

# 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

**Appeal ID:** 22212

**Project Address:** 5250 SW Landing Square Dr, Bldg B2

**Hearing Date:** 12/11/19

**Appellant Name:** Duc Nguyen

**Case No.:** B-013

**Appellant Phone:** 9712849229

**Appeal Type:** Building

**Plans Examiner/Inspector:** Brianne Pickett, Jason Butler-Brown

**Project Type:** residential

**Stories:** 3 **Occupancy:** R-2 **Construction Type:** Type 1 -FR

**Building/Business Name:** The Landing Condominiums

**Fire Sprinklers:** No

**Appeal Involves:** Erection of a new structure

**LUR or Permit Application No.:** 19-194423-CO

**Plan Submitted Option:** pdf [File 1]

**Proposed use:** Temporary Egress Stairs

### APPEAL INFORMATION SHEET

#### Appeal item 1

##### Code Section

**Requires** 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:

Extending below the frost line of the municipality

Constructing in accordance with ASCE 32; or

Erecting on solid rock

B2 Building

**Proposed Design** 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.

**Reason for alternative** 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.**

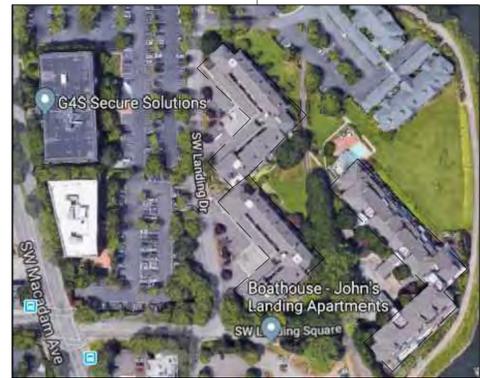
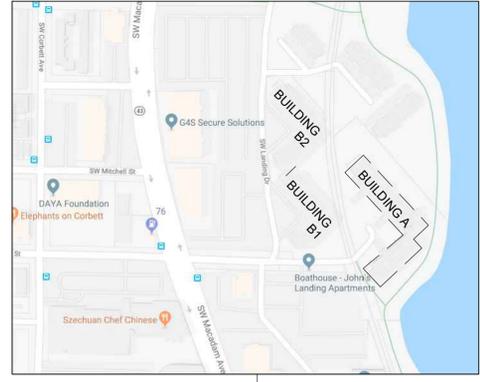
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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.

# 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



### 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	Low 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 Contact
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	P	Plate
CS	Closure Strip	PAF	Powder Actuated Fastener
CTRD	Centered	PERIM	Perimeter
O	Diameter	PERP	Perpendicular
DET	Detail	PLWD	Plywood
DBL	Double	PREFAB	Prefabricated
DF	Doug Fir	PSF	Pounds per Square Foot
DIAG	Diagonal	PSI	Pounds per Square Inch
DIST	Distributed	PT	Pressure Treated
DN	Down	R	Radius
DO	Ditto	RD	Roof Drain
DP	Depth/Deep	REF	Refer / Reference
DWG	Drawing	REINF	Reinforcing
EA	Each	REQD	Required
EF	Each Face	RET	Retaining
EL	Elevation	RO	Rough Opening
ELEC	Electrical	SAM	Self-Adhered Membrane
EMBED	Embedment	SCHED	Schedule
EQ	Equal	SECT	Section
EQUIP	Equipment	SHTHG	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 and Bottom
FTG	Footing	T&B	Tongue & Groove
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	THRJ	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	W/	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 SQ 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 & ROOF - SCOPE OF WORK  
BE-2.07 - BUILDING B2 PLAN - LEVELS 1 & 2 - SCOPE OF WORK  
BE-2.08 - BUILDING B2 PLAN - LEVELS 3 & ROOF - SCOPE OF WORK  
BE-2.50 - ENLARGED PLANS - BUILDING A  
BE-2.51 - ENLARGED PLANS - BUILDING A  
BE-2.80 - 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 SUB-CONTRACTOR 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

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. DRAWINGS IS NOT TO BE SCALED TO OBTAIN DIMENSIONS.  
THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

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:
1. REMOVE: DETACH ITEM(S) FROM EXISTING CONSTRUCTION AND DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.
  2. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE AND COORDINATE WITH OWNER FOR RE-USE AND/OR STORAGE.
  3. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, PREPARE FOR RE-USE, AND REINSTALL WHERE INDICATED.
  4. 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:

1. PROCEED WITH SELECTIVE DEMOLITION IN SYSTEMATIC ORDER, AS APPROVED BY OWNER, SO AS TO LIMIT DISTURBANCE TO ADJACENT OCCUPIED SPACES.
2. 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.
3. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
4. 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.
5. IF FLAME-CUTTING OPERATIONS ARE PERMITTED, MAINTAIN FIRE WATCH DURING AND AFTER FLAME-CUTTING OPERATIONS.
6. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
7. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
8. 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:

1. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL NEGOTIATIONS WITH THEIR EMPLOYEES, MANUFACTURER(S) AND/OR INSTALLERS FOR TEMPORARY USE OF ELEVATOR(S).
2. TEMPORARY USE OF ELEVATOR SHALL BE IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE OWNER'S TEMPORARY ACCEPTANCE AND NOT LESS THAN THE FOLLOWING:
  - a. PROVIDE CAR WITH TEMPORARY ENCLOSURE, EITHER WITHIN FINISHED CAR OR IN PLACE OF FINISHED CAR TO PROTECT FINISHES FROM DAMAGE.
  - b. PROVIDE STRIPPABLE PROTECTIVE FILM ON ENTRANCE AND CAR DOORS AND FRAMES.
  - c. PROVIDE PADDED WOOD BUMPERS ON ENTRANCE DOOR FRAMES COVERING JAMBS AND FRAME FACES.
  - d. PROVIDE OTHER PROTECTIVE COVERINGS, BARRIERS, DEVICES, SIGNS, AND PROCEDURES AS NEEDED TO PROTECT ELEVATOR AND ELEVATOR EQUIPMENT.
  - e. DO NOT LOAD ELEVATORS BEYOND THEIR RATED WEIGHT CAPACITY.
  - f. 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.
  - g. 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.

**GENERAL ASSEMBLY NOTES - FIRE RATED:**

- A. INDUSTRY REFERENCES:
  - FM = FM GLOBAL
  - GA = GYPSUM ASSOCIATION, FIRE RESISTANCE DESIGN MANUAL
  - NRCC = NATIONAL RESEARCH COUNCIL OF CANADA
  - RAL = RIVERBANK ACOUSTICAL LABORATORIES
  - UL = UNDERWRITERS LABORATORY, INC.

B. FOR FIRE RATED WALL ASSEMBLIES AND OPENING PROTECTION, (FIRE RESISTIVE RATED DOORS AND GLAZING), REFER TO FIRE AND LIFE SAFETY SUMMARY AND PLAN(S), ASSEMBLY TYPES, AND BOTH DOOR AND WINDOW SCHEDULES FOR DURATION REQUIREMENTS.

C. ALL OPENINGS SHALL BE PROTECTED AS REQUIRED BY MOST RESTRICTIVE CODES.

**GENERAL DOOR NOTES:**

- A. ENSURE PROPER INSTALLATION AND OPERATION OF DOORS AND HARDWARE TO BE COMPLIANT WITH FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS, ANSI, AND BUILDING CODE REQUIREMENTS.
- B. COORDINATE INSTALLATION OF HARDWARE WITH THE DOOR HAND. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR DOOR SWING AND RELATIONSHIP TO FRAME.
- C. PROVIDE MANEUVERING CLEARANCES AT DOORS AS REQUIRED FOR ACCESSIBILITY COMPLIANCE PER FEDERAL AND STATE REQUIREMENTS.
- D. GLAZING USED IN DOORS AND GLAZING LOCATED WITHIN A 24-INCH ARC OF THE NEAREST VERTICAL EDGE OF A DOOR AND UP TO 60 INCHES ABOVE FINISH FLOOR AND AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL HAVE APPROVED SAFETY GLAZING MATERIAL. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED AND AFFIXED TO THE ASSEMBLY WITH THE MANUFACTURER'S NAME AND TEST APPROVAL INFORMATION.
- E. PROVIDED A MINIMUM OF THREE ANCHORS PER JAMB AND SPACE AT 24 INCHES MAXIMUM ON CENTER.
- F. SINGLE SOURCE ALL DOORS AND FRAMES. ALL FIRE DOOR AND FRAME ASSEMBLIES SHALL BE PERMANENTLY LABELED.
- G. PROVIDE RUBBER DOOR SILENCERS (3 PER JAMB) WHERE LIGHT / SOUND GASKETS OR WEATHER-STRIPPING IS NOT OTHERWISE REQUIRED.
- H. PROVIDE COMPLETE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
- I. ALL EXTERIOR DOORS HAVING GLAZING SHALL BE THERMALLY INSULATED.
- 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.

**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 DIAGRAMMATIC 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 FROM 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.



8331 MACADAM AVE, SUITE 314  
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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**

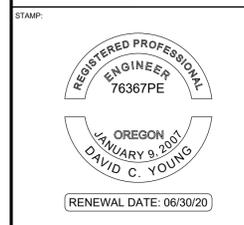
PROJECT TITLE: **PARTIAL EXTERIOR REHABILITATION**

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



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ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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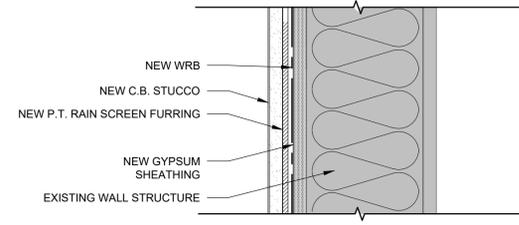
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**B3438.016**

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

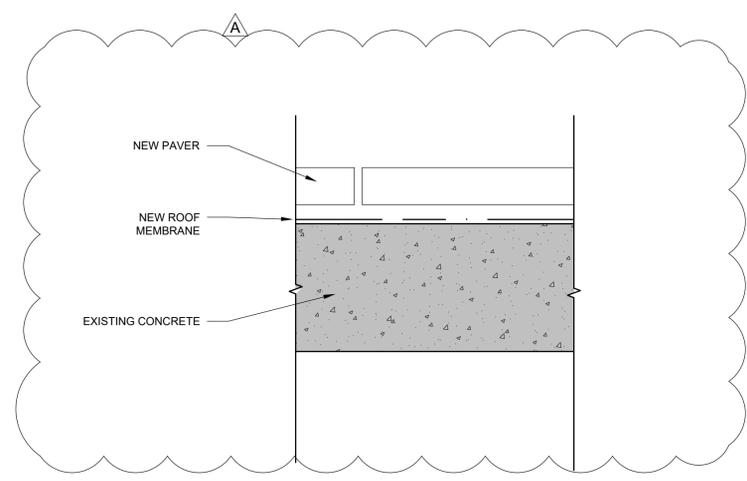
SHEET TITLE:  
**GENERAL ASSEMBLIES**

DRAWING NO:  
**BE-0.03**

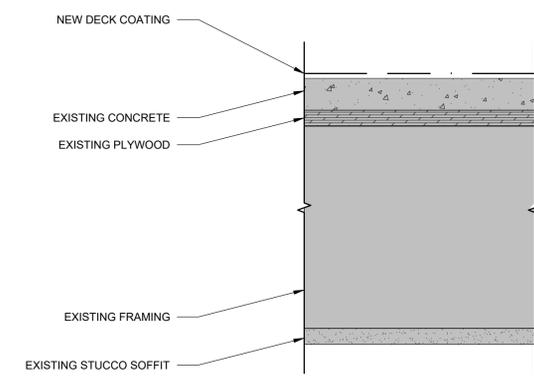
SCALE: As Noted  
 DATE: Oct. 23, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



**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"

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

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1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

**PARTIAL EXTERIOR REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**SITE PLAN**

DRAWING NO.:

**BE-0.04**

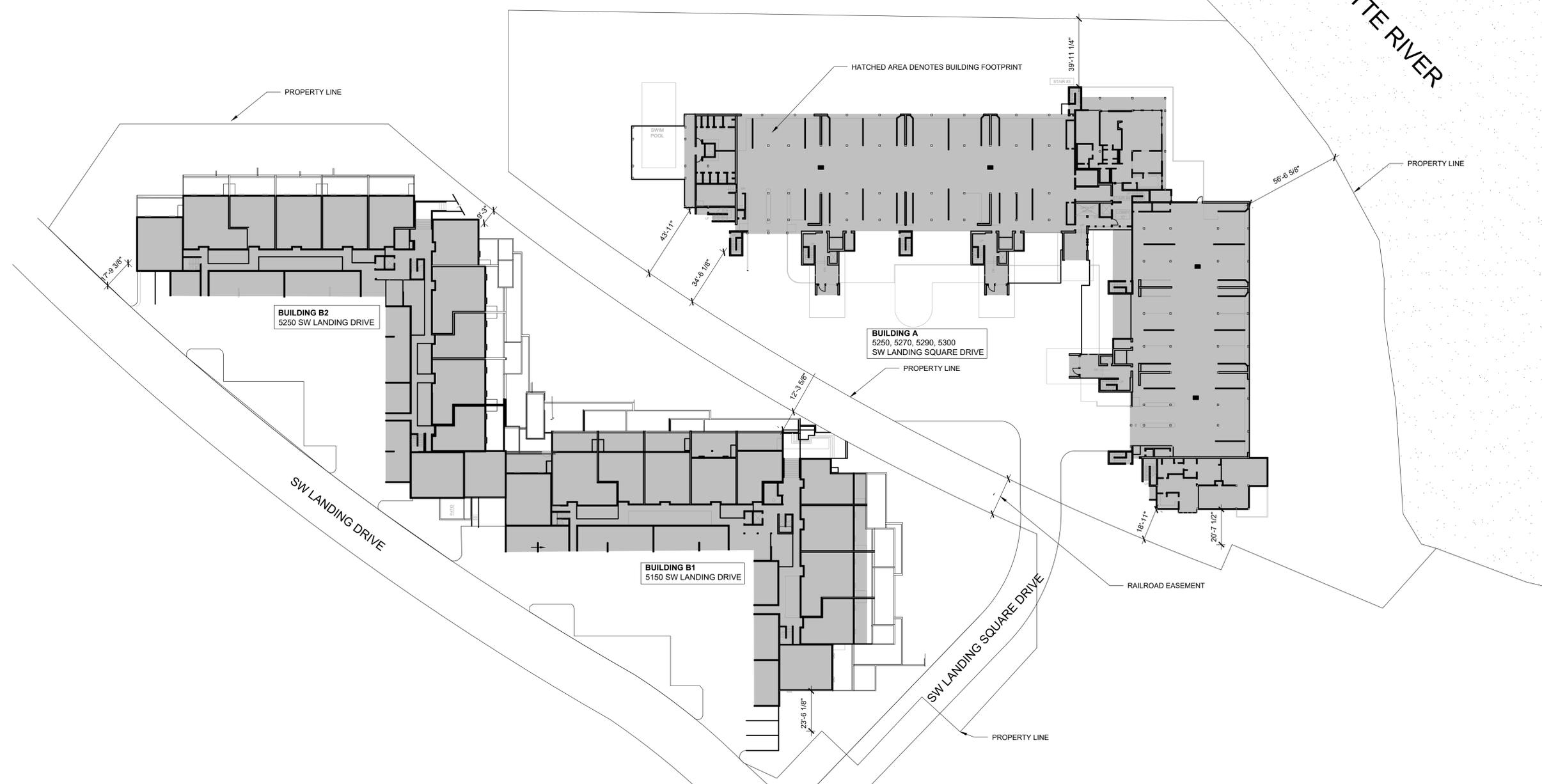
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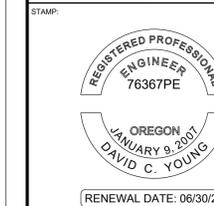
DATE: Oct. 24, 2019

CHECKED BY: INITIALS

October 24, 2019 8:12 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\DWG\0 Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 2.x - Plans.dwg



**1 SITE PLAN**  
 SCALE: 1/32" = 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
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-0.01**

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

**SYMBOLS & ELEMENTS**

SQUARE FT	OCC LOAD
REG EXITS	OLF FUNCTION

LIFE SAFETY SUMMARY TAG



TOTAL OCCUPANT LOAD PER EGRESS COMPONENT



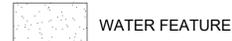
PLANTER



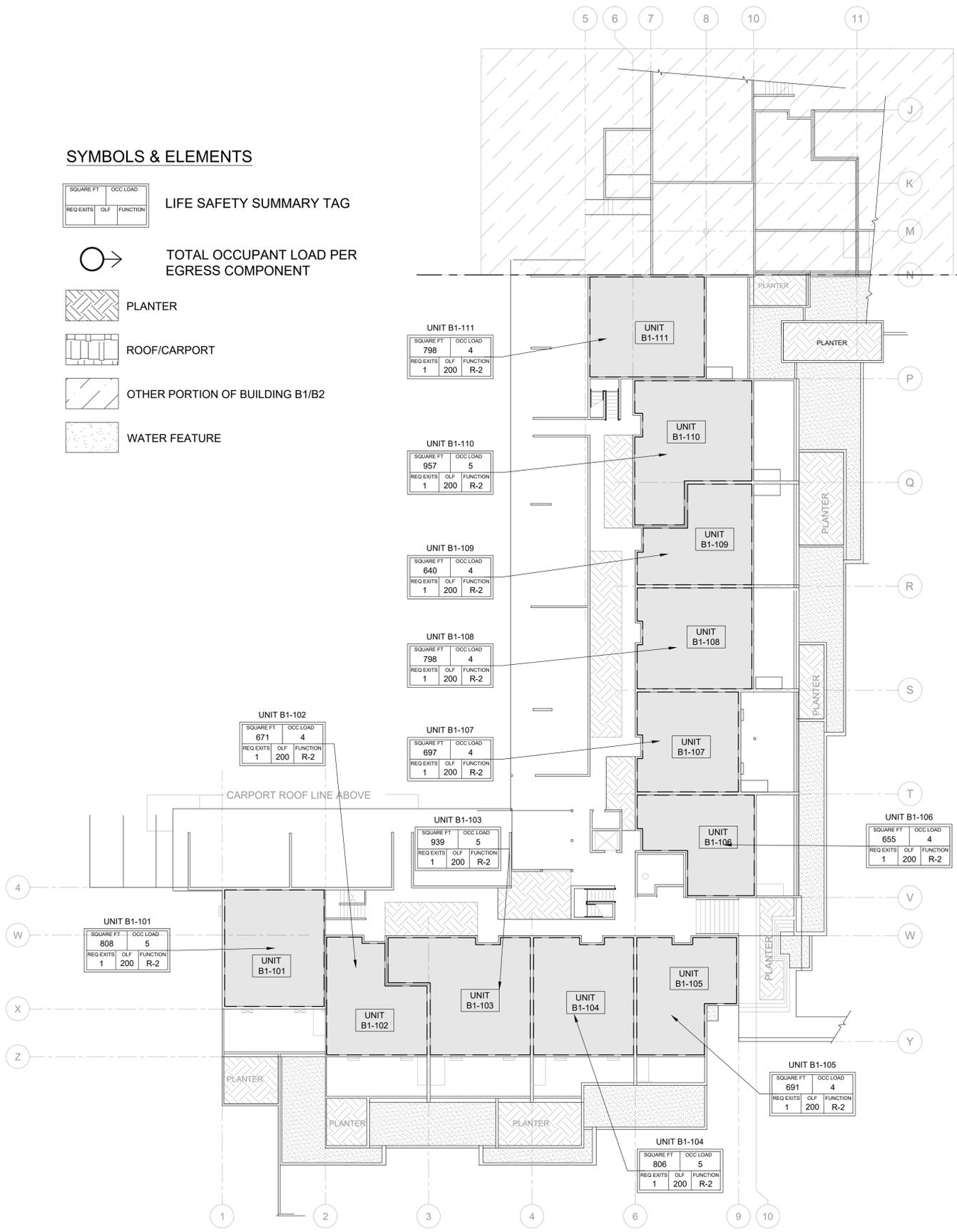
ROOF/CARPORT



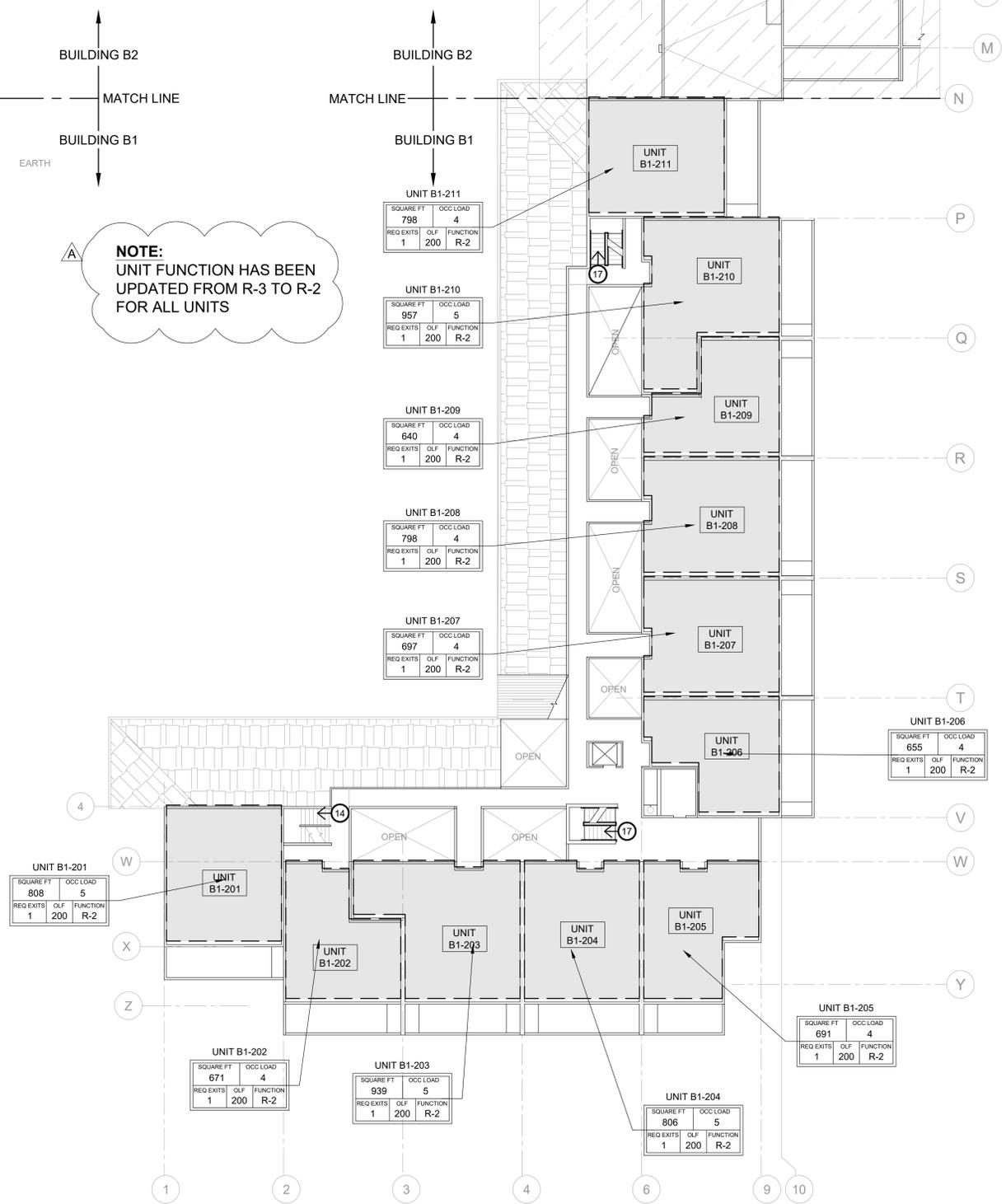
OTHER PORTION OF BUILDING B1/B2



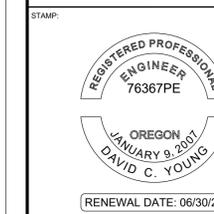
WATER FEATURE



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



**2 FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - LEVEL 2**  
 SCALE: 1/16" = 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
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: GAB  
 DATE: OCT. 23, 2019 CHECKED BY: INITIALS

**SYMBOLS & ELEMENTS**

**LIFE SAFETY SUMMARY TAG**

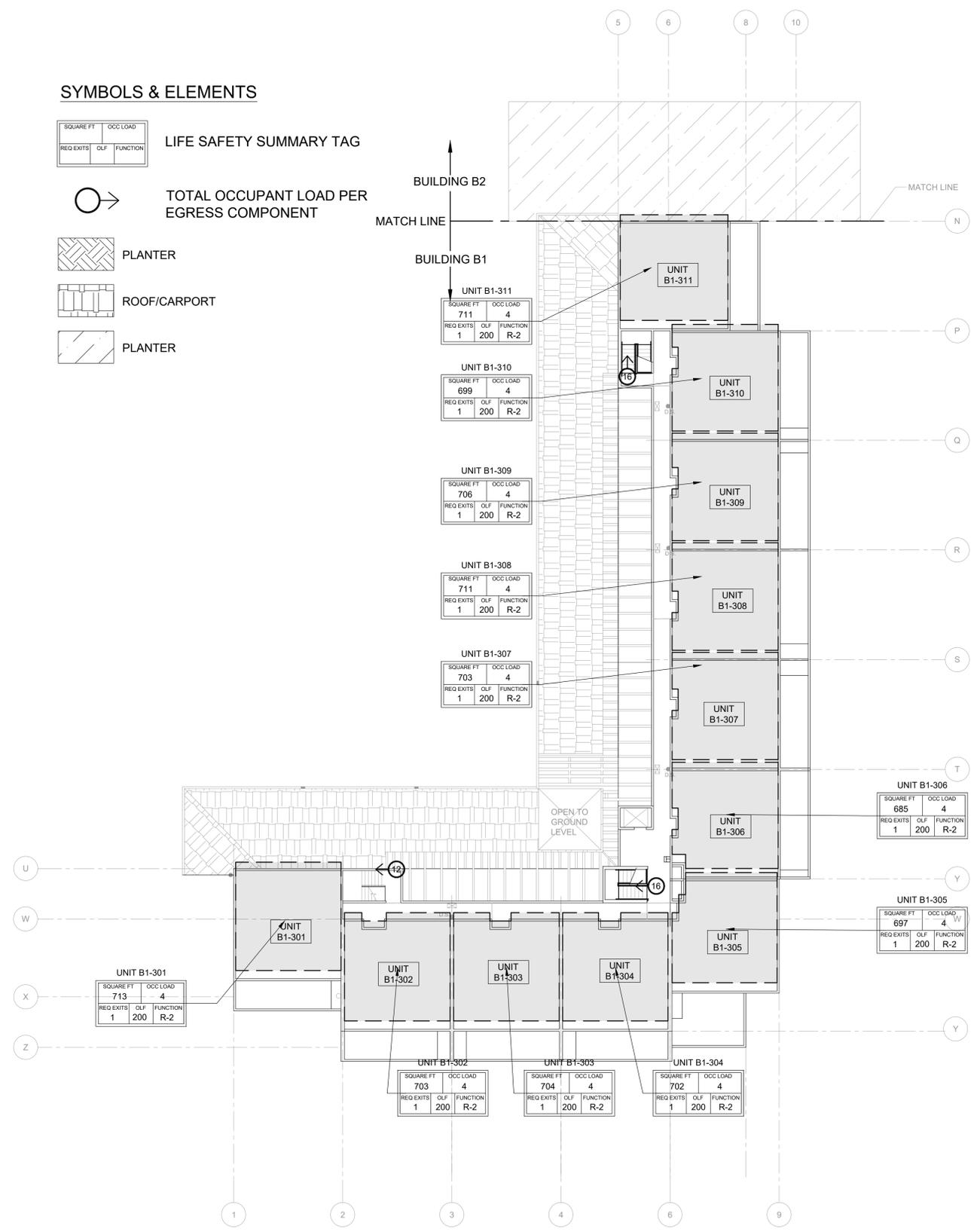
SQUARE FT	OCC LOAD
REG EXITS	OLF FUNCTION

**TOTAL OCCUPANT LOAD PER EGRESS COMPONENT**

PLANTER

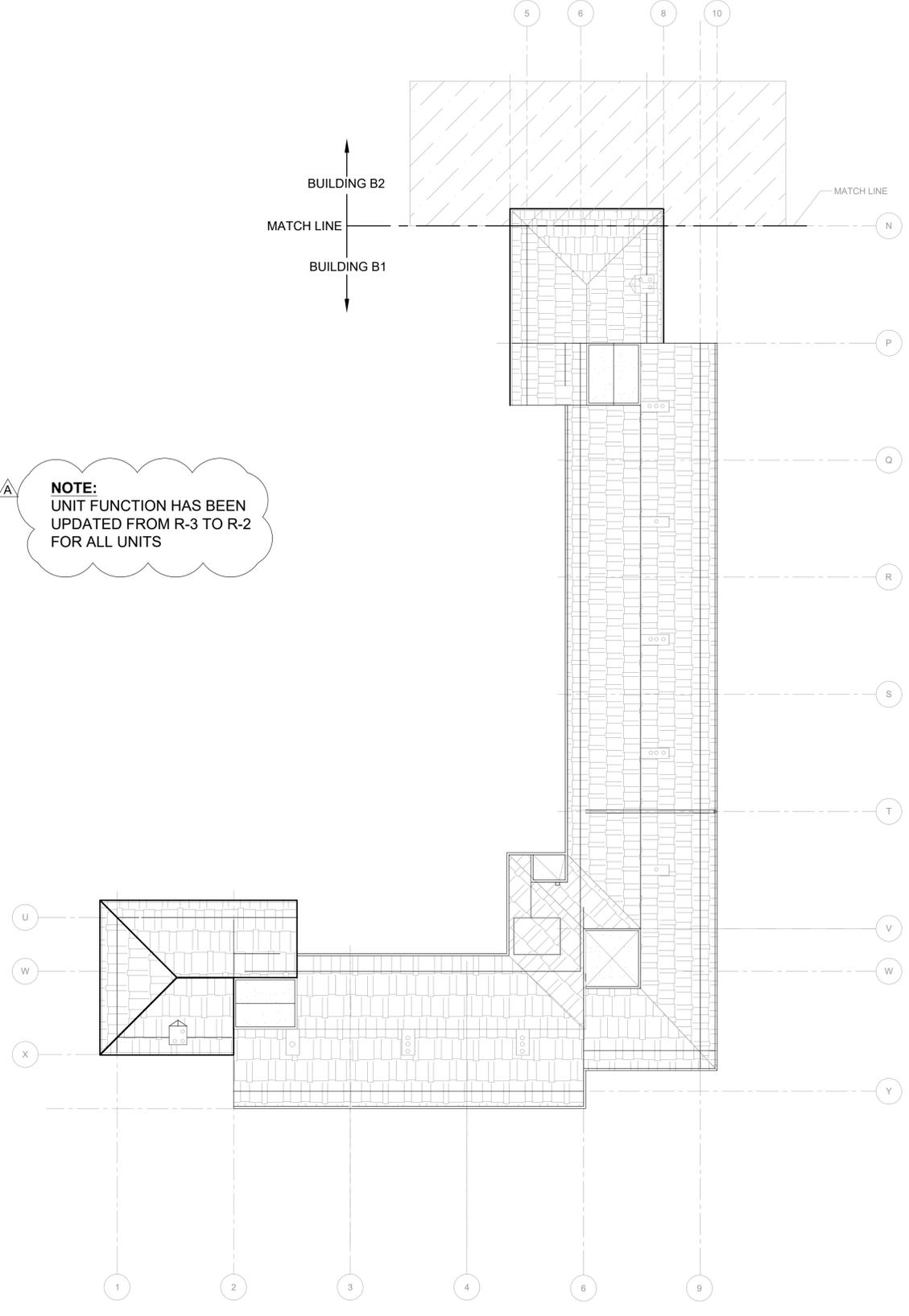
ROOF/CARPORT

PLANTER



**1 FIRE LIFE SAFETY - OCCUPANCY - BUILDING B1 - LEVEL 3**  
 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 - ROOF**  
 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
△	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-0.03**

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS

**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**

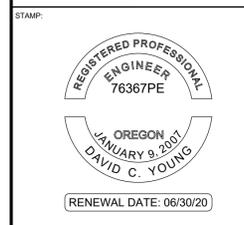
SCALE: 1/16" = 1'-0"



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

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





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**

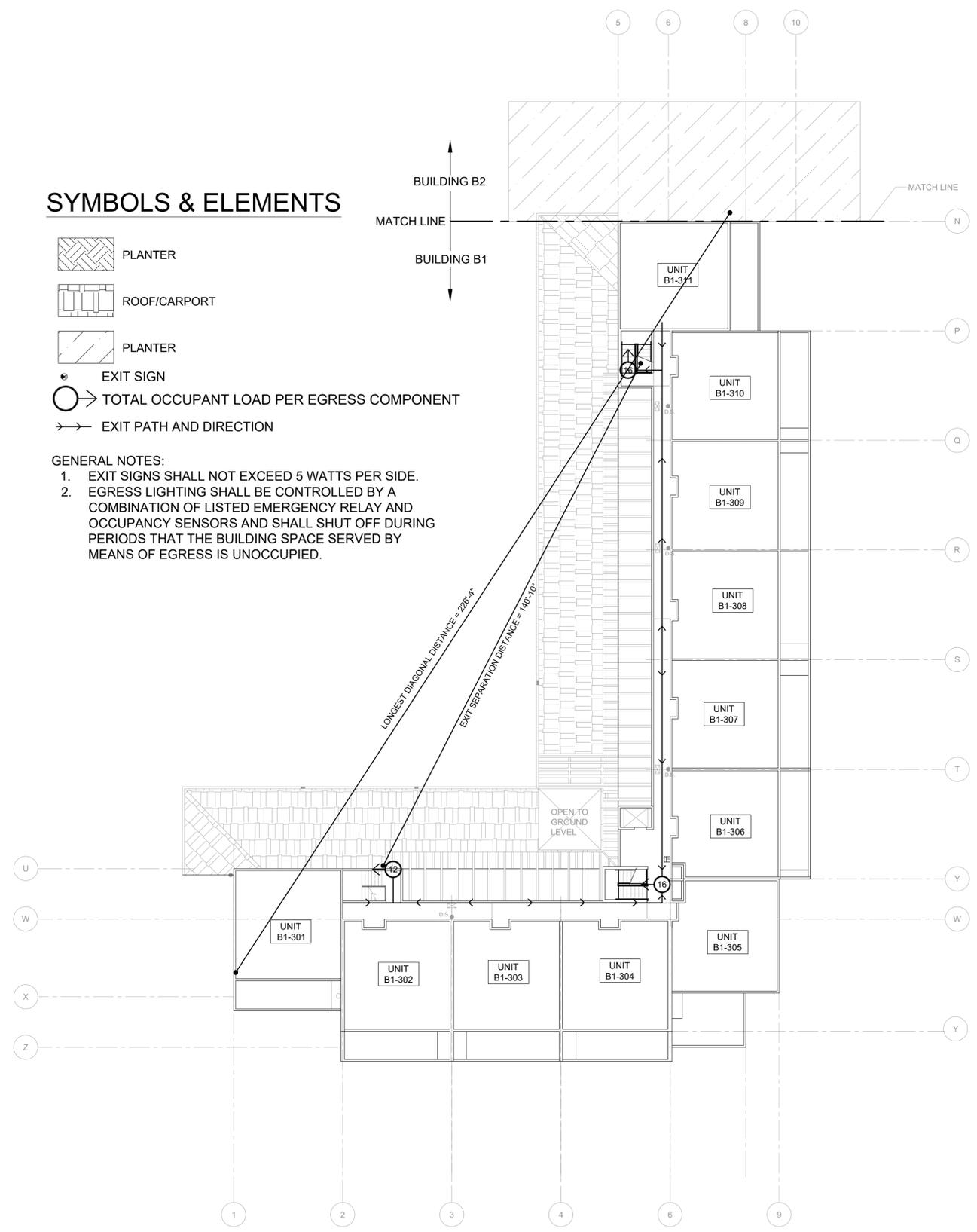
DRAWING NO:  
**FLS-0.04**

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

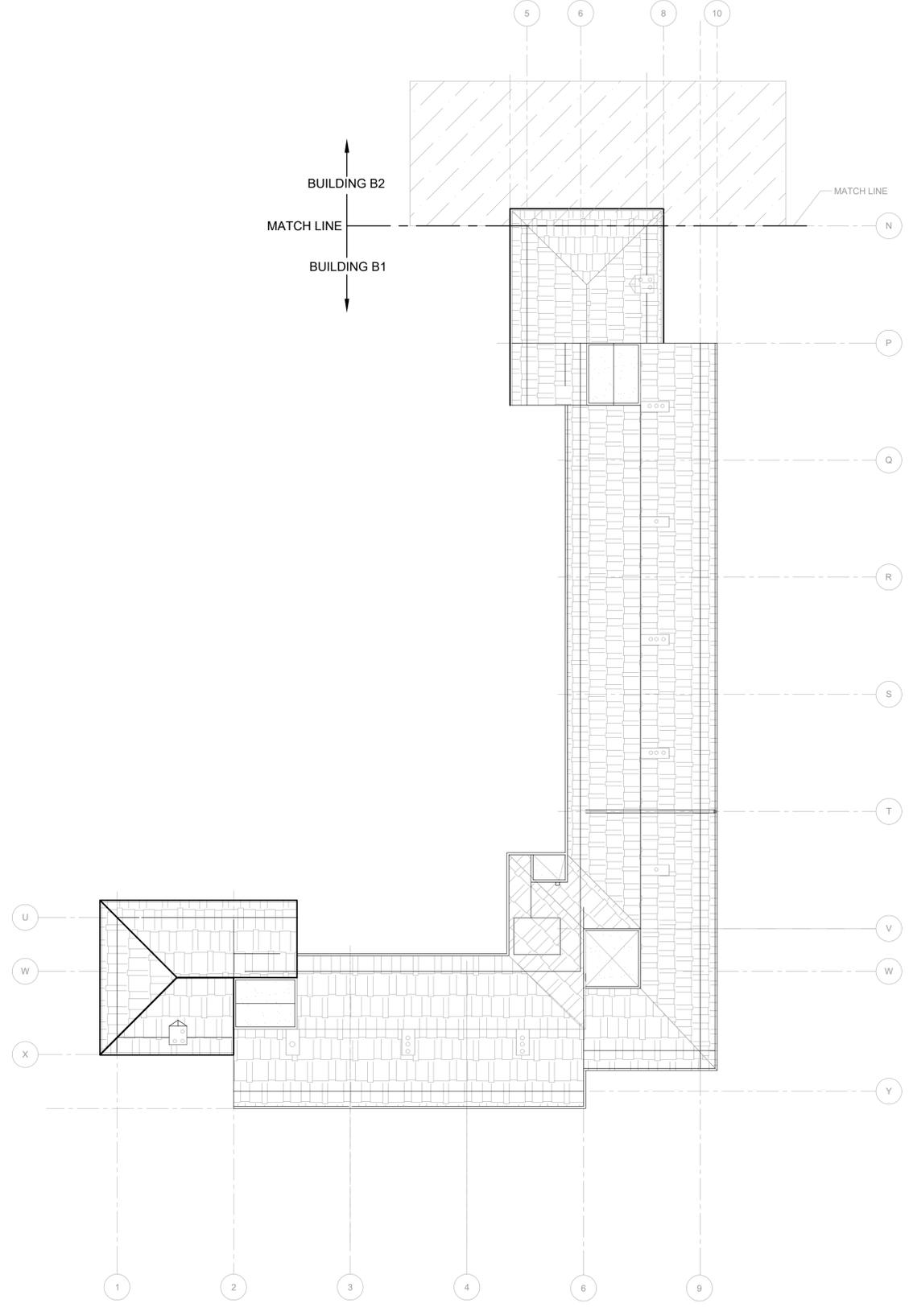
**SYMBOLS & ELEMENTS**

- PLANTER
- ROOF/CARPORT
- PLANTER
- EXIT SIGN
- TOTAL OCCUPANT LOAD PER EGRESS COMPONENT
- EXIT PATH AND DIRECTION

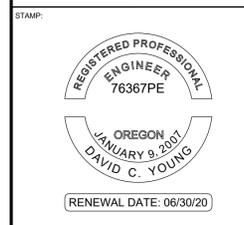
- GENERAL NOTES:
- EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
  - EGRESS LIGHTING SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS AND SHALL SHUT OFF DURING PERIODS THAT THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS UNOCCUPIED.



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



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



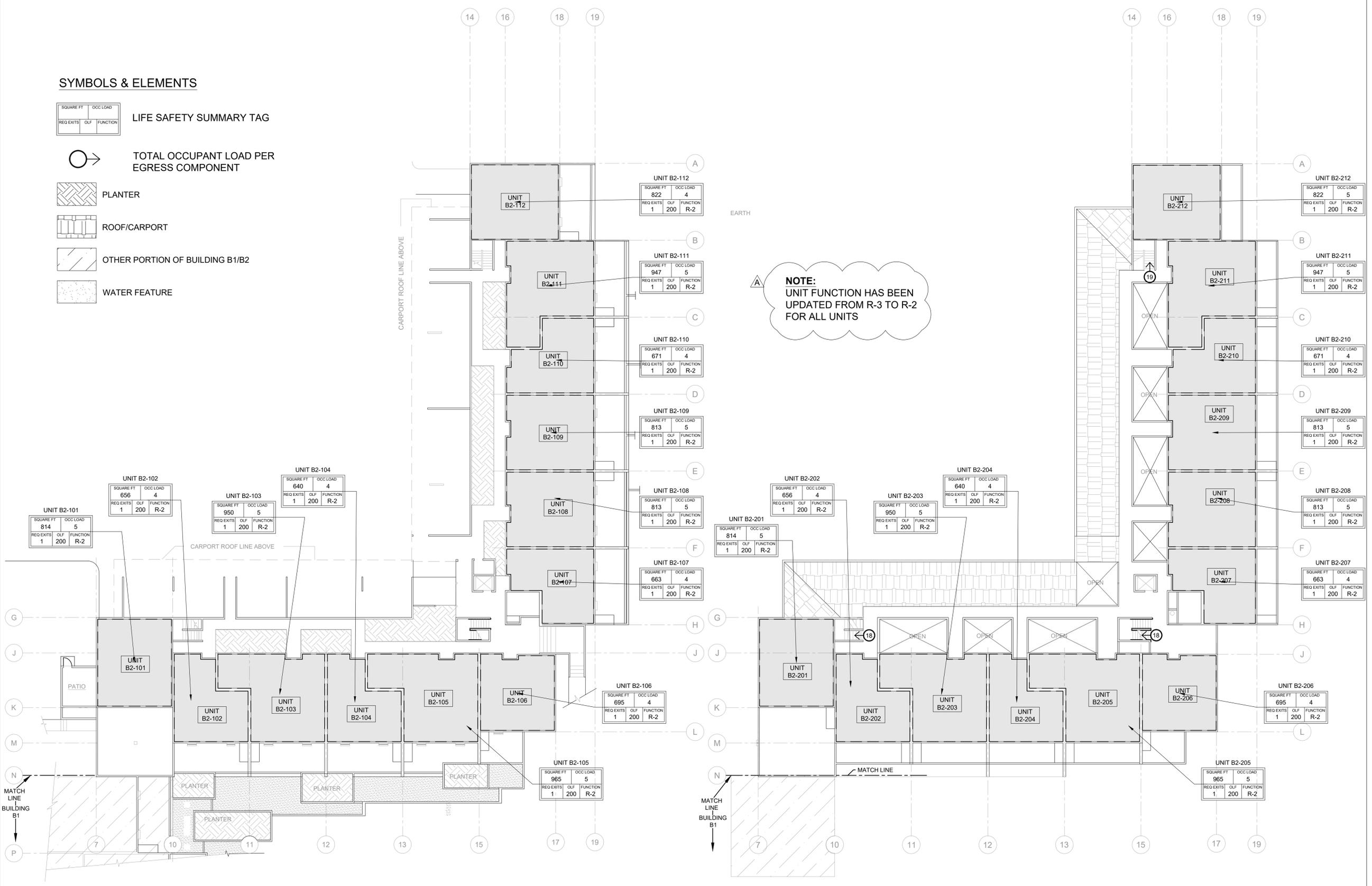
ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

**SYMBOLS & ELEMENTS**



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



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**

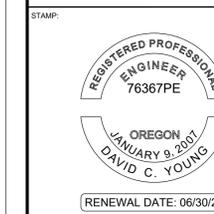
DRAWING NO:  
**FLS-0.05**

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

**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"

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



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-0.06**

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

**SYMBOLS & ELEMENTS**

**LIFE SAFETY SUMMARY TAG**

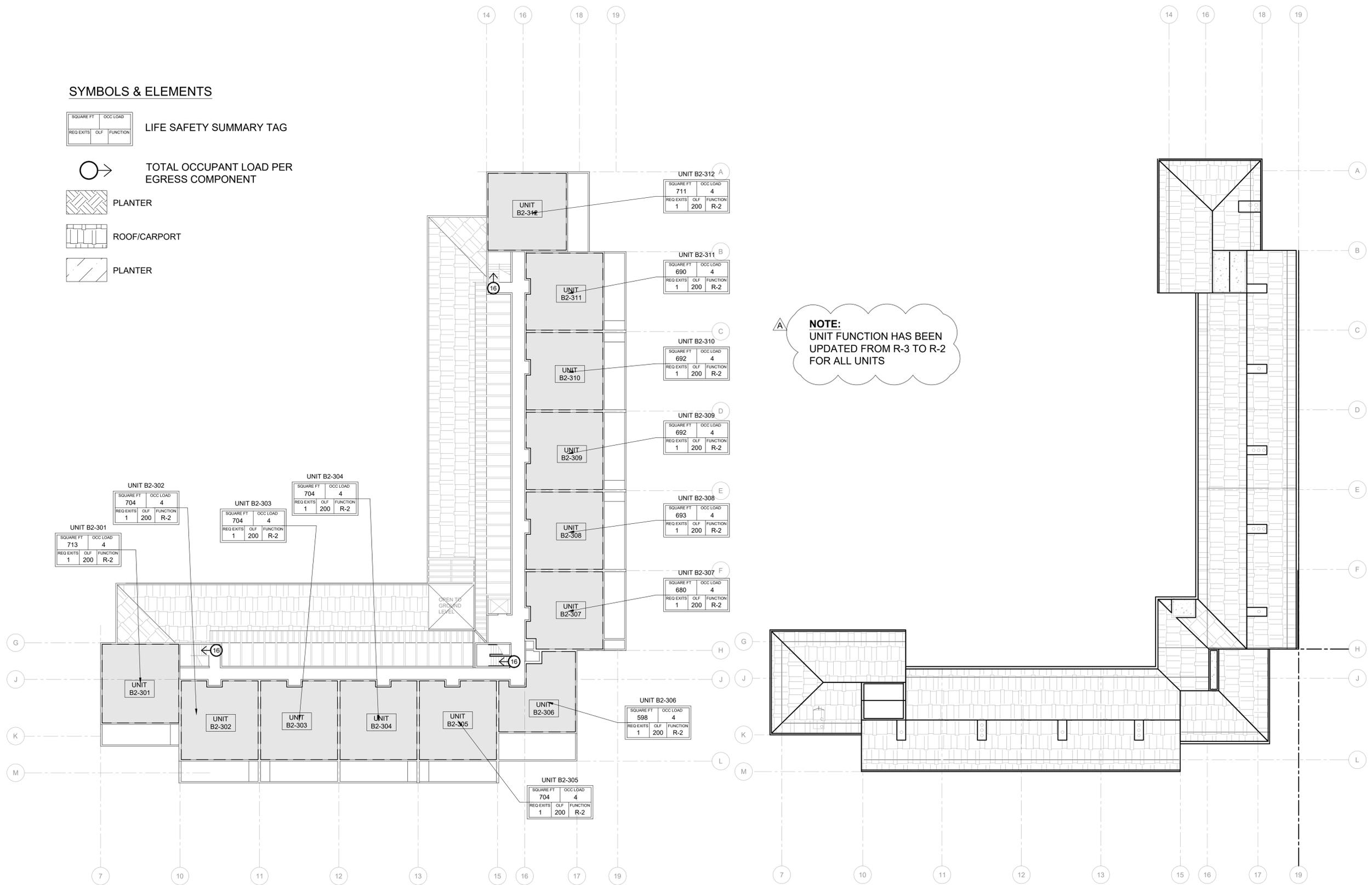
SQUARE FT	OCC LOAD
REG EXITS	OLF
FUNCTION	

**TOTAL OCCUPANT LOAD PER EGRESS COMPONENT**

PLANTER

ROOF/CARPORT

PLANTER



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

**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:



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-0.07**

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS

**SYMBOLS & ELEMENTS**



PLANTER



ROOF/CARPORT



OTHER PORTION OF BUILDING B1/B2



WATER FEATURE



EXIT SIGN



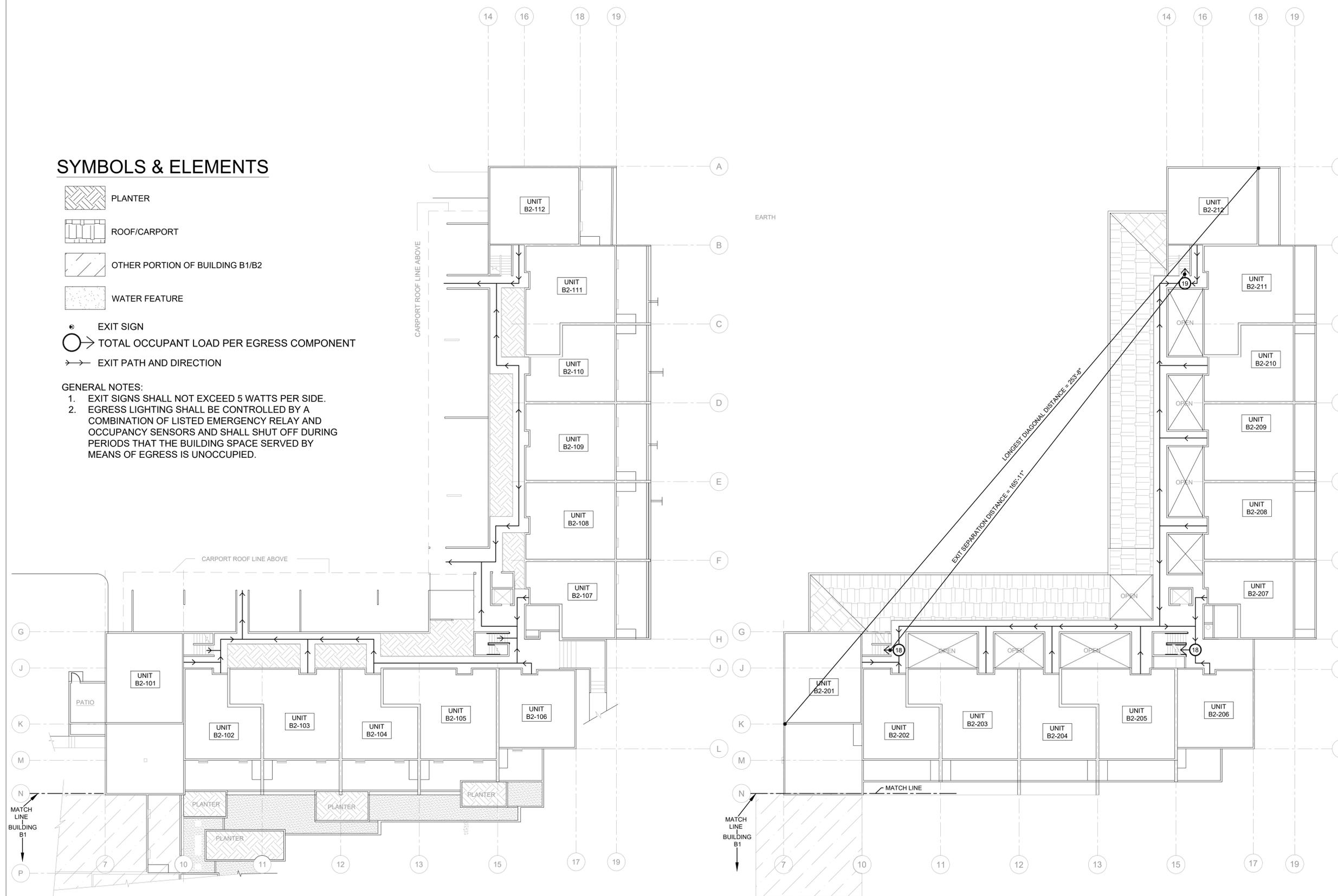
TOTAL OCCUPANT LOAD PER EGRESS COMPONENT



EXIT PATH AND DIRECTION

**GENERAL NOTES:**

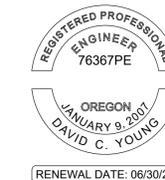
- EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
- EGRESS LIGHTING SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS AND SHALL SHUT OFF DURING PERIODS THAT THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS UNOCCUPIED.



