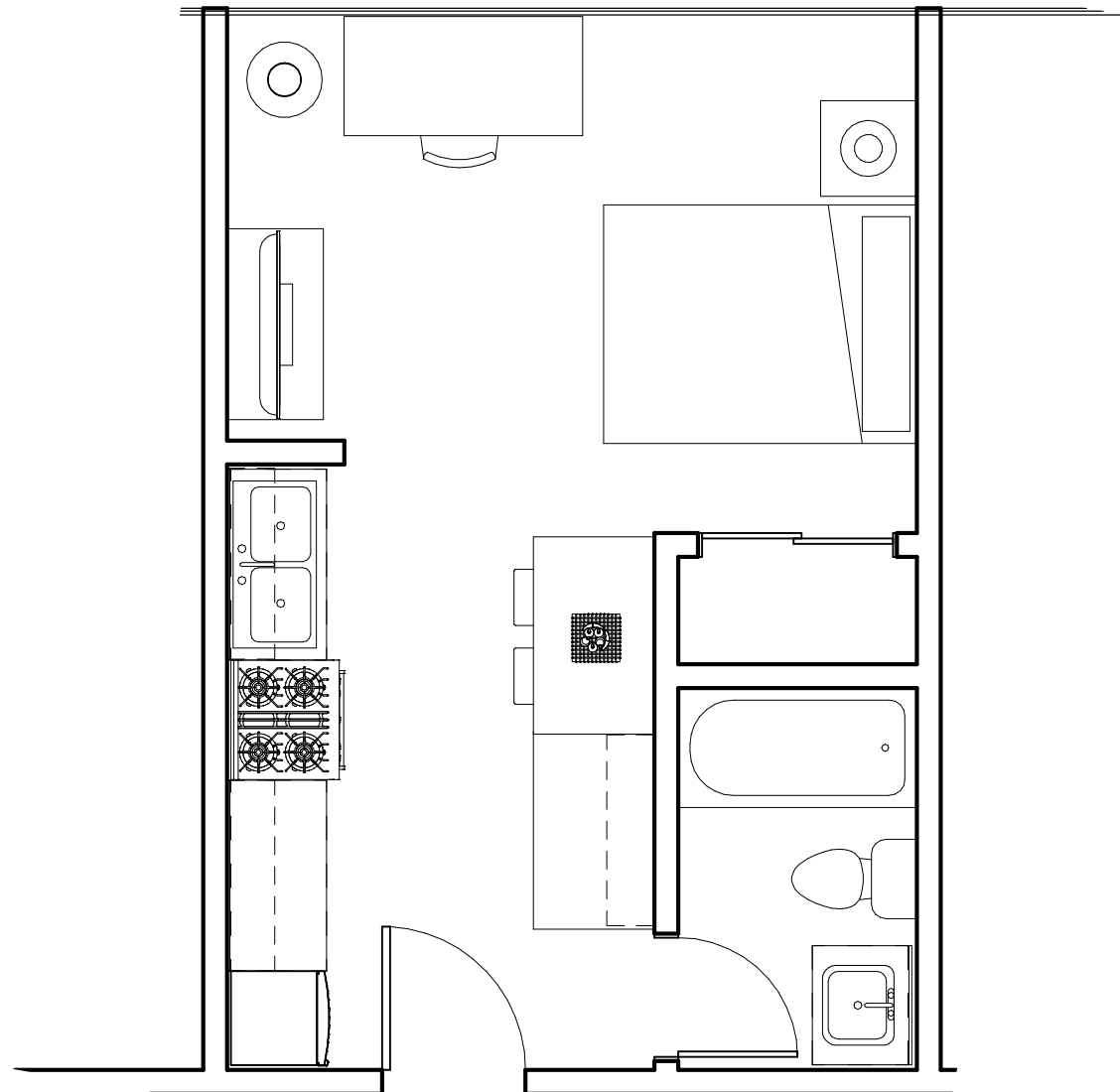




ISSUED	03/20/16		

### MUSEUM - LEVEL 4 FLOOR PLAN

SCALE	1/16" = 1'-0"	<b>A-534</b>
SHEET	OF	



② Unit - Micro  
1/4" = 1'-0"

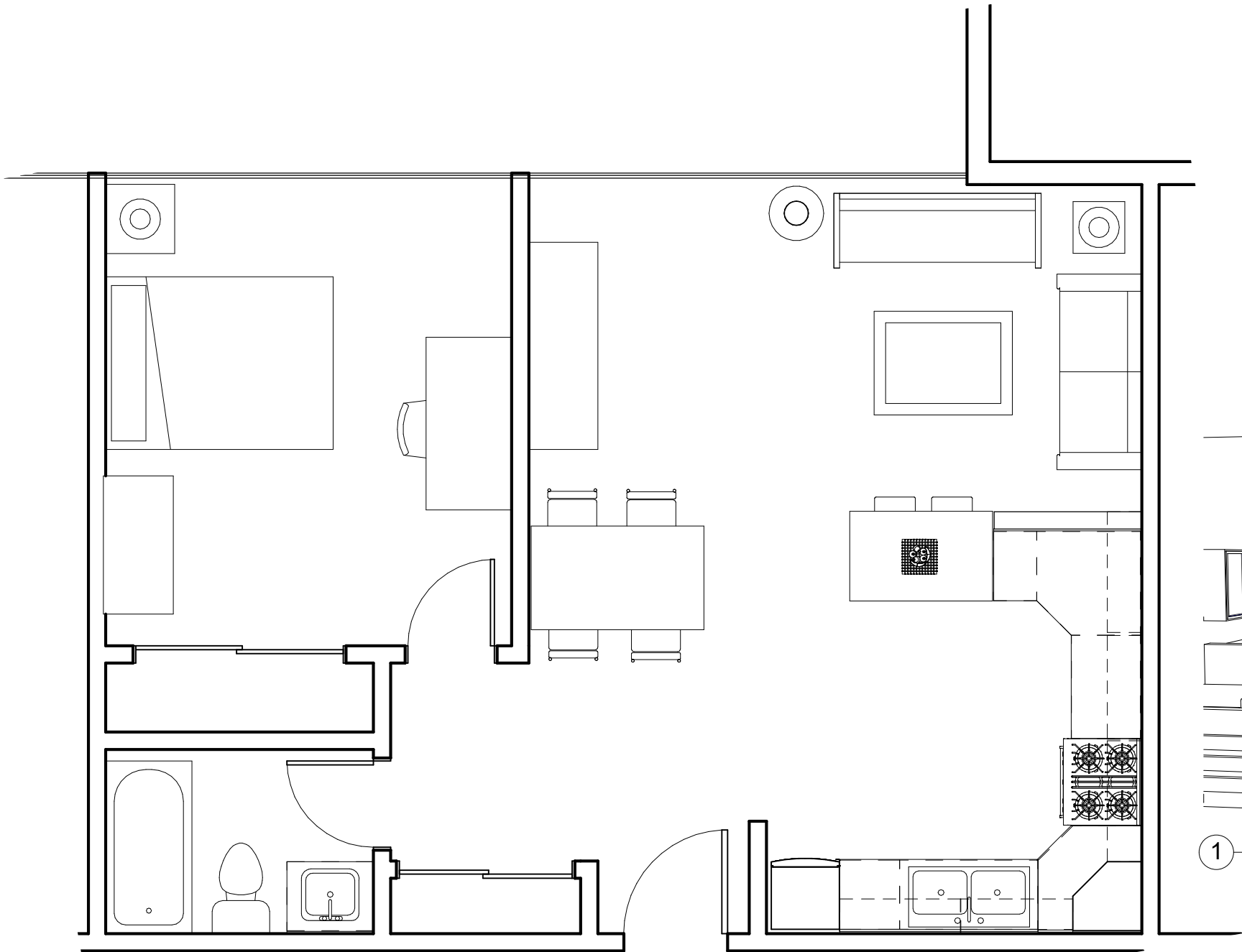


① Unit - Micro

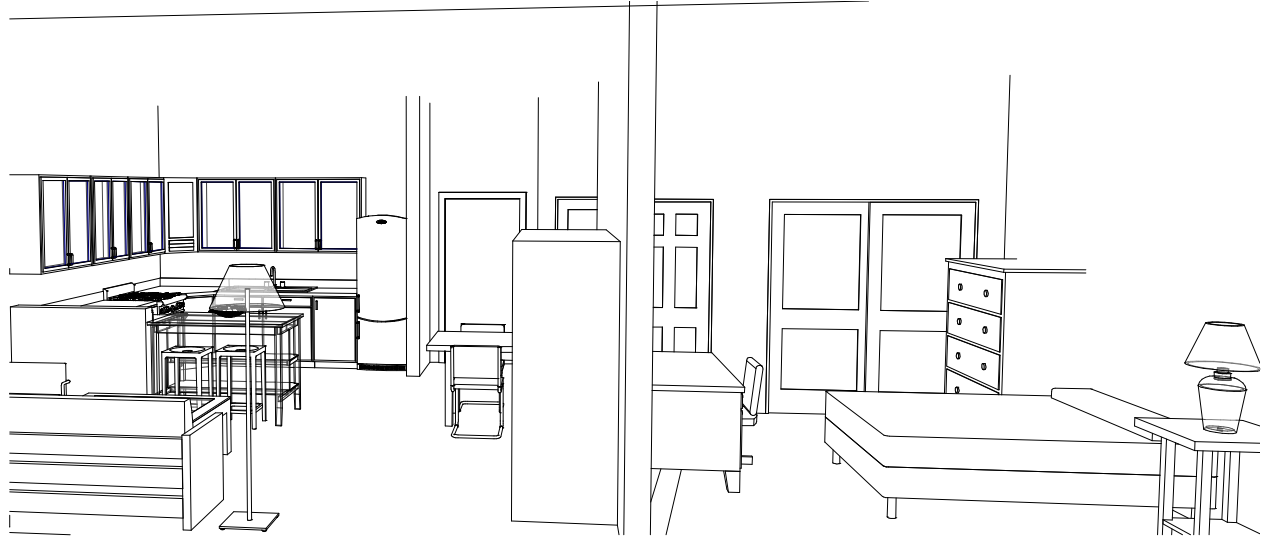
ISSUED	03/16/16	

TYPICAL UNIT LAYOUT -  
MICRO

SCALE	1/4" = 1'-0"	<b>A-551</b>
SHEET	OF	



② Unit - One Bed  
1/4" = 1'-0"

