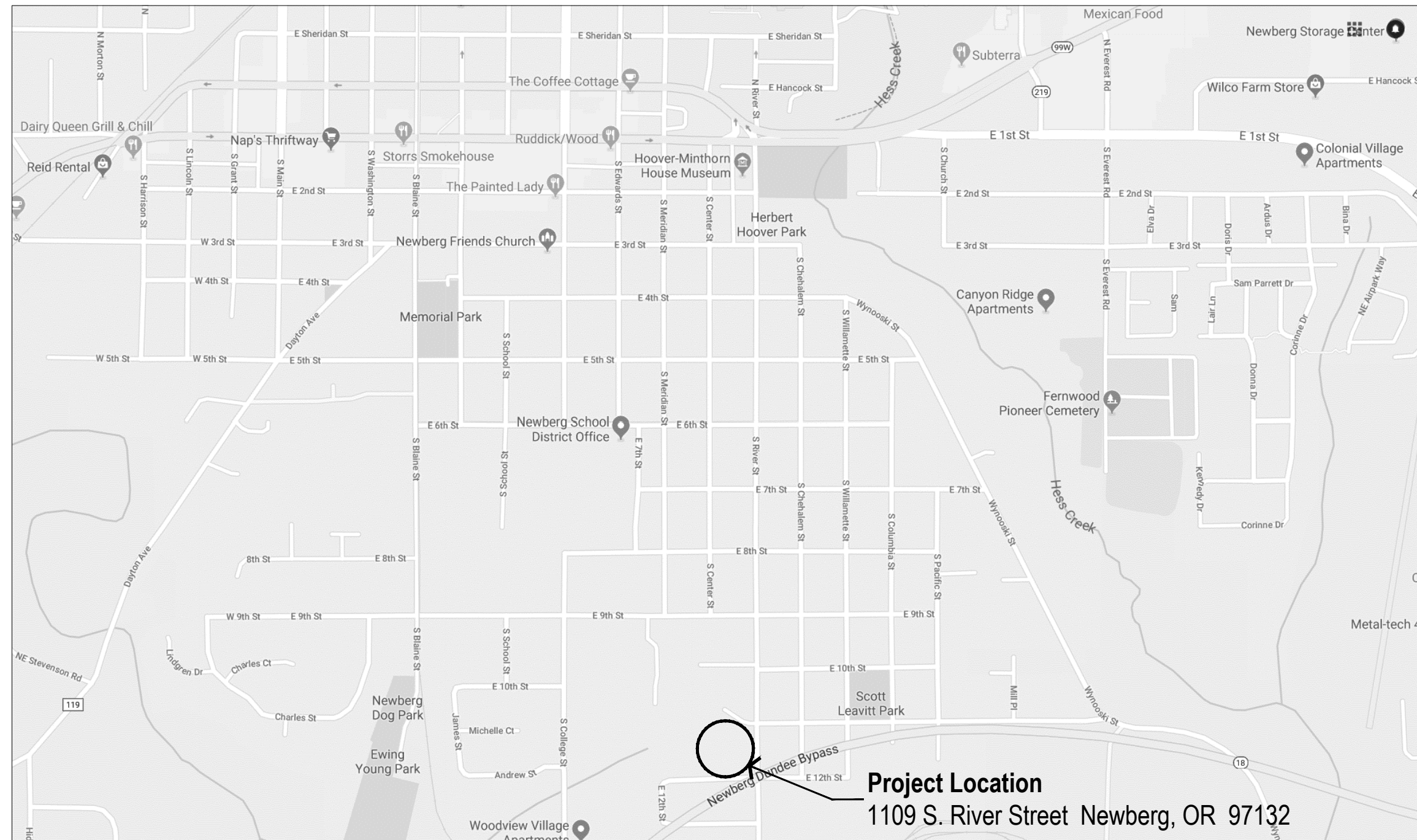


The Flats @ Rogers Landing



VICINITY MAP



AERIAL IMAGE

New Construction: (4) 3-story wood framed apartment buildings, (3) buildings with 12 units and (1) building with 9 units. Site works include removal of existing building and vegetation, new street, parking lot, pedestrian walkways, landscaping, dry basin stormwater facility, outdoor pavilion and trash enclosure.

PROJECT DESCRIPTION

Mechanical
Electrical
Plumbing
Sprinkler
Fire Alarm
Smoke Detection System

SEPARATE PERMITS

Exterior Guardrails

DEFERRED SUBMITTALS

OWNER

RHW Enterprises, Inc.
5201 SW Westgate #206
Portland, OR 97221

Contact: Wade Willers
Phone: 503-819-9244
Email: wade@thegrouploans.com

PLANNER

Mark Dane Planning Inc.
14631 SW Millikan Way, Suite #6
Portland, OR 97005

Contact: Mark Dane
Phone: 503-332-7167
Email: markdaneplanning@gmail.com

ARCHITECT

Forming Architecture LLC
5420 NE Sandycroft Terrace #3
Portland, OR 97213

Contact: John Brehm
Phone: 503-516-3970
Email: brehm_j@formingarchitecture.com

CIVIL ENGINEER

HBH Consulting Engineers
501 E First St.
Newberg, OR 97132

Contact: Andrey Chernishov
Phone: 503-554-9553
Email: achernishov@hbh-consulting.com

STRUCTURAL ENGINEER

Nava Contracting & Engineering, Inc.
4106 SE Oak St.
Portland, OR 97214

Contact: Matt Nava P.E.
Phone: 503-238-0633
Email: navaenr@gmail.com

A.B. Anchor Bolt	ELEC Electrical	JT Joint	REIN Reinforced
A.C. Air Conditioning	ELEV Elevator	REQ'D Required	RFR Refrigerator
ACT Acoustical Ceiling tile	EP Electrical Panel	LAM Laminate	RM Room
A.D. Area drain	EQ Equal	LAV Lavatory	RO Rough Opening
ADJ Adjustable	EQUIP Equipment	LF Linear Foot/Linear Feet	SAM Self Adhered Membrane
A.F.F. Above Finished Floor	EXISTG Existing	LT Light	SC Solid Core
ALT Alternate	EXP Expansion	MATL Material	SEC Section
ALUM Aluminum	EXT Exterior	MAX Maximum	SHR Shower
APPROX Approximate	FE Floor Drain	MECH Mechanical	SHT Sheet
A.P. Access Panel	FD Fire Extinguisher	MEMB Membrane	SHT'G Sheathing
BD. Board	FEC Fire Extinguisher Cabinet	MFR Manufacturer	SIM Similar
BLDG Building	FF Finish Floor	MIN Minimum	SPEC Specification
BLKG Blocking	FIN Finish	MISC Miscellaneous	SQ Square
BM Beam	FLR Floor	MO Masonry Opening	SST Stainless Steel
BO Bottom of	FLUOR Fluorescent	MTL Metal	STD Standard
	FOB Face of Brick/Block	[N] New	STL Steel
CJ Control Joint	FOC Face of Concrete	NA Not Applicable	STN Stain
CLG Ceiling	FOF Face of Finish	NIC Not In Contract	STRUCT Structural
CLR Clear	FOS Face of Structure	NO Number	SUSP Suspended
COL Column	FTG Footing	NOM Nominal	T Tread
CONC Concrete	FV Field Verify	NTS Not To Scale	TEMP Tempered
CONT Continuous	GA Gauge	OA Overall	T&G Tongue and Groove
CONT Continuous	GALV Galvanized	OC On Center	THK Thick
CONTR Contractor	GB Grab Bar	OD Outside Diameter	TO Top Of
CT Ceramic Tile	GL Glass/Glazing	OPNG Opening	TS Tube Steel
CMU Concrete Masonry Unit	G LAM Glue Laminated Beam	OPP HD Opposite Hand	TYP Typical
	GWB Gypsum Wall Board	P LAM Plastic Laminate	UNO Unless Noted Otherwise
DBL Double	GYP Gypsum	PR Pair	VB Vapor Barrier
DIA Diameter	HB Hose Bibb	PREFIN Prefinished	VERT Vertical
DIAG Diagonal	HC Hollow Core	PT Pressure Treated	VIN Vinyl
DIM Dimension	HD Head	PTD Painted	W/ With
DIM PT Dimension Point	HDR Header	PWD Plywood	W/O Without
DN Down	HDWD Hard Wood	QT Quarry Tile	WD Wood
DS Down Spout	HM Hollow Metal	R Riser	WH Water Heater
DTL Detail	HORIZ Horizontal	RAD Radius	WT Weight
DW Dish Washer	HT Height	RBR Rubber	WP Water Proof
DWG Drawing	ID Inside Diameter	RD Roof Drain	WWF Welded Wire Fabric
[E] Existing	INFO Information	REF Reference	
EA Each	INSUL Insulation		
EJ Expansion Joint			
EL Elevation			

ARCHITECTURAL ABBREVIATIONS

ARCHITECTURAL SYMBOLS LEGEND

Section Identification	
Elevation Identification	
Detail Identification	
Spot Elevation	
Assembly Type	
Reference Note	
Window Identification	
Door Mark	
Elevation mark	

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G1.02 FIRE & LIFE SAFETY PLANS-BUILDING A	A7.11 SITE DETAILS
G1.03 FIRE & LIFE SAFETY PLANS-BUILDING B & C	A9.01 SCHEDULES
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A4.13 TYP. STAIR SECTION & ELEVATION	

PROJECT NO.: 1803

ISSUE DATE: Bid Set 11.7.18

GENERAL INFORMATION

G0.01

FORMING ARCHITECTURE LLC
5420 NE SANDYCROFT TERRACE #3
PORTLAND, OR 97213
503.516.3970
WWW.FORMINGARCHITECTURE.COM

The Flats @ Rogers Landing
1109 S. River St. Newberg, OR 97132

Fenestration Product Rating:

- U-factors of fenestration products (windows and doors) are determined in accordance with NFRC 100 by an accredited independent laboratory and labeled and certified by the manufacturer or are determined using the commercial size category values listed in Chapter 15 of the 2009 ASHRAE Handbook Fundamentals, Table NO. 4 and shall include the effects of the window frame. The temporary label affixed to the fenestration products must not be removed prior to inspection.
- Solar heat gain coefficient (SHGC) of glazed fenestration products (windows, glazed doors, and skylights) shall be determined in accordance using NFRC 200 by an accredited laboratory and labeled and certified by the manufacturer or be determined using the Solar Heat Gain Coefficients (SHGC) in Chapter 15 of the 2009 ASHRAE Handbook of Fundamentals, Table No. 10. The overall values must consider type of frame material and operator for the SHGC at normal incidence.

Air Leakage and Insulation:

- Sealing of the building envelope-openings and penetrations in the building envelope are sealed with caulking materials or closed with gasketing systems compatible with the construction materials and location. Joints and seams are sealed in the same manner or taped or covered with a moisture vapor-permeable wrapping material. Sealing materials spanning joints between construction materials allow for expansion and contraction of the construction materials.
- Window and door assemblies-the air leakage of window and sliding or swinging door assemblies that are a part of the building envelope are determined in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, or NFRC 400 by an accredited, independent laboratory and labeled and certified by the manufacturer.
- Curtain wall, storefront glazing and commercial entrance doors-curtain wall, storefront glazing and commercial-glazed swinging entrance doors and revolving doors are tested in accordance with ASTM E 268. For curtain wall and storefront glazing, the maximum air leakage rate is 0.3 cubic foot per minute per square foot of fenestration area. For commercial glazed swinging entrance doors and revolving doors the maximum air leakage rate is 1.00 cfm/ft² of door area.
- Building thermal envelope insulation-an R-value identification mark is applied (by manufacturer) to each piece of insulation 12 inches or greater in width. Alternately, the installers have provided a signed, dated and posted certification listing the type, manufacturer and R-value installed. Refer to code section for blown or sprayed insulation installation/setting depths and maker requirements.
- Insulation mark-insulating materials are installed such that the manufacturer's R-value mark is readily observable upon inspection.
- Insulation product rating-the thermal resistance (R-value) of insulation has been determined in accordance with the U.S. FTC R-value rule.
- Installation-all material, systems and equipment are installed in accordance with the manufacturer's installation instructions and the International Building Code.
- Outdoor air intakes and exhaust openings-stair and elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be equipped with not less than a Class I motorized, leakage-rated damper with a maximum leakage rate of 4cfm per square foot at 1.0 inch water gauge when tested in accordance with AMCA 500D. Stair and shaft vent dampers shall be capable of being automatically closed during normal building operation and interlocked to open as required by fire and smoke detection systems.
- Recessed lighting-recessed luminaries installed in the building thermal envelope are sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaries are IC-rated and labeled as meeting ASTM E 283. All recessed luminaries are sealed with a gasket or caulk between the housing and interior wall or ceiling covering.

Electrical Power & Lighting:

- 50% or more of all permanently installed light fixtures within the apartment units are to be fitted with high efficacy lamps.
- Exit signs-internally illuminated exit signs shall not exceed 5 watts per side.
- Exterior lighting controls-lighting not designated for dusk to dawn operation shall be controlled by either by a combination of a photosensor and a time switch or astronomical time switch. Lighting designated for dusk to dawn operation shall be controlled by an astronomical time switch or photosensor.
- No incandescent or mercury vapor lighting sources shall be used for exterior building lighting.
- Electrical energy consumption-in buildings having individual dwelling units, provisions shall be made to determine the electrical energy consumption by each tenant by separately metering individual dwelling units.

**Table 502.1.1
Building Envelope Requirements - Opaque Assemblies**

Roof	R-38
Wall, above grade, wood framed	R-21
Floor, joist framing	R-30
Opaque Doors, swinging	U-0.70

**Table 502.3
Building Envelope Requirements - Fenestration**

Fixed, operable and doors with greater than 50% glazing	U-0.35
SHGC all frame types	U-0.40

ENERGY CODE NOTES**Ordinance & Code requirements:**

- Work and materials shall be in full accordance with the latest rules & regulations of applicable federal, state & local codes and ordinances having jurisdiction.
- Work shall be done in accordance with OSHA construction safety standards.
- Make all necessary arrangements with authorities and provide all required inspections and permits.

Construction documents:

- Refer to architectural, structural, mechanical, and plumbing drawings for coordination and extent of work of various trades. Notify the architect in writing at once of any discrepancies found in the construction documents.
- Drawings are diagrammatic in nature and are intended to show scope of work.
- Do not scale drawings. Use dimensions shown on drawings at all times.
- Design build- portions of the required work are to be performed on a 'design build' basis. The Contractor shall be solely responsible for the complete design, engineering and installation of systems, devices, equipment and layout. Contractor shall warrantee to the owner that all such work shall adequately meet the needs and requirements of the owner and of the project as planned and its intended uses as well as completely comply with applicable codes and ordinances. In no way shall the 'design build' arrangement limit the contractor's responsibility to meet such needs and requirements.
- Conditions and details marked "typical" shall apply in all cases unless specifically indicated otherwise. Typical details not referenced on drawings apply unless noted otherwise. Where no specific detail is shown, the construction shall be identical or similar to that indicated for the typical construction on the project.
- Where no specific standards are applied to a material or method of construction to be used in the work, all such materials and methods are to maintain the standards of the industry.

Project coordination:

- The contractor shall verify all figured dimensions and conditions at the project site and notify the architect of any discrepancies or omissions before commencement of work.
- The contractor shall visit the site prior to submitting a bid, verify dimensions and conditions and report to the owner and architect in writing of any errors. The contractor is responsible for any conflicts between construction documents and existing conditions.
- The general contractor shall coordinate work of all trades. All trades shall assist in working out space conditions to make satisfactory adjustments and modifications in the work including rerouting as required by interference with structural, mechanical systems, general and work of other trades, or for the proper execution of work. Work installed prior to coordinating with other trades shall be changed to correct without additional cost to owner and at the direction of the owner's representative.
- Protect work, materials, finishes and equipment from damage or loss due to any cause including vandalism, weather, theft, etc. All items are to be in perfect condition at project closeout. The contractor shall be responsible for and held liable for any and all damages caused by the contractor's negligence in protecting existing buildings, adjacent roof areas, sidewalks, paving, concrete, shrubs, lawn areas, trees, equipment, interiors, and contents.

General requirements:

- The contractor and all subcontractors, employees and personnel shall be insured for the duration of the project.
- All work shall be of high quality and performed by a skilled tradesperson. The general contractor shall maintain effective supervision on the project at all times work is being performed.
- Comply with all applicable utility company requirements as required.
- Provide all temporary power, lighting and heat as required to properly perform the work. Maintain temporary systems throughout the duration of the project or until permanent systems are complete.
- All work and materials shall be waranteed against defects for a period of one (1) year from substantial completion. Warantees shall be transferred to owner at job completion.
- Do not notch or drill joists, beams or load bearing studs without the prior approval of the architect, structural engineer or per manufacturer's specifications.
- Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square feet.
- The top of slab designation corresponds to the top of concrete slab or cementitious underlayment and does not account for the thickness of the finished floor unless noted otherwise.
- All flashing edges to be hemmed. All edges to be treated per industry standards.
- Provide insect screens at all siding locations where air flow is permitted.
- All detail callouts are typical, and assumed to be in multiple locations. Verify.
- All glazing located in swinging doors, panels of sliding door assemblies, and where the nearest exposed edge of the glazing is within 24 inches of the door edge (in closed position) or less than 18 inches above the walking surface, or where one or more walking surfaces are within 36 inches of the walking plane to be tempered.
- Specific fasteners and gaskets to be used where metal contacts metal and where galvanic action (corrosion) may occur and that sealant beds are compatible with adjacent materials.
- Establish and verify all openings and inserts for architectural, mechanical and plumbing with appropriate trades, drawings and subcontractors prior to construction.
- Contractor to provide shop drawings for all extended flashing and fabricated metal work for architect to review prior to fabrication and installation.
- All doors and windows to be installed shall follow manufacturer specifications and conform to manufacturer's guidelines and tolerances.
- Fill all exterior wall cavities and voids with foam insulation, which achieves equal or better value specified on the assembly sheet, when specified thermal batt insulation is not a possibility.

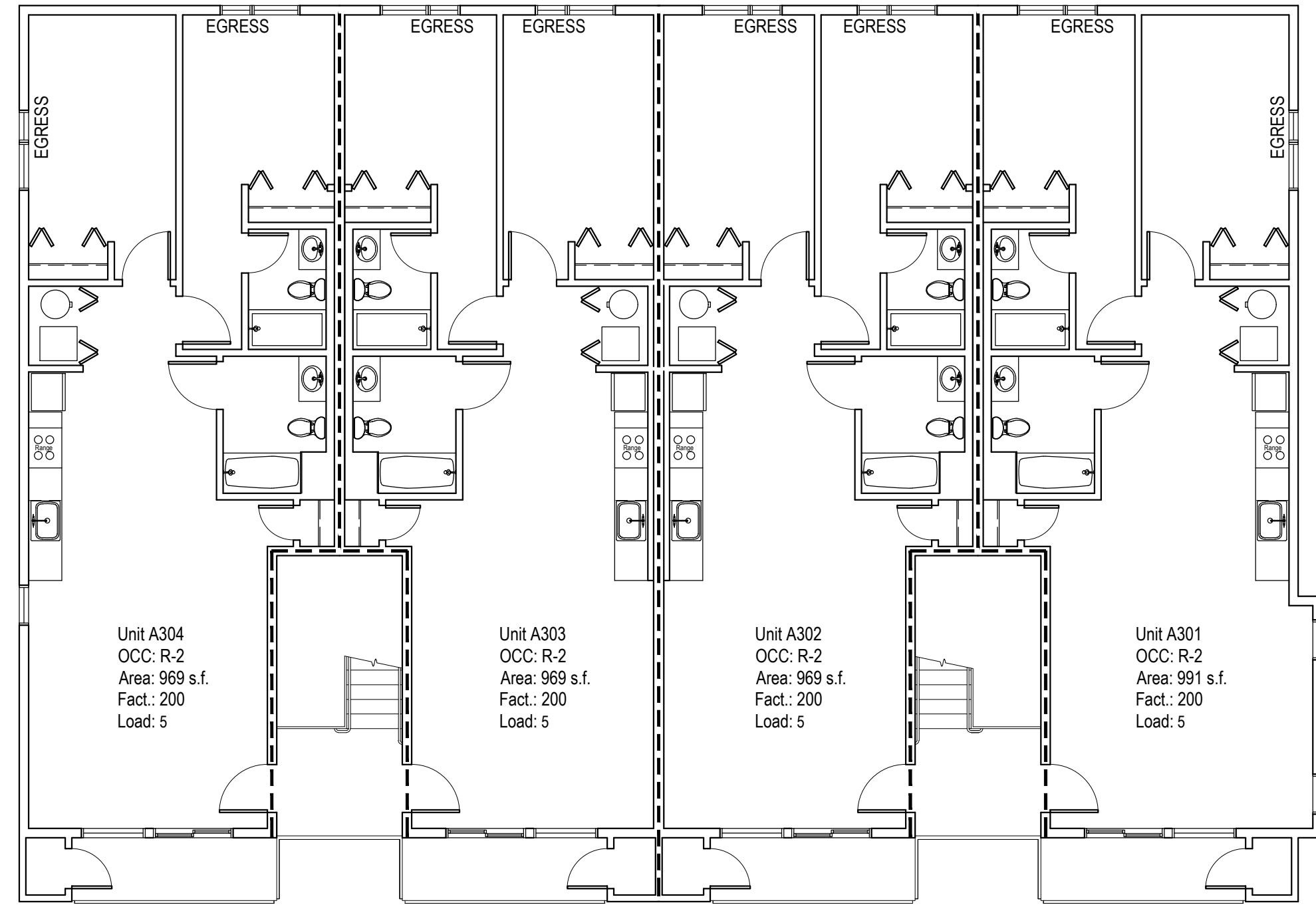
GENERAL NOTES

Project Data	
Project Name:	River Street Apartments
Address:	1109 S. River St. Newberg, OR 97132
Description:	(4) 3-story wood framed apartment buildings, (3) buildings with 12 units and (1) building with 9 units.
Tax Lot:	R3220CC 05400
Occupancy:	R-2 [Apartment Units]
Building Area:	Building A - 12,921 s.f. Building B - 12,876 s.f. Building C - 12,876 s.f. Building D - 9,597 s.f. Total - 48,270 s.f.
Number of Units:	Building A - 12 Building B - 12 Building C - 12 Building D - 09 Total - 45 Units
Codes:	2014 Oregon Structural Specialty Code [OSSC] 2010 Oregon Mechanical Specialty Code [OMSC] 2008 Oregon Plumbing Specialty Code [OPSC] 2007 Oregon Fire Code 2014 Oregon Energy Efficiency Specialty Code Fair Housing Act

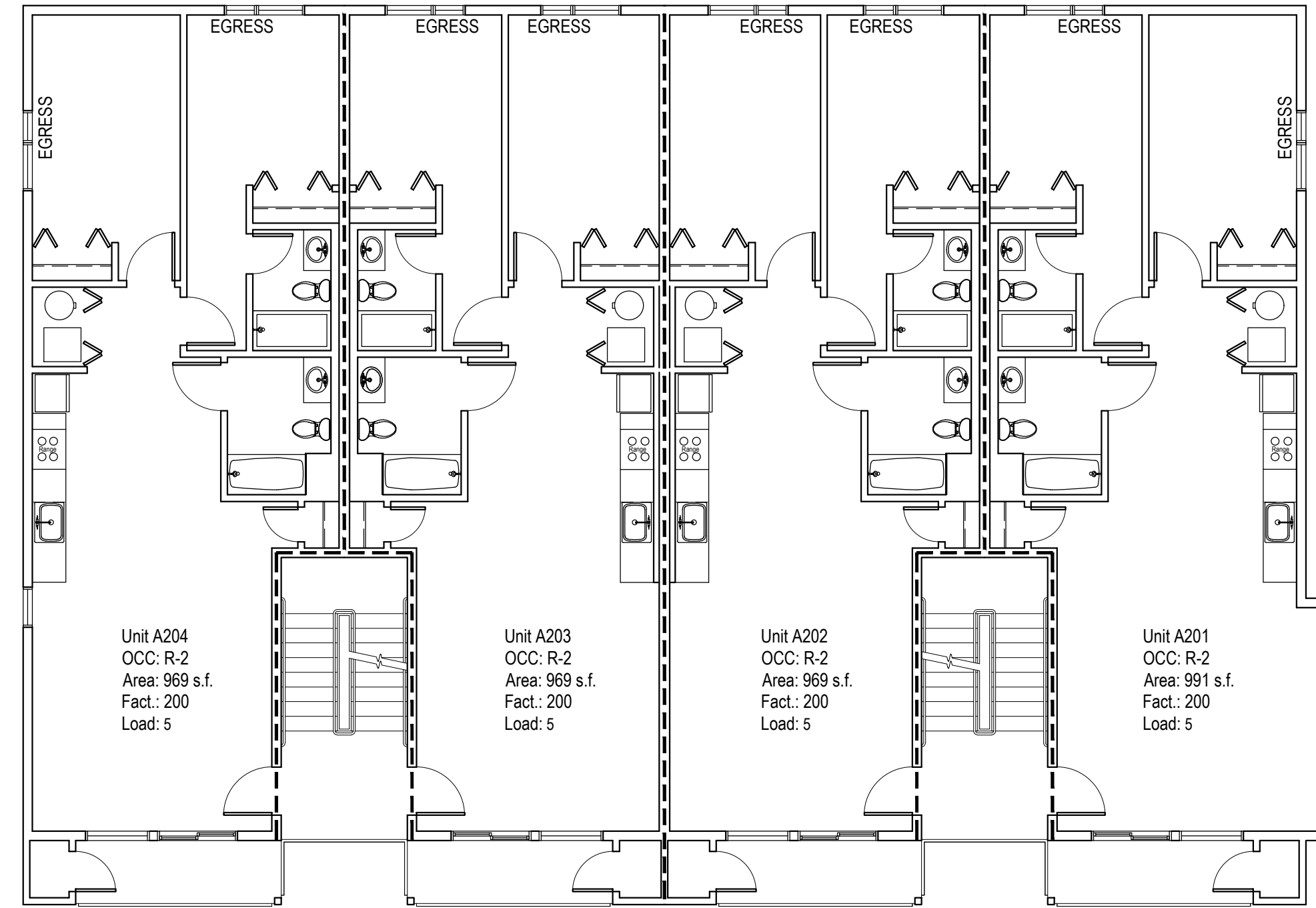
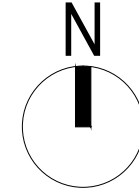
Building Data		
Occupancy	Section 302	R-2
Construction	Chapter 6	Type VB Automatic Sprinklers Throughout
Sprinklers	Chapter 9	NFPA 13R
Allowable Height	Table 503	4 Story per Section 504.2
Actual Height		xx'-0"
Basic Allowable Area	Table 503	

Project Data-Zoning	
Project Name:	River Street Apartments
Address:	1109 S. River St. Newberg, OR 97132
Zoning:	R-3 with Stream Corridor (SC) overlay zone.
Site Area:	Approximately 93,000 s.f. with around 35,000 s.f. in the SC overlay zone.
Density:	R-3: 1,500 s.f. of lot area
Coverage:	Max. 50% for buildings, 30% for parking and a combined 60% max. coverage
Building Height:	45 feet maximum (measured to midpoint of highest gable on a pitched roof)
Setbacks:	Front (along S. River St.) - 15 feet Side - 5 feet
Parking:	
Outdoor Space:	Ground floor Units - 48 s.f. private space 1 or 2 bed units - 200 s.f. per unit shared or private

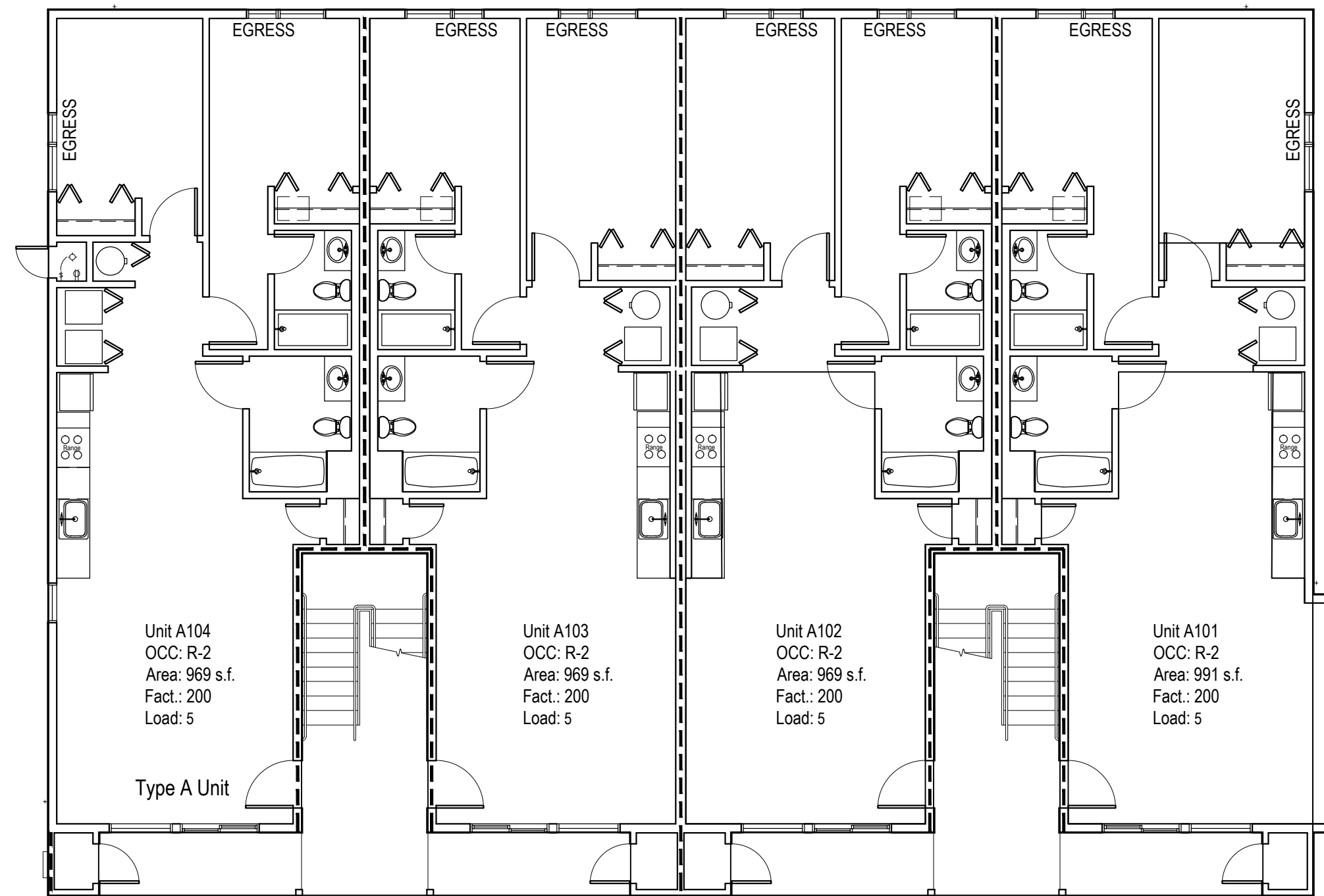
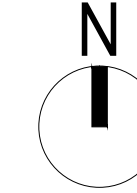
Plumbing Requirements (Table 2902.1)
R-2 Dwelling Units: (1) wc, (1) lav. and (1) tub/shower or tub required & provided per unit



03 Building A Level 3 Fire & Life Safety Plan Scale: 1/8"=1'-0"



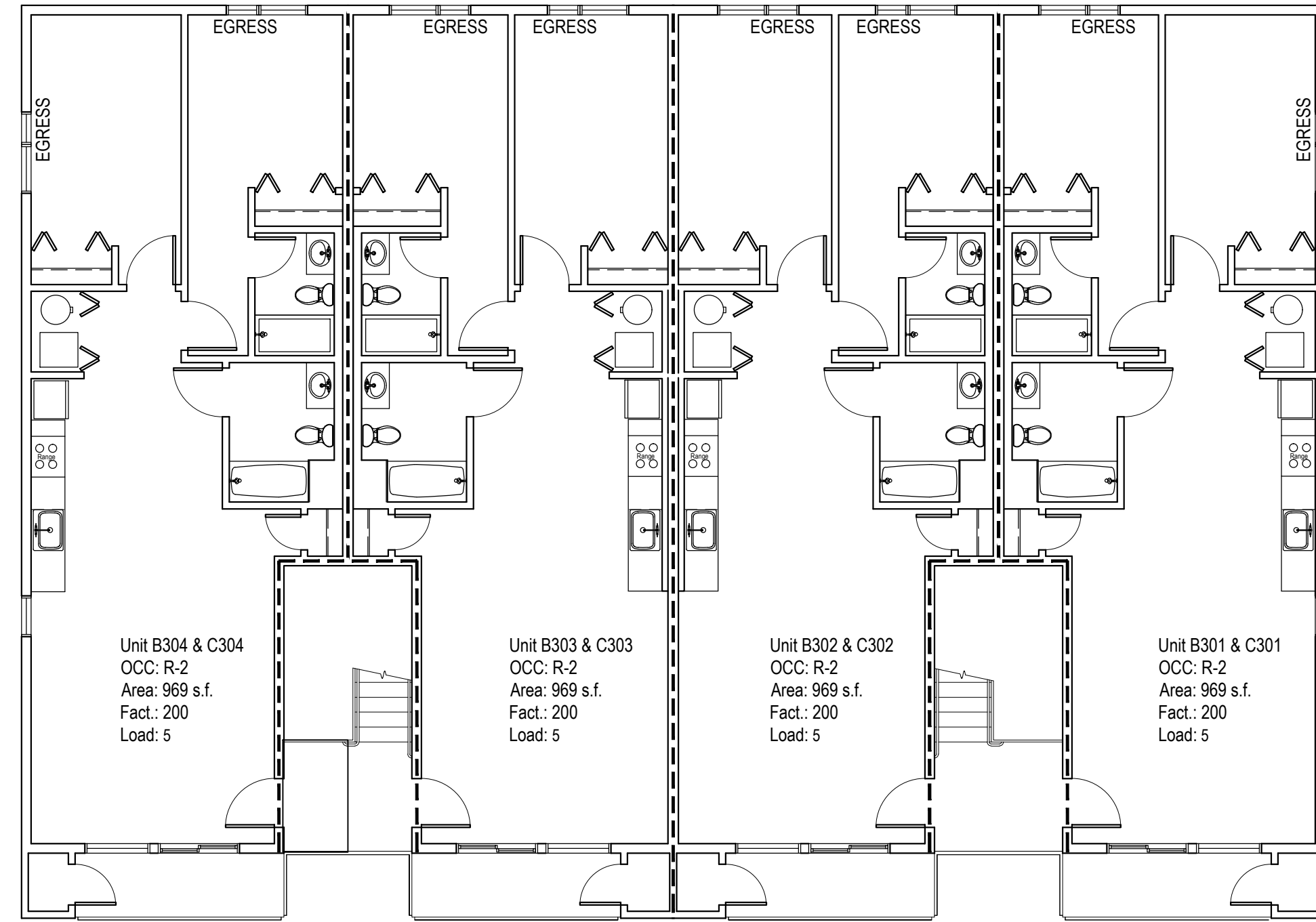
02 Building A Level 2 Fire & Life Safety Plan Scale: 1/8"=1'-0"



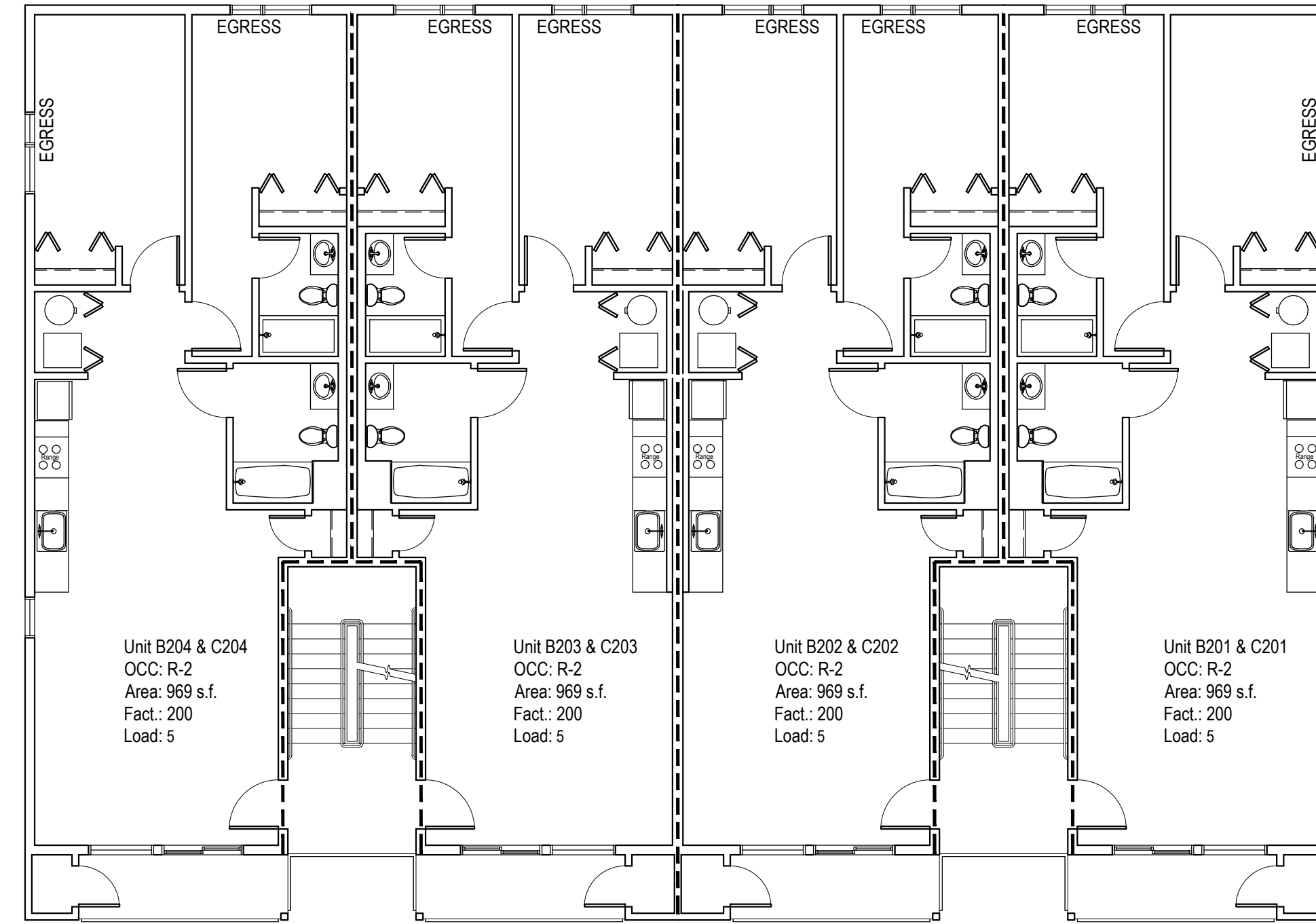
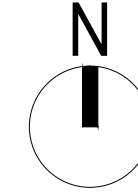
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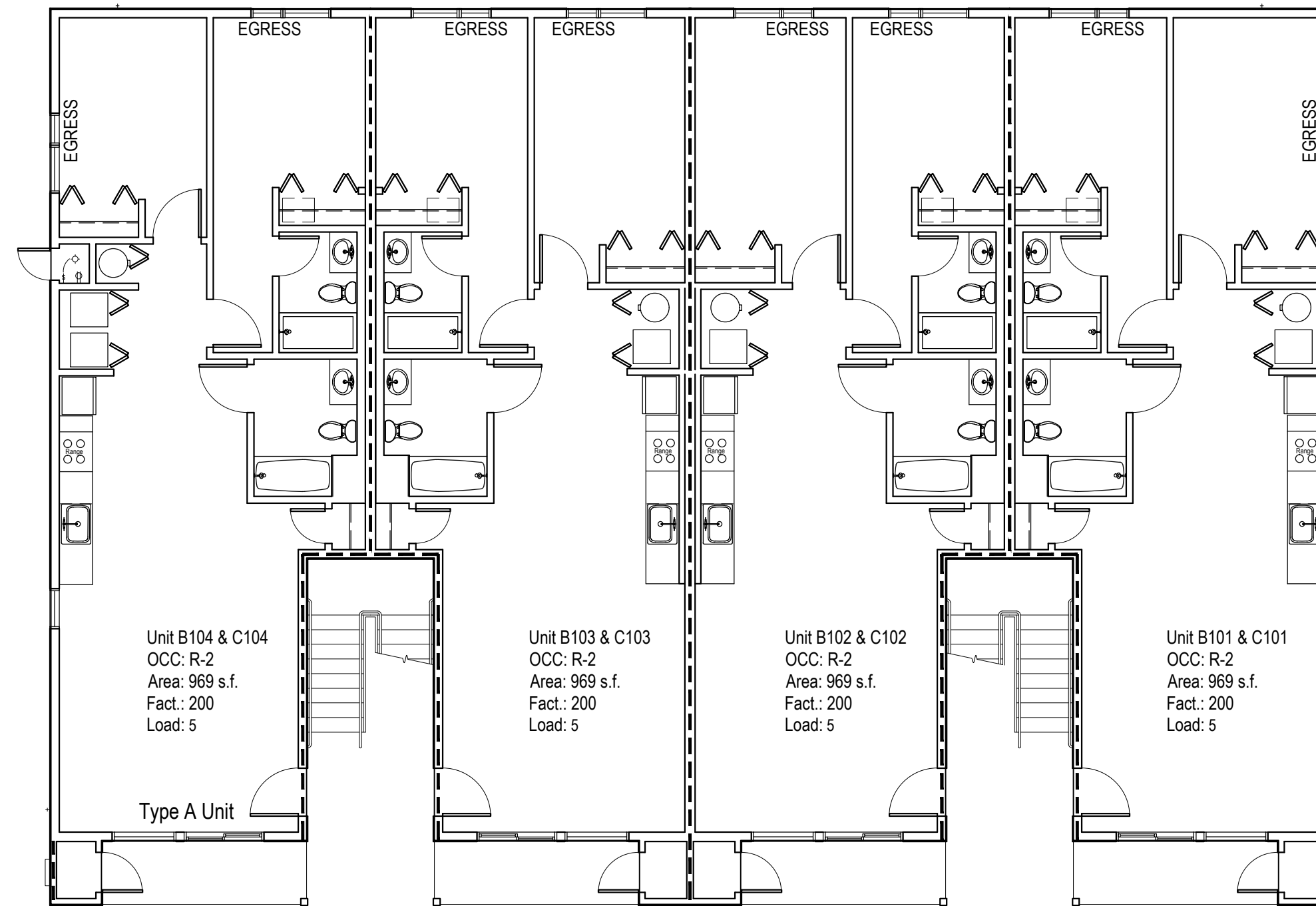
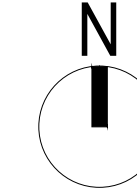
FIRE & LIFE SAFETY SYMBOLS
 - - - 1 HR. RATED ASSEMBLY, SEE G5.01



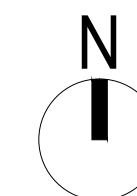
03 Building B & C Level 3 Fire & Life Safety Plan Scale: 1/8"=1'-0"



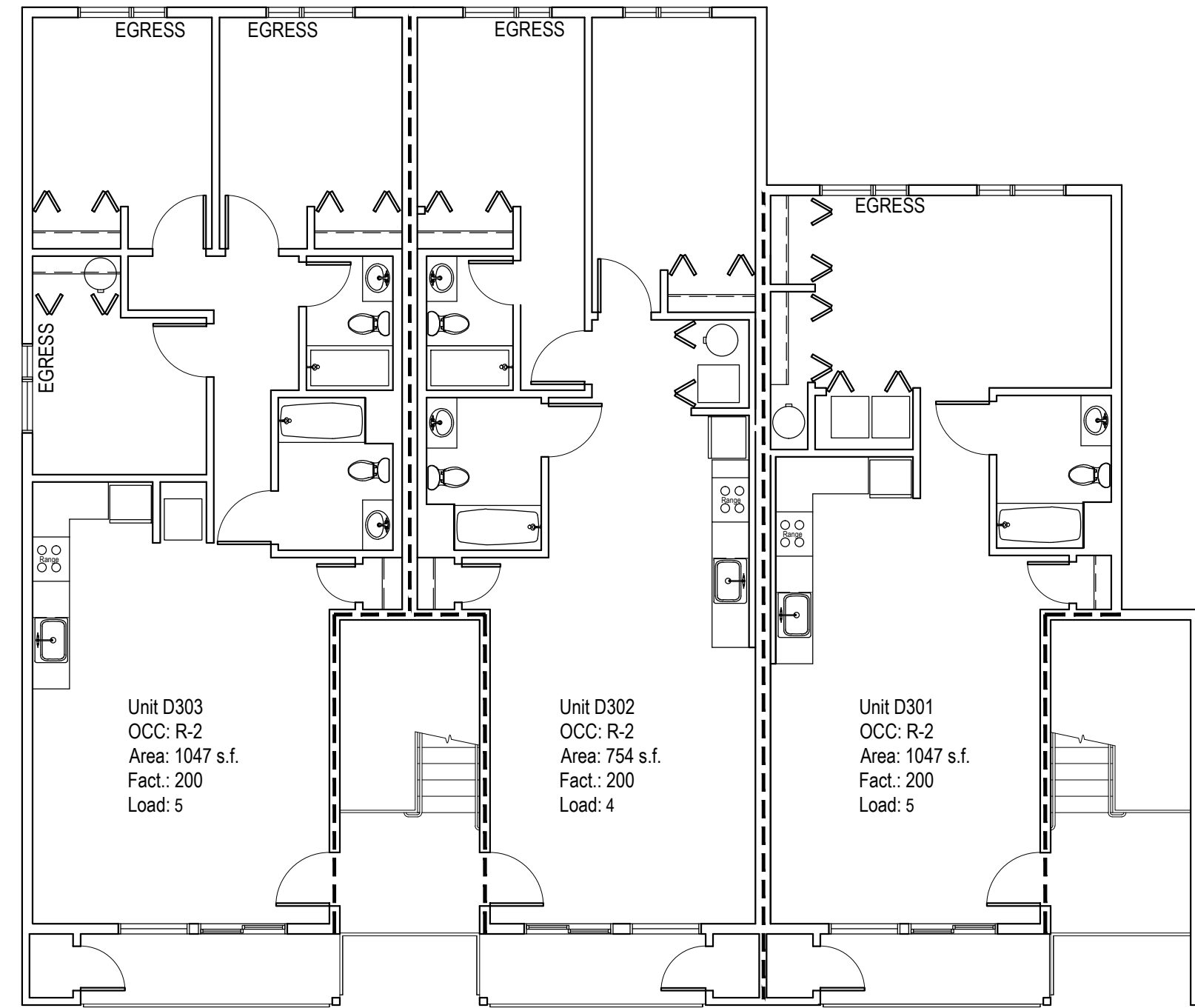
02 Building B & C Level 2 Fire & Life Safety Plan Scale: 1/8"=1'-0"



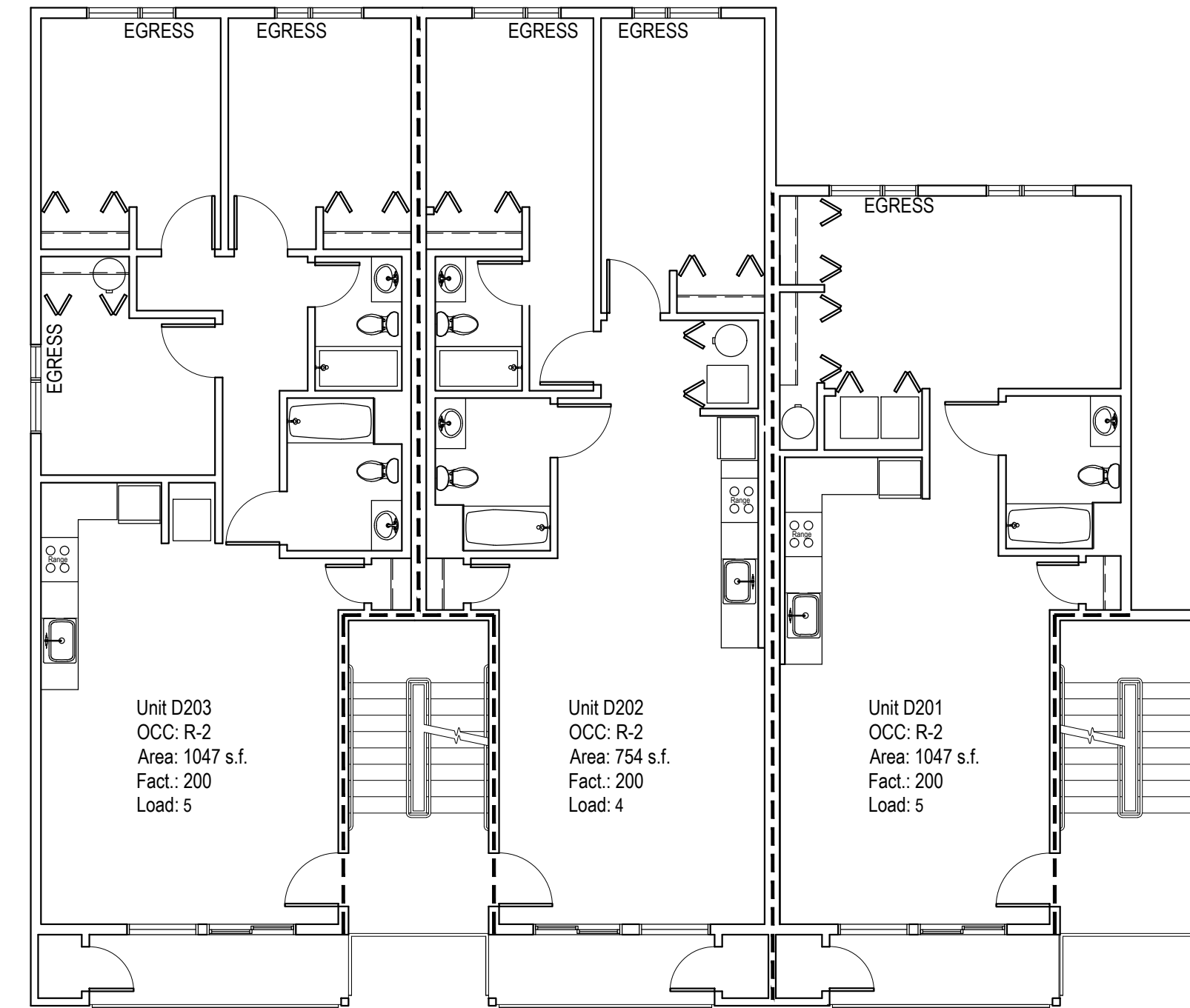
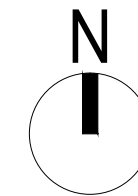
01 Building B & C Level 1 Fire & Life Safety Plan Scale: 1/8"=1'-0"



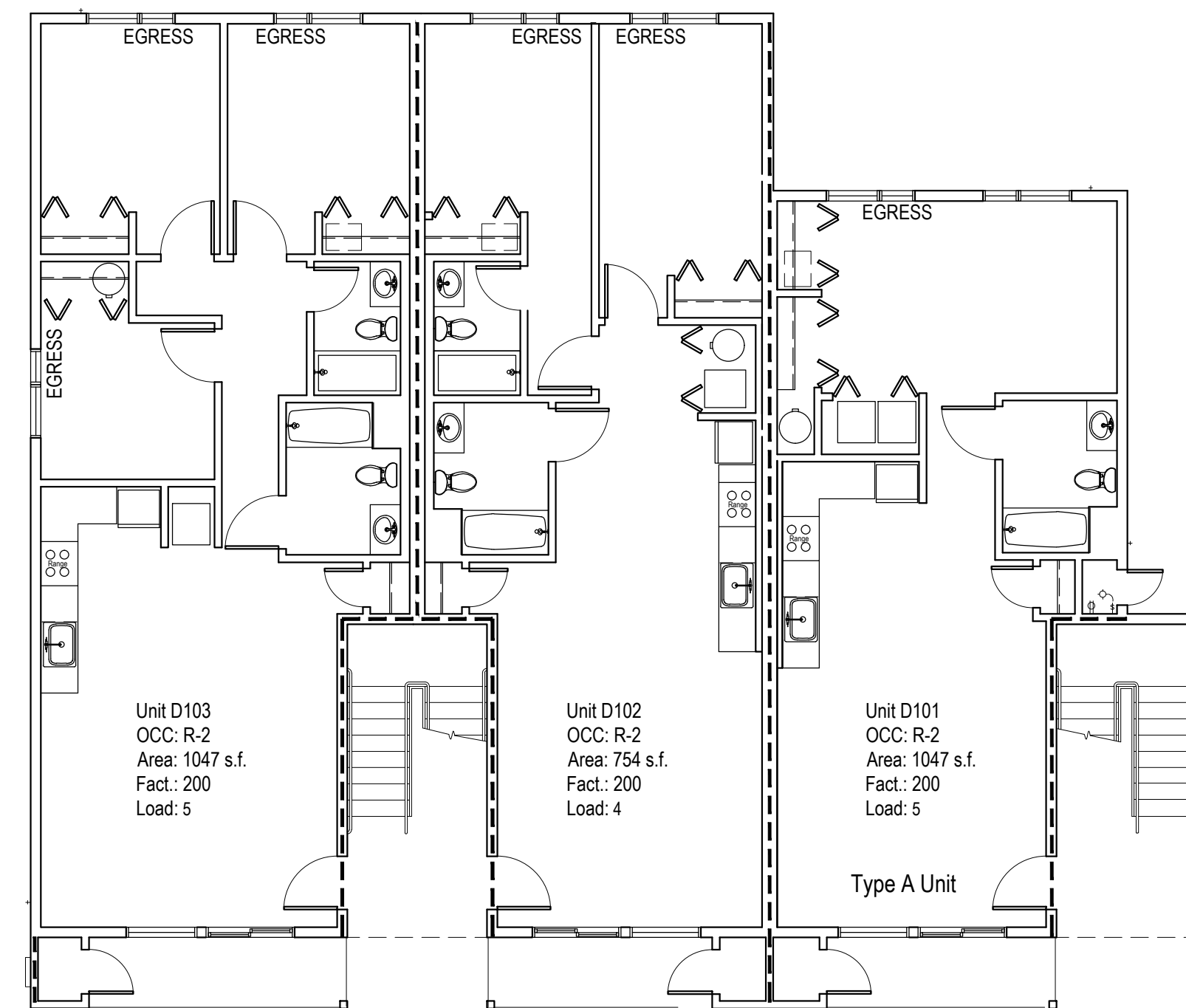
FIRE & LIFE SAFETY SYMBOLS
 --- 1 HR. RATED ASSEMBLY, SEE G5.01



03 Building D Level 3 Fire & Life Safety Plan Scale: 1/8"=1'-0"



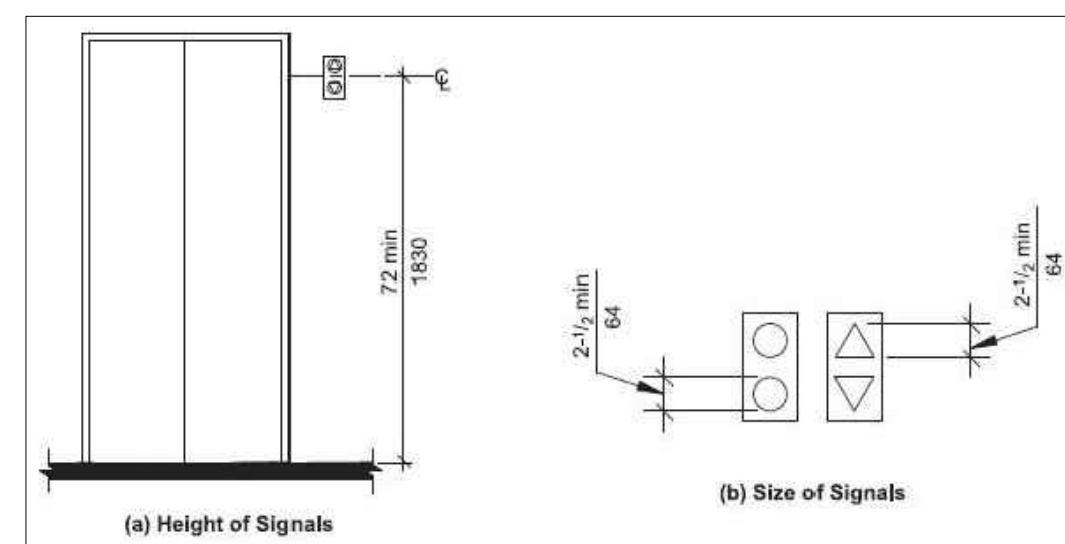
02 Building D Level 2 Fire & Life Safety Plan Scale: 1/8"=1'-0"



01 Building D Level 1 Fire & Life Safety Plan Scale: 1/8"=1'-0"

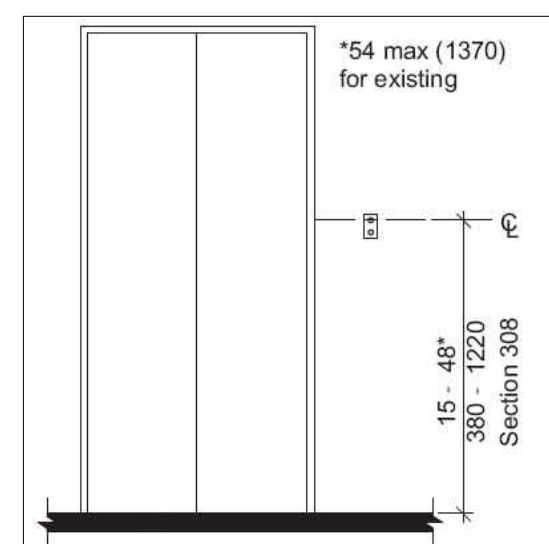


FIRE & LIFE SAFETY SYMBOLS
 - - - 1 HR. RATED ASSEMBLY, SEE G5.01



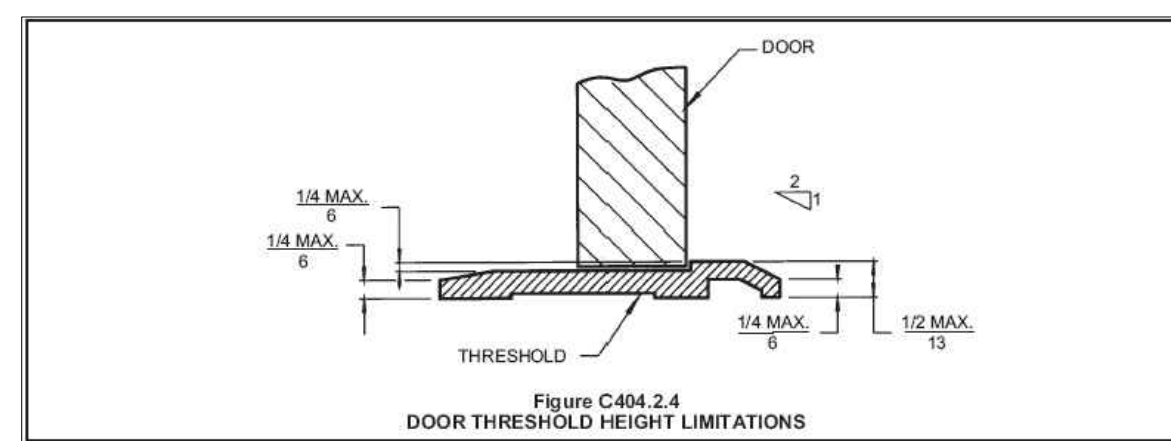
ANSI 117.1-2003, Fig. 407.2.2

04 Elevator signals



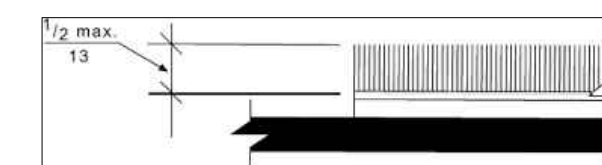
ANSI 117.1-2003, Fig. 407.2.1.1

03 Elevator call buttons



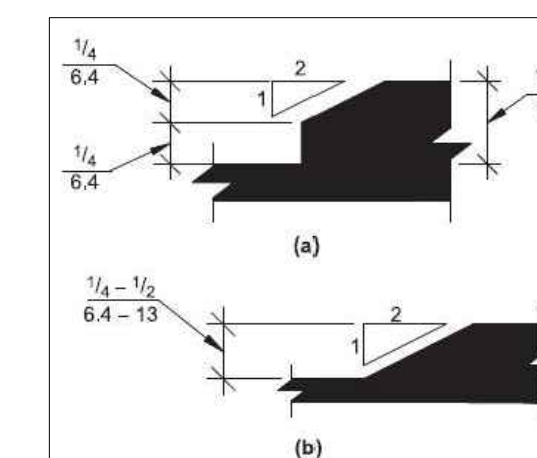
ANSI 117.1-2003, Fig. 404.2.4

02 Door Threshold Height

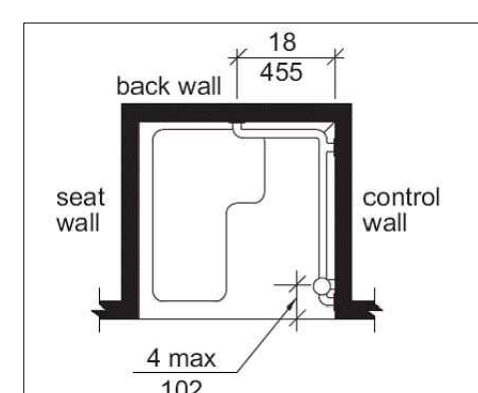


ANSI 117.1-2003, Fig. 303.2

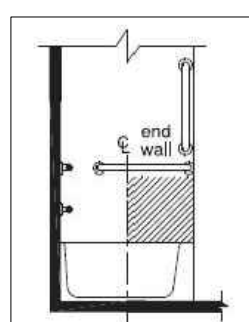
01 Changes in level



ANSI 117.1-2003, Fig. 303.1

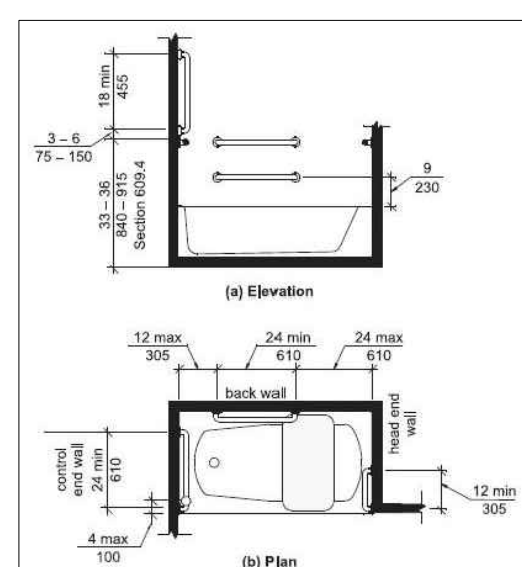


ANSI 117.1-2003, Fig. 608.3.1
Note: Provide blocking only for future grab bar installation.



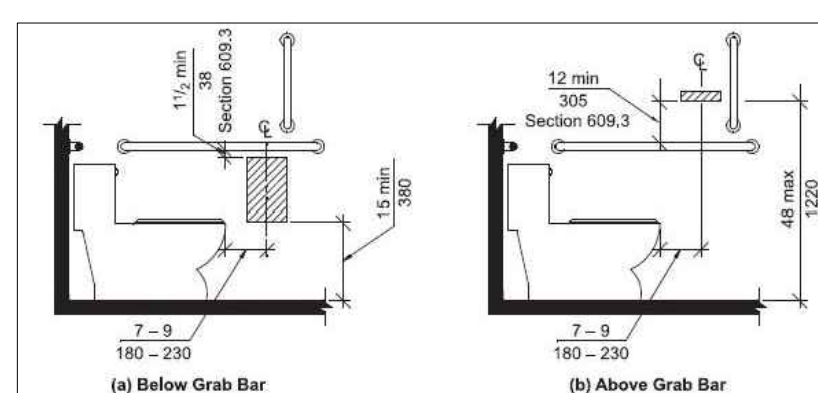
ANSI 117.1-2003, Fig. 607.5
Note: Provide blocking only for future grab bar installation.

10 Bathtub controls



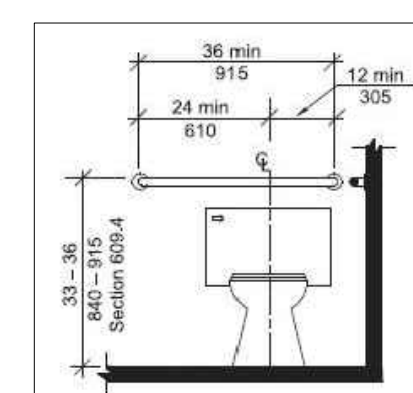
ANSI 117.1-2003, Fig. 607.4.2
Note: Provide blocking only for future grab bar installation.

09 Grab bars-bathtub



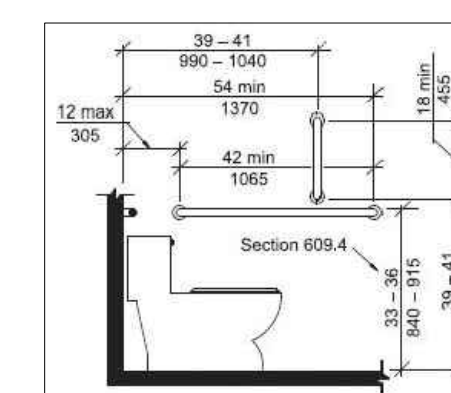
ANSI 117.1-2003, Fig. 604.7
Note: Provide blocking only for future grab bar installation.

08 Dispenser location



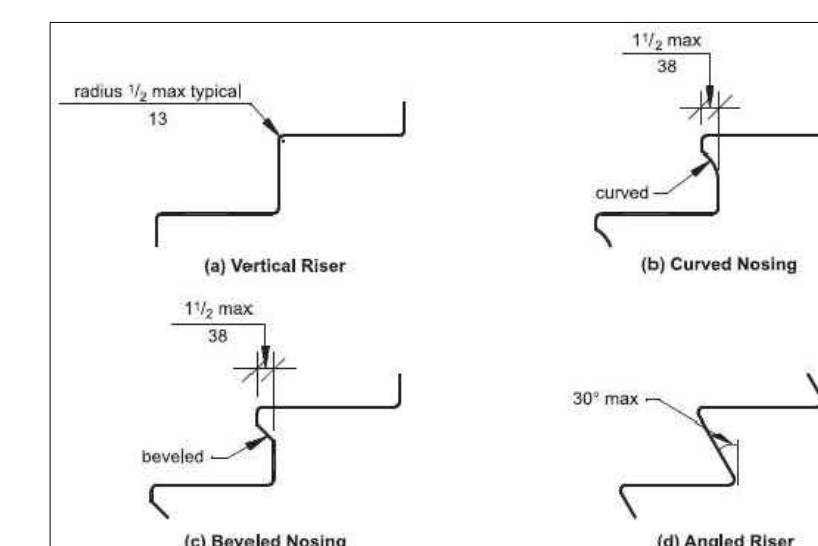
ANSI 117.1-2003, Fig. 604.5.2
Note: Provide blocking only for future grab bar installation.

07 Grab bars-rear wall



ANSI 117.1-2003, Fig. 604.5.1
Note: Provide blocking only for future grab bar installation.

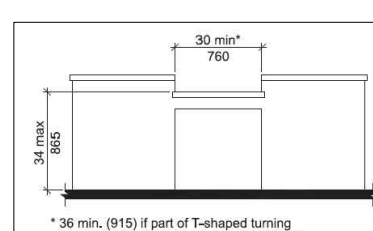
06 Grab bars-side wall



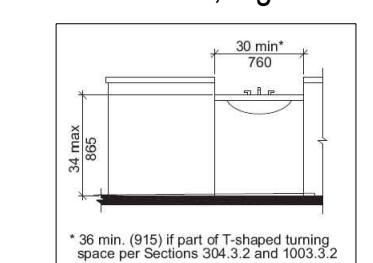
ANSI 117.1-2003, Fig. 504.5

05 Stair nosings

11 Grab bars-shower

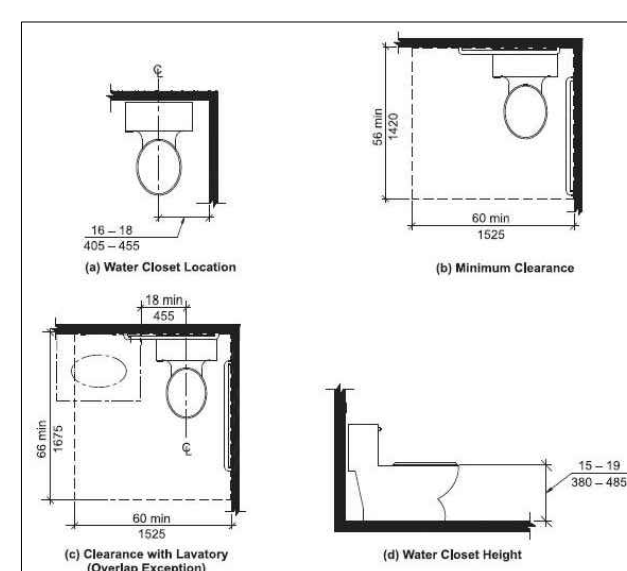


ANSI 117.1-2003, Fig. 1003.12.3



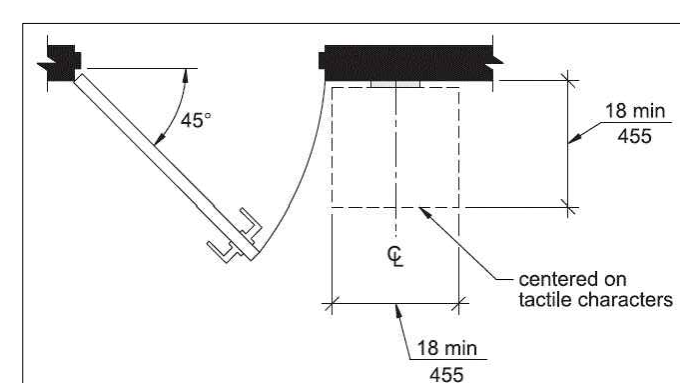
ANSI 117.1-2003, Fig. 1003.12.4

17 Type 'A' unit, sink & work surface



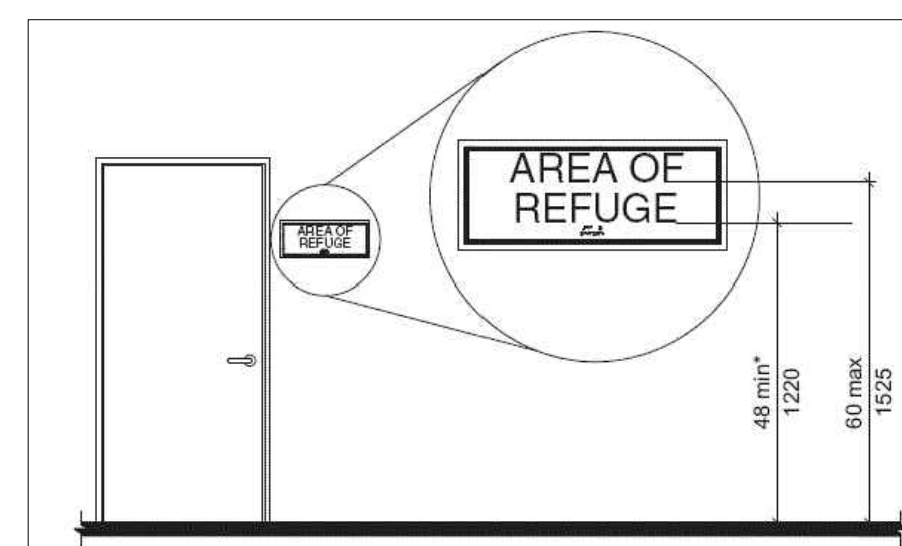
ANSI 117.1-2003, Fig. 1003.11.7
Note: Provide blocking only for future grab bar installation.