**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
△	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-0.08**

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS

### SYMBOLS & ELEMENTS



PLANTER



ROOF/CARPORT



PLANTER



EXIT SIGN



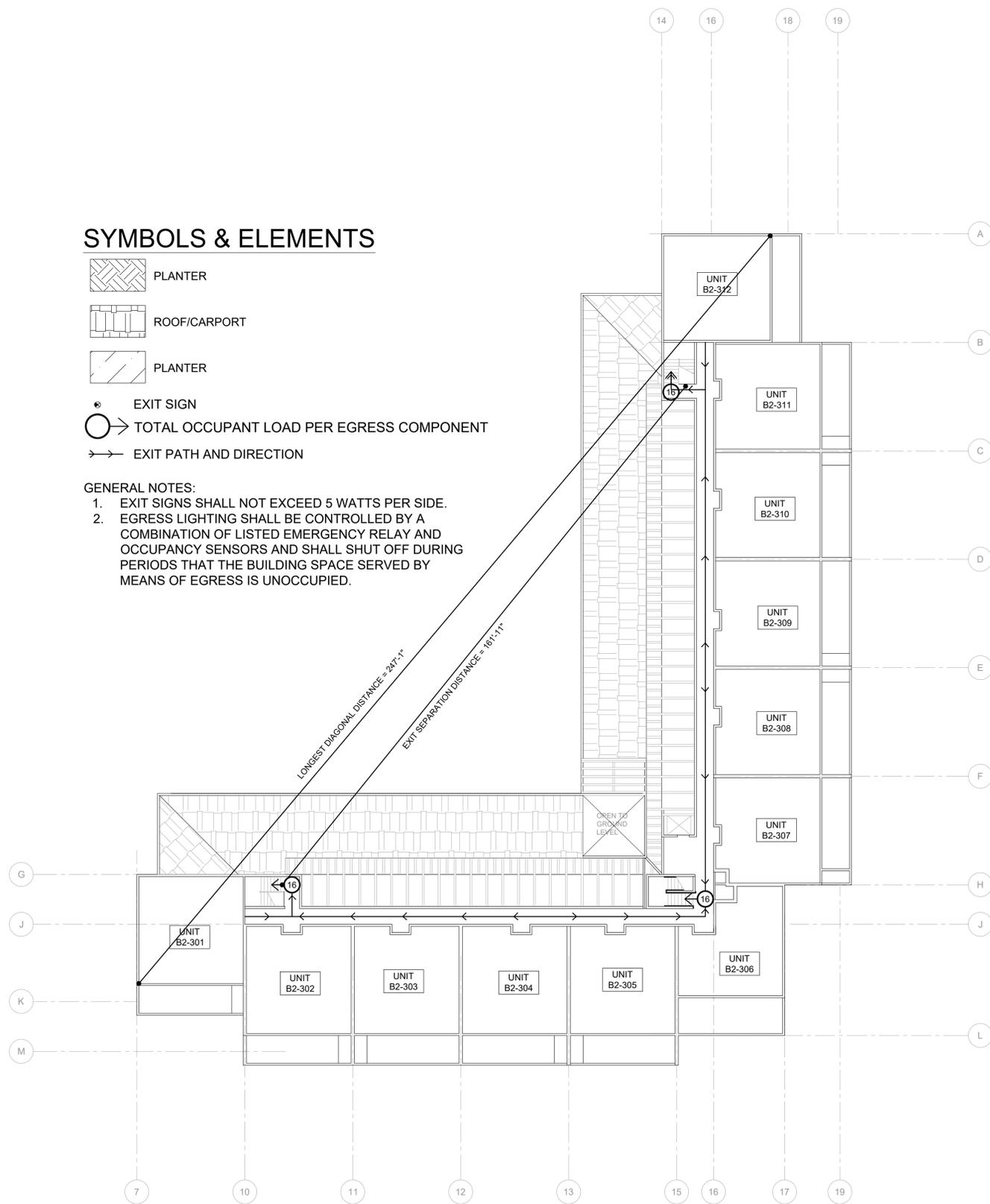
TOTAL OCCUPANT LOAD PER EGRESS COMPONENT



EXIT PATH AND DIRECTION

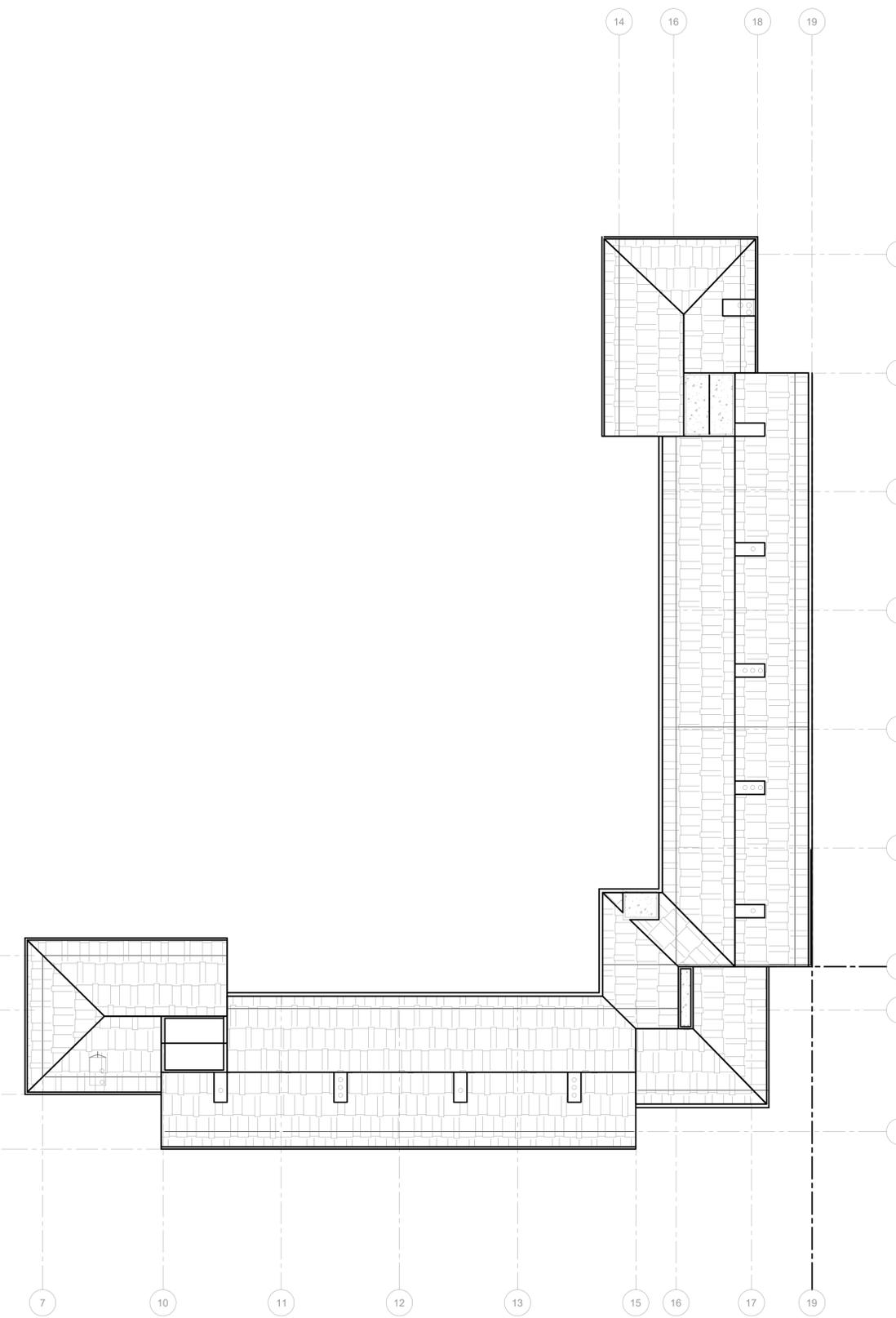
#### GENERAL NOTES:

- 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"





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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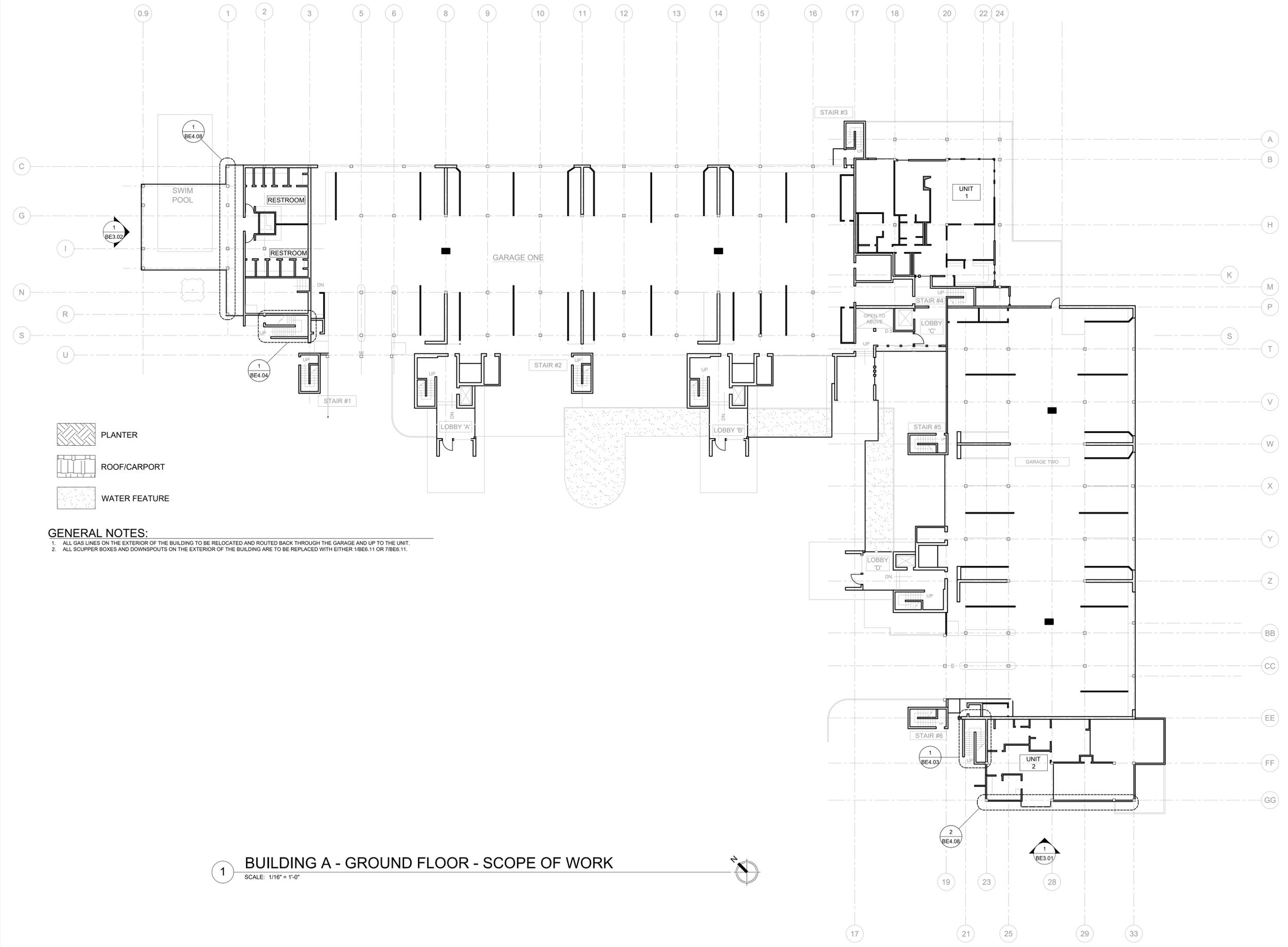
PROJECT NO:  
**B3438.016**

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

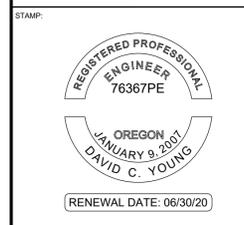


- PLANTER
- ROOF/CARPORT
- WATER FEATURE

- GENERAL NOTES:**
- ALL GAS LINES ON THE EXTERIOR OF THE BUILDING TO BE RELOCATED AND ROUTED BACK THROUGH THE GARAGE AND UP TO THE UNIT.
  - 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"

October 24 2019 8:13 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 2.x - Plans.dwg



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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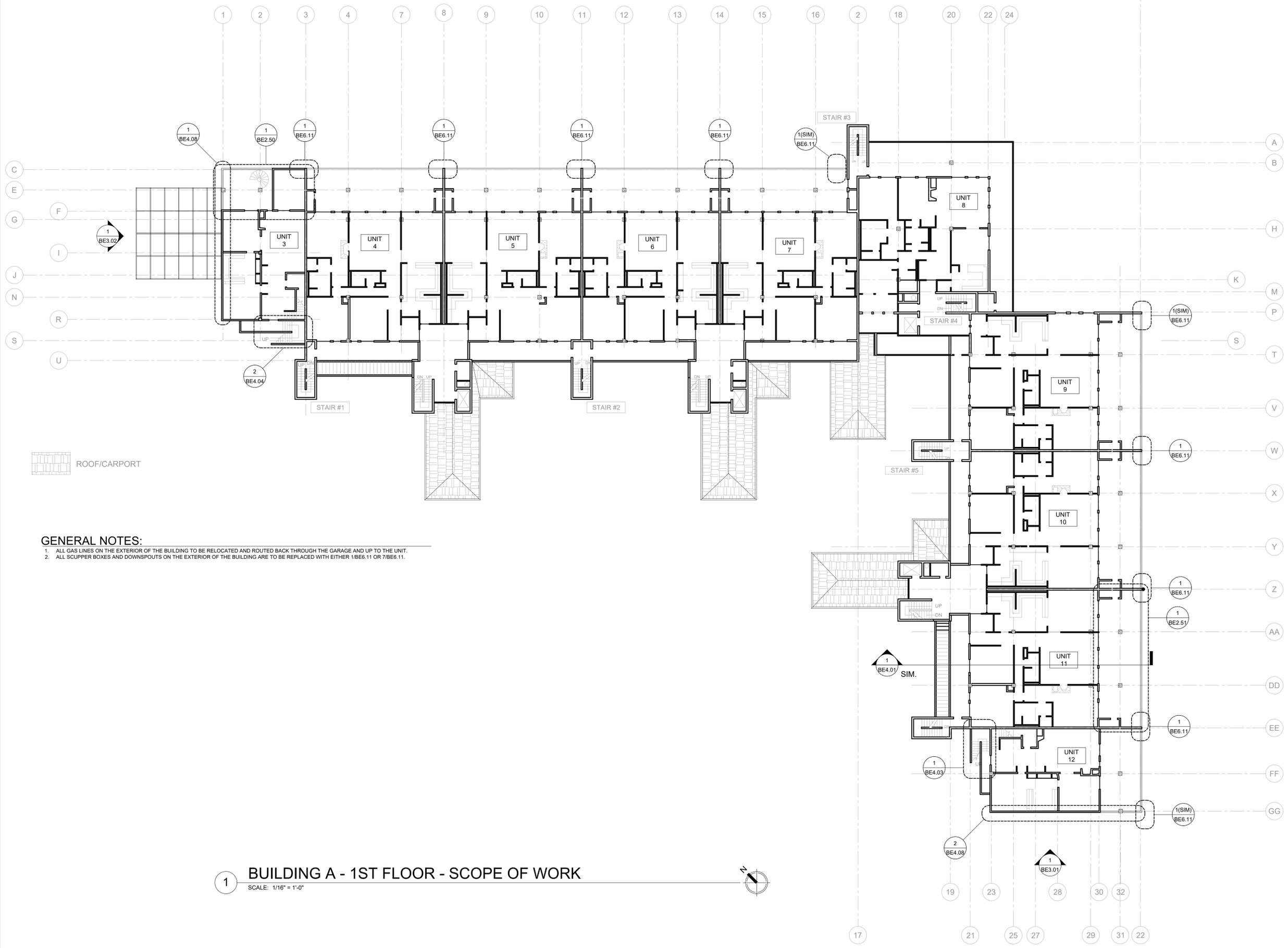
PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**SCOPE OF WORK BUILDING A PLAN - LEVEL 1**

DRAWING NO:  
**BE-2.02**

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



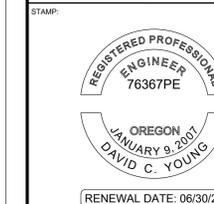
**GENERAL NOTES:**

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.

ROOF/CARPORT

**1 BUILDING A - 1ST FLOOR - SCOPE OF WORK**  
 SCALE: 1/16" = 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
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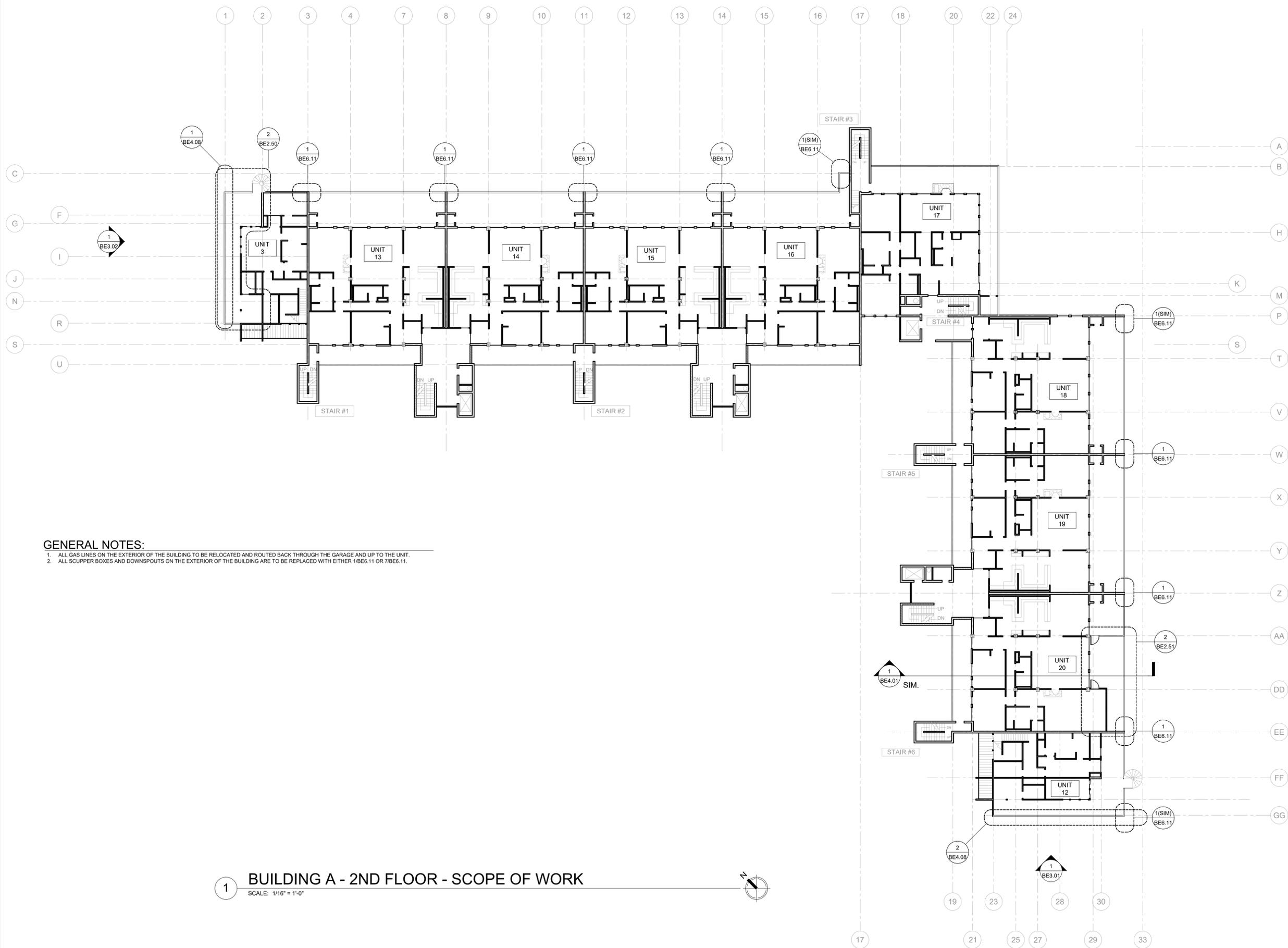
PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**SCOPE OF WORK BUILDING A PLAN - LEVEL 2**

DRAWING NO:  
**BE-2.03**

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



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

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.x - Plans.dwg

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:

**SCOPE OF WORK BUILDING A PLAN - LEVEL 3**

DRAWING NO.:

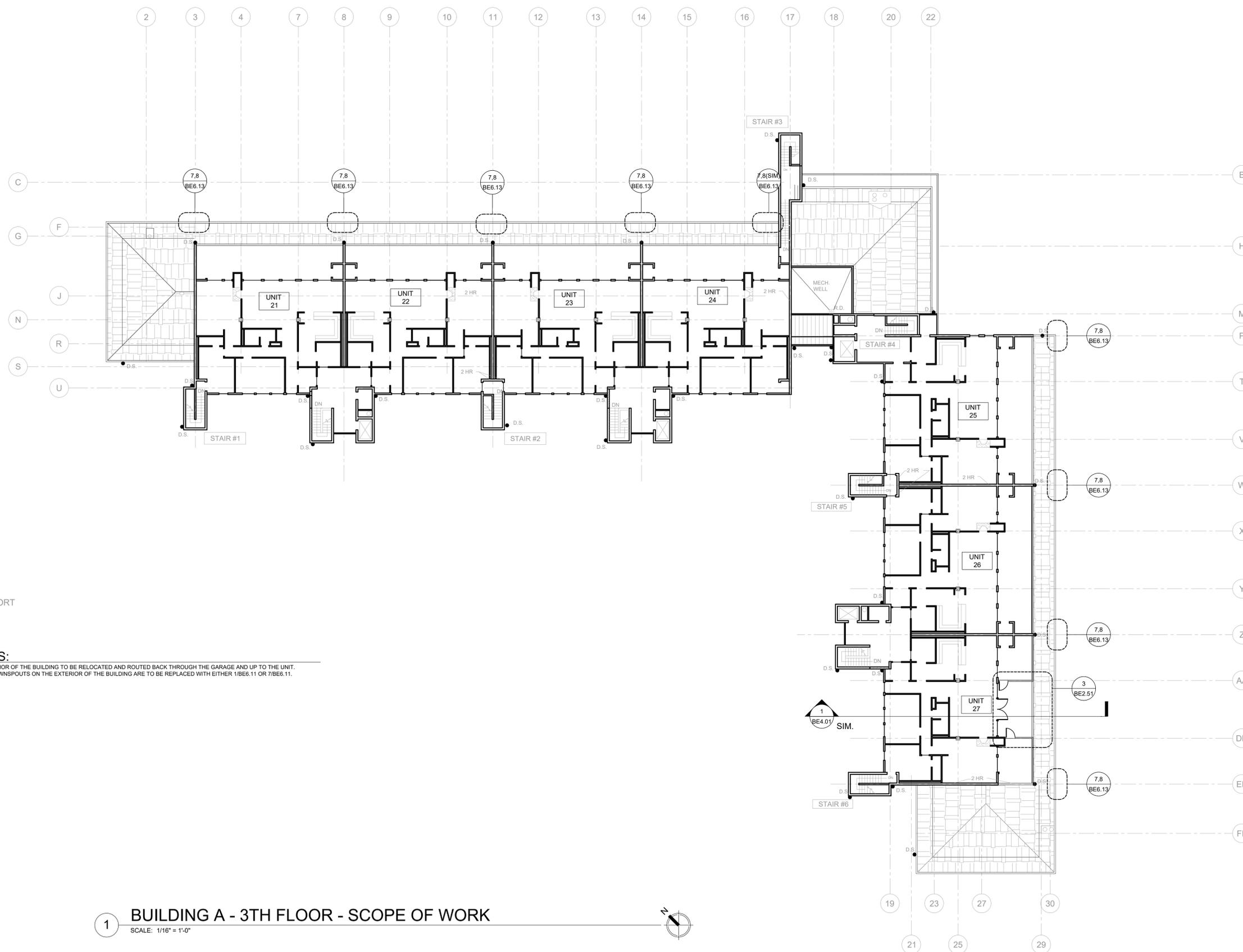
**BE-2.04**

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 24, 2019

CHECKED BY: INITIALS



**GENERAL NOTES:**

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- 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"

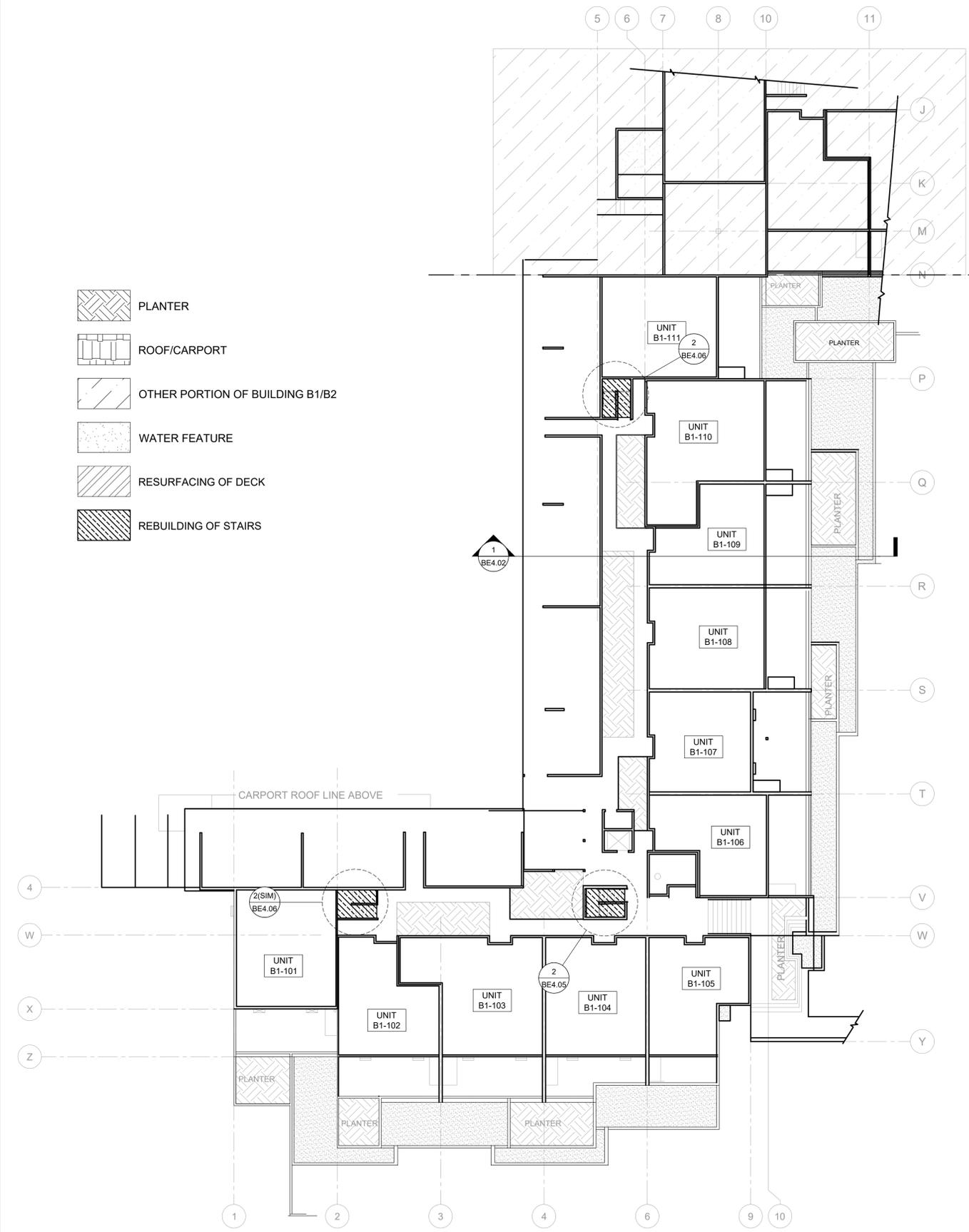




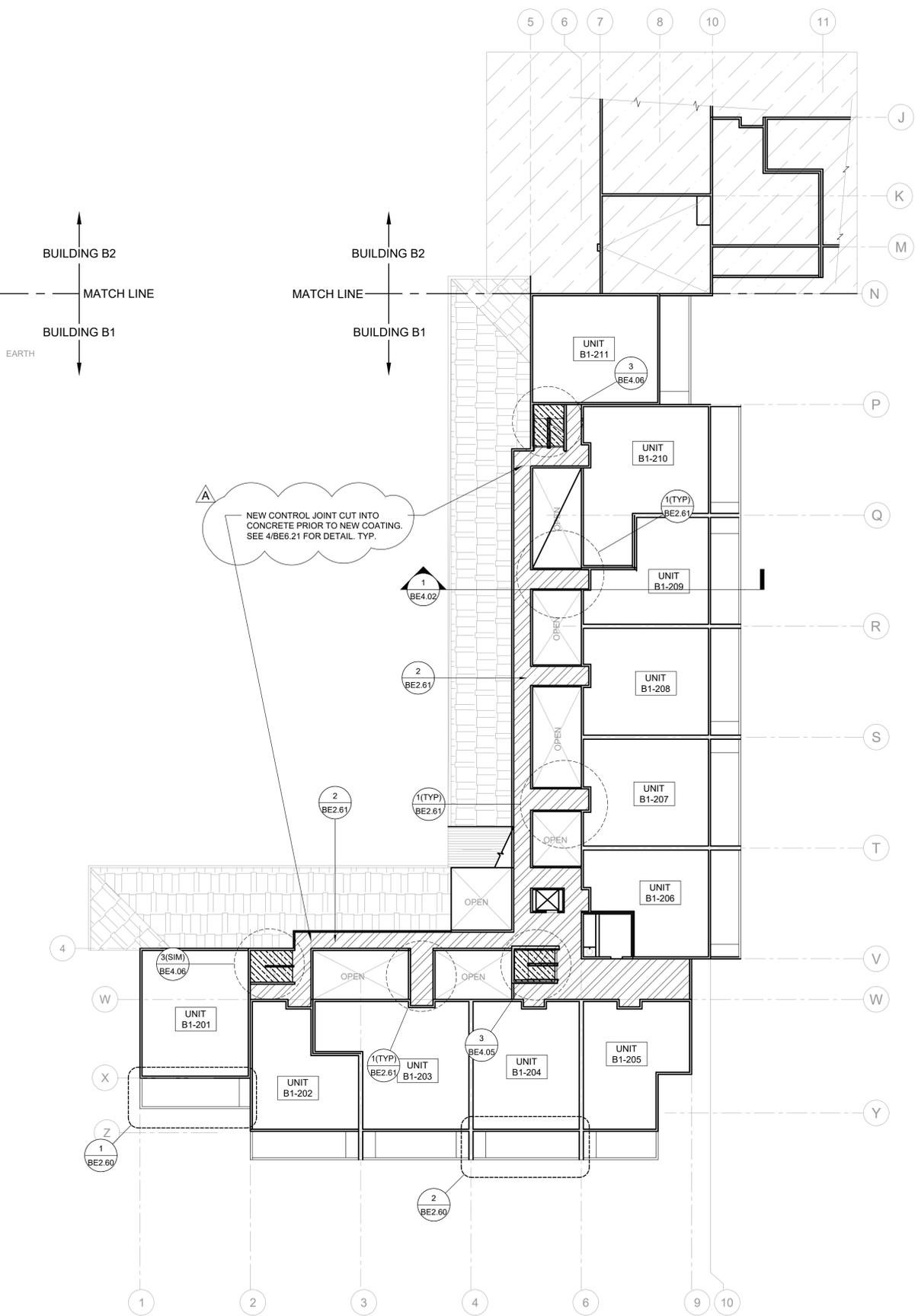
ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

- 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"

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 B1 PLAN - LEVELS 1 & 2**

DRAWING NO:  
**BE-2.05**

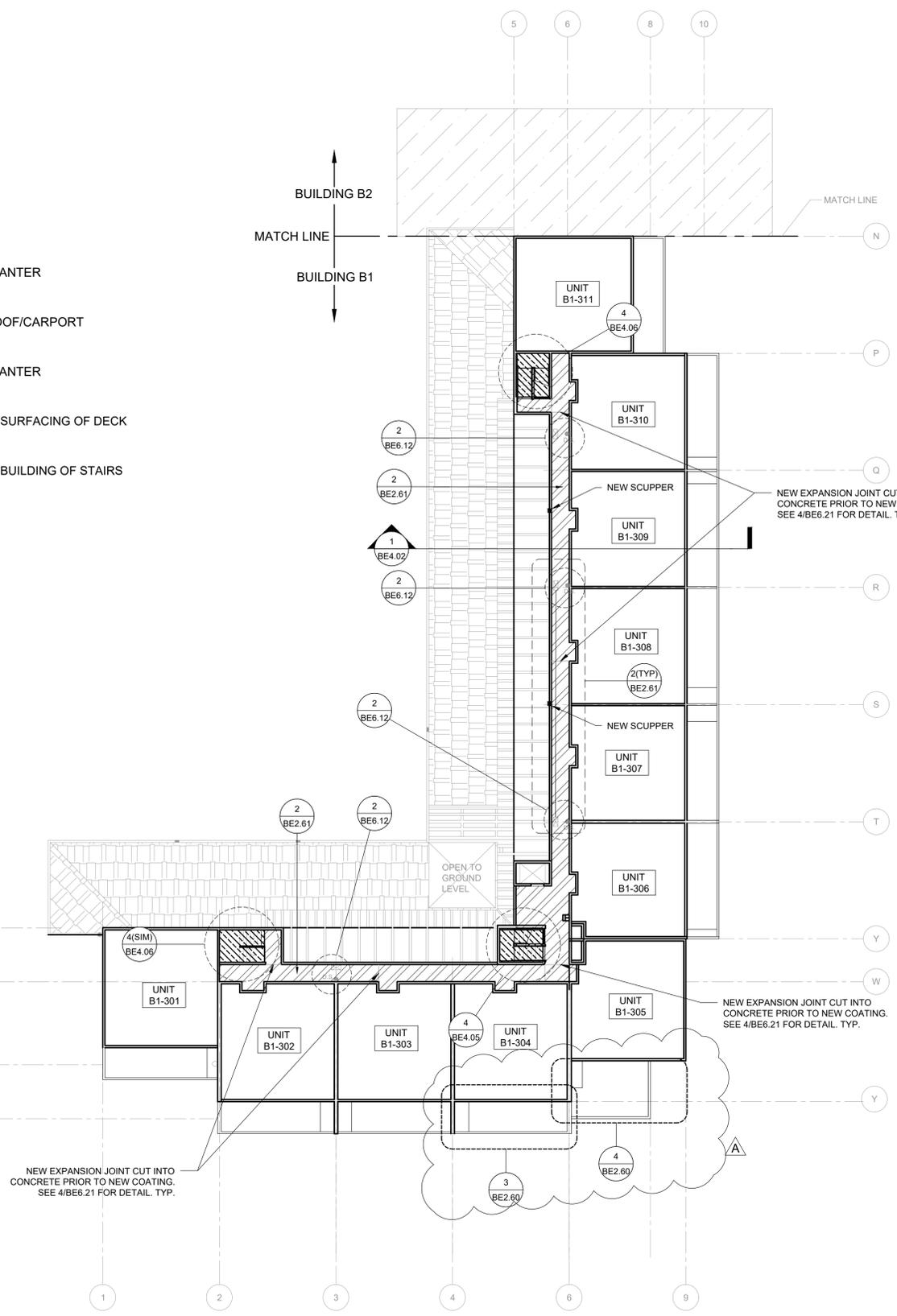
SCALE: As Noted DRAWN BY: DAA  
 DATE: Oct. 24, 2019 CHECKED BY: INITIALS



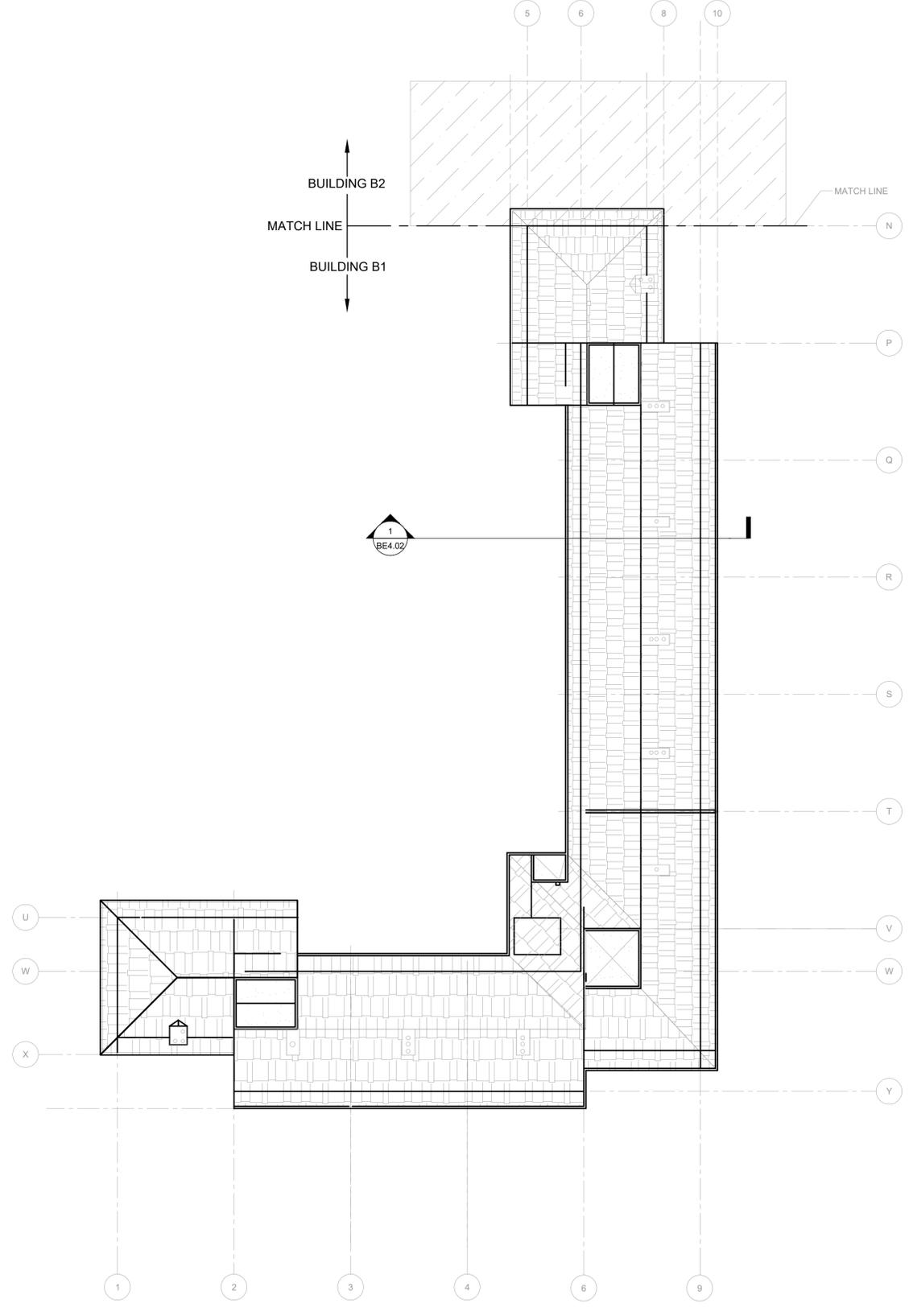
ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

- 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"

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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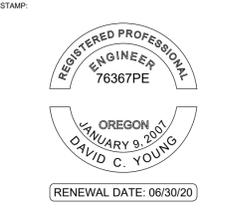
PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**SCOPE OF WORK BUILDING B1 PLAN - LEVELS 3 & ROOF**

DRAWING NO:  
**BE-2.06**

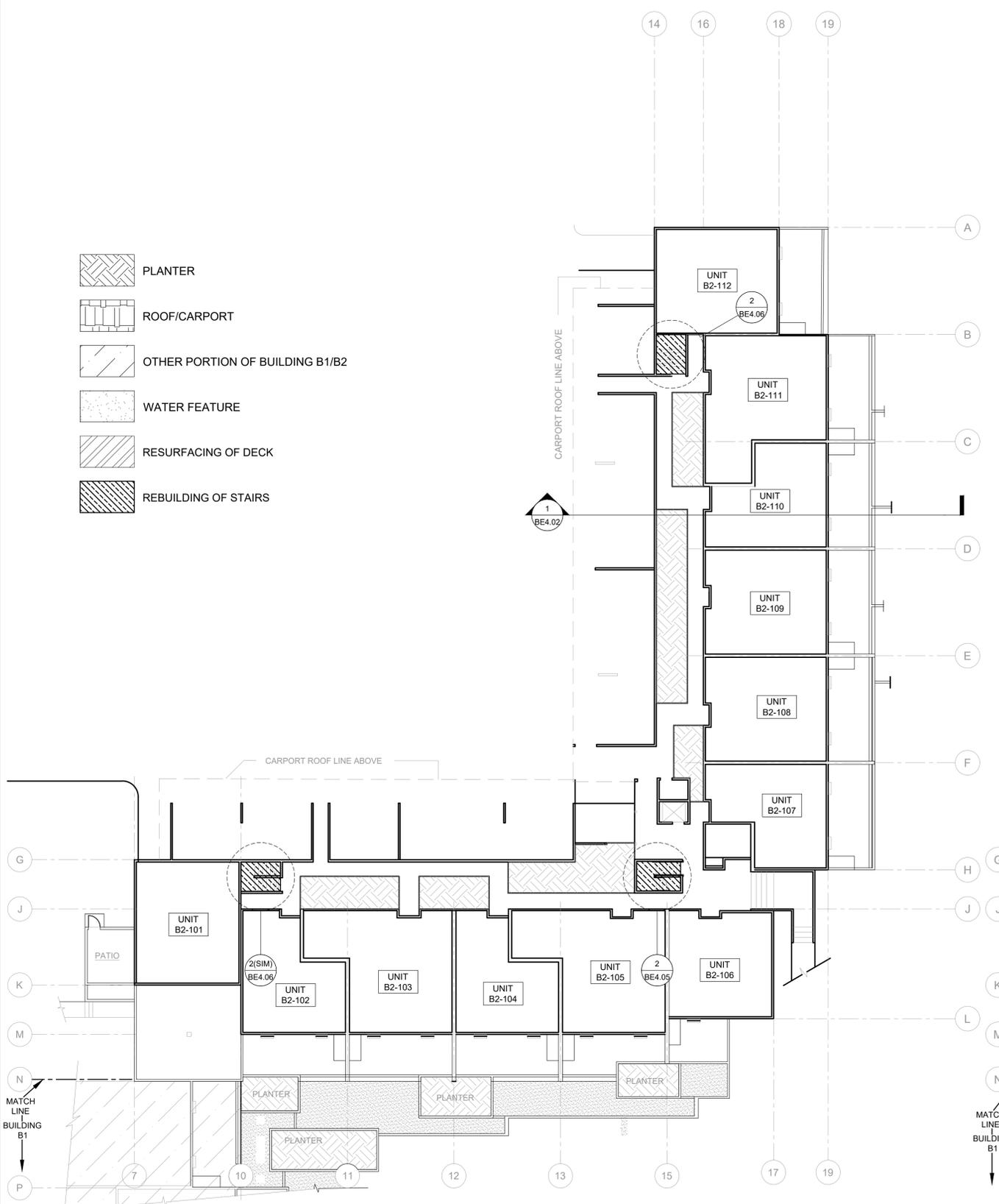
SCALE: As Noted  
 DATE: Oct. 24, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



