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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

PERMIT/GMP SET

VOLUME 1

OCTOBER 17, 2018



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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

VOLUME 1 COVER SHEET

PERMIT / GMP

DATE 17 OCT 2018 | PROJECT NUMBER 149000

SHEET NUMBER
CS1

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MECHANICAL, ELECTRICAL, PUMBING, FIRE ALARM, FIRE PROTECTION AND TECHNOLOGY SUBMITTED UNDER SEPARATE PERMIT

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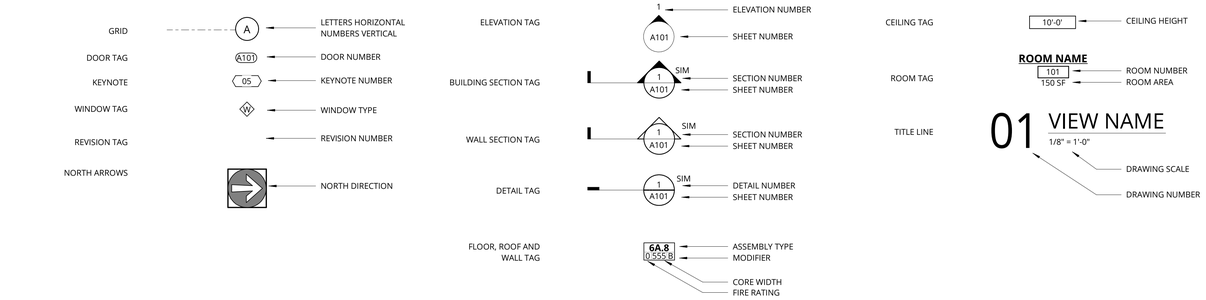
SYMBOLS LEGEND



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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

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PROJECT NUMBER 149000

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ABBREVIATIONS

ABBREVIATIONS	
ABBREVIATION	TERM
A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACDN	ACCORDION
ACP	ACOUSTICAL CEILING PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ASPHALTIC PAVING
APP	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B #	BASE
BALC	BALCONY
BD	BOARD
BDRM	BEDROOM
BITUM	BITUMINOUS
BKR	BACKER
BL	BLINDS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BLT IN	BUILT-IN
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BRK	BRICK
BSMT	BASEMENT
BTR	BETTER
BU	BUILT-UP
BUR	BUILT-UP BITUMINOUS ROOFING
BW	BUILDING WRAP
C#	CARPET
C/W	CURTAIN WALL
CAB	CABINET
CB	CATCH BASIN
CC	CUBICLE CURTAIN
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLG	CEILING
CLO	CLOSER
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COILG	COILING
COL	COLUMN
COMP	COMPOSITE, COMPENSATION
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CSMU	CALCIUM SILICATE MASONRY UNIT
CTG	COATING
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CTV	CABLE TV
CU	CUBIC
CUST	CUSTOM
CWK	CASEWORK
D/W	DISHWASHER
DAAC	DIRECT-APPLIED ACOUSTICAL CEILING
DBL	DOUBLE
DEC	DECORATIVE
DEFL	DEFLECTION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIM	DIMENSION
DIMP	DIMPLED PLASTIC
DKG	DECKING
DMFG	DAMPPROOFING
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EPOXY FLOORING, EACH FACE
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJC	EXPANSION JOINT COVER
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE

ABBREVIATIONS	
ABBREVIATION	TERM
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	FABRIC, FIBER
F FIN	FACTORY FINISH
FA	FIRE ALARM, FLUID APPLIED
FAB	FABERICATIONS
FAWB	FLUID APPLIED WEATHER BARRIER
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR, FACTORY FINISH
FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFAC	FIBER FACED ACOUSTICAL CEILING
FFE	FINISH FLOOR ELEVATION
FG	FULL GLASS
FGL	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLDG	FOLDING
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FM	FRAME
FMD	FORMED
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF
FPFG	FIREPROOFING
FR	FIRE RATED, FIRE RESISTIVE
FRM	FRAMED, FRAMING
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE, FIRESTOP
FT	FOOT, FEET
FTG	FOOTING
FURRG	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBATH	GUEST BATH
GBDRM	GUEST BEDROOM
GD	GARBAGE DISPOSAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS
GLAM	GLU-LAMINATED
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HOLLOW CORE PLANK
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
ICF	INSULATED CONCRETE FORMS
ID	INSIDE DIAMETER
IFS	INSULATION FINISH SYSTEM
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
INTG	INTEGRATED
INTUM	INTUMESCENT
JAN	JANITOR
JST	JOIST
JT	JOINT, JOINTS
L	LINEN
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET, LINEAR FOOTAGE
LIB	LIBRARY
LIN	LINEAR
LIN FT	LINEAL FEET
LKR	LOCKER

ABBREVIATIONS	
ABBREVIATION	TERM
LP	LIME PLASTER
LT	LIGHT
LV	LIVING
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MB	MACHINE BOLT
MBATH	MASTER BATHROOM
MBDRM	MASTER BEDROOM
MC	MEDICINE CABINET
MCP	MODIFIED CEMENT PLASTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDICATION. MEDICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
NC	NON COMBUSTABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
ORN	ORNAMENTAL
OZ	OUNCE
P	PAINT
P/L	PROPERTY LINE
PAN	PANTRY
PC	PRECAST
PCTF	PORTLAND CEMENT TERRAZZO FLOORING
PDRM	POWDER ROOM
PED	PEDESTRIAN
PERF	PERFORATED
PGRG	POLYMER GLASSFIBER REINFORCED GYPSUM
PH	PENTHOUSE
PKG	PACKAGE
PKGAR	PARKING GARAGE
PL	PLATE
PL-#	PLASTIC LAMINATE (PLAM)
PLAST	PLASTER, PLASTIC
PNL	PANEL
POL	POLISHED
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PREM	PREMIUM
PRKG	PARKING
PROP	PROPERTY
PRT BD	PARTICLE BOARD
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD
R	RISER, RISERS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REHAB	REHABILITATION
REINF	REINFORCED, REINFORCING
REQ	REQUIREMENTS, REQUIRED
RES	RESIN
RESIL	RESILIENT
RF	RESILIENT FLOORING
RFG	ROOFING
RG	RANGE
RH	ROBE HOOK
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
RU	RESILIENT URETHANE
S&R	STILE AND RAIL
S&V	STAIN AND VARNISH
S/S	SERVICE SINK

ABBREVIATIONS	
ABBREVIATION	TERM
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE, SOLID CORE
SCD	SEAT COVER DISPENSER
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISPENSER
SDG	SIDING
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SG	SAFETY GLASS
SGL	SINGLE
SH	SHINGLES
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SIMU	SIMULATED
SKLT	SKYLIGHT
SLD	SEE LANDSCAPE DRAWINGS
SLDG	SLIDING
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
SS#	SOLID SURFACE
SSD	SEE STRUCTURAL DRAWINGS
ST	STONE
ST SM	STANDING SEAM
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STR	STAIR, STAIRS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD, TREADS
T#	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
TB	TACK BOARD, TOWEL BAR
TC	TRAFFIC COATING
TEL	TELEPHONE
TF	TERRAZZO FLOORING
THK	THICK
THRES	THRESHOLD
TMPD	TEMPERED
TOC	TOP OF CURB
TOPL	TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POLYOLEFIN
TR	TOILET ROOM
TRAF	TRAFFIC
TRANSL	TRANSLUCENT
TU	TILT-UP
TV	TELEVISION
TYP	TYPICAL
UNDLY	UNDERLAYMENT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEG	VEGETATED
VEHIC	VEHICULAR
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
VR	VAPOR RETARDER
W	WITH
W/H	WATER HEATER
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WOOD FLOORING
WH	WALL HUNG
WP	WATERPROOF
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WRB	WEATHER RESISTIVE BARRIER
WS	WATERSTOP
WT	WATERTIGHT
WT	WEIGHT
WW	WINDOW WALL
WWF	WOVEN WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

PROJECT NOTES

GENERAL

1. THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE THE PROPERTY OF ANKROM MOISAN ARCHITECTS AND SHALL NOT BE COPIED OR REUSED FOR ANY OTHER PROJECT.
2. CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. PROVIDE WORK SHOWN OR REFERRED TO ON ONE SET OF DRAWINGS AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
3. THE SPECIFICATIONS CONTAIN PERTINENT DETAILED INFORMATION ABOUT EACH BUILDING COMPONENT; THEY ARE A PART OF THE CONTRACT DOCUMENTS AND MUST BE USED IN CONJUNCTION WITH THE DRAWINGS.
4. ABSOLUTELY NO BUILDING COMPONENT SHOWN ON THESE DRAWINGS SHALL BE INCORPORATED INTO THE WORK UNTIL SHOP DRAWINGS, SAMPLES, BROCHURES OR OTHER SUBMITTALS CALLED FOR IN THE SPECIFICATIONS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT.
5. VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
6. COORDINATE THE WORK OF DELEGATED DESIGNERS WITH THE WORK OF OTHER TRADES
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE-TREATED.
8. CONCEALED WOOD USED IN TYPE I AND TYPE II CONSTRUCTION SHALL BE FIRE RETARDANT TREATED
9. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE CORROSION RESISTANT.
10. PROVIDE BLOCKING OR OTHER CONCEALED SUPPORTS WITHIN WALLS AS REQUIRED FOR HANDRAILS, CASEWORK, GRAB BARS, ART WORK, SHELVING, AND OTHER APPLIED WALL MOUNTED FIXTURES, FINISHES OR EQUIPMENT.
11. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ACCESS DOOR LOCATIONS.

DIMENSIONS

1. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. DO NOT ADJUST CLEAR DIMENSIONS WITHOUT APPROVAL OF THE ARCHITECT.
3. DIMENSIONS ARE MEASURED FROM GRID LINES, PROPERTY LINES, FACE OF CONCRETE, FACE OF MASONRY, FACE OF STUD OR CENTERLINE OF THE AIR GAP (AT DOUBLE STUD ROW WALLS) UNLESS OTHERWISE NOTED.
4. DIMENSIONS NOTED AS 'CLEAR' OR 'INSIDE CLEAR' ARE MEASURED FROM THE FACE OF THE DEEPEST PROTRUSION FROM THE WALL SURFACE (CASEWORK, FIXTURE, BASE, HANDRAIL, WAINSCOT, TRIM, ETC.)
5. NOTES TO 'ALIGN' REFER TO FINISHED FACE OF INDICATED SURFACES.
6. LOCATE FACE OF HINGE SIDE DOOR JAMBS 4" AWAY FROM ADJACENT WALL UNLESS NOTED OTHERWISE
7. 'FLOOR LINE' 'FLOOR' OR 'FLOOR LEVEL 'REFER TO TOP OF CONCRETE SLAB OR TOP OF CEMENTITIOUS UNDERLAYMENT; FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE.
8. 'FINISH FLOOR' REFERS TO THE TOP OF FLOORING.
9. REFER TO SLAB PLANS FOR LOCATION OF SLAB EDGES, BLOCKOUTS, DEPRESSIONS, SLOPES, CURBS AND CONCRETE WALLS.
10. ALIGN CENTER OF CLOSET DOORS WITH THE CENTER OF CLOSET WALL IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.
11. ALL RESIDENTIAL CLOSETS ARE 24" MAXIMUM DEPTH UNLESS NOTED OTHERWISE. WING WALLS ADJACENT TO CASEWORK SHALL BE 2'-2" LONG, UNLESS NOTED OTHERWISE.

ACCESSIBILITY

1. REFER TO SHEETS STARTING AT A5.01 FOR SPECIFIC ACCESSIBILITY REQUIREMENTS PERTAINING TO OUTLET LOCATIONS AND HEIGHTS, SWITCH LOCATIONS AND HEIGHTS, GRAB BARS, WALL BLOCKING, FLOOR CLEARANCES, COUNTERTOP HEIGHTS, LOCATION OF PLUMBING CONTROLS, ETC.
2. REFER TO DRAWING ***G0.02*** FOR SCHEDULE OF ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS; REFER TO DRAWING ***G5.02*** FOR SPECIFIC REQUIREMENTS FOR EACH UNIT TYPE.
3. CHANGES IN FINISH FLOOR ELEVATION IN EXCESS OF 1/4", MEASURED FROM LOWEST POINT ON EITHER SIDE OF THRESHOLD TO HIGHEST POINT ON THRESHOLD, SHALL BE BEVELED AT 1:2. IN NO CASE SHALL FLOOR TRANSITIONS AND CHANGES IN LEVEL IN FLOOR SURFACE BE MORE THAN 1/4" MAX IN VERTICAL HEIGHT.

SIGNAGE

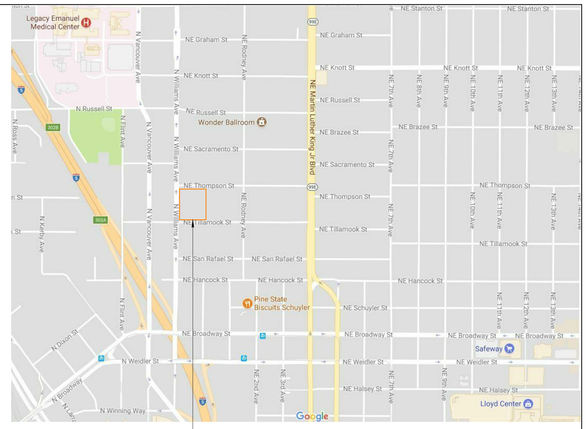
1. PROVIDE DIRECTIONAL SIGNAGE AT EACH ELEVATOR LANDING, EXIT ACCESS DOORWAY AND AT EXIT DISCHARGE IN ACCORDANCE WITH BUILDING CODE SECTION 1007.10 AND ICC/ANSI 117.7 A.
2. PROVIDE CODE-REQUIRED 'IN CASE OF FIRE...' SIGNAGE AT ELEVATOR CALL STATIONS.
3. IDENTIFY ALL FIRE-RATED ENCLOSURES CONCEALED ABOVE CEILINGS USING MIN. 3" HIGH RED LETTERING READING: 'FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS'.
4. AT ROOMS WITH AN OCCUPANT LOAD OF 50 OR GREATER, SIGNAGE WITH THE MAXIMUM ALLOWABLE OCCUPANT LOAD SHALL BE POSTED AT THE MAIN ENTRANCE TO THE ROOM.
5. PROVIDE SIGNAGE IN EXIT STAIRWAYS AS FOLLOWS:
   a. AT EACH FLOOR LANDING IN BUILDING GREATER THAN 3 STORIES
   b. A SIGN INDICATING IF THE STAIR PROVIDES ROOF ACCESS
   c. AT LANDINGS OF STAIRS WITH MULTIPLE DOORS, INDICATE ANY DOOR WITH DIRECT ACCESS TO AN ENCLOSED ELEVATOR LOBBY
6. PROVIDE ACCESSIBILITY SIGNAGE IN ACCORDANCE WITH SECTION 1110.1 AND AS REQUIRED BY ADA 2010 OR ANSI A117.1.

HORIZONTAL AND VERTICAL ASSEMBLIES

1. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF, AND ADDITIONAL REQUIREMENTS FOR LOAD-BEARING AND SHEAR WALLS.
2. STUD SIZE AND CORE THICKNESSES ARE INDICATED ON THE ASSEMBLY TYPE TAGS ON THE DRAWINGS; REFER TO THE TAG LEGEND ON SHEET A0.01.
3. ALL GYPSUM WALLBOARD IS 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
4. WEATHER-RESISTIVE BARRIERS AND/OR VAPOR RETARDERS DESIGNATED AS "AB" ALSO FUNCTION AS AIR BARRIERS. SEAL ALL EDGES, INTERSECTIONS AND LAPS, TO CREATE AN AIR-TIGHT ENCLOSURE
5. FIRE RATED ASSEMBLIES: SEAL ALL EDGES AND INTERSECTIONS WITH FIRE CAULKING; COVER ALL RECESSED DEVICES WITH FIRE PROTECTIVE COVERINGS TO MEET THE REQUIREMENTS OF THE LISTING SOURCE AND AUTHORITY HAVING JURISDICTION (AHJ). INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH THE PUBLISHED REQUIREMENTS OF THE LISTING SOURCE, INCLUDING BUT NOT LIMITED TO: STUD GAGE AND SPACING, FASTENER SIZE AND SPACING, ORIENTATION OF GYPSUM WALLBOARD, OFFSETS OF JOINTS BETWEEN ADJACENT LAYERS OR OPPOSITE SIDES OF WALL, BRIDGING AND CROSS BRACING.
6. FIRE RATING AGENCY REQUIREMENTS INDICATE THE MINIMUM NEEDED TO ACHIEVE FIRE RATING; ADDITIONAL LAYERS, OR THICKER LAYERS, OF GYPSUM WALLBOARD OR SHEATHING MAY BE SHOWN TO MEET OTHER PROJECT REQUIREMENTS.
7. SEAL AND OTHERWISE PROTECT PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION USING APPROVED FIRESTOPPING SYSTEMS TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY BEING PENETRATED.
8. USE ACOUSTICALLY RATED FIRE SEALANT WHEREVER FIRE RATED CONSTRUCTION IS ALSO ACOUSTICALLY RATED.
9. SEAL PENETRATIONS THROUGH ACOUSTICALLY-RATED CONSTRUCTION TO MAINTAIN THE ACOUSTICAL RATING OF THE ASSEMBLY BEING PENETRATED.
10. SEAL PENETRATIONS IN ACOUSTICALLY RATED WALLS. WRAP BACKS OF ALL RECESSED DEVICES WITH ACOUSTIC PADS RATED FOR THE ASSEMBLY.
11. PROVIDE WATERSTOPS AT COLD JOINTS IN ALL BELOW GRADE CONCRETE ASSEMBLIES AT THE EXTERIOR WALLS OF THE BUILDING.
12. PROVIDE DEFLECTION COMPENSATION AT TOP OF WALLS SECURED TO THE UNDERSIDE OF CONCRETE SLABS OR METAL DECK.
13. CONSTRUCT WALLS AND PARTITIONS SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC AND SERVICE AREAS TO MEET STC 50 OR GREATER. REFER TO DRAWING A0.13 FOR ADDITIONAL REQUIREMENTS.
14. CONSTRUCT FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OF FROM PUBLIC AND SERVICE AREAS TO MEET STC 50 AND IIC 50 OR GREATER. REFER TO DRAWINGS A0.12 FOR ADDITIONAL REQUIRMENTS.

MISCELLANEOUS

1. PROVIDE TWO WAY COMMUNICATION DEVICE AT EVERY ELEVATOR LANDING OTHER THAN THE LEVEL OF EXIT DISCHARGE IN ACCORDANCE WITH BUILDING CODE SECTION 1007.8 AND ALL SUBSECTIONS.



SITE LOCATED ON EAST SIDE OF NORTH WILLIAMS AVENUE BETWEEN NORTHEAST THOMPSON STREET AND NORTHEAST TILLAMOOK STREET

VICINITY MAP

PROJECT DESCRIPTION

NEW CONSTRUCTION AFFORDABLE FAMILY HOUSING PROJECT COMPRISED OF 5 STORIES OF TYPE IIIB CONSTRUCTION WITH NO PODIUM OR BASEMENT. LEVEL 1 COMMON AREA PROGRAMMING INCLUDES A COMMUNITY ROOM, COMMON AREA LAUNDRY, LEASING OFFICE AND RESIDENCE SUPPORT SERVICES. SITE AMENITIES INCLUDE ONSITE STORMWATER MANAGEMENT; EXTERIOR BIKE PARKING SHELTER, CHILDREN PLAY AREA AND OUTDOOR COMMUNITY GATHERING AREAS.

BUILDING GROSS SF SUMMARY

GROSS BUILDING AREA	
LEVEL	AREA
LEVEL 1	14201 SF
LEVEL 2	14201 SF
LEVEL 3	14201 SF
LEVEL 4	14201 SF
LEVEL 5	14201 SF

TOTAL BUILDING AREA: 71005 GSF

NOTE: GROSS BUILDING SQUARE FOOTAGE MEASURED TO OUTSIDE FACE OF EXTERIOR STUD

BUILDING RENTABLE SF SUMMARY

AREA SCHEDULE (RENTABLE)		
LEVEL	NAME	AREA
LEVEL 1	CIRC.	1878 SF
LEVEL 1	COMMON	2552 SF
LEVEL 1	DWELLING	8175 SF
LEVEL 1	SERVICE	1122 SF
LEVEL 1	VERT. CIRC.	473 SF
		14201 SF
LEVEL 2	CIRC.	1384 SF
LEVEL 2	COMMON	55 SF
LEVEL 2	DWELLING	12129 SF
LEVEL 2	SERVICE	97 SF
LEVEL 2	SHAFT	54 SF
LEVEL 2	VERT. CIRC.	481 SF
		14201 SF
LEVEL 3	CIRC.	1384 SF
LEVEL 3	COMMON	55 SF
LEVEL 3	DWELLING	12130 SF
LEVEL 3	SERVICE	97 SF
LEVEL 3	SHAFT	54 SF
LEVEL 3	VERT. CIRC.	480 SF
		14201 SF
LEVEL 4	CIRC.	1384 SF
LEVEL 4	COMMON	55 SF
LEVEL 4	DWELLING	12130 SF
LEVEL 4	SERVICE	97 SF
LEVEL 4	SHAFT	54 SF
LEVEL 4	VERT. CIRC.	480 SF
		14201 SF
LEVEL 5	CIRC.	1384 SF
LEVEL 5	COMMON	55 SF
LEVEL 5	DWELLING	12105 SF
LEVEL 5	SERVICE	122 SF
LEVEL 5	SHAFT	54 SF
LEVEL 5	VERT. CIRC.	480 SF
		14201 SF

NOTE: RENTABLE BUILDING SQUARE FOOTAGE MEASURED TO OUTSIDE FACE OF EXTERIOR STUD

OUTSIDE FACE OF CORRIDOR WALL

C.L. OF SHARED WALLS

DWELLING UNIT INFORMATION

PROJECT FUNDING SOURCES TRIGGER COMPLIANCE WITH HUD SECTION 504.

PROJECT REQUIRES THE FOLLOWING DWELLING UNIT BREAKDOWN:
5% (4) MOBILITY DWELLING UNITS (DESIGN TO ACCESSIBLE UNIT STANDARDS)
2% (2) COMMUNICATION DWELLING UNITS (DESIGN TO TYPE B STANDARDS)
93% (55) TYPE B DWELLING UNITS
100% (61) TOTAL AFFORDABLE DWELLING UNITS

THERE ARE THREE UNITS TYPES IN THE PROJECT (1BD, 2BD, 3BD). MOBILITY AND COMMUNICATION UNITS ARE DISTRIBUTED ACROSS ALL THREE UNIT TYPES.
SEE UNIT SCHEDULE BELOW WHICH IDENTIFIES UNITS USING THE FOLLOWING NAMING SCHEME:

1A: (1) BEDROOM UNIT, TYPE B
1A-A: (1) BEDROOM UNIT, ACCESSIBLE
1A-C: (1) BEDROOM UNIT, COMMUNICATION (DESIGN TO TYPE B STANDARDS)

2A: (2) BEDROOM UNIT, TYPE B
2A-A: (2) BEDROOM UNIT, ACCESSIBLE
2A-C: (2) BEDROOM UNIT, COMMUNICATION (DESIGN TO TYPE B STANDARDS)

3A: (3) BEDROOM UNIT, TYPE B
3A-A: (3) BEDROOM UNIT, ACCESSIBLE
3A-C: (3) BEDROOM UNIT, COMMUNICATION (DESIGN TO TYPE B STANDARDS)

MULTIPLE UNIT TYPES FOLLOWING AN ALPHA NAMING SCHEME. FOR EXAMPLE, THIS PROJECT HAS FOUR DIFFERENT 3 BEDROOM LAYOUTS AND THE DIFFERENT UNIT LAYOUTS ARE NAMED 3A, 3B, 3C, 3D.

CAR PARKING INFORMATION

MIN. PARKING REQ: PER CITY CODE STANDARD 33.266.110.D, WHERE THERE ARE 51 OR MORE DWELLING UNITS ON THE SITE, THE MIN. NUMBER OF REQUIRED PARKING SPACES IS 0.33 SPACES PER DWELLING UNIT. [61 X.33 = 20.13]

30 PARKING SPACES PROVIDED, **COMPLIES**

1 REGULAR ADA SPACE PROVIDED
1 VAN ADA SPACE PROVIDED

1 LOADING ZONE WITH A MIN. 9'X18' SPACE PROVIDED

BICYCLE PARKING INFORMATION

LONG TERM BIKE PARKING - COVERED AND MONITORED

LONG TERM = 1.1 PER DWELLING UNIT OR 61*1.1 = 67.1 OR 68 SPACES;

68 SPACES ARE CURRENTLY DIVIDED AS FOLLOWS:

(36) EXTERIOR COVERED AND MONITORED BIKE SPACES
- (34) SPACES RESIDENTIAL USE
- (2) SPACES COMMUNITY SERVICE USES

(32) INTERIOR BIKE SPACES TO BE DISTRIBUTED WITHIN BUILDING.
SEE SITE PLAN AND FLOOR PLANS FOR MORE INFORMATION.

SHORT-TERM BIKE PARKING

REQUIRED SHORT TERM = 1 PER 20 UNITS, 61/20 = 3.05 OR 4 SPACES; TO BE LOCATED BY MAIN ENTRY OUTSIDE OF ROW

PROVIDED SHORT-TERM:
PROJECT WILL PROVIDE THE FOLLOWING
(6) SHORT-TERM BIKE PARKING SPACES:

- (4) SPACES RESIDENTIAL USE
- (2) SPACES COMMUNITY SERVICE USES

ACCESSIBLE DWELLING UNIT INFORMATION

LEVEL	UNIT TYPE	UNIT #	GROSS SQUARE FEET	ACCESSIBILITY TYPE
1	2B-A	110	905 GSF	FULL ACCESSIBILITY PER SHEET G5.02
2	1A-A	202	649 GSF	FULL ACCESSIBILITY PER SHEET G5.02
2	2B-A	210	905 GSF	FULL ACCESSIBILITY PER SHEET G5.02
2	3C-A	316	1238 GSF	FULL ACCESSIBILITY PER SHEET G5.02
3	1A-C	302	649 GSF	TYPE B PER SHEET G5.04 WITH COMMUNICATION FEATURES
3	2B-C	310	905 GSF	TYPE B PER SHEET G5.04 WITH COMMUNICATION FEATURES

REGISTERED ARCHITECT
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

GENERAL NOTES & INFORMATION

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER G0.02

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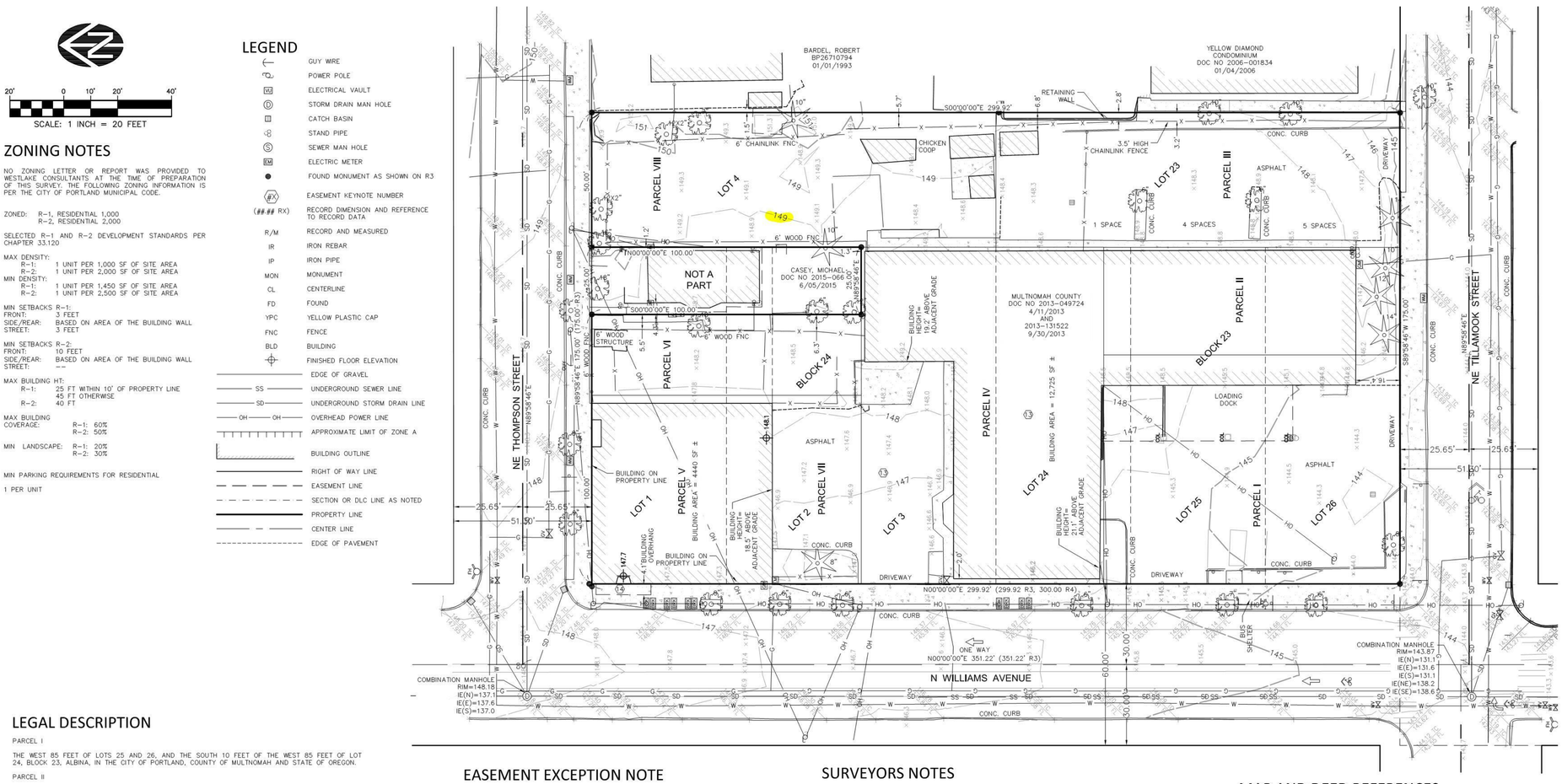

LEGAL DESCRIPTION

PARCEL I

THE WEST 85 FEET OF LOTS 25 AND 26, AND THE SOUTH 10 FEET OF THE WEST 85 FEET OF LOT 24, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL II

THAT PART OF LOTS 24, 25, AND 26, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26, AND THENCE RUNNING NORTHERLY ALONG THE EAST LINES OF SAID LOTS, 110 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 40 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINES OF SAID LOTS, 110 FEET TO THE SOUTH LINE OF SAID LOT 26; AND THENCE EASTERLY 40 FEET TO THE PLACE OF BEGINNING.

PARCEL III

LOT 23, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL IV

LOT 3, BLOCK 24, AND THE NORTH 40 FEET OF LOT 24, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL V

THE WEST 70 FEET OF LOT 1, AND THE NORTH 17 FEET OF THE WEST 70 FEET OF LOT 2, BLOCK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL VI

THE EAST 30 FEET AND THE WEST 100 FEET OF LOTS 1 AND 2, BLOCK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF REGON.

PARCEL VII

THE SOUTH 33 FEET OF THE WEST 70 FEET OF LOT 2, BLCOK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL VIII

LOT 4, BLOCK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

ZONING NOTES

NO ZONING LETTER OR REPORT WAS PROVIDED TO WESTLAKE CONSULTANTS AT THE TIME OF PREPARATION OF THIS SURVEY. THE FOLLOWING ZONING INFORMATION IS PER THE CITY OF PORTLAND MUNICIPAL CODE.

ZONED: R-1, RESIDENTIAL 1,000
R-2, RESIDENTIAL 2,000

SELECTED R-1 AND R-2 DEVELOPMENT STANDARDS PER CHAPTER 33.120

MAX DENSITY:
R-1: 1 UNIT PER 1,000 SF OF SITE AREA
R-2: 1 UNIT PER 2,000 SF OF SITE AREA
MIN DENSITY:
R-1: 1 UNIT PER 1,450 SF OF SITE AREA
R-2: 1 UNIT PER 2,500 SF OF SITE AREA

MIN SETBACKS R-1:
FRONT: 3 FEET
SIDE/REAR: BASED ON AREA OF THE BUILDING WALL
STREET: 3 FEET

MIN SETBACKS R-2:
FRONT: 10 FEET
SIDE/REAR: BASED ON AREA OF THE BUILDING WALL
STREET: --

MAX BUILDING HT:
R-1: 25 FT WITHIN 10' OF PROPERTY LINE
45 FT OTHERWISE
R-2: 40 FT

MAX BUILDING COVERAGE: R-1: 60%
R-2: 50%

MIN LANDSCAPE: R-1: 20%
R-2: 30%

MIN PARKING REQUIREMENTS FOR RESIDENTIAL

1 PER UNIT

EASEMENT EXCEPTION NOTE

PLEASE SEE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR ITEMS CONCERNING TAXES, LIENS, AGREEMENTS, WAIVERS AND OTHER MATTERS. THE FOLLOWING ITEMS WERE LISTED IN TEH TITLE COMMITMENT REFERENCED FOR THIS SURVEY AND ARE LISTED HERE WITH COMMENTS.

(13) PERTAINS TO AN EASEMENT AND EQUITABLE SERVITUDE AGREEMENT RECORDED MAY 14, 2005 AS DOCUMENT NO. 2005-093250.
(AFFECTS PORTIONS OF BUILDING AND PARKING AREA)

(14) PERTAINS TO CC&R'S AS SET FORTH IN DOCUMENT RECORDED MARCH 15, 2012 AS DOCUMENT NO. 2012-030777
(AFFECTS PORTION OF BUILDING NEAR THE NORTHWEST PROPERTY CORNER AS PLOTTED HEREON)

SURVEYORS NOTES

1. THE SURVEY SHOWN WAS PREPARED REFERENCING WFC NATIONAL TITLE INSURANCE COMPANY REPORT FILE NO. 16008566 WITH AN EFFECTIVE DATE OF MAY 31, 2016. THE PROPERTY DESCRIBED THEREIN IS THE SAME AS THE PROPERTY SHOWN ON THIS MAP.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF N WILLIAMS AVENUE BEING N00°00'00"W AS SHOWN ON SURVEY NO. 64372, MULTNOMAH COUNTY SURVEY RECORDS.
3. THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
4. WETLANDS WERE NOT IDENTIFIED OR DELINEATED IN THE FIELD AT THE TIME OF SURVEY AND ARE NOT PLOTTED HEREON.
5. NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING THE COURSE OF THE FIELD WORK.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, OREGON, COMMUNITY-PANEL NUMBER 4101830091 E, EFFECTIVELY DATED OCTOBER 19, 2004.
7. THE SUBJECT SITE CONTAINS 10 IDENTIFIABLE PARKING SPACES.
8. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 3827 AT THE NORTHEAST CORNER OF TILLAMOOK ST AND WILLIAMS AVE. ELEVATION=144.00'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MAP AND DEED REFERENCES

DEEDS

#	DOCUMENT NO.	RECORDING DATE
R1	2013-049724	04/11/2013
R2	2013-131522	09/30/203

PLATS AND SURVEYS

#	NAME/TYPE	RECORDING REFERENCE
R3	SURVEY	SN 64372
R4	PLAT	ALBINA BOOK 1 PAGES 4-5

SURVEYORS CERTIFICATE

TO BRIDGE HOUSING AND WFG NATIONAL TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(b)(1)(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2016.

GANDERSON@WESTLAKECONSULTANTS.COM

SURVEY DRAWING IS NOT TO SCALE AND PROVIDED AS A REFERENCE DOCUMENT ONLY.

ARCHITECT IS NOT RESPONSIBLE FOR SCOPE OF WORK FOR SURVEY. SURVEYOR IS CONTRACTED UNDER OWNER.

WESTLAKE CONSULTANTS INC.
ENGINEERING ◆ SURVEYING ◆ PLANNING
PACIFIC CORPORATE CENTER
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FAX (503) 624-0157

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

BRIDGE HOUSING

SE 1/4 SEC 27 1TN, R1E

CITY OF PORTLAND, MULTNOMAH COUNTY, STATE OF OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 25, 2003 GARY R. ANDERSON 2434

RENEWAL: 12-31-17

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REVISIONS

NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:
0	1/17/2017	INITIAL RELEASE	CPB	GRA

SHEET 1 OF 1

JOB NO. 2434-003

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REGISTERED ARCHITECT
ISAAC S. JOHNSON
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SURVEY

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER G0.03

DRAWING NAME: J:\2434-003\dwg\SURVEY\CAD\DWG\2434-003T2.DWG JAN 17, 2017 - 8:24AM - CPB

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10/17/2018 10:34:13 AM

CODE SUMMARY

APPLICABLE CODES

DISCIPLINE	CODE TITLE	EDITION
BUILDING	OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC)	2014
MECHANICAL	OREGON MECHANICAL SPECIALTY CODE (OMSC) BASED ON THE 2012 INTERNATIONAL MECHANICAL CODE (IMC)	2014
PLUMBING	OREGON PLUMBING SPECIALTY CODE (OPSC) BASED ON THE 2017 UNIFORM PLUMBING CODE (UPC)	2017
ELECTRICAL	NATIONAL ELECTRICAL CODE (NEC) BASED ON THE 2017 NFPA 70 NATIONAL ELECTRIC CODE	2017
ENERGY	OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) BASED ON THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC)	2014
FIRE	PORTLAND FIRE CODE BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC) AND THE 2014 OREGON FIRE CODE (OFC)	2016
ACCESSIBILITY	OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC) & 2009 ANSI A117.1 SAFE HARBOR: 1998 FAIR HOUSING ACCESSIBILITY DESIGN MANUAL. PROJECT FUNDING SOURCES TRIGGER COMPLIANCE WITH HUD SECTION 504	2014

ADMINISTRATIVE REQUIREMENTS

CONSTRUCTION DOCUMENTS	LOCATION IN CONSTRUCTION DOCUMENTS
MEANS OF EGRESS (*107.2.1*): INDICATE LOCATION, CONSTRUCTION, SIZE AND CHARACTER OF ALL PORTIONS OF MEANS OF EGRESS.	G2.02 THRU G2.03
EXTERIOR WALL ENVELOPE (*107.2.4*): DESCRIBE THE WALL ENVELOPE IN SUFFICIENT DETAIL TO DETERMINE COMPLIANCE WITH THE CODE	A0.11, A0.31, & A0.42
SITE PLAN (*107.2.5*): INDICATE SIZE AND LOCATION OF NEW CONSTRUCTION RELATIVE TO LOT LINES, STREET GRADES, FINISHED GRADES AND, IF APPLICABLE, FLOOD PLANES OR ZONES. INCLUDE EXCAVATION AND FILL AS WELL AS DRAINAGE	A1.01

DEFERRED SUBMITTALS (*107.3.4.2*)	LOCATION IN CONSTRUCTION DOCUMENTS
WHEN APPROVED BY THE BUILDING OFFICIAL, DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	G2.00

INSPECTIONS ARE REQUIRED AT VARIOUS STAGES OF CONSTRUCTION AND WORK MAY NOT BE COVERED UNTIL APPROVED. REFER TO SECTION 110.3.9 FOR SPECIAL INSPECTIONS	S1.12

CONSTRUCTION TYPE, HEIGHT AND EXTERIOR WALL FIRE RESISTANCE REQUIREMENTS

SPECIAL PROVISIONS (*CIRCLE ALL APPLICABLE*)	~~510.2~~	~~509.3~~	~~509.4~~	~~509.5~~	~~509.6~~	~~509.7~~	~~509.8~~	~~509.9~~	
GRADE PLANE (BASE POINT 1)	**146.35**								
CONSTRUCTION TYPE(S) (*602*) (*CIRCLE ALL THAT APPLY*)	IA	IB	IIA	IIB	IIIA	**IIIB**	IV	VA	VB
BUILDING HEIGHT (*503*)	ALLOWED:	55 + 20 FT	4 STORIES + 1			**PROPOSED:**	57.15 FT	5 STORIES	
SPRINKLERS USED TO INCREASE STORIES (*504.2*)	**YES**	~~NO~~	BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLERS PER NFPA 13						

FIRE RESISTIVE REQUIREMENTS BASED ON CONSTRUCTION TYPE (*TABLE 601*)	TYPE IIIB		
	RATING REQUIRED	RATING PROVIDED	
PRIMARY STRUCTURAL FRAME	0	0	
BEARING WALLS - EXTERIOR	2	2	
BEARING WALLS - INTERIOR	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	

	ALLOWABLE AREA OF OPENINGS PER STORY (*705.8*)	
EXTERIOR WALL FIRE RESISTANCE BASED ON FIRE SEPARATION DISTANCE (*TABLE 602*)	PROTECTED (NOT USED)	UNPROTECTED
SEE SHEETS G2.02 thru G2.03 and G4.01 FOR LOCATIONS OF EXTERIOR RATED WALLS AND PERCENTAGE OF OPENINGS PROVIDED.		

OCCUPANCY CLASSIFICATION (*302*)

USE AND OCCUPANCY CLASSIFICATIONS (*HIGHLIGHT ALL THAT APPLY*)										
~~A-1~~	~~A-2~~	~~A-3~~	~~A-4~~	~~A-5~~	~~B~~	~~E~~	~~F-1~~	~~F-2~~	~~H-1~~	NEW MIXED USE BUILDING: 5 STORIES - TYPE IIIB - RESIDENTIAL APARTMENTS - MIXED USES INCLUDE RESIDENCE LOBBY, AMENITY SPACE, AND SERVICES
~~H-2~~	~~H-3~~	~~H-4~~	~~H-5~~	~~I-1~~	~~I-2~~	~~I-3~~	~~I-4~~	~~M~~	~~R-1~~	
R-2	~~R-3~~	~~R-4~~	~~S-1~~	~~S-2~~	~~U~~	~~SR-1~~	~~SR-2~~	~~SR-3~~	~~SR-4~~	

MIXED OCCUPANCIES AND SEPARATIONS (*508*)

DOES BUILDING QUALIFY FOR NON-SEPARATED OCCUPANCIES? (*508.3.2*)	IIIB	
	NO	FIRST FLOOR ACCESSORY USES EXCEED 10% OF STORY. SEPARATED USES APPLIES PER 508.4.2. SEE PROPOSED BUILDING AREA TABLE
OCCUPANCY SEPARATION RATINGS REQUIRED (*508.4.4*) (*E.G. B TO A-3 = 2 HR*)	SEPARATION WALLS AND HORIZONTAL SEPARATION PROVIDED PER OSSC 420: MINIMUM 1 HR FIRE PARTITIONS AND 1 HR HORIZONTAL SEPARATION PROVIDED BETWEEN R-2 AND OTHER USES . SEE FLS PLANS FOR LOCATIONS.	

ALLOWABLE BUILDING AREA AND INCREASES (*503, 503 AND 509*)

ALLOWABLE AREA AND AREA MODIFICATIONS	TYPE IIIB					
	OCCUPANCY (A-3)	OCCUPANCY (B)	OCCUPANCY (R-2)	OCCUPANCY (S-1)	OCCUPANCY (S-2)	
TABULAR FLOOR AREA FOR EACH OCCUPANCY (A_t) (*TABLE 503*)	9,500	19,000	12,000	17,500	26,000	
FRONTAGE INCREASE (I_f) (*506.2*) I_f = [F/P - 0.25] X W/30 F = BUILDING PERIMETER FRONTING ON PUBLIC WAY P = PERIMETER OF ENTIRE BUILDING W = WIDTH OF PUBLIC WAY	0.00	0.00	0.00	0.00	0.00	NOTE: BUILDING FRONTS ON TWO PUBLIC STREETS. FRONTAGE INCREASE AVAILABLE, NOT USED
FIRE SPRINKLER SYSTEM INCREASE (I_s) (*506.3*) ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE OR AN ADDITIONAL 300% FOR BUILDINGS WITH NOT MORE THAN ONE STORY ABOVE GRADE PLANE	2	2	2	2	2	
AREA MODIFICATION: ALLOWABLE AREA PER STORY (*506.1*) $A_a = A_t + (A_t \times I_f) + (A_t \times I_s)$	28,500	57,000	36,000	52,500	78,000	
TOTAL ALLOWABLE BUILDING AREA: (A_a) X # OF STORIES ABOVE GRADE PLANE AS LISTED BELOW (*506.4*): 1. BUILDINGS WITH TWO STORIES ABOVE GRADE PLANE, X2 2. BUILDINGS WITH THREE OR MORE STORIES ABOVE GRADE PLANE, X3. NO STORY SHALL EXCEED THE ALLOWABLE AREA PER STORY (A_a) AS DETERMINED IN 506.1, FOR THE OCCUPANCIES OF THAT STORY.	85,500	171,000	108,000	157,500	234,000	MAXIMUM ALLOWABLE BUILDING AREA = 96,000 SF

PROPOSED BUILDING AREA

PROPOSED AREAS	STORY TOTAL GSF	TYPE IIIB					SUM AREA OF RATIOS	
		OCCUPANCY (A-3)	OCCUPANCY (B)	OCCUPANCY (R-2)	OCCUPANCY (S-1)	OCCUPANCY (S-2)		
FIRST FLOOR	14,201	1,114	783	11,580	393	331	0.386	FIRST FLOOR ACCESSORY USES EXCEED 10% OF STORY. SEPARATED USES APPLIES PER 508.4.2. SUM AREA OF RATIOS PER STORY = LESS THAN 1.0
SECOND FLOOR	14,201	0	0	14,148	53	0	0.394	
THIRD FLOOR	14,201	0	0	14,148	53	0	0.394	
FOURTH FLOOR	14,201	0	0	14,148	53	0	0.394	
FIFTH FLOOR	14,201	0	0	14,148	53	0	0.394	
ROOF PENTHOUSE (UNOCCUPIED ROOF)	189	0	0	189	0	0	0.005	
OCCUPANCY USE GROUP SUBTOTAL:		1,114	783	68,361	605	331		
TOTAL PROPOSED BUILDING AREA		71,194					PROPOSED AREA LESS THAN MAX ALLOWABLE	

*OUTSIDE FACILITIES ARE NOT INCLUDED IN BUILDING AREA.

Building area is the area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above

FIRE-RESISTIVE RATED CONSTRUCTION REQUIREMENTS

FIRE BARRIER FIRE-RESISTIVE RATINGS (*707.3*)		
LOCATION	REQUIRED RATING	RATING PROVIDED
SHAFT ENCLOSURES (*707.3.1*)	2	2
EXIT ENCLOSURES (*707.3.1*)	2	2
EXIT PASSAGEWAY (*707.3.4*)	2	N/A
HORIZONTAL EXIT (*707.3.5*)	2	2
SEPARATED OCCUPANCIES (*707.3.9*)	1	1
FIRE AREAS (*TABLE 707.3.10*)	2	N/A

FIRE PARTITIONS FIRE-RESISTIVE RATINGS (*709.3*)		
LOCATION	REQUIRED RATING	RATING PROVIDED
WALLS SEPARATING DWELLING UNITS	1	1
WALLS SEPARATING SLEEPING UNITS	N/A	N/A
WALLS SEPARATING TENANT SPACES	N/A	N/A
CORRIDOR WALLS	0.5	1
ELEVATOR LOBBY WALLS	N/A	N/A

NOTE: ELEVATOR LOBBY NOT ENCLOSED AS ALLOWED PER 2014 OSSC 713.14.1, EXCEPTION 4. BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM

HORIZONTAL ASSEMBLIES FIRE-RESISTIVE RATINGS (*712.3*)		
REQUIREMENT	REQUIRED RATING	RATING PROVIDED
BUILDING SEPARATION ALLOWANCE (*509.2*)	3	3
TYPE OF CONSTRUCTION (*TABLE 601*)	1	1
SEPARATING OCCUPANCIES (*508.4*)	1	1
SEPARATING FIRE AREAS (*707.3.9*)	N/A	N/A
DWELLING OR SLEEPING UNITS	1	1

SHAFT ENCLOSURES (713)

REFUSE AND LAUNDRY CHUTES (713)	REQUIREMENT		PROPOSED	
COMPONENT	WALLS / FLOOR	OPENINGS	WALLS / FLOOR	OPENINGS
REFUSE CHUTE	2-HR	1.5	2-HR	1.5
REFUSE CHUTE ACCESS ROOM	1-HR	0.75	1-HR	0.75
REFUSE CHUTE TERMINATION ROOM	2-HR	1.5	2-HR	1.5

PENETRATIONS (714)

PENETRATIONS SHALL PROTECTED AS REQUIRED PER SECTION 714.1

FIRESTOPPING (715)

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

OPENING PROTECTION (716)

FIRE DOOR AND SHUTTER FIRE PROTECTION RATINGS (*TABLE 716.5*)			
TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING (HOURS)	MIN. DOOR / SHUTTER RATING (HOURS)	DOOR / SHUTTER RATING PROVIDED
FIRE WALLS & BARRIERS GREATER THAN 1-HOUR	4	3	N/A
	3	3	N/A
	2	1.5	1.5
	1.5	1.5	N/A
FIRE BARRIERS RATED 1-HOUR:			
SHAFT, EXIT ENCLOSURES, EXIT PASSAGEWAYS	1	1	N/A
OTHER FIRE BARRIERS	1	0.75	0.75
FIRE PARTITIONS:			
CORRIDOR WALLS	1	0.33	N/A
	0.5	0.33	0.33
OTHER FIRE PARTITIONS	1	0.75	0.75
	0.5	0.33	0.33
EXTERIOR WALLS:	3	1.5	N/A
	2	1.5	N/A
	1	0.75	N/A
SMOKE BARRIERS	1	0.33	N/A

FIRE WINDOW FIRE PROTECTION RATINGS (*TABLE 716.6*)				
TYPE OF ASSEMBLY		REQUIRED ASSEMBLY RATING (HOURS)	MIN. FIRE WINDOW RATING (HOURS)	FIRE WINDOW RATING PROVIDED
INTERIOR WALLS	FIRE WALLS	ALL	NOT PERMITTED	N/A
	FIRE BARRIERS	> 1	NOT PERMITTED	N/A
	SMOKE BARRIERS	1	0.75	N/A
	FIRE PARTITIONS	1	0.75	N/A
		0.5	0.33	0.33
EXTERIOR WALLS		> 1	1.5	N/A
		1	0.75	0.75*
PARTY WALLS		ALL	NOT PERMITTED	N/A

*NOTE: WINDOWS ADJACENT TO FIRE WALL PROTECTED, SEE EXTERIOR ELEVATION.

MEANS OF EGRESS

EGRESS WIDTH (*1005.1*)				
EGRESS COMPONENT	FACTOR (INCHES/OCCUPANT)*	NO. OF OCCUPANTS	REQUIRED WIDTH (INCHES)	NARROWEST WIDTH PROVIDED (INCHES)
OTHER EGRESS COMPONENTS	0.2	SEE FLS	SEE FLS	5'-1"
STAIRS	0.3	SEE FLS	SEE FLS	48"
EXIT PASSAGEWAY	N/A			

*EXCEPTIONS ALLOWED PER SECTION 1005.3.1, 1005.3.2

EXIT ACCESS (*1014*)		
COMMON PATH OF EGRESS TRAVEL (*TABLE 1014.3*)	WITH SPRINKLERS (FEET)	PROVIDED (FEET)
B,S	100	SEE FLS
R-2	125	SEE FLS
ALL OTHERS	75	SEE FLS

EXIT ACCESS TRAVEL DISTANCE (*TABLE 1016.1*)		
OCCUPANCY	WITH SPRINKLERS (FEET)	PROVIDED (FEET)
A, M, R, S-1	250	SEE FLS
B	300	SEE FLS
S-2	400	SEE FLS

CORRIDOR FIRE-RESISTANCE PATING (*TABLE 1018.1*)		
OCCUPANCY	WITH SPRINKLERS (RATING IN HOURS)	PROVIDED (RATING IN HOURS)
R (GREATER THAN 10 OCCUPANTS)	0.5	1

NOTE: A MINIMUM OF ONE 2A10BC RATED PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED EVERY 75 ' LINEAR TRAVEL DISTANCE.

MEANS OF EGRESS

1003.2	EGRESS HEIGHT: HEIGHT SHALL BE GREATER THAN 7 FEET 6 INCHES.
1006.1	MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES AND NOT LESS THAN 1 Fc AT WALKING SURFACE. EMERGENCY LIGHTING SHALL BE ATLEAST AN AVERAGE OF 1 Fc AND MINIMUM 0.1 Fc MEASURED AT FLOOR LEVEL OF EGRESS PATH. EMERGENCY LIGHTING SHALL BE POWERED FOR DURATION OF NOT LESS THAN 90 MINUTES.
1006.3	EMERGENCY POWER VIA INVERTERS AND OR BATTERY BACKUP SHALL BE PROVIDED (NOT LESS THAN 90 MINUTES) FOR ILLUMINATION AT CORRIDORS, EXIT STAIRWAYS, RAMPS AND PASSAGEWAYS.
1006.2	MEANS OF EGRESS ILLUMINATION SHALL BE NOT LESS THAN AN AVERAGE 1 fc MEASURED AT WALKWAY SURFACE AND MINIMUM 0.1 fc MEASURED AT FLOOR LEVEL ALONG PATH OF EGRESS.
1007.1	ACCESSIBLE MEANS OF EGRESS AND AREA OF REFUGE. IN ACCORDANCE WITH OSSC 1007.3, EXCEPTIONS 1, 2 AND 6 A 44" WIDE STAIR PROVIDED WITH NO ADDITIONAL AREA OF REFUGE. ACCESSIBLE MEANS OF EGRESS PROVIDED: LEVEL 1: EXITS DISCHARGE DIRECT TO BUILDING EXTERIOR AND CONNECT TO PUBLIC RIGHT OF WAY. LEVELS 2-5: R-2 OCCUPANCY - STAIRWAYS PROVIDE ACCESSIBLE MEANS OF EGRESS WITH 44 INCHES CLEAR BETWEEN HANDRAILS AS ALLOWED PER OSSC 1007.3 EXC 1. NO AREA OF REFUGE PROVIDED AS ALLOWED PER OSSC 1007.3 EXC 2 AND 6. ELEVATORS: STANDBY BATTERY POWER FOR RETURN TO LEVEL 1. ELEVATORS ARE NOT REQUIRED AS ACCESSIBLE MEANS OF EGRESS.
1007.8	TWO-WAY COMMUNICATION SYSTEM PROVIDED AT ELEVATOR LANDING FLOORS 2 -5.
1008.1.1	EGRESS DOORS: MAXIMUM DOOR WIDTH = 48 INCHES. CLEAR WIDTH NOT LESS THAN 32 INCHES. HEIGHT OF DOOR OPENING NOT LESS THAN 80 INCHES.
1009.16	STAIR ACCESS PROVIDED TO MAIN BUILDING ROOF.
1013.8	OPERABLE WINDOWS PROVIDED IN R-2 UNITS. WINDOWS ARE EQUIPPED WITH OPENING CONTROL DEVICES LIMITING THE OPENING TO LESS THAN 4" CLEAR.
1018.4	DEAD END CORRIDOR - 50 FEET OR LESS IN R-2 OCC. WITH AUTOMATIC SPRINKLER SYSTEM. EXCEPTION 2
1021.2 1029	STORIES ABOVE GRADE ARE PROVIDED WITH 2 EXITS - INTERIOR STAIRWAY EMERGENCY ESCAPE AND RESCUE WINDOWS NOT REQUIRED. STORIES ABOVE GRADE PROVIDED WITH (2) INTERIOR EXIT STAIRWAYS, PROVIDING MORE THAN ONE EXIT ACCESS FOR EACH STORY. BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEMS PER 903.3.1.1.

FIRE PROTECTION SYSTEMS (AUDIBLE AND VISUAL ALARMS)

CHAPTER 9

UNDER SEPARATE PERMIT ISSUED FROM FIRE MARSHAL'S OFFICE

ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTEMS, FIRE PUMPS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEMS (DAS), STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS AND RELATED EQUIPMENT) ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

903	FIRE SPRINKLER SYSTEM (NFPA 13)
907	SMOKE DETECTION AND ALARMS
908	CARBON MONOXIDE ALARMS IN UNITS AND COMMON AREAS
912	FIRE DEPT CONNECTION CLEARLY VISIBLE FROM STREET W/ 36" W X 36" D X 78" H ACCESS CLEARANCE
915	EMERGENCY RESPONDER RADIO COVERAGE PROVIDED AS REQUIRED BY FIRE MARSHAL. (PERFORM 3RD PARTY TESTING)

PLUMBING FIXTURES

LEVELS 2-5 ARE DEDICATED TO RESIDENTIAL OCCUPANTS ONLY. WHEN RESIDENTS USE COMMON AREAS, THEY ARE EXPECTED

TO RETURN TO THEIR INDIVIDUAL DWELLING UNITS FOR WC USE. LEVEL 1 CONTAINS LEASING OFFICES AND A RESIDENT SERVICE OFFICE FOR A TOTAL OF 783 SF; LEVEL 1 COMMUNITY ROOM IS FOR RESIDENTS' USE ONLY.
1 UNISEX WC IS PROVIDED AT LEVEL 1, RM 100 TO SUPPORT THE LEASING AND RESIDENT SERVICE STAFF.

DEFERRED SUBMITTALS (107.3.4.2)

ITEMS KNOWN TO REQUIRE FUTURE REVIEW AND SUBMITTAL TO THE AHJ ARE LISTED BELOW:		
ARCHITECTURAL ITEMS		
PASSENGER ELEVATORS	TRASH CHUTE EQUIPMENT	
ALUMINUM FRAMED STOREFRONTS	FALL PREVENTION DEVICES (BY OTHERS)	
STRUCTURAL ITEMS		
PREFABRICATED WOOD TRUSSES	ATS HOLD DOWN SYSTEM	STOREFRONT
	STEEL WELDING PROCEDURES	RAILINGS, GUARDS
MEP EQUIPMENT SEISMIC BRACING AND ANCHORAGE		
MECHANICAL ITEMS		
SEISMIC ANCHORAGE OF ALL UNITS AND DUCTS EXCEEDING 6 SF IN CROSS-SECTIONAL AREA		
MECHANICAL SYSTEM TO BE SUBMITTED UNDER SEPARATE COVER		
PLUMBING ITEMS		
PLUMBING SYSTEM TO BE SUBMITTED UNDER SEPARATE COVER		
ELECTRICAL ITEMS		
ELECTRICAL SYSTEM TO BE SUBMITTED UNDER SEPARATE COVER		
LOW VOLTAGE ITEMS		

TO BE SUBMITTED AS SEPARATE PERMIT

*From the Fire Marshal's Office

FIRE SPRINKLERS SYSTEM, NFPA13*	FIXED EXTINGUISHING SYSTEMS*	PV ARRAY
FIRE ALARM SYSTEMS*	EMERGENCY RESPONDER RADIO COVERAGE (DAS)*	
KNOX BOX*	PLUMBING	MECHANICAL
UNDERGROUND FIRE LINES*	ELECTRICAL	FIRESTOPPING*

Note that the Fire Alarm System is to be equipped with emergency voice/alarm communication (EVAC) due to means of egress capacity factor

APPEALS

1. NO DRINKING FOUNTAIN AT COMMUNITY ROOM

2. COMMERCIAL HOOD NOT REQUIRED AT COMMUNITY ROOM

SPRINKLER STANDPIPE REQUIREMENTS

OFC CHAPTER 33:

IN BUILDINGS REQUIRED TO HAVE STANDPIPES BY SECTION 905.3.1, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRED DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. SUCH STANDPIPE SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.

OFC 905.4 PORTLAND DESIGN MANUAL:
CLASS I STANDPIPE SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS. BUILDING REQUIRING STANDPIPES ARE REQUIRED TO HAVE AT LEAST ONE STANDPIPE THAT TERMINATES ON THE ROOF. UNLESS THERE ARE PORTIONS OF THE STRUCTURE OR ROOF MOUNTED EQUIPMENT FURTHER THAN 200 FEET FROM THE ONE REQUIRED ROOFTOP STANDPIPE, OTHER REQUIRED STANDPIPES MAY TERMINATE AT THE TOP STAIR LANDINGS. IN BUILDINGS WHERE MORE THAN ONE STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED IN ACCORDANCE WITH NFPA 14. STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS AND VALVE INSTALLATIONS TO BE PROVIDED ON THE FLOOR LANDINGS, NOT THE INTERMEDIATE LANDINGS. HOSE CONNECTIONS TO BE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.

DUCTS AND TRANSFER OPENINGS (717)

FIRE DAMPER RATINGS (*TABLE 717.3.2.1*)	
TYPE OF PENETRATION	MINIMUM RATING (HOURS)
LESS THAN 3-HOUR FIRE-RESISTANCE-RATED ASSEMBLIES	1.5
3-HOUR OR GREATER FIRE-RESISTANCE-RATED ASSEMBLIES	N/A

THROUGH-PENETRATIONS OF HORIZONTAL ASSEMBLIES (717.6.1, EXCEPTION)	
A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL OF THE FOLLOWING REQUIREMENTS	
1	THE DUCT SHALL BE CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL AND SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM WALL THICKNESS OF 0.187 INCHES (NO. 26 GAGE)
2	THE DUCT SHALL OPEN INTO ONLY ONE DWELLING UNIT OR SLEEPING UNIT AND THE DUCT SYSTEM SHALL BE CONTINUOUS FROM THE UNIT TO THE EXTERIOR OF THE BUILDING.
3	THE DUCT SHALL NOT EXCEED 4-INCH NOMINAL DIAMETER AND THE TOTAL AREA OF SUCH DUCTS SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF GROSS FLOOR AREA
4	THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 Pa) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
5	GRILLE OPENINGS LOCATED IN A CEILING OF A FIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A LISTED CEILING RADIATION DAMPER INSTALLED IN ACCORDANCE WITH SECTION 717.6.2.1

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
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REVISION	DATE	REASON FOR ISSUE

CODE SUMMARY

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DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
G2.00

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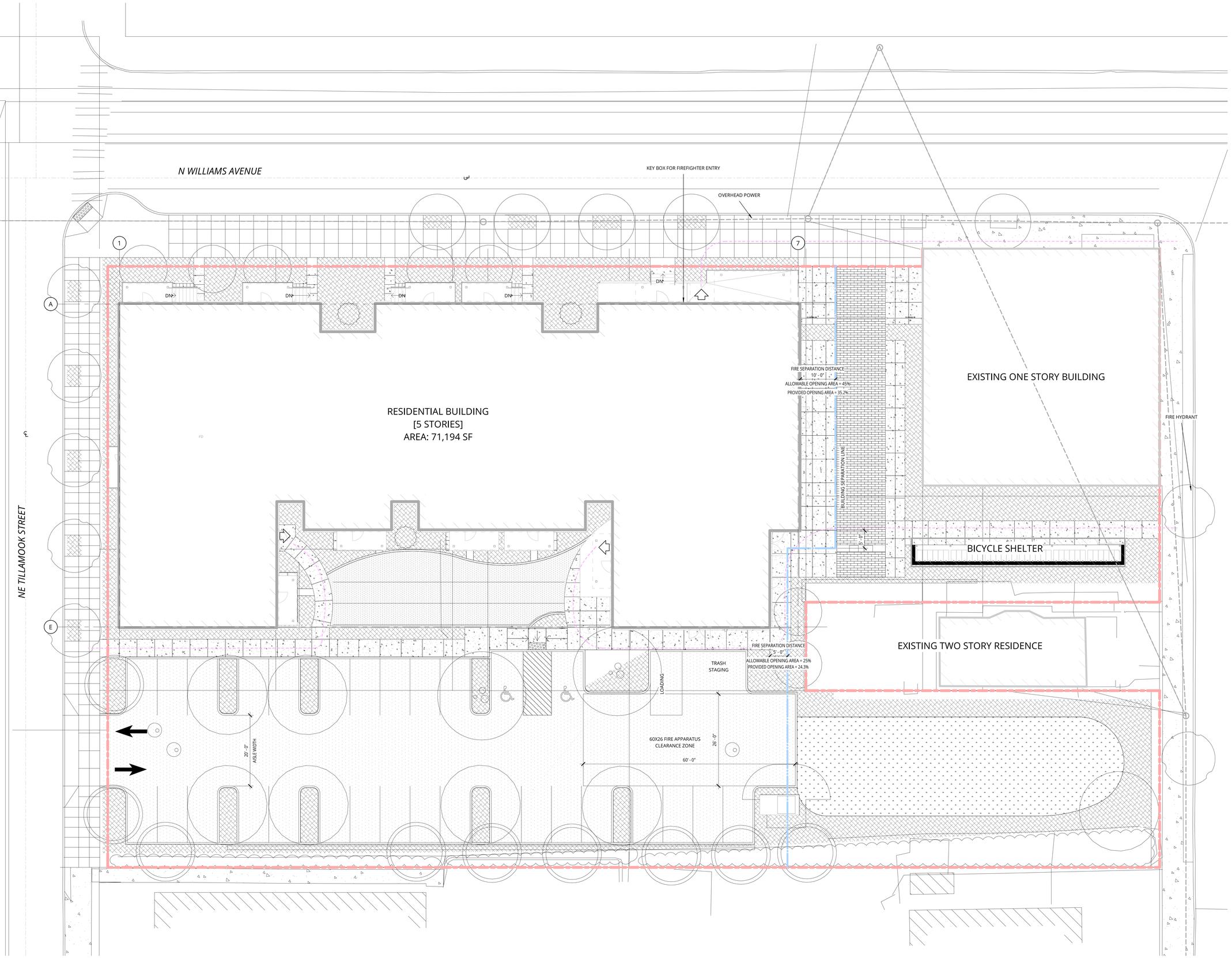

1 SITE FLS PLAN
1" = 10'-0"

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SITE FLS PLAN

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PROJECT NUMBER 149000

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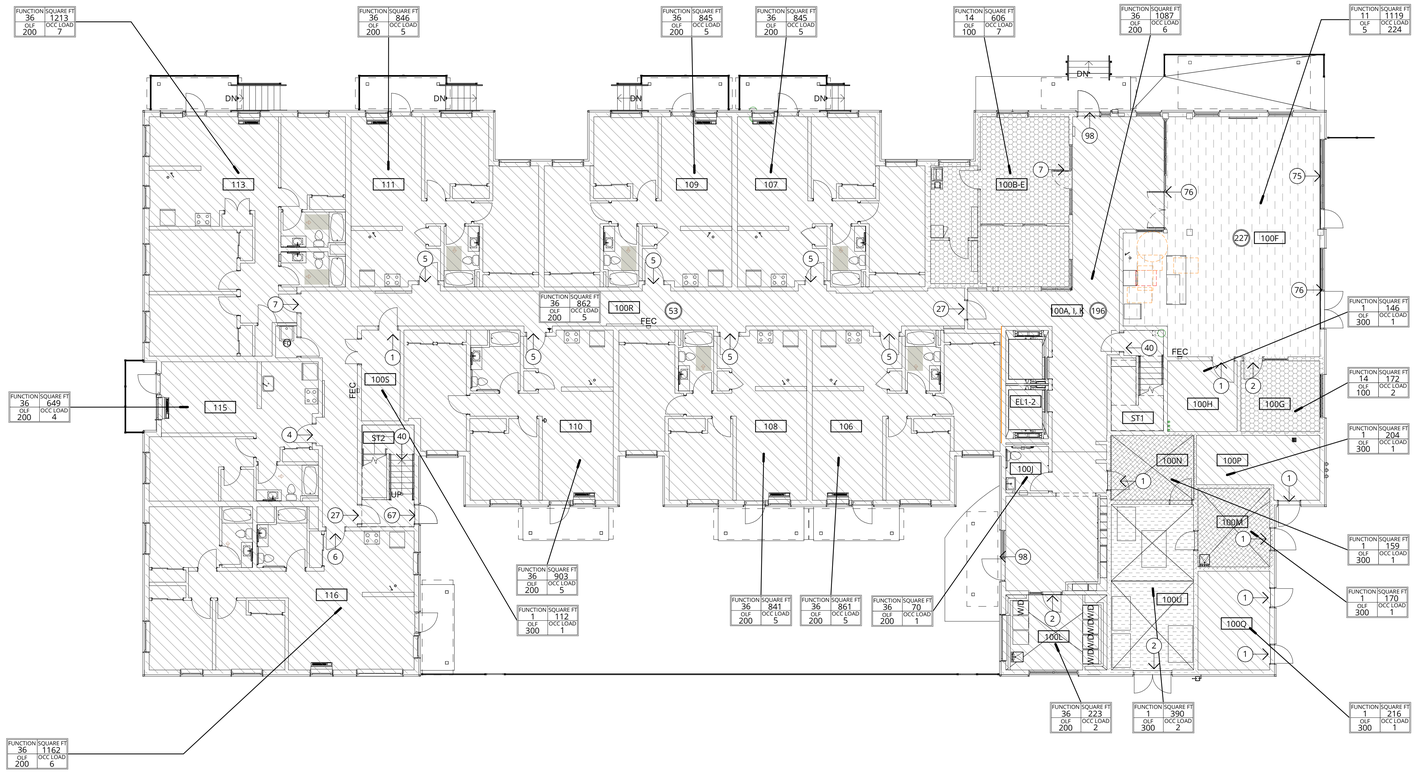
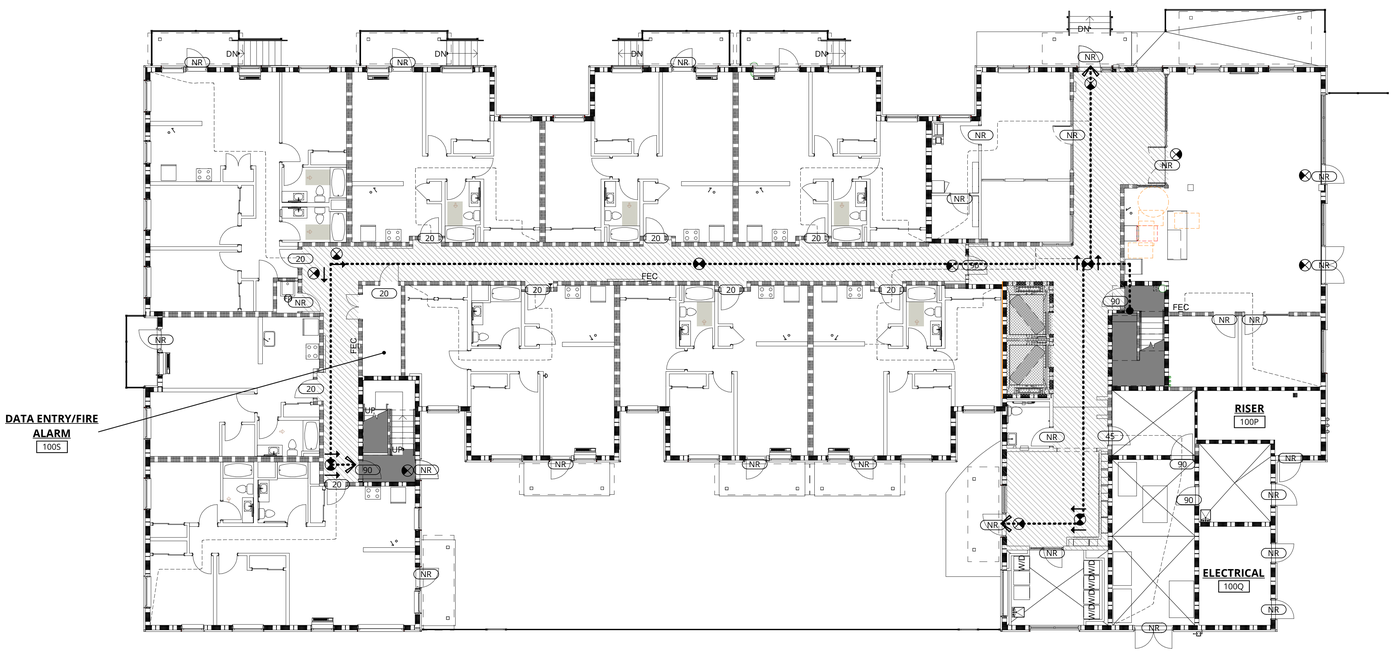


2 LEVEL 1 OCCUPANCY PLAN

1" = 10'-0"



1 LEVEL 1 EGRESS PLAN

1" = 10'-0"

FLS PLAN LEGEND

ENCLOSING ELEMENTS

- SMOKE PARTITION
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

SYMBOLS & ELEMENTS

- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- SMOKE COMPARTMENT EXIT PATH
- DIRECTIONAL EXIT SIGN DOUBLE
- DIRECTIONAL EXIT SIGN SINGLE
- EXIT SIGN AT DOOR
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER CABINET SEMI RECESSED
- OCCUPANT LOAD AT DOOR OPENING (356)
- OCCUPANT LOAD TOTAL PER FLOOR (356)
- LIFE SAFETY SUMMARY TAG (FUNCTION SQUARE FT: X / OLF: Y / OCC LOAD: =X/Y)
  - OCCUPANT LOAD FACTOR
  - OCCUPANT LOAD
- DOOR TAG, FIRE RATING IN MINUTES (60)

ADDITIONAL REQUIREMENTS

1. EGRESS PATH TO PUBLIC WAY SHALL BE ILLUMINATED TO A MINIMUM OF 1 FOOT CANDLE WITH BACKUP PROVIDED BY CENTRALIZED BATTERY BACKUP SYSTEM.

FLS SCHEDULE - LEVEL 1

AREA NUMBER	AREA NAME	SF	TABLE 1004.1.2	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	OCCUPANCY CLASSIFICATION
100A, I, K	LOBBY/CORRIDOR	1087 SF	36 RESIDENTIAL	200	6	R-2
100B-E	OFFICE SUITE	606 SF	14 BUSINESS AREAS	100	7	B
100F	COMMUNITY	1119 SF	11 ASSEMBLY WITHOUT FIXED SEATS: STANDING SPACE NET	5	224	A-3
100G	RESIDENT SERVICE OFFICE	172 SF	14 BUSINESS AREAS	100	2	B
100H	STORAGE	146 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	R-2
100J	TOILET	70 SF	36 RESIDENTIAL	200	1	R-2
100L	LAUNDRY	223 SF	36 RESIDENTIAL	200	2	R-2
100M	MAINTENANCE	170 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	S-2
100N	TRASH/RECYCLING	159 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	S-2
100P	WATER/FIRE RISER	204 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	R-2
100Q	MAIN ELECTRICAL	216 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	R-2
100R	CORRIDOR	862 SF	36 RESIDENTIAL	200	5	R-2
100S	DATA ENTRY/FIRE ALARM	112 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	R-2
100T	JANITOR CLOSET	25 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	R-2
100U	MAIN TRASH/RECYCLING	390 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2	S-1
106	UNIT-2A	861 SF	36 RESIDENTIAL	200	5	R-2
107	UNIT-2A	845 SF	36 RESIDENTIAL	200	5	R-2
108	UNIT-2A	841 SF	36 RESIDENTIAL	200	5	R-2
109	UNIT-2A	845 SF	36 RESIDENTIAL	200	5	R-2
110	UNIT-2B-A	903 SF	36 RESIDENTIAL	200	5	R-2
111	UNIT-2A	846 SF	36 RESIDENTIAL	200	5	R-2
113	UNIT-3D	1213 SF	36 RESIDENTIAL	200	7	R-2
115	UNIT-1B	649 SF	36 RESIDENTIAL	200	4	R-2
116	UNIT-3C	1162 SF	36 RESIDENTIAL	200	6	R-2
EL1-2	ELEVATOR	140 SF	0 NO CLASSIFICATION APPLIES	0		R-2
ST1	STAIR 1	159 SF	0 NO CLASSIFICATION APPLIES	0		R-2
ST2	STAIR 2	176 SF	0 NO CLASSIFICATION APPLIES	0		R-2
		14201 SF			303	

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 FLS PLANS

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DATE 17 OCT 2018 | PROJECT NUMBER 149000

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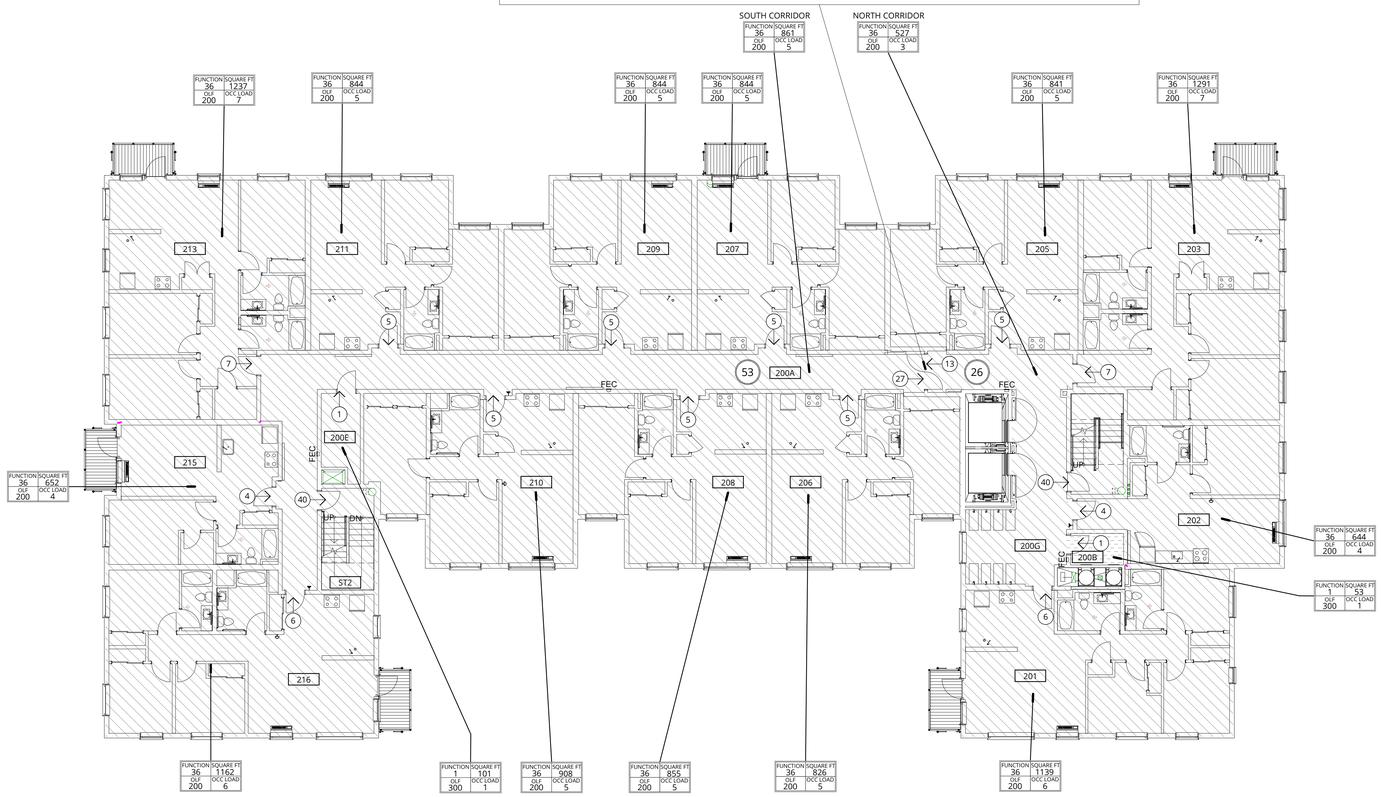
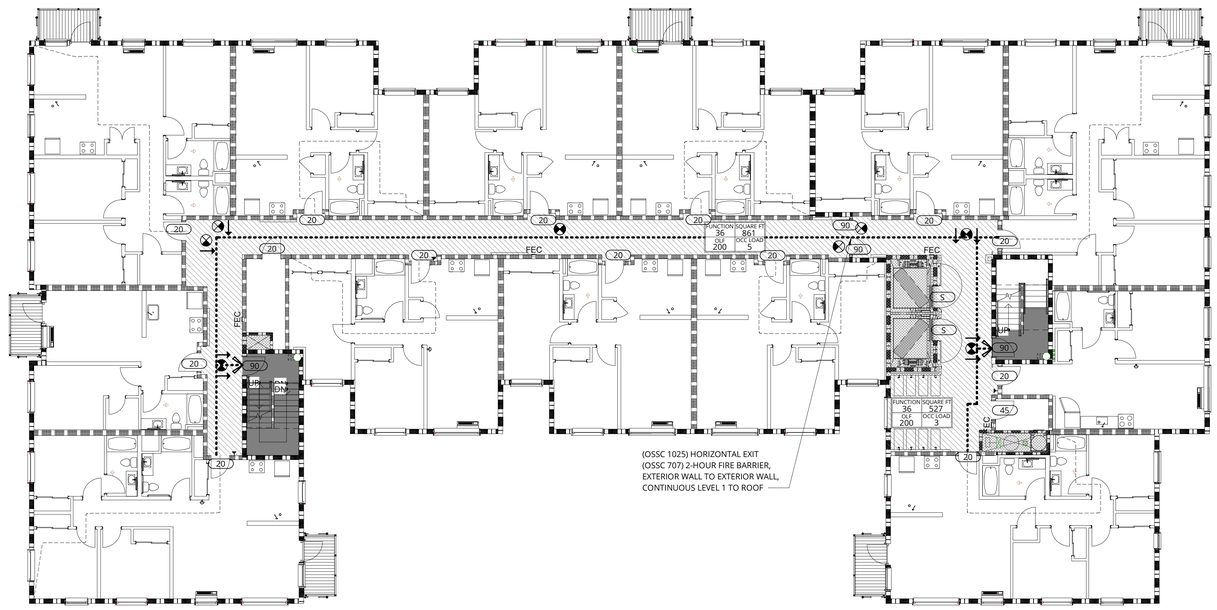
(OSSC 1025) HORIZONTAL EXIT:

(OSSC 1025.4) CAPACITY OF SOUTH REFUGE AREA = 859 SF PROVIDED > 525 SF REQUIRED (COMPLIES):
(5 + 170 = 175 OCCUPANT LOAD; 175 X 3 SF/OCCUPANT = 525)
CAPACITY OF HORIZONTAL EXIT DOOR = 170 OCCUPANTS (WIDTH PROVIDED 34 INCHES / 0.2 INCHES PER OCCUPANT = 170)
OCCUPANT LOAD IN REFUGE AREA ON SOUTH SIDE = 5

(OSSC 1025.4) CAPACITY OF NORTH REFUGE AREA = 527 SF PROVIDED > 519 SF REQUIRED (COMPLIES):
(3 + 170 = 173 OCCUPANT LOAD; 173 X 3 SF/OCCUPANT = 519)
CAPACITY OF HORIZONTAL EXIT DOOR = 170 OCCUPANTS (WIDTH PROVIDED 34 INCHES / 0.2 INCHES PER OCCUPANT = 170)
OCCUPANT LOAD IN REFUGE AREA ON NORTH SIDE = 3



1 LEVEL 2 OCCUPANCY PLAN (LEVEL 3-5 SIM)
1" = 10'-0"



2 LEVEL 2 EGRESS PLAN (LEVEL 3-5 SIM)
1" = 10'-0"

OCCUPANCY TYPE LEGEND

- A-3
- B
- R-2
- S-1
- S-2
- Calculating...

FLS PLAN LEGEND

ENCLOSING ELEMENTS

- SMOKE PARTITION
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

SYMBOLS & ELEMENTS

- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- SMOKE COMPARTMENT EXIT PATH
- DIRECTIONAL EXIT SIGN DOUBLE
- DIRECTIONAL EXIT SIGN SINGLE
- EXIT SIGN AT DOOR
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER CABINET SEMI RECESSED
- OCCUPANT LOAD AT DOOR OPENING (356)
- OCCUPANT LOAD TOTAL PER FLOOR (356)
- LIFE SAFETY SUMMARY TAG (FUNCTION: SQUARE FT: 14 X; OLF: Y; OCC LOAD: =X/Y)
  - OCCUPANT LOAD FACTOR
  - OCCUPANT LOAD
- DOOR TAG, FIRE RATING IN MINUTES (60)

ADDITIONAL REQUIREMENTS

1. EGRESS PATH TO PUBLIC WAY SHALL BE ILLUMINATED TO A MINIUMUM OF 1 FOOT CANDLE WITH BACKUP PROVIDED BY CENTRALIZED BATTERY BACKUP SYSTEM.

ENCLOSURE RATING LEGEND

- .5 Hr Rated Corridor
- 2 Hr Exit Enclosure
- 2 Hr Shaft
- Exit Passageway
- Calculating...

FLS SCHEDULE - LEVEL 2-5

AREA NUMBER	AREA NAME	SF	TABLE 1004.1.2	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	OCCUPANCY CLASSIFICATION
200A	CORRIDOR SOUTH	861 SF	36 RESIDENTIAL	200	5	R-2
200B	TRASH/RECYCLING	53 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	S-1
200E	ELECTRCAL	101 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	R-2
200G	CORRIDOR NORTH	527 SF	36 RESIDENTIAL	200	3	R-2
201	UNIT-3A	1139 SF	36 RESIDENTIAL	200	6	R-2
202	UNIT-1A-A	644 SF	36 RESIDENTIAL	200	4	R-2
203	UNIT-3B	1291 SF	36 RESIDENTIAL	200	7	R-2
205	UNIT-2A	841 SF	36 RESIDENTIAL	200	5	R-2
206	UNIT-2A	826 SF	36 RESIDENTIAL	200	5	R-2
207	UNIT-2A	844 SF	36 RESIDENTIAL	200	5	R-2
208	UNIT-2A	855 SF	36 RESIDENTIAL	200	5	R-2
209	UNIT-2A	844 SF	36 RESIDENTIAL	200	5	R-2
210	UNIT-2B-A	908 SF	36 RESIDENTIAL	200	5	R-2
211	UNIT-2A	844 SF	36 RESIDENTIAL	200	5	R-2
213	UNIT-3D	1237 SF	36 RESIDENTIAL	200	7	R-2
215	UNIT-1B	652 SF	36 RESIDENTIAL	200	4	R-2
216	UNIT-3C	1162 SF	36 RESIDENTIAL	200	6	R-2
EL1-2	ELEVATORS	166 SF	0 NO CLASSIFICATION APPLIES	0		R-2
N/A	CHUTE	43 SF	0 NO CLASSIFICATION APPLIES	0		R-2
N/A	CHUTE	12 SF	0 NO CLASSIFICATION APPLIES	0		R-2
ST1	STAIR 1	176 SF	0 NO CLASSIFICATION APPLIES	0		R-2
ST2	STAIR 2	176 SF	0 NO CLASSIFICATION APPLIES	0		R-2
TOTAL		14201 SF			79	

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LEVELS 2-5 FLS PLANS

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DATE 17 OCT 2018
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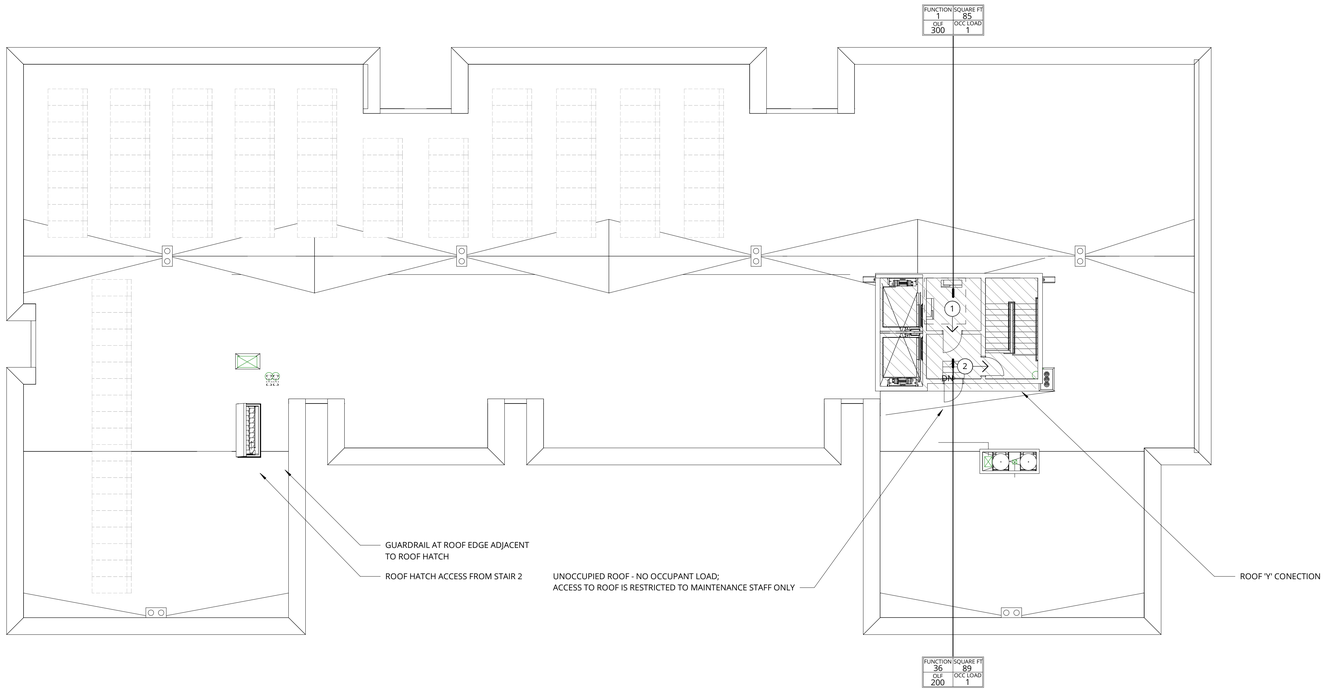
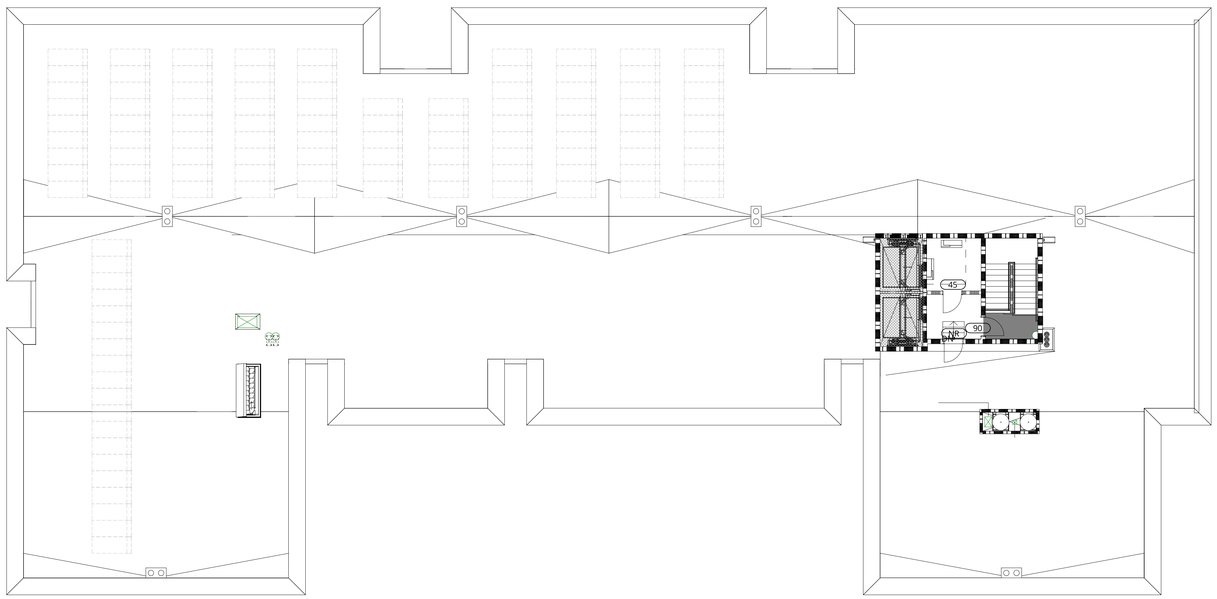


1 ROOF LEVEL OCCUPANCY PLAN

1" = 10'-0"



2 ROOF LEVEL EXITING PLAN

1" = 10'-0"

FLS PLAN LEGEND

ENCLOSING ELEMENTS

- SMOKE PARTITION
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

SYMBOLS & ELEMENTS

- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- SMOKE COMPARTMENT EXIT PATH
- DIRECTIONAL EXIT SIGN DOUBLE
- DIRECTIONAL EXIT SIGN SINGLE
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- FIRE EXTINGUISHER CABINET SEMI RECESSED
- OCCUPANT LOAD AT DOOR OPENING (356)
- OCCUPANT LOAD TOTAL PER FLOOR (356)
- LIFE SAFETY SUMMARY TAG (FUNCTION 14 / SQUARE FT X / OLF Y / OCC LOAD =X/Y)
  - OCCUPANT LOAD FACTOR
  - OCCUPANT LOAD
- DOOR TAG, FIRE RATING IN MINUTES (60)

ADDITIONAL REQUIREMENTS

1. EGRESS PATH TO PUBLIC WAY SHALL BE ILLUMINATED TO A MINIMUM OF 1 FOOT CANDLE WITH BACKUP PROVIDED BY CENTRALIZED BATTERY BACKUP SYSTEM.

FLS SCHEDULE - LEVEL ROOF

AREA NUMBER	AREA NAME	SF	TABLE 1004.1.2	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	OCCUPANCY CLASSIFICATION
600	ELEVATOR MACHINE ROOM	85 SF	1 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	R-2
601	MECHANICAL VESTIBULE	89 SF	36 RESIDENTIAL	200	1	R-2
EL1-2	ELEVATORS	128 SF	0 NO CLASSIFICATION APPLIES	0		R-2
ST1	STAIR 1	160 SF	0 NO CLASSIFICATION APPLIES	0		R-2
TOTAL		461 SF			2	

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ROOF FLS PLAN

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1 OPENING PERCENTAGES - NORTH ELEVATION

1/8" = 1'-0"

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2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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NORTH ELEVATION
OPENING DIAGRAM

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER

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FIXTURE AND APPLIANCE DESIGN CRITERIA				
DESCRIPTION	LOCATION	FEATURES	CRITICAL DIMENSION	OTHER DIMENSION
APPLIANCES				
RANGE	TYPE B	SLIDE IN, FRONT CONTROL	28 1/2" MAX DEPTH TO FRONT OF CONTROL PANEL, PLUS 3/4" FOR BACKSPLASH TO RUN CONTINUOUS BEHIND	30" WIDE
RANGE	TYPE A UNITS	SLIDE IN, FRONT CONTROL	28 1/2" MAX DEPTH TO FRONT OF CONTROL PANEL, PLUS 3/4" FOR BACKSPLASH TO RUN CONTINUOUS BEHIND	30" WIDE, 34" HIGH COUNTER
REFRIGERATOR	TYPE B UNITS	TOP FREEZER	36" DEPTH (INCLUDING REQUIRED AIR SPACE BEHIND ACCOUNTING FOR ICE MAKER)	
REFRIGERATOR	TYPE A UNITS	BOTTOM FREEZER	36" DEPTH (INCLUDING REQUIRED AIR SPACE BEHIND ACCOUNTING FOR ICE MAKER)	
HOOD	TYPE A	REMOTE SWITCH		30" WIDE
MICROWAVE	TYPE A	COUNTERTOP		
MICRO/HOOD COMBO	TYPE B			30" WIDE
DISHWASHER	TYPE B		STANDARD HEIGHT	24" WIDE
DISHWASHER	TYPE A		FITS UNDER 34" HIGH COUNTER	24" WIDE
DISHWASHER	PUBLIC		FITS UNDER 34" HIGH COUNTER	24" WIDE
WASHER	ALL UNITS		29" CLEAR WIDTH, 39 1/2" CLEAR DEPTH	
DRYER	ALL UNITS	LONG VENT AS REQUIRED	TYPE B UNITS THE WASHER DIMENSIONS GOVERN, TYPE A THE WIDTH IS 29" CLEAR	
FIXTURES				
KITCHEN SINK	TYPE B UNITS	UNDERMOUNT		
KITCHEN SINK	TYPE A UNITS	OFFSET DRAIN	34" TO TOP OF COUNTER, 27" MIN KNEE CLEARANCE	
BATHROOM LAVATORY	ALL	UNDERMOUNT	34" MAX TO RIM OF SINK OR COUNTER AND 27" MIN KNEE CLEARANCE FOR FORWARD APPROACH	
WATER CLOSET	TYPE B	DUAL FLUSH	33" MAX DEPTH FROM WALL BEHIND TO FRONT RIM OF BOWL	
WATER CLOSET	TYPE A	CONTROLS ON OPEN SIDE	33" MAX DEPTH FROM WALL BEHIND TO FRONT RIM OF BOWL. SEAT OF HEIGHT IS 15" TO 19" AFF.	
WATER CLOSET	PUBLIC	CONTROLS ON OPEN SIDE	33" MAX DEPTH FROM WALL BEHIND TO FRONT RIM OF BOWL. SEAT OF HEIGHT IS 17" TO 19" AFF.	
SHOWER	TYPE B	FIBERGLASS	36" CLEAR BY 48" CLEAR	
SHOWER	TYPE A AND PUBLIC	FIBERGLASS	36" ABSOLUTE BY 36" ABSOLUTE FINISH TO FINISH	
BATHTUB/SHOWER	TYPE A AND PUBLIC		5' WIDE BY 32" DEEP TUB	

GENERAL NOTES - ACCESSIBILITY SHEETS

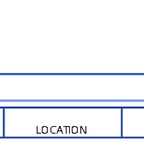
1. THESE PICTOGRAPHS DO NOT DESCRIBE ALL CONDITIONS WHICH MAY BE ENCOUNTERED IN THE FIELD. VERIFY QUESTIONS WITH ARCHITECT
2. INFORMATION IN THESE DRAWINGS IS COMPLEMENTARY TO THE PLANS, SECTIONS, ELEVATIONS AND DETAILS, AND SHALL BE USED IN CONJUNCTION WITH THEM
3. PROVIDE WORK SHOWN OR REFERRED TO HEREIN AS THOUGH SHOWN ON ALL OTHER ARCHITECTURAL DRAWINGS
4. INFORMATION REGARDING THE LOCATION OF MECHANICAL, ELECTRICAL AND PLUMBING ITEMS IS PROVIDED AS DESIGN CRITERIA FOR THE CONVENEINCE OF THOSE DESIGNERS OF RECORD WHO SHALL BEAR RESPONSIBLITY FOR COMPLIANCE WITH THE APPLICABLE CODE STANDARDS ILLUSTRATED AND CITED HEREIN
5. PROVIDE BLOCKING, AS ILLUSTRATED HEREIN, AT ALL GRAB BAR AND SHOWER SEAT LOCATIONS. DASHED GRAB BARS DELINEATE REQUIRED BLOCKING FOR FUTURE GRAB BARS
6. PROVIDE GRAB BARS, AS ILLUSTRATED HEREIN, WITHIN PUBLIC SPACES, ICC ACCESSIBLE AND ADA UNITS
7. COMPLY WITH MOUNTING HEIGHTS INDICATED HEREIN FOR WALL-MOUNTED ITEMS
8. COMPLY WITH GENERAL BUILDING CLEARANCE REQUIREMENTS AS INDICATED HEREIN
9. ENCROACHMENT INTO FLOOR CLEARANCE AREAS AT DOORS, CASEWORK, APPLIANCES OR EQUIPMENT IS NOT ALLOWED UNLESS OTHERWISE NOTED.
10. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS ARE DISCOVERED BETWEEN THE REQUIRMENTS ILLUSTRATED HEREIN AND THOSE ON OTHER DRAWINGS. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2" MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12" MIN. MOUNT DISPENSERS 48" MAX. AFF. TO THE HIGHEST OPERABLE PART UNLESS NOTED OTHERWISE.
11. OPERABLE PARTS SHALL BE OPERATED WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS (22.2 N) MAXIMUM.

NOTE : FOR ACCESSIBLE UNIT/GUEST ROOMS:
1. AT LEAST ONE BED SHALL BE PROVIDED WITH AN OPEN BED FRAME.
2. IT IS BEST PRACTICE TO HAVE A BED 28" MAXIMUM IN HEIGHT IN THE ACCESSIBLE GUEST ROOM.

TYPICAL SYMBOLS

APPROACH DIRECTION

WHEELCHAIR TURN SPACE

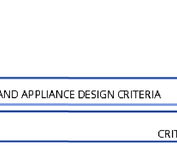


CLEAR FLOOR SPACE



STANDARD REQUIREMENTS

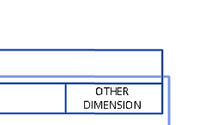
PIVOTING TURNING SPACE



BARRIER MINIMUM DISTANCE FROM FLOOR



ADA FLOOR LEVEL TRANSITIONS

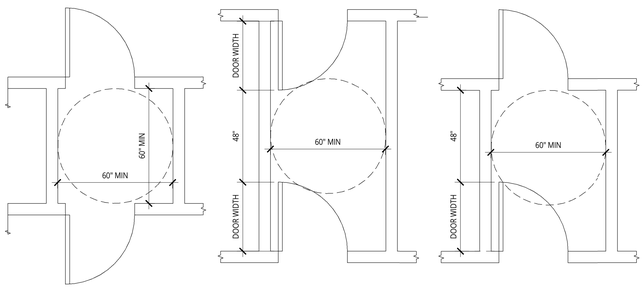


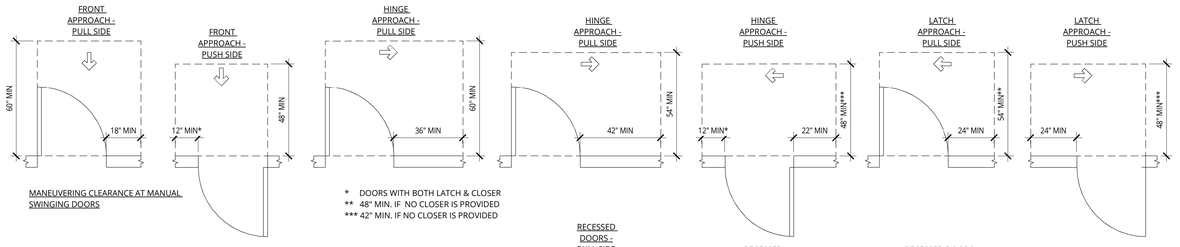
REACH DIAGRAMS

SIDE REACH DIAGRAMS

FORWARD REACH DIAGRAMS

TWO DOORS IN A SERIES

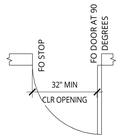




MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

* DOORS WITH BOTH LATCH & CLOSER
** 48" MIN. IF NO CLOSER IS PROVIDED
*** 42" MIN. IF NO CLOSER IS PROVIDED

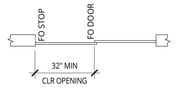
DOORS WITHIN THE RESIDENTIAL UNIT INTENDED FOR USER PASSAGE AND >24" DEEP CLOSET

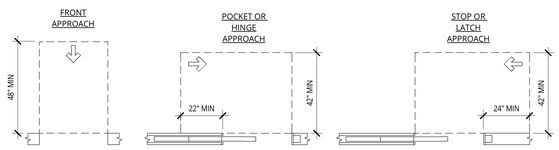


BIFOLD DOORS WITHIN THE RESIDENTIAL UNIT INTENDED FOR USER PASSAGE AND >24" DEEP CLOSET

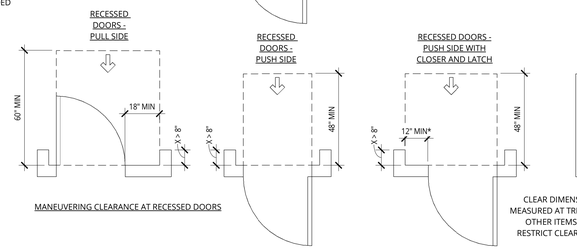


SLIDING DOORS WITHIN THE RESIDENTIAL UNIT INTENDED FOR USER PASSAGE AND >24" DEEP CLOSET





MANEUVERING CLEARANCE AT SLIDING & FOLDING DOORS



MANEUVERING CLEARANCE AT RECESSED DOORS

CLEAR DIMENSIONS MEASURED AT TRIM OR OTHER ITEMS THAT RESTRICT CLEARANCE

1 BUILDING CLEARANCES LEGEND

2009 ICC/FHA STANDARD ACCESSIBILITY SHEET **UPDATED 09/26/2018**

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

BUILDING CLEARANCES LEGEND

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **G5.01**

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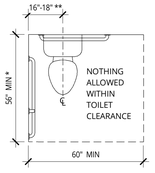
TOILET

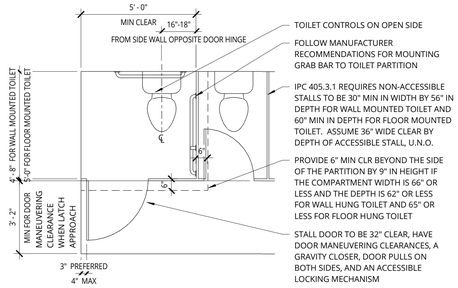
**COMMON AREAS, 18" ABSOLUTE IN RESIDENTIAL DWELLING UNITS



* IF TOILET IS WITHIN A STALL AND FLOOR MOUNTED, THEN 59" MIN. 56" IS FOR WALL MOUNTED TOILET IN STALL OR FLOOR MOUNTED TOILET NOT IN A STALL

ADA/ICC TOILET PARTITION

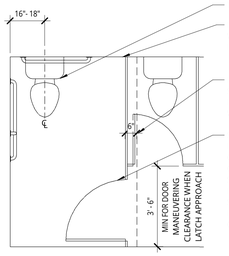
SEE AMBULATORY ACCESSIBLE TOILET STALL WHEN SIX OR MORE FIXTURES ARE PROVIDED



- TOILET CONTROLS ON OPEN SIDE
- FOLLOW MANUFACTURER RECOMMENDATIONS FOR MOUNTING GRAB BAR TO TOILET PARTITION
- IPC 405.3.1 REQUIRES NON-ACCESSIBLE STALLS TO BE 30" MIN IN WIDTH BY 56" IN DEPTH FOR WALL MOUNTED TOILET AND 60" MIN IN DEPTH FOR FLOOR MOUNTED TOILET. ASSUME 36" WIDE CLEAR BY DEPTH OF ACCESSIBLE STALL, U.N.O.
- PROVIDE 6" MIN CLR BEYOND THE SIDE OF THE PARTITION BY 9" IN HEIGHT IF THE COMPARTMENT WIDTH IS 66" OR LESS AND THE DEPTH IS 62" OR LESS FOR WALL HUNG TOILET AND 65" OR LESS FOR FLOOR HUNG TOILET
- STALL DOOR TO BE 32" CLEAR, HAVE DOOR MANEUVERING CLEARANCES, A GRAVITY CLOSER, DOOR PULLS ON BOTH SIDES, AND AN ACCESSIBLE LOCKING MECHANISM

ADA/ICC TOILET END PARTITION

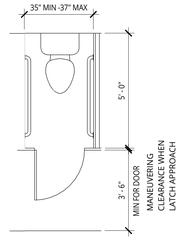
SEE AMBULATORY ACCESSIBLE TOILET STALL WHEN SIX OR MORE FIXTURES ARE PROVIDED



- TOILET CONTROLS ON OPEN SIDE
- LOCATE SEAT COVER DISPENSER WHERE TOILET IS NOT IN CLEAR FLOOR SPACE
- PROVIDE 6" MIN CLR BEYOND THE SIDE OF THE PARTITION BY 9" IN HEIGHT IF THE COMPARTMENT WIDTH IS 66" OR LESS
- STALL DOOR TO BE 32" CLEAR, HAVE DOOR MANEUVERING CLEARANCES, A GRAVITY CLOSER, DOOR PULLS ON BOTH SIDES, AND AN ACCESSIBLE LOCKING MECHANISM. DOOR SWING SHALL NOT SWING INTO REQUIRED MINIMUM AREA OF COMPARTMENT

ADA/ICC AMBULATORY ACCESSIBLE PARTITION

IN ADDITION OT THE ACCESSIBLE COMPARTMENT, AT LEAST ONE AMBULATORY ACCESSIBLE TOILET STALL SHALL BE PROVIDED WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES

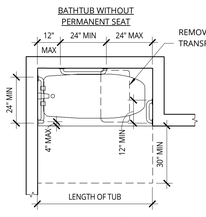


REFER TO BUILDING CLEARANCES SHEET FOR ACCESSIBILITY SHEET GENERAL NOTES

KEYNOTES

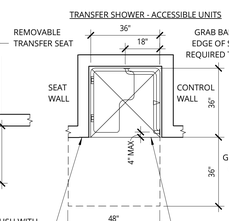
1 PROVIDE A HAND SHOWER WITH A HOSE 59" MIN. IN LENGTH THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. HAND SHOWER MOUNTED AT 45° MAX TO BOTTOM OF SLIDE BAR.

BATHTUB WITHOUT PERMANENT SEAT



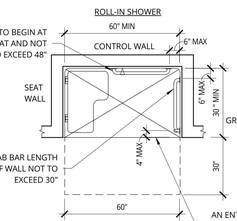
SHOWER TO BE FLUSH WITH ADJACENT WALL TO PROVIDE CLEAR FLOOR SPACE

TRANSFER SHOWER - ACCESSIBLE UNITS



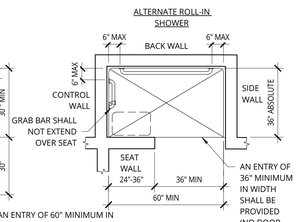
AN ENTRY OF 36" MINIMUM SHALL BE PROVIDED (INCLUDING SHOWER DOOR IF PROVIDED)

ROLL-IN SHOWER



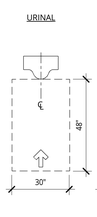
AN ENTRY OF 60" MINIMUM IN WIDTH SHALL BE PROVIDED (NO DOOR ALLOWED)

ALTERNATE ROLL-IN SHOWER

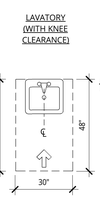


AN ENTRY OF 36" MINIMUM IN WIDTH SHALL BE PROVIDED (NO DOOR ALLOWED)

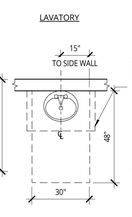
URINAL



LAVATORY (WITH KNEE CLEARANCE)



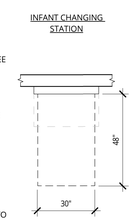
LAVATORY



REMOVABLE CABINETRY IS ALLOWED BELOW SINK WITH KNEE AND TOE CLEARANCE IN RESIDENTIAL DWELLING UNITS ONLY. EXTEND FLOORING AND BASE UNDER REMOVABLE CABINETRY. CABINETRY TO HAVE FINISHED END PANELS

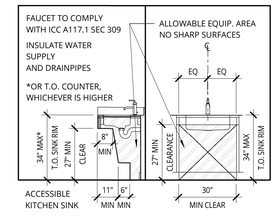
NOTE: IF VANITY COUNTERTOP SPACE IS PROVIDED IN NON-ACCESSIBLE DWELLING OR SLEEPING UNITS WITHIN THE SAME FACILITY, EQUIVALENT VANITY COUNTERTOP SPACE IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY SHALL ALSO BE PROVIDED TO ACCESSIBLE UNITS

INFANT CHANGING STATION



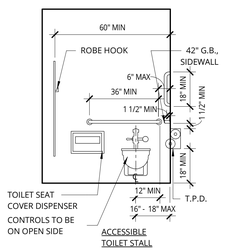
1 BATHROOM PLAN DETAILS

PUBLIC SPACES/ ICC ACCESSIBLE UNITS/ ADA UNITS

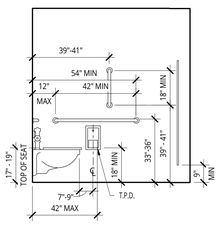


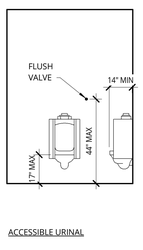
2 SINK / LAVATORY DETAILS

KNEE AND TOE CLEARANCE FOR ALL SINKS WITH FORWARD APPROACH

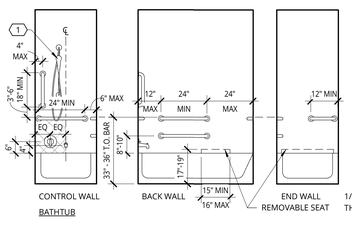


ACCESSIBLE TOILET STALL

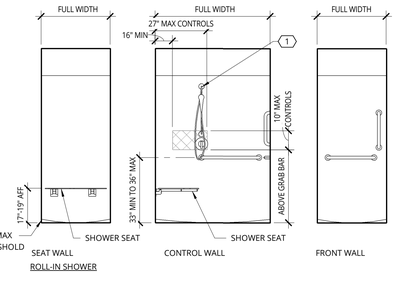




ACCESSIBLE URINAL



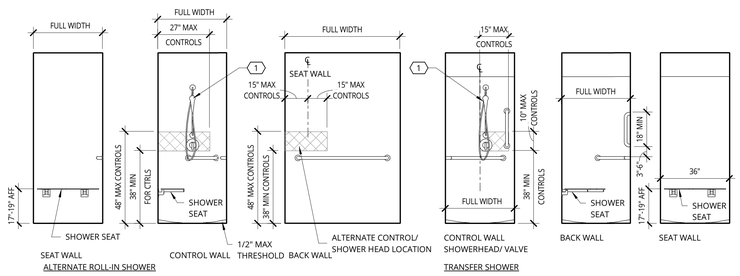
BATHTUB



ROLL-IN SHOWER

3 BATHROOM ELEVATION DETAILS

PUBLIC SPACES/ ICC ACCESSIBLE UNITS/ ADA UNITS

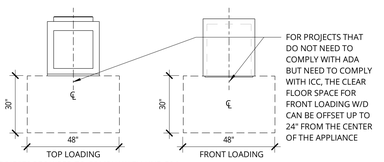


ALTERNATE ROLL-IN SHOWER

TRANSFER SHOWER

4 LAUNDRY DETAILS

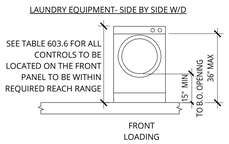
PUBLIC SPACES/ ICC ACCESSIBLE UNITS/ ADA UNITS



FOR PROJECTS THAT DO NOT NEED TO COMPLY WITH ADA BUT NEED TO COMPLY WITH ICC, THE CLEAR FLOOR SPACE FOR FRONT LOADING W/D CAN BE OFFSET UP TO 24" FROM THE CENTER OF THE APPLIANCE

NOTE: PROJECTS REQUIRED TO COMPLY WITH HUD 504 MUST USE FRONT LOADING LAUNDRY APPLIANCES

LAUNDRY EQUIPMENT- SIDE BY SIDE W/D



2009 ICC/FHA STANDARD ACCESSIBILITY SHEET **UPDATED 09/26/2018**

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

PUBLIC AND ADA/ACCESSIBLE UNITS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER G5.02

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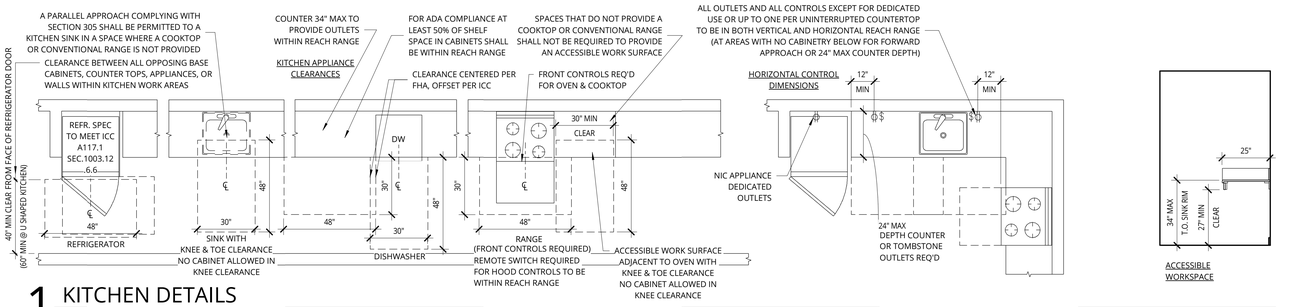
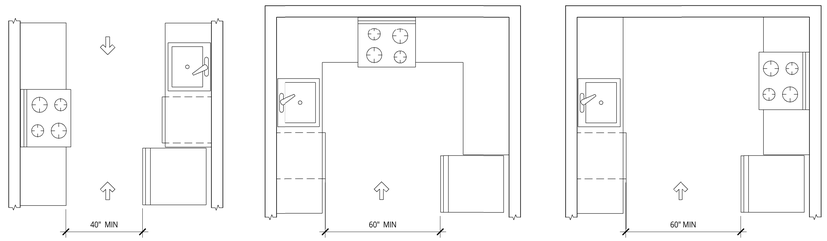


1 KITCHEN DETAILS

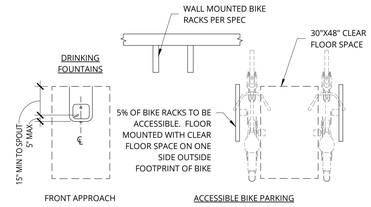
PUBLIC SPACES/ ICC ACCESSIBLE UNITS/ ADA UNITS

REFER TO BUILDING CLEARANCES SHEET FOR ACCESSIBILITY SHEET GENERAL NOTES



2 KITCHEN CLEARANCES

PUBLIC SPACES/ ICC ACCESSIBLE UNITS/ ADA UNITS



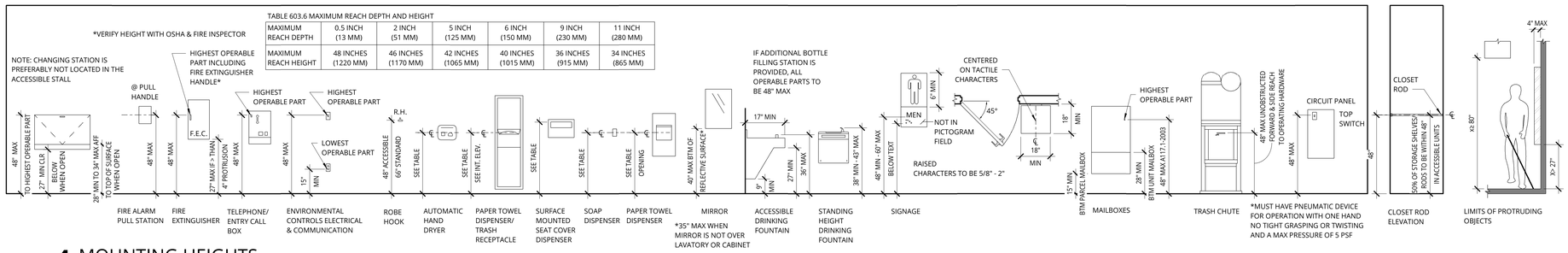
3 MISC. PLAN DETAILS

PUBLIC SPACES/ ICC ACCESSIBLE UNITS/ ADA UNITS

*VERIFY HEIGHT WITH OSHA & FIRE INSPECTOR

TABLE 603.6 MAXIMUM REACH DEPTH AND HEIGHT

MAXIMUM REACH DEPTH	0.5 INCH (13 MM)	2 INCH (51 MM)	5 INCH (125 MM)	6 INCH (150 MM)	9 INCH (230 MM)	11 INCH (280 MM)
MAXIMUM REACH HEIGHT	48 INCHES (1220 MM)	46 INCHES (1170 MM)	42 INCHES (1065 MM)	40 INCHES (1015 MM)	36 INCHES (915 MM)	34 INCHES (865 MM)



4 MOUNTING HEIGHTS

PUBLIC SPACES/ ICC ACCESSIBLE UNITS/ ADA UNITS

2009 ICC/FHA STANDARD ACCESSIBILITY SHEET **UPDATED 09/26/2018**

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

PUBLIC AND ADA/ACCESSIBLE UNITS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER G5.03

10/17/2018 10:35:06 AM
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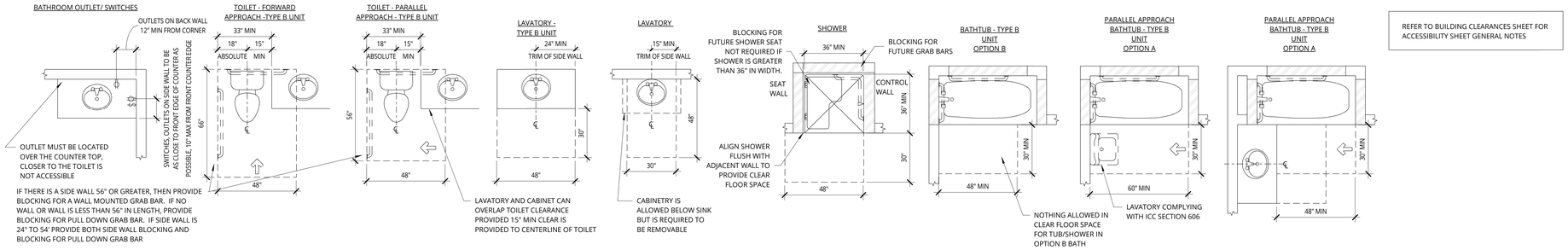
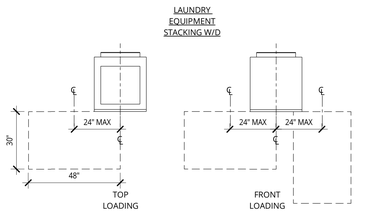


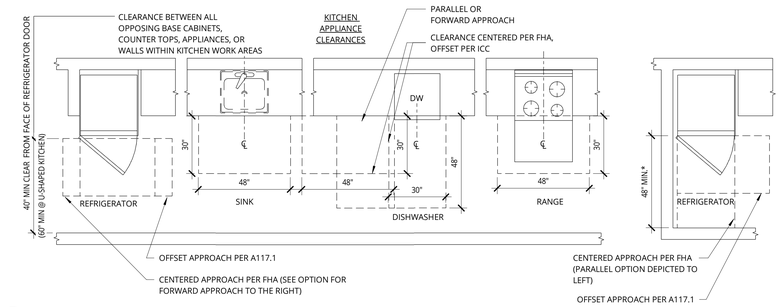
NOTE: IN LIEU OF BLOCKING IN WALLS SURROUNDING SHOWERS, FIBERGLASS SHOWER SURROUNDS CAN BE REINFORCED TO ALLOW GRAB BARS TO BE ATTACHED TO SHOWER. ALLOWABLE STRESSES SHALL BE DESIGNED TO RESIST A VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

REFER TO BUILDING CLEARANCES SHEET FOR ACCESSIBILITY SHEET GENERAL NOTES

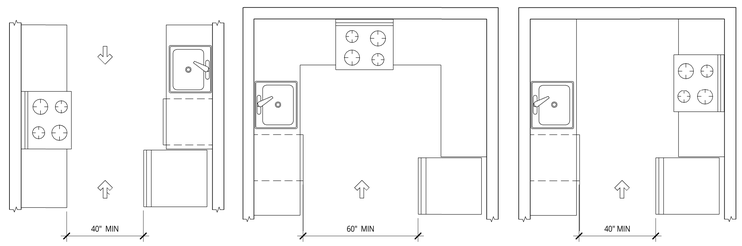
1 TYPE B BATHROOM DETAILS



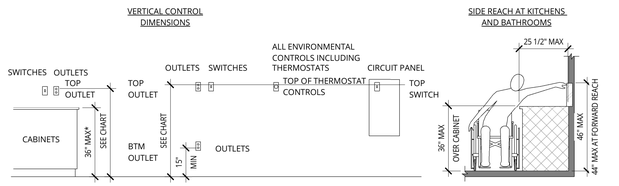
2 TYPE B LAUNDRY DETAILS



3 TYPE B KITCHEN DETAILS



4 TYPE B KITCHEN CLEARANCES



5 TYPE B UNITS MOUNTING HEIGHTS

2009 ICC/FHA STANDARD ACCESSIBILITY SHEET **UPDATED 09/26/2018**

NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

TYPE B UNIT ACCESSIBILITY CODE COMPLIANCE

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **G5.04**

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PERSPECTIVE: LOOKING NORTH ALONG N. WILLIAMS AVE



PERSPECTIVE: MAIN ENTRY ALONG N. WILLIAMS AVE

REGISTERED ARCHITECT
ISAAC S. JOHNSON
5062
ISAAC JOHNSON
PORTLAND, OR
STATE OF OREGON

Ankrom Moisan

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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RENDERINGS

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DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER G5.10

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PERSPECTIVE: EAST ELEVATION VIEW FROM BACK PARKING LOT AREA

REGISTERED ARCHITECT
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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REVISION	DATE	REASON FOR ISSUE

RENDERINGS

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DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER

G5.11

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ZONING NOTES

NO ZONING LETTER OR REPORT WAS PROVIDED TO WESTLAKE CONSULTANTS AT THE TIME OF PREPARATION OF THIS SURVEY. THE FOLLOWING ZONING INFORMATION IS PER THE CITY OF PORTLAND MUNICIPAL CODE.

ZONED: R-1, RESIDENTIAL 1,000
R-2, RESIDENTIAL 2,000

SELECTED R-1 AND R-2 DEVELOPMENT STANDARDS PER CHAPTER 33.120

MAX DENSITY:
R-1: 1 UNIT PER 1,000 SF OF SITE AREA
R-2: 1 UNIT PER 2,000 SF OF SITE AREA
MIN DENSITY:
R-1: 1 UNIT PER 1,450 SF OF SITE AREA
R-2: 1 UNIT PER 2,500 SF OF SITE AREA

MIN SETBACKS R-1:
FRONT: 3 FEET
SIDE/REAR: BASED ON AREA OF THE BUILDING WALL
STREET: 3 FEET

MIN SETBACKS R-2:
FRONT: 10 FEET
SIDE/REAR: BASED ON AREA OF THE BUILDING WALL
STREET: --

MAX BUILDING HT:
R-1: 25 FT WITHIN 10' OF PROPERTY LINE
45 FT OTHERWISE
R-2: 40 FT

MAX BUILDING COVERAGE: R-1: 60%
R-2: 50%

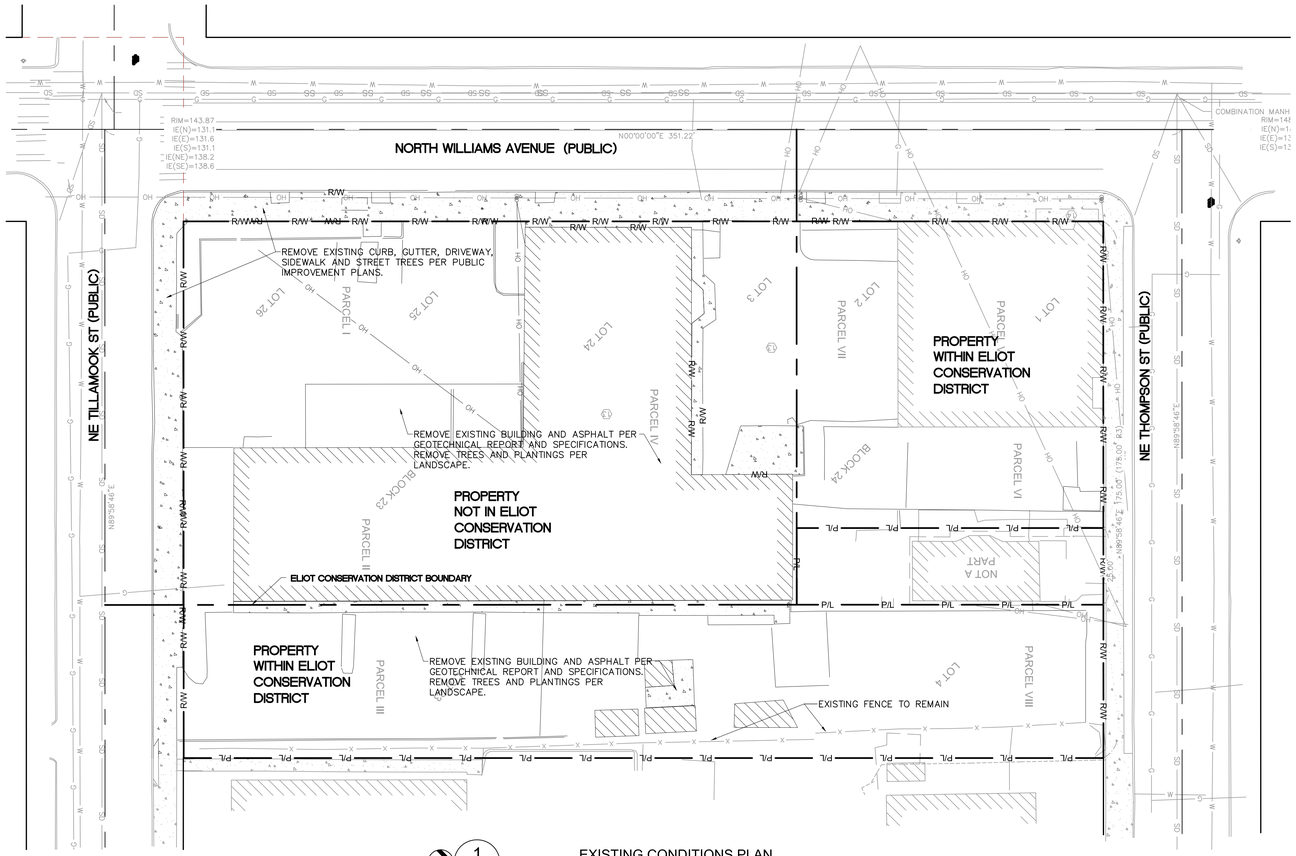
MIN LANDSCAPE: R-1: 20%
R-2: 30%

MIN PARKING REQUIREMENTS FOR RESIDENTIAL

1 PER UNIT

LEGEND

- GUY WIRE
- POWER POLE
- ELECTRICAL VAULT
- STORM DRAIN MAN HOLE
- CATCH BASIN
- STAND PIPE
- SEWER MAN HOLE
- ELECTRIC METER
- FOUND MONUMENT AS SHOWN ON R3
- (#X) EASEMENT KEYNOTE NUMBER
- (### RX) RECORD DIMENSION AND REFERENCE TO RECORD DATA
- R/M RECORD AND MEASURED
- IR IRON REBAR
- IP IRON PIPE
- MON MONUMENT
- CL CENTERLINE
- FD FOUND
- YPC YELLOW PLASTIC CAP
- FNC FENCE
- BLD BUILDING
- FINISHED FLOOR ELEVATION
- EDGE OF GRAVEL
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- OVERHEAD POWER LINE
- APPROXIMATE LIMIT OF ZONE A
- BUILDING OUTLINE
- R/W RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION OR DLC LINE AS NOTED
- P/L PROPERTY LINE
- CENTER LINE
- EDGE OF PAVEMENT



1 / C1.1 EXISTING CONDITIONS PLAN
1" = 20'
20 0 10 20 40
(IN FEET)

LEGAL DESCRIPTION

PARCEL I

THE WEST 85 FEET OF LOTS 25 AND 26, AND THE SOUTH 10 FEET OF THE WEST 85 FEET OF LOT 24, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL II

THAT PART OF LOTS 24, 25, AND 26, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26, AND THENCE RUNNING NORTHERLY ALONG THE EAST LINES OF SAID LOTS, 110 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 40 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINES OF SAID LOTS, 110 FEET TO THE SOUTH LINE OF SAID LOT 26; AND THENCE EASTERLY 40 FEET TO THE PLACE OF BEGINNING.

PARCEL III

LOT 23, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL IV

LOT 3, BLOCK 24, AND THE NORTH 40 FEET OF LOT 24, BLOCK 23, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL V

THE WEST 70 FEET OF LOT 1, AND THE NORTH 17 FEET OF THE WEST 70 FEET OF LOT 2, BLOCK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL VI

THE EAST 30 FEET AND THE WEST 100 FEET OF LOTS 1 AND 2, BLOCK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF REGON.

PARCEL VII

THE SOUTH 33 FEET OF THE WEST 70 FEET OF LOT 2, BLCOK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL VIII

LOT 4, BLOCK 24, ALBINA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

EASEMENT EXCEPTION NOTE

PLEASE SEE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR ITEMS CONCERNING TAXES, LIENS, AGREEMENTS, WAIVERS AND OTHER MATTERS. THE FOLLOWING ITEMS WERE LISTED IN TEH TITLE COMMITMENT REFERENCED FOR THIS SURVEY AND ARE LISTED HERE WITH COMMENTS.

(13) PERTAINS TO AN EASEMENT AND EQUITABLE SERVITUDE
AGREEMENT RECORDED MAY 14, 2005 AS DOCUMENT NO. 2005-093250.
(AFFECTS PORTIONS OF BUILDING AND PARKING AREA)

(14) PERTAINS TO CC&R'S AS SET FORTH IN DOCUMENT RECORDED MARCH 15, 2012 AS DOCUMENT NO. 2012-030777
(AFFECTS PORTION OF BUILDING NEAR THE NORTHWEST PROPERTY CORNER AS PLOTTED HEREON)

SURVEYORS NOTES

1. THE SURVEY SHOWN WAS PREPARED REFERENCING WFC NATIONAL TITLE INSURANCE COMPANY REPORT FILE NO. 16008566 WITH AN EFFECTIVE DATE OF MAY 31, 2016. THE PROPERTY DESCRIBED THEREIN IS THE SAME AS THE PROPERTY SHOWN ON THIS MAP.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF N WILLIAMS AVENUE BEING N00°00'00"W AS SHOWN ON SURVEY NO. 64372, MULTNOMAH COUNTY SURVEY RECORDS.
3. THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
4. WETLANDS WERE NOT IDENTIFIED OR DELINEATED IN THE FIELD AT THE TIME OF SURVEY AND ARE NOT PLOTTED HEREON.
5. NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING THE COURSE OF THE FIELD WORK.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, OREGON, COMMUNITY-PANEL NUMBER 4101830091 E, EFFECTIVELY DATED OCTOBER 19, 2004.
7. THE SUBJECT SITE CONTAINS 10 IDENTIFIABLE PARKING SPACES.
8. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 3827 AT THE NORTHEAST CORNER OF TILLAMOOK ST AND WILLIAMS AVE. ELEVATION=144.00'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MAP AND DEED REFERENCES

DEEDS

#	DOCUMENT NO.	RECORDING DATE
R1	2013-049724	04/11/2013
R2	2013-131522	09/30/203

PLATS AND SURVEYS

#	NAME/TYPE	RECORDING REFERENCE
R3	SURVEY	SN 64372
R4	PLAT	ALBINA BOOK 1 PAGES 4-5

SURVEYORS CERTIFICATE

TO BRIDGE HOUSING AND WFG NATIONAL TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(b)(1)(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2016.

GANDERSON@WESTLAKECONSULTANTS.COM

WESTLAKE CONSULTANTS, INC. INITIAL RELEASE 1/17/2017

Summit Engineering L.L.C.

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NORTH WILLIAMS APARTMENTS

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BRIDGE HOUSING

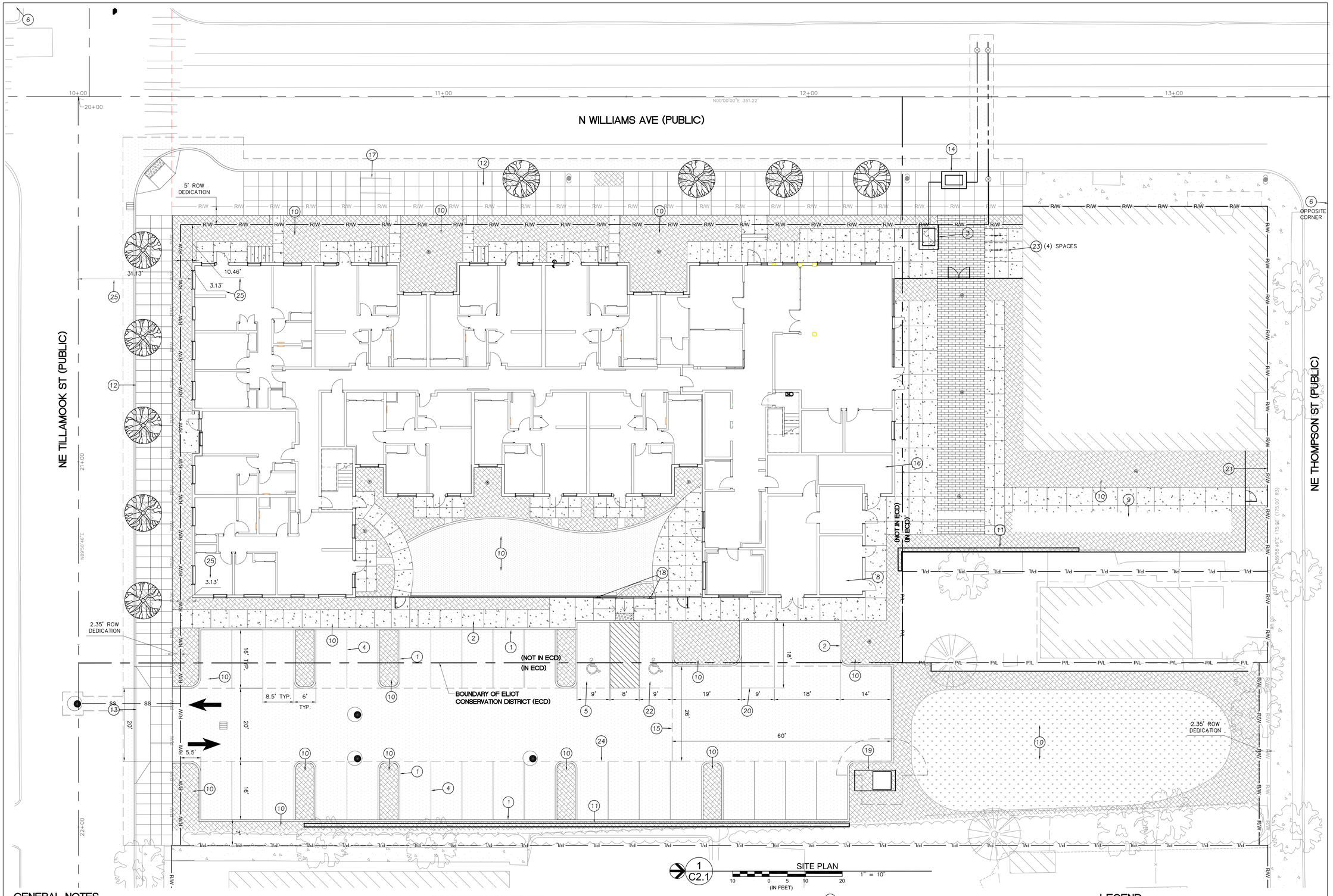
REVISION	DATE	REASON FOR ISSUE

EXISTING CONDITIONS PLAN

GMP/PERMIT

DATE 10/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
C1.1



1 C2.1 SITE PLAN
10 0 5 10 20 (IN FEET)
1" = 10'

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND, THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE. ALL WORK IN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
2. EXCAVATION: EXCAVATE FOR SLABS, PAVING AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATORS MUST COMPLY WITH ORS 757.541 THROUGH 757.571; EXCAVATORS SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) STANDARDS. THE GOVERNING JURISDICTION SHALL, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISHED GRADES.
6. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES NOT SHOWN FOR REMOVAL. DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR WITH CONTRACTOR'S OWN RESOURCES.
7. THE BUILDING OUTLINE SHOWN ON THIS PLAN IS SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION, WHETHER MEASURING, STAKING OR OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL MEASUREMENTS, DIMENSIONS, OUTLINE AND FEATURES.
8. REFER TO THE GEOTECHNICAL REPORTS BY XX FOR INFORMATION REGARDING PAVING, FOUNDATIONS, SITE PREPARATION, CLEARING, GRUBBING, SUBGRADE PREPARATION, ETC.

CONSTRUCTION NOTES

(#)

1. CONCRETE VERTICAL CURB PER 5/C8.1
2. CONCRETE SIDEWALK PER 6/C8.1
3. FDC LOCATION TBD BY FIRE PROTECTION DESIGNER
4. 4" PAINTED WHITE PARKING STRIPE
5. ADA ACCESSIBLE PARKING PER 11/C8.1
6. EXISTING PUBLIC FIRE HYDRANT
7. SQUARE WING ACCESSIBLE RAMP PER 2/C8.1
8. TRASH ROOM LOCATED IN BUILDING
9. BIKE PARKING PER ARCH PLANS
10. LANDSCAPE AREA, SEE LANDSCAPE PLANS
11. MAX 36" HIGH MODULAR BLOCK RETAINING WALL
12. CITY OF PORTLAND PUBLIC SIDEWALK, SEE PUBLIC IMPROVEMENT PLANS
13. CITY OF PORTLAND DRIVEWAY, SEE PUBLIC IMPROVEMENT PLANS
14. WATER METER IN VAULT PER UTILITY PLAN
15. 26' X 60' FIRE APPARATUS CLEARANCE ZONE (W/ FIRE ACCESS PAVING)
16. IRRIGATION POINT OF CONNECTION IN MECH. ROOM
17. EXISTING BUS SHELTER. LOCATION TO BE COORDINATED WITH TRIMET.
18. ADA SIGNAGE PER 10/C8.1
19. PROPOSED TRANSFORMER LOCATION (CLEARANCES SHOWN DASHED)
20. MINIMUM 9 FT X 18 FT STRIPED LOADING ZONE
21. NO DEDICATION REQUIRED PER EARLY ASSISTANCE NOTES FROM PBOT DATED FEBRUARY 7, 2017, ITEM B.4.
22. ADA ACCESSIBLE PARKING PER 11/C8.1 W/ VAN PARKING SIGN
23. SHORT-TERM BIKE PARKING
24. FIRE ACCESS PAVING IN 20' DRIVE AISLE
25. DIMENSION SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR DIMENSION FROM ROW OR PROPERTY LINE TO GRID LINE.

LEGEND

- RETAINING WALL
- FIRE HYDRANT
- ASPHALT PAVING PER GEOTECH. REPORT 8900 SF
- DRIVEWAY, CONCRETE PADS AND SIDEWALK
- VERTICAL CURB W/ NO PARKING PER 14/C8.1
- VERTICAL CURB PER 5/C8.1
- P/L — PROPERTY LINE
- WATER METER VAULT OR DOUBLE CHECK VAULT
- MANHOLE OR ACCESS LID
- ELECTRICAL METER BY OTHERS
- FIRE HYDRANT

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REGISTERED PROFESSIONAL ENGINEER
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OREGON
NOVEMBER 6, 2018
JASON M HAYEK
Expires 06/30/2019

NORTH WILLIAMS APARTMENTS
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BRIDGE HOUSING

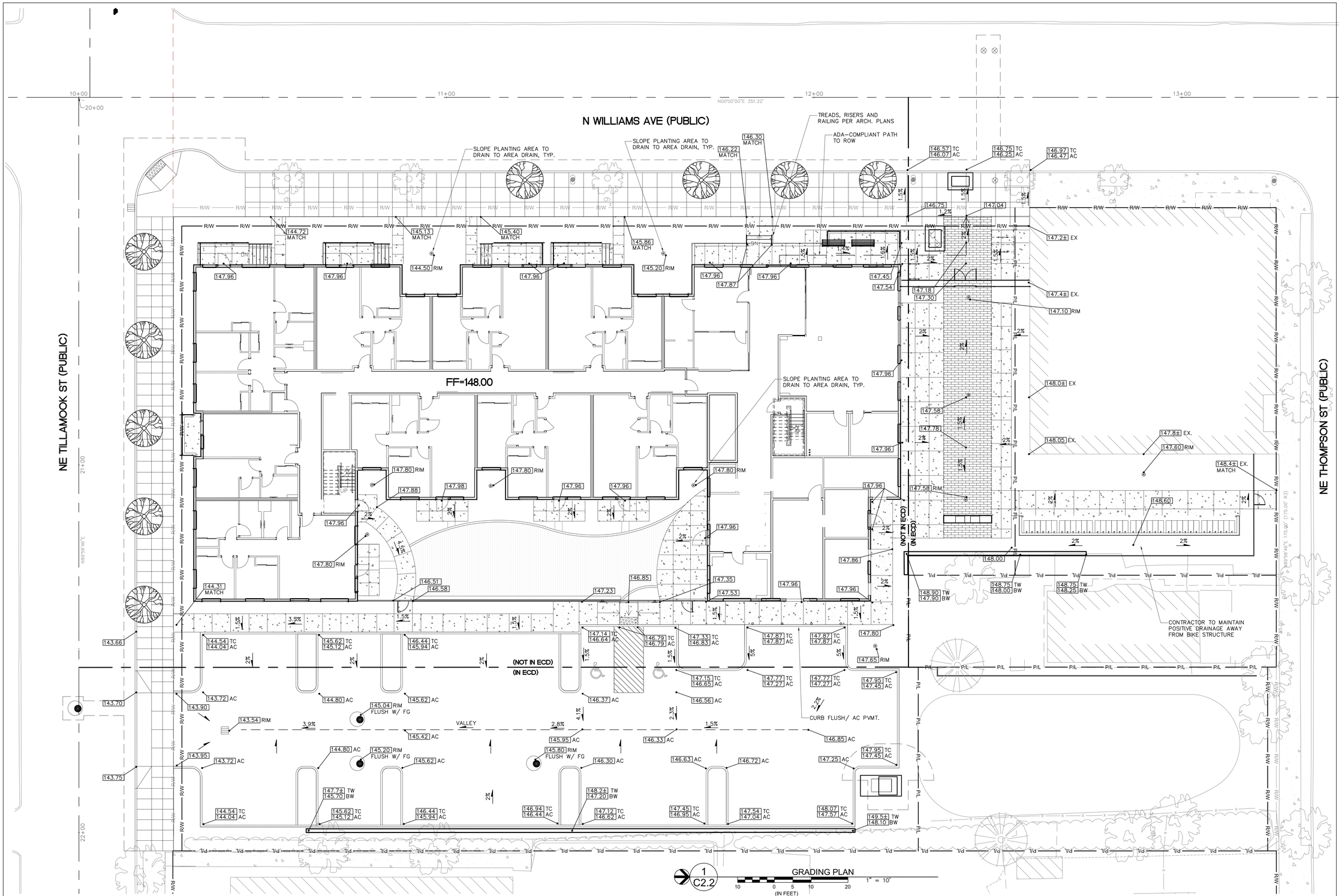
REVISION	DATE	REASON FOR ISSUE

SITE PLAN

GMP/PERMIT

DATE 10/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
C2.1



GRADING NOTES

1. ROUGH GRADING: BRING ALL FINISHED GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISHED GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN; OTHERWISE, GRADING SHALL ADHERE TO THE CONTOUR OR SPOT GRADE SHOWN, OR AN INTERPOLATION BETWEEN A GIVEN SPOT GRADE OR CONTOUR. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
2. EXCAVATION: EXCAVATE FOR SLABS, PAVING AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATORS MUST COMPLY WITH ORS 757.541 THROUGH 757.571; EXCAVATORS SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) STANDARDS. THE GOVERNING JURISDICTION SHALL, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING TO THE EXTENT PRACTICABLE.
6. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY DONE BY COMPASS LAND SURVEYING DATED 04/2016, AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO THE START OF ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE SITE WITH RESPECT TO ANY ELEMENT SHOWN ON THESE PLANS.
7. CONTRACTOR SHALL COORDINATE GRADES AT ALL BUILDING ENTRANCES WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO ENSURE 1.5% MAX SLOPE AT ALL ADA-ACCESSIBLE PARKING SPACES.
9. CONTRACTOR TO ENSURE 5% MAX SLOPE (EXCLUDING RAMPS) AND 1.5% MAX CROSS-SLOPE AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
10. CONTRACTOR TO ENSURE ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS ARE ADJUSTED TO NEW FINISHED GRADES.
11. CONTRACTOR TO ENSURE THE FIRST FIVE (5) FEET OF FINISHED GROUND SHALL SLOPE AWAY FROM EACH FACE OF EACH BUILDING AT A MINIMUM OF 2%.

LEGEND

232.81 TC	TOP OF CURB
232.81 AC	ASPHALT ELEVATION
232.81 TW	TOP OF WALL ELEVATION
232.81 BW	BOTTOM GRADE AT FACE OF RETAINING WALL (NOT BOTTOM OF WALL OR WALL FOOTING)
232.81 RIM	CATCH BASIN OR MANHOLE RIM ELEVATION
229	PROPOSED 1-FT CONTOUR
230	PROPOSED 5-FT CONTOUR
229	EXISTING 1-FT CONTOUR
230	EXISTING 5-FT CONTOUR
	RIDGE OR VALLEY LINE
	RETAINING WALL

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REGISTERED PROFESSIONAL ENGINEER 78899PE OREGON NOVEMBER 6, 2012 JASON M HAYEK
Expires 06/30/2019

NORTH WILLIAMS APARTMENTS
2156 N WILLIAMS AVE
PORTLAND, OR 97227
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

GRADING PLAN

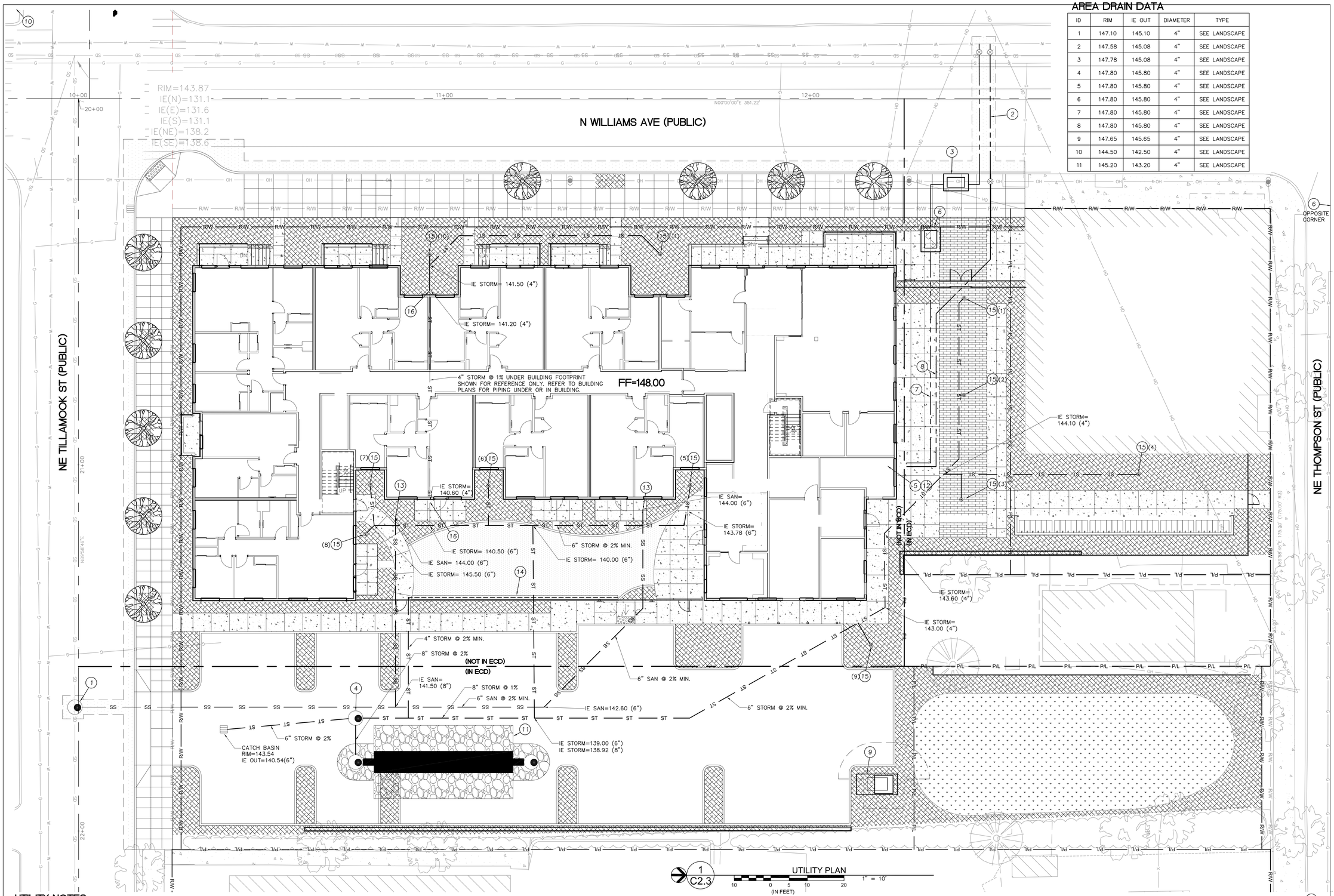
GMP/PERMIT

DATE 10/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
C2.2

AREA DRAIN DATA

ID	RIM	IE OUT	DIAMETER	TYPE
1	147.10	145.10	4"	SEE LANDSCAPE
2	147.58	145.08	4"	SEE LANDSCAPE
3	147.78	145.08	4"	SEE LANDSCAPE
4	147.80	145.80	4"	SEE LANDSCAPE
5	147.80	145.80	4"	SEE LANDSCAPE
6	147.80	145.80	4"	SEE LANDSCAPE
7	147.80	145.80	4"	SEE LANDSCAPE
8	147.80	145.80	4"	SEE LANDSCAPE
9	147.65	145.65	4"	SEE LANDSCAPE
10	144.50	142.50	4"	SEE LANDSCAPE
11	145.20	143.20	4"	SEE LANDSCAPE



1 C2.3 UTILITY PLAN

1" = 10'

(IN FEET)

UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND, THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE. ALL WORK IN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND, OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT, PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO VERIFY EXISTING CONDITIONS WITH HIS/HER OWN RESOURCES PRIOR TO ORDERING MATERIALS, AND SHALL NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTION 707 AND 719, AND CHAPTER 11, SECTION 1103.04. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
4. ALL STORM PIPING IS SIZED FOR A MANNING'S N VALUE = 0.013. ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
5. PER SECTION 313.2 OF THE OREGON SPECIALTY PLUMBING CODE, UTILITIES SHOWN UNDER OR WITHIN 5' OF ANY BUILDING OR STRUCTURE (INCLUDING ANY FOUNDATION DRAINAGE PIPING), OR LESS THAN 1' BELOW THE GROUND SURFACE, ARE TO BE CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED TO BE USED UNDER OR WITHIN A BUILDING. TABLE 7-1 AND SECTION 1101.3 LISTS APPROVED PIPE MATERIAL FOR SANITARY AND STORM DRAINAGE, RESPECTIVELY.
6. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. CONTRACTOR TO MAINTAIN A MINIMUM OF 3' OF COVER OVER ALL WATER LINES.
8. CONTRACTOR TO MAINTAIN A MINIMUM OF 1' OF COVER OVER ALL STORM LINES IN LANDSCAPED AREAS AND 18" OF COVER IN PAVED AREAS. STORM LINES MAY HAVE LESS THAN 18" OF COVER BUT NOT LESS THAN 12" OF COVER IN PAVED AREAS WHEN DUCTILE IRON PIPE IS USED. NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY BETWEEN PIPE MATERIALS, FITTINGS AND APPURTENANCES.
10. FOOTING DRAINS ARE REQUIRED AT ALL FOUNDATIONS AND BACK OF RETAINING WALLS PER PLUMBING CODE.
11. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE AND VERIFY THE LOCATION, SIZE, AND ELEVATION WITH HIS/HER OWN RESOURCES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL HYDRANTS, FIRE SUPPRESSION AND FIRE SPRINKLER SYSTEMS SHALL ALSO COMPLY WITH THE LOCAL FIRE DISTRICT REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE TO OBTAINING THE DESIGN, PERMITTING, ACQUISITION OF ALL REQUIRED ELEMENTS, FOR COMPLETE INSTALLATION OF ELECTRICAL SERVICE TO VAULTS FOR SUMP PUMPS, INCLUDING SUMP PUMP AND PIPING.
14. ALL 4" WATER LINE AND ABOVE SHALL BE C900, DUCTILE IRON OR APPROVED EQUAL, WITH RESTRAINED JOINTS. ALL WATER LINE LESS THAN 4" SHALL FOLLOW THE CURRENT EDITION OF THE OREGON SPECIALTY PLUMBING CODE AND CARRY A MINIMUM 200 PSI TEST PRESSURE OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
15. LOCATION AND SIZE OF UTILITY VAULTS SHOWN IS APPROXIMATE ONLY. CONTRACTOR SHALL COORDINATE LOCATION, SIZE AND PLACEMENT OF ALL VAULTS PRIOR TO ORDERING MATERIALS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
16. SET VAULT LIDS 3 INCHES HIGHER THAN SURROUNDING GROUND IN LANDSCAPED AREAS, FLUSH WITH SIDEWALKS, OR PER LOCAL JURISDICTION STANDARDS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING UTILITY LINES OUT OF THE ZONE OF INFLUENCE OF ALL BUILDING AND OTHER FOOTINGS.
18. CONTRACTOR SHALL INSTALL DRYWELL AS DIRECTED BY THE GEOTECHNICAL ENGINEER TO ENSURE THAT THE DRYWELL IS BEING INSTALLED IN SOIL STRATA SUITABLE FOR INFILTRATION.

LEGEND

- 229 — PROPOSED 1–FT CONTOUR
- 230 — PROPOSED 5–FT CONTOUR
- 229 — EXISTING 1–FT CONTOUR
- 230 — EXISTING 5–FT CONTOUR
- SS — PROPOSED SANITARY SEWER
- ST — PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FOOTING DRAIN/ RETAINING WALL DRAINAGE
- PROPOSED WATER METER
- PROPOSED BACKFLOW DEVICE IN VAULT
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE

UTILITY KEYNOTES

1. INSTALL 48" STANDARD MANHOLE AT SANITARY LATERAL CONNECTION PER BES STANDARDS UNDER SEPARATE BES PERMIT. CONNECT TO CITY SANITARY SEWER. IE AT MAIN=133.4±
2. INSTALL 4" FIRE SERVICE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
3. INSTALL 3" METER WATER SERVICE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT. VERIFY AND COORDINATE WITH PLUMBING PLAN AND FIXTURE COUNTS.
4. WATER QUALITY MANHOLE PER P–161/C8.2
   RIM=144.74
   IE IN=139.74(6"S)
   IE IN=139.46(8"N)
   IE OUT=138.96(12"E)
5. PREMISES–ISOLATION DOUBLE CHECK VALVE ASSEMBLY FOR DOMESTIC WATER LINE TO BE LOCATED IN BUILDING MECHANICAL ROOM PER OREGON HEALTH DEPARTMENT REQUIREMENTS.
6. PREMISES–ISOLATION DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT WITH EXTERIOR FDC FOR FIRE SPRINKLER LINE, TO BE INSTALLED PER WATER BUREAU AND FIRE DEPARTMENT REQUIREMENTS.
7. 4" DOMESTIC WATER LINE.
8. 4" FIRE SERVICE LINE. RESTRAIN ALL JOINTS.
9. PROPOSED ELECTRICAL VAULT LOCATION
10. PROTECT EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
11. 38' x 20' STORMWATER SOAKAGE TRENCH PER 1/C8.2.
12. CONNECT WATER LINES TO BUILDING RISER ROOM PER PLUMBING/FIRE PROTECTION PLAN.
13. CONNECT SANITARY LINE TO BUILDING PER PLUMBING PLAN.
14. TRENCH DRAIN FOR PLAY AREA. SEE LANDSCAPE SPECS FOR DRAIN TYPE. CONNECT TO 4" STORM LINE.
15. AREA DRAIN PER LANDSCAPE. FOR RIM ELEVATION SEE GRADING PLAN C2.2. PROVIDE 4" STORM LINE @ 2% MIN.
16. CONNECT AREA DRAIN TO STORM LINE WITHIN BUILDING. COORDINATE WITH PLUMBING PLAN.

