

THURMAN LOFTS

2250 NW THURMAN STREET
PORTLAND, OR

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS INCLUDING FLOOR TO FLOOR HEIGHTS, CONDITIONS BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY ERRORS, AMBIGUITIES AND/OR OMISSIONS IN THE DRAWINGS OR THE SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT FOR ALL BUILDING DEPARTMENT REQUIRED INSPECTIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK INCLUDING ADDITIONAL PERMITS AND COORDINATION OF SUBCONTRACTORS.
- AT COMPLETION OF PROJECT, NEW SPACES SHALL BE CLEANED AND IN WORKING ORDER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PERTINENT PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK AND SHALL NOTIFY THE ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH.
- SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS AND/OR VENDORS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS AND/OR VENDORS INTO DOCUMENTS PREPARED BY THE ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. IT IS EXPRESSLY UNDERSTOOD, THAT BY SUCH ISSUANCE, THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES FOR SAID CONSULTANTS AND/OR VENDORS.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE WHERE DAMAGE OCCURS. THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ANY REVISION OR ADDITIONAL WORK REQUIRED BY THE FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL SPECIAL PERMITS, AND LICENSES INDICATED ON THE PLANS AND/OR BY SPECIFICATIONS OR REQUIRED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.
- CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S) AS MAY BE INDICATED ON THE PLANS. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL), INTO THE BUILDING, FROM TERMINATION POINTS AS INDICATED ON THE SHELL PLANS, READY FOR SERVICE.

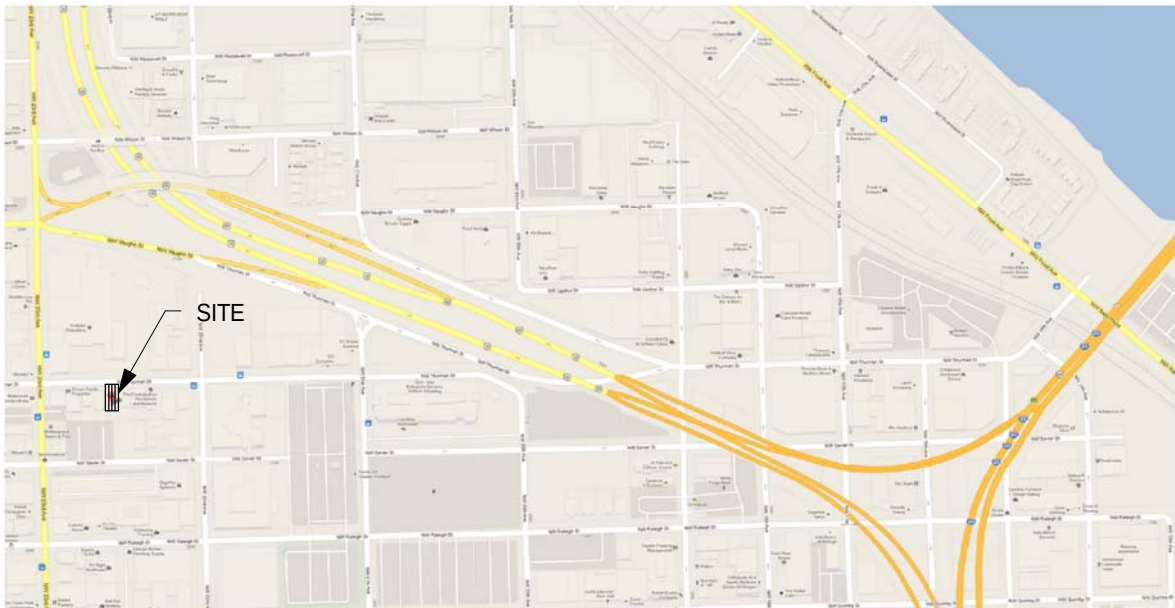
DRAWINGS ABBREVIATIONS:

A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
BLDG.	BUILDING
C.L.	CENTERLINE
CH.LK.	CHAIN LINK
CLNG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DIA	DIAMETER
DRWGS.	DRAWINGS
EX.	EXISTING
EA.	EACH
EQ.	EQUAL
FNDTN.	FOUNDATION
FE	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
F.F.E.	FINISH FLOOR ELEVATION
FTNG.	FOOTING
GA	GALVANIZED
GR.	GRADE
GWB	GYPSUM WALL BOARD
HDW.	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
INSUL.	INSULATION
JAN.	JANITOR
LAV	LAVATORY
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.C.	NOT TO SCALE
O.C.	ON CENTER
PL	PROPERTY LINE
PTN	PARTITION
REQ'D	REQUIRED
SIM	SIMILAR
T.O.P	TOP OF PARAPET
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WD.	WOOD
WRB	WEATHER RESISTIVE BARRIER

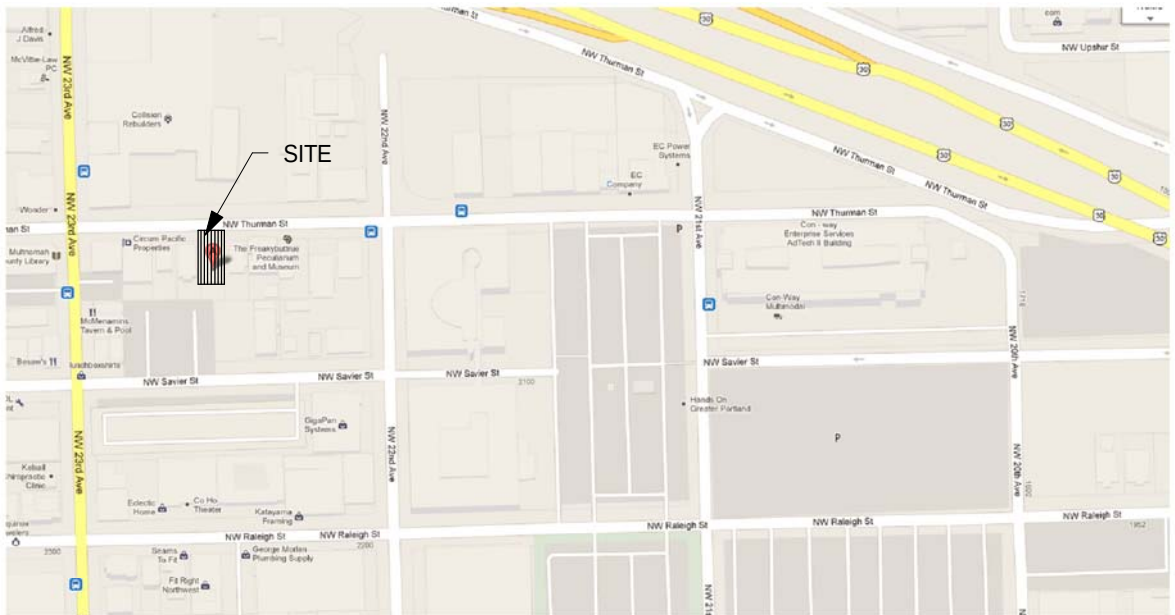
DRAWING SYMBOLS:

	DOOR IDENTIFICATION TAG
	GRID BUBBLE
	WALL IDENTIFICATION TAG
	KEYNOTE
	ROOM NAME AND NUMBER
	NORTH ARROW (INDICATES PLAN NORTH)
	ELEVATION MARKER
	SECTION CUT
	DETAIL CUT

MAPS:



LOCATION MAP



VICINITY MAP

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CIVIL:

- C1.0 UTILITY, GRADING & EC PLAN
- C2.0 CIVIL DETAILS

PROJECT DATA:

SCOPE OF WORK:

(10) HOUSEHOLD GROUPS, (5) W/ (5) BEDROOMS, (5) W/ (6) BEDROOMS. EACH HOUSEHOLD INCLUDES A COMMON SPACE AMENITIES AREA. THERE ARE TWO HOUSEHOLDS PER FLOOR, 55 BEDROOMS TOTAL.

CODE ANALYSIS:

- CODE: OREGON STRUCTURAL SPECIALTY CODE 2010
- ACCESSIBILITY: CHAPTER 11 OREGON SPECIALTY CODE 2010
- ICC A117.1
- 1107.6.2.1.1 AT LEAST 2% OF TOTAL SLEEPING BE TYPE A. 55X.02 = 1.1 = 2 UNITS TOTAL
- UNITS SHALL PROVIDED
- CONSTRUCTION TYPE: 5A SPRINKLERED
- OCCUPANCY GROUP: R-2
- USE: RESIDENTIAL APARTMENTS
- BUILDING AREA: BASEMENT - 2,930 SF (EXEMPTED)
- LEVEL 1 - 2,750 SF
- LEVEL 2 - 2,750 SF
- LEVEL 3 - 2,750 SF
- LEVEL 4 - 2,750 SF
- LEVEL 5 - 138 SF (MECHANICAL ROOM)
- 11,138 SF
- NUMBER OF STORIES: 4 PLUS A BASEMENT
- ZONING HEIGHT LIMIT: 45'
- ALLOWABLE FAR: 3.1 (12,000 SF ALLOWABLE)
- LOT SIZE: 40X100 = 4,000 SF
- LAND USE ZONING: STOREFRONT COMMERCIAL (CS) WITH DESIGN OVERLAY
- MINIMUM/MAXIMUM BUILDING SETBACKS FROM STREET: 0/10'
- MINIMUM BUILDING COVERAGE: 50% OF SITE AREA
- MINIMUM LANDSCAPE AREA: NONE
- REQUIRED PARKING: NONE
- REQUIRED BIKE PARKING (33.266.210): SHORT TERM: 1 PER 20 UNITS = 3, (4 PROVIDED) LONG TERM: 1 PER UNIT = 10

COMMUNITY DESIGN STANDARDS:

- 33.218.140 STOREFRONT COMMERCIAL (CS) ZONE
- USE 33.218.110 FOR SINGLE PURPOSE RESIDENTIAL

RELEVANT SECTIONS OF 33.218.110

- A) LANDSCAPING - 3'-0" MINIMUM WIDTH OF LANDSCAPING AT STREET (UNLESS BUILDING IS BUILT TO PROPERTY LINE)
- E) LARGE BUILDING ELEVATIONS, FRONT - WHEN FRONT ELEVATION IS GREATER THAN 750 SF, THE ELEVATION MUST BE DIVIDED INTO DISTINCT PLANES LESS THAN 500 SF.
- F) ROOFS - 1) PITCHED ROOFS MUST BE AT LEAST 6:12 SLOPE, BUT NOT MORE THAN 12:12, OR 2) A CORNICE WITH 2 PLANES, A TOTAL OF 24" IN HEIGHT AND A 6" & 2" REVEAL.
- G) MAIN ENTRANCE - 1) MUST FACE STREET 2) ENTRY LOBBY MUST BE AT LEAST 7'X9'
- J) EXTERIOR FINISH MATERIALS - 1) PLAIN CMU, PLAIN CONCRETE, CORRUGATED METAL, PLYWOOD & SHEET PRESS BOARD ARE NOT ALLOWED, EXCEPT AS A SECONDARY MATERIAL OF LESS THAN 10% OF THE SURFACE AREA. COMPOSITE BOARDS LESS THAN 6" EXPOSURE IS ACCEPTABLE 2) SHINGLES OR HORIZONTAL SIDING IS OKAY. SHAKES ARE NOT ALLOWED. 3) LAP SIDING IS OKAY WITH A 3'-6" REVEAL.
- K) WINDOWS - 1) SQUARE OR RECTANGULAR, VERTICALLY ARE OKAY. 2) HORIZONTAL OPERATION IS ONLY ACCEPTABLE WHEN GROUPED.
- L) TRIM - 3/4" WIDE MINIMUM UNLESS STUCCO
- M) ROOF MOUNTED EQUIPMENT - MUST BE SCREENED
- P) ROOF EAVES - MUST PROJECT AT LEAST 12" (UNLESS CORNICE).

RELEVANT SECTIONS OF 33.562 - NORTHWEST PLAN DISTRICT

- 33.562.220 (FLOOR AREA RATIOS)
- B) MINIMUM FLOOR AREA RATIO IS 1.5:1
- C) MAXIMUM FLOOR AREA RATIO IS PER MAP 562-5

OWNER / APPLICANT:

FOOTPRINT INVESTMENTS, LLC.

X
X
PHONE: PH: (360) 863-3324
FAX: FAX: (360) 863-3324
CONTACT: JIM POTTER

ARCHITECT:

STRICKER CATO MURPHY ARCHITECTS

311 1ST AVE. S., SUITE 300
SEATTLE, WASHINGTON 98104
PHONE: PH: (206) 324-4800
FAX: FAX: (206) 322-2875
CONTACT: ROBIN MURPHY, AIA, NCARB

STRUCTURAL ENGINEER:

VISSER ENGINEERING

3219 WEYERHAEUSER WAY, SUITE 103
FEDERAL WAY, WA 98001
PHONE: PH: (253) 835-0810
FAX: FAX: (253) 835-0813
CONTACT: MIKE VISSER, P.E.

MECHANICAL/PLUMBING ENGINEER:

INSITE GROUP, INC.

310 SW 4th ST., SUITE 1120
PORTLAND, OR 97204
PHONE: PH: (503) 222-2044
FAX: FAX: (503) 968-3088
CONTACT: CHRIS WEIRMAN

GEOTECHNICAL:

GEODESIGN, INC.

15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
PHONE: PH: (503) 968-8787
FAX: FAX: (503) 968-3088
CONTACT: JULIO C. VELA, PH.D., P.E.