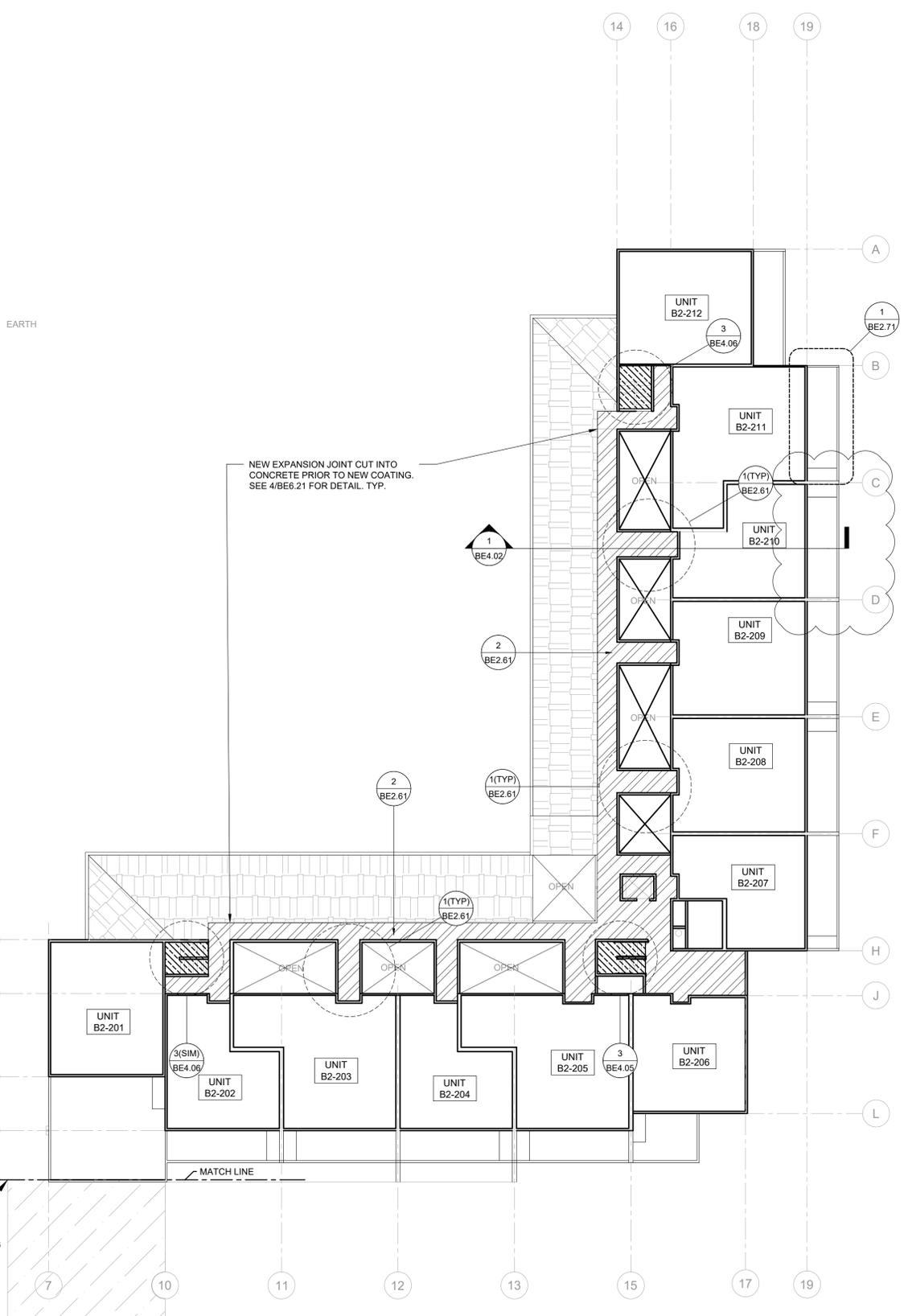
ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

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



**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"

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 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



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**

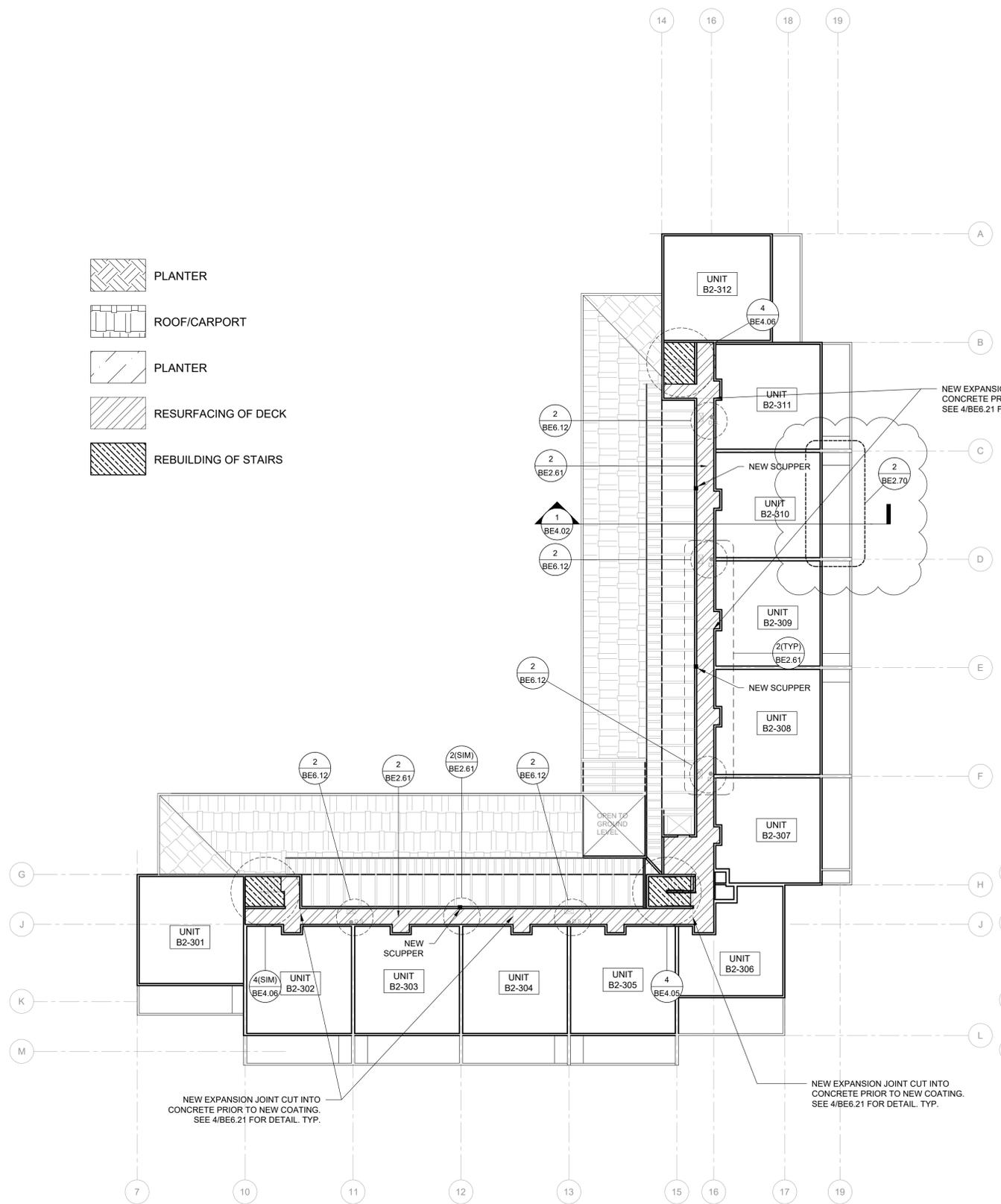
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
 5150 SW LANDING DR, PORTLAND, OR 97239

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

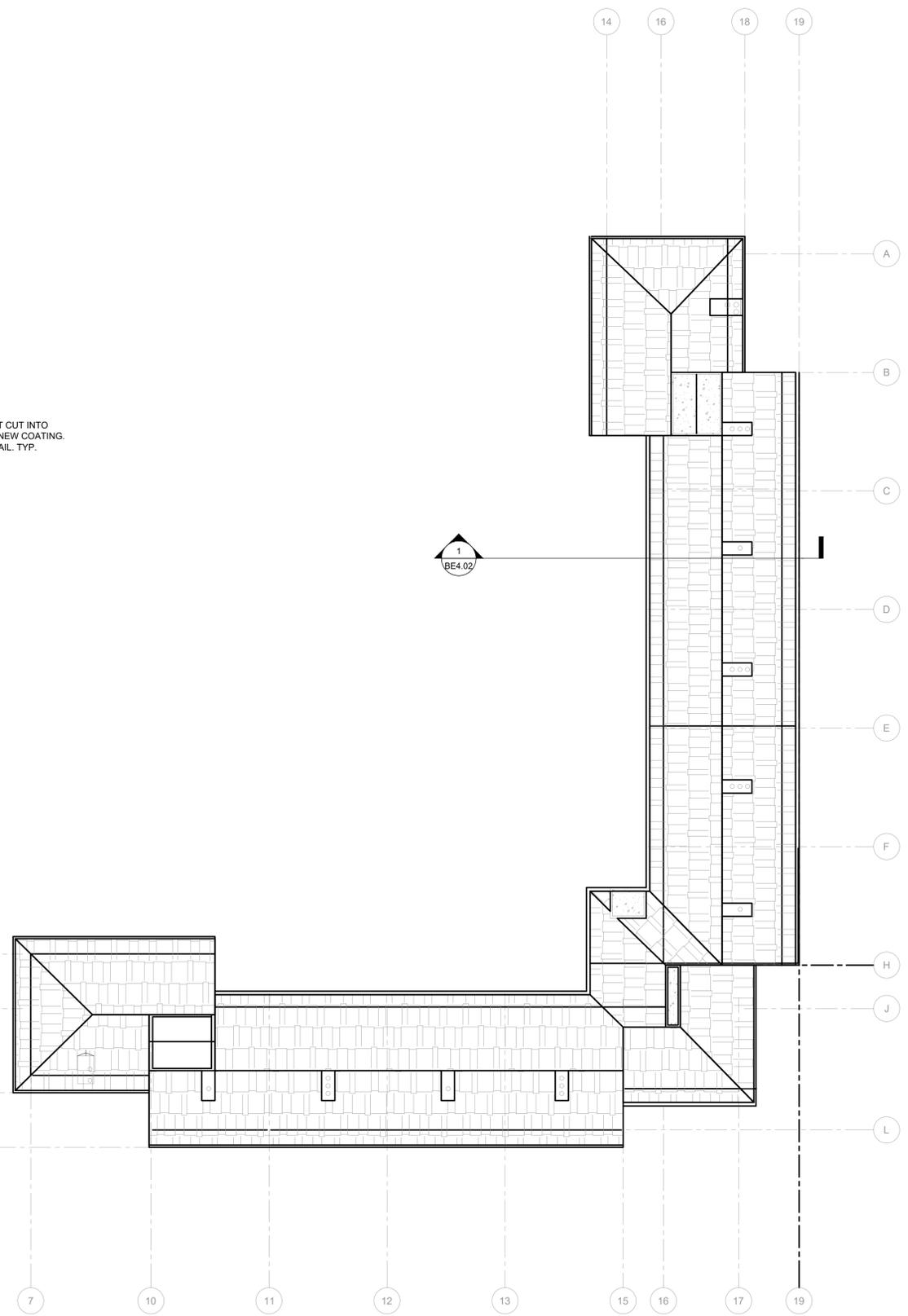
DRAWING NO:  
**BE-2.08**

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

- 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"

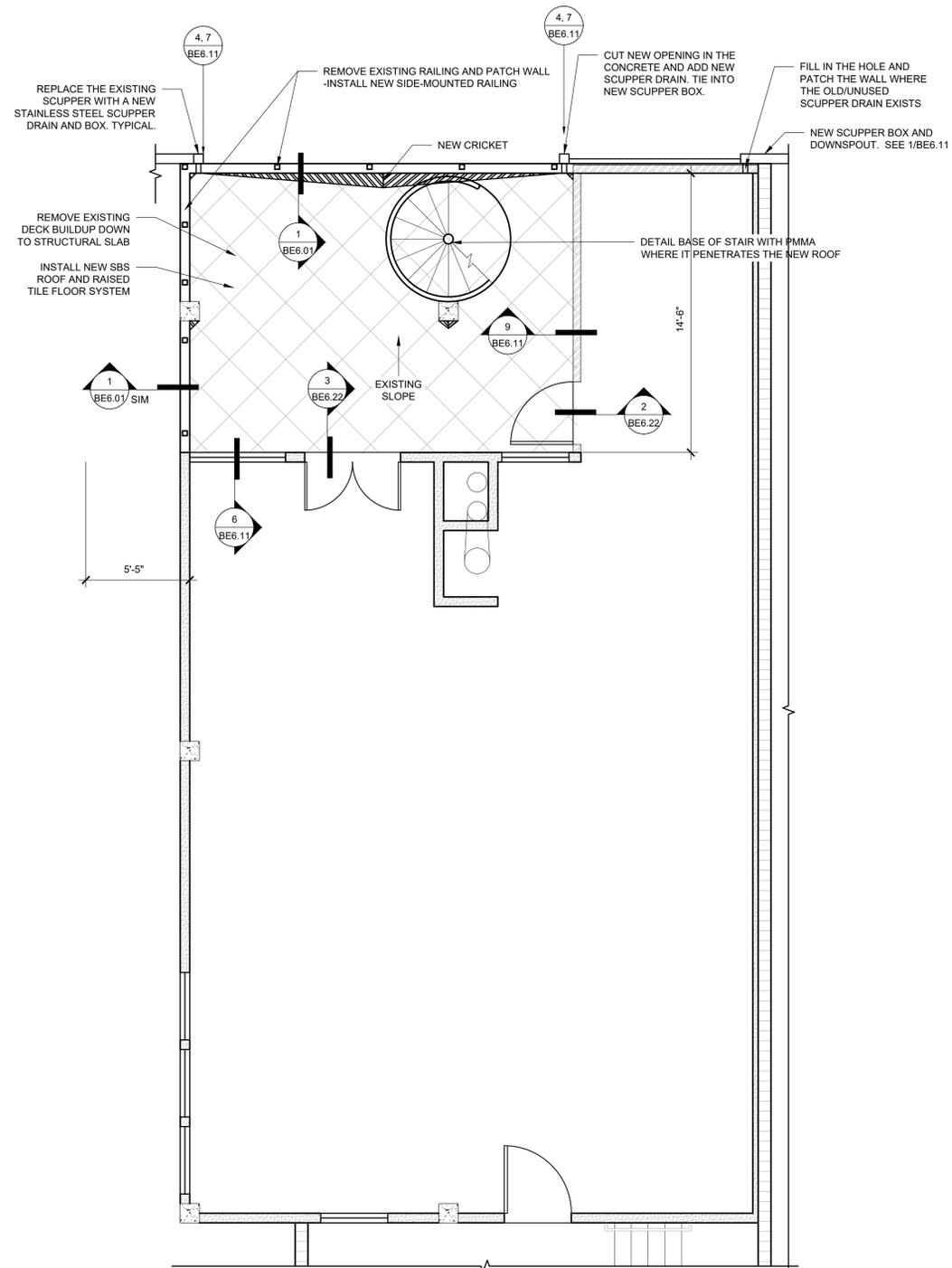
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October 24, 2019 8:40 AM U:\B3438 - The Landing Condos\B3438 016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 2.5 - Plans.dwg

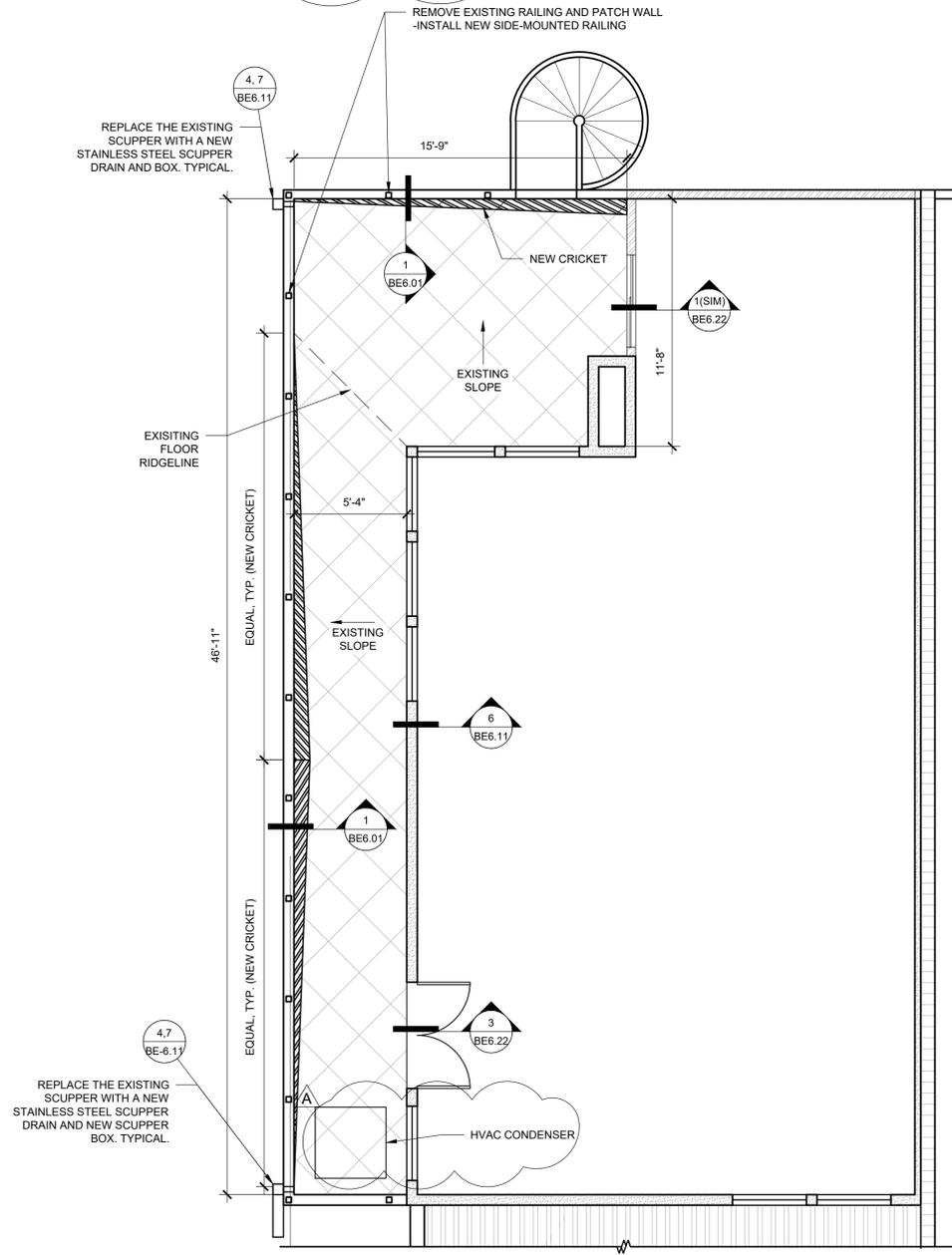


**GENERAL SCOPE OF WORK:**

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.



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



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

STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

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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

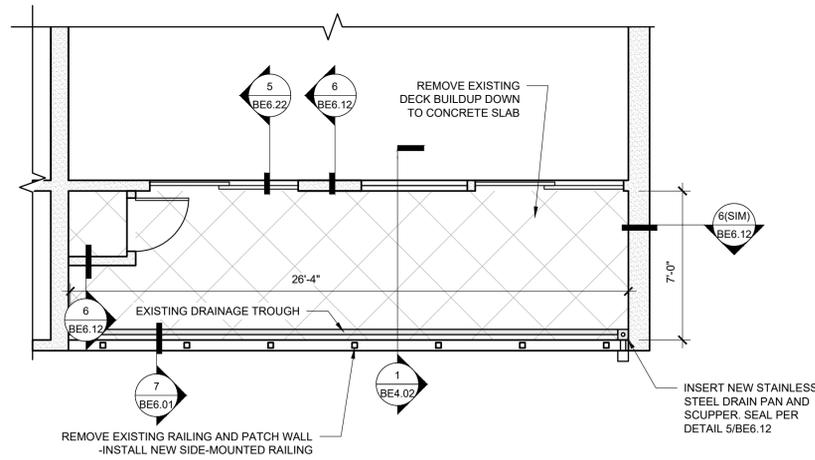




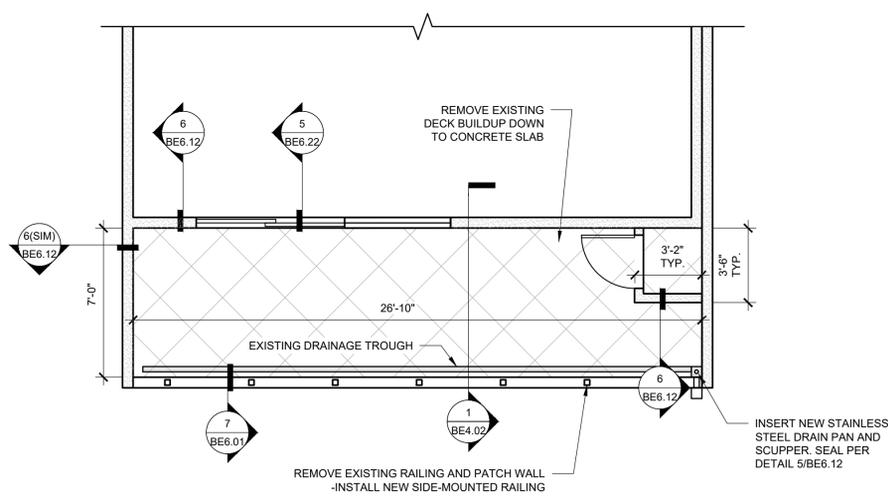
AREA OF WORK

GENERAL SCOPE OF WORK:

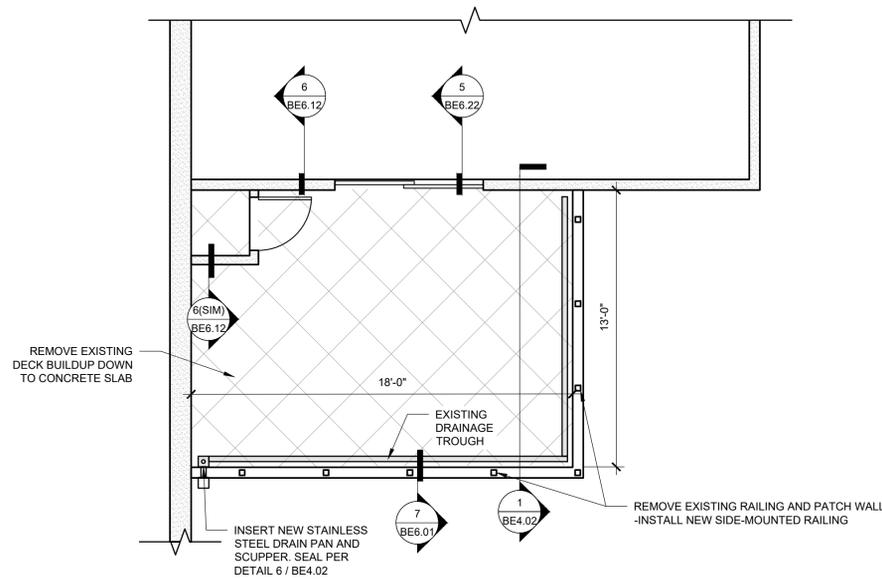
1. CONTRACTOR TO REMOVE THE EXISTING COATING ON THE DECK DOWN TO THE CONCRETE SLAB AND CUT A 4" STRIP OF STUCCO AWAY FROM THE BASE OF THE WALLS FOR NEW FLASHING AND WATERPROOFING
2. CONTRACTOR TO INSTALL NEW DECK COATING WITH NEW FLASHING AND STAINLESS STEEL DRAIN INSERTS
3. CONTRACTOR TO REMOVE EXISTING 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



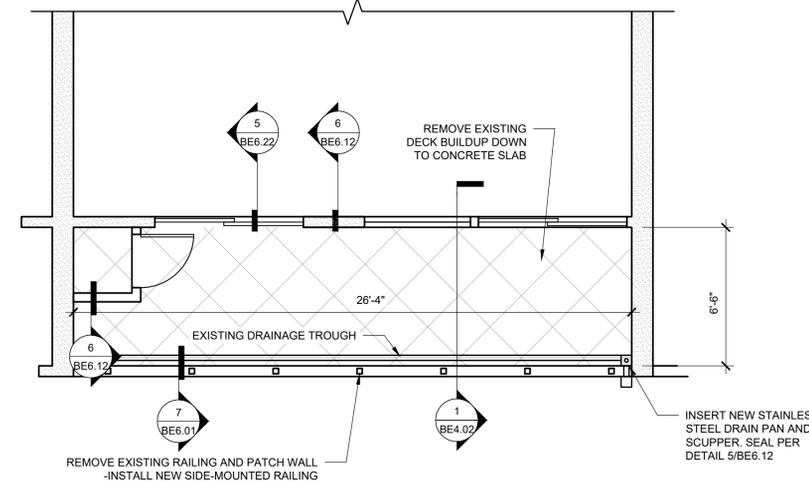
3 FLOOR PLAN - UNIT B1-304  
SCALE: 1/4" = 1'-0"



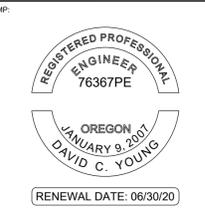
1 FLOOR PLAN - UNIT B1-201  
SCALE: 1/4" = 1'-0"



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



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



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
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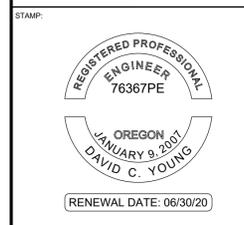
PROJECT NO: B3438.016

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

SHEET TITLE:  
**ENLARGED PLANS (BUILDING B1)**

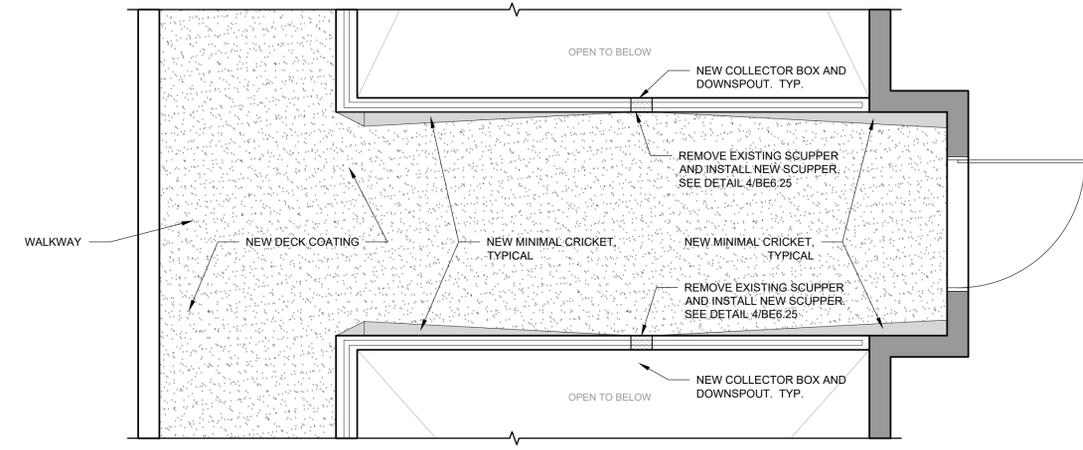
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**BE-2.60**

SCALE: As Noted  
DATE: Oct. 24, 2019  
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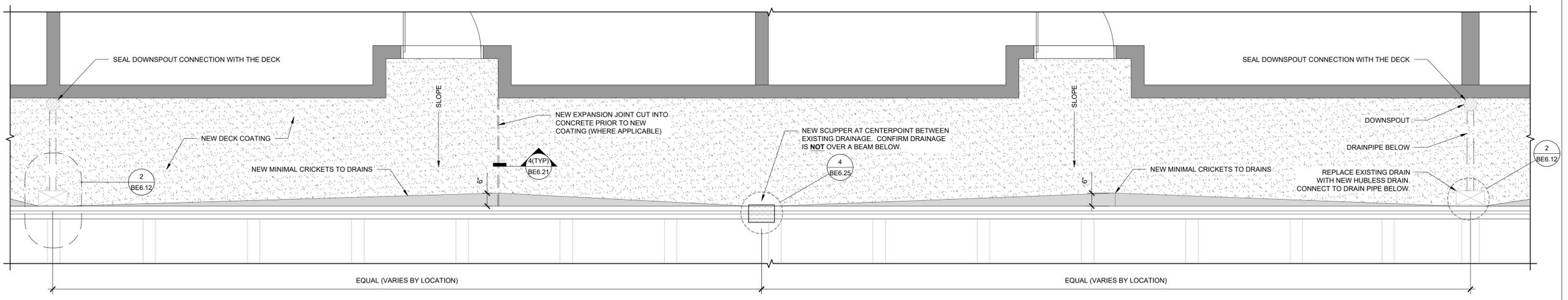


ORIGINAL PRINT SIZE 24" x 36"

LEGEND:



**1 PLAN - TYP. INNER WALKWAY - 2ND FLOOR - BUILDINGS B1/B2**  
 SCALE: 1/2" = 1'-0"



**2 PLAN - TYP. WALKWAY - 3RD FLOOR - BUILDINGS B1/B2**  
 SCALE: 1/2" = 1'-0"

ISSUE/REVISION	DESCRIPTION	DATE
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PROJECT NO:  
**B3438.016**

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

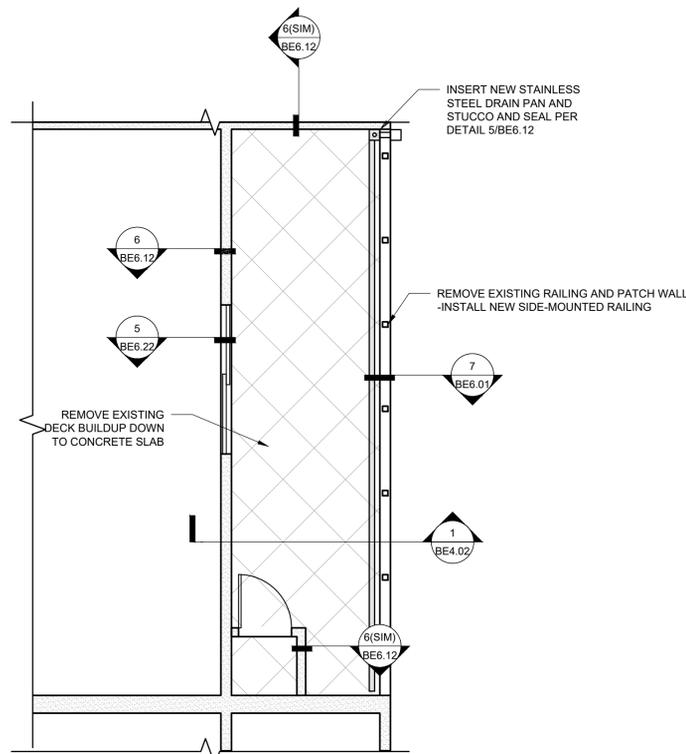
SHEET TITLE:  
**ENLARGED PLANS (BUILDING B1)**

DRAWING NO:  
**BE-2.61**

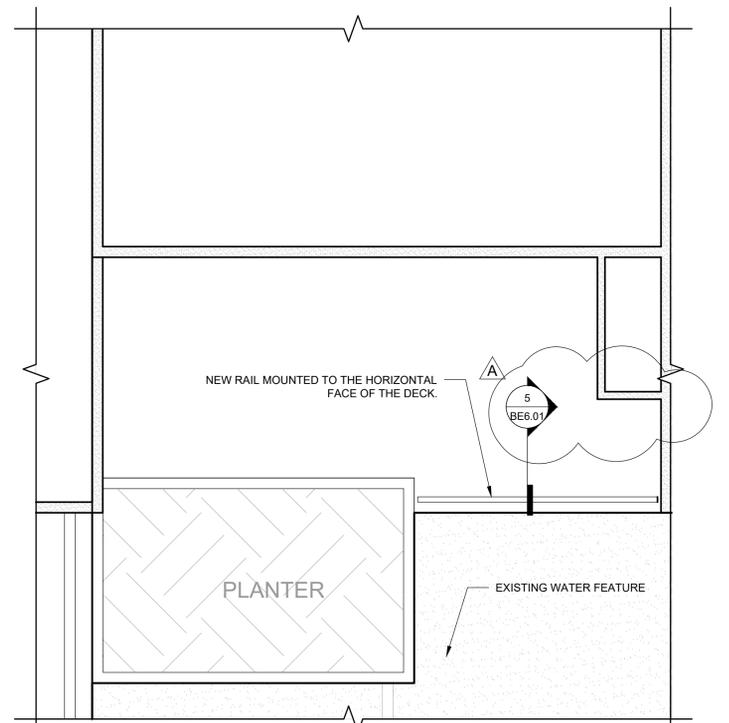
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 DATE: Oct. 24, 2019  
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 AREA OF WORK



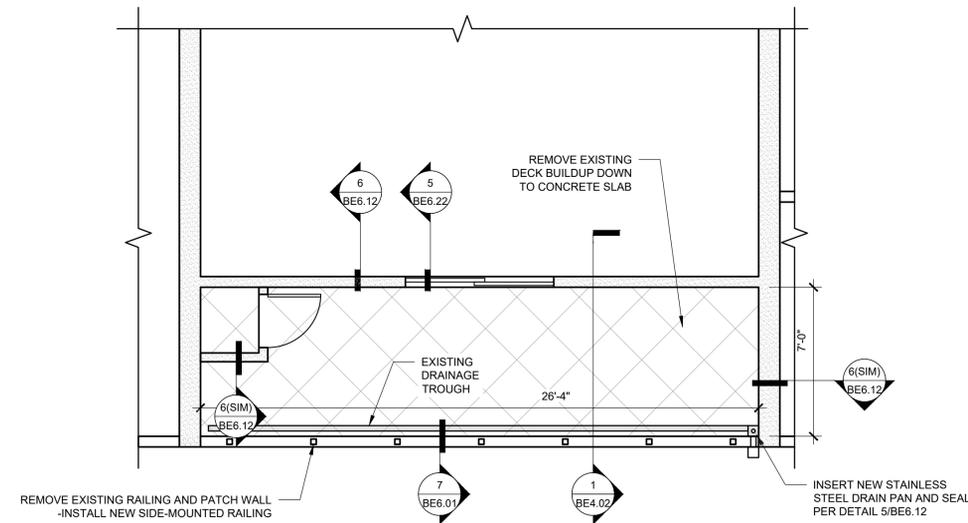
**3 FLOOR PLAN - UNIT B2-211**  
SCALE: 1/4" = 1'-0"



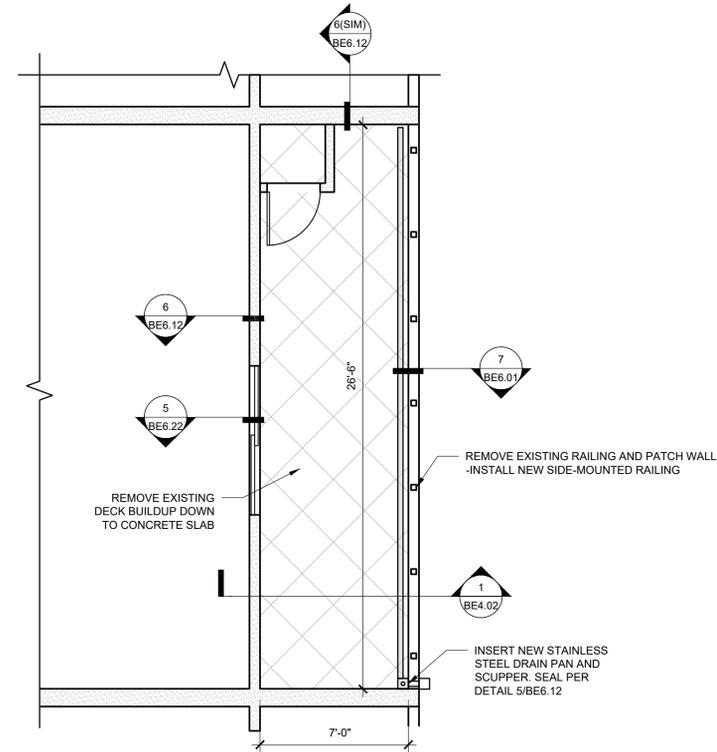
**4 FLOOR PLAN - UNIT B2-102**  
SCALE: 1/4" = 1'-0"

**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



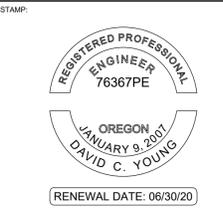
**1 FLOOR PLAN - UNIT B2-205**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - UNIT B2-210**  
SCALE: 1/4" = 1'-0"



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PORTLAND, OR 97229  
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TEL 503-243-4222



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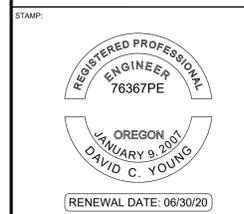
PROJECT NO:  
**B3438.016**

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



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LEGEND:

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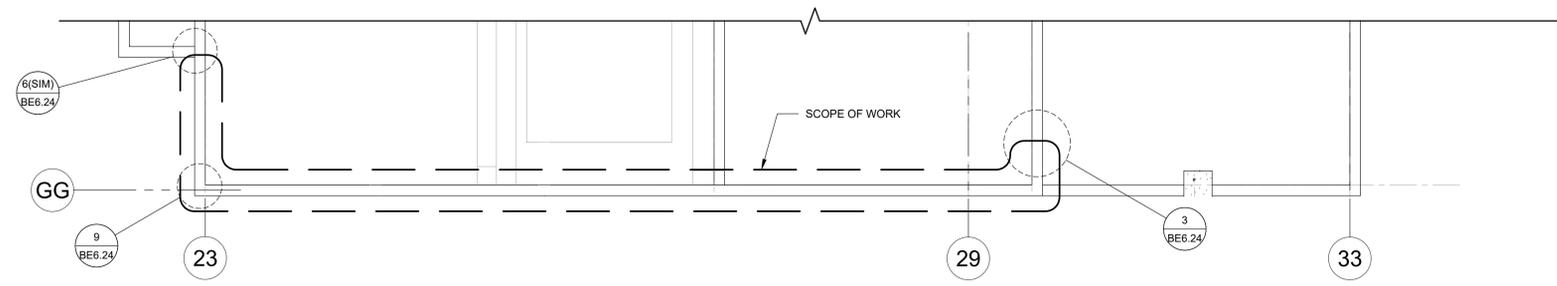
PROJECT NO:  
**B3438.016**

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

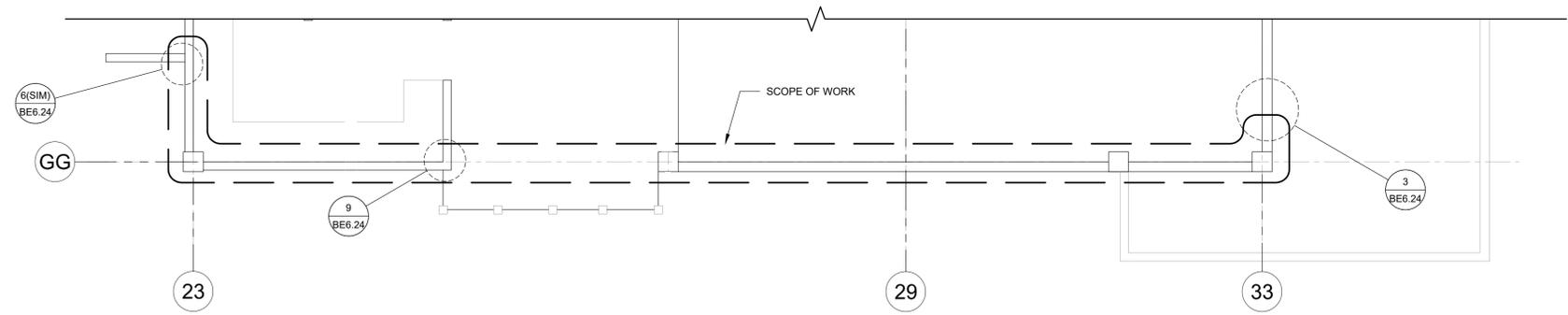
SHEET TITLE:  
**ELEVATIONS**

DRAWING NO:  
**BE-3.01**

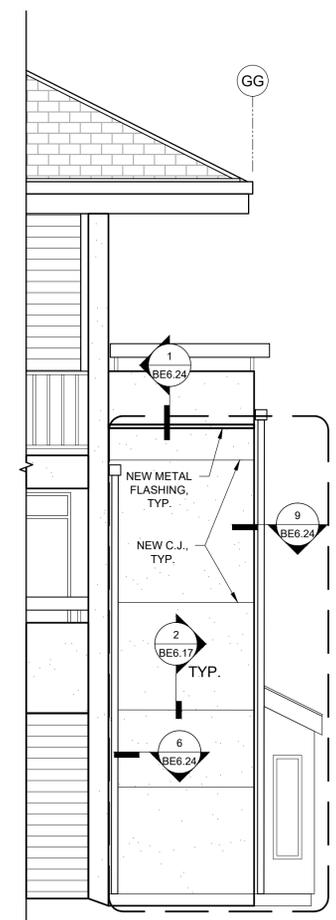
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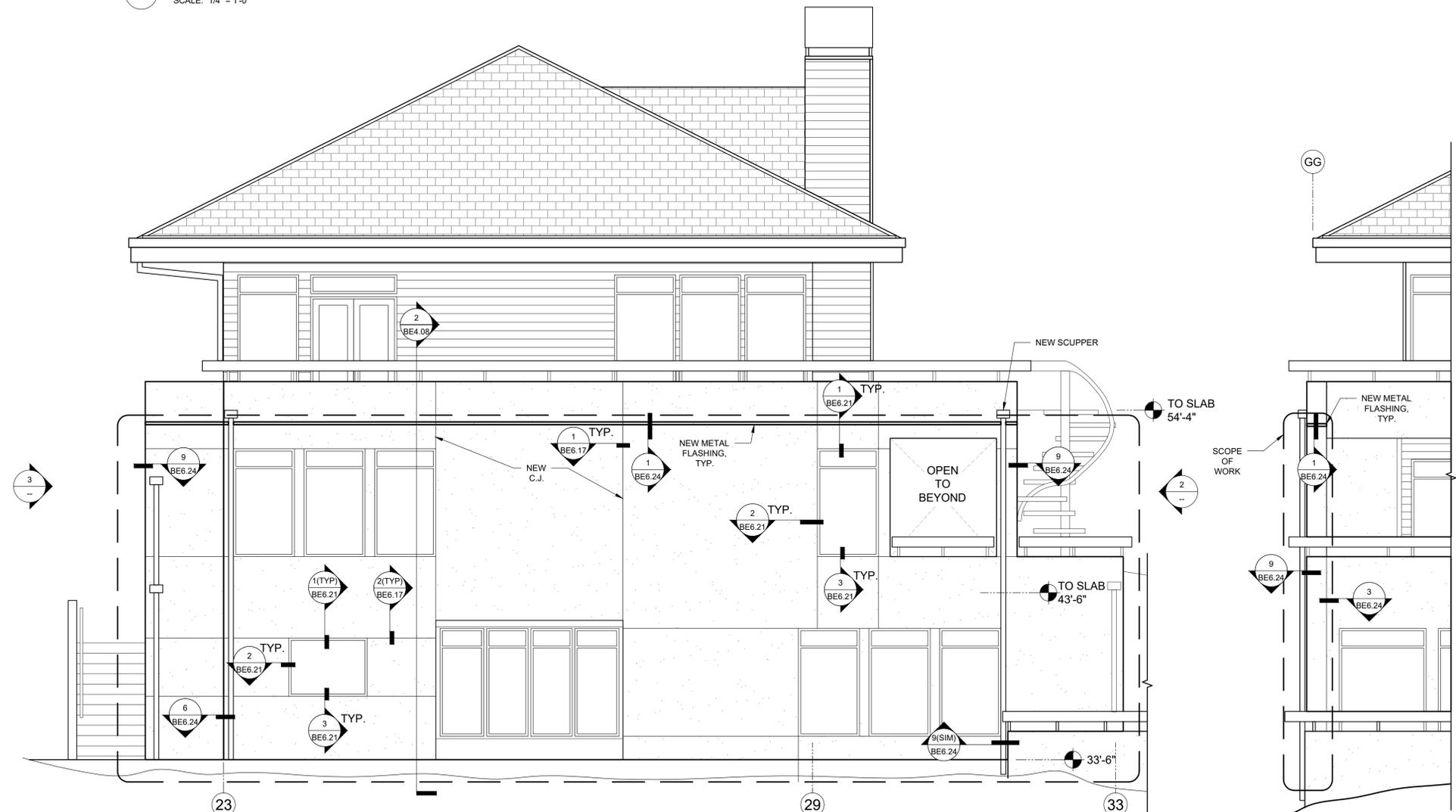
**4 PARTIAL PLAN - 1ST FLOOR**  
 SCALE: 1/4" = 1'-0"



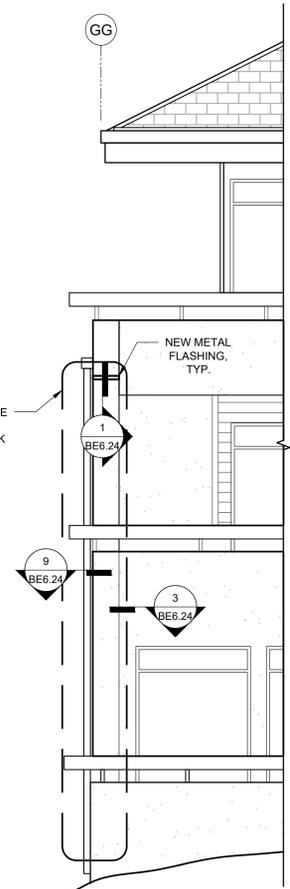
**5 PARTIAL PLAN - GROUND FLOOR**  
 SCALE: 1/4" = 1'-0"



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

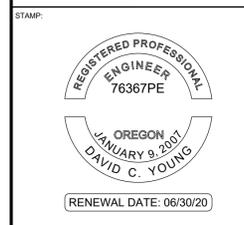


**1 PARTIAL SOUTH ELEVATION - BUILDING A**  
 SCALE: 1/4" = 1'-0"



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

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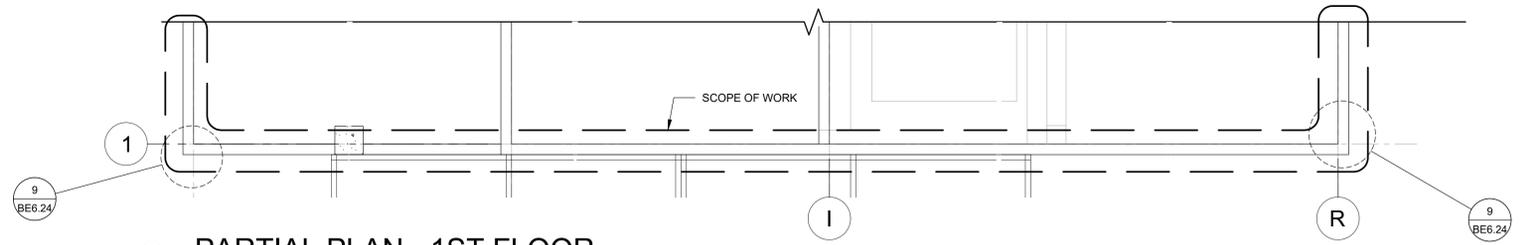
PROJECT NO:  
**B3438.016**