Summit Engineering L.L.C.

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GMP/PERMIT

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10/09/2018	149000

SHEET NUMBER

C2.3

N WILLIAMS AVE (PUBLIC)

NE TILLAMOOK ST (PUBLIC)

NE THOMPSON ST (PUBLIC)

10+00 11+00 12+00 13+00

20+00 21+00 22+00

N89°58'46"E 351.22'

N89°58'46"E 175.00' (175.00' R3)

OPPOSITE CORNER

SS

CONSTRUCTION ENTRANCE PER 4.2-A

SEDIMENT FENCE PER 4.3-A, TYP.

1 C2.4 EROSION AND SEDIMENT CONTROL PLAN

1" = 10'

10 0 5 10 20

(IN FEET)

LEGEND

BIO-FILTER BAG INLET PROTECTION

SEDIMENT FENCE

FLOW DIRECTION ARROW

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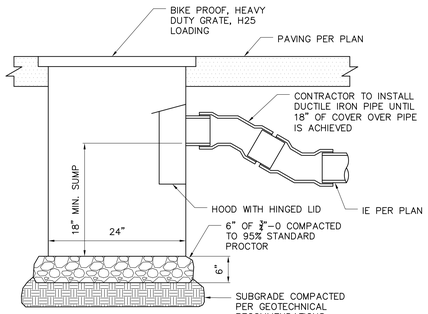
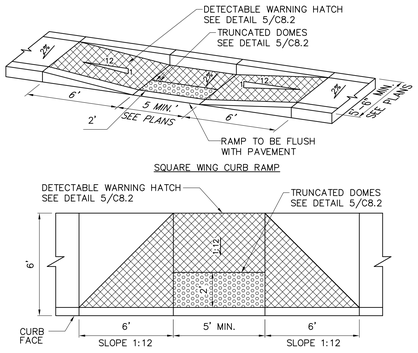


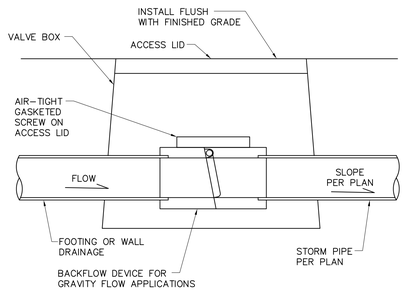
1 C8.1 LYNCH STYLE CATCH BASIN

N.T.S.



2 C8.1 ADA ACCESSIBLE RAMP

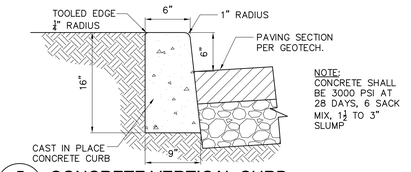
N.T.S.



NOTES:
1. IF VALVE BOX IS SHOWN ON THE PLAN IN CONCRETE OR ASPHALT, VALVE BOX SHALL BE H-20 TRAFFIC RATED.
2. INSTALL VALVE BOX PER MANUFACTURER RECOMMENDATIONS.
3. INSTALL BACKFLOW DEVICE PER MANUFACTURER RECOMMENDATIONS.

3 C8.1 BACKFLOW PREVENTION

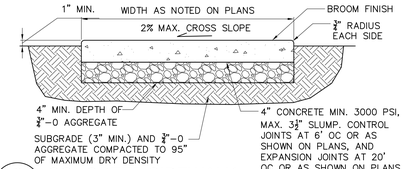
N.T.S.



NOTE:
CONCRETE SHALL BE 3000 PSI AT 28 DAYS, 6 SACK MIX, 1½ TO 3" SLUMP

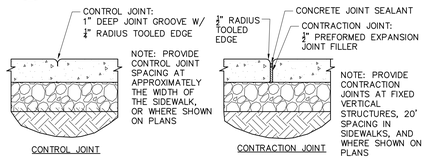
5 C8.1 CONCRETE VERTICAL CURB

N.T.S.



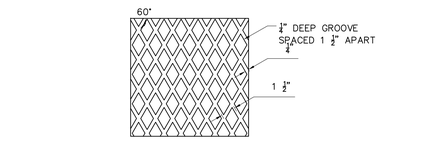
6 C8.1 CONCRETE SIDEWALK

N.T.S.

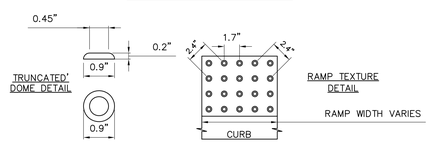


7 C8.1 SIDEWALK JOINTS

NTS



CONCRETE STAMP TEXTURE

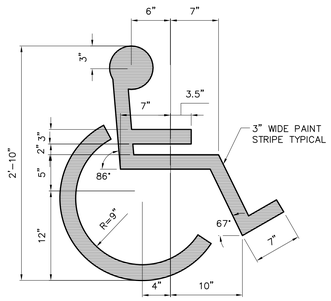


PLACE TRUNCATED DOME DETECTABLE WARNING TEXTURE IN THE LOWER 24" OF THE THROAT OF THE RAMP ONLY. ARRANGE DOMES USING IN-LINE PATTERN ONLY AS SHOWN IN DETAIL. COLOR OF TEXTURE TO BE SAFETY YELLOW. FOR CONSTRUCTION OF SIDEWALK RAMPS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, CHECK WITH CURRENT STATE BUILDING CODES.

TRUNCATED DOME TEXTURE

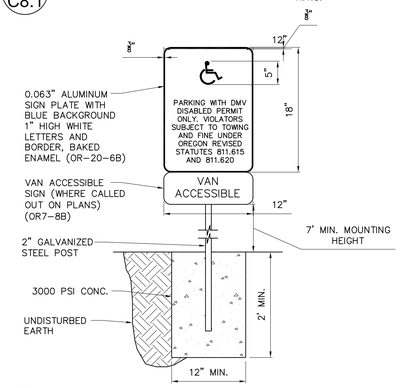
8 C8.1 ADA DETECTABLE WARNING

N.T.S.



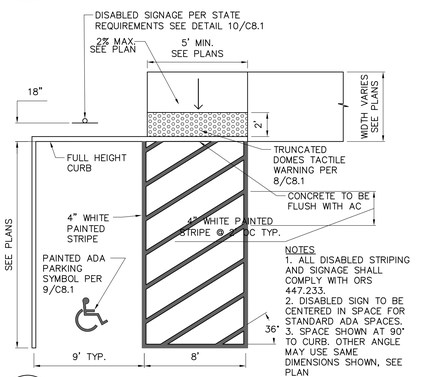
9 C8.1 ADA PARKING SYMBOL

N.T.S.



10 C8.1 ADA PARKING SIGN

N.T.S.



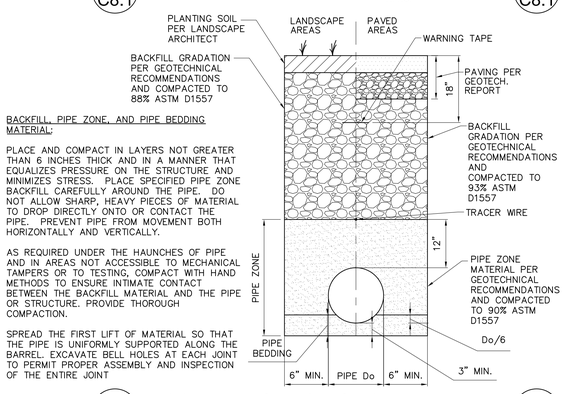
11 C8.1 ADA ACCESSIBLE PARKING SPACE

N.T.S.

1. THE MAXIMUM SLOPE OF ANY RAMP SHALL BE 8.33% (1 UNIT VERTICAL IN 12 UNITS HORIZONTAL).
2. THE CROSS SLOPE OF A RAMP SHALL NOT EXCEED 2% (1 UNIT VERTICAL IN 50 UNITS HORIZONTAL).
3. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE NOT LESS THAN 36 INCHES (MEASURED BETWEEN WALLS EACH SIDE WITH RAIL ON TOP – 36 INCH CLEAR BETWEEN HANDRAILS IF HANDRAILS ARE MOUNTED ON INSIDE OF WALLS).
4. RAMPS WITHIN THE ACCESSIBLE ROUTE SHALL HAVE LANDINGS TOP AND BOTTOM, AND AT LEAST ONE INTERMEDIATE LANDING FOR EACH 30 INCHES OF RISE. LANDINGS SHALL BE LEVEL AND HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF THE RAMP OF 60 INCHES. WHERE THE RAMP CHANGES DIRECTION AT A LANDING, THE LANDING SHALL NOT BE LESS THAN 60 INCHES BY 60 INCHES.
5. THE WIDTH OF ANY LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE RAMP. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% (1 UNIT VERTICAL IN 50 UNITS HORIZONTAL) IN ANY DIRECTION.
6. RAMPS HAVING SLOPES STEEPER THAN 5% (1 UNIT VERTICAL IN 20 UNITS HORIZONTAL), SHALL HAVE HANDRAILS BOTH SIDES, EXCEPT PER (9) BELOW.
7. HANDRAILS SHALL BE CONTINUOUS, EXCEPT THEY ARE NOT REQUIRED AT ANY ACCESS POINT ALONG THE RAMP.
8. HANDRAILS SHALL EXTEND AT LEAST 12 INCHES BEYOND THE TOP AND BOTTOM OF ANY RAMP SEGMENT.
9. RAMPS HAVING A RISE LESS THAN OR EQUAL TO 6 INCHES OR A RUN LESS THAN OR EQUAL TO 72 INCHES NEED NOT HAVE HANDRAILS.
10. ANY PORTION OF THE EDGE OF A RAMP AND ITS ASSOCIATED LANDINGS THAT ARE MORE THAN 6 INCHES ABOVE THE ADJACENT GRADE OR FLOOR SHALL BE PROVIDED WITH EDGE PROTECTION BY ONE OF THE FOLLOWING :
    CURBS – WHERE USED, CURBS SHALL BE CONTINUOUS AND AND BE NOT LESS THAN 2 INCHES IN HEIGHT ABOVE THE SURFACE OF THE RAMP OR LANDINGS.
    WALLS – WHERE USED, WALLS SHALL BE CONTINUOUS.
    GUARDRAILS – WHERE USED, GUARDRAILS SHALL BE PROVIDED WHEN THE ADJACENT GRADE IS 30 INCHES OR MORE BELOW THE SURFACE OF THE RAMP OR LANDING. GUARDRAILS AT RAMP LOCATIONS MAY BE THE HEIGHT OF THE HANDRAIL (34 TO 38 INCHES) – GUARDRAILS AT LANDING LOCATIONS SHALL BE 42 INCHES MINIMUM IN HEIGHT – GUARDRAILS SHALL HAVE BALUSTERS OR RAIL PATTERNS SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH ANY OPENING.
    HANDRAILS – WHERE USED, HANDRAILS TO HAVE AN INTERMEDIATE RAIL MOUNTED 17 INCHES TO 19 INCHES ABOVE THE RAMP OR LANDING SURFACE.
11. EXPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER ON WALKING SURFACES.
12. RAMPS ON ACCESSIBLE ROUTES SHALL HAVE A SLIP-RESISTANT SURFACE.

8 C8.2 GENERAL NOTES - RAMP CONSTRUCTION

N.T.S.



BACKFILL, PIPE ZONE, AND PIPE BEDDING MATERIAL:

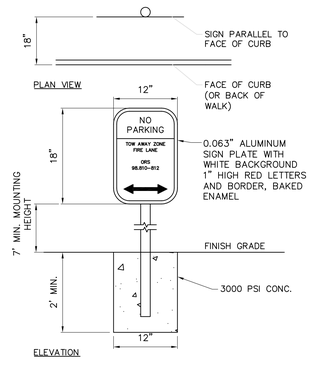
PLACE AND COMPACT IN LAYERS NOT GREATER THAN 6 INCHES THICK AND IN A MANNER THAT EQUALIZES PRESSURE ON THE STRUCTURE AND MINIMIZES STRESS. PLACE SPECIFIED PIPE ZONE BACKFILL CAREFULLY AROUND THE PIPE. DO NOT ALLOW SHARP, HEAVY PIECES OF MATERIAL TO DROP DIRECTLY ONTO OR CONTACT THE PIPE. PREVENT PIPE FROM MOVEMENT BOTH HORIZONTALLY AND VERTICALLY.

AS REQUIRED UNDER THE HAUNCHES OF PIPE AND IN AREAS NOT ACCESSIBLE TO MECHANICAL TAMPERS OR TO TESTING, COMPACT WITH HAND METHODS TO ENSURE INTIMATE CONTACT BETWEEN THE BACKFILL MATERIAL AND THE PIPE OR STRUCTURE. PROVIDE THOROUGH COMPACTION.

SPREAD THE FIRST LIFT OF MATERIAL SO THAT THE PIPE IS UNIFORMLY SUPPORTED ALONG THE BARREL. EXCAVATE BELL HOLES AT EACH JOINT TO PERMIT PROPER ASSEMBLY AND INSPECTION OF THE ENTIRE JOINT

12 C8.1 UTILITY TRENCH W/ BACKFILL

N.T.S.



13 C8.1 FIRE LANE "NO PARKING" SIGNAGE

N.T.S.

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SITE DETAILS

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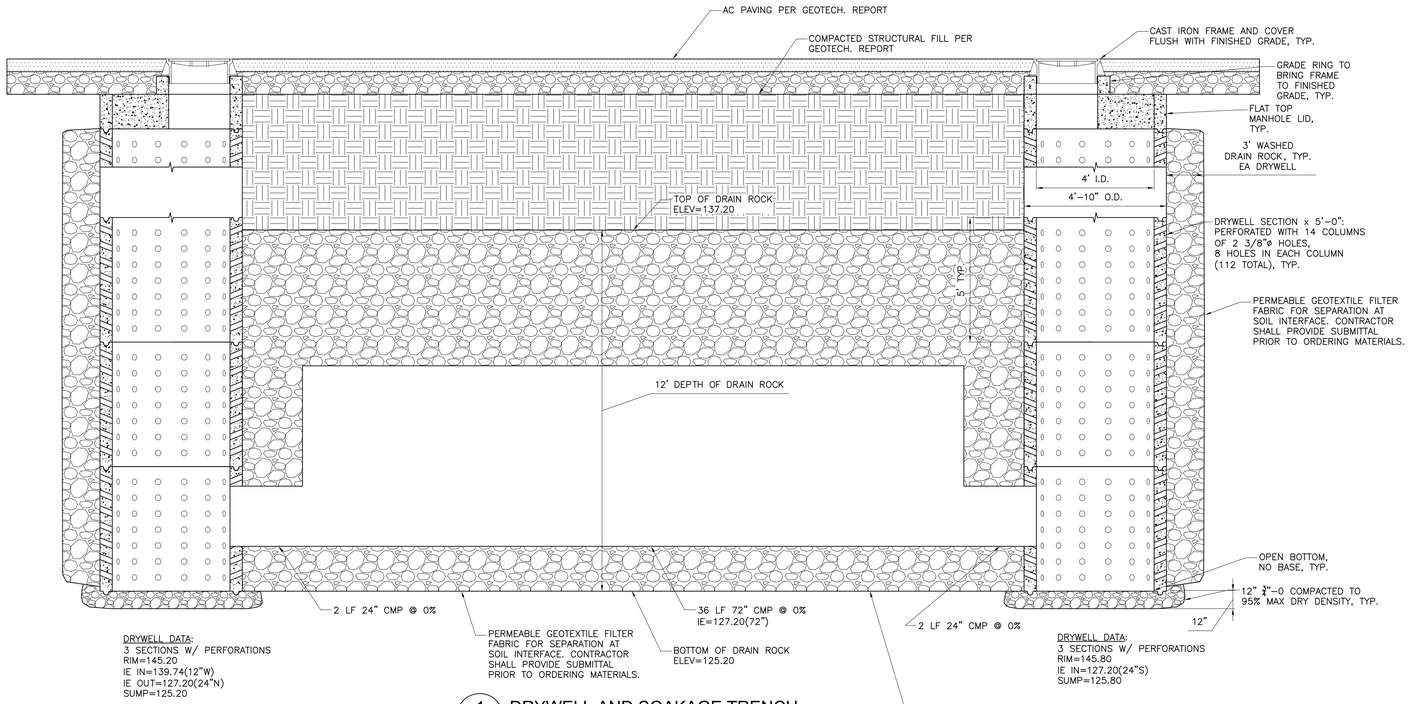
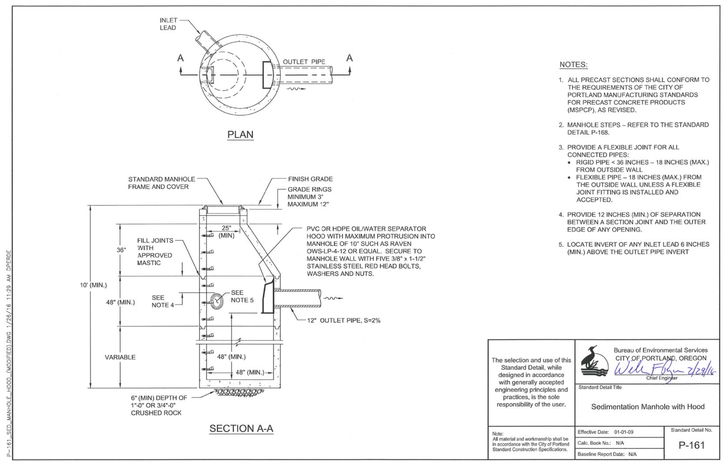


1 C8.2 DRYWELL AND SOAKAGE TRENCH
DRYWELL
NTS



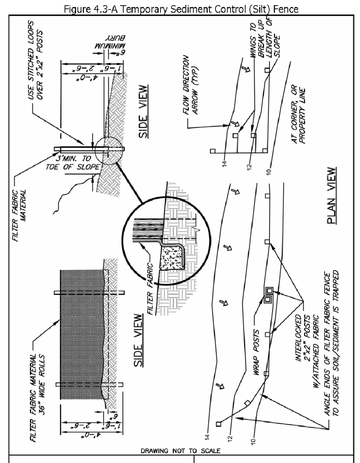
NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND MANUFACTURING STANDARDS FOR PRECAST CONCRETE PRODUCTS (MSPCP), AS REVISED.
2. MANHOLE STEPS – REFER TO THE STANDARD DETAIL P-16B.
3. PROVIDE A FLEXIBLE JOINT FOR ALL CONNECTED PIPES:
   - RIGID PIPE < 36 INCHES – 18 INCHES (MAX.) FROM OUTSIDE WALL
   - FLEXIBLE PIPE – 18 INCHES (MAX.) FROM THE OUTSIDE WALL UNLESS A FLEXIBLE JOINT FITTING IS INSTALLED AND ACCEPTED.
4. PROVIDE 12 INCHES (MIN.) OF SEPARATION BETWEEN A SECTION JOINT AND THE OUTER EDGE OF ANY OPENING.
5. LOCATE INVERT OF ANY INLET LEAD 6 INCHES (MIN.) ABOVE THE OUTLET PIPE INVERT

The selection and use of this Standard Detail, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user.	Bureau of Environmental Services CITY OF PORTLAND, OREGON Chief Engineer 2/24/14	
	Standard Detail Title: Sedimentation Manhole with Hood	
Note: All material and workmanship shall be in accordance with the City of Portland Standard Construction Specifications.	Effective Date: 01-01-09	Standard Detail No. P-161
	Calc. Book No.: N/A	
	Baseline Report Date: N/A	

P-161_SED_MANHOLE_HOOD_NOCATCHBASINS_7376.4_11-03_AM_ZKREBZ

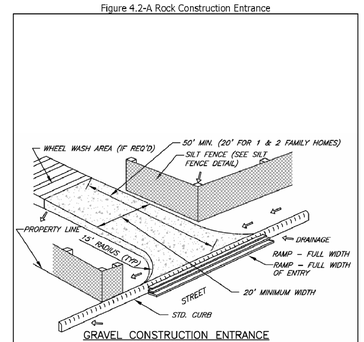
Figure 4.3-A Temporary Sediment Control (Silt) Fence



EROSION CONTROL MANUAL	TEMPORARY SEDIMENT FENCE Detail Drawing 4.3–A

FILE SHAFT:INSPECTORS GRAPHICS DRAWING PLOT 14

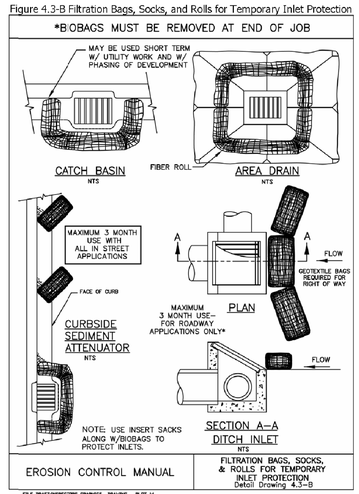
Figure 4.2-A Rock Construction Entrance



EROSION CONTROL MANUAL	GRAVEL CONSTRUCTION ENTRANCE Detail Drawing 4.2–A

FILE SHAFT:INSPECTORS GRAPHICS DRAWING DR 3.52 PLOT 14

Figure 4.3-B Filtration Bags, Socks, and Rolls for Temporary Inlet Protection

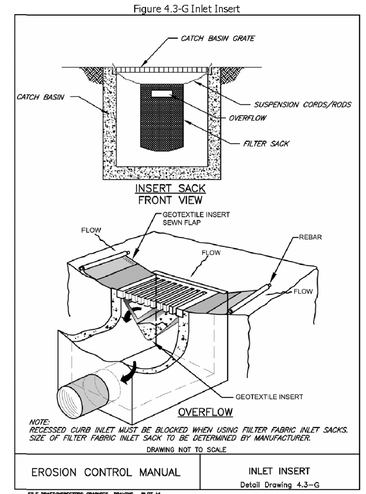


EROSION CONTROL MANUAL	FILTRATION BAGS, SOCKS, & ROLLS FOR TEMPORARY INLET PROTECTION Detail Drawing 4.3–B

FILE SHAFT:INSPECTORS GRAPHICS DRAWING PLOT 14

Note: Use insert sacks along with biobags to protect inlets.

Figure 4.3-G Inlet Insert



EROSION CONTROL MANUAL	INLET INSERT Detail Drawing 4.3–G

FILE SHAFT:INSPECTORS GRAPHICS DRAWING PLOT 14

NOTE: REMOVE INSERT AT PROJECT COMPLETION

Summit Engineering L.L.C.

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REGISTERED PROFESSIONAL ENGINEER 76899PE OREGON 30TH NOVEMBER 6, 2018 JASON M HAYEK

Expires 06/30/2019

NORTH WILLIAMS APARTMENTS
2156 N WILLIAMS AVE
PORTLAND, OR 97227
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SITE DETAILS

GMP/PERMIT

DATE	PROJECT NUMBER
10/09/2018	149000

SHEET NUMBER
C8.2

TREE DEMOLITION & PRESERVATION NOTES

1. TREE PRESERVATION REQUIREMENT

THERE ARE A TOTAL OF (8) EIGHT EXISTING TREES ON-SITE 12 INCHES DBH OR GREATER. NO EXISTING TREES ON THE SITE TOTAL (36) THIRTY-SIX INCHES DBH OR LARGER. (3) THREE OF THE EIGHT 12 INCH DBH OR LARGER TREES WILL BE PRESERVED AND RETAINED. MEETING THE 1/3 PRESERVATION REQUIREMENT.

2. EXISTING ON-SITE TREES

TREES 12 INCHES DBH OR GREATER..... 8
TREES UNDER 12 INCHES DBH..... 11
TOTAL EXISTING ON-SITE TREES..... 19

3. EXISTING ON-SITE TREE REMOVAL & PRESERVATION

TREES 12 INCHES DBH OR GREATER..... 8
TREES 36 INCHES DBH OR GREATER..... 0
TREES 12 INCHES DBH OR GREATER TO BE PRESERVED..... 3
TREES 12 INCHES DBH OR GREATER TO BE REMOVED..... 5
PERCENTAGE OF EXISTING TREES TO BE PRESERVED..... 37.5% (MEETING THE 1/3 PRESERVATION REQ)

4. EXISTING STREET TREES

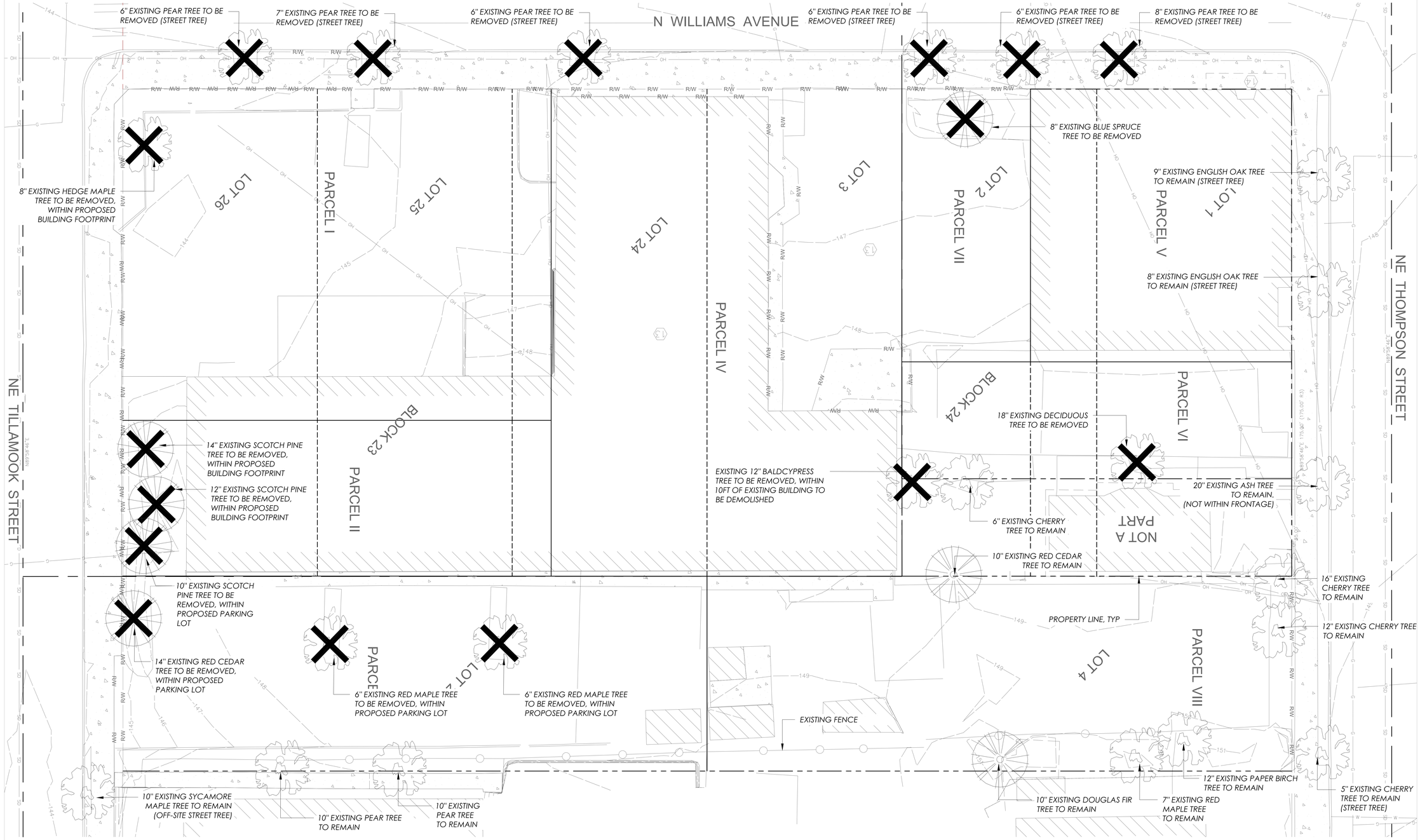
NE THOMPSON STREET
1) ENGLISH OAK, 14 INCHES DBH..... PRESERVE
2) ENGLISH OAK, 10.5 INCHES DBH..... PRESERVE
3) CHERRY, 5 INCHES DBH..... PRESERVE

N WILLIAMS AVENUE
1) PEAR, 8 INCHES DBH..... REMOVE & REPLACE 1 TO 1
2) PEAR, 6 INCHES DBH..... REMOVE & REPLACE 1 TO 1
3) PEAR, 6 INCHES DBH..... REMOVE & REPLACE 1 TO 1
4) PEAR, 6 INCHES DBH..... REMOVE & REPLACE 1 TO 1
5) PEAR, 7 INCHES DBH..... REMOVE & REPLACE 1 TO 1
6) PEAR, 6 INCHES DBH..... REMOVE & REPLACE 1 TO 1

NE TILLAMOOK STREET
NO EXISTING STREET TREES

5. SEE SHEET L1.2 FOR ADDITIONAL TREE PRESERVATION AND PROTECTION NOTES

6. THIS PLAN IS BASED ON A SURVEY BY WESTLAKE CONSULTANTS, INC. DATED 17 JANUARY 2017. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.



01 EXISTING TREE DEMO PLAN
1" = 10'-0"

NORTH

0' 10' 20' 40'

REGISTERED LANDSCAPE ARCHITECT
782
BRYAN R. BAILEY
OREGON
11/09/2012

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BRIDGE HOUSING

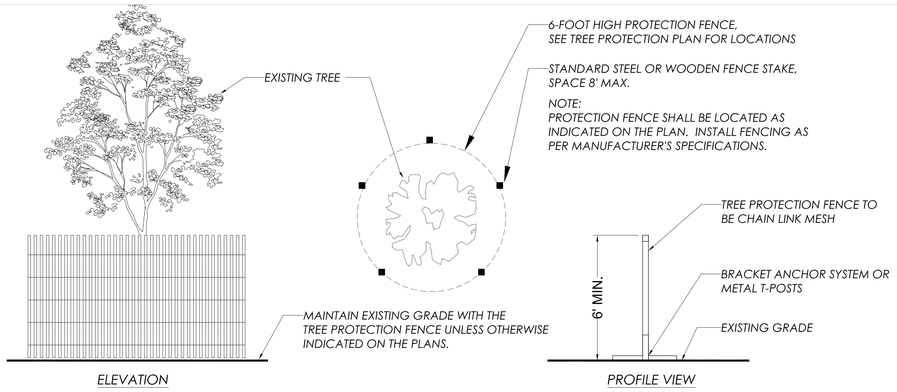
REVISION	DATE	REASON FOR ISSUE

EXISTING TREE DEMO PLAN

GMP/PERMIT

DATE 010/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
L1.01



TREE PRESERVATION LEGEND

TREE PROTECTIVE FENCING

ROOT PROTECTION ZONE
NO ENCROACHMENT ZONE

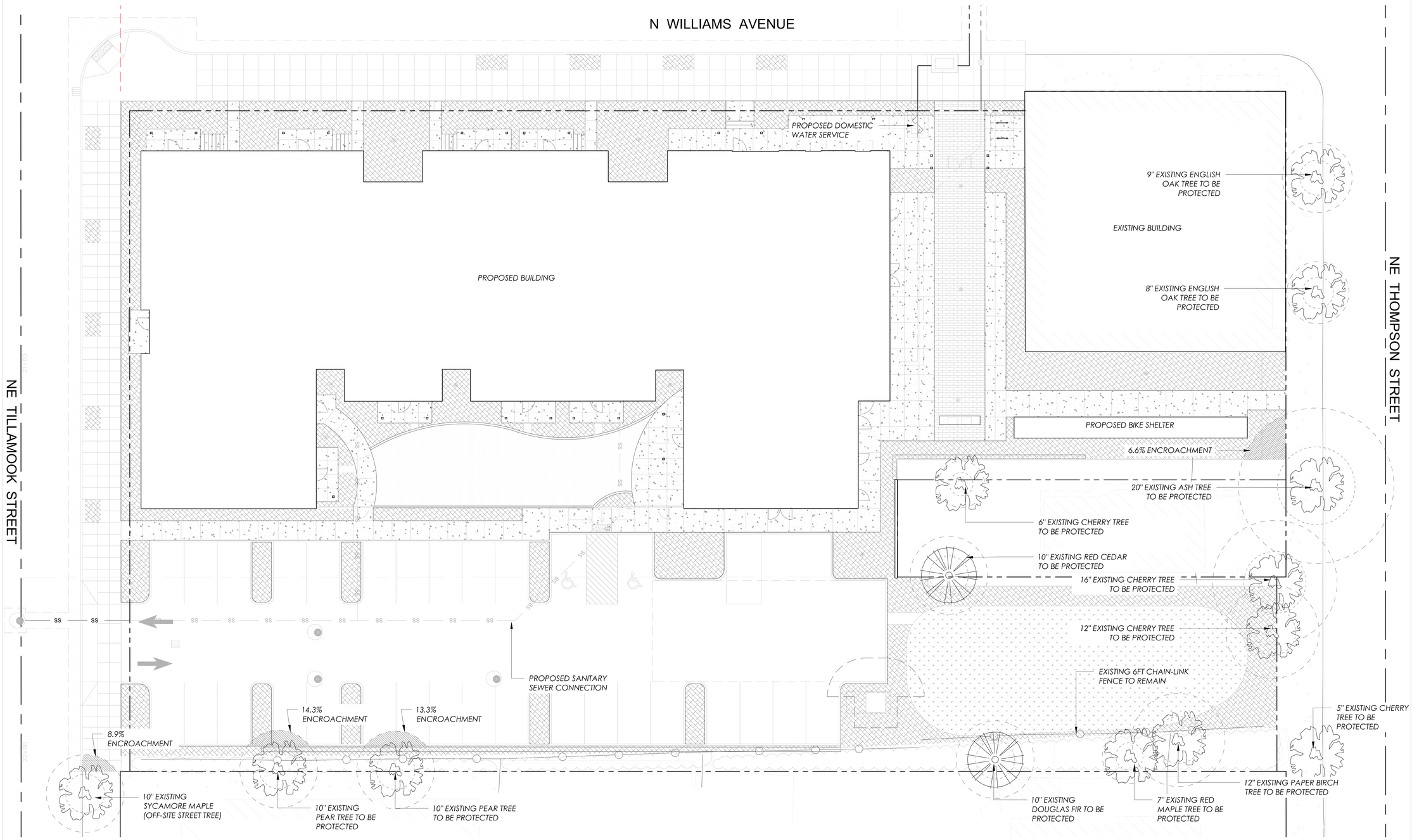
PROPOSED CONCRETE PAVING

PROPOSED PLANTING AREA

ROOT ZONE ENCROACHMENT

TREE PROTECTION NOTES

1. *A MINIMUM OF 1 FOOT RADIUS HAS BEEN PROVIDED (MEASURED HORIZONTALLY AWAY FROM THE FACE OF THE TREE TRUNK) FOR EACH INCH OF TREE DIAMETER.*
2. *ALL NEW ENCROACHMENTS INTO THE ROOT PROTECTION ZONE SHALL NOT OCCUPY NO MORE THAN 25% OF THE TOTAL AREA IN THE ROOT PROTECTION ZONE.*
3. *NO NEW ENCROACHMENT SHALL BE CLOSER THAN 1/2 THE REQUIRED RADIUS DISTANCE OF THE ROOT PROTECTION ZONE.*
4. *PROTECTION FENCING SHALL CONSIST OF A MINIMUM 6-FOOT HIGH METAL CHAIN LINK CONSTRUCITON FENCE, SECURED WITH 8-FOOT METAL POSTS ESTABLISHED AT THE EDGE OF THE ROOT PROTECTION ZONE AND ENCROACHMENT AREA SHOWN ON THE TREE PRESERVATION PLAN. EXISTING STRUCTURES AND/OR EXISTING SECURED FENCING AT LEAST 3.5 FEET TALL CAN SERVE AS THE REQUIRED PROTECTIVE FENCING.*
5. *SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.*
6. *THE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING, OR CONSTRUCTION STARTS; AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.*



01 EXISTING TREE PRESERVATION PLAN
1" = 10'-0"

REGISTERED LANDSCAPE ARCHITECT
782
BRYAN R. BAILEY
OREGON
11/09/2012

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

EXISTING TREE PRESERVATION PLAN

GMP/PERMIT

DATE	PROJECT NUMBER
010/09/2018	149000

SHEET NUMBER
L1.02

SITE MATERIALS LEGEND

	EXISTING TREES TO REMAIN AND BE PRESERVED DURING CONSTRUCTION
	TABLE SEATING, BY OWNER
	BENCH SEATING, BY OWNER
	BIKE RACKS
	PROPERTY LINE
	NEW PEDESTRIAN CONCRETE PAVING
PA	PLANTING AREA
LA	LAWN AREA
RPS	POURED-IN-PLACE PLAY SURFACING (ALTERNATE: SYNTHETIC LAWN)
	UNIT PAVING

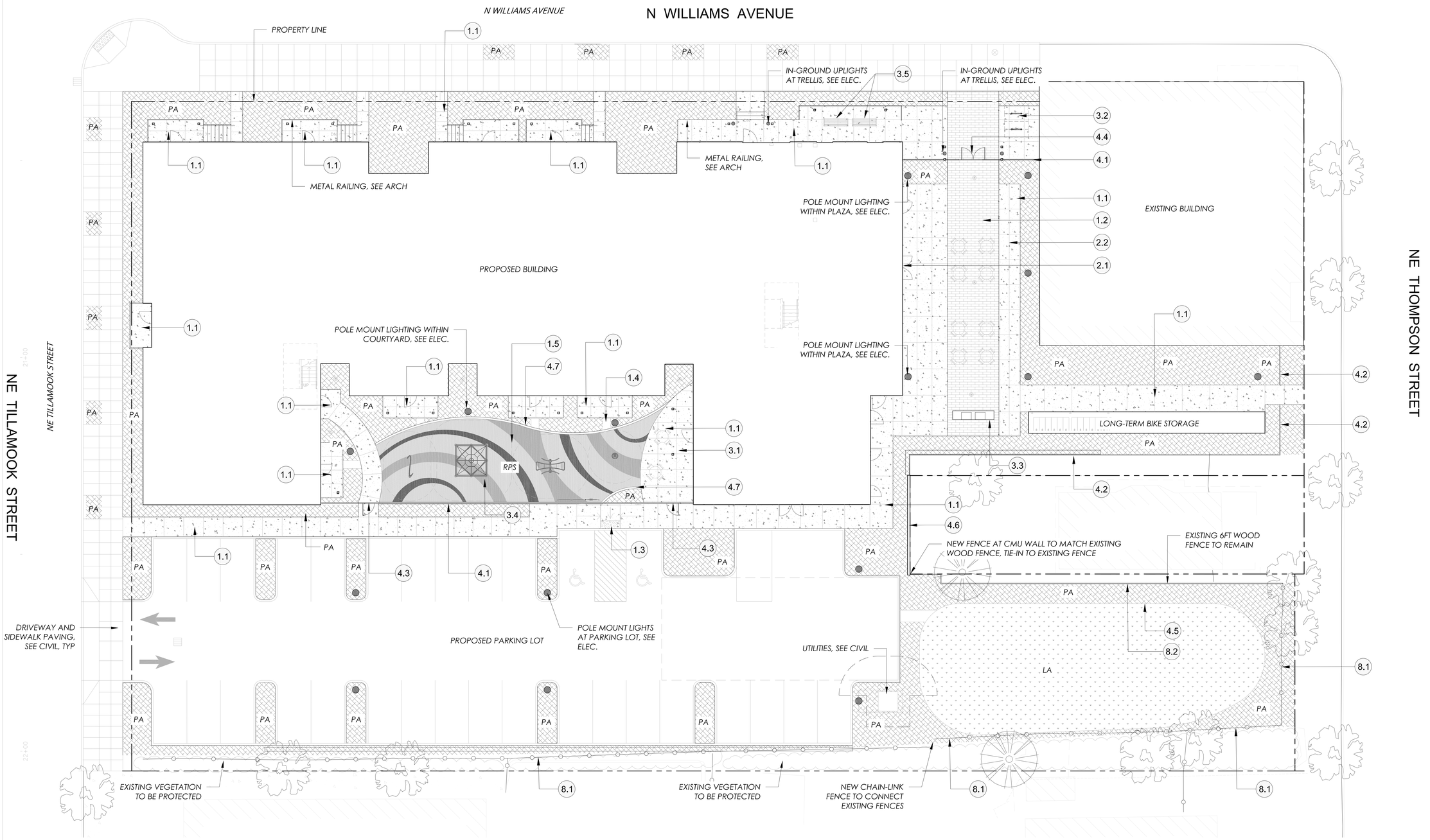
SITE DETAIL KEYNOTES

		DETAIL/SHEET	SPEC SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**		
1.1	CONCRETE PAVING	01/L5.01	32 13 13
1.2	PRECAST CONCRETE UNIT PAVING	06/L5.01	32 14 13
1.3	CURB RAMP	SEE CIVIL	
1.4	DECOMPOSED GRANITE PATH	03/L5.01	32 15 40
1.5	PLAY SURFACE	07/L5.01	32 18 16.13
2.0	**JOINTING**		
2.1	EXPANSION JOINT	02/L5.01	32 13 13
2.2	CONTROL JOINT	02/L5.01	32 13 13
3.0	**SITE FURNITURE**		
3.1	TABLE SEATING	BY OWNER	
3.2	SHORT TERM BIKE RACK	05/L5.01	12 93 13
3.3	OUTDOOR BBQ	11/L5.01	32 30 00
3.4	PLAY EQUIPMENT	SEE SPECS	11 68 13
3.5	BENCH SEATING	BY OWNER	

		DETAIL/SHEET	SPEC SECTION
4.0	**BARRIERS, FENCING, GATES**		
4.1	3.5FT HIGH DECORATIVE FENCE	01/L5.02	32 31 19
4.2	6FT HIGH WOOD FENCE	04/L5.02	06 16 53
4.3	SINGLE SWING GATE	02/L5.02	32 31 19
4.4	DOUBLE SWING GATE	03/L5.02	32 31 19
4.5	EDGING	04/L5.01	32 93 00
4.6	6FT HIGH MASONRY WALL	SEE ARCH	
4.7	CONCRETE CURB	07/L5.01	03 30 00
7.0	**PLANTING AND LANDSCAPE**		
	REFER TO PLANTING PLAN DRAWINGS		
8.0	**EXISTING SITE FEATURES**		
8.1	EXISTING 6FT CHAIN LINK FENCE		
8.2	EXISTING 6FT WOOD FENCE		

SITE MATERIALS NOTES

1. THIS PLAN IS BASED ON A SURVEY BY WESTLAKE CONSULTANTS, INC. DATED 17 JANUARY 2017. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING TREES TO REMAIN. SEE SHEETS L1.01-L1.02.
3. SEE CIVIL DRAWINGS FOR NEW VEHICULAR PAVING, RIGHT OF WAY IMPROVEMENTS, AND LOCATIONS OF UTILITIES.
4. ALL CONCRETE PAVING TO RECEIVE LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL. SEE SPECIFICATIONS.
5. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING AND ELECTRICAL UTILITIES.



01 MATERIALS PLAN
1" = 10'-0"

REGISTERED LANDSCAPE ARCHITECT
782
BRYAN R. BAILEY
OREGON
11/09/2012

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NORTH WILLIAMS APARTMENTS
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PORTLAND, OR 97227

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

MATERIALS PLAN

GMP/PERMIT

DATE 10/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
L2.01

SITE MATERIALS LEGEND

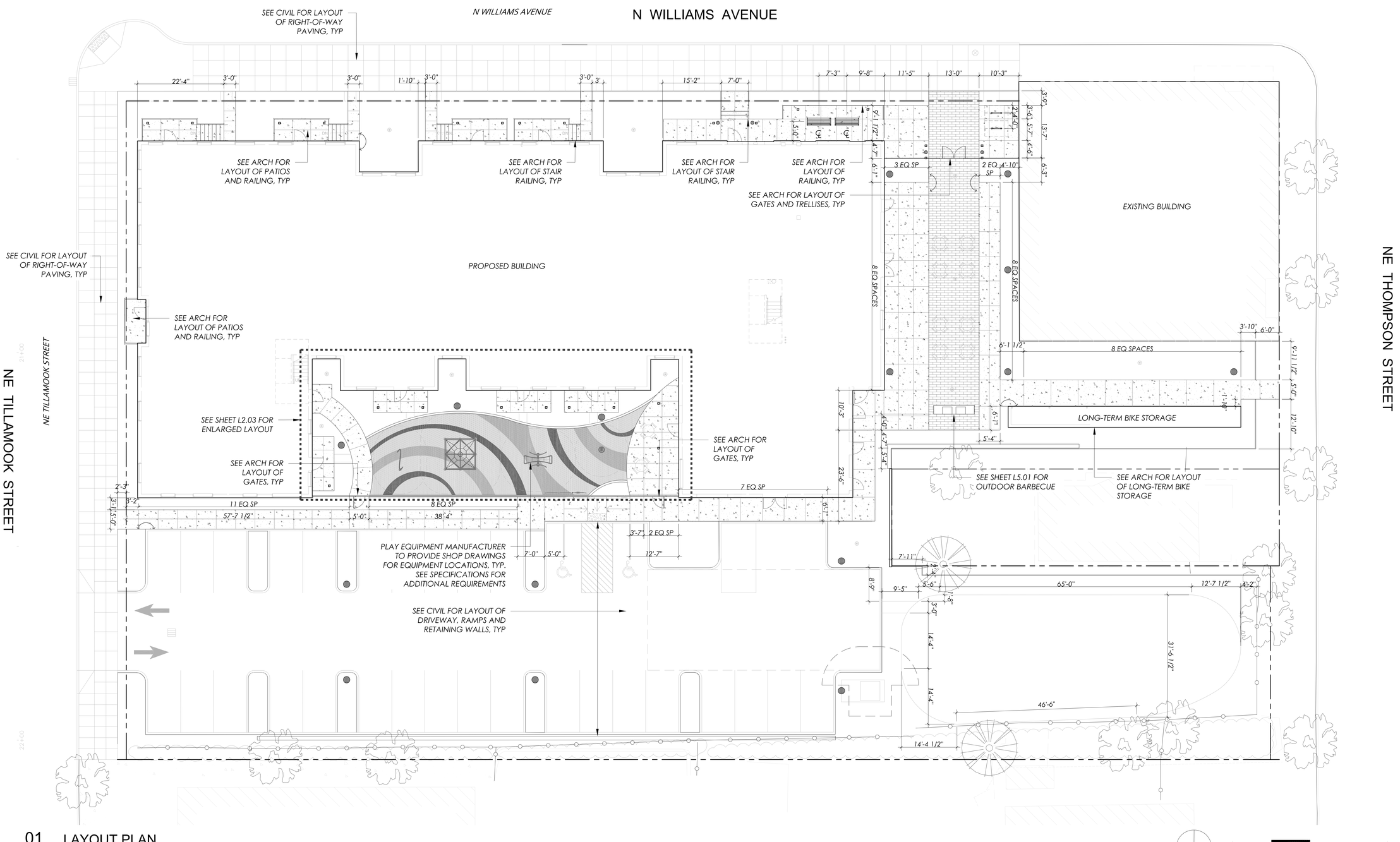
	EXISTING TREES TO REMAIN AND BE PRESERVED DURING CONSTRUCTION
	TABLE SEATING, BY OWNER
	BIKE RACKS, TYP
	SITE LIGHT, TYP
	PROPERTY LINE
	NEW PEDESTRIAN CONCRETE PAVING
RPS	PLAY AREA POURED-IN-PLACE SURFACING
	ALIGN
℄	CENTER LINE

SITE LAYOUT NOTES

1. THIS PLAN IS BASED ON A SURVEY BY WEST LAKE CONSULTANTS DATED 17 JANUARY 2017. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES ON SITE PRIOR TO INSTALLATION.
2. PROTECT EXISTING TREES AND VEGETATION TO REMAIN. SEE SPECIFICATIONS FOR REQUIREMENTS.
3. FOR DIMENSIONS WHERE INCHES ARE NOT GIVEN, ASSUME 0 INCHES - 1' = 1'-0".
4. PAVING DIMENSIONS ARE TO FACE OF BUILDING, OR FACE OF CURB, UNLESS OTHERWISE NOTED.
5. ALL CURVED WALLS AND WALKS SHALL HAVE A SMOOTH, CONTINUOUS CURVES AS INDICATED.
6. CONTRACTOR TO REPORT LAYOUT DISCREPANCIES TO OWNER'S REP PRIOR TO PLACING FORMWORK.
7. INSTALL EXPANSION JOINTS AND SEALANT WHERE CONCRETE PAVING ABUTS CONCRETE CURBS, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, GRADE BREAKS, AND WHERE INDICATED. LOCATE EXPANSION JOINTS AT 30 FT INTERVALS.
8. SEE CIVIL DRAWINGS FOR NEW VEHICULAR PAVING, R.O.W. PAVING, CURBS, STRIPING, AND DRAIN LOCATIONS.
9. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION RELATING TO SITE LIGHTING AND ELECTRICAL UTILITIES.

ABBREVIATIONS

BOC	BACK OF CURB
CJ	CONTROL JOINT
DIA	DIAMETER
EQ	EQ
OC	ON CENTER
POT	POINT OF TANGENCY
R	RADIUS
SP	SPACES
TYP	TYPICAL



01 LAYOUT PLAN
1" = 10'-0"

NORTH

0' 10' 20' 40'

REGISTERED 782 BRYAN R. BAILEY OREGON 11/09/2012 LANDSCAPE ARCHITECT

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PORTLAND, OR 97227

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LAYOUT PLAN

GMP/PERMIT

DATE 10/09/2018

PROJECT NUMBER 149000

SHEET NUMBER

L2.02

SITE MATERIALS LEGEND

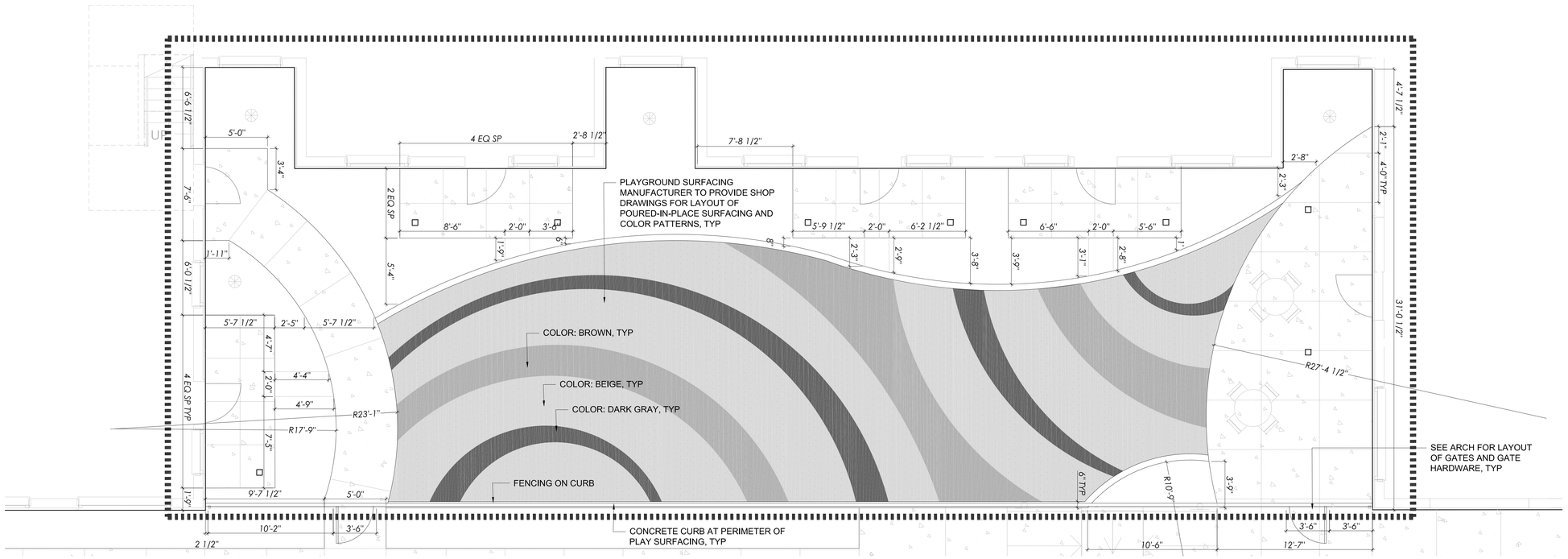
	EXISTING TREES TO REMAIN AND BE PRESERVED DURING CONSTRUCTION
	TABLE SEATING, BY OWNER
	BIKE RACKS, TYP
	SITE LIGHT, TYP
	PROPERTY LINE
	NEW PEDESTRIAN CONCRETE PAVING
RPS	PLAY AREA POURED-IN-PLACE SURFACING
	ALIGN
	CENTER LINE

SITE LAYOUT NOTES

1. THIS PLAN IS BASED ON A SURVEY BY WEST LAKE CONSULTANTS DATED 17 JANUARY 2017. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES ON SITE PRIOR TO INSTALLATION.
2. PROTECT EXISTING TREES AND VEGETATION TO REMAIN. SEE SPECIFICATIONS FOR REQUIREMENTS.
3. FOR DIMENSIONS WHERE INCHES ARE NOT GIVEN, ASSUME 0 INCHES - 1' = 1'-0".
4. PAVING DIMENSIONS ARE TO FACE OF BUILDING, OR FACE OF CURB, UNLESS OTHERWISE NOTED.
5. ALL CURVED WALLS AND WALKS SHALL HAVE A SMOOTH, CONTINUOUS CURVES AS INDICATED.
6. CONTRACTOR TO REPORT LAYOUT DISCREPANCIES TO OWNER'S REP PRIOR TO PLACING FORMWORK.
7. INSTALL EXPANSION JOINTS AND SEALANT WHERE CONCRETE PAVING ABUTS CONCRETE CURBS, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, GRADE BREAKS, AND WHERE INDICATED. LOCATE EXPANSION JOINTS AT 30 FT INTERVALS.
8. SEE CIVIL DRAWINGS FOR NEW VEHICULAR PAVING, R.O.W. PAVING, CURBS, STRIPING, AND DRAIN LOCATIONS.
9. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION RELATING TO SITE LIGHTING AND ELECTRICAL UTILITIES.

ABBREVIATIONS

BOC	BACK OF CURB
CJ	CONTROL JOINT
DIA	DIAMETER
EQ	EQ
OC	ON CENTER
POT	POINT OF TANGENCY
R	RADIUS
SP	SPACES
TYP	TYPICAL



01 LAYOUT PLAN AT COURTYARD
1/4" = 1'-0"

NORTH

0' 5' 10' 20'

REGISTERED 782 BRYAN R. BAILEY OREGON 11/09/2012 LANDSCAPE ARCHITECT

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LAYOUT PLAN AT COURTYARD

GMP/PERMIT

DATE	PROJECT NUMBER
10/09/2018	149000

SHEET NUMBER
L2.03

CODE REQUIREMENTS

1. INTERIOR PARKING LOT LANDSCAPING

. TOTAL UNCOVERED NEW PARKING STALLS	30 STALLS
. REQUIRED 45 SF INTERIOR PLANTING PER STALL	1,350 SF
. PROVIDED INTERIOR PLANTING	1,383 SF
. REQUIRED 1 LARGE TREE PER 4 STALLS	8 TREES
. PROVIDED TREES	6 ZELKOVA S. 'GREEN VASE' (LARGE TREE) 2 UMBELLULARIA CAL. (EVERGREEN, LRG TREE)
. REQUIRED 1.5 SHRUBS PER STALL	45 SHRUBS
. PROVIDED SHRUBS	90 CORNUS SERICEA 'KELSEYI' 25 BUXUS 'GREEN VELVET'

2. PERIMETER PARKING LOT LANDSCAPING - EAST PROPERTY LINE

. REQUIRED SCREENING	5' WIDE, L3 HIGH SCREEN
. PROVIDED SCREENING	5' WIDE, L3 HIGH SCREEN
. REQUIRED 1 MEDIUM TREE PER 22 LINEAR FT	198' = 9 TREES
. PROVIDED TREES	7 QUERCUS FRAINETTO 'FOREST GREEN' (MED) UTILIZING (2) EXISTING PEAR TREES TOTAL OF (9) TREES

3. PERIMETER PARKING LOT LANDSCAPING - SOUTH PROPERTY LINE

. REQUIRED SCREENING	5' WIDE, L2 LOW SCREEN
. PROVIDED SCREENING	5' WIDE, L2 LOW SCREEN
. REQUIRED 1 MEDIUM TREE PER 22 LINEAR FT	36' = 2 TREES
. PROVIDED TREES	2 QUERCUS FRAINETTO 'FOREST GREEN' (MED)

PLANTING NOTES

1. A HIGHLY EFFICIENT AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED WITHIN ALL PLANTING AREAS PROVIDING FULL COVERAGE.
2. ALL PROPOSED PLANTS ARE PROVEN TO BE DROUGHT-TOLERANT OR ADAPTABLE TO THE REGION. LOW LONG-TERM MAINTENANCE AND WATER USE HAS BEEN CONSIDERED IN THIS DESIGN.
3. PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM BUILDING WITHIN ALL PLANTING AREAS.
4. LANDSCAPE ARCHITECT SHALL ADJUST ALL PLANT LOCATIONS IN THE FIELD PRIOR TO PLANTING.
5. SEE SPECIFICATIONS FOR SOIL AMENDMENT INFORMATION.

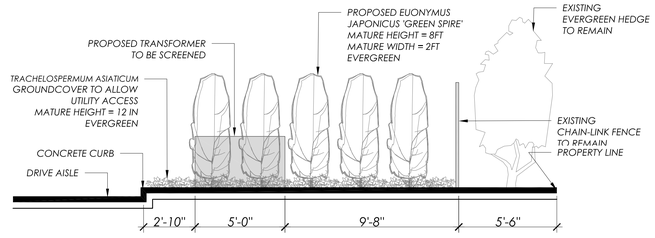
TREE DENSITY REQUIREMENT

1. ON-SITE TREE DENSITY REQUIREMENT (40% OF SITE = 18,900 SQ FT)

PROPOSED TREE PLANTING		EXISTING TREE CREDIT	
. (9) LARGE TREES	9,000 SQ FT	. (9) EXISTING TREES	6,000 SQ FT
. (9) MEDIUM TREES	4,500 SQ FT		
. (10) SMALL TREES	3,000 SQ FT		
. SUB TOTAL	16,500 SQ FT	. TOTAL PROPOSED TREE DENSITY	22,500 SQ FT

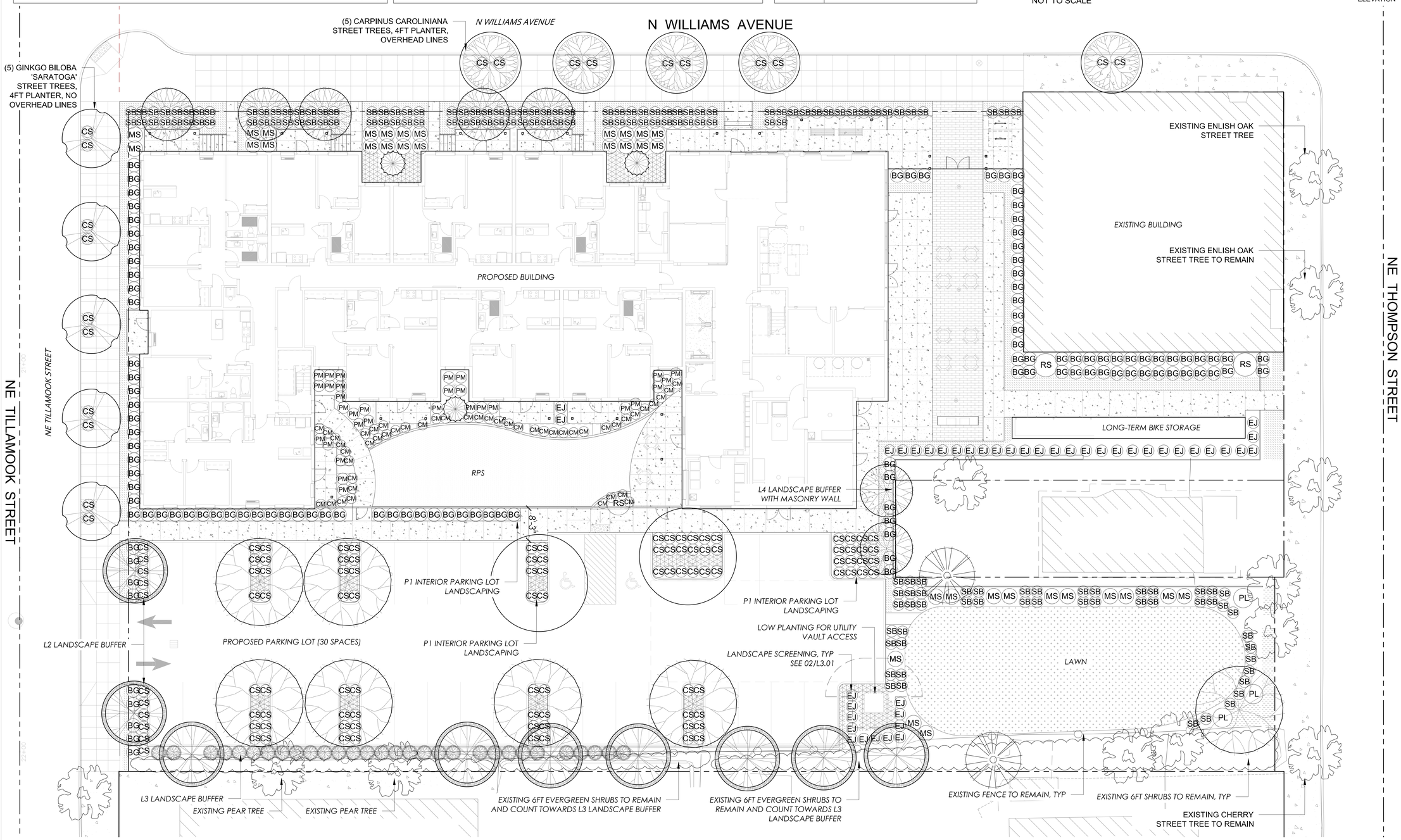
LEGEND

	EXISTING TREES TO REMAIN AND BE PRESERVED DURING CONSTRUCTION. SEE TREE PRESERVATION PLAN.
	SEATING, BY OWNER
	BIKE RACKS
	PROPERTY LINE
	NEW PEDESTRIAN CONCRETE PAVING
RPS	P.I.P. RESILIENT PLAY SURFACING (ALTERNATE: SYNTHETIC LAWN)



02 TRANSFORMER SCREENING

NOT TO SCALE ELEVATION



01 PLANTING PLAN

1" = 10'-0"

REGISTERED LANDSCAPE ARCHITECT
782
BRYAN R. BAILEY
OREGON
11/09/2012

Ankrom Moisan

38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
T 503.245.7100

1505 5TH AVE, SUITE 300
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T 206.576.1600

1014 HOWARD STREET
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ecotone ENVIRONMENTAL
522 N THOMPSON ST . SUITE 4 . PORTLAND, OREGON . 97227
PHONE . 503-978-8338 . EMAIL . INFO@ECOTONE-ENV.COM

NORTH WILLIAMS APARTMENTS
2156 N WILLIAMS AVE
PORTLAND, OR 97227
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

PLANTING PLAN

GMP PROGRESS

DATE	PROJECT NUMBER
08/24/2018	149000

SHEET NUMBER
L3.01

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	QTY
TREES						
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	AS SHOWN	B&B	7
	UMBELLULARIA CALILFORNICA	OREGON MYRTLE	3" CAL.	AS SHOWN	B&B	2
	QUERCUS FRAINETTO 'FOREST GREEN'	FOREST GREEN OAK	2" CAL.	AS SHOWN	B&B	9
	GINKGO BILOBA 'SARATOGA'	SARATOGA GINKGO	3" CAL.	AS SHOWN	B&B	5
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	AS SHOWN	B&B	5
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL HORNBEAM	2" CAL.	AS SHOWN	B&B	7
	CHAMAECYPARIS OBTUSA 'NANA GRACILIS'	SLENDER HINOKI FALSE CYPRESS (MATURE SIZE = 12' x 5', FULL SUN, EVERGREEN, MONROVIA.COM)	6-8 FT HEIGHT	AS SHOWN	B&B	3
TALL EVERGREEN SHRUBS						
	ABELIA x GRANDIFLORA	GLOSSY ABELIA (MATURE SIZE = 6' x 5', PARTIAL TO FULL SUN, EVERGREEN, MONROVIA.COM	3 FT HEIGHT	AS SHOWN	CONTAINER	29
SHRUBS						
EJ	EUONYMUS JAPONICA 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL.	AS SHOWN	CONTAINER	42
	MATURE SIZE = 6-8' HEIGHT X 2' WIDE IN PARTIAL TO FULL SUN, EVERGREEN, MONROVIA.COM					
CS	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	3 GAL.	AS SHOWN	CONTAINER	119
SB	SPIRAEA BETULIFOLIA	BIRCHLEAF SPIRAEA	3 GAL.	AS SHOWN	CONTAINER	152
RS	RIBES SANGUINIUM	RED-FLOWERING CURRANT	5 GAL.	AS SHOWN	CONTAINER	3
PL	PHILADELPHUS LEWISII	MOCK ORANGE	5 GAL.	AS SHOWN	CONTAINER	3
BG	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.	AS SHOWN	CONTAINER	115
	MATURE SIZE = 3-4' HEIGHT X 3-4' WIDE IN PARTIAL TO FULL SUN, EVERGREEN, MONROVIA.COM					

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GRASSES AND GROUNDCOVER					
CM	CAREX MORROWI	SEDGE	1 GAL.	AS SHOWN	48
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	12" O.C.	1,620
	MAHONIA REPENS	CREEPING OREGON GRAPE	1 GAL.	18" O.C.	75
MS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MISCANTHUS	3 GAL.	AS SHOWN	35
PM	POLYSTICHUM MUNITUM	SWORD FERN	2 GAL.	AS SHOWN	31
	RUBUS CALYCINOIDES	CREEPING RASPBERRY	1 GAL.	18" O.C.	128
	TRACHELOSPERMUM ASIATICUM	CREEPING JASMINE	1 GAL.	18" O.C.	242
SL	SEEDED LAWN	PROTIME 770 WATER LESS ECO-LAWN	7lbs/1000sf	AS SHOWN	2,615 SF

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

PLANTING SCHEDULE

GMP/PERMIT

DATE 010/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
L3.02

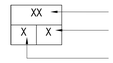
IRRIGATION EQUIPMENT

SYMBOL	NAME/MANUFACTURER	MODEL/REMARKS
M	MASTER GATE VALVE (POC)	MODEL# ICV-101G
C	SHUTOFF VALVES	SEE SPECS
D	HUNTER MANUAL DRAIN VALVE	HIGH PRESSURE CAPABLE
	HUNTER CONTROL VALVE	MODEL ICV-101G (LAWN) ICZ-101 (DRIP KIT)
	HUNTER QUICK COUPLER	SEE SPECS
	IRRIGATION SLEEVING	SCHEDULE 40 PVC SLEEVES
	MAINLINE	1.5" SCHEDULE 40
	LATERAL LINE	SEE SPECS
POC	POINT OF CONNECTION	SEE DETAIL 01/L5.04
C	HUNTER I-CORE CONTROLLER	MODEL # IC-1200-PL
W	HUNTER SOLAR SYNC ET SENSOR	SOLAR SYNC BUILT IN
R	HUNTER 'ROAM' REMOTE CONTROL	MODEL # ROAM-KIT

IRRIGATION SPRINKLER HEADS

SYMBOL	NAME/MANUFACTURER	MODEL/REMARKS
	HUNTER ROOT ZONE WATERING	HUNTER RZWS-18 - 50 - CV
	HUNTER: PROS-06-PRS40-CV	MPCORNER / 45-105 8'-15' RADIUS
	HUNTER: PROS-06-PRS40-CV	MP1000-90 / 90-210 8'-15' RADIUS
	HUNTER: PROS-06-PRS40-CV	MP1000-210 / 210-270 8'-15' RADIUS
	HUNTER: PROS-06-PRS40-CV	MP1000-360 / 360 8'-15' RADIUS
	HUNTER: PROS-06-PRS40-CV	MP2000-90 / 90-210 13'-21'R
	HUNTER: PROS-06-PRS40-CV	MP2000-210 / 210-270 13'-21'R
	HUNTER: PROS-06-PRS40-CV	MP2000-360 / 360 13'-21'R

VALVE DIAGRAM



PIPE SIZING

PIPE SIZE	MAX. FLOW
3/4"	10 GPM
1"	15 GPM
1-1/4"	26 GPM
1-1/2"	35 GPM

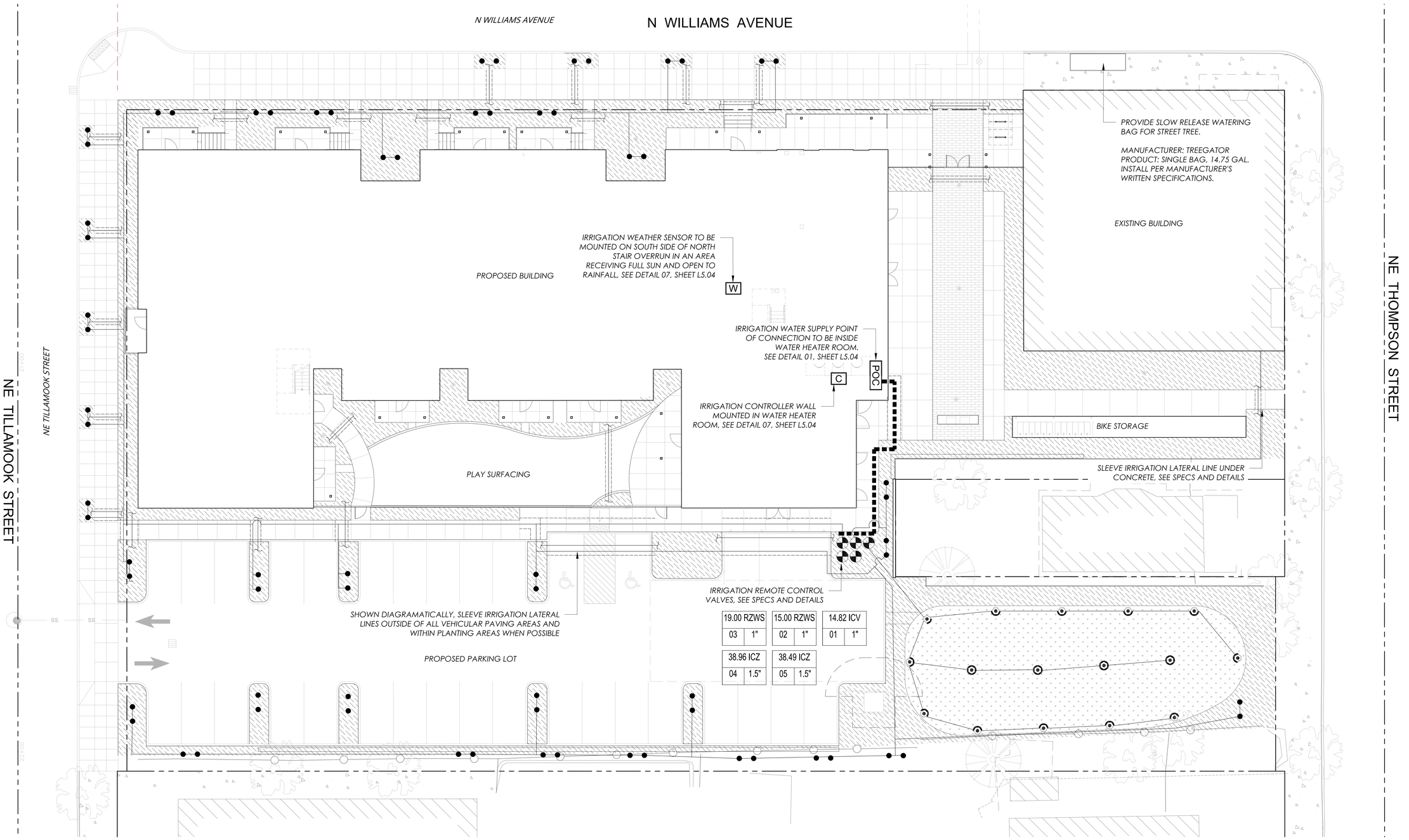
LEGEND

PLANTING AREA TO BE IRRIGATED WITH HUNTER - HDL-06-12-250-CV DRIPLINE TUBING

LAWN AREA TO BE IRRIGATED WITH HUNTER SPRINKLER HEADS (SEE CHART)

NOTES

1. PERFORM PRESSURE TEST AND VERIFY 54 PSI AT 40 GPM AT POINT OF CONNECTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
2. VERIFY SITE DIMENSIONS AND LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF REMOTE CONTROL VALVE ASSEMBLIES AND SLEEVES. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED.
4. SLEEVING IS REQUIRED FOR ALL IRRIGATION AND CONTROL WIRE UNDER ALL PAVEMENTS, WALLS, ETC.. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SIZE OF ALL SLEEVING REQUIRED FOR COMPLETE INSTALLATION OF WORK.
5. PLACE ALL VALVES IN LOCKING VALVE BOXES. MAINTAIN A MINIMUM OF 12 INCHES BETWEEN VALVE BOXES AND PAVEMENT.
6. IRRIGATION PLANS ARE DIAGRAMMATIC. PLACE ALL IRRIGATION VALVES IN PLANTING AREAS. FIELD ADJUST LINES TO AVOID CONFLICT WITH UTILITIES.
7. DRAIN VALVES FOR LATERAL LINES REQUIRED FOR WEATHERIZATION.
8. ALL SPRAYHEADS AND ROTORS TO RECEIVE 6" POP-UPS UNLESS OTHERWISE NOTED.
10. INSTALL AND ADJUST ALL COMPONENTS OF IRRIGATION SYSTEM TO PROVIDE ADEQUATE COVERAGE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM.
11. SEE TREE PROTECTION SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES WITHIN DRIPLINE OF EXISTING TREES.



01 IRRIGATION PLAN
1" = 10'-0"

NORTH

0' 10' 20' 40'

REGISTERED LANDSCAPE ARCHITECT
782
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OREGON
11/09/2012

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BRIDGE HOUSING

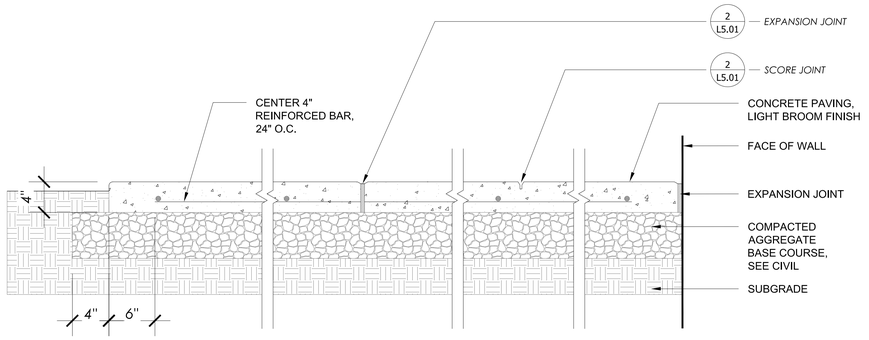
REVISION	DATE	REASON FOR ISSUE

IRRIGATION PLAN

GMP/PERMIT

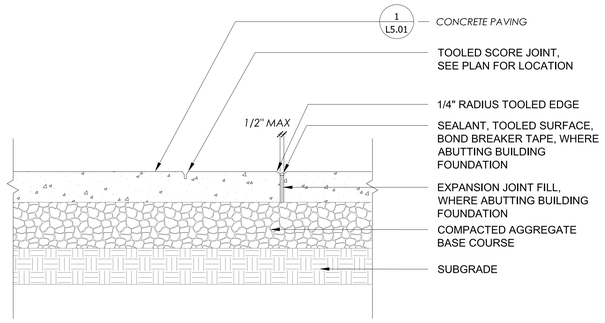
DATE 10/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
L4.01



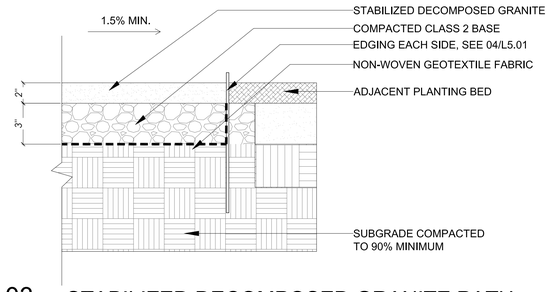
01 CONCRETE PAVING - PEDESTRIAN

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



02 EXPANSION AND SCORE JOINT

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



03 STABILIZED DECOMPOSED GRANITE PATH

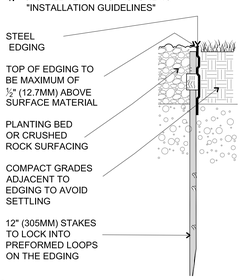
1" = 1'-0" SECTION

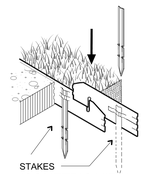
SIZE AND MATERIAL:

3/16" X 4" - STEEL EDGING

GENERAL NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"



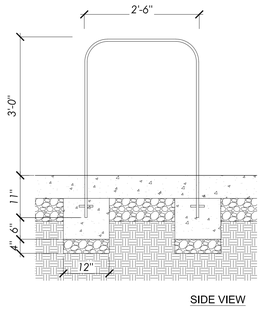


ISOMETRIC VIEW

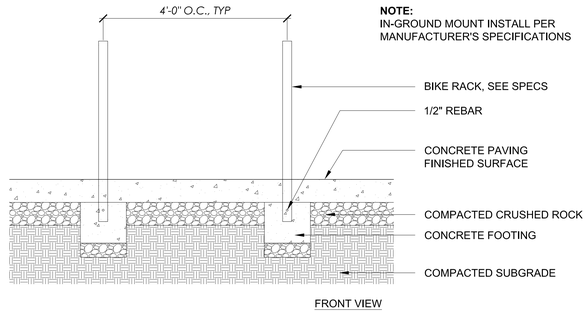
NTS

04 STEEL EDGING

3" = 1'-0" SECTION



SIDE VIEW

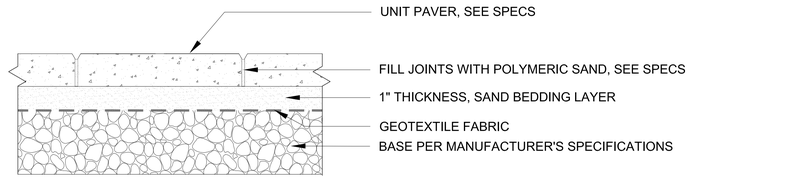


FRONT VIEW

NOTE:
IN-GROUND MOUNT INSTALL PER MANUFACTURER'S SPECIFICATIONS

05 BIKE RACK

3/4" = 1'-0" SECTION



NON-PERMEABLE

06 UNIT PAVING

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

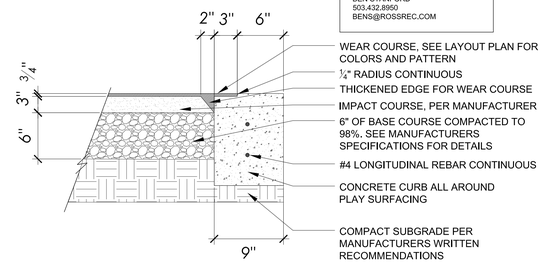
SPECIFICATIONS

PRODUCT:
PLAYBOUND POURED-IN-PLACE

COLORS:
SEE LAYOUT PLAN FOR COLORS AND PATTERN

MANUFACTURER:
SURFACE AMERICA

CONTACT:
ROSS RECREATION
BEN STANFORD
503.432.8950
BENS@ROSSREC.COM



07 PLAY SURFACING AND CONCRETE CURB

NOT TO SCALE SECTION

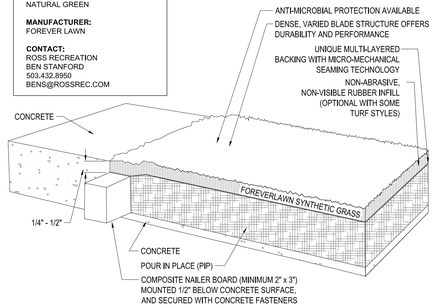
SPECIFICATIONS

PRODUCT:
PLAYGROUND GRASS

FINISH:
NATURAL GREEN

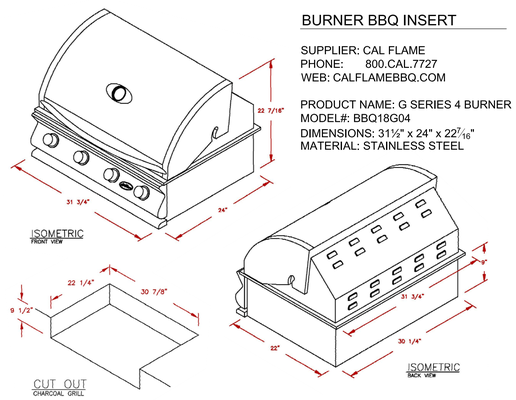
MANUFACTURER:
FOREVER LAWN

CONTACT:
ROSS RECREATION
BEN STANFORD
503.432.8950
BENS@ROSSREC.COM



08 ALTERNATE SURFACE - SYNTHETIC TURF

NOT TO SCALE SECTION



BURNER BBQ INSERT

SUPPLIER: CAL FLAME
PHONE: 800.CAL.7727
WEB: CALFLAMEBBQ.COM

PRODUCT NAME: G SERIES 4 BURNER
MODEL#: BBQ18G04
DIMENSIONS: 31½" x 24" x 22 7/16"
MATERIAL: STAINLESS STEEL

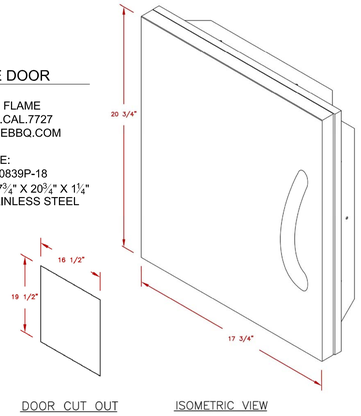
09 OUTDOOR BARBEQUE GRILL

NOT TO SCALE PRODUCT INFORMATION

18" SQUARE DOOR

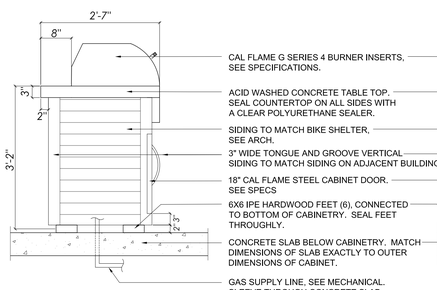
SUPPLIER: CAL FLAME
PHONE: 800.CAL.7727
WEB: CALFLAMEBBQ.COM

PRODUCT NAME:
MODEL#: BBQ10839P-18
DIMENSIONS:17¾" X 20¾" X 1¼"
MATERIAL: STAINLESS STEEL

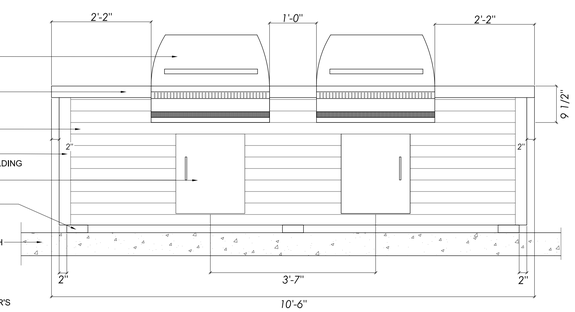


10 OUTDOOR BARBEQUE CABINET DOOR

NOT TO SCALE PRODUCT INFORMATION



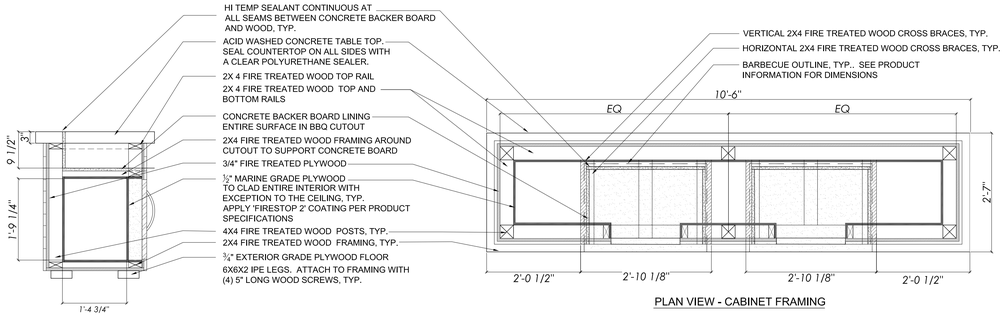
ELEVATION - SIDE VIEW



ELEVATION - FRONT VIEW

NOTES:

1. FIRE TREATED WOOD SHALL BE USED WHERE SPECIFIED IN DETAIL.
2. SHOP DRAWINGS SHOWING DIMENSIONS AND WEATHER PROOFING DETAILS, SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. ALL EXTERIOR WALLS TO BE WRAPPED WITH A WEATHER BARRIER.
4. ALL CORNERS SHALL BE SEALED WITH 'WEATHER BLOC' SHEATHING SEAM TAPE.
5. BARBECUE INSERTS TO BE LINED WITH ½" CEMENT BOARD.
6. CONCRETE COUNTER TOP TO BE SECURED TO WOOD FRAMING WITH A CLEAR POLYURETHANE ADHESIVE.
7. BARBECUE TO BE PLACED ON A LEVEL, 6" THICK CONCRETE PAD.
8. ALL HARDWARE SHALL BE RUST PROOF. CONTRACTOR TO PROVIDE FOR ALL HARDWARE TO BE USED.
9. APPLY 'FLAME-STOP II' PER PRODUCT SPECIFICATIONS TO ALL WOOD SIDING MEMBERS AS WELL AS PLYWOOD LINING ON INSIDE OF CABINET.
10. APPLY A HI-TEMP SEALANT BETWEEN CONCRETE BACKER BOARD AND AND CONCRETE COUNTER TOP. APPLY A HI-TEMP SEALANT AROUND ENTIRE LIP OF BOTH BBQ INSERTS AND CONCRETE COUNTER TOP.



PLAN VIEW - CABINET FRAMING

11 OUTDOOR BARBECUE ISLAND

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

REGISTERED LANDSCAPE ARCHITECT
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11/09/2012

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PORTLAND, OR 97227

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SITE DETAILS

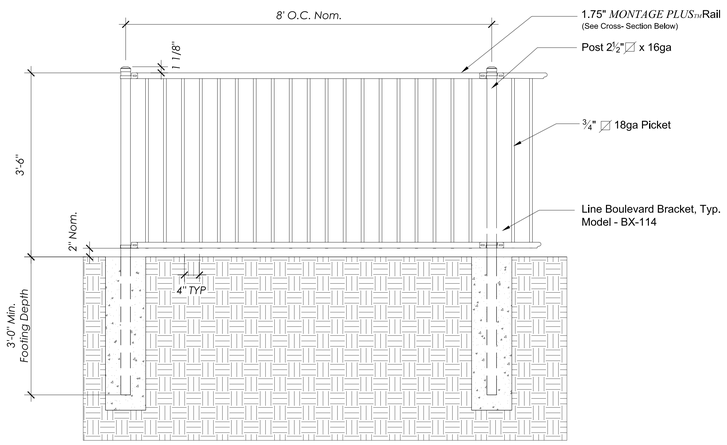
GMP/PERMIT

DATE 010/09/2018

PROJECT NUMBER 149000

SHEET NUMBER

L5.01



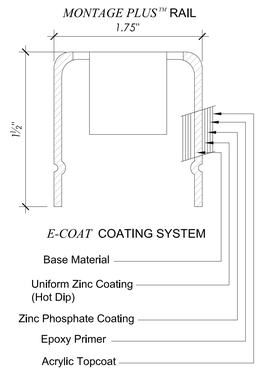
FENCE ELEVATION

NOTES:

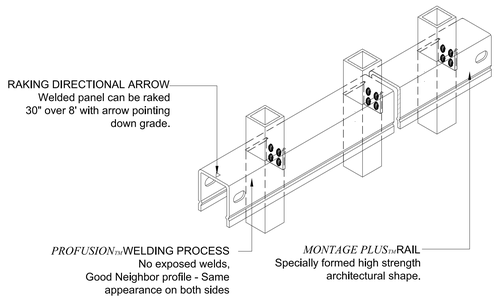
1. FOR STRUCTURAL SPECIFICATIONS OF FOOTINGS SEE AMERISTAR SPECIFICATIONS FOR RECOMMENDATIONS.
2. POWDER COAT ALL FENCE MEMBERS AND HARDWARE PER ARCH.
3. FOR GATE HARDWARE, SEE ARCH

PRODUCT INFORMATION

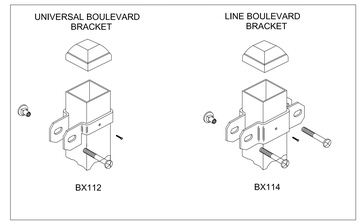
PRODUCT: MONTAGE PLUS FENCE AND GATE
RAIL TYPE: 2 RAIL SYSTEM
SUPPLIER: AMERISTAR FENCING
PHONE: 888.333.3422



RAIL CROSS SECTION



RAIL AND PICKET ENLARGEMENT



BRACKET ENLARGEMENTS

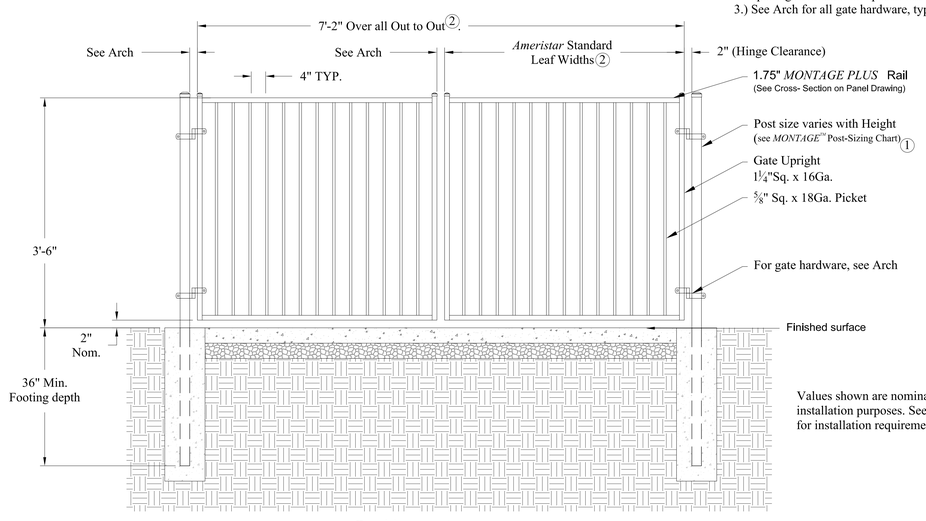
01 DECORATIVE METAL FENCE

3/4" = 1'-0"

ELEVATION / SECTION / ENLARGEMENTS

NOTES:

1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) See Arch for all gate hardware, typ.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

Double gate Arrangement

02 DOUBLE SWING GATE

3/4" = 1'-0"

SECTION

NOTES:

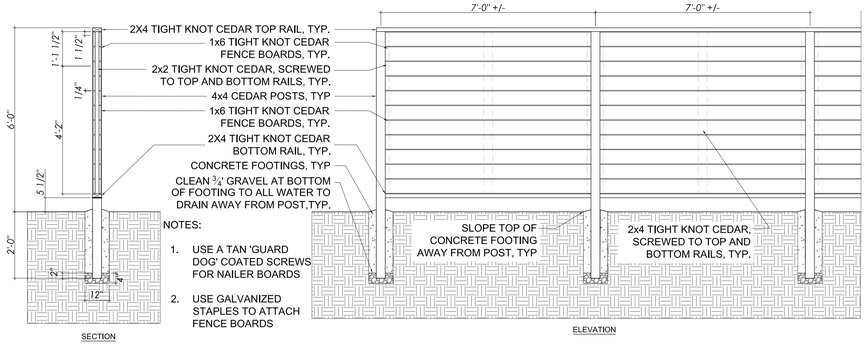
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) See Arch for all gate hardware, typ.

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

03 SINGLE SWING GATE

3/4" = 1'-0"

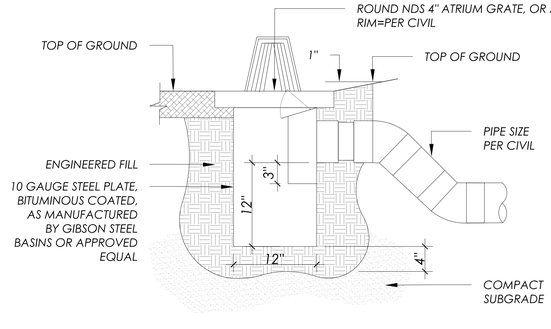
SECTION



04 CEDAR FENCE - 100% SITE OBSCURING

1/2" = 1'-0"

SECTION/ELEVATION



05 AREA DRAIN

NTS

SECTION/ELEVATION

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782
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BRIDGE HOUSING

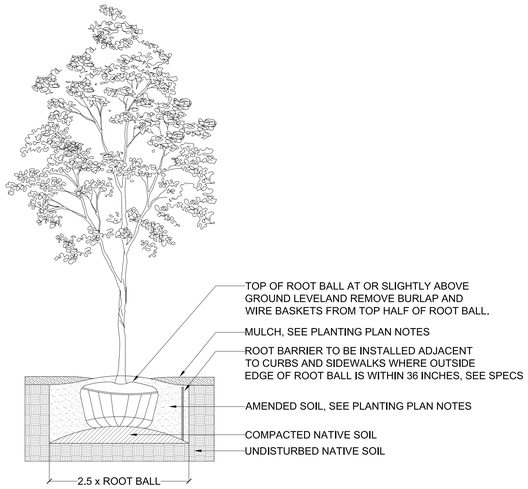
REVISION	DATE	REASON FOR ISSUE

SITE DETAILS

GMP/PERMIT

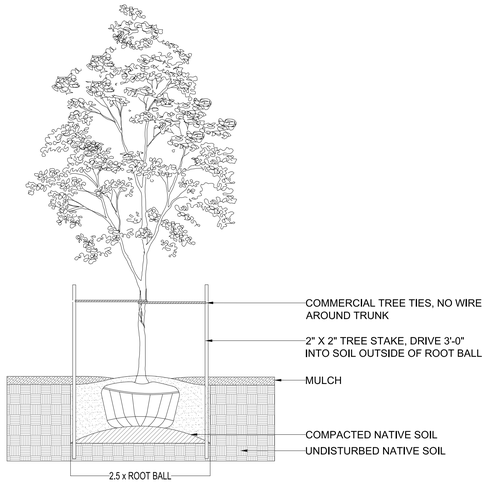
DATE 010/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
L5.02



01 DECIDUOUS TREE PLANTING

NOT TO SCALE SECTION



02 DECIDUOUS TREE STAKING

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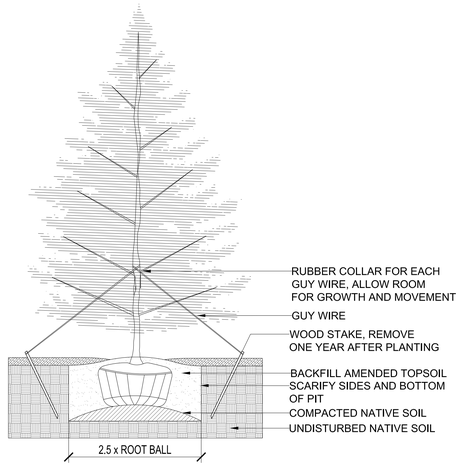

03 CONIFEROUS TREE PLANTING

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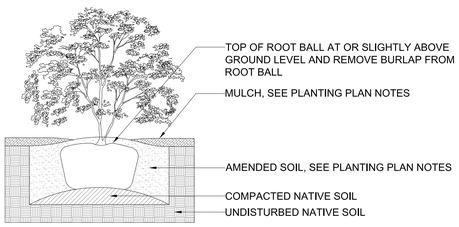

04 SHRUB PLANTING

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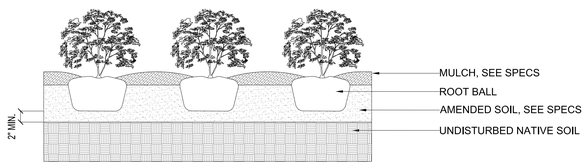
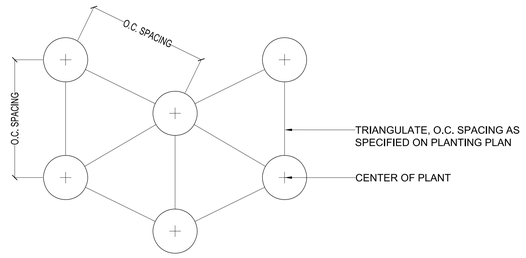
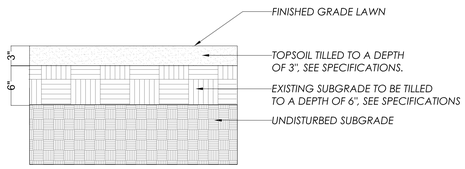


05 GROUND COVER PLANTING

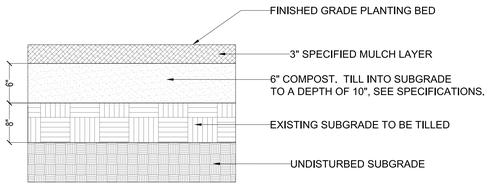
NOT TO SCALE SECTION/PLAN





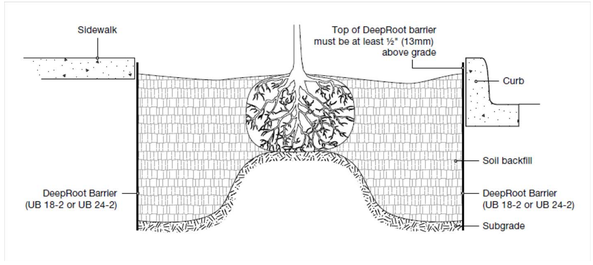
06 LAWN SOIL PREPARATION

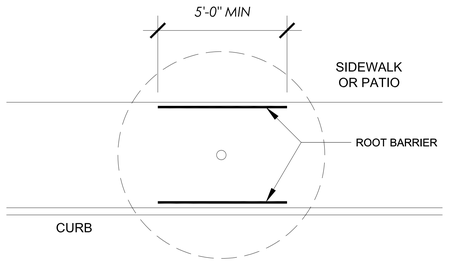
NOT TO SCALE SECTION



07 PLANTING BED SOIL PREPARATION

NOT TO SCALE DETAIL





08 ROOT BARRIER

NOT TO SCALE DETAIL

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REVISION	DATE	REASON FOR ISSUE

PLANTING DETAILS

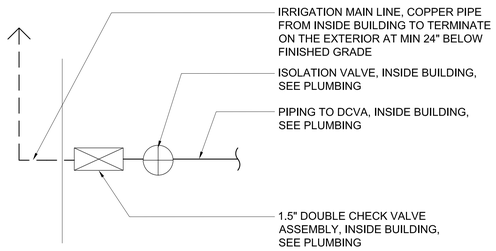
GMP/PERMIT

DATE 010/09/2018

PROJECT NUMBER 149000

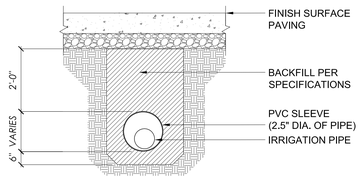
SHEET NUMBER

L5.03



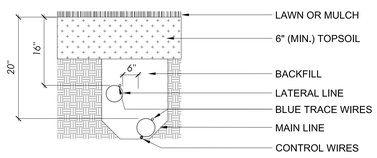
01 IRRIGATION POINT OF CONNECTION

NOT TO SCALE — PLAN DIAGRAM



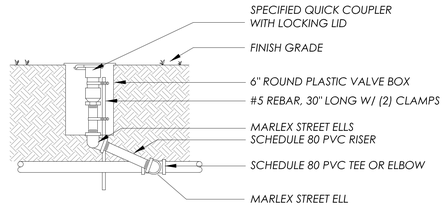
02 IRRIGATION SLEEVING

NOT TO SCALE — SECTION



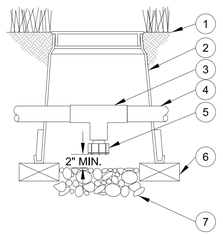
03 IRRIGATION TRENCHING

NOT TO SCALE — SECTION



04 QUICK COUPLER

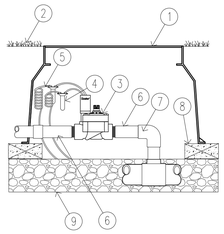
NOT TO SCALE — SECTION



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

05 DRAIN VALVE

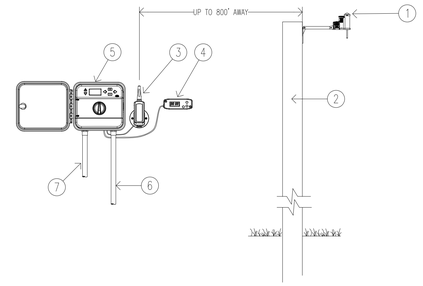
NOT TO SCALE — SECTION



1. LOCKING VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE HUNTER MODEL ICV. SEE PLAN FOR SIZE
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL

06 CONTROL AND MASTER VALVE

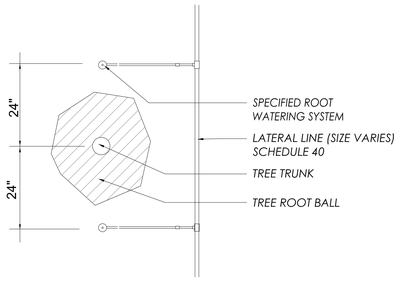
NOT TO SCALE — SECTION



1. MODEL: WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
4. MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
5. HUNTER I-CORE CONTROLLER
6. VALVE CONTROL WIRE CONDUIT
7. POWER SOURCE

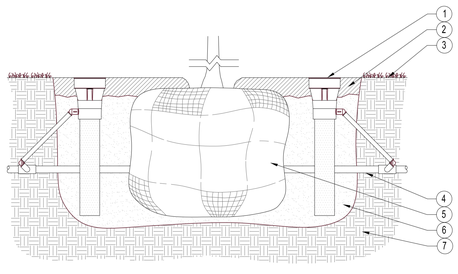
07 IRRIGATION CONTROLLER

NOT TO SCALE — ELEVATION/SECTION



08 TREE ROOT ZONE WATERING

NOT TO SCALE — PLAN



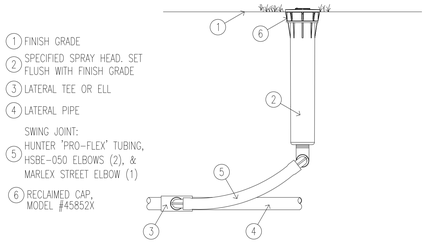
LEGEND:

1. 18" ROOT ZONE WATERING SYSTEM PER PLAN
2. MULCH
3. FINISHED GRADE
4. LATERAL PIPE - SIZE PER PLAN
5. ROOT BALL
6. AMENDED SOIL MEDIA (PER SOILS REPORT)
7. NATIVE SOIL

NOTES
INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION

09 TREE ROOT ZONE WATERING

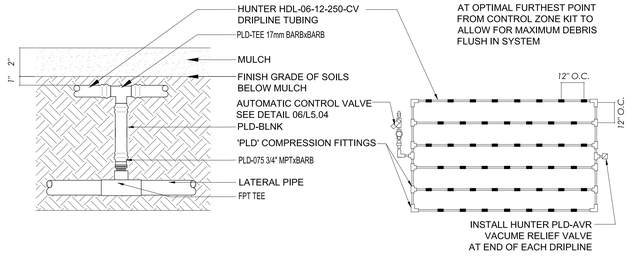
NOT TO SCALE — SECTION



1. FINISH GRADE
2. SPECIFIED SPRAY HEAD. SET FLUSH WITH FINISH GRADE
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: HUNTER "PRO-FLEX" TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
6. RECLAIMED CAP, MODEL #45852X

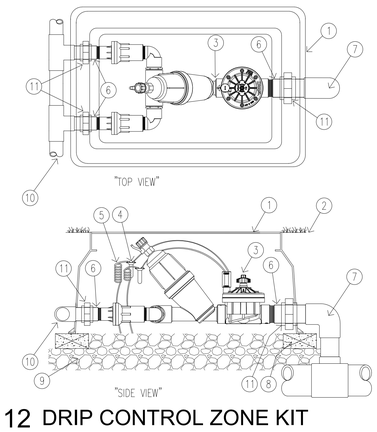
10 SPRAY HEAD AT LAWN

NOT TO SCALE — SECTION



11 SUB SURFACE DRIP LINE

NOT TO SCALE — PLAN



1. SUPER JUMBO VALVE BOX (LOCKING)
2. FINISH GRADE
3. DRIP ZONE KIT MODEL ICZ-151-40 WITH FILTER (TIP 45 DEGREES) REGULATOR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (7)
9. 3/4" MINUS WASHED GRAVEL
10. LATERAL PIPE AND FITTINGS
11. PVC SLIP UNIONS (2)

12 DRIP CONTROL ZONE KIT

NOT TO SCALE — PLAN

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782
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11/09/2012
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REVISION	DATE	REASON FOR ISSUE

IRRIGATION DETAILS

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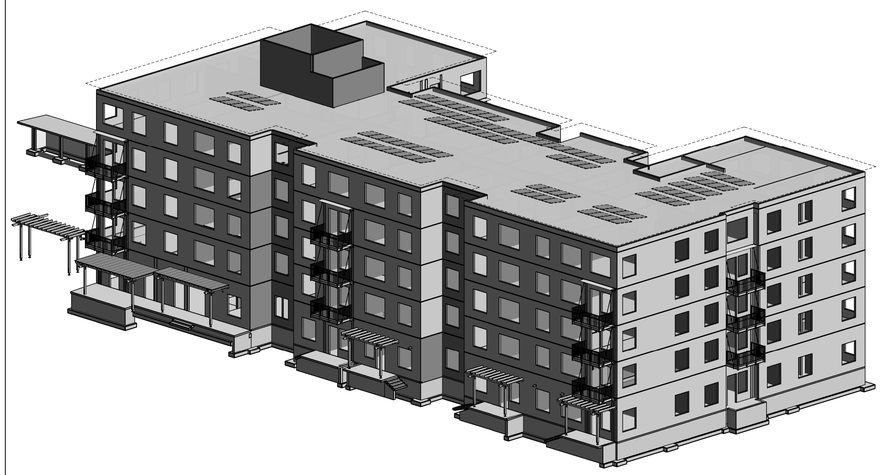
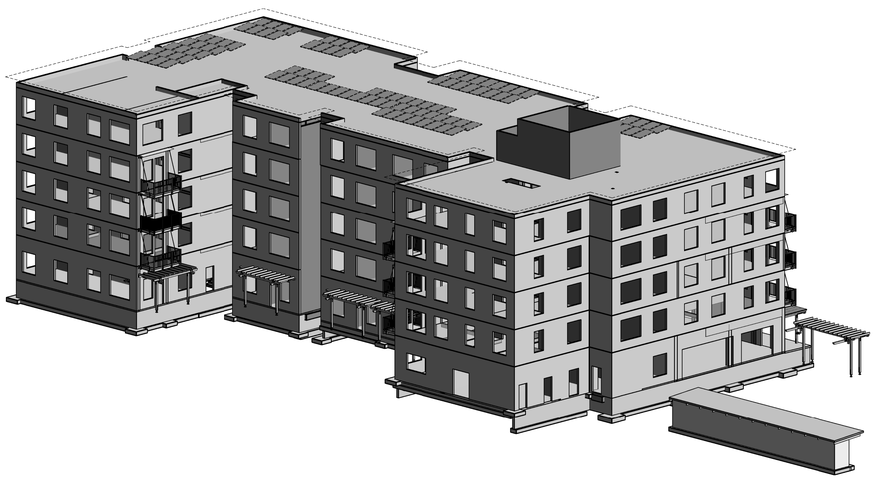
DATE 010/09/2018
PROJECT NUMBER 149000

SHEET NUMBER
L5.04

10/7/2018 4:22:59 PM





DRAWING INDEX

		ISSUE LOG			
		Schematic Design	Design Development	50% Permit/ GMP Progress	Permit/GMP Set
S0.01	DRAWING INDEX AND LIST OF ABBREVIATIONS	X	X	X	X
S1.10	GENERAL STRUCTURAL NOTES	X	X	X	X
S1.11	GENERAL STRUCTURAL NOTES CONT.	X	X	X	X
S1.12	SPECIAL INSPECTION PROGRAM	X	X	X	X
S1.13	LOADING DIAGRAMS	-	-	X	X
S2.01	GROUND FLOOR/ FOUNDATION PLAN	X	X	X	X
S2.02	SECOND FLOOR FRAMING PLAN	X	X	X	X
S2.03	THIRD THRU FIFTH FLOOR FRAMING PLAN	X	X	X	X
S2.06	ROOF PLAN	X	X	X	X
S5.01	CONCRETE DETAILS	X	X	X	X
S5.02	CONCRETE DETAILS	X	X	X	X
S6.01	WOOD DETAILS	X	X	X	X
S6.02	WOOD DETAILS	X	X	X	X
S6.03	WOOD DETAILS	X	X	X	X
S6.04	WOOD DETAILS	X	X	X	X
S6.05	WOOD DETAILS	X	X	X	X
S6.06	WOOD DETAILS	X	X	X	X
S6.07	WOOD DETAILS	X	X	X	X
S6.10	STAIR PARTIAL PLANS	-	X	X	X
S6.15	TYPICAL STAIR DETAILS	X	X	X	X
S8.01	BALCONY PLAN AND DETAILS	-	-	X	X
S9.01	SITE STRUCTURES	-	-	X	X
	DATE	09/30/2017	06/08/2018	08/22/2018	10/09/2018

ISSUE LOG KEY:
' X ' ISSUED AS PART OF A SET
' - ' NOT A PART OF ISSUED SET
' * ' FOR INFORMATION ONLY

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L.	ADDITIONAL
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION INCORPORATED
ALT.	ALTERNATE
ALUM.	ALUMINUM
AOR	ARCHITECT OF RECORD
ARCH.	ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BLDG.	BUILDING
BOT.	BOTTOM
BRBF	BUCKLING RESTRAINED BRACED FRAME
C.G.	CENTER OF GRAVITY
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
C.J.P.	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
db	BAR DIAMETER
DBA	DEFORMED BAR ANCHOR
DET.	DETAIL
DIA., Ø	DIAMETER
DIAG.	DIAGONAL
D.L.	DEAD LOAD
DWG.	DRAWING
ELEC.	ELECTRICAL
EL.	ELEVATION
EOR	ENGINEER OF RECORD
EQ.	EQUAL
EXIST., (E)	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL	GLULAM
HORIZ.	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
IBC	INTERNATIONAL BUILDING CODE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.D.	INSIDE DIAMETER
IN.	INCH
INT.	INTERIOR
K	KIPS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
LB.	POUND
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC.	LOCATION
LONG.	LONGITUDINAL
LVF	LOW VELOCITY FASTENER
MAX.	MAXIMUM
MBMA	METAL BUILDING MANUFACTURERS ASSOCIATION
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MPH	MILES PER HOUR
MT	MAGNETIC PARTICLE TESTING
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NO.	NUMBER
N.T.S.	NOT TO SCALE
OC	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
OWJ	OPEN WEB JOIST
PAF	POWDER ACTUATED FASTENER
PART.	PARTITION
P/C	PRECAST
PCF	POUNDS PER CUBIC FOOT
PERIM.	PERIMETER
PL	PLATE
PP	PARTIAL PENETRATION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P/T	POST-TENSIONED
P.T.	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
R, RAD.	RADIUS
RCSC	RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
REF.	REFERENCE
RET.	RETURN
REINF.	REINFORCING
REQ'D.	REQUIRED
REQ'MTS.	REQUIREMENTS
SCHED.	SCHEDULE
S.C.	SLIP CRITICAL
SIM.	SIMILAR
SLRS	SEISMIC LOAD RESISTING SYSTEM
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
SSMA	STEEL STUD MANUFACTURERS ASSOCIATION
STD.	STANDARD
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
THRU	THROUGH
T & G	TONGUE AND GROOVE
TRANS.	TRANSVERSE
TJ	TRUSS JOIST
TS	LIGHT GAUGE TUBE STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.T.	ULTRASONIC TESTING
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
w/	WITH
WF	WIDE FLANGE
w/o	WITHOUT
W.P.	WORK POINT
WPS	WELDING PROCEDURE SPECIFICATION
WWF	WELDED WIRE FABRIC

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
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2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

DRAWING INDEX AND LIST OF ABBREVIATIONS

PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

SHEET NUMBER S0.01

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GENERAL STRUCTURAL NOTES

GR GENERAL REQUIREMENTS

GR-1) AS USED IN THESE GENERAL NOTES: "DRAWINGS" MEANS THE LATEST STRUCTURAL DESIGN DRAWINGS, UNO. "SPECIFICATIONS" MEANS THE LATEST PROJECT SPECIFICATIONS, UNO. "CONTRACT DOCUMENTS" IS DEFINED AS THE DESIGN DRAWINGS AND THE SPECIFICATIONS "SER" IS DEFINED AS THE STRUCTURAL ENGINEER OF RECORD FOR THE STRUCTURE IN ITS FINAL CONDITION. "DESIGN PROFESSIONALS" IS DEFINED AS THE OWNER'S ARCHITECT AND SER. "MEP" INCLUDES, BUT IS NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION. "CONTRACTOR" IS DEFINED TO INCLUDE ANY OF THE FOLLOWING: GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS, CONSTRUCTION MANAGER AND THEIR SUBCONTRACTORS, STRUCTURAL STEEL FABRICATOR OR STRUCTURAL STEEL ERECTOR. "BASE BUILDING STRUCTURE" IS DEFINED AS THE STRUCTURAL FRAME.

"STRUCTURE IN ITS FINAL CONDITION" MEANS ALL STRUCTURAL ELEMENTS SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS ARE INSTALLED AND COMPLETELY CONNECTED AND INSPECTED WITH NO OUTSTANDING NON-COMPLIANCE ISSUES.

GR-2) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL WORK WITH THE ARCHITECTURAL, CIVIL, MEP CONTRACT DOCUMENTS, AS WELL AS ANY OTHER APPLICABLE TRADES.

GR-3) THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL THE CONSTRUCTION OF THE STRUCTURE REACHES ITS FINAL CONDITION.

GR-4) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF TEMPORARY BRACING AND CONSTRUCTION SUPPORTS, FOR NEW AND EXISTING STRUCTURES, AS NECESSARY TO COMPLETE THE PROJECT. NO PORTION OF THE PROJECT WHILE UNDER CONSTRUCTION IS INTENDED TO BE STABLE IN THE ABSENCE OF THE CONTRACTOR'S TEMPORARY SUPPORTS AND BRACES. CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED TO DESIGN TEMPORARY BRACING AND CONSTRUCTION SUPPORTS.

GR-5) LATERAL LOAD RESISTANCE AND STABILITY OF THE STRUCTURE IN ITS FINAL CONDITION IS PROVIDED BY BRACED WALL PANELS AND CONCRETE SHEARWALLS AND LATERAL STABILITY OF OTHER ELEMENTS IS PROVIDED THROUGH FLOOR.

GR-6) THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS.

GR-7) THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND COORDINATE WITH THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER CONSULTANTS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS.

GR-8) IN CASES OF CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND OTHER DISCIPLINES OR EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.

GR-9) APPLY DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL, DETAIL TITLE OR NOTE.

GR-10) ONLY USE DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE DRAWINGS.

GR-11) ASSUME EQUAL SPACING BETWEEN ESTABLISHED DIMENSIONS, IF NOT INDICATED ON DRAWINGS.

GR-12) CENTERLINES OF COLUMNS AND FOUNDATIONS COINCIDE WITH GRID LINE INTERSECTIONS, UNO.

GR-13) CENTERLINES OF GRADE BEAMS AND WALLS COINCIDE WITH CENTERLINES OF FOUNDATIONS, UNO.

GR-14) CENTERLINES OF FRAMING MEMBERS COINCIDE WITH COLUMN CENTERLINES, UNO.

GR-15) THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES FROM DAMAGE.

GR-16) THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED.

GR-17) THE CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATIONS WITH THE AS-BUILT TOP OF SUPPORT ELEVATIONS.

GR-18) THE CONTRACTOR SHALL VERIFY ALL OPENING SIZES AND LOCATIONS WITH OTHER DISCIPLINES. THE DRAWINGS DO NOT SHOW ALL OPENINGS REQUIRED, ADDITIONAL OPENINGS, BLOCK OUTS AND SLEEVES MAY BE REQUIRED BY OTHER DISCIPLINES AND SHALL BE CONSTRUCTED USING THE TYPICAL DETAILS AND/OR THE CRITERIA INDICATED ON THE DRAWINGS. OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.

GR-19) ELEVATIONS INDICATED ON STRUCTURAL DRAWINGS ARE BASED ON A PROJECT DATUM INDICATED ON THE ARCHITECTURAL DRAWINGS.

EC EXISTING CONSTRUCTIONS

EC-1) WORK SHOWN IS NEW

CD CODES AND DESIGN CRITERIA

CD-1) PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS, UNO:

2014 OREGON STRUCTURAL SPECIALITY CODE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI-318-11

CD-2) OCCUPANCY CATEGORY: II

CD-3) LOADING CRITERIA PER LOADING DIAGRAMS ON S1.13

CD-4) WIND LOAD DESIGN DATA:

MAIN WIND FORCE RESISTING SYSTEM	
BASIC WIND SPEED,	V= 120 MPH
EXPOSURE	B
WIND IMPORTANCE FACTOR (Iw)	1.0
BUILDING CATEGORY	II

CD-5) SEISMIC LOAD DESIGN DATA:

SEISMIC IMPORTANCE FACTOR (Ie):	1.0
Ss	0.974 (SITE SPECIFIC)
S1	0.418 (SITE SPECIFIC)
SDS	0.721
SD1	0.441
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
LATERAL SYSTEM DESCRIPTION	LIGHT FRAME WOOD BRACED WALL PANELS
RESPONSE MODIFICATION FACTOR (R)	6 1/2
ANALYSIS PROCEDURE DESCRIPTION	EQUIVALENT LATERAL FORCE PER ASCE7-10
SEISMIC RESPONSE COEFFICIENT (Cs)	0.10
REDUNDANCY FACTOR (p)	1.0

DESIGN BASE SHEAR (V) (ULTIMATE)	
BASE TOTAL	330K

CD-6) IN CASES WHERE THE CONTRACTOR DETERMINES THAT SUSPENDED OR FLOOR MOUNTED MEP EQUIPMENT LOADS EXIST WHICH EXCEED DESIGN LOADS INDICATED ON CONTRACT DOCUMENTS, CONTRACTOR SHALL SUBMIT LOAD DATA TO DESIGN PROFESSIONALS FOR REVIEW PRIOR TO PROCEEDING WITH WORK.

CD-7) DISTRIBUTE THE MAXIMUM LOAD HUNG FROM ANY STRUCTURAL MEMBER FOR MEP DUCTWORK, PIPING ETC OVER THE MEMBER'S TRIBUTARY AREA IN A WAY THAT THE DESIGN SUPERIMPOSED DEAD LOADS LISTED IN CONTRACT DOCUMENTS ARE NOT EXCEEDED. THE CONTRACTOR SHALL COORDINATE THE LOADS OF ALL TRADES AND PROVIDE ADDITIONAL SUPPORT OR DISTRIBUTION FRAMING AS REQUIRED TO ACHIEVE THE ALLOWABLE LOAD DISTRIBUTION.

CD-8) ELEVATOR GUIDE RAIL SUPPORTS, MACHINE ROOMS, PITS, AND PENTHOUSES ARE BASED ON ELEVATOR TYPES INDICATED ON ARCHITECTURAL CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT FOR REVIEW ANY PLANNED CHANGE TO ELEVATORS TO DESIGN PROFESSIONALS PRIOR TO SUBMITTING CORRESPONDING STRUCTURAL SHOP DRAWINGS FOR ACTION.

CD-9) STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATING EQUIPMENT. MOUNT VIBRATING EQUIPMENT ON VIBRATION ISOLATORS.

CD-10) SERVICEABILITY LIVE LOAD DEFLECTION IS LESS THAN L/360 LONG-TERM TOTAL DEFLECTION IS LESS THAN L/360 EXTERIOR DECK EDGES HAVE BEEN DESIGNED TO LIMIT LIVE LOAD MID SPAN VERTICAL DEFLECTION TO L/480 OF THE SPAN OR 1/2", WHICHEVER IS LESS. LATERAL DRIFT DUE TO WIND LOADS IS LESS THAN OR EQUAL TO H/600 LATERAL STORY DRIFT DUE TO SEISMIC LOADS IS LESS THAN OR EQUAL TO 0.020hsx

DESIGN ELASTIC STORY DRIFT		
	E/W (IN)	N/S (IN)
LEVEL 5	1.25"	1.25"
LEVEL 4	1.25"	1.25"
LEVEL 3	1.50"	1.50"
LEVEL 2	1.50"	1.50"
GROUND	1.75"	1.75"

CD-11) CONNECTIONS OF SYSTEMS DESIGNED BY CONTRACTOR'S ENGINEER SUCH AS, BUT NOT LIMITED TO, CLADDING, ELEVATORS, AND MEP LOADS ARE ASSUMED TO IMPOSE VERTICAL AND/OR HORIZONTAL LOADS ON THE BASE BUILDING STRUCTURAL MEMBERS WITHOUT GENERATING TORSION IN THE SUPPORTING STRUCTURAL MEMBERS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SUPPLEMENTARY BRACING MEMBERS AS REQUIRED TO PREVENT TORSION ON THE BASE BUILDING STRUCTURE.

SEISMIC LOAD RESISTING SYSTEM:
THE SEISMIC LOAD RESISTING SYSTEM (SLRS) FOR THE COMPLETED STRUCTURE IS AS FOLLOWS:
WOOD FRAMED DIAPHRAGMS AT EACH LEVEL CONSISTING OF PLYWOOD SHEATHING OVER WOOD I JOISTS SPANNING TO CONVENTIONAL WOOD FRAMED SHEAR WALL AS LOCATED ON PLAN. SHEAR WALLS COMPRISED OF PLYWOOD SHEATHING FASTENED TO STUDS AND TIED TO THE FOUNDATIONS WITH ANCHOR BOLTS AND CONTINUOUS HOLD DOWN ASSEMBLIES.

REFER TO THE GENERAL STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR DETAILING, INSTALLATION, TESTING AND INSPECTION REQUIREMENTS FOR MEMBERS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS).

DESIGN AND DETAILING WAS BASED ON CRITERIA FOR SEISMIC DESIGN CATEGORY D.

FN- FOUNDATIONS

FN-1) THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION REPORT BY
GEODESIGN IN THE REPORT DATED DECEMBER 13,2017
FN-2) FOUNDATIONS:
SPREAD FOOTINGS: 3000 PSF TYPICAL

FOOTINGS SHALL BE ESTABLISHED ON UNDISTURBED NATIVE SOIL, STRUCTURAL FILL OR GRANULAR PADS UNDERLAIN BY FIRM, UNDISTURBED NATIVE SOIL AS REQUIRED BY GEOTECHNICAL ENGINEER.

SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS AND INFORMATION. DESIGN VALUES SHALL BE FIELD VERIFIED BY QUALIFIED GEOTECHNICAL CONSULTANT RETAINED BY THE OWNER.

FN-3) THE CONTRACTOR SHALL VERIFY FOUNDATION INSTALLATION AND CONSTRUCTION IS IN CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.

FN-4) CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PROTECT ALL EXCAVATION. WHERE NECESSARY, SHEET AND SHORE THE EXCAVATION BY CONTRACTOR'S STRUCTURAL ENGINEER.

FN-5) PROVIDE BRACING FOR ALL ELEVATOR WALLS PRIOR TO BACKFILLING.

FN-6) DO NOT BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED 100 PERCENT OF ITS DESIGN STRENGTH.

FN-7) SEE GEOTECHNICAL REPORT FOR REQUIREMENTS DURING WET WEATHER.

FN-8) ALL SLABS ON GRADE SHALL BE PLACED ON 6" OF COMPACTED BASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

CM - CONCRETE

CM-1) CONCRETE STRENGTHS AND WEIGHT:

CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE OSSC. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39 AND SHALL BE AS FOLLOWS:

CONCRETE STRENGTHS			
fc (PSI)	ABSOLUTE WATER-CEMENT RATIO BY WEIGHT		USE
	NON-AIR-ENTRAINED	AIR-ENTRAINED	
4,000 CURBS	.50	.45	SLAB ON GRADE, FOOTINGS, STEM WALLS, AND USES UNLESS NOTED OTHERWISE

VERIFY WATER/CEMENT RATIO WITH FLOOR CCONCRETE CONTENTRER FOR CONCRETE FLOORS WITH MOISTURE SENSITIVE FLOOR COVERINGS

MINIMUM CEMENT CONTENT PER CUBIC YARD SHALL BE AS FOLLOWS:

fc (PSI)	MINIMUM CEMENT PER CUBIC YARD
4,000	500 LBS.

CM-2) ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.

CM-3) THE USE OF CALCIUM CHLORIDE AND OTHER CHLORIDE CONTAINING AGENTS IS PROHIBITED. THE USE OF RECYCLED CONCRETE IS PROHIBITED, PLACEMENT WITHIN AND CONTACT BETWEEN ALUMINUM ITEMS, INCLUDING ALUMINUM CONDUIT, AND CONCRETE IS PROHIBITED.

CM-4) ALL CAST-IN-PLACE CONCRETE WILL EXPERIENCE DIFFERING VARIATIONS OF CRACKING. ANY ELEMENT EXPOSED TO DIRECT WEATHER AND/OR TEMPERATURE VARIATIONS DURING CONSTRUCTION OR IN THE FINAL CONDITION IS TO BE TREATED AND REGULARLY MAINTAINED TO PREVENT PROPAGATION OF CRACKS AND WATER PENETRATION. THE CONTRACTOR SHALL DEVELOP A REGULAR MAINTENANCE PROGRAM AND SUBMIT IT TO THE OWNER.

CM-5) VERIFY WATER/CEMENT RATIO WITH FLOOR COVERING MANUFACTURER FOR CONCRETE FLOORS WITH MOISTURE SENSITIVE FLOOR COVERINGS.

CM-6) THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS ALONG WITH TEST DATA COMPLIANT WITH OSSC SECTION 1905 A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE. NO WATER MAY BE ADDED TO CONCRETE IN THE FIELD UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER IN CONJUNCTION WITH THE CONCRETE MIX DESIGN.

CM-7) A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494 USED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING (HRWR) ADMIXTURE CONFORMING TO ASTM C494 TYPE F OR G MAY BE USED IN CONCRETE MIXES PROVIDING THAT THE SLUMP DOES NOT EXCEED 10", SLEEVES, OPENINGS, CONDUITS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWING SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE PLACING CONCRETE.CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THREE DIAMETERS ON CENTER.

CM-8) WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE CHAMFERS ON ALL EXPOSED SHALL BE CLEANED AND ROUGHENED TO A MINIMUM 1/4" AMPLITUDE.

CM-9) PROVIDE 3/4" CHAMFER AT CONCRETE COLUMN EDGES, UNLESS NOTED OTHERWISE.

CM-10) VERIFY ALL BLOCKOUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS.

CM-11) AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRTETE MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER. THE AMOUNT OF ENTRAINED AIR SHALL BE 6% + 1% BY VOLUME

RE - CONCRETE REINFORCEMENT

RE-1) ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCEMENT IS NOT SPECIFICALLY INDICATED ON THE DRAWINGS, VERIFY WITH THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORK . BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS. AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315. SHOP DRAWINGS DRAWINGS SHALL INCLUDE ELEVATIONS OF ALL BEAMS, WALLS, AND COLUMNS SHOWING BAR LOCATIONS. LAP ALL REINFORCING BARS PER THE TYPICAL LAP SPLICE LENGTH SCHEDULES, EXCEPT AS NOTED ON DRAWINGS. USE LAP LENGTH FOR SMALLER BAR WHEN SPLICING DIFFERENT BAR SIZES. MECHANICAL SPLICES NOTED ON THE PLANS SHALL BE DAYTON SUPERIOR BAR-LOCK (ICC ESR-2495) OR TAPER LOCK COUPLERS (ICC ESR-2451), OR APPROVED WITH A CURRENT (CC APPROVAL REPORT.)

RE-2) REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES:
DEFORMED BARS: ASTM A615, GRADE 60, UNO
WELDABLE DEFORMED BARS: ASTM A706, GRADE 60, UNO
WELDED WIRE REINFORCEMENT ASTM A185
WELDED BAR ANCHORS: NELSON D2L DEFORMED BAR ANCHORS (ICC-ES REPORT ER-5217)

RE-3) DETAIL REINFORCEMENT BASED ON THE PROJECT REQUIREMENTS, ACI-318 AND ACI-315, UNO.

RE-4) WHERE A 90-DEG, 135 -DEG OR 180-DEG HOOK IS GRAPHICALLY INDICATED, PROVIDE CORRESPONDING ACI STANDARD HOOKS PER 1/S5.1, UNO.

RE-5) DOWELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCEMENT, UNO.

RE-6) REINFORCEMENT SHALL HAVE CONCRETE PROTECTION (CLEAR COVER) PER ACI 318 UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

LOCATION	COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
NO 5 BARS OR SMALLER	1 1/2"
NO 6 BARS AND LARGER	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND SLABS, WALLS, JOISTS	
NO 11 BARS OR SMALLER	3/4"
BEAMS AND COLUMNS	1 1/2"

RE-7) LAP REINFORCEMENT AS SPECIFICALLY DETAILED ON THE DRAWINGS. SEE REBAR OFFSET AND LAP SPLICE SCHEDULE BELOW

TYPICAL SPLICE LENGTH SCHEDULE (IN.)		
BAR SIZE	4000 P.S.I.	
	CASE 1	CASE 2
#3	18	16
#4	20	18
#5	28	24
#6	37	28
#7	60	40
#8	74	46
#9	90	57

NOTES:

1. CASE 1 APPLIES TO BAR WITH CLEAR COVER < 1 1/2"
   CASE 2 APPLIES TO BAR WITH CLEAR COVER ≥ 1 1/2"
2. FOR CENTER TO CENTER SPACING LESS THAN 4db MULTIPLY LAP LENGTHS BY 1.3.
3. FOR TOP BARS CAST ABOVE 12" OF CONCRETE MULTIPLY LAP LENGTHS ABOVE BY 1.3.

RE-8) CONCRETE REINFORCING DETAILS:

CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS AND INTERSECTING WALLS. AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF TWO 5 BARS OVER, UNDER AND AT THE SIDES OF THE OPENINGS. EXTEND THESE BARS LAP DISTANCE OR A MINIMUM OF 2'-0" PAST THE OPENING. PROVIDE ONE #5 FOR SINGLE-LAYER REINFORCING AND TWO #5 FOR DOUBLE-LAYER REINFORCING. 4'-0" LONG, DIAGONALLY AT EACH CORNER OF ALL OPENINGS. REFER TO TYPICAL DETAILS FOR DISPOSITION OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS, OR HOOKED DOWELS SHALL BE
PROVIDED TO MATCH SLAB REINFORCING. PROVIDE TWO #4, 4'-0" LONG DIAGONALLY AT EACH RE-ENTRANT CORNER IN SLABS. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING.

RE-9) CONCRETE ACCESSORIES:

HEADED SHEAR STUDS SHALL BE NELSON HEADED ANCHORS WITH FLUXED ENDS (ICC ESR-2856) OR APPROVED. DEFORMED BAR ANCHORS (D.B.A.) SHALL BE NELSON, TYPE D2L (ICC ESR-2907), OR APPROVED, STUDS AND D.B.A. SHALL BE AUTOMATICALLY END-WELDED WITH THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THEIR RECOMMENDATIONS.

APPROVED POST INSTALLED ANCHORS		
ANCHORS	TYPE	ALTERNATE
EXPANSION	HILTI KWIK BOLT TZ / (ICC ESR- 1917)	OTHER MFR ACCEPTABLE w/ EOR APPROVAL
CONCRETE SCREW	HILTI KWIK HUS -EZ (ICC ESR-3027)	OTHER MFR ACCEPTABLE w/ EOR APPROVAL
EPOXY ADHESIVE	HILTI HI - RS 500 SD(ICC ESR-2322)	OTHER MFR ACCEPTABLE w/ EOR APPROVAL

ALL ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION. ANCHORS EXPOSED TO EARTH OR WEATHER SHALL BE PROTECTED FROM CORROSION BY HOT-DIP GALVANIZING OR USE OF STAINLESS STEEL.

RE-10) PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. NO LOADS OR WELDS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.

RE-11) PROVIDE LAP LOCATIONS AS FOLLOWS, UNO:
A. GRADE BEAM / WALL (TOP HORIZONTAL REINFORCEMENT): AT CENTER OF SPAN
B. GRADE BEAM / WALL (BOTTOM HORIZONTAL REINFORCEMENT): AT SUPPORTS
C. WALL INSIDE FACE (VERTICAL REINFORCEMENT): AT SUPPORT
D. WALL OUTSIDE FACE (VERTICAL REINFORCEMENT): AT MID HEIGHT OF WALL
E. UNLESS OTHERWISE NOTED TERMINATE BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS.

RE-12) TERMINATION OF REINFORCEMENT, UNO:

A. TERMINATE ALL BARS IN LAPS, 90 DEGREE BENDS, OR WITH DOWELS INTO EXISTING CONCRETE.
B. BEND TOP MAT OR FOOTING BARS DOWN TO BOTTOM BARS AT ENDS.
C. BEND BOTTOM MAT OR FOOTING BARS UP WITH STANDARD 90 DEGREE BENDS.
D. PROVIDE DOWELS FROM FOOTINGS AND SLABS INTO WALLS AND COLUMNS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCEMENT.

CJ - CONCRETE CONSTRUCTION JOINTS

CJ-1) PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI-318. SUBMIT SHOP DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATIONS, DETAILS AND THE PLACEMENT SEQUENCE FOR THE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH WORK.

CJ-2) NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, UPTURNED BEAMS, WALLS AND SLABS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION.

CJ-3) PLACE VERTICAL CONSTRUCTION JOINTS IN WALLS TO PROVIDE A [40 FT] MAXIMUM LENGTH OF CONCRETE PLACEMENT AND LOCATE AS FOLLOWS:

A. FOUNDATION WALLS: MINIMUM OF [8 FT] FROM ANY COLUMN LINE OR WALL OPENING
B. GRADE BEAMS SUPPORTING FOUNDATION WALLS: AT CENTERLINES BETWEEN SUPPORTS

CJ-4) PROVIDE CONTINUOUS WATERSTOPS AT ALL CONSTRUCTION JOINTS EXPOSED TO SOIL OR WATER, AS DESCRIBED IN THE SPECIFICATIONS.

M - MASONRY

M-1) REINFORCED CONCRETE MASONRY:
CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C90, SAMPLED AND TESTED IN ACCORDANCE w/ASTM C140. LINEAL SHRINKAGE FOR UNITS SHALL NOT EXCEED 0.065%. BLOCK COMPRESSIVE SHALL BE AS INDICATED IN BELOW TABLE. ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fm) AS INDICATED IN BELOW TABLE AS VERIFIED BY THE UNIT STRENGTH METHOD CONFORMING TO OSSC SECTION 2105. WALLS SHALL BE REINFORCED AS SHOWN THE PLANS AND DETAILS AND, IF NOT SHOWN, SHALL BE AS NOTED UNDER "MASONRY REINFORCING STEEL", PROVIDE VERTICAL EXPANSION JOINTS IN CONTINUOUS MASONRY SUCH THAT THE DISTANCE BETWEEN JOINTS DOES NOT EXCEED THE LESSER OF A WEIGHT-TO-HEIGHT RATIO OF 1.5 OR 25 FT, REF. ARCHITECTURAL DRAWINGS FOR LOCATIONS.

CONCRETE MASONRY ASSEMBLY STRENGTH			
f'm (PSI)	BLOCK UNIT STRENGTH (PSI)	GROUT STRENGTH (PSI)	MORTAR
1,500	1,900	2,000	TYPE M OR S

M-2) MORTAR:
MORTAR SHALL BE THE TYPE INDICATED IN THE PRECEDING TABLE, WITH A MINIMUM COMPRESSIVE AT 28 DAYS OF 1,800 PSI AND SHALL CONFORM TO OSSC SECTION 2013.

M-3) MASONRY GROUT:
GROUT SHALL HAVE COMPRESSIVE STRENGTH AS INDICATED IN THE PRECEDING TABLE AND CONFORM TO OSSC SECTION 2013. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTITIOUS MATERIALS AND AGGREGATE TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO CAUSE THE MIXTURE TO FLOW WITHOUT SEGREGATION OF THE CONSTITUENTS. ALL CELLS CONTAINING VERTICAL BARS AND ALL BOND BEAMS SHALL BE FILLED WITH GROUT. FULLY GROUT WALLS BELOW GRADE WHERE INDICATED. MAXIMUM GROUT POUR HEIGHT SHALL BE 24'-0", CLEAN-OUTS ARE REQUIRED FOR ANY POUR HEIGHT GREATER THAN 5'-0". WHERE REQUIRED, CLEAN-OUTS LOCATED AT ALL CORES CONTAINING VERTICAL REINFORCEMENT AND AT A MAX. OF 32' OC GROUT LIFTS GREATER THAN 5'-0" ARE LIMITED IN HEAIGHT TO THE BOTTOM OF THE LOWEST BOND BEAM THAT IS MORE THAN 5'-0" ABOVE THE BOTTOM OF THE LIFT, PROVIDED THAT: 1) THE
MASONRY HAS CURED FOR AT LEAST 4 HOURS, AND 2) THE GROUT SLUMP IS MAINTAINED BETWEEN 10 AND 11 INCHES. IF EITHER OF THESE 2 CONDITIONS ARE NOT MET, THEN THE MAX. LIFT HEIGHT SHALL BE 5'-0". REF. TYPICAL MASONRY DETAILS.

M-4) MASONRY REINFORCING STEEL:
REINFORCING SHALL CONFORM TO OSSC SECTION 2013.13. DEFORMED BARS SHALL BE ASTM A615 GRADE 60, AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH ACI 530.1-08 SPECIFICATION SECTION 3.4. WELDED REINFORCEMENT SHALL CONFORM TO ASTM A706 GRADE 60. UNLESS NOTED OTHERWISE ON THE PLANS, MIN. WALL REINFORCEMENT SHALL BE AS FOLLOWS:

RUNNING BOND PATTERN		
WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS (IN BOND BEAMS)
8"	#5@24"OC	(2) #5@32"OC

NOTES:
BOND BEAMS WITH (2) #5 BARS HORIZONTALLY SHALL BE PROVIDED AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF WALLS. STEP BOND BEAMS ARE REQUIRED TO MATCH ROOF SLOPES. PROVIDE A BOND BEAM WITH (2) #5 BARS HORIZONTALLY ABOVE AND BELOW ALL OPENINGS, AND EXTEND THESE BARS 2'-0" PAST THE OPENING AT EACH SIDE. PROVIDE (1) BAR, MATCHING VERTICAL BAR SIZE, FOR THE FULL HEIGHT OF WALL FOR EACH SIDE OF OPENINGS, WALL ENDS AND INTERSECTIONS. DOWELS TO MASONRY WALLS SHALL BE EMBEDDED A MIN. OF 1'-0" OR HOOKED INTO THE SUPPORTING STRUCTURE AND BE OF THE SAME SIZE AND SPACING AS WALL REINFORCING. PROVIDE CORNER BARS TO MATCH HORIZONTAL WALL REINFORCING AT WALL INTERSECTIONS. LAP ALL REINFORCING BARS AS FOLLOWS UNLESS NOTED OTHERWISE ON DRAWINGS:

TYPICAL LAP SPLICE LENGTH SCHEDULE (IN.)
BAR f'm=1,500 PSI
#3 18
#4 24
#5 30

NOTES:
1. FOR CENTER TO CENTER SPACING LESS THAN 5db, MULTIPLY LAP LENGTHS BY 5db AND DIVIDE BY THE SPACING BETWEEN BARS.
2. FOR MASONRY CLEAR COVER LESS THAN 5db, MULTIPLY LAP LENGTHS BY 5db AND DIVIDE BY THE CLEAR COVER.
3. NOTES 1 AND 2 SHALL NOT BE CONCURRENT, USE THE LARGER RESULTING LAP LENGTH OF THE TWO WHEN BOTH CONDITIONS OCCUR.

REINFORCING STEEL COVER	
USE	COVER
MASONRY FACE NOT EXPOSEDTO EARTH OR WEATHER	1-1/2"
MASONRY FACE EXPOSED TO EARTH OR WEATHER	1-1/2" (#5 AND SMALLER) 2" (#6 AND LARGER)

M-6) MASONRY ACCESSORIES:
ALL ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. REINFORCING IN NEW OR EXISTING MASONRY SHALL NOT BE CUT DURING INSTALLATION. ALL ANCHORS EXPOSED TO EARTH OR WEATHER SHALL BE PROTECTED FROM CORROSION BY HOT-DIP GALVANIZING OR USE STAINLESS STEEL.

MASONRY ANCHORS		
ANCHORS	TYPE	ALTERNATIVE
EXPANSION	HILTI KWIK BOLT 3 (ICC ESR-1385)	OTHER MFR. ACCEPTABLE w/ E.O.R. APPROVAL
ADHESIVE	HILTI HIT-HY

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GENERAL STRUCTURAL NOTES CONT.

GL - GLUED LAMINATED MEMBERS:

GL-1) GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER, OR OTHER CODE- APPROVED DESIGN, MANUFACTURING AND QUALITY ASSURANCE PROCEDURES. EACH MEMBER SHALL BEAR AN AITC APA-EWS IDENTIFICATION MARK OR BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. BEAMS SHALL BE WESTERN SPECIES INDUSTRIAL (HIDDEN), OR ARCHITECTURAL (EXPOSED) APPEARANCE CLASSIFICATION, AND OF THE STRENGTH INDICATED BELOW:

GLUED LAMINATED MEMBERS				
COMBINATION SYMBOL (SPECIES)	USE	FLEXURAL STRESS, Fb(PSI)	MODULUS OF ELASTICITY (PSI)	HORIZONTAL SHEAR STRESS Fv (PSI)
24F-V4 (DFDF)	SIMPLE	2,400	1,800,000	240
24F-V8 (DFDF)	CONT. OR CANT.	2,400	1,800,000	240
L2D	COLUMN	2,000	1,900,000	295
30F-E2	BALCONY POSTS	3,000	2,100,000	300

GL-2) GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON GLT OR AS APPROVED BY SER.
GL-3) ADHESIVE SHALL BE WET-USE EXTERIOR WATERPROOF GLUE.
GL-4) FIELD NOTCHING AND BORING OF BEAMS NOT ALLOWED UNLESS APPROVED BY SER.

SL - SAWN LUMBER:

SL-1) SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE KILN DRIED AND BE THE SPECIES AND GRADE NOTED BELOW:

	SAWN LUMBER	
USE	SPECIES / GRADE	Fb (PSI) (BASE VALUE)
DIM. LUMBER 2" TO 4" THICK	DOUGLAS FIR - LARCH No.2	900
BEAMS 5"x5" AND GREATER	DOUGLAS FIR - LARCH No.1	1350
POST	DOUGLAS FIR - LARCH No.21	1200
T&G DECKING	DOUGLAS FIR - LARCH SELECT DEX	1750

SL-2) ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED, UNLESS AN APPROVED MOISTURE BARRIER IS PROVIDED, FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THEDRAWINGS. ALL NAIL HOLES SHALL BE FILLED WITH STRUCTURAL FASTENERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND FASTENERS SHALL BE INSTALLED FOLLOWING ALL MANUFACTURERS REQUIREMENTS. IF A SUBSTITUTION IS MADE, A DOCUMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL OUTLINING THE FRAMING ACCESSORIES BEING REPLACED AND THE SUBSTITUTED FRAMING ACCESSORIES. ALLOWABLE LOADS FOR THE SIMPSON ACCESSORIES SHALL BE TABULATED ALONG WITH ALLOWABLE LOADS FOR THE SUBSTITUTED ACCESSORIES, WHICH CLEARLY INDICATE THE SUBSTITUTED ACCESSORIES HAVING AN EQUAL OR GREATER CAPACITY. HANGERS NOT SHOWN SHALL BE SIMPSON U-TYPE OR B-TYPE OF SIZE RECOMMENDED FOR THE MEMBER.

SL-3) ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667, "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES AND NER-272 "POWER-DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILS SHALL BE IDENTIFIED BY LABELS (ATTACHED TO THEIR CONTAINERS) THAT SHOW THE MANUFACTURER'S NAME AND NES REPORT NUMBER, NAIL SHANK DIAMETER, AND LENGTH AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FRAMING. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.9.1 OR NER-272. THE FOLLOWING NAIL SIZES SHALL BE USED:

FRAMING NAILS		
NAIL TYPE	SHANK DIAMETER (IN.)	MIN. PENETRATION INTO FRAMING MEMBER (IN.)
6d	0.113	1.25
8d	0.131	1.5
10D	0.148	1.625
12D	0.148	1.625
14D	0.148	1.625

SL-4) BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981, ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. ALL A307 BOLTS SHALL HAVE CUT THREADS.

SL-5) CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO OSSC SECTIONS 2308.8.2, 2308.9.10 AND 2308.10.4.2.

SL-6) NAILS USED IN FLOOR SHEATHING SHALL BE RING SHANK

SL-7) FASTENERS IN PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS STEEL AND COMPATABLE w/ MEMBER TREATMENT.

EL - ENGINEERED COMPOSITE LUMBER:

EI-1) ENGINEERED COMPOSITE WOOD PRODUCTS SUCH AS LAMINATED VENEER LUMBER (MICROLAM), PARALLEL STRAND LUMBER (PARALLAM), AND LAMINATED STRAND LUMBER (TIMBERSTRAND) SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY TRUS-JOIST OR AN APPROVED EQUAL. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

ENGINEERED COMPOSITE LUMBER		
COMPOSITE LUMBER TYPE	MODULUS OF ELASTICITY (PSI)	STRESS
PSL	2,000,000	2,900
LVL	1,900,00	2,600
LSL	1,500,00	2,350

FLEXURAL STRESS NOTED ABOVE ARE FOR A 12-INCH MEMBER. DEEPER MEMBERS SHALL BE DESIGNED FOR REDUCED STRESSES PER THE MANUFACTURER'S REQUIREMENTS.

PWJ - PREMANIFACTURERD WOOD JOISTS:

PWJ-1) DESIGN OF THE PREMANUFACTURED JOIST SYSTEM SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY RED BUILT, OR AN APPROVED EQUAL, CONFORMING TO APA EWS STANDARD PRI-400, PERFORMANCE STANDARD FOR APA EWS I-JOISTS. ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS ICC APPROVED, IS COMPATIBLE WITH THE LOAD CAPACITY, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND HAS LVL FLANGES. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ROOF JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT BELOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT THE JOB SITE AS REQUIRED TO VERIFY THE PROPER INSTALLATION IN WRITING, TO THE ARCHITECT. JOISTS SHALL BE DESIGNED FOR THE LOADS SPECIFIED BELOW AND THE SNOWDRIFT AS SHOWN ON SHEET S113. DESIGN SHALL ALSO CONFORM TO THE FOLLOWING MINIMUM DEFLECTION CRITERIA: L/480 (FLOOR LIVE LOAD), L/360 (FLOOR DEAD LOAD PLUS LIVE LOAD AND ROOF LIVE LOAD), AND L/240 (ROOF DEAD LOAD PLUS LIVE LOAD.)* IN ADDITION TO SELF WEIGHT AND ADDITIONAL LOADS INDICATED ON THE PLANS, THE PREMANUFACTURED WOOD JOIST SYSTEM SHALL BE DESIGNED TO RESIST THE FOLLOWING MINIMUM LOADS:

PREMANUFACTURED WOOD JOISTS	
FLOOR DEAD LOAD	32 PSF
FLOOR LIVE LOAD	40 PSF
ROOF DEAD LOAD	22 PSF
ROOF LIVE LOAD	25 PSF
NET WIND UPLIFT	16 PSF

WSP - WOOD STRUCTURAL PANELS:

WSP-1) WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", "U.S. PRODUCT STANDARD PS 2 PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS", OR "APA PRP-108 PERFORMANCE STANDARDS", UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. OSB SHALL NOT BE USED FOR ANY EXTERIOR WALL, ROOF OR FLOOR SHEATHING.

WSP-2) WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

WSP-3) ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. SHEATHING SHALL BE BLOCKED, WHEN SHEATHING IS NAILED DIRECTLY TO BLOCKING, THE BLOCKING SHALL BE NAILED TO SUPPORT MEMBERS WITH A MINIMUM OF 16d NAILS AT 4" OC SUB-FLOORING SHEATHING SHALL BE BLOCKED, EXCEPT AS INDICATED ON DRAWINGS. SUB-FLOOR PANELS SHALL BE FIELD GLUED TO THE FRAMING USING ADHESIVES MEETING APA SPECIFICATION AFG-01 OR ASTM D3498. TONGUE AND GROOVE PANELS SHALL ALSO BE GLUED AT THE T&G JOINT. SHEAR WALL SHEATHING SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY AND BE BLOCKED WITH 2x FRAMING AT ALL PANEL EDGES. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.9.1. ALL NAILS SHALL BE COMMON NAILS EXCEPT USE RING SHANK AT FLOOR AND ROOF.

WSP-4) SHEAR WALL SHEATHING TO BE PLYWOOD OR PANELS (OSB NOT ALLOWED) CONFORMING TO THE REQUIREMENTS FOR ITS TYPE SPECIFIED IN DOC PS1 OR PS2. SHEATHING SHALL BE APPLIED EIGHTER HORIZONTALLY OR VERTICALLY. SHEETS SIZE SHALL BE 4x8 UNLESS BOUNDARIES OR FRAMING CHANGES.

WPS-5) NAIL HEADS SHALL BE DRIVEN FLUSH WITH SHEATHING. DO NOT PENETRATE SURFACE PLY WITH NAIL HEADS. ALL UNDRIVEN NAILS SHALL BE SET FLUSH. OVERDRIVEN NAILS WILL BE REJECTED AND MUST BE REPLACED WITH FLUSH SET NAILS.

WPS-6) ALL SHEAR WALL PANEL SHEATHING EDGES SHALL BE BLOCKED. EDGE NAILS SHALL BE AT LEAST 3/8" FROM EDGES AND ENDS OF PANELS. STAGGER NAILING ON EDGES.

2" DFL CAR DECKING:

TG-1) TONGUE-AND- GROOVE DECK SHALL BE RANDOM LENGTH, LAID WITH WELL SCATTERED JOINTS. THE DISTANCE BETWEEN END JOINTS IN ADJACENT COURSES SHALL BE AT LEAST 2 FEET. JOINTS WITHIN 6 INCHES OF BEING IN LINE SHALL BE SEPARATED BY AT LEAST TWO INTERVENING COURSES. WHEN AN END JOINT OCCURS IN THE END BAY, THE NEXT PIECE IN THE SAME COURSE SHALL CONTINUE OVER THE FIRST INNER SUPPORT FOR AT LEAST 2 FEET. EACH BOARD SHALL BEAR ON AT LEAST ONE SUPPORT.

TG-2) DECKING SHALL BE INSTALLED WITH TONGUES UP ON SLOPED OR PITCHED ROOFS AND WITH PATTERN FACES DOWN. EACH PIECE SHALL BE TOE NAILED THROUGH THE TONGUE AT EACH SUPPORT WITH ONE 16d COMMON NAIL AND FACE NAILED AT EACH SUPPORT WITH ONE 16d COMMON NAIL. COURSES SHALL BE TOE NAILED TO EACH OTHER WITH 8d COMMON NAILS AT INTERVALS NOT EXCEEDING 30 INCHES AND WITH ONE NAIL AT A DISTANCE NOT EXCEEDING 12 INCHES FROM EACH END OF EACH PIECE.

3" AND 4" DFL CAR DECKING:

TG-3) TONGUE-AND-GROOVE DECK SHALL NOT HAVE JOINTS.

TG-4) DECKING SHALL BE CONTINUOUS AND INSTALLED WIH TONGUES UP AND PATTERN FACES DOWN. EACH PIECE SHALL BE TOE NAILED THRU THE TONGUE AT EACH SUPPORT WITH ONE 10d NAIL AND FACE NAILED AT EACH SUPPORT WITH ONE 50d COMMON NAIL. COURSES SHALL BE SPIKED TO EACH OTHER WITH 8" SPIKES AT INTERVALS NOT EXCEEDING 30 INCHES THRU PER-DRILLED EDGE HOLES AND ONE SPIKE AT A DISTANCE NOT EXCEEDING 10 INCHES FROM END TO EACH PIECE.

SS STRUCTURAL STEEL

SS-1) STEEL MATERIALS:

SHAPE	
WIDE FLANGES AND WT'S	ASTM A992, GRADE 50
MISC. PLATES	ASTM A36
CONTINUITY PLATES	ASTM A992, GRADE 50
ANGLES AND CHANNELS	ASTM A36
RECTANGULAR HSS (TUBES)	ASTM A500, GRADE B
ROUND HSS	ASTM A500, GRADE B
BOLTS	ASTM A325 N UNO
ANCHOR RODS	ASTM F1554 Fy=36ksi. UNO
THREADED RODS	ASTM A36 F1554 Fy=36ksi
WELDING ELECTRODES REQ'MTS.	E70, SEE SPECIFICATIONS FOR CVN
WELDED STUDS	ASTM A108 HEADED STUDS: TYPE D2L OR S3L BY NELSON OR EQUAL

SS-2) STRUCTURAL STEEL MEMBERS AND CONNECTIONS DENOTED "SLRS" SHALL SATISFY REQUIREMENTS FOR THE SEISMIC LOAD RESISTING SYSTEM IN SPECIFICATION SECTION 05 12 10.

SS-2) STRUCTURAL STEEL MEMBERS AND CONNECTIONS DENOTED "SLRS" SHALL SATISFY REQUIREMENTS FOR THE SEISMIC LOAD RESISTING SYSTEM IN SPECIFICATION SECTION 05 12 10.

SS-4) SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE SER IN WRITING.

SS-5) FOR STEEL MEMBERS AND EMBEDMENTS EXPOSED TO WEATHER, PROVIDE HOT-DIPPED GALVANIZED FINISH

SS-6) PROVIDE HOLES IN ALL STEEL AS REQUIRED TO PREVENT ANY ACCUMULATION OF WATER. ALL PENETRATIONS THROUGH MAIN MEMBERS SHALL NOT EXCEED 1 1/8"Ø AND SHALL BE GROUND SMOOTH. THESE DRAINS MUST BE KEPT CLEAN AND OPEN.

SS-7) SHOW ALL COPES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ERECTION OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

SS-8) FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.

SS-9) THE CONTRACTOR SHALL SUBMIT A STEEL ERECTION PROCEDURE, PREPARED UNDER THE SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE OF THE LOCATION OF THE PROJECT (THE CONTRACTOR'S ENGINEER) FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD. THIS PROCEDURE MUST INCLUDE THE PROPOSED SURVEY REQUIRED BY THE STEEL SPECIFICATIONS.

SS-10) PROVIDE WEEP HOLES AT ALL EXTERIOR CLOSED SECTIONS TO PREVENT MOISTURE.

SC STRUCTURAL STEEL CONNECTORS

SC-1) ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL WELDING CODE, ANSI/AWS D1.1, LATEST EDITION. ALL WELD SIZES SHALL BE THE LARGER OF THE SIZE SHOWN, THE MINIMUM SIZE PER ANSI/AWS D1.1, OR 3/16 INCH MINIMUM FILLET WELD UON. ANY WELD SIZES SHOWN ON THE DESIGN DRAWINGS ARE CONSIDERED EFFECTIVE WELD SIZES AND SHALL BE INCREASED IN ACCORDANCE WITH AWS AS REQUIRED BY GAPS OR SKEWS BETWEEN COMPONENTS.

SC-2) WELDING EXPOSED TO LOW (OUTDOOR) TEMPERATURES IN SERVICE SHALL CONFORM TO AWS D1.5.

SC-3) WELDS SHALL BE MADE USING E70XX ELECTRODES, UNLESS NOTED OTHERWISE.

SC-4) WELDING SHALL BE BY AWS CERTIFIED WELDERS MEETING THE CITY OF PORTLAND STANDARDS.

RP - RIGID POLYSTYRENE

EPS GEOFOAM USED IN OVER-FRAMING APPLICATIONS SHALL CONFORM TO ASTM D6817 WITH THE FOLLOWING PROPERTIES:

AT TYPICAL FLOOR AREAS, USE GEOFOAM TYPE EPS19 WITH A MINIMUM COMPRESSIVE RESISTANCE OF 5.8 PSI AS 1% DEFORMATION.

AT LOADING DOCKS, SIDEWALKS AND OTHER HEAVILY LOADED AREAS, USE GEOFOAM TYPE EPS29 WITH A MINIMUM COMPRESSIVE RESISTANCE OF 10.9 PSI AT 1% DEFORMATION.

CONTINUOUS SHEARWALL TIE DOWN SYSTEM:

CT-1) CONTINUOUS THREADED ROD HOLDOWN SYSTEM SHALL BE A CONTINUOUS THREADED STEEL ROD SYSTEM WITH SCREW-TYPE TAKE-UP DEVICES, BEARING PLATES AND ISOLATOR NUTS AT EACH FLOOR.

CT-2) CONTINUOUS THREADED ROD HOLDOWN SHALL OCCUR AT EACH END OF SHEAR WALL AS NOTED.

CT-3) CONTINUOUS THREADED ROD HOLDOWN SYSTEM SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

CT-4) SEE CONTINUOUS THREADED ROD HOLDOWN SCHEDULE, DETAILS 2&6-11/S6.06 FOR TYPICAL CONTINUOUS THREADED ROD HOLDOWN INSTALLATION REQUIREMENTS.

CT-5) EMBEDDED BOLTS SHALL BE LOCATED IN THE FORMS AND TIED SUFFICIENTLY TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. DO NOT HAND SET OR WET SET.