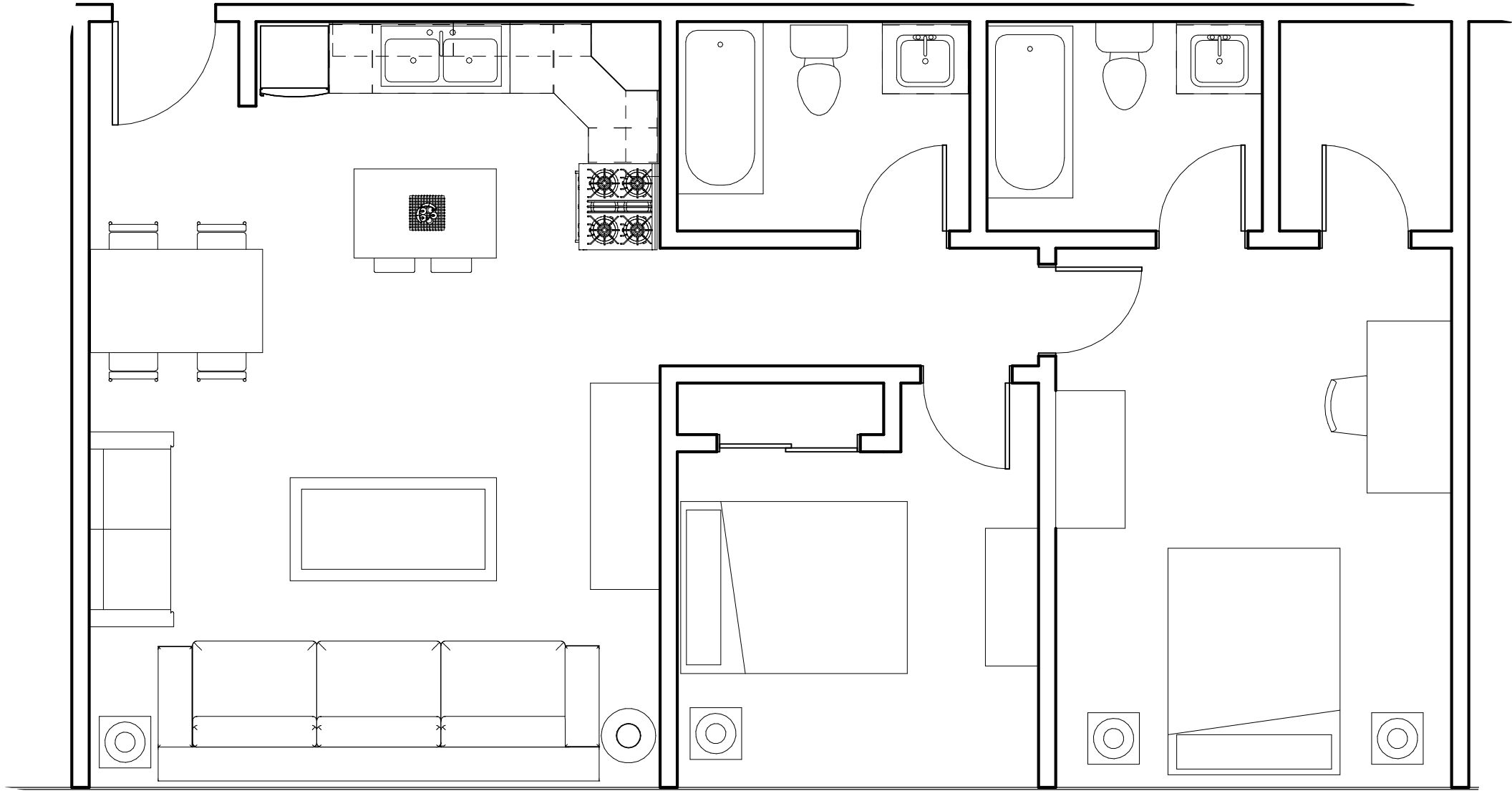


① Unit - One Bed

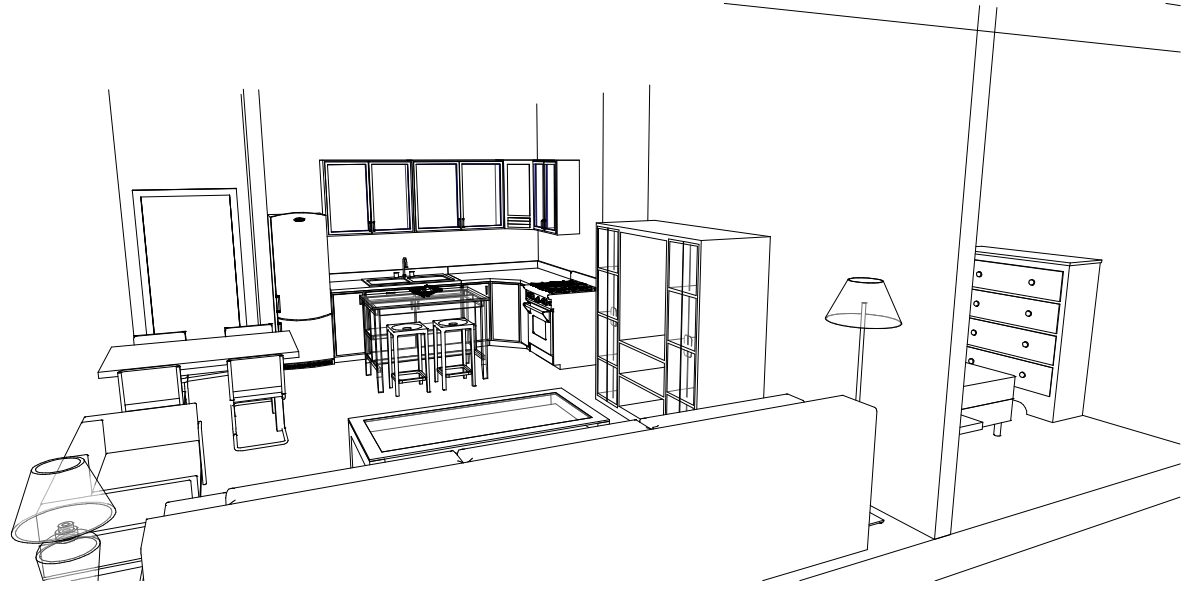
ISSUED	03/16/16		

TYPICAL UNIT LAYOUT -  
ONE BED

SCALE	1/4" = 1'-0"	<b>A-552</b>
SHEET	OF	



1 Unit - Two Bed  
1/4" = 1'-0"

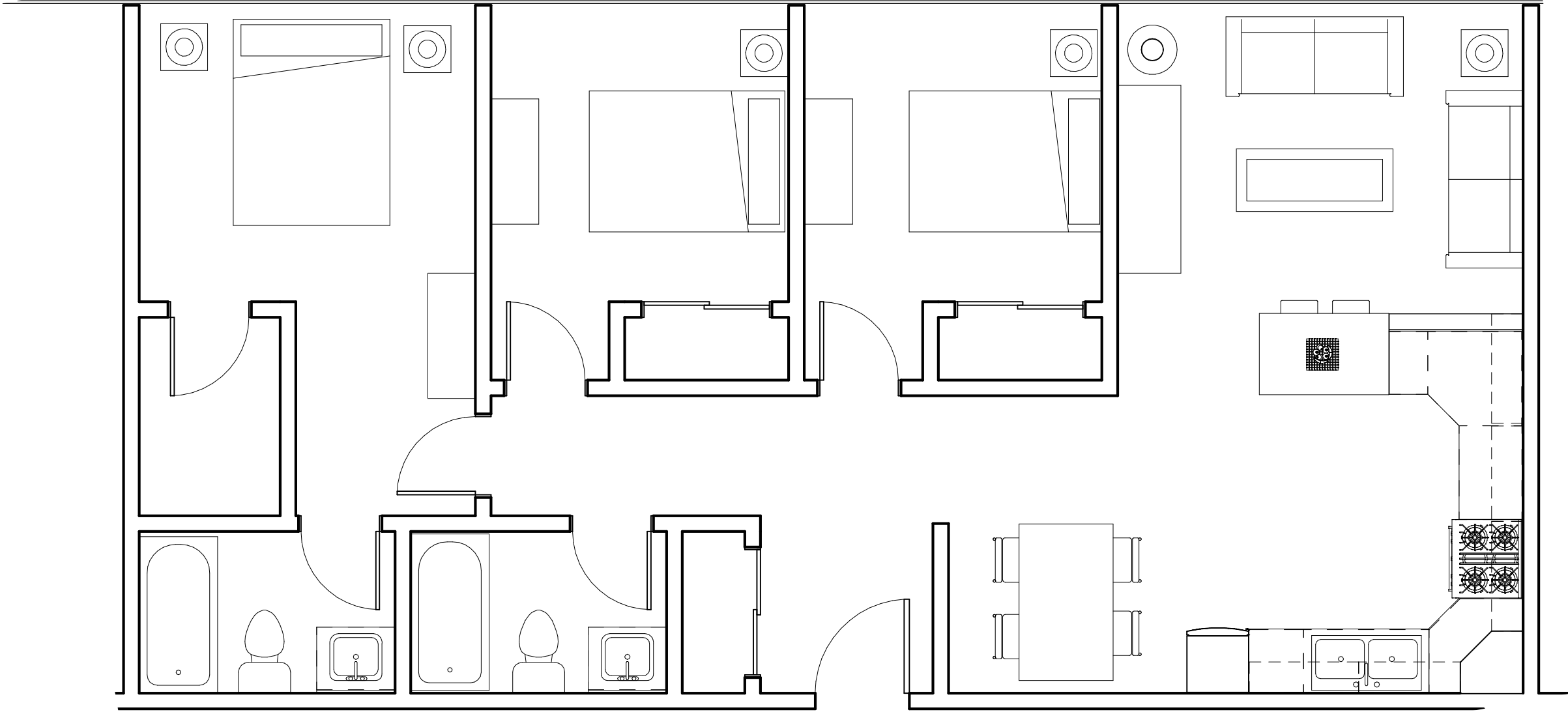


2 Unit - Two Bed

ISSUED	03/16/16		

TYPICAL UNIT LAYOUT -  
TWO BED

SCALE	1/4" = 1'-0"	<b>A-553</b>
SHEET	OF	

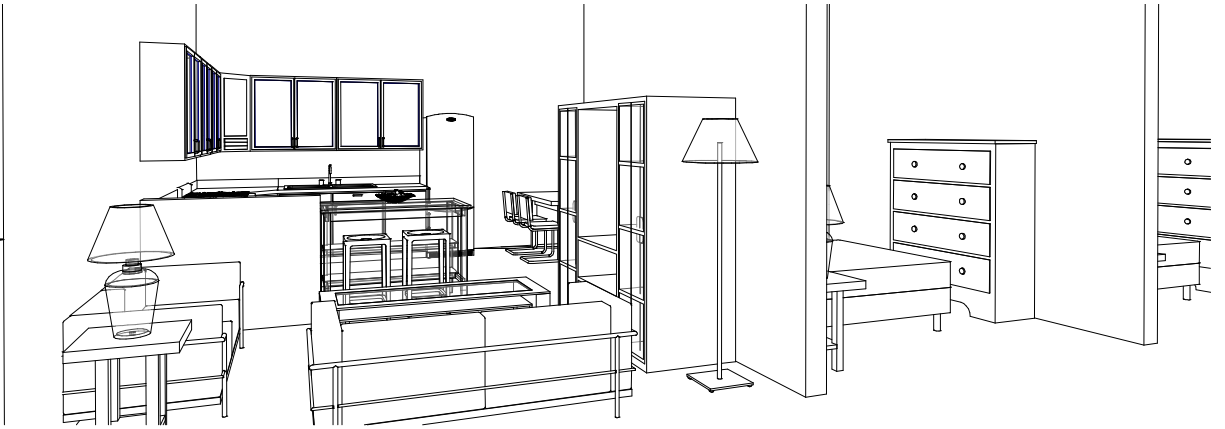


1 Unit - Three Bed  
1/4" = 1'-0"

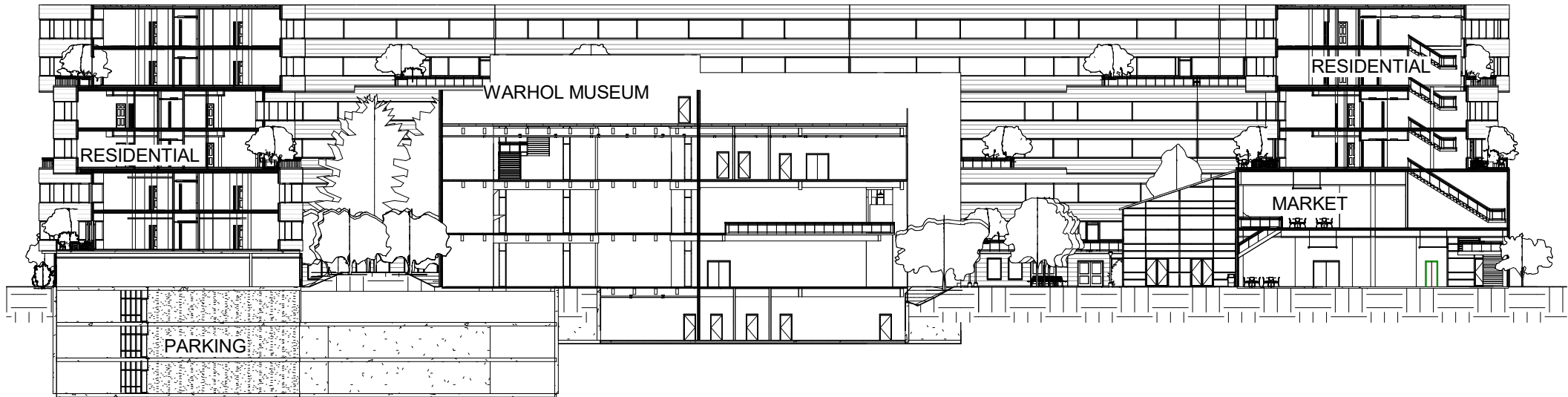
ISSUED	03/16/16		

TYPICAL UNIT LAYOUT -  
THREE BED

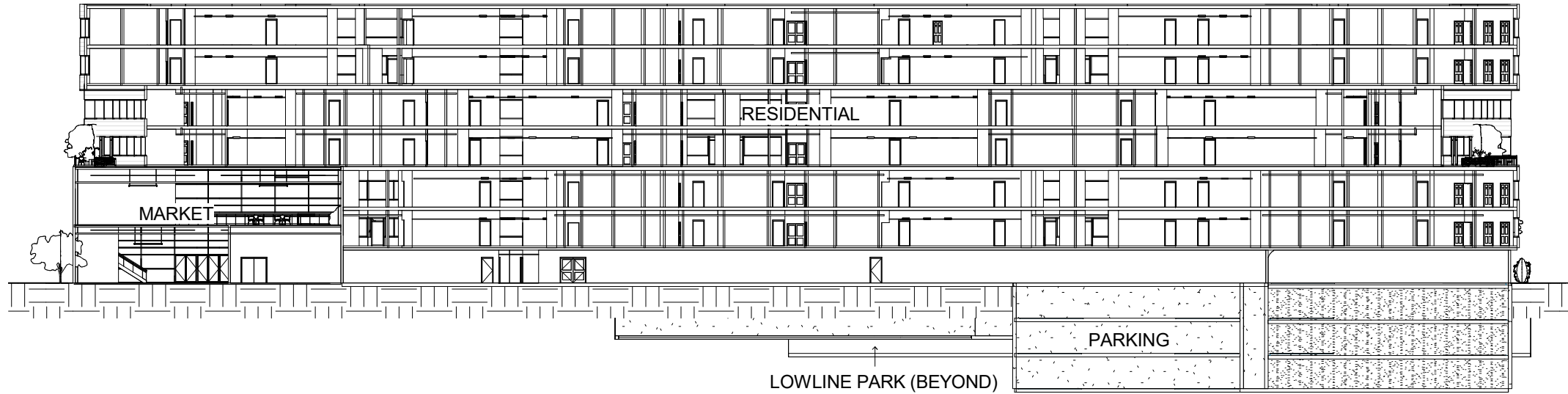
SCALE	1/4" = 1'-0"	<b>A-554</b>
SHEET	OF	