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

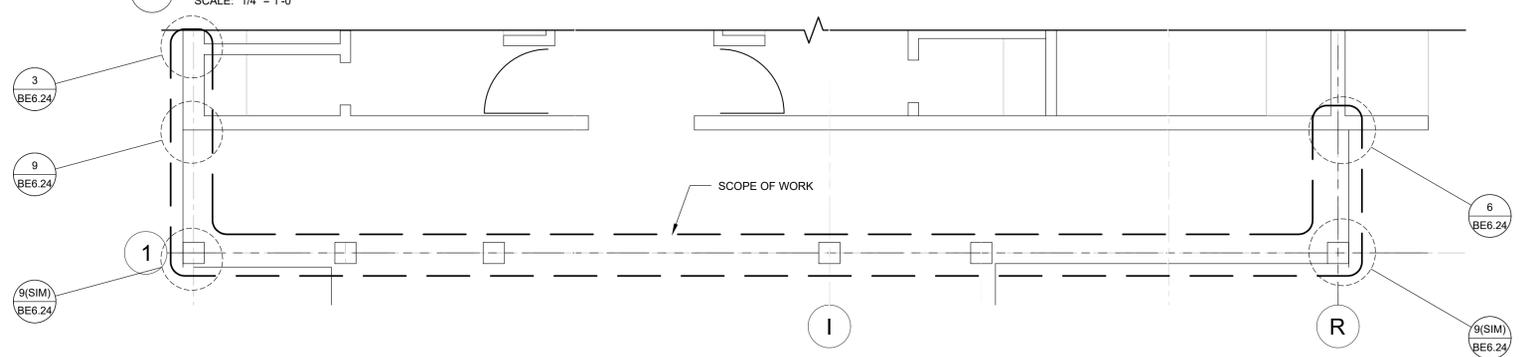
SHEET TITLE:  
**ELEVATIONS**

DRAWING NO:  
**BE-3.02**

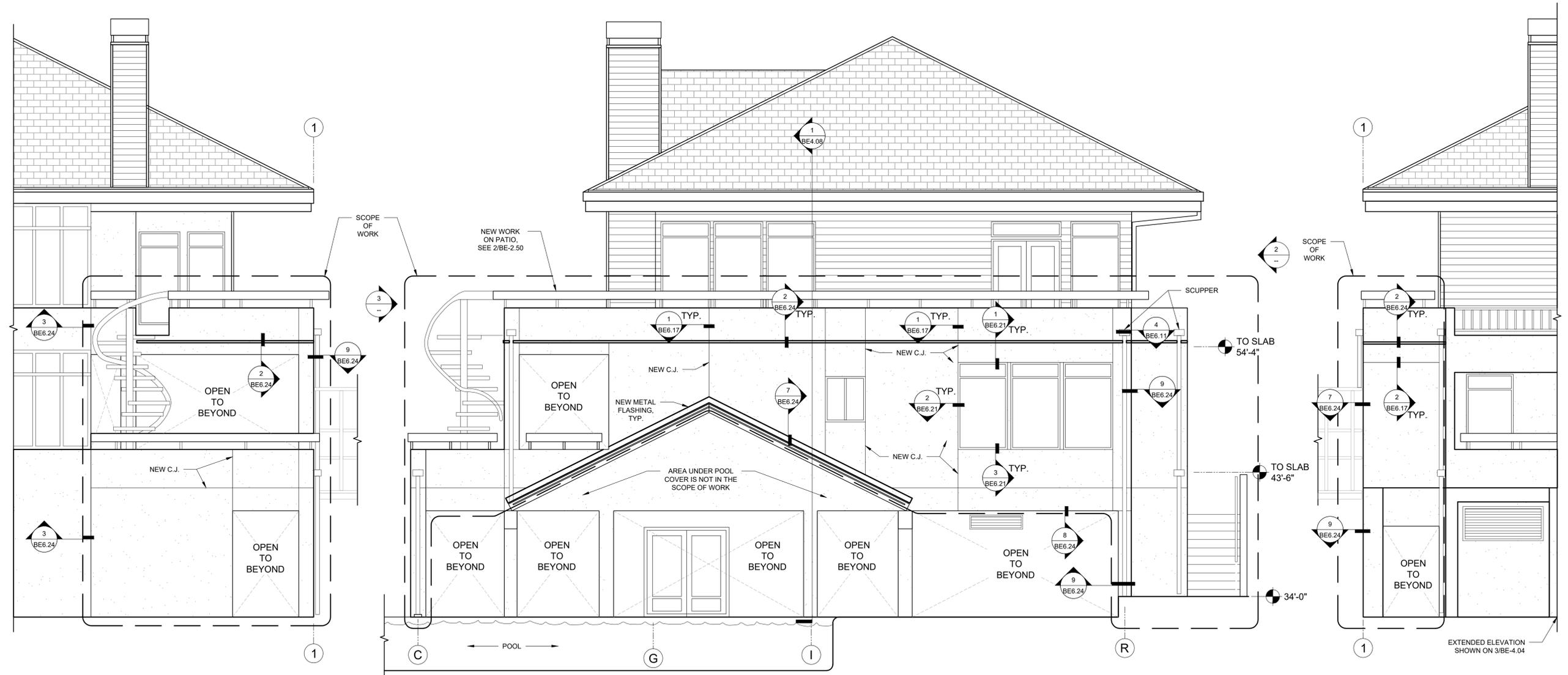
SCALE: As Noted  
 DATE: Oct. 24, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



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



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



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

**1 PARTIAL WEST ELEVATION @ POOL - BUILDING A**  
 SCALE: 1/4" = 1'-0"

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

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STAMP:



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
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PROJECT NO.:

**B3438.016**

PROJECT TITLE:

**PARTIAL EXTERIOR REHABILITATION**

5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:

**SECTIONS**

DRAWING NO.:

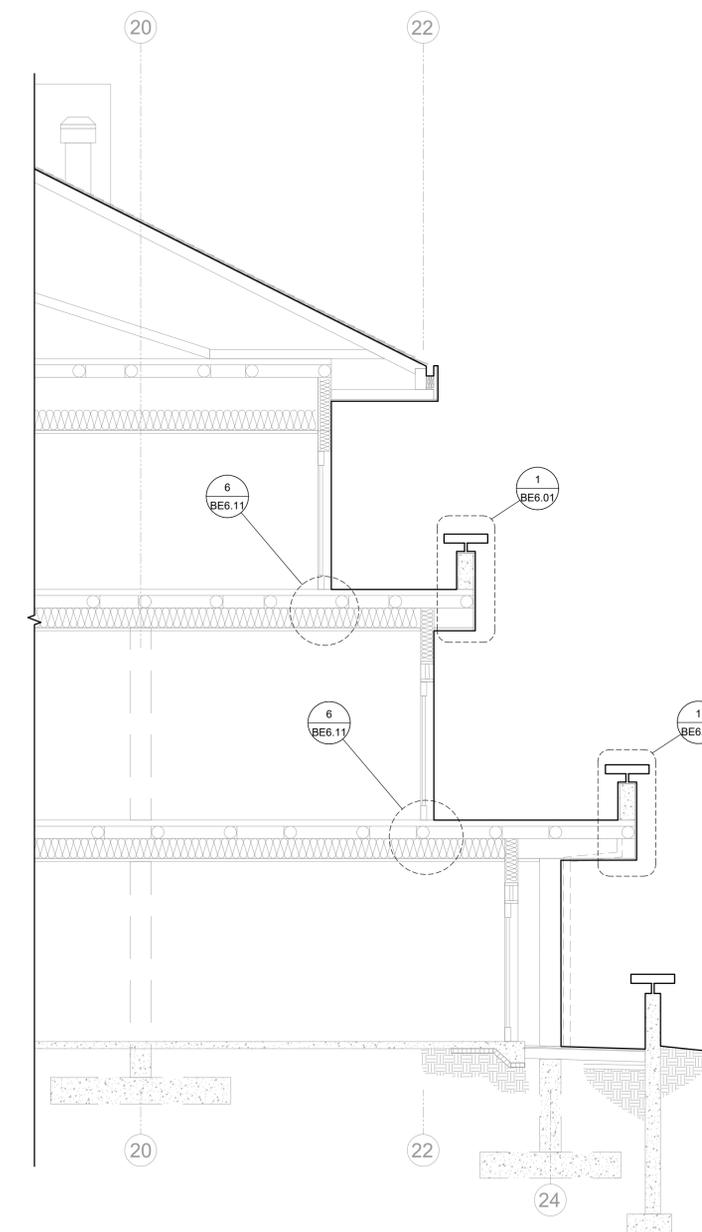
**BE-4.01**

SCALE: As Noted

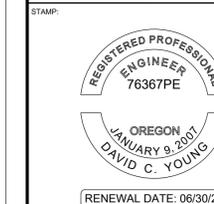
DRAWN BY: DAA

DATE: Oct. 24, 2019

CHECKED BY: INITIALS



**1 SECTION - BUILDING A**  
 SCALE: 1/4" = 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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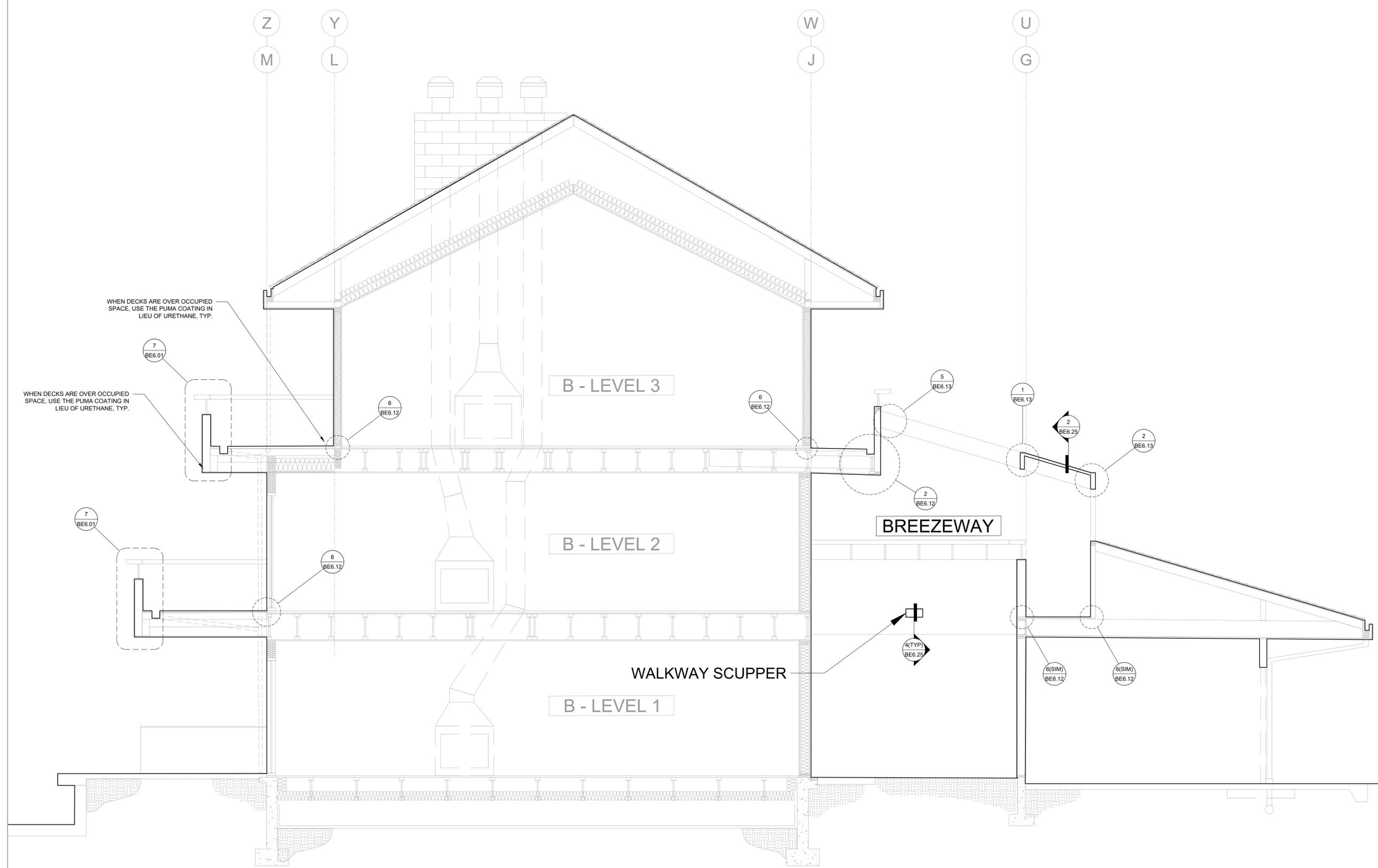
PROJECT NO:  
**B3438.016**

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

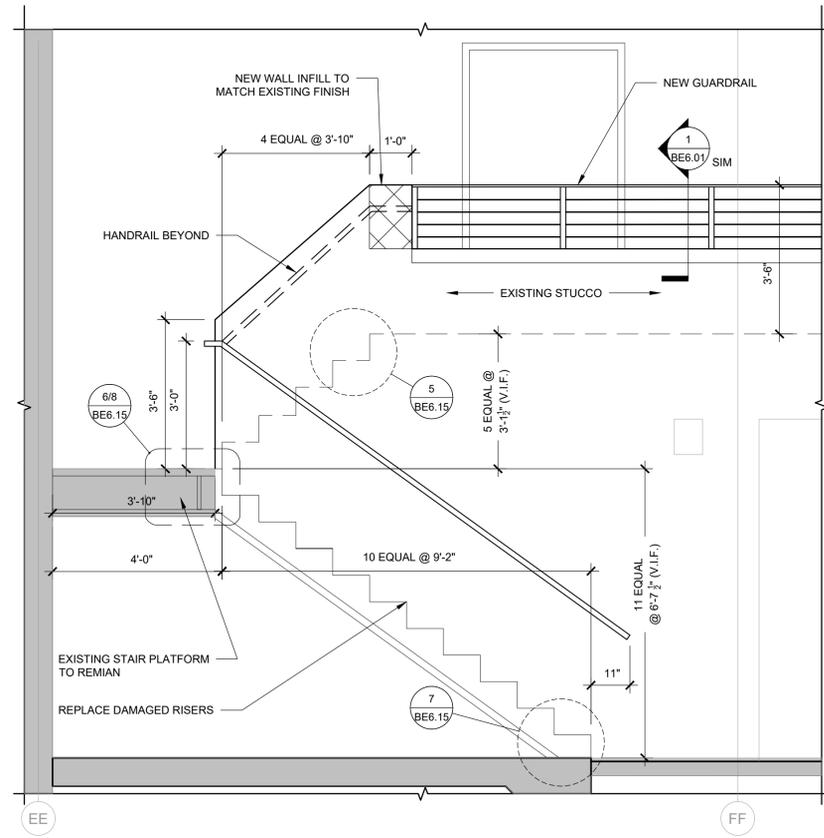
SHEET TITLE:  
**SECTIONS**

DRAWING NO:  
**BE-4.02**

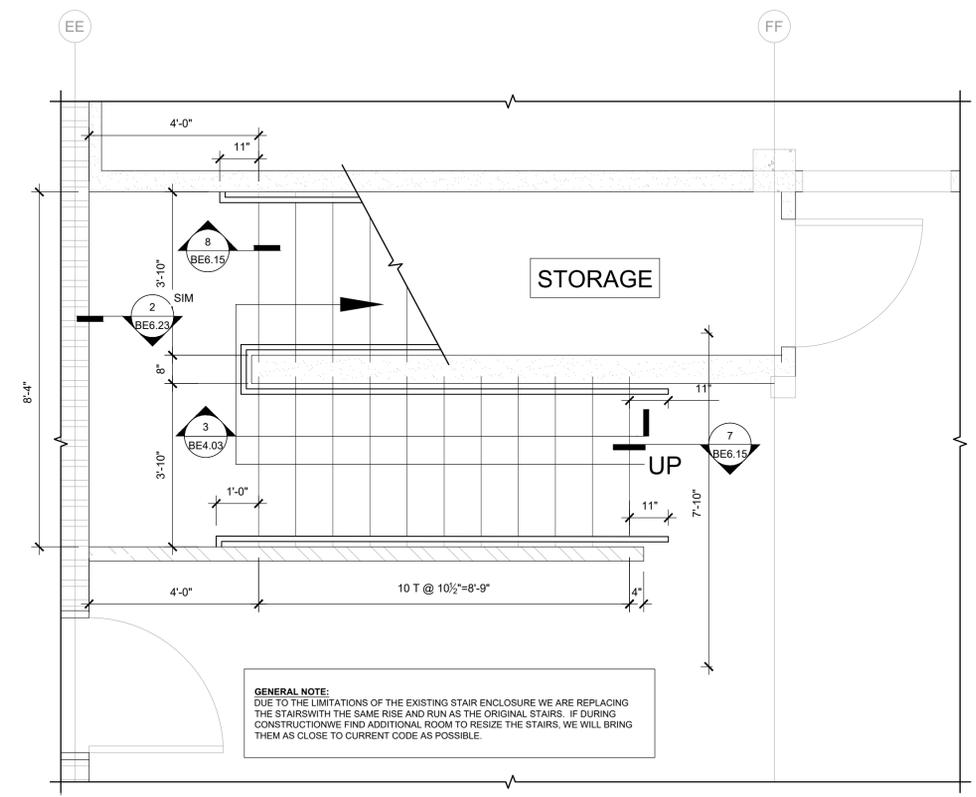
SCALE: As Noted  
 DATE: Oct. 24, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



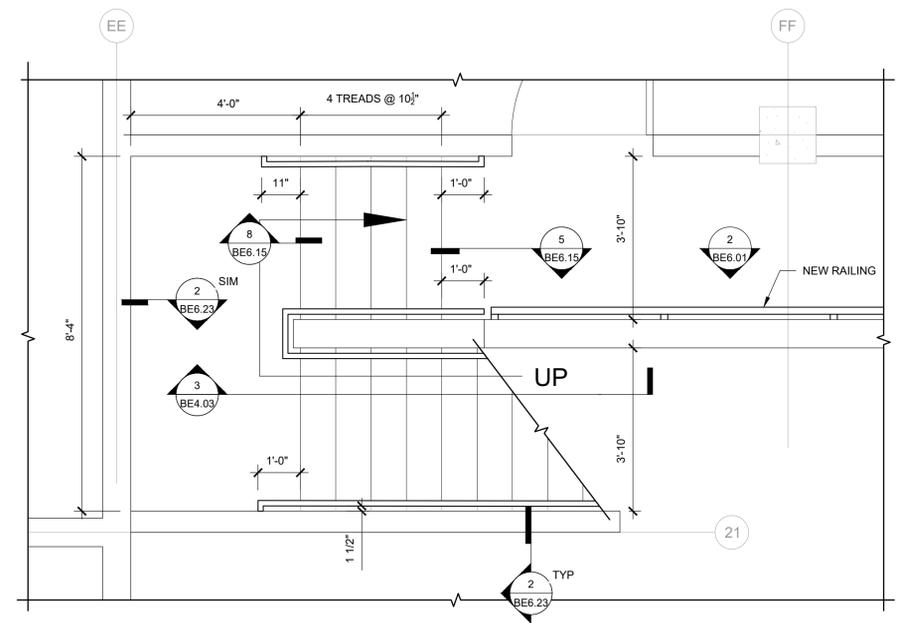
**1 SECTION - BUILDING B1/B2**  
 SCALE: 3/8" = 1'-0"



**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
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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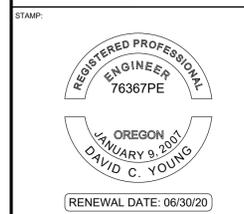
PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**STAIRS - BUILDING A**

DRAWING NO:  
**BE-4.03**

SCALE: As Noted  
DATE: Oct. 24, 2019  
DRAWN BY: DAA  
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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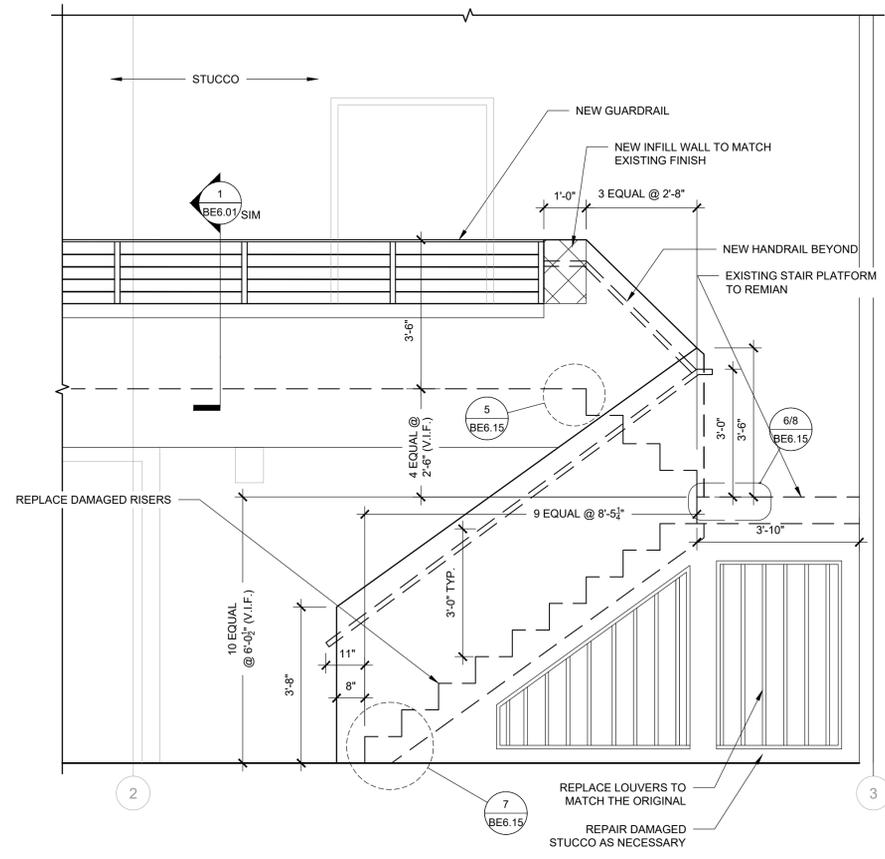
PROJECT NO:  
**B3438.016**

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

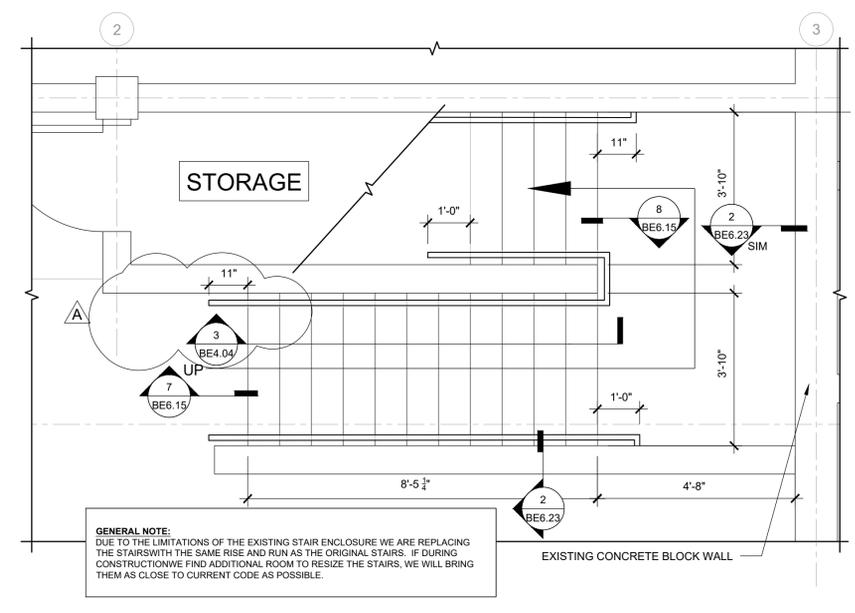
SHEET TITLE:  
**STAIRS - BUILDING A**

DRAWING NO:  
**BE-4.04**

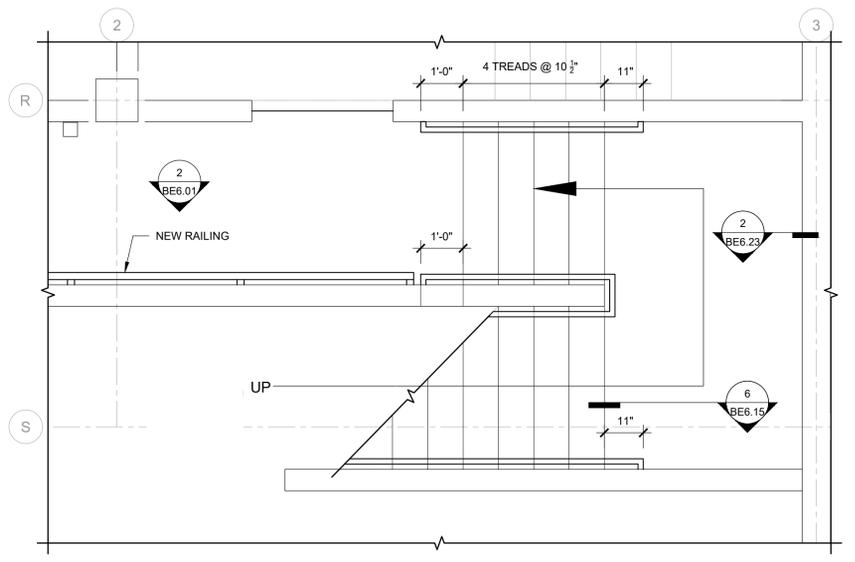
SCALE: As Noted  
 DATE: Oct. 24, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



**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"

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
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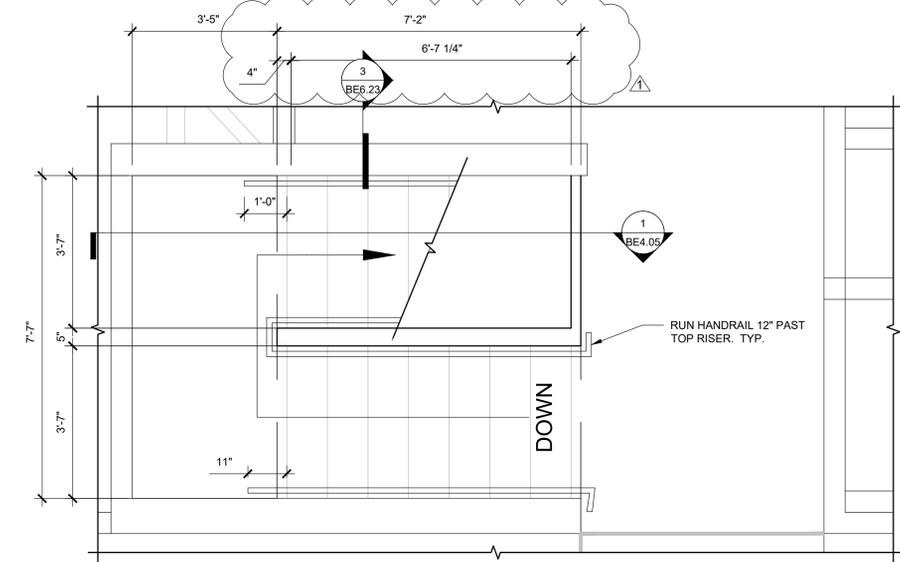
PROJECT NO:  
**B3438.016**

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

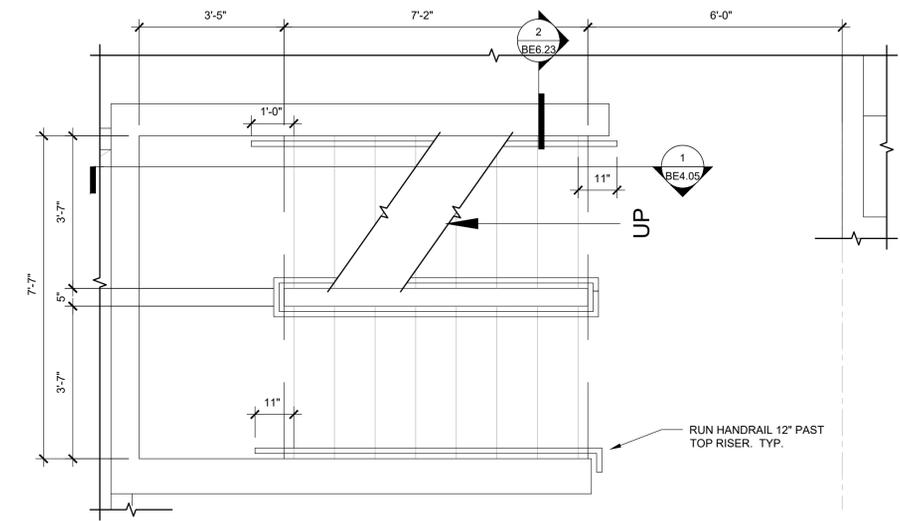
SHEET TITLE:  
**STAIRS - BUILDING B1**

DRAWING NO:  
**BE-4.05**

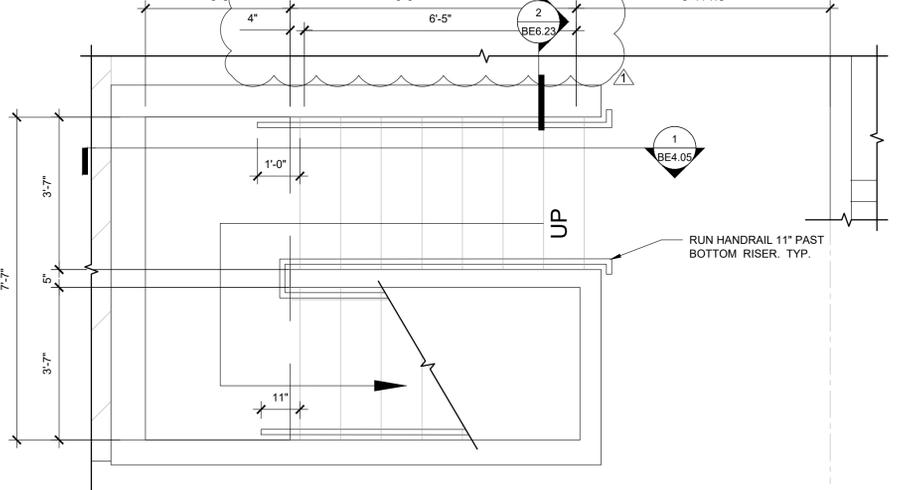
SCALE: As Noted  
 DRAWN BY: DAA  
 DATE: Oct. 24, 2019  
 CHECKED BY: INITIALS



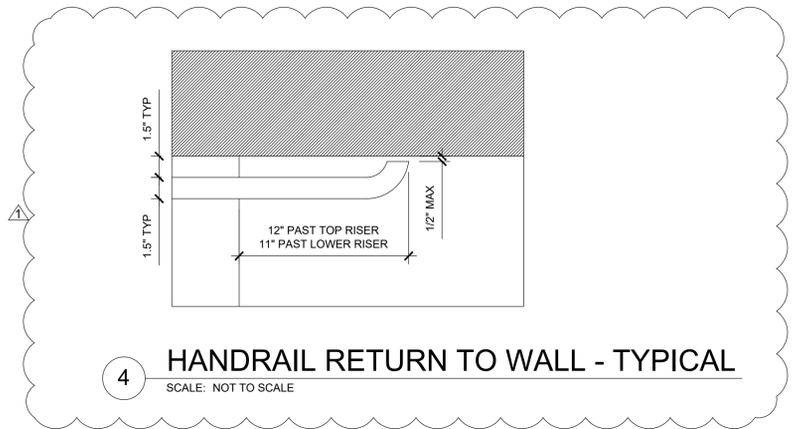
**3 ENLARGED CENTER STAIR - LEVEL 3**  
 SCALE: 1/2" = 1'-0"



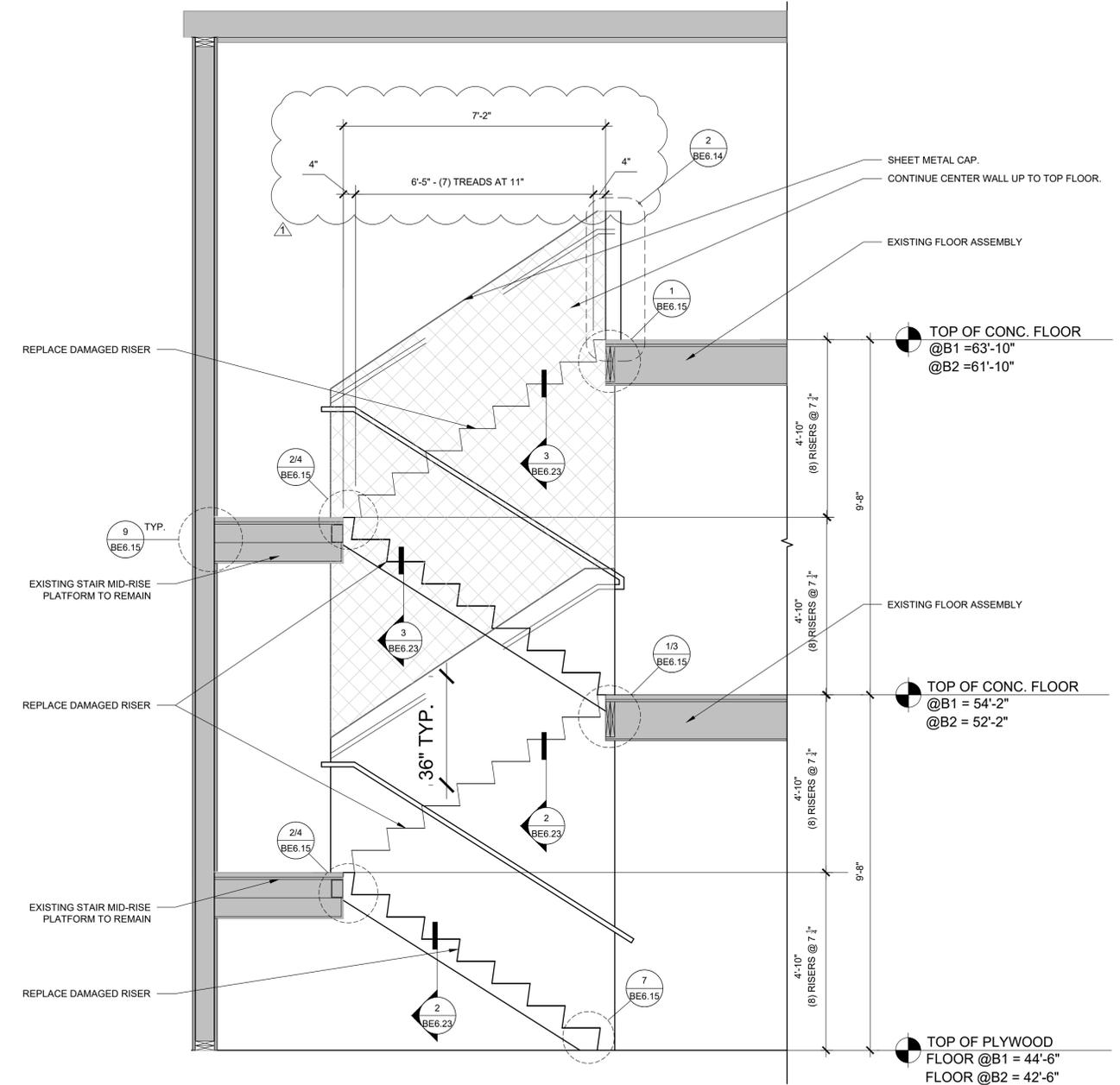
**2 ENLARGED CENTER STAIR - LEVEL 2**  
 SCALE: 1/2" = 1'-0"



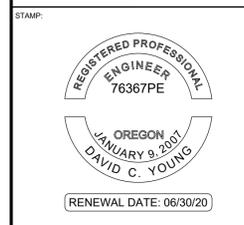
**2 ENLARGED CENTER STAIR - LEVEL 1**  
 SCALE: 1/2" = 1'-0"



**4 HANDRAIL RETURN TO WALL - TYPICAL**  
 SCALE: NOT TO SCALE



**1 CENTER STAIR REHABILITATION SECTION - B1 & B2**  
 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
3	CHECKSHEET RESPONSE	SEPT 13, 2019
4	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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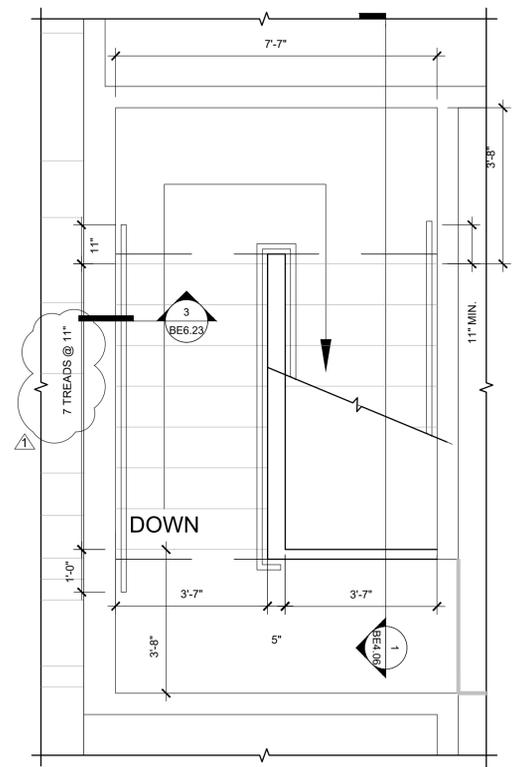
PROJECT NO:  
**B3438.016**

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

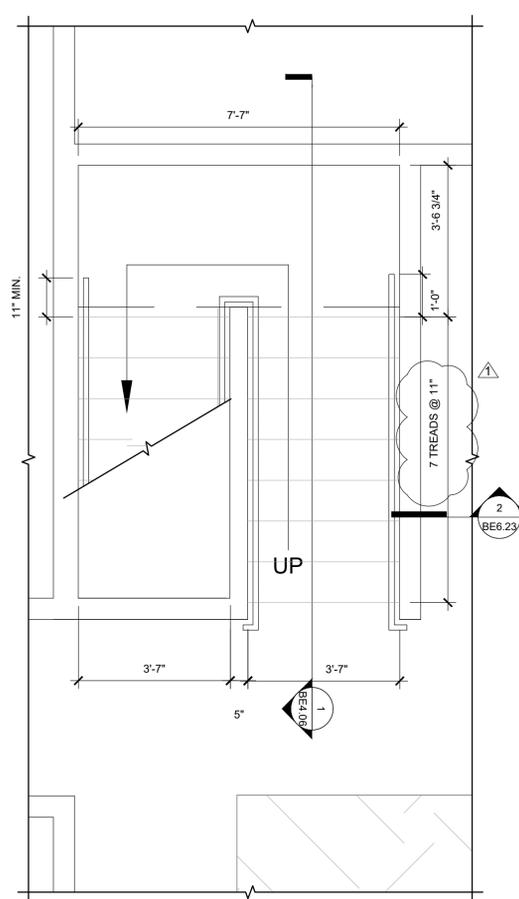
SHEET TITLE:  
**STAIRS - BUILDING B2**

DRAWING NO:  
**BE-4.06**

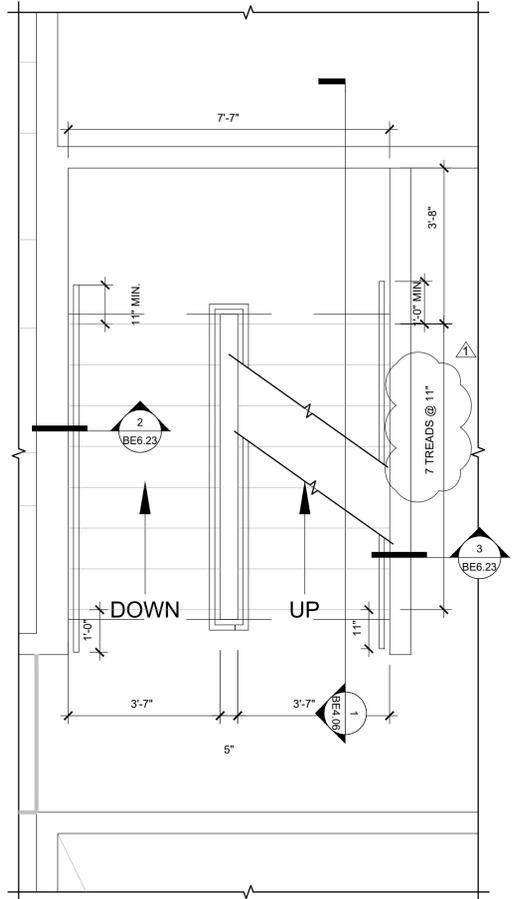
SCALE: As Noted  
 DATE: Oct. 24, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



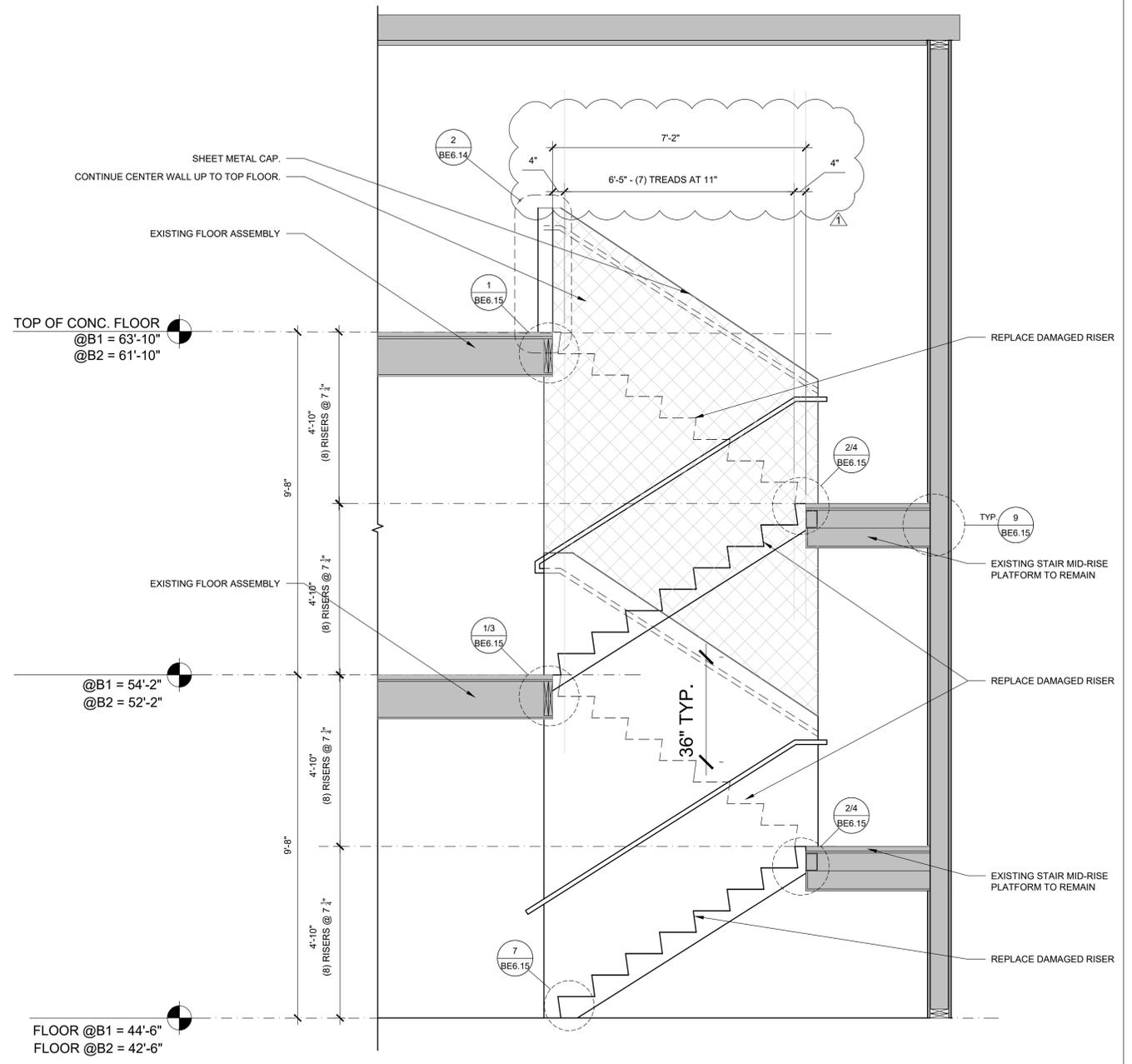
**4 ENLARGED OUTER STAIR - LEVEL 3**  
 SCALE: 1/2" = 1'-0"



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

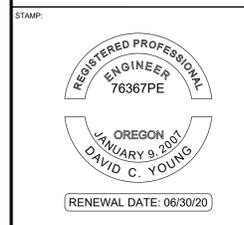


**3 ENLARGED STAIR - LEVEL 2**  
 SCALE: 1/2" = 1'-0"



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

October 24, 2019 1:27 PM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\DWG\0 Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 4.06 - Sections.dwg



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



**1 SECTION AT NEW SCUPPER SYSTEM**  
 SCALE: 1-1/2" = 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
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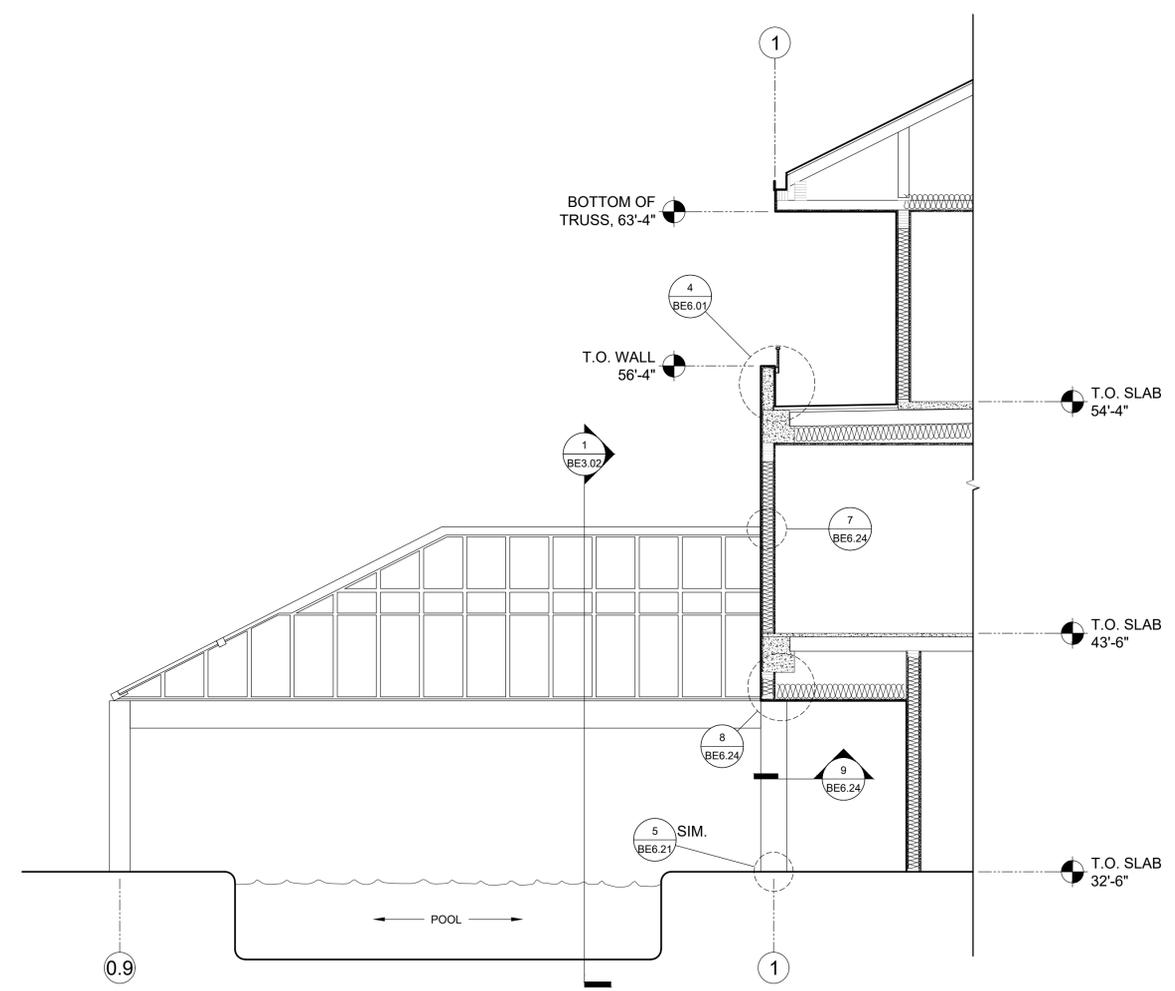
PROJECT NO:  
**B3438.016**

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

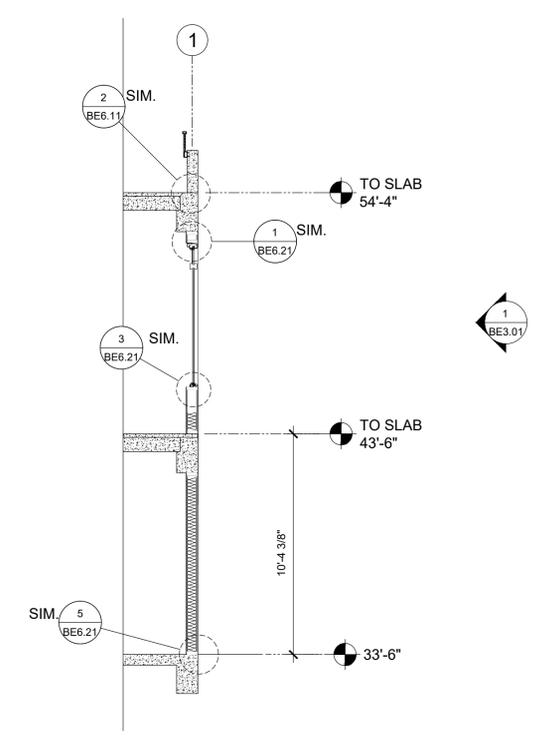
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**REBUILT WALLS SECTIONS BUILDING A**

DRAWING NO:  
**BE-4.08**

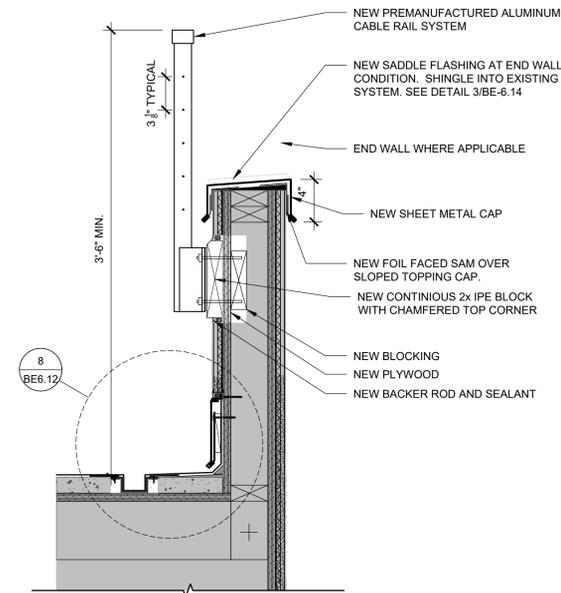
SCALE: As Noted  
 DATE: Oct. 24, 2019  
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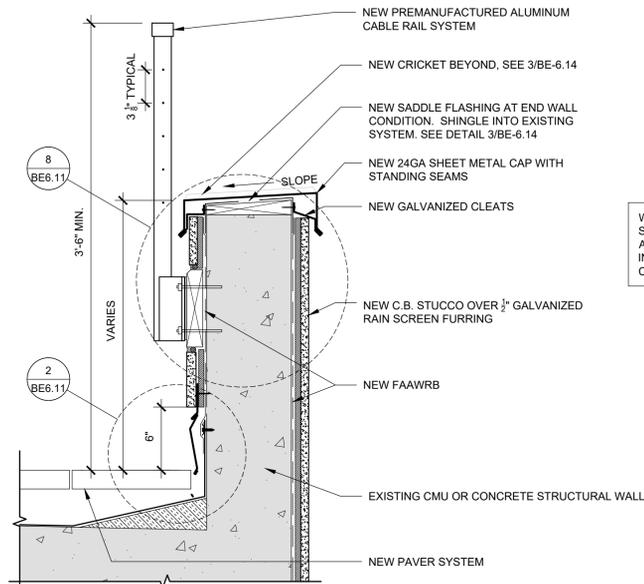
**1 SECTION @ POOL/TOWNHOUSE - BUILDING A - NORTH**  
 SCALE: 1/4" = 1'-0"



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

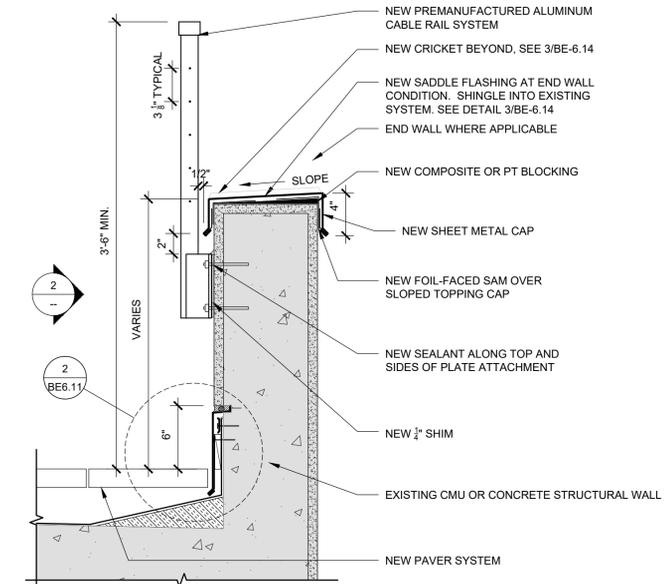


**7 RAIL SECTION @ B DECKS**  
 SCALE: 1-1/2" = 1'-0"

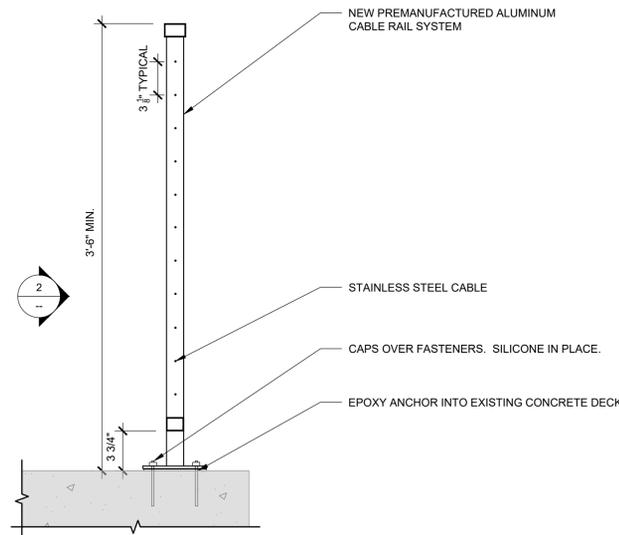


**4 RAIL SECTION @ RAIN SCREEN**  
 SCALE: 1-1/2" = 1'-0"

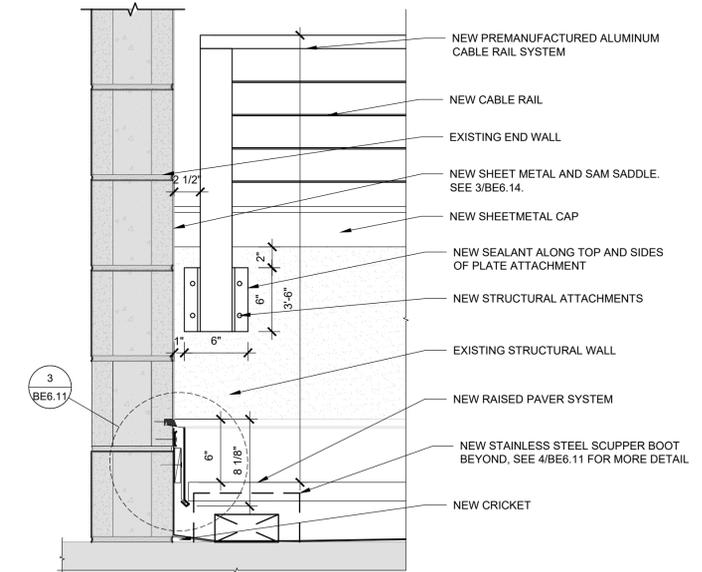
WHERE NEW SHEET METAL CAPS HIT SUNROOMS, THERE WILL NEED TO BE A CUSTOM TRANSITION FLASHING INSTALLED FOR EACH INSTANCE, TYP. CONSULTANT TO ADDRESS ON SITE.