SURVEYOR & CIVIL ENGINEER:

CARDNO WRG

5415 SW WESTGATE DR.
PORTLAND, OR 97221
PHONE: PH: (503) 419-2500
FAX: FAX: (503) 419-2600
CONTACT: MATT LEWIS, P.E.

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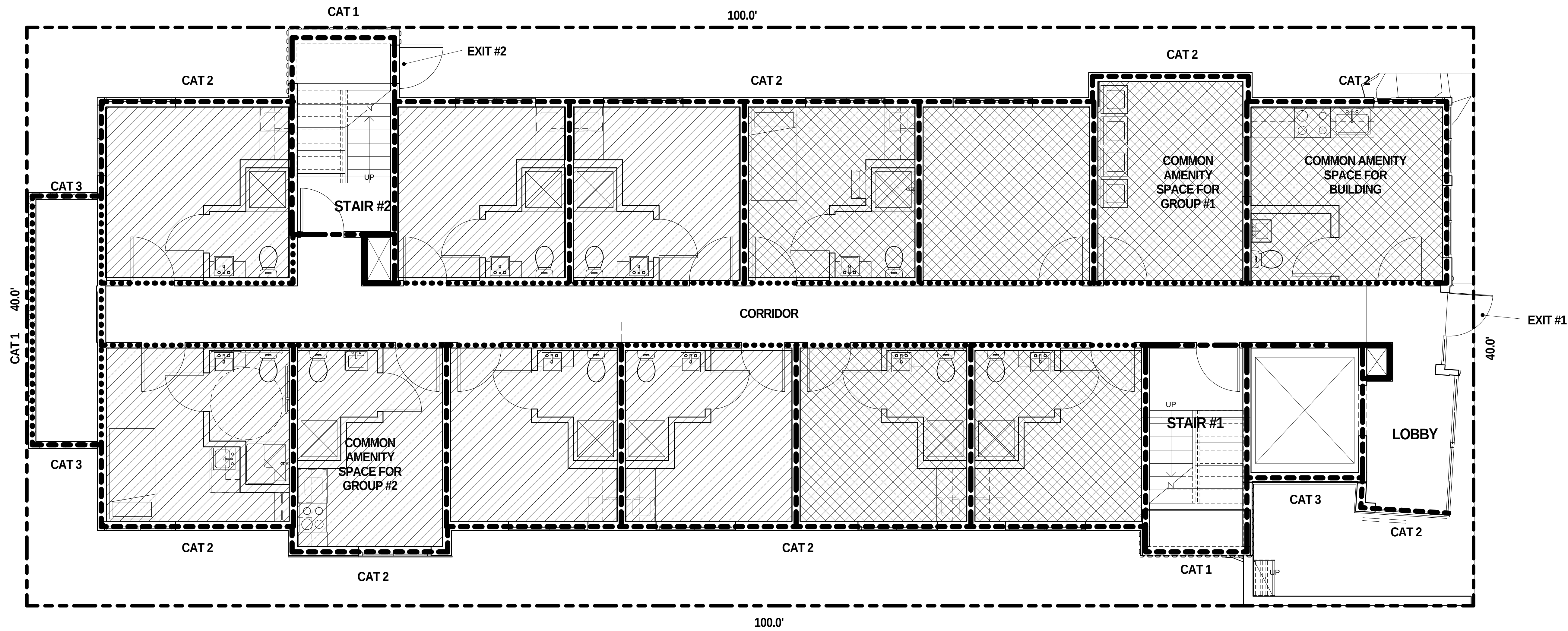
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RAM

COVER SHEET

A0.1

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1 HOUSEHOLD, WALL RATING, EXITING PLAN
A0.2 SCALE: N.T.S.

LEGEND:

- 1 HOUR-DWELLING UNIT SEPARATION (NO OPENINGS)
- 2 HOUR-ENCLOSURE/SHAFT WALL (90 MIN OPENINGS)
- 1 HOUR-PROXIMITY TO PROPERTY LINE WALL (ALLOWABLE OPENINGS PER TABLE 705.8 BELOW)
- 1 HOUR-CORRIDOR WALL (20 MIN OPENINGS)
- HOUSEHOLD GROUP #2 (6 BEDROOMS)
- HOUSEHOLD GROUP #1 (5 BEDROOMS)

TABLE 602 - WALL RATINGS BASED ON FIRE SEPARATION DISTANCE

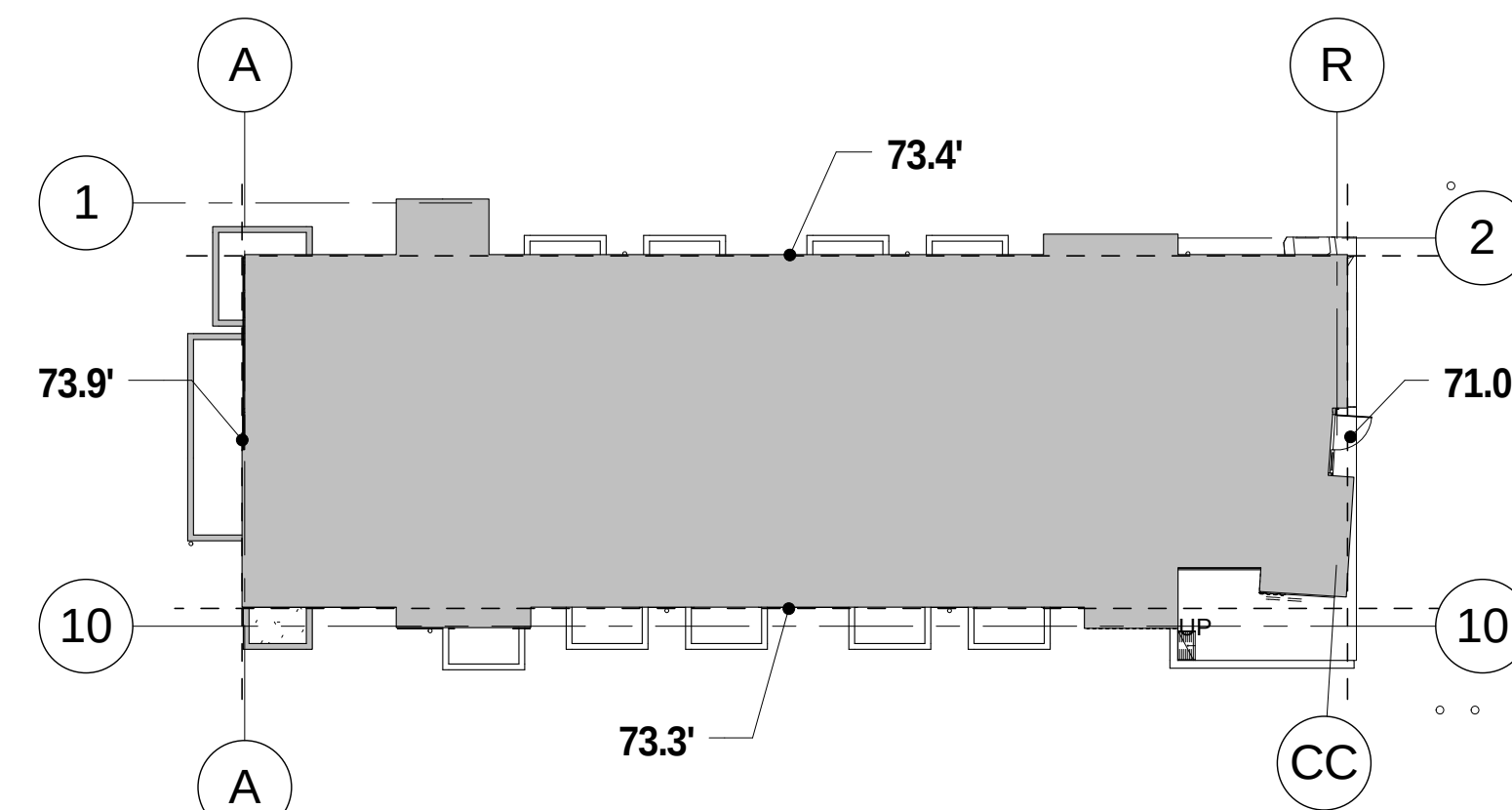
1 HOUR LESS THAN 30" - I/IR2

TABLE 705.8 OPENING BASED ON FIRE SEPARATION DISTANCE

- CATEGORY 1: 3'<5' UNPROTECTED, SPRINKLERED - 15% ALLOWABLE AREA
- CATEGORY 2: 5'<10' UNPROTECTED, SPRINKLERED - 25% ALLOWABLE AREA
- CATEGORY 3: 10'<15' UNPROTECTED, SPRINKLERED - 45% ALLOWABLE AREA

ACTUAL % OPENING AREA

- EAST FACADE: 25.83%
- WEST FACADE: 24.47%
- SOUTH FACADE: 26.40%



LAND USE AVERAGE GRADE CALCULATION

$$73.1' \times 73.9' + 73.3' \times 73.4' = 293.7/4$$
$$= 73.43'$$

2 AVERAGE GRADE PLANE
A0.2 SCALE: 1/16" = 1'-0"

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CODE SHEET

A0.2

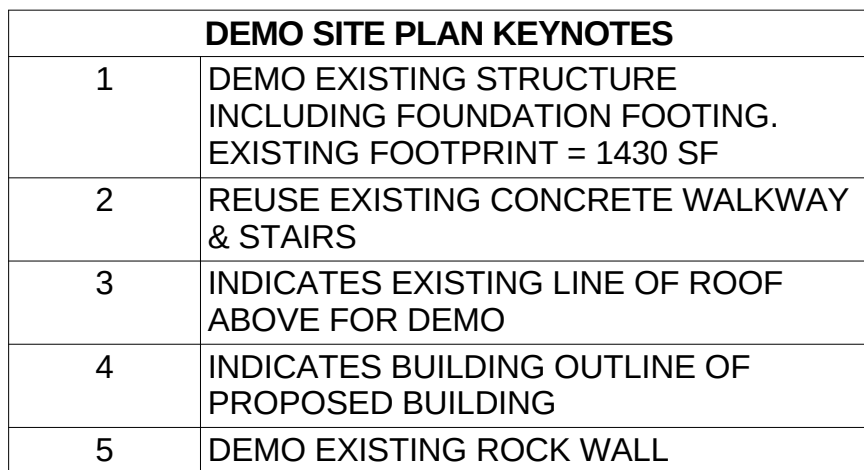
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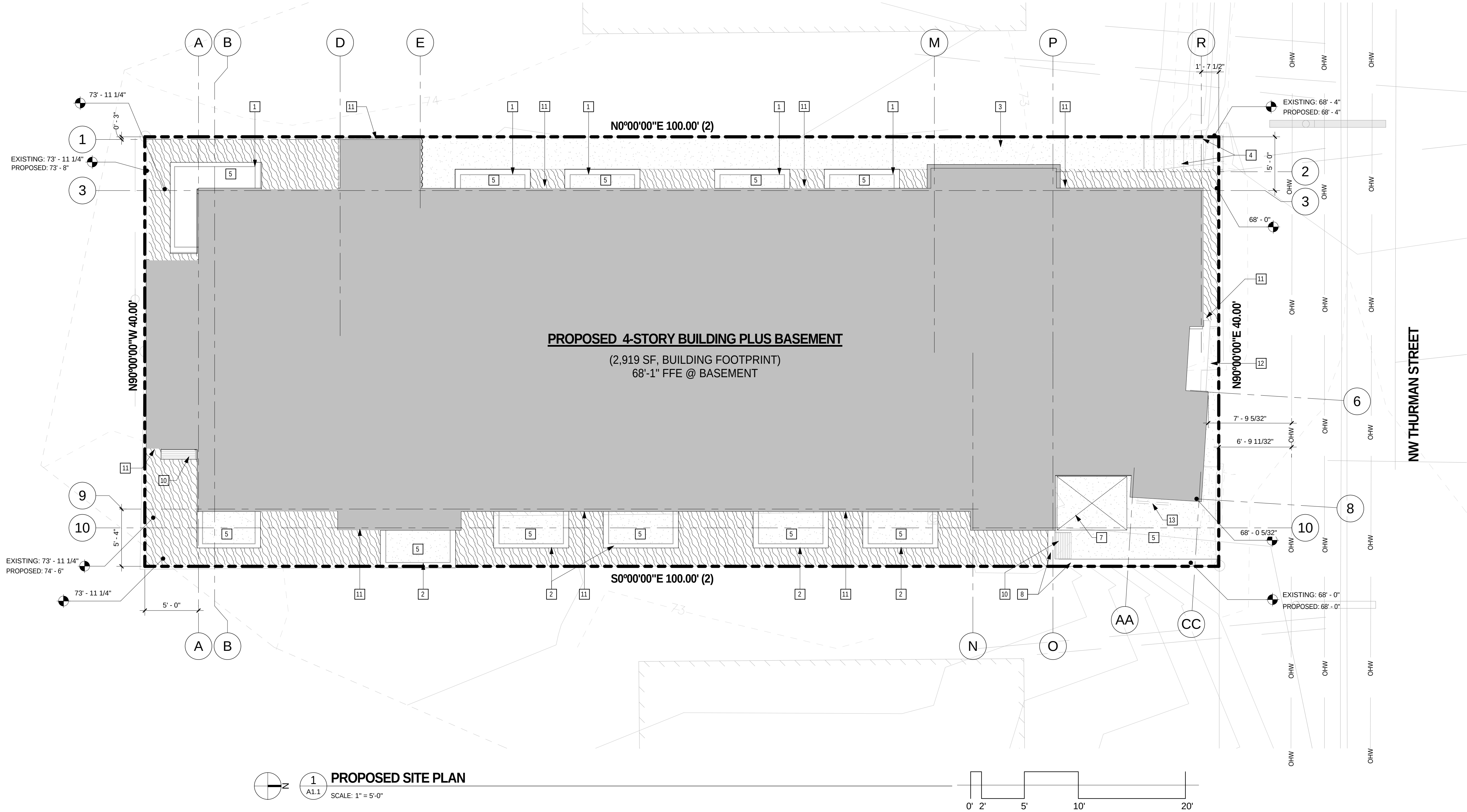
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A1.0