2 Unit - Three Bed



1 Section 1  
1" = 40'-0"

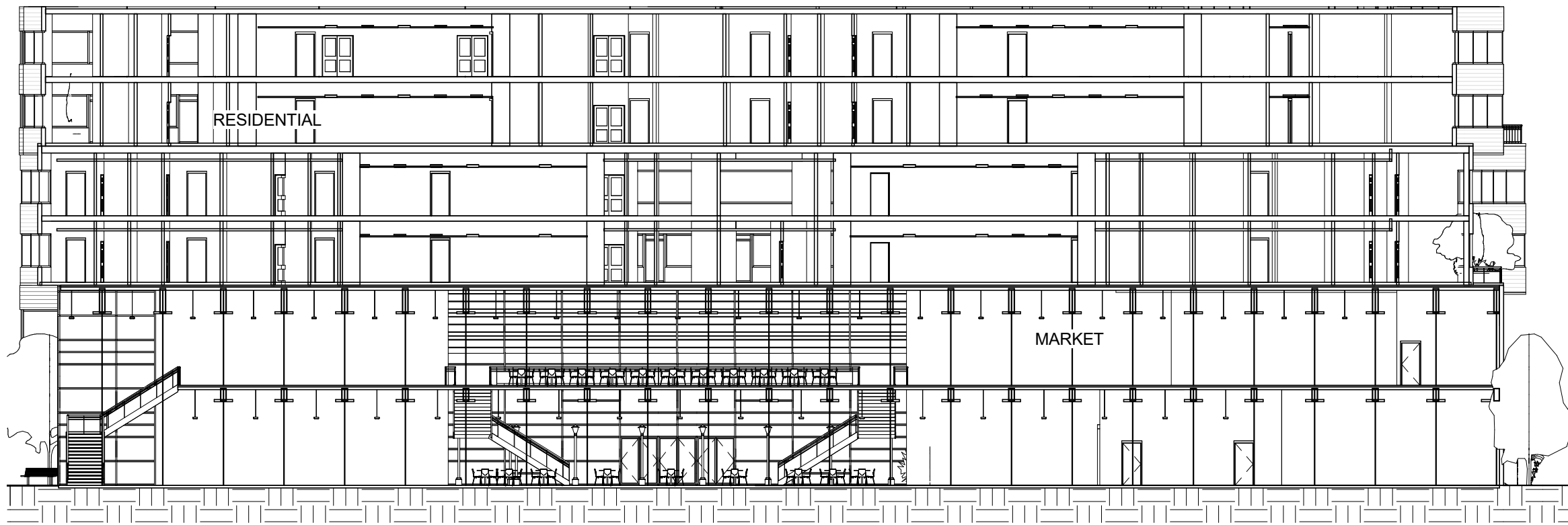


2 Section 2  
1" = 40'-0"

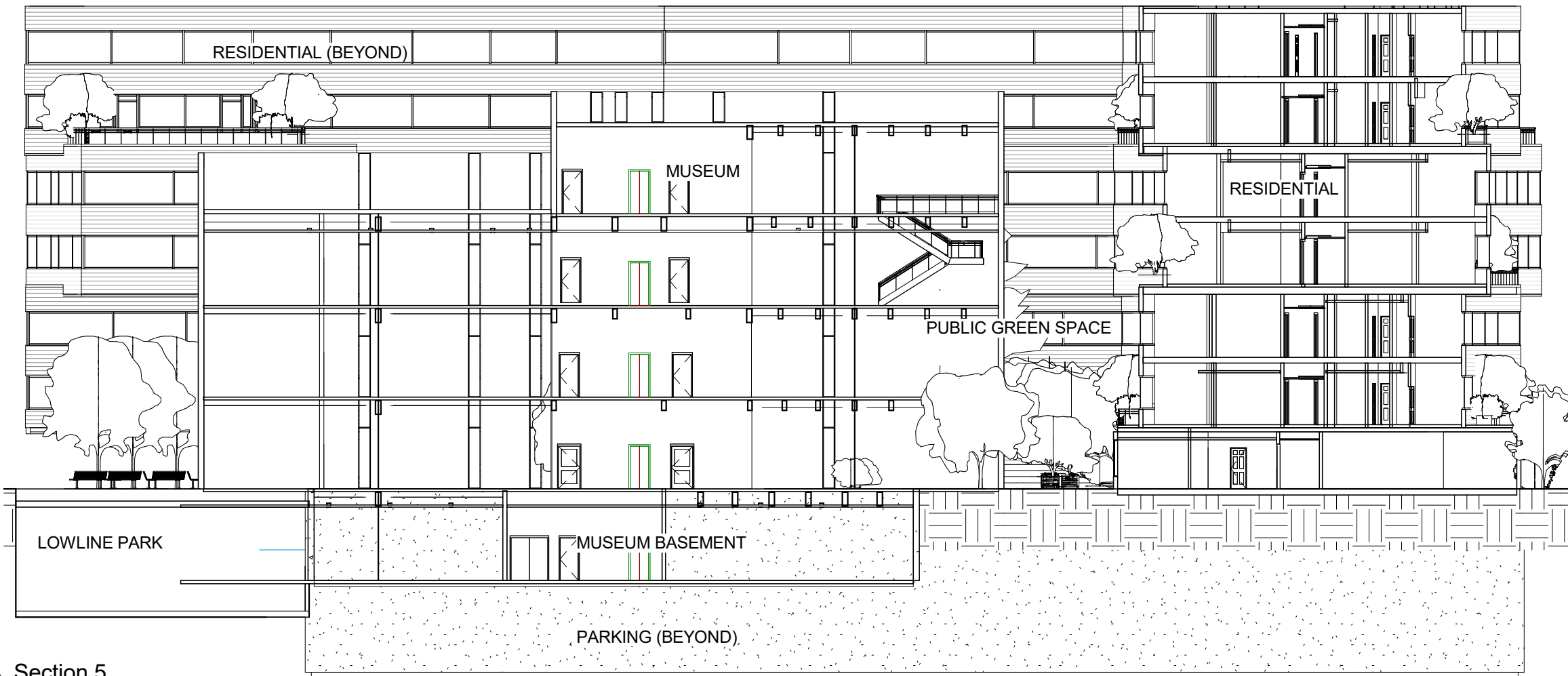
ISSUED	03/02/16		

SECTIONS - E/W AT  
MUSEUM AND  
RESIDENTIAL

SCALE	1" = 40'-0"	<b>A-580</b>
SHEET	OF	



1 Section 3  
 3/64" = 1'-0"

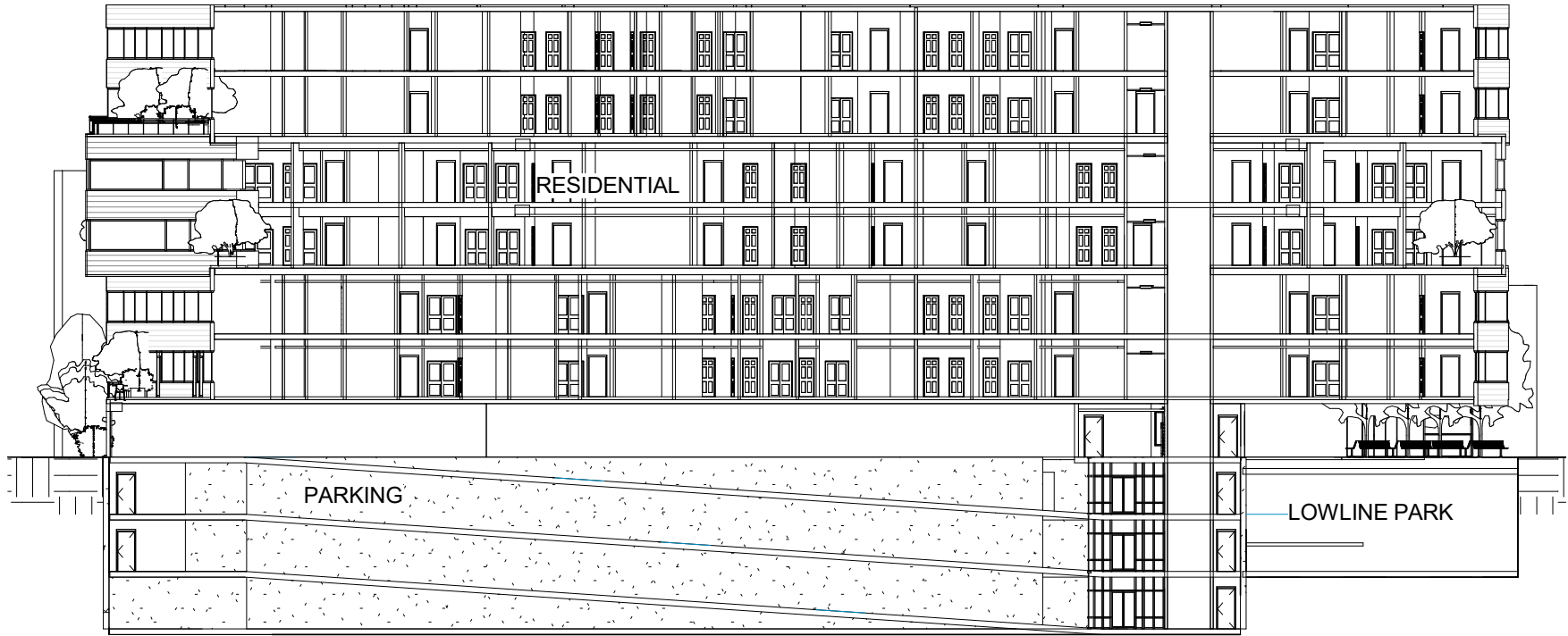


2 Section 5  
 3/64" = 1'-0"

ISSUED	03/02/16	

SECTIONS - N/S AT  
 MARKET AND MUSEUM

SCALE	3/64" = 1'-0"	<b>A-581</b>
SHEET	OF	



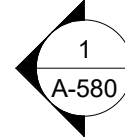
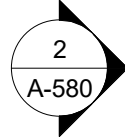
2 Section 6  
1" = 30'-0"

ISSUED	03/02/16		

SECTIONS - N/S AT  
MUSEUM AND  
RESIDENTIAL/PARKING

SCALE	1" = 30'-0"	<b>A-582</b>
SHEET	OF	



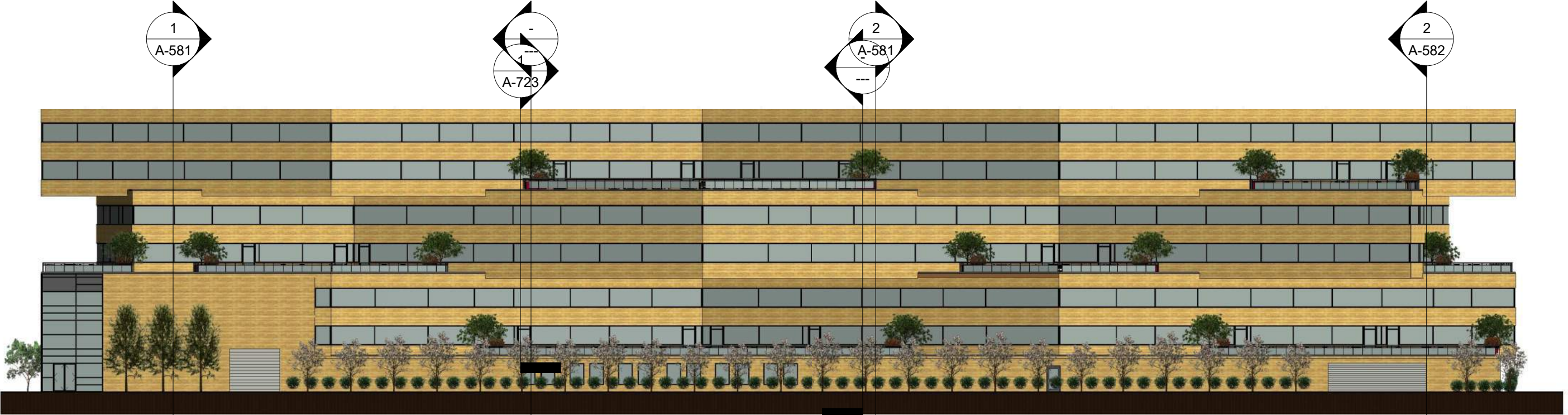


① Residential East  
1" = 20'-0"

ISSUED	04/05/16		

RESIDENTIAL EAST  
ELEVATION

SCALE	1" = 20'-0"	<b>A-600</b>
SHEET	OF	



① Residential South  
1" = 30'-0"

ISSUED	04/05/16		

RESIDENTIAL SOUTH  
ELEVATION

SCALE	1" = 30'-0"	<b>A-601</b>
SHEET	OF	

1  
A-580

2  
A-580

1  
A-710

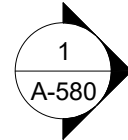


ISSUED	04/05/16		

1 Residential West  
1" = 20'-0"

RESIDENTIAL WEST  
ELEVATION

SCALE	1" = 20'-0"	<b>A-602</b>
SHEET	OF	

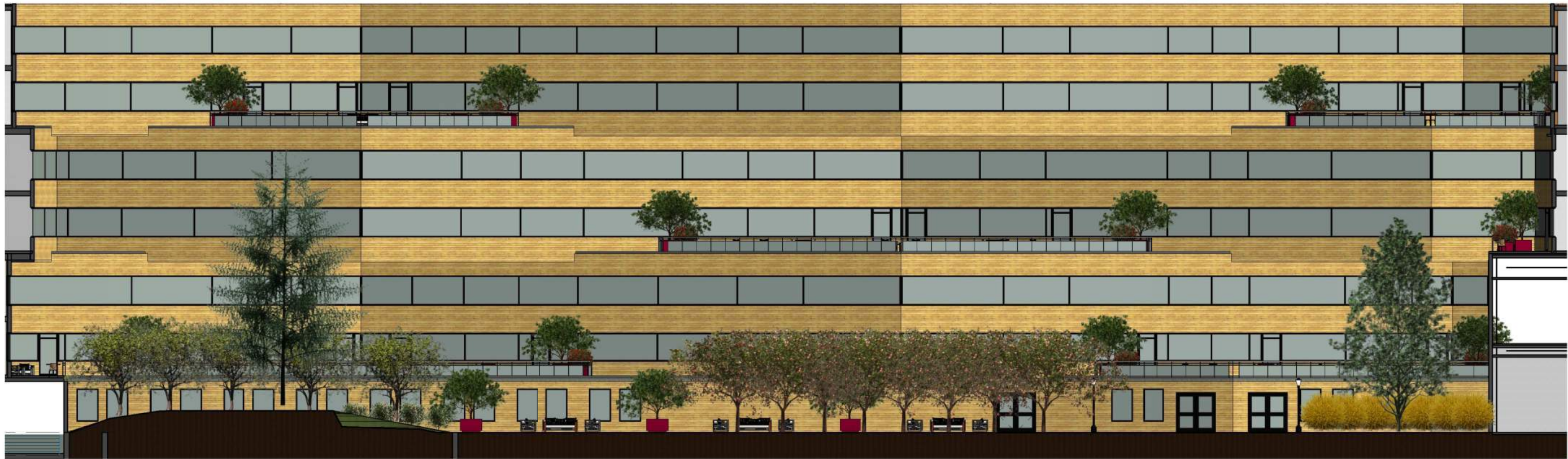


ISSUED	4/6/2016		

RESIDENTIAL INTERIOR  
EAST ELEVATION

① Residential Interior East  
1/16" = 1'-0"

SCALE	1/16" = 1'-0"	<b>A-610</b>
SHEET	OF	

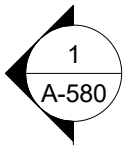


1 Residential Interior North  
1" = 20'-0"

ISSUED	04/05/16		

RESIDENTIAL INTERIOR  
NORTH ELEVATION

SCALE	1" = 20'-0"	<b>A-611</b>
SHEET	OF	

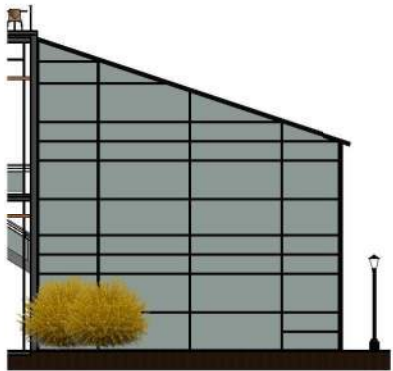


ISSUED	04/05/16		

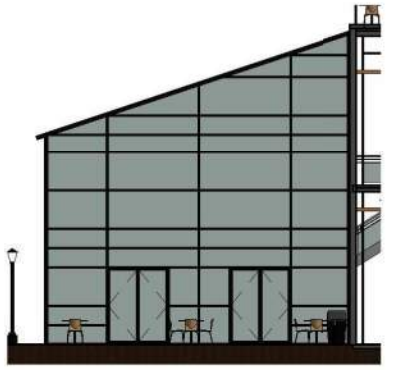
RESIDENTIAL INTERIOR  
WEST/MARKET EAST  
ELEVATION

① Residential Interior West  
1/16" = 1'-0"

SCALE	1/16" = 1'-0"	<b>A-612</b>
SHEET	OF	



② Market South Partial  
1" = 20'-0"



① Market North Partial  
1" = 20'-0"



④ Residential North (West)  
1" = 20'-0"

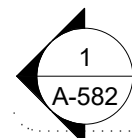


③ Residential North (East)  
1" = 20'-0"

ISSUED	04/05/16		

RESIDENTIAL & MARKET  
PARTIAL ELEVATIONS

SCALE	1" = 20'-0"	<b>A-613</b>
SHEET	OF	



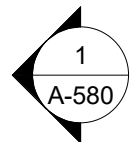
ISSUED	04/05/16		

① Museum North  
1/16" = 1'-0"

MUSEUM NORTH  
ELEVATION

SCALE	1/16" = 1'-0"	<b>A-620</b>
SHEET	OF	



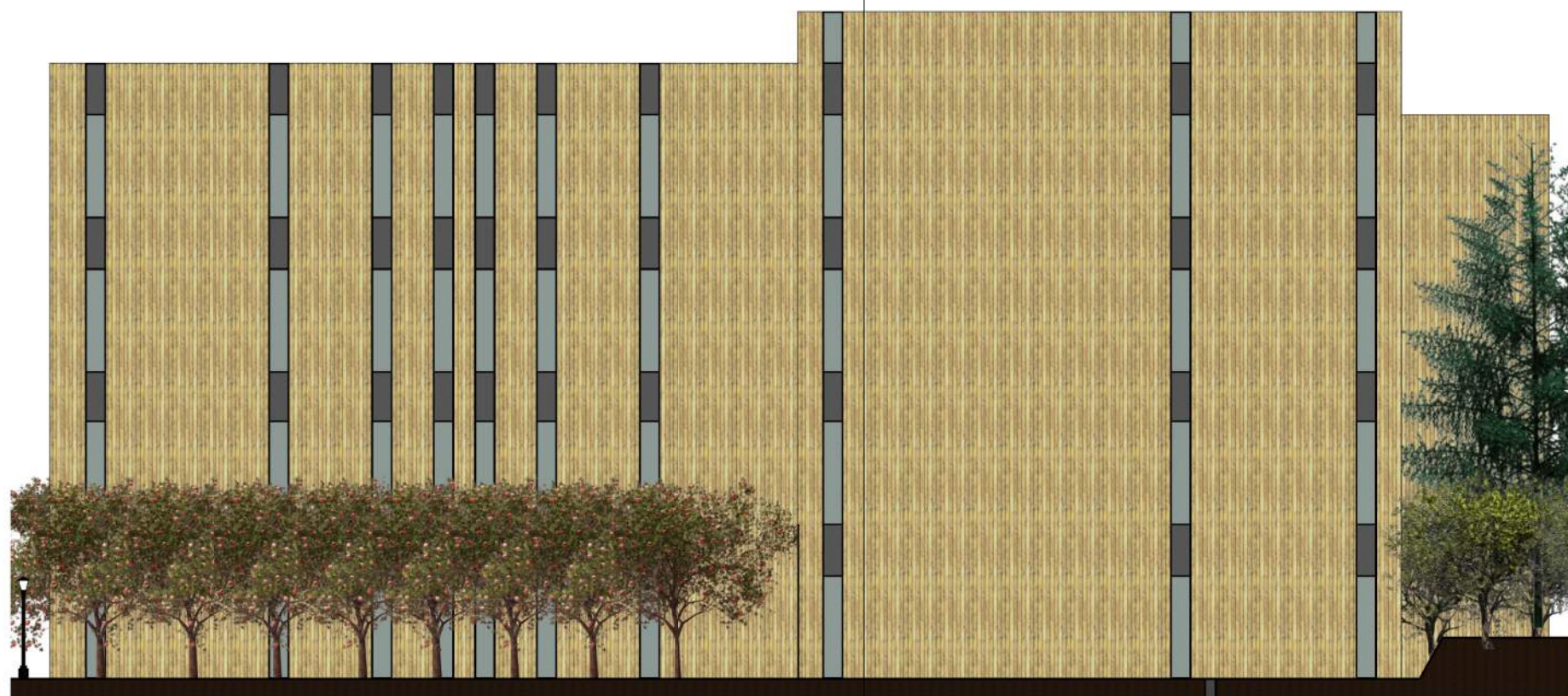
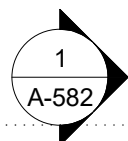


① Museum East  
1/16" = 1'-0"

ISSUED	04/05/16		

### MUSEUM EAST ELEVATION

SCALE	1/16" = 1'-0"	<b>A-621</b>
SHEET	OF	

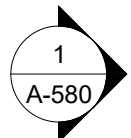


① Museum South  
1/16" = 1'-0"

ISSUED	04/05/16		

MUSEUM SOUTH  
ELEVATION

SCALE	1/16" = 1'-0"	<b>A-622</b>
SHEET	OF	

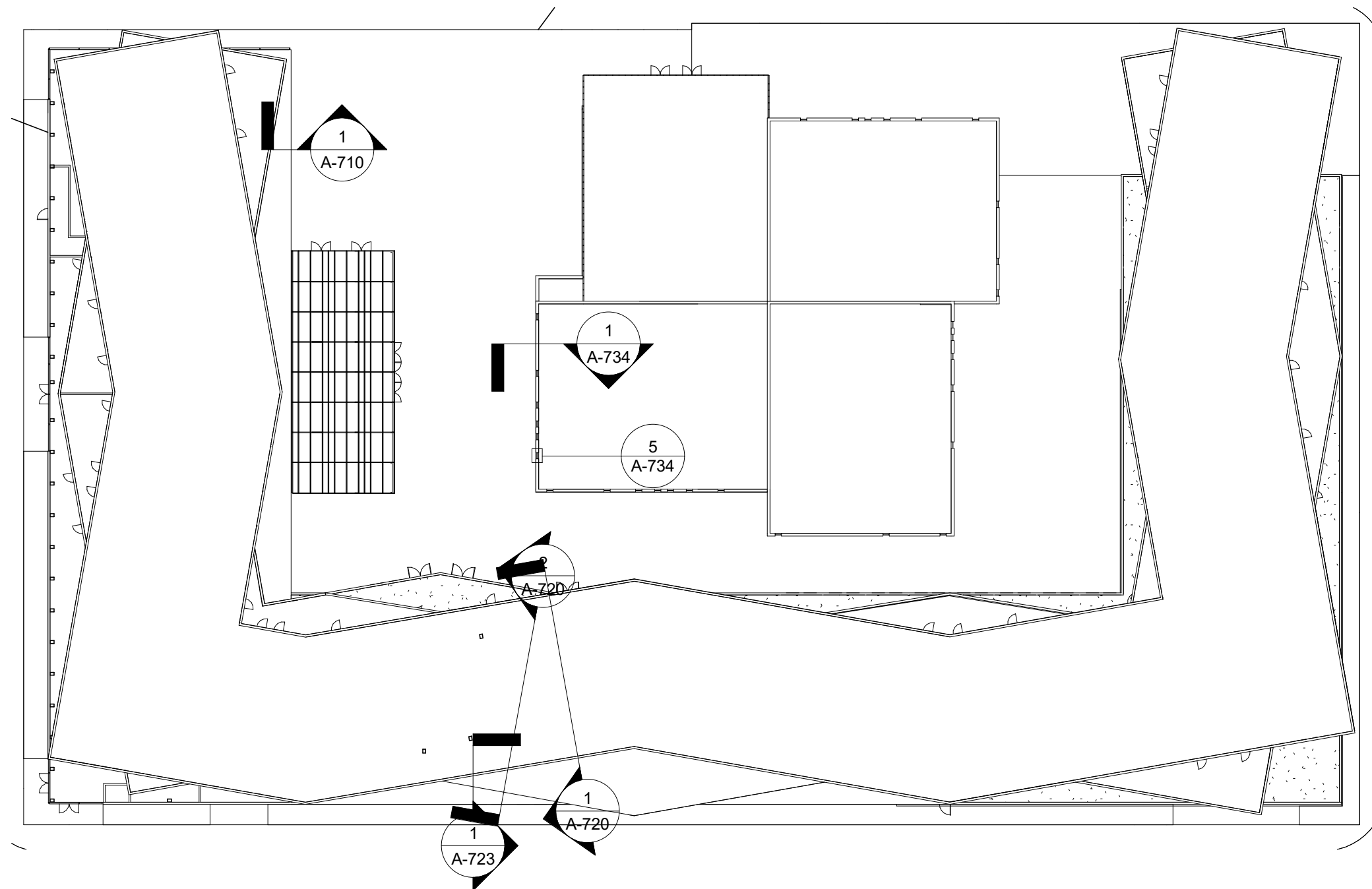


ISSUED	04/05/16		

MUSEUM WEST  
ELEVATION

① Museum West  
1/16" = 1'-0"