**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
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△	CHECKSHEET RESPONSE	SEPT 13, 2019
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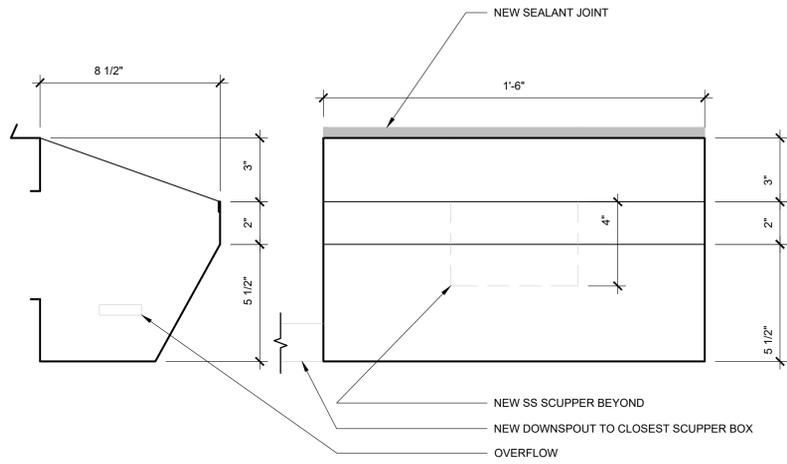
PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**DETAILS**

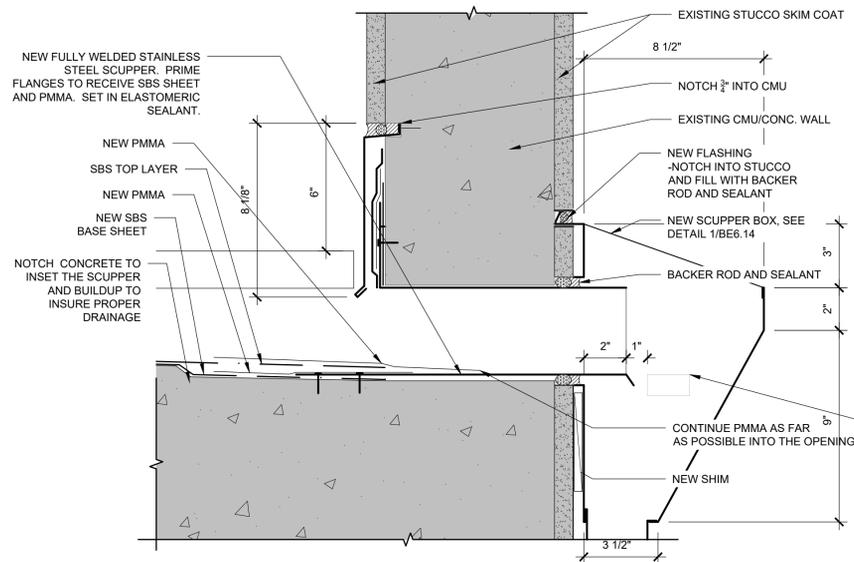
DRAWING NO:  
**BE-6.01**

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



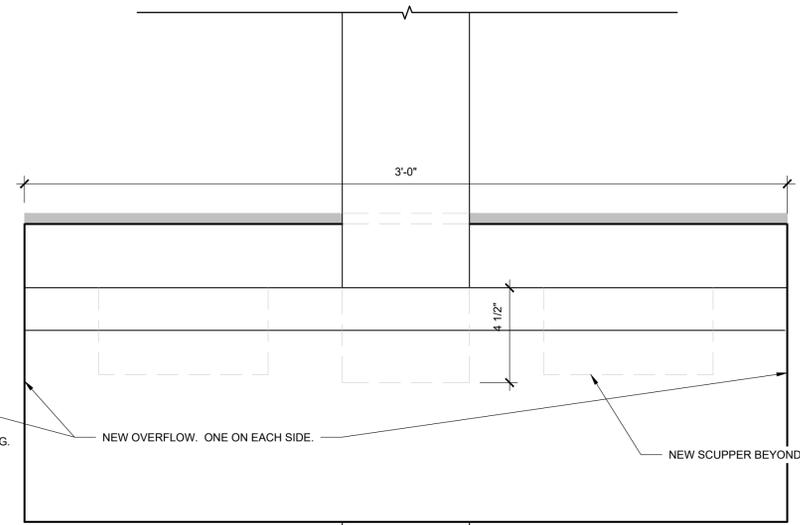
**7 SMALL SCUPPER BOX ELEVATION**

SCALE: 3" = 1'-0"



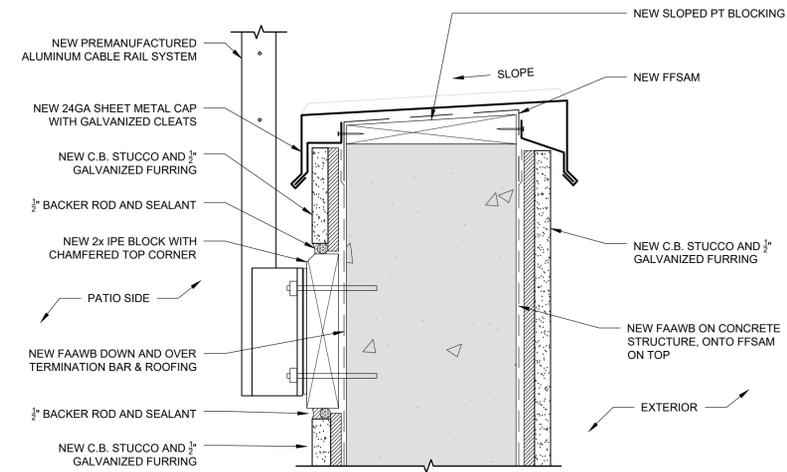
**4 SS SCUPPER DETAIL - BUILDING A**

SCALE: 3" = 1'-0"



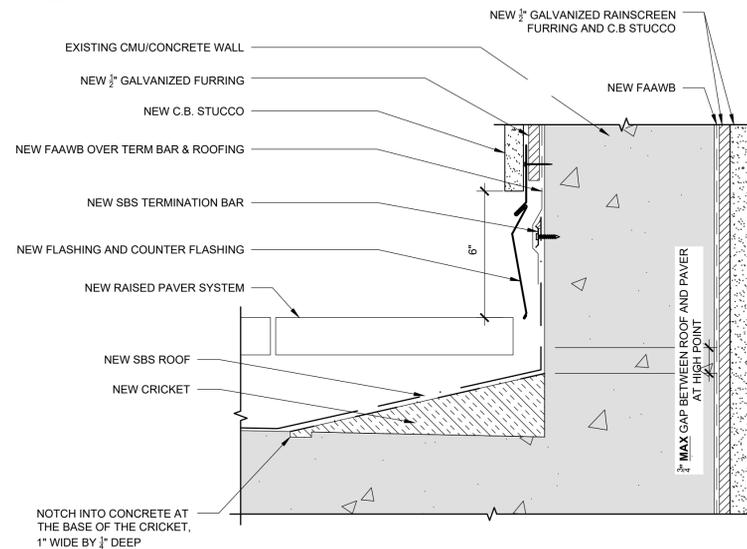
**1 SCUPPER BOX ELEVATION**

SCALE: 3" = 1'-0"



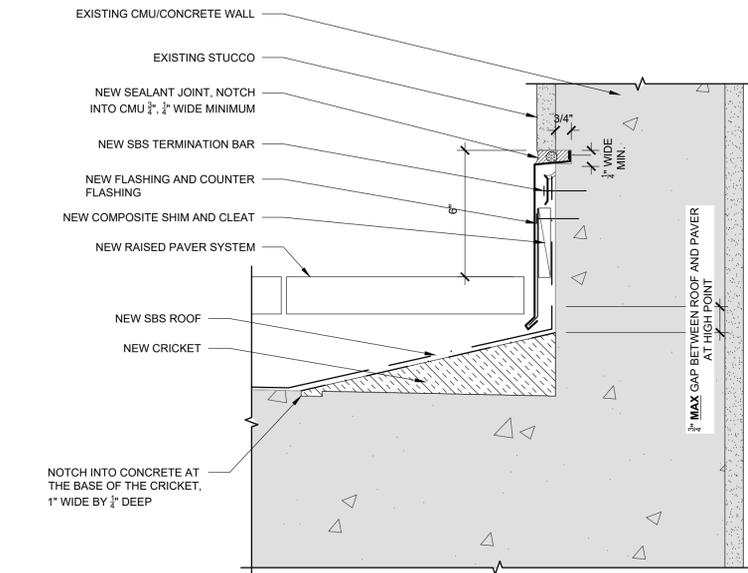
**8 STUCCO AT PARAPET AT NEW STUCCO**

SCALE: 3" = 1'-0"



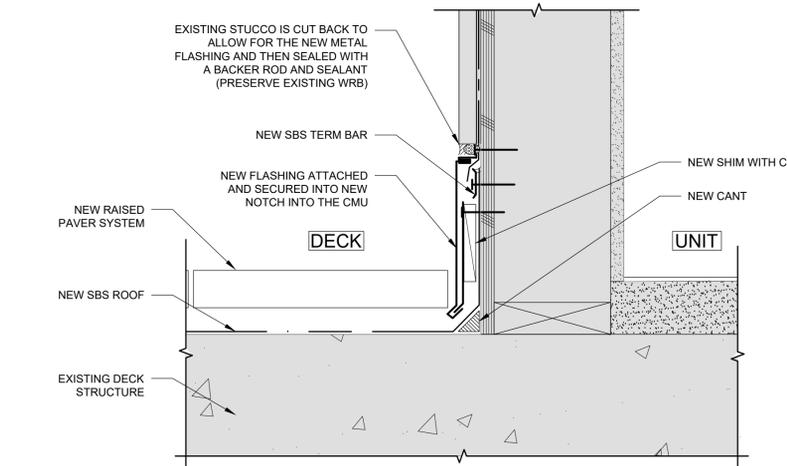
**5 BASE OF WALL AT CRICKET @ RAIN SCREEN**

SCALE: 3" = 1'-0"



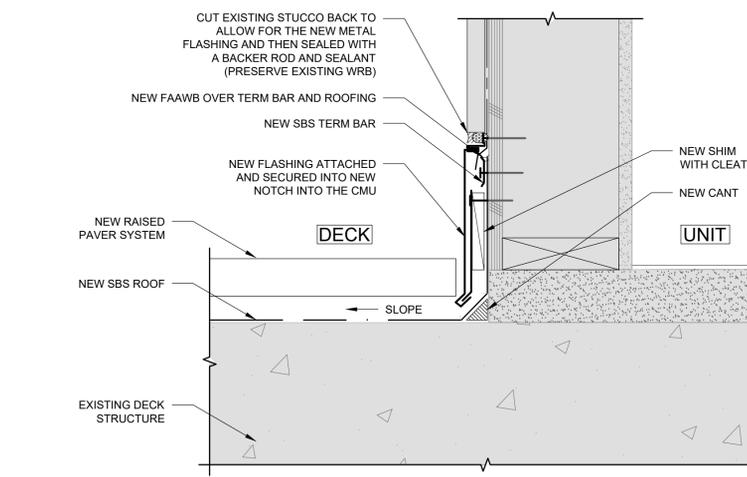
**2 BASE OF WALL AT CRICKET - BUILDING A**

SCALE: 3" = 1'-0"



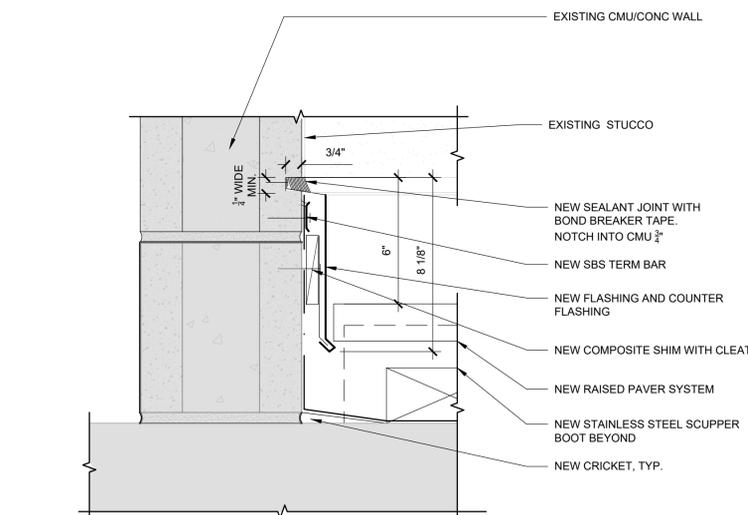
**9 BASE OF WALL AT SUNROOM**

SCALE: 3" = 1'-0"



**6 BASE OF WALL @ ORIGINAL UNIT - BUILDING A**

SCALE: 3" = 1'-0"



**3 BASE OF CMU WALL - BUILDING A**

SCALE: 3" = 1'-0"

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

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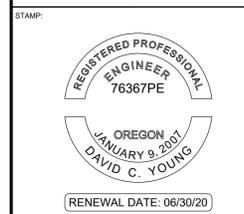
PROJECT NO:  
**B3438.016**  
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

DRAWING NO:  
**BE-6.11**

SCALE: As Noted  
DRAWN BY: DAA  
DATE: Oct. 24, 2019  
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October 24, 2019 9:36 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH Dwg\0 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
2	OCCUPANT SAFETY PLANS	OCT 15, 2019
△	CHECKSHEET RESPONSE	SEPT 13, 2019
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**B3438.016**

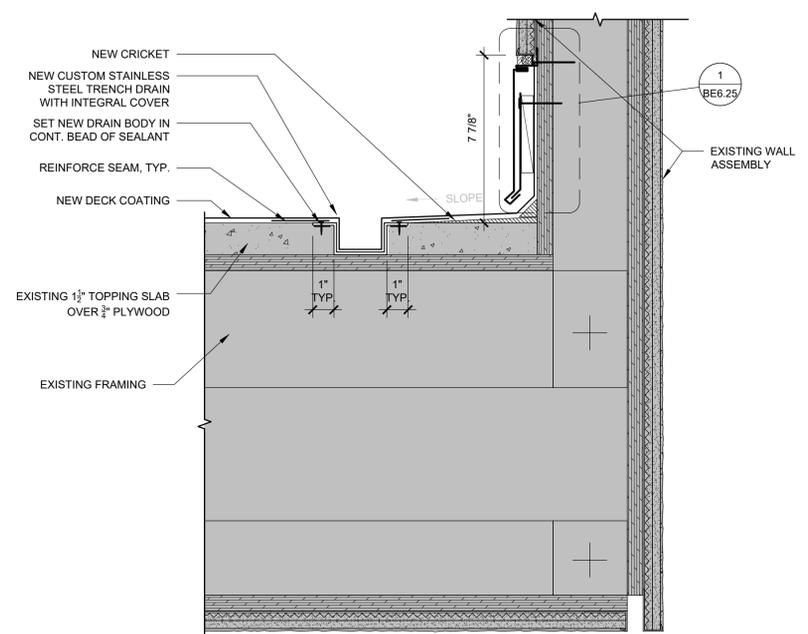
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
 5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

DRAWING NO:  
**BE-6.12**

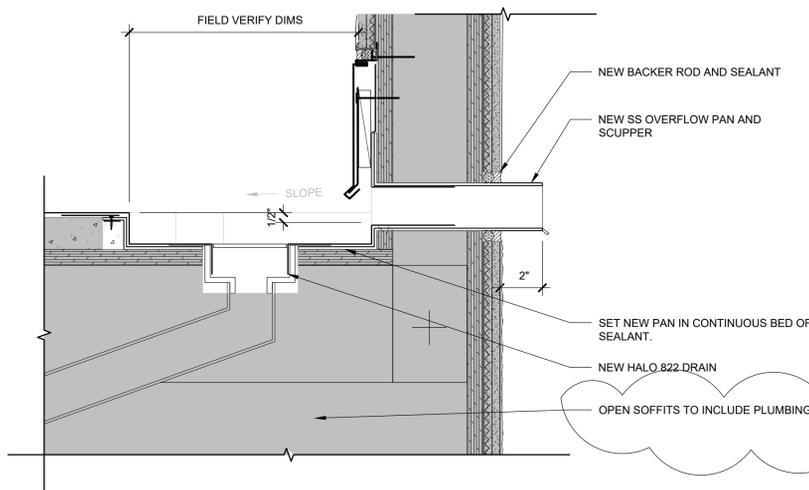
SCALE: As Noted DRAWN BY: DAA  
 DATE: Oct. 24, 2019 CHECKED BY: INITIALS

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

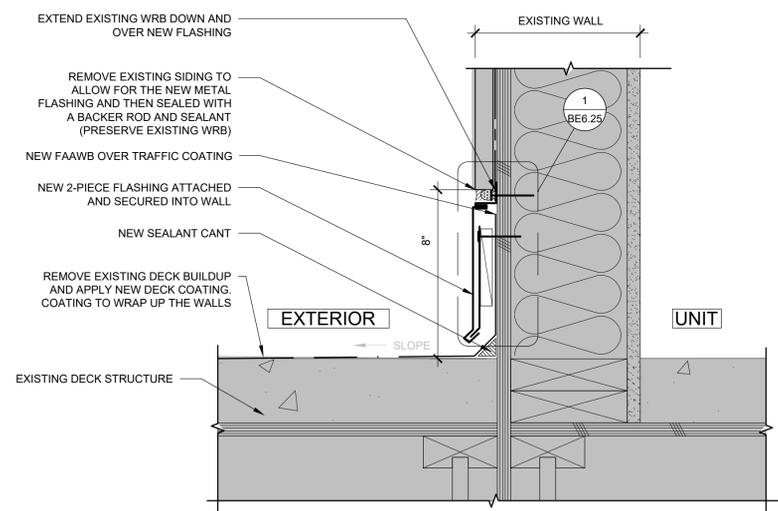


**8 RESIDENT DECK DRAIN - B BUILDING**  
 SCALE: 3" = 1'-0"

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

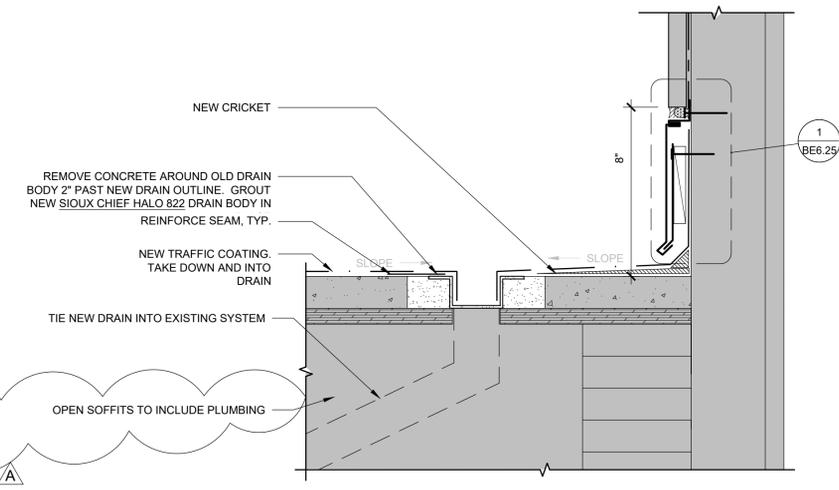


**5 PATIO DRAIN AND OVERFLOW - BUILDING B**  
 SCALE: 3" = 1'-0"



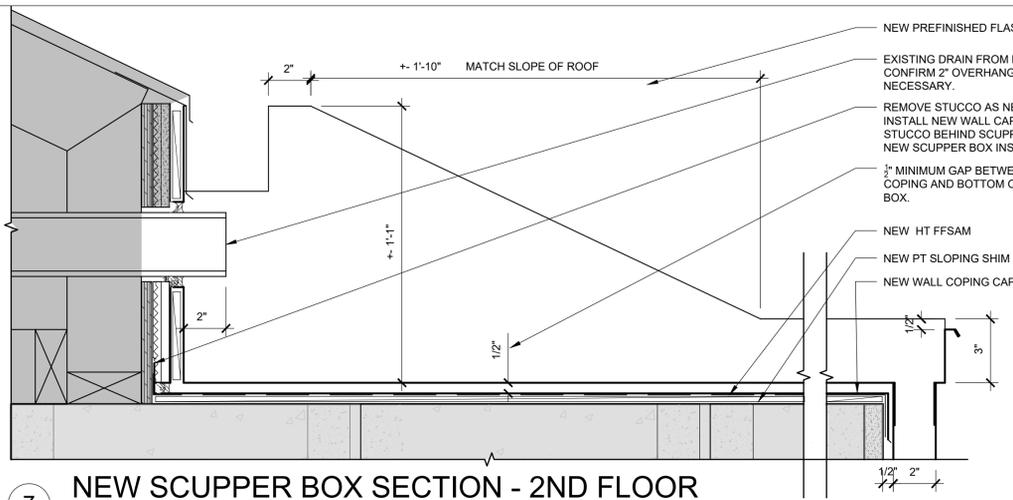
**6 WALL/PATIO TRANSITION DETAIL - BUILDING B**  
 SCALE: 3" = 1'-0"

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

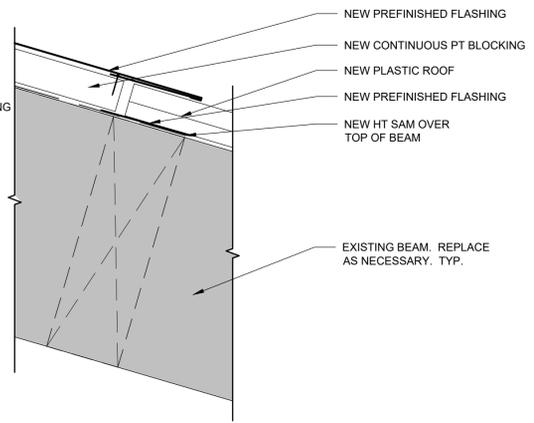


**2 BREEZEWAY DRAIN- 3RD FLOOR BUILDING B**  
 SCALE: 3" = 1'-0"

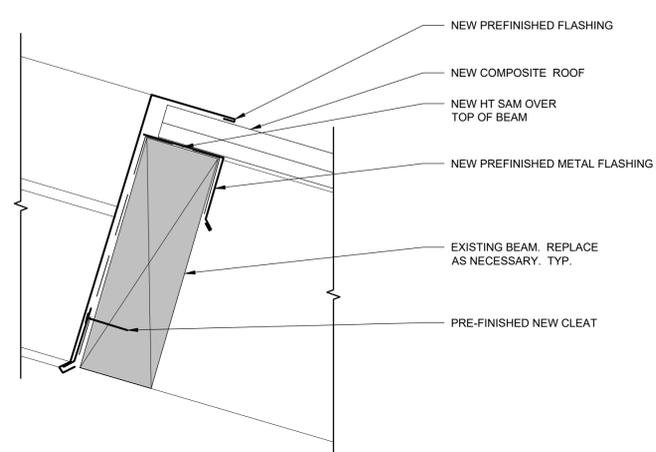
**3 NOT USED**  
 SCALE: 3" = 1'-0"



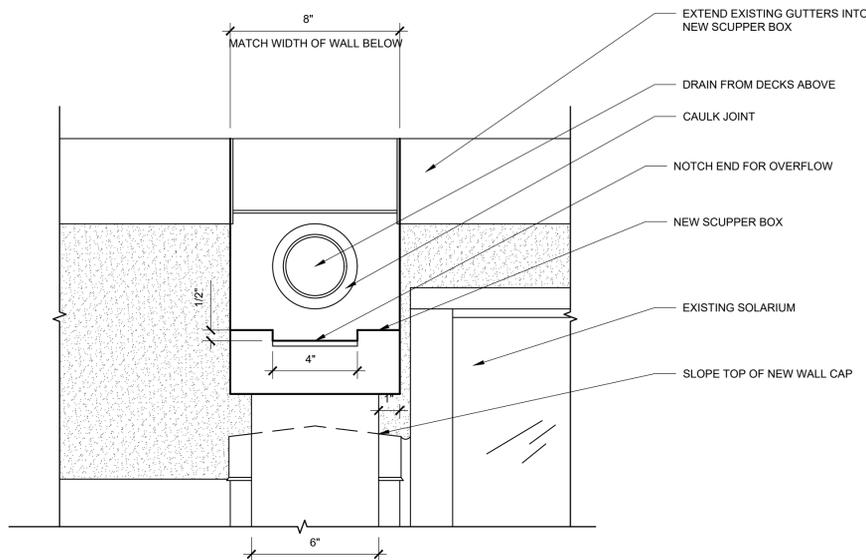
**7 NEW SCUPPER BOX SECTION - 2ND FLOOR**  
SCALE: 3" = 1'-0"



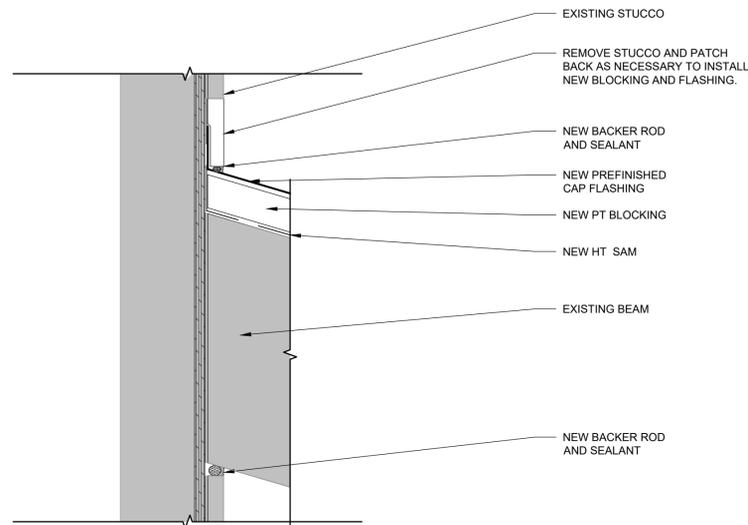
**4 PLASTIC ROOF AT PT BLOCKING**  
SCALE: 3" = 1'-0"



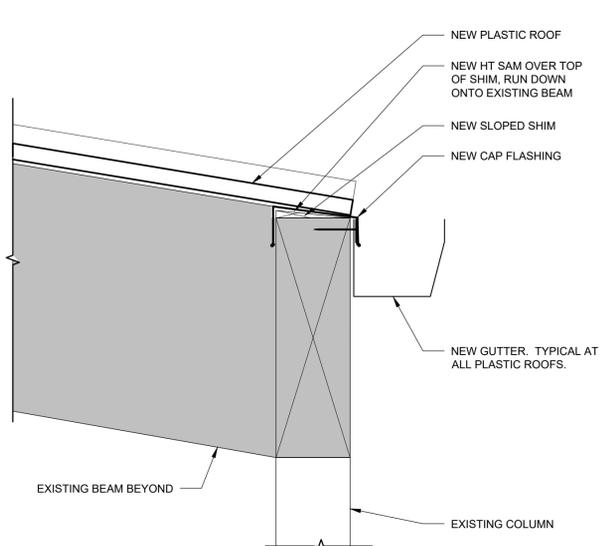
**1 BREEZEWAY BEAMS AND PLASTIC ROOF**  
SCALE: 3" = 1'-0"



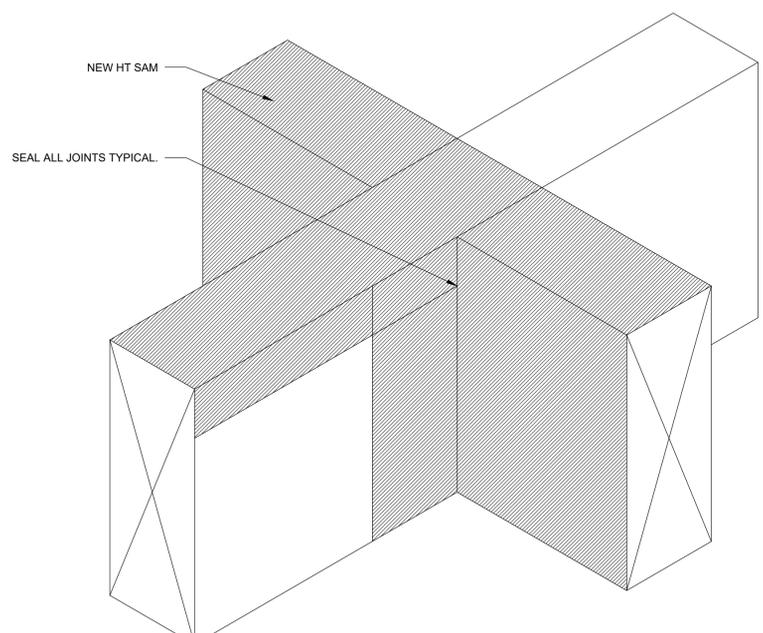
**8 NEW SCUPPER BOX ELEVATION - 2ND FLOOR**  
SCALE: 3" = 1'-0"



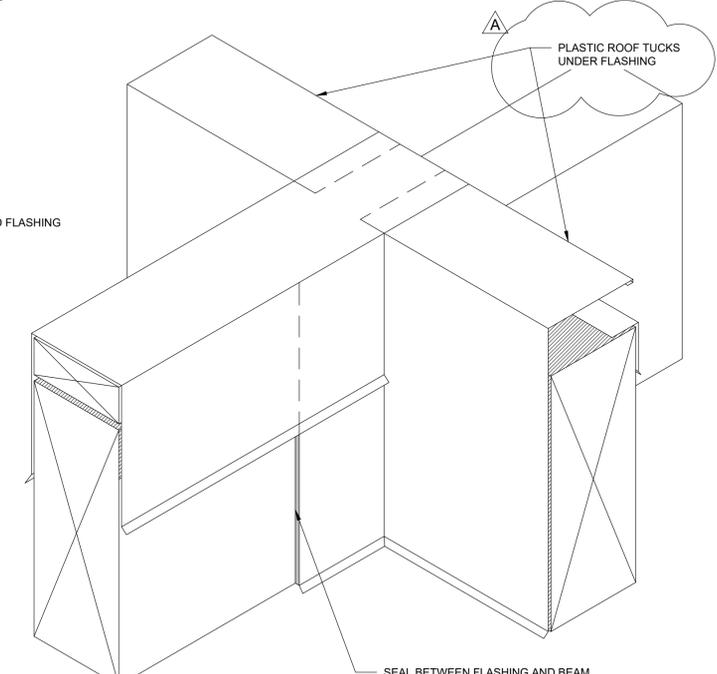
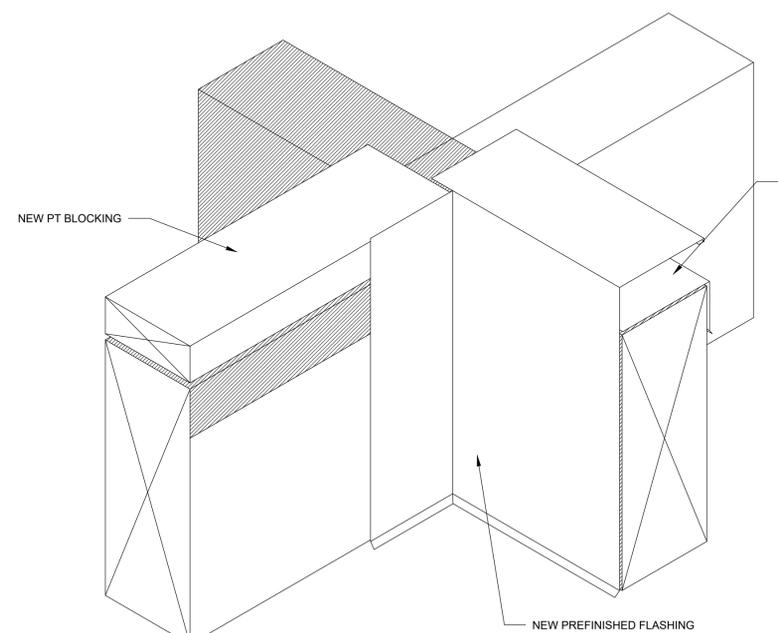
**5 BREEZEWAY ROOF BEAMS 2 - BUILDING B1/B2**  
SCALE: 3" = 1'-0"



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



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



**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
△	CHECKSHEET RESPONSE	SEPT 13, 2019
△	ASI 1 / CONSTRUCTION SET	OCT 24, 2019

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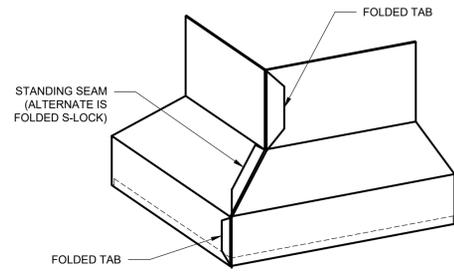
PROJECT NO:  
**B3438.016**

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

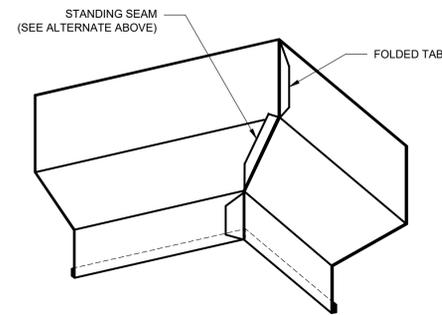
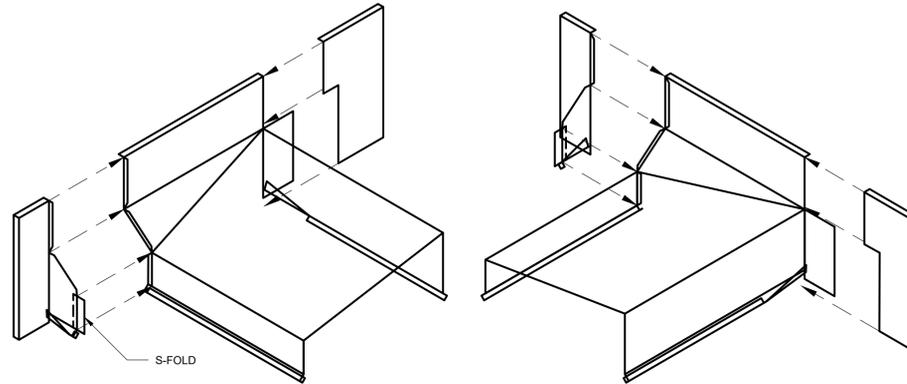
SHEET TITLE:  
**DETAILS**

DRAWING NO:  
**BE-6.13**

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



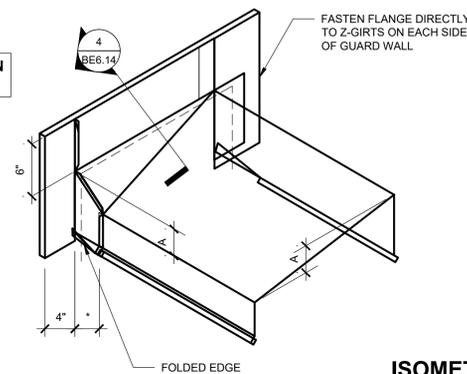
**FLASHING - OUTSIDE CORNER**



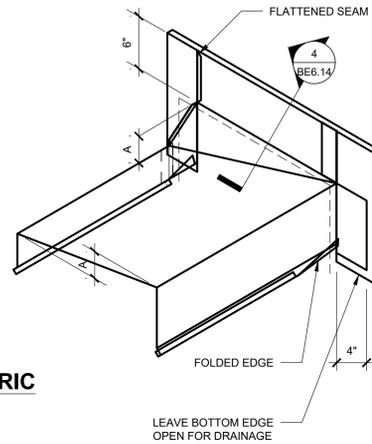
**FLASHING - INSIDE CORNER**

**ISOMETRIC**

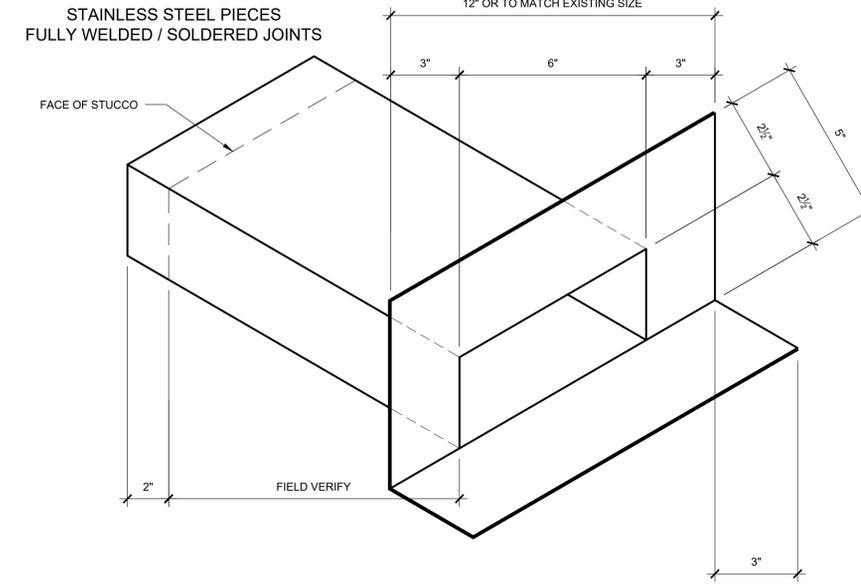
\*SEALANT NOT SHOWN FOR CLARITY



**ISOMETRIC**



A = DEPTH TO ACHIEVE 2% SLOPE



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 ABRADED TO ENSURE COATING BOND

**5 FLASHING DETAIL**

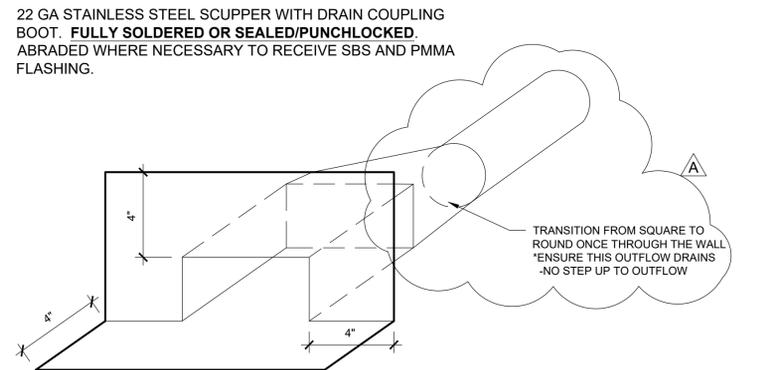
SCALE: 3" = 1'-0"

**3 CRICKET/SADDLE DETAILS**

SCALE: 3" = 1'-0"

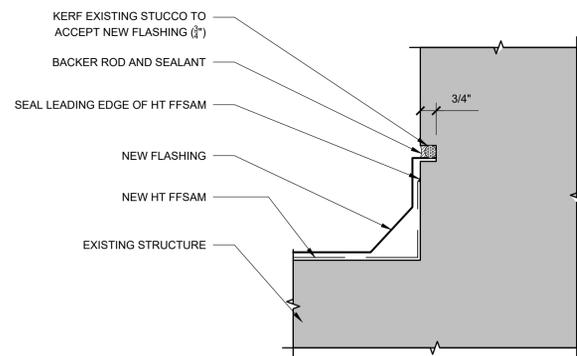
**1 WALKWAY SCUPPER DETAILS**

SCALE: 3" = 1'-0"



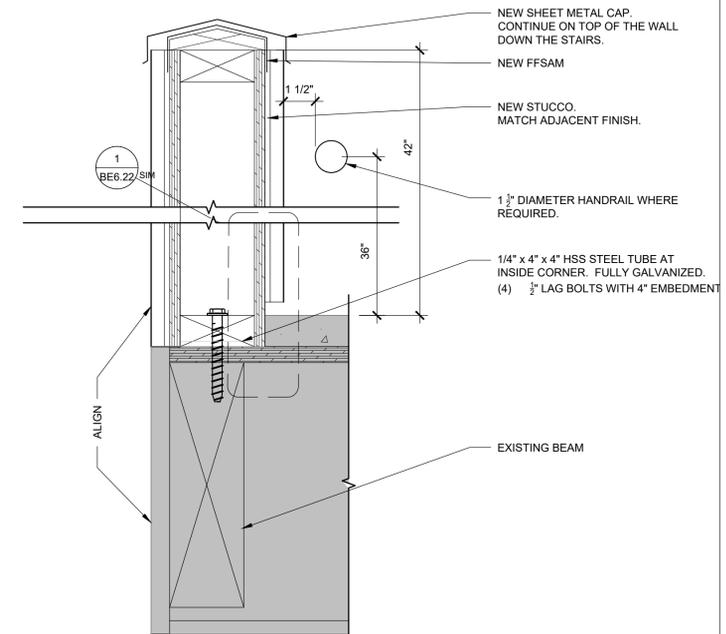
**6 NEW SCUPPER @ DECKS - BUILD. A**

SCALE: 3" = 1'-0"



**4 CRICKET SECTION DETAIL**

SCALE: 3" = 1'-0"



**2 PARTIAL HEIGHT WALL**

SCALE: 3" = 1'-0"