16 Type 'A' unit, water closet



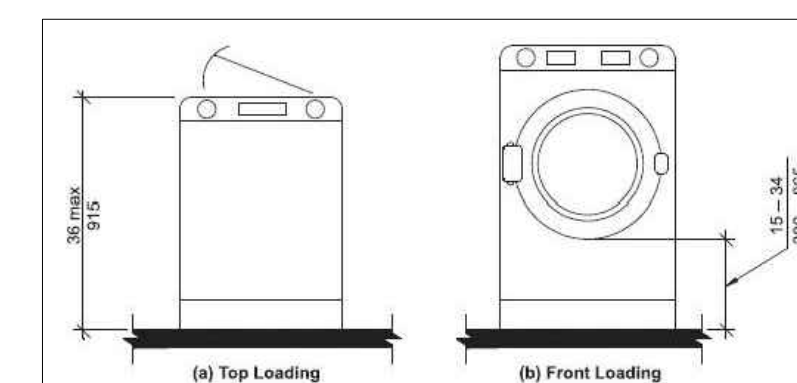
ANSI 117.1-2003, Fig. 703.3.11

15 Tactile signs at doors



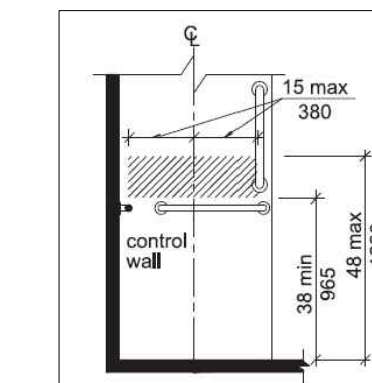
ANSI 117.1-2003, Fig. 703.3.10

14 Tactile characters



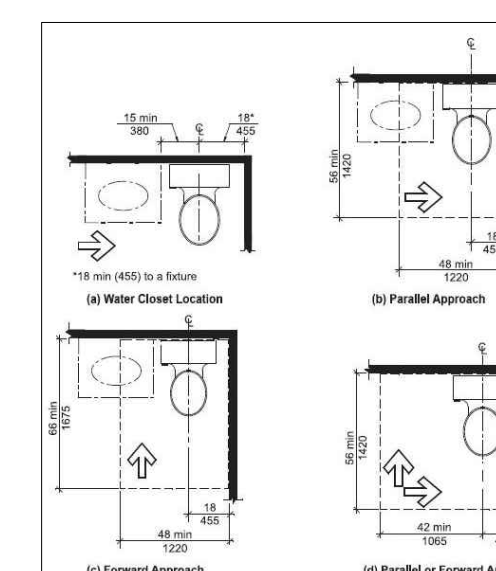
ANSI 117.1-2003, Fig. 611.4

13 Laundry equipment



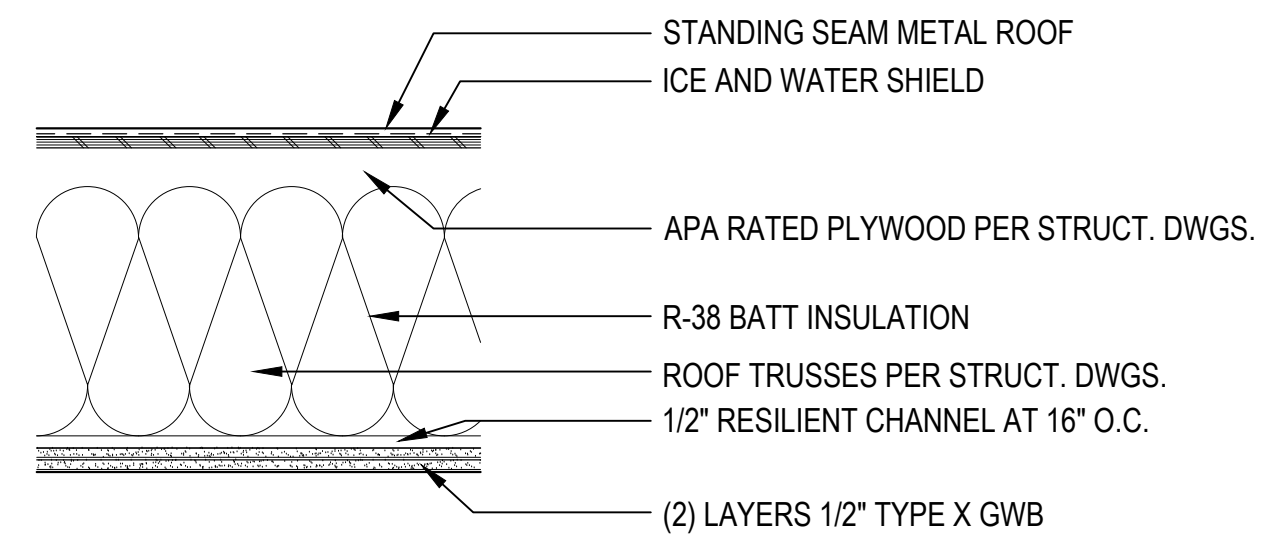
ANSI 117.1-2003, Fig. 608.5.1
Note: Provide blocking only for future grab bar installation.

12 Shower controls



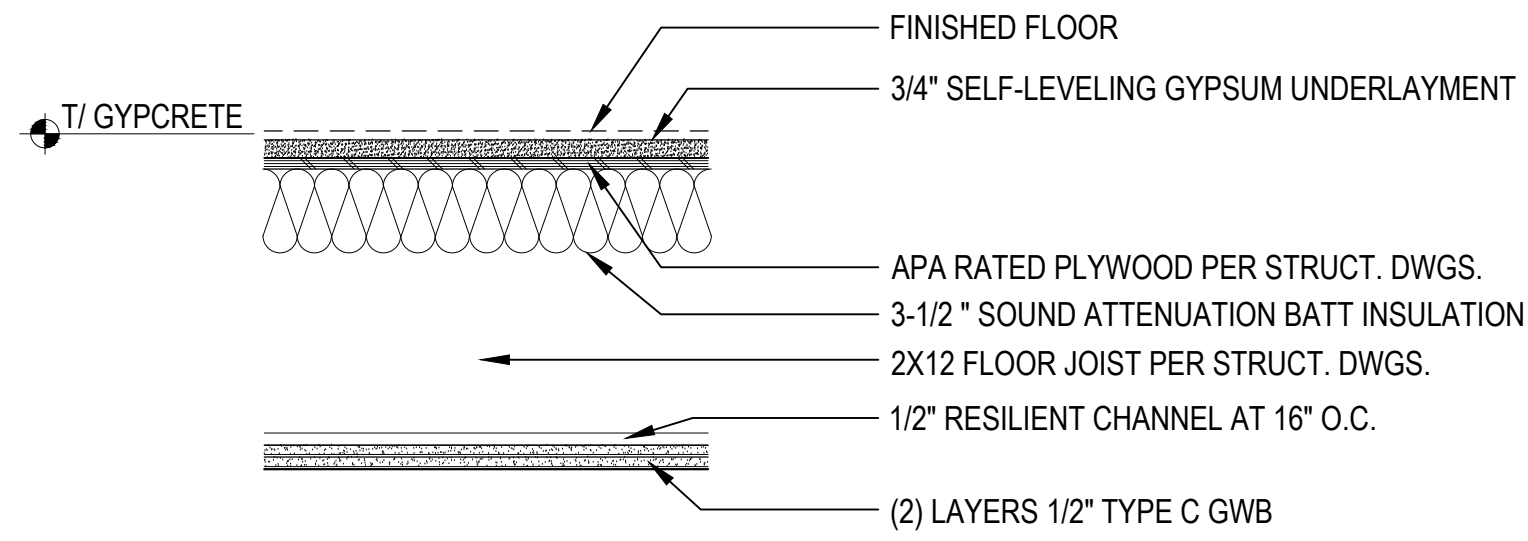
ANSI 117.1-2003, Fig. 1004.11.3.1.2
Note: Provide blocking only for future grab bar installation.

18 Type 'B' units-Water closets



BASED UPON GA DESIGN: FC 5011
FIRE RESISTANCE: 1-HR

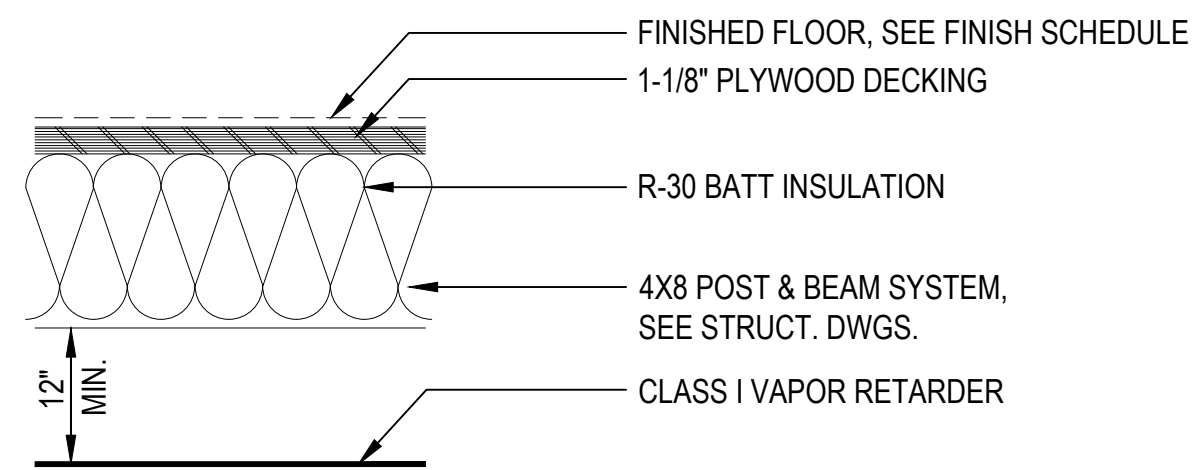
R1 1 Hour Roof



BASED UPON GA DESIGN: FC 5011
FIRE RESISTANCE: 1-HR
STC RATING: 60
IIC RATING: 54

NOTE: PROPRIETARY ASSEMBLY-
TYPE 'C' GYPSUM

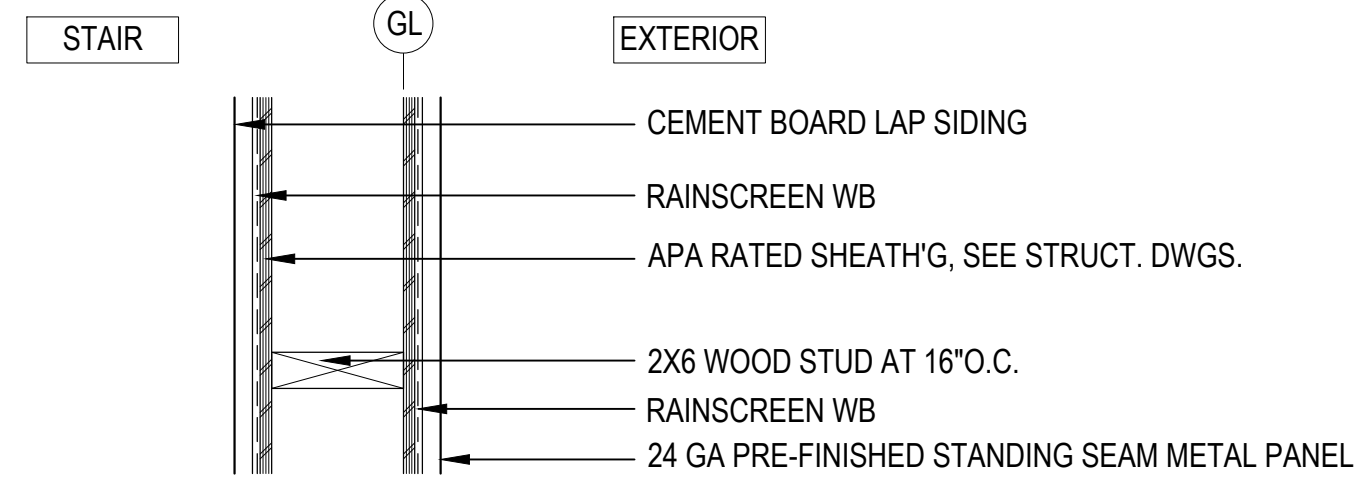
F2 1 Hour Floor



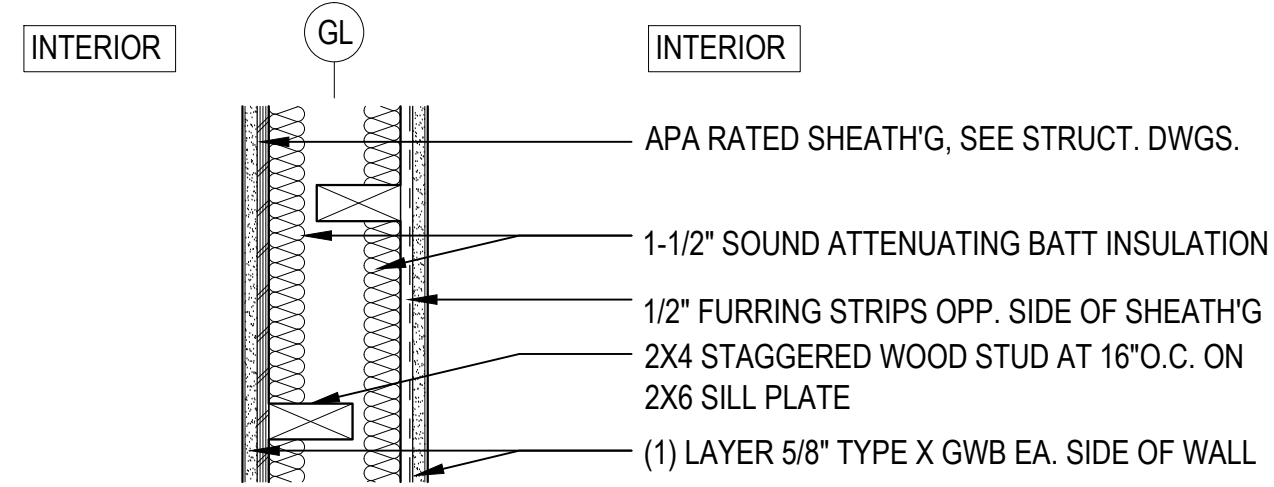
F1 Post & Beam

Assembly Notes

- ASSEMBLY COMPONENTS SHOWN HERE REFLECT THE MAJOR CONSTRUCTION MATERIALS. ADDITIONAL AND ALTERNATE MATERIALS AND/OR CONSTRUCTION METHODS MAY BE INDICATED IN REFERENCED ASSEMBLIES.
- SEE STRUCTURAL SHEAR WALL SCHEDULE FOR SHEAR WALL ATTACHMENT AND EDGE BLOCKING REQUIREMENTS. STRUCTURAL SHEAR WALL SCHEDULE OVERRIDES LISTED ASSEMBLY ATTACHMENT AND BLOCKING REQUIREMENTS ONLY WHEN MORE RESTRICTIVE.
- WALLS ARE NOT DESIGNED TO SUPPORT WALL-MOUNTED FIXTURES, ACCESSORIES, FURNISHINGS AND EQUIPMENT. PROVIDE NECESSARY STRUCTURAL BLOCKING, BACKING, FRAMING WITHIN THE APPROPRIATE WALLS FOR THIS PURPOSE.
- STRUCTURAL FIRE-RESISTIVE AND SOUND RESISTIVE INTEGRITY IS TO BE MAINTAINED AT PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND CONDUITS, PIPES AND SIMILAR SYSTEMS AND IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES.
- WALL ASSEMBLIES: PROVIDE TYPE 'X' GWB THROUGHOUT, UNLESS NOTED OTHERWISE. PROVIDE WATER RESISTANT TYPE 'X' GWB WHERE PLUMBING FIXTURES ARE LOCATED. PROVIDE GLASS-MAT WATER RESISTANT TYPE 'X' GWB AT ALL HIGH HUMIDITY AREAS.
- WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, CONDUIT, ETC. THE LARGER STUD SIZE OR FURRING SHALL BE PROVIDED AND SHALL EXTEND THE FULL SURFACE OF THE WALL AND HEIGHT WHERE THE FURRING OCCURS.
- STAGGER VERTICAL AND HORIZONTAL JOINTS OF GYPSUM BOARD IN ALL CONDITIONS OF DOUBLE LAYER GYPSUM BOARD CONSTRUCTION, UNLESS NOTED OTHERWISE.
- INSTALL CONTINUOUS ACOUSTICAL SEALANT AT TOP AND BOTTOM OF FIRST GYPSUM BOARD LAYER IN ALL DOUBLE LAYER GYPSUM BOARD WALL CONSTRUCTION. INSTALL CONTINUOUS FIRE SEALANT AT TOP AND BOTTOM OF SECOND GYPSUM BOARD LAYER TO MAINTAIN RATINGS.
- APPLY PVA PRIMER AT INTERIOR SIDE OF ALL EXTERIOR WALLS, TYPICAL.
- COORDINATE FLOOR, WALL AND ROOF ASSEMBLY MINIMUMS WITH STRUCTURAL DRAWINGS.

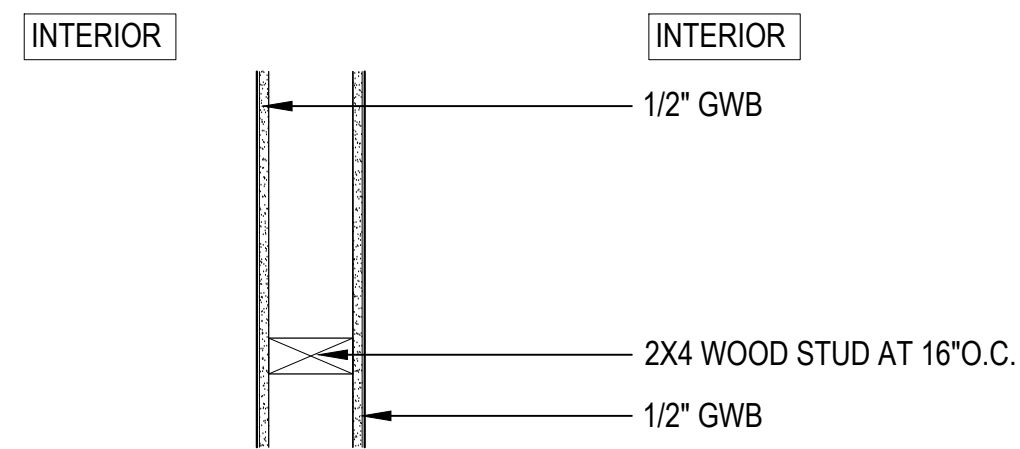


4 Exterior Wall

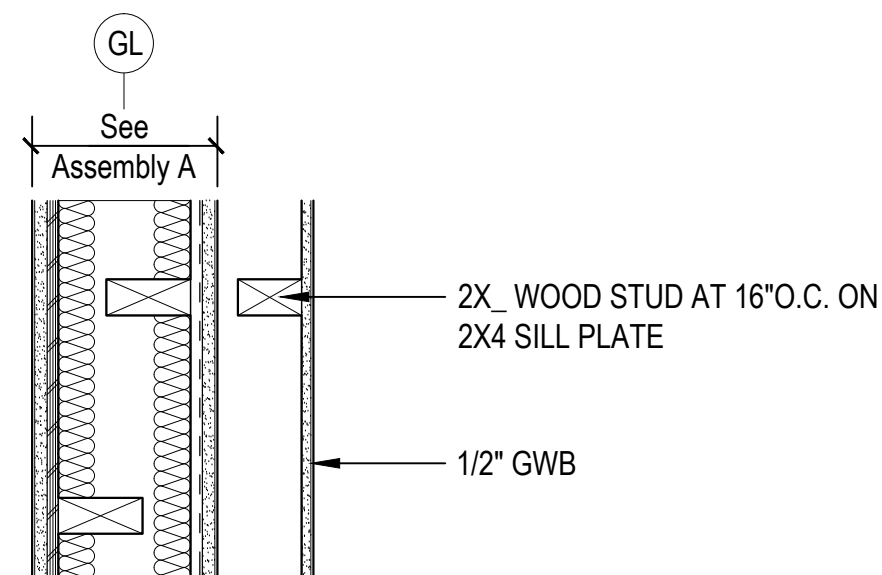


BASED UPON GA DESIGN: WP 5515
FIRE RESISTANCE: 1-HR
STC RATING: 50

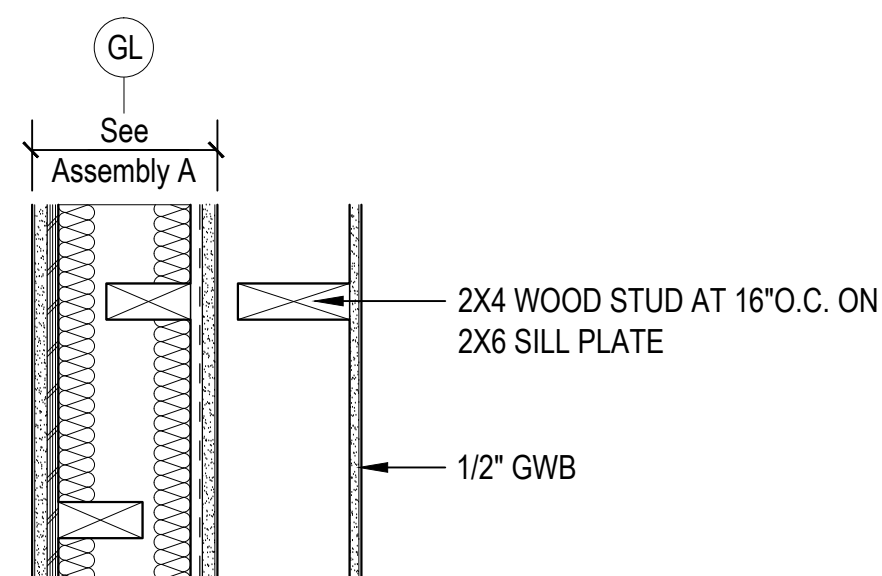
A 1 Hour Rated Unit Sep. Interior Wall



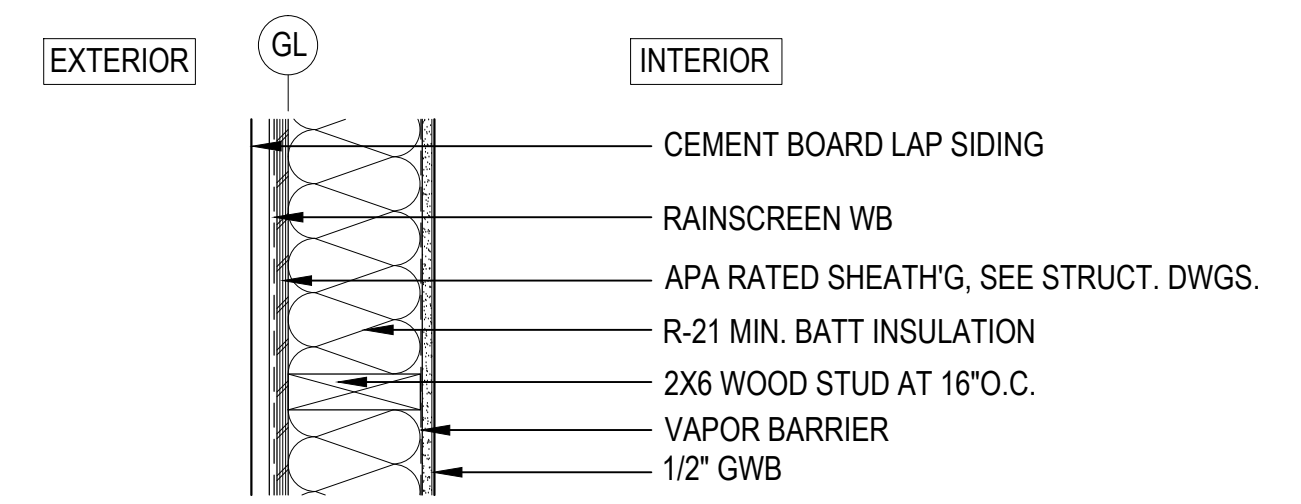
B Typical Interior Wall



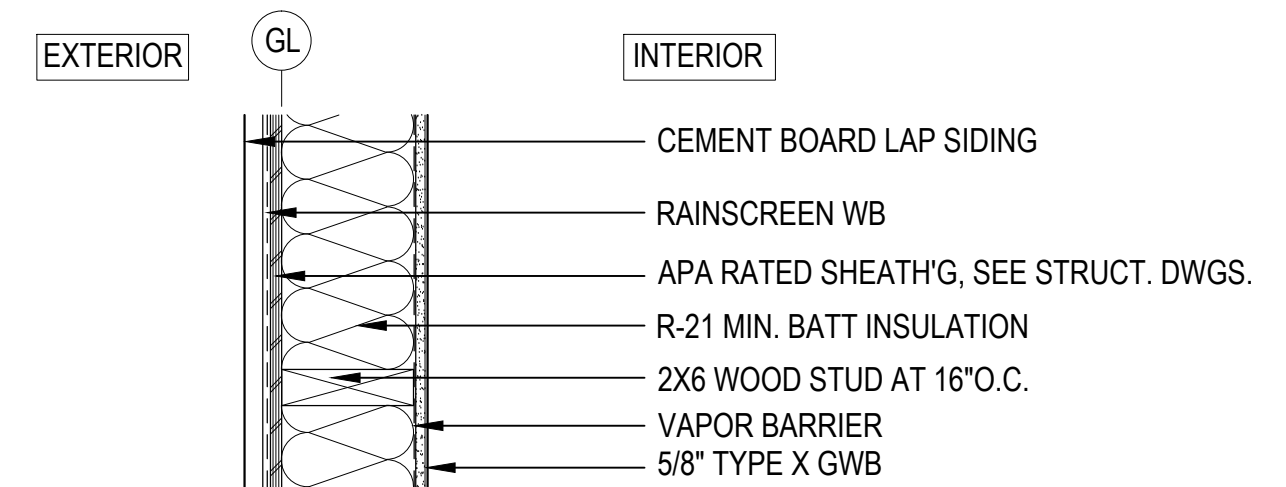
C 1 Hour Rated Unit Sep. Interior Wall w/ 2x4 Fur Out



D 1 Hour Rated Unit Sep. Interior Wall w/ 2x4 Fur Out

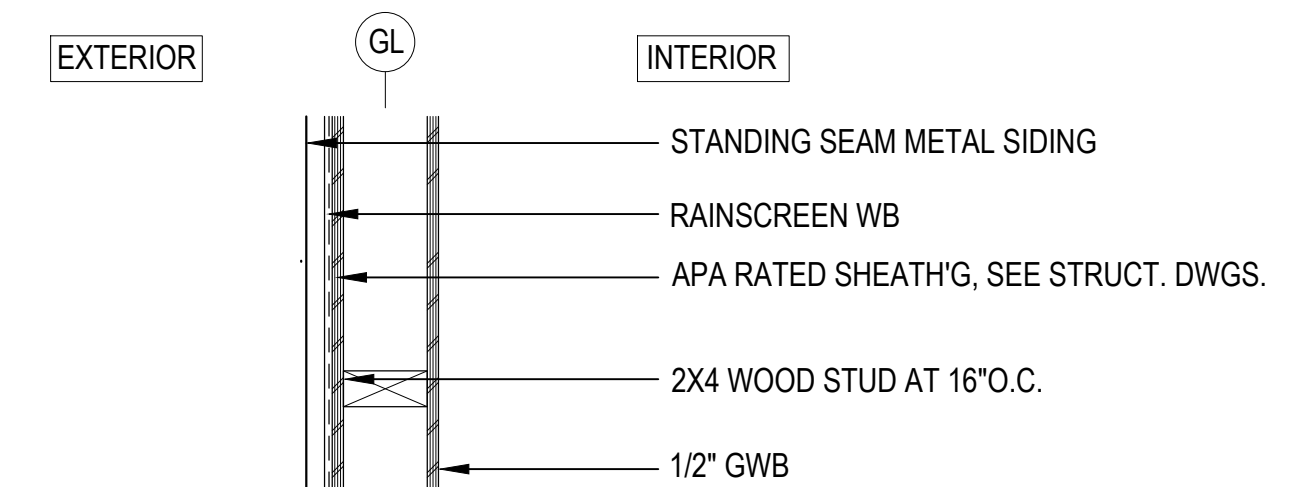


1 Exterior Wall

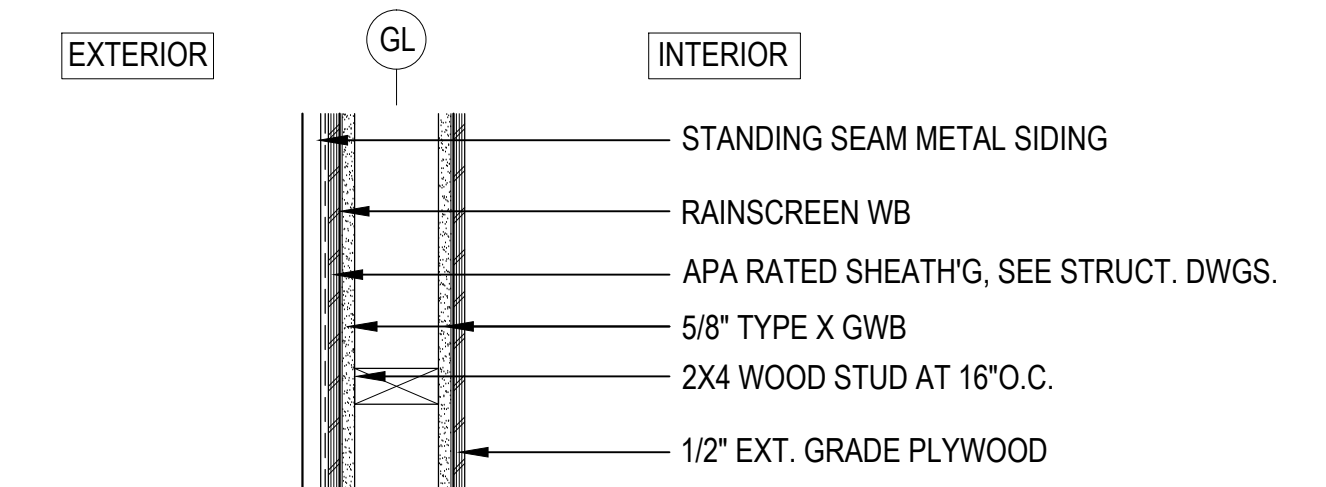


BASED UPON UL DESIGN U356
FIRE RESISTANCE: 1 HR (FROM INSIDE ONLY)

1a 1 Hour Exterior Wall

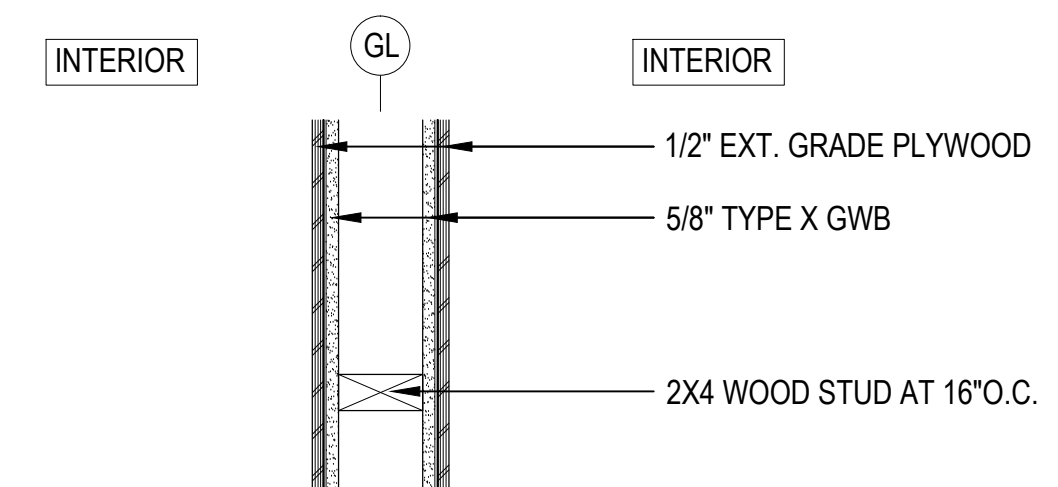


2 1 Hour Rated Exterior Wall



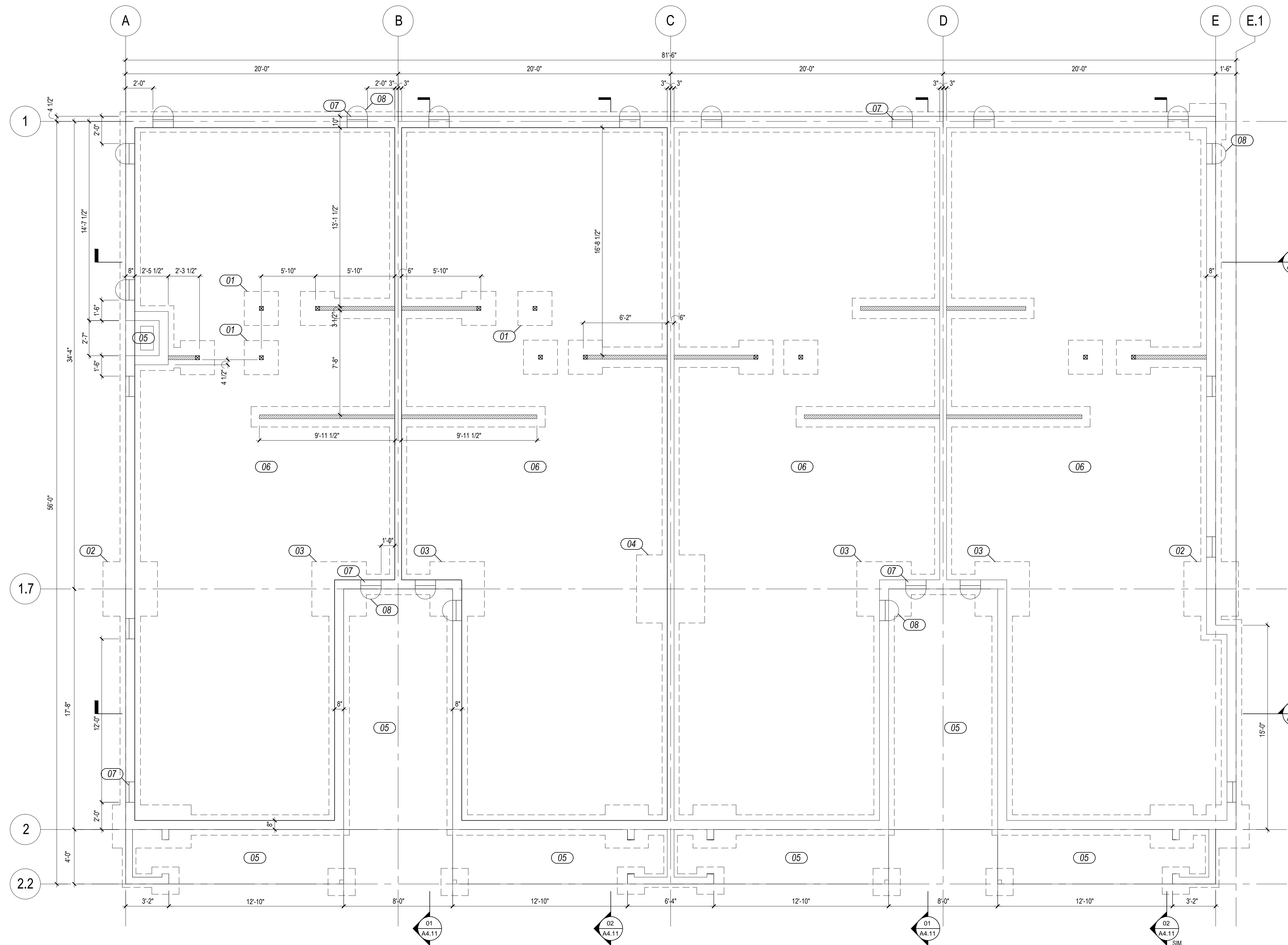
BASED UPON GA DESIGN: WP 3510
FIRE RESISTANCE: 1-HR

2a 1 Hour Rated Exterior Wall



BASED UPON GA DESIGN: WP 3510
FIRE RESISTANCE: 1-HR

3 1 Hour Rated Exterior Wall



NOTES
 1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO INCLUDING POST & BEAM LAYOUT.

- KEYNOTES**
- 01 30"x30"x12" MIN. W/ (2) #4 EA. WAY
 - 02 48"x48"x15" MIN. W/ (4) #4 EA. WAY
 - 03 48"x48"x20" MIN. W/ (4) #4 EA. WAY
 - 04 60"x60"x15" MIN. W/ (5) #5 EA. WAY
 - 05 4" THK. SLAB ON GRADE
 - 06 CLASS I VAPOR RETARDER
 - 07 8X16 FOUNDATION VENT
 - 08 18" DIA. PVC VENT WELL, SEE DTL. 04/A5.01
- 2X4 STUD PONYWALL, SEE STRUCT. DWGS.

01 Building A Foundation Plan Scale: 1/4"=1'-0"

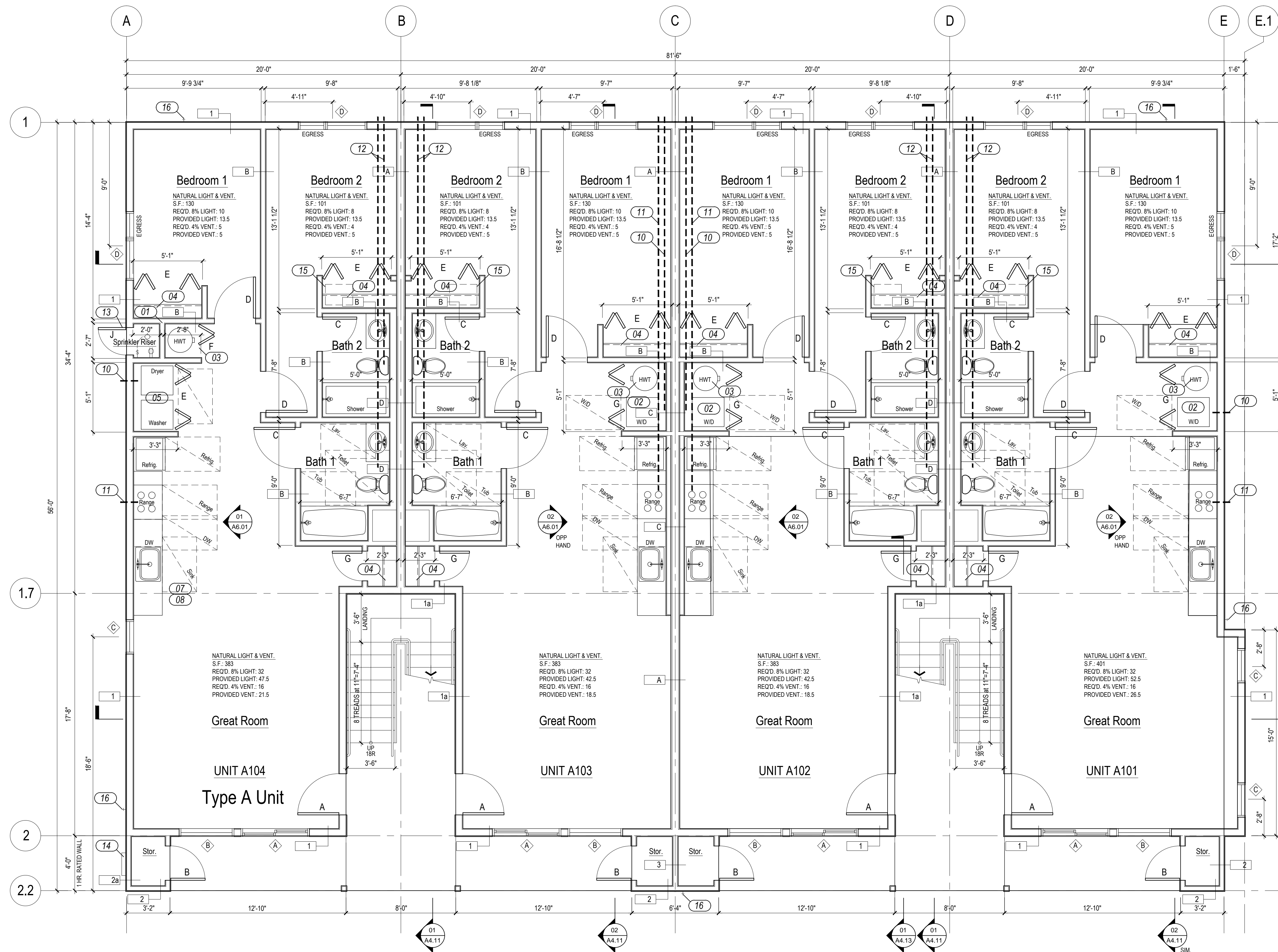
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 3420 NE SANDCREST TERRACE #3
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FOUNDATION PLAN-BUILDING A



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW UNIT, UNLESS NOTED OTHERWISE.
 2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 3. REFER TO DOOR & WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE.
 4. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS AND BEAM SIZES.
 5. FOR SPECIFIC WALL ASSEMBLY INFORMATION SEE G501.
 6. REFER TO LEVEL 2 DRAWING FOR ALL ELECTRICAL INFORMATION.

- KEYNOTES**
- 01 INSULATE WALLS AROUND SPRINKLER RISER ROOM
 - 02 STACKABLE, VENTED ELECTRIC WASHER/DRYER
 - 03 40 GAL. ELECTRIC HOT WATER HEATER
 - 04 CLOSET ROD & SHELF
 - 05 ADA ACCESSIBLE (SIDE BY SIDE) VENTED ELECTRIC WASHER & DRYER
 - 06 ELECTRIC WALL HEATER
 - 07 TYPE 'A' KITCHEN SINK AND WORK SURFACE UNIT A104 ONLY, SEE 17/G2.01
 - 08 PROVIDE REMOVABLE BASE CABINET, REMOVABLE OR REPLACEMENT WORK SURFACE, THE FLOOR FINISH SHALL EXTEND UNDER CABINETS AND WALLS BEHIND AND SURROUNDING THE CABINETS TO BE FINISHED. INSULATE EXPOSED DRAIN PIPES AS NEEDED.
 - 09 42" HIGH STEEL GUARDRAIL
 - 10 DRYER VENT
 - 11 RANGE HOOD VENT
 - 12 BATH VENT
 - 13 DOOR SIGNAGE, MIN. 4" HIGH WITH MIN. STROKE OF 1/2" AND CONTRASTING WITH THE BACKGROUND STATING "FIRE CONTROL ROOM"
 - 14 ELECTRIC METERS
 - 15 18X24 CRAWL SPACE ACCESS
 - 16 HOSE BIBB
- CLEAR FLOOR SPACE

01 Building A Level 1 Floor Plan Scale: 1/4"=1'-0"

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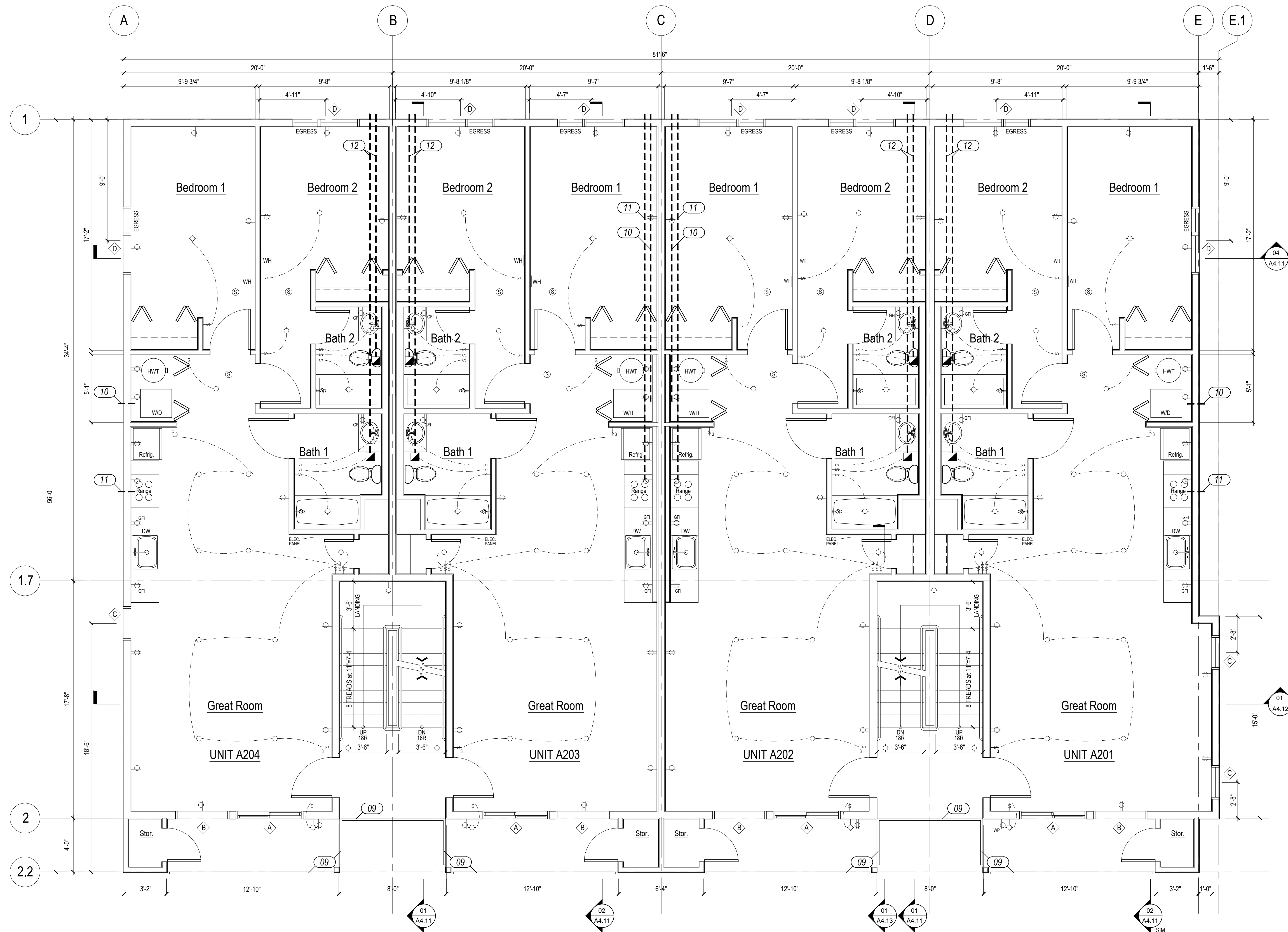
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PROJECT NO.: 1803

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FLOOR PLAN-BUILDING A LEVEL 1

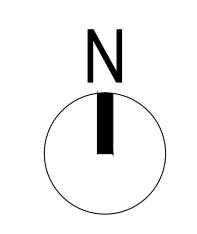
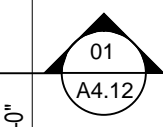
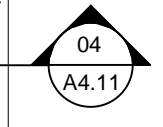
A1.11



NOTE: SEE A1.11 FOR NOTES, KEYNOTES, ADDITIONAL DIMENSIONS, WALL TYPES, ETC.

ELECTRICAL LEGEND

- ⊕ DUPLEX RECEPTACLE
- GFI GROUND FAULT INTERRUPT
- ⊙ HARDWIRED SMOKE DETECTOR
- ⊕ SURFACE MOUNT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- ⊕ WALL MOUNT LIGHT FIXTURE
- ⊕ SWITCH
- 3 3-WAY SWITCH
- ⊕ EXHAUST FAN, 50 CFM ON TIMER
- WP WEATHER PROOF
- WH ELECTRIC UNIT WALL HEATER



01 Building A Level 2 Floor Plan Scale: 1/4"=1'-0"

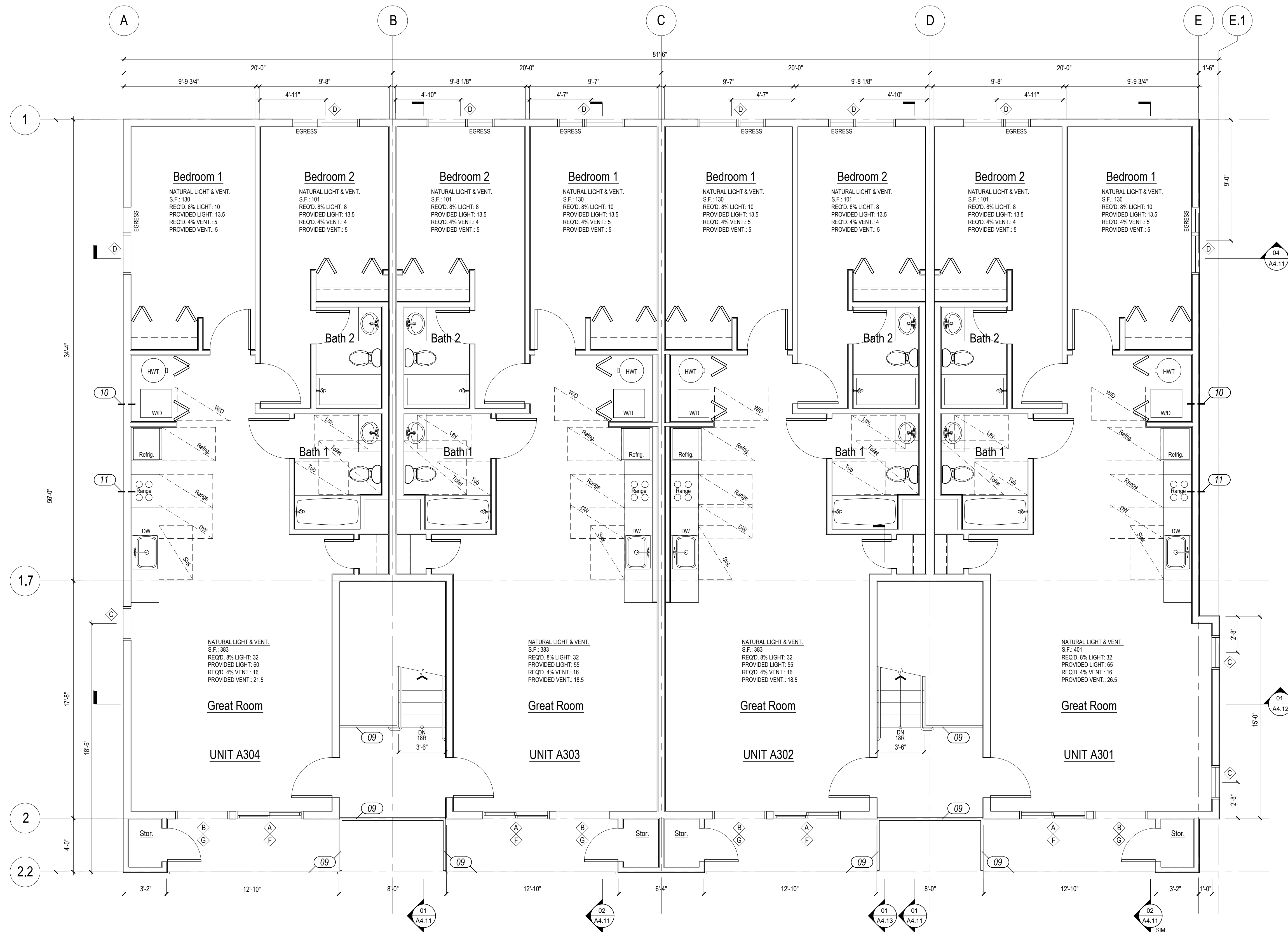
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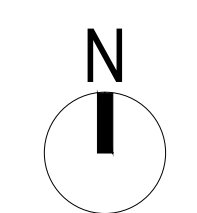
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FLOOR PLAN-BUILDING A LEVEL 2



NOTE: SEE A1.11 FOR NOTES, KEYNOTES, ADDITIONAL DIMENSIONS, WALL TYPES, ETC.



01 Building A Level 3 Floor Plan Scale: 1/4"=1'-0"

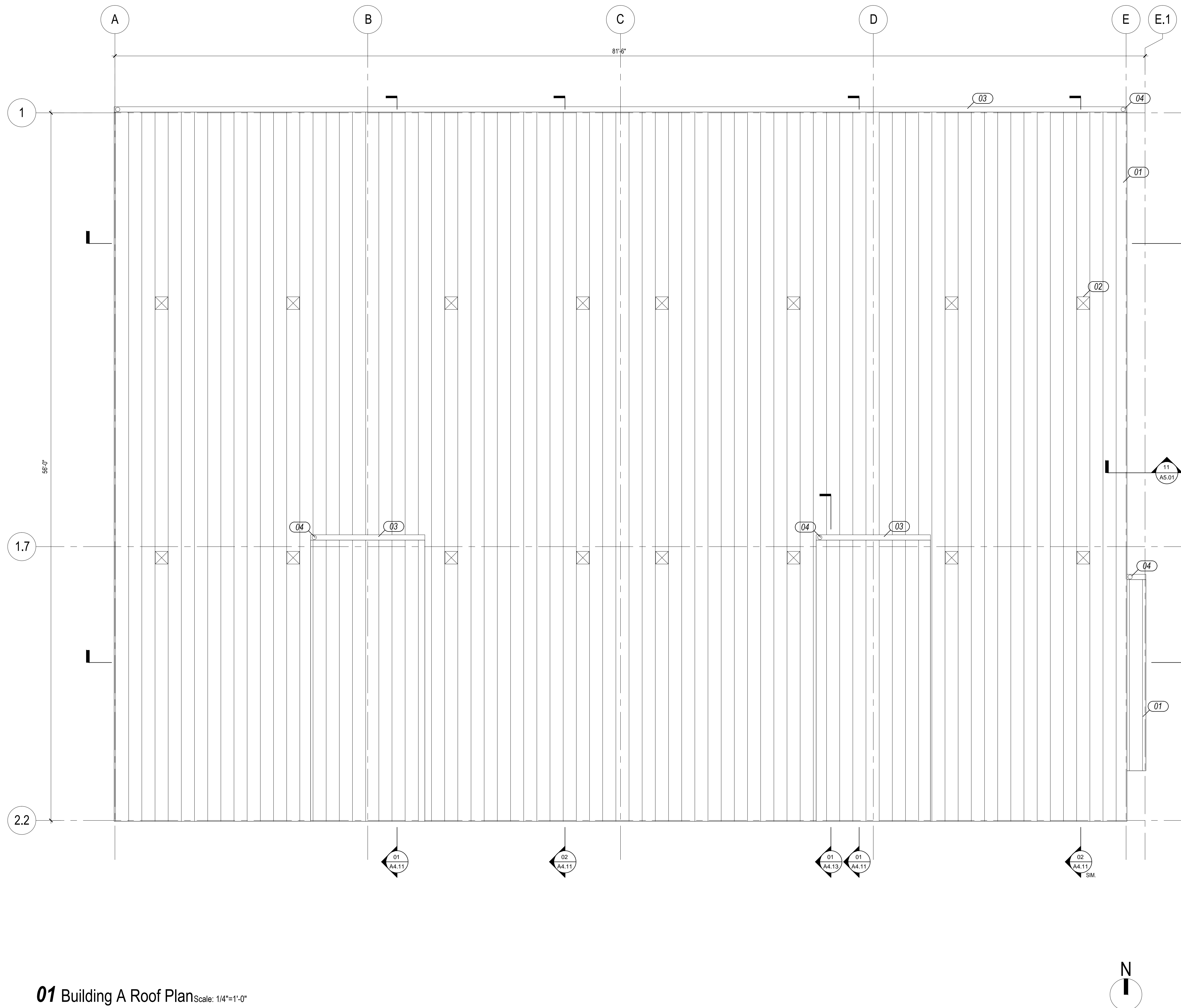
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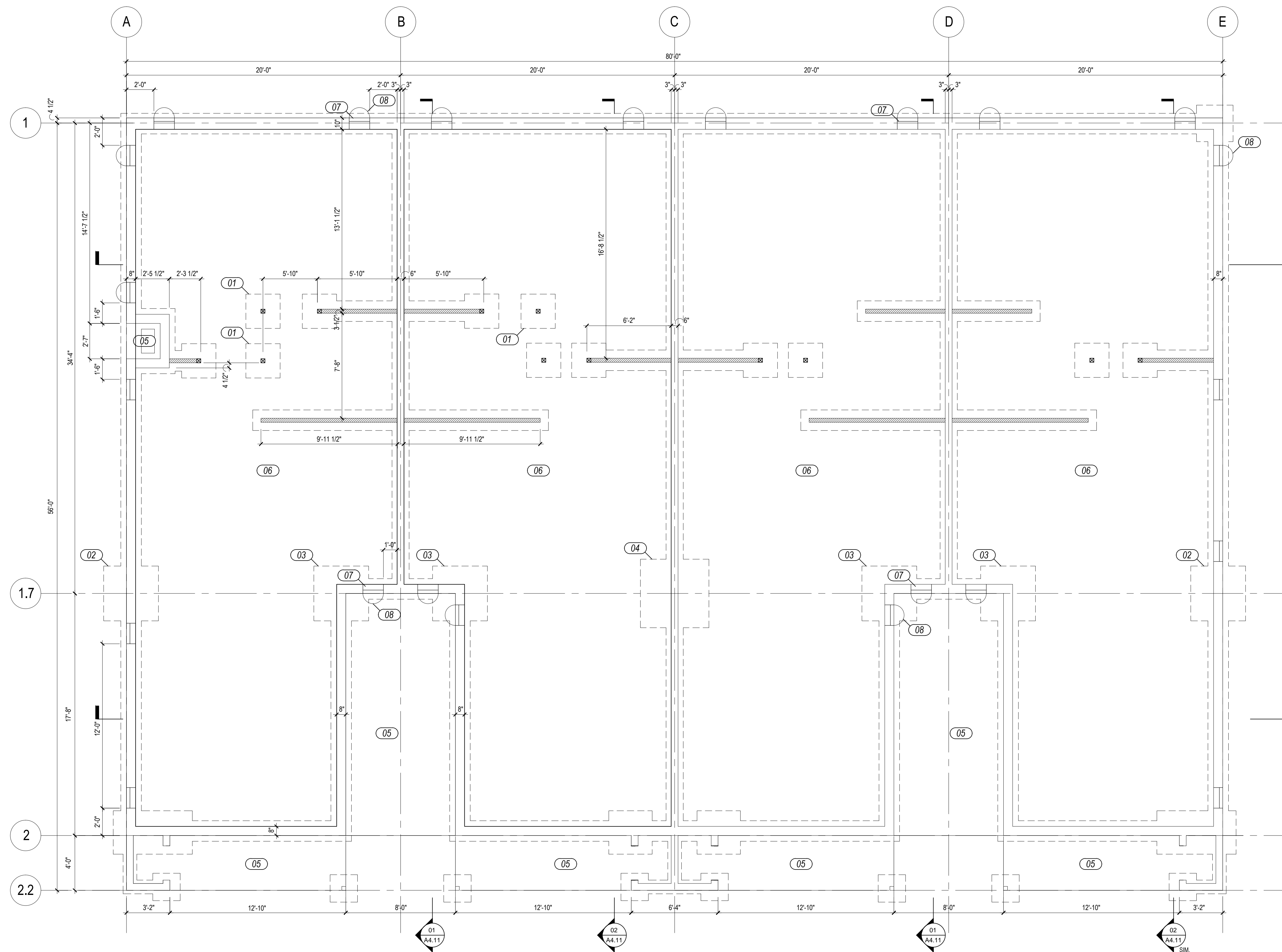
ISSUE DATE: Bid Set 11.7.18

FLOOR PLAN-BUILDING A LEVEL 1



KEYNOTES

- 01 24 GA. PREFINISHED 12" WIDE EASY-LOCK METAL ROOFING BY TAYLOR METAL ROOFING FASTENED W/ 1-1/2" SCREWS AT 24" O.C.
- 02 12"x12" THRU ROOF VENT
- 03 PRE-FINISHED GUTTER, SLOPE TO DOWNSPOUT
- 04 DOWNSPOUT



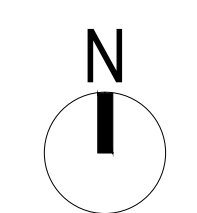
NOTES

1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO INCLUDING POST & BEAM LAYOUT.

KEYNOTES

- 01 30"x30"x12" MIN. W/ (2) #4 EA. WAY
- 02 48"x48"x15" MIN. W/ (4) #4 EA. WAY
- 03 48"x48"x20" MIN. W/ (4) #4 EA. WAY
- 04 60"x60"x15" MIN. W/ (5) #5 EA. WAY
- 05 4" THK. SLAB ON GRADE
- 06 CLASS I VAPOR RETARDER
- 07 8X16 FOUNDATION VENT
- 08 18" DIA. PVC VENT WELL, SEE DTL. 04/A5.01

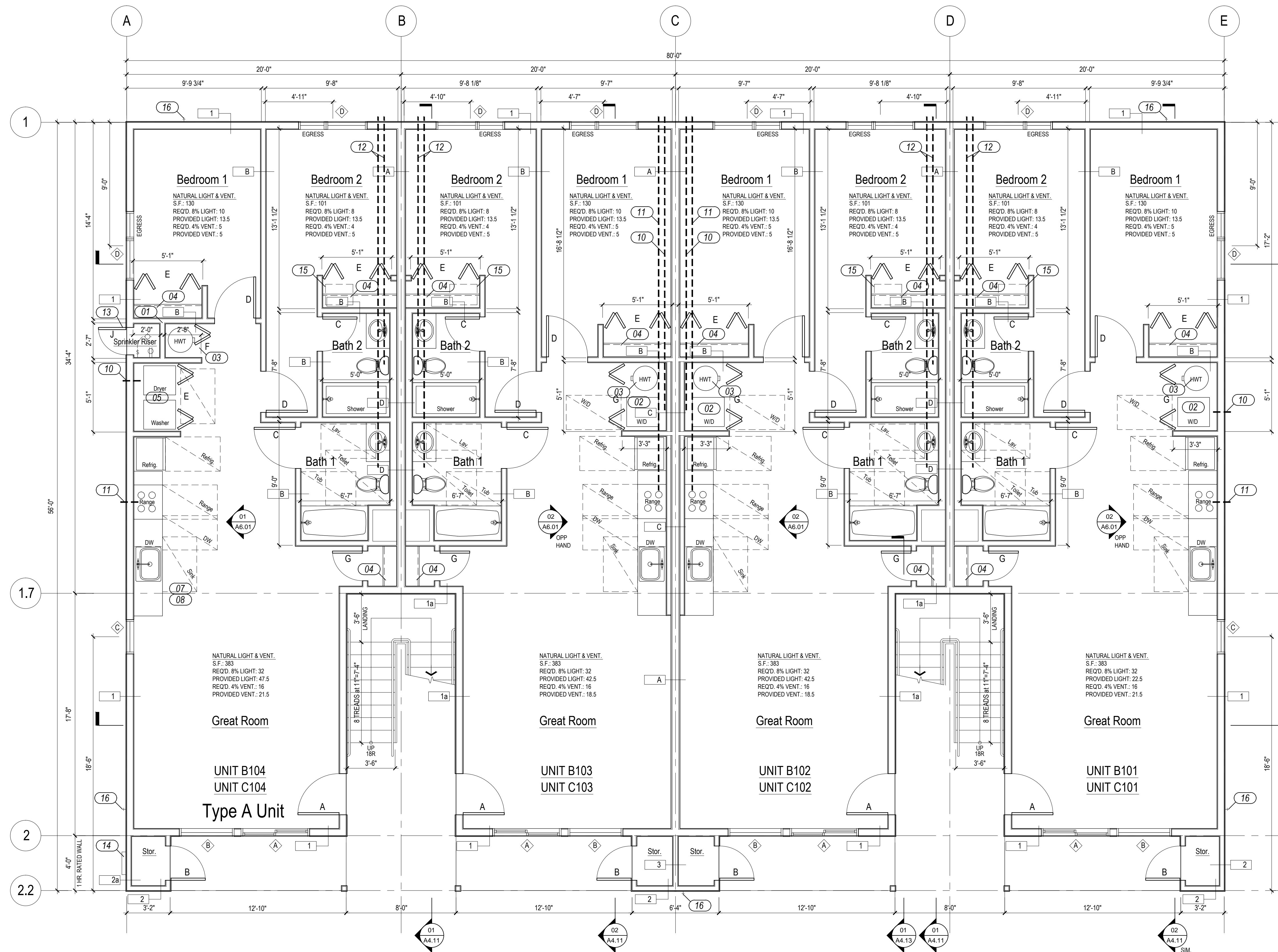
2X4 STUD PONYWALL, SEE STRUCT. DWGS.



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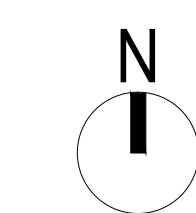
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01 Building B & C Foundation Plan Scale: 1/4"=1'-0"



- NOTES**
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW UNIT, UNLESS NOTED OTHERWISE.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - REFER TO DOOR & WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE.
 - SEE STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS AND BEAM SIZES.
 - FOR SPECIFIC WALL ASSEMBLY INFORMATION SEE G501.
 - REFER TO LEVEL 2 DRAWING FOR ALL ELECTRICAL INFORMATION.

- KEYNOTES**
- 01 INSULATE WALLS AROUND SPRINKLER RISER ROOM
 - 02 STACKABLE, VENTED ELECTRIC WASHER/DRYER
 - 03 40 GAL. ELECTRIC HOT WATER HEATER
 - 04 CLOSET ROD & SHELF
 - 05 ADA ACCESSIBLE (SIDE BY SIDE) VENTED ELECTRIC WASHER & DRYER
 - 06 ELECTRIC WALL HEATER
 - 07 TYPE 'A' KITCHEN SINK AND WORK SURFACE UNIT B104 & C104 ONLY, SEE 17/G2.01
 - 08 PROVIDE REMOVABLE BASE CABINET, REMOVABLE OR REPLACEMENT WORK SURFACE. THE FLOOR FINISH SHALL EXTEND UNDER CABINETS AND WALLS BEHIND AND SURROUNDING THE CABINETS TO BE FINISHED. INSULATE EXPOSED DRAIN PIPES AS NEEDED.
 - 09 42" HIGH STEEL GUARDRAIL
 - 10 DRYER VENT
 - 11 RANGE HOOD VENT
 - 12 BATH VENT
 - 13 DOOR SIGNAGE, MIN. 4" HIGH WITH MIN. STROKE OF 1/2" AND CONTRASTING WITH THE BACKGROUND STATING "FIRE CONTROL ROOM"
 - 14 ELECTRIC METERS
 - 15 18X24 CRAWL SPACE ACCESS
 - 16 HOSE BIBB
- CLEAR FLOOR SPACE



01 Building B & C Level 1 Floor Plan Scale: 1/4"=1'-0"

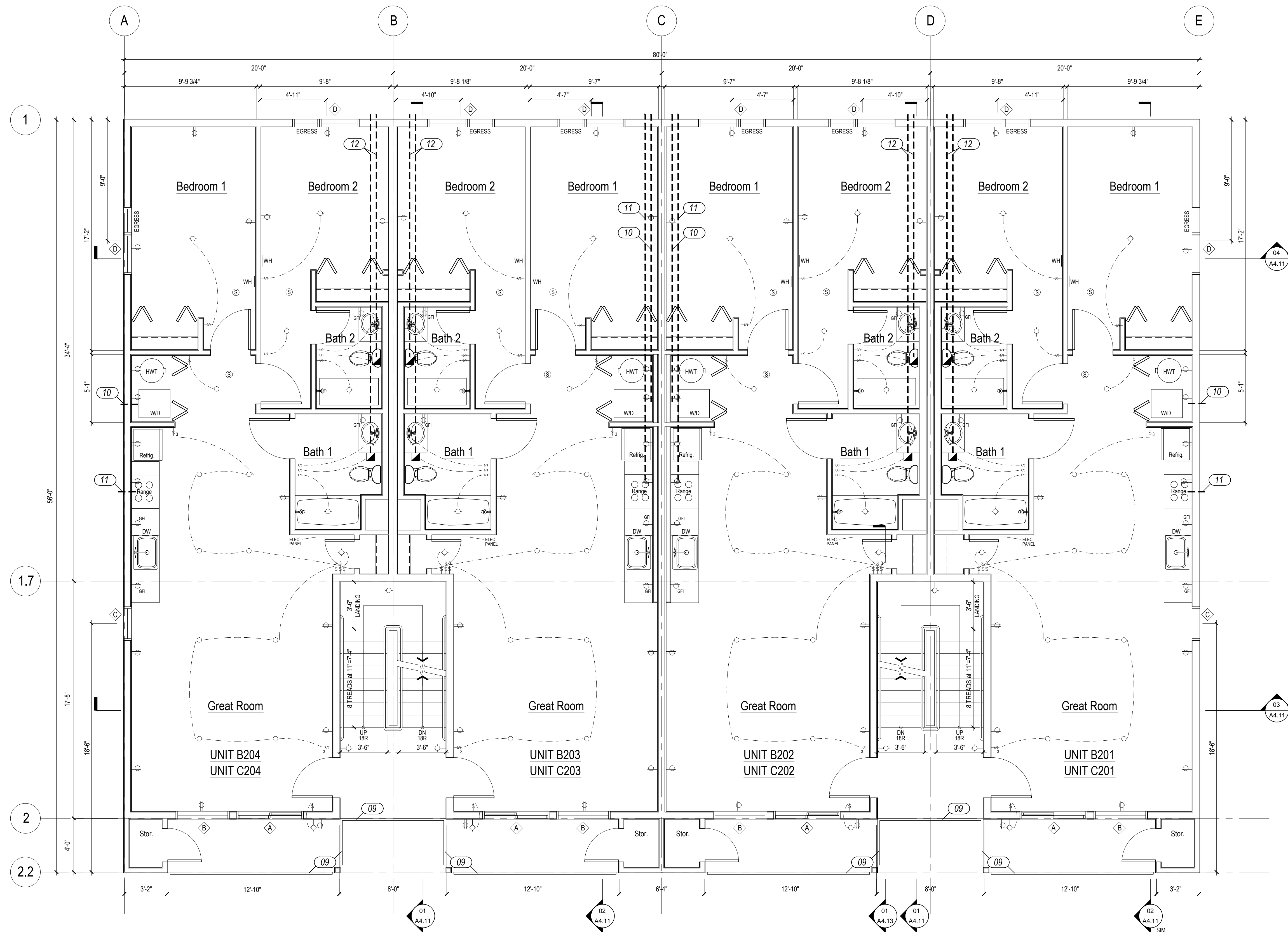
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 SEASIDE, OR 97138
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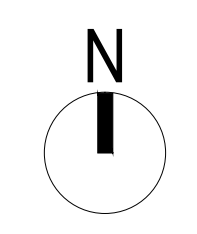
FLOOR PLAN-BUILDING B & C LEVEL 1



NOTE: SEE A1.21 FOR NOTES, KEYNOTES, ADDITIONAL DIMENSIONS, WALL TYPES, ETC.