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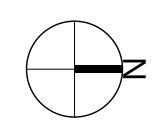
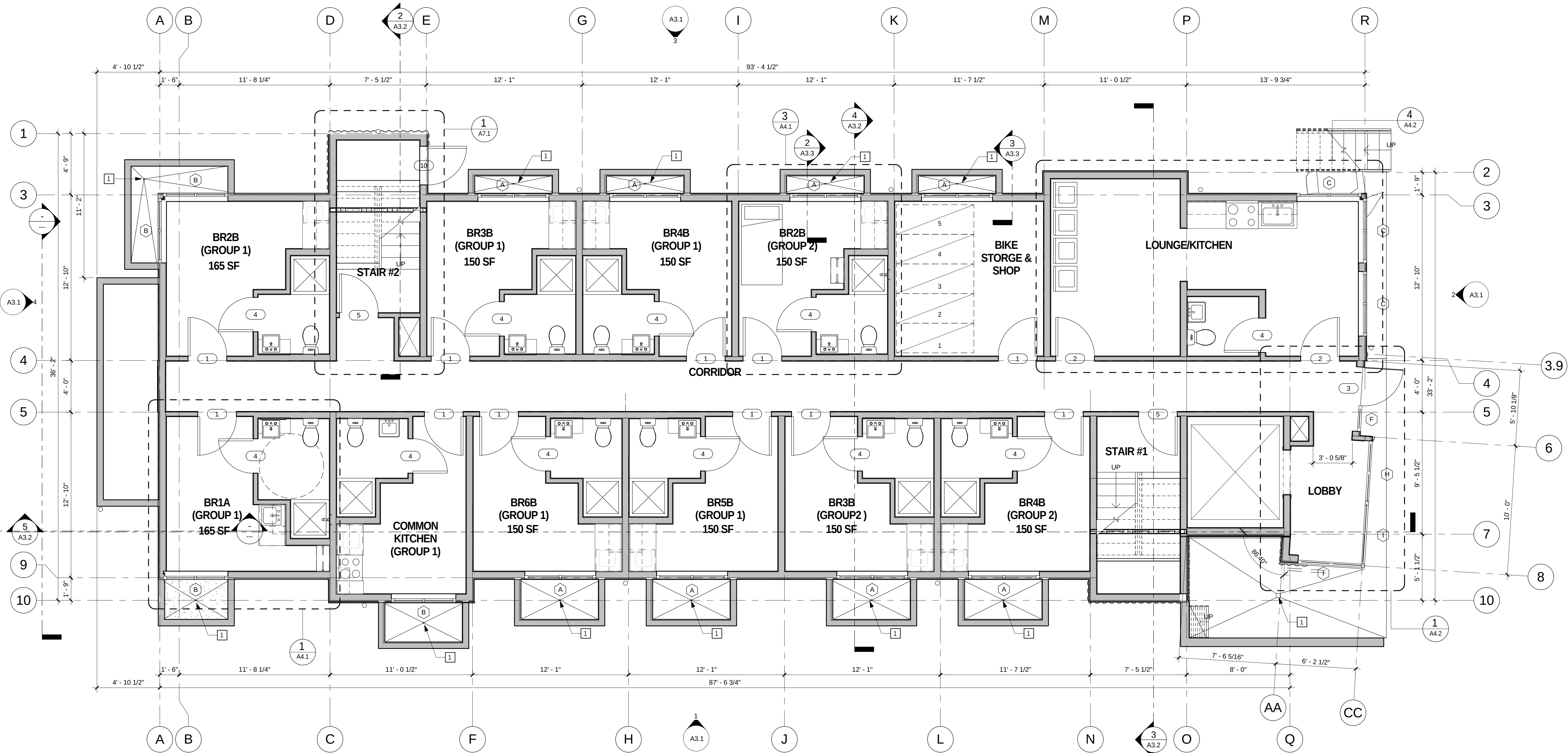
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PROPOSED SITE PLAN

A1.1

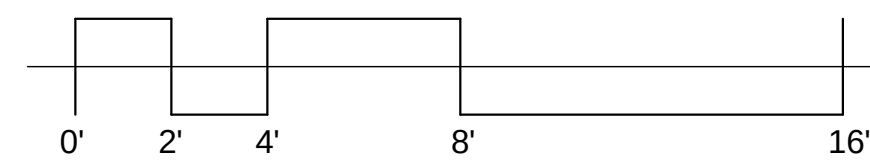
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1
A2.0

BASEMENT FLOOR PLAN

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



FLOOR PLAN KEYNOTES

1 AREA DRAIN - TIE INTO CIVIL SYSTEM

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BASEMENT FLOOR PLAN

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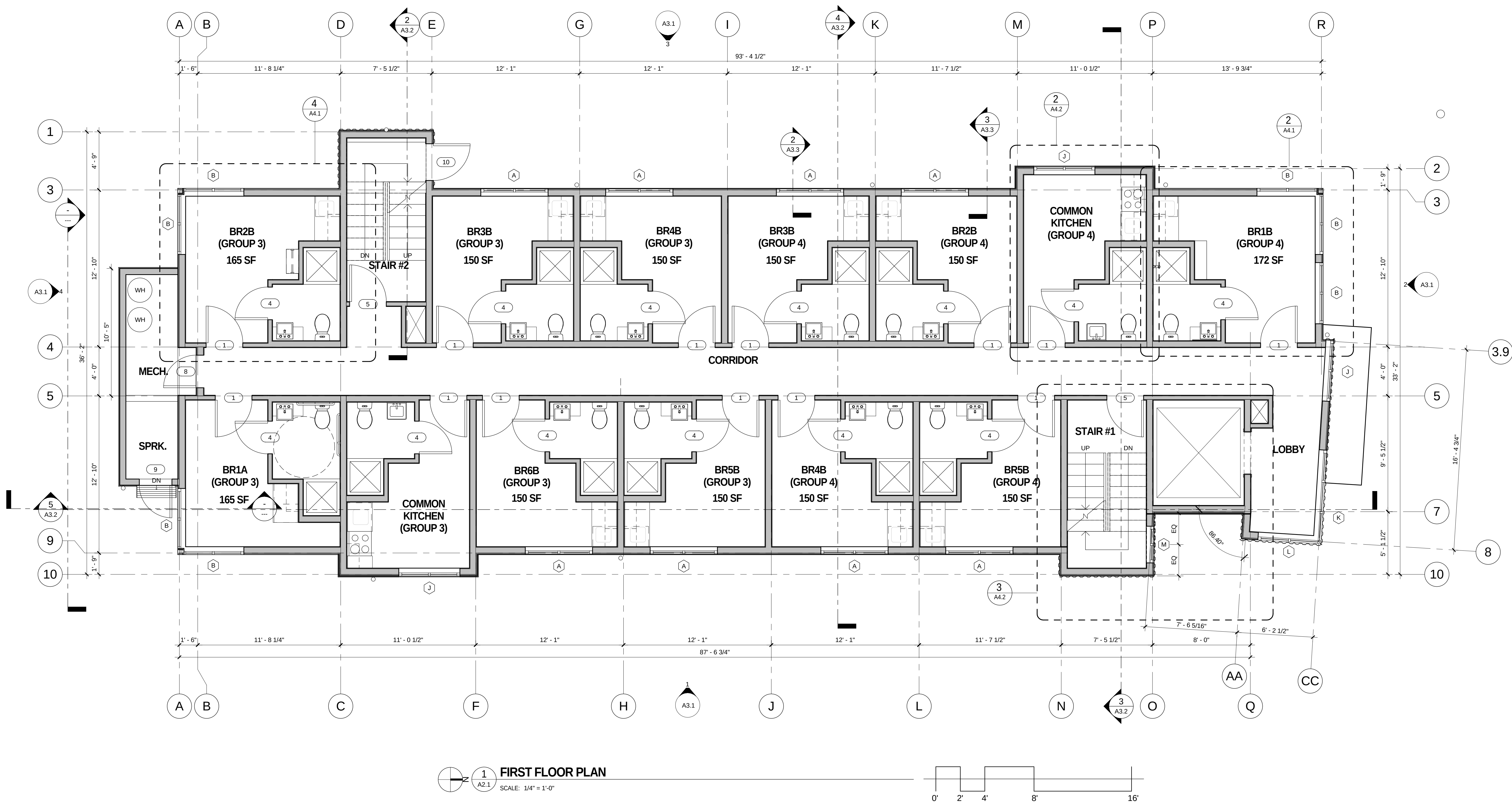
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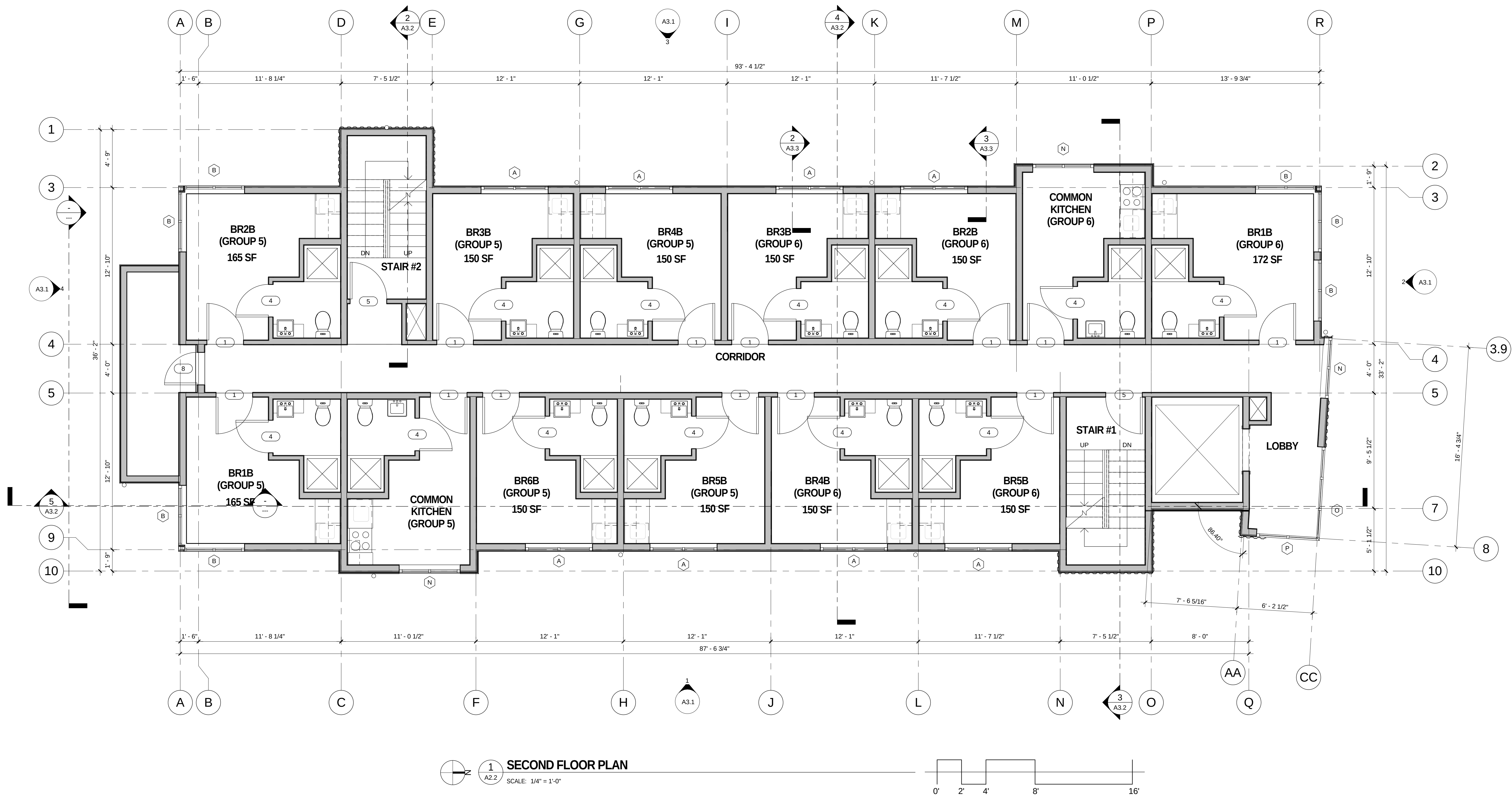
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FIRST FLOOR PLAN

A2.1

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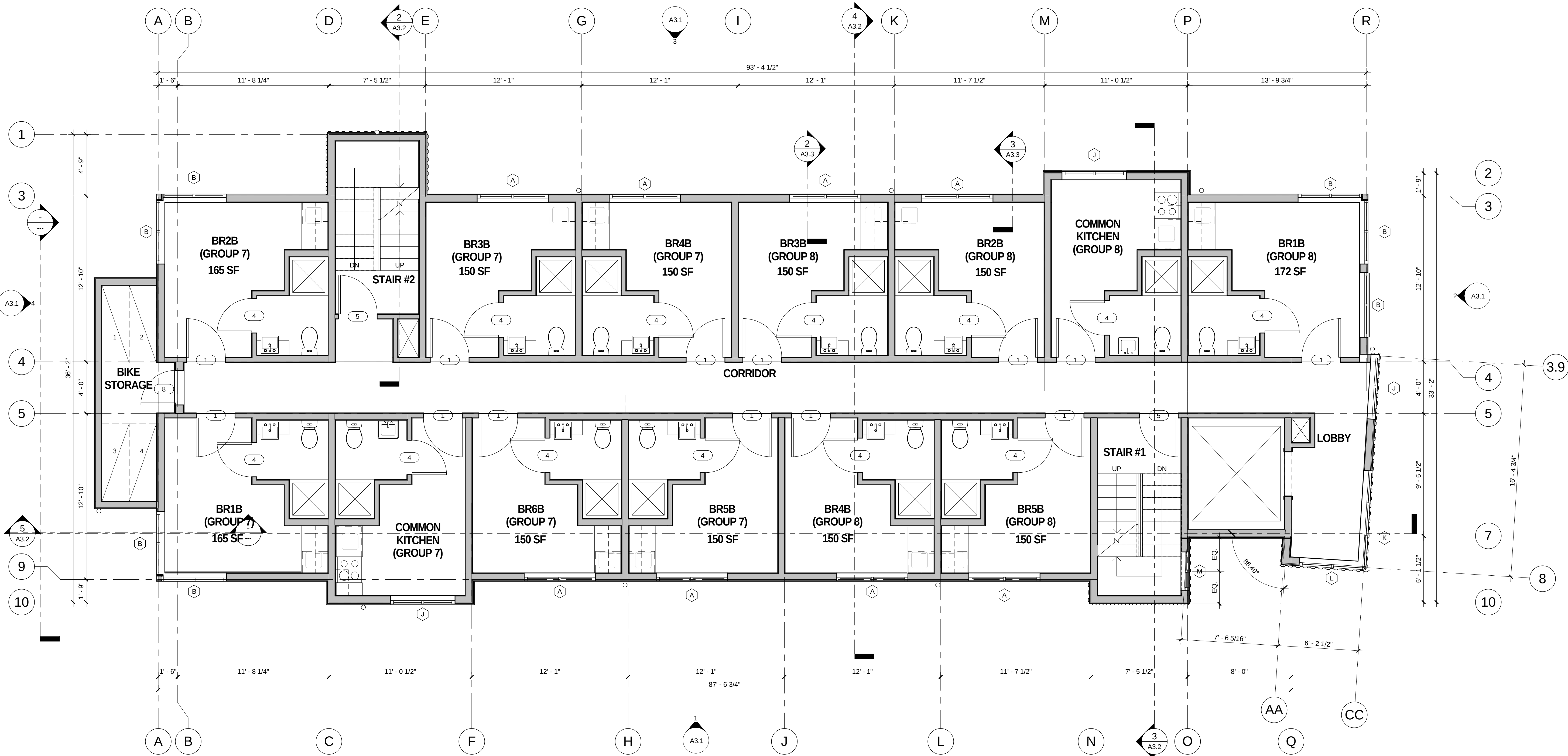
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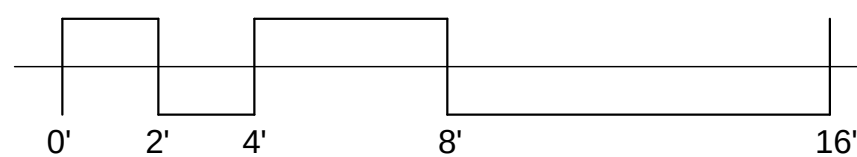
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SECOND FLOOR PLAN