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

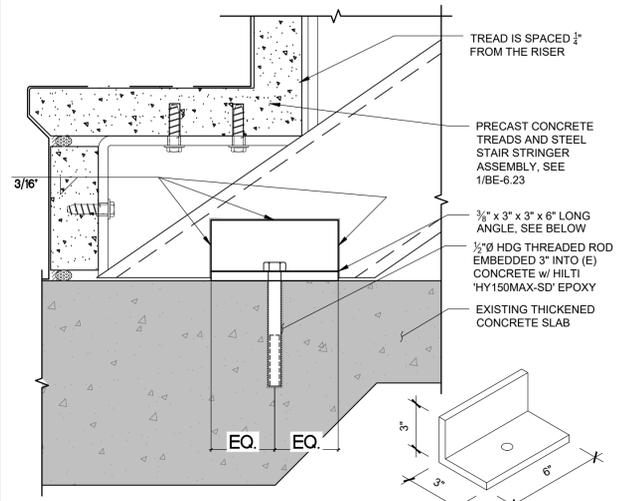
SHEET TITLE: **DETAILS**

DRAWING NO: **BE-6.14**

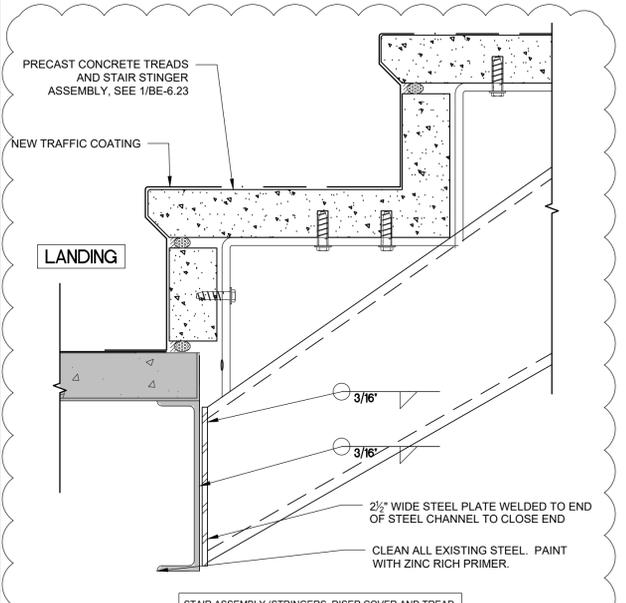
SCALE: As Noted  
DATE: Oct. 24, 2019  
DRAWN BY: DAA  
CHECKED BY: INITIALS

STAMP:  
  
 REGISTERED PROFESSIONAL ENGINEER  
 OREGON  
 JANUARY 9, 2017  
 DAVID C. YOUNG  
 (RENEWAL DATE: 06/30/20)

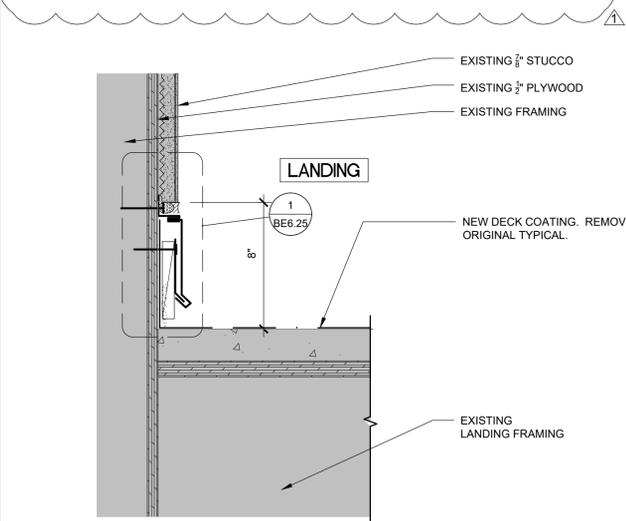
ORIGINAL PRINT SIZE 24" x 36"  
 LEGEND:  
 SHADED AREA = EXISTING CONSTRUCTION



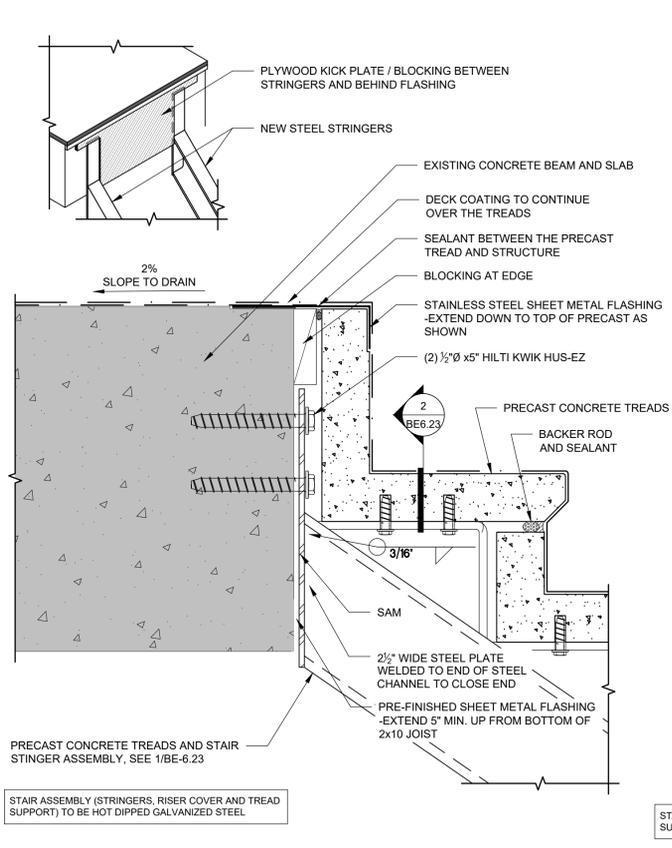
**7 WATERPROOF STAIR CONNECTION**  
 SCALE: 3" = 1'-0"



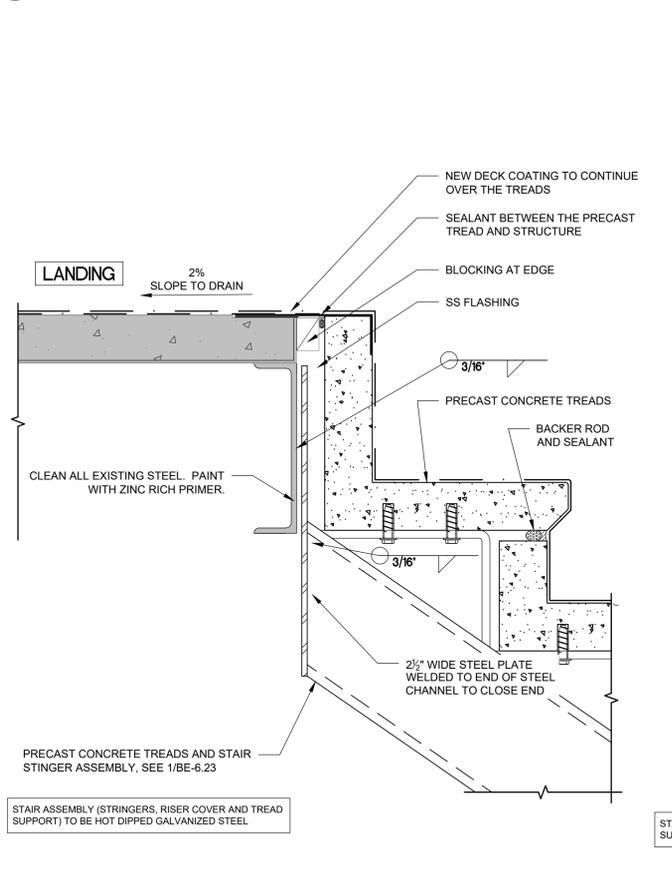
**8 WATERPROOF STAIR**  
 SCALE: 3" = 1'-0"



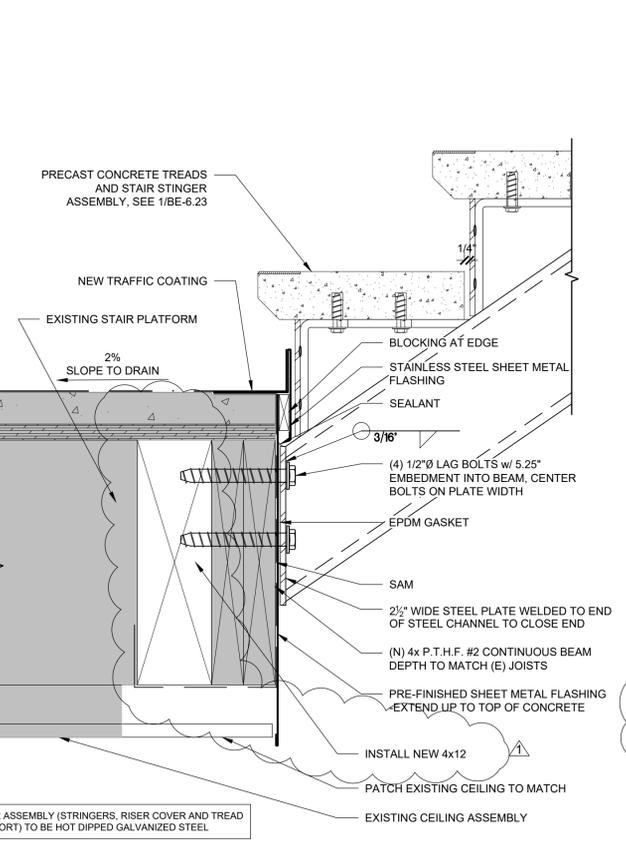
**9 LANDING @ WALL - BUILDING B**  
 SCALE: 3" = 1'-0"



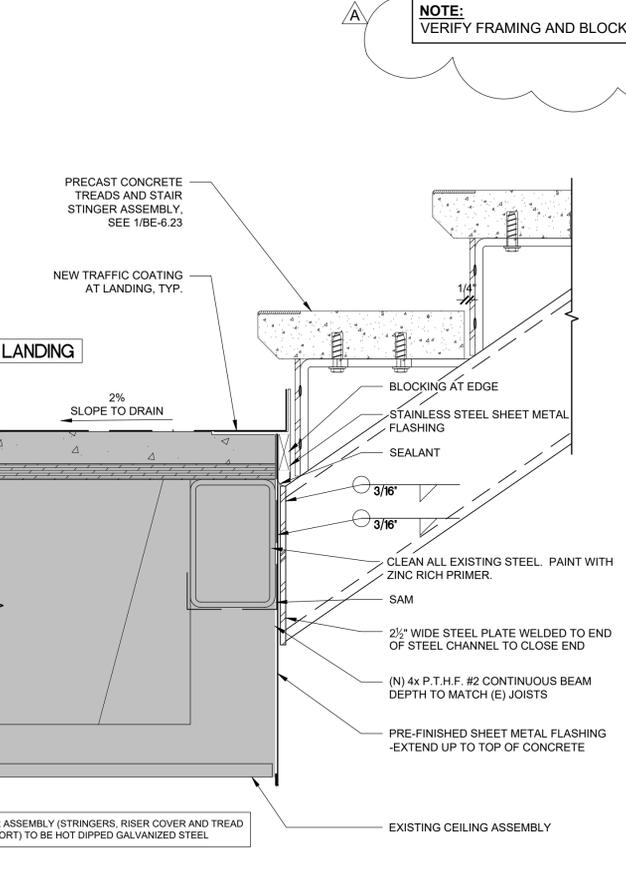
**5 WATERPROOF STAIR**  
 SCALE: 3" = 1'-0"



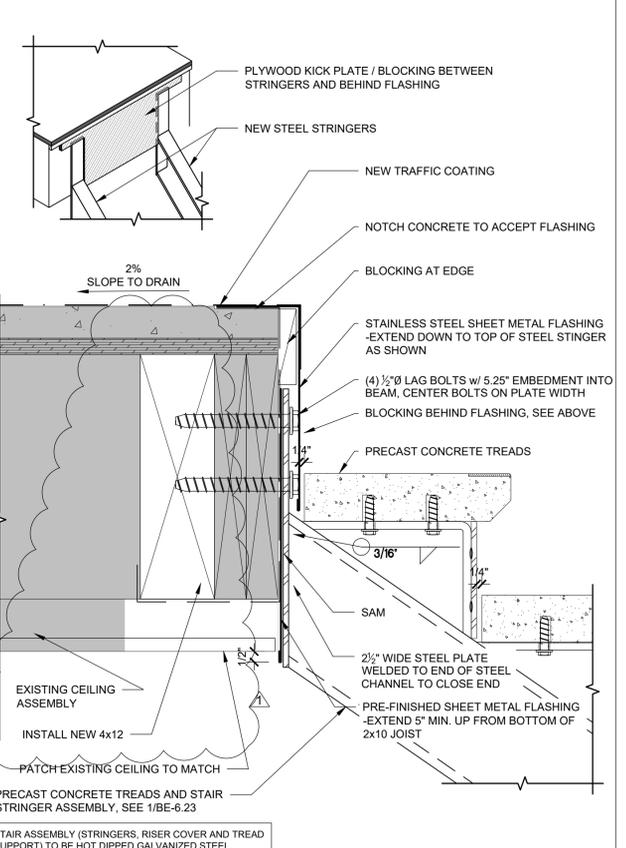
**6 WATERPROOF STAIR**  
 SCALE: 3" = 1'-0"



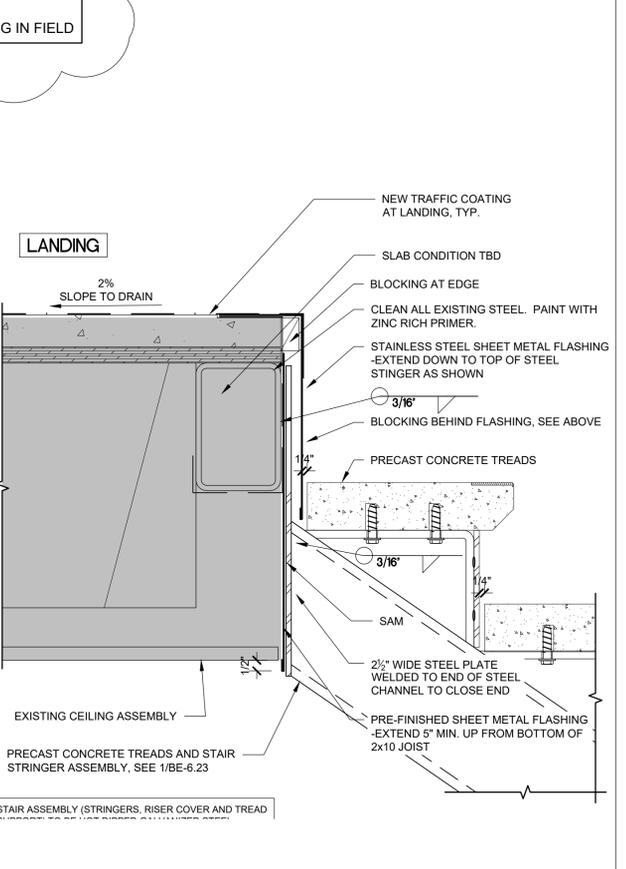
**3 STAIR TO DECK - BUILDING B**  
 SCALE: 3" = 1'-0"



**4 STAIR TO LANDING - BUILDING B**  
 SCALE: 3" = 1'-0"



**1 STAIR TO WOOD DECK - BUILDING B**  
 SCALE: 3" = 1'-0"



**2 STAIR TO LANDING - BUILDING B**  
 SCALE: 3" = 1'-0"

**NOTE:**  
 VERIFY FRAMING AND BLOCKING IN FIELD

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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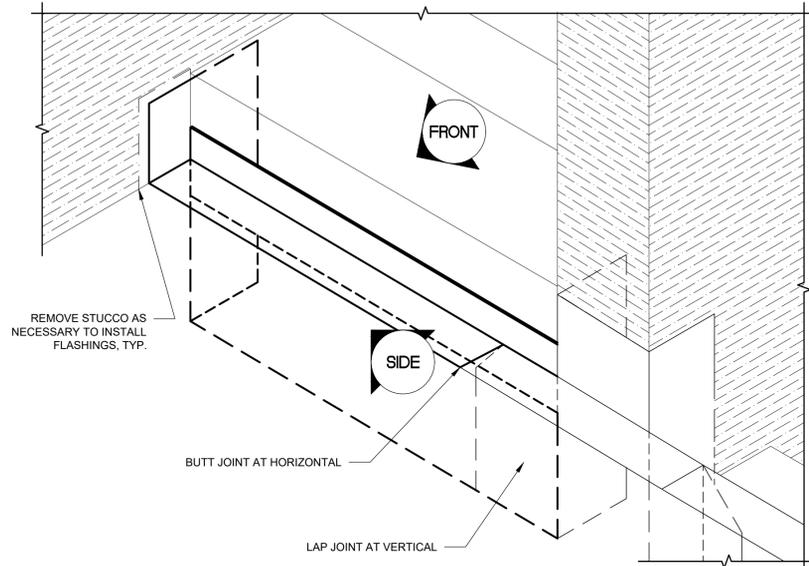
PROJECT NO:  
**B3438.016**

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

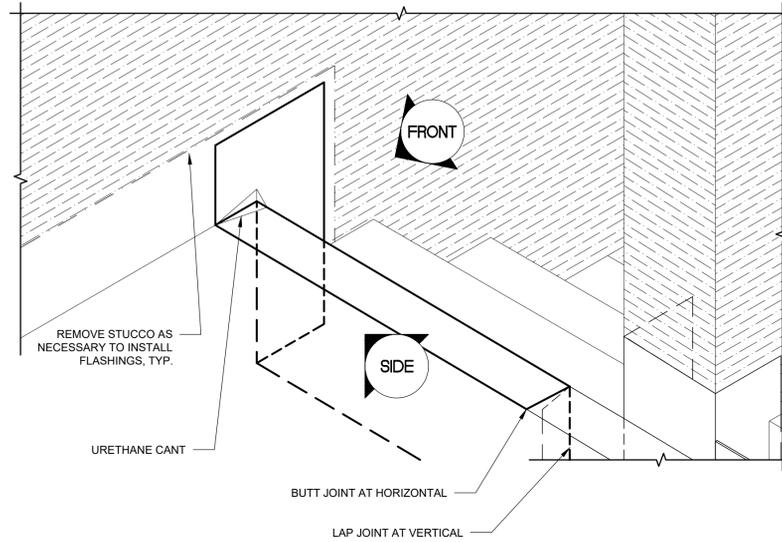
SHEET TITLE:  
**DETAILS**

DRAWING NO:  
**BE-6.15**

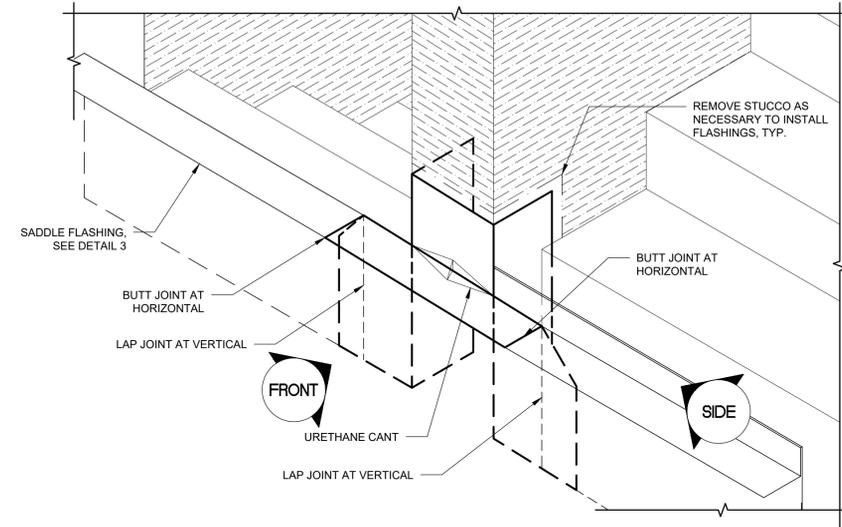
SCALE: As Noted  
 DATE: Oct. 24, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



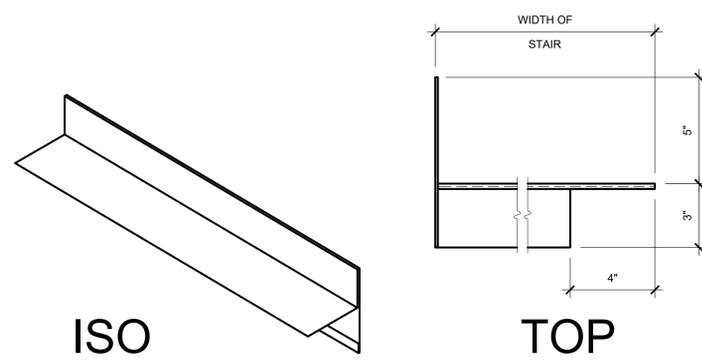
**5 LANDING TO WALL SADDLE FLASHING**  
SCALE: 3" = 1'-0"



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

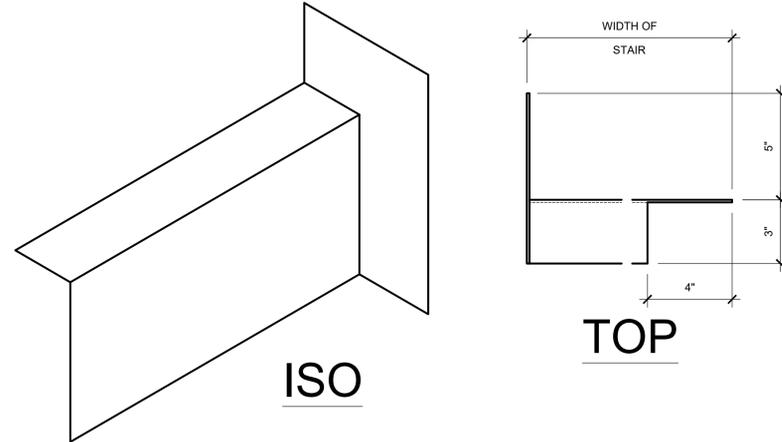


**1 CENTER STAIR WALL CRICKET**  
SCALE: 3" = 1'-0"



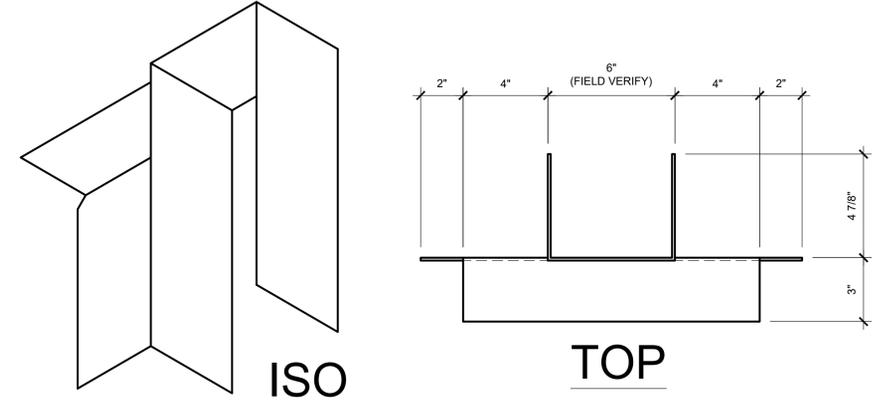
**ISO**

**TOP**



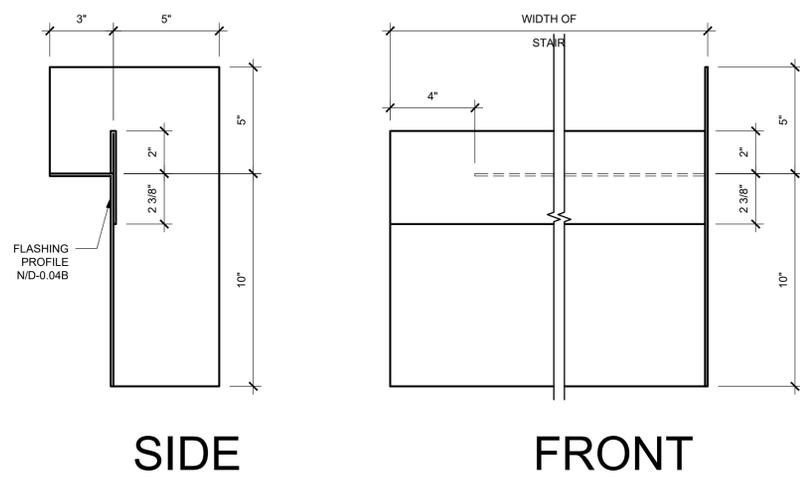
**ISO**

**TOP**



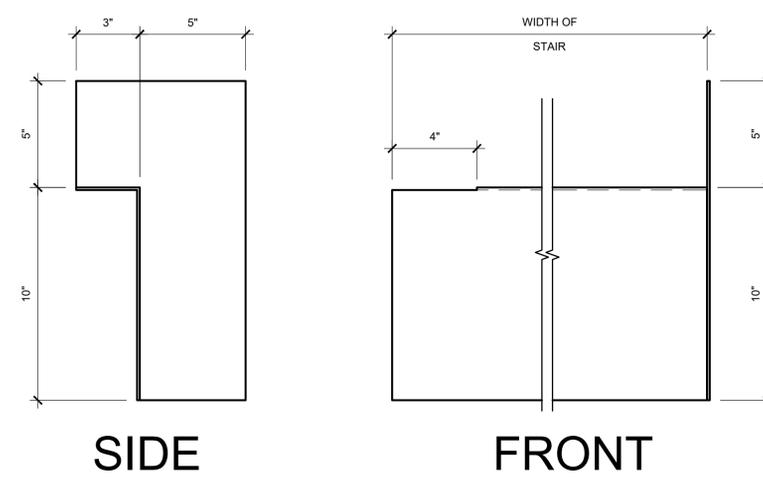
**ISO**

**TOP**



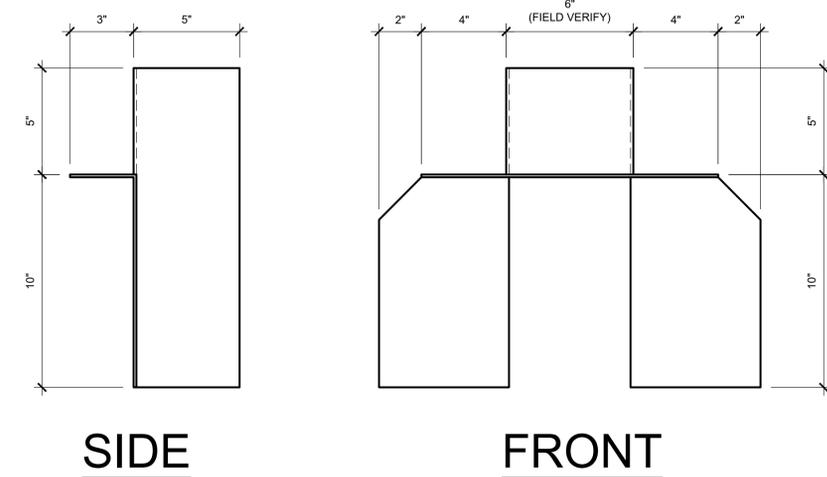
**SIDE**

**FRONT**



**SIDE**

**FRONT**



**SIDE**

**FRONT**

- 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"

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-6.16**

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

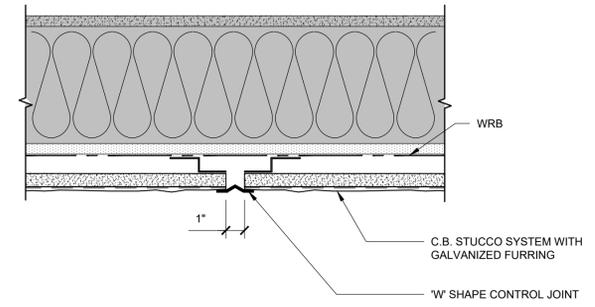
STAMP:



ORIGINAL PRINT SIZE 24" x 36"

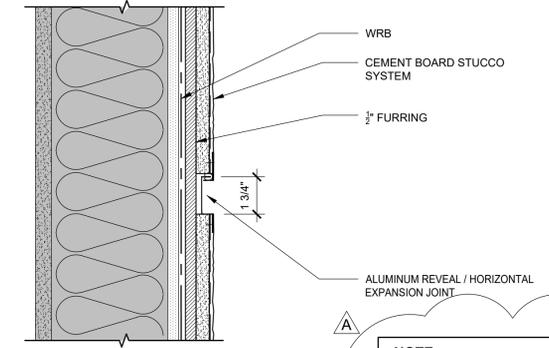
LEGEND:

SHADED AREA = EXISTING CONSTRUCTION

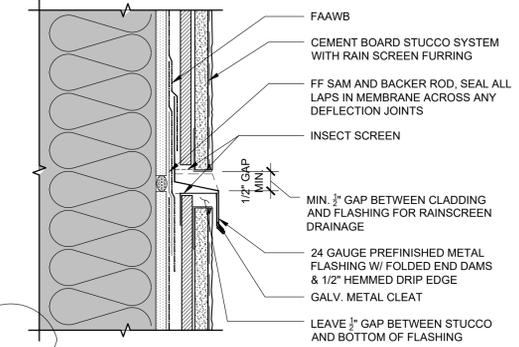


**1 RAINSCREEN STUCCO VERT. JOINT**  
 SCALE: 3" = 1'-0"

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



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



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

**NOTE:**  
 MAY NOT NEED, FOR REFERENCE ONLY

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

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**

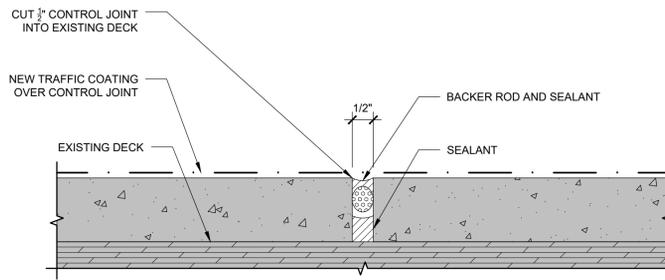
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
 5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

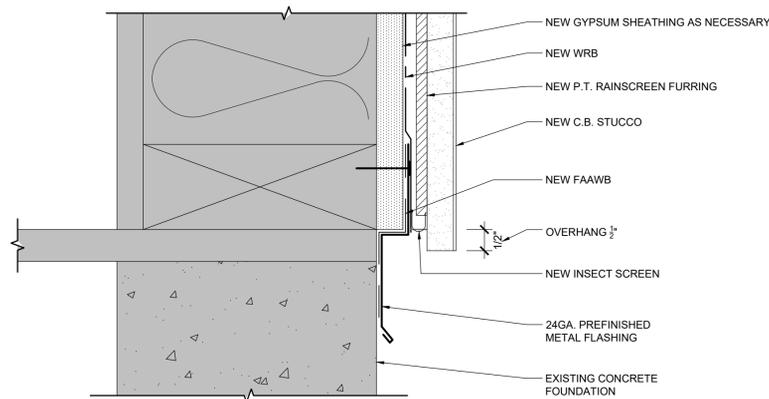
DRAWING NO:  
**BE-6.17**

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

October 24, 2019 10:03 AM U:\93438 - The Landing Condos\93438-016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH\Drawings\93438-016 The Landing Condos - Exterior Rehabilitation - BE-6.21 - Details.dwg

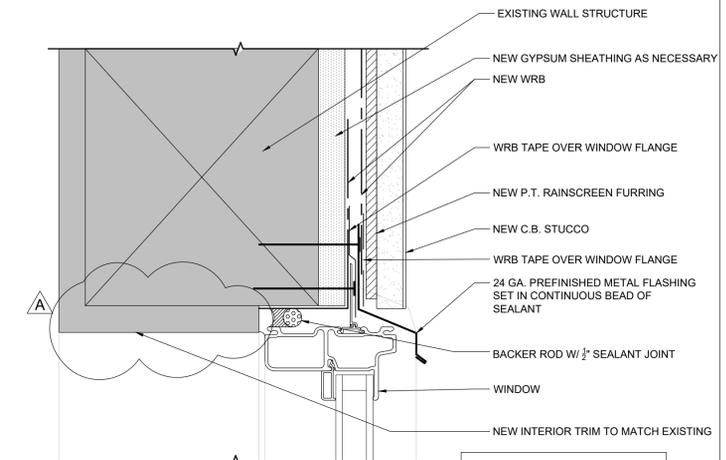


**4 CONTROL JOINT AT WALKWAY**  
SCALE: 6" = 1'-0"



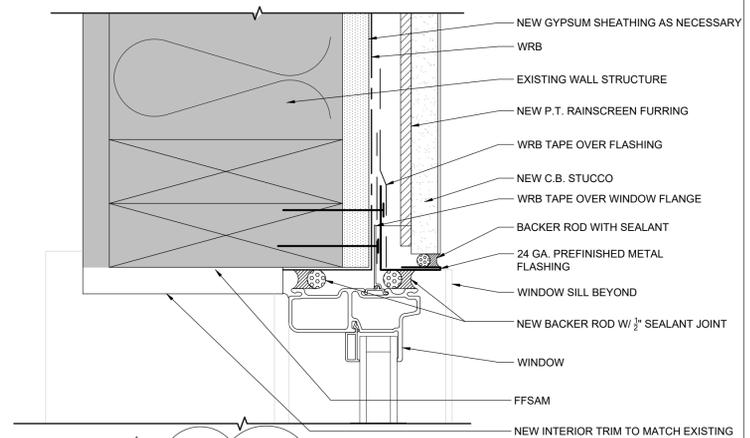
**5 WALL BASE TRANSITION**  
SCALE: 6" = 1'-0"

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



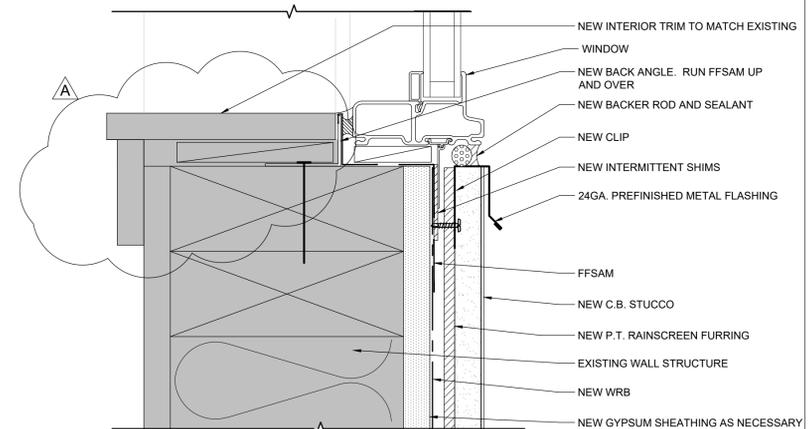
**1 WINDOW HEADER, TYP.**  
SCALE: 6" = 1'-0"

NOTE: SEE SHEET BE-6.26 FOR WINDOW WRAP SEQUENCE.



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

NOTE: SEE SHEET BE-6.26 FOR WINDOW WRAP SEQUENCE.



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

NOTE: SEE SHEET BE-6.26 FOR WINDOW WRAP SEQUENCE.

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
76367PE  
OREGON  
JANUARY 9, 2017  
DAVID C. YOUNG  
RENEWAL DATE: 06/30/20

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
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PROJECT NO:  
**B3438.016**

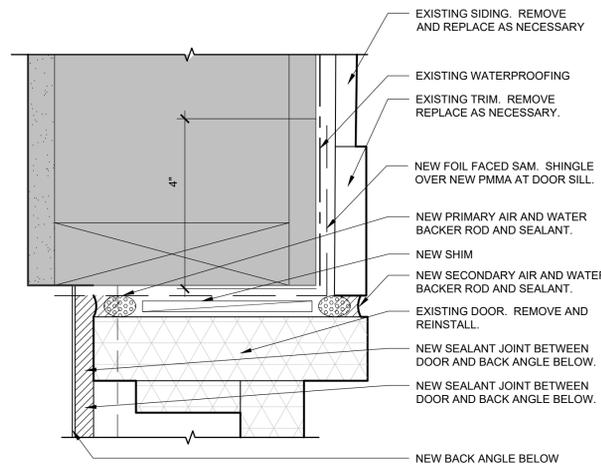
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

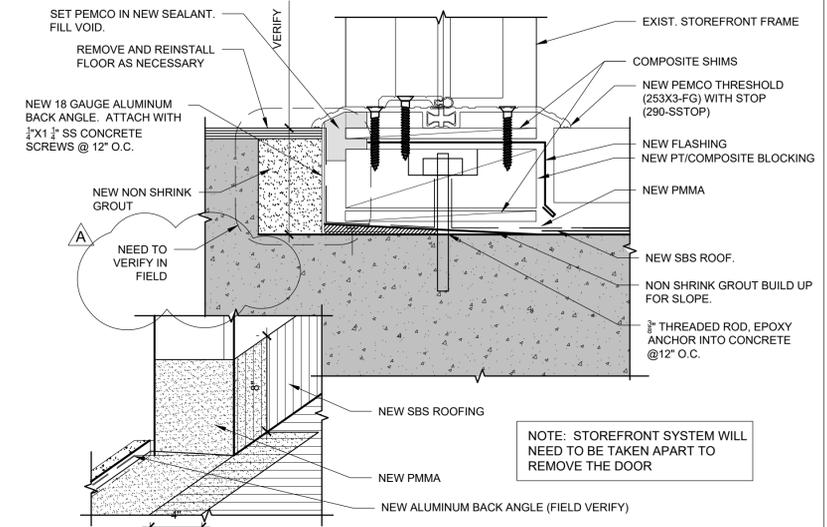
DRAWING NO:  
**BE-6.21**

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

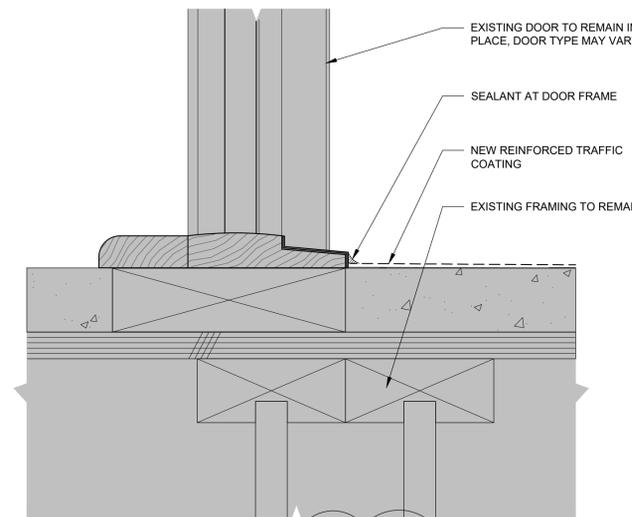
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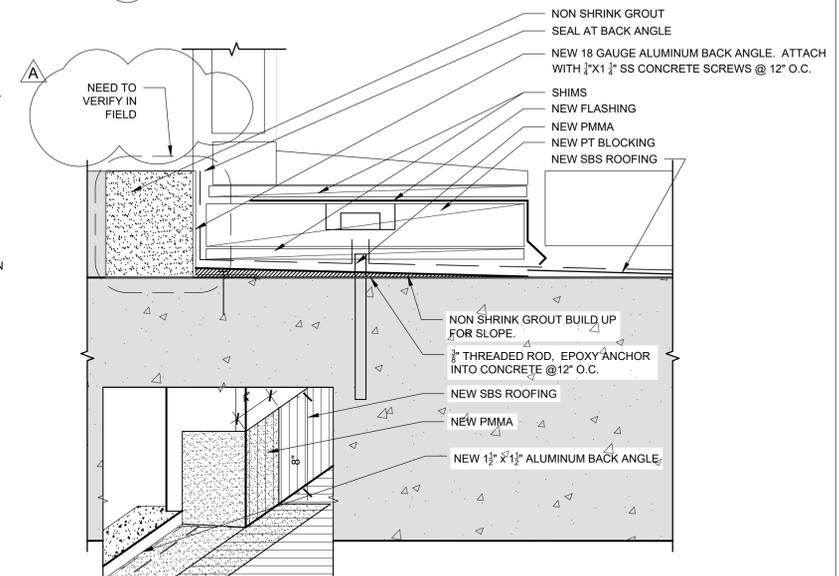
**4 DOOR JAMB**  
SCALE: 6" = 1'-0"



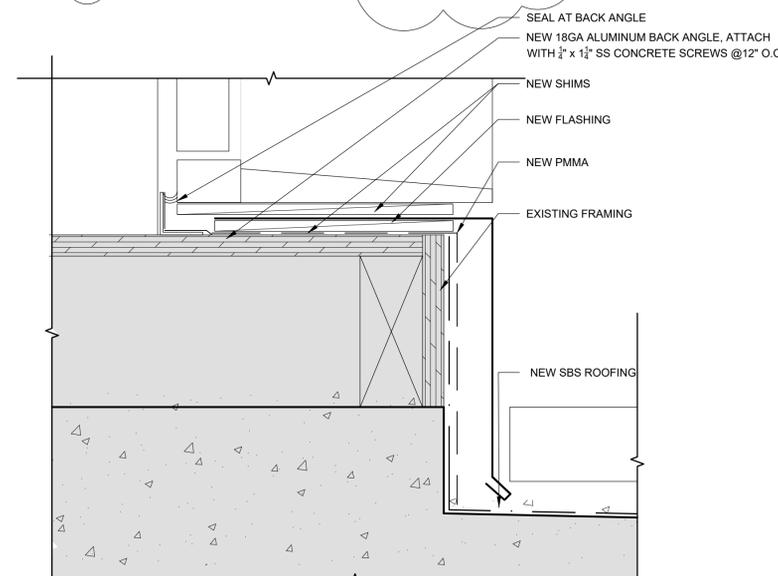
**1 STOREFRONT THRESHOLD - A DECK**  
SCALE: 6" = 1'-0"



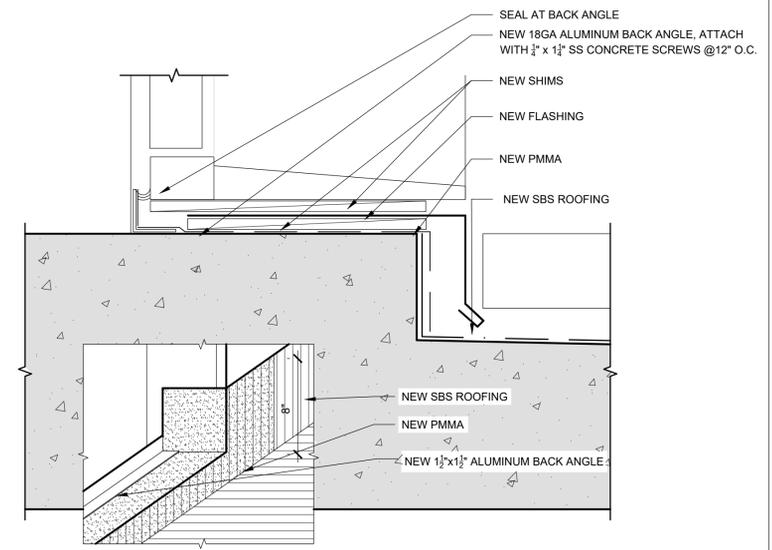
**5 DOOR AT DECK (B BLDG, TYP)**  
SCALE: 6" = 1'-0"



**2 DOOR THRESHOLD @ SUN ROOM, TYP.**  
SCALE: 6" = 1'-0"



**6 DOOR THRESHOLD - A DECK**  
SCALE: 6" = 1'-0"



**3 DOOR THRESHOLD - A DECK**  
SCALE: 6" = 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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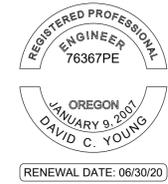
PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**DETAILS**

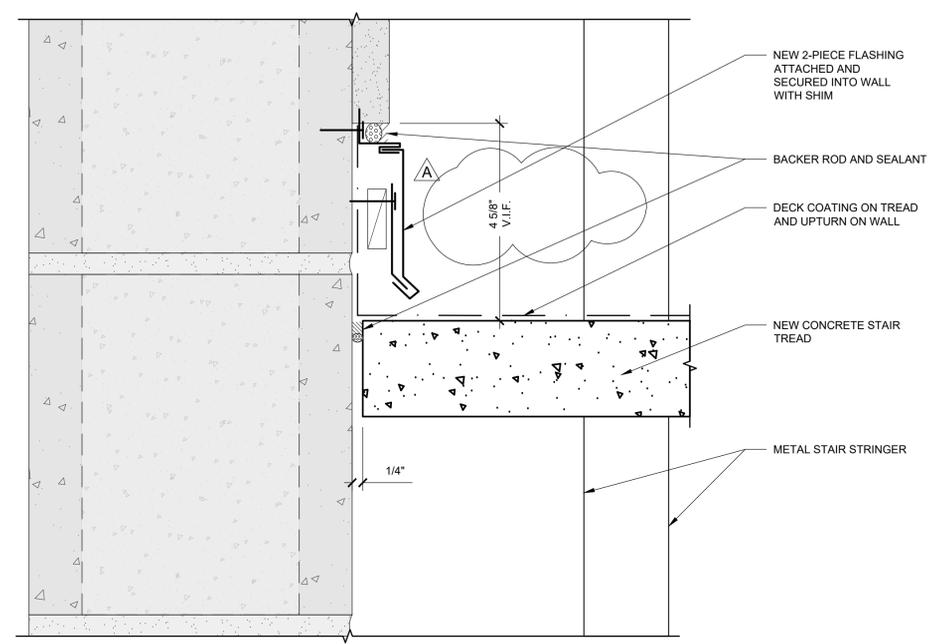
DRAWING NO:  
**BE-6.22**

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

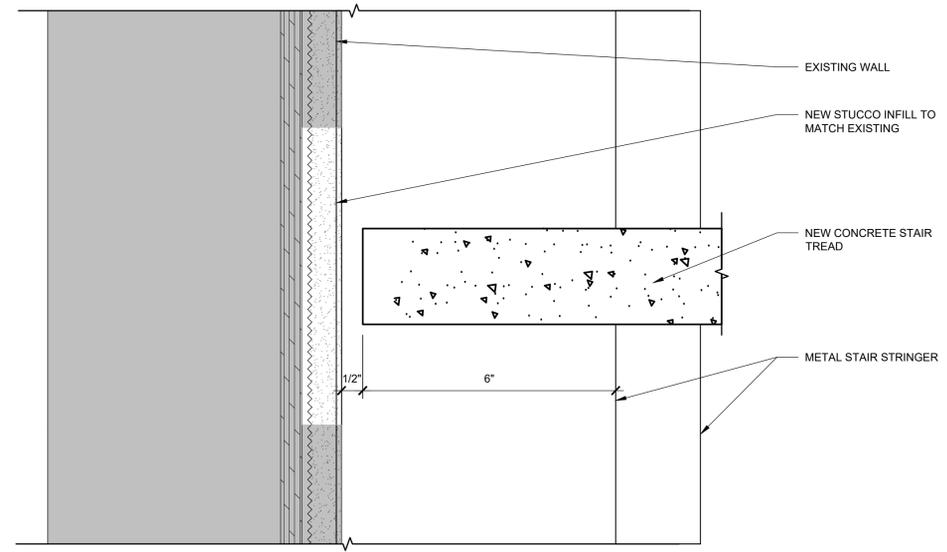
STAMP:  
  
 REGISTERED PROFESSIONAL ENGINEER  
 76367PE  
 OREGON  
 JANUARY 9, 2007  
 DAVID C. YOUNG  
 RENEWAL DATE: 06/30/20

ORIGINAL PRINT SIZE 24" x 36"

