

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 22205	<b>Project Address:</b> 5250 SW Landing Square Dr, Bldg B1
<b>Hearing Date:</b> 12/11/19	<b>Appellant Name:</b> Duc Nguyen
<b>Case No.:</b> B-011	<b>Appellant Phone:</b> 9712849229
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Brianne Pickett
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> R-2 <b>Construction Type:</b> Type 1 -FR
<b>Building/Business Name:</b> The Landing Condominiums	<b>Fire Sprinklers:</b> Yes - ceiling
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 19-194423-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Temporary Egress Stairs

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OSSC 1809.5, Frost Protection
<b>Requires</b>	<p>1809.5 Frost Protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:</p> <p>Extending below the frost line of the municipality</p> <p>Constructing in accordance with ASCE 32; or</p> <p>Erecting on solid rock</p>
<b>Proposed Design</b>	We proposed to bear the legs of stair tower on expanded wood pads that have been designed for a 1,500 psf soil bearing pressure.
<b>Reason for alternative</b>	This stair tower will only be in place between 2-4 months maximum. The cost of tearing out concrete walkways and existing landscaping to install structural footings that would have to be torn out when the stairs are removed seems like a waste of resources. By having the tower placed on wood sills that are designed for a Code minimum soil bearing pressure, the tower will be safely designed for the Code required live loads with no negative effects on the structure.

### APPEAL DECISION

**Omission of frost protected concrete footings for support of temporary stairs: Granted provided the temporary stairs are removed prior to approval of the final inspection for the building permit.**

**Note: Life Safety review of stairs is not part of this appeal.**

**Appellant may contact John Butler (503 823-7339) with questions.**

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

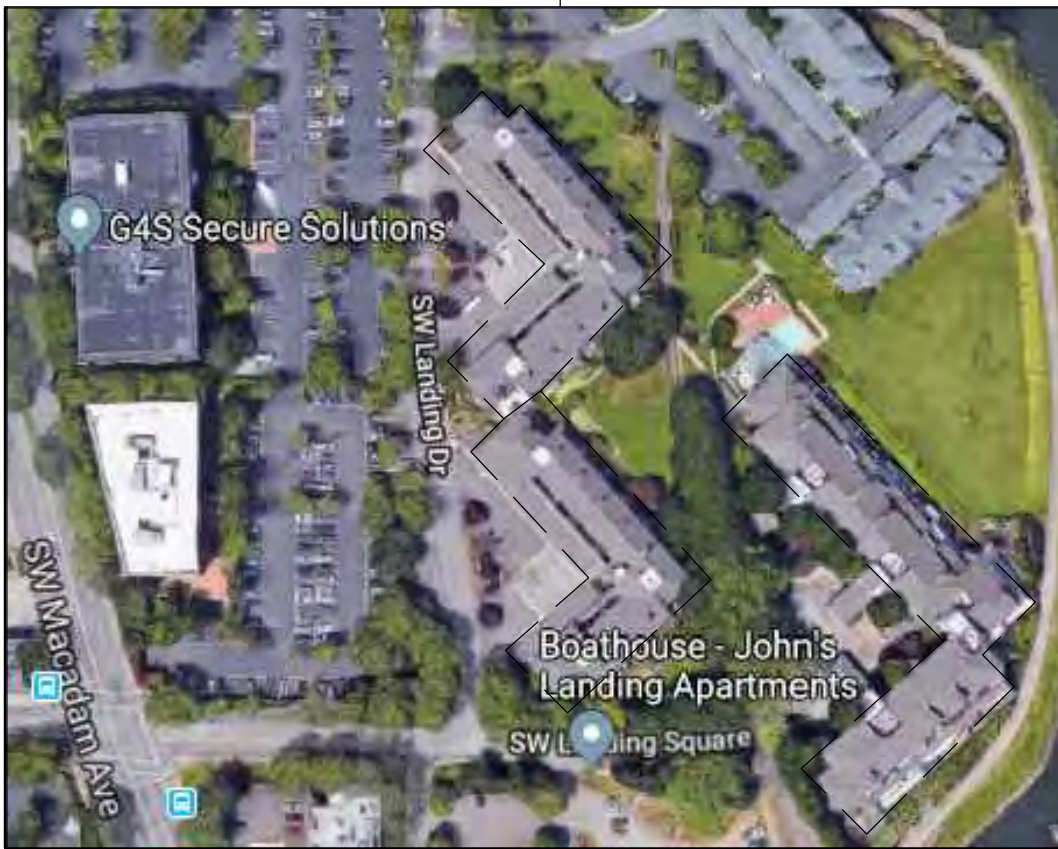
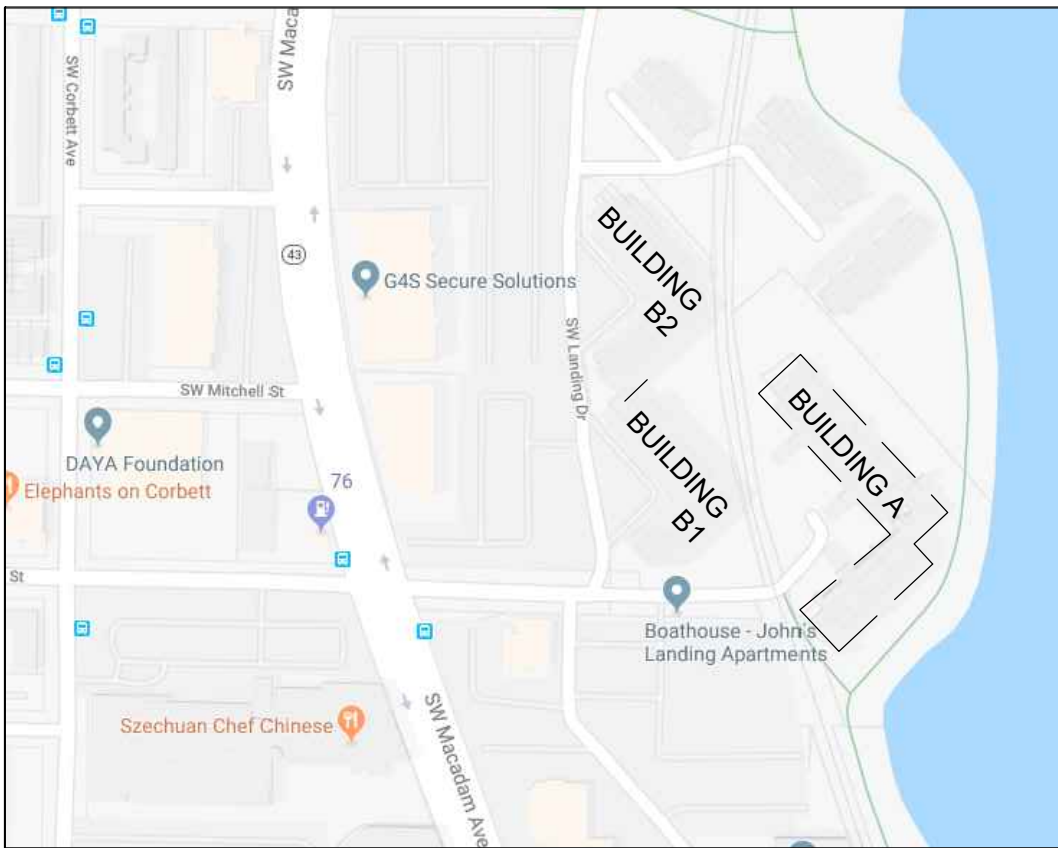
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# PARTIAL EXTERIOR REHABILITATION

## THE LANDING CONDOMINIUMS

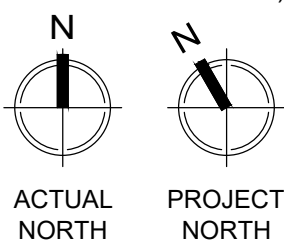
PROJECT ADDRESS: 5150 , 5250 SW LANDING DR, - 5300, 5290, 5270 SW LANDING SQ DR. - PORTLAND, OR 97239



### VICINITY MAPS

SCALE: NOT TO SCALE

(COURTESY OF GOOGLE MAPS)



### TYPICAL ABBREVIATIONS

∠	Angle	LAF	Liquid Applied Flashing
AB	Air Barrier	LF	Lineal Foot
ADDL	Additional	LLH	Long Leg Horizontal
ALT	Alternate	LLV	Long Leg Vertical
ARCH	Architectural	LP	Long Point
BE	Building Envelope	MAS	Masonry
B/	Bottom of	MAX	Maximum
BMU	Brick Masonry Unit	MC	Metal Clad
BP	Base Plate	MECH	Mechanical
BLDG	Building	MEZZ	Mezzanine
BLKG	Blocking	MFR	Manufacturer
BOT	Bottom	MIN	Minimum
BSM	Bentonite Sheet Membrane	MISC	Miscellaneous
BTWN	Between	MTL	Metal
CL	Centerline	NIC	Not in Contract
CIP	Cast in Place	NTS	Not to Scale
CJ	Construction or Control Joint	OC	On Center
CLR	Clear	OD	Outside Diameter
CMU	Concrete Masonry Unit	OF	Outside Face
COL	Column	OPNG	Opening
CONC	Concrete	OPP	Opposite
CONN	Connection	OSB	Oriented Strand Board
CONT	Continuous		Parallel
C'SINK	Countersink	PAF	Powder Actuated Fastener
CS	Closure Strip	PERIM	Perimeter
CTRD	Centered	PERP	Perpendicular
O	Diameter	PLWD	Plywood
DET	Detail	PREFAB	Prefabricated
DBL	Double	PSF	Pounds per Square Foot
DF	Doug Fir	PSI	Pounds per Square Inch
DIAG	Diagonal	PT	Pressure Treated
DIST	Distributed	R	Radius
DN	Down	RD	Roof Drain
DO	Ditto	REF	Refer / Reference
DP	Depth/Deep	REINF	Reinforcing
DWG	Drawing	REQD	Required
EA	Each	RET	Retaining
EL	Elevation	RO	Rough Opening
ELEC	Electrical	SAM	Self-Adhered Membrane
EMBED	Embedment	SCHED	Schedule
EQ	Equal	SECT	Section
EQUIP	Equipment	SHING	Sheathing
EW	Each Way	SIM	Similar
EXP	Expansion	SOG	Slab on Grade
EXP JT	Expansion Joint	SPEC	Specifications
EXIST	Existing	SQ	Square
EXT	Exterior	SF	Square Foot
FD	Floor Drain	SS or SST	Stainless Steel
FDN	Foundation	STD	Standard
FF	Foil-Faced	STIFF	Stiffener
FIN	Finish	STL	Steel
FLR	Floor	STRUCT	Structural
FLSH	Flash or Flashing	SYM	Symmetrical
FRC	Fiber Reinforced Cement	T/O	Top of
FTG	Footing	T&B	Top and Bottom
F/	Face of	T&G	Tongue & Groove
GA	Gage	TBD	To Be Determined
GALV	Galvanized	TERM	Termination
GWB	Gypsum Wall Board	THKND	Thickened
HDR	Header	THRU	Through
HF	Hem-Fir	TRANSV	Transverse
HGR	Hanger	TYP	Typical
HD	Hold-down	U/	Under
HLAM	Hot Liquid Applied Membrane	UNO	Unless Noted Otherwise
HORIZ	Horizontal	VERT	Vertical
HP	High Point	W/	Wide
HR	Hot Rubber	With	With
HT	High Temperature	W/O	Without
IBC	International Building Code	WP	Waterproofing
ID	Inside Diameter	WRB	Water Resistive Barrier
IF	Inside Face	WSS	Water Sheading Surface
INSUL	Insulation	+/-	Plus or Minus
INT	Interior		
JT	Joint		

### GENERAL NOTES:

SCOPE OF WORK:  
THESE DRAWINGS ARE INTENDED TO PROVIDE DETAILS RELATED TO THE RENEWALS CONSTRUCTION OF THE EXISTING BUILDING ENCLOSURE. THEY ARE TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS. I.E., STRUCTURAL, MECHANICAL, ETC.

CRITERIA:  
MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND REFERENCED CODES.

CONTRACTOR RESPONSIBILITIES:  
THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS. THE CONTRACTOR, AND HIS SUBCONTRACTORS, ARE RESPONSIBLE FOR ALL SCAFFOLDING AND ACCESS TO THE EXTERIOR BUILDING SURFACES AS NECESSARY TO COMPLETE THEIR WORK.

DEFINITIONS:  
THE FOLLOWING DEFINITIONS COVER THE MEANING OF CERTAIN TERMS USED IN THESE GENERAL NOTES.

CONSULTANT: THE CONSULTANT OF RECORD, RDH BUILDING SCIENCES, INC.

ENGINEER: REFERS TO THE STRUCTURAL ENGINEER OF RECORD, BUT MAY REFER TO OTHER ENGINEERS ON A CASE BY CASE BASIS.

BUILDING ENCLOSURE CONSULTANT (BEC): REFERS TO THE FIRM ENGAGED TO PREPARE THE BUILDING ENCLOSURE DRAWINGS (BE DRAWINGS).

PER PLAN: INDICATES REFERENCE TO THE ARCHITECTURAL, STRUCTURAL, OR BUILDING ENCLOSURE PLANS, ELEVATIONS, AND DETAILS.

DRAWINGS:  
BE DRAWINGS ARE THE SOLE PROPERTY OF RDH BUILDING SCIENCES INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION. DRAWINGS ARE NOT TO BE SCALED TO OBTAIN DIMENSIONS. ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. NOTES ON THE INDIVIDUAL DETAILS GOVERN OVER THESE GENERAL NOTES.

CONTRACTOR INITIATED CHANGES:  
CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT. SHOP DRAWING SUBMITTALS PROCESSED BY THE ARCHITECT ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS IS TO DEMONSTRATE THE CONTRACTOR'S UNDERSTANDING OF THE DESIGN CONCEPT BY INDICATING WHICH MATERIALS ARE INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN THE SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED, EITHER BEFORE OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

SHOP DRAWING REVIEW:  
REVIEW BY THE ARCHITECT AND/OR BEC IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE BEC, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CORRELATING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING WORK IN A SECURE MANNER.

SEQUENCING:  
SOME BUILDING ENCLOSURE MATERIALS MUST BE PLACED BEHIND OR BENEATH STRUCTURAL COMPONENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SEQUENCE AND COORDINATE THE PLACEMENT OF THE MATERIALS INVOLVED SO THAT THE WATER RESISTIVE BARRIER AND/OR AIR BARRIER CONTINUITY IS MAINTAINED.

DESIGN LOAD CRITERIA:  
DESIGN LOADS SHALL BE AS STATED ON THE STRUCTURAL DRAWINGS AND AS REQUIRED BY THE APPLICABLE CODES.

QUALITY ASSURANCE / WATER PENETRATION TESTING:  
SEE PROJECT SPECIFICATIONS.

### PROJECT CONTACT INFORMATION

OWNER:  
THE OWNERS, THE LANDING CONDOS HOA  
5150 SW LANDING DR  
PORTLAND, OR 97239

CONTACT:  
HELEN FREY  
THE LANDING HOA  
FREY0131@GMAIL.COM  
(xxx) xxx-xxxx

BUILDING ENVELOPE CONSULTANT:  
RDH BUILDING SCIENCE INC.  
5331 SW MACADAM AVE, SUITE 314 PORTLAND, OR 97239  
WWW.RDH.COM  
TEL 503-243-6222

CONTACT:  
ROB ROTH | SENIOR PROJECT ARCHITECT  
RROTH@RDH.COM

### DRAWING INDEX BUILDING ENCLOSURE (BE) DRAWINGS:

GENERAL  
BE-0.01 - GENERAL NOTES, ABBREVIATIONS, SHEET INDEX  
BE-0.02 - SYMBOLS & NOTES  
BE-0.03 - GENERAL ASSEMBLIES  
BE-0.04 - SITE PLAN

FLS DRAWINGS  
FLS 0.01 - FIRE LIFE SAFETY PLANS - BUILDING B1 OCCUPANCY  
FLS 0.02 - FIRE LIFE SAFETY PLANS - BUILDING B1 OCCUPANCY  
FLS 0.03 - FIRE LIFE SAFETY PLANS - BUILDING B1 EXITING  
FLS 0.04 - FIRE LIFE SAFETY PLANS - BUILDING B1 EXITING  
FLS 0.05 - FIRE LIFE SAFETY PLANS - BUILDING B2 OCCUPANCY  
FLS 0.06 - FIRE LIFE SAFETY PLANS - BUILDING B2 OCCUPANCY  
FLS 0.07 - FIRE LIFE SAFETY PLANS - BUILDING B2 EXITING  
FLS 0.08 - FIRE LIFE SAFETY PLANS - BUILDING B2 EXITING

PLANS  
BE-2.01 - BUILDING A PLAN - GROUND LEVEL - SCOPE OF WORK  
BE-2.02 - BUILDING A PLAN - LEVEL 1 - SCOPE OF WORK  
BE-2.03 - BUILDING A PLAN - LEVEL 2 - SCOPE OF WORK  
BE-2.04 - BUILDING A PLAN - LEVEL 3 - SCOPE OF WORK  
BE-2.05 - BUILDING B1 PLAN - LEVELS 1 & 2 - SCOPE OF WORK  
BE-2.06 - BUILDING B1 PLAN - LEVELS 3 & 2 - SCOPE OF WORK  
BE-2.07 - BUILDING B2 PLAN - LEVELS 1 & 2 - SCOPE OF WORK  
BE-2.08 - BUILDING B2 PLAN - LEVELS 3 & 2 - SCOPE OF WORK  
BE-2.50 - ENLARGED PLANS - BUILDING A  
BE-2.51 - ENLARGED PLANS - BUILDING A  
BE-2.60 - ENLARGED PLANS - BUILDING B1  
BE-2.61 - ENLARGED PLANS - BUILDING B1 AND B2  
BE-2.70 - ENLARGED PLANS - BUILDING B2

ELEVATIONS  
BE-3.01 - PARTIAL SOUTH ELEVATION - BUILDING A  
BE-3.02 - PARTIAL ELEVATION - BUILDING A

SECTIONS  
BE-4.01 - BUILDING A SECTION  
BE-4.02 - BUILDING B1/B2 SECTION  
BE-4.03 - BUILDING A STAIR PLANS AND SECTIONS  
BE-4.04 - BUILDING A STAIR PLANS AND SECTIONS  
BE-4.05 - BUILDING B1 STAIRS - PLANS AND SECTIONS  
BE-4.06 - BUILDING B2 STAIRS - PLANS AND SECTIONS  
BE-4.07 - NOT USED  
BE-4.08 - WALL REPAIR SECTIONS - BUILDING A

WINDOWS AND DOORS  
NOT USED

DETAILS  
BE-6.01 - DETAILS

BE-6.11 - DETAILS  
BE-6.12 - DETAILS  
BE-6.13 - DETAILS  
BE-6.14 - DETAILS  
BE-6.15 - DETAILS  
BE-6.16 - DETAILS  
BE-6.17 - DETAILS

BE-6.21 - DETAILS  
BE-6.22 - DETAILS  
BE-6.23 - DETAILS  
BE-6.24 - DETAILS  
BE-6.25 - DETAILS  
BE-6.26 - WINDOW WRAP SEQUENCE

OCCUPANT SAFETY PLAN  
BE-7.01 - OCCUPANT SAFETY PLAN  
BE-7.02 - SYSTEMS PUBLIC ACCESS STAIR  
BE-7.03 - 20FT PAS STAMPED CALCS  
BE-7.04 - 20FT PAS STAMPED CALCS  
BE-7.05 - 20FT PAS STAMPED CALCS  
BE-7.06 - 20FT PAS STAMPED CALCS

### PROJECT INFORMATION

LEGAL DESCRIPTION:  
PROPERTY ID: R286144  
TAX LOT NUMBER: 151E15BD  
TAX MAP NUMBER: 3529

DESCRIPTION OF WORK:  
-PARTIAL EXTERIOR RENEWAL OF AN EXISTING MULTIFAMILY, OCCUPIED BUILDING.  
-BUILDING IS TO REMAIN IN-USE AND INHABITED THROUGHOUT DURATION OF RENEWAL CONSTRUCTION.  
-NO CHANGE IN OCCUPANCY, USE, FOOTPRINT, OR PARKING.  
-EXISTING BUILDING OCCUPANT LOAD WILL NOT BE MODIFIED.

-WORK INCLUDES DEMOLITION AND REBUILDING OF STAIRS, CANOPY REPLACEMENT, COATING RENEWALS AND DECK REHABILITATION.

DESIGN CRITERIA:  
2014 OREGON STRUCTURAL SPECIALTY CODE

CODE SUMMARY FOR "A" BUILDING:

CONSTRUCTION: TYPE 1-FR (GARAGE) TYPE 5-1HR  
FLOORS: 1 STORY GARAGE - 3 STORIES HOUSING  
OCCUPANCY: R-2, B, S-2  
BUILT: 1979-1980 PERMIT # 529484  
CODE: 1976 UBC  
SPRINKLERS: NO  
UNIT TOTAL: 27

CODE SUMMARY FOR "B" BUILDINGS:

CONSTRUCTION: TYPE VA  
FLOORS: 3 STORIES  
OCCUPANCY: R-2  
BUILT: 1979-1980 PERMIT # 529485  
CODE: 1976 UBC  
SPRINKLERS: NO  
UNIT TOTAL: 69

#### FIRE PROTECTION PLAN DESCRIPTION:

FIRE SAFETY CONSTRUCTION REQUIREMENTS FOR MULTI-STORY STRUCTURES. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE GOVERNING AUTHORITIES HAVING JURISDICTION A PRE-FIRE PROTECTION PLAN FOR APPROVAL AS A CONDITION OF THE BUILDING PERMIT, WHEN REQUIRED BY THE GOVERNING AUTHORITIES HAVING JURISDICTION. THE APPROVED PRE-FIRE PROTECTION PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.

#### FIRESTOPPING PLAN DESCRIPTION:

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUB-CONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC, OR OTHER APPROVED REPORT/LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

#### PROJECT VALUATION:

ESTIMATED PROJECT VALUATION, DEFINED AS THE PROJECT'S COST OF WORK, SHALL BE THE TOTAL COST TO THE OWNER TO CONSTRUCT ALL ELEMENTS OF THE PROJECT DESIGNED OR SPECIFIED BY THE ARCHITECT AND ARCHITECT'S CONSULTANTS AND SHALL INCLUDE CONTRACTORS' GENERAL CONDITIONS COSTS, OVERHEAD AND PROFIT. THE COST OF THE WORK DOES NOT INCLUDE THE COMPENSATION OF THE ARCHITECT, THE COSTS OF THE LAND, RIGHTS-OF-WAY, FINANCING, CONTINGENCIES FOR CHANGES IN THE WORK OR OTHER COSTS THAT ARE THE RESPONSIBILITY OF THE OWNER.

### DEFERRED SUBMITTALS

ALUMINUM RAILINGS  
COMPOSITE ROOF

### SPECIAL INSPECTIONS:

EPOXY ANCHORS

RDH BUILDING SCIENCE

5331 MACADAM AVE, SUITE 314  
PORTLAND, OR 97239  
WWW.RDH.COM  
TEL 503-243-6222

STAMP:

REGISTERED PROFESSIONAL  
ENGINEER  
76367PE

OREGON  
JANUARY 9, 2007  
DAVID C. YOUNG

(RENEWAL DATE: 06/30/20)

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS.  
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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR  
REHABILITATION

5150 , 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

PROJECT INFORMATION,  
DRAWING INDEX, SYMBOL  
LEGEND, GENERAL NOTES

DRAWING NO.:

BE-0.01

SCALE: As Noted


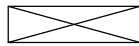
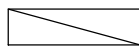






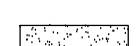

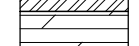





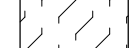
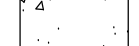


DRAWN BY: DAA

DATE: Oct. 24, 2019

CHECKED BY: INITIALS



SYMBOL LEGEND:

	DETAIL TITLE
	CONTINUOUS WOOD FRAMING
	INTERMITTENT BLOCKING
	STEEL STUD
	FASTENER
	BATT INSULATION
	BREAKLINE
	BACKER ROD AND SEALANT
	WATERSTOP
	FIBER REINFORCED CEMENT
	STEEL SECTION
	PLYWOOD SECTION
	GRAVEL
	EARTH
	POLYISOCYANURATE INSULATION
	XPS INSULATION
	MINERAL WOOL INSULATION
	SPRAY FOAM
	CONCRETE
	INTERIOR GYPSUM SHEATHING
	EXTERIOR GYPSUM SHEATHING

GENERAL NOTES:

- A. ALL MATERIALS AND DESIGN SPECIFICATIONS CITED HEREIN SHALL CONFORM TO THE MOST RECENT BUILDING CODE AND FIRE CODE AS ADOPTED BY THE GOVERNING LOCAL AUTHORITIES HAVING JURISDICTION.
- B. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER, IN WRITING TO THE ARCHITECT, WHO SHALL CLARIFY ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
- C. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER THOSE SHOWN GRAPHICALLY.
- D. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
- E. THE ARCHITECTURAL DRAWINGS REPRESENT THE COMPLETED DESIGN INTENT AND ARE NOT INTENDED TO INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, SECURITY AND SAFETY REQUIRED FOR THIS PROJECT.
- F. ALL DESIGN, BUILDING AND DETAIL ELEMENTS FOR CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
- G. ALL PRODUCTS AND MATERIALS BEING PROVIDED AND INSTALLED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- H. PROVIDE, FURNISH AND INSTALL ALL ITEMS INDICATED IN THE CONTRACT DOCUMENTS, COMPLETE AND READY FOR THEIR INTENDED USE, AT NO ADDITIONAL COST TO THE PROJECT.
- I. THESE DOCUMENTS CONTAIN NOTES THAT MAY APPLY GENERALLY TO ALL DESIGN ELEMENTS, SPECIFICALLY TO ONE SHEET, OR SPECIFICALLY TO ONE OR MORE DESIGN ELEMENTS. THE NOTES ARE NOT MERE GUIDELINES. THEY ARE PART AND PARCEL OF THE DESIGN. ANY WORK THAT IS PERFORMED THAT IS NOT IN COMPLIANCE WITH THE NOTES IS NOT IN COMPLIANCE WITH THE DESIGN AND IS SUBJECT TO REJECTION. ANY ALTERATION, MODIFICATION, DELETION, OR ADDITION TO THE NOTES BY WRITING, ACT OR FAILURE TO ACT, SHALL BE CARRIED OUT ONLY WITH THE PRIOR EXPRESS WRITTEN CONSENT AND APPROVAL OF THE ARCHITECT.
- J. DRAWINGS AND DETAILS ARE MEANT TO INDICATE GENERAL DESIGN INTENT AND SHOW ASSEMBLIES OF STRUCTURAL AND NON-STRUCTURAL MEMBERS, SIZES, SHAPES, CONNECTIONS, ETC. COORDINATE WITH OTHER CONTRACT DOCUMENTS FOR COMPLETE SYSTEMS AND ASSEMBLY INFORMATION. ANY ITEMS NOT SHOWN, BUT NECESSARY FOR A COMPLETE AND FINISHED PRODUCT ARE TO BE CONSIDERED PART OF EACH DETAIL AND SHALL BE INCLUDED IN THE CONSTRUCTION TO MEET INDUSTRY STANDARDS.
- K. PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY THE GOVERNING AUTHORITY HAVING JURISDICTION STANDARDS.
- L. CONTRACTOR SHALL PROTECT ALL WORK BEING INSTALLED IN WEATHER TIGHT MANNER.
- M. A COMPLETE AND CURRENT SET OF THE CONTRACT DOCUMENTS, AS APPROVED BY THE GOVERNING AUTHORITIES HAVING JURISDICTION, MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- N. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FEET AS SPECIFIED BY THE STRUCTURAL ENGINEER OF RECORD.
- O. DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
- P. PROVIDE BLOCKING, BACKING, FRAMING WITHIN ALL WALLS HAVING WALL-MOUNTED FIXTURES, ACCESSORIES, FURNISHINGS AND EQUIPMENT.
- Q. THE TOP OF SLAB DESIGNATION CORRESPONDS TO THE TOP OF CONCRETE SLAB AND DOES NOT ACCOUNT FOR THE THICKNESS OF THE FINISHED FLOOR MATERIAL, UNLESS OTHERWISE NOTED.
- R. ABOVE FINISH FLOOR SUBSTRATE (AFS) REFERS TO TOP OF FLOOR SHEATHING OR CONCRETE SLAB. AFS DOES NOT REFER TO TOP OF CEMENTITIOUS TOPPING SLAB (E.G., GYPCRETE), UNLESS OTHERWISE NOTED.
- S. PROVIDE VENTING FOR ALL CONCEALED SPACES PER BUILDING CODE.
- T. ALL INSULATION AND FINISH MATERIALS INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS OF THE MOST RESTRICTIVE PREVAILING BUILDING CODE FOR SMOKE DENSITY AND FLAME SPREAD.
- U. PROVIDE WEATHER BARRIER MATERIALS AS REQUIRED FOR WATERTIGHT CONSTRUCTION. PROVIDE TEMPORARY COVER AS NECESSARY TO PREVENT WATER INFILTRATION INTO THE BUILDING INTERIOR OR WIND DAMAGE DURING CONSTRUCTION.
- V. PROVIDE SEPARATION BETWEEN DISSIMILAR METALS.
- W. ALL METAL FLASHING EDGES SHALL BE HEMMED, UNLESS NOTED OTHERWISE.
- X. PROVIDE STAINLESS STEEL FLASHING AT ALL EXTERIOR ASSEMBLY TRANSITION LOCATIONS WHERE FLASHING WILL COME INTO CONTACT WITH CONCRETE.
- Y. ALL DIMENSIONS SHOWN ARE TO CENTERLINE OF COLUMN(S) AND FACE OF STUD, UNLESS OTHERWISE NOTED.
- Z. ALL EXPOSED EXTERIOR STEEL SHAPES SHALL BE GALVANIZED, PRIMED AND PAINTED, UNLESS OTHERWISE NOTED.
- AA. DEFINITION: "APPURTENANCE," AN ACCESSORY THAT IS ATTACHED TO THE BUILDING EITHER DIRECTLY THROUGH OR SUPERFICIALLY TO THE EXTERIOR WALL ASSEMBLY. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO ALL MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS INCLUDING, BUT NOT LIMITED TO, HOSE BIBBS, EXHAUST VENTS, CONDENSATES, ELECTRICAL OUTLETS, LIGHT FIXTURES, SIGNAGE, GUARDRAILS AND THE LIKE.
- AB. CONTINUOUS INSECT SCREEN SHALL BE INSTALLED AT THE TOP AND BOTTOM OF ALL EXTERIOR WALL DRAINAGE CAVITIES (RAINSREEN CAVITIES) TO PERMIT AIR FLOW.
- AC. PROVIDE ACCESS PANELS AS REQUIRED. LOCATION, FINISH AND TYPE SHALL BE APPROVED BY ARCHITECT AND ARCHITECT'S CONSULTANT(S) PRIOR TO OBTAINING AND INSTALLING. ACCESS PANEL LOCATION, FINISH AND TYPE NOT APPROVED BY ARCHITECT AND ARCHITECTS CONSULTANT(S) WILL BE SUBJECT TO MODIFICATION AT CONTRACTOR'S EXPENSE. PROVIDE RATED ACCESS PANELS WITH THE SAME RATING AS THE ASSEMBLY IN WHICH THEY ARE INSTALLED. ACCESS PANELS IN SHAFT WALLS, RATED FLOOR/CEILINGS OR RATING ROOF/CEILINGS SHALL BE SMOKE SEALED AS REQUIRED BY THE CURRENT EDITION OF THE GOVERNING CODE(S) REQUIREMENT(S).
- AD. CONTRACTOR SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS INDICATED ON THE "ACCESSIBILITY COMPLIANCE DIAGRAMS" DRAWING SHEETS WHICH ARE PERTINENT TO THIS PROJECT. SAID DRAWING SHEETS ARE NOT MEANT TO SUPERSEDE THE BUILDING CODE OR AUTHORITIES HAVING JURISDICTION CONCERNING ACCESSIBILITY REQUIREMENTS.

- AE. ARCHITECT'S DIGITAL DATA FILES: ELECTRONIC COPIES OF CAD DRAWINGS OF THE CONTRACT DRAWINGS MAY BE PROVIDED BY ARCHITECT AT ITS DISCRETION FOR CONTRACTOR'S USE IN PREPARING SUBMITTALS. THE CONTRACTOR SHALL NOT ASSUME THAT THE ARCHITECT WILL BE RELEASING SAID FILES.
- AF. CONTRACTOR SHALL PROTECT PROJECT WORK AREA, OWNER'S AND/OR TENANT'S PROPERTY (BOTH NEW AND EXISTING), BUILDING MATERIALS AND ANY FINISHES, FIXTURES AND EQUIPMENT FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGES TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO COST TO THE OWNER OR TENANT PRIOR TO SUBSTANTIAL COMPLETION.
- AG. DEFINITIONS:
- REMOVE: DETACH ITEM(S) FROM EXISTING CONSTRUCTION AND DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.
  - REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE AND COORDINATE WITH OWNER FOR RE-USE AND/OR STORAGE.
  - REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, PREPARE FOR REUSE, AND REINSTALL WHERE REMAIN INDICATED.
  - EXISTING TO REMAIN: LEAVE EXISTING ITEMS THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE SALVAGED OR REINSTALLED.
- AH. WHERE NOT INDICATED ON DRAWINGS, OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR EQUIPMENT AND MATERIALS REMOVED DURING DEMOLITION AND WILL PROMPTLY REMOVE SELECTED ITEMS, SALVAGEABLE / RECYCLABLE EQUIPMENT AND MATERIALS SHALL BE STOCKPILED AT AN OWNER PROVIDED ON-SITE LOCATION FOR FUTURE USE / RECYCLING. ALL OTHER DEMOLISHED MATERIALS ARE TO BE REMOVED DAILY. FEES ASSOCIATED WITH DISPOSAL SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.
- AI. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.
- AJ. WHERE NOT INDICATED ON DRAWINGS, ALL ITEMS NOT REUSED FOR NEW CONSTRUCTION ARE TO BE RECYCLED TO THE MAXIMUM EXTENT ALLOWED PER LOCAL CODE. VERIFY WHICH ITEMS TO BE REUSED WITH BUILDING OWNER AND ARCHITECT PRIOR TO REMOVAL.
- AK. CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- AL. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
- PROCEED WITH SELECTIVE DEMOLITION IN SYSTEMATIC ORDER, AS APPROVED BY OWNER, SO AS TO LIMIT DISTURBANCE TO ADJACENT OCCUPIED SPACES.
  - NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
  - CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
  - DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS, IF PERMITTED. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
  - IF FLAME-CUTTING OPERATIONS ARE PERMITTED, MAINTAIN FIRE WATCH DURING AND AFTER FLAME-CUTTING OPERATIONS.
  - MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
  - REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
  - REMOVE FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.
- AM. PRIOR TO THE COMMENCEMENT OF WORK, CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE USE, IF ALLOWED, OF EXISTING ELEVATORS FOR THE USE OF CONSTRUCTION PERSONNEL DURING CONSTRUCTION. WHEN PERMITTED AND ALLOWED BY THE OWNER, CONTRACTOR SHALL LIMIT THEIR USE FOR CONSTRUCTION PURPOSES TO ONE (1) ELEVATOR AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
- GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL NEGOTIATIONS WITH THEIR EMPLOYEES, MANUFACTURER(S) AND/OR INSTALLERS FOR TEMPORARY USE OF ELEVATOR(S).
  - TEMPORARY USE OF ELEVATOR SHALL BE IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE OWNER'S TEMPORARY ACCEPTANCE AND NOT LESS THAN THE FOLLOWING:
    - PROVIDE CAR WITH TEMPORARY ENCLOSURE, EITHER WITHIN FINISHED CAR OR IN PLACE OF FINISHED CAR TO PROTECT FINISHES FROM DAMAGE.
    - PROVIDE STRIPPABLE PROTECTIVE FILM ON ENTRANCE AND CAR DOORS AND FRAMES.
    - PROVIDE PADDED WOOD BUMPERS ON ENTRANCE DOOR FRAMES COVERING JAMBS AND FRAME FACES.
    - PROVIDE OTHER PROTECTIVE COVERINGS, BARRIERS, DEVICES, SIGNS, AND PROCEDURES AS NEEDED TO PROTECT ELEVATOR AND ELEVATOR EQUIPMENT.
    - DO NOT LOAD ELEVATORS BEYOND THEIR RATED WEIGHT CAPACITY.
    - ENGAGE ELEVATOR MANUFACTURER TO PROVIDE FULL MAINTENANCE SERVICES, INCLUDE PREVENTATIVE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF WORK OR DEFECTIVE COMPONENTS, LUBRICATION, CLEANUP, AND ADJUSTMENT AS NECESSARY FOR PROPER ELEVATOR OPERATION AT RATED SPEED AND CAPACITY. PROVIDE PARTS AND SUPPLIES SAME AS THOSE USED IN THE MANUFACTURE OF AND INSTALLATION OF THE ORIGINAL EQUIPMENT.
    - ENGAGE ELEVATOR MANUFACTURER TO RESTORE DAMAGED WORK, IF ANY, SO NO EVIDENCE REMAINS OF CORRECTION.

NOTE: AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS INCLUDED WITHIN THESE CONTRACT DOCUMENTS BY REFERENCE.

GENERAL ASSEMBLY NOTES:

- A. PROVIDE RATED ASSEMBLIES PER LISTED DESIGNS AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- B. ASSEMBLY COMPONENTS SHOWN REFLECT THE MAJOR CONSTRUCTION MATERIALS; ADDITIONAL AND ALTERNATE MATERIALS MAY BE INDICATED IN REFERENCED ASSEMBLIES.
- C. ASSEMBLIES DESIGNATED AS "BASED ON" VARY (AS NOTED IN PARENTHESIS) WHERE DEVIATION OCCURS.
- D. STRUCTURAL, FIRE RATING AND STC RATING SHALL BE MAINTAINED AT ALL PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND CONDUITS, PIPES AND SIMILAR SYSTEMS AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES, LOCAL AUTHORITIES HAVING JURISDICTION OR OWNER REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- E. NEW ASSEMBLIES: PROVIDE TYPE "X" GYPSUM BOARD THROUGHOUT BUILDING INTERIOR, UNLESS INTERIOR ASSEMBLIES ARE NOTED OTHERWISE. PROVIDE MOISTURE- AND MOLD- RESISTANT GYPSUM BOARD TYPE "X" AT ALL ROOMS WHERE PLUMBING FIXTURES OCCUR. PROVIDE MOISTURE-RESISTANT GLASS-MAT INTERIOR GYPSUM BOARD TYPE "X" AT ALL HIGH HUMIDITY AREAS (BEHIND AND ADJACENT TO SHOWERS, TUBS, POOLS AND THE LIKE).
- F. COORDINATE FLOOR, WALL, AND ROOF ASSEMBLY REQUIREMENTS SHOWN WITH STRUCTURAL DRAWINGS.
- G. WHERE STRUCTURAL METAL STUDS ARE SHOWN, REFER TO STRUCTURAL CONSTRUCTION DOCUMENTS FOR METAL AND GAUGE. ALL NON-STRUCTURAL AND NON-BEARING BASE METAL THICKNESS FOR STUDS AND TRACKS SHALL BE GALVANIZED AND 20 GAUGE (0.0329-INCH).
- H. STAGGERING OF WALL SHEATHING PANEL JOINTS SHALL COMPLY WITH BUILDING CODE REQUIREMENTS AS WELL AS REFERENCED ASSEMBLY TYPES.
- I. ALL OPENINGS SHALL BE PROTECTED AS REQUIRED BY MOST RESTRICTIVE CODES.
- J. DOORS WHERE HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ARE PROVIDED SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. WHERE LOCKS ARE BEING PROVIDED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION, THEY WILL BE PERMITTED AT ANY LOCATION.
- K. PROVIDED A MINIMUM OF THREE ANCHORS PER JAMB AND SPACE AT 24 INCHES MAXIMUM ON CENTER.
- L. SINGLE SOURCE ALL DOORS AND FRAMES. ALL FIRE DOOR AND FRAME ASSEMBLIES SHALL BE PERMANENTLY LABELED.
- M. PROVIDE RUBBER DOOR SILENCERS (3 PER JAMB) WHERE LIGHT / SOUND GASKETS OR WEATHER-STRIPPING IS NOT OTHERWISE REQUIRED.
- N. PROVIDE COMPLETE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
- O. ALL EXTERIOR DOORS HAVING GLAZING SHALL BE THERMALLY INSULATED.
- P. DOORS WHERE HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ARE PROVIDED SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. WHERE LOCKS ARE BEING PROVIDED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION, THEY WILL BE PERMITTED AT ANY LOCATION.

GENERAL DEMOLITION NOTES:

- A. EXISTING MEANS OF EGRESS TO BE MAINTAINED THROUGHOUT THE ENTIRE BUILDING AT ALL TIMES.
- B. COORDINATE WITH OWNER IF TEMPORARY WALLS TO ENCLOSE THE AREA OF WORK, AS INDICATED, ARE REQUIRED. IF REQUIRED, TEMPORARY WALLS SHALL BE SEALED TO EXISTING CONSTRUCTION, AS REQUIRED, TO PREVENT MIGRATION OF CONSTRUCTION RELATED DIRT, DUST AND DEBRIS FROM CONTAMINATING NON-AREA OF WORK SPACES.
- C. EXISTING FIRE AND SMOKE ALARM AND DETECTION SYSTEM(S) TO REMAIN.
- D. EXISTING FIRE PROTECTION AND SUPPRESSION SYSTEM(S) TO REMAIN.
- E. EXISTING EXIT SIGNAGE AND EMERGENCY LIGHTING TO REMAIN.
- F. EXISTING EGRESS ENCLOSURES AND ASSOCIATED ASSEMBLIES TO REMAIN. MAINTAIN EXISTING FIRE AND SMOKE RATINGS, EGRESS HARDWARE, AND SIGNAGE.
- G. EXISTING STRUCTURAL ELEMENTS - BEAMS, COLUMNS, BEARING WALLS, SHEAR WALLS, ETC. - AND ASSOCIATED ASSEMBLIES TO REMAIN, UNLESS OTHERWISE NOTED. VERIFY LOCATIONS AND QUANTITIES OF STRUCTURAL ELEMENTS IN FIELD.
- H. WHERE PLANS CALL FOR DEMOLITION OF WALLS OR FINISH(ES) ADJACENT TO EXISTING ASSEMBLIES TO REMAIN, PATCH & REPAIR EXISTING SURFACES THAT REMAIN TO MAINTAIN CURRENT FIRE AND SMOKE RATING(S) AND AESTHETIC APPEARANCE OF ASSEMBLY.
- I. PROTECT ALL EXISTING ITEMS AND MATERIALS/SURFACES THAT SHALL REMAIN FROM DAMAGE DURING DEMOLITION.
- J. WHERE WALLS/GLAZING AND/OR INTERIOR FINISH(ES) THAT ARE INDICATED TO BE REMOVED INTERSECT THE EXISTING CEILING, EXISTING CEILING MATERIALS AND FINISHES TO REMAIN, UNLESS OTHERWISE NOTED.

GENERAL EXTERIOR DETAIL NOTES:

- A. REFER TO "PROJECT DESCRIPTION" NOTES INDICATED ON THE ARCHITECTURAL COVER SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- B. EXISTING CONCEALED ASSEMBLY(S) AND ASSEMBLY COMPONENTS/INSTALLATION(S) SHOWN ARE DIAGMMATIC AND ILLUSTRATE THE ASSUMED, EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS REQUIRED TO COMPLETE THE SCOPE OF WORK DESCRIBED WITHIN THESE CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT, IN WRITING, WHEN EXISTING CONDITIONS DIFFER THAN THOSE DESCRIBED HEREIN.
- C. WHERE NEW FLUID-APPLIED FLASHING IS INDICATED, CONTRACTOR SHALL CLEAN AND PREPARE THE EXISTING SUBSTRATE(S) AND/OR EXISTING WEATHER BARRIER/FLASHING SYSTEM(S) TO AN ACCEPTABLE LEVEL. PER FLUID-APPLIED FLASHING MANUFACTURER'S REQUIREMENTS AND APPROVED EXTERIOR MOCK-UP(S).
- D. CONTRACTOR SHALL VERIFY CONDITION(S) OF EXISTING WALL SHEATHING COMPONENTS, WHERE VISIBLE OR WHEN MADE VISIBLE AS PART OF THE REPAIR SCOPE OF WORK DESCRIBED WITHIN THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY KNOWN DEFECTS IN EXISTING SYSTEM COMPONENTS PRIOR TO INSTALLING NEW WORK.
- E. AT REMOVED AND/OR DEMOLISHED ITEMS, ELEMENTS, SYSTEMS, ASSEMBLIES AND THE LIKE, CONTRACTOR SHALL PATCH AND REPAIR EXISTING SURFACES, SYSTEMS, SUBSTRATES, AND THE LIKE, TO REMAIN. PATCH AND REPAIR WORK TO MATCH SURFACES, SYSTEMS, SUBSTRATES, FINISHES, AND THE LIKE, OF EXISTING ADJACENT SURFACES TO REMAIN.
- F. NEW TRIM SHALL MATCH EXISTING SIZES, UNLESS OTHERWISE NOTED, AND SHALL BE MADE TO FIT WITHIN THE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS ASSOCIATED WITH WORK DESCRIBED WITHIN THESE CONTRACT DRAWINGS PRIOR TO COMMENCING WORK.
- G. PROVIDE BOND-BREAKER TAPE OVER NEW FLUID-APPLIED FLASHING AND AT ALL NEW SEALANT LOCATIONS WHERE THREE-POINT ADHESION MAY OCCUR.

COMMUNITY DESIGN STANDARDS

THIS PROJECT IS ALLOWED TO USE COMMUNITY DESIGN STANDARDS BY MEETING THE REQUIREMENTS OF TITLE 33 - 33.420.055.

- THE PROPOSAL IS IN A DESIGN REVIEW OVERLAY ZONE
- THE PROPOSAL IS NOT ADDING ANY NEW FLOOR AREA
- THE EXTERIOR ALTERATIONS ARE AFFECTING LESS THAN 50% OF THE FACADE AREA.

ADDITIONALLY THIS PROPOSAL IS NOT EXCLUDED FROM USING THE COMMUNITY DESIGN STANDARDS PER TITLE 33 - 33.420.060 AS IT DOES NOT MEET ANY OF THE CRITERIA.

THEREFORE, IN LIEU OF GOING THROUGH DESIGN REVIEW, AS ALLOWED BY TITLE 33 - 33.420.055, THIS PROJECT MEETS ALL OF THE COMMUNITY DESIGN STANDARDS AS OUTLINED BELOW (PER TITLE 33 - 33.218.130).

**A. FOUNDATION MATERIAL.** NO FOUNDATION MATERIALS ARE BEING REPAIRED OR ADDED.

**B. EXTERIOR FINISH MATERIALS.** THE EXTERIOR FINISH MATERIALS VISUALLY MATCH THE MATERIALS ON THE EXISTING BUILDING(S).

- STUCCO IS BEING REPLACED WITH CEMENT BOARD STUCCO
- METAL RAILINGS ARE BEING REPLACED WITH METAL RAILINGS
- SHEETMETAL GUTTERS AND DOWNSPOUTS ARE BEING REPLACED WITH SHEETMETAL GUTTERS AND DOWNSPOUTS.
- METAL STAIRS WITH CONCRETE RISERS ARE BEING REPLACED WITH METAL STAIRS WITH CONCRETE RISERS

**C. COMPATIBLE TRIM.** ANY TRIM BEING REPLACED OR ADDED MATCHES THE TRIM USED ON THE REST OF THE STRUCTURE.

**D. COMPATIBLE WINDOWS.** NO WINDOWS ARE BEING REPLACED.

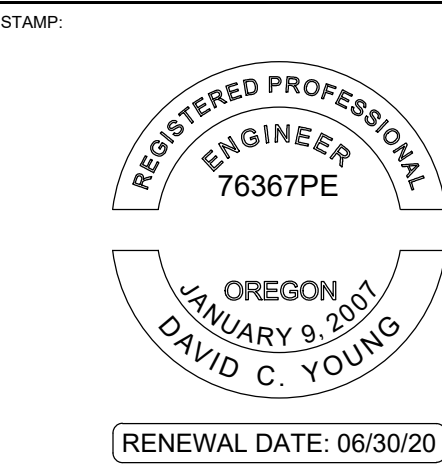
**E. ROOFTOP SOLAR ENERGY SYSTEMS.** NO ROOFTOP SOLAR ENERGY SYSTEMS ARE BEING PROPOSED.

**F. WATER CISTERNS.** NO WATER CISTERNS ARE BEING PROPOSED.

**G. ADDITIONAL STANDARDS FOR HISTORIC RESOURCES.** THE LANDING DOES NOT QUALIFY AS A HISTORIC RESOURCE.





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ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270 SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

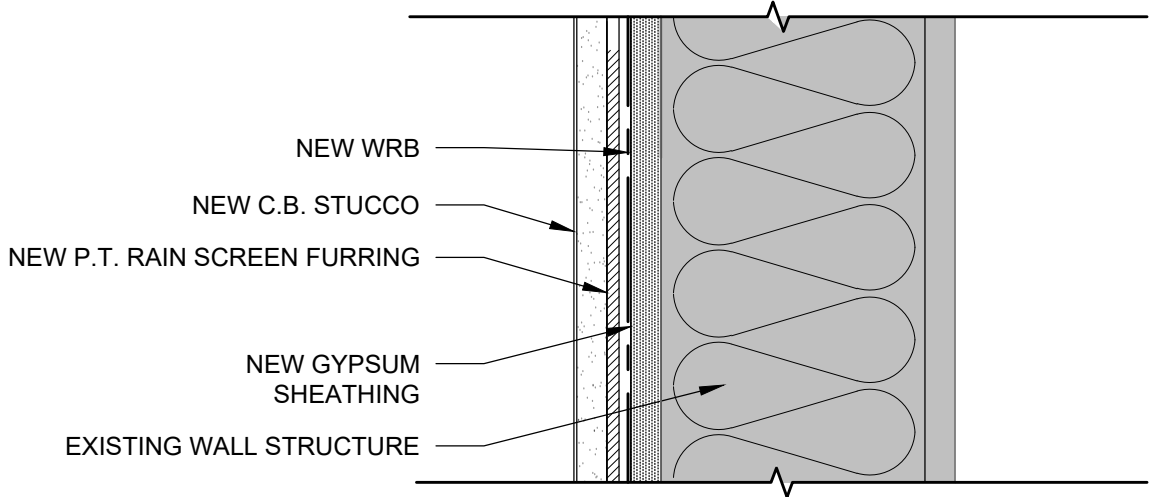
SYMBOLS & NOTES

DRAWING NO.:

BE-0.02

SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 23, 2019	CHECKED BY: INITIALS

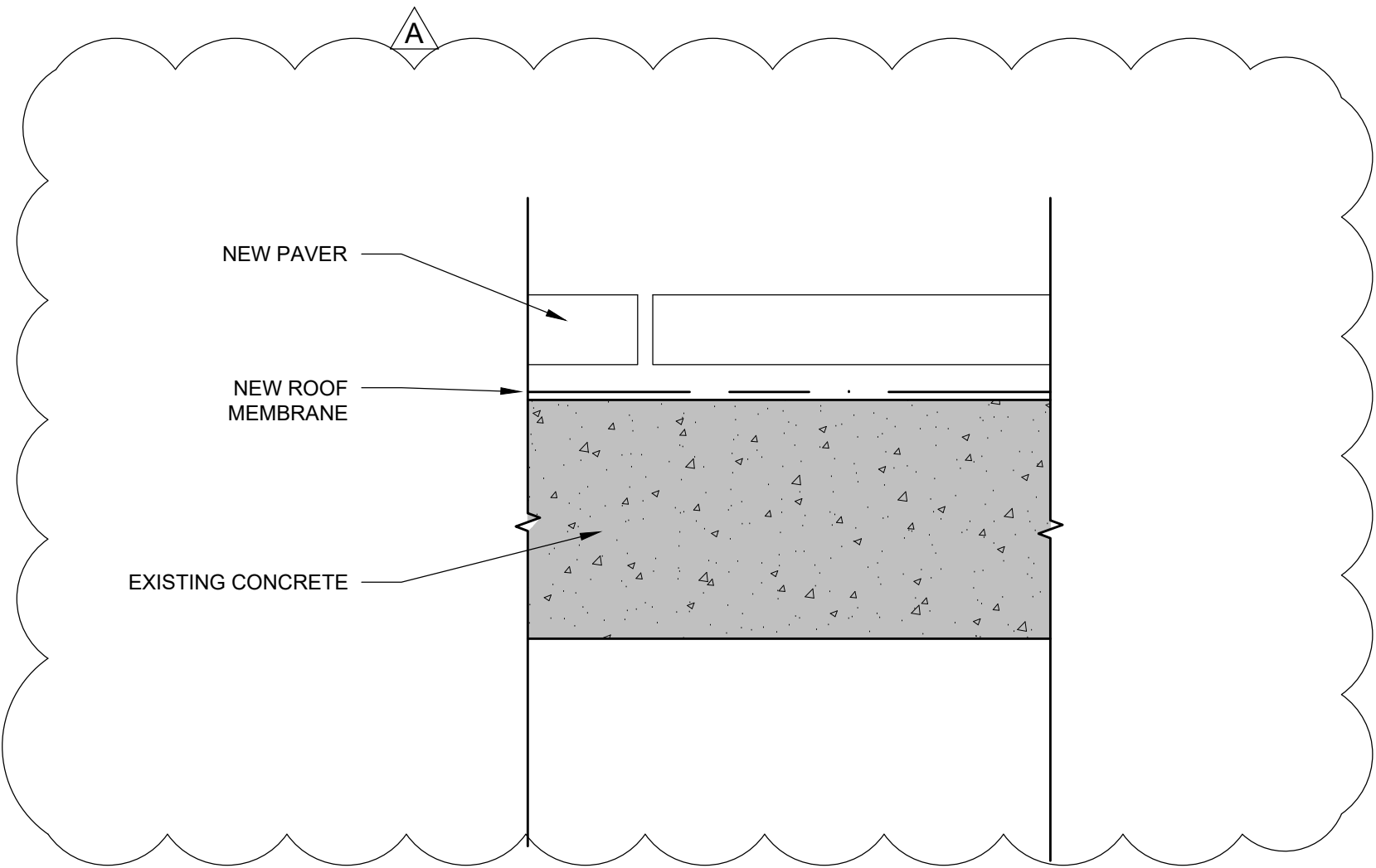




1

TYPICAL RAIN SCREEN EXTERIOR WALL

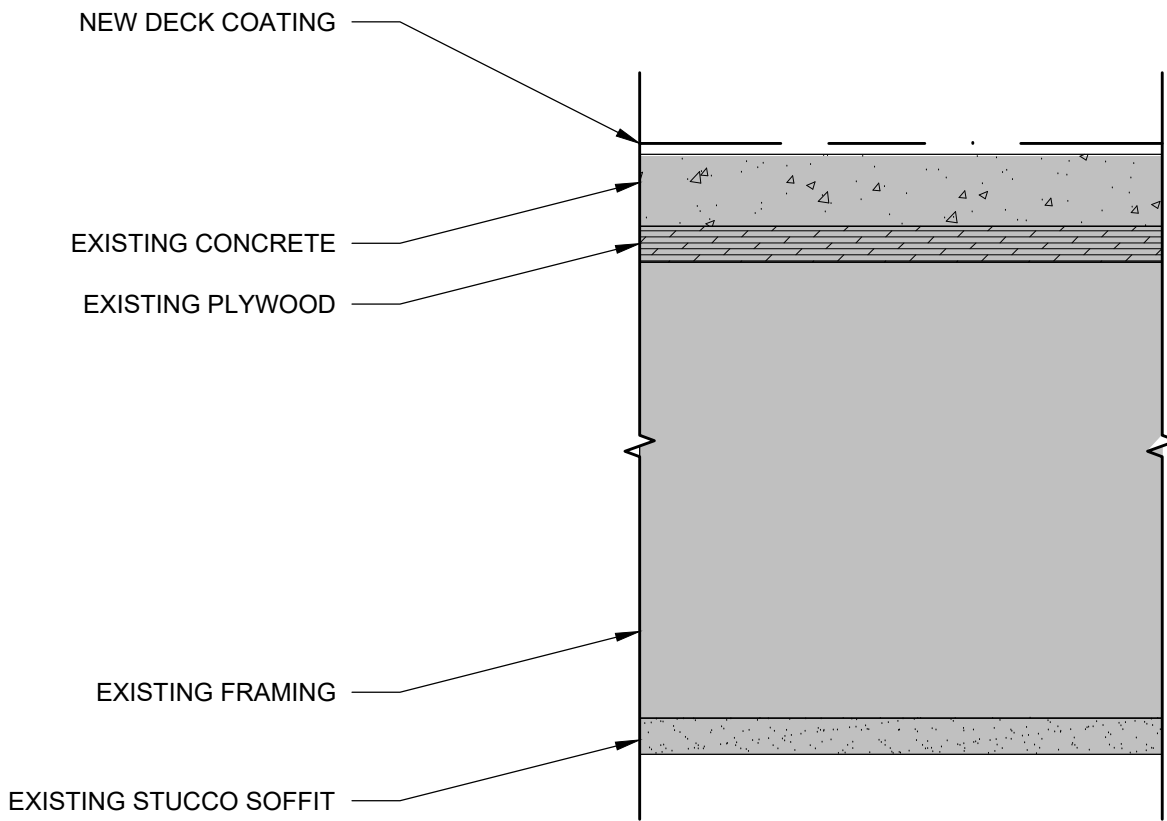
SCALE: 3" = 1'-0"



2

TYPICAL EXTERIOR DECK A

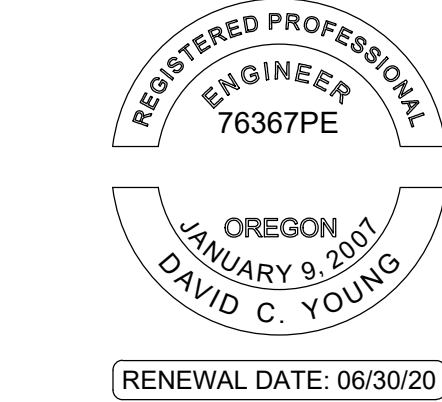
SCALE: 3" = 1'-0"



3

TYPICAL EXTERIOR DECK B

SCALE: 3" = 1'-0"



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 , 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:  
**GENERAL ASSEMBLIES**

DRAWING NO.:  
**BE-0.03**

SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 23, 2019	CHECKED BY: INITIALS



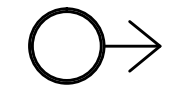




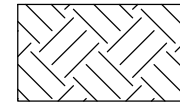
## SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
REQ EXITS	OLF FUNCTION

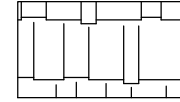
### LIFE SAFETY SUMMARY TAG



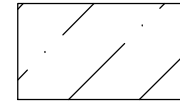
TOTAL OCCUPANT LOAD PER  
EGRESS COMPONENT



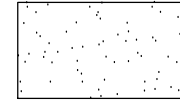
PLANTER



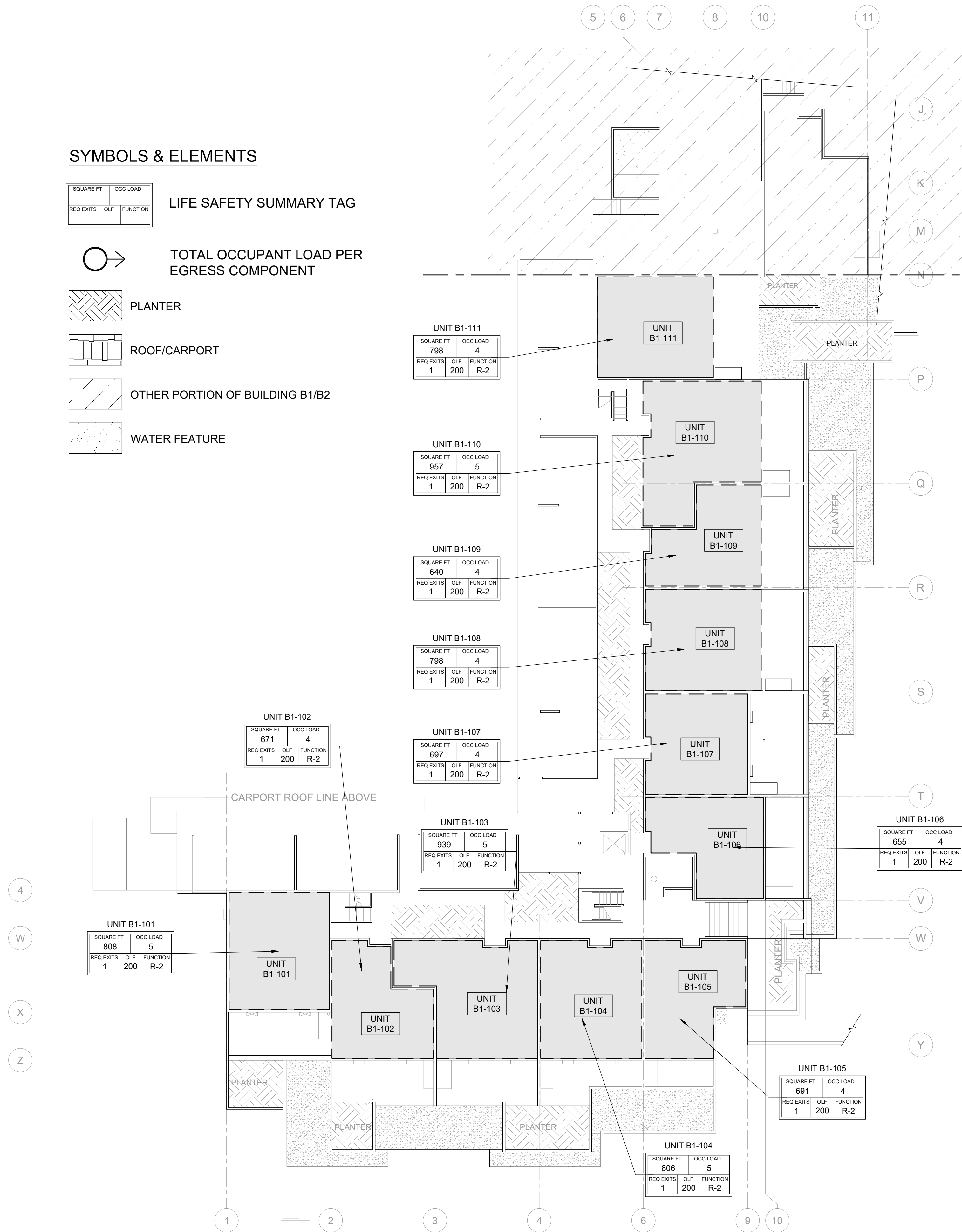
ROOF/CARPORT



OTHER PORTION OF BUILDING B1/B2

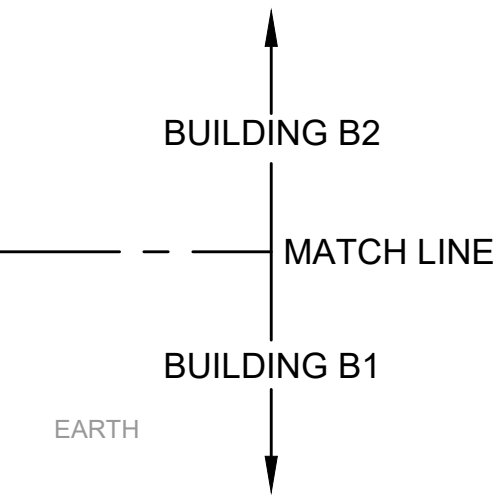
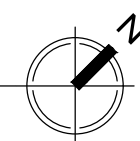


WATER FEATURE

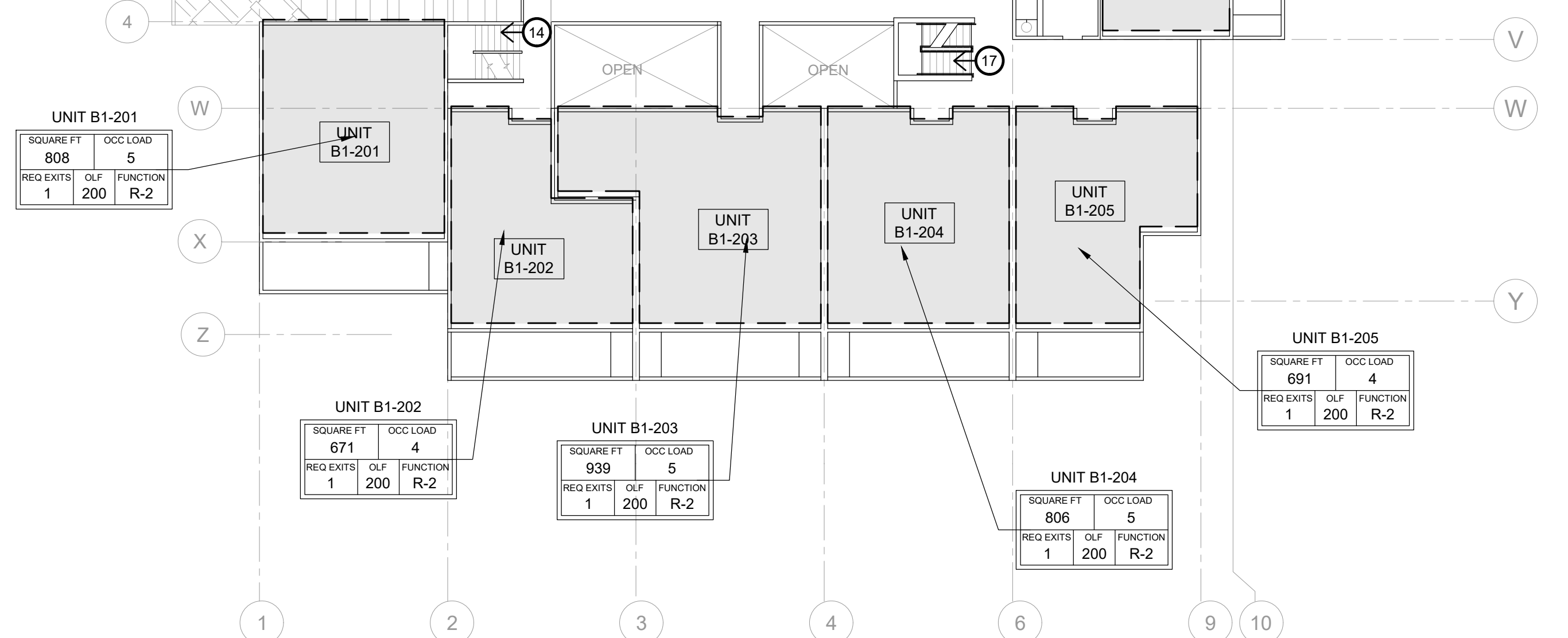


1 FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - LEVEL 1

SCALE: 1/16" = 1'-0"

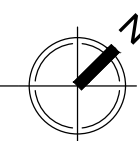


NOTE:  
UNIT FUNCTION HAS BEEN  
UPDATED FROM R-3 TO R-2  
FOR ALL UNITS

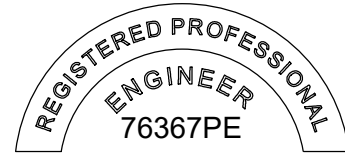


2 FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - LEVEL 2

SCALE: 1/16" = 1'-0"



STAMP:



OREGON  
JANUARY 9, 2007  
DAVID C. YOUNG

(RENEWAL DATE: 06/30/20)

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

## PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

FIRE LIFE SAFETY PLANS

DRAWING NO.:

FLS-0.01

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS

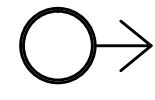


U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE-FLS 0.02 - GENERAL ASSEMBLY.dwg  
October 23, 2019 5:05 PM

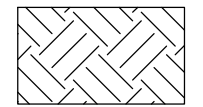
## SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
REQ EXITS	OLF FUNCTION

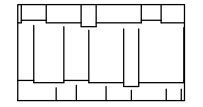
LIFE SAFETY SUMMARY TAG



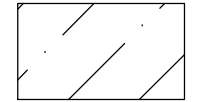
TOTAL OCCUPANT LOAD PER  
EGRESS COMPONENT



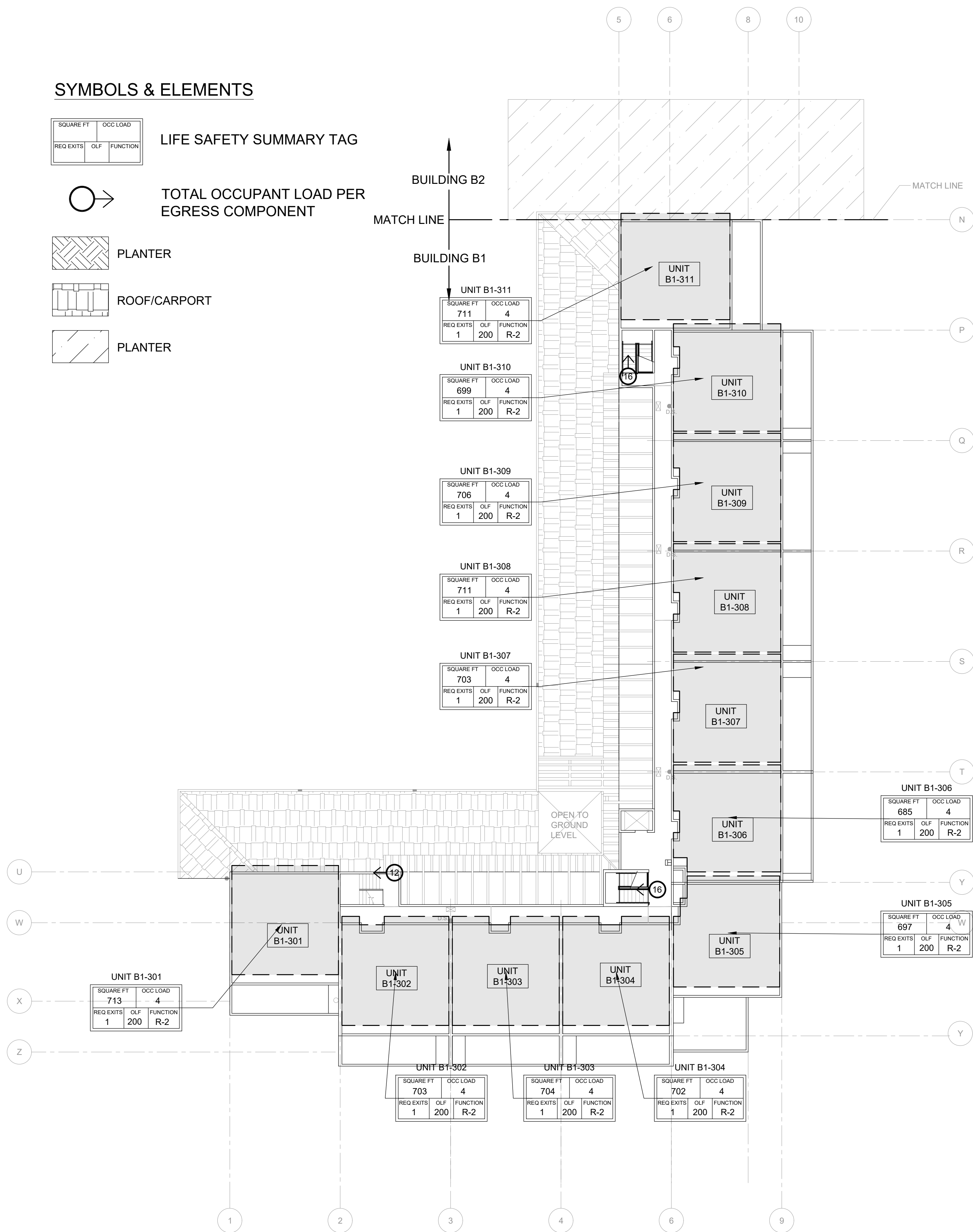
PLANTER



ROOF/CARPORT



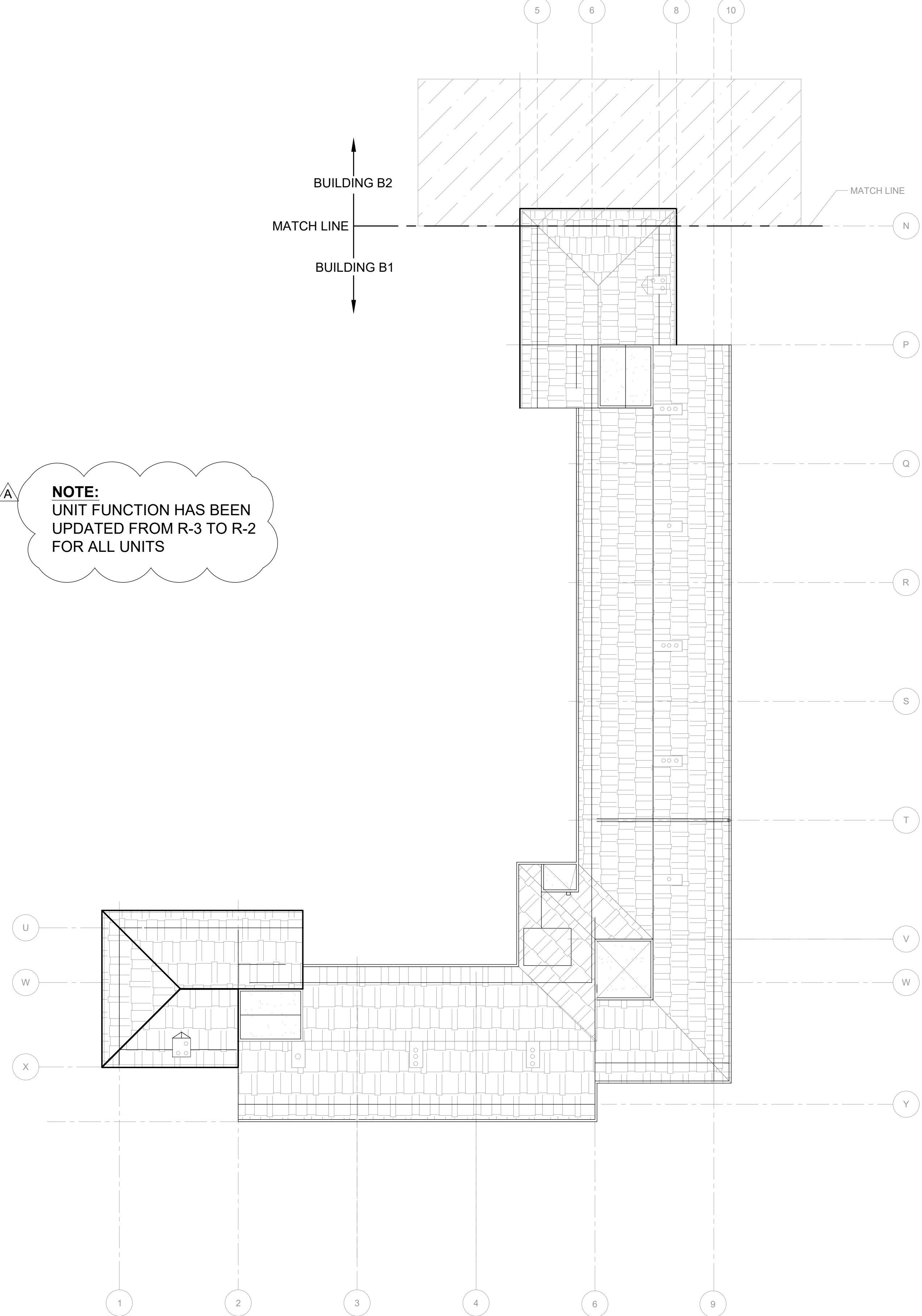
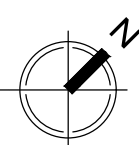
PLANTER



1

## FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - LEVEL 3

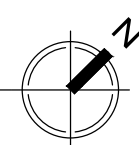
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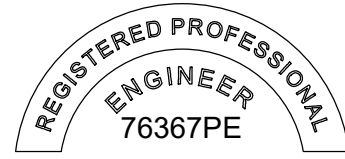
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## FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - ROOF

SCALE: 1/16" = 1'-0"



STAMP:



RENEWAL DATE: 06/30/20

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

## PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

FIRE LIFE SAFETY PLANS

DRAWING NO.:

FLS-0.02

SCALE: AS NOTED

DRAWN BY: BAR

DATE: OCT. 23, 2019

CHECKED BY: INITIALS

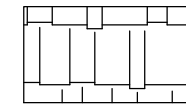


October 23, 2019 5:08 PM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE-FLS 0.03 - GENERAL ASSEMBLY.dwg

## SYMBOLS & ELEMENTS



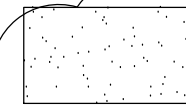
PLANTER



ROOF/CARPORT



OTHER PORTION OF BUILDING B1/B2



WATER FEATURE

EXIT SIGN

TOTAL OCCUPANT LOAD PER EGRESS COMPONENT

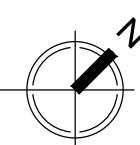
EXIT PATH AND DIRECTION

### GENERAL NOTES:

- EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
- EGRESS LIGHTING SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS AND SHALL SHUT OFF DURING PERIODS THAT THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS UNOCCUPIED.

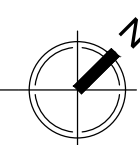
## 1 FIRE LIFE SAFETY - EXIT PLAN - BUILDING B1 - LEVEL 1

SCALE: 1/16" = 1'-0"

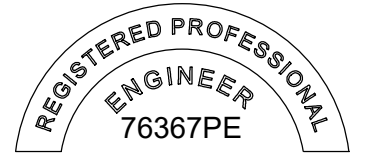


## 2 FIRE LIFE SAFETY - EXIT PLAN - BUILDING B1 - LEVEL 2

SCALE: 1/16" = 1'-0"



STAMP:



OREGON  
JANUARY 9, 2017  
DAVID C. YOUNG

RENEWAL DATE: 06/30/20

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

## PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

FIRE LIFE SAFETY PLANS

DRAWING NO.:

**FLS-0.03**

SCALE: As Noted

DRAWN BY: DAA

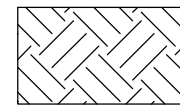
DATE: Oct. 23, 2019

CHECKED BY: INITIALS

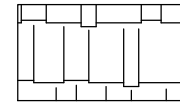


U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE-FLS 0.04 - GENERAL ASSEMBLY.dwg  
October 23, 2019 5:08 PM

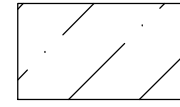
## SYMBOLS & ELEMENTS



PLANTER



ROOF/CARPORT



PLANTER

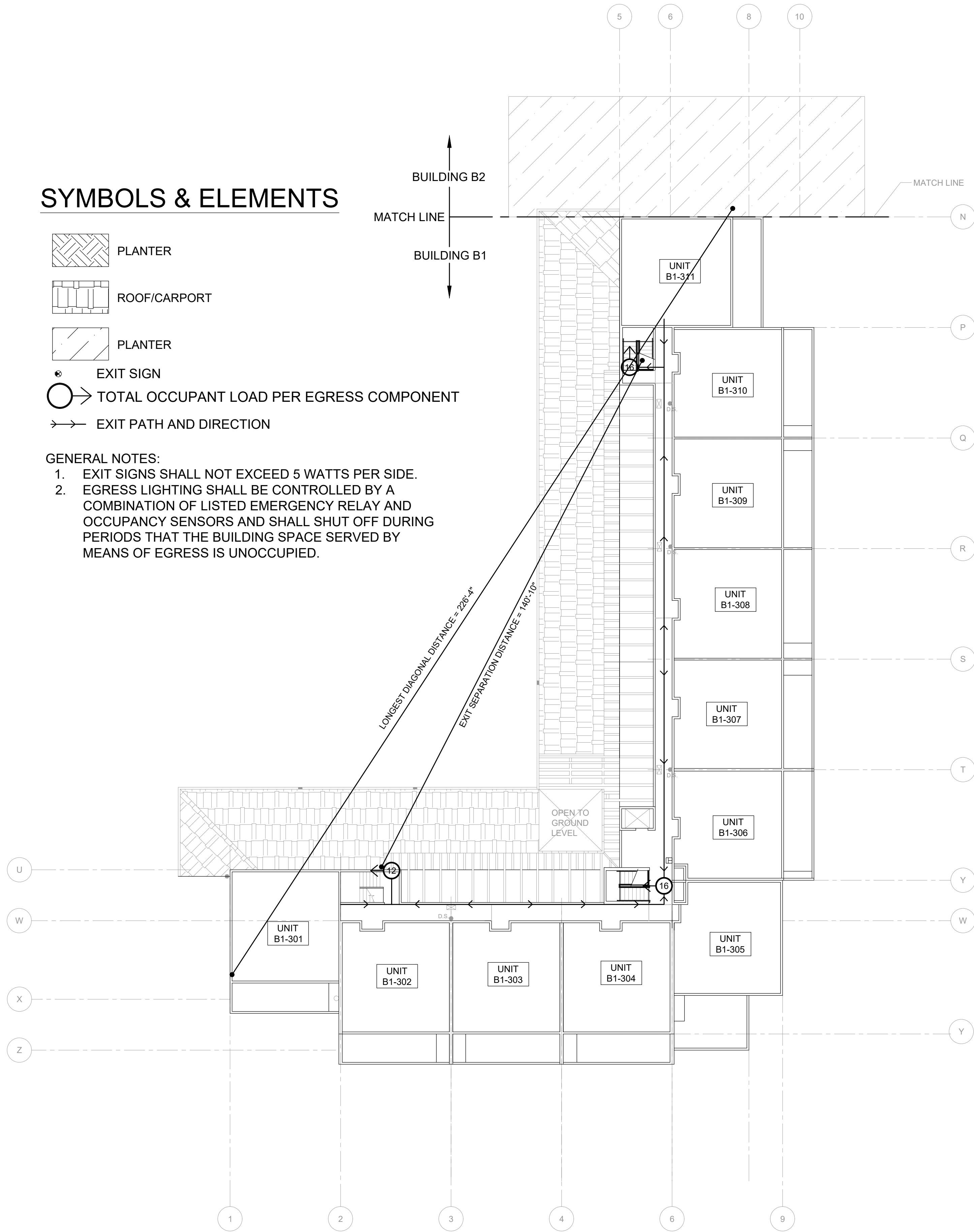
EXIT SIGN

TOTAL OCCUPANT LOAD PER EGRESS COMPONENT

EXIT PATH AND DIRECTION

### GENERAL NOTES:

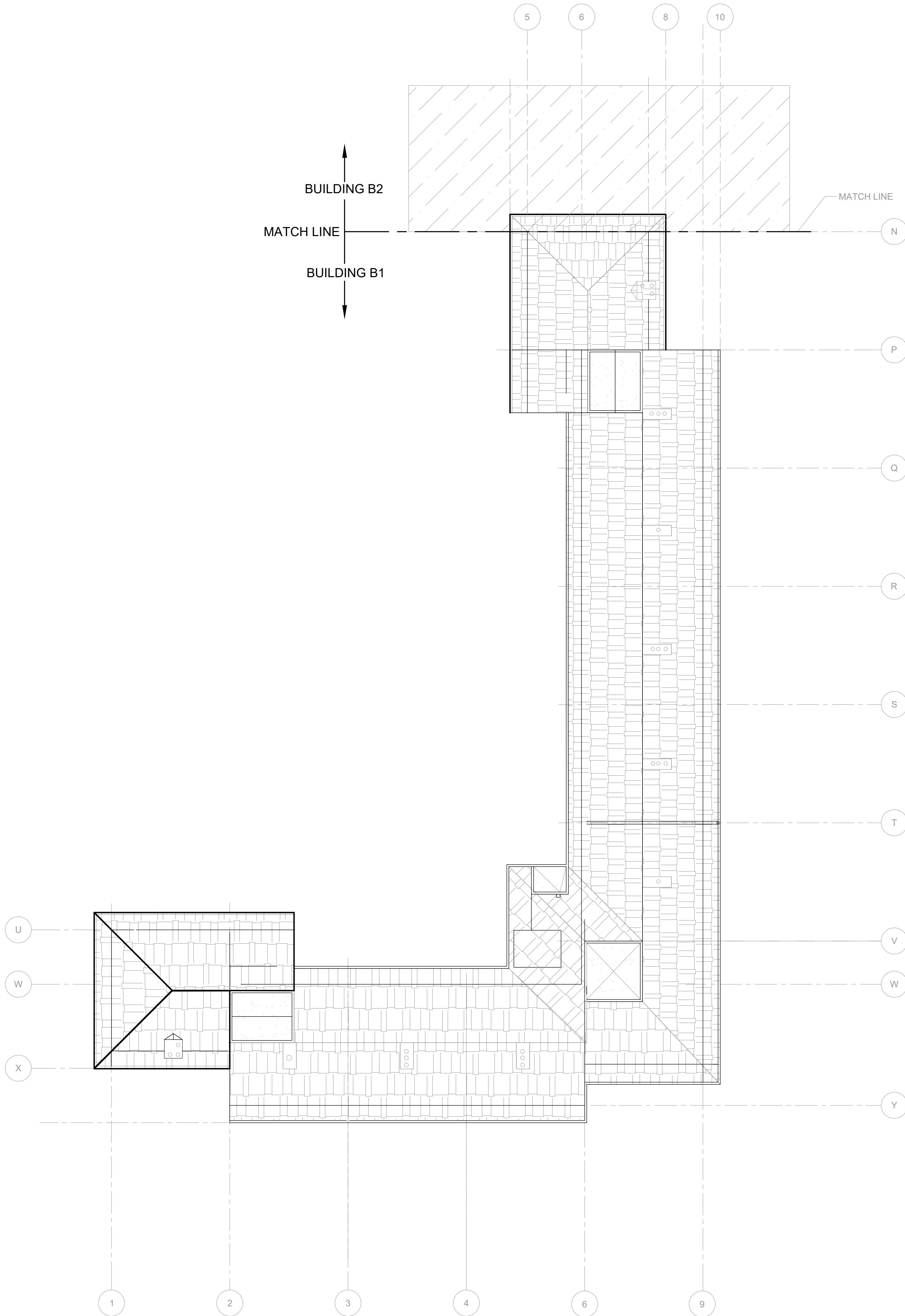
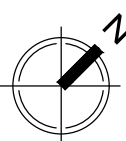
- EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
- EGRESS LIGHTING SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS AND SHALL SHUT OFF DURING PERIODS THAT THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS UNOCCUPIED.