A2.2



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



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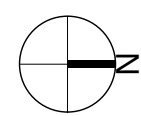
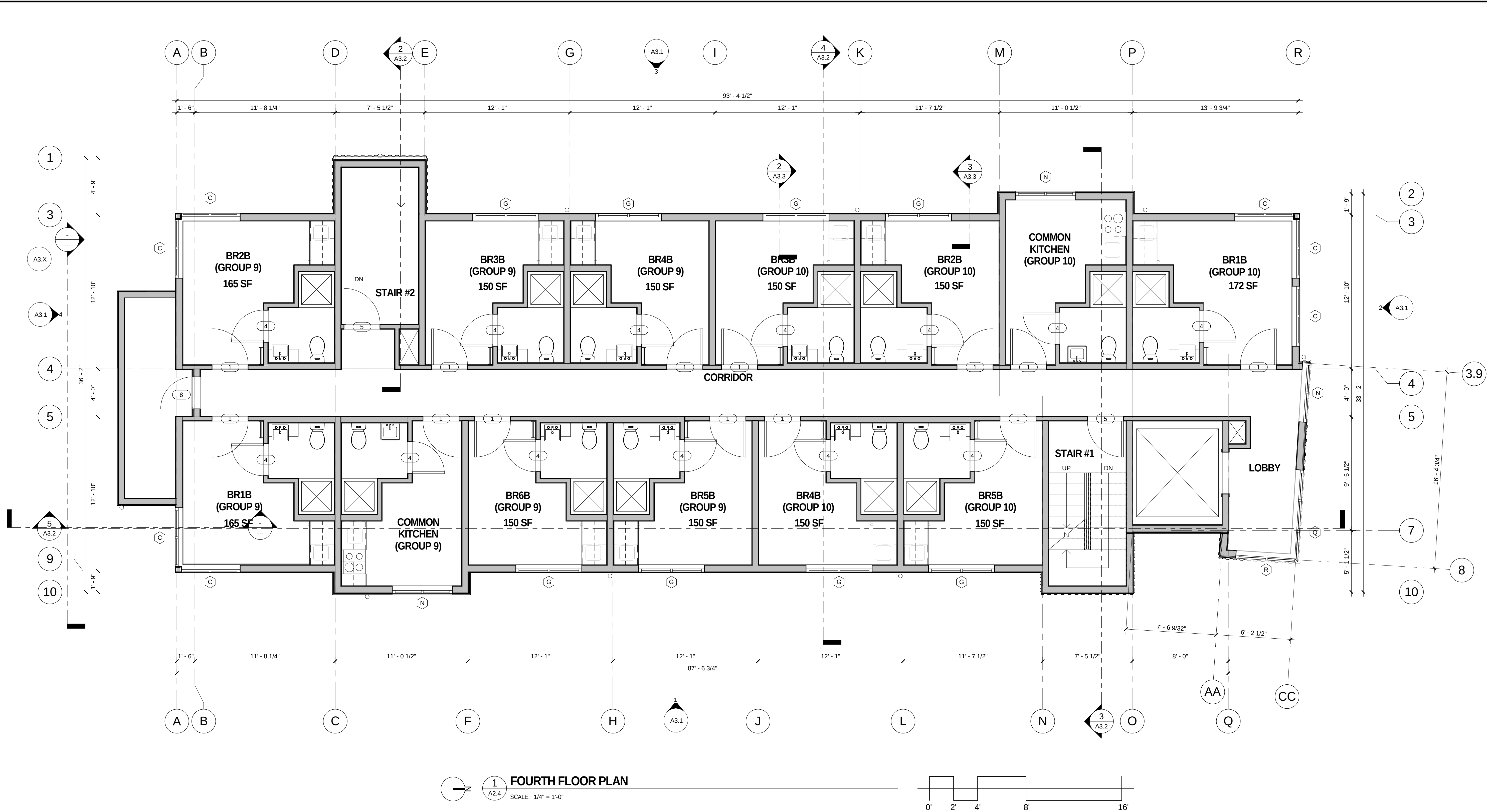
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THIRD FLOOR PLAN

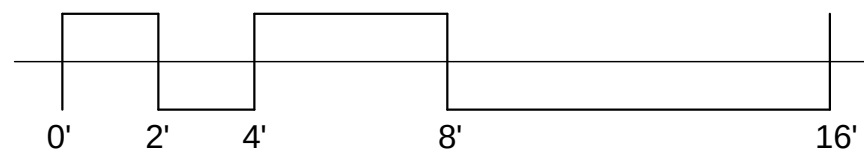
A2.3



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A2.4

FOURTH FLOOR PLAN

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FOURTH FLOOR PLAN

A2.4

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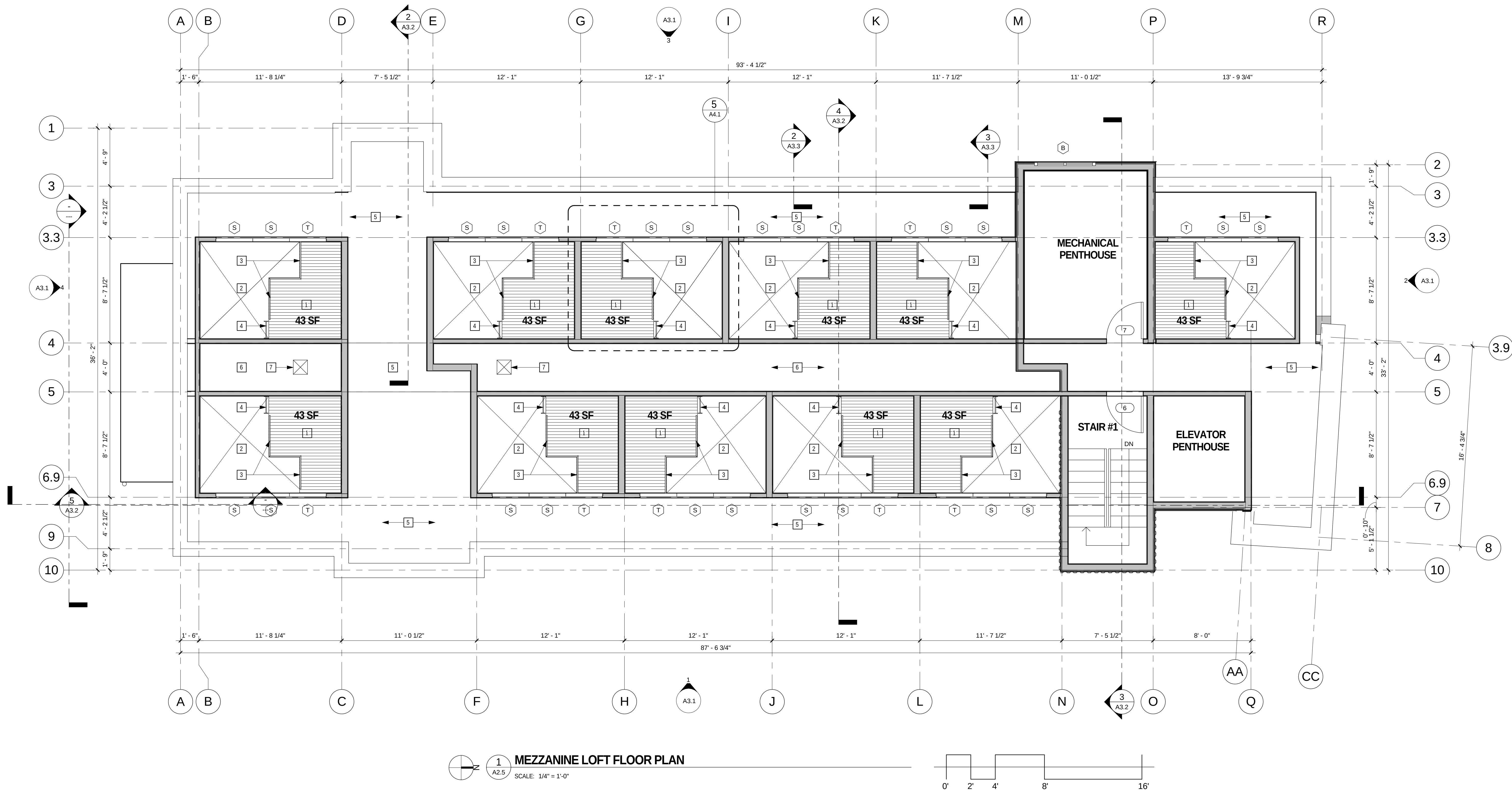
DATE	ISSUED DESCRIPTION
2013-1-4	BUILDING PERMIT APPLICATION

PR
1

PROJ. # 12049	PROJ. MGR Designer
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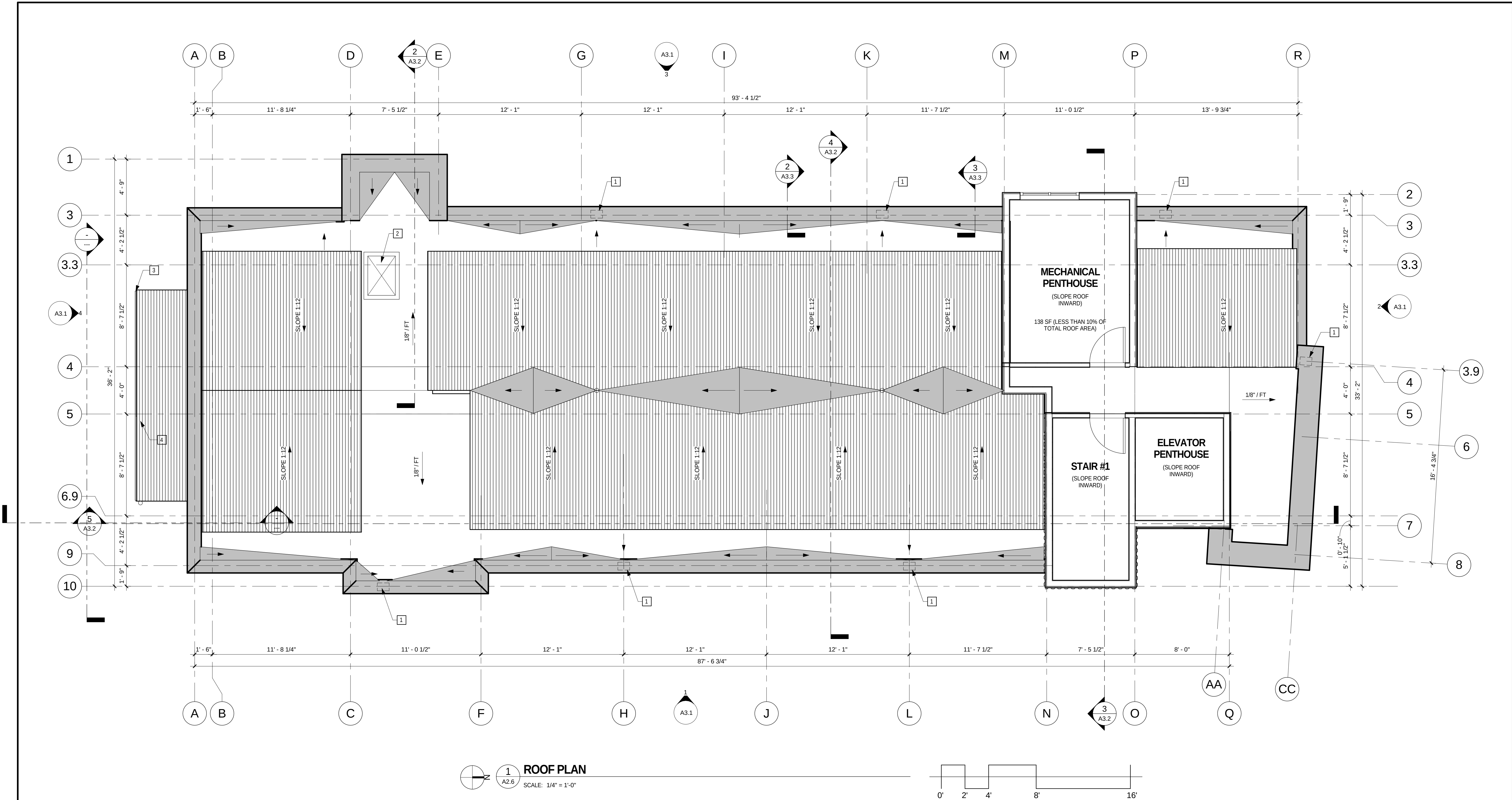
MEZZANINE LOFT FLOOR PLAN

A2.5

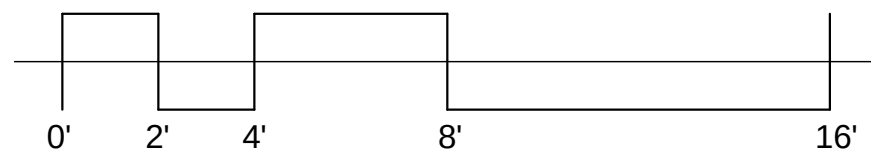


MEZZANINE KEYNOTES	
1	MEZZANINE AREA APPROX. 43 SF
2	OPEN TO BELOW
3	STEEL RAILING
4	SHIP'S LADDER
5	FOURTH FLOOR ROOF DECK (NO UNIT ACCESS)
6	SPRINKLERED ATTIC SPACE
7	RATED ACCESS HATCH TO CORRIDOR BELOW

1/26/2013 5:35:09 AM



1 ROOF PLAN
A2.6 SCALE: 1/4" = 1'-0"



LEGEND

DESIGNATES BUILT-UP CRICKET

ROOF PLAN KEYNOTES	
1	8"x12" METAL SCUPPER THRU PARAPET
2	3'x4' ROOF ACCESS HATCH ABOVE STAIR #2
3	CONTINUOUS ALUMINUM GUTTER
4	4" DIA DOWNSPOUT TIE INTO CIVIL SYSTEM