ELECTRICAL LEGEND

- ⊕ DUPLEX RECEPTACLE
- GFI GROUND FAULT INTERRUPT
- ⊙ HARDWIRED SMOKE DETECTOR
- ⊕ SURFACE MOUNT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- ⊕ WALL MOUNT LIGHT FIXTURE
- ⚡ SWITCH
- 3 3-WAY SWITCH
- ⊕ EXHAUST FAN, 50 CFM ON TIMER
- WP WEATHER PROOF
- WH ELECTRIC UNIT WALL HEATER



01 Building B & C Level 2 Floor Plan Scale: 1/4"=1'-0"

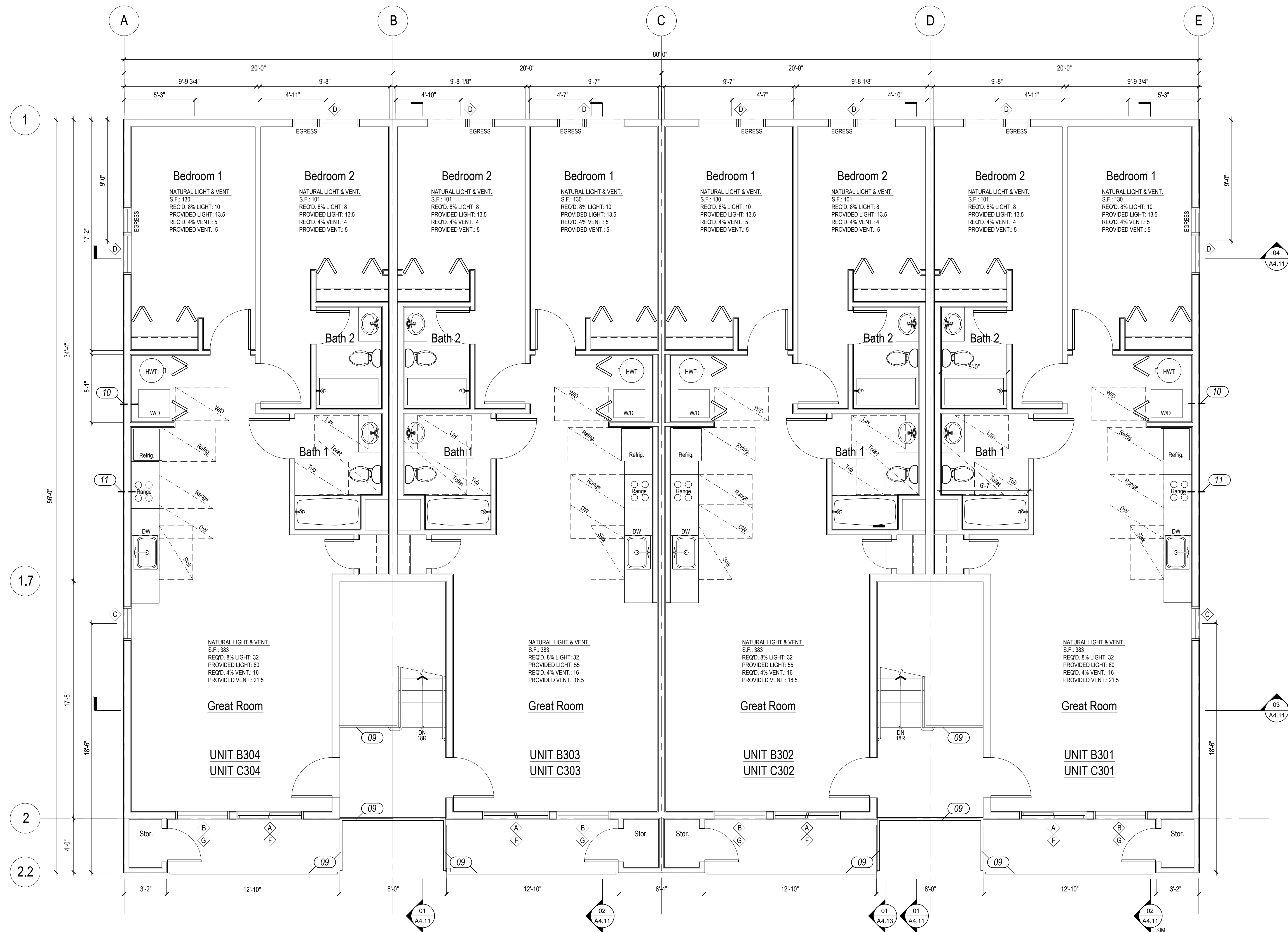
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 SEASIDE, OR 97138
 503.516.9970
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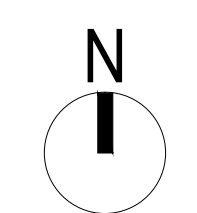
PROJECT NO.: 1803

ISSUE DATE: Bid Set
 11.7.18

FLOOR PLAN-BUILDING B & C LEVEL 2



NOTE: SEE A1.21 FOR NOTES, KEYNOTES, ADDITIONAL DIMENSIONS, WALL TYPES, ETC.



01 Building B & C Level 3 Floor Plan Scale: 1/4"=1'-0"

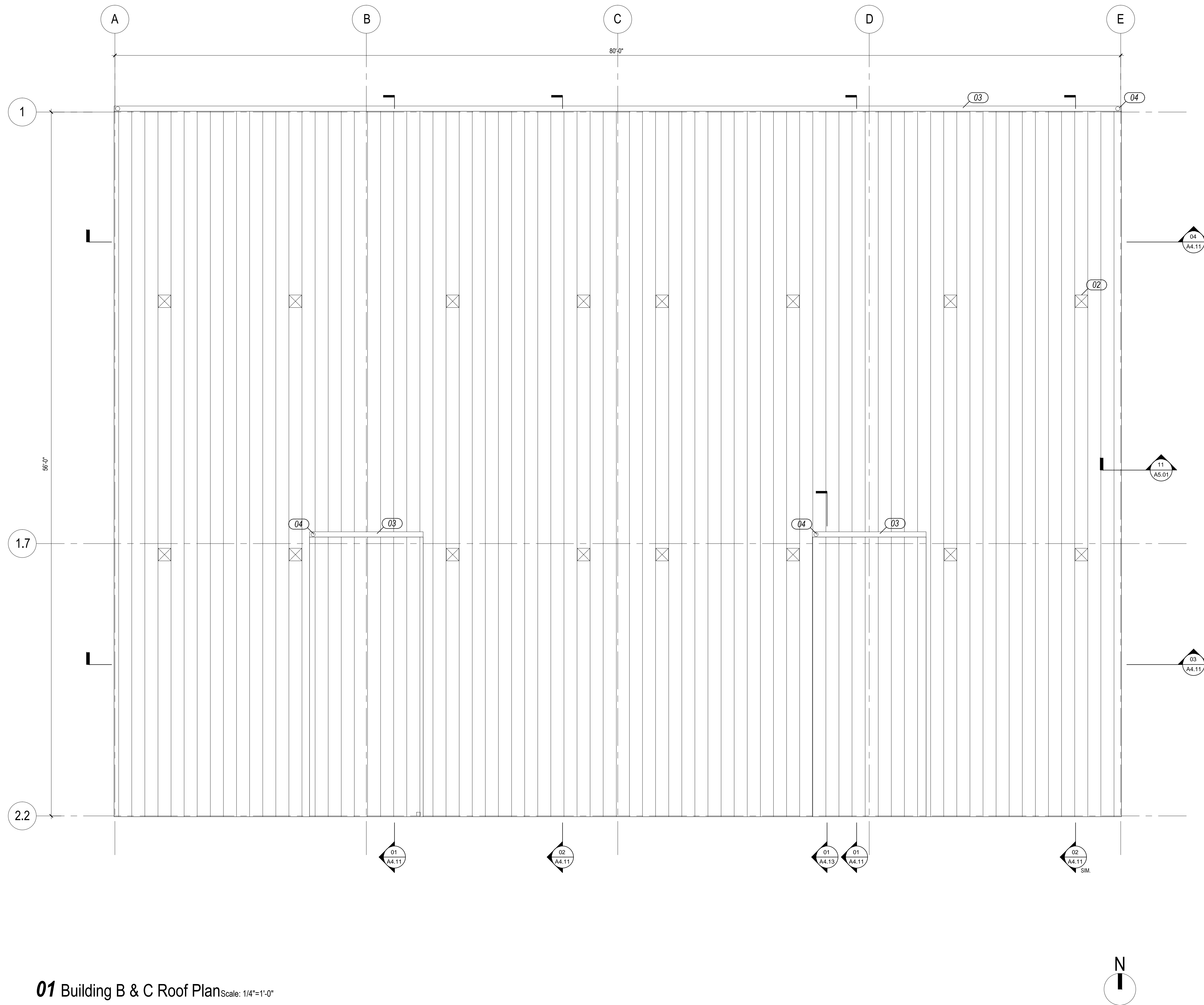
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 503.516.9370
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PROJECT NO.: 1803

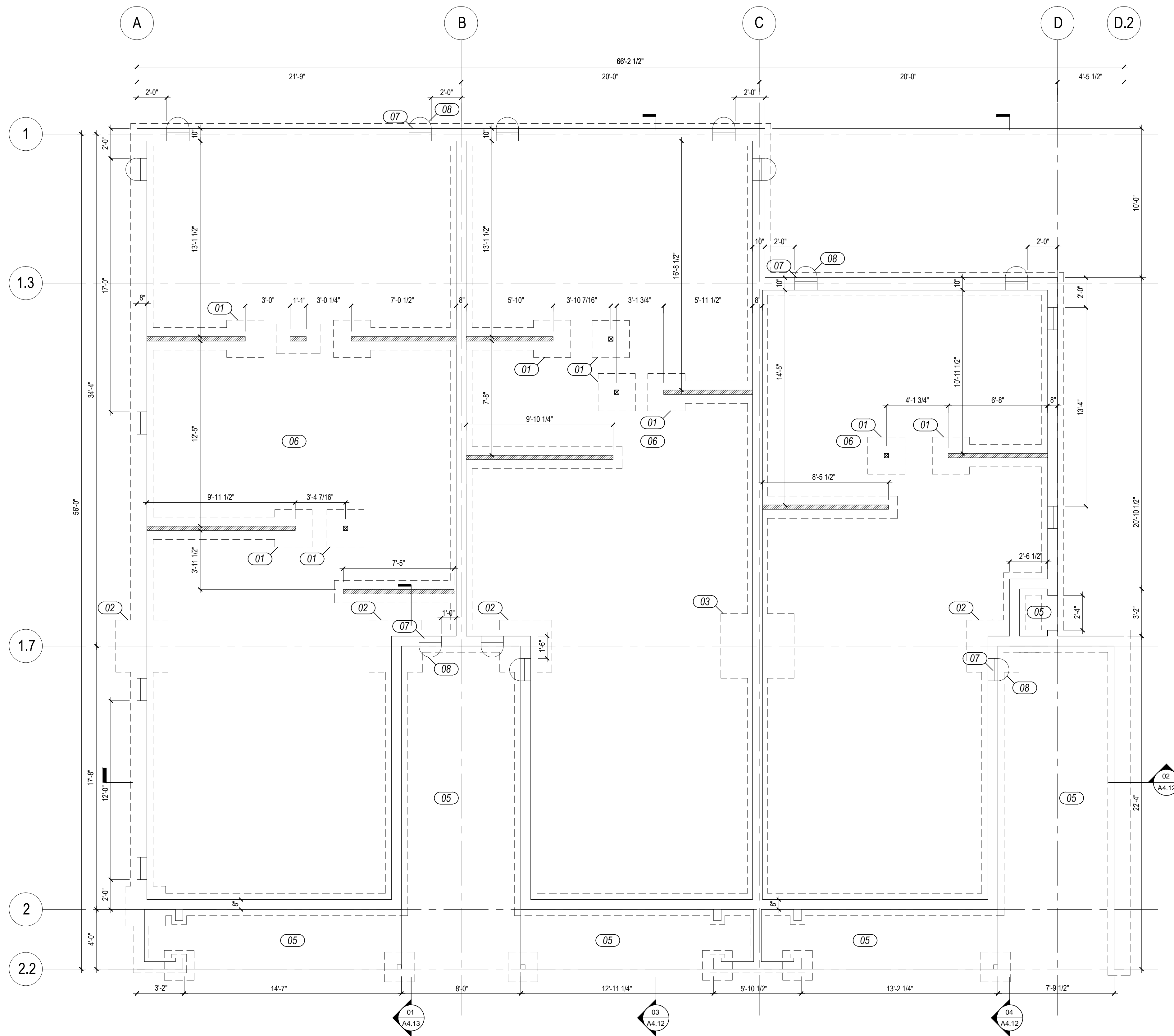
ISSUE DATE: Bid Set 11.7.18

FLOOR PLAN-BUILDING B & C LEVEL 3



- KEYNOTES**
- 01 24 GA. PREFINISHED 12" WIDE EASY-LOCK METAL ROOFING BY TAYLOR METAL ROOFING FASTENED W/ 1-1/2" SCREWS AT 24" O.C.
 - 02 12"x12" THRU ROOF VENT
 - 03 PRE-FINISHED GUTTER, SLOPE TO DOWNSPOUT
 - 04 DOWNSPOUT

01 Building B & C Roof Plan Scale: 1/4"=1'-0"



NOTES

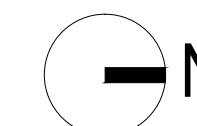
- 1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO INCLUDING POST & BEAM LAYOUT.

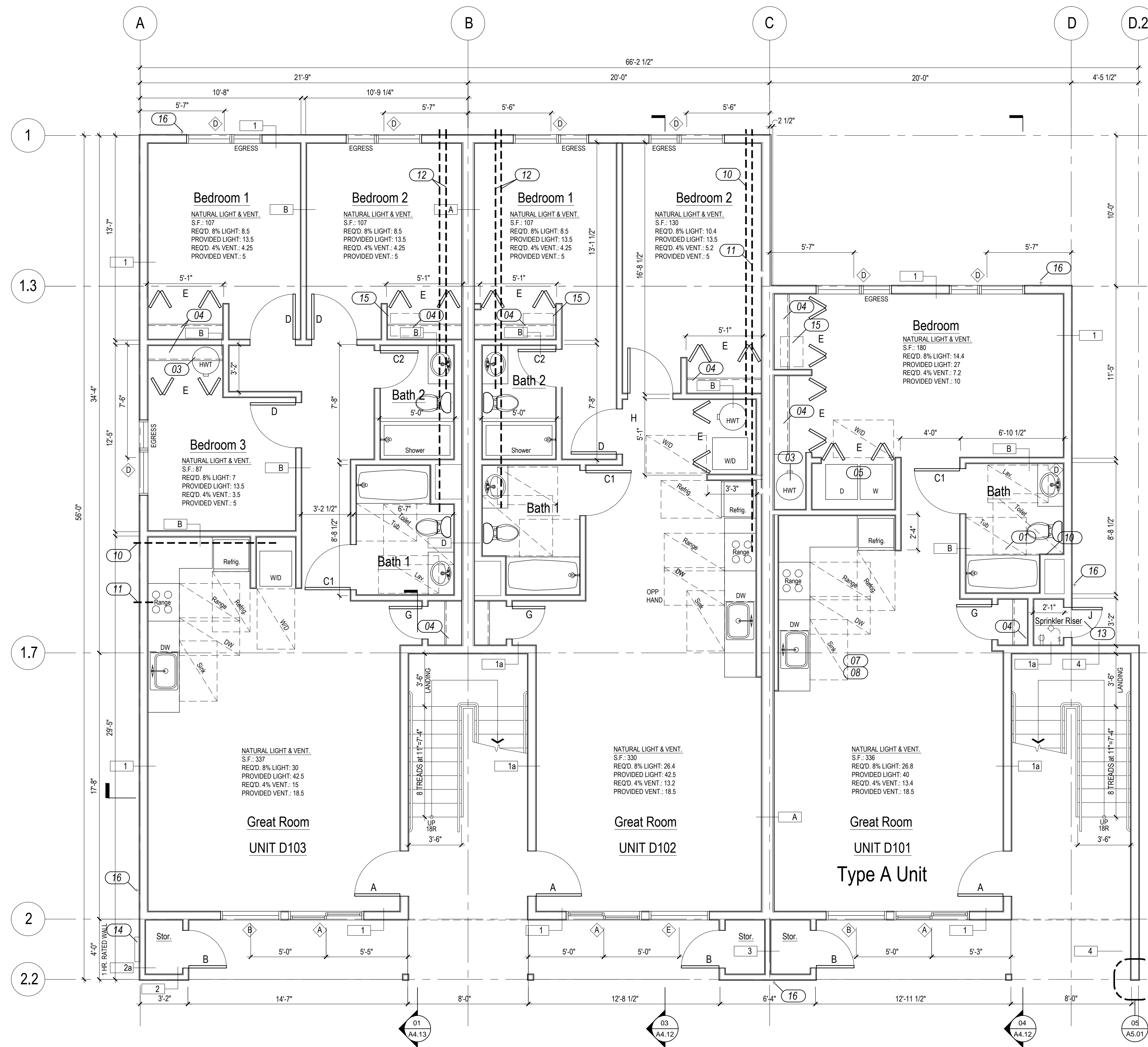
KEYNOTES

- 01 30"x30"x12" MIN. W/ (2) #4 EA. WAY
- 02 42"x42"x15" MIN. W/ (4) #4 EA. WAY
- 03 52"x52"x15" MIN. W/ (4) #4 EA. WAY
- 04 60"x60"x15" MIN. W/ (5) #5 EA. WAY
- 05 4" THK. SLAB ON GRADE
- 06 CLASS I VAPOR RETARDER
- 07 8X16 FOUNDATION VENT
- 08 18" DIA. PVC VENT WELL, SEE DTL. 04/A5.01

2X4 STUD PONYWALL, SEE STRUCT. DWGS.

01 Building D Foundation Plan Scale: 1/4"=1'-0"





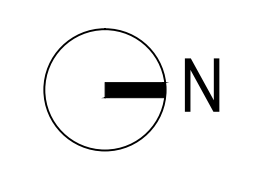
NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW UNIT, UNLESS NOTED OTHERWISE.
2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
3. REFER TO DOOR & WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE.
4. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS AND BEAM SIZES.
5. FOR SPECIFIC WALL ASSEMBLY INFORMATION SEE G501.
6. REFER TO LEVEL 2 DRAWING FOR ALL ELECTRICAL INFORMATION.

KEYNOTES

- 01 INSULATE WALLS AROUND SPRINKLER RISER ROOM
 - 02 STACKABLE, VENTED ELECTRIC WASHER/DRYER
 - 03 40 GAL. ELECTRIC HOT WATER HEATER
 - 04 CLOSET ROD & SHELF
 - 05 ADA ACCESSIBLE (SIDE BY SIDE) VENTED ELECTRIC WASHER & DRYER
 - 06 ELECTRIC WALL HEATER
 - 07 TYPE 'A' KITCHEN SINK AND WORK SURFACE UNIT D101 ONLY, SEE 17/G2.01
 - 08 PROVIDE REMOVABLE BASE CABINET, REMOVABLE OR REPLACEMENT WORK SURFACE, THE FLOOR FINISH SHALL EXTEND UNDER CABINETS AND WALLS BEHIND AND SURROUNDING THE CABINETS TO BE FINISHED. INSULATE EXPOSED DRAIN PIPES AS NEEDED.
 - 09 42" HIGH STEEL GUARDRAIL
 - 10 DRYER VENT
 - 11 RANGE HOOD VENT
 - 12 BATH VENT
 - 13 DOOR SIGNAGE, MIN. 4" HIGH WITH MIN. STROKE OF 1/2" AND CONTRASTING WITH THE BACKGROUND STATING "FIRE CONTROL ROOM"
 - 14 ELECTRIC METERS
 - 15 18X24 CRAWL SPACE ACCESS
 - 16 HOSE BIBB
- CLEAR FLOOR SPACE

01 Building D Level 1 Floor Plan Scale: 1/4"=1'-0"

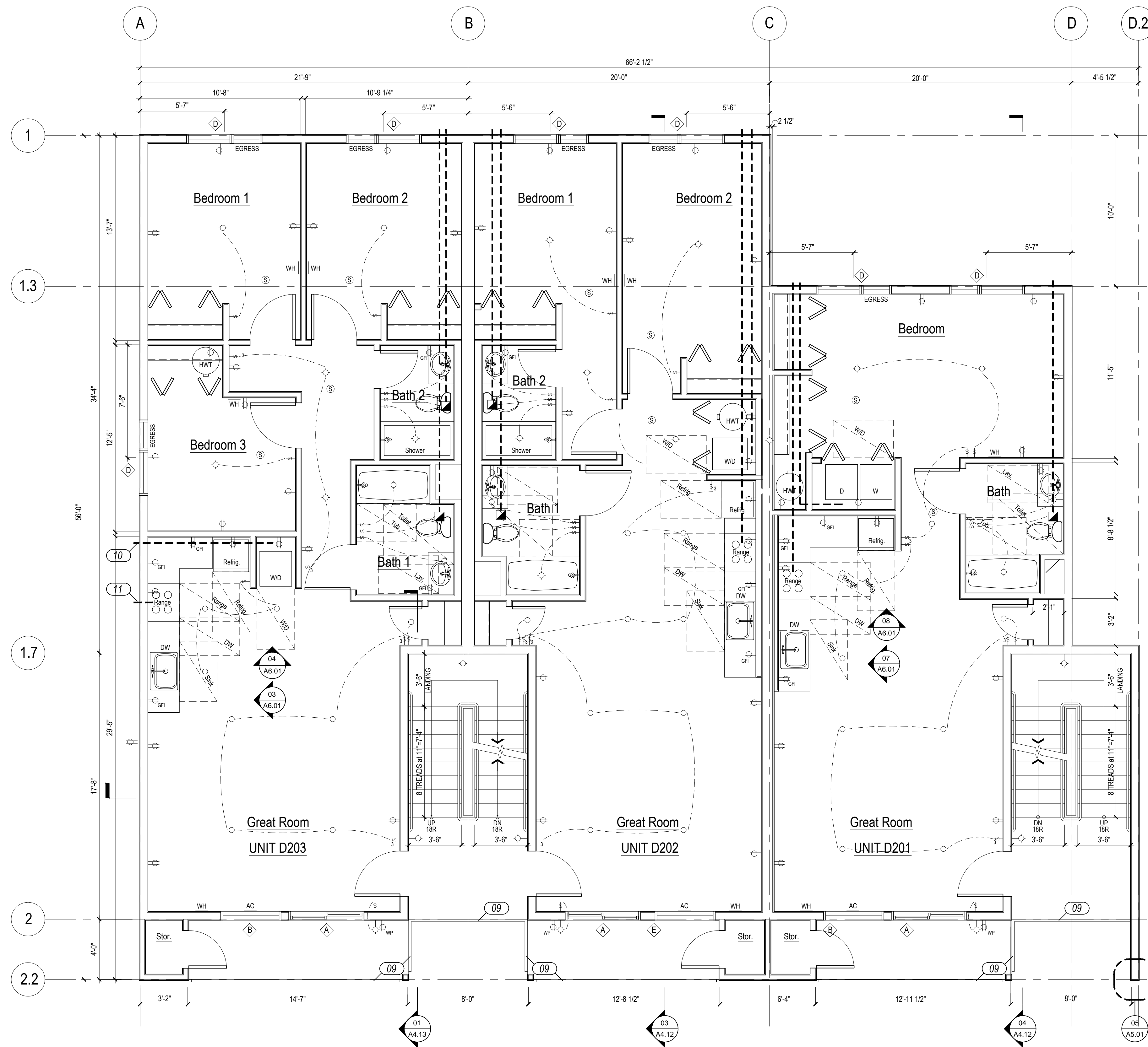


FORMING ARCHITECTURE, LLC
 5420 NE SANDCREST TERRACE #3
 BEBON, OR 97213
 503.516.9970
 WWW.FORMINGARCHITECTURE.COM

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 1109 S. River St. Newberg, OR 97132

PROJECT NO.: 1803
 ISSUE DATE: Site Design Review 11.29.18

FLOOR PLAN-BUILDING D LEVEL 1

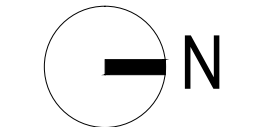


NOTE: SEE A1.41 FOR NOTES, KEYNOTES, ADDITIONAL DIMENSIONS, WALL TYPES, ETC.

ELECTRICAL LEGEND

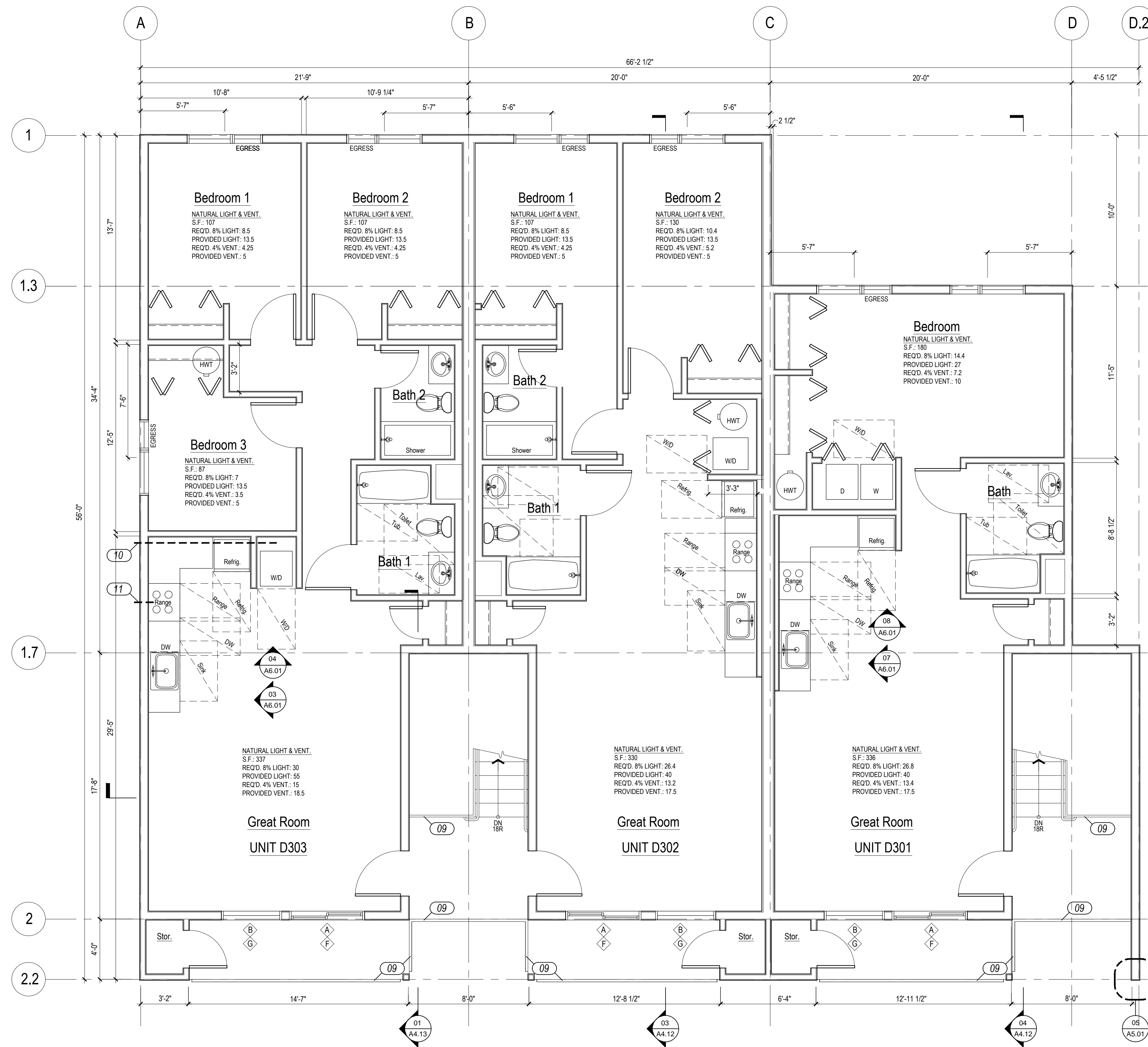
- ⊕ DUPLEX RECEPTACLE
- ⊕ GFI GROUND FAULT INTERRUPT
- ⊕ HWSD HARDWIRED SMOKE DETECTOR
- ⊕ SLMF SURFACE MOUNT LIGHT FIXTURE
- RFLF RECESSED LIGHT FIXTURE
- ⊕ WLMF WALL MOUNT LIGHT FIXTURE
- ⊕ SW SWITCH
- 3 3-WAY SWITCH
- ⊕ EFT EXHAUST FAN, 50 CFM ON TIMER
- WP WEATHER PROOF
- WH ELEC. UNIT WALL HEATER
- AC ELEC. UNIT AIR CONDITIONER

01 Building D Level 2 Floor Plan Scale: 1/4"=1'-0"



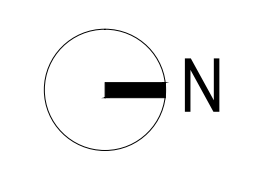
PROJECT NO.: 1803

ISSUE DATE:
 Site Design Review
 11.29.18



NOTE: SEE A1.41 FOR NOTES, KEYNOTES, ADDITIONAL DIMENSIONS, WALL TYPES, ETC.

01 Building D Level 3 Floor Plan Scale: 1/4"=1'-0"

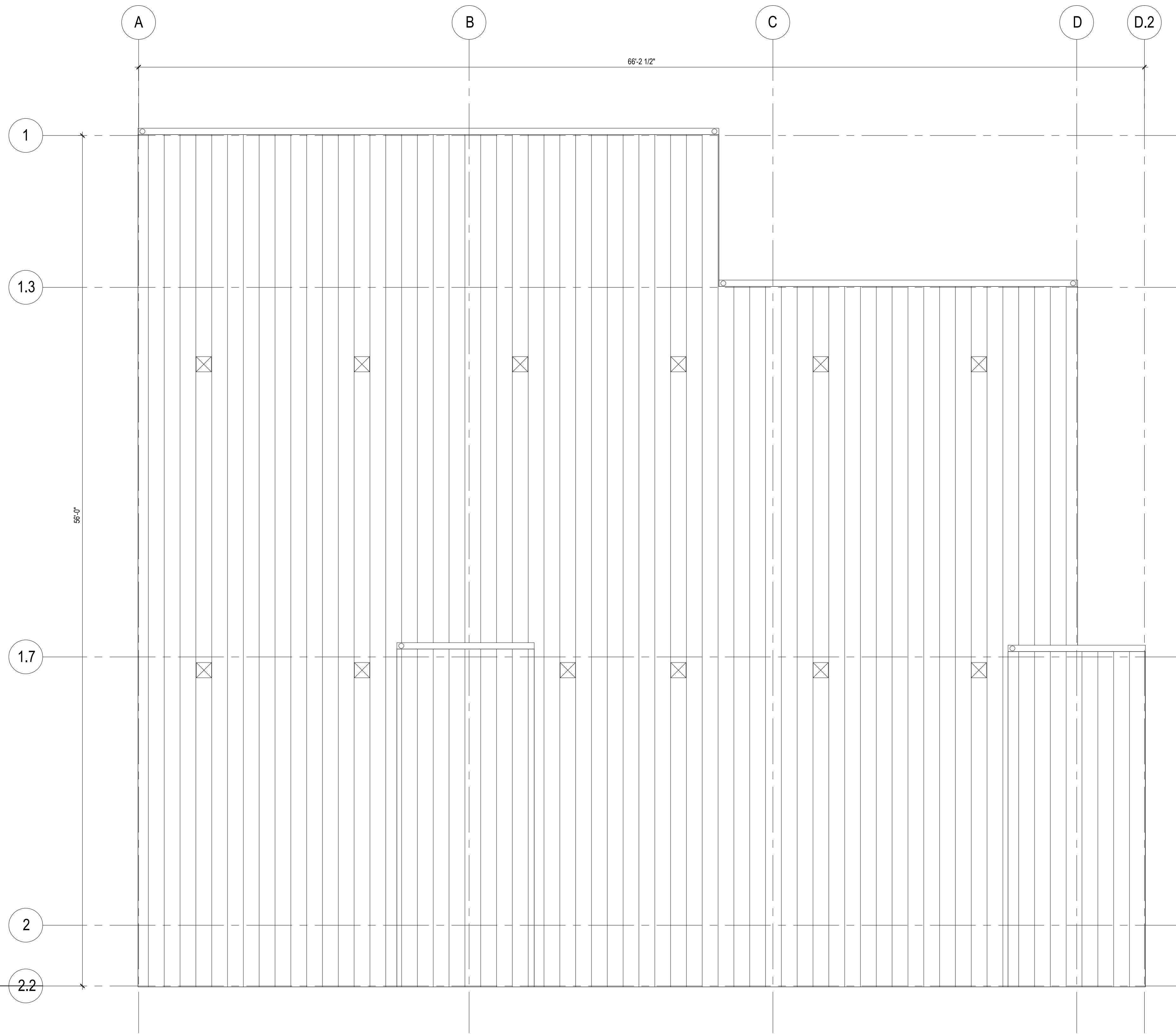


FORMING ARCHITECTURE, LLC
 2420 NE SANDYCREST TERRACE #3
 SEASIDE, OR 97138
 503.516.9970
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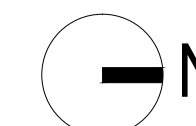
The Flats @ Rogers Landing
 1109 S. River St. Newberg, OR 97132

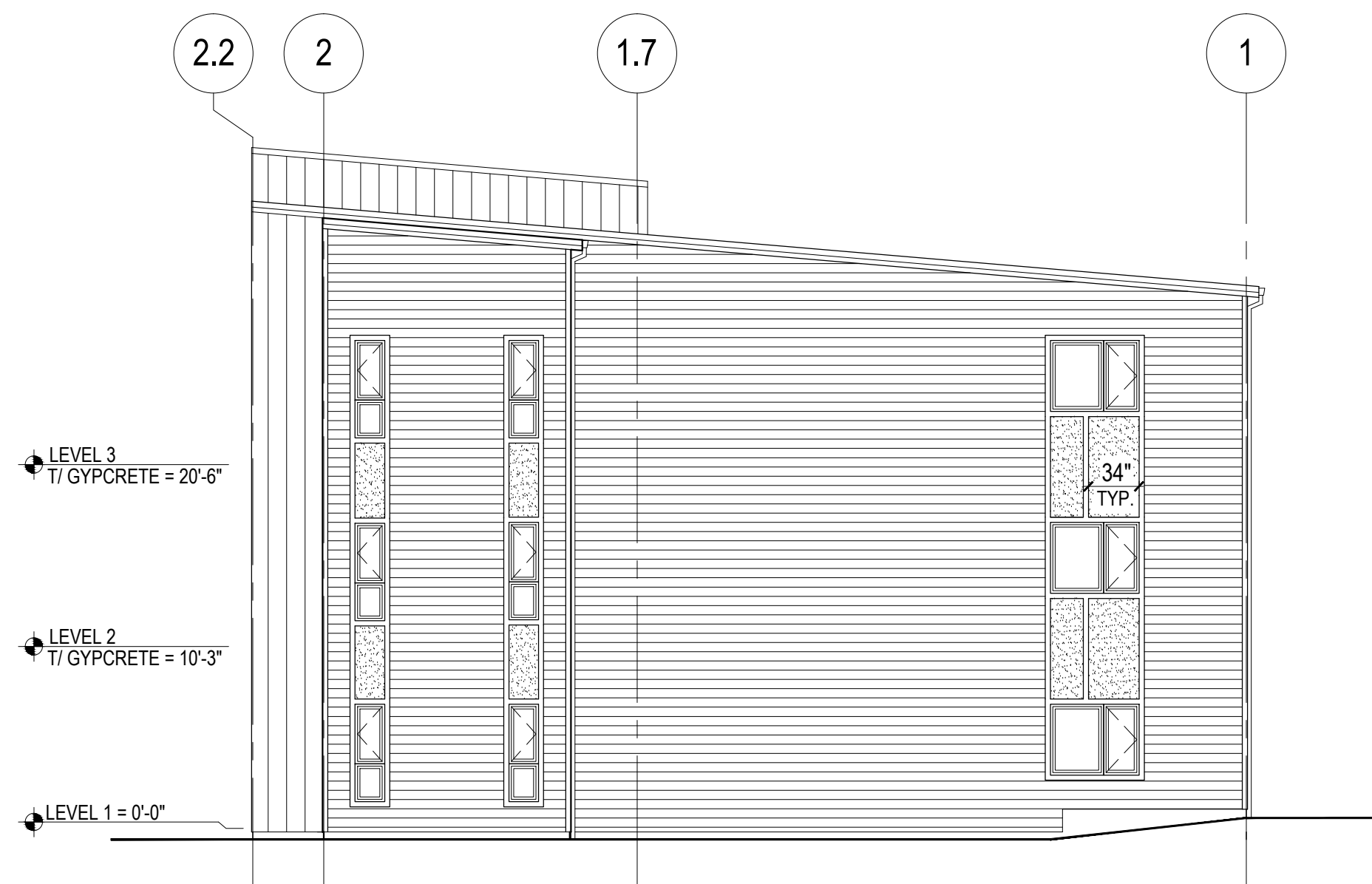
PROJECT NO.: 1803
 ISSUE DATE: Site Design Review 11.29.18

FLOOR PLAN-BUILDING D LEVEL 3



01 Building D Roof Plan Scale: 1/4"=1'-0"

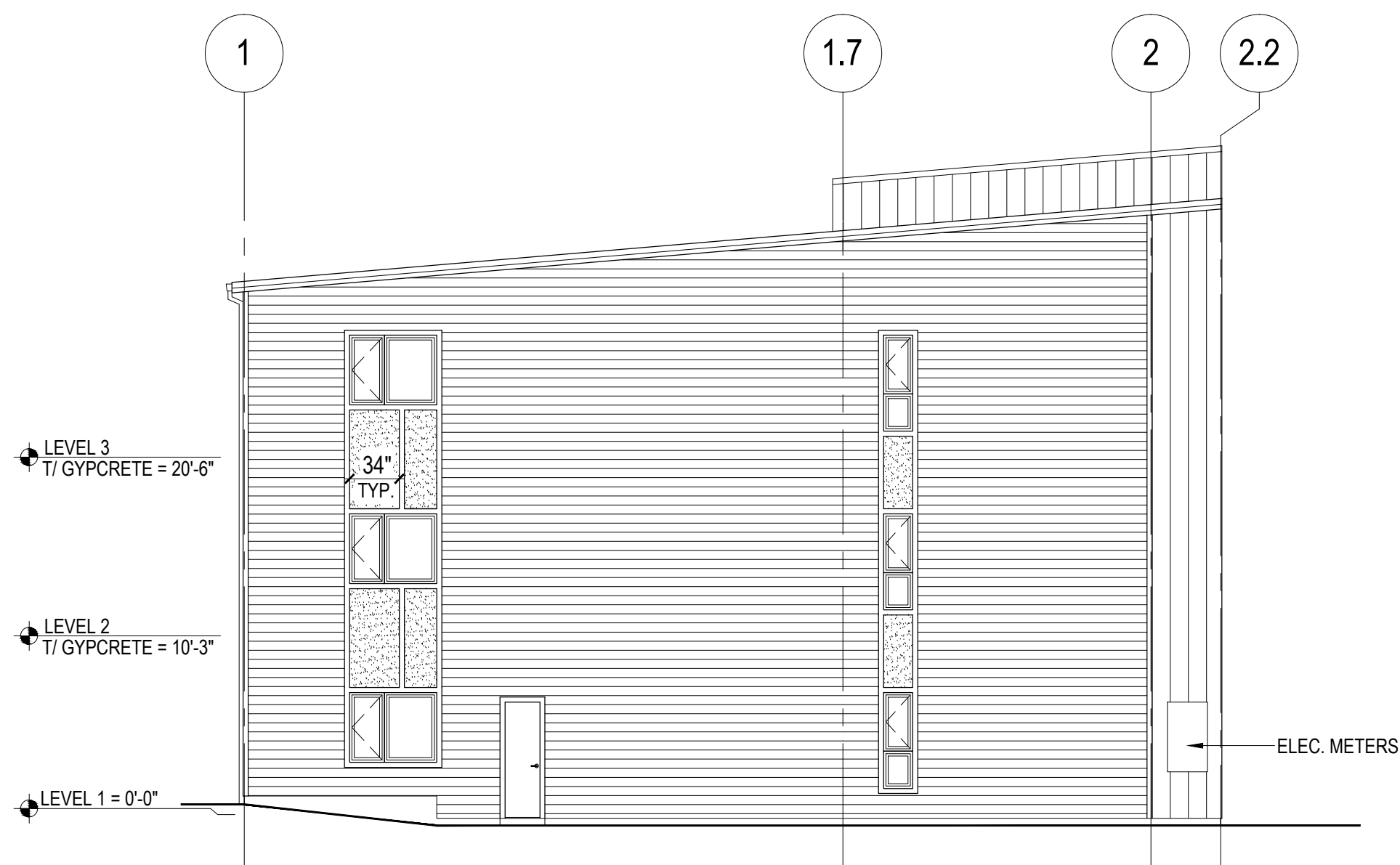




04 Building A East Elevation Scale: 1/8"=1'-0"



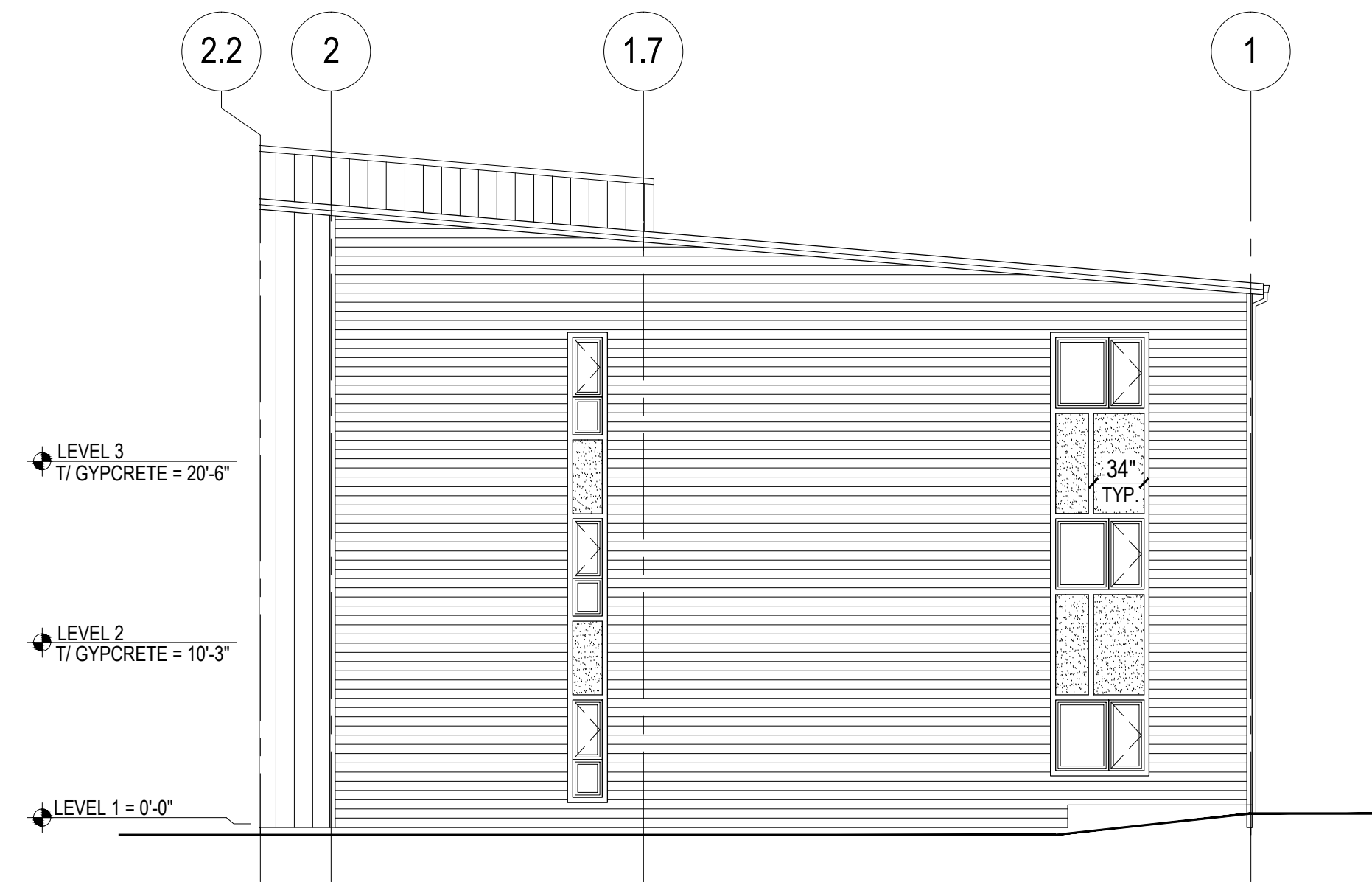
01 Building A South Elevation Scale: 1/8"=1'-0"



03 Building A West Elevation Scale: 1/8"=1'-0"



02 Building A North Elevation Scale: 1/8"=1'-0"



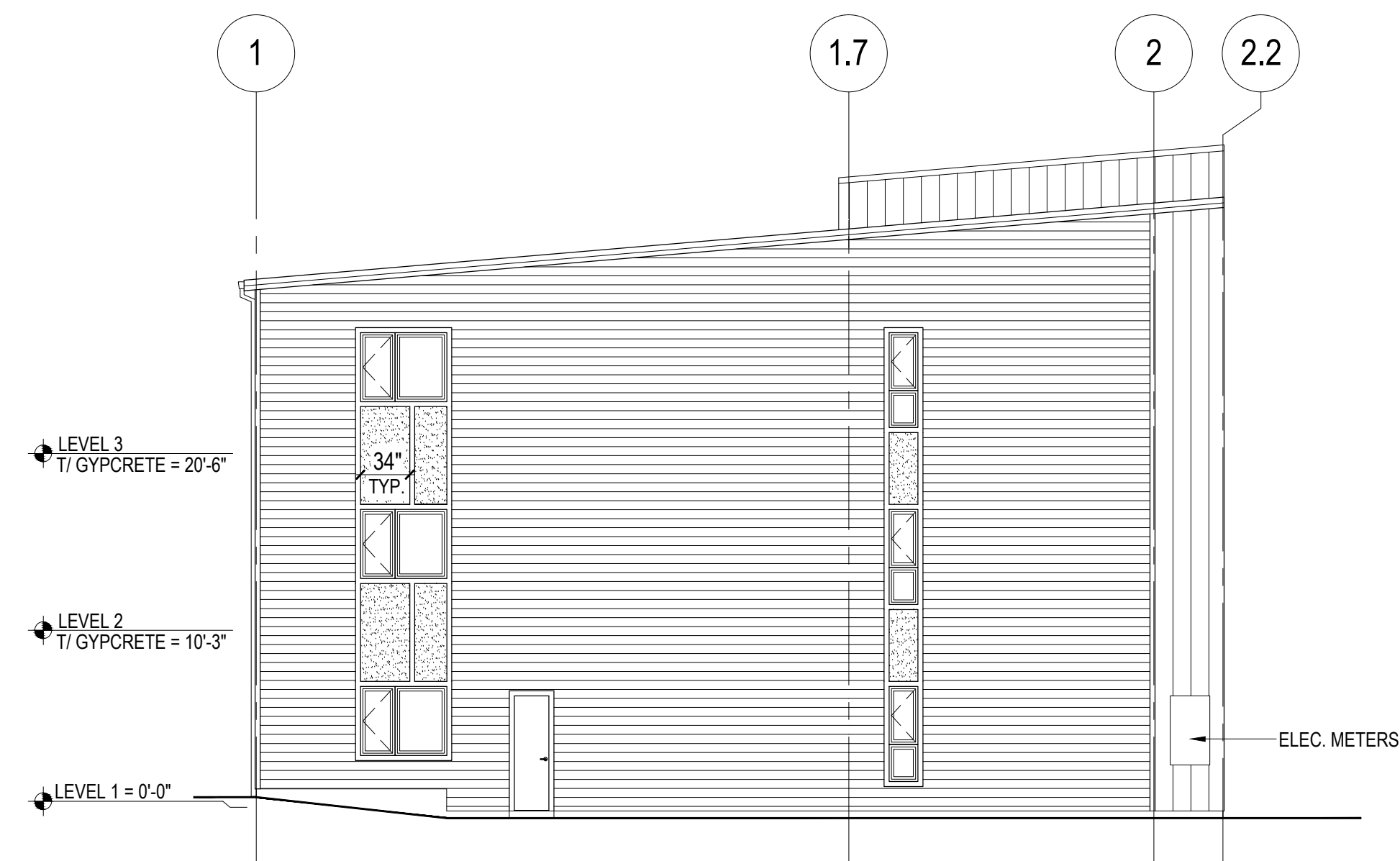
04 Building B & C East Elevation Scale: 1/8"=1'-0"



01 Building B & C South Elevation Scale: 1/8"=1'-0"

EXTERIOR FINISH LEGEND

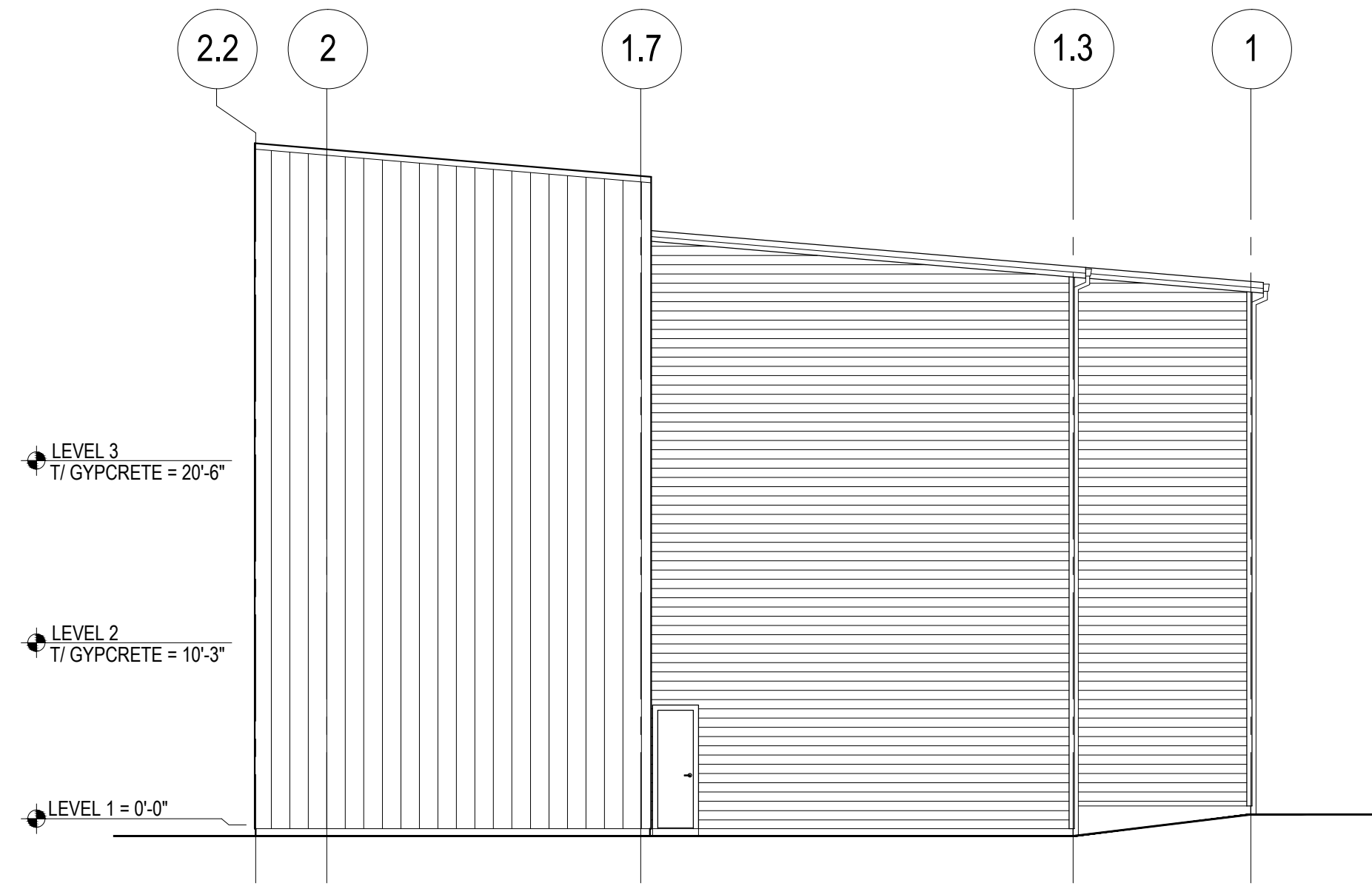
- CEMENT BOARD LAP SIDING
6" EXPOSURE
- STANDING SEAM METAL PANELS
- CEMENTITIOUS BOARD
- THRU-ALL EXHAUST GRILLE



03 Building B & C West Elevation Scale: 1/8"=1'-0"



02 Building B & C North Elevation Scale: 1/8"=1'-0"



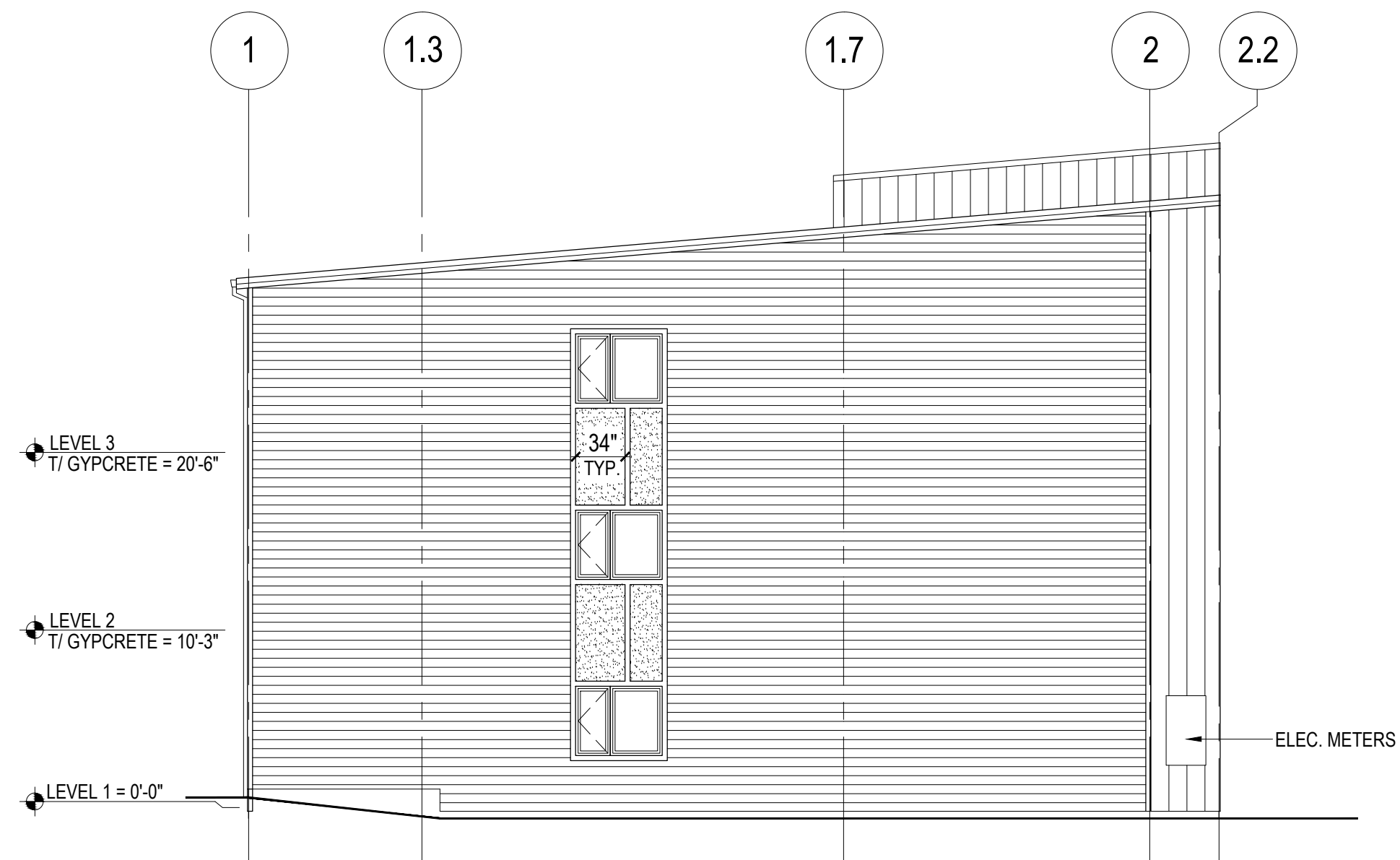
04 Building D East Elevation Scale: 3/16"=1'-0"



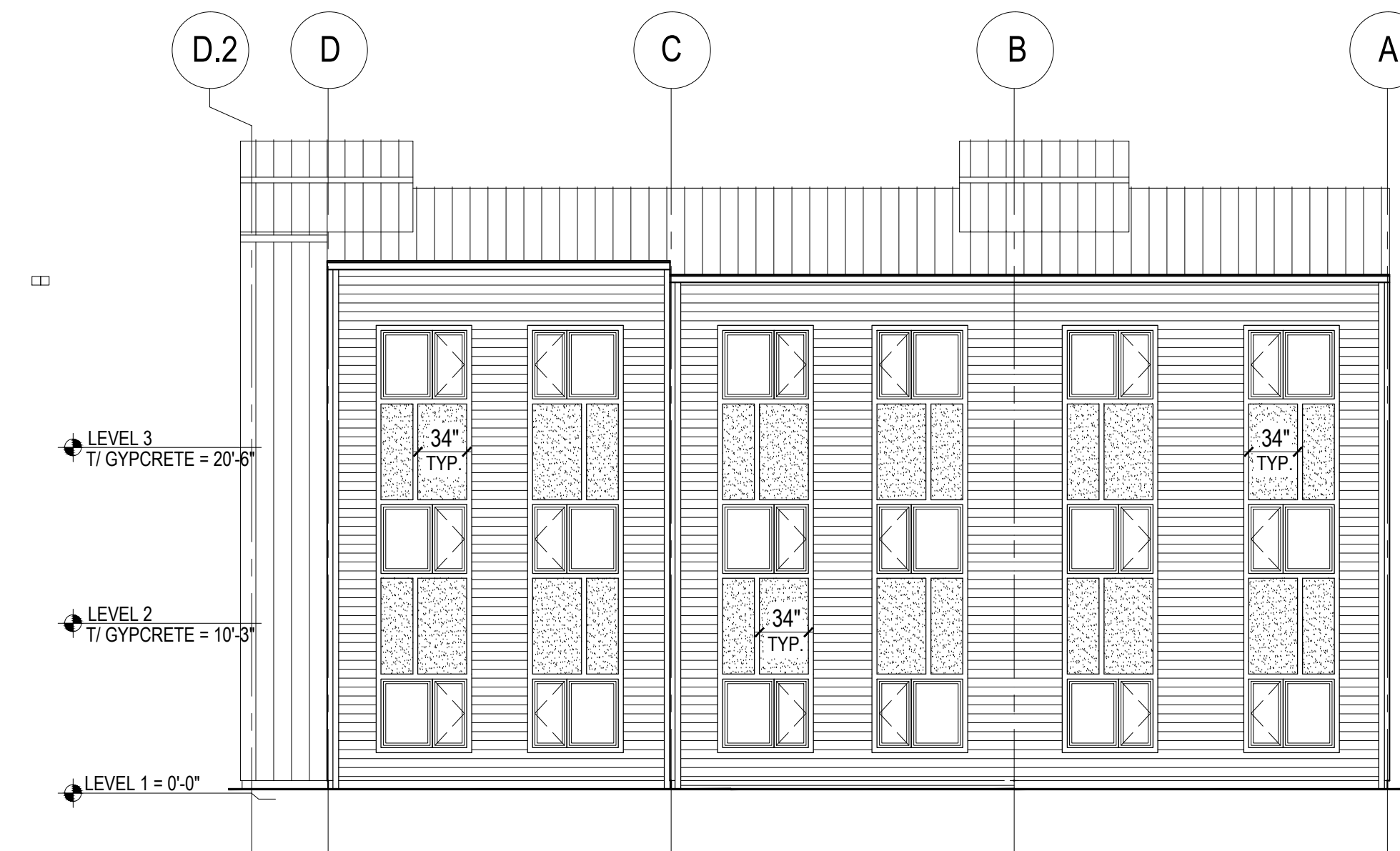
01 Building D South Elevation Scale: 3/16"=1'-0"

EXTERIOR FINISH LEGEND

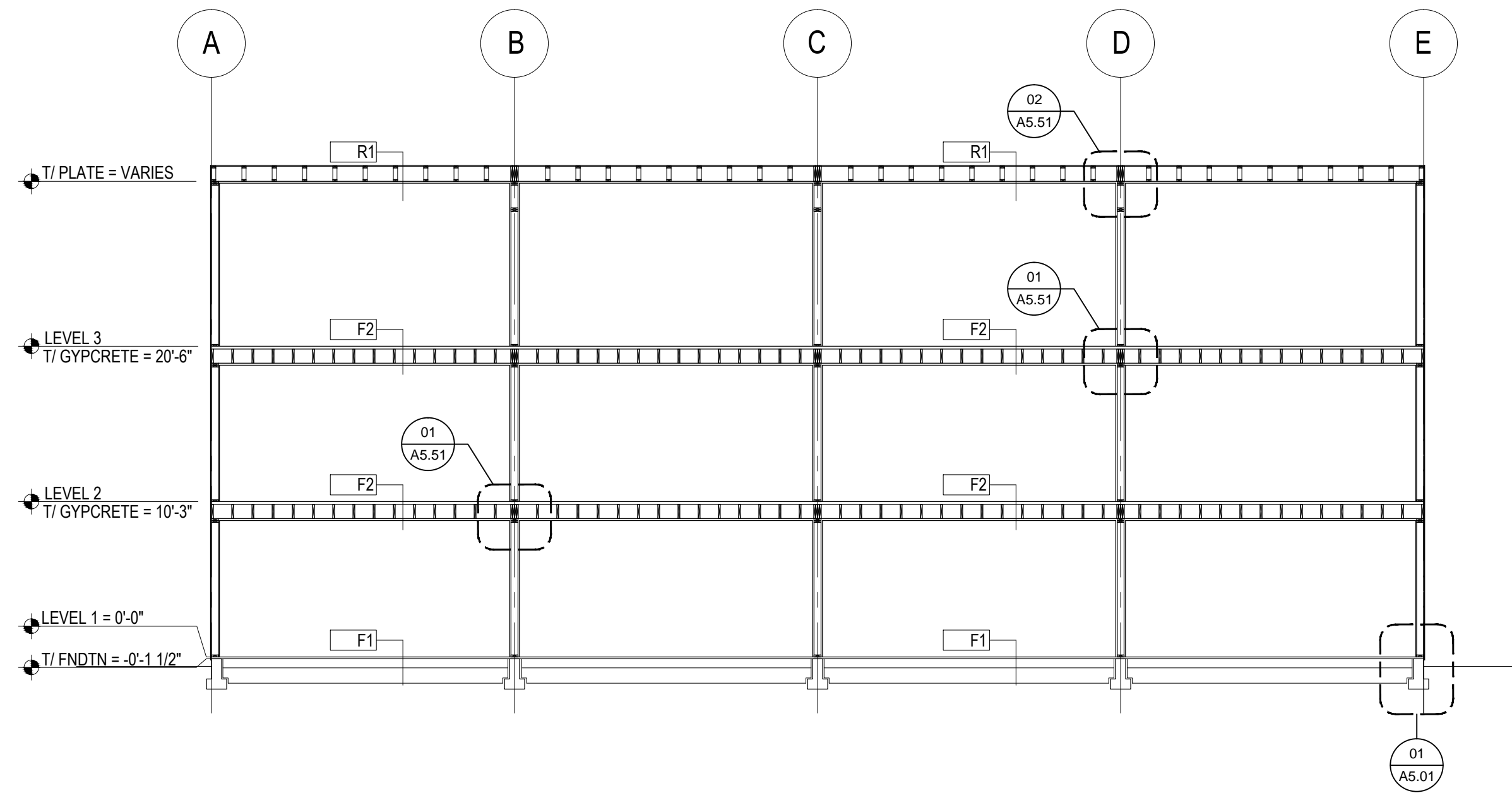
- CEMENT BOARD LAP SIDING
6" EXPOSURE
- STANDING SEAM METAL PANELS
- CEMENTITIOUS BOARD
- THRU-ALL EXHAUST GRILLE



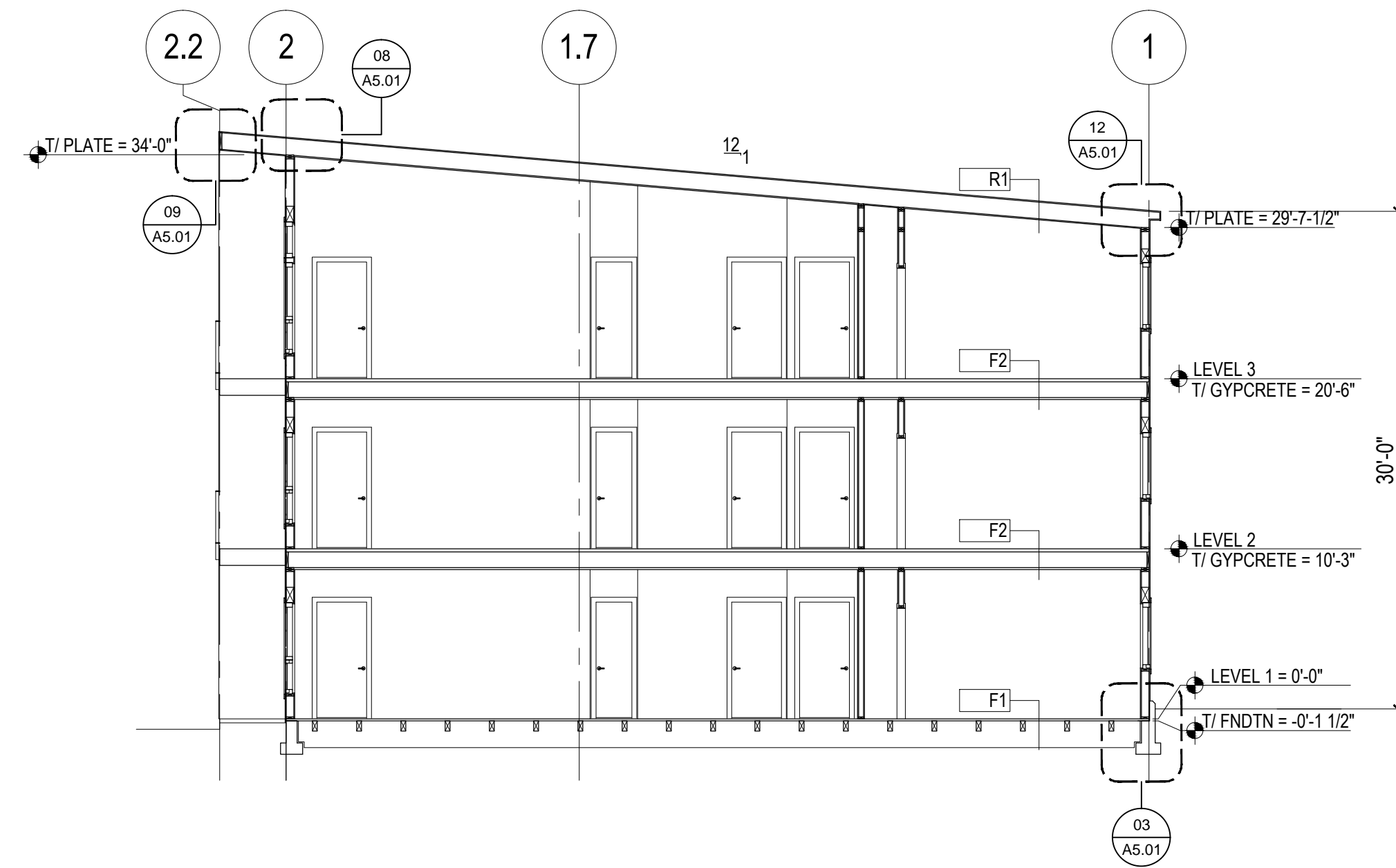
03 Building D West Elevation Scale: 3/16"=1'-0"



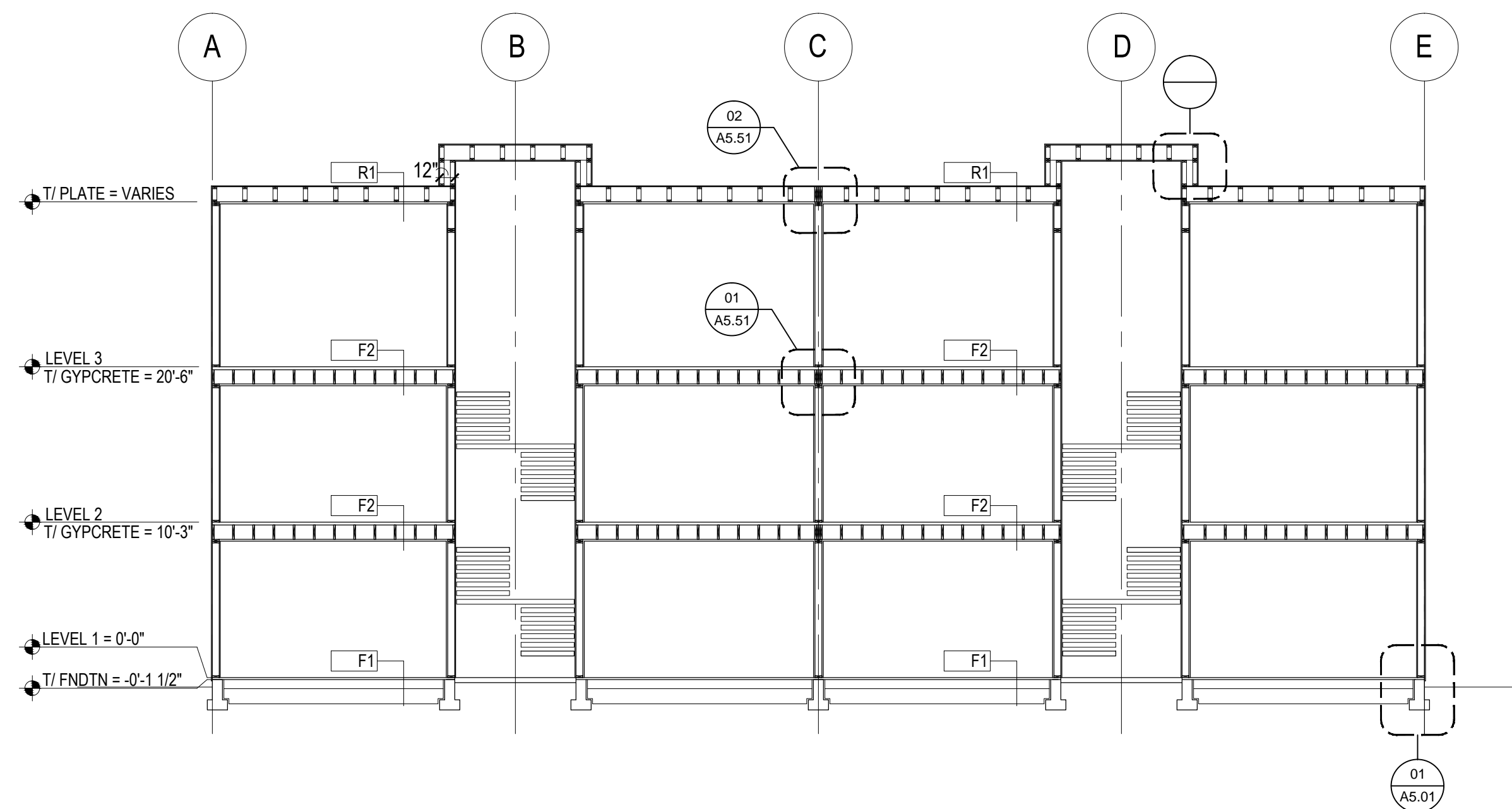
02 Building D North Elevation Scale: 3/16"=1'-0"