(7)EMBEDDED BOLTS SHALL NOT BE IN CONTACT W/ PRESERVATIVE TREATED (P.T.) WOOD. P.T. WOOD PLS SHALL HAVE OVERSIZED HOLES 1/4" MIN 3/8" MAX, LARGER THAN BOLT SIZE. AS AN ALTERNATIVE, THE ANCHOR MAY BE SLEEVED WITH AN INSULATOR BUSHING OR GALVANIZED IN ACCORDANCE W/ ASTM A653.

CT-7) THE HOLDOWN SYSTEM SHALL HAVE A CURRENT INTERNATIONAL INSPECTION COUNCIL ICC-ES EVALUATION REPORT COMPLIANT WITH THE CURRENT BUILDING CODE & ICC-ES ACCEPTANCE CRITERIA AC316.

CT-8) THE DEFLECTION OF THE OVERTURNING ANCHORAGE (INCLUDING ROD ELONGATION, BEARING PL CRUSHING, BEARING PL BENDING, DEVICE ELONGATION, ETC) SHALL NOT EXCEED 0.20 INCHES PER FLOOR.

CT-9) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD (EOR) INCLUDING THE FOLLOWING INFORMATION:

A. CONTINUOUS THREADED ROD MATERIAL TYPE.
B. CONTINUOUS THREADED ROD SIZE.
C. CONTINUOUS THREADED ROD LENGTH.
D. CONTINUOUS THREADED ROD EMBEDMENT INTO FOOTING.
E. CONTINUOUS THREADED ROD PROJECTION FOR HOLDOWN TYPE (INCLUDING SUFFICIENT PROJECTION AND THREADS TO ALLOW FOR A MINIMUM OF 2" FIELD TOLERANCE)
F. DIMENSIONED CONTINUOUS THREADED ROD LAYOUT DRAWINGS SHOWING LOCATION OF ALL HOLDOWN BOLTS.
G. DIMENSIONED CONTINUOUS THREADED ROD LAYOUT DRAWINGS SHOWING LOCATION, SIZE, TYPE, AND QUANTITY OF HOLDOWN POST OR BUILT-UP MEMBER.
H. CONTINUOUS THREADED ROD HOLDOWN TYPE.
I. ALL ACCESSORIES (INCLUDING PLATE WASHERS, DOUBLE NUTS, COUPLING TAKE-UP DEVICES, BEARING PLATES, ISOLATOR NUTS, ETC.) AND LOCATIONS OF SUCH.

FIRE DESIGN REQUIREMENTS OF WOOD MEMBERS

THE PRIMARY GRAVITY SUPPORT SYSTEM FOR THE STRUCTURE SHALL MEET A 2 HOUR FIRE RATING, AND THEREFORE ALL EXPOSED FRAMING, WITHOUT COMBINED GYPSUM COVERING HAS BEEN CONSIDERED FOR AN EFFECTIVE CHAR RATING OF 1.58 IN/HR, AND TOTAL FIRE ENDURANCE OF 2 HOURS. DFL CAR DECKING AT THE CORRIDORS HAS BEEN CONSIDERED FOR AN EFFECTIVE CHAR RATING OF 1.80IN/HR, FOR A TOTAL FIRE ENDURANCE OF 1 HOUR. PERIMETER FRAMING, STAIRS, ELEVATOR AND RATED MECHANICAL SHAFTS HAVE BEEN DETAILED WITH A FULL DEPTH BLOCKING OR CONTINUOUS RIM HAVING A THICKNESS TO MATCH THE WALL AND DEPTH TO MATCH JOISTS IN LINE WITH THE FLOOR CAVITY. REFERENCE ARCHITECTURAL AND SPECIFICATIONS FOR ALL OTHER REQUIREMENTS NOTE NOTED.

SU SUBMITTALS

SU-1) TWENTY WORKING DAYS PRIOR TO SUBMITTING SHOP DRAWINGS, THE CONTRACTOR SHALL SUBMIT FOR STRUCTURAL ENGINEER' S REVIEW A SCHEDULE WHICH DETAILS THE ESTIMATED QUANTITY OF SHOP DRAWINGS AND THE DATE THE SHOP DRAWINGS WILL BE RECEIVED BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED SCHEDULE AND SUBMIT COMMENTS TO THE CONTRACTOR. THE FINAL SHOP DRAWING SCHEDULE SHALL BE DEVELOPED AND SUBMITTED TO THE STRUCTURAL ENGINEER, IN ACCORDANCE WITH THE SHOP DRAWING SCHEDULE. THE STRUCTURAL ENGINEER WILL RETURN THE SHOP DRAWING ITEMS WITHIN TEN WORKING DAYS AFTER HAVING RECEIVED THE REPRODUCIBLE SHOP DRAWING.

SU-2) THE CONTRACTOR IS TO REVIEW EACH SUBMITTAL PRIOR TO FORWARDING TO ARCHITECT AND STRUCTURAL ENGINEER. THE CONTRACTOR IS TO STAMP EACH SUBMITTAL VERIFYING THAT THE FOLLOWING IS ADDRESSED:

1. THE SHOP DRAWING IS REQUESTED.
2. THE SHOP DRAWING IS BASED ON THE LATEST DESIGN.
3. THE ARCHITECT' S AND STRUCTURAL ENGINEER' S COMMENTS FROM ANY PREVIOUS SUBMITTALS ARE ADDRESSED.
4. THE WORK IS COORDINATED AMONG ALL CONSTRUCTION TRADES.
5. REVISIONS FROM PREVIOUS SUBMITTALS ARE CLEARLY MARKED BY CIRCLING OR CLOUDS.
6. SUBMITTAL IS COMPLETE.
7. SUBMITTAL DOES NOT INCLUDE SUBSTITUTION REQUEST
8. SUBMITTAL SHALL INCLUDE A STAMP INDICATING PROJECT NAME AND LOCATION, SUBMITTAL NUMBER, SPECIFICATION SECTION NUMBER

THE STRUCTURAL ENGINEER SHALL RETURN, WITHOUT COMMENT, SUBMITTALS WHICH THE CONTRACTOR HAS NOT STAMPED OR WHICH DO NOT MEET THE ABOVE REQUIREMENTS. THE STRUCTURAL ENGINEER' S REVIEW OF SUBMITTALS SHALL BE FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW

SU-3) FOR COMPONENTS THAT REQUIRE ENGINEERING BY THE CONTRACTOR, PROVIDE A NOTE ON EACH SHOP DRAWING, WRITTEN AND SIGNED BY THE SUPPLIER' S ENGINEER, INDICATING THAT THE SHOP DRAWING IS IN CONFORMANCE WITH THE CALCULATIONS OF THE CONTRACTOR'S ENGINEER.

SU-4) THE FOLLOWING ITEMS REQUIRE SUBMITTALS FOR STRUCTURAL REVIEW AS OUTLINED IN THE SPECIFICATIONS.

SUBMITTALS:
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION OF ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

SUBMITTALS			
ITEMS	SUBMITTAL (1,4)	DEFERRED SUBMITTAL (2,4)	COMMENTS:
CONCRETE MIX DESIGN	X		
CONCRETE REINFORCEMENT	X		
MASONRY REINFORCEMENT	X		
CONCRETE ANCHORAGE	X		
EMBEDDED STEEL ITEMS	X		
STRUCTURAL STEEL	X		
STEEL WELDING PROCEDURES	X	X	
STEEL DECKING	X		
WOOD PRODUCTS, INCLUDING SHEATHING	X		(6)
GLUE LAMINATED MEMBER	X		
PREMANUFACTURED WOOD FLOOR I-JOISTS	X	X	
PREMANUFACTURED WOOD ROOF I-JOISTS	X	X	
CONTINUOUS SHEAR WALL TIE DOWN SYSTEM	X	X	REF. S6.06 FOR INFO
CURTAIN WALL, WINDOW WALL AND OTHER	X	X	(5)
GLAZING SYSTEMS	X	X	
RAILINGS	X	X	
MEP EQUIPMENT ANCHORAGE AND BRACING	X	X	REF. NOTES
PHOTOVOLTAIC ARRAY	X	X	

FOOTNOTES:

1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION OF STRUCTURAL ITEMS. IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE STRUCTURAL ENGINEER.
2. DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS. DESIGN SHALL BE BASED ON THE REQUIREMENTS OF THE OSSC AND AS NOTED UNDER "DESIGN CRITERIA".
3. THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7-10 CHAPTER 13, BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.
4. FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
5. MANUFACTURED WINDOWS LESS THAN 6'-0" x 6'-8" OR 40 SQ FT. DO NOT REQUIRE A COMPREHENSIVE DEFERRED SUBMITTAL GIVEN WINDOWS HAVE BEEN APPROVED BY ARCHITECT AND MEET MINIMUM INDUSTRY STANDARDS FOR GIVEN APPLICATION.
6. INCLUDE CONVENTIONAL PRODUCTS, ALL ENGINEERED PRODUCTS AND SHEATHING SUBMITTALS SHALL IDENTIFY SPECIES, GRADE, MOISTURE CONTENT AND ALL APPLICABLE CODE REPORTS.

SO - STRUCTURAL OBSERVATION:

SO-1) THE STRUCTURAL ENGINEER OF RECORD (SER) WILL PERFORM STRUCTURAL OBSERVATION BASED ON THE REQUIREMENTS OF THE OSSC AT THE STAGES OF CONSTRUCTION LISTED BELOW. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SER TO PERFORM THESE OBSERVATIONS.

STRUCTURAL OBSERVATION			
ITEM	OBSERVED BY (2)		COMMENTS
	AOR	SER	
PRIOR TO FOUNDATION POUR	X		
PRIOR TO FIRST CONCRETE POUR		X	REF. NOTES 1,3,4,5
PRIOR TO FIRST CONCRETE S.O.G. POUR	X	X	REF. NOTES 1,3,4,5
DURING ADVANCEMENT OF WOOD FRAMING		X	REF. NOTES 1,3,4
AS REQ'D. TO ADDRESS STRUCTURAL ISSUES		X	REF. NOTES 1,3,4

FOOTNOTES:

1. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SER IN ADVANCE.
2. SER-STRUCTURAL ENGINEER OF RECORD, AOR-ARCHITECT OF RECORD.
3. A FIELD REPORT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOLLOWING EACH SITE VISIT.
4. STRUCTURAL OBSERVATION IS FOR THE GENERAL CONFORMANCE OF THE STRUCTURAL DRAWING, SPECIAL INSPECTION IS STILL REQUIRED.
5. AFTER REINFORCING STEEL HAS BEEN INSTALLED.

STRUCTURAL
REGISTERED PROFESSIONAL
ENGINEER
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OREGON
NOVEMBER 6, 2009
NORMAN J. FARR
EXPIRES: 12/31/19

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REVISION	DATE	REASON FOR ISSUE

GENERAL STRUCTURAL NOTES CONT.

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PROJECT NUMBER 17058

SHEET NUMBER
S1.11

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TABLE 1 - REQUIRED GEOTECHNICAL SPECIAL INSPECTION

SYSTEM OR MATERIAL	INSPECTION: OSSC CODE REFERENCE	CODES OR STANDARDS	FREQUENCY (NOTE 5): CONTINUOUS	FREQUENCY (NOTE 5): PERIODIC	REMARKS
SOILS					
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING BY CAPACITY	1704.07	GEOTECH REPORT		X	BY THE GEOTECHNICAL ENGINEER
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL				X	
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS				X	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL			X		
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY				X	

TABLE 2 - REQUIRED STRUCTURAL SPECIAL INSPECTION

SYSTEM OR MATERIAL	INSPECTION: OSSC CODE REFERENCE	CODES OR STANDARDS REFERENCE	FREQUENCY (NOTE 5): CONTINUOUS	FREQUENCY (NOTE 5): PERIODIC	REMARKS
SHOP FABRICATION					
					WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATORS SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY TABLE 2 AND AS REQUIRED ELSEWHERE IN THE SPECIAL INSPECTION PROGRAM. REFERENCE SECTION 1704.2.2 FOR APPROVED FABRICATOR EXCEPTION
SHOP FABRICATION	1704.2			X	
CONCRETE					
REINFORCING STEEL	1704.4 1907.5 1913.4	ACI 318 1.3.2.C ACI 318 3.5 ACI 318 7.1 TO 7.7		X	TOLERANCE AND REINFORCING PLACEMENT PER ACI 7.5
WELDING REINFORCING STEEL	1704.3.1 1903.1	ACI 318 3.5.2 AWS D1.4B SECT. 7			REFER TO STEEL FOR ADDITIONAL WELDING REQUIREMENTS: MATERIAL VERIFICATION OF REINFORCING STEEL FOR WELDING (CERTIFIED MILL TEST REPORTS), VERIFICATION OF WELD FILLER METALS, USE OF PROPER WPS'S AND WELDER QUALIFICATIONS.
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706	1704.4	AWS D1.4 ACI 318 SECT. 3.5.2		X	
3. SHEAR REINFORCEMENT		AWS D1.4	X		
4. OTHER REINFORCING STEEL	1704.4	AWS D1.4 ACI 318 SECT. 3.5.2		X	
PLACEMENT OF CAST-IN-PLACE ANCHOR BOLTS	1704.4	ACI 318 SECT. 1.3.2.C	X		ALL BOLTS VISUALLY INSPECTED
VERIFYING USE OF REQUIRED MIX DESIGN(S)	1704.4 1904, 1905.2-4 1913.2, 1913.3	ACI 318 1.3.2.A ACI 318, CHPTR 4 ACI 318 5.2,-5.4		X	
CONCRETE PLACEMENT NON-SHRINK GROUT	1704.4 1905.9-.10	ACI 318 SECT. 1.3.2.D ACI 318 5.11-5.13	X		
CONCRETE CURING	1704.4 1905.11-13 1913.9	ACI 318,1.3.2.D ACI 318 5.11-5.13		X	

TABLE 2 - REQUIRED STRUCTURAL SPECIAL INSPECTION CONT.

SYSTEM OR MATERIAL	INSPECTION: OSSC CODE REFERENCE	CODES OR STANDARDS REFERENCE	FREQUENCY (NOTE 5): CONTINUOUS	FREQUENCY (NOTE 5): PERIODIC	REMARKS
MASONRY					
COMPLIANCE WITH REQD INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED		TMS 602-1.5		X	
VERIFICATION OF AND PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY CODE		TMS 502-1.4B		X	
VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT		TMS 502-1.5B	X		
AS CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
A) VERIFICATION OF SITE-PROPORTIONED MORTAR		TMS 602-2.8A		X	
B) LOCATION OF REINFORCEMENT AND CONNECTORS		TMS 602-3.4 3.6a		X	
C) CONSTRUCTION OF MORTAR JOINTS		TMS 602-3.8B		X	
DURING CONSTRUCTION, THE INSPECTION PROGRAM SHALL VERIFY					
A) SIZE AND LOCATION OF STRUCTURAL ELEMENTS		TMS 602-3.3F		X	
B) ANCHORAGE OF MASONRY TO FRAMES, STRUCTURAL MEMBERS AND DIAPHRAGMS		TMS 402-1.16.1 TMS 402-1.12.2(e) TMS 402-2.1.4 TMS 402-3.16		X	
C) SPECIFIED SIZE, GRADE AND TYPE OF		TMS 402-1.15		X	
REINFORCEMENT, ANCHOR BOLTS, PRESTRESSING TENDONS AND ANCHORAGE		TMS 602-2.4 TMS 602-3.4			
D) WELDING REINFORCING STEEL		TMS 402-2.9.7.2 TMS 402-3.3.3.4			ALL WELDS VISUALLY INSPECTED PER AWS D1.4.7.5 REFER TO STEEL FOR WELDING REQ'MTS.
PREPARATION, CONSTRUCTION AND PROTECTION DURING COLD WEATHER (TEMP. BELOW 40 DEG. F) AND HOT WEATHER (TEMP. ABOVE 90 DEG. F) APPLICATION AND MEASUREMENT OF PRESTRESSING FORCES	2104.3 2104.4	TMS 602-1.8C TMS 602-1.8D TMS 602-3.6B	 X	X	
PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
VERIFYING GROUT SPACE IS CLEAN PRIOR TO GROUTING		TMS 502-3.2D		X	
PLACEMENT OF REINFORCEMENT AND CONNECTORS		TMS 402-1.13 TMS 502-3.4		X	
CONSTRUCTION OF MORTAR JOINTS		TMS 502-3.3B		X	
GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE		TMS 602-3.5	X		
REPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS SHALL BE OBSERVED		TMS 602-1.4		X	
POST-INSTALLED CONCRETE ANCHORS					
EXPANSION ANCHORS INSTALLED IN HARDENED AND COMPLETED MASONRY	1703.4.2 1701.15	ICC EVALUATION REPORT ACI 318.3B6.21.1.8	X	X	INSPECTION REQ'D. PER ICC EVALUATION REPORT
EPOXY ANCHORS INSTALLED IN HARDENED AND COMPLETED MASONRY	1912.1		X		INSPECTION REQ'D. PER ICC EVALUATION REPORT
STEEL					
FABRICATION OF STRUCTURAL ELEMENTS	1704.07	GEOTECH REPORT		X	REFER TO INSPECTION OF SHOP FABRICATION
MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD FORMED STEEL DECK MATERIAL VERIFICATION OF ANCHOR BOLTS AND THREADED RODS	1704.2 2203.1 1704.3	ASTM A6 AISC 360 A3.1, A3.5 AISC 360 A3.4		X X	CERTIFIED MILL TEST REPORTS MANUFACTURER'S CERTIFIED TEST REPORTS
MATERIAL VERIFICATION OF WELD FILLER METALS	1704.3.1	AISC 360 A3.5		X	MANUFACTURER'S CERTIFIED TEST REPORTS
VERIFYING USE OF PROPER WPS'S				X	COPY OF WELDING PROCEDURE SPECS.
VERIFING WELDER				X	COPY OF QUALIFICATION CARDS
COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS			X		ALL WELDS VISUALLY INSPECTED PER AWS D1.16.9
MULTIPASS FILLET WELDS	1704.3.1	AWS D1.1 SECTION 6	X		
SINGLE PASS FILLET WELDS GREATER THAN 5/16"	1704.4		X		
PLUG AND SLOT WELDS			X		
SINGLE PASS FILLET WELDS LESS THAN 5/16"				X	
INSTALLATION OF COMPOSITE SLAB DECKING	1707.3	ICC EVALUATION REPORT		X	SPECIAL INSPECTIONS APPLY TO DECKING TYPE, DEPTH, GAUGE AND FASTENING
WELDING STUDS EXCEPT AS NOTED OTHERWISE	1704.3	AWS D1.1 SECTION 7		X	ALL WELDS VISUALLY INSPECTED PER AWS D1.17.8
WELDING STAIR AND RAILING SYSTEM		AWS D1.1 SECTION 6	X		ALL WELDS VISUALLY INSPECTED PER AWS D1.16.8
WELDING REINFORCING	1704.3	ACI 318 3.5.2 AWS D1.4 SECTION 7			REFER TO CONCRETE FOR WELDING REQ'MTS.
FLOOR AND DECK WELDS	1704.3	AWS D1.3 SECTION 7	X		ALL WELDS INSPECTED PER AWS D1.3.7.1
INSTALLATION OF ROOF DECKING	1704.3	ICC EVALUATION REPORT		X	
COLD-FORMED STEEL FRAMING					
MATERIAL VERIFICATION OF WELD FILLER METALS	1704.3.12 1704.3.2	AWS D1.3 SECTION 7		X X	MANUFACTURERS CERTIFICATE COPY OF WELDING PROCEDURE SPECIFICATIONS
VERIFYING USE OF PROPER WPS'S				X	COPY OF QUALIFICATIONS CARDS
WELDED FRAMING CONNECTIONS	1704.3.2	AWS D1.3 SECTION 7		X	ALL WELDS INSPECTED PER AWS D1.3.7.1
VERIFYING WELDERS QUALIFICATIONS					
WELDED FRAMING CONNECTIONS	1704.3.2	AWS D1.3 SECTION 7		X	ALL WELDS INSPECTED PER AWS D1.3.7.1
	1704.3.2			X	LOAD BEARING & EXTR WALL FRAMING
COLD-FORMED STEEL TRUSSES SPANNING 60 FT OR GREATER	1704.3.4			X	VERIFY TEMPORARY INSTALLATION OF RESTRAINT/BRACES AND PERMANENT INDIVIDUAL TRUSS MEMBERS. RESTRAINT /BRACES ARE INSTALLED IN ACCORDANCE WITH APPROVED DEFERRED SUBMITTAL

SI- SPECIAL INSPECTION AND TESTING

SPECIAL INSPECTION WILL BE PROVIDED BY THE OWNER BASED ON THE REQUIREMENTS OF THE OSSC AS SUMMARIZED IN THE SPECIAL INSPECTION AND TESTING PROGRAM BELOW. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SPECIAL INSPECTOR TO PERFORM THESE INSPECTIONS.

SI-STATEMENT OF SPECIAL INSPECTION NOTES:

SP-1) SPECIAL INSPECTION SHALL CONFORM TO SECTION 1704 OF THE 2014 OSSC. REFER TO TABLES 1-5 FOR SPECIAL INSPECTION AND TABLES AND TABLES 6-7 PERIODIC INSPECTION: THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTIONS BE APPROVED SPECIAL INSPECTOR FOR TESTING REQUIREMENTS. SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED.

SI-2) SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED ACCREDITED INDEPENDENT AGENCY MEETING THE REQUIREMENTS OF ASTM E329 (MATERIALS), ASTM D3740 (SOILS), ASTM C1077 (CONCRETE), ASTM A880 (STEEL), AND ASTM E543 (NON-DESTRUCTIVE). THE INSPECTION AND TESTING AGENCY SHALL FURNISH TO THE STRUCTURAL ENGINEER ARCHITECT A COPY OF THEIR SCOPE OF ACCREDITATION. SPECIAL INSPECTORS SHALL BE CERTIFIED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1.1 OF AWSD1.1.

SI-3) THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE INSPECTION REPORTS.

SI-4) THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, STRUCTURAL ENGINEER, ARCHITECT, CONTRACTOR, AND OWNER, THE SPECIAL INSPECTION AGENCY AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.

SI-5) CONTINUOUS INSPECTION: THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.

SI-6) PERIODIC INSPECTION: THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTIONS BE APPROVED SPECIAL INSPECTOR FOR TESTING REQUIREMENTS. SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED.

SI-7) WHERE PERIODIC INSPECTION IS ALLOWED IN ACCORDANCE WITH AN EXPANSION ANCHOR'S ICC EVALUATION REPORT, INSPECTION SHALL BE AS FOLLOWS:

FOR ALL ANCHORS, PRIOR TO CONCEALMENT, VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR SPACING AND EDGE DISTANCES.

A. FOR EACH ANCHOR TYPE AND SIZE, INSPECTOR SHALL BE ON-SITE TO CONTINUOUSLY INSPECT A MINIMUM OF THE FIRST 10 ANCHORS INSTALLED BY EACH INSTALLER FOR CONFORMANCE w/ ICC EVALUATION REPORT. PROVIDED ALL ANCHORS ARE INSTALLED CORRECTLY PER MANUFACTURES INSTRUCTIONS, PROVIDE PERIODIC INSPECTION ON A MINIMUM OF 10% OF THE NEXT 1000 ANCHORS BY EACH INSTALLER AND A MINIMUM OF 5% OF THE REMAINING ANCHORS BY EACH INSTALLER. INSPECTIONS SHALL OCCUR A MINIMUM OF ONCE PER WEEK AT A RANDOM TIME WHILE ANCHOR INSTALLATION IS ONGOING. ANY NON-COMPLIANCE ISSUE SHALL RESET INSPECTION REQUIREMENTS TO TEN (10) CONTINUOUS INSPECTIONS. NON-COMPLIANT ANCHORS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR REVIEW AND SHALL BE BROUGHT INTO COMPLIANCE BY EITHER TESTING OF RE-INSTALLATION.

B. INSPECTION REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.

C. SPECIAL INSPECTOR SHALL PROVIDE DOCUMENTATION AT THE END OF ANCHOR INSTALLATION STATING THAT THE MINIMUM OF ANCHORS WERE INSPECTED.

TABLE 4 - REQUIRED STRUCTURAL SPECIAL INSPECTION FOR SEISMIC RESISTANCE

SYSTEM OR MATERIAL	INSPECTION: OSSC CODE REFERENCE	CODES OR STANDARDS REFERENCE	FREQUANCY (NOTE 5): CONTINUOUS	FREQUANCY (NOTE 5): PERIODIC	REMARKS
CONCRETE					
MATERIAL VERIFICATION OF REINFORCING STEEL IN SHEAR WALL BOUNDARY ELEMENTS	1708.3			X	CERTIFIED MILL TEST REPORT

TABLE 6 - REQUIRED TESTING FOR SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION: OSSC CODE REFERENCE	CODES OR STANDARDS REFERENCE	FREQUANCY (NOTE 5): CONTINUOUS	FREQUANCY (NOTE 5): PERIODIC	REMARKS
GEOTECHNICAL					
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY STEEL IN SHEAR WALL BOUNDARY	1704.7	VARIES: MIN. PER OSSC APPENDIX J107.5		X	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION		VARIES: CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIAL		X	BY THE GEOTECHNICAL ENGINEER
CONCRETE					
CONCRETE STRENGTH CONCRETE SLUMP CONCRETE AIR CONTENT CONCRETE TEMPERATURE	1903 1704.4 1905.6	ASTMC39 ASTMC143 ASTMC231 ASTMC1064	EACH 150 CY OR LESS EACH 5000 SF OF SLAB OR WALL PLACED EACH DAY		FABRICATE SPECIMENS AT TIME FRESH CONCRETE IS PLACED
MASONRY					
UNIT STRENGTH METHOD	2105.2.2.1	ASTMC55, ASTMC62 ASTMC90, ASTMC216 ASTMC476, ASTMC652			
PRISM TEST METHOD	2105.2.2.2	ASTMC1314	ALL C.J.P. WELDS REQUIRE UT TESTING		
STEEL					
MAGNETIC PARTICAL(MT) AND UTLRASONIC (UT) TESTING OF WELDS		MT-AWS D1.6.14.4 UT-AWS D.16.13 AND 6.14.3			

TABLE 7 - REQUIRED TESTING FOR SEISMIC RESISTANCE SPECIAL INSPECTION

SYSTEM OR MATERIAL	INSPECTION: OSSC CODE REFERENCE	CODES OR STANDARDS REFERENCE	REMARKS
CONCRETE REINFORCEMENT			
TEST A615 REINFORCEMENT FOR WELD-ABILITY WHEN SUCH REINFORCEMENT IS TO BE WELDED		ACI 318.3.5.2	

TABLE N1 - REQUIRED ARCHITECTURAL SPECIAL INSPECTION

SYSTEM OR MATERIAL	INSPECTION: OSSC CODE REFERENCE	CODES OR STANDARDS REFERENCE	FREQUANCY (NOTE 5): CONTINUOUS	FREQUANCY (NOTE 5): PERIODIC	REMARKS
SPRAYED FIRE-RESISTANT MATERIALS AND INTUMESCENT FIRE-RESISTIVE COATINGS					
SURFACE CONDITIONS	1704.10 1704.11	ICC EVALUATION REPORT		X	SPECIAL INSPECTIONS APPLY TO CLEAN-LINESS OF STEEL, PRODUCT NAME AND TYPE , MATERIAL EXPIR, DATE, AMBIENT CONDITIONS, APPLICATION PROCEDURES, AND MATERIAL THICKNESS, DENSITY AND BOND STRENGTH.
APPLICATION					
EXTERIOR INSULATION AND FINISH SYSTEMS					
INSTALLATION	1704.12		X		
SMOKE CONTROL SYSTEM					
INSTALLATION	1704.14			X	

TABLE N3 - NON-STRUCTURAL TESTING

SYSTEM OR MATERIAL	INSPECTION: OSSC COD REFERENCE	CODES OR STANDARDS REFERENCE	FREQUANCY	REMARKS
SPRAYED FIRE-RESISTANT MATERIALS				
THICKNESS AT FLOOR, ROOF AND WALL ASSEMBLIES	1704.10	ASTM E605	NOT LESS THAN (4) MEASUREMENTS FOR EACH 1000 SF OF SPRAYED AREA EACH LOOR LEVEL	
THICKNESS AT STRUCTURAL FRAMING MEMBERS	1704.10.3.2		TEST MIN. OF 25% OF THE STRUCTURAL MEMBERS AT EACH LEVEL	
DENSITY	1704.10.4			REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
BOND STRENGTH AT FLOOR, ROOF, AND WALL ASSEMBLIES	1704.10.5.1	ASTM E736	EACH 10,000 SF OF SPRAYED AREA EACH FLOOR AREA EACH FLOOR LEVEL	
BOND STRENGTH AT FLOOR, ROOF, AND	1704.12.6		EACH TYPE OF STRUCT. MEMBERS FOR EACH 10,000 SF OF FLOOR AREA EACH FLOR LEVEL	
INTUMESCENT FIRE-RESISTIVE COATINGS				
THICKNESS	1704.11	AWCI TECHNICAL MANUAL 12-8	EACH 10,000 SF OF COATED AREA EACH FLOOR LEVEL	
SMOKE CONTROL SYSTEMS				
LEAKAGE, PRESSURE DIFFERENTIAL FLOW MEASUREMENT AND DETECTION AND CONTROL VERIFICATION	1704.14.1		DETERMINED BY JURISDICTION	

STRUCTURAL
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NOVEMBER 6, 2009
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SPECIAL INSPECTION PROGRAM

PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

SHEET NUMBER S1.12

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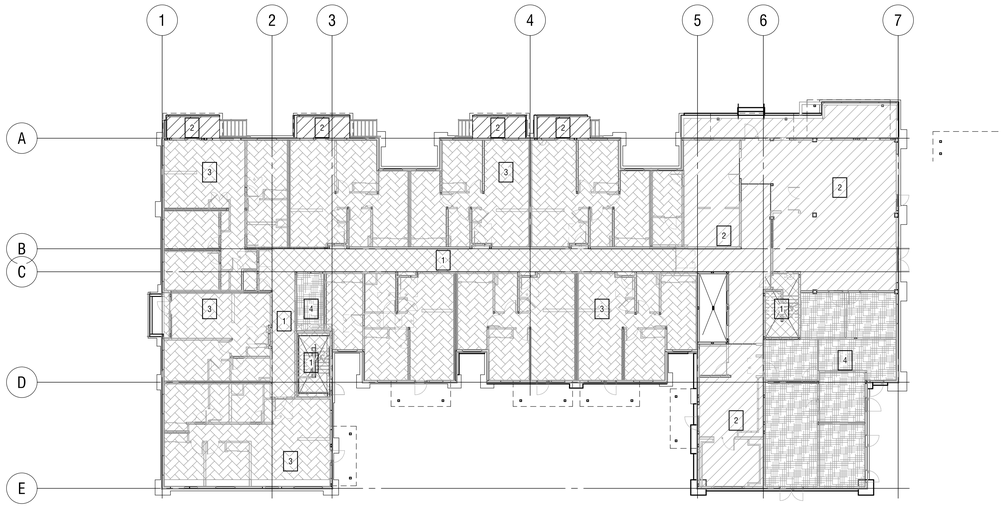
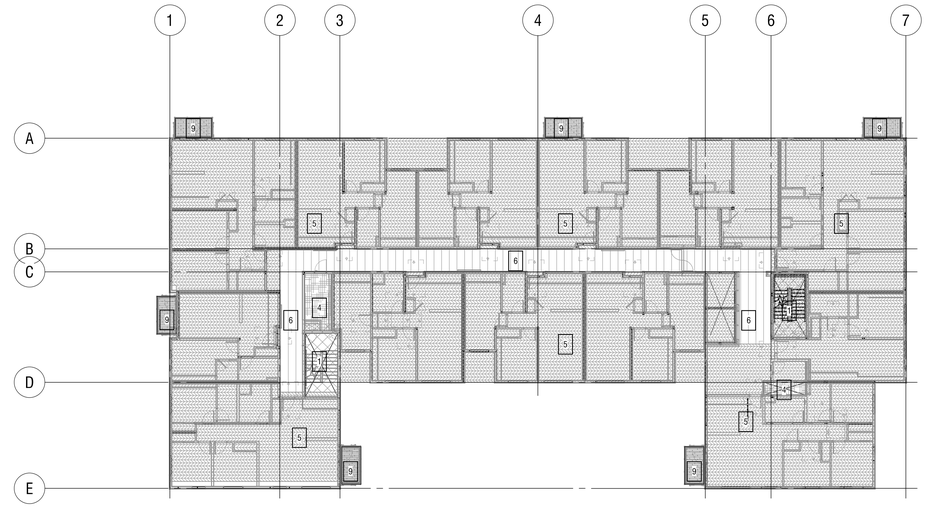


1 LOADING DIAGRAM - GROUND FLOOR PLAN
1/16" = 1'-0"



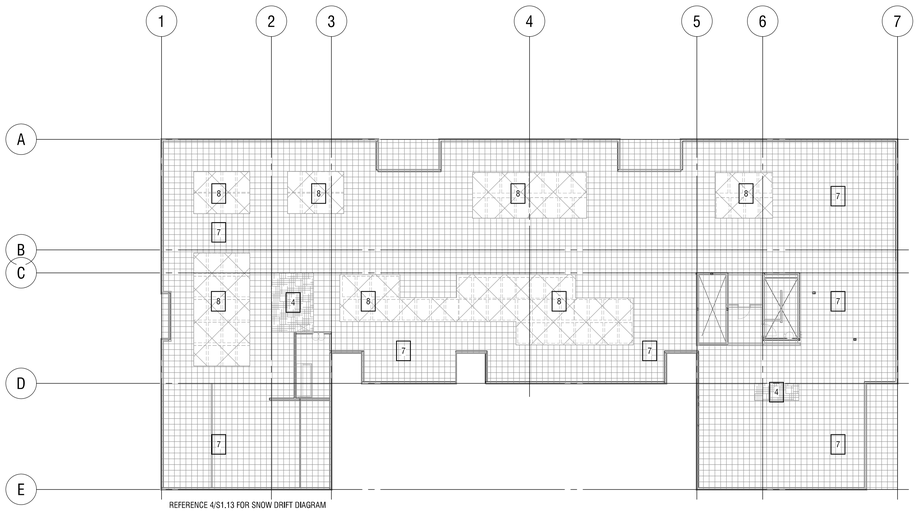
2 LOADING DIAGRAM - LEVELS 2-5 PLAN
1/16" = 1'-0"

DESIGN LOAD SCHEDULE

AREA	MARK	SUPER IMPOSED DEAD LOAD[1]	LIVE LOADING
PUBLIC/CORRIDOR/STAIR	1	10	100
PUBLIC ROOM	2	28	100
RESIDENTIAL GROUND	3	10/28(SIM)	40
M.E.P. ROOMS	4	10	125
RESIDENTIAL L2-L5	5	10/28(SIM)	40
RESIDENTIAL CORRIDORS	6	10	100
ROOF TYPICAL	7	15	25
ROOF MECHANICAL	8	23	25
ATTACHED BALCONY	9	10	60

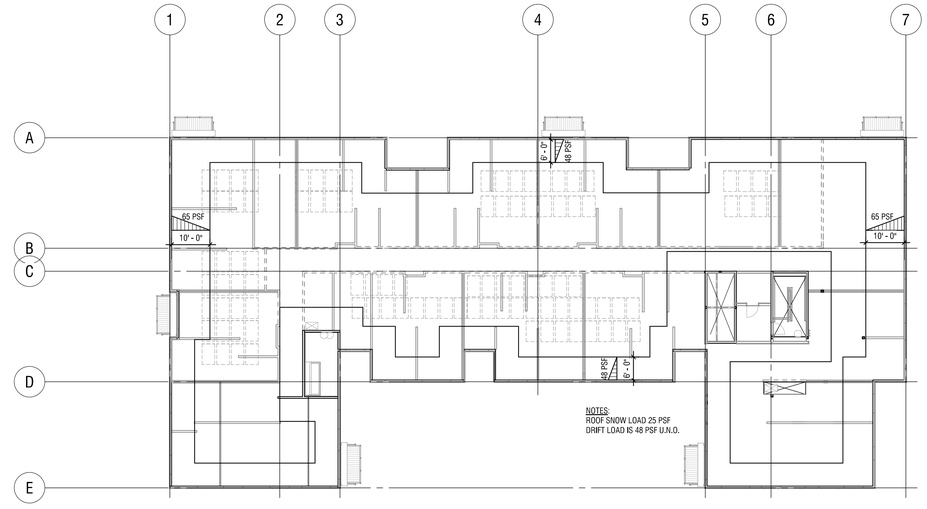
NOTES:

1. SUPERIMPOSED LOADING INCLUDES FINISH AND PARTITIONS ONLY.
2. SLAB ON GRADE UNIFORM LIVE LOAD AND 3000 LB CONCENTRATED LOAD, (NOT CONCURRENT, ACTING ON A 4.5"x4.5" AREA)
3. CONTINUOUS OCCUPIED / NON OCCUPIED AREAS, RESPECTIVELY.
4. INDICATES 2,250 LB MAXIMUM ROOF TOP MECHANICAL EQUIPMENT LOADING.



REFERENCE 4/S1.13 FOR SNOW DRIFT DIAGRAM

3 LOADING DIAGRAM - ROOF PLAN
1/16" = 1'-0"



NOTES:
ROOF SNOW LOAD 25 PSF
DRIFT LOAD IS 48 PSF U.N.O.

4 SNOW LOADS - ROOF PLAN
1/16" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
62948
OREGON
NOVEMBER 6, 2009
NORMAN J. FARIS
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LOADING DIAGRAMS

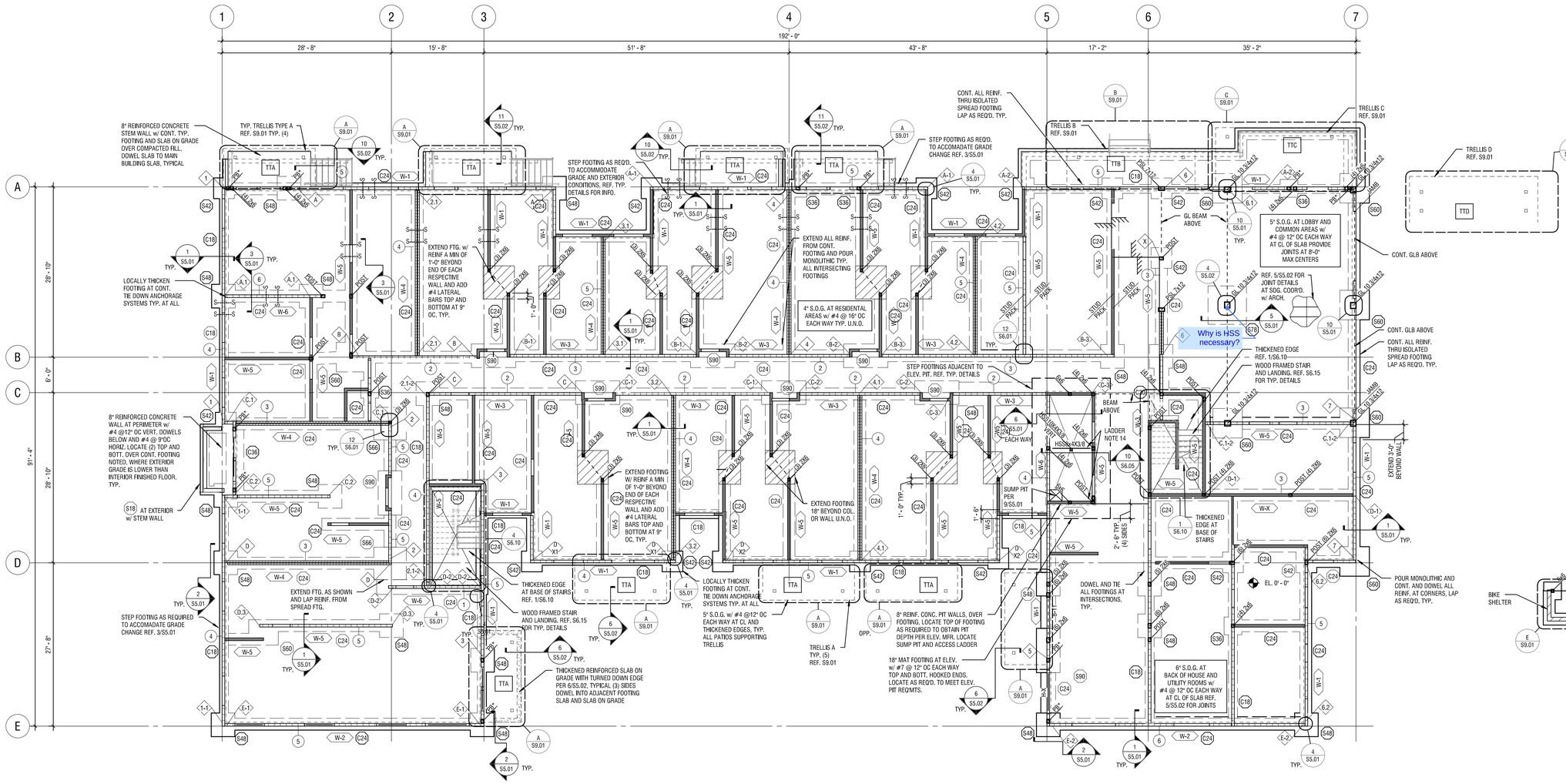
PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

SHEET NUMBER S1.13

10/7/2018 4:23:10 PM



1 GROUND FLOOR/ FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION PLAN NOTES

1. (X) INDICATES CONVENTIONAL SPREAD FOOTING TYPE. REFERENCE 1/S5.01 FOR SIZE AND ADDITIONAL INFORMATION.
   ALL FOUNDATIONS SHALL BE REVIEWED, MONITORED AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR FULL CONFORMANCE OF PERFORMANCE REQUIREMENTS AND LOADING DEMANDS.
   REFERENCE CONCRETE DETAILS FOR TOP REINFORCING AT ENDS OF SHEAR WALLS FOR UPLIFT LOADING.
2. INDICATES TO EXTEND ADJOINING FOOTING w/ REINF. A MIN OF 1'-0" BEYOND END OF EACH RESPECTIVE WALL AND ADD #4 LATERAL (N/S) BARS TOP AND BOTTOM AT 9" OC, TYPICAL
3. (XX.XX) INDICATES BOTTOM OF FOOTING ELEVATION. LOCATE MINIMUM 18" BELOW ADJACENT GRADE U.N.O. 24" AT EXTERIOR.
4. SLAB CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CASTING S.O.G.
5. REFERENCE ARCHITECTURAL AND MEP FOR SLEEVES, BLOCKOUTS AND OTHER ITEMS TO BE COORDINATED WITH THE FOUNDATIONS.
6. REFERENCE DRAWING A2.01 FOR DIMENSIONS.
7. EL. XXX'-XX" INDICATES TOP OF SLAB ELEVATION.
8. EL. = XXX'-XX" INDICATES POINT ELEVATION AT TOP OF CONCRETE.
10. INDICATES STEP IN ELEVATION.
11. INDICATES SLOPE IN SLAB.
12. REFERENCE S5.01-S5.02 FOR TYPICAL CONCRETE DETAILS.
13. COORDINATE ANCHOR BOLT PLACEMENT FOR SHEAR WALLS AND ALL BEARING WALL PER WOOD DETAILS AND SCHEDULE. CONTINUOUS SHEARWALL TIE DOWN SYSTEM TO BE DESIGNED BY MFR.
14. REF. ARCH. FOR ELEVATOR PIT LADDER COORDINATE w/ FRAMING AND SEPERATOR BEAM.
15. S---------S INDICATES STEP IN FOOTING. REF. 3/S5.01

LEVEL 1 FRAMING PLAN NOTES

1. (X) INDICATES 2x SHEAR WALL WITH 15/32" SHEATHING TYPE. REF. 1/S6.06. PLYWOOD SHEATHING EXTENDS FROM HOLDOWN TO HOLDOWN.
2. W-X INDICATES BEARING WALL TYPE. REF. SCHEDULE
3. X TYPE A, B, C, D, AND E INDICATE CONTINUOUS TIE DOWN SYSTEM LOCATION. CONTINUOUS TIE DOWN SYSTEM TO BE DESIGNED BY MANUFACTURER. REF 2/S6.06 FOR SCHEDULE OF TIE DOWN LOADS.
4. B-X INDICATES BEAM TYPE RESPECTIVELY REF. SCHEDULE ON 1/S6.01 TYPICAL EXTERIOR HEADER TO BE GL 5 1/2 x12 U.N.O.
   UNLESS OTHERWISE NOTED, ALL HEADERS ARE TO BE:
   OPENINGS LESS THAN 5'-0" SHALL BE A BL 5 1/2x12 w/ (2) TRIMMER AND (1) KING STUD.
   OPENINGS LESS THAN 8'-0" SHALL BE GL 5 1/2x12 w/ (3) 2x6 TRIMMERS AND (2) 2x6 KING STUDS
5. REFERENCE S6.01 THRU S6.07 FOR TYPICAL WOOD DETAILS.
6. ALL OTHER WALLS NOT NOTED SHALL BE NON-LOAD BEARING PER ARCHITECTURAL REQUIREMENTS. ALLOCATE FOR CONNECTION TOP AND BOTTOM.
   NOTE: NOT ALL ARCHITECTURAL WALLS ARE SHOWN ON THE STRUCTURAL PLAN DRAWINGS.
7. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR SLEEVES, BLOCKOUTS AND OTHER ITEMS TO BE COORDINATED WITH THE FRAMING.
8. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
9. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS, FLOOR DEPRESSIONS, OPENINGS, DRAINS OR STEPS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
10. REF. DETAIL 5&6/S6.01 FOR NOTCH AND HOLES ALLOWANCES AT STUDS, JOISTS, AND WALL PLATES.
11. REF. DETAIL 1&2/6.05 FOR NON-BEARING PARTITION WALL DETAILS AT FLOOR AND ROOF.
12. PP* INDICATES BALCONY POST IN-LINE w/ SUPPORT. REF. S8.01 FOR INFO., SIZE, AND DETAILS.
13. TTX INDICATED TRELLIS TYPE ABOVE COORDINATE FOUNDATION, FRAMING AND INFORMATION ON S9.01
14. POST INDICATES POST LOCATION. REF. SCHEDULE ON 1/S6.01 FOR TYPE U.N.O.

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 62948 OREGON NOVEMBER 5, 2009 NORMAN J. FARIS
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

GROUND FLOOR/ FOUNDATION PLAN

PERMIT/GMP SET

DATE 10/09/2018 | PROJECT NUMBER 17058

SHEET NUMBER S2.01

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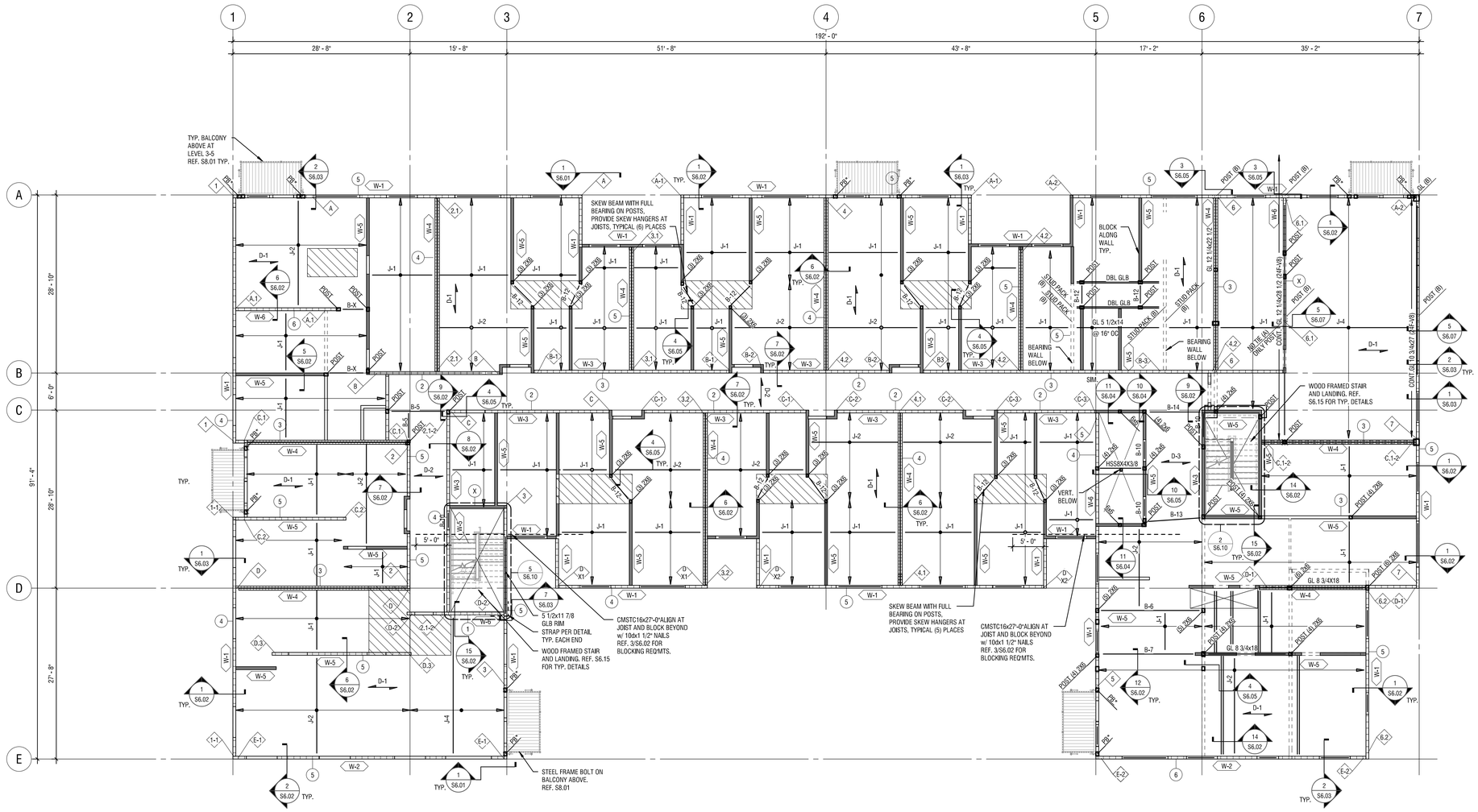

1 LEVEL 2
1/8" = 1'-0"

LEVEL 2 FRAMING PLAN NOTES

1. (X) INDICATES 2x SHEAR WALL WITH 15/32" SHEATHING TYPE. REF. 1/S6.06. PLYWOOD SHEATHING EXTENDS FROM HOLDOWN TO HOLDOWN.
2. (W-X) INDICATES BEARING WALL TYPE. REF. SCHEDULE. ALL OTHER WALLS NOT NOTES SHALL BE NON-LOAD BEARING PER ARCHITECTURAL REQUIREMENTS. ALLOCATE FOR CONNECTION TOP AND BOTT. NOTE: NOT ALL ARCHITECTURAL WALLS SHOWN ON STRUCTURAL PLAN DRAWINGS.
3. (X) TYPE A, B, C, D, AND E INDICATE CONTINUOUS TIE DOWN SYSTEM LOCATION. CONTINUOUS TIE DOWN SYSTEM TO BE DESIGNED BY MANUFACTURER. REF 2/S6.06 FOR SCHEDULE OF TIE DOWN LOADS.
4. J-X INDICATES FLOOR JOIST TYPE AND SPACING w/ TOP FLANGE HANGERS
   J-1 11 7/8" I-JOIST @16" OC (REDBUILT I-45 OR EQUIVALENT)
   J-2 11 7/8" I-JOIST @16" OC (REDBUILT I-65 OR EQUIVALENT)
   J-3 11 7/8" I-JOIST @16" OC (REDBUILT I-90 OR EQUIVALENT)
   J-4 11 7/8" I-JOIST @12" OC (REDBUILT I-90HS OR EQUIVALENT)
   TYPICAL JOIST SHALL BE J-1 WHERE NOT NOTED
5. D-1 INDICATES SPAN DIRECTION OF 23/32" T&G SHEATHING, BLOCKED, GLUE AND FASTEN w/10d RING SHANK NAILS @4" OC @ EDGES AND 12" OC INTERIOR. REF. 4/S6.07.
6. D-2 INDICATES SPAN DIRECTION OF 3X6 DFL CAR DECKING w/ CONTINUOUS D-1 SHEATHING OVER, BEAR ON WALL/RIM JOIST, REF. 3/S6.05.
7. D-3 INDICATES SPAN DIRECTION OF 4X6 DFL CAR DECKING w/ CONTINUOUS D-1 SHEATHING.
8. B-X INDICATES BEAM REF. SCHEDULE ON 1/S6.01 TYPICAL EXTERIOR HEADER TO BE GL 5 1/2 x 12 U.N.O.

   UNLESS OTHERWISE NOTED, ALL HEADERS ARE TO BE:
   OPENINGS LESS THAN 5'-0" SHALL BE A BL 5 1/2x12 w/ (1) TRIMMER AND (1) KING STUD.
   OPENINGS 8'-0" SHALL BE GL 5 1/2x12 w/ (2) 2x6 TRIMMERS AND (2) 2x6 KING STUDS
9. REFERENCE S6.01 THRU S6.07 FOR TYPICAL WOOD DETAILS.
10. ALL FLOORS TO BE TOPPED w/ 1" MAXIMUM GYP. CONCRETE TOPPING.

    ALL OTHER WALLS NOT NOTED SHALL BE NON-LOAD BEARING PER ARCHITECTURAL REQUIREMENTS. ALLOCATE FOR CONNECTION TOP AND BOTTOM.
    NOTE: NOT ALL ARCHITECTURAL WALLS ARE SHOWN ON THE STRUCTURAL PLAN DRAWINGS.
11. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR SLEEVES, BLOCKOUTS AND OTHER ITEMS TO BE COORDINATED WITH THE FRAMING. REF. S6.02 FOR SHAFT DETAILS.
12. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
13. PROVIDE DIAPHRAGM EDGE NAILING TO ALL JOISTS, PLATES OR BLOCKING IN LINE OR CONNECTED TO SHEAR WALLS.
14. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS, FLOOR DEPRESSIONS, OPENINGS, DRAINS OR STEPS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
15. REF. DETAIL 3 & 4/S6.01 FOR NOTCH AND HOLES ALLOWANCES AT STUDS, JOISTS, AND WALL PLATES.
16. REF. DETAIL 1&2/S6.05 FOR NON-BEARING PARTITION WALL DETAILS AT FLOOR AND ROOF.
17. REF. 6/S6.01 FOR THE TYPICAL HANGER SCHEDULE (U.N.O. ON PLANS).
18. PROVIDE DIAPHRAGM EDGE NAILING TO ALL JOISTS, PLATES OR BLOCKING IN LINE OR CONNECTED TO SHEAR WALLS.
19. INDICATES TO PROVIDE FULL DEPTH BLOCKING @24" OC (2) JOIST BAYS EACH SIDE OF CORNER, EXTEND 4'-0" EACH SIDE OF CORNER.
20. POST INDICATES POST LOCATION REF. SCHEDULE ON 1/S6.01 FOR TYPE U.N.O.
21. PR* INDICATES BALCONY IN-LINE SUPPORT, REF. S8.01 FOR INFO, SIZE AND DETAILS.

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
62948
OREGON
NOVEMBER 5, 2009
NORMAN J. SIMS
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SECOND FLOOR FRAMING PLAN

PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

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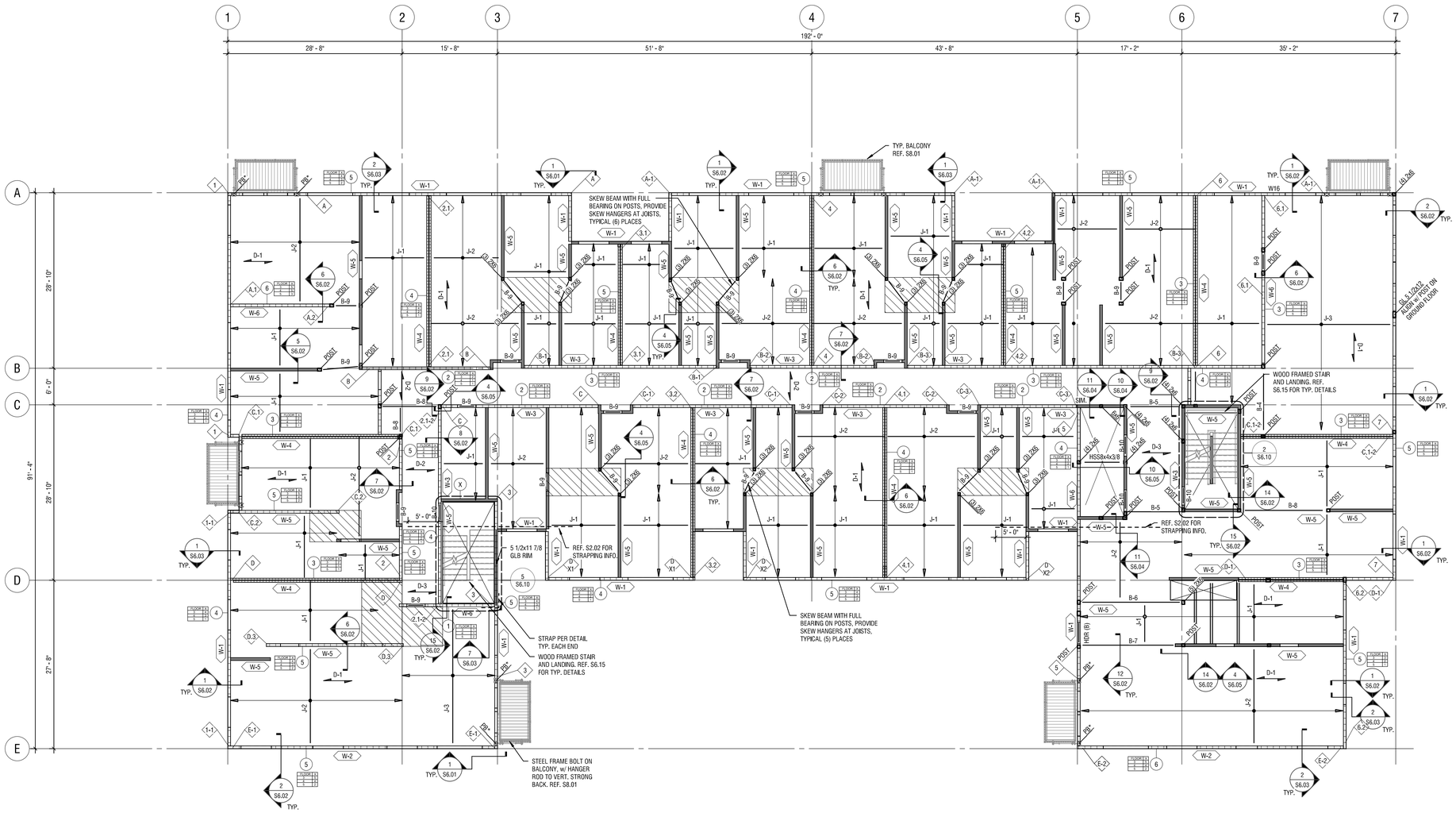

1 THIRD THRU FIFTH FLOOR FRAMING PLAN

1/8" = 1'-0"

LEVEL 3 THRU 5 FRAMING PLAN NOTES

1. (X) INDICATES 2x SHEAR WALL WITH 15/32" SHEATHING TYPE, REF. 1/S6.06. PLYWOOD SHEATHING EXTENDS FROM HOLDOWN TO HOLDOWN.
2. (W-X) INDICATES BEARING WALL TYPE, REF. SCHEDULE. ALL OTHER WALLS NOT NOTES SHALL BE NON-LOAD BEARING PER ARCHITECTURAL REQUIREMENTS, ALLOCATE FOR CONNECTION TOP AND BOTT.
   NOTE: NOT ALL ARCHITECTURAL WALLS SHOWN ON STRUCTURAL PLAN DRAWINGS.
3. (X) TYPE A, B, C, D, AND E INDICATE CONTINUOUS TIE DOWN SYSTEM LOCATION. CONTINUOUS TIE DOWN SYSTEM TO BE DESIGNED BY MANUFACTURER. REF 7/S6.06 FOR SCHEDULE OF TIE DOWN LOADS.
4. (J-X) INDICATES FLOOR JOIST TYPE AND SPACING w/ TOP FLANGE HANGERS
   J-1 11 7/8" I-JOIST @16" OC (REDBUILT I-45 OR EQUIVALENT)
   J-2 11 7/8" I-JOIST @16" OC (REDBUILT I-455 OR EQUIVALENT)
   J-3 11 7/8" I-JOIST@16" OC (REDBUILT I-90 OR EQUIVALENT)
   TYPICAL JOIST SHALL BE J-1 WHERE NOT NOTED
5. (D-1) INDICATES SPAN DIRECTION OF 23/32" T&G SHEATHING, BLOCKED, GLUE AND FASTEN w/10d RING SHANK NAILS @4" OC @ EDGES AND 12" OC INTERIOR. REF. 4/S6.07.
6. (D-2) INDICATES SPAN DIRECTION OF 3x6 DFL CAR DECKING w/ CONTINUOUS D-1 SHEATHING OVER, BEAR ON WALL/RIM JOIST. REF. 3/S6.05.
7. (D-3) INDICATES SPAN DIRECTION OF 4x6 DFL CAR DECKING w/ CONTINUOUS D-1 SHEATHING.
8. (B-X) INDICATES BEAM TYPE REF. SCHEDULE ON 1/S6.01

   UNLESS OTHERWISE NOTED ALL HEADERS ARE TO BE:
   OPENINGS LESS THAN 5'-0" SHALL BE A GL 5 1/2x12 w/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD.
   OPENINGS LESS THAN 8'-0" SHALL BE GL 5 1/2x12 w/ (2) 2x6 TRIMMERS AND (2) 2x6 KING STUD.
9. REFERENCE S6.01 THRU S6.07 FOR TYPICAL WOOD DETAILS.
10. ALL FLOORS TO BE TOPPED w/ 1" MAXIMUM GYP. CONCRETE TOPPING.

    ALL OTHER WALLS NOT NOTED SHALL BE NON-LOAD BEARING PER ARCHITECTURAL REQUIREMENTS, ALLOCATE FOR CONNECTION TOP AND BOTTOM.
    NOTE: NOT ALL ARCHITECTURAL WALLS ARE SHOWN ON THE STRUCTURAL PLAN DRAWINGS.
11. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR SLEEVES, BLOCKOUTS AND OTHER ITEMS TO BE COORDINATED WITH THE FRAMING. REF. S6.02 FOR SHAFT DETAILS.
12. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
13. PROVIDE DIAPHRAGM EDGE NAILING TO ALL JOISTS, PLATES OR BLOCKING IN LINE OR CONNECTED TO SHEAR WALLS.
14. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS, FLOOR DEPRESSIONS, OPENINGS, DRAINS OR STEPS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
15. REF. DETAIL 3&4/S6.01 FOR NOTCH AND HOLES ALLOWANCES AT STUDS, JOISTS, AND WALL PLS.
16. REF. DETAIL 1&2/S6.05 FOR NON-BEARING PARTITION WALL DETAILS AT FLOOR AND ROOF.
17. REF. 6/S6.01 FOR THE TYPICAL HANGER SCHEDULE (U.N.O. ON PLANS).
18. PROVIDE DIAPHRAGM EDGE NAILING TO ALL JOISTS, PLATES OR BLOCKING IN LINE OR CONNECTED TO SHEAR WALLS.
19. INDICATES TO PROVIDE FULL DEPTH BLOCKING @24" OC (2) JOIST BAYS EACH SIDE OF CORNER. EXTEND 4'-0" EACH SIDE OF CORNER.
20. (POST) INDICATES POST LOCATION REF. SCHEDULE ON S6.01 FOR TYPE U.N.O.
21. (PBY) INDICATES BALCONY IN-LINE w/ SUPPORT . REF. S.801 FOR INFO, SIZE AND DETAILS.

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
62948
OREGON
NOVEMBER 5, 2009
NORMAN J. SIMS
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

THIRD THRU FIFTH FLOOR FRAMING PLAN

PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

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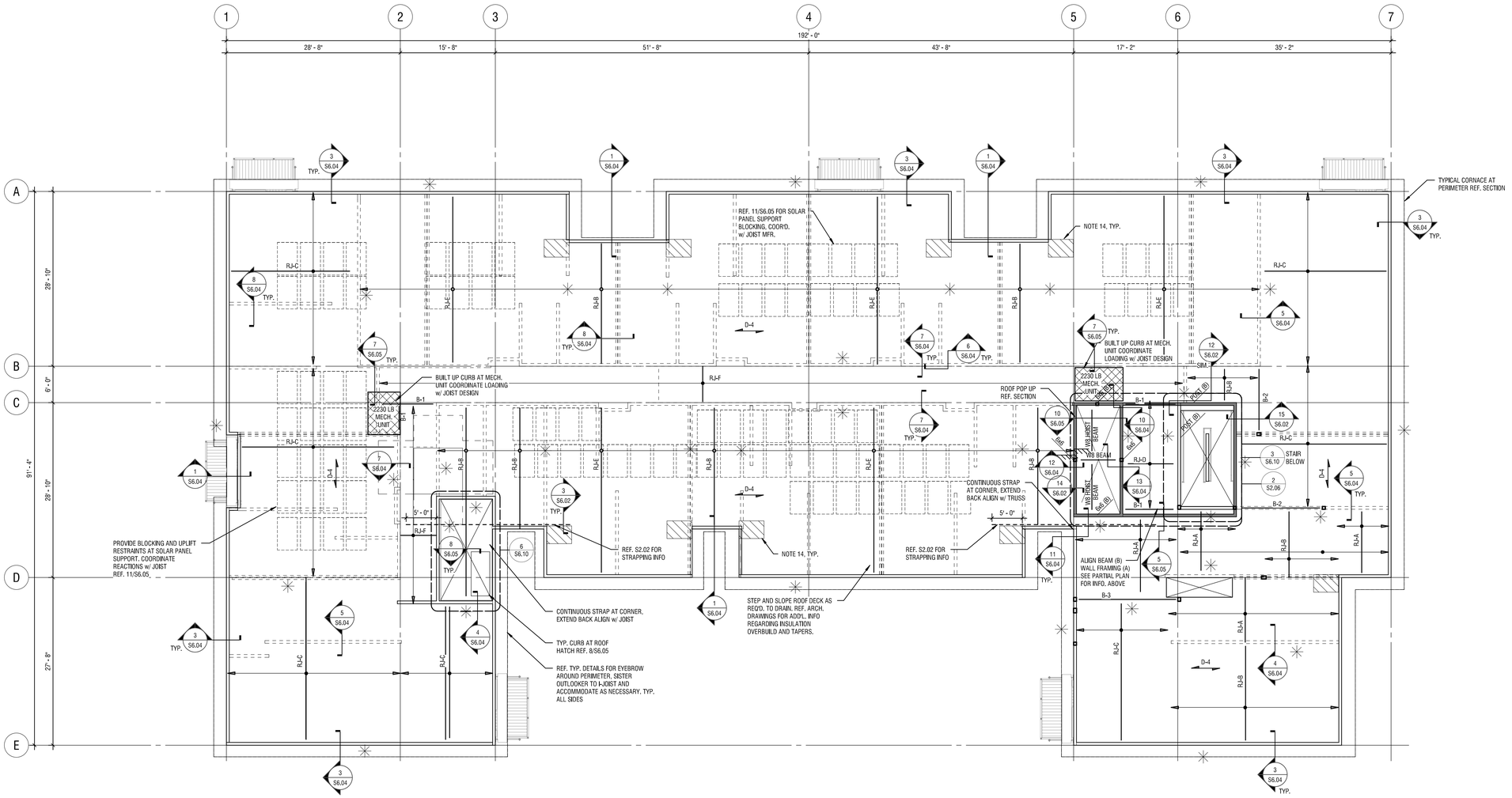
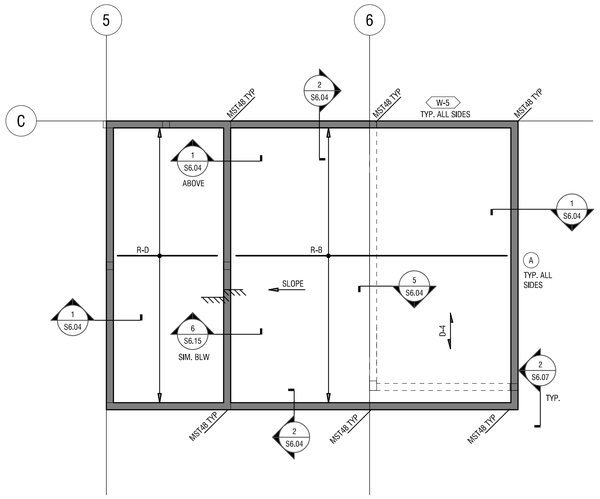


1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN NOTES

1. RJ-A RED BUILT I-45 / RJ-B REDBUILT I-45 / RJ-C REDBUILT I-90 / RJ-E DBL REDBUILT I-90 — INDICATES SPAN DIRECTION OF 14" ENGINEERED ROOF I-JOIST AS INDICATED @ 24" OC MAX. REF. ARCH. FOR SLOPE. DOUBLE JOIST @ 24" OC WITH IN 6'-0" OF PARALLEL WALL.
2. RJ-D / RJ-F — INDICATES 2x10 @16" OC w/ JB210 FULL NAIL HANGERS. INDICATES 2X8 @ 24" OC w/ JB28 HANGERS ALONG RIM OVER CORRIDOR
3. NOTE PLANS FOR LOADING INFO. REFERENCE TYPICAL FLOOR FRAMING FOR LOCATION OF WOOD BEARING BELOW. REFERENCE SCHEDULES ON LOWER FLOOR FRAMING PLAN FOR INFORMATION. COORDINATE BLOCKING AND CURB REQ'MTS. AT ALL SOLAR PANELS, MECH. EQUIPMENT, ROOF HATCHES, AND OR SKYLIGHTS.
4. B-X — INDICATES BEAM OVER OPENING w/ SUPPORT POSTS TO ALIGN FULL HEIGHT TO BELOW.
5. INDICATES WOOD BEARING WALL BELOW. REFERENCE FRAMING PLANS FOR INFORMATION.
6. D-4 — INDICATES SPAN DIRECTION OF 23/32" PLYWOOD ROOF SHEATHING. FASTEN w/ 8d NAILS @4" OC AT EDGES AND 12" OC AT INTERIORS. ALL EDGES SHALL BE BLOCKED OR PLY CLIPPED. ALTERNATIVELY SHEATHING MAY BE T&G.
7. REF. S2.04 FOR TYPICAL PLAN NOTES AND INFORMATION NOT SHOWN.
8. REFERENCE S6.01 THRU S6.07 FOR TYPICAL WOOD DETAILS.
9. ALL OTHER WALLS NOT NOTED SHALL BE NON-LOAD BEARING PER ARCHITECTURAL REQUIREMENTS. ALLOCATE FOR CONNECTION REF. 2/S6.05
10. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
11. R — INDICATES ROOF TIE OFF FOR WINDOW WASHING AND MAINTENANCE. REF. 10/S6.05 FOR DETAILS, FIELD COORD. LOCATIONS w/ JOIST DESIGN MFR. REF. ARCH. FOR FINAL LOCATIONS.
12. SLOPE — INDICATES SLOPE DIRECTION. REF. ARCH. FOR ELEVATION AND INFO.
13. INDICATES LEVEL OVERBUILD FRAMING REF. 9/S6.05
14. INDICATES TO PROVIDE FULL DEPTH BLOCKING @24" OC (2) JOIST BAYS EACH SIDE OF CORNER. EXTEND 4'-0" EACH SIDE OF CORNER.



2 PENTHOUSE STAIR PARTIALPLAN
1/4" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER — OREGON — NOVEMBER 9, 2005 — NORMAN J. FARIS — 62948 — EXPIRES: 12/31/19

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ROOF PLAN

PERMIT/GMP SET

DATE 10/09/2018 | PROJECT NUMBER 17058

SHEET NUMBER S2.06

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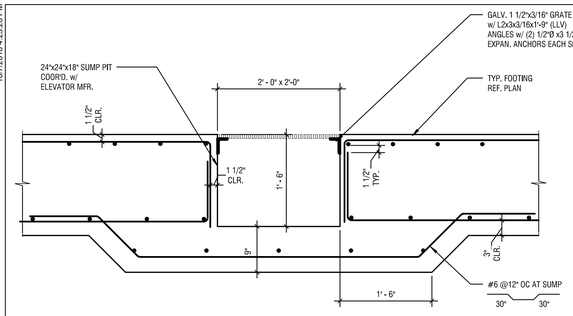
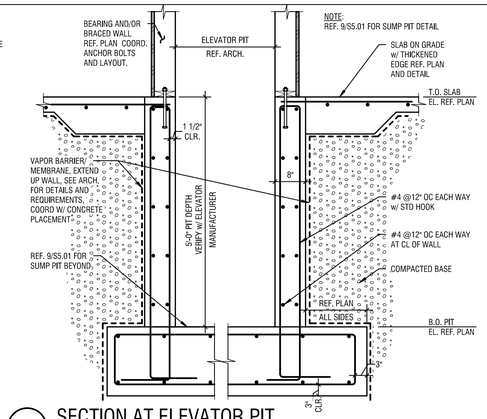
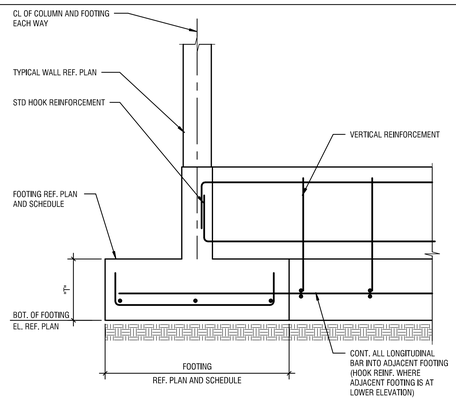


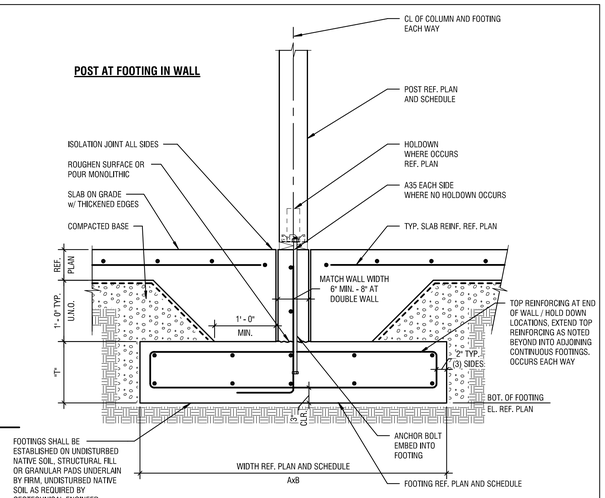
9 SUMP PIT
1" = 1'-0"

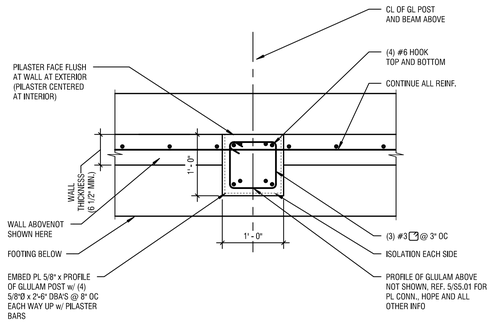


6 SECTION AT ELEVATOR PIT
3/4" = 1'-0"

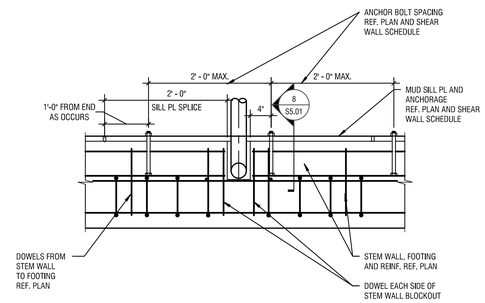


2 TYPICAL FOOTING AND STEMWALL AT CORNER
1" = 1'-0"

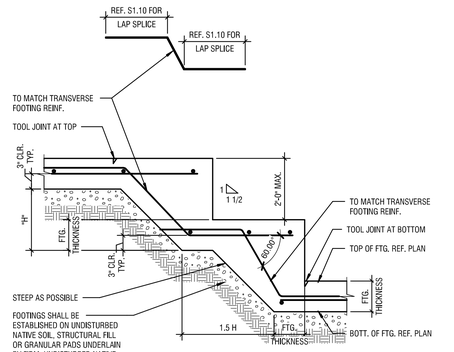




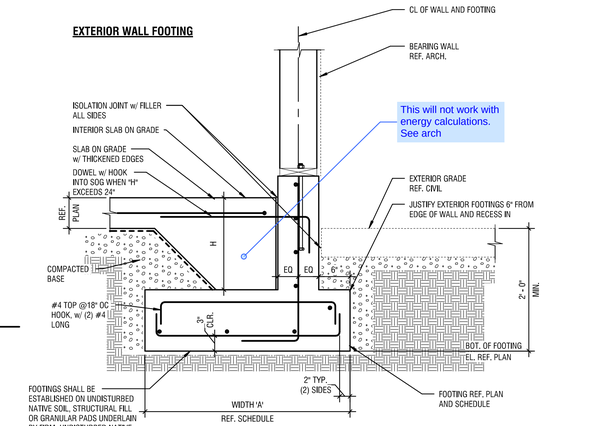
10 WALL FOOTING ALONG EXTERIOR
1" = 1'-0"

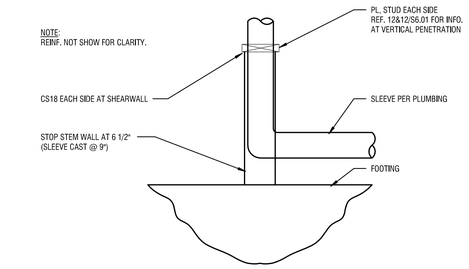


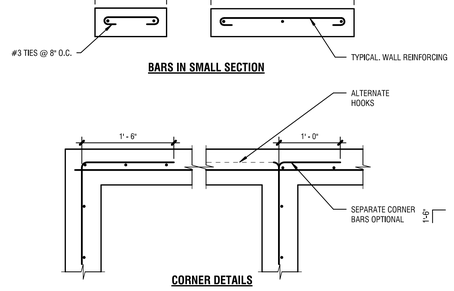
7 PLUMBING PENETRATION AT STEM WALL
1" = 1'-0"



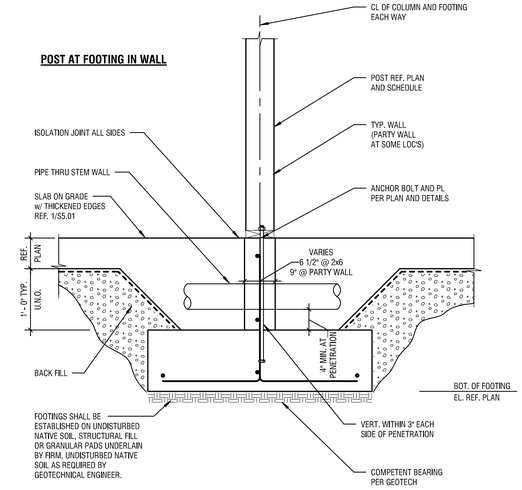
3 TYPICAL STEPPED FOOTING DETAIL
1" = 1'-0"



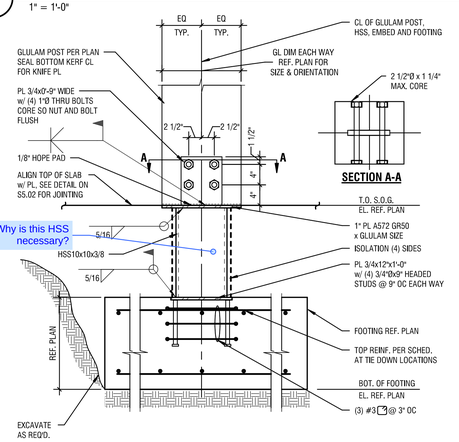




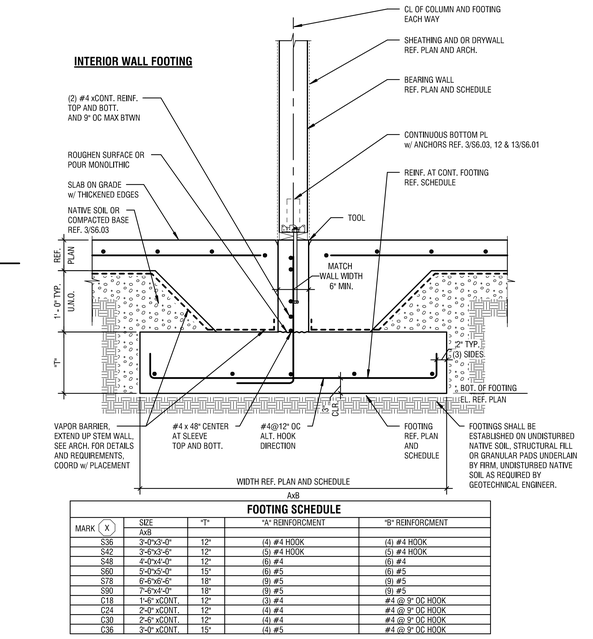
4 WALL DETAILS -SINGLE LAYER REINFORCING
1" = 1'-0"



8 SECTION AT PENETRATION THRU STEM WALL
1" = 1'-0"



5 CONCRETE PIER AT GLULAM COLUMN
1" = 1'-0"



FOOTING SCHEDULE

MARK (X)	SIZE AxB	"T"	"A" REINFORCMENT	"B" REINFORCMENT
S36	3'-0"x3'-0"	12"	(4) #4 HOOK	(4) #4 HOOK
S42	3'-6"x3'-6"	12"	(5) #4 HOOK	(5) #4 HOOK
S48	4'-0"x4'-0"	12"	(6) #4	(6) #4
S60	5'-0"x5'-0"	15"	(6) #5	(6) #5
S78	6'-6"x6'-6"	18"	(9) #5	(9) #5
S90	7'-6"x7'-6"	18"	(9) #5	(9) #5
C18	1'-6" xCONT.	12"	(3) #4	#4 @ 9" OC HOOK
C24	2'-0" xCONT.	12"	(4) #4	#4 @ 9" OC HOOK
C30	2'-6" xCONT.	12"	(4) #4	#4 @ 9" OC HOOK
C36	3'-0" xCONT.	15"	(4) #5	#4 @ 9" OC HOOK

NOTES:
1. EQUAL SPACE REINF, EACH WAY UNO
2. COORDINATE TOP REINF. WHERE NOTED AT TIE DOWN ASSEMBLY PER 10/S6.06. UNLESS NOTED OTHERWISE TOP REINF. SHALL MATCH BOTT. REINF. WHERE OCCURS ADJACENT TO CONT. FOOTING, EXTEND TOP REINF. MIN. LAP LENGTH BEYOND INTERSECTION OF FOOTING EACH WAY.

1 TYPICAL SPREAD FOOTING AND SCHEDULE
1" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
62948
OREGON
NOVEMBER 6, 2009
NORMAN J. FARR
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

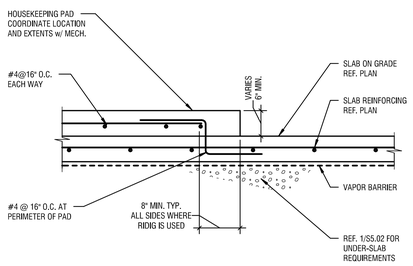
CONCRETE DETAILS

PERMIT/GMP SET

DATE 10/09/2018
PROJECT NUMBER 17058

SHEET NUMBER
S5.01

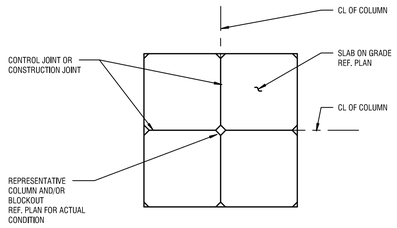
10/7/2018 4:23:29 PM



NOTES:

1. FOR HOUSEKEEPING PADS THICKER THAN 8" FILL w/RIGID INSULATION.
2. AT CONTRACTOR'S OPTION DRILL AND EPOXY w/ 4" EMBEDMENT IN LIEU OF DOWELS.

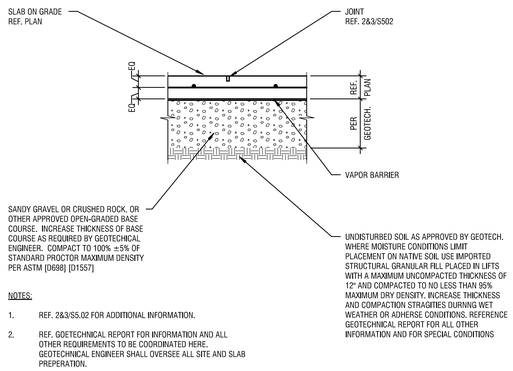
9 HOUSEKEEPING PAD OVER SLAB ON GRADE
1" = 1'-0"



NOTES:

1. REF. PLAN FOR SLAB ON GRADE THICKNESS AND REINFORCEMENT.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING JOINT LAYOUT FOR REVIEW AND APPROVAL BY ARCHITECT AND STRUCTURAL ENGINEER.
3. [PROVIDE JOINTS ON ALL COLUMN LINES AND AT A MAXIMUM SPACING OF 36x THE SLAB THICKNESS EACH WAY BETWEEN COLUMN LINES. PROVIDE JOINTS AT ALL RE-ENTRANT CORNERS.] [REF. ARCHITECTURAL DRAWINGS FOR SPECIFIC JOINT LAYOUT WITH JOINT SPACING NOT TO EXCEED 24x THE SLAB THICKNESS EACH WAY.]
4. [PROVIDE JOINTS AS SHOWN ON X.XX WITH JOINT SPACING NOT TO EXCEED 24x THE SLAB THICKNESS EACH WAY.]
5. SAWED JOINTS SHALL BE MADE AS SOON AS THE JOINT CAN BE CUT WITHOUT EDGES RAVELING AND WITHIN 12 HOURS OF SLAB PLACEMENT.

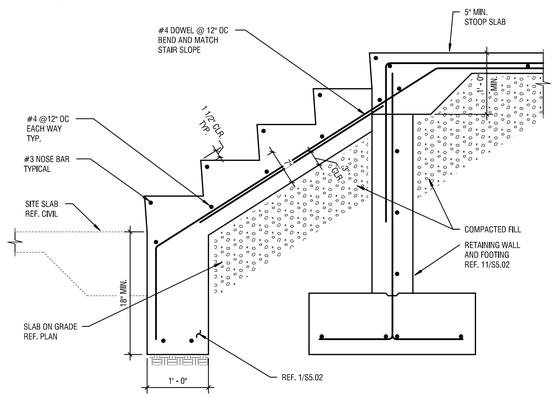
5 JOINTS AT SLAB ON GRADE
1" = 1'-0"



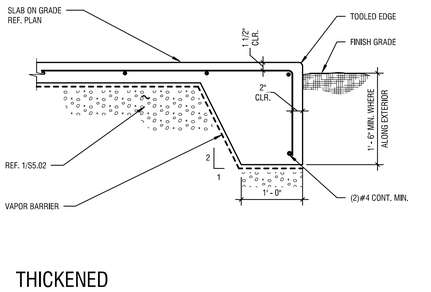
NOTES:

1. REF. 2&3/SS.02 FOR ADDITIONAL INFORMATION.
2. REF. GEOTECHNICAL REPORT FOR INFORMATION AND ALL OTHER REQUIREMENTS TO BE COORDINATED HERE. GEOTECHNICAL ENGINEER SHALL OVERSEE ALL SITE AND SLAB PREPERATION.

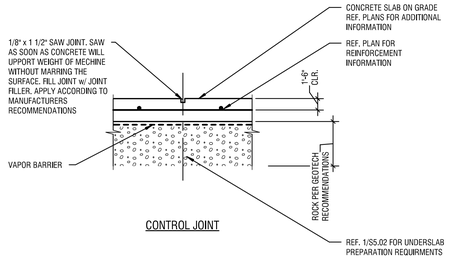
1 TYPICAL SLAB ON GRADE
1" = 1'-0"



10 EXTERIOR STAIR ON GRADE AT STOOP
1" = 1'-0"



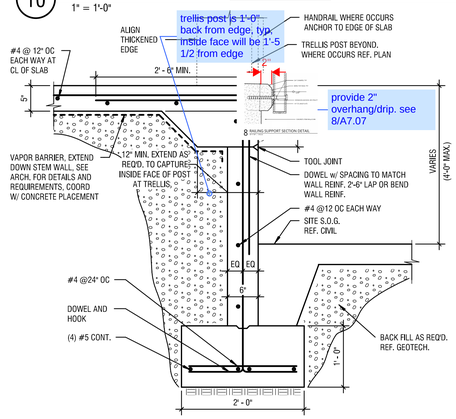
6 THICKENED SLAB ON GRADE EDGE DETAIL
1" = 1'-0"



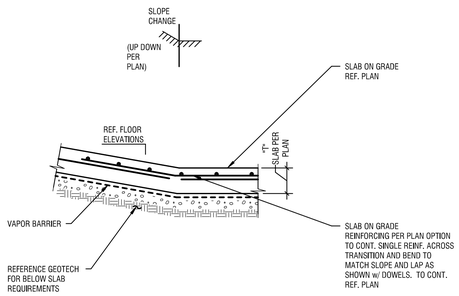
CONTROL JOINT

NOTE:
REF. 1/SS02 FOR ADDITIONAL INFORMATION.

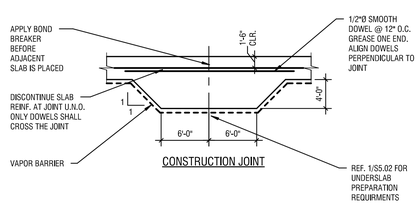
2 CONTROL JOINTS IN SLAB ON GRADE
NTS



11 RETAINING WALL AT STOOP
1" = 1'-0"

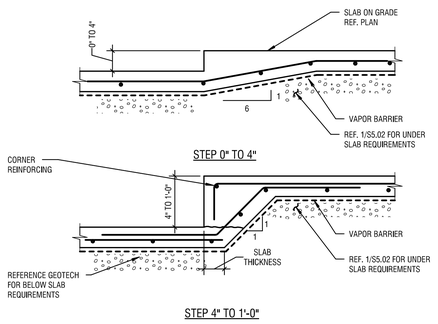


7 RAMP ON GRADE
1" = 1'-0"

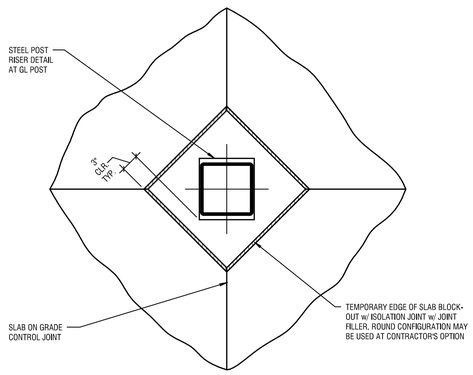


CONSTRUCTION JOINT

CONSTRUCTION JOINTS AT SLAB ON GRADE
NTS



8 TYPICAL STEP IN SLAB ON GRADE
1" = 1'-0"



4 ISOLATION JOINT AT COLUMN
1" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
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OREGON
NOVEMBER 6, 2009
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

CONCRETE DETAILS

PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

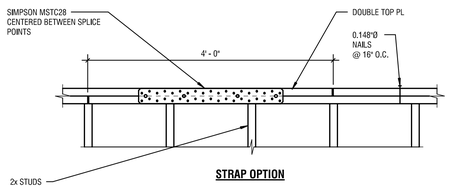
SHEET NUMBER S5.02

10/7/2018 4:23:32 PM

WOOD BEARING WALL SCHEDULE

WALL SYMBOL	LEVEL	STUD	COMMENT
W-1	1	(2) 2x6	SPACING = 16" OC EXTERIOR 2x6 BEARING WALLS FIRE TREATED LUMBER REQ'D. EDGE NAIL SHEATHING w/ 0.131"Ø NAILS @ 6" OC
	2	2x6	
	3	2x6	
	4	2x6	
	5	2x6	
W-2	1	(2) 2x6	SPACING = 16" o.c. EXTERIOR 2x6 BEARING WALLS FIRE TREATED LUMBER REQ'D. EDGE NAIL SHEATHING w/ 0.131"Ø NAILS @ 6" OC
	2	(2) 2x6	
	3	2x6	
	4	2x6	
	5	2x6	
W-3	1	(2) 2x6	SPACING = 16" OC CORRIDOR WALLS
	2	2x6	
	3	2x6	
	4	2x6	
	5	2x6	
W-4	1	(2) 2x4	SPACING = 16" OC DOUBLE 2x4 WALL w/ EACH WALL HAVING SPACING NOTED w/ 1" AIRSPACE w/ 2x4 BLOCKING AT FULL HEIGHT. (ACCEPTABLE TO OMIT BLOCKING ONLY ON SIDE PLYWOOD SHAETHING PROVIDED).
	2	(2) 2x4	
	3	2x4	
	4	2x4	
	5	2x4	
W-5	1	(2) 2x6	SPACING = 16" OC INTERIOR BEARING WALL
	2	2x6	
	3	2x6	
	4	2x6	
	5	2x6	
W-6	1	(2) 2x6	SPACING = 16" OC INTERIOR BEARING WALL
	2	(2) 2x6	
	3	2x6	
	4	2x6	
	5	2x6	

10 WOOD BEARING WALL SCHEDULE
1" = 1'-0"



STRAP OPTION

NOTE:
1. SPLICE SHALL OCCUR OVER A STUD.

11 WOOD TOP PLATE SPLICE DETAIL
1" = 1'-0"

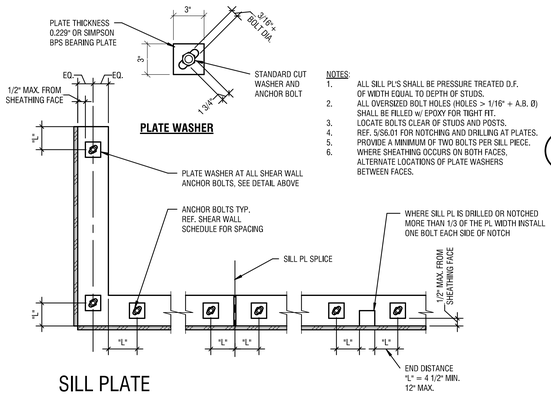
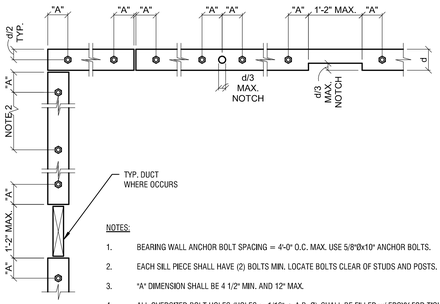


PLATE WASHER

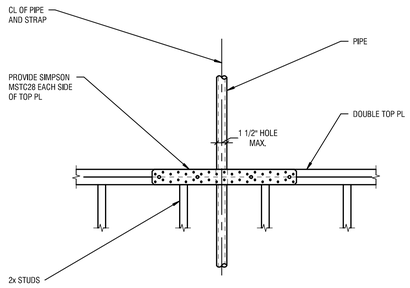
NOTES:
1. ALL SILL PL'S SHALL BE PRESSURE TREATED D.F. OF WIDTH EQUAL TO DEPTH OF STUDS.
2. ALL OVERSIZED BOLT HOLES (HOLES > 1/16" + A.B. Ø) SHALL BE FILLED w/ EPOXY FOR TIGHT FIT.
3. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
4. REF. S/S6.01 FOR NOTCHING AND DRILLING AT PLATES.
5. PROVIDE A MINIMUM OF TWO BOLTS PER SILL PIECE.
6. WHERE SHEATHING OCCURS ON BOTH FACES, ALTERNATE LOCATIONS OF PLATE WASHERS BETWEEN FACES.

12 SILL PLATE BOLT BOLTING - SHEAR WALLS
1" = 1'-0"

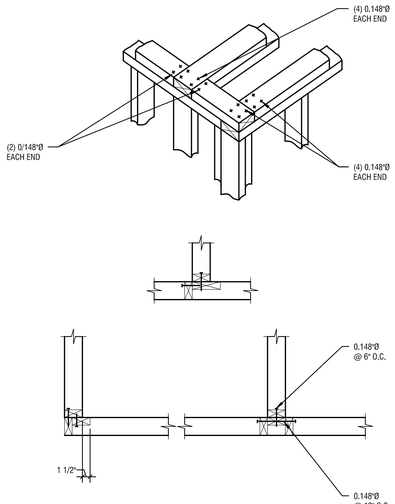


NOTES:
1. BEARING WALL ANCHOR BOLT SPACING = 4'-0" O.C. MAX. USE 5/8"Øx10" ANCHOR BOLTS.
2. EACH SILL PIECE SHALL HAVE (2) BOLTS MIN. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
3. "A" DIMENSION SHALL BE 4 1/2" MIN. AND 12" MAX.
4. ALL OVERSIZED BOLT HOLES (HOLES > 1/16" + A.B. Ø) SHALL BE FILLED w/ EPOXY FOR TIGHT FIT.

13 SILL PLATE BOLT BOLTING - BEARING WALLS
1" = 1'-0"



7 PIPE PENETRATION AT TOP PLATES
1" = 1'-0"



NOTE:
REF. 1/S6.07 FOR REQUIREMENTS
AT SHEAR WALLS.

8 TYPICAL WALL CORNERS
1" = 1'-0"

HANGER SCHEDULE

CONNECTION TYPE	SIMPSON HANGER TYPE - FACE MOUNT	SIMPSON HANGER TYPE - TOP FLANGE
I-JOIST TO HEADER/BEAM	NOTE 4	NOTE 4
I-JOIST BLOCKING TO I-JOIST	N/A	NOTE 4
2x MEMBER TO HEADER/BEAM **2x4** **2x6 - 2x12**	 ***LUS**** ***LUS****	 ****PF24**** ****JB****
4x MEMBER TO HEADER/BEAM **4x4** **4x6**	 ***LUS**** ***LUS****	 ****HUTF**** ****HUSTF****
4x8 - 4x12	***LUS****	****BA****
6x MEMBER TO HEADER/BEAM **6x6** **6x8 - 6x12**	 **U** **U**	 **HUTF** **B**
3 1/8 OR 3 1/2" GLULAM TO HEADER/BEAM **UP TO 12" DEPTH** **GREATER THAN 12"**	 **LUS** ** REF. PLANS**	 **GB**
5 1/8" OR 5 1/2" GLULAM TO HEADER/BEAM **UP TO 12" DEPTH** **GREATER THAN 12"**	 **HU** ** REF. PLANS**	 **GB**
6 3/4" GLULAM TO HEADER/BEAM **UP TO 12" DEPTH** **GREATER THAN 12"**	 **HGUS** ** REF. PLANS**	 **GB**
8 3/4" GLULAM TO HEADER/BEAM	** REF. PLANS**	

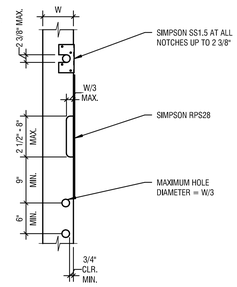
NOTES:
1. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ALL HANGERS.
2. SUBSTITUTIONS ACCEPTABLE ONLY WITH ENGINEER'S WRITTEN APPROVAL.
3. HANGERS SPECIFIED IN ALL OTHER DETAILS TAKE PRECEDENCE OVER THIS SCHEDULE
4. ALL I-JOIST HANGERS TO BE BY JOIST DESIGNER.

9 HANGER SCHEDULE
1" = 1'-0"

NOTES:
1. "W" DENOTES WIDTH OF WOOD MEMBER.
2. ALL HOLES TO DRILLED, NOT SAWN.
3. ALL NOTCHES TO HAVE CORNERS PREDRILLED.

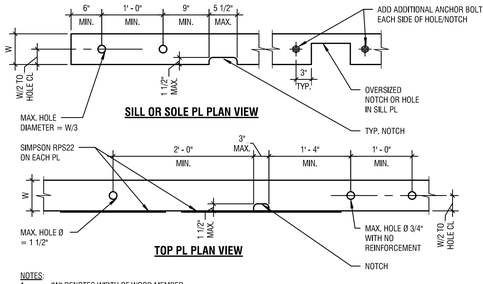
DRILLED HOLE SCHEDULE

MEMBER	MAX. HOLE Ø
JOIST	W/8
TOP PL, SILL AND SOLE PL	W/3



STUD ELEVATION

4 HOLES AND NOTCHES AT STUDS
1" = 1'-0"



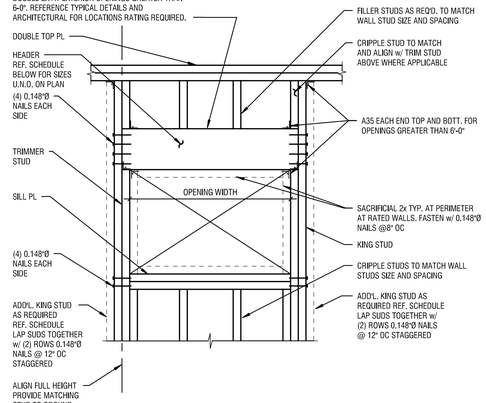
NOTES:
1. "W" DENOTES WIDTH OF WOOD MEMBER.
2. SILL PL NOTES:
   A. WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ADDITIONAL ANCHOR BOLT EACH SIDE OF NOTCH.
   B. WHERE BOLT IS LESS THAN 1" CLR. FROM EDGE, PROVIDE ADDITIONAL ANCHOR BOLT.
   C. ALL OVERSIZED BOLT HOLES (HOLES GREATER THAN 1/16" + ANCHOR BOLT Ø) SHALL BE FILLED w/ EPOXY FOR TIGHT FIT.
3. WHERE NOTCHED OR DRILLED HOLE IN TOP PLATE EXCEEDS ALLOWABLE CONTACT VALAR CONSULTING ENGINEERS.
4. ALL HOLES TO DRILLED, NOT SAWN.
5. ALL NOTCHES TO HAVE CORNERS PREDRILLED.

5 HOLES AND NOTCHES AT WALL PLATES
1" = 1'-0"

6 OVERSIZED HOLES IN WOOD MEMBERS FOR SHRINKAGE
1" = 1'-0"

OPTIONAL FOR EXTERIOR WALL AND RATED PARTITIONS REQUIRING BLOCKING TO ALIGN HEADER AT BOTTOM OF PLATE AND PROVIDE 2X AT TOP OF WINDOW, USE DOUBLE 2X AT EXTERIOR OPENINGS GREATER THAN 6-0". REFERENCE TYPICAL DETAILS AND ARCHITECTURAL FOR LOCATIONS RATING REQUIRED.

NOTE:
JOIN MULTIPLE STUDS WITH 0.148"Ø NAILS STAGGERED @ 12" OC TYP.

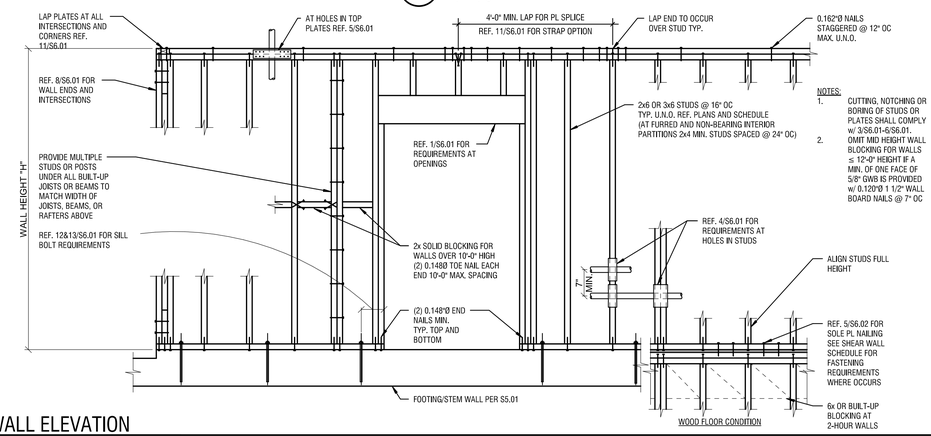


HEADER BEAM SCHEDULE

BEAM	TYPE	TRIMMER (# OF 2x6)	KING STUDS	NOTES:
B-1	GL 5 1/2x9	1	1	
B-2	GL 5 1/2x12	1	1	
B-3	GL 5 1/2x14	2	1	
B-4	GL 5 1/2x12	4	2	
B-5	GL 5 1/2x9	3	1	
B-6	GL 6 3/4x18	4	1	
B-7	GL 5 1/2x16 1/2	3	1	
B-8	GL 5 1/2x9	1	1	
B-9	GL 5 1/2x9	1	1	
B-10	GL 5 1/2x12	2	1	TYP. INTERIOR HEADER AT BEARING WALL
B-11	GL 5 1/2x24	4	1	
B-12	GL 5 1/2x9	2	1	
B-13	GL 5 1/2x9	4	1	
B-14	GL 8 3/4x12	4	1	

NOTE:
REF. PLAN NOTES FOR TYPICAL
HEADER TYPES WHERE NOT
NOTED ON PLAN, COORDINATE
FIRE BLOCKING REQUIREMENTS

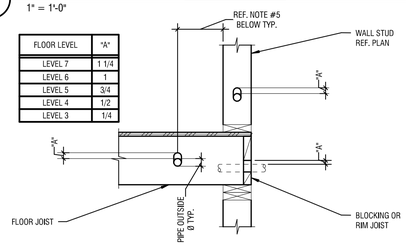
1 TYPICAL OPENING DETAIL
1" = 1'-0"



NOTES:
1. CUTTING, NOTCHING OR BORING OF STUDS OR PLATES SHALL COMPLY w/ 3/S6.01-6/S6.01.
2. OMIT MID HEIGHT WALL BLOCKING FOR WALLS ≤ 12'-0" HEIGHT IF A MIN. OF ONE FACE OF 5/8" GWB IS PROVIDED w/ 0.120"Ø 1 1/2" WALL BOARD NAILS @ 7" OC

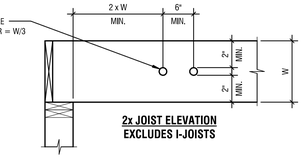
2 TYPICAL WALL ELEVATION
1" = 1'-0"

FLOOR LEVEL	"A"
LEVEL 7	1 1/4
LEVEL 6	1
LEVEL 5	3/4
LEVEL 4	1/2
LEVEL 3	1/4



NOTES:
1. "A" DENOTES REQUIRED CLEAR DISTANCE FROM TOP OF PIPE TO TOP OF OPENING.
2. DEPTH "A" IS BASED UPON A MAX. MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION OF PLUMBING.
3. HOLE Ø + "A" SHALL NOT EXCEED ALLOWABLE HOLE SIZES IN STRUCTURAL MEMBERS SHOWN IN 3/S6.01 AND 4/S6.01.
4. INSTALL PIPE AT BOTTOM OF SLOTTED HOLE.
5. LOCATION OF HOLES IN STRUCTURAL MEMBERS (STUDS, JOIST, PLATES, ETC.) SHALL BE PER 3-5 AND 7/S6.01 AND GENERAL STRUCTURAL NOTES.

3 HOLES AND NOTCHES AT SOLID SAWN JOISTS
1" = 1'-0"



2x JOIST ELEVATION
EXCLUDES I-JOISTS

NOTES:
1. "W" DENOTES WIDTH OF WOOD MEMBER.
2. ALL HOLES TO DRILLED, NOT SAWN.
3. NOTCHING OF JOISTS NOT PERMITTED.
4. HOLES TO BE LOCATED IN MIDDLE 1/3 OF DEPTH "W".
5. FOR I-JOISTS FOLLOW MANUFACTURER'S REQUIREMENTS.

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
62948
OREGON
NOVEMBER 6, 2009
NORMAN J. FARR
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

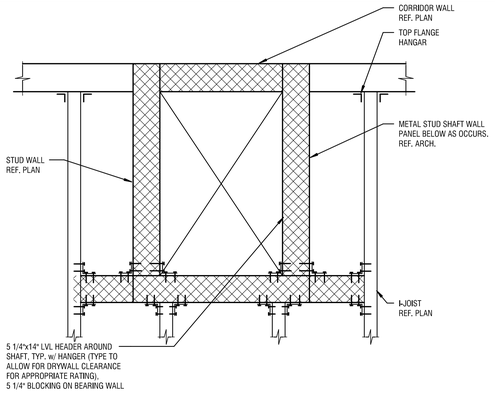
WOOD DETAILS

PERMIT/GMP SET

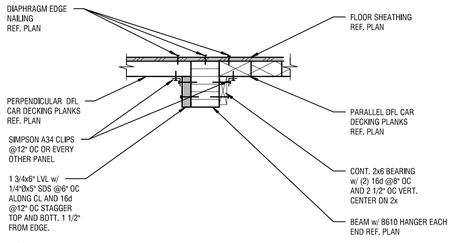
DATE 10/09/2018
PROJECT NUMBER 17058

SHEET NUMBER
S6.01

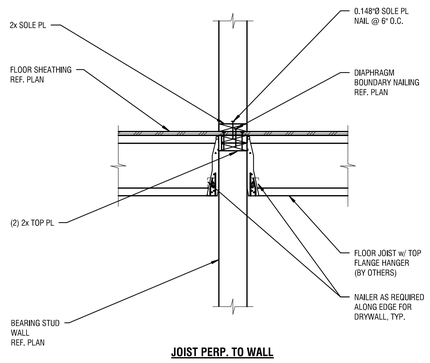
10/7/2018 4:23:35 PM



13 SHAFT FRAMING LAYOUT
1" = 1'-0"

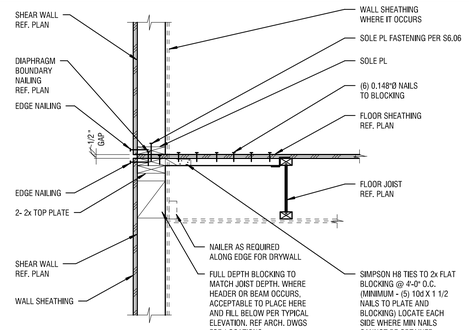


9 CORRIDOR 3x DECKING AT PARALLEL BEAM
1" = 1'-0"



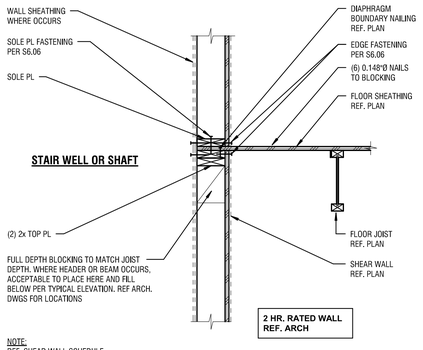
JOIST PERP. TO WALL

5 INTERIOR WALL AT FLOOR JOIST
1" = 1'-0"



NOTE:
REF. SHEAR WALL SCHEDULE 1/S6.06
FOR WALL SHEATHING SOLE PL AND NAILING REQ'MTS.

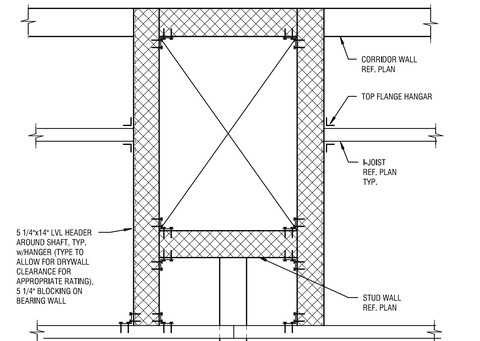
1 EXTERIOR WALL AT FLOOR JOIST
1" = 1'-0"



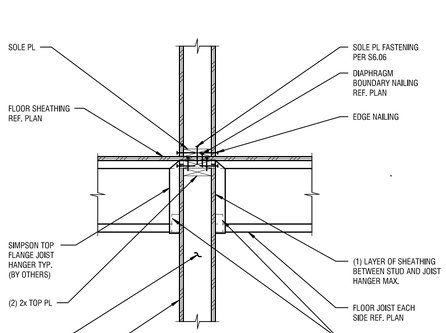
NOTE:
REF. SHEAR WALL SCHEDULE 1/S6.06 FOR WALL SHEATHING, SOLE PLATE AND NAILING REQUIREMENTS

JOIST PARALLEL TO WALL

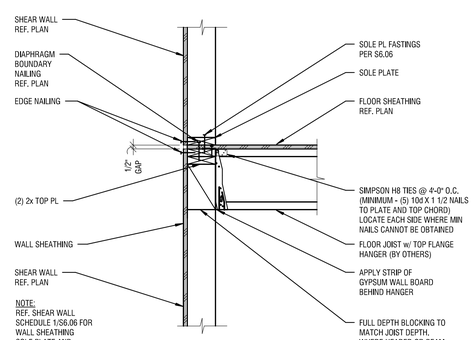
14 INTERIOR RATED NON-BEARING WALL
1" = 1'-0"



10 SHAFT FRAMING LAYOUT
1" = 1'-0"



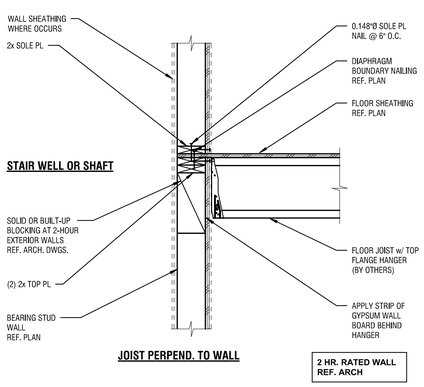
6 SHEAR WALL AT FLOOR
1" = 1'-0"



NOTE:
REF. SHEAR WALL SCHEDULE 1/S6.06 FOR WALL SHEATHING SOLE PLATE AND NAILING REQUIREMENTS.

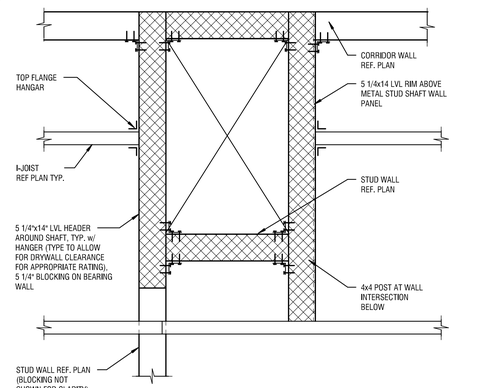
JOIST PERPEND. TO WALL

2 EXTERIOR WALL AT FLOOR JOIST
1" = 1'-0"

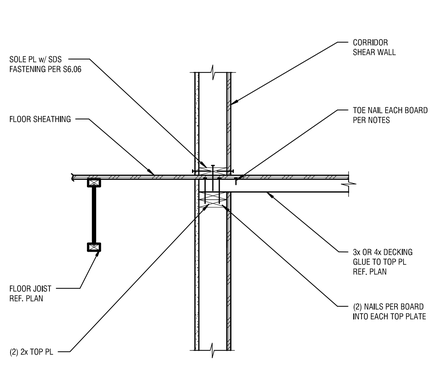


JOIST PERPEND. TO WALL

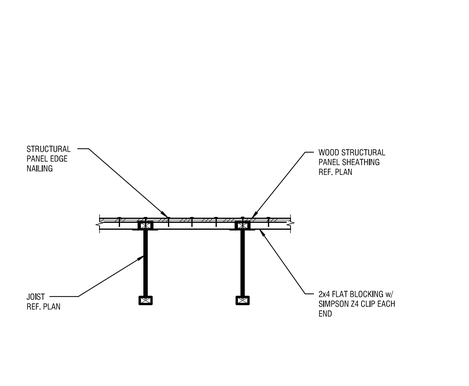
15 INTERIOR RATED BEARING WALL
1" = 1'-0"



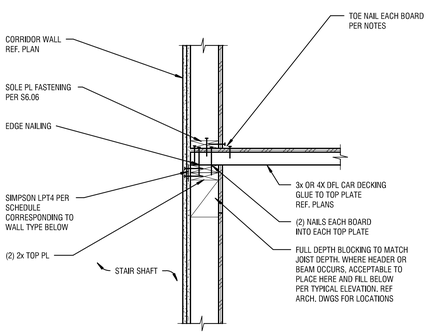
11 SHAFT FRAMING LAYOUT
1" = 1'-0"



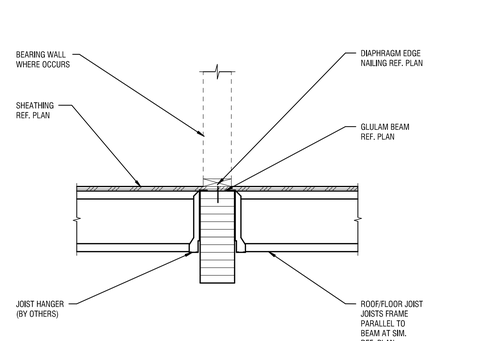
7 CORRIDOR WALL AT FLOOR JOISTS
1" = 1'-0"



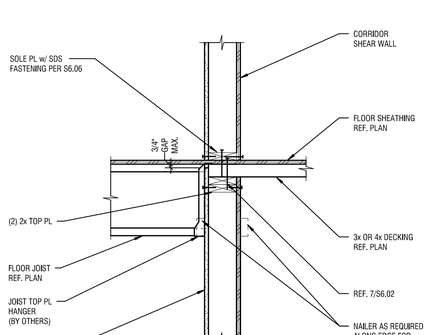
3 WOOD DIAPHRAGM BLOCKING DETAIL
1" = 1'-0"



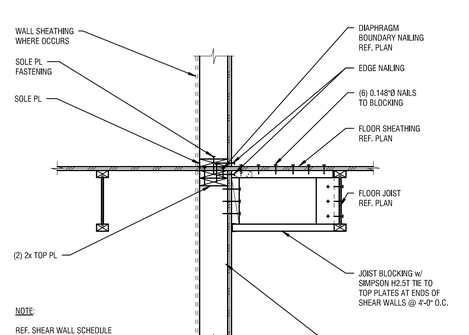
16 CORRIDOR AT RATED WALL
1" = 1'-0"



12 JOIST CONNECTION TO WOOD BEAM
1" = 1'-0"



8 CORRIDOR WALL AT FLOOR JOISTS
1" = 1'-0"



NOTE:
REF. SHEAR WALL SCHEDULE 1/S6.06 FOR WALL SHEATHING SOLE PLATE AND NAILING REQUIREMENTS

JOIST PARALLEL TO WALL

4 SHEAR WALL AT FLOOR JOIST
1" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

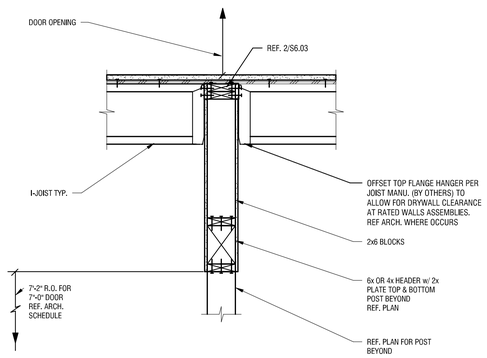
WOOD DETAILS

PERMIT/GMP SET

DATE 10/09/2018 | PROJECT NUMBER 17058

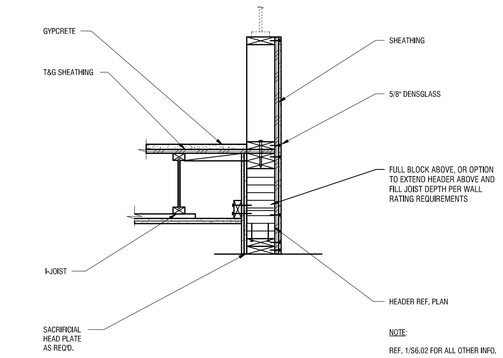
SHEET NUMBER S6.02

10/7/2018 4:23:36 PM



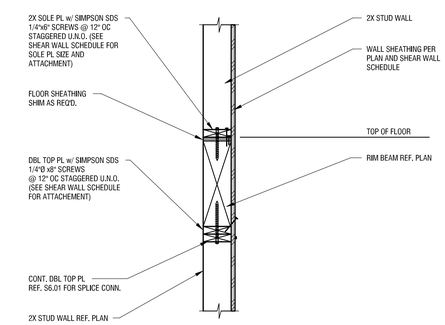
5 INTERIOR BEARING WALL HEADER

1" = 1'-0"



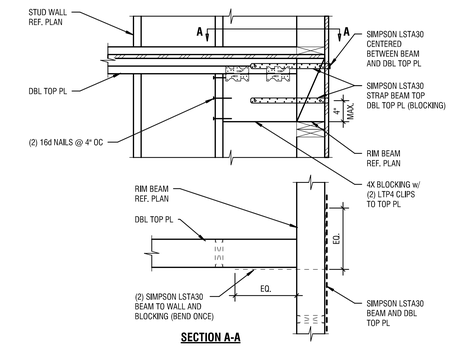
1 WINDOW SILL/HEAD PARALLEL TO JOISTS

1" = 1'-0"



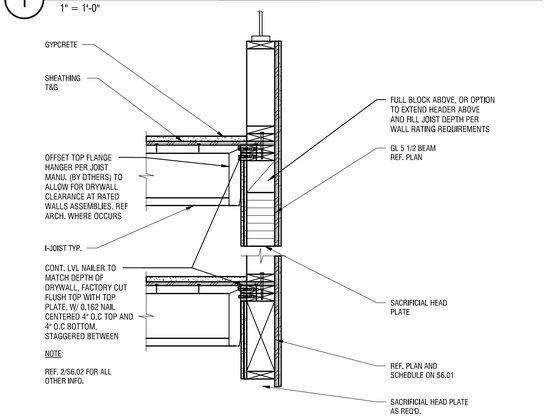
6 RIM BEAM AT STAIR

1" = 1'-0"



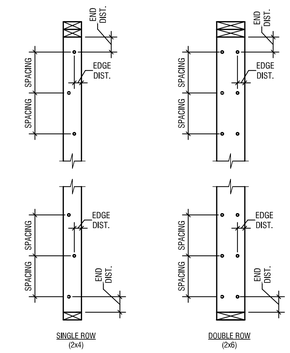
7 RIM BEAM TO WALL

1" = 1'-0"



2 LOAD BEARING EXTERIOR WINDOW HEADERS

1" = 1'-0"



BUILT-UP MEMBER	FASTENER SIZE	FASTENER SPACING	FASTENER END DIST	FASTENER EDGE DIST	ROWS OF FASTENERS
(2) 2X4	0.146"x3" NAIL	8"	2.5"	1"-1.5"	1-STAGGERED
(3) 2X4	0.146"x4 1/2" NAIL	8"	2.5"	1"-1.5"	1-STAGGERED
(4) OR MORE 2X4	1/2"Ø BOLT	9"	4"	1.5"	1-STAGGERED
(2) 2X6	0.146"x3" NAIL	8"	2.5"	1"-1.5"	2
(3) 2X6	0.146"x4 1/2" NAIL	8"	2.5"	1"-1.5"	2
(4) OR MORE 2X6	1/2"Ø BOLT	9"	4"	1.25"	2

NOTES:
1. PLYWOOD SHEATING OR GYP BOARD FASTENERS SHALL BE STAGGERED TO EACH STUD IN BUILT-UP MEMBER.
2. NAILS AND SCREWS SHALL BE STAGGERED EACH SIDE OF BUILT-UP MEMBER.
3. BOLTS SHALL HAVE STANDARD PL WASHERS BETWEEN WOOD AND BOLT HEAD AND NUT HEAD.
4. NUTS TO BE TIGHTENED TO INSUREALL WOOD LAMS ARE IN CONTACT.
5. 1/4"Ø SDS SCREWS OF SAME LENGTH MAY BE SUBSTITUTED FOR NAILS w/ 9" SPACING ANS 4" END DIST.

4 POST BUILT UP

1" = 1'-0"

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REVISION	DATE	REASON FOR ISSUE

WOOD DETAILS

PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

SHEET NUMBER S6.03

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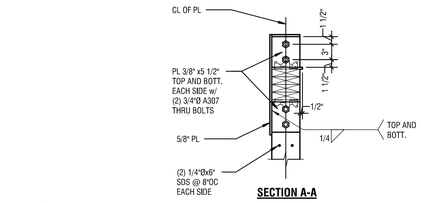
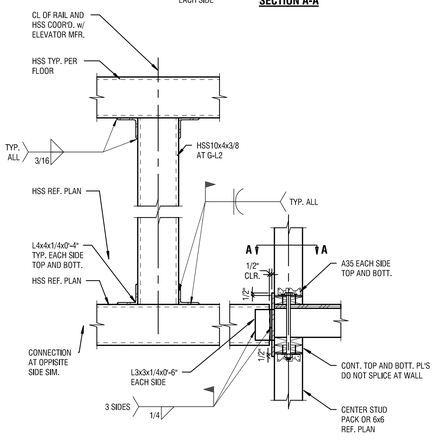
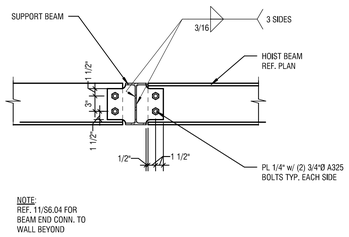


SECTION A-A

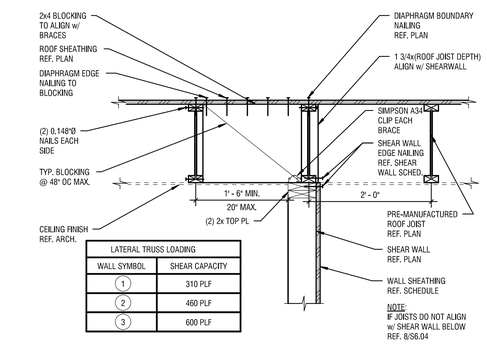


12 HSS AT ELEVATOR SUPPORT
1" = 1'-0"



NOTE:
REF. 11/S6.04 FOR BEAM END CONN. TO WALL BEYOND

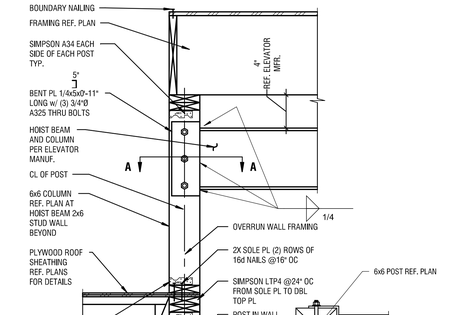
13 HOIST BEAM TO SUPPORT
1" = 1'-0"



LATERAL TRUSS LOADING	
WALL SYMBOL	SHEAR CAPACITY
1	310 PLF
2	460 PLF
3	600 PLF

NOTE:
IF JOISTS DO NOT ALIGN w/ SHEAR WALL BELOW REF. S/S6.04

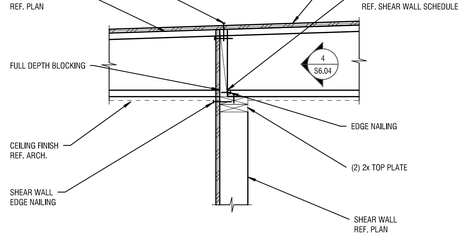
9 INTERIOR SHEAR WALL AT ROOF
1" = 1'-0"



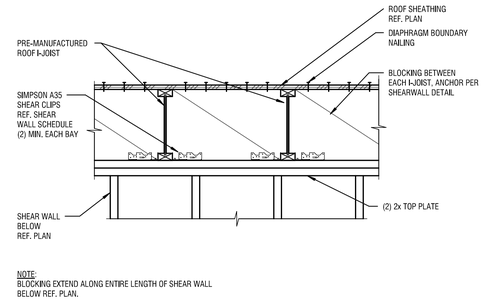
10 ELEVATOR RAIL TO FRAMING
1" = 1'-0"

SECTION A-A

11 ELEVATOR HOIST BEAM
1" = 1'-0"

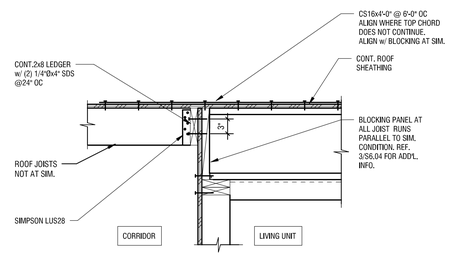


5 SHEAR WALL AT ROOF I-JOIST
1" = 1'-0"



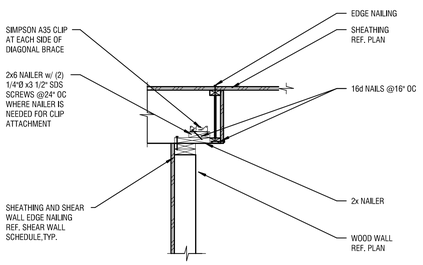
NOTE:
BLOCKING EXTEND ALONG ENTIRE LENGTH OF SHEAR WALL BELOW REF. PLAN.

6 BLOCKING OVER SHEARWALL DETAIL
1" = 1'-0"

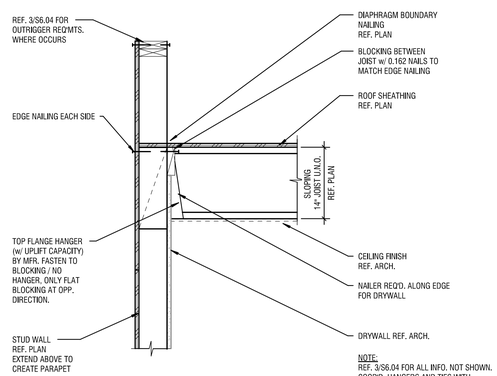


NOTE:
REF. 4/S6.04 FOR ADDITIONAL INFORMATION.

7 SHEARWALL FRAMING AT CORRIDOR
1" = 1'-0"

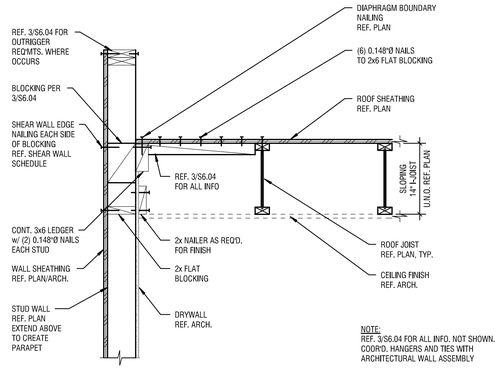


8 TRUSS TO SHEAR WALL OFFSET
3/4" = 1'-0"



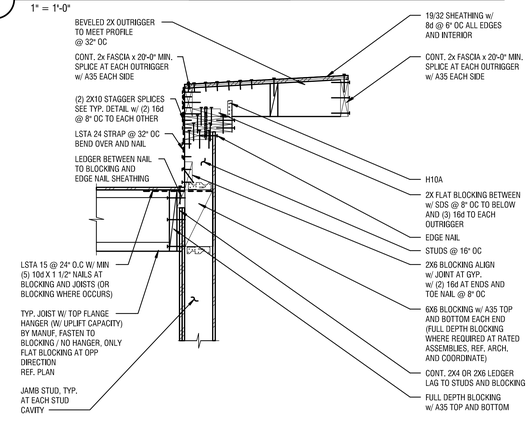
NOTE:
REF. 3/S6.04 FOR ALL INFO. NOT SHOWN. COORD. HANGERS AND TIES WITH ARCHITECTURAL WALL ASSEMBLY

1 ROOF I-JOIST AT EDGE
1" = 1'-0"

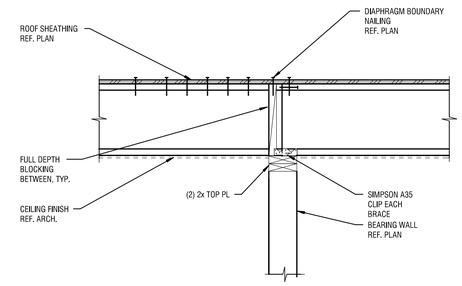


NOTE:
REF. 3/S6.04 FOR ALL INFO. NOT SHOWN. COORD. HANGERS AND TIES WITH ARCHITECTURAL WALL ASSEMBLY

2 ROOF I-JOIST AT EDGE
1" = 1'-0"



3 CORNICE AND ROOF EDGE
1" = 1'-0"



4 HSS AT ELEVATOR SUPPORT
1" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
62948
OREGON
NOVEMBER 6, 2009
NORMAN J. FARIS
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

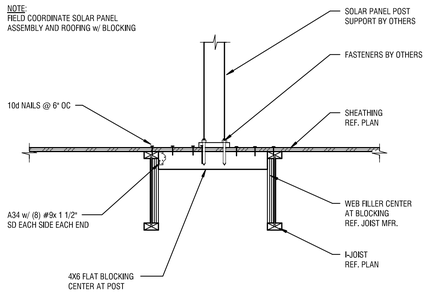
WOOD DETAILS

PERMIT/GMP SET

DATE 10/09/2018
PROJECT NUMBER 17058

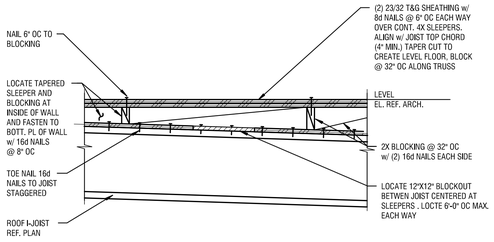
SHEET NUMBER
S6.04

10/7/2018 4:23:41 PM



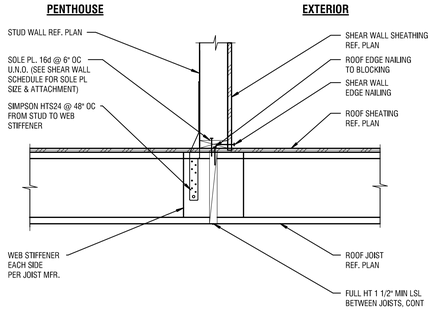
11 BLOCKING AT SOLAR PANEL

1" = 1'-0"



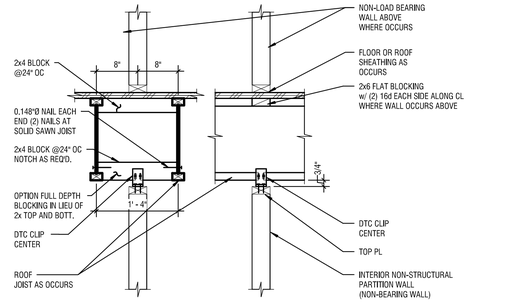
9 OVERBUILD AT ROOF

1" = 1'-0"



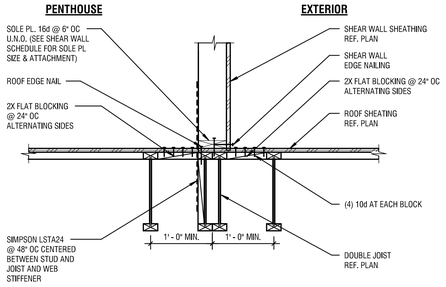
5 PENTHOUSE WALL TO ROOF JOIST

1" = 1'-0"



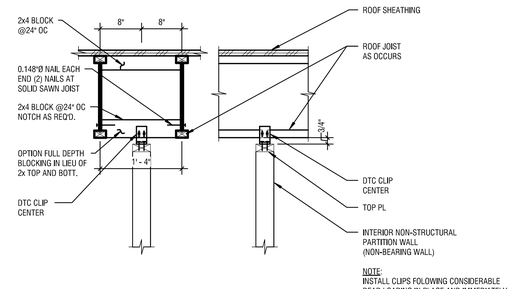
1 NON-BEARING PARTITIONS AT FLOOR JOISTS

1" = 1'-0"



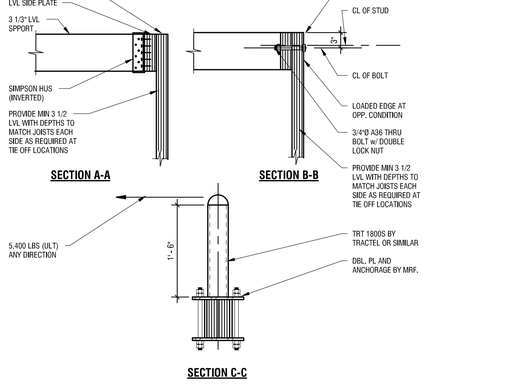
6 PENTHOUSE WALL TO ROOF JOIST

1" = 1'-0"



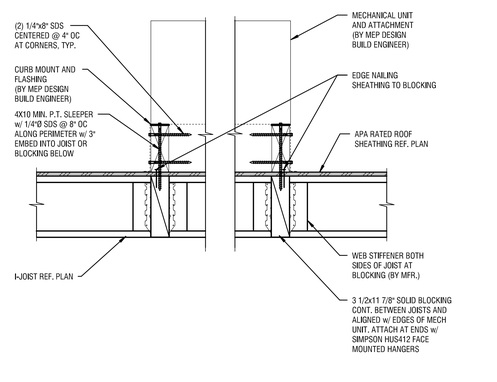
2 NON-BEARING PARTITIONS AT ROOF JOISTS

1" = 1'-0"



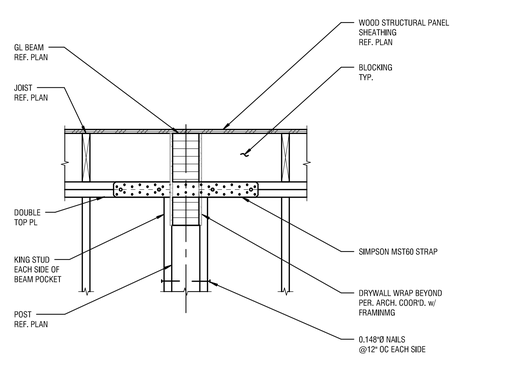
10 ROOF TIE OFF SUPPORT

1" = 1'-0"



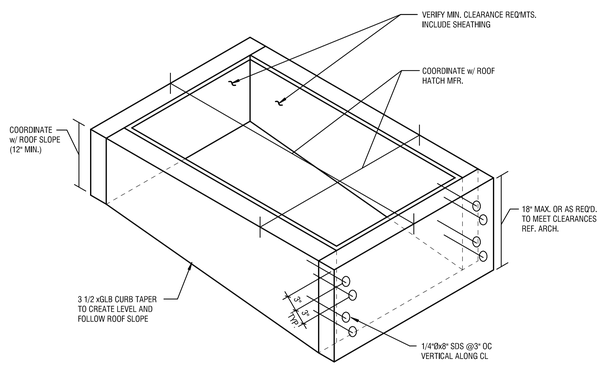
7 MECH. UNIT CURB AND ATTACHMENT

1" = 1'-0"



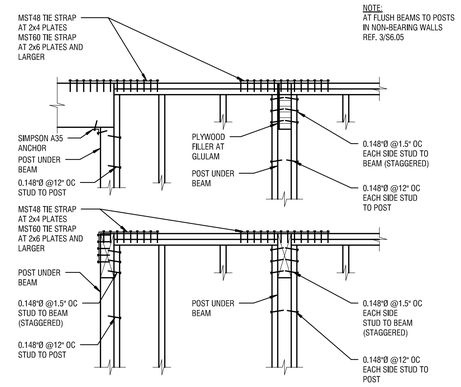
3 WOOD BEAM CONNECTION AT WALL

1" = 1'-0"



8 ROOF HATCH CURB

1" = 1'-0"



4 WOOD BEAM CONNECTION AT WALL

1" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 62948 OREGON NOVEMBER 6, 2009 NORMAN J. FARR
EXPIRES: 12/31/19

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SHEET NUMBER

S6.05

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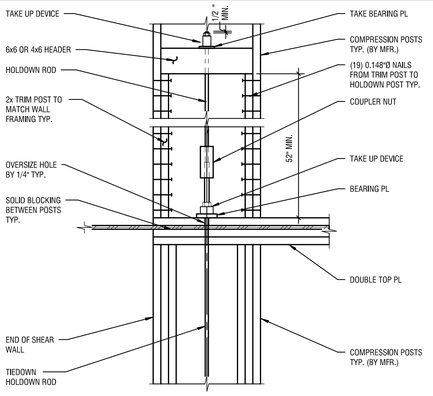
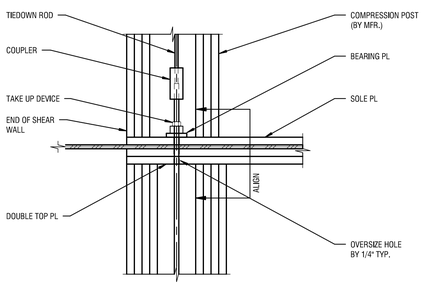


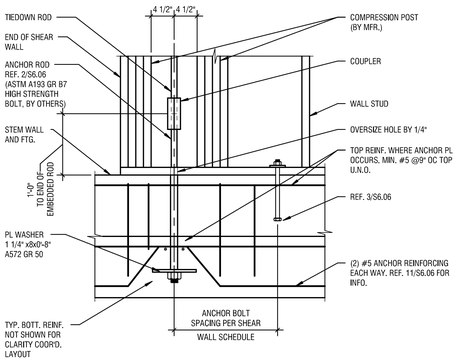
7 SHEAR WALL TIEDOWN DETAIL

1" = 1'-0"



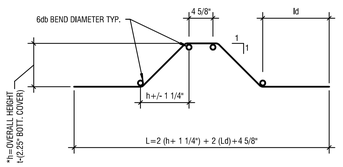
9 SHEAR WALL TIEDOWN DETAIL

1" = 1'-0"



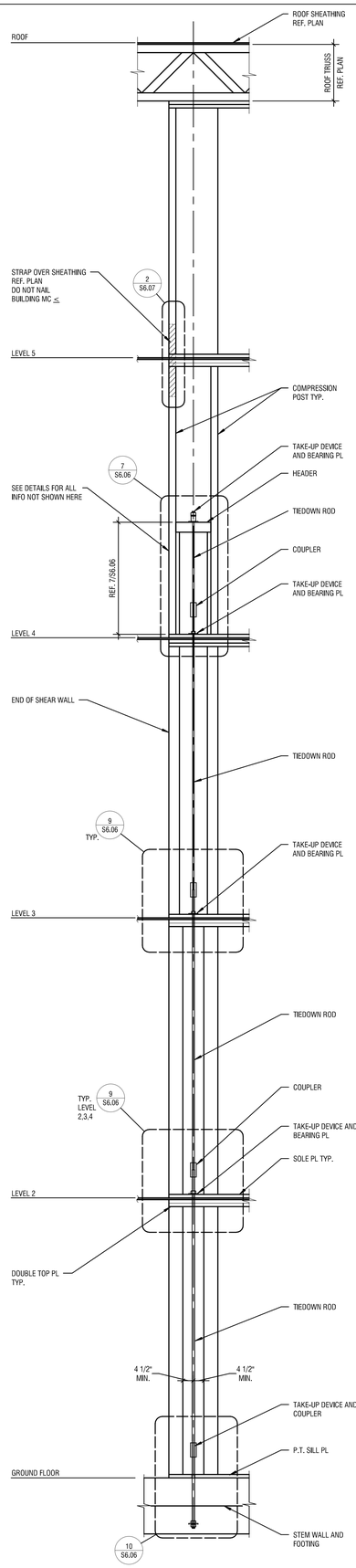
10 SHEAR WALL TIEDOWN DETAIL AT FOOTING

1" = 1'-0"



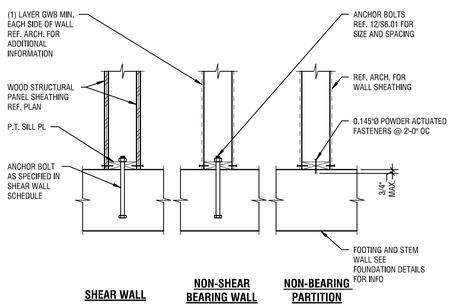
11 ANCHOR REINFORCING DETAIL

1" = 1'-0"



6 SHEAR WALL HOLDOWN ELEVATION

1/2" = 1'-0"

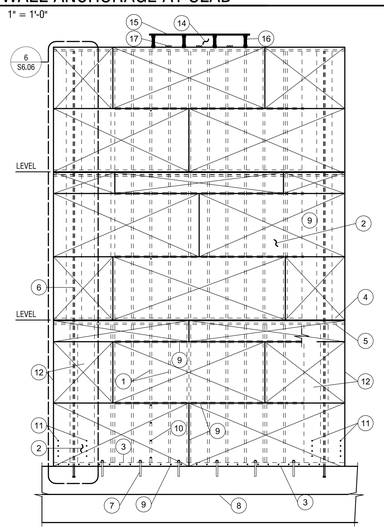


NOTE:

AS AN ALTERNATE TO THE PLATE SHOWN AT BASE OF SLAB, SIMPSON ABL OR SIMILAR MAY BE USED.

3 WALL ANCHORAGE AT SLAB

1" = 1'-0"

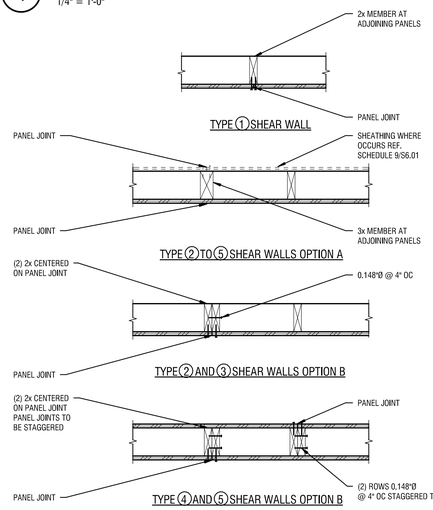


SHEAR WALL ELEVATION NOTES:

1. WALL STUDS
2. WOOD STRUCTURAL PANEL SHEATHING, LAY HORIZ. OR VERT REF. SHEAR WALL SCHEDULE FOR ADD'L. REQ'MTS
3. P.T. SILL PLATE
4. SOLE PLATE
5. DOUBLE TOP PLATE
6. HOLDOWN ROD BY MFR.
7. ANCHOR BOLTS
8. STEM WALL AND FOOTING
9. EDGE NAILING, REF. SHEAR WALL SCHEDULE
10. INTERMEDIATE SUPPORT NAILING
11. PROVIDE EDGE NAILING TO EACH HOLDOWN POST. WHERE HOLDOWN POST CONSISTS OF BUILT UP MEMBERS, PROVIDE STAGGERED NAILING TO EACH PIECE
12. HOLDOWN POSTS. REF. 6/S6.06 AND 1/S6.07
13. ALL SHEATHING EDGES ARE TO BE BLOCKED
14. TRUSS BLOCKING PANEL BY TRUSS MANUFACTURER
15. ROOF SHEATHING
16. ROOF TRUSSES
17. "SHEAR CLIPS" AS NOTED IN SHEAR WALL SCHEDULE

4 SHEAR WALL ELEVATION - MULTIPLE STORY

1/4" = 1'-0"



5 ADJOINING SHEAR WALL EDGES

1" = 1'-0"

WOOD SHEAR WALL SCHEDULE

WALL SYMBOL	WOOD STRUCTURAL PANEL SHEATHING	EDGE NAILING	FRAMING THICKNESS AT ADJOINING PANEL EDGES	SOLE PLATE FASTENING	SILL PLATE THICKNESS	SILL PLATE FASTENING	SHEAR CLIPS	SEISMIC CAPACITY (PLF)
1	15/32"	10d @ 6" OC	2x	16d @ 6" OC	2x	5/8"Ø A.B. @ 4'-0" OC	A35 @ 24" OC MIN. (1) PER BAY	310
2	15/32"	10d @ 4" OC	3x	(2) ROWS OF 1/4"Ø x6" SDS @18" OC	3x	5/8"Ø A.B. @ 2'-8" OC	A35 @ 18" OC MIN. (1) PER BAY	460
3	15/32"	10d @ 3" OC	3x	(2) ROWS OF 1/4"Ø x6" SDS @16" OC	3x	5/8"Ø A.B. @ 1'-4" OC	A35 @ 12" OC MIN. (1) PER BAY	600
4	15/32" EACH SIDE	10d @ 4" OC	3x	(2) ROWS OF 1/4"Ø x6" SDS @10" OC	3x	5/8"Ø A.B. @ 1'-4" OC	REF. DETAIL	920
5	15/32" EACH SIDE	10d @ 3" OC	3x	(2) ROWS OF 1/4"Ø x6" SDS @8" OC	3x	5/8"Ø A.B. @ 1'-4" OC	REF. DETAIL	1200
6	15/32" EACH SIDE	10d @ 2" OC	3x	(2) ROWS OF 1/4"Ø x6" SDS @6" OC	3x	5/8"Ø A.B. @ 1'-4" OC	REF. DETAIL	1540

SHEAR WALL SCHEDULE NOTES:

1. ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. PANELS SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS @12" OC ALONG INTERMEDIATE FRAMING MEMBERS.
2. FOUNDATION SILL PLATES, SOLE PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS OR FROM (2) SIDES SHALL NOT BE LESS THAT A SINGLE 3" NOMINAL MEMBER U.N.O. NAILS SHALL BE STAGGERED. PROVIDE 1/2" EDGE DISTANCE AT EDGE NAILING.
3. AT ALL ANCHOR BOLT LOCATIONS, PROVIDE SIMPSON BPS BEARING PLATES, REF. 12/S6.01
4. A MINIMAL NAIL PENETRATION OF 1 1/2" INTO THE MAIN MEMBER IS REQUIRED FOR 10d NAILS.
5. PREDRILL NAIL HOLES TO PREVENT SPLITTING OF FRAMING AS REQUIRED AND STAGGER NAILS WHEN POSSIBLE.
6. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED SILL PLATES SHALL BE GALVANIZED.
7. FOR SHEAR WALL ELEVATIONS, REF. 4/S6.06
8. FOR SOLE PLATE THICKNESS REF. NOTE 2.

1 SHEAR WALL SCHEDULE - HIGH RISE

1" = 1'-0"

CONTINUOUS TIE DOWN SYSTEM SCHEDULE

wall ID	TIE DOWN SYSTEM LOADS: Cumulative Tension Load (kips) 5th	4th	3rd	2nd	1st	Cumulative compression load (kips) 5th	4th	3rd	2nd	1st	Minimum compression post area (in^2) 5th	4th	3rd	2nd	1st
1	NT	NT	NT	2.3	5.8	14.1	18.4	23.4	29.0	35.7	30	30	41	52	63
1_1	0.9	2.3	4.4	7.0	9.6	3.0	7.0	11.6	16.8	22.0	16.5	17	30	30	41
2	3.2	8.0	14.6	22.7	33.3	6.6	15.5	26.2	38.3	53.0	16.5	30	52	63	85
2.1	0.1	1.5	4.4	8.4	14.4	11.5	26.1	42.1	59.3	78.6	30	52	74	96	129
2.1_2	0.7	2.7	6.2	10.8	17.4	9.8	25.1	41.8	59.7	79.6	16.5	41	74	96	129
3	1.8	4.8	9.1	14.3	21.4	5.6	13.0	21.7	31.3	42.8	16.5	30	41	52	74
3.1	3.1	8.2	15.5	24.5	36.7	9.7	22.5	37.5	54.2	74.0	16.5	41	63	96	118
3.2	0.1	1.5	4.4	8.4	14.4	11.5	26.1	42.1	59.3	78.6	30	52	74	96	129
4	NT	NT	2.5	6.5	12.5	11.5	26.1	42.1	59.3	78.6	30	52	74	96	129
4.1	0.1	1.5	4.4	8.4	14.4	11.5	26.1	42.1	59.3	78.6	30	52	74	96	129
4.2	2.4	6.5	12.5	19.9	30.1	9.0	20.8	34.5	49.6	67.4	16.5	41	63	85	118
5	2.1	5.5	10.5	16.5	24.7	6.6	15.2	25.3	36.6	49.9	16.5	30	41	63	85
6	NT	1.0	3.4	6.9	12.3	11.3	25.5	41.2	57.8	76.4	30	41	74	96	129
6.1	NT	NT	NT	2.1	6.3	13.9	31.4	50.2	70.1	91.8	30	52	85	118	149
6.2	3.2	3.1	5.6	8.6	12.7	2.4	5.6	9.5	14.0	19.4	8	16.5	17	30	41
7	3.7	8.9	16.0	24.4	35.4	3.2	7.8	14.1	21.9	32.1	16.5	30	30	41	52
A	NT	NT	2.2	5.1	8.1	10.4	13.3	16.8	20.9	25.0	30	30	30	41	52
A_1	NT	NT	NT	NT	NT	17.7	20.4	23.6	27.2	30.8	30	41	41	52	52
A_2	NT	NT	1.0	3.7	6.5	12.2	15.1	18.6	22.7	26.8	30	30	41	41	52
A.1	7.1	15.7	27.7	42.3	57.1	8.4	25.5	45.9	68.9	92.1	16.5	36	36	36	38
B	0.1	2.6	6.0	10.1	15.5	7.2	11.0	15.7	21.1	27.8	16.5	36	36	36	36
B_1	NT	0.7	4.2	8.6	13.0	13.1	18.3	24.5	31.6	38.7	30	30	41	52	63
B_2	NT	2.2	5.5	9.5	13.6	8.0	11.9	16.7	22.2	27.8	16.5	30	30	41	52
B_3	NT	NT	3.1	7.3	13.0	4.6	11.0	18.9	28.1	39.7	16.5	30	41	52	74
C	0.1	2.1	5.0	8.5	13.1	6.3	9.5	13.5	18.2	24.0	16.5	17	30	30	52
C_1	NT	1.9	5.5	9.9	15.7	9.9	14.4	19.9	26.2	34.0	16.5	30	41	52	63
C_2	0.5	3.2	7.0	11.4	17.4	6.8	10.6	15.5	21.1	28.2	16.5	30	30	41	52
C_3	1.0	2.7	5.2	8.2	12.4	3.8	8.7	14.3	20.6	28.0	16.5	30	30	41	52
C.2	5.6	13.5	20.0	30.4	44.3	5.6	19.1	35.0	52.9	74.4	16.5	41	63	96	129
C.1	NT	NT	0.6	2.7	4.8	10.6	24.0	38.4	53.6	68.9	30	41	63	96	118
C.1_2	NT	1.0	3.0	5.8	10.2	8.6	19.4	31.3	44.0	58.3	16.5	41	52	74	96
D	NT	NT	0.8	2.9	5.1	10.6	24.1	38.5	53.9	69.3	30	41	63	96	118
D_ext_1	NT	NT	NT	NT	NT	9.3	11.3	13.6	16.1	19.0	16.5	30	30	30	41
D_ext_2	NT	NT	NT	NT	NT	17.7	21.7	26.2	31.0	35.9	30	41	52	52	63
D_1	NT	NT	0.8	2.9	5.1	10.6	24.1	38.5	53.9	69.3	30	41	63	96	118
D_2	NT	NT	NT	0.8	2.4	5.7	13.0	20.7	28.9	37.8	17	30	41	52	63
D.1	NT	NT	NT	1.7	5.0	10.9	24.5	39.2	54.6	71.6	17	41	63	85	118
E_1	NT	NT	NT	NT	NT	15.4	34.5	54.5	75.2	97.1	30	63	85	107	129
E_2	NT	NT	NT	NT	NT	15.4	34.5	54.5	75.2	97.1	30	63	85	107	129

NOTES:
1. NT INDICATES NO NET TENSION
2. USE 100% OF THE LARGER LOAD + 30% OF THE SMALLER WHERE TIE DOWN DESIGNATION SHARES LOCATION IN CORNER OR INTERSECTION REF. S6.07 FOR DETAILS.

CONTINUOUS TIE DOWN SYSTEM TO BE DESIGNED BY OTHERS. REFERENCE DEFERRED SUBMITTAL REQUIREMENTS ON GENERAL NOTES
ALL LOADS IN TABLE ARE NET ALLOWABLE LOADS.
SEE DETAILS 6-11/S6.06 FOR ALL OTHER INFO.

2 CONTINUOUS TIE DOWN SYSTEM SCHEDULE

1" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 82948 OREGON NOVEMBER 6, 2009 NORMAN J. FARIS
EXPIRES: 12/31/19

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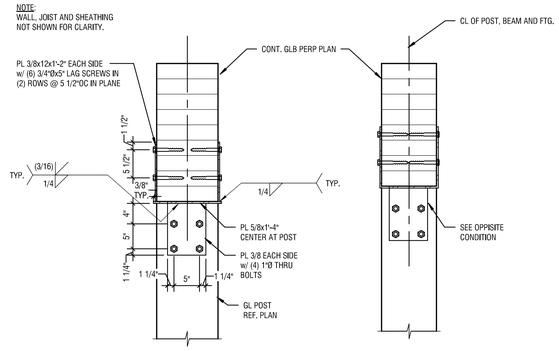
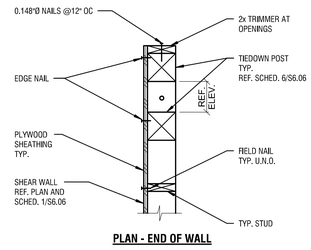
SHEET NUMBER S6.06

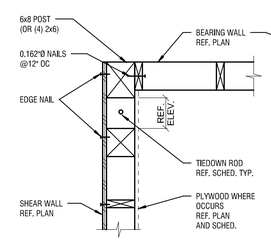
10/7/2018 4:23:44 PM



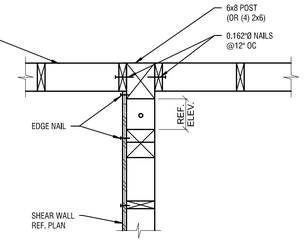
5 BEAM TO COLUMN CAP
1" = 1'-0"



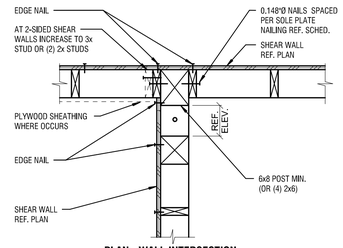
PLAN - END OF WALL



PLAN - WALL CORNER

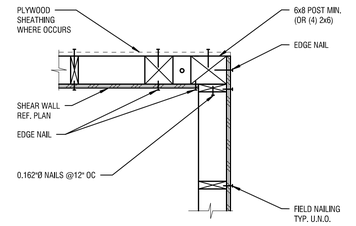


PLAN - WALL INTERSECTION



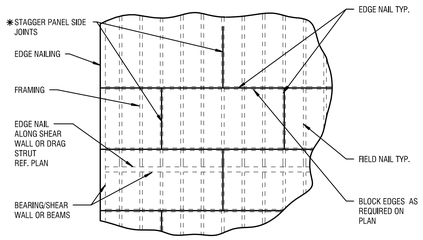
PLAN - WALL INTERSECTION

NOTE:
FOR REQUIREMENTS AT SHEAR WALL PANEL EDGES REF. SCHEDULE
1/S6.06 AND DETAIL 4/S6.06



PLAN - WALL CORNER

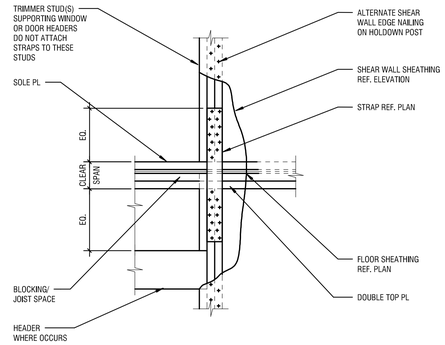
1 SHEAR WALL HOLDOWN DETAILS
1" = 1'-0"



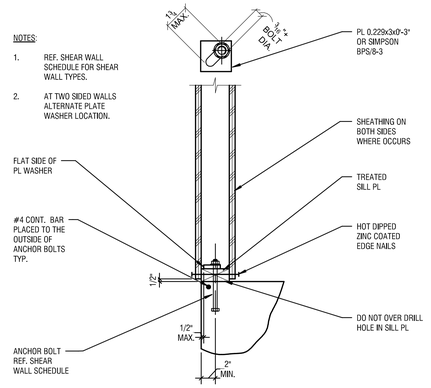
NOTES:

1. PROVIDE 1/8" GAP AT ALL PANEL JOINTS. REF. GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
2. ✱ PANELS SHALL NOT BE LESS THAT 4'-0"x8'-0" EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSION SHALL BE 24" UNLESS ALL EDGES OF UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
3. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS.
4. OSB IS NOT PERMITTED TO BE USED FOR ROOFS.
5. REF. DETAIL 3/S6.02 FOR BLOCKING DETAIL WHERE APPLICABLE.
6. FLOOR SHEATHING SHALL BE GLUED AND NAILED USING RING SHANK w/ SIZE PER PLAN.