1

## FIRE LIFE SAFETY - EXIT PLAN - BUILDING B1 - LEVEL 3

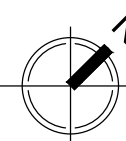
SCALE: 1/16" = 1'-0"



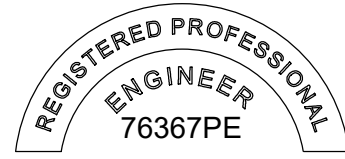
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## FIRE LIFE SAFETY - EXIT PLAN - BUILDING B1 - ROOF

SCALE: 1/16" = 1'-0"



STAMP:



(RENEWAL DATE: 06/30/20)

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

## PARTIAL EXTERIOR REHABILITATION

5150 , 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

FIRE LIFE SAFETY PLANS

DRAWING NO.:

**FLS-0.04**

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS

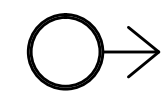


U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE-FLS 0.05 - GENERAL ASSEMBLY.dwg  
October 23, 2019 5:07 PM

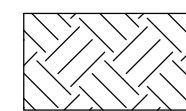
## SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
REQ EXITS	OLF FUNCTION

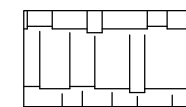
LIFE SAFETY SUMMARY TAG



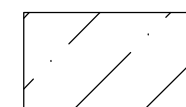
TOTAL OCCUPANT LOAD PER  
EGRESS COMPONENT



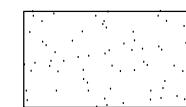
PLANTER



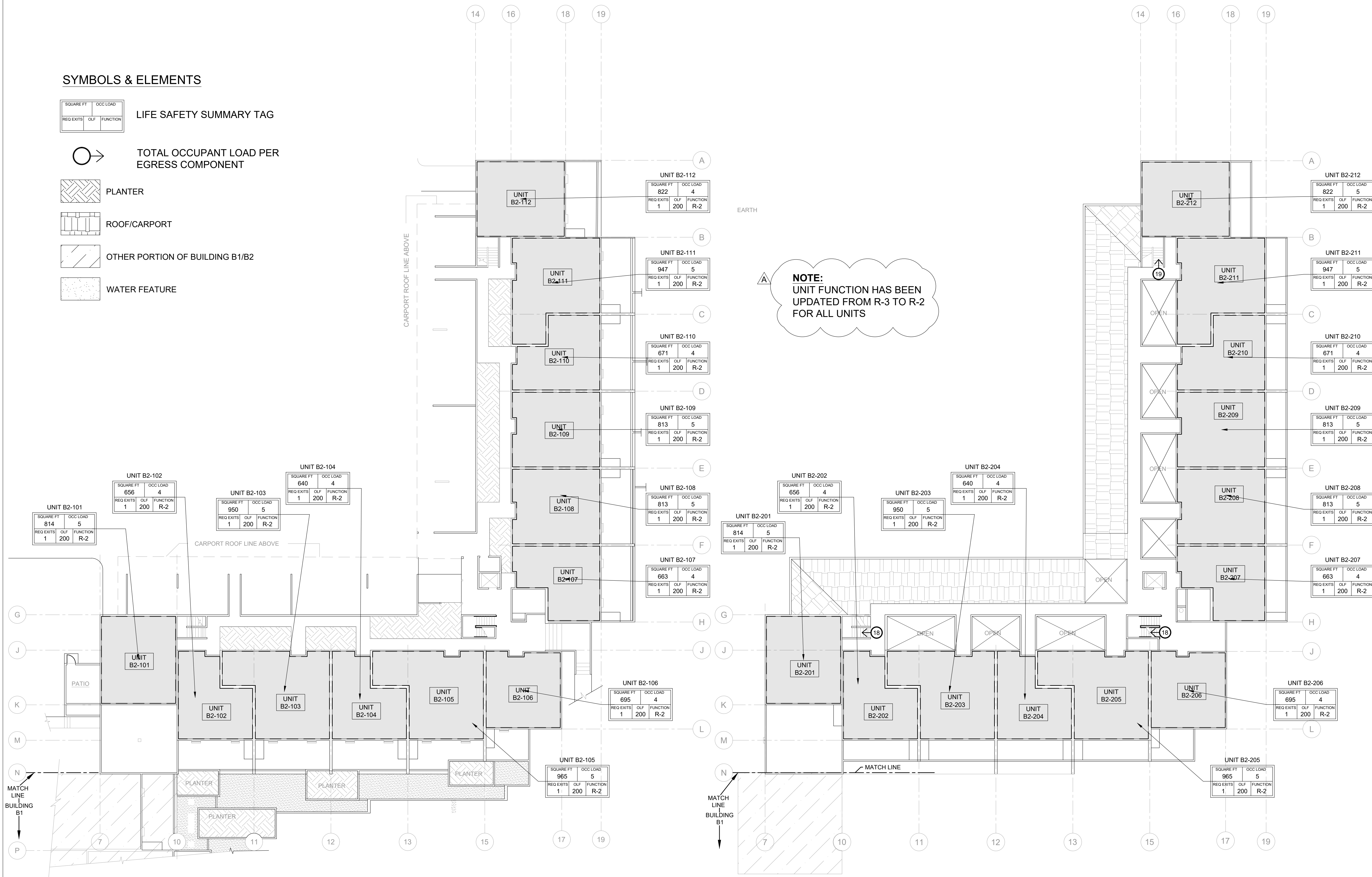
ROOF/CARPORT



OTHER PORTION OF BUILDING B1/B2



WATER FEATURE



1

## FIRE LIFE SAFETY - OCCUPANCY - BUILDING B2 - LEVEL 1

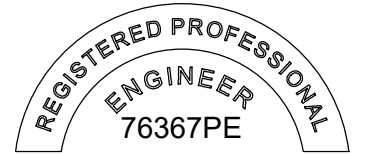
SCALE: 1/16" = 1'-0"

2

## FIRE LIFE SAFETY - OCCUPANCY - BUILDING B2 - LEVEL 2

SCALE: 1/16" = 1'-0"

STAMP:



OREGON  
JANUARY 9, 2007  
DAVID C. YOUNG

RENEWAL DATE: 06/30/20

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

## PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

FIRE LIFE SAFETY PLANS

DRAWING NO.:

**FLS-0.05**

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

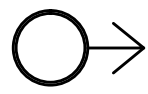
CHECKED BY: INITIALS

October 23, 2019 5:07 PM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE-FLS 0.06 - GENERAL ASSEMBLY.dwg

### SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
REQ EXITS	OLF FUNCTION

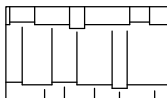
LIFE SAFETY SUMMARY TAG



TOTAL OCCUPANT LOAD PER  
EGRESS COMPONENT



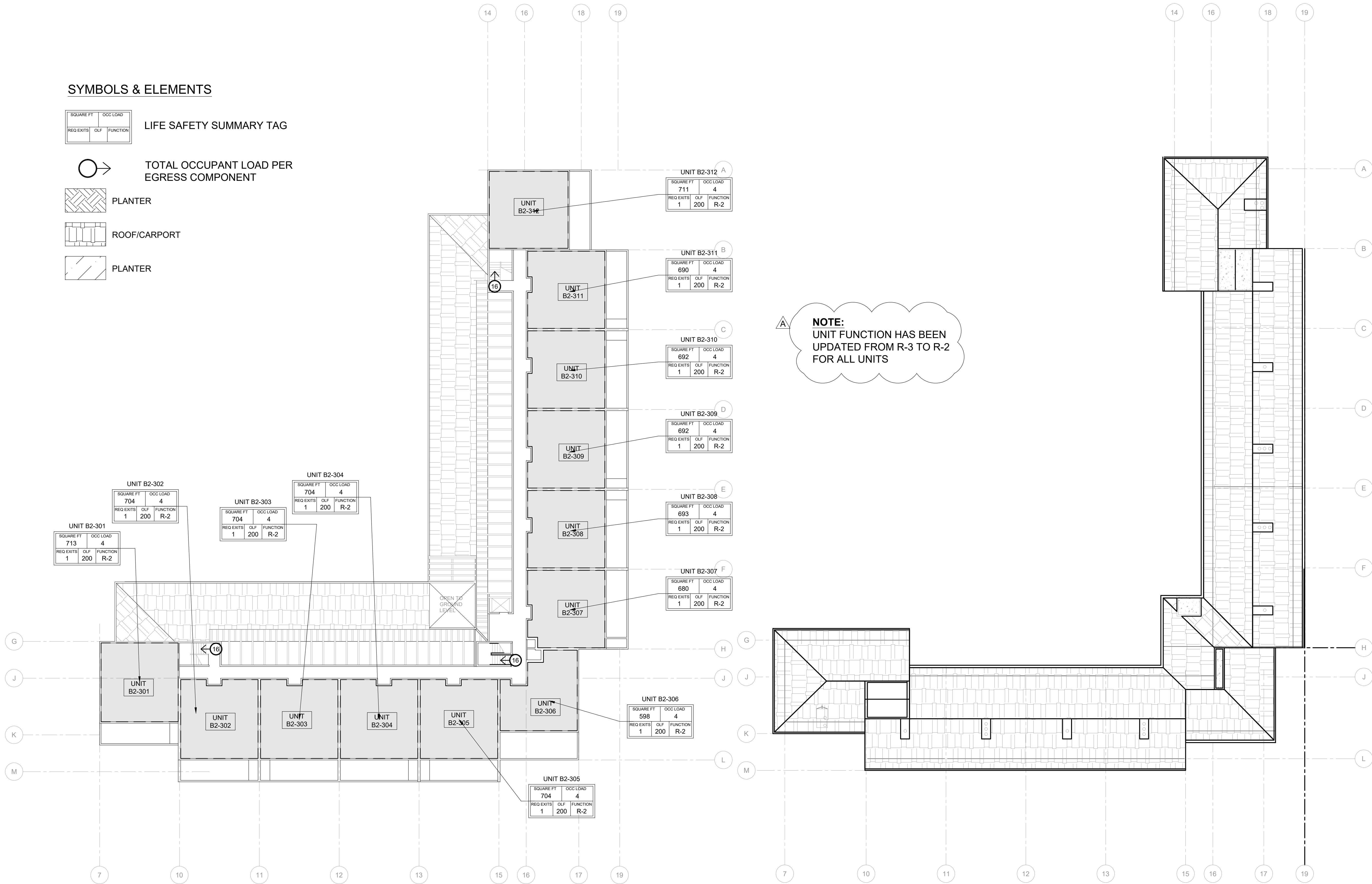
PLANTER



ROOF/CARPORT



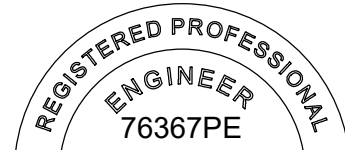
PLANTER



1 FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - LEVEL 3  
SCALE: 1/16" = 1'-0"

2 FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - ROOF  
SCALE: 1/16" = 1'-0"

STAMP:



RENEWAL DATE: 06/30/20

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR  
REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

FIRE LIFE SAFETY PLANS

DRAWING NO.:

FLS-0.06

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS

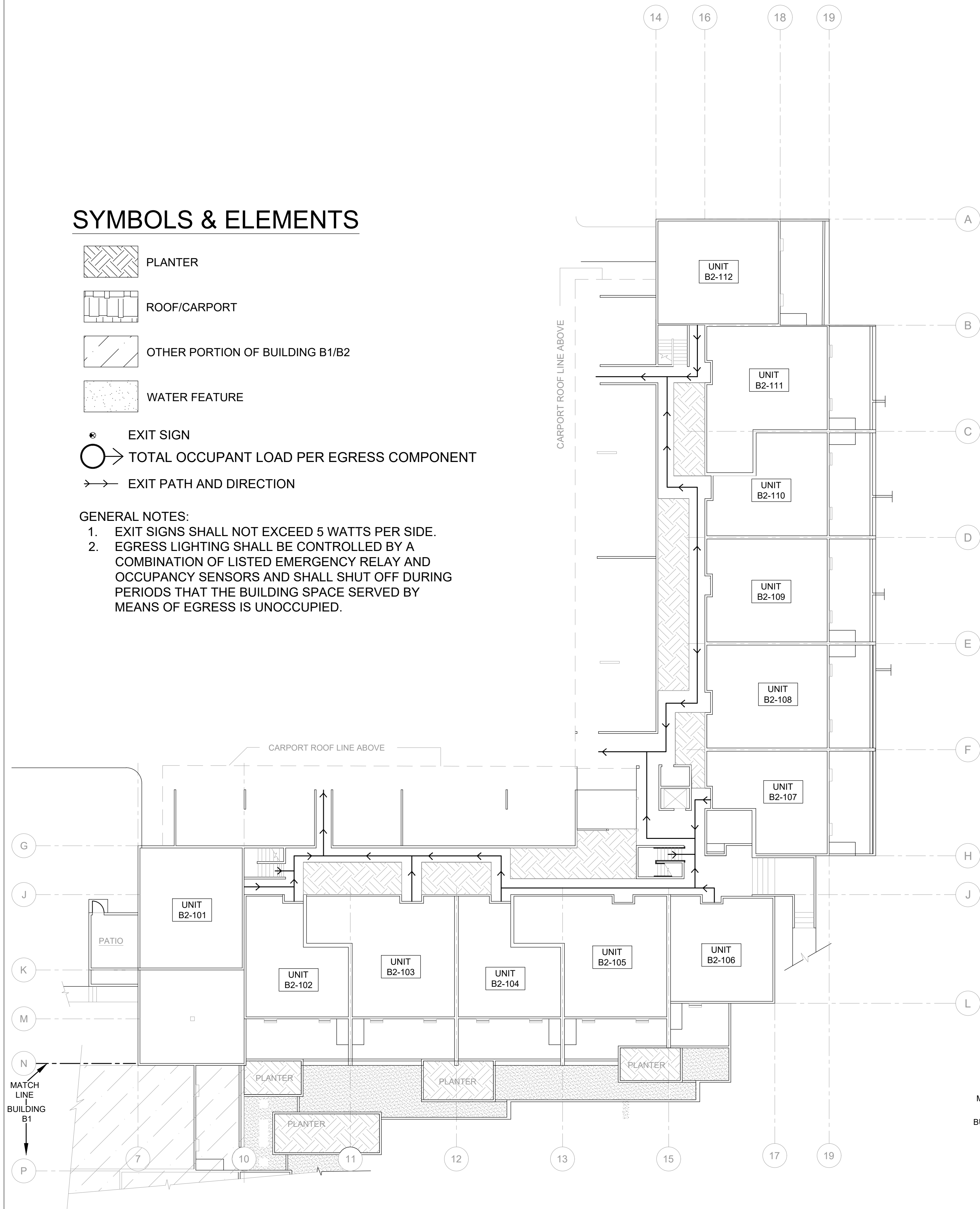


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October 23, 2019 5:08 PM

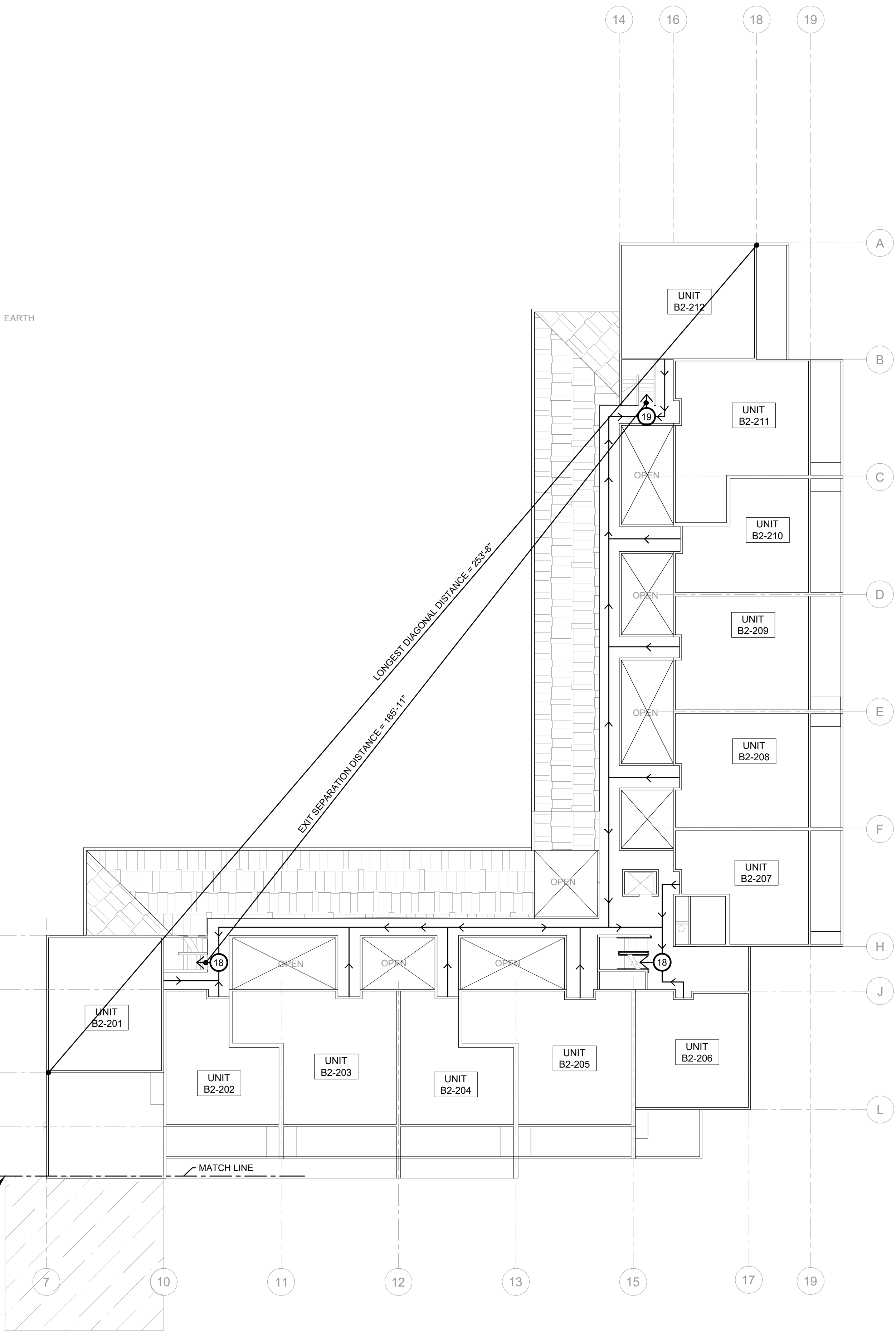
SYMBOLS & ELEMENTS

- PLANTER
- ROOF/CARPORT
- OTHER PORTION OF BUILDING B1/B2
- WATER FEATURE
- EXIT SIGN
- TOTAL OCCUPANT LOAD PER EGRESS COMPONENT
- EXIT PATH AND DIRECTION

- GENERAL NOTES:
- EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
  - EGRESS LIGHTING SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS AND SHALL SHUT OFF DURING PERIODS THAT THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS UNOCCUPIED.

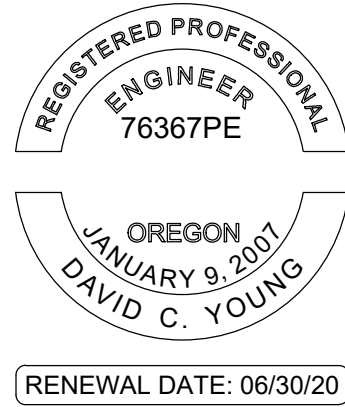


1 FIRE LIFE SAFETY - EXIT PLAN - BUILDING B2 - LEVEL 1  
SCALE: 1/16" = 1'-0"



2 FIRE LIFE SAFETY - EXIT PLAN - BUILDING B2 - LEVEL 2  
SCALE: 1/16" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

**PARTIAL EXTERIOR REHABILITATION**

5150, 5250 SW LANDING DR. - 5300, 5290, 5270 SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

**FIRE LIFE SAFETY PLANS**

DRAWING NO.:

**FLS-0.07**

SCALE: As NOTED

DRAWN BY: DAA

DATE: Oct. 23, 2019

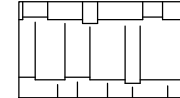
CHECKED BY: INITIALS

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October 23, 2019 5:09 PM

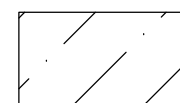
## SYMBOLS & ELEMENTS



PLANTER



ROOF/CARPORT



PLANTER

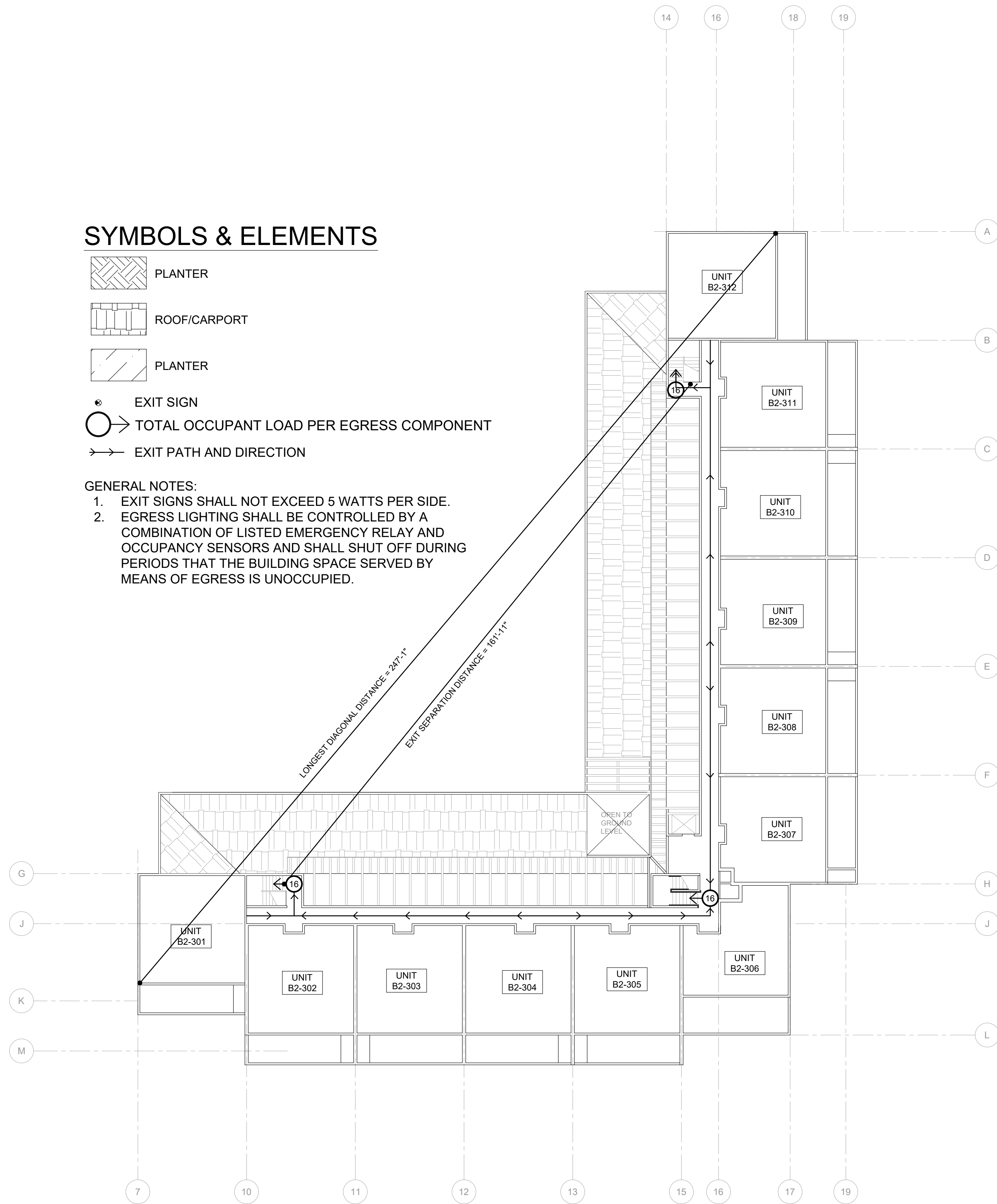
EXIT SIGN

TOTAL OCCUPANT LOAD PER EGRESS COMPONENT

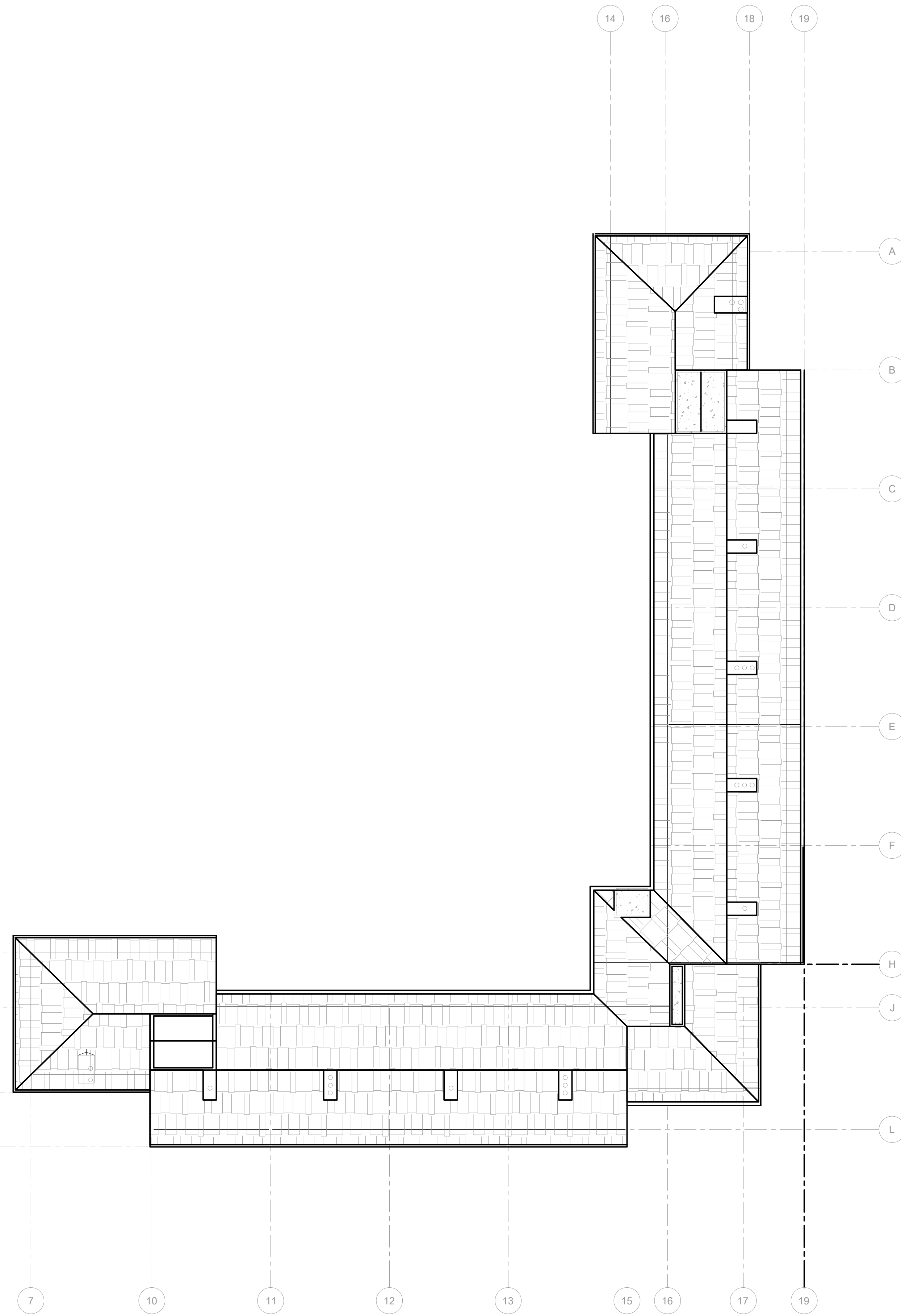
EXIT PATH AND DIRECTION

### GENERAL NOTES:

- EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
- EGRESS LIGHTING SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS AND SHALL SHUT OFF DURING PERIODS THAT THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS UNOCCUPIED.

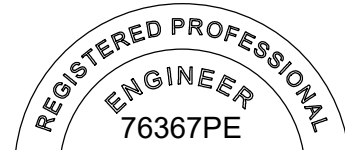


1 FIRE LIFE SAFETY - EXIT PLAN - BUILDING B2 - LEVEL 3  
SCALE: 1/16" = 1'-0"



2 FIRE LIFE SAFETY - EXIT PLAN - BUILDING B2 - ROOF  
SCALE: 1/16" = 1'-0"

STAMP:



RENEWAL DATE: 06/30/20

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR  
REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

FIRE LIFE SAFETY PLANS

DRAWING NO.:

FLS-0.08

SCALE: As Noted

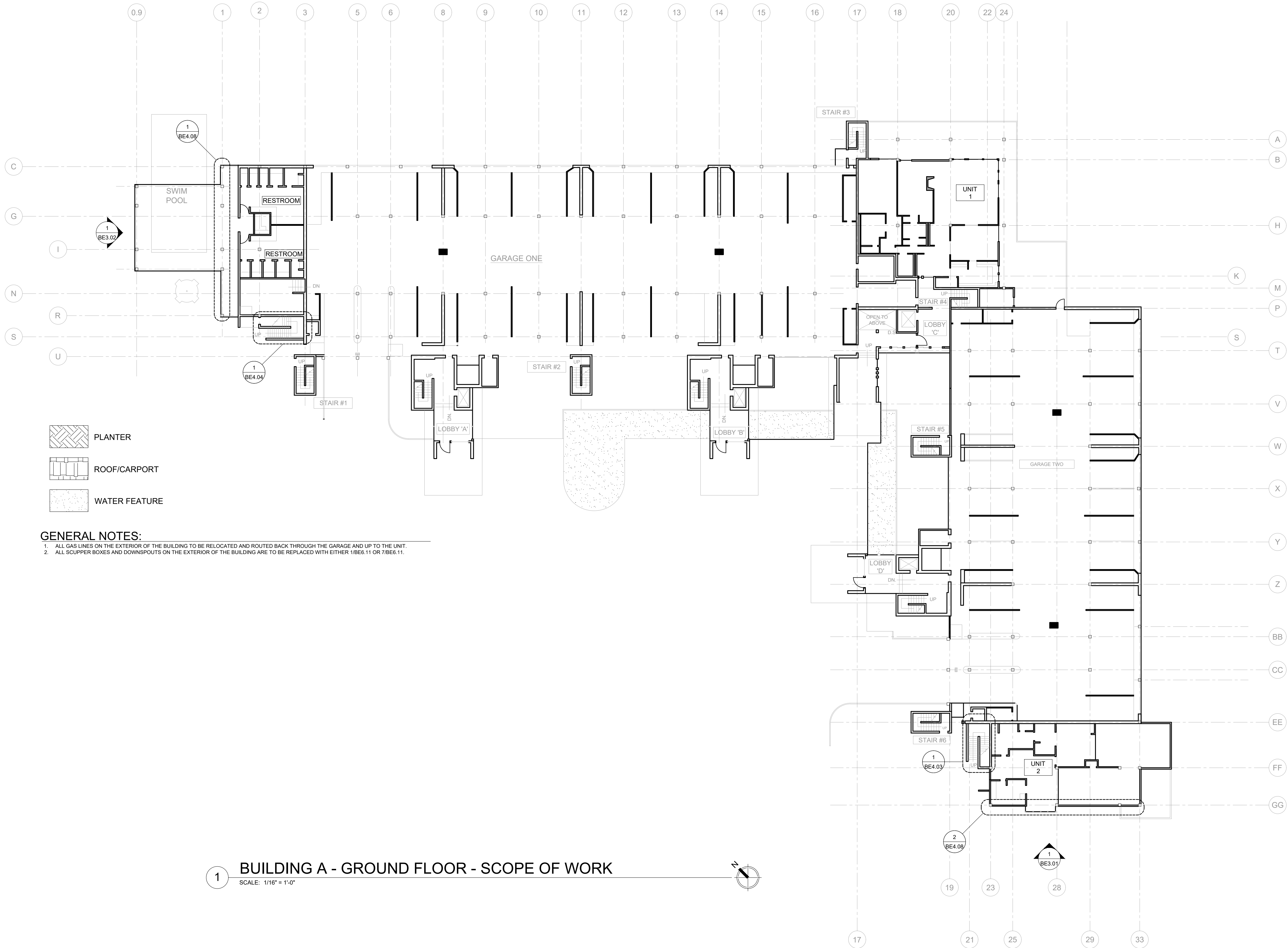
DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS



U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg  
October 24, 2019 8:13 AM



- PLANTER
- ROOF/CARPORT
- WATER FEATURE

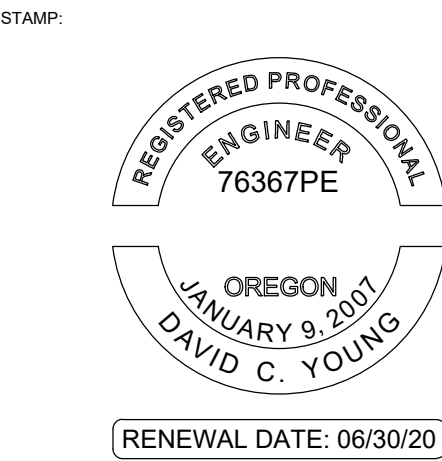
GENERAL NOTES:

1. ALL GAS LINES ON THE EXTERIOR OF THE BUILDING TO BE RELOCATED AND ROUTED BACK THROUGH THE GARAGE AND UP TO THE UNIT.
2. ALL SCUPPER BOXES AND DOWNSPOUTS ON THE EXTERIOR OF THE BUILDING ARE TO BE REPLACED WITH EITHER 1/BE6.11 OR 7/BE6.11.

1 BUILDING A - GROUND FLOOR - SCOPE OF WORK

SCALE: 1/16" = 1'-0"

**RDH BUILDING SCIENCE**  
5331 MACADAM AVE, SUITE 314  
PORTLAND, OR 97259  
WWW.RDH.COM  
TEL 503.243.4222



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
⚠	CHECKSHEET RESPONSE	SEPT 13, 2019
⚠	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

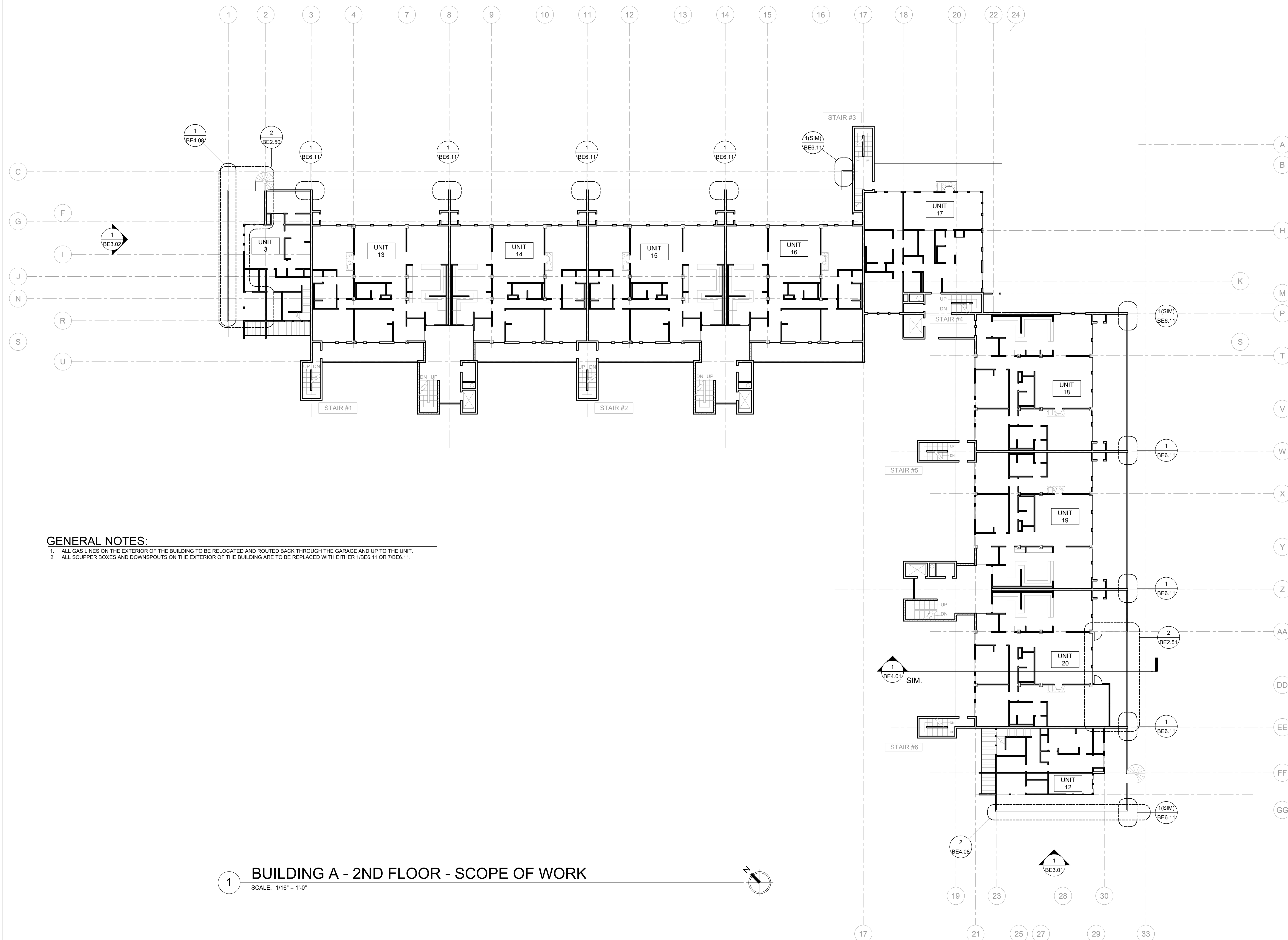
SHEET TITLE:  
**SCOPE OF WORK BUILDING A PLAN - GROUND LEVEL**

DRAWING NO.:  
**BE-2.01**

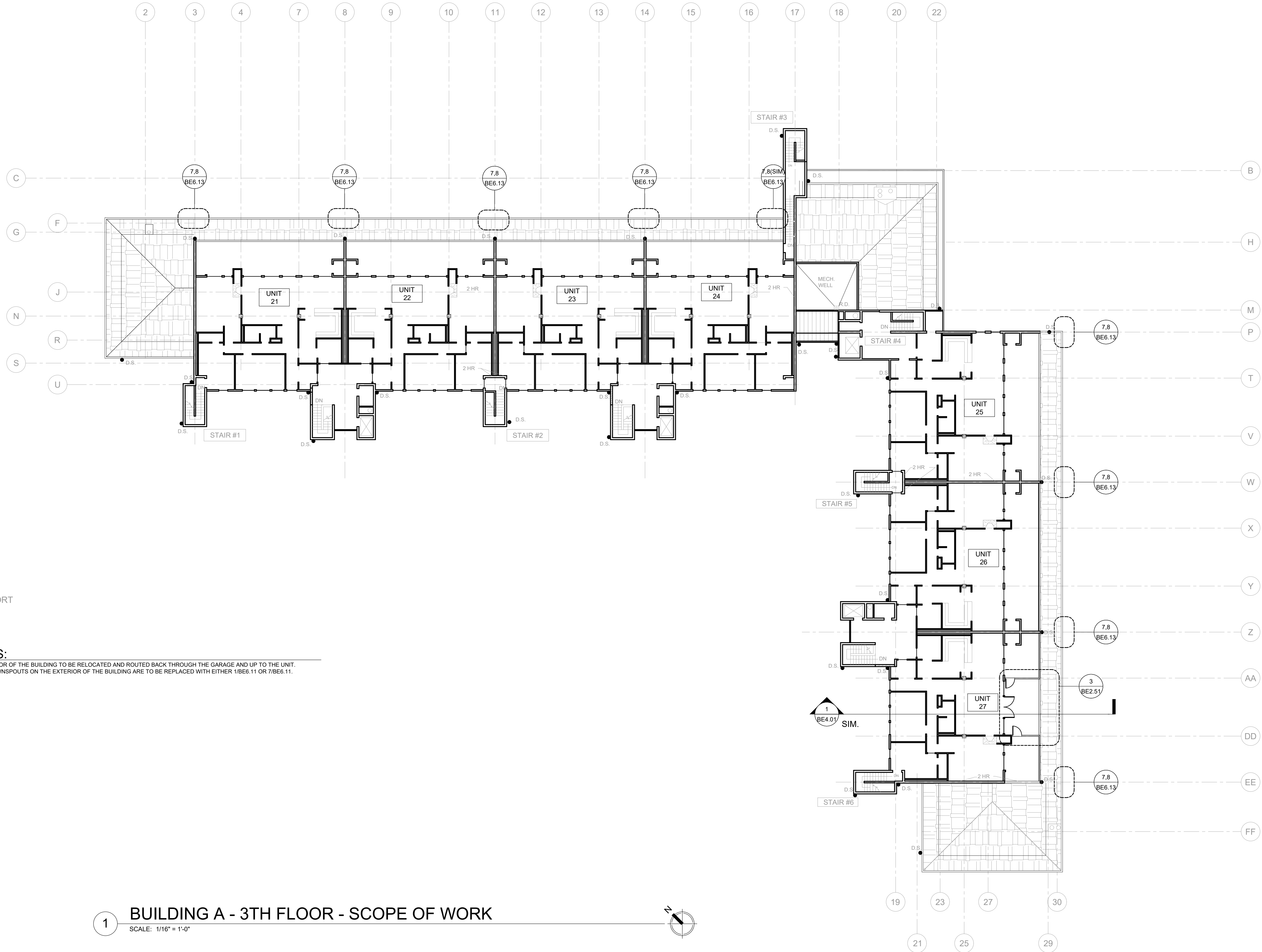
SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS







October 24, 2019 8:15 AM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 2.04 - Plans.dwg



PLANTER  
ROOF/CARPORT

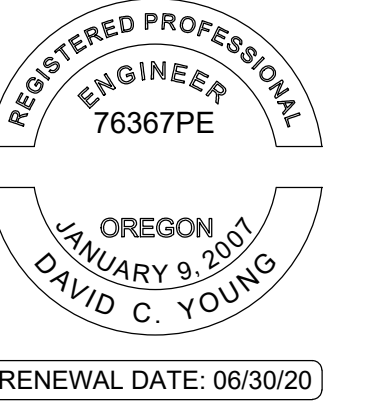
GENERAL NOTES:

1. ALL GAS LINES ON THE EXTERIOR OF THE BUILDING TO BE RELOCATED AND ROUTED BACK THROUGH THE GARAGE AND UP TO THE UNIT.
2. ALL SCUPPER BOXES AND DOWNSPOUTS ON THE EXTERIOR OF THE BUILDING ARE TO BE REPLACED WITH EITHER 1/BE6.11 OR 7/BE6.11.

1 BUILDING A - 3TH FLOOR - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"

**RDH** BUILDING  
SCIENCE  
5351 MACADAM AVE, SUITE 314  
PORTLAND, OR 97259  
WWW.RDH.COM  
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ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR  
REHABILITATION

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

SCOPE OF WORK  
BUILDING A PLAN -  
LEVEL 3

DRAWING NO.:

BE-2.04

SCALE: As NOTED

DRAWN BY: DAA

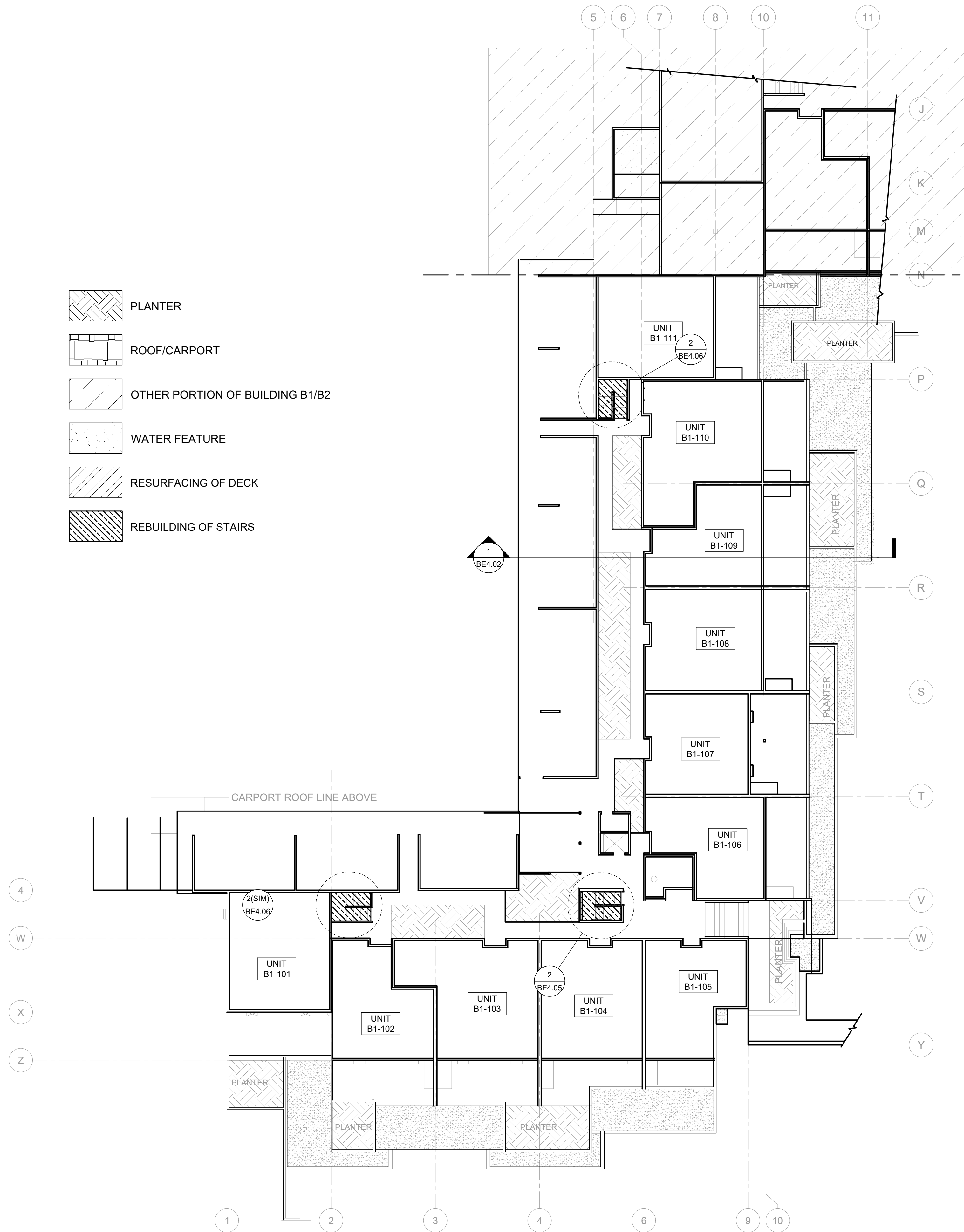
DATE: Oct. 24, 2019

CHECKED BY: INITIALS

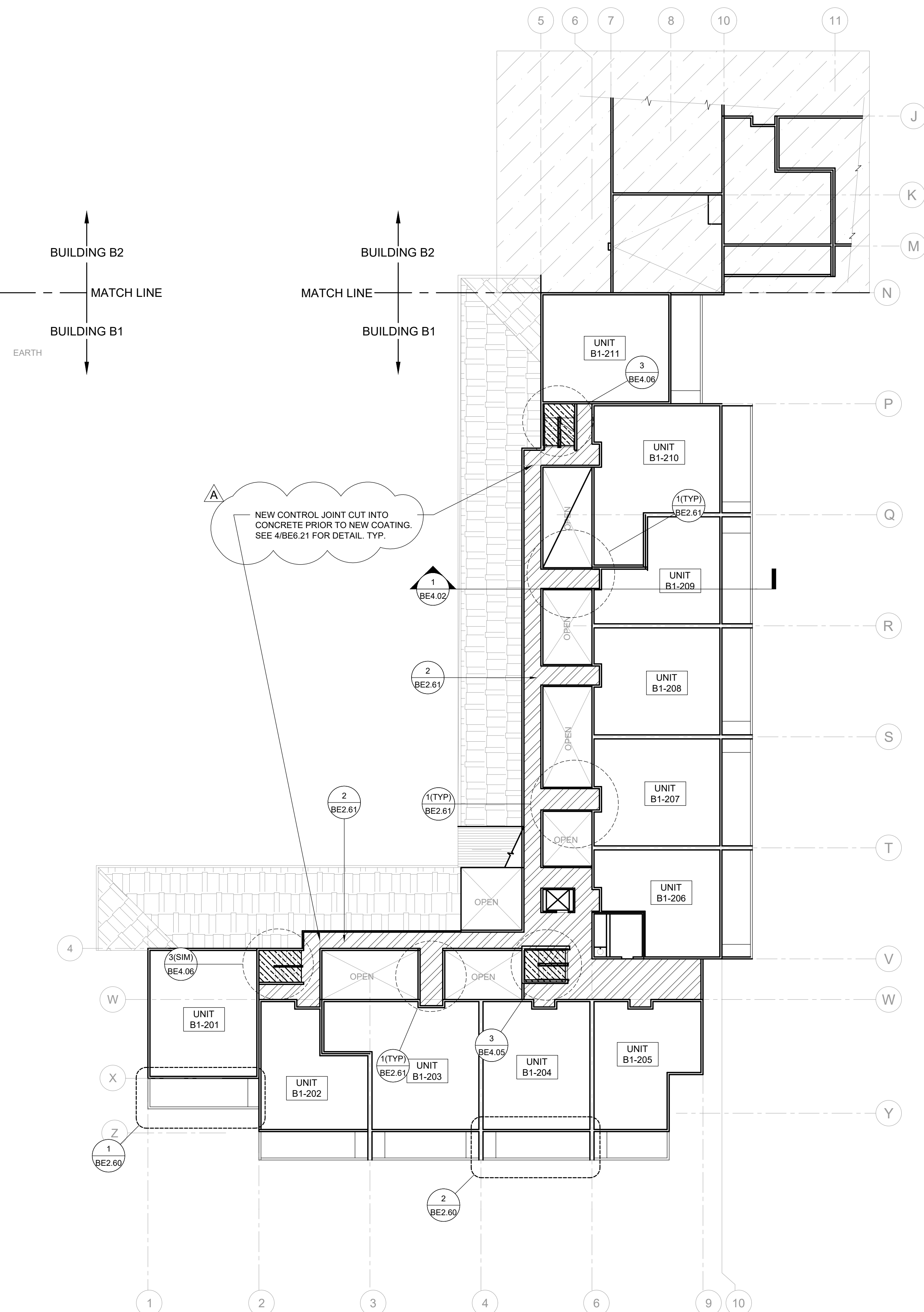


October 24, 2019 8:29 AM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg

- PLANTER
- ROOF/CARPORT
- OTHER PORTION OF BUILDING B1/B2
- WATER FEATURE
- RESURFACING OF DECK
- REBUILDING OF STAIRS

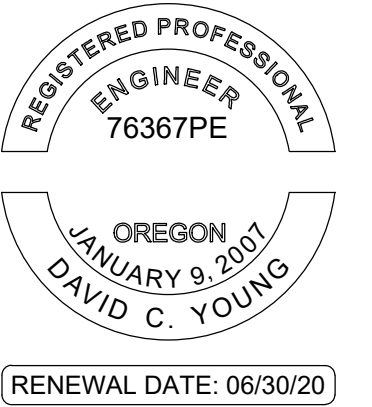


1 BUILDING B1 - 1ST FLOOR - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"



2 BUILDING B1 - 2ND FLOOR - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

**PARTIAL EXTERIOR  
REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**SCOPE OF WORK  
BUILDING B1 PLAN -  
LEVELS 1 & 2**

DRAWING NO.:

**BE-2.05**

SCALE: As Noted

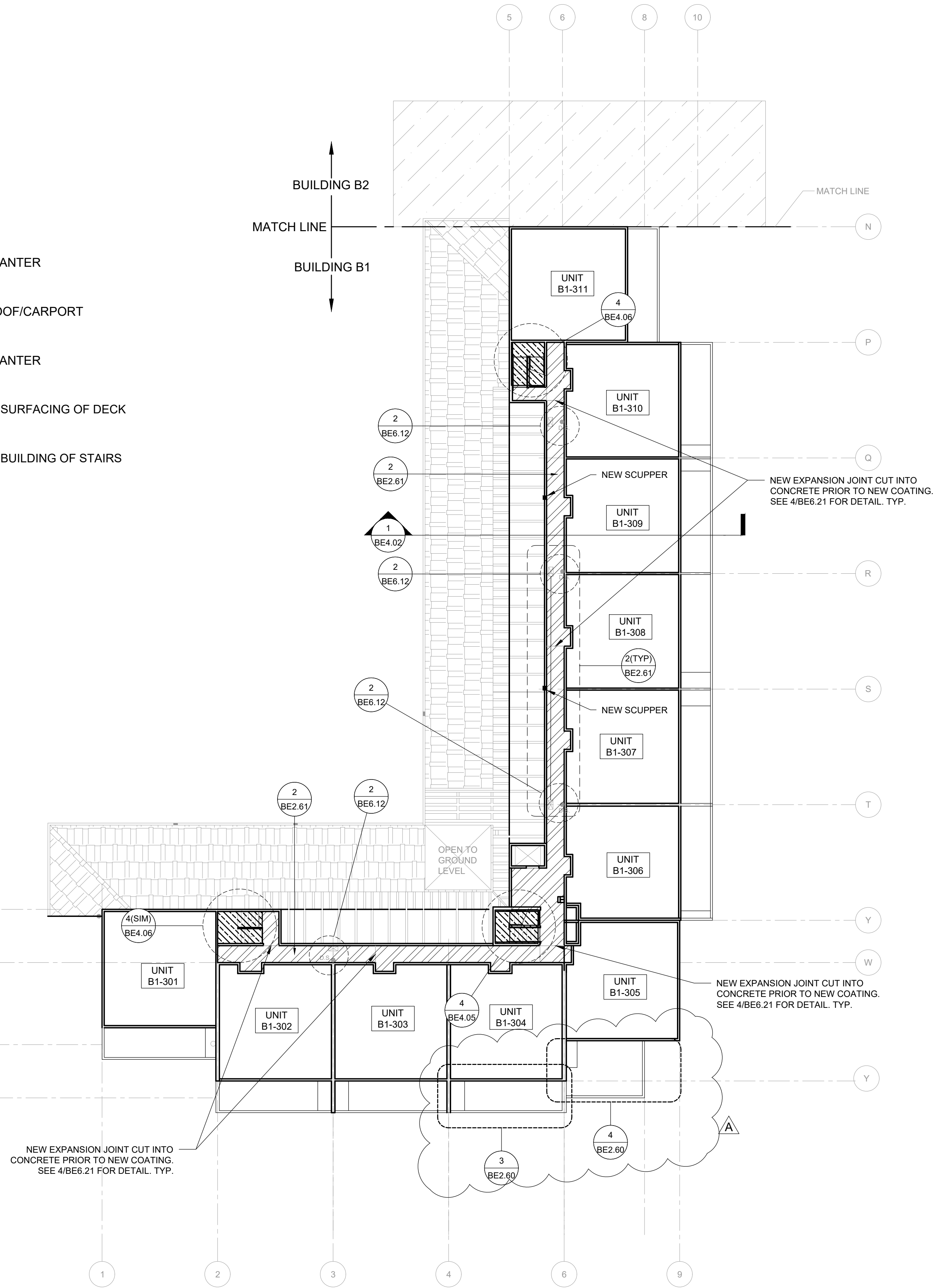
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DATE: Oct. 24, 2019

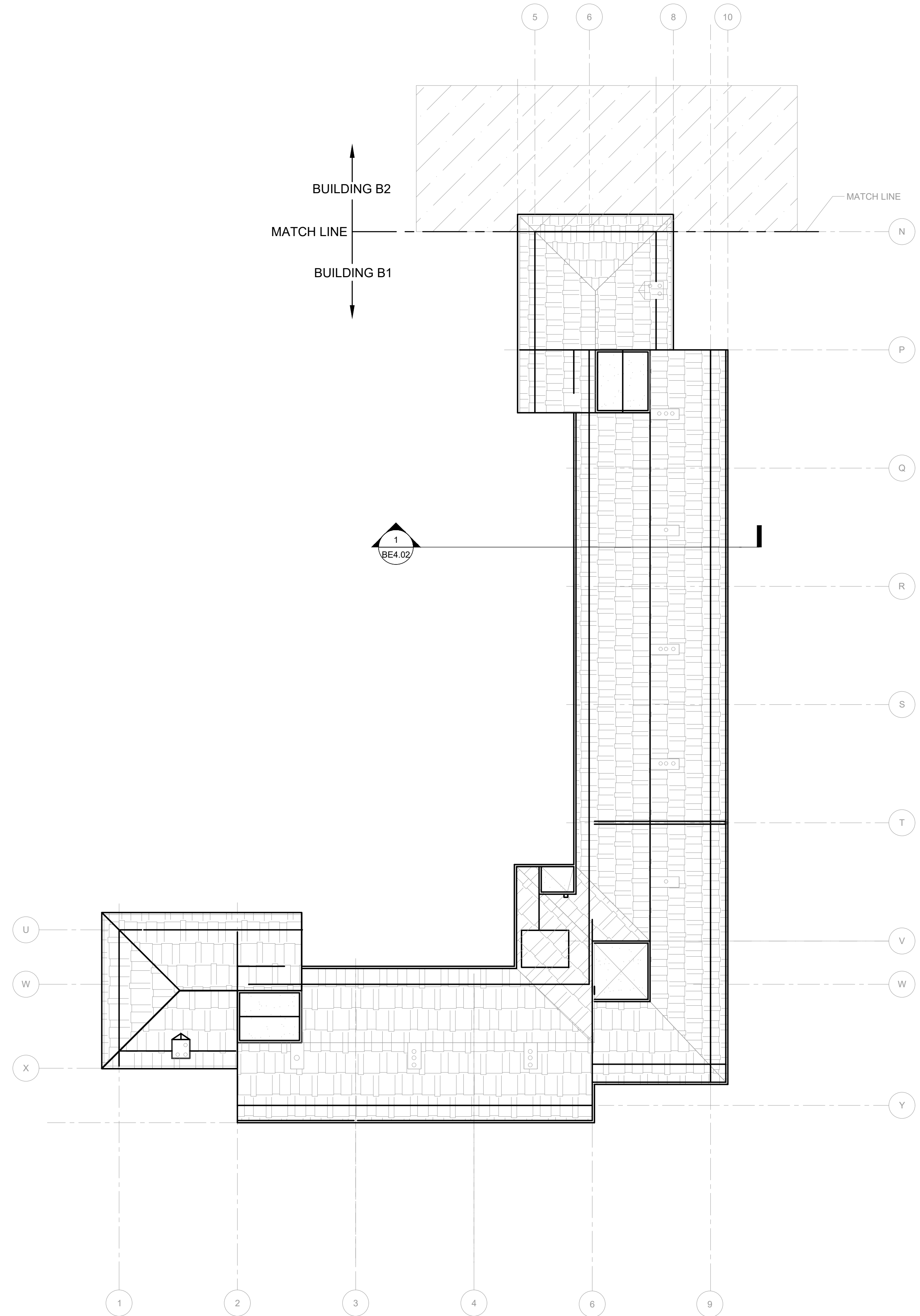
CHECKED BY: INITIALS

October 24, 2019 8:35 AM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg

- PLANTER
- ROOF/CARPORT
- PLANTER
- RESURFACING OF DECK
- REBUILDING OF STAIRS



1 BUILDING B1 - 3RD FLOOR - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"



2 BUILDING B1 - ROOF - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"

STAMP:



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LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR  
REHABILITATION

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

SCOPE OF WORK  
BUILDING B1 PLAN -  
LEVELS 3 & ROOF

DRAWING NO.:

BE-2.06

SCALE: As NOTED

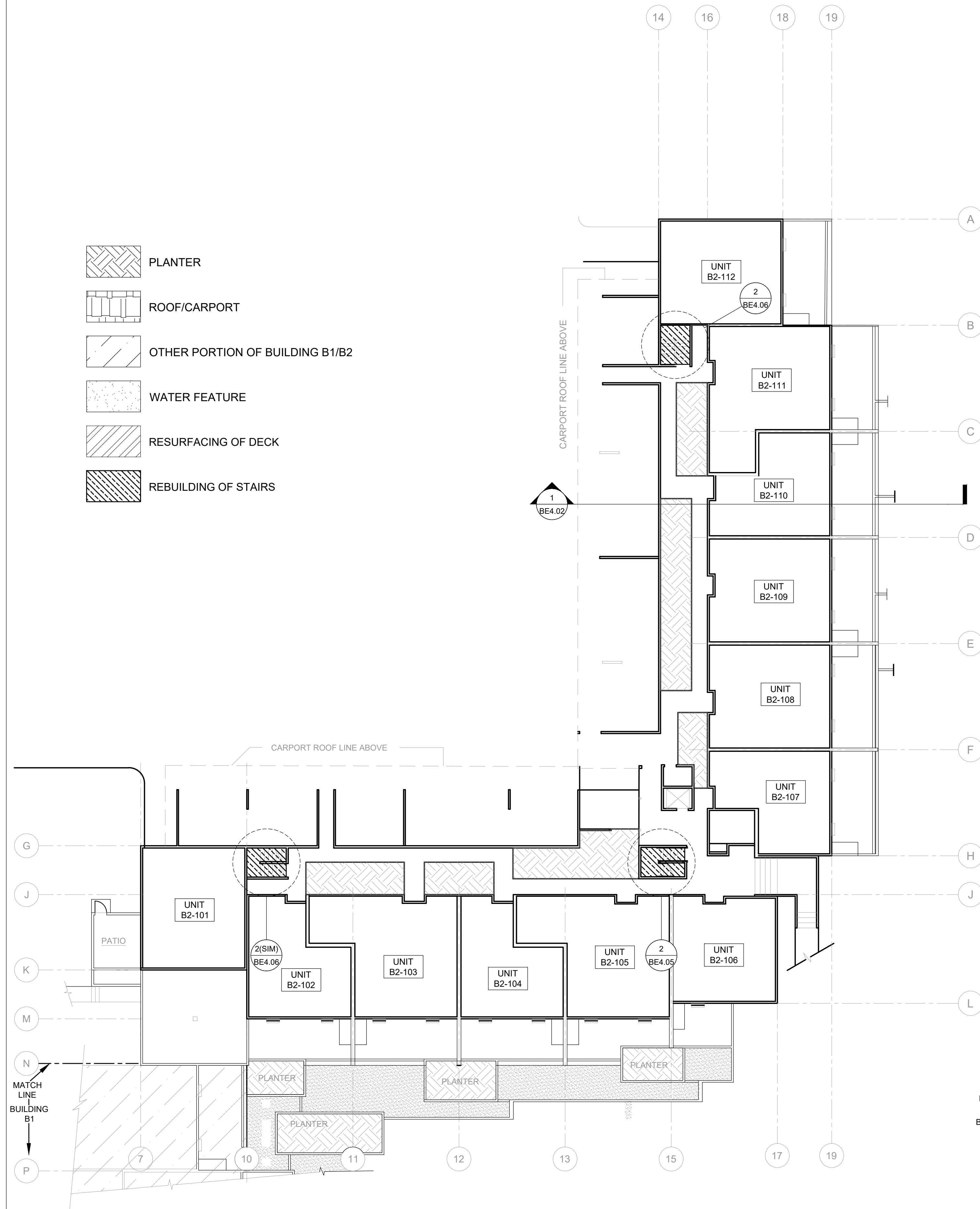
DRAWN BY: DAA

DATE: Oct. 24, 2019

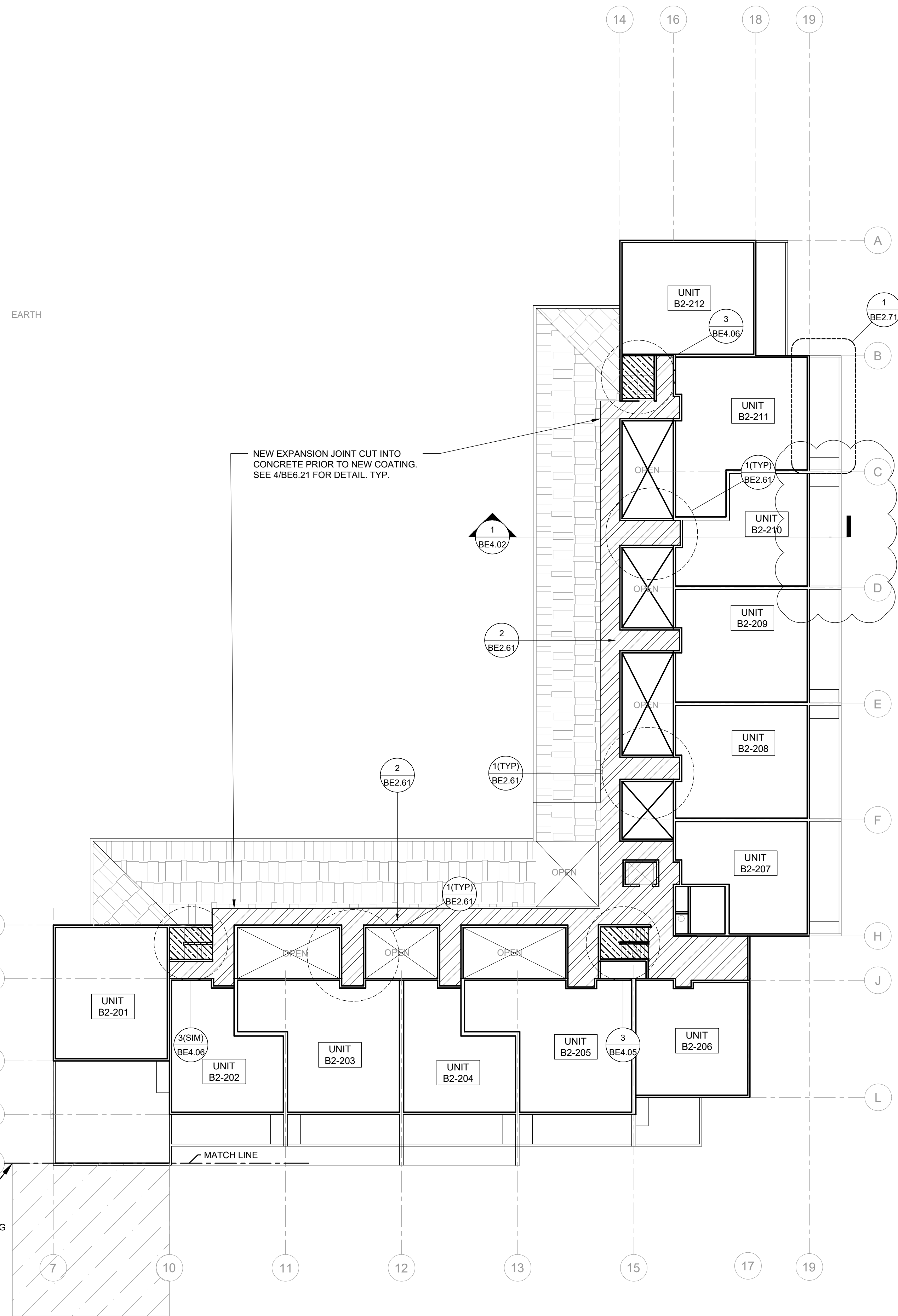
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October 24, 2019 8:37 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg

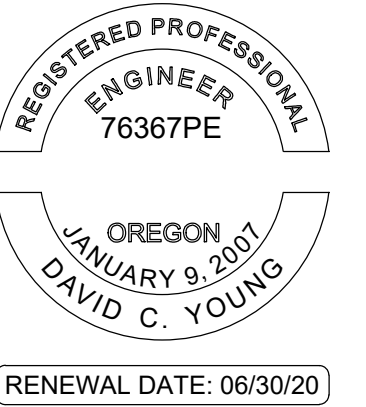


1 BUILDING B2 - 1ST FLOOR - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"



2 BUILDING B2 - 2ND FLOOR - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
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△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

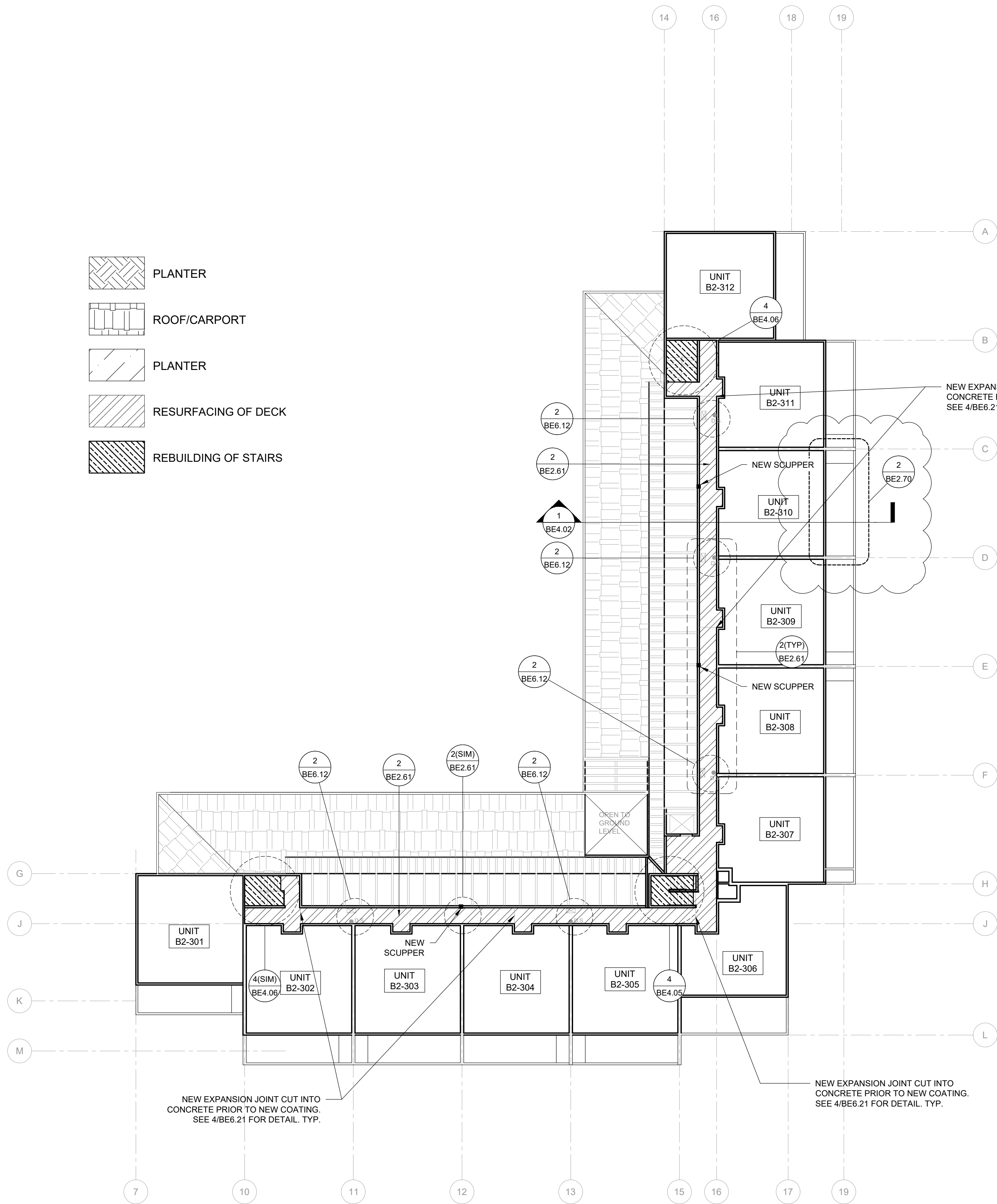
SHEET TITLE:  
**SCOPE OF WORK  
BUILDING B2 PLAN -  
LEVELS 1 & 2**

DRAWING NO.:  
**BE-2.07**

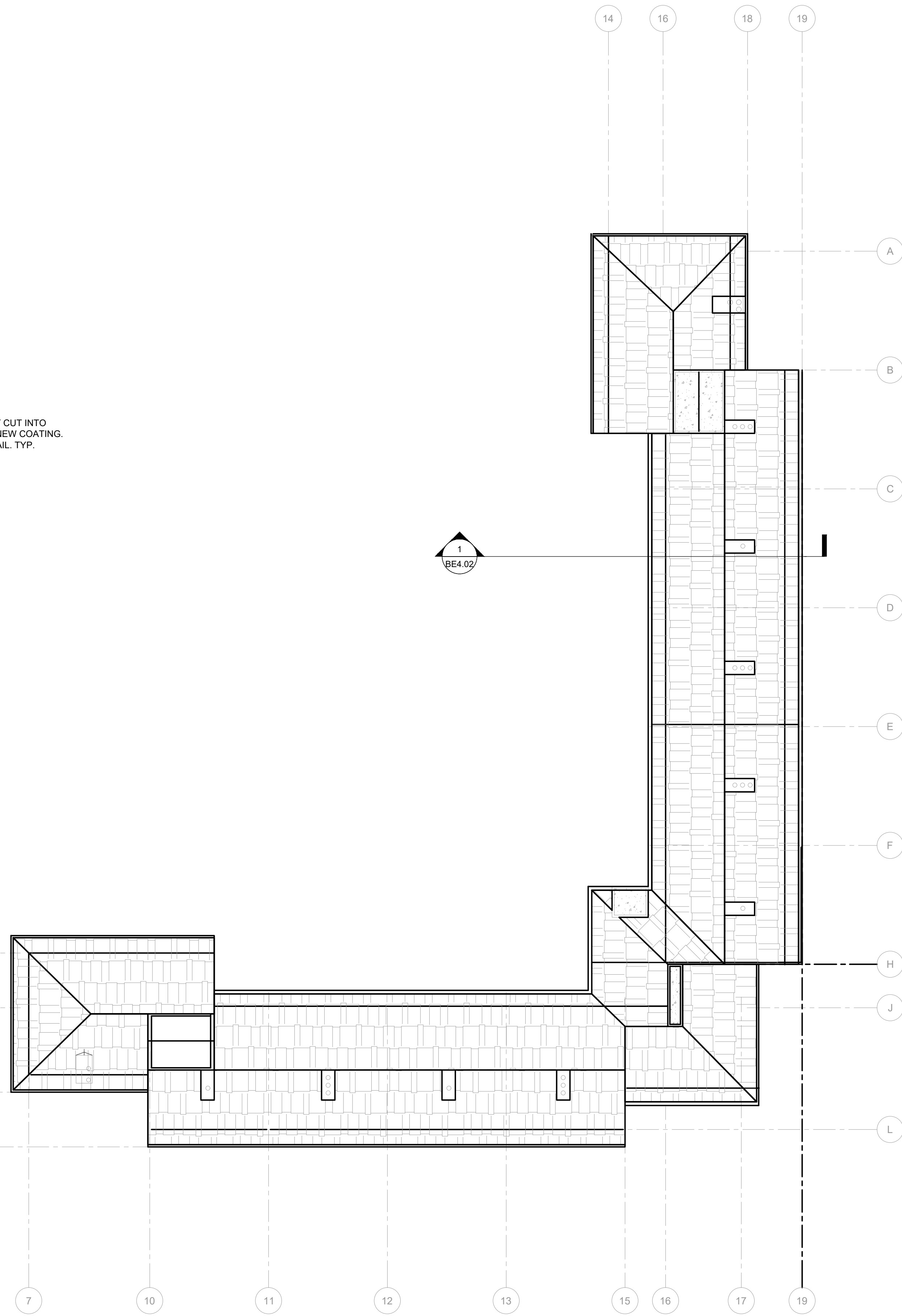
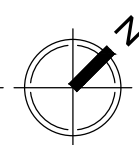
SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS

October 24, 2019 8:37 AM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg

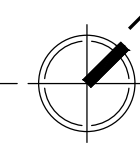
- PLANTER
- ROOF/CARPORT
- PLANTER
- RESURFACING OF DECK
- REBUILDING OF STAIRS



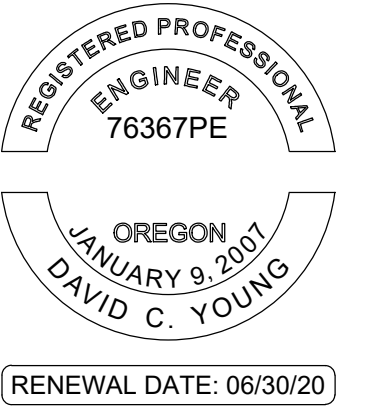
1 BUILDING B2 - 3RD FLOOR - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"



1 BUILDING B2 - ROOF - SCOPE OF WORK  
SCALE: 1/16" = 1'-0"



STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
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△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

**PARTIAL EXTERIOR REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**SCOPE OF WORK  
BUILDING B2 PLAN -  
LEVELS 3 & ROOF**

DRAWING NO.:

**BE-2.08**

SCALE: As Noted

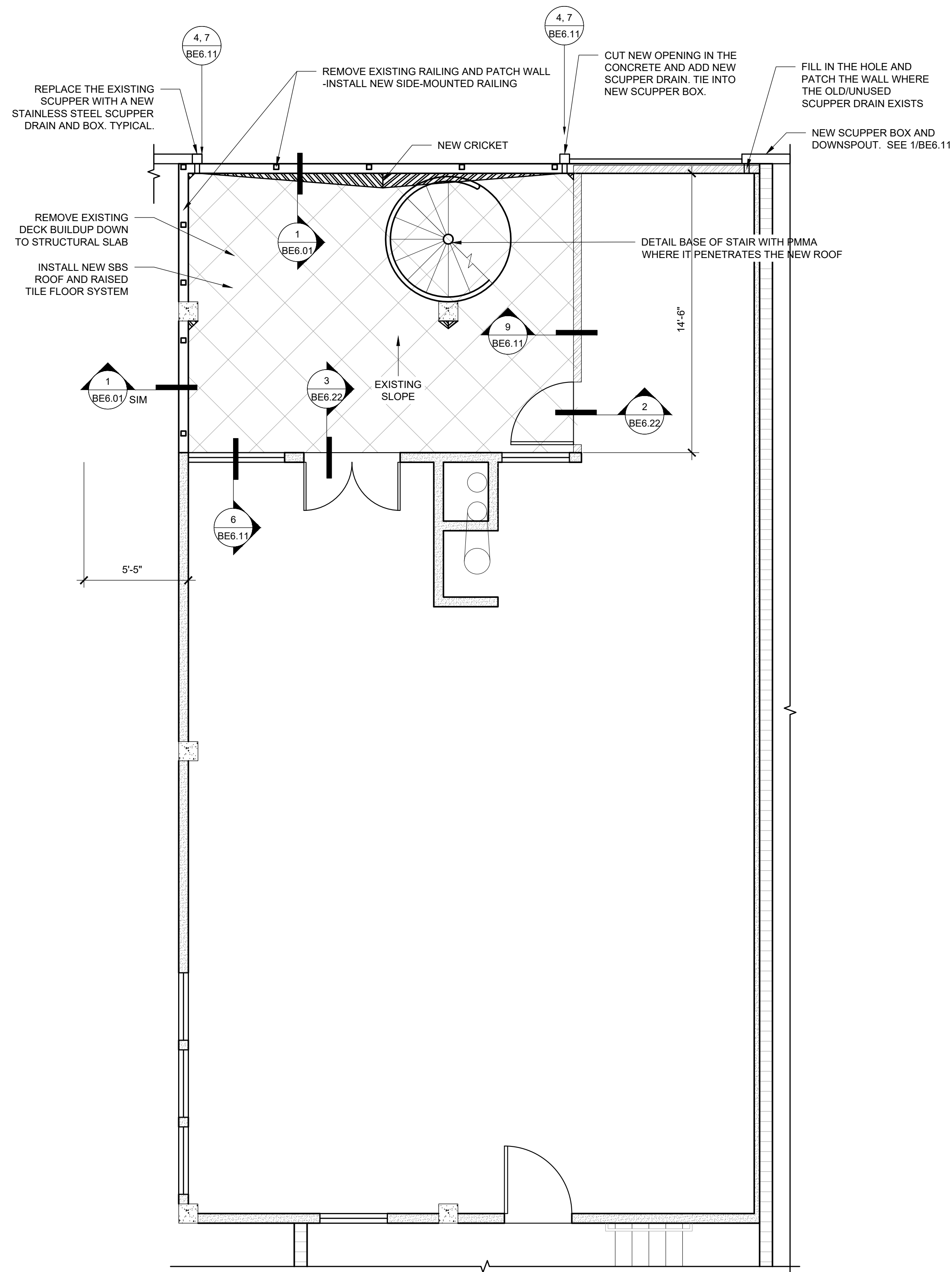
DRAWN BY: DAA

DATE: Oct. 24, 2019

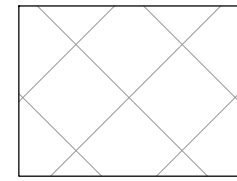
CHECKED BY: INITIALS



October 24, 2019 8:40 AM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents-1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg



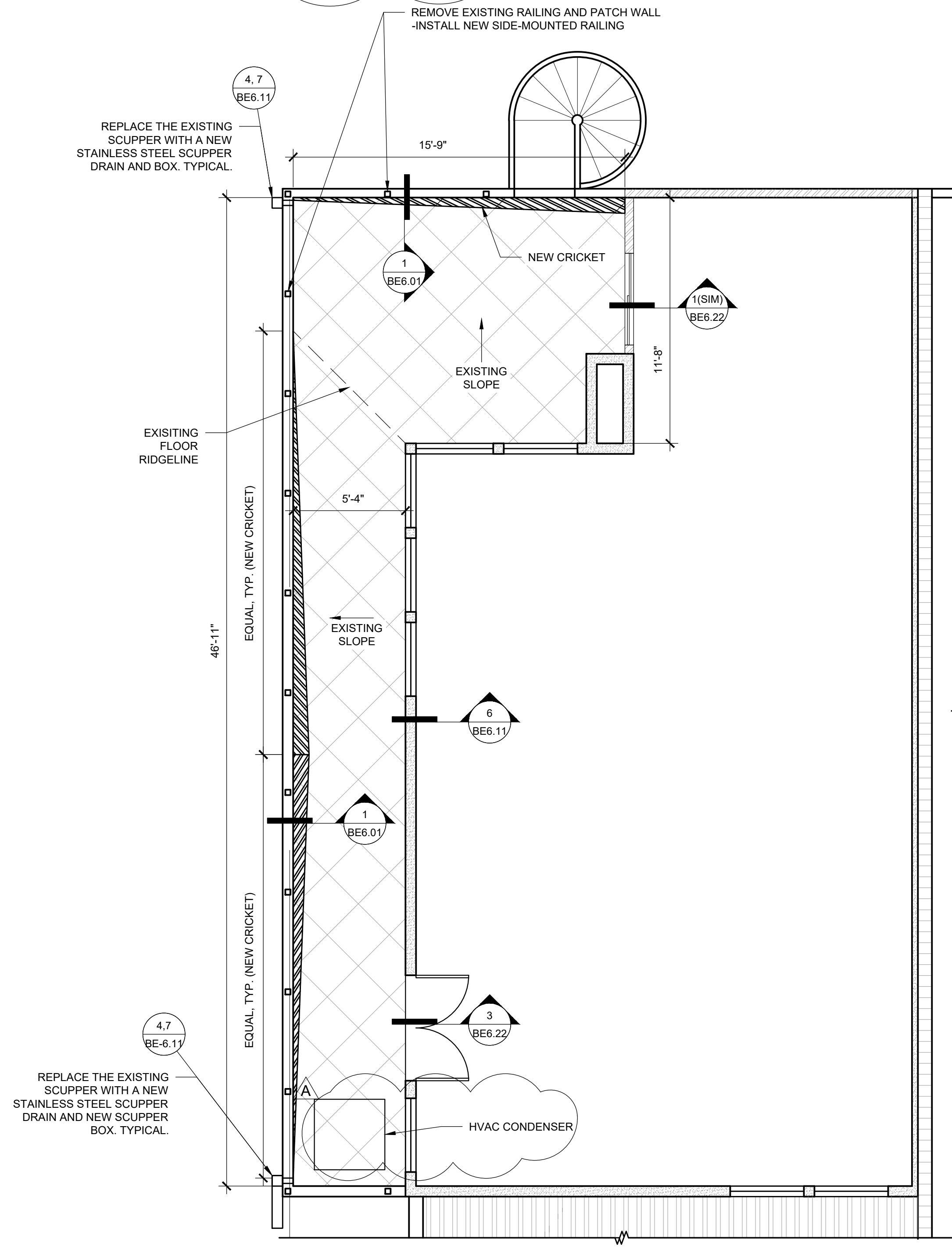
1 LOWER FLOOR PLAN - UNIT A-3  
SCALE: 1/4" = 1'-0"



AREA OF WORK

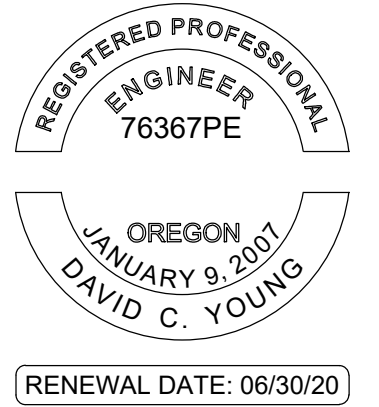
GENERAL SCOPE OF WORK:

1. CONTRACTOR TO REMOVE THE EXISTING DECK BUILDUP DOWN TO THE STRUCTURAL SLAB AND CUT A 6" STRIP OF STUCCO AWAY FROM THE BASE OF THE WALLS FOR NEW FLASHING AND WATERPROOFING.
2. CONTRACTOR TO INSTALL NEW SBS ROOF WITH NEW FLASHING AND STAINLESS STEEL DRAINS AND SCUPPERS, AND TIE INTO EXISTING DOWNSPOUTS.
3. NEW CRICKETS ON DECKS TO DIRECT DRAINAGE
4. NEW RAISED PAVER DECK SYSTEM TO BE INSTALLED.
5. CONTRACTOR TO REMOVE EXISTING RAILING AND REPAIR THE WALLS.
6. NEW SIDE-MOUNTED RAILING IS TO BE INSTALLED AND FINISHED PER DETAILS.
7. STOREFRONT DOOR-SYSTEMS WILL-NEED TO BE TAKEN APART AND REMOVED SO THRESHOLD WATERPROOFING CAN OCCUR.
8. RELOCATE MECHANICAL DURING COATING WORK AND REINSTALL.



2 UPPER FLOOR PLAN - UNIT A-3  
SCALE: 1/4" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

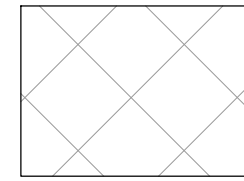
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**ENLARGED PLANS (BUILDING A)**

DRAWING NO.:  
**BE-2.50**

SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS



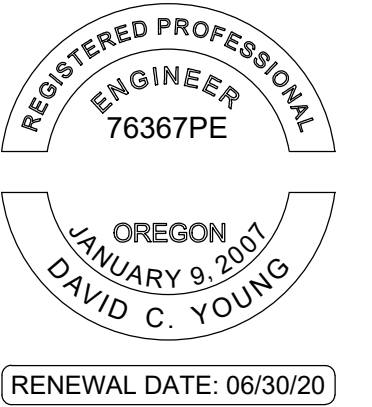


AREA OF WORK

GENERAL SCOPE OF WORK:

1. CONTRACTOR TO REMOVE THE EXISTING DECK BUILDUP DOWN TO THE STRUCTURAL SLAB AND CUT A 6" STRIP OF STUCCO AWAY FROM THE BASE OF THE WALLS FOR NEW FLASHING AND WATERPROOFING.
2. CONTRACTOR TO INSTALL NEW SBS ROOF WITH NEW FLASHING AND STAINLESS STEEL DRAINS AND SCUPPERS, AND TIE INTO EXISTING DOWNSPOUTS.
3. NEW CRICKETS ON DECKS TO DIRECT DRAINAGE
4. NEW RAISED PAVER DECK SYSTEM TO BE INSTALLED.
5. CONTRACTOR TO REMOVE EXISTING RAILING AND REPAIR THE WALLS.
6. NEW SIDE-MOUNTED RAILING IS TO BE INSTALLED AND FINISHED PER DETAILS.
7. STOREFRONT DOOR SYSTEMS WILL NEED TO BE TAKEN APART AND REMOVED SO THRESHOLD WATERPROOFING CAN OCCUR.
8. RELOCATE MECHANICAL DURING COATING WORK AND REINSTALL.