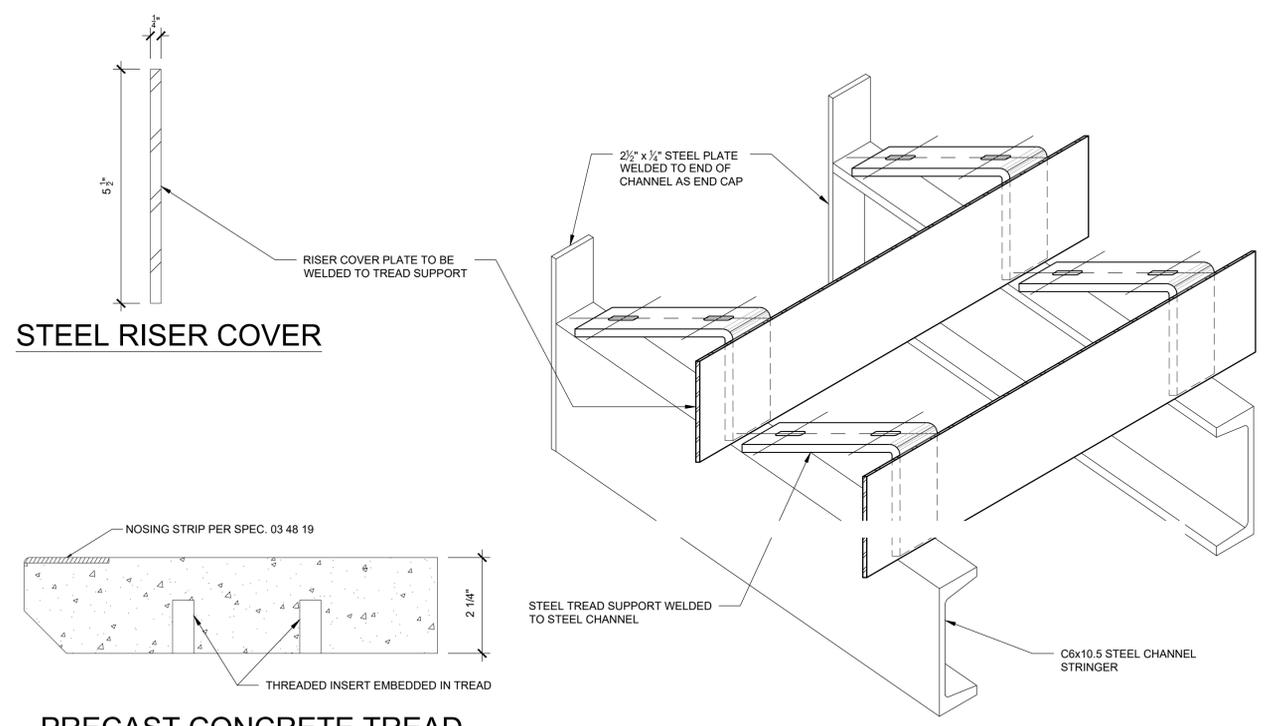
LEGEND:  
 SHADED AREA = EXISTING CONSTRUCTION



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

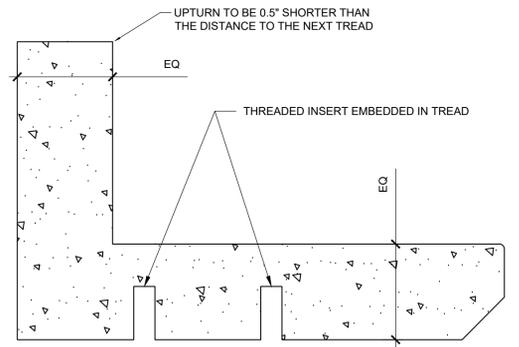


**3 STAIR SECTION AT UPPER WALL - BUILDING B**  
 SCALE: 6" = 1'-0"

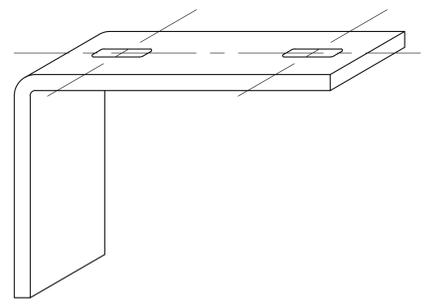


**STEEL RISER COVER**

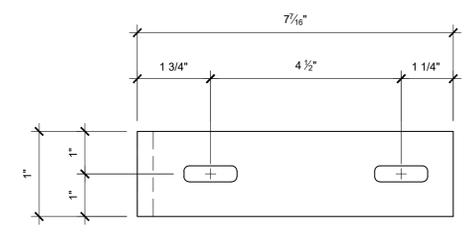
**PRECAST CONCRETE TREAD (BUILDING B)**



**PRECAST CONCRETE TREAD (BUILDING A)**

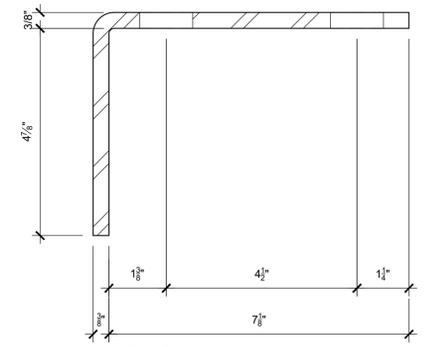


**TREAD SUPPORT ANGLE**



**TOP VIEW**

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



**SIDE VIEW**

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

ISSUE/REVISION	DESCRIPTION	DATE
1	PERMIT SET	JULY 2, 2019
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△	CHECKSHEET RESPONSE	SEPT 13, 2019
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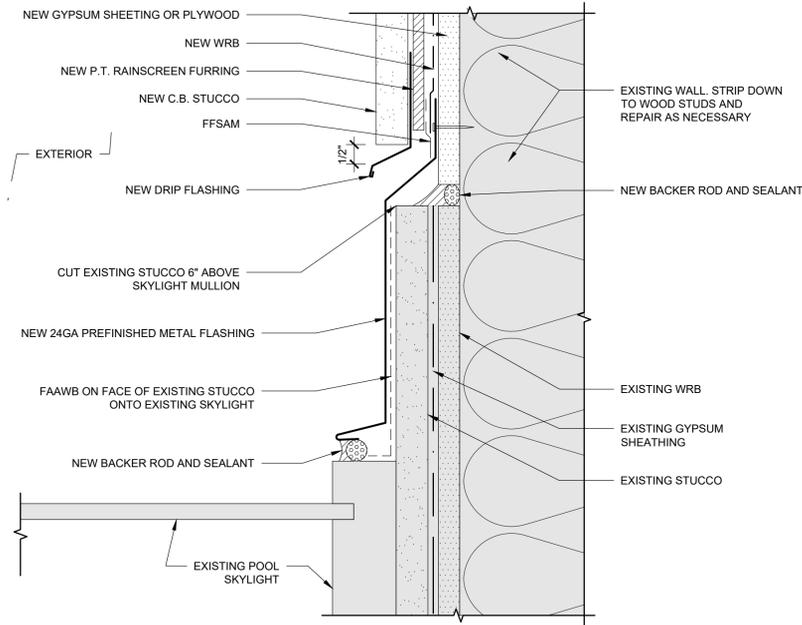
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**B3438.016**

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

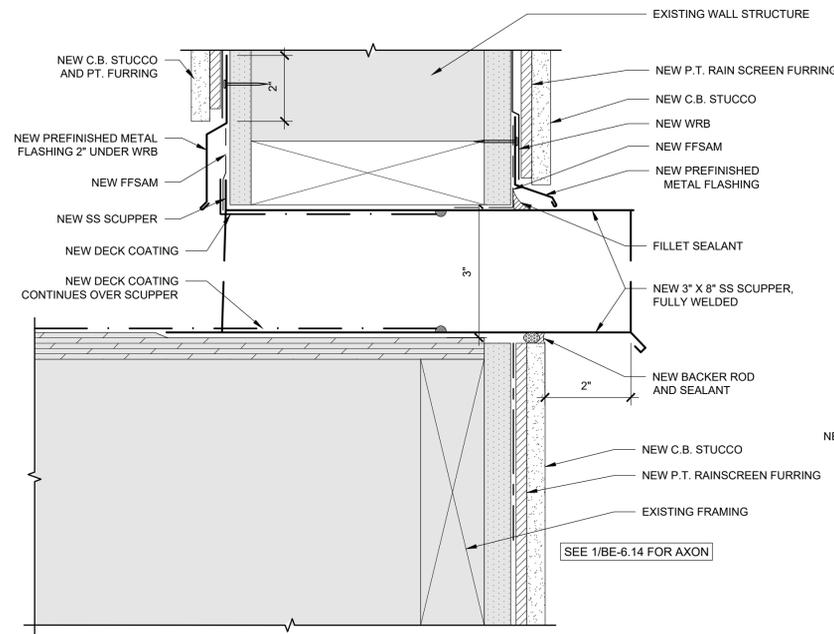
SHEET TITLE:  
**DETAILS**

DRAWING NO:  
**BE-6.23**

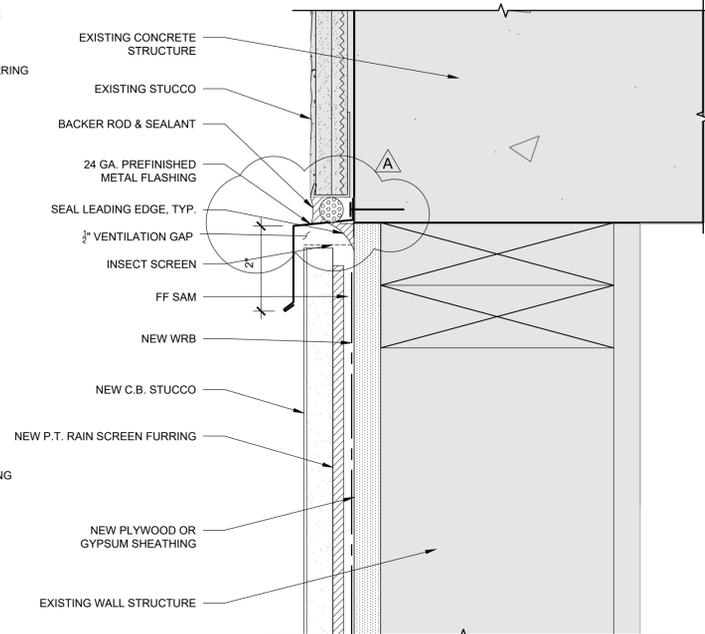
SCALE: As Noted  
 DRAWN BY: DAA  
 DATE: Oct. 24, 2019  
 CHECKED BY: INITIALS



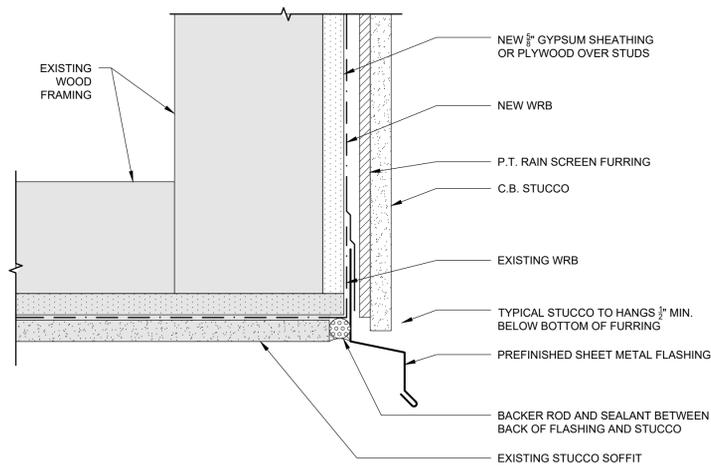
7 ENLARGED WALL TO POOL CANOPY  
SCALE: 6" = 1'-0"



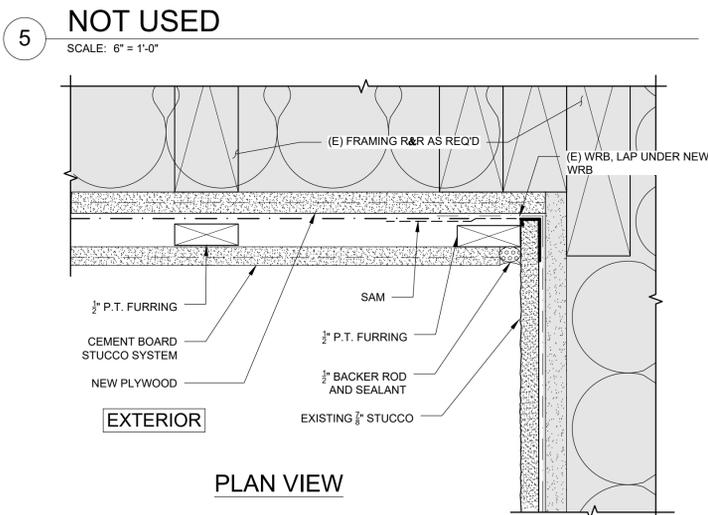
4 NEW SCUPPER @ RAINSCREEN WALL  
SCALE: 6" = 1'-0"



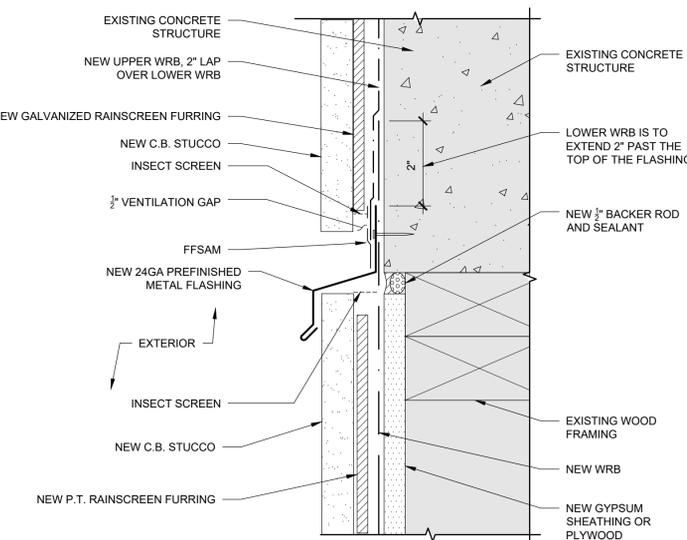
1 WALL TRANSITION - S. WALL - BUILDING A  
SCALE: 6" = 1'-0"



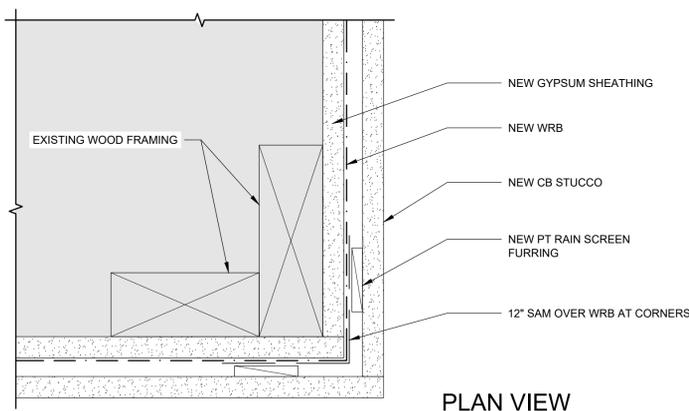
8 TYPICAL EDGE OF SOFFIT  
SCALE: 6" = 1'-0"



5 NOT USED  
SCALE: 6" = 1'-0"

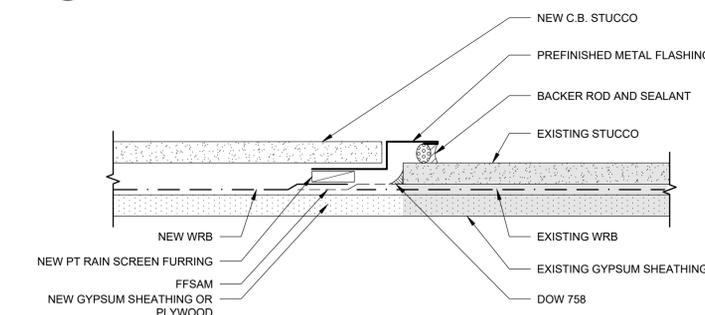


2 WALL TRANSITION - W. WALL - BUILDING A  
SCALE: 6" = 1'-0"



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

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



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

ISSUE/REVISION	DESCRIPTION	DATE
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PROJECT NO:  
**B3438.016**

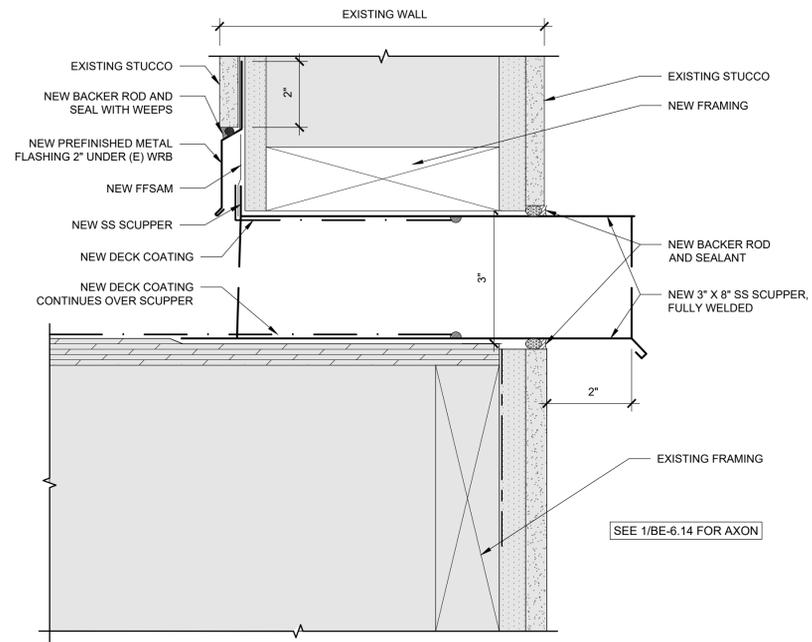
PROJECT TITLE:  
**PARTIAL EXTERIOR REHABILITATION**  
5150 SW LANDING DR, PORTLAND, OR 97239

SHEET TITLE:  
**DETAILS**

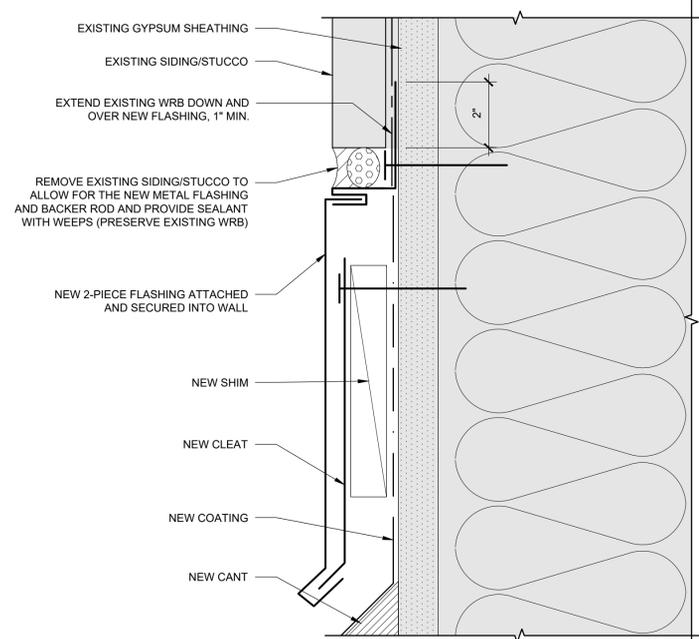
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SCALE: As Noted  
DATE: Oct. 24, 2019  
DRAWN BY: DAA  
CHECKED BY: INITIALS

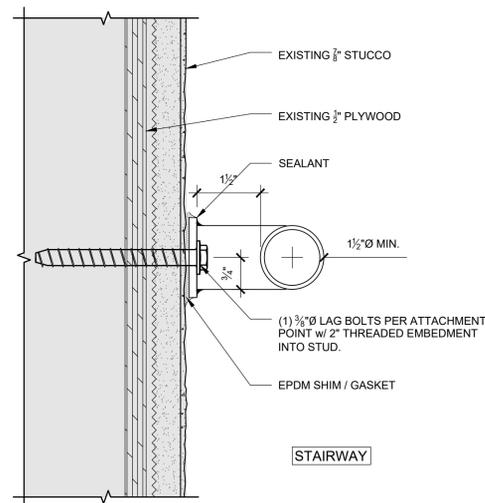
October 24, 2019 10:26 AM U:\B3438 - The Landing Condos\B3438.016 - Partial Exterior Rehabilitation\Construction Documents\1 RDH Dwg\0 Current Drawings\B3438.016 The Landing Condos - Exterior Rehabilitation - BE 6.x - Details.dwg



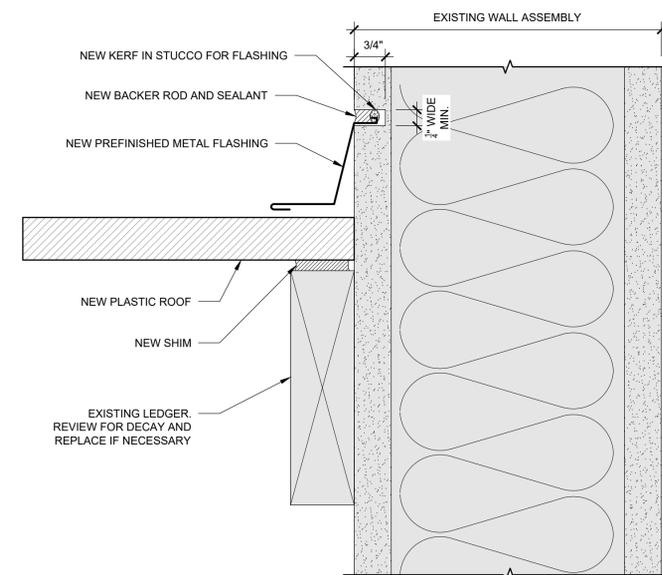
**4 NEW SCUPPER @ BREEZEWAY**  
SCALE: 6" = 1'-0"



**1 ENLARGED WALL TRANSITION DETAIL**  
SCALE: 6" = 1'-0"



**5 STAIR RAIL ATTACHMENT**  
SCALE: 6" = 1'-0"



**2 NEW PLASTIC PANEL ROOF IN BREEZEWAY**  
SCALE: 6" = 1'-0"

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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PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**DETAILS**

DRAWING NO:  
**BE-6.25**

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



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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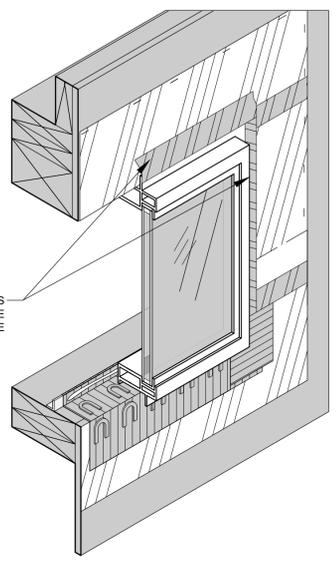
PROJECT NO:  
**B3438.016**

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

SHEET TITLE:  
**WINDOW WRAP SEQUENCE**

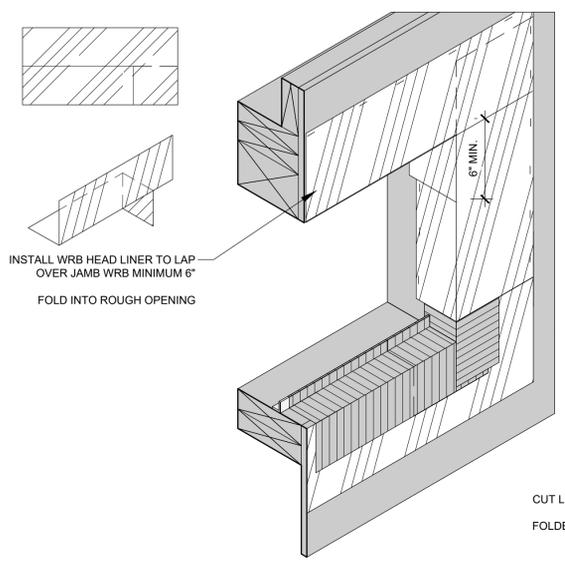
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**BE-6.26**

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



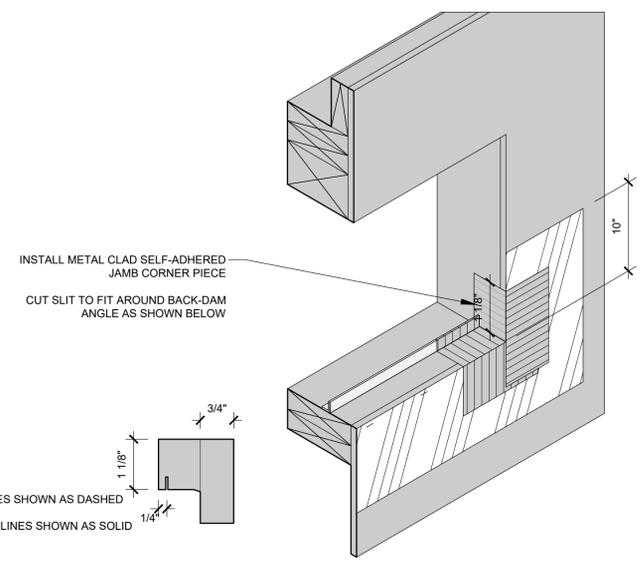
INSTALL WRB TAPE OVER FLANGE FASTENERS AND ONTO WRB AT JAMBS AND THEN AT THE HEAD FLANGE. DO NOT SEAL SILL FLANGE

**10 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE

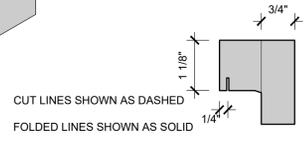


INSTALL WRB HEAD LINER TO LAP OVER JAMB WRB MINIMUM 6"  
 FOLD INTO ROUGH OPENING

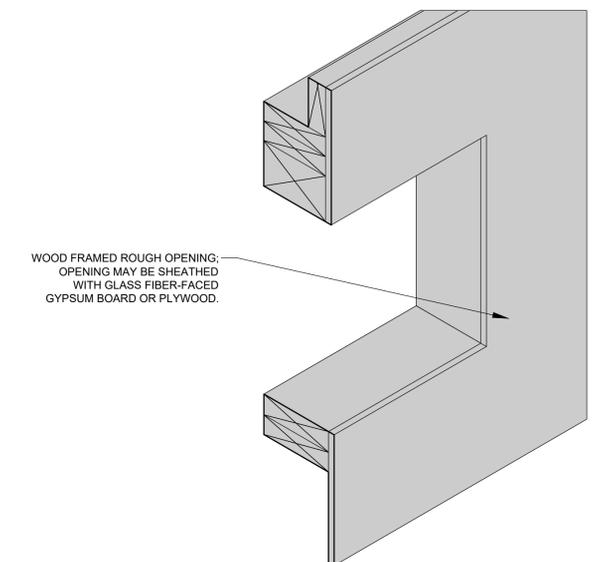
**7 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



INSTALL METAL CLAD SELF-ADHERED JAMB CORNER PIECE  
 CUT SLIT TO FIT AROUND BACK-DAM ANGLE AS SHOWN BELOW

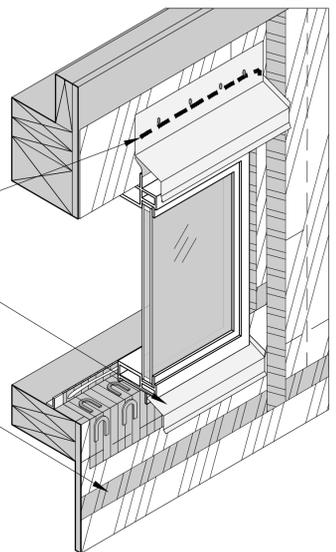


**4 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



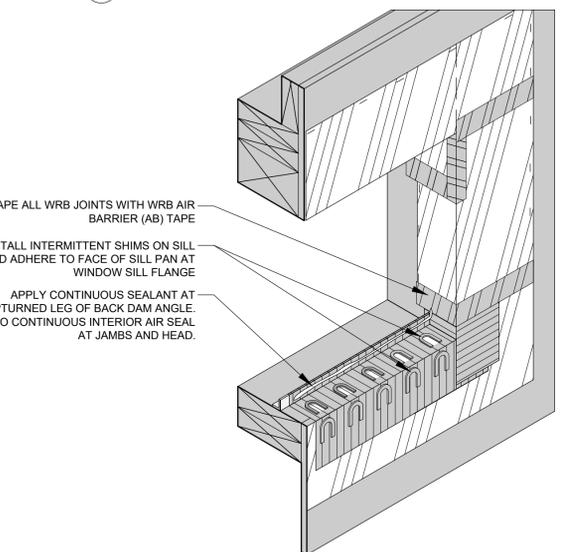
WOOD FRAMED ROUGH OPENING; OPENING MAY BE SHEATHED WITH GLASS FIBER-FACED GYPSUM BOARD OR PLYWOOD.

**1 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



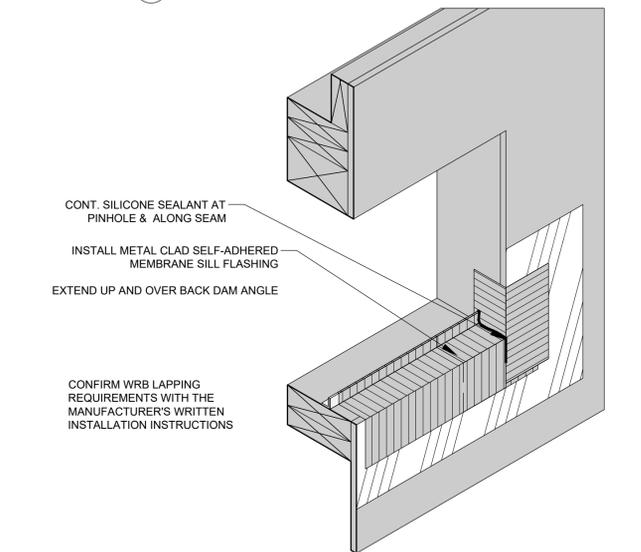
SET HEAD FLASHING VERTICAL LEG IN CONTINUOUS BEAD OF AB SEALANT  
 ATTACH SILL FLASHING TO WINDOW SILL FLANGE. DO NOT PENETRATE SILL FLASHING. SEAL JOINT BETWEEN WINDOW FRAME AND SILL FLASHING WITH BACKER ROD AND SEALANT.  
 SHINGLE FIELD WRB IN AT SILL BELOW PRESTRIP WITH MIN. 6" LAP OR PER MFR; TAPE SEAMS  
 LAP WRB OVER JAMB FLASHING AND SEAL WITH WRB AB TAPE PER THE MANUFACTURER'S INSTRUCTIONS

**11 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



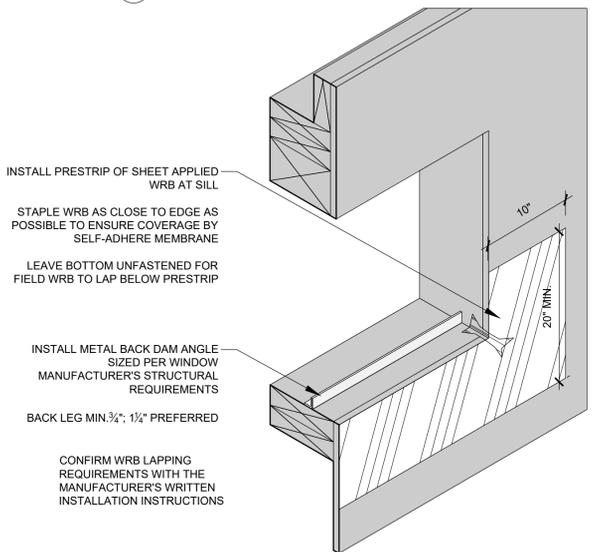
TAPE ALL WRB JOINTS WITH WRB AIR BARRIER (AB) TAPE  
 INSTALL INTERMITTENT SHIMS ON SILL AND ADHERE TO FACE OF SILL PAN AT WINDOW SILL FLANGE  
 APPLY CONTINUOUS SEALANT AT UPTURNED LEG OF BACK DAM ANGLE. TIE TO CONTINUOUS INTERIOR AIR SEAL AT JAMBS AND HEAD.

**8 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



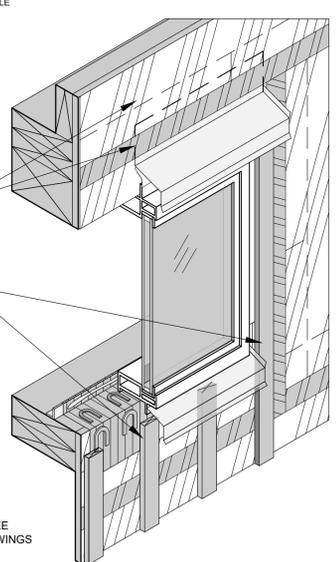
CONT. SILICONE SEALANT AT PINHOLE & ALONG SEAM  
 INSTALL METAL CLAD SELF-ADHERED MEMBRANE SILL FLASHING  
 EXTEND UP AND OVER BACK DAM ANGLE  
 CONFIRM WRB LAPPING REQUIREMENTS WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS

**5 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



INSTALL PRESTRIP OF SHEET APPLIED WRB AT SILL  
 STAPLE WRB AS CLOSE TO EDGE AS POSSIBLE TO ENSURE COVERAGE BY SELF-ADHERE MEMBRANE  
 LEAVE BOTTOM UNFASTENED FOR FIELD WRB TO LAP BELOW PRESTRIP  
 INSTALL METAL BACK DAM ANGLE SIZED PER WINDOW MANUFACTURER'S STRUCTURAL REQUIREMENTS  
 BACK LEG MIN. 3/4"; 1/2" PREFERRED  
 CONFIRM WRB LAPPING REQUIREMENTS WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS

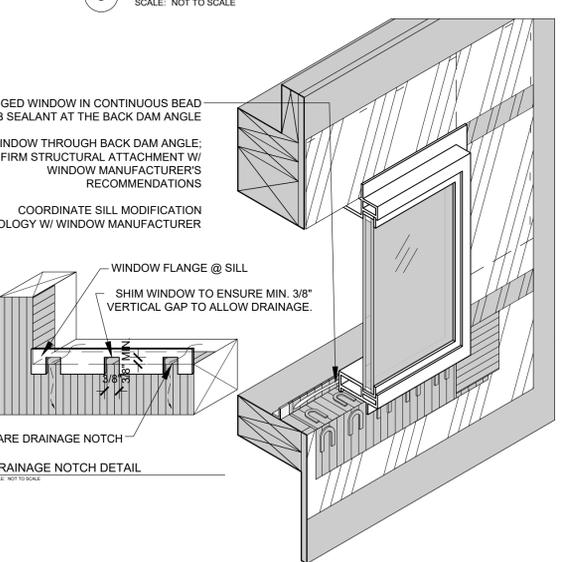
**2 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



INSTALL UPPER FIELD SHEET OF WRB OVER HEAD FLASHING VERTICAL LEG. TAPE ALL WRB JOINTS WITH AB TAPE.  
 INSTALL CONTINUOUS VERTICAL PRESSURE TREATED FURRING STRIPS. WRAP TOP AND BOTTOM OF FURRING STRIPS WITH INSECT SCREEN, TYPICAL (INSECT SCREEN NOT SHOWN)  
 ALIGN FURRING STRIPS WITH STUDS. PROVIDE ADDITIONAL STUDS AS REQUIRED.  
 DO NOT INSTALL CONTINUOUS VERTICAL FURRING WITHIN 3/8" OF WINDOW JAMB FLANGES.

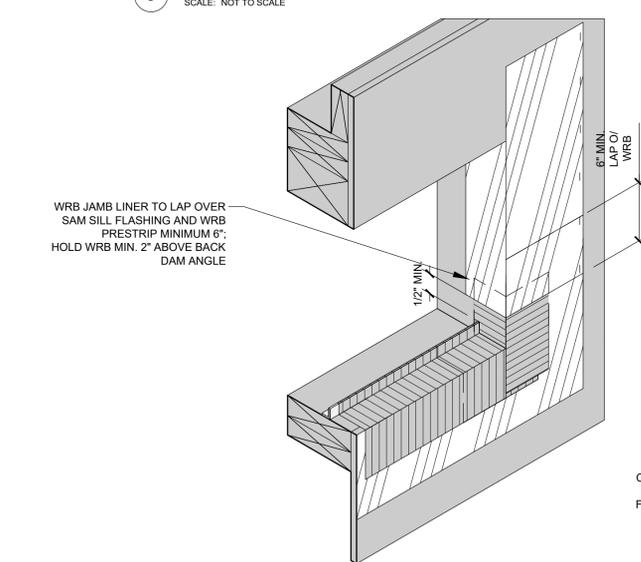
NOTE: ASSEMBLY IS CONCEPTUAL. FLASHING PROFILES ARE REPRESENTATIONAL ONLY; SEE ADDITIONAL DETAILS & ARCHITECTURAL DRAWINGS

**12 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



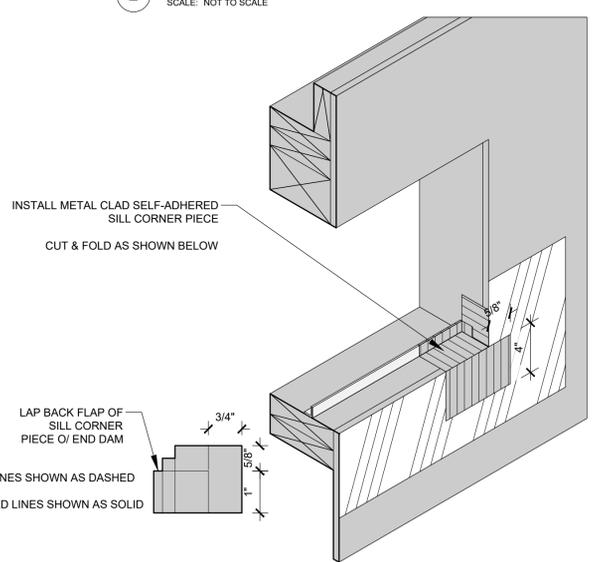
SET FLANGED WINDOW IN CONTINUOUS BEAD OF AB SEALANT AT THE BACK DAM ANGLE  
 FASTEN WINDOW THROUGH BACK DAM ANGLE; CONFIRM STRUCTURAL ATTACHMENT W/ WINDOW MANUFACTURER'S RECOMMENDATIONS  
 COORDINATE SILL MODIFICATION METHODOLOGY W/ WINDOW MANUFACTURER  
 WINDOW FLANGE @ SILL  
 SHIM WINDOW TO ENSURE MIN. 3/8" VERTICAL GAP TO ALLOW DRAINAGE.  
 3/8" SQUARE DRAINAGE NOTCH  
 DRAINAGE NOTCH DETAIL  
 SCALE: NOT TO SCALE

**9 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



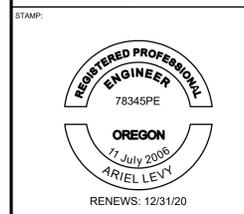
WRB JAMB LINER TO LAP OVER SILL FLASHING AND WRB PRESTRIP MINIMUM 6"; HOLD WRB MIN. 2" ABOVE BACK DAM ANGLE

**6 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



INSTALL METAL CLAD SELF-ADHERED SILL CORNER PIECE  
 CUT & FOLD AS SHOWN BELOW  
 LAP BACK FLAP OF SILL CORNER PIECE @ END DAM  
 CUT LINES SHOWN AS DASHED  
 FOLDED LINES SHOWN AS SOLID

**3 WINDOW FLASHING SEQUENCE**  
 SCALE: NOT TO SCALE



ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

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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

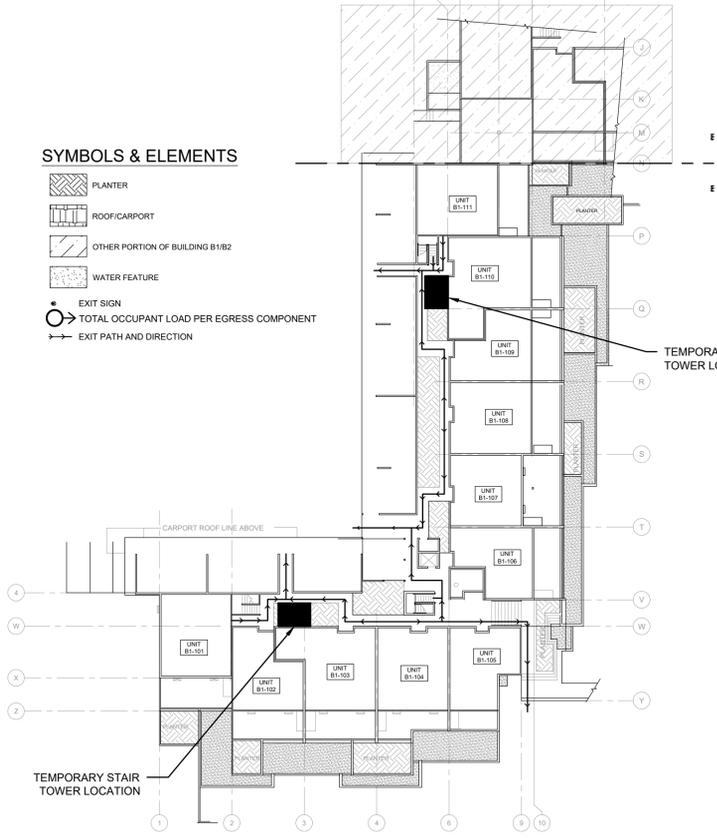
SHEET TITLE:  
**OCCUPANT SAFETY PLAN**

DRAWING NO:  
**BE-7.01**

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

**SYMBOLS & ELEMENTS**

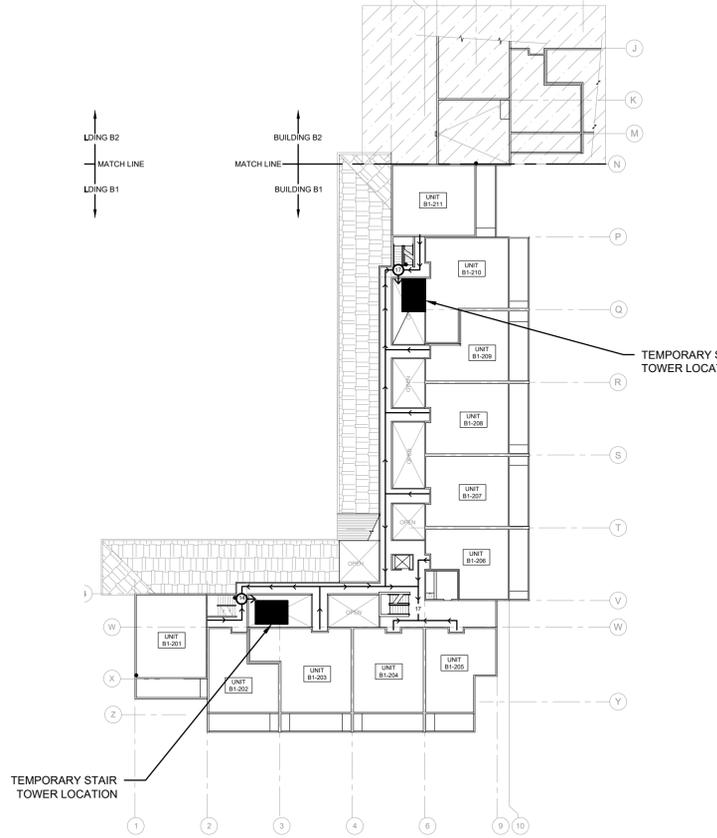
- PLANTER
- ROOF/CARPORT
- OTHER PORTION OF BUILDING B1/B2
- WATER FEATURE
- EXIT SIGN
- TOTAL OCCUPANT LOAD PER EGRESS COMPONENT
- EXIT PATH AND DIRECTION



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

**SYMBOLS & ELEMENTS**

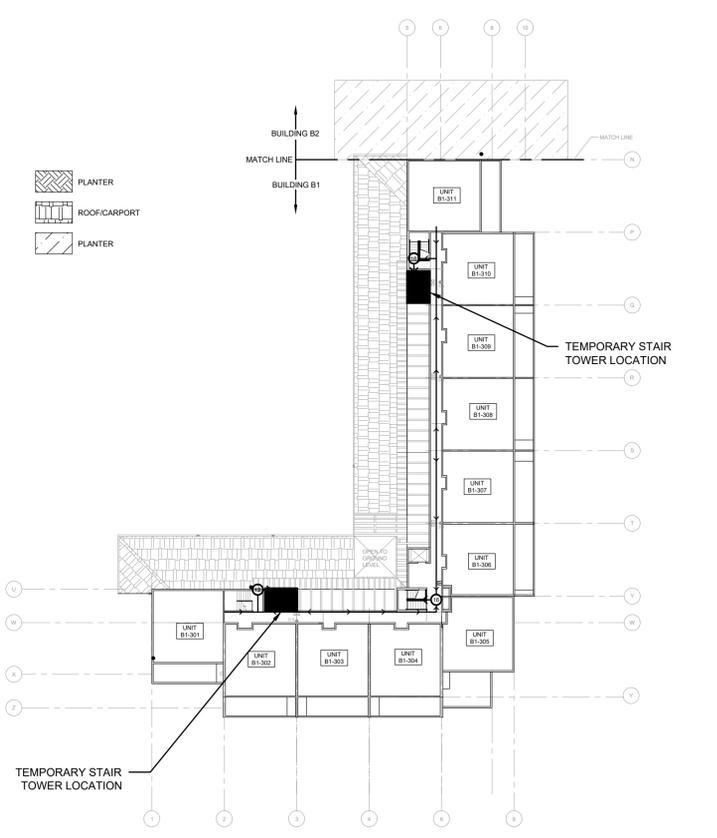
- PLANTER
- ROOF/CARPORT
- PLANTER



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

**SYMBOLS & ELEMENTS**

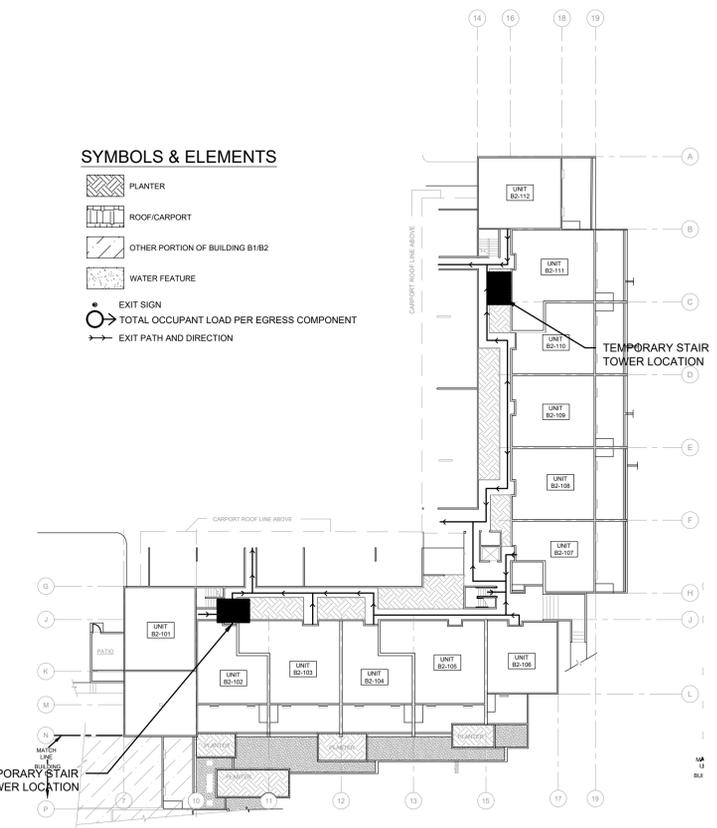
- PLANTER
- ROOF/CARPORT
- PLANTER



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

**SYMBOLS & ELEMENTS**

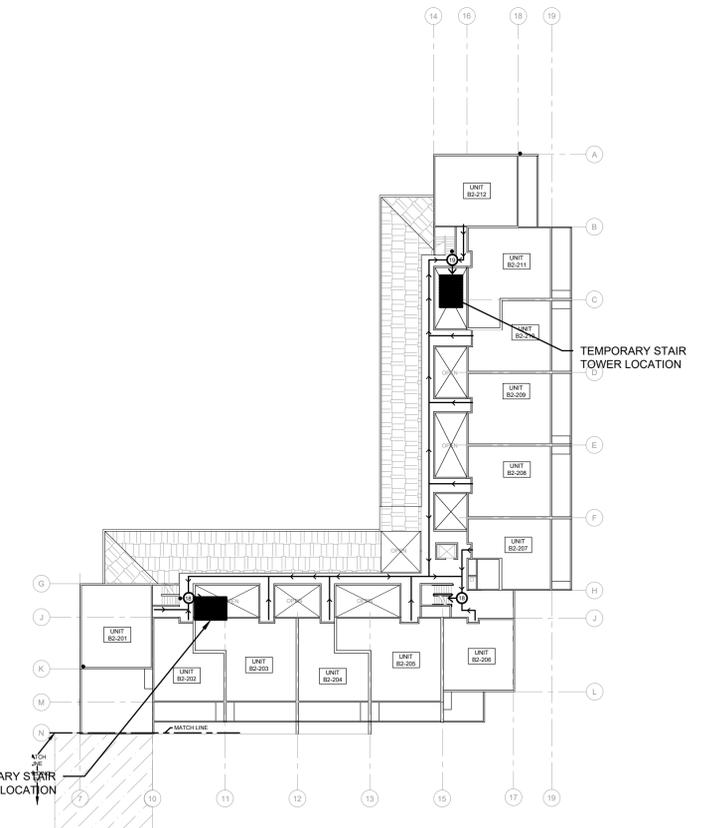
- PLANTER
- ROOF/CARPORT
- OTHER PORTION OF BUILDING B1/B2
- WATER FEATURE
- EXIT SIGN
- TOTAL OCCUPANT LOAD PER EGRESS COMPONENT
- EXIT PATH AND DIRECTION