4 WOOD DIAPHRAGM SCHEDULE
1" = 1'-0"



2 HOLDOWN STRAP ELEVATION
1" = 1'-0"



NOTES:

1. REF. SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES.
2. AT TWO SIDED WALLS ALTERNATE PLATE WASHER LOCATION.

3 TYP. SILL PLATE AT SHEAR WALLS
1" = 1'-0"

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
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OREGON
NOVEMBER 4, 2005
NORMAN J. FARIS
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

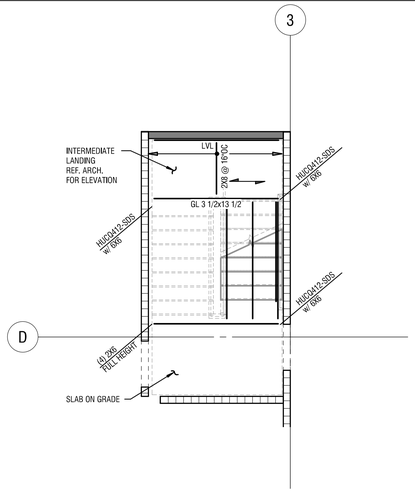
WOOD DETAILS

PERMIT/GMP SET

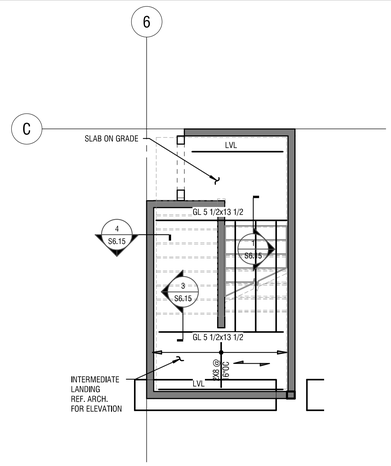
DATE 10/09/2018
PROJECT NUMBER 17058

SHEET NUMBER
S6.07

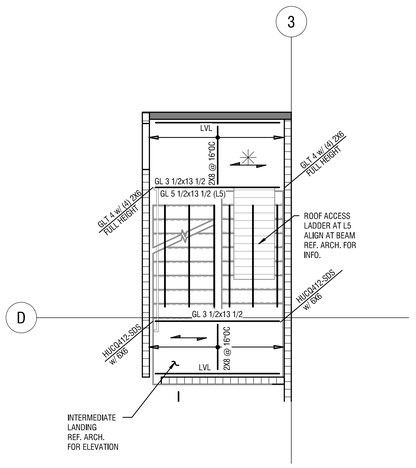
10/7/2018 4:23:49 PM



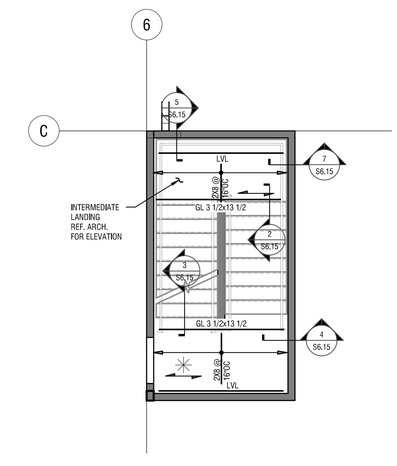
4 STAIR 2 GROUND LEVEL PARTIAL PLAN
1/4" = 1'-0"



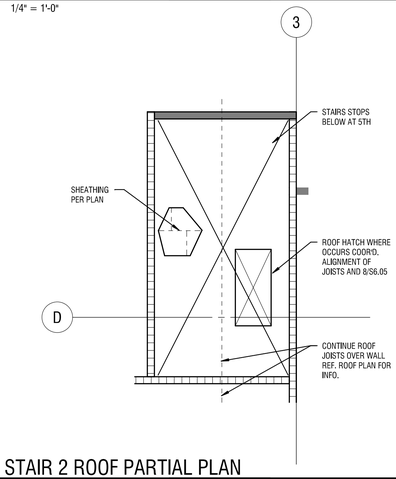
1 STAIR 1 GROUND LEVEL PLAN
1/4" = 1'-0"



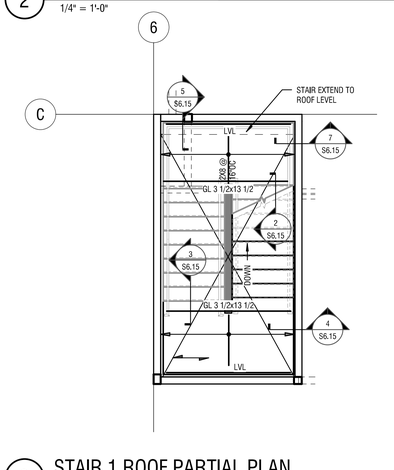
5 STAIR 2 LEVELS 2-5 PARTIAL PLAN
1/4" = 1'-0"



2 STAIR 1 LEVELS 2-5 PARTIAL PLAN
1/4" = 1'-0"



6 STAIR 2 ROOF PARTIAL PLAN
1/4" = 1'-0"



3 STAIR 1 ROOF PARTIAL PLAN
1/4" = 1'-0"

STAIR PARTIAL PLAN NOTES:

1. INDICATES SPAN DIRECTION OF 23/32" T&G SHEATHING. GLUE w/ 10d RING SHANK NAILS @ 4" OC ALONG EDGES AND 12" OC IN FIELD.
2. INDICATES TO CONTINUE TYP. FLOOR SHEATHING THROUGH STAIRS.
3. REFERENCE S6.15 FOR TYPICAL DETAILS.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ADDTIONAL INFORMATION TO BE COORDINATED INCLUDING TOPPING COMPOUND AND FINISHES.

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
62948
OREGON
NOVEMBER 5, 2009
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

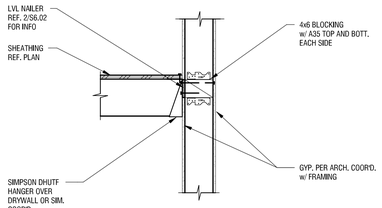
STAIR PARTIAL PLANS

PERMIT/GMP SET

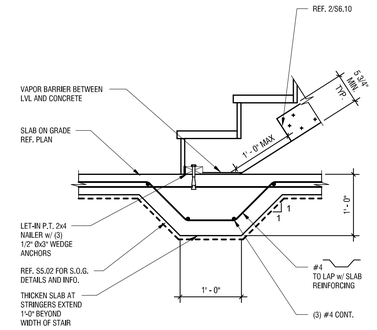
DATE 10/09/2018
PROJECT NUMBER 17058

SHEET NUMBER
S6.10

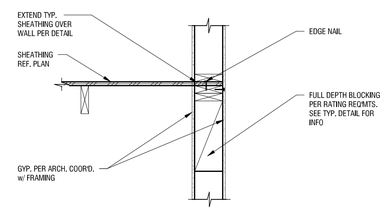
10/7/2018 4:23:59 PM



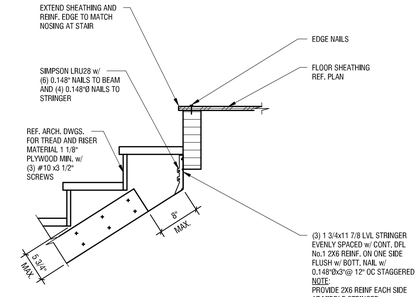
5 TYPICAL INTERMEDIATE STAIR LANDING
1" = 1'-0"



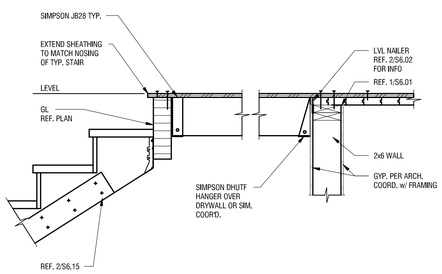
1 WOOD STRINGER TO SLAB ON GRADE
1" = 1'-0"



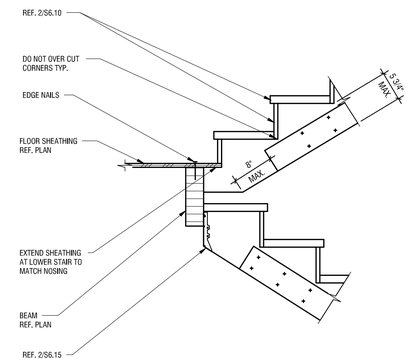
6 TYPICAL LANDING TO WALL CONNECTION
1" = 1'-0"



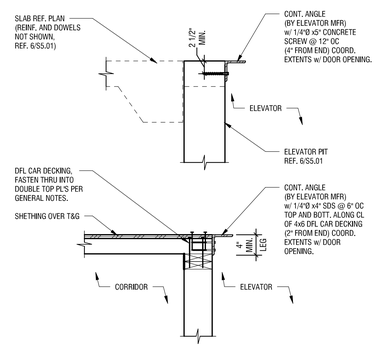
2 WOOD STRINGER AT BEAM
1" = 1'-0"



7 TYP. FLOOR LEVEL LANDING
1" = 1'-0"

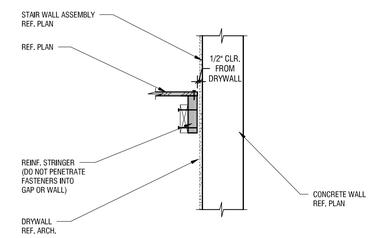


3 WOOD STRINGER CONNECTION TO BEAM
1" = 1'-0"



NOTE: ANGLE TO HAVE 1/4" MIN THICKNESS.

8 ELEVATOR SILL AT OPENING
1" = 1'-0"



4 STRINGER ALONG WALL
1" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE,
PORTLAND, OREGON

BRIDGE HOUSING

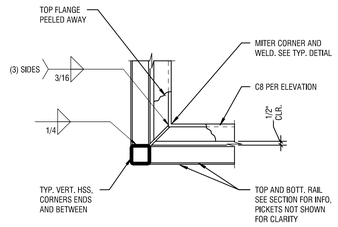
REVISION	DATE	REASON FOR ISSUE

TYPICAL STAIR DETAILS

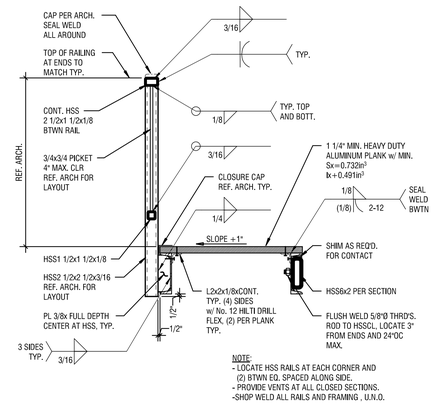
PERMIT/GMP SET

DATE	REVISION
10/09/2018	
PROJECT NUMBER 17058	SHEET NUMBER S6.15
SCALE	

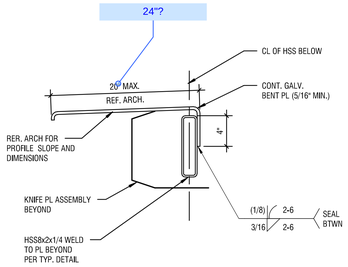
10/7/2018 4:23:53 PM



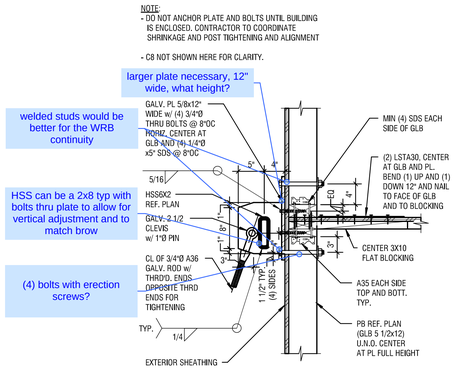
6 RAIL CONNECTION
1 1/2" = 1'-0"



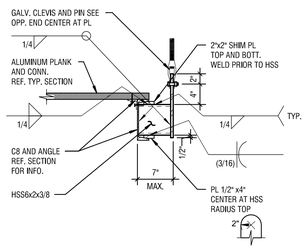
2 SECTION AT BALCONY
1" = 1'-0"



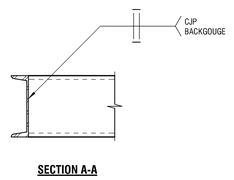
7 TYPICAL BRICK LEDGER
1 1/2" = 1'-0"



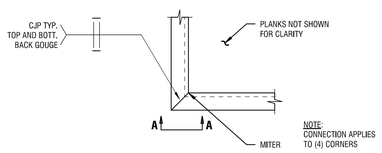
3 TYP. BALCONY CONNECTION
1" = 1'-0"



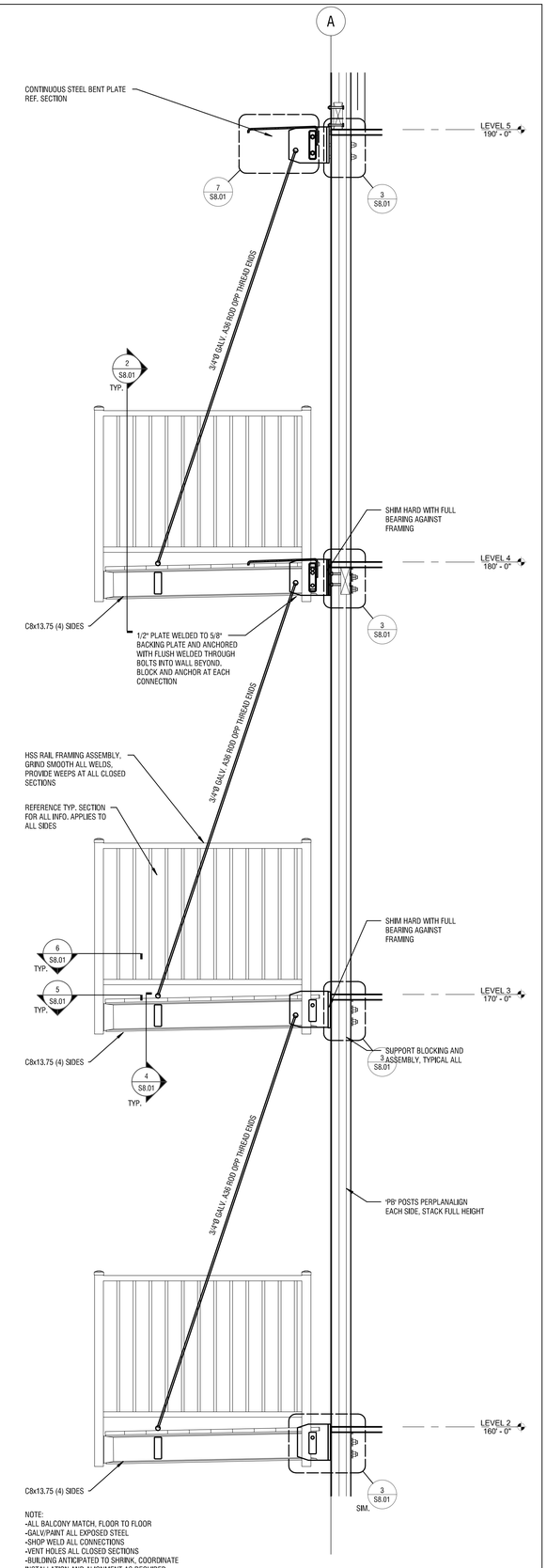
4 DETAIL HANGER TO BALCONY
1" = 1'-0"



SECTION A-A



5 C8 TO C8 CONNECTION
1 1/2" = 1'-0"



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

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
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OREGON
NOVEMBER 6, 2009
NORMAN J. FARIS
EXPIRES: 12/31/19

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

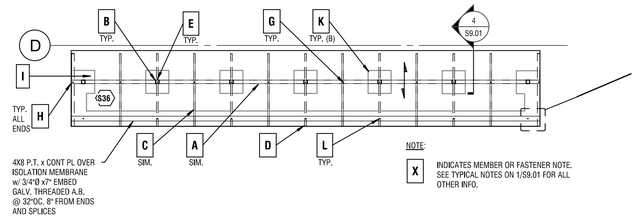
BALCONY PLAN AND DETAILS

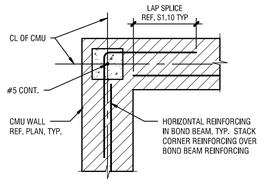
PERMIT/GMP SET

DATE 10/09/2018
PROJECT NUMBER 17058

SHEET NUMBER
S8.01

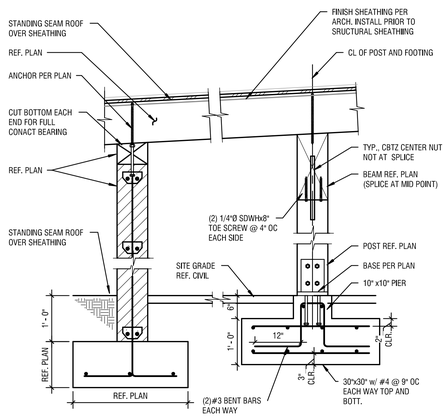
10/7/2018 4:23:56 PM





E BIKE SHELTER PLAN

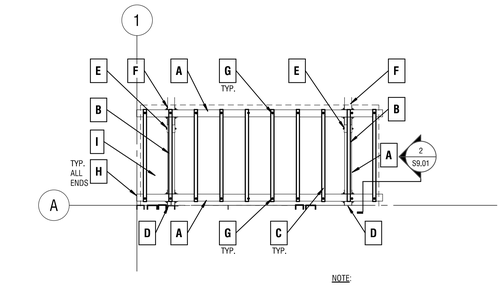
1/8" = 1'-0"



A	CONTINUOUS 6X14, SPLICE ONLY AT SIM CONDITION.
B	6X6 POST
C	3X8 TAPER CUT ¼ PER FOOT TO SLOPE (6"MIN. DEPTH) WITH EQUAL SPACING NOT EXCEEDING 16" O.C MAX, LOCATE 1ST MEMBER 4" FROM EACH EDGE. REF. ARCH. FOR DETAILED LAYOUTS.
D	STEEL TAB SUPPORT CONNECTION LAG TO BLOCKING AT BUILDING, REF. 2/S9.01
E	SIMPSON CBT4Z TOP, CENTERED, AND SIMPSON CPT66Z BOT. SEAL ENDS, AND HOLES PER SPECIFICATIONS PRIOR TO INSTALLATION OF ALL TIES AND FASTENERS.
F	(2) SIMPSON APA6, (1) EACH SIDE W/ (4) SD10112DBB FOR BEAM TO BEAM. CENTER ALONG LOWER BEAM.
G	SDWS22100DB CENTERED ALONG EACH MEMBER EACH WAY, PREDRILL W/ 3" MINIMUM PENETRATION INTO BEAM BELOW
H	SEAL TREAT AND CAP ALL ENDS PER ARCH.
I	STANDING SEAM ROOF AND MEMBRANE PER ARCH, OVER (2) LAYERS OF 23/32" CDX SHEATHING OVER FINISHED SOFFIT SHEATHING PER ARCH. OVER CEDAR SUPPORT. FASTEN STRUCTURAL SHEATHING W/ #8 FASTENERS AT 6" O.C. THROUGH ARCH. EXPOSED SHEATHIGN FROM BELOW. ALIGN JOINTS AT MEMBERS. SLOPE TO DRAIN. SEAL ALL ENDS OF EXPOSED SHEATHING.
J	SIMPSON MPBZ66Z, CENTERED IN 16" DIA. X 48" DEEP REINF. CONCRETE PIER REF. 3/S9.01 FOR ADDITIONAL INFO.
K	SIMPSON CPT66Z BOT WITH GALV. A.BS INTO 30"X30" FOOTING WITH PLYNTH, REF. 4/S9.01 FOR ADDITIONAL INFO.
L	SDWS22100DB CENTERED EACH MEMBER EACH WAY, PREDRILLW/ 3" MINIMUM PENETRATION INTO PLATE BELOW. REF. 4/S9.01 FOR ADDITIONAL INFO.
GENERAL NOTES	
1	ALL WOOD ASSEMBLIES SHALL BE SELECT GRADE FULL SAWN WESTERN CEDAR W/ Fb=975 PSI
2	ALL FASTENERS AND CONNECTORS SHALL BE EXTERIOR RATED FOR SERVICE LIFE OF STRUCTURE.
3	SIMPSON HARDWARE NOTED, EQUAL ALTERNATIVE HAVING SIMILAR PROFILE, STRENGTH AND AESTHETIC ACCEPTABLE WITH ARCHITECT/EOR APPROVAL
4	COORDINATE FRAMING REQUIREMENTS INTO BUILDING AND FOUNDATIONS. REF. ARCH. FOR ADDITIONAL INFORMATION

A TYPE A TRELLIS

1/4" = 1'-0"



NOTE:

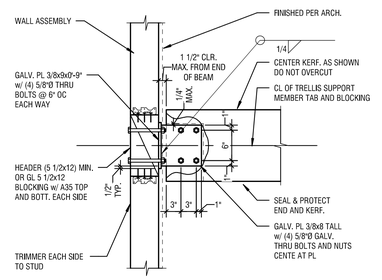
X INDICATES MEMBER OR FASTENER NOTE. SEE TYPICAL NOTES ON 1/S9.01 FOR ALL OTHER INFO.

4 SECTION AT BIKE SHELTER

3/4" = 1'-0"

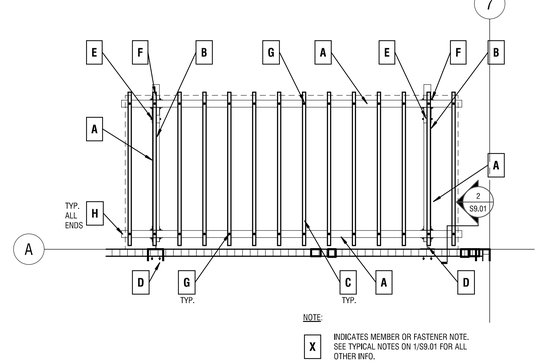
1 TRELLIS NOTES

1" = 1'-0"



B TYPE B TRELLIS

1/4" = 1'-0"

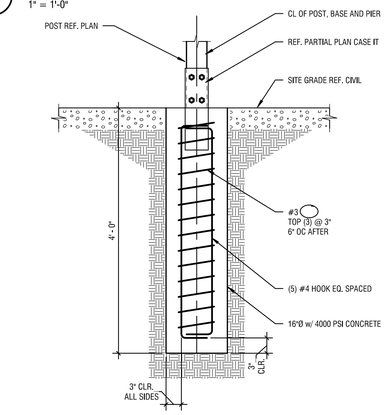


NOTE:

X INDICATES MEMBER OR FASTENER NOTE. SEE TYPICAL NOTES ON 1/S9.01 FOR ALL OTHER INFO.

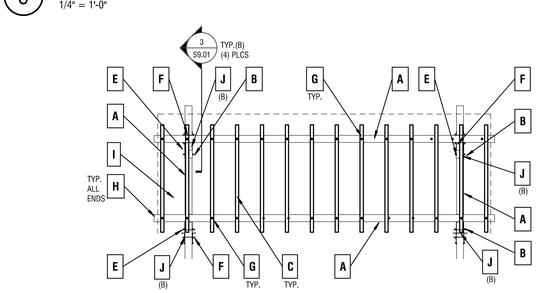
2 TRELLIS AT BUILDING

1" = 1'-0"



C TYPE C TRELLIS

1/4" = 1'-0"



NOTE:

X INDICATES MEMBER OR FASTENER NOTE. SEE TYPICAL NOTES ON 1/S9.01 FOR ALL OTHER INFO.

3 PIER AT STAND ALONE TRELLIS

1" = 1'-0"

D TYPE D TRELLIS

1/4" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 62948 OREGON NOVEMBER 9, 2005 NORMAN J. FARIS
EXPIRES: 12/31/19

Ankrom Moisan TM

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SITE STRUCTURES

PERMIT/GMP SET

DATE 10/09/2018

PROJECT NUMBER 17058

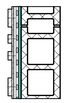
SHEET NUMBER S9.01

10/17/2018 10:26:42 AM

CONCRETE - 03

NOT USED

MASONRY - 03



3/4" FIBER CEMENT TRIM - VARIED WIDTH VERT
BATTENS (SEE LAYOUT SHEET A7.12)
5/16" FIBER CEMENT PANEL
1" HORIZONTAL GALVALUME Z-FURRING WITH WEEPS
FULLY GROUTED CONCRETE MASONRY UNITS
EXTERIOR PAINT

CMU WALL AT BIKE SHELTER

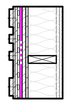
4Y.1

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

METAL - 05

NOT USED

WOOD - 06

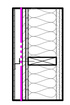


3/4" FIBER CEMENT TRIM - VARIED WIDTH VERT
BATTENS (SEE LAYOUT SHEET A7.12)
5/16" FIBER CEMENT PANEL
1" HORIZONTAL GALVALUME Z-FURRING WITH WEEPS
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)
5/8" MOISTURE RESISTANT SHEATHING
PLYWOOD SHEAR; SEE STRUCTURAL PLANS
R21 GLASS FIBER INSULATION
WOOD STUDS PER STRUCTURAL PLANS
SHEET VAPOR RETARDER
(2) LAYERS 5/8" GYPSUM WALLBOARD

FIBER CEMENT BOARD TYPE = FCP-1

K6.1

FIRE RATING / SOURCE: 2 HOUR / PORTLAND TYPE III CODE GUIDE
STC RATING / SOURCE:
CLEAR R-VALUE: 21 **CLEAR U-VALUE:** .062

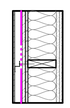


5/16" FIBER CEMENT LAP SIDING WITH WOODTONE
FINISH; REPEATING EXPOSURE: 7"|5"|5"
1" VERTICAL GALVALUME Z-FURRING 16" O.C.
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)
5/8" MOISTURE RESISTANT SHEATHING
PLYWOOD SHEAR; SEE STRUCTURAL PLANS
R21 GLASS FIBER INSULATION
WOOD STUDS PER STRUCTURAL PLANS
SHEET VAPOR RETARDER
(2) LAYERS 5/8" GYPSUM WALLBOARD

FIBER CEMENT PANEL BOARD = FCP-2

K6.2

FIRE RATING / SOURCE: 2 HOUR / PORTLAND TYPE III CODE GUIDE
STC RATING / SOURCE:
CLEAR R-VALUE: 21 **CLEAR U-VALUE:** .062

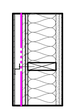


5/16" FIBER CEMENT LAP SIDING W/ 7" EXPOSURE
1" VERTICAL GALVALUME Z-FURRING 16" O.C.
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)
5/8" MOISTURE RESISTANT SHEATHING
PLYWOOD SHEAR; SEE STRUCTURAL PLANS
WOOD STUDS; SEE STRUCTURAL PLANS
R21 GLASS FIBER INSULATION
SHEET VAPOR RETARDER
(2) LAYERS 5/8" GYPSUM WALLBOARD

FIBER CEMENT BOARD TYPE = FCP-3

K6.3

FIRE RATING / SOURCE: 2 HOUR / PORTLAND TYPE III CODE GUIDE
STC RATING / SOURCE:
CLEAR R-VALUE: 21 **CLEAR U-VALUE:** .062



5/16" FIBER CEMENT PANEL
1" VERTICAL GALVALUME Z-FURRING 16" O.C.
BUILDING WRAP WEATHER BARRIER (AIR BARRIER)
5/8" MOISTURE RESISTANT SHEATHING
PLYWOOD SHEAR; SEE STRUCTURAL PLANS
R21 GLASS FIBER INSULATION
WOOD STUDS; SEE STRUCTURAL PLANS
SHEET VAPOR RETARDER
(2) LAYERS 5/8" GYPSUM WALLBOARD

FIBER CEMENT BOARD TYPE = FCP-4

K6.4

FIRE RATING / SOURCE: 2 HOUR / PORTLAND TYPE III CODE GUIDE
STC RATING / SOURCE:
CLEAR R-VALUE: 21 **CLEAR U-VALUE:** .062

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. REFERENCE SLAB PLANS FOR CONCRETE WALL CURB LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

REGISTERED ARCHITECT
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

EXTERIOR WALL ASSEMBLIES

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A0.11

C:\Revit Projects\149000-18-North Williams-Arch_Central\149000-18-North Williams-Arch_johnsIsBacoueyA.rvt

10/17/2018 10:26:44 AM

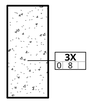
CONCRETE - 03

WOOD - 06

METAL - 09

GENERAL NOTES

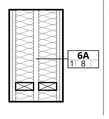
1. REFER TO SHEET G0.02,FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING G5.01.
3. REFERENCE SLAB PLANS FOR CONCRETE CURB LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON G2.00 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
6. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.



CONCRETE

3X

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

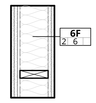


2 LAYERS GYPSUM WALLBOARD - X
WOOD STUDS WITH INSULATION
1" AIR SPACE
WOOD STUDS BRACED AT MID-HEIGHT WITH INSULATION AND FIRESAFING @ 10'-0" O.C.
2 LAYERS GYPSUM WALLBOARD - X

DEMISING WALL - NON-SHEAR

6A

FIRE RATING / SOURCE: 1 HOUR / GA WP-5512
STC RATING / SOURCE: 55-59 STC / NGC 3056
CLEAR R-VALUE: **CLEAR U-VALUE:**

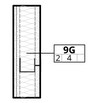


2 LAYERS GYPSUM WALLBOARD - X
PLYWOOD SHEATHING
WOOD STUDS WITH INSULATION
2 LAYERS GYPSUM WALLBOARD - X

SHAFT WALL

6F

FIRE RATING / SOURCE: 2 HOUR / GA WP-4135
STC RATING / SOURCE: 40-44 STC / NGC 2363
CLEAR R-VALUE: **CLEAR U-VALUE:**

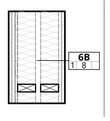


2 LAYERS GYPSUM WALLBOARD - X
CH STUD
1" SHAFTLINER

SHAFT WALL

9G

FIRE RATING / SOURCE: 2 HOUR / GA WP-7054
STC RATING / SOURCE: 50-54 STC / RAL TL09-358
CLEAR R-VALUE: **CLEAR U-VALUE:**

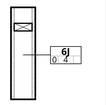


2 LAYERS GYPSUM WALLBOARD - X
PLYWOOD SHEATHING
WOOD STUDS BRACED AT MID-HEIGHT WITH INSULATION AND FIRESAFING @ 10'-0" O.C.
1" AIR SPACE
WOOD STUDS WITH INSULATION
2 LAYERS GYPSUM WALLBOARD - X

DEMISING WALL - SHEAR

6B

FIRE RATING / SOURCE: 1 HOUR / GA WP-5512
STC RATING / SOURCE: 55-59 STC / NGC 3056
CLEAR R-VALUE: **CLEAR U-VALUE:**

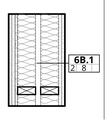


GYPSUM WALLBOARD
WOOD STUDS
GYPSUM WALLBOARD

WALL PARTITION

6J

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

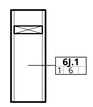


2 LAYERS GYPSUM WALLBOARD - X
PLYWOOD SHEATHING
WOOD STUDS BRACED AT MID-HEIGHT WITH INSULATION AND FIRESAFING @ 10'-0" O.C.
1" AIR SPACE
WOOD STUDS WITH INSULATION
2 LAYERS GYPSUM WALLBOARD - X

DEMISING WALL - SHEAR

6B.1

FIRE RATING / SOURCE: 2 HOUR / GA WP-5520
STC RATING / SOURCE: 55-59 STC / NGC 3056
CLEAR R-VALUE: **CLEAR U-VALUE:**

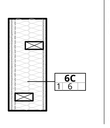


GYPSUM WALLBOARD X
WOOD STUDS
GYPSUM WALLBOARD X

WALL PARTITION - BEARING

6J.1

FIRE RATING / SOURCE: 1 HOUR / GA WP-3510
STC RATING / SOURCE: 35-39 STC / NGC 2404
CLEAR R-VALUE: **CLEAR U-VALUE:**

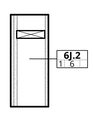


2 LAYERS GYPSUM WALLBOARD - X
2X4 WOOD STUDS STAGGERD ON 2X6 PLATE
2 LAYERS OF 3" MINERAL FIBER OR GLASS BATT INSULATION
GYPSUM WALLBOARD - X

CORRIDOR WALL - NON-SHEAR

6C

FIRE RATING / SOURCE: 1 HOUR / GA WP-3910
STC RATING / SOURCE: 50-54 STC / NGC 2377
CLEAR R-VALUE: **CLEAR U-VALUE:**

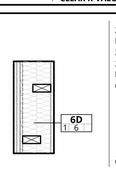


2 LAYERS GYPSUM WALLBOARD - X
WOOD STUDS
GYPSUM WALLBOARD X

WALL PARTITION - BEARING

6J.2

FIRE RATING / SOURCE: 1 HOUR / GA WP-3510
STC RATING / SOURCE: 35-39 STC / NGC 2404
CLEAR R-VALUE: **CLEAR U-VALUE:**

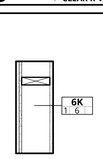


2 LAYERS GYPSUM WALLBOARD - X
PLYWOOD SHEATHING
2X4 WOOD STUDS STAGGERD ON 2X6 PLATE
2 LAYERS OF 3" MINERAL FIBER OR GLASS BATT INSULATION
GYPSUM WALLBOARD - X

CORRIDOR WALL - SHEAR

6D

FIRE RATING / SOURCE: 1 HOUR / GA WP-3910
STC RATING / SOURCE: 50-54 STC / NGC 2377
CLEAR R-VALUE: **CLEAR U-VALUE:**

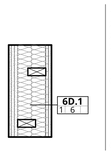


GYPSUM WALLBOARD - X
PLYWOOD SHEATHING
WOOD STUDS
GYPSUM WALLBOARD - X

WALL PARTITION - BEARING / SHEAR

6K

FIRE RATING / SOURCE: 1 HOUR / TABLE 721.1(2); 14-13
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

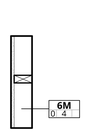


1/2" GYPSUM WALLBOARD
2 LAYERS GYPSUM WALLBOARD - X
2X4 WOOD STUDS STAGGERD ON 2X6 PLATE
2 LAYERS OF 3" MINERAL FIBER OR GLASS BATT INSULATION
PLYWOOD SHEATHING
GYPSUM WALLBOARD - X

CORRIDOR WALL - SHEAR

6D.1

FIRE RATING / SOURCE: 1 HOUR / GA WP-3910
STC RATING / SOURCE: 50-54 STC / NGC 2377
CLEAR R-VALUE: **CLEAR U-VALUE:**

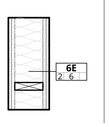


GYPSUM WALLBOARD
CONTRACTOR'S OPTION: METAL OR WOOD STUDS

FURRING WALL

6M

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

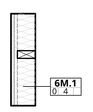


2 LAYERS GYPSUM WALLBOARD - X
WOOD STUDS WITH INSULATION
2 LAYERS GYPSUM WALLBOARD - X

SHAFT WALL

6E

FIRE RATING / SOURCE: 2 HOUR / GA WP-4135
STC RATING / SOURCE: 40-44 STC / NGC 2363
CLEAR R-VALUE: **CLEAR U-VALUE:**



2 LAYERS GYPSUM WALLBOARD
CONTRACTOR'S OPTION: METAL OR WOOD STUDS WITH INSULATION

ACOUSTICAL FURRING WALL

6M.1

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

REGISTERED ARCHITECT
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

INTERIOR WALL ASSEMBLIES

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

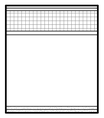
SHEET NUMBER
A0.21

C:\Revit Projects\149000-18-North Williams-Arch_Central\149000-18-North Williams-Arch_JohnN&RecoveryLoc

10/17/2018 10:26:46 AM

CONCRETE - 03 METAL - 05 WOOD - 06

ROOFS

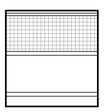


SBS MODIFIED ROOFING
1/2" PROTECTION BOARD
4 INCH MIN R-38.5 POLYISO INSULATION
FULLY-ADHERED VAPOR BARRIER (AIR BARRIER)
PLYWOOD SHEATHING, SEE STRUCTURAL PLANS
ENGINEERED ROOF I-JOIST, SEE STRUCTURAL PLANS
(2) LAYERS GYPSUM WALL BOARD

TYPICAL ROOF ASSEMBLY

M6

FIRE RATING / SOURCE:
STC RATING / SOURCE:
INSULATION:

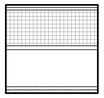


SBS MODIFIED ROOFING
1/2" PROTECTION BOARD
7 INCH MIN R-38.5 POLYISO INSULATION
FULLY-ADHERED VAPOR BARRIER (AIR BARRIER)
PLYWOOD SHEATHING, SEE STRUCTURAL PLANS
2X WOOD JOIST, SEE STRUCTURAL PLANS
EXTERIOR SHEATHING
FIBER CEMENT SOFFIT BOARD

ROOF AT OVERHANG

M6.1

FIRE RATING / SOURCE:
STC RATING / SOURCE:
INSULATION:

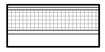


SBS MODIFIED ROOFING
1/2" PROTECTION BOARD
7 INCH MIN R-38.5 POLYISO INSULATION
FULLY-ADHERED VAPOR BARRIER (AIR BARRIER)
PLYWOOD SHEATHING, SEE STRUCTURAL PLANS
2X WOOD JOIST, SEE STRUCTURAL PLANS
(2) LAYERS GYPSUM WALL BOARD

ROOF AT CORRIDOR WHERE NOTED

M6.2

FIRE RATING / SOURCE:
STC RATING / SOURCE:
INSULATION:



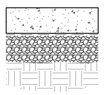
SBS MODIFIED ROOFING
1/2" PROTECTION BOARD
4 INCH MIN R-38.5 POLYISO INSULATION
FULLY-ADHERED VAPOR BARRIER (AIR BARRIER)
PLYWOOD SHEATHING, SEE STRUCTURAL PLANS
3X6 DFL CAR DECKING; SEE STRUCTURAL PLANS

TYPICAL CORRIDOR ROOF ASSEMBLY

H6

FIRE RATING / SOURCE:
STC RATING / SOURCE:
INSULATION:

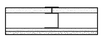
FLOORS



REINFORCED CONCRETE SLAB; SEE STRUCTURAL PLANS
VAPOR BARRIER
CRUSHED ROCK (CAPILARY BREAK), SEE GEOTECHNICAL REPORT
SEE GEOTECHNICAL REPORT FOR SOIL TREATMENT

3A

FIRE RATING / SOURCE:
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N

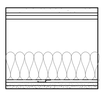


1" SHAFTLINER
CH STUD
2 LAYERS GYPSUM WALLBOARD - X

SHAFT TERMINATION

5G

FIRE RATING / SOURCE: 2 HOUR / AER 09038
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N

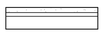


1" GYPCRETE WITH ACOUSTICAL MAT
PLYWOOD SHEATHING, SEE STRUCTURAL PLANS
I-JOIST WITH ACOUSTICAL BATT INSULATION; SEE STRUCTURAL PLANS
RESILIENT CHANNEL
2 LAYERS GYPSUM WALLBOARD - X

TYPICAL FLOOR ASSEMBY

6F

FIRE RATING / SOURCE: 1 HOUR / TABLE 721.1(3); 21.1-1
STC RATING / SOURCE: 58 / ESR-1153 - ASSEMBLY OPT. B
IIC RATING / SOURCE: 54 / ESR-1153 - ASSEMBLY OPT. B
INSULATION: Y



1" GYPCRETE
PLYWOOD SHEATHING, SEE STRUCTURAL PLANS
3X6 DFL CAR DECKING; SEE STRUCTURAL PLANS

TYPICAL CORRIDOR FLOOR FRAMING

6H

FIRE RATING / SOURCE: 1 HOUR / CALC OSSC 722.1 EXPOSED WD
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N



1" GYPCRETE
PLYWOOD SHEATHING, SEE STRUCTURAL PLANS
4X6 DFL CAR DECKING; SEE STRUCTURAL PLANS

CORRIDOR FLOOR FRAMING

6H.1

FIRE RATING / SOURCE: 1 HOUR / CALC OSSC 722.1 EXPOSED WD
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING G5.01.
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
4. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
5. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON G2.00 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

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REVISION	DATE	REASON FOR ISSUE

HORIZONTAL ASSEMBLIES

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A0.31

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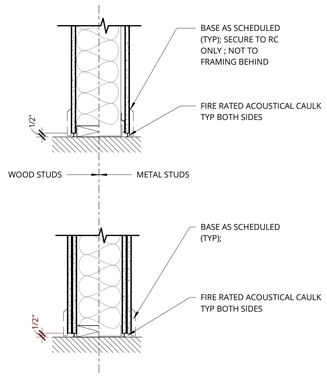
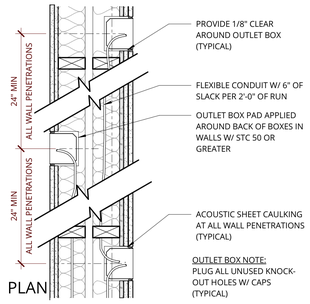
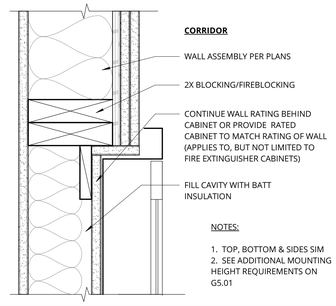


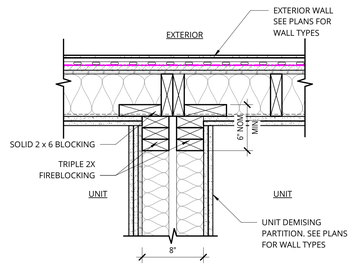
2 WALL BASE @ RATED WALL
1 1/2" = 1'-0"



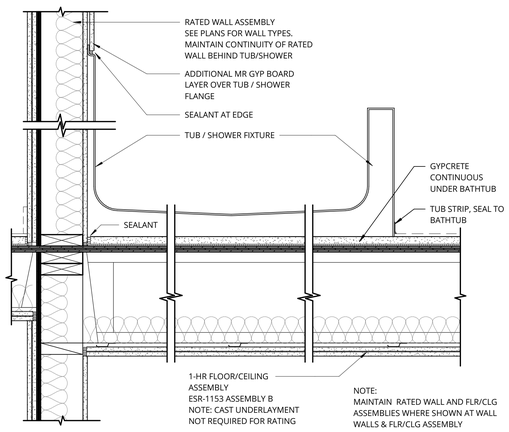
3 PENETRATION @ DEMISING WALL
1 1/2" = 1'-0"



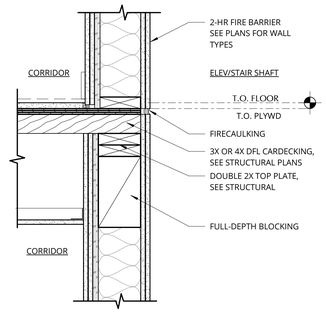
4 CABINET @ RATED WALL
3" = 1'-0"



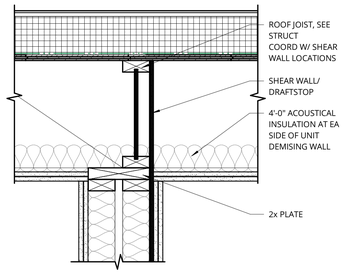
5 DEMISING WALL @ EXTERIOR
1 1/2" = 1'-0"



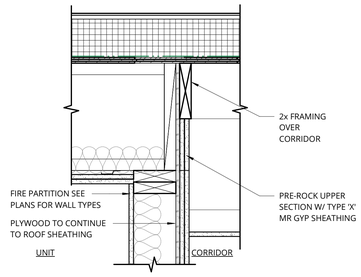
6 1-HR FIRE PARTITION @ TUB/SHOWER
1 1/2" = 1'-0"



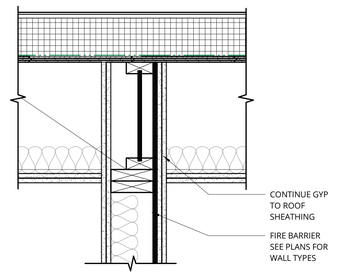
7 FIRE BARRIER ELEV/STAIR SHAFT @ CORRIDOR
1 1/2" = 1'-0"



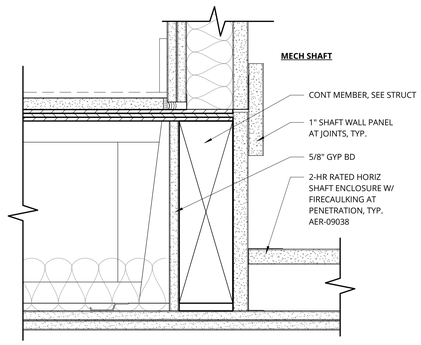
8 FIRE PARTITION/UNIT DEMISING @ ROOF/CEILING
1 1/2" = 1'-0"



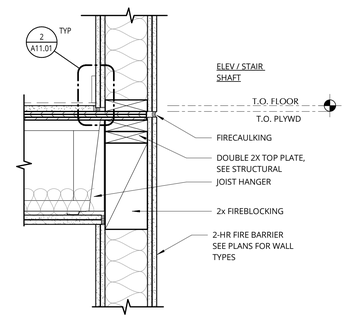
9 FIRE PARTITION/CORRIDOR @ ROOF/CEILING
1 1/2" = 1'-0"



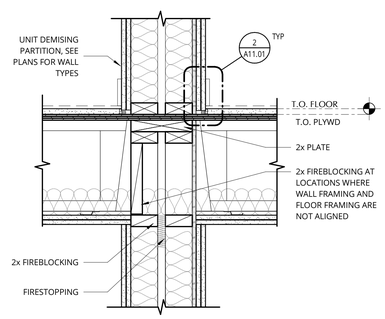
10 FIRE BARRIER/SHAFT @ ROOF/CEILING
1 1/2" = 1'-0"



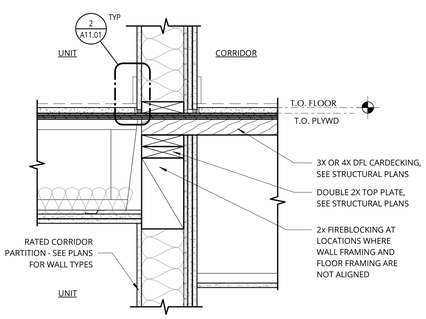
11 FLOOR/CEILING @ MECH SHAFT
3" = 1'-0"



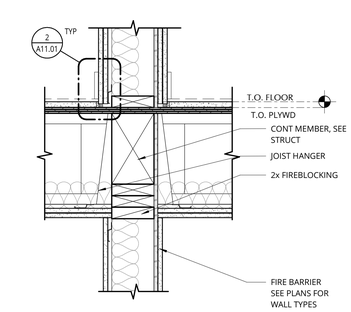
12 FIRE BARRIER/SHAFT @ FLOOR/CEILING
1 1/2" = 1'-0"



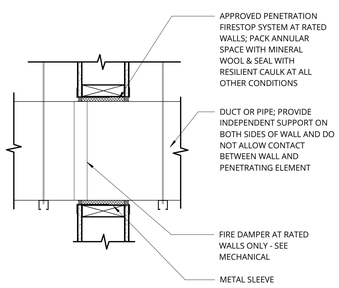
13 FIRE PARTITION/UNIT DEMISING @ FLOOR/CEILING
1 1/2" = 1'-0"



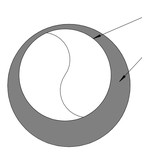
14 FIRE PARTITION/CORRIDOR @ FLOOR/CEILING
1 1/2" = 1'-0"



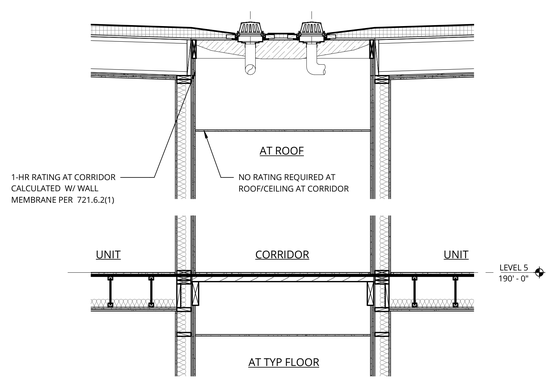
15 FIRE BARRIER @ FLOOR/CEILING
1 1/2" = 1'-0"



17 DUCT PENETRATION @ RATED WALL
1 1/2" = 1'-0"



18 PENETRATION FIRESTOP DETAIL
3" = 1'-0"



19 SECTION @ CORRIDOR
1/2" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

TYPICAL ASSEMBLY DETAILS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **A0.41**

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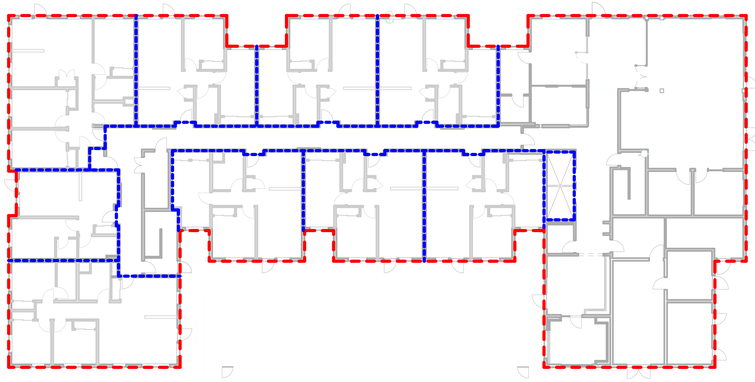
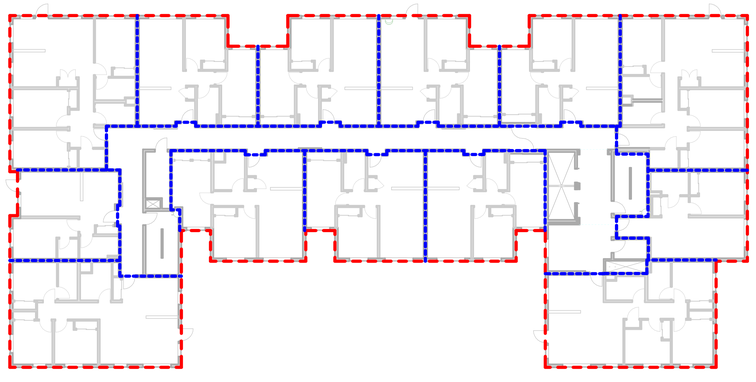
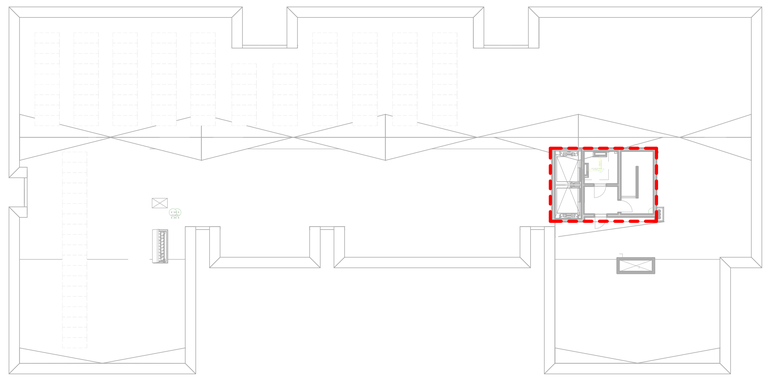


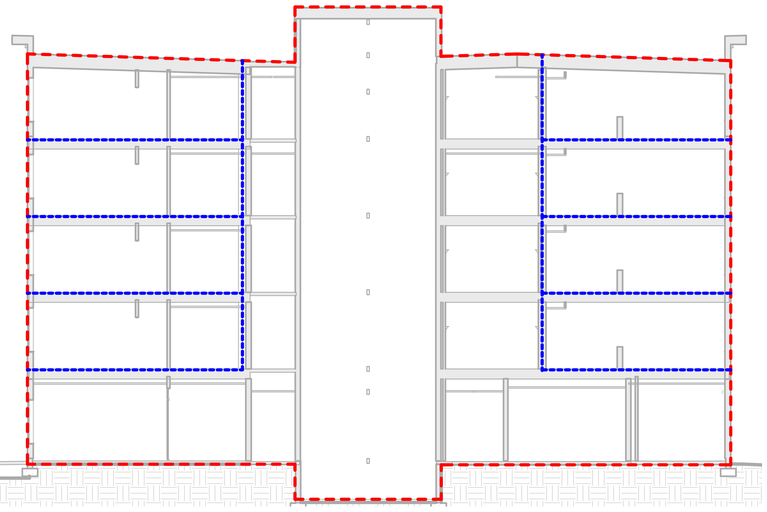
6 LEVEL 1 AIR BARRIER DIAGRAM
1/16" = 1'-0"



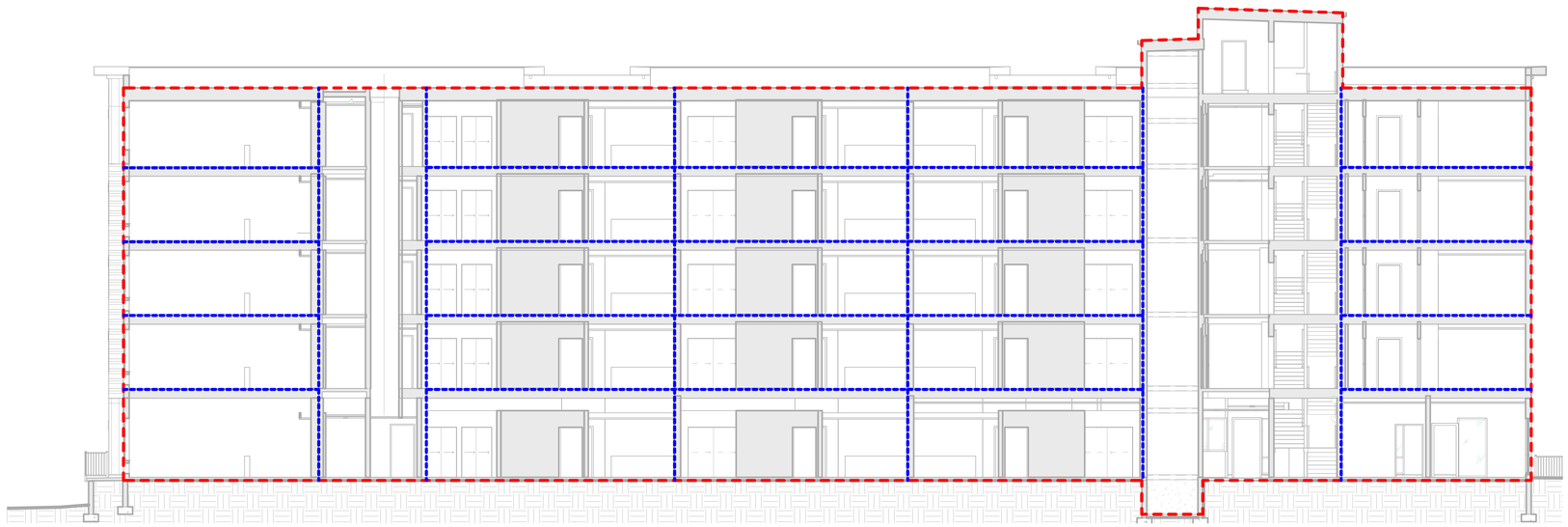
9 LEVEL 2 AIR BARRIER DIAGRAM
1/16" = 1'-0"



11 ROOF AIR BARRIER DIAGRAM
1/16" = 1'-0"



14 SECTION AIR BARRIER DIAGRAM
1/8" = 1'-0"



16 SECTION AIR BARRIER DIAGRAM
1/8" = 1'-0"

LEGEND

EXTERIOR THERMAL ENVELOPE AIR BARRIER

THE RED DASHED LINE INDICATES THE PLANE OF THE BUILDING ENVELOPE, SEPARATING INTERIOR CONDITIONED AND EXTERIOR NON-CONDITIONED SPACE. ALL ASSEMBLIES AND INTERFACES ALONG THE PLANE OF THE BUILDING ENVELOPE MUST PREVENT OR LIMIT RAIN WATER PENETRATION, AIR LEAKAGE, VAPOR DIFFUSION, AND THERMAL TRANSFER.

INTERIOR COMPARTMENTALIZATION AIR BARRIER

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

AIR BARRIER DIAGRAM

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A0.42

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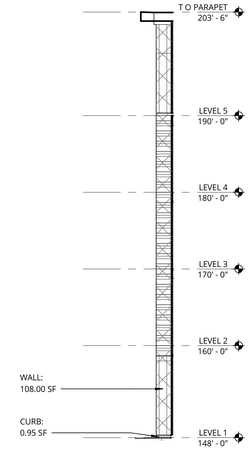
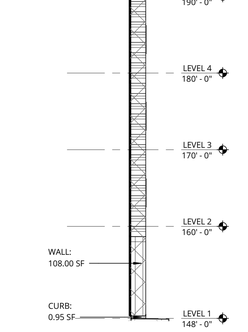
1 WEST ELEVATION
1/8" = 1'-0"



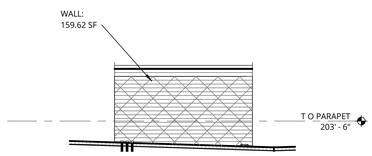
4 SOUTH BAY - WEST
1/8" = 1'-0"



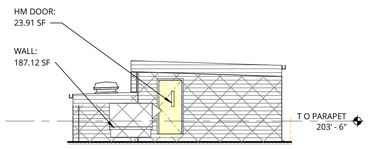
2 EAST ELEVATION
1/8" = 1'-0"



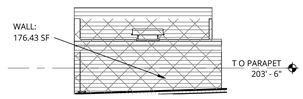
3 SOUTH BAY - EAST
1/8" = 1'-0"



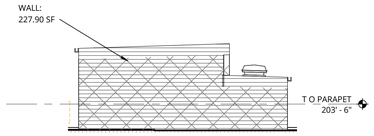
16 STAIR-1 PENTHOUSE - NORTH
1/8" = 1'-0"



17 STAIR-1+ELEV PENTHOUSE - EAST
1/8" = 1'-0"



18 ELEVATOR PH - SOUTH
1/8" = 1'-0"



20 STAIR-1+ELEV PENTHOUSE WEST
1/8" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ENERGY CODE ELEVATIONS

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DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A0.43

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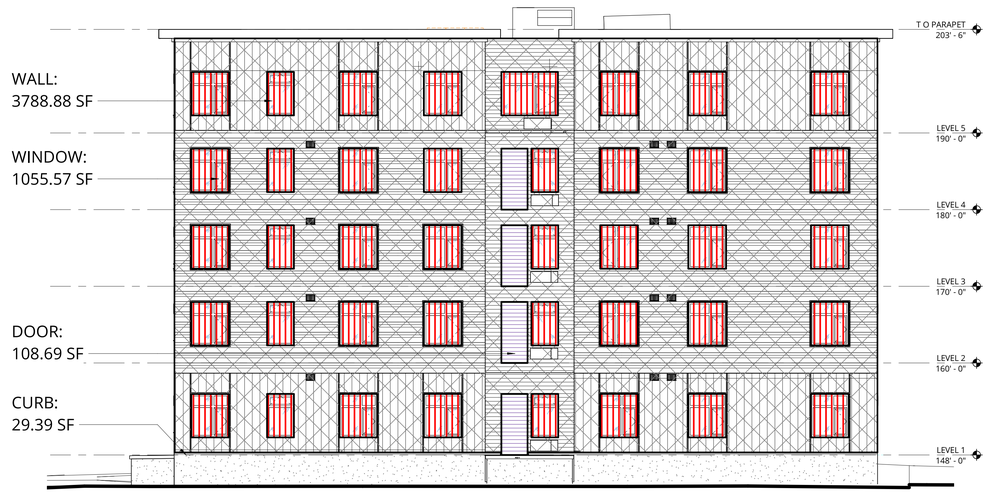
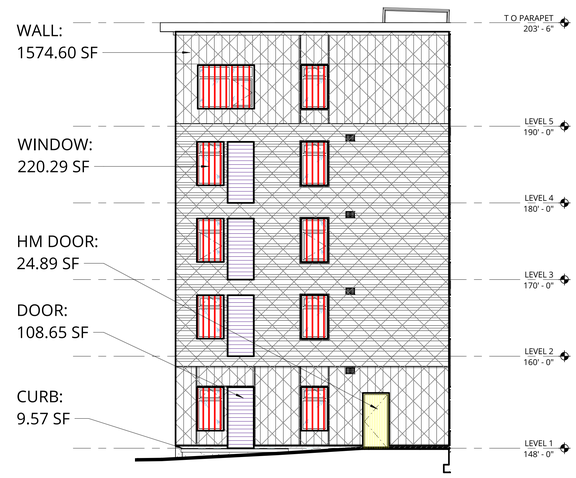
1 NORTH ELEVATION

1/8" = 1'-0"



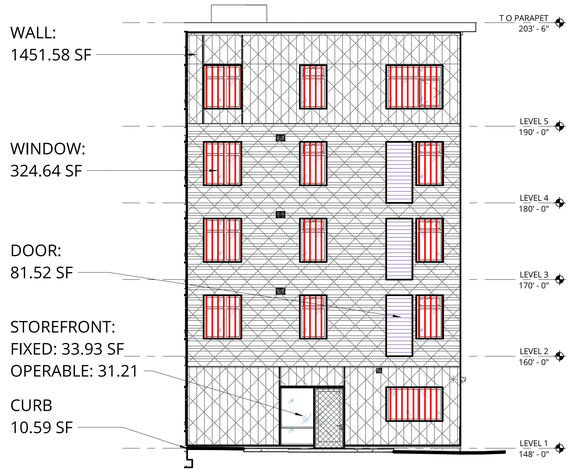
2 SOUTH ELEVATION

1/8" = 1'-0"



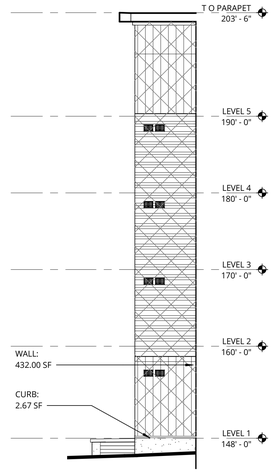
3 COURTYARD - SOUTH

1/8" = 1'-0"



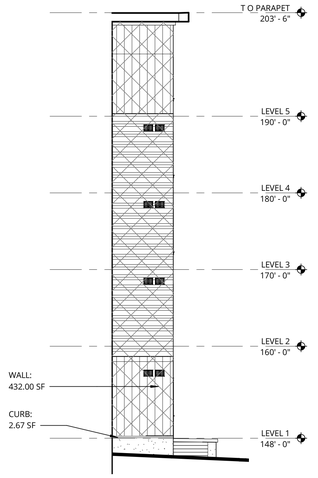
8 COURTYARD - NORTH

1/8" = 1'-0"



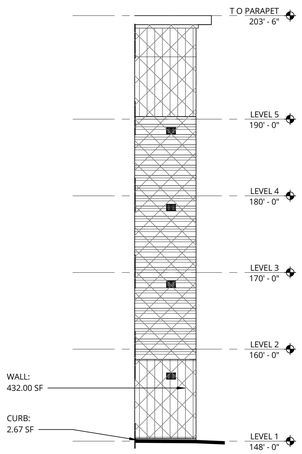
11 SOUTHWEST BAY - NORTH

1/8" = 1'-0"



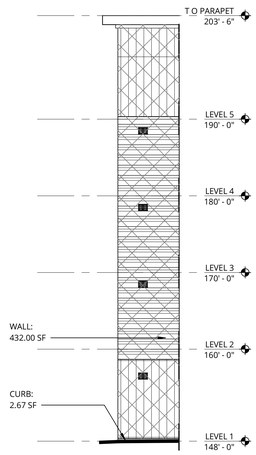
12 SOUTHWEST BAY - SOUTH

1/8" = 1'-0"



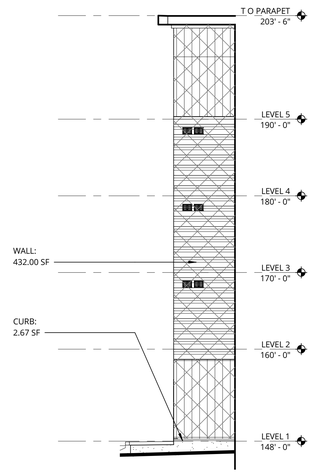
4 COURTYARD CENTRAL BAY - NORTH

1/8" = 1'-0"



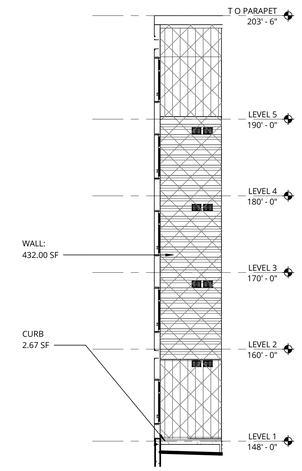
5 COURTYARD CENTRAL BAY - SOUTH

1/8" = 1'-0"



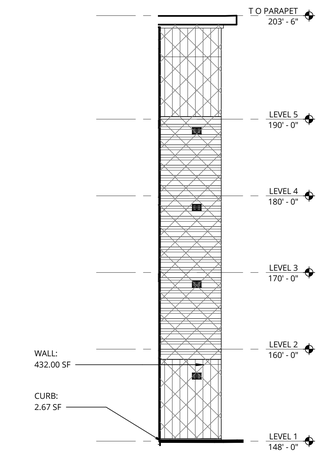
9 NORTHWEST BAY - NORTH

1/8" = 1'-0"



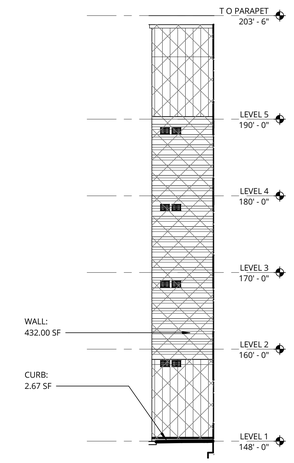
10 NORTHWEST BAY - SOUTH

1/8" = 1'-0"



6 COURTYARD END BAY - NORTH

1/8" = 1'-0"



7 COURTYARD END BAY - SOUTH

1/8" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ENERGY CODE ELEVATIONS

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DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A0.44

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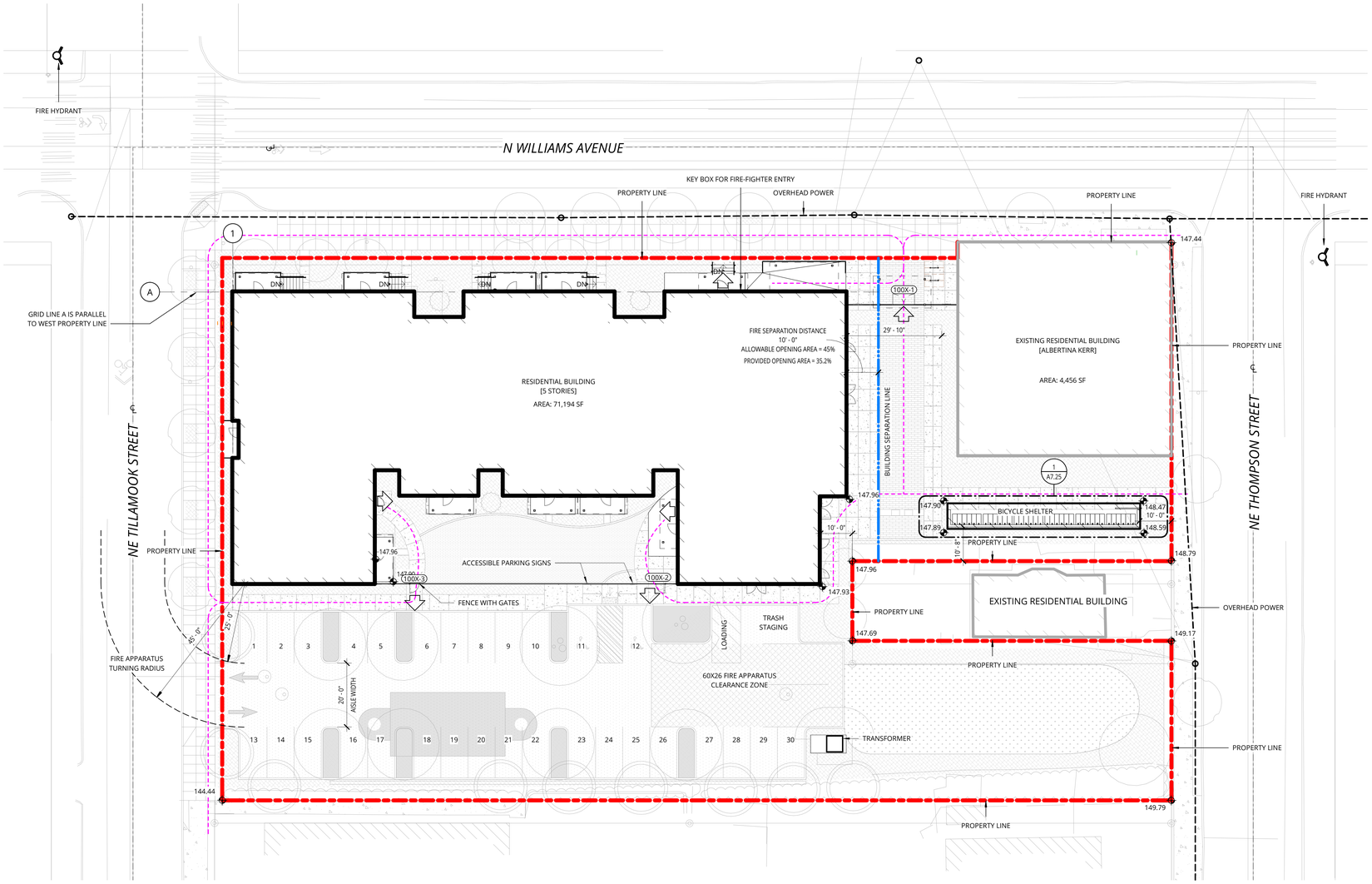
GENERAL NOTES

1. REFER TO SHEET G0.02 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

0 8 16 32 64 N

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ARCHITECTURAL SITE PLAN

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SHEET NUMBER A1.01

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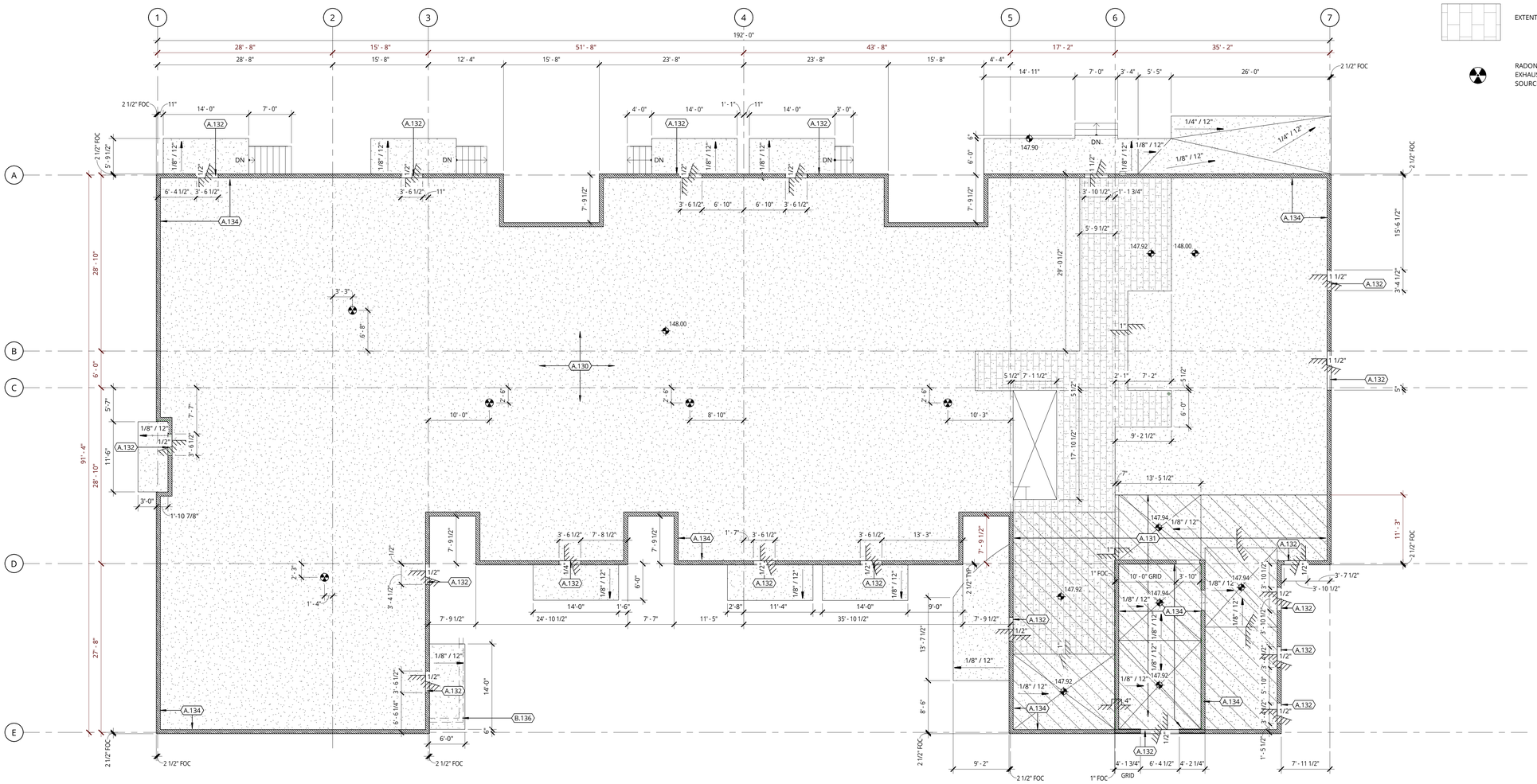

1 LEVEL 1 SLAB PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING G5.01.
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
4. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
5. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON G2.00 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

A.130 5" SLAB ON GRADE,TYP UON. SEE ASSEMBLY 3A/A0.31
A.131 6" SLAB ON GRADE, SEE ASSEMBLY 3A/A0.31
A.132 1/2" CONCRETE RECESS AT DOOR
A.134 8"W X 4"H CONCRETE CURB
B.136 STEM WALL W/ FOOTING AT CONCRETE SLAB ABOVE GRADE

LEGEND

6" SLAB ON GRADE

EXTENT OF 1" SLAB RECESS

RADON REDUCTION SYSTEM. PROVIDE SUBSLAB SOIL EXHAUST SYSTEM DUCTS PER OSSC 1811 WITH POWER SOURCE AT EA ROOF TERMINATION.

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BRIDGE HOUSING

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LEVEL 1 SLAB PLAN

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A2.00

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GENERAL NOTES

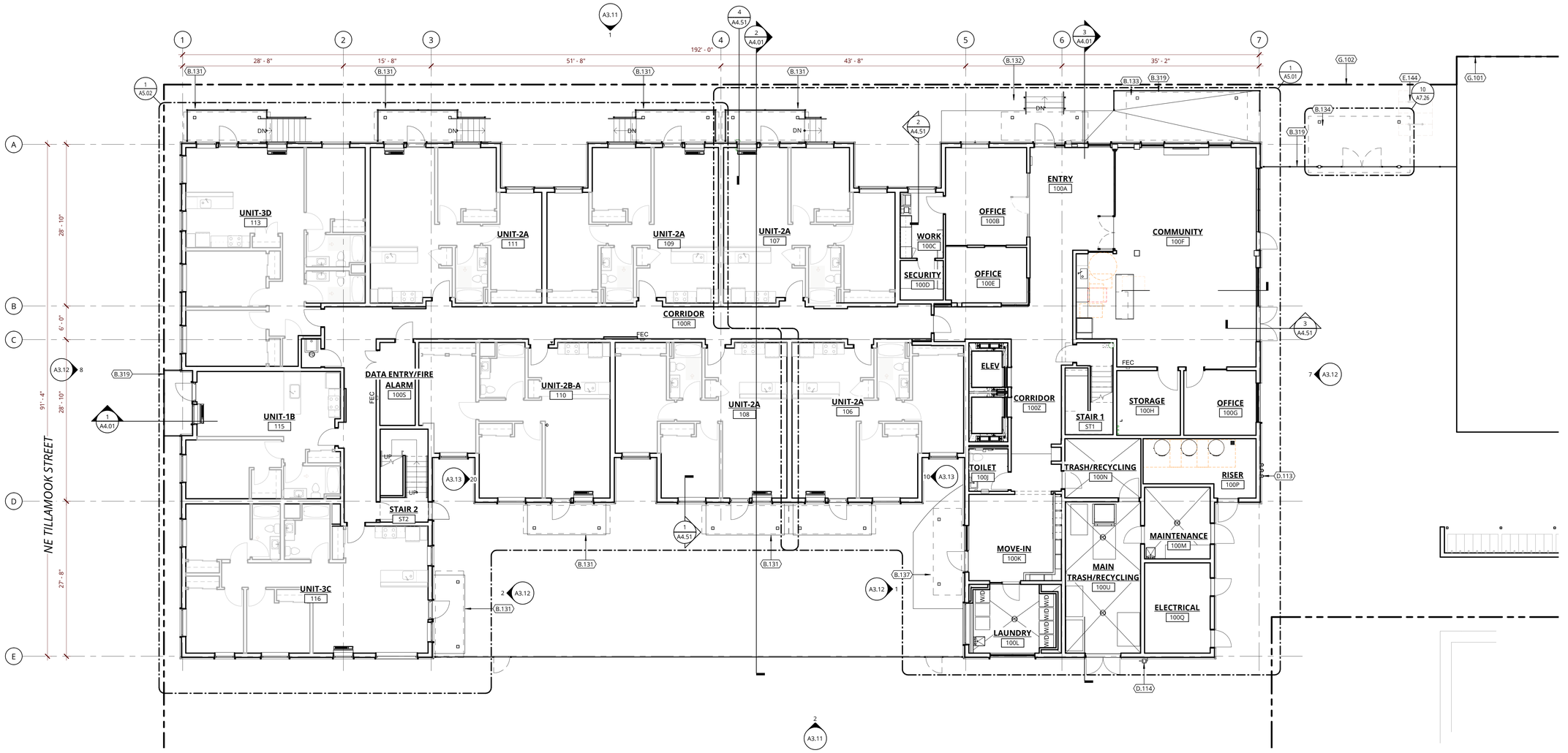
1. REFER TO SHEET G0.01 AND G0.02 FOR GENERAL NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
3. SEE SHEET A0.31 FOR FLOOR/CEILING AND ROOF ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE SHEET A0.42 FOR AIR BARRIER CONTINUITY DIAGRAM
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON G2.02 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS BEGINNING ON A5.01 FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING A10.10.
9. REFERENCE SLAB PLANS FOR CONCRETE WALL CURB LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
10. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

B.131	TRELLIS TYPE A (1/A7.26)
B.132	TRELLIS TYPE B (4/A7.26)
B.133	TRELLIS TYPE C (7/A7.26)
B.134	TRELLIS TYPE D (10/A7.26)
B.137	TRELLIS TYPE A+R (10/A7.26)
B.319	DECORATIVE METAL FENCES AND GATES (32 31 19)
D.113	WATER HEATER VENT
D.114	GAS METER
E.144	BICYCLE RACKS
G.101	EXISTING BUILDING TO REMAIN
G.102	PROPERTY LINE

N WILLIAMS AVENUE

NE TILLAMOOK STREET



1 LEVEL 1 OVERALL FLOOR PLAN

1/8" = 1'-0"

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BRIDGE HOUSING

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SHEET NUMBER **A2.01**

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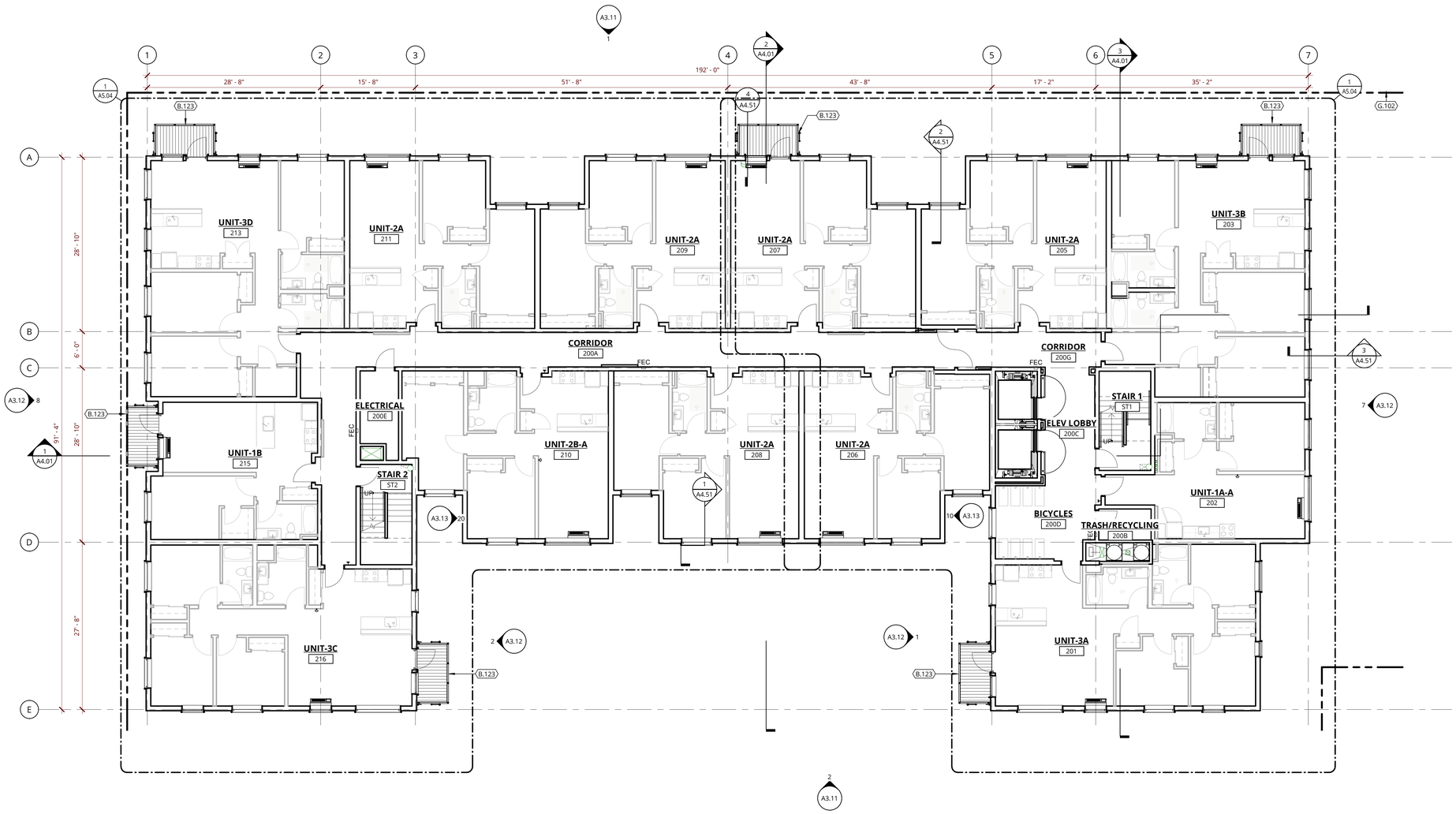

1 LEVEL 2 OVERALL FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.01 AND G0.02 FOR GENERAL NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
3. SEE SHEET A0.31 FOR FLOOR/CEILING AND ROOF ASSEMBLIES.
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KEYED NOTES

B.123 BALCONY WITH STL PICKET GUARDRAIL AND ALUM DECK (A7.23)
G.102 PROPERTY LINE

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LEVEL 2 OVERALL FLOOR PLAN

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PROJECT NUMBER 149000

SHEET NUMBER A2.02

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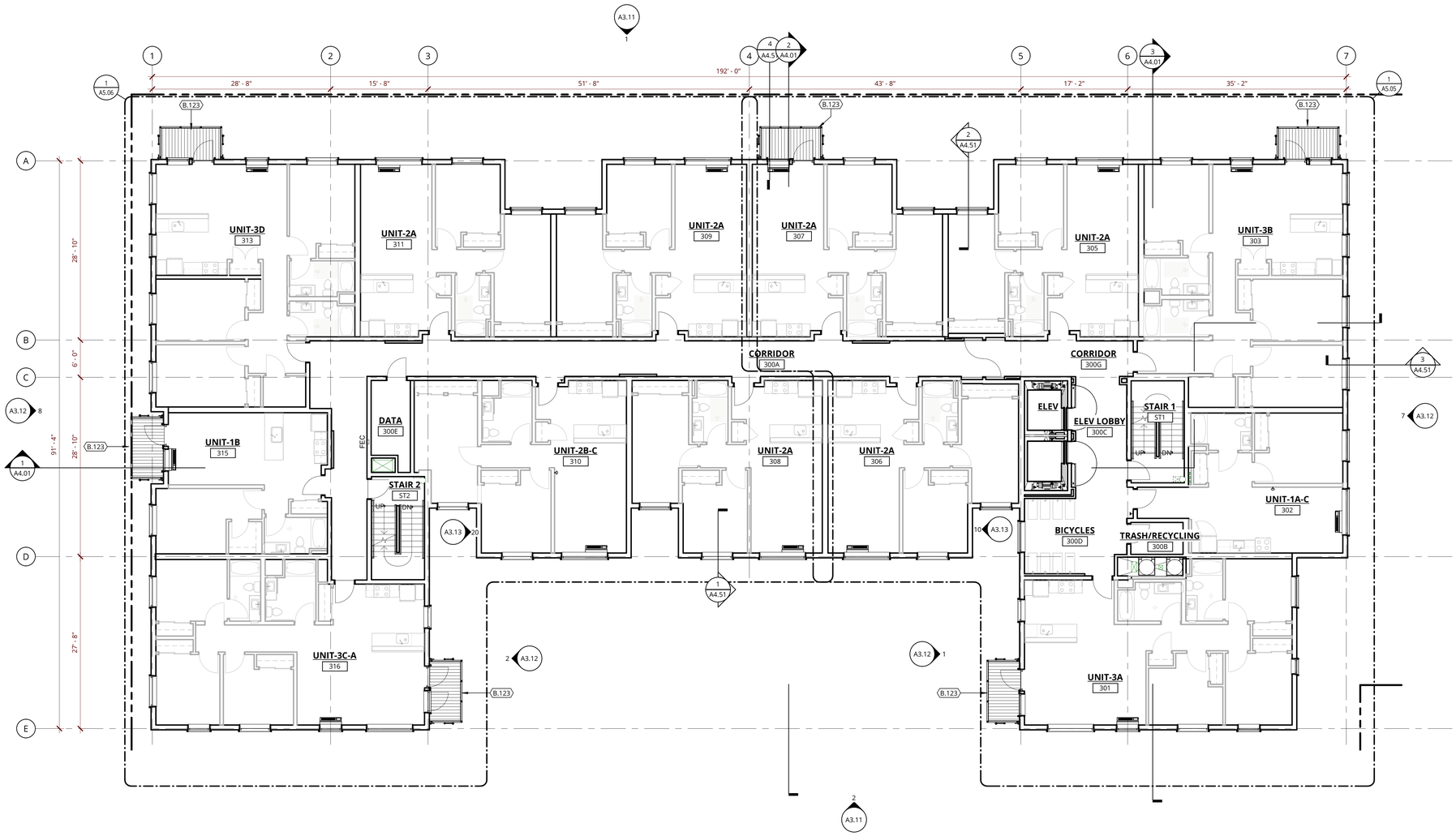

1 LEVEL 3 OVERALL FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.01 AND G0.02 FOR GENERAL NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
3. SEE SHEET A0.31 FOR FLOOR/CEILING AND ROOF ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE SHEET A0.42 FOR AIR BARRIER CONTINUITY DIAGRAM
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KEYED NOTES

B.123 BALCONY WITH STL PICKET GUARDRAIL AND ALUM DECK (A7.23)

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LEVEL 3 OVERALL FLOOR PLAN

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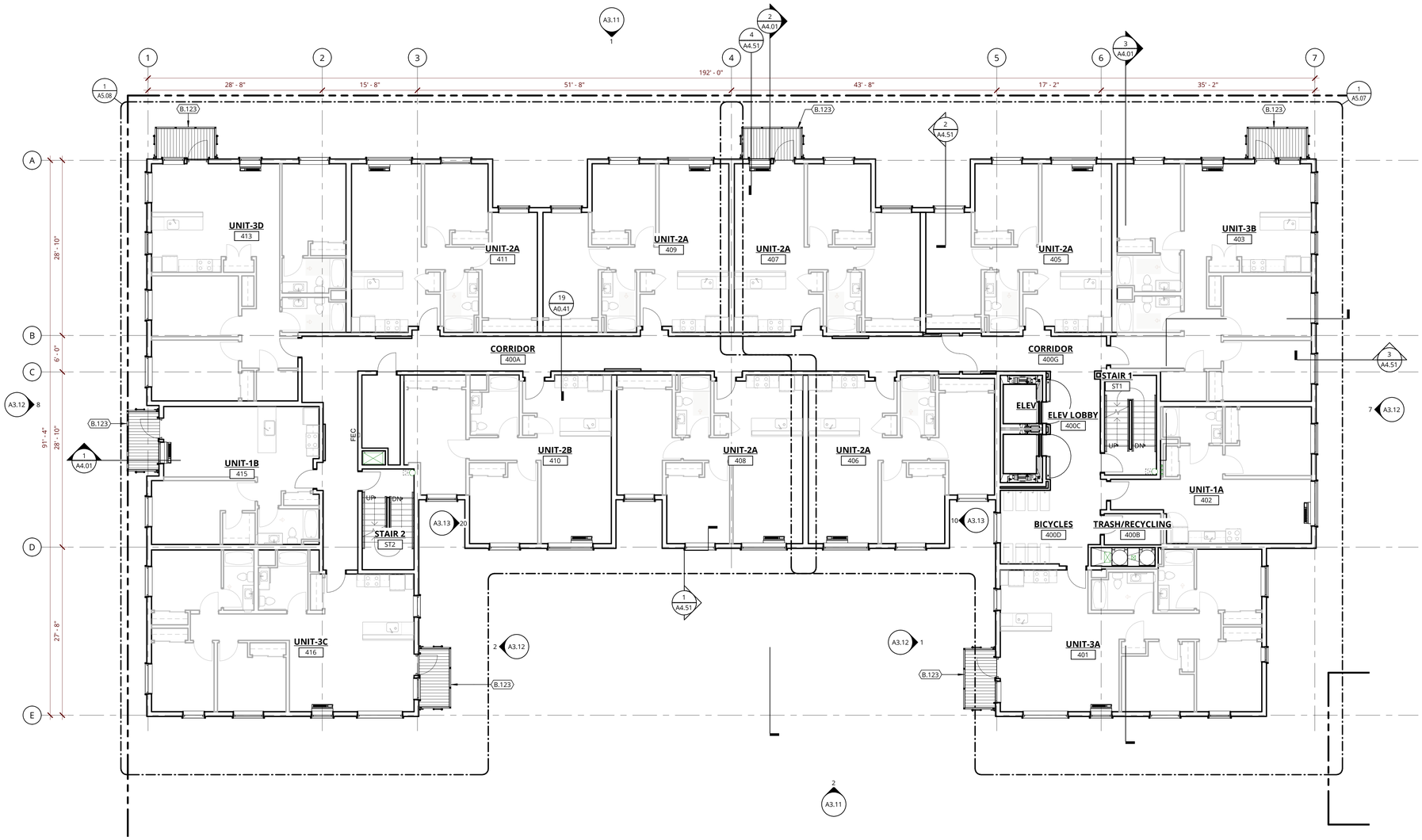

1 LEVEL 4 OVERALL FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.01 AND G0.02 FOR GENERAL NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
3. SEE SHEET A0.31 FOR FLOOR/CEILING AND ROOF ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE SHEET A0.42 FOR AIR BARRIER CONTINUITY DIAGRAM
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PROJECT NUMBER 149000

SHEET NUMBER A2.04

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GENERAL NOTES

1. REFER TO SHEET G0.01 AND G0.02 FOR GENERAL NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
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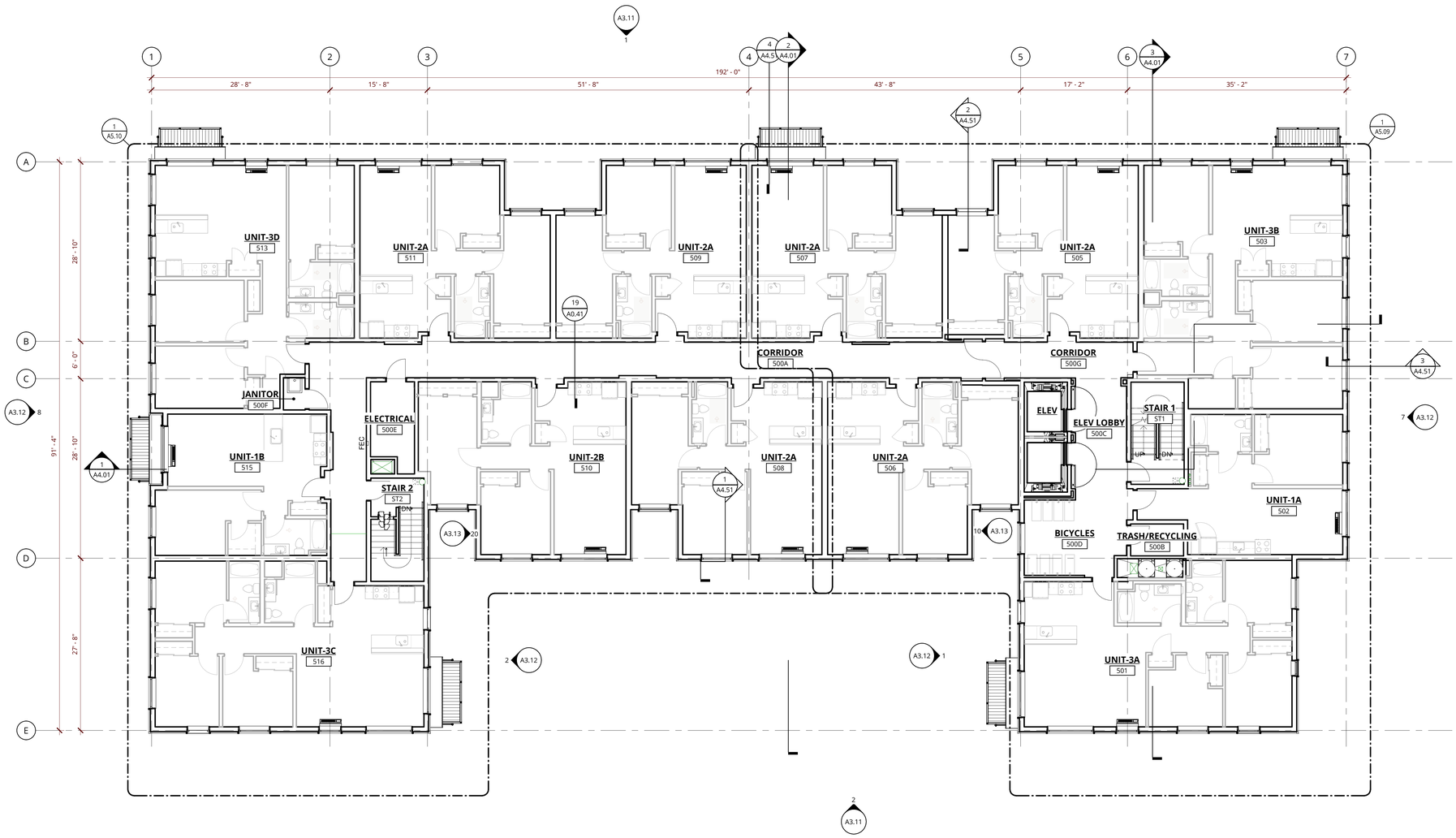

1 LEVEL 5 OVERALL FLOOR PLAN
1/8" = 1'-0"

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BRIDGE HOUSING

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LEVEL 5 OVERALL FLOOR PLAN

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DATE 17 OCT 2018
PROJECT NUMBER 149000
SHEET NUMBER A2.05

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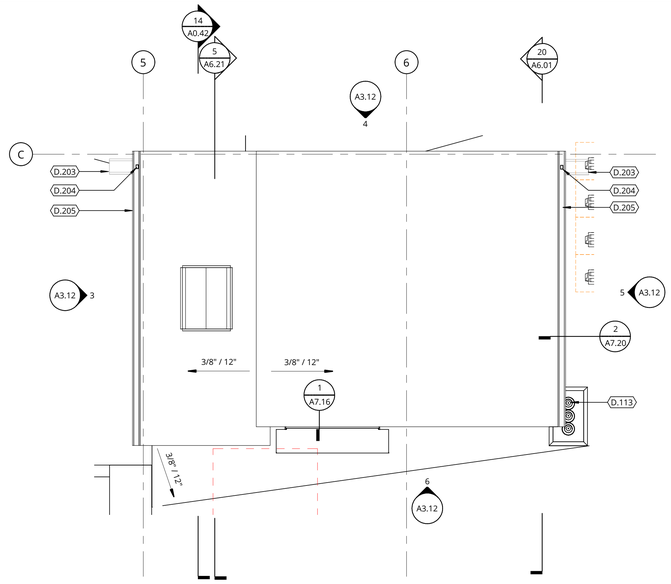
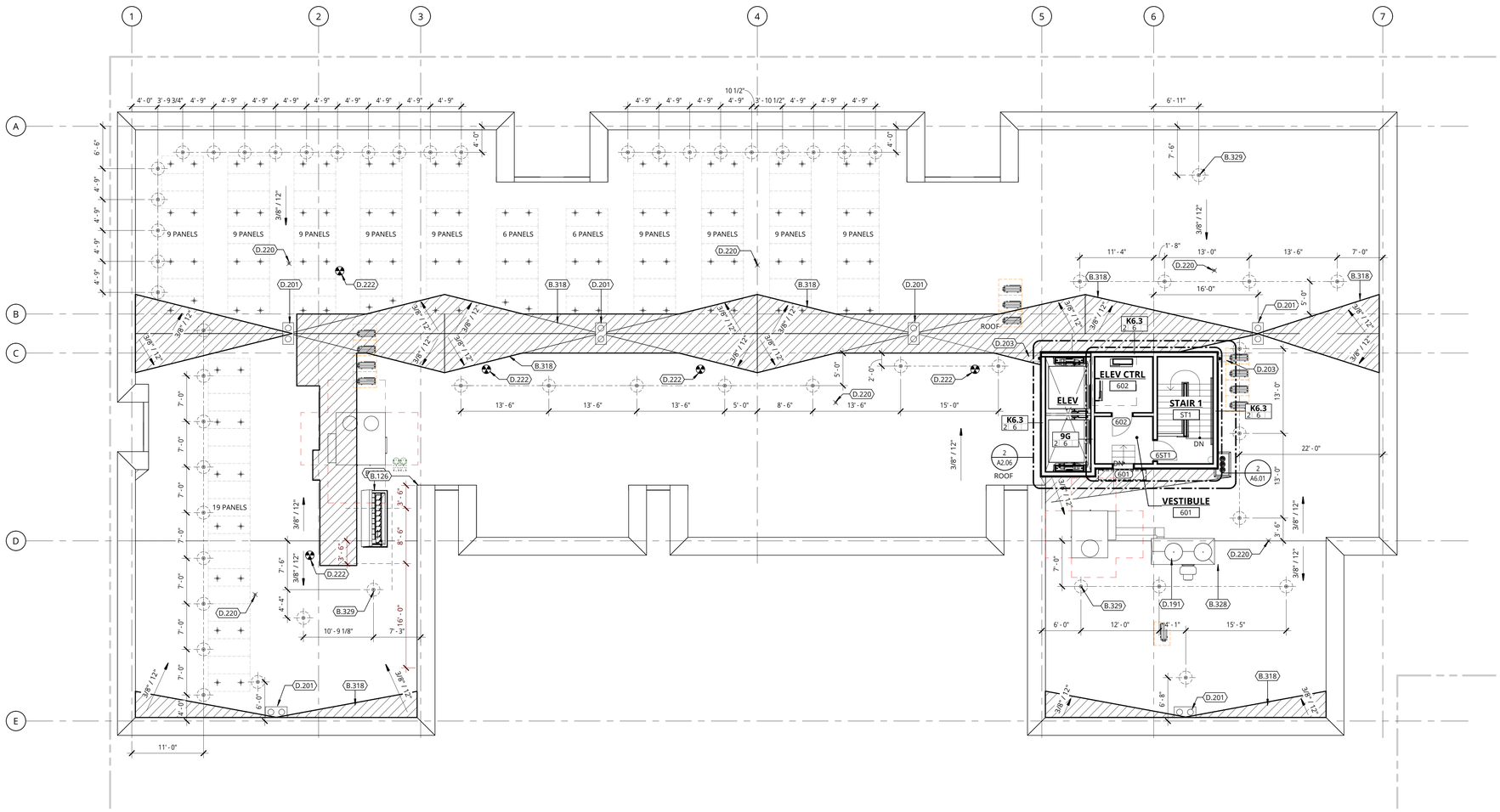


2 STAIR 1 ROOF PLAN

1/4" = 1'-0"



1 ROOF PLAN

1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
3. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
4. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

B.126	GUARDRAIL (50 52 13)
B.318	EXTENT OF TAPERED INSULATION/CRICKET
B.322	ROOF HATCH (PER OSSC 1019.16.1 AND COP OSSC/6/#4)
B.328	PREFABRICATED SHEET METAL CHASE CAP WITH RAIN SKIRT AND DRAW BANDS PER SMACNA FIG 8-8A
B.329	FALL PROTECTION ANCHOR
D.113	WATER HEATER VENT
D.191	TRASH/RECYCLING CHUTE
D.201	ROOF DRAIN AND OVERFLOW DRAIN
D.203	SPLASH BLOCK
D.204	SHEET METAL DOWNSPOUT (07 62 00)
D.205	SHEET METAL GUTTER (07 62 00)
D.220	PLUMBING VENT PENETRATION
D.222	RADON REDUCTION SYSTEM. PROVIDE SUBSLAB SOIL EXHAUST SYSTEM DUCTS PER OSSC 1811 WITH POWER SOURCE AT EA ROOF TERMINATION

ROOF PLAN MATERIAL LEGEND

- FALL PROTECTION ANCHOR
- ROOF ANCHORS (BASE BID) INSTALL FOR FUTURE SOLAR PHOTOVOLTAIC PANELS
- BUILT-UP TAPERED INSULATION ROOF CRICKETS
- PLUMBING VENT PENETRATION
- RADON REDUCTION SYSTEM TERMINATION

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ROOF PLAN

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A2.06

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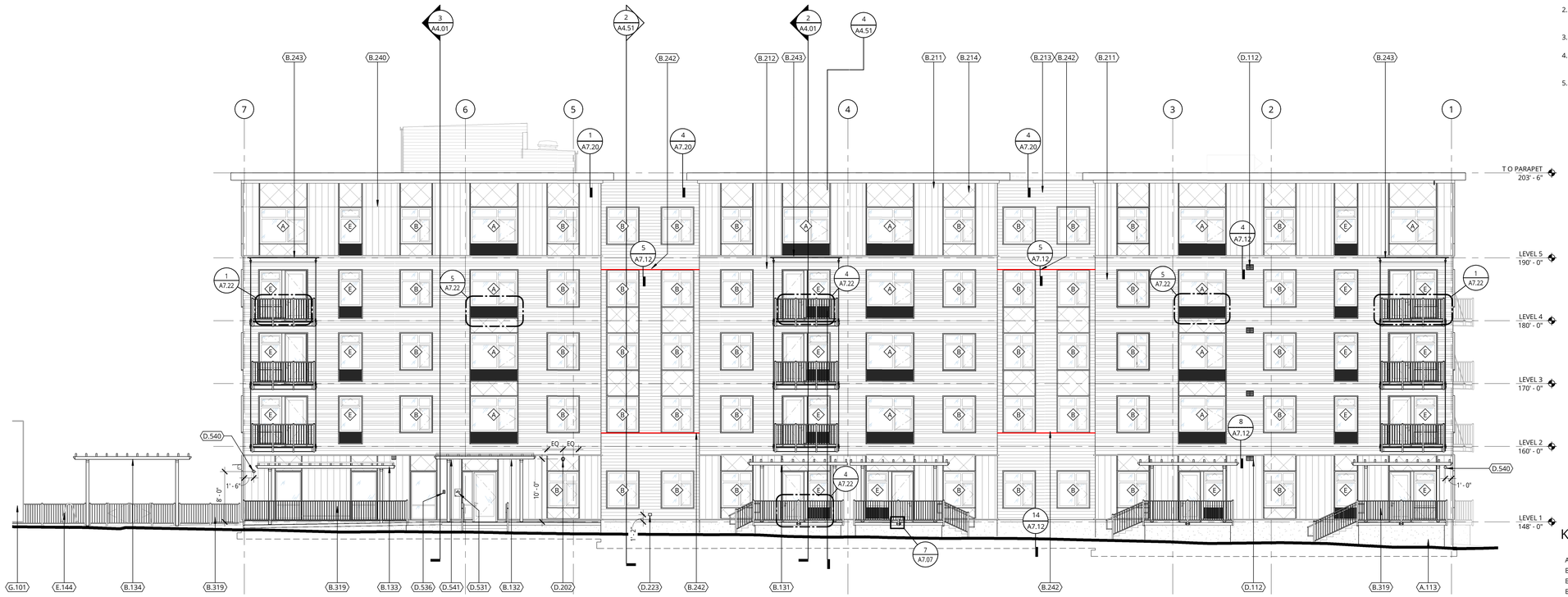
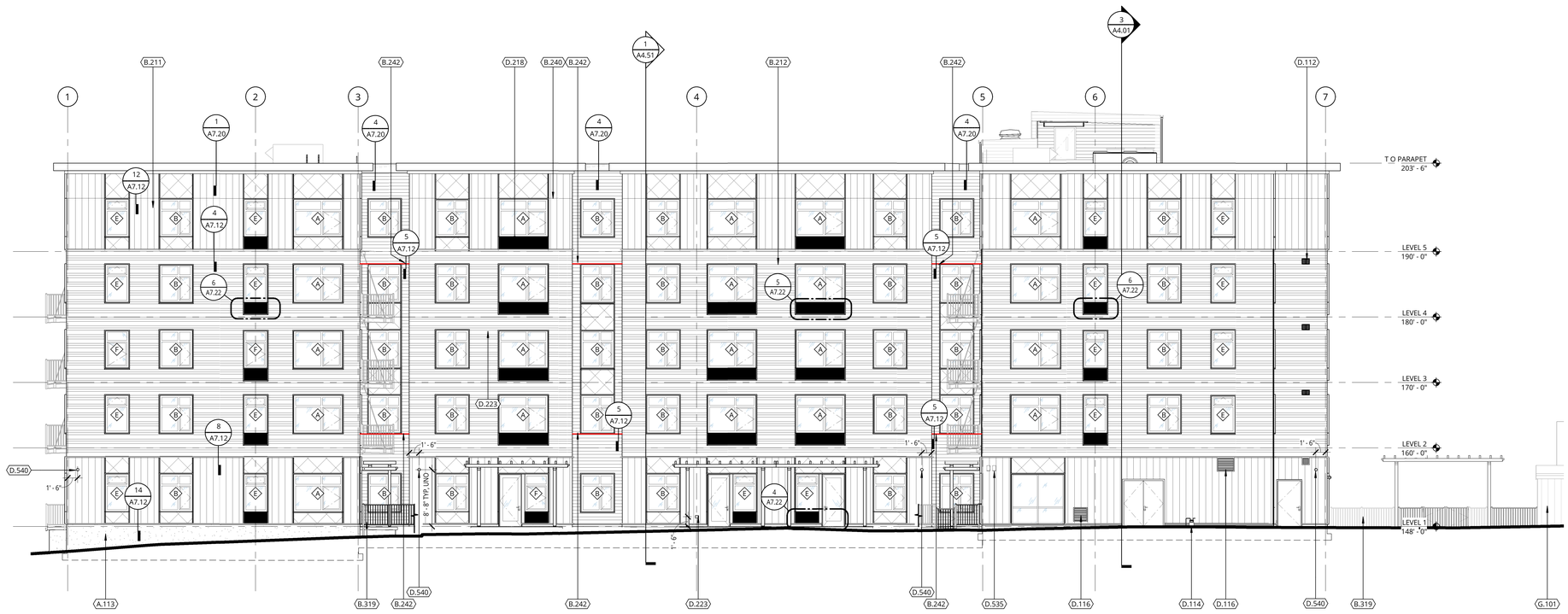


1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***G0.02*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

A.113 CONCRETE STEM WALL/CURB
B.131 TRELLIS TYPE A (1/A7.26)
B.132 TRELLIS TYPE B (4/A7.26)
B.133 TRELLIS TYPE C (7/A7.26)
B.134 TRELLIS TYPE D (10/A7.26)
B.211 FIBER CEMENT PANEL SIDING TYPE FCP-1
B.212 FIBER CEMENT PANEL SIDING TYPE FCP-2
B.213 FIBER CEMENT PANEL SIDING TYPE FCP-3
B.214 FIBER CEMENT PANEL SIDING TYPE FCP-4
B.240 JOINT AT FCP-1, ALIGN WITH WINDOW HEAD, TYP
B.242 SHEET METAL THRU-WALL FLASHING (07 62 00)
B.243 BROW OVERHANG AT LEVEL 4 BALCONY, TYP
B.319 DECORATIVE METAL FENCES AND GATES (32 31 19)
D.112 EXHAUST VENT, ALIGN VERTICALLY, TYP
D.114 GAS METER
D.116 LOUVER, SEE MECHANICAL
D.202 OVERFLOW SPOUT
D.218 ARCHITECTURAL GRILLE
D.223 HOSE BIBB LOCATION, SEE PLUMBING PLANS
D.531 TWO-WAY COMMUNICATION DEVICE
D.535 DRYER EXHAUST VENT
D.536 KNOX BOX, (FIREFIGHTER KEY BOX)
D.540 WALL-MOUNTED CAMERA LOCATION, SEE TECHNOLOGY PLANS
D.541 SOFFIT-MOUNTED CAMERA LOCATION, SEE TECHNOLOGY PLANSS
E.144 BICYCLE RACKS
G.101 EXISTING BUILDING TO REMAIN

LEGEND

FCP-1: FIBER CEMENT PANEL WITH VARIED VERTICAL BATTEN TRIM BOARD

FCP-2: FIBER CEMENT LAP SIDING WITH VARIED WIDTH LAP BOARDS

FCP-3: FIBER CEMENT LAP SIDING WITH NON VARIED LAP SIDING

FCP-4: FIBER CEMENT PANEL

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

PERMIT / GMP

DATE	PROJECT NUMBER
17 OCT 2018	149000

SHEET NUMBER
A3.11

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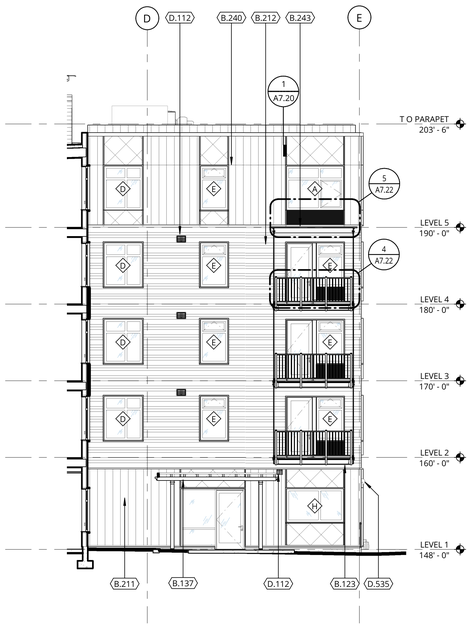
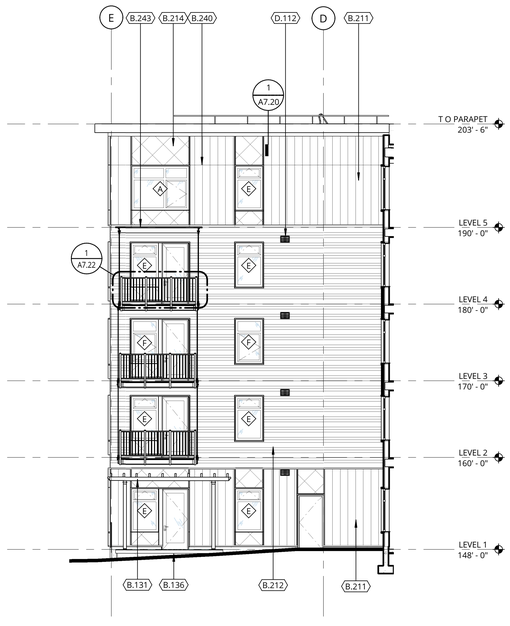


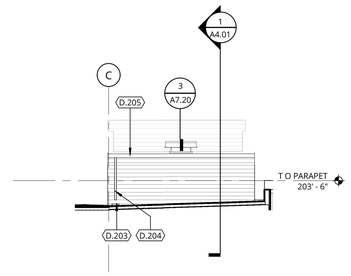
1 NORTH COURTYARD ELEVATION

1/8" = 1'-0"



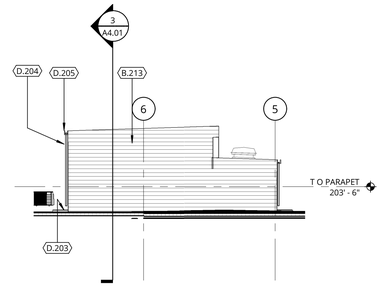
2 SOUTH COURTYARD ELEVATION

1/8" = 1'-0"



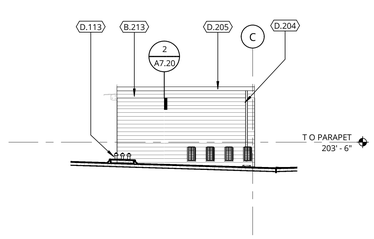
3 SOUTH STAIR 1 OVERRUN

1/8" = 1'-0"



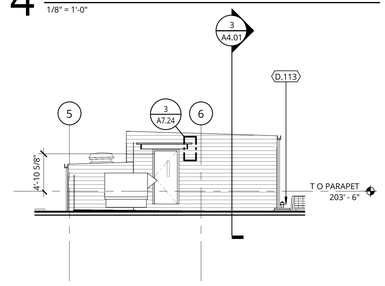
4 WEST STAIR 1 OVERRUN

1/8" = 1'-0"



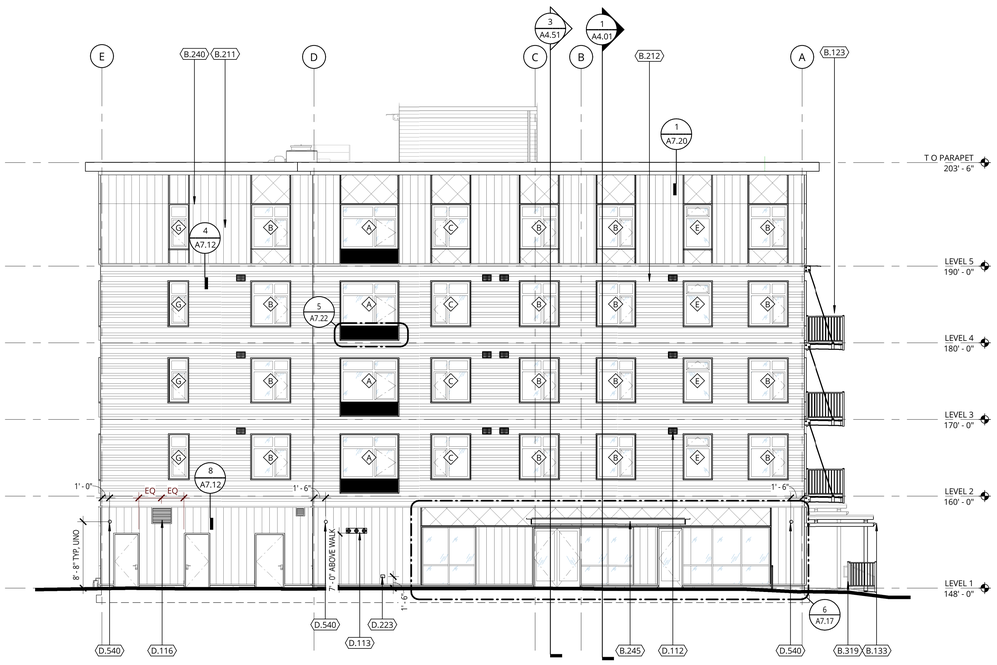
5 NORTH STAIR 1 OVERRUN

1/8" = 1'-0"



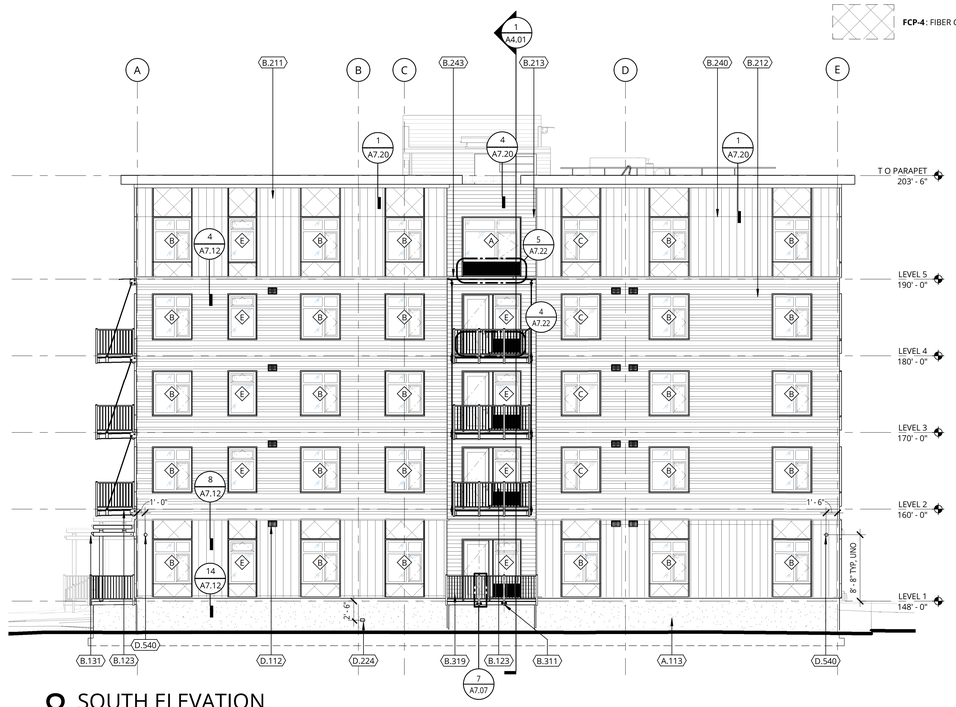
6 EAST STAIR 1 OVERRUN

1/8" = 1'-0"



7 NORTH ELEVATION

1/8" = 1'-0"



8 SOUTH ELEVATION

1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***G0.02*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

A.113	CONCRETE STEM WALL/CURB
B.123	BALCONY WITH STL PICKET GUARDRAIL AND ALUM DECK (A7.23)
B.131	TRELLIS TYPE A (1/A7.26)
B.133	TRELLIS TYPE C (7/A7.26)
B.136	STEM WALL W/ FOOTING AT CONCRETE SLAB ABOVE GRADE
B.137	TRELLIS TYPE A+R (10/A7.26)
B.211	FIBER CEMENT PANEL SIDING TYPE FCP-1
B.212	FIBER CEMENT PANEL SIDING TYPE FCP-2
B.213	FIBER CEMENT PANEL SIDING TYPE FCP-3
B.214	FIBER CEMENT PANEL SIDING TYPE FCP-4
B.240	JOINT AT FCP-1, ALIGN WITH WINDOW HEAD, TYP
B.243	BROW OVERHANG AT LEVEL 4 BALCONY, TYP
B.245	STL BROW OVERHANG
B.311	ALIGN RAILING POSTS VERTICALLY, TYP
B.319	DECORATIVE METAL FENCES AND GATES (32 31 19)
D.112	EXHAUST VENT, ALIGN VERTICALLY, TYP
D.113	WATER HEATER VENT
D.116	LOUVER, SEE MECHANICAL
D.203	SPLASH BLOCK
D.204	SHEET METAL DOWNSPOUT (07 62 00)
D.205	SHEET METAL GUTTER (07 62 00)
D.223	HOSE BIBB LOCATION, SEE PLUMBING PLANS
D.224	HOSE BIBB LOCATION, SEE PLUMBING PLANS, GC TO COORDINATE FIXTURE EMBED AND ROUTING THROUGH CONCRETE STEM WALL
D.535	DRYER EXHAUST VENT
D.540	WALL-MOUNTED CAMERA LOCATION, SEE TECHNOLOGY PLANS

LEGEND

FCP-1: FIBER CEMENT PANEL WITH VARIED VERTICAL BATTEN TRIM BOARD

FCP-2: FIBER CEMENT LAP SIDING WITH VARIED WIDTH LAP BOARDS

FCP-3: FIBER CEMENT LAP SIDING WITH NON VARIED LAP SIDING

FCP-4: FIBER CEMENT PANEL

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A3.12

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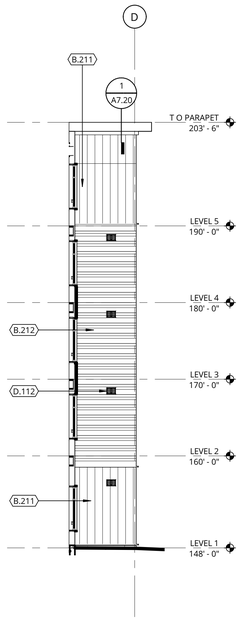
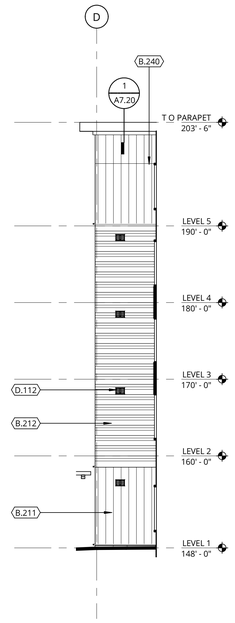
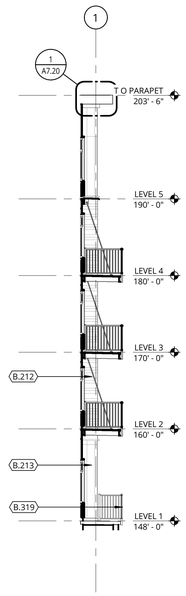


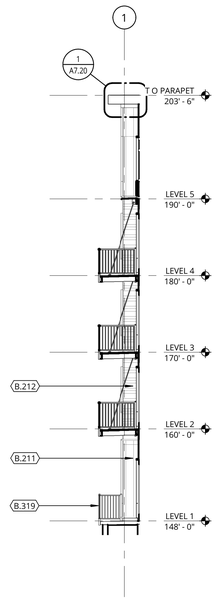
6 ELEVATION GRID 3.8 & D
1/8" = 1'-0"



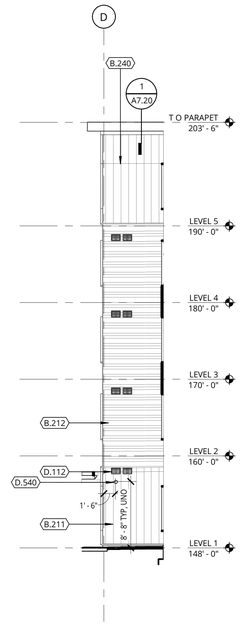
7 ELEVATION GRID 3.6 & D
1/8" = 1'-0"



8 ELEVATION GRID C.2 & 1
1/8" = 1'-0"



9 ELEVATION GRID C.6 & 1
1/8" = 1'-0"



10 ELEVATION GRID 4.8 & D
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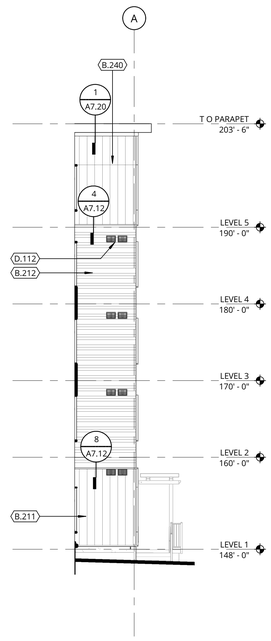
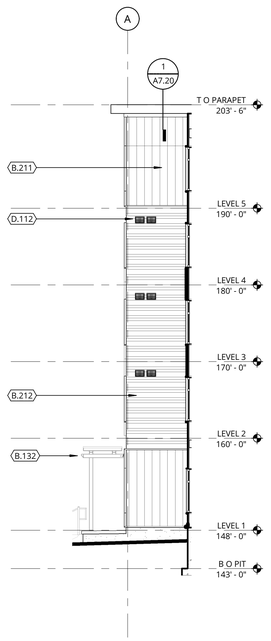
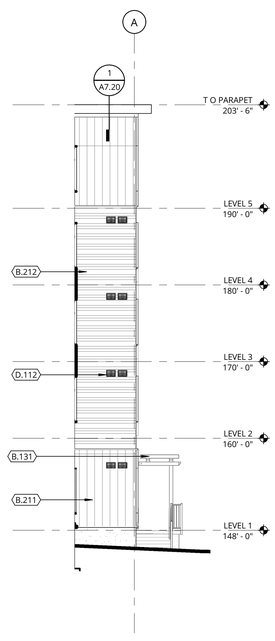


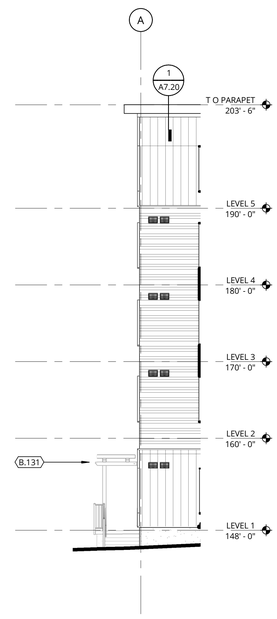
16 ELEVATION GRID 4.5 & A
1/8" = 1'-0"



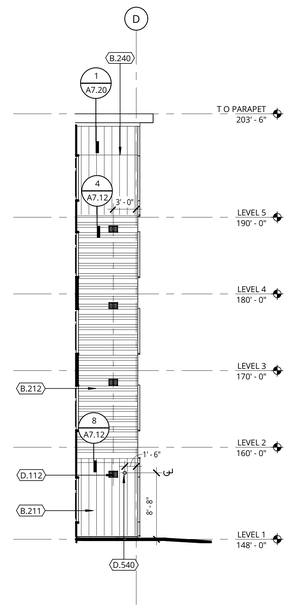
17 ELEVATION GRID 4.9 & A
1/8" = 1'-0"



18 ELEVATION GRID 3.3 & A
1/8" = 1'-0"



19 ELEVATION GRID 3.5 & A
1/8" = 1'-0"



20 ELEVATION GRID 3.2 & D
1/8" = 1'-0"

GENERAL NOTES

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2. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

B.131 TRELLIS TYPE A (1/A7.26)
B.132 TRELLIS TYPE B (4/A7.26)
B.211 FIBER CEMENT PANEL SIDING TYPE FCP-1
B.212 FIBER CEMENT PANEL SIDING TYPE FCP-2
B.213 FIBER CEMENT PANEL SIDING TYPE FCP-3
B.240 JOINT AT FCP-1, ALIGN WITH WINDOW HEAD, TYP
B.319 DECORATIVE METAL FENCES AND GATES (32 31 19)
D.112 EXHAUST VENT, ALIGN VERTICALLY, TYP
D.540 WALL-MOUNTED CAMERA LOCATION, SEE TECHNOLOGY PLANS

LEGEND

FCP-1: FIBER CEMENT PANEL WITH VARIED VERTICAL BATTEN TRIM BOARD

FCP-2: FIBER CEMENT LAP SIDING WITH VARIED WIDTH LAP BOARDS

FCP-3: FIBER CEMENT LAP SIDING WITH NON VARIED LAP SIDING

FCP-4: FIBER CEMENT PANEL

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A3.13

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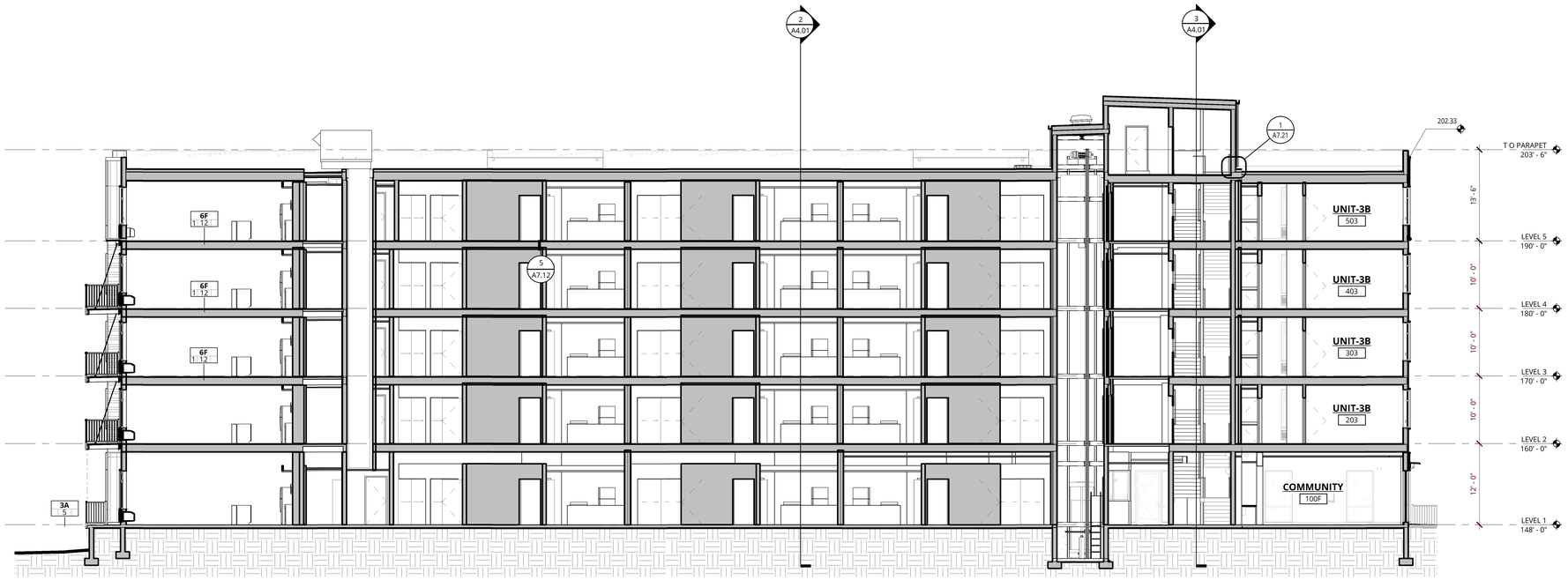
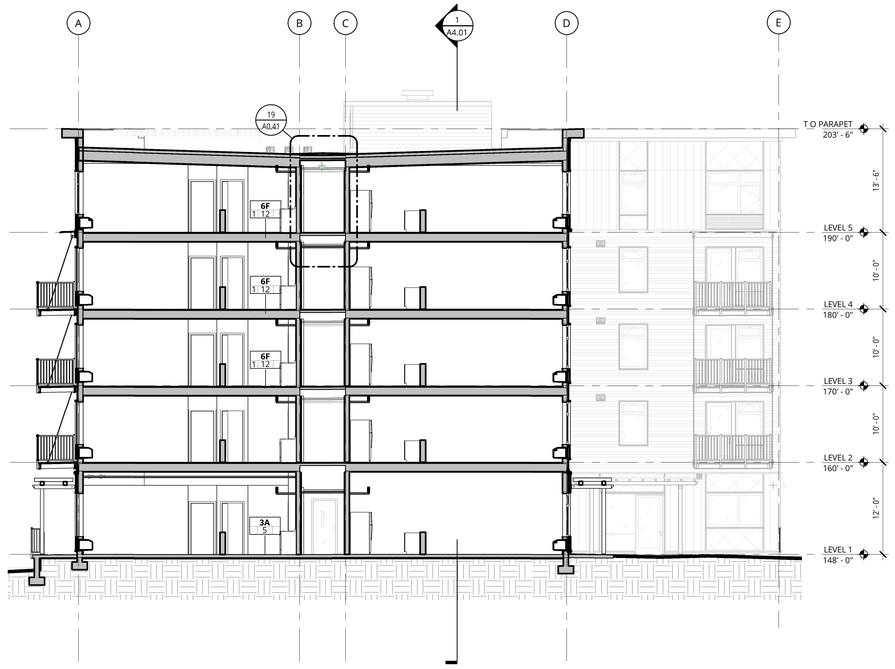


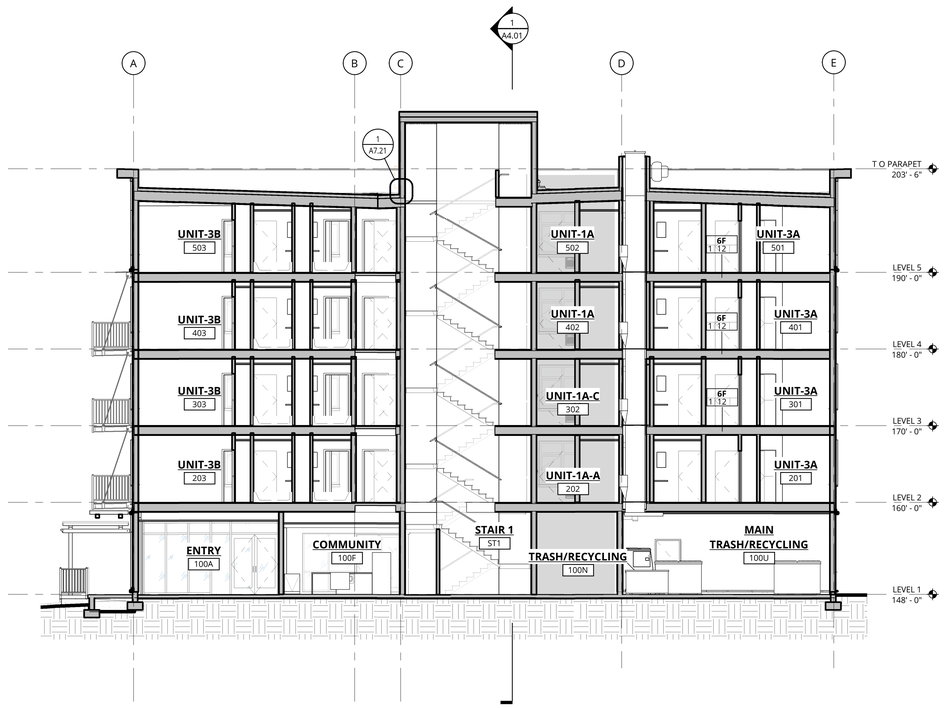
1 BUILDING SECTION

1/8" = 1'-0"



2 BUILDING SECTION

1/8" = 1'-0"



3 BUILDING SECTION

1/8" = 1'-0"

GENERAL NOTES

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5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

BUILDING SECTIONS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A4.01

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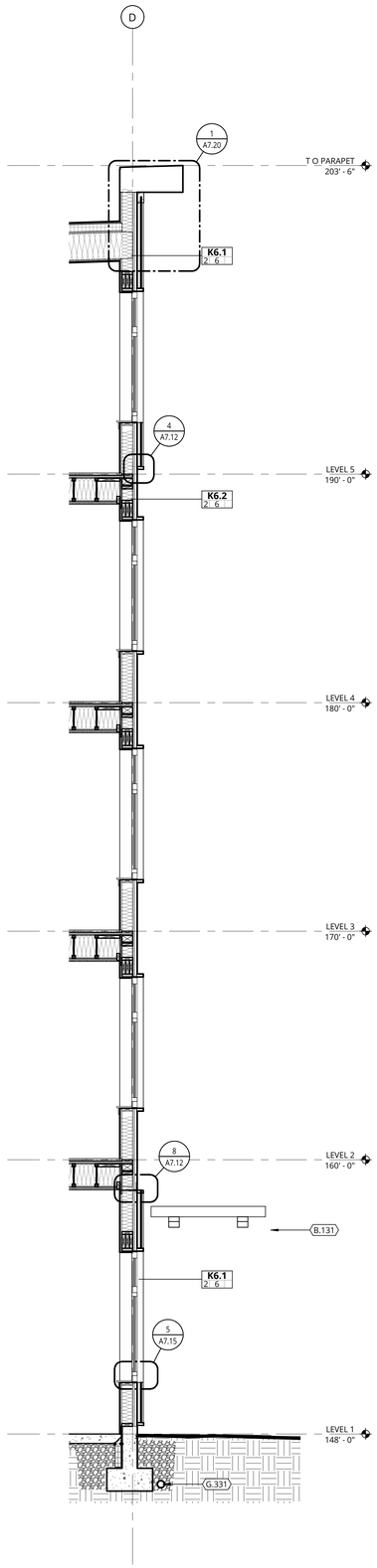

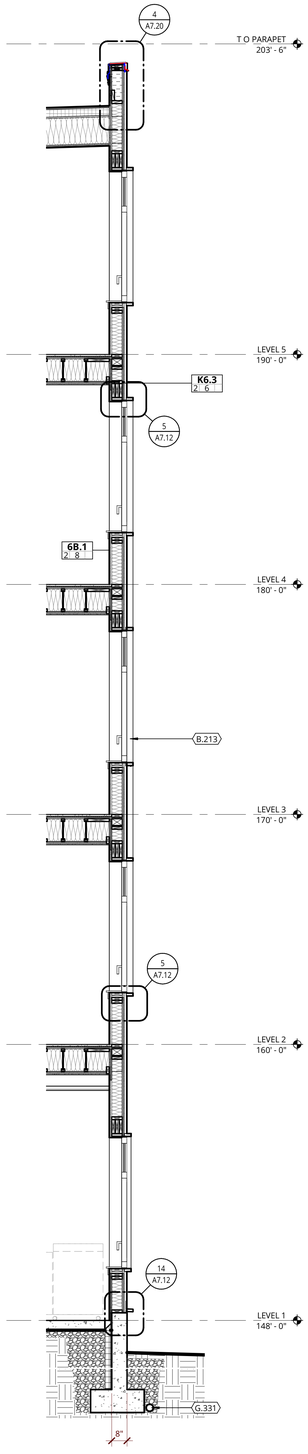

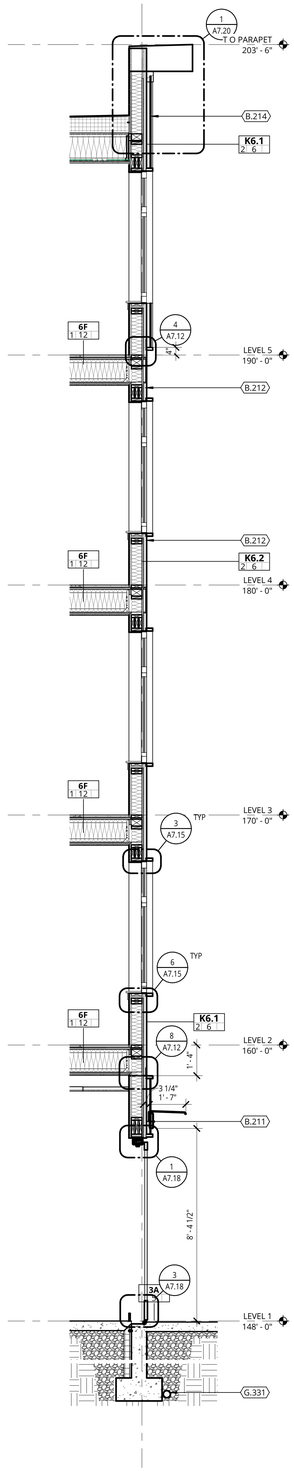

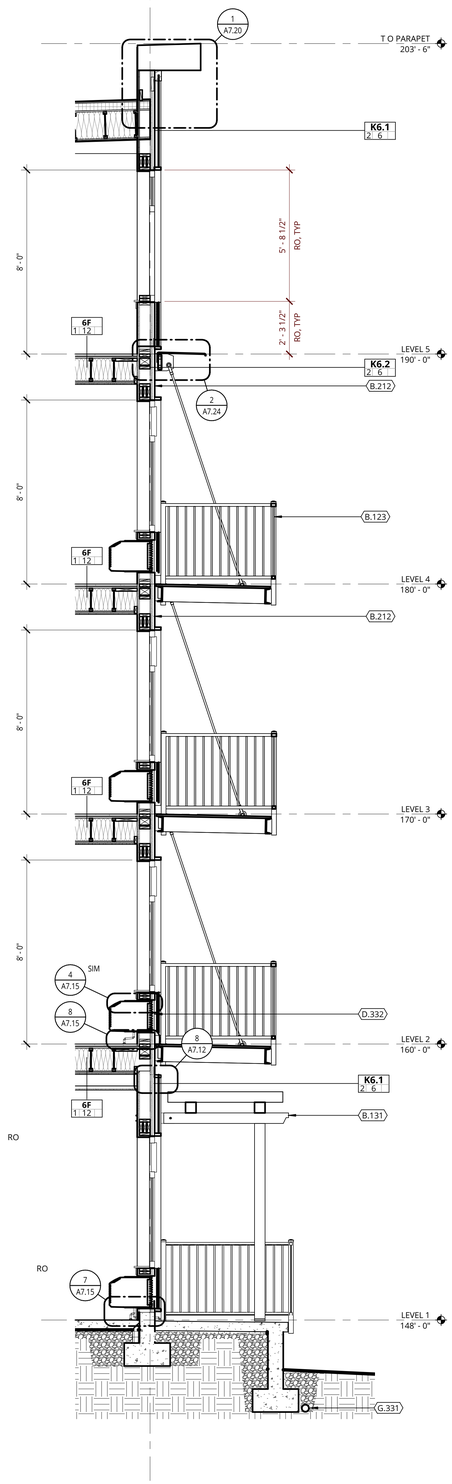

1 WALL SECTION
3/8" = 1'-0" | 1/A2.00

2 WALL SECTION
3/8" = 1'-0" | 1/A2.00

3 WALL SECTION
3/8" = 1'-0" | 1/A2.00

4 WALL SECTION
3/8" = 1'-0" | 1/A2.00

GENERAL NOTES

1. REFER TO SHEET G0.01 AND G0.02 FOR GENERAL NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
3. SEE SHEET A0.31 FOR FLOOR/CEILING AND ROOF ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE SHEET A0.42 FOR AIR BARRIER CONTINUITY DIAGRAM
6. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

B.123	BALCONY WITH STL PICKET GUARDRAIL AND ALUM DECK (A7.23)
B.131	TRELLIS TYPE A (1/A7.26)
B.211	FIBER CEMENT PANEL SIDING TYPE FCP-1
B.212	FIBER CEMENT PANEL SIDING TYPE FCP-2
B.213	FIBER CEMENT PANEL SIDING TYPE FCP-3
B.214	FIBER CEMENT PANEL SIDING TYPE FCP-4
D.332	PTAC UNIT
G.331	FOUNDATION PERIMETER DRAIN

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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WALL SECTIONS

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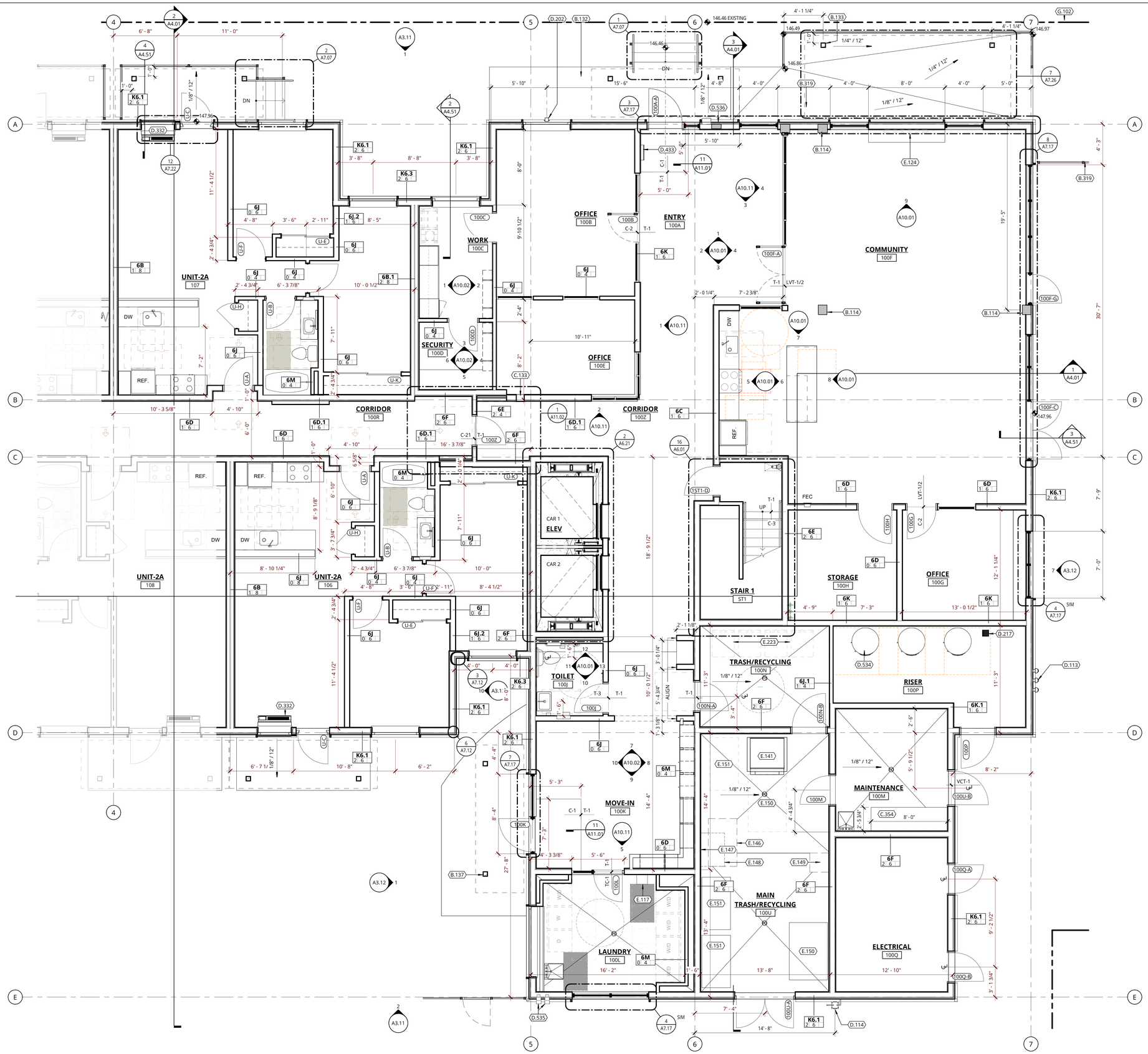
UNIT-2A
107
UNIT-2A
108
UNIT-2A
106
CORRIDOR
100R
CORRIDOR
100Z
OFFICE
100B
ENTRY
100A
WORK
100C
SECURITY
100D
OFFICE
100E
COMMUNITY
100F
STAIR 1
ST1
STORAGE
100H
OFFICE
100G
TOILET
100J
MOVE-IN
100K
LAUNDRY
100L
TRASH/RECYCLING
100N
RISER
100P
MAINTENANCE
100M
MAIN
TRASH/RECYCLING
100U
ELECTRICAL
100Q
ELEV
CAR 1
CAR 2
DW
REF.
FEC
UP
146.46 EXISTING
146.46
146.49
146.86
146.97
147.96
15' - 6"
5' - 10"
4' - 1 1/4"
1/4" / 12"
1/8" / 12"
4' - 0"
8' - 0"
5' - 0"
11' - 4 1/2"
8' - 8"
3' - 8"
8' - 0"
9' - 10 1/2"
19' - 5"
30' - 7"
4' - 3"
7' - 9"
7' - 0"
10' - 3 5/8"
4' - 10"
6' - 0"
11' - 0"
6' - 8"
11' - 0"
6' - 10"
8' - 9 1/8"
3' - 7 3/4"
8' - 10 1/4"
6' - 7 1/ 12"
10' - 8"
6' - 2"
8' - 4 1/2"
2' - 4 3/4"
6' - 3 7/8"
10' - 0 1/2"
7' - 11"
7' - 2"
2' - 4 3/4"
2' - 0 1/4"
7' - 2 3/8"
10' - 11"
16' - 3 7/8"
2' - 10 1/4"
18' - 9 1/2"
14' - 4"
8' - 2"
5' - 3"
5' - 6"
8' - 4"
7' - 3"
27' - 8"
8' - 3 3/8"
2' - 1 1/8"
3' - 0 1/4"
3' - 0 1/2"
5' - 4 3/4"
1' - 3 1/8"
ALIGN
11' - 3"
3' - 4"
1' - 6"
2' - 6"
5' - 9 1/2"
5' - 5 3/4"
2" dia
8' - 2"
4' - 9"
7' - 3"
13' - 0 1/2"
12' - 1 1/4"
4' - 3 3/4"
8' - 0"
13' - 4"
13' - 8"
16' - 2"
11' - 6"
12' - 10"
9' - 2 1/2"
3' - 1 3/4"
7' - 4"
14' - 8"
2' - 6"
T-1
T-3
C-1
C-2
C-3
C-21
TC-1
LVT-1/2
VCT-1
A11
A10.11
A10.01
A10.02
A11.01
A11.02
A6.21
A6.01
A7.07
A7.17
A7.22
A7.26
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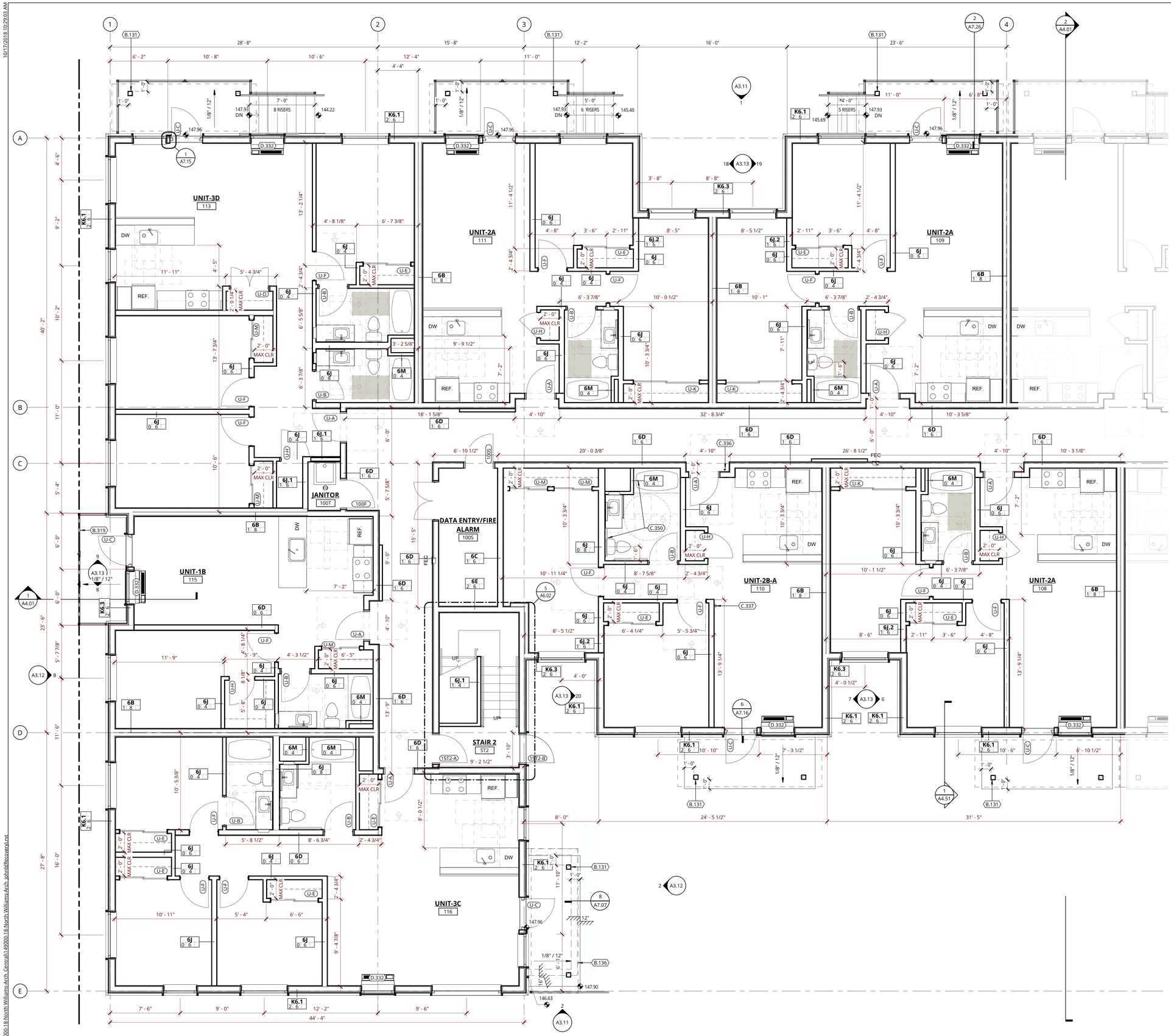
A7.17
A7.17
A7.17



1 LEVEL 1 SOUTH ENLARGED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
5. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.01*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

B.131	TRELLIS TYPE A (1/A7.26)
B.136	STEM WALL W/ FOOTING AT CONCRETE SLAB ABOVE GRADE
B.319	DECORATIVE METAL FENCES AND GATES (32 31 19)
C.336	HARDWIRED DOORBELL BUTTON
C.337	HARDWIRED DOORBELL AUDIBLE AND VISUAL SIGNAL
C.350	ACCESSIBLE BATHROOM, SEE G5.02; PROVIDE GRAB BARS AND REMOVABLE TUB SEAT
D.332	PTAC UNIT

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

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LEVEL 1 SOUTH ENLARGED FLOOR PLAN

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SHEET NUMBER A5.02

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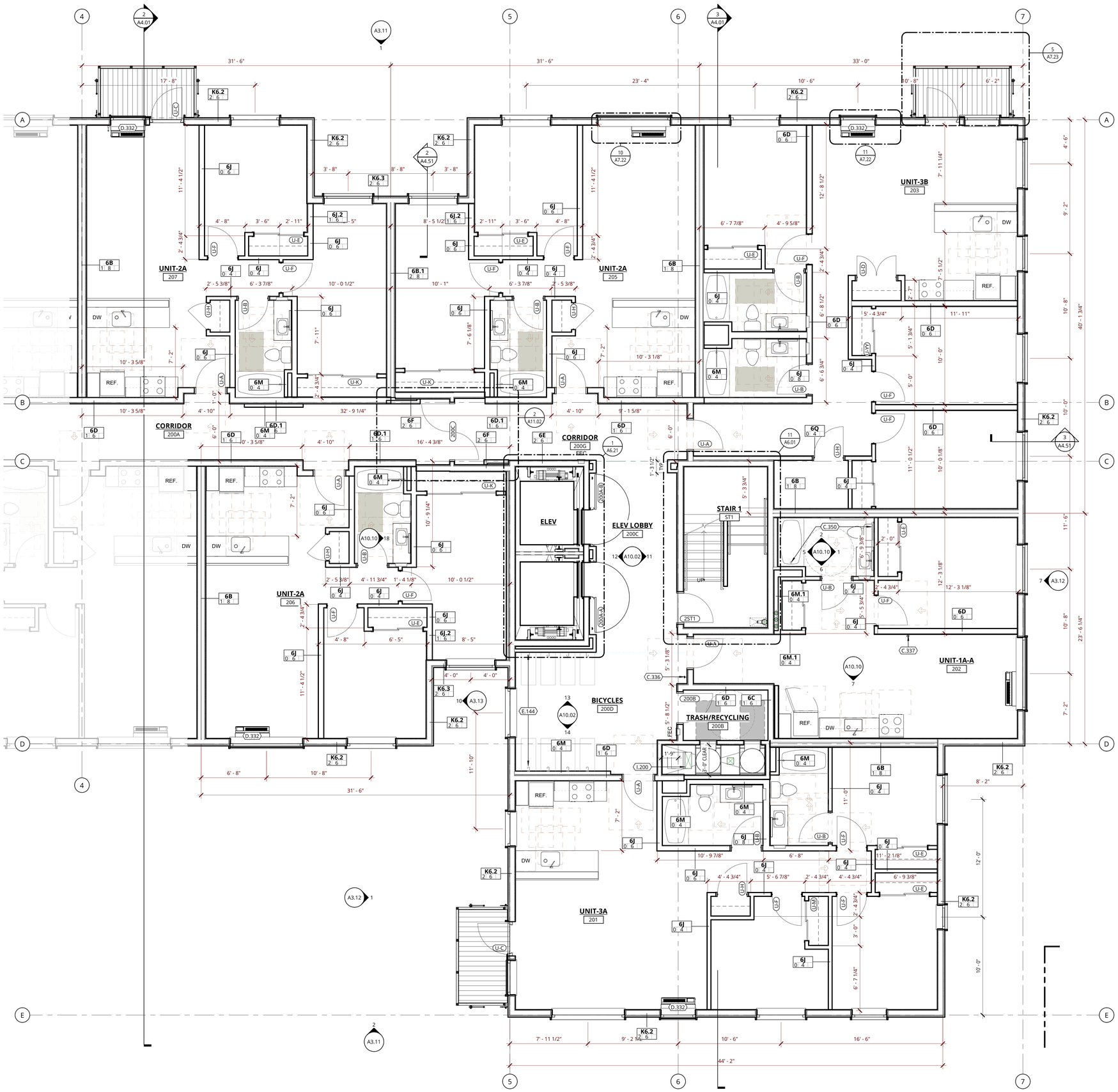