SCALE	1/16" = 1'-0"	<b>A-623</b>
SHEET	OF	

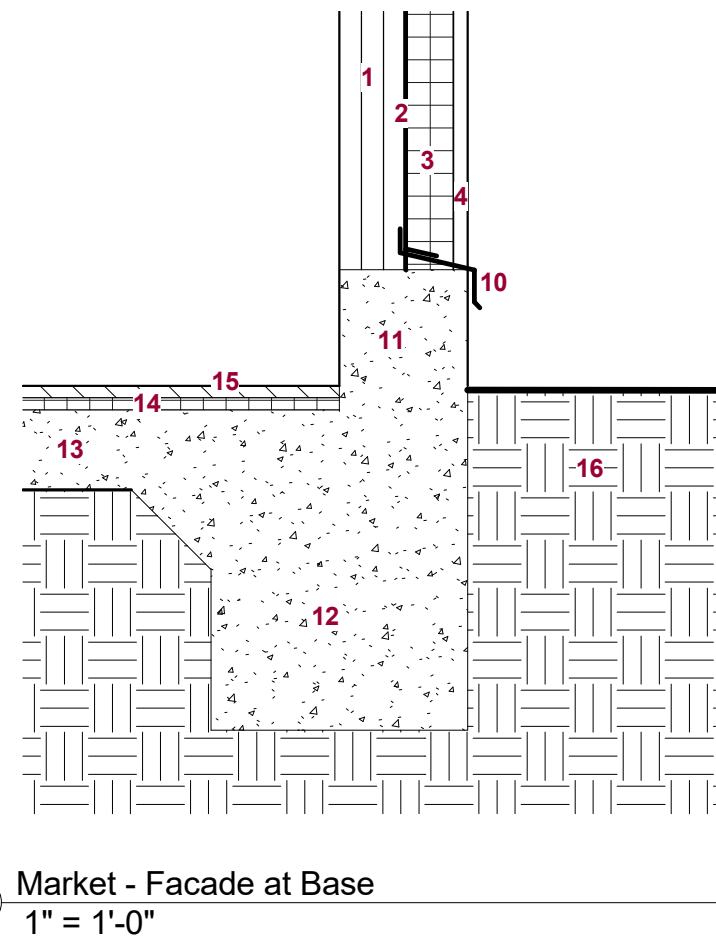
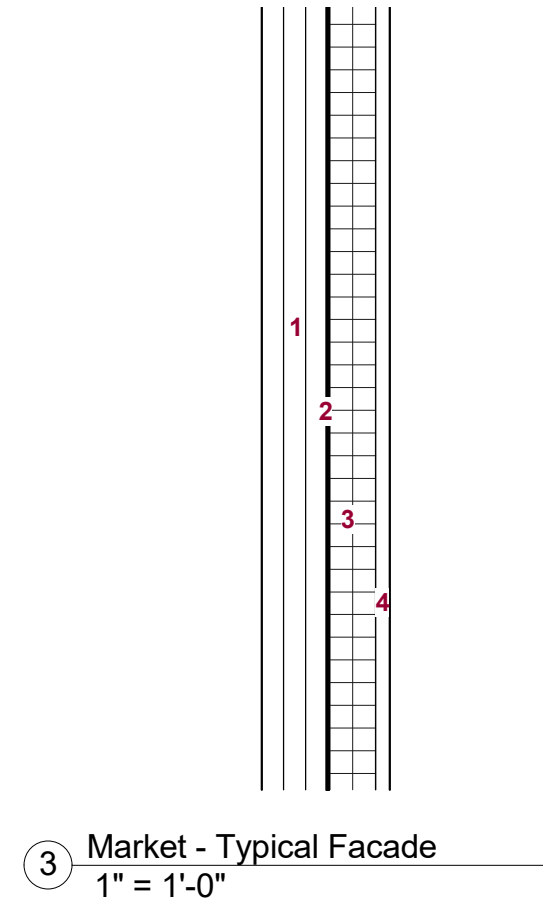
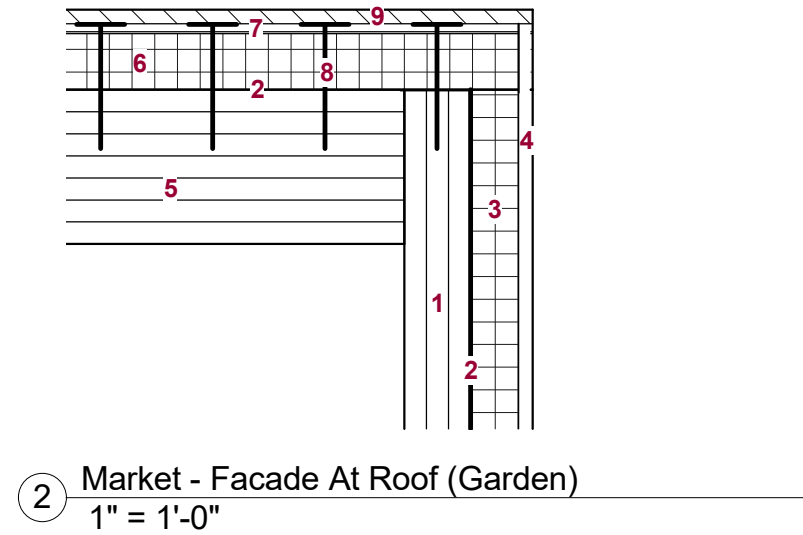
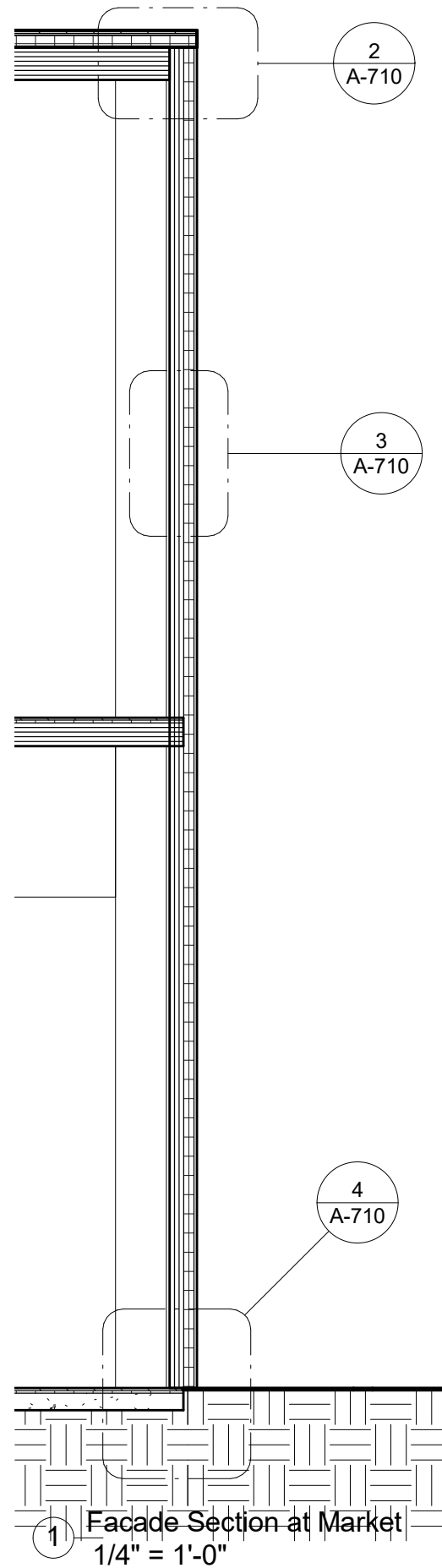


① Site - Structural  
1" = 40'-0"

ISSUED	04/11/16		

## STRUCTURAL & FACADE SITE PLAN

SCALE	1" = 40'-0"	<b>A-700</b>
SHEET	OF	

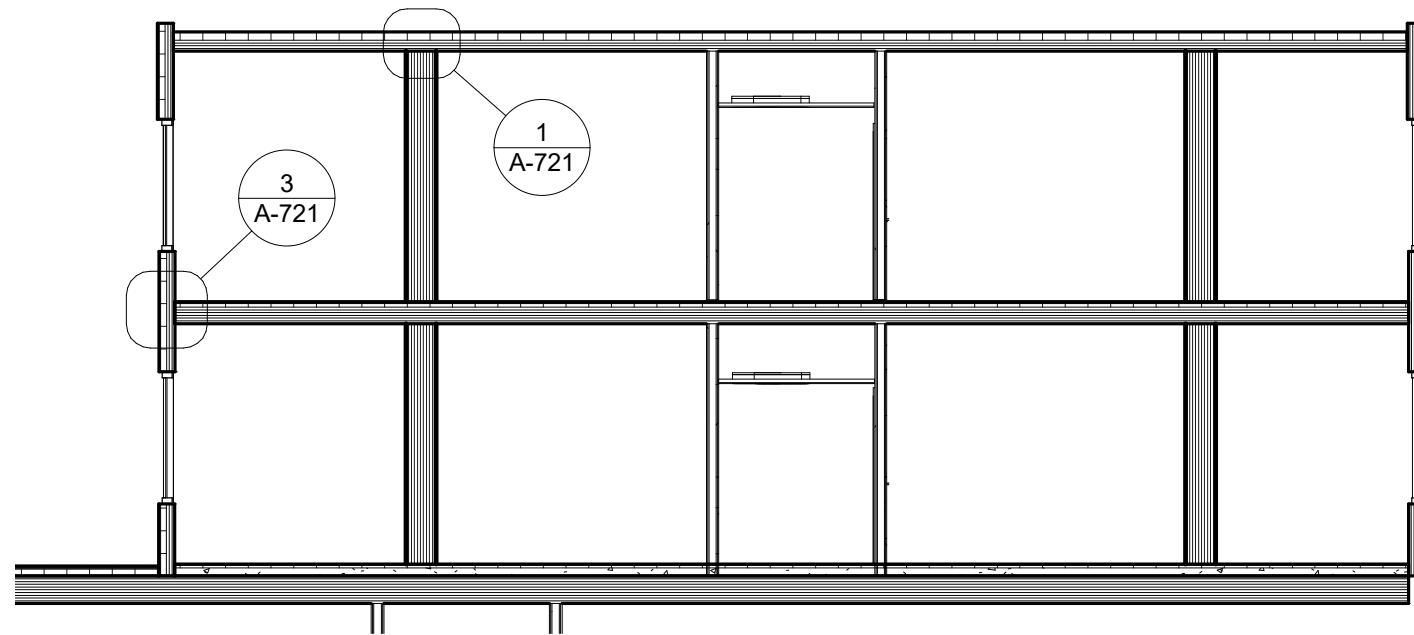


- 1. 3-PLY CLT
- 2. CONTINUOUS WATERPROOF MEMBRANE
- 3. 3" RIGID INSULATION
- 4. 3/4" ALASKAN YELLOW SIDING (HORIZONTAL) OVER RAIN SCREEN SUPPORT SYSTEM
- 5. 7-PLY CLT
- 6. TAPERED ROOF INSULATION SLOPED TO ROOF DRAIN
- 7. 1" VOID SPACE
- 8. DECKING SUPPORT
- 9. FINISHED DECKING
- 10. METAL FLASHING
- 11. CONCRETE CURB
- 12. CONCRETE FOOTING
- 13. CONCRETE SLAB ON GRADE
- 14. 1" RIGID INSULATION
- 15. INTERIOR FINISH FLOOR
- 16. GRADE

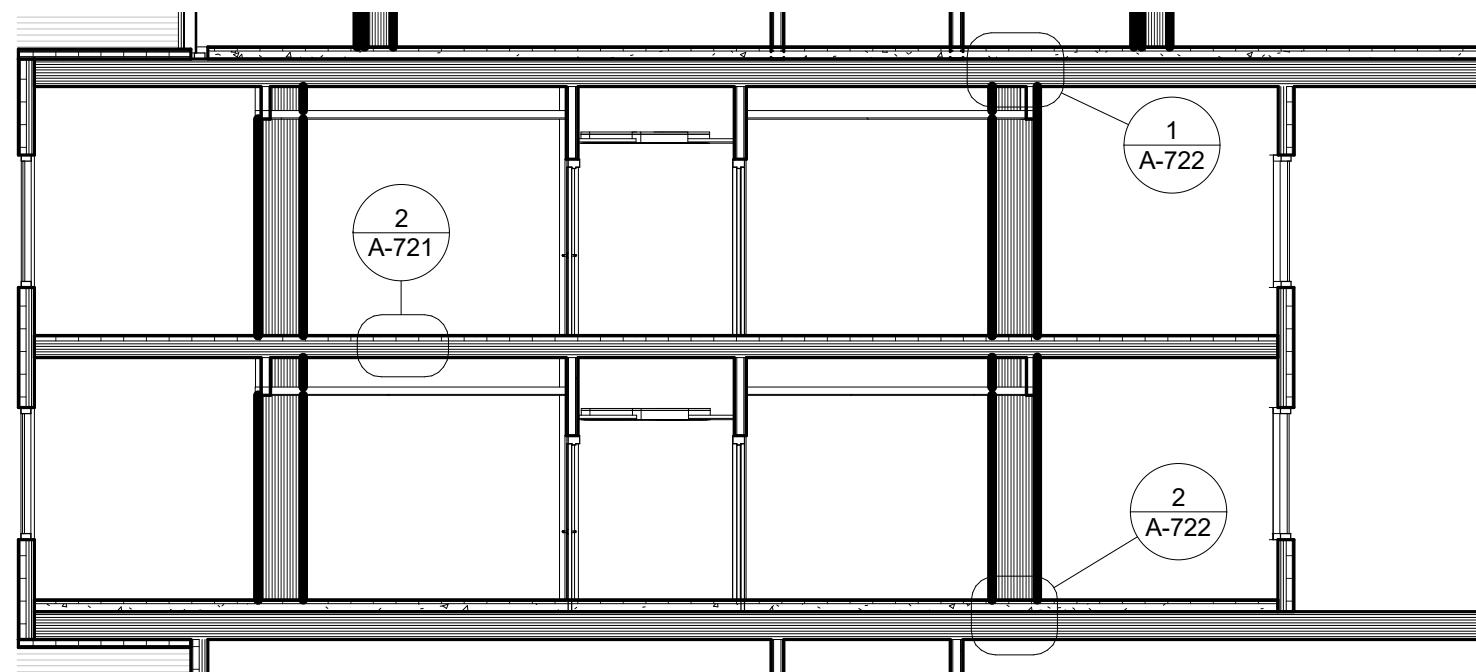
ISSUED	04/11/16		

## MARKET FACADE DETAILS

SCALE	As indicated	A-710
SHEET	OF	



1 Structural Section - Residential Level 6-R  
1/8" = 1'-0"



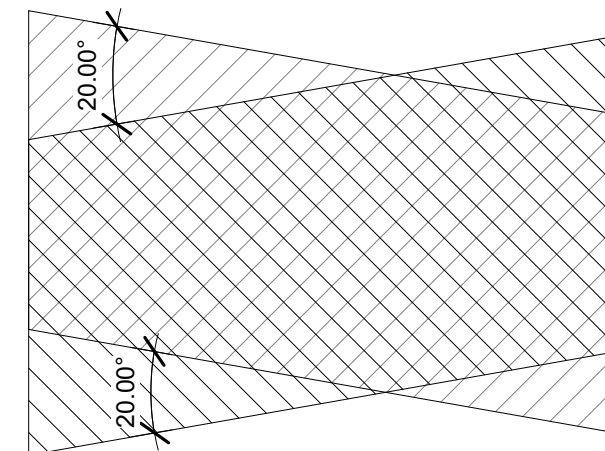
2 Structural Section - Residential Level 4-6  
1/8" = 1'-0"