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

**PARTIAL EXTERIOR REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**ENLARGED PLANS (BUILDING A)**

DRAWING NO.:

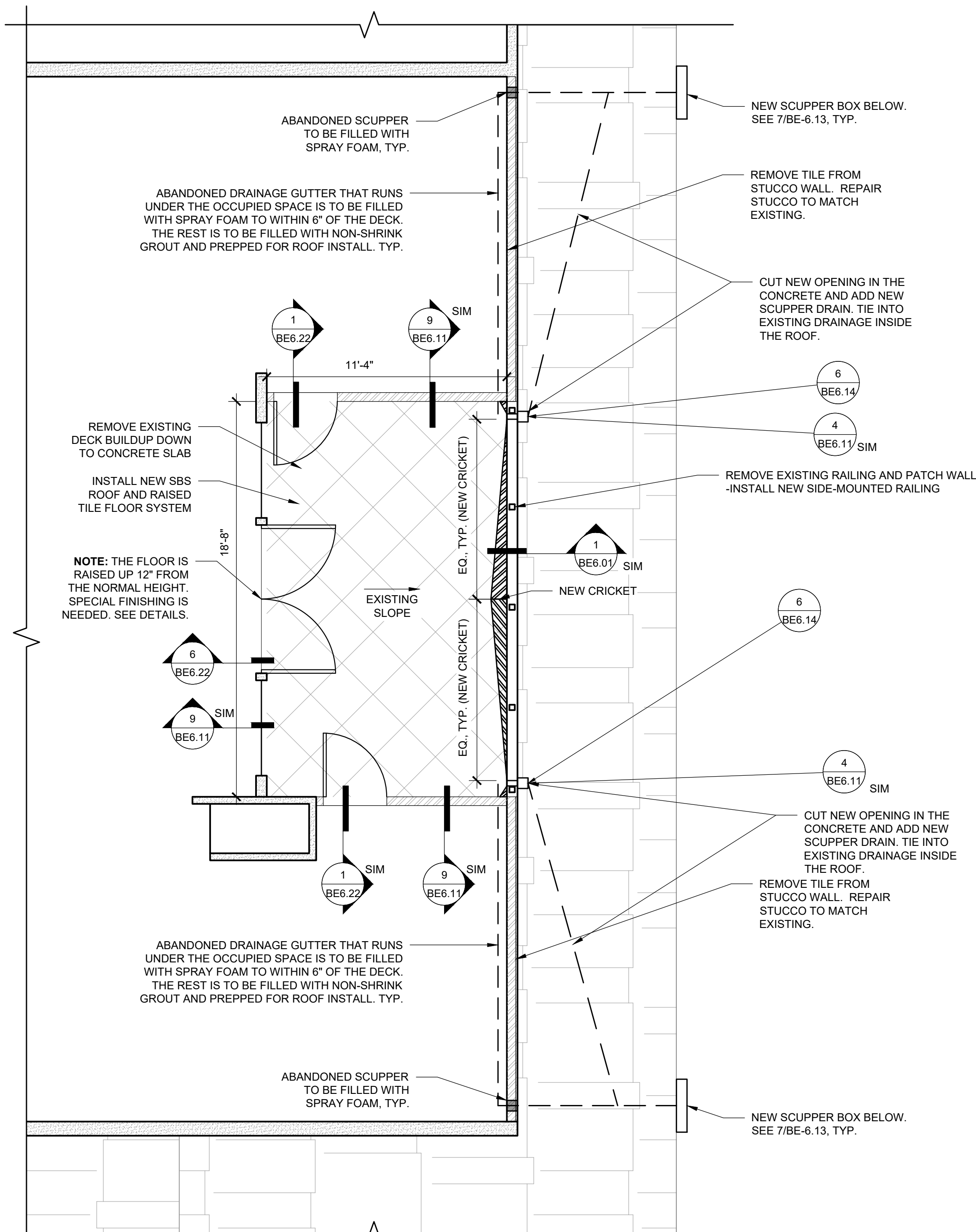
**BE-2.51**

SCALE: As Noted

DRAWN BY: DAA

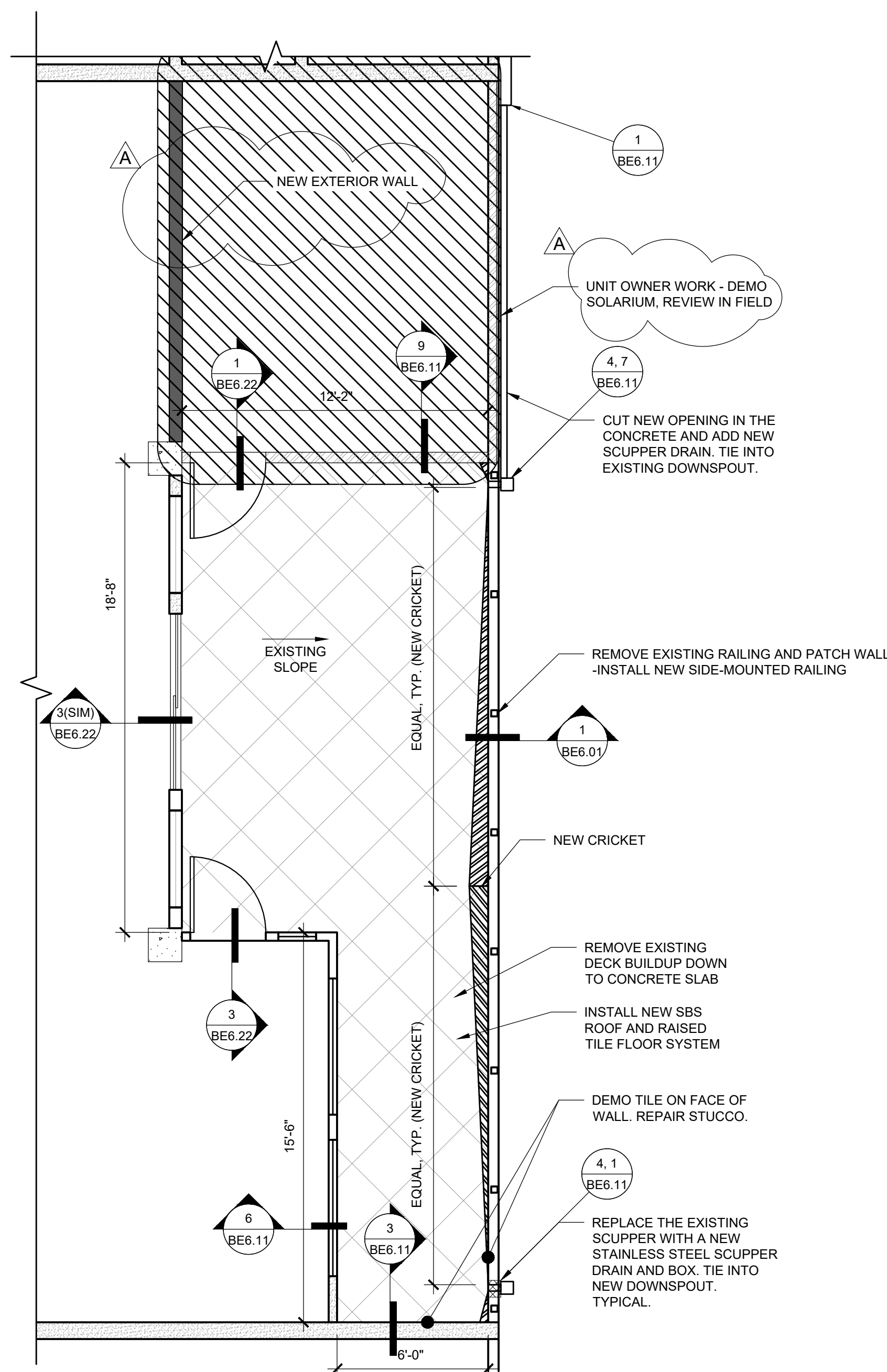
DATE: Oct. 24, 2019

CHECKED BY: INITIALS



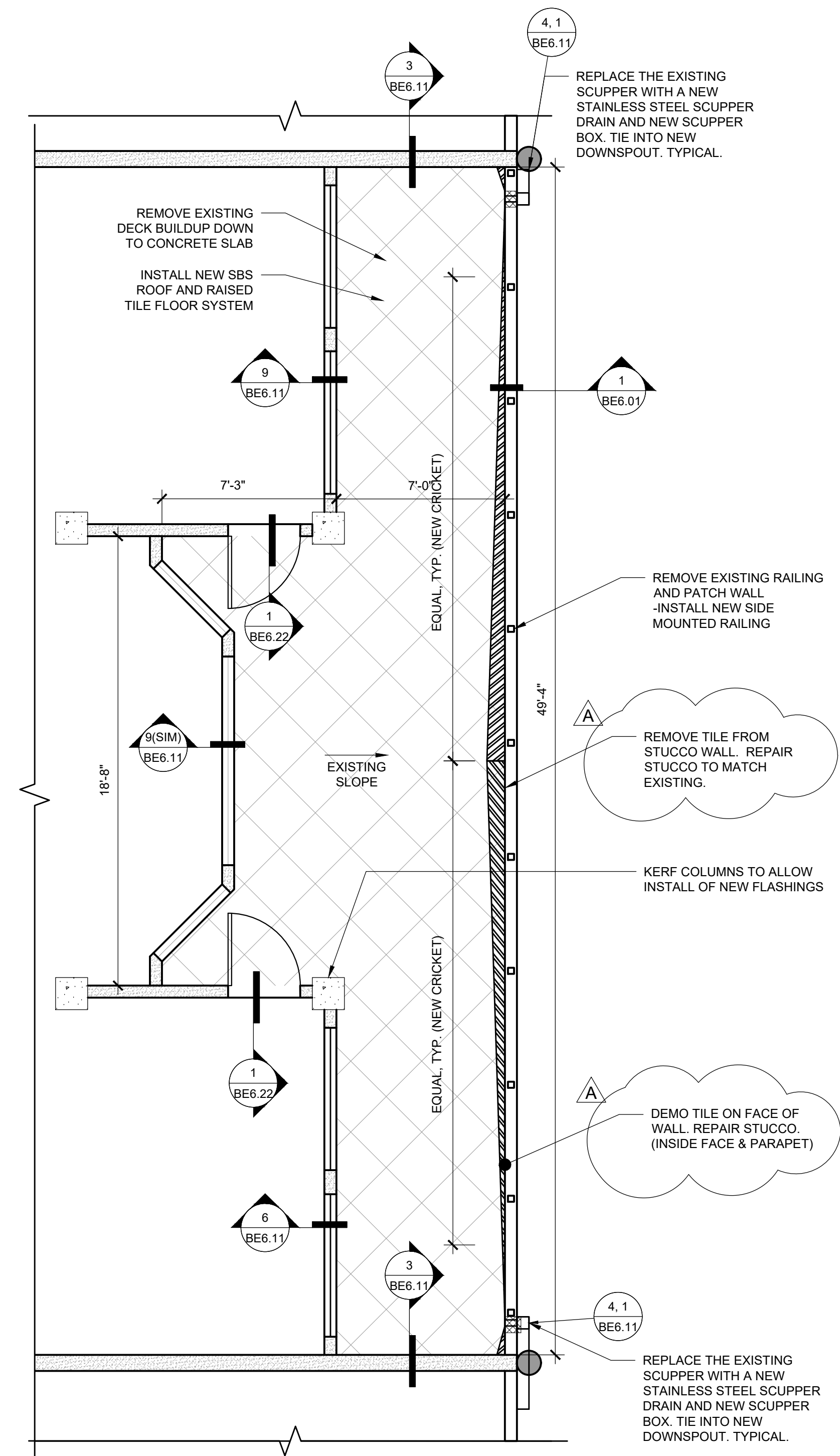
**3 FLOOR PLAN - UNIT A-27**

SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - UNIT A-20**

SCALE: 1/4" = 1'-0"

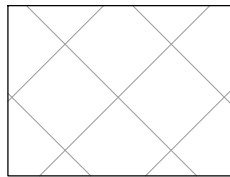


**1 FLOOR PLAN - UNIT A-11**

SCALE: 1/4" = 1'-0"



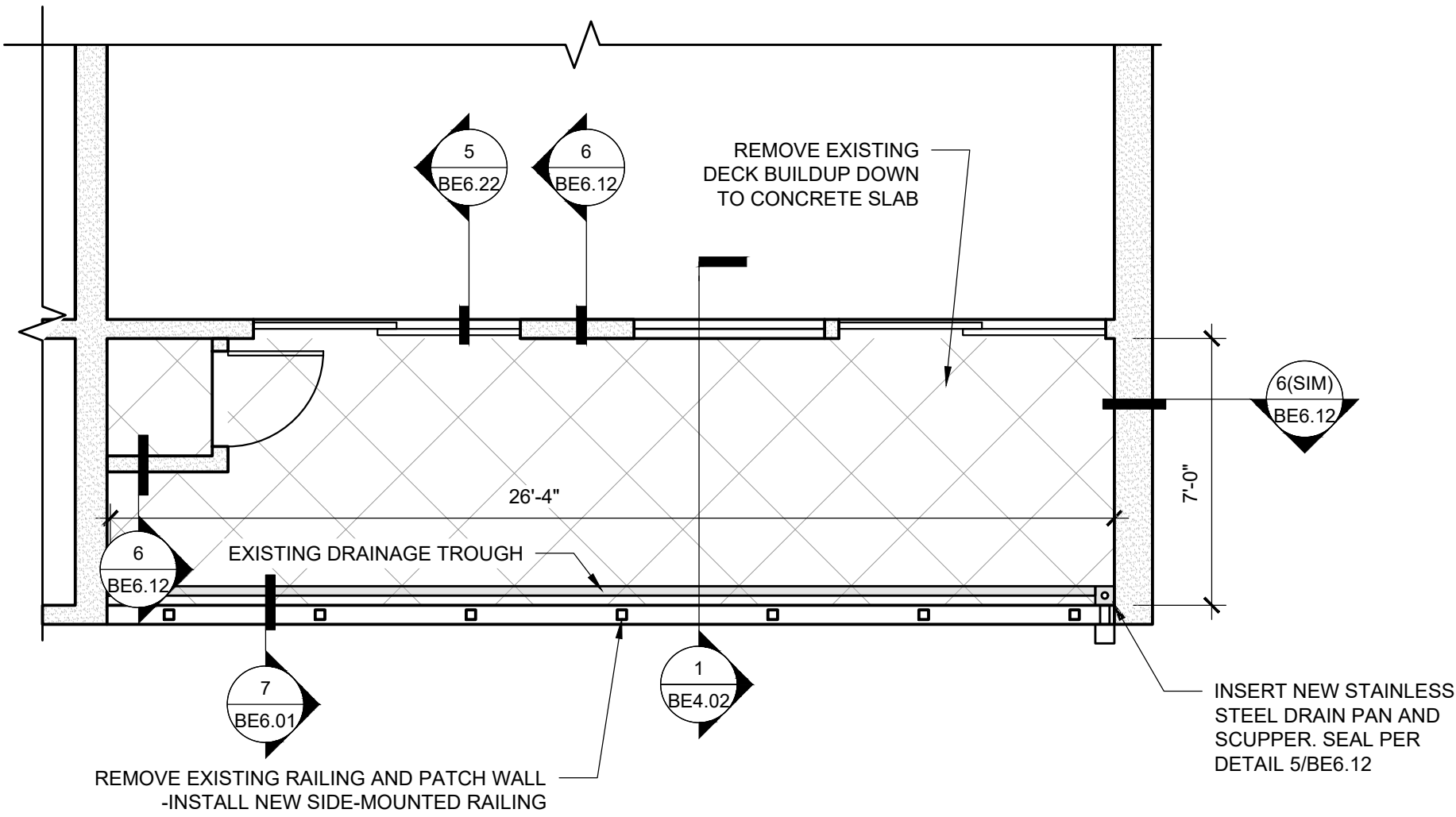
October 24, 2019 9:02 AM U:\B3438 - The Landing Condos Rehabilitation\Construction Documents\1 RDH Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg



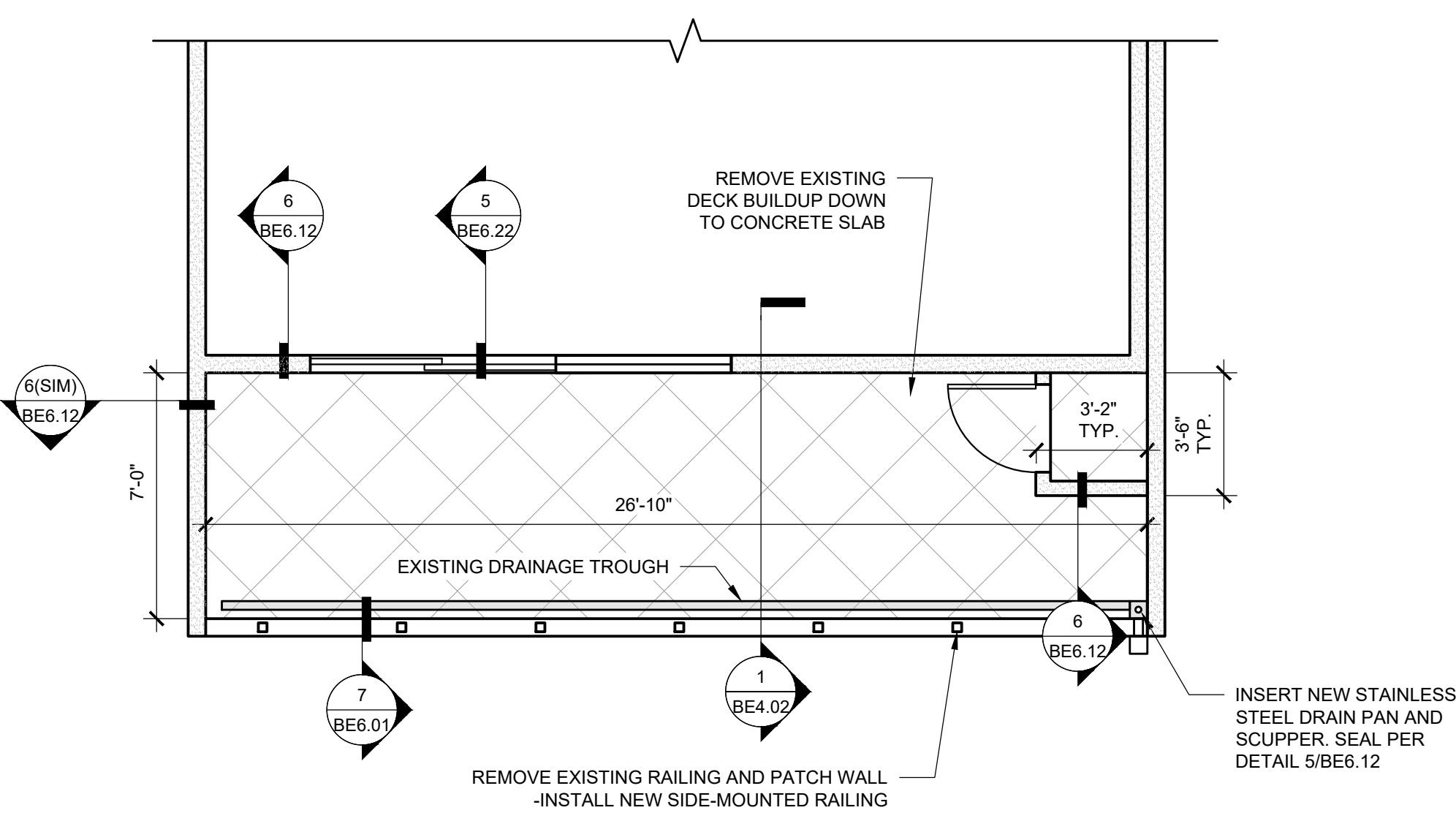
AREA OF WORK

GENERAL SCOPE OF WORK:

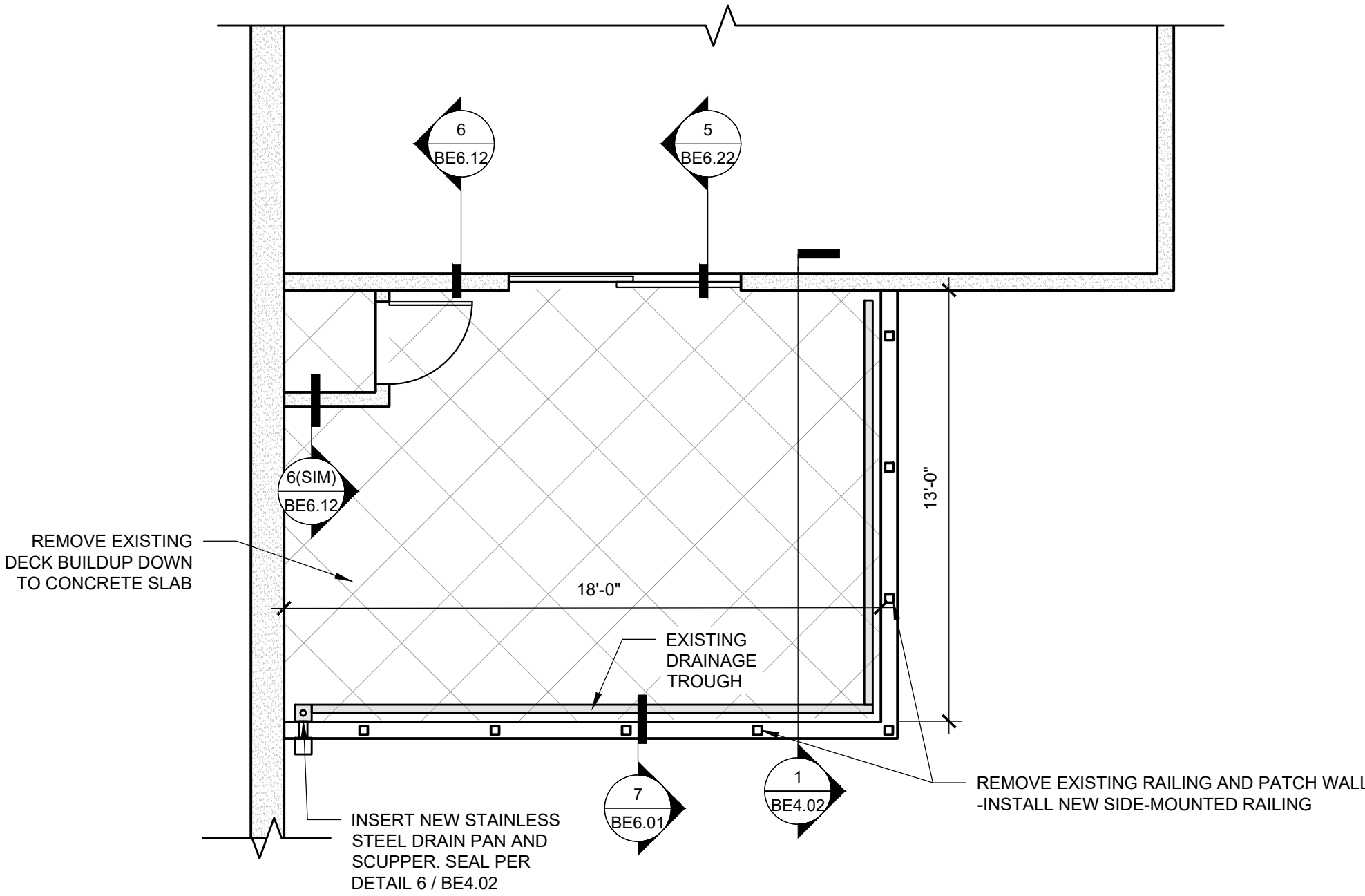
1. CONTRACTOR TO REMOVE THE EXISTING COATING ON THE DECK DOWN TO THE CONCRETE SLAB AND CUT A 4" STRIP OF STUCCO AWAY FROM THE BASE OF THE WALLS FOR NEW FLASHING AND WATERPROOFING
2. CONTRACTOR TO INSTALL NEW DECK COATING WITH NEW FLASHING AND STAINLESS STEEL DRAIN INSERTS
3. CONTRACTOR TO REMOVE EXISTING RAILING AND REPAIR THE WALLS
4. NEW SIDE-MOUNTED RAILING IS TO BE INSTALLED AND FINISHED PER DETAILS
5. TEMPORARILY RELOCATE AND STORE MECHANICAL UNITS WHILE DECKS ARE BEING RECOATED. REINSTALL ON FOAM RISER BLOCKS PER CODE



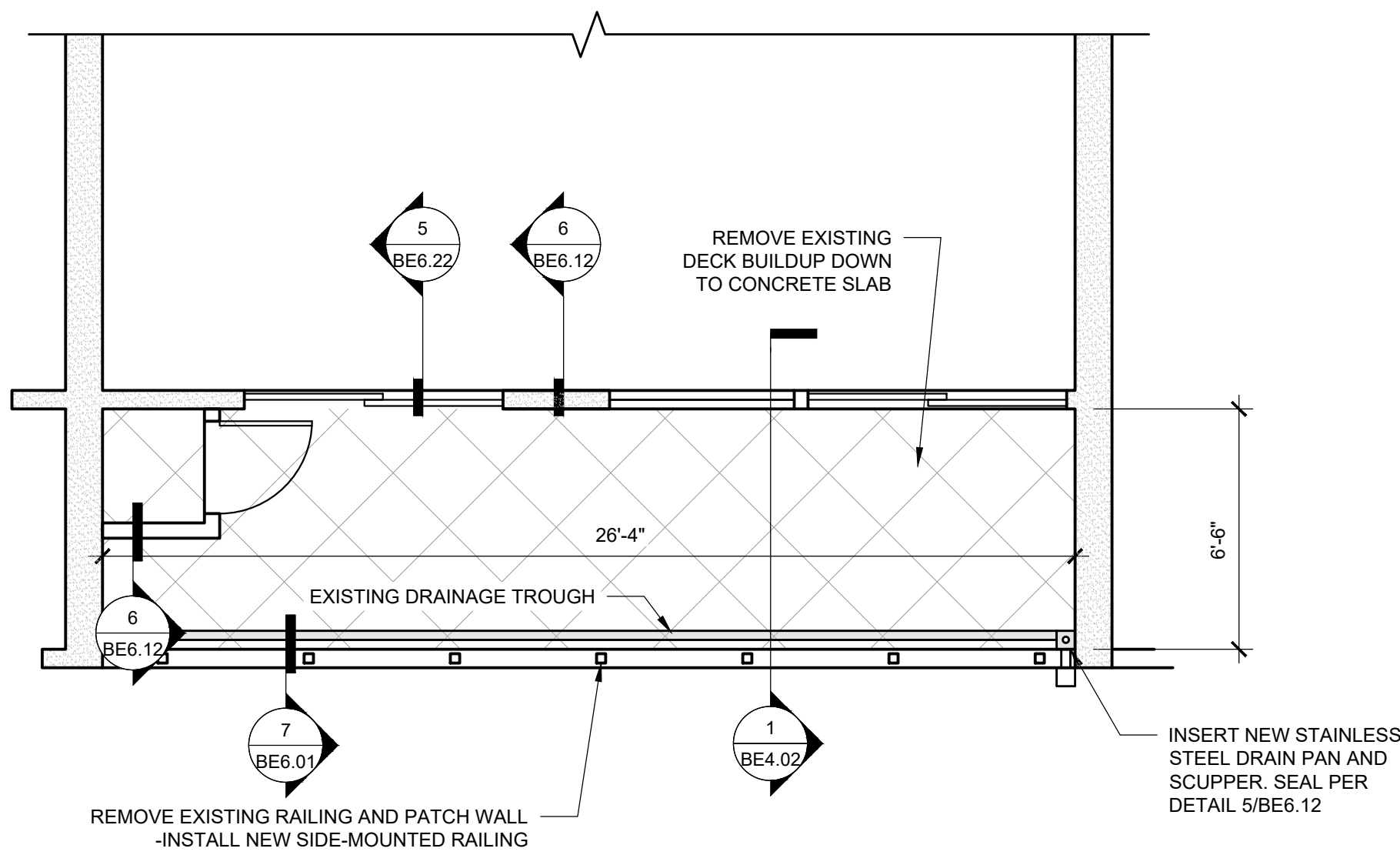
3 FLOOR PLAN - UNIT B1-304  
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - UNIT B1-201  
SCALE: 1/4" = 1'-0"

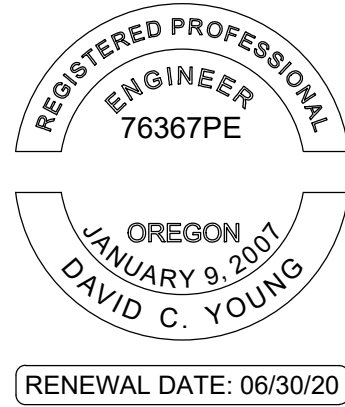


4 FLOOR PLAN - UNIT B1-305  
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - UNIT B1-204  
SCALE: 1/4" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

**PARTIAL EXTERIOR  
REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**ENLARGED PLANS  
(BUILDING B1)**

DRAWING NO.:

BE-2.60

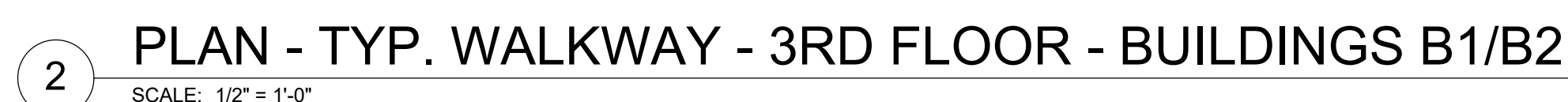
SCALE: As NOTED

DRAWN BY: DAA

DATE: Oct. 24, 2019

CHECKED BY: INITIALS

LEGEND



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100,000,000 50,000,000 0

PROJECT NO.: **D-100-010**

B3438.016

## References

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PROJECT TITLE:

\_\_\_\_\_

\_\_\_\_\_

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## PARTIAL EXTERIOR

## PARTIAL EXTERIOR

REHABILITATION

REHABILITATION

\_\_\_\_\_

5150 SW LANDING DR PORTLAND, OR 97239

0100 0110 0101 0100 0110 0101 0100 0110 0101 0100

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SHEET TITLE: \_\_\_\_\_

## ENLARGED PLANS

## ENLARGED PLANS

(BUILDING B1)

(BUILDING B1)

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DRAWING NO.:

BE-2 61

DL-2.01

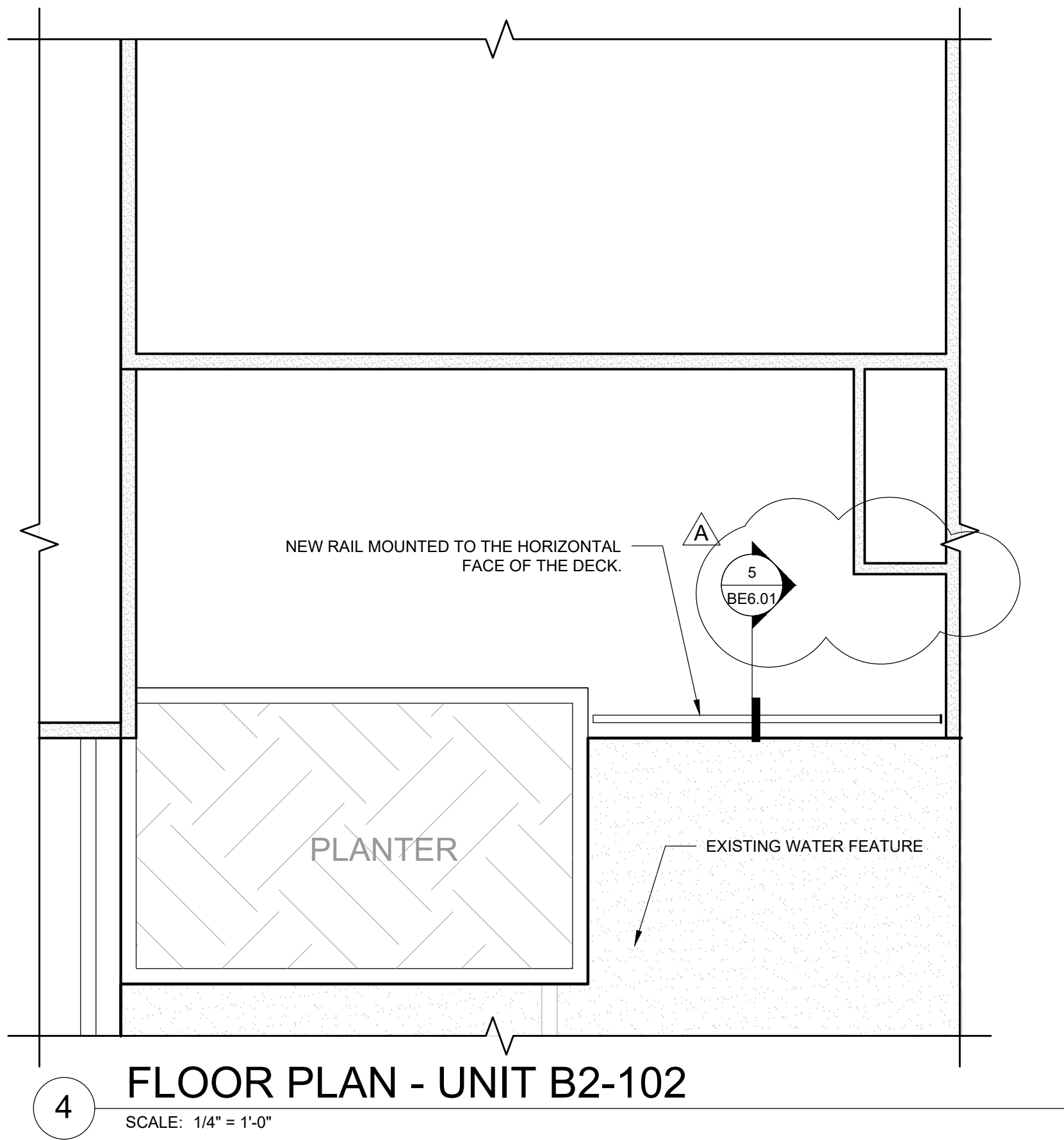
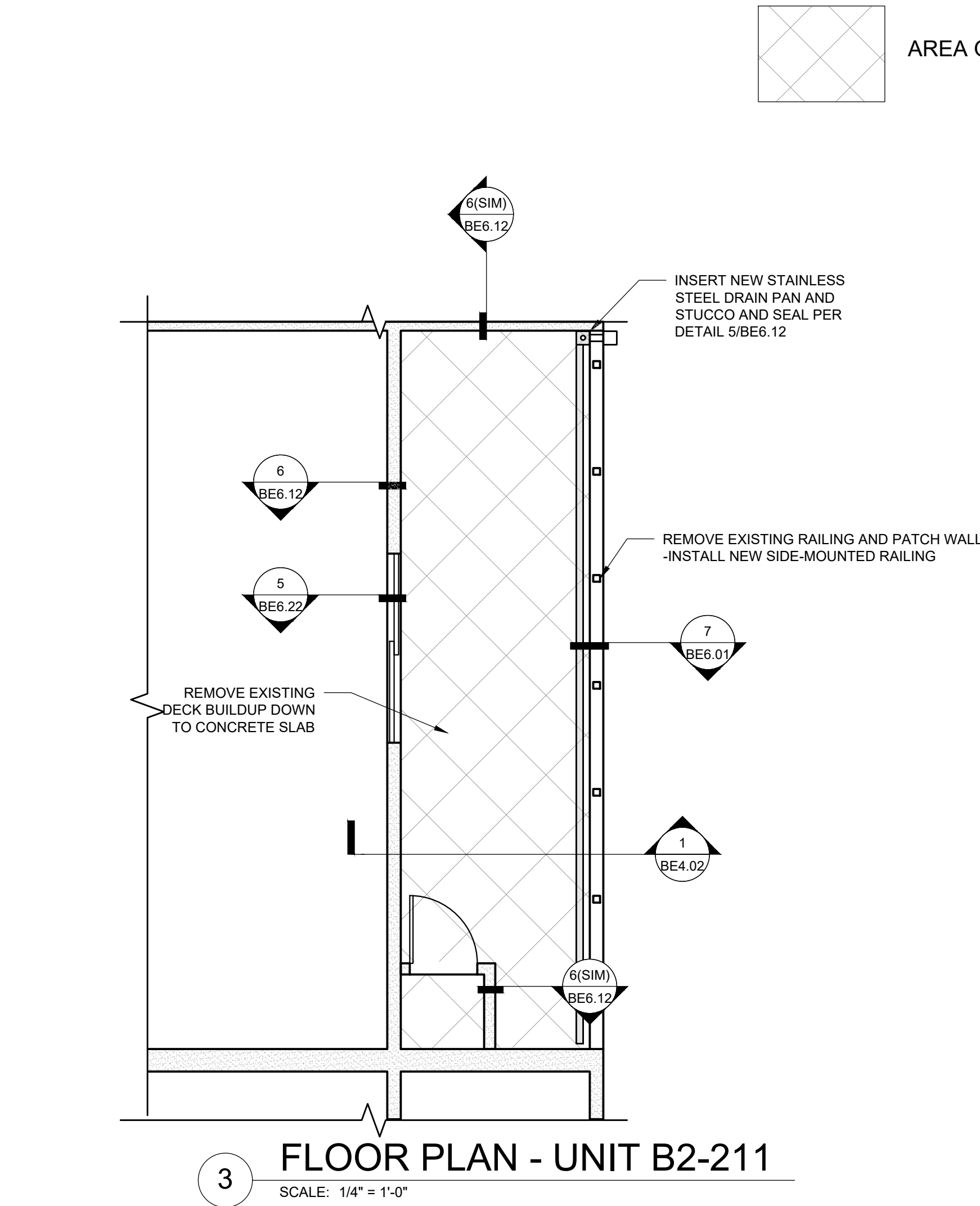
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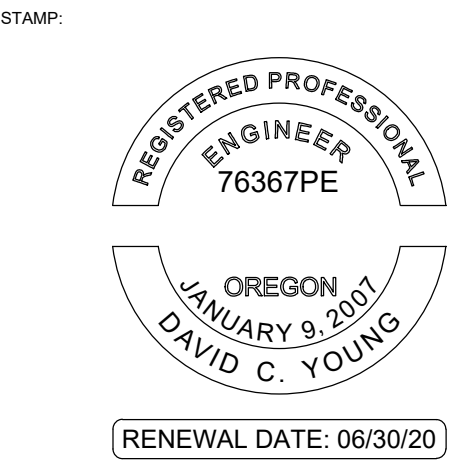
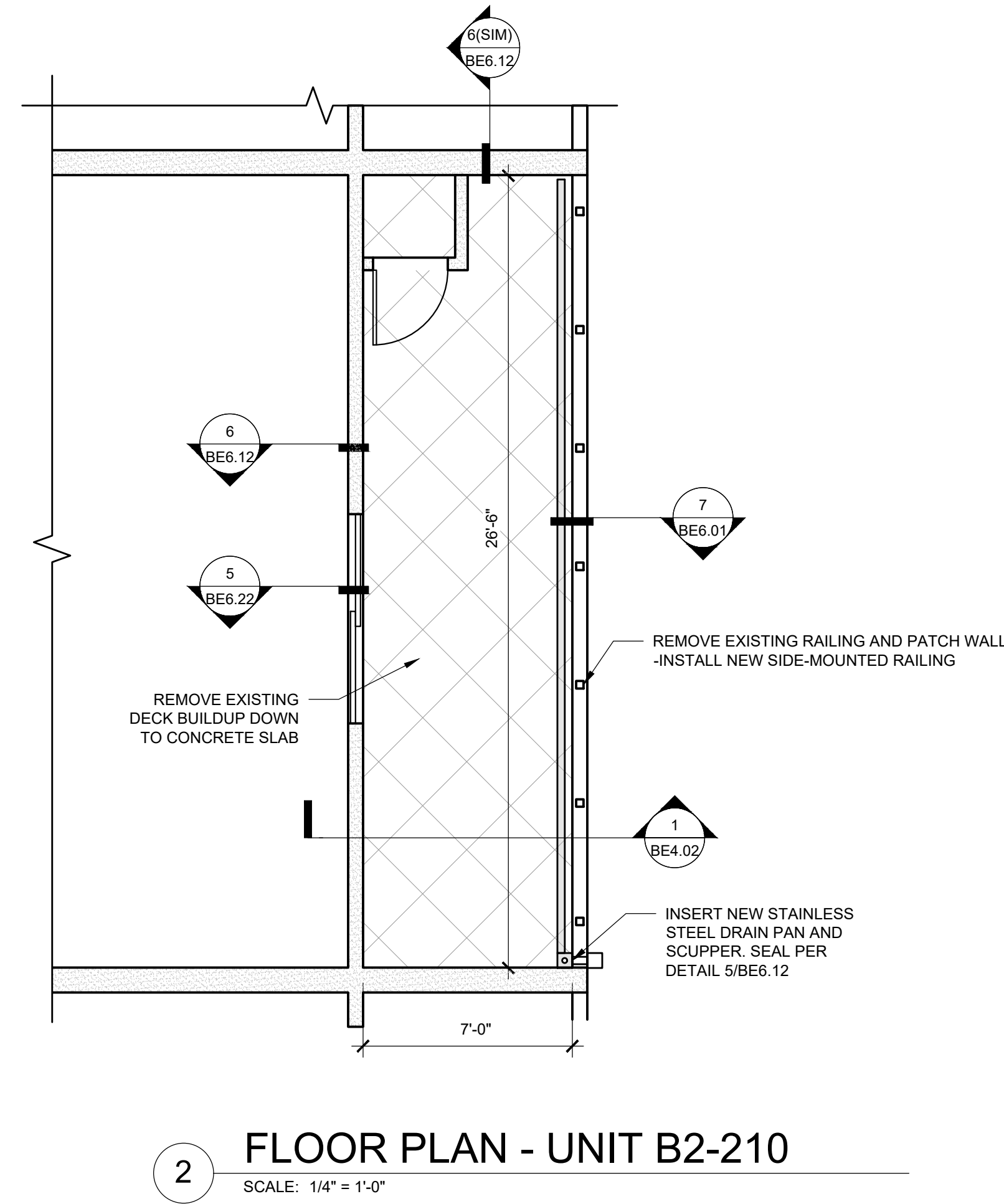
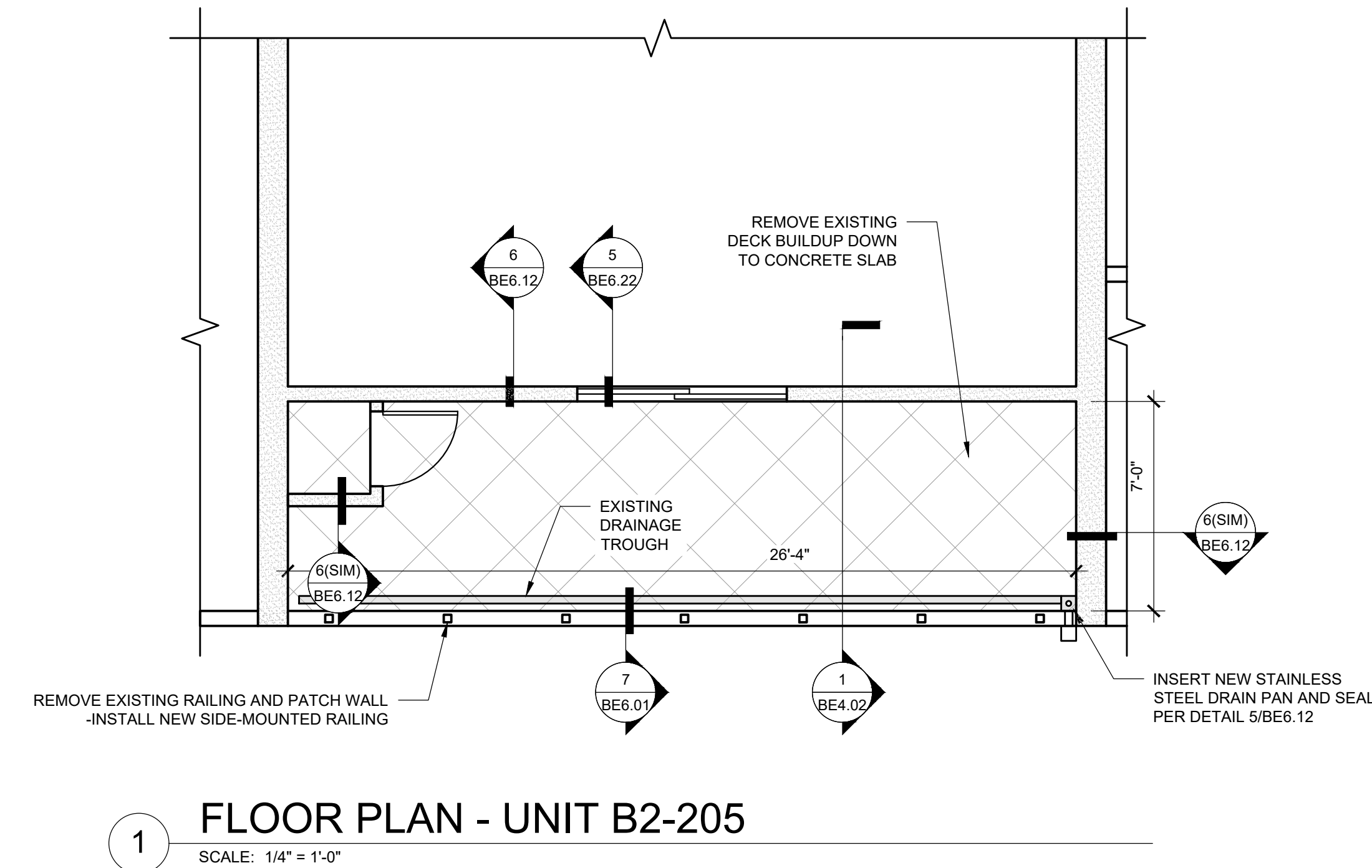
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October 24, 2019 9:08 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg



- GENERAL SCOPE OF WORK:
1. CONTRACTOR TO REMOVE THE EXISTING COATING ON THE DECK DOWN TO THE CONCRETE SLAB AND CUT A 4" STRIP OF STUCCO AWAY FROM THE BASE OF THE WALLS FOR NEW FLASHING AND WATERPROOFING
  2. CONTRACTOR TO INSTALL NEW DECK COATING WITH NEW FLASHING AND STAINLESS STEEL DRAIN INSERTS
  3. CONTRACTOR TO REMOVE EXISTING RAILING AND REPAIR THE WALLS
  4. NEW SIDE-MOUNTED RAILING IS TO BE INSTALLED AND FINISHED PER DETAILS
  5. TEMPORARILY RELOCATE AND STORE MECHANICAL UNITS WHILE DECKS ARE BEING RECOATED. REINSTALL ON FOAM RISER BLOCKS PER CODE



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

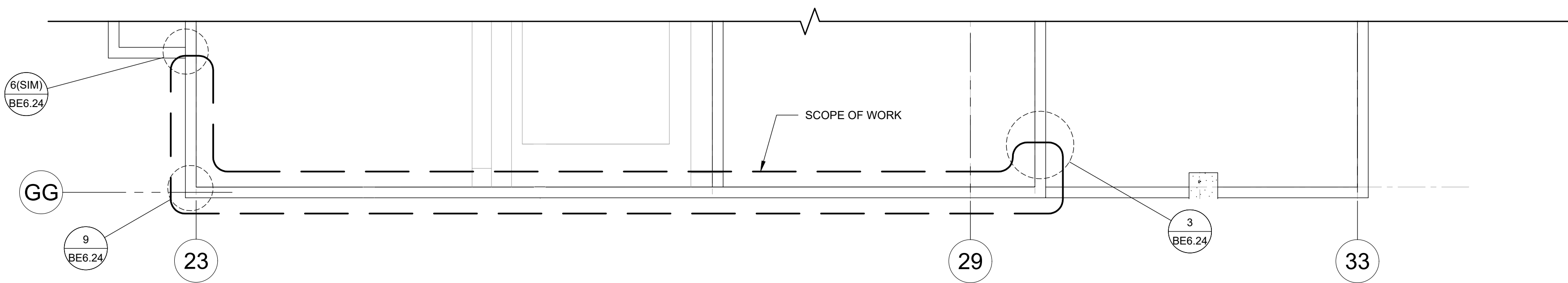
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**ENLARGED PLANS (BUILDING B2)**

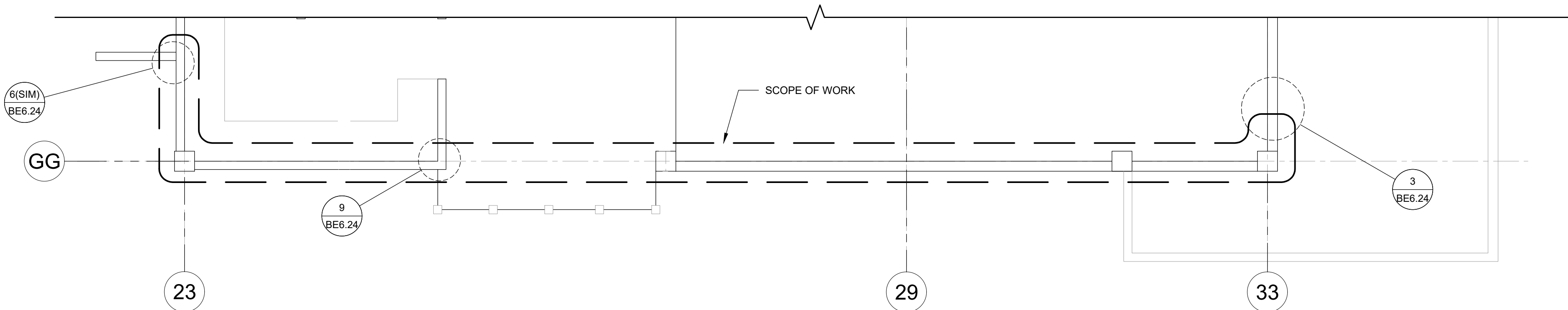
DRAWING NO.:  
**BE-2.70**

SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS

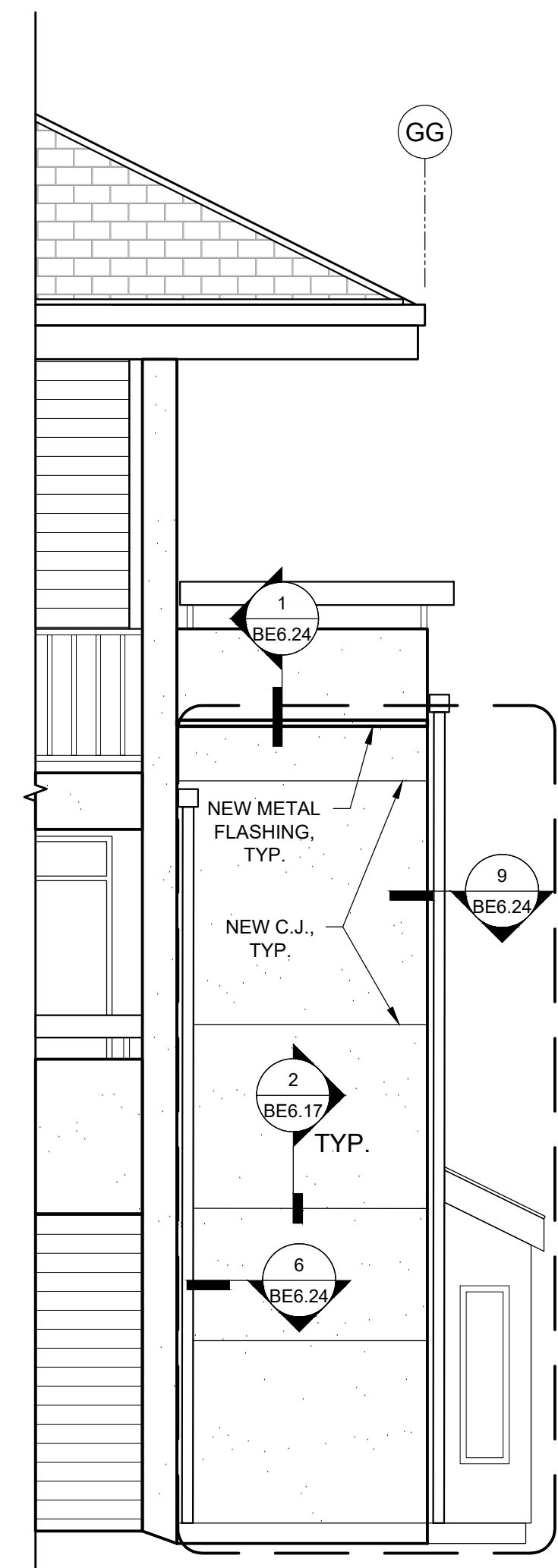
October 24, 2019 9:11 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 3.x - Elevations.dwg



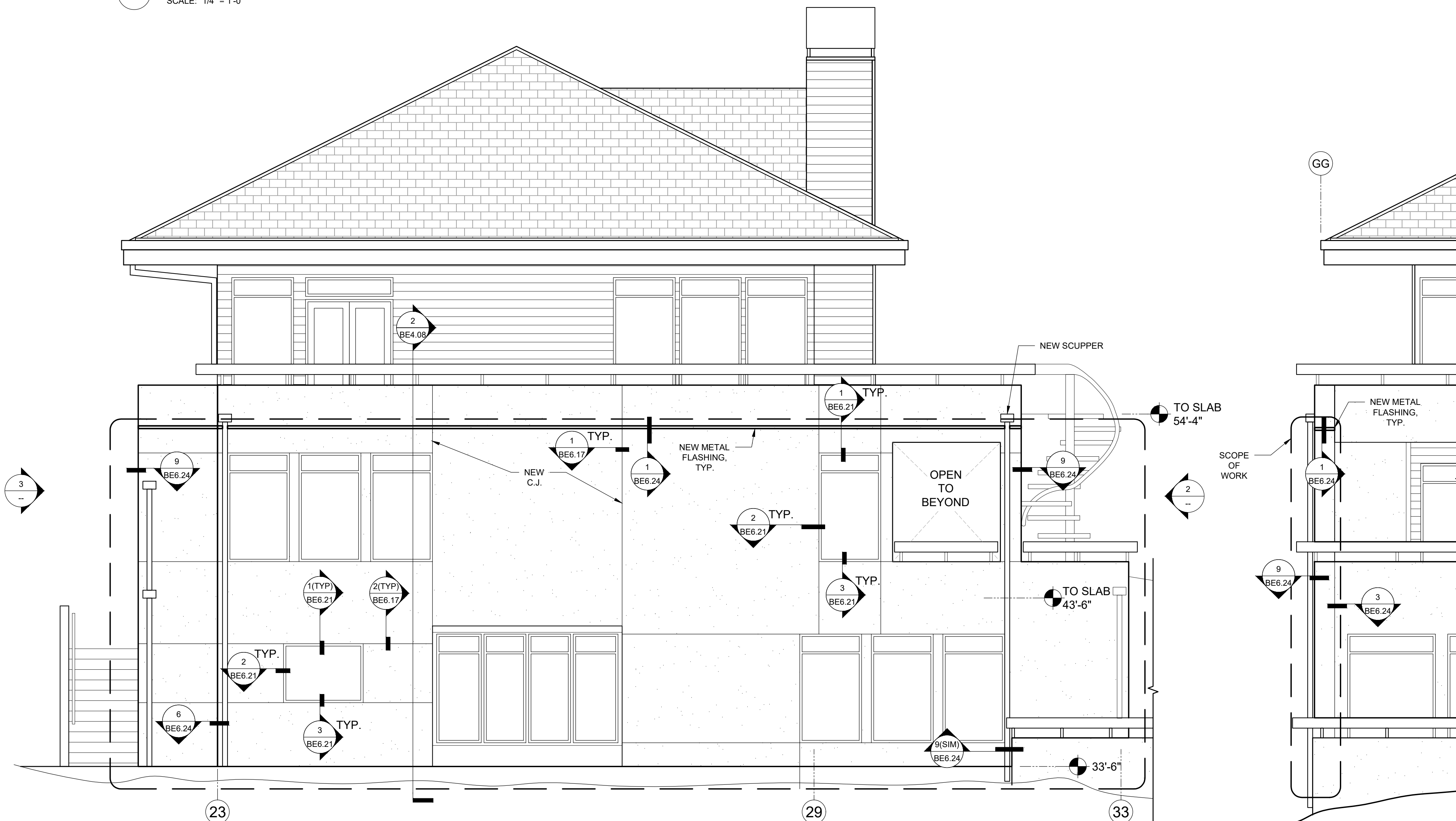
4 PARTIAL PLAN - 1ST FLOOR  
SCALE: 1/4" = 1'-0"



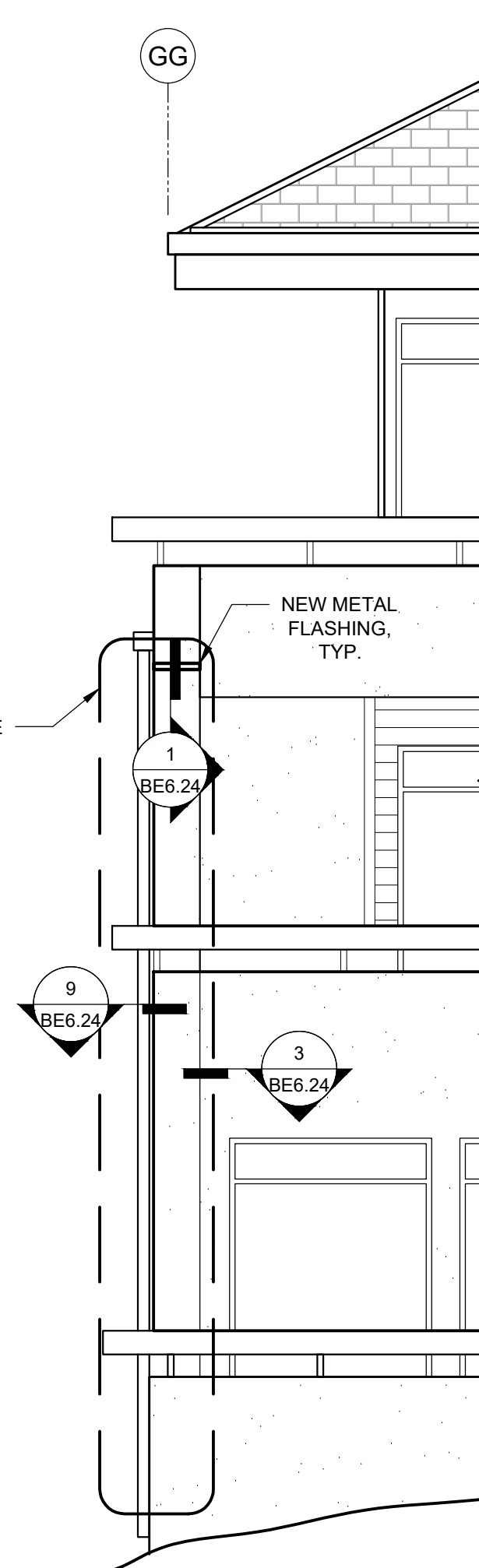
5 PARTIAL PLAN - GROUND FLOOR  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

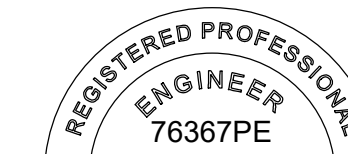


1 PARTIAL SOUTH ELEVATION - BUILDING A  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

STAMP:



OREGON  
JANUARY 9, 2017  
DAVID C. YOUNG

(RENEWAL DATE: 06/30/20)

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
⚠	CHECKSHEET RESPONSE	SEPT 13, 2019
⚠	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR  
REHABILITATION

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

ELEVATIONS

DRAWING NO.:

BE-3.01

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 24, 2019

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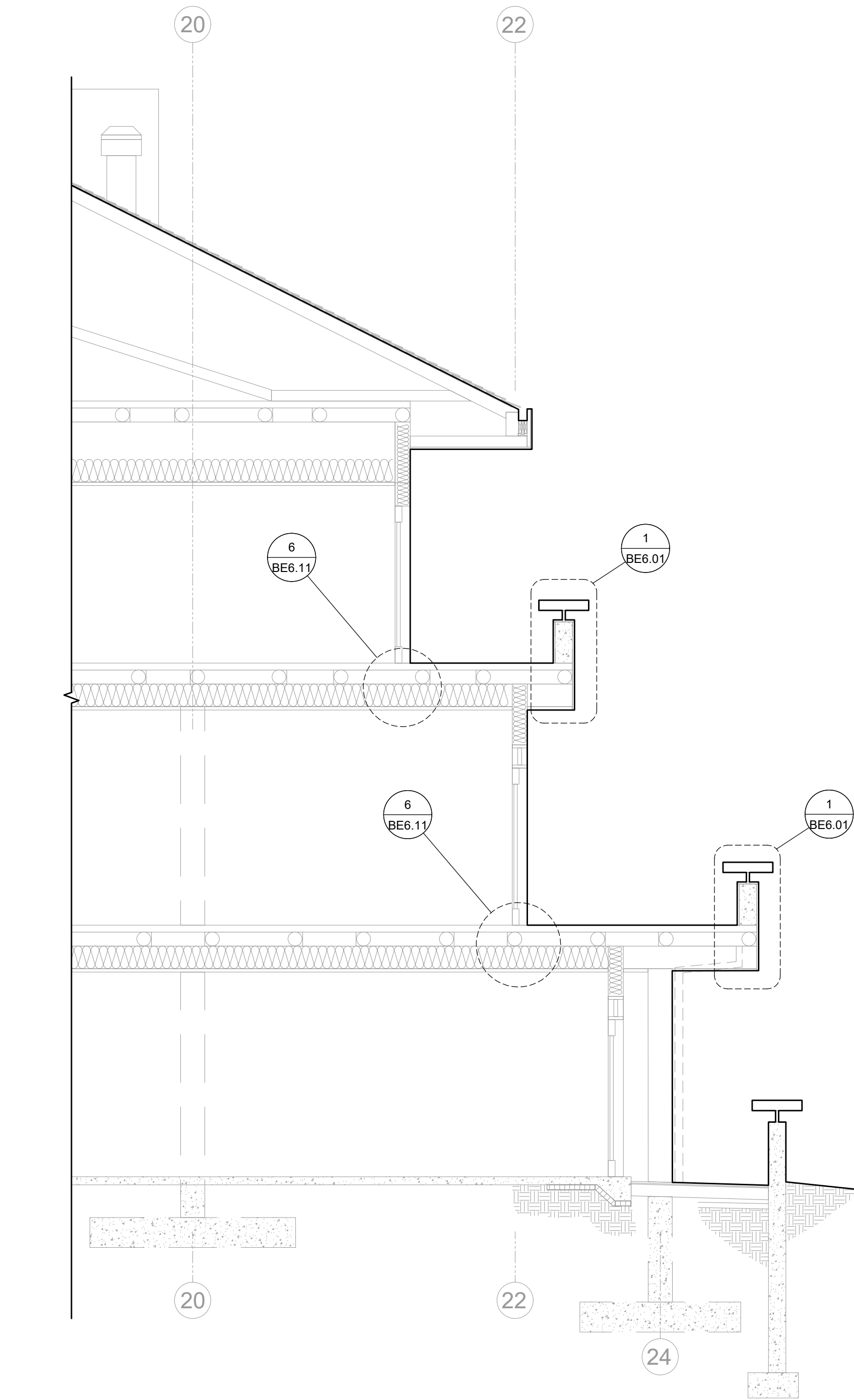
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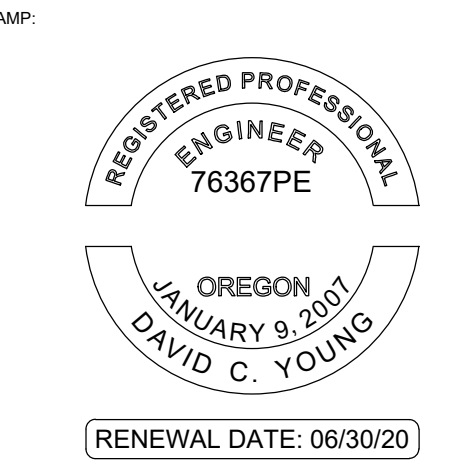
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SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

October 24, 2019 9:13 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE-4.xr - Sections.dwg



1 SECTION - BUILDING A  
SCALE: 1/4" = 1'-0"



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LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

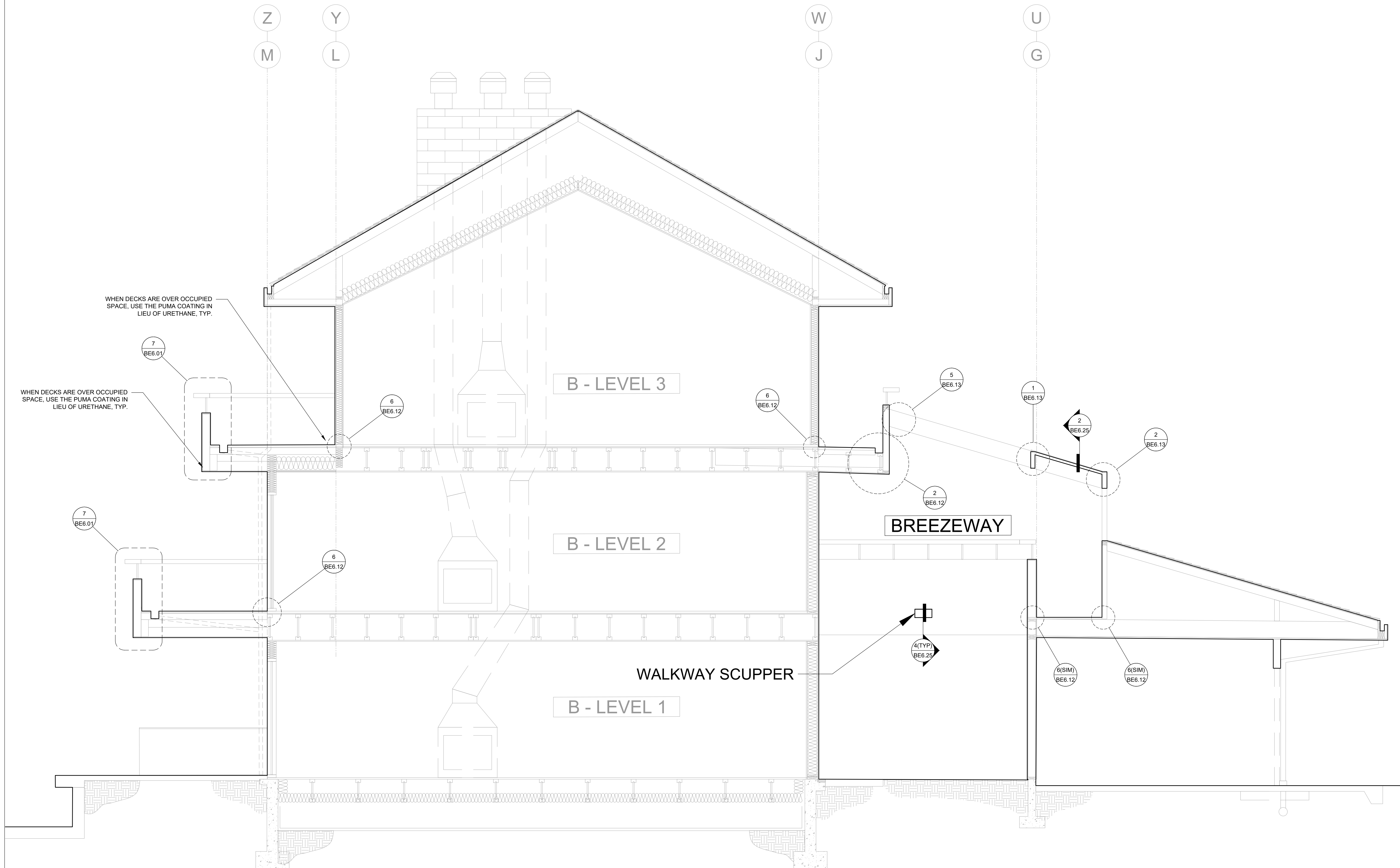
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**SECTIONS**

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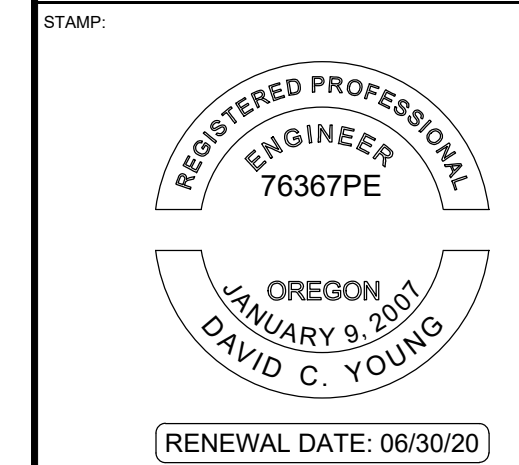
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DATE: Oct. 24, 2019	CHECKED BY: INITIALS



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1 SECTION - BUILDING B1/B2  
SCALE: 3/8" = 1'-0"



ORIGINAL PRINT SIZE 24" x 36"  
LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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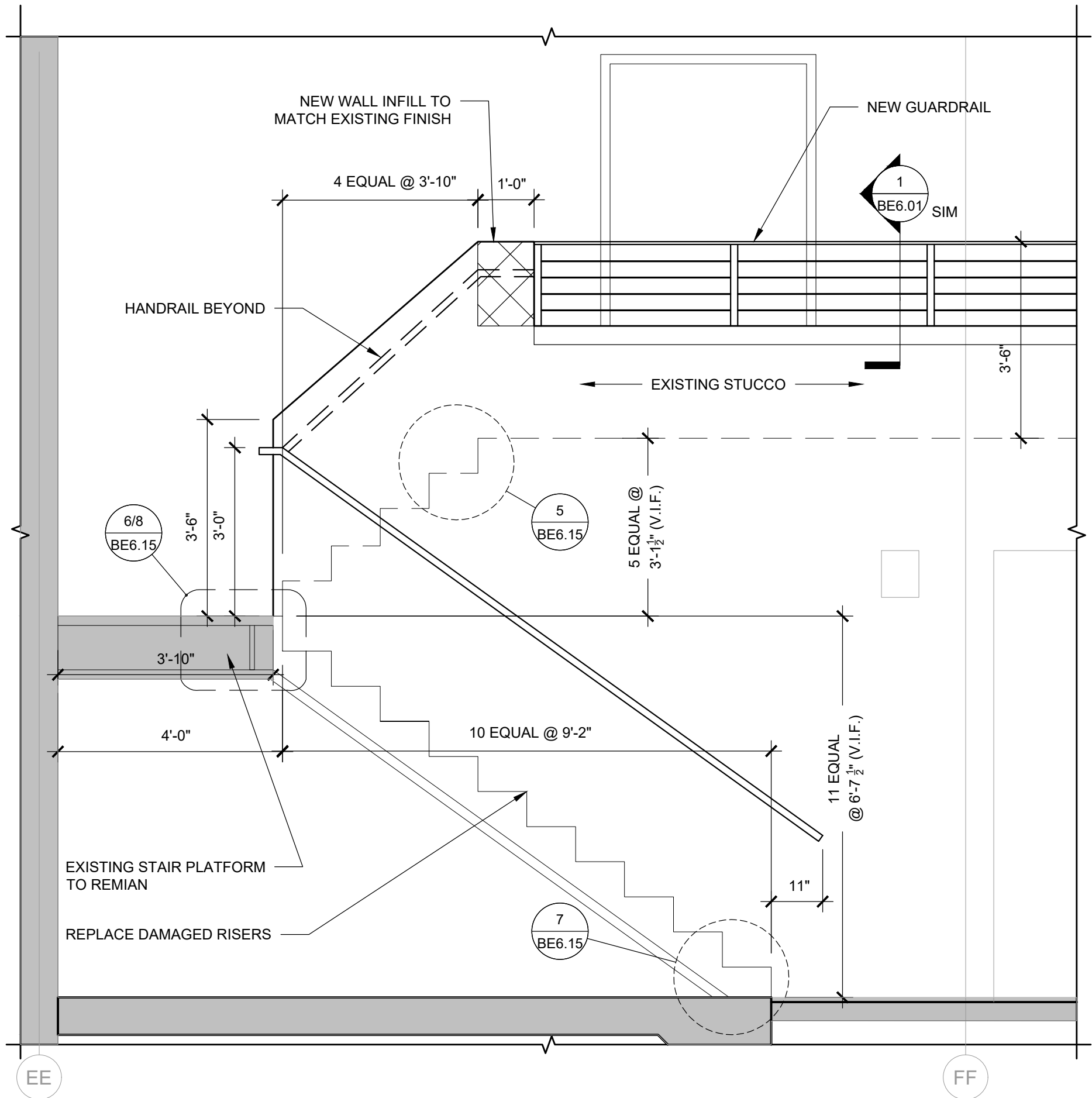
PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

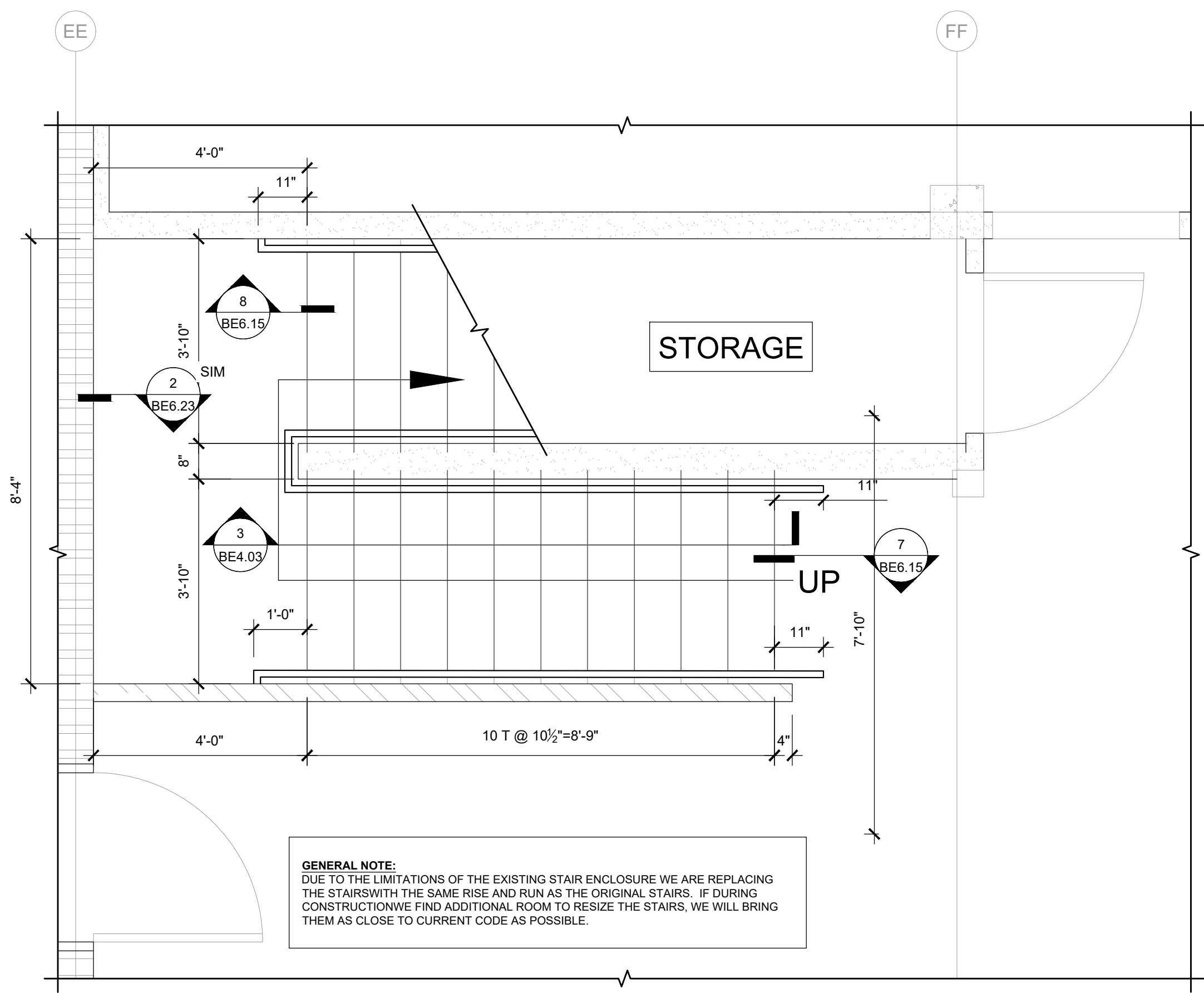
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**SECTIONS**

DRAWING NO.:  
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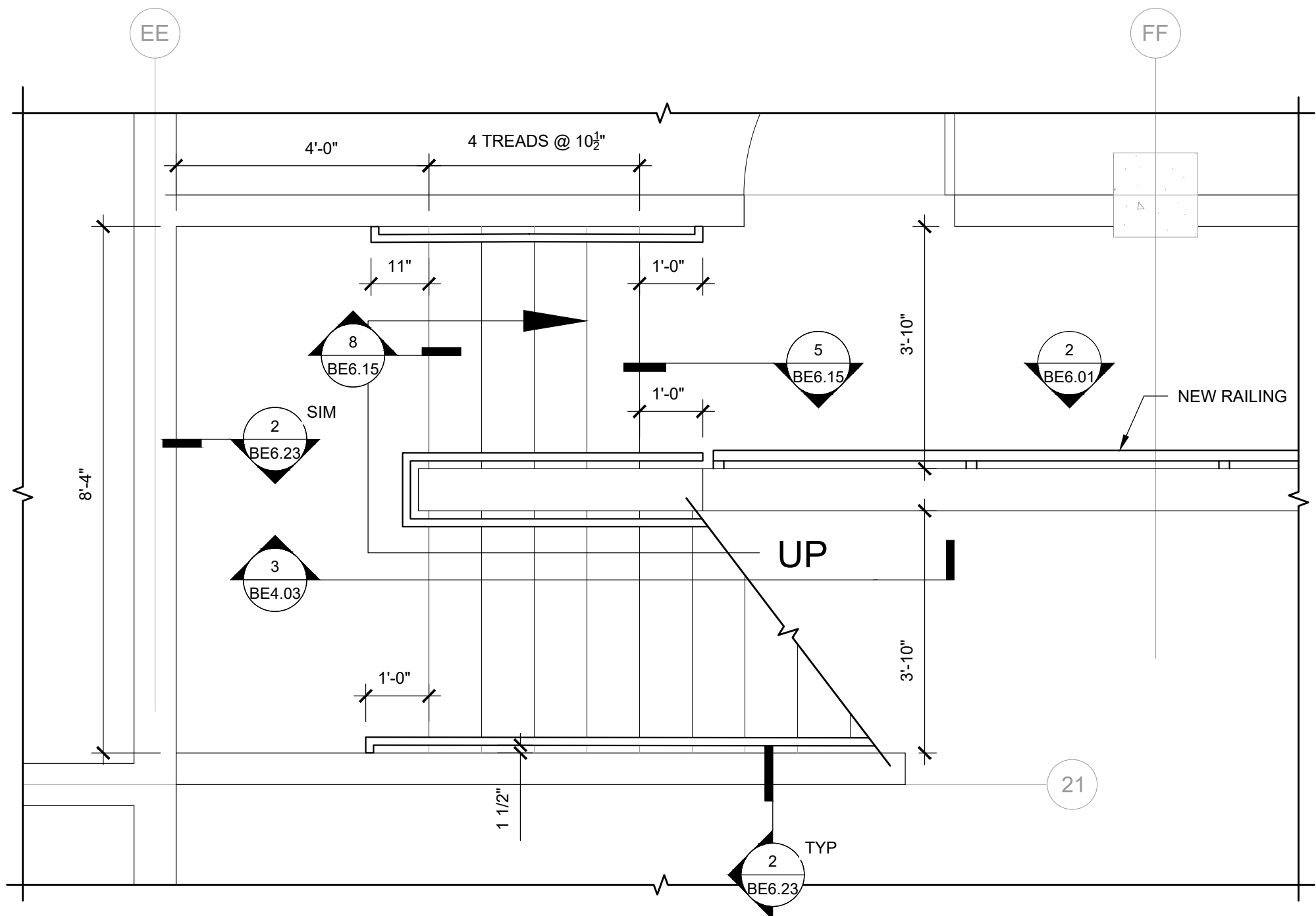
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DATE: Oct. 24, 2019	CHECKED BY: INITIALS



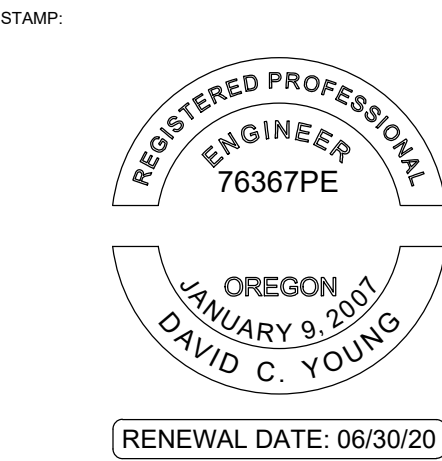
3 STAIRS SECTION - UNIT A2  
SCALE: 1/2" = 1'-0"



1 STAIRWELL REHAB. - UNIT A2 (GROUND LEVEL)  
SCALE: 1/2" = 1'-0"



2 STAIRWELL REHAB. - UNIT A2 (UPPER)  
SCALE: 1/2" = 1'-0"



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

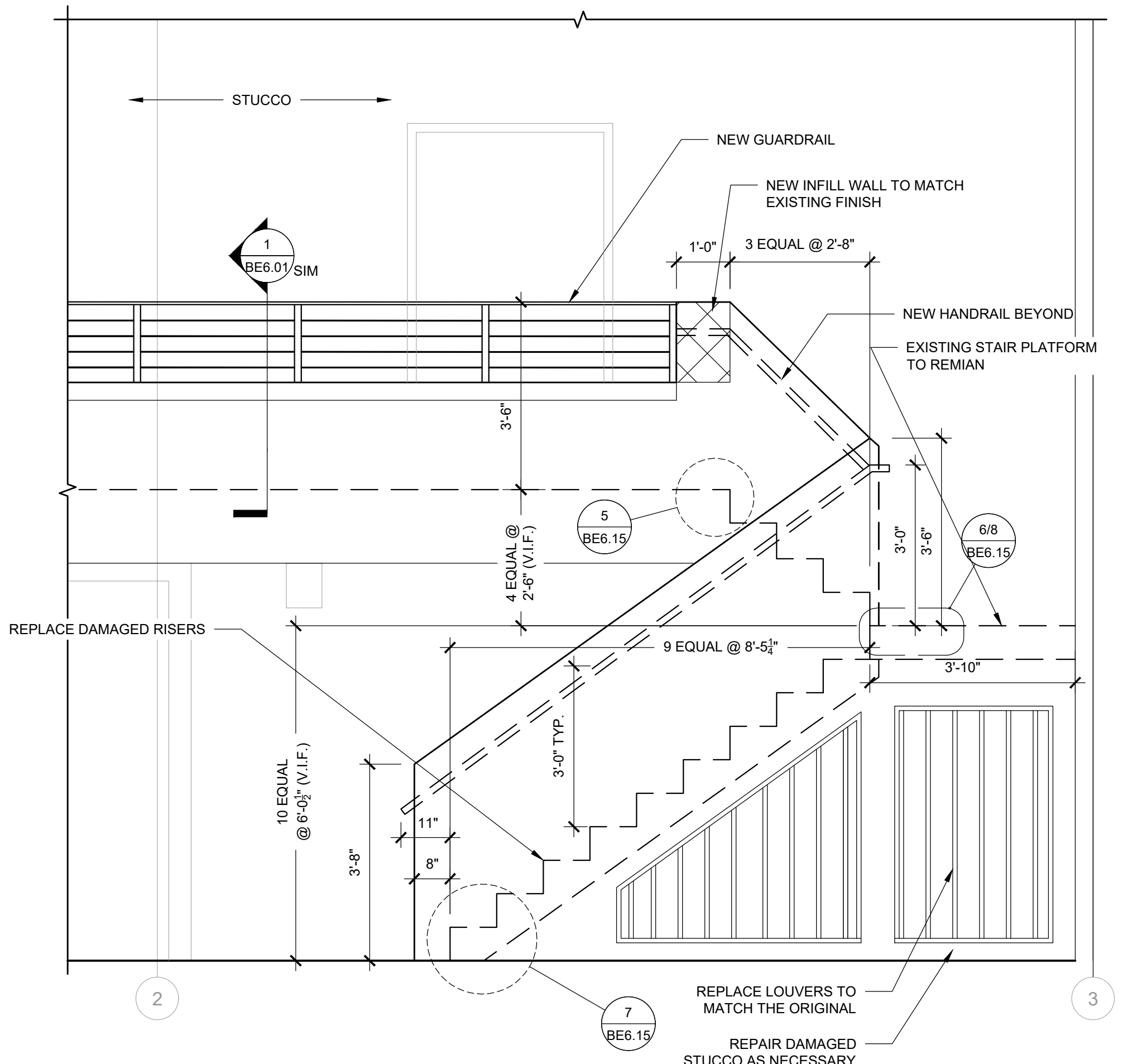
PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**STAIRS -  
BUILDING A**

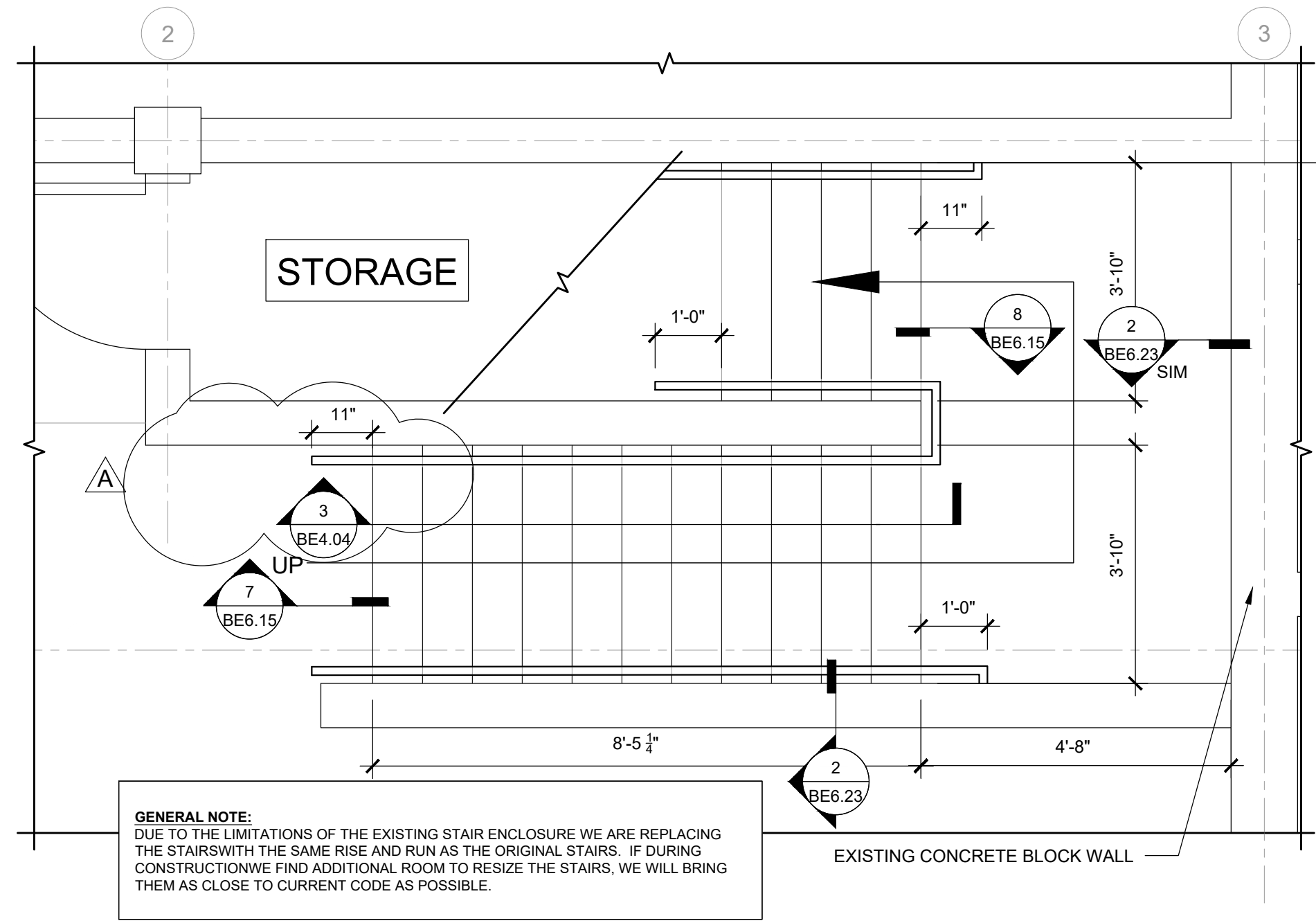
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DATE: Oct. 24, 2019	CHECKED BY: INITIALS

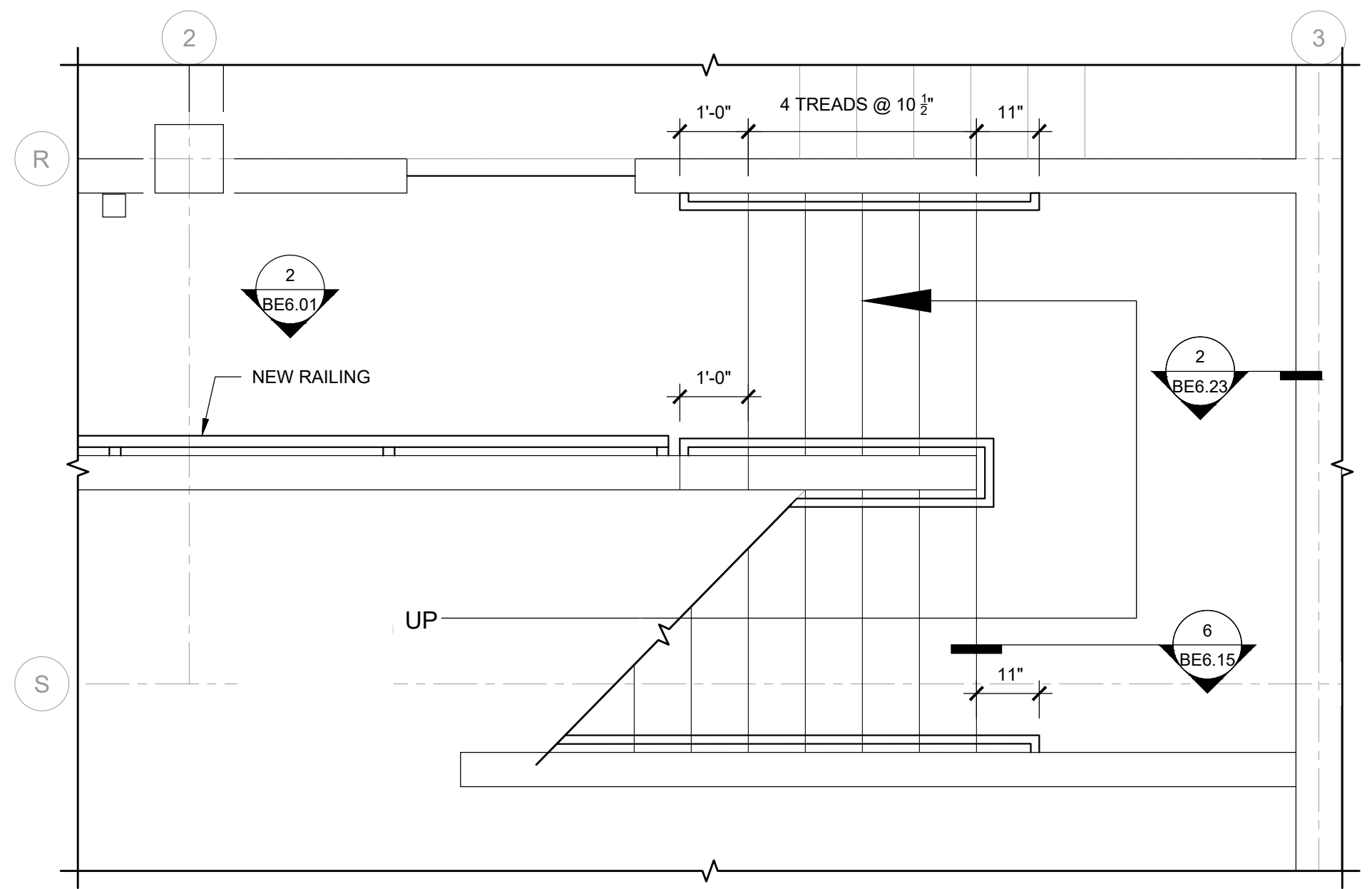




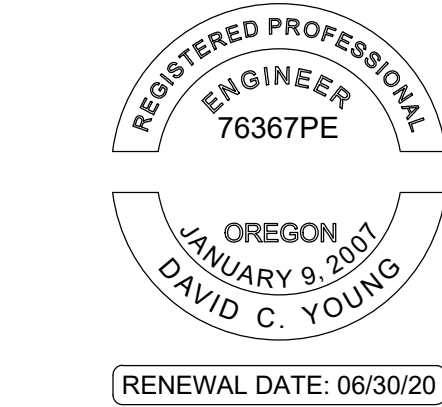
3 STAIRS SECTION - UNIT A3  
SCALE: 1/2" = 1'-0"



1 STAIRWELL REHAB. - GARAGE (GROUND LEVEL)  
SCALE: 1/2" = 1'-0"



2 STAIRWELL REHAB. - UNIT A3 (UPPER)  
SCALE: 1/2" = 1'-0"



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239



SHEET TITLE:  
**STAIRS -  
BUILDING A**

DRAWING NO:  
**BE-4.04**

SCALE: As NOTED	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS

ORIGINAL PRINT SIZE 24" x 36"

LEGEND

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.

B3438.016

PROJECT TITLE

## PARTIAL EXTERIOR REHABILITATION

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

STAIRS -  
BUILDING B1

DRAWING NO.