1 LEVEL 2 NORTH ENLARGED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
5. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.01*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

C.336	HARDWIRED DOORBELL BUTTON
C.337	HARDWIRED DOORBELL AUDIBLE AND VISUAL SIGNAL
C.350	ACCESSIBLE BATHROOM, SEE G5.02; PROVIDE GRAB BARS AND REMOVABLE TUB SEAT
D.332	PTAC UNIT
E.144	BICYCLE RACKS
I.200	REFER TO MECHANICAL FOR DUCT SIZES

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BRIDGE HOUSING

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LEVEL 2 NORTH ENLARGED FLOOR PLAN

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A5.03

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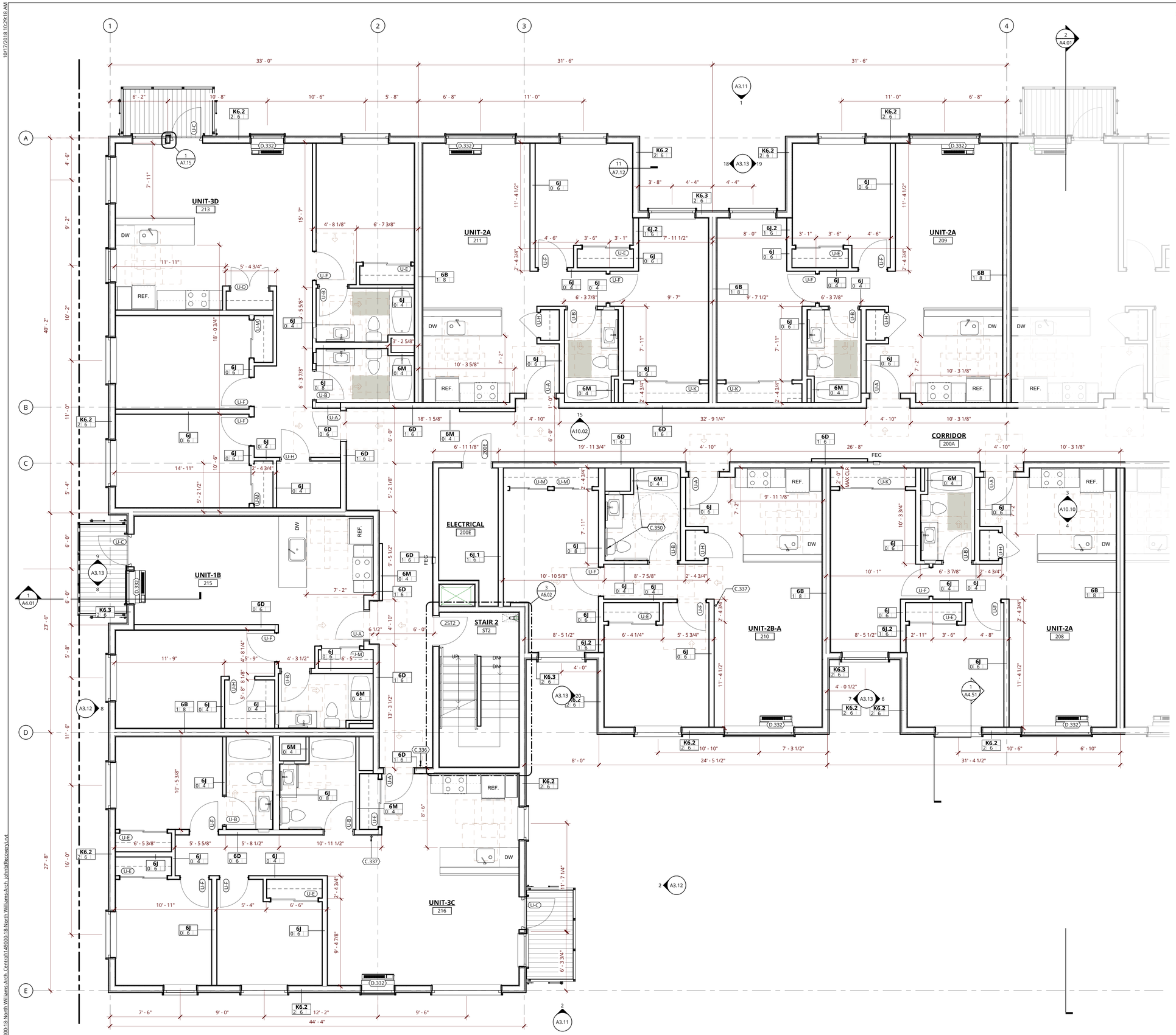

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
5. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.01*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

C.336 HARDWIRED DOORBELL BUTTON
C.337 HARDWIRED DOORBELL AUDIBLE AND VISUAL SIGNAL
C.350 ACCESSIBLE BATHROOM, SEE G5.02; PROVIDE GRAB BARS AND REMOVABLE TUB SEAT
D.332 PTAC UNIT

1 LEVEL 2 SOUTH ENLARGED FLOOR PLAN
1/4" = 1'-0"

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LEVEL 2 SOUTH ENLARGED FLOOR PLAN

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PROJECT NUMBER 149000

SHEET NUMBER **A5.04**

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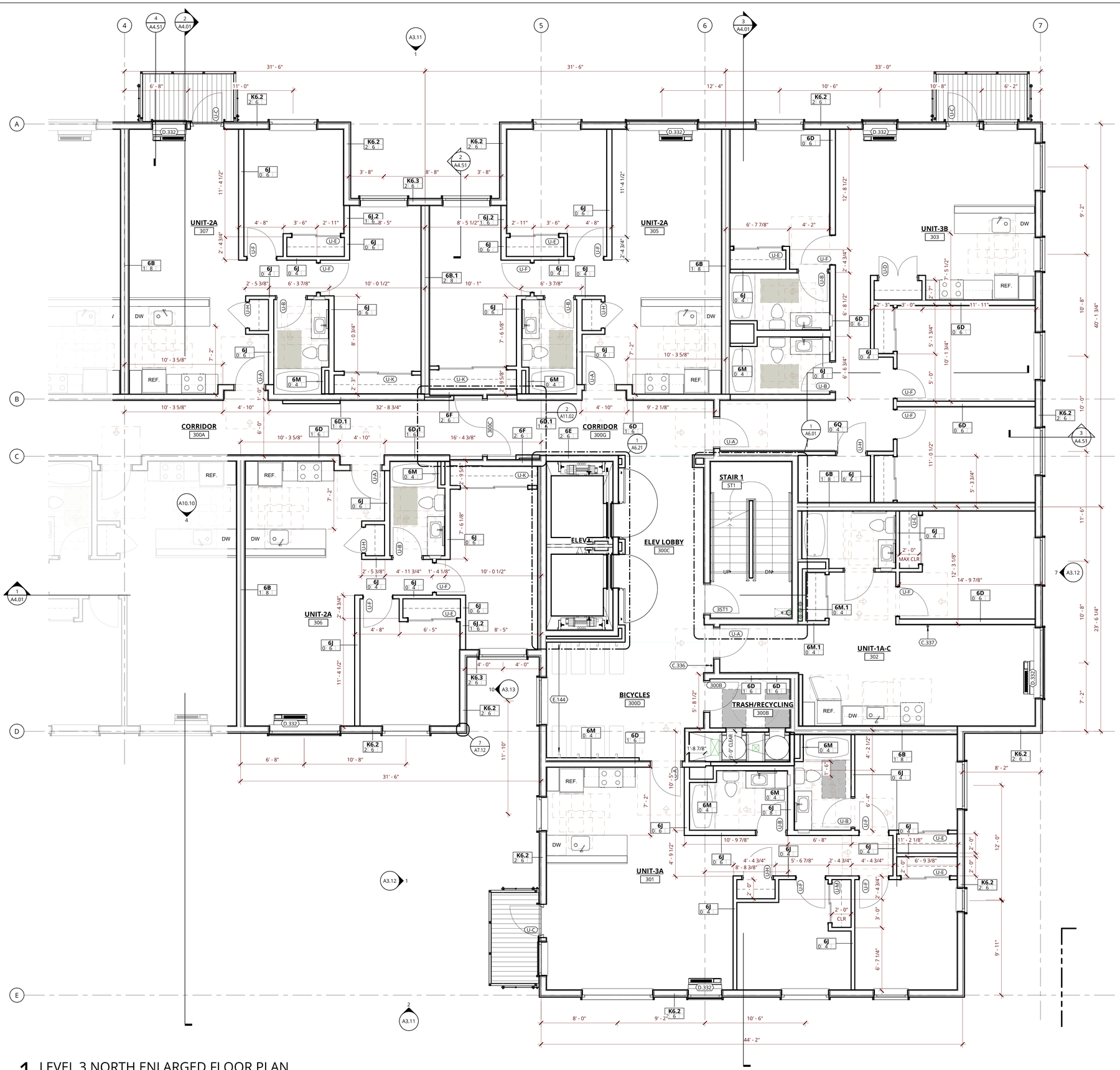

1 LEVEL 3 NORTH ENLARGED FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
5. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.01*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

C.336	HARDWIRED DOORBELL BUTTON
C.337	HARDWIRED DOORBELL AUDIBLE AND VISUAL SIGNAL
D.332	PTAC UNIT
E.144	BICYCLE RACKS

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LEVEL 3 NORTH ENLARGED FLOOR PLAN

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DATE	PROJECT NUMBER
17 OCT 2018	149000

SHEET NUMBER

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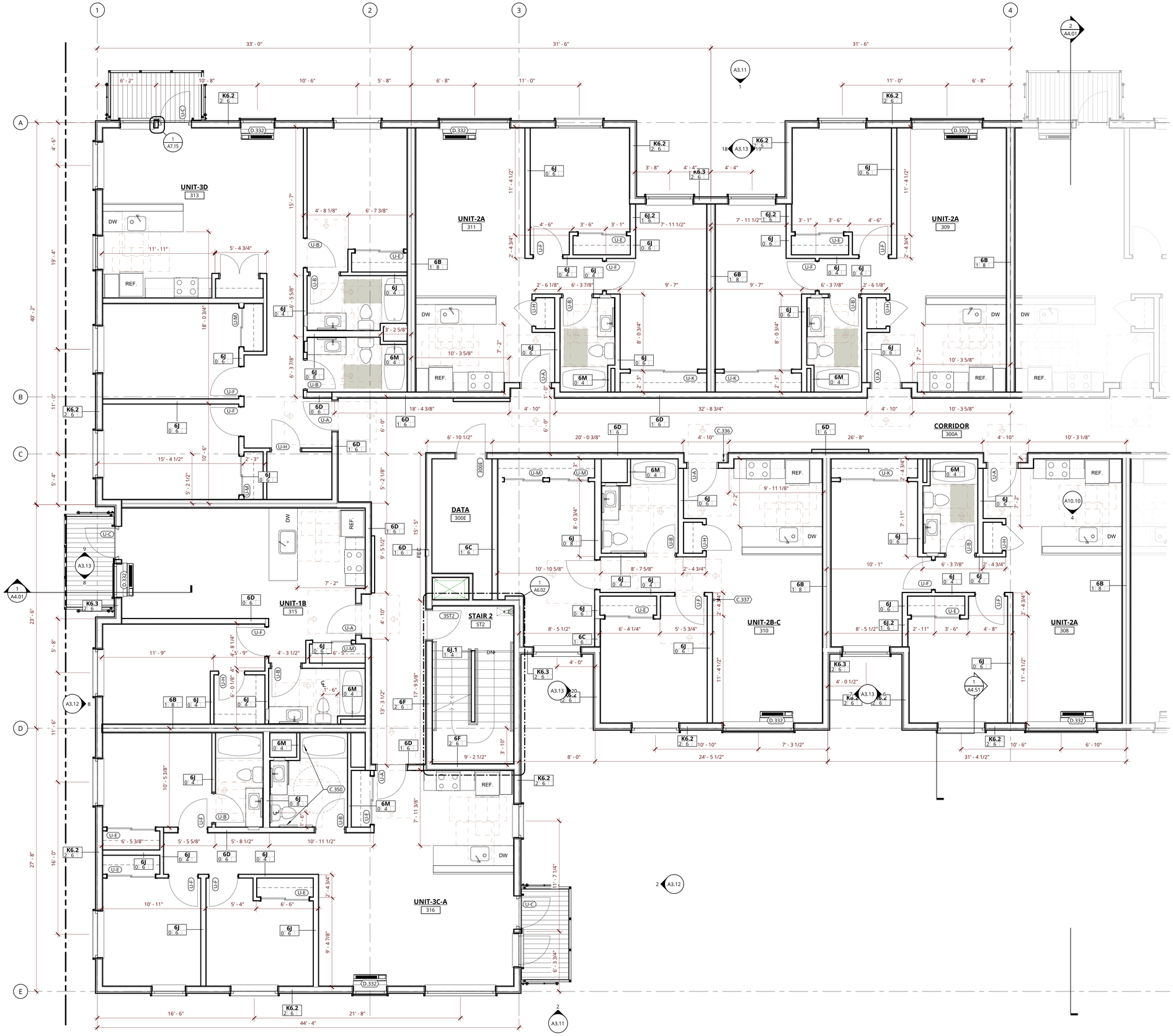

1 LEVEL 3 SOUTH ENLARGED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
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4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
5. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.01*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

C.336 HARDWIRED DOORBELL BUTTON
C.337 HARDWIRED DOORBELL AUDIBLE AND VISUAL SIGNAL
C.350 ACCESSIBLE BATHROOM, SEE G5.02; PROVIDE GRAB BARS AND REMOVABLE TUB SEAT
D.332 PTAC UNIT

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BRIDGE HOUSING

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LEVEL 3 SOUTH ENLARGED FLOOR PLAN

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DATE 17 OCT 2018
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SHEET NUMBER A5.06

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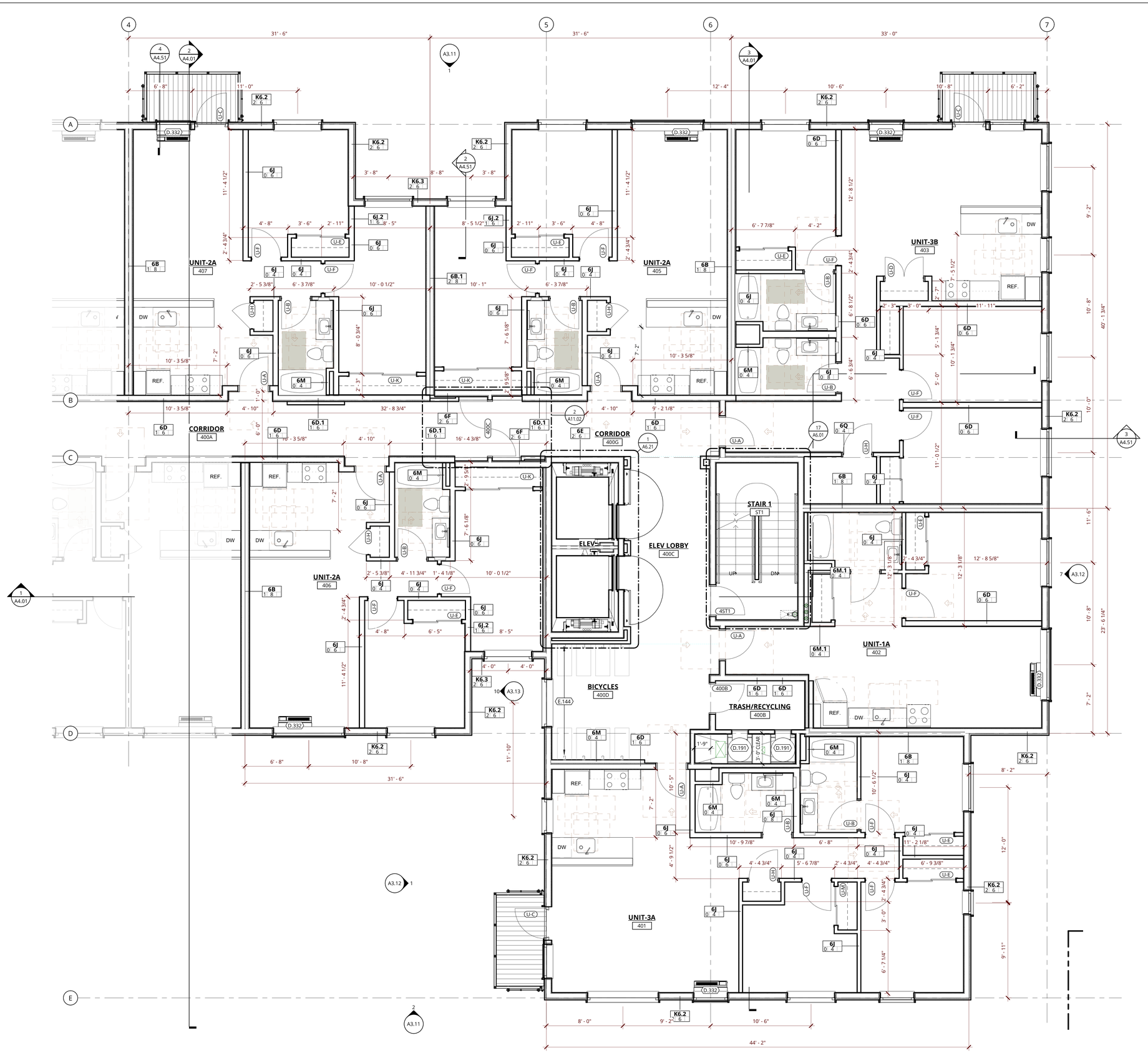

1 LEVEL 4 NORTH ENLARGED FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
5. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.01*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

D.191 TRASH/RECYCLING CHUTE
D.332 PTAC UNIT
E.144 BICYCLE RACKS

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2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 4 NORTH ENLARGED FLOOR PLAN

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DATE 17 OCT 2018

PROJECT NUMBER 149000

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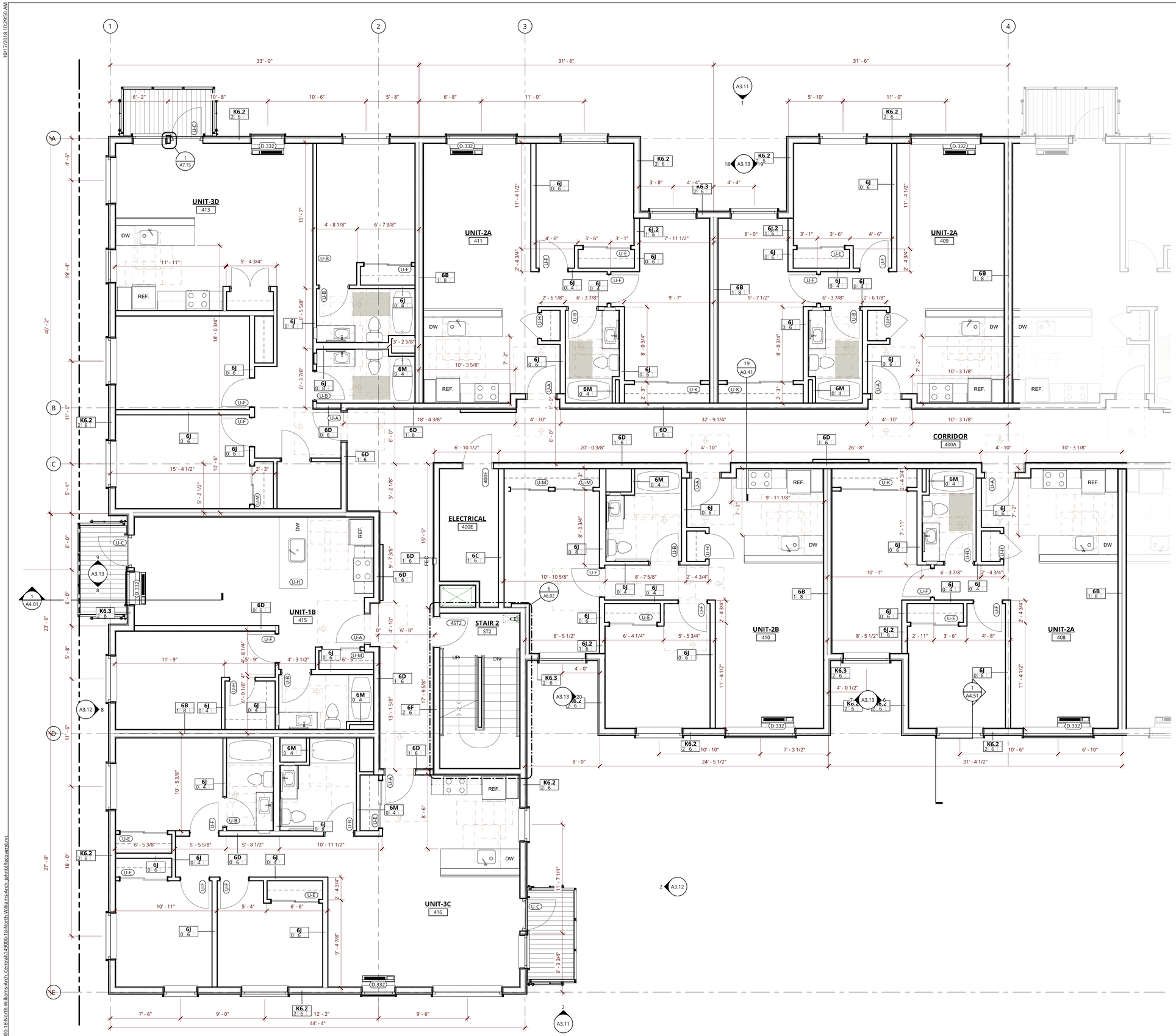

1 LEVEL 4 SOUTH ENLARGED FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. REINFORCING FOR FUTURE GRAB BARS SHALL BE INSTALLED IN ALL BATHROOM FACILITIES THAT ARE NOT REQUIRED TO BE ACCESSIBLE AT TIME OF CONSTRUCTION COMPLETION. SEE SHEET G5.04 FOR BACKING REINFORCEMENT REQUIREMENTS.
4. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
5. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.01*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

D.332 PTAC UNIT

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 4 SOUTH ENLARGED FLOOR PLAN

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **A5.08**

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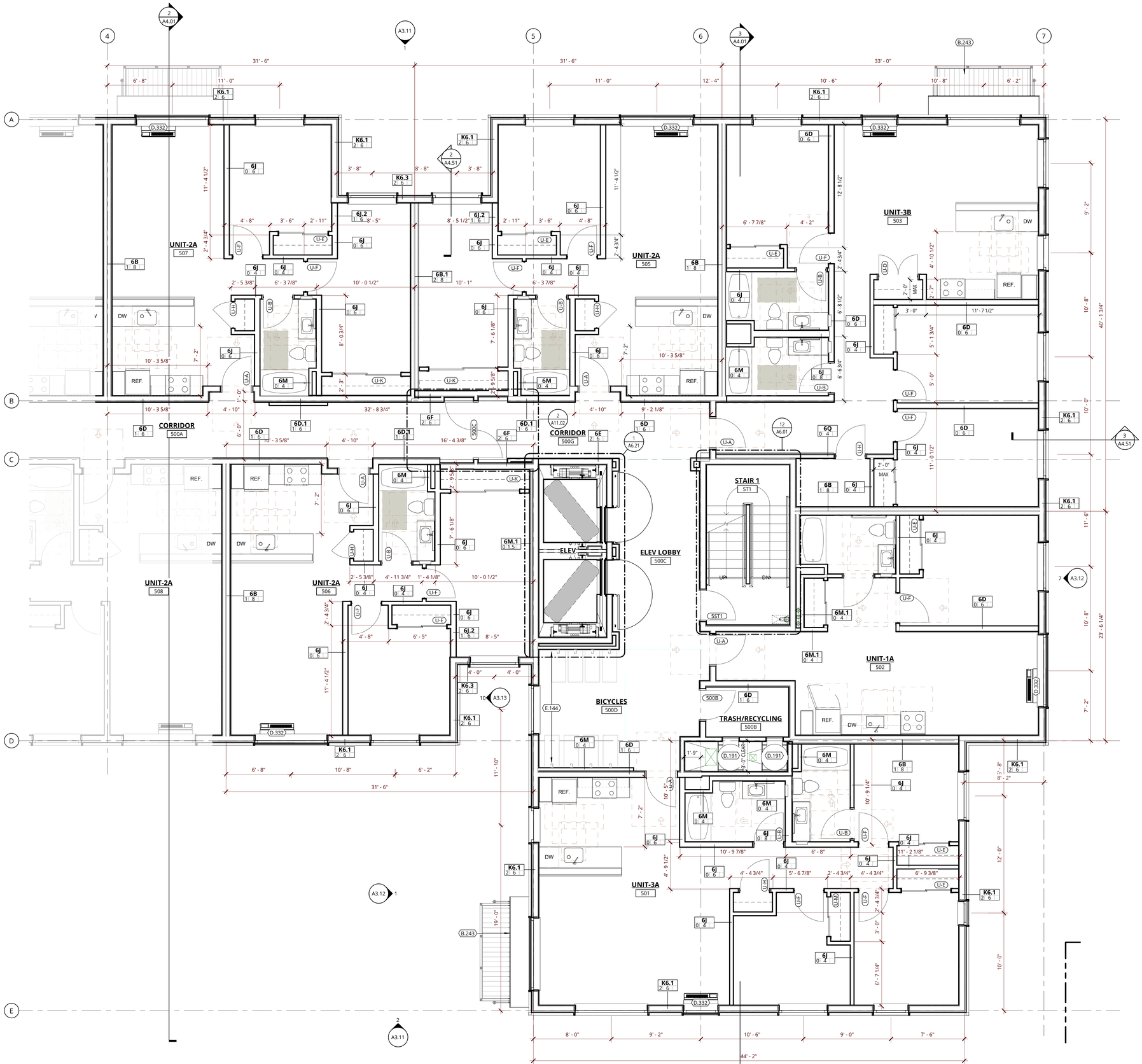

1 LEVEL 5 NORTH ENLARGED FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

B.243 BROW OVERHANG AT LEVEL 4 BALCONY, TYP
D.191 TRASH/RECYCLING CHUTE
D.332 PTAC UNIT
E.144 BICYCLE RACKS

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 NORTH ENLARGED FLOOR PLAN

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A5.09

10/17/2018 10:29:57 AM

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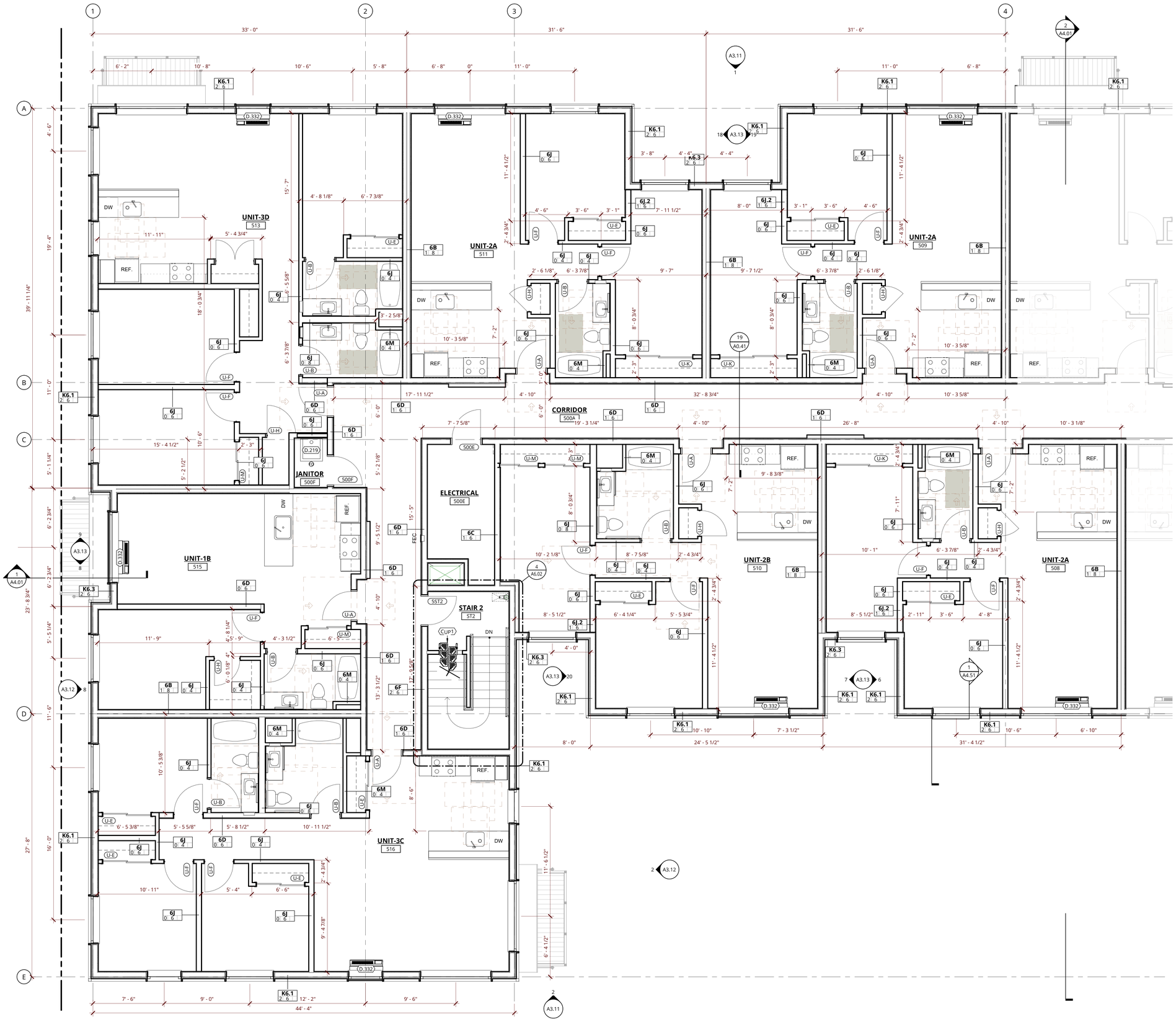

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

C.351 PREFABRICATED SHIP LADDER
D.219 MOP SINK
D.332 PTAC UNIT

1 LEVEL 5 SOUTH ENLARGED FLOOR PLAN
1/4" = 1'-0"

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2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 SOUTH ENLARGED FLOOR PLAN

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A5.10

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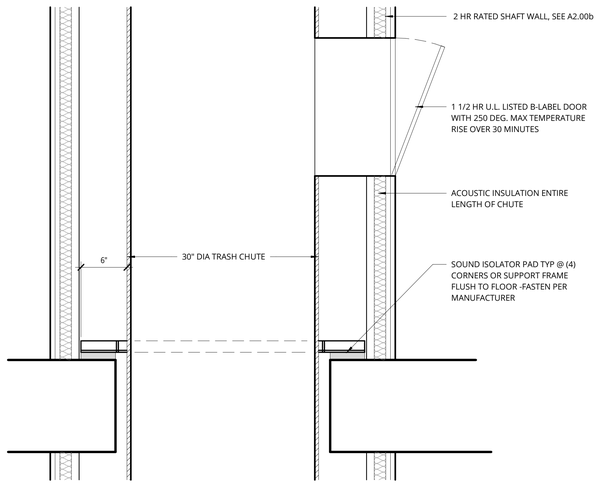
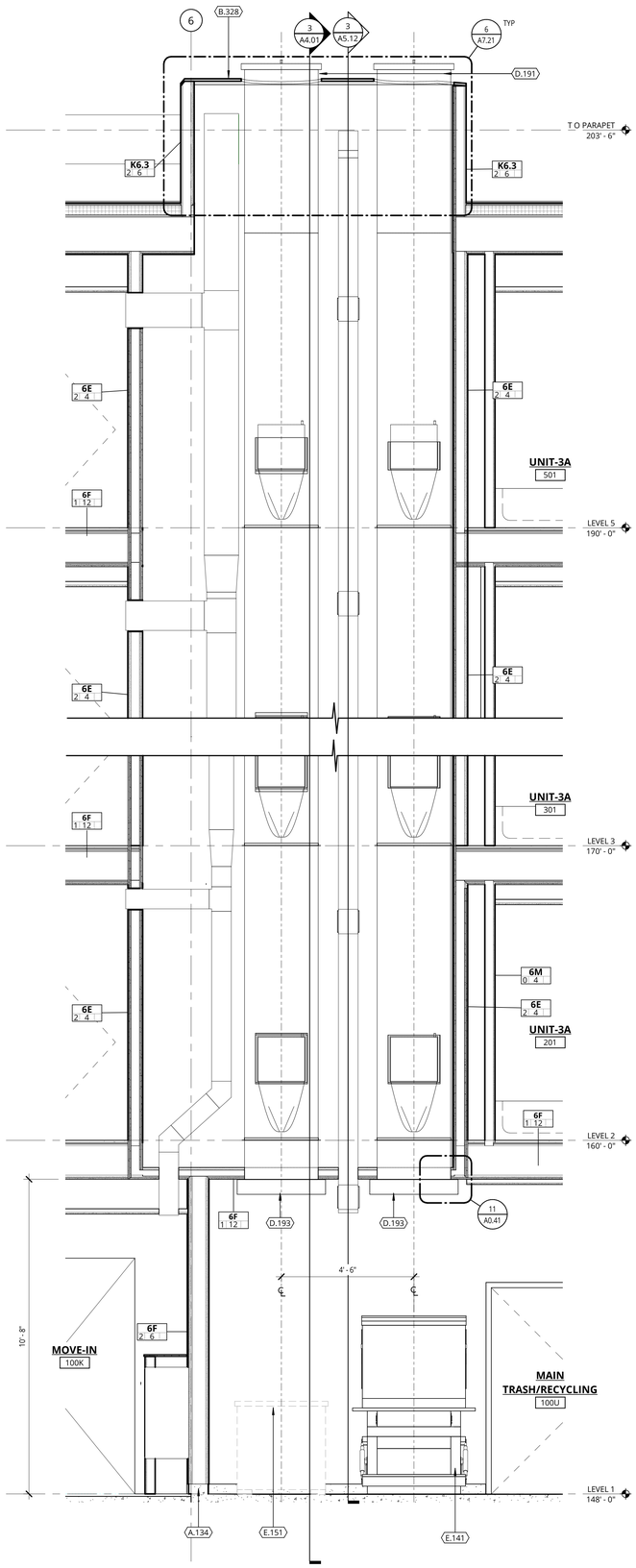


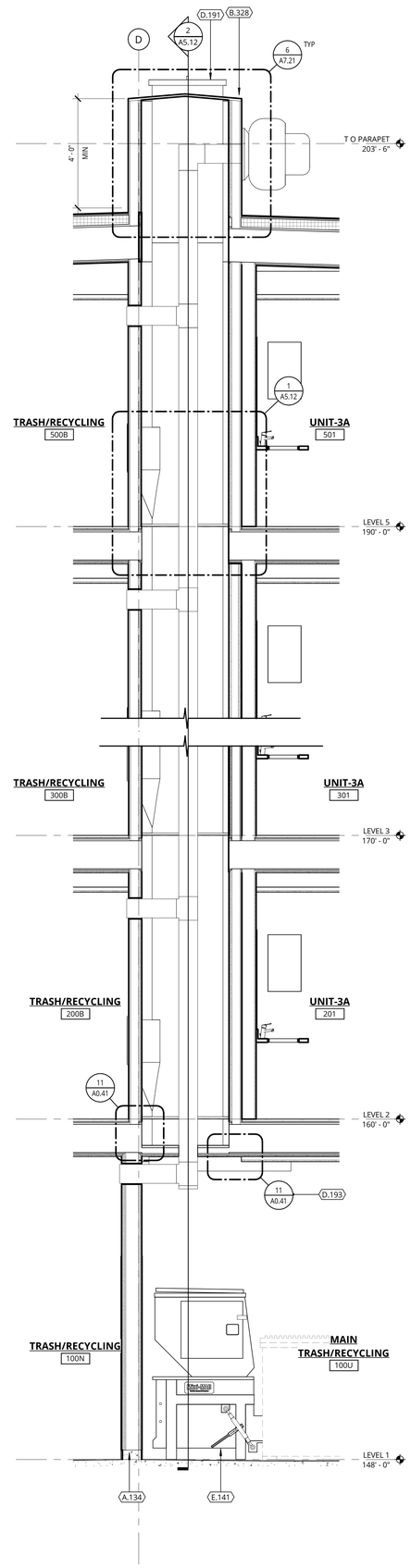
1 TRASH CHUTE SECTION

1 1/2" = 1'-0" | 3/A5.12



2 TRASH/RECYCLING CHUTE SECTION

1/2" = 1'-0"



3 TRASH/RECYCLING CHUTE SECTION

1/2" = 1'-0"

KEYED NOTES

A.134	8"W X 4"H CONCRETE CURB
B.328	PREFABRICATED SHEET METAL CHASE CAP WITH RAIN SKIRT AND DRAW BANDS PER SMACNA FIG 8-8A
D.191	TRASH/RECYCLING CHUTE
D.193	TRASH/RECYCLING CHUTE DISCHARGE FIRE DAMPER
E.141	TRASH/RECYCLING COMPACTOR
E.151	RECYCLING CONTAINER

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

TRASH/RECYCLING CHUTE SECTION

PERMIT / GMP

DATE 17 OCT 2018 | PROJECT NUMBER 149000

SHEET NUMBER A5.12

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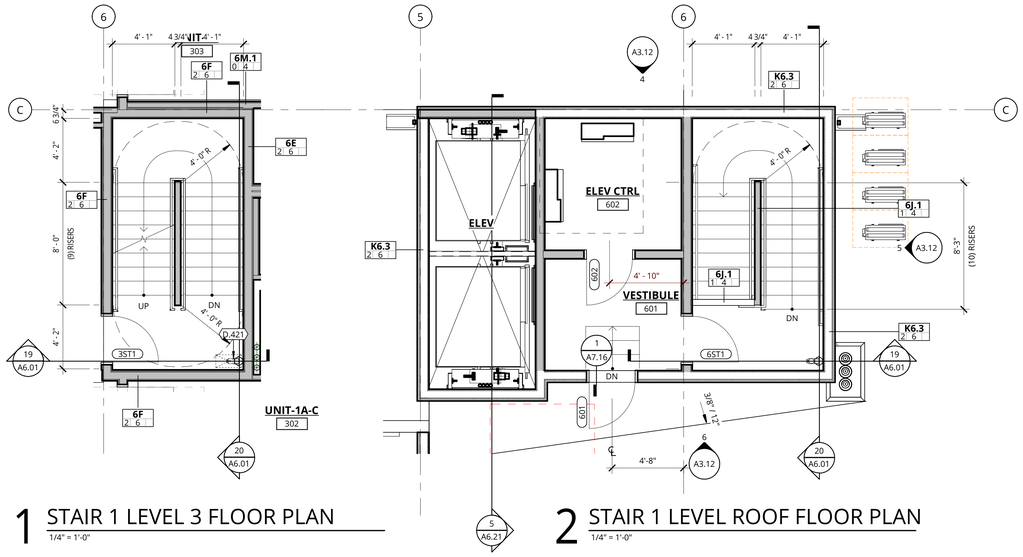


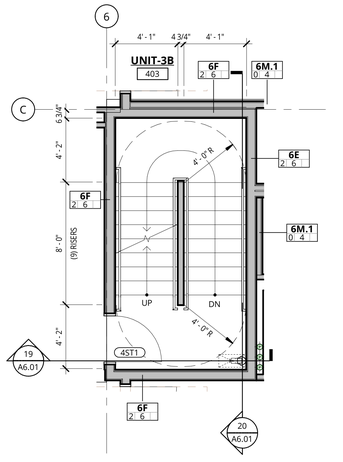
1 STAIR 1 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

2 STAIR 1 LEVEL ROOF FLOOR PLAN
1/4" = 1'-0"

11 STAIR 1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

12 STAIR 1 LEVEL 5 FLOOR PLAN
1/4" = 1'-0"

16 STAIR 1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0" | 1/A0.43



17 STAIR 1 LEVEL 4 FLOOR PLAN
1/4" = 1'-0"

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

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

GENERAL NOTES

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6. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

D.421 WET STANDPIPE

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REVISION	DATE	REASON FOR ISSUE

STAIR 1 PLANS AND SECTIONS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER **A6.01**

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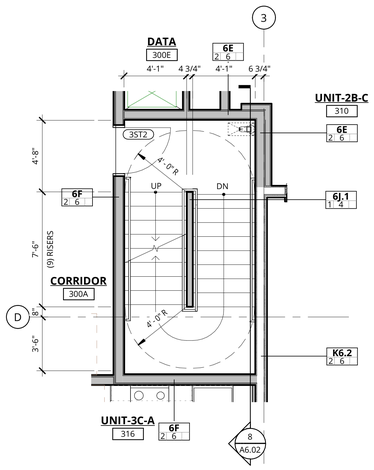
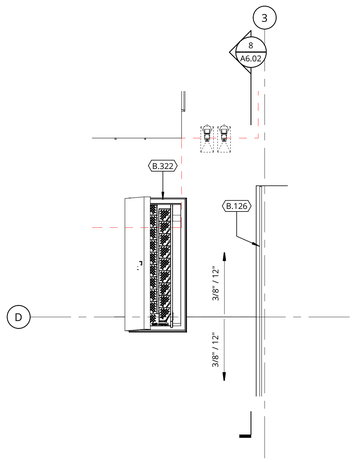


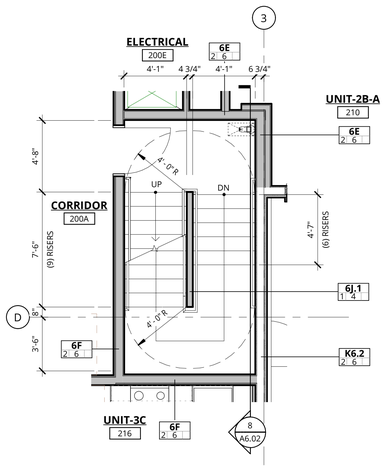
1 STAIR 2 LEVEL 3 FLOOR PLAN

1/4" = 1'-0"



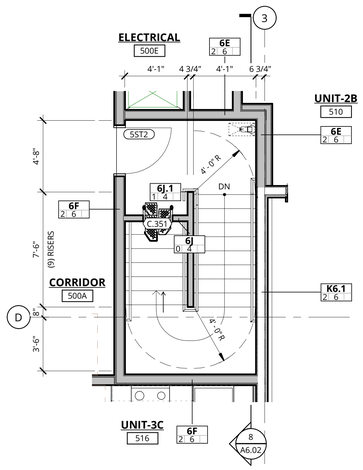
2 STAIR 2 LEVEL ROOF FLOOR PLAN

1/4" = 1'-0"



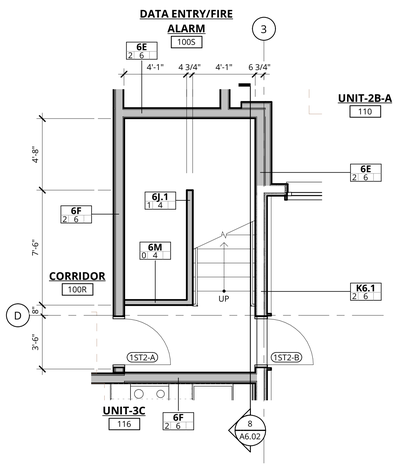
3 STAIR 2 LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



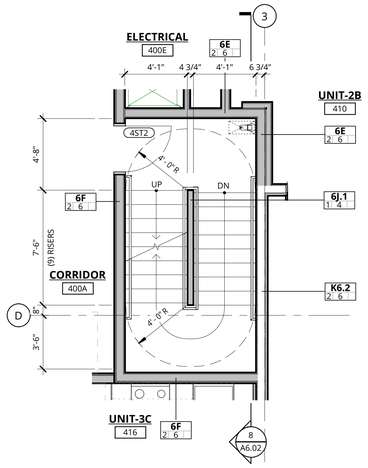
4 STAIR 2 LEVEL 5 FLOOR PLAN

1/4" = 1'-0"



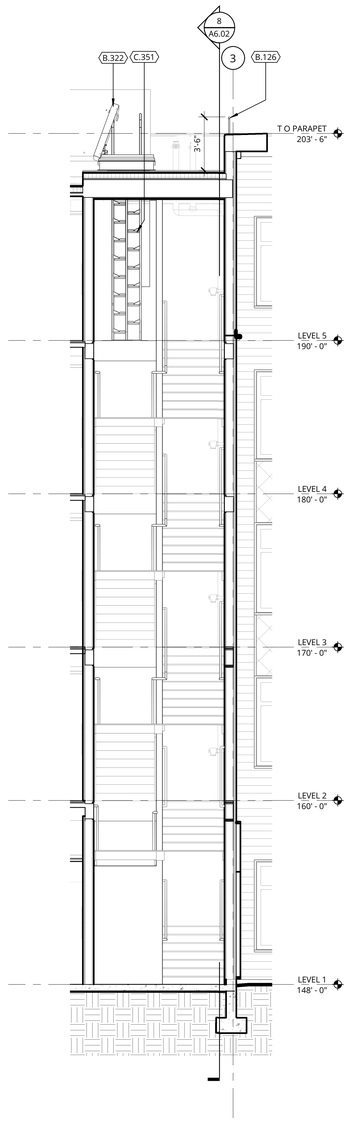
5 STAIR 2 LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



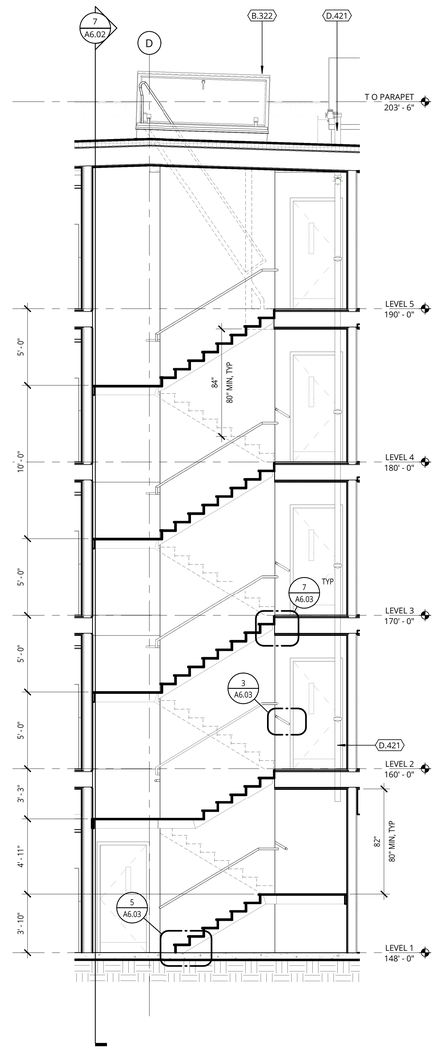
6 STAIR 2 LEVEL 4 FLOOR PLAN

1/4" = 1'-0"



7 STAIR 2 SECTION

1/4" = 1'-0"



8 STAIR 2 SECTION

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHHET ***G5.01.***
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6. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

B.126	GUARDRAIL (50 52 13)
B.322	ROOF HATCH (PER OSSC 1019.16.1 AND COP OSSC/6/#4)
C.351	PREFABRICATED SHIP LADDER
D.421	WET STANDPIPE

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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STAIR 2 PLANS AND SECTIONS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **A6.02**

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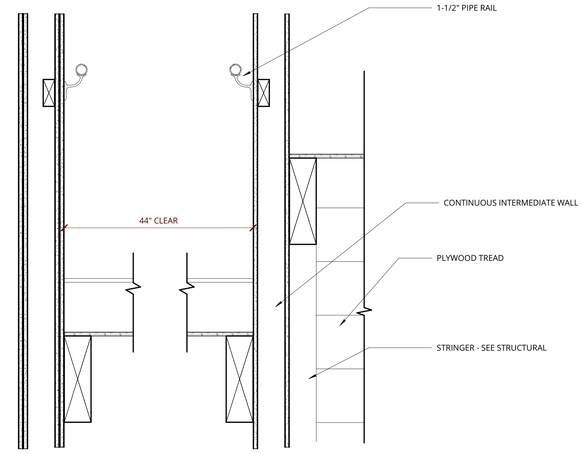
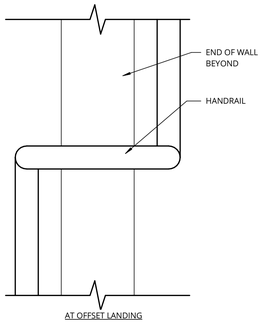


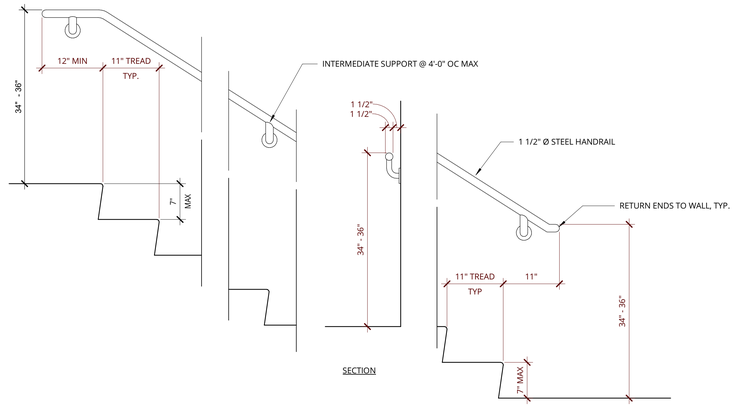
1 STAIR CROSS SECTION - WOOD

1 1/2" = 1'-0" | 19/A6.01



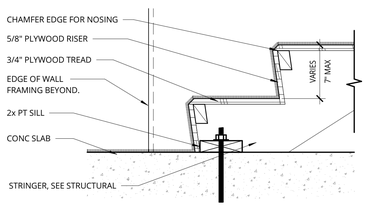
3 HANDRAIL AT WALL END

3" = 1'-0" | 19/A6.01



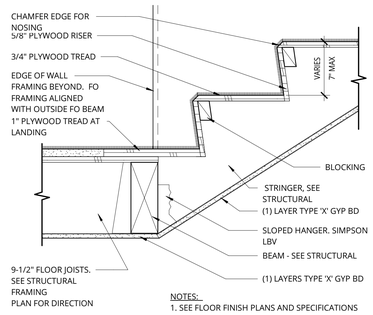
4 HANDRAIL @ WALL

1" = 1'-0" | 20/A6.01



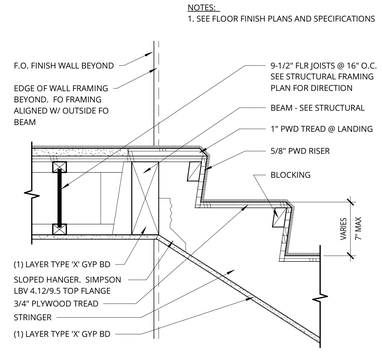
5 STAIR @ CONC LANDING

1 1/2" = 1'-0" | 20/A6.01



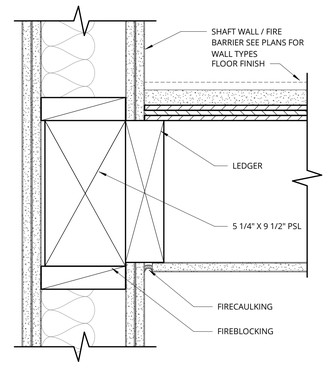
6 STAIR @ LANDING 01

1 1/2" = 1'-0" | 20/A6.01



7 STAIR @ LANDING 02

1 1/2" = 1'-0" | 8/A6.02



8 STAIR MID-LANDING

3" = 1'-0" | 20/A6.01

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

STAIR DETAILS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A6.03

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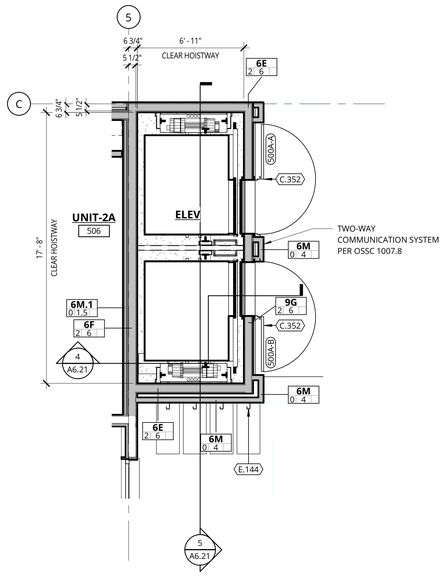
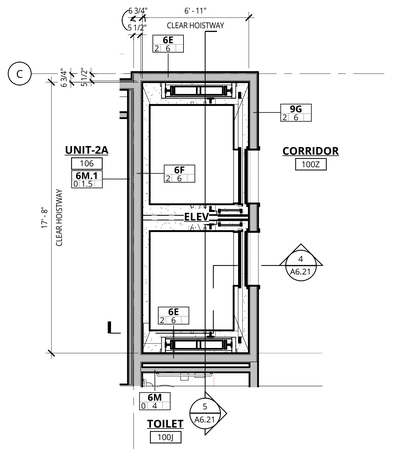


1 ELEVATOR LEVELS 2 THRU 5 FLOOR PLAN
1/4" = 1'-0" | 1/A5.03



2 ELEVATOR LEVEL 1 FLOOR PLAN
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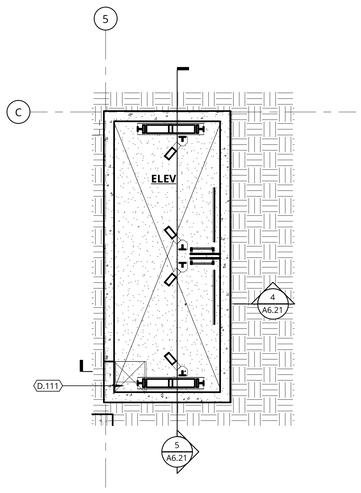
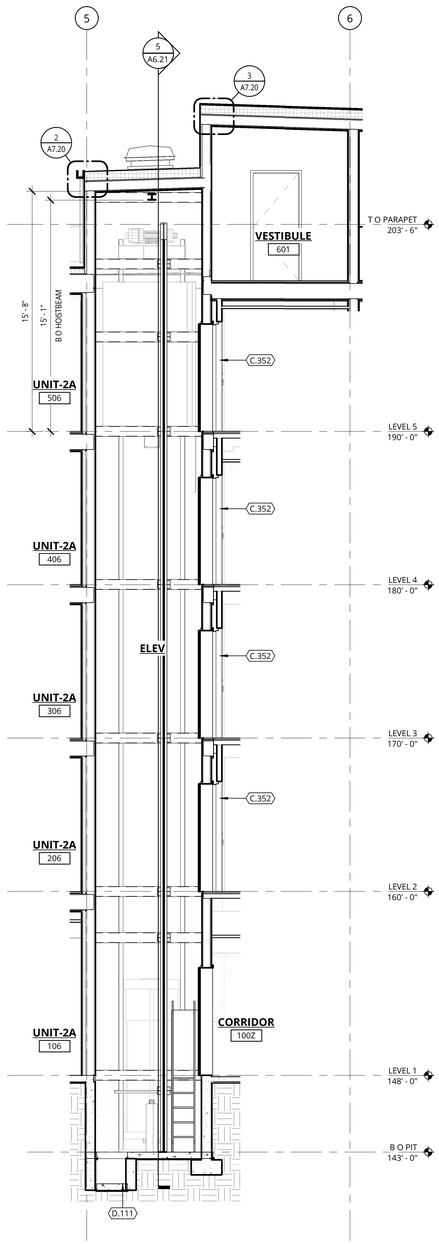
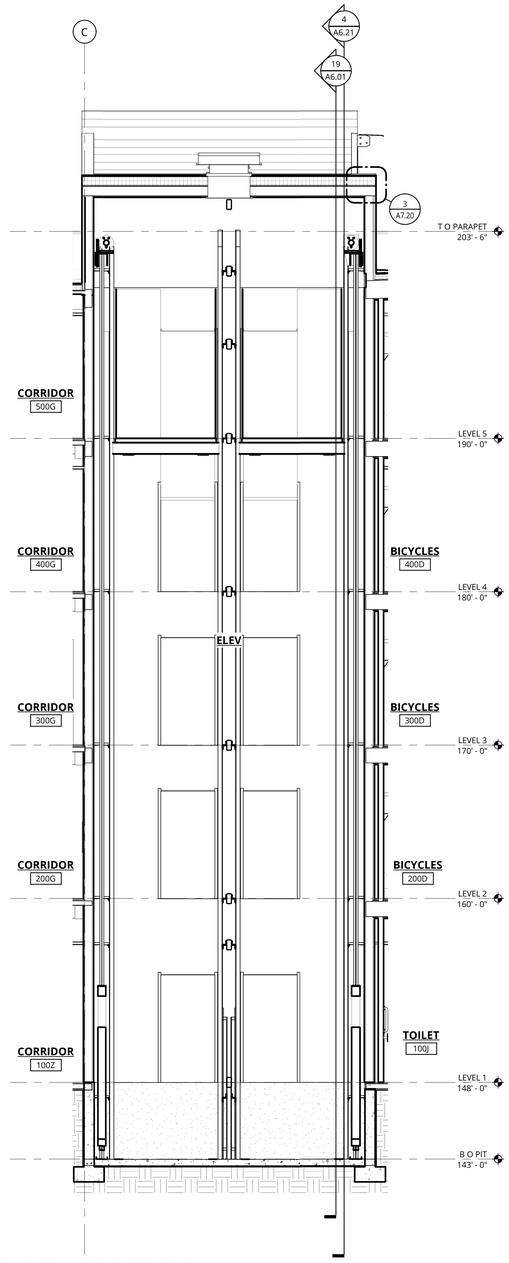


3 ELEVATOR PIT FLOOR PLAN
1/4" = 1'-0"



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



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

GENERAL NOTES

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
3. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

C.352 SMOKE DOOR ON MAGNETIC HOLD-OPEN
D.111 2'X2'X2' SUMP WITH GRATE
E.144 BICYCLE RACKS

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ELEVATOR PLANS AND SECTIONS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000
SHEET NUMBER A6.21

10/17/2018 10:31:02 AM
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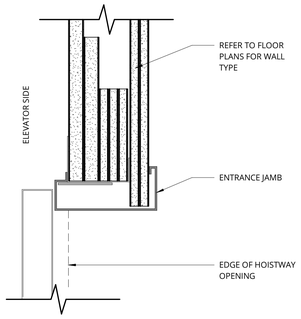
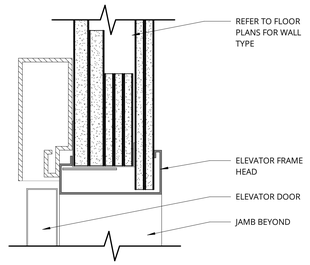
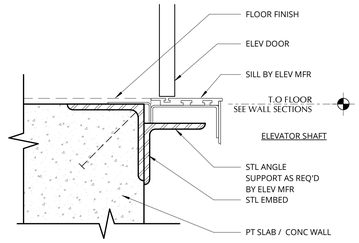


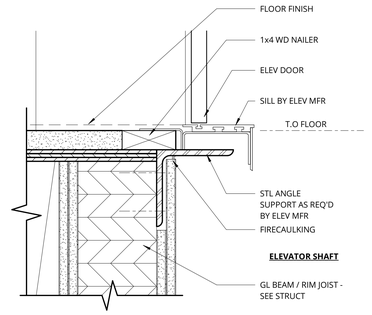
1 ELEVATOR ENTRANCE JAMB
3" = 1'-0" | 5/A11.02



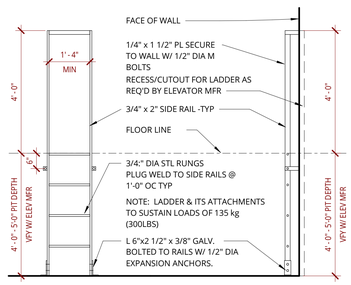
2 ELEVATOR ENTRANCE HEAD
3" = 1'-0"



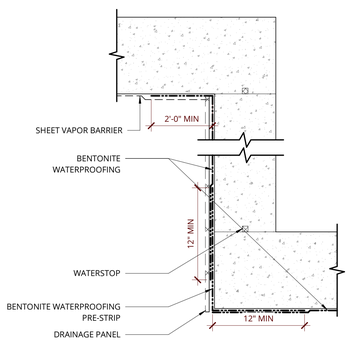
3 ELEV SILL @ CONCRETE SLAB
3" = 1'-0"



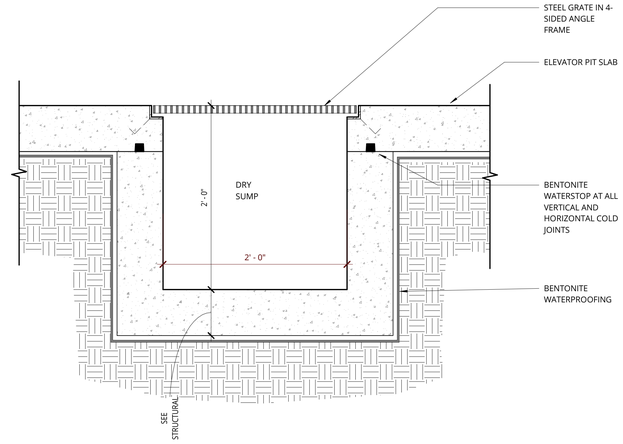
4 ELEV SILL @ WD FRAMING
3" = 1'-0" | 5/A11.02



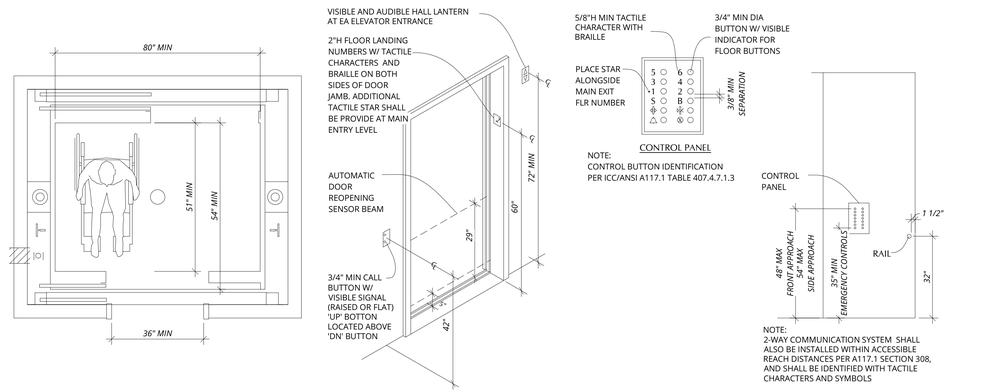
5 ELEVATOR PIT LADDER
1/2" = 1'-0"



6 ELEV PIT SECTION
1 1/2" = 1'-0"



7 ELEV SUMP PIT
1 1/2" = 1'-0"



8 ADA REQUIREMENTS FOR ELEVATORS
1/2" = 1'-0"

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REVISION	DATE	REASON FOR ISSUE

ELEVATOR DETAILS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A6.22

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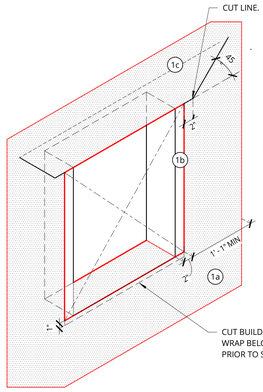
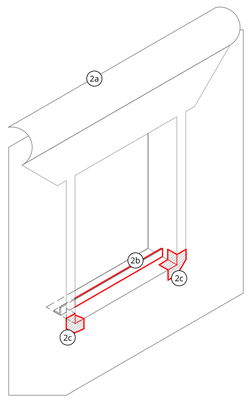


1a) BUILDING WRAP WEATHER BARRIER OVER WINDOW OPENING. EXTEND BEYOND WINDOW OPENING.

1b) CUT BUILDING WRAP AT ROUGH OPENING AS SHOWN.

1c) CUT (2) 45 DEGREE SLITS FROM THE CORNER OF THE HEAD TO CREATE A FLAP ABOVE THE ROUGH OPENING.

STEP 1

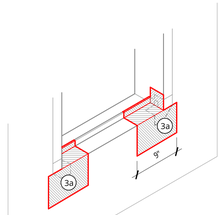


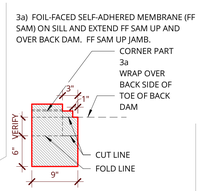
2a) FOLD FLAP UP AND TEMPORARILY SECURE TO BUILDING WRAP ABOVE.

2b) 1-1/2" X 1-1/2" BACK DAM.

2c) 'DART' SELF-ADHERED MEMBRANE (SAM) FLASHING AT CORNERS.

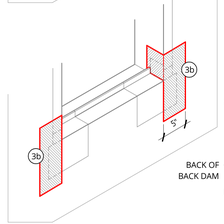
STEP 2

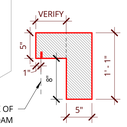




FRONT VIEW - PART 3a

3a) FOIL-FACED SELF-ADHERED MEMBRANE (FF SAM) ON SILL AND EXTEND FF SAM UP AND OVER BACK DAM. FF SAM UP JAMB.

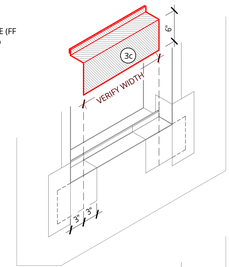




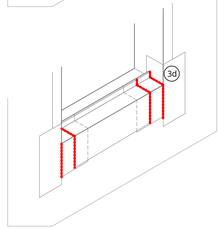
FRONT VIEW - PART 3b

3b) FF SAM ON JAMB RETURN OVER SAM FROM PREVIOUS STEP.

STEP 3



3c) FF SAM ON SILL, UP AND OVER BACK DAM.



3d) SEALANT AT EXPOSED EDGES OF FF SAM.

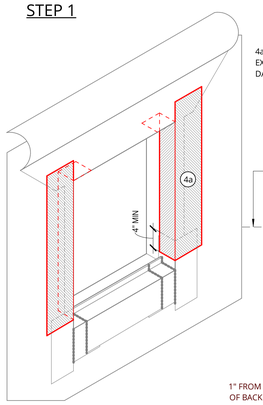
NOTE: SEALANT TO CURE 24HRS PRIOR TO WINDOW PLACEMENT, VERIFY CURE TIME WITH SEALANT MANUFACTURER.

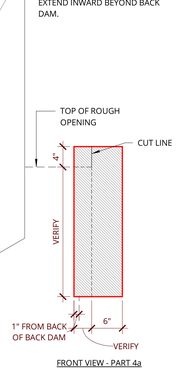
GENERAL NOTES:

1) SEQUENCE REPRESENTS A TYPICAL WINDOW FLASHING SEQUENCE. SEE DETAILS FOR PROJECT SPECIFIC METAL FLASHING AND TRIM REQUIREMENTS.

2) UTILIZE THIS SAME PROCEDURE SEQUENCE FOR EXTERIOR DOOR OPENINGS.

3) PRIME ALL SUBSTRATE TO RECEIVE SELF-ADHERED MEMBRANE (SAM).

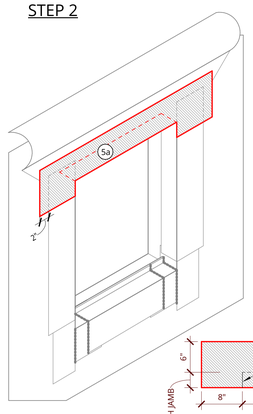


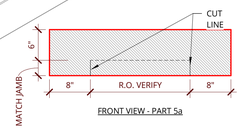


FRONT VIEW - PART 4a

4a) FF SAM AT EACH JAMB. EXTEND INWARD BEYOND BACK DAM.

STEP 4

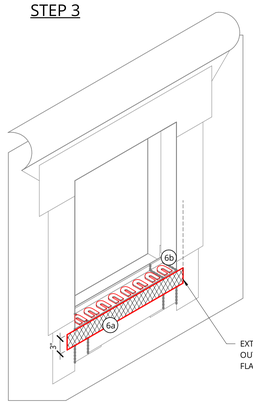




FRONT VIEW - PART 5a

5a) FF SAM AT HEAD LAPPING OVER JAMB FLASHING. FOLD INWARD TO COVER HEAD RETURN.

STEP 5

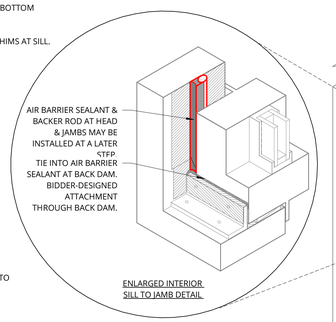


6a) STAPLE 2 LAYERS OF DRAINAGE MESH ALONG FRONT FACE AT SILL UNDER BOTTOM FLANGE.

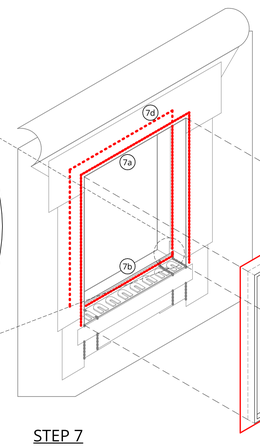
6b) INTERMITTENT SHIMS AT SILL.

EXTEND DRAINAGE MESH TO OUTSIDE EDGE OF JAMB FLANGE

STEP 6



ENLARGED INTERIOR SILL TO JAMB DETAIL



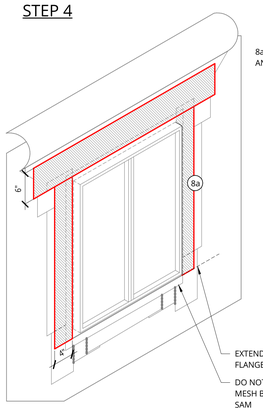
7a) CONTINUOUS SEALANT ON FACE OF FF SAM BEHIND WINDOW FLANGE AT HEAD AND JAMBS.

7b) CONTINUOUS AIR BARRIER SEALANT AT BACK DAM EXTENDING UP JAMBS JUST ABOVE BACK DAM.

7c) WINDOW IN WET SEALANT.

7d) CONTINUOUS AIR BARRIER SEALANT AROUND INTERIOR EDGE OF WINDOW FRAME AT HEAD AND JAMB.

STEP 7

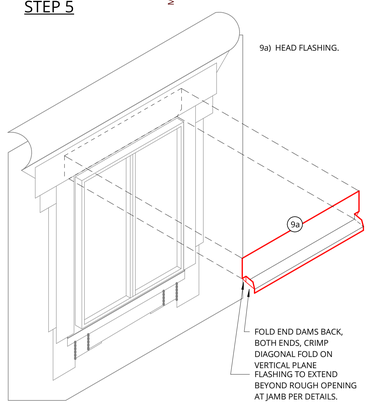


8a) SAM FLASHING OVER JAMB AND HEAD NAILING FLANGES.

EXTEND SAM TO BOTTOM OF FLANGE

DO NOT COVER DRAINAGE MESH BELOW SILL FLANGE W/ SAM

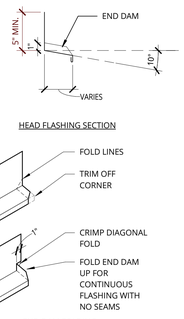
STEP 8



9a) HEAD FLASHING.

FOLD END DAMS BACK, BOTH ENDS, CRIMP DIAGONAL FOLD ON VERTICAL PLANE FLASHING TO EXTEND BEYOND ROUGH OPENING AT JAMB PER DETAILS.

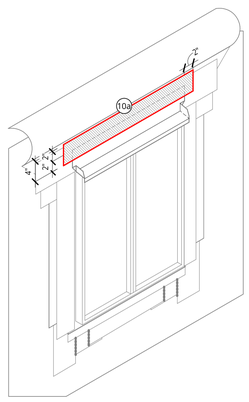
STEP 9



HEAD FLASHING SECTION

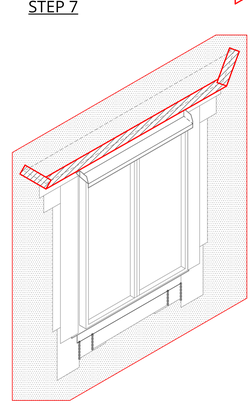
END DAM FOLDING

STEP 9



10a) SAM FLASHING OVER TOP EDGE OF SHEET METAL FLASHING.

STEP 10



11a) WEATHER BARRIER FLAP OVER HEAD FLASHING AND TERMINATE BOTTOM EDGE OF FLAP WITH TAPE.

STEP 11

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

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DATE 17 OCT 2018

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SHEET NUMBER A7.01

C:\Revit Projects\149000-18-North Williams-Arch_Central\149000-18-North Williams-Arch_JohnN&RecoveryLoc

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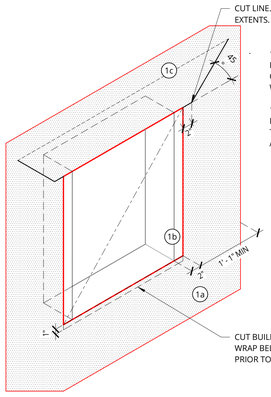
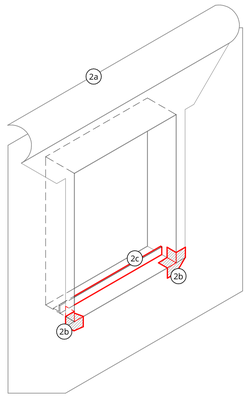


1a) BUILDING WRAP WEATHER BARRIERS OVER WINDOW OPENING. EXTEND BEYOND WINDOW OPENING.

1b) CUT (2) 45 DEGREE SLITS FROM BEYOND THE CORNER OF THE HEAD TO CREATE A FLAP ABOVE THE ROUGH OPENING.

STEP 1

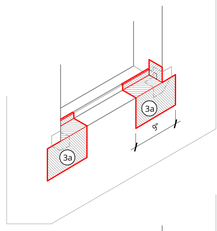


2a) FOLD FLAP UP AND TEMPORARILY SECURE TO BUILDING WRAP ABOVE.

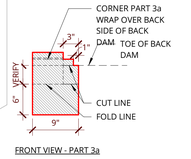
2b) "DART" SELF-ADHERED MEMBRANE (SAM) FLASHING AT CORNERS.

2c) 1-1/2" X 1-1/2" BACK DAM

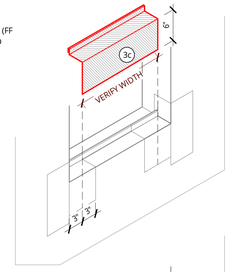
STEP 2



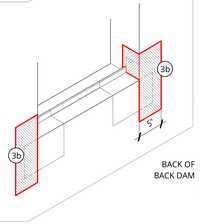
3a) FOIL-FACED SELF-ADHERED MEMBRANE (FF SAM) ON SILL AND EXTEND FF SAM UP AND OVER BACK DAM. FF SAM UP JAMB.



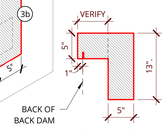
FRONT VIEW - PART 3a



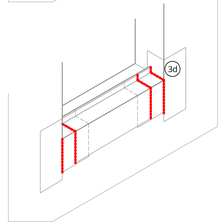
3c) FF SAM ON SILL, UP AND OVER BACK DAM.



3b) FF SAM ON JAMB RETURN OVER SAM FROM PREVIOUS STEP.



FRONT VIEW - PART 3b



3d) SEALANT AT EXPOSED EDGES OF FF SAM.

NOTE: SEALANT TO CURE PRIOR TO WINDOW PLACEMENT.

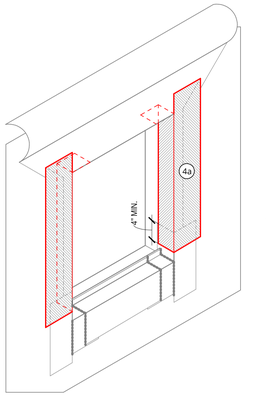
STEP 3

GENERAL NOTES:

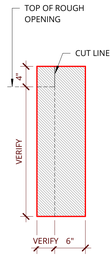
1) SEQUENCE REPRESENTS A TYPICAL WINDOW FLASHING SEQUENCE. SEE DETAILS FOR PROJECT SPECIFIC METAL FLASHING & TRIM REQUIREMENTS.

2) UTILIZE THIS SAME PROCEDURE SEQUENCE FOR EXTERIOR DOOR OPENINGS.

3) PRIME ALL SUBSTRATE TO RECEIVE SELF-ADHERED MEMBRANE (SAM).

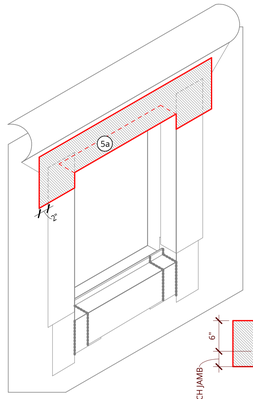


4a) FF SAM AT EACH JAMB

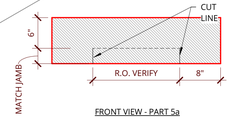


FRONT VIEW - PART 4a

STEP 4

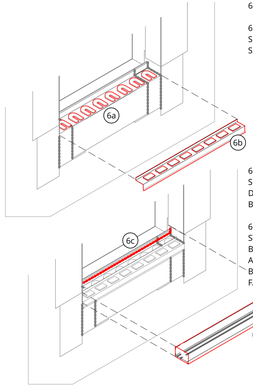


5a) FF SAM AT HEAD LAPPING OVER JAMB FLASHING. FOLD INWARD TO COVER HEAD RETURN.



FRONT VIEW - PART 5a

STEP 5



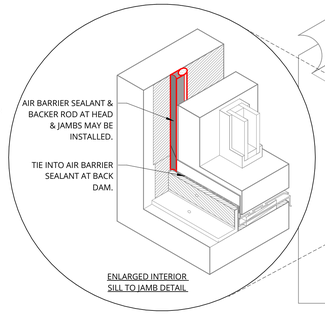
6a) INTERMITTENT SHIMS AT SILL.

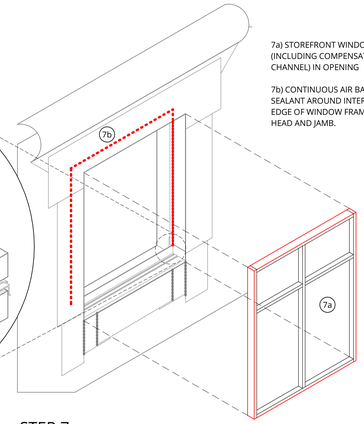
6b) SILL FLASHING AND SHIMS. SHIMS TO ALIGN WITH BOTTOM SHIM FROM 6a.

6c) CONTINUOUS AIR BARRIER SEALANT AT FACE OF BACK DAM AND UP JAMBS ABOVE BACK DAM.

6d) STOREFRONT SILL STARTER WITH END DAMS. BIDDER DESIGNED ATTACHMENT THROUGH BACK DAM. (AVOID FASTENING THROUGH SILL)

STEP 6

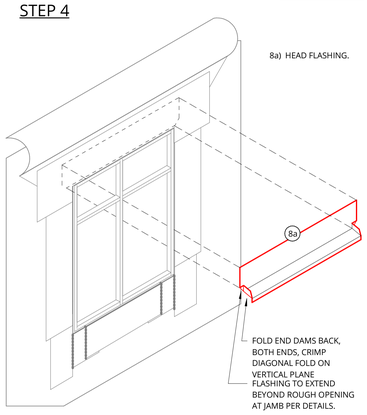




7a) STOREFRONT WINDOW (INCLUDING COMPENSATION CHANNEL) IN OPENING

7b) CONTINUOUS AIR BARRIER SEALANT AROUND INTERIOR EDGE OF WINDOW FRAME AT HEAD AND JAMB.

STEP 7

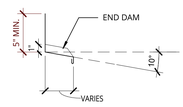


8a) HEAD FLASHING.

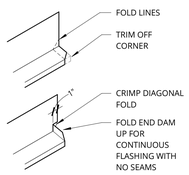
FOLD END DAMS BACK, BOTH ENDS, CRIMP DIAGONAL FOLD ON VERTICAL PLANE

FLASHING TO EXTEND BEYOND ROUGH OPENING AT JAMB PER DETAILS.

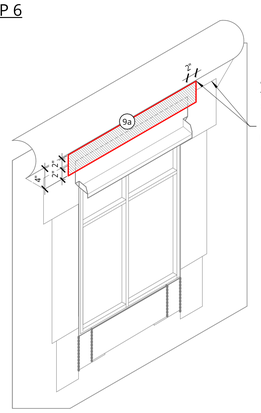
STEP 8



HEAD FLASHING SECTION



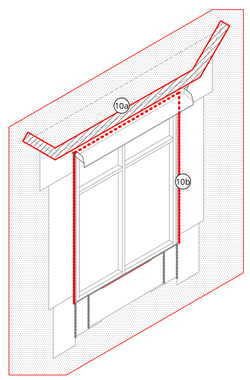
END DAM FOLDING



9a) SAM FLASHING OVER TOP EDGE OF SHEET METAL FLASHING.

BUILDING WRAP WEATHER BARRIER FLAP TO LAP OVER TOP EDGE OF SAM

STEP 9



10a) WEATHER BARRIER FLAP OVER HEAD FLASHING AND TERMINATE BOTTOM EDGE OF FLAP WITH TAPE.

10b) CONTINUOUS SEALANT & BACKER ROD BETWEEN STOREFRONT FRAME AND EXTERIOR CLADDING.

STEP 10

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

STOREFRONT WRAP SEQUENCE

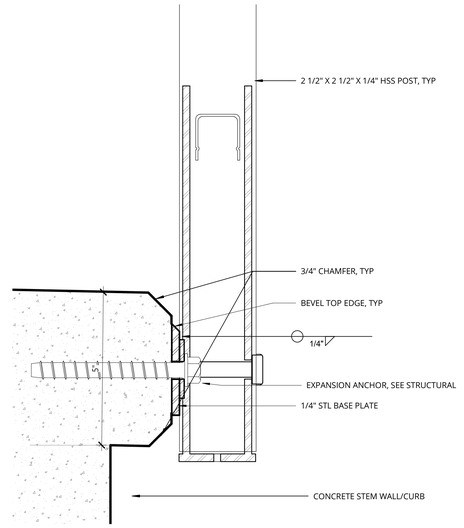
PERMIT / GMP

DATE 17 OCT 2018

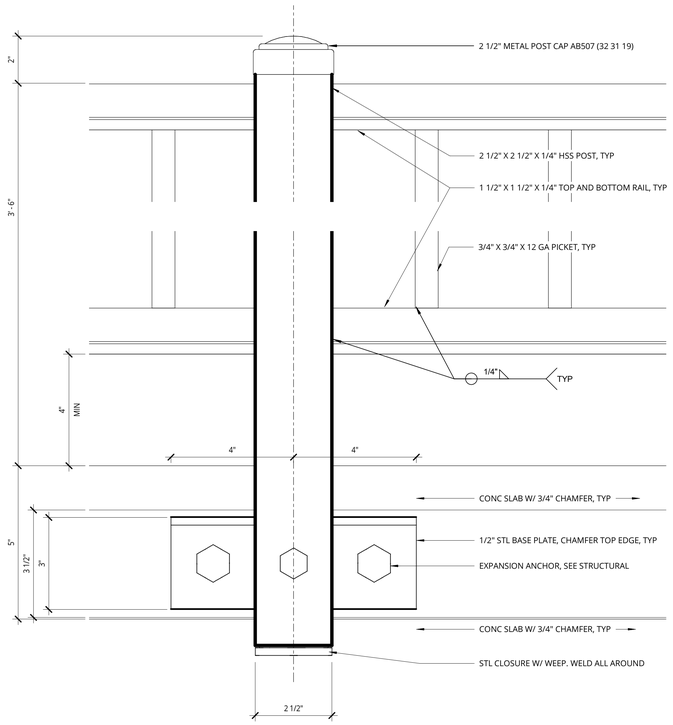
PROJECT NUMBER 149000

SHEET NUMBER A7.02

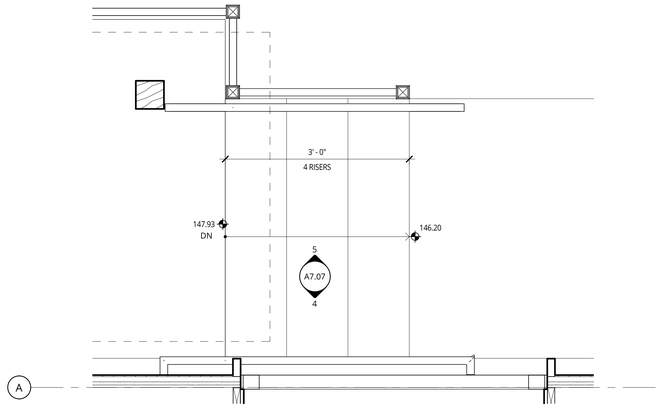
C:_Revit Projects\149000-18 North Williams Arch Central\1-149000-18 North Williams Arch_johnb(Recovered).rvt



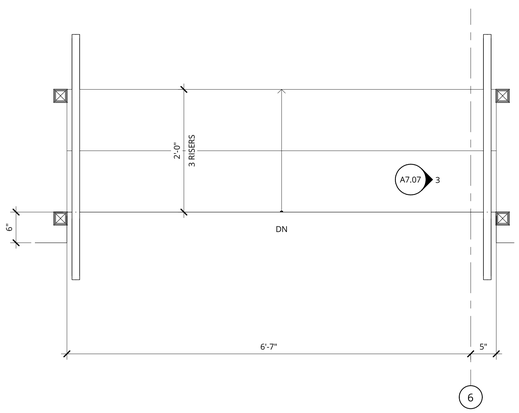
8 RAILING SUPPORT SECTION DETAIL
6" = 1'-0" | 1/A5.02



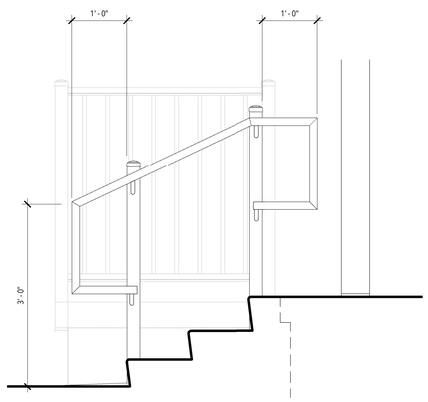
7 RAILING SUPPORT DETAIL
6" = 1'-0"



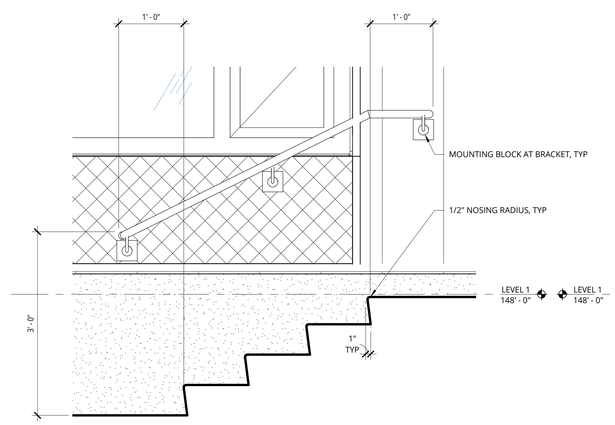
2 STOOP STEPS ENLARGED PLAN
1" = 1'-0" | 1/A5.01



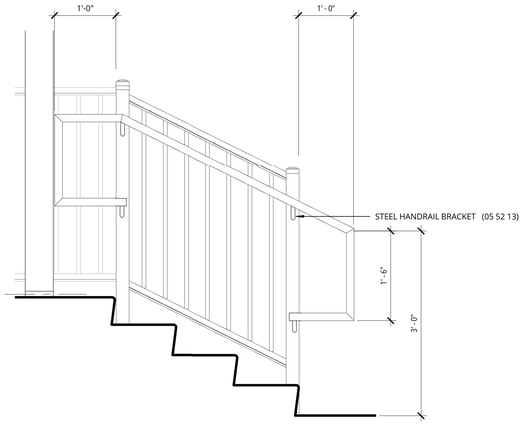
1 FRONT STOOP STEPS ENLARGED PLAN
1" = 1'-0" | 1/A5.01



3 FRONT STOOP HANDRAIL ELEVATION
1" = 1'-0" | 1/A7.07



4 STOOP HANDRAIL AT WALL, TYP
1" = 1'-0" | 2/A7.07



5 STOOP HANDRAIL AT GUARD, TYP
1" = 1'-0" | 2/A7.07

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

STOOPS, STEPS AND GUARD DETAILS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000
SHEET NUMBER A7.07

10/17/2018 10:31:14 AM

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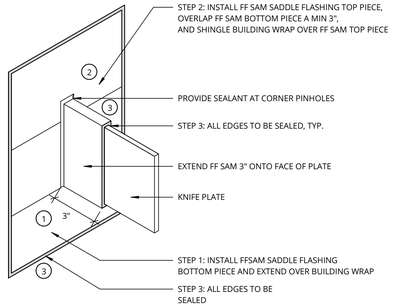
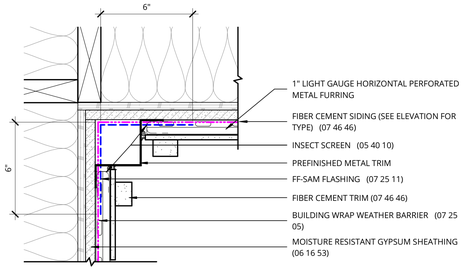
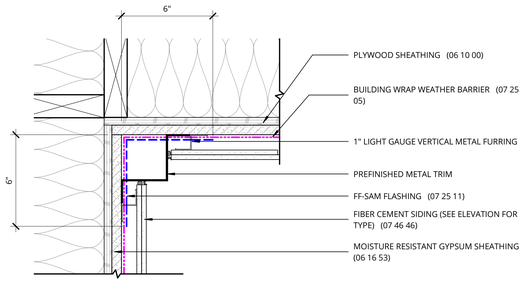


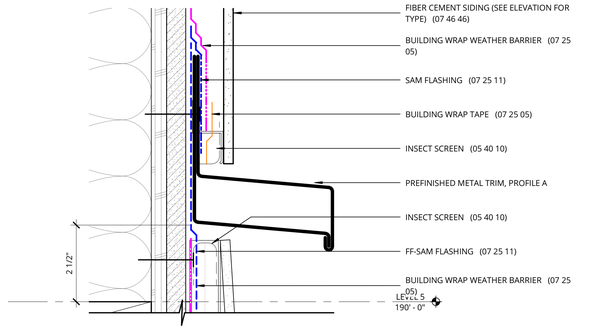
1 KNIFE PLATE FLASHING
3" = 1'-0" | 2/A7.24



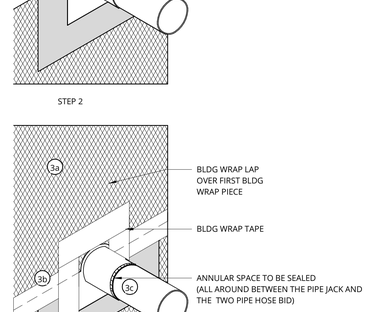
2 FCP-1 AT INSIDE CORNER
3" = 1'-0" | 1/A5.01



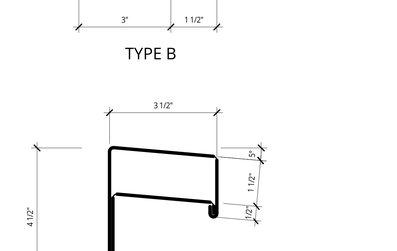
3 FCP-2 AT INSIDE CORNER
3" = 1'-0" | 1/A5.01



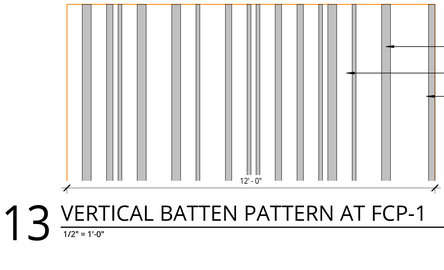
4 LEVEL 5 TRIM BAND DETAIL
6" = 1'-0" | 1/A3.11



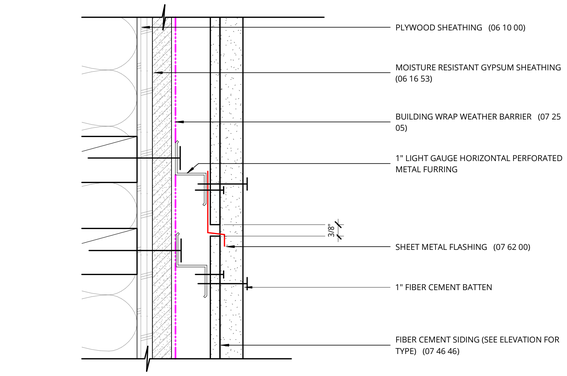
5 THROUGH-WALL FLASHING
6" = 1'-0"



6 FCP-1 OUTSIDE CORNER
3" = 1'-0" | 1/A5.01



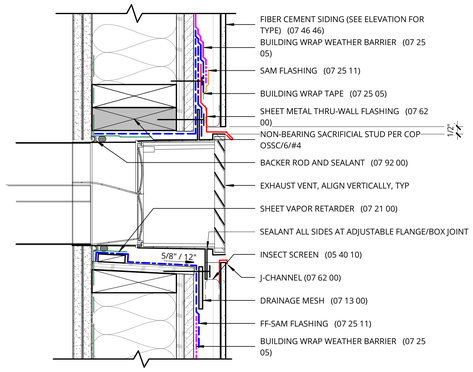
7 FCP-2 OUTSIDE CORNER
3" = 1'-0" | 1/A5.05



8 LEVEL 2 TRIM BAND DETAIL
6" = 1'-0" | 1/A3.11

9 PIPE PENETRATION FLASHING SEQUENCE
1" = 1'-0"

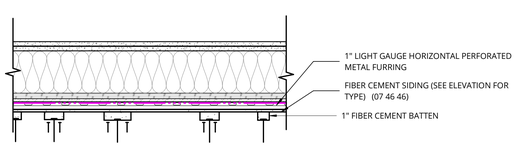
10 METAL TRIM PROFILES
6" = 1'-0"



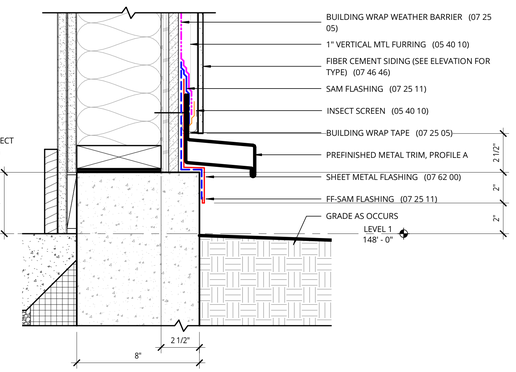
11 DOUBLE HORIZONTAL EXHAUST BOX
3" = 1'-0" | 1/A5.04

12 FCP-1 JOINT
6" = 1'-0" | 2/A3.11

13 VERTICAL BATTEN PATTERN AT FCP-1
1/2" = 1'-0"



15 VERTICAL BATTEN SECTION AT FCP-1
1 1/2" = 1'-0"



14 BASE OF WALL, TYP
3" = 1'-0" | 1/A3.11

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REVISION	DATE	REASON FOR ISSUE

EXTERIOR WALL DETAILS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A7.12

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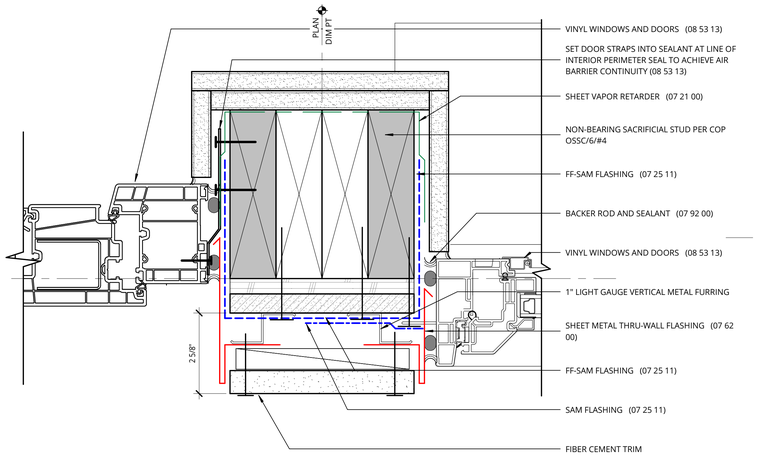

1 INTERMEDIATE JAMB DETAIL
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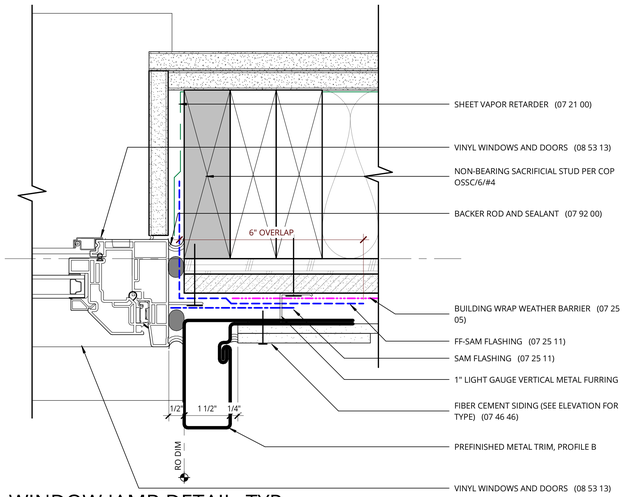
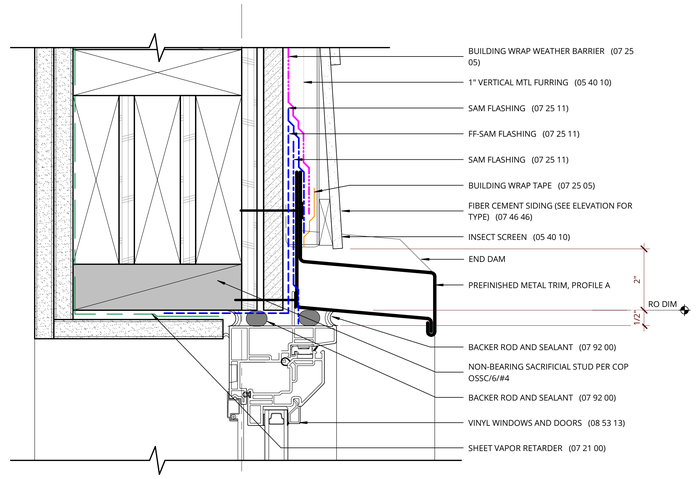
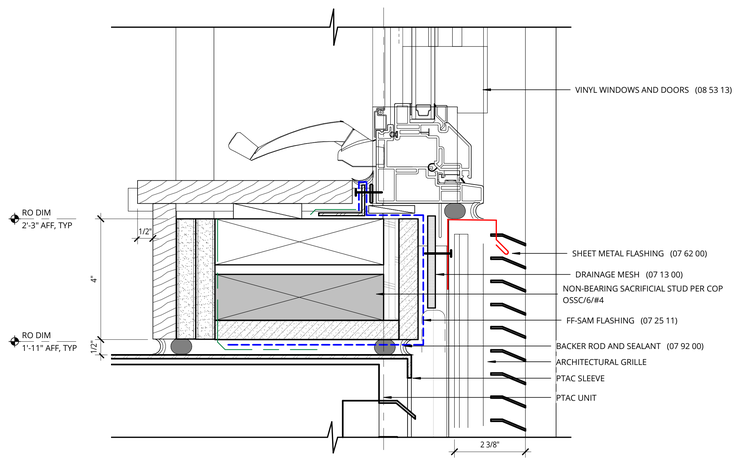


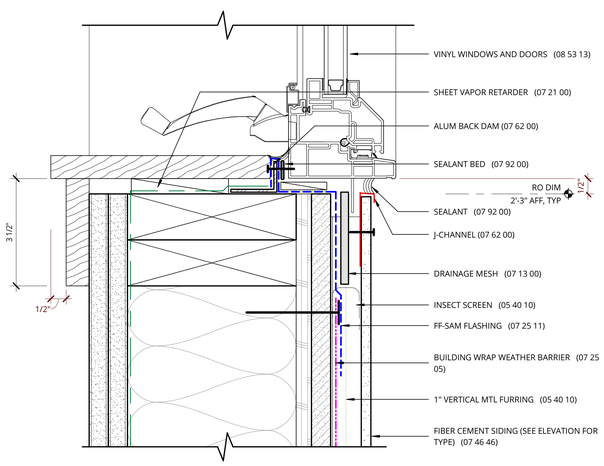
2 WINDOW JAMB DETAIL, TYP
6" = 1'-0"



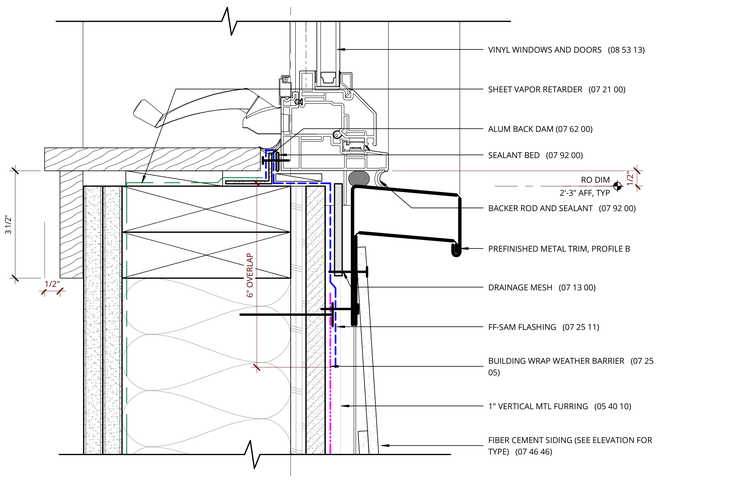
3 WINDOW HEAD DETAIL, TYP
6" = 1'-0"



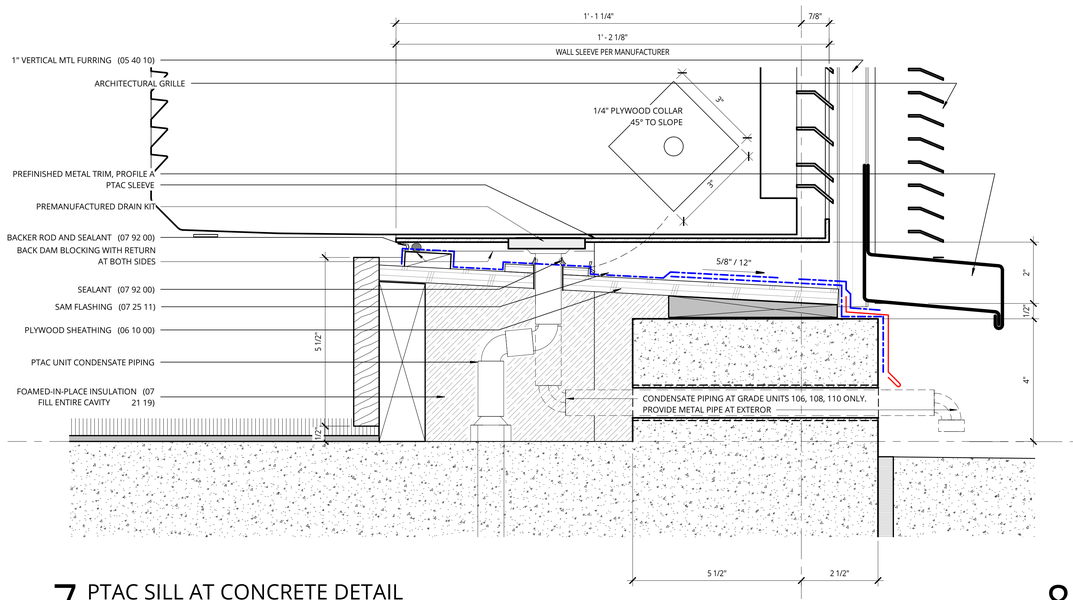
4 WINDOW SILL DETAIL AT PTAC
6" = 1'-0"



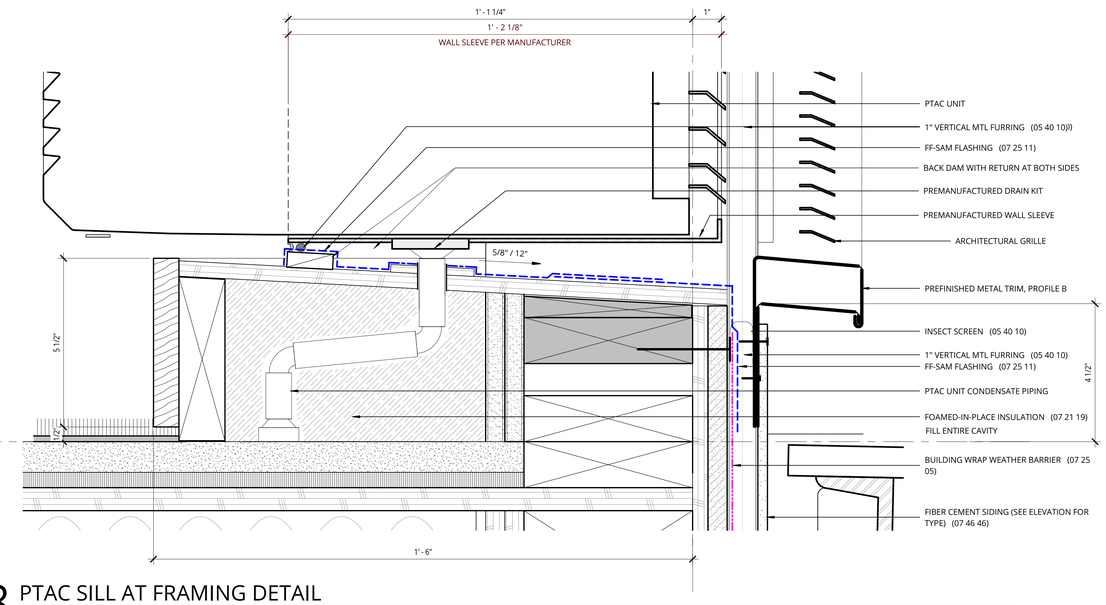
5 WINDOW SILL AT FCP-4
6" = 1'-0"



6 WINDOW SILL DETAIL, TYP
6" = 1'-0"



7 PTAC SILL AT CONCRETE DETAIL
6" = 1'-0" | 4/A4.51



8 PTAC SILL AT FRAMING DETAIL
6" = 1'-0" | 4/A4.51

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

EXTERIOR WINDOW & PTAC DETAILS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A7.15

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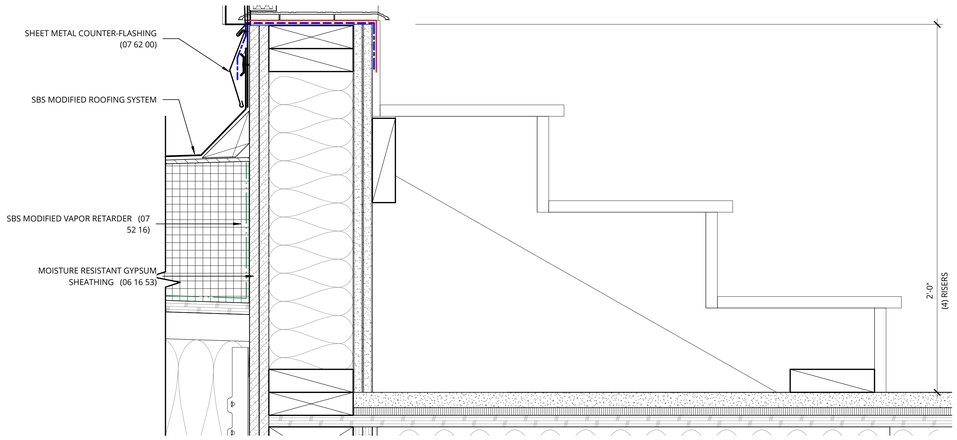
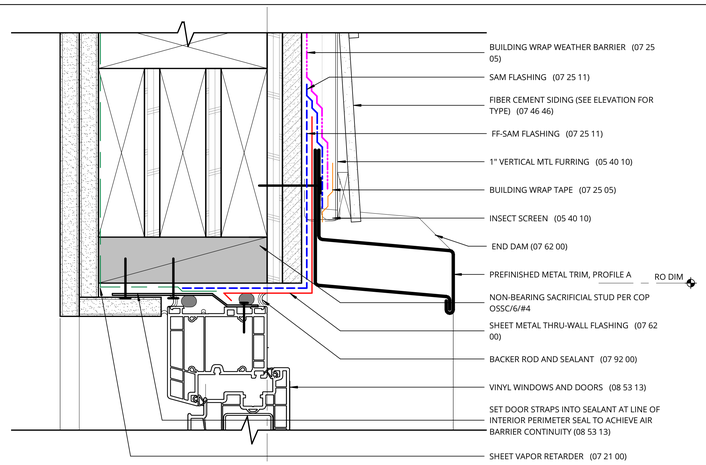
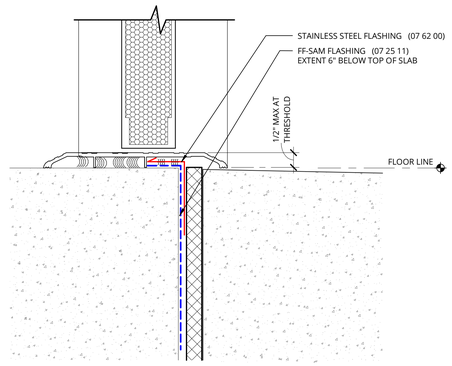


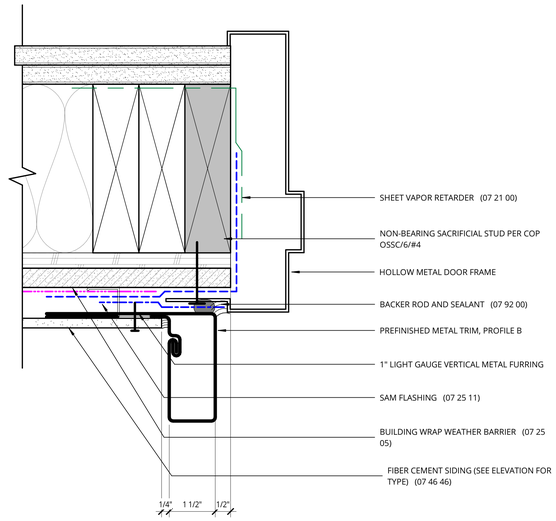
1 DOOR SILL AT ROOF
3" = 1'-0"



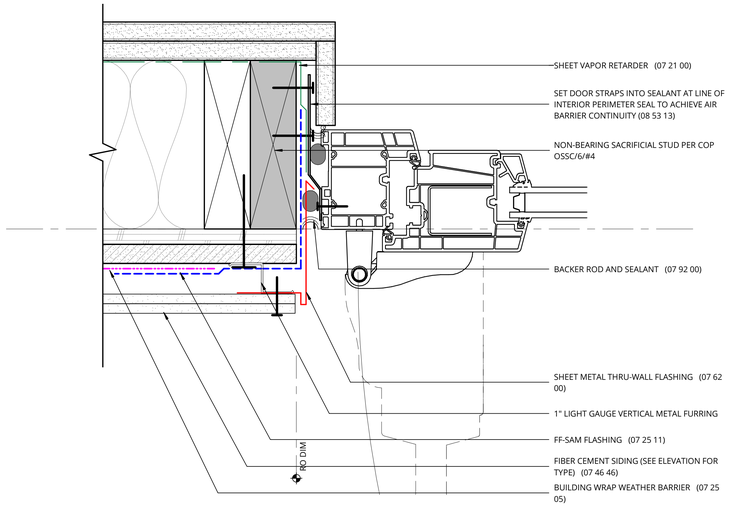
2 BALCONY DOOR HEAD DETAIL
6" = 1'-0" | 1/A12.01



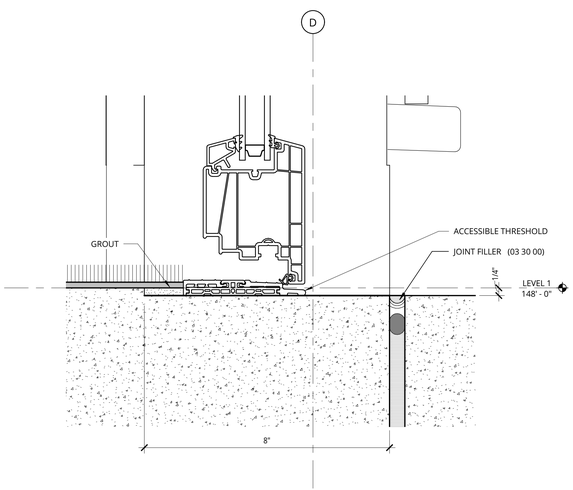
3 HM DOOR SILL
6" = 1'-0" | 1/A12.01



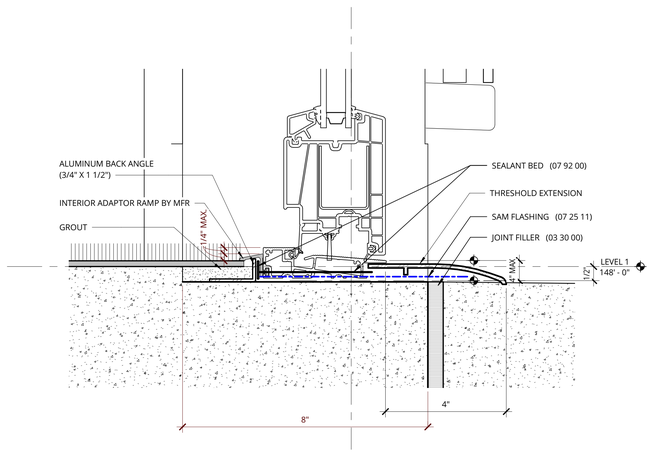
4 HM DOOR JAMB
6" = 1'-0" | 1/A12.01



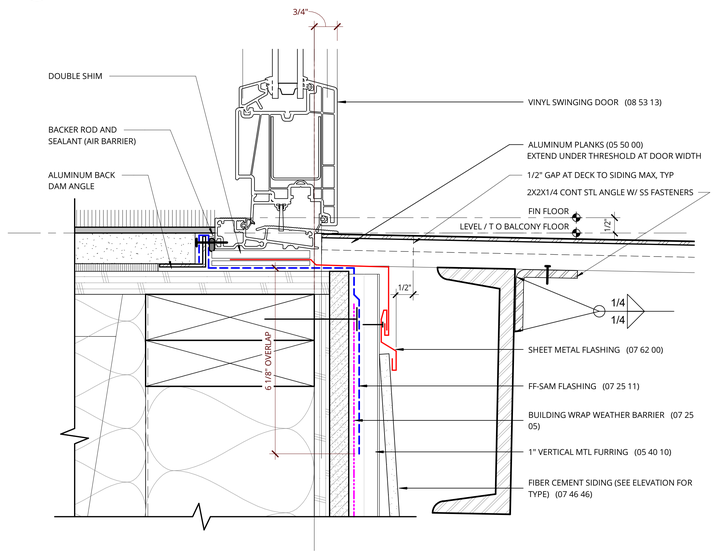
5 BALCONY DOOR JAMB DETAIL, TYP
6" = 1'-0" | 5/A7.23



6 UNIT 110 BALCONY DOOR SILL DETAIL
6" = 1'-0" | 1/A5.02



7 LEVEL 1 BALCONY DOOR SILL DETAIL, TYP
6" = 1'-0" | 1/A12.01



8 BALCONY THRESHOLD DETAIL, TYP
6" = 1'-0" | 2/A7.23

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
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REVISION	DATE	REASON FOR ISSUE

EXTERIOR DOOR DETAILS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A7.16

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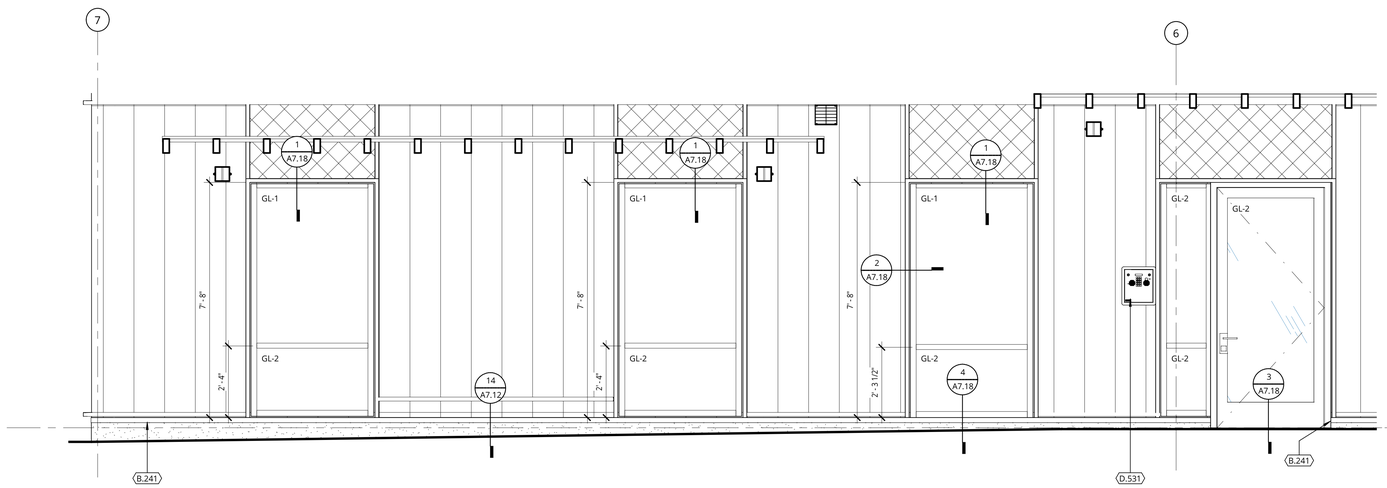
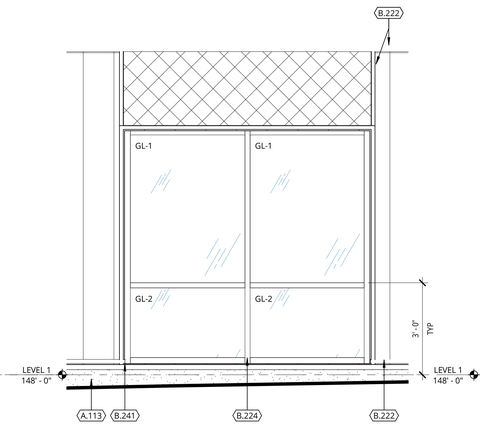


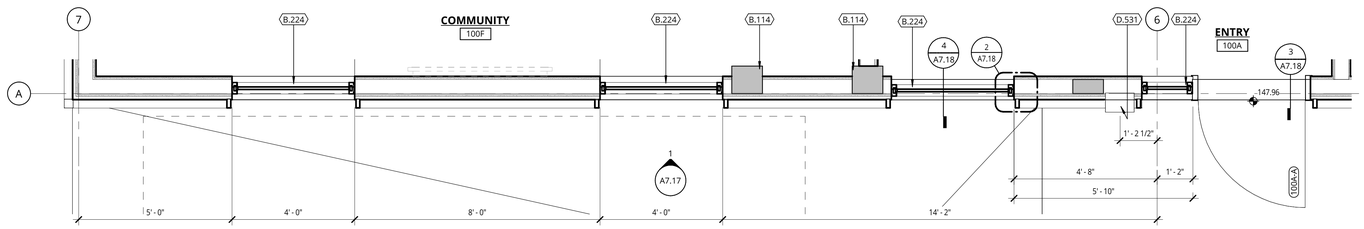
1 STOREFRONT ELEVATION

1/2" = 1'-0" | 3/A7.17



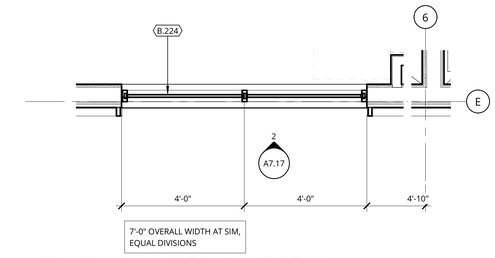
2 STOREFRONT ELEVATION

1/2" = 1'-0"



3 STOREFRONT PLAN DETAIL

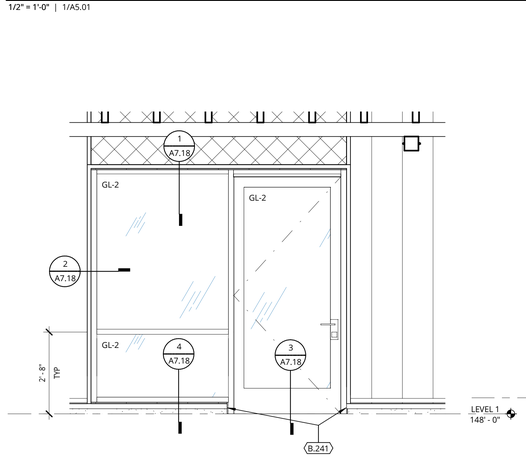
1/2" = 1'-0" | 1/A5.01



7'-0" OVERALL WIDTH AT SIM, EQUAL DIVISIONS

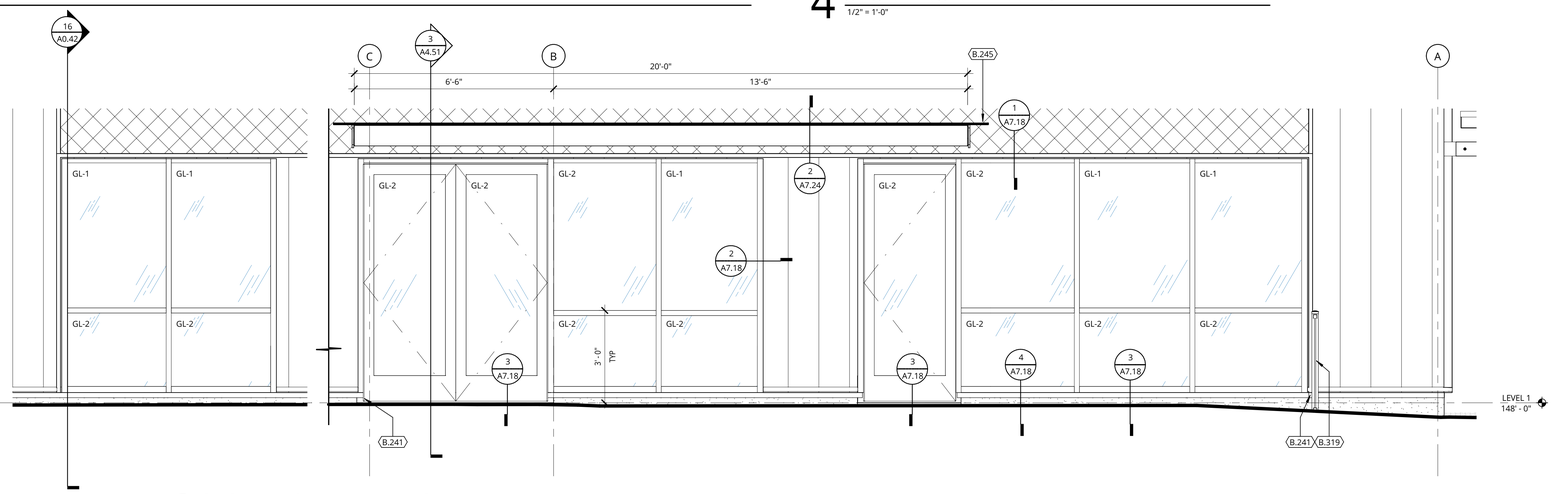
4 STOREFRONT PLAN DETAIL

1/2" = 1'-0"



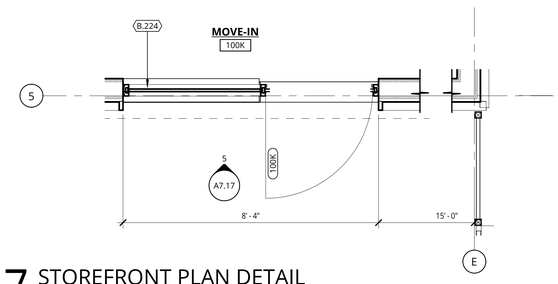
5 STOREFRONT ELEVATION

1/2" = 1'-0" | 7/A7.17



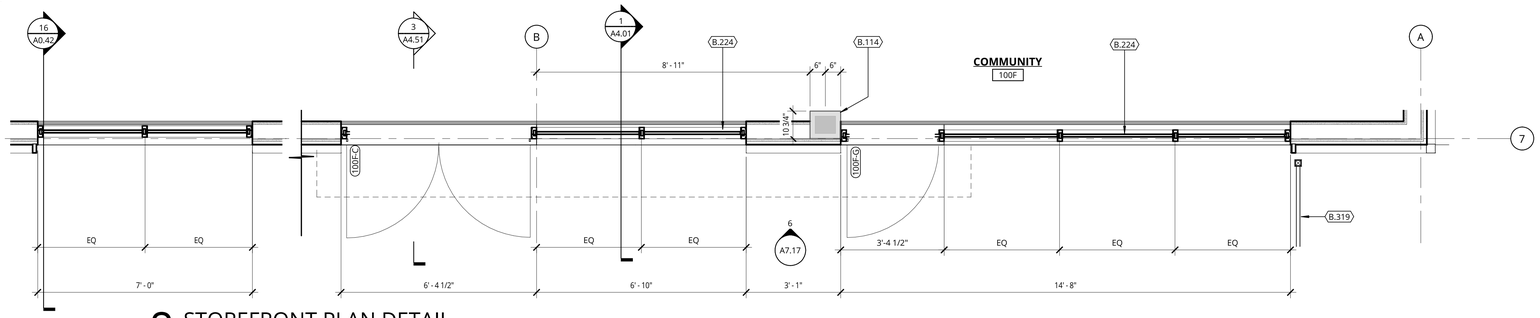
6 STOREFRONT ELEVATION

1/2" = 1'-0" | 7/A3.12



7 STOREFRONT PLAN DETAIL

1/2" = 1'-0" | 1/A5.01



8 STOREFRONT PLAN DETAIL

1/2" = 1'-0" | 1/A5.01

GENERAL NOTES

1. REFER TO SHEET ***G0.02*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING ***G5.01.***
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
4. SEE SHEETS ***A0.21*** & ***A0.31*** FOR WALL ASSEMBLIES.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

A.113	CONCRETE STEM WALL/CURB
B.114	GLULAM COLUMN 10 3/4 X 12. SEE STRUCTURAL
B.222	PREFINISHED METAL TRIM, SEE DETAIL FOR PROFILE TYPE
B.224	ALUMINUM STOREFRONT SYSTEM
B.241	RETURN SHEET METAL FLASHING INTO CURB OPENING, TYP
B.245	STL BROW OVERHANG
B.319	DECORATIVE METAL FENCES AND GATES (32 31 19)
D.531	TWO-WAY COMMUNICATION DEVICE

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

EXT STOREFRONT GLAZING SYSTEM PLANS & ELEVS

PERMIT / GMP

DATE	PROJECT NUMBER
17 OCT 2018	149000

SHEET NUMBER

A7.17

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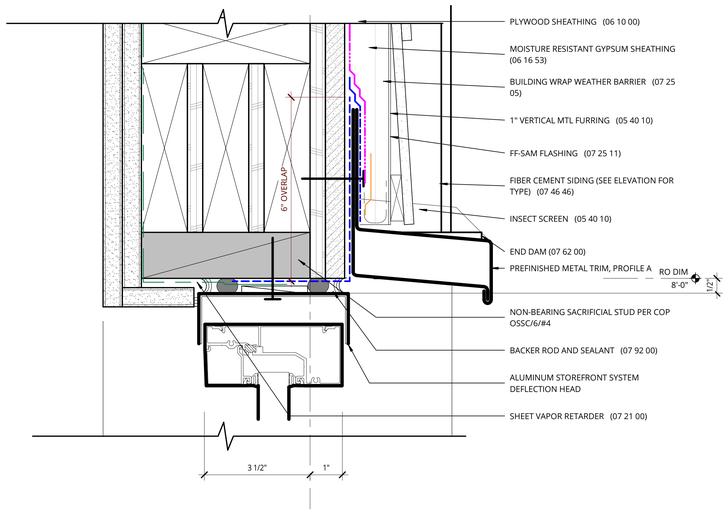
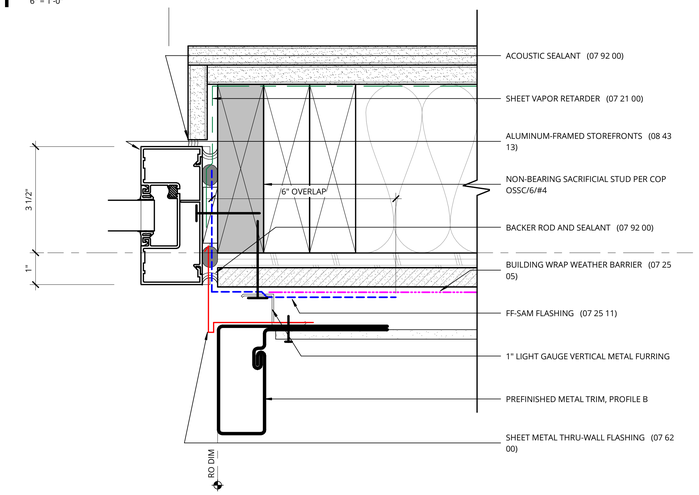
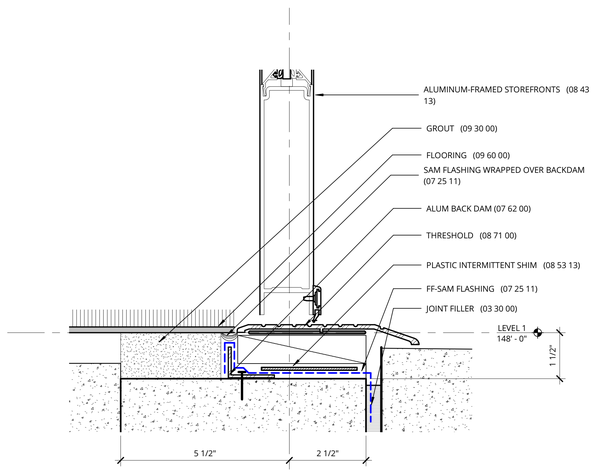


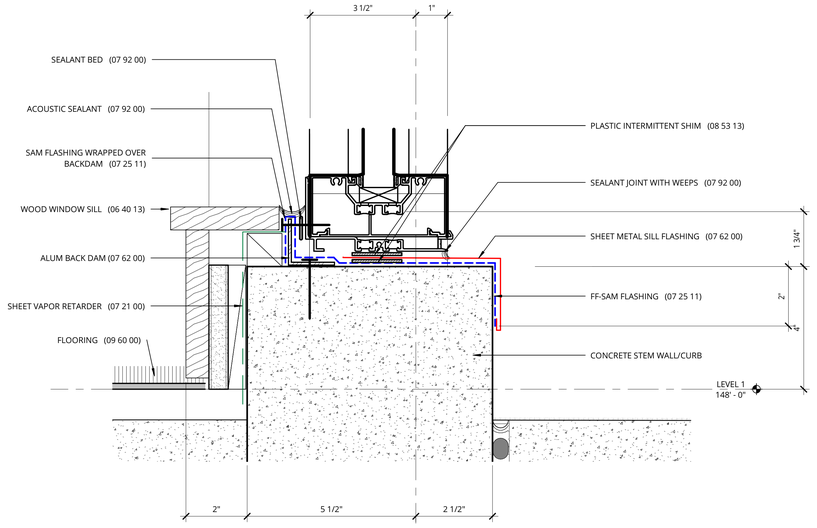
1 STOREFRONT HEAD
6" = 1'-0"



2 STOREFRONT JAMB DETAIL
6" = 1'-0" | 1/A7.17



3 STOREFRONT DOOR SILL
6" = 1'-0" | 3/A4.51



4 STOREFRONT SILL
6" = 1'-0" | 1/A7.17

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

EXT STOREFRONT GLAZING SYSTEM DETAILS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000
SHEET NUMBER A7.18

10/17/2018 10:31:31 AM

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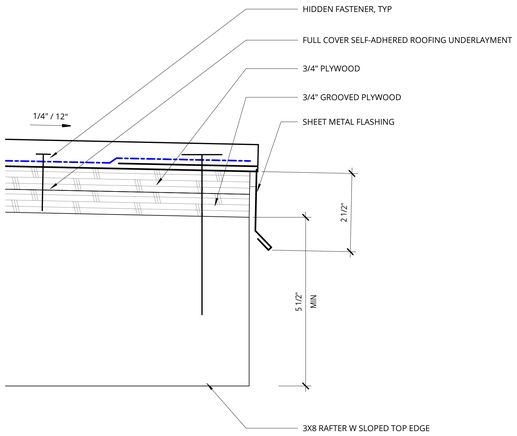
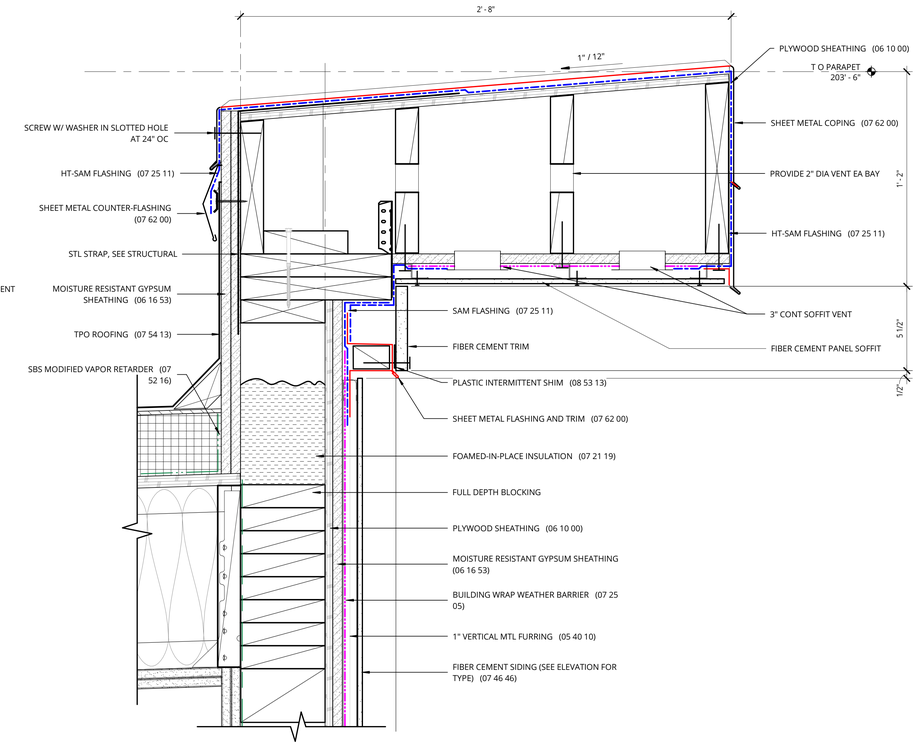
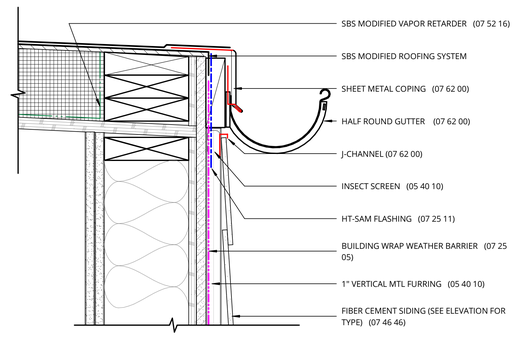


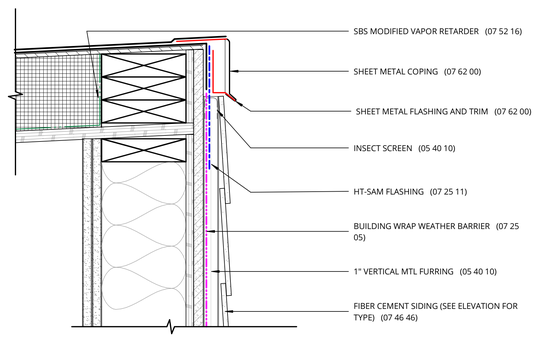
5 TRELLIS ROOF EDGE
6" = 1'-0"



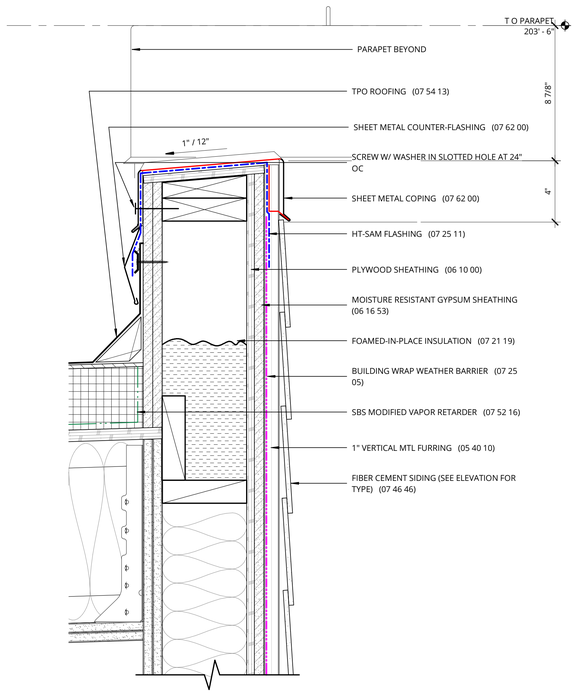
1 CORNICE DETAIL
3" = 1'-0"



2 LOW EDGE AT STAIR 1 ROOF
3" = 1'-0"



3 HIGH EDGE AT STAIR 1, RAKE SIM
3" = 1'-0" | 3/A3.12



4 CORNICE DETAIL
3" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ROOF DETAILS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **A7.20**

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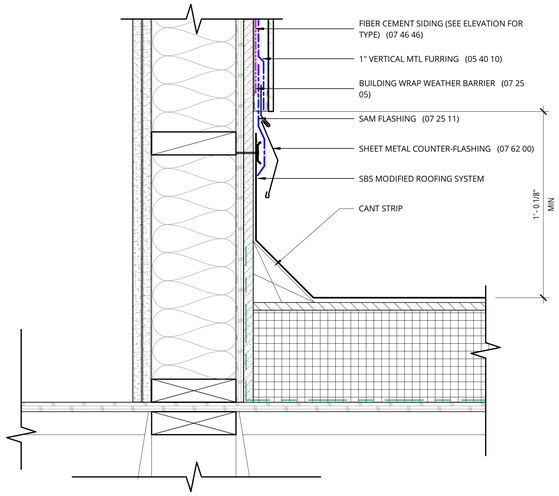
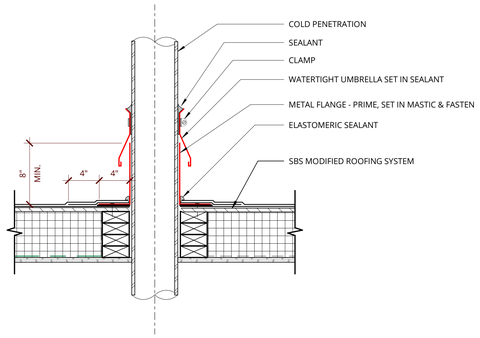
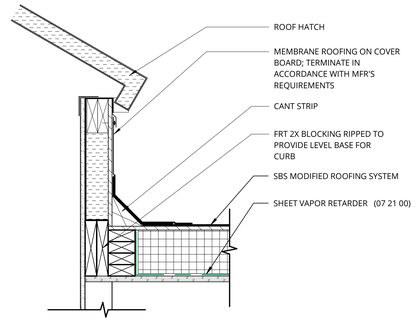


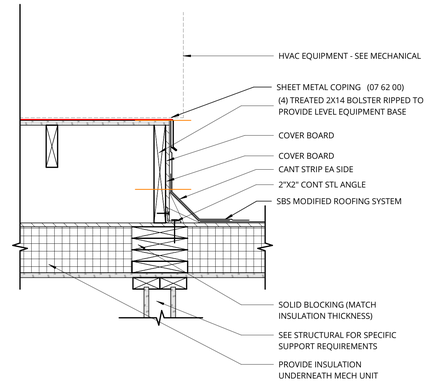
1 BASE OF WALL AT ROOF
3" = 1'-0" | 1/A4.01



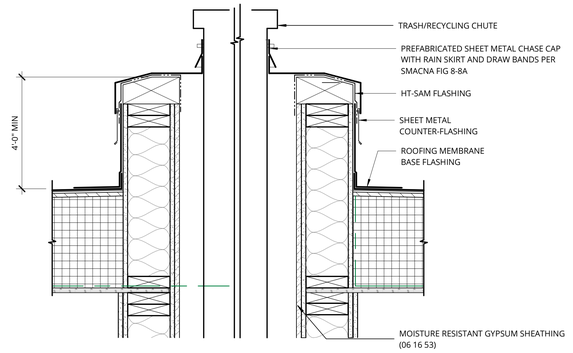
2 TYPICAL COLD PENETRATION
1 1/2" = 1'-0"



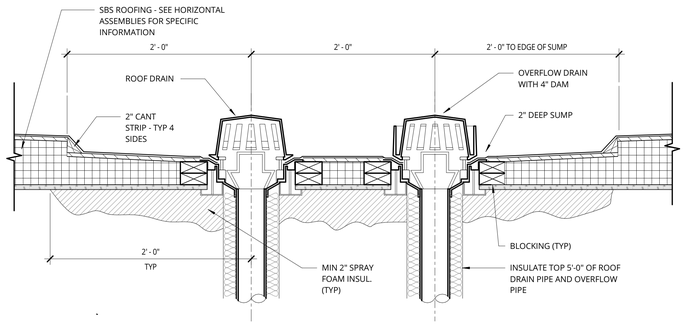
3 ROOF HATCH
1 1/2" = 1'-0"



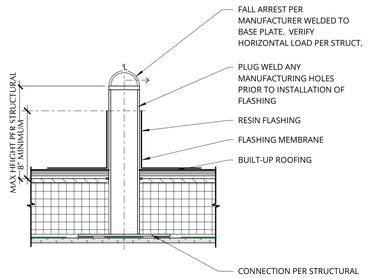
4 EQUIPMENT BOLSTER
1 1/2" = 1'-0"



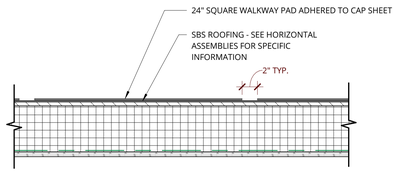
6 CHASE CAP
1 1/2" = 1'-0"



7 ROOF DRAIN WITH OVERFLOW
1 1/2" = 1'-0"



8 ROOF ANCHOR
1 1/2" = 1'-0"



9 WALKWAY PAD
1 1/2" = 1'-0"

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ROOF DETAILS

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DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A7.21

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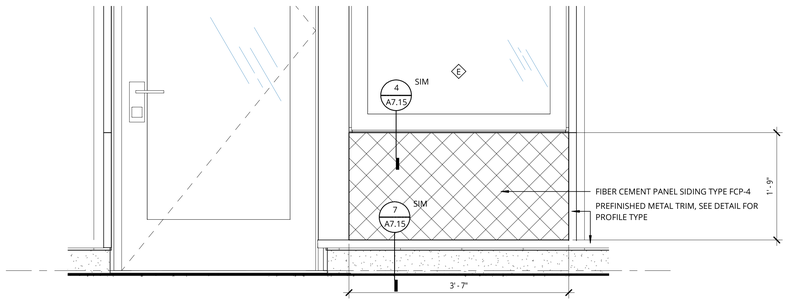
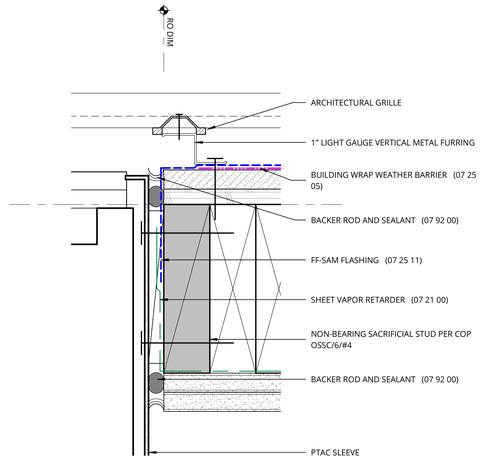


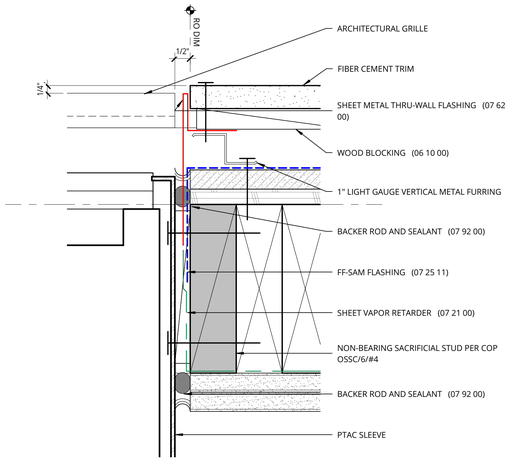
1 WINDOW TYPE E EXTERIOR ELEVATION W/O PTAC

1" = 1'-0" | 1/A3.11



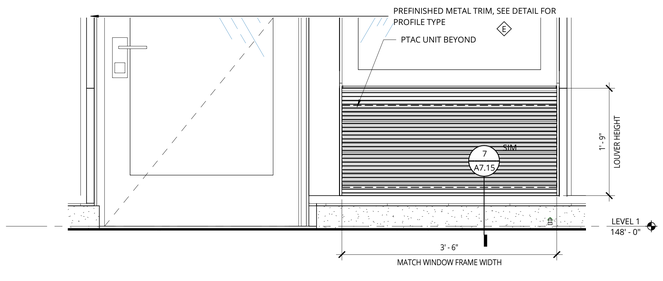
2 WINDOW TYPES A, B & C PTAC JAMB DETAIL

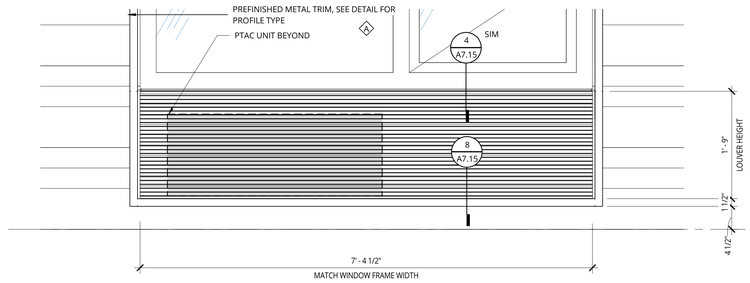
6" = 1'-0" | 10/A7.22

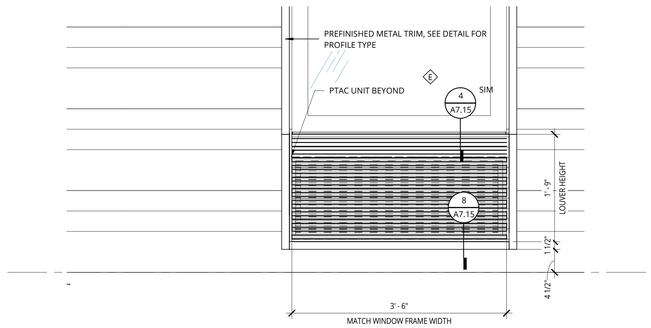


3 WINDOW TYPE D PTAC JAMB DETAIL

6" = 1'-0" | 12/A7.22

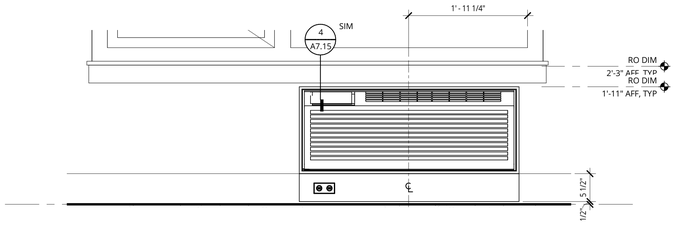






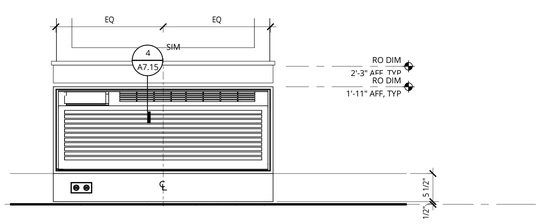
4 WINDOW TYPE E AT DOOR PTAC EXTERIOR ELEVATION

1" = 1'-0" | 1/A3.11



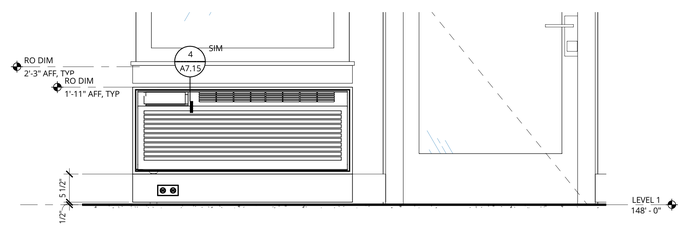
5 WINDOW TYPE A PTAC EXTERIOR ELEVATION

1" = 1'-0" | 1/A3.11



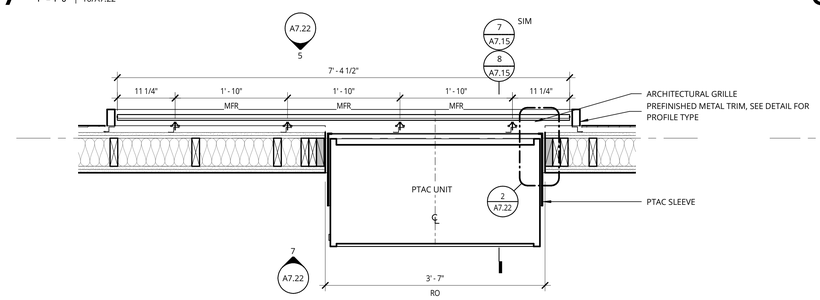
6 WINDOW TYPE E PTAC EXTERIOR ELEVATION

1" = 1'-0" | 2/A3.11



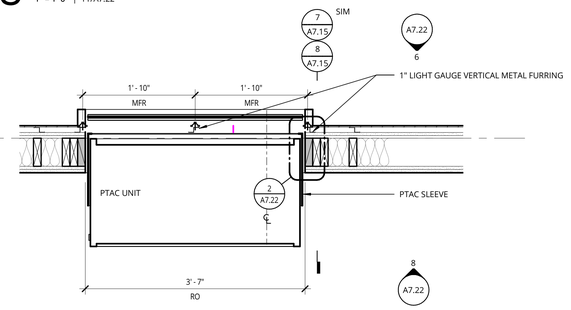
7 WINDOW TYPE A PTAC INTERIOR ELEVATION

1" = 1'-0" | 10/A7.22



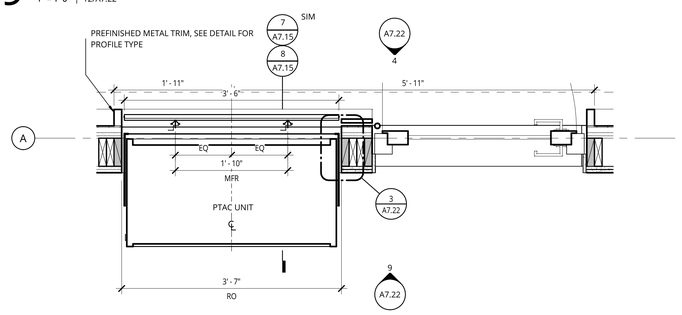
8 WINDOW TYPE E PTAC INTERIOR ELEVATIONN

1" = 1'-0" | 11/A7.22



9 WINDOW TYPE E AT DOOR PTAC INTERIOR ELEVATION

1" = 1'-0" | 12/A7.22



10 WINDOW TYPE A PTAC PLAN DETAIL

1" = 1'-0" | 1/A5.03

11 WINDOW TYPES E PTAC PLAN DETAIL

1" = 1'-0" | 1/A5.03

12 WINDOW TYPE E AT DOOR PTAC PLAN DETAIL

1" = 1'-0" | 1/A5.01

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

PTAC DETAILS, ENLARGED ELEVATIONS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A7.22

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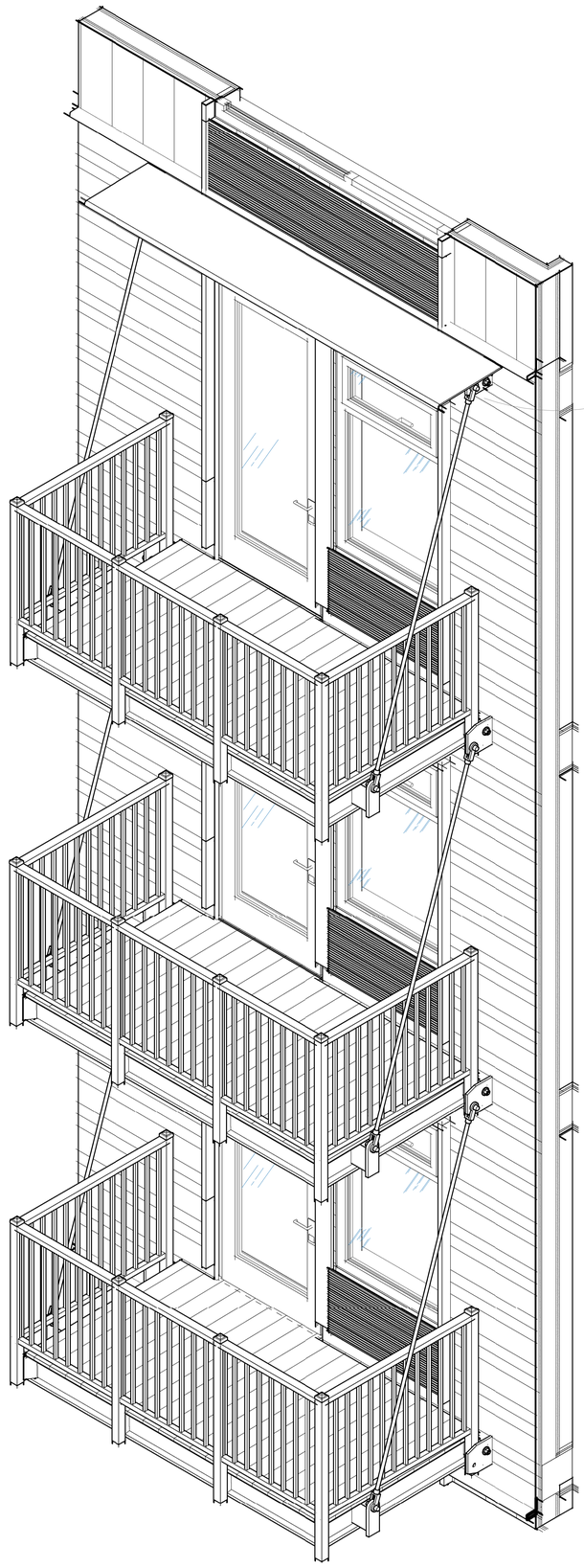
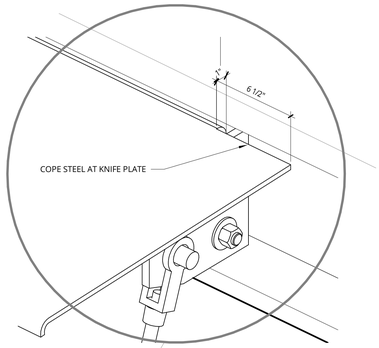
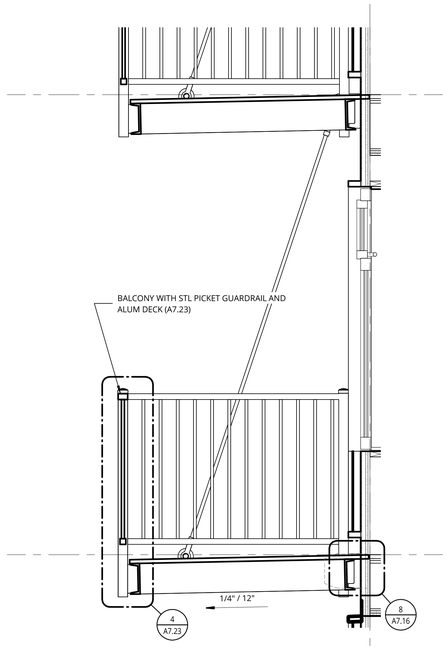
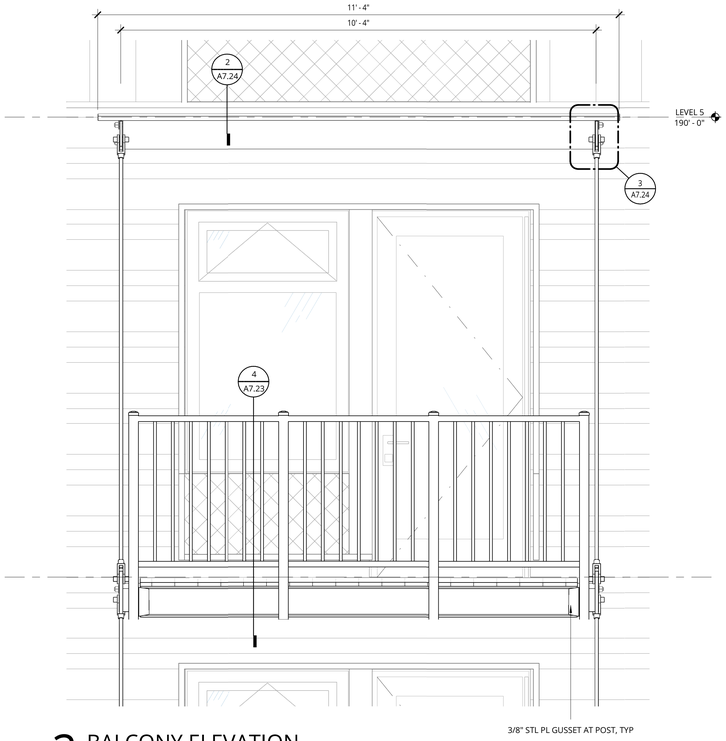