**Structural Calculations**

Intermediate Slab:  
 LL = 40psf  
 DL = 40psf  
 $R1 = [80(52)(52-2(10))]/(2)(32) = 2080lb$   
 X value at maximum moment:  $2080/80 - 10 = 16ft$   
 $Mmax = R1x - w(a+x)^2/2 = 6240lb-ft$   
 Use 5 ply CLT, but even ply necessary for 2 way slab, so  
 USE 6-PLY CLT

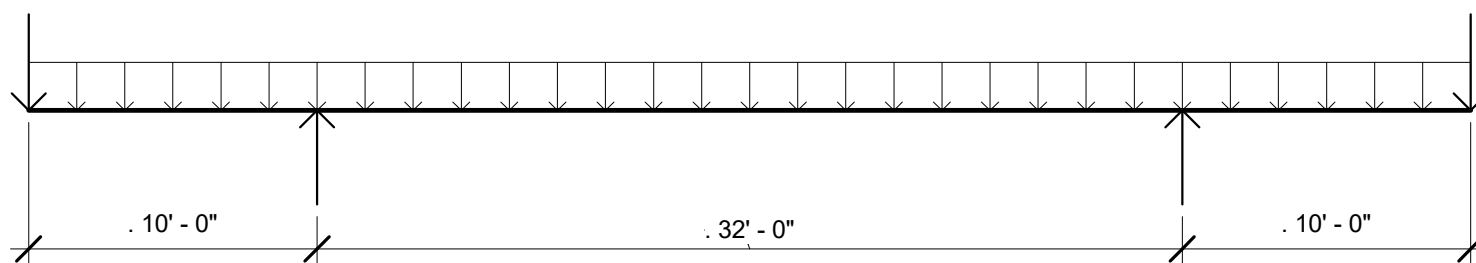
Transfer Slab:  
 LL = 40psf  
 DL = 140psf  
 $R1 = [140(52)(52-2(10))]/(2)(32) = 3640lb$   
 X value at maximum moment =  $3640/140 - 10 = 16ft$   
 $Mmax = R1x - w(a+x)^2/2 = 28080lb-ft$   
 Use 9 ply CLT, but even ply necessary for 2 way slab, so  
 USE 10-PLY CLT

Composite Wood/Concrete Slab:  
 Concrete: 5000psi(4")(12")(2")  
 Wood: 1000psi(12")(12")(6")  
 $= 1344000lb-in = 112000 lb-ft$   
 Maximum Moment at Cantilever:  $720plf(15ft)^2/2$   
 $= 81,000lb-ft$   
 Use 4" Concrete Slab over 10 ply CLT



3 Residential - Structural Transfer Schematic  
1/32" = 1'-0"

The residential structure embraces the use of horizontal CLT to create a dynamic series of intersecting blocks. Each two-story mass is a distinct structural system, with balloon-frame intermediate floors of 6-ply CLT. Columns are located along the exterior bedroom/living room soffit line in residential units on each side of the building, providing a 32' span between the columns and a 10' cantilever on each side. This allows the continuous strip windows around the building facade to be completely uninterrupted by structural columns, with vertical 3-ply CLT being supported by each horizontal floor plate. This scheme leverages horizontal CLT in a two-way slab system, hence the usage of even numbers of plies. By designing for two-way slabs, the CLT layers acting in both directions are utilized, maximizing the wood's capacity. Longitudinally, columns are spaced between 16' and 32' on center to provide an aspect ratio between 1:1 and 2:1 for each central structural bay to facilitate two-way slab action. Between the blocks, transfer slabs carry loads through the structure's alternating angles and into the first-floor concrete podium and foundation. The transfer slabs feature 10-ply CLT with 4" of concrete, with shear studs to ensure composite action. Thickened slab sections at the columns protect against punching shear and contain a large amount of steel reinforcement for additional support. Though the residential structure, with the exception of the roof, columns do not terminate longitudinally along a CLT panel to avoid using CLT in its weak dimension. At certain demising walls between residential units, additional vertical CLT panels provide additional shear strength for the structure within each two-story block.

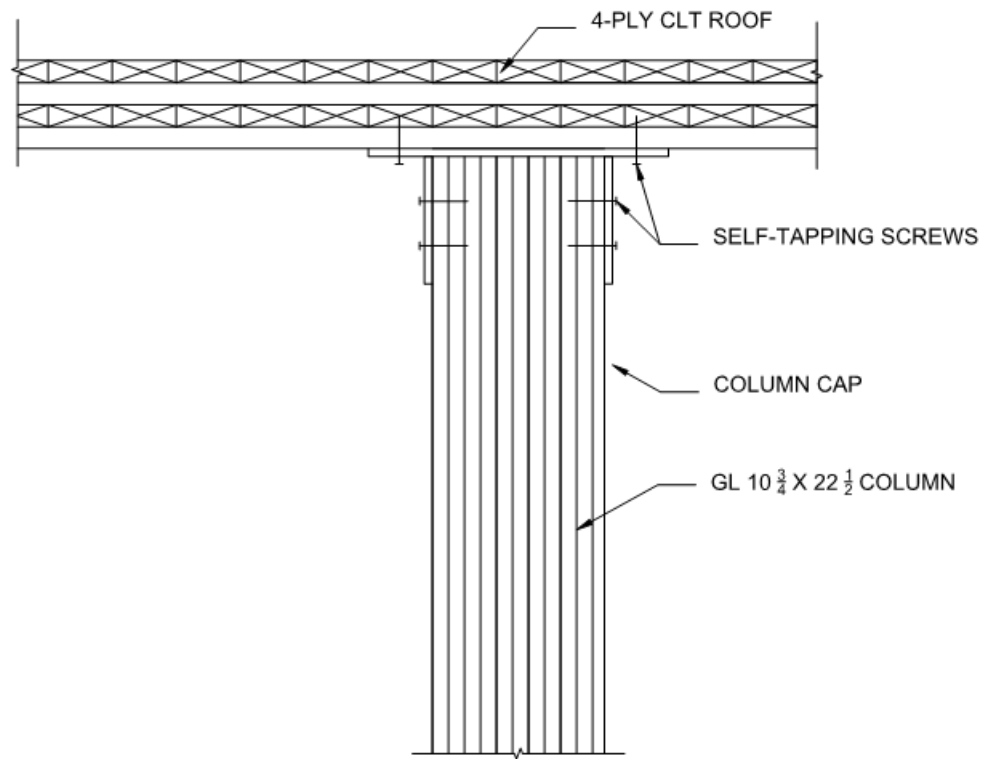


Typical Lateral Slab Loading Diagram

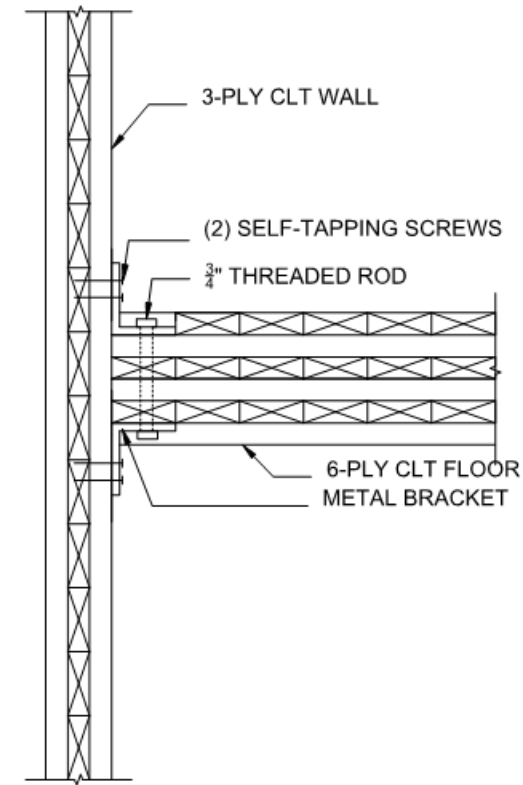
ISSUED	04/11/16		

**RESIDENTIAL  
STRUCTURAL SCHEME**

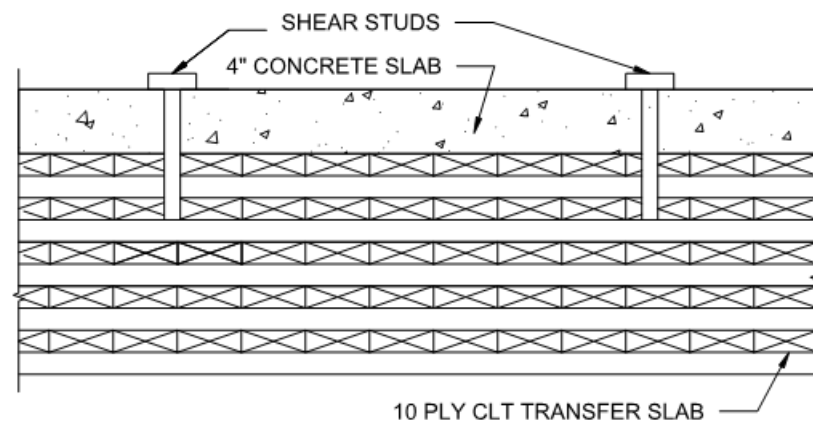
SCALE	As indicated	<b>A-720</b>
SHEET	OF	



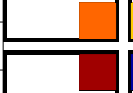
① Residential Column to Roof Detail  
 1" = 1'-0"



③ Residential Horizontal to Vertical CLT at Facade  
 1" = 1'-0"

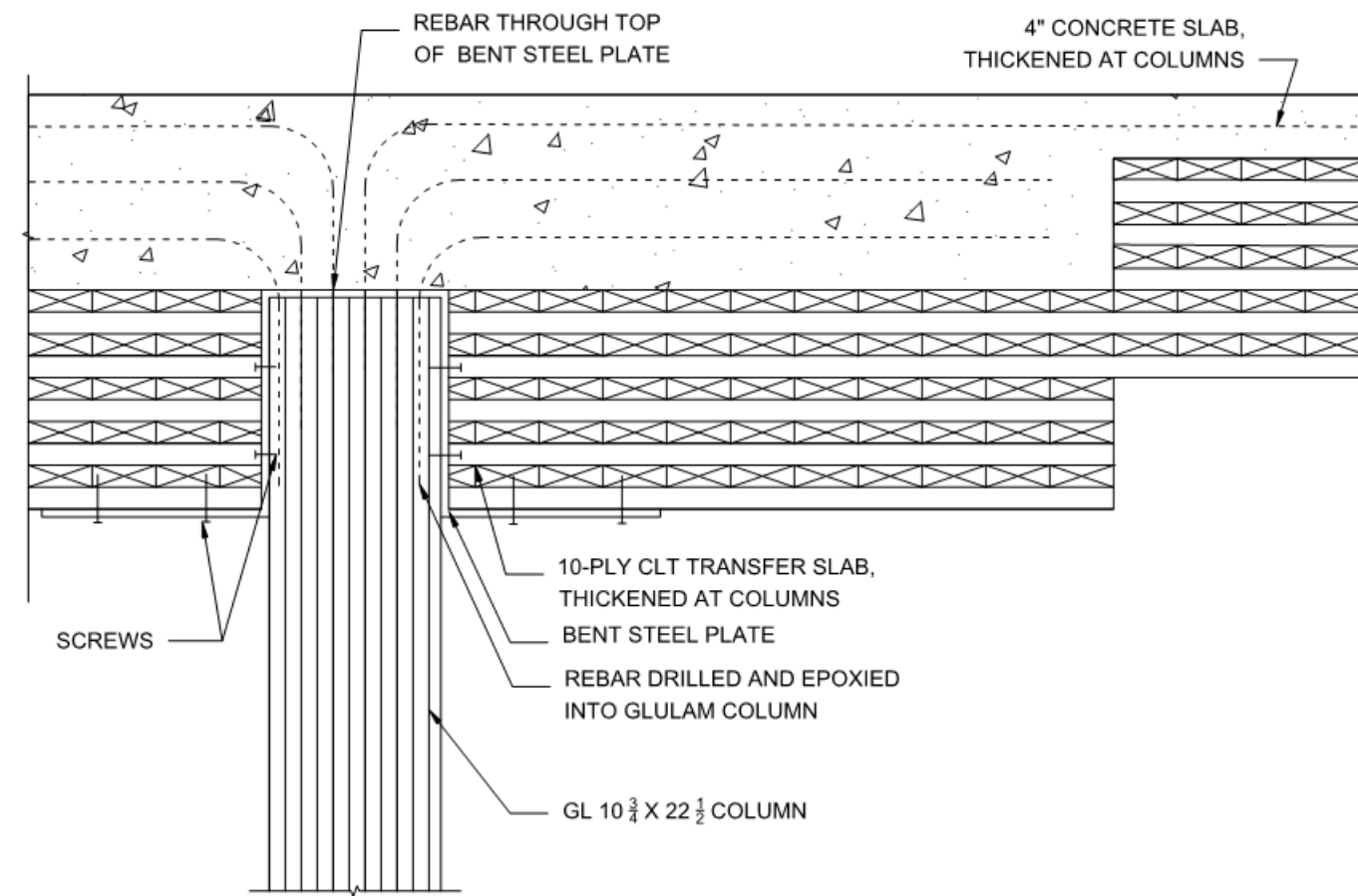


② Composite Slab  
 1" = 1'-0"

			
ISSUED	04/12/16		

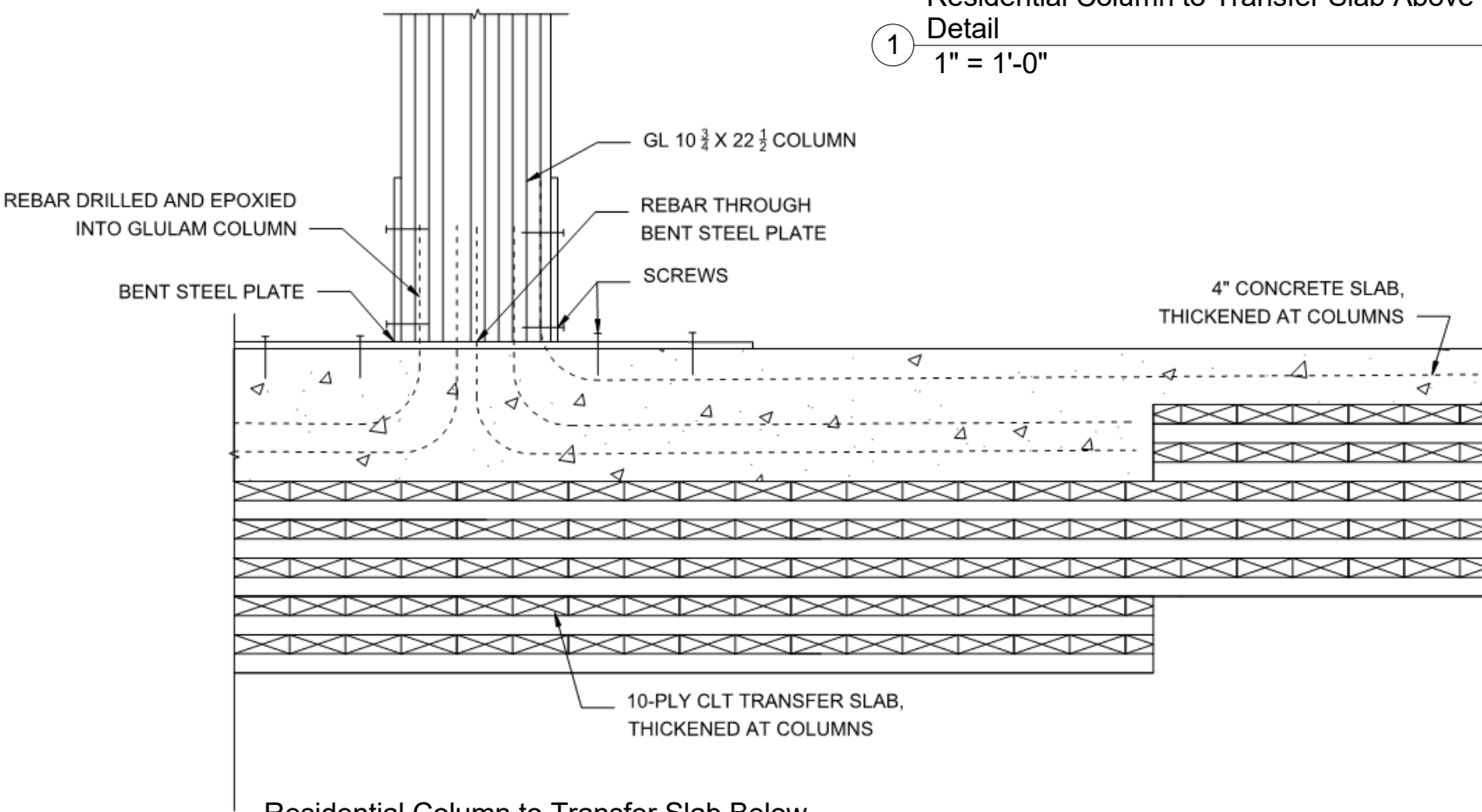
## RESIDENTIAL STRUCTURAL DETAILS

SCALE	1" = 1'-0"	<b>A-721</b>
SHEET	OF	



Residential Column to Transfer Slab Above  
Detail

①  
1" = 1'-0"