STRICKER CATO MURPHY ARCHITECTS

311 1st AVE. S., STE. 300
SEATTLE, WA 98104
TEL. (206) 324-4800 FAX. (206) 322-2875
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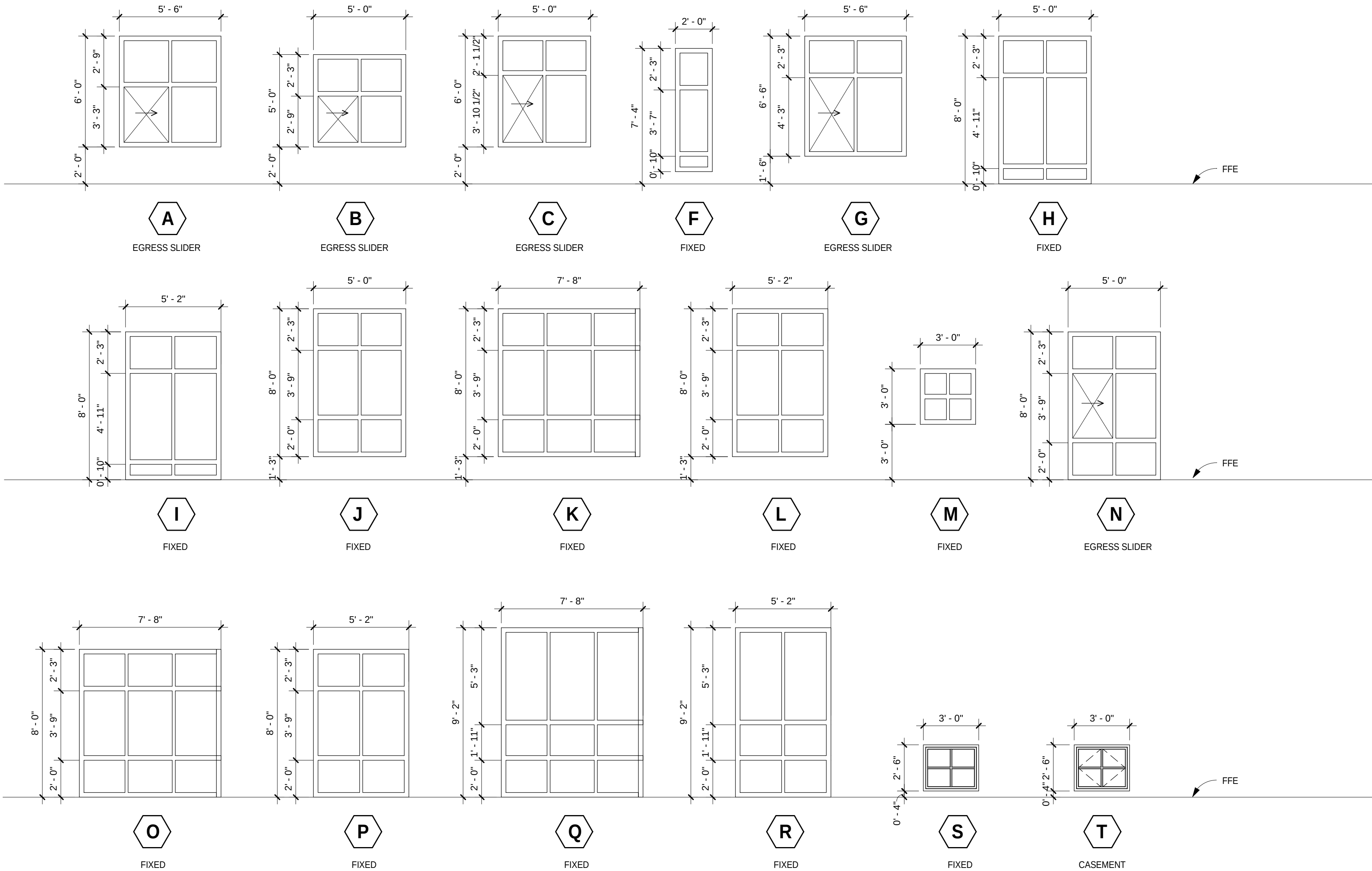
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ROOF PLAN

A2.6

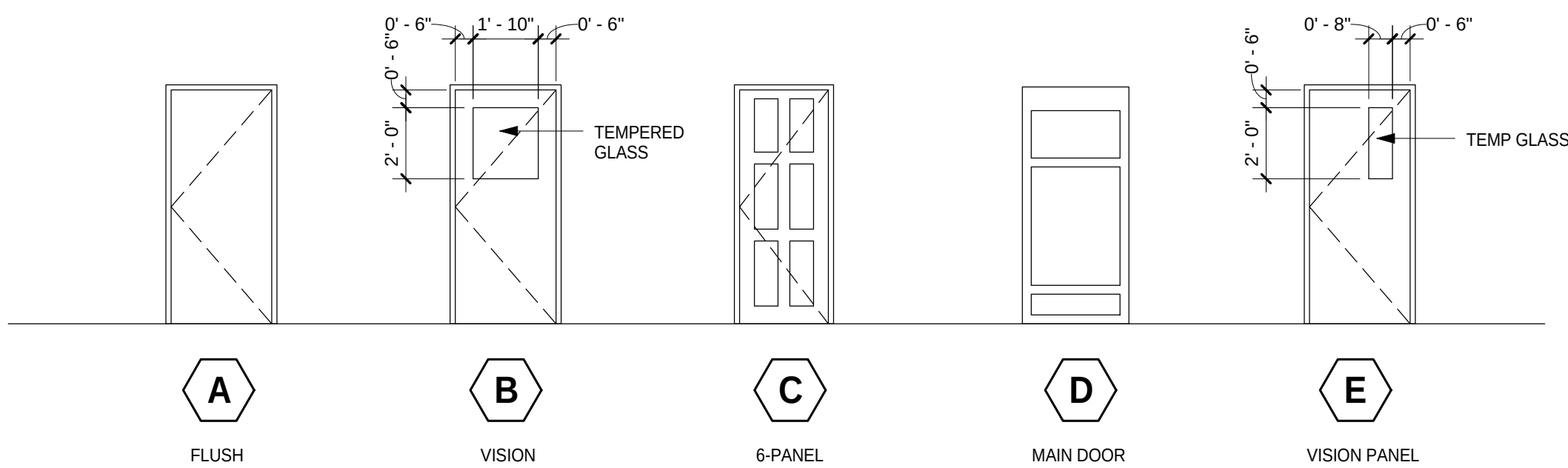
WINDOW SCHEDULE							
MARK	HEIGHT	WIDTH	HEADER HEIGHT	SILL HEIGHT	FRAME MATERIAL	----	COMMENTS
A	6'-0"	5'-6"	8'-0"	2'-0"	ALUM		
B	5'-0"	5'-0"	7'-0"	2'-0"	ALUM		
C	6'-0"	5'-0"	8'-0"	2'-0"	ALUM		
F	6'-8"	2'-0"	6'-8"	0'-0"	ALUM		
G	6'-6"	5'-6"	8'-0"	1'-6"	ALUM		
H	8'-0"	5'-0"	8'-0"	0'-0"	ALUM		
I	8'-0"	5'-2"	8'-0"	0'-0"	ALUM		
J	8'-0"	5'-0"	9'-3"	1'-3"	ALUM		
K	8'-0"	7'-8"	9'-3"	1'-3"	ALUM		
L	8'-0"	5'-2"	9'-3"	1'-3"	ALUM		
M	3'-0"	3'-0"	6'-0"	3'-0"	ALUM		
N	8'-0"	5'-0"	8'-0"	0'-0"	ALUM		
O	8'-0"	7'-8"	8'-0"	0'-0"	ALUM		
P	8'-0"	5'-2"	8'-0"	0'-0"	ALUM		
Q	9'-2"	7'-8"	9'-2"	0'-0"	ALUM		
R	9'-2"	5'-2"	9'-2"	0'-0"	ALUM		
S	2'-6"	3'-0"	2'-10"	0'-4"	ALUM		
T	2'-6"	3'-0"	2'-10"	0'-4"	ALUM		



WINDOW TYPES

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

DOOR SCHEDULE							
MARK	HEIGHT	WIDTH	TYPE	ROOM	MATERIAL	FIRE RATING	COMMENTS
1	6'-8"	3'-0"		UNIT	SCW		
2	6'-8"	3'-0"	B	LOUNGE	SCW	20 MIN	
3	6'-8"	3'-0"	C	TOILET	SCW	N/R	
4	6'-8"	2'-8"	E	STAIR	HM		
5	6'-8"	3'-0"	A	STAIR	HM		
6	6'-8"	3'-0"	A	MECH	HM	N/R	
7	6'-8"	3'-0"	A	MECH	HM	N/R	
8	6'-8"	2'-8"	E	SPRINKLER	HM	N/R	
9	6'-8"	2'-8"	E	ENTRY	ALUM	N/R	
10	6'-8"	3'-0"	A	EXIT	HM	N/R	



DOOR TYPES

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

WINDOWS AND GLAZING NOTES:

- IF ANY OF THESE PROVISIONS ARE IN CONFLICT WITH THE PROVISIONS OF THE 2010 OREGON STRUCTURAL SPECIALTY CODE, (2010 O.S.S.C.) CODE AS AMENDED BY THE CITY OF PORTLAND, AND OTHER ADOPTED CODES, THE MOST STRINGENT PROVISION SHALL PREVAIL.
- EACH PANE SHALL BEAR THE MANUFACTURER'S MARK DESIGNATING THE TYPE AND THICKNESS OF THE GLASS OR GLAZING MATERIAL. THE IDENTIFICATION SHALL NOT BE OMITTED UNLESS APPROVED AND AN AFFIDAVIT IS FURNISHED BY THE GLAZING CONTRACTOR CERTIFYING THAT EACH LIGHT IS GLAZED IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS THAT COMPLY WITH THE PROVISIONS OF IBC 2009 CHAPTER 24.
- SAFETY GLAZING SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION 2406.2 OF 2010 O.S.S.C.
- EACH PANE OF TEMPERED GLASS, EXCEPT TEMPERED SPANDREL GLASS, SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION MARK SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT, ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- TEMPERED SPANDREL GLASS SHALL BE PROVIDED WITH A REMOVABLE PAPER MARKING BY THE MANUFACTURER.
- MULTI-PANE GLAZED ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQUARE FOOT IN EXPOSED AREAS SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY MARKED AS INDICATED IN SECTION 2406.3 OF THE 2009 IBC. OTHER PANES IN THE ASSEMBLY SHALL BE MARKED "CPSC 16 CFR 1201" OR "ANSI Z97.1," AS APPROPRIATE.
- WHERE INTERIOR GLAZING IS INSTALLED ADJACENT TO A WALKING SURFACE, THE DIFFERENTIAL DEFLECTION OF TWO ADJACENT UNSUPPORTED EDGES SHALL NOT BE GREATER THAN THE THICKNESS OF THE PANELS WHEN FORCE OF 50 POUNDS PER LINEAR FOOT IS APPLIED HORIZONTALLY TO ONE PANEL AT ANY POINT UP TO 42 INCHES ABOVE THE WALKING SURFACE.
- REFER TO ENERGY NOTES FOR MANDATORY MEASURES FOR WINDOW SYSTEMS. REFER TO ACOUSTICAL REPORT FOR WINDOW REQUIREMENTS.
- PROVIDE TEMPERED (SAFETY) GLASS IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGES OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- PROVIDE TEMPERED (SAFETY) GLASS IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. INCLUDED ARE GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
- PROVIDE TEMPERED (SAFETY) GLASS WHEN GLAZING IS SPECIFIED IN AREAS DEEMED AS HAZARDOUS LOCATIONS BY 2010 O.S.S.C CHAPTER 24.
- EXTERIOR GLAZING SHALL ALSO COMPLY WITH OREGON ENERGY CODE. ALL EXTERIOR GLAZING SHALL BE, AT A MINIMUM DOUBLE GLAZING. IN ADDITION, ALL GLAZING ASSEMBLIES SHALL HAVE A LEAST ONE LOW-EMISSIVITY COATING UNLESS THE GLAZING ASSEMBLY HAS AN OVERALL U-FACTOR THAT COMPLIES WITH THE OREGON ENERGY CODE.
- ALL OPERABLE EXTERIOR DOORS AND WINDOWS IN APARTMENT UNITS SHALL BE PROVIDED WITH SCREENS.
- WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO PUBLIC WAY.
- SLEEPING ROOMS ABOVE GRADE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE RESCUE OPENING IN ACCORDANCE WITH SECTION 1029 OF THE 2010 O.S.S.C.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE CLEAR OPENING SHALL HAVE A BOTTOM NOT GREATER THAN 44 INCHES MEASURE FROM FLOOR.
- SEAL ALL OPENINGS AROUND WINDOW FRAME TO PREVENT AIR AND WATER INFILTRATION.
- PROVIDE FLASHING AT WINDOWS PER 3/A6.1.
- ALL ALUMINUM WINDOWS TO BE LIGHT BRONZE EXTERIOR
- PROVIDE MANUAL OPENING RESTRICTIONS ON ALL BEDROOM WINDOWS
- WINDOW TO INCLUDE P.I.V. SIZED TO ACCOMODATE ROOM SERVED

ABBREVIATIONS

H.C.	HOLLOW CORE	STL	STEEL
S.C.	SOLID CORE	AL	ALUMINUM
H.M.	HOLLOW METAL	AL.GLT.	ALUMINUM WITH TEMPERED GLAZING
L.	LOUVERED	GL	GLASS
LV.	LOUVERED WITH LOCKRAIL	P.S.G.	PAINTED TWO COATS SEMI-GLOSS
ENT.	ENTRY DOOR, SOLID CORE	AL.FF.	ALUMINUM FACTORY FINISH
BIFLD.	BI-FOLD HOLLOW CORE	P.M.	PAINTED METAL
WAR.	WARDROBE	P.W.	PAINTED WOOD
MIR. WAR.	MIRRORRED WARDROBE	S.G.W.	STAIN GRADE WOOD
SL.GLDR.	SLIDING GLASS DOOR	FAC.F.	FACTORY FINISH
T.	TEMPERED GLAZING	FR-T	FRENCH DOOR WITH TEMPERED GLAZING
F.A.	FIRE ACTUATED	PR	PAIR
U.C.	UNDERCUT		
F.V.	FIELD VERIFY		
F.R.A.	FIRE RATED ASSEMBLY		