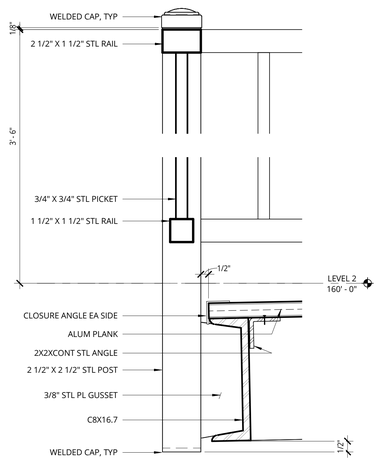
1 BALCONY SKETCH



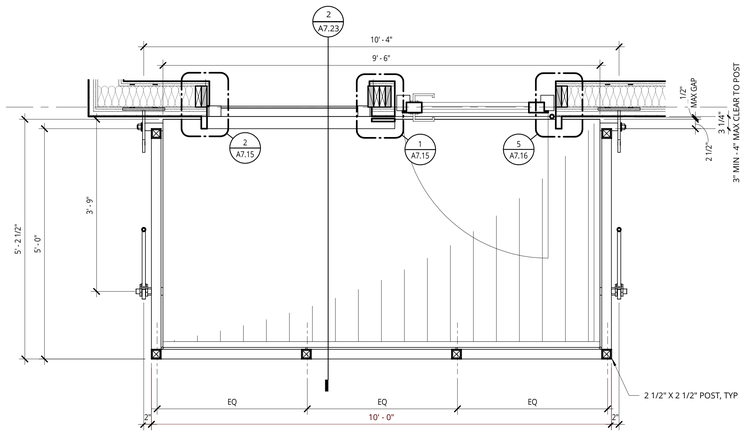
2 BALCONY SECTION
3/4" = 1'-0"



3 BALCONY ELEVATION
3/4" = 1'-0"



4 BALCONY RAIL DETAIL
3" = 1'-0"



5 ENLARGED BALCONY FLOOR PLAN
3/4" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

BALCONY PLAN, SECTION AND ELEVATION

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
A7.23

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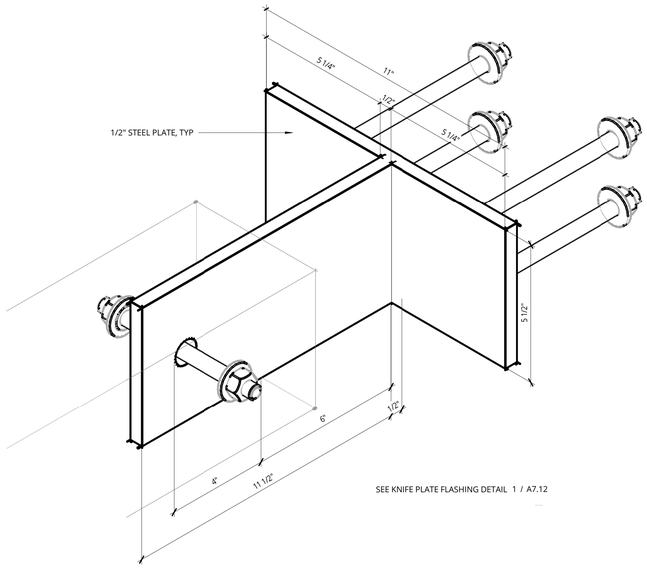
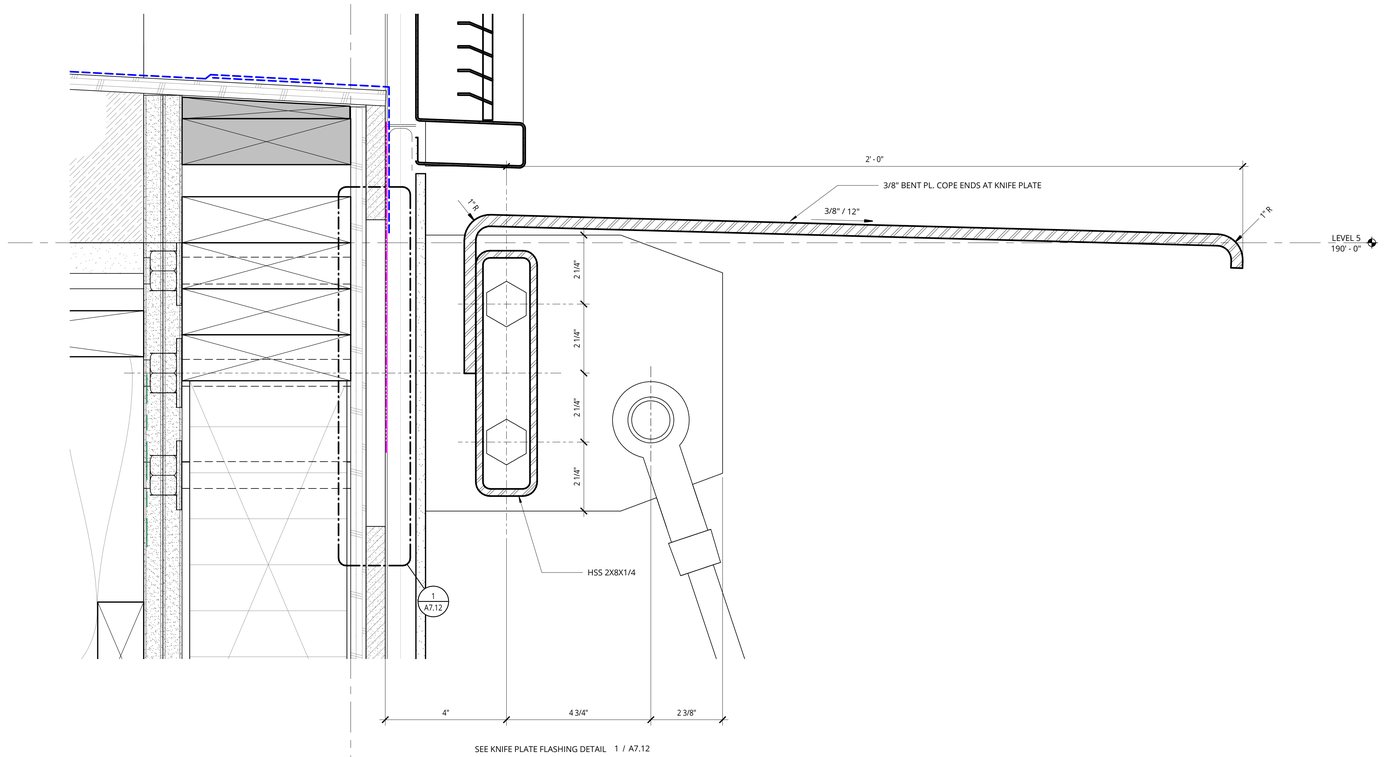
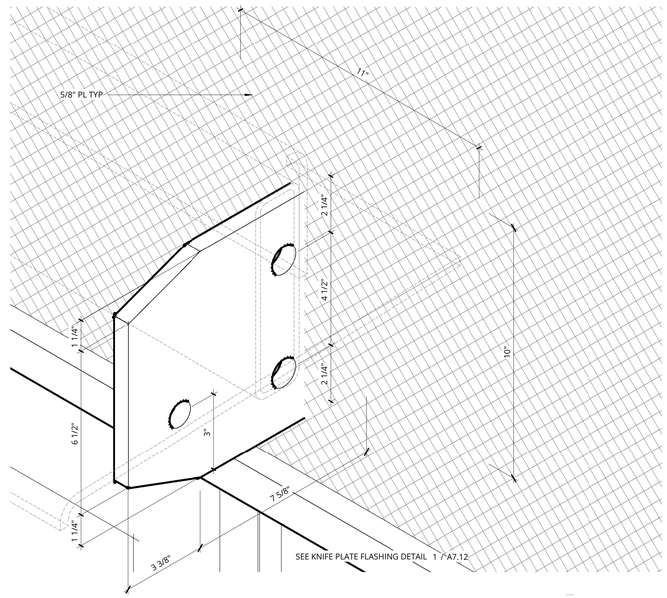


1 TRELLIS KNIFE PLATE CONNECTION
6" = 1'-0" | 1/A7.26



2 BROW DETAIL
6" = 1'-0"



3 KNIFE PLATE, TYP
6" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

STL BROW & CONNECTOR DETAILS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000
SHEET NUMBER A7.24

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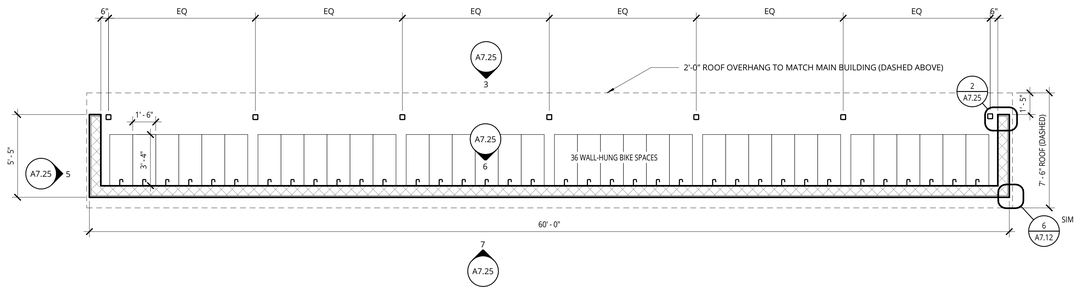
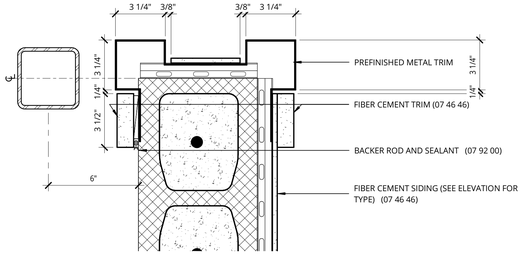


1 BIKE SHELTER FLOOR PLAN
1/4" = 1'-0" | 1/A1.01

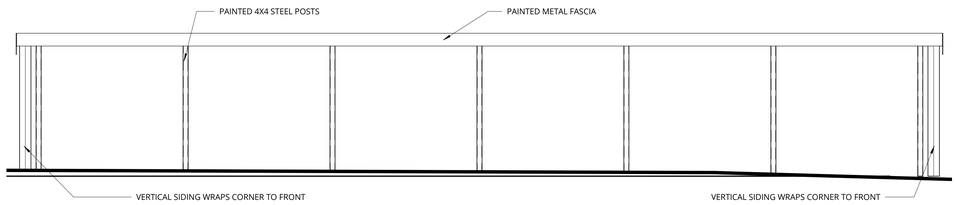


2 PLAN DETAIL
3" = 1'-0"

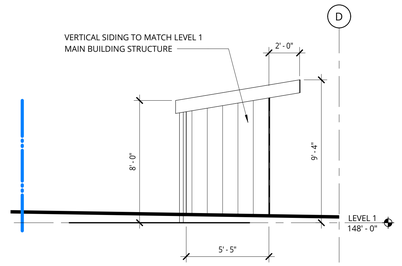
LEGEND

FCP-1: FIBER CEMENT PANEL WITH VARIED VERTICAL BATTEN TRIM BOARD

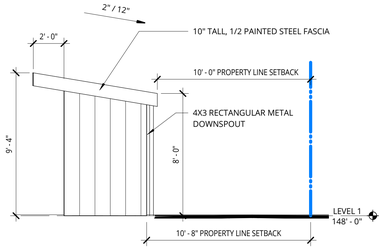
CMU: PAINTED WALL INTERIOR



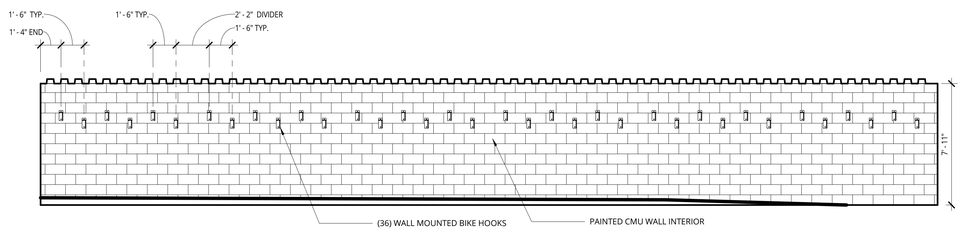
3 ELEVATION - BIKE SHELTER WEST
1/4" = 1'-0" | 1/A7.25



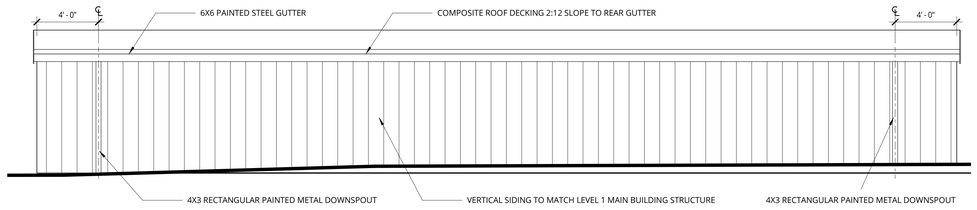
4 ELEVATION - BIKE SHELTER NORTH
1/4" = 1'-0"



5 ELEVATION - BIKE SHELTER SOUTH
1/4" = 1'-0" | 1/A7.25



6 INTERIOR ELEVATION - BIKE SHELTER WEST
1/4" = 1'-0" | 1/A7.25



7 ELEVATION - BIKE SHELTER - EAST
1/4" = 1'-0" | 1/A7.25

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

BICYCLE SHELTER & FENCE DETAILS

PERMIT / GMP

DATE 17 OCT 2018
PROJECT NUMBER 149000
SHEET NUMBER A7.25

10/17/2018 10:31:58 AM
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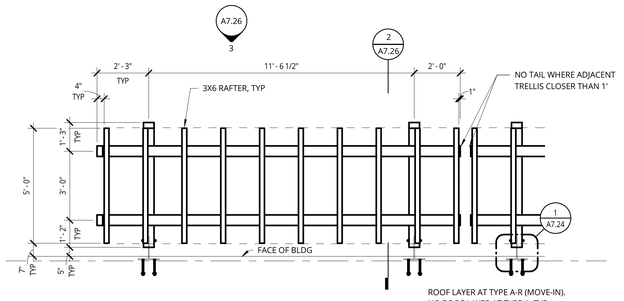
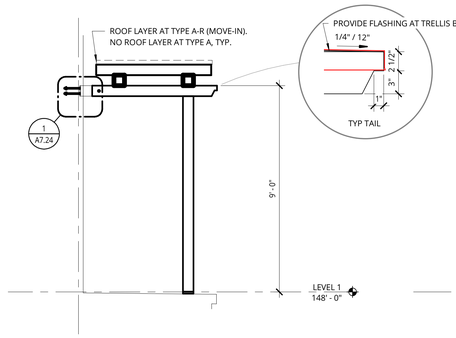


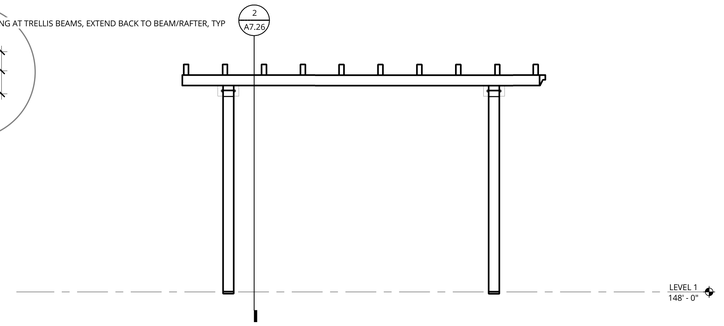
1 TRELLIS TYPE A AND TYPE A-R PLAN

3/8" = 1'-0"



2 TRELLIS TYPE A SECTION

3/8" = 1'-0"



3 TRELLIS TYPE A ELEVATION

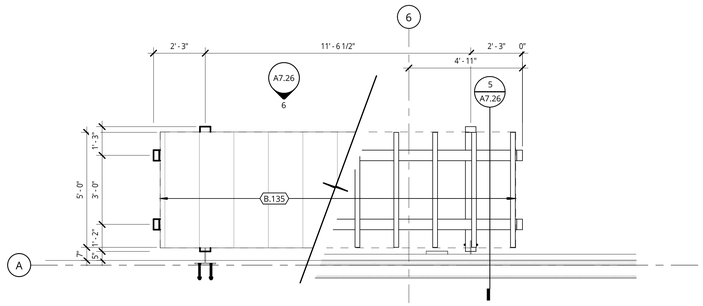
3/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING G5.01.
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
4. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
5. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON G2.00 FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

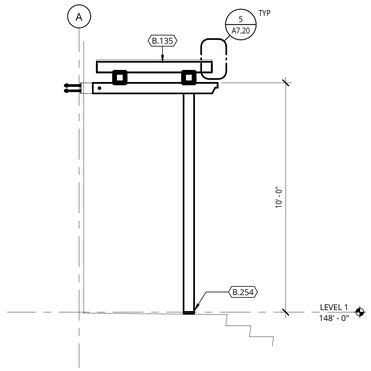
KEYED NOTES

B.135 STANDING SEAM METAL ROOF
B.254 CPTZ CONCEALED POST TIE BASE, TYP



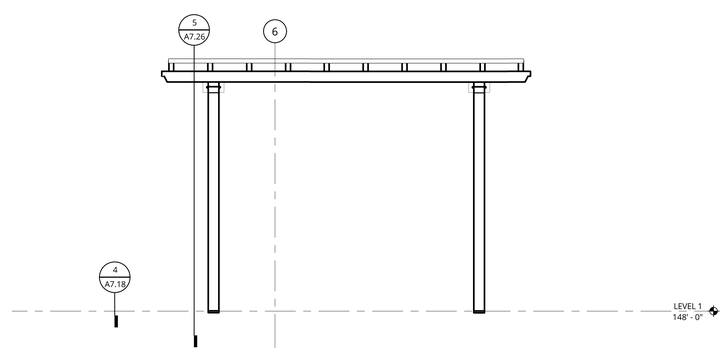
4 TRELLIS TYPE B PLAN

3/8" = 1'-0"



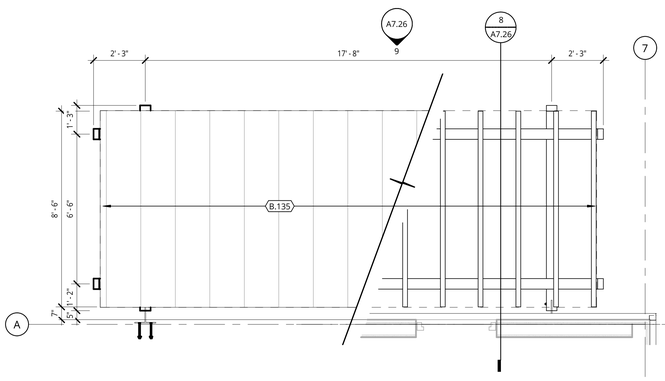
5 TRELLIS TYPE B SECTION

3/8" = 1'-0"



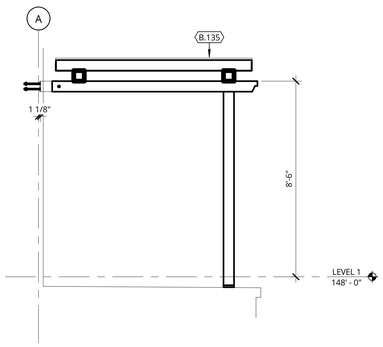
6 TRELLIS TYPE B ELEVATION

3/8" = 1'-0"



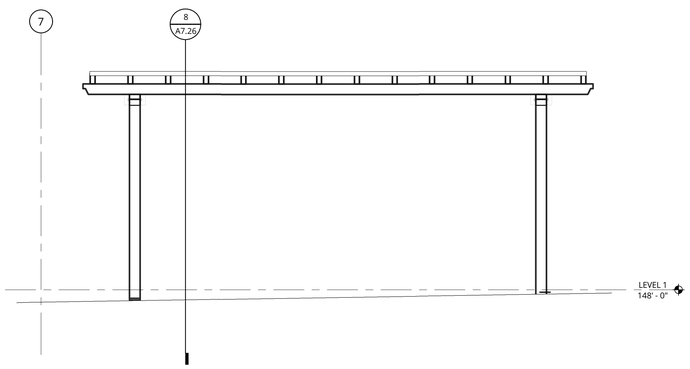
7 TRELLIS TYPE C PLAN

3/8" = 1'-0"



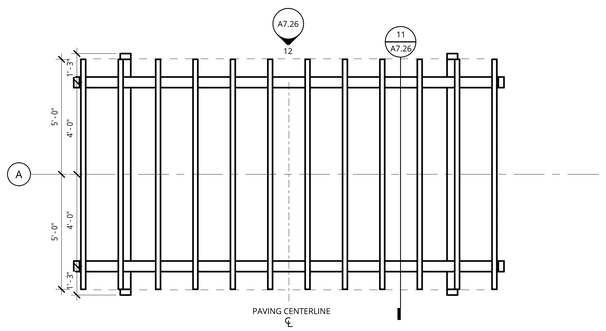
8 TRELLIS TYPE C SECTION

3/8" = 1'-0"



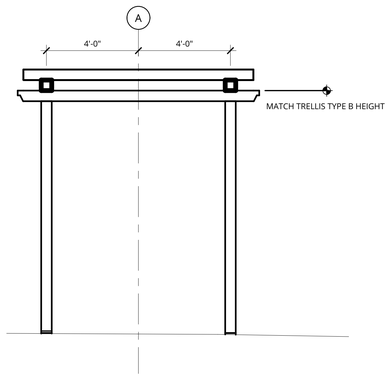
9 TRELLIS TYPE C ELEVATION

3/8" = 1'-0"



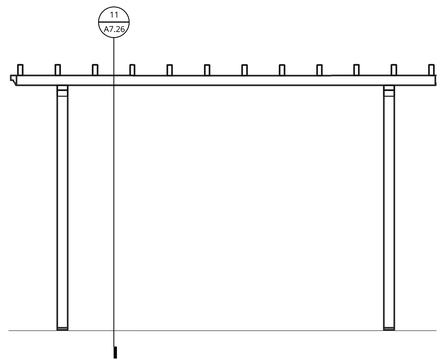
10 TRELLIS TYPE D PLAN

3/8" = 1'-0"



11 TRELLIS TYPE D SECTION

3/8" = 1'-0"



12 TRELLIS TYPE D ELEVATION

3/8" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

TRELLIS PLANS, SECTIONS & ELEVATIONS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A7.26

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10/17/2018 10:32:10 AM



1 LEVEL 1 NORTH REFLECTED CEILING PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

- CEILING FAN / LIGHT COMBO
- ACCENT CORRIDOR
- UNIT ENTRY SCONCE
- WALL SCONCE
- UNIT LED FLUSH ROUND
- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

REGISTERED ARCHITECT
ISAAC S. JOHNSON
5082
PORTLAND, OR
STATE OF OREGON

Ankrom Moisan TM

38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
T 415.252.7063

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 NORTH REFLECTED CEILING PLAN

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A8.01

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1 LEVEL 1 SOUTH REFLECTED CEILING PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

- CEILING FAN / LIGHT COMBO
- ACCENT CORRIDOR
- UNIT ENTRY SCONCE
- WALL SCONCE
- UNIT LED FLUSH ROUND
- LED PUCK
- BATHROOM EXHAUST FAN
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 SOUTH REFLECTED CEILING PLAN

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A8.02

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GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

- CEILING FAN / LIGHT COMBO
- ACCENT CORRIDOR
- UNIT ENTRY SCONCE
- WALL SCONCE
- UNIT LED FLUSH ROUND
- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

1 LEVEL 2 NORTH REFLECTED CEILING PLAN
1/4" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

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LEVEL 2 NORTH REFLECTED CEILING PLAN

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PROJECT NUMBER 149000

SHEET NUMBER **A8.03**

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1 LEVEL 2 SOUTH REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

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- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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LEVEL 2 SOUTH REFLECTED CEILING PLAN

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SHEET NUMBER **A8.04**

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1 LEVEL 3 NORTH REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

- CEILING FAN / LIGHT COMBO
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- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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LEVEL 3 NORTH REFLECTED CEILING PLAN

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PROJECT NUMBER 149000

SHEET NUMBER A8.05

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GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

- CEILING FAN / LIGHT COMBO
- ACCENT CORRIDOR
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- WALL SCONCE
- UNIT LED FLUSH ROUND
- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

1 LEVEL 3 SOUTH REFLECTED CEILING PLAN
1/4" = 1'-0"

REGISTERED ARCHITECT
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

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PROJECT NUMBER 149000

SHEET NUMBER A8.06

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1 LEVEL 4 NORTH REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
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- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

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- UNIT LED FLUSH ROUND
- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

REGISTERED ARCHITECT
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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **A8.07**

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GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***G5.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
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- AWC-1 CEILING
- P-22
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- P-24

LIGHTING:

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- WALL SCONCE
- UNIT LED FLUSH ROUND
- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

1 LEVEL 4 SOUTH REFLECTED CEILING PLAN
1/4" = 1'-0"

REGISTERED ARCHITECT
ISAAC S. JOHNSON
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STATE OF OREGON

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 4 SOUTH REFLECTED CEILING PLAN

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PROJECT NUMBER 149000

SHEET NUMBER **A8.08**

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GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON SHEET ***GS.01.***
3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

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- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

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- UNIT ENTRY SCONCE
- WALL SCONCE
- UNIT LED FLUSH ROUND
- LED PUCK
- BATHROOM EXHAUST FAN
- OFFICE PENDENT LIGHT
- 2X2 DIRECT/INDIRECT
- BACK OF HOUSE LINEAR

1 LEVEL 5 NORTH REFLECTED CEILING PLAN
1/4" = 1'-0"

REGISTERED ARCHITECT
ISAAC S. JOHNSON
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STATE OF OREGON

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2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 NORTH REFLECTED CEILING PLAN

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DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
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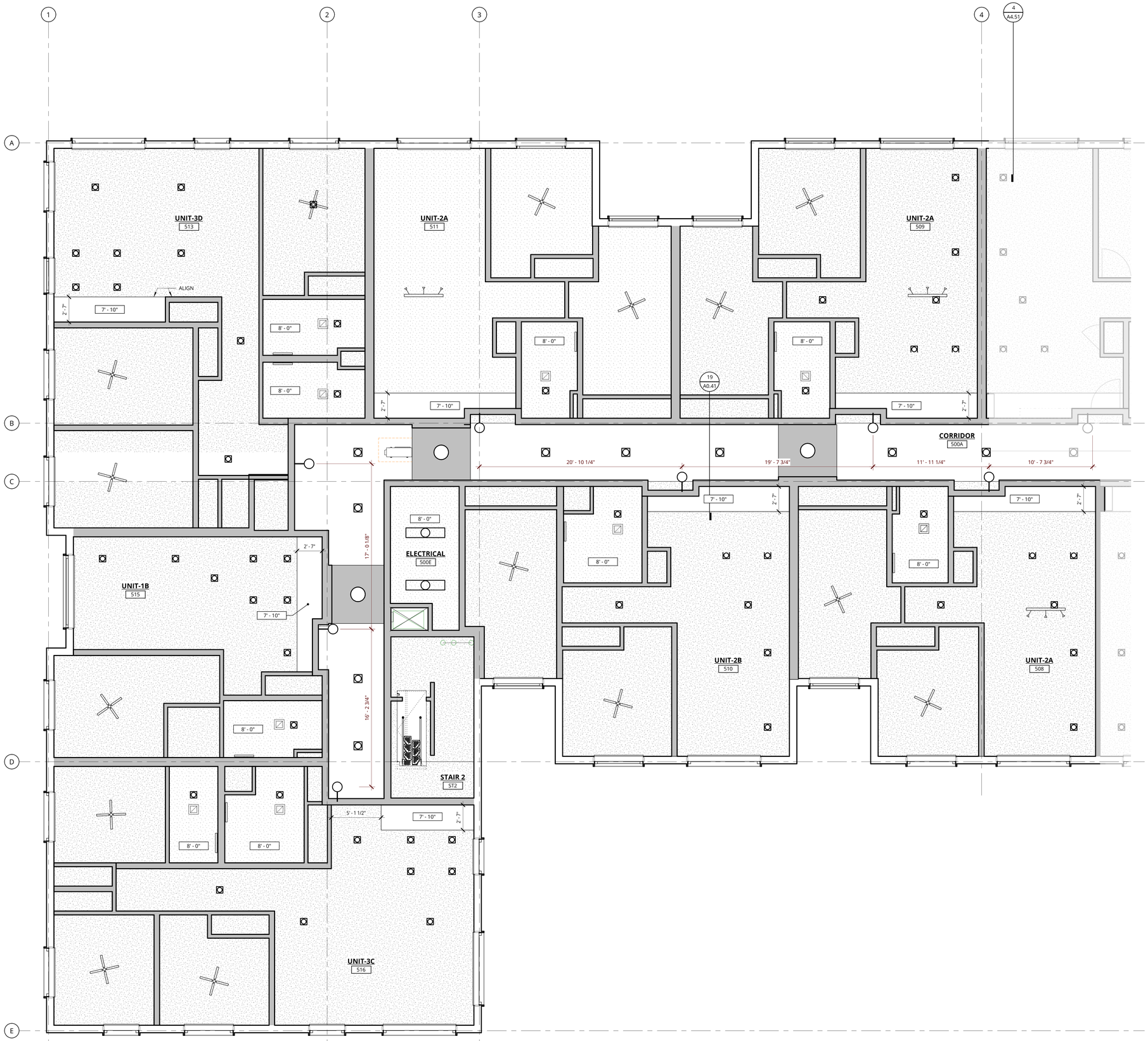

1 LEVEL 5 SOUTH REFLECTED CEILING PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET ***A0.01*** FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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3. SEE SHEETS ***A0.11*** & ***A0.21*** FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.

LEGEND

CEILINGS:

- FLAT DRYWALL SUSPENSION GYP CEILING
- ACP-1 CEILING
- AWC-1 CEILING
- P-22
- P-23
- P-24

LIGHTING:

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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LEVEL 5 SOUTH REFLECTED CEILING PLAN

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DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER **A8.10**

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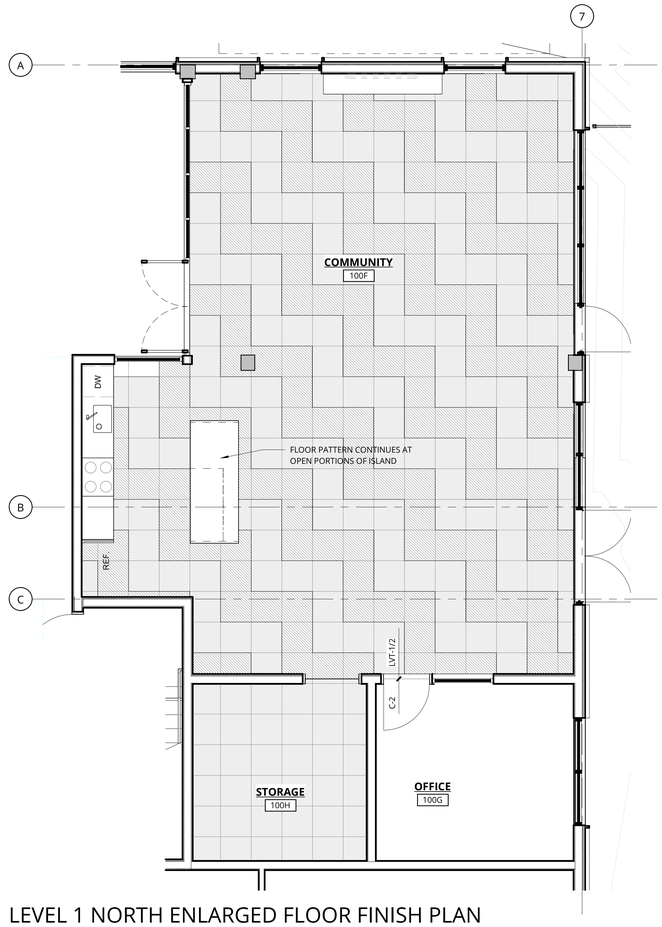

FINISH LEGEND:

- LVT-1
- LVT-2

1 LEVEL 1 NORTH ENLARGED FLOOR FINISH PLAN
1/4" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

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FINISH PLAN

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PROJECT NUMBER 149000

SHEET NUMBER A9.01

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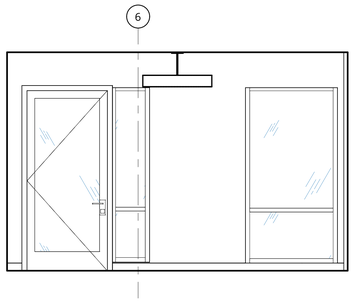
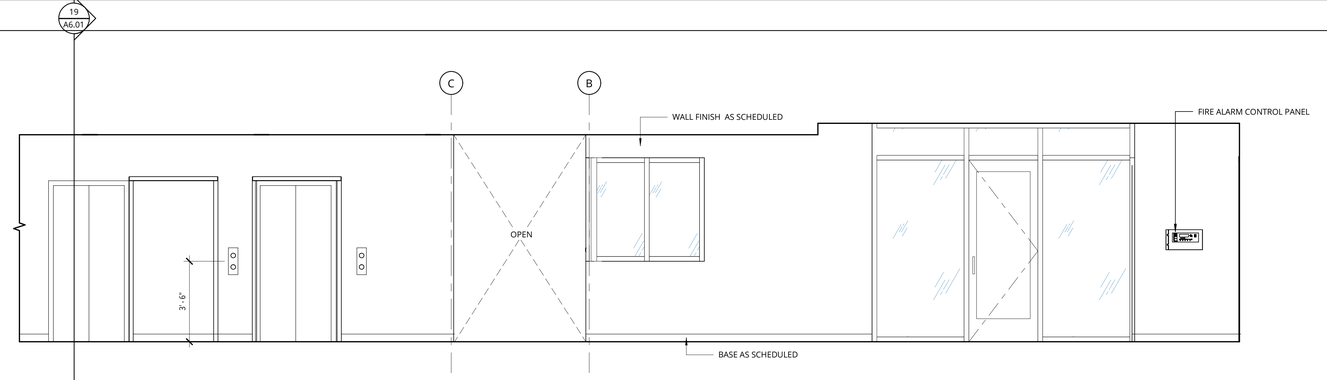


1 ENTRY 100A
3/8" = 1'-0"



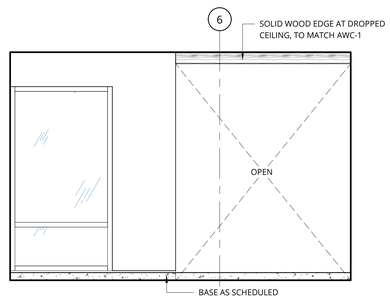
2 ENTRY 100A/ CORRIDOR 100z
3/8" = 1'-0"

GENERAL NOTES

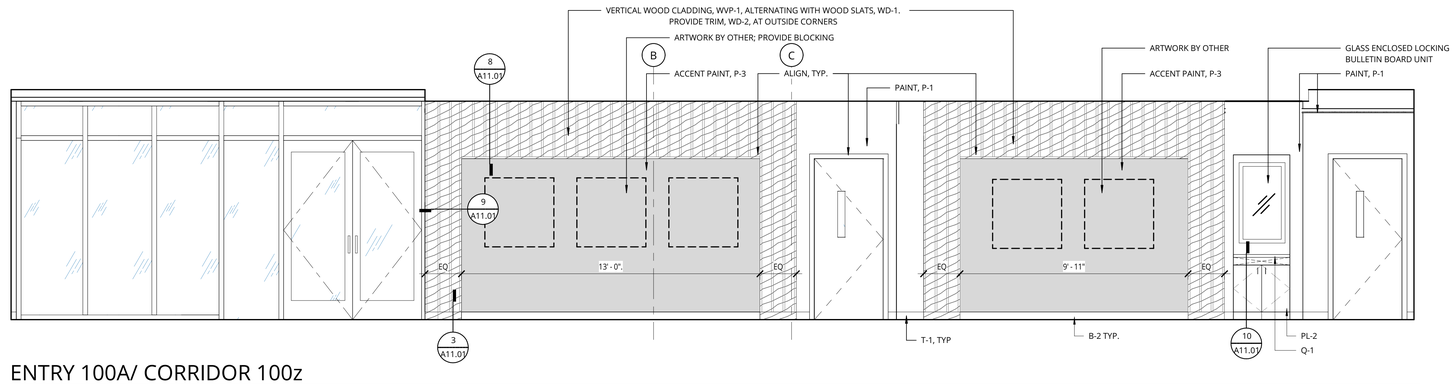
1. REFER TO SHEET G0.02 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.

KEYED NOTES

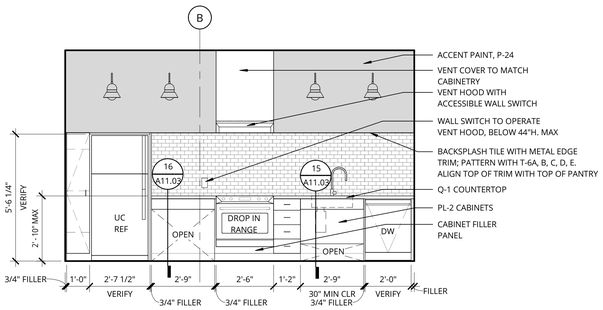
D.433 FIRE ALARM CONTROL PANEL



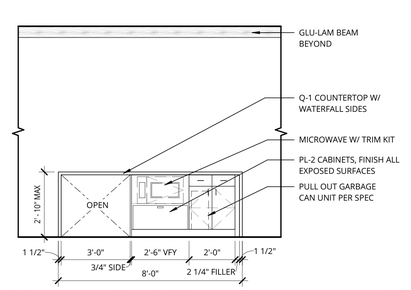
3 ENTRY 100A
3/8" = 1'-0"



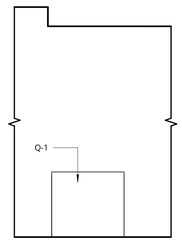
4 ENTRY 100A/ CORRIDOR 100z
3/8" = 1'-0"



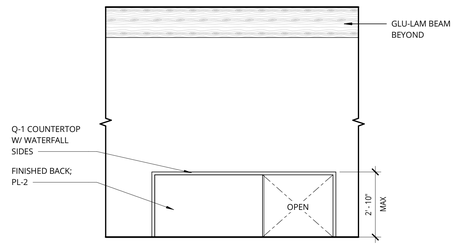
5 COMMUNITY 100F
3/8" = 1'-0"



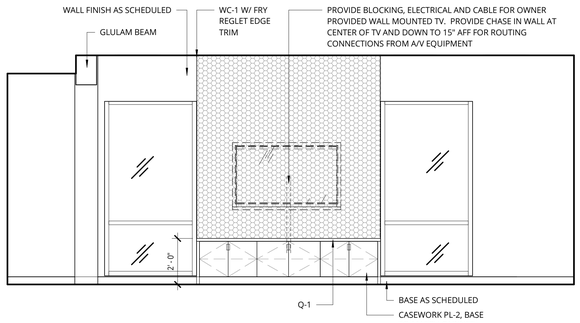
6 COMMUNITY 100F
3/8" = 1'-0"



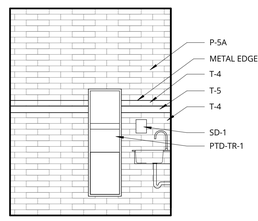
7 COMMUNITY 100F
3/8" = 1'-0"



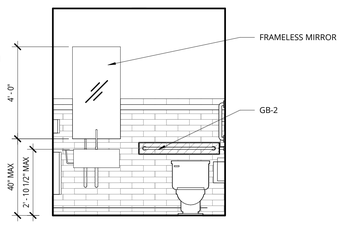
8 COMMUNITY 100F
3/8" = 1'-0"



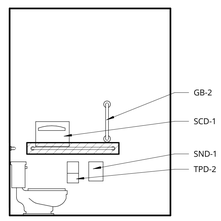
9 COMMUNITY ROOM TV WALL
3/8" = 1'-0"



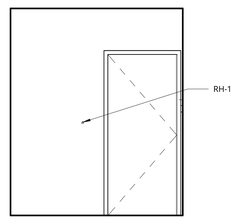
10 TOILET 100J
3/8" = 1'-0"



11 TOILET 100J
3/8" = 1'-0"



12 TOILET 100J
3/8" = 1'-0"



13 TOILET 100J
3/8" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

INTERIOR ELEVATIONS - PUBLIC

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A10.01

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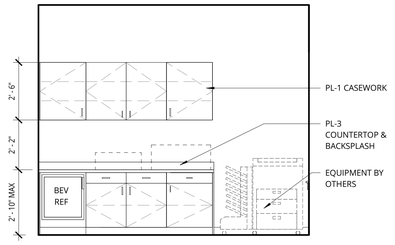
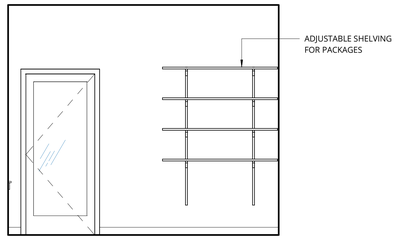
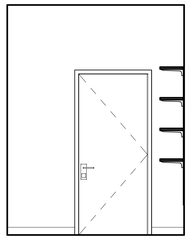


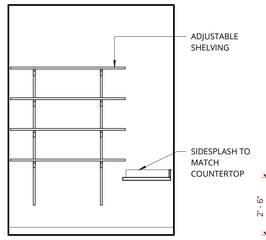
1 WORK 100C
3/8" = 1'-0"



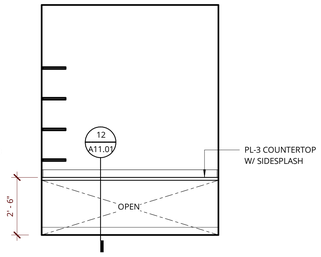
2 WORK 100C
3/8" = 1'-0"



3 SECURITY 100D
3/8" = 1'-0"



4 SECURITY 100D
3/8" = 1'-0"



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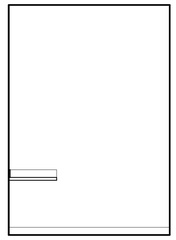
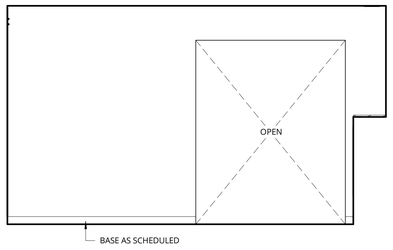
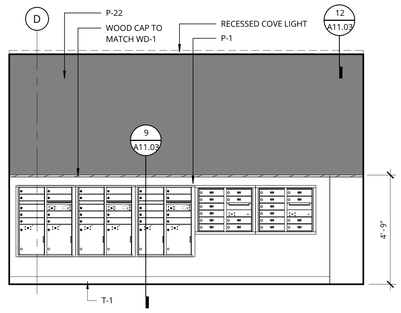
3/8" = 1'-0"



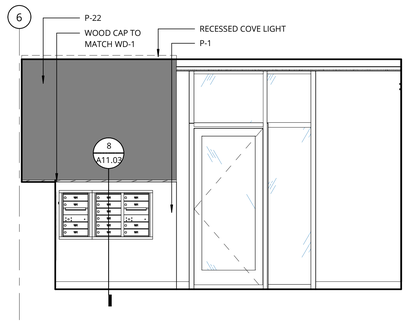
6 SECURITY 100D
3/8" = 1'-0"



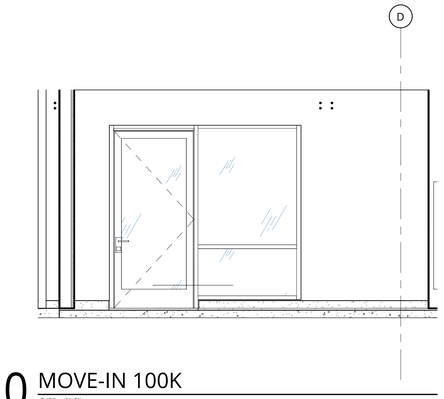
7 MOVE-IN 100K
3/8" = 1'-0"



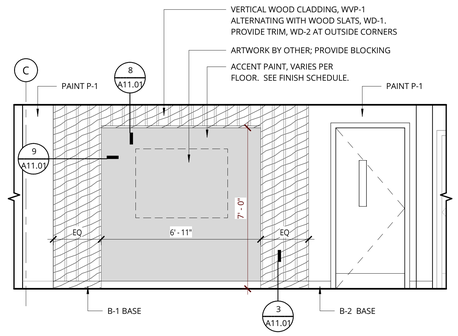
8 MOVE-IN 100K
3/8" = 1'-0"



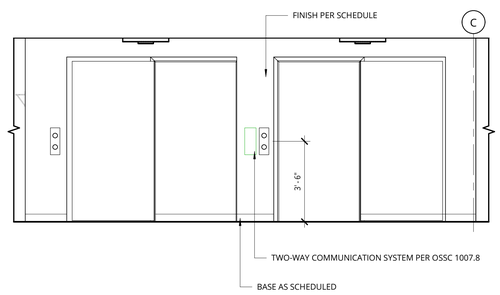
9 MOVE-IN 100K
3/8" = 1'-0"



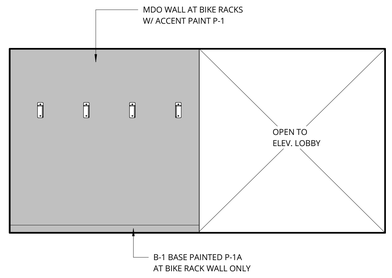
10 MOVE-IN 100K
3/8" = 1'-0"



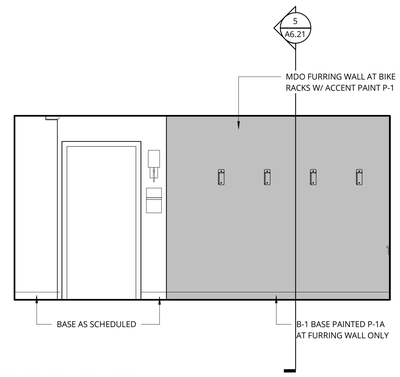
11 TYP. ELEV. LOBBY
3/8" = 1'-0"



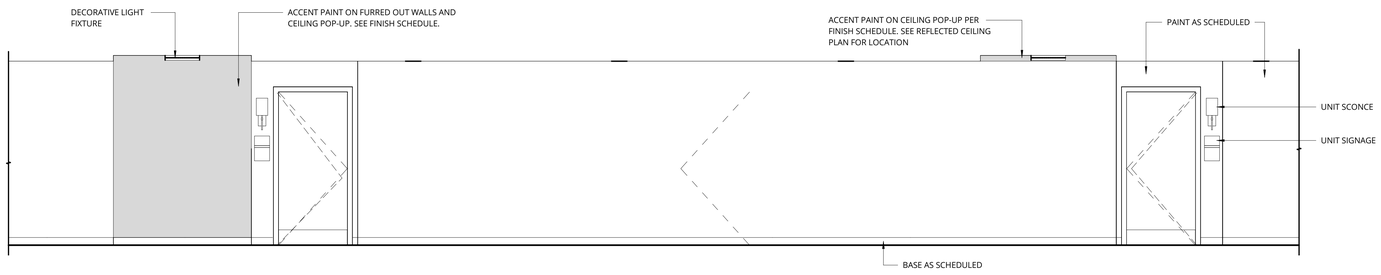
12 TYP. ELEV LOBBY
3/8" = 1'-0"



13 TYP. BIKE AREA
3/8" = 1'-0"



14 TYP. BIKE AREA
3/8" = 1'-0"



15 TYPICAL CORRIDOR ELEVATION - PARTIAL
3/8" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

INTERIOR ELEVATIONS - PUBLIC

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A10.02

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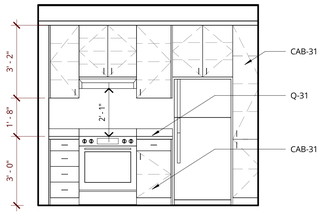
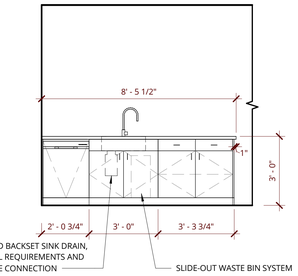
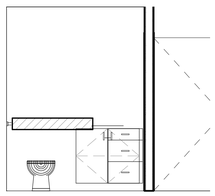


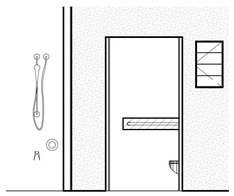


3 UNIT KITCHEN - SHORT
3/8" = 1'-0"

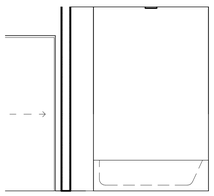
4 UNIT KITCHEN - SHORT
3/8" = 1'-0"



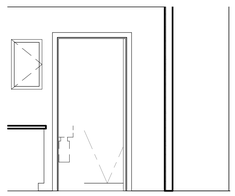
1 UNIT 202 - BATH NORTH
3/8" = 1'-0"



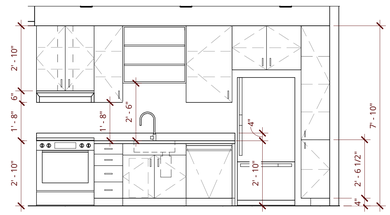
2 UNIT 202 - BATH EAST
3/8" = 1'-0"



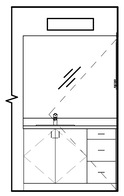
5 UNIT 202 - BATH SOUTH
3/8" = 1'-0"



6 UNIT 202 - BATH WEST
3/8" = 1'-0"



7 UNIT 202 - KITCHEN
3/8" = 1'-0"



18 UNIT VANITY
3/8" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

INTERIOR ELEVATIONS - UNIT KITCHEN AND BATH

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A10.10

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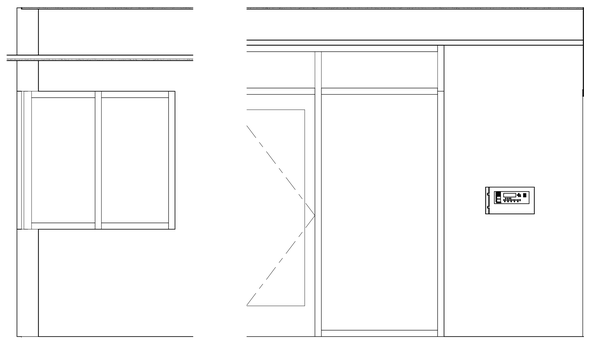
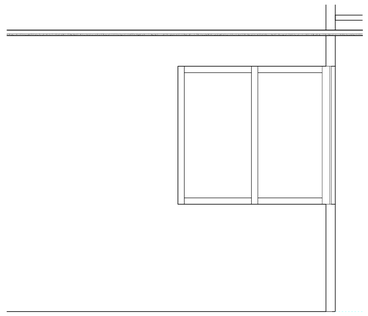


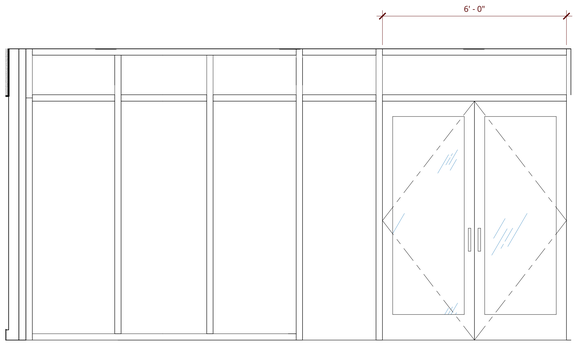
1 ELEVATION - OFFICE NORTH
1/2" = 1'-0"



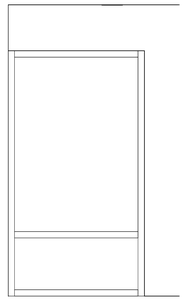
2 ELEVATION - OFFICE EAST
1/2" = 1'-0"



5 ELEVATION - LAUNDRY WEST
1/2" = 1'-0"



4 ELEVATION - COMMUNITY SOUTH
1/2" = 1'-0"



3 ELEVATION - COMMUNITY WEST
1/2" = 1'-0"

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

INTERIOR GLAZING ELEVATIONS

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DATE 17 OCT 2018
PROJECT NUMBER 149000
SHEET NUMBER A10.11

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FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH N	WALL FINISH E	WALL FINISH S	WALL FINISH W	CASEWORK FINISH	COUNTERTOP FINISH	CEILING FINISH	COMMENTS
B O PIT											
---	ELEV	T-1									
LEVEL 1											
100A	ENTRY	T-1	T-1	P-20	P-20	P-20	P-20			P-20	2, 12
100B	OFFICE	C-2	RB-2	P-20	P-20	P-20	P-20			ACT-1	2
100C	WORK	C-2	RB-2	P-20	P-20	P-20	P-20	PL-1	PL-3	ACT-1	2
100D	SECURITY	C-2	RB-2	P-20	P-20	P-20	P-20	PL-1	PL-3	ACT-1	
100E	OFFICE	C-2	RB-2	P-20	P-20	P-20	P-20			ACT-1	
100F	COMMUNITY	LVT-1/2	B-1/P-20A	P-20	P-20	P-20, T-6, T-7, T-8, T-9, T-10,P-24	P-20,WC-1	PL-2	Q-1	ACT-1/P-20/AWC-1	2, 4, 13
100G	OFFICE	C-2	RB-2	P-20	P-20	P-20	P-20			ACT-1	2
100H	STORAGE	LVT-1/2	RB-2	P-20	P-20	P-20	P-20			P-20	
100J	TOILET	T-3	T-4	T-4/T-5/P-5A	T-4/T-5/P-5A	T-4/T-5/P-5A	T-4/T-5/P-5A			P-20A	1
100K	MOVE-IN	T-1	T-1	P-20/P-22	P-20/P-22	P-20	P-20			P-20	9, 12
100L	LAUNDRY	TC-1	RB-2	P-20A	P-20A	P-20A	P-20A		PL-21	P-20A	
100M	MAINTENANCE	TC-1	RB-2	FRP-2/P-20	P-20	FRP-1/P-20	P-20			P-20	
100N	TRASH/RECYCLING	TC-1	RB-2	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B			P-20B	10
100P	RISER	SC	RB-2	P-20	P-20	P-20	P-20			P-20	
100Q	ELECTRICAL	SC	RB-2	P-20	P-20	P-20	P-20			P-20	
100R	CORRIDOR	C-21	B-1/P-20A	P-20/P-22	P-20/P-22	P-20/P-22	P-20/P-22			P-20/P-22	5
100S	DATA ENTRY/FIRE ALARM	LN-1	RB-2	P-20	P-20	P-20	P-20			P-20	
100T	JANITOR	LN-1	RB-2	FRP-1/P-20	FRP-1/P-20	FRP-1/P-20	FRP-1/P-20			P-20	3
100U	MAIN TRASH/RECYCLING	SC	RB-2	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B			P-20B	11
100Z	CORRIDOR	T-1	T-1	WVP-1/P-20/P-3	P-20	P-20	P-20			AWC-1/P-20	13
ST1	STAIR 1	C-3	RB-2	P-20	P-20	P-20	P-20			P-20	8
ST2	STAIR 2	C-3	RB-2	P-20	P-20	P-20	P-23			P-20	8
LEVEL 2											
200A	CORRIDOR	C-21	B-1/P-20A	P-20/P-23	P-20/P-23	P-20/P-23	P-20/P-23			P-20/P-23	6
200B	TRASH/RECYCLING	LN-1	RB-1	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B			P-1B	11
200C	ELEV LOBBY	LVT-3	B-2/B-1/P-20A	WVP-1/WC-23	P-20	P-20	P-20			P-20	6
200D	BICYCLES	LVT-3	B-1/P-20A	P-20	P-2/P-20	P-20	P-2			P-20	10
200E	ELECTRICAL	LN-1	RB-1	P-20	P-20	P-20	P-20			P-20	
200G	CORRIDOR	C-21	B-1/P-20A	P-20/P-23	P-20/P-23	P-20/P-23	P-20/P-23			P-20/P-23	6
LEVEL 3											
300A	CORRIDOR	C-21	B-1/P-20A	P-20/P-24	P-20/P-24	P-20/P-24	P-20/P-24			P-20/P-24	7
300B	TRASH/RECYCLING	LN-1	RB-1	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B			P-7	11
300C	ELEV LOBBY	LVT-3	B-2/B-1/P-20A	WVP-1/WC-24	P-20	P-20	P-20			P-20	7
300D	BICYCLES	LVT-3	B-1/P-20A	P-20	P-2/P-20	P-20	P-2			P-20	10
300E	DATA	LN-1	RB-1	P-20	P-20	P-20	P-20			P-20	
300G	CORRIDOR	C-21	B-1/P-20A	P-20/P-24	P-20/P-24	P-20/P-24	P-20/P-24			P-20/P-24	7
LEVEL 4											
400A	CORRIDOR	C-21	B-1/P-20A	P-20/P-22	P-20/P-22	P-20/P-22	P-20/P-22			P-20/P-22	5
400B	TRASH/RECYCLING	LN-1	RB-1	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B			P-7	11
400C	ELEV LOBBY	LVT-3	B-2/B-1/P-20A	WVP-1/WC-22	P-20	P-20	P-20			P-20	5
400D	BICYCLES	LVT-3	B-1/P-20A	P-20	P-2/P-20	P-20	P-2			P-20	10
400E	ELECTRICAL	LN-1	RB-1	P-20	P-20	P-20	P-20			P-20	
400G	CORRIDOR	C-21	B-1/P-20A	P-20/P-22	P-20/P-22	P-20/P-22	P-20/P-22			P-20/P-22	5
LEVEL 5											
500A	CORRIDOR	C-21	B-1/P-20A	P-20/P-23	P-20/P-23	P-20/P-23	P-20/P-23			P-20/P-23	6
500B	TRASH/RECYCLING	LN-1	RB-1	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B	FRP-1/P-20B			P-1B	11
500C	ELEV LOBBY	LVT-3	B-2/B-1/P-20A	WVP-1/WC-23	P-20	P-20	P-20			P-20	6
500D	BICYCLES	LVT-3	B-1/P-20A	P-20	P-2/P-20	P-20	P-2			P-20	10
500E	ELECTRICAL	LN-1	RB-1	P-20	P-20	P-20	P-20			P-20	
500F	JANITOR	LN-1	RB-1	FRP-1/P-20	FRP-1/P-20	FRP-1/P-20	FRP-1/P-20			P-20	3
500G	CORRIDOR	C-21	B-1/P-20A	P-20/P-23	P-20/P-23	P-20/P-23	P-20/P-23			P-20/P-23	6
T O PLATE											
601	VESTIBULE	LN-1	RB-1	P-20	P-20	P-20	P-20			P-20	
602	ELEV CTRL	LN-1	RB-1	P-20	P-20	P-20	P-20			P-20	

FINISH SCHEDULE NOTES - PUBLIC

1. PROVIDE WALL TILE, T-4 AND T-5, TO 5'-0" AFF, PAINT ABOVE.
2. PROVIDE MANUAL ROLLER SHADES, RS-1, ON ALL EXTERIOR WINDOWS IN THIS ROOM.
3. PROVIDE FRP TO 6' FROM INSIDE CORNER OF MOP SINK ON WALLS AS INDICATED. FRP TO 5'-0" AFF AND PAINT ABOVE.
4. PROVIDE TILE BACKSPLASH & ACCENT PAINT, SEE ELEVATION.
5. GENERAL CEILING PAINT TO BE P-20. ACCENT PAINT P-22 ON FURRED OUT WALLS IN CORRIDORS, PER ELEVATION, TYP. CONTINUE ACCENT PAINT TO GYP CEILING RECESS ABOVE. WC-22 AT ELEVATOR LOBBY PER ELEVATION.
6. GENERAL CEILING PAINT TO BE P-20. ACCENT PAINT P-23 ON FURRED OUT WALLS IN CORRIDORS, PER ELEVATION, TYP. CONTINUE ACCENT PAINT TO GYP CEILING RECESS ABOVE. WC-23 AT ELEVATOR LOBBY PER ELEVATION
7. GENERAL CEILING PAINT TO BE P-20. ACCENT PAINT P-24 ON FURRED OUT WALLS IN CORRIDORS, PER ELEVATION, TYP. CONTINUE ACCENT PAINT TO GYP CEILING RECESS ABOVE. WC-24 AT ELEVATOR LOBBY PER ELEVATION
8. PROVIDE (1) ACCENT WALL IN STAIRWAY AT ALL LEVELS.
9. PROVIDE WALL CAP TO MATCH WD-1 AT TOP OF MAILBOX WALLS.
10. PROVIDE 1/2" PAINTED MDO PLYWOOD FROM FLOOR TO CEILING ALONG WALLS WITH BIKE RACKS WITH BLOCKING BEHIND AS REQUIRED.
11. PROVIDE FRP TO 5' - 0" AFF AND PAINT ABOVE, AS INDICATED.
12. WALK OFF MAT AT ENTRY DOOR; C-1
13. SEE REFLECTED CEILING PLAN FOR AWC-1 LAYOUT.

FINISH SCHEDULE - UNITS

UNIT TYPE	TYPICAL UNLESS NOTED FLOOR FINISH	BASE FINISH	CEILING FINISH	WALL FINISH	KITCHEN CABINET FINISH	KITCHEN COUNTERTOP	BATHROOM FLOOR FINISH	BASE FINISH	CABINET FINISH	COUNTERTOP	COMMENTS
UNIT-1A	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-1A-A	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-1A-C	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-1B	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-2A	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-2B	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-2B-A	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-2B-C	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-3A	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-3B	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-3C	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-3C-A	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4
UNIT-3D	LVT-31	B-1/P-31A	P-31	P-31	CAB-31	Q-31	SV-31	RB-31	CAB-31	Q-31	1, 2, 3, 4

FINISH SCHEDULE NOTES - UNITS

1. 6" HIGH BACKSPLASH AT KITCHEN AND 4" HIGH AT BATHROOM TO MATCH COUNTERTOP MATERIAL.
2. UNIT INTERIOR DOORS AND FRAMES PAINTED P-31.
3. UNIT ENTRY DOOR AND FRAME PAINTED P-21 ON CORRIDOR SIDE, PAINTED P-31 ON UNIT SIDE.
4. PROVIDE MANUAL BLINDS, BL-1, ON ALL EXTERIOR UNIT WINDOWS.

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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DATE 17 OCT 2018

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SHEET NUMBER A10.12

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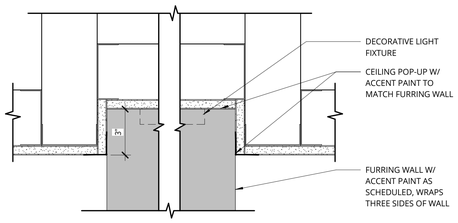
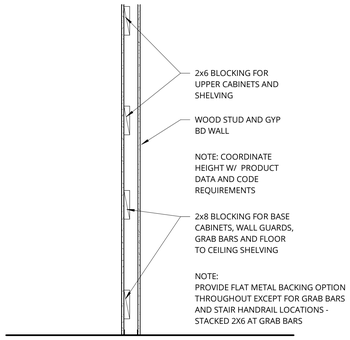
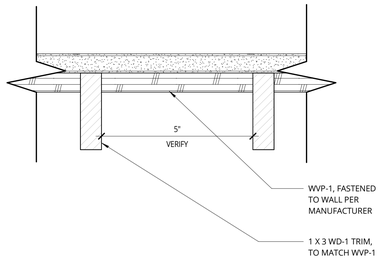


13 CORRIDOR CEILING POP-UP
3" = 1'-0"

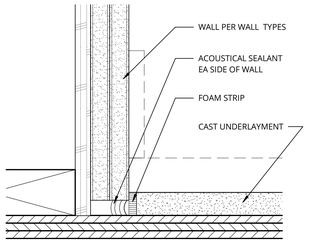


NOTE: SEE INTERIOR ELEVATIONS FOR LOCATIONS WHERE THIS DETAIL APPLIES. BLOCKING IS CONTINUOUS FOR FULL LENGTH OF WALL IN WHICH IT OCCURS

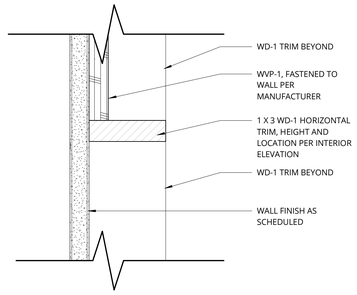
1 BACKING PLATES
3/4" = 1'-0"



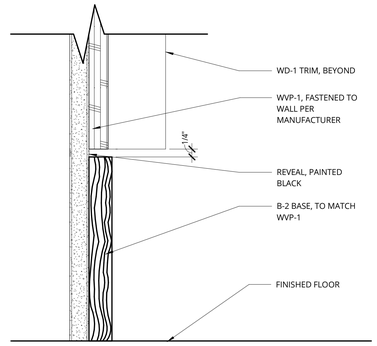
9 HORIZ SECTION AT WVP-1 PANEL
6" = 1'-0"
HORIZ SECTION AT WVP-1 PANEL



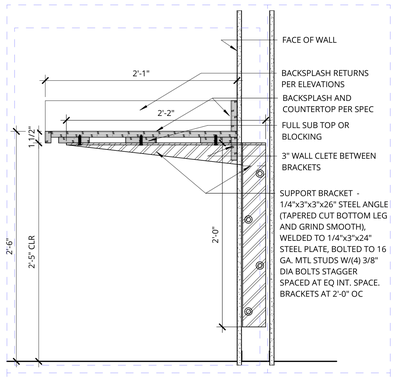
2 TYP BASE OF WALL
6" = 1'-0"



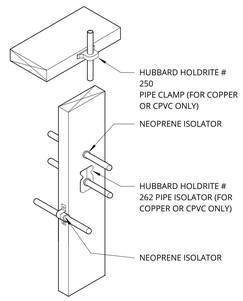
8 HORIZ TRIM AT WVP-1 PANEL
6" = 1'-0"
HORIZ TRIM AT WVP-1 PANEL



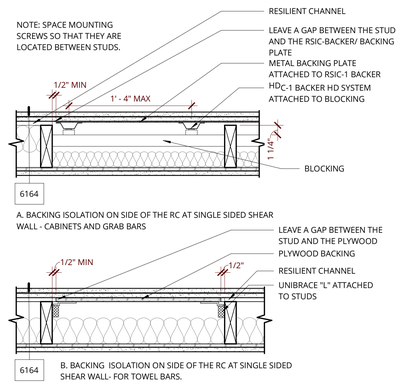
3 FLUSH WD BASE AT WVP-1 PANEL
6" = 1'-0"



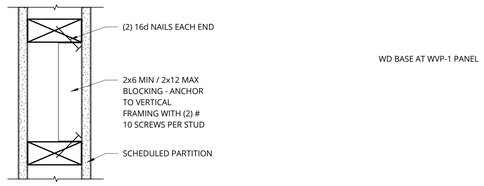
12 COUNTER TOP WITH SUPPORT
1 1/2" = 1'-0"
COUNTER-W-STEEL-BRACKET



4 WATER SUPPLY PIPING ISOLATION
1 1/2" = 1'-0"

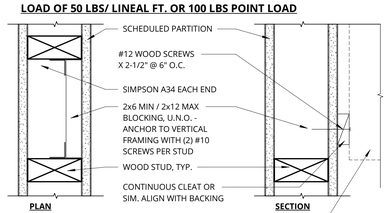


5 BACKING ISOLATION AT DEMISING WALL
1 1/2" = 1'-0"

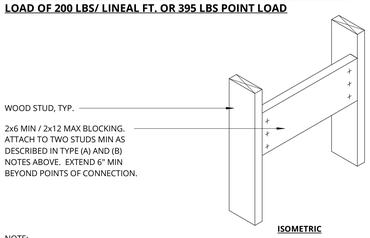


WD BASE AT WVP-1 PANEL

(A)
TYPICAL WALL BACKING FOR OBJECTS WITH MAXIMUM VERTICAL LOAD OF 50 LBS/ LINEAL FT. OR 100 LBS POINT LOAD

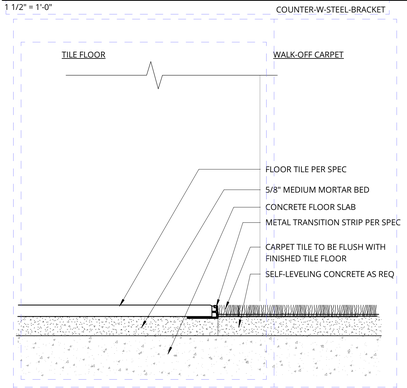


(B)
TYPICAL WALL BACKING FOR OBJECTS WITH MAXIMUM VERTICAL LOAD OF 200 LBS/ LINEAL FT. OR 395 LBS POINT LOAD

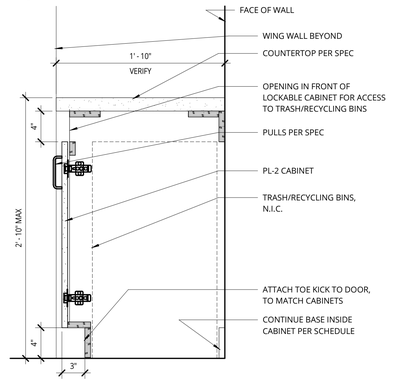


NOTE:
1. COORDINATE BACKING LOCATION WITH ACCESSORY MANUFACTURER MOUNTING INSTRUCTIONS.
2. UNITS HEAVIER THAN 200 LBS/LINEAL FT. OR 395 LBS POINT LOAD ARE NOT TO BE WALL MOUNTED.
3. PROVIDE BACKING AT ITEMS SUCH AS SHELVING, MILLWORK, RESTROOM FIXTURES, HANDRAILS, GRAB BARS, SIGNAGE AND TOILET ACCESSORY ANCHORAGES, ETC. AS REQUIRED FOR PROPER ATTACHMENT AND AS REQUIRED BY THE G.C.

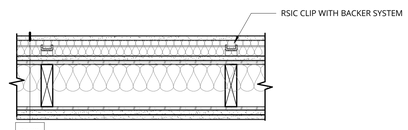
7 TYPICAL BACKING
3" = 1'-0"



11 TILE TO WALK-OFF CARPET
6" = 1'-0"
TILE TO WALK-OFF CARPET



10 LOWER CABINET W/ AT RECYCLE
1 1/2" = 1'-0"



6 BACKING ISOLATION AT DEMISING WALL DOUBLE SHEAR
1 1/2" = 1'-0"

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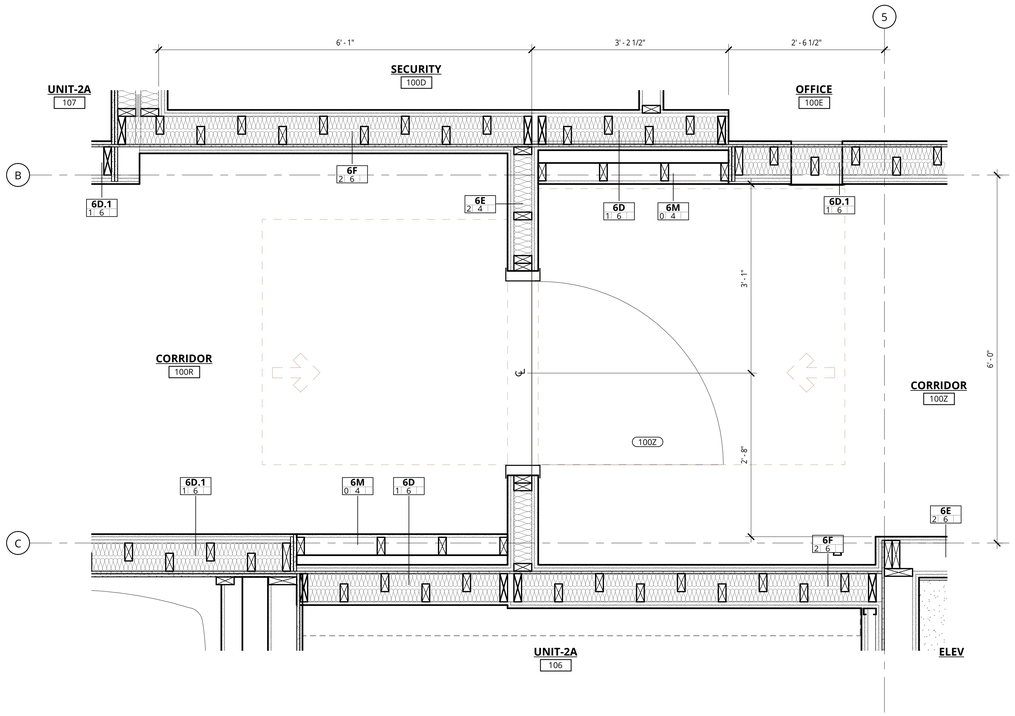
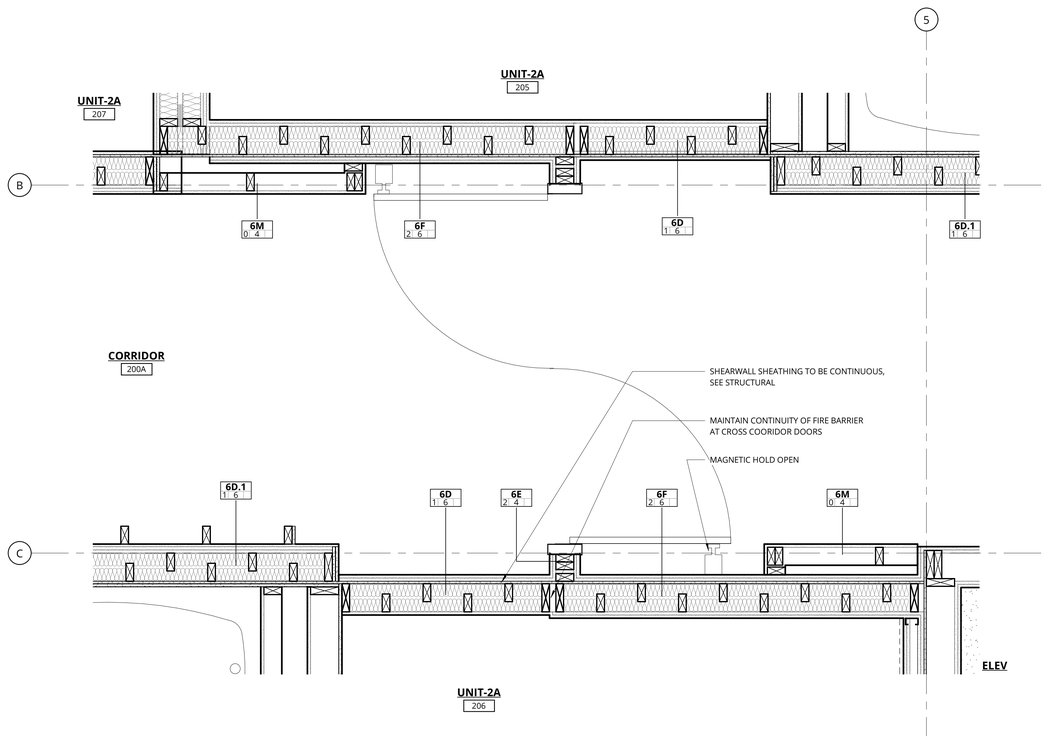


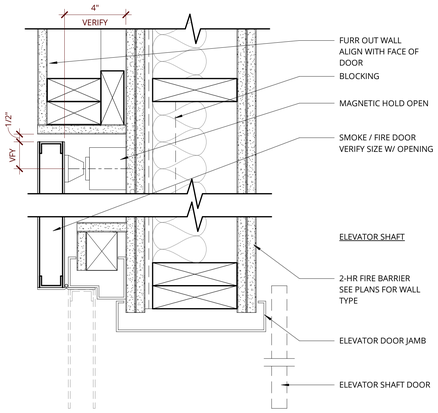
1 LEVEL 1 HORIZONTAL EXIT DOOR

1" = 1'-0" | 1/A5.01



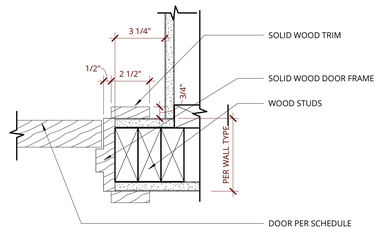
2 LEVELS 2,3, 4 & 5 HORIZONTAL EXIT DOOR

1" = 1'-0" | 1/A5.03



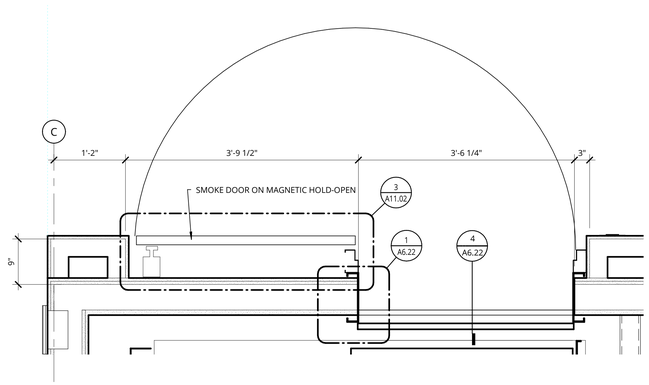
3 SMOKE DOOR PLAN

3" = 1'-0"



4 TYPICAL DOOR JAMB - HINGE SIDE

3" = 1'-0"



5 ELEVATOR DOOR PLAN DETAIL

1" = 1'-0"

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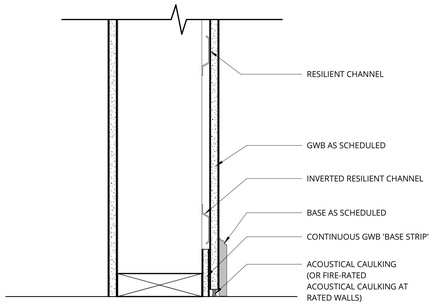
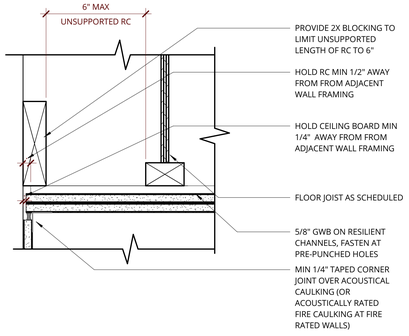
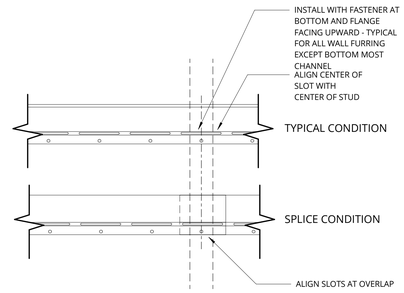


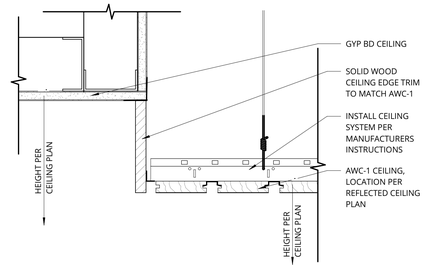
1 RC AT BASE OF WALL
3" = 1'-0"



2 RC AT WALL/CEILING
3" = 1'-0"



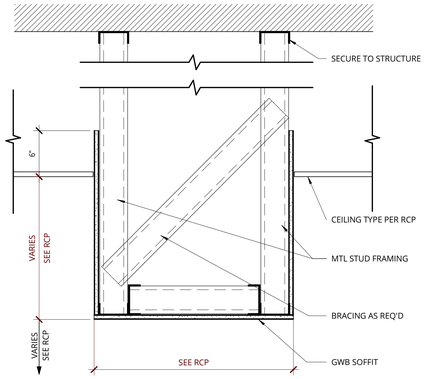
3 RC ATTACHMENT
3" = 1'-0"



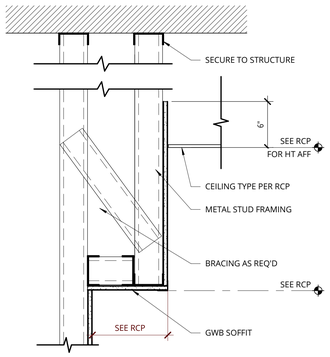
17 SUSPENDED WOOD CEILING DETAIL
3" = 1'-0"

RESILIENT CHANNEL NOTES

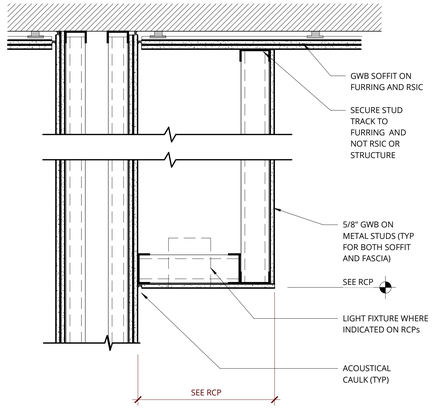
1. INSTALL RESILIENT CHANNELS PERPENDICULAR TO FRAMING MEMBERS AND PARALLEL TO EACH OTHER.
2. CEILING ASSEMBLIES: INSTALL RESILIENT CHANNELS FACING IN THE SAME DIRECTION
3. WALL ASSEMBLIES: INSTALL RESILIENT CHANNELS FACING UPWARD (SCREW FLANGE AT THE BOTTOM) EXCEPT FOR THE BOTTOM MOST CHANNEL INSTALLED FACING DOWNWARD (SCREW FLANGE AT THE TOP)
4. OVERLAP ADJACENT PIECES OF RESILIENT CHANNEL AT THE POINT OF ATTACHMENT WITH FRAMING
5. SECURE GWB TO RESILIENT CHANNELS ONLY. SIZE FASTENERS SUCH THAT NO SCREWS CAN PENETRATE FRAMING MEMBERS.
6. MAINTAIN MINIMUM 1/2" GAP BETWEEN ENDS OR SIDES OF RESILIENT CHANNELS AND ADJACENT FRAMING TO ALLOW FOR FREE MOVEMENT OF THE CHANNELS.
7. INSTALL CEILING PANELS PRIOR TO WALL PANELS. MAINTAIN 1/4" GAP BETWEEN TOP OF WALL PANELS AND BOTTOM OF CEILING PANELS.
8. MAINTAIN 1/4" GAP BETWEEN CEILING GWB AND FACE OF ADJACENT WALL FRAMING.
9. HOLD THE BOTTOM OF GWB 1/4" ABOVE THE TOP OF THE UNDERLAYMENT (WHEN CEMENTITIOUS UNDERLAYMENT IS PLACED DIRECTLY AGAINST THE SILL PLATE).
10. HOLD THE BOTTOM OF GWB 1/4" ABOVE THE TOP OF THE FLOOR SHEATHING (WHEN CEMENTITIOUS UNDERLAYMENT IS PLACED DIRECTLY AGAINST THE GWB). ACOUSTICAL CAULKING AT JOINT MAY BE OMITTED IN SUCH INSTANCES.
11. DO NOT MAKE FIELD SUBSTITUTIONS FOR RESILENT CHANNELS; USE ONLY THOSE RESILIENT CHANNELS SPECIFIED IN SECTION 092116.
12. DO NOT APPLY RESILIENT CHANNELS OVER PLYWOOD SHEATHING OR OTHER SOLID SHEETS
13. DO NOT SECURE CASEWORK OR OTHER WALL-MOUNTED ITEMS TO RESILIENT CHANNELS; USE TOGGLE BOLTS THROUGH THE GWB INSTEAD



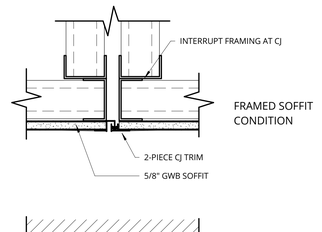
4 SOFFIT DETAIL
1 1/2" = 1'-0"



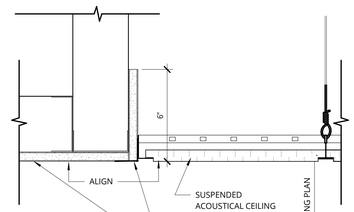
5 SOFFIT DETAIL
1 1/2" = 1'-0"



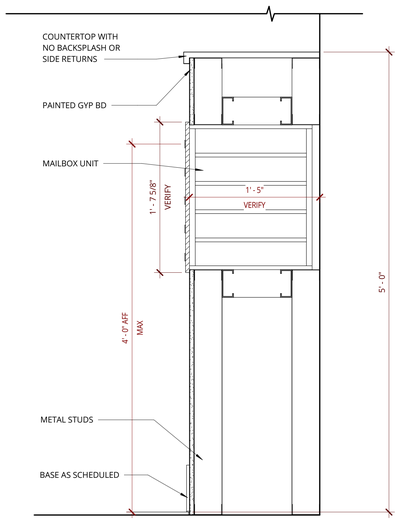
6 SOFFIT DETAIL
1 1/2" = 1'-0"



7 GWB SOFFIT CONTROL JOINT DETAIL
3" = 1'-0"

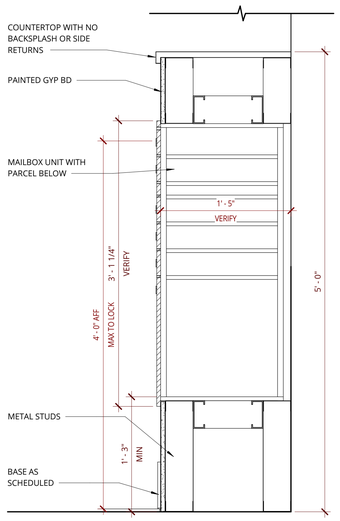


18 CLG GYP TO FLUSH ACT
3" = 1'-0"



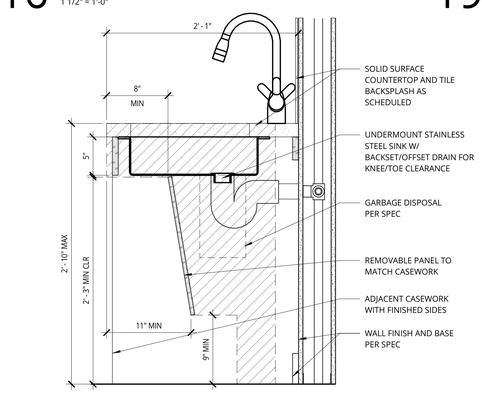
MAILBOX SECTION_48 5-HIGH

8 MAILBOX SECTION 48
1 1/2" = 1'-0"

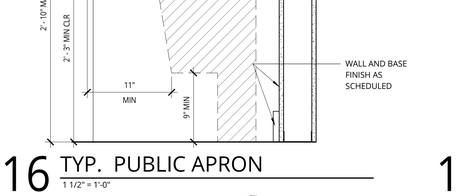


MAILBOX SECTION_48 5-HIGH-PARCEL

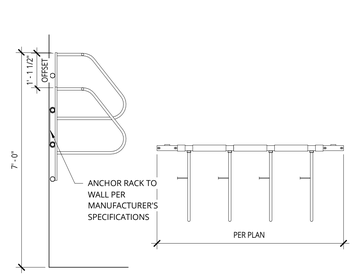
9 MAILBOX SECTION 48 -PARCEL
1 1/2" = 1'-0"



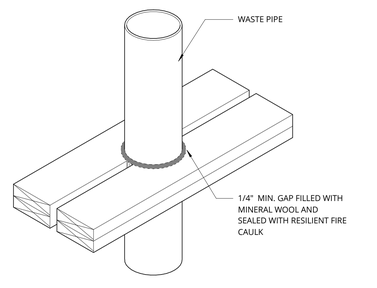
15 TYP. PUBLIC SINK
1 1/2" = 1'-0"



16 TYP. PUBLIC APRON
1 1/2" = 1'-0"

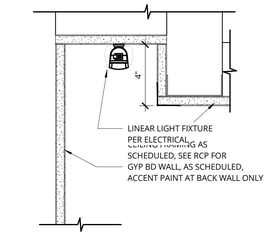


10 WALL MOUNTED BIKE RACK
1/2" = 1'-0"

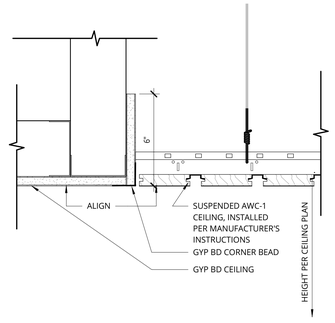


ENSURE THAT PIPE DOES NOT CONTACT ADJACENT CONSTRUCTION

11 WASTE PIPE ISOLATION DETAIL - WOOD
1 1/2" = 1'-0"



19 CLG GYP TO FLUSH AWC
3" = 1'-0"



12 RECESSED COVE LIGHT DETAIL
3" = 1'-0"

RECESSED COVE LIGHT DETAIL

REGISTERED ARCHITECT
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

INTERIOR DETAILS

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A11.03

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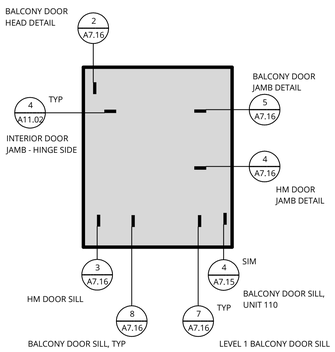
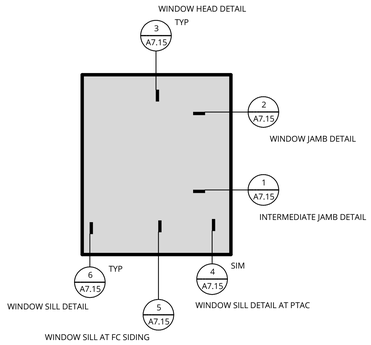


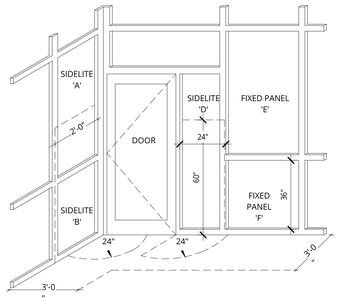
1 DOOR DETAIL KEY

1/2" = 1'-0"



2 WINDOW DETAIL KEY

1/2" = 1'-0"



PROVIDE SAFETY GLAZING

1. AT DOORS, TYPICAL; AND
2. FIXED PANELS THAT FALL WITHIN A 24" ARC OF ANY DOOR AND WITHIN 60" OF THE FLOOR (SHOWN AS SIDELITES 'A', 'B', & 'D'); AND
3. FIXED PANELS WITH AN EXPOSURE OF MORE THAN OF 9 SQ. FT, WHEN THE BOTTOM EDGE IS WITHIN 18" OF THE FLOOR, WHEN THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND WHEN ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36" (MEASURED HORIZONTALLY) OF THE PLANE OF THE GLAZING (SHOWN AS FIXED PANELS 'E' & 'F')

3 SAFETY GLAZING LOCATIONS

3/8" = 1'-0"

DOOR SCHEDULE

NO.	ROOM	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MAT'L	DOOR FINISH	GLAZING TYPE	FRAME FINISH	FRAME MAT'L	FIRE RESISTANCE RATING (MIN)	HARDWARE	EXIT DEVICE	ELECTRIC LOCK	CLOSER	HOLD OPEN	POSITION INDICATOR
LEVEL 1																	
1ST1-D	STAIR 1	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	07	X	X	X		
1ST2-A	STAIR 2	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08	X		X		
1ST2-B	STAIR 2	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	NR	09	X		X		X
100A-A	ENTRY	H	3' - 6"	7' - 10"	1 3/4"	ALUM	FF-BLK	G-2	FF-BLK	ALUM	NR	11		X	X		
100B	OFFICE	C	3' - 0"	7' - 10 3/4"	1 3/4"	ALUM	FF-CLR	G-5	FF-CLR	ALUM	NR						
100C	WORK	C	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-5	P-20A	KDHM	NR	14					
100D	SECURITY	A	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	-	P-20A	KDHM	NR	15					
100F	JANITOR	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	NR	24			X		
100G	OFFICE	F	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-5	P-20A	KDHM	NR	16					
100H	STORAGE	A	3' - 6"	7' - 0"	1 3/4"	SCWD	P-20	-	P-20A	KDHM	NR	15			X		
100J	TOILET	A	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	-	P-20A	HM	NR	17			X		
100K	MOVE-IN	C	3' - 6"	7' - 8 3/4"	1 3/4"	ALUM	FF-BLK	G-2	FF-BLK	ALUM	NR	18					
100L	LAUNDRY	C	3' - 0"	7' - 0"	1 3/4"	ALUM	FF-CLR	G-5	FF-CLR	ALUM	NR	19					
100M	MAINTENANCE	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	90	20			X		
100N-A	TRASH/RECYCLING	E	3' - 0"	7' - 0"	1 3/4"	HM	P-20	G-4	P-20A	HM	45	21			X		
100N-B	MAIN TRASH/RECYCLING	A	3' - 6"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	90	21			X		X
100P	RISER	A	3' - 6"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	NR	22			X		X
100Q-A	ELECTRICAL	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	NR	23	X		X		X
100Q-B	ELECTRICAL	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	NR	23	X		X		X
100S	DATA ENTRY/FIRE ALARM	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	KDHM	20	24			X		
100U-A	MAIN TRASH/RECYCLING	B	6' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	NR	25			X		X
100U-B	MAINTENANCE	A	3' - 6"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	NR	09			X		X
100X-1		J		3' - 7 1/4"	2"	STL	FF-BLK	-	FF-BLK	STL	NR						
100X-2		J		3' - 7 1/4"	2"	STL	FF-BLK	-	FF-BLK	STL	NR						
100X-3		J		3' - 7 1/4"	2"	STL	FF-BLK	-	FF-BLK	STL	NR						
100Z	CORRIDOR	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	-	P-20A	HM	90	26	X	X	X		X
LEVEL 2																	
2ST1	STAIR 1	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
2ST2	STAIR 2	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
200B	TRASH/RECYCLING	E	3' - 0"	7' - 0"	1 3/4"	HM	P-20	G-4	P-20A	HM	45	21			X		
200C	CORRIDOR	B	5' - 8 1/2"	7' - 10"	1 3/4"	HM	P-20	-	P-20A	HM	90	12	X		X	X	
200E	ELECTRICAL	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	KDHM	20	28			X		
LEVEL 3																	
3ST1	STAIR 1	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
3ST2	STAIR 2	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
300B	TRASH/RECYCLING	E	3' - 0"	7' - 0"	1 3/4"	HM	P-20	G-4	P-20A	HM	45	21			X		
300C	CORRIDOR	B	5' - 8 1/2"	7' - 10"	1 3/4"	HM	P-20	-	P-20A	HM	90	12	X		X	X	
300E	DATA	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	KDHM	NR	24			X		
LEVEL 4																	
4ST1	STAIR 1	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
4ST2	STAIR 2	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
400B	TRASH/RECYCLING	E	3' - 0"	7' - 0"	1 3/4"	HM	P-20	G-4	P-20A	HM	45	21			X		
400C	CORRIDOR	B	5' - 8 1/2"	7' - 10"	1 3/4"	HM	P-20	-	P-20A	HM	90	12	X		X	X	
400E	ELECTRICAL	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	KDHM	NR	28			X		
LEVEL 5																	
5ST1	STAIR 1	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
5ST2	STAIR 2	E	3' - 0"	7' - 0"	1 3/4"	SCWD	P-20	G-4	P-20A	HM	90	08			X		
500B	TRASH/RECYCLING	E	3' - 0"	7' - 0"	1 3/4"	HM	P-20	G-4	P-20A	HM	45	21			X		
500C	CORRIDOR	B	5' - 8 1/2"	7' - 10"	1 3/4"	HM	P-20	-	P-20A	HM	90	12	X		X	X	
500E	ELECTRICAL	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	KDHM	NR	28			X		
500F	JANITOR	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	KDHM	NR	28			X		
T O PLATE																	
6ST1	VESTIBULE	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	90				X		X
601	VESTIBULE	E	3' - 0"	7' - 0"	1 3/4"	HM	P-20	G-2	P-20A	HM	NR				X		X
602	ELEV CTRL	A	3' - 0"	7' - 0"	1 3/4"	HM	P-20	-	P-20A	HM	45				X		

GENERAL NOTES

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.

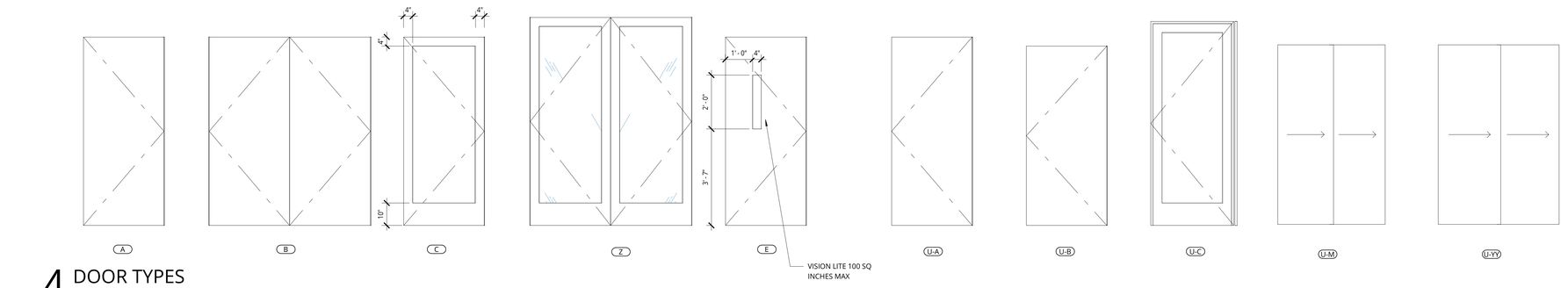
DOOR ABBREVIATIONS

FG	FULL GLAZING
VP	VISION PANEL

ALUM	ALUMINUM
HCWD	HOLLOW CORE WOOD
HM	HOLLOW METAL
KDHM	KNOCK DOWN HOLLOW METAL
SCWD	SOLID CORE WOOD
WD	WOOD

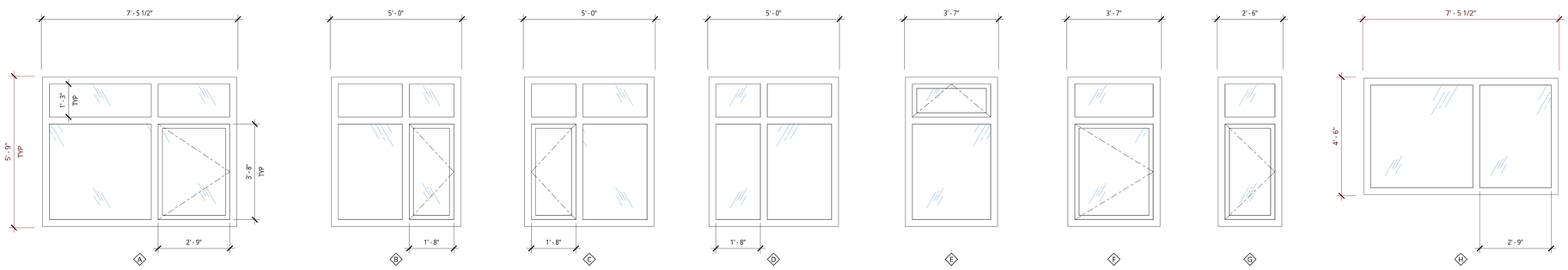
DOOR SCHEDULE - UNITS

TYPE	ROOM	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR FINISH	FRAME FINISH	FRAME MAT'L	FIRE RATING	HARDWARE SET
U-A	ENTRY	3' - 0"	6' - 8"	1 3/4"	P-20/P-31	P-20A/P-31A	WD	20	01
U-B	BATH	3' - 0"	6' - 8"	1 3/8"	P-31	P-31A	WD	NR	03
U-C	BALCONY	3' - 0"	7' - 8"	1 3/4"	P-31	P-31A	VINYL	NR	06
U-D	CLOSET	4' - 0"	6' - 8"	1 3/8"	P-31	P-31A	WD	NR	05
U-E	CLOSET	5' - 0"	6' - 8"	1 3/8"	P-31	P-31A	WD	NR	04
U-F	BED	3' - 0"	6' - 8"	1 3/8"	P-31	P-31A	WD	NR	03
U-H	CLOSET		6' - 8"	1 3/8"	P-31	P-31A	WD	NR	02
U-K	CLOSET	7' - 0"	6' - 8"	1 3/8"	P-31	P-31A	WD	NR	04
U-M	CLOSET	4' - 0"	6' - 8"	1 3/8"	P-31	P-31A	WD	NR	04
U-YY	CLOSET	5' - 6"	6' - 8"	1 3/8"	P-31	P-31A	WD	NR	04



4 DOOR TYPES

1/2" = 1'-0"



5 WINDOW TYPES

1/2" = 1'-0"

NOTE: ROUGH OPENING DIMENSIONS SHOWN, TYP

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

DOOR AND WINDOW TYPES AND SCHEDULE

PERMIT / GMP

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER A12.01

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

VOLUME 2 COVER SHEET

PERMIT / GMP

DATE 17 OCT 2018 | PROJECT NUMBER 149000

SHEET NUMBER
CS2

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MECHANICAL, ELECTRICAL, PUMBING, FIRE ALARM, FIRE PROTECTION AND TECHNOLOGY SUBMITTED UNDER SEPARATE PERMIT

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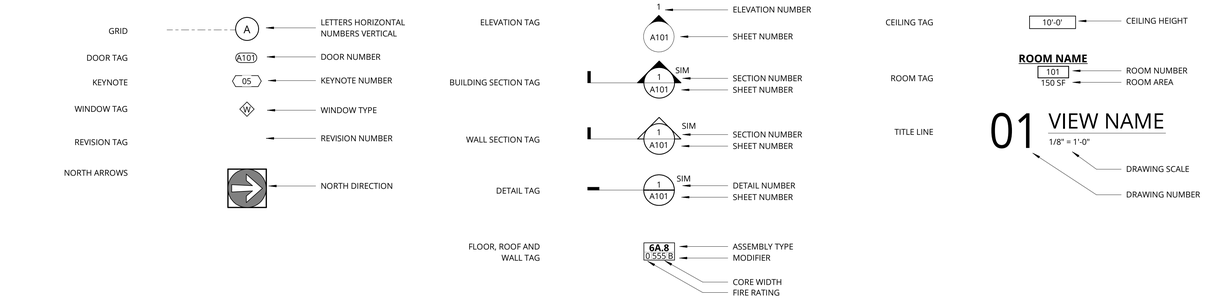
SYMBOLS LEGEND



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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SHEET INDEX & SYMBOLS LEGEND

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DATE 17 OCT 2018

PROJECT NUMBER 149000

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GENERAL NOTES

1. NEW / REMODEL CONSTRUCTION CUTTING & PATCHING BY GENERAL CONTRACTOR.
2. INSTALLATION WILL COMPLY WITH 2014 OREGON MECHANICAL SPECIALTY CODE (OMSC), 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC), 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) AND ASHRAE STANDARDS.
3. LOAD CALCULATIONS WERE PERFORMED WITH AN APPROVED EQUIVALENT COMPUTATION PROCEDURE AND EQUIPMENT SIZING AND CAPACITY DOES NOT EXCEED THE LOADS CALCULATED AS PER SECTION 503.2 OF THE OEESC.
4. SUPPLY & RETURN AIR DUCTWORK TO BE LINED WITH 1" - 1-1/2# SA INSULATION FOR AT LEAST 10' FROM AIR HANDLING EQUIPMENT, UNLESS NOTED OTHERWISE (INDOOR VS. OUTDOOR).
5. NEW DUCTWORK TO BE INSTALLED USING SHEET METAL RUN OUTS IN ACCORDANCE WITH SMACNA STANDARDS.
6. INSULATE & SEAL DUCTS AND PLENUMS PER OEESC 503.2.7 & OSMC 603.9. TERMINAL CONNECTIONS WILL USE NOT MORE THAN 8' OF FLEXIBLE DUCTWORK. INSTALLATION OF FLEX DUCT WILL BE HUNG PROPERLY TO PROVIDE PROPER AIRFLOW WITHOUT RESTRICTIONS. ALL SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-5 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES (CEILINGS AND ATTICS) AND A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING. EXCEPTION: WHEN THE DESIGN TEMPERATURE DIFFERENCE BETWEEN THE INTERIOR AND EXTERIOR OF THE DUCT OR PLENUM DOES NOT EXCEED 15 DEG. F. (RETURN DUCTS ABOVE CEILINGS). DUCT RUN OUTS IN A CONDITIONED SPACE & EXHAUST DUCTS SHOULD BE UNINSULATED.
7. VOLUME DAMPERS OR OTHER MEANS OF SUPPLY AIR ADJUSTMENT SHALL BE PROVIDED IN THE BRANCH DUCTS OR AT EACH INDIVIDUAL DUCT REGISTER, GRILLE OR DIFFUSER. IN ADDITION EACH VOLUME DAMPER OR OTHER MEANS OF SUPPLY AIR ADJUSTMENT USED IN BALANCING SHALL BE PROVIDED WITH ACCESS IN ACCORDANCE WITH SECTION 603.17 OF THE OMSC.
8. SUPPLY AIR ECONOMIZERS SHALL BE PROVIDED ON EACH COOLING SYSTEM AND SHALL BE CAPABLE OF OPERATING AT 100 PERCENT OUTSIDE AIR, EVEN IF ADDITIONAL MECHANICAL COOLING IS REQUIRED TO MEET THE COOLING LOAD OF THE BUILDING. EXCEPTIONS: 1. COOLING EQUIPMENT LESS THAN 54 MBH TOTAL COOLING CAPACITY. THE TOTAL CAPACITY OF ALL SUCH UNITS WITH ECONOMIZERS SHALL NOT EXCEED 240 MBH PER BUILDING AREA SERVED BY ONE UTILITY METER OR SERVICE, OR 10 PERCENT OF ITS TOTAL INSTALLED COOLING CAPACITY, WHICHEVER IS GREATER. 2. SYSTEMS WHERE INTERNAL / EXTERNAL ZONE HEAT RECOVERY IS USED. 3. SYSTEMS USED TO COOL DEDICATED COMPUTER SERVER ROOMS, ELECTRONIC EQUIPMENT ROOM OR TELECOM ROOM HAVING A WATER ECONOMIZER SYSTEM CAPABLE OF COOLING AIR BY DIRECT AND/OR INDIRECT EVAPORATION AND PROVIDING 100 PERCENT OF THE EXPECTED SYSTEMS COOLING LOAD AT OUTSIDE AIR TEMPERATURES OF 45°F DRY BULB AND 40°F WET BULB AND BELOW. 4. ECONOMIZER COOLING IS NOT REQUIRED FOR NEW COOLING SYSTEMS SERVING AN EXISTING DEDICATED COMPUTER SERVING ROOM, ELECTRONIC EQUIPMENT ROOM OR TELECOM ROOM IN EXISTING BUILDINGS UP TO A TOTAL OF 600 MBH OF COOLING. 5. ECONOMIZER COOLING IS NOT REQUIRED FOR NEW COOLING SYSTEMS SERVING A NEW DEDICATED COMPUTER SERVING ROOM, ELECTRONIC EQUIPMENT ROOM OR TELECOM ROOM IN EXISTING BUILDINGS UP TO A TOTAL OF 240 MBH OF COOLING. 6. SYSTEMS USING CONDENSER HEAT RECOVERY, UP TO THE COOLING CAPACITY USED TO PROVIDE CONDENSER HEAT RECOVERY.
9. FORCED AIR UNIT AND PACKAGED ELECTRIC EQUIPMENT WITH A TOTAL HEATING CAPACITY GREATER THAN 20 MBH SHALL HAVE A HEAT PUMP AS THE PRIMARY HEATING SOURCE.
10. HEAT PUMPS HAVING SUPPLEMENTAL ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENATARY HEAT OPERATION WHEN THE HEAT PUMP CAN MEET THE HEATING LOAD.
11. SHEET METAL DUCT JOINTS SHALL BE SEALED WITH MASTIC. WHERE MASTIC IS USED TO SEAL OPENINGS GREATER THAN 1/4", A COMBINATION OF MASTIC AND MESH SHALL BE USED.
12. REPLACE EXISTING DUCTWORK IF THE TERMINAL CONNECTION USES MORE THAN 20' OF FLEXIBLE DUCTWORK.
13. ALL MATERIALS & PRODUCTS USED WILL BE NEW UNLESS OTHERWISE DIRECTED BY THE OWNER. ALL EXISTING DUCTWORK, GRILLES & DIFFUSERS TO REMAIN, UNLESS OTHERWISE DIRECTED BY THE OWNER.
14. COORDINATE DEMOLITION OF EXISTING HVAC SYSTEMS WITH GENERAL CONTRACTOR. DEMOLITION TO BE COMPLETED BY THE GENERAL CONTRACTOR.
15. ROOF CURBS TO BE FURNISHED AND SPOTTED BY HUNTER-DAVISSON. LEVELING AND ROOFING BY THE GENERAL CONTRACTOR.
16. STRUCTURAL CALCULATIONS FOR NEW ROOFTOP EQUIPMENT BY LICENSED STRUCTURAL ENGINEER.
17. NEW LAY-IN CEILING SUPPLY DIFFUSERS TO BE TITUS PCS (PERFORATED, ADJUSTABLE CURVED BLADE CORE) OR EQUAL.
18. PROGRAMMABLE ROOM THERMOSTATS TO BE MOUNTED 48" ABOVE FINISHED FLOOR. PER SECTION 503.2.4 OF THE OEESC THERMOSTATS SHALL BE CAPABLE OF CONTROLLING THE TEMPERATURE BETWEEN 55°F AND 85°F WITH A DEADBAND OF 5°F. OFF-HOUR CONTROLS SHALL BE ACCOMPLISHED USING A PROGRAMMABLE THERMOSTAT OR TIMECLOCK. OPTIMUM START CONTROLS SHALL BE ABLE TO VARY THE START-UP TIME OF THE SYSTEM TO JUST MEET THE TEMPERATURE SET POINT AT THE TIME OF OCCUPANCY. PROVIDE A VANDLE PROOF GUARD FOR THERMOSTATS LOCATED IN PUBLIC AREAS AS REQUIRED.
19. PROVIDE MOTORIZED DAMPERS FOR OUTDOOR AIR SUPPLY AND EXHAUST SYSTEMS IN EXCESS OF 300 CFM PER OEESC 503.2.4.5. EXCEPTIONS INCLUDE COMBUSTION AIR INTAKES, TYPE 1 KITCHEN HOODS, COOLING EQUIPMENT RATED LESS THAN 54,000 BTU/HR AND HOOD VENTS WITH GRAVITY DAMPERS IN BUILDINGS LESS THAN 3 STORIES IN HEIGHT.
20. OUTSIDE AIR DAMPERS SHALL HAVE A MAXIMUM LEAKAGE RATE OF 20 CFM/SQ.FT. @ 1.0" W.G.
21. OPERATION AND MAINTENANCE MANUAL(S) SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR IN ACCORDANCE WITH SECTION 503.2.9.3 OF THE OEESC.

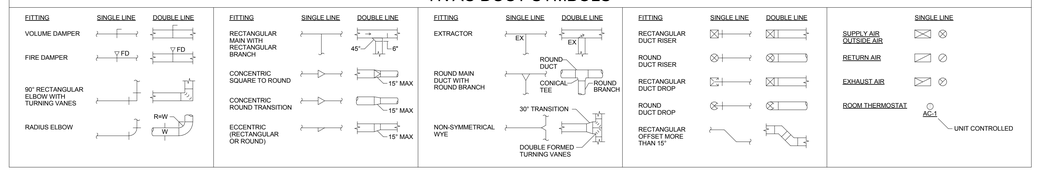
SCOPE OF WORK

1. FURNISH AND INSTALL TWO (2) DAIKIN DEDICATED OUTSIDE AIR UNITS WITH GAS HEAT AND DX COOLING.
2. FURNISH AND INSTALL SIX (6) DAIKIN SPLIT SYSTEM HEAT PUMPS TO SERVE FIRST FLOOR AMENITY SPACES AND OFFICES. OUTDOOR HEAT PUMP UNITS TO BE MOUNTED ON ROOF. INCLUDING ALL NECESSARY REFRIGERANT PIPING FOR SPLIT SYSTEMS, CONDENSATE DRAIN PIPING, THERMOSTATS, AND DISTRIBUTION DUCTWORK AND DIFFUSERS.
3. FURNISH AND INSTALL SEVEN (7) SPLIT SYSTEM AIR CONDITIONING SYSTEMS TO SERVE SECURITY, DATA ENTRY/FIRE ALARM, ELECTRICAL, DATA, AND ELEVATOR CONTROL ROOMS. OUTDOOR CONDENSING UNITS TO BE MOUNTED ON ROOF. INCLUDING ALL NECESSARY REFRIGERANT PIPING, CONDENSATE DRAIN PIPING, AND THERMOSTATS.
4. FURNISH AND INSTALL THREE (3) CEILING CABINET EXHAUST FANS WITH ASSOCIATED EXHAUST DUCTWORK AND EXTERIOR LOUVERS FOR FIRST FLOOR RESTROOM AND JANITOR CLOSETS ON FIRST FLOOR AND FIFTH FLOOR.
5. FURNISH AND INSTALL ONE (1) INLINE SUPPLY FAN AND ONE (1) ELECTRIC DUCT HEATER TO PROVIDE VENTILATION AND PRESSURIZATION OF MAINTENANCE ROOM 100M. INCLUDING ASSOCIATED DUCTWORK AND EXTERIOR LOUVER.
6. FURNISH AND INSTALL ONE (1) THERMOSTATICALLY-CONTROLLED INLINE EXHAUST FAN TO SERVE MAIN ELECTRICAL ROOM 100Q. INCLUDING ASSOCIATED EXHAUST DUCTWORK, EXHAUST GRILLES, AND EXTERIOR LOUVER.
7. FURNISH AND INSTALL ONE (1) SIDEWALL EXHAUST FAN TO SERVE MAIN TRASH/RECYCLING 100U. INCLUDING ASSOCIATED EXHAUST DUCTWORK, GRILLES, AND EXTERIOR LOUVER.
8. FURNISH SEVEN (7) ELECTRIC WALL HEATERS TO SERVE FIRST FLOOR SPACES AND STAIRWELLS. INSTALLATION BY OTHERS.
9. FURNISH AND INSTALL SIXTY-ONE (61) AMANA PTHP UNITS TO SERVE RESIDENTIAL UNITS WITH WALL-MOUNTED THERMOSTATS. CONDENSATE DRAIN TO TERMINATE AT CONDENSATE RISER SERVING EACH STACK OF UNITS. RISER AND FINAL CONNECTION TO DRAIN PLUG BY PLUMBING CONTRACTOR.
10. FURNISH AND INSTALL SEVENTY-NINE (79) PANASONIC WHIPSERGREEN CEILING CABINET EXHAUST FANS FOR RESIDENT BATHROOMS. INCLUDING 4" ROUND EXHAUST DUCT ROUTED TO EXTERIOR AND EXTERIOR TERMINATION.
11. FURNISH AND INSTALL 6" RANGE EXHAUST DUCT FOR SIXTY-ONE (61) RESIDENTIAL UNITS INCLUDING EXTERIOR TERMINATION.
12. FURNISH AND INSTALL ONE (1) ELECTRIC UNIT HEATER TO SERVE MAIN TRASH/RECYCLING 100U.
13. FURNISH AND INSTALL ONE (1) MAKE-UP AIR LOUVER AND CONTROL DAMPER FOR LAUNDRY ROOM. INTERLOCKING OF DAMPER WITH DRYERS IS BY OTHERS.
14. FURNISH AND INSTALL 4" DRYER EXHAUST DUCTWORK INCLUDING EXTERIOR LOUVER.
15. FURNISH AND INSTALL ONE (1) ELEVATOR RELIEF HOOD INCLUDING ASSOCIATED DAMPER.

ABBREVIATIONS

A/C	AIR CONDITION (ED)	CD	CONDENSATE DRAIN	EQUIP	EQUIPMENT	IN	INCHES	OSA	OUTSIDE AIR	TYP	TYPICAL
AD	ACCESS DOOR	CFM	CUBIC FEET PER MINUTE	ERV	ENERGY RECOVERY VENTILATOR	LAT	LEAVING AIR TEMPERATURE	PSI	POUNDS PER SQUARE INCH	V	VOLT
AFF	ABOVE FINISHED FLOOR	CLG	CEILING	ESP	EXTERNAL STATIC PRESSURE	LF	LINEAR FEET	QTY	QUANTITY	VD	VOLUME DAMPER (HAND OPERATOR)
ALT	ALTERNATIVE	CND	CONDENSATE DRAIN	EXH	EXHAUST	MA	MIXED AIR	RA	RETURN AIR	VFD	VARIABLE FREQUENCY DRIVE
AL	ALUMINUM	CONC	CONCRETE	EXIST	EXISTING	MAX	MAXIMUM	RET	RETURN	VRV	VARIABLE REFRIGERANT VOLUME
APD	AIR PRESSURE DROP	CONT	CONTINUE(D)ATION)	EXP	EXPANSION	MBH	THOUSAND BTU PER HOUR	REV	REVISION	W	WITH
APPROX	APPROXIMATELY	CL	CENTERLINE	F	DEGREES FAHRENHEIT	MD	MOTORIZED DAMPER	RH	RELATIVE HUMIDITY	WB	WET BULB
ARCH	ARCHITECT(URAL)	DDC	DIRECT DIGITAL CONTROL	FC	FLEXIBLE CONNECTOR	MECH	MECHANICAL	RPM	REVOLUTIONS PER MINUTE	WC	WATER COLUMN
AUTO	AUTOMATIC	DEFL	DEFLECTION	FD	FIRE DAMPER	MFG	MANUFACTURER	SA	SUPPLY AIR	W/O	WITHOUT
BDD	BACKDRAFT DAMPER	DN	DOWN	FPM	FEET PER MINUTE	MH	MOUNTING HEIGHT	SF	SQUARE FEET	WPD	WATER PRESSURE DROP
BHP	BRAKE HORSE POWER	DWG	DRAWING	FSD	FIRE SMOKE DAMPER	MIN	MINIMUM	SH	SENSIBLE HEAT	W	WATT
BLDG	BUILDING	EAT	ENTERING AIR TEMPERATURE	FT	FEET	N/A	NOT APPLICABLE	SP	STATIC PRESSURE	KW	KILOWATT
BOD	BOTTOM OF DUCT	EF	EXHAUST FAN	FV	FACE VELOCITY	NC	NOISE CRITERIA	SPEC	SPECIFICATION		
BOP	BOTTOM OF PIPE	EFF	EFFICIENCY	GA	GAGE / GAUGE	NC	NORMALLY CLOSED	SS	STAINLESS STEEL		
BSMT	BASEMENT	ELEC	ELECTRIC(AL)	GALV	GALVANIZED	NC	NORMALLY OPEN	TD	TEMPERATURE DIFFERENCE		
BTUH	BRITISH THERMAL UNIT PER HOUR	ELEV	ELEVATION	HP	HORSE POWER	NTS	NOT TO SCALE	TEMP	TEMPERATURE		
CD	CEILING DIFFUSER	EQ	EQUAL	ID	INTERNAL DIAMETER	OD	OUTSIDE DIAMETER	TP	TOTAL PRESSURE		

HVAC DUCT SYMBOLS



DESIGN CONDITIONS - PORTLAND, OREGON

SPACE	WINTER		SUMMER	
	TEMPERATURE	HUMIDITY	TEMPERATURE	HUMIDITY
INDOOR	70°F ± 2°F DB	NOT CONTROLLED	75°F ± 2°F DB	NOT CONTROLLED
OUTDOOR	25.2°F DB	N/A	91.4°F DB/67.3°F MCWB	28.1% RH

NOTES:
1. OUTDOOR CONDITIONS BASED ON ASHRAE FUNDAMENTALS 2013, 99.6% & 0.4% DATE

MINIMUM INSULATION R-VALUE FOR HVAC DUCT SYSTEMS (OREGON)

DUCT LOCATION (*3)	DUCT TYPE			
	OUTSIDE AIR	RETURN AIR	COOLING SUPPLY	HEATING SUPPLY
EXTERIOR OF BUILDING	-	8.0	8.0	8.0
VENTED SPACES (*1)	-	8.0	8.0	8.0
UNCONDITIONED SPACES & PLENUMS (*2)	5.0	5.0	5.0	5.0
FULLY CONDITIONED SPACES	8.0	-	-	-

NOTE TABLE IS IN ACCORDANCE WITH THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE, 503.2.
*2 INCLUDES UNCONDITIONED SPACES (ATTICS, CRAWL SPACES, VENTED MECHANICAL ROOMS) OUTSIDE THE BUILDING
1. PROVIDES UNCONDITIONED, UNVENTED SPACES SUCH AS UNVENTED MECH. ROOMS, SHAFTS, OR PLENUMS IN THE
2. BUILDING
ENVELOPE
3. OR PLENUM DOES NOT EXCEED
15°F

OWENS CORNING SOFT-R DUCTWRAP FRK WITH A THICKNESS OF 2.2" HAS AN INSTALLED RATING OF R-6.0
OWENS CORNING SOFT-R DUCTWRAP FRK WITH A THICKNESS OF 3" HAS AN INSTALLED RATING OF R-8.3

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2012
TARA LYNN WELLS
EXPIRES: 06/30/2020

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

SCOPE & LEGEND

GMP/PERMIT

DATE: 17 OCT 2018
PROJECT: 149000

SHEET NUMBER
M0.02

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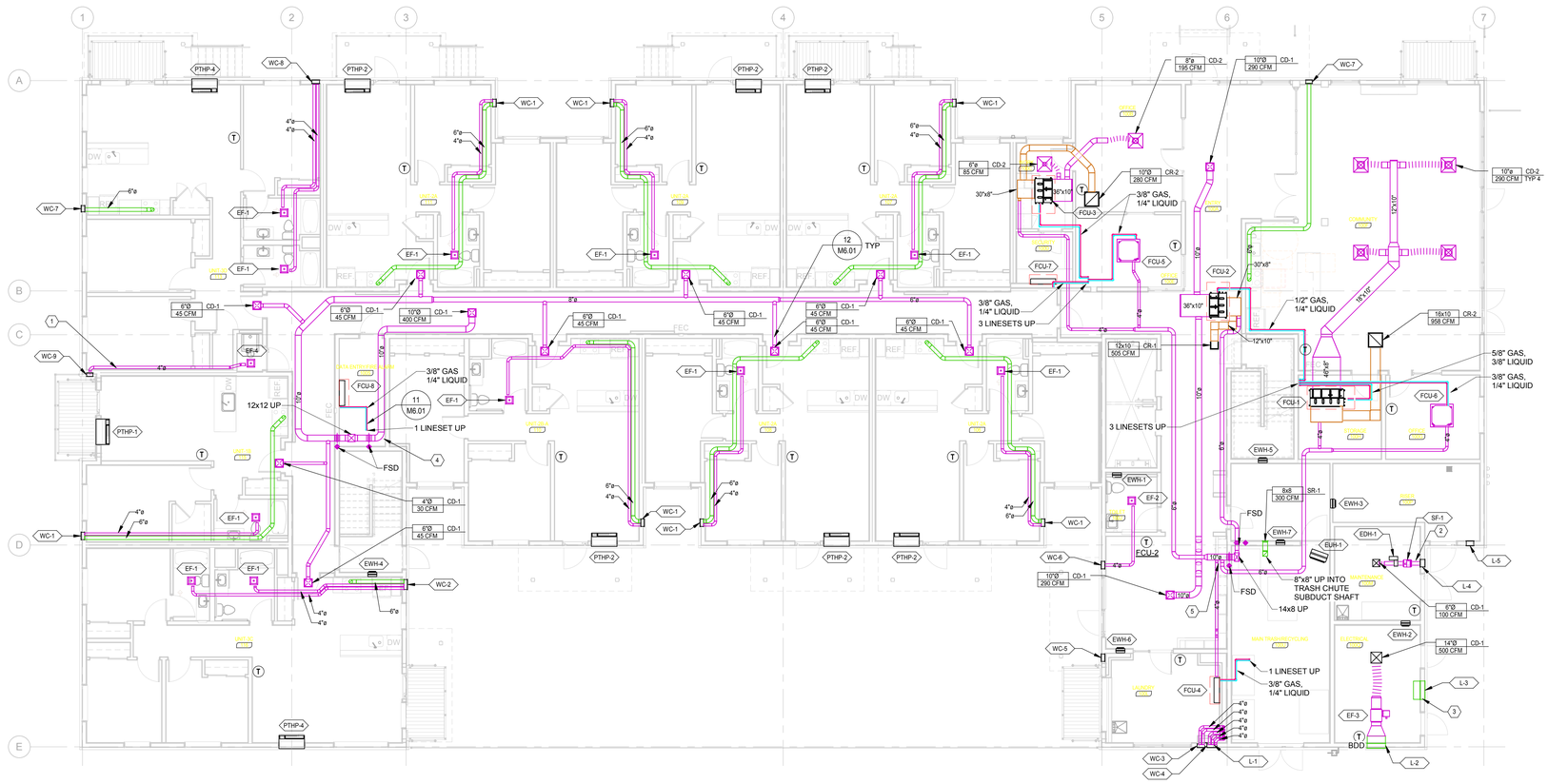
GENERAL NOTES:

1. UNIT EXHAUST TO TERMINATE IN PRE-FABRICATED COMBI-VENT WITH BACKDRAFT DAMPER FOR DRYER DUCT AND BIRDSCREEN FOR KITCHEN AND BATH DUCTS.
2. ELECTRIC HEAT IN BEDROOMS BY ELECTRICAL CONTRACTOR.
3. PTHP CONDENSATE DRAIN TO TERMINATE AT CONDENSATE RISER SERVING EACH STACK OF UNITS. RISER AND FINAL CONNECTION TO DRAIN PLUG BY PLUMBING CONTRACTOR.
4. OSA DUCT TO TERMINATE WITHIN 12" OF UNIT RETURN.
5. DRYER DUCT MATERIAL SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE 0.016" THICK. RIVET OR SCREEN PENETRATIONS IN DUCT WALL IS NOT ACCEPTABLE. DRYER DUCT SHALL BE SUPPORTED EVERY 4 FEET.
6. ROUTE FAN COIL CONDENSATE DRAIN PIPING TO NEAREST HUB DRAIN OR SINK.
7. SEE DETAIL 6/M.01 FOR CORRIDOR WALL PENETRATION DETAIL.

KEY NOTES:

1. EXHAUST DUCT IS LOCATED IN A FIRE-RATED SHAFT ENCLOSURE, REFER TO ARCHITECTURAL PLANS.
2. WRAP DUCT WITH R-8 INSULATION UPSTREAM OF EDH.
3. MOTORIZED DAMPER INTERLOCKED WITH EF-3. DAMPER OPENS WHEN THERMOSTAT CALLS FOR EF-3 OPERATION.
4. SEE DETAIL 1/M6.02 FOR SECTION OF SHAFT RISER.
5. SEE DETAIL 2/M6.02 FOR SECTION OF SHAFT RISER.



1 LEVEL 1 OVERALL HVAC FLOOR PLAN
1/8" = 1'-0"

0 4 8 16 32

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

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LEVEL 1 OVERALL HVAC FLOOR PLAN

GMP/PERMIT

DATE 17 OCT 2018
PROJECT 149000

SHEET NUMBER
M2.01

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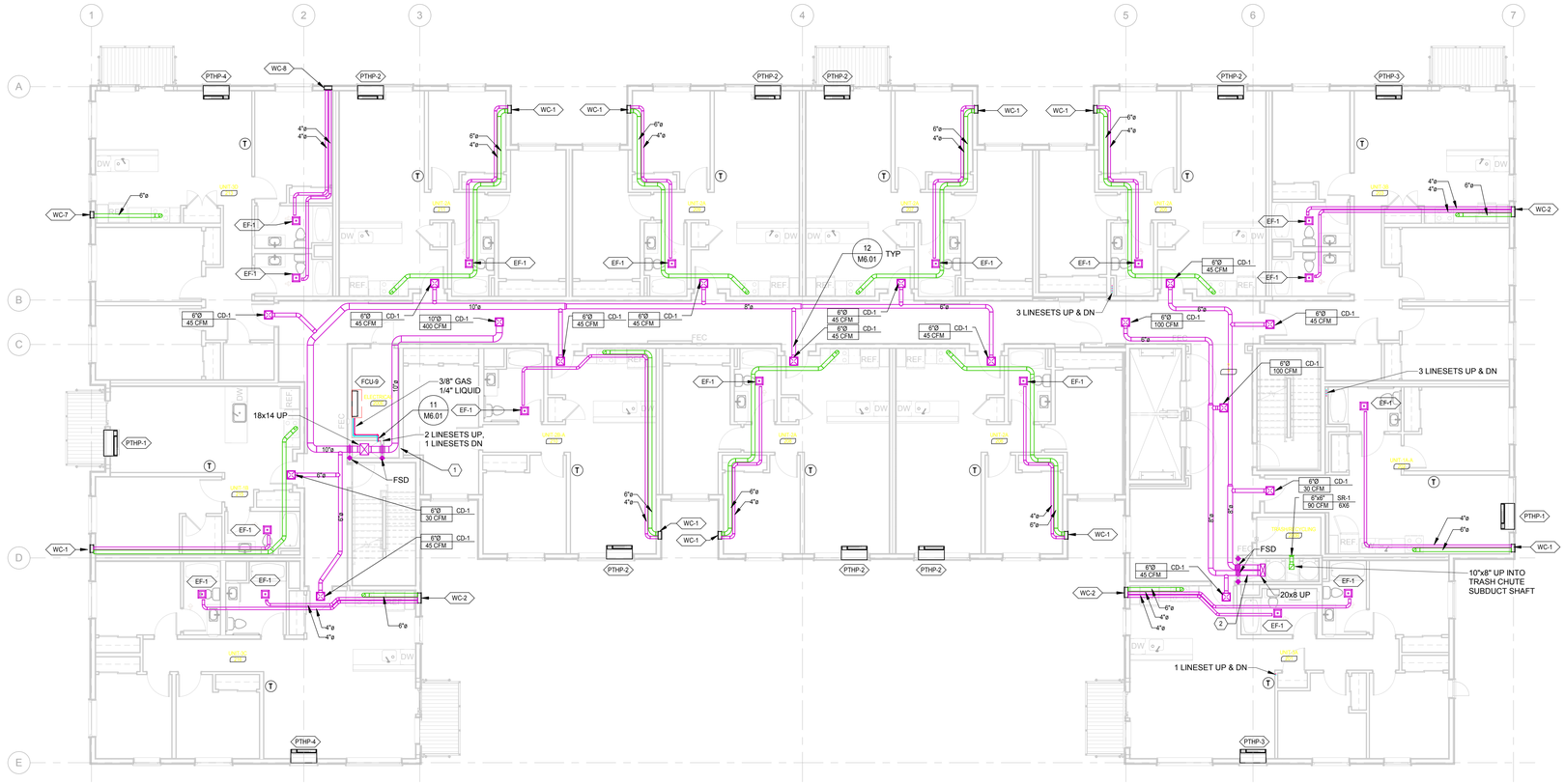
GENERAL NOTES:

1. UNIT EXHAUST TO TERMINATE IN PRE-FABRICATED COMBI-VENT WITH BIRDSCREEN FOR KITCHEN AND BATH DUCTS.
2. ELECTRIC HEAT IN BEDROOMS BY ELECTRICAL CONTRACTOR.
3. PTHP CONDENSATE DRAIN TO TERMINATE AT CONDENSATE RISER SERVING EACH STACK OF UNITS. RISER AND FINAL CONNECTION TO DRAIN PLUG BY PLUMBING CONTRACTOR.
4. SEE DETAIL 6/M.01 FOR CORRIDOR WALL PENETRATION DETAIL.

KEY NOTES:

1. SEE DETAIL 1/M6.02 FOR SECTION OF SHAFT RISER.
2. SEE DETAIL 2/M6.02 FOR SECTION OF SHAFT RISER.



1 LEVEL 2 OVERALL HVAC FLOOR PLAN

1/8" = 1'-0"

0 4 8 16 32

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

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LEVEL 2 OVERALL HVAC FLOOR PLAN

GMP/PERMIT

DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M2.02

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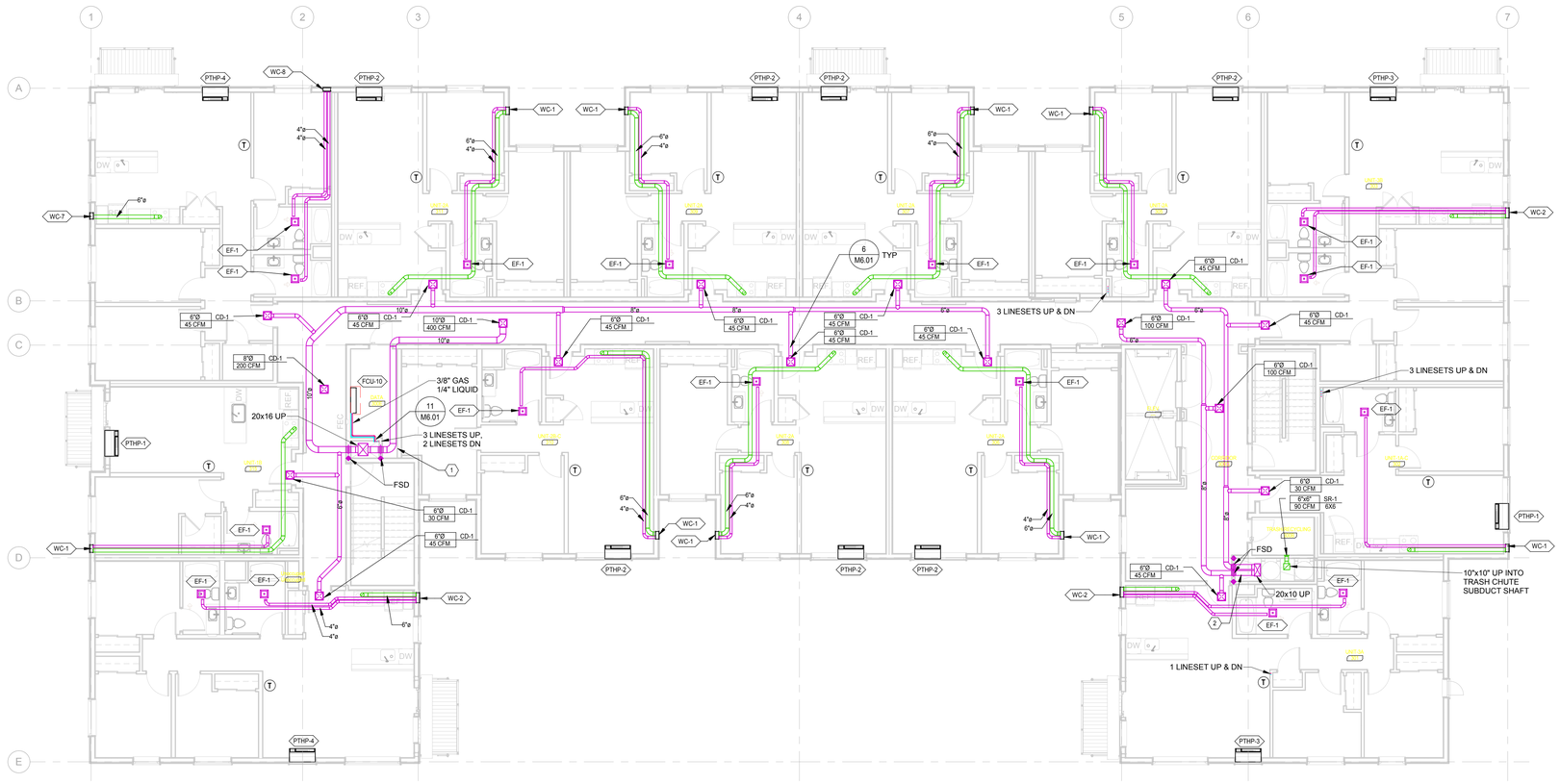
GENERAL NOTES:

1. UNIT EXHAUST TO TERMINATE IN PRE-FABRICATED COMBI-VENT WITH BIRDSCREEN FOR KITCHEN AND BATH DUCTS.
2. ELECTRIC HEAT IN BEDROOMS BY ELECTRICAL CONTRACTOR.
3. PTHP CONDENSATE DRAIN TO TERMINATE AT CONDENSATE RISER SERVING EACH STACK OF UNITS. RISER AND FINAL CONNECTION TO DRAIN PLUG BY PLUMBING CONTRACTOR.
4. SEE DETAIL 6/M.01 FOR CORRIDOR WALL PENETRATION DETAIL.

KEY NOTES:

1. SEE DETAIL 1/M6.02 FOR SECTION OF SHAFT RISER.
2. SEE DETAIL 2/M6.02 FOR SECTION OF SHAFT RISER.



1 LEVEL 3 OVERALL HVAC FLOOR PLAN

1/8" = 1'-0"

0 4 8 16 32

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

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DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M2.03

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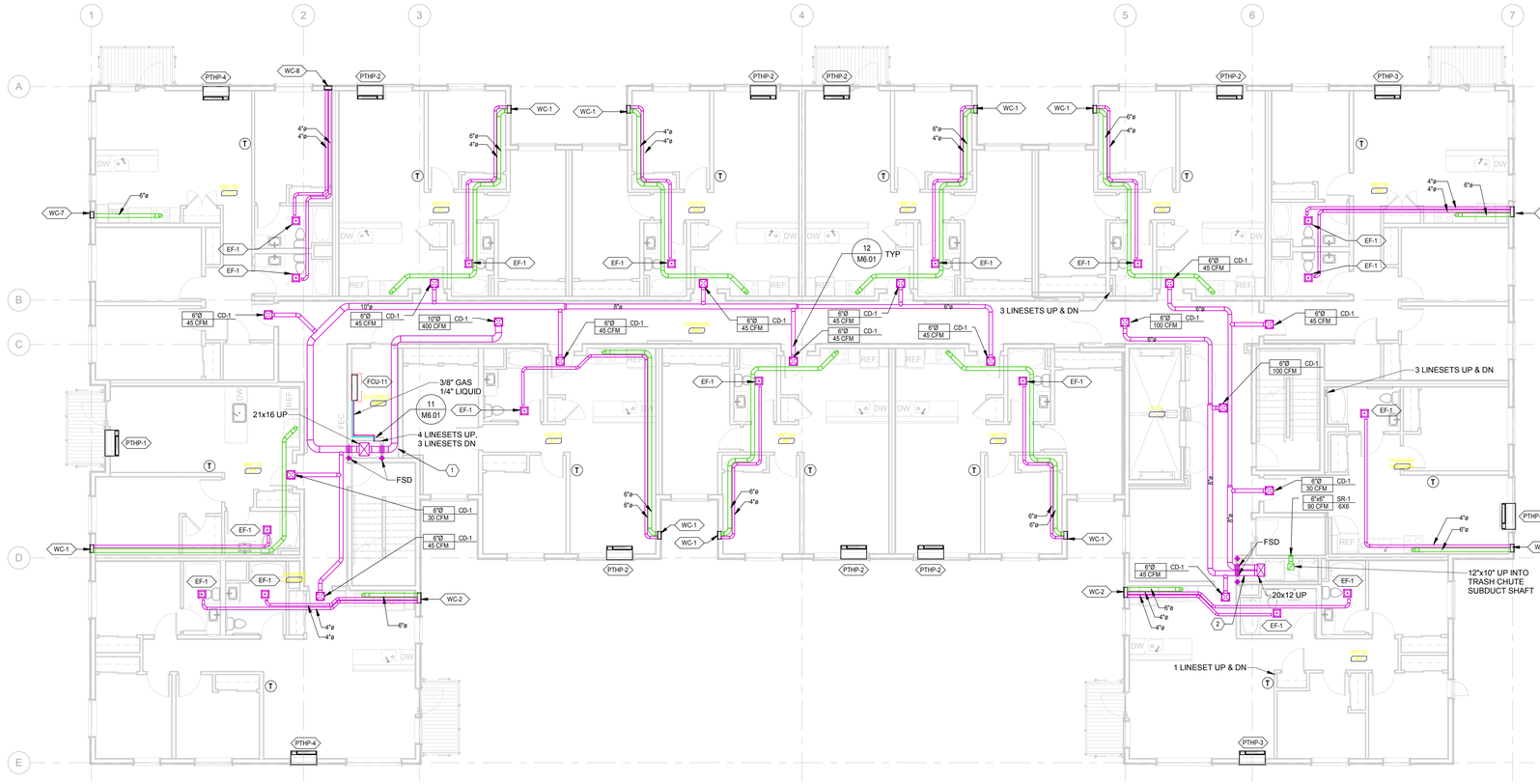
GENERAL NOTES:

1. UNIT EXHAUST TO TERMINATE IN PRE-FABRICATED COMBI-VENT WITH BIRDSCREEN FOR KITCHEN AND BATH DUCTS.
2. ELECTRIC HEAT IN BEDROOMS BY ELECTRICAL CONTRACTOR.
3. PTHP CONDENSATE DRAIN TO TERMINATE AT CONDENSATE RISER SERVING EACH STACK OF UNITS. RISER AND FINAL CONNECTION TO DRAIN PLUG BY PLUMBING CONTRACTOR.
4. SEE DETAIL 6/M.01 FOR CORRIDOR WALL PENETRATION DETAIL.

KEY NOTES:

1. SEE DETAIL 1/M6.02 FOR SECTION OF SHAFT RISER.
2. SEE DETAIL 2/M6.02 FOR SECTION OF SHAFT RISER.



1 LEVEL 4 OVERALL HVAC FLOOR PLAN
1/8" = 1'-0"

0 4 8 16 32

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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LEVEL 4 OVERALL HVAC FLOOR PLAN

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SHEET NUMBER
M2.04

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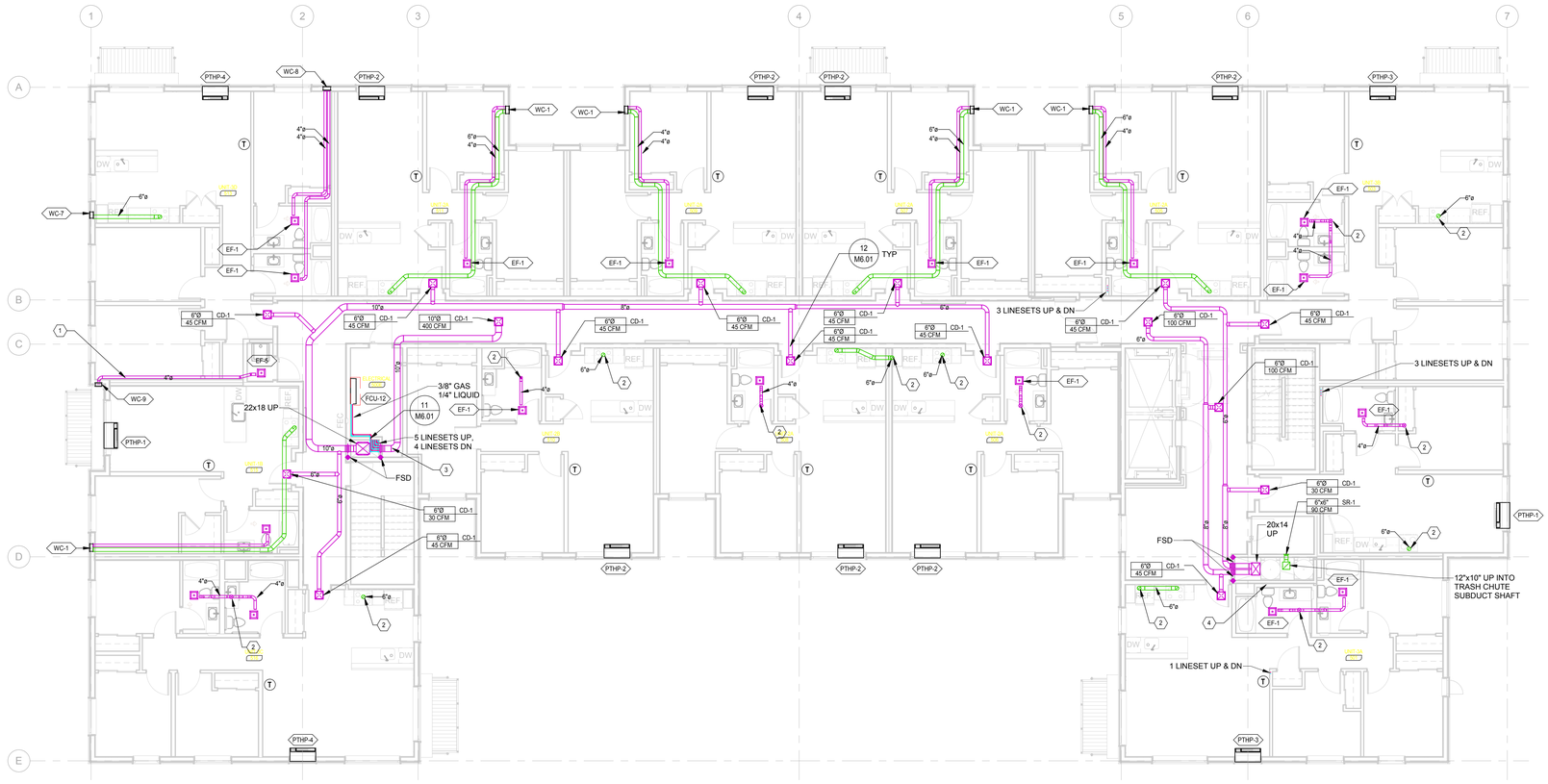
GENERAL NOTES:

1. UNIT EXHAUST TO TERMINATE IN PRE-FABRICATED COMBI-VENT WITH BIRDSCREEN FOR KITCHEN AND BATH DUCTS.
2. ELECTRIC HEAT IN BEDROOMS BY ELECTRICAL CONTRACTOR.
3. PTHP CONDENSATE DRAIN TO TERMINATE AT CONDENSATE RISER SERVING EACH STACK OF UNITS. RISER AND FINAL CONNECTION TO DRAIN PLUG BY PLUMBING CONTRACTOR.
4. SEE DETAIL 6/M.01 FOR CORRIDOR WALL PENETRATION DETAIL.

KEY NOTES:

1. EXHAUST DUCT IS LOCATED IN A FIRE-RATED SHAFT ENCLOSURE, REFER TO ARCHITECTURAL PLANS.
2. VERTICAL EXHAUST DISCHARGE UP TO ROOF CAP.
3. SEE DETAIL 1/M6.02 FOR SECTION OF SHAFT RISER.
4. SEE DETAIL 2/M6.02 FOR SECTION OF SHAFT RISER.



1 LEVEL 5 OVERALL HVAC FLOOR PLAN
1/8" = 1'-0"

0 4 8 16 32

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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LEVEL 5 OVERALL HVAC FLOOR PLAN

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SHEET NUMBER
M2.05

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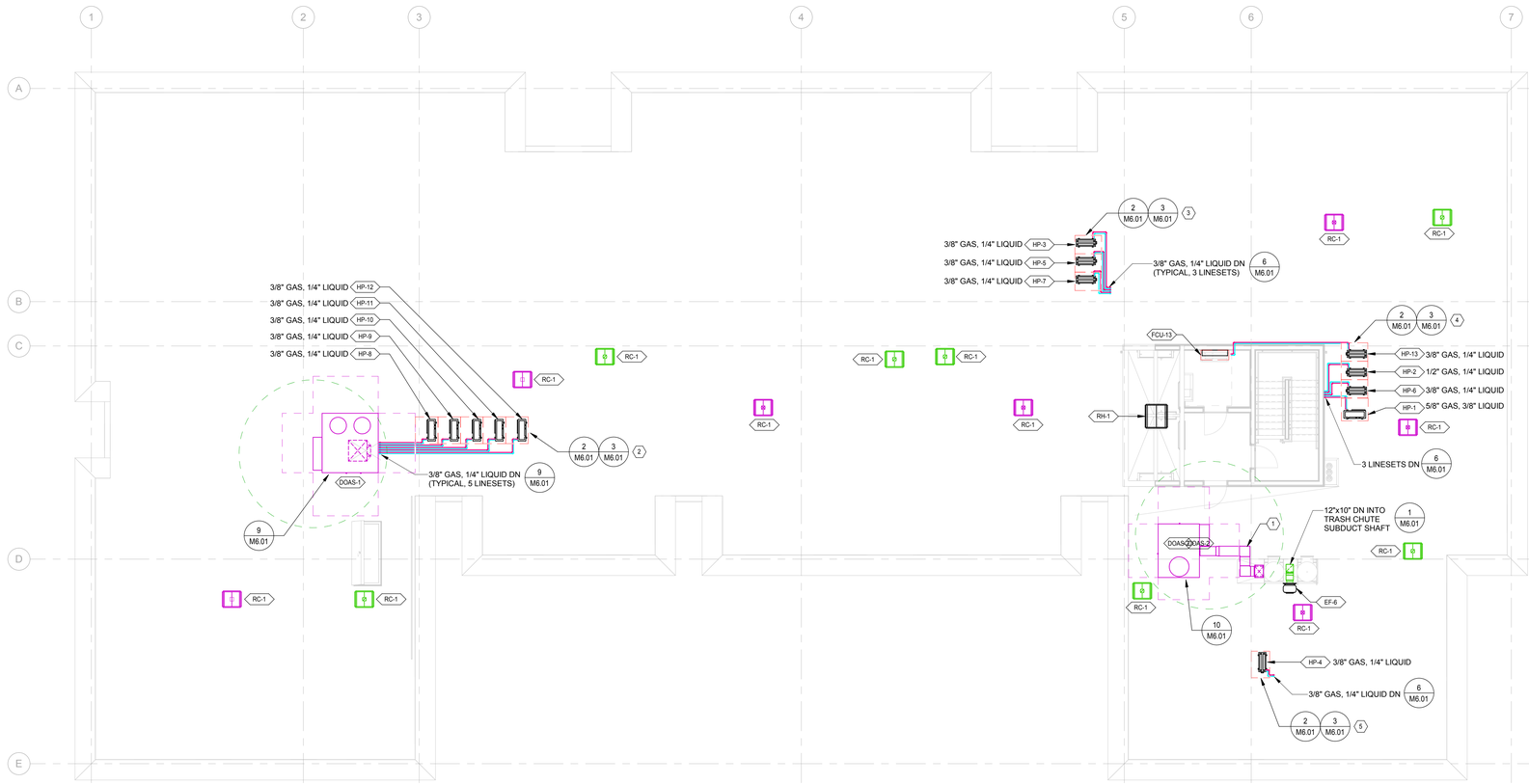
GENERAL NOTES:

1. MAINTAIN MINIMUM 10'-0" CLEARANCE BETWEEN DOAS OSA INTAKE AND ANY EXHAUST.

KEY NOTES:

1. DUCTWORK SHALL BE INSULATED WITH A MINIMUM OF R-8 INSULATION.
2. CURB DIMENSION OF 15.5'X3.5'.
3. CURB DIMENSION OF 7.5'X3.5'.
4. CURB DIMENSION OF 10.5'X3.5',
5. CURB DIMENSION OF 3.5'3.5'.