Residential Column to Transfer Slab Below  
Detail

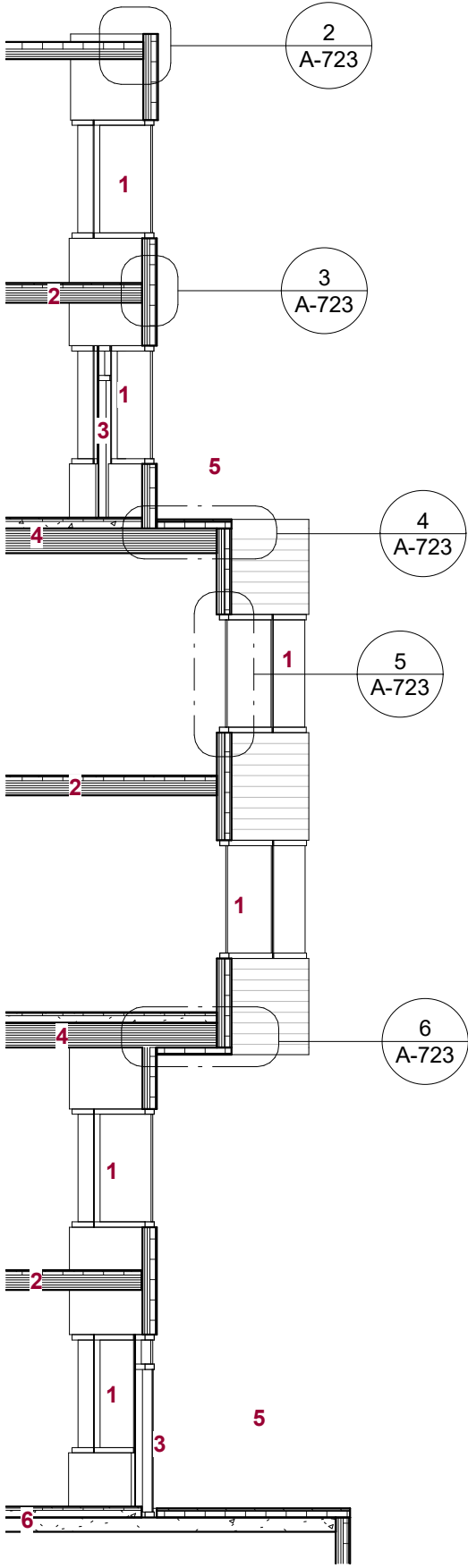
②  
1" = 1'-0"

ISSUED	04/12/16		

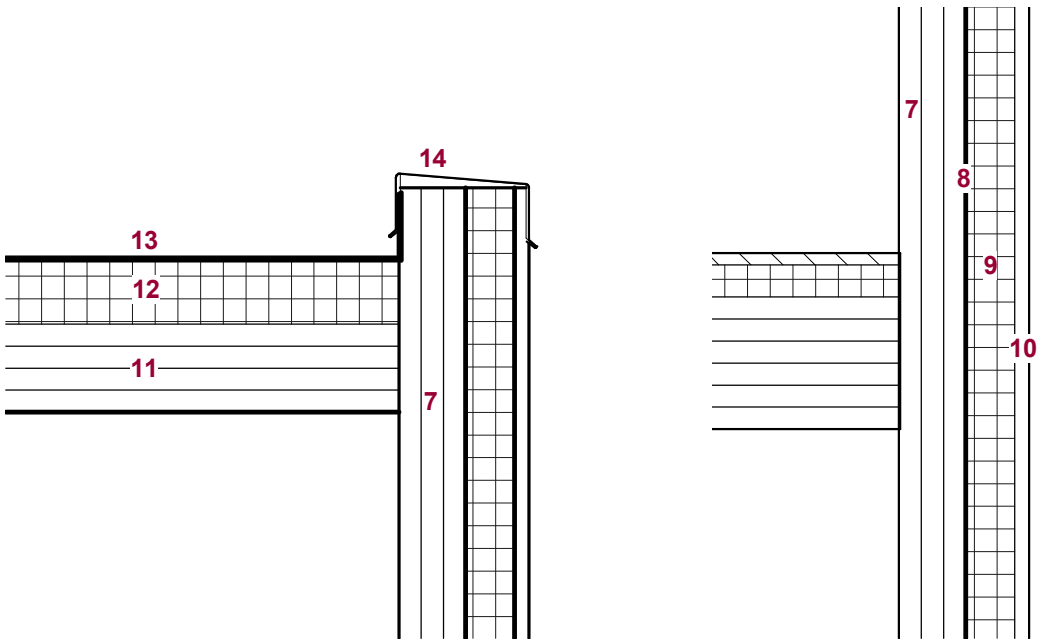
RESIDENTIAL  
STRUCTURAL DETAILS

SCALE	1" = 1'-0"	<b>A-722</b>
SHEET	OF	



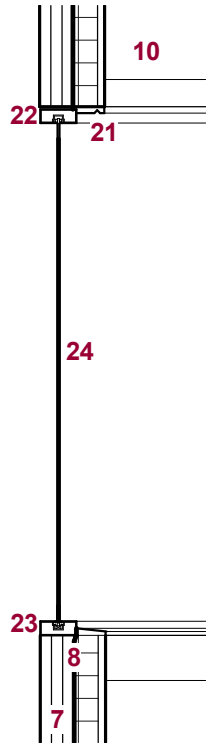


1 Residential - Overall Facade Section  
1/8" = 1'-0"

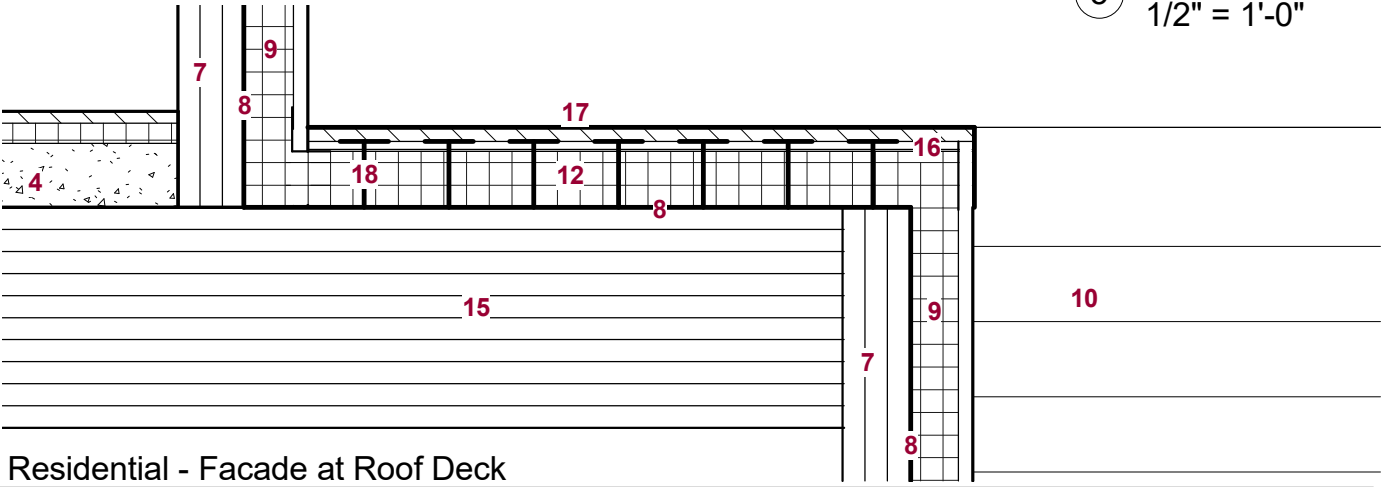


2 Residential - Facade At Roof  
1" = 1'-0"

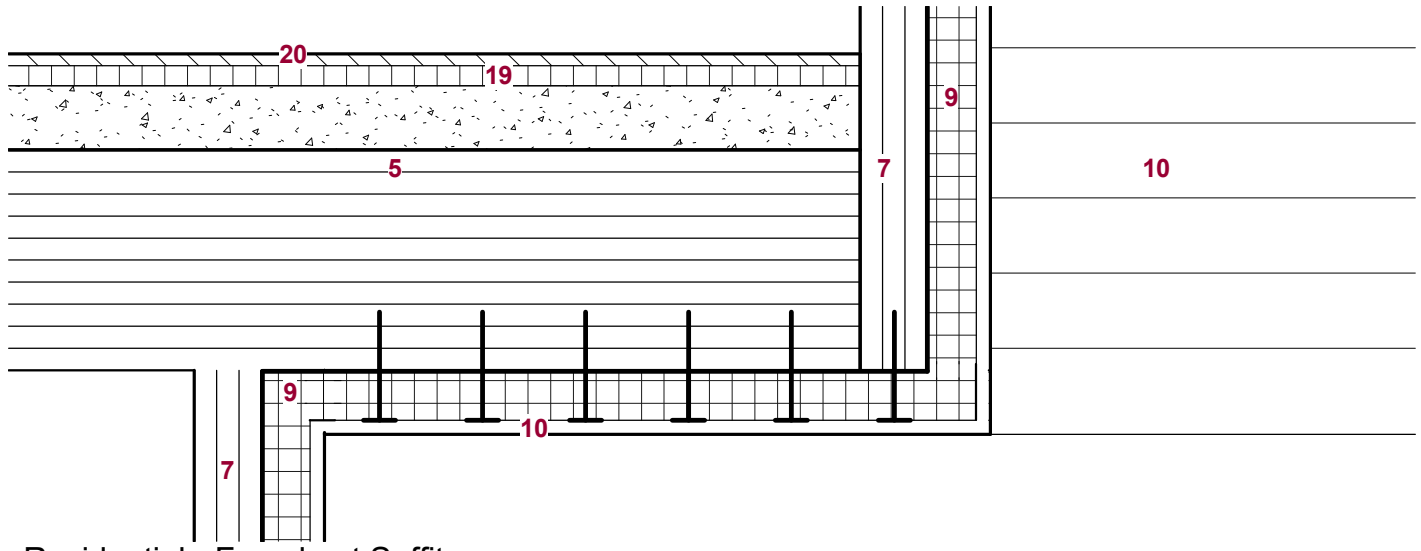
3 Residential - Typical Facade Assembly  
1" = 1'-0"



5 Residential - Facade at Window  
1/2" = 1'-0"



4 Residential - Facade at Roof Deck  
1" = 1'-0"



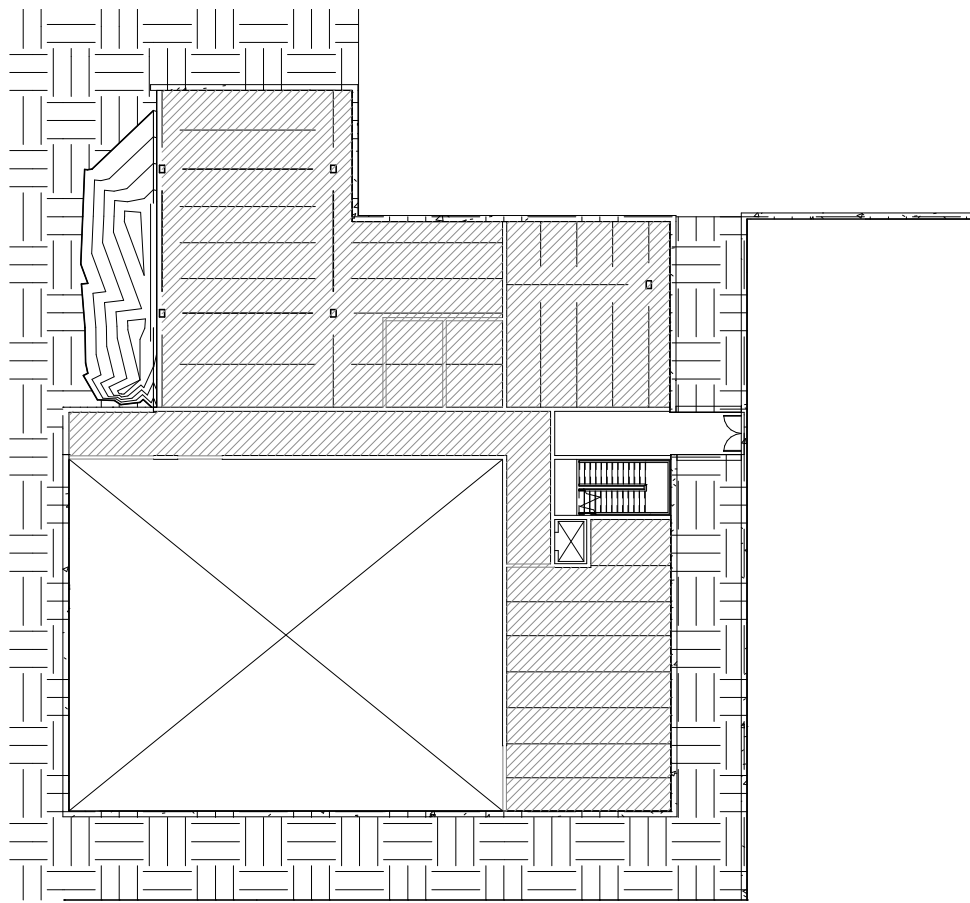
6 Residential - Facade at Soffit  
1" = 1'-0"

- 1. CONTINUOUS STRIP WINDOWS
- 2. 6-PLY CLT INTERMEDIATE FLOOR PLATE
- 3. DOOR TO ROOF GARDEN
- 4. 10-PLY CLT PLUS COMPOSITE TRANSFER SLAB
- 5. ROOF GARDEN
- 6. CONCRETE PODIUM
- 7. 3-PLY CLT
- 8. CONTINUOUS WATERPROOFING MEMBRANE
- 9. 3" RIGID INSULATION
- 10. 3/4" ALASKAN YELLOW SIDING (HORIZONTAL OVER RAIN SCREEN SUPPORT SYSTEM)
- 11. 4-PLY CLT
- 12. TAPERED ROOF INSULATION SLOPED TO ROOF DRAIN
- 13. CONTINUOUS PVC MEMBRANE
- 14. ALUMINUM COPING CAP
- 15. 10-PLY CLT
- 16. 1" VOID SPACE
- 17. WOOD DECKING
- 18. DECKING SUPPORT
- 19. 1" RIGID INSULATION
- 20. INTERIOR FINISH FLOORING
- 21. DRIP EDGE
- 22. WINDOW HEAD
- 23. WINDOW SILL
- 24. GLASS