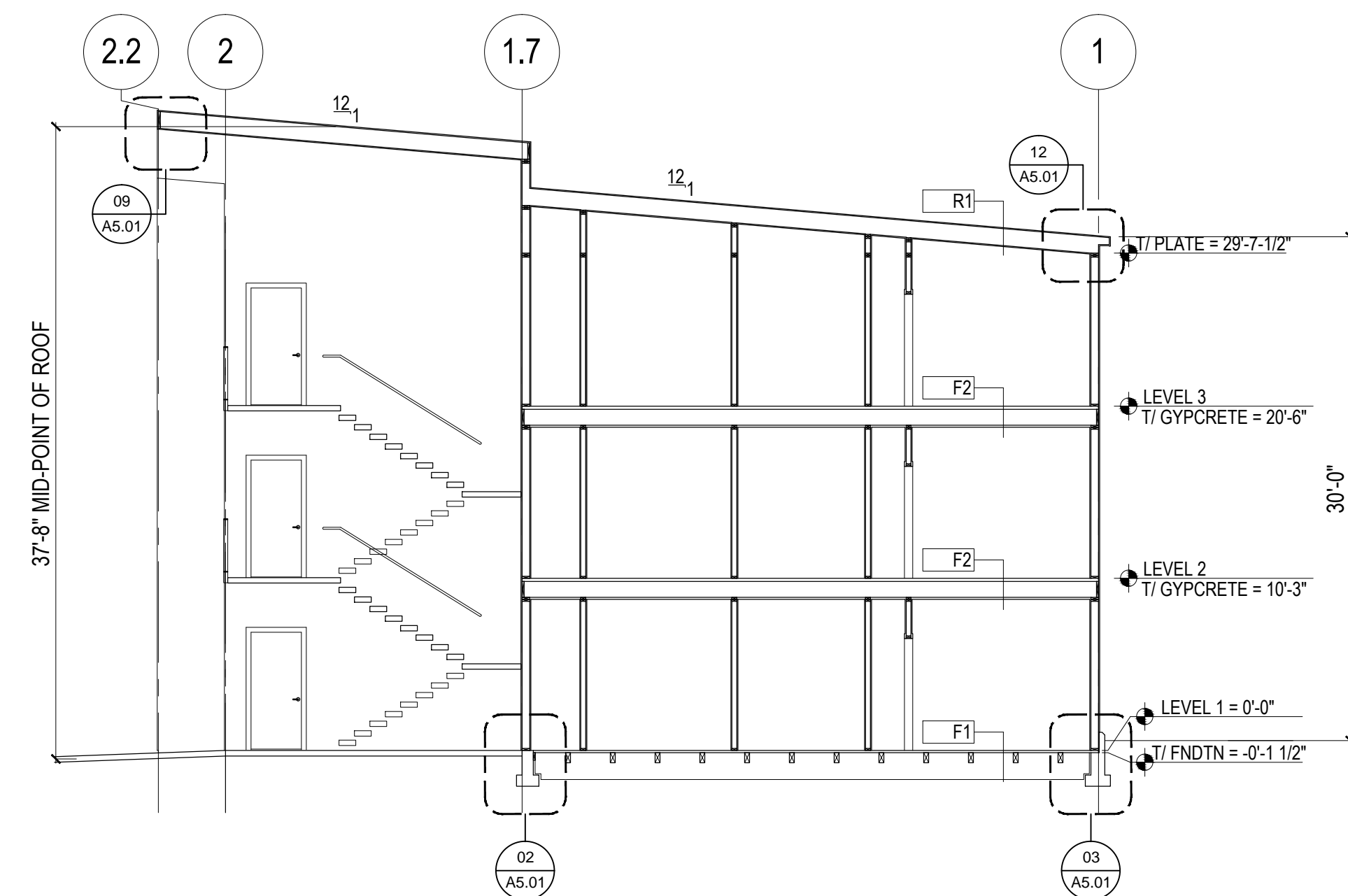
04 Building A, B & C Section Scale: 1/8"=1'-0"



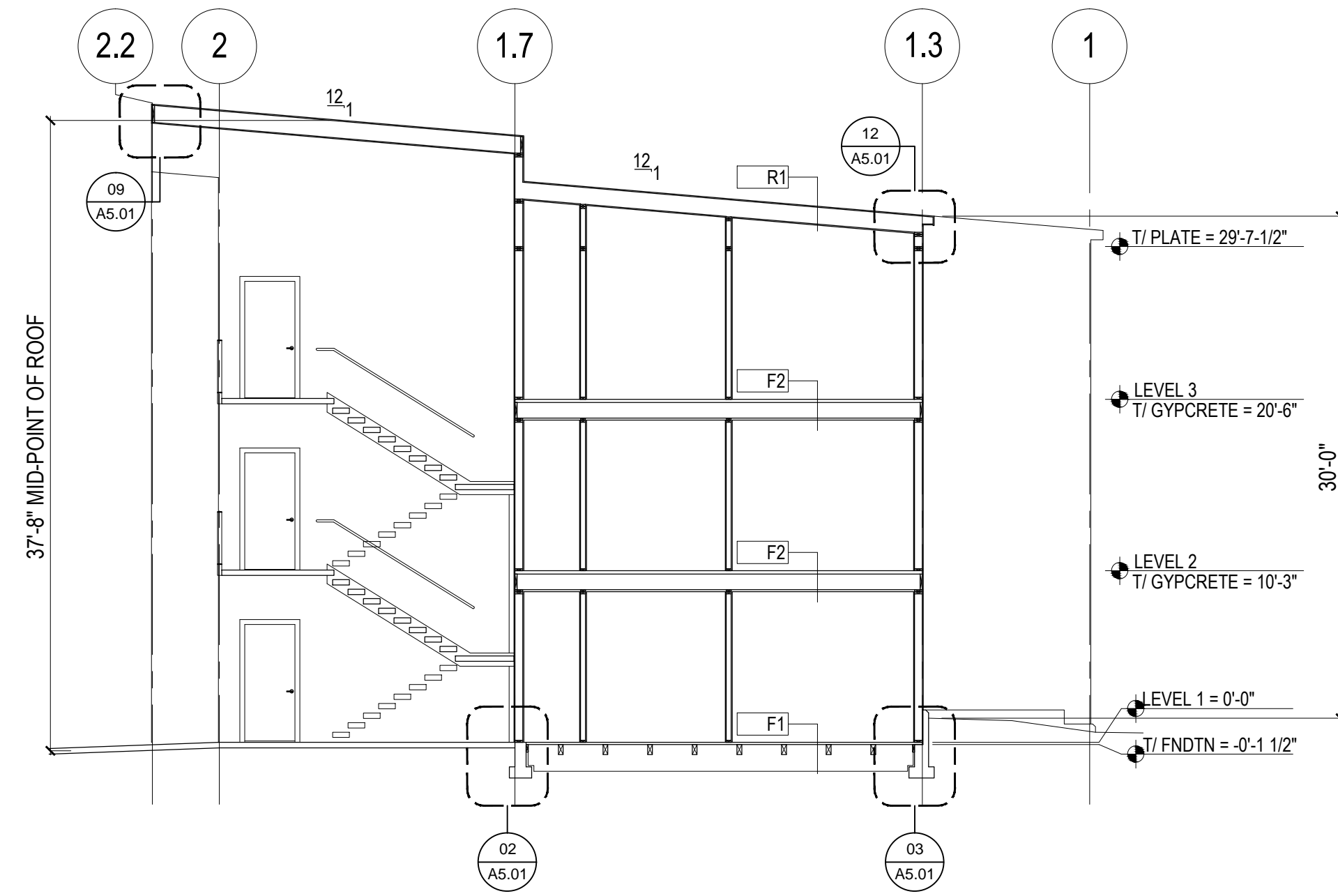
02 Building A, B & C Section Scale: 1/8"=1'-0"



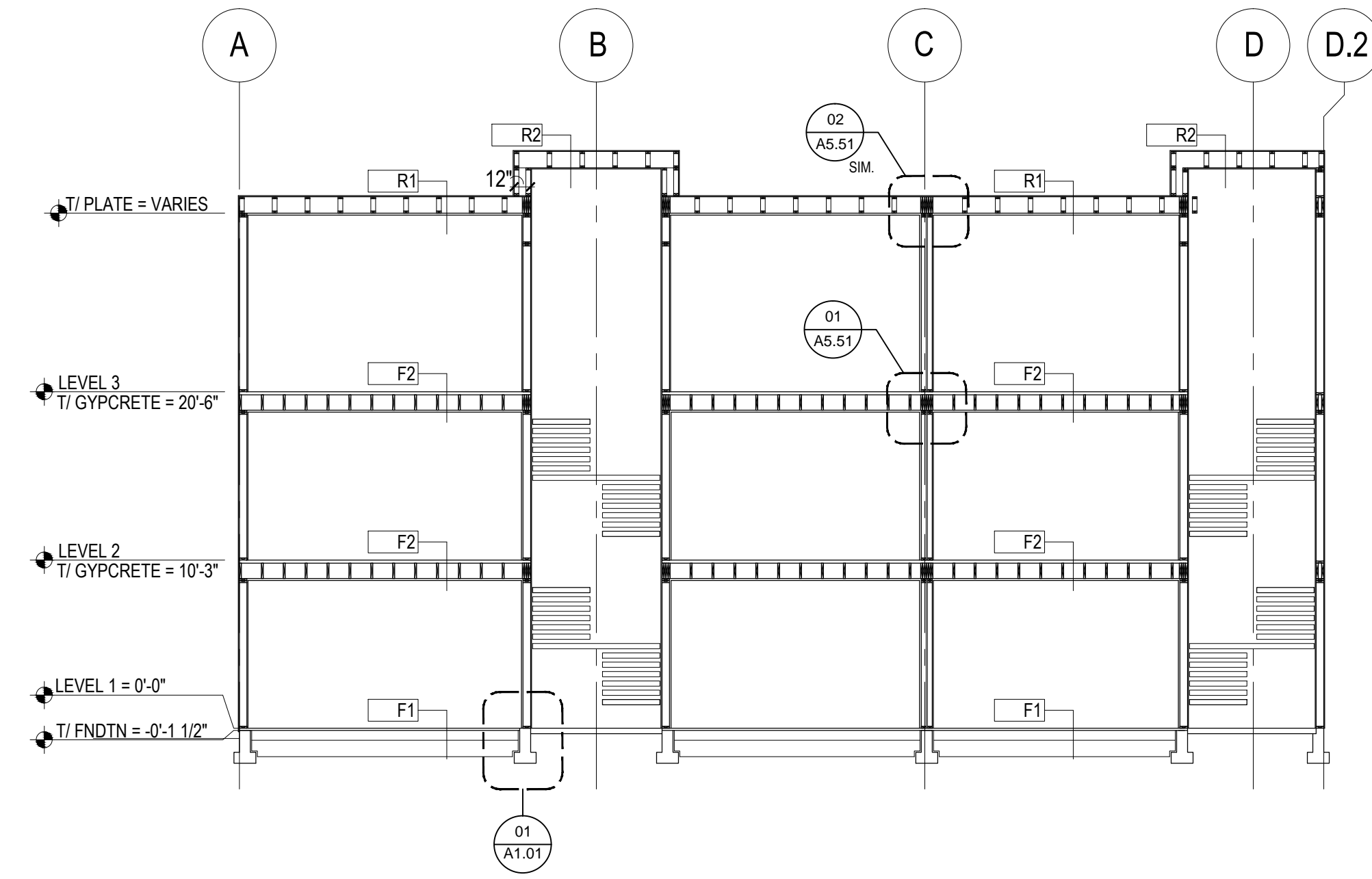
03 Building B & C Section Scale: 1/8"=1'-0"



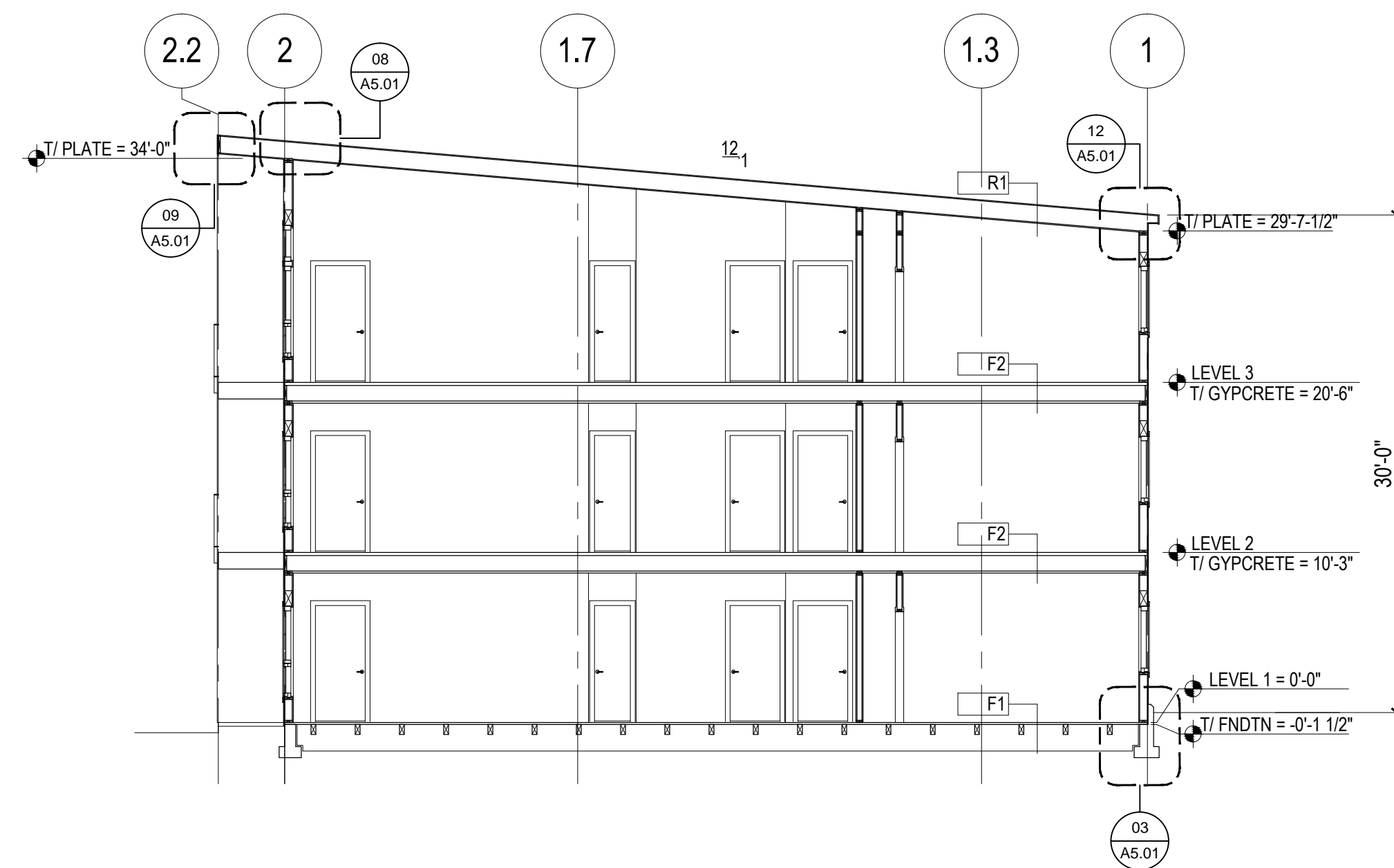
01 Building A, B & C Section Scale: 1/8"=1'-0"



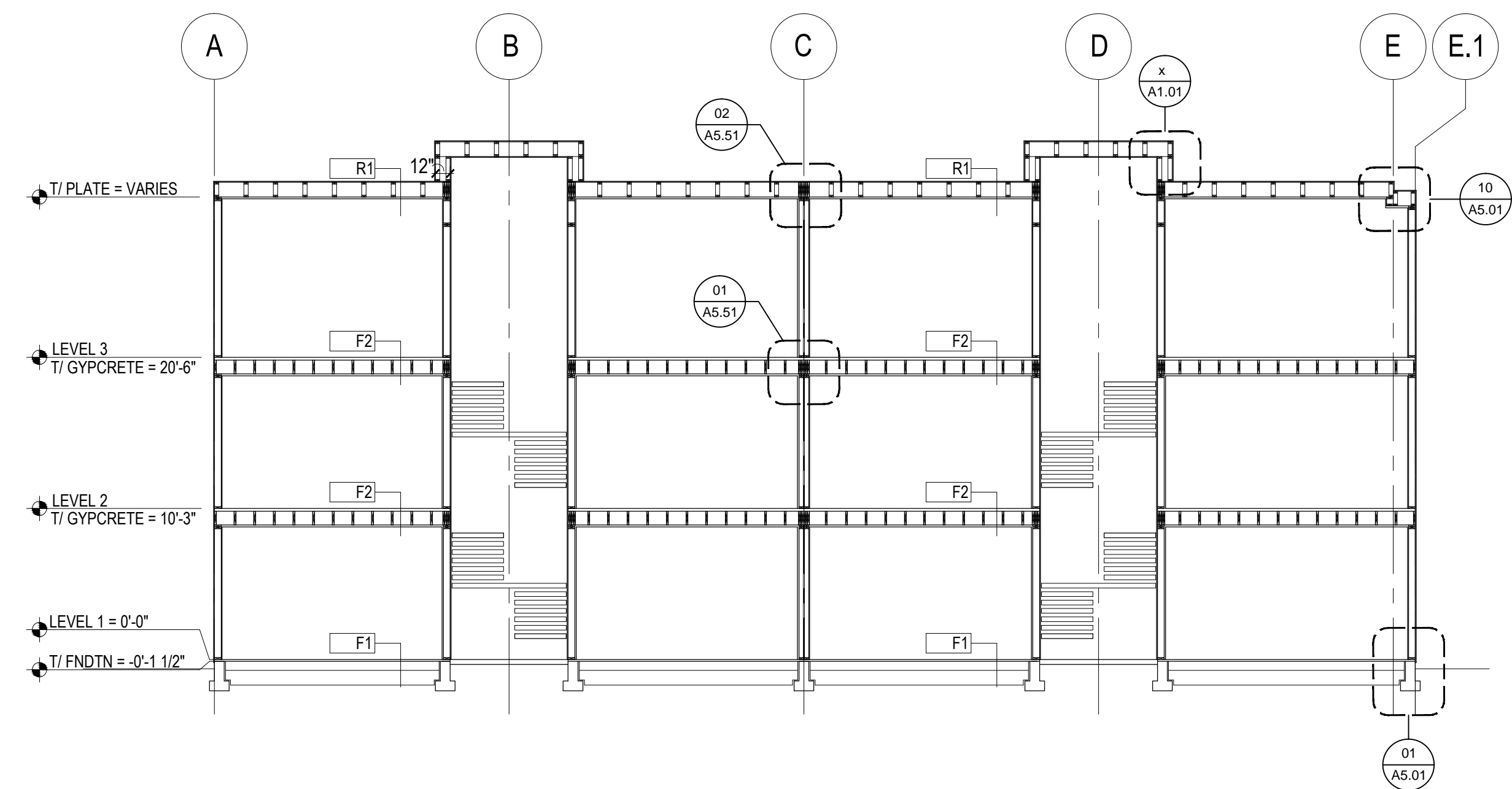
04 Building D Section Scale: 1/8"=1'-0"



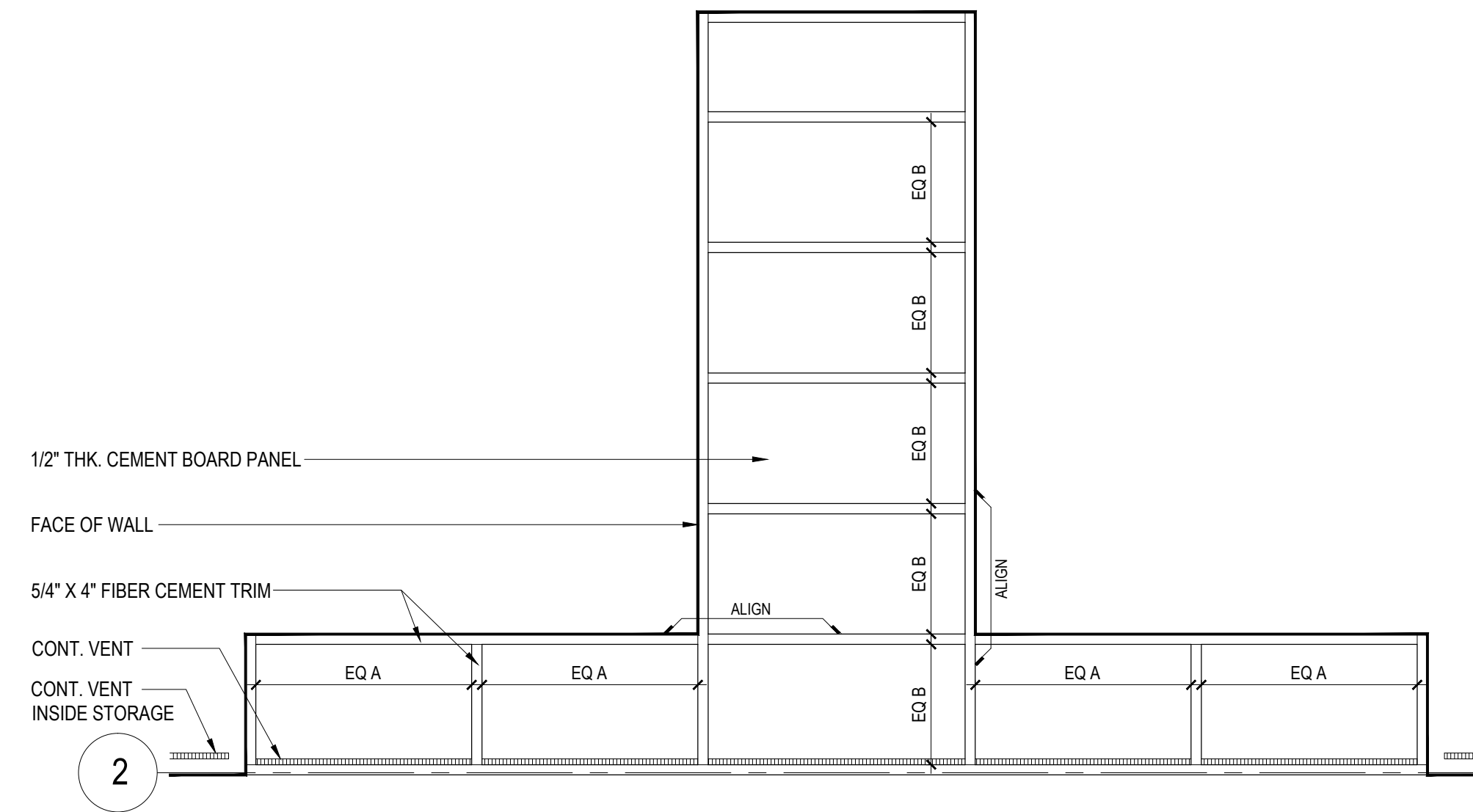
02 Building D Section Scale: 1/8"=1'-0"



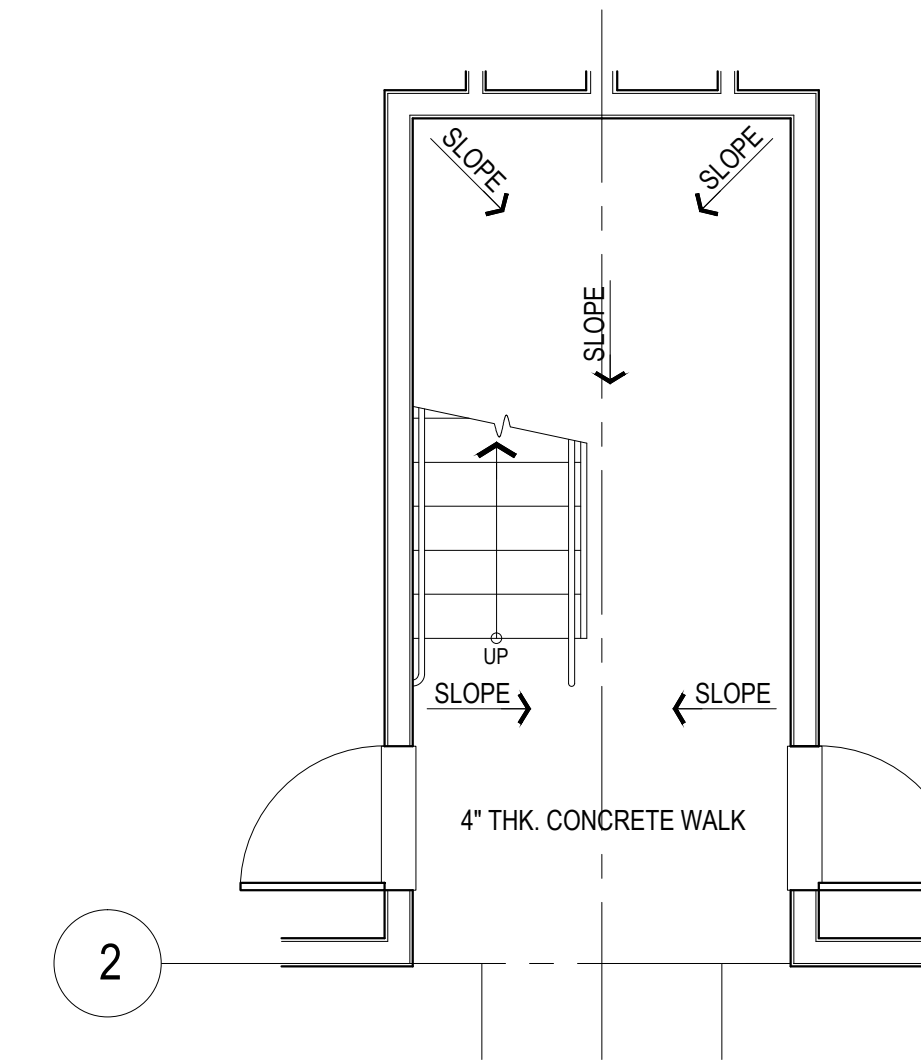
03 Building D Section Scale: 1/8"=1'-0"



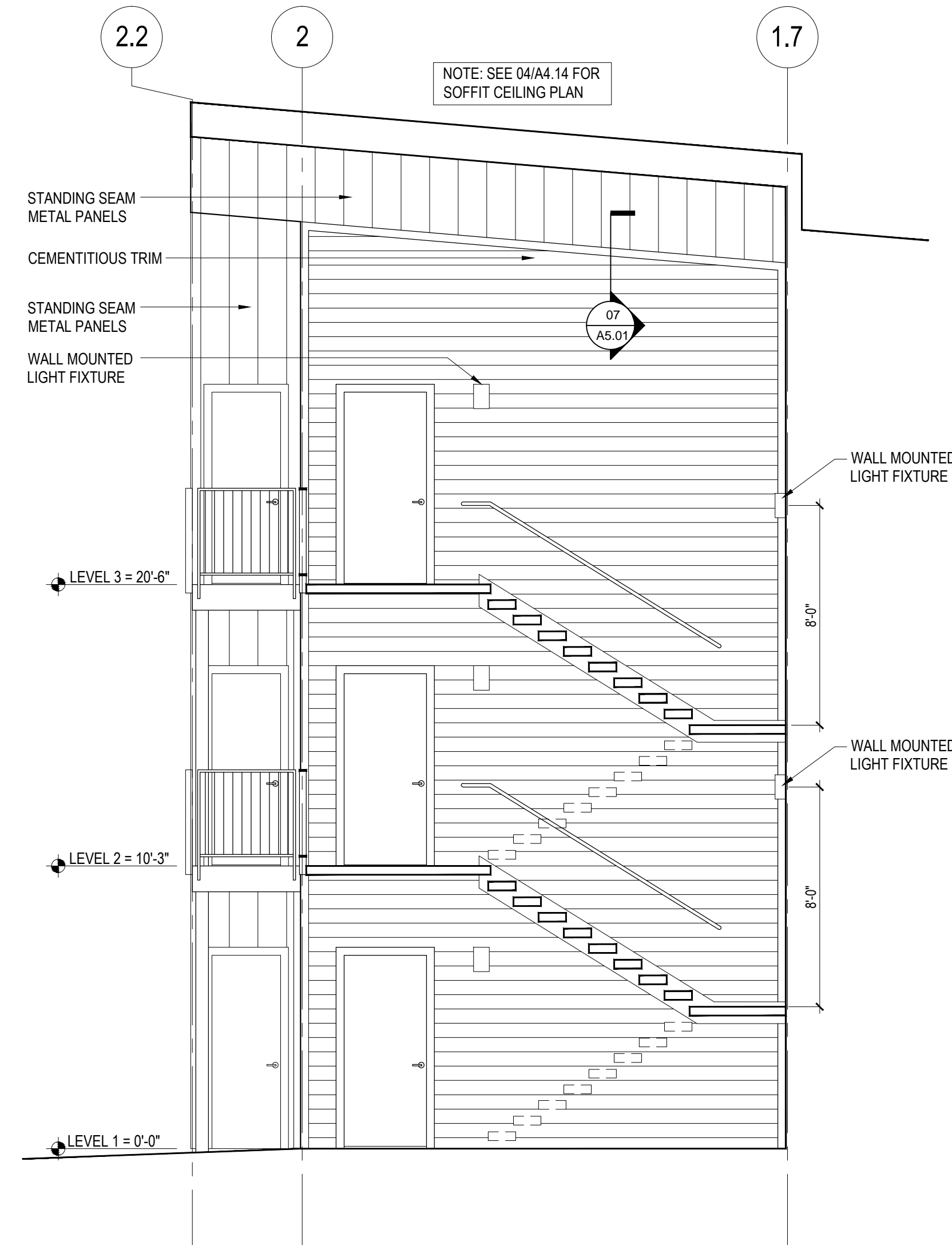
01 Building A Section Scale: 1/8"=1'-0"



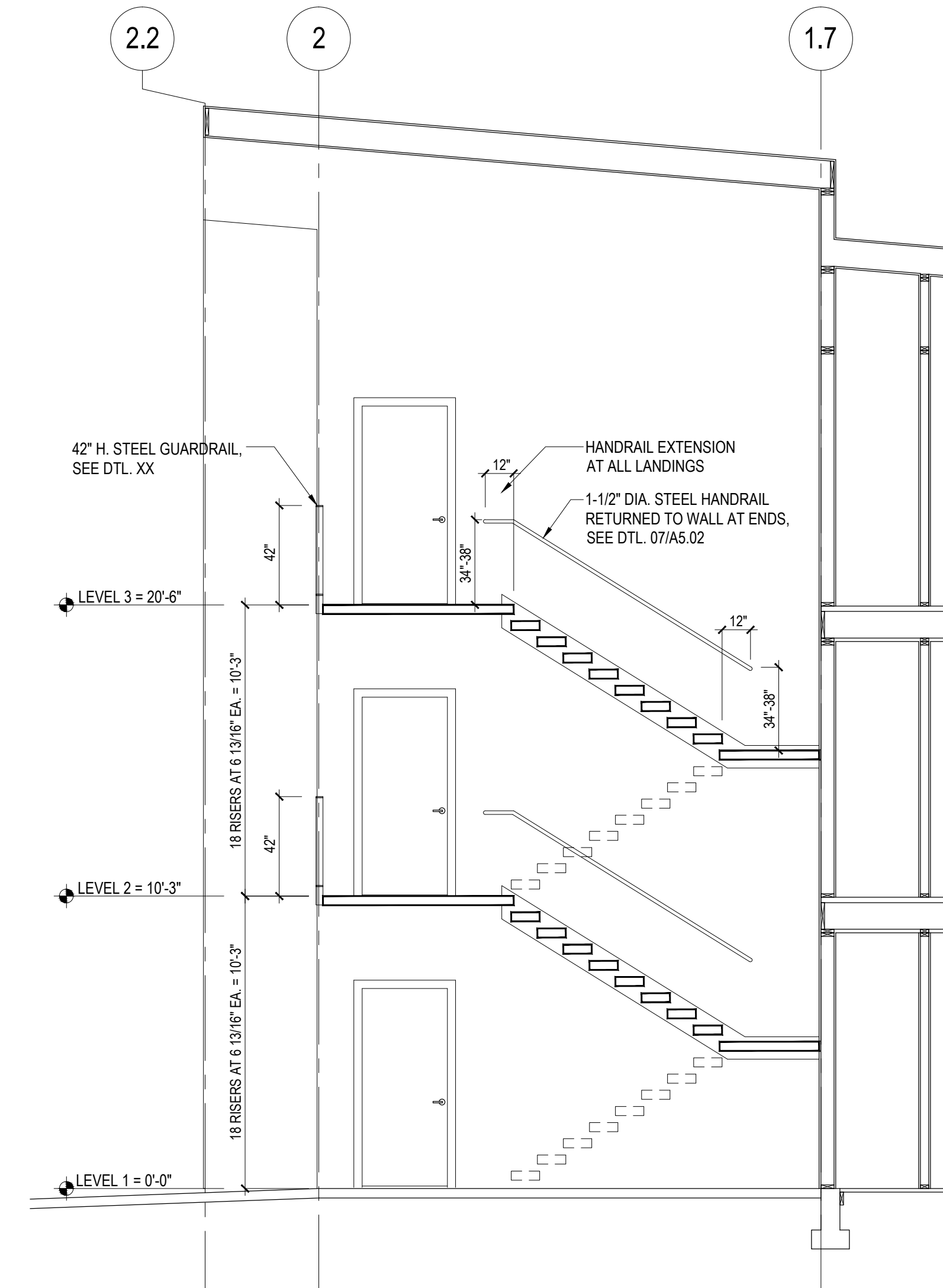
04 Typical Exterior Soffit Reflective Plan Scale: 1/4"=1'-0"



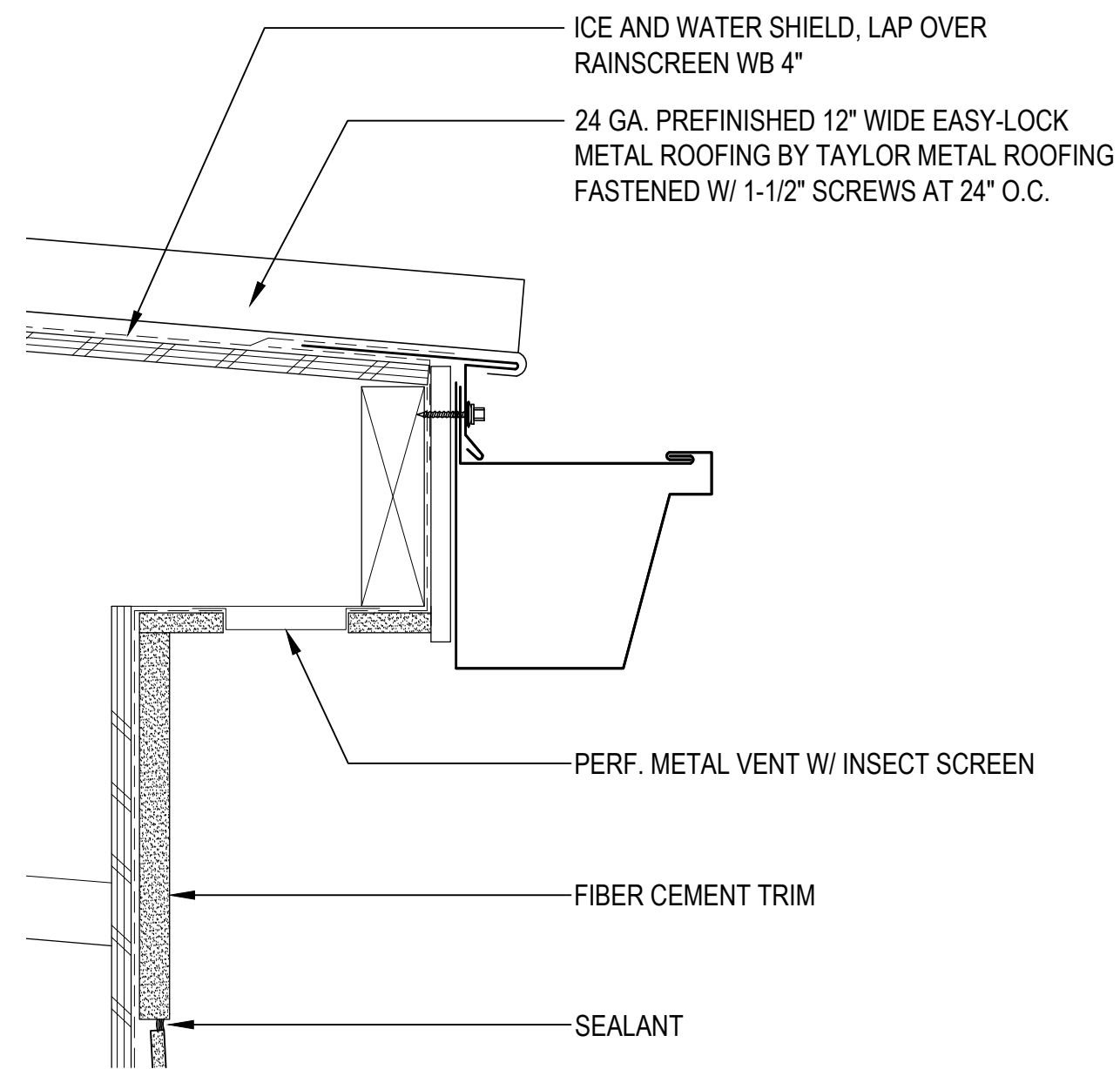
02 Typical Entry Concrete Scale: 1/4"=1'-0"



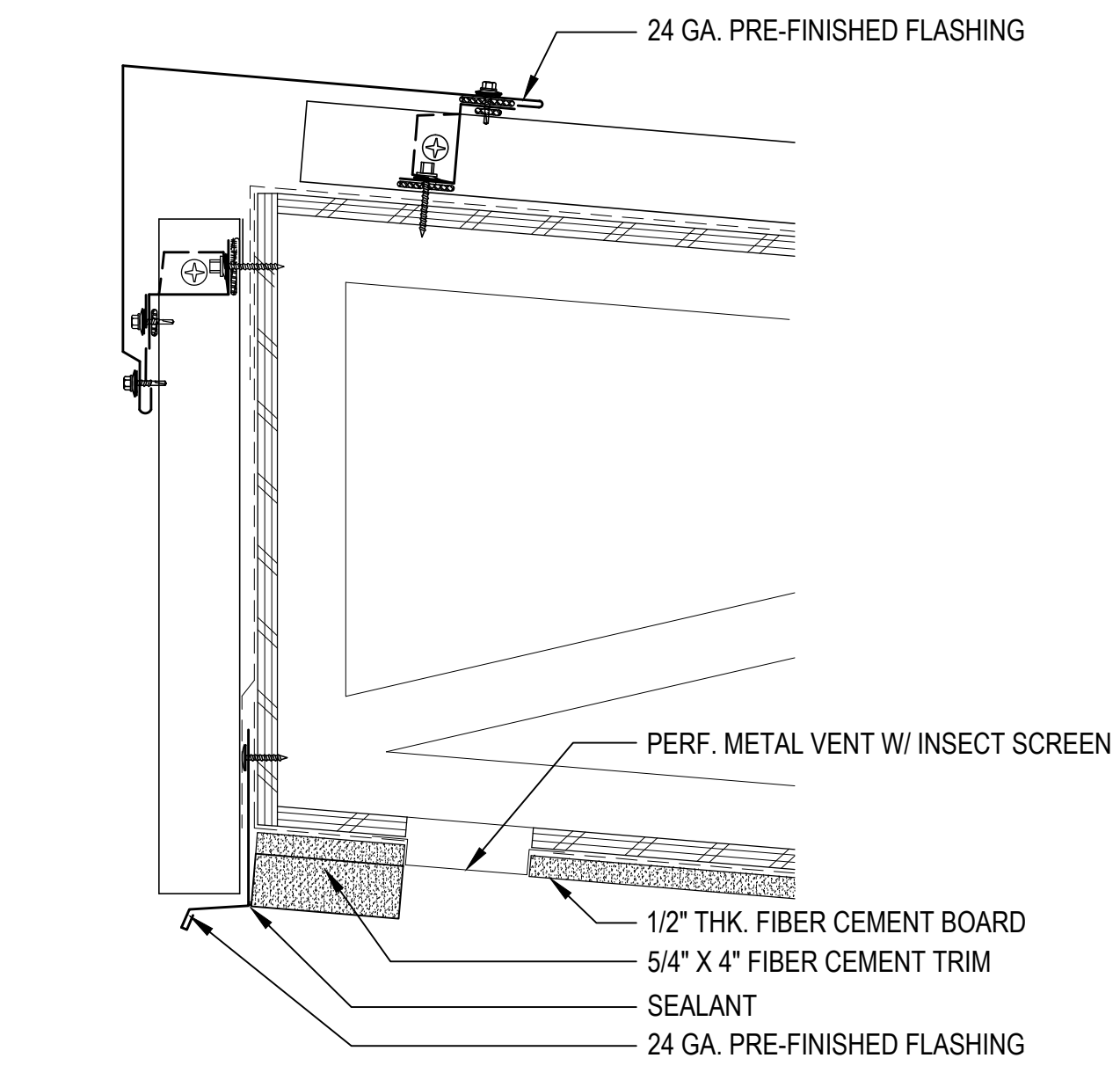
03 Typical Stair Elevation Scale: 1/4"=1'-0"



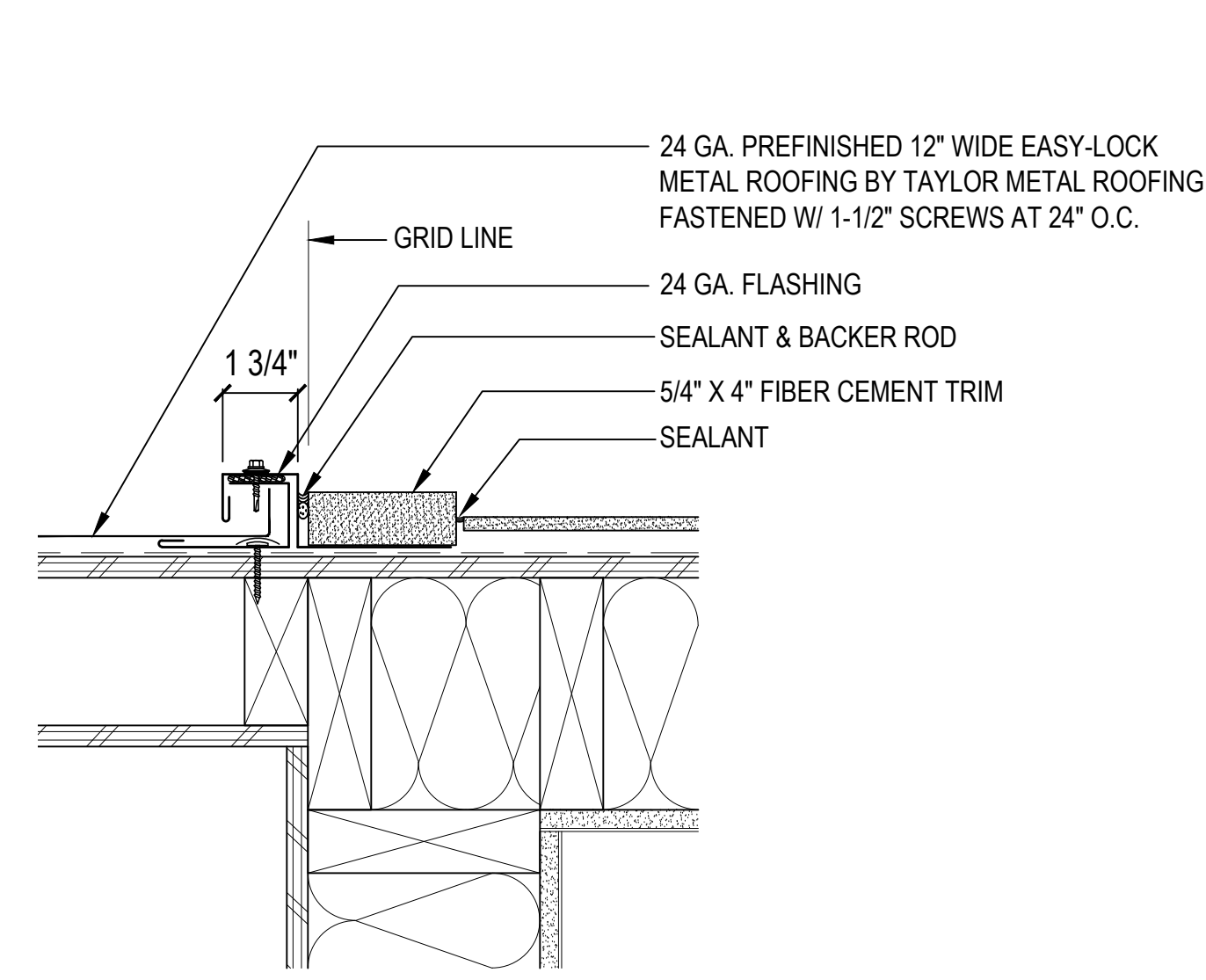
01 Typical Stair Section Scale: 1/4"=1'-0"



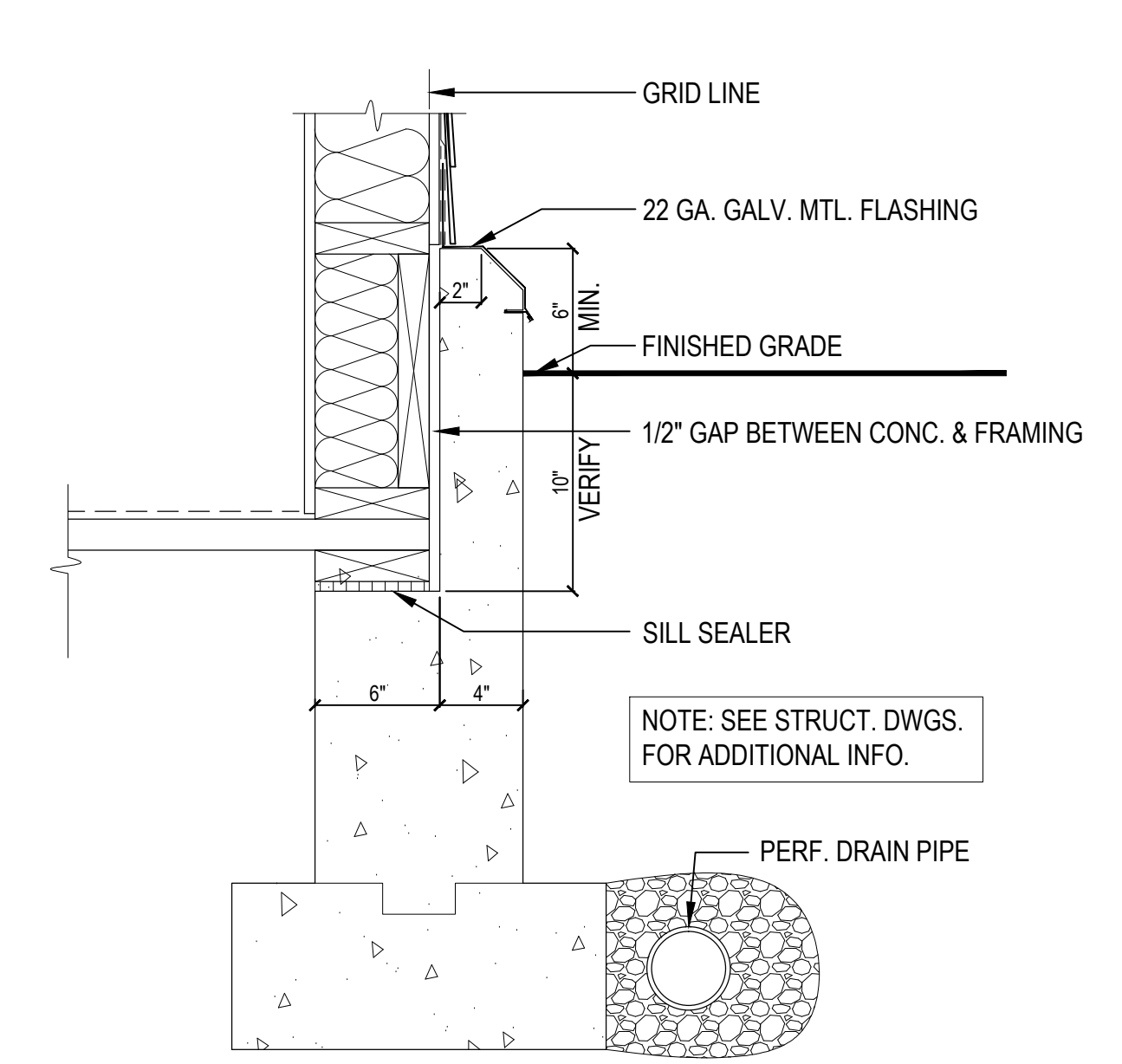
12 Gutter Dtl. Scale: 3"=1'-0"



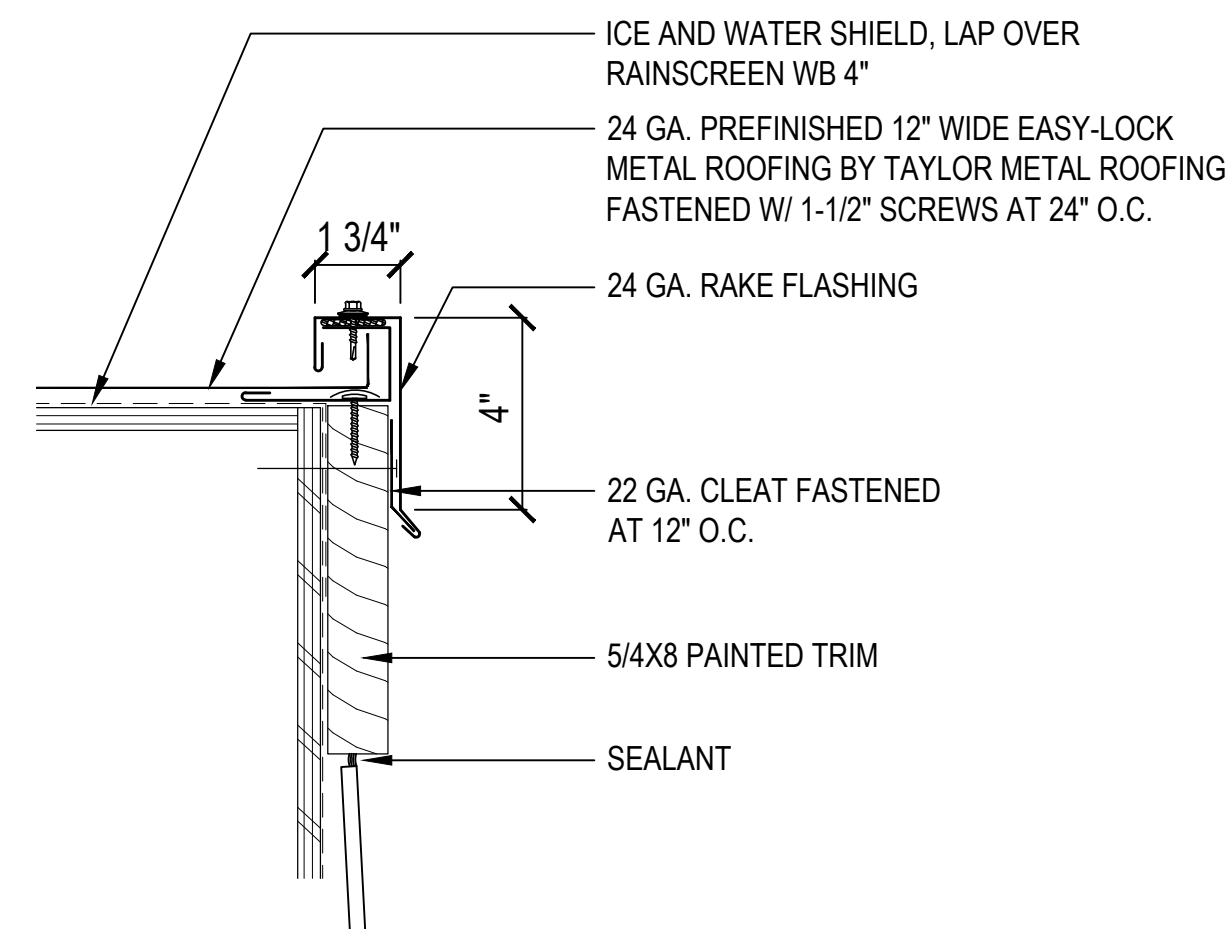
09 Overhang Dtl. Scale: 3"=1'-0"



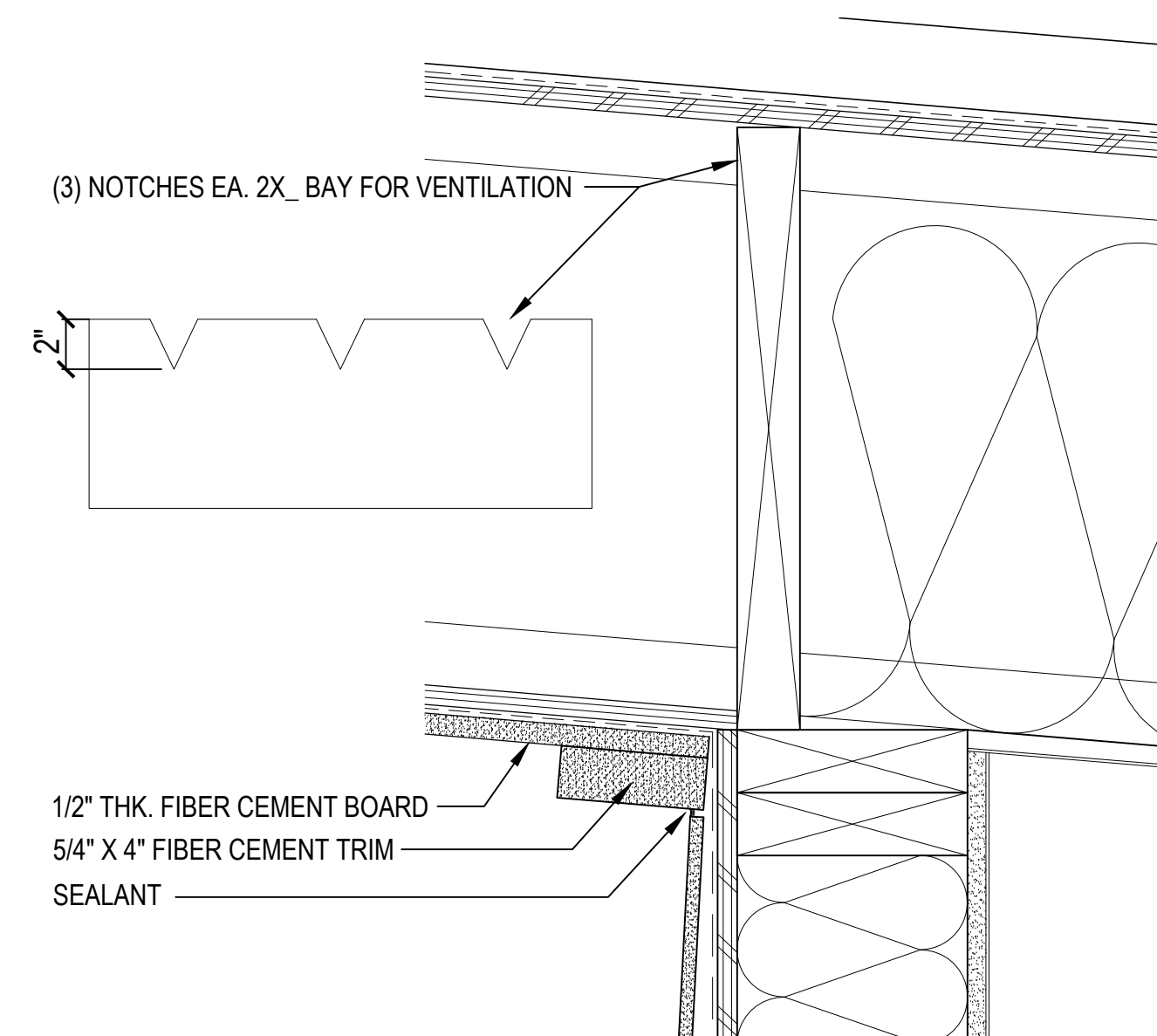
06 Transition Dtl. Scale: 3"=1'-0"



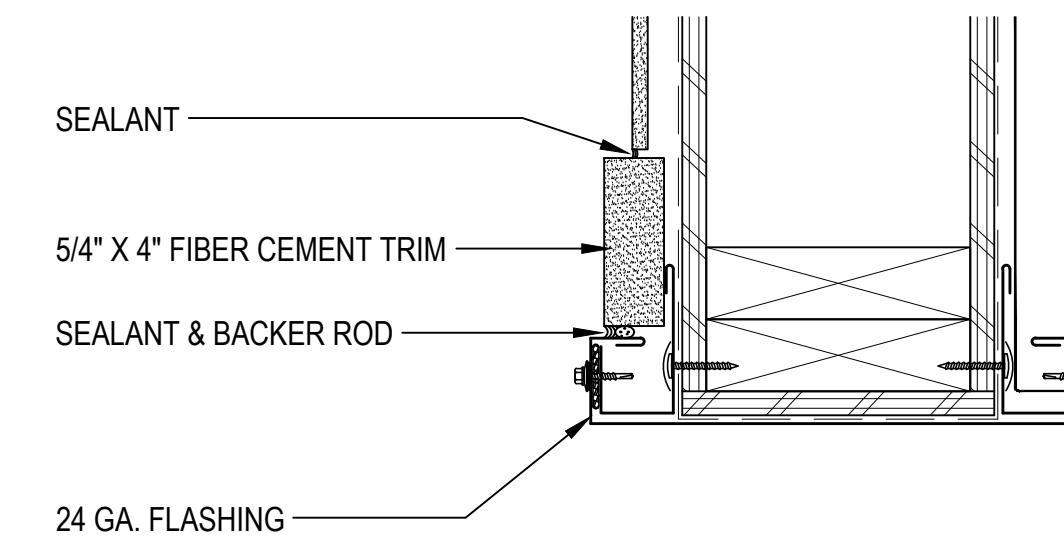
03 Foundation Dtl. Scale: 1-1/2"=1'-0"



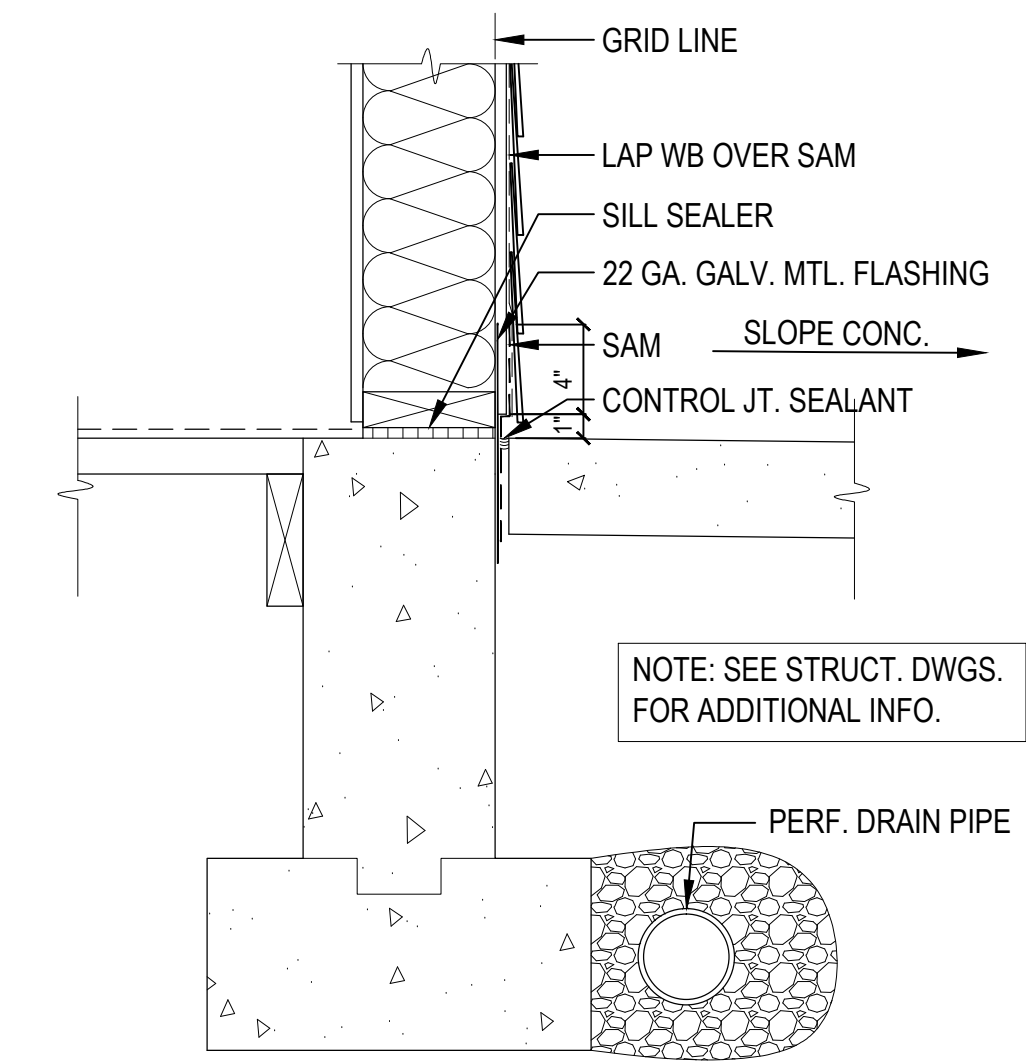
11 Rake Dtl. Scale: 3"=1'-0"



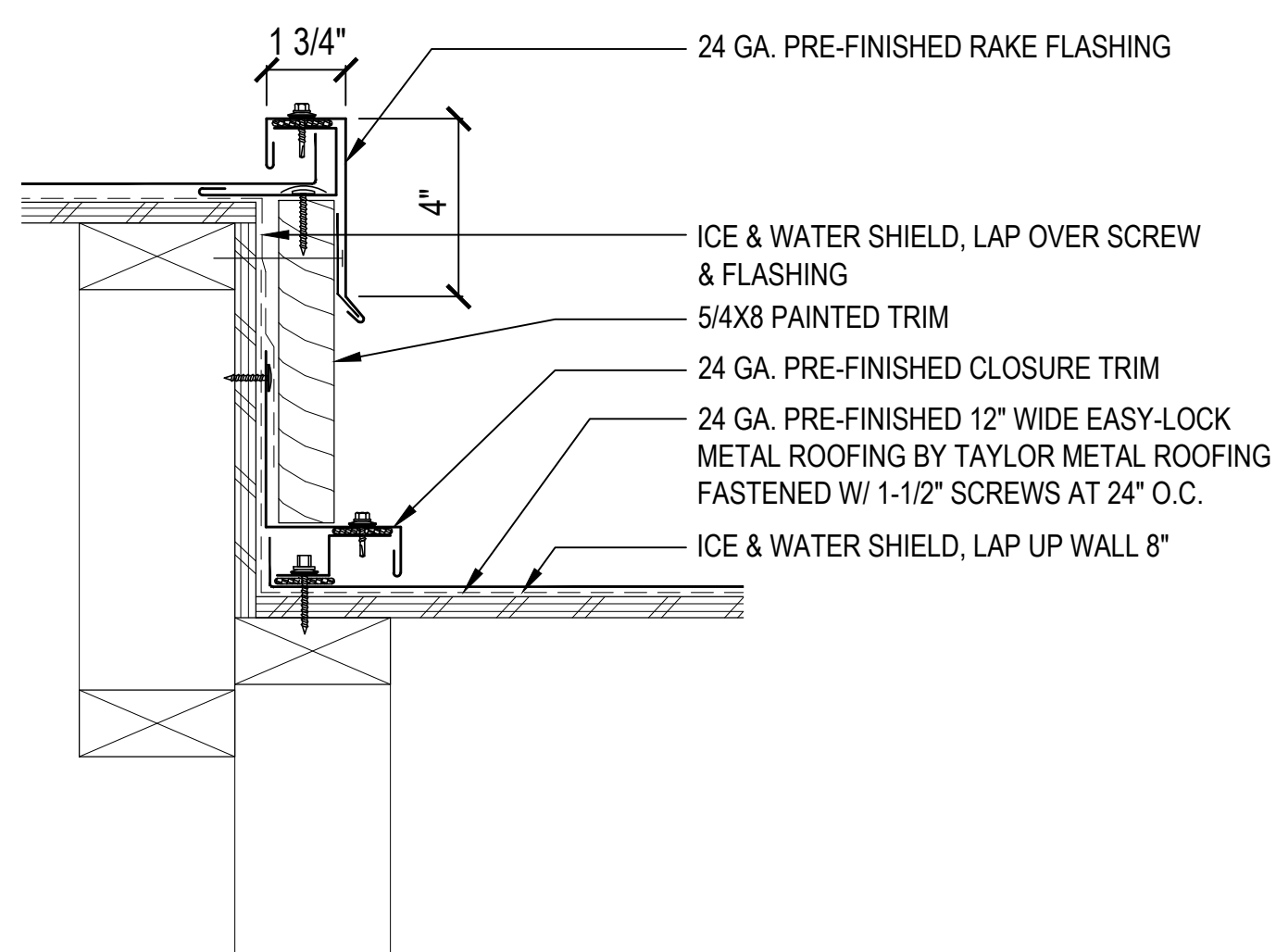
08 Overhang Dtl. Scale: 3"=1'-0"



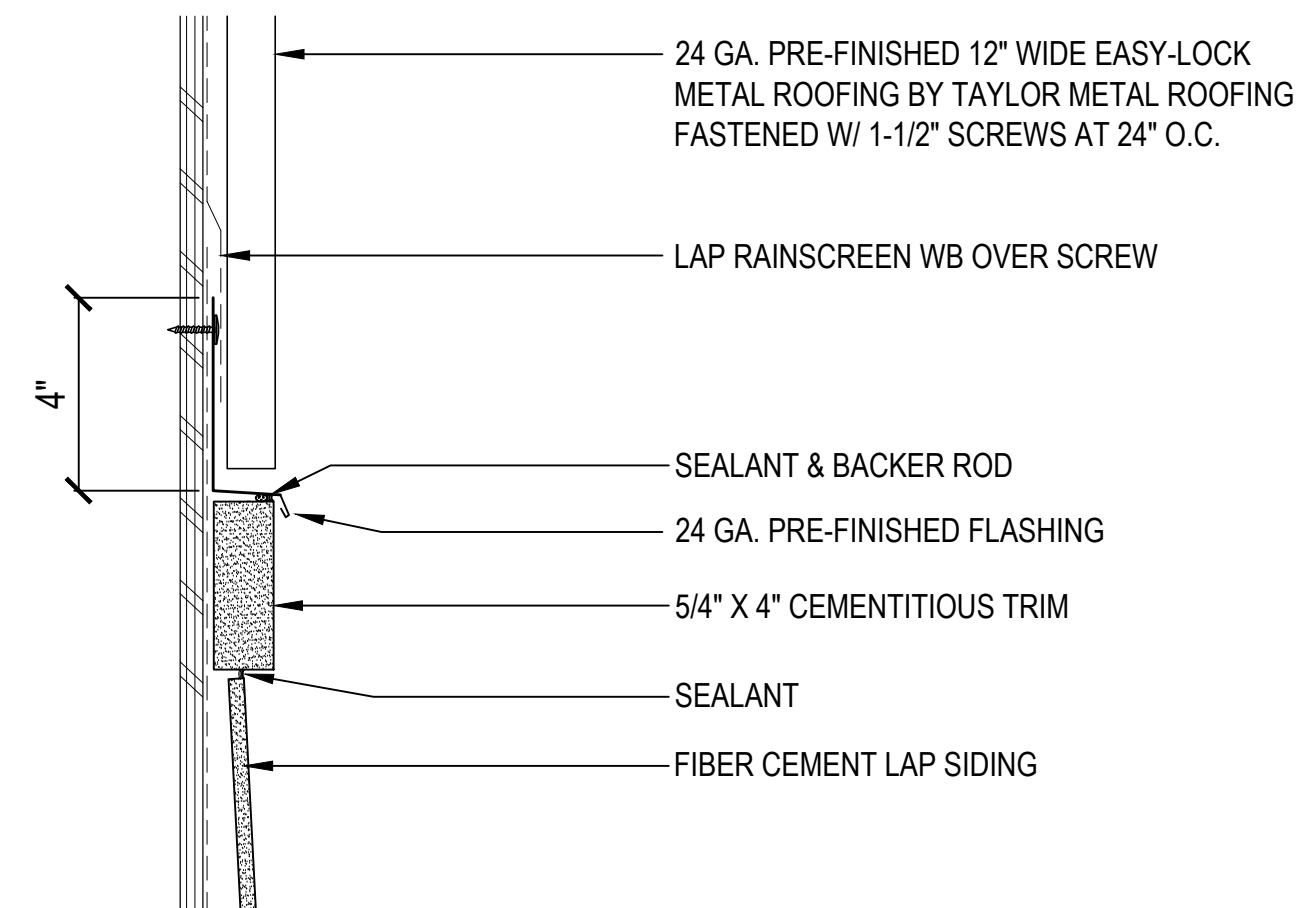
05 End Wall Dtl. Scale: 3"=1'-0"



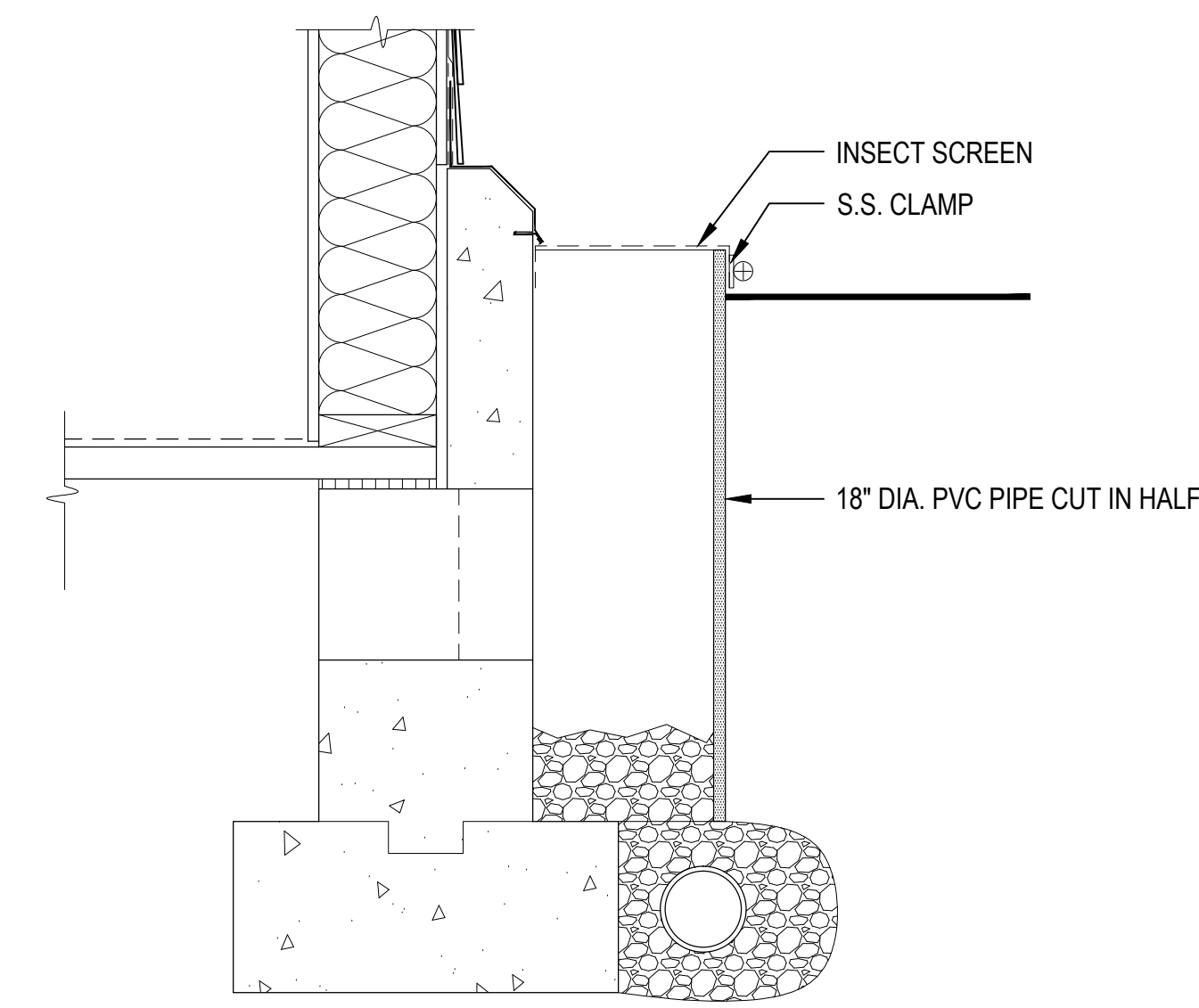
02 Foundation Dtl. Scale: 1-1/2"=1'-0"