BE-4.05

SCALE: As NOTED

DRAWN BY: DAA

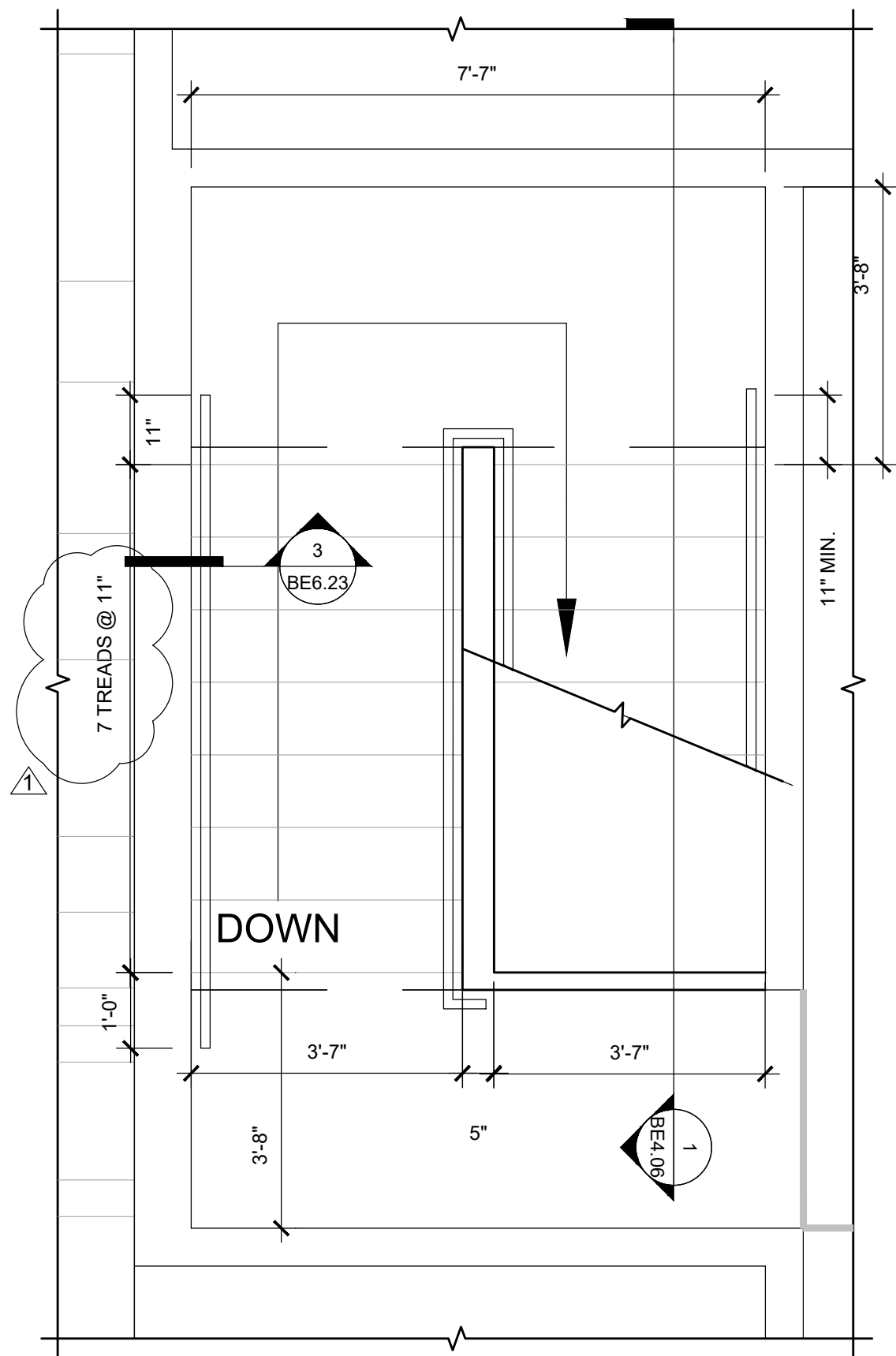
DATE: Oct. 24, 2011

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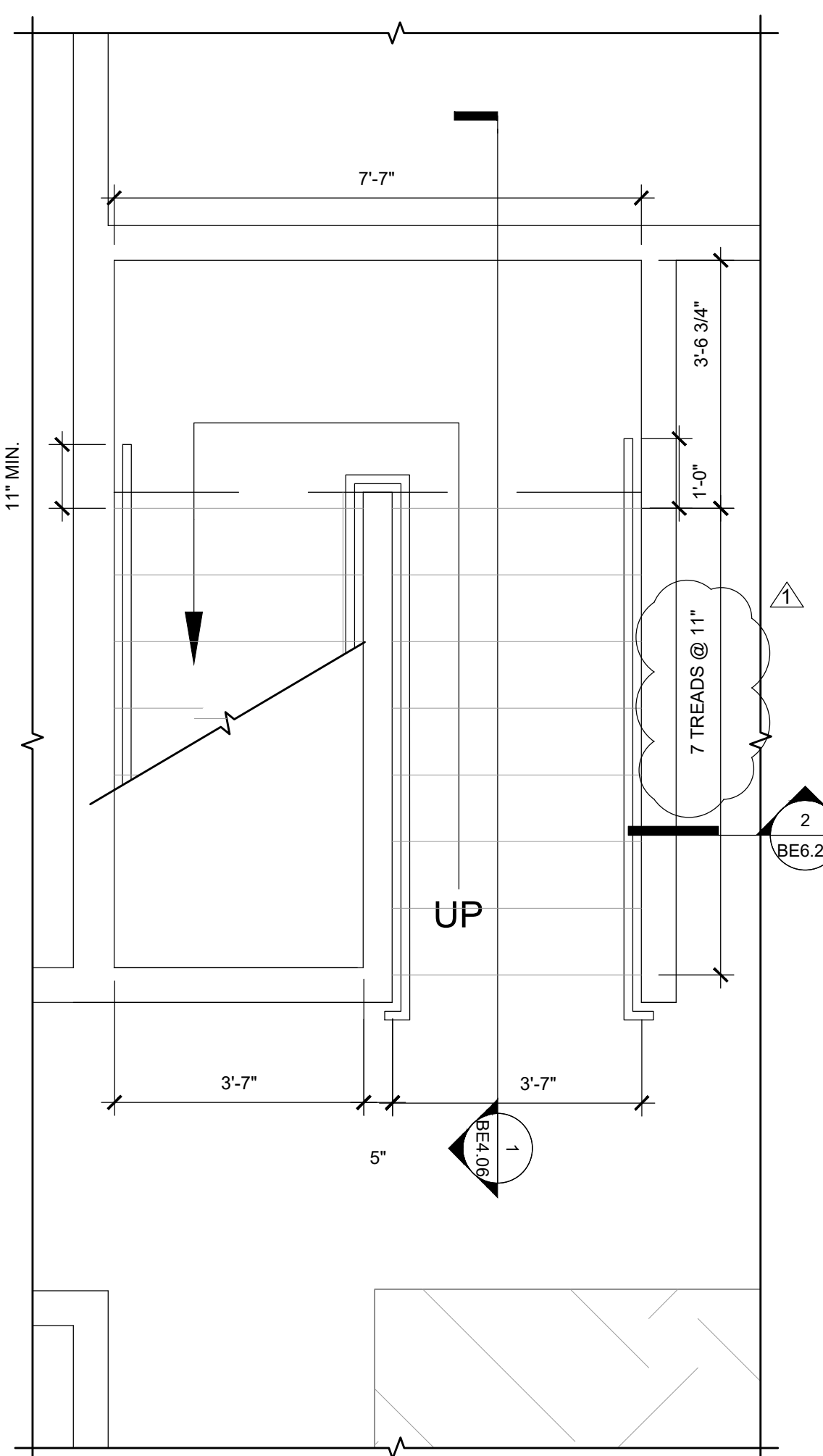




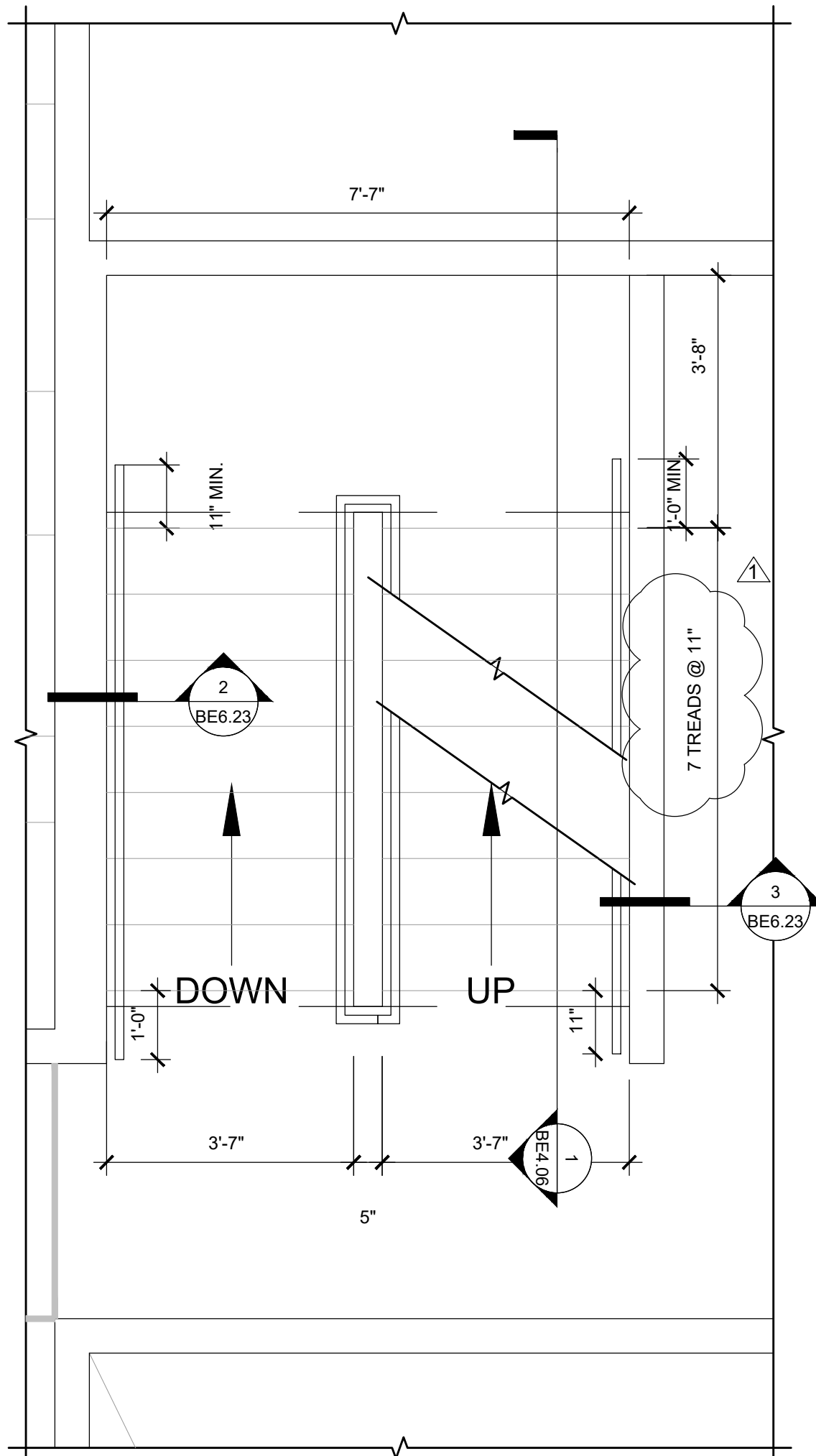
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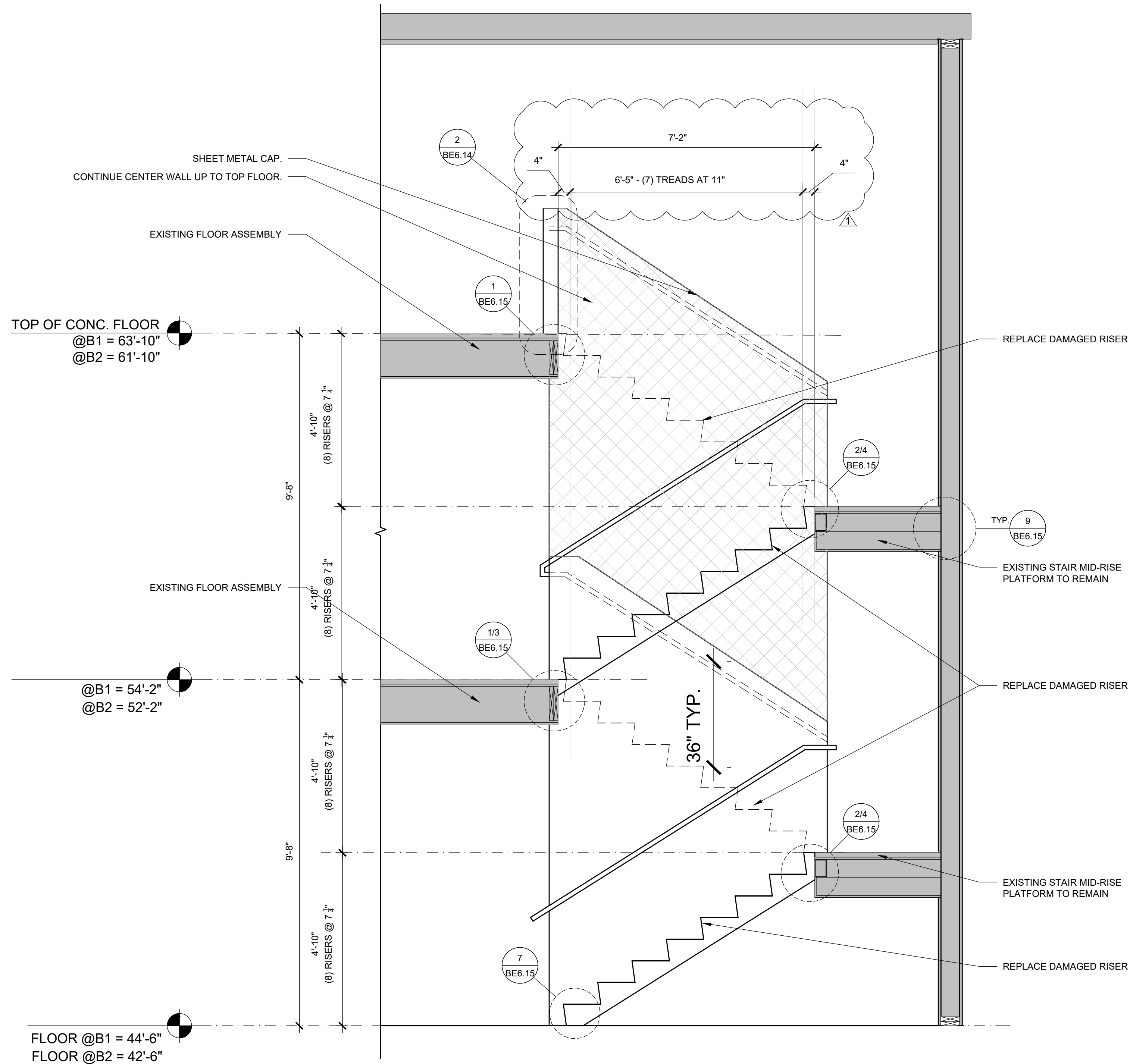
4 ENLARGED OUTER STAIR - LEVEL 3  
SCALE: 1/2" = 1'-0"



2 ENLARGED STAIR - LEVEL 1  
SCALE: 1/2" = 1'-0"

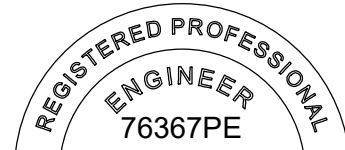


3 ENLARGED STAIR - LEVEL 2  
SCALE: 1/2" = 1'-0"



1 STAIRWELL REHABILITATION SECTION - BUILDING B1 & B2  
SCALE: 1/2" = 1'-0"

STAMP:



OREGON  
JANUARY 9, 2017  
DAVID C. YOUNG

RENEWAL DATE: 06/30/20

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

**PARTIAL EXTERIOR  
REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**STAIRS -  
BUILDING B2**

DRAWING NO.:

BE-4.06

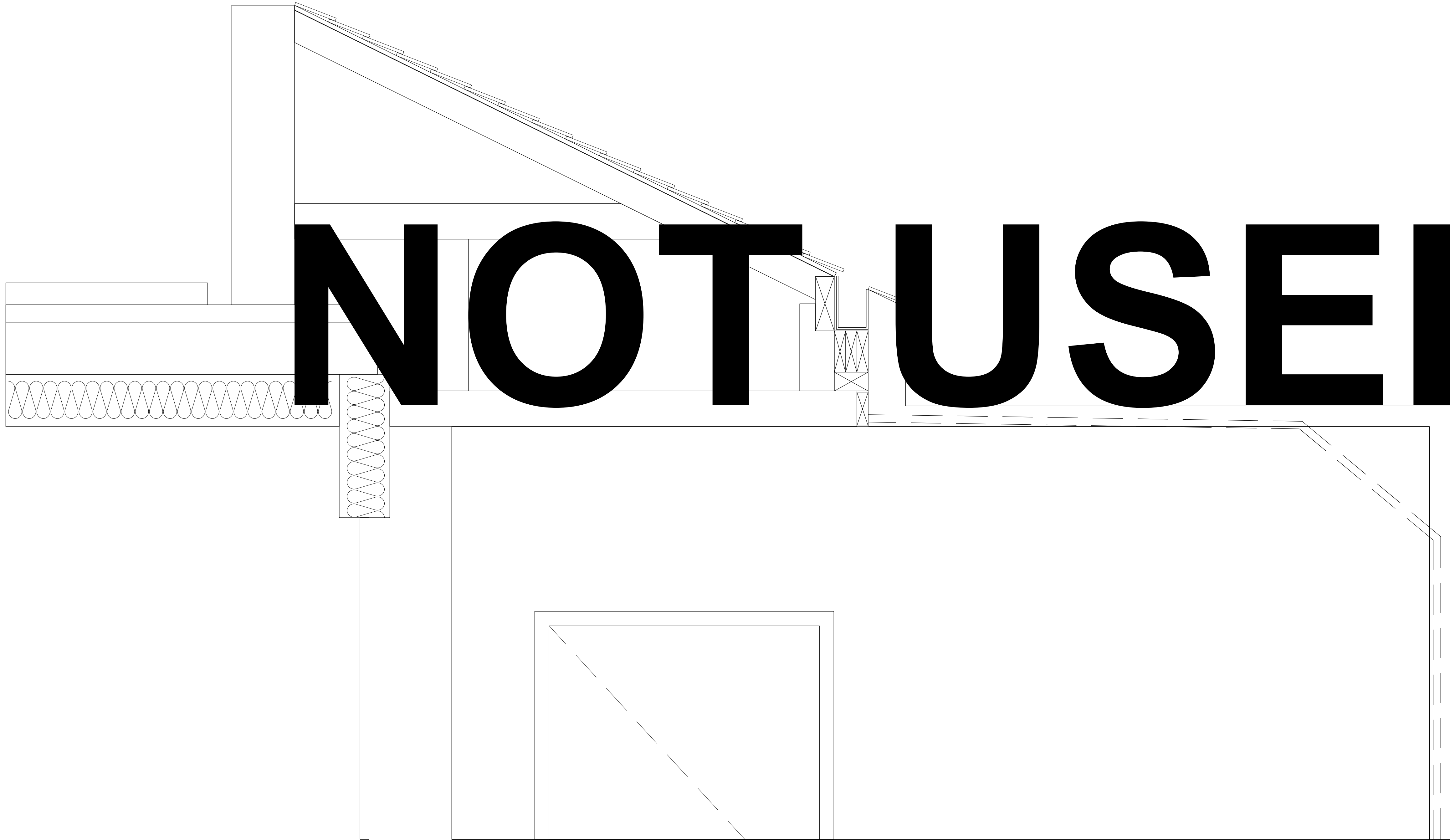
SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 24, 2019

CHECKED BY: INITIALS

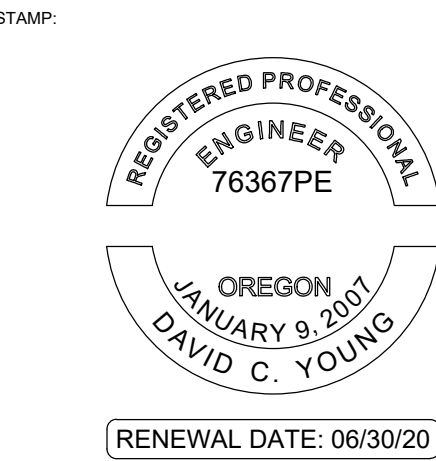
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1

SECTION AT NEW SCUPPER SYSTEM

SCALE: 1-1/2" = 1'-0"



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

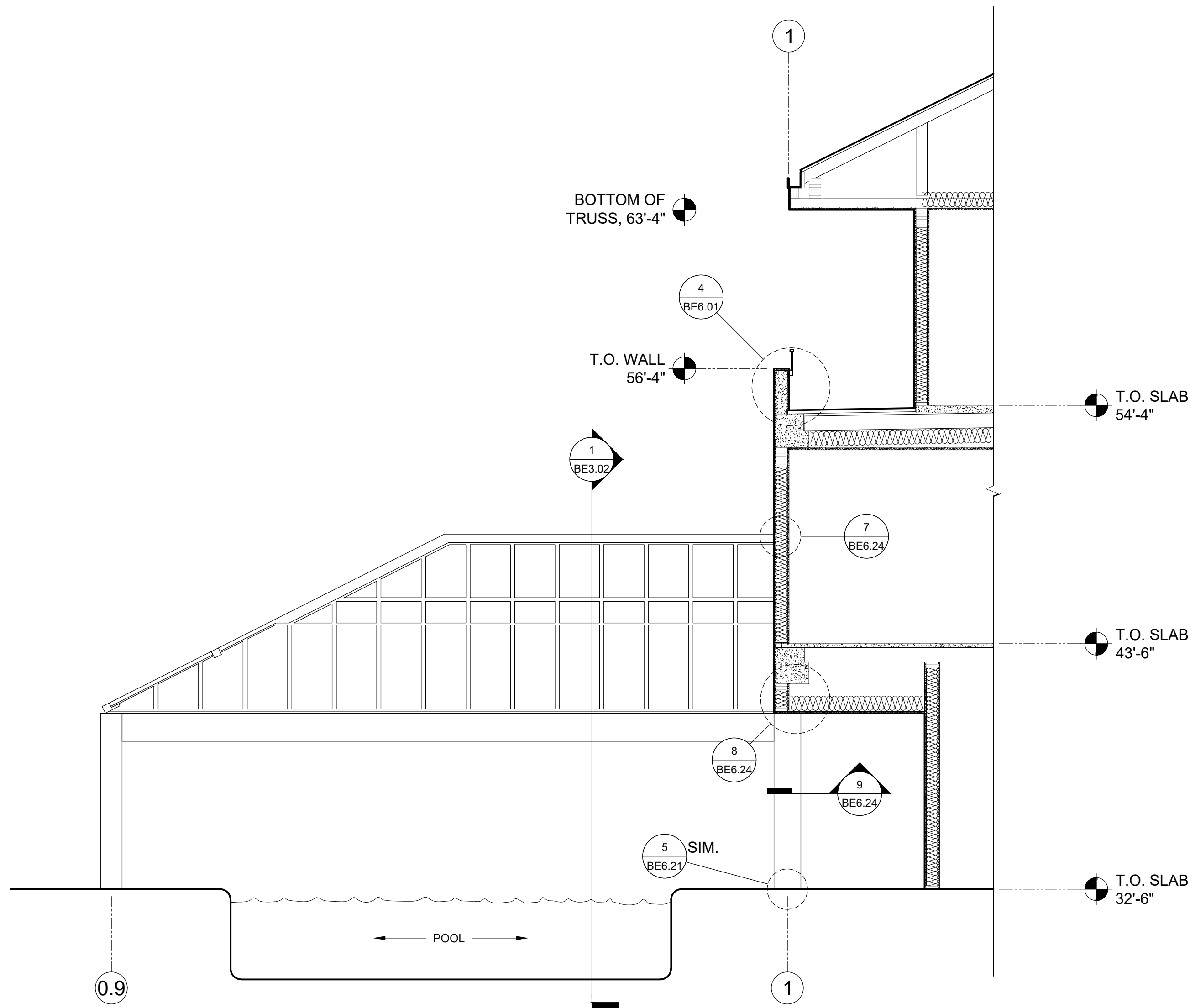
SHEET TITLE:  
**REBUILT WALLS  
SECTIONS  
BUILDING A**

DRAWING NO.:  
**BE-4.07**

SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS



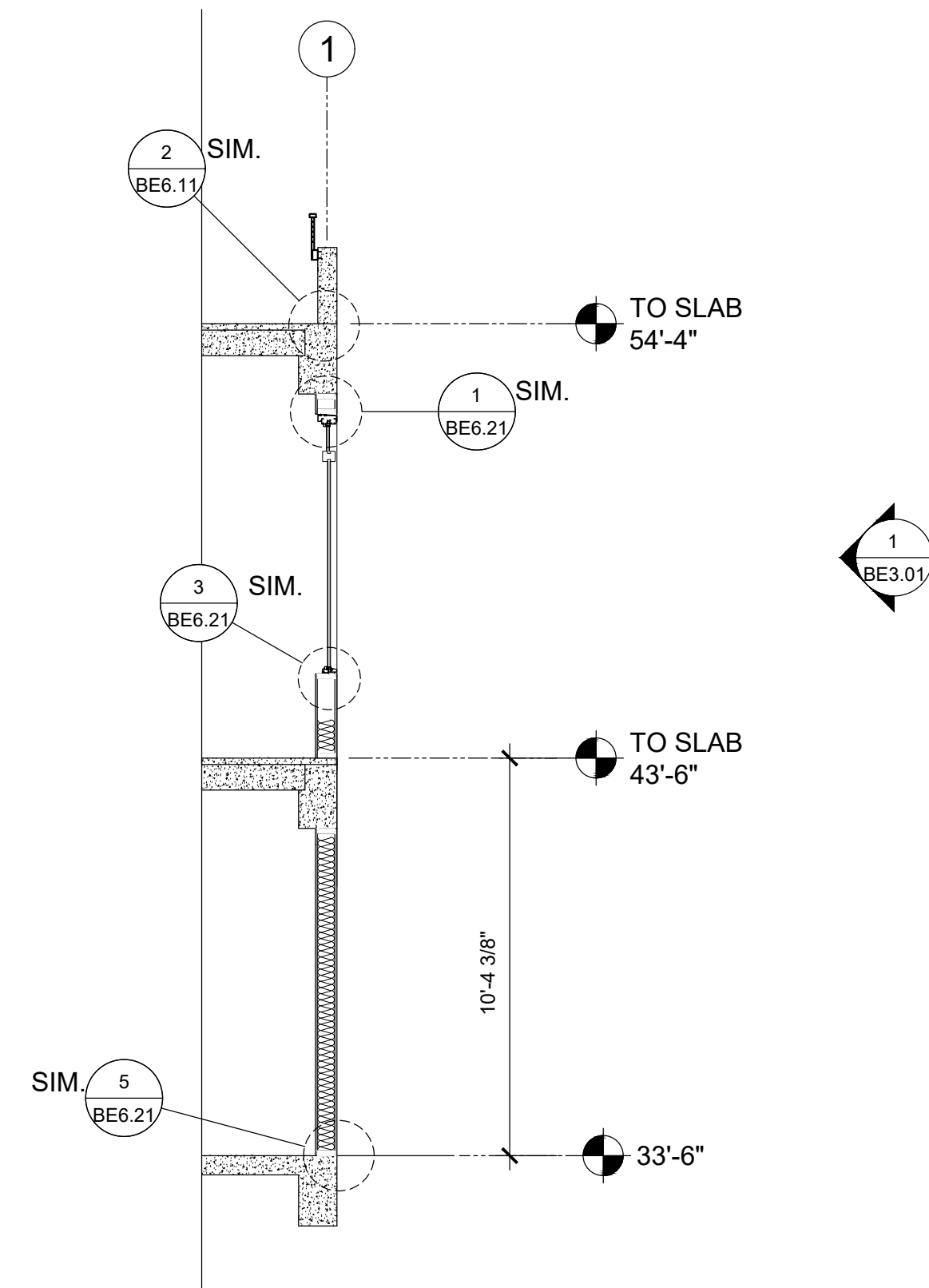
October 24, 2019 9:26 AM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents-1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 4.x - Sections.dwg



1

## SECTION @ POOL/TOWNHOUSE - BUILDING A - NORTH

SCALE: 1/4" = 1'-0"

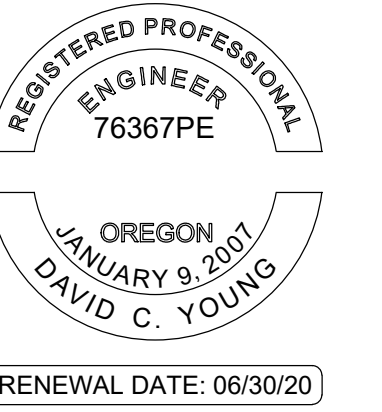


2

## SECTION - BUILDING A - SOUTH

SCALE: 1/4" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

**PARTIAL EXTERIOR  
REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**REBUILT WALLS  
SECTIONS  
BUILDING A**

DRAWING NO.:

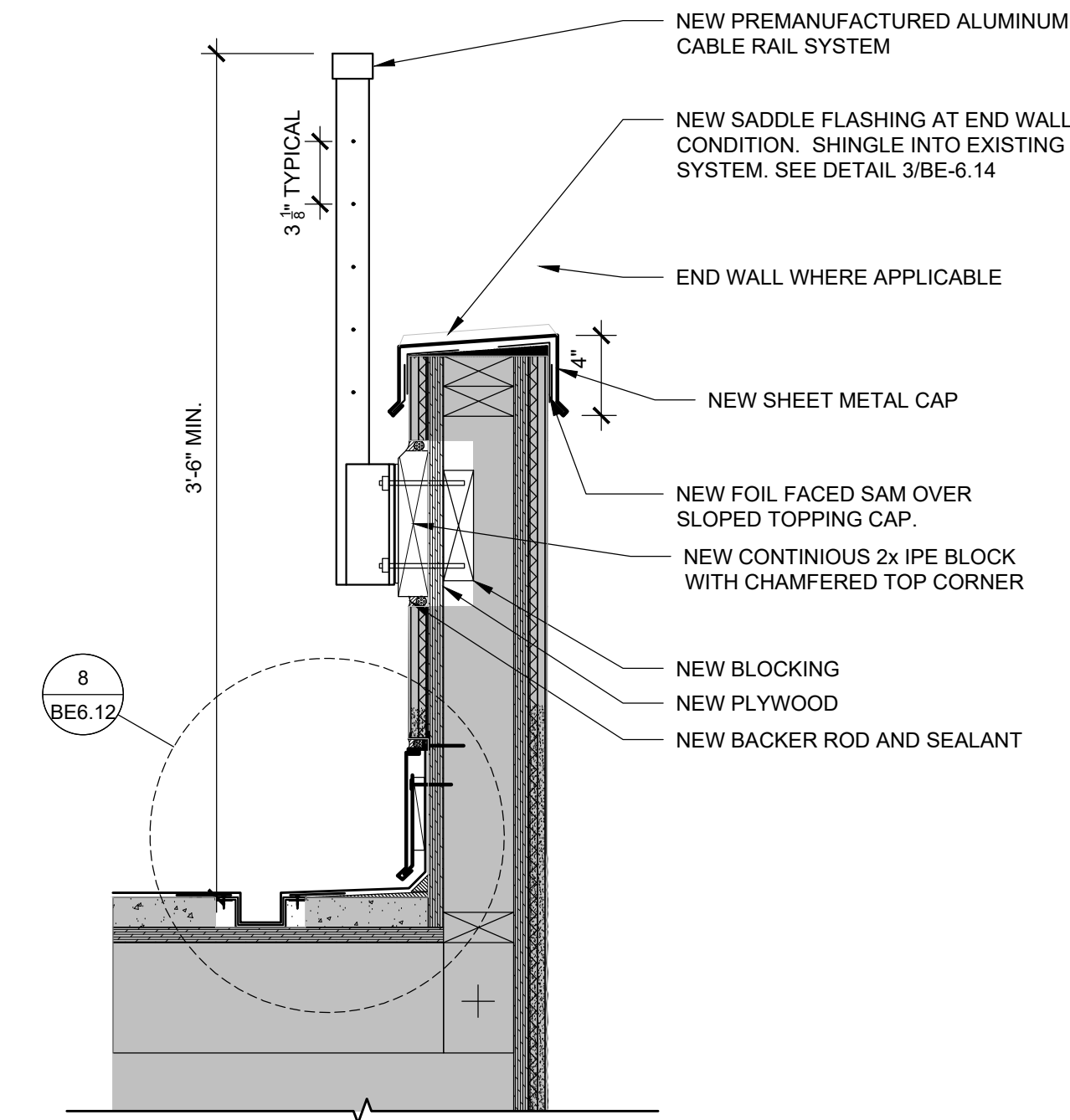
**BE-4.08**

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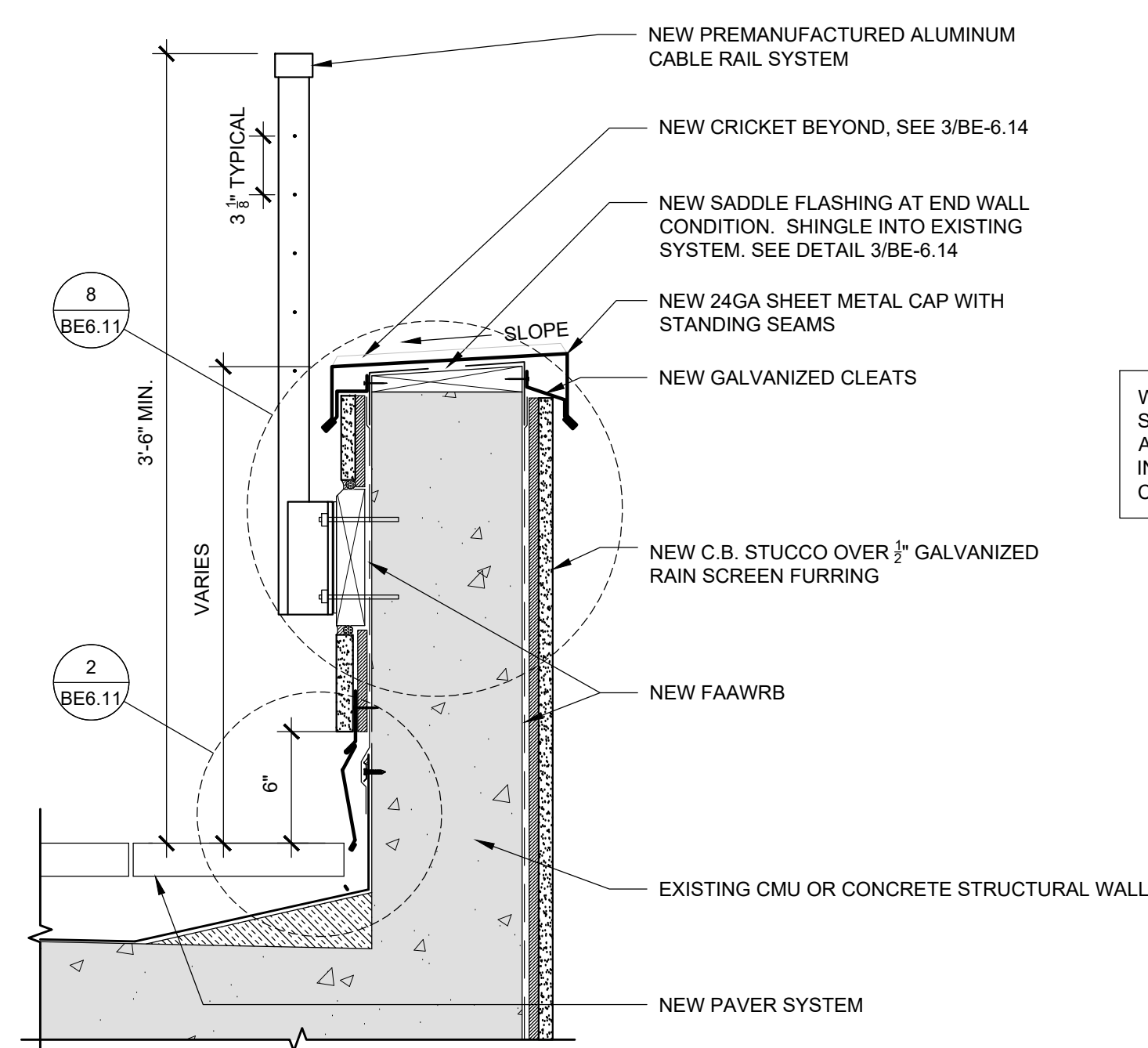
DRAWN BY: DAA

DATE: Oct. 24, 2019

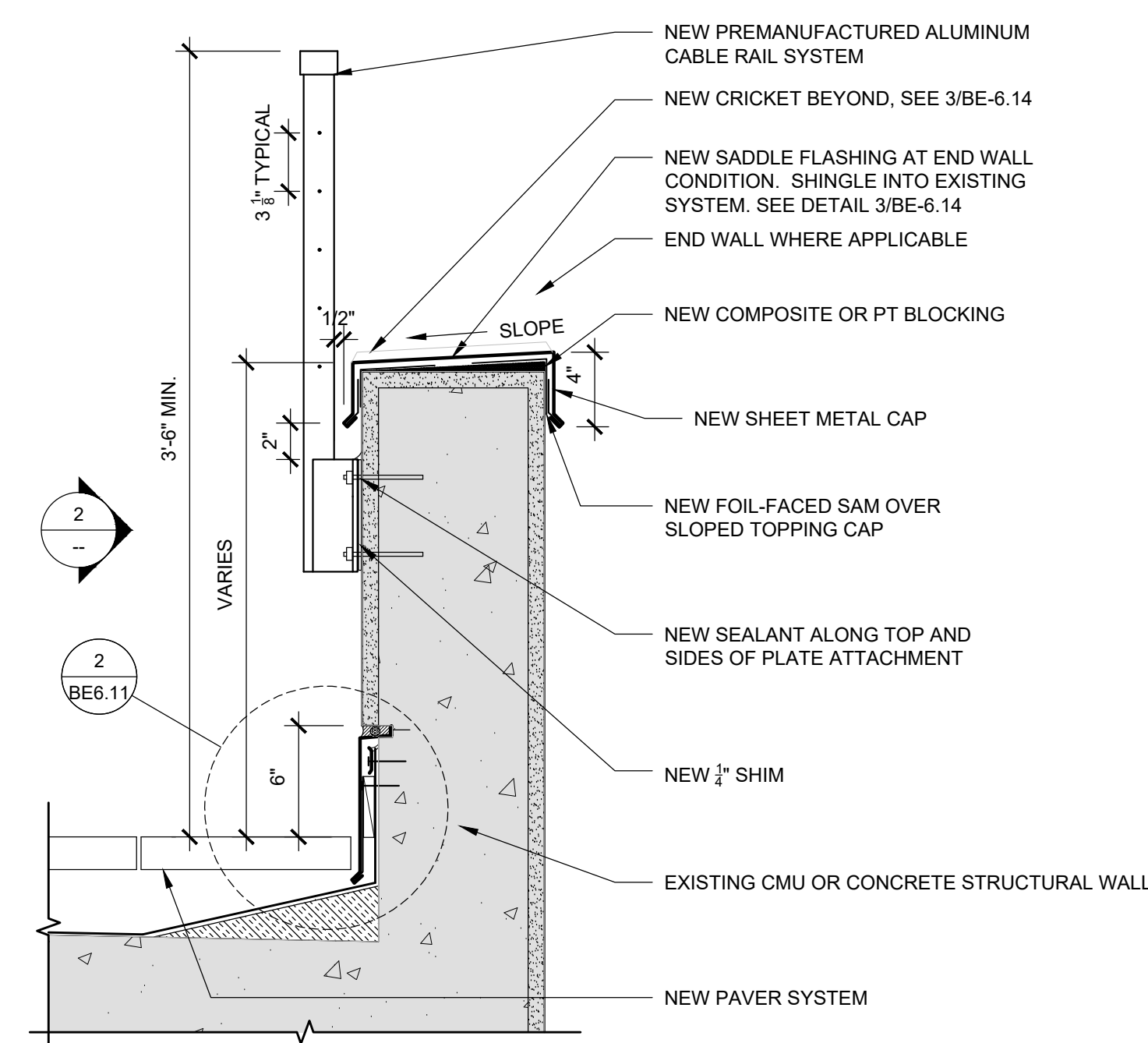
CHECKED BY: INITIALS



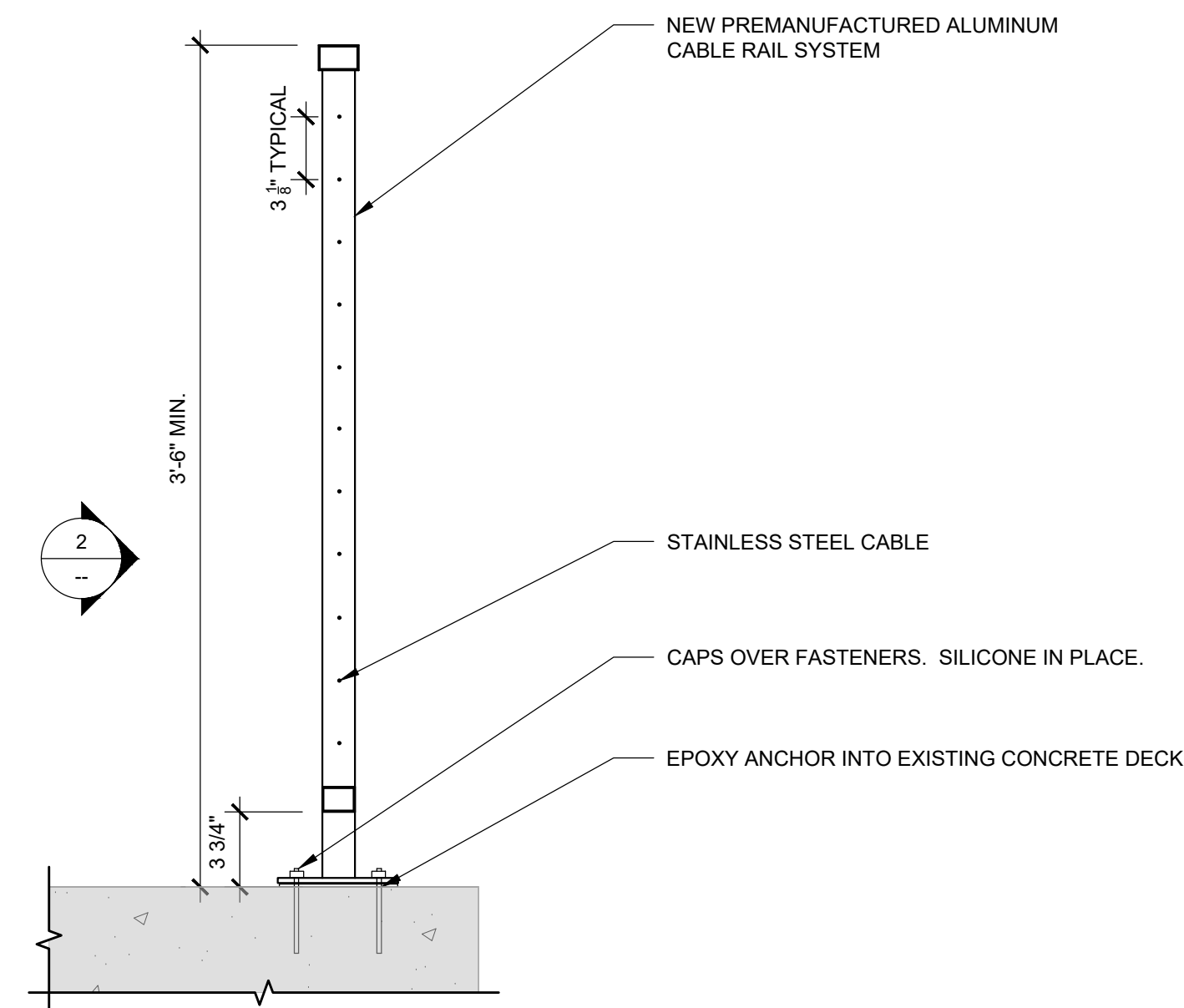
7 RAIL SECTION @ B DECKS  
SCALE: 1-1/2" = 1'-0"



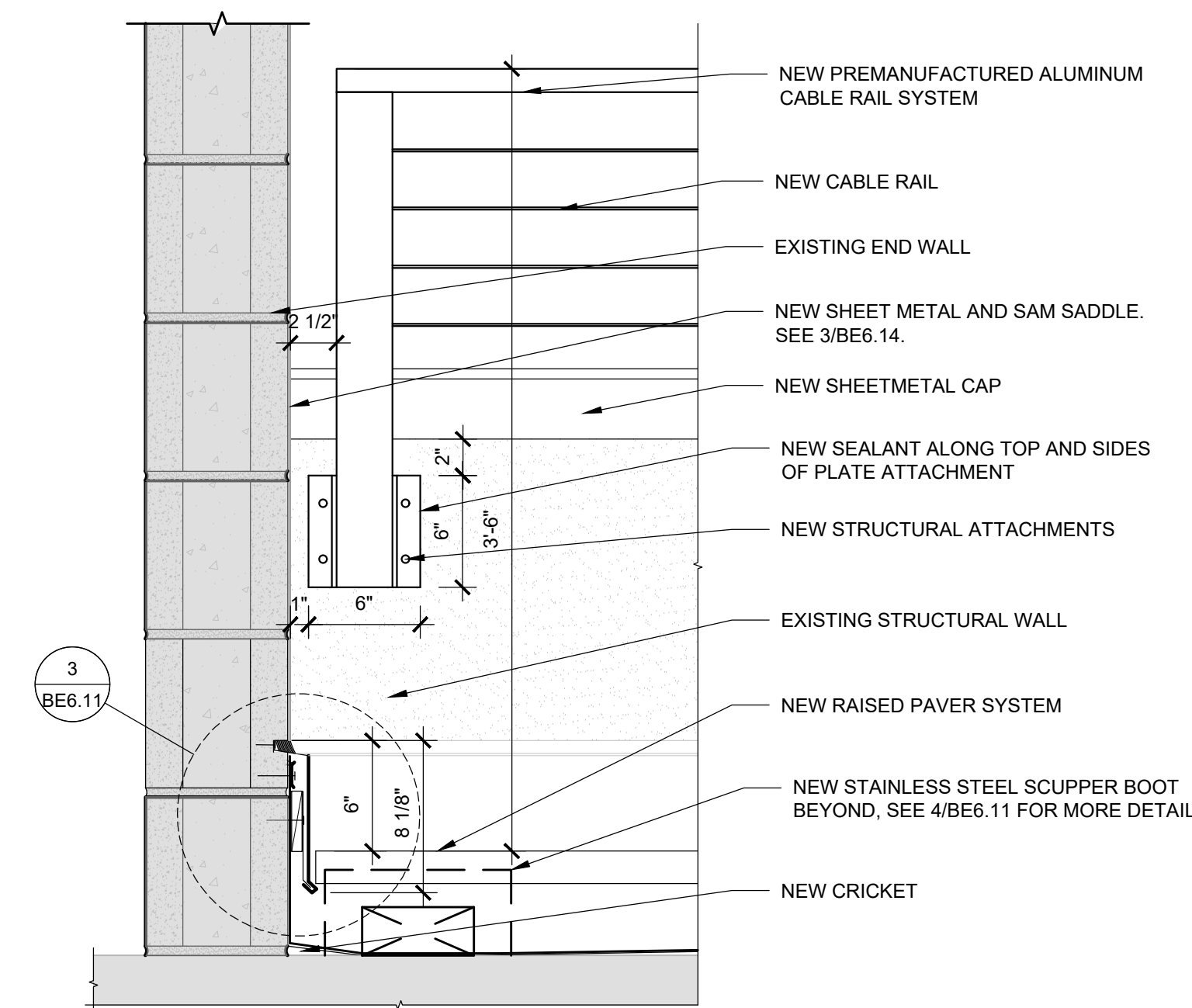
4 RAIL SECTION @ RAIN SCREEN  
SCALE: 1-1/2" = 1'-0"



1 RAIL SECTION @ TYPICAL PATIO  
SCALE: 1-1/2" = 1'-0"



5 NEW FULL HEIGHT CABLE RAIL  
SCALE: 1-1/2" = 1'-0"



2 NEW RAILING ATTACHMENT - ELEVATION  
SCALE: 1-1/2" = 1'-0"

6 NOT USED  
SCALE: 1-1/2" = 1'-0"

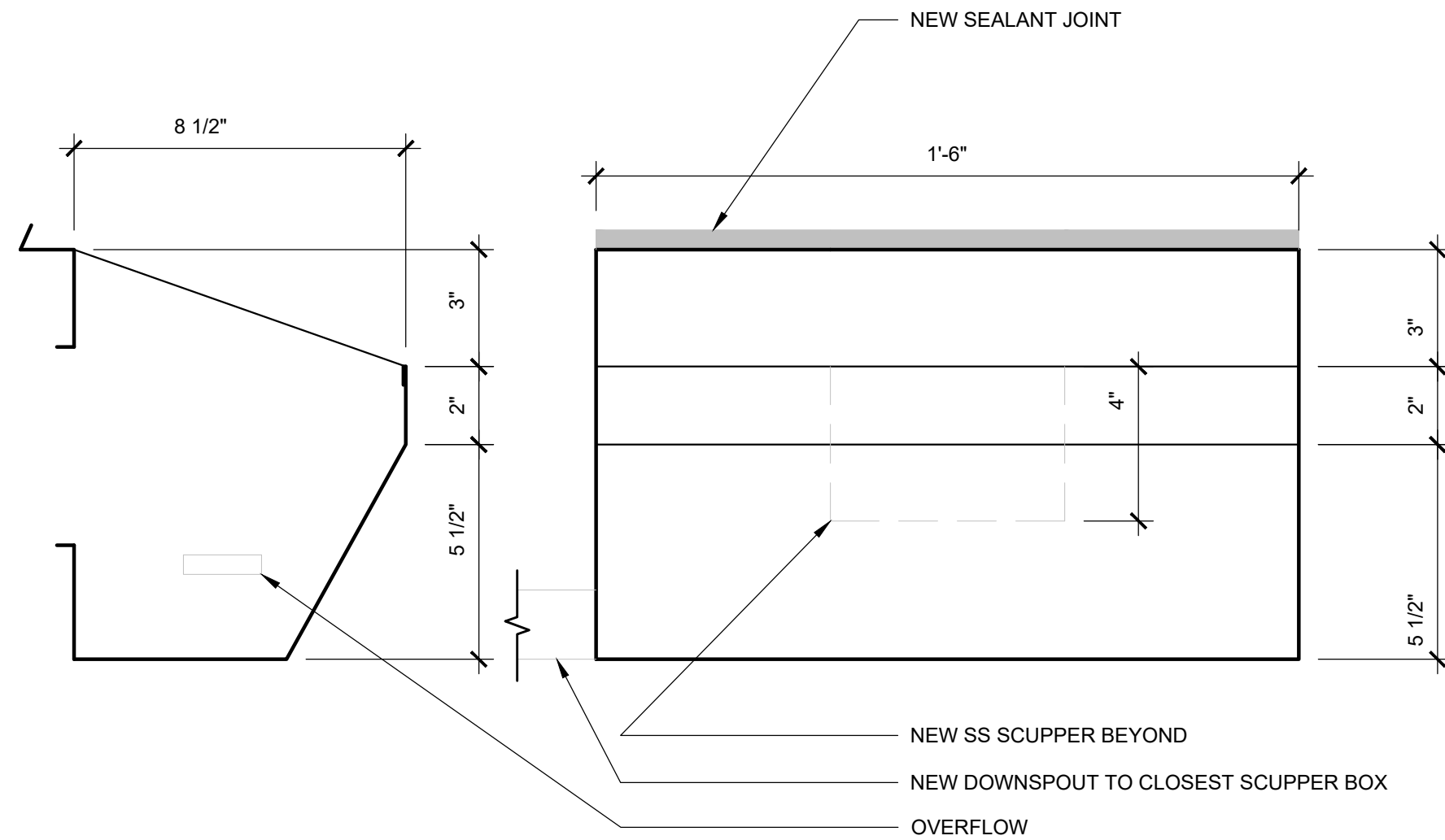
3 NOT USED  
SCALE: 1-1/2" = 1'-0"

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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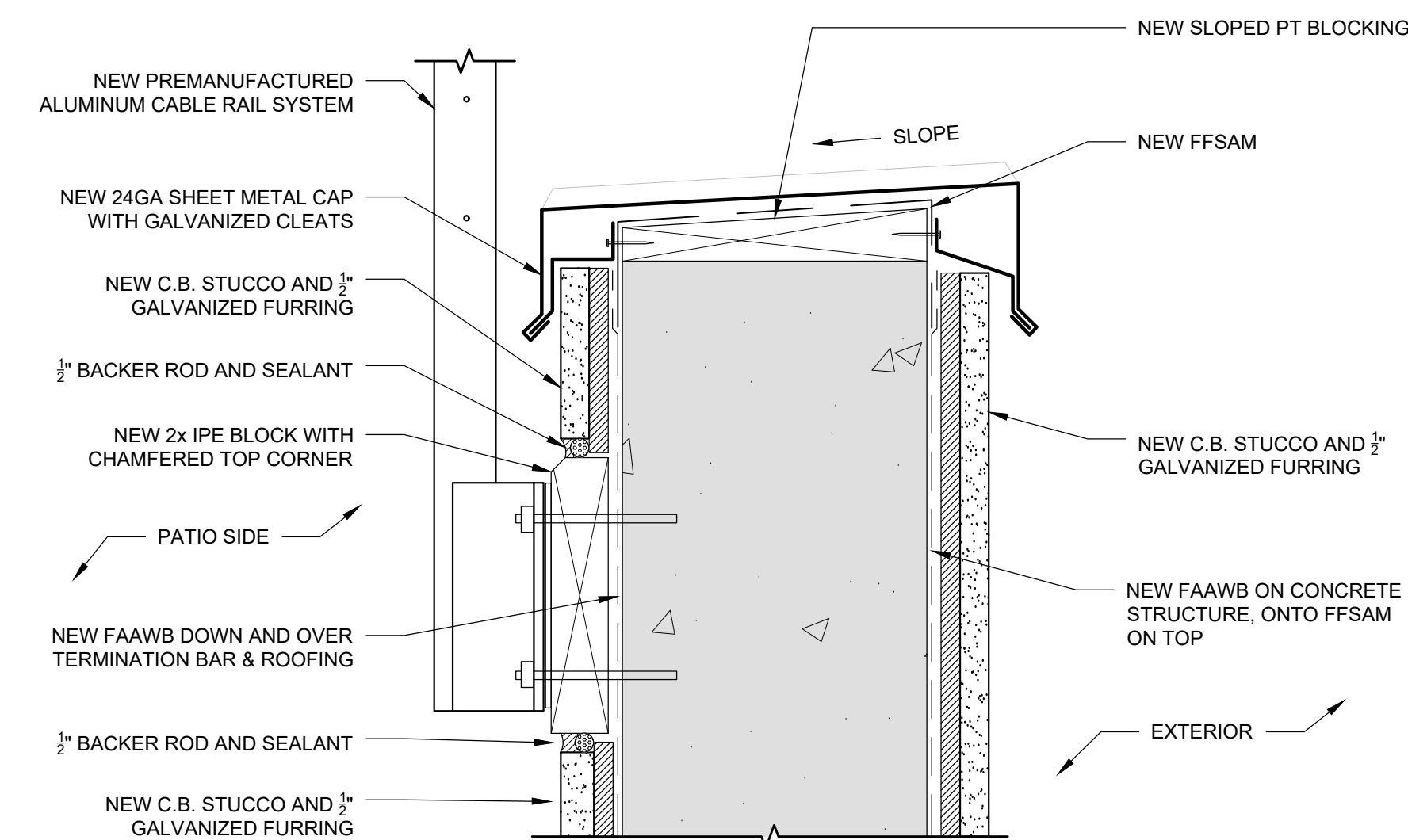
PROJECT NO:	B3438.016
PROJECT TITLE:	PARTIAL EXTERIOR REHABILITATION 5150 SW LANDING DR, PORTLAND, OR 97239
SHEET TITLE:	DETAILS
DRAWING NO:	BE-6.01
SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS





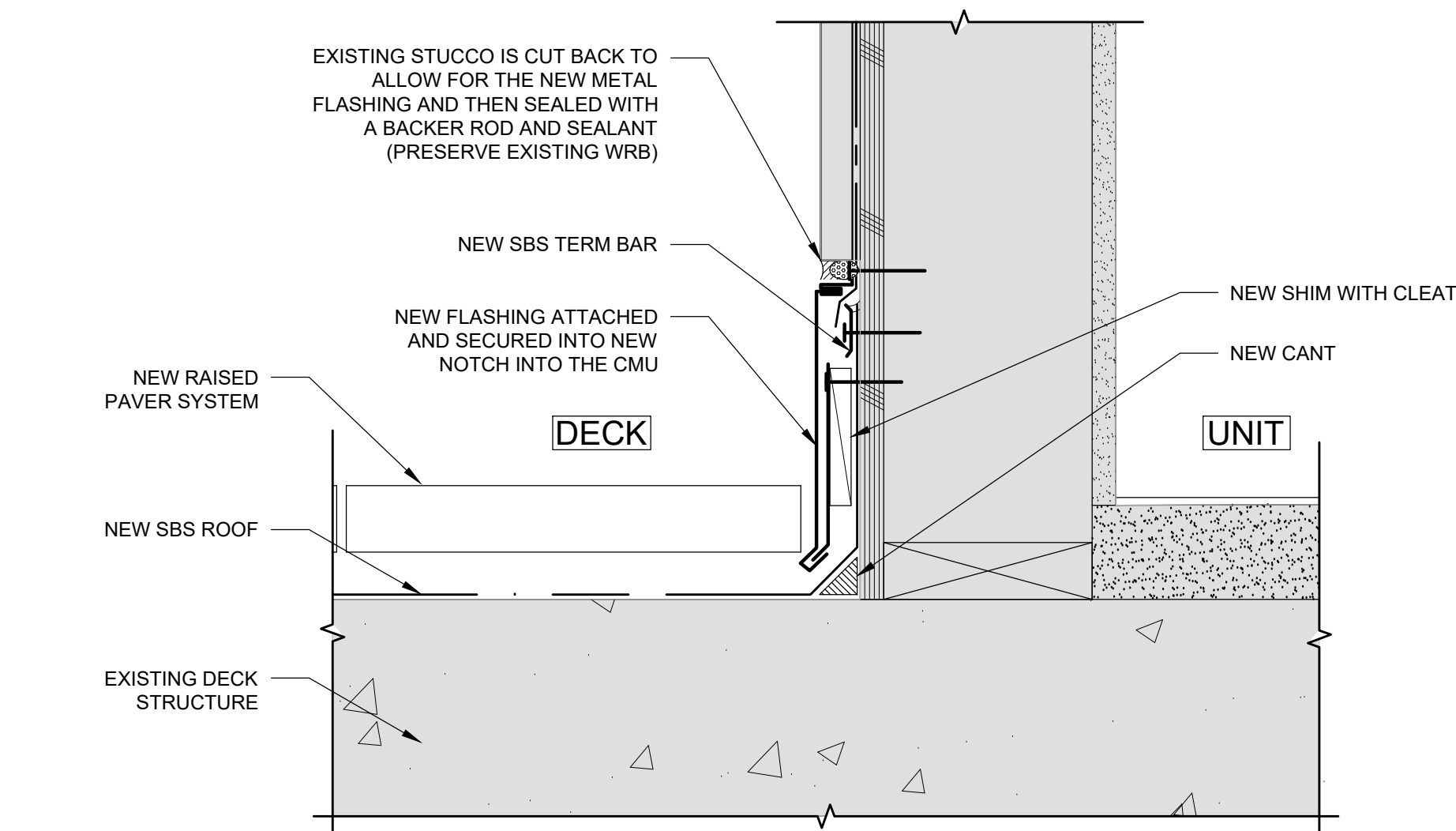
7 SMALL SCUPPER BOX ELEVATION

SCALE: 3" = 1'-0"



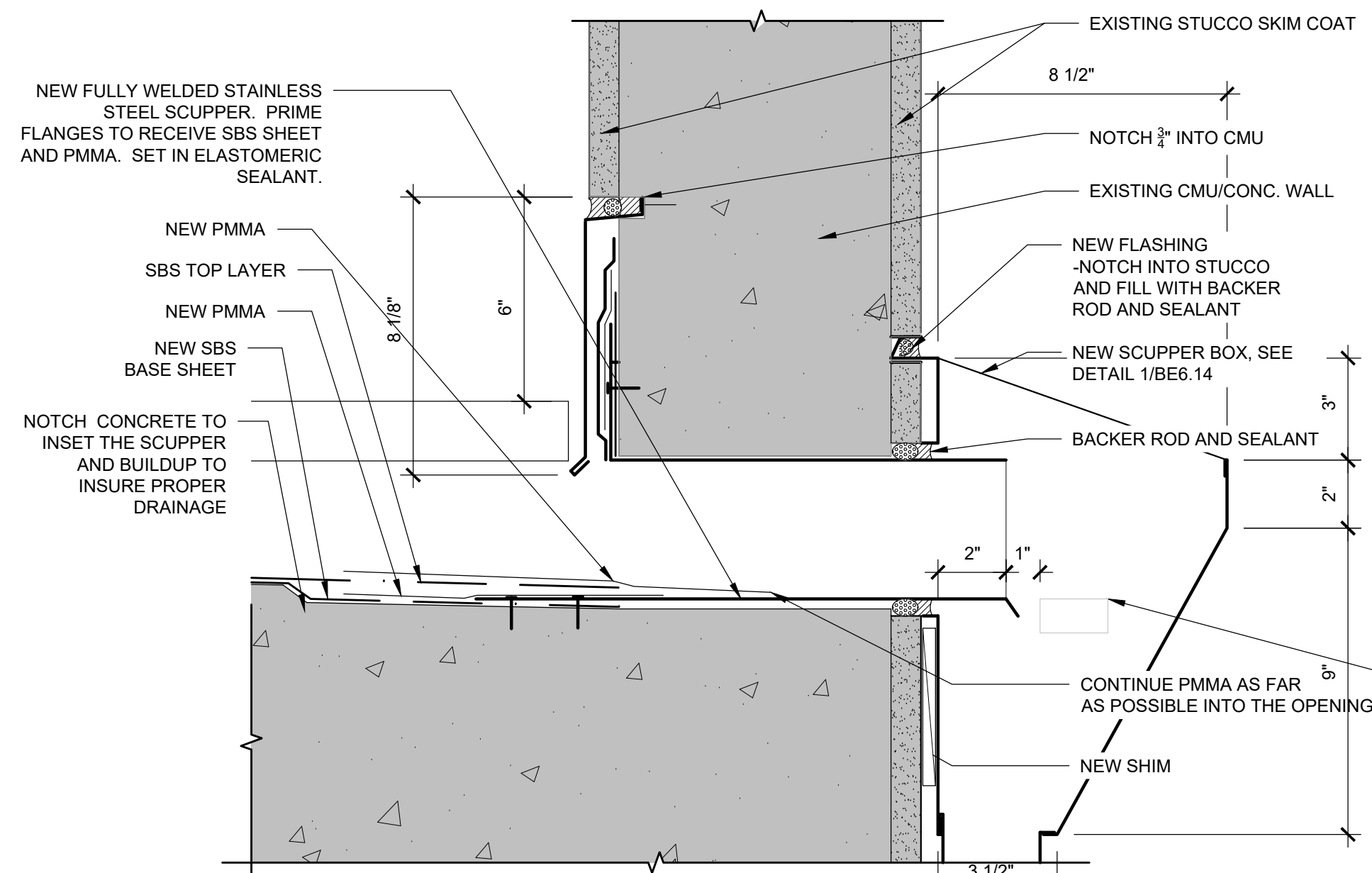
8 STUCCO AT PARAPET AT NEW STUCCO

SCALE: 3" = 1'-0"



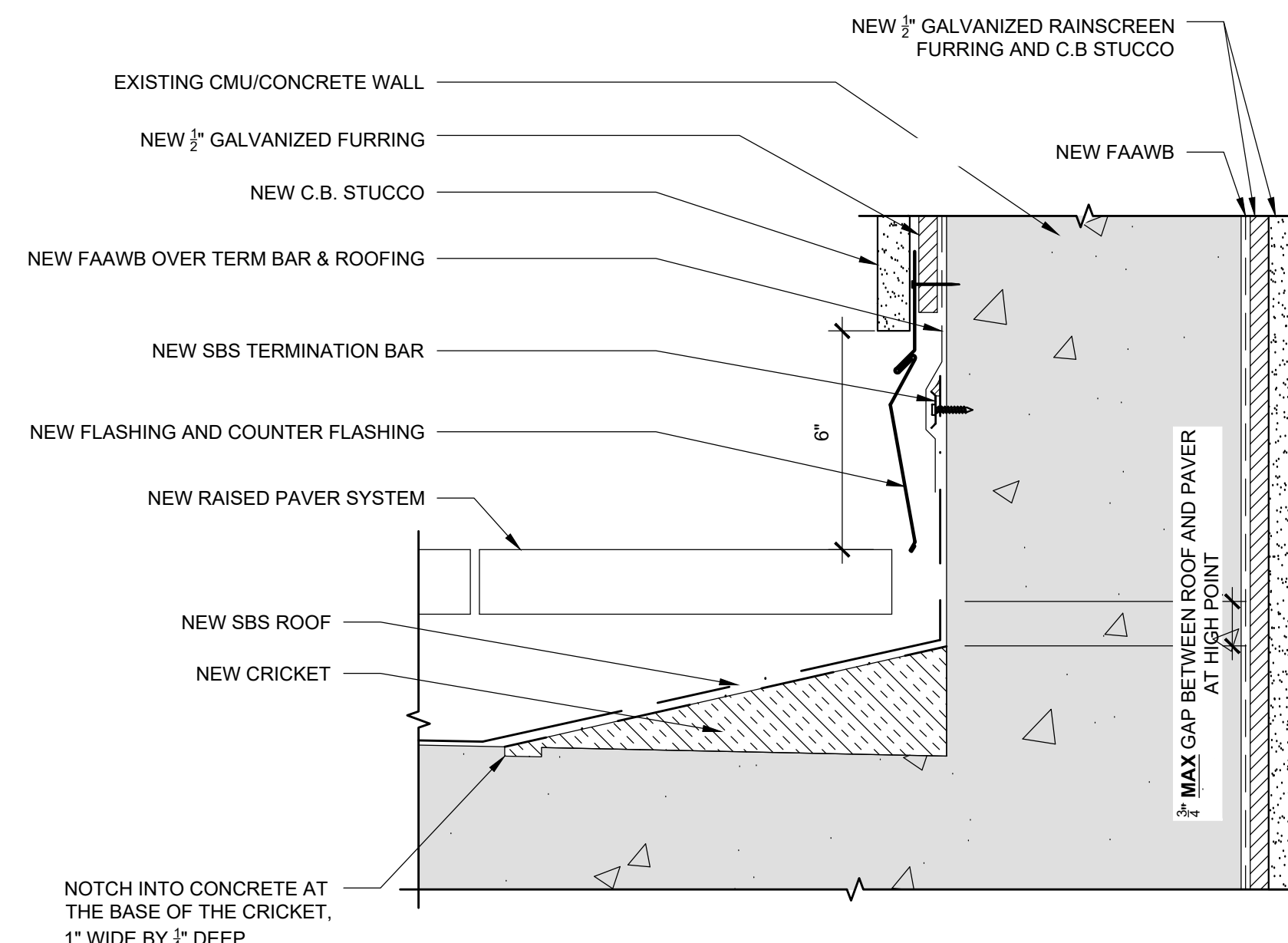
9 BASE OF WALL AT SUNROOM

SCALE: 3" = 1'-0"



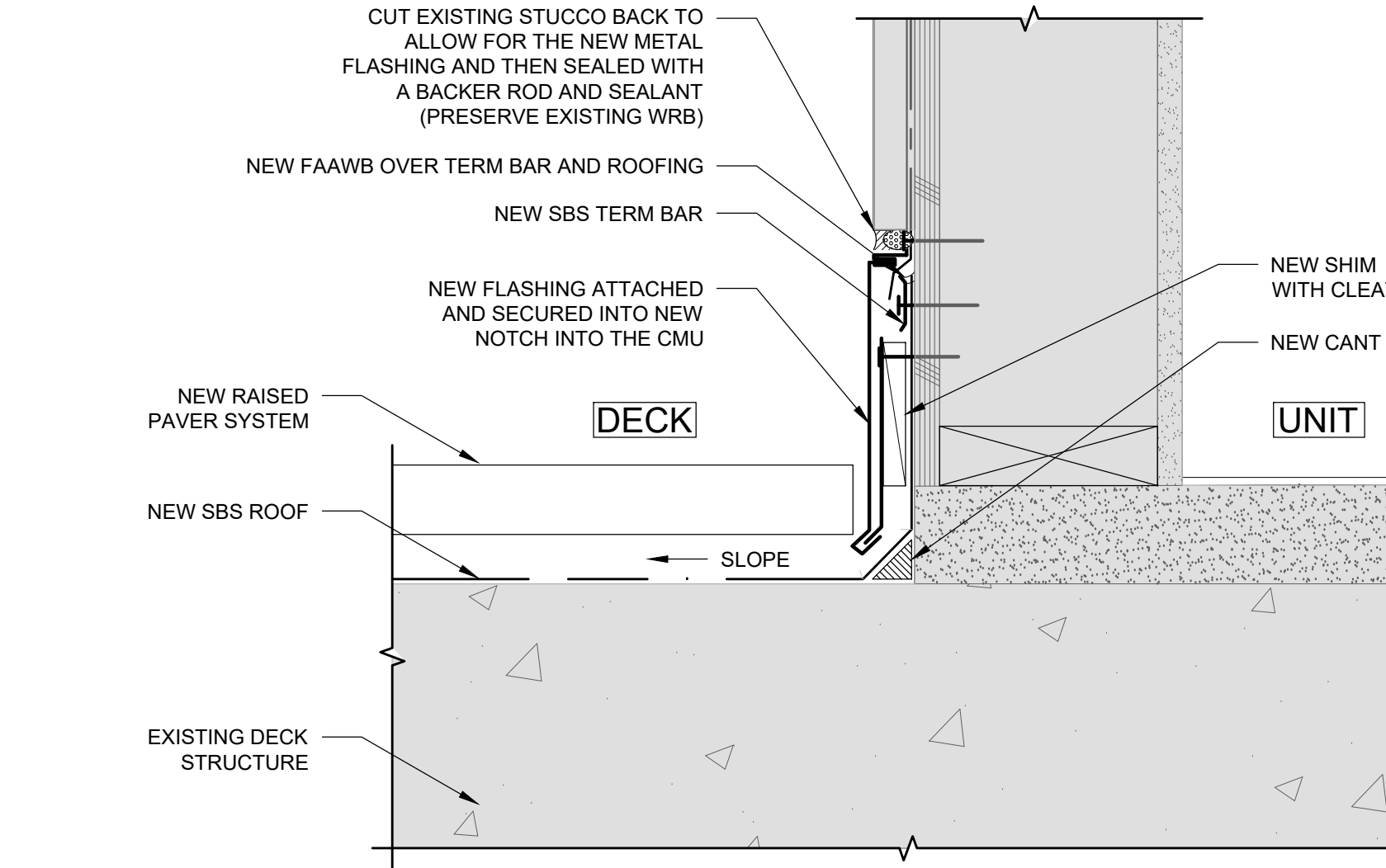
4 SS SCUPPER DETAIL - BUILDING A

SCALE: 3" = 1'-0"



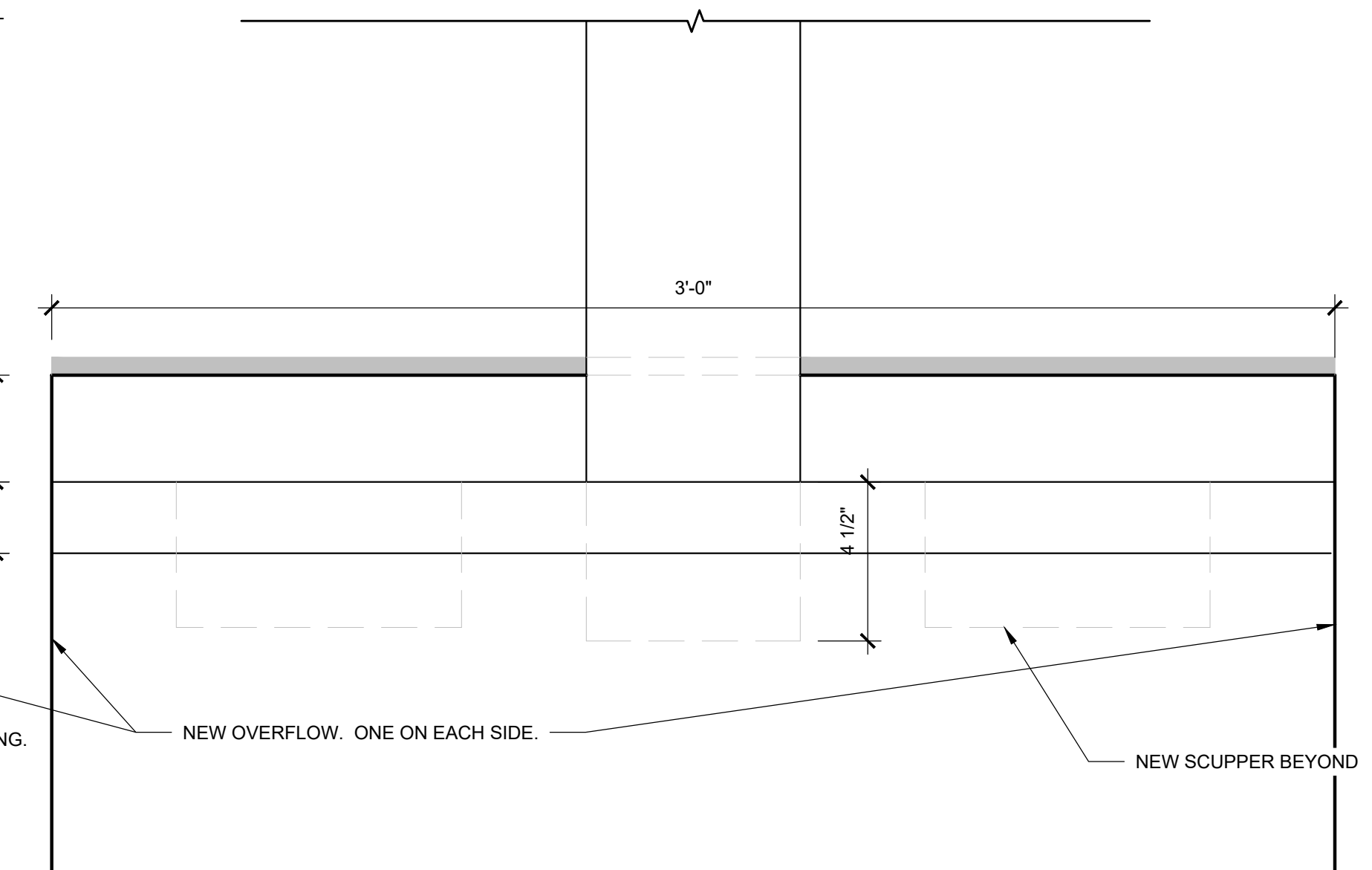
5 BASE OF WALL AT CRICKET @ RAIN SCREEN

SCALE: 3" = 1'-0"



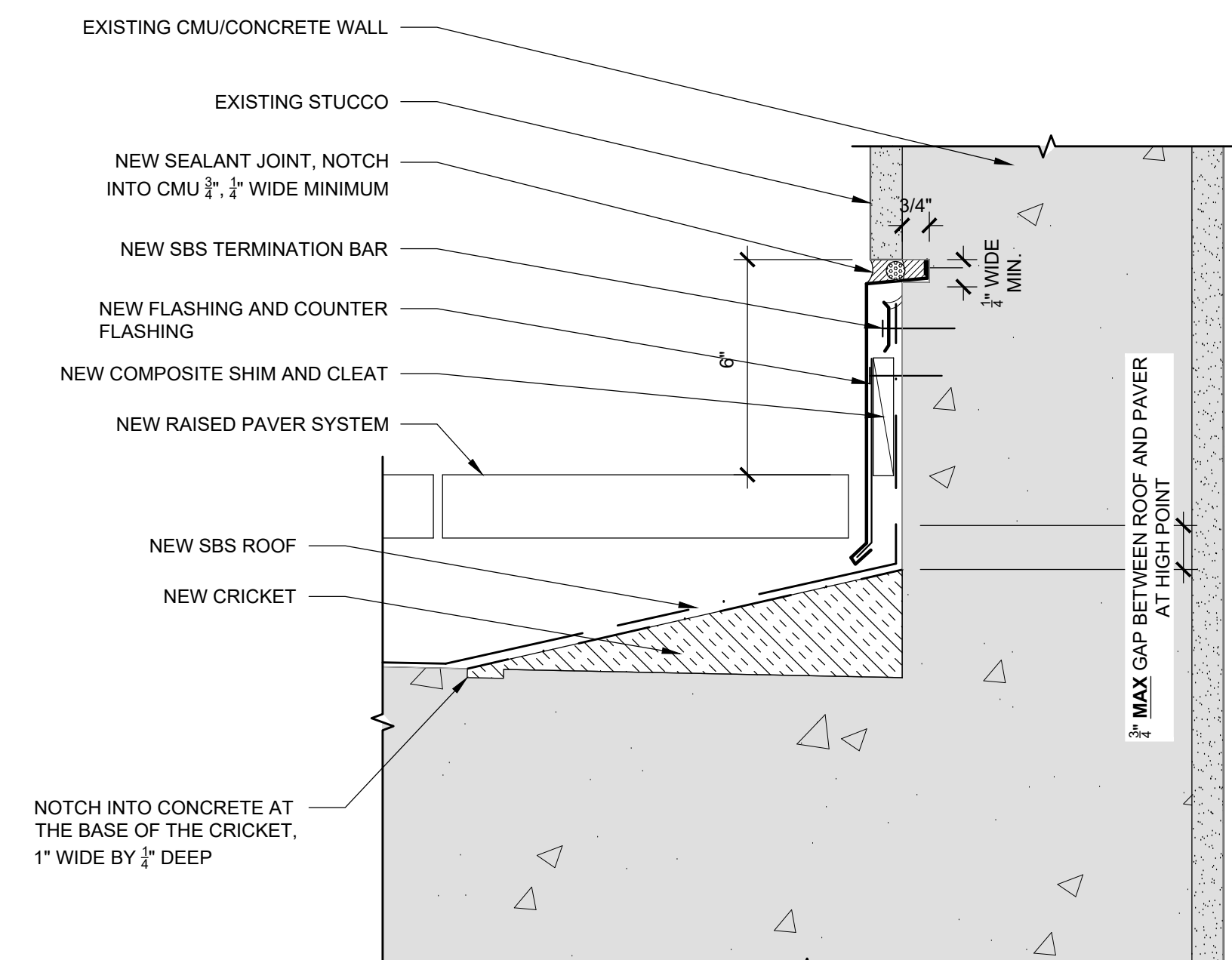
6 BASE OF WALL @ ORIGINAL UNIT - BUILDING A

SCALE: 3" = 1'-0"



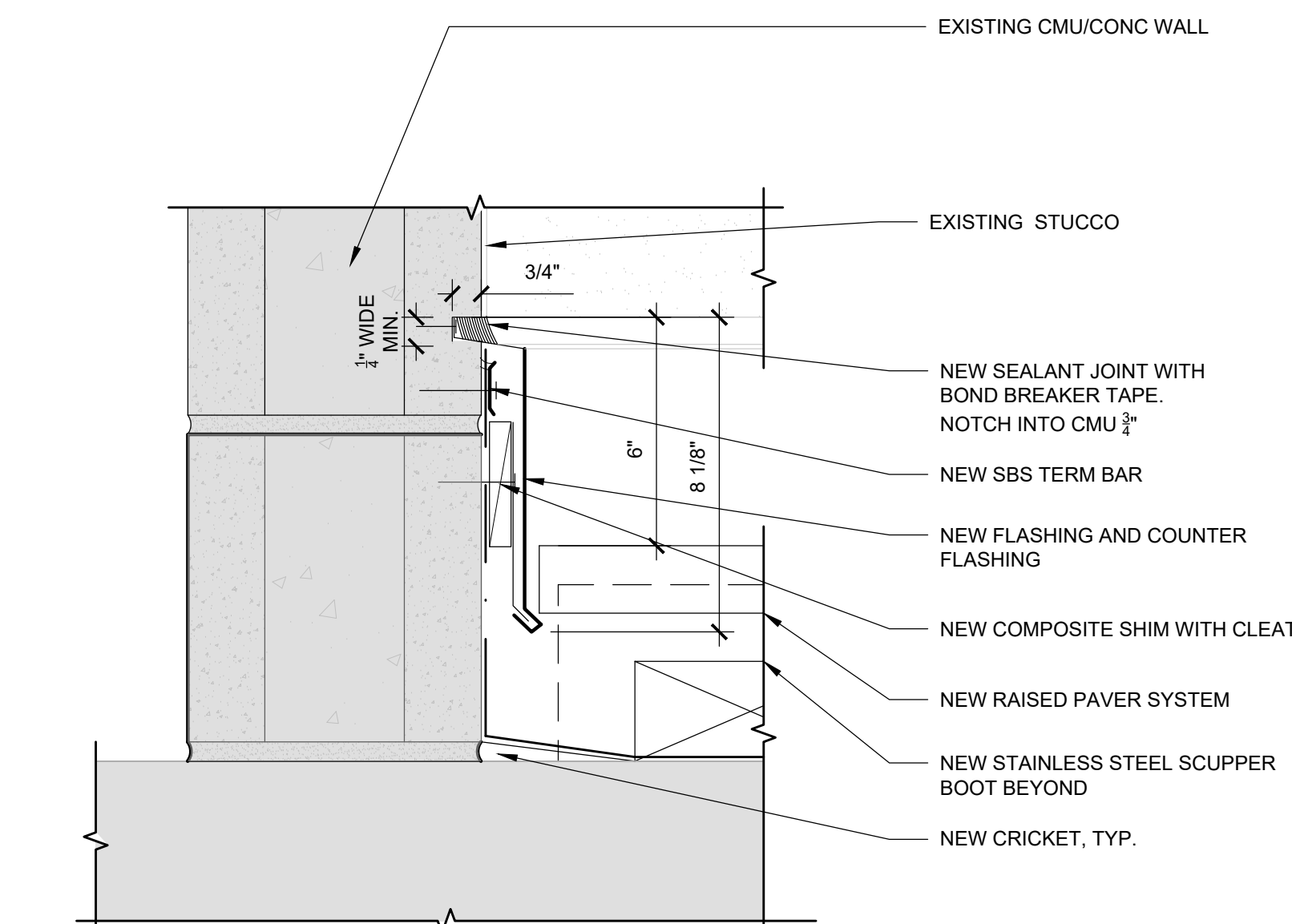
1 SCUPPER BOX ELEVATION

SCALE: 3" = 1'-0"



2 BASE OF WALL AT CRICKET - BUILDING A

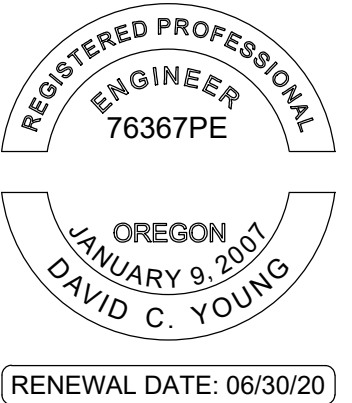
SCALE: 3" = 1'-0"



3 BASE OF CMU WALL - BUILDING A

SCALE: 3" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

SHADED AREA = EXISTING CONSTRUCTION

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.: **B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

DRAWING NO.: **BE-6.11**

SCALE: As NOTED  
DRAWN BY: DAA  
DATE: OCT. 24, 2019  
CHECKED BY: INITIALS

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

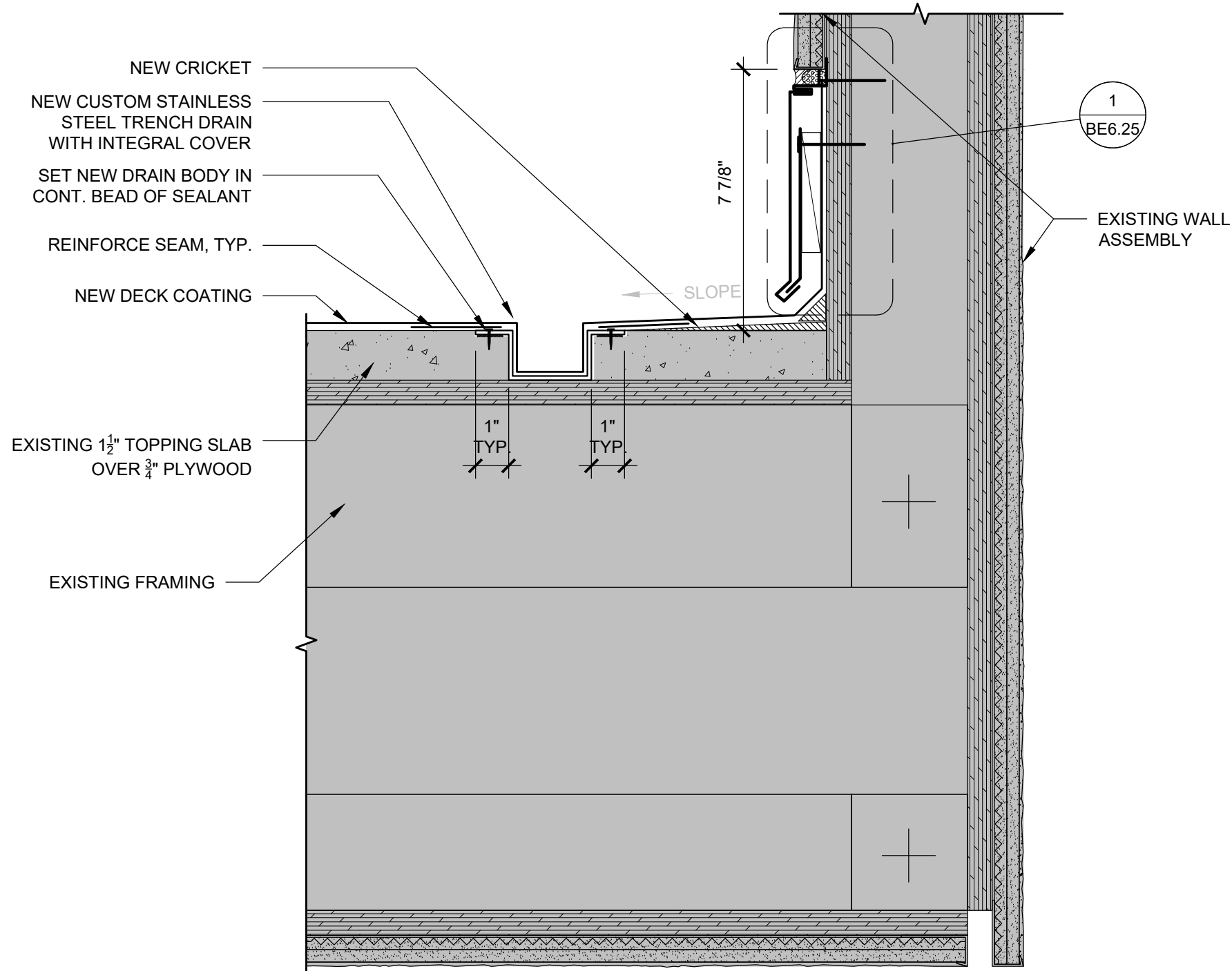
PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

DRAWING NO.:  
**BE-6.12**

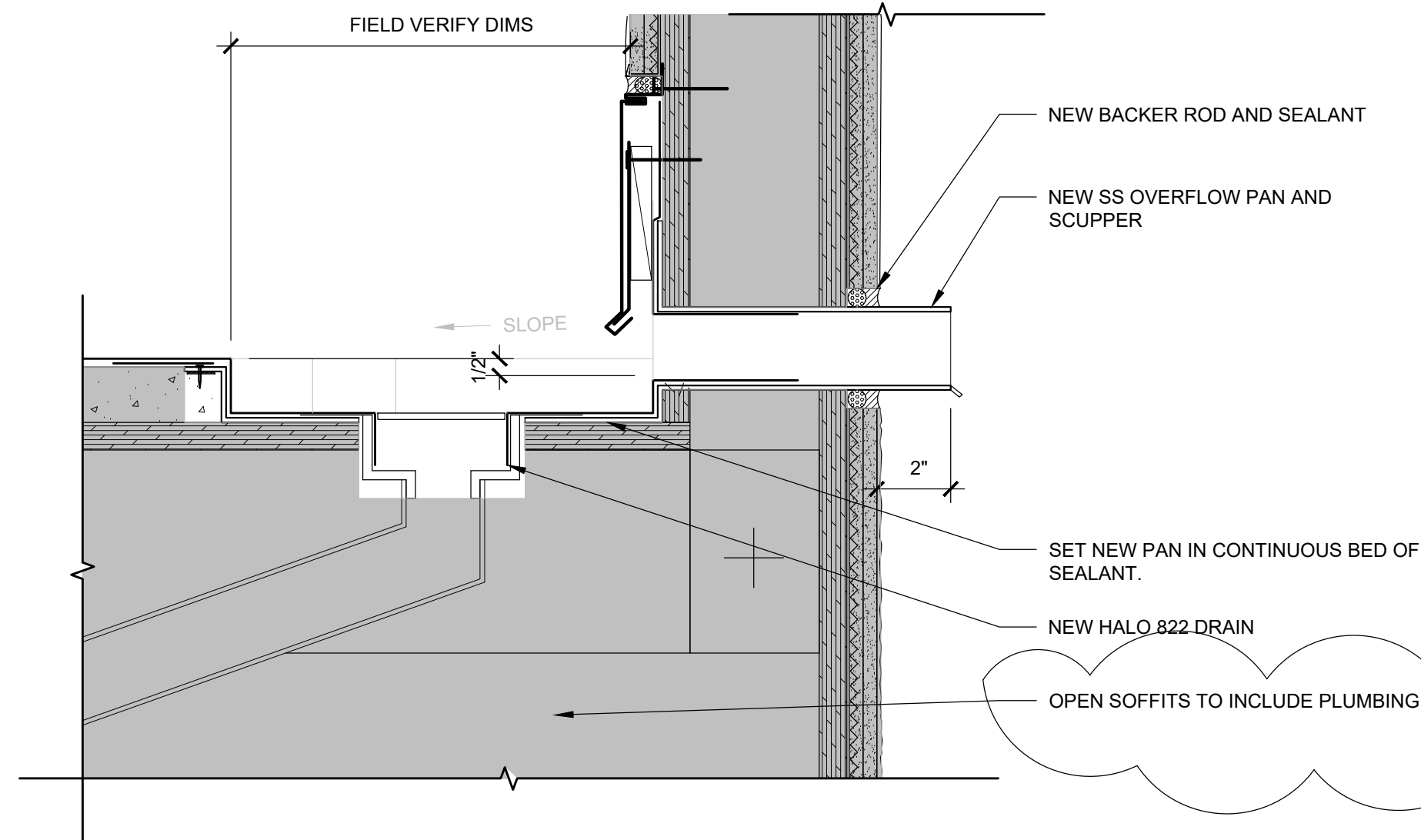
SCALE: As NOTED	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS