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

**SYMBOLS & ELEMENTS**

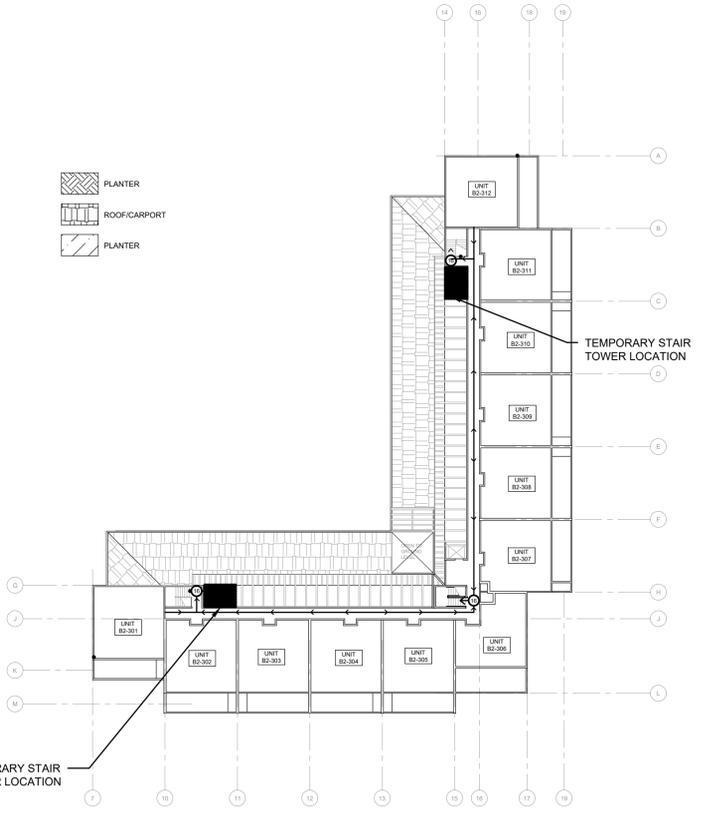
- PLANTER
- ROOF/CARPORT
- PLANTER



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

**SYMBOLS & ELEMENTS**

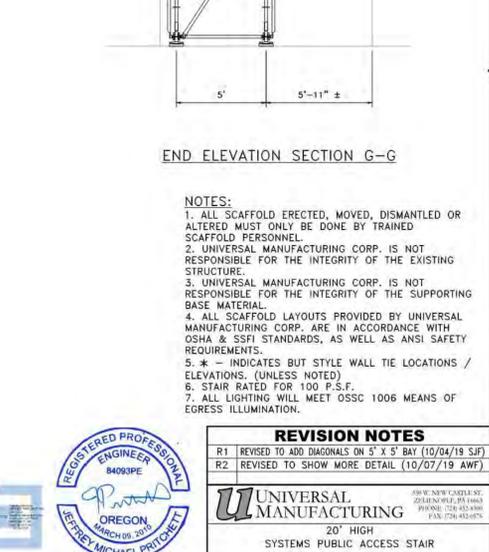
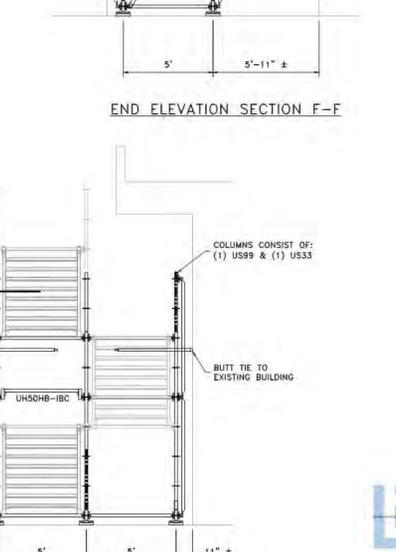
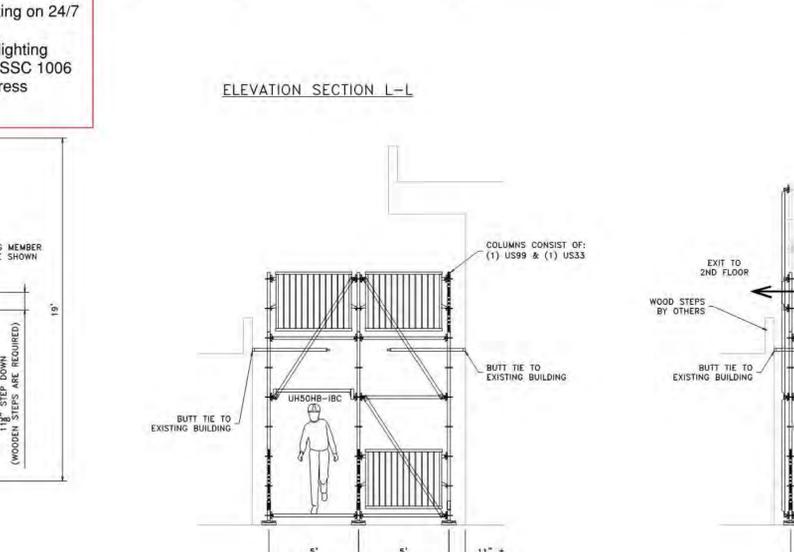
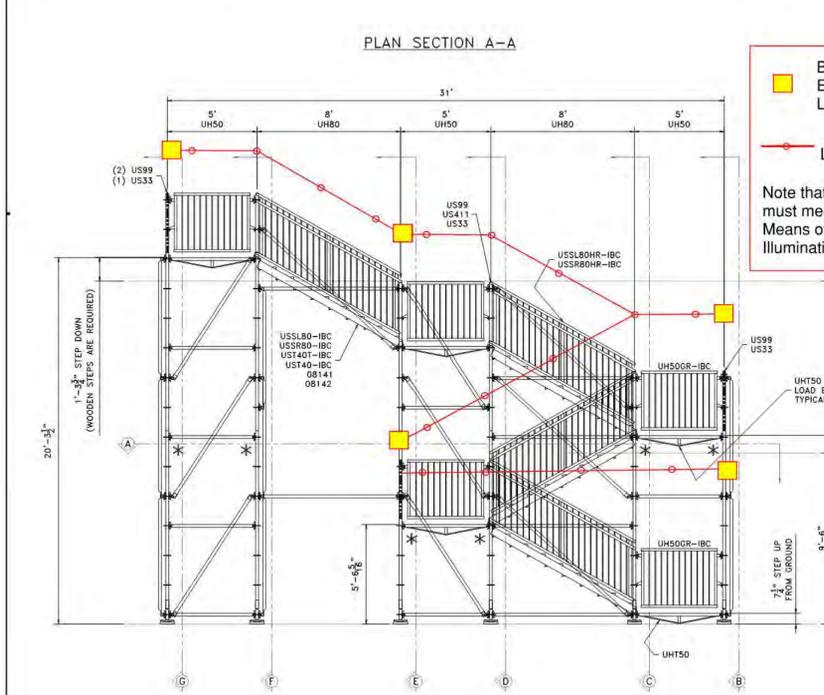
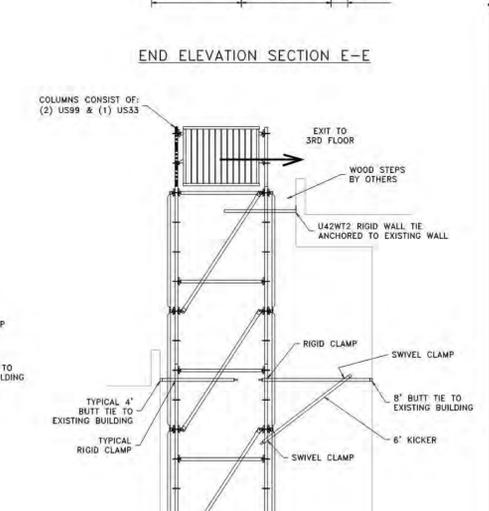
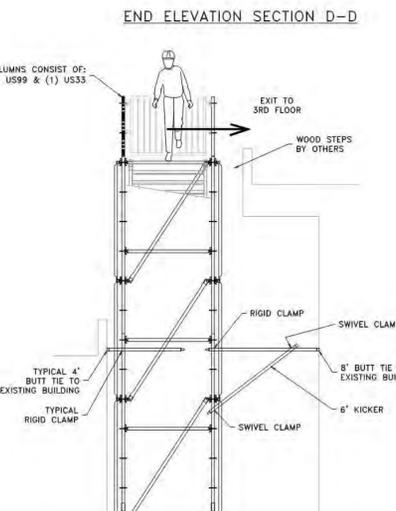
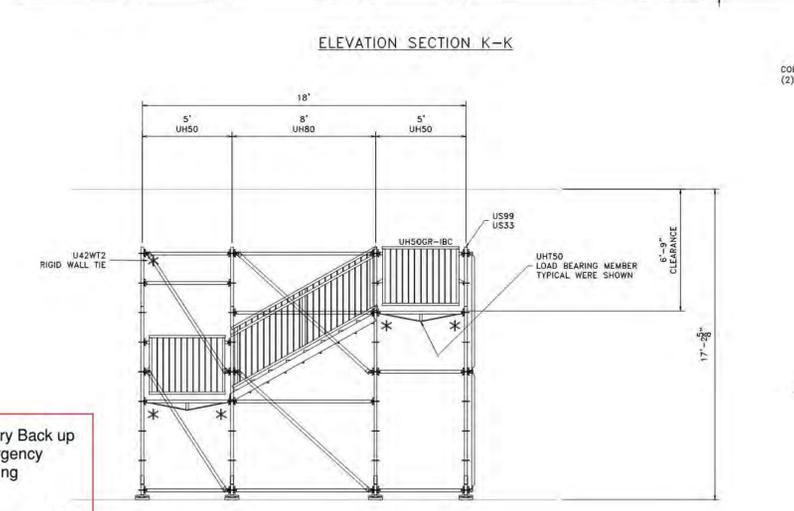
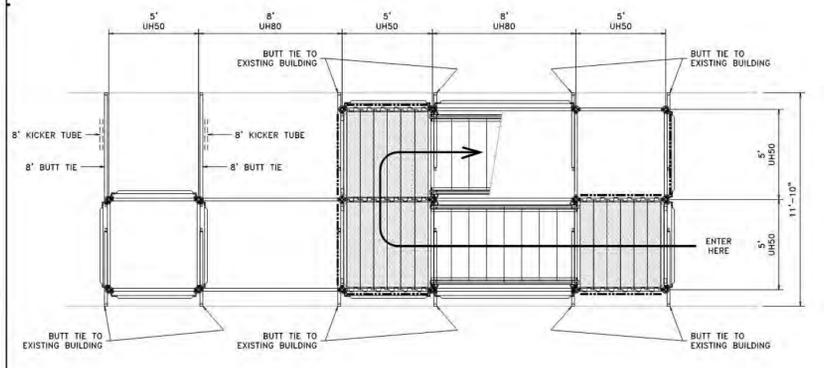
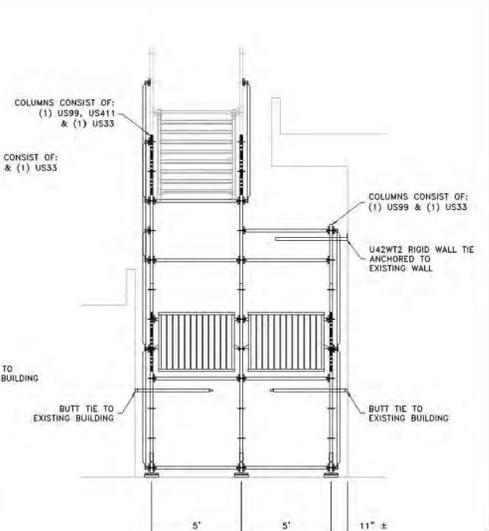
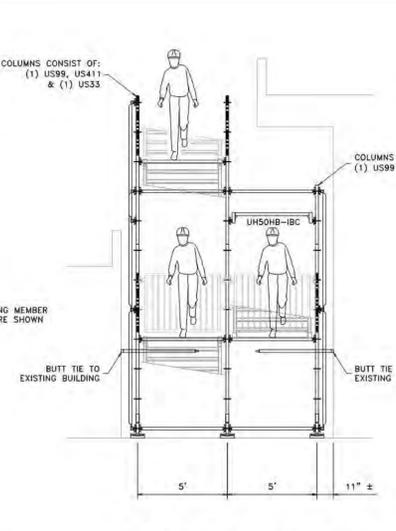
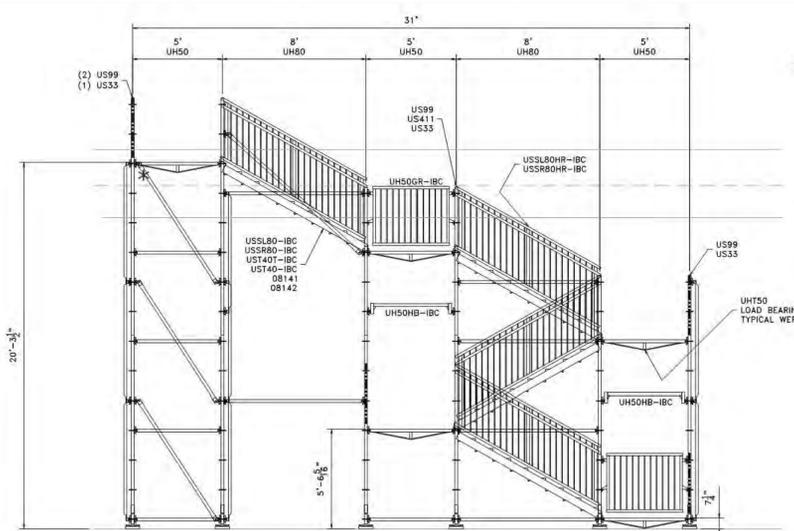
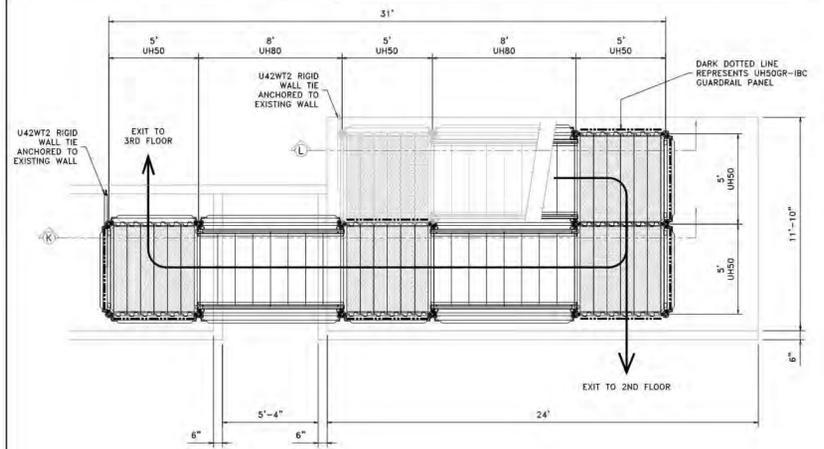
- PLANTER
- ROOF/CARPORT
- PLANTER



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

October 23 2019 5:10 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 0.0.x - GENERAL ASSEMBLY.dwg

SEE UNIVERSAL MANUFACTURING CORP. ENGINEERING DEPT FOR LATEST REVISIONS



**Battery Back up  
Emergency  
Lighting**

Lighting on 24/7

Note that all lighting  
must meet OSSC 1006  
Means of Egress  
Illumination.

**NOTES:**

1. ALL SCAFFOLD ERRECTED, 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: DRAWN: SJF CHECKED: [Signature]  
 IBC6-1-R2 DATE: 10/1/19 REV. DATE: 10/07/19  
 SHEET: 1 OF 1 SCALE: 1/4"=1'-0" JOB CODE: IBC-6  
 SEE UNIVERSAL MANUFACTURING CORP. ENGINEERING DEPT FOR LATEST REVISIONS



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:  
**SYSTEMS PUBLIC ACCESS STAIR**

DRAWING NO:  
**BE-7.02**

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

October 23 2019 5:11 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 D.x - GENERAL ASSEMBLY.dwg

**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

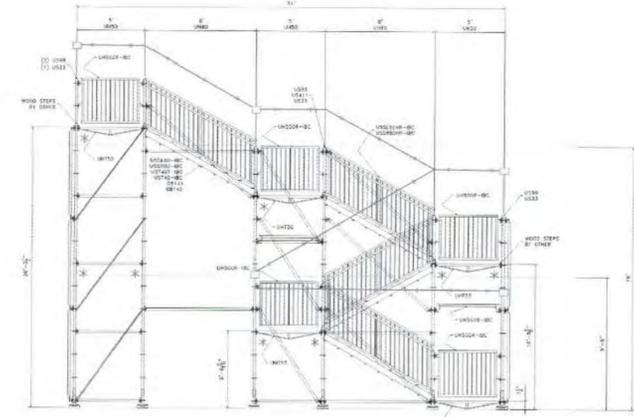
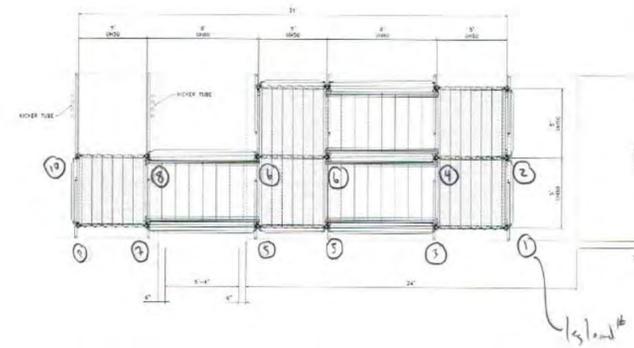
**CALCULATION  
 SUBMITTAL**

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

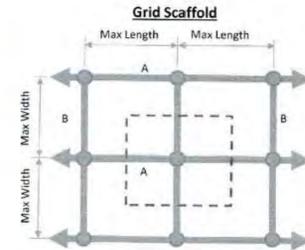
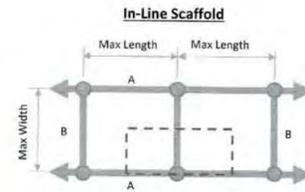


**LEG # 1  
 Input**

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**

Total Dead Load (lbs)	146	Factored	291.5	Leg Weight (lbs)	62
Total Allowable Live Load (lbs)	13459		53837	Horizontal Weight (lbs)	45
Total Live Load (lbs)	625		2500	Diagonal Weight (lbs)	7.5
Max Calculated Leg Load (lbs)	771		56628.5	Plank Weight (Spsf DL) (lbs)	31.25
Allowable Leg Load (lbs)	13605			Bracket Weight w/ Plank (lbs)	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs)	26918.5			Bracket Live Load Weight (lbs)	0
Max Live Load per Decked Level per Load Rating (lbs)	1250			Deck Live Load Weight (lbs)	625
Specified Number of Work Levels	1			$\Sigma =$	771
Max Allowable Working Levels	1				

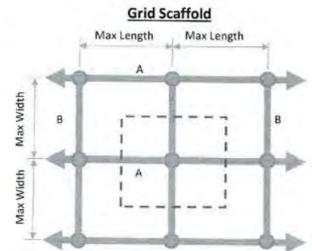
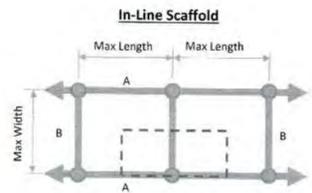


**LEG # 2  
 Input**

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**

Total Dead Load (lbs)	215	Factored	429	Leg Weight (lbs)	62
Total Allowable Live Load (lbs)	13391		53552	Horizontal Weight (lbs)	75
Total Live Load (lbs)	1250		5000	Diagonal Weight (lbs)	15
Max Calculated Leg Load (lbs)	1465		58991	Plank Weight (Spsf DL) (lbs)	62.5
Allowable Leg Load (lbs)	13605			Bracket Weight w/ Plank (lbs)	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs)	26781			Bracket Live Load Weight (lbs)	0
Max Live Load per Decked Level per Load Rating (lbs)	2500			Deck Live Load Weight (lbs)	1250
Specified Number of Work Levels	1			$\Sigma =$	1465
Max Allowable Working Levels	1				



**Horizontal Support Capacity (Uniform Load)**

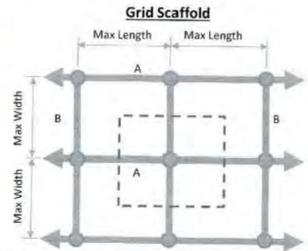
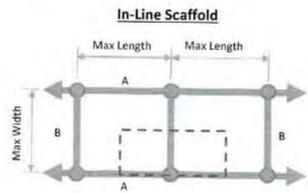
Plank Bearing Horizontal	B-B
Bearing Horizontal Length (ft)	5
Load per foot (lbs)	500
Horizontal Capacity (plf)	1066
Max Live Load per Decked Level per Horizontal Capacity (lbs)	5330

**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**

Total Dead Load (lbs)	256	Factored	511.5	Leg Weight (lbs)	62
Total Allowable Live Load (lbs)	13349		53397	Horizontal Weight (lbs)	93
Total Live Load (lbs)	1625		6500	Diagonal Weight (lbs)	19.5
Max Calculated Leg Load (lbs)	1881		60408.5	Plank Weight (Spsf DL) (lbs)	81.25
Allowable Leg Load (lbs)	13605			Bracket Weight w/ Plank (lbs)	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs)	26698.5			Bracket Live Load Weight (lbs)	0
Max Live Load per Decked Level per Load Rating (lbs)	3250			Deck Live Load Weight (lbs)	1625
Specified Number of Work Levels	1			$\Sigma =$	1881
Max Allowable Working Levels	1				



**Horizontal Support Capacity (Uniform Load)**

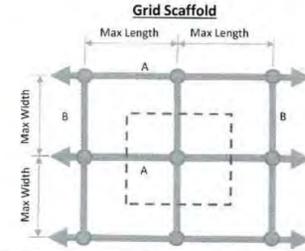
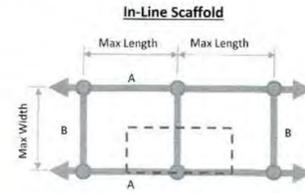
Plank Bearing Horizontal	B-B
Bearing Horizontal Length (ft)	5
Load per foot (lbs)	650
Horizontal Capacity (plf)	1058.5
Max Live Load per Decked Level per Horizontal Capacity (lbs)	5292.5

**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**

Total Dead Load (lbs)	363	Factored	723	Leg Weight (lbs)	62
Total Allowable Live Load (lbs)	14608		58430	Horizontal Weight (lbs)	103.5
Total Live Load (lbs)	1625		6500	Diagonal Weight (lbs)	34.5
Max Calculated Leg Load (lbs)	1988		65655	Plank Weight (Spsf DL) (lbs)	162.5
Allowable Leg Load (lbs)	14970			Bracket Weight w/ Plank (lbs)	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs)	29215			Bracket Live Load Weight (lbs)	0
Max Live Load per Decked Level per Load Rating (lbs)	3250			Deck Live Load Weight (lbs)	1625
Specified Number of Work Levels	1			$\Sigma =$	1988
Max Allowable Working Levels	1				



**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

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**

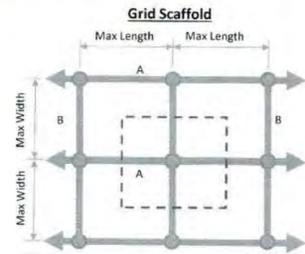
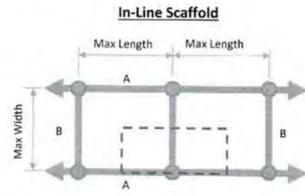
SCALE: As Noted  
 DATE: Oct. 23, 2019  
 DRAWN BY: DAA  
 CHECKED BY: INITIALS



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

**LEG # 5**  
**Input**

Scaffold or Shoring (7):	Scaffold
Max Scaffold Height (ft):	19
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**

Total Dead Load (lbs):	336	672	Leg Weight (lbs):	86
Total Allowable Live Load (lbs):	13269	53076	Horizontal Weight (lbs):	139.5
Total Live Load (lbs):	1625	6500	Diagonal Weight (lbs):	29.25
Max Calculated Leg Load (lbs):	1961	60248	Plank Weight (Spf DL) (lbs):	81.25
Allowable Leg Load (lbs):	13605		Bracket Weight w/ Plank (lbs):	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs):	26538		Bracket Live Load Weight (lbs):	0
Max Live Load per Decked Level per Load Rating (lbs):	3250		Deck Live Load Weight (lbs):	1625
Specified Number of Work Levels:	1		$\Sigma =$	1961
Max Allowable Working Levels:	1			

**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

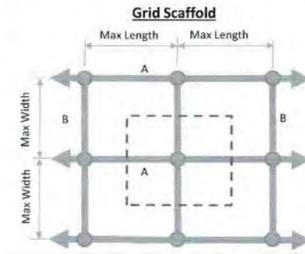
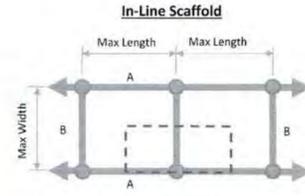
Crimson Engineering Associates, Inc.  
Golden, CO | Vacaville, CA | Austin, TX  
www.crimsonengineering.com



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

**LEG # 6**  
**Input**

Scaffold or Shoring (7):	Scaffold
Max Scaffold Height (ft):	19
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**

Total Dead Load (lbs):	438	876.5	Leg Weight (lbs):	86
Total Allowable Live Load (lbs):	14532	58127	Horizontal Weight (lbs):	138
Total Live Load (lbs):	1625	6500	Diagonal Weight (lbs):	51.75
Max Calculated Leg Load (lbs):	2063	65503.5	Plank Weight (Spf DL) (lbs):	162.5
Allowable Leg Load (lbs):	14970		Bracket Weight w/ Plank (lbs):	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs):	29063.5		Bracket Live Load Weight (lbs):	0
Max Live Load per Decked Level per Load Rating (lbs):	3250		Deck Live Load Weight (lbs):	1625
Specified Number of Work Levels:	1		$\Sigma =$	2063
Max Allowable Working Levels:	1			

**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

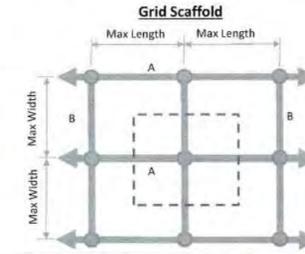
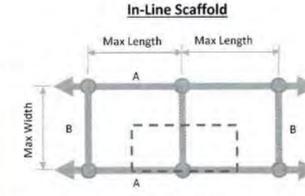
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Golden, CO | Vacaville, CA | Austin, TX  
www.crimsonengineering.com



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

**LEG # 7**  
**Input**

Scaffold or Shoring (7):	Scaffold
Max Scaffold Height (ft):	24
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 (#):	3
Plank Every Level?:	No
Decked Levels (#):	1
Side Bracket Levels?:	None
Side Bracket Width (ft):	1



**Output**

Total Dead Load (lbs):	410	820.5	Leg Weight (lbs):	104
Total Allowable Live Load (lbs):	13195	52779	Horizontal Weight (lbs):	186
Total Live Load (lbs):	1625	6500	Diagonal Weight (lbs):	39
Max Calculated Leg Load (lbs):	2035	60099.5	Plank Weight (Spf DL) (lbs):	81.25
Allowable Leg Load (lbs):	13605		Bracket Weight w/ Plank (lbs):	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs):	26389.5		Bracket Live Load Weight (lbs):	0
Max Live Load per Decked Level per Load Rating (lbs):	3250		Deck Live Load Weight (lbs):	1625
Specified Number of Work Levels:	1		$\Sigma =$	2035
Max Allowable Working Levels:	2			

**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

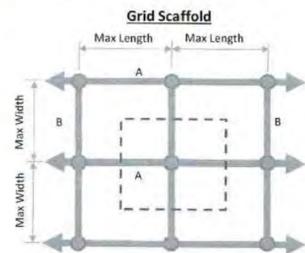
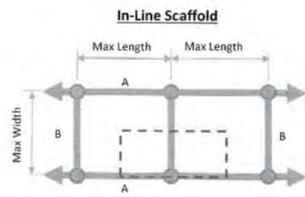
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Golden, CO | Vacaville, CA | Austin, TX  
www.crimsonengineering.com



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

**LEG # 8**  
**Input**

Scaffold or Shoring (7):	Scaffold
Max Scaffold Height (ft):	24
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 (#):	3
Plank Every Level?:	No
Decked Levels (#):	1
Side Bracket Levels?:	None
Side Bracket Width (ft):	1



**Output**

Total Dead Load (lbs):	410	820.5	Leg Weight (lbs):	104
Total Allowable Live Load (lbs):	13195	52779	Horizontal Weight (lbs):	186
Total Live Load (lbs):	1625	6500	Diagonal Weight (lbs):	39
Max Calculated Leg Load (lbs):	2035	60099.5	Plank Weight (Spf DL) (lbs):	81.25
Allowable Leg Load (lbs):	13605		Bracket Weight w/ Plank (lbs):	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs):	26389.5		Bracket Live Load Weight (lbs):	0
Max Live Load per Decked Level per Load Rating (lbs):	3250		Deck Live Load Weight (lbs):	1625
Specified Number of Work Levels:	1		$\Sigma =$	2035
Max Allowable Working Levels:	2			

**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

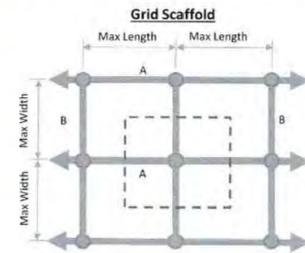
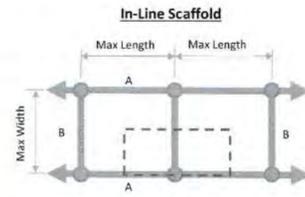
Crimson Engineering Associates, Inc.  
Golden, CO | Vacaville, CA | Austin, TX  
www.crimsonengineering.com



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

**LEG # 9**  
**Input**

Scaffold or Shoring (7):	Scaffold
Max Scaffold Height (ft):	24
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 (#):	3
Plank Every Level?:	No
Decked Levels (#):	1
Side Bracket Levels?:	None
Side Bracket Width (ft):	1



**Output**

Total Dead Load (lbs):	240	480.5	Leg Weight (lbs):	104
Total Allowable Live Load (lbs):	13395	53459	Horizontal Weight (lbs):	90
Total Live Load (lbs):	625	2500	Diagonal Weight (lbs):	15
Max Calculated Leg Load (lbs):	865	56439.5	Plank Weight (Spf DL) (lbs):	31.25
Allowable Leg Load (lbs):	13605		Bracket Weight w/ Plank (lbs):	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs):	26729.5		Bracket Live Load Weight (lbs):	0
Max Live Load per Decked Level per Load Rating (lbs):	1250		Deck Live Load Weight (lbs):	625
Specified Number of Work Levels:	1		$\Sigma =$	865
Max Allowable Working Levels:	2			

**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

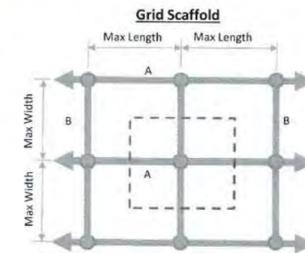
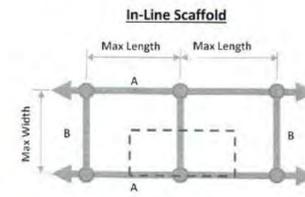
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Project #: 195184  
Project: THE LANDING PAS  
Customer: SDB CONTRACTING INC  
Date: 10/4/2019

**LEG # 10**  
**Input**

Scaffold or Shoring (7):	Scaffold
Max Scaffold Height (ft):	24
Max Bay Width (ft):	5
Max Bay Length (ft):	6
Plan Layout:	In-Line
Vertical Diagonal Bracing:	Alternating Bays
Horizontal Spacing:	Every 4th Ring (6'-6")
Max Live Load per Bay (#):	3000
Live Load (psf):	100
Total Max Levels (#):	3
Plank Every Level?:	No
Decked Levels (#):	1
Side Bracket Levels?:	None
Side Bracket Width (ft):	1



**Output**

Total Dead Load (lbs):	389	778	Leg Weight (lbs):	104
Total Allowable Live Load (lbs):	13216	52864	Horizontal Weight (lbs):	174
Total Live Load (lbs):	1500	6000	Diagonal Weight (lbs):	36
Max Calculated Leg Load (lbs):	1889	59642	Plank Weight (Spf DL) (lbs):	75
Allowable Leg Load (lbs):	13605		Bracket Weight w/ Plank (lbs):	0
Max Allowable Live Load Per Bay per Leg Capacity (lbs):	26432		Bracket Live Load Weight (lbs):	0
Max Live Load per Decked Level per Load Rating (lbs):	3000		Deck Live Load Weight (lbs):	1500
Specified Number of Work Levels:	1		$\Sigma =$	1889
Max Allowable Working Levels:	2			

**Horizontal Support Capacity (Uniform Load)**

Plank Bearing Horizontal:	B-B
Bearing Horizontal Length (ft):	5
Load per foot (lbs):	600
Horizontal Capacity (plf):	1061
Max Live Load per Decked Level per Horizontal Capacity (lbs):	5305

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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-7.04

SCALE: As Noted

DRAWN BY: DAA

DATE: Oct. 23, 2019

CHECKED BY: INITIALS

**A-1 PLANK & SCAFFOLD** WFLA, INC. UNISCAFF® TECHNICAL MANUAL  
Ph: (800) 625-7510 • Fax: (785) 625-8452 • www.a1scaffold.com

### Allowable Loads on Board Brackets

Board Brackets

Part Number	Net Width	Allowable Uniform Load
U-1BB	10' (0.254 m)	250 lb (113.40 kg)
U-2BB	20' (0.508 m)	300 lb (136.08 kg)

### Allowable Plank Loads

Steel Planks

Uniform Load

Concentrated Load

Part Number	Effective Length	Allowable Center Load	Allowable Uniform Load
PSW-3	3' - 0" (0.914 m)	700 lb (317.51 kg)	600 lb/ft <sup>2</sup> (272.16 kg/ft <sup>2</sup> )
PSW-3B	3' - 6" (1.066 m)	600 lb (272.16 kg)	500 lb/ft <sup>2</sup> (226.80 kg/ft <sup>2</sup> )
PSW-4	4' - 0" (1.219 m)	500 lb (226.80 kg)	400 lb/ft <sup>2</sup> (181.44 kg/ft <sup>2</sup> )
PSW-5	5' - 0" (1.524 m)	400 lb (181.44 kg)	275 lb/ft <sup>2</sup> (124.74 kg/ft <sup>2</sup> )
PSW-6	6' - 0" (1.828 m)	375 lb (170.10 kg)	200 lb/ft <sup>2</sup> (90.72 kg/ft <sup>2</sup> )
PSW-7	7' - 0" (2.133 m)	325 lb (147.42 kg)	125 lb/ft <sup>2</sup> (56.70 kg/ft <sup>2</sup> )
PSW-8	8' - 0" (2.438 m)	300 lb (136.08 kg)	100 lb/ft <sup>2</sup> (45.36 kg/ft <sup>2</sup> )
PSW-10	10' - 0" (3.048 m)	250 lb (113.40 kg)	60 lb/ft <sup>2</sup> (27.22 kg/ft <sup>2</sup> )

**RINGLOCK TECHNICAL MANUAL**  
Ledgers, Transoms & Brackets

### TRUSS LEDGER O-TYPE

UNIFORM DISTRIBUTED LOAD AND POINT LOAD					
LENGTH		UDL (w)		CENTER POINT LOAD (P)	
ft	m	lb/ft	kN/m	lb	kN
5'-2"	1.57	1091	15.90	3475	15.46
6'	1.82	434	6.40	1910	8.50
7'	2.13	366	5.30	1350	6.01
8'	2.43	320	4.70	1855	8.25
10'	3.05	191	2.80	1065	4.74

Test Report: ATL083-0711-02718-1 & ATL083-0223-47902-1 (F.O.S. 4:1)

### MID TRANSOM

UNIFORM DISTRIBUTED LOAD AND POINT LOAD					
LENGTH		UDL (w)		CENTER POINT LOAD (P)	
ft	m	lb/ft	kN/m	lb	kN
5'-2"	1.57	111.50	1.63	494.80	2.20
6'	1.82	95.40	1.40	397.40	1.77
7'	2.13	67.50	0.99	345.40	1.54
8'	2.43	56.70	0.83	310.50	1.38
10'	3.05	41.20	0.60	241.50	1.07

Test Report: 1504768-001 (F.O.S. 4:1)

### SIDE/HOP-UP BRACKET O-TYPE

UNIFORM DISTRIBUTED LOAD AND POINT LOAD					
LENGTH		UDL (w)		POINT LOAD (P)	
ft	m	lb/ft	kN/m	lb	kN
1'	0.31	595.00	8.50	595	2.65
2'-2"	0.65	1467.80	21.80	1610	7.16
2'-10 1/4"	0.88	816.40	11.40	1270	5.65

Test Report: ATL083-0416-98536-1, ATL083-0829-04888-1 & ATL083-1223-45896-4 (F.O.S. 4:1)  
Note: The side working load of the Side Bracket may be limited by the load unit is applied to the Standard to which the Side Bracket is affixed. Loads cannot be combined and act independently.

**A-1 PLANK & SCAFFOLD** WFLA, INC. UNISCAFF® TECHNICAL MANUAL  
Ph: (800) 625-7510 • Fax: (785) 625-8452 • www.a1scaffold.com

### Uniscaff® Allowable Loads for Vertical Components

59'-0" (1,500 m)

4 members at each rosette:  $6250 \times (4/1.67) = 14970$

3 members at each rosette:  $6250 \times (3/1.67) = 11227$

2 members at each rosette:  $6250 \times (2/1.67) = 7485$

3.0 safety factor omission

#### Allowable loads when used as scaffold (4:1 safety factor)

Distance between horizontals	4 Members	3 Members	2 Members
6' - 6" (1.981 m)	6250 lb (2834.95 kg)	5680 lb (2576.41 kg)	5120 lb (2322.39 kg)
4' - 11" (1.496 m)	7000 lb (3175.15 kg)	6380 lb (2893.92 kg)	5770 lb (2617.23 kg)
3' - 3" (0.991 m)	8000 lb (3628.74 kg)	7250 lb (3289.55 kg)	6580 lb (2989.55 kg)
1' - 7" (0.483 m)	8100 lb (3674.10 kg)	7500 lb (3401.94 kg)	6800 lb (3084.43 kg)

#### Allowable loads when used as shoring (2.5:1 safety factor)

Distance between horizontals	4 Members	3 Members	2 Members
6' - 6" (1.981 m)	9000 lb (4082.33 kg)	8000 lb (4082.33 kg)	8000 lb (3628.74 kg)
4' - 11" (1.496 m)	10000 lb (4535.92 kg)	10000 lb (4535.92 kg)	9000 lb (4082.33 kg)
3' - 3" (0.991 m)	11500 lb (5216.31 kg)	11500 lb (5216.31 kg)	10000 lb (4535.92 kg)
1' - 7" (0.483 m)	12000 lb (5443.11 kg)	12000 lb (5443.11 kg)	10500 lb (4782.72 kg)

Note: 1. All capacities are based on components tested at all directions.  
2. System must be carefully braced, particularly if used as shoring. Do not use on individual towers without stability bracing.

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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-7.05**

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

October 23 2019 5:11 PM U:\B3438 - The Landing Condominium Rehabilitation\Construction Documents\1 RDH\Drawings\Current Drawings\B3438.016 The Landing Condominium Rehabilitation - Exterior Rehabilitation - BE-FLS 0.0 - GENERAL ASSEMBLY.dwg

**CEA** Project #: 195184  
Project: The Landing Public Access Stair Tower  
Customer: SDB Contracting  
Date: 10/4/2019

### WIND DESIGN LOADS - OTHER STRUCTURES, PER ASCE 7-10, Chapter 29

Risk Category of Structure = II (Table 1.5-1)

Design Wind Speed = 110 mph design speed, reduced to 80% based on ASCE 37-14, 88 mph < 1 year construction duration

Gust Effect Factor = 0.85

Wind Directionality Factor,  $K_d$  = 0.85 (Section 26.6 and Table 26.6-1) Lattice Framework, Trussed Towers, Trussed Towers, square cross section = 0.95

Exposure Factor = C (Section 26.7)

Topographic Factor,  $K_{zt}$  = 1 (Section 26.8 and Figure 26.8-1)

Velocity Pressure Exposure Coefficient,  $K_z$  or  $K_{zt}$  = 0.85 (Table 29.3-1) H = 15 ft

Velocity Pressure  $q$  or  $q_z$  =  $0.00256 K_z K_{zt} V^2$  (Equation 29.3-1)  
 $q$  or  $q_z$  = 14.32 psf  
Design Wind Pressure = 8.59 psf (ASD wind force =  $0.6 q_z$ )

E = 0.15 where E = ratio of solid area to gross area of one tower face for the segment under consideration, bare scaffold = 15% = 0.15

Force Coefficient,  $C_f$  =  $4.0E^2 - 5.9E + 4.0$  (Figure 29.5-3, Trussed Towers, Square Tower Cross Section)  
 $C_f$  = 3.21

Wind Force,  $F$  =  $q C_f C_d A_e$

Factored Wind Pressure = 23.41 psf  $\times A_e = F$   
15 ft net area (no netting or enclosure)  
15 ft height  
30 ft total width  
1580 # total wind force  
6.5 % tributary width  
10 ft overturning width  
343 # overturning force  
3426 ft-lb overturning moment

Leg DL for Resistive	Distance (ft)	Resistive Moment (ft-lb)
438	5	2190
336	10	3360

Resistive Moment for Scaffold DL = 5550 ft-lb (let every 6.5 feet or 2 ft)

Wind Load Overturning Moment = 3426 ft-lb

Factor of Safety Against Wind Load Overturning = 1.6 > 1.5 OK

10/4/2019 U.S. Seismic Design Maps

**OSHPD**

### THE LANDING

5150 SW Landing Dr, Portland, OR 97239, USA  
Latitude, Longitude: 45.4859321, -122.67374480000001

Date: 10/4/2019, 8:49:47 AM  
Design Code Reference Document: ASCE7-10  
Risk Category: II  
Site Class: D - Soft Soil

Type	Value	Description
$S_S$	0.99	MCE <sub>E</sub> ground motion, (for 0.2 second period)
$S_1$	0.425	MCE <sub>E</sub> ground motion, (for 1.0s period)
$S_{MS}$	1.093	Site-modified spectral acceleration value
$S_{M1}$	0.899	Site-modified spectral acceleration value
$S_{DS}$	0.729	Numeric seismic design value at 0.2 second SA
$S_{D1}$	0.446	Numeric seismic design value at 1.0 second SA

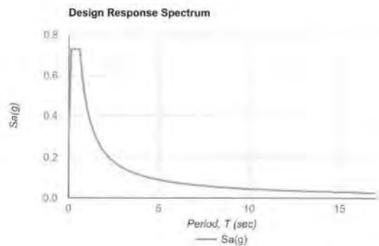
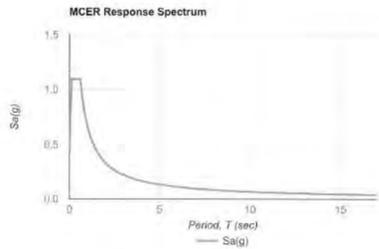
Type	Value	Description
SDC	D	Seismic design category
$F_a$	1.104	Site amplification factor at 0.2 second
$F_v$	1.575	Site amplification factor at 1.0 second
PGA	0.428	MCE <sub>E</sub> peak ground acceleration
$P_{PGA}$	1.072	Site amplification factor at PGA
$P_{GA}$	0.459	Site modified peak ground acceleration
$T_L$	16	Long-period transition period in seconds
SaRT	0.99	Probabilistic risk-targeted ground motion, (0.2 second)
SaUH	1.097	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SdD	3.102	Factored deterministic acceleration value, (0.2 second)
SIRT	0.425	Probabilistic risk-targeted ground motion, (1.0 second)
S1UH	0.488	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S1D	1.212	Factored deterministic acceleration value, (1.0 second)
PGA <sub>d</sub>	1.202	Factored deterministic acceleration value, (Peak Ground Acceleration)
$C_{RS}$	0.902	Mapped value of the risk coefficient at short periods

https://seismicmaps.org

10/4/2019 U.S. Seismic Design Maps

Type	Value	Description
$C_{R1}$	0.875	Mapped value of the risk coefficient at a period of 1 s

https://seismicmaps.org



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Project #: 195184  
Project : The Landing Public Access Stair Tower  
Customer : SOB Contracting  
Date : 10/4/2019

SEISMIC ANALYSIS, per ASCE 7-10 Section 15.4.1:

SCAFFOLD SELF WEIGHT (DEAD LOADS)

LEG CL (#)	(QTY)	TOTAL
Leg 1	146	2 292 #
Leg 2	215	1 215 #
Leg 3	256	2 512 #
Leg 4	353	1 353 #
Leg 5	330	4 1344 #
Leg 6	438	2 876 #
Leg 7	410	1 410 #
Leg 8	410	1 410 #
Leg 9	240	1 240 #
Leg 10	389	1 389 #

Total Dead Load, W = 5051 #

S<sub>1</sub> = 0.425  
S<sub>2</sub> = 0.729  
I = 1 (Table 11.5-1)  
R = 2.5 (max of 2.5 per ASCE 37-14)

C<sub>1</sub> = S<sub>2</sub> / (R I) = 0.292 (Equation 12.8-2)  
C<sub>1, max</sub> = 0.044 / (S<sub>2</sub> I) = 0.032 (Equation 15.4-1) (where S<sub>1</sub> < 0.5)  
C<sub>2, max</sub> = [0.8 / (S<sub>1</sub> I)] / (R I) = 0.136 (Equation 15.4-2) (where S<sub>1</sub> ≥ 0.6)  
controlling C<sub>1, max</sub> = 0.032

Design C<sub>s</sub> = 0.292

Seismic Base Shear, V = C<sub>s</sub>W (Equation 12.8-1)

DOES NOT CONTROL V = 1473 # TOTAL DESIGN SEISMIC LOAD  
resist with (2) bump tubes to wall = 2125 # per bump tube

WIND LOAD CONTROLS F<sub>wind</sub> = 1580 # TOTAL DESIGN WIND LOAD



ENGINEERING CATALOG  
DSSCAT  
REV. #  
04/29/15

I-BOLT CLAMPS



Product Code	Description	Weight		Load Rating		
		Lb	Kg	Tube Slip (lb-f)	Failure Load (lb-f)	Center Rivet Load (lb-f)
CMP1/2	1/2 Clamp (I-Bolt)	2.00	0.90	1,200	N/A	N/A
CMPRA	Right Angle Clamp (I-Bolt)	3.30	1.50	1,200	3,550	N/A
CMPSW	Swivel Clamp (I-Bolt)	4.00	1.80	N/A	3,000	3,000

(Safe Working Loads are based on a 4:1 Safety Factor.)

Direct Scaffold Supply recommends that all clamps be torque between 45 and 60 ft. lbs.

World Headquarters: 5602 Armour Drive | Houston, TX 77020 | Offices In: Hong Kong | China | India | Latin America | Canada  
713-673-7701 Phone | 800-720-6629 Toll Free | www.directscallofsupply.com



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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-7.06

SCALE: As Noted

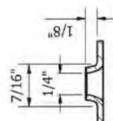
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DATE: Oct. 23, 2019

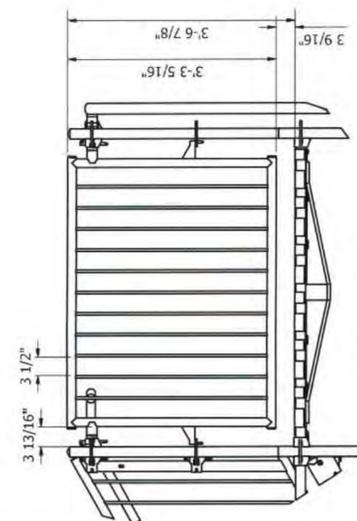
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TYPICAL LANDING PLANK SURFACE DETAIL



TYPICAL LANDING DETAIL



UNIVERSAL MANUFACTURING IBC TYPICAL LANDING DETAIL

DATE: 7/25/2019  
DRAWN: JEF  
CHECKED: JEF  
SCALE: NTS  
REV. DATE: JEF