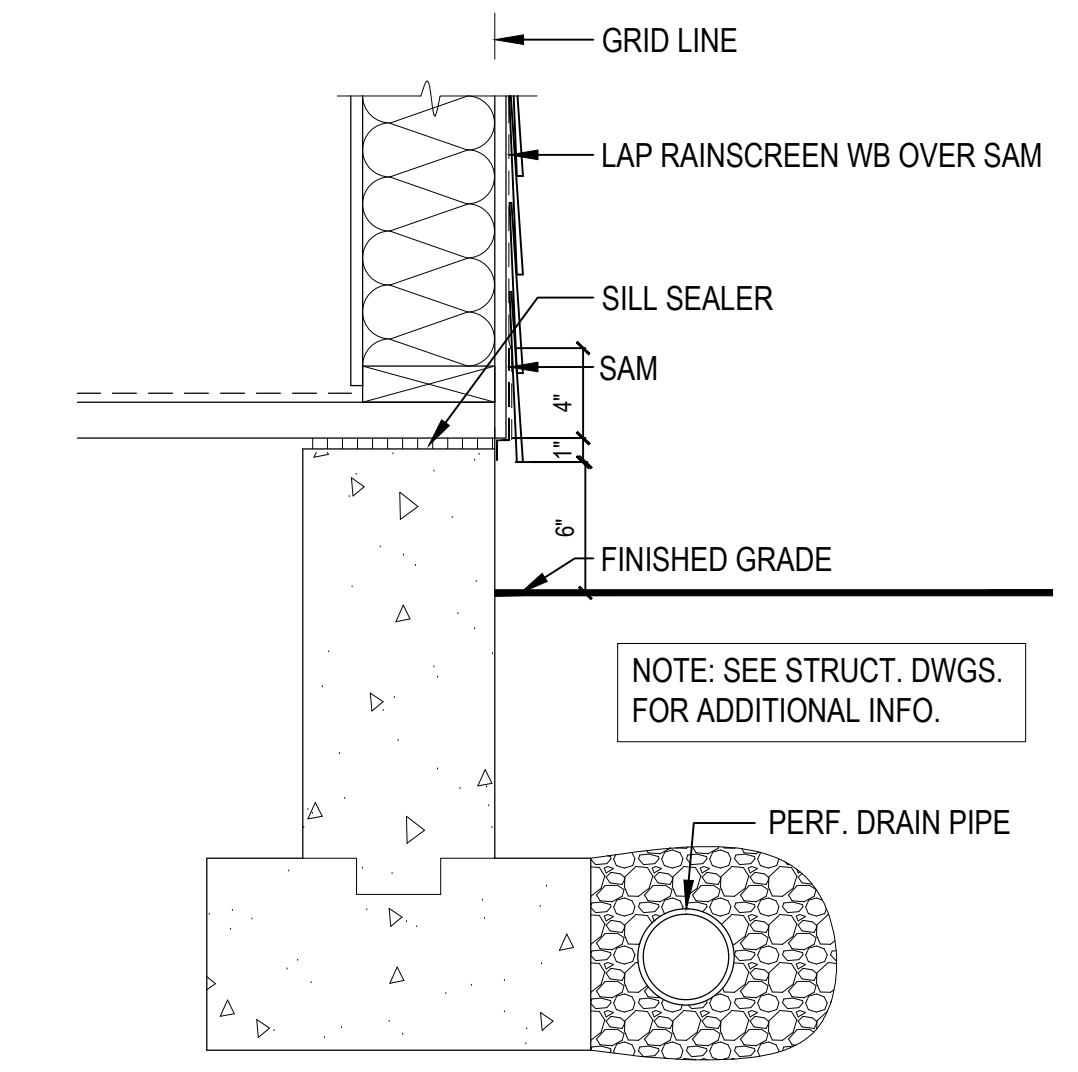
10 Roof Transition Dtl. Scale: 3"=1'-0"



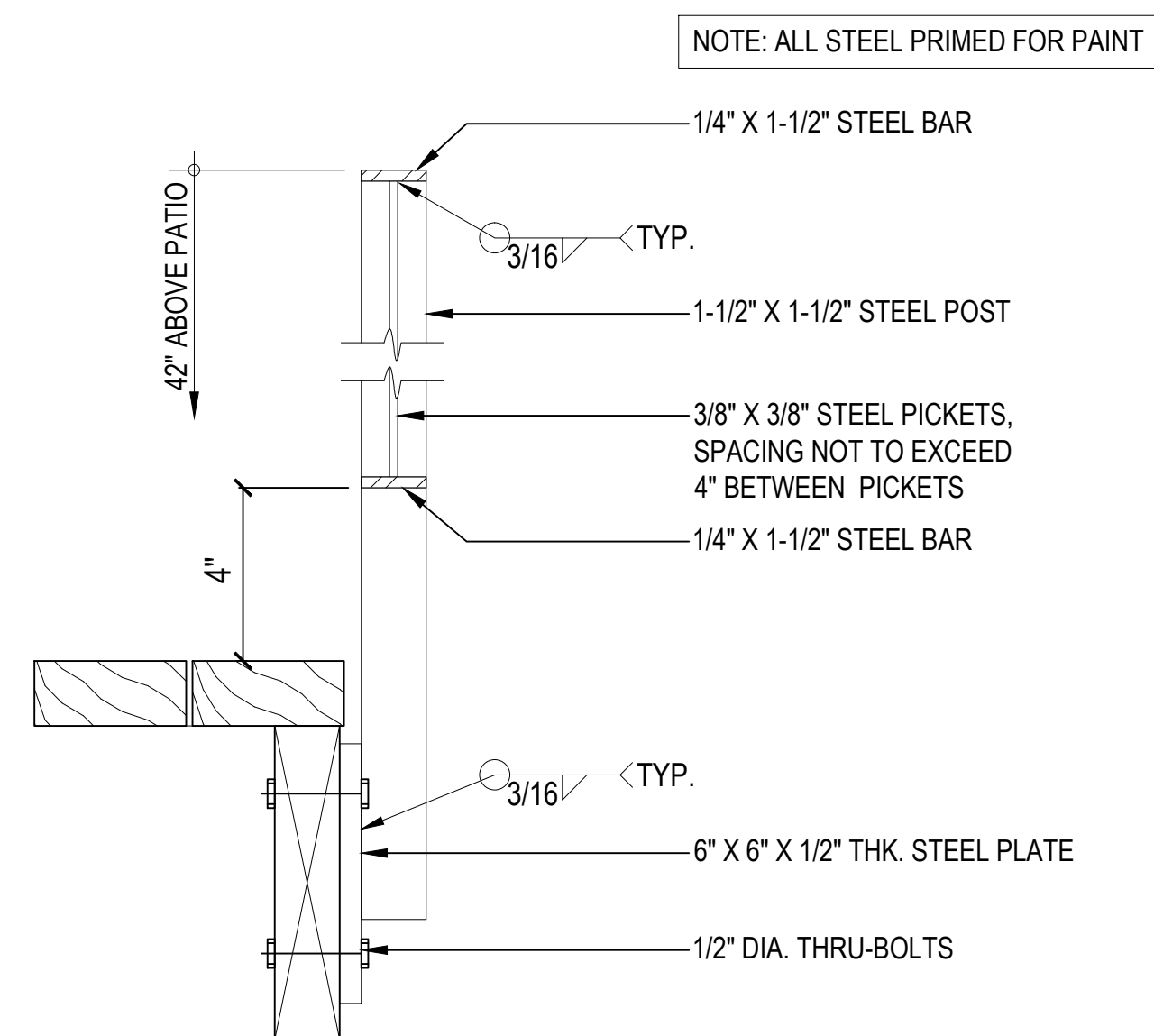
07 Siding/Metal Panel Transition Dtl. Scale: 3"=1'-0"



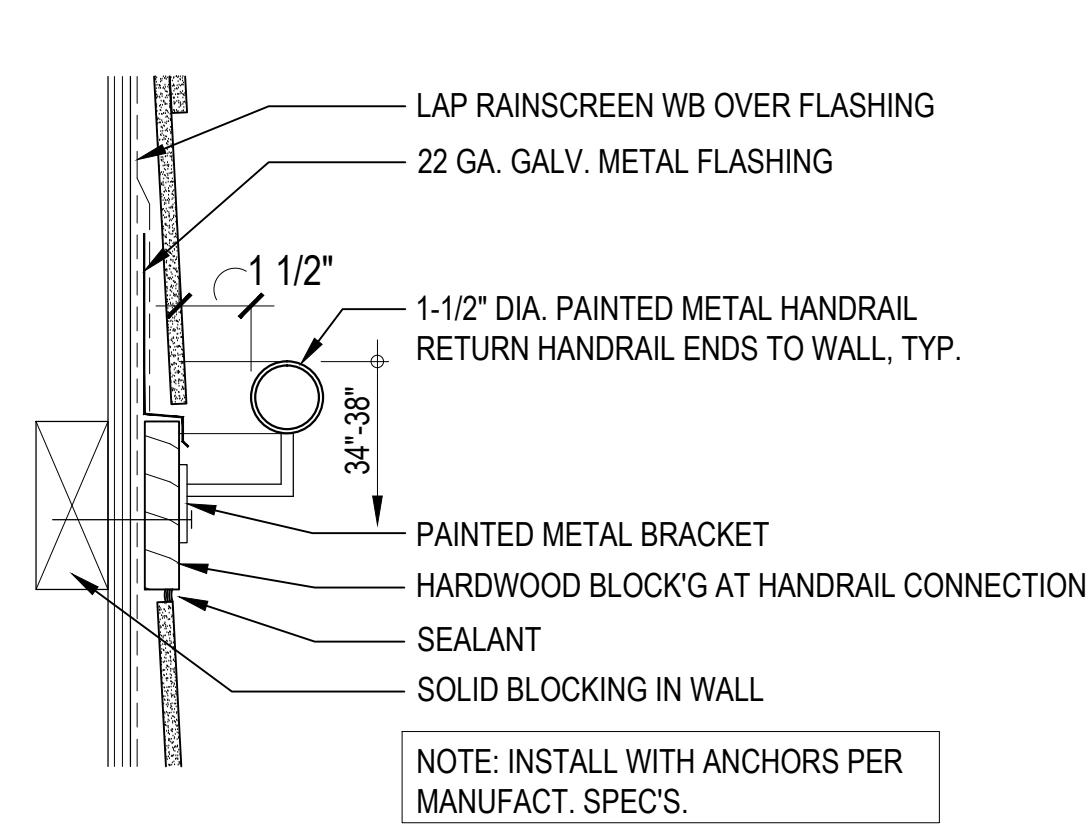
04 Foundation Vent Dtl. Scale: 1-1/2"=1'-0"



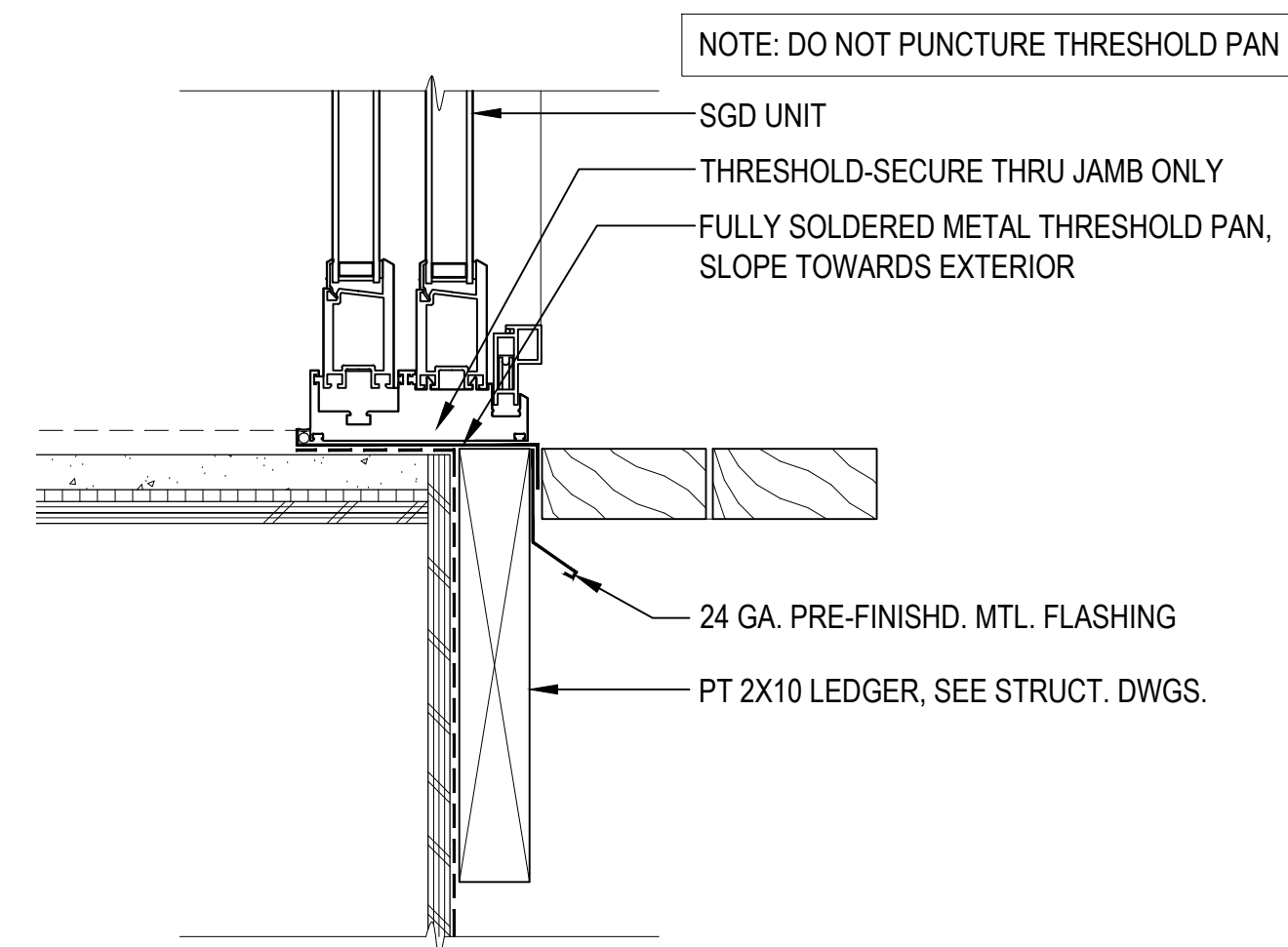
01 Foundation Dtl. Scale: 1-1/2"=1'-0"



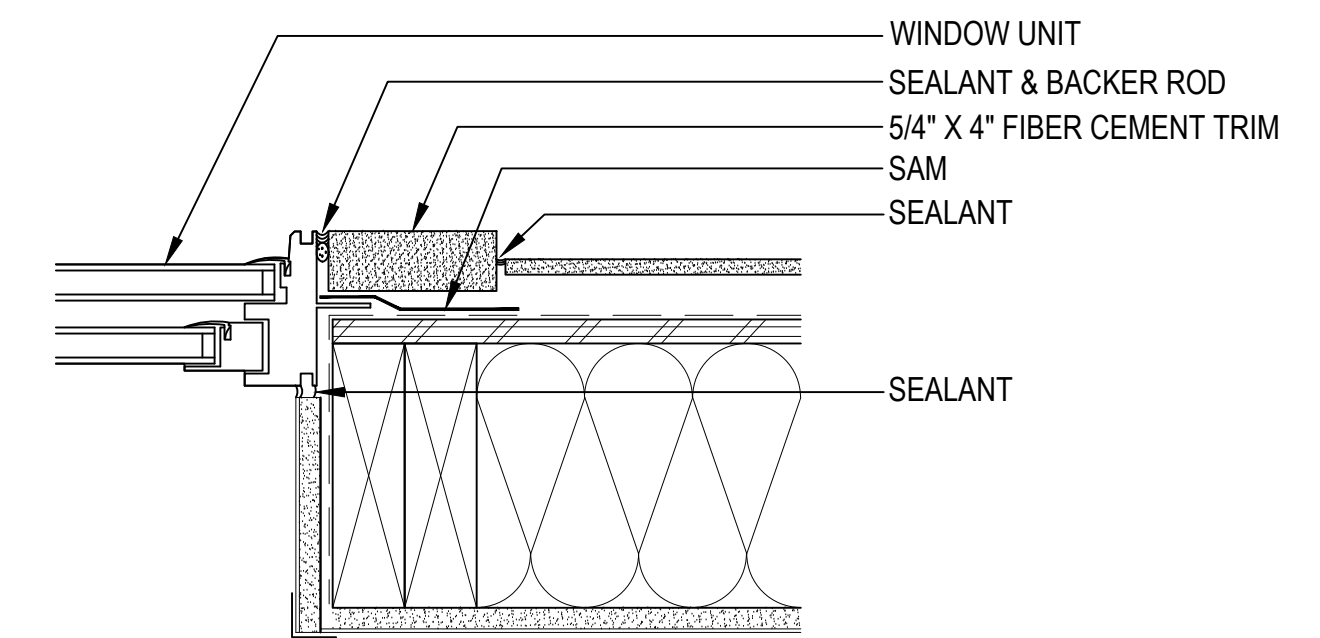
08 Guardrail Dtl. Scale: 3"=1'-0"



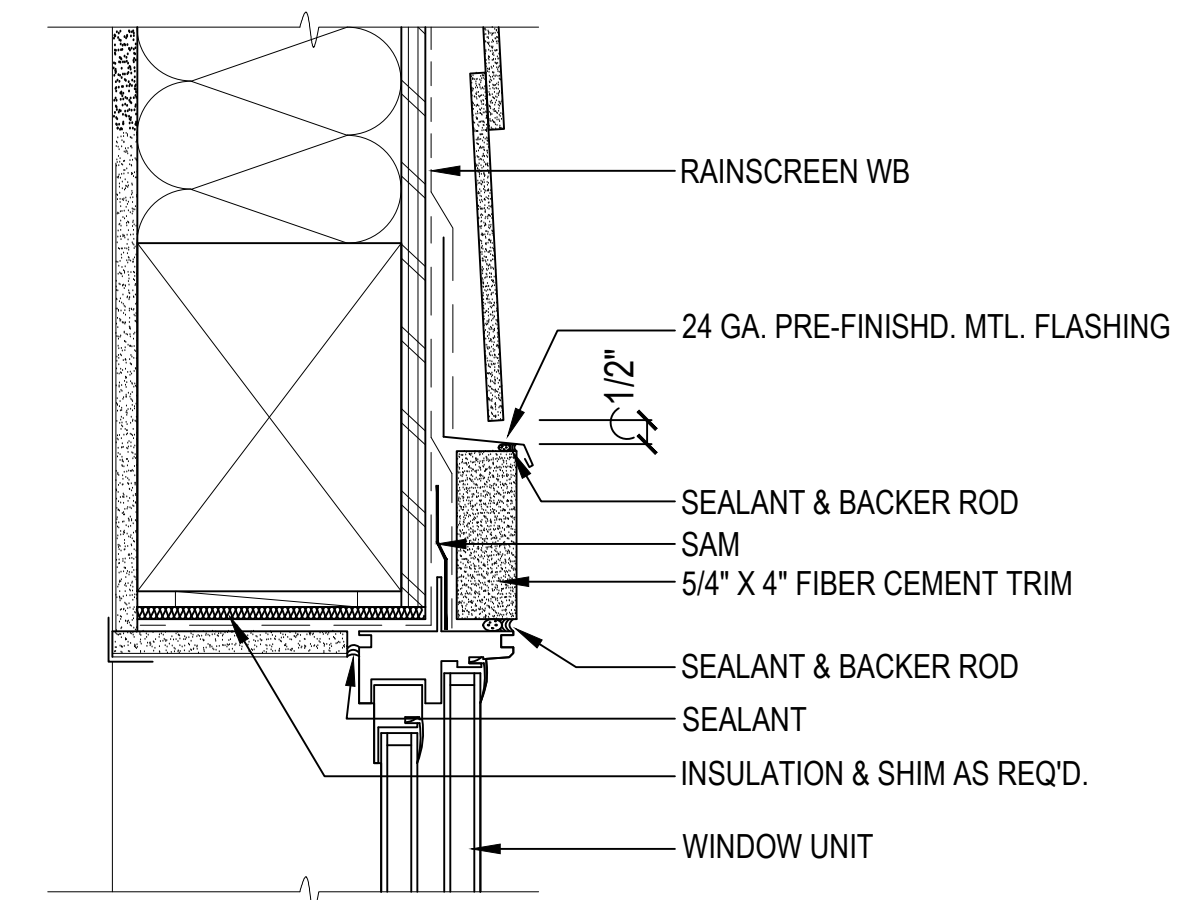
07 Handrail Dtl. Scale: 3"=1'-0"



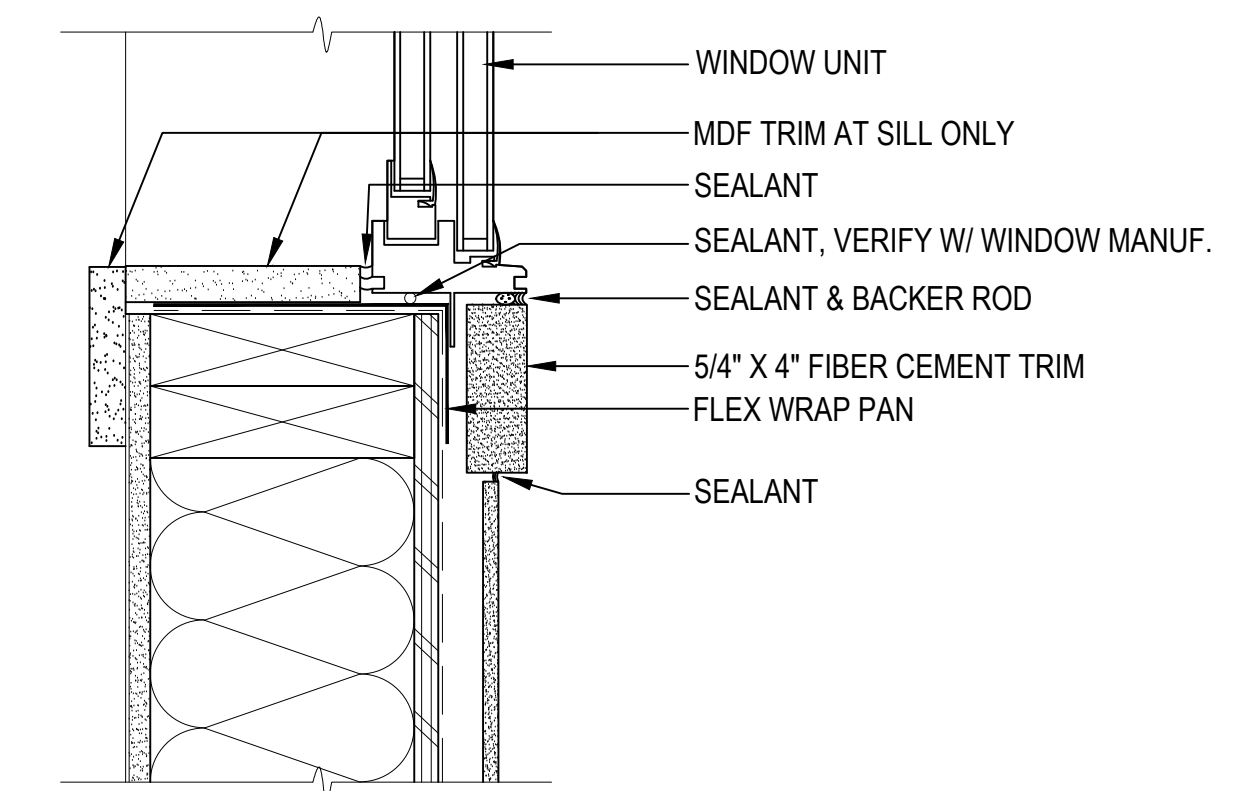
04 SGD Sill Dtl. Scale: 3"=1'-0"



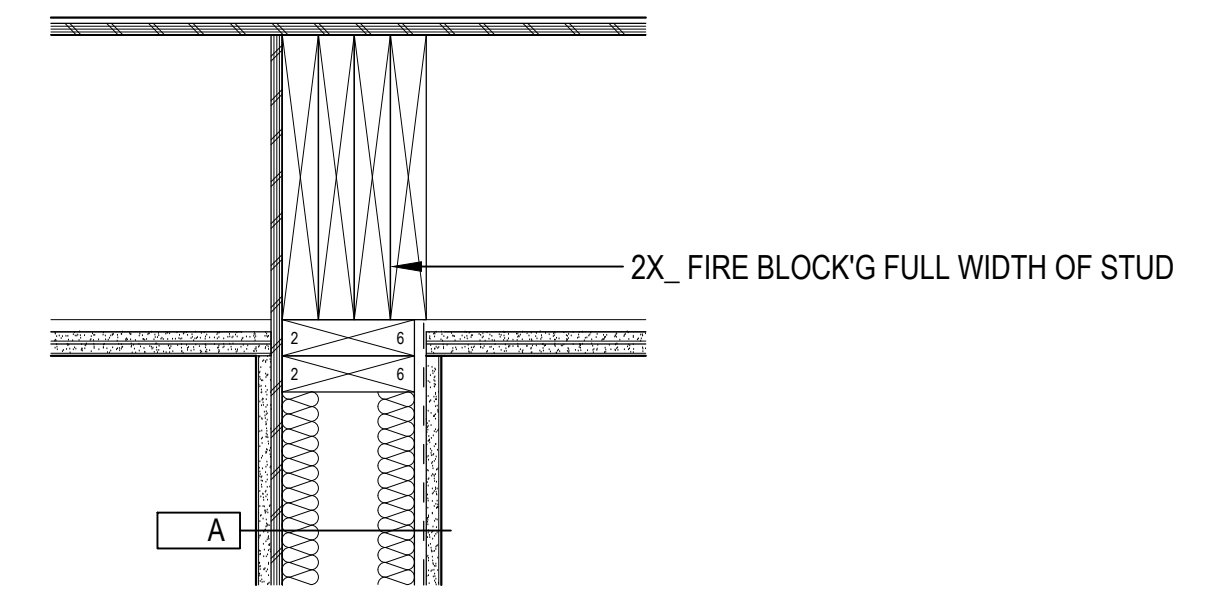
03 Window Jamb Dtl. Scale: 1-1/2"=1'-0"



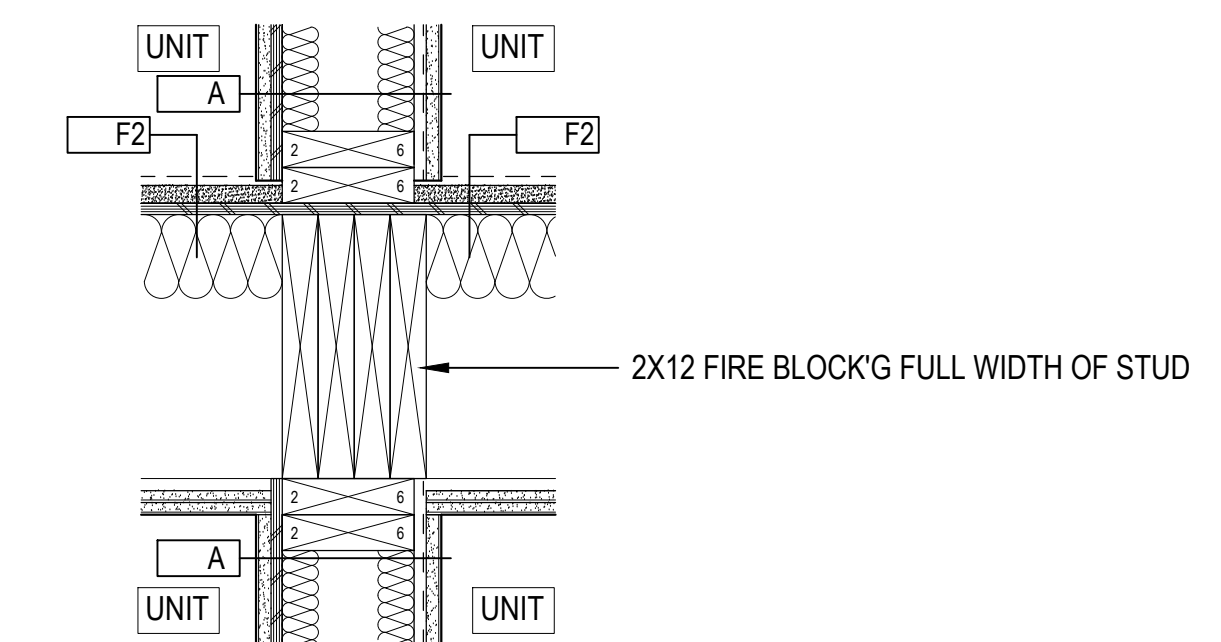
02 Window Head Dtl. Scale: 3"=1'-0"



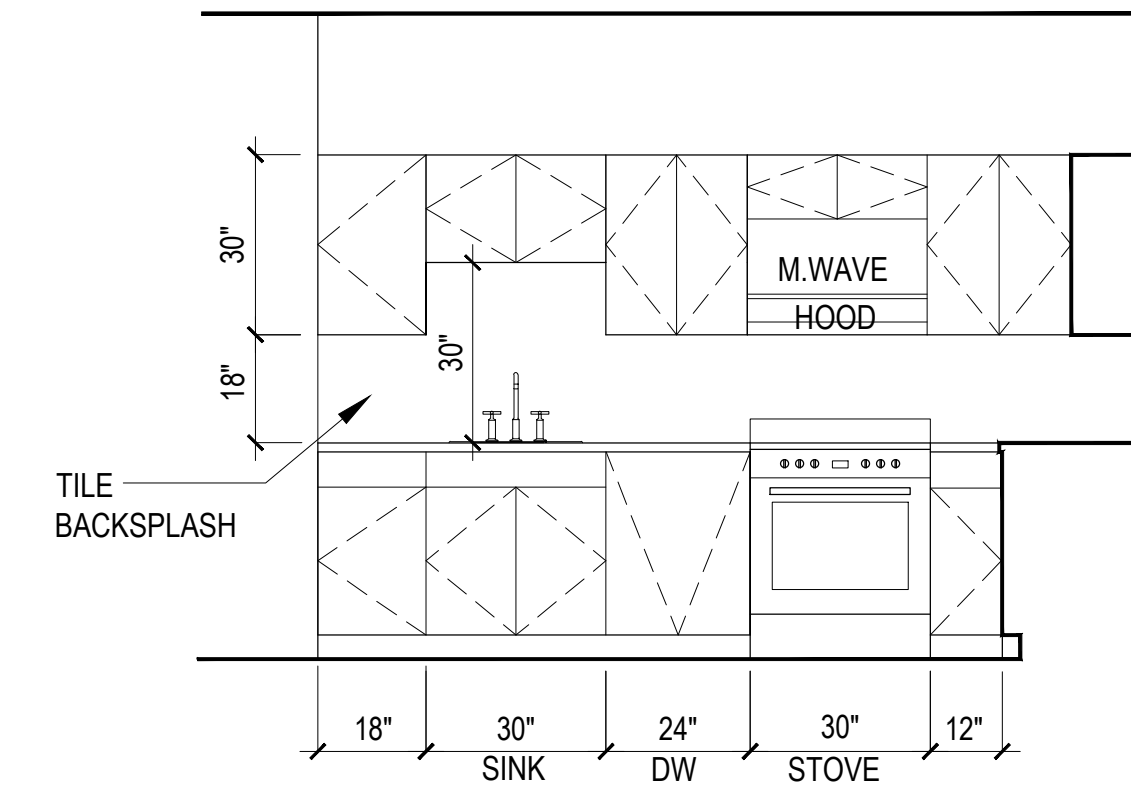
01 Window Sill Dtl. Scale: 3"=1'-0"



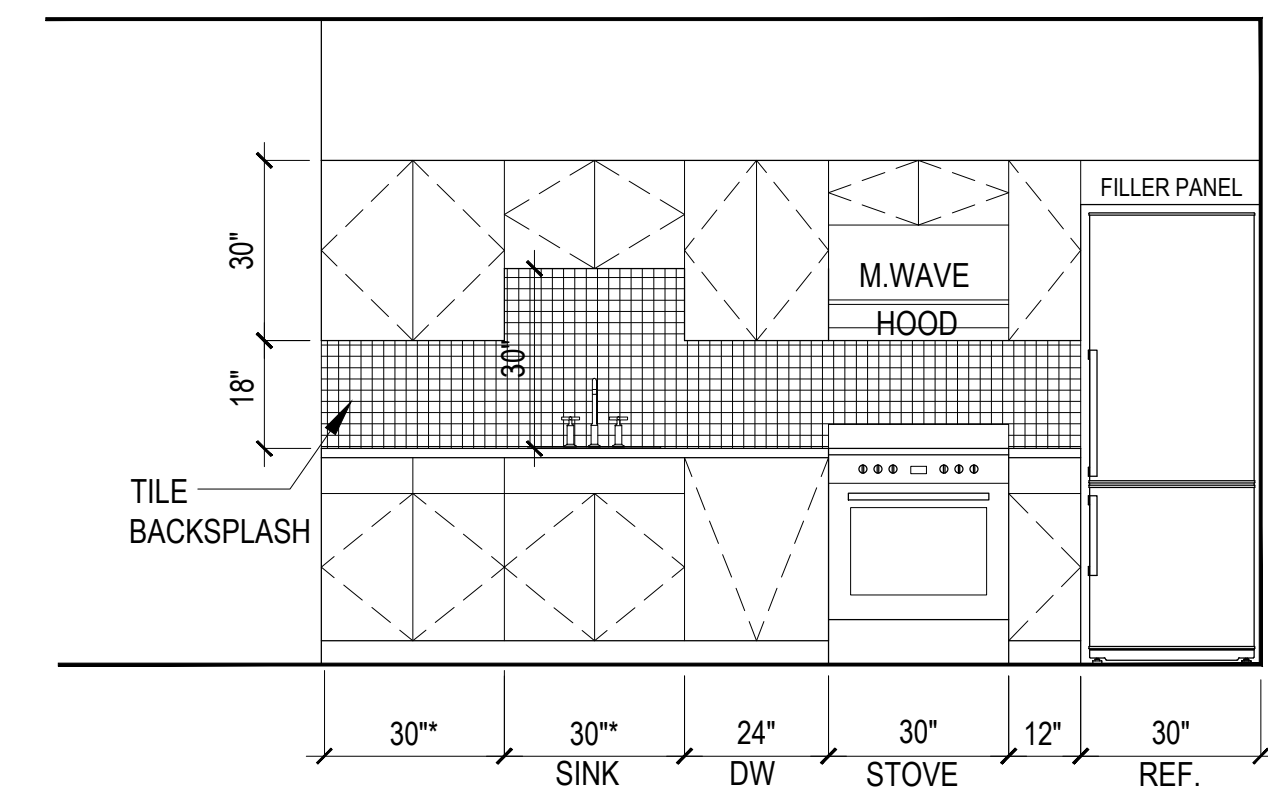
02 Continuity to Roof Scale: 1-1/2"=1'-0"



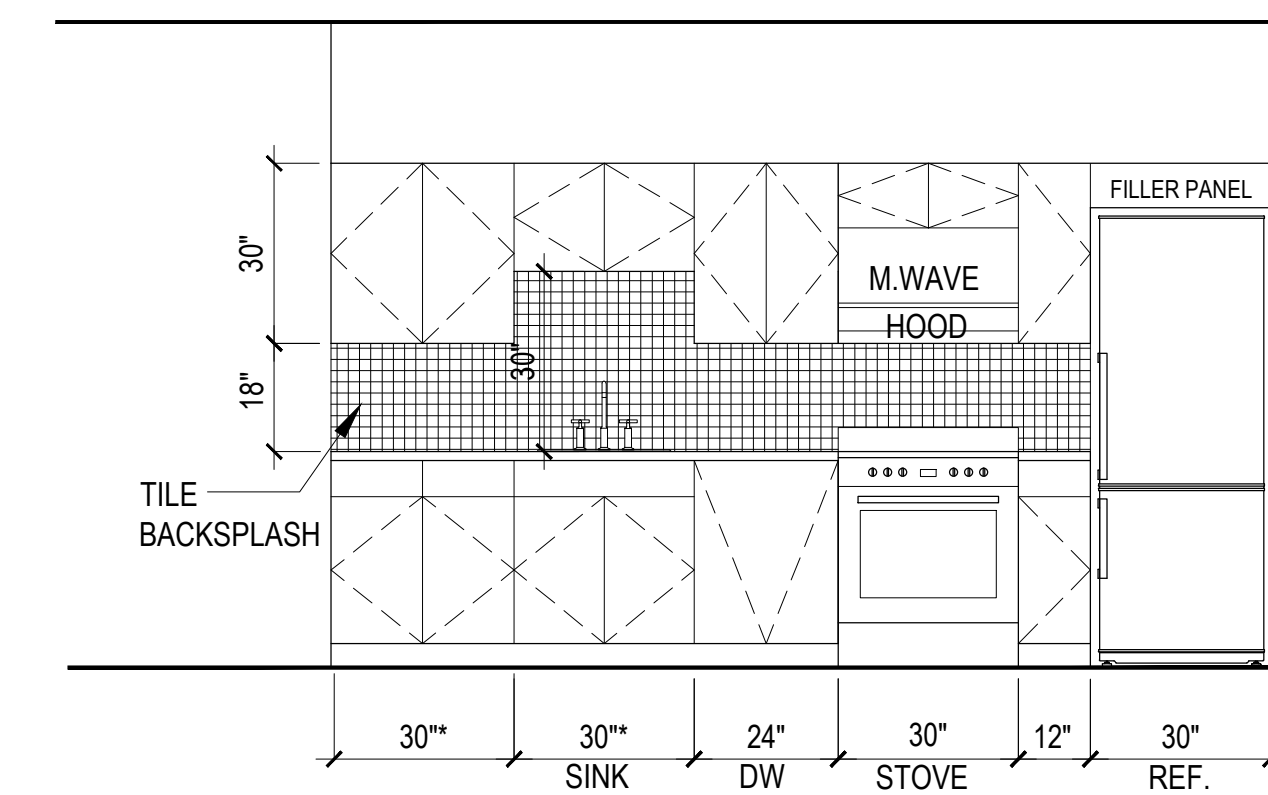
01 Floor/Demising Block'g Scale: 1-1/2"=1'-0"



03 Kitchen Elevation-Bldg. D Scale: 1/4"=1'-0"



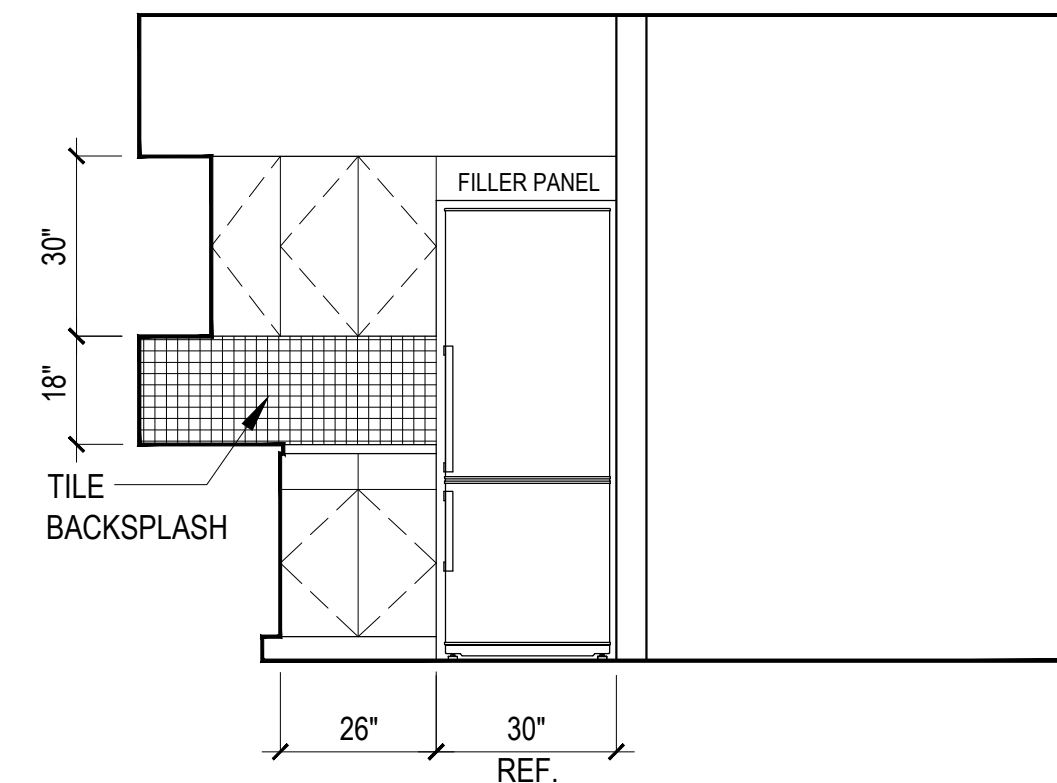
02 Kitchen Elevation-Bldg. A, B, & C Scale: 1/4"=1'-0"



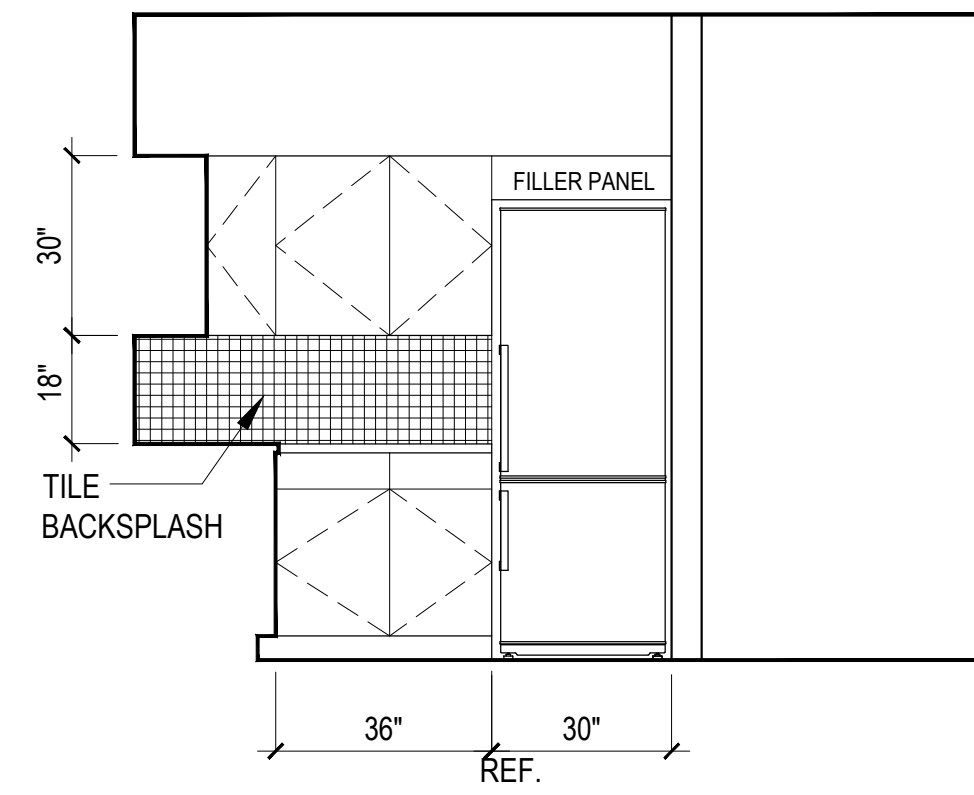
01 Kitchen Elevation-Type A Units Bldg. A, B, & C Scale: 1/4"=1'-0"

06 NOT USED Scale: 1/4"=1'-0"

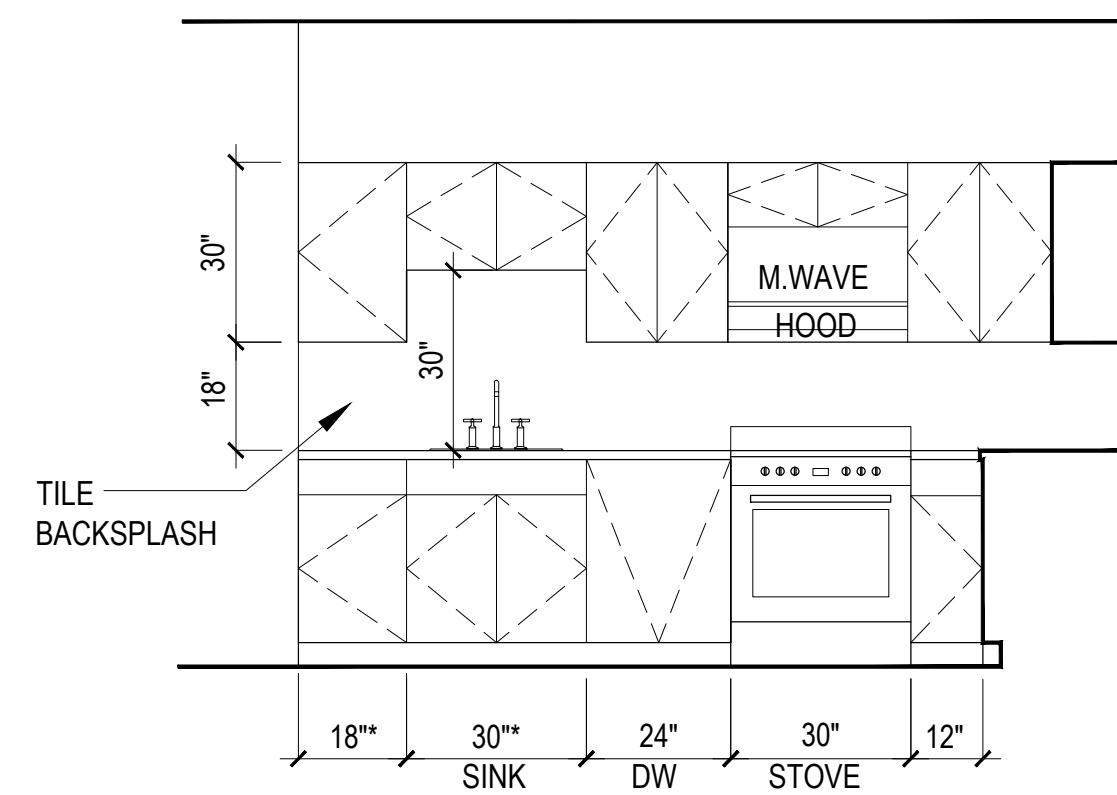
05 NOT USED Scale: 1/4"=1'-0"



04 Kitchen Elevation-Bldg. D Scale: 1/4"=1'-0"

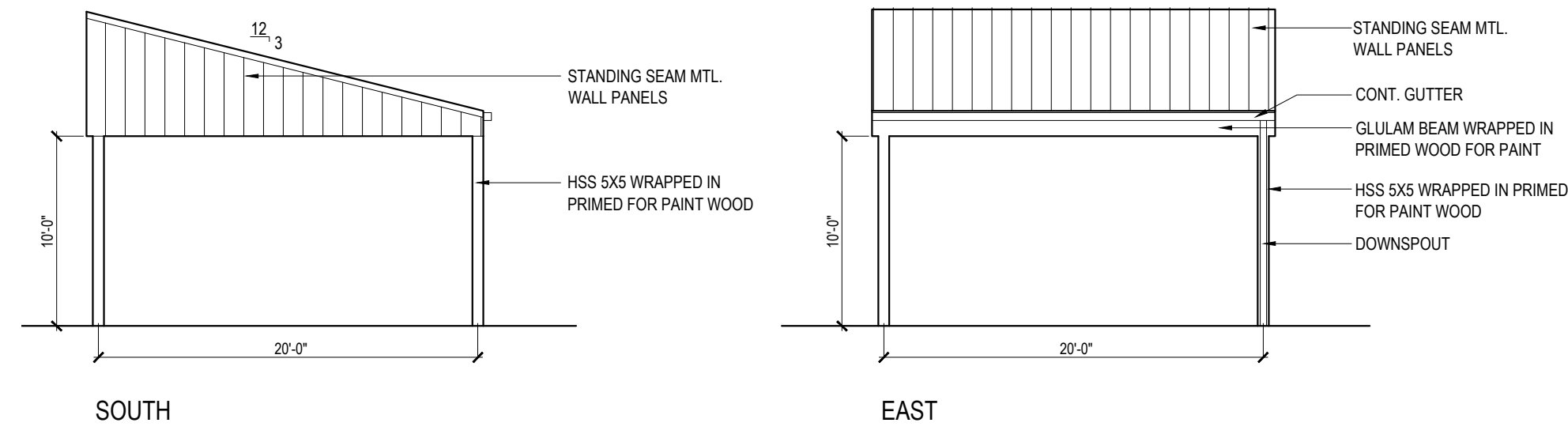


08 Kitchen Elevation-Bldg. D Scale: 1/4"=1'-0"

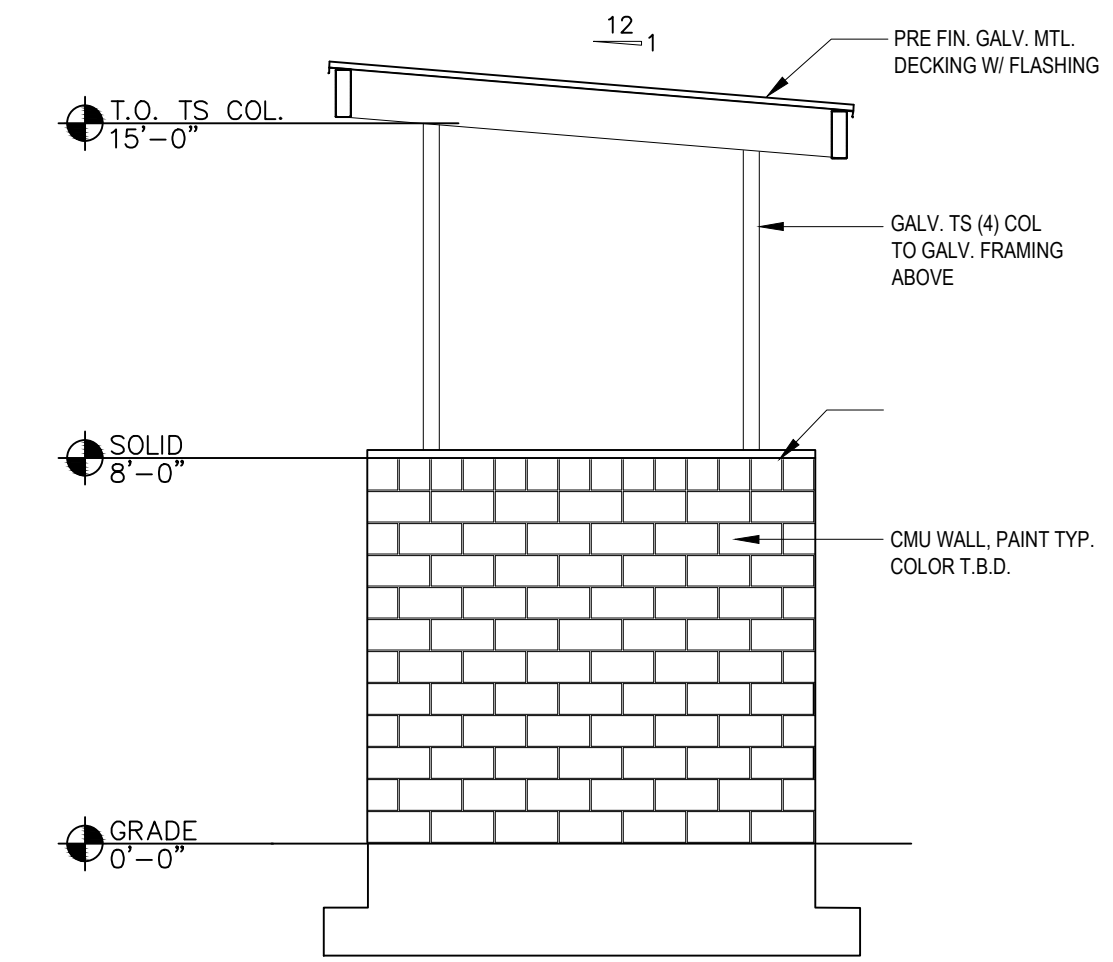
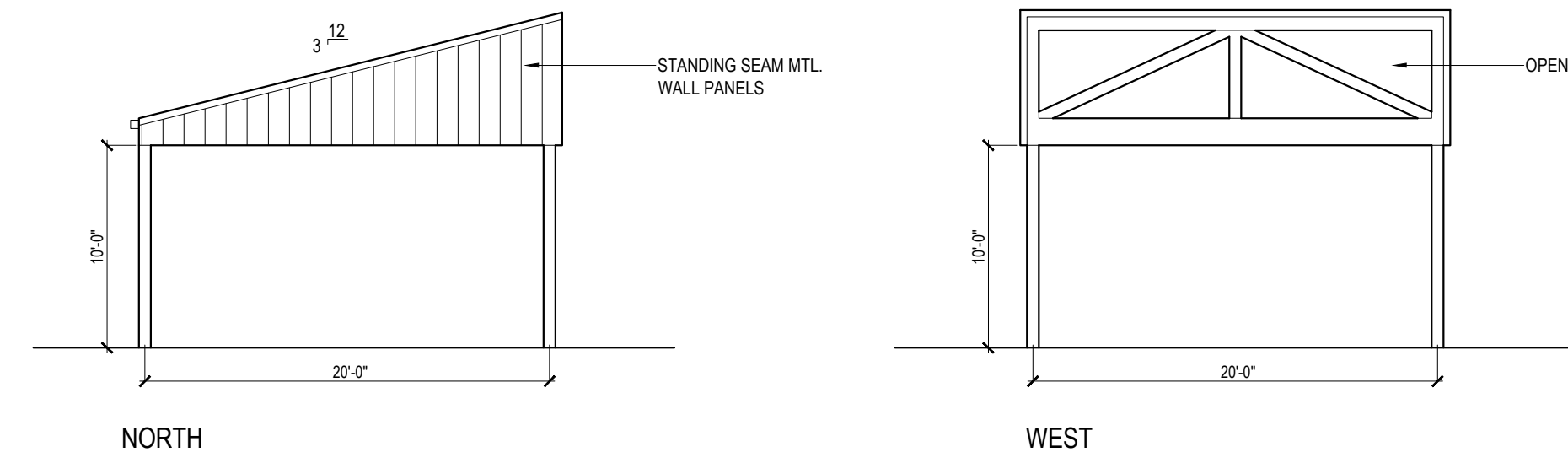


*PROVIDE REMOVABLE BASE CABINET, REMOVABLE OR REPLACEMENT WORK SURFACE, THE FLOOR FINISH SHALL EXTEND UNDER CABINETS AND WALLS BEHIND AND SURROUNDING THE CABINERY TO BE FINISHED. INSULATE EXPOSED DRAIN PIPES AS NEEDED.

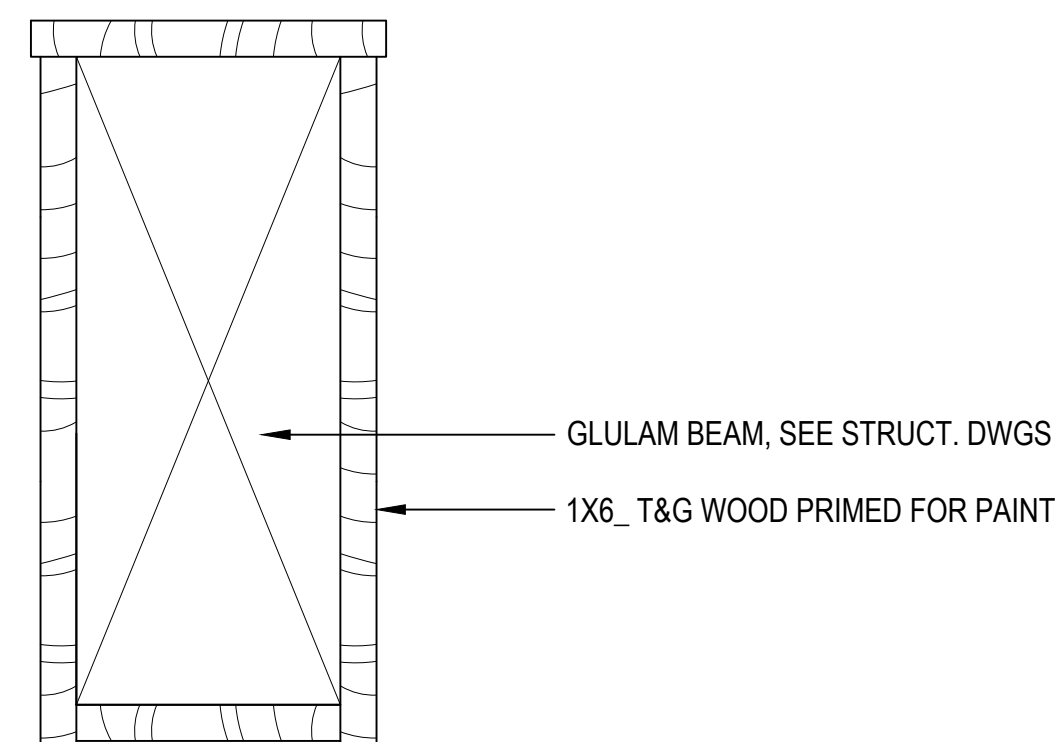
07 Kitchen Elevation-Bldg. D Scale: 1/4"=1'-0"



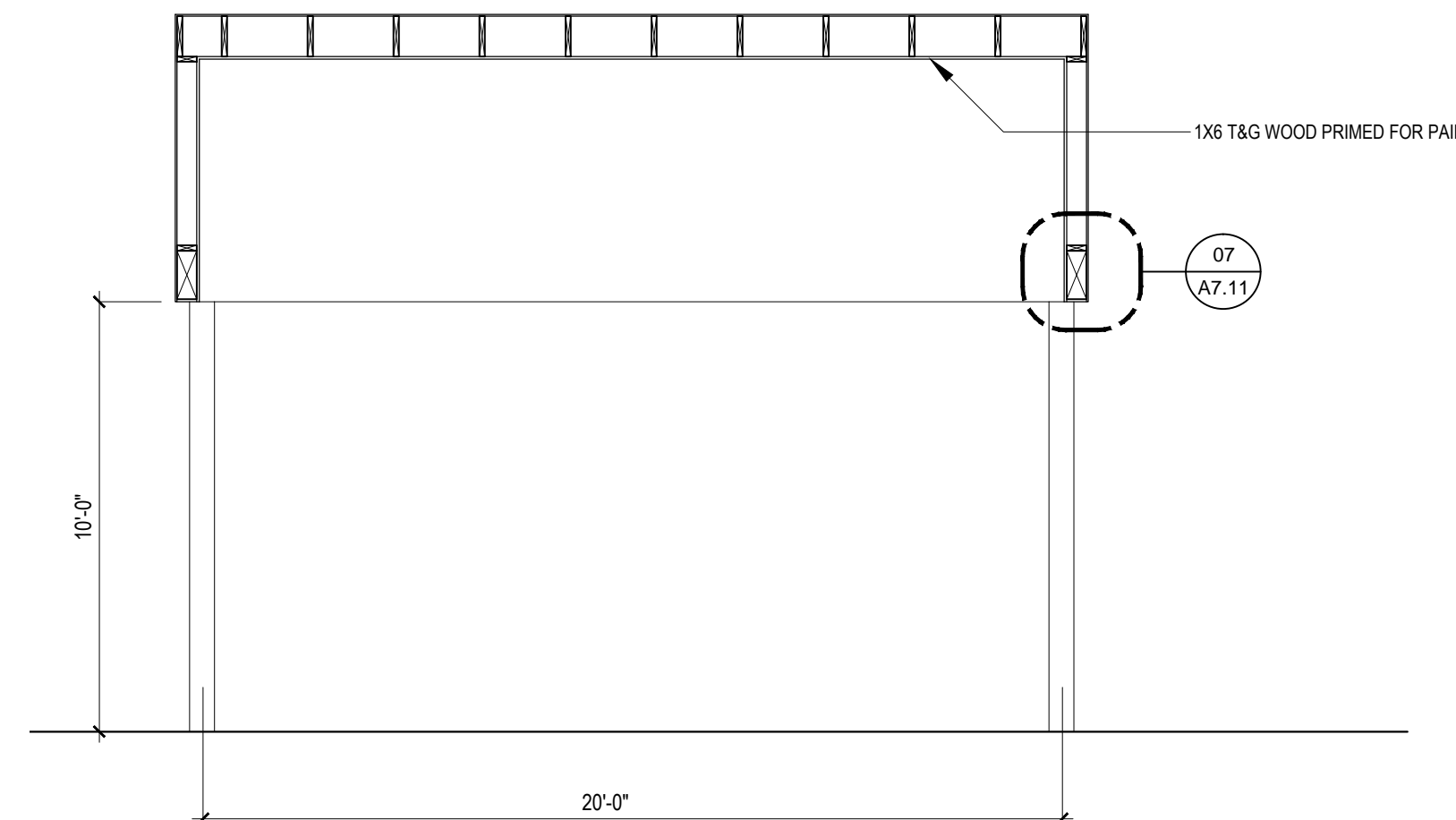
09 Pavilion Elevations Scale: 1/8"=1'-0"



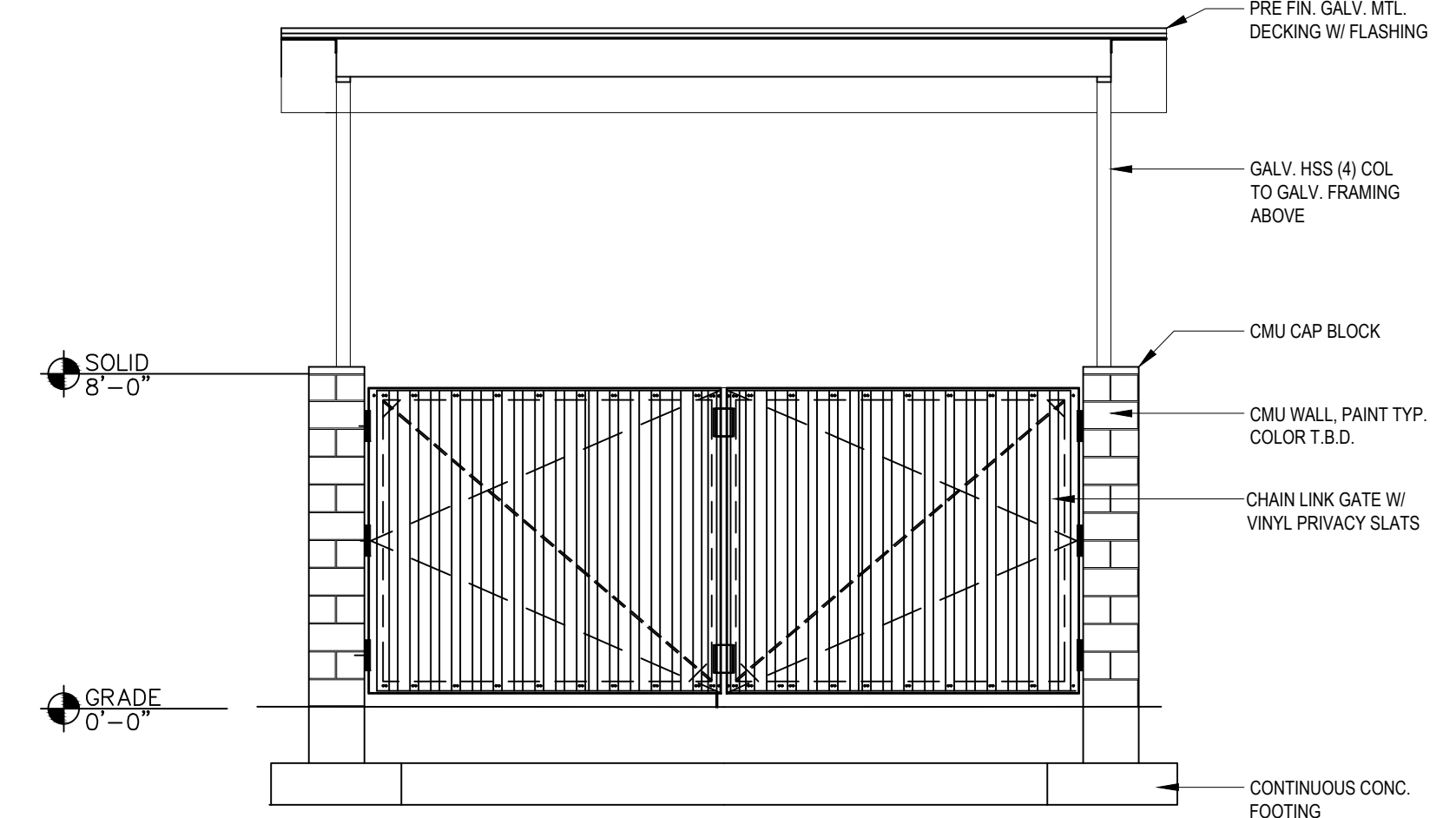
03 Trash Enclosure West Elevation Scale: 1/4"=1'-0"



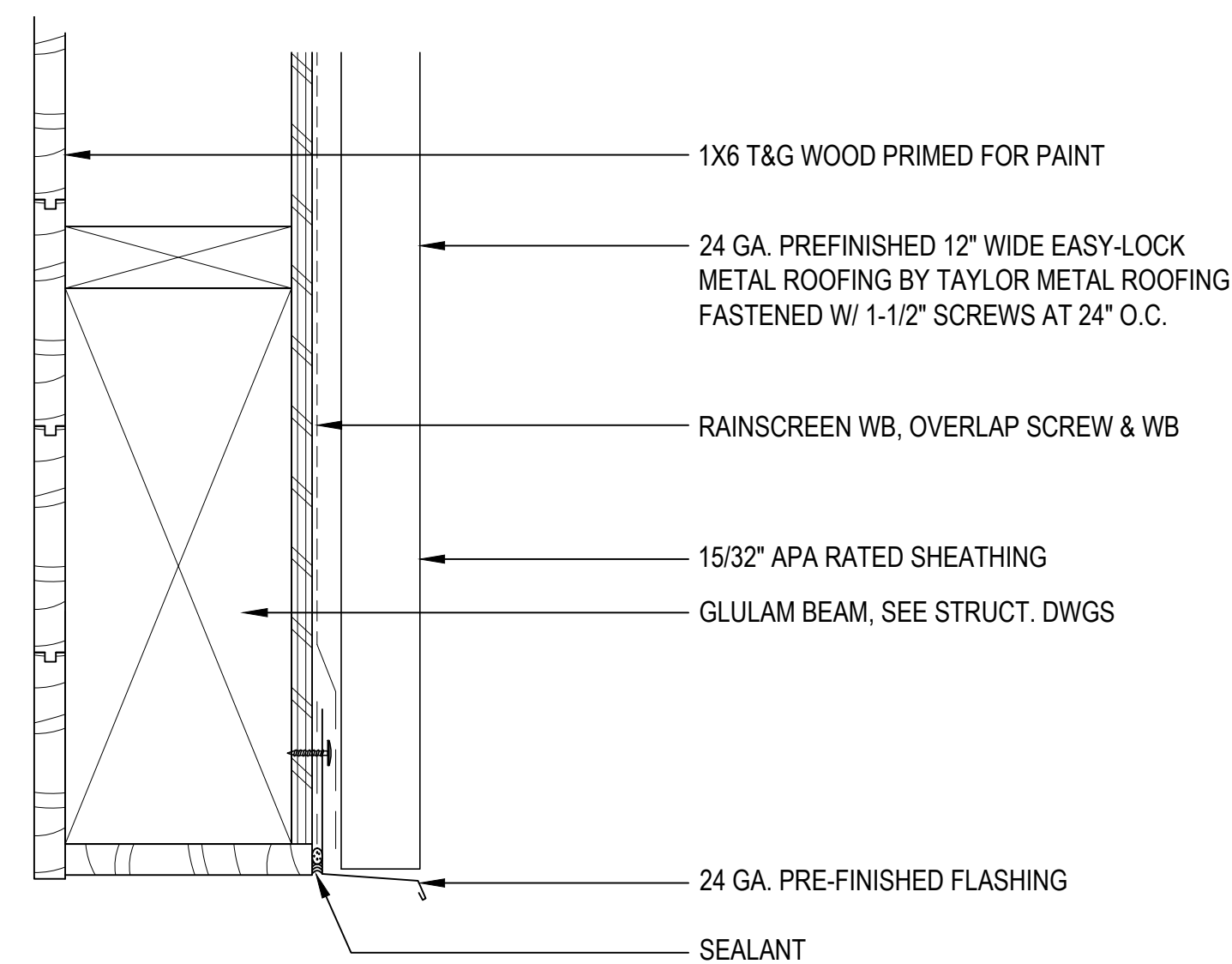
08 Pavilion Dtl. Scale: 3"=1'-0"



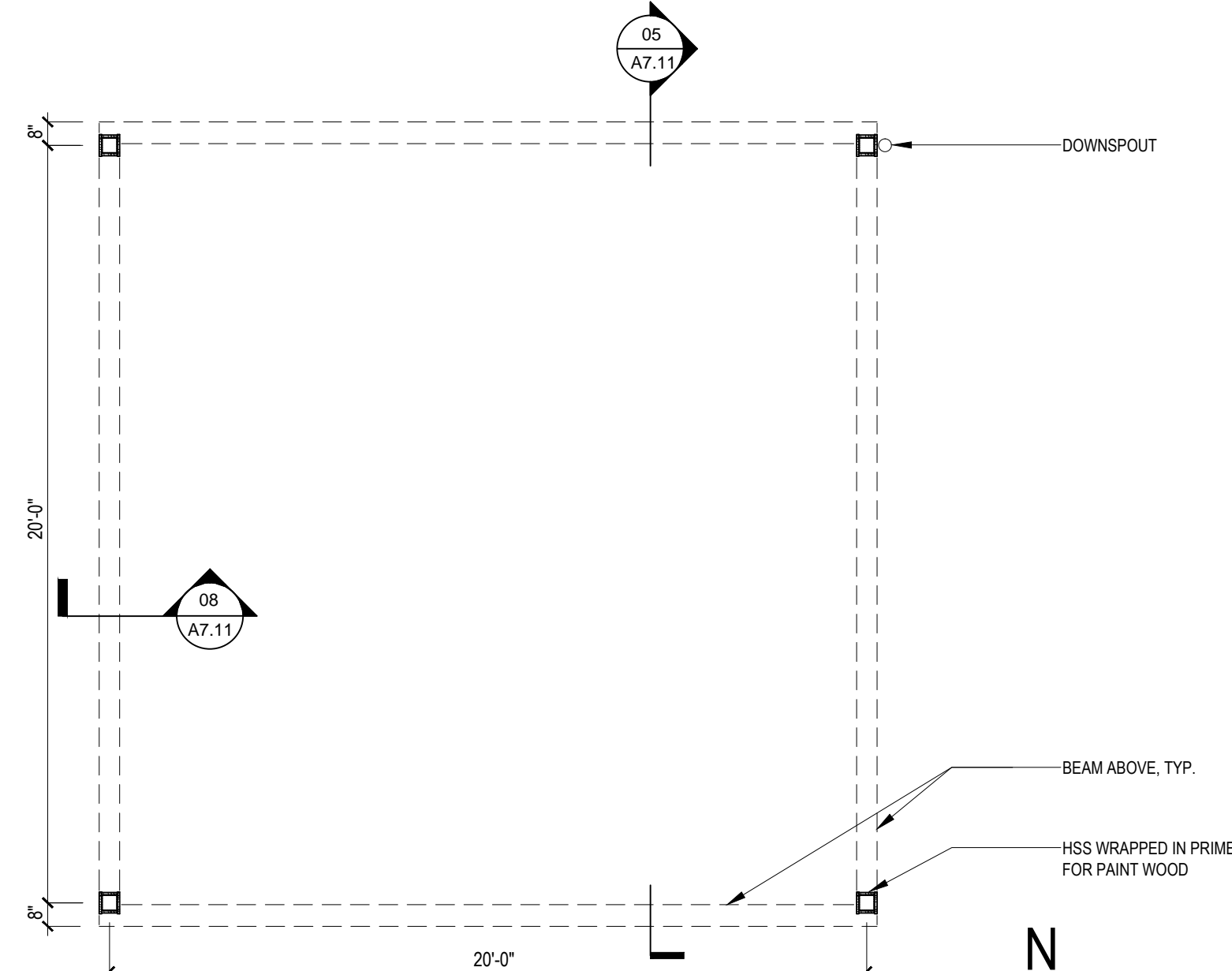
05 Pavilion Section Scale: 1/4"=1'-0"