**7 NOT USED**  
SCALE: 3" = 1'-0"

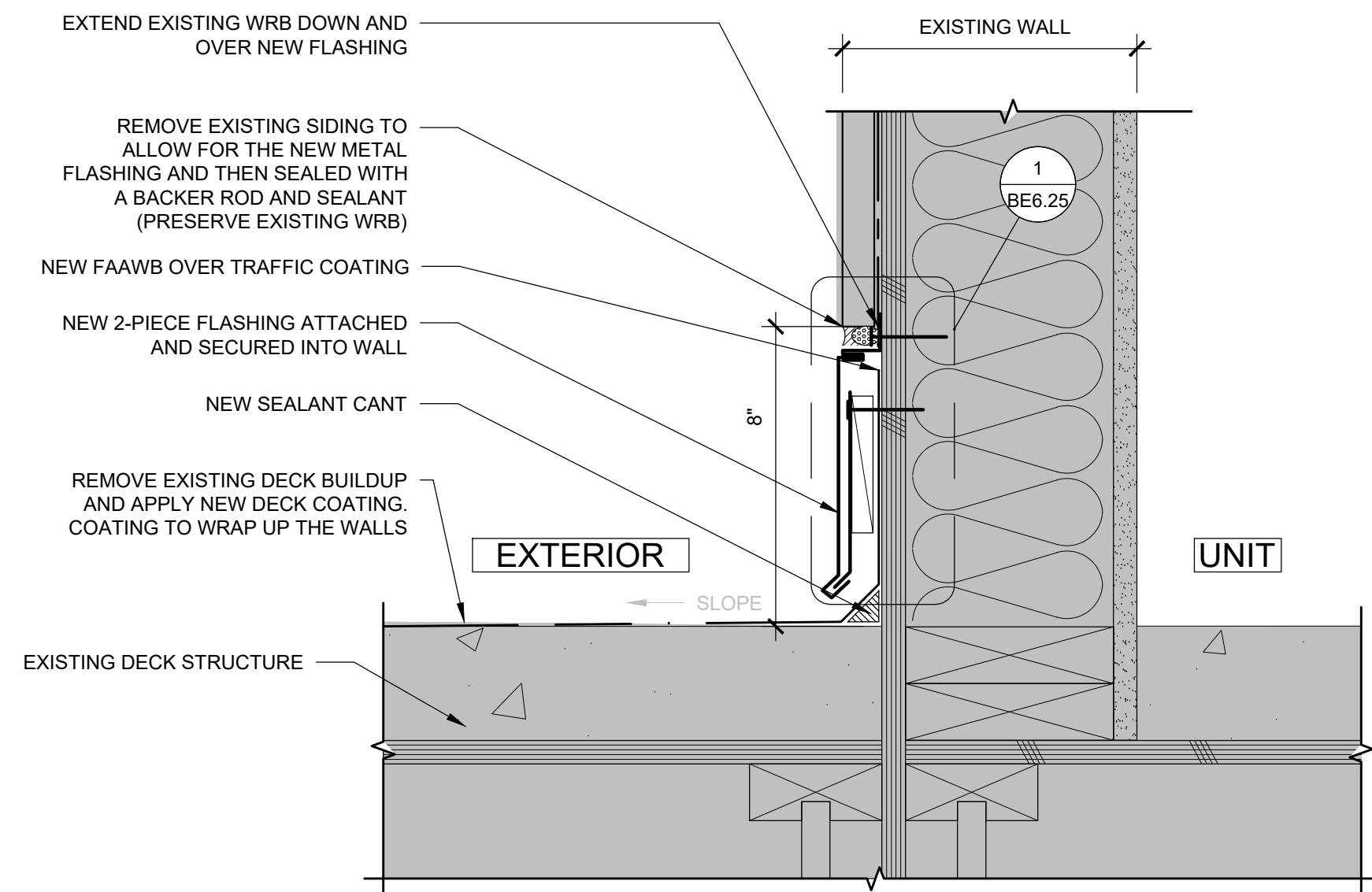


**8 RESIDENT DECK DRAIN - B BUILDING**  
SCALE: 3" = 1'-0"

**4 NOT USED**  
SCALE: 3" = 1'-0"

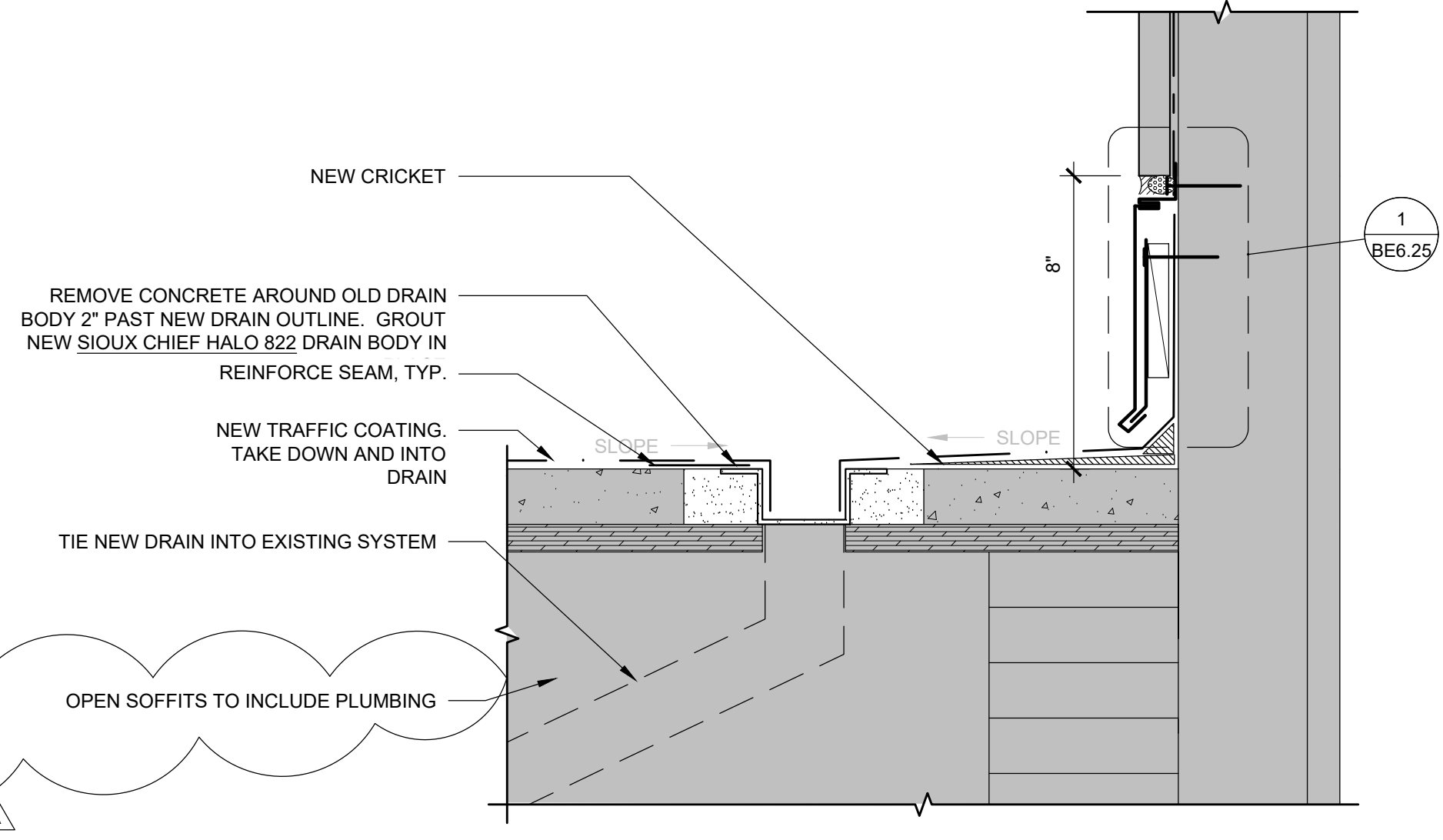


**5 PATIO DRAIN AND OVERFLOW - BUILDING B**  
SCALE: 3" = 1'-0"



**6 WALL/PATIO TRANSITION DETAIL - BUILDING B**  
SCALE: 3" = 1'-0"

**1 NOT USED**  
SCALE: 3" = 1'-0"

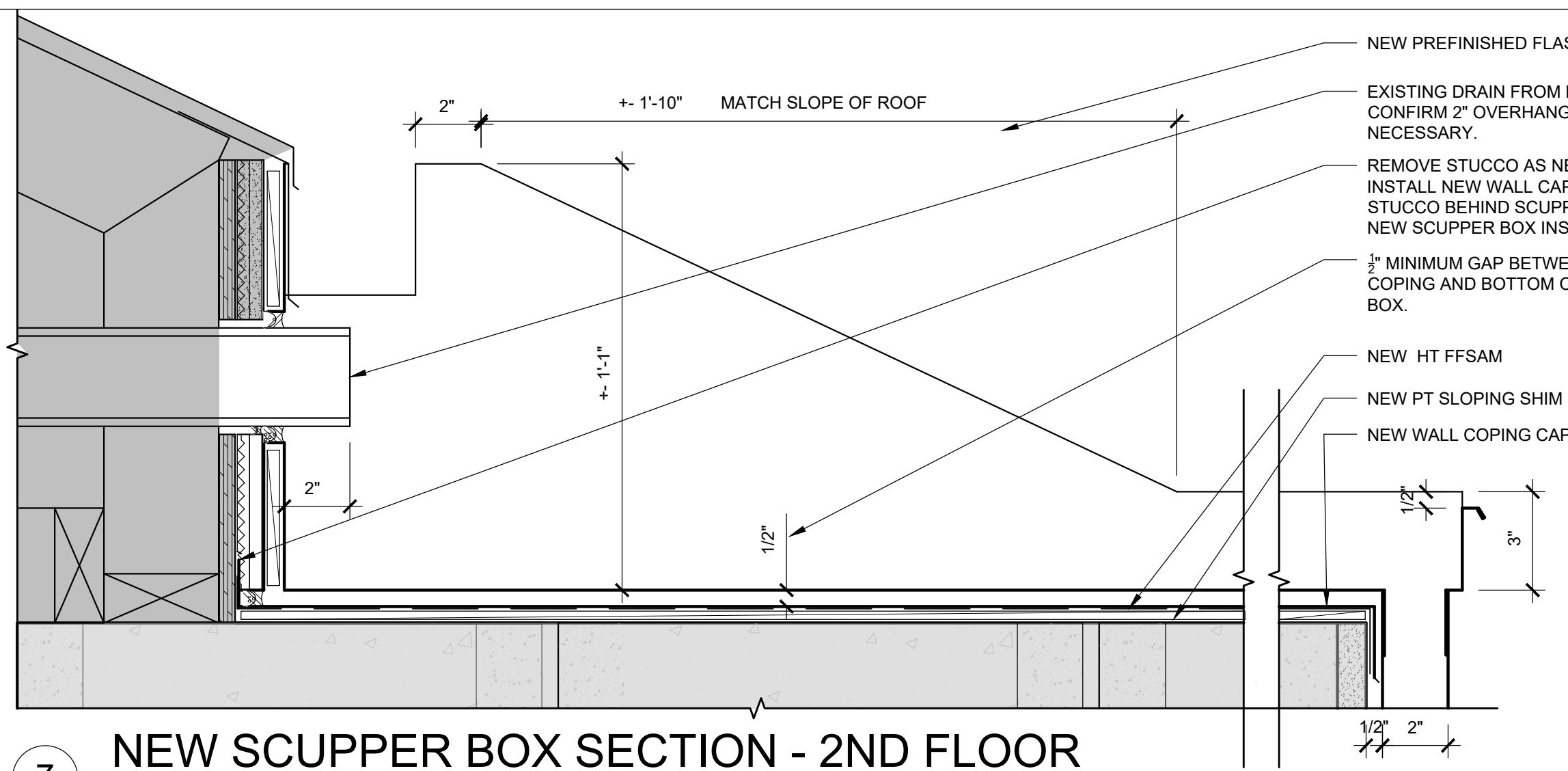


**2 BREEZEWAY DRAIN- 3RD FLOOR BUILDING B**  
SCALE: 3" = 1'-0"

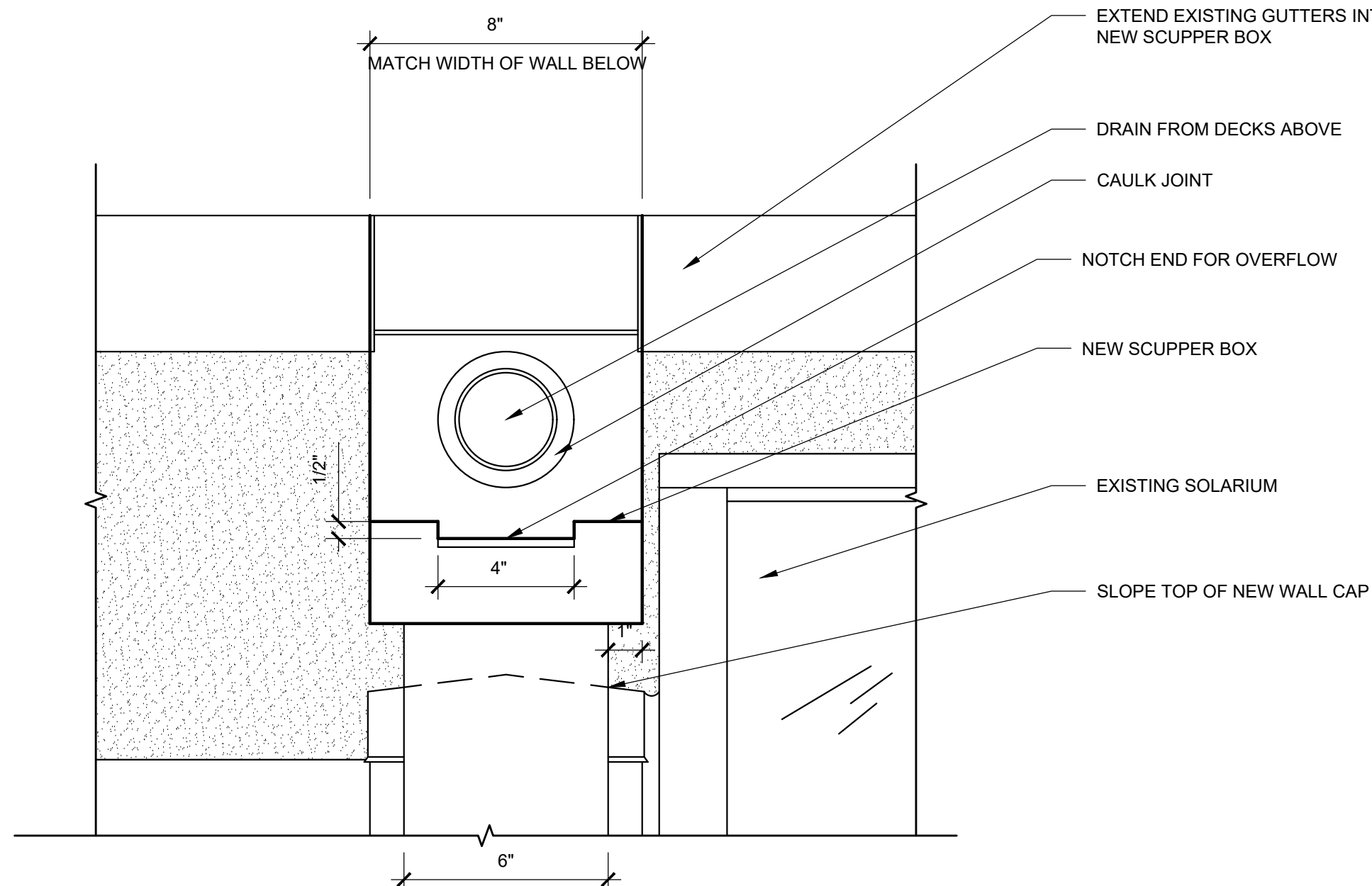
**3 NOT USED**  
SCALE: 3" = 1'-0"



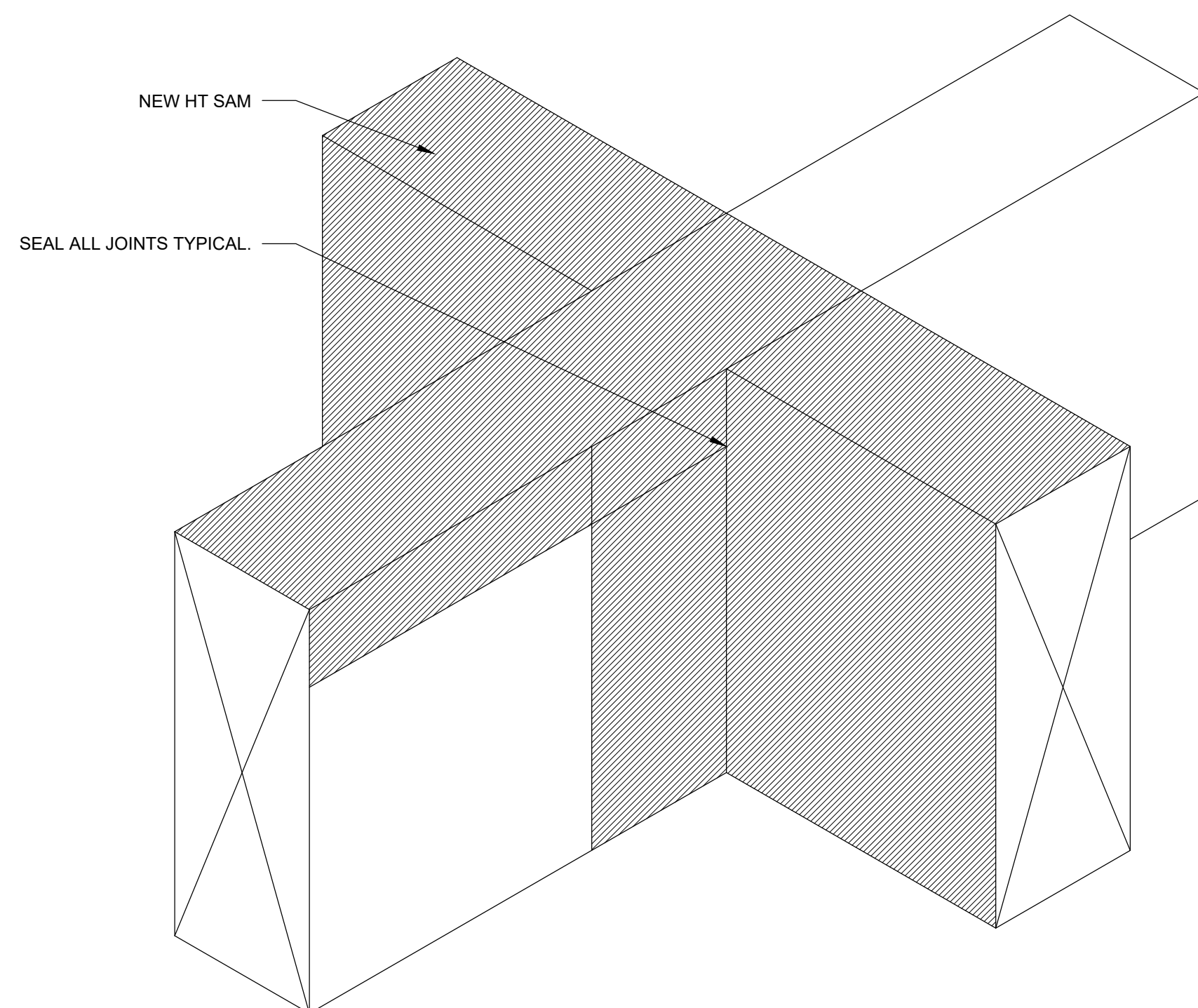
U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents-1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 6.x - Details.dwg  
October 24, 2019 9:44 AM



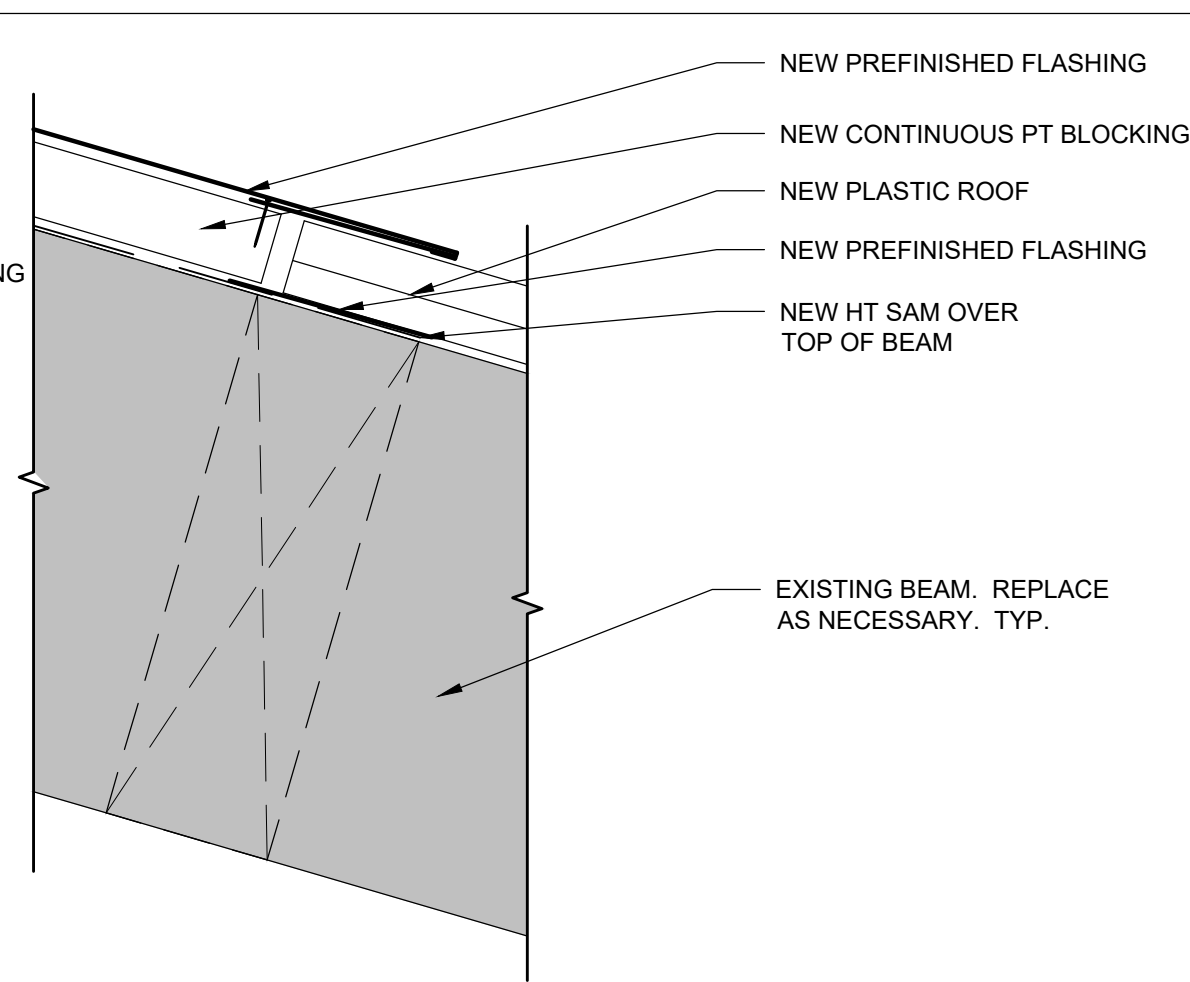
7 NEW SCUPPER BOX SECTION - 2ND FLOOR  
SCALE: 3" = 1'-0"



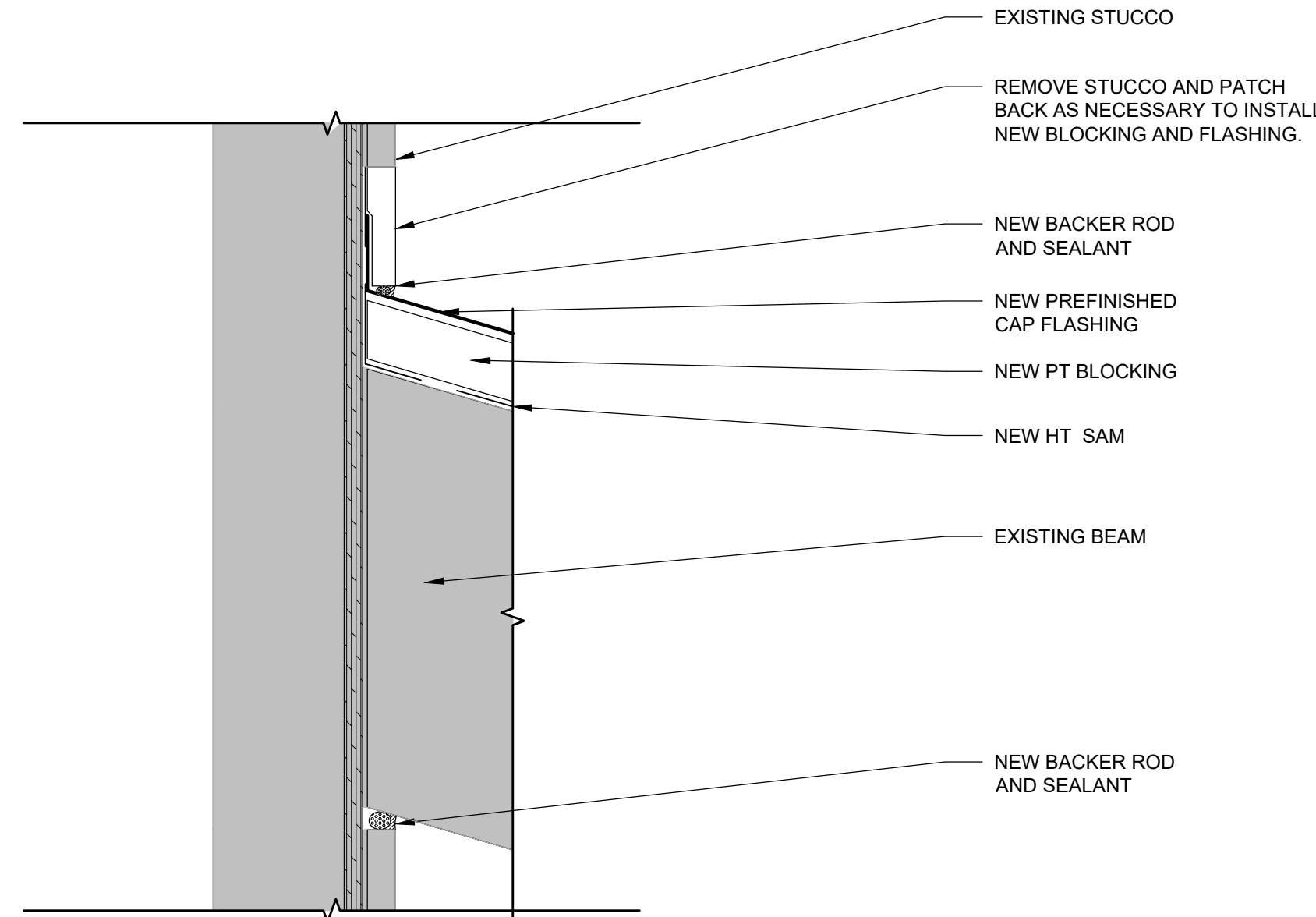
8 NEW SCUPPER BOX ELEVATION - 2ND FLOOR  
SCALE: 3" = 1'-0"



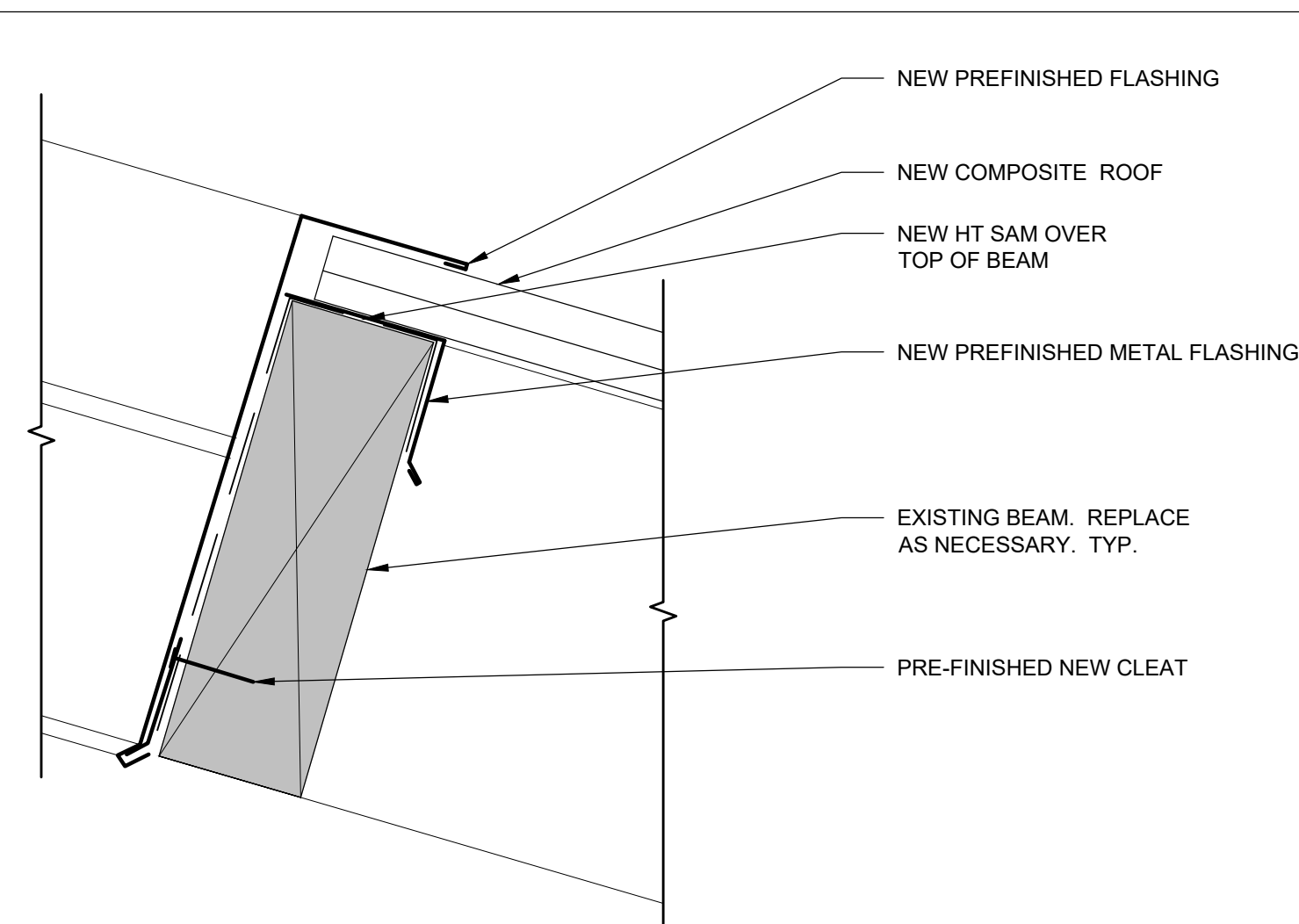
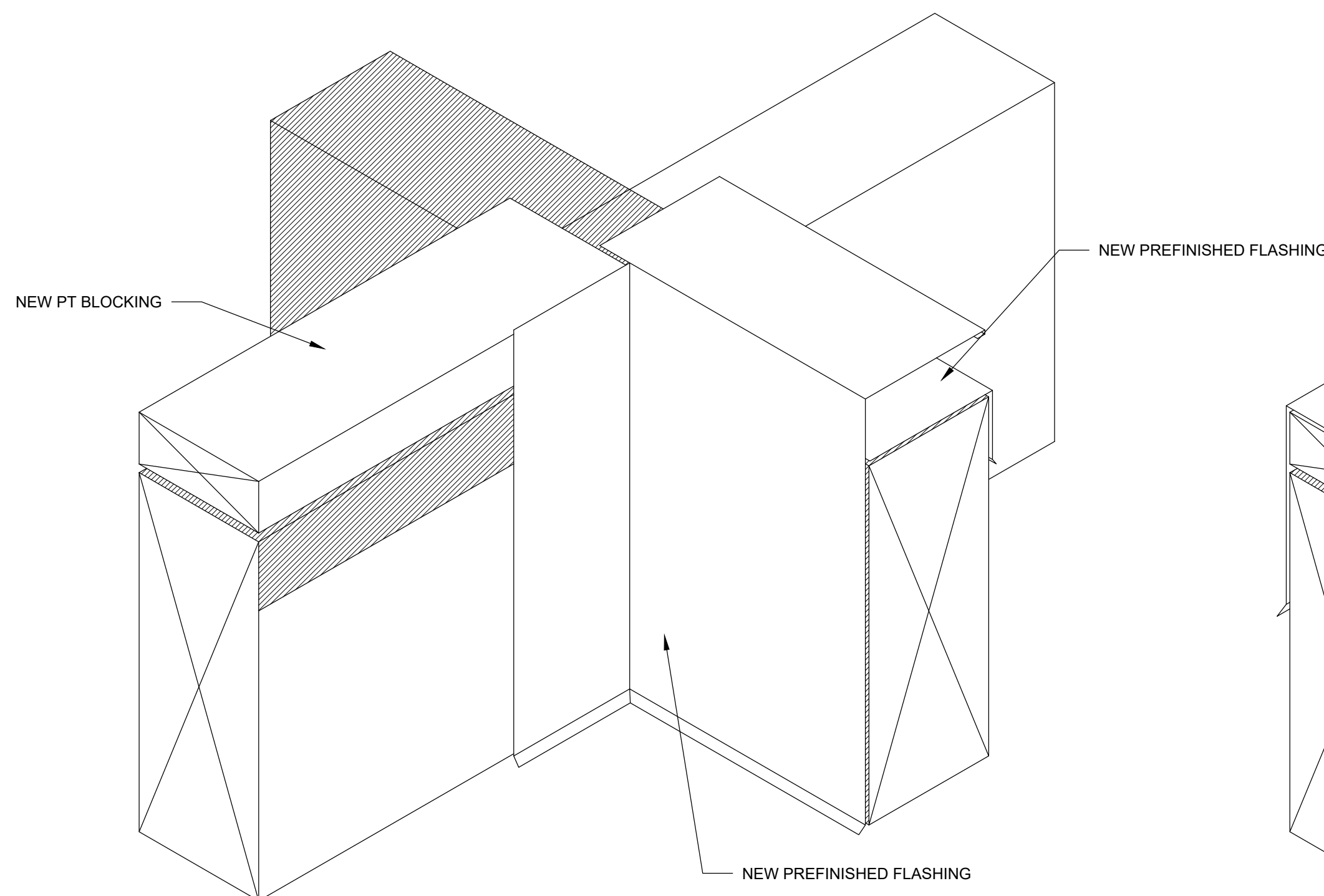
9 BREEZEWAY ROOF BEAMS 3 - BUILDING B1/B2  
SCALE: 3" = 1'-0"



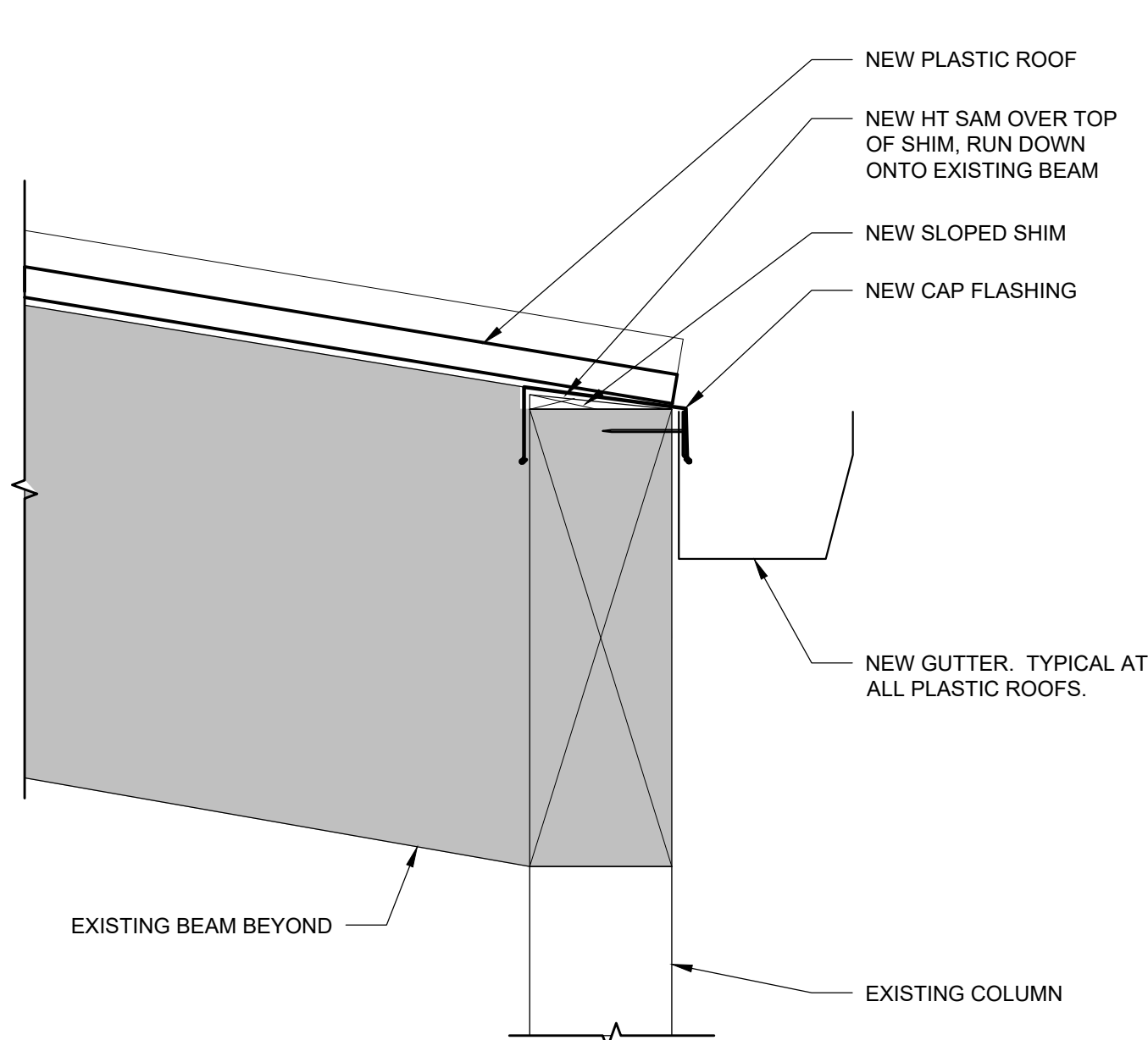
4 PLASTIC ROOF AT PT BLOCKING  
SCALE: 3" = 1'-0"



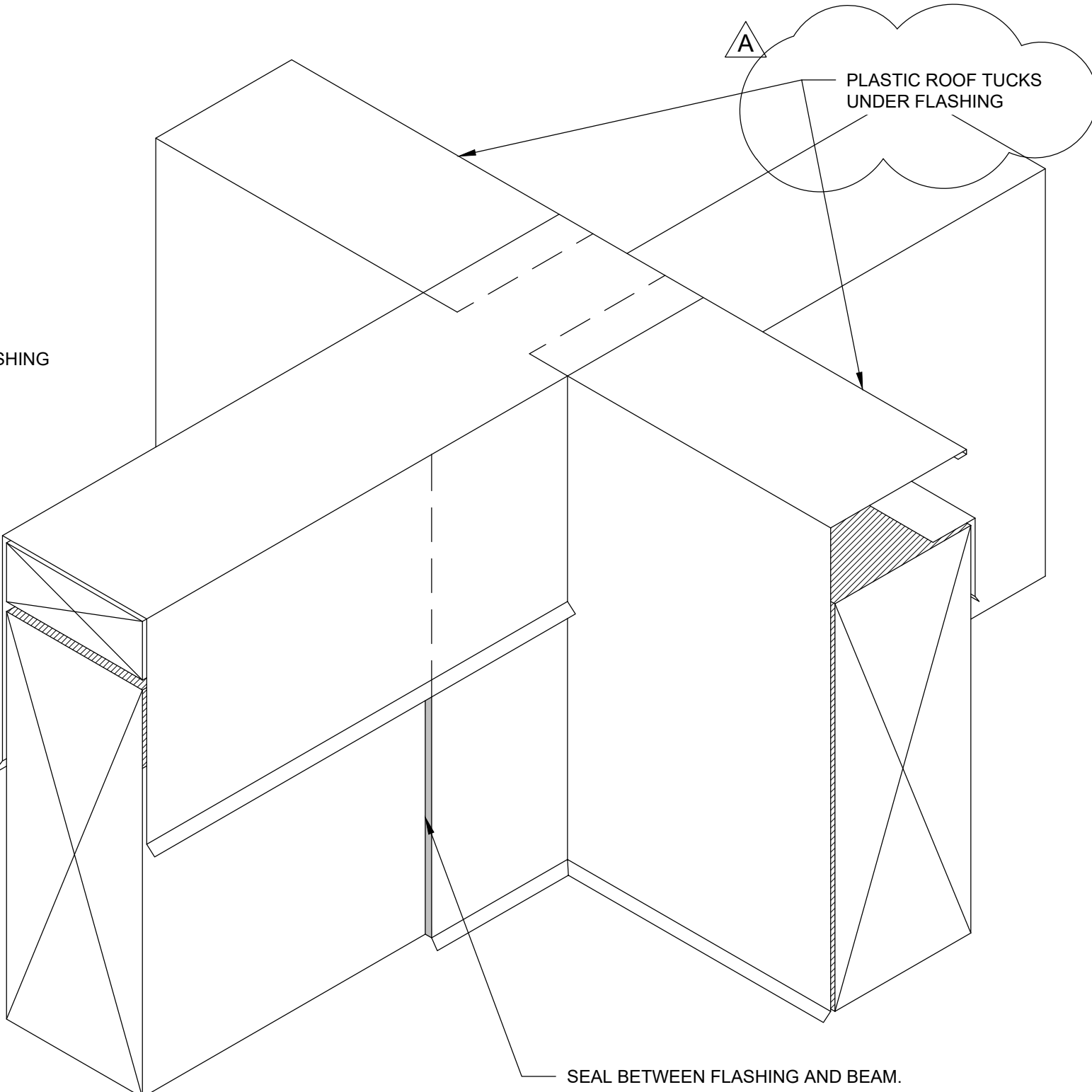
5 BREEZEWAY ROOF BEAMS 2 - BUILDING B1/B2  
SCALE: 3" = 1'-0"



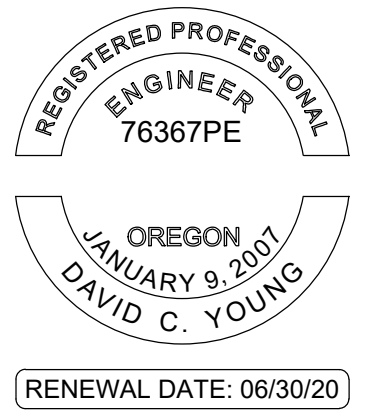
1 BREEZEWAY BEAMS AND PLASTIC ROOF  
SCALE: 3" = 1'-0"



2 BREEZEWAY ROOF BEAMS 2 - BUILDING B1/B2  
SCALE: 3" = 1'-0"



STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:



**NOTE:**  
ADDRESS DECAY TO ROOT MEMBERS IN FIELD -CONTINGENCY

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
Δ	CHECKSHEET RESPONSE	SEPT 13, 2019
Δ	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

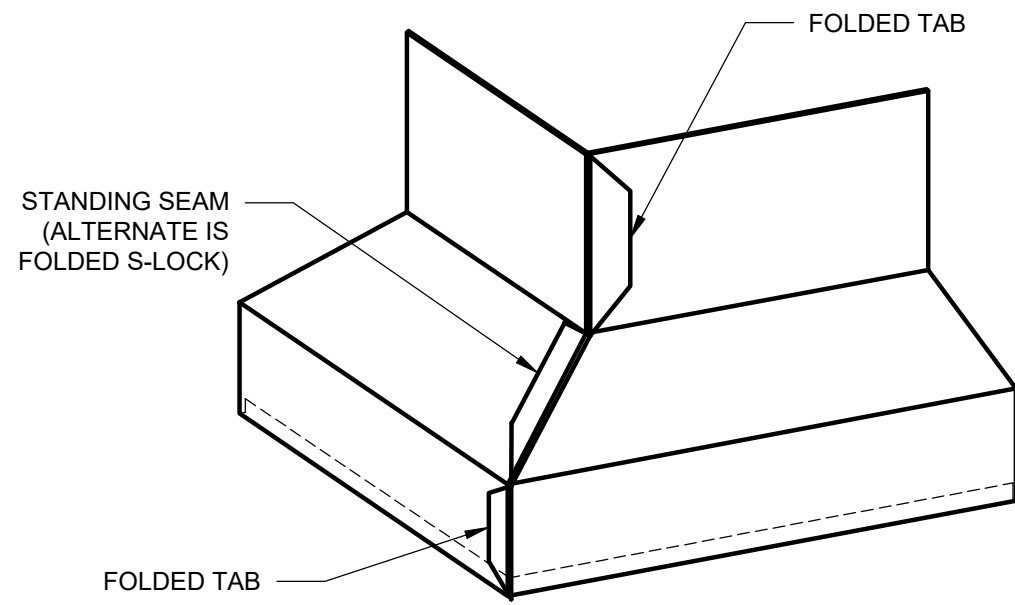
SHEET TITLE:  
**DETAILS**

DRAWING NO.:  
**BE-6.13**

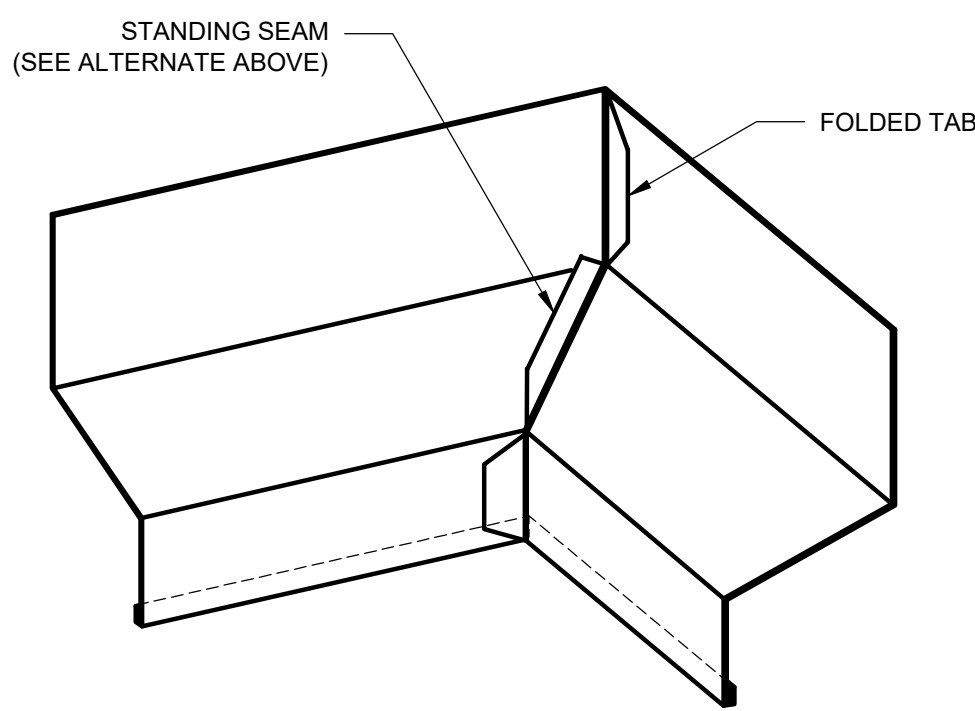
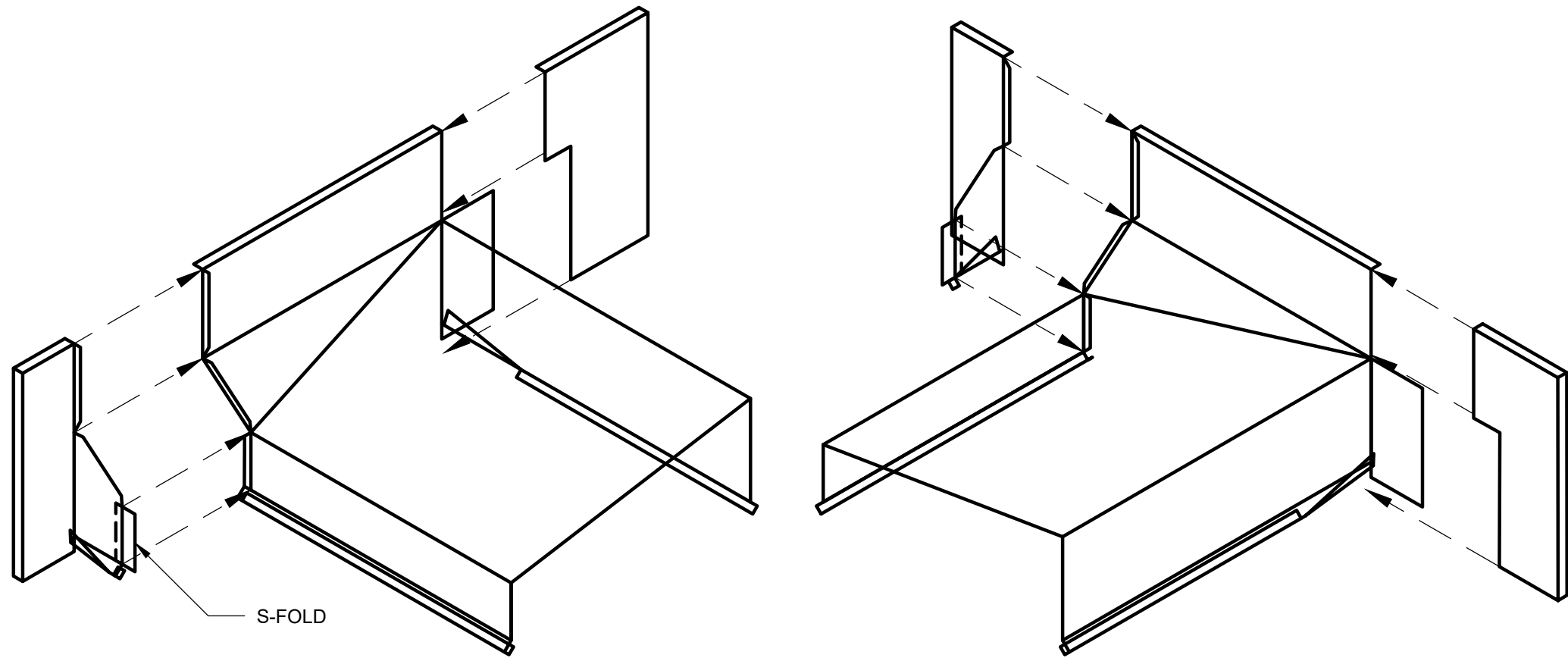
SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS



U:\83438 - The Landing Condos\83438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\83438.016 The Landing Condos - Exterior Rehabilitation - BE 6.x - Details.dwg  
October 24, 2019 9:52 AM

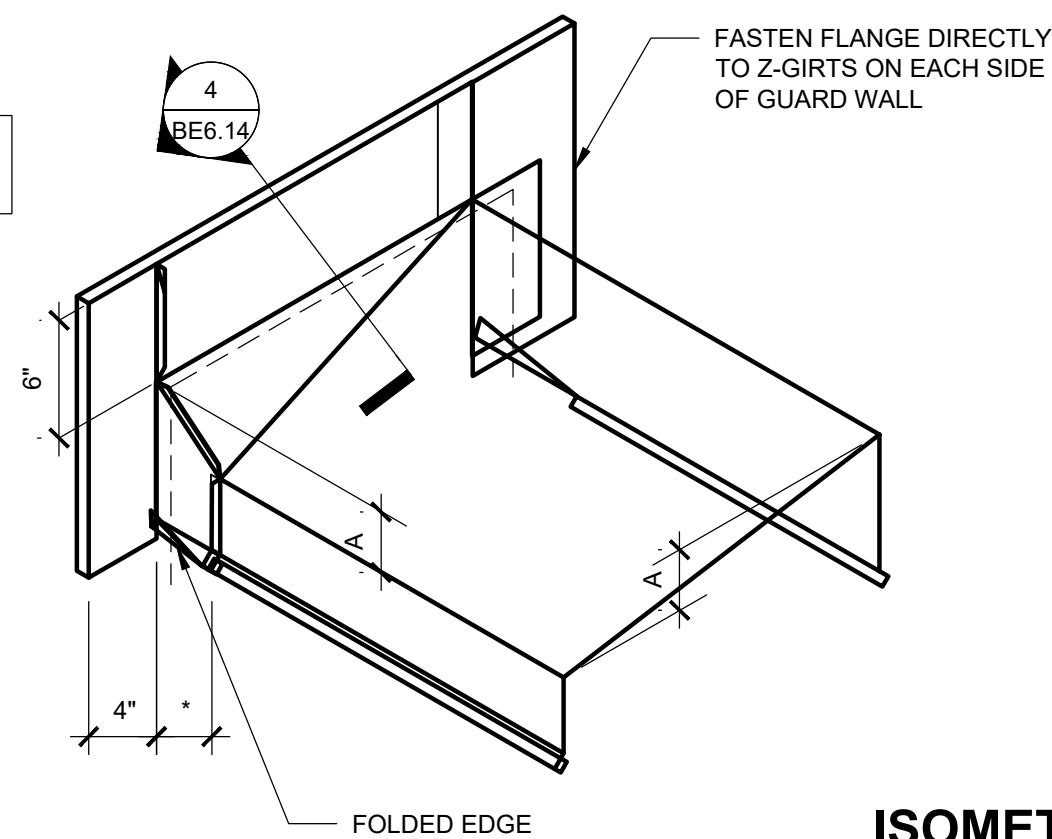


FLASHING - OUTSIDE CORNER

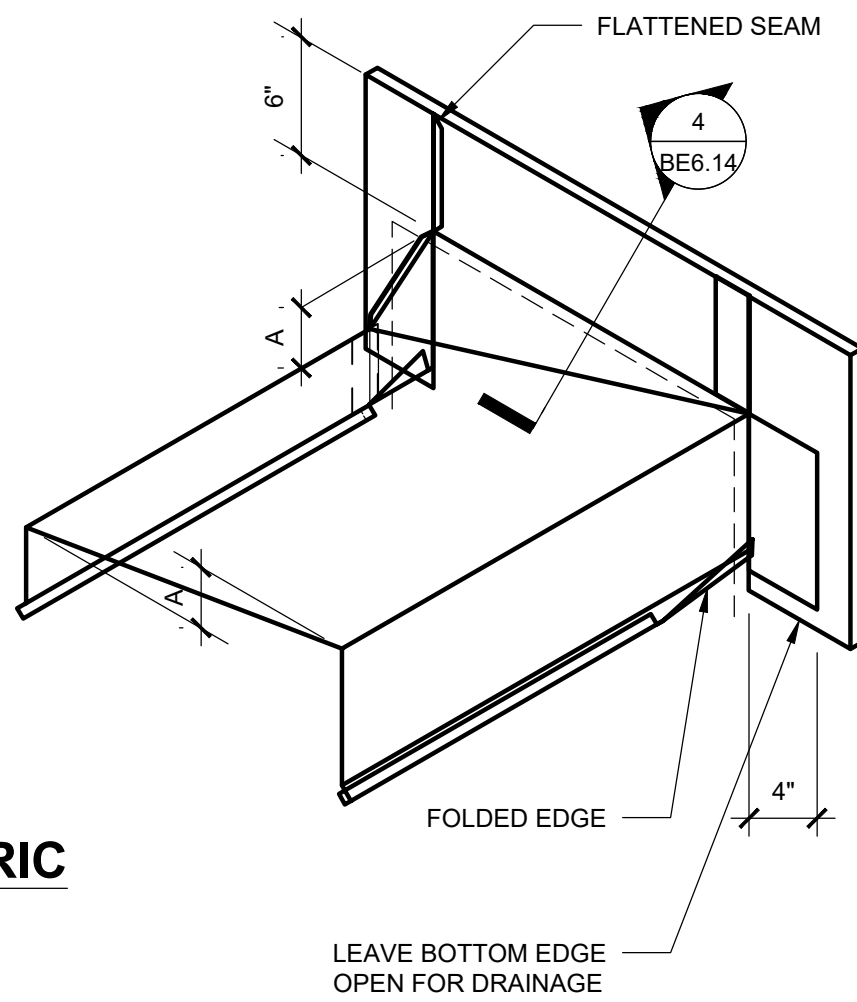


FLASHING - INSIDE CORNER

\*SEALANT NOT SHOWN FOR CLARITY



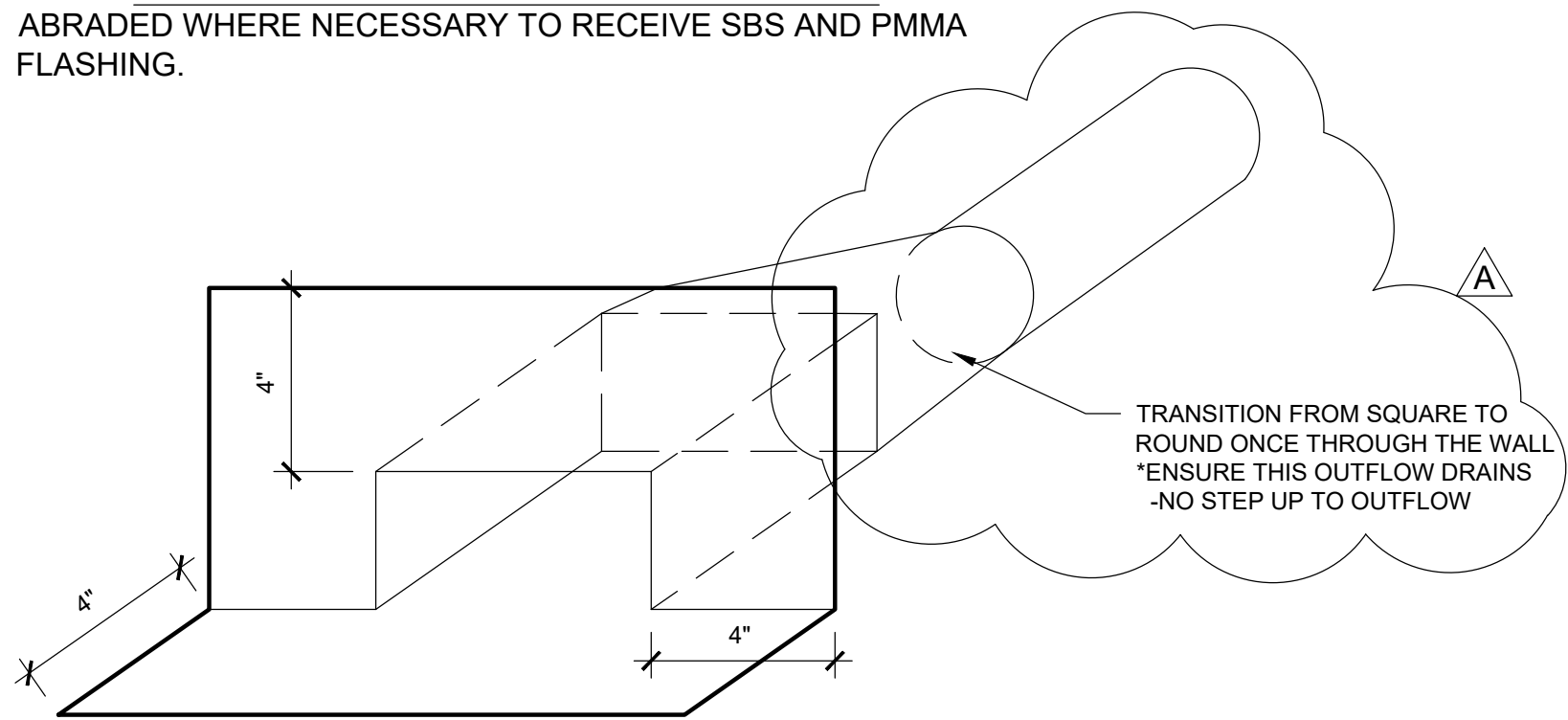
ISOMETRIC



CRICKET/SADDLE DETAILS

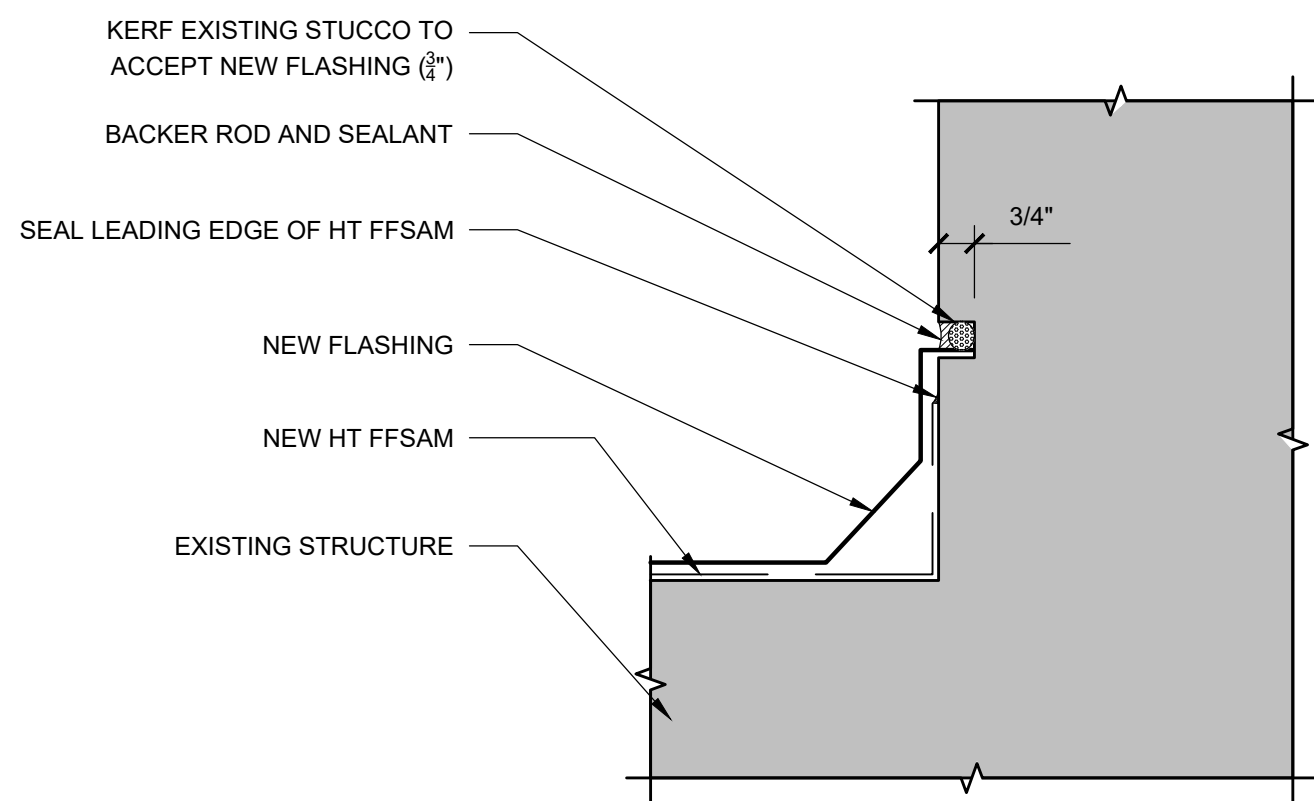
SCALE: 3" = 1'-0"

22 GA STAINLESS STEEL SCUPPER WITH DRAIN COUPLING BOOT. **FULLY SOLDERED OR SEALED/PUNCHLOCKED.** ABRASED WHERE NECESSARY TO RECEIVE SBS AND PMMA FLASHING.



NEW SCUPPER @ DECKS - BUILD. A

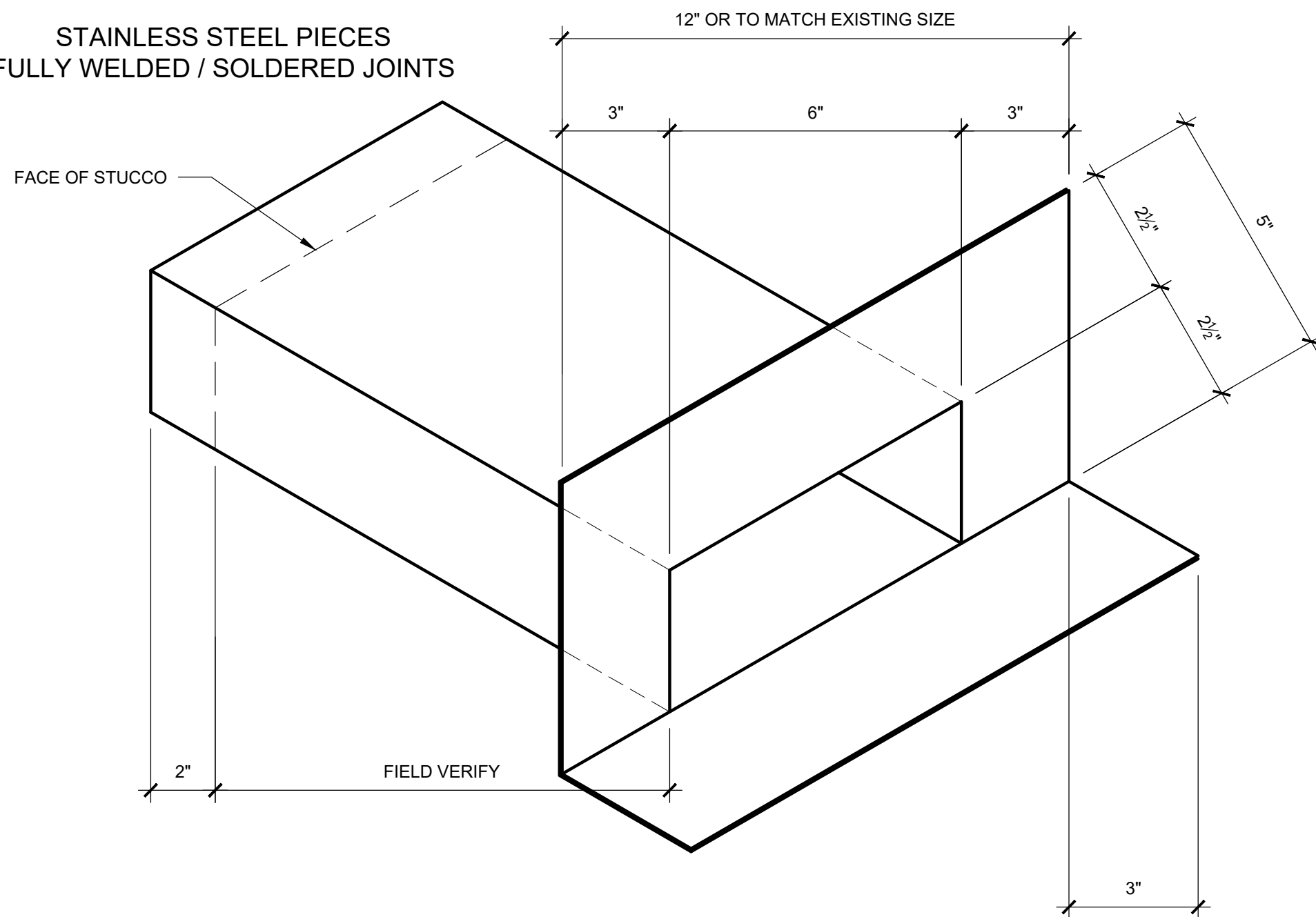
SCALE: 3" = 1'-0"



CRICKET SECTION DETAIL

SCALE: 3" = 1'-0"

STAINLESS STEEL PIECES  
FULLY WELDED / SOLDERED JOINTS

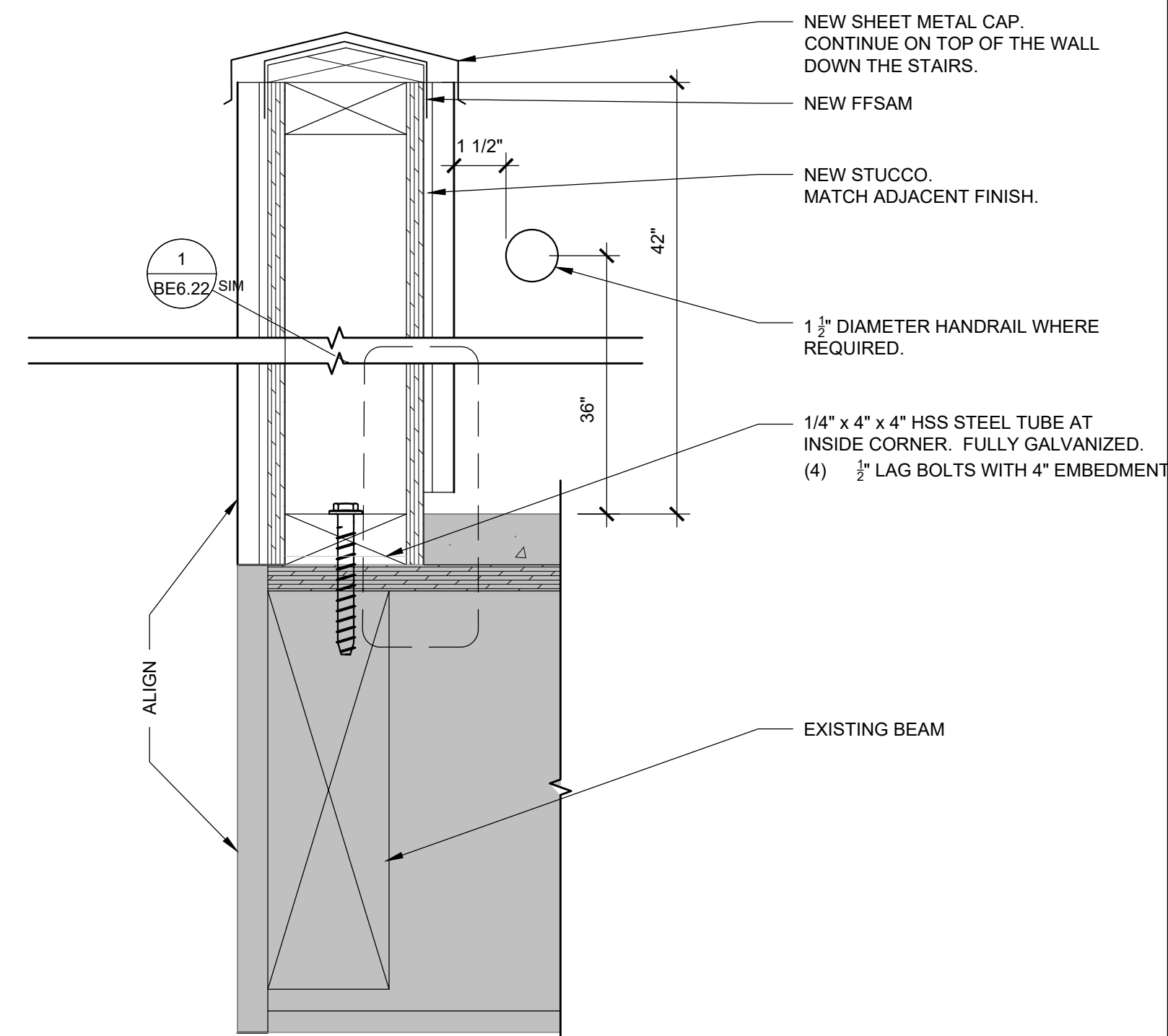


1" DRIP EDGE AT 45° ANGLE

- FLASHING PIECE TO BE PLACED FIRST BEFORE WRAPS AND COATINGS
- VERTICAL SURFACES TO RECEIVE WRAPS AND COATINGS AS SHOWN ACCORDING TO SPECIFIC LOCATION
- HORIZONTAL SURFACES TO RECEIVE REINFORCED TRAFFIC COATING
- AREAS TO RECEIVE TRAFFIC COATING ARE TO BE ABRASED TO ENSURE COATING BOND

WALKWAY SCUPPER DETAILS

SCALE: 3" = 1'-0"

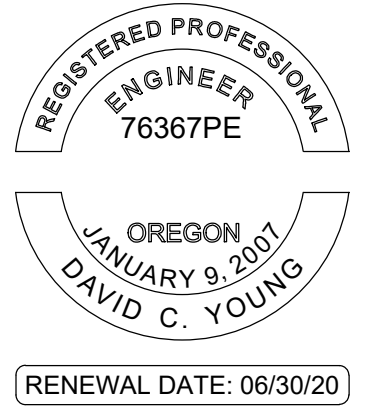


PARTIAL HEIGHT WALL

SCALE: 3" = 1'-0"

**RDH** BUILDING  
SCIENCE  
5331 MACADAM AVE., SUITE 314  
PORTLAND, OR 97259  
WWW.RDH.COM  
TEL 503.243.4222

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

SHADED AREA =  
EXISTING  
CONSTRUCTION

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

**PARTIAL EXTERIOR  
REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**DETAILS**

DRAWING NO.:

**BE-6.14**

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 24, 2019

CHECKED BY: INITIALS

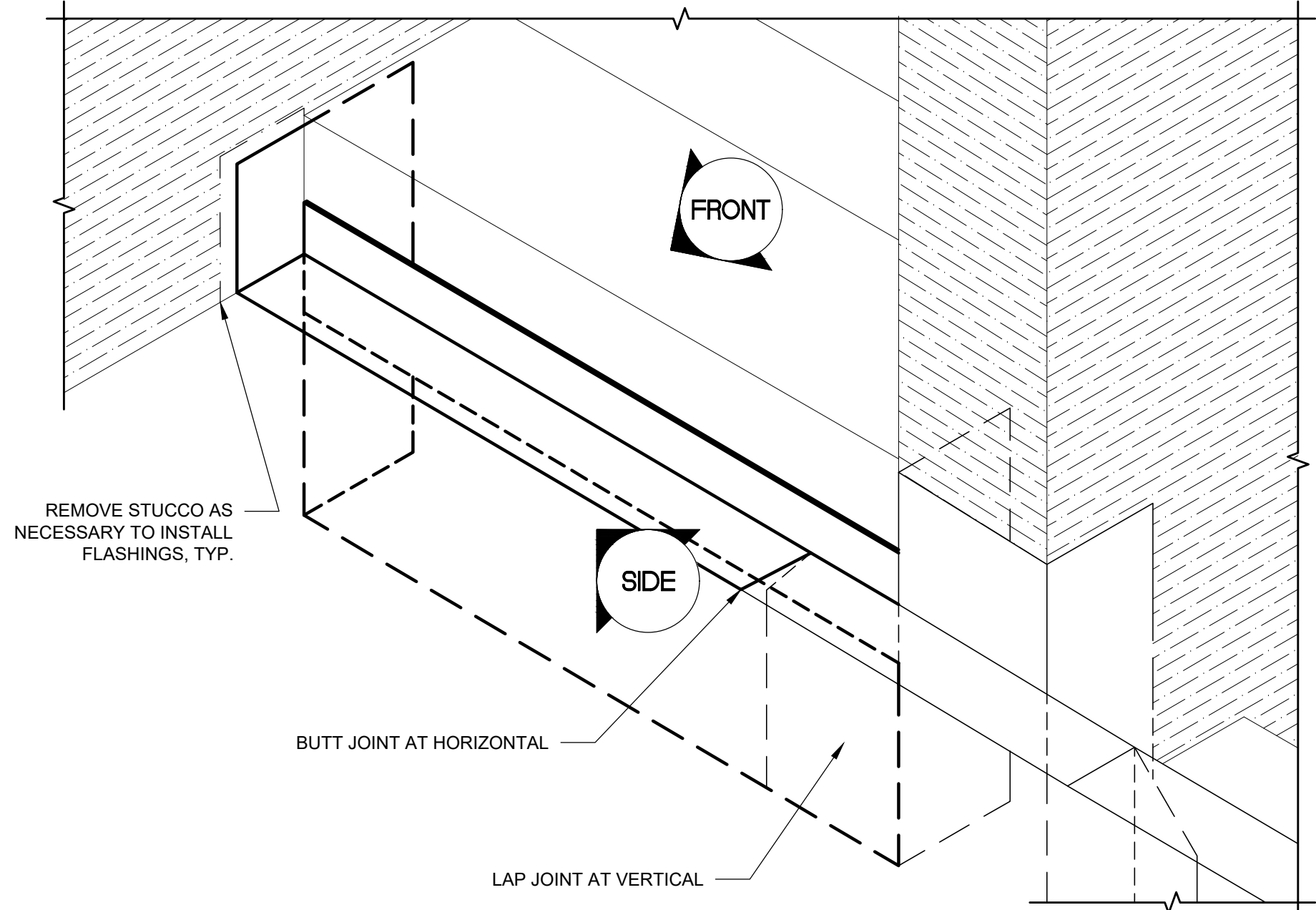




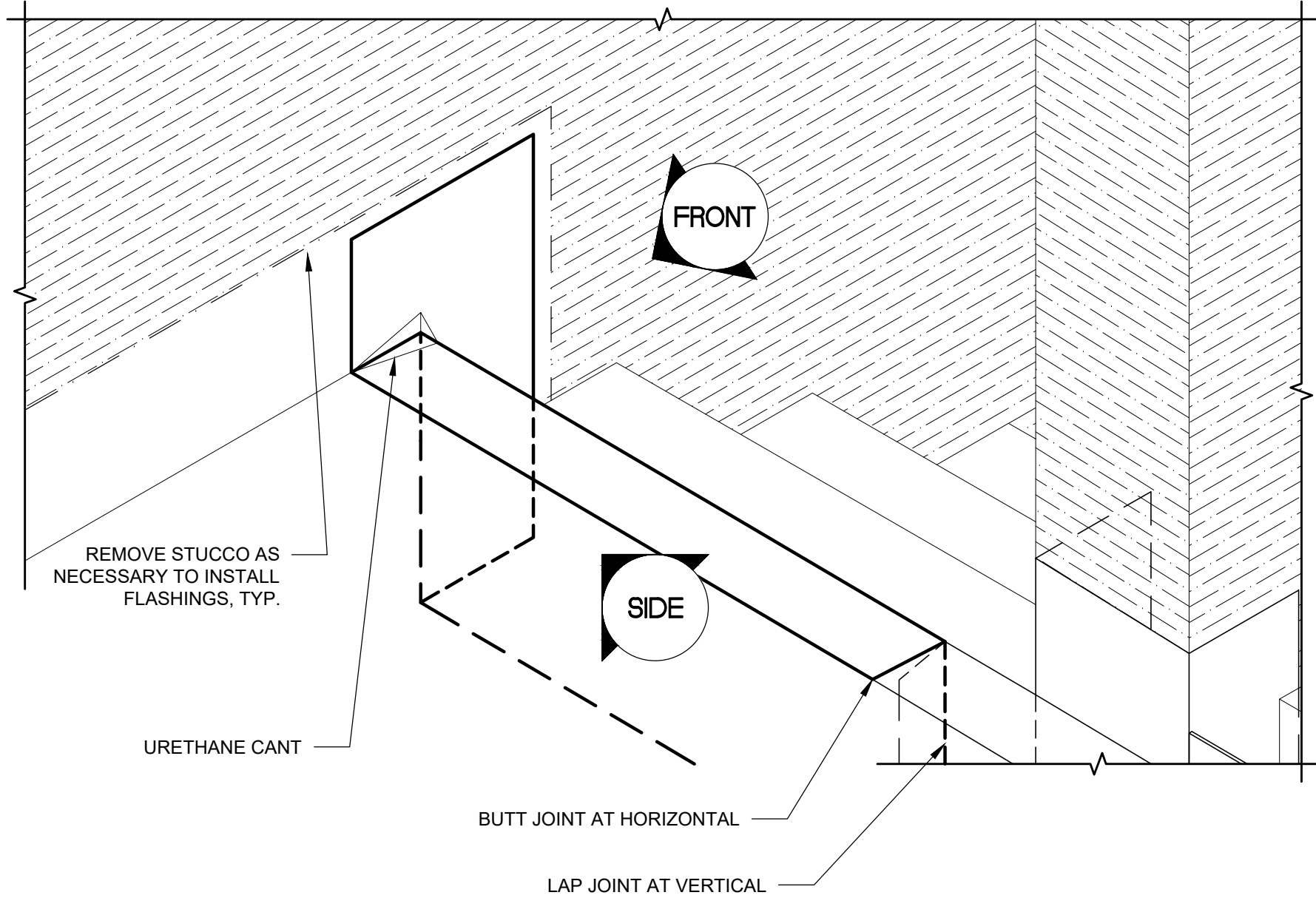
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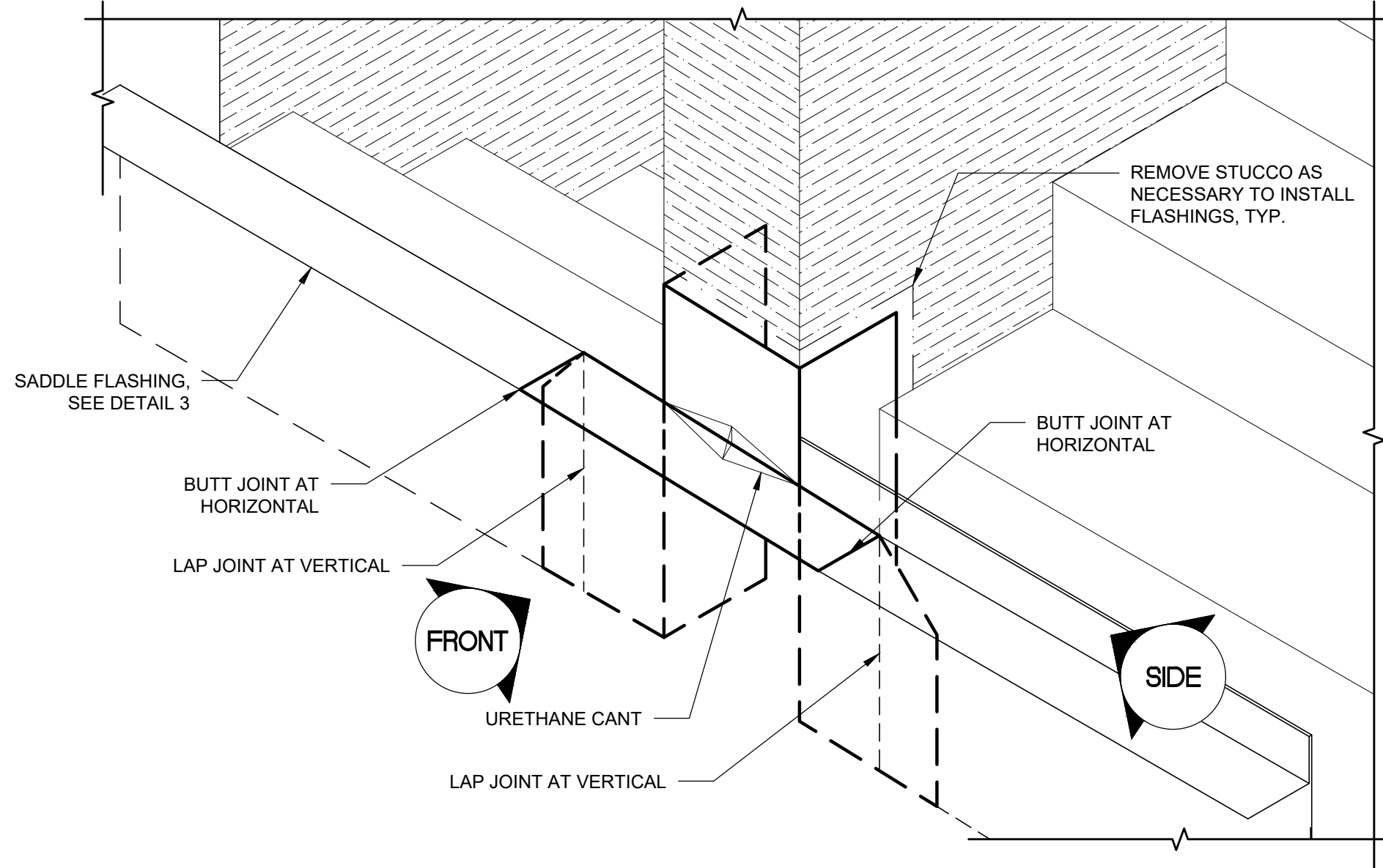
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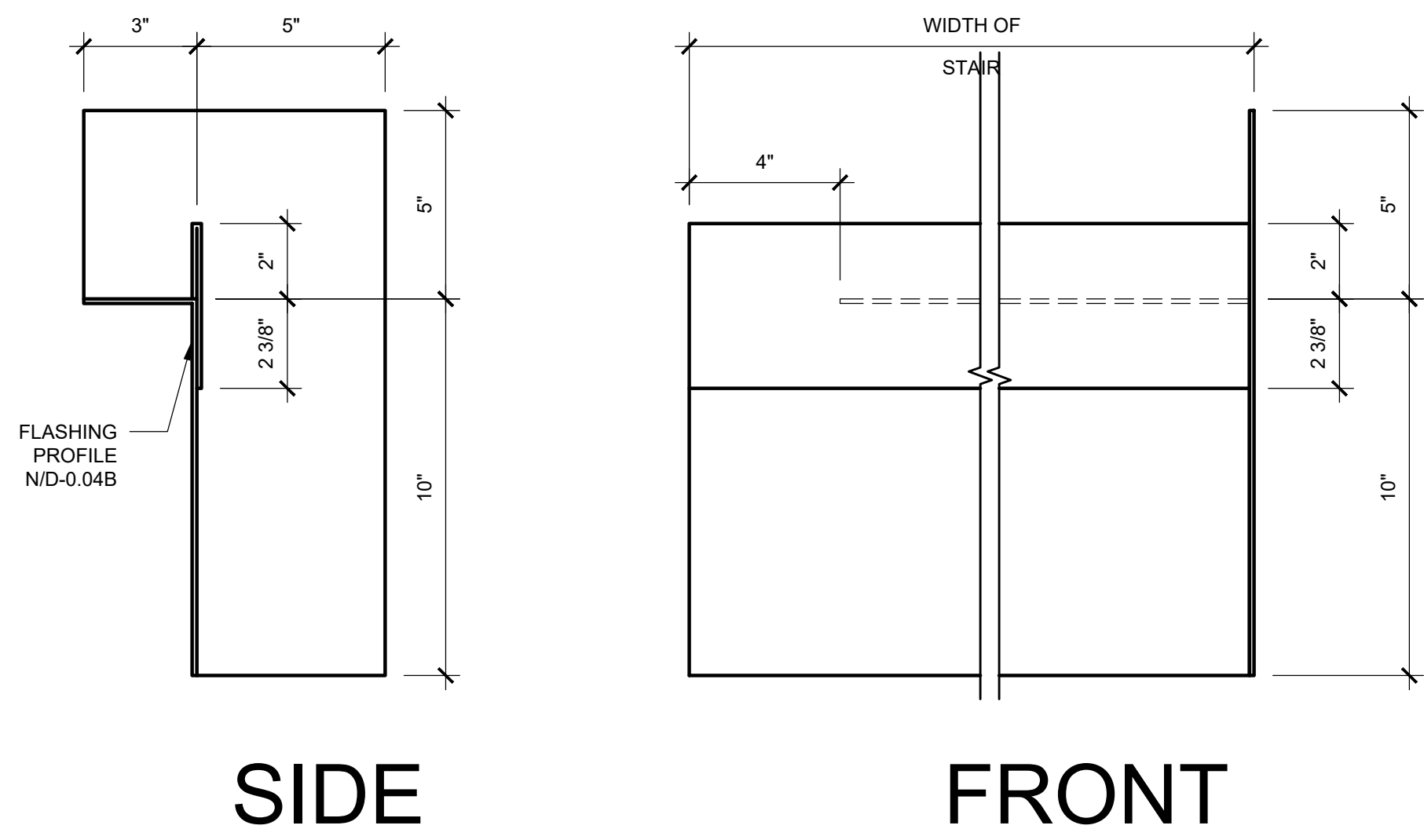
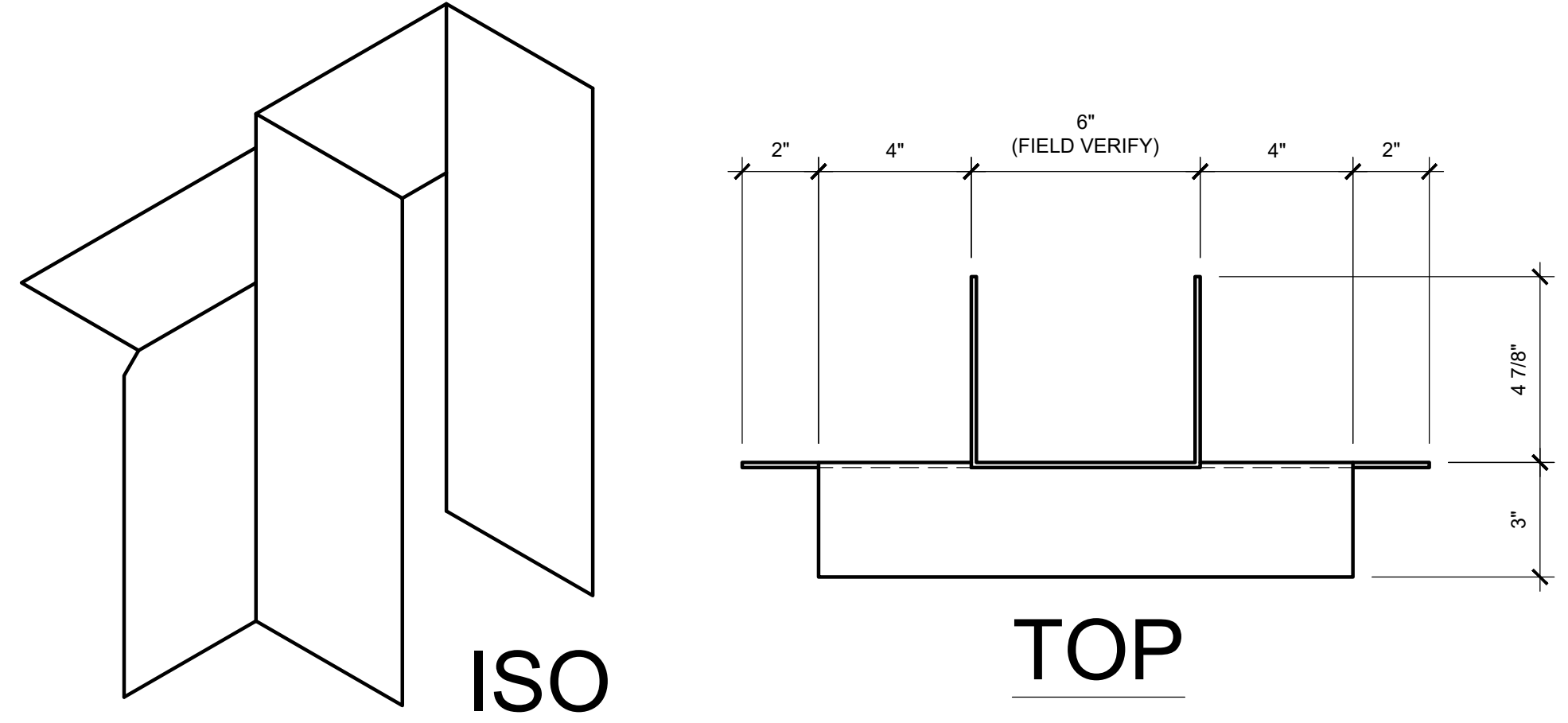
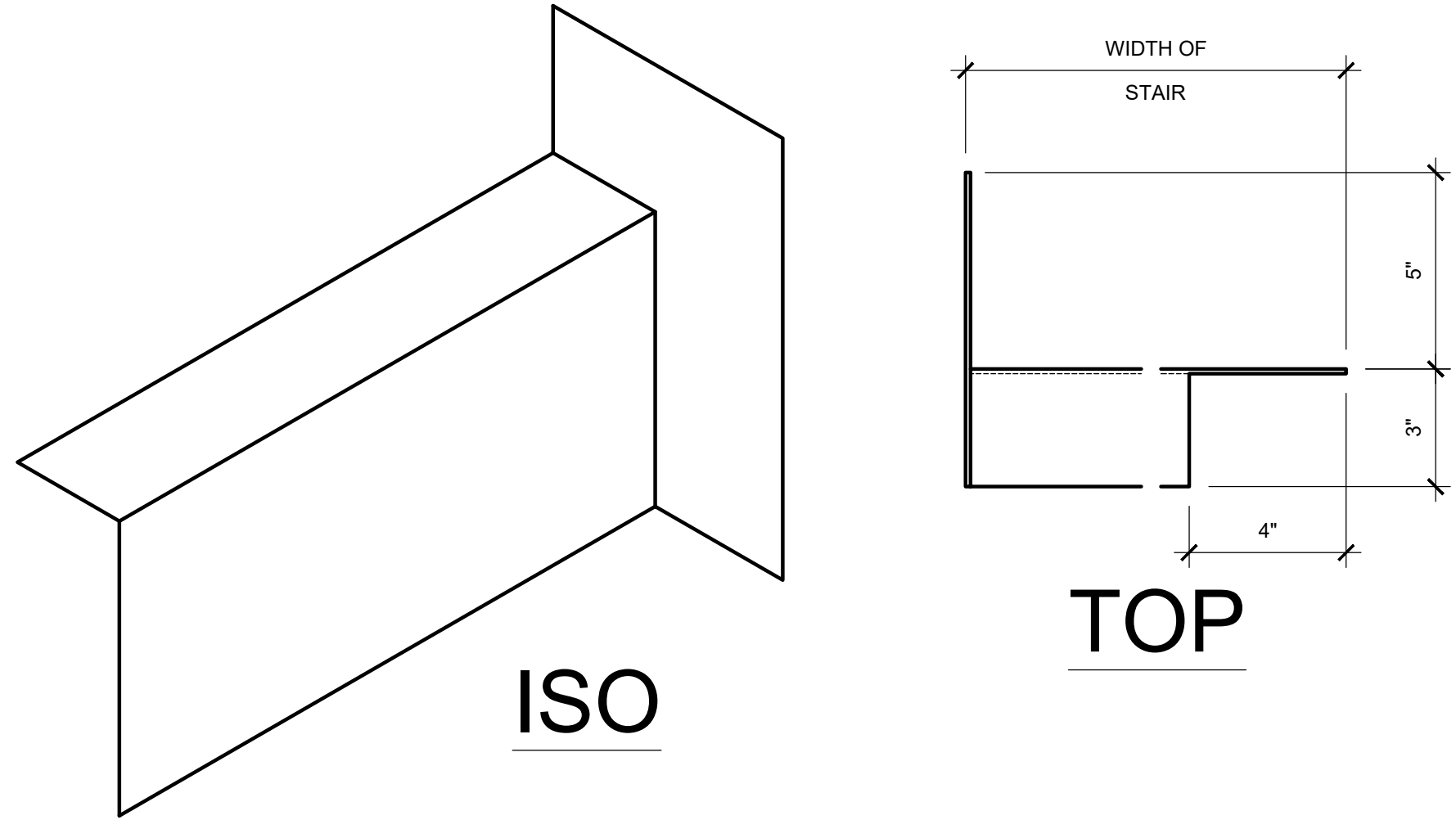
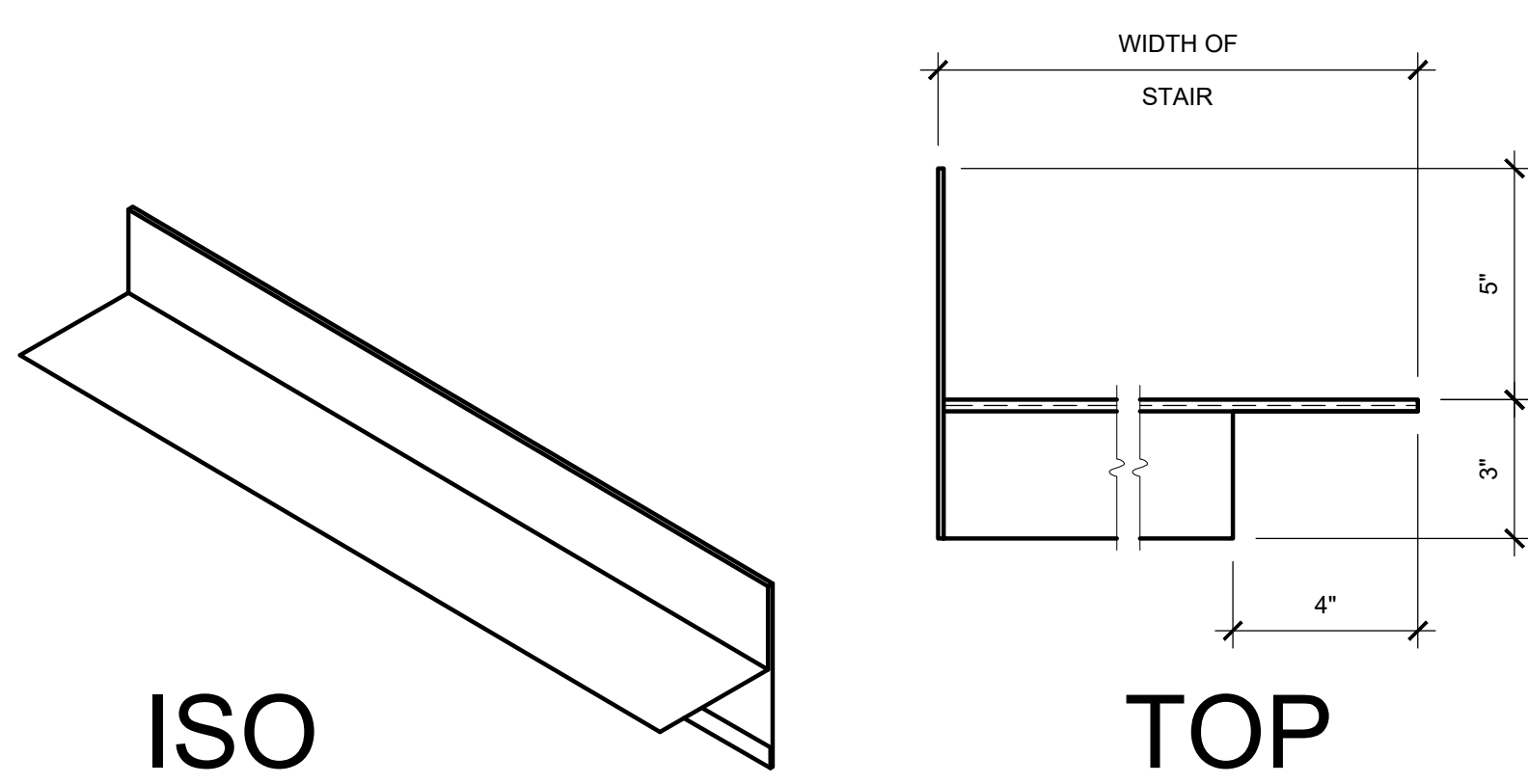
5 LANDING TO WALL SADDLE FLASHING  
SCALE: 3" = 1'-0"