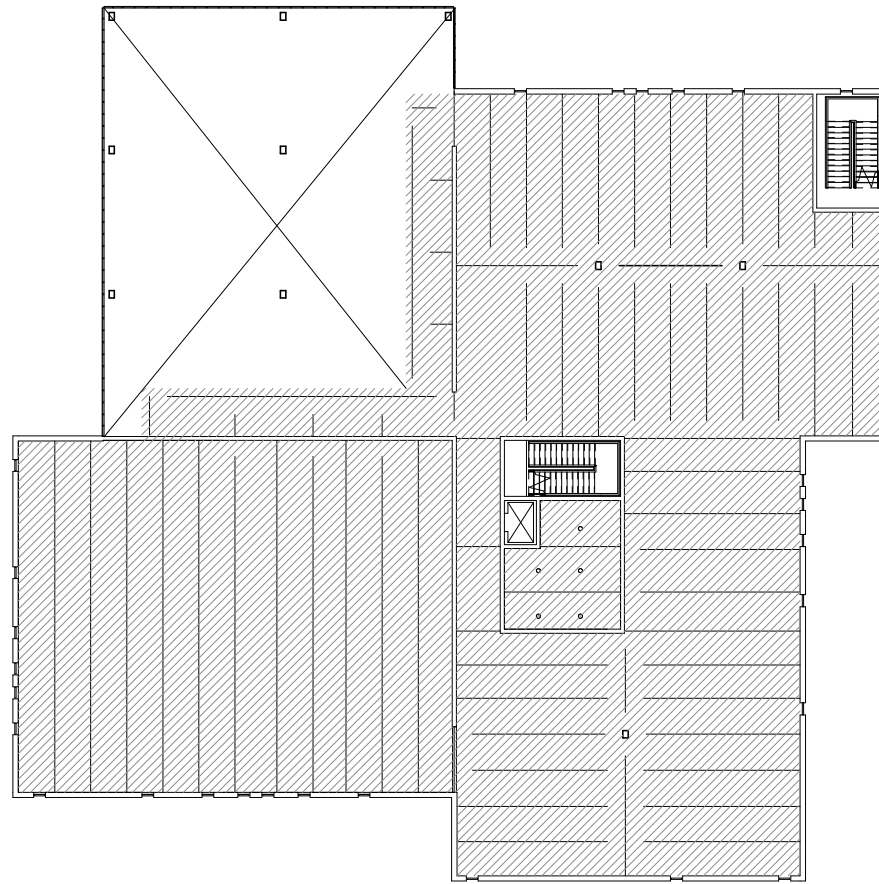
ISSUED	04/12/16	

RESIDENTIAL FACADE  
DETAILS

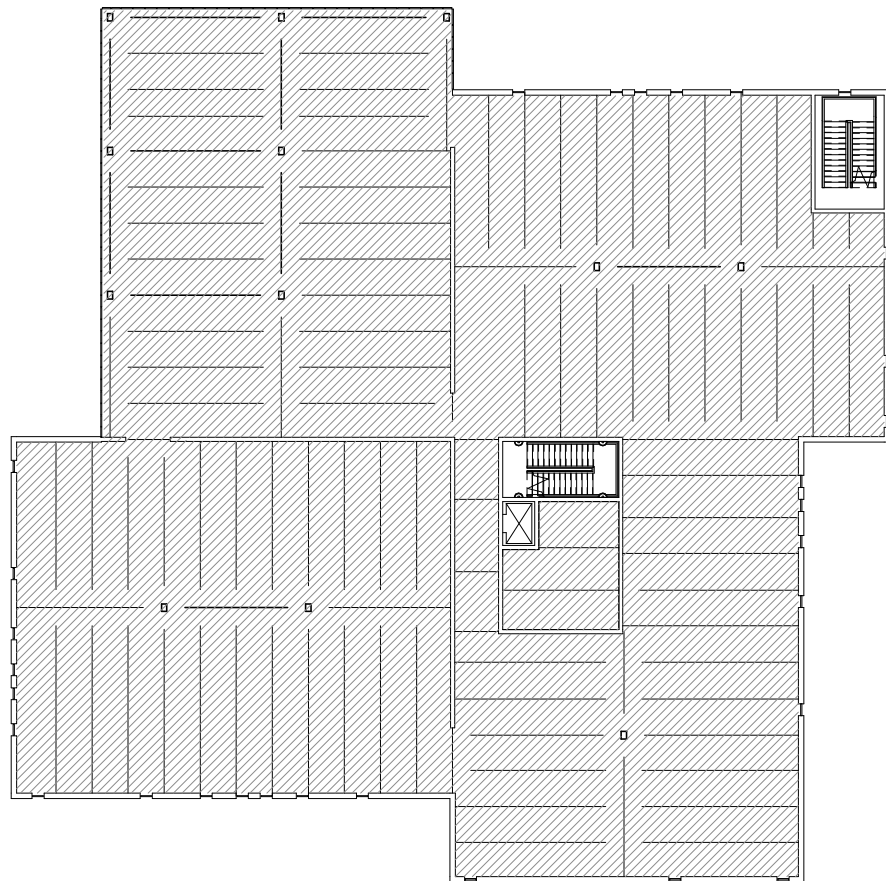
SCALE	As indicated	A-723
SHEET	OF	



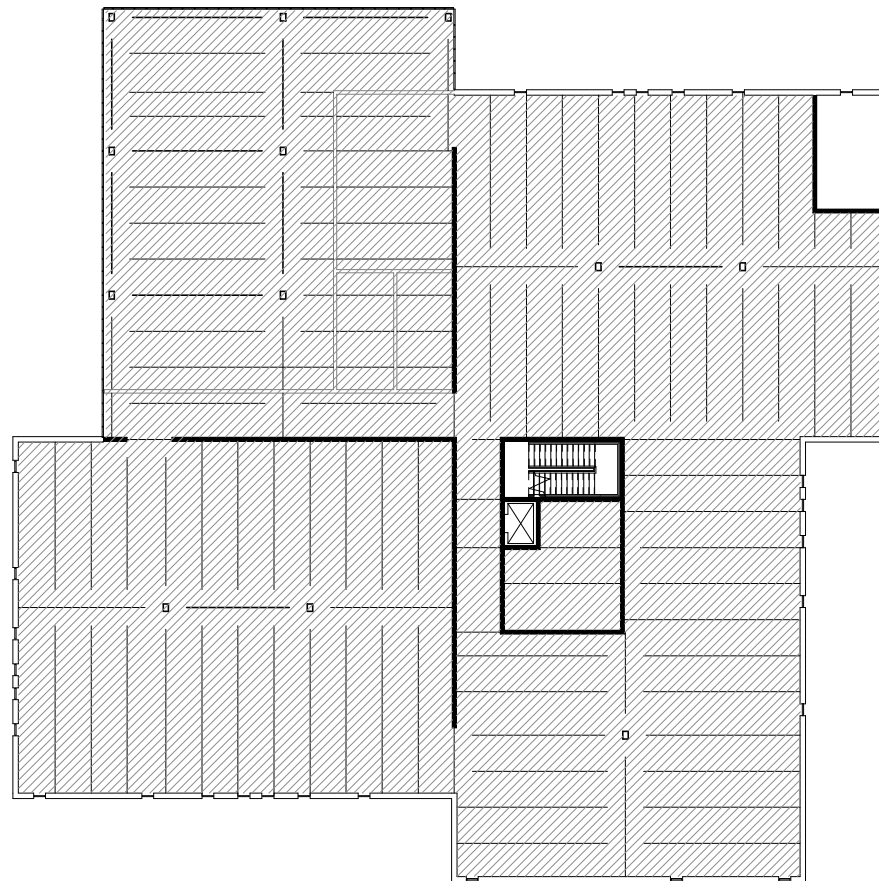
1 Museum - Level 1  
1/32" = 1'-0"



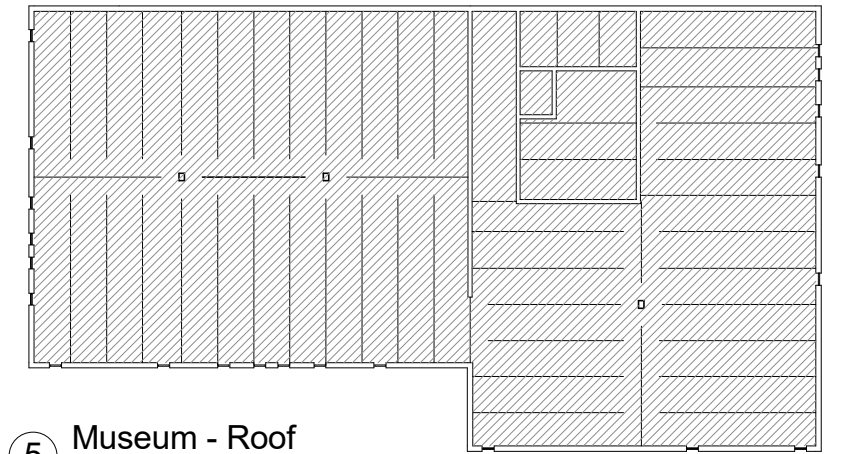
2 Museum - Level 2  
1/32" = 1'-0"



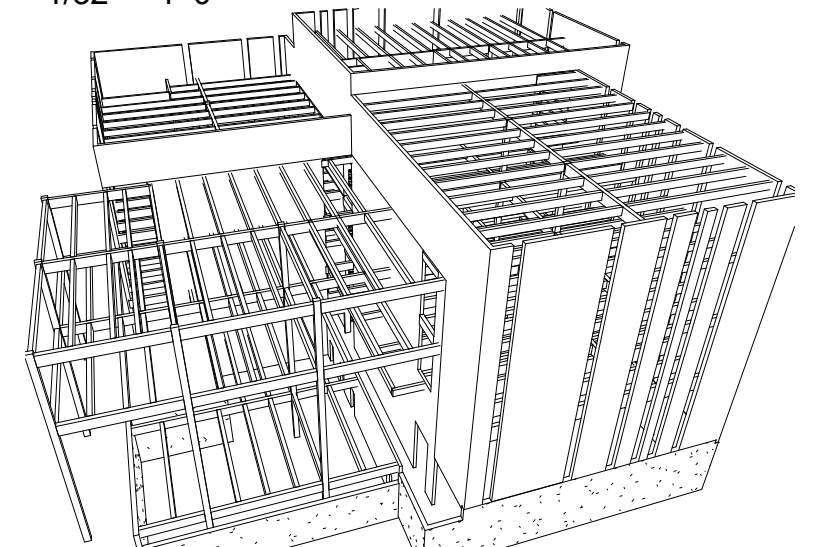
3 Museum - Level 3  
1/32" = 1'-0"



4 Museum - Level 4  
1/32" = 1'-0"



5 Museum - Roof  
1/32" = 1'-0"

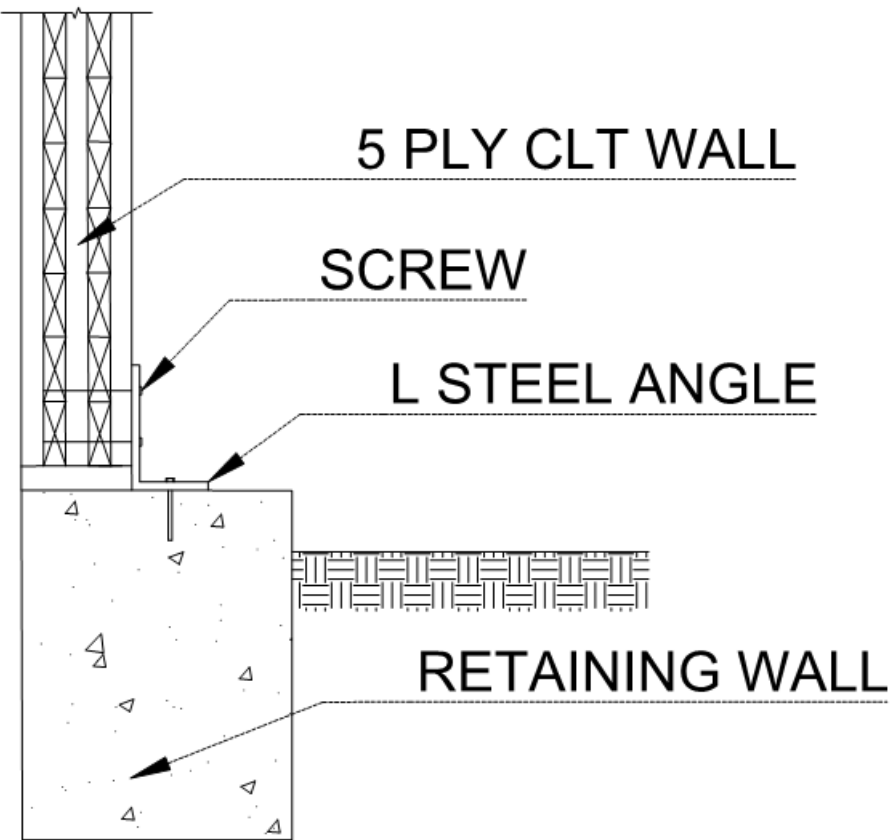


6 Museum Structural Framing Axonometric

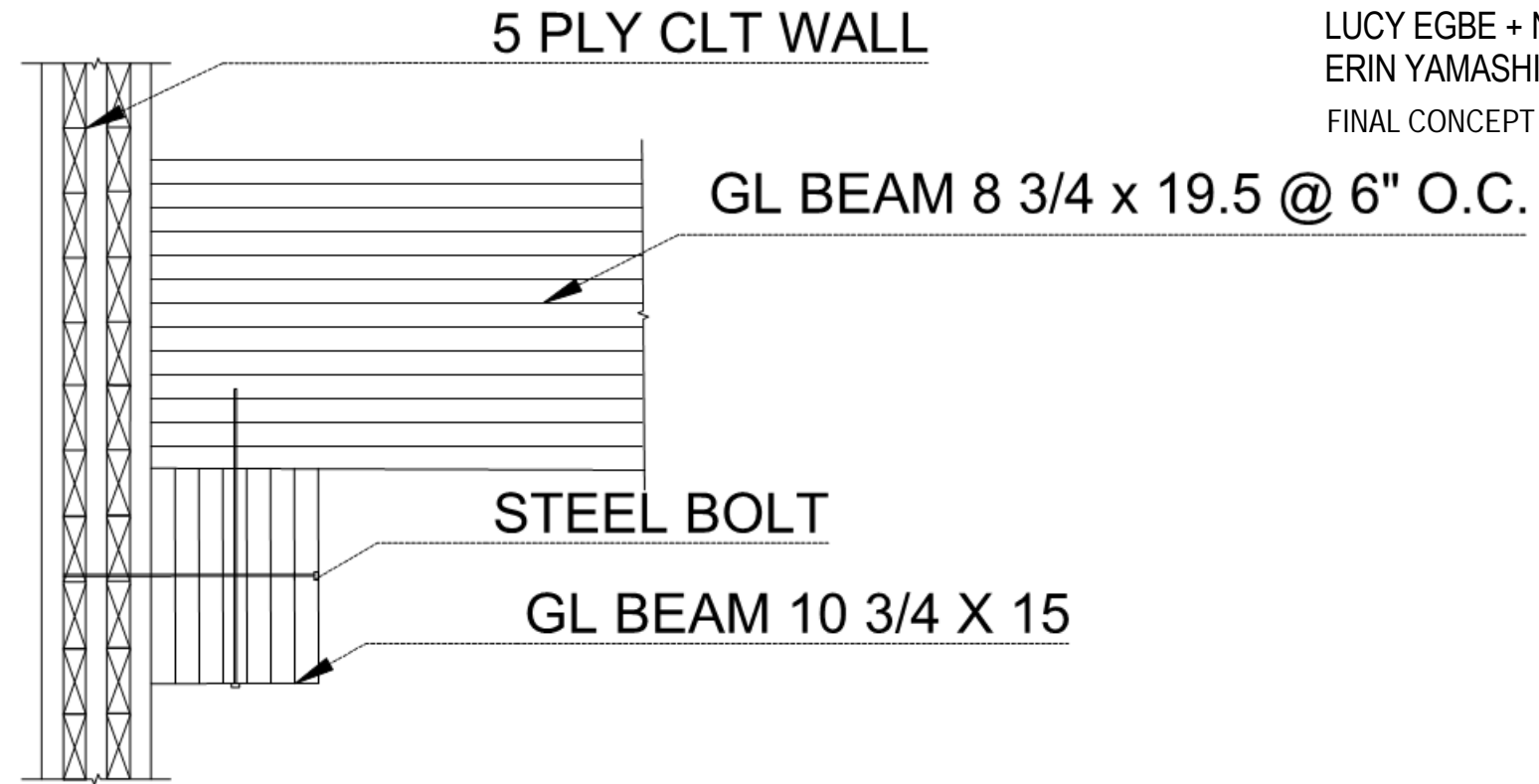
ISSUED	04/11/16		

## MUSEUM STRUCTURAL FRAMING PLANS

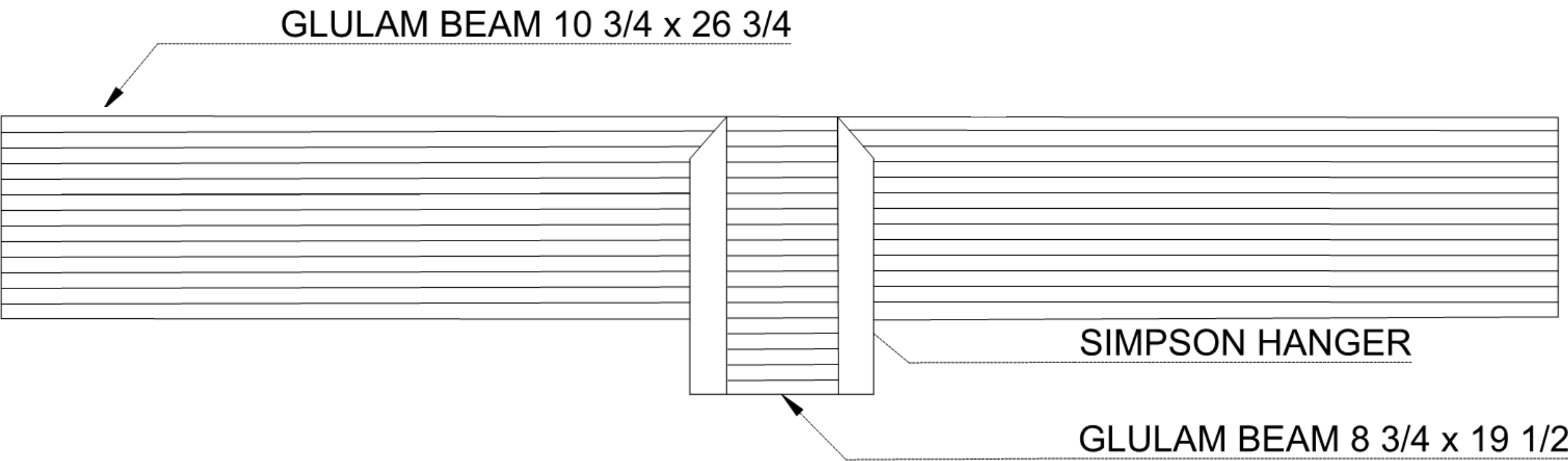
SCALE	1/32" = 1'-0"	<b>A-730</b>
SHEET	OF	