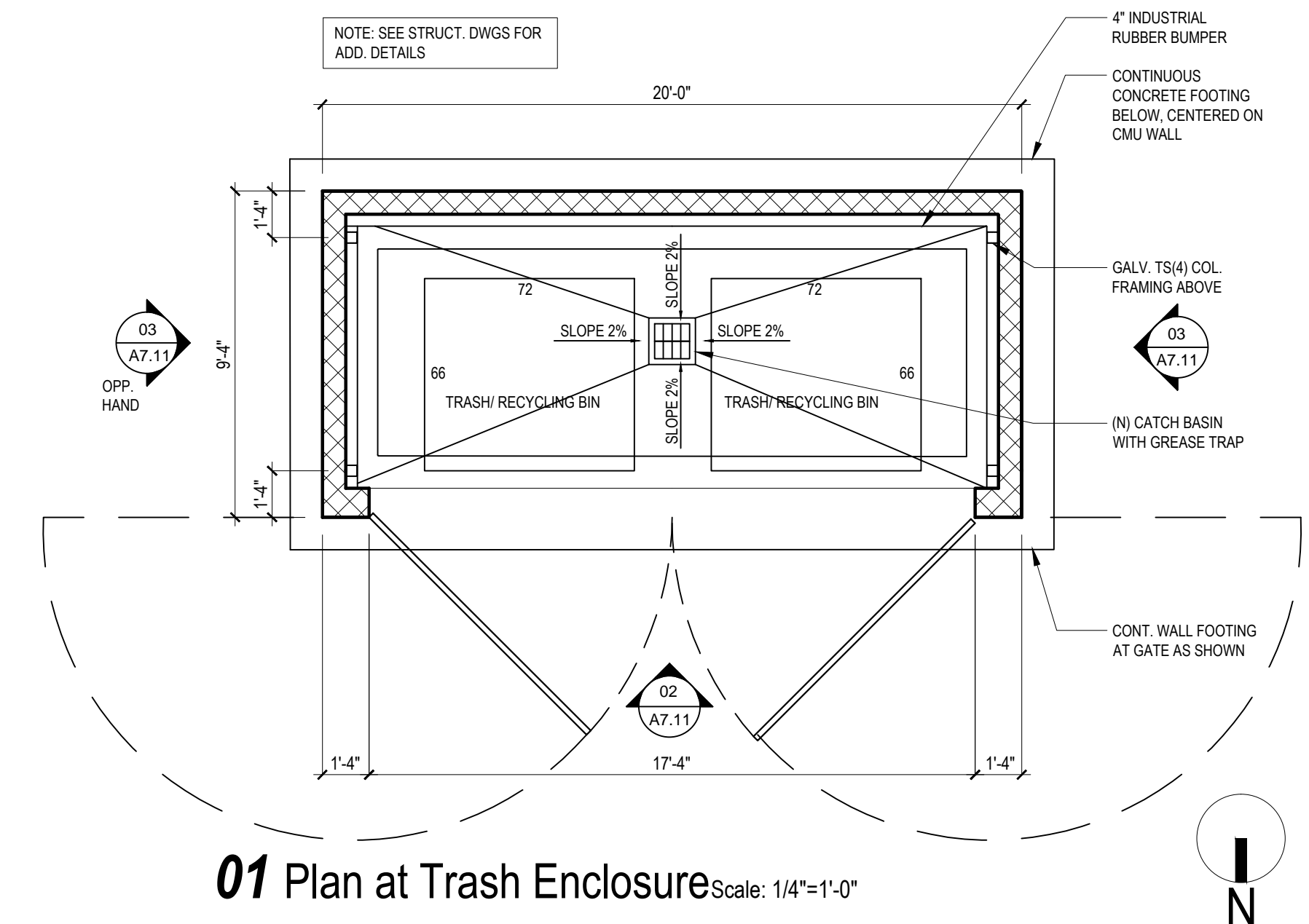
02 Trash Enclosure North Elevation Scale: 1/4"=1'-0"



07 Pavilion Dtl. Scale: 3"=1'-0"



04 Pavilion Plan Scale: 1/4"=1'-0"



01 Plan at Trash Enclosure Scale: 1/4"=1'-0"

Room Finish Schedule

Room Name	Floor		Base		Walls								Ceiling		Notes
	Material	Finish	Material	Finish	North		East		South		West		Material	Finish	
					Material	Finish	Material	Finish	Material	Finish	Material	Finish			
GREAT ROOM	WF1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BATH	CT1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BATH 1	CT1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BATH 2	CT1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BEDROOM	CPT1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BEDROOM 1	CPT1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BEDROOM 2	CPT1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BEDROOM 3	CPT1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
W/D CLOSET	SV1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BATH	CT1		CB1		GWB	P2	GWB	P2	GWB	P2	GWB	P2	GWB	P2	
W/D	SV1		RB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	
BL	WF1		WB1		GWB	P1	GWB	P1	GWB	P1	GWB	P1	GWB	P3	

Finish Schedule Legend / Key

FLOOR:
WF1 WOOD FLOORING -

CPT1 CARPET -

CT1 CERAMIC TILE -

SV1 SHEET VINYL -

WALL BASE:
RB1 RUBBER WALL BASE -

WB1 WOOD WALL BASE -

CB1 CERAMIC BASE -

WALLS:
GWB GYPSUM WALL BOARD - ORANGE PEEL FINISH, PRIMED & PAINTED

CT2 CERAMIC TILE -

PAINT:
P1 MILLER ACRO PURE, COLOR: TBD FINISH - INTERIOR FLAT GENERAL WALL COLOR

P2 MILLER ACRINAMEL BATH ROOM PAINT, COLOR: TBD FINISH - STAIN

P3 MILLER ACRO PURE, COLOR: TBD FINISH - INTERIOR FLAT CEILING

Door Schedule

Location	Mark	Size		Door				Frame			Rating	Hardware Group	Notes
		Width	Height	Type	Core	Matl.	Finish	Type	Matl.	Finish			
ENTRY	A	3'-0"	7'-0"	F	SC	STL	P	A	HM	P	20 MIN.	01	INSULATED U-0.70, PROVIDE PEEP HOLE
BALCONY STORAGE	B	3'-0"	7'-0"	F	SC	STL	P	A	HM	P		02	
BATH	C	3'-0"	7'-0"	F	SC	WD	P	A	KD	P		03	
BEDROOM	D	3'-0"	7'-0"	F	SC	WD	P	A	KD	P		04	
CLOSET BI-FOLD	E	5'-0"	7'-0"	BI	SC	WD	P	-	-	-		05	
CLOSET BI-FOLD	F	2'-6"	7'-0"	BI	SC	WD	P	-	-	-		05	
COAT CLOSET	G	2'-2"	7'-0"	F	SC	WD	P	A	KD	FF		06	
CLOSET	H	3'-0"	7'-0"	F	SC	WD	P	A	KD	P		06	
SPRINKLER RISER	J	2'-0"	6'-8"	F	SC	STL	P	A	HM	P		07	INSULATED U-0.70

Door Schedule Abbreviations

AL Aluminum	KD Knock-Down Metal
BI Bi-fold	P Paint
CA Clear Anodized	PL Plastic Laminate
CC Clear Coat	PR Pair
CITG Clear Insulated Tempered Glass	SC Solid Core
CTG Clear Tempered Glass	SST Stainless Steel
CR Card Reader	STL Steel
CUST Custom	WC Wood Clad
F Flush	WD Wood
FF Factory Finish	
FG Full Glazed	
HM Hollow Metal	

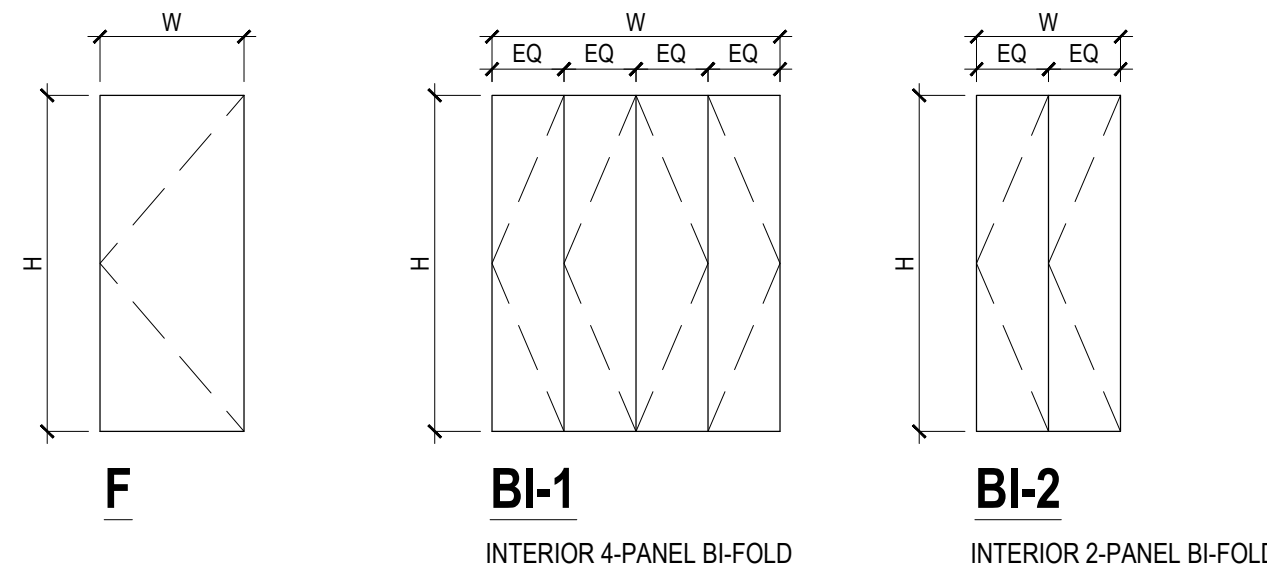
Door Hardware Groups

- 01: ENTRY DOOR-INSULATED
ADA THRESHOLD, LEVER HANDLE LOCKING MECHANISM, HINGES WITH HINGE PIN CLOSER, SILENCERS, DOOR SWEEP, FLOOR STOP
- 02: BALCONY STORAGE
LEVER HANDLE LOCKSET MECHANISM, HINGES, SILENCERS,
- 03: BATH
PRIVACY LEVER LOCKSET, HINGES, SILENCERS, WALL STOP (PROVIDE HINGE PIN STOP WHERE NECESSARY)
- 04: BEDROOM
LEVER HANDLE LOCKSET MECHANISM, HINGES, SILENCERS, WALL STOP
- 05: BI-FOLD
BI-FOLD PIVOT & TRACK HARDWARE, DOOR PULLS
- 06: CLOSET
LEVER LATCHSET MECHANISM, HINGES, SILENCERS, WALL STOP
- 07: SPRINKLER RISER-INSULATED
THRESHOLD, LEVER LOCKSET MECHANISM, HINGES, SILENCERS, DOOR SWEEP

Door Hardware Notes

- AT UNIT ENTRY DOORS PROVIDE CONT. WEATHER-STRIP GASKETING; APPLY TO HEAD, JAMB AND MEETING STILES (WHERE OCCURS), FORMING SEAL BETWEEN DOOR AND FRAME.
- DOOR CLOSERS FOR EGRESS SHALL COMPLY WITH NFPA 101. DOOR CLOSERS SHALL NOT REQUIRE MORE THAN 30 LBF. TO SET DOOR IN MOTION AND NOT MORE THAN 15 LBF. TO OPEN DOOR TO MINIMUM REQUIRED WIDTH.
- ALL EXTERIOR DOORS TO HAVE CLOSERS.

DOOR TYPES



WINDOW TYPES

NOTE: SEE FLOOR PLANS AND EXT. ELEVATIONS FOR ADD. INFO.



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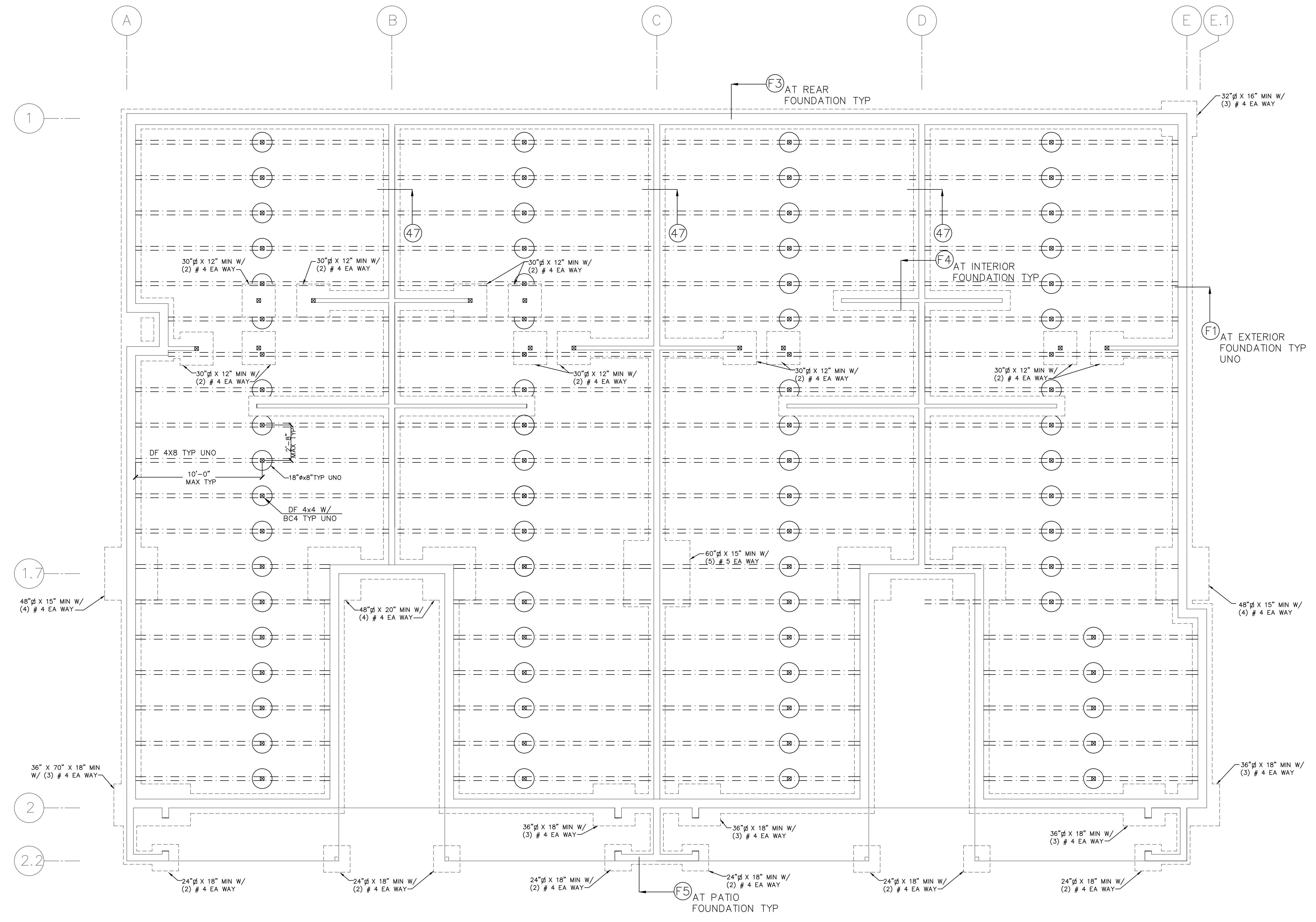
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MSN

The Flats at Rogers Landing

Forming Architecture

Building A
S 100



1

1.7

2

2.2

A

B

C

D

E

E.1

F3 AT REAR FOUNDATION TYP

F4 AT INTERIOR FOUNDATION TYP

F1 AT EXTERIOR FOUNDATION UNO

F5 AT PATIO FOUNDATION TYP

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

30" dia X 12" MIN W/
(2) # 4 EA WAY

DF 4x8 TYP UNO

10'-0" MAX TYP

18" dia X 8" TYP UNO

DF 4x4 W/
BC4 TYP UNO

60" dia X 15" MIN W/
(5) # 5 EA WAY

48" dia X 15" MIN W/
(4) # 4 EA WAY

48" dia X 20" MIN W/
(4) # 4 EA WAY

48" dia X 15" MIN W/
(4) # 4 EA WAY

36" X 70" X 18" MIN W/
(3) # 4 EA WAY

36" dia X 18" MIN W/
(3) # 4 EA WAY

36" dia X 18" MIN W/
(3) # 4 EA WAY

36" dia X 18" MIN W/
(3) # 4 EA WAY

36" dia X 18" MIN W/
(3) # 4 EA WAY

24" dia X 18" MIN W/
(2) # 4 EA WAY

24" dia X 18" MIN W/
(2) # 4 EA WAY

24" dia X 18" MIN W/
(2) # 4 EA WAY

24" dia X 18" MIN W/
(2) # 4 EA WAY

24" dia X 18" MIN W/
(2) # 4 EA WAY

24" dia X 18" MIN W/
(2) # 4 EA WAY

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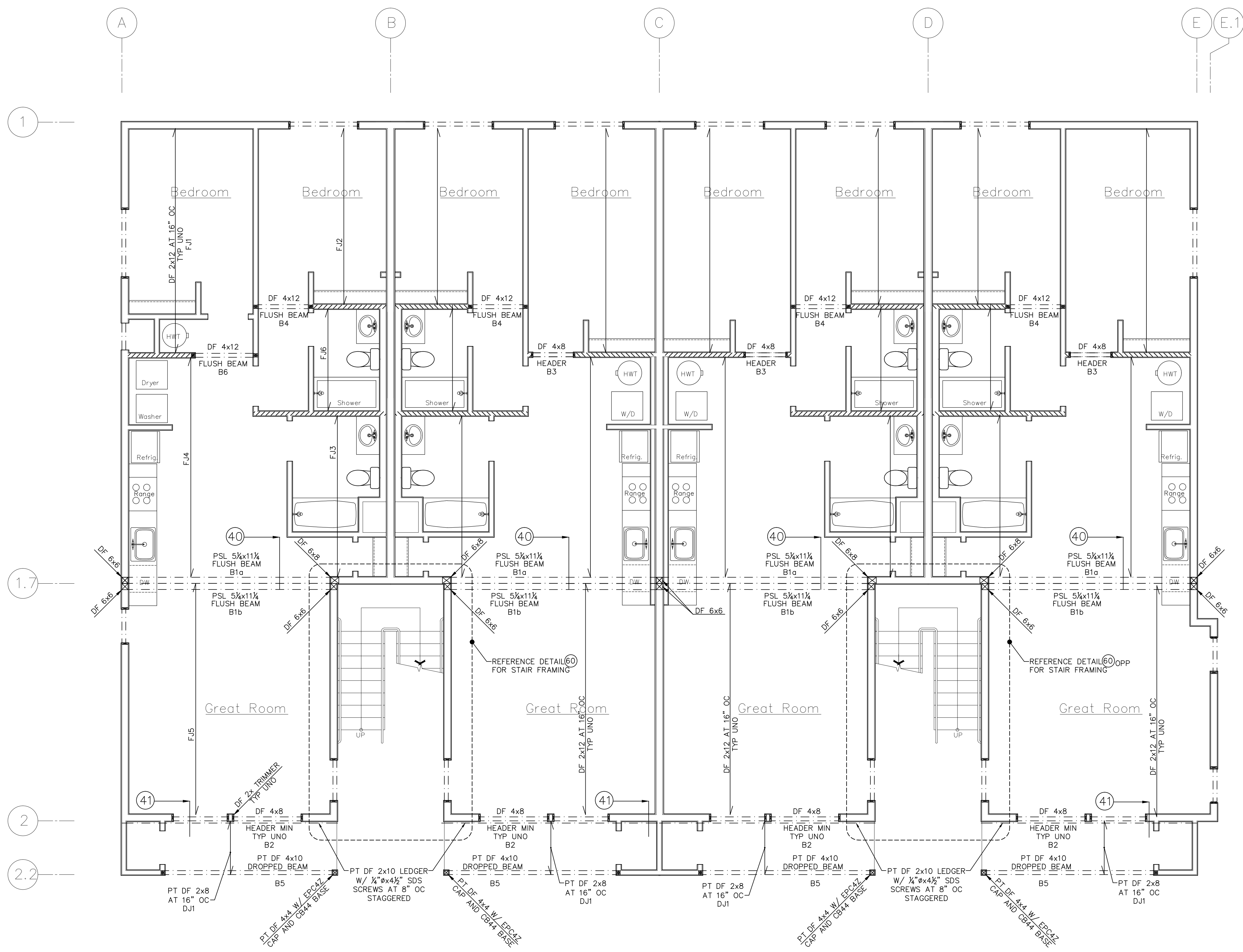
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Building A
S 101



1ST FLOOR W/ 2RD FLOOR FRAMING
SCALE : 1/4" = 1'-0"

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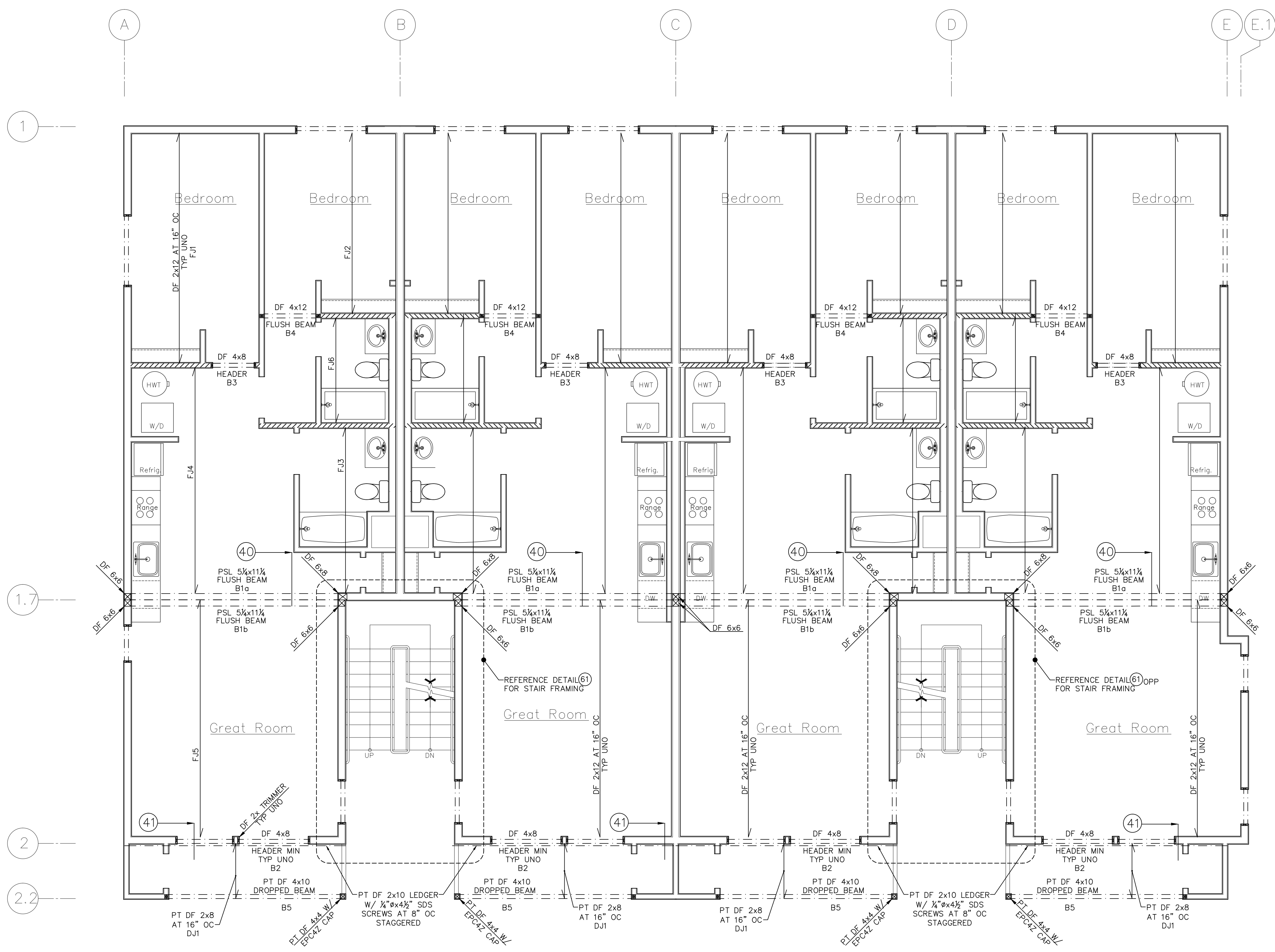
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Building A
S 102



2ND FLOOR W/ 3RD FLOOR FRAMING
SCALE : 1/4" = 1'-0"

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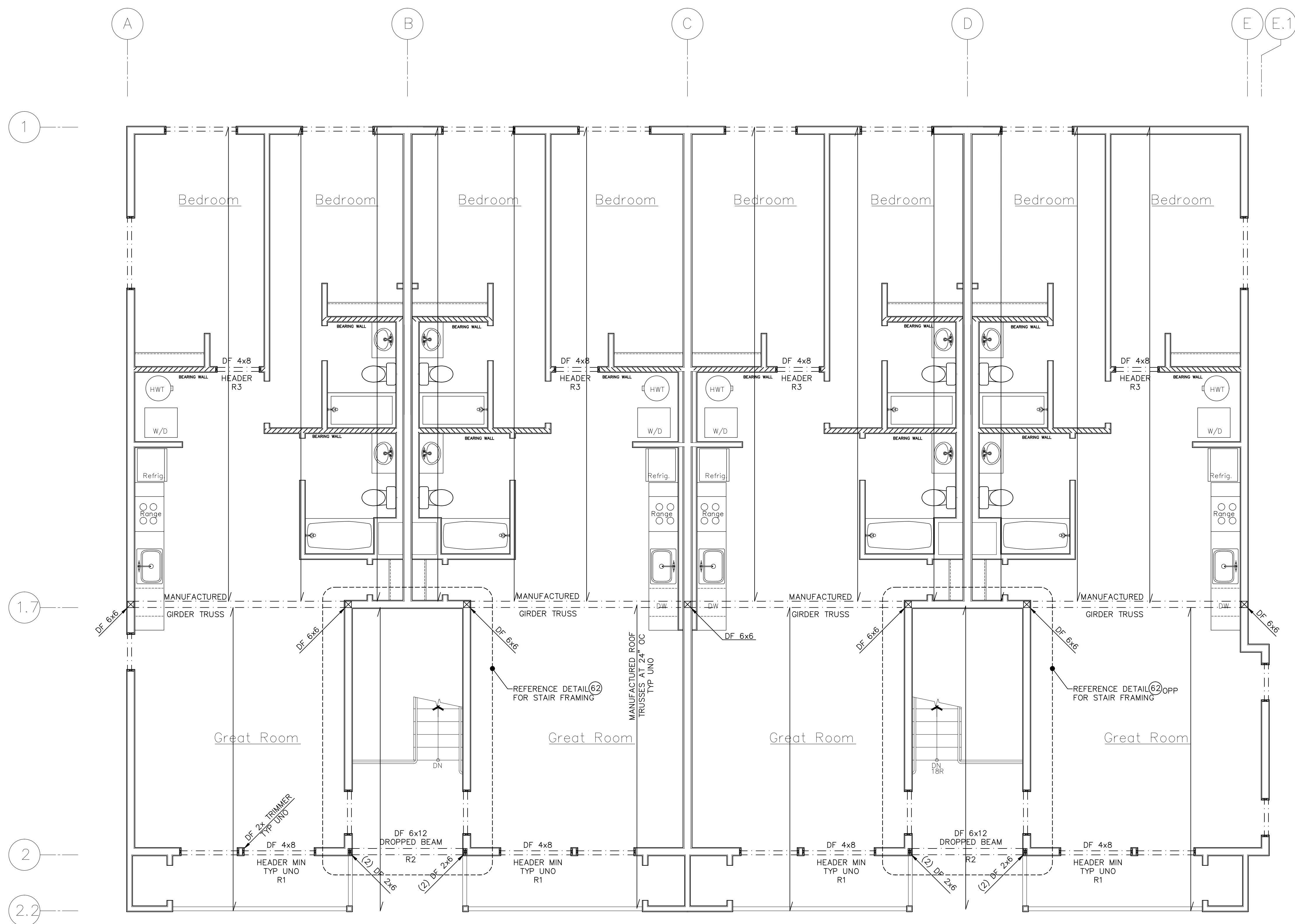
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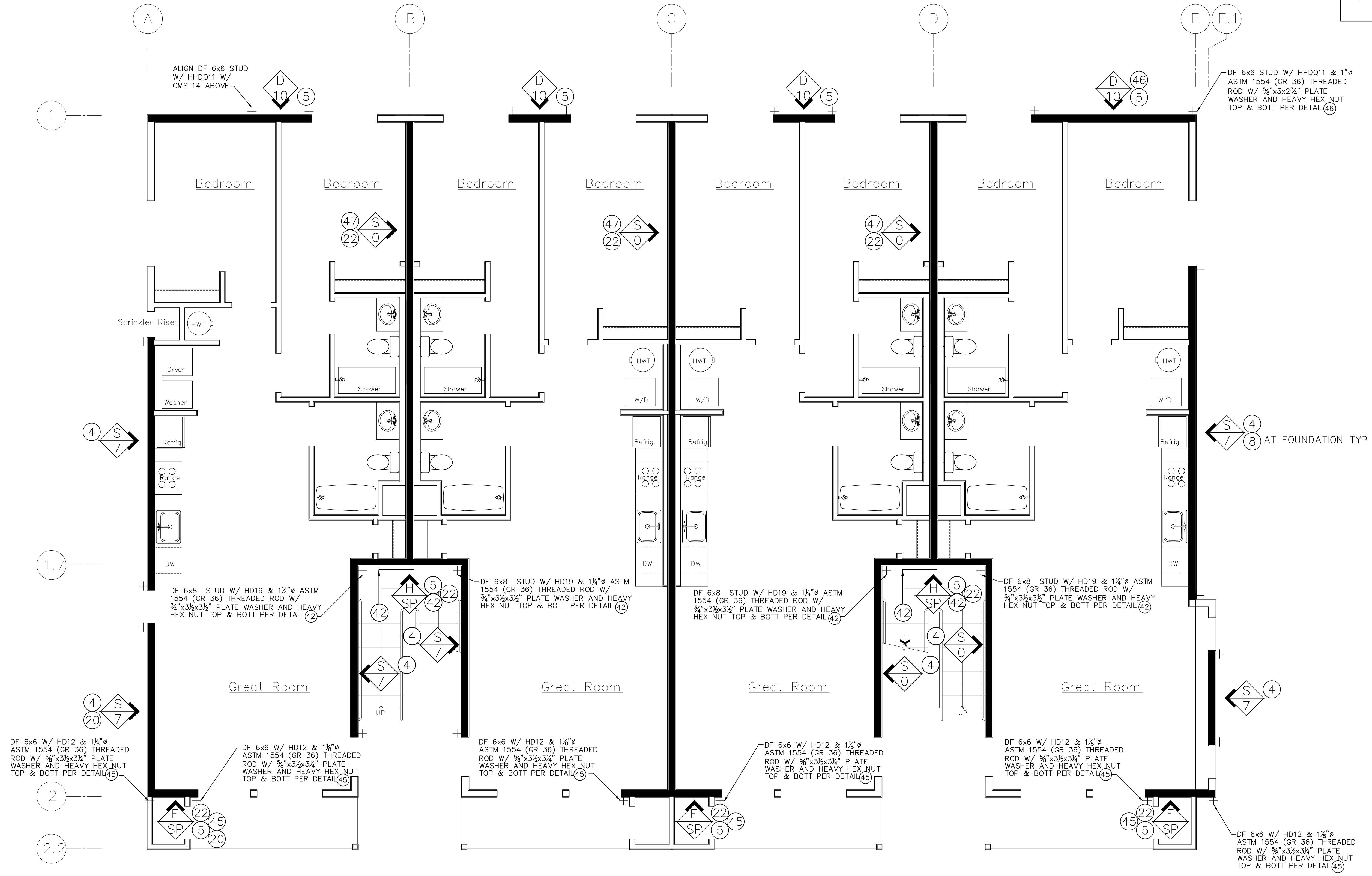
Forming Architecture

Building A
S 103



3RD FLOOR W/ ROOF FRAMING
SCALE : 1/4" = 1'-0"

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1ST FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

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Building A
S 104

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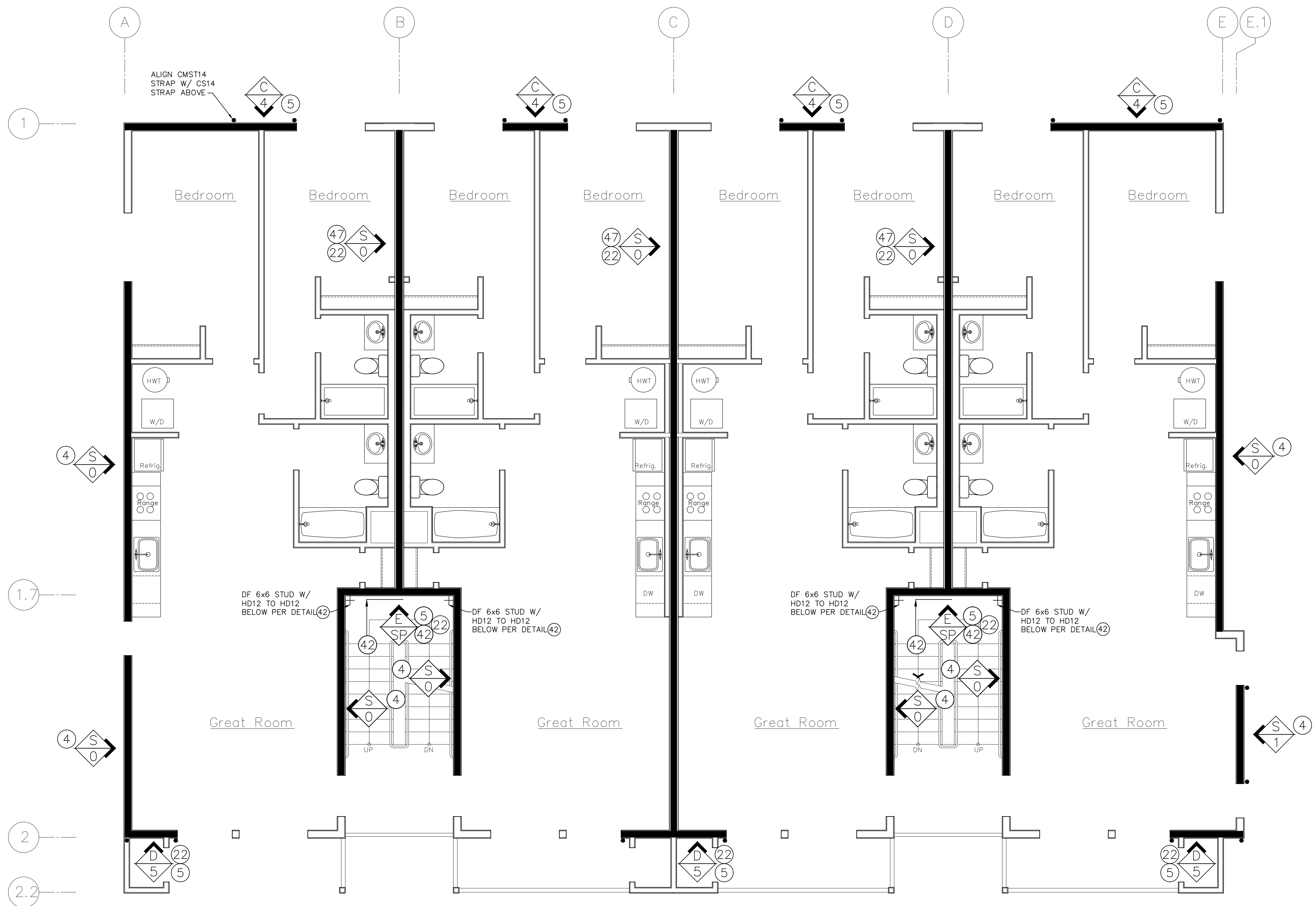
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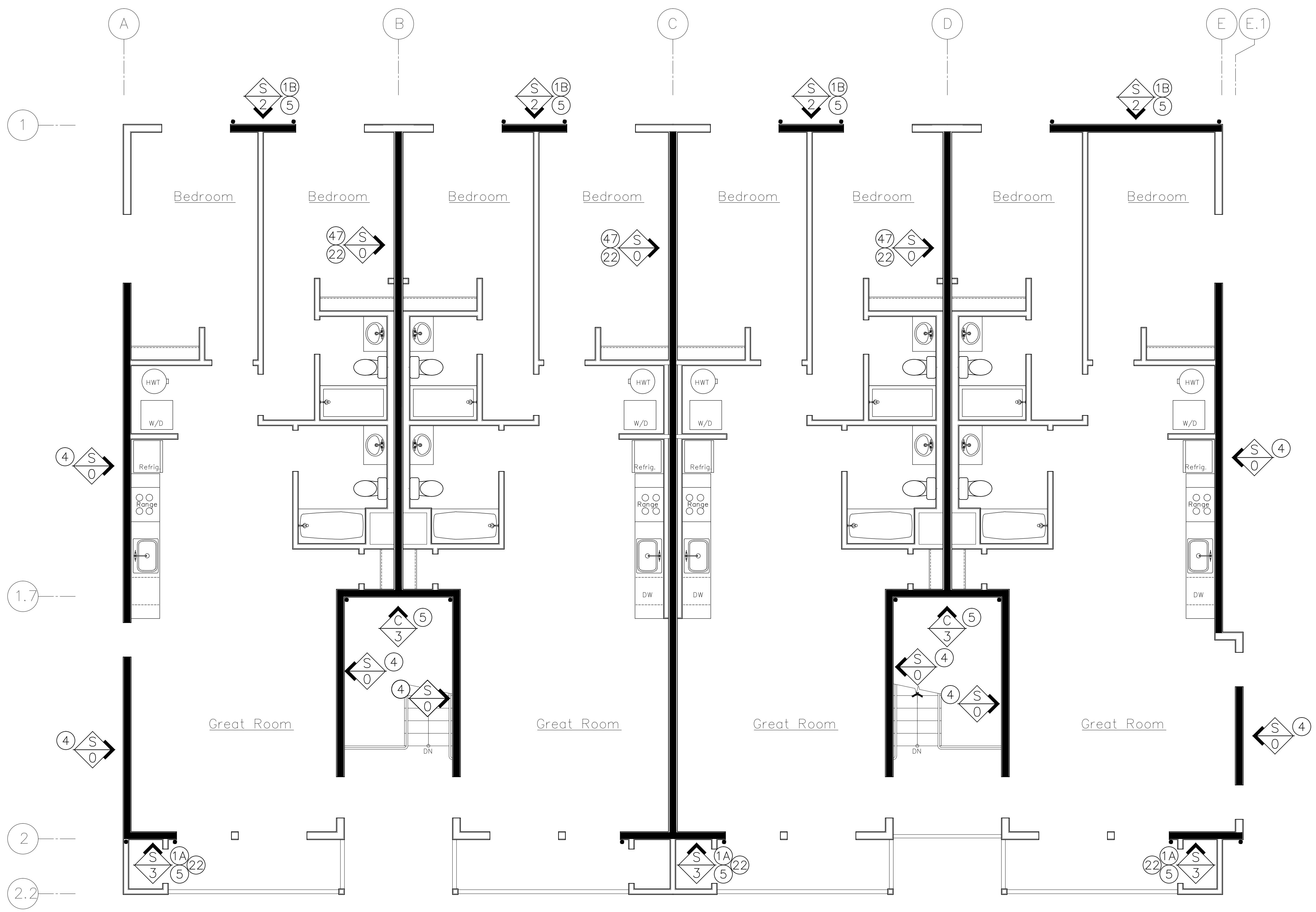
Forming Architecture

Building A
S 105



2ND FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

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3RD FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

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Building A
S 106

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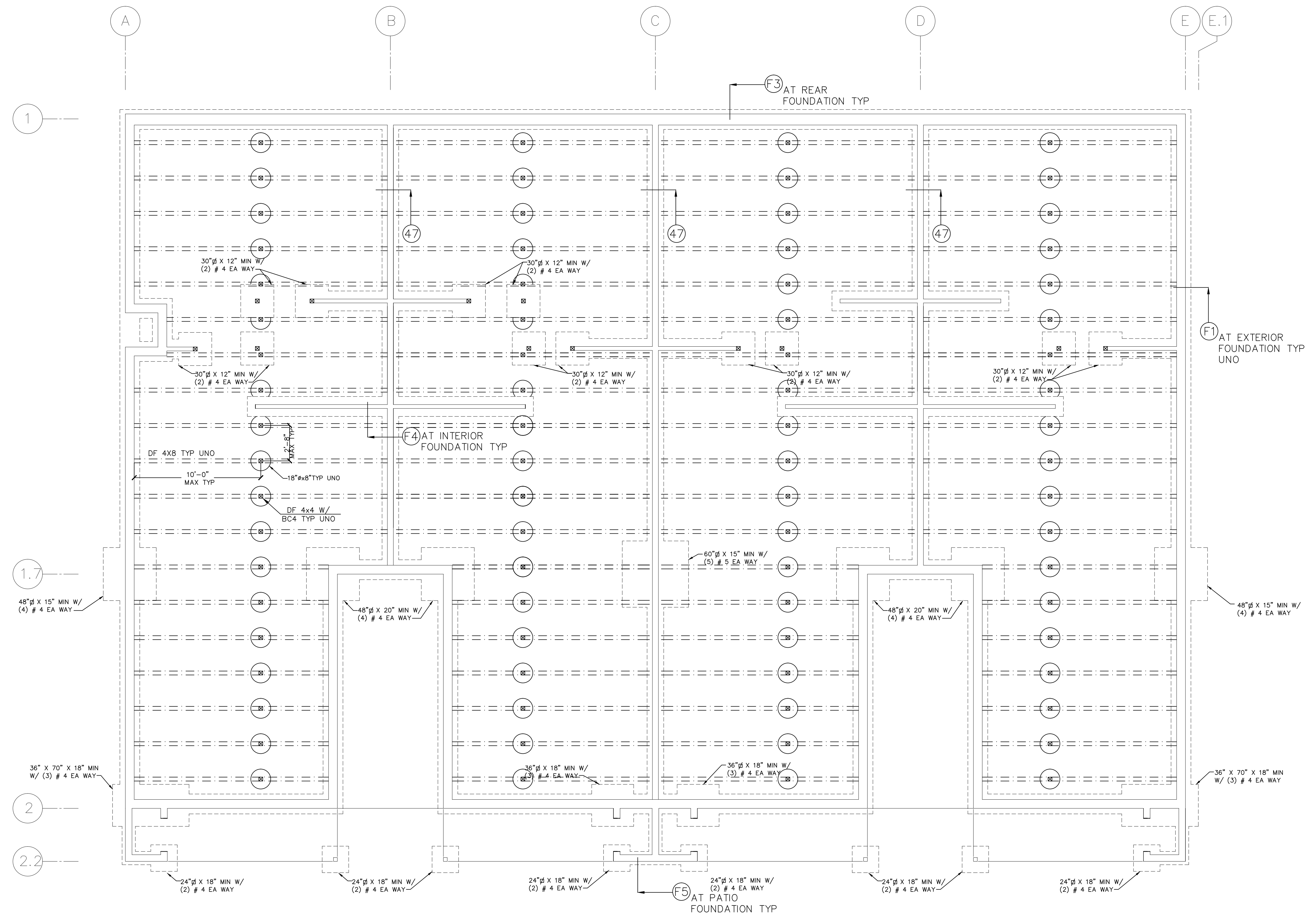
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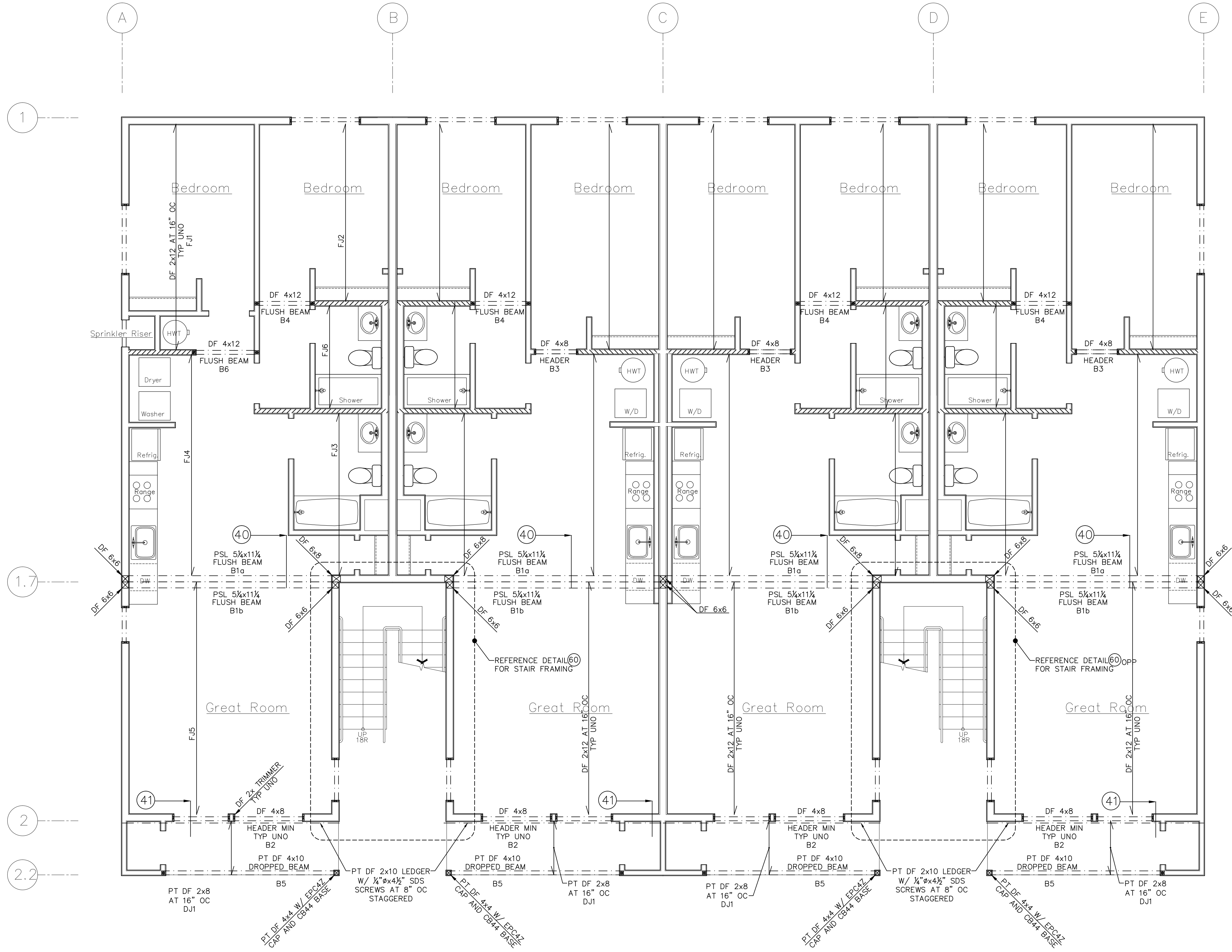
Forming Architecture

Building B-C
S 200



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

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1ST FLOOR W/ 2RD FLOOR FRAMING
SCALE : 1/4" = 1'-0"

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Building B-C
S 201

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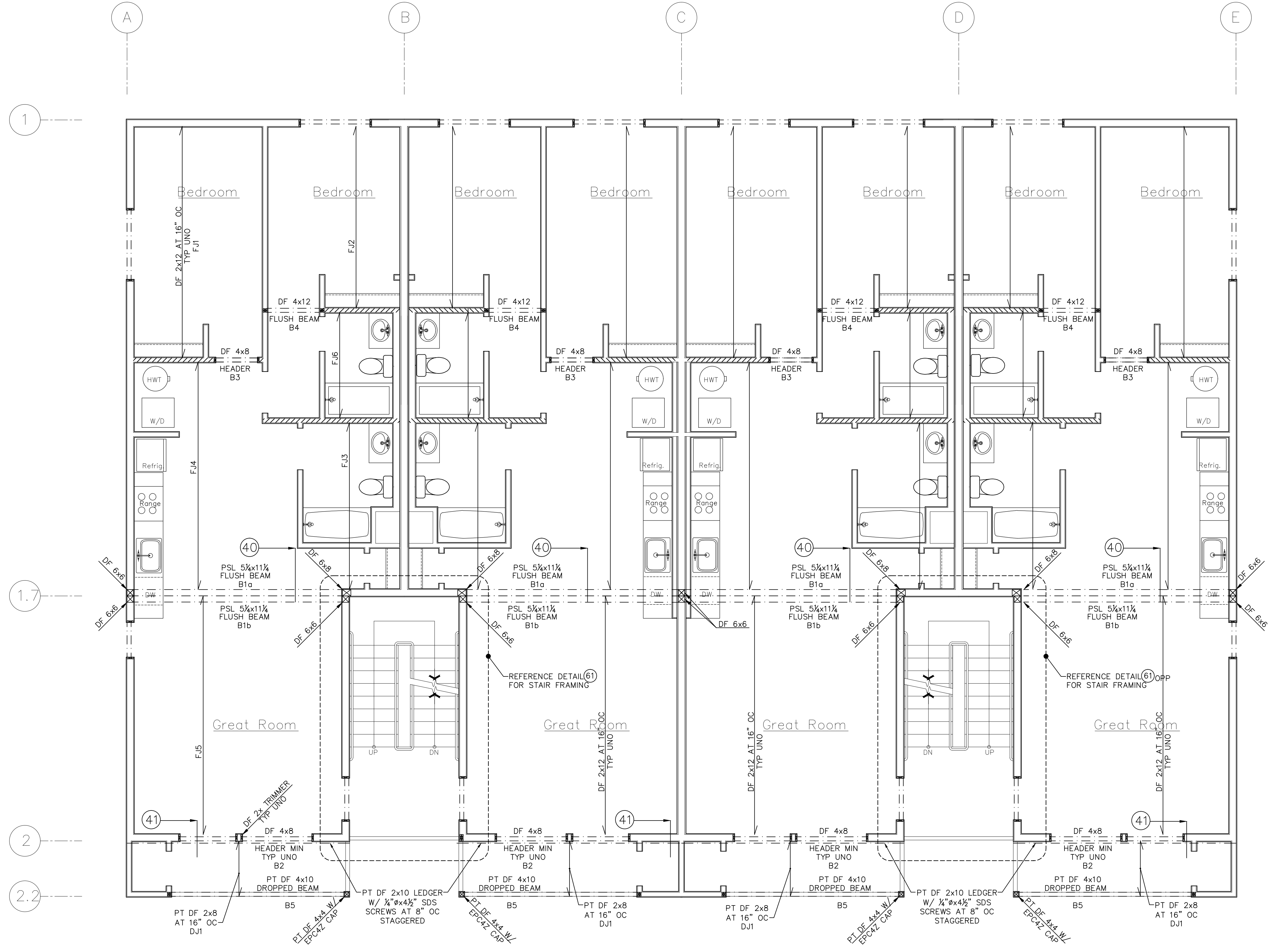
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Forming Architecture

Building B-C
S 202



2ND FLOOR W/ 3RD FLOOR FRAMING
SCALE : 1/4" = 1'-0"

Preliminary Not For Construction

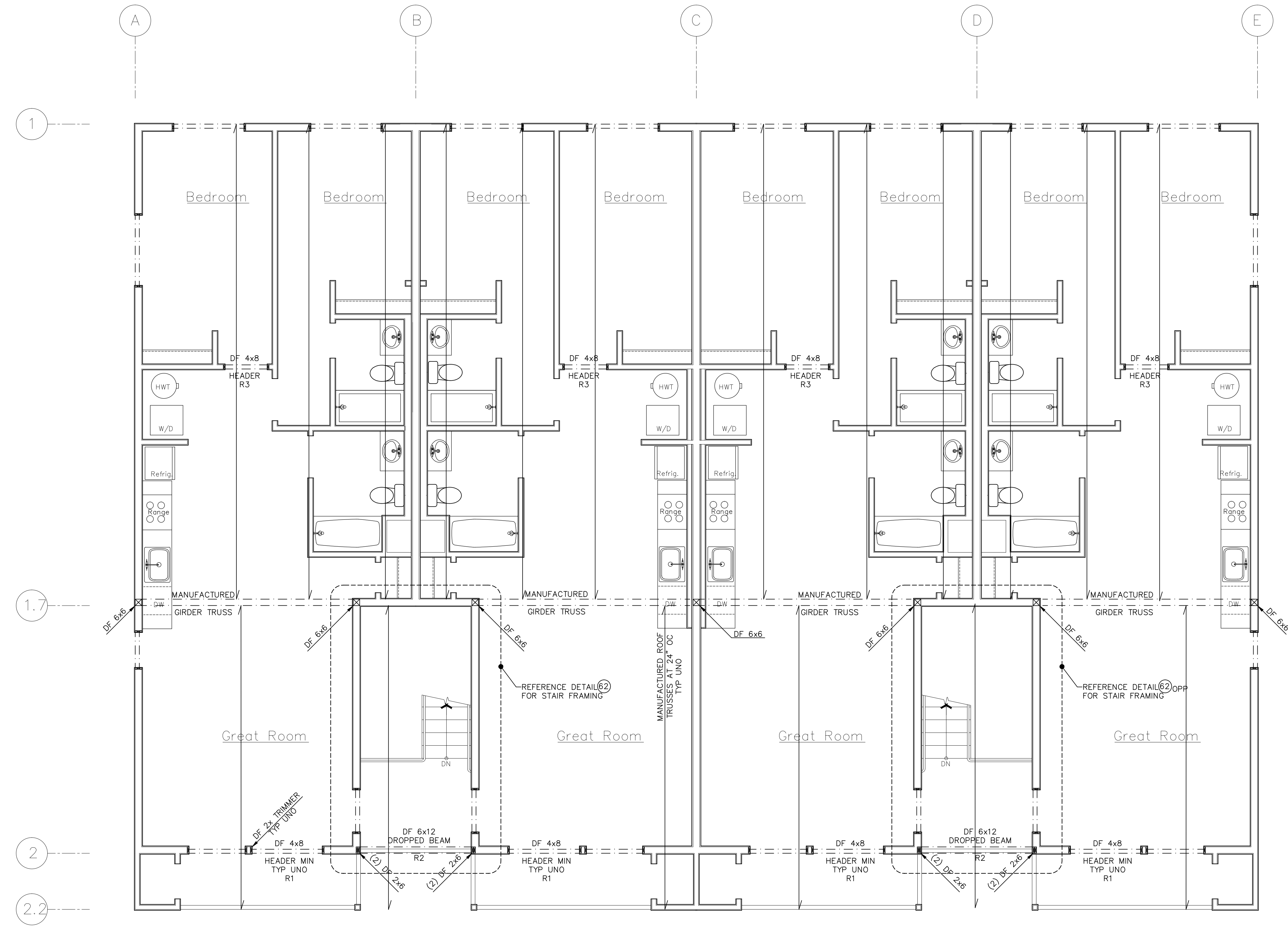
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Building B-C
S 203



3RD FLOOR W/ ROOF FRAMING
SCALE : 1/4" = 1'-0"

Preliminary Not For Construction

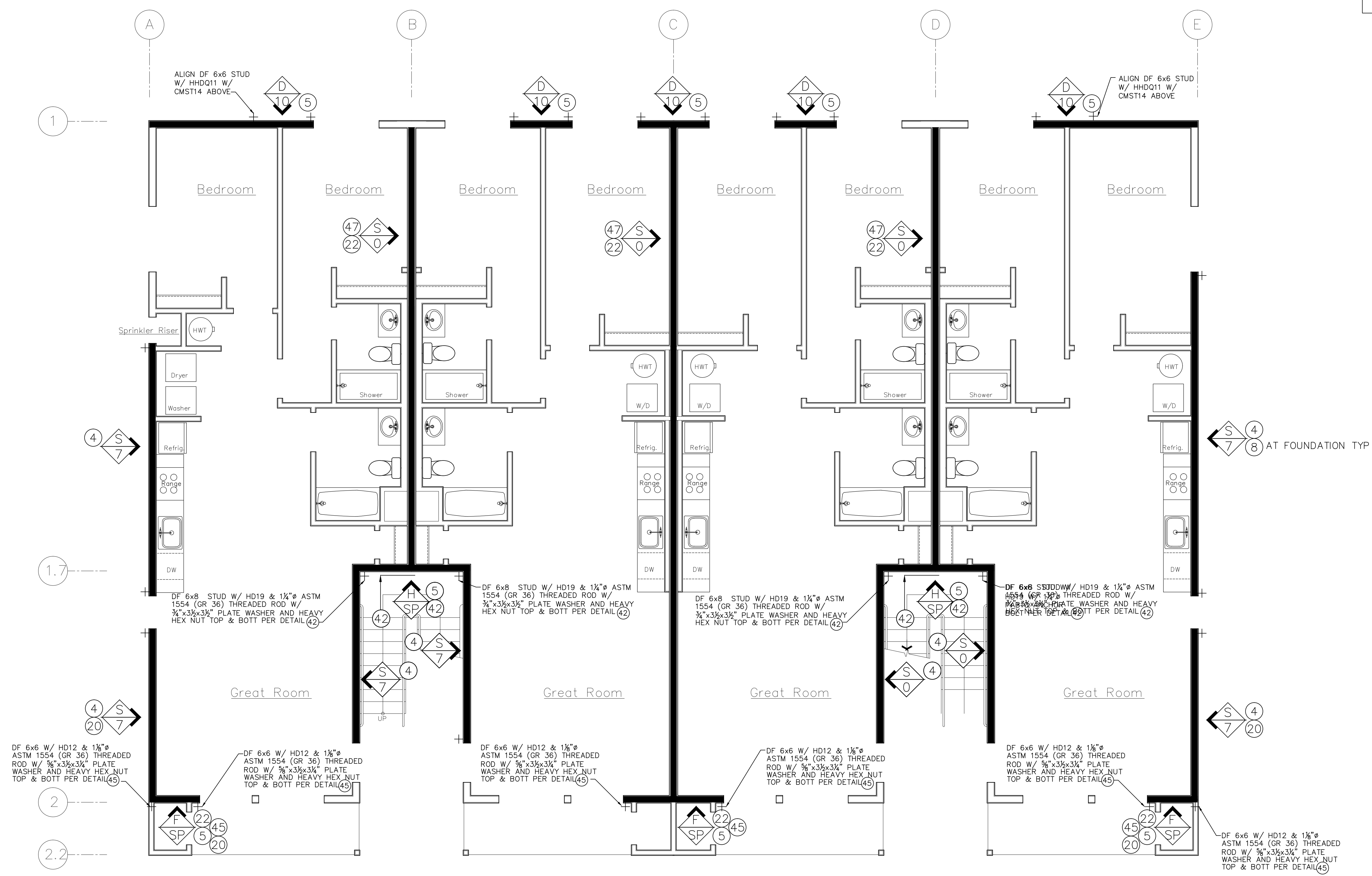
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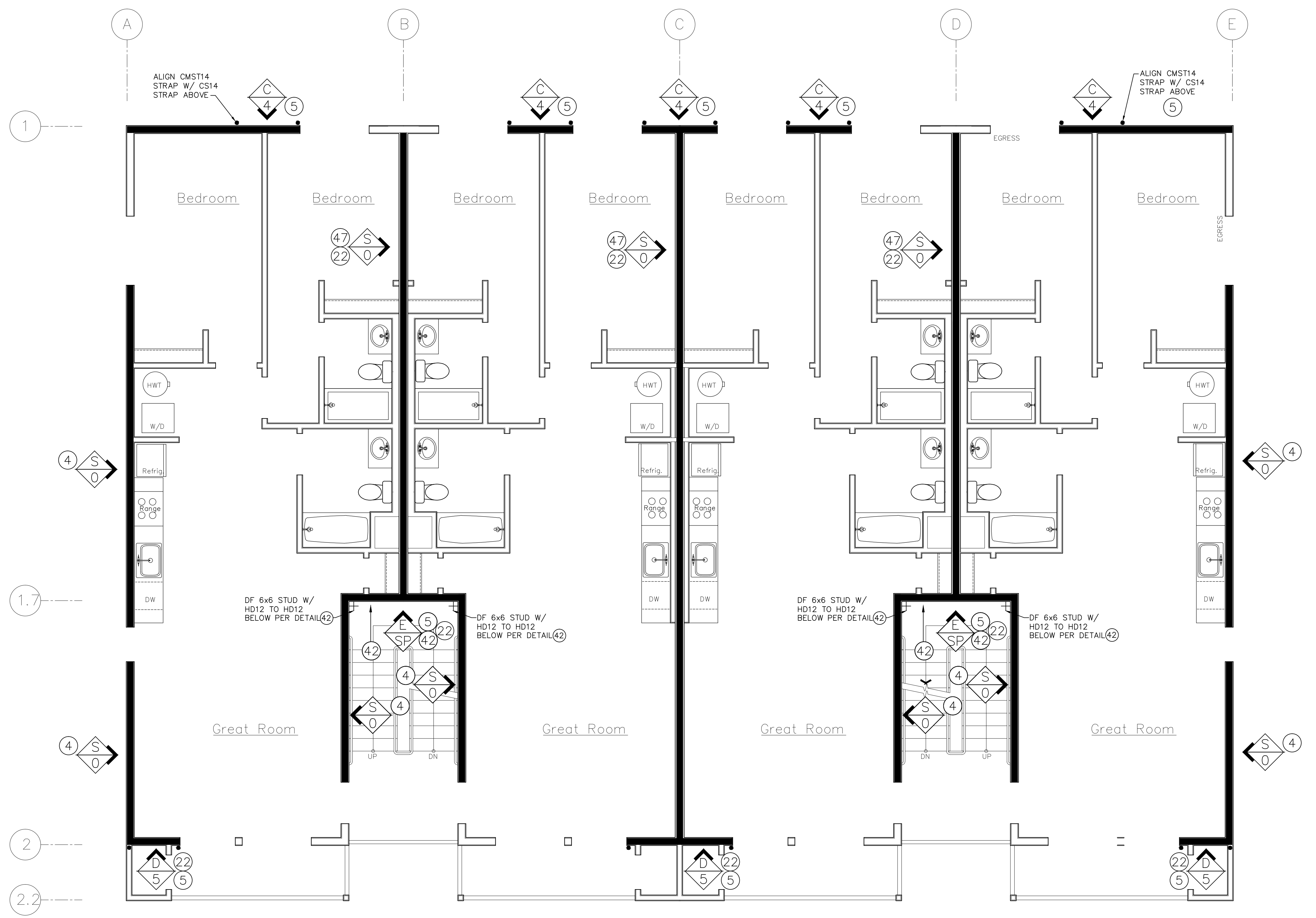
Forming Architecture

Building B-C
S 204



1ST FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

Preliminary Not For Construction



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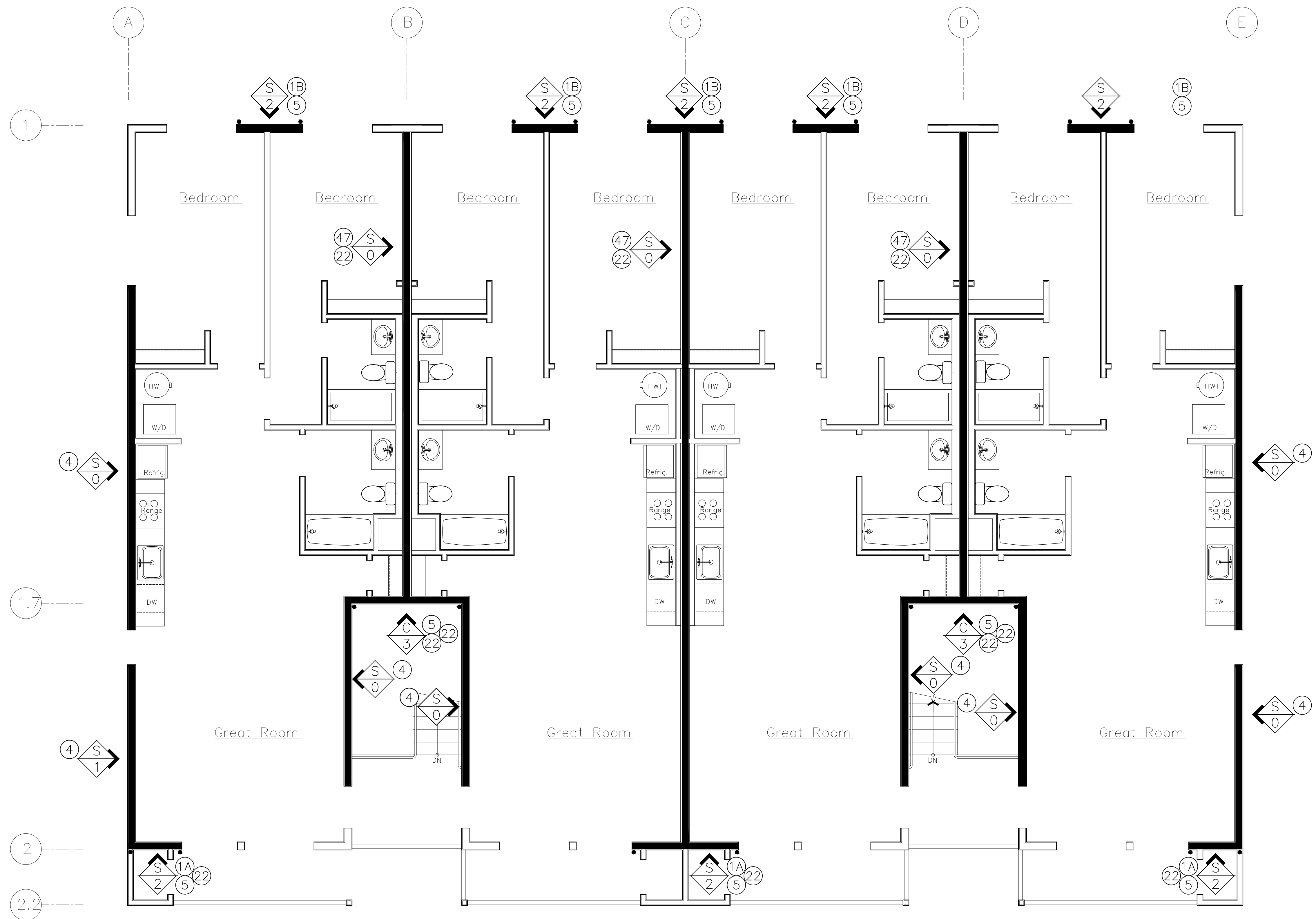
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Forming Architecture

Building B-C
 S 205

Preliminary Not For Construction



3RD FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

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Building B-C
S 206

Preliminary Not For Construction

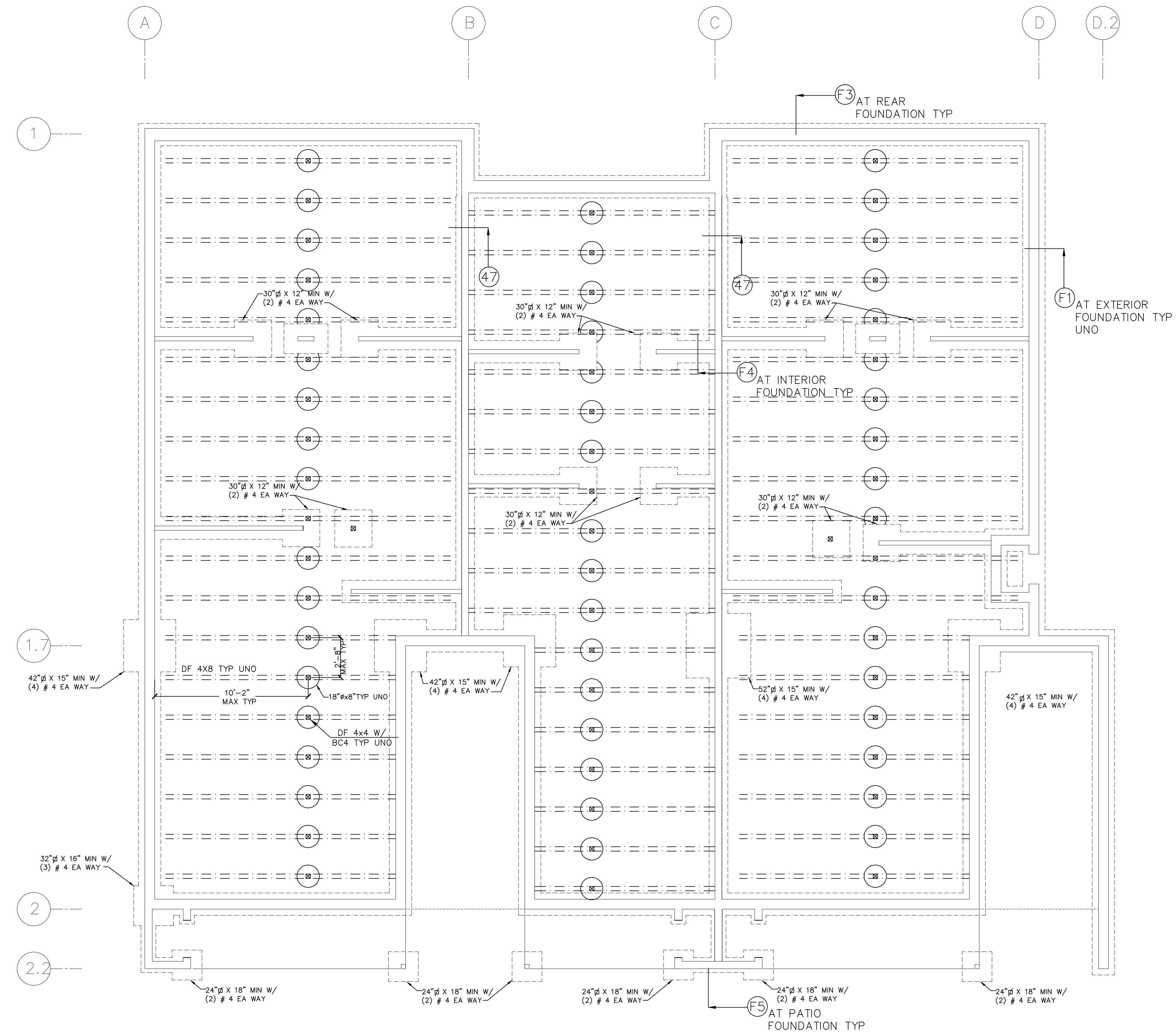
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The Flats at Rogers Landing