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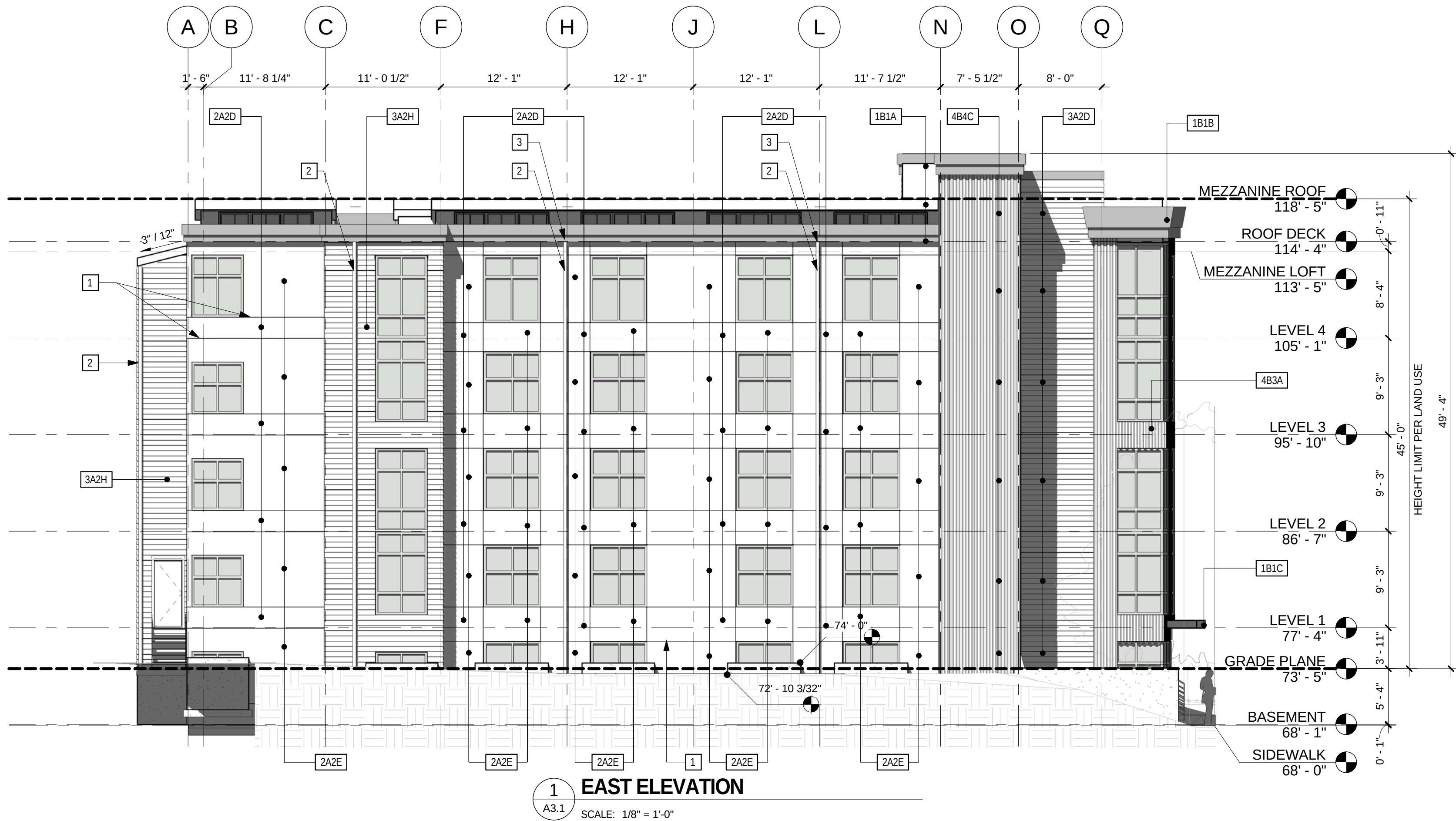
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SCHEDULES

A2.7

1/20/2013 5:59:23 AM



1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MANUFACTURER	PROFILE
2A2D	2A2D
PRODUCT	COLOR

PRODUCTS

- METAL COPING
- CEMENT BOARD PANELS
- CEMENT BOARD LAP SIDING, 6" EXPOSURE
- VERTICAL METAL SIDING

MANUFACTURER

- JAMES HARDIE
- METAL SALES
- MUTUAL MATERIALS

PROFILES

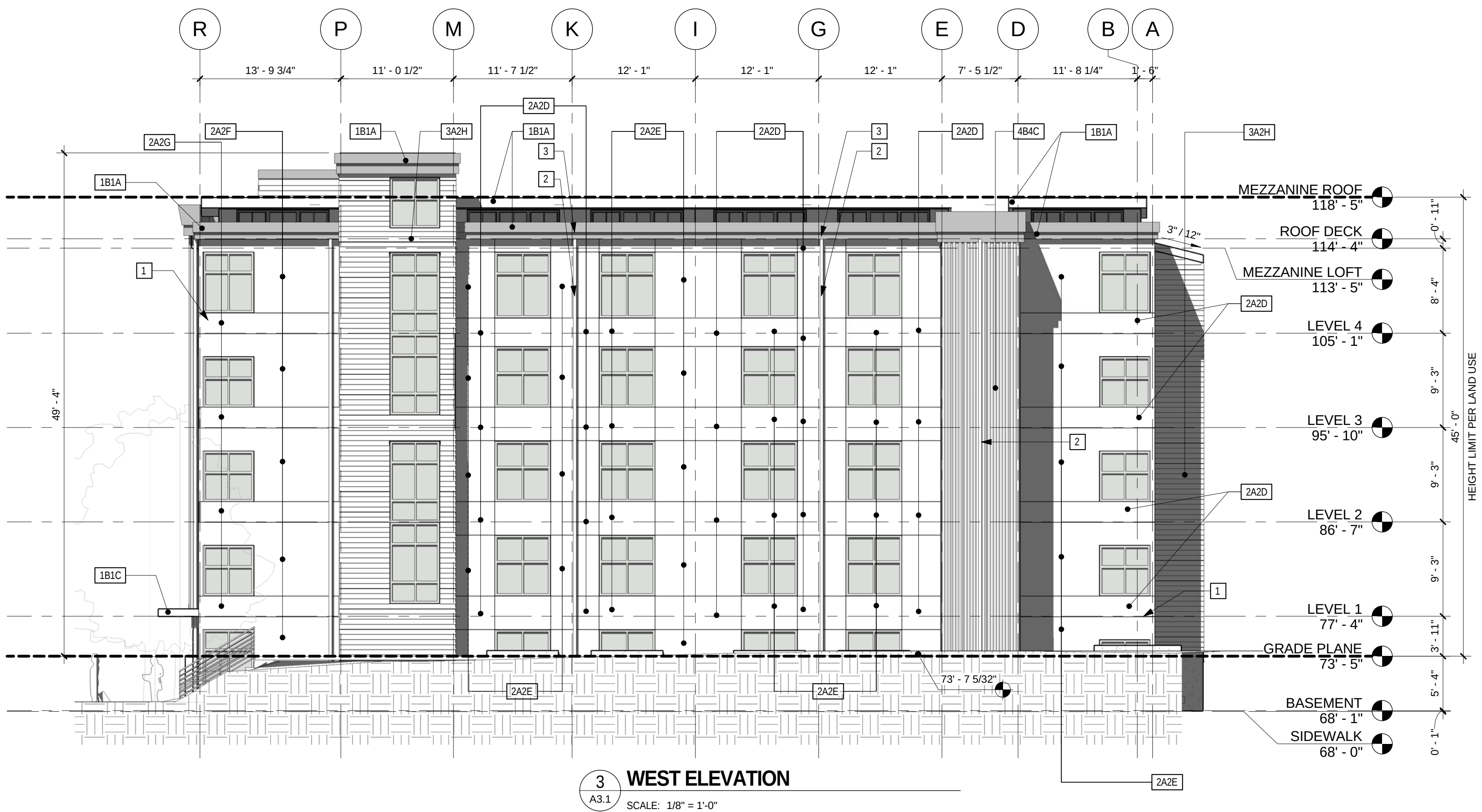
- BUILT-UP FROM FLAT STOCK
- SMOOTH
- 16" VERTICAL SEAM
- V-LINE 32

COLORS (BENJAMIN MOORE, METAL SALES, MUTUAL MATERIALS)

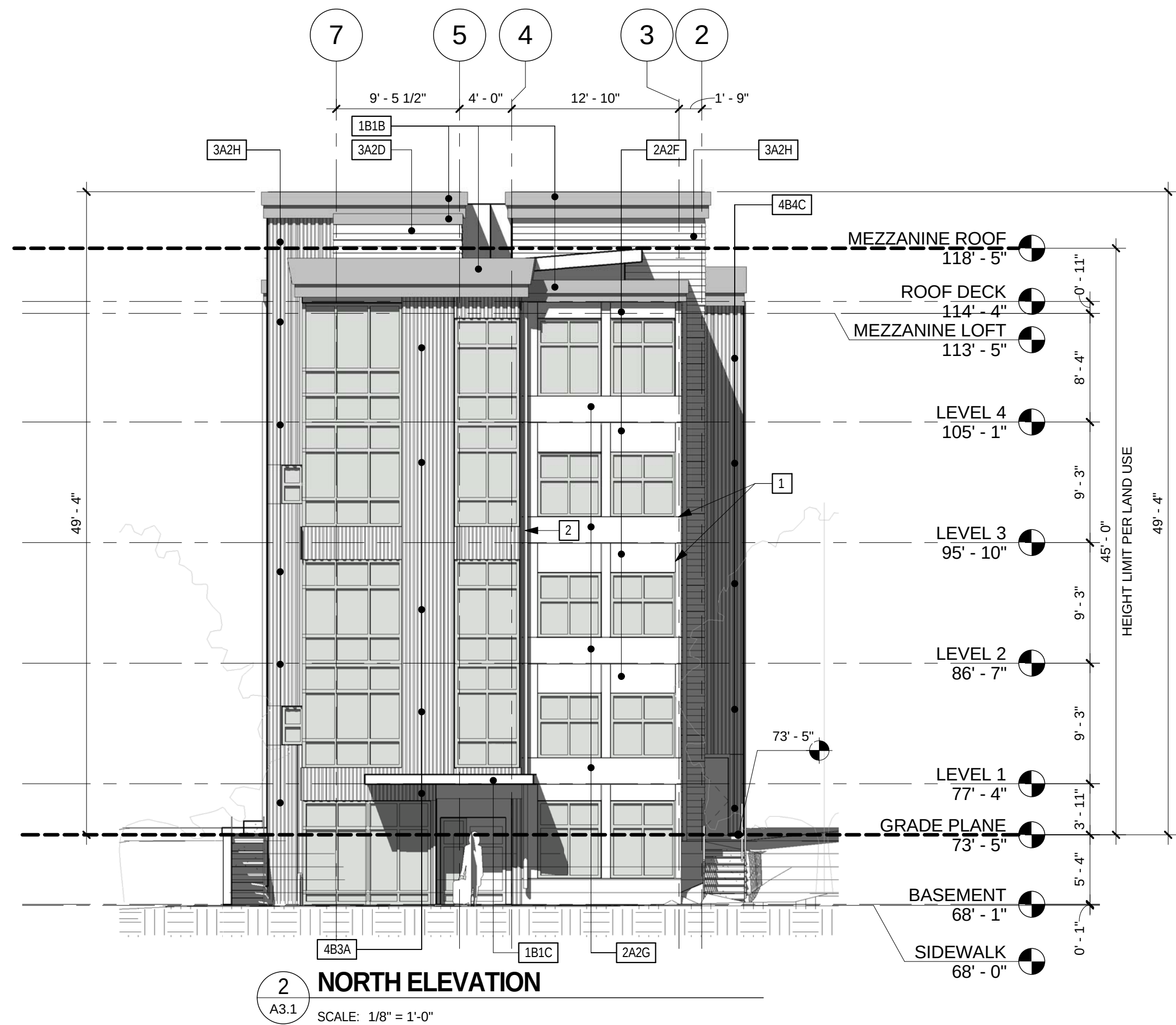
- ASH GREY (M.S.)
- SNOWDRIFT WHITE (M.S.)
- COPPER PENNEY (M.S.)
- STONE HARBOR : 2111-50 (BM)
- BARREN PLAIN : 2111-60 (BM)
- SPRING MOSS : 2027-20 (B.M.)
- ECCENTRIC LIME : 2027-30 (B.M.)
- TIMOTHY STRAW : 2149-40 (BM)

EXTERIOR ELEVATION KEYNOTES

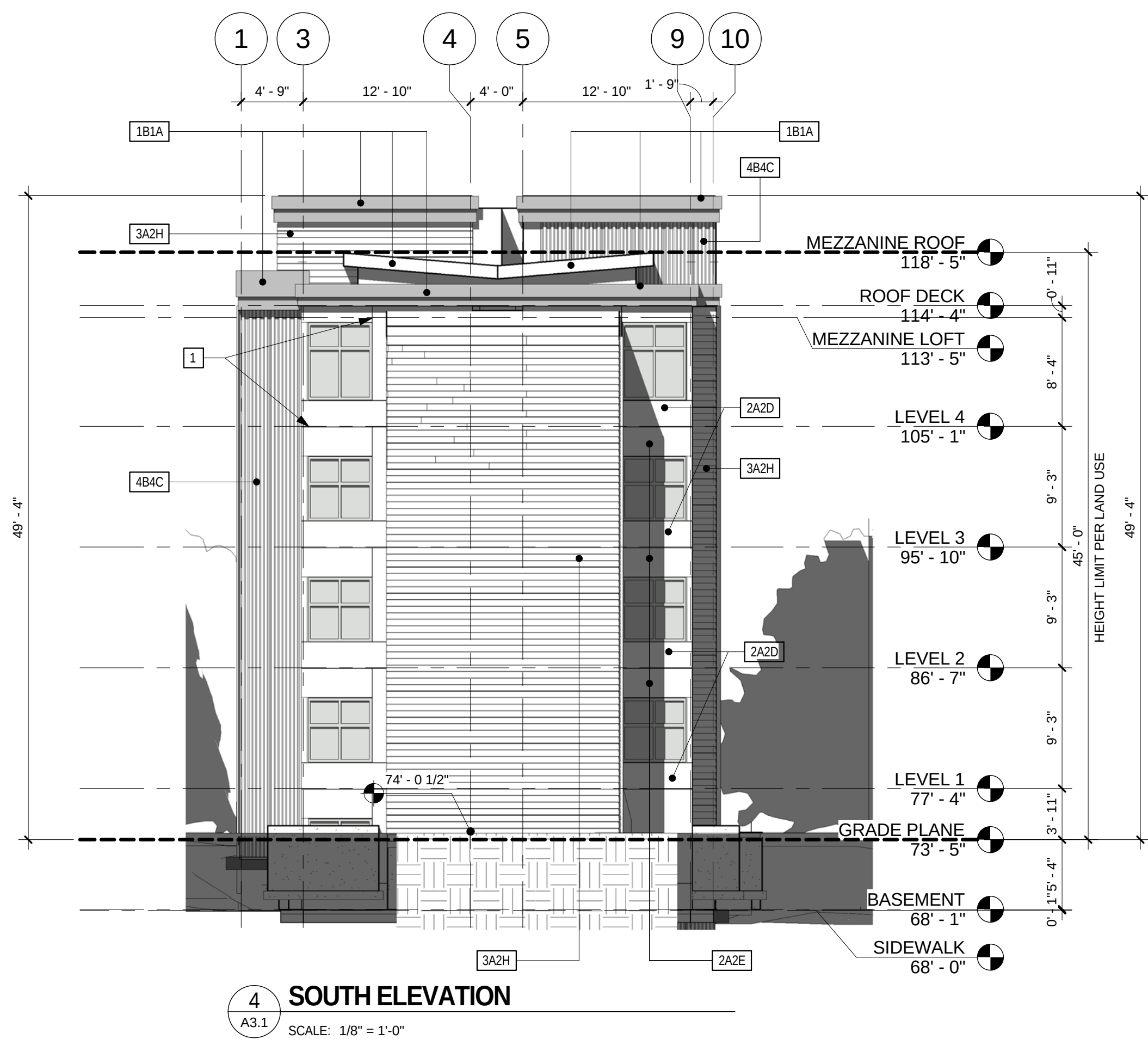
1	PANEL JOINT TYPICAL
2	4" DIAM. DOWNSPOUT. TIE INTO CIVIL SYSTEM
3	8"X12" METAL SCUPPER & OVERFLOW