1 Museum - CLT Wall to Retaining Wall  
1" = 1' 0"



2 Museum - CLT Wall to Beam to Beam  
1" = 1' 0"

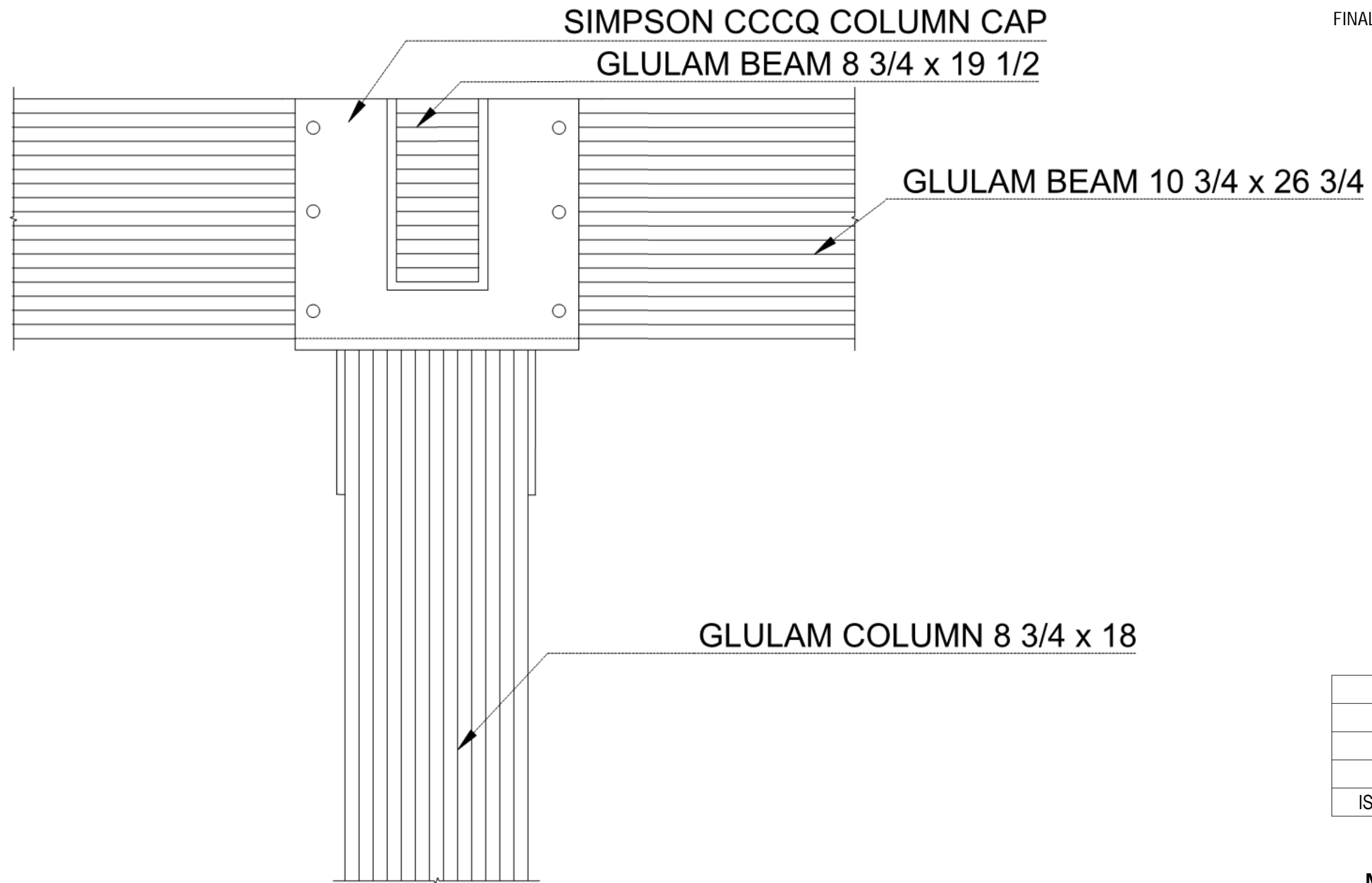


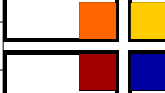
3 Museum - Beam to Beam  
1" = 1' 0"

ISSUED	04/12/16		

MUSEUM STRUCTURAL  
DETAILS

SCALE	1" = 1' 0"	<b>A-731</b>
SHEET	OF	

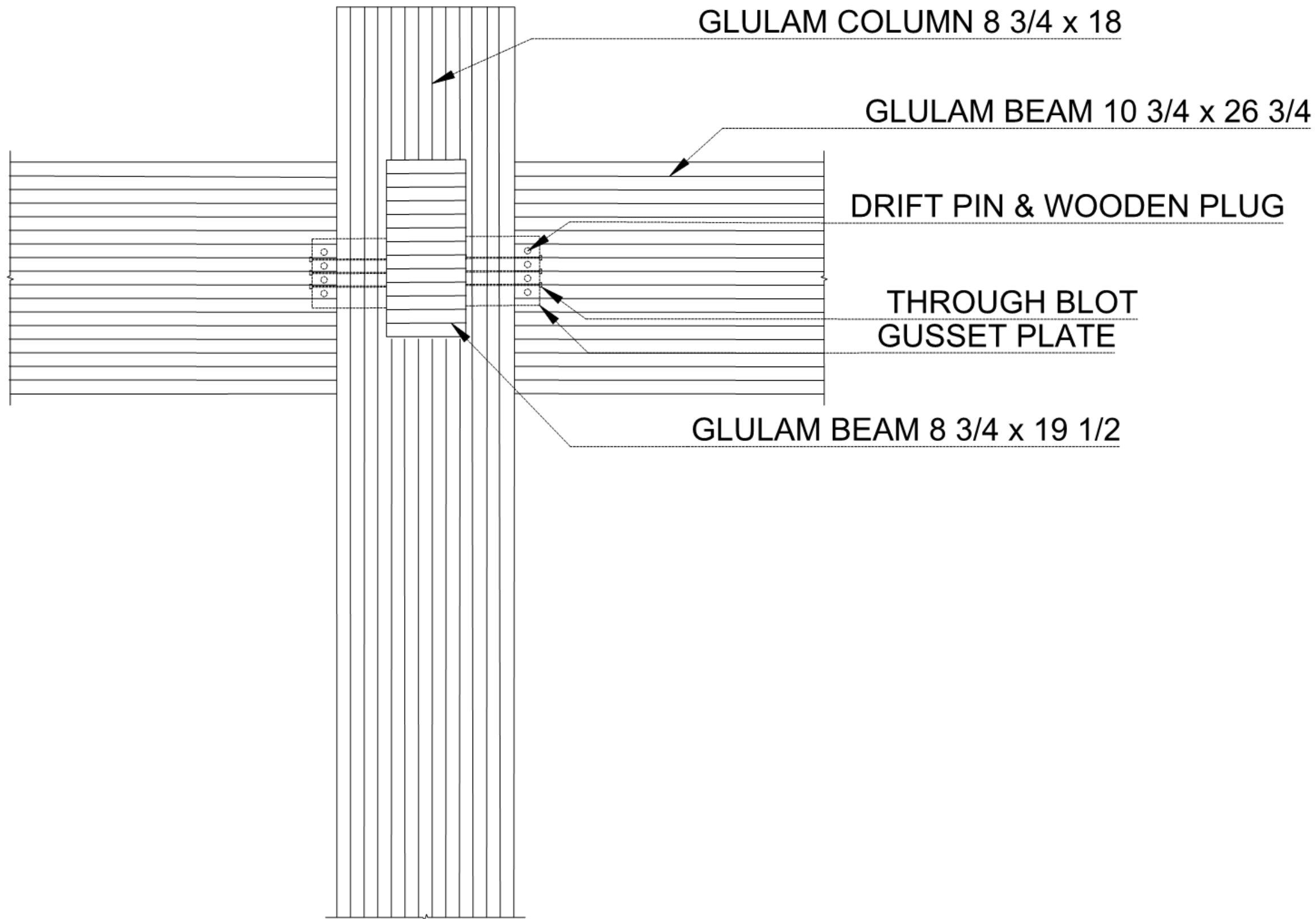


			
ISSUED	04/12/16		

MUSEUM STRUCTURAL  
DETAILS

4 Museum - Beams to Column at Roof  
1" = 1' 0"

SCALE	1" = 1' 0"	A-732
SHEET	OF	

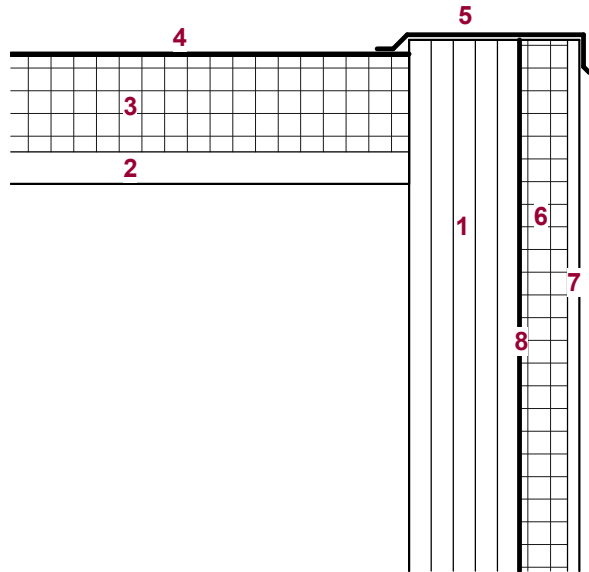
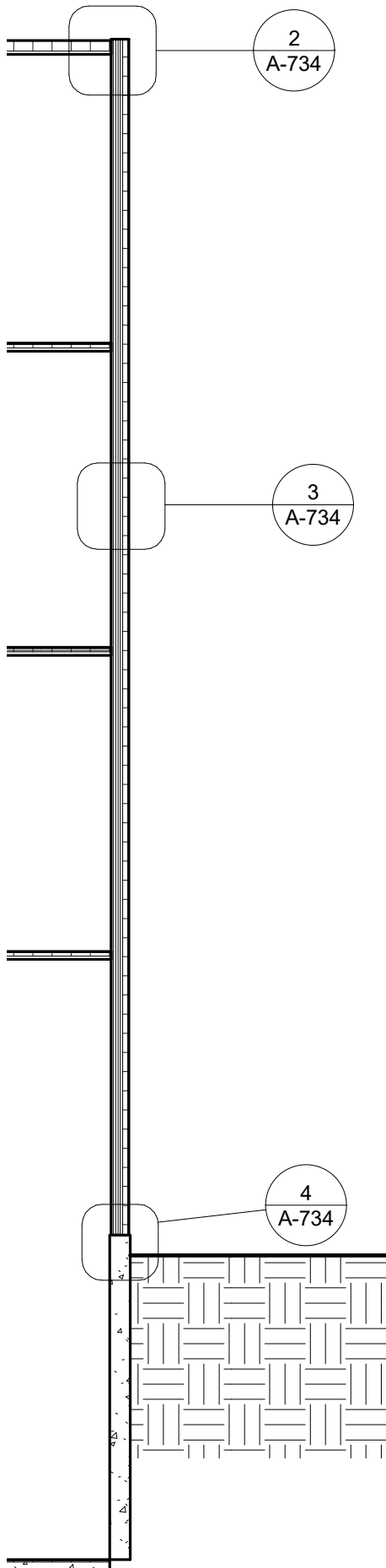


ISSUED	04/12/16		

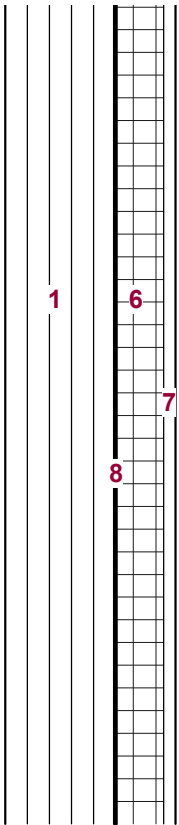
MUSEUM STRUCTURAL  
DETAILS

5 Museum - Beams to Column  
1" = 1' 0"

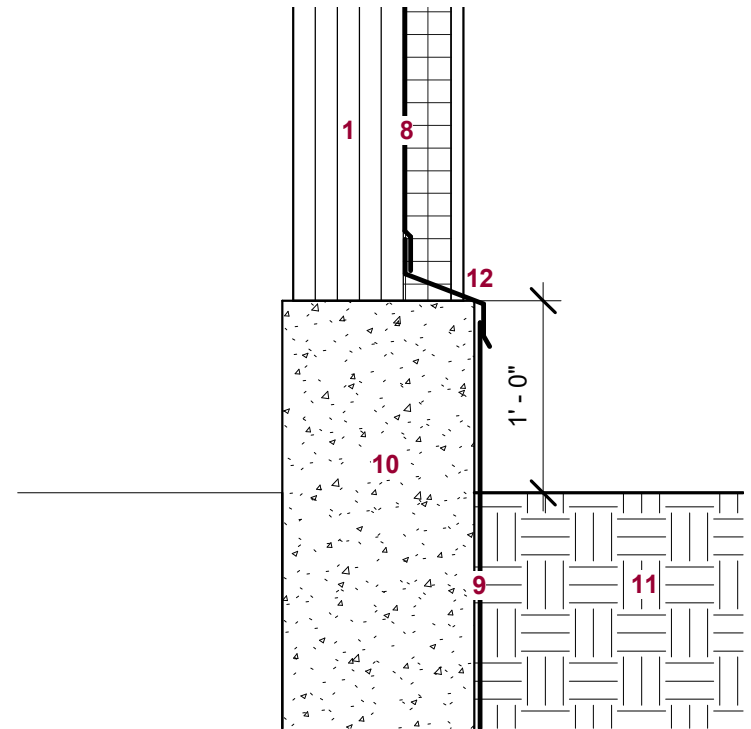
SCALE	1" = 1' 0"	<b>A-733</b>
SHEET	OF	



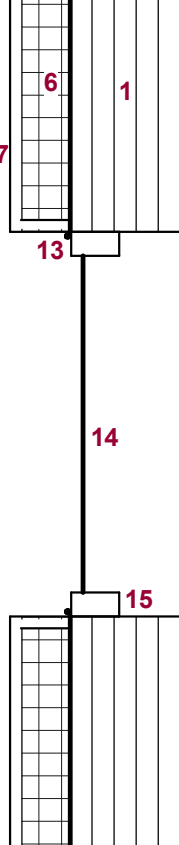
2 Museum - Facade at Roof  
1" = 1'-0"



3 Museum - Typical Facade  
1" = 1'-0"

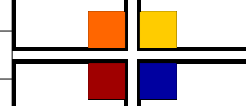


4 Museum - Facade at Base  
1" = 1'-0"



5 Museum - Window Detail (Plan)  
1" = 1'-0"

- 1. 5-PLY CLT
- 2. 2" TONGUE IN GROOVE STRUCTURAL SHEATHING
- 3. 5" TAPERED RIGID INSULATION SLOPED TO ROOF DRAIN
- 4. CONTINUOUS PVC ROOFING MEMBRANE
- 5. ALUMINUM COPING CAP
- 6. 3" RIGID INSULATION
- 7. 3/4" ALASKAN YELLOW CEDAR SIDING (VERTICAL OVER RAIN SCREEN SUPPORT SYSTEM)
- 8. CONTINUOUS WATERPROOFING MEMBRANE
- 9. DIMPLEBOARD AIR GAP MEMBRANE
- 10. 12" CONCRETE RETAINING WALL AT BASEMENT
- 11. GRADE
- 12. METAL FLASHING
- 13. SEALANT
- 14. GLASS
- 15. ALUMINUM MULLION

			
ISSUED	04/12/16		

MUSEUM FACADE DETAILS

SCALE	As indicated	A-734
SHEET	OF	

1 Facade Section at Museum  
1/8" = 1'-0"