Forming Architecture

Building D
S 300



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

Preliminary Not For Construction

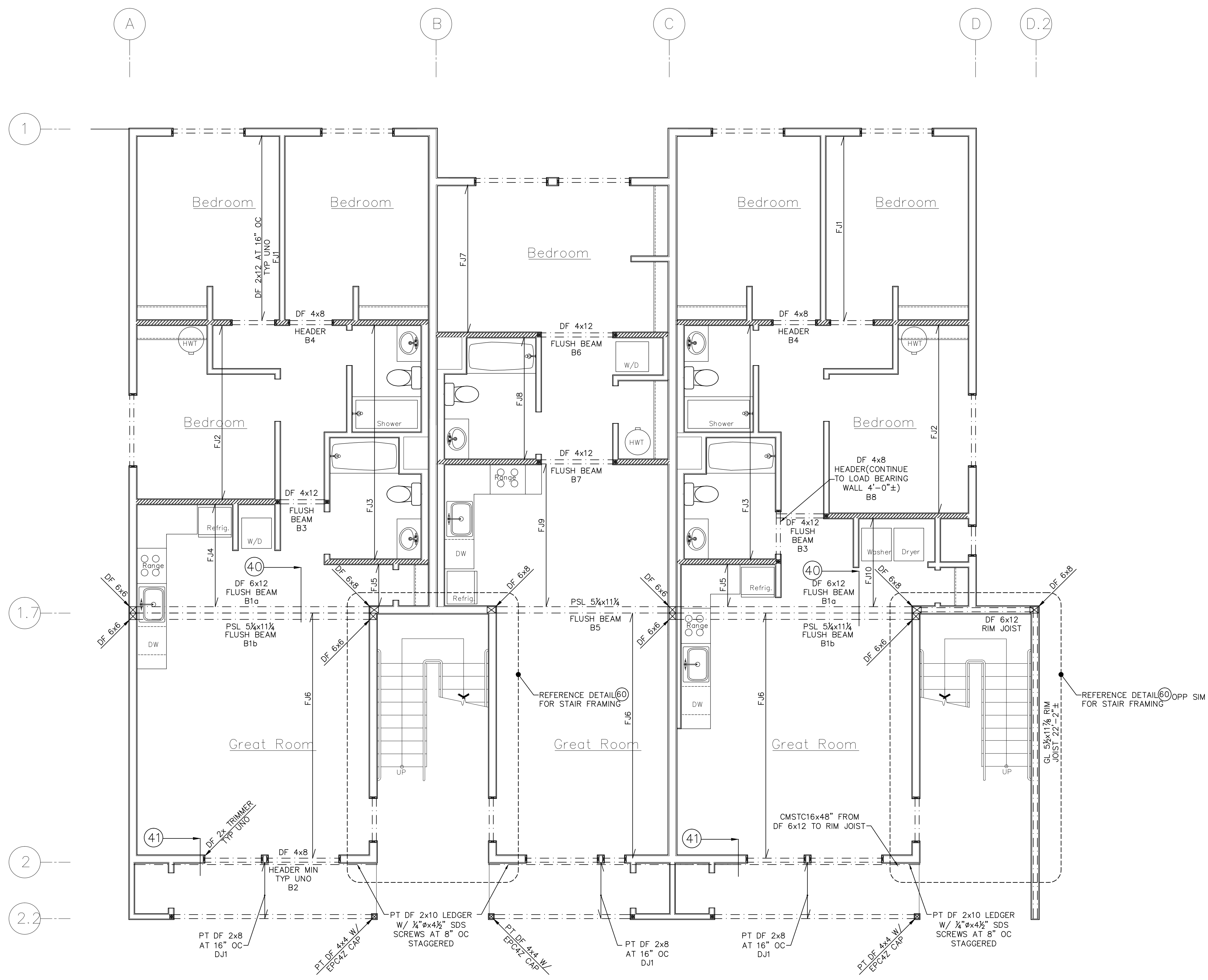
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Forming Architecture

Building D
S 301



1ST FLOOR W/ 2RD FLOOR FRAMING
SCALE : 1/4" = 1'-0"

Preliminary Not For Construction

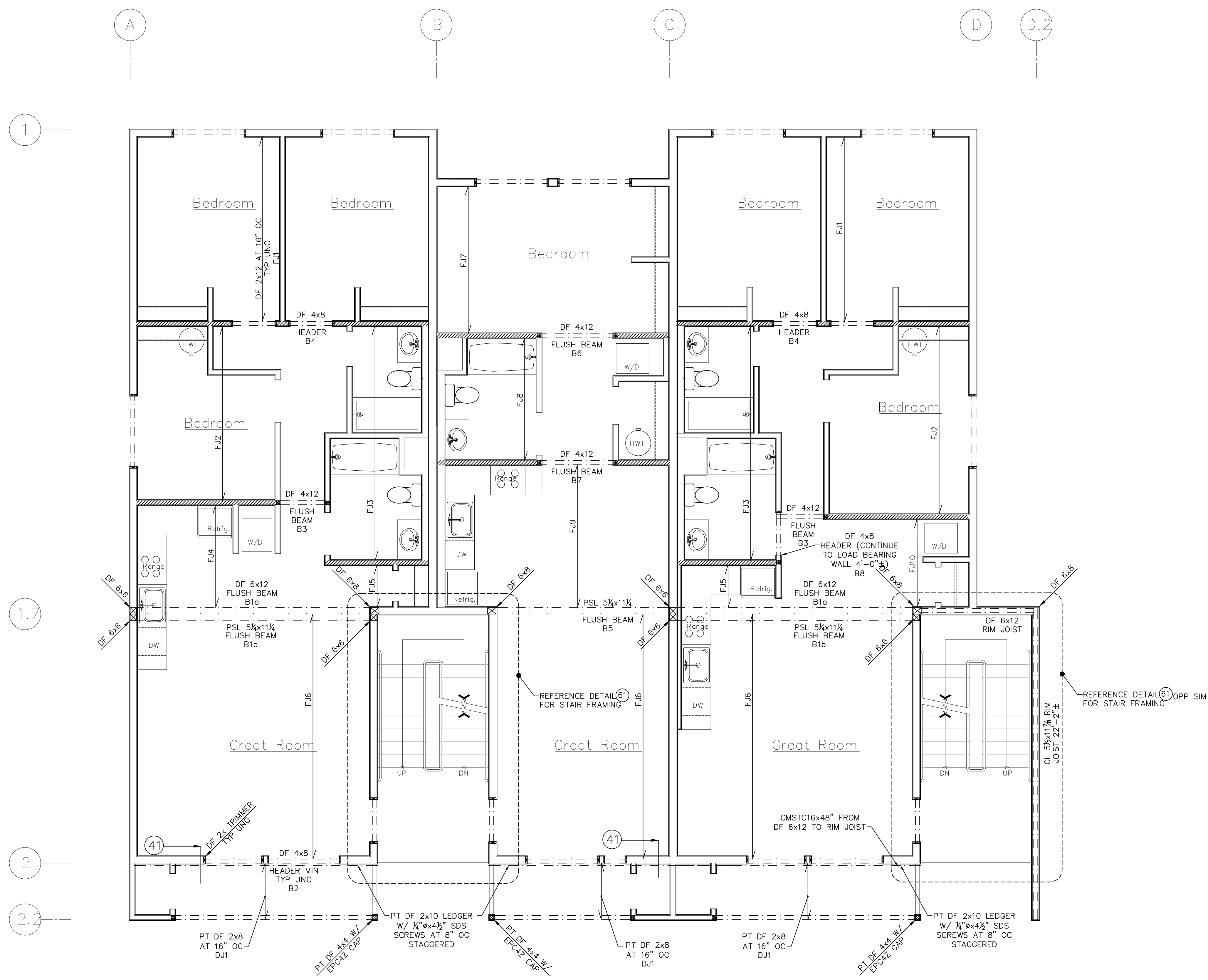
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Building D
S 302



2ND FLOOR W/ 3RD FLOOR FRAMING
SCALE : 1/4" = 1'-0"

Preliminary Not For Construction

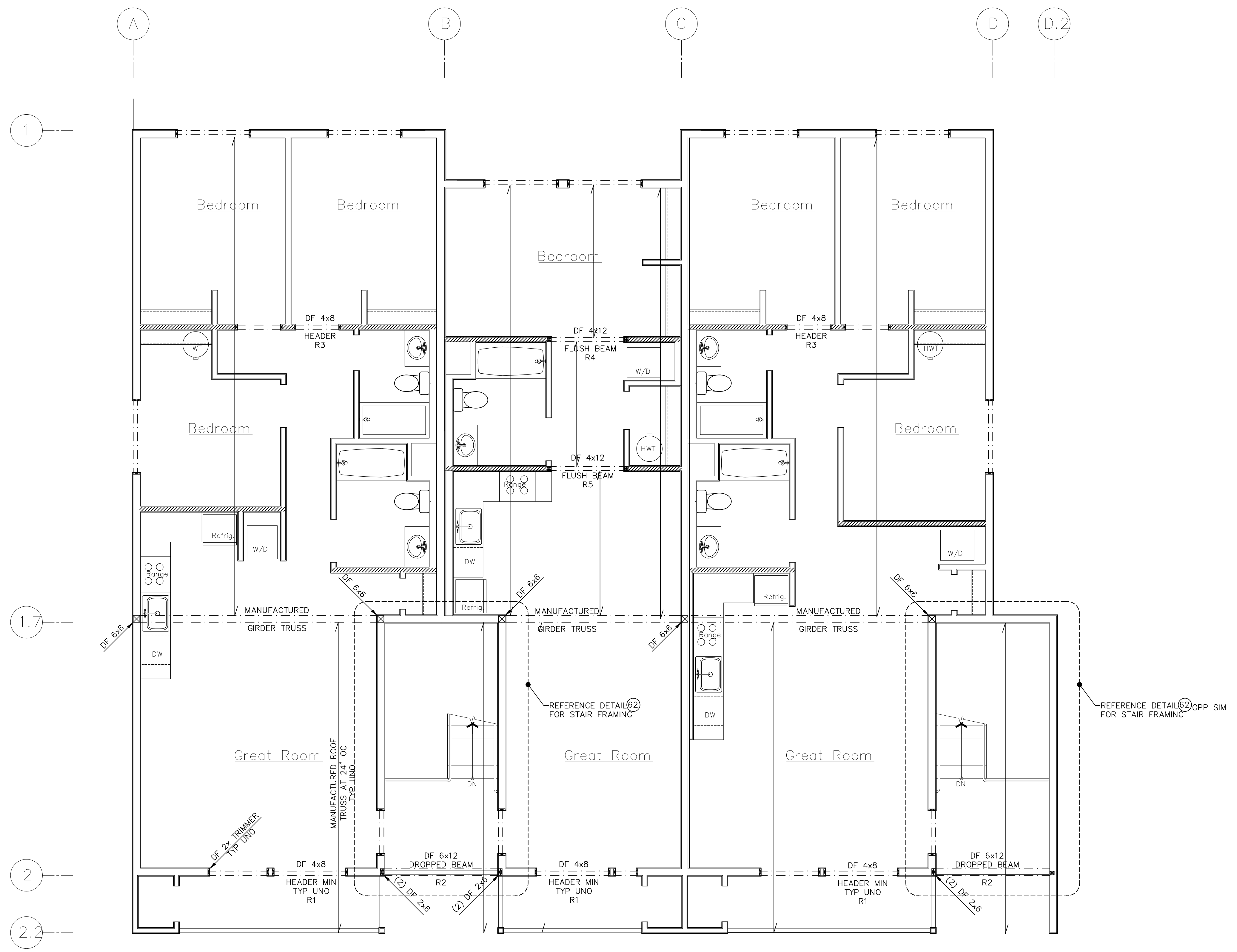
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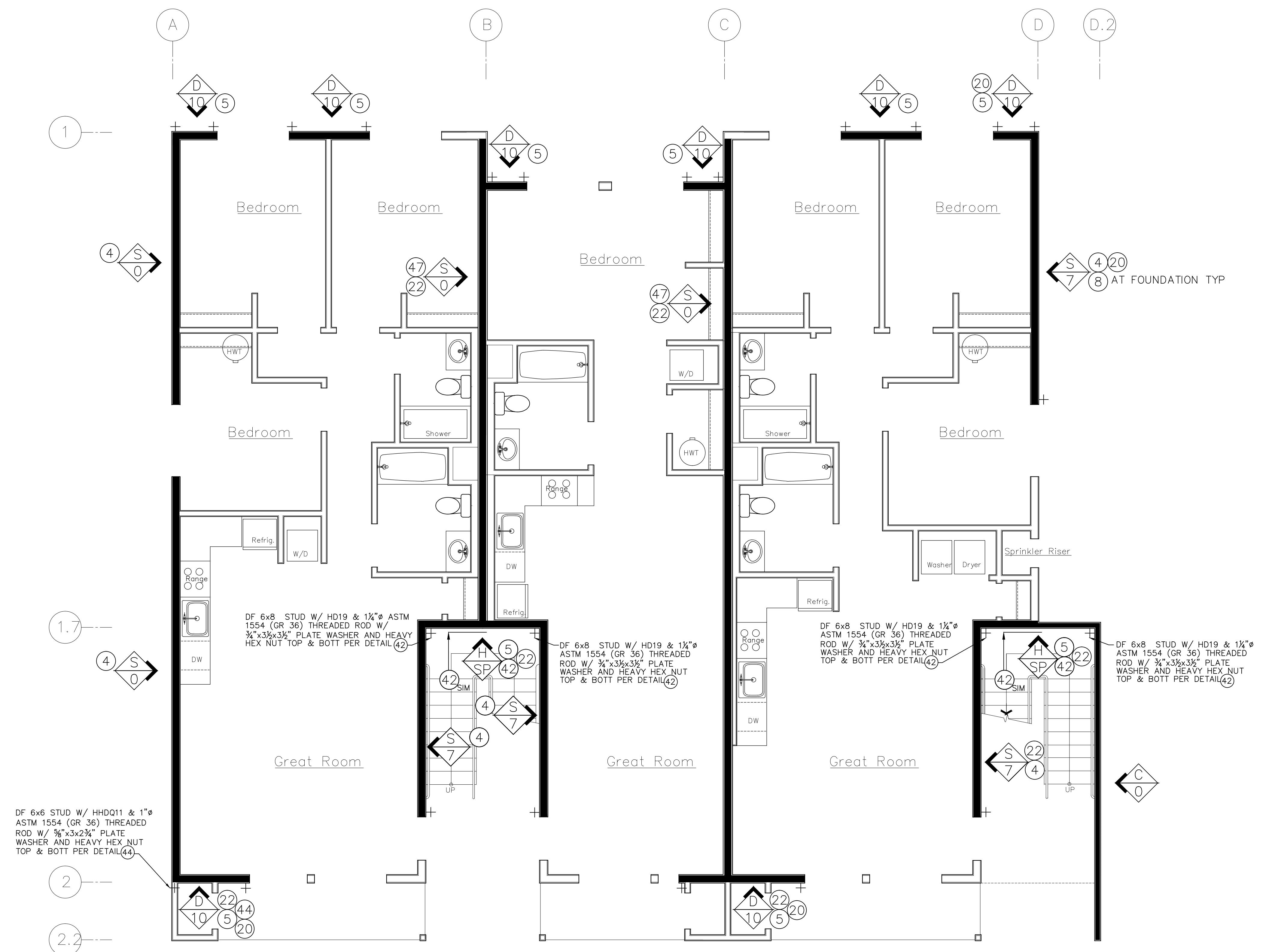
Forming Architecture

Building D
S 303



3RD FLOOR W/ ROOF FRAMING
SCALE : 1/4" = 1'-0"

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1ST FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

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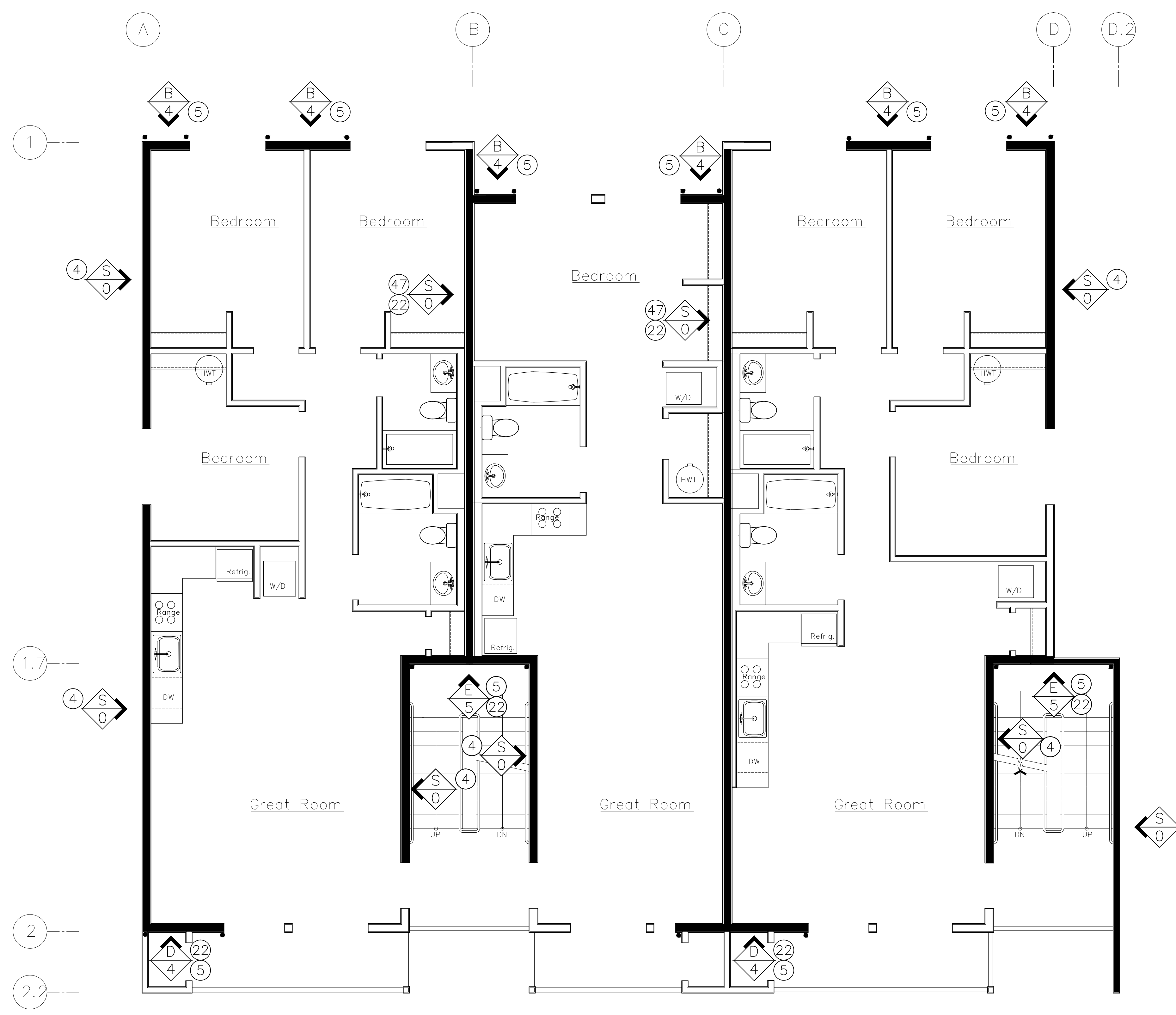
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Building D
S 304

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2ND FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

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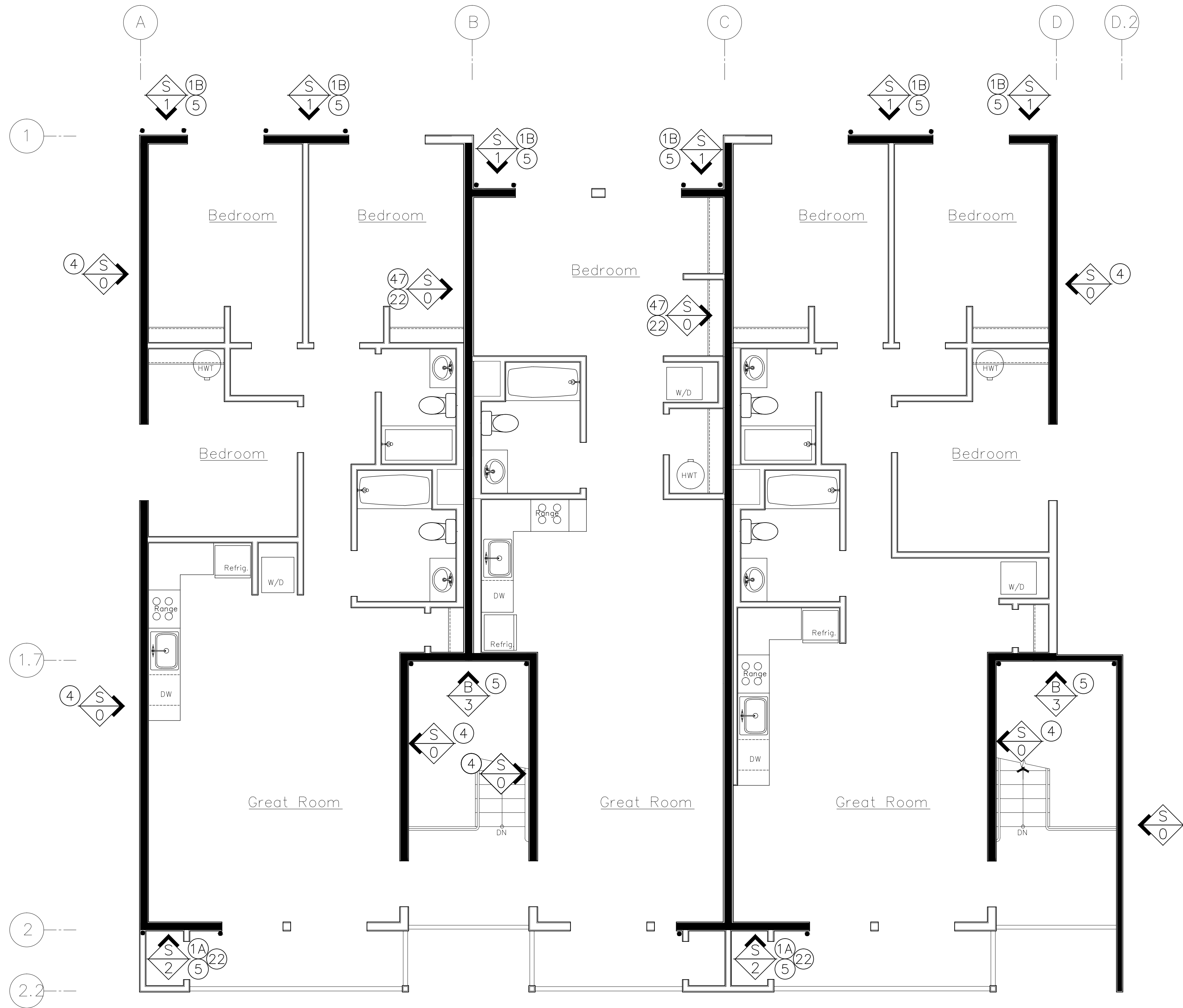
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The Flats at
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Forming Architecture

Building D
S 305

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3RD FLOOR W/ SHEARWALL LAYOUT
SCALE : 1/4" = 1'-0"

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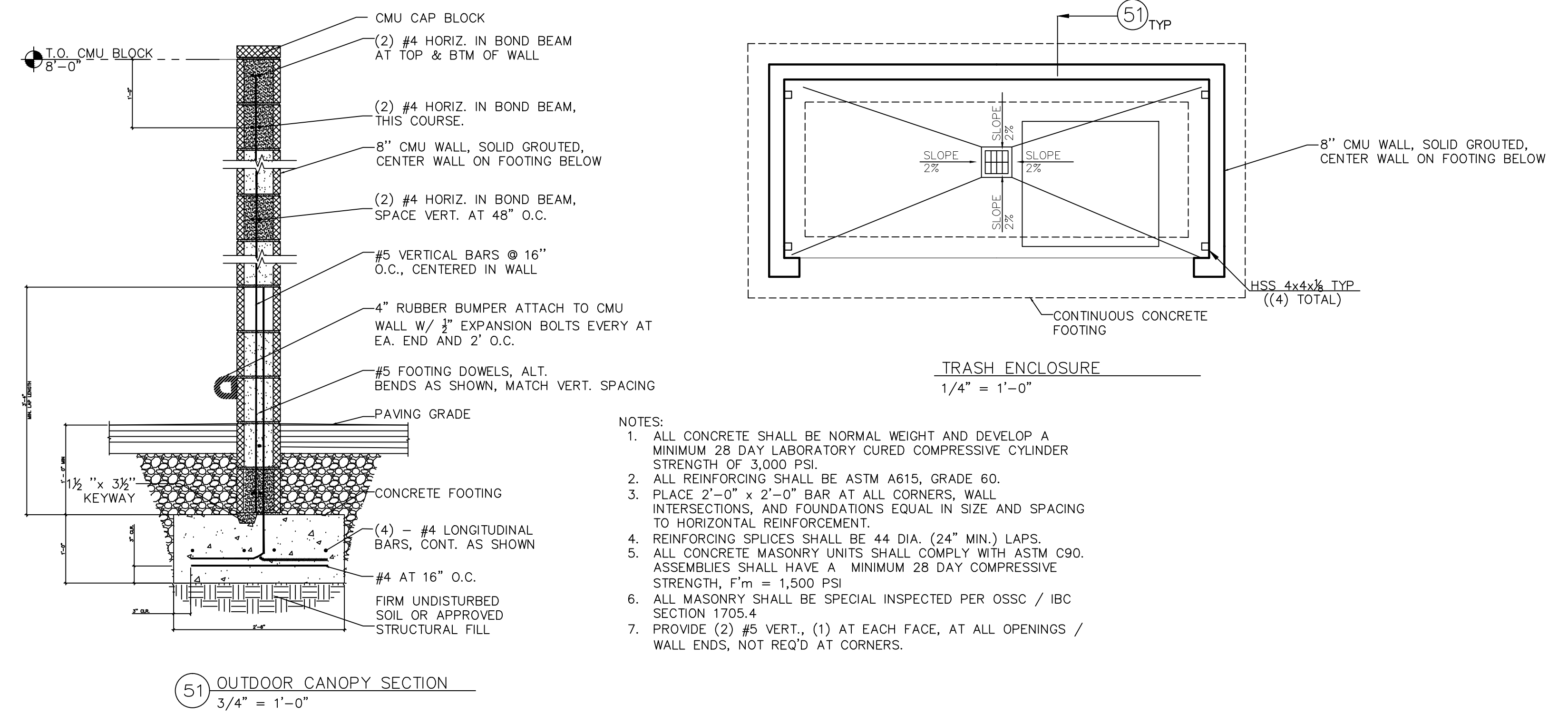
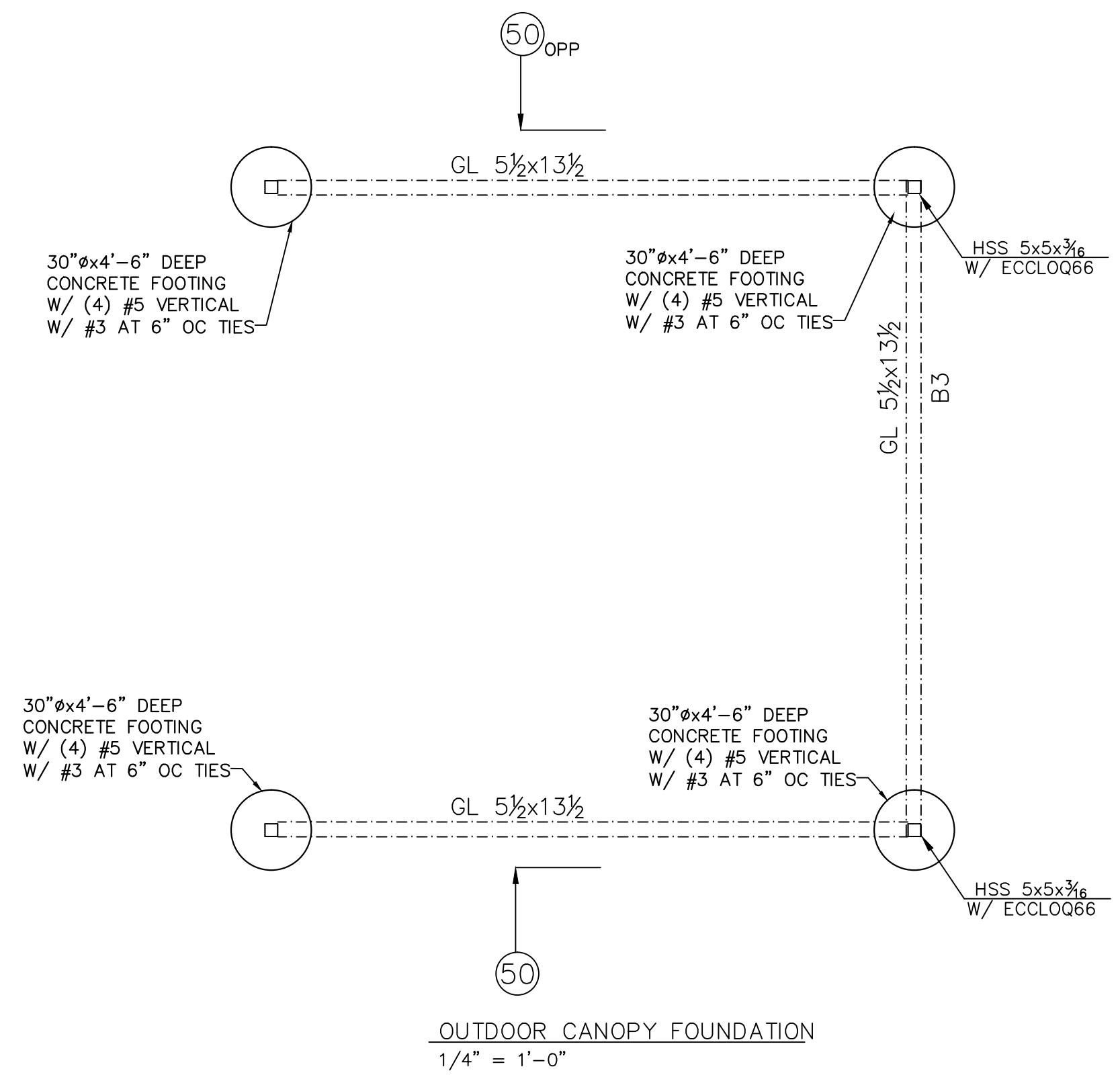
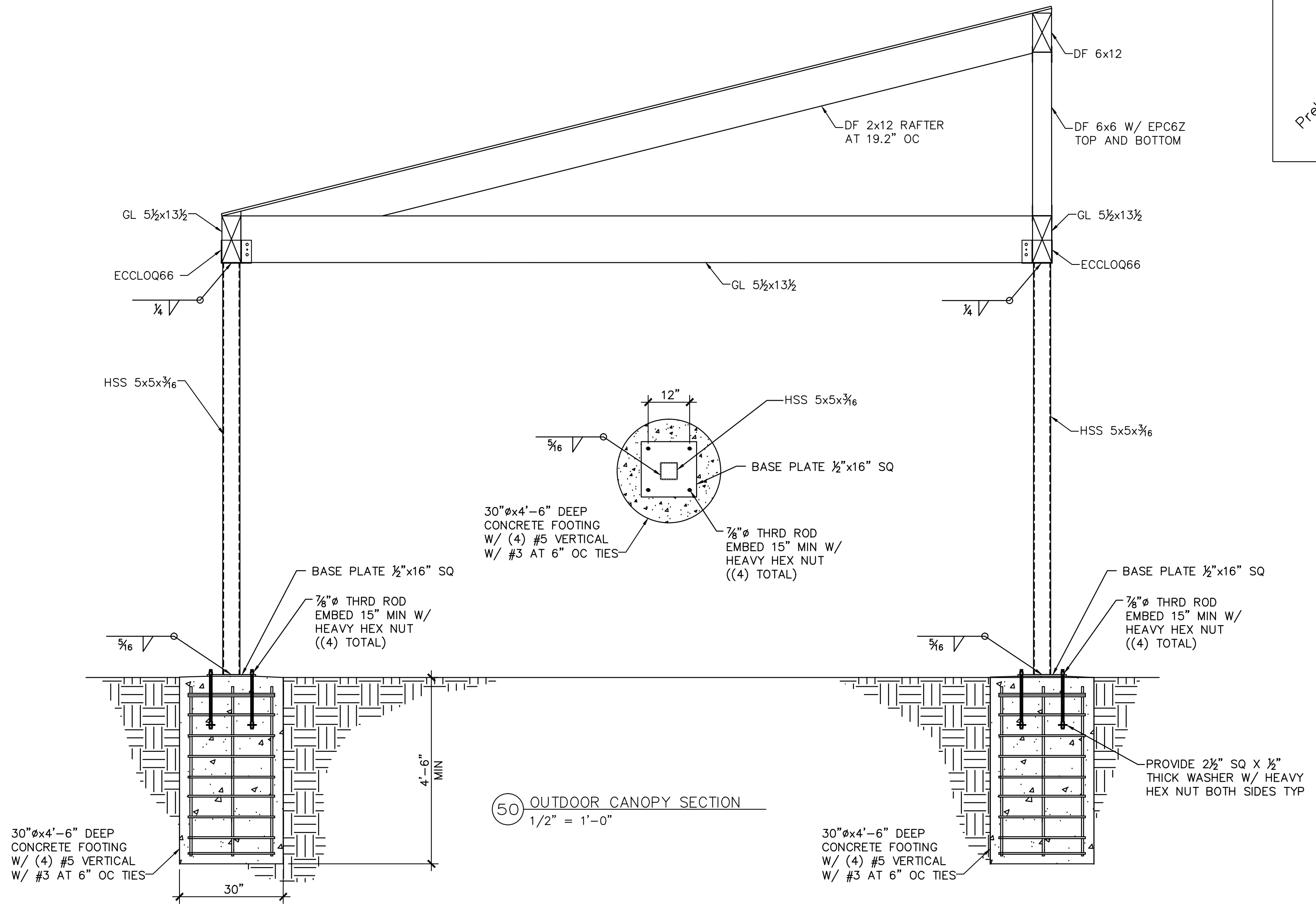
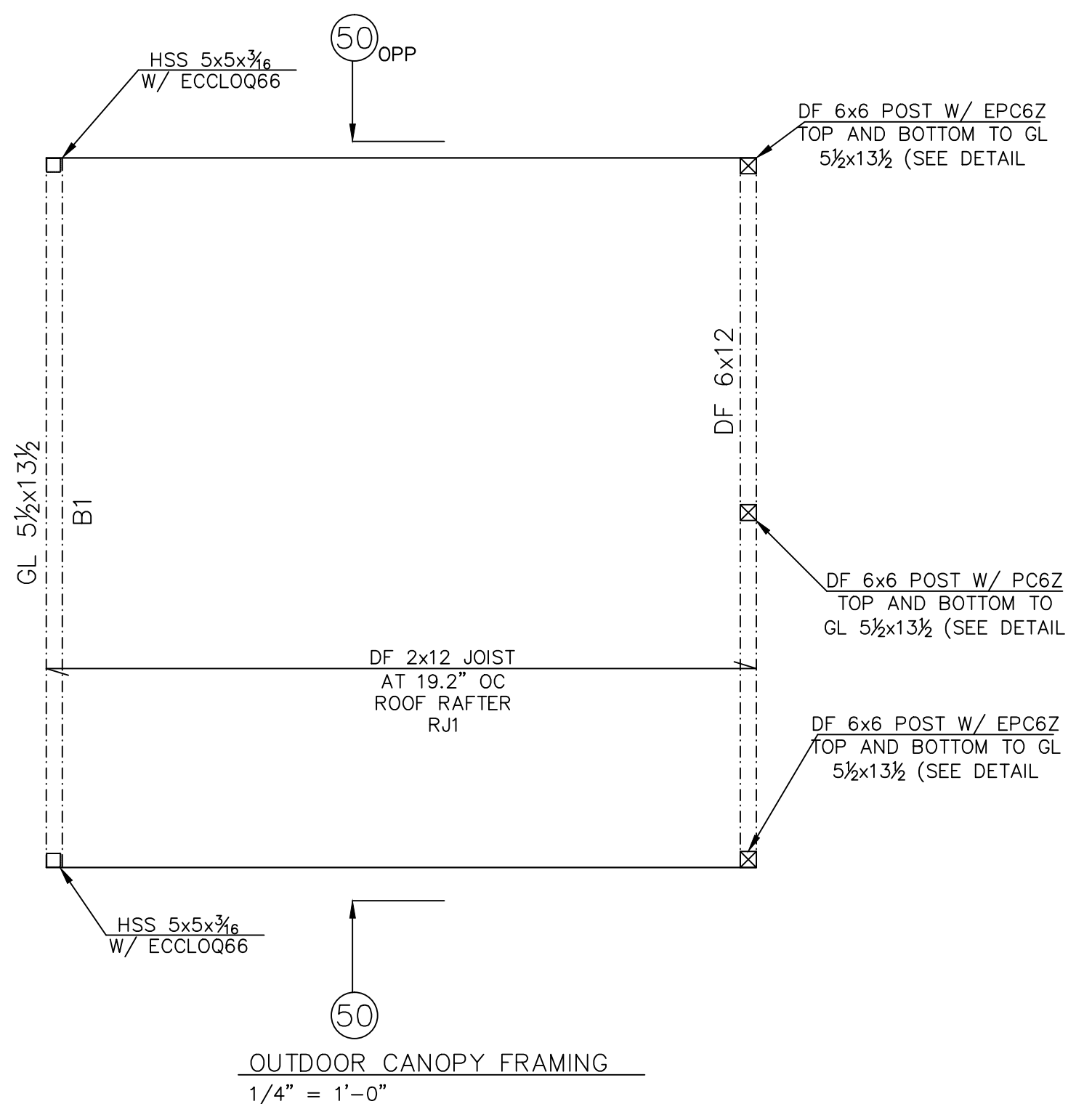
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The Flats at
Rogers Landing

Forming Architecture

Building D
S 306

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Forming Architecture

OUTDOOR CANOPY
S 400

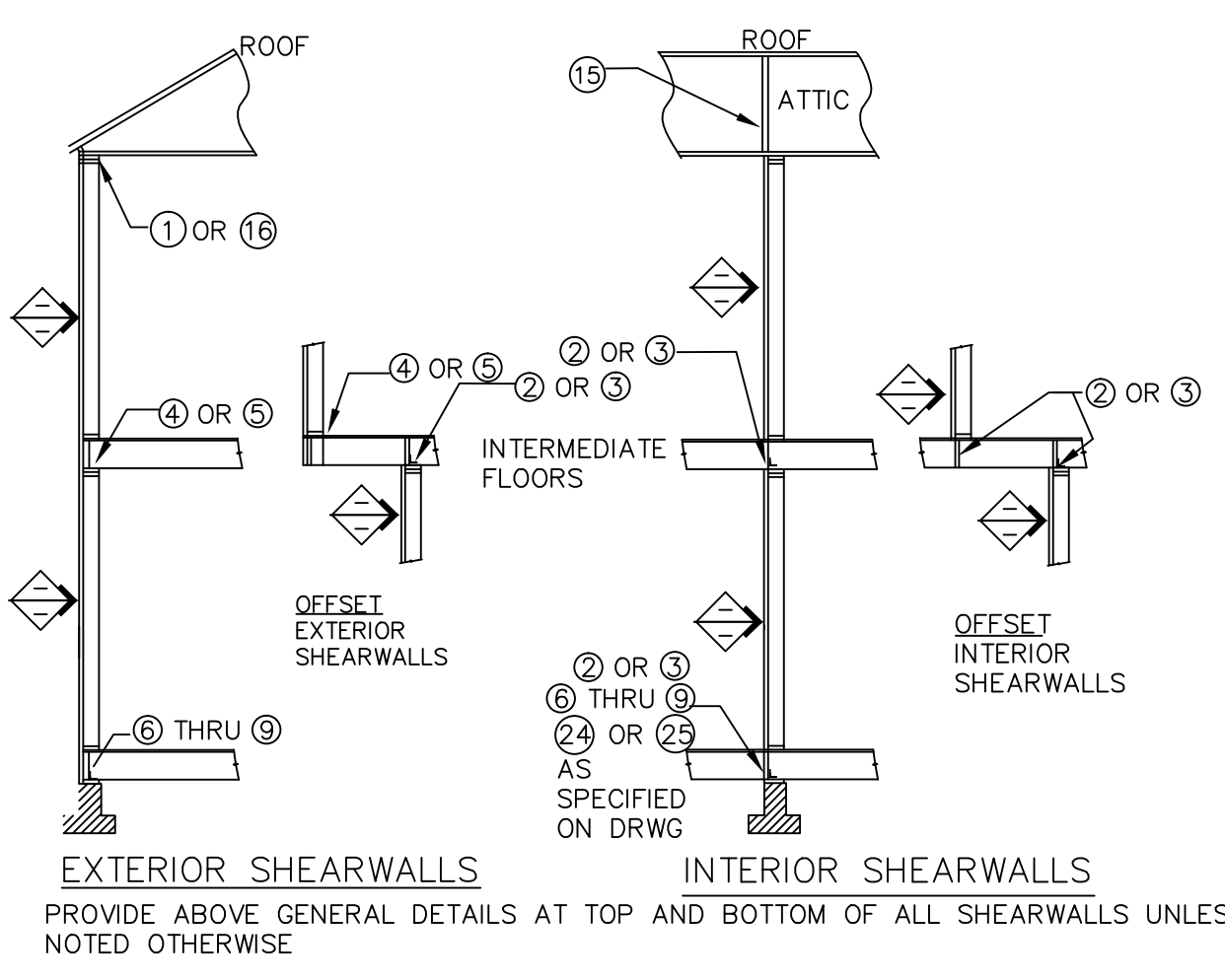
SHEARWALL SCHEDULE

ALL PANEL EDGES MUST BE BLOCKED UNLESS NOTED OTHERWISE

HOLDOWN SCHEDULE

MARK	WALL COVER	FASTENERS	◉ PANEL EDGES	INTERM. STUDS	REMARKS	MARK	HOLDOWN	FASTENERS	5	"CMST12"x 85" LONG	(37) 16d COMMON NAILS AT EACH END
S	15/32" A.P.A. RATED SHT'G	8d COMMON	6" O.C.	12" O.C.	2 1/2" X 0.131" COMMON OR 2 1/2" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES	0	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. TO FLR JST/BM/BLK'G W/ 16d ◉ 4" O.C.	6	"STHD14RJ"	(38) 16d SINKERS
A	5/8" C.W.B. TWO-PLY	SEE NOTES: 13, 14 & 15	BASE PLY: 9" O.C. FACE PLY: 7" O.C.	SEE NOTES: 13, 14, & 15		1	"CS16" x 42" LONG	(12) 10d COMMON AT EACH END	7	"HTT5"	(26) 16d x 2 1/2" & SIMPSON "SSTB24" ANCHOR BOLTS
B	15/32" A.P.A. RATED SHT'G	8d COMMON	4" O.C.	12" O.C.	2 1/2" X 0.131" COMMON OR 2 1/2" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES	2	"CS14" x 48" LONG	(15) 10d COMMON NAILS AT EACH END	8	"HDQ8-SDS3"	(20) SDS 1/4"x3" & SIMPSON "SSTB28" ANCHOR BOLTS
C	15/32" A.P.A. RATED SHT'G	8d COMMON	3" O.C. STAGRD.	8" O.C.	3x REQUIRED ◉ ALL PANEL JOINTS	3	"CMSTC16"x 60" LONG	(25) 16d SINKERS AT EACH END	9	"HDQ8-SDS3"	(20) SDS 1/4"x3" & SIMPSON "SSTB28" 6X MIN POST EA. END
D	15/32" A.P.A. RATED SHT'G	8d COMMON	2" O.C. STAGRD.	8" O.C.	3x REQUIRED ◉ ALL PANEL JOINTS	4	"CMST14"x 80" LONG	(33) 10d COMMON NAILS AT EACH END	10	"HHDQ11-SDS2.5"	(24) SDS 1/4"x2 1/2" & SB1X30" BOLT 6X MIN. POST EA. END
E	15/32" A.P.A. RATED SHT'G	8d COMMON	4" O.C. STAGRD.	8" O.C.	3x REQUIRED ◉ ALL PANEL JOINTS - OFFSET	11	"HHDQ11"	(24) SDS 1/4"x2 1/2" 6X6 MIN POST EA. END 3X STUDS ◉ PANEL EDGES	11	"HHDQ11"	1"◉ THREADED ROD ASTM F1554 GR 36 EMBED 12" INTO FOOTING SEE PLAN
F	15/32" A.P.A. RATED SHT'G	8d COMMON	2" O.C. STAGRD.	6" O.C.	3x REQUIRED ◉ ALL PANEL JOINTS - OFFSET	12	"HD19"	(5) 1"◉ BOLTS 6X6 MIN POST EA. END 3X STUDS ◉ PANEL EDGES	12	"HD19"	1 1/2"◉ THREADED ROD ASTM F1554 GR 36 EMBED 12" INTO FOOTING SEE PLAN

* WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON A DIFFERENT 3X FRAMING MEMBER
 **--USE MIN. 4X STUD EA. END SHEAR PANEL FOR HOLDOWN
 ---USE MIN. (2) 2X STUD EA. END SHEAR PANEL FOR CMST(C) STRAPS
 ***--ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER RECEIVING EDGE NAILING TYPICAL AS DESIGNATED ABOVE. SEE (14) FOR 3X ALTERNATE.
 BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.



TYPICAL SHEAR WALL SECTION FOR REFERENCE

SHEARWALL TYPE	A35 SPACING DETAILS (1)-(7)	5/8" A.B. SPACING *DETAILS (6)-(9) (24) (25)	3X SILL PL (12" A.B.)
S	24" OC	44" OC	48" OC
A	24" OC	48" OC	48" OC
B	16" OC	17" OC	40" OC
C	12" OC	12" OC	29" OC
D	9" OC	9" OC	23" OC
E	8" OC	3X REQ'D	17" OC
F	6" OC	3X REQ'D	14" OC
H	4" OC STAGGER	3X REQ'D	8" OC

NOTE: 3X PT SILL PLATE REQ'D FOR E-H SHEARWALLS AS INDICATED ABOVE. PROVIDE 2-20d END NAILS FROM STUD TO SOLE PLATE WHEN SINGLE 3X SILL PLATE IS USED AT EXISTING FOUNDATION PROVIDE 5/8" DIAM TITEN HD ANCHOR BOLT, EMBED 4" MIN W/SPACING AS SHOWN ABOVE SPECIAL INSPECTION REQUIRED - BY OTHERS

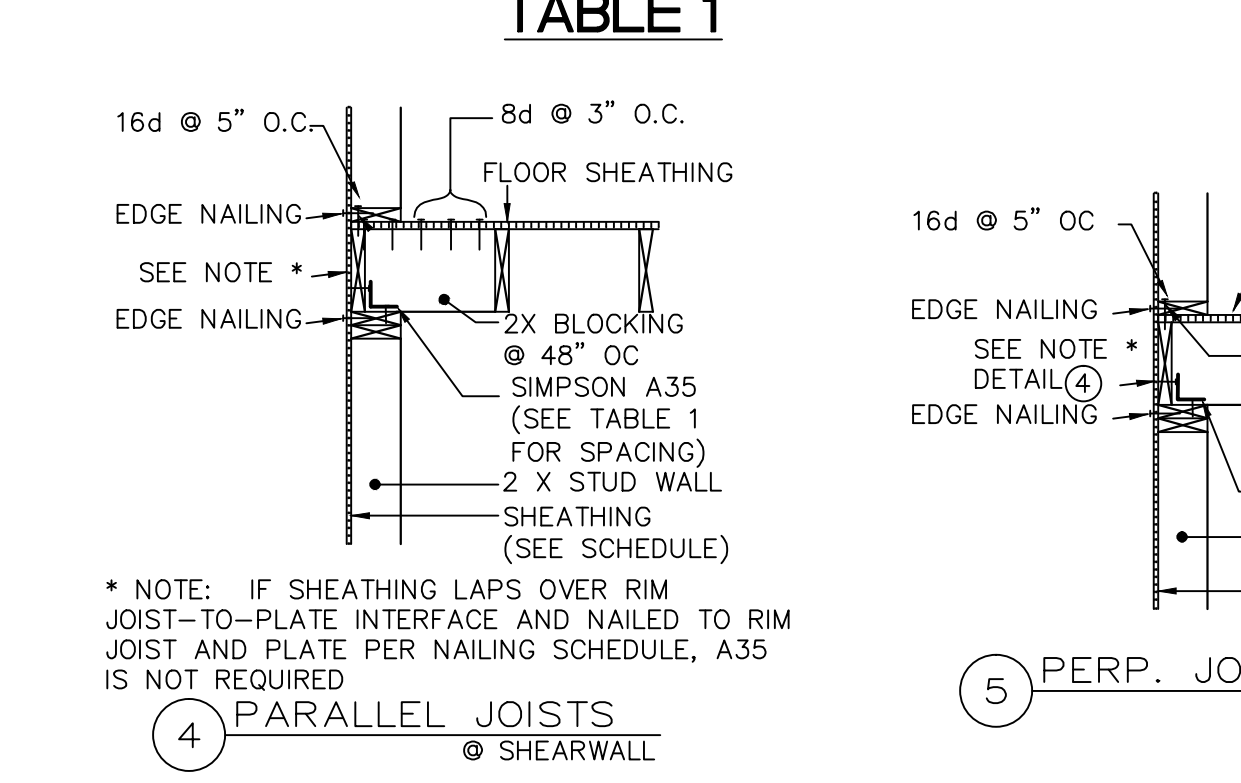


TABLE 1

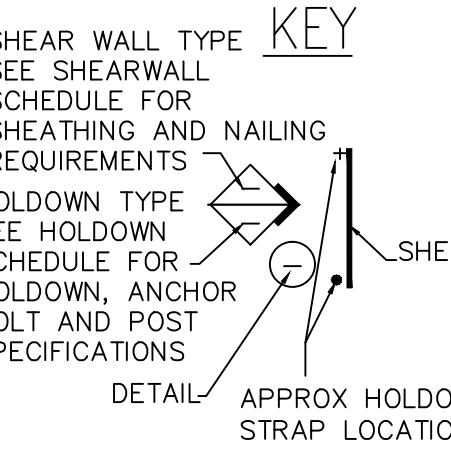
Preliminary Not For Construction

LEGEND

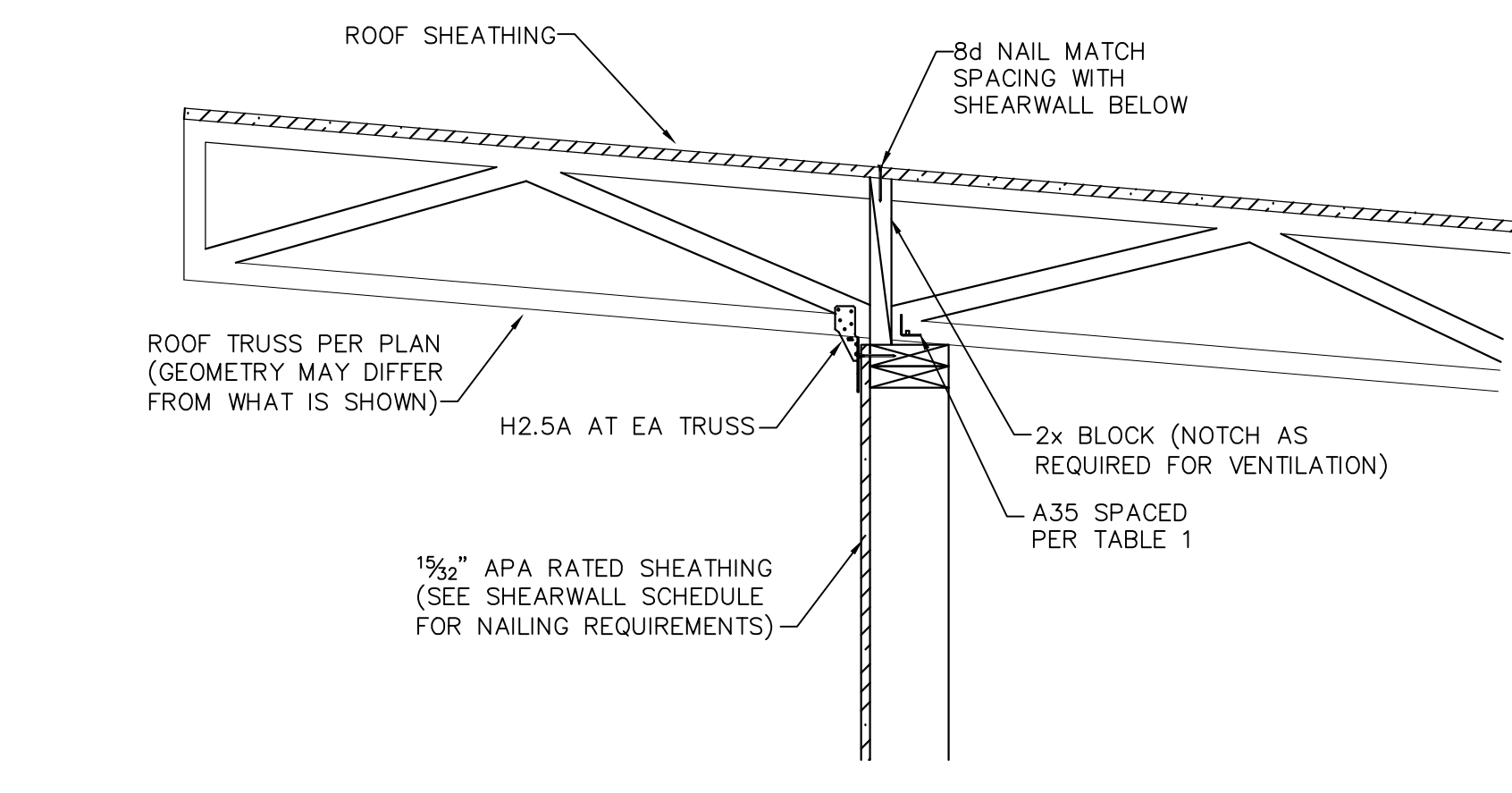
- SHADED WALLS INDICATE INTERIOR LOAD BEARING WALLS FRAMED AS DESCRIBED IN NOTE 2 OF THE FRAMING NOTES
- APPROX. HOLDOWN LOCATIONS
- SHEAR WALL LOCATIONS
- DETAIL REFERENCE TAG
- DETAIL REFERENCE FOR OPTIONAL CONDITION

NOTES

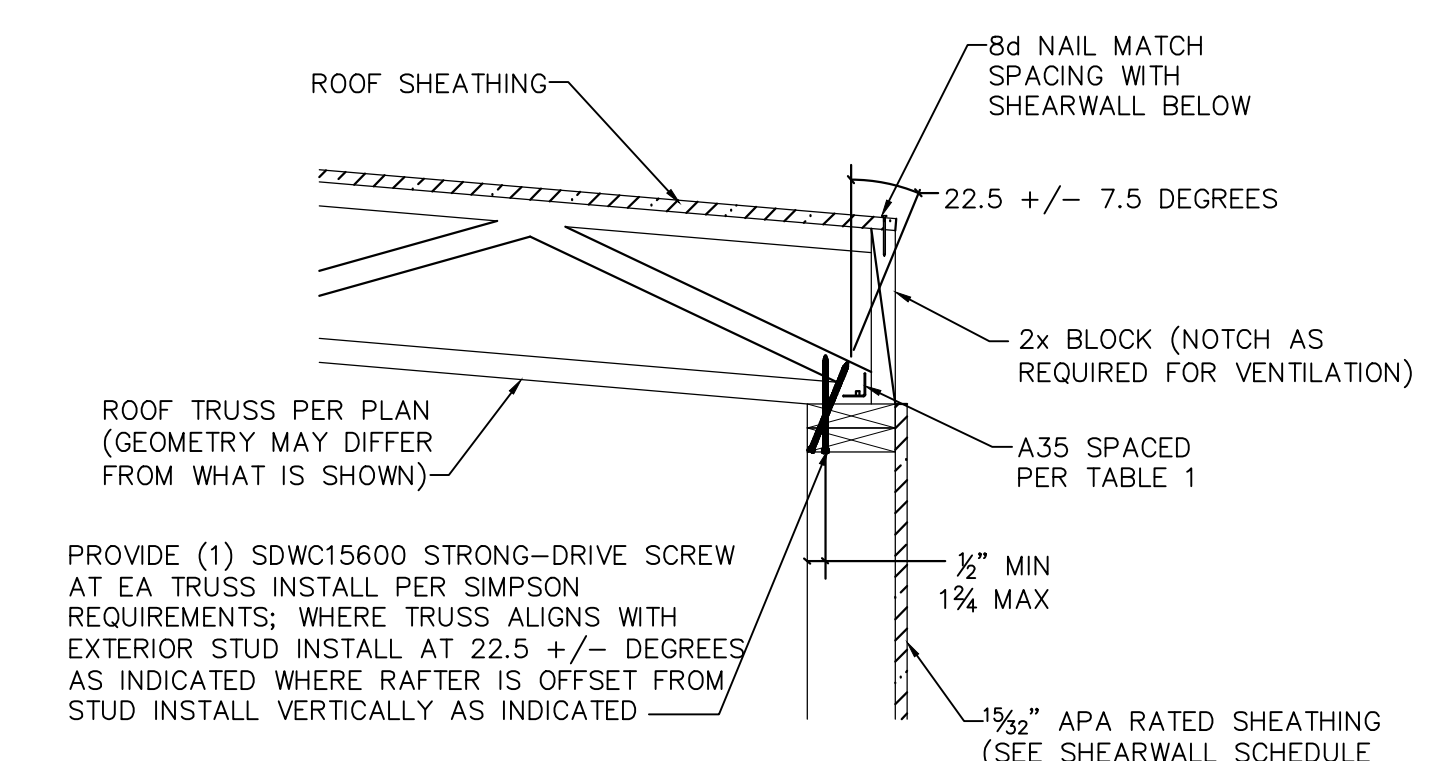
- "F. RH. P-NAIL" - DESIGNATES A FULL ROUND-HEAD POWER NAIL.
- ALL EXTERIOR WALLS MUST HAVE 15/32" APA RATED STRUCTURAL I SHEATHING AND 0.131" X 2" (8d) F. RH. P-NAIL (OR EQUIVALENT FASTENER) AT MINIMUM 6" OC EDGE NAILING SET FLUSH W/SURFACE OF SHEATHING. (TYPE "S" WALL IS STANDARD)
- ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED.
- HOLDOWNS OCCUR AT LOCATIONS INDICATED W/REQ'D STUDS. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDOWN STUDS.
- EDGE NAIL ROOF AND FLOOR SHEATHING TO RIM JOISTS/BLOCKING & FASTEN TO WALL W/SIMPSON A35 SPACING PER TABLE 1.
- LAP TOP PLATES MINIMUM 4'-0" BETWEEN SPLICES W/(8) 16d EA. SIDE. CONNECT SHEARWALL BOTTOM PLATE TO RIM JOIST, BLOCKING, OR FLOOR JOIST BELOW W/16d @ 5" OC. SHEARWALL SHEATHING MUST EXTEND FROM BOTTOM TO TOP PLATES.
- FASTEN PT SILL PLATE WITH 5/8" TYPICAL ANCHOR BOLTS W/3" SOR X 1/4" WASHERS @ 48" MAX. REDUCE SPACING AS REQ'D PER TABLE 1. EMBED 7" MIN.
- ALL STEMWALLS W/SSTB28 ANCHOR BOLTS TO BE 8" MIN
- SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL ABUTTING INTO SHEARWALLS
- BUILDER TO VERIFY ALL INSTALLATION REQ'MNTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN/STRAP CONNECTIONS
- PROVIDE 5" MIN EDGE DISTANCE FOR ALL SSTB ANCHOR BOLTS @ ALL FOUNDATION VENTS, DOOR AND WINDOW OPENINGS. COORDINATE WITH FOUNDATION DESIGNER AS REQUIRED
- CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS AT FOUNDATION OF ALL SHEARWALLS.
- BASE PLY-6d COOLER OR WALLBOARD 1 1/2" X 0.120" NAIL, MIN 3/8" HEAD 1 1/2" 16 GALV. STAPLE 1 3/8" 16 GALV. STAPLE FACE PLY-8d COOLER OR WALLBOARD 0.120" NAIL, MIN 3/8" HEAD, 2 3/8" LONG 15 GA. GALV STAPLE, 2 1/4" LONG
- ALL EDGES ARE BLOCKED, AND EDGE FASTENING IS PROVIDED AT ALL SUPPORTS AND ALL PANEL EDGES.
- FOR 1 HR. FIRE RATED WALL ASSEMBLY PROVIDE 5/8" TYPE "X" GYP. BOARD ONE SIDE W/SCREWS OR NAILS PER NOTE 13 @ 4" O.C.
- AT EXISTING FOUNDATIONS PROVIDE 5/8" TITEN HD TYPICAL ANCHOR BOLT EMBED 4" MIN. WITH SPACING PER TABLE 1. SPECIAL INSPECTION REQUIRED, BY OTHERS.
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, AND UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- ALL ARCHITECTURAL CONSIDERATIONS, INCLUDING STAIRS AND HAND RAILINGS AND THEIR CONNECTIONS, INTERIOR AND EXTERIOR FINISHES, FIRE RATINGS, EGRESS REQUIREMENTS, FLASHING, INSULATION, SETBACKS, HEIGHT RESTRICTIONS, ETC ARE BY OTHERS.
- DESIGN LOADS: SEISMIC: ZONE D2 WIND: 120 MPH, CATEGORY II, EXP B
- ALL FOUNDATION AND FRAMING MEMBERS BY OTHERS UNLESS SHOWN ON THESE PLANS.
- ALL FINISHES FOR CORROSION RESISTANCE OF STEEL (SUCH AS GALVANIZATION OR STAINLESS) AND/OR DECAY PROTECTION OF TIMBER (SUCH AS PRESSURE TREATMENT OR CEDAR WRAPPING) BY OTHERS
- ALL WOOD EMBEDDED IN CONCRETE SHALL BE APPROVED PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4.
- IT IS THE OWNER'S AND/OR OWNER'S REPRESENTATIVE RESPONSIBILITY TO COORDINATE WITH LOCAL BUILDING JURISDICTIONS TO DETERMINE IF A GEOLOGICAL/GEO TECHNICAL INVESTIGATION AND/OR REPORT IS REQUIRED FOR THE SPECIFIC BUILDING LOCATION. THE LATERAL AND/OR FOUNDATION DESIGN AS PROVIDED BY MYSELF, MATTHEW V. NAVA, P.E., IS BASED ON STANDARD CONSTRUCTION DESIGN AND DOES NOT INCLUDE ANY ADDITIONAL DESIGN REQUIREMENTS FOR SPECIAL AND/OR UNUSUAL GEOLOGICAL CONSIDERATIONS UNLESS SPECIFICALLY NOTED.
- WHEN THE VERTICAL AND GRAVITY DESIGN AND ANALYSIS IS PERFORMED BY OTHERS ALL COMPONENT UPLIFT CONNECTIONS FOR ALL MEMBERS INCLUDING; RAFTERS, RIDGE BEAMS, HIPs, VALLEYS, AND TRUSSES ARE TO BE DESIGNED BY OTHERS UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS



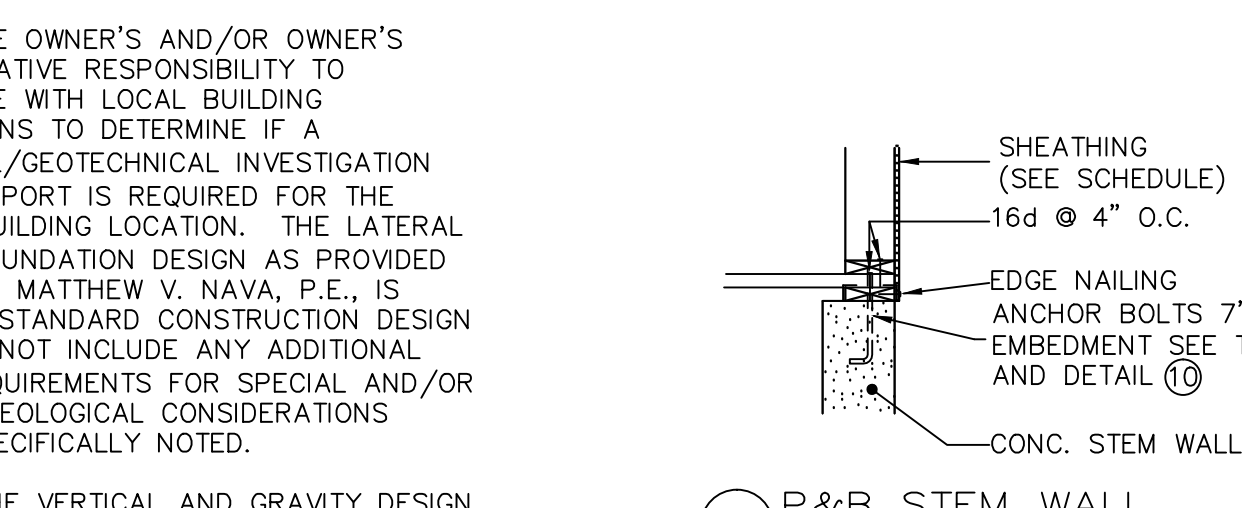
KEY



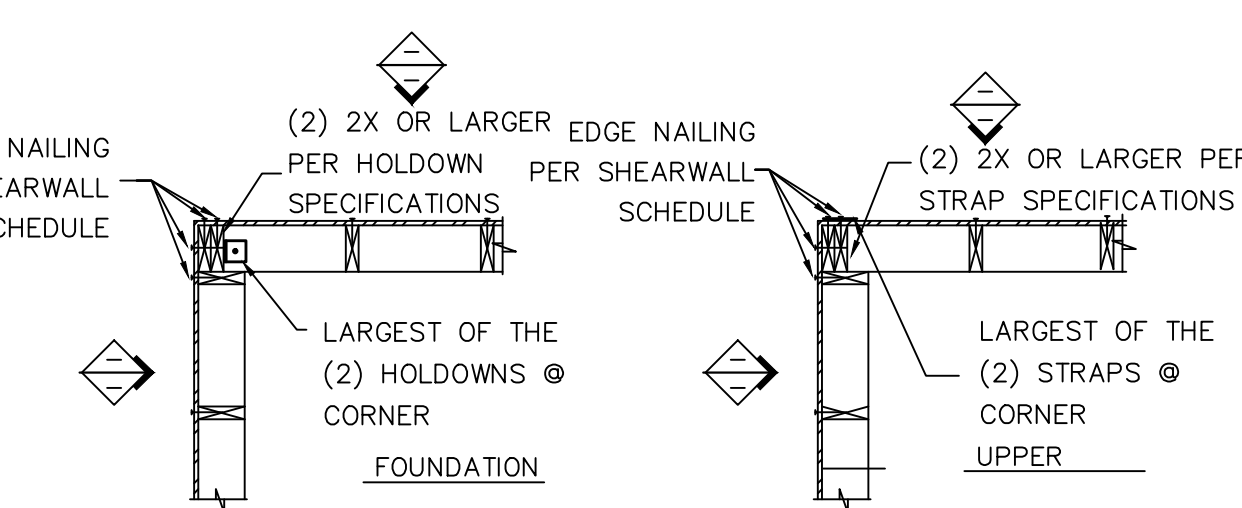
1A ROOF EAVE AT FRONT SCALE: 1" = 1'-0"



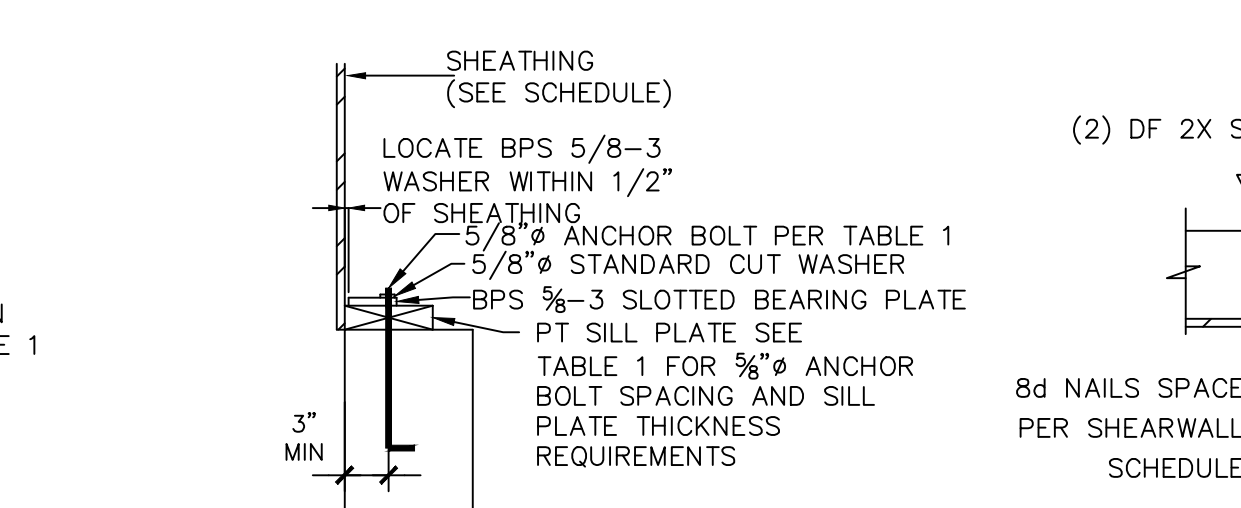
1B ROOF EAVE AT REAR SCALE: 1" = 1'-0"



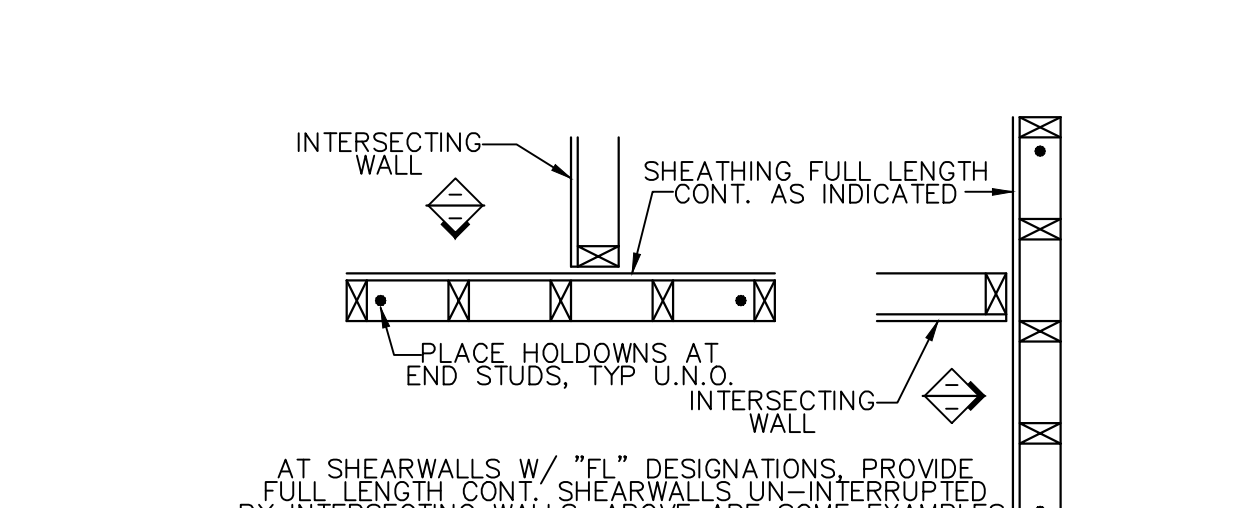
8 P&B STEM WALL



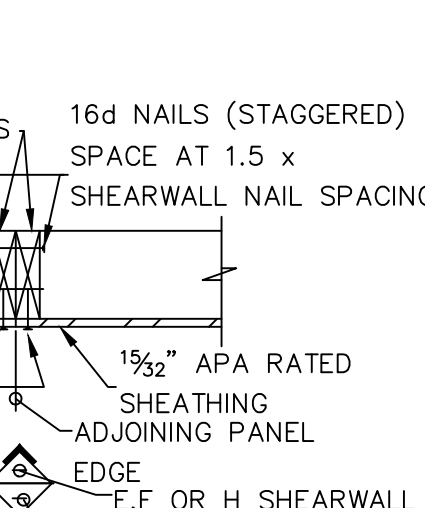
20 COMBINED HOLDOWN/STRAP @ CORNER



10 WASHER REQ'MNTS @ SILL PLATE



22 FULL LENGTH CONT. SHEARWALL NO SCALE



14 ALTERNATE 3X FRAMING AT ADJOINING PANEL EDGES

NAVA CONTRACTING and ENGINEERING, INC.
 PH: (503) 238-0833
 4106 SE OAK ST
 PORTLAND, OR 97214
 NAVAENR@GMAIL.COM

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The Flats at Rogers Landing

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Details S 500

GENERAL NOTES:

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, AND UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL ARCHITECTURAL CONSIDERATIONS, INCLUDING STAIRS AND HAND RAILINGS AND THEIR CONNECTIONS, INTERIOR AND EXTERIOR FINISHES, FIRE RATINGS, EGRESS REQUIREMENTS, FLASHING, INSULATION, SETBACKS, HEIGHT RESTRICTIONS, ETC ARE BY OTHERS.
- ALL FINISHES FOR CORROSION RESISTANCE OF STEEL (SUCH AS GALVANIZATION OR SATINLESS) AND/OR DECAY PROTECTION OF TIMBER (SUCH AS PRESSURE TREATMENT OR CEDAR WRAPPING) BY OTHERS.
- DESIGN LOADS:

ROOF (SNOW LOAD)	25 PSF
ROOF TOTAL LOAD (SHAKE/COMP)	40 PSF
ROOF TOTAL LOAD (TILE MATERIAL)	49 PSF
FLOOR	40 PSF
STAIRS	40 PSF
GARAGE FLOOR (L.L.) (3,000# POINT)	50 PSF
DECKS	40 PSF
BALCONIES (EXT.)	40 PSF
ATTIC STORAGE (CLG JST)	20 PSF
SEISMIC	ZONE D2
WIND	120 MPH, CATEGORY II, EXPOSURE B

11. NAILING SCHEDULE CONTINUED:

MULTIPLE JOISTS (UP TO 3)	16d @ 15" o.c. STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2"~ BOLTS W/WASHERS STAGGERED @ 24" o.c.
1 X 6 SPACED SHEATHING	2-8d FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGES	4-16d TOE NAIL
RAFTER LEDGERS	3-16d FACE NAIL
	3-20d EACH STUD

12. PLYWOOD REQUIREMENTS:

EXTERIOR WALL SHEATHING	APA RATED STRUCTURAL I	15/32"
ROOF SHEATHING	APA RATED STRUCTURAL I	15/32"
FLOOR SHEATHING	T & G GOLD EDGE	7/8"

FOUNDATION NOTES:

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- REQUIRED ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE: - MIX AND 28 DAY STRENGTH OF CONCRETE.