3 LANDING TO WALL SADDLE FLASHING  
SCALE: 3" = 1'-0"

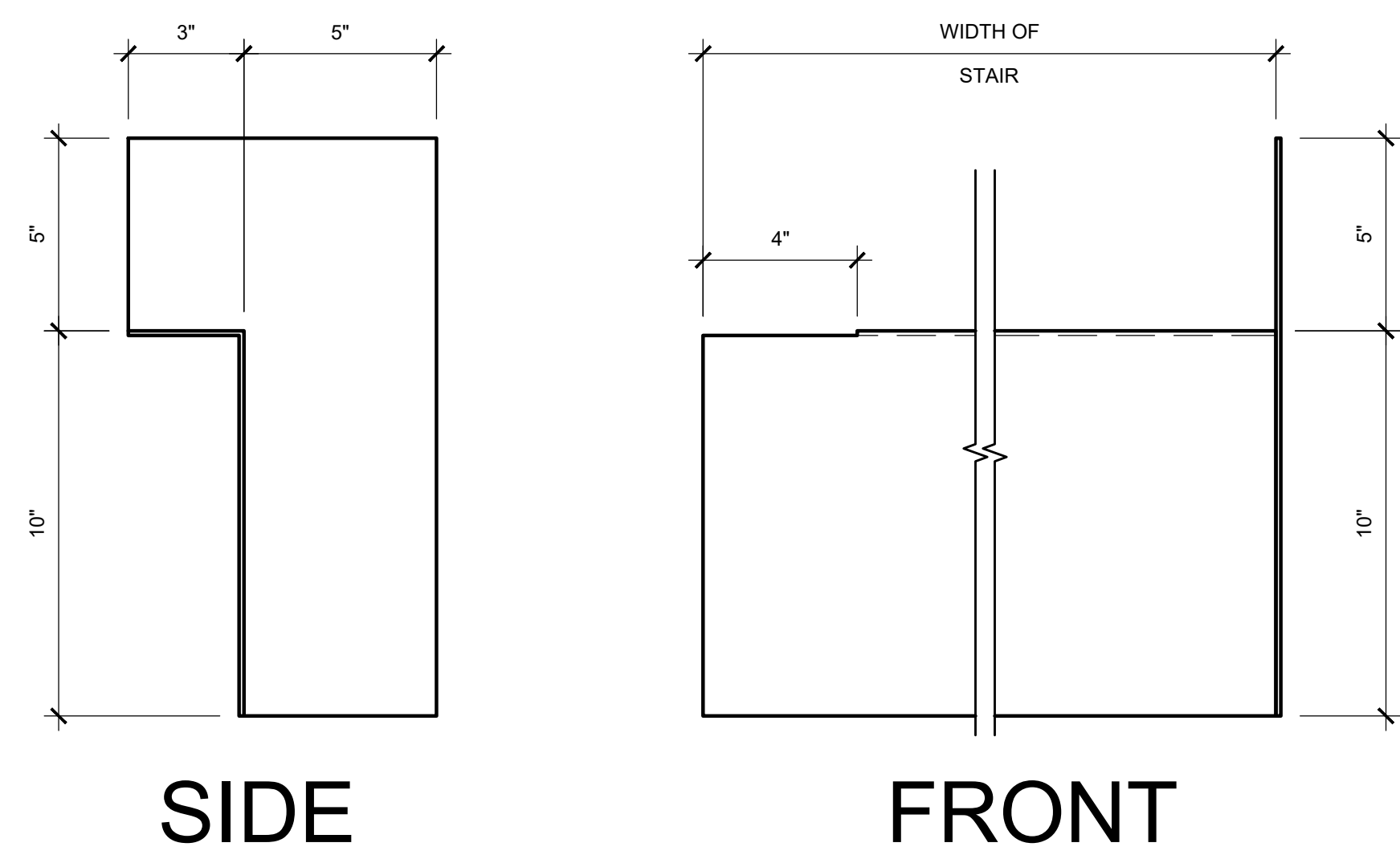


1 CENTER STAIR WALL CRICKET  
SCALE: 3" = 1'-0"



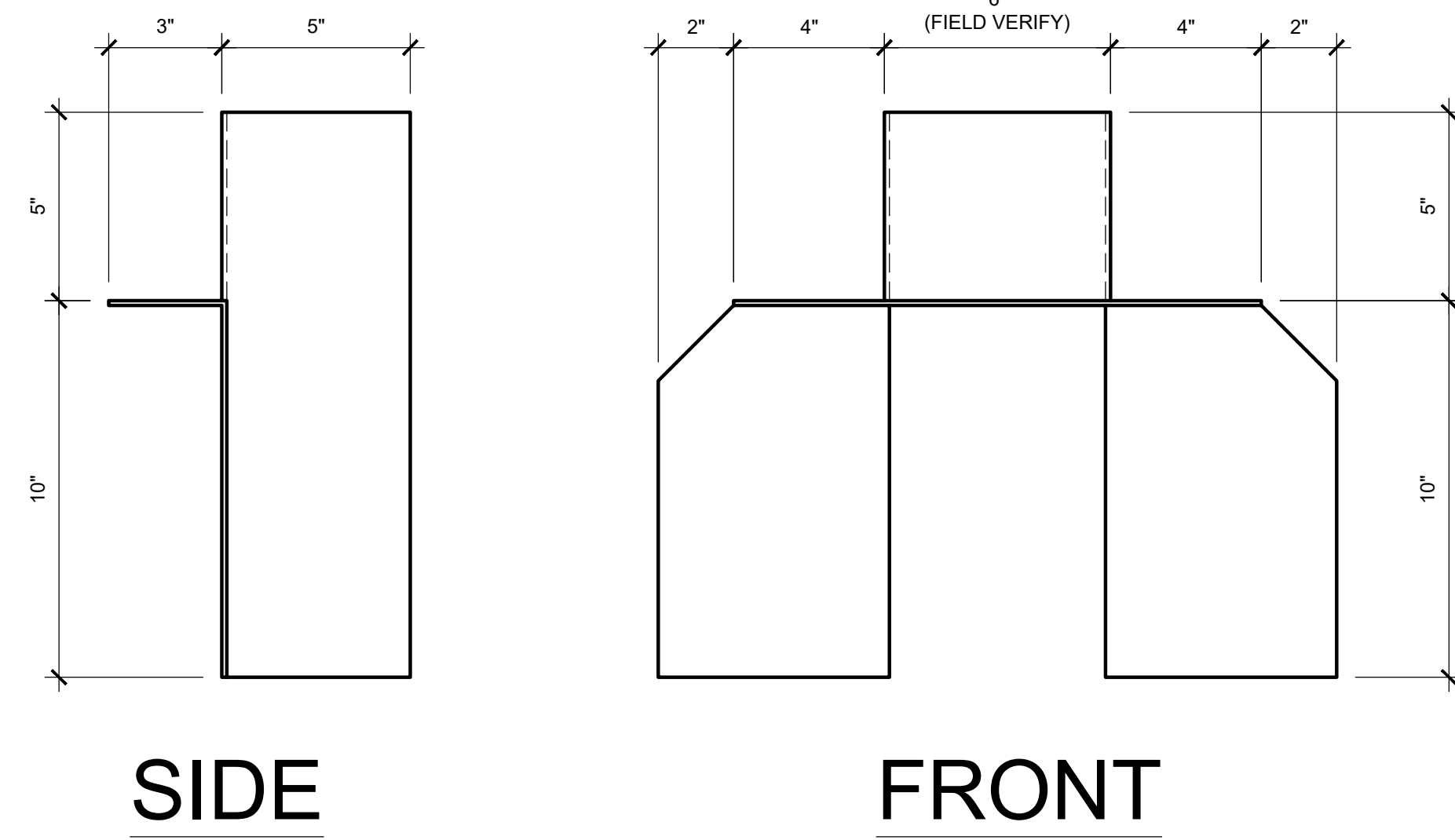
- FLASHING PIECE TO BE PLACED FIRST BEFORE WRAPS AND COATINGS
- VERTICAL SURFACES TO RECEIVE WRAPS AND COATINGS AS SHOWN ACCORDING TO SPECIFIC LOCATION
- HORIZONTAL SURFACES TO RECEIVE REINFORCED TRAFFIC COATING
- AREAS TO RECEIVE TRAFFIC COATING ARE TO BE ABRADED TO ENSURE COATING BOND

4 FLASHING DETAILS  
SCALE: 3" = 1'-0"



- FLASHING PIECE TO BE PLACED FIRST BEFORE WRAPS AND COATINGS
- VERTICAL SURFACES TO RECEIVE WRAPS AND COATINGS AS SHOWN ACCORDING TO SPECIFIC LOCATION
- HORIZONTAL SURFACES TO RECEIVE REINFORCED TRAFFIC COATING
- AREAS TO RECEIVE TRAFFIC COATING ARE TO BE ABRADED TO ENSURE COATING BOND

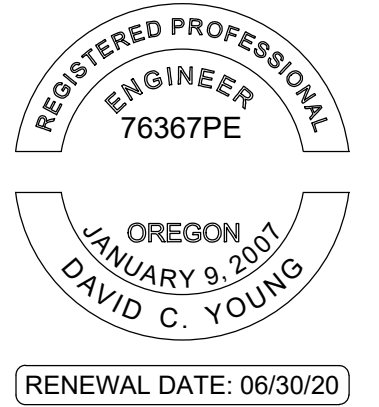
4 FLASHING DETAILS  
SCALE: 3" = 1'-0"



- FLASHING PIECE TO BE PLACED FIRST BEFORE WRAPS AND COATINGS
- VERTICAL SURFACES TO RECEIVE WRAPS AND COATINGS AS SHOWN ACCORDING TO SPECIFIC LOCATION
- HORIZONTAL SURFACES TO RECEIVE REINFORCED TRAFFIC COATING
- AREAS TO RECEIVE TRAFFIC COATING ARE TO BE ABRADED TO ENSURE COATING BOND

2 FLASHING DETAILS  
SCALE: 3" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

SHADED AREA =  
EXISTING  
CONSTRUCTION

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

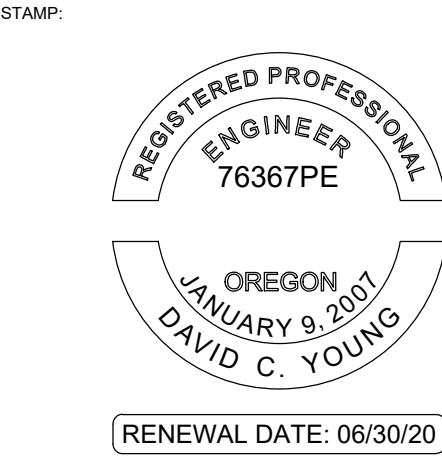
SHEET TITLE:  
**DETAILS**

DRAWING NO.:  
**BE-6.16**

SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS



October 24, 2019 9:55 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents-1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 6.x - Details.dwg



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

SHADED AREA = EXISTING CONSTRUCTION

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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	CHECKSHEET RESPONSE	SEPT 13, 2019
	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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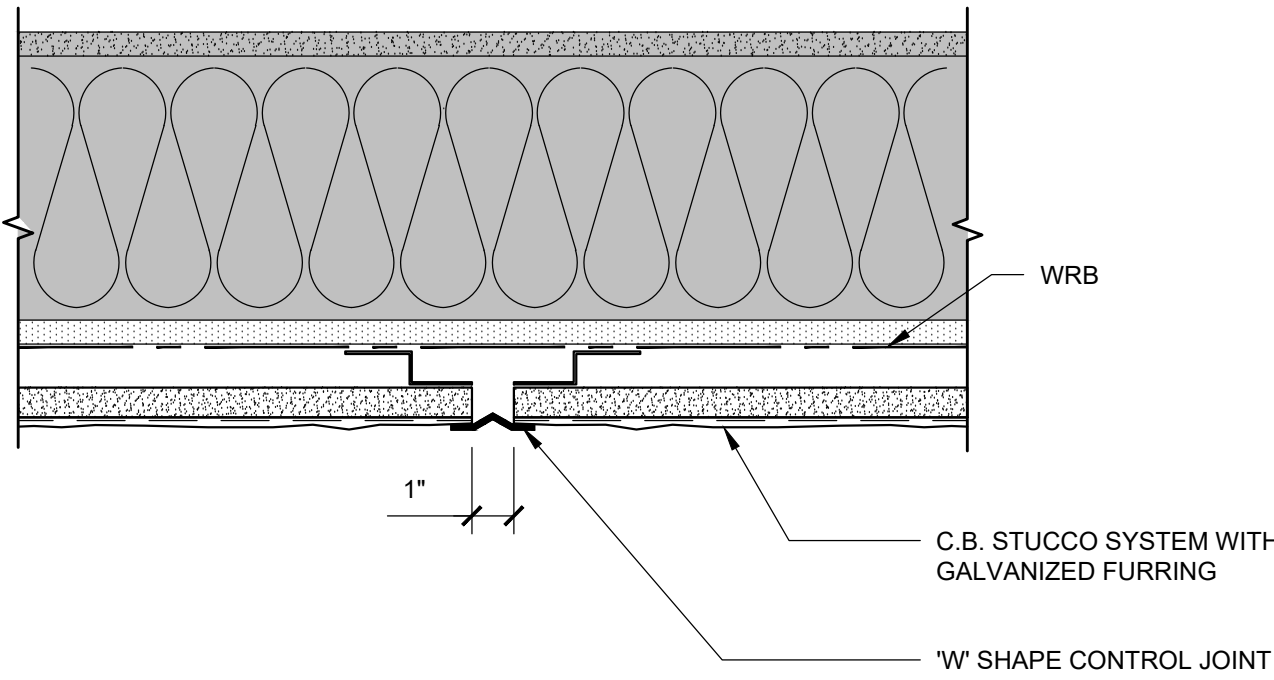
PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

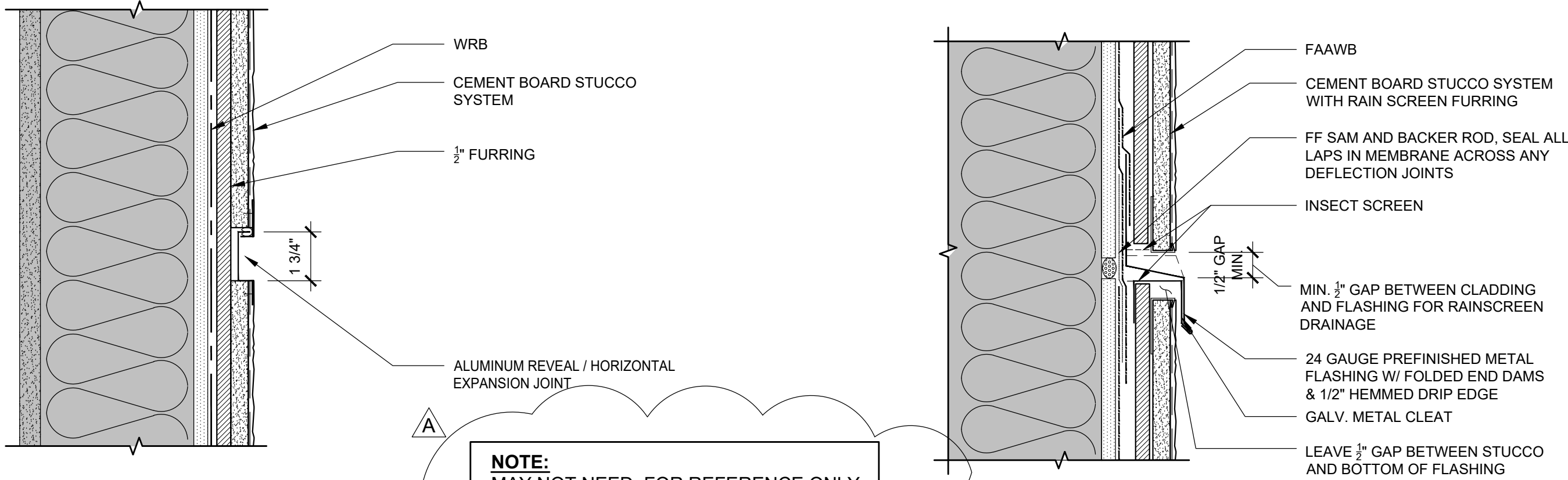
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**DETAILS**

DRAWING NO.:  
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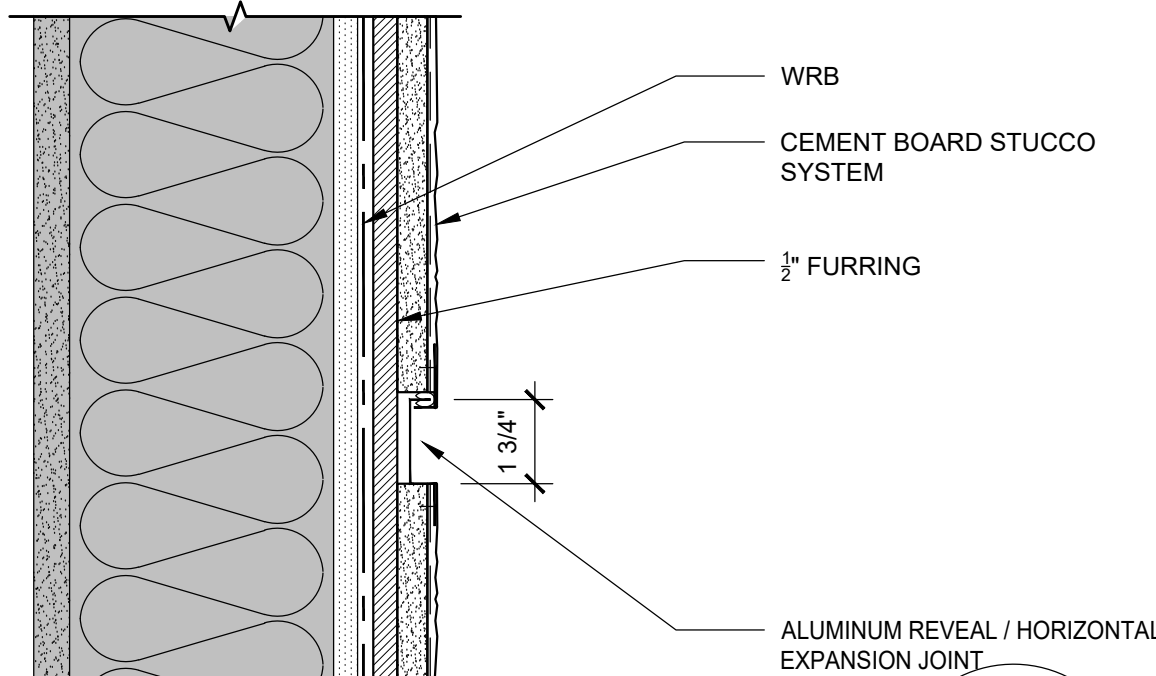
SCALE: As NOTED	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS



**1 RAINSCREEN STUCCO VERT. JOINT**  
SCALE: 3" = 1'-0"



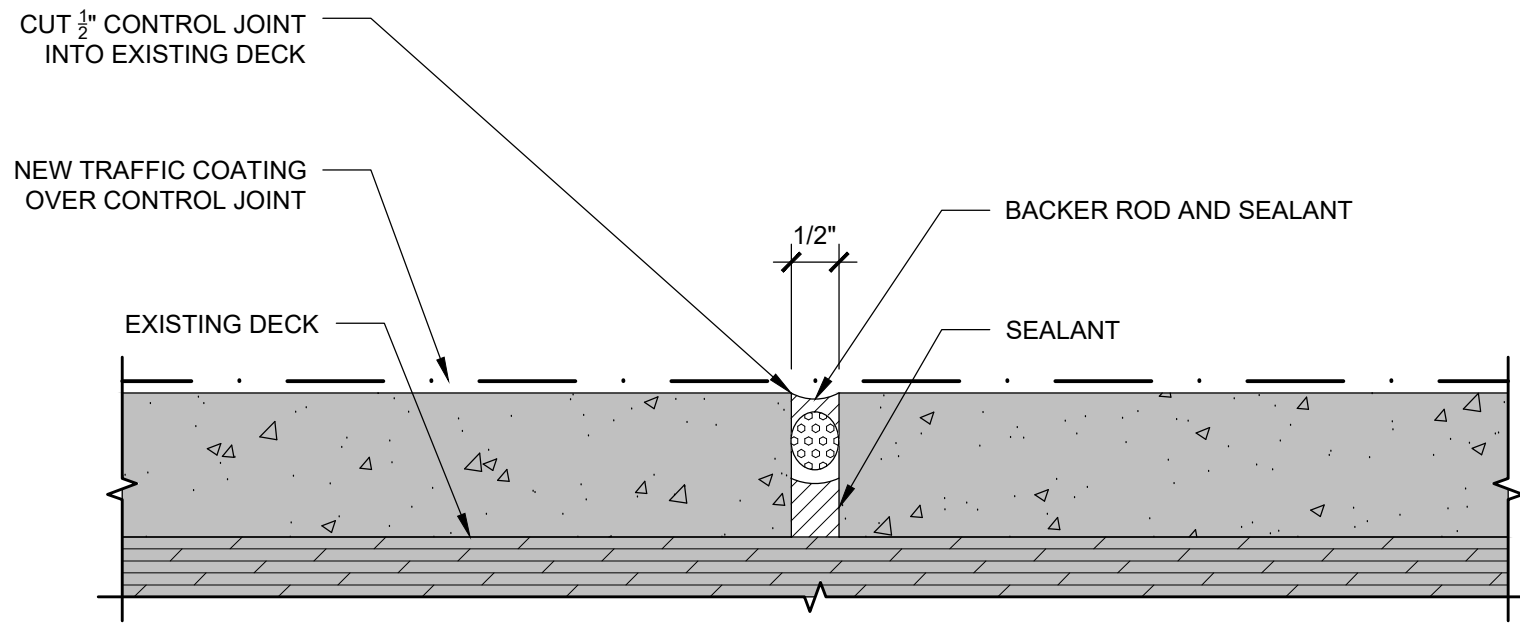
**2 RAINSCREEN STUCCO HORIZ. JOINT**  
SCALE: 3" = 1'-0"



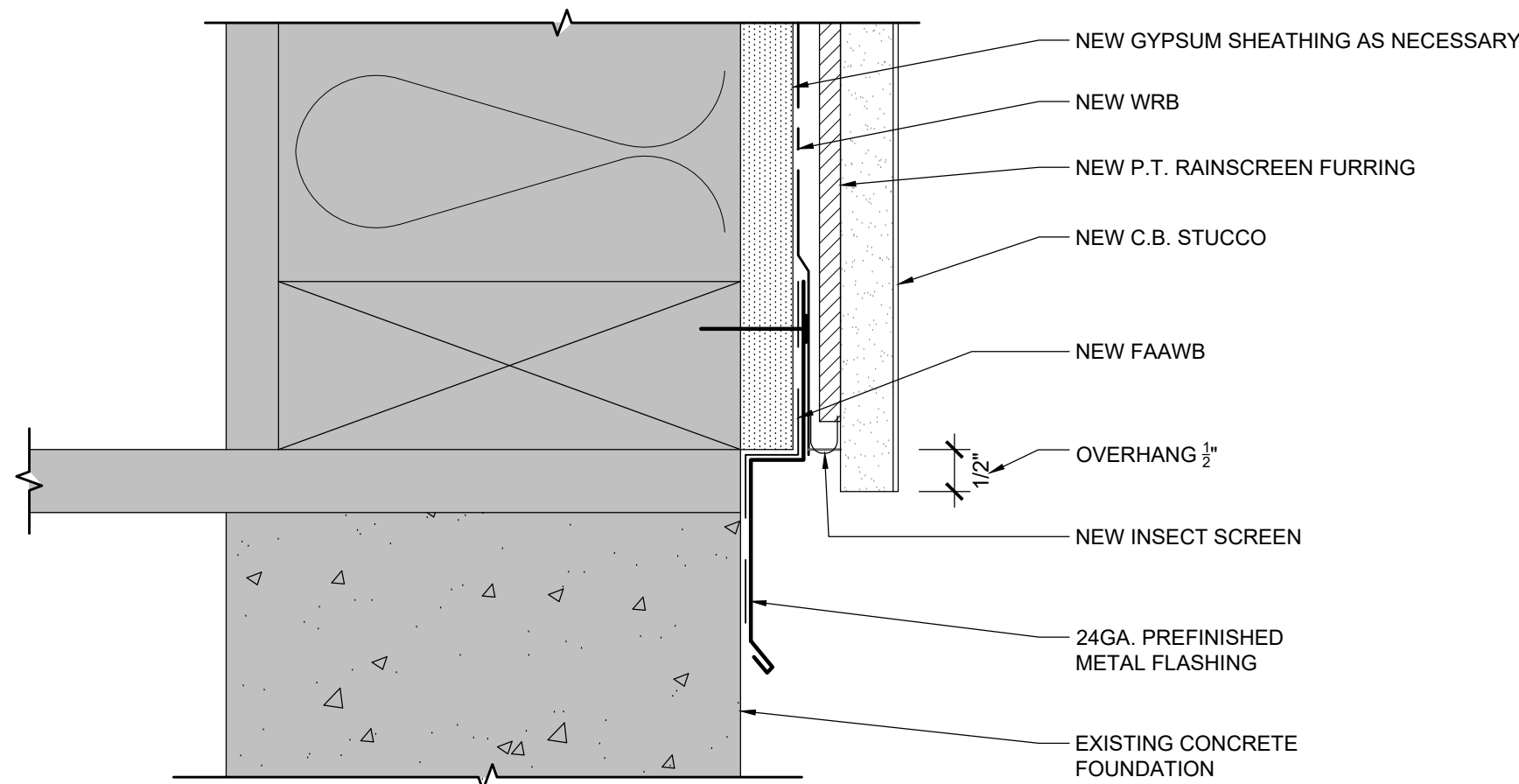
**5 TYPICAL HORIZ. CONTROL JOINT**  
SCALE: 3" = 1'-0"

**3 NOT USED**  
SCALE: 3" = 1'-0"

**4 NOT USED**  
SCALE: 3" = 1'-0"

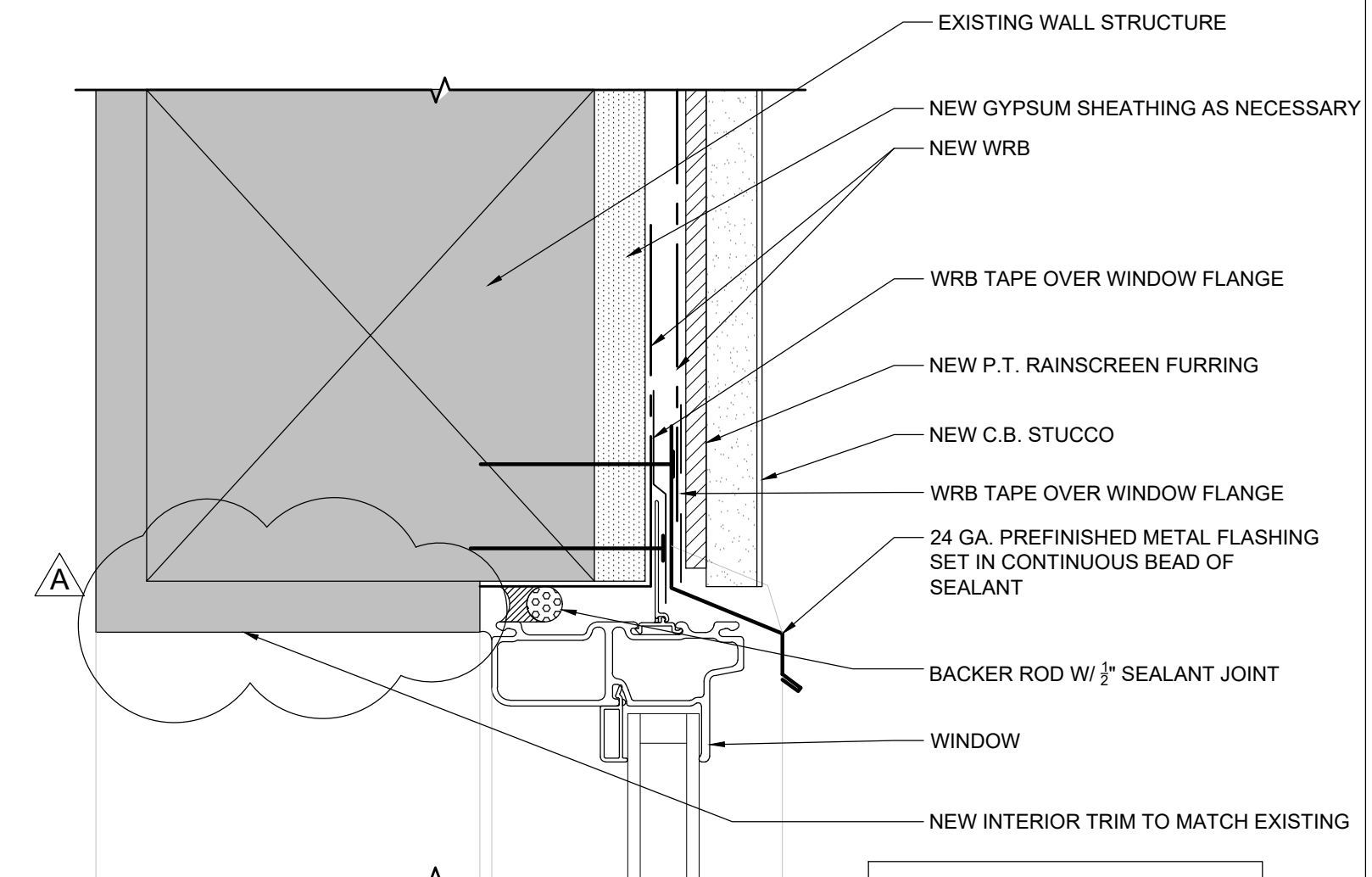


**4 CONTROL JOINT AT WALKWAY**  
SCALE: 6" = 1'-0"

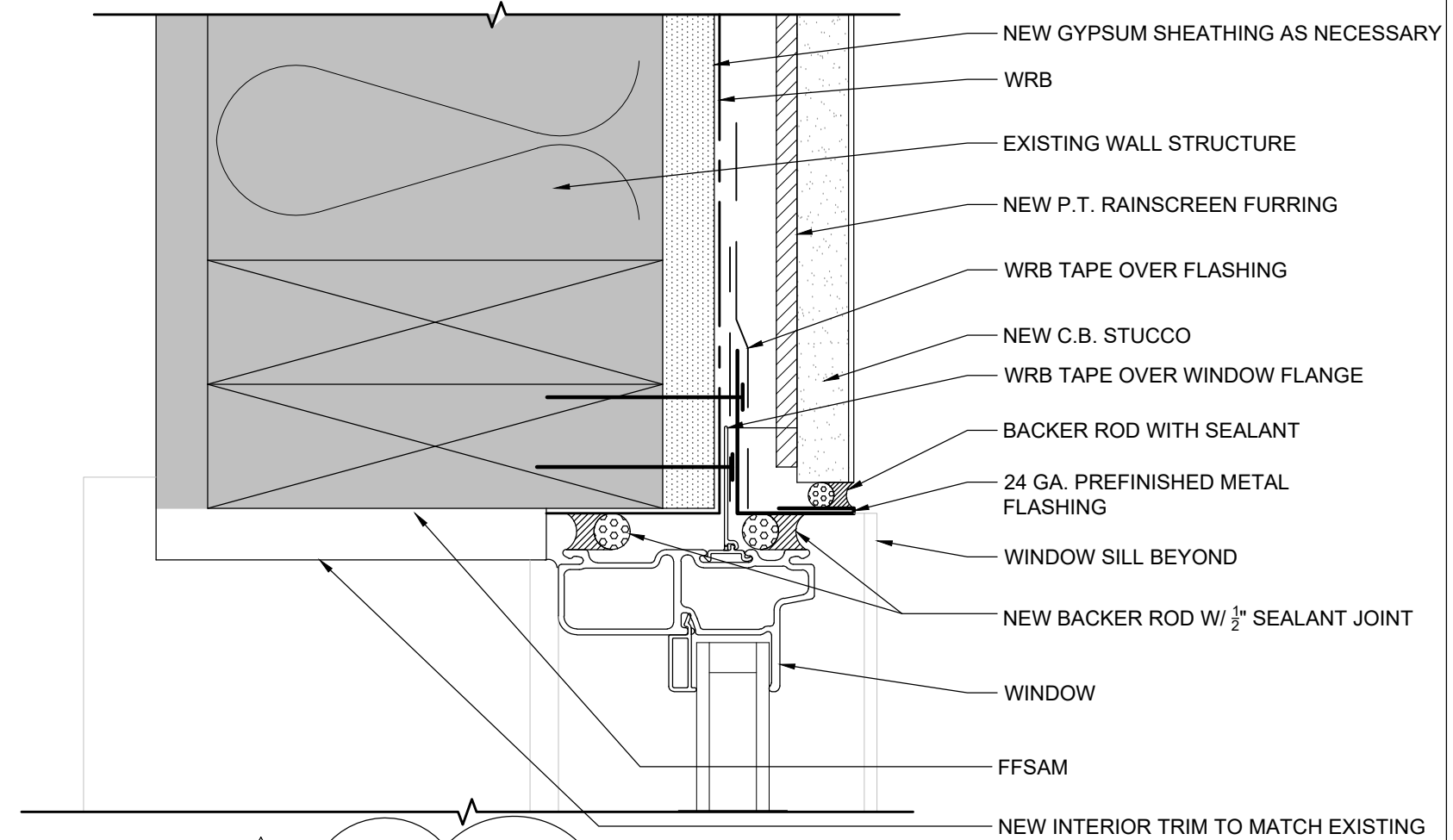


**5 WALL BASE TRANSITION**  
SCALE: 6" = 1'-0"

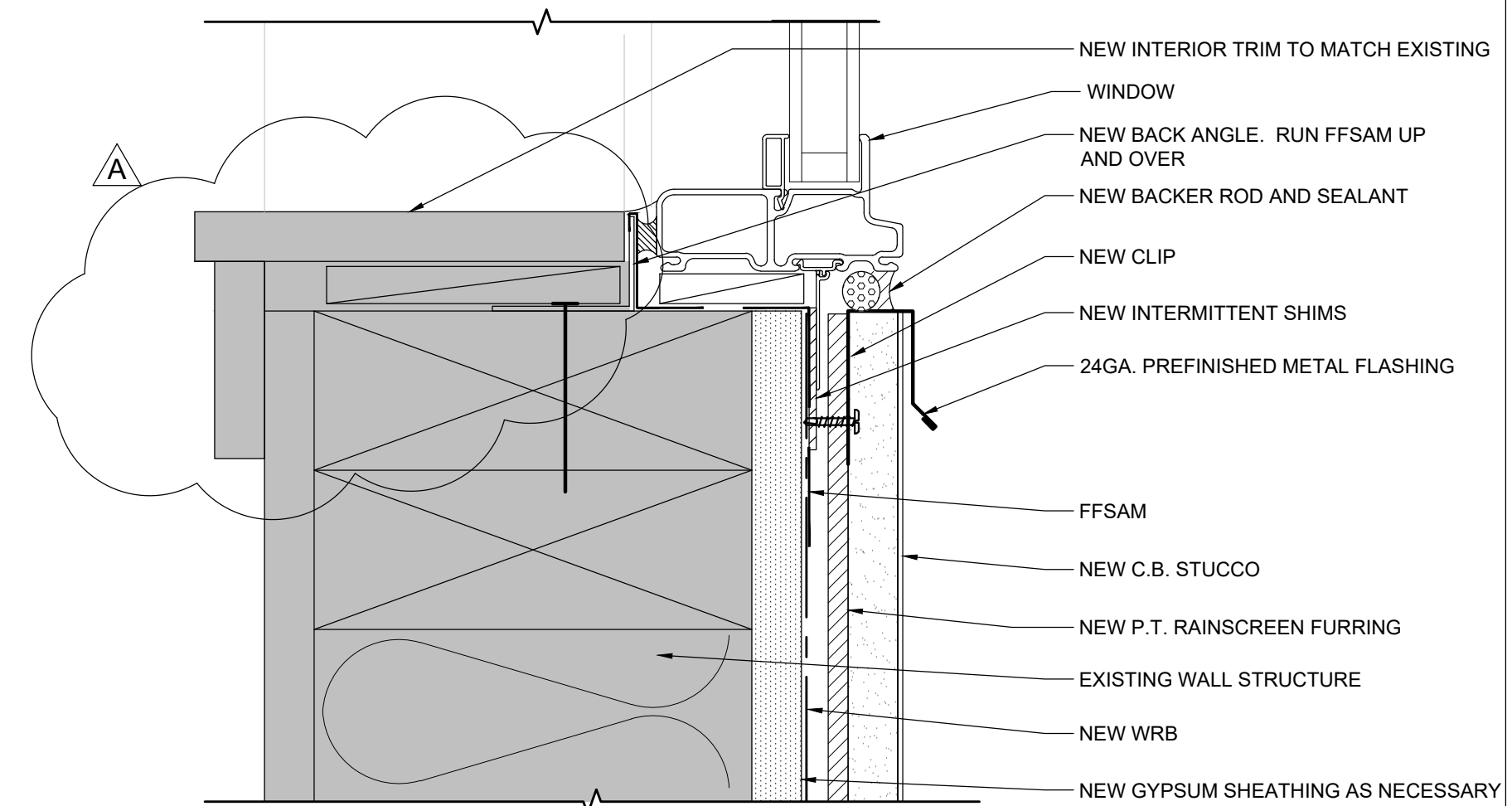
**NOTE:**  
WINDOW TRIM REPLACEMENT AT  
REQUEST OF OWNERS  
(OWNERS COST)



**1 WINDOW HEADER, TYP.**  
SCALE: 6" = 1'-0"



**2 WINDOW JAMB, TYP.**  
SCALE: 6" = 1'-0"



**3 WINDOW SILL, TYP.**  
SCALE: 6" = 1'-0"

SHADED AREA =  
EXISTING  
CONSTRUCTION

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PROJECT NO.:  
**B3438.016**

PROJECT TITLE:  
**PARTIAL EXTERIOR  
REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

DRAWING NO.:  
**BE-6.21**

SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS



LEGEND:

SHADED AREA =  
EXISTING  
CONSTRUCTION

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B3438.016

## PARTIAL EXTERIOR REHABILITATION

## DETAILS

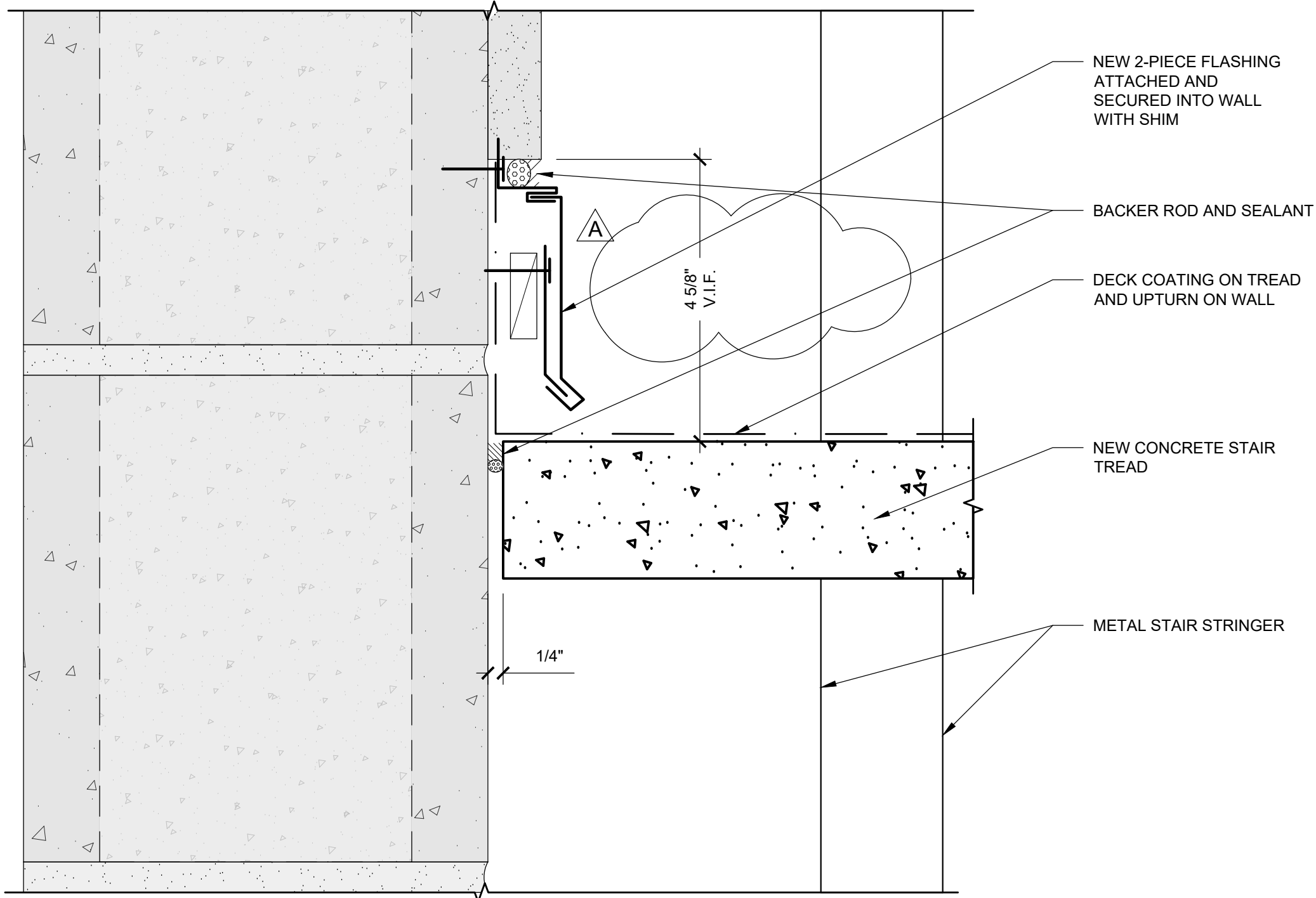
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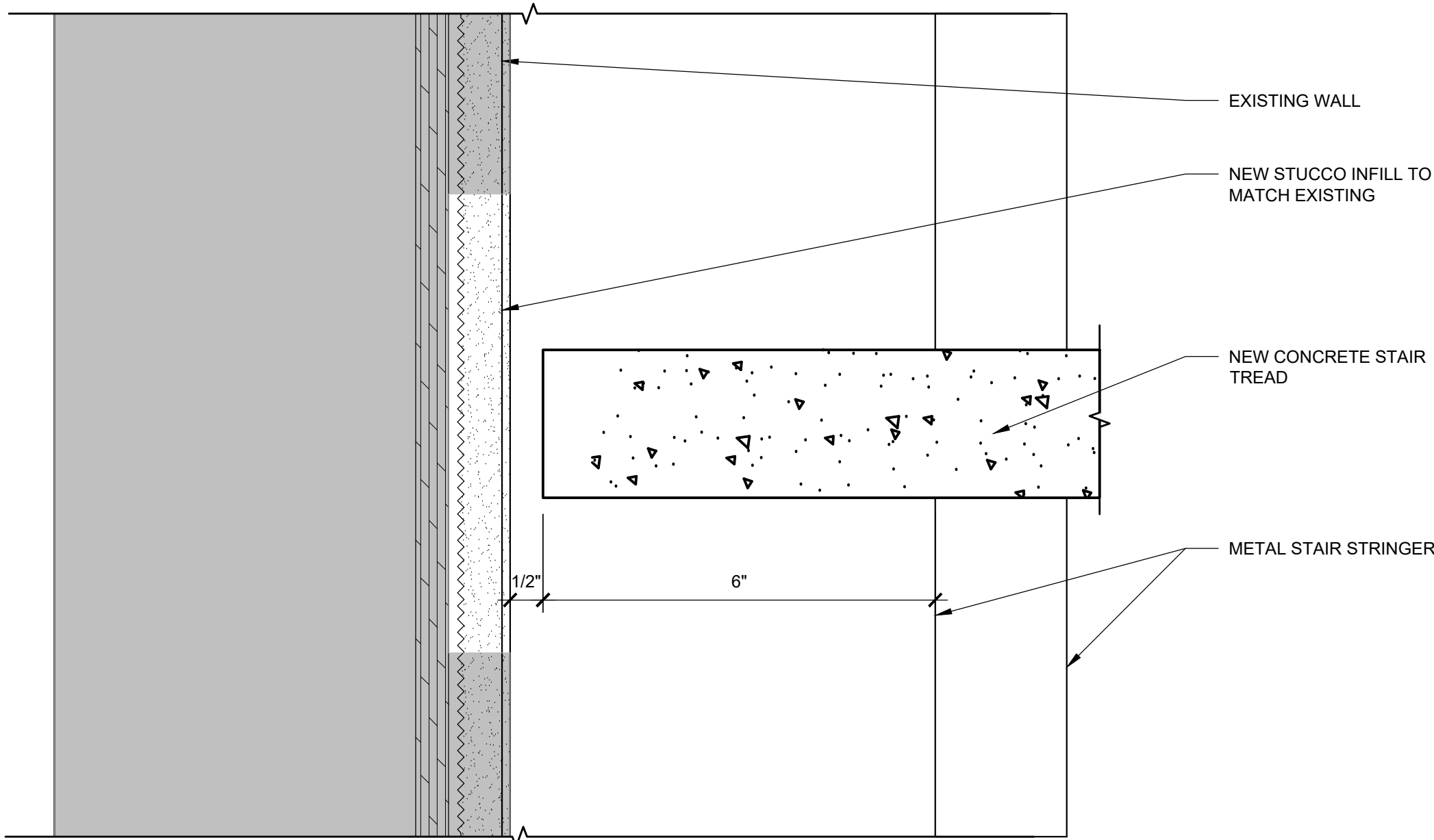
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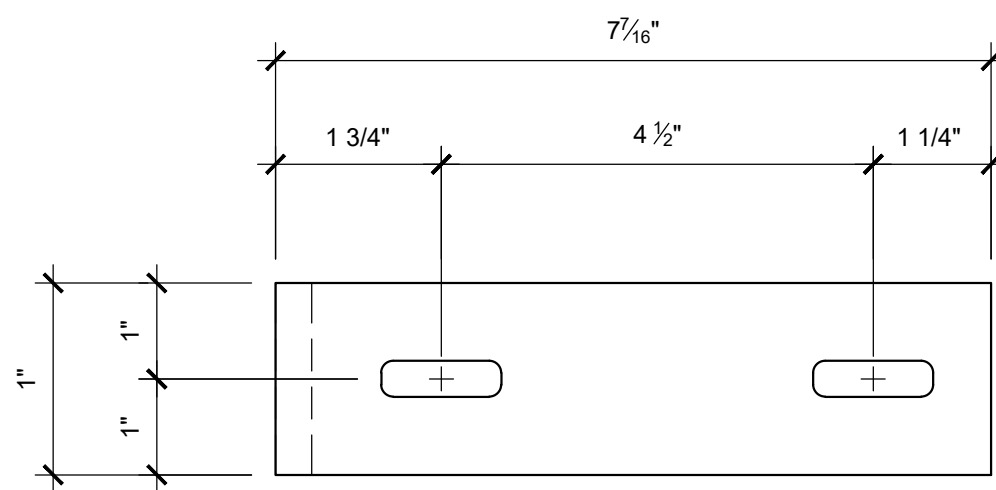
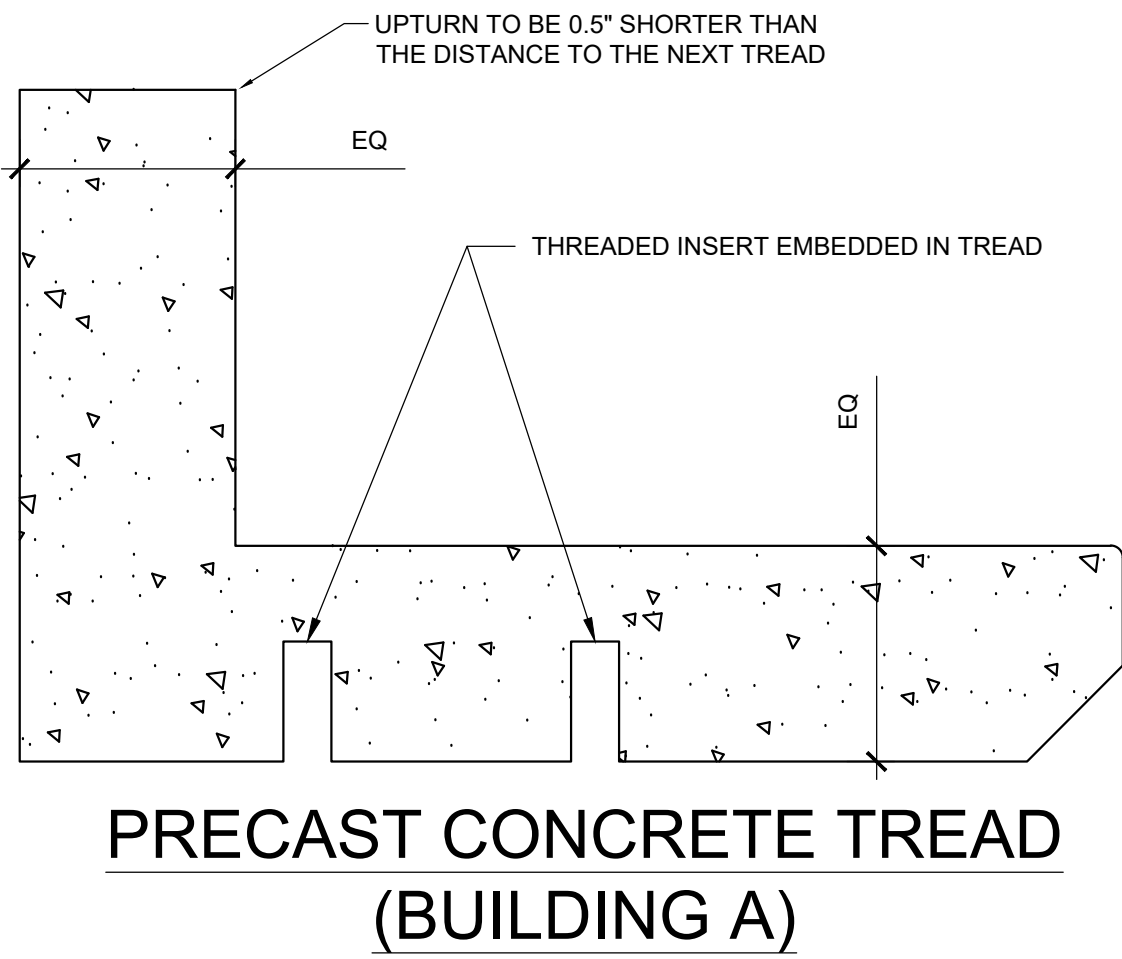
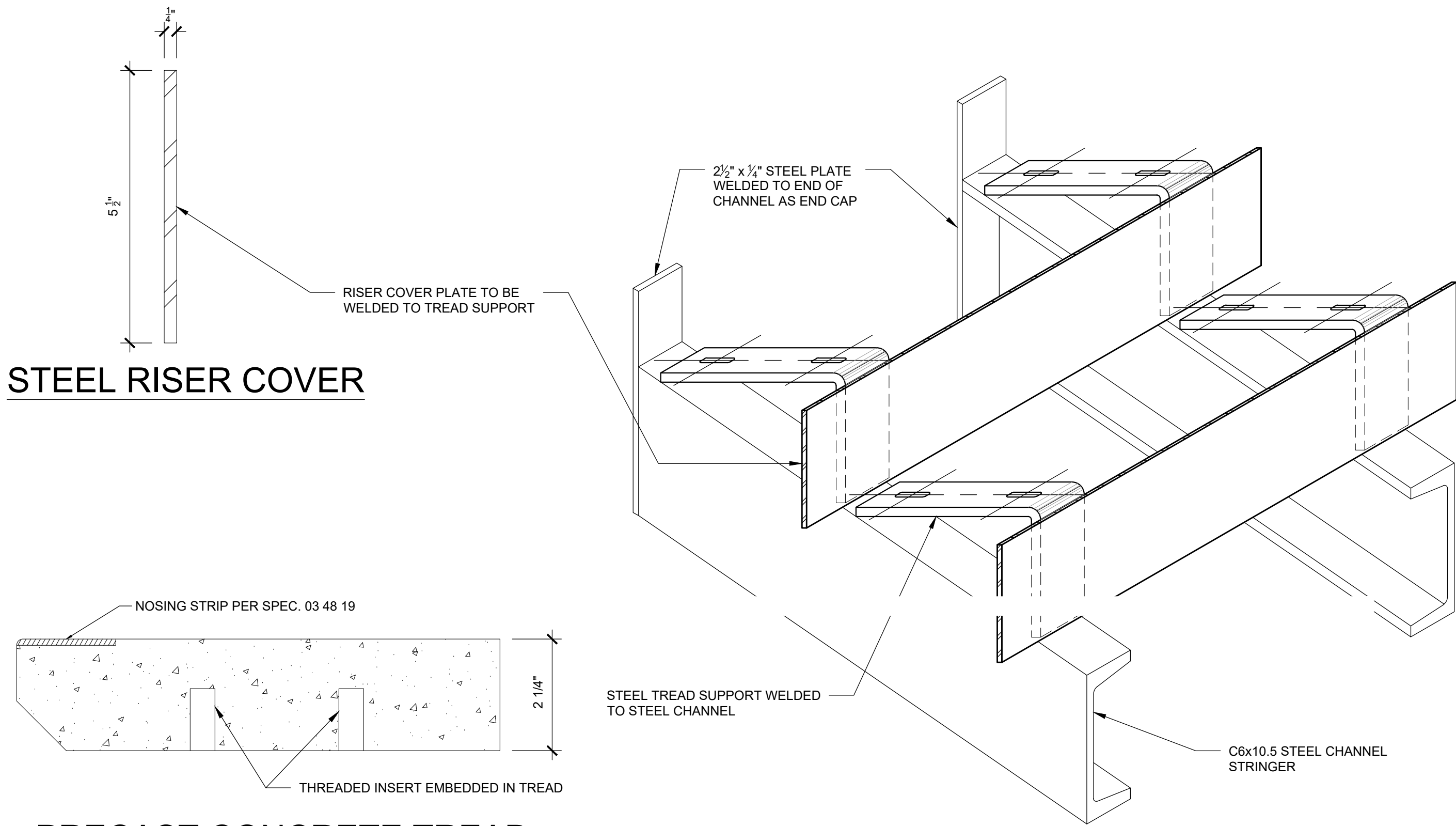
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October 24, 2019 10:14 AM



2 STAIR SECTION AT WALL - BUILDING A  
SCALE: 6" = 1'-0"



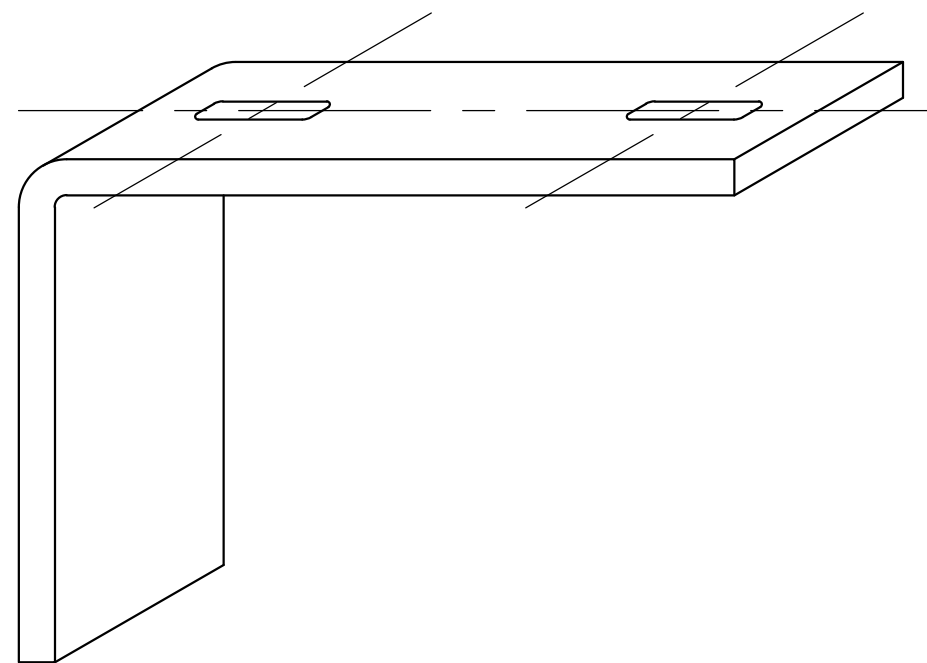
3 STAIR SECTION AT UPPER WALL - BUILDING B  
SCALE: 6" = 1'-0"



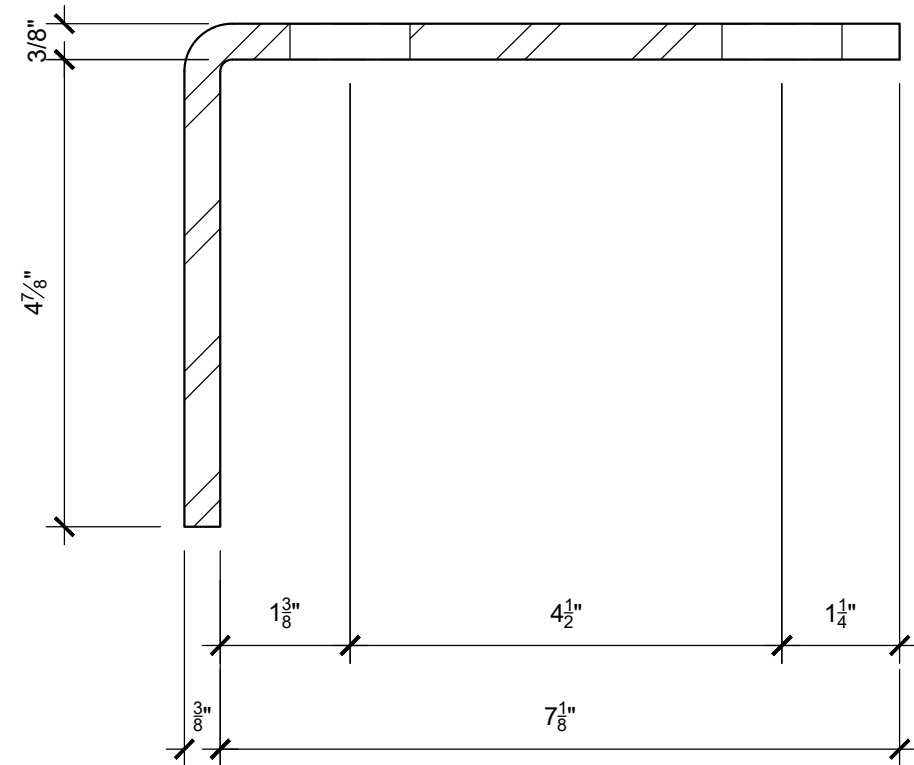
TOP VIEW

STAIR ASSEMBLY (STRINGERS, RISER COVER AND TREAD SUPPORT) TO BE HOT DIPPED GALVANIZED STEEL

1 STAIR STRINGER ASSEMBLY DETAILS - BUILDING B  
SCALE: 6" = 1'-0"



TREAD SUPPORT ANGLE



SIDE VIEW

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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PROJECT NO.:  
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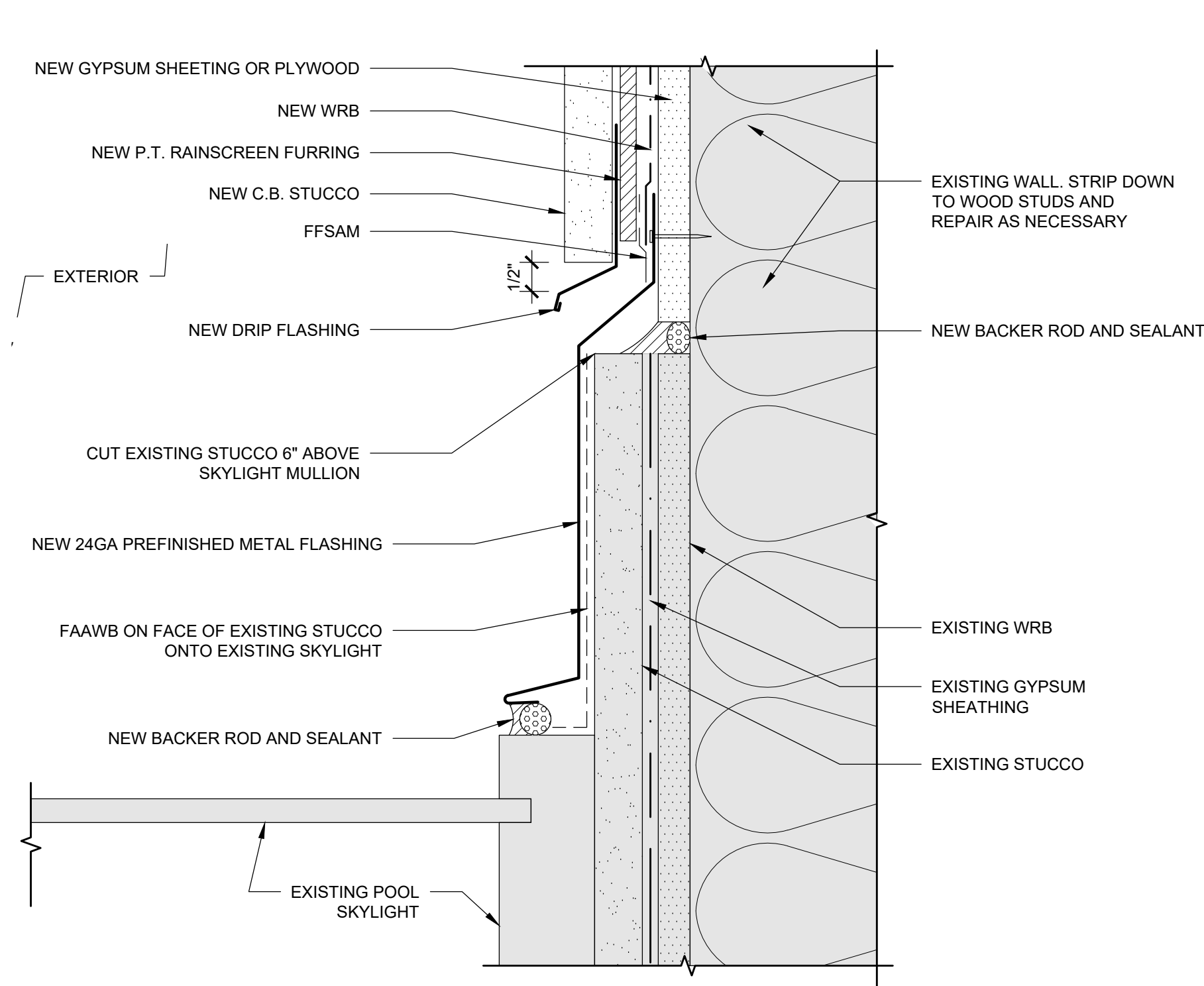
PROJECT TITLE:  
PARTIAL EXTERIOR  
REHABILITATION  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
DETAILS

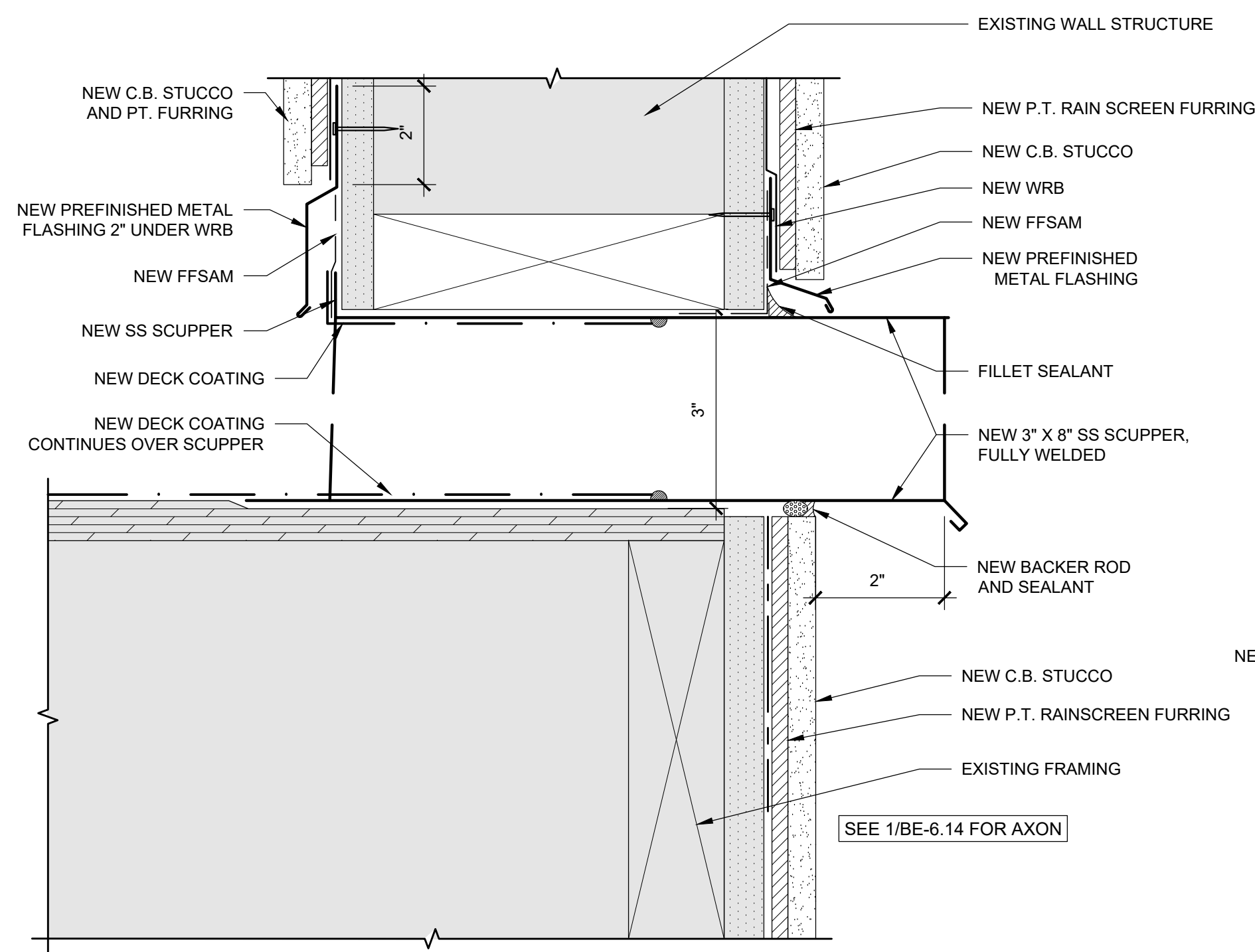
DRAWING NO.:  
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SCALE: As NOTED	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS

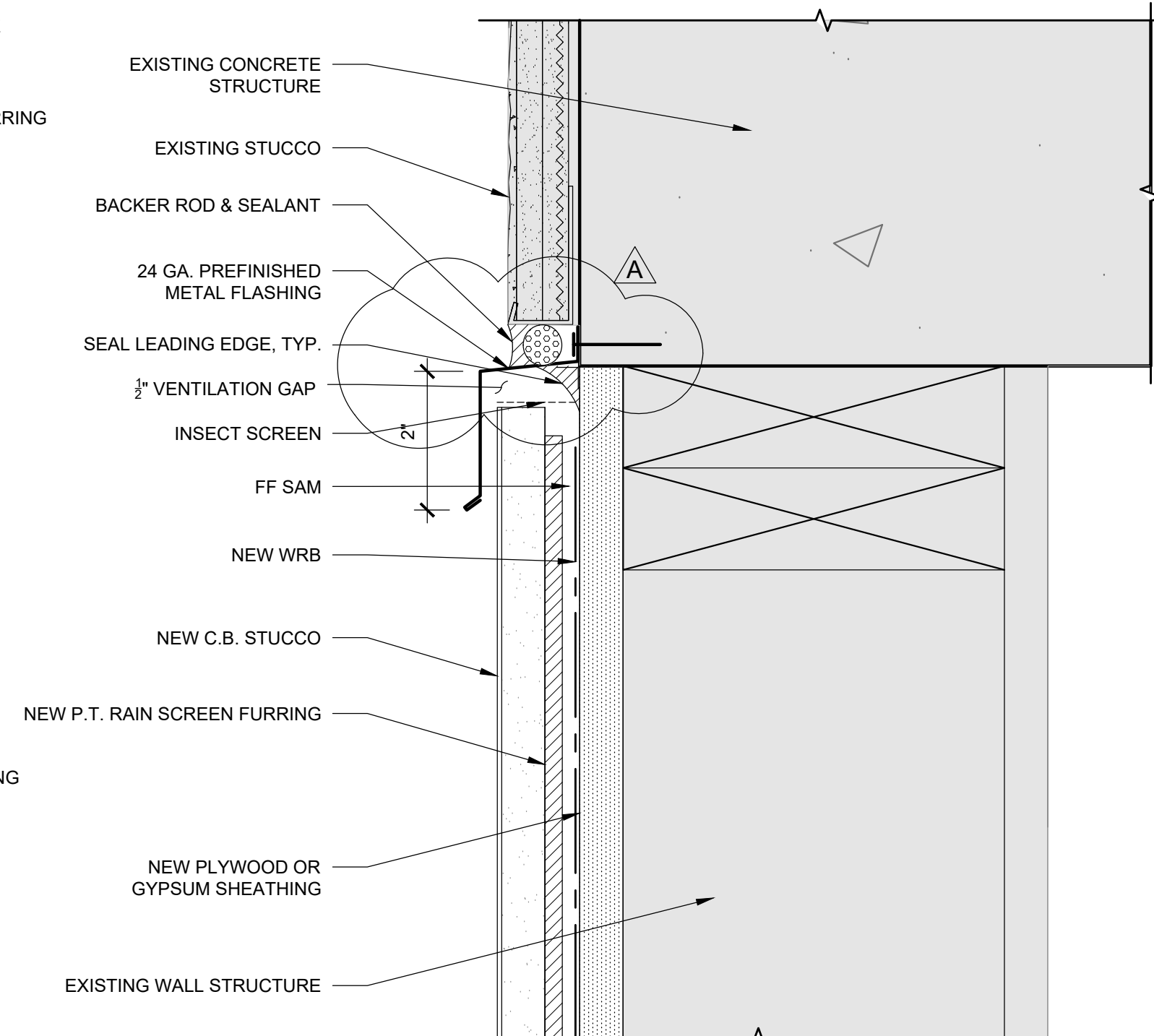




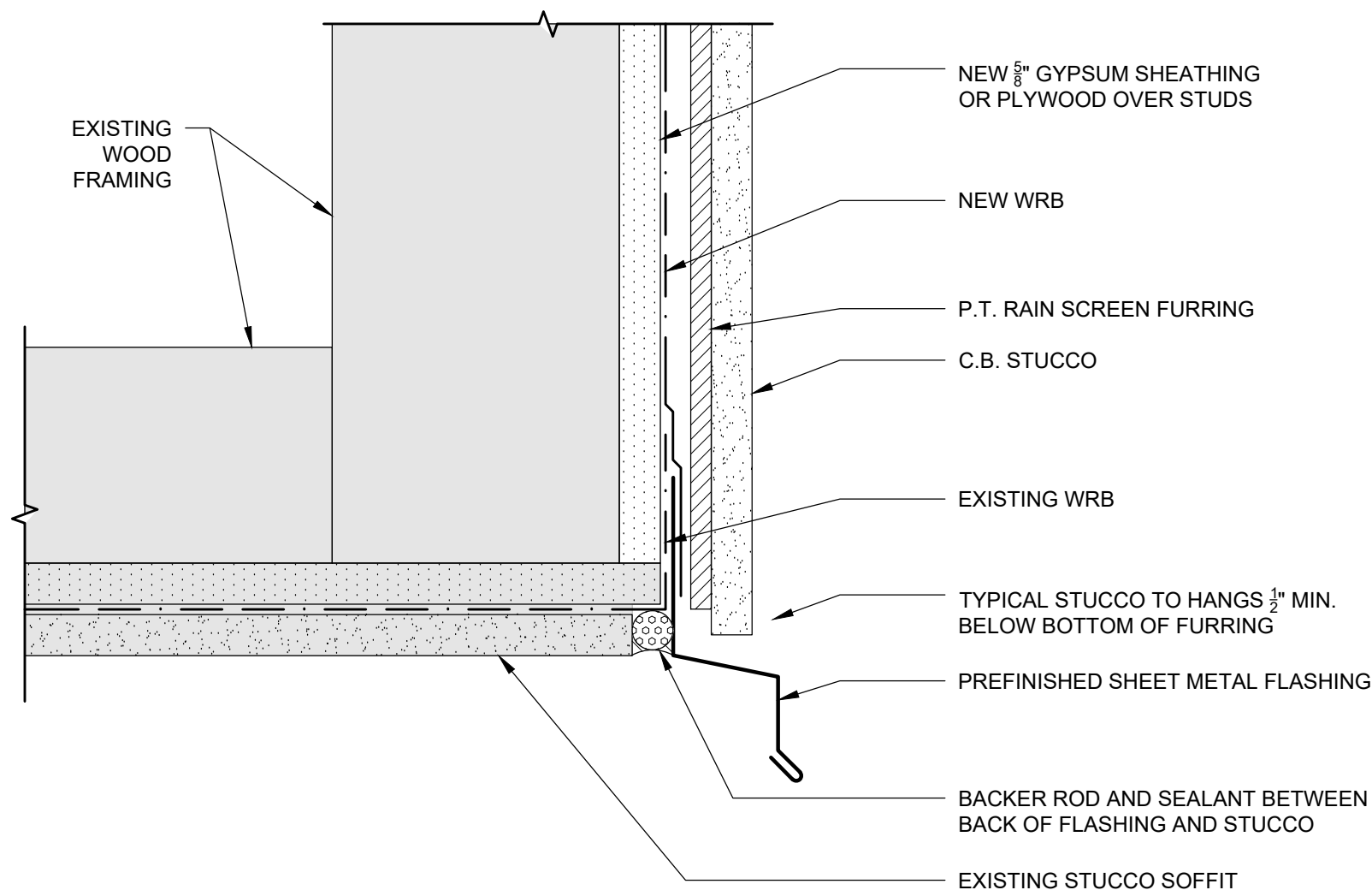
7 ENLARGED WALL TO POOL CANOPY  
SCALE: 6" = 1'-0"



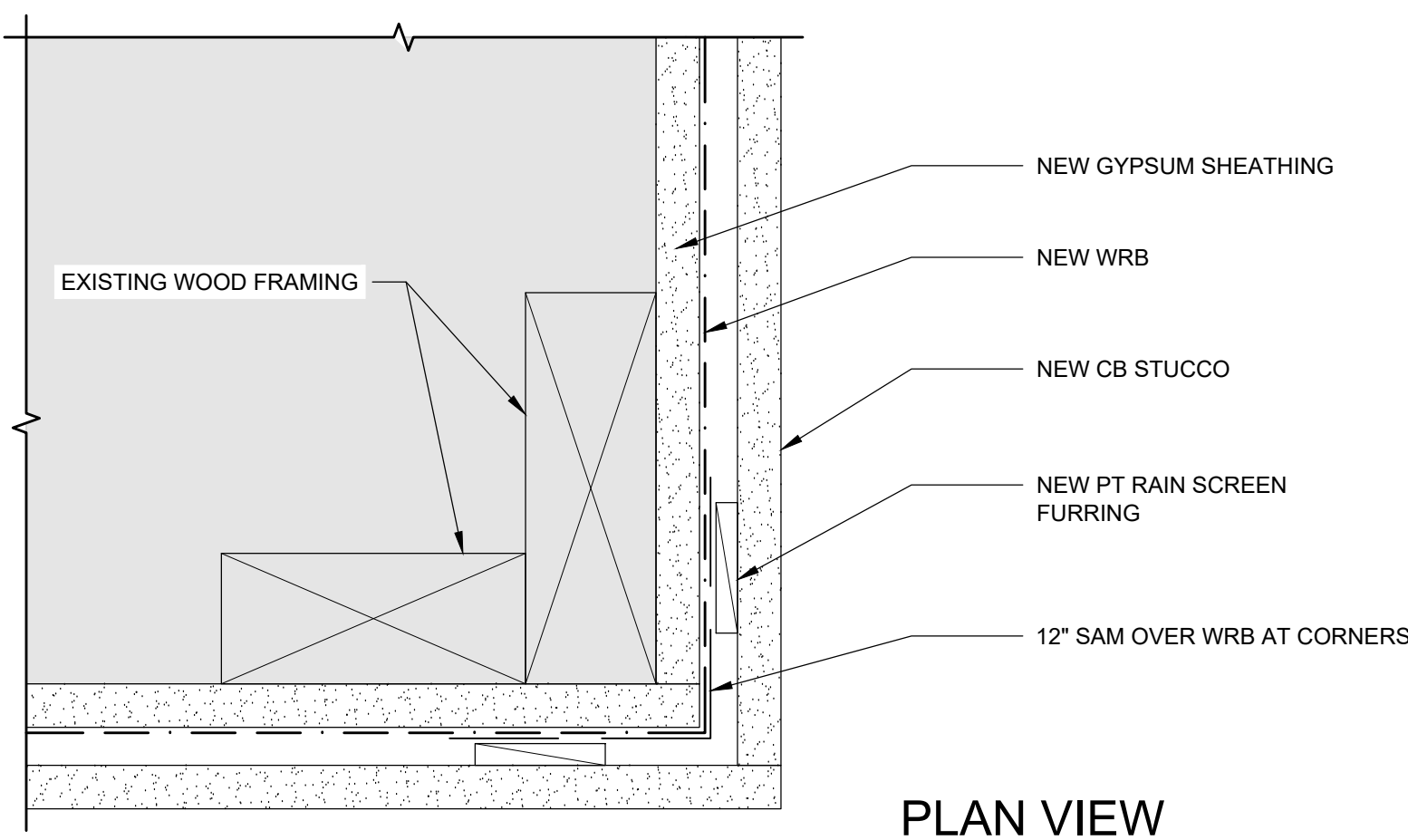
4 NEW SCUPPER @ RAINSCREEN WALL  
SCALE: 6" = 1'-0"



1 WALL TRANSITION - S. WALL - BUILDING A  
SCALE: 6" = 1'-0"

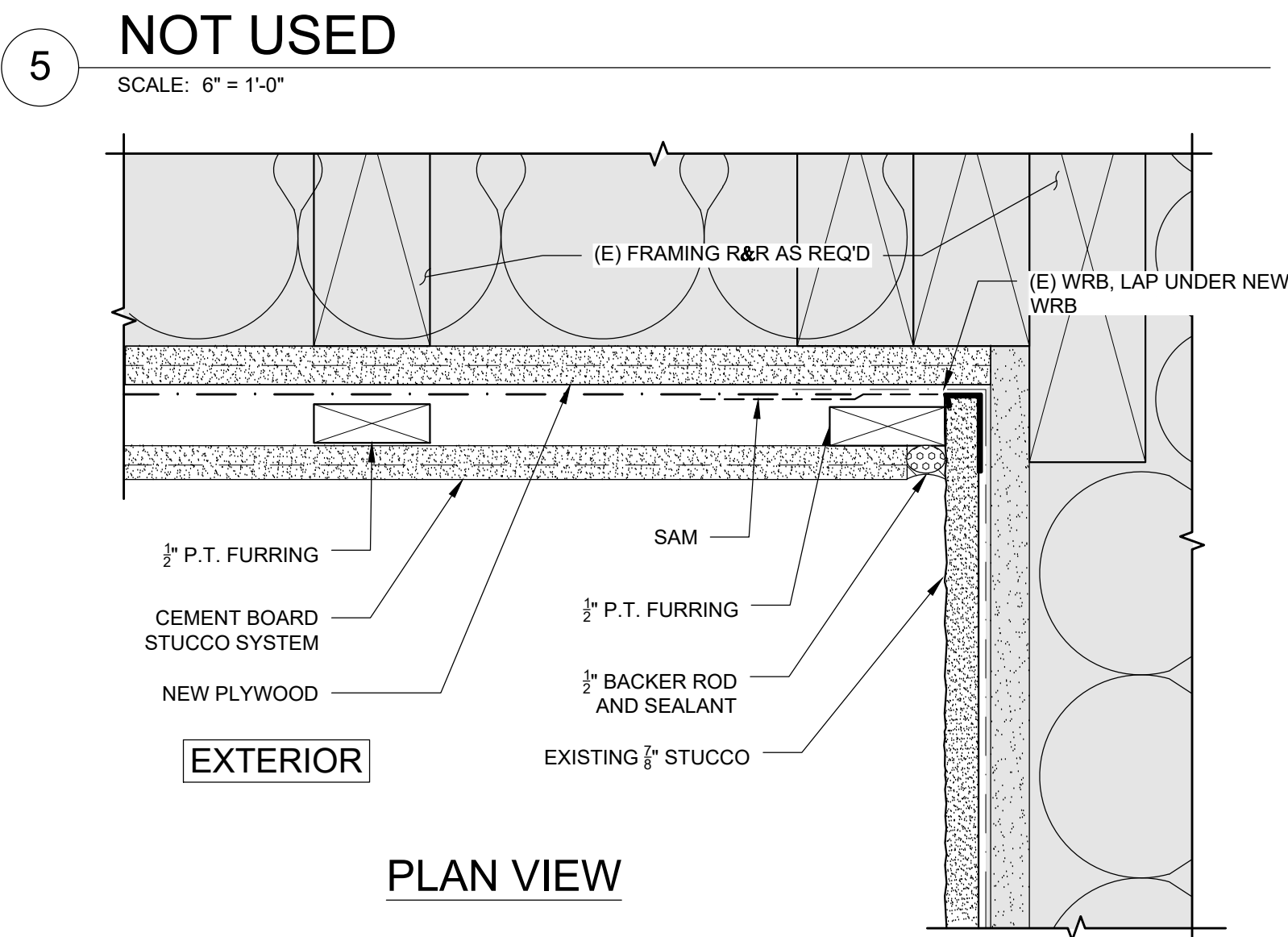


8 TYPICAL EDGE OF SOFFIT  
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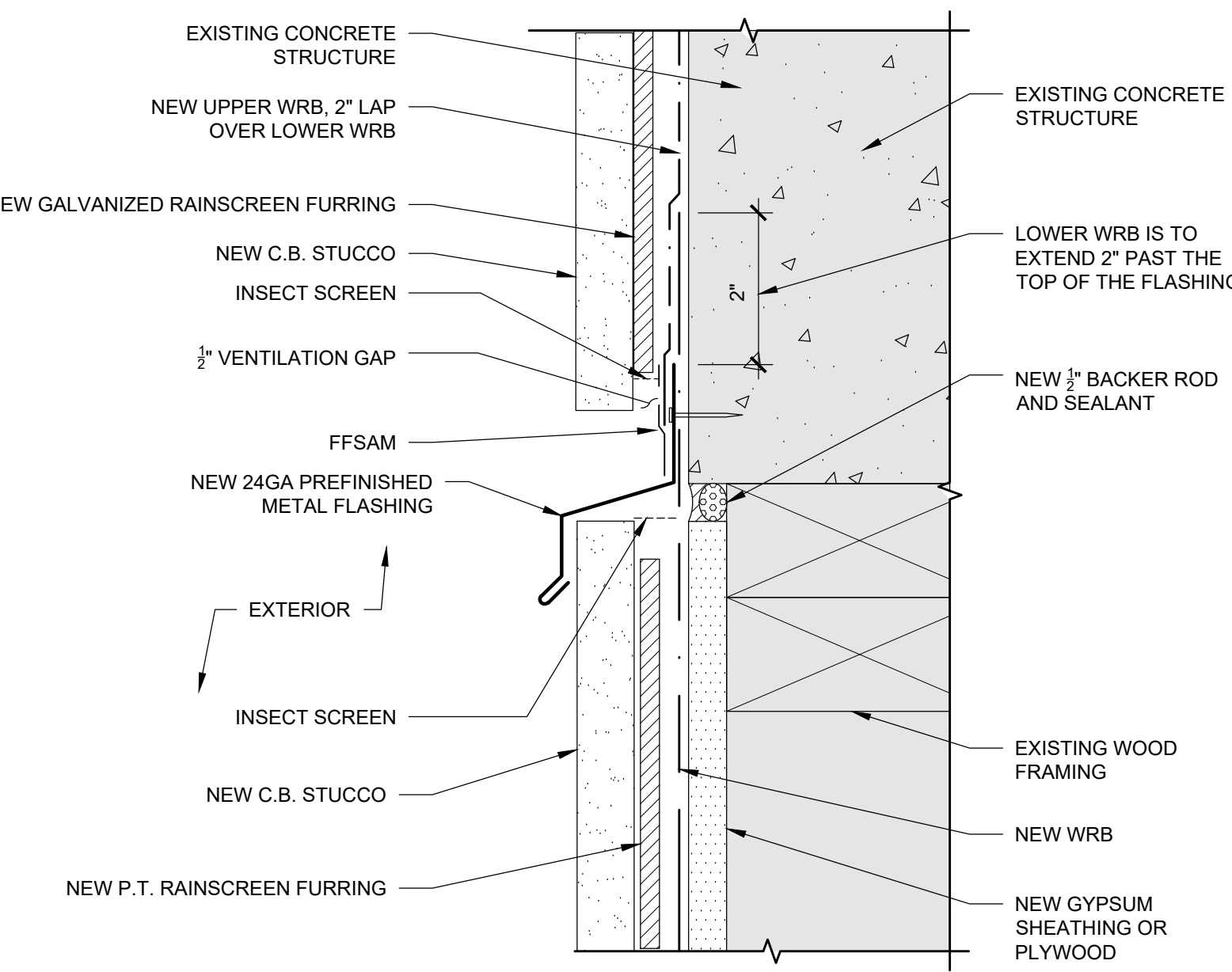
PLAN VIEW

9 NEW WALL AT OUTSIDE CORNER  
SCALE: 6" = 1'-0"

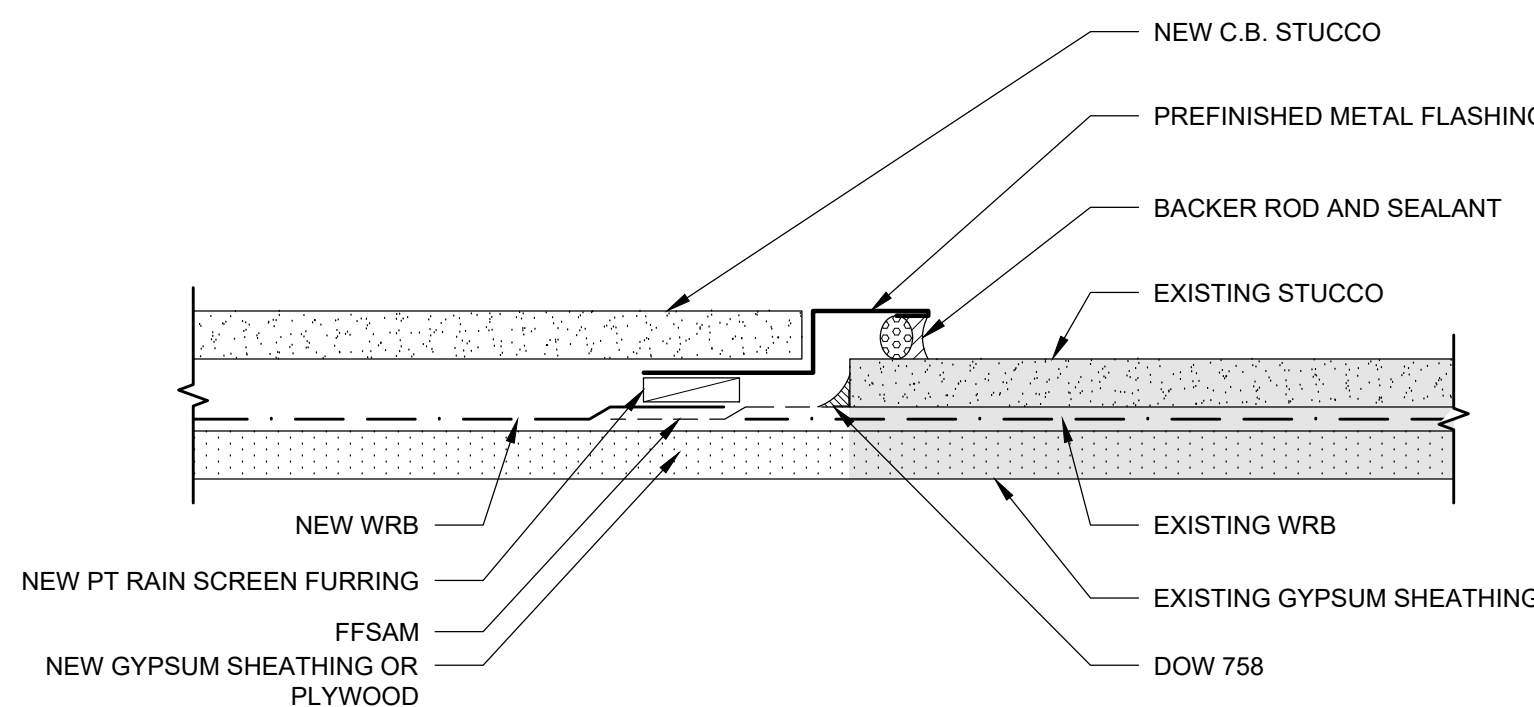


PLAN VIEW

6 NEW STUCCO TO (E) STUCCO AT INSIDE CORNER  
SCALE: 6" = 1'-0"



2 WALL TRANSITION- W. WALL - BUILDING A  
SCALE: 6" = 1'-0"



3 NEW TO EXISTING STUCCO  
SCALE: 6" = 1'-0"

ISSUE/REVISION	DESCRIPTION	DATE
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4	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