3 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

A3.1

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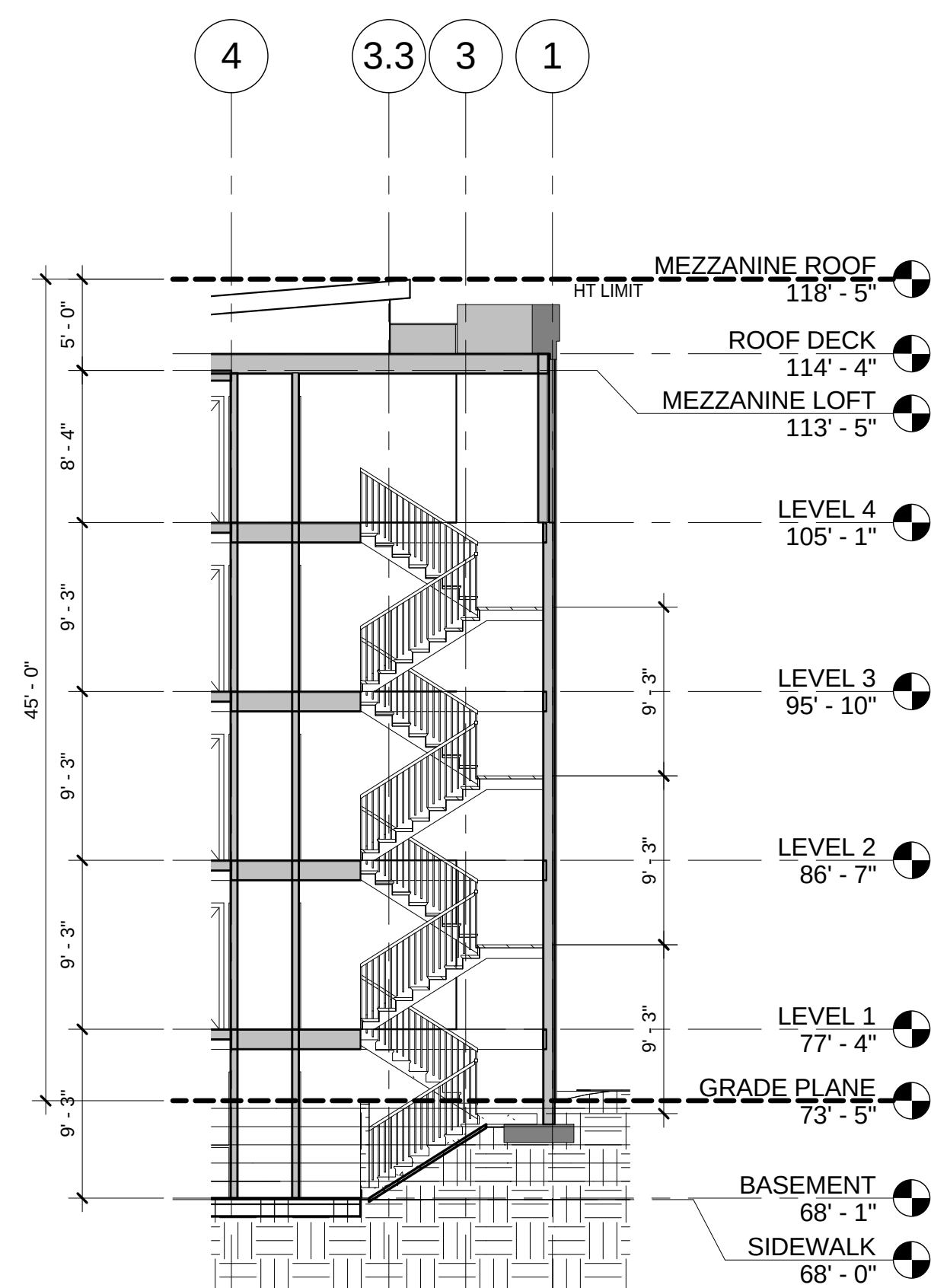
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BUILDING SECTIONS

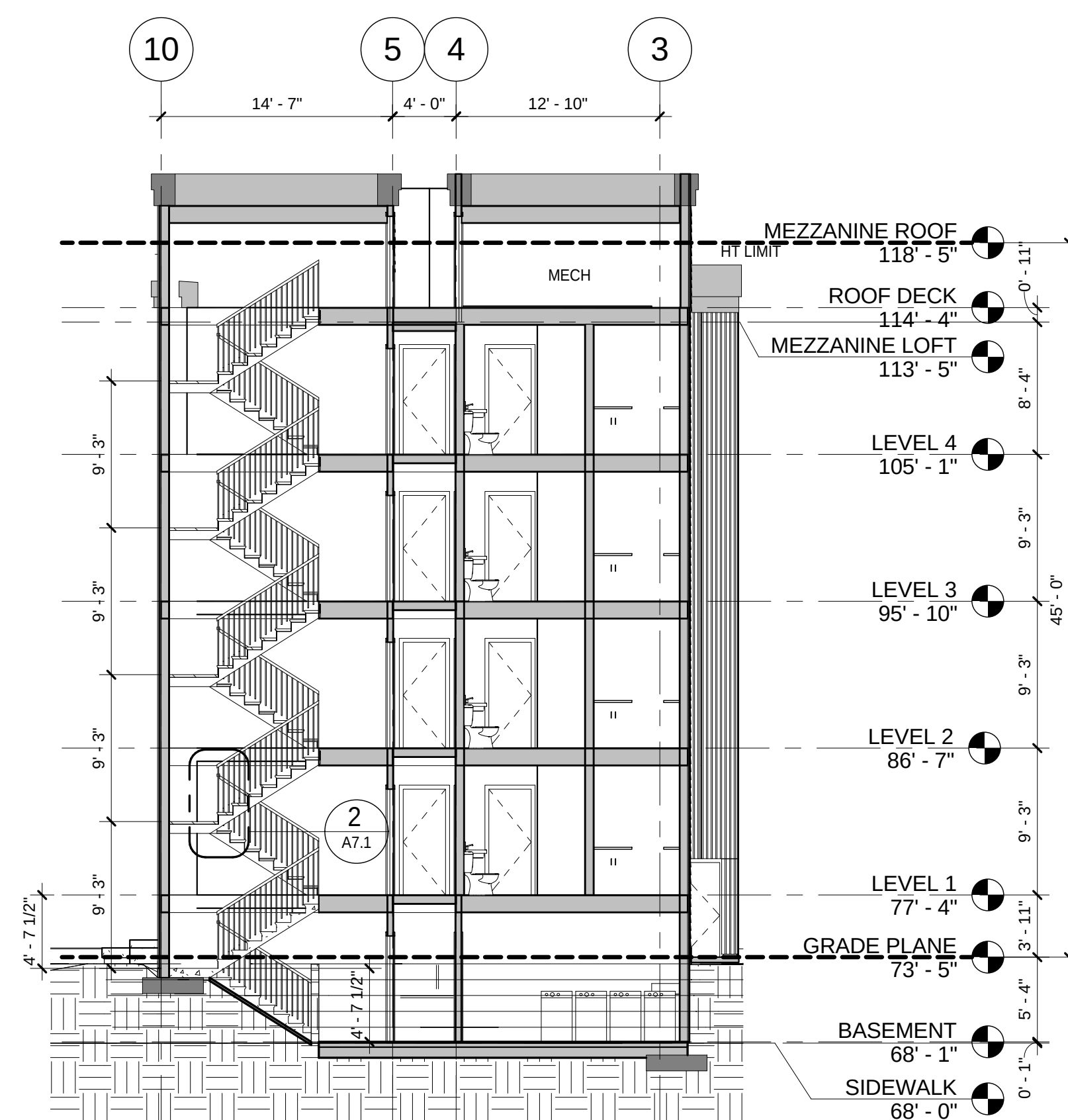
A3.2

BUILDING SECTION KEYNOTES	
1	BUILT-UP CRICKET PER PLAN
2	SPRINKLERED ATTIC SPACE PROVIDE ACCESS HATCH



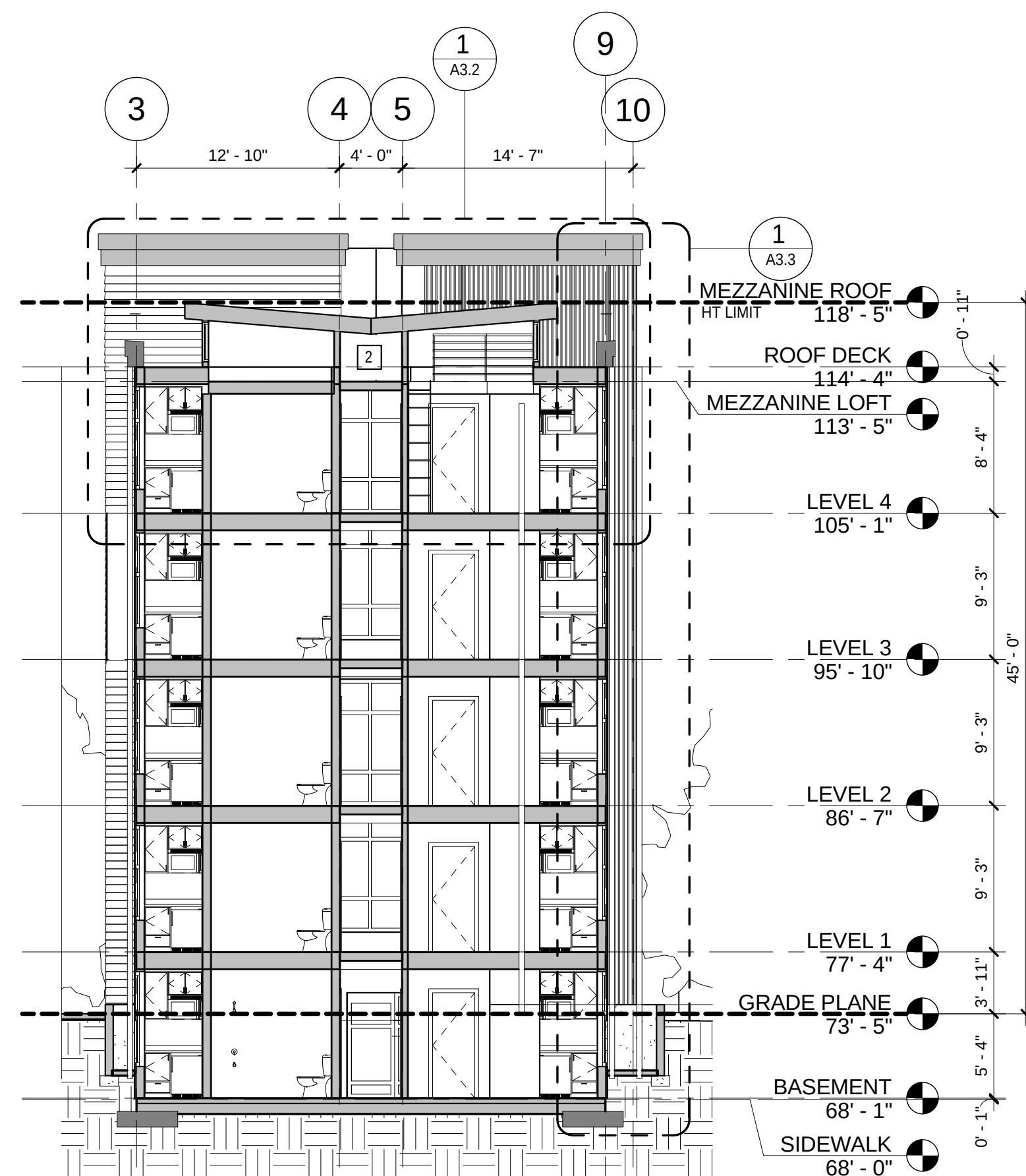
2 STAIR #2 SECTION

SCALE: 1/8" = 1'-0"