- BASEMENT WALLS & FOUNDATIONS	3,000 PSI
- BASEMENT & INTERIOR SLABS ON GRADE:	2,500 PSI
- PORCHES, STEPS, & CARPORT	3,500 PSI

PROVIDE PROPER CURING METHODS AND CONSTRUCTION JOINTS AS REQUIRED TO PREVENT ADVERSE CRACKING

- GARAGE FLOORS TO SLOPE 1/8"/FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-7% AIR ENTRAINED
- CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.
- REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.
- EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.
- COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDDILL.
- PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" IN. MESH CORROSION RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROL ROOFING.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 3" IN.
- WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TIE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).
- THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH THE PLUMBING CODE. WHERE A SITE IS LOCATED AND CONFIRMED, BY OTHERS, TO BE IN WELL-DRAINED GRAVEL OR SAND/GRAVEL MIXTURE SOILS, A DEDICATED DRAINAGE SYSTEM IS NOT REQUIRED.
- ALL EXCAVATION, GRADING, FILL, COMPACTION, TEMPORARY SHORING AND GENERAL SITE SLOPE STABILITY BY OTHERS.
- RETAINING WALL ASSUMED DESIGN BASIS, UNO: EQUIVALENT LATERAL SOIL BEARING PRESSURE: 40 PSF
COEFFICIENT OF FRICTION: 0.35
UNIFORM SEISMIC DESIGN LOAD 6HH
- IT IS THE OWNER'S AND/OR OWNER'S REPRESENTATIVE RESPONSIBILITY TO COORDINATE WITH LOCAL BUILDING JURISDICTIONS TO DETERMINE IF A GEOLOGICAL/GEO TECHNICAL INVESTIGATION AND/OR REPORT IS REQUIRED FOR THE SPECIFIC BUILDING LOCATION. THE FOUNDATION AND STRUCTURAL DESIGN AS PROVIDED BY MYSELF, MATTHEW V. NAVA, P.E., IS BASED ON STANDARD CONSTRUCTION DESIGN AND DOES NOT INCLUDE ANY ADDITIONAL DESIGN REQUIREMENTS FOR SPECIAL AND/OR UNUSUAL GEOLOGICAL CONSIDERATIONS UNLESS SPECIFICALLY NOTED.
- AT RETAINING WALLS DO NOT INSTALL BACKFILL AGAINST WALL UNTIL CONCRETE HAS SUFFICIENTLY CURED (27 DAYS MIN). INSTALL BACKFILL PRIOR TO INSTALLING FLOOR FRAMING AND DIAPHRAGM AT TOP OF WALL.
- CONTRACTOR RESPONSIBLE TO PROVIDE ADEQUATE DRAINAGE BEHIND RETAINING WALL TO PREVENT HYDROSTATIC PRESSURE.
- RETAINING WALL DESIGNED FOR CANTILEVER WALLS WITH FLAT BACKFILL BEYOND THE HEEL OF THE BASE FOOTING FOR A DISTANCE EQUAL TO THE WALL HEIGHT.
- WHERE SHALLOW FOUNDATIONS BEAR ON COMPACTED FILL MATERIAL, THE COMPACTED FILL MATERIAL SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL REPORT PER OSSC SECTION 1803.
EXCEPTION: COMPACTED FILL LESS THAN 12" IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT PROVIDED THE IN-PLACE DRY DENSITY IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. THE COMPACTION SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH OSSC SECTION 1705.6

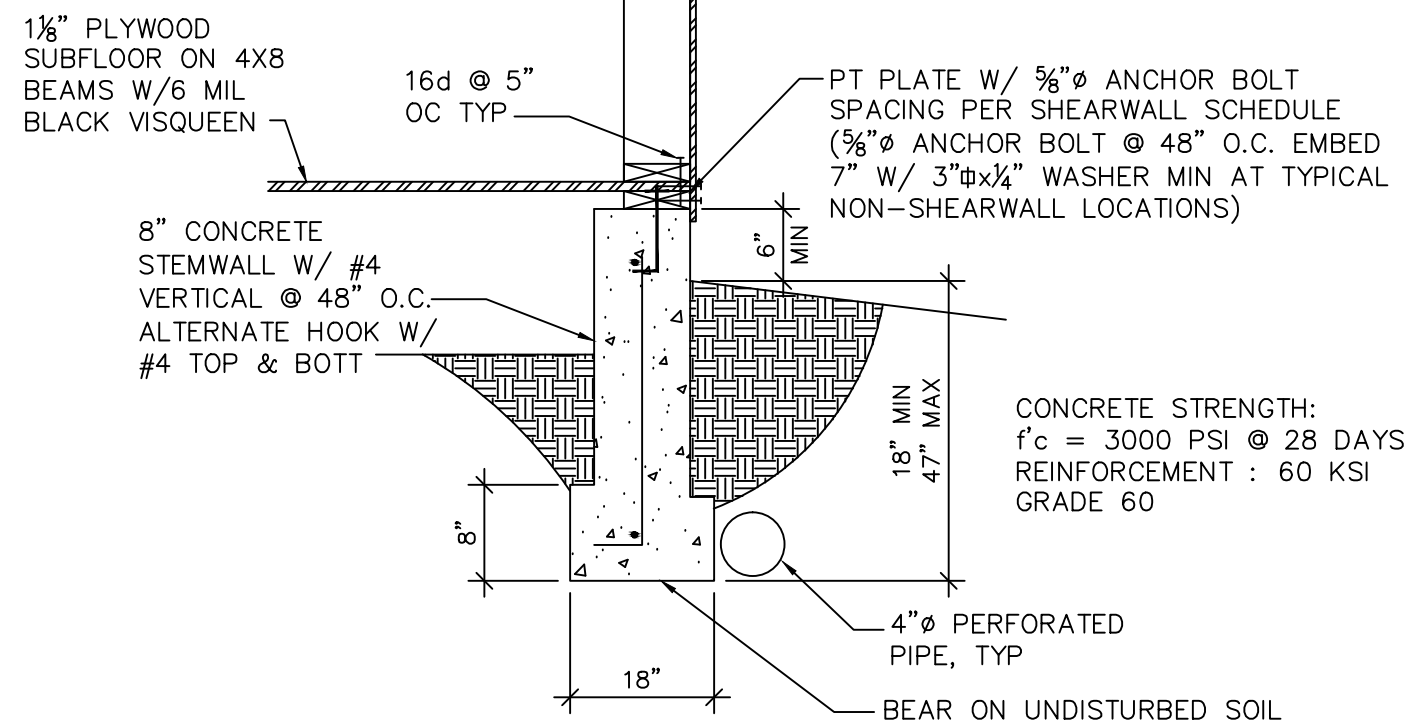
9. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE D.F.
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	15/32" CDX PLY, 32/16
G. GLU-LAM BEAMS (EXT. ADH @ EXT. CONDITIONS)	Fb-2400, DRY ADH.
H. PSL MATERIALS * LVL MATERIALS **	Fb = 2900 E = 2.0 Fv = 290 Fb = 2600 E = 1.8 Fv = 285
* PSL INDICATES PARALLEL STRAND LUMBER ** LVL INDICATES LAMINATED VENEER LUMBER	
I. ALL PRESSURE TREATED LUMBER TO BE LABELED "CCA" AND TO CONTAIN NO AMMONIA BASED TREATING AGENTS	

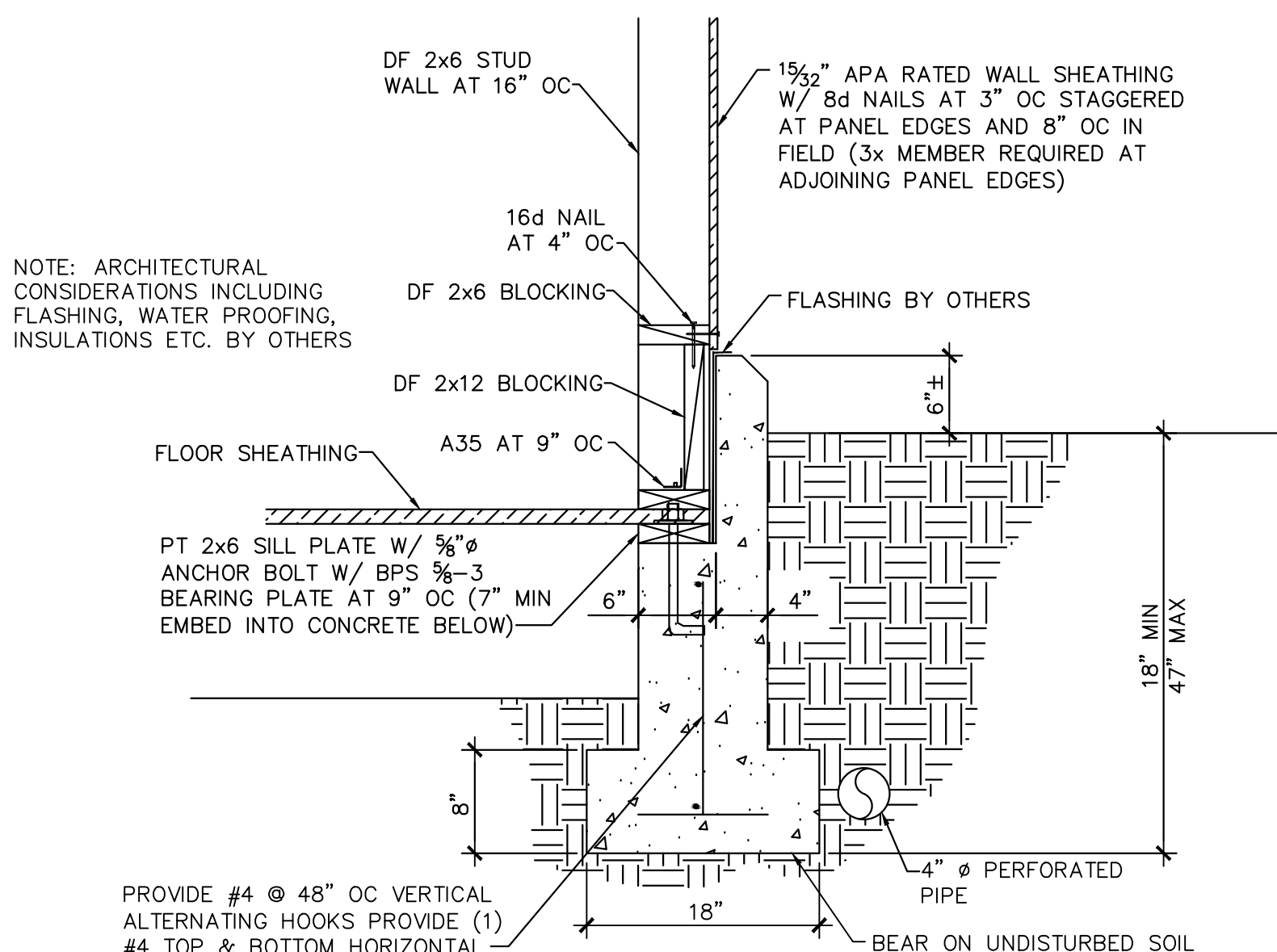
- ALL FASTENERS DRIVEN INTO PRESSURE TREATED WOOD SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH IBC 2304.10.5.1

11. NAILING SCHEDULE:

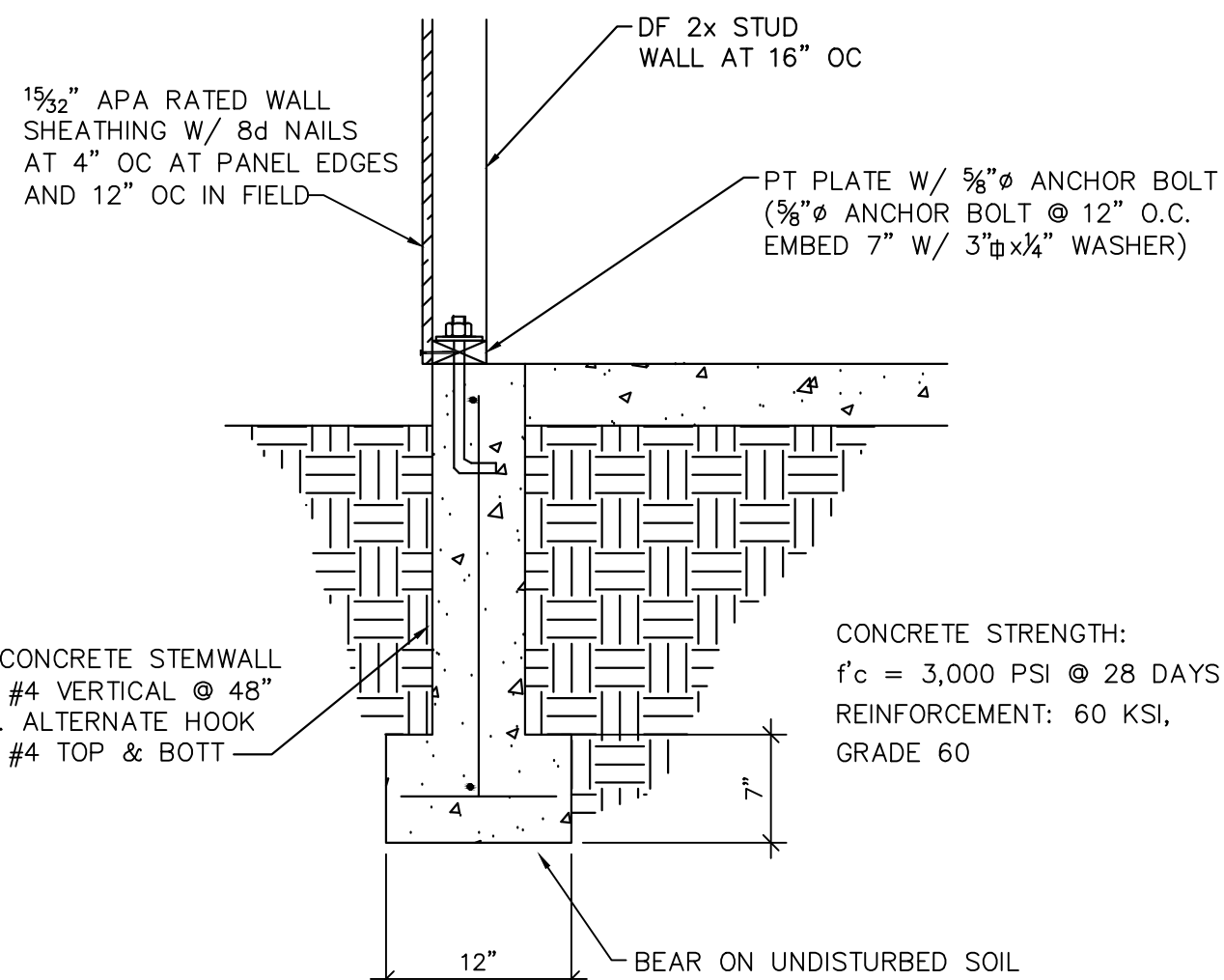
JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16" o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR 2-16d	TOE NAIL
DOUBLE STUDS	10d @ 24" o.c.	FACE NAIL
DOUBLE TOP PL.	10d @ 24" o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16" o.c.	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-10d	FACE NAIL
CLG. JST. TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
COLLAR TIES (EA. END)	6-10d (U.N.O.)	FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24" o.c.	FACE NAIL
PLYWOOD SUBFLOOR	6d @ 6" o.c. 6d @ 12" o.c.	EDGE NAIL FIELD NAIL
SOLID BLOCKING @ BEARING PLY WALL & ROOF SHEATHING	3-8d 8d @ 6" o.c. 8d @ 12" o.c.	TOE NAIL EDGE NAIL FIELD NAIL
STAPLED ROOF SHEATHING	6" o.c.	EDGE NAIL
16 ga. 7/16" CROWN 1" MIN. TOP PL. AT INTERSECTIONS	12" o.c. 2-10d	FIELD NAIL FACE NAIL



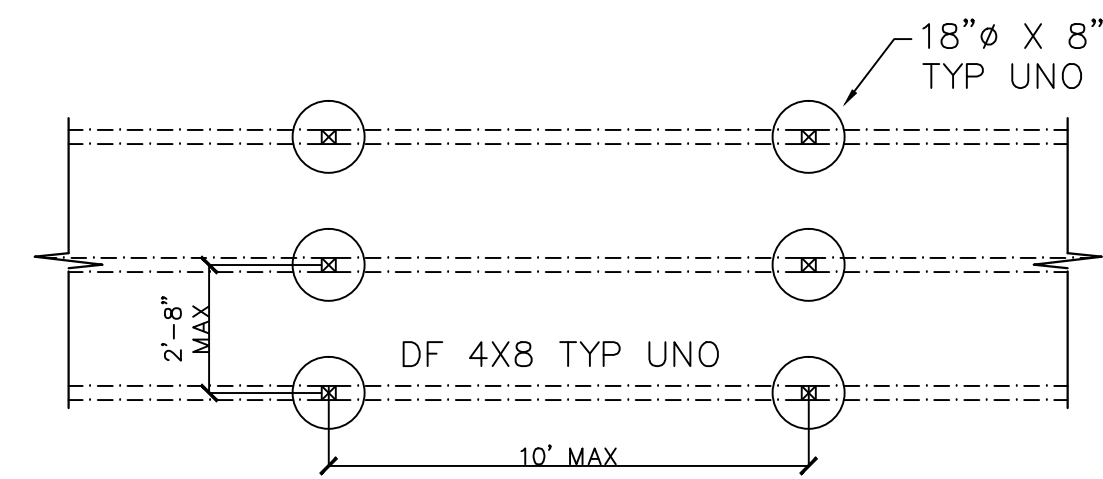
F1 TYPICAL FOUNDATION
(TYPE 2 POST & BEAM)



F3 REAR FOUNDATION



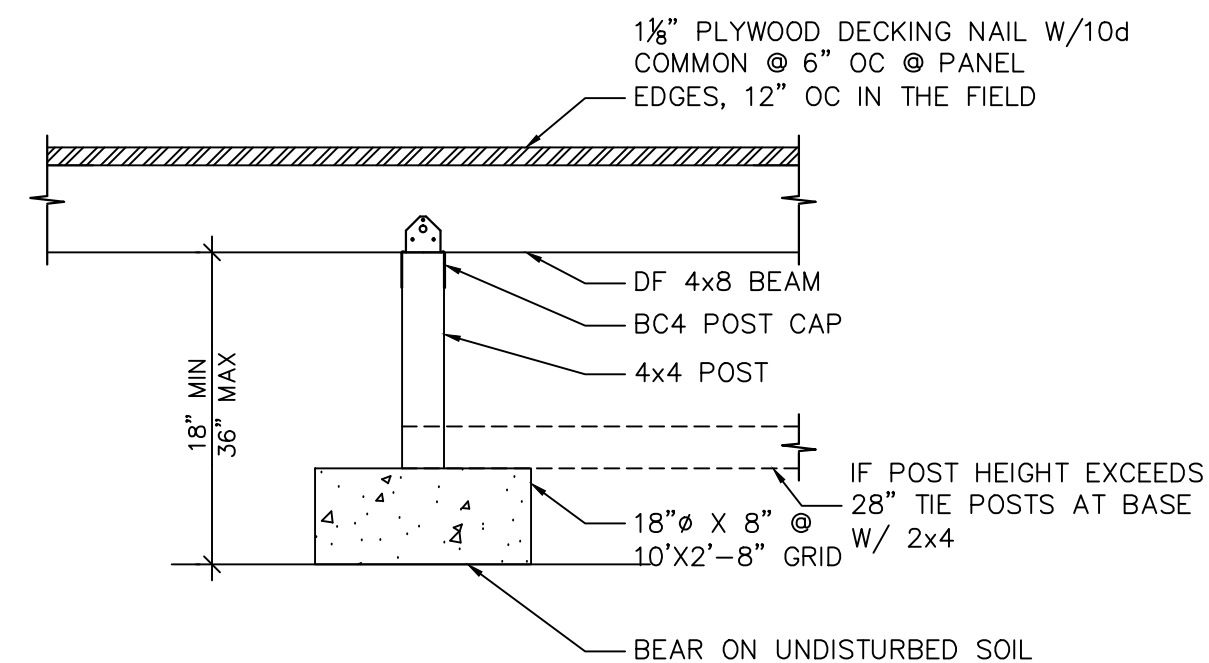
F5 PATIO FOUNDATION



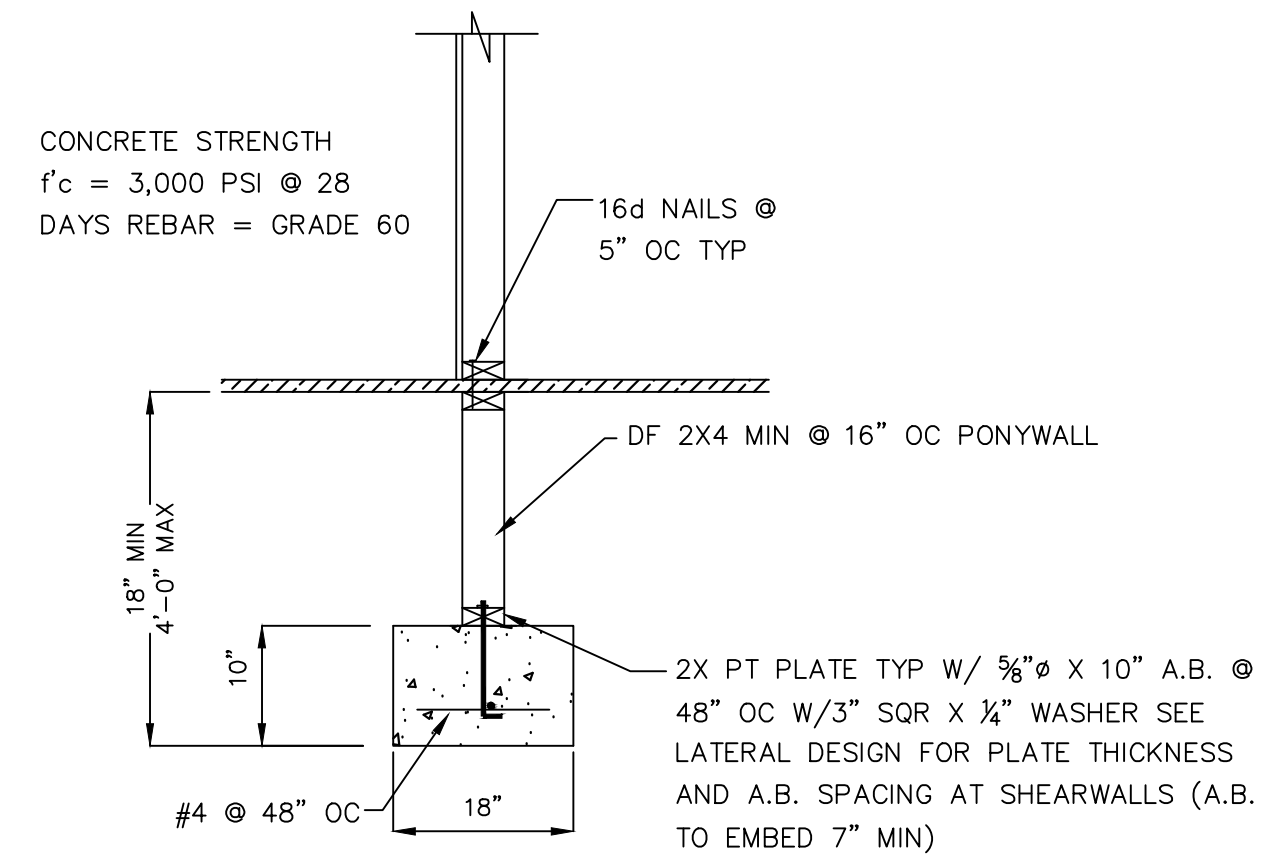
PLAN
(TYPE 2 POST & BEAM)

TYPE 2 POST & BEAM FLOOR SYSTEM:

1 1/2" PLYWOOD SUBFLOOR ON 4X8 WD GIRDERS ON 4X4 WD POST (4X6 @ JOINTS) ON ASPHALT SHINGLE ON 18"X8" CONC PAD FTG UNO



F2 TYPICAL INTERIOR FOUNDATION
(TYPE 2 POST & BEAM)



F4 TYPICAL INTERIOR FOUNDATION

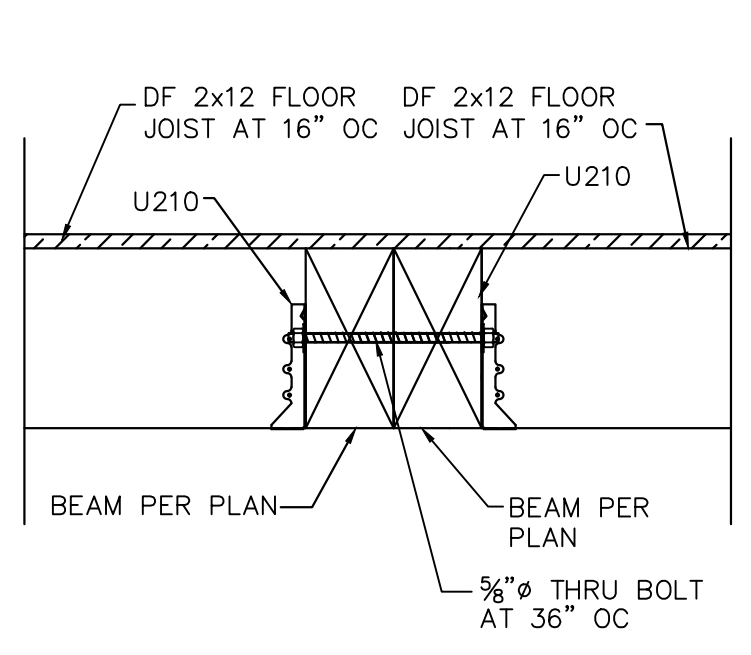
NAVA CONTRACTING and ENGINEERING, INC.
 PH: (503) 238-0633
 NAVAENR@GMAIL.COM
 4106 SE OAK ST
 PORTLAND, OR 97214

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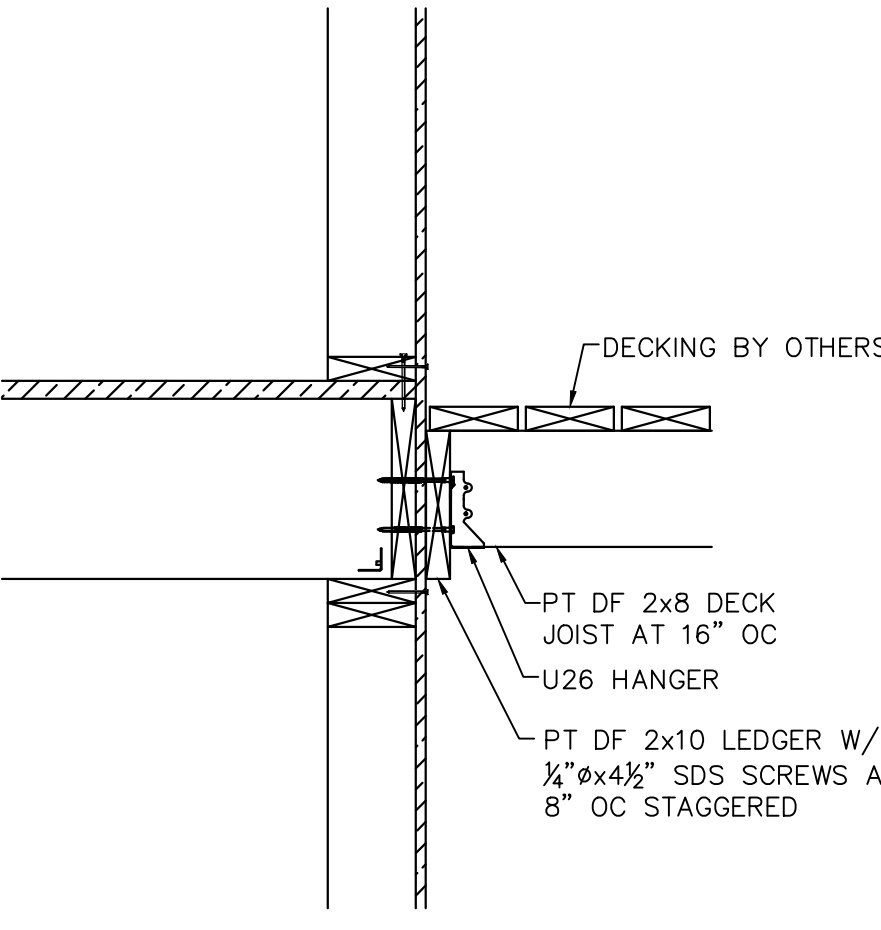
The Flats at Rogers Landing

Forming Architecture

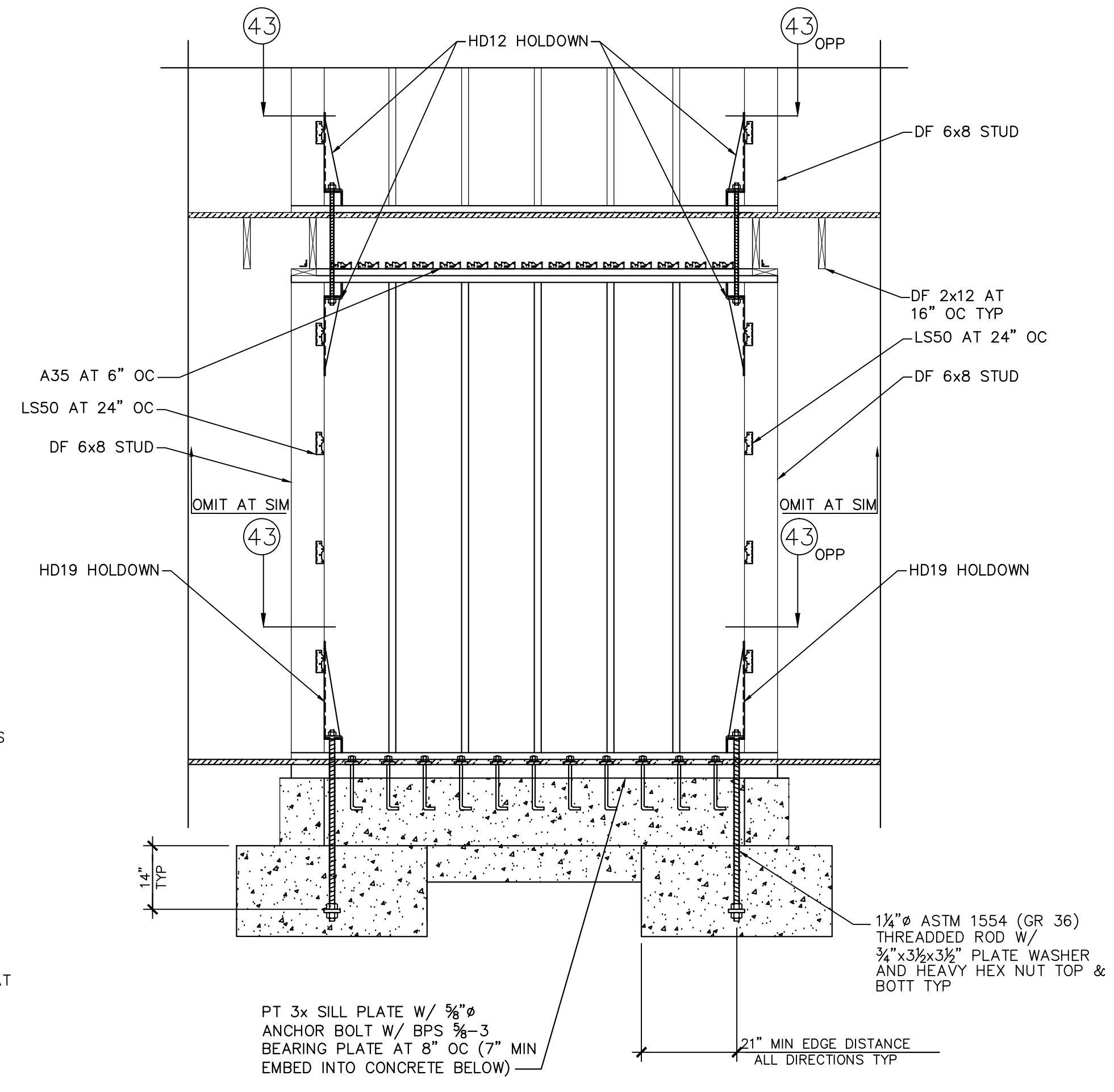
Details
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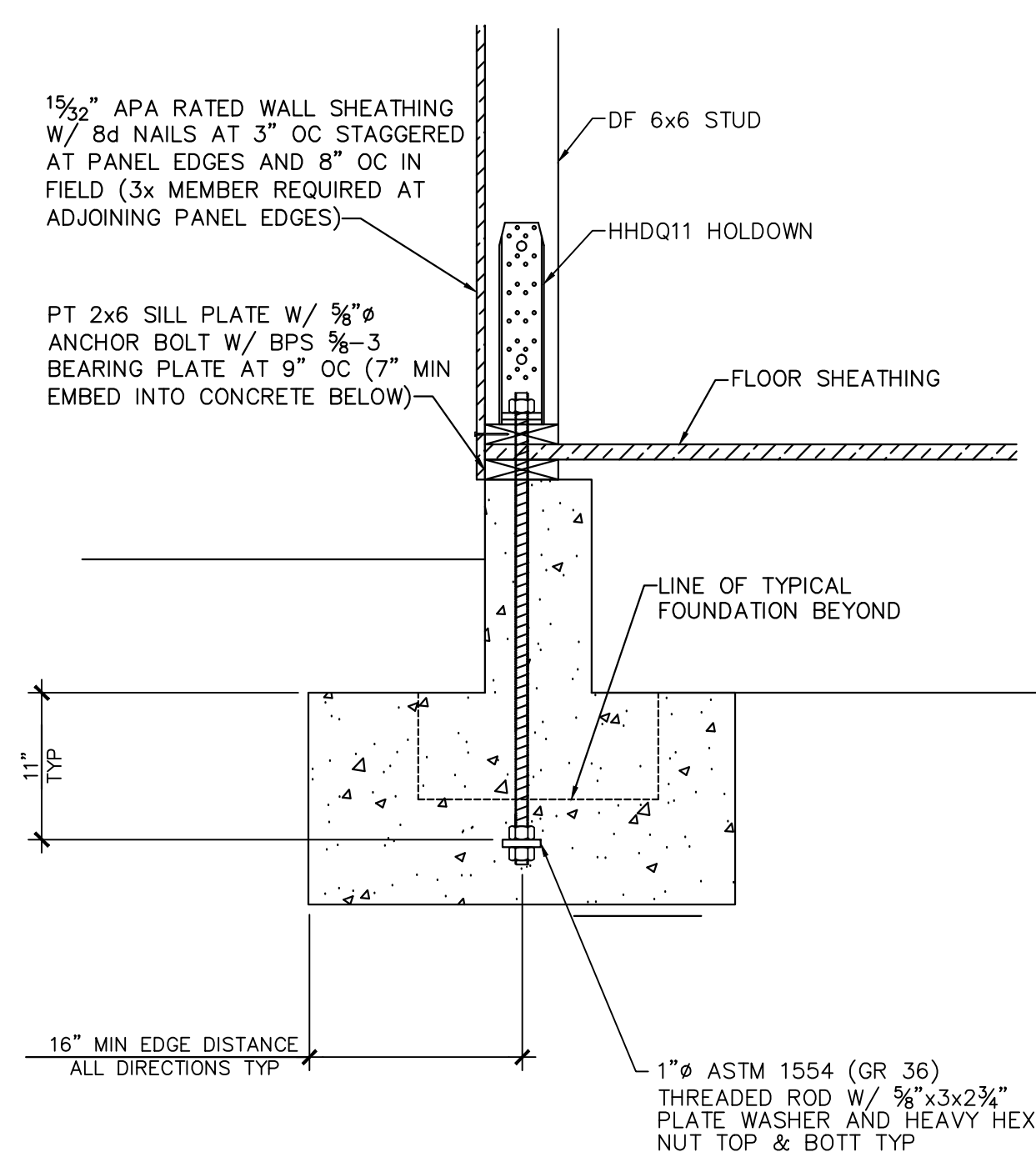
40 DOUBLE BEAM
SCALE: 1" = 1'-0"



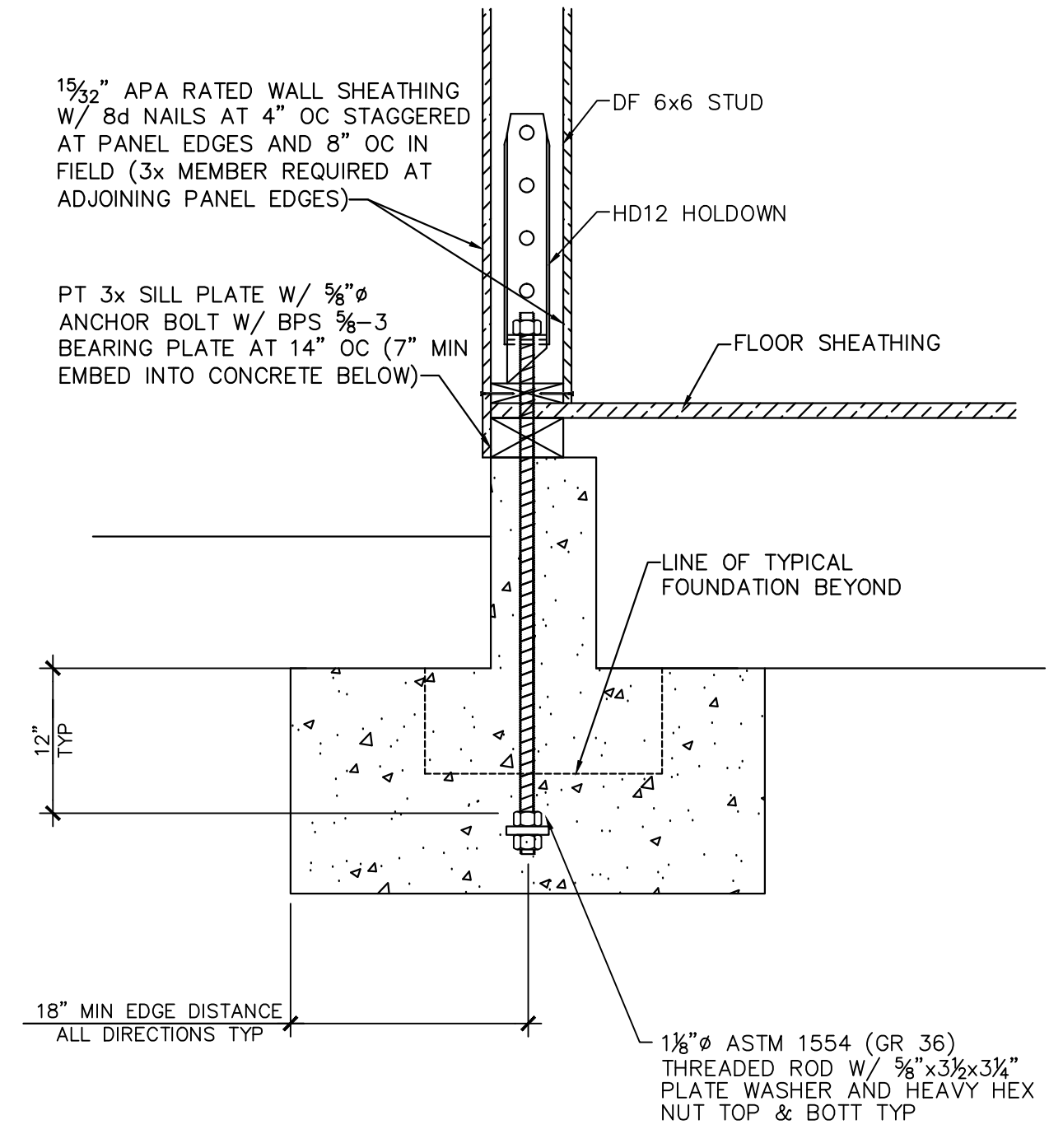
41 DECK LEDGER
SCALE: 1" = 1'-0"



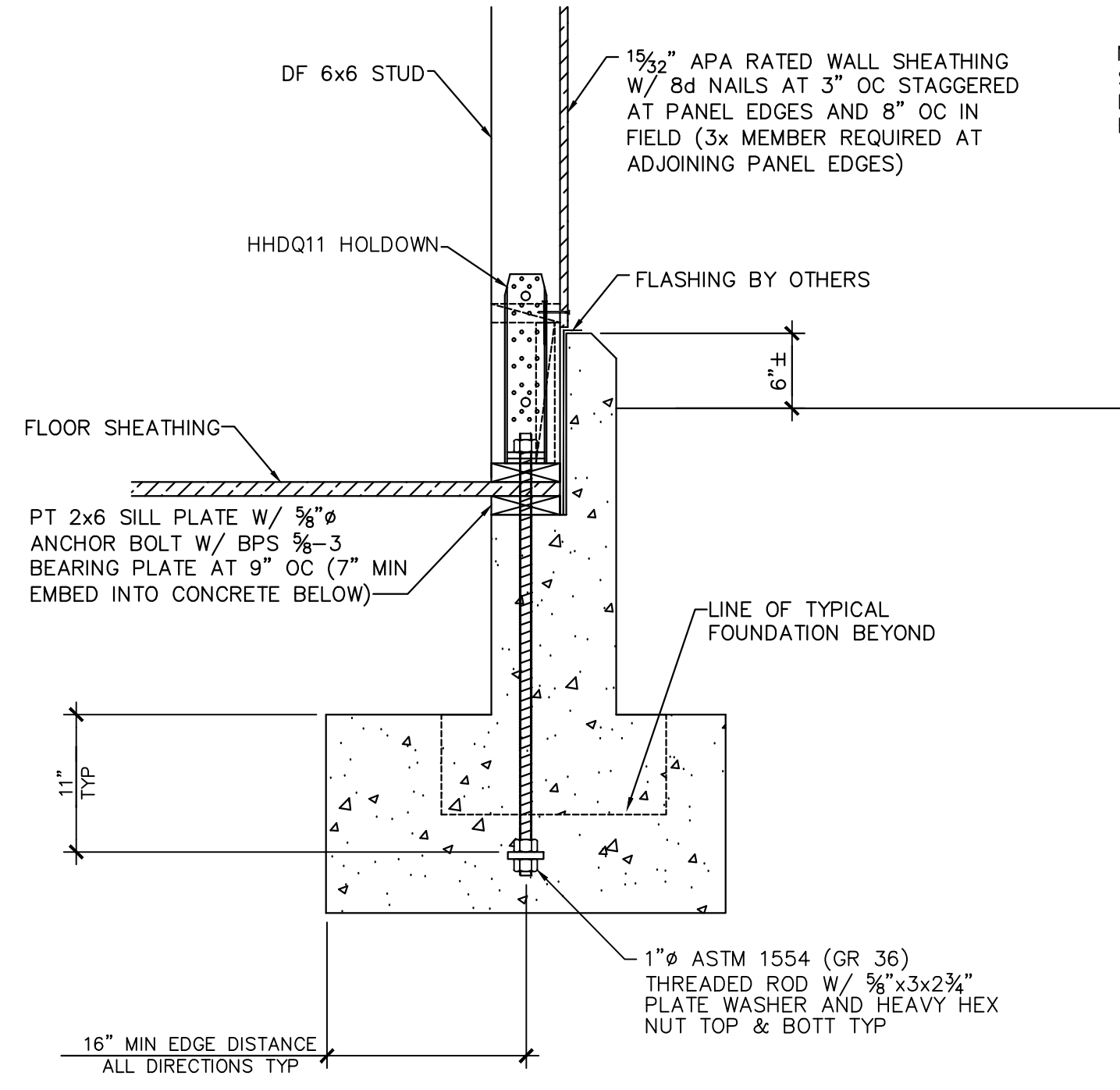
42 STAIRWELL SHEARWALL CORNER
1/2" = 1'-0"



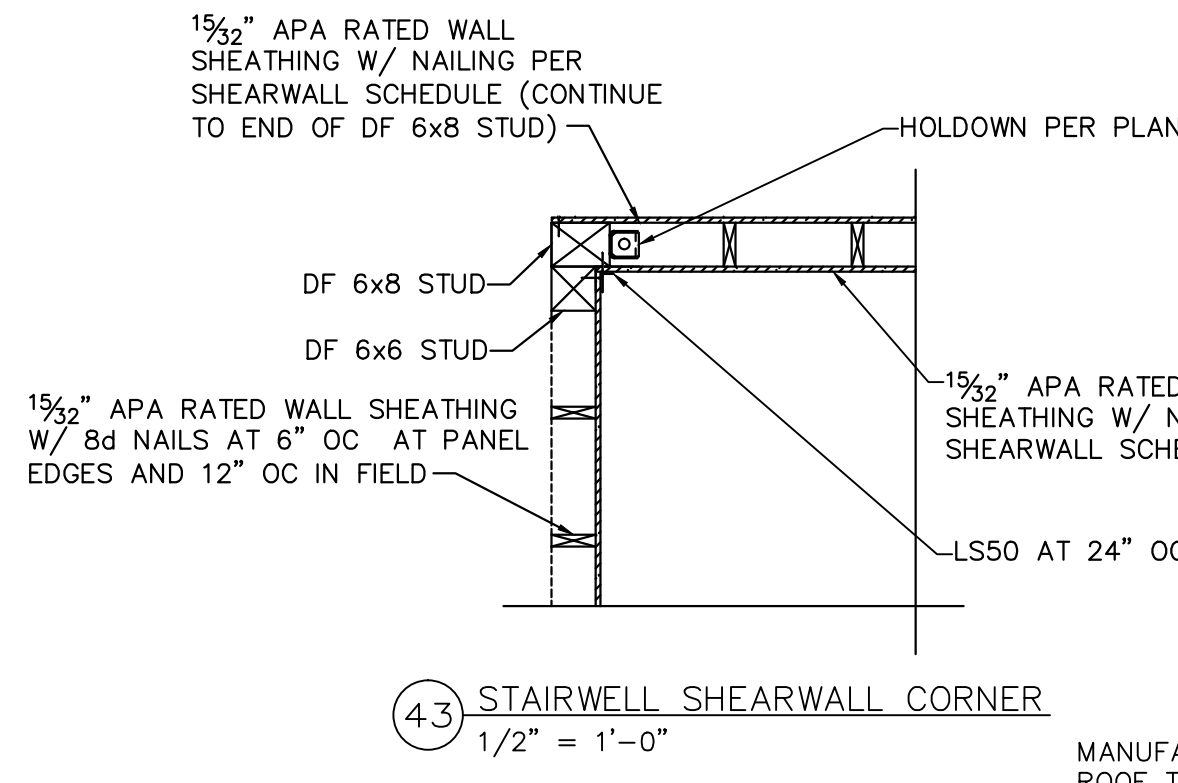
44 D/SP SHEAR WALL
SCALE: 1" = 1'-0"



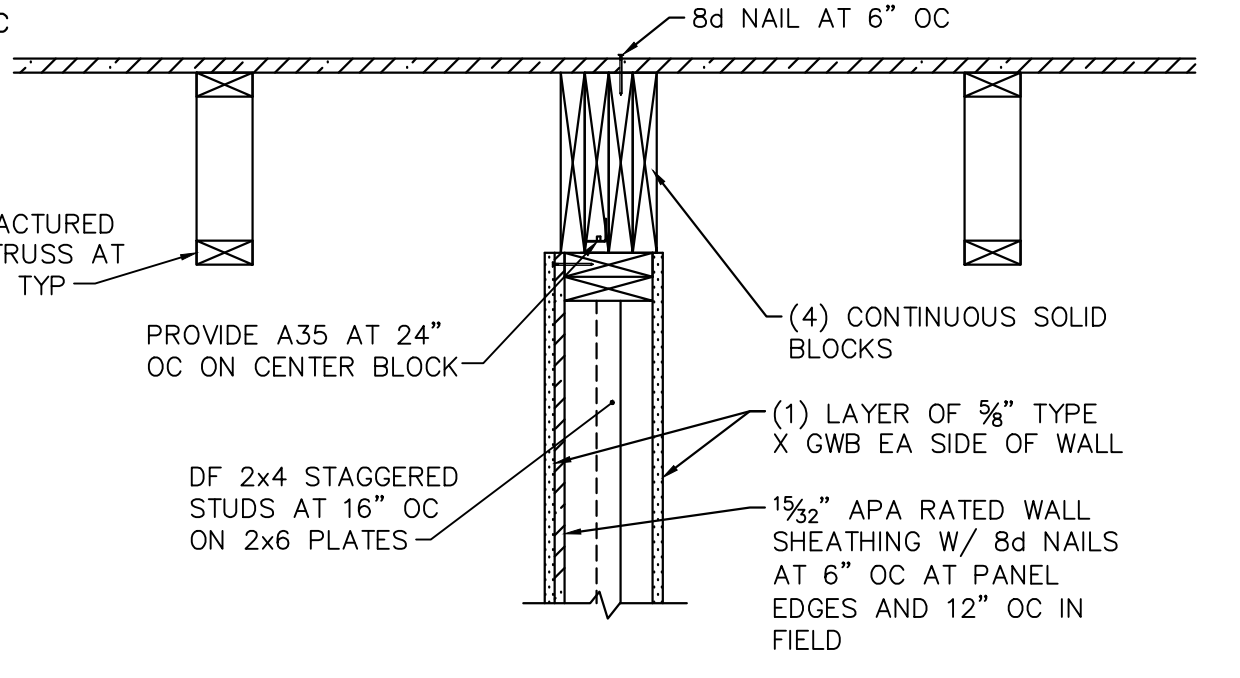
45 F/SP HD12 SHEAR WALL
SCALE: 1" = 1'-0"



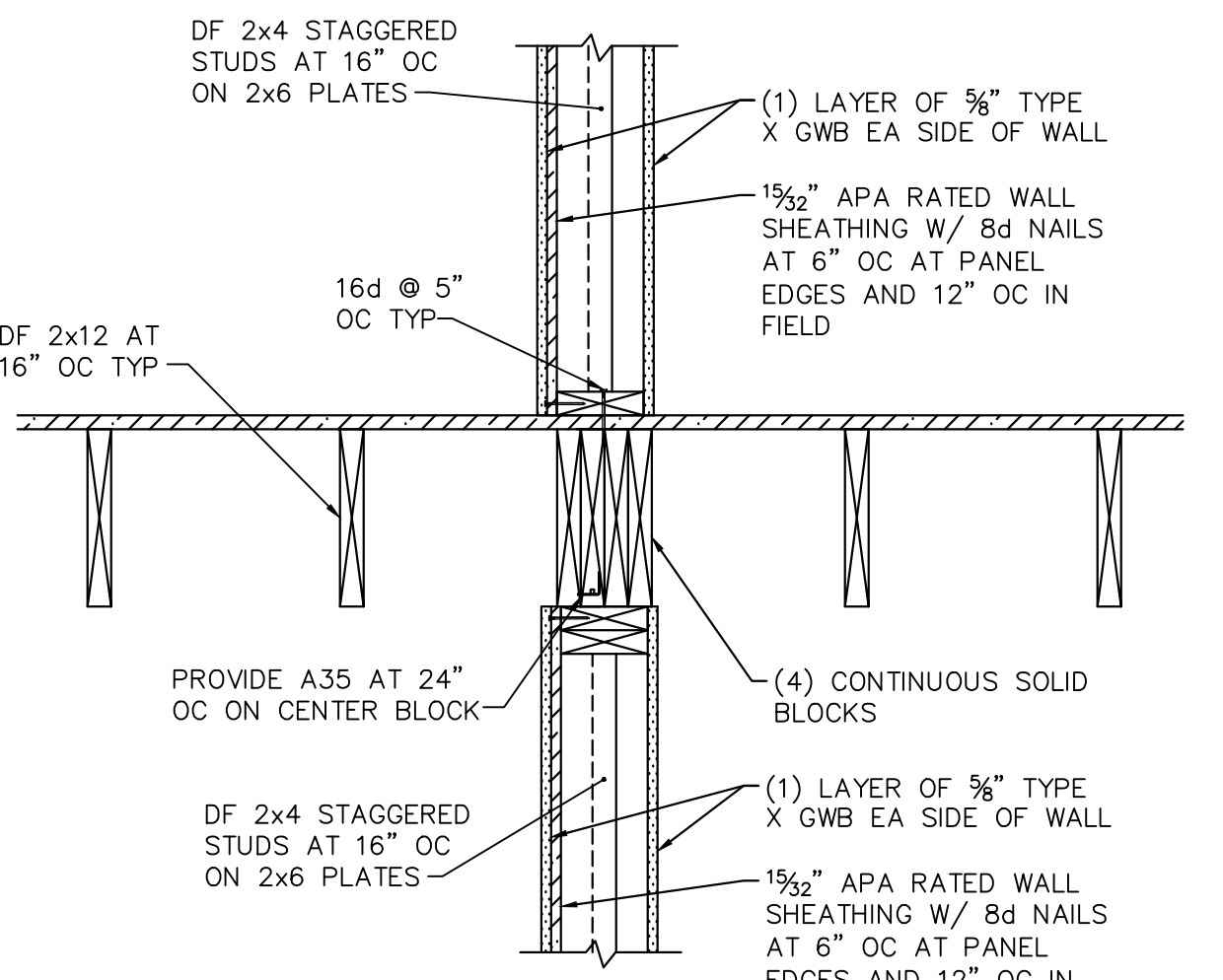
46 REAR D/SP FOUNDATION
SCALE: 1" = 1'-0"



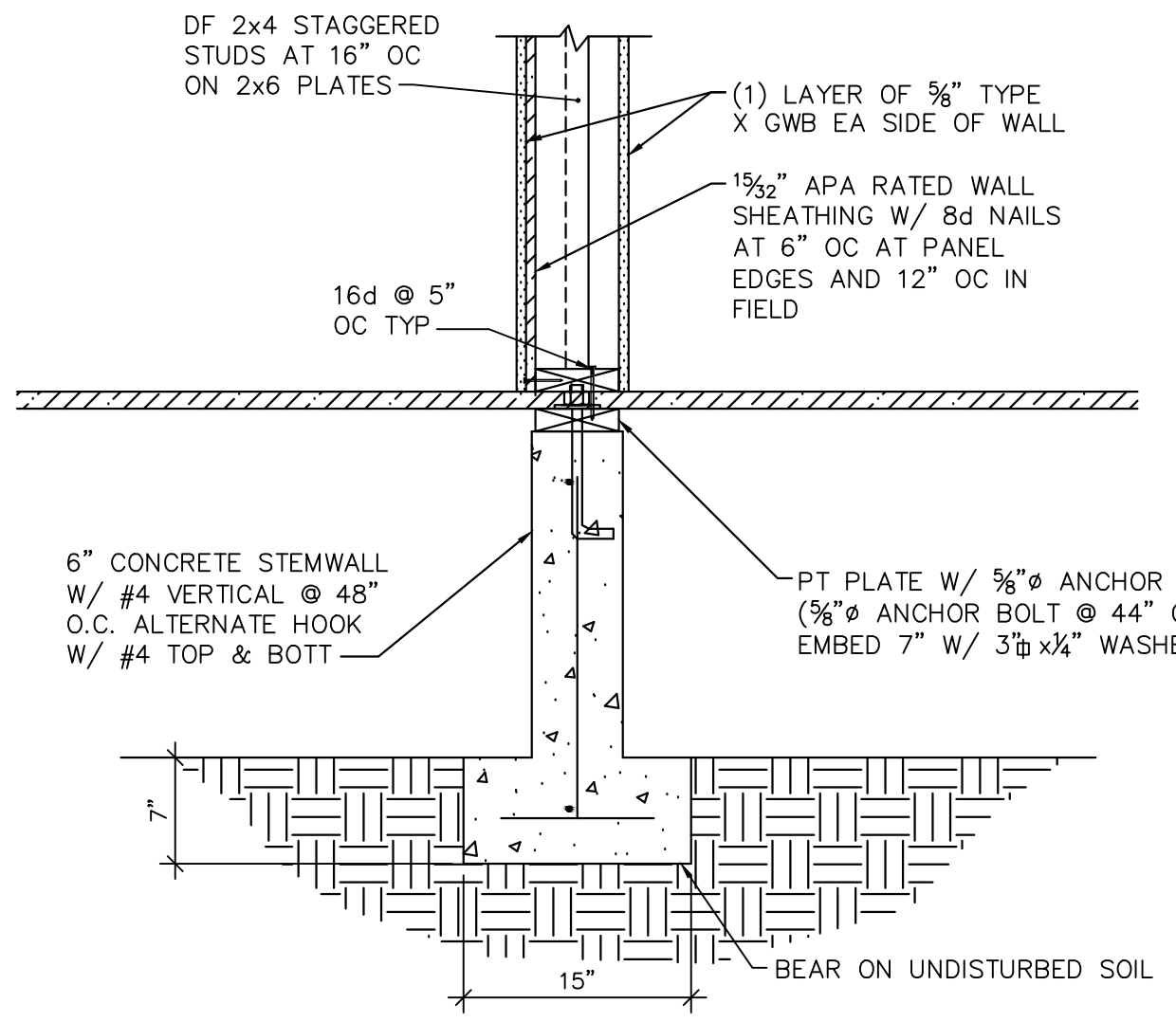
43 STAIRWELL SHEARWALL CORNER
1/2" = 1'-0"



47 FLOOR TO FLOOR AT PARTY WALL
SCALE: 1" = 1'-0"



NOTE:
SEE ARCHITECTURAL FOR
INSULATION, FIREBLOCKING AND
FIRE PENETRATION REQMENTS



Preliminary Not For
Construction

The Flats at
Rogers Landing

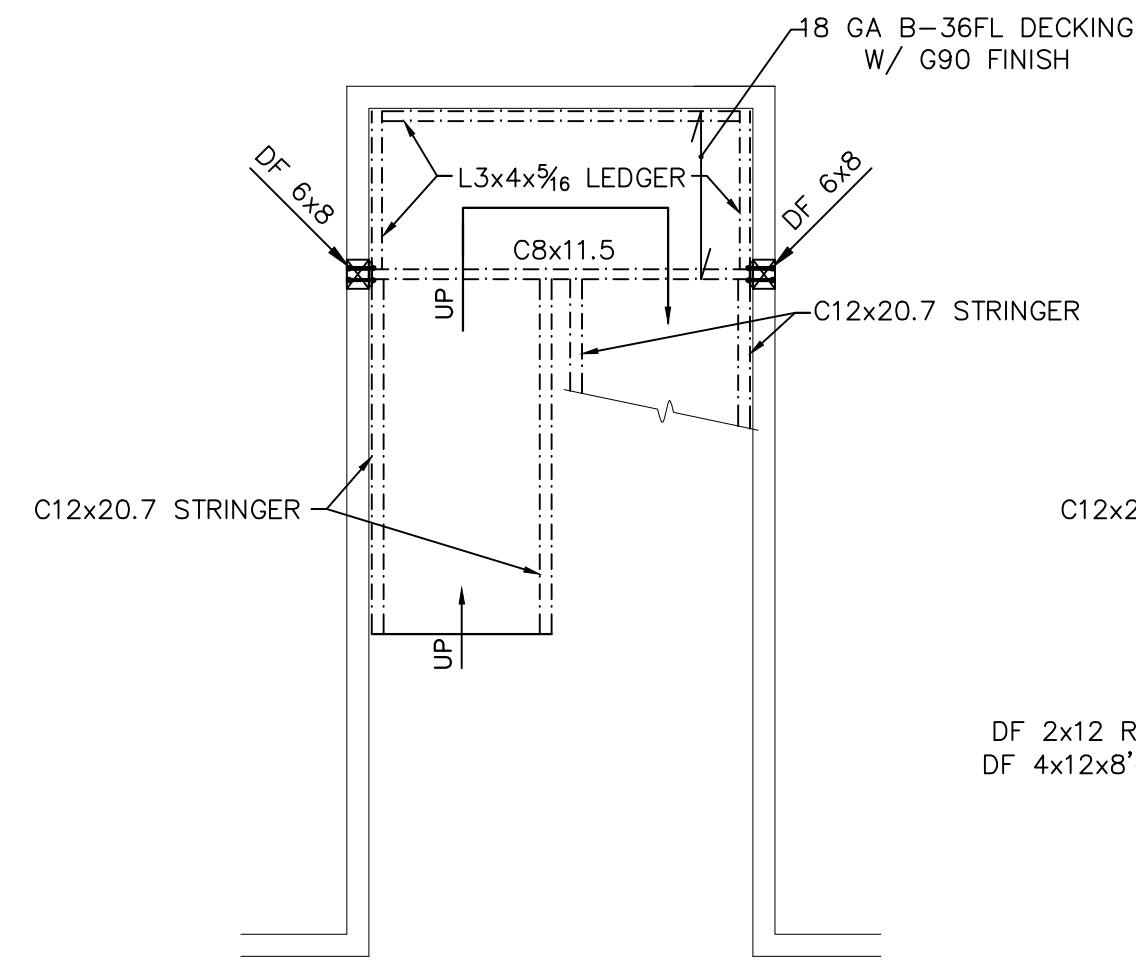
Forming Architecture

Details
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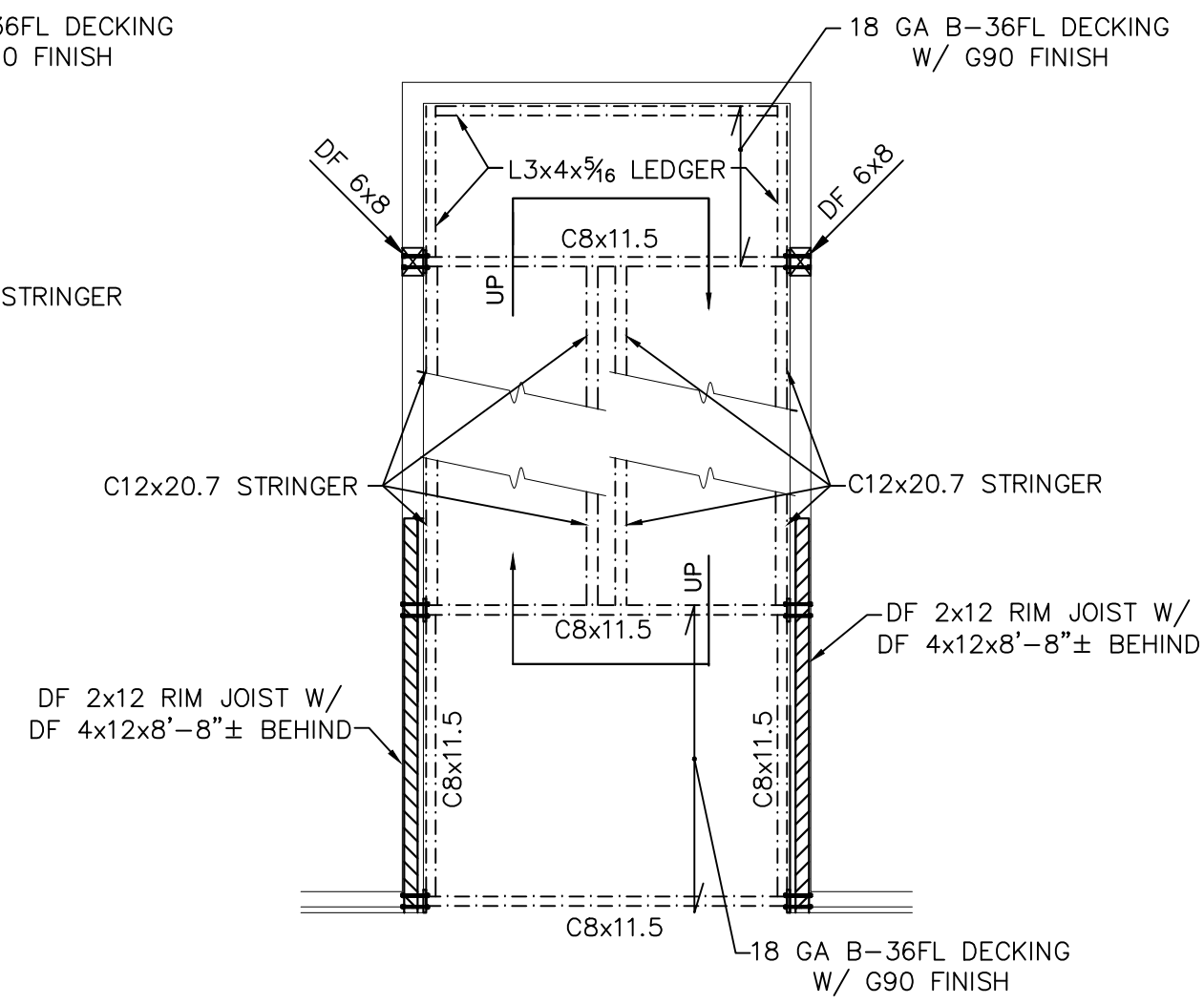
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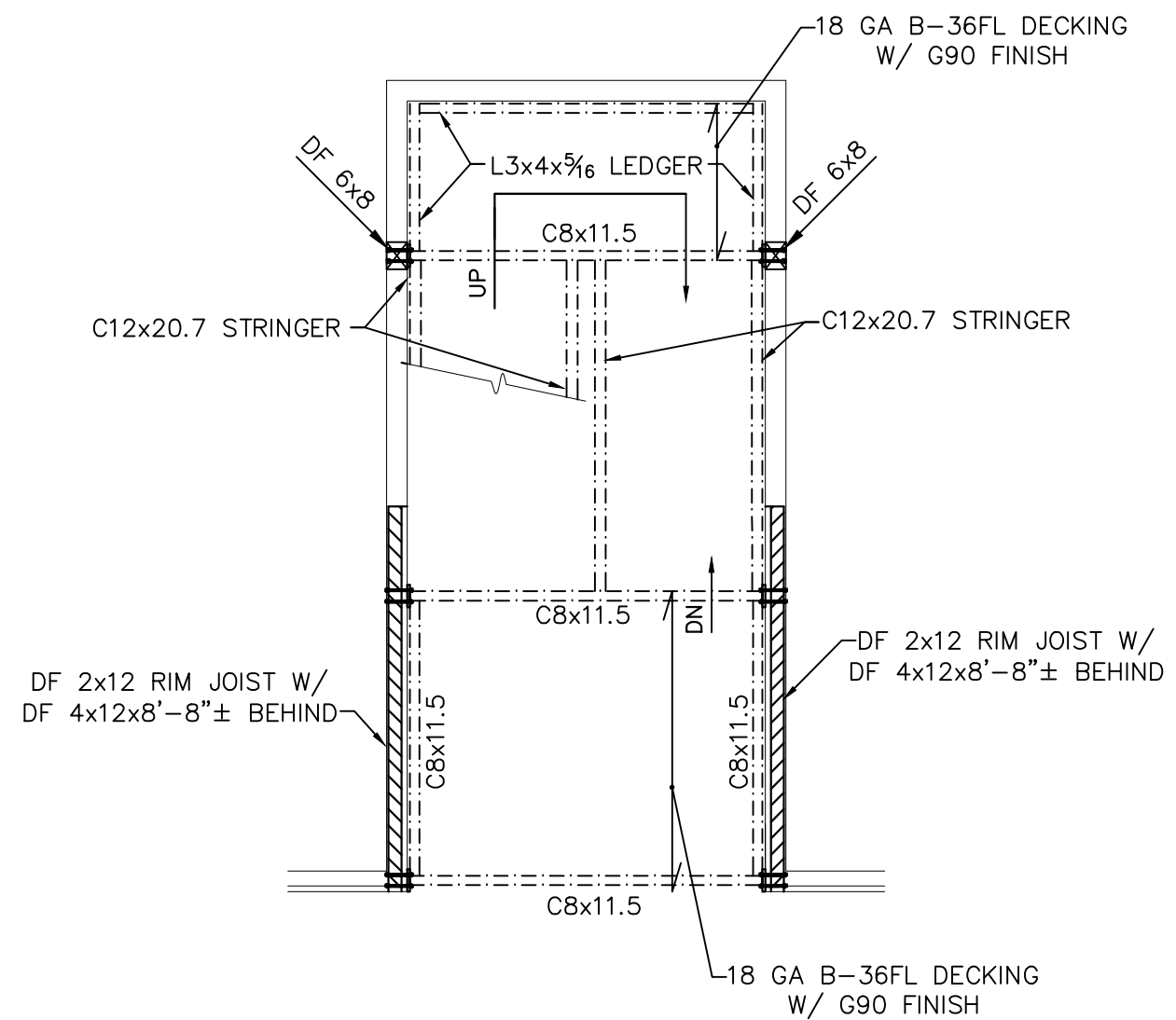
Preliminary Not For Construction



60 FIRST FLOOR STAIRS
SCALE : 1/4" = 1'-0"



61 SECOND FLOOR STAIRS
SCALE : 1/4" = 1'-0"



62 THIRD FLOOR STAIRS
SCALE : 1/4" = 1'-0"

The Flats at
Rogers Landing

Forming Architecture

Details
S 503

DRAWN 11/07/2018
MSN

CONTRACTING and
ENGINEERING, INC.
PH: (503) 238-0633
NAYAENG@GMAIL.COM