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**B3438.016**

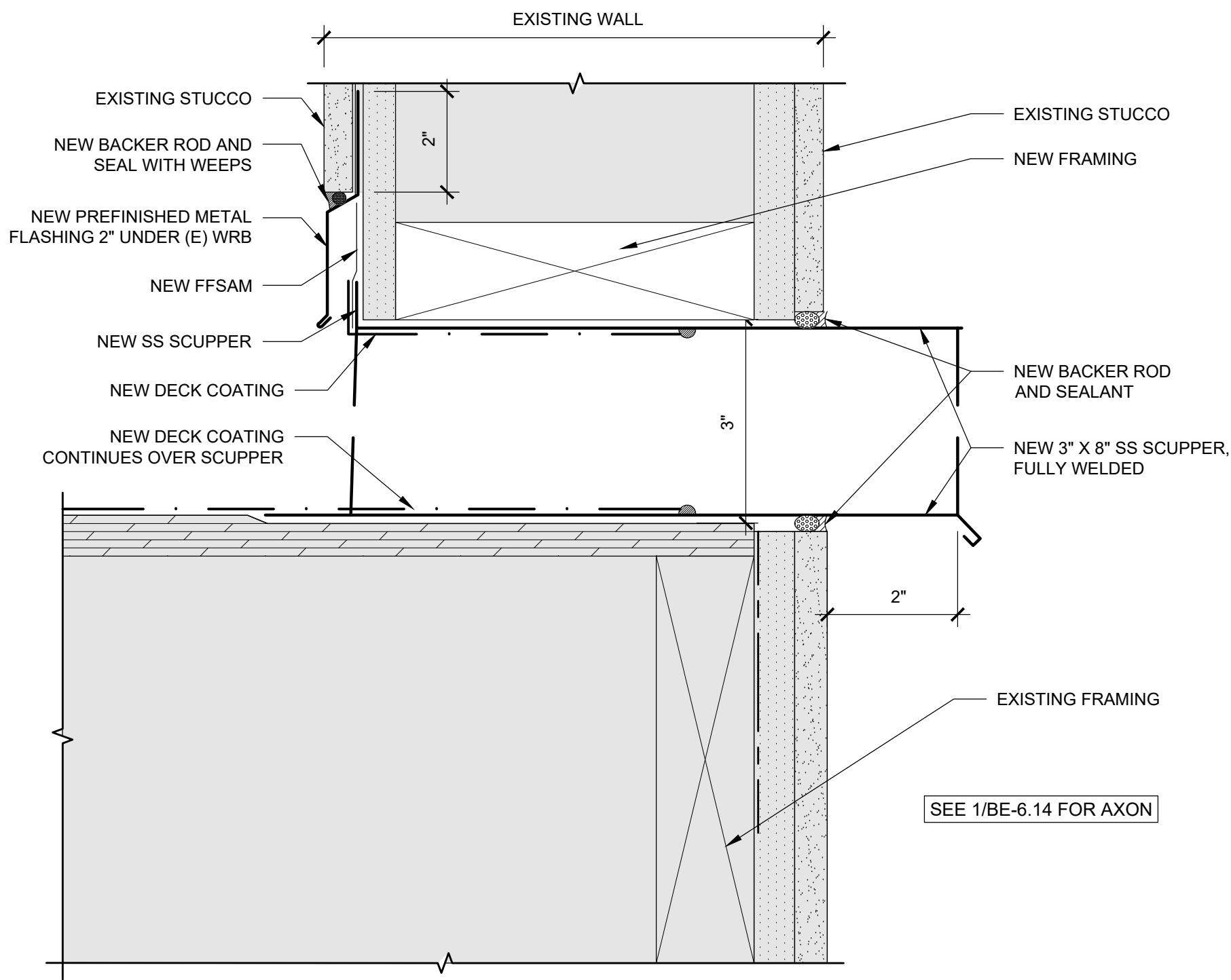
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

DRAWING NO.:  
**BE-6.24**

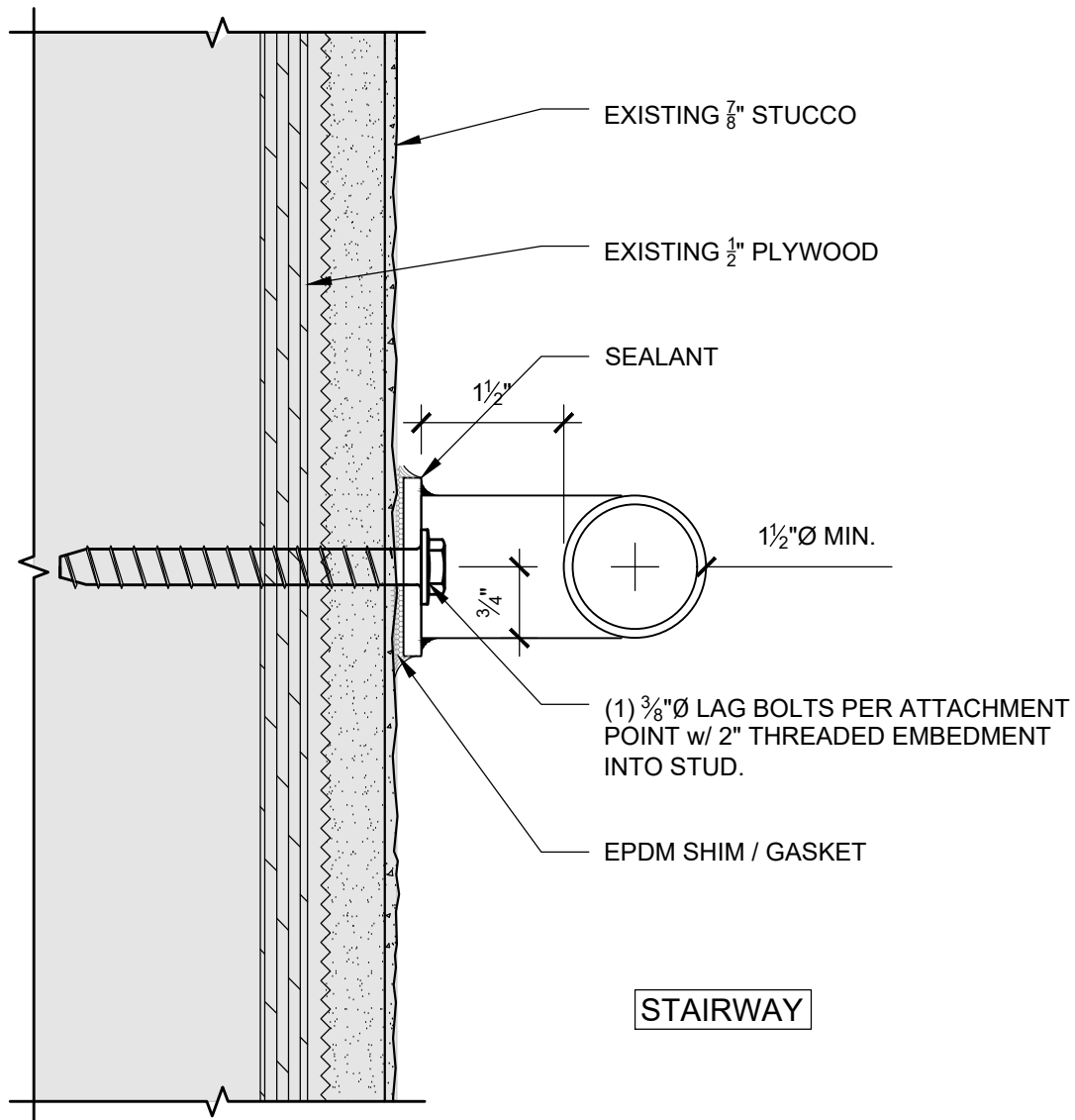
SCALE: As Noted	DRAWN BY: DAA
DATE: Oct. 24, 2019	CHECKED BY: INITIALS

October 24, 2019 10:26 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 6.x - Details.dwg



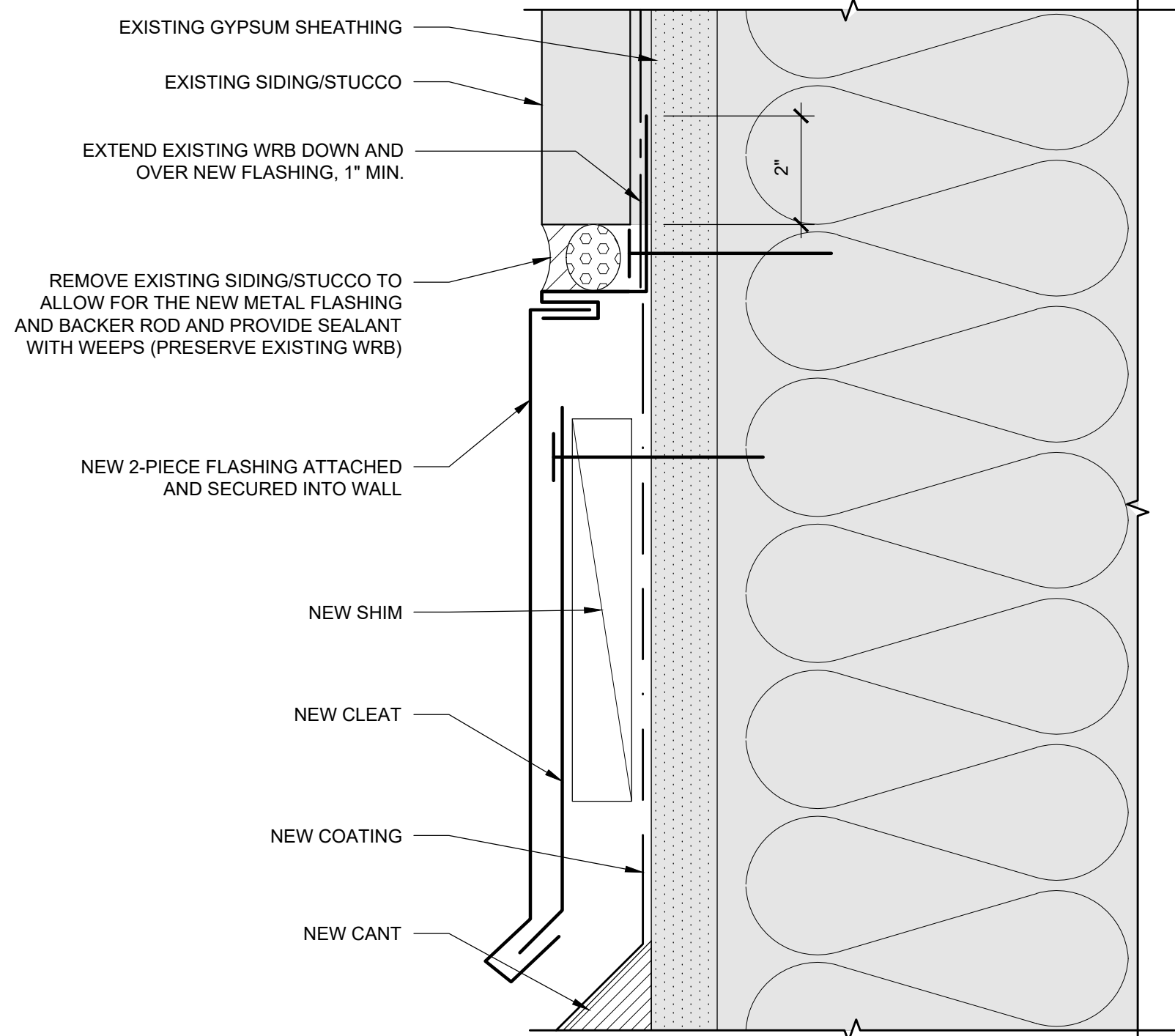
4 NEW SCUPPER @ BREEZEWAY

SCALE: 6" = 1'-0"



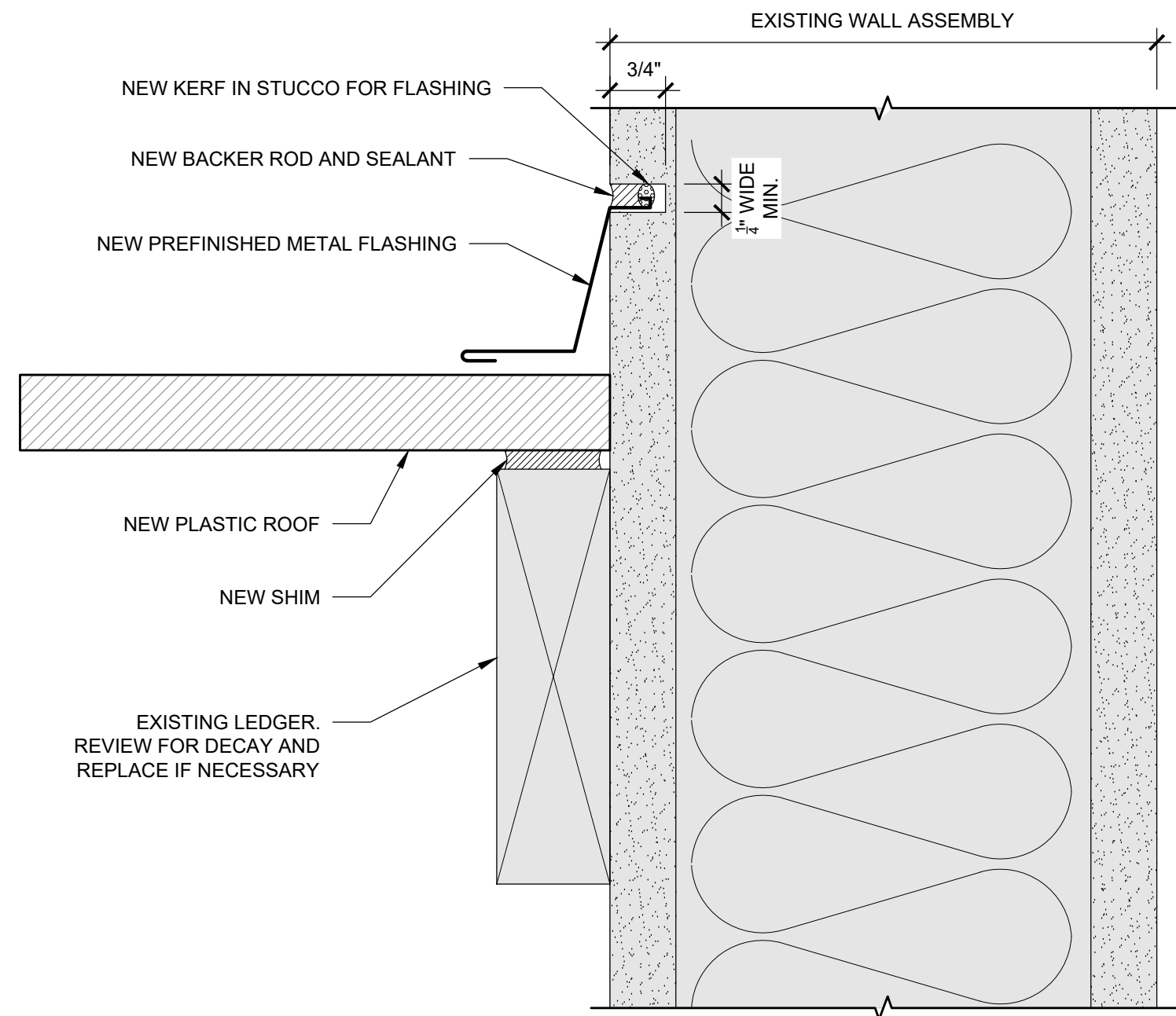
5 STAIR RAIL ATTACHMENT

SCALE: 6" = 1'-0"



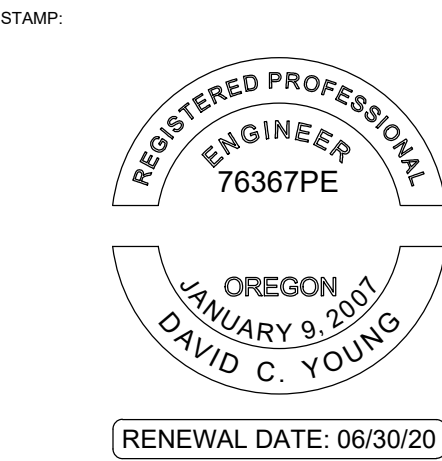
1 ENLARGED WALL TRANSITION DETAIL

SCALE: 6" = 1'-0"



2 NEW PLASTIC PANEL ROOF IN BREEZEWAY

SCALE: 6" = 1'-0"



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

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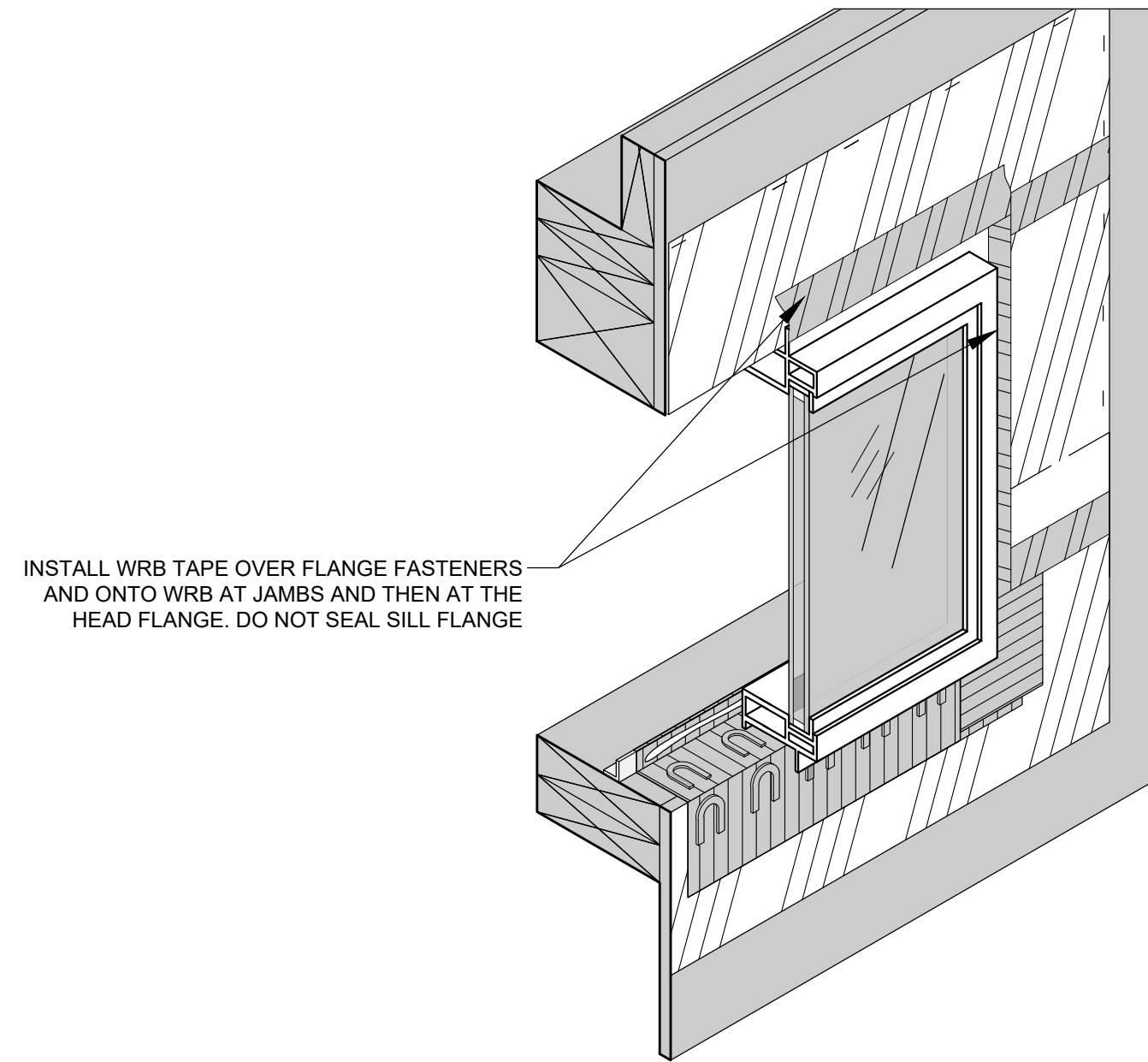
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**DETAILS**

DRAWING NO.:  
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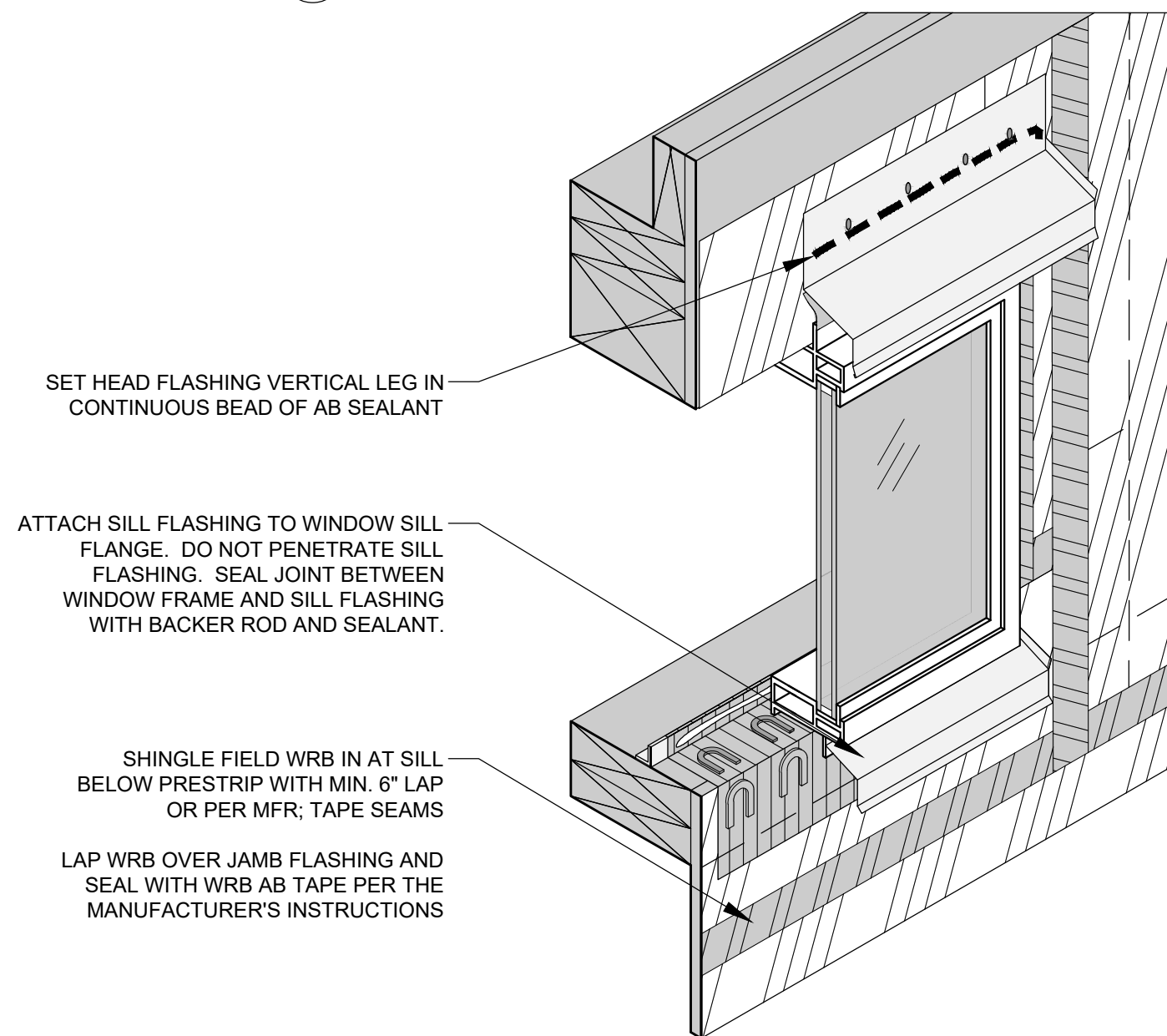
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DATE: Oct. 24, 2019	CHECKED BY: INITIALS



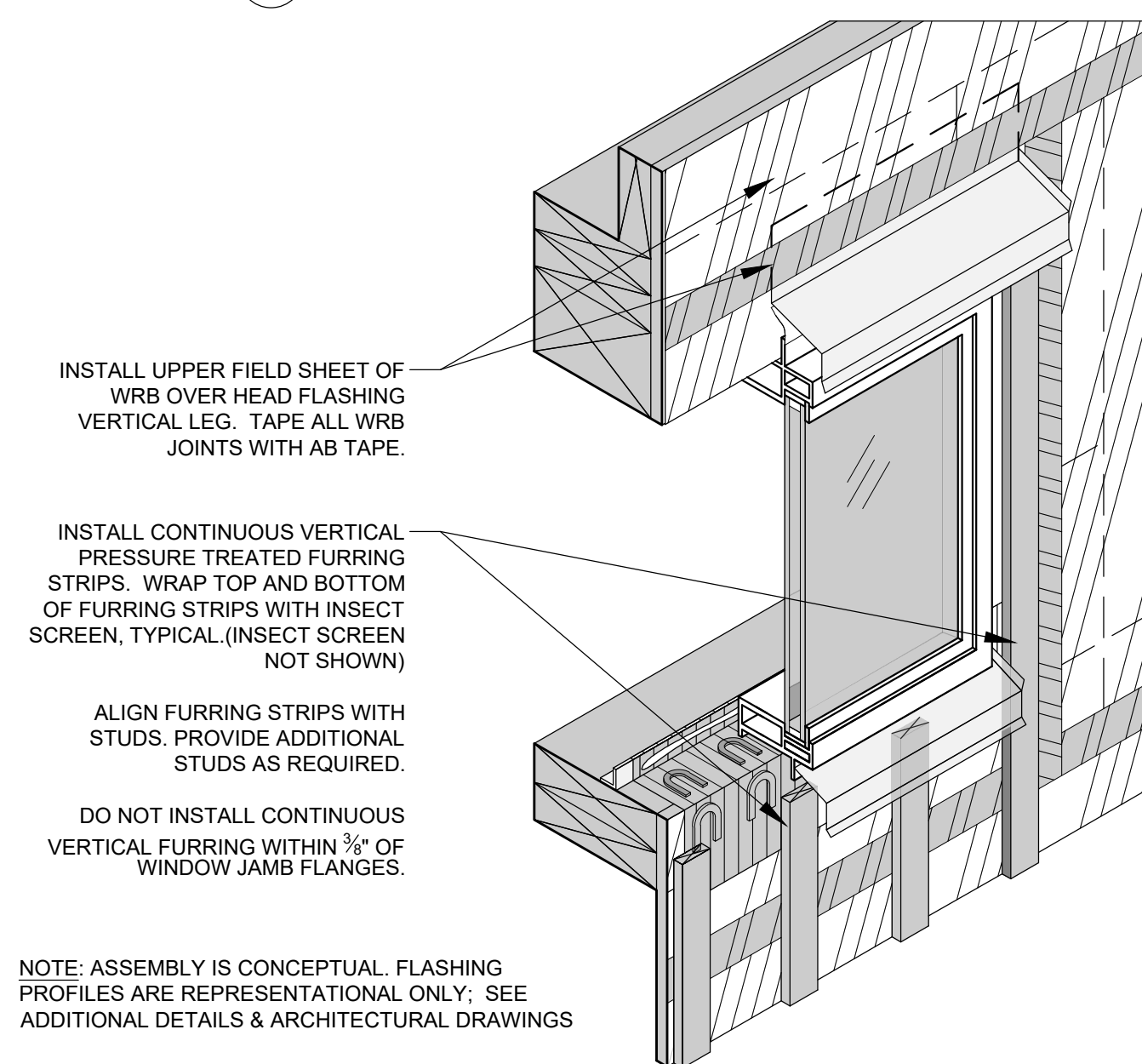
U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents-1 RDH\Drawings\Current Drawings\B3438 016 The Landing Condos - Exterior Rehabilitation - BE 6.x - Details.dwg  
October 24, 2019 10:26 AM



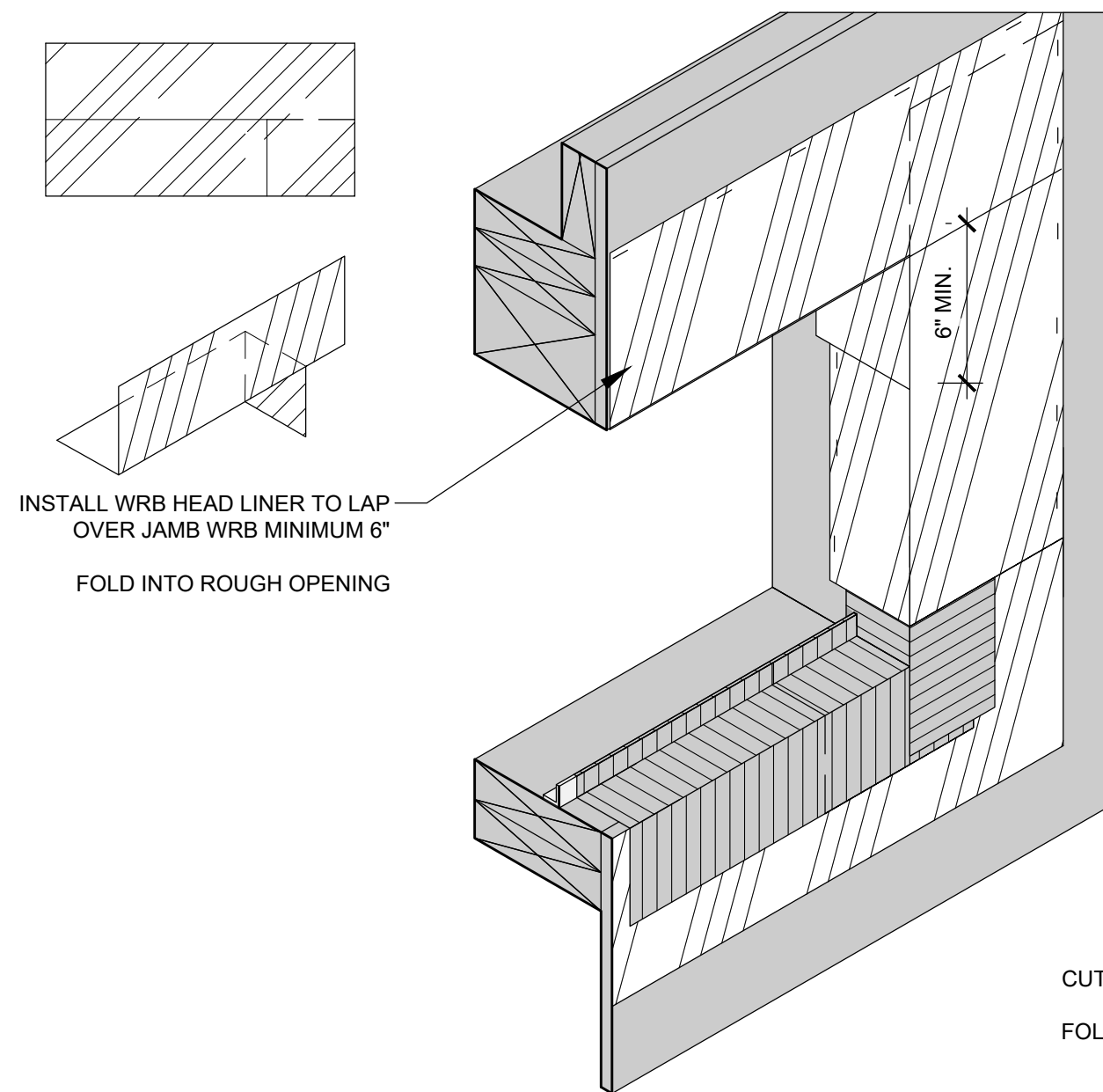
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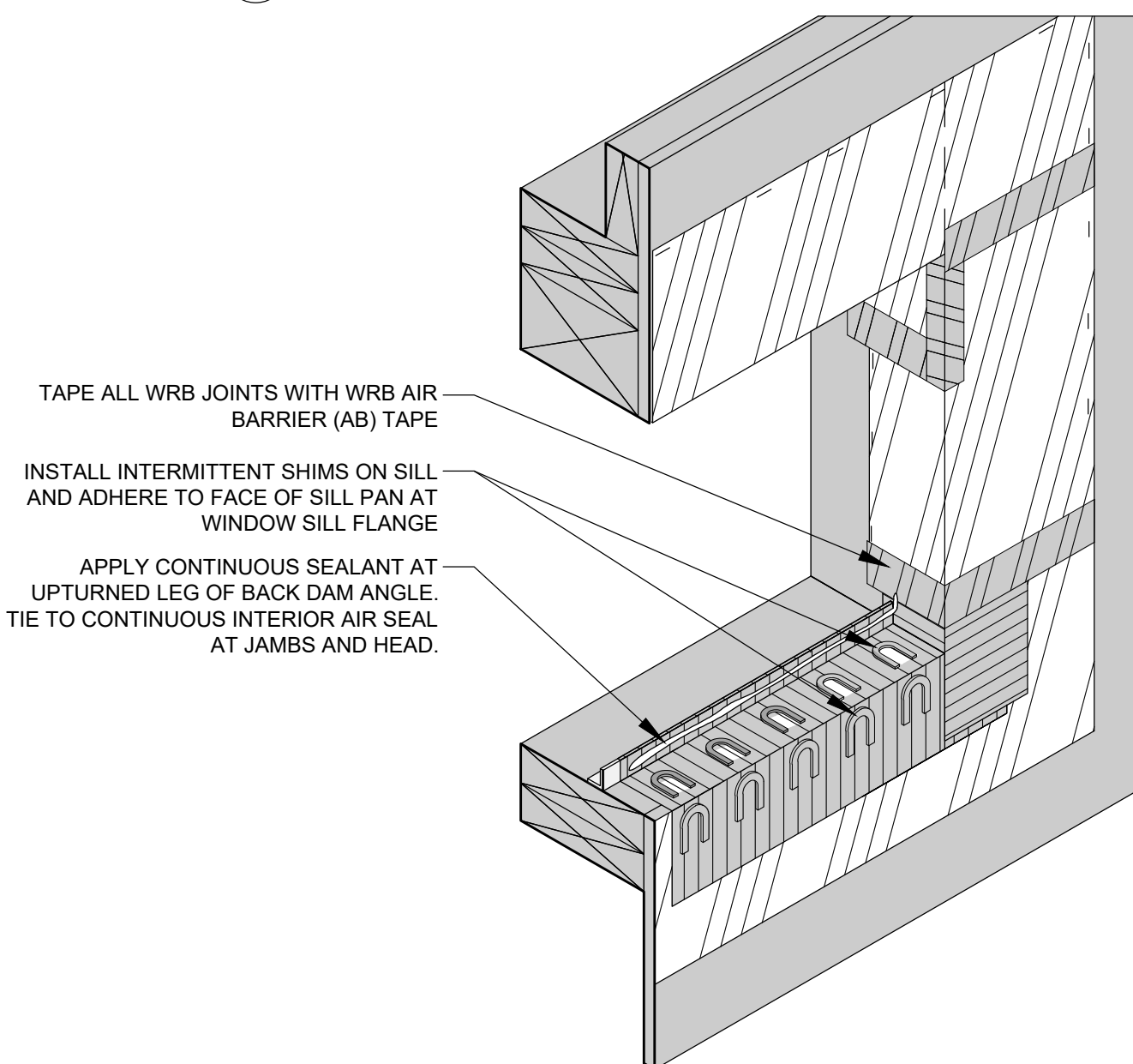
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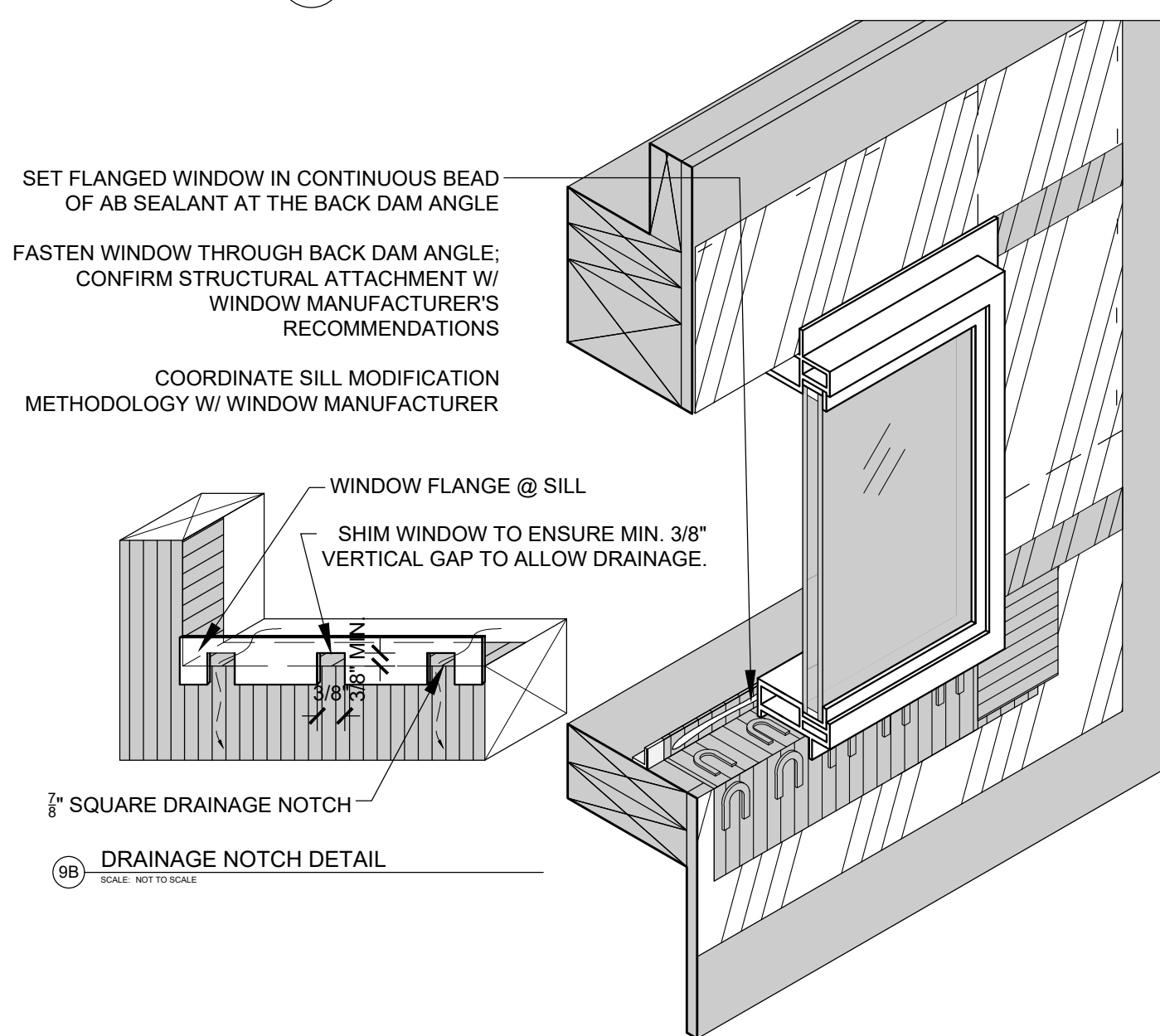
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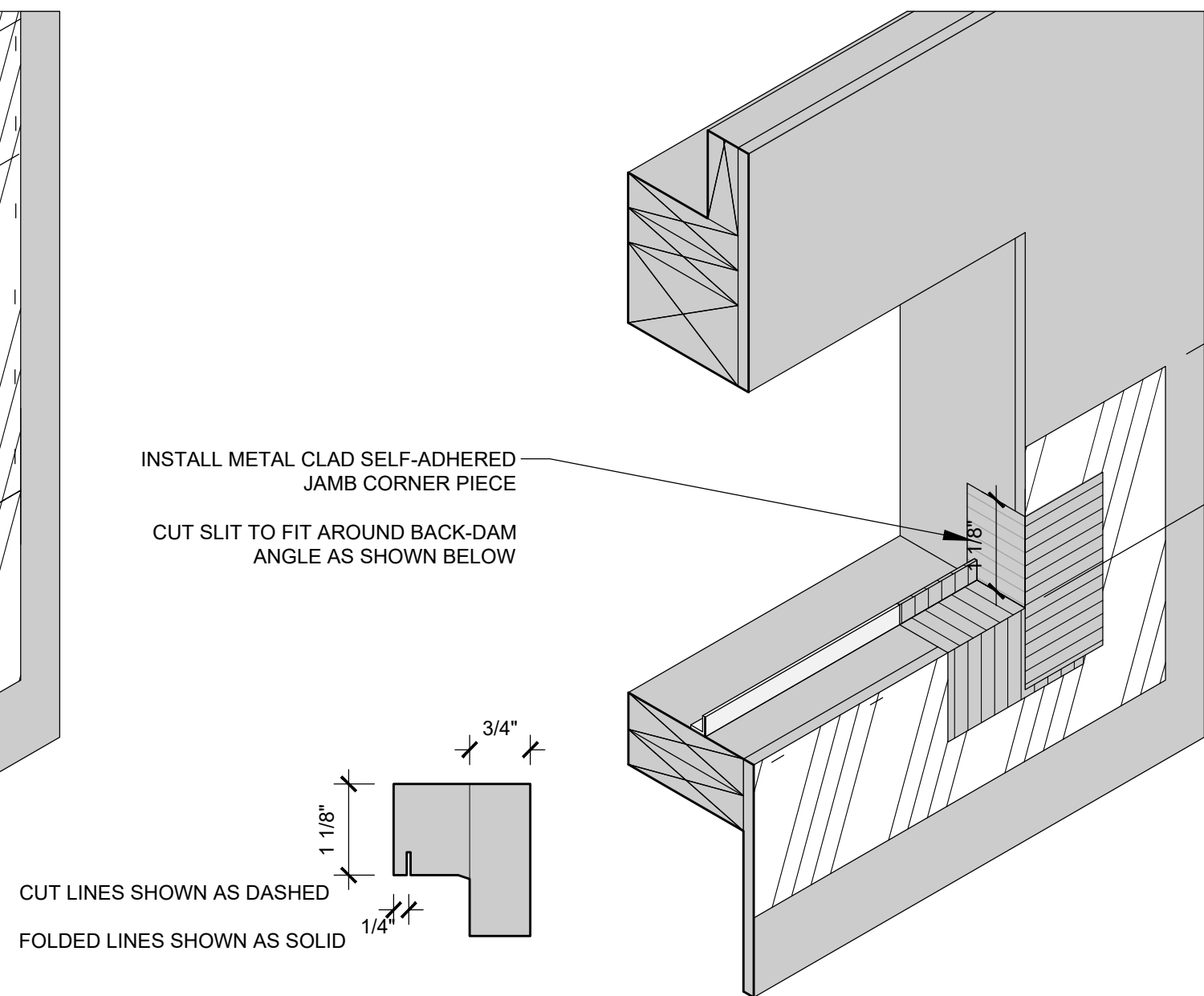
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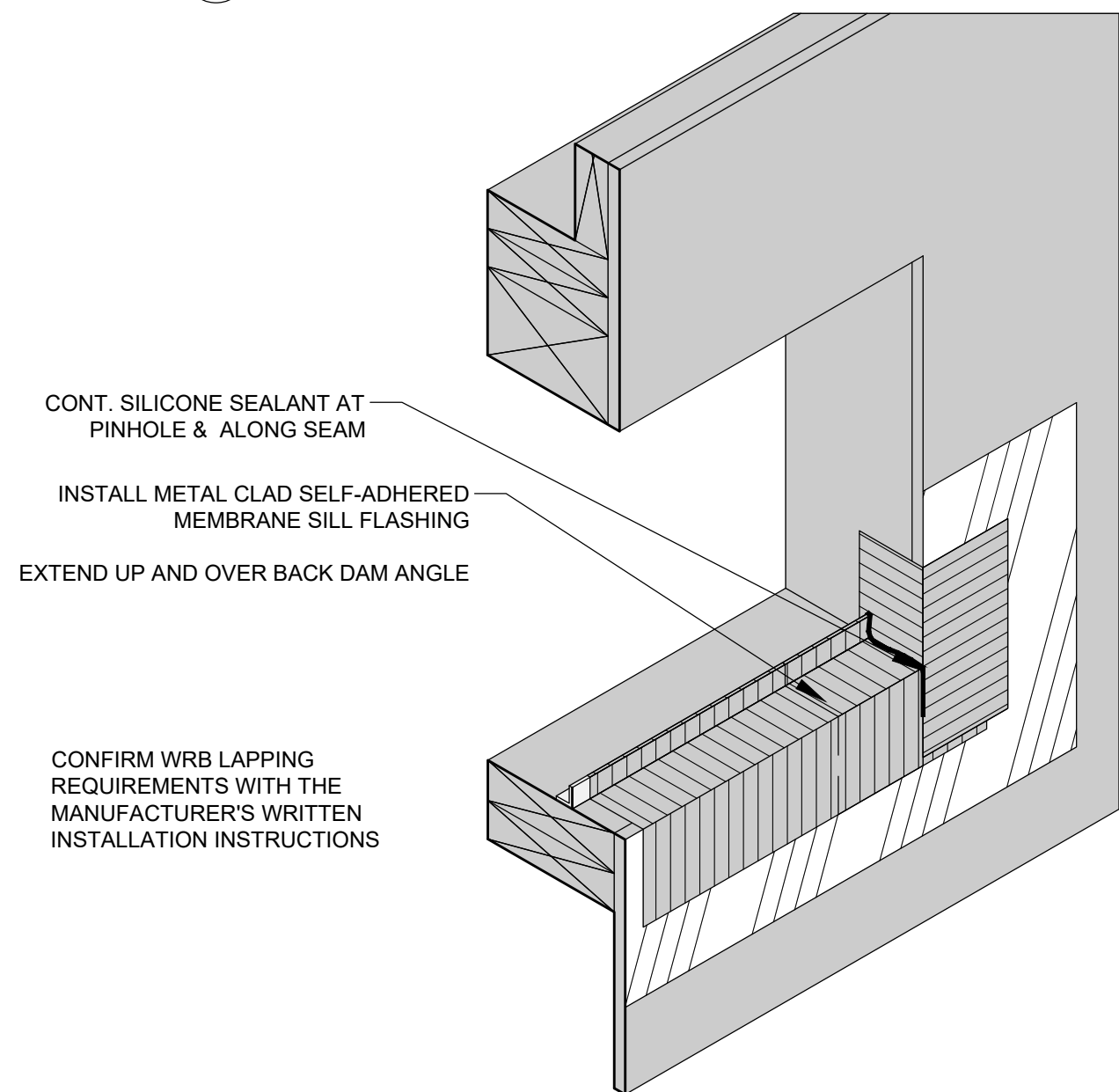
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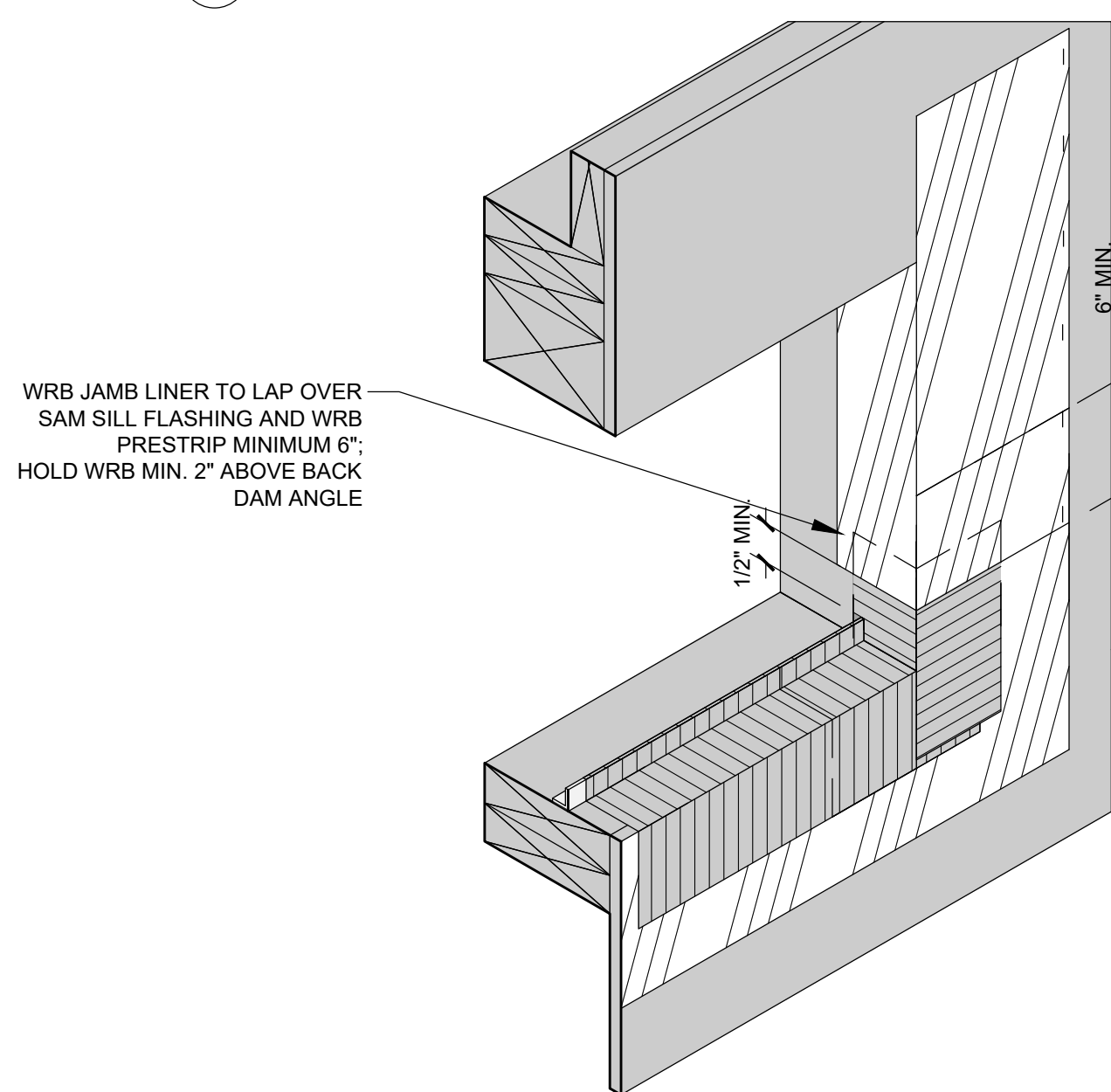
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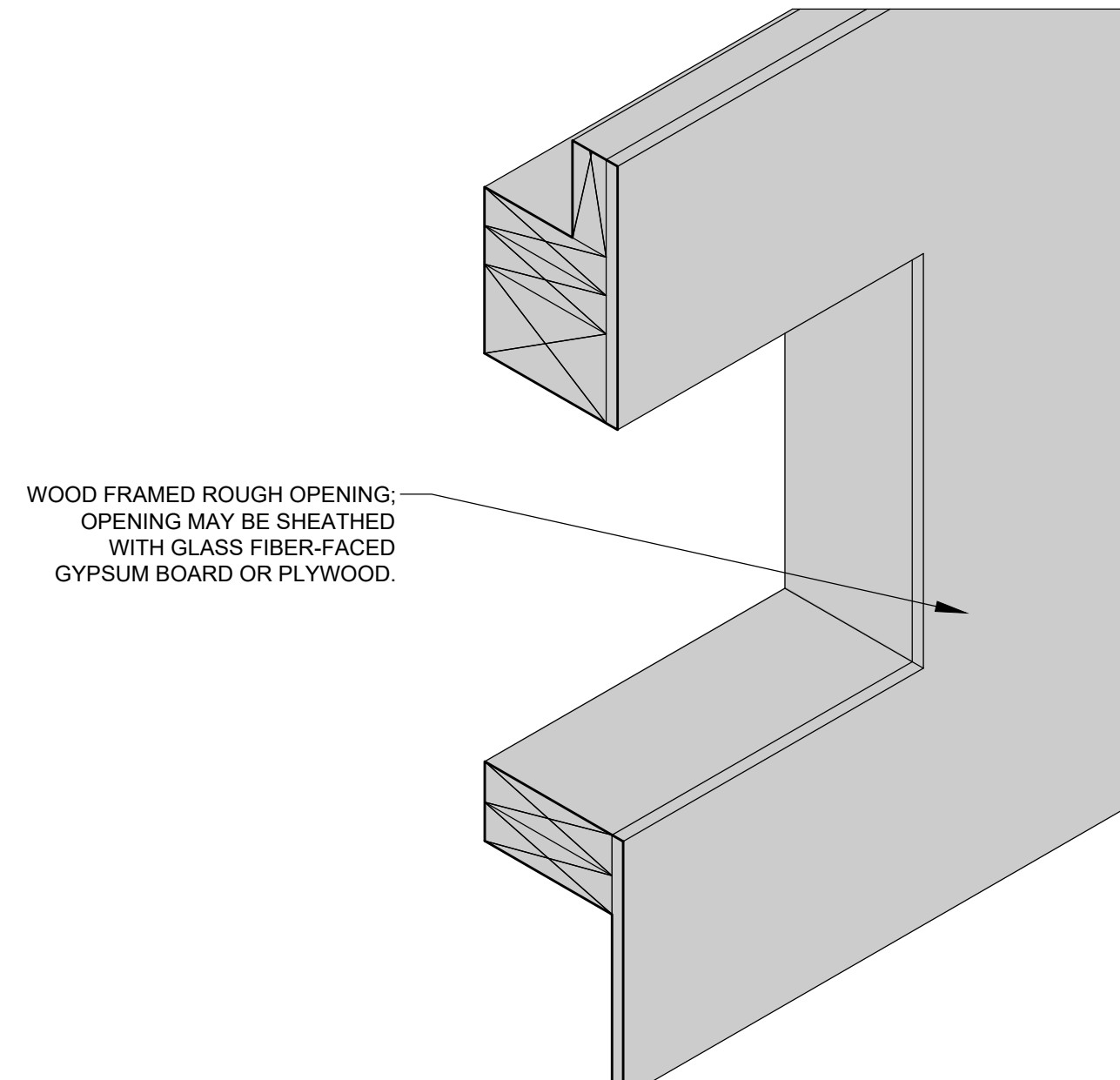
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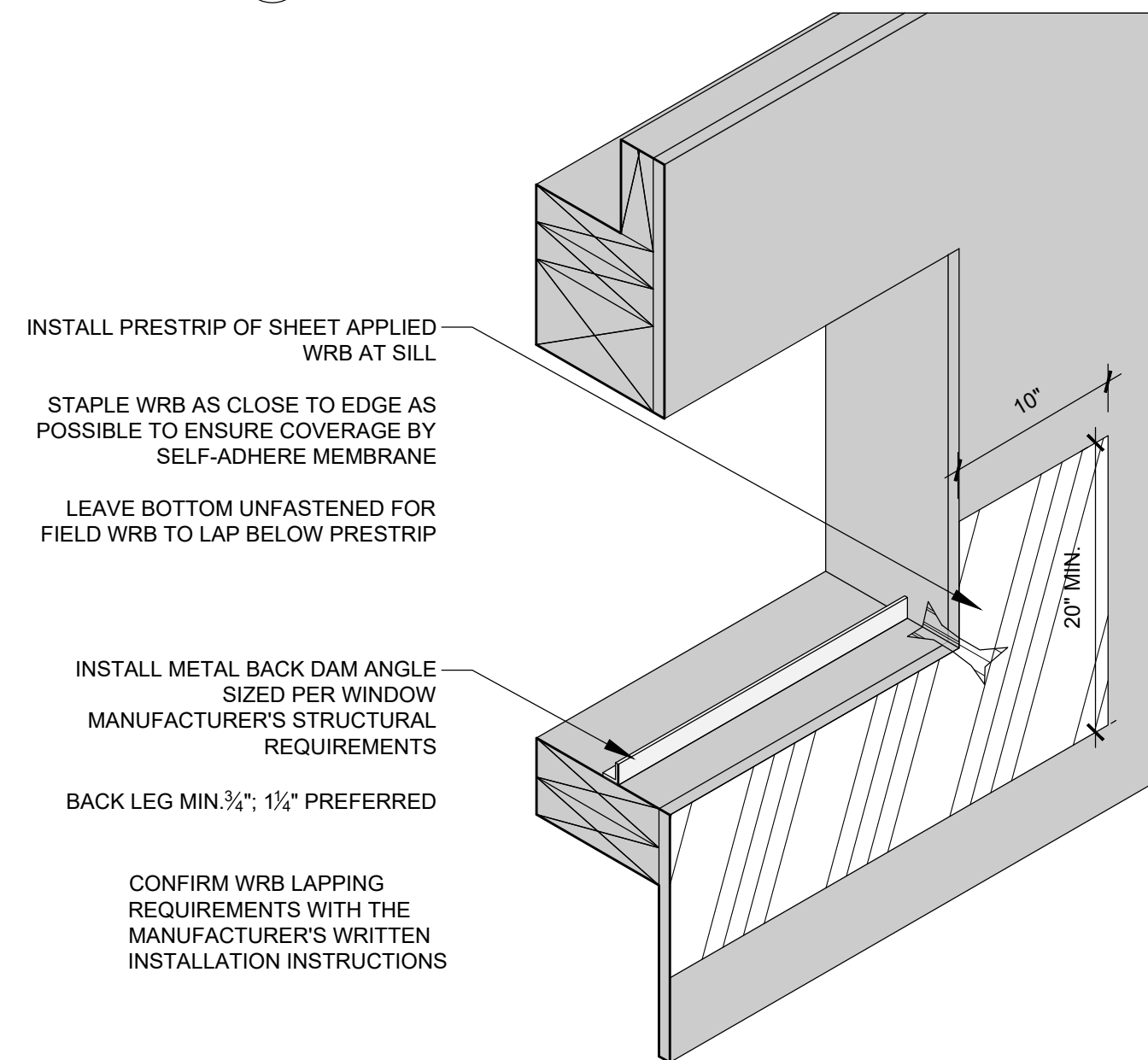
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SCALE: NOT TO SCALE



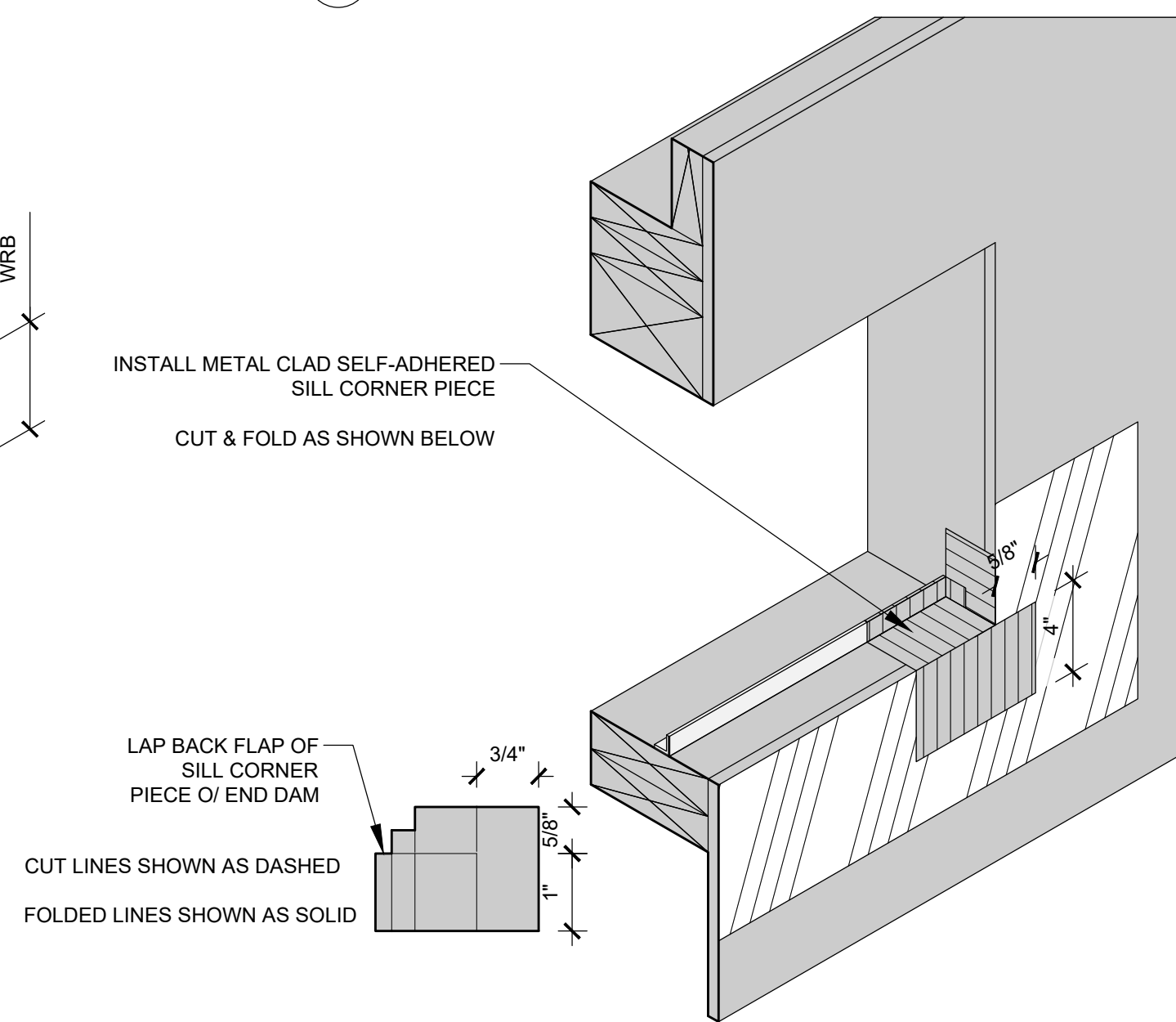
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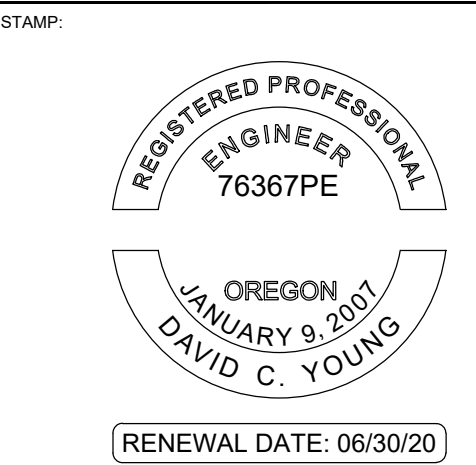
1 WINDOW FLASHING SEQUENCE  
SCALE: NOT TO SCALE



2 WINDOW FLASHING SEQUENCE  
SCALE: NOT TO SCALE



3 WINDOW FLASHING SEQUENCE  
SCALE: NOT TO SCALE



ORIGINAL PRINT SIZE 24" x 36"  
LEGEND:  
SHADED AREA = EXISTING CONSTRUCTION

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO:  
B3438.016

PROJECT TITLE:  
PARTIAL EXTERIOR REHABILITATION  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
WINDOW WRAP SEQUENCE

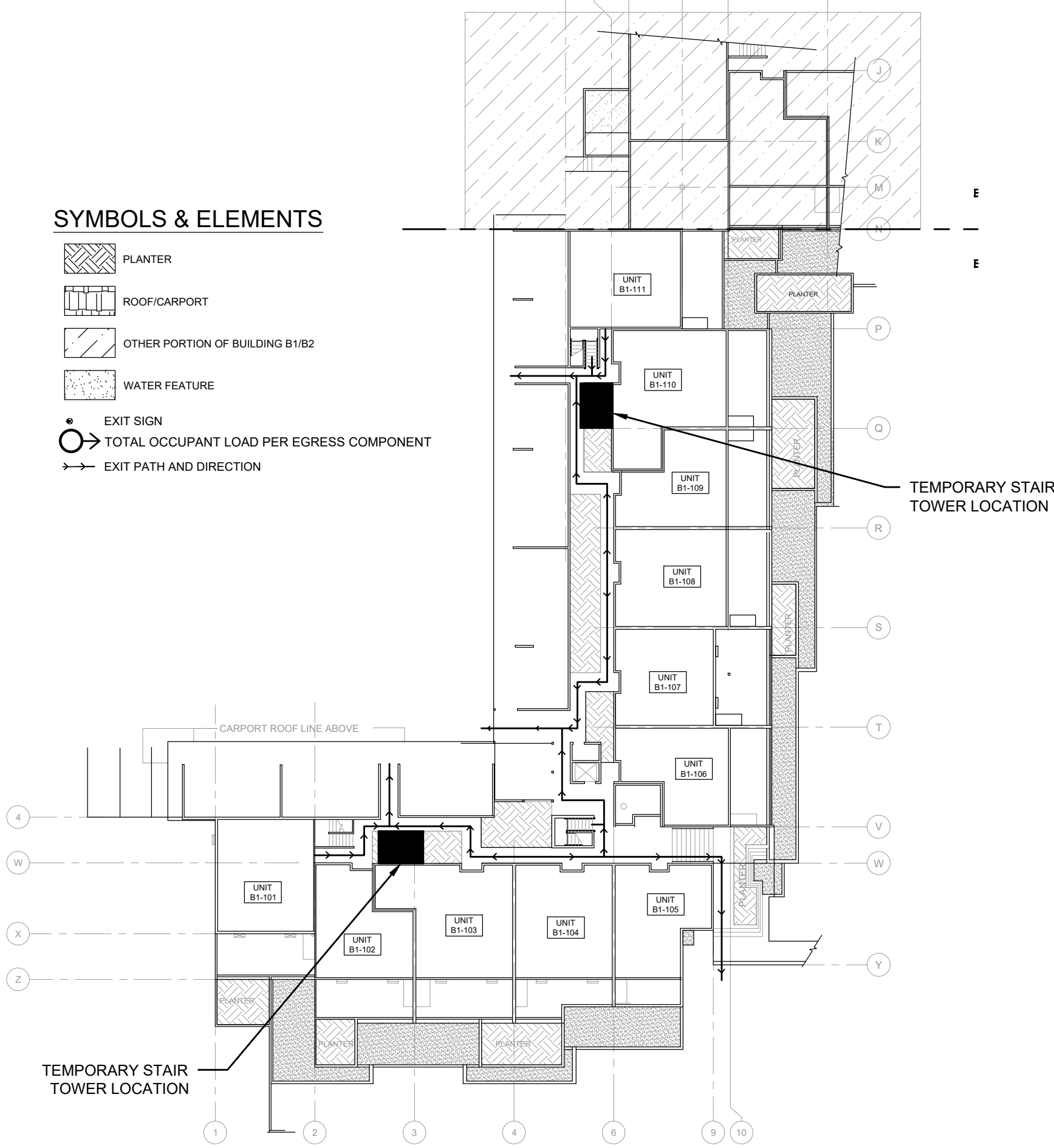
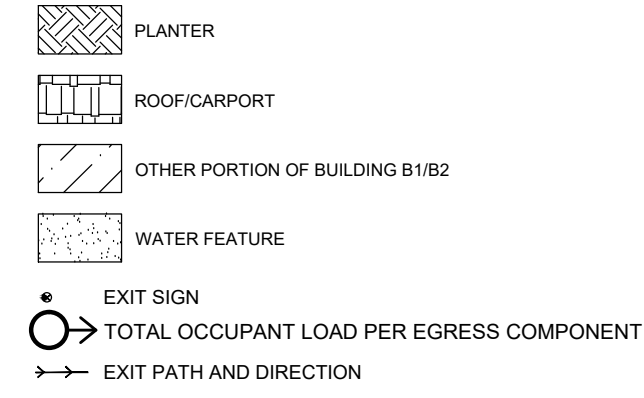
DRAWING NO:  
BE-6.26

SCALE: As Noted  
DRAWN BY: DAA  
DATE: Oct. 24, 2019  
CHECKED BY: INITIALS



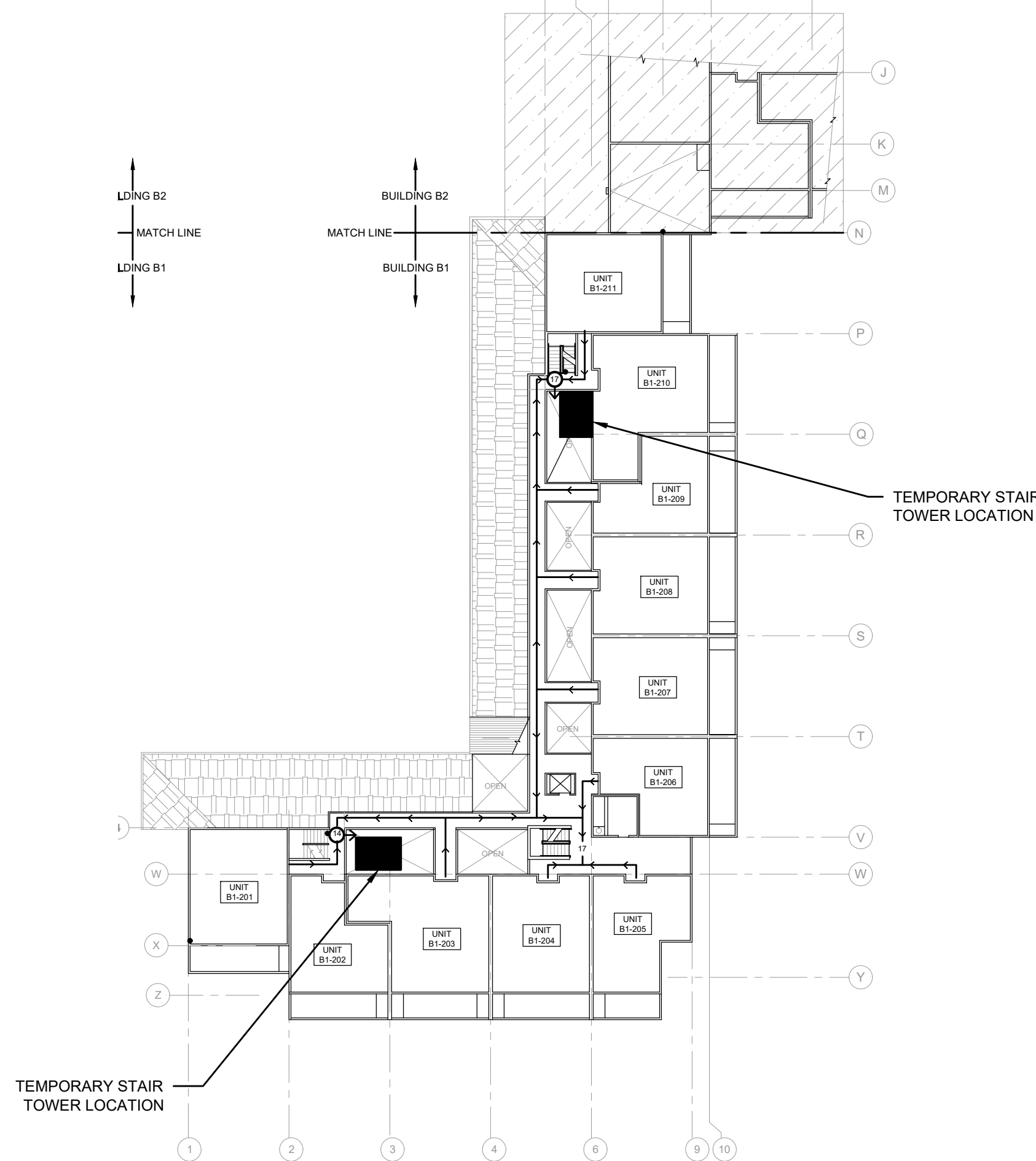
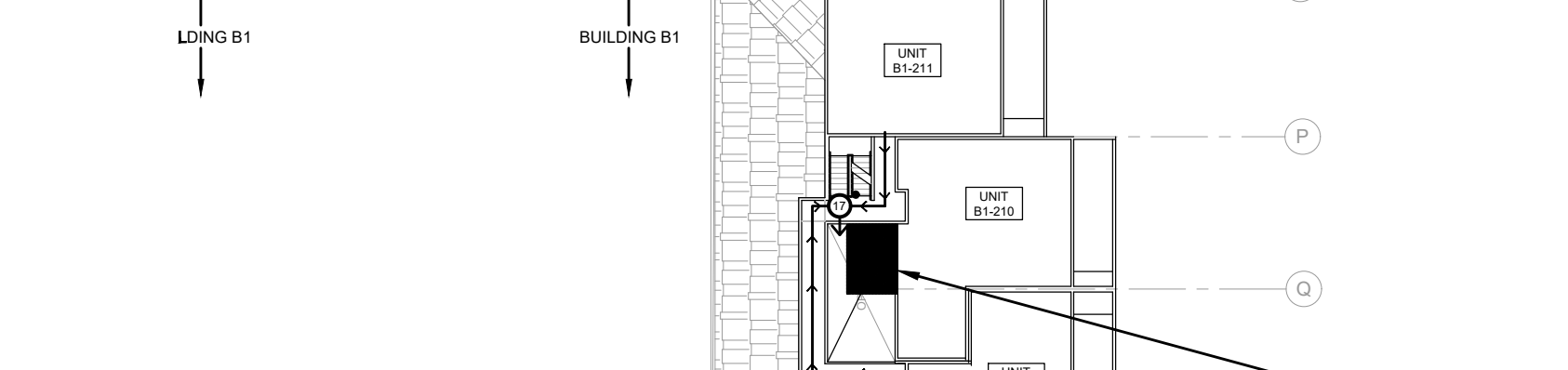
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October 23, 2019 5:10 PM

#### SYMBOLS & ELEMENTS



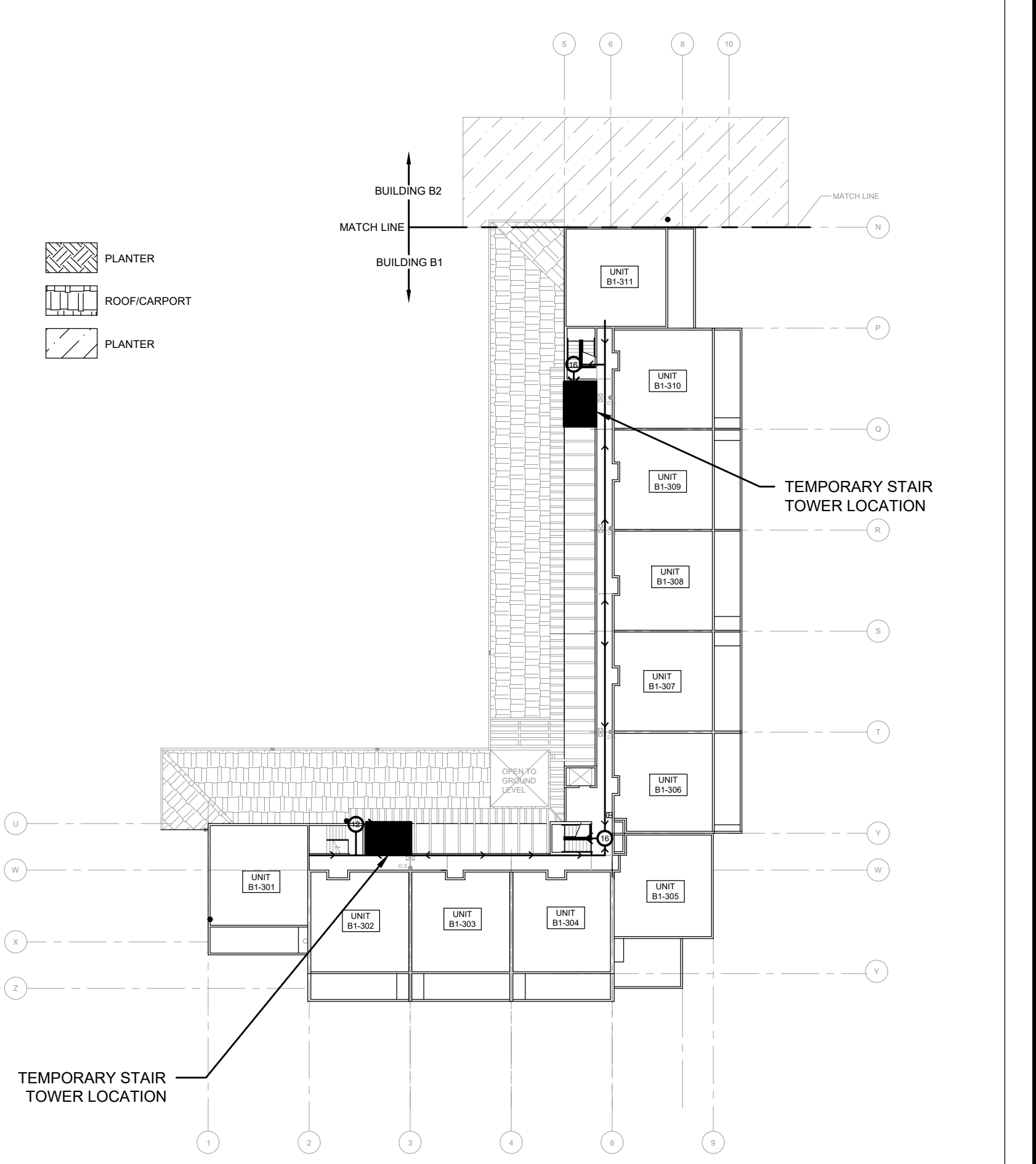
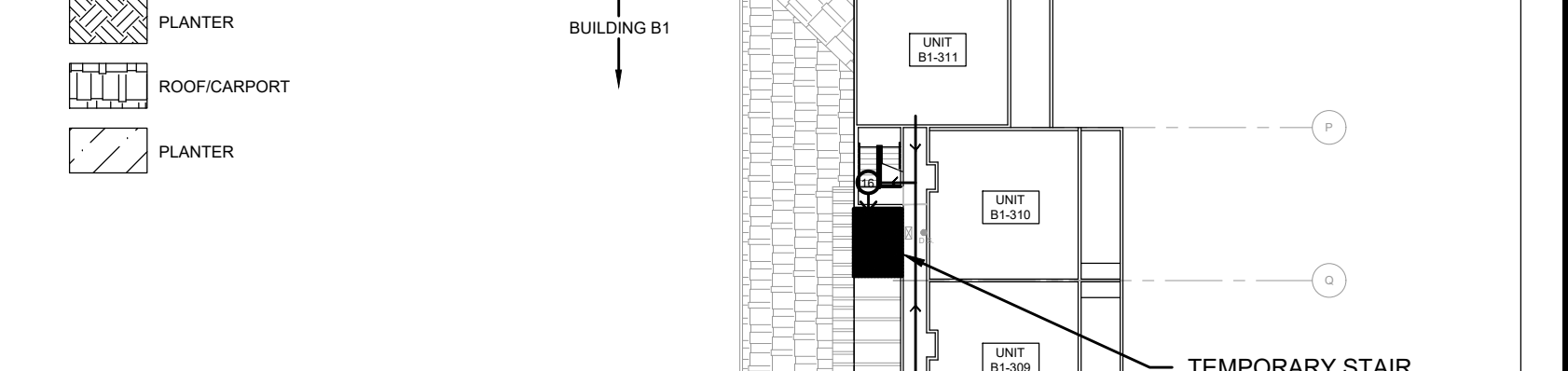
1 OCCUPANT SAFETY PLAN - LEVEL 1 - B1  
SCALE: 1/16" = 1'-0"

#### SYMBOLS & ELEMENTS



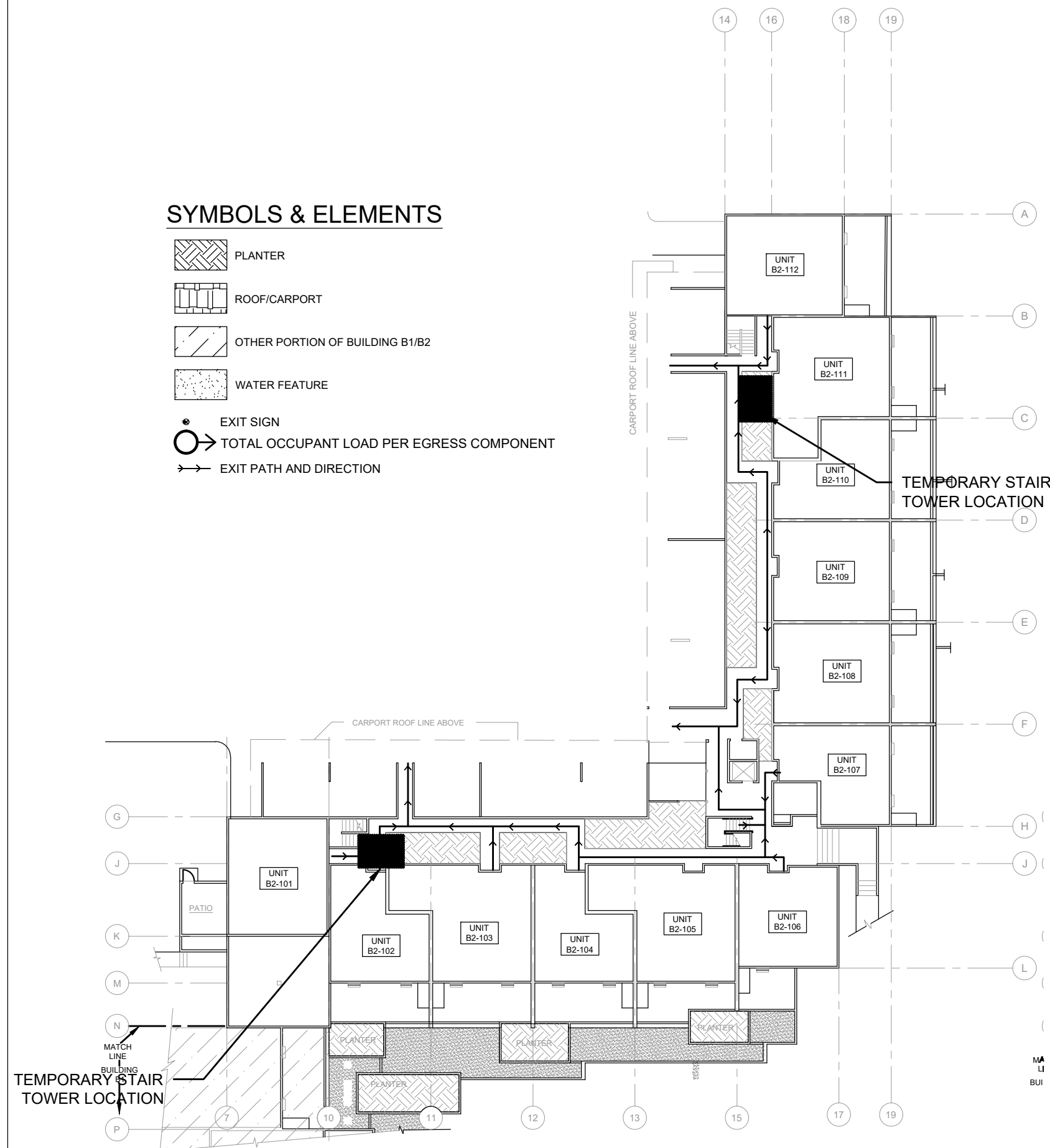
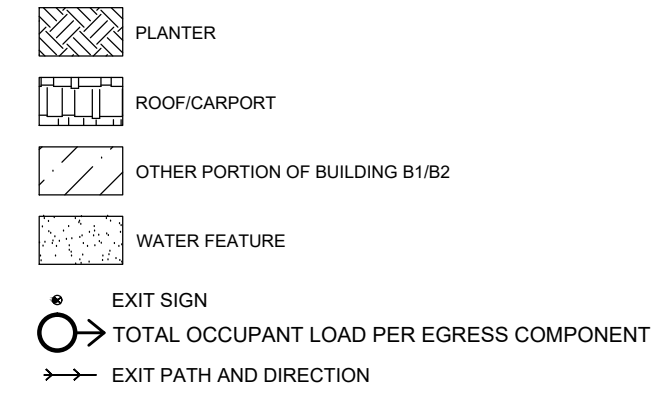
2 OCCUPANT SAFETY PLAN - LEVEL 2 - B1  
SCALE: 1/16" = 1'-0"

#### SYMBOLS & ELEMENTS



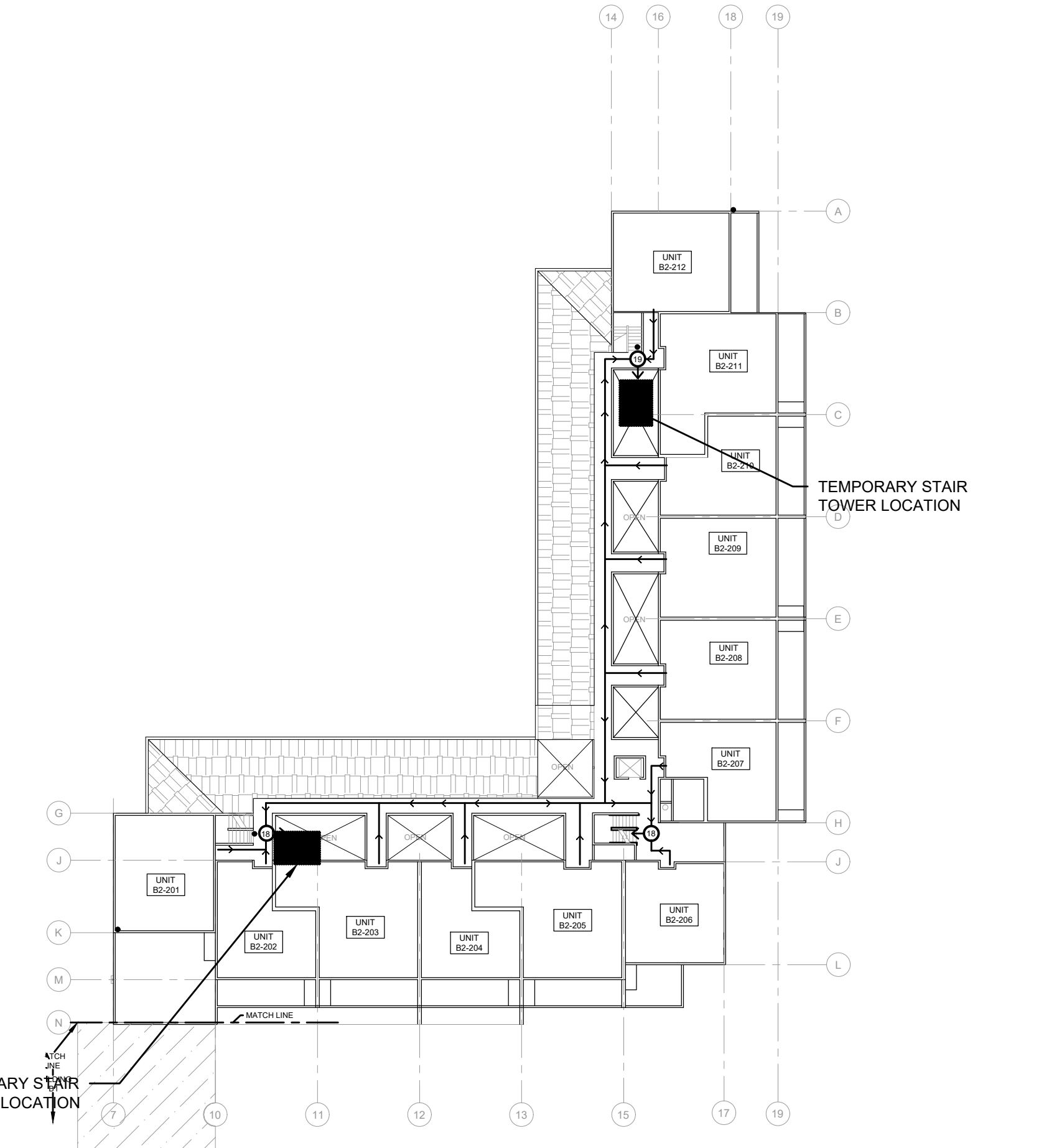
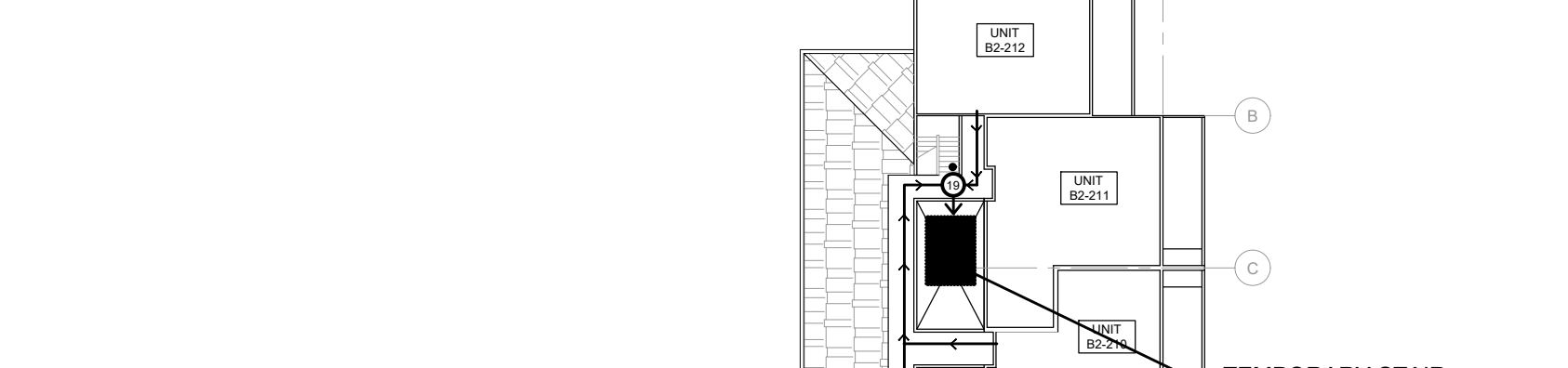
3 OCCUPANT SAFETY PLAN - LEVEL 3 - B1  
SCALE: 1/16" = 1'-0"

#### SYMBOLS & ELEMENTS



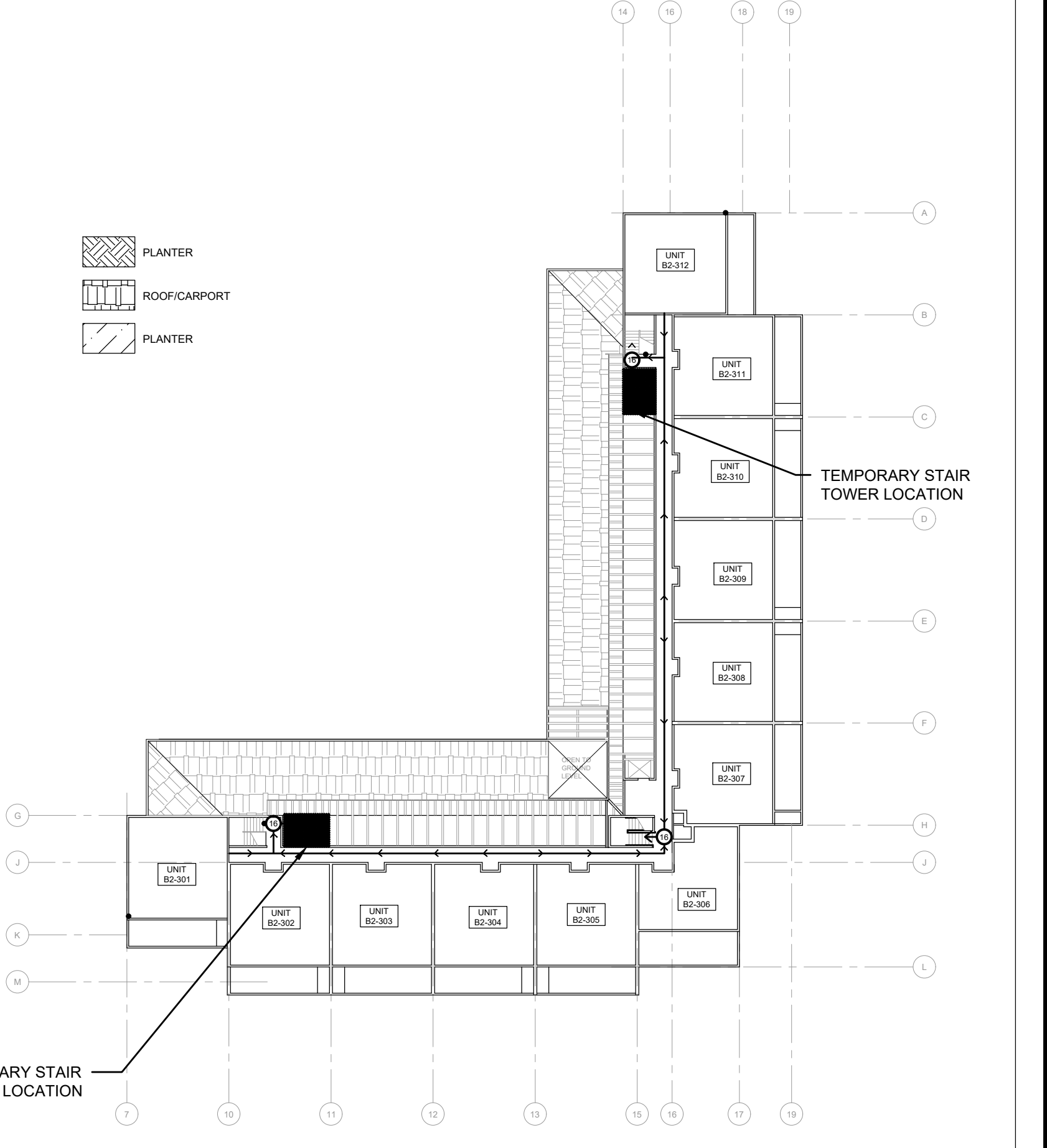
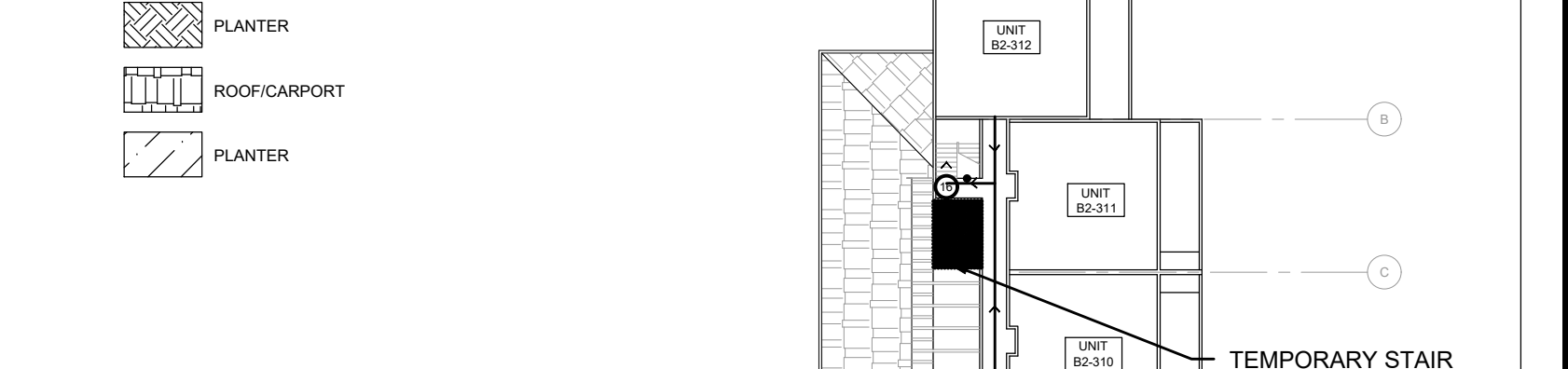
4 OCCUPANT SAFETY PLAN - LEVEL 1 - B2  
SCALE: 1/16" = 1'-0"