1 HVAC ROOF PLAN

1/8" = 1'-0"

0 4 8 16 32

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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HVAC ROOF PLAN

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PROJECT 149000

SHEET NUMBER M2.06

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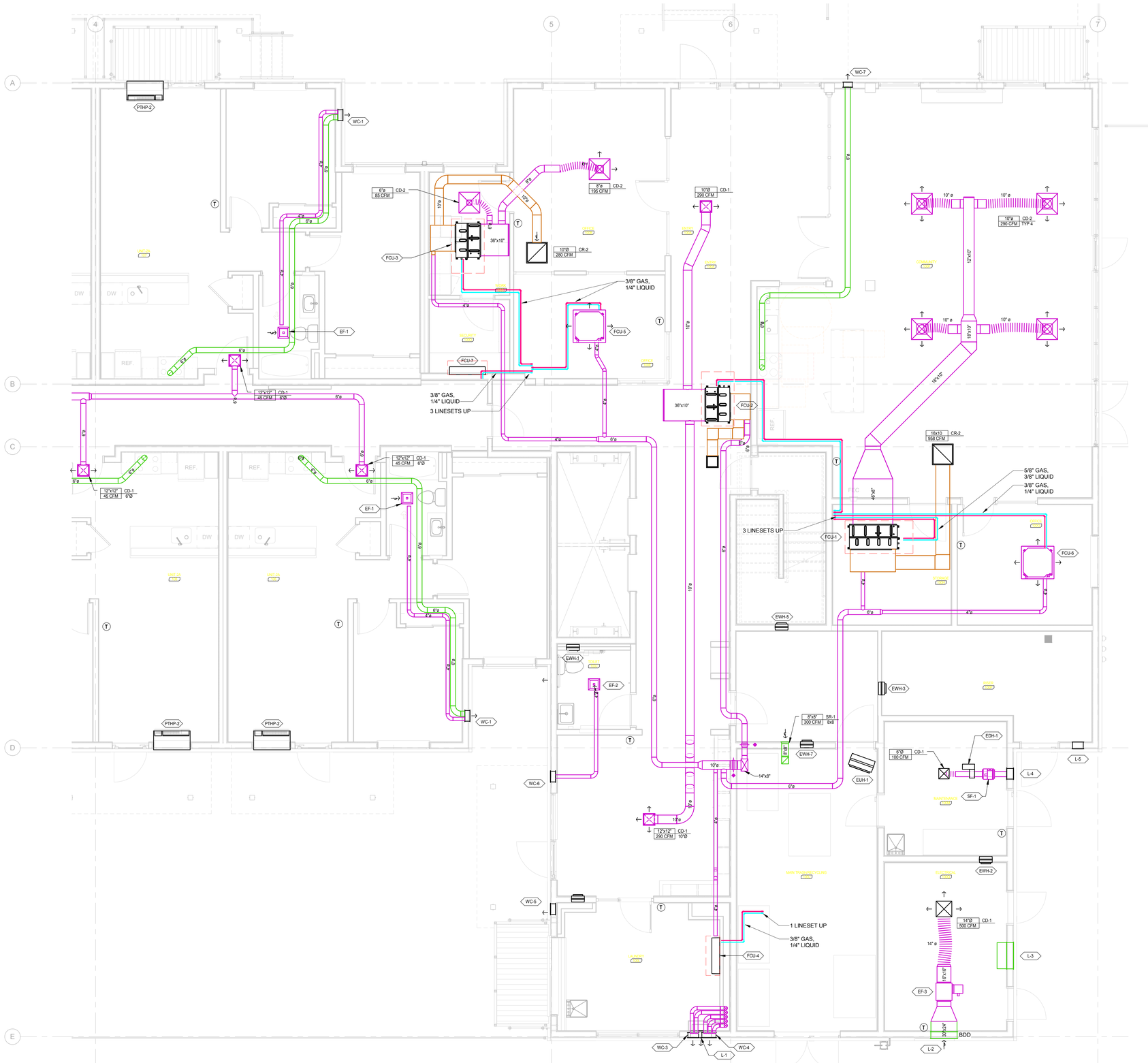
GENERAL NOTES:

1. SEE SHEET M2.01 FOR FLOOR PLAN NOTES.



1 LEVEL 1 NORTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

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LEVEL 1 NORTH ENLARGED HVAC FLOOR PLAN

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PROJECT 149000

SHEET NUMBER M5.01

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GENERAL NOTES:

1. SEE SHEET M2.01 FOR FLOOR PLAN NOTES.



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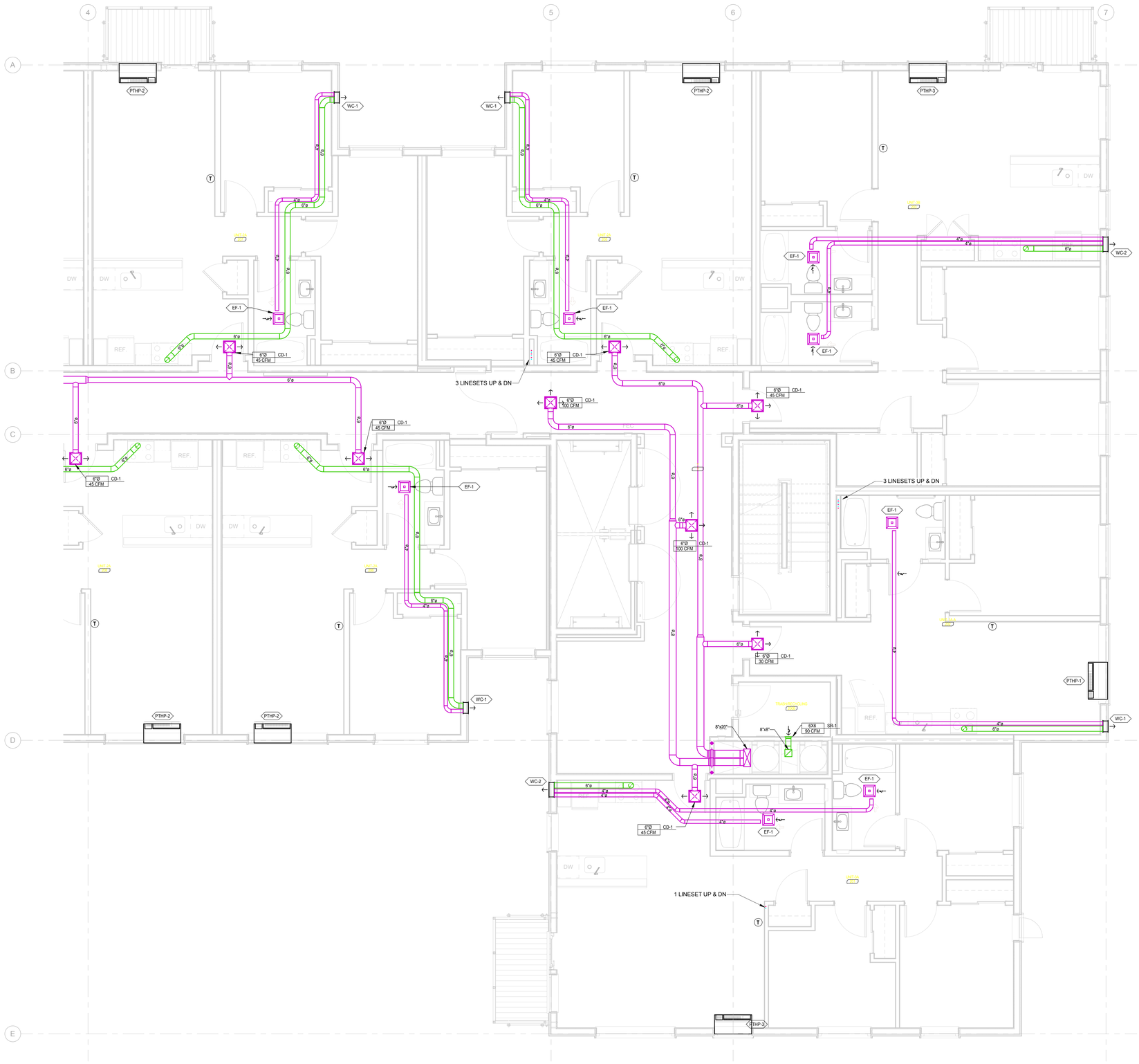
GENERAL NOTES:

1. SEE SHEET M2.02 FOR FLOOR PLAN NOTES.



1 LEVEL 2 NORTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
JAN. 13, 2017
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

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LEVEL 2 NORTH ENLARGED HVAC FLOOR PLAN

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SHEET NUMBER M5.03

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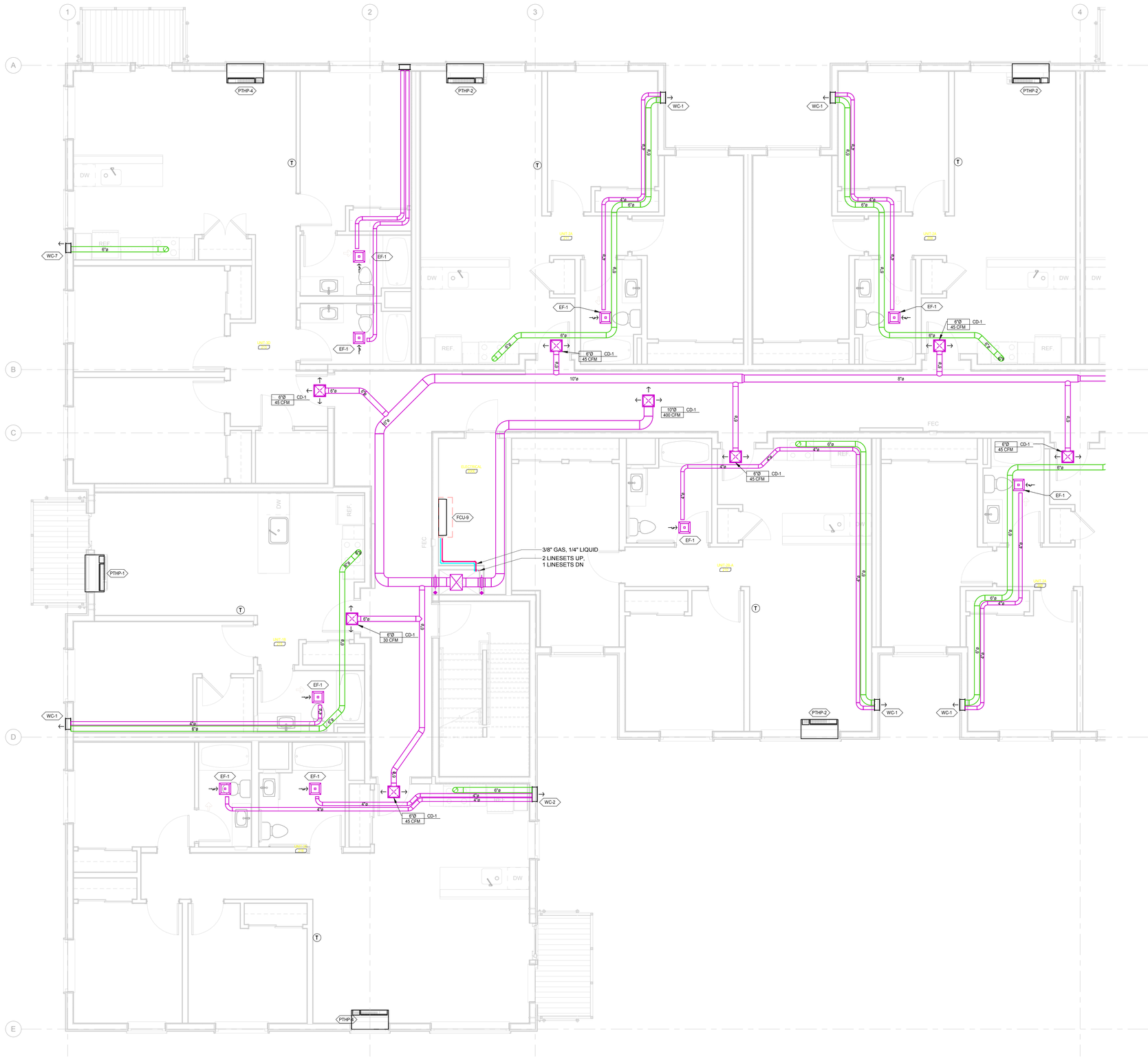
GENERAL NOTES:

1. SEE SHEET M2.02 FOR FLOOR PLAN NOTES.



1 LEVEL 2 SOUTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2013
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

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LEVEL 2 SOUTH ENLARGED HVAC FLOOR PLAN

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DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M5.04

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GENERAL NOTES:

1. SEE SHEET M2.03 FOR FLOOR PLAN NOTES.



1 LEVEL 3 NORTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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LEVEL 3 NORTH ENLARGED HVAC FLOOR PLAN

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DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M5.05

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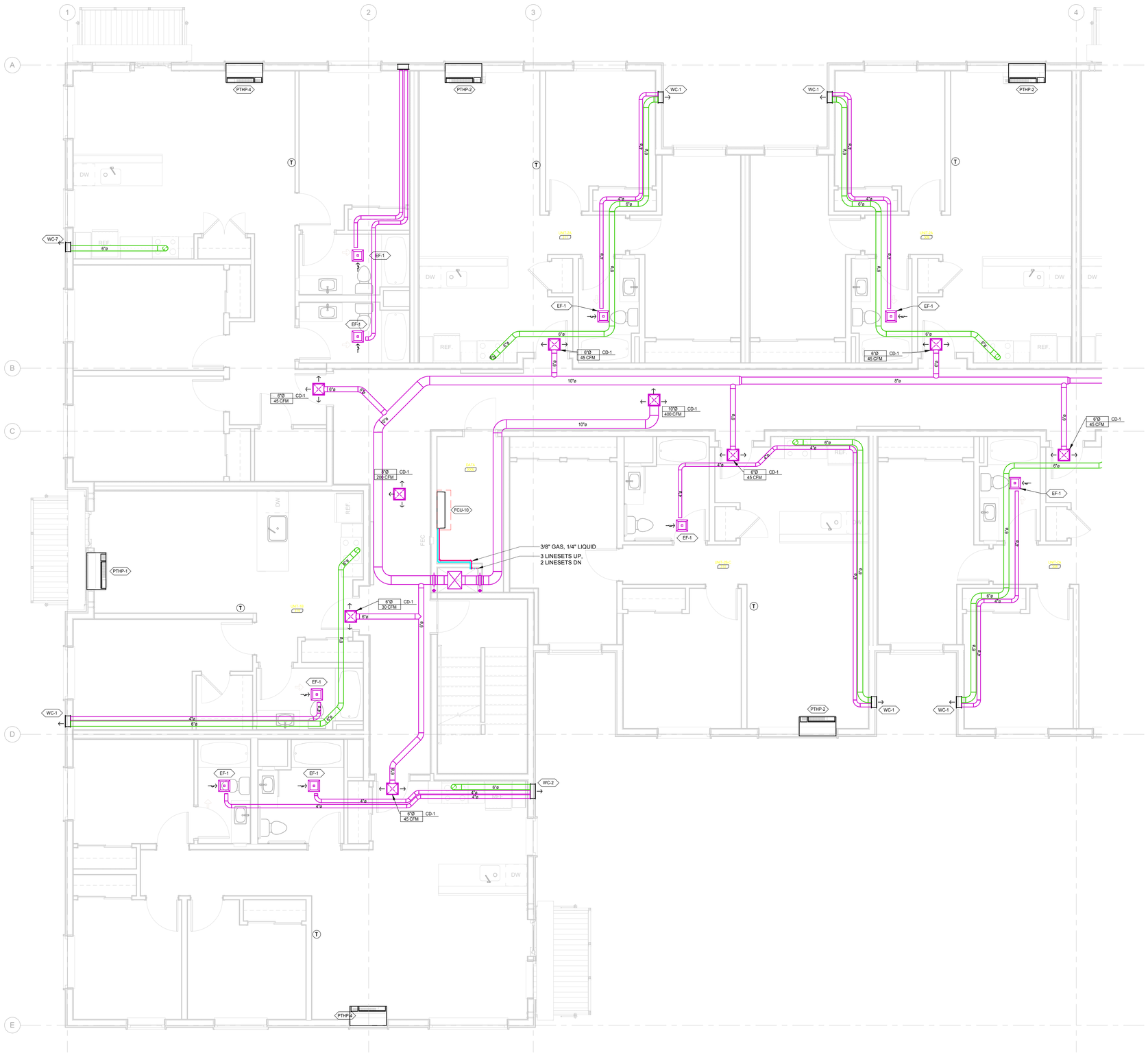
GENERAL NOTES:

1. SEE SHEET M2.03 FOR FLOOR PLAN NOTES.



1 LEVEL 3 SOUTH ENLARGED HVAC FLOOR PLAN
1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2012
SARA LYNN WELLS
EXPIRES: 06/30/2020

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PROJECT 149000

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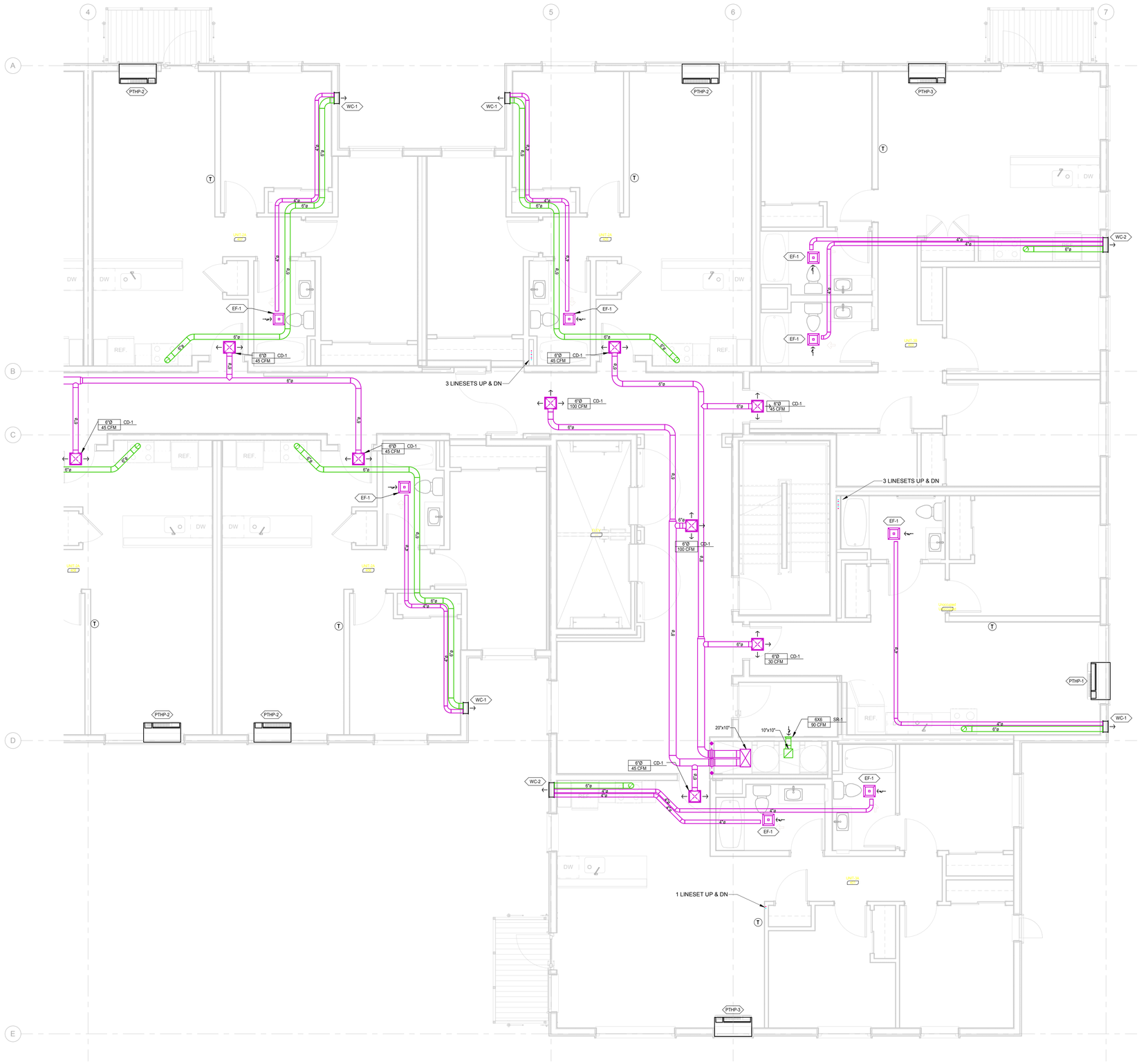
GENERAL NOTES:

1. SEE SHEET M2.04 FOR FLOOR PLAN NOTES.



1 LEVEL 4 NORTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
JULY 13, 2012
TARA LYNN WELLS
EXPIRES: 06/30/2020

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 4 NORTH ENLARGED HVAC FLOOR PLAN

GMP/PERMIT

DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M5.07

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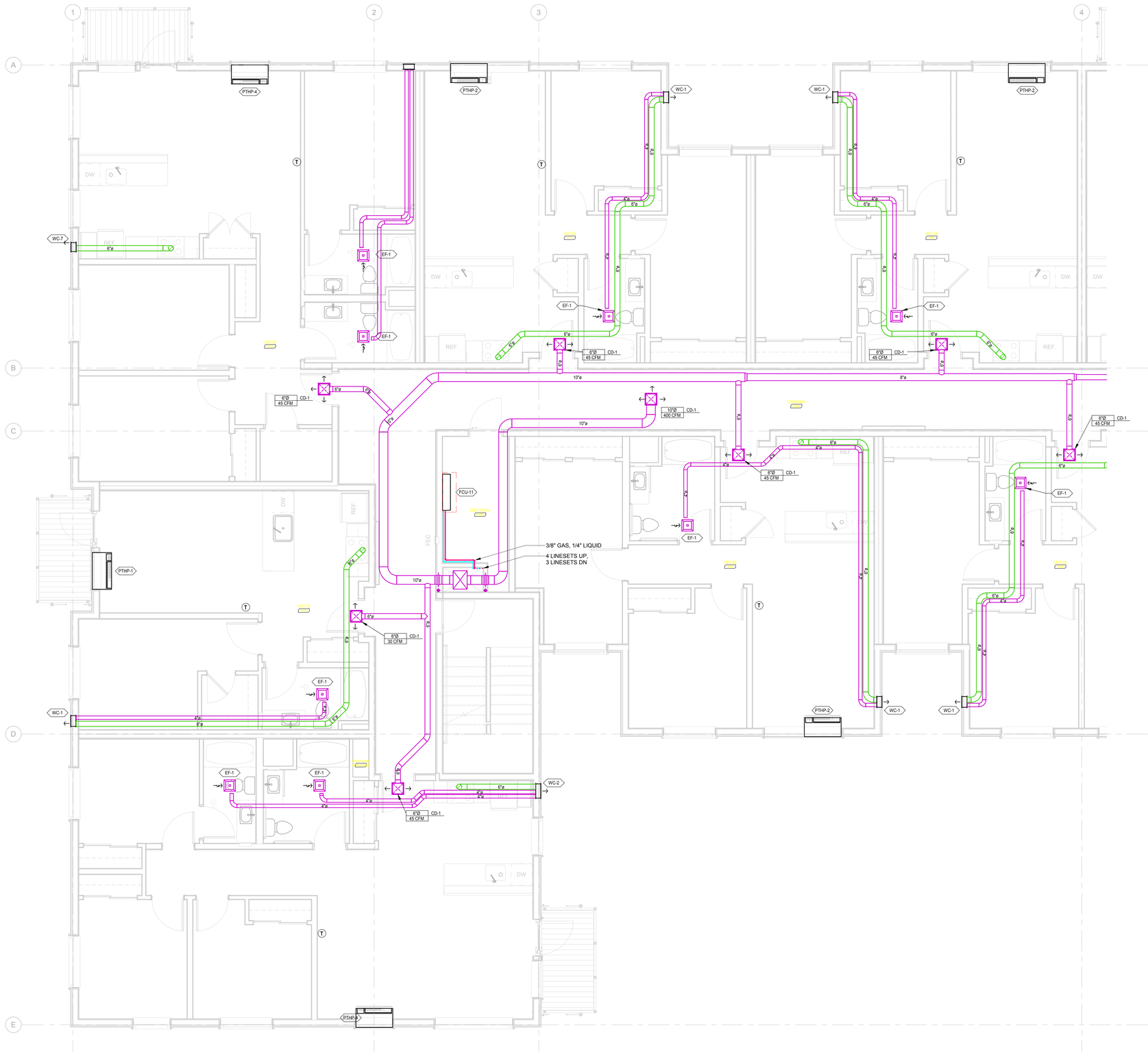
GENERAL NOTES:

1. SEE SHEET M2.04 FOR FLOOR PLAN NOTES.



1 LEVEL 4 SOUTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2015
SARA LYNN WELLS
EXPIRES: 06/30/2020

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CONTRACTORS • ENGINEERS
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 4 SOUTH ENLARGED HVAC FLOOR PLAN

GMP/PERMIT

DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M5.08

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10/10/2018 4:10:10 PM

GENERAL NOTES:

1. SEE SHEET M2.05 FOR FLOOR PLAN NOTES.



1 LEVEL 5 NORTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2013
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 NORTH ENLARGED HVAC FLOOR PLAN

GMP/PERMIT

DATE: 17 OCT 2018

PROJECT: 149000

SHEET NUMBER: M5.09

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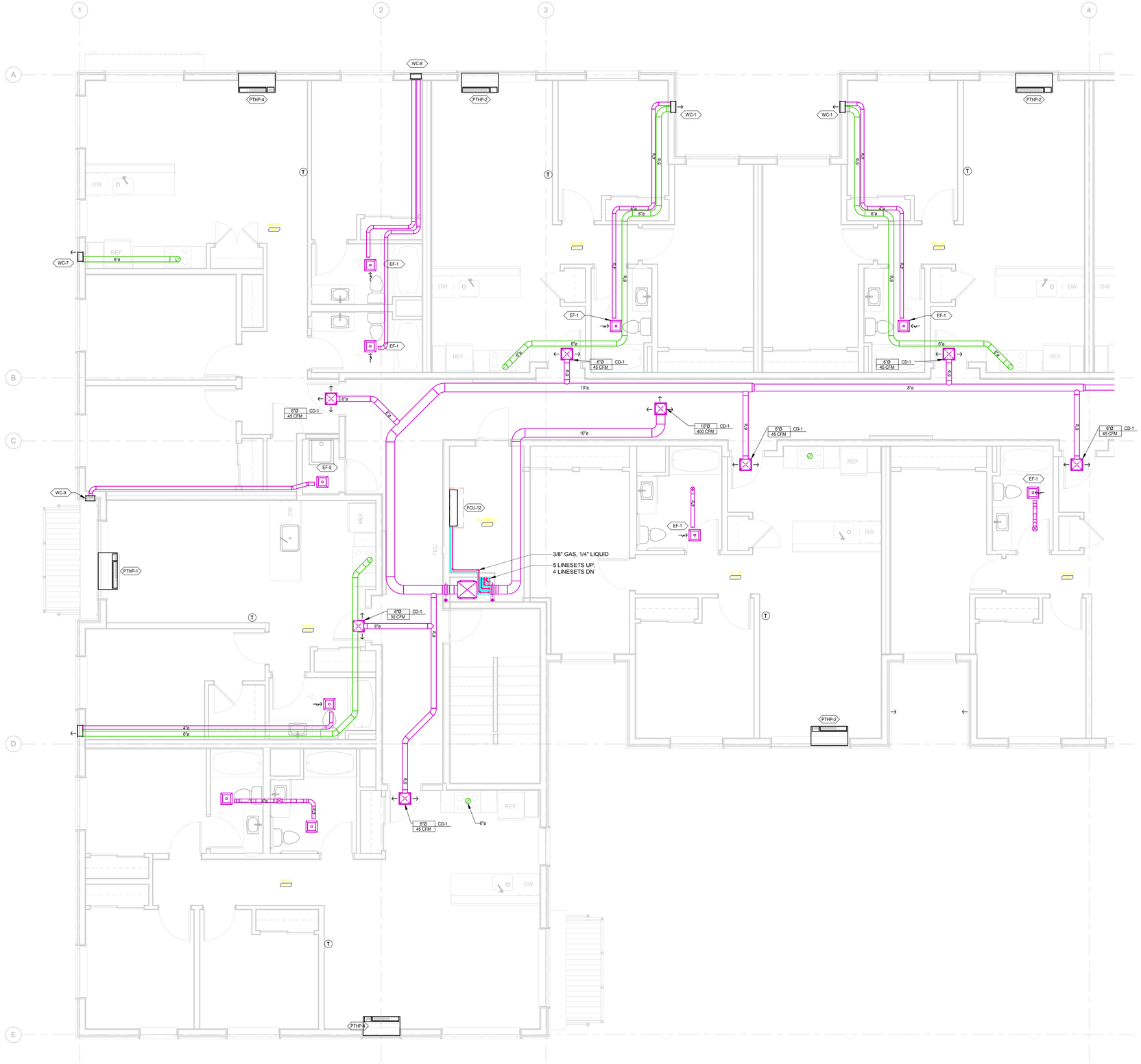
GENERAL NOTES:

1. SEE SHEET M2.05 FOR FLOOR PLAN NOTES.



1 LEVEL 5 SOUTH ENLARGED HVAC FLOOR PLAN

1/4" = 1'-0"

0 2 4 8 16

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2012
SARA LYNN WELLS
EXPIRES: 06/30/2020

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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 SOUTH ENLARGED HVAC FLOOR PLAN

GMP/PERMIT

DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M5.10

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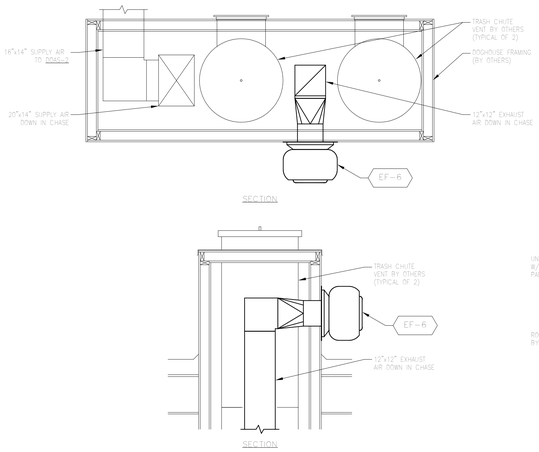
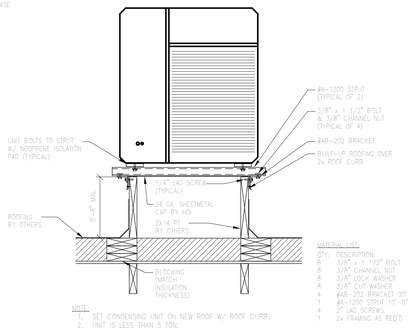


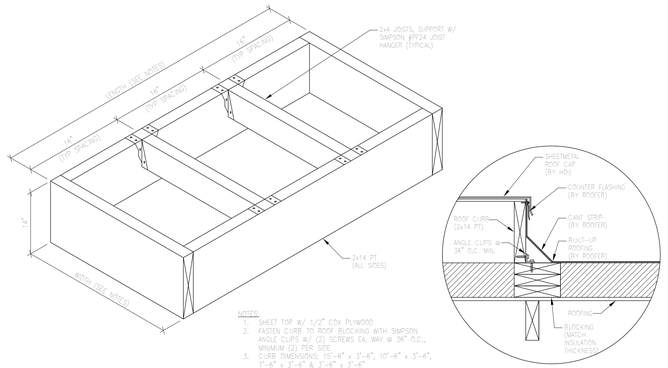
1 M6.01 SHAFT EXHAUST FAN DETAILS

NOT TO SCALE



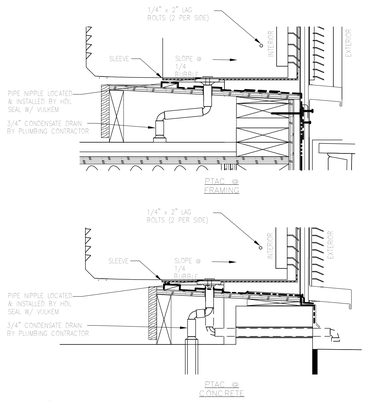
2 M6.01 CONDENSING UNIT DETAIL

NOT TO SCALE



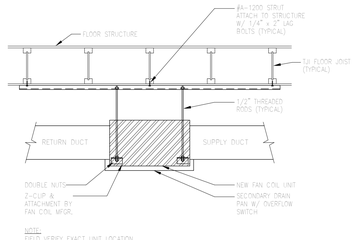
3 M6.01 CONDENSING UNIT ROOF CURB FRAMING DETAIL

NOT TO SCALE



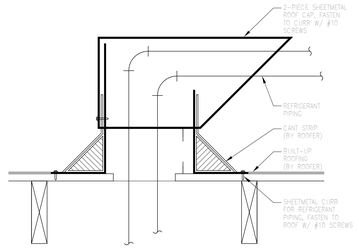
4 M6.01 PTAC SLEEVE DETAIL

NOT TO SCALE



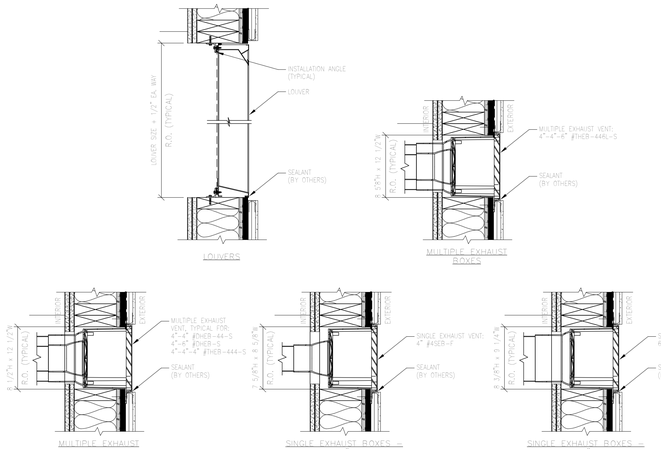
5 M6.01 FAN COIL SUPPORT DETAIL

NOT TO SCALE



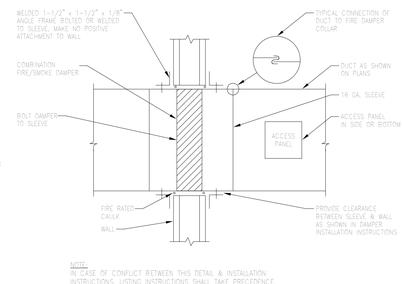
6 M6.01 REFRIGERANT PIPING ROOF PENETRATION DETAIL

NOT TO SCALE



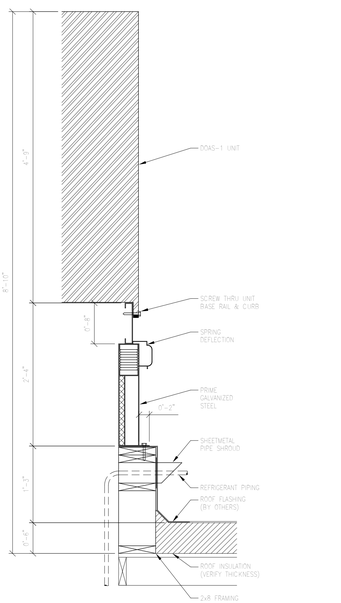
7 M6.01 TYPICAL WALL PENETRATION DETAILS

NOT TO SCALE



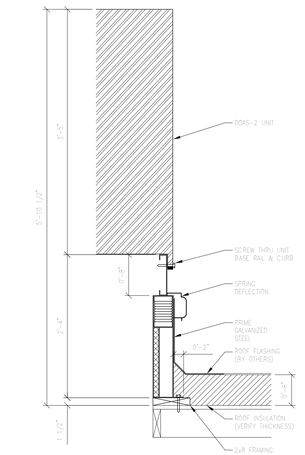
8 M6.01 FIRE DAMPER INSTALLATION DETAIL

NOT TO SCALE



9 M6.01 DOAS-1 CURB DETAIL

NOT TO SCALE



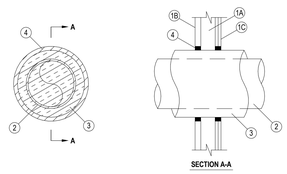
10 M6.01 DOAS-2 CURB DETAIL

NOT TO SCALE

System No. W-L-5240 — W-L-5240

c UL us — Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Ratings — 0 and 1-1/4 Hr (See Item 3)	FT Ratings — 0 and 1-1/4 Hr (See Item 3)
	FH Rating — 2 Hr
	FTH Ratings — 0 and 1-1/4 Hr (See Item 3)



1. Wall Assembly — The 2 hr fire-rated gypsum board/stud shaft wall assembly shall be constructed of the materials and in the manner specified in the individual U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. Steel Studs — "C-H" or "C-T" shaped studs, min 2-1/2 in. (64 mm) wide by 1-1/2 in. (38 mm) deep, fabricated from min No. 25 gauge galv steel, spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — 1 in. (25 mm) thick, 24 in. (610 mm) wide gypsum liner panels installed vertically. Max diam of circular cutout in gypsum liner panel is 13 in. (330 mm).
   C. Gypsum Board* — 1/2 in. or 5/8 in. (13 or 16 mm) thick, 48 in. (1,22 m) wide gypsum boards. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of circular cutout in gypsum board is 13 in.
2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 8 in (200 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 8 in. (203 mm) diam (or smaller) cast or ductile iron pipe.
   C. Copper Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
   D. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) regular (or heavier) copper pipe.

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 26, 2015 — Page: 1 of 2

System No. W-L-5240 — W-L-5240

3. Pipe Covering* — Nom 1 or 1-1/2 in. (25 or 38 mm) thick hollow cylindrical heavy density (min. 3.5 pcf or 56 kg/m3) glass fiber units, jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied SSL tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. The annular space between the insulated pipe and the periphery of the opening shall be min 1/4 in. (6 mm) to max 1-1/8 in. (29 mm). When 1 in. (25 mm) thick insulation is used, T, FT and FTH Ratings are 1/2 hr. When 1-1/2 in. (38 mm) insulation is used, T, FT and FTH Ratings are 1-1/4 hr.
   See Pipe and Equipment Covering — Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
4. Fill, Void or Cavity Material* — Sealant — Min 1 in. (25 mm) thickness of fill material applied within the annulus, flush with each surface of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

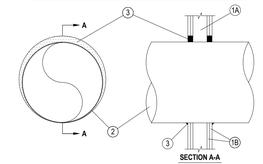
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 26, 2015 — Page: 2 of 2

System No. W-L-7042 — W-L-7042

c UL us — Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Items 1 and 3)	F Ratings - 1 and 2 Hr (See Items 1 and 3)
T Rating - 0 Hr	FT Rating - 0 Hr
	FH Ratings - 1 and 2 Hr (See Items 1 and 3)
	FTH Rating - 0 Hr



1. Wall Assembly — The 1 or 2 hr fire rated wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced 24 in. (610 mm) OC.
   B. Gypsum Board* — For 1 hr assembly, one layer of min 5/8 in. (16 mm) thick wallboard as required in the individual Wall and Partition Design. For 2 hr assembly, two layers of min 5/8 in. (16 mm) thick wallboard as required in the individual Wall and Partition Design. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls and 21-3/4 in. (552 mm) for steel stud walls.
   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant — Galv steel duct to be installed concentrically or eccentrically within the firestop system. The annular space between the duct and periphery of opening shall be 0 in. (0 mm, point contact) and max 1-1/2 in. (64 mm) Duct to be rigidly supported on both sides of wall assembly.
   A. Spiral Wound HVAC Duct — Nom 20 in. (502 mm) diam (or smaller) No. 24 MSG (or heavier) galv steel spiral wound duct.
   B. Sheet Metal Duct — Nom 12 in. (305 mm) diam (or smaller) No. 28 MSG (or heavier) galv sheet steel duct.
3. Fill, Void or Cavity Material* —Sealant — Min 5/8 in. (16 mm) and 1-1/4 in. (32 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly for 1 or 2 hr rated walls, respectively. At the point contact location between duct and wallboard, a min 1/2 in. (13 mm) diam bead of sealant shall be applied at the wallboard/duct interface on both surfaces of wall assembly.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S Elastomeric Firestop Sealant, FS-ONE Sealant, FS-ONE MAX Intumescent Sealant or CP606 Flexible Firestop Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 27, 2015

11 M6.01 SHAFT WALL PIPING PENETRATION DETAIL

NOT TO SCALE

12 M6.01 CORRIDOR WALL PENETRATION DETAIL

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER — 87163PE — OREGON — NOV. 13, 2015 — SARA LYNN WELLS

EXPIRES: 06/30/2020

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

MECHANICAL DETAILS

GMP/PERMIT

DATE: 17 OCT 2018

PROJECT: 149000

SHEET NUMBER: M6.01

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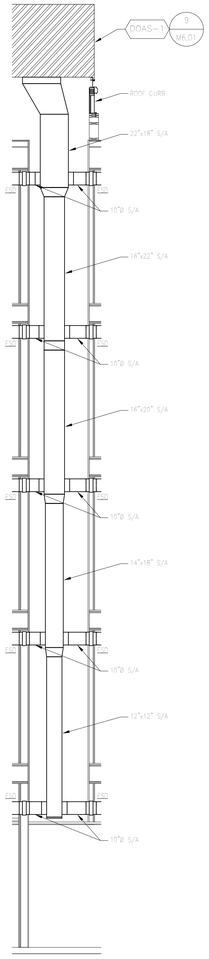
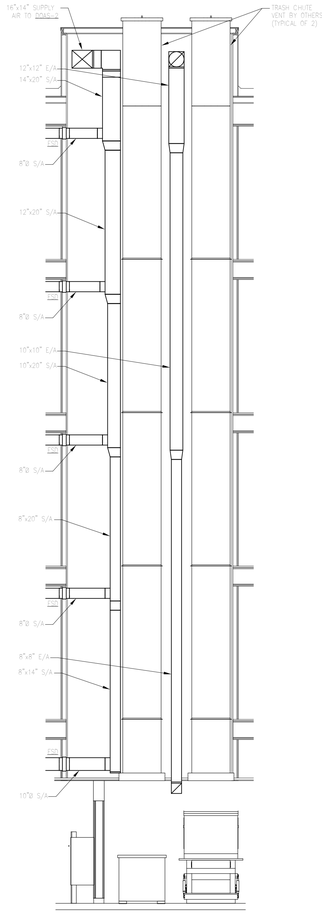
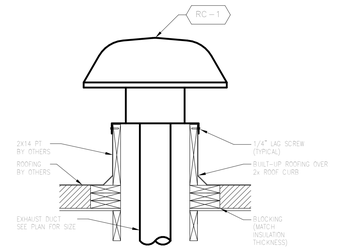


1 M6.02 SECTION @ DOAS-1 DUCT CHASE 1/4" = 1'-0"



2 M6.02 SECTION @ DOAS-2 & EF-6 DUCT CHASE 1/4" = 1'-0"



3 M6.02 ROOF CAP DETAIL NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
87163PE
OREGON
NOV. 13, 2012
SARA LYNN WELLS
EXPIRES: 06/30/2020

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

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MECHANICAL DETAILS

GMP/PERMIT

DATE 17 OCT 2018

PROJECT 149000

SHEET NUMBER M6.02

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RELIEF HOODS

SYMBOL	TYPE	CFM	FUNCTION: INTAKE	FUNCTION: RELIEF	DAMPER: BACK-DRAFT	DAMPER: MOTOR-OPERATED	THROAT AREA SQ. FT.	STATIC PD	DESIGN BASIS/ REMARKS
RH-1	ELEVATOR RELIEF	-		*	*		6 SF	-	COOK 30X30 GR
RC-1	KITCHEN, BATHROOM EXHAUST			*	*		0.25 SF		COOK 6X6 GR

NOTES: 1. DAMPER TO BE POWER CLOSED, SPRING OPEN. DAMPER TO OPEN AUTOMATICALLY UPON DETECTION OF SMOKE IN THE ELEVATOR LOBBY OR HOISTWAY, UPON POWER FAILURE AND ACTIVATION OF A MANUAL OVERRIDE CONTROL.

DEDICATED OUTSIDE AIR UNIT (DX COOLING, GAS HEATING)

TAG	MFG. & MODEL	LOCATION	SERVING	OSA CFM	REF	OSA DESIGN COND. SUM DB / WB	OSA DESIGN COND. WINTER DB	AMB TEMP[1]	COOLING TOTAL (MBH)	COOLING SENS (MBH)	COOLING EDB / EWB	COOLING LDB / LWB	HEATING INPUT (MBH)	HEATING OUTPUT (MBH)	HEATING EDB / LDB	SUPPLY FAN CFM	SUPPLY FAN ESP	SUPPLY FAN RPM	SUPPLY FAN BHP	SUPPLY FAN HP	ELECTRICAL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	OPERATING WEIGHT (LBS)	NOTES
DOAS-1	DAIKIN DPS012A	ROOF - SOUTH	RESIDENTIAL UNITS AND CORRIDORS	4,000 (100%)	R410A	92 / 67°F	22°F	95°F	160	160	95.0 / 70.0°F	58.3 / 57.7°F	300	240	20.0 / 69.2°F	4,000	2.3	1,299	1.36	4.0	460 / 60 / 3	20.2	30	2,229	1, 3
DOAS-2	DAIKIN DPS006A	ROOF - NORTH	RESIDENTIAL UNITS AND CORRIDORS	2,100 (100%)	R410A	92 / 67°F	20°F	95°F	80.2	80.2	95.0 / 70.0°F	60.0 / 58.4°F	160	128	20.2 / 76.2°F	2,100	2.8	2,421	1.67	2.3	460 / 60 / 3	11.7	15	1,349	2, 3

Notes: 1. DOWN DISCHARGE UNIT.
2. HORIZONTAL DISCHARGE UNIT.
3. PROVIDE WITH DISCHARGE AIR TEMPERATURE SENSOR FOR CONTROLS.

VENTILATION CALCULATIONS

ZONE NAME	ROOM NAME	ROOM NUMBER	FLOOR AREA, Az [SF]	OUTDOOR AIR PER AREA, Ra [CFM/SF]	OCCUPANT DENSITY [#/1000 SF]	MIN. OCCUPANCY DENSITY	NUMBER OF OCCUPANTS, Pz	OUTDOOR AIR PER PERSON, Rp [CFM/PERSON]	BREATHING ZONE, Vbz [CFM]	EXHAUST REQUIRED [CFM]	EXHAUST PROVIDED [CFM]	FRESH AIR SOURCE	NOTES
DOAS-2	COMMUNITY ROOM	100F	1094	0.06	50	25	27.4	5	202	-	-	DOAS-2	
	ENTRY / CORRIDOR	100A	1016	0.06	5	2.5	2.5	5	74	-	-		
	OFFICE	100B	255	0.06	5	2.5	0.6	5	18	-	-		
	OFFICE	100E	145	0.06	5	2.5	0.4	5	11	-	-		
	WORK	100C	95	0.06	5	2.5	0.2	5	7	-	-		
	OFFICE	100G	150	0.06	5	2.5	0.4	5	11	-	-		
	LAUNDRY	100L	205	0.06	20	10	2.1	7.5	28	-	-		
SF-1	MAINTENANCE	100M	165	0.06	5	2.5	0.4	5	12	-	-	SF-1	
								minimum OSA:	**350**				

NOTES:

FAN COIL UNIT SCHEDULE

SYMBOL	QTY	OUTDOOR UNIT	MFR	MODEL	TYPE	AREA SERVED	CAPACITY COOLING [TONS]	CAPACITY HEATING [MBH]	AIR FLOW SUPPLY [CFM]	AIR FLOW RETURN [CFM]	AIR FLOW OSA [CFM]	ELECTRICAL VOLTS / PH	ELECTRICAL MCA	ELECTRICAL MOCP	OPER WEIGHT [LBS]	NOTES
FCU-1	1	HP-1	DAIKIN	FXMQ48PBVJU	DUCTED CONCEALED CEILING	COMMUNITY 100F	4	48	1160	958	202	208 / 1	3.4	15	102	
FCU-2	1	HP-2	DAIKIN	FBQ18PVJU	DUCTED CONCEALED CEILING	ENTRY 100A	1.5	18	20	580	505	75	208 / 1	1.6	15	80
FCU-3	1	HP-3	DAIKIN	FDXS12LVJU	DUCTED CONCEALED CEILING	OFFICE 100B / WORK 100C	1	11.5	11.5	280	255	25	208 / 1	-	15	47
FCU-4	1	HP-4	DAIKIN	FTX09NMVJU	WALL-MOUNT	LAUNDRY 100L	0.75	9	10	297	267	30	208 / 1	-	15	18
FCU-5	1	HP-5	DAIKIN	FFQ09Q2VJU	CEILING-SUSPENDED CASSETTE	OFFICE 100E	0.75	9	10	339	329	10	208 / 1	-	15	36
FCU-6	1	HP-6	DAIKIN	FFQ09Q2VJU	CEILING-SUSPENDED CASSETTE	OFFICE 100G	0.75	9	10	339	329	10	208 / 1	-	15	36
FCU-7	1	HP-7	DAIKIN	FTX12NMVJU	WALL-MOUNT	SECURITY 100D	1	10.9	13.5	311	311	0	208 / 1	12.2	15	18
FCU-8	1	HP-8	DAIKIN	FTX12NMVJU	WALL-MOUNT	DATA ENTRY / FIRE ALARM 100S	1	10.9	13.5	311	311	0	208 / 1	12.2	15	18
FCU-9	1	HP-9	DAIKIN	FTX12NMVJU	WALL-MOUNT	ELECTRICAL 200E	1	10.9	13.5	311	311	0	208 / 1	12.2	15	18
FCU-10	1	HP-10	DAIKIN	FTX12NMVJU	WALL-MOUNT	DATA 300E	1	10.9	13.5	311	311	0	208 / 1	12.2	15	18
FCU-11	1	HP-11	DAIKIN	FTX12NMVJU	WALL-MOUNT	ELECTRICAL 400E	1	10.9	13.5	311	311	0	208 / 1	12.2	15	18
FCU-12	1	HP-12	DAIKIN	FTX12NMVJU	WALL-MOUNT	ELECTRICAL 500E	1	10.9	13.5	311	311	0	208 / 1	12.2	15	18
FCU-13	1	HP-13	DAIKIN	FTX12NMVJU	WALL-MOUNT	ELEVATOR CONTROL	1	10.9	13.5	311	311	0	208 / 1	12.2	15	18
						total:	*9.75*	*169.9*								

NOTES:

DIFFUSER, REGISTER AND GRILLE SCHEDULE

TAG	DESCRIPTION	FACE	FINISH	BASIS OF DESIGN (OR EQUAL)	NOTES
CD-1	CEILING SUPPLY DIFFUSER	LOUVERED	WHITE	TITUS TDC ; PRICE SMD	HARD-LID CEILING W/ OBD
CD-2	CEILING SUPPLY DIFFUSER	PERFORATED	WHITE	TITUS PCS ; PRICE PDC	LAY-IN CEILING
CR-1	CEILING RETURN/EXHAUST	EGGCRATE	WHITE	TITUS 50F ; PRICE 80	HARD LID CEILING W/ OBD; SEE NOTE 6
CR-2	CEILING RETURN/EXHAUST	PERFORATED	WHITE	TITUS PAR ; PRICE PDDR	LAY-IN CEILING; SEE NOTE 6
SR-1	SIDEWALL RETURN/EXHAUST	35° SINGLE DEFLECTION	WHITE	TITUS 350RS/RL ; PRICE 530	3/4" BLADE SPACING W/ OBD; SEE NOTE 2

NOTES:
1. ALUMINUM GRILLES IN WET ENVIRONMENTS (i.e. DISHWASHER ROOM, TOILETS WITH SHOWERS OR BATHTUBS)
2. ALL SIDEWALL RETURN GRILLES TO HAVE HORIZONTAL BLADES. PAINT INSIDE OF DUCT BLACK IF VISIBLE FROM ROOM. PROVIDE 1" FILTER WHEN SHOWN ON DWGS.
3. VERIFY FINISH AND COLOR WITH ARCH AND RCP DRAWINGS.
4. EQUIVALENT PRODUCTS/MANUFACTURERS ARE ACCEPTABLE.
5. PROVIDE SQUARE-TO-ROUND ADAPTER FOR SQUARE NECK GRILLES, UNLESS SHOWN WITH A RECTANGULAR DUCT CONNECTION.
6. PROVIDE 1" FILTER WHEN SHOWN ON DWGS.

HEAT PUMP SCHEDULE

SYMBOL	QTY	INDOOR UNIT	MFR	MODEL	LOCATION	UNIT SIZE [TONS]	EFFICIENCIES EER	EFFICIENCIES SEER	EFFICIENCIES HSPF	EFFICIENCIES COP	ELECTRICAL VOLTS / PH	ELECTRICAL MCA	ELECTRICAL MOCP	OPER WEIGHT [LBS]	NOTES
HP-1	1	FCU-1	DAIKIN	RXTQ48TAVJU	ROOF	4	9.4	16.0	9.0	-	208 / 1	29.1	35	176	1
HP-2	1	FCU-2	DAIKIN	RZQ18PVJU8	ROOF	1.5	13.00	17.5	10.6	-	208 / 1	16.5	20	150	1
HP-3	1	FCU-3	DAIKIN	RXS12LVJU	ROOF	1	9.1	15.5	10.4	3.51	208 / 1	8.8	15	75	1
HP-4	1	FCU-4	DAIKIN	RX09NMVJU	ROOF	0.75	12.5	19.0	9.0	4.1	208 / 1	12.1	15	55	1
HP-5	1	FCU-5	DAIKIN	RX09RMVJU	ROOF	0.75	13.0	20.9	11.7	4.58	208 / 1	9.0	15	60	1
HP-6	1	FCU-6	DAIKIN	RX09RMVJU	ROOF	0.75	13.0	20.9	11.7	4.58	208 / 1	9.0	15	60	1
HP-7	1	FCU-7	DAIKIN	RX12NMVJU	ROOF	1	12.5	19	9.0	3.8	208 / 1	12.2	15	60	1
HP-8	1	FCU-8	DAIKIN	RX12NMVJU	ROOF	1	12.5	19	9.0	3.8	208 / 1	12.2	15	60	1
HP-9	1	FCU-9	DAIKIN	RX12NMVJU	ROOF	1	12.5	19	9.0	3.8	208 / 1	12.2	15	60	1
HP-10	1	FCU-10	DAIKIN	RX12NMVJU	ROOF	1	12.5	19	9.0	3.8	208 / 1	12.2	15	60	1
HP-11	1	FCU-11	DAIKIN	RX12NMVJU	ROOF	1	12.5	19	9.0	3.8	208 / 1	12.2	15	60	1
HP-12	1	FCU-12	DAIKIN	RX12NMVJU	ROOF	1	12.5	19	9.0	3.8	208 / 1	12.2	15	60	1
HP-13	1	FCU-13	DAIKIN	RX12NMVJU	ROOF	1	12.5	19	9.0	3.8	208 / 1	12.2	15	60	1

NOTES: 1. DISCONNECT BY E.C.

ELECTRIC HEATERS

SYMBOL	CAPACITY WATTS	LOCATION	MOUNTING TYPE	VOLTS / PH	DESIGN BASIS/ REMARKS	NOTES
EWH-1	500	TOILET 100J	SURFACE	208 / 1	MARKEL F30522T2DWB	4, 5
EWH-2	1750	ELECTRICAL 100Q	SURFACE	208 / 1	MARKEL F30522T2DWB	1, 5
EWH-3	1500	RISER 100P	SURFACE	208 / 1	MARKEL F30522T2DWB	1, 5
EWH-4	2250	STAIR 1	SURFACE	208 / 1	MARKEL F30522T2DWB	2, 5
EWH-5	2250	STAIR 2	SURFACE	208 / 1	MARKEL F30522T2DWB	2, 5
EWH-6	2000	CORRIDOR 100I	SURFACE	208 / 1	MARKEL F30522T2DWB	4, 5
EWH-7	1200	TRASH/RECYCLING	SURFACE	208 / 1	MARKEL F30522T2DWB	2, 5
EUH-1	3000	MAIN TRASH/RECYCLING	CEILING	208 / 1	MARKEL F1F5103N	1
EDH-1	1750	MAINTENANCE 100M	DUCT	208 / 1	NEPTRONIC DF CF00H	3

NOTES: 1. SETPOINT TEMPERATURE IS 40 DEG F.
2. SETPOINT TEMPERATURE IS 55 DEG F.
3. SETPOINT TEMPERATURE IS 60 DEG F.
4. SETPOINT TEMPERATURE IS 70 DEG F.
5. INSTALLATION BY OTHERS.
6. PROVIDE WITH INTEGRAL THERMOSTAT.

WALL CAP SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL	TYPE	NECK SIZE [IN]	NOTES
WC-1	38	XVENT	DHEB-S	RESTROOM / KITCHEN EXHAUST	4 / 6	
WC-2	13	XVENT	THEB-446-S	RESTROOM / RESTROOM / KITCHEN EXHAUST	4 / 4 / 6	
WC-3	1	XVENT	THEB-444-S	TRIPLE DRYER EXHAUST	4 / 4 / 4	
WC-4	1	XVENT	DHEB-S	DOUBLE DRYER EXHAUST	4 / 4	
WC-5	1	XVENT	SEB-S	SINGLE DRYER EXHAUST	4	
WC-6	1	XVENT	SEB-S	SINGLE RESTROOM EXHAUST	4	
WC-7	6	XVENT	SEB-S	SINGLE KITCHEN EXHAUST	6	
WC-8	5	XVENT	DHEB-S	DOUBLE RESTROOM EXHAUST	4 / 4	
WC-9	2	XVENT	SEB-S	SINGLE JANITOR'S CLOSET EXHAUST	4	

NOTES: 1. COLOR TO BE DETERMINED.

PACKAGED TERMINAL HEAT PUMPS

SYMBOL	QTY	SYSTEM SERVED	CFM	COOLING CAPACITY MBH	HEATING CAPACITY MBH	ELECTRIC HEATER KW	ELECTRICAL VOLTS	ELECTRICAL MCA	ELECTRICAL MOCP	DESIGN BASIS/ REMARKS	NOTES
PTHP-1	9	RESIDENT UNITS	340	7.6	6.8	2.9	208	19.5	20	AMANA PTH073G35A	1, 2
PTHP-2	34	RESIDENT UNITS	360	9.0	8.1	2.9	208	19.5	20	AMANA PTH093G35A	1, 2
PTHP-3	8	RESIDENT UNITS	370	12.0	11.3	2.9	208	19.5	20	AMANA PTH123G35A	1, 2
PTHP-4	10	RESIDENT UNITS	410	14.7	13.6	2.9	208	27.6	30	AMANA PTH153G35A	1, 2

NOTES: 1. PROVIDE WITH WALL-MOUNTED LOW-VOLTAGE THERMOSTAT,CONDENSATE DRAIN KIT, OVERSIZED ARCHITECTURAL LOUVER W/ BLANK-OFF PANEL AND WALL SLEEVES.
2. UNITS WILL PLUG INTO OUTLET.

LOUVER SCHEDULE

SYMBOL	QTY	MANF	MODEL	AREA SERVED	AIRFLOW [CFM]	SIZE WIDTH [IN]	SIZE HEIGHT [IN]	SIZE FREE AREA [SQ FT]	NOTES
L-1	1	RUSKIN	ELF375DX	LAUNDRY	1320	24	24	1.91	
L-2	1	RUSKIN	ELF375DX	ELECTRICAL	1500	30	24	2.45	
L-3	1	RUSKIN	ELF375DX	ELECTRICAL	1500	30	24	2.45	
L-4	1	RUSKIN	ELF375DX	MAINTENANCE	150	12	12	0.26	
L-5	1	RUSKIN	ELF375DX	RISER	50	12	12	0.26	

NOTES:

EXHAUST FANS

SYMBOL	QUANTITY	SYSTEM SERVED	TYPE	DISCHARGE	CFM	MIN SP INCHES	FAN RPM	V / Ph	MOTOR BHP	MOTOR HP	MOTOR RPM	OPER WEIGHT LBS	DESIGN BASIS/ REMARKS
EF-1	79	RESIDENTIAL BATHROOMS	CEILING	DUCTED	80	0.1	816	120 / 1	-	-	-	10	PANASONIC FV-0511VKS2
EF-2	1	TOILET 100J	CEILING	DUCTED	80	0.1	816	120 / 1	-	-	-	10	PANASONIC FV-0511VKS2
EF-3	1	ELECTRICAL 100Q	INLINE	DUCTED	1500	0.2	1163	115 / 1	-	1/4	1550	52	FANTECH FKD 14 [2]
EF-4	1	FIRST FLOOR JANITOR'S CLOSET	CEILING	DUCTED	50	0.1	754	120 / 1	-	-	-	10	PANASONIC FV-05VK2
EF-5	1	FIFTH FLOOR JANITOR'S CLOSET	CEILING	DUCTED	50	0.1	754	120 / 1	-	-	-	10	PANASONIC FV-05VK2
EF-6	1	TRASH AND RECYCLING	SIDEWALL	UPBLAST	650	0.55	1068	120 / 1	-	1/3	1300	64	COOK ACWD-HP 150WH13D [1]

NOTES: 1. EMERGENCY POWER PROVIDED BY ELECTRICAL CONTRACTOR.
2. PROVIDE WITH LINE VOLTAGE THERMOSTAT FOR CONTROL.

SUPPLY FANS

SYMBOL	SYSTEM SERVED	TYPE	DISCHARGE	CFM	MIN SP INCHES	FAN RPM	MOTOR BHP	MOTOR HP	MOTOR V/PH	MOTOR RPM	OPER WEIGHT LBS	DESIGN BASIS	NOTES
SF-1	MAINTENANCE 100M	INLINE	DUCTED	100	0.20	3000	-	-	120 / 1	1585	-	FANTECH FG 5	1

NOTES: 1. RUNS CONTINUOUSLY.

REGISTERED PROFESSIONAL ENGINEER 87163PE OREGON NOV. 13, 2017 SARA LYNN WELLS
EXPIRES: 06/30/2020

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2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

MECHANICAL SCHEDULES

GMP/PERMIT

DATE 17 OCT 2018
PROJECT 149000

SHEET NUMBER
M7.01

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SYMBOLS	SWITCHES	NOTES <2>
$	SINGLE POLE LIGHT SWITCH	+48" AFF
$3	THREE WAY LIGHT SWITCH	+48" AFF
$D	DIMMER SWITCH (1000W)	
$OS	SWITCH OCCUPANCY SENSOR	
(M)	OCCUPANCY SENSOR	
(OS)	OCCUPANCY SENSOR	
(PE)	PHOTO ELECTRIC SWITCH	

SYMBOLS	FIRE ALARM	NOTES <2>
(S)	DWELLING UNIT COMBINATION SMOKE DETECTOR WITH AUDIBLE ALARM	<8>
(CO)	DWELLING UNIT COMBINATION SMOKE/CO2 DETECTOR	<8>
(SD)	SMOKE DAMPER	
(B)	EXTERIOR FIRE ALARM BELL (120 VOLTS)	
(FS)	EXTERIOR FIRE ALARM BELL FLOW SWITCH	

SYMBOLS	RACEWAYS	NOTES
	BRANCH CIRCUIT INSTALLED CONCEALED FROM FINISH SPACES. PROVIDE GROUND CONDUCTOR AS INDICATED IN PANEL SCHEDULE. GROUND CONDUCTOR NOT INCLUDED IN HASH MARK INDICATION.	
	BRANCH CIRCUIT INSTALLED IN OR BELOW FLOOR. PROVIDE GROUND CONDUCTOR AS INDICATED IN PANEL SCHEDULE. GROUND CONDUCTOR NOT INCLUDED IN HASH MARK INDICATION.	
PNL-1,3,5	BRANCH CIRCUIT HOME RUN TO PANEL, HASH MARKS INDICATES NUMBER OF CONDUCTORS. PROVIDE GROUND CONDUCTOR AS INDICATED IN PANEL SCHEDULE. GROUND CONDUCTOR NOT INCLUDED IN HASH MARK INDICATION.	
(J) (J)	JUNCTION BOX, 4" SQUARE UNLESS OTHERWISE NOTED	
	2" CONDUIT SLEEVE WITH BUSHINGS AT BOTH ENDS. LOCATE AT 6" ABOVE ACCESSIBLE CEILING. FIRESTOP WITH UL APPROVED SYSTEM.	
	CONDUIT STUB-OUT, CAP & MARK WITH APPROVED MARKER	
	CONDUIT, UP	
	CONDUIT, DOWN	
	MULTI-OUTLET SURFACE RACEWAY, OUTLETS 6 INCHES ON CENTER	

SYMBOLS	POWER DISTRIBUTION	NOTES
	LIGHTING AND APPLIANCE PANELBOARD	<5>
	SWITCHGEAR	
	SUB-DISTRIBUTION PANELBOARD OR SWITCHBOARD	
	MISCELLANEOUS PANEL AS NOTED	
LVS	LOW VOLTAGE SYSTEM CABINET	

SYMBOLS	MOTOR CONTROLS	NOTES
(M)	MOTOR	
	NON-FUSED DISCONNECT SWITCH	
	FUSED DISCONNECT SWITCH (FUSES SIZED PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS UNO)	
	COMBINATION FUSED DISCONNECT SWITCH AND MOTOR CONTROLLER	
	MOTOR STARTER	
	MANUAL MOTOR STARTER	
$ M	SINGLE PHASE HORSEPOWER RATED MOTOR DISCONNECT	

SYMBOLS	RECEPTACLES/DEVICES	NOTES <2>
	DUPLEX CONVENIENCE OUTLET	+18" AFF
CW	CLOTHES WASHER OUTLET, 20 AMP, 120 VOLT, 3 WIRE	+36" AFF <1>
D	DEDICATED RECEPTACLE	
DR	DINING ROOM RECEPTACLE	+18" AFF <7>
GR	GAS RANGE	
HT	TRAP HEAT TAPE OUTLET, CEILING MOUNT UNO (GFI)	<6>
DW	DISHWASHER	
MW	BUILT IN MICROWAVE HOOD	
	FLUSH FLOOR OUTLET	
GD/DW	SPLIT RECEPTACLE, GARBAGE DISPOSAL OUTLET, SWITCHED FROM WALL SWITCH ABOVE COUNTER / DISHWASHER	+24" UNDER-SINK
RH	RANGEHOOD	
RF	REFRIGERATOR OUTLET, 20 AMP, 120 VOLT, 3 WIRE	+54" AFF
	DOUBLE DUPLEX CONVENIENCE OUTLET	
	GFI DUPLEX CONVENIENCE OUTLET	+18" AFF
-6"	LOCATED 6" BELOW COUNTER TOP	
	SWITCHED DUPLEX OUTLET	+18" AFF
•	DUPLEX CONVENIENCE OUTLET (+6" ABOVE COUNTER TOP)	
•	GFI DUPLEX CONVENIENCE OUTLET (+6" ABOVE COUNTER TOP OR SINK)	<1>
GR	GAS RANGE	
R	ELECTRIC RANGE OUTLET, 50 AMP 120/240 VOLT, 3 WIRE	<1>
CD	ELECTRIC CLOTHES DRYER, 30 AMP, 120/240 VOLT, 3 WIRE	+42" AFF <1>
WD	CLOTHES WASHER/DRYER COMBINATION, 30 AMP, 120/240 VOLT VOLT, 3 WIRE RECEPTRACLE AND 20 AMP, 120 VOLT 3 WIRE RECEPTACLE	<4>
TL	GROUND MOUNTED RECEPTACLE AT BASE OF TREE FOR LIGHTS, WEATHERPROOF GFI. COORDINATE WITH TREE LOCATION	
F	CEILING FAN J-BOX	
MDU	MEDIA DISTRIBUTION UNIT	
500W	SPACE HEATER (500W, 750W OR 1000W)	
T	THERMOSTAT	
	ELECTRICAL SLEEVE	

SYMBOLS	ONELINE DIAGRAM	NOTES
M	METER, TYPE AS NOTED	
	GROUND	
	MOLDED CASE CIRCUIT BREAKER	

SYMBOLS	LIGHT FIXTURES <3>	NOTES
	WHEN ADDED TO LIGHT FIXTURE SYMBOL - INDICATES WALL OR BRACKET MOUNTED LIGHT FIXTURE	
C a	LIGHT FIXTURE OUTLET (NUMBER INDICATES CIRCUIT, CAPITAL LETTER INDICATES FIXTURE TYPE, LOWER CASE LETTER INDICATES SWITCHING CONTROL, TYPICAL FOR ALL LIGHT FIXTURES)	
	RECESSED CEILING LIGHT FIXTURE	
	LIGHT FIXTURE	
	STRIP LIGHT FIXTURE	
	LIGHTING TRACK WITH LIGHTING FIXTURES	
	SINGLE FACE EXIT SIGN WITH NUMBER OF DIRECTIONAL ARROWS AS SHOWN, CEILING MOUNTED. SOLID QUADRANT INDICATES FACE.	
	DOUBLE FACE EXIT SIGN WITH NUMBER OF DIRECTIONAL ARROWS AS SHOWN, CEILING MOUNTED. SOLID QUADRANTS INDICATES FACES	
•	LIGHT FIXTURES WITH INTEGRAL BATTERY BACKUP	
	SURFACE MOUNTED LIGHT FIXTURE	
	SUSPENDED PENDANT LIGHT FIXTURE	
	WALL WASHER, UNSHADED SIDE INDICATES DIRECTION OF WALL WASHING	
	ACCENT LIGHT FIXTURE	
NL	NIGHT LIGHT - UNSWITCHED	

SYMBOLS	FIRE ALARM	NOTES <2>
(S)	DWELLING UNIT COMBINATION SMOKE DETECTOR WITH AUDIBLE ALARM	<8>
(CO)	DWELLING UNIT COMBINATION SMOKE/CO2 DETECTOR	<8>
(SD)	SMOKE DAMPER	
(B)	EXTERIOR FIRE ALARM BELL (120 VOLTS)	
(FS)	EXTERIOR FIRE ALARM BELL FLOW SWITCH	

SYMBOLS	ABBREVIATIONS	NOTES
AFF	ABOVE FINISHED FLOOR	
AFTB	ABOVE FINISHED FLOOR TO BOTTOM	
AFTT	ABOVE FINISHED FLOOR TO TOP	
AMP	AMPERE	
C	CONDUIT	
EC	ELECTRICAL CONTRACTOR	
ELEC	ELECTRICAL	
EM	EMERGENCY	
FA	FIRE ALARM	
FAAP	FIRE ALARM ANUNNICATOR PANEL	
FACP	FIRE ALARM CONTROL PANEL	
G, GND	GROUND	
Ø PH	PHASE	
PNL	PANEL	
PWR	POWER	
SYS	SYSTEM	
T	TELEPHONE	
TTB	TELEPHONE TERMINAL BOARD	
TYP	TYPICAL	
UNO	UNLESS NOTED OTHERWISE	
V	VOLT	
VP	VANDAL PROOF	
W	WATT	
WP	WEATHERPROOF TYPE	

1 ELECTRICAL SYMBOL SCHEDULE

ONELINE TAG NUMBER	CIRCUIT AMPS	COPPER (THHN, XHHW)				
		Num Sets	CONDUCTORS AND CONDUIT PER SET (OR MC CABLE)			
			PHASE WIRES	NEUTRAL WIRE	GROUND WIRE	CONDUIT 3W
60	60	1	#6	#6	#8	3/4"
70	70	1	#4	#4	#8	1"
100	100	1	#3	#3	#8	1"
125	125	1	#1	#1	#6	1-1/4"
150	150	1	#1/0	#1/0	#6	1-1/2"
175	175	1	#2/0	#2/0	#6	1-1/2"
200	200	1	#3/0	#3/0	#6	2"
225	225	1	#4/0	#4/0	#3	2"
250	250	1	#250 MCM	#250 MCM	#3	2"
300	300	1	#350 MCM	#350 MCM	#3	2=2/3"
350	350	1	#500 MCM	#500 MCM	#3	2-1/2"
400	400	2	#3/0	#3/0	#3	2"
450	450	2	#4/0	#4/0	#1	2-1/2"
500	500	2	#250 MCM	#250 MCM	#1	2-1/2"
600	600	2	#350 MCM	#350 MCM	#1	2-1/2"
600	600					
700	700	2	#500 MCM	#500 MCM	#1/0	2-1/2"
750	750	2	#500 MCM	#500 MCM	#1/0	2-1/2"
800	800	3	#300 MCM	#300 MCM	#1/0	2-1/2"
1000	1000	3	#400 MCM	#400 MCM	#2/0	2-1/2"
1000	1000					
1200	1200	4	#350 MCM	#350 MCM	#3/0	2-1/2"

ONELINE TAG NUMBER	CIRCUIT AMPS	COPPER (THHN, XHHW)				
		CONDUCTORS AND CONDUIT PER SET (OR MC CABLE)				
		GROUND WIRE	CONDUIT 4W	Num Sets	ALUMINUM (THHN, XHHW)	
					CONDUCTORS AND CONDUIT PER SET (OR MC CABLE)	
					PHASE WIRE	NEUTRAL WIRE
60	60	#8	1"	1	#4	#4
70	70	#8	1"	1	#3	#3
100	100	#8	1-1/4"	1	#1	#1
125	125	#6	1-1/2"	1	#2/0	#2/0
150	150	#6	1-1/2"	1	#3/0	#3/0
175	175	#6	2"	1	#4/0	#4/0
200	200	#6	2"	1	#250 MCM	#250 MCM
225	225	#3	2-1/2"	1	#300 MCM	#300 MCM
250	250	#3	2-1/2"	1	#350 MCM	#350 MCM
300	300	#3	2-1/2"	1	#500 MCM	#500 MCM
350	350	#3	3"	2	#4/0	#4/0
400	400	#3	2"	2	#250 MCM	#250 MCM
450	450	#1	2-1/2"	2	#300 MCM	#300 MCM
500	500	#1	2-1/2"	2	#350 MCM	#350 MCM
600	600	#1	2-1/2"	3	#250 MCM	#250 MCM
600	600			2	#500 MCM	#500 MCM
700	700	#1/0	3"	3	#350 MCM	#350 MCM
750	750	#1/0	3"	3	#350 MCM	#350 MCM
800	800	#1/0	2=1/2"	3	#400 MCM	#400 MCM
1000	1000	#2/0	3"	4	#350 MCM	#350 MCM
1000	1000			3	#600 MCM	#600 MCM
1200	1200	#3/0	3"	4	#500 MCM	#500 MCM

ALUMINUM (THHN, XHHW)				
CONDUCTORS AND CONDUIT PER SET (OR MC CABLE)				
GROUND WIRE	CONDUIT 3W	CONDUIT 4W		
#8	1"	1"		
#8	1"	1-1/4"		
#6	1-1/4"	1-1/2"		
#4	1-1/2"	2"		
#4	2"	2"		
#6	2"	2-1/2"		
#4	2"	2-1/2"		
#1	2-1/2"	2-1/2"		
#1	2-1/2"	2-1/2"		
#1	2-1/2"	3"		
#1	2"	2-1/2"		
#1	2-1/2"	2-1/2"		
#2/0	2-1/2"	2-1/2"		
#2/0	2-1/2"	2-1/2"		
#2/0	2-1/2"	3"		
#3/0	2-1/2"	3"		
#3/0	2-1/2"	3"		
#4/0	2-1/2"	3"		
#4/0	3"	3-1/2"		

2 ELECTRICAL FEEDER SCHEDULE

REFERENCED NOTES

<1> DETERMINE POWER REQUIREMENTS OF OWNER'S FINAL SELECTED EQUIPMENT OR APPLIANCE PRIOR TO INSTALLING ITS BRANCH CIRCUIT.

<2> MOUNTING HEIGHTS AND LOCATIONS PER ADA AND FHA.

<3> SEE ARCHITECTURAL RCP DRAWINGS FOR EXACT LIGHT FIXTURE LOCATIONS.

<4> GFI CIRCUIT BREAKER PROTECTED RECEPTACLE (20A WASHER).

<5> DWELLING UNIT PANELBOARDS TO BE INSTALLED +48" TO TOP CIRCUIT BREAKER.

<6> EQUIPMENT GFI OUTLET.

<7> TO BE CIRCUITED WITH KITCHEN APPLIANCE CIRCUIT. NEC 210.52 B(1).

<8> SMOKE DETECTOR SHOULD BE PLACED A MINIMUM OF 3' FROM ANY AIR CURRENT SOURCE, INCLUDING SUPPLY/RETRUN DUCTS AND CEILING FANS.

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GREGORY F. KOHN
EXPIRES 06/30/19

NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ELECTRICAL LEGEND AND DETAILS

GMP/PERMIT

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER

E0.01

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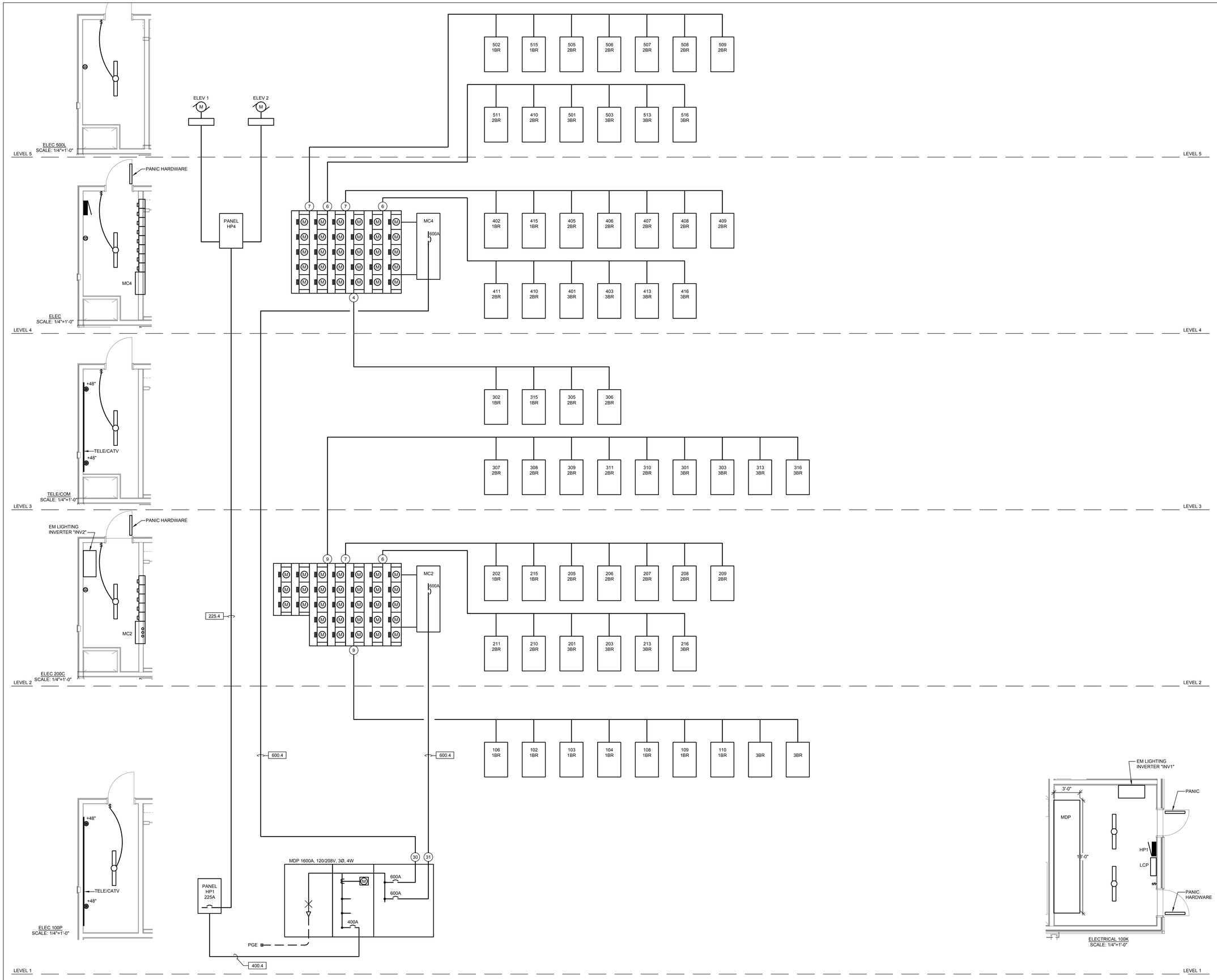

1 ELECTRICAL ONE LINE DIAGRAM

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ONE LINE DIAGRAM

GMP/PERMIT

DATE 17 OCT 2018

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SHEET NUMBER

E0.02

Service- Load Calculations		31	Dwelling Units			Last Revised		8/21/18	
Unit Designations	1 Bedroom			2 Bedroom			3 Bedroom		
General Lighting and Receptacles	VA/SF 3	Sq.Ft 700	VA 2,100	VA/SF 3	Sq.Ft 900	VA 2,700	VA/SF 3	Sq.Ft 1200	VA 3,600
	Watts	Diversity	VA	Watts	Diversity	VA	Watts	Diversity	VA
2 Kitchen Circuits (2 at 1,500 VA)			3,000			3,000			3,000
Laundry Circuit			0			0			0
Clothes Dryer 5000W (240v on 208V)			0			0			0
Disposal (1/3 hp)			0			0			0
Dishwasher			1,200			1,200			1,200
Water Heater (Central Gas)			0			0			0
Range			8,000			8,000			8,000
Microwave (Built-in)			1,000			1,000			1,000
Sub-Total			15,300			15,900			16,800
First 10kw		100%	10,000		100%	10,000		100%	10,000
Remainder		40%	2,120		40%	2,360		40%	2,720
PTHP	2900	65%	1,885	2900	65%	1,885	2900	40%	1,160
Bedroom Heaters	750	65%	488	1500	65%	975	2250	40%	900
		40%	0		40%	0		65%	0
		40%	0		40%	0		65%	0
		40%	0		40%	0		65%	0
Calculated Load		VA	14,493		VA	15,220		VA	14,780
Voltage		Volts	208		Volts	208		Volts	208
Calculated Amps		Amps	70		Amps	73		Amps	71
Min Service Breaker & Panelboard Amps		Amps	**90**		Amps	**90**		Amps	**90**
Feeder Size (75 Deg C.)		#2 AL	NOTE 1		#2 AL	NOTE 1		#2 AL	NOTE 1

NOTE 1: PROVIDE #1 AL SIZE IF FEEDER WILL BE IN CONTACT WITH THERMAL OR SOUND INSULATION.

Electrical Load Calculations - Service

Loads			VA		VA		VA
General Lighting and Receptacles			2,100		2,700		3,600
2 Kitchen Circuits (2 at 1,500 VA)			3,000		3,000		3,000
Laundry Circuit			0		0		0
Clothes Dryer 5000W (240v on 208V)			0		0		0
Disposal (1/3 hp)			0		0		0
Dishwasher			1,200		1,200		1,200
Water Heater (Central Gas)			0		0		0
Range			8,000		8,000		8,000
Microwave (Built-in)			1,000		1,000		1,000
PTHP			2,900		2,900		2,900
Bedroom Heaters			750		1,500		2,250
0			0		0		0
0			0		0		0
0			0		0		0
Sub-Total			18,950		20,300		21,950
Number of Units			15		28		18
Total for Number of Units			284,250		568,400		395,100

Dwellings			
Total Dwelling		VA	1,247,750
NEC Diversity Factor	61	Units	24%
Total Dwelling Diversified		VA	299,460
Calculated (120/208 - 3 Phase)		Amps	832

House Loads (AT 208 volts)			
Elevators (2 Traction Passenger at 15 HP)			30,000
Lighting	SF	W/SF	
Parking	0	0.25	0
Common	10,000	0.58	5,800
Circulation	0	0.58	0
Site			4,000
HVAC			56,000
Car Chargers (2) Level 2)			12,000
Space Heaters			14,000
Exhaust Fans			5,000
Miscellaneous			10,000
			136,800
Calculated (120/208 Volt - 3 Phase)		Amps	380
House Service Size		Amps	**400**

Total Service			
Residential			299,460
House			136,800
			436,260
Calculated (120/208 Volt - 3 Phase)		Amps	1,212
Service Size		Amps	**1,600**

MC4 - Load Calculations		31	Dwelling Units			Last Revised		8/21/18	
Unit Designations	1 Bedroom			2 Bedroom			3 Bedroom		
General Lighting and Receptacles	VA/SF 3	Sq.Ft 700	VA 2,100	VA/SF 3	Sq.Ft 900	VA 2,700	VA/SF 3	Sq.Ft 1200	VA 3,600
	Watts	Diversity	VA	Watts	Diversity	VA	Watts	Diversity	VA
2 Kitchen Circuits (2 at 1,500 VA)			3,000			3,000			3,000
Laundry Circuit			0			0			0
Clothes Dryer 5000W (240v on 208V)			0			0			0
Disposal (1/3 hp)			0			0			0
Dishwasher			1,200			1,200			1,200
Water Heater (Central Gas)			0			0			0
Range			8,000			8,000			8,000
Microwave (Built-in)			1,000			1,000			1,000
Sub-Total			15,300			15,900			16,800
First 10kw		100%	10,000		100%	10,000		100%	10,000
Remainder		40%	2,120		40%	2,360		40%	2,720
PTHP	2900	65%	1,885	2900	65%	1,885	2900	40%	1,160
Bedroom Heaters	750	65%	488	1500	65%	975	2250	40%	900
		40%	0		40%	0		65%	0
		40%	0		40%	0		65%	0
		40%	0		40%	0		65%	0
Calculated Load		VA	14,493		VA	15,220		VA	14,780
Voltage		Volts	208		Volts	208		Volts	208
Calculated Amps		Amps	70		Amps	73		Amps	71
Min Service Breaker & Panelboard Amps		Amps	**90**		Amps	**90**		Amps	**90**
Feeder Size (75 Deg C.)		#2 AL	NOTE 1		#2 AL	NOTE 1		#2 AL	NOTE 1

NOTE 1: PROVIDE #1 AL SIZE IF FEEDER WILL BE IN CONTACT WITH THERMAL OR SOUND INSULATION.

Electrical Load Calculations - Service

Loads			VA		VA		VA
General Lighting and Receptacles			2,100		2,700		3,600
2 Kitchen Circuits (2 at 1,500 VA)			3,000		3,000		3,000
Laundry Circuit			0		0		0
Clothes Dryer 5000W (240v on 208V)			0		0		0
Disposal (1/3 hp)			0		0		0
Dishwasher			1,200		1,200		1,200
Water Heater (Central Gas)			0		0		0
Range			8,000		8,000		8,000
Microwave (Built-in)			1,000		1,000		1,000
PTHP			2,900		2,900		2,900
Bedroom Heaters			750		1,500		2,250
0			0		0		0
0			0		0		0
0			0		0		0
Sub-Total			18,950		20,300		21,950
Number of Units			6		16		8
Total for Number of Units			113,700		324,800		175,600

Dwellings			
Total Dwelling		VA	614,100
NEC Diversity Factor	30	Units	33%
Total Dwelling Diversified		VA	202,653
Calculated (120/208 - 3 Phase)		Amps	563

MC2 - Load Calculations		31	Dwelling Units			Last Revised		8/21/18	
Unit Designations	1 Bedroom			2 Bedroom			3 Bedroom		
General Lighting and Receptacles	VA/SF 3	Sq.Ft 700	VA 2,100	VA/SF 3	Sq.Ft 900	VA 2,700	VA/SF 3	Sq.Ft 1200	VA 3,600
	Watts	Diversity	VA	Watts	Diversity	VA	Watts	Diversity	VA
2 Kitchen Circuits (2 at 1,500 VA)			3,000			3,000			3,000
Laundry Circuit			0			0			0
Clothes Dryer 5000W (240v on 208V)			0			0			0
Disposal (1/3 hp)			0			0			0
Dishwasher			1,200			1,200			1,200
Water Heater (Central Gas)			0			0			0
Range			8,000			8,000			8,000
Microwave (Built-in)			1,000			1,000			1,000
Sub-Total			15,300			15,900			16,800
First 10kw		100%	10,000		100%	10,000		100%	10,000
Remainder		40%	2,120		40%	2,360		40%	2,720
PTHP	2900	65%	1,885	2900	65%	1,885	2900	40%	1,160
Bedroom Heaters	750	65%	488	1500	65%	975	2250	40%	900
		40%	0		40%	0		65%	0
		40%	0		40%	0		65%	0
		40%	0		40%	0		65%	0
Calculated Load		VA	14,493		VA	15,220		VA	14,780
Voltage		Volts	208		Volts	208		Volts	208
Calculated Amps		Amps	70		Amps	73		Amps	71
Min Service Breaker & Panelboard Amps		Amps	**90**		Amps	**90**		Amps	**90**
Feeder Size (75 Deg C.)		#2 AL	NOTE 1		#2 AL	NOTE 1		#2 AL	NOTE 1

NOTE 1: PROVIDE #1 AL SIZE IF FEEDER WILL BE IN CONTACT WITH THERMAL OR SOUND INSULATION.

Electrical Load Calculations - Service

Loads			VA		VA		VA
General Lighting and Receptacles			2,100		2,700		3,600
2 Kitchen Circuits (2 at 1,500 VA)			3,000		3,000		3,000
Laundry Circuit			0		0		0
Clothes Dryer 5000W (240v on 208V)			0		0		0
Disposal (1/3 hp)			0		0		0
Dishwasher			1,200		1,200		1,200
Water Heater (Central Gas)			0		0		0
Range			8,000		8,000		8,000
Microwave (Built-in)			1,000		1,000		1,000
PTHP			2,900		2,900		2,900
Bedroom Heaters			750		1,500		2,250
0			0		0		0
0			0		0		0
0			0		0		0
Sub-Total			18,950		20,300		21,950
Number of Units			9		12		10
Total for Number of Units			170,550		243,600		219,500

Dwellings			
Total Dwelling		VA	633,650
NEC Diversity Factor	31	Units	32%
Total Dwelling Diversified		VA	202,768
Calculated (120/208 - 3 Phase)		Amps	563

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NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

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REVISION	DATE	REASON FOR ISSUE

ELECTRICAL CALCULATIONS

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DATE 17 OCT 2018

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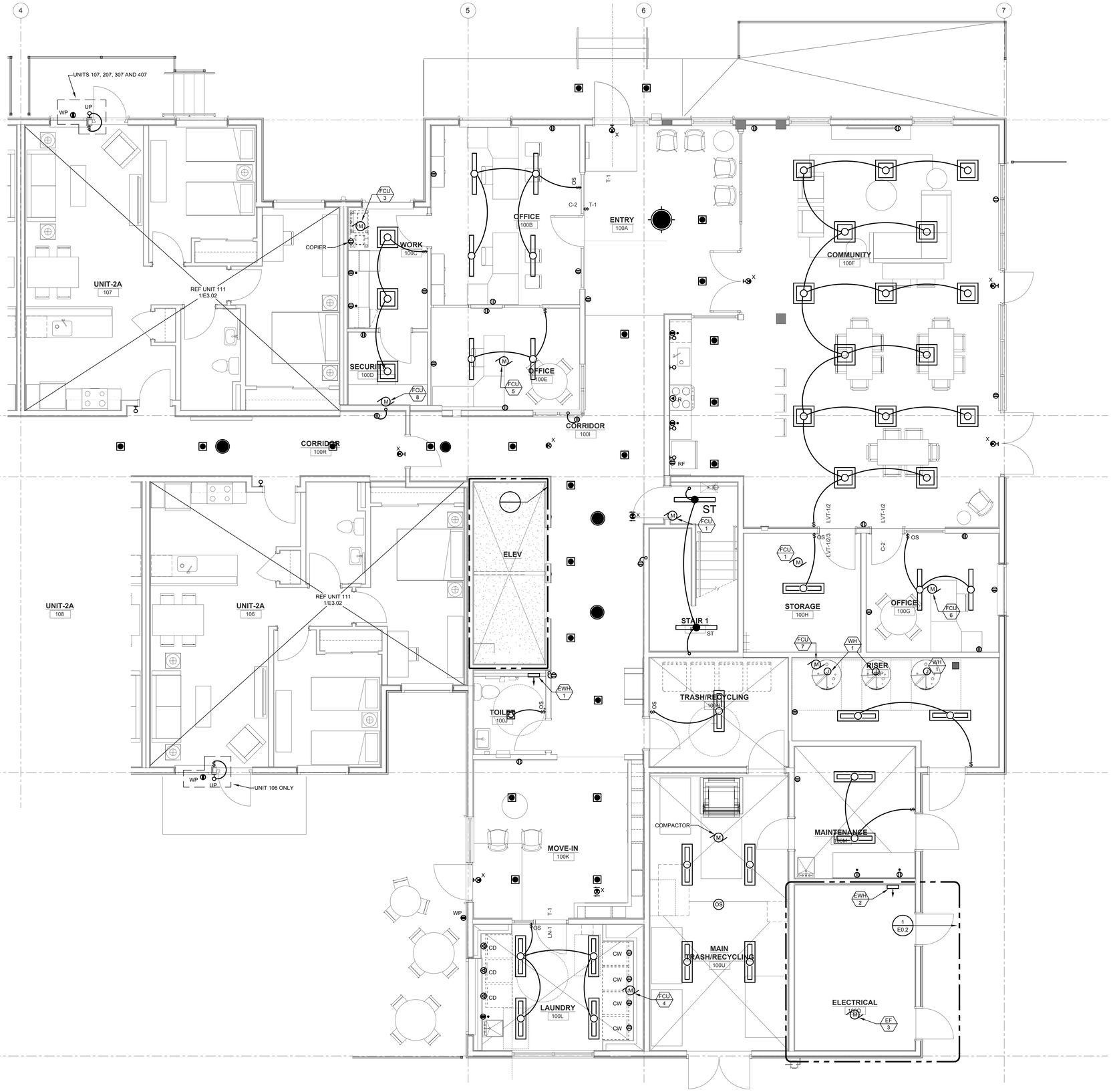

1 LEVEL 1 NORTH ENLARGED FLOOR PLAN - ELECTRICAL
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REVISION	DATE	REASON FOR ISSUE

LEVEL 1 NORTH ENLARGED FLOOR PLAN - ELECTRICAL

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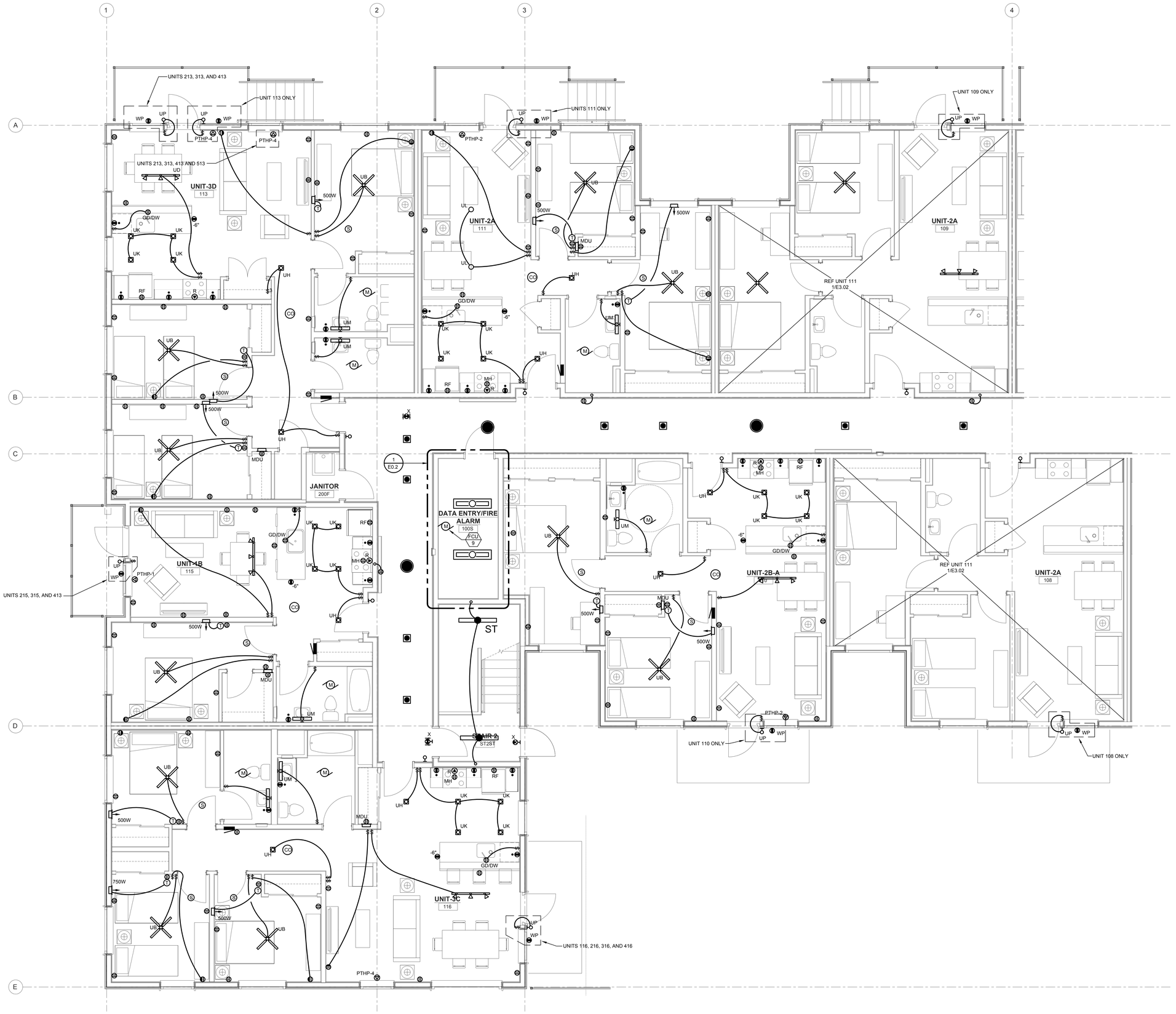
DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER

E3.01



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LEVEL 1 SOUTH ENLARGED FLOOR PLAN - ELECTRICAL

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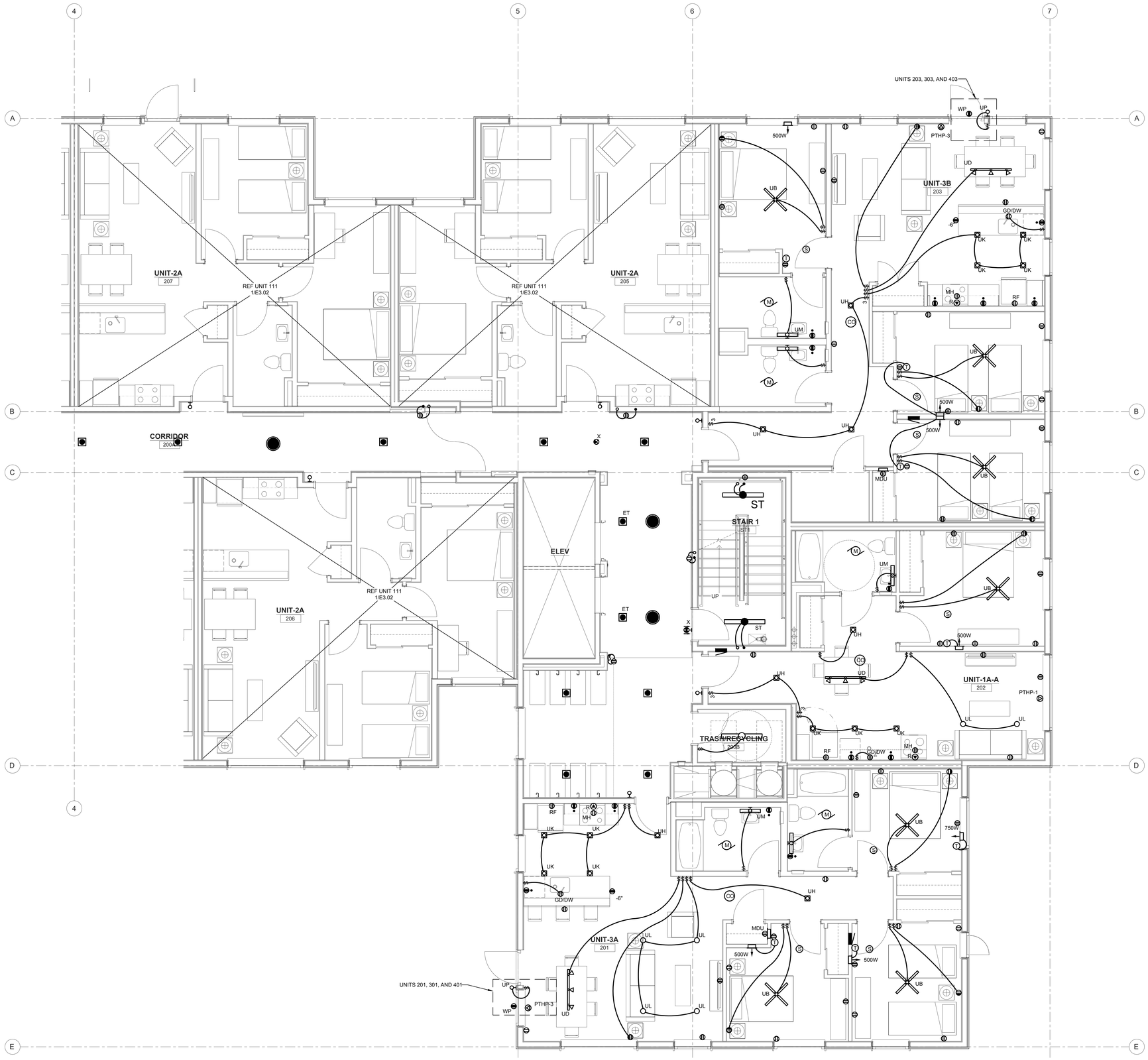
E3.02



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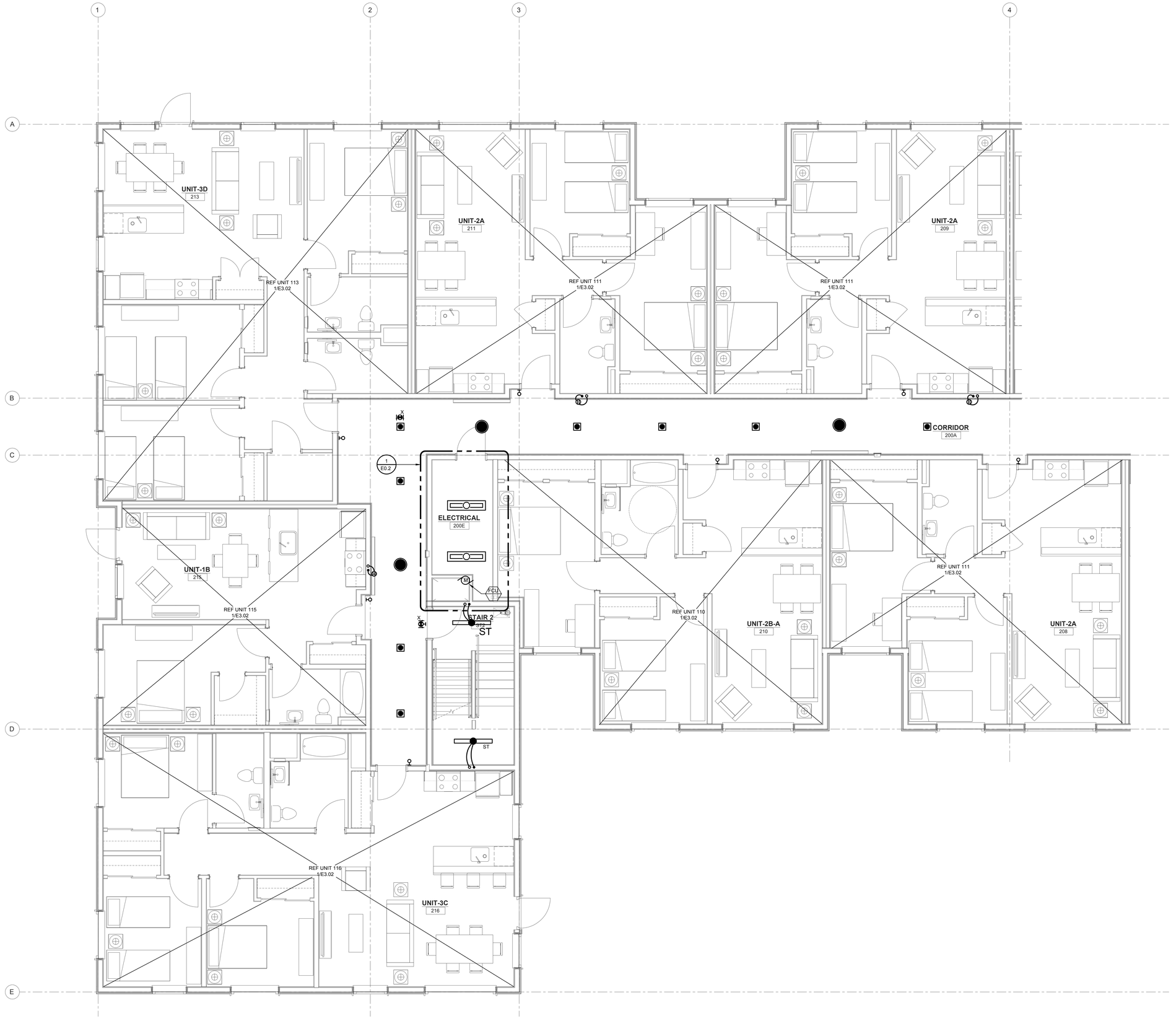
E3.03



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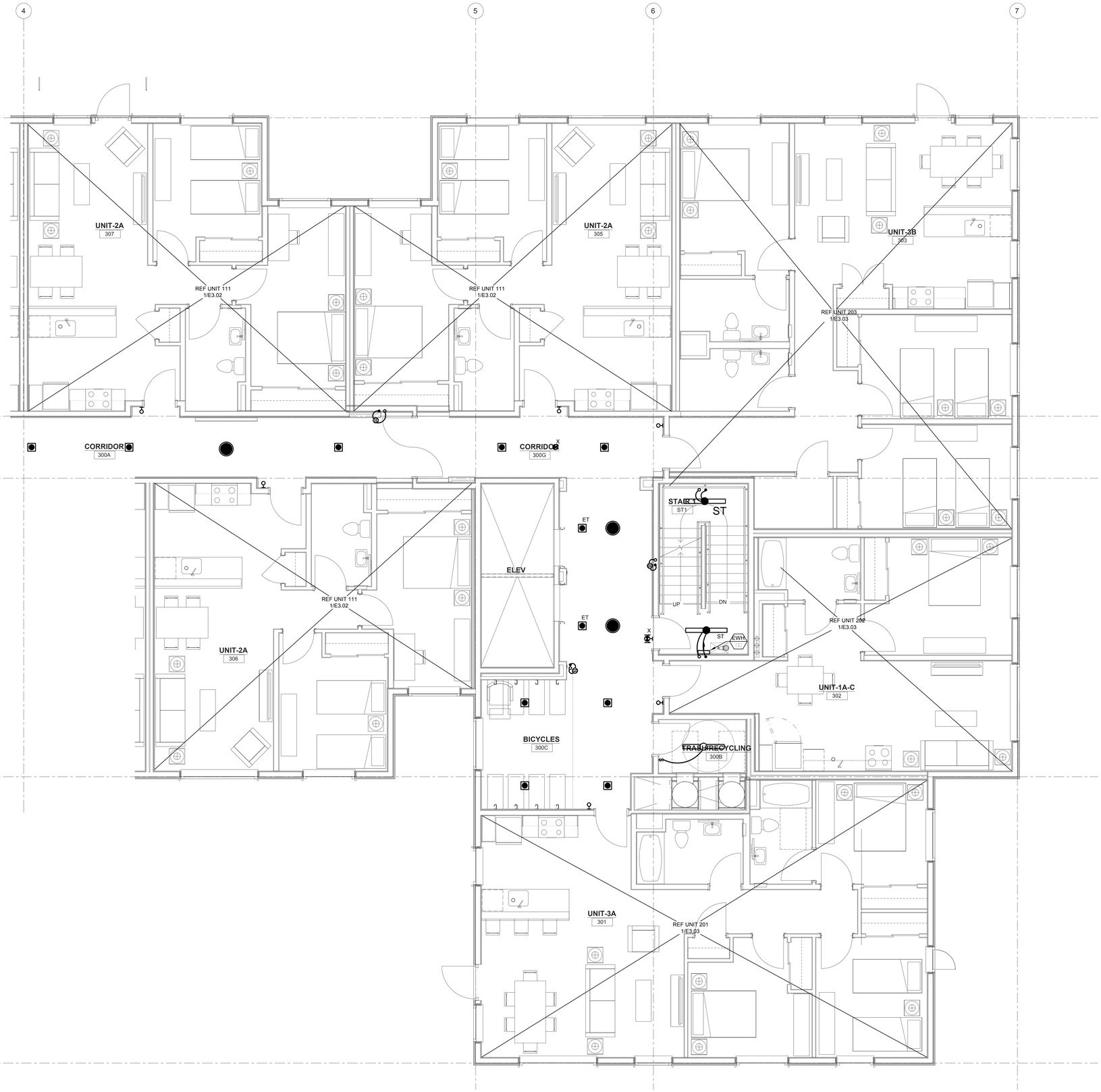

1 LEVEL 3 NORTH ENLARGED FLOOR PLAN - ELECTRICAL
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E3.05

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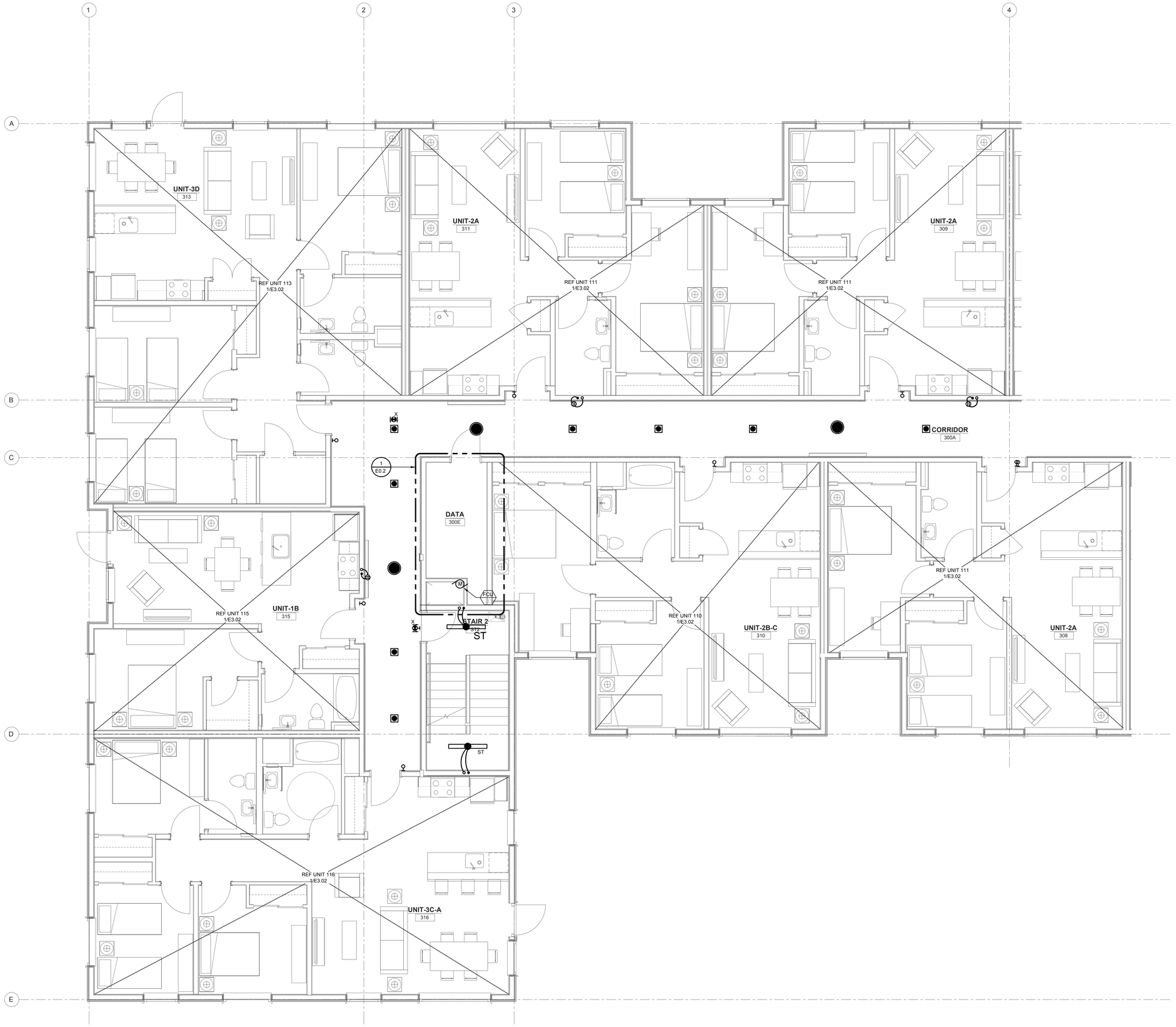

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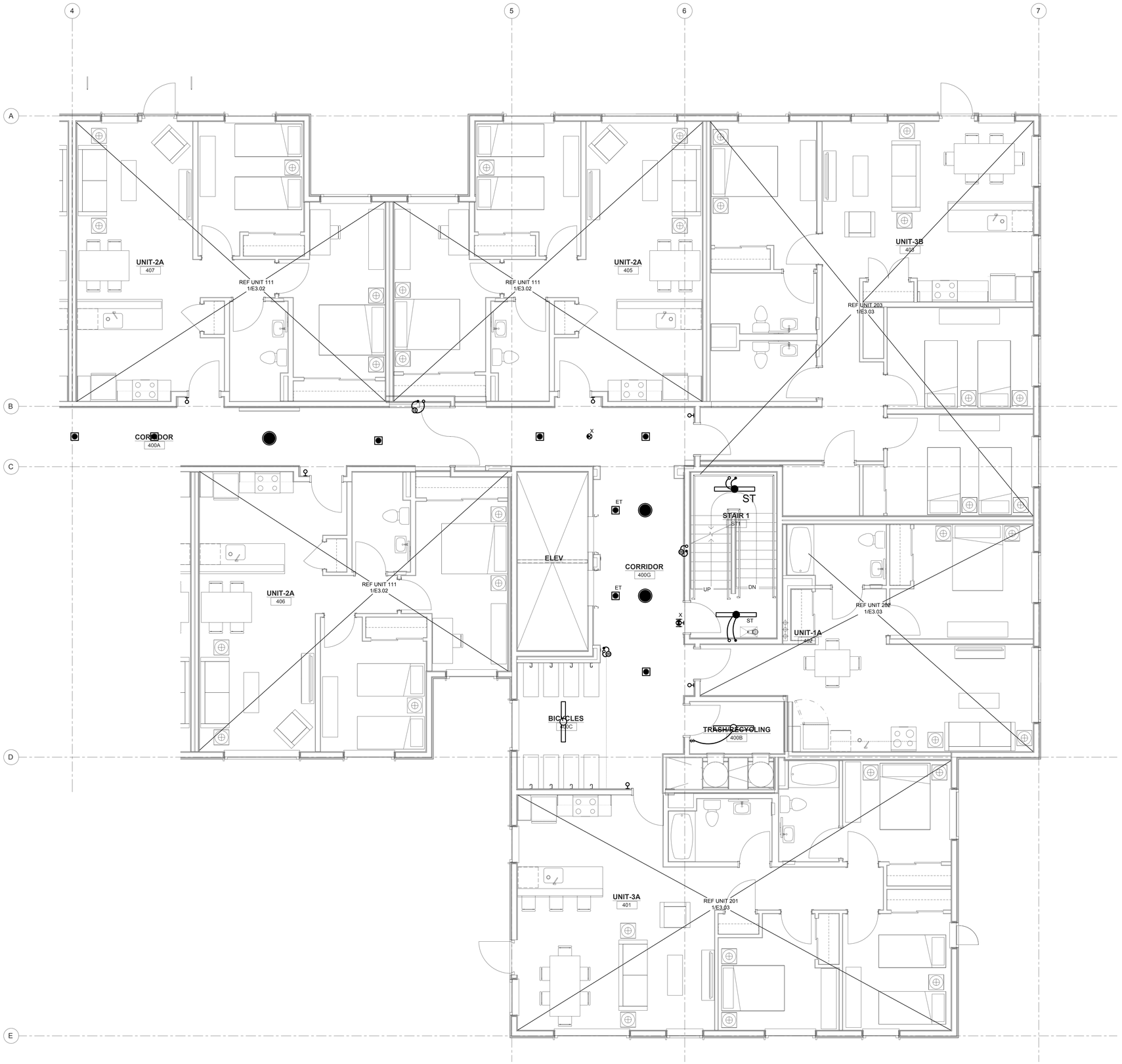

1 LEVEL 4 NORTH ENLARGED FLOOR PLAN - ELECTRICAL
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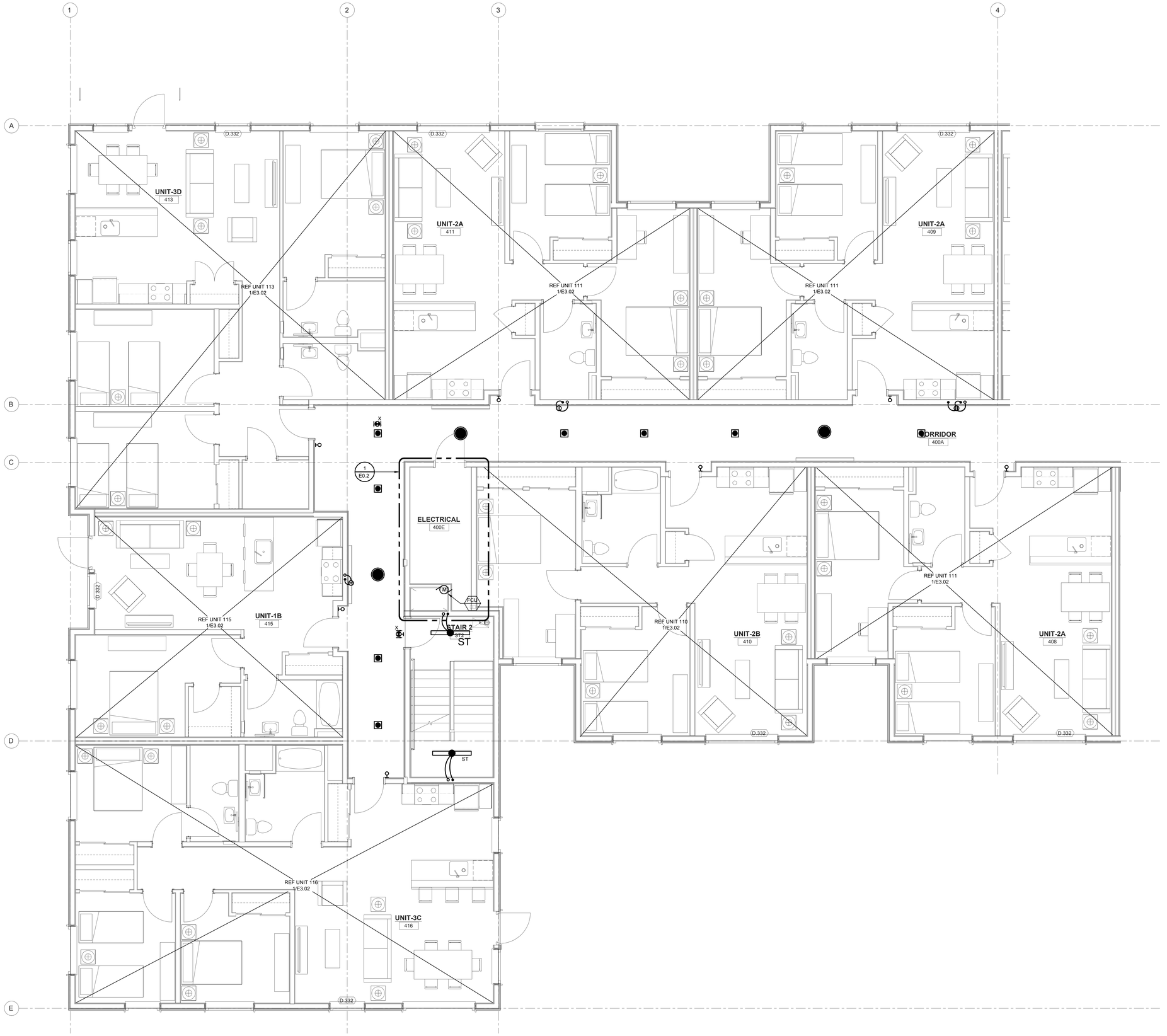

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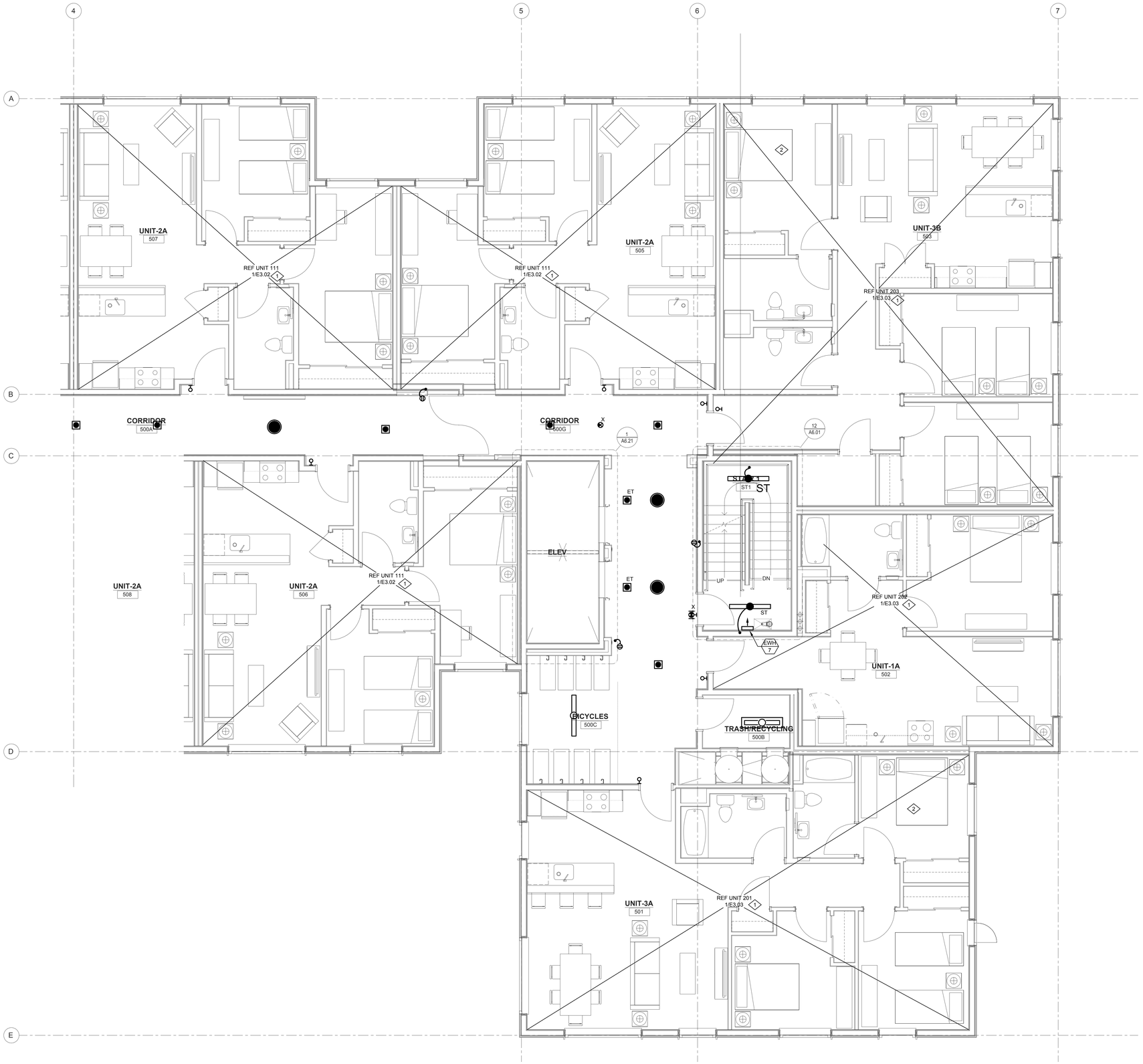
E3.08

REFERENCED NOTES

1. EXCEPTION: SPACE HEATERS IN BEDROOMS ARE 750W, UNLESS NOTED OTHERWISE.
2. SPACE HEATER IN THIS BEDROOM IS 1000W.



1 LEVEL 5 NORTH ENLARGED FLOOR PLAN - ELECTRICAL
SCALE: 1/4"=1'-0"

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LEVEL 5 NORTH ENLARGED FLOOR PLAN - ELECTRICAL

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DATE 17 OCT 2018
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SHEET NUMBER
E3.09

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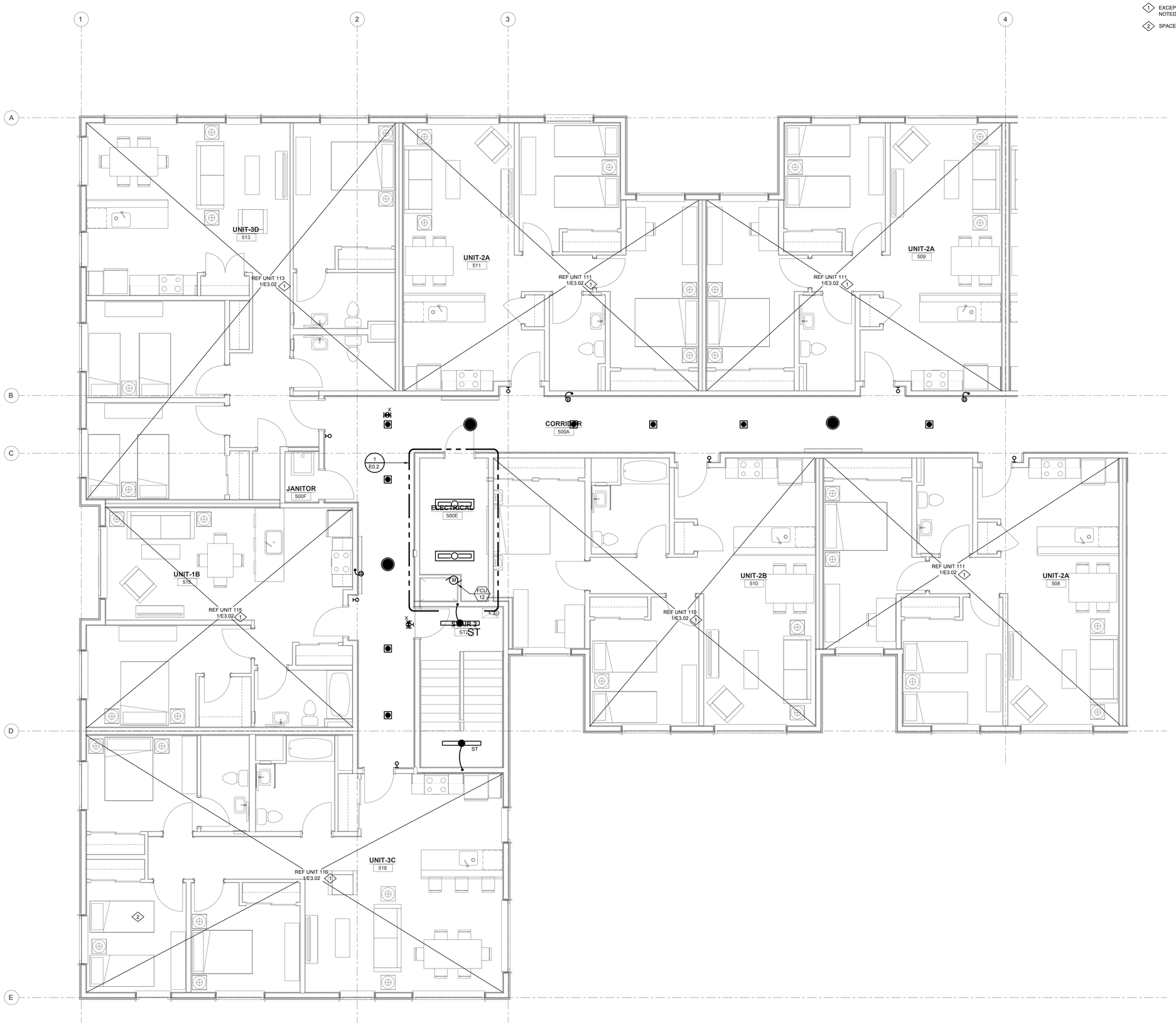
REFERENCED NOTES

1. EXCEPTION: SPACE HEATERS IN BEDROOMS ARE 750W, UNLESS NOTED OTHERWISE.
2. SPACE HEATER IN THIS BEDROOM IS 1000W.



1 LEVEL 5 SOUTH ENLARGED FLOOR PLAN - ELECTRICAL
SCALE: 1/4"=1'-0"

Affordable Electric Inc
CCB # 179331

HK Electrical Engineers
15365 SW DIVISION ST PH: (503) 625-4443
SHERWOOD, OR 97140 WWW.HKENG.COM

REGISTERED PROFESSIONAL ENGINEER
14,615
OREGON
JULY 20, 1989
GREGORY F. KOHN
EXPIRES 06/30/19

NORTH WILLIAMS APARTMENTS - FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 SOUTH ENLARGED FLOOR PLAN - ELECTRICAL

GMP/PERMIT

DATE 17 OCT 2018

PROJECT NUMBER 149000

SHEET NUMBER E3.10

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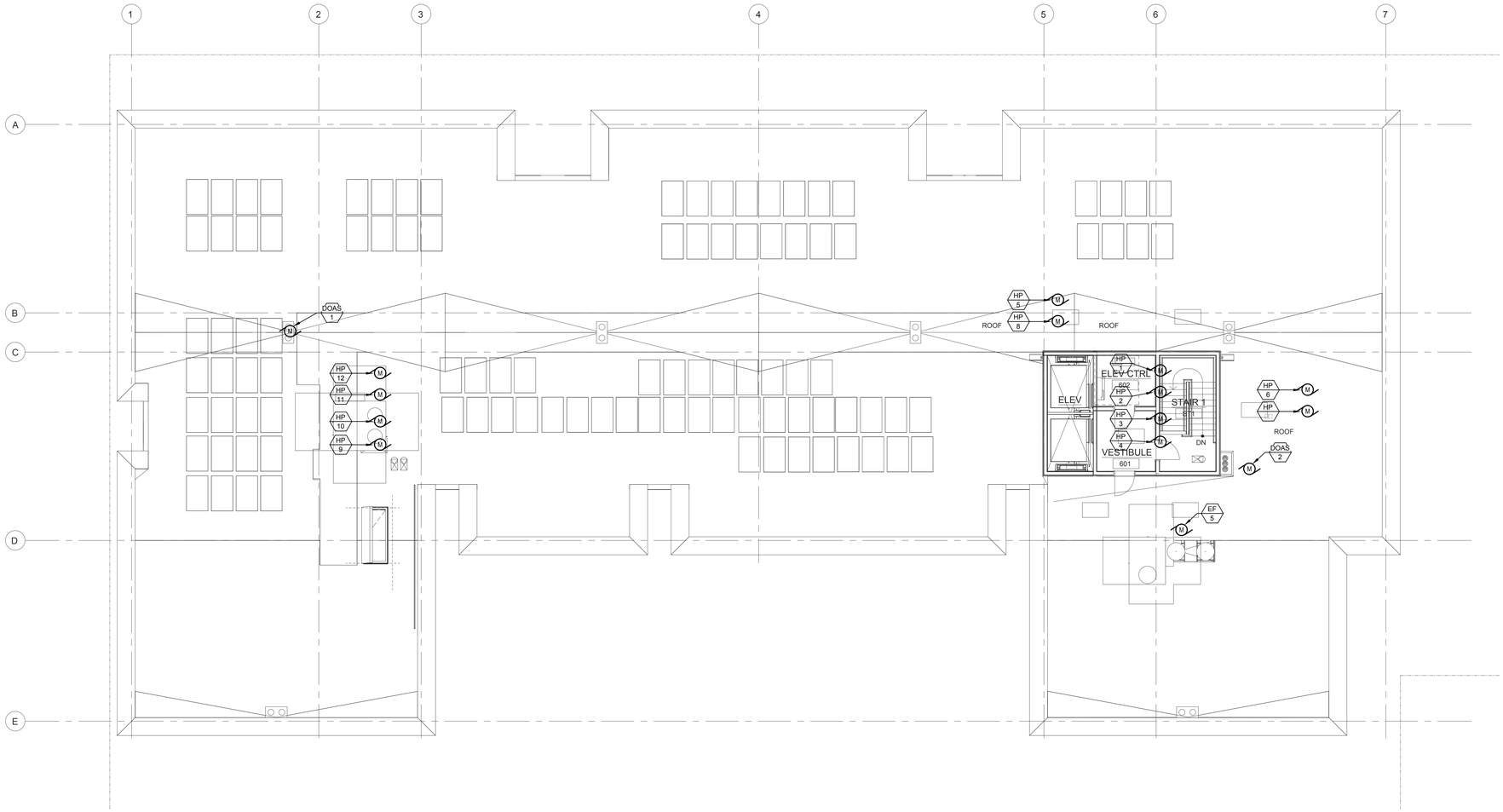


1 ROOF PLAN - ELECTRICAL
SCALE: 1/8"=1'-0"

Affordable Electric Inc

HK Electrical Engineers
15365 SW DIVISION ST PH: (503) 625-4443
SHERWOOD, OR 97140 WWW.HKENG.COM

REGISTERED PROFESSIONAL ENGINEER
14,615
OREGON
JULY 25, 1980
GREGORY F. KOHN
EXPIRES 06/30/19

NORTH WILLIAMS APARTMENTS - FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

ROOF PLAN - ELECTRICAL

GMP/PERMIT

DATE 17 OCT 2018
PROJECT NUMBER 149000

SHEET NUMBER
E3.11

10/4/2018 1:05:10 PM

PLUMBING EQUIPMENT SCHEDULE

*SEE PLUMBING CONTRACTOR FOR EXACT PLUMBING EQUIPMENT

Domestic Booster Pump:				Remarks
Symbol:	DBP-1			
Type:	Duplex			
Manufacturer:	Coordinate			
Model:	Coordinate			
Suction Pressure:	34 psi			
Elevation water must be raised:	46ft.			
Friction Loss:	7 psi			
Pressure Required at Highest level:	35 psi			
Pressure at Booster outlet:	69 psi			
Required Boost:	35 psi			
Required GPM:	182			
Pump HP	Coordinate			
RPM:	Coordinate			
Volt:	Coordinate			
Phase:	Coordinate			
Hydropneumatic Tank Manufac.:	Coordinate			
Hydropneumatic Tank Model#:	Per Manf. Rec.			
Bathtub/Shower:				Remarks
Symbol:	BT-1	BT-2/ADA		
Type:	—	—		
Dimensions L x W x H (inches):	60"x30"	60"x30"		
Strainer:	Yes	Yes		
Valve:	Pressure Balance	Pressure Balance		
Diverter Tub Spout:	Yes	Yes		
P-Trap:	Yes	Yes		
Stop & Supply:	Yes	Yes		
Pump Control:	—	—		
Pump:	No	No		
Expansion Tank				Remarks
Symbol:	ET-1			
Manufacturer:	Amtrol			
Model:	ST-12V			
Tank Volume:	14.0 gallons			
Size Dia. x H (inches)	15x23			
Weight Dry/Wet (lbs)	23/140			
Floor & Wall Clean Outs				Remarks
Symbol:				
Manufacturer:	FCO	WCO		
Model:	Sioux Chief	Sioux Chief		
	Coordinate	Coordinate		
Floor Drain/Floor Sink				Remarks
Symbol:	FD-1	FS-1		
Manufacturer:	Sioux Chief	Sioux Chief		Provide automatic trap primer on all floor drains and floor sinks.
Model:	Coordinate	Coordinate		
Grate:	Round	None		
Grate Finish:	NB	—		
Primed Trap:	Yes	Yes		Electronic trap primers require 115 volt power
Garbage Disposal				
Install:	If required			
	Coordinate			
Hose Bibb				Remarks
Symbol:	HB-1	HB-2	HB-3	
Type:	wall	wall-Hot & Cold	Rooftop	
Manufacture:	Prier	Woodford	Woodford	
Model:	#C-634P10	#122	#SRH-MS	
Frost Proof:	Yes	No	Yes	
Sink				Remarks
Symbol:	KS-1	KS-2/ADA		
Type:	Stainless	Stainless		
Number of Compartments:	1	1		
Size: (inch)	Coordinate	Coordinate		
Depth (Inches):	8	6.5		
P-Trap:	Yes	Yes		
Stop and Supply:	Yes	Yes		
Lavatory				Remarks
Symbol:	L-1	L-2/ADA		
Type:	Drop In	Drop In		
Color	White	White		
Wall Carrier:	No	No		
P-Trap:	Yes	Yes		
Angle Valve:	Yes	Yes		
Master Mixing Valve				Remarks
Symbol:	MMV-1			
Type:	Coordinate			
Manufacture:	Coordinate			
Model:	Coordinate			
Pump				Remarks
Symbol:	RCP-1	ESP-1		
Type:	Hot Water Circ Pump	Elevator Sump Pump		
Manufacture:	Coordinate	Liberty		
Model No:	Coordinate	#457-VMF		
Total GPM:	6.5	50		
Head: (ft hd.)	10.5	--		
Electrical:				
- Watts:	270			
- Volts:	115	115		
- Phase:	1	1		
Washer Box				Remarks
Symbol:	WB-1			
Type:	in-wall			
Manufacture:	Sioux Chief			
Model:	OxBox			
Water Heater				Remarks
Symbol:	(2) WH-1			
Type:	Gas			Requires 115 volt power
Manufacture:	Coordinate			
Tank Size:	100 gallon			
Input:	199MBH			
Water Closet				Remarks
Symbol:	WC-1	WC-2/ADA		
Type:	Floor Mounted	Floor Mounted		
Color:	White	White		
Elongated or Round:	Elongated	Elongated		
Carrier:	No	No		
Flush Valve:	No	No		
Gallons Per Flush:	1.6/1.1	1.6/1.1		
Stop & Supply	Yes	Yes		
Seat:	Yes	Yes		

*SEE PLUMBING CONTRACTOR FOR EXACT PLUMBING EQUIPMENT.

PLUMBING FIXTURES

COORDINATE WITH PLUMBING CONTRACTOR FOR PLUMBING FIXTURE MANUFACTURERS AND MODEL NUMBERS. PLUMBING FIXTURES MUST MEET 2014 OPSC REQUIREMENTS.

CODE COMPLIANCE

COLD WATER PIPE, UPC APPENDIX "A":

Fixtures:	T WC* Private	T WC* Public	Lav Public	Lav Private	TS Private	Sink Private	DW Private	Sink Public	Washer Public	Washer Stacked	Mop Sink Public	HB Public	HB ea.add		Total WSFU
Min Fix Pipe Size	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2		
WSFU Per Fixture	2.5	2.5	1	1	4	1.5	1.5	1.5	4	4	3	2.5	1		
Quantity 1st Floor	11	2	2	11	11	9	9	2	1	5	1	1	3		
Quantity 2nd Floor	17	0	0	17	17	13	13	0	0	0	1				
Quantity 3rd Floor	17	0	0	17	17	13	13	0	0	0	1				
Quantity 4th Floor	17	0	0	17	17	13	13	0	0	0	1				
Quantity 5th Floor	17	0	0	17	17	13	13	0	0	0	1				
Total WSFU's	197.5	5	2	79	316	91.5	91.5	3	4	20	15	2.5	3	0	830

From chart A-2, water flow 182 GPM
From chart A-4 @ 8.0 FPS max velocity use 4" pipe size.

Pressure calcs:

a. Pressure after booster pump	75 psi
b. Static Pressure (Height x 0.434)	20 psi
c. Pressure required at furthest fixture:	35 psi
Pressure available for friction loss: (a-b-c)	20.04 psi
Total Equivalent pipe length:	275 feet
Maximum friction loss for PIPE SIZING: (Press. Avail. X 100/ Equiv. pipe length)	7.29 psi/100ft.

From chart A-4 @ 182 GPM and 8.0 FPS max velocity and a max friction loss of 7.29psi/100', use 4" pipe size.

* Tank type symbol T.

WATER HEATER SIZED; ASPE 2010 Plumbing Engineering and Design Handbook, CHAPTER 6:

120F HOT WATER Fixtures:			Lav Public	Lav Private	TS Private	Sink Private	DW Private	Sink Public	Washer Public	Washer Stacked	Mop Sink Public				Total
Hot Water Dem./Fix.			6	2	20	10	4.25	10	12	12	20				
Quantity 1st Floor			2	11	11	9	9	2	1	5	1				
Quantity 2nd Floor			0	17	17	13	13	0	0	0	1				
Quantity 3rd Floor			0	17	17	13	13	0	0	0	1				
Quantity 4th Floor			0	17	17	13	13	0	0	0	1				
Quantity 5th Floor			0	17	17	13	13	0	0	0	1				
Hot Water Demand	0	0	12	158	1580	610	259.25	20	12	60	100	0	0	0	2811.25
Demand Factor	0.3														
Storage Factor	0.3														

Probable max. demand = Dem. Factor xTotal = 843.38 GPH
Demand x Storage Factor = 253.01 Gallons
Use 3-100 gallon tanks.
Heater GPH x 8.33 x (140-50) = BTU/Hr output= 491.8 MBH
Use three 90plus water heaters 199MBH input each.

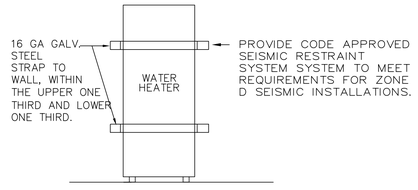
90+ 199 MBH Water Heater at 90 degree rise= 256 GPH
100 gallons of storage(70% usable)= 70
Hot water available first hour= 326 gallons
3 hrs
Total gallons of hot water available in 1st hr.= 978 gal.
Total gallons available per hour after 1st hr= **768** gal.

*ENERGY STAR rated Dishwasher uses 4.25 gallons/cycle per current ENERGY STAR criteria effective January 20, 2012
**ENERGY STAR rated Clotheswasher has a water factor of 6.0 gallons per cycle per cubic foot. Stackable clotheswasher has a cubic foot capacity of approx. 2.0.

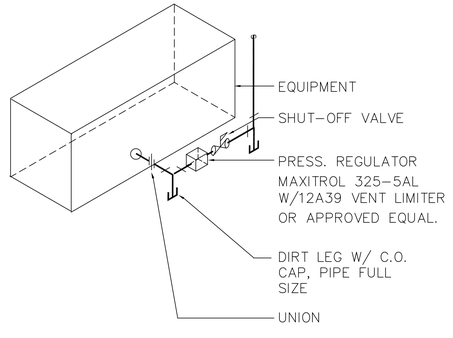
WASTE PIPING; UPC CHAPTER 7:

Fixtures	T WC Private	T WC Public	Lav Public	Lav Private	BT Private	S/DW Private		Sink Public	Washer Public	Washer Stacked	Mop Sink Public	FD Public	FS Public		Total DFU
Min Trap Size (in.)	3	3	1 1/4	1 1/4	1-1/2	1 1/2		1 1/2	2	2	2	2	3		
DFU per Fixture	3	4	1	1	2	2		2	3	6	3	Emg.	2		
Quantity 1st Floor	11	2	2	11	0	9		2	1	5	1	10	1		
Quantity 2nd Floor	17	0	0	17	17	13		0	0	0	1	0	0		
Quantity 3rd Floor	17	0	0	17	17	13		0	0	0	1	0	0		
Quantity 4th Floor	17	0	0	17	17	13		0	0	0	1	0	0		
Quantity 5th Floor	17	0	0	17	17	13		0	0	0	1	0	0		
Total DFU's	237	8	2	79	136	122	0	4	3	30	15	0	2	0	638

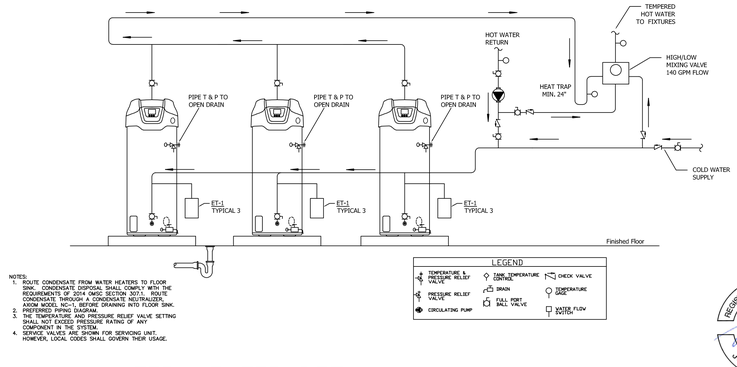
** 6" waste sloped at 1/4" per foot will handle 720 total fixture units. Use 6" Waste



1 P001 WATER HEATER SEISMIC BRACING
NTS



2 P001 TYP. GAS CON. DETAIL
NTS



NOTES:
1. ROUTE CONDENSATE FROM WATER HEATERS TO FLOOR SINK. CONDENSATE DISPOSAL SHALL COMPLY WITH THE REQUIREMENTS OF 2014 OMSC SECTION 307.2.3. ROUTE CONDENSATE THROUGH A CONDENSATE NEUTRALIZER, ARROW MODEL NC-1, BEFORE DRAINING INTO FLOOR SINK.
2. PREFERRED PIPING DIAGRAM.
3. THE TEMPERATURE AND PRESSURE RELIEF VALVE SETTING SHALL NOT EXCEED THE MAXIMUM PRESSURE RATING OF ANY COMPONENT IN THE SYSTEM.
4. SERVICE VALVES ARE SHOWN FOR SERVICING UNIT. HOWEVER, LOCAL CODES SHALL GOVERN THEIR USAGE.

3 P001 WATER HEATER DETAIL
NTS

DRAWING INDEX

P2.00 – COVER SHEET – SYMBOLS AND ABBREVIATIONS; CODE COMPLIANCE; SCHEDULES

P2.01 – LEVEL 1 FLOOR PLAN – BELOW GRADE – PLUMBING
P2.01A – LEVEL 1 FLOOR PLAN – ABOVE GRADE – PLUMBING
P2.02 – LEVEL 2 FLOOR PLAN – PLUMBING
P2.03 – LEVEL 3 FLOOR PLAN – PLUMBING
P2.04 – LEVEL 4 FLOOR PLAN – PLUMBING
P2.05 – LEVEL 5 FLOOR PLAN – PLUMBING
P2.06 – ROOF PLAN – PLUMBING

P3.00 – RISER DIAGRAMS AND GAS ISO – PLUMBING

ABBREVIATIONS

(N)	New
(R)	Remove
(RL)	Relocate
Abv.	Above
AFF	Above Finished Floor
AP	Access Panel
BFC	Below Finished Ceiling
BFF	Below Finished Floor
BFG	Below Finished Grade
Clg.	Ceiling
Col	Column
COTG	Clean Out to Grade
D	Drop
ET	Expansion Tank
FC	Flexible Connection
Flr.	Floor
' or Ft.	Feet
Ftg.	Footing
GPM	Gallons Per Minute
HP	Horsepower
" or In.	Inches
Inv. El. or IE	Invert Elevation
Max.	Maximum
Min.	Minimum
N	North
Nom.	Nominal
NTS	Not to Scale
OD	Overflow Drain
P	Pump
PSI	Pounds Per Square Inches
R	Riser
RD	Roof Drain
SD	Storm Drain
TOP	Top of Pipe
Typ.	Typical
V	Vent
VTR	Vent Through Roof

PLUMBING SYMBOLS

- SANITARY SEWER, AFG
- SANITARY SEWER, BFG
- SD — STORM, AFG
- SD — STORM, BFG
- HOT WATER
- COLD WATER
- COLD WATER W/HEATRACE
- HOT WATER RETURN
- VENT
- INDICATES PIPE BELOW GRADE OR FINISH FLOOR
- INDICATES PIPE BELOW
- OD OVERFLOW DRAIN PIPING
- BALANCING VALVE
- CHECK VALVE
- VALVE GENERAL
- CLEAN OUT (CO)
- WALL CLEAN OUT (WCO)
- FLOOR DRAIN
- UNION
- (XX) FIXTURE ABOVE (S, WC, L, ETC.)

REGISTERED PROFESSIONAL ENGINEER 51470PE OREGON July 9, 2003 JOHN G. DUFFY
Expires 12/31/2019

MEP CONSULTING LLC

CPCD, LLC
Commercial Plumbing Consulting & Design LLC
18840 SW Boones Ferry Rd. #310
Tualatin, OR 97062
PHONE: (503) 843-8233; CELL: 503-780-3106
email: shanef@cpcdllc.com
CONTACT: Shane Fitzpatrick, CPD

TAPANI PLUMBING INCORPORATED
Billing and Mailing Address P.O. Box 2350 Bottleground, WA 98604
Office Location
19501 NE 142nd AVE Bottle Ground, WA 98604
Office (360) 687-3983 Fax (360) 687-8147

NORTH WILLIAMS APARTMENTS – FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

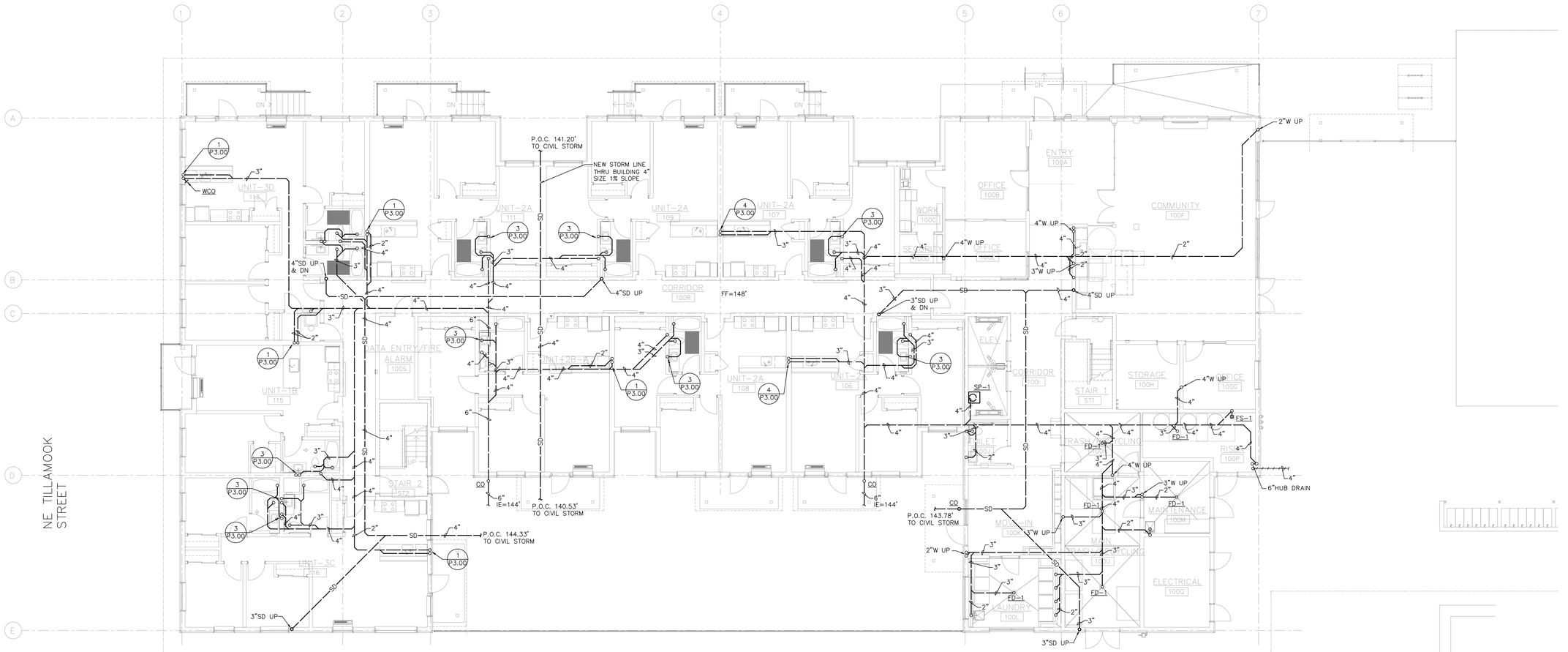
COVER SHEET – PLUMBING

PERMIT SET

DATE 10/09/2018 | PROJECT NUMBER 18-022

SHEET NUMBER P2.00

N WILLIAMS AVENUE



NE TILLAMOOK STREET

1 LEVEL 1 FLOOR PLAN – PLUMBING – BELOW GRADE
1/8" = 1'-0"

TAPANI PLUMBING INCORPORATED
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19501 NE 142nd AVE Battle Ground, WA 98604
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NORTH WILLIAMS APARTMENTS – FAMILY HOUSING

2156 N WILLIAMS AVENUE, PORTLAND, OREGON

BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

REGISTERED PROFESSIONAL ENGINEER 9147PE OREGON July 9, 2005 JOHN G. DUFFY
Expires 12/31/2019

MEP LLC CONSULTING

LEVEL 1 FLOOR PLAN – PLUMBING BELOW GRADE

PERMIT SET

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Commercial Plumbing Consulting & Design LLC
18840 SW Boones Ferry Rd. #310
Tualatin, OR 97062
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email: shanef@cpcdllc.com
CONTACT: Shane Fitzpatrick, CPD

DATE 10/09/2018 | PROJECT NUMBER 18-022

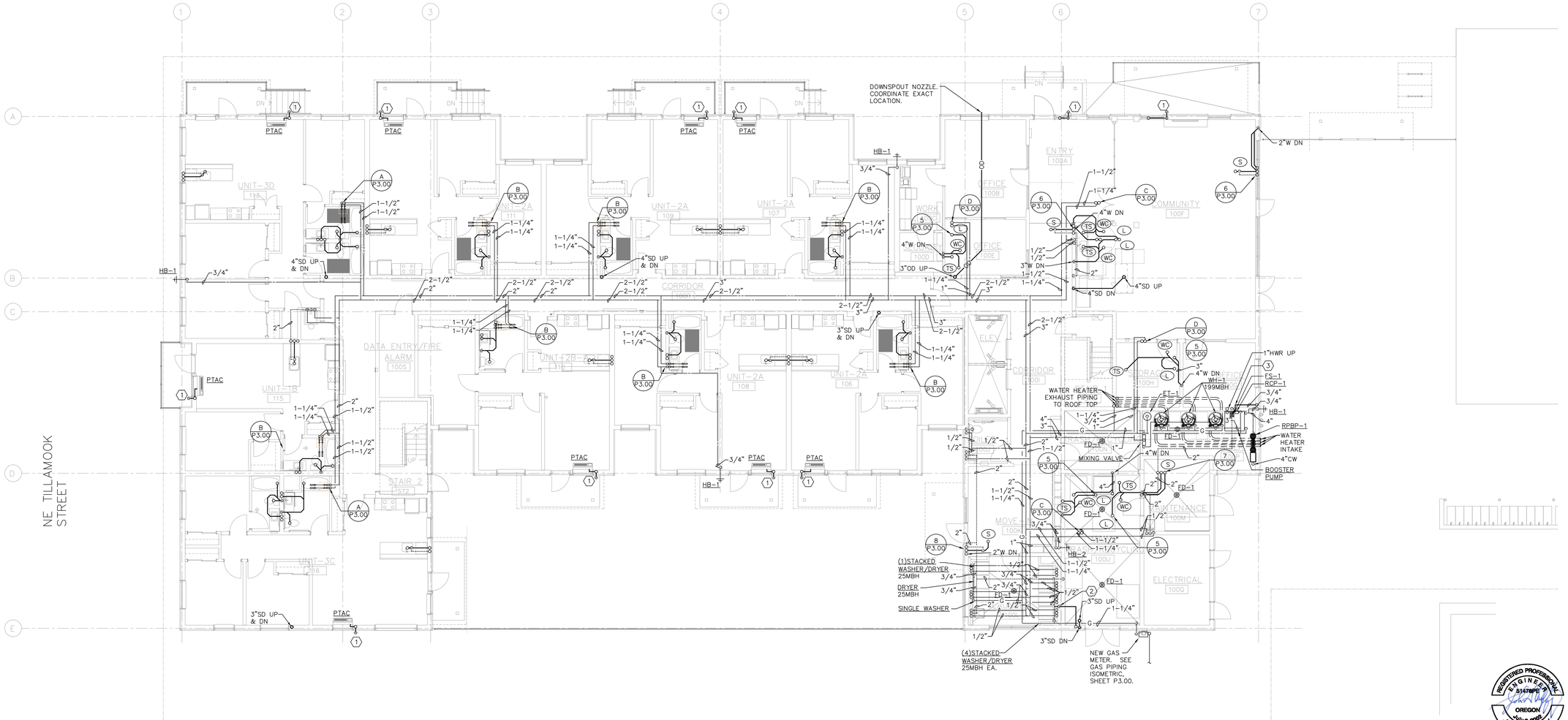
SHEET NUMBER P2.01

N WILLIAMS AVENUE

NE TILLAMOOK STREET

NOTES THIS SHEET

1. ROUTE 3/4"CONDENSATE FROM PTAC UNITS DOWN THEN OUTSIDE OF WALL AND TURN DOWN. COORDINATE FOR EXACT LOCATION. COORDINATE FOR GRAVEL AREA BLOCKED OUT OF PATIO OR ROUTE TO PLANTER AREA.
2. ROUTE 3/4" CONDENSATE FROM PTAC UNITS DOWN FOR CONNECTION TO INDIRECT DRAIN INTO WASHER BOX.
3. ROUTE 3/4" CONDENSATE FROM PTAC UNITS DOWN AND INDIRECT DRAIN INTO FLOOR SINK.