#### SYMBOLS & ELEMENTS



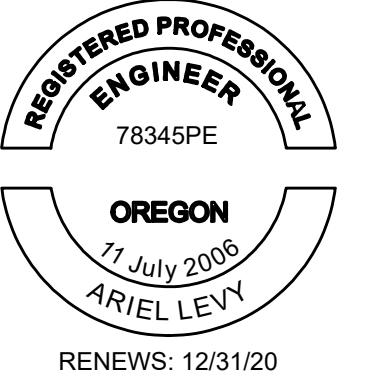
5 OCCUPANT SAFETY PLAN - LEVEL 2 - B2  
SCALE: 1/16" = 1'-0"

#### SYMBOLS & ELEMENTS



6 OCCUPANT SAFETY PLAN - LEVEL 3 - B2  
SCALE: 1/16" = 1'-0"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270 SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

OCCUPANT SAFETY PLAN

DRAWING NO.:

BE-7.01

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS



STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ABI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270 SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

SYSTEMS PUBLIC ACCESS STAIR

DRAWING NO:

BE-7.02

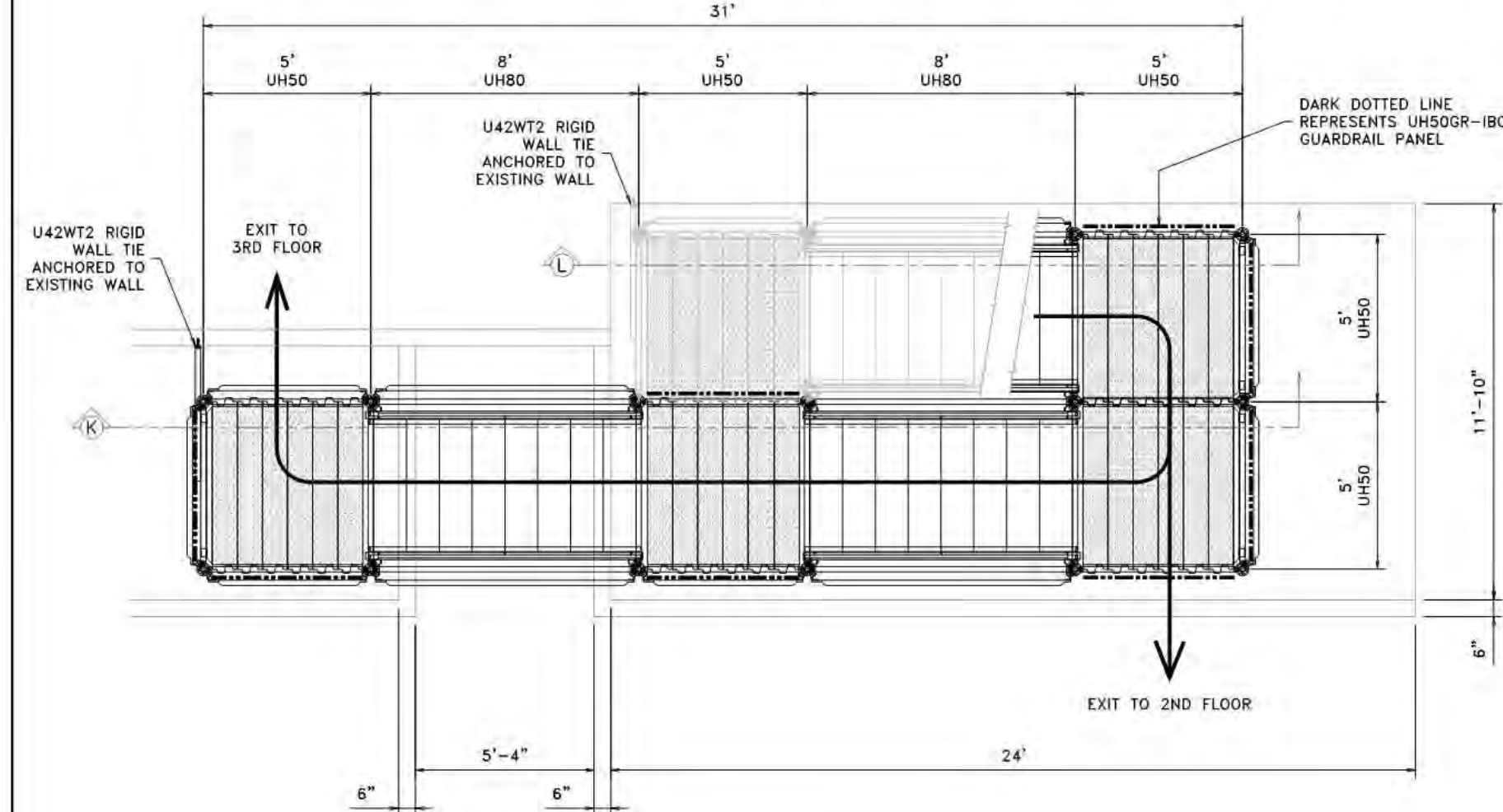
SCALE: As Noted

DRAWN BY: DAA

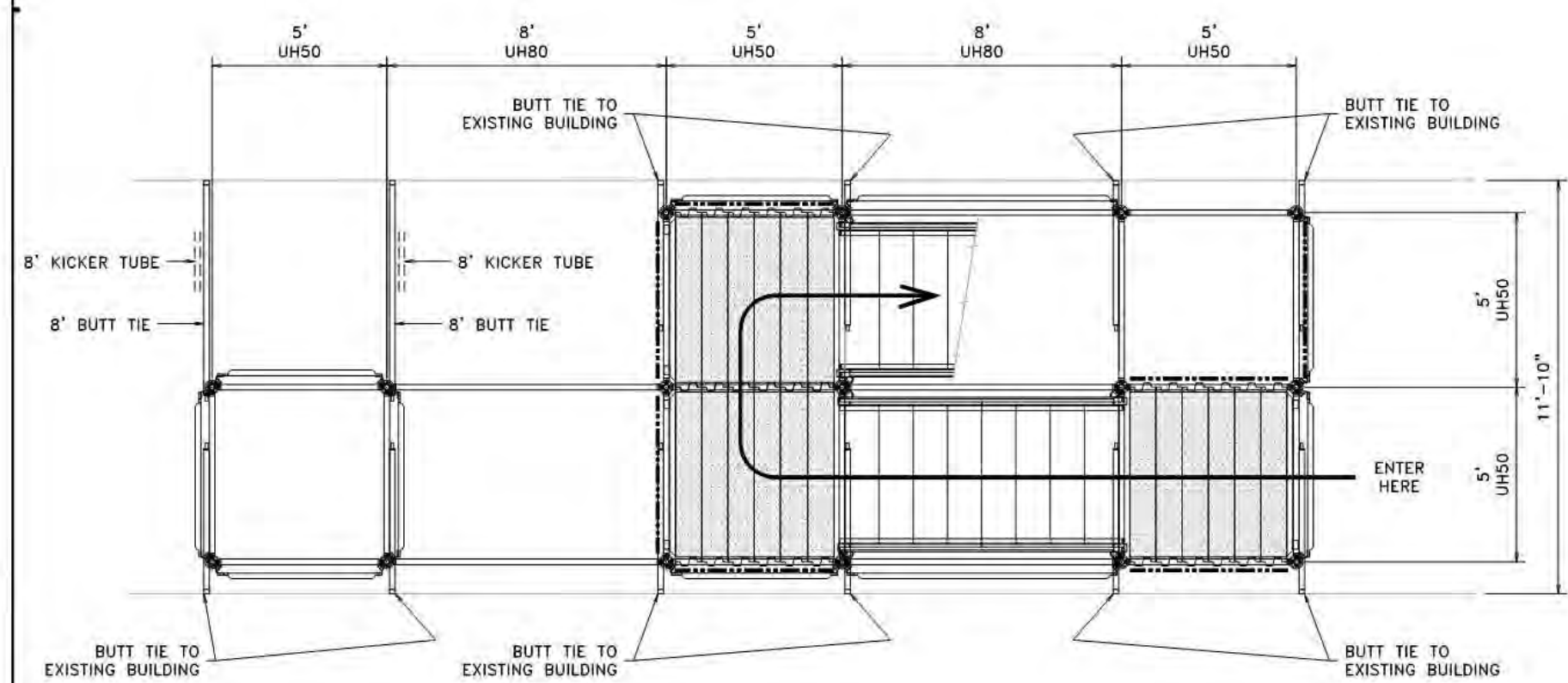
DATE: Oct. 23, 2019

CHECKED BY: INITIALS

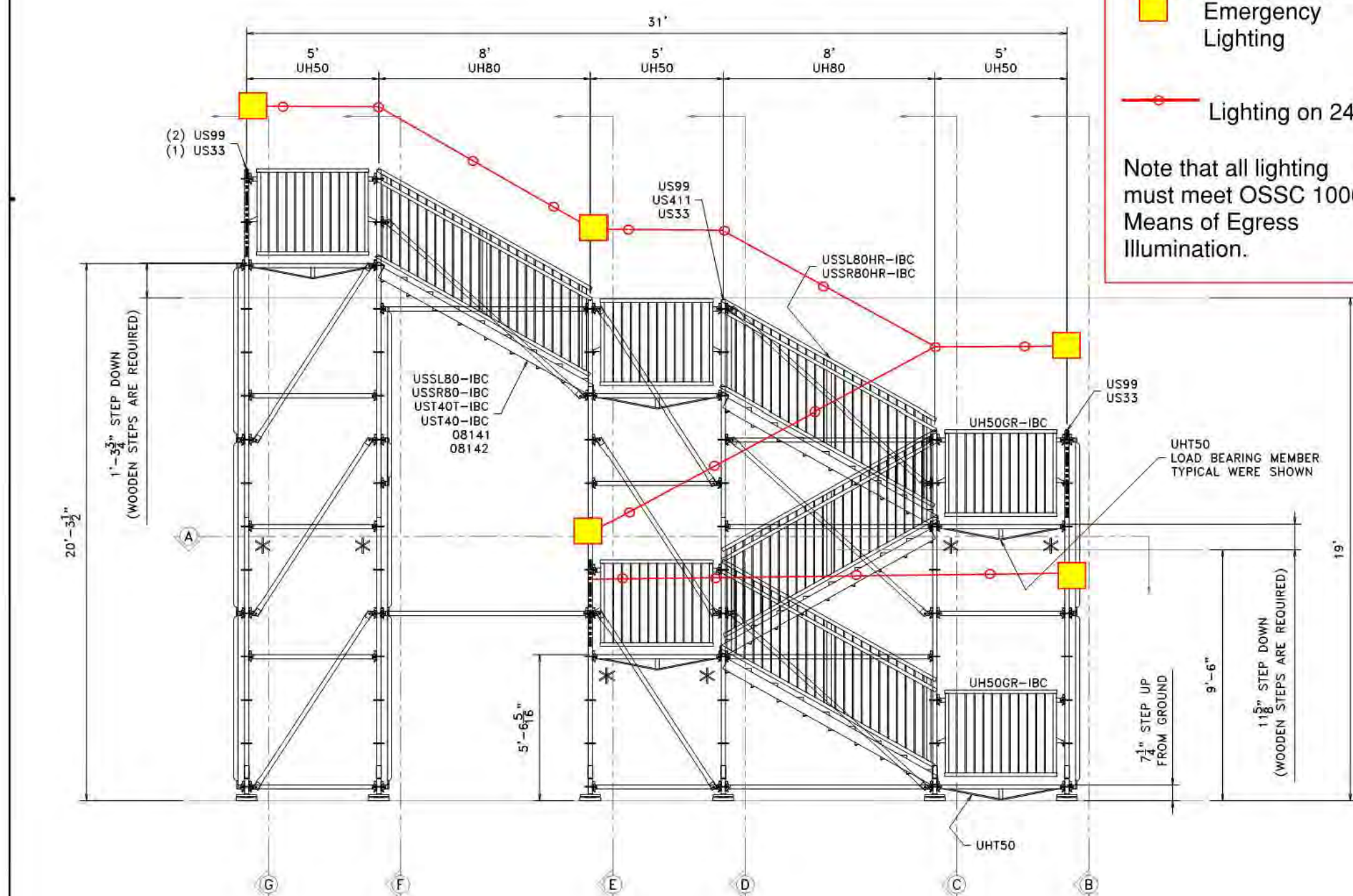
SEE UNIVERSAL MANUFACTURING CORP. ENGINEERING DEPT FOR LATEST REVISIONS



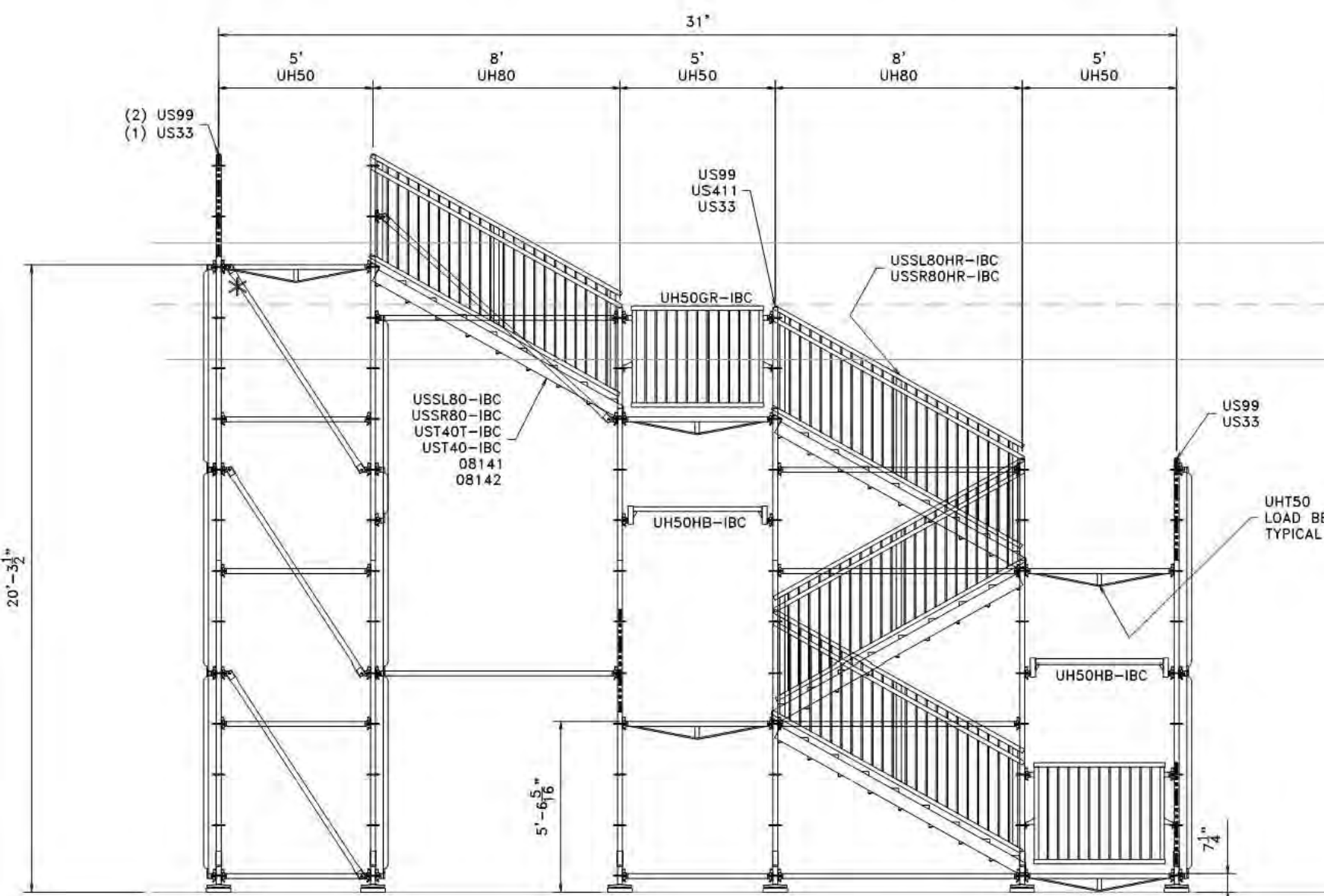
PLAN VIEW



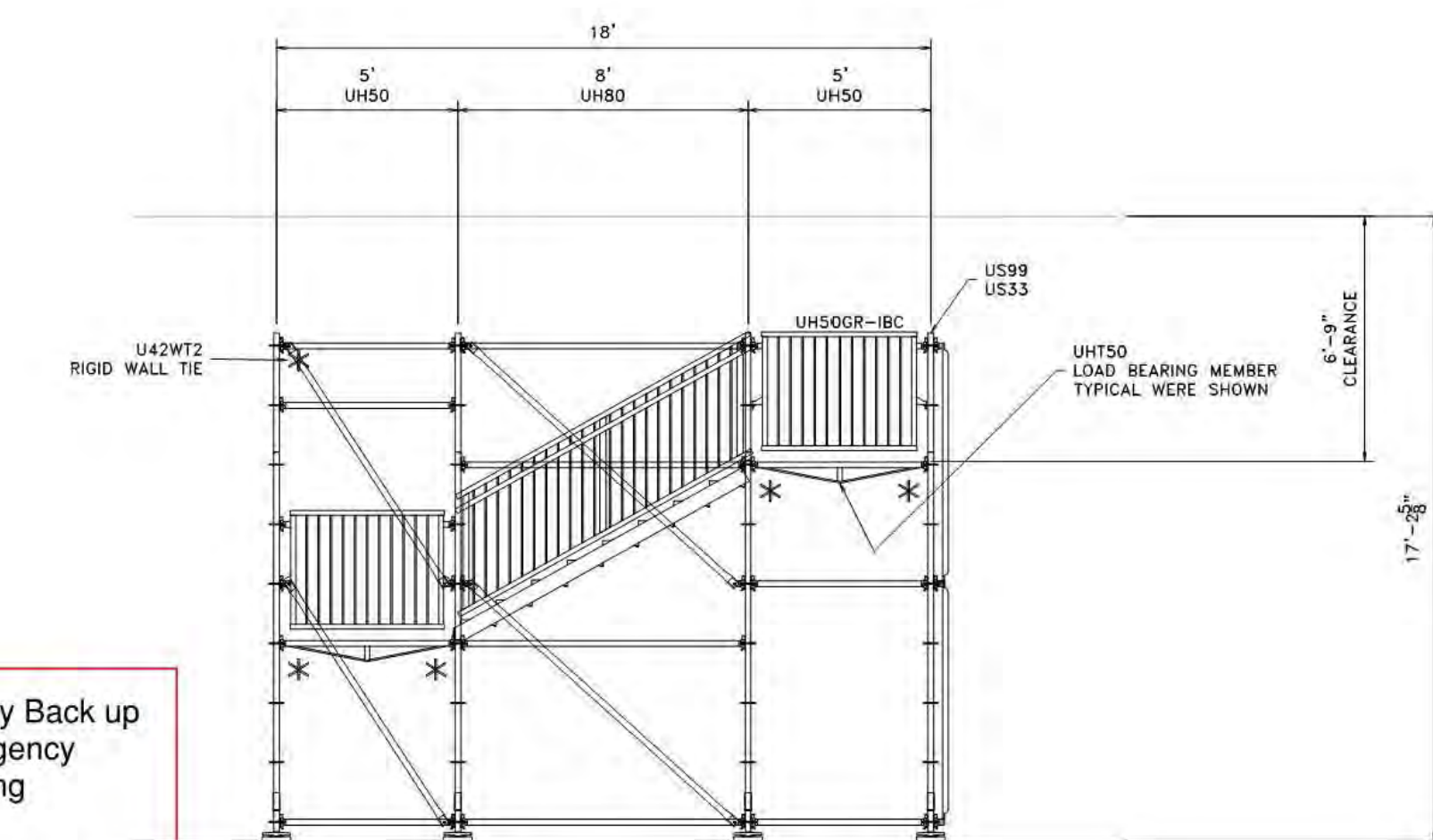
PLAN SECTION A-A



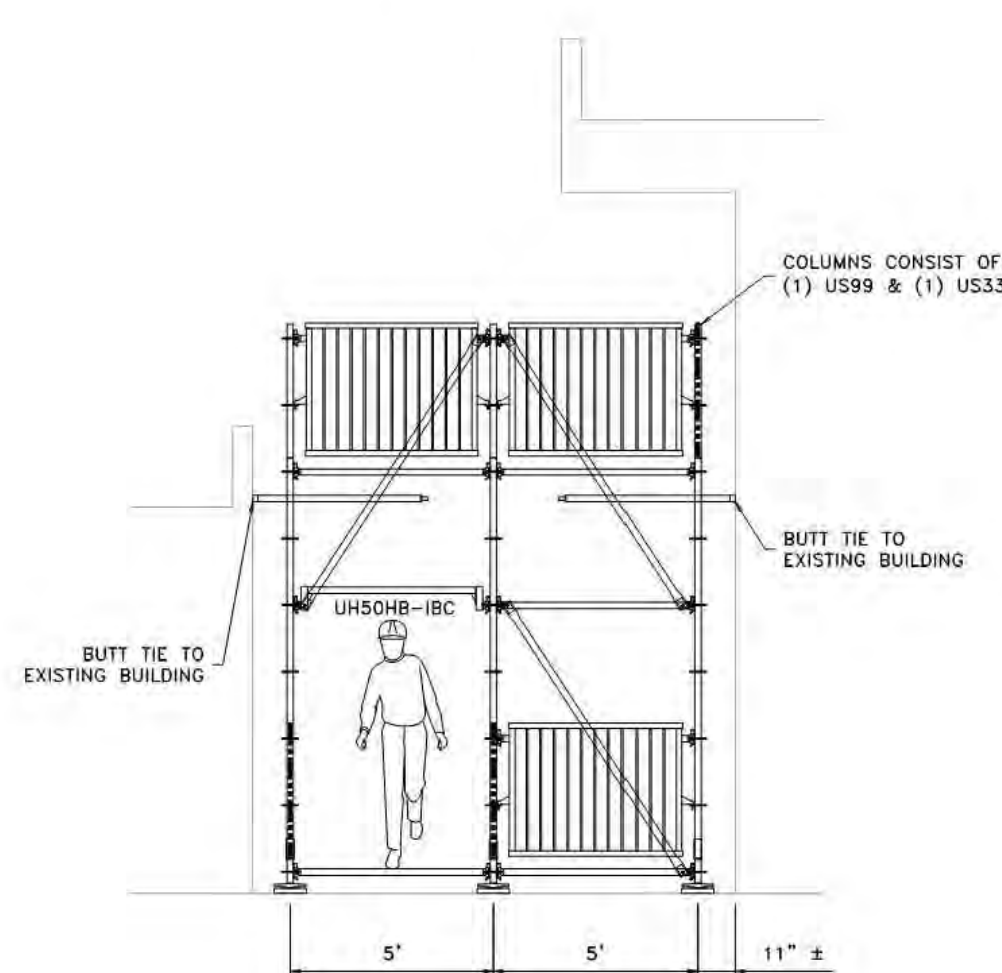
SIDE ELEVATION



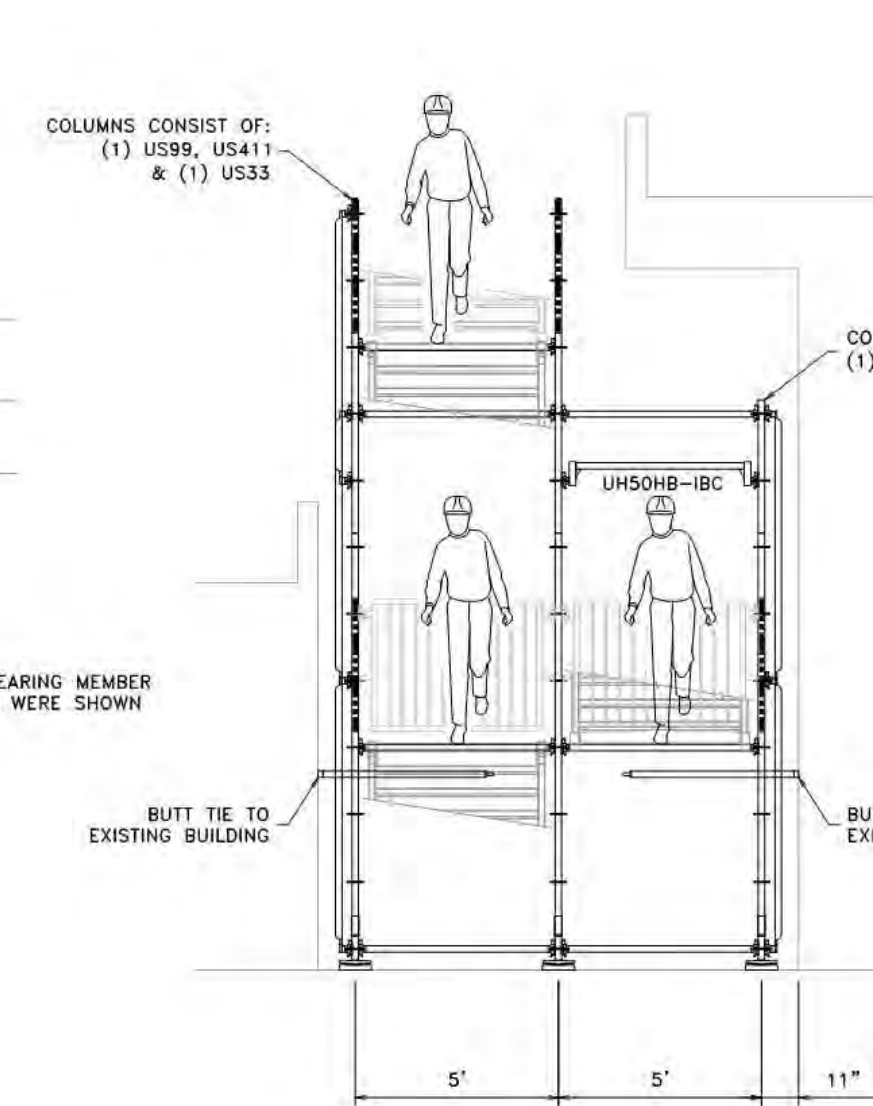
ELEVATION SECTION K-K



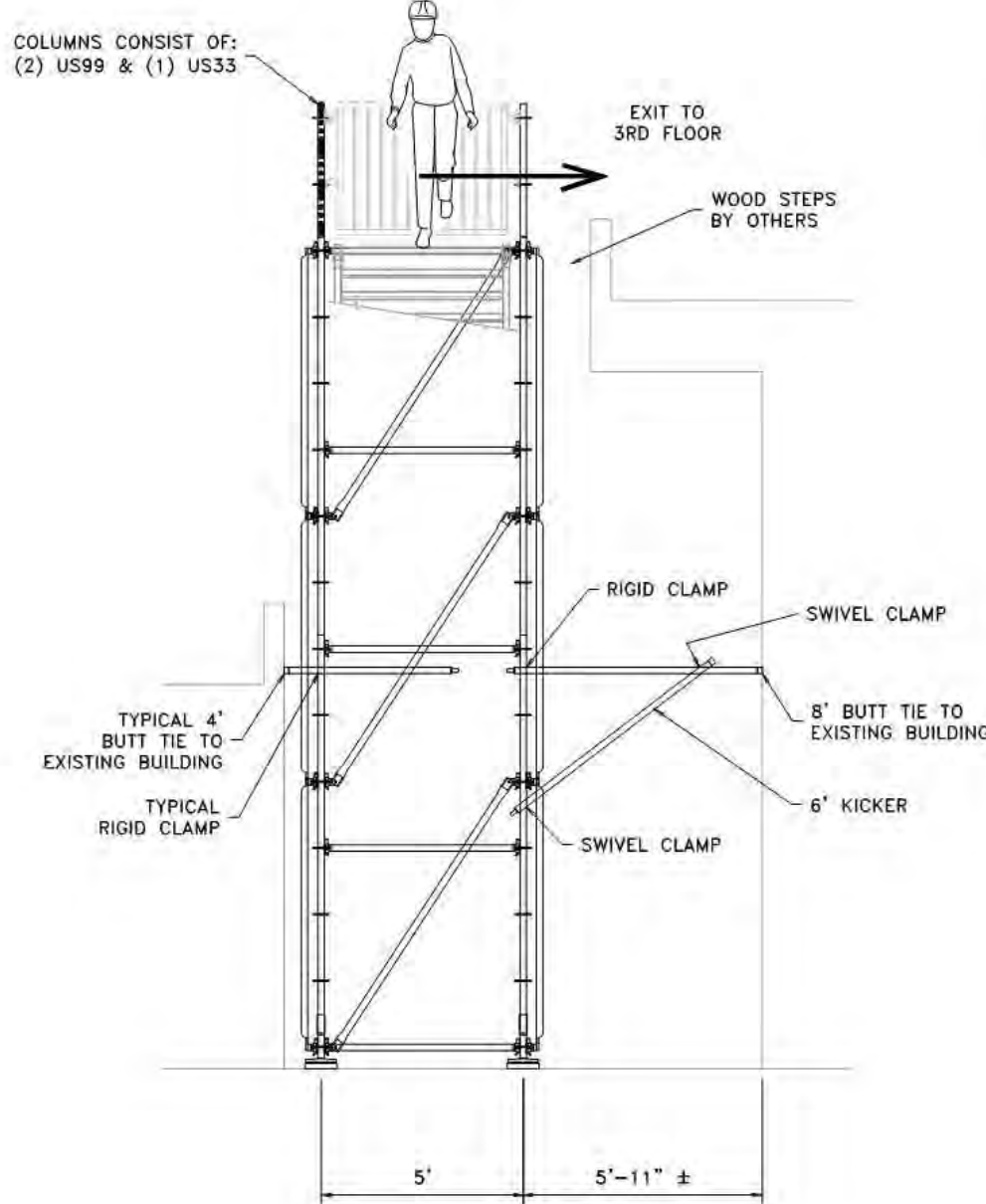
ELEVATION SECTION L-L



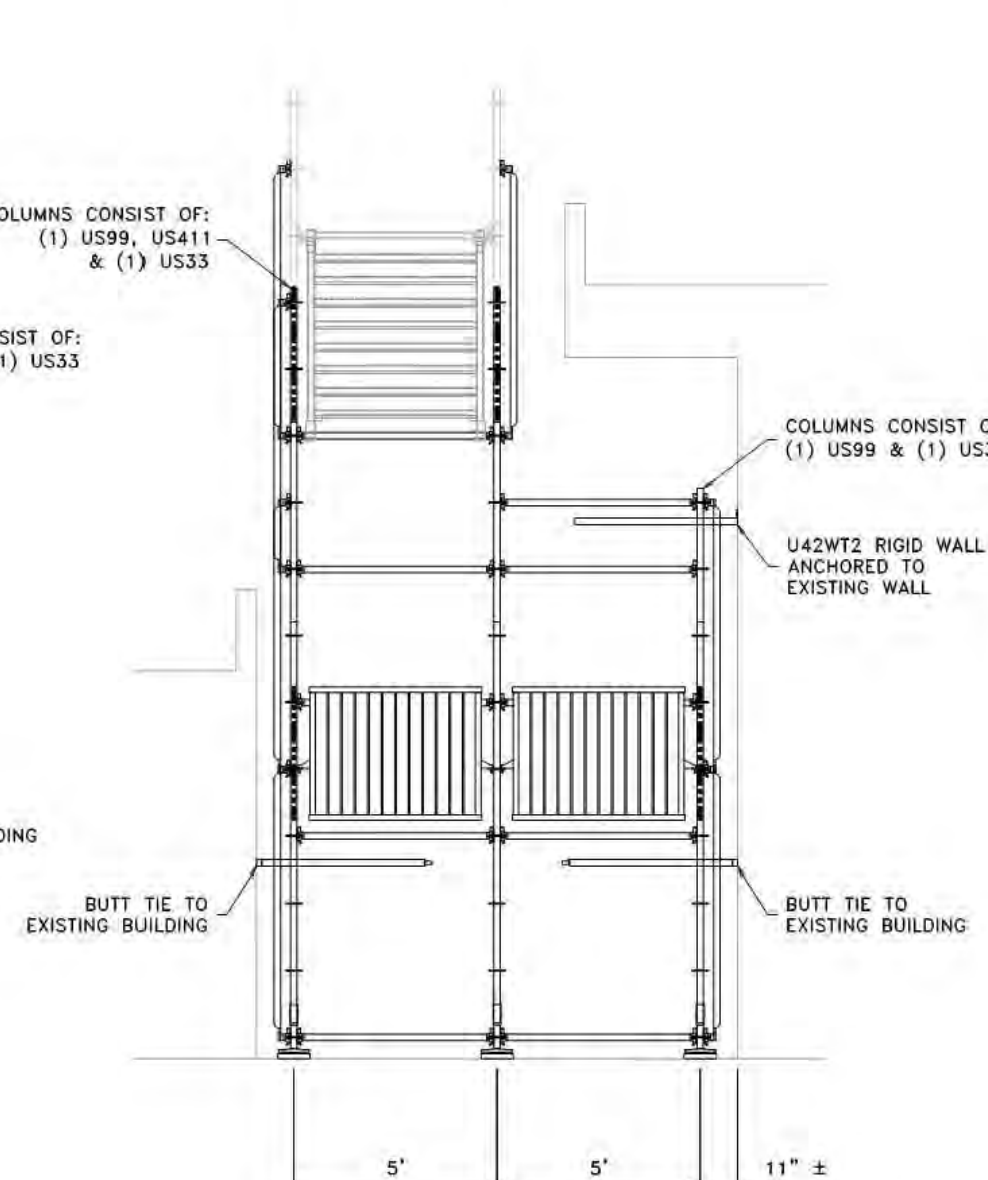
END ELEVATION SECTION B-B



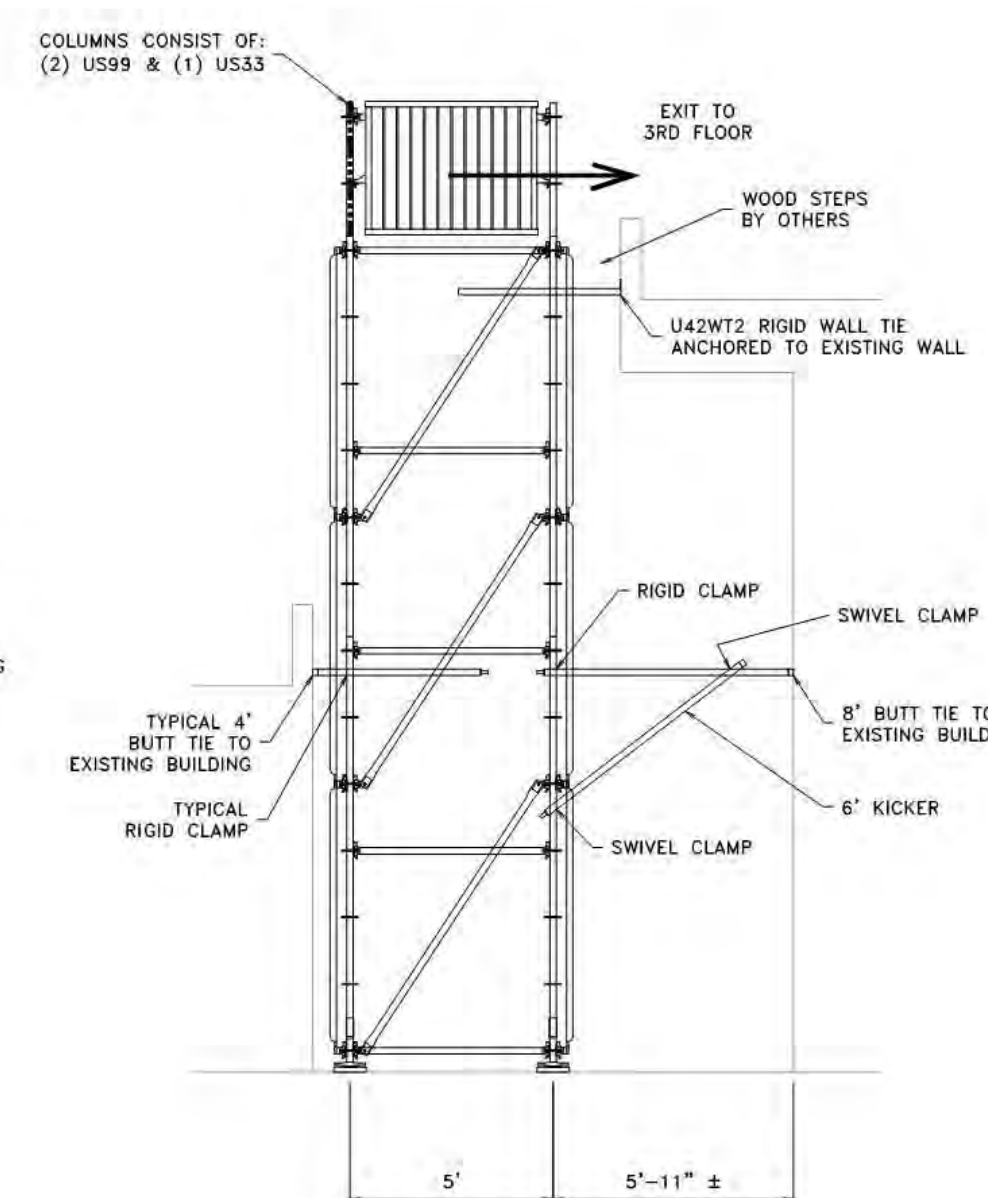
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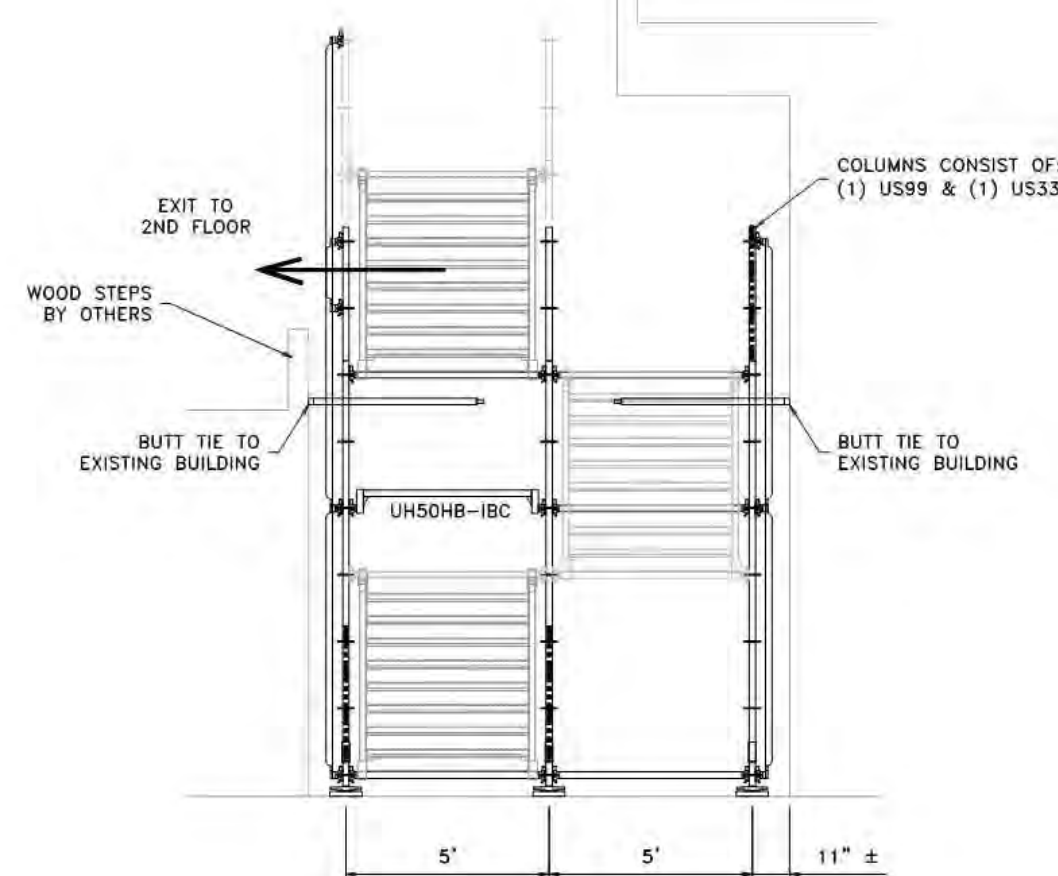
END ELEVATION SECTION F-F



END ELEVATION SECTION E-E



END ELEVATION SECTION G-G



END ELEVATION SECTION C-C

NOTES:  
1. ALL SCAFFOLD ERECTED, MOVED, DISMANTLED OR ALTERED MUST ONLY BE DONE BY TRAINED SCAFFOLD PERSONNEL.  
2. UNIVERSAL MANUFACTURING CORP. IS NOT RESPONSIBLE FOR THE INTEGRITY OF THE EXISTING STRUCTURE.  
3. UNIVERSAL MANUFACTURING CORP. IS NOT RESPONSIBLE FOR THE INTEGRITY OF THE SUPPORTING BASE MATERIAL.  
4. ALL SCAFFOLD LAYOUTS PROVIDED BY UNIVERSAL MANUFACTURING CORP. ARE IN ACCORDANCE WITH OSHA & SSFI STANDARDS, AS WELL AS ANSI SAFETY REQUIREMENTS.  
5. \* - INDICATES BUT STYLE WALL TIE LOCATIONS / ELEVATIONS, (UNLESS NOTED)  
6. STAIR RATED FOR 100 P.S.F.  
7. ALL LIGHTING WILL MEET OSSC 1006 MEANS OF EGRESS ILLUMINATION.

REVISION NOTES			
R1	REVISED TO ADD DIAGONALS ON 5' X 5' BAY (10/04/19 SJF)		
R2	REVISED TO SHOW MORE DETAIL (10/07/19 AWF)		
UNIVERSAL MANUFACTURING			
20' HIGH SYSTEMS PUBLIC ACCESS STAIR			
DRAWING NUMBER: IBC-6-1-R2	DATE: 10/1/19	CHECKED:	
SHEET: 1 OF 1	SCALE: 1/4"=1'-0"	REV. DATE: 10/07/19	
SEE UNIVERSAL MANUFACTURING CORP. ENGINEERING DEPT FOR LATEST REVISIONS			





Date: October 4, 2019  
Client: SDB Contracting Inc.  
Mr. Seve Nelson  
Project: CEA Project# 195184  
The Landing  
5150 SW Landing Dr., Portland, OR 97239  
Subject Area: Public Access Stair Tower  
Prepared By: J. Pritchett, PE  
Checked By: J. Pritchett, PE

**CALCULATION  
SUBMITTAL**

THE ATTACHED CALCULATIONS HAVE BEEN PREPARED, REVIEWED, AND CERTIFIED, AS REQUIRED, AND SHALL SERVE AS PROOF OF THE STRUCTURAL CAPACITY AND STABILITY FOR THE EQUIPMENT INDICATED IN THE RESPECTIVE CERTIFIED DRAWINGS FOR THE PROJECT AND AREA NOTED ABOVE.

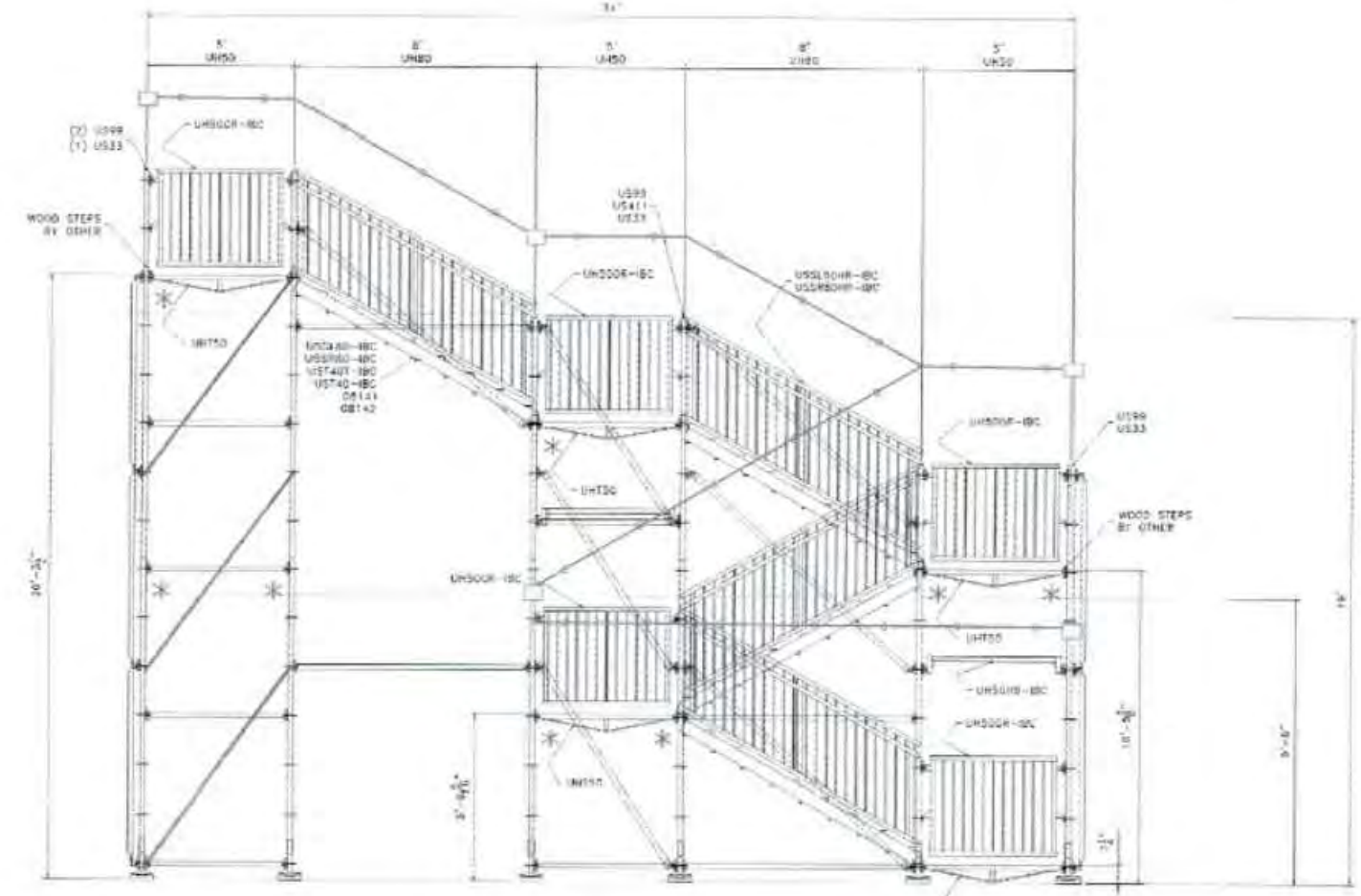
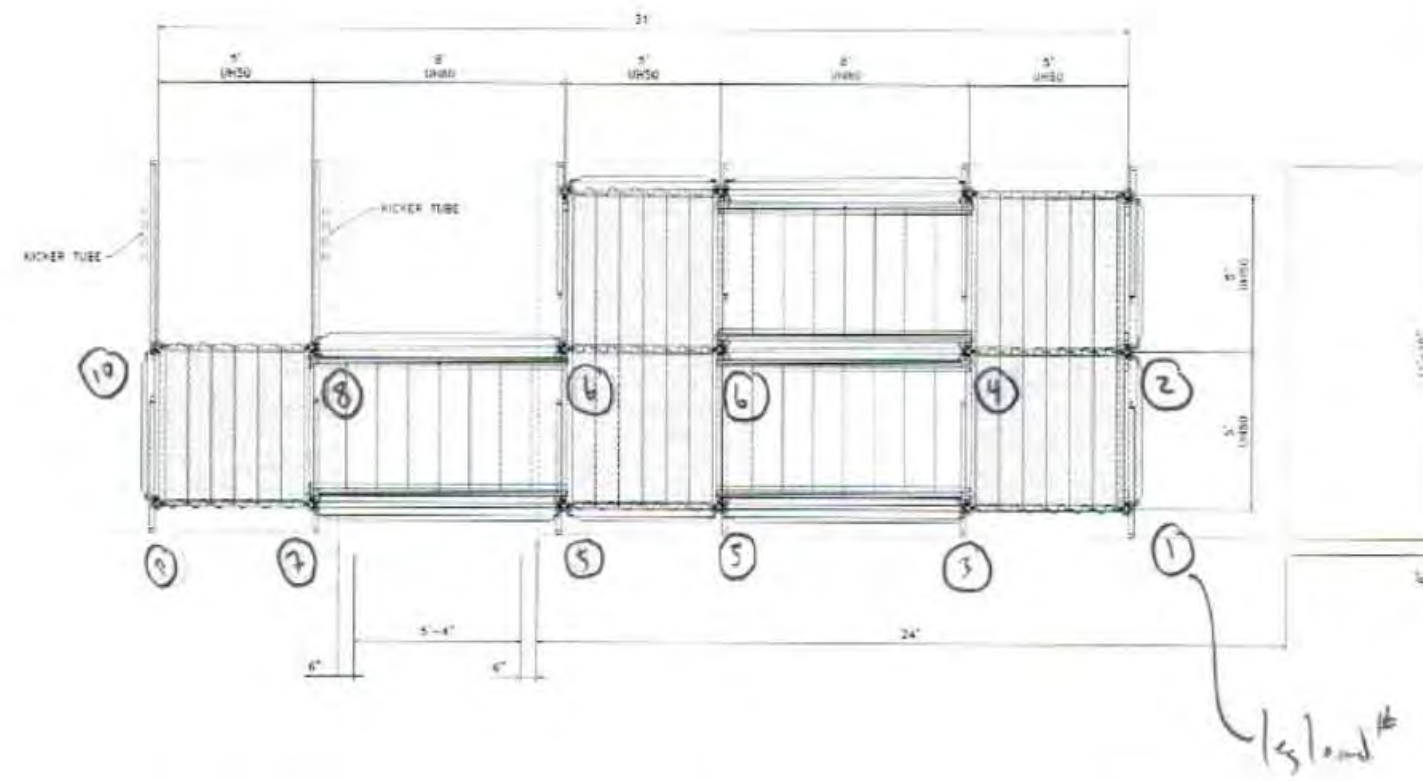
Sincerely,  
Crimson Engineering Associates, Inc.



Jeffrey Pritchett, P.E.  
Oregon Registration No. 84093



Crimson Engineering Associates, Inc.  
www.crimsonengineering.com



Project #: 195184  
Project: THE LANDING PAS  
Customer: SDB CONTRACTING INC  
Date: 10/4/2019

**LEG # 1  
Input**

Scaffold or Shoring (?): Scaffold  
Max Scaffold Height (ft): 13  
Max Bay Width (ft): 5  
Max Bay Length (ft): 2.5  
Plan Layout: In-Line  
Vertical Diagonal Bracing: Alternating Bays  
Horizontal Spacing: Every 4th Ring (6'-6")

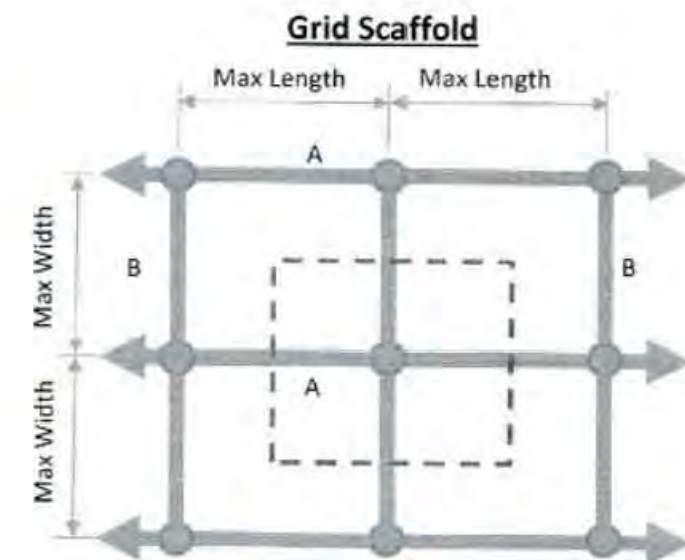
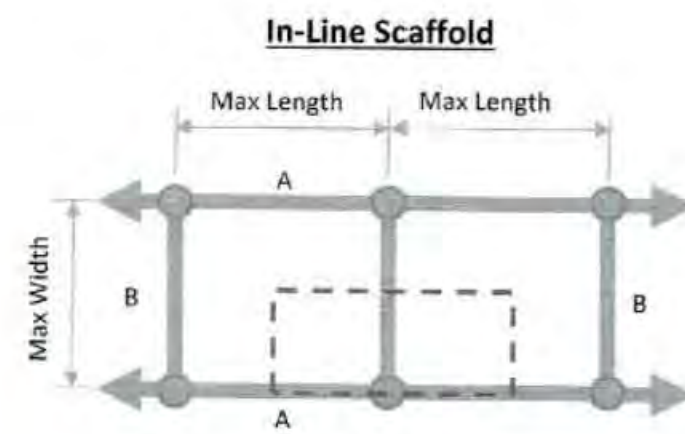
Max Live Load per Bay (#): 1250  
Live Load (psf): 100  
Total Max Levels (#): 2  
Plank Every Level?: Yes  
Side Bracket Levels?: None  
Side Bracket Width (ft): 1

**Output**

		Factored
Total Dead Load (lbs):	146	291.5
Total Allowable Live Load (lbs):	13459	53837
Total Live Load (lbs):	625	2500
Max Calculated Leg Load (lbs):	771	56628.5
Allowable Leg Load (lbs):	13605	

Max Allowable Live Load Per Bay per Leg Capacity (lbs): 26918.5  
Max Live Load per Decked Level per Load Rating (lbs): 1250

Specified Number of Work Levels: 1  
Max Allowable Working Levels: 1



Leg Weight (lbs): 62  
Horizontal Weight (lbs): 45  
Diagonal Weight (lbs): 7.5  
Plank Weight (Spsf DL) (lbs): 31.25  
Bracket Weight w/ Plank (lbs): 0  
Bracket Live Load Weight (lbs): 0  
Deck Live Load Weight (lbs): 625  
Σ = 771

**Horizontal Support Capacity (Uniform Load)**

Plank Bearing Horizontal: B-B  
Bearing Horizontal Length (ft): 5  
Load per foot (lbs): 250  
Horizontal Capacity (plf): 1066  
Max Live Load per Decked Level per Horizontal Capacity (lbs): 2665

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Project #: 195184  
Project: THE LANDING PAS  
Customer: SDB CONTRACTING INC  
Date: 10/4/2019

**LEG # 2  
Input**

Scaffold or Shoring (?): Scaffold  
Max Scaffold Height (ft): 13  
Max Bay Width (ft): 5  
Max Bay Length (ft): 5  
Plan Layout: In-Line  
Vertical Diagonal Bracing: Alternating Bays  
Horizontal Spacing: Every 4th Ring (6'-6")

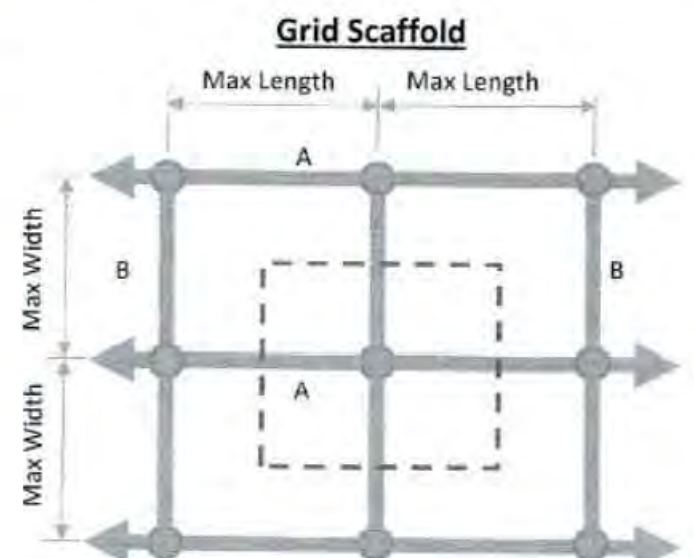
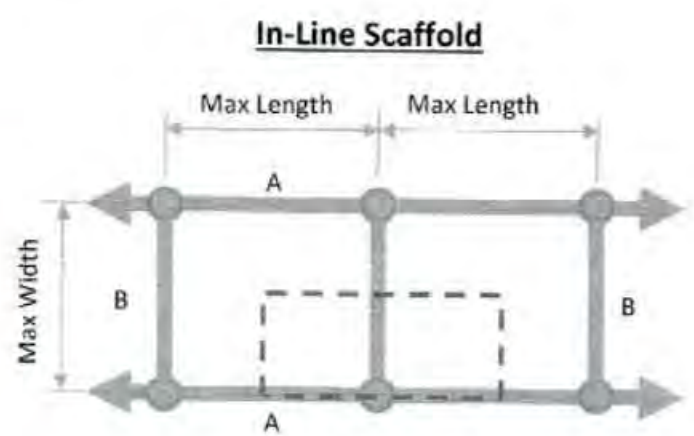
Max Live Load per Bay (#): 2500  
Live Load (psf): 100  
Total Max Levels (#): 2  
Plank Every Level?: Yes  
Side Bracket Levels?: None  
Side Bracket Width (ft): 1

**Output**

		Factored
Total Dead Load (lbs):	215	429
Total Allowable Live Load (lbs):	13391	53562
Total Live Load (lbs):	1250	5000
Max Calculated Leg Load (lbs):	1465	58991
Allowable Leg Load (lbs):	13605	

Max Allowable Live Load Per Bay per Leg Capacity (lbs): 26781  
Max Live Load per Decked Level per Load Rating (lbs): 2500

Specified Number of Work Levels: 1  
Max Allowable Working Levels: 1



Leg Weight (lbs): 62  
Horizontal Weight (lbs): 75  
Diagonal Weight (lbs): 15  
Plank Weight (Spsf DL) (lbs): 62.5  
Bracket Weight w/ Plank (lbs): 0  
Bracket Live Load Weight (lbs): 0  
Deck Live Load Weight (lbs): 1250  
Σ = 1465

**Horizontal Support Capacity (Uniform Load)**

Plank Bearing Horizontal: B-B  
Bearing Horizontal Length (ft): 5  
Load per foot (lbs): 500  
Horizontal Capacity (plf): 1066  
Max Live Load per Decked Level per Horizontal Capacity (lbs): 5330

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Project #: 195184  
Project: THE LANDING PAS  
Customer: SDB CONTRACTING INC  
Date: 10/4/2019

**LEG # 3  
Input**

Scaffold or Shoring (?): Scaffold  
Max Scaffold Height (ft): 13  
Max Bay Width (ft): 5  
Max Bay Length (ft): 6.5  
Plan Layout: In-Line  
Vertical Diagonal Bracing: Alternating Bays  
Horizontal Spacing: Every 4th Ring (6'-6")

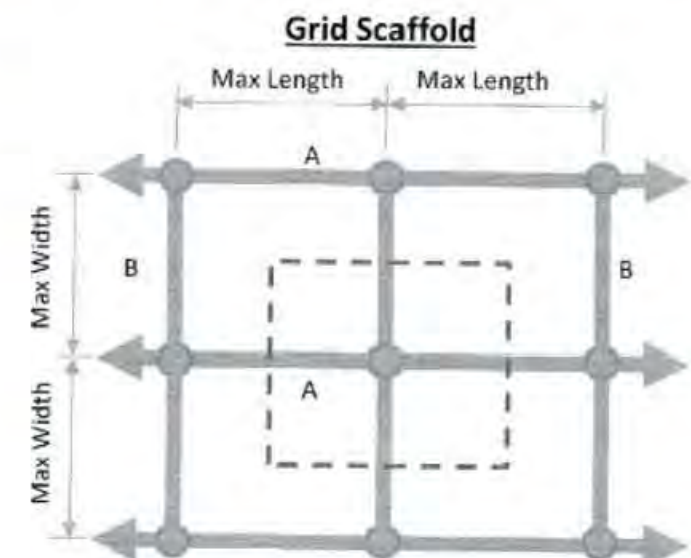
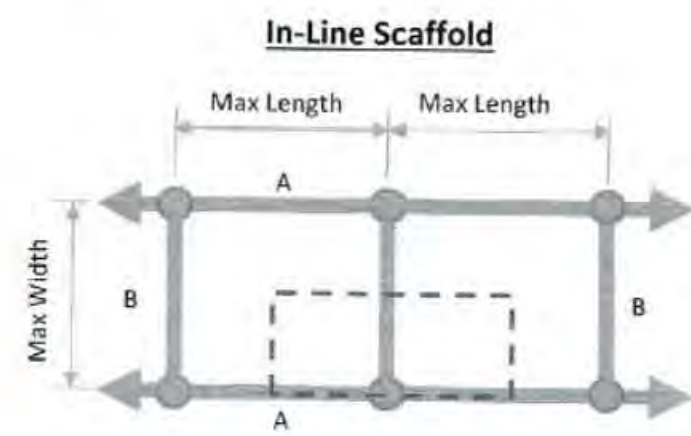
Max Live Load per Bay (#): 3250  
Live Load (psf): 100  
Total Max Levels (#): 2  
Plank Every Level?: Yes  
Side Bracket Levels?: None  
Side Bracket Width (ft): 1

**Output**

		Factored
Total Dead Load (lbs):	256	511.5
Total Allowable Live Load (lbs):	13349	53397
Total Live Load (lbs):	1625	6500
Max Calculated Leg Load (lbs):	1881	60408.5
Allowable Leg Load (lbs):	13605	

Max Allowable Live Load Per Bay per Leg Capacity (lbs): 26698.5  
Max Live Load per Decked Level per Load Rating (lbs): 3250

Specified Number of Work Levels: 1  
Max Allowable Working Levels: 1



Leg Weight (lbs): 62  
Horizontal Weight (lbs): 93  
Diagonal Weight (lbs): 19.5  
Plank Weight (Spsf DL) (lbs): 81.25  
Bracket Weight w/ Plank (lbs): 0  
Bracket Live Load Weight (lbs): 0  
Deck Live Load Weight (lbs): 1625  
Σ = 1881

**Horizontal Support Capacity (Uniform Load)**

Plank Bearing Horizontal: B-B  
Bearing Horizontal Length (ft): 5  
Load per foot (lbs): 650  
Horizontal Capacity (plf): 1058.5  
Max Live Load per Decked Level per Horizontal Capacity (lbs): 5292.5

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Project #: 195184  
Project: THE LANDING PAS  
Customer: SDB CONTRACTING INC  
Date: 10/4/2019

**LEG # 4  
Input**

Scaffold or Shoring (?): Scaffold  
Max Scaffold Height (ft): 13  
Max Bay Width (ft): 5  
Max Bay Length (ft): 6.5  
Plan Layout: Grid  
Vertical Diagonal Bracing: Alternating Bays  
Horizontal Spacing: Every 4th Ring (6'-6")

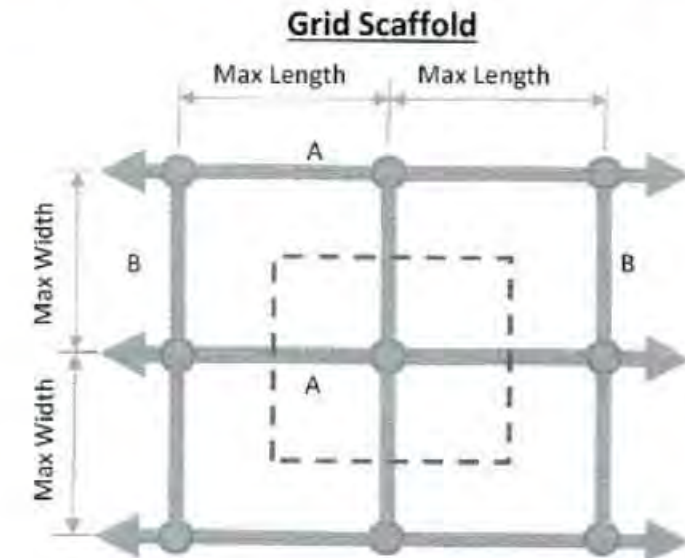
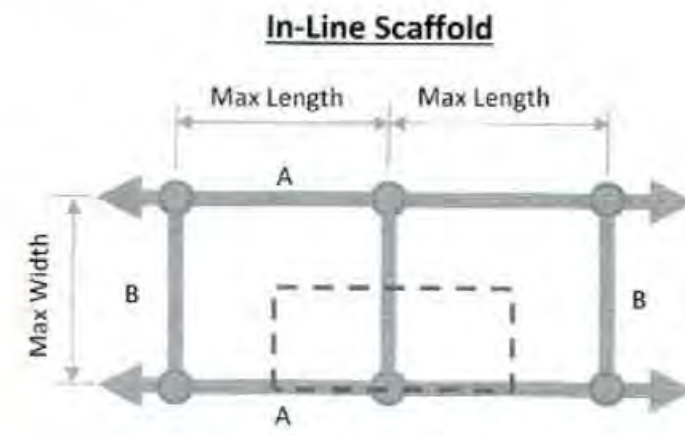
Max Live Load per Bay (#): 3250  
Live Load (psf): 100  
Total Max Levels (#): 2  
Plank Every Level?: Yes  
Side Bracket Levels?: None

**Output**

		Factored
Total Dead Load (lbs):	363	725
Total Allowable Live Load (lbs):	14608	58430
Total Live Load (lbs):	1625	6500
Max Calculated Leg Load (lbs):	1988	65655
Allowable Leg Load (lbs):	14970	

Max Allowable Live Load Per Bay per Leg Capacity (lbs): 29215  
Max Live Load per Decked Level per Load Rating (lbs): 3250

Specified Number of Work Levels: 1  
Max Allowable Working Levels: 1



Leg Weight (lbs): 62  
Horizontal Weight (lbs): 103.5  
Diagonal Weight (lbs): 34.5  
Plank Weight (Spsf DL) (lbs): 162.5  
Bracket Weight w/ Plank (lbs): 0  
Bracket Live Load Weight (lbs): 0  
Deck Live Load Weight (lbs): 1625  
Σ = 1988

**Horizontal Support Capacity (Uniform Load)**

Plank Bearing Horizontal: B-B  
Bearing Horizontal Length (ft): 5  
Load per foot (lbs): 650  
Horizontal Capacity (plf): 1058.5  
Max Live Load per Decked Level per Horizontal Capacity (lbs): 5292.5

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Golden, CO | Vacaville, CA | Austin, TX  
www.crimsonengineering.com

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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PROJECT NO.:

B3438.016

PROJECT TITLE:

**PARTIAL EXTERIOR  
REHABILITATION**

5150, 5250 SW LANDING DR. - 5300, 5290, 5270  
SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

20FT PAS STAMPED CALCS

DRAWING NO.:

BE-7.03

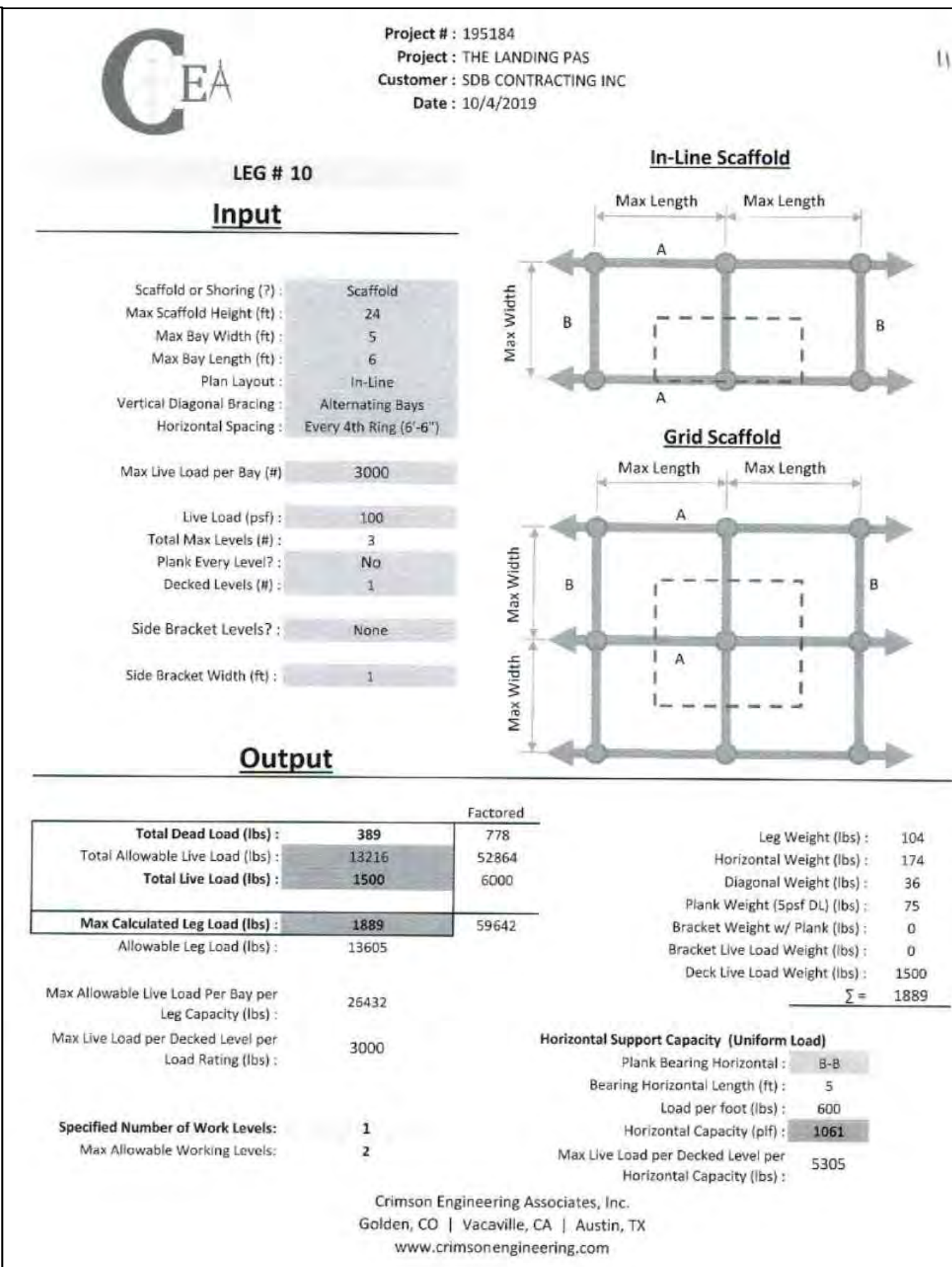
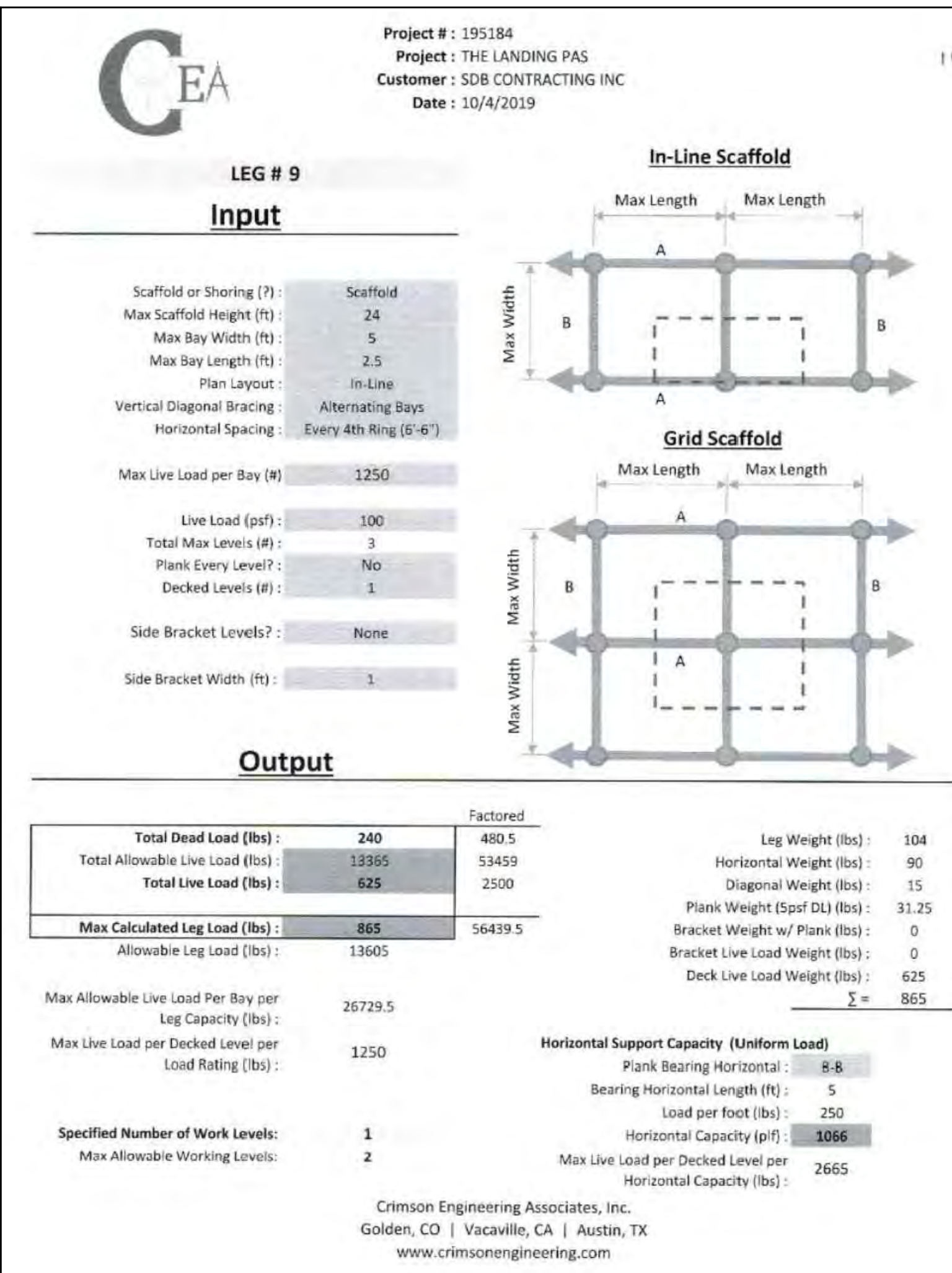
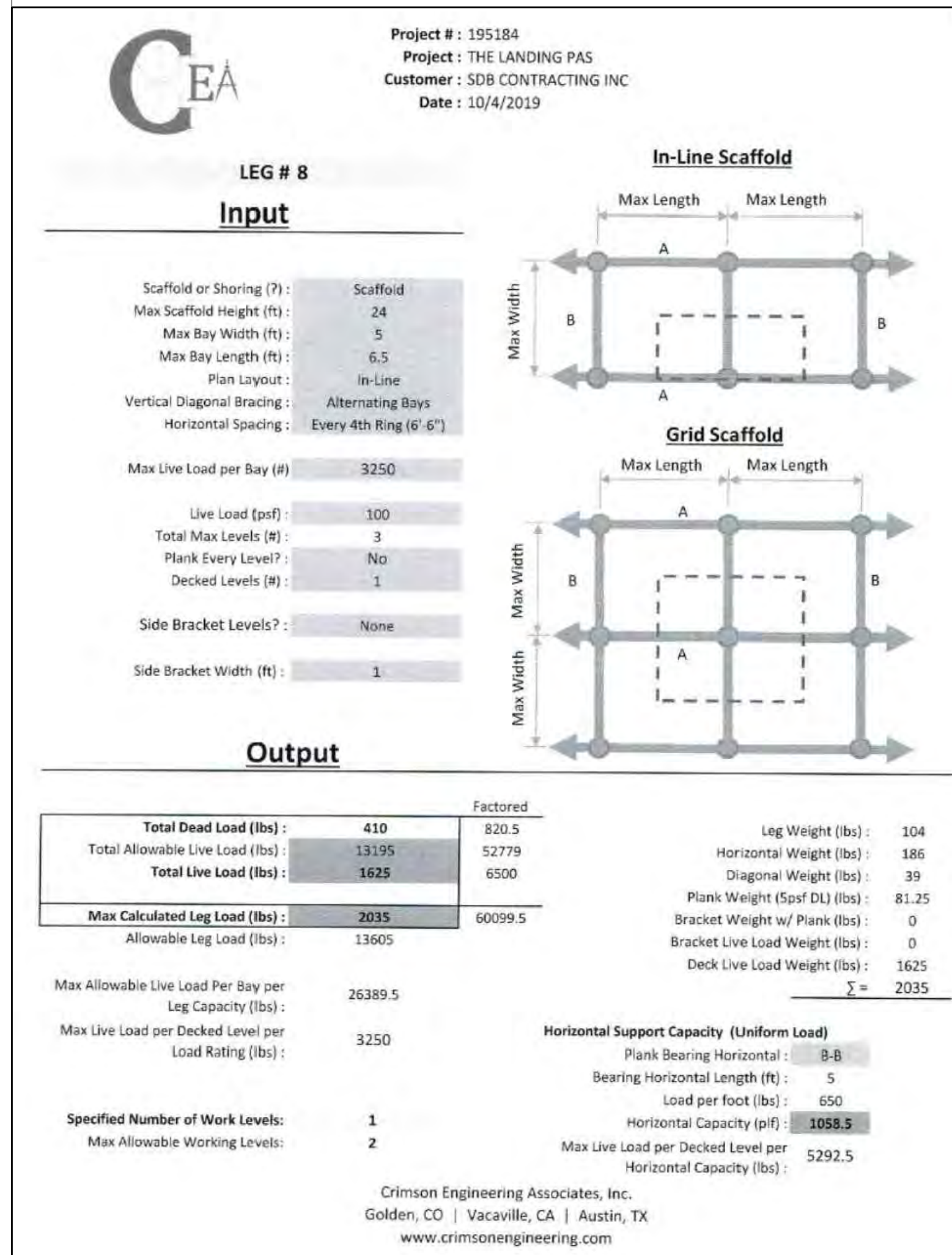
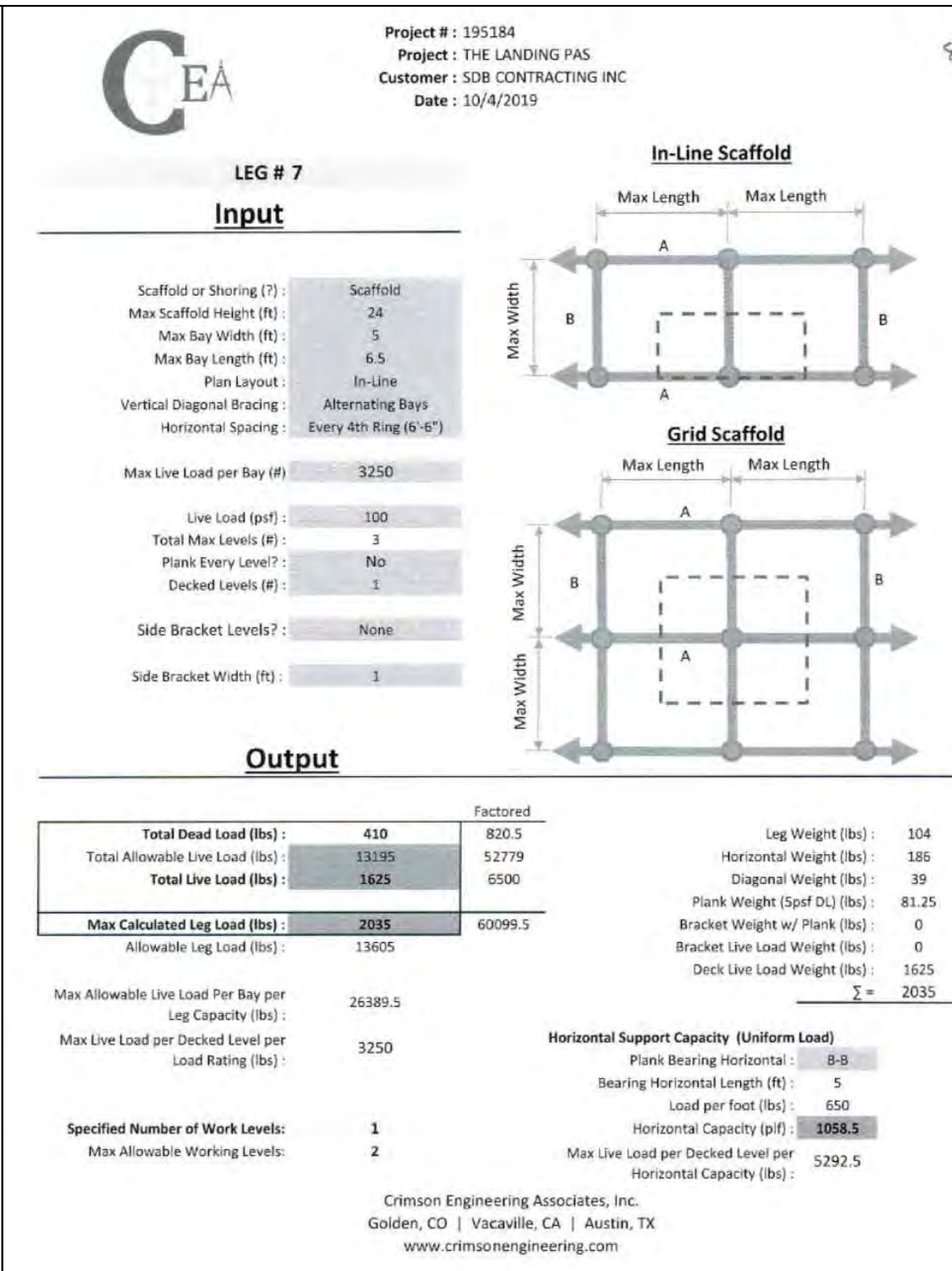
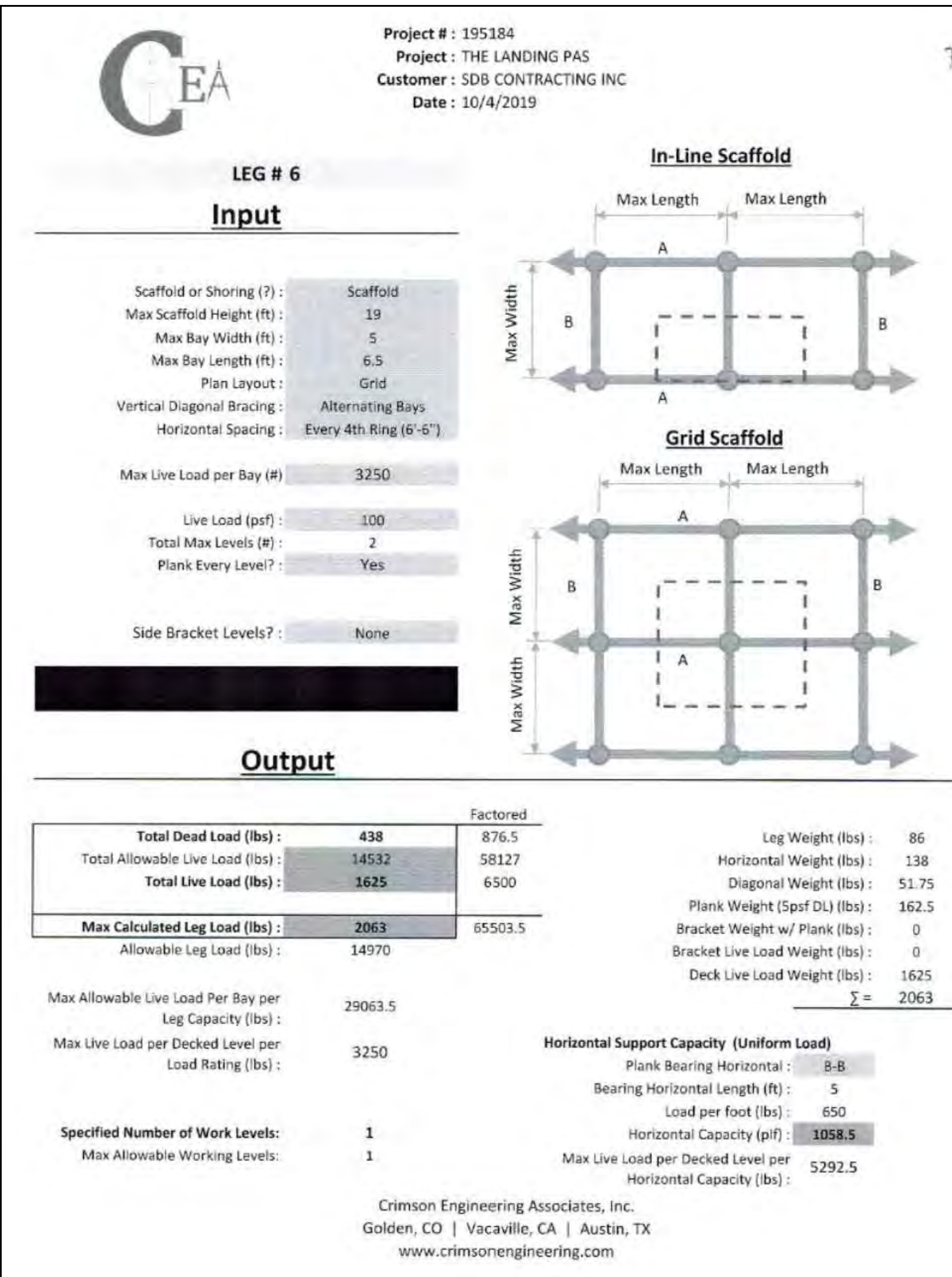
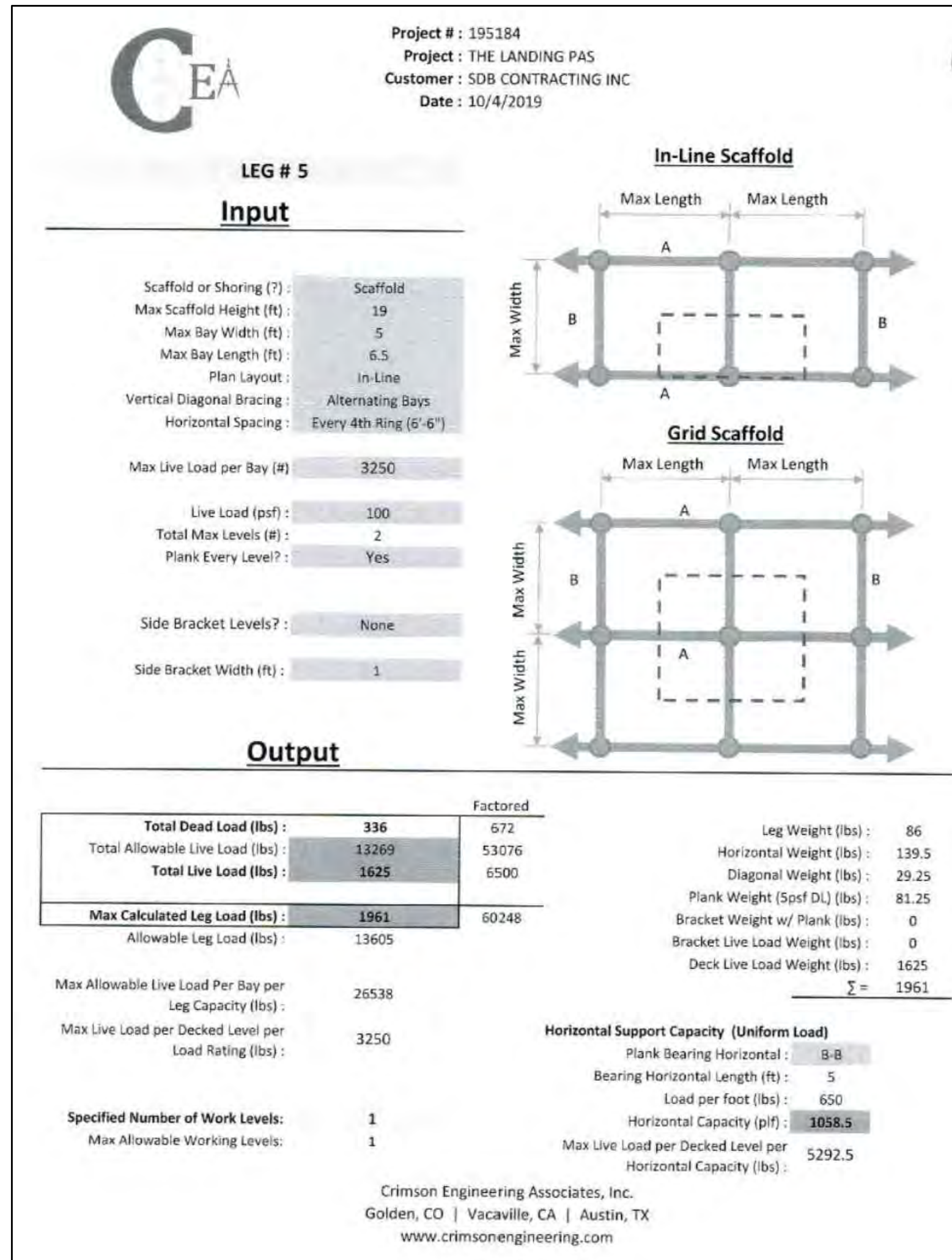
SCALE: As NOTED

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS





STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS.  
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PROJECT NO.:

B3438.016

PROJECT TITLE:

PARTIAL EXTERIOR REHABILITATION

5150, 5250 SW LANDING DR. - 5300, 5290, 5270 SW LANDING SQ DR. - PORTLAND, OR 97239

SHEET TITLE:

20FT PAS STAMPED CALCS

DRAWING NO.:

BE-7.04

SCALE: As NOTED	DRAWN BY: DAA
DATE: Oct. 23, 2019	CHECKED BY: INITIALS