1 LEVEL 1 FLOOR PLAN – PLUMBING – ABOVE GRADE
1/8" = 1'-0"

TAPANI PLUMBING INCORPORATED
Billing and Mailing Address P.O. Box 2350 Battleground, WA 98604
Office Location
19501 NE 142nd AVE Battle Ground, WA 98604
Office (360) 687-3983 Fax (360) 687-8147

NORTH WILLIAMS APARTMENTS – FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

REGISTERED PROFESSIONAL ENGINEER 81478PE OREGON July 9, 2005 JOHN G. DUFF
Expires 12/31/2019

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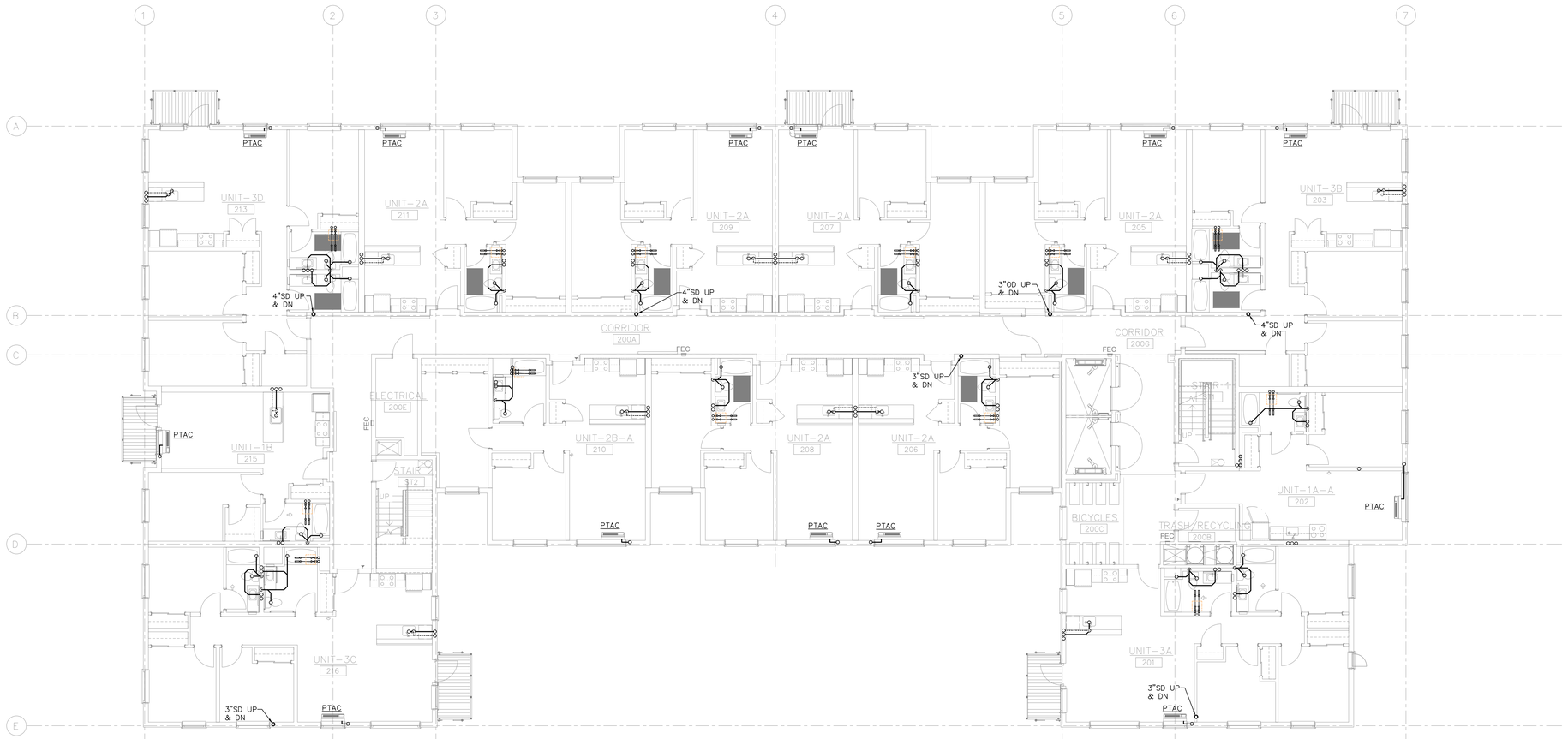
CONTACT: Shane Fitzpatrick, CPD

LEVEL 1 FLOOR PLAN – PLUMBING ABOVE GRADE

PERMIT SET

DATE 10/09/2018
PROJECT NUMBER 18-022

SHEET NUMBER
P2.01A



1 LEVEL 2 FLOOR PLAN – PLUMBING
1/8" = 1'-0"

TAPANI PLUMBING INCORPORATED
Billing and Mailing Address P.O. Box 2350 Battleground, WA 98604
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19501 NE 142nd AVE Battle Ground, WA 98604
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NORTH WILLIAMS APARTMENTS – FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

REGISTERED PROFESSIONAL ENGINEER 51478PE OREGON July 9, 2008 JOHN G. DUFFY
Expires 12/31/2019

MEP CONSULTING LLC

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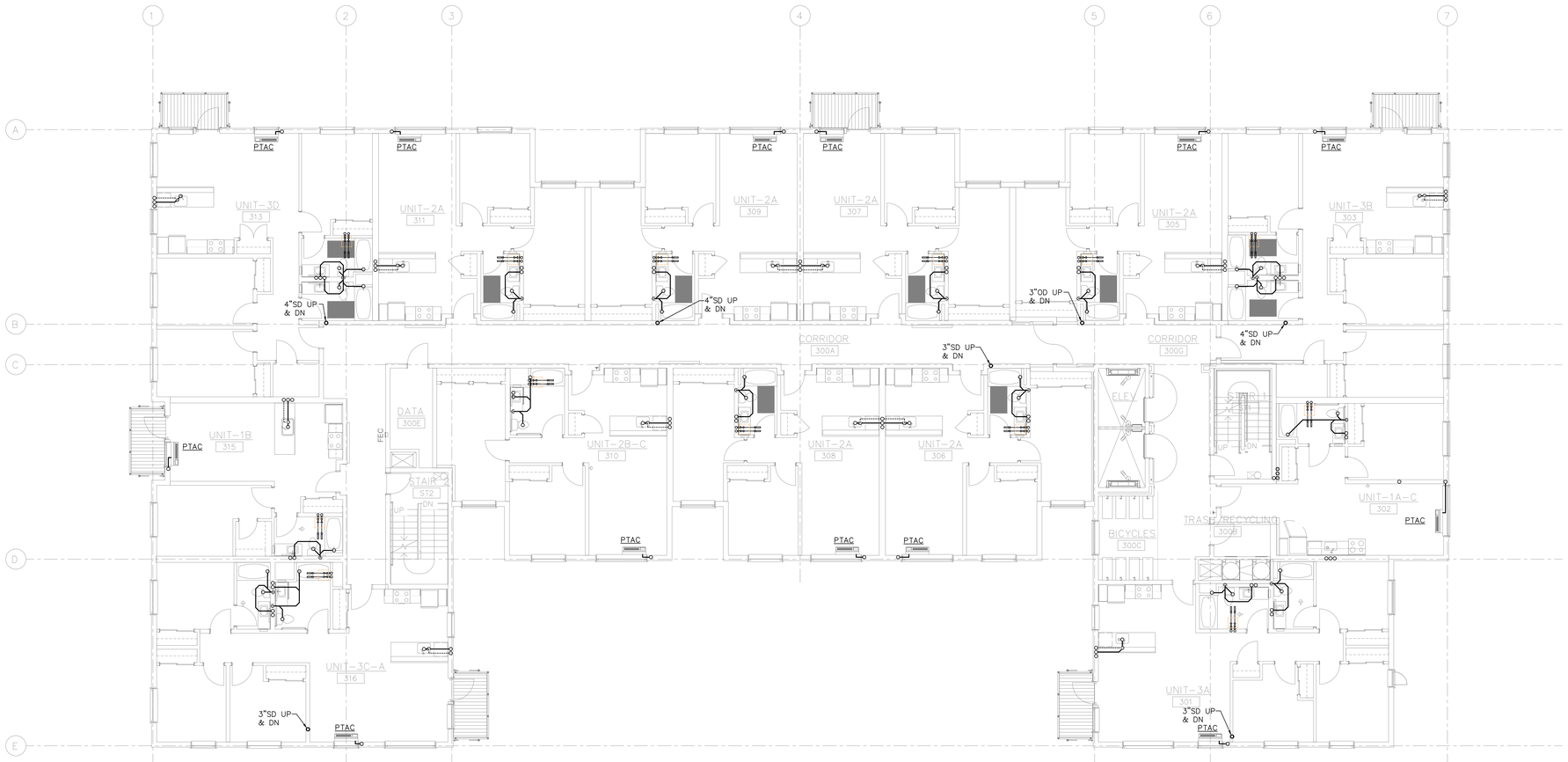
CONTACT: Shane Fitzpatrick, CPD

LEVEL 2 FLOOR PLAN – PLUMBING

PERMIT SET

DATE	PROJECT NUMBER
10/09/2018	18–022

SHEET NUMBER
P2.02



1 LEVEL 3 FLOOR PLAN – PLUMBING
1/8" = 1'–0"

TAPANI PLUMBING INCORPORATED
Billing and Mailing Address P.O. Box 2350 Battleground, WA 98604
Office Location
19501 NE. 142nd AVE Battle Ground, WA 98604
Office (360) 687–3983 Fax (360) 687–8147

NORTH WILLIAMS APARTMENTS – FAMILY HOUSING
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BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

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Expires 12/31/2019

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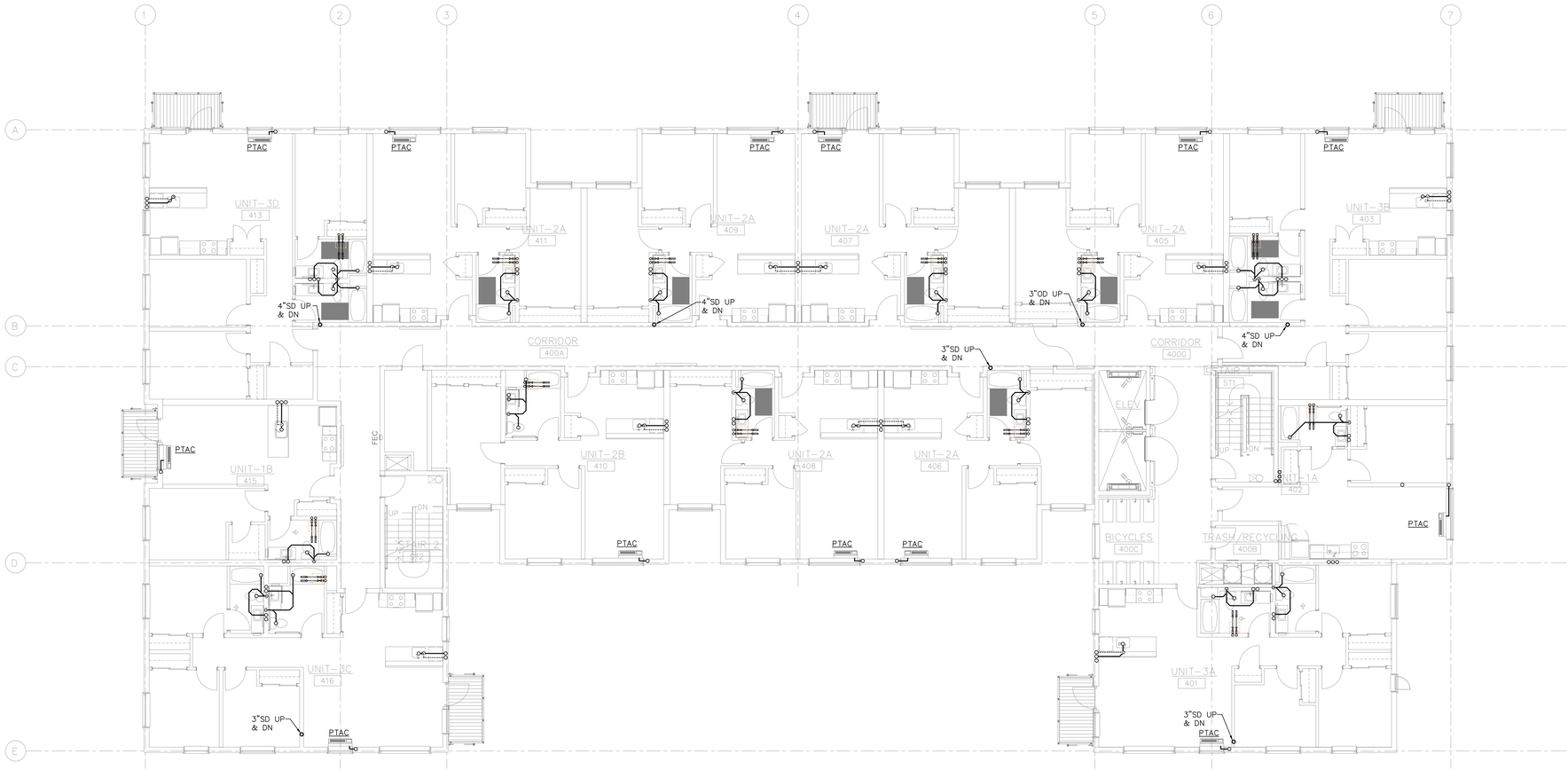
CONTACT: Shane Fitzpatrick, CPD

LEVEL 3 FLOOR PLAN – PLUMBING

PERMIT SET

DATE	PROJECT NUMBER
10/09/2018	18–022

SHEET NUMBER
P2.03



1 LEVEL 4 FLOOR PLAN – PLUMBING
1/8" = 1'–0"

TAPANI PLUMBING INCORPORATED
Billing and Mailing Address P.O. Box 2350 Battleground, WA 98604
Office Location
19501 NE 142nd AVE Battle Ground, WA 98604
Office (360) 687–3983 Fax (360) 687–8147

NORTH WILLIAMS APARTMENTS – FAMILY HOUSING
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BRIDGE HOUSING

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REGISTERED PROFESSIONAL ENGINEER 81478PE OREGON July 9, 2008 JOHN G. DUFFY
Expires 12/31/2019

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email: shanef@cpcdllc.com
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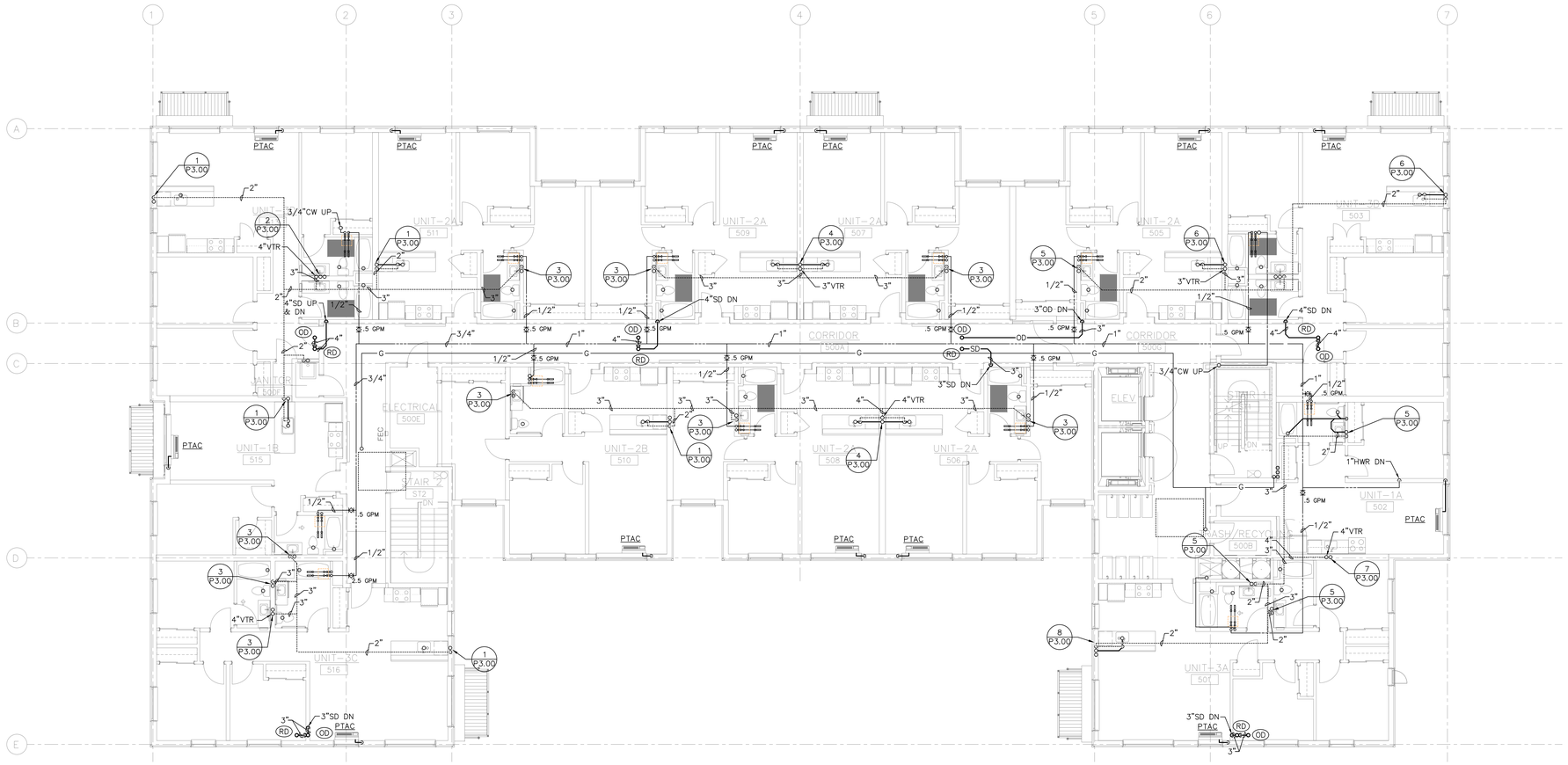
LEVEL 4 FLOOR PLAN – PLUMBING

PERMIT SET

DATE 10/09/2018
PROJECT NUMBER 18–022
SHEET NUMBER P2.04



1 LEVEL 5 FLOOR PLAN – PLUMBING

1/8" = 1'-0"

TAPANI PLUMBING INCORPORATED
Billing and Mailing Address P.O. Box 2350 Battleground, WA 98604
Office Location
19501 NE 142nd AVE Battle Ground, WA 98604
Office (360) 687-3983 Fax (360) 687-8147

NORTH WILLIAMS APARTMENTS – FAMILY HOUSING
2156 N WILLIAMS AVENUE, PORTLAND, OREGON
BRIDGE HOUSING

REVISION	DATE	REASON FOR ISSUE

REGISTERED PROFESSIONAL ENGINEER
91474PE
OREGON
July 9, 2005
JOHN G. DUFFY
Expires 12/31/2019

MEP CONSULTING LLC

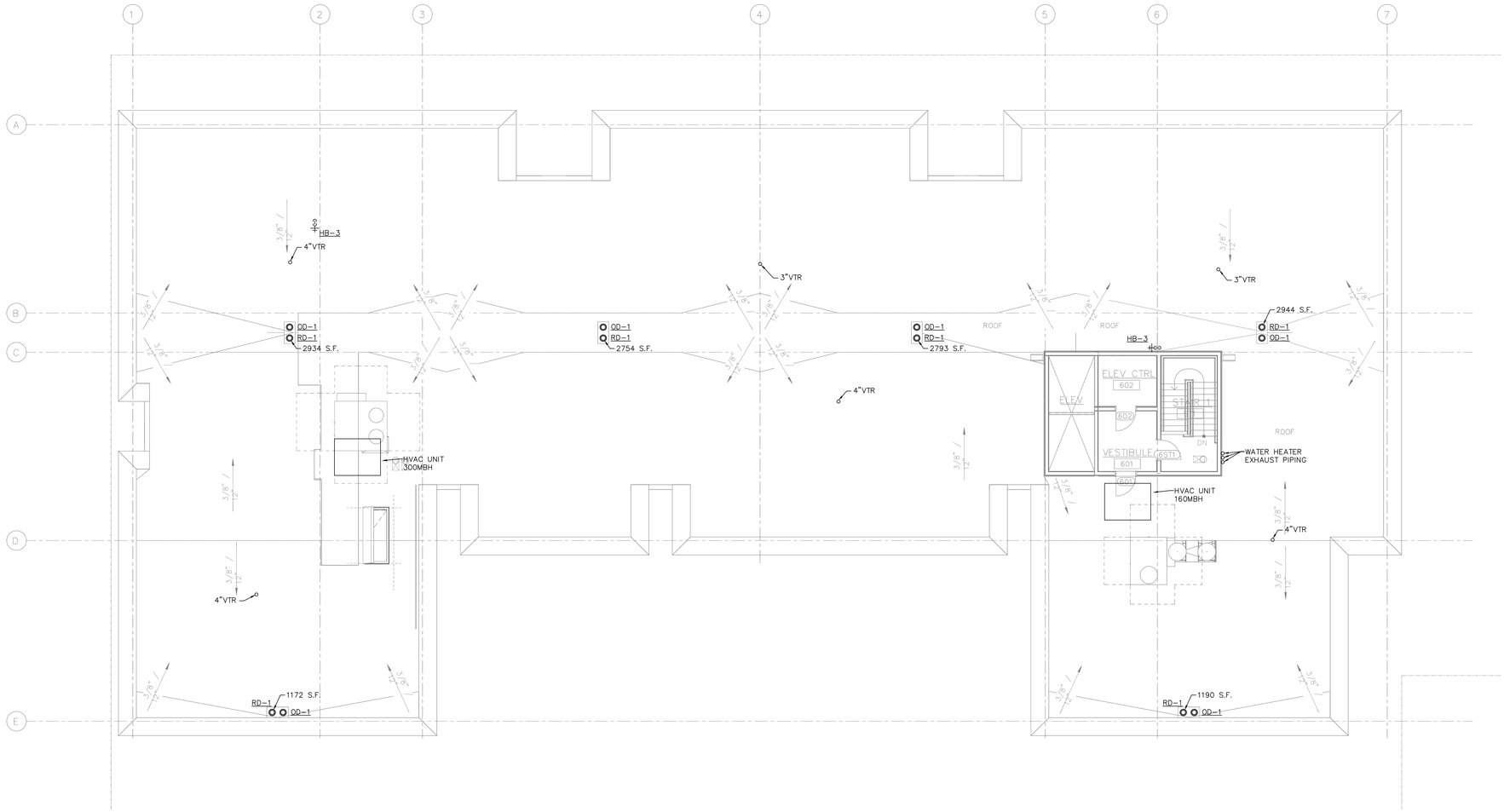
CPCD, LLC
Commercial Plumbing Consulting & Design LLC
18840 SW Boones Ferry Rd. #310
Tualatin, OR 97062
PHONE: (503) 845-8233; CELL: 503-780-3106
email: shanef@cpcdllc.com
CONTACT: Shane Fitzpatrick, CPD

LEVEL 5 FLOOR PLAN – PLUMBING

PERMIT SET

DATE	PROJECT NUMBER
10/09/2018	18-022

SHEET NUMBER
P2.05



1 ROOF PLAN – PLUMBING
1/8" = 1'-0"

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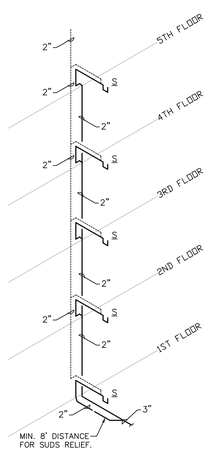
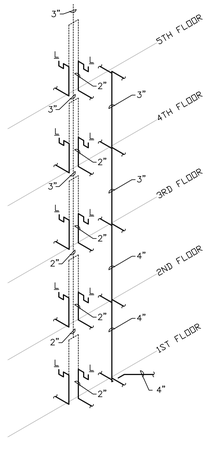
ROOF PLAN – PLUMBING

PERMIT SET

DATE 10/09/2018
PROJECT NUMBER 18-022
SHEET NUMBER P2.06



1 WASTE & VENT RISER
P3.00 NTS



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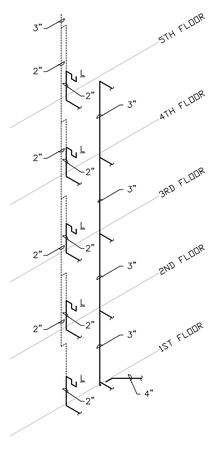

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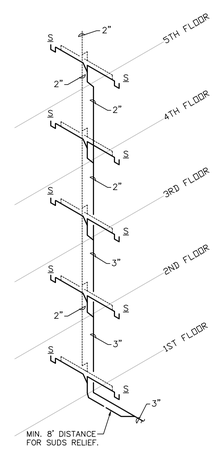

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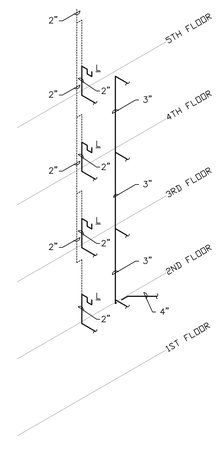

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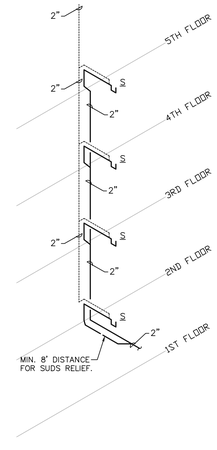

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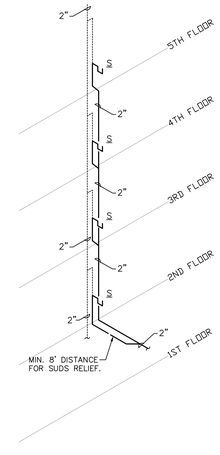
P3.00 NTS



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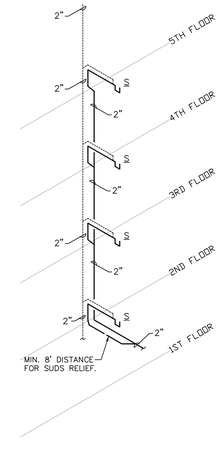
P3.00 NTS



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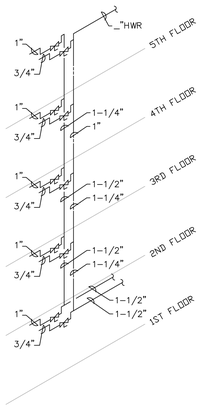
P3.00 NTS



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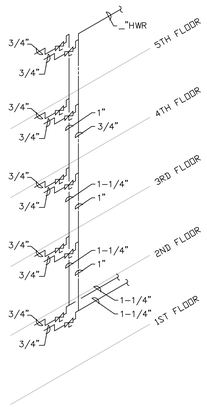
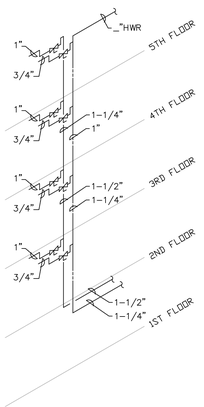
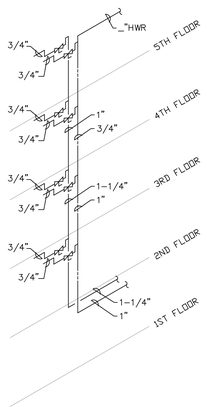
P300 NTS



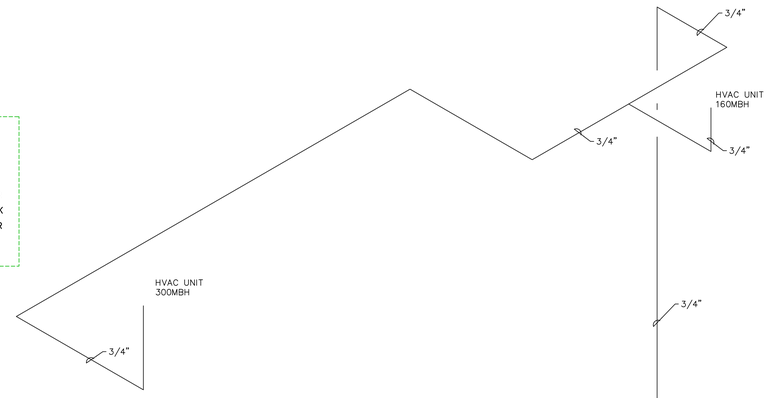
B HOT AND COLD WATER RISER
P300 NTS



C HOT AND COLD WATER RISER
P300 NTS



D HOT AND COLD WATER RISER
P300 NTS



9 GAS ISOMETRIC
P3.00 NTS

NATURAL GAS HOUSE METER

Total pipe length, 350 feet; Total input: 1,132 MBH.

Equipment	Quantity	Unit MBH Input	Total MBH	Pipe Size	Remarks
Water Heaters	3	199	597		
Dryers	3	25	75		
HVAC RTU	1	160	160		
HVAC RTU	1	300	300		
TOTAL:			1,132	1-1/4"	2 PSI SYSTEM

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REVISION	DATE	REASON FOR ISSUE

RISER DIAGRAM – PLUMBING

PERMIT SET

DATE 10/09/2018 | PROJECT NUMBER 18-022

SHEET NUMBER P3.00

REGISTERED PROFESSIONAL ENGINEER 81478PE OREGON JULY 9, 2008 JOHN G. DUFFY
Expires 12/31/2019

MEP LLC CONSULTING

CPCD, LLC
Commercial Plumbing Consulting & Design LLC
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LEGEND

SYM	DESCRIPTION	MODEL NUMBER	BACK BOX
FACP	FIRE ALARM CONTROL PANEL	EST i01000RD	28"H X 15.75"W X 3.85"D
FAA	REMOTE ANNUCIATOR	EST RLCD-C	5.625"H X 8.5"W X 1.5"D 4" SQUARE STANDARD BOX
NACF	NAC EXPANSION PANEL	EST BPS10A	17"H X 13"W X 3.5"D
MPC	MULTIPLE I/O MODULE CABINET W/SIGA MOUNTING PLATES	EST MFC-A/MP2L(2EA.)	8"H X 14"W X 3.5"D
CELL	CELLULAR COMMUNICATOR	DSC LE4010CF	10"H X 11.5"W X 3"D
F	MANUAL PULL STATION	EST SIGA-278	1-GANG STANDARD ELECTRICAL BOX
S	PHOTOELECTRIC SMOKE W/BASE	EST SIGA-PD/SIGA-SB4	4" SQUARE OR OCTAGON STANDARD BOX
S CO	PHOTOELECTRIC SMOKE/CO W/BASE	EST SIGA-PCD/SIGA-SB4	4" SQUARE OR OCTAGON STANDARD BOX
H	HEAT DETECTOR W/BASE	EST SIGA-HFD/SIGA-SB4	4" SQUARE OR OCTAGON STANDARD BOX
S	ADDRESSABLE HVAC DUCT DETECTOR W/ AUX. RLY & SAMPLING TUBE	EST SIGA-SD/EST SD-T## (##=8,18, 24,36,42,60,78 OR 120, VERIFY)	FURNISHED WITH UNIT FOR SURFACE MOUNT ON DUCTWORK
V	SITE VAULT TAMPER	SUPPLIED BY OTHERS	
MF	SPRINKLER FLOW SWITCH	SUPPLIED BY OTHERS	
TS	SPRINKLER TAMPER SWITCH	SUPPLIED BY OTHERS	
PS	DRY PIPE HIGH/LOW AIR ALARM	SUPPLIED BY OTHERS	
F	OUTSIDE WATERFLOW BELL	SUPPLIED BY OTHERS	120V CONNECTION REQUIRED
CC1S	SYNCHRONIZATION SIGNAL MODULE	EST SIGA-CC1S	MOUNTS IN NAC PANEL
CC1	ADDRESSABLE SIGNAL MODULE	EST SIGA-CC1	4" SQUARE 2.25" DEEP BOX
CR	ADDRESSABLE RELAY MODULE	EST SIGA-CR	4" SQUARE W/1-GANG MUDRING
CR H	ADDRESSABLE RELAY MODULE	EST SIGA-CRH - HIGH POWER	4" SQUARE 2.25" DEEP BOX
CT1	ADDRESSABLE INPUT MODULE	EST SIGA-CT1	4" SQUARE W/1-GANG MUDRING
CT2	ADDRESSABLE DUAL INPUT MODULE	EST SIGA-CT2	4" SQUARE W/1-GANG MUDRING
C	CEILING HORN/STROBE UNIT	EST GENESIS GCF-HDVM	4" SQUARE STANDARD BOX
C H	CEILING HORN/STROBE, HIGH CANDELA (GREATER THAN 95cd)	EST GENESIS GCF-HDVMH	4" SQUARE STANDARD BOX
C	CEILING STROBE UNIT	EST GENESIS GCF-VM	4" SQUARE STANDARD BOX
C H	CEILING STROBE, HIGH CANDELA (GREATER THAN 95cd)	EST GENESIS GCF-VMH	4" SQUARE STANDARD BOX
F	WALL HORN/STROBE UNIT	EST GENESIS G1F-HDVM	1-GANG STANDARD ELECTRICAL BOX
F	WALL STROBE UNIT	EST GENESIS G1F-VM	1-GANG STANDARD ELECTRICAL BOX
F LF	WALL HORN UNIT LF = LOW FREQUENCY	EST GENESIS G4LFWF-H	4" SQUARE STANDARD BOX
WP F	WALL HORN/STROBE, WEATHERPROOF	EST GENESIS WG4WF-HVMC	EST 499
	ELEVATOR TO ALTERNATE FLR RELAY	EST SIGA-CR	VIA MFC-A CABINET
	ELEVATOR TO PRIMARY FLR RELAY	EST SIGA-CR	VIA MFC-A CABINET
S/T	ELEVATOR SHUNT TRIP RELAY	EST SIGA-CR	VIA MFC-A CABINET
F/H	ELEVATOR FIRE HAT BLINK RELAY	EST SIGA-CR	VIA MFC-A CABINET
PWR	ELEVATOR SHUNT TRIP POWER MONITOR	EST SIGA-CT1	VIA MFC-A CABINET
KH	KITCHEN HOOD INPUT	EST SIGA-CT1	4" SQUARE W/ 1-GAND MUDRING
FSD	FIRE SMOKE DAMPER	BY OTHERS VIA EST SIGA-CRH	
M	MAGNETIC DOOR HOLDER(24VDC)	BY OTHERS	

NOT ALL SYMBOLS USED

CONDUIT TYPE

- INDICATES NAC CIRCUIT WIRING
- INDICATES VOICE EVAC. SPEAKER WIRING
- INDICATES SLC LOOP WIRING
- INDICATES 24VDC POWER SUPPLY WIRING
- INDICATES MISC. FIRE ALARM WIRING

DEVICE TAG

INITIATING DEVICES
1.###
- DEVICE/ADDRESS NUMBER
- SLC LOOP NUMBER (NOT SHOWN)

NOTIFICATION
N#-#
- CIRCUIT NUMBER
- PANEL NUMBER

ABBREVIATIONS

cd	CANDELLA
EOLR	END OF LINE RESISTOR
EOL	END OF LINE
FSD	FIRE/SMOKE DAMPER
SD	SMOKE DAMPER
VR	VANDAL RESISTANT
W	WATT
WP	WEATHERPROOF
WG	WIREGUARD
(D)	EXISTING TO BE DEMOLISHED
(E)	EXISTING TO REMAIN
(R)	EXISTING TO BE RELOCATED

AREA OF RESCUE LEGEND

SYM	DESCRIPTION	MODEL NUMBER	BACK BOX
ARA	AREA OF RESCUE MASTER PANEL	RATH 2500-210FM	PROVIDED WITH UNIT (16.1"H X 14"W X 3"D)
ARA-PS	AREA OF RESCUE POWER SUPPLY	RATH 2500-24PWR	PROVIDED WITH UNIT (8.125"H X 9.275"W X 3.75"D)
CS	CALL STATION	RATH 2100-958NSR	PROVIDED WITH UNIT (8"H X 6"W X 3"D)

FIRE ALARM CHECKLIST

Location	Yes	No	
			A/C Power:
			Dedicated 120 VAC for Fire Alarm Control Panel
			Dedicated Power for Remote NAC Power Supplies
			Circuit Breakers Location Recorded in FACP & NAC Panels
			Circuit Breaker Painted RED & Breaker Locks Installed
Location	**Yes**	**No**	**Raceways & Boxes:**
			40% Fill Rule is adhered to
			J-Boxes & Cans have covers installed
			Vertical Riser Cable is properly supported in Boxes
			Outside Boxes & conduit is weather tight
Location	**Yes**	**No**	**Wiring & Cabling:**
			Cable is proper size and type for project per calculations & Wire Schedule
			Non-Shielded wire used
			Open Cables properly strapped
			Open Cables below 7 ft. off of finished floor properly protected
			Check for "Opens" in wiring on all detection and notification circuits
			Check for "Shorts" in wiring on all detection and notification circuits
			Check for "Grounds" in Wiring on all detection and notification circuits
			Two Phone Lines are installed & operating
			"T" Taps and Junction boxes are clearly labeled on plans / as-builts
Location	**Yes**	**No**	**Fire Alarm Panels:**
			A/C Power location is labeled on all panels & power supplies
			Two phone lines are labeled with primary & secondary phone numbers
			Batteries have Manufacturer's date marked in Permanent Ink
			Panels are clean & professional looking
Location	**Yes**	**No**	**Field Devices:**
			Pull Stations at proper mounting height and location (48" to top of actionable part)
			Smoke detectors mounted per plans / spacing looks appropriate (no dead air space)
			Smoke detectors installed at least 4" from corners & not more than 12" below ceiling level
			Smoke detectors installed proper distance from Supply and Return Air Vents
			All devices are installed and accounted for on as-builts
			Horns / strobes at proper mounting height and location (80-96" AFF)
			Horns audibility meets minimum requirements
Location	**Yes**	**No**	**Functional Test:**
			All pull stations pulled for proper operation
			All smoke detectors activated with proper aerosol equipment
			All heat detectors tested according to manufacturer's instructions
			All sprinkler waterflows tested under actual flow condition
			All tamper / supervisory switches tested by valve actuation
			Duct detectors tested for proper function and universal shut down
			All Auxiliary relays operate according to system matrix
			Note: Other Trades that can keep you from getting your approval for occupancy
Location	**Yes**	**No**	**Mechanical / HVAC:**
			All duct detectors are installed and operational
			All motorized dampers are installed and operational
			HVAC System is fully operational
Location	**Yes**	**No**	**Electrical:**
			Panels properly labeled (a/c, phones, batteries)
			A/C circuit breaker painted red & lock installed
			A/C circuit breaker dedicated
			Power to Door Holders dedicated & locked, painted red
Location	**Yes**	**No**	**Door Hardware:**
			All door holders are installed & powered up
			All door holders are properly aligned
Location	**Yes**	**No**	**Sprinkler:**
			All Flow Switches are installed
			All Tamper Switches are installed & adjusted
			Sprinkler Vault Switches are installed & adjusted
			PIV Valve & Switches are installed & adjusted
			Wall PIV's are installed & adjusted
			All Dry Flow Valves are installed
			Low Air Switches are installed
Location	**Yes**	**No**	**Security:**
			Door Releasing Hardware installed & powered up
			Interfacing functions according to matrix
Location	**Yes**	**No**	**Elevator:**
			Powered up, Programmed & Operational
			Elevator Functions Tested

GENERAL NOTES

A. ONLY NAC WIRING SHOWN. INSTALLATION CONTRACTOR TO SHOW SLC LOOP WIRING, INCLUDING CONDUIT & J-BOX DISTRIBUTION ON AS-BUILT DRAWINGS.

B. LABEL ALL ADDRESSABLE FIELD DEVICES SUCH THAT ADDRESS INFORMATION CAN BE READ FROM FLOOR LEVEL, WITHOUT NEED FOR LADDER - OTHER BOXES AND DEVICES LABELED AND READILY LEGIBLE ALSO.

C. PER NATIONAL FIRE ALARM CODE (NFPA 72-2013, 17.7.1.11.2), WHERE DETECTORS ARE INSTALLED BUT NOT OPERATIONAL DURING CONSTRUCTION, THEY SHALL BE PROTECTED FROM CONSTRUCTION DEBRIS, DUST, DIRT, AND DAMAGE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND VERIFIED TO BE OPERATING IN ACCORDANCE WITH THE LISTED SENSITIVITY, OR THEY SHALL BE REPLACED PRIOR TO THE FINAL COMMISSIONING OF THE SYSTEM.

D. PER NATIONAL FIRE ALARM CODE (NFPA 72-2013, 17.7.4.1), IN SPACES SERVED BY AIR-HANDLING SYSTEMS, DETECTORS SHALL NOT BE LOCATED WHERE AIRFLOW PREVENTS OPERATION OF THE DETECTORS.

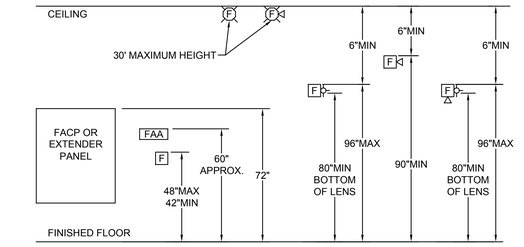
E. 18.4.3.1* TO ENSURE THAT AUDIBLE PUBLIC MODE SIGNALS ARE CLEARLY HEARD, UNLESS OTHERWISE PERMITTED BY 18.4.3.2 THROUGH 18.4.3.5, THEY SHALL HAVE A SOUND LEVEL AT LEAST 15 DB ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5 DB ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF AT LEAST 60 SECONDS, WHICHEVER IS GREATER, MEASURED 5 FT (1.5 M) ABOVE THE FLOOR IN THE AREA REQUIRED TO BE SERVED BY THE SYSTEM USING THE A-WEIGHTED SCALE (DBA).

F. PROVIDE FA SYSTEM EQUIPMENT AND SERVICE LABELS PER AHJ REQUIREMENTS. THE LOCATION OF THE FACP PANEL TO BE PERMANENTLY NOTED AT THE ENTRY ANNUNCIATOR (TYPICALLY WITH SYSTEM ZONE MAP). THE LOCATION OF ALL NAC PANELS TO BE PERMANENTLY NOTED AT THE FACP PANEL. THE LOCATION OF THE POWER SOURCE CIRCUIT BREAKER PERMANENTLY LABELED AT FACP AND ALL NAC PANELS.

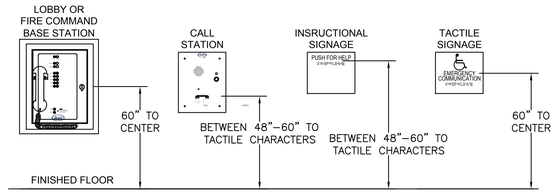
G. THE CONTRACTOR SHALL PRE-TEST THE SYSTEM TO VERIFY PROPER PERFORMANCE PRIOR TO INSPECTION.

H. UL CERTIFIED CENTRAL STATION REQUIRED.
COMPANY NAME:_____
UL CERTIFICATION #:_____

I. SYSTEM IS DESIGNED IN ACCORDANCE WITH 2014 OSSC AND NFPA 72-2013. SYSTEM SHALL BE INSTALLED PER NFPA 70 (NEC) 2014.



1 **TYPICAL FIRE ALARM DEVICE MOUNTING HEIGHTS**
NO SCALE



2 **TYPICAL AREA OF RESCUE MOUNTING HEIGHTS**
NO SCALE

SEQUENCE OF OPERATION CONTROL MATRIX

SYSTEM OPERATION DESCRIPTION (OUTPUTS)	SYSTEM DEVICES: General Area Smoke	Pull Station	Duct Detector	Water Flow	Sprinkler Valve Tamper	Elev. Power Supv	Elev. Machine Room Heat	Elev. Hoist-way Heat	Elev. Machine Room Smoke	Elev. Hoist-way Smoke	Elev. Primary Lobby Smoke	Elev. Alternate Lobby Smoke	Wiring: Open Short Ground	Missing Device	Low/No AC	Low/No Battery
Alarm at FACP/Annun/DACT	X	X		X			X	X	X	X	X	X				
Supervisory at FACP/Annun/DACT			X		X	X										
Trouble at FACP/Annun/DACT													X	X	X	X
Activate Horns/ Strobes	X	X		X			X	X	X	X	X	X				
Activate Exterior Bell				X												
HVAC Shut Down	X		X													
Fire Damper Close (If Applicable)	X		X													
Hoistway Smoke Damper (If Applicable)							X	X	X	X	X	X				
Security Doors Release (If Applicable)	X	X	X	X			X	X	X	X	X	X				
Elev. To Primary Floor									X	X		X				
Elev. To Alternate Floor											X					
Elev. Fire Hat									X							
Elev. Shunt Trip							X	X								

NOTES:
1) Annunciator is at a public accessible location.
2) DACT transmits to a continously attended location.
3) Verify if Smoke/Heat detection is required in the Elevator Hoistway.

SHEET INDEX

FA001	NOTES, LEGEND, ADDRESSES &GENERAL NOTES - FIRE ALARM
FA002	RISER DIAGRAMS & BATTERY CALCULATIONS - FIRE ALARM
FA101	LEVEL ONE FLOOR PLAN - FIRE ALARM
FA102	LEVEL TWO FLOOR PLAN - FIRE ALARM
FA103	LEVEL THREE FLOOR PLAN - FIRE ALARM
FA104	LEVEL FOUR FLOOR PLAN - FIRE ALARM
FA105	LEVEL FIVE FLOOR PLAN - FIRE ALARM

SIGNED BY:
HALBERG, MARK W
OREGON LICENSE
#22907J

Fire Alarm Designer
JOSEPH MOUNT
Fire Alarm Systems, Level 4
NICET #96586
Expires: 3/31/2019

MANCHESTER TECHNOLOGY SYSTEMS
6000 NE 88TH Street, Suite B103
Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS

2156 N. WILLIAMS AVE
PORTLAND, OR 97227

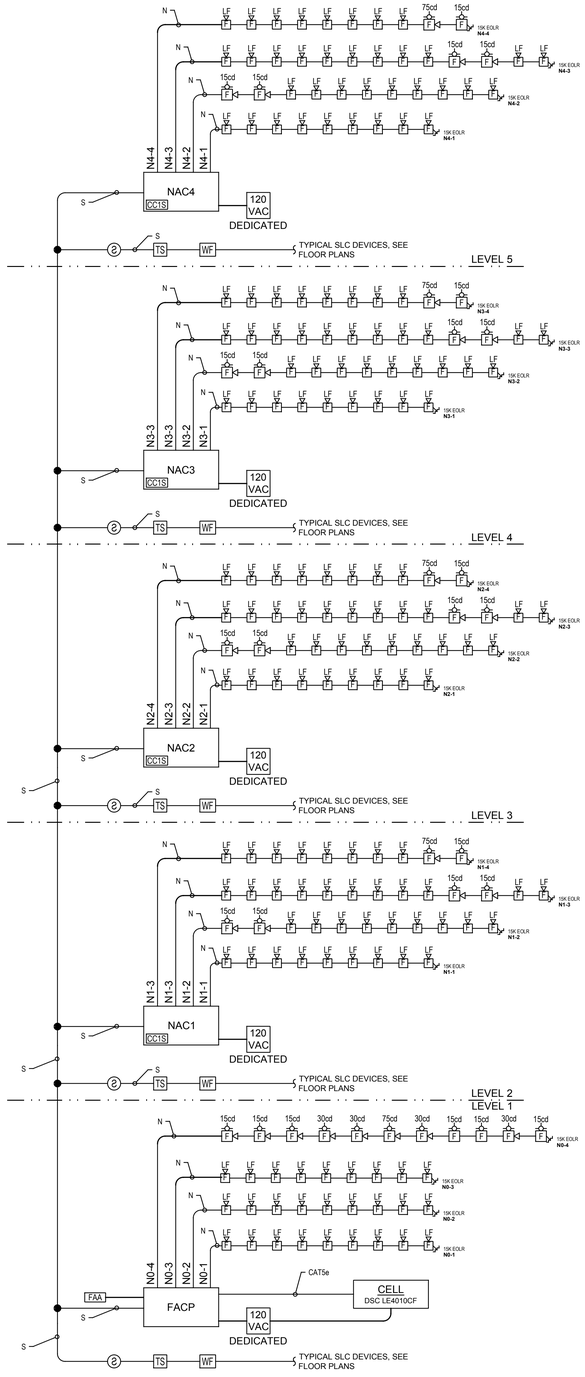
REV	DATE	DESCRIPTION
0	10-09-2018	FIRE ALARM GMP/PERMIT SET

DRAWN BY: JOSEPH MOUNT
Job Contact: NATHAN BUTZ
Job Number: WO 5026

SHOP DRAWINGS

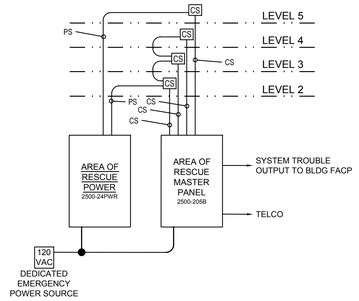
LEVEL ONE FIRE ALARM

FA001



1 RISER DIAGRAM - FIRE ALARM

NO SCALE



2 RISER DIAGRAM - AREA OF RESCUE

NO SCALE

WIRE SCHEDULE

SYMBOL	DESCRIPTION	WIRE SIZE/TYPE	West Penn #
N	NOTIFICATION APPLIANCE CKT.	14/2 FPLR	994
S	SLC LOOP or INITIATION CIRCUIT	16/2 FPLR	990
F	ANNUNCIATOR CIRCUIT	18/4 FPLR	998
NON-SHIELDED WIRE ONLY (U.O.N.)			

WIRE SCHEDULE

SYMBOL	DESCRIPTION	WIRE SIZE/TYPE	RATH #
CS	CALL STATION CABLE	22/4 SHIELDED CMP	RP7500094
PS	POWER SUPPLY CABLE	18/2 SHIELDED CMP	RP7500094P

NORTH WILLIAMS APARTMENTS

EST (EDWARDS iO1000RD) SERIES FIRE ALARM CONTROL PANEL(FACPI#0) BATTERY CALCULATION

MODEL	Desc	DEVICE QTY.	1-Way Distance Feet	Wire Gauge #	Ohms Per Foot	Total Ohms	Volts at EoI	Min Volts Req'd	Volt Drop EOL Method	Drop% EOL Volt	STANDBY (A)	ALARM (A)	TOTAL STANDBY (A)	TOTAL ALARM (A)
iO1000R	FACP, 250pt, 4 NACs Red, 120v	1									0.17200	0.26700	0.1720	0.2670
SA-DACT	Dual Line Dialer	1									0.04100	0.04100	0.0410	0.0410
RLCD-CR	LCD Ann w/common LEDs & Ctrls. Red	1									0.09900	0.11500	0.0990	0.1150
NAC CKT #1 *			**264 FT**	**#14**	**3.07**	**0.810**	**17.978**	**16.00**	**2.422**	**11.87%**	**Ckt. Amps=**	**1.494**		
G4LFWF-H Horn, Hi db		9										0.1660		1.4940
NAC CKT #2 *			**261 FT**	**#14**	**3.07**	**0.801**	**18.006**	**16.00**	**2.394**	**11.74%**	**Ckt. Amps=**	**1.494**		
G4LFWF-H Horn, Hi db		9										0.1660		1.4940
NAC CKT #3 *			**252 FT**	**#14**	**3.07**	**0.774**	**18.088**	**16.00**	**2.312**	**11.33%**	**Ckt. Amps=**	**1.494**		
G4LFWF-H Horn, Hi db		9										0.1660		1.4940
NAC CKT #4			**440 FT**	**#14**	**3.07**	**1.351**	**18.998**	**16.00**	**1.402**	**6.87%**	**Ckt. Amps=**	**0.519**		
GL1WF-HDVMC Horn-Strobe, 30cd, Wall Hi db		4										0.0460		0.1840
GL1WF-HDVMC Horn-Strobe, 75cd, Wall Hi db		1										0.1250		0.1250
GL1WF-VMC Strobe 15cd, Wall		3										0.0300		0.0900
											CURRENT TOTALS (A)-->	**Nac Ckts=**	**5.001**	0.312	5.424

STANDBY HOURS REQUIRED	24
ALARM SOUNDING MINUTES	5
TOTAL SYSTEM STANDBY (A)	5.424
TOTAL SYSTEM STANDBY (A/H)	7.49
TOTAL SYSTEM ALARM (A/H)	0.45
MINIMUM A/H BATTERY REQUIRED	7.940
WITH 20% SPARE CAPACITY (A/H)	9.528
BATTERIES PROVIDED AT 12VDC (AH)	(2) 18 AH

Voltage Drop Calculation Notes:
1) Calculations use the NFPA70(NEC 2014) Wire Resistance Values for 167 Degrees Fahrenheit [See Chp. 9, Table 8].
2) Calculations are using the manufacturer's U.L. Max. current values for Notification Devices.

3 FACP BATTERY CALCULATIONS - FIRE ALARM

NO SCALE

NORTH WILLIAMS APARTMENTS — **NAC 1**

EST SERIES (BPS10A) REMOTE BOOSTER SUPPLY BATTERY CALCULATION

MODEL	Desc	DEVICE QTY.	1-Way Distance Feet	Wire Gauge #	Ohms Per Foot	Total Ohms	Volts at EoI	Min Volts Req'd	Volt Drop EOL Method	Drop% EOL Volt	STANDBY (A)	ALARM (A)	TOTAL STANDBY (A)	TOTAL ALARM (A)
BPS10A	Remote Booster Supply, 10A	1									0.07000	0.27000	0.0700	0.2700
NAC CKT #1			**264 FT**	**#14**	**2.60**	**0.686**	**18.349**	**16.00**	**2.051**	**10.05%**	**Ckt. Amps=**	**1.494**		
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #2			**283 FT**	**#14**	**2.60**	**0.736**	**18.084**	**16.00**	**2.316**	**11.35%**	**Ckt. Amps=**	**1.574**		
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #3			**297 FT**	**#14**	**2.60**	**0.772**	**17.456**	**16.00**	**2.944**	**14.42%**	**Ckt. Amps=**	**1.906**		
G4LFWF-H Horn, Hi db		11									0.0000	0.1660	0.0000	1.8260
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
NAC CKT #4			**364 FT**	**#14**	**2.60**	**0.946**	**17.593**	**16.00**	**2.807**	**13.76%**	**Ckt. Amps=**	**1.483**		
G4LFWF-H Horn, Hi db		8									0.0000	0.1660	0.0000	1.3280
GL1WF-HDVMC Horn-Strobe, 75cd, Wall Hi db		1									0.0000	0.1250	0.0000	0.1250
GL1WF-VMC Strobe 15cd, Wall		1									0.0000	0.0300	0.0000	0.0300
											CURRENT TOTALS (A)-->	**Nac Ckts=**	**6.457**	0.070	6.727

STANDBY HOURS REQUIRED	24
ALARM SOUNDING MINUTES	5
TOTAL SYSTEM STANDBY (A)	0.070
TOTAL SYSTEM ALARM (A)	6.727
TOTAL SYSTEM STANDBY (A/H)	1.68
TOTAL SYSTEM ALARM (A/H)	0.56
MINIMUM A/H BATTERY REQUIRED	2.241
WITH 20% SPARE CAPACITY (A/H)	2.689
BATTERIES PROVIDED AT 12VDC (AH)	(2) 10 AH

Voltage Drop Calculation Notes:
1) Calculations use the NFPA70(NEC 2014) Wire Resistance Values compensated to 125 Degrees Fahrenheit [Chp. 9, Table 8].
2) Calculations are using the manufacturer's U.L. Max. current values for Notification Devices.

NORTH WILLIAMS APARTMENTS — **NAC 2**

EST SERIES (BPS10A) REMOTE BOOSTER SUPPLY BATTERY CALCULATION

MODEL	Desc	DEVICE QTY.	1-Way Distance Feet	Wire Gauge #	Ohms Per Foot	Total Ohms	Volts at EoI	Min Volts Req'd	Volt Drop EOL Method	Drop% EOL Volt	STANDBY (A)	ALARM (A)	TOTAL STANDBY (A)	TOTAL ALARM (A)
BPS10A	Remote Booster Supply, 10A	1									0.07000	0.27000	0.0700	0.2700
NAC CKT #1			**264 FT**	**#14**	**2.60**	**0.686**	**18.349**	**16.00**	**2.051**	**10.05%**	**Ckt. Amps=**	**1.494**		
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #2			**283 FT**	**#14**	**2.60**	**0.736**	**18.084**	**16.00**	**2.316**	**11.35%**	**Ckt. Amps=**	**1.574**		
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #3			**297 FT**	**#14**	**2.60**	**0.772**	**17.456**	**16.00**	**2.944**	**14.42%**	**Ckt. Amps=**	**1.906**		
G4LFWF-H Horn, Hi db		11									0.0000	0.1660	0.0000	1.8260
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
NAC CKT #4			**364 FT**	**#14**	**2.60**	**0.946**	**17.593**	**16.00**	**2.807**	**13.76%**	**Ckt. Amps=**	**1.483**		
G4LFWF-H Horn, Hi db		8									0.0000	0.1660	0.0000	1.3280
GL1WF-HDVMC Horn-Strobe, 75cd, Wall Hi db		1									0.0000	0.1250	0.0000	0.1250
GL1WF-VMC Strobe 15cd, Wall		1									0.0000	0.0300	0.0000	0.0300
											CURRENT TOTALS (A)-->	**Nac Ckts=**	**6.457**	0.070	6.727

STANDBY HOURS REQUIRED	24
ALARM SOUNDING MINUTES	5
TOTAL SYSTEM STANDBY (A)	0.070
TOTAL SYSTEM ALARM (A)	6.727
TOTAL SYSTEM STANDBY (A/H)	1.68
TOTAL SYSTEM ALARM (A/H)	0.56
MINIMUM A/H BATTERY REQUIRED	2.241
WITH 20% SPARE CAPACITY (A/H)	2.689
BATTERIES PROVIDED AT 12VDC (AH)	(2) 10 AH

Voltage Drop Calculation Notes:
1) Calculations use the NFPA70(NEC 2014) Wire Resistance Values compensated to 125 Degrees Fahrenheit [Chp. 9, Table 8].
2) Calculations are using the manufacturer's U.L. Max. current values for Notification Devices.

NORTH WILLIAMS APARTMENTS — **NAC 3**

EST SERIES (BPS10A) REMOTE BOOSTER SUPPLY BATTERY CALCULATION

MODEL	Desc	DEVICE QTY.	1-Way Distance Feet	Wire Gauge #	Ohms Per Foot	Total Ohms	Volts at EoI	Min Volts Req'd	Volt Drop EOL Method	Drop% EOL Volt	STANDBY (A)	ALARM (A)	TOTAL STANDBY (A)	TOTAL ALARM (A)
BPS10A	Remote Booster Supply, 10A	1									0.07000	0.27000	0.0700	0.2700
NAC CKT #1			**264 FT**	**#14**	**2.60**	**0.686**	**18.349**	**16.00**	**2.051**	**10.05%**	**Ckt. Amps=**	**1.494**		
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #2			**283 FT**	**#14**	**2.60**	**0.736**	**18.084**	**16.00**	**2.316**	**11.35%**	**Ckt. Amps=**	**1.574**		
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #3			**297 FT**	**#14**	**2.60**	**0.772**	**17.456**	**16.00**	**2.944**	**14.42%**	**Ckt. Amps=**	**1.906**		
G4LFWF-H Horn, Hi db		11									0.0000	0.1660	0.0000	1.8260
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
NAC CKT #4			**364 FT**	**#14**	**2.60**	**0.946**	**17.593**	**16.00**	**2.807**	**13.76%**	**Ckt. Amps=**	**1.483**		
G4LFWF-H Horn, Hi db		8									0.0000	0.1660	0.0000	1.3280
GL1WF-HDVMC Horn-Strobe, 75cd, Wall Hi db		1									0.0000	0.1250	0.0000	0.1250
GL1WF-VMC Strobe 15cd, Wall		1									0.0000	0.0300	0.0000	0.0300
											CURRENT TOTALS (A)-->	**Nac Ckts=**	**6.457**	0.070	6.727

STANDBY HOURS REQUIRED	24
ALARM SOUNDING MINUTES	5
TOTAL SYSTEM STANDBY (A)	0.070
TOTAL SYSTEM ALARM (A)	6.727
TOTAL SYSTEM STANDBY (A/H)	1.68
TOTAL SYSTEM ALARM (A/H)	0.56
MINIMUM A/H BATTERY REQUIRED	2.241
WITH 20% SPARE CAPACITY (A/H)	2.689
BATTERIES PROVIDED AT 12VDC (AH)	(2) 10 AH

Voltage Drop Calculation Notes:
1) Calculations use the NFPA70(NEC 2014) Wire Resistance Values compensated to 125 Degrees Fahrenheit [Chp. 9, Table 8].
2) Calculations are using the manufacturer's U.L. Max. current values for Notification Devices.

NORTH WILLIAMS APARTMENTS — **NAC 4**

EST SERIES (BPS10A) REMOTE BOOSTER SUPPLY BATTERY CALCULATION

MODEL	Desc	DEVICE QTY.	1-Way Distance Feet	Wire Gauge #	Ohms Per Foot	Total Ohms	Volts at EoI	Min Volts Req'd	Volt Drop EOL Method	Drop% EOL Volt	STANDBY (A)	ALARM (A)	TOTAL STANDBY (A)	TOTAL ALARM (A)
BPS10A	Remote Booster Supply, 10A	1									0.07000	0.27000	0.0700	0.2700
NAC CKT #1			**264 FT**	**#14**	**2.60**	**0.686**	**18.349**	**16.00**	**2.051**	**10.05%**	**Ckt. Amps=**	**1.494**		
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #2			**283 FT**	**#14**	**2.60**	**0.736**	**18.084**	**16.00**	**2.316**	**11.35%**	**Ckt. Amps=**	**1.574**		
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
G4LFWF-H Horn, Hi db		9									0.0000	0.1660	0.0000	1.4940
NAC CKT #3			**297 FT**	**#14**	**2.60**	**0.772**	**17.456**	**16.00**	**2.944**	**14.42%**	**Ckt. Amps=**	**1.906**		
G4LFWF-H Horn, Hi db		11									0.0000	0.1660	0.0000	1.8260
GL1WF-HDVMC Horn-Strobe, 15cd, Wall Hi db		2									0.0000	0.0400	0.0000	0.0800
NAC CKT #4			**364 FT**	**#14**	**2.60**	**0.946**	**17.593**	**16.00**	**2.807**	**13.76%**	**Ckt. Amps=**	**1.483**		
G4LFWF-H Horn, Hi db		8									0.0000	0.1660	0.0000	1.3280
GL1WF-HDVMC Horn-Strobe, 75cd, Wall Hi db		1									0.0000	0.1250	0.0000	0.1250
GL1WF-VMC Strobe 15cd, Wall		1									0.0000	0.0300	0.0000	0.0300
											CURRENT TOTALS (A)-->	**Nac Ckts=**	**6.457**	0.070	6.727

STANDBY HOURS REQUIRED	24
ALARM SOUNDING MINUTES	5
TOTAL SYSTEM STANDBY (A)	0.070
TOTAL SYSTEM ALARM (A)	6.727
TOTAL SYSTEM STANDBY (A/H)	1.68
TOTAL SYSTEM ALARM (A/H)	0.56
MINIMUM A/H BATTERY REQUIRED	2.241
WITH 20% SPARE CAPACITY (A/H)	2.689
BATTERIES PROVIDED AT 12VDC (AH)	(2) 10 AH

Voltage Drop Calculation Notes:
1) Calculations use the NFPA70(NEC 2014) Wire Resistance Values compensated to 125 Degrees Fahrenheit [Chp. 9, Table 8].
2) Calculations are using the manufacturer's U.L. Max. current values for Notification Devices.

4 REMOTE BOOSTER BATTERY CALCULATIONS - FIRE ALARM

NO SCALE

SIGNED BY:
HALBERG, MARK W
OREGON LICENSE
#22907J

Fire Alarm Designer
JOSEPH MOUNT
Fire Alarm Systems, Level 4
NICET #96586
Expires: 3/31/2019

MANCHESTER TECHNOLOGY SYSTEMS
6000 NE 88TH Street, Suite B103
Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS

2156 N. WILLIAMS AVE
PORTLAND, OR 97227

REV	DATE	DESCRIPTION
0	10-09-2018	FIRE ALARM GMP/PERMIT SET

DRAWN BY: JOSEPH MOUNT
Job Contact: NATHAN BUTZ
Job Number: WO 5026

SHOP DRAWINGS

RISER DIAGRAM FIRE ALARM

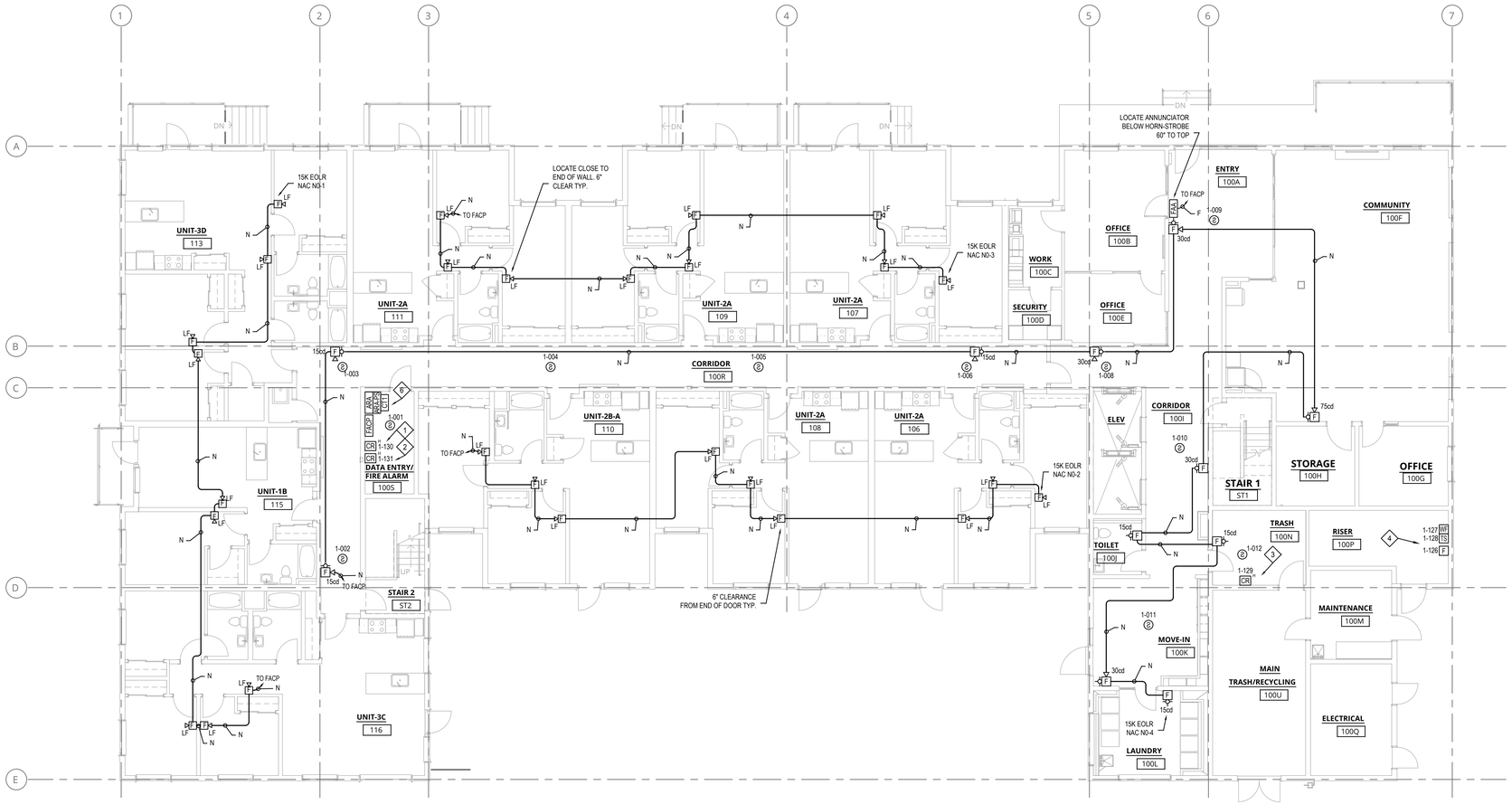
FA002

SHEET NOTES

A. FOR GENERAL NOTES & LEGEND SEE FA0.01.

KEYED NOTES

1. FIRE ALARM RELAY FOR ELEVATOR SMOKE CURTIAN CONTROL.
2. FIRE ALARM RELAY FOR FIRE/SMOKE DAMPER CONTROL.
3. FIRE ALARM RELAY FOR TRASH CHUTE DOOR CONTROL.
4. VERIFY LOCATION AND QUANITY OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR.
5. AREA OF RESCUE ASSISTANCE TWO-WAY COMMUNICATION CALL STATION.
6. AREA OF RESCUE TWO-WAY COMMUNICATION HEAD END PANEL AND POWER SUPPLY AND MONITOR MODULE FOR POWER SUPPLY TROUBLE MONITOR.



1 LEVEL ONE – FIRE ALARM

SCALE: 1/8" = 1'-0"

NORTH

SIGNED BY:
HALBERG, MARK W
OREGON LICENSE
#22907J

Fire Alarm Designer
JOSEPH MOUNT
Fire Alarm Systems, Level 4
NICET #96586
Expires: 3/31/2019

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NORTH WILLIAMS APARTMENTS

2156 N. WILLIAMS AVE
PORTLAND, OR 97227

REV	DATE	DESCRIPTION
0	10-09-2018	FIRE ALARM GMP/PERMIT SET

DRAWN BY: JOSEPH MOUNT
Job Contact: NATHAN BUTZ
Job Number: WO 5026

SHOP DRAWINGS

LEVEL ONE
FIRE ALARM

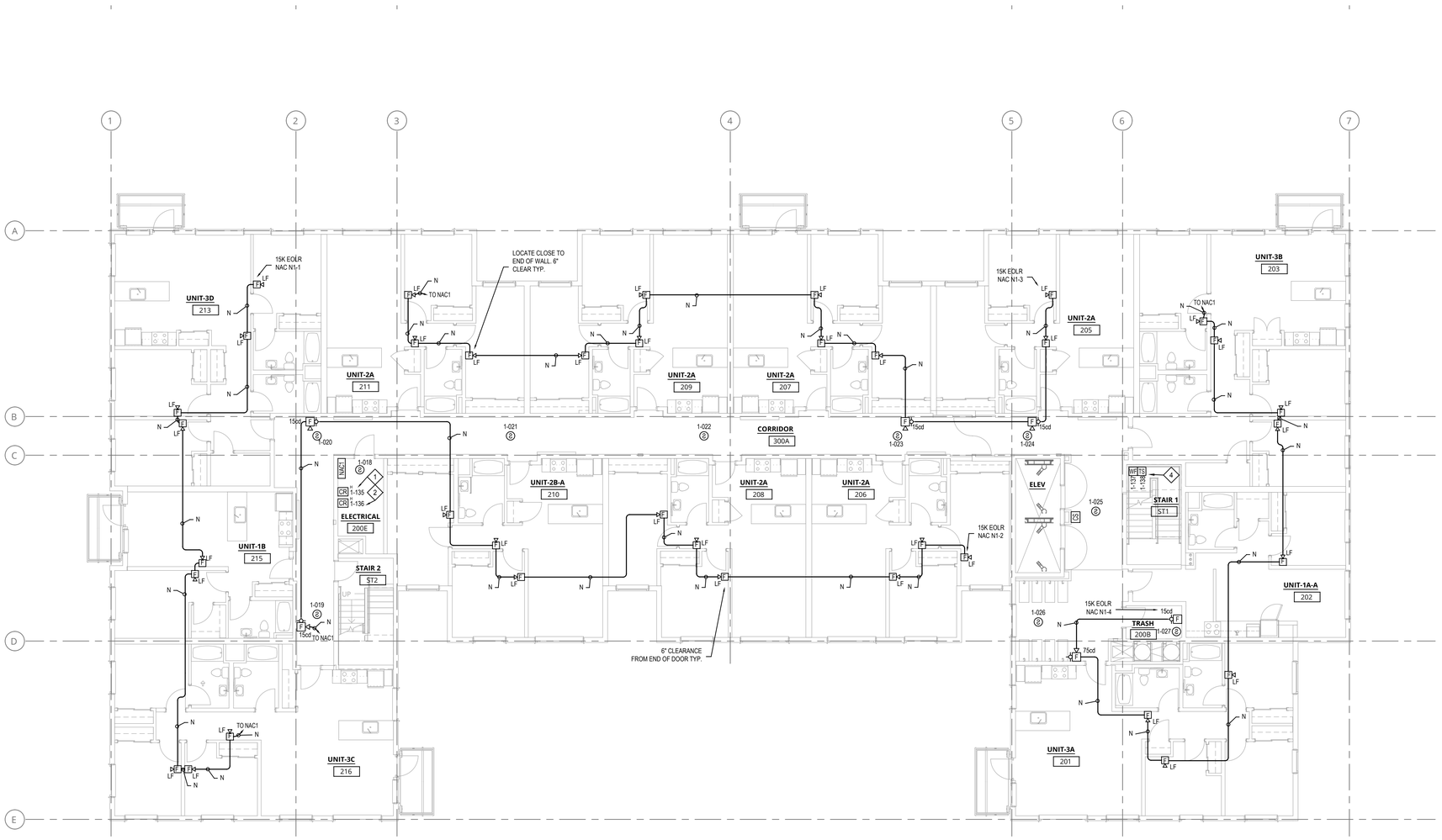
FA101

SHEET NOTES

A. FOR GENERAL NOTES & LEGEND SEE FA0.01.

KEYED NOTES

1. FIRE ALARM RELAY FOR ELEVATOR SMOKE CURTIAN CONTROL.
2. FIRE ALARM RELAY FOR FIRE/SMOKE DAMPER CONTROL.
3. FIRE ALARM RELAY FOR TRASH CHUTE DOOR CONTROL.
4. VERIFY LOCATION AND QUANITY OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR.



1 LEVEL TWO – FIRE ALARM

SCALE: 1/8" = 1'-0"

NORTH

SIGNED BY:
HALBERG, MARK W
OREGON LICENSE
#22907J

Fire Alarm Designer
JOSEPH MOUNT
Fire Alarm Systems, Level 4
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NORTH WILLIAMS APARTMENTS

2156 N. WILLIAMS AVE
PORTLAND, OR 97227

REV	DATE	DESCRIPTION
0	10-09-2018	FIRE ALARM GMP/PERMIT SET

DRAWN BY: JOSEPH MOUNT
Job Contact: NATHAN BUTZ
Job Number: WO 5026

SHOP DRAWINGS

LEVEL TWO
FIRE ALARM

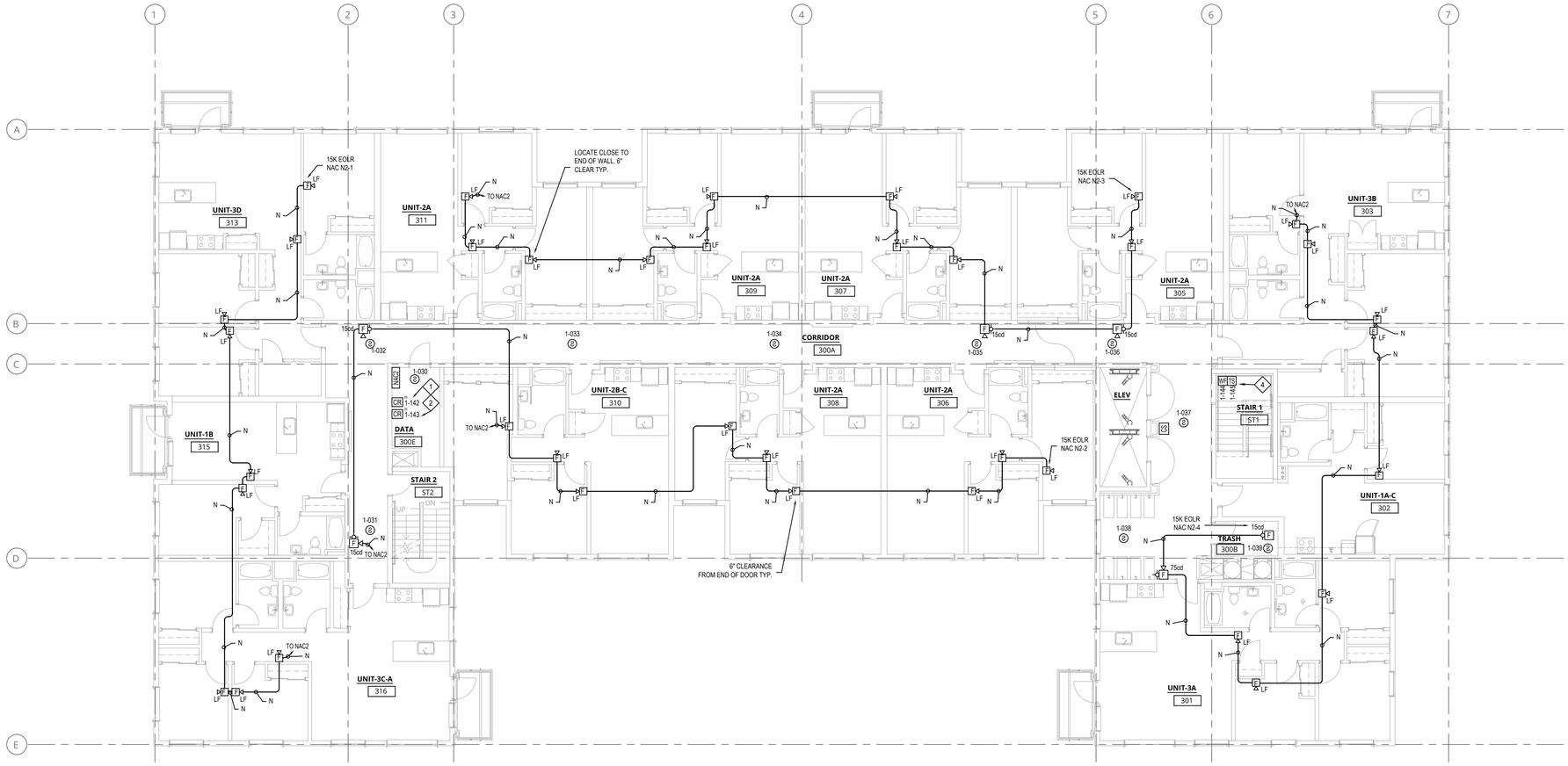
FA102

SHEET NOTES

A. FOR GENERAL NOTES & LEGEND SEE FA0.01.

KEYED NOTES

1. FIRE ALARM RELAY FOR ELEVATOR SMOKE CURTIAN CONTROL.
2. FIRE ALARM RELAY FOR FIRE/SMOKE DAMPER CONTROL.
3. FIRE ALARM RELAY FOR TRASH CHUTE DOOR CONTROL.
4. VERIFY LOCATION AND QUANITY OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR.



1 LEVEL THREE – FIRE ALARM

SCALE: 1/8" = 1'-0"

NORTH

SIGNED BY:
HALBERG, MARK W
OREGON LICENSE
#22907J

Fire Alarm Designer
JOSEPH MOUNT
Fire Alarm Systems, Level 4
NICET #96586
Expires: 3/31/2019

MANCHESTER
TECHNOLOGY SYSTEMS
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NORTH WILLIAMS APARTMENTS

2156 N. WILLIAMS AVE
PORTLAND, OR 97227

REV	DATE	DESCRIPTION
0	10-09-2018	FIRE ALARM GMP/PERMIT SET

DRAWN BY: JOSEPH MOUNT
Job Contact: NATHAN BUTZ
Job Number: WO 5026

SHOP DRAWINGS

LEVEL THREE FIRE ALARM

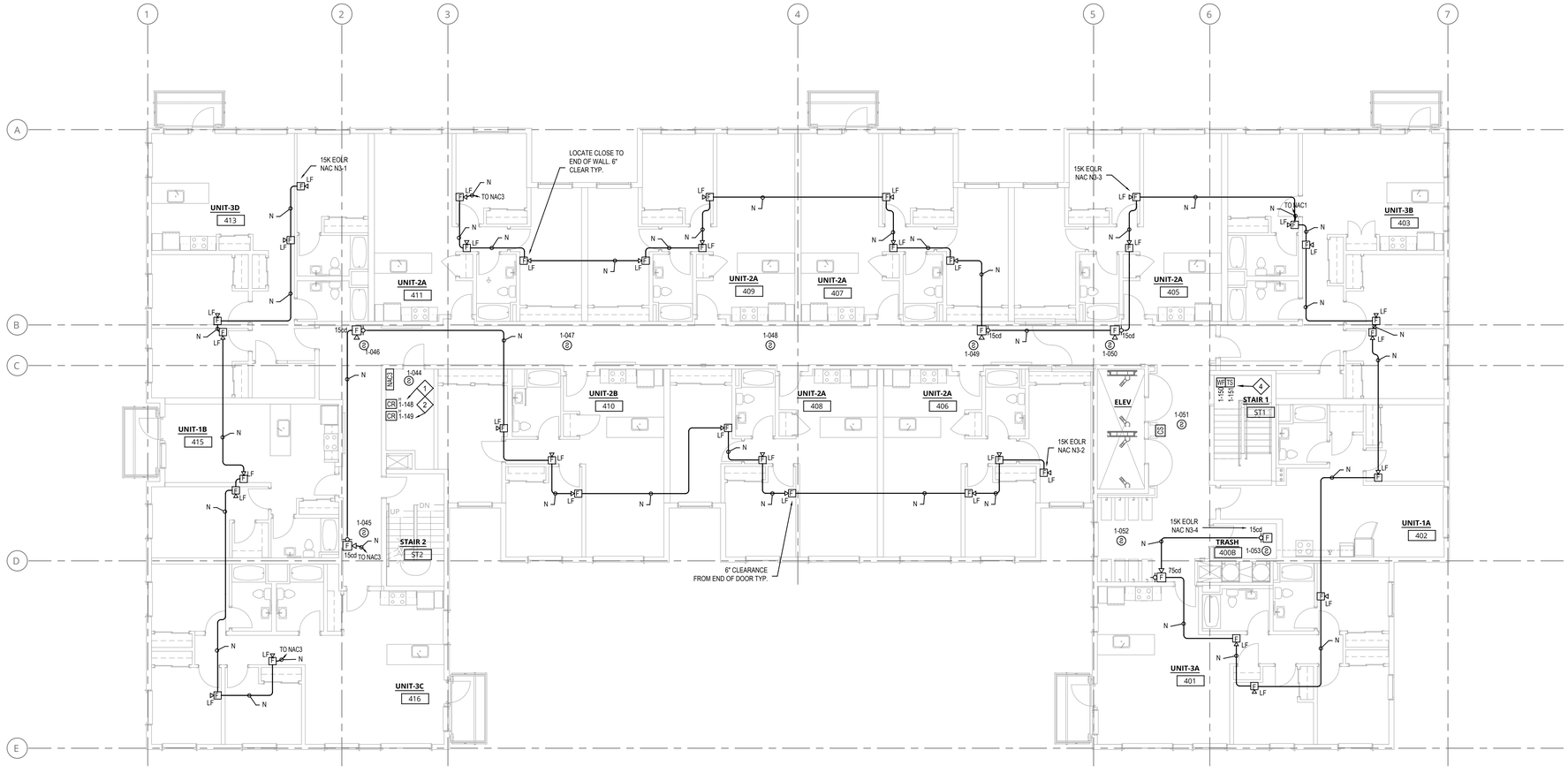
FA103

SHEET NOTES

A. FOR GENERAL NOTES & LEGEND SEE FA0.01.

KEYED NOTES

1. FIRE ALARM RELAY FOR ELEVATOR SMOKE CURTIAN CONTROL.
2. FIRE ALARM RELAY FOR FIRE/SMOKE DAMPER CONTROL.
3. FIRE ALARM RELAY FOR TRASH CHUTE DOOR CONTROL.
4. VERIFY LOCATION AND QUANITY OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR.



1 LEVEL FOUR – FIRE ALARM

SCALE: 1/8" = 1'-0"

NORTH

SIGNED BY:
HALBERG, MARK W
OREGON LICENSE
#22907J

Fire Alarm Designer
JOSEPH MOUNT
Fire Alarm Systems, Level 4
NICET #96586
Expires: 3/31/2019

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NORTH WILLIAMS APARTMENTS

2156 N. WILLIAMS AVE
PORTLAND, OR 97227

REV	DATE	DESCRIPTION
0	10-09-2018	FIRE ALARM GMP/PERMIT SET

DRAWN BY: JOSEPH MOUNT
Job Contact: NATHAN BUTZ
Job Number: WO 5026

SHOP DRAWINGS

LEVEL FOUR FIRE ALARM

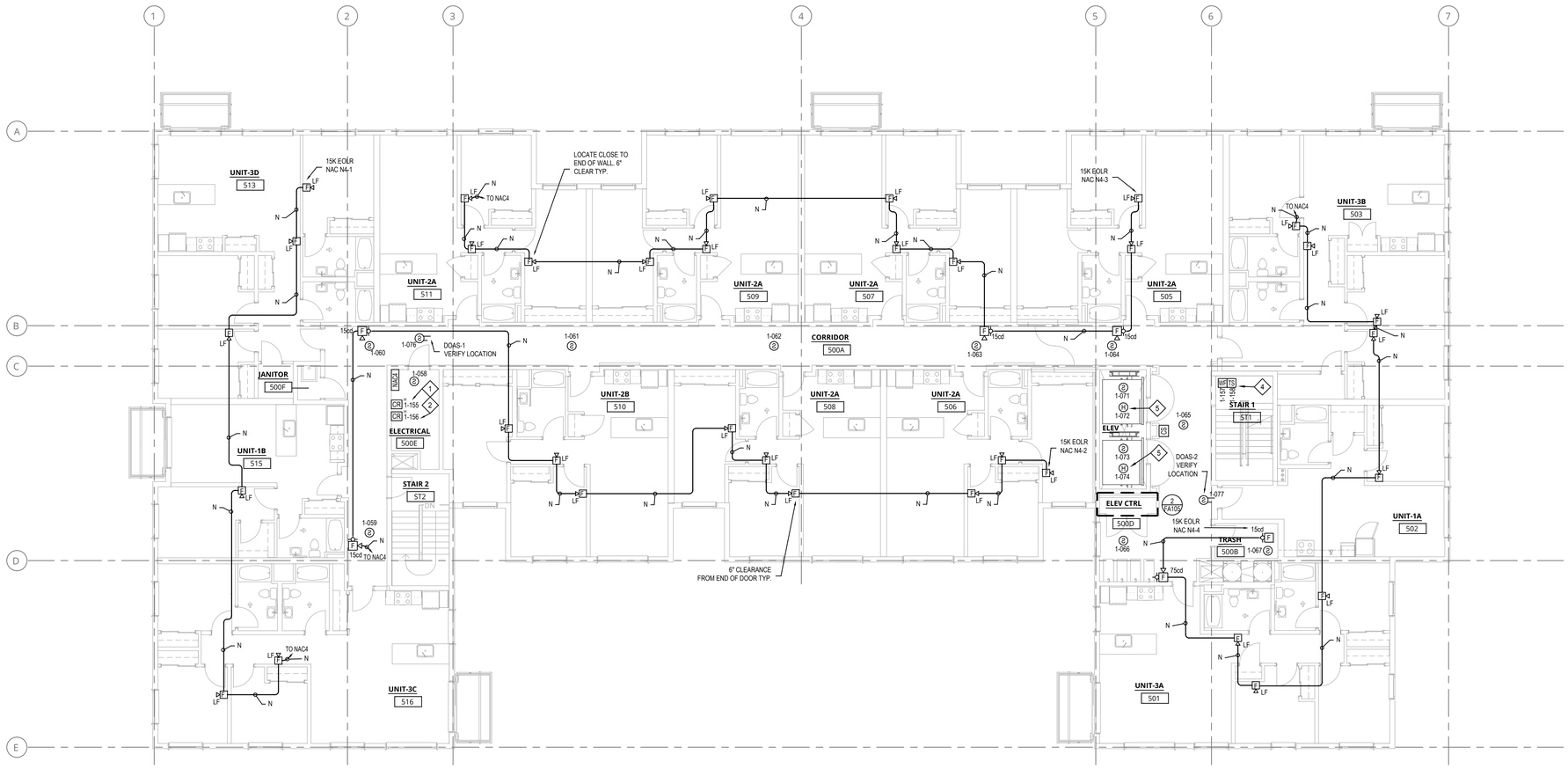
FA104

SHEET NOTES

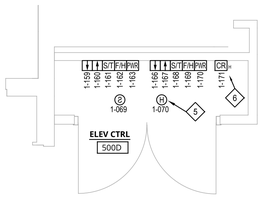
A. FOR GENERAL NOTES & LEGEND SEE FA0.01.

KEYED NOTES

1. FIRE ALARM RELAY FOR ELEVATOR SMOKE CURTIAN CONTROL.
2. FIRE ALARM RELAY FOR FIRE/SMOKE DAMPER CONTROL.
3. FIRE ALARM RELAY FOR TRASH CHUTE DOOR CONTROL.
4. VERIFY LOCATION AND QUANITY OF SPRINKLER EQUIPMENT WITH SPRINKLER CONTRACTOR.
5. LOCATED HEAT DETECTOR WITHIN 24" OF SPRINKLER HEAD. COORDINATE WITH SPRINKLER CONTRACTOR.
6. ELEVATOR SMOKE RELIEF DAMPER FIRE ALARM CONTROL RELAY.



1 LEVEL FOUR – FIRE ALARM
SCALE: 1/8" = 1'-0"



2 ENLARGED ELEV CONTROL ROOM
SCALE: N.T.S.

SIGNED BY:
HALBERG, MARK W
OREGON LICENSE
#22907J

Fire Alarm Designer
JOSEPH MOUNT
Fire Alarm Systems, Level 4
NICET #96586
Expires: 3/31/2019

MANCHESTER
TECHNOLOGY SYSTEMS
6000 NE 88TH Street, Suite B103
Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS

2156 N. WILLIAMS AVE
PORTLAND, OR 97227

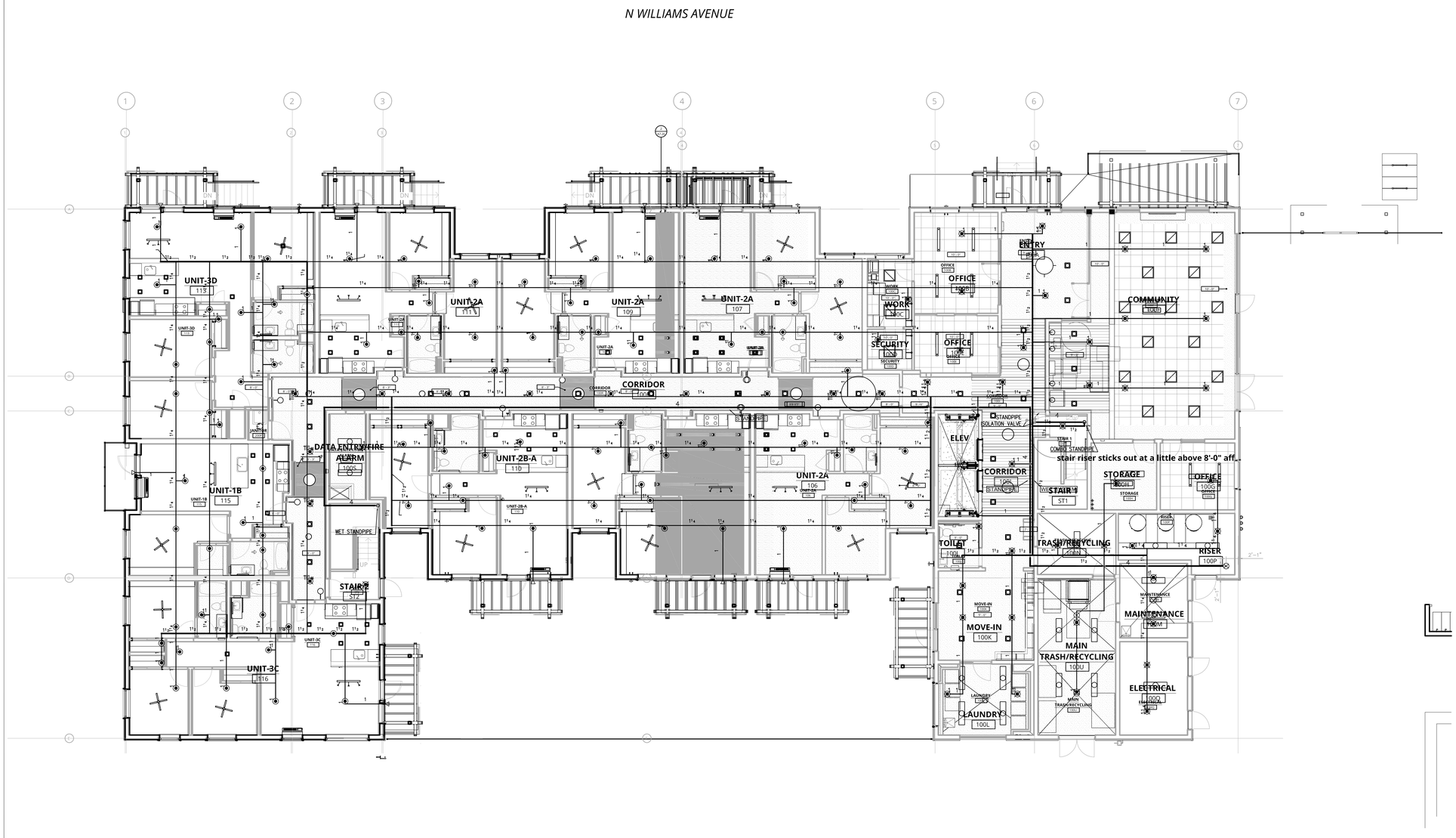
REV	DATE	DESCRIPTION
0	10-09-2018	FIRE ALARM GMP/PERMIT SET

DRAWN BY: JOSEPH MOUNT
Job Contact: NATHAN BUTZ
Job Number: WO 5026

SHOP DRAWINGS

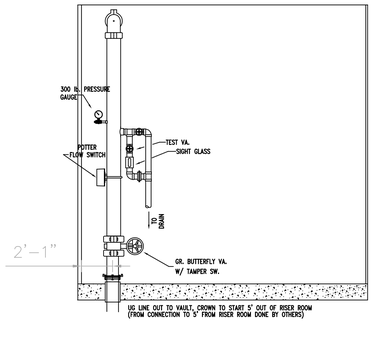
LEVEL FIVE
FIRE ALARM

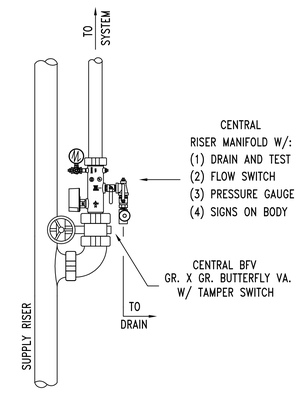
FA105



1st Floor FIRE SPRINKLER PLAN

1/8" = 1'-0"





GENERAL LEGEND

- EARTHQUAKE BRACING
- PIPE HANGER
- GROOVED COUPLING
- FLEX COUPLING
- CAP
- PLUG
- CENTERLINE
- HYDRAULIC REFERENCE POINT
- BOD CENTERLINE PIPE TO BOTTOM OF DECK
- BOB CENTERLINE PIPE TO BOTTOM OF BEAM
- BOJ CENTERLINE PIPE TO BOTTOM OF JOIST
- FOS FACE OF STUD
- FOW FACE OF WALL
- IFW INSIDE FACE OF WALL
- OFW OUTSIDE FACE OF WALL
- AFF ABOVE FINISHED FLOOR
- GRC GROOVED REDUCING COUPLING
- MAIN PIECE NUMBERS
- WELDED OUTLET
- "FIT" FITTING
- E/C END TO CENTER
- C/C CENTER TO CENTER
- C/E CENTER TO END
- GG GROOVE/GROOVE
- TG THREAD/GROOVE (ALSO "GT")
- TxF THREAD/"FIT" (ALSO "FxT")
- D.D. DRUM DRIP DRAIN

SPRINKLERS USED

SYM	CNT	POSITION	FINISH	TEMP	K	NPT	SIN	MFG.	MODEL#
◉	96	PEND	WHITE	155	4.90	1/2"	GLOBE	GLOBE	GL4910
◁	9	SIDE	CHROME	135	5.60	1"	TY2235	Tyco	DS-1
◉	53	PEND	WHITE	155	5.60	1/2"	TY2231	Tyco	TY-FRB
▼	2	SIDE	BRASS	155	5.60	1/2"	TY3331	Tyco	TY-FRB
	158	TOTAL THIS SHEET							

DRAWN BY: W. Jones
CONTRACT NO:18-21
DATE: 5/8/2108
SYSTEM TYPE: WET
HAZARD: LIGHT
AHJ: CITY OF PORTLAND

REVISIONS
△ CITY SUBMITTAL

NORTH

DRAWING NUMBER
1 OF 5

CROWN FIRE SYSTEMS
7402 S.E. JOHNSON CREEK BLVD.
PORTLAND, OR 97206
PH 503 777-5030 FAX 503 777-0659
METRO LIC#: (002366)
CCB #163820

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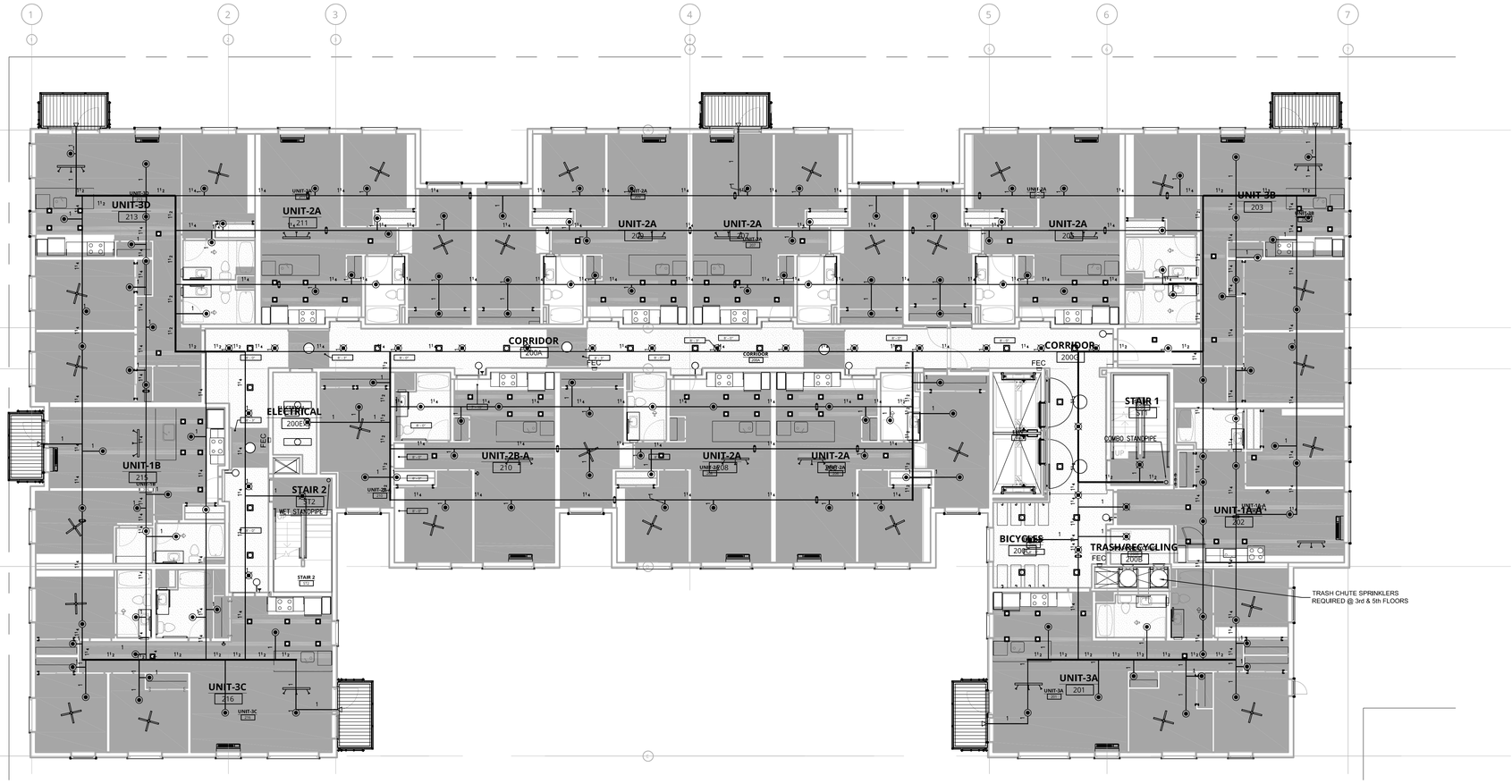
CONTRACT NAME:
NORTH WILLIAMS
2156 N Williams Ave
Portland, OR 97227

CONTRACT WITH: Ankrom Moisan



2nd Floor FIRE SPRINKLER PLAN

1/8" = 1'-0"

GENERAL LEGEND

- EARTHQUAKE BRACING
- PIPE HANGER
- GROOVED COUPLING
- FLEX COUPLING
- CAP
- PLUG
- CENTERLINE
- HYDRAULIC REFERENCE POINT
- B0D CENTERLINE PIPE TO BOTTOM OF DECK
- B0B CENTERLINE PIPE TO BOTTOM OF BEAM
- B0J CENTERLINE PIPE TO BOTTOM OF JOIST
- F0S FACE OF STUD
- F0W FACE OF WALL
- IFW INSIDE FACE OF WALL
- OFW OUTSIDE FACE OF WALL
- AFF ABOVE FINISHED FLOOR
- GRC GROOVED REDUCING COUPLING
- MAIN PIECE NUMBERS
- WELDED OUTLET
- "TIT" FITTING
- C/C END TO CENTER
- C/C CENTER TO CENTER
- C/E CENTER TO END
- GG GROOVE/GROOVE
- TG THREAD/GROOVE (ALSO "GT")
- TxF THREAD/FTIT (ALSO "TxT")
- D.D. DRUM DRIP DRAIN

SPRINKLERS USED

SYM	CNT	POSITION	FINISH	TEMP	K	INPT	SIN	MFG.	MODEL#
	144	PEND	WHITE	155	4.90	1/2"	GLOBE	GLOBE	GL4910
	16	SIDE	CHROME	135	5.60	1"	TY3235	Tyco	DS-1
	27	PEND	WHITE	155	5.60	1/2"	TY3231	Tyco	TY-FRB
	171	TOTAL THIS SHEET							

DRAWN BY: W. Jones
CONTRACT NO:18-21
DATE: 5/8/2018
SYSTEM TYPE: WET
HAZARD: LIGHT
AHJ: CITY OF PORTLAND

REVISIONS

1 CITY SUBMITTAL

NORTH

DRAWING NUMBER 2 OF 5

CROWN FIRE SYSTEMS
7402 S.E. JOHNSON CREEK BLVD.
PORTLAND, OR 97206
PH 503 777-5030 FAX 503 777-0659
METRO LIC#: (002366)
CCB #163820

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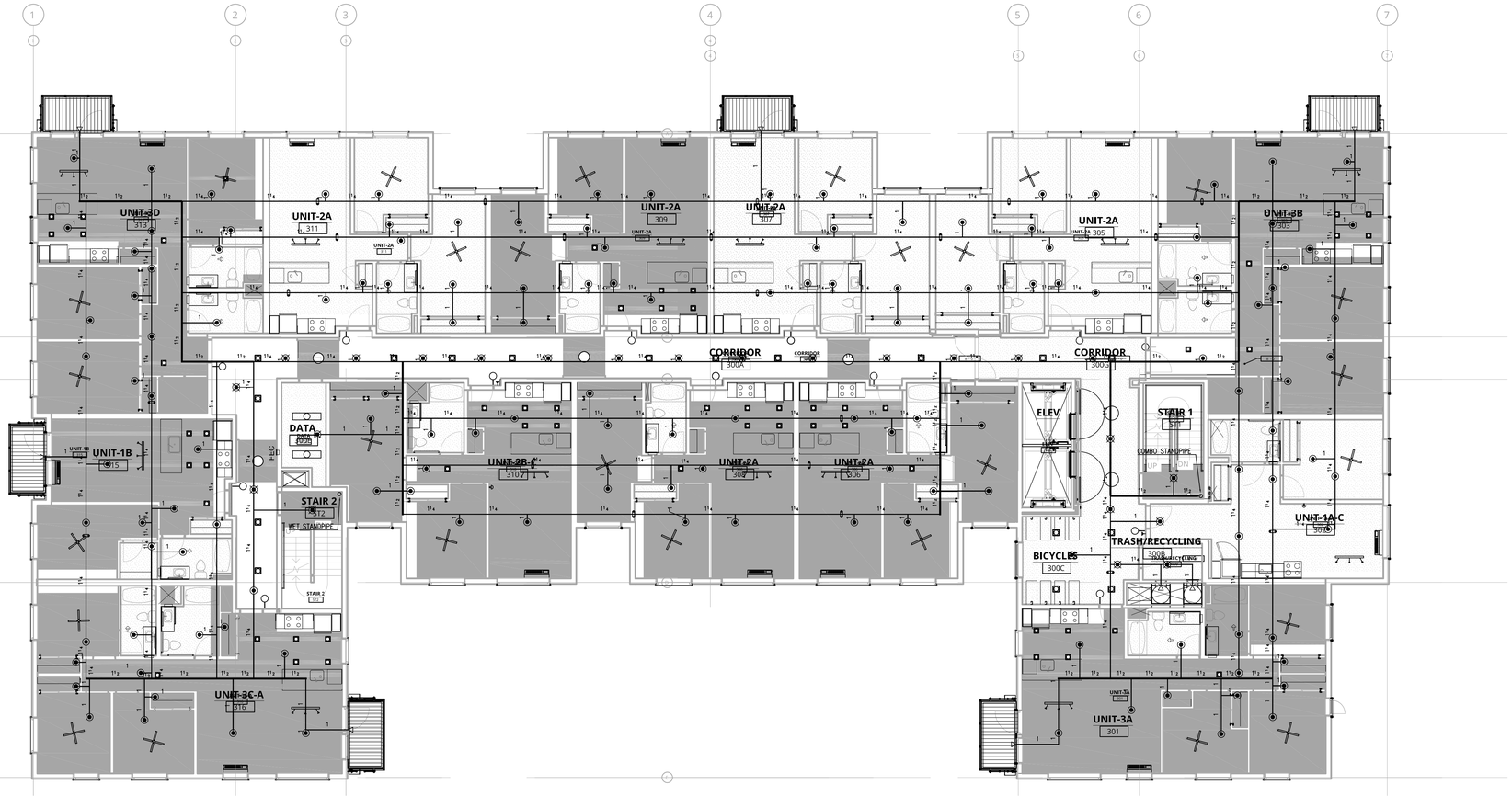
CONTRACT NAME:
NORTH WILLIAMS
2156 N Williams Ave
Portland, OR 97227

CONTRACT WITH: Ankrom Moisan



3rd Floor FIRE SPRINKLER PLAN

1/8" = 1'-0"

GENERAL LEGEND

EARTHQUAKE BRACING
PIPE HANGER
GROOVED COUPLING
FLEX COUPLING
CAP
PLUG
CENTERLINE
WALL/FLOOR REFERENCE POINT
CENTERLINE PIPE TO BOTTOM OF DECK
CENTERLINE PIPE TO BOTTOM OF BEAM
CENTERLINE PIPE TO BOTTOM OF JOIST
FACE OF STUD
FACE OF WALL

IFW INSIDE FACE OF WALL
OFW OUTSIDE FACE OF WALL
AFF ABOVE FINISHED FLOOR
GRC GROOVED REDUCING COUPLING
(##) MAIN PIPE NUMBERS
WELD OUTLET
"TFT" FITTING
℄ CL
℄/C END TO CENTER
C/C CENTER TO CENTER
EOG END OF GROOVE
GG GROOVE/GROOVE
TG THREAD/GROOVE (ALSO "GT")
TT THREAD/TFT (ALSO "FxF")
O.D. SPRINKLER DIAMETER

SPRINKLERS USED

QTY	ORIENTATION	POSITION	FINISH	TEMP	K	NPT	SIN	MFG.	MODEL#
173	◎	PEND	WHITE	155	4.90	1/2"	GLOBE	GLOBE	GL4910
18	▽	SIDE	CHROME	135	5.60	1"	TY0335	Tyco	DS5-1
24	⊗	PEND	WHITE	155	5.60	1/2"	TY3631	TYCO	TY-FRB

TOTAL THIS SHEET

DRAWN BY: W. Jones
CONTRACT NO: 18-21
DATE: 5/8/2108
SYSTEM TYPE: WET
HAZARD: LIGHT
AHJ: CITY OF PORTLAND

REVISIONS
1 CITY SUBMITTAL

NORTH

DRAWING NUMBER
3 OF 5

7402 S.E. JOHNSON CREEK BLVD.
PORTLAND, OR 97206
PH 503 777-5030 FAX 503 777-0659
METRO LIC#: (002366)
CCB #163820

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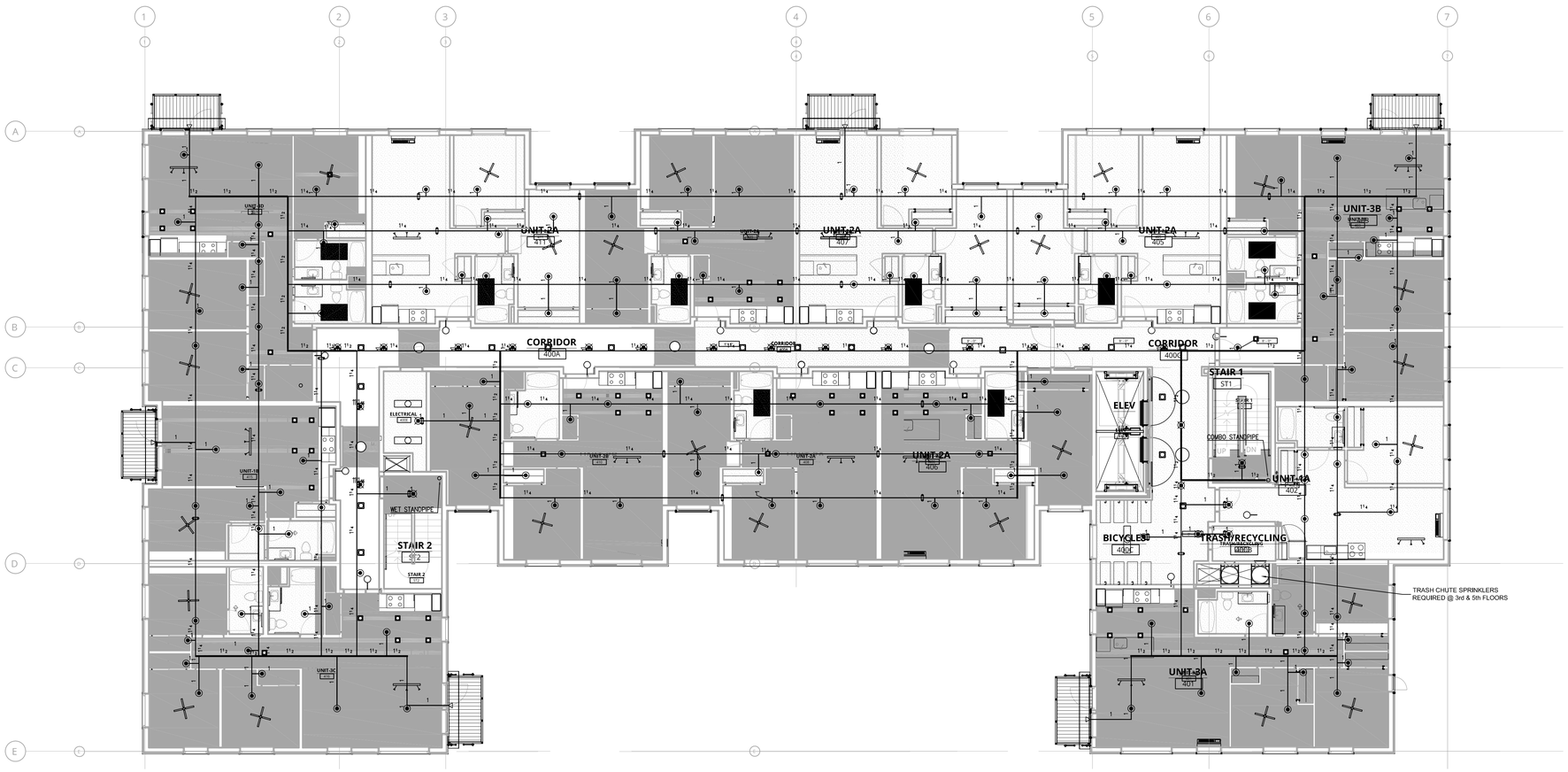
CONTRACT NAME:
NORTH WILLIAMS
2156 N Williams Ave
Portland, OR 97227

CONTRACT WITH: Ankrom Moisan

C:\Jobs\WETSYS\18-21 North Williams Apartment\Drawings\Working\FP-4 North Williams 3rd Fl.dwg 10-08-18 10:08:00 AM Chris



4th Floor FIRE SPRINKLER PLAN

1/8" = 1'-0"

GENERAL LEGEND

EARTHQUAKE BRACING
PIPE HANGER
GROOVED COUPLING
FLEX COUPLING
CAP
PLUG
CENTERLINE
VARIABLE REFERENCE POINT
CENTERLINE PIPE TO BOTTOM OF DECK
CENTERLINE PIPE TO BOTTOM OF BEAM
CENTERLINE PIPE TO BOTTOM OF JOIST
FACE OF STUD
FACE OF WALL

IFW INSIDE FACE OF WALL
OFW OUTSIDE FACE OF WALL
AFF ABOVE FINISHED FLOOR
GRC GROOVED REDUCING COUPLING
MAIN PIECE NUMBERS
WELDED INLET
"TFT" FITTING
E/C END TO CENTER
C/C CENTER TO CENTER
O/A OVERALL DIM.
GG GROOVE/GROOVE
TG THREAD/GROOVE (ALSO "GT")
TxT THREAD/TFTT (ALSO "TxT")
D.O. DRAIN DROP DOWN

SPRINKLERS USED

QTY	POSITION	FINISH	TEMP	K	NPT	SIN	MFG.	MODEL #
145	PEND	WHITE	155	4.90	1/2"	GLOBE	GLOBE	GL491O
16	SIDE	BRASS	200	5.60	1/2"	TY3331	TYCO	TY—FRB
25	PEND	WHITE	155	5.60	1/2"	TY3631	TYCO	TY—FRB
TOTAL THIS SHEET								

DRAWN BY: W. Jones
CONTRACT NO:18-21
DATE: 5/8/2108
SYSTEM TYPE: WET
HAZARD: LIGHT
AHJ: CITY OF PORTLAND

REVISIONS
1 CITY SUBMITTAL

NORTH

DRAWING NUMBER
4 OF 5

7402 S.E. JOHNSON CREEK BLVD.
PORTLAND, OR 97206
PH 503 777-5030 FAX 503 777-0659
METRO LIC#: (002366)
CCB #163820

CROWN FIRE SYSTEMS

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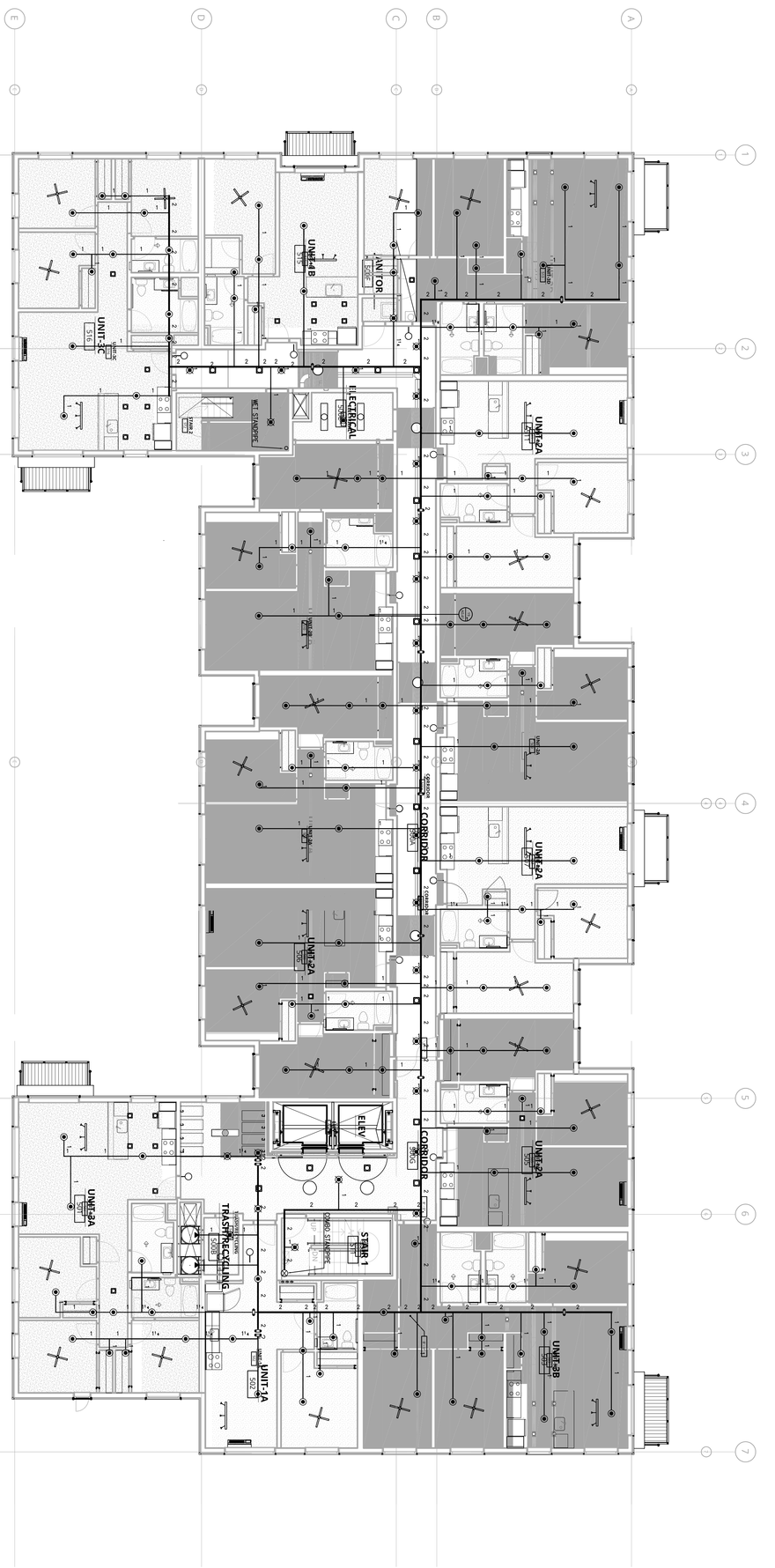
CONTRACT NAME:
NORTH WILLIAMS
2156 N Williams Ave
Portland, OR 97227

CONTRACT WITH: Ankrom Moisan

C:\Jobs\NORTH\18-21 North Williams Apartment\Drawings\Working\FP-5 North Williams 4th Fl.dwg 10-08-18 10:14:06 AM Chris

5th Floor FIRE SPRINKLER PLAN

1/8" = 1'-0"



CONTRACT NAME:

NORTH WILLIAMS
2156 N Williams Ave
Portland, OR 97227

CONTRACT WITH: Ankrom Moisan

CROWN FIRE SYSTEMS
7402 S.E. JOHNSON CREEK BLVD.
PORTLAND, OR 97206
PH 503 777-5030 FAX 503 777-0659
METRO LIC#: (002366)
CCB #163820

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NORTH | DRAWING NUMBER: 5 of 5

REVISIONS
1 CITY SUBMITTAL

AHJ: CITY OF PORTLAND
HAZARD: LIGHT
SYSTEM TYPE: WET
CONTRACT NO.
DRAWN BY: W. Jones

SPRINKLERS USED

SYM	CNT	POSITION	FINISH	TEMP	K	INPT	SIN	MFG.	MODEL#
◉	143	PEND	WHITE	155	4.90	1/2"	GLOBE	GLOBE	GL4910
⊠	27	PEND	WHITE	155	5.60	1/2"	TY3631	TYCO	TY-FRB
◀	2	SIDE	BRASS	155	5.60	1/2"	TY3331	Tyco	TY-FRB
	166	TOTAL THIS SHEET							

GENERAL LEGEND

- EARTHQUAKE BRACING
- PIPE HANGER
- GROOVED COUPLING
- FLEX COUPLING
- CAP
- PLUG
- E CENTERLINE
- (X) HYDRAULIC REFERENCE POINT
- BOD CENTERLINE PIPE TO BOTTOM OF DECK
- BOB CENTERLINE PIPE TO BOTTOM OF BEAM
- BOJ CENTERLINE PIPE TO BOTTOM OF JOIST
- FOS FACE OF STUD
- FOW FACE OF WALL
- IFW INSIDE FACE OF WALL
- OFW OUTSIDE FACE OF WALL
- AFF ABOVE FINISHED FLOOR
- GRC GROOVED REDUCING COUPLING
- (XX) MAIN PIECE NUMBERS
- WELDED OUTLET
- "TIT" FITTING
- E/C END TO CENTER
- C/C CENTER TO CENTER
- C/E CENTER TO END
- GG GROOVE/GROOVE
- TG THREAD/GROOVE (ALSO "GT")
- TxF THREAD/"FIT" (ALSO "FxT")
- D.D. DRUM DRIP DRAIN

LOW VOLTAGE LEGEND

SYMBOL	ITEM	CABLE	BACK BOX
▽	DATA	(1) CAT6	1 GANG
▼	PHONE	(1) CAT6	1 GANG
▽▼	PHONE/DATA	(2) CAT6	1 GANG
TV	TV LOCATION	(1) RG6	1 GANG
MDU	UNIT LV DIST. CENTER	N/A	N/A
TCB	TELECOM DEMARC BACKBOARD, BY OTHERS	N/A	N/A
Ⓥ	CEILING MOUNTED DATA	(1) CAT6	1 GANG
Ⓥ▼	CEILING MOUNTED PHONE AND DATA	(2) CAT6	1 GANG

SECURITY LEGEND

SYMBOL	ITEM	CABLE	BACK BOX
CR	CARD READER	22-6	1 GANG
CRK	CARD READER/KEYAD	22-6	1 GANG
Ⓒ	DOOR CONTACT	22-2	N/A
RX	REQUEST TO EXIT	22-4	1 GANG HORZ
EL	ELECTRIC LOCK	18-4	N/A
ES	ELECTRIC STRIKE	18-4	N/A
EP	ELECTRIC PANIC	18-4	N/A
ML	MAGNETIC LOCK	18-4	N/A
KP	INTRUSION KP	18-4	1 GANG
LD	LOCKDOWN BUTTON	22-6	1 GANG
PB	PANIC BUTTON	22-4	1 GANG
MD	MOTION DETECTOR - 360 DEGREE	22-4	
MD	MOTION DETECTOR	22-4	
WLS	WIRELESS RECEIVER	22-6/18-4	1 GANG
ADA	CABLE TO ADA OPERATOR	22-6	N/A
HC	HANDICAP BUTTON	22-4	1 GANG
GB	GLASSBREAK DETECTOR	22-4	1 GANG
ACS	ACCESS CONTROL PANEL	N/A	N/A
SEC	SECURITY PANEL	N/A	N/A
ELEV	ELEVATOR CONTROL	22-4	N/A
GATE	GATE CONTROL	18-4	N/A
IS	ENTRY INTERCOM STATION	VARIES - SEE DRAWING	CUSTOM
ID	ENTRY INTERCOM DISPLAY	VARIES - SEE DRAWING	CUSTOM
TE	TELEPHONE ENTRY	VARIES - SEE DRAWING	CUSTOM
CAM	180 DEGREE SECURITY CAMERA	VARIES - SEE DRAWING	1 GANG
CAM	360 DEGREE SECURITY CAMERA	VARIES - SEE DRAWING	1 GANG
CAM	SECURITY CAMERA	VARIES - SEE DRAWING	2 GANG
SWITCH	NETWORK SWITCH	VARIES - SEE DRAWING	N/A
PS	POWER SUPPLY	VARIES - SEE DRAWING	N/A
S	SECURITY SIREN	18-2	1 GANG

SECURITY CABLE LEGEND

MARK	ITEM	CABLE
A	ACCESS CONTROL BUNDLED CABLE	(1)22-2; (1)22-4; (1)22-6; (1)18-4
B	CABLE: 22-2	(1)22-2
C	CABLE: 22-4	(1)22-4
D	CABLE: 22-6 Shielded	(1)22-6
E	CABLE: 18-2	(1)18-2
F	CABLE: 18-4	(1)18-4
G	CABLE: 18-6	(1)18-6
H	CABLE: 16-2	(1)16-2
J	CABLE: CATEGORY 6 (CAT 6)	(1)CAT 6
K	CABLE: CATEGORY 6A (CAT 6A)	(1)CAT 6A
L	CABLE: CATEGORY 5e (CAT 5e)	(1)CAT 5e
M	FIBER OPTIC CABLE - 6 STRAND OM3	
N	CABLE: 16-4	(1)16-4

MANCHESTER
TECHNOLOGY SYSTEMS
6000 NE 88TH Street, Suite B103
Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS
FAMILY HOUSING

2156 N WILLIAMS AVENUE
PORTLAND, OREGON

REV	DATE	DESCRIPTION
0	09.25.2018	TECHNOLOGY SHOP DRAWINGS
1	10.09.2018	GMP SET

DRAWN BY: NOAH T
Job Contact: LARS L
Job Number: 510596

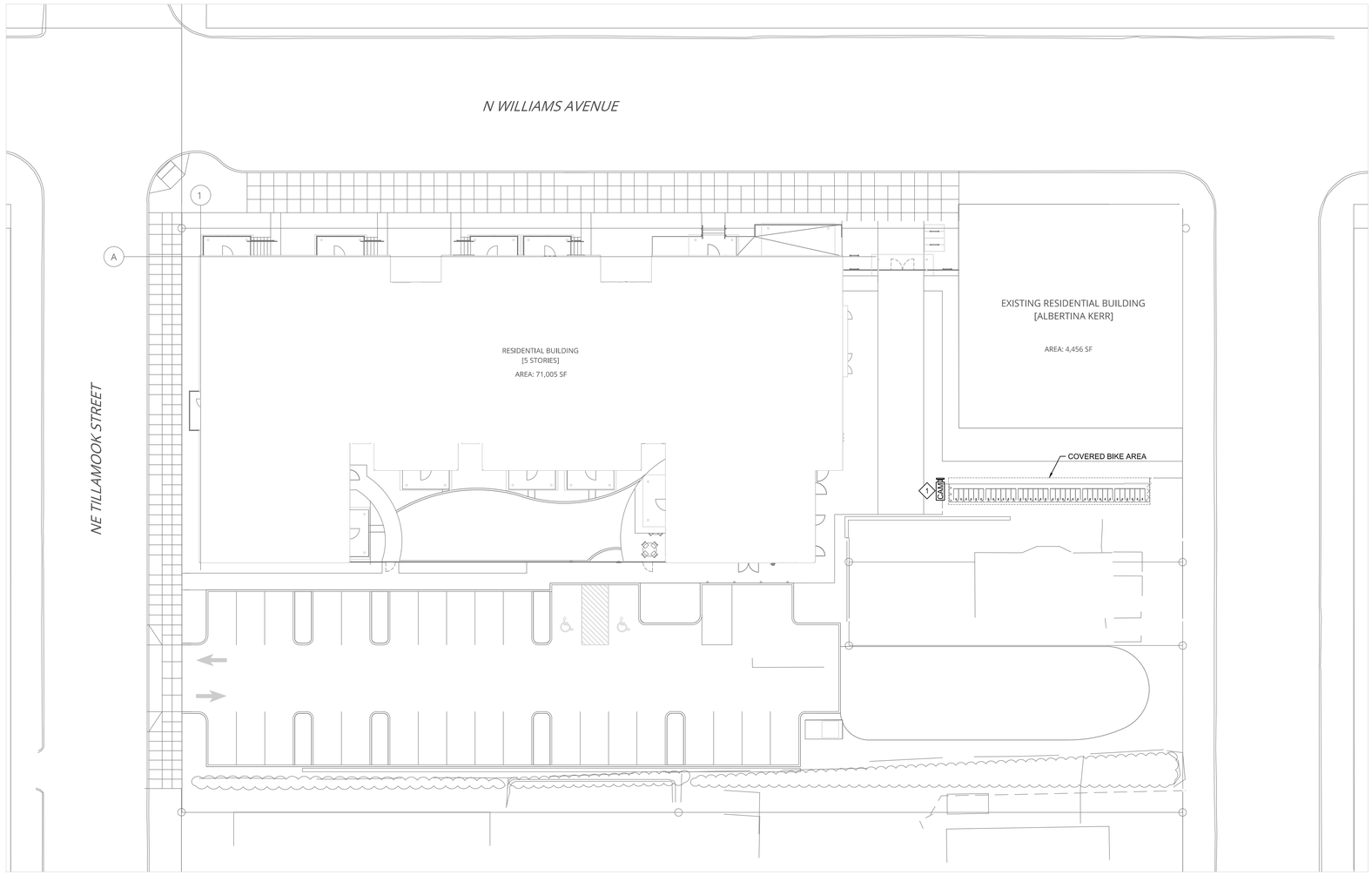
PERMIT / GMP

COVER SHEET TECHNOLOGY

T0.01

SHEET NOTES

1. CAMERA MOUNTED ON LIGHT POLE



NORTH WILLIAMS SITE PLAN - SECURITY

1/16"=1'-0"

0 5' 10' 20' 30'

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Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS FAMILY HOUSING

2156 N WILLIAMS AVENUE
PORTLAND, OREGON

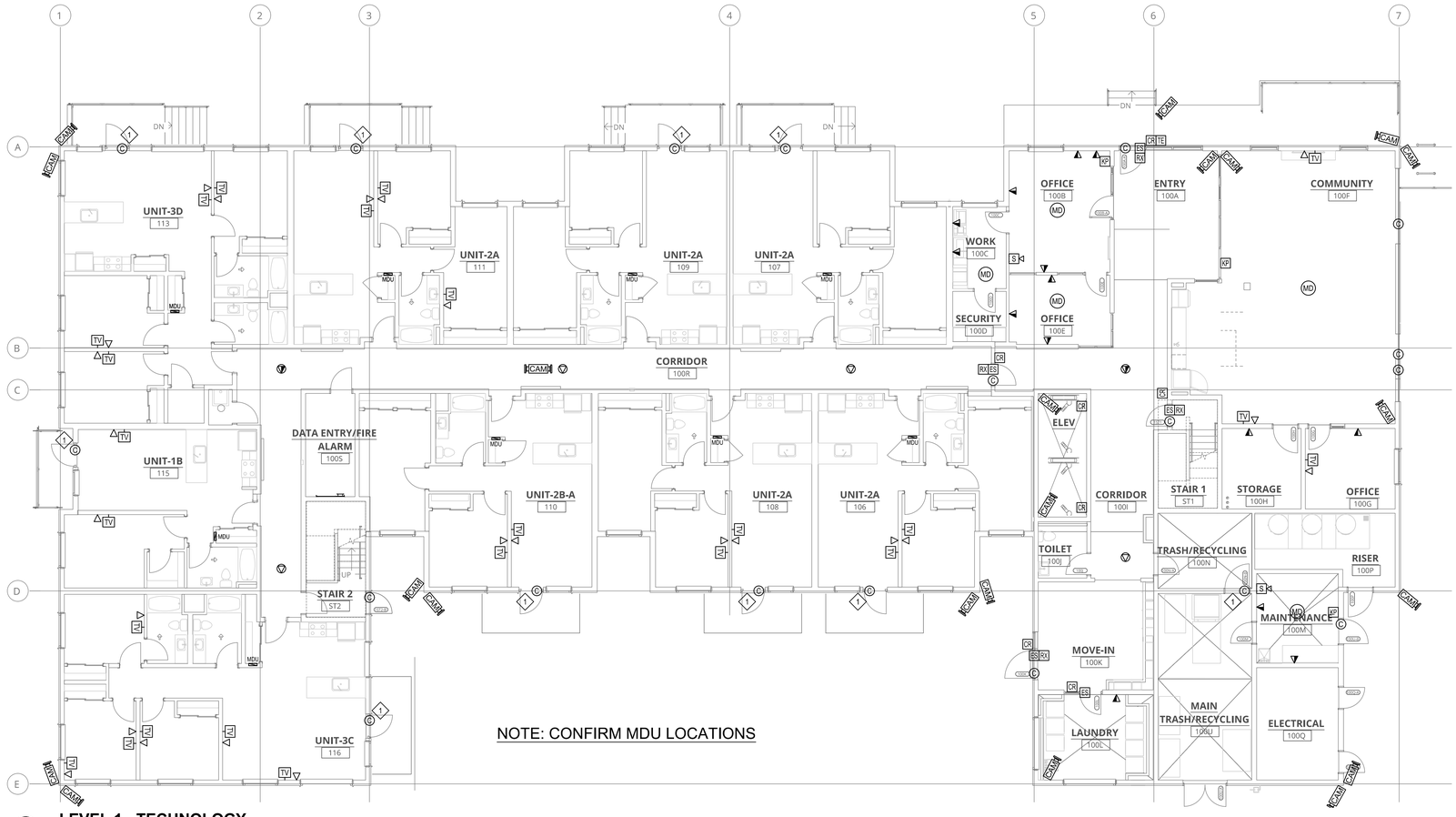
REV	DATE	DESCRIPTION
0	09.25.2018	TECHNOLOGY SHOP DRAWINGS
1	10.09.2018	GMP SET

DRAWN BY: NOAH T
Job Contact: LARS L
Job Number: 510596

PERMIT / GMP

SITE PLAN - TECHNOLOGY

T1.01



LEVEL 1 - TECHNOLOGY

1/8"=1'-0"

0 5' 10' 15'

SHEET NOTES

1. ACCESS CONTROL SYSTEM TO PROVIDE LOG OF DOOR ACTIVITY

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TECHNOLOGY SYSTEMS
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Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS FAMILY HOUSING

2156 N WILLIAMS AVENUE
PORTLAND, OREGON

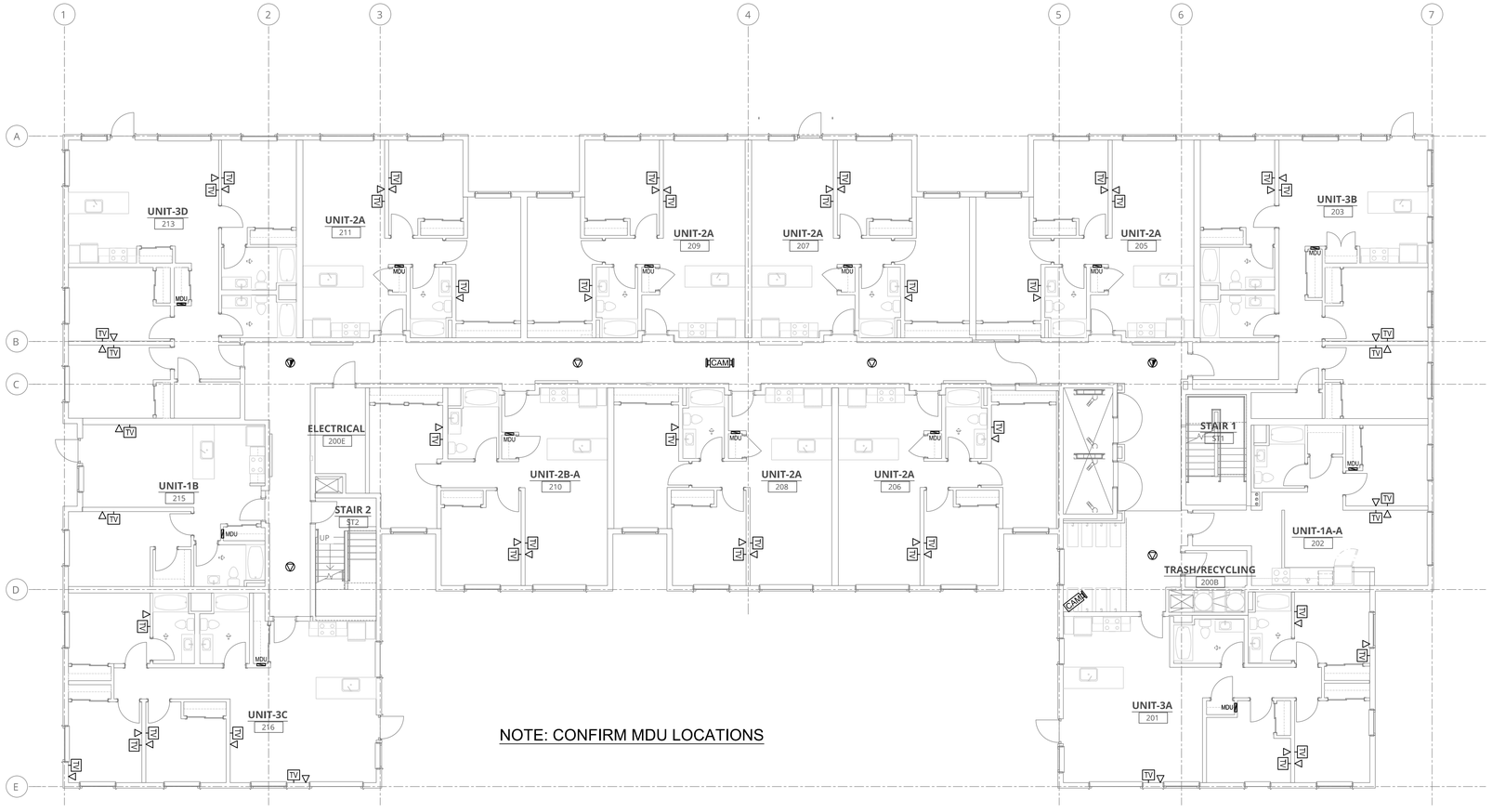
REV	DATE	DESCRIPTION
0	09.25.2018	TECHNOLOGY SHOP DRAWINGS
1	10.09.2018	GMP SET

DRAWN BY: NOAH T
Job Contact: LARS L
Job Number: 510596

PERMIT / GMP

FLOOR PLAN - LEVEL 1 - TECHNOLOGY

T2.01



NOTE: CONFIRM MDU LOCATIONS

1 LEVEL 2 - TECHNOLOGY

1/8"=1'-0"

0 5' 10' 15'

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TECHNOLOGY SYSTEMS
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Vancouver, WA 98665
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NORTH WILLIAMS APARTMENTS
FAMILY HOUSING

2156 N WILLIAMS AVENUE
PORTLAND, OREGON

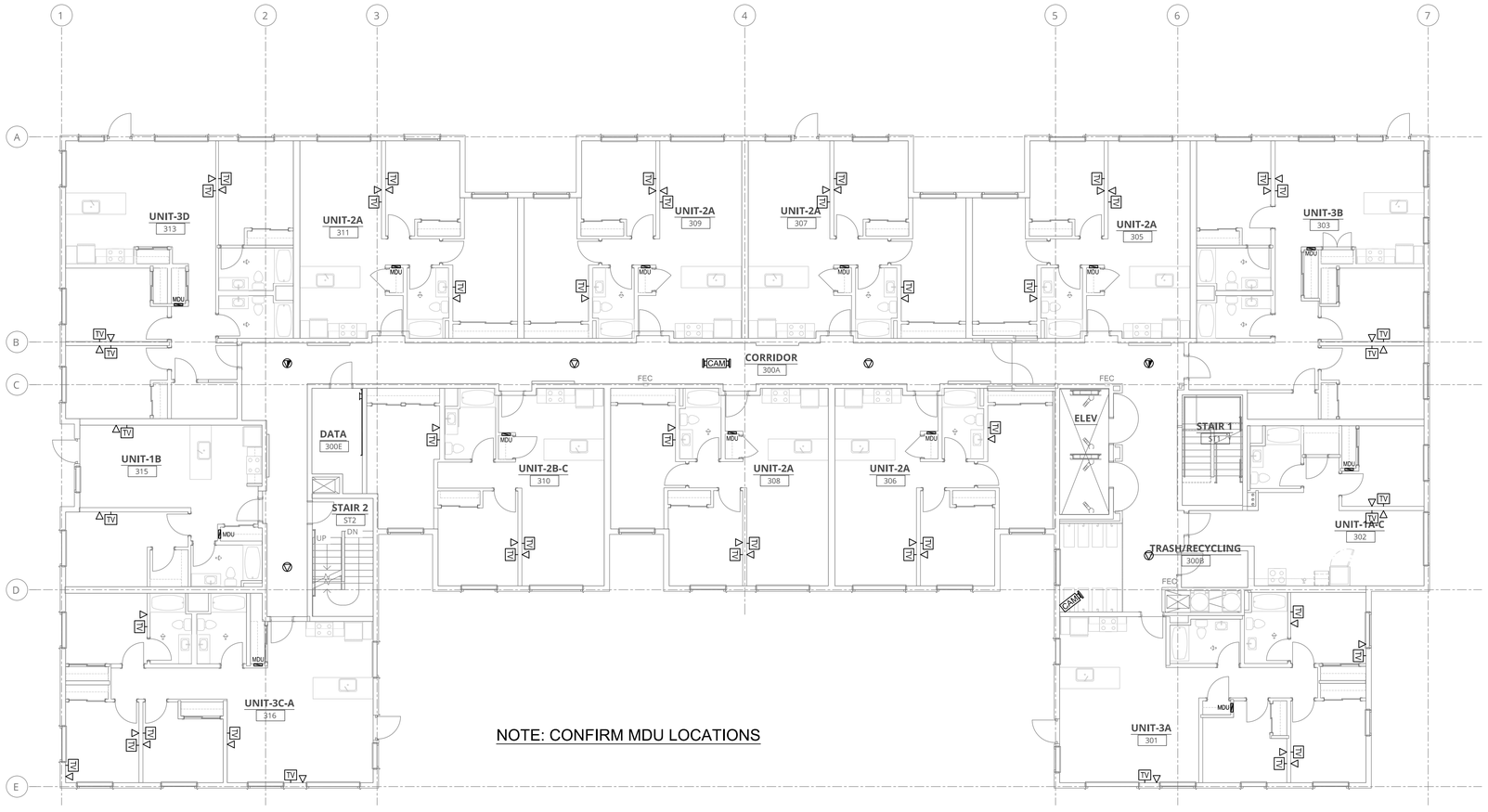
REV	DATE	DESCRIPTION
0	09.25.2018	TECHNOLOGY SHOP DRAWINGS
1	10.09.2018	GMP SET

DRAWN BY: NOAH T
Job Contact: LARS L
Job Number: 510596

PERMIT / GMP

FLOOR PLAN - LEVEL 2 - TECHNOLOGY

T2.02



1 **LEVEL 3 - TECHNOLOGY**

1/8"=1'-0"

0 5' 10' 15'

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TECHNOLOGY SYSTEMS
6000 NE 88TH Street, Suite B103
Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS
FAMILY HOUSING

2156 N WILLIAMS AVENUE
PORTLAND, OREGON

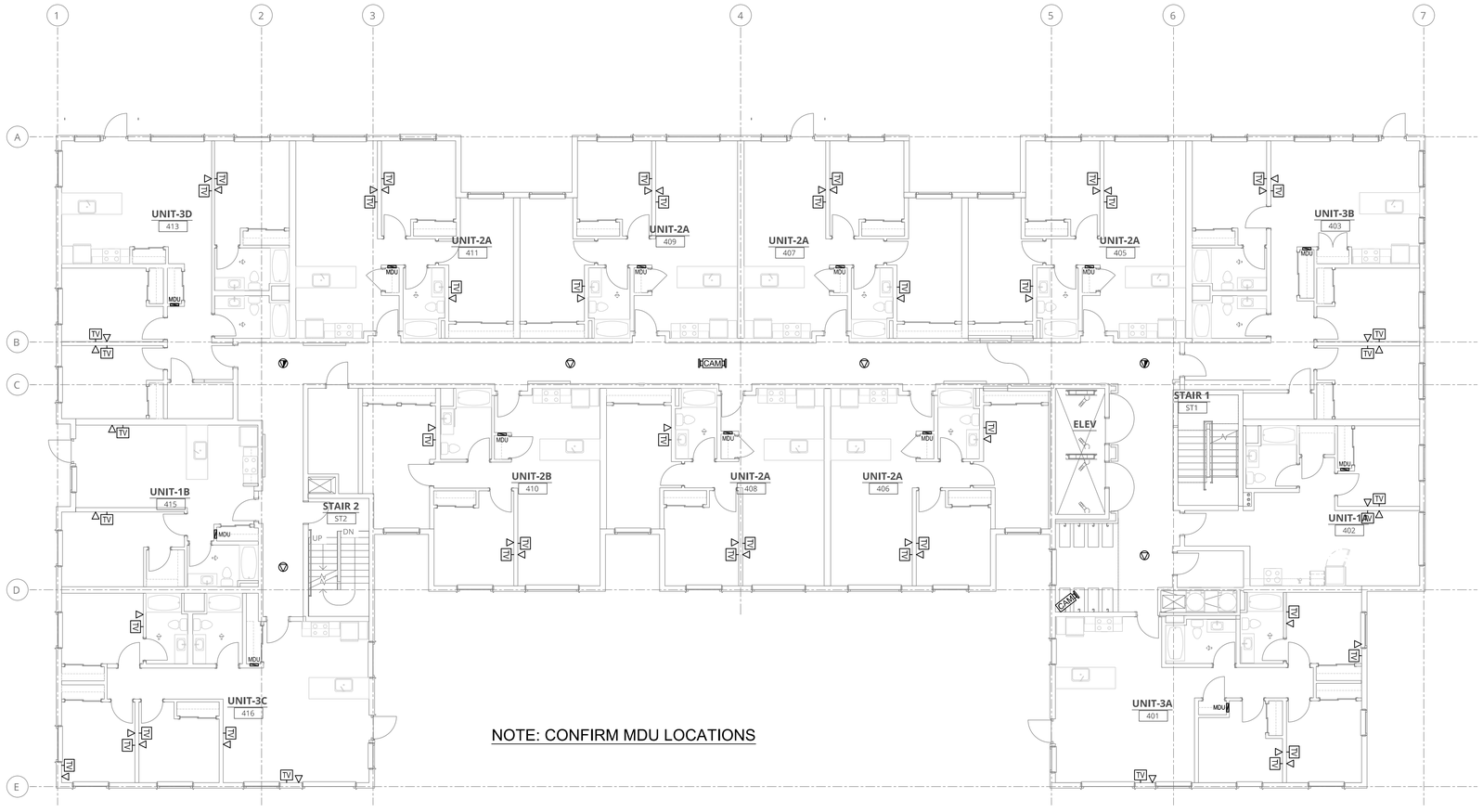
REV	DATE	DESCRIPTION
0	09.25.2018	TECHNOLOGY SHOP DRAWINGS
1	10.09.2018	GMP SET

DRAWN BY: NOAH T
Job Contact: LARS L
Job Number: 510596

PERMIT / GMP

FLOOR PLAN - LEVEL 3 - TECHNOLOGY

T2.03



1 **LEVEL 4 - TECHNOLOGY**

1/8"=1'-0"

0 5' 10' 15'

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6000 NE 88TH Street, Suite B103
Vancouver, WA 98665
Tel: (360) 816-0484 Fax: (360) 816-0482

NORTH WILLIAMS APARTMENTS
FAMILY HOUSING

2156 N WILLIAMS AVENUE
PORTLAND, OREGON

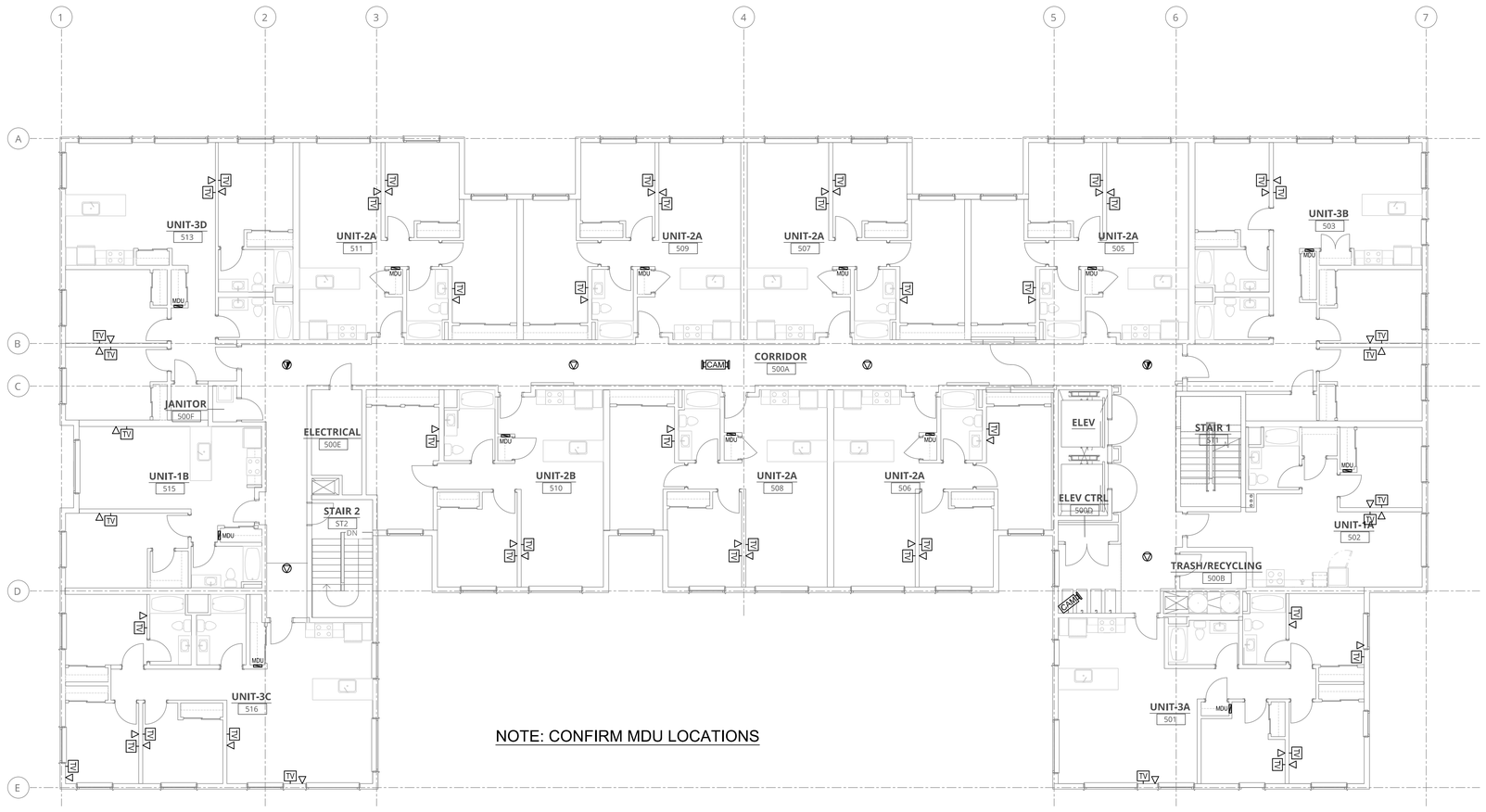
REV	DATE	DESCRIPTION
0	09.25.2018	TECHNOLOGY SHOP DRAWINGS
1	10.09.2018	GMP SET

DRAWN BY: NOAH T
Job Contact: LARS L
Job Number: 510596

PERMIT / GMP

FLOOR PLAN - LEVEL 4 - TECHNOLOGY

T2.04



NOTE: CONFIRM MDU LOCATIONS

1 LEVEL 5 - TECHNOLOGY

1/8"=1'-0"

0 5' 10' 15'

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NORTH WILLIAMS APARTMENTS
FAMILY HOUSING

2156 N WILLIAMS AVENUE
PORTLAND, OREGON

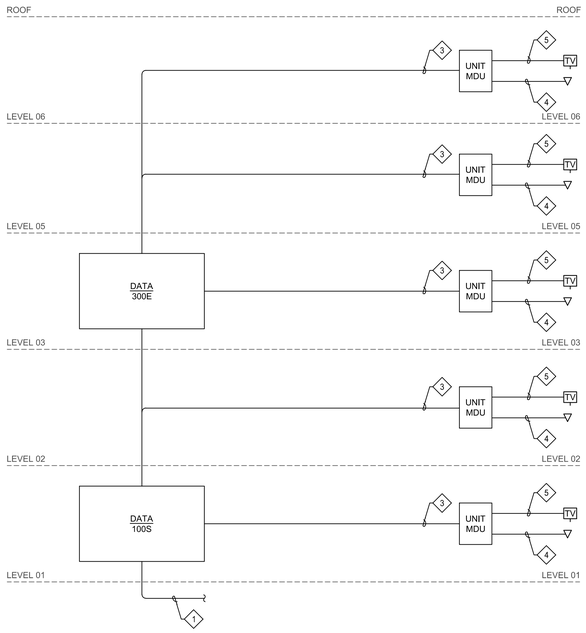
REV	DATE	DESCRIPTION
0	09.25.2018	TECHNOLOGY SHOP DRAWINGS
1	10.09.2018	GMP SET

DRAWN BY: NOAH T
Job Contact: LARS L
Job Number: 510596

PERMIT / GMP

FLOOR PLAN - LEVEL 5 - TECHNOLOGY

T2.05

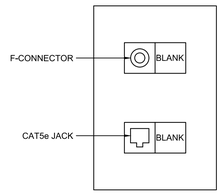


1 TELECOM RISER DIAGRAM

NO SCALE

KEYED NOTES

1. INCOMING SERVICES BY SERVICE PROVIDERS. REFER TO ELECTRICAL SITE PLAN.
2. NOT USED
3. (1) RG6 CABLE AND (1) RUGGEDIZED FIBER CABLE. CABLE TO BE PROVIDED BY SERVICE PROVIDERS AND INSTALLED BY CONTRACTOR. TERMINATIONS BY SERVICE PROVIDER.
4. (1) CAT5e CABLE PROVIDED AND INSTALLED BY GB MANCHESTER. TERMINATE CABLE ON CAT5e MODULE AND AT OUTLET. REFER TO DETAIL 2/T5.00.
5. (1) RG6 CABLE PROVIDED AND INSTALLED BY GB MANCHESTER. COIL CABLE AT MDU AND TERMINATE AT OUTLET. REFER TO DETAIL 2/T5.00.



2 TYPICAL TELECOM OUTLET FACEPLATE

NO SCALE

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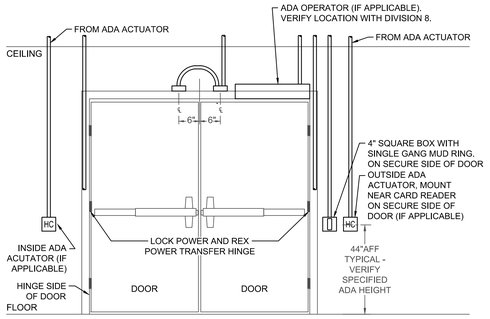
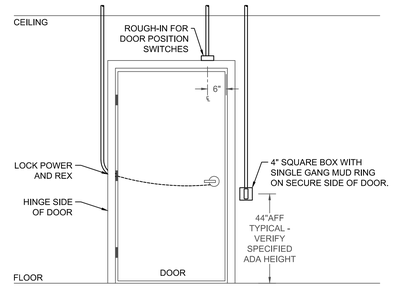
DETAILS - TECHNOLOGY

T6.01



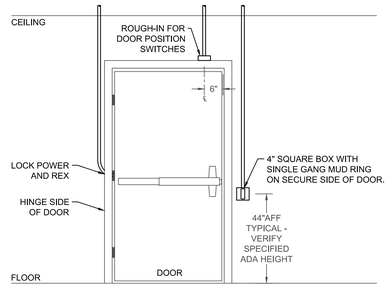
ACCESS CONTROL DOUBLE DOOR WITH ELECTRIFIED PANIC HARDWARE AND INTEGRATED REX

1 NO SCALE



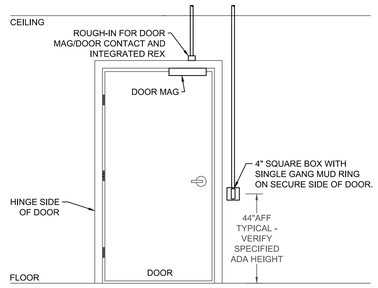
ACCESS CONTROL DOOR WITH LEVER SET AND INTEGRATED REX

2 NO SCALE



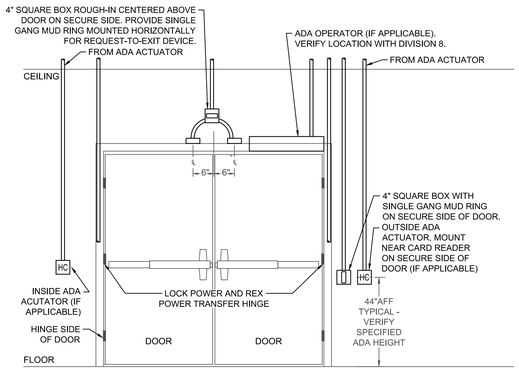
ACCESS CONTROL DOOR WITH ELECTRIFIED PANIC HARDWARE AND INTEGRATED REX

3 NO SCALE



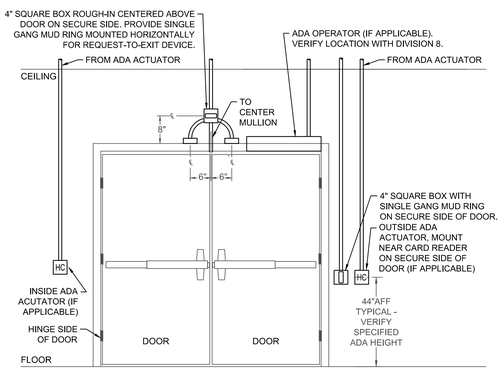
ACCESS CONTROL DOOR WITH MAG LOCK AND INTEGRATED REX

4 NO SCALE



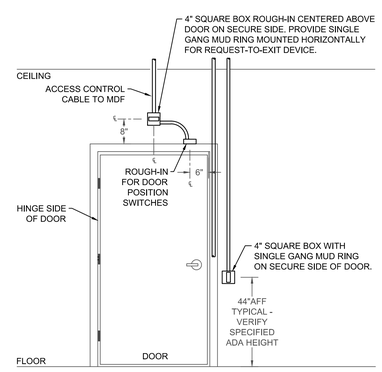
ACCESS CONTROL DOUBLE DOOR WITH ELECTRIFIED PANIC HARDWARE AND ACTIVE REX

5 NO SCALE



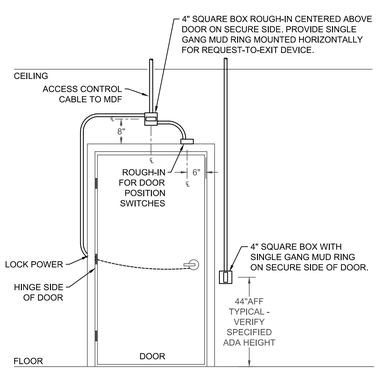
ACCESS CONTROL DOUBLE DOOR WITH MULLION MOUNTED STRIKE(S) AND ACTIVE REX

6 NO SCALE



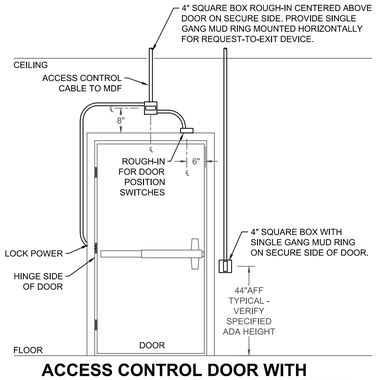
ACCESS CONTROL DOOR WITH ELECTRIC STRIKE AND ACTIVE REX

7 NO SCALE



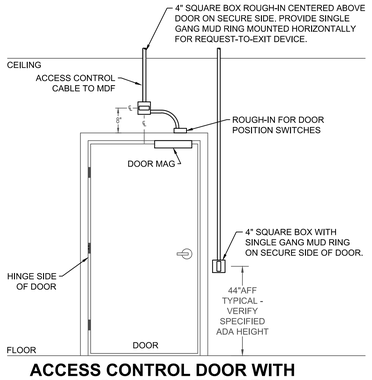
ACCESS CONTROL DOOR WITH LEVER SET AND ACTIVE REX

8 NO SCALE



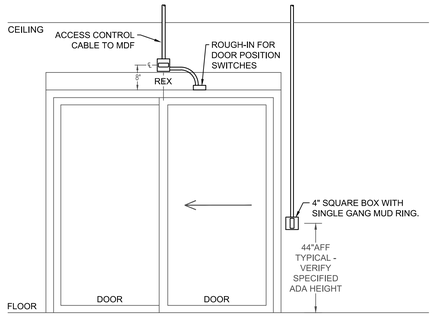
ACCESS CONTROL DOOR WITH PANIC HARDWARE AND ACTIVE REX

9 NO SCALE



ACCESS CONTROL DOOR WITH MAG LOCK AND ACTIVE REX

10 NO SCALE



ACCESS CONTROL SLIDING DOOR WITH ACTIVE REX

11 NO SCALE

GENERAL NOTES

A. COORDINATE INSTALLATION WITH DOOR HARDWARE SUPPLIER PRIOR TO ROUGH-IN.

B. ALL CONDUIT SHALL BE 3/4", RAN TO ACCESSIBLE CEILING SPACE.

C. POWER SUPPLY PROVIDED BY DIVISION 8 WILL NEED TO BE INSTALLED NEAR THE DOOR, LOW-VOLTAGE PATHWAY PROVIDED TO JUNCTION BOX. 120V PROVIDED BY OTHERS.

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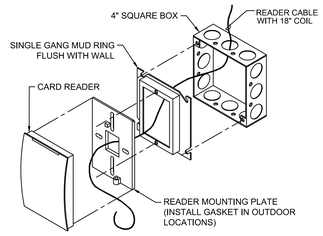
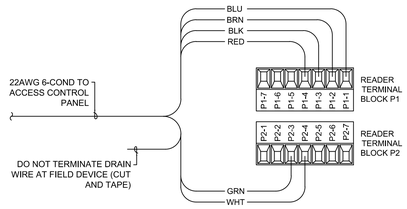
DETAILS - TECHNOLOGY

T6.02

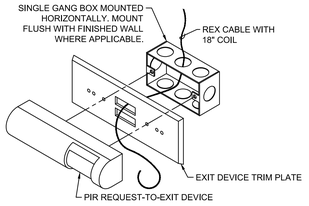


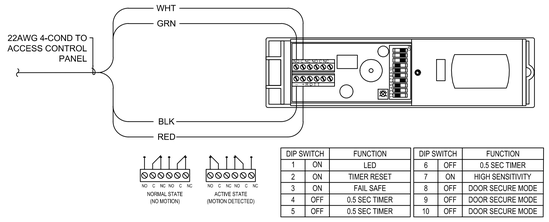


READER TERMINAL BLOCK P1	
TERMINAL	DESCRIPTION
P1-1	BEEPER INPUT
P1-2	GREEN LED INPUT
P1-3	GROUND (RTN)
P1-4	+12VDC
P1-5	(UNUSED)
P1-6	RED LED INPUT
P1-7	HOLD INPUT

READER TERMINAL BLOCK P2	
TERMINAL	DESCRIPTION
P2-1	GPIO4 (RS485-FDX-Y)
P2-2	GPIO3 (RS485-FDX-Z)
P2-3	WIEGAND DATA 0
P2-4	WIEGAND DATA 1
P2-5	TAMPER O.C. OUTPUT
P2-6	GPIO2 (RS485-FDX/HDX-B)
P2-7	GPIO1 (RS485-FDX/HDX-A)

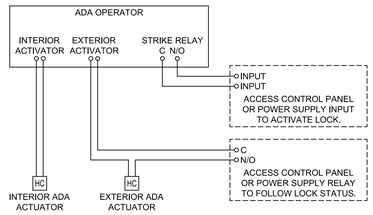
1 HID RP40 MULTICLASS SE CARD READER 920PTNTEK00000 - INSTALLATION AND TERMINATION DETAIL
NO SCALE





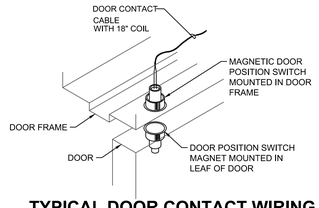
DIP SWITCH	FUNCTION	DIP SWITCH	FUNCTION
1	ON	LED	6	OFF	0.5 SEC TIMER
2	ON	TIMER RESET	7	ON	HIGH SENSITIVITY
3	ON	FAIL SAFE	8	OFF	DOOR SECURE MODE
4	OFF	0.5 SEC TIMER	9	OFF	DOOR SECURE MODE
5	OFF	0.5 SEC TIMER	10	OFF	DOOR SECURE MODE

2 DS160 REQUEST-TO-EXIT DEVICE (SUPERVISED) - INSTALLATION AND TERMINATION DETAIL
NO SCALE

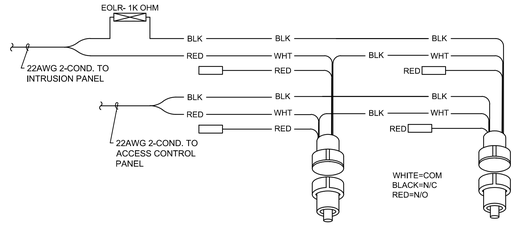


NOTE:
INTERIOR BUTTON UNLOCKS DOOR AND ACTIVATES OPERATOR, EXTERIOR BUTTON ONLY FUNCTIONS IF DOOR IS UNLOCKED VIA THE ACCESS CONTROL SYSTEM.

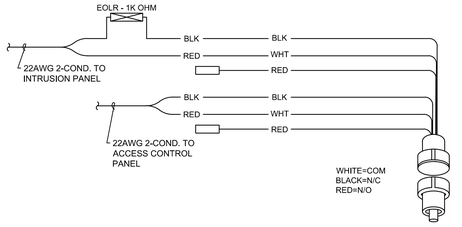
3 TYPICAL ADA OPERATOR AND ACCESS CONTROL INTEGRATION
NO SCALE



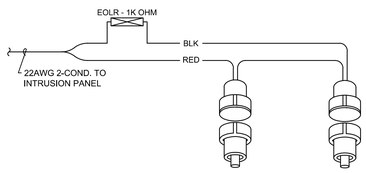
4 TYPICAL DOOR CONTACT WIRING
NO SCALE



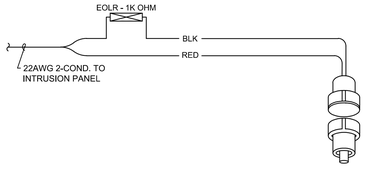
4A TYPICAL DOUBLE THROW DOOR CONTACT - DOUBLE DOORS - ACCESS CONTROL AND INTRUSION
NO SCALE



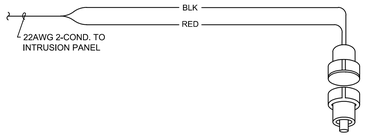
4B TYPICAL DOUBLE THROW DOOR CONTACT - SINGLE DOOR - ACCESS CONTROL AND INTRUSION
NO SCALE



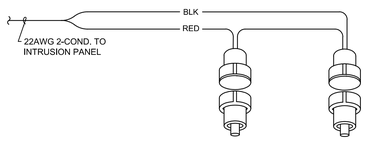
4C TYPICAL DOOR CONTACT - DOUBLE DOORS- INTRUSION ONLY
NO SCALE



4D TYPICAL DOOR CONTACT - SINGLE DOOR - INTRUSION ONLY
NO SCALE



4E TYPICAL DOOR CONTACT - SINGLE DOOR - ACCESS CONTROL ONLY
NO SCALE



4F TYPICAL DOOR CONTACT - DOUBLE DOORS- ACCESS CONTROL ONLY
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T6.03