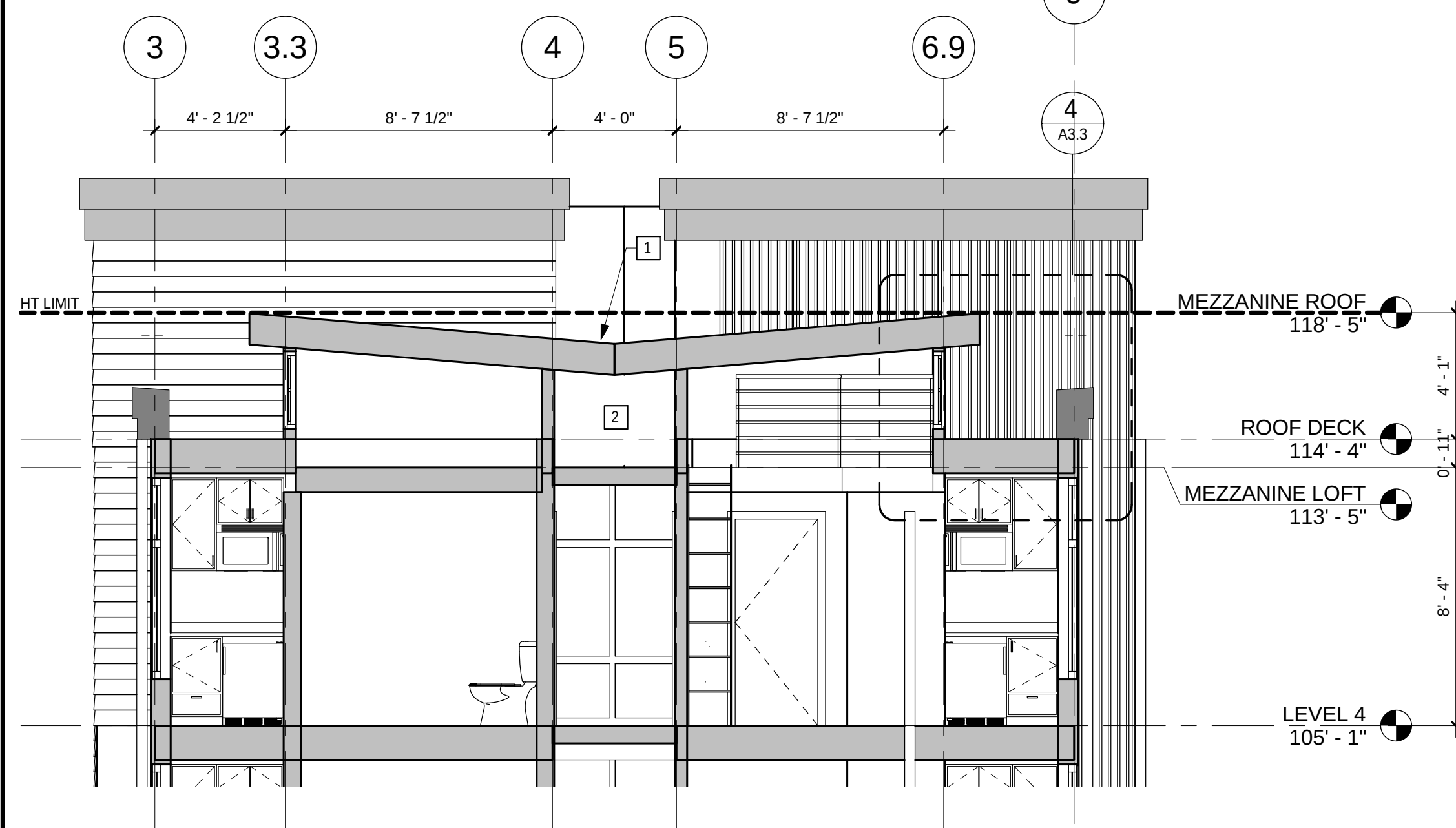
3 BUILDING SECTION @ STAIR #1

A3.2 SCALE: 1/8" = 1'-0"



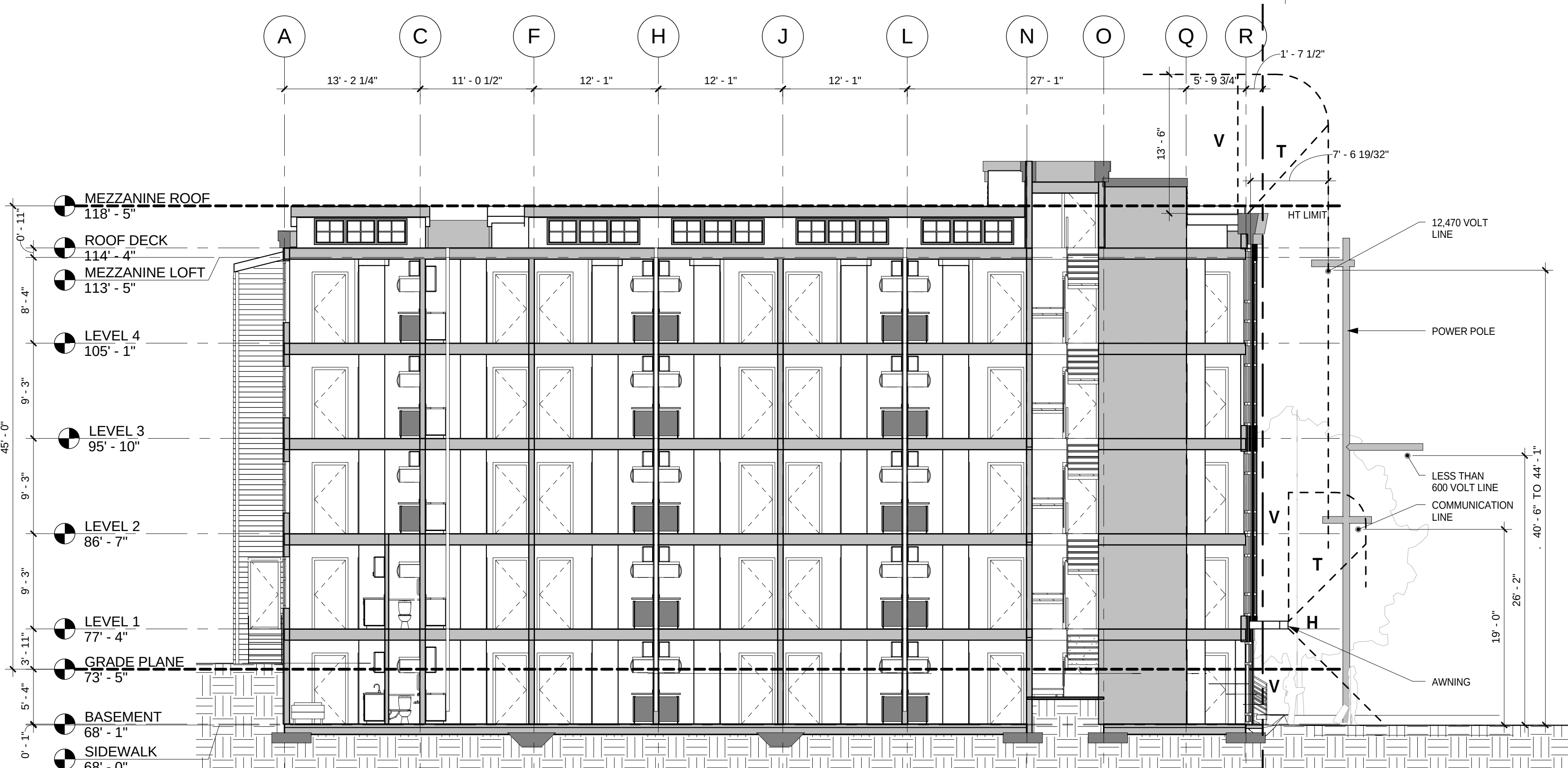
4 BUILDING SECTION

A3.2 SCALE: 1/8" = 1'-0"



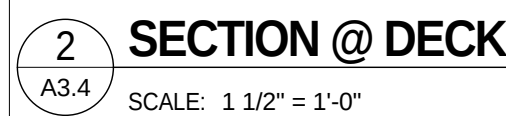
1 SECTION AT LEVEL 4

A3.2 SCALE: 1/4" = 1'-0"



5 BUILDING SECTION

A3.2 SCALE: 1/8" = 1'-0"



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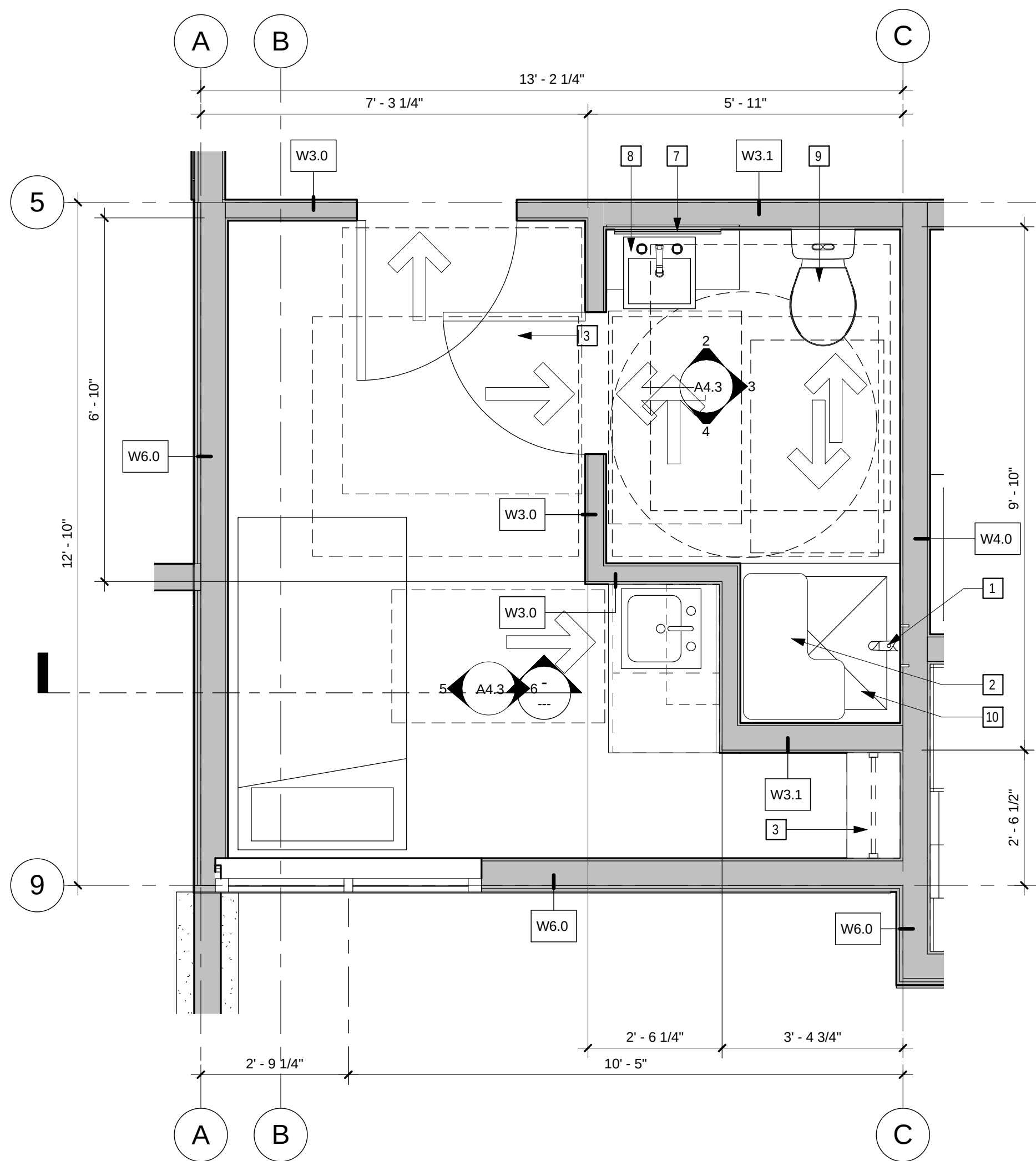
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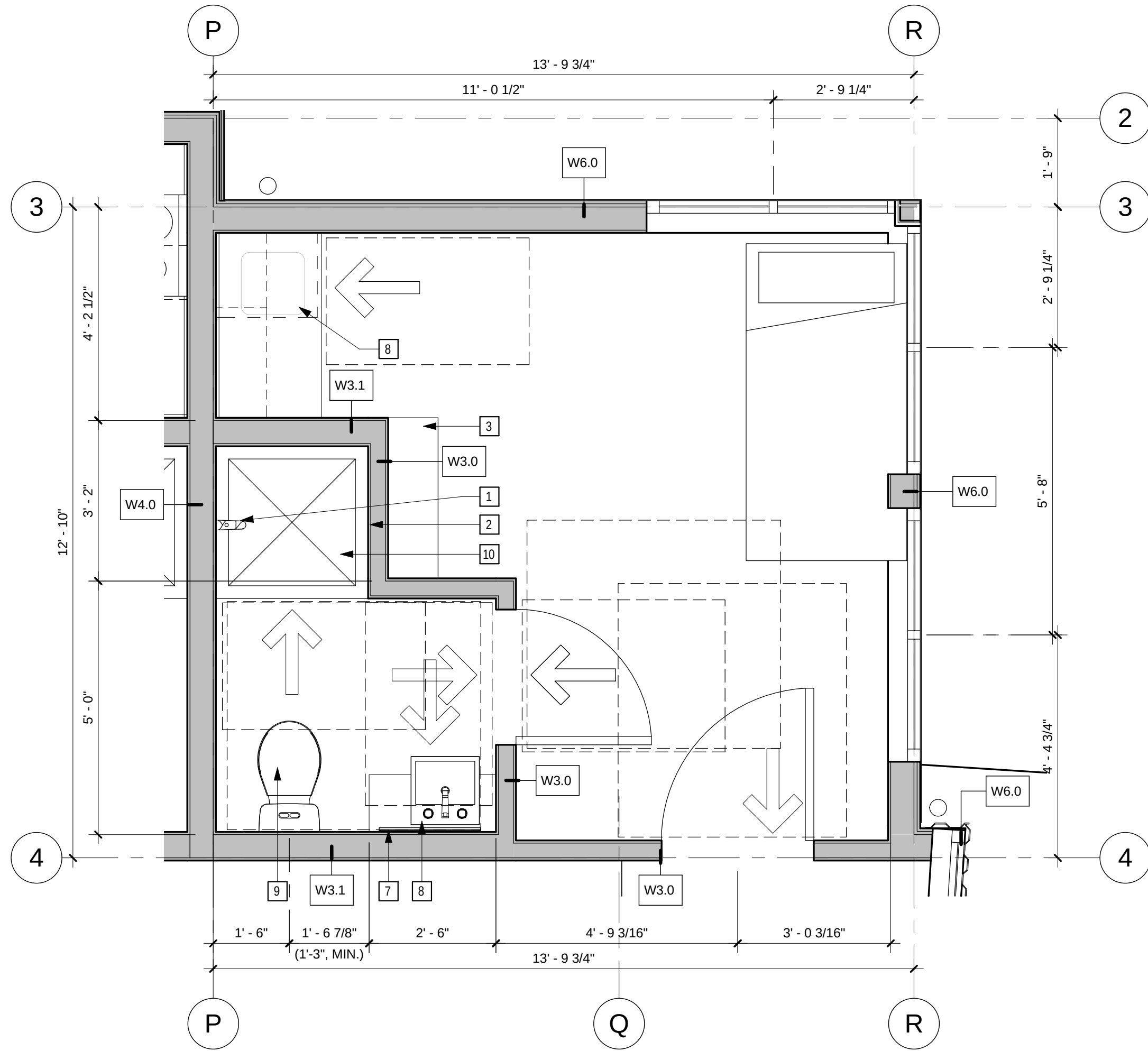
WALL SECTIONS

A3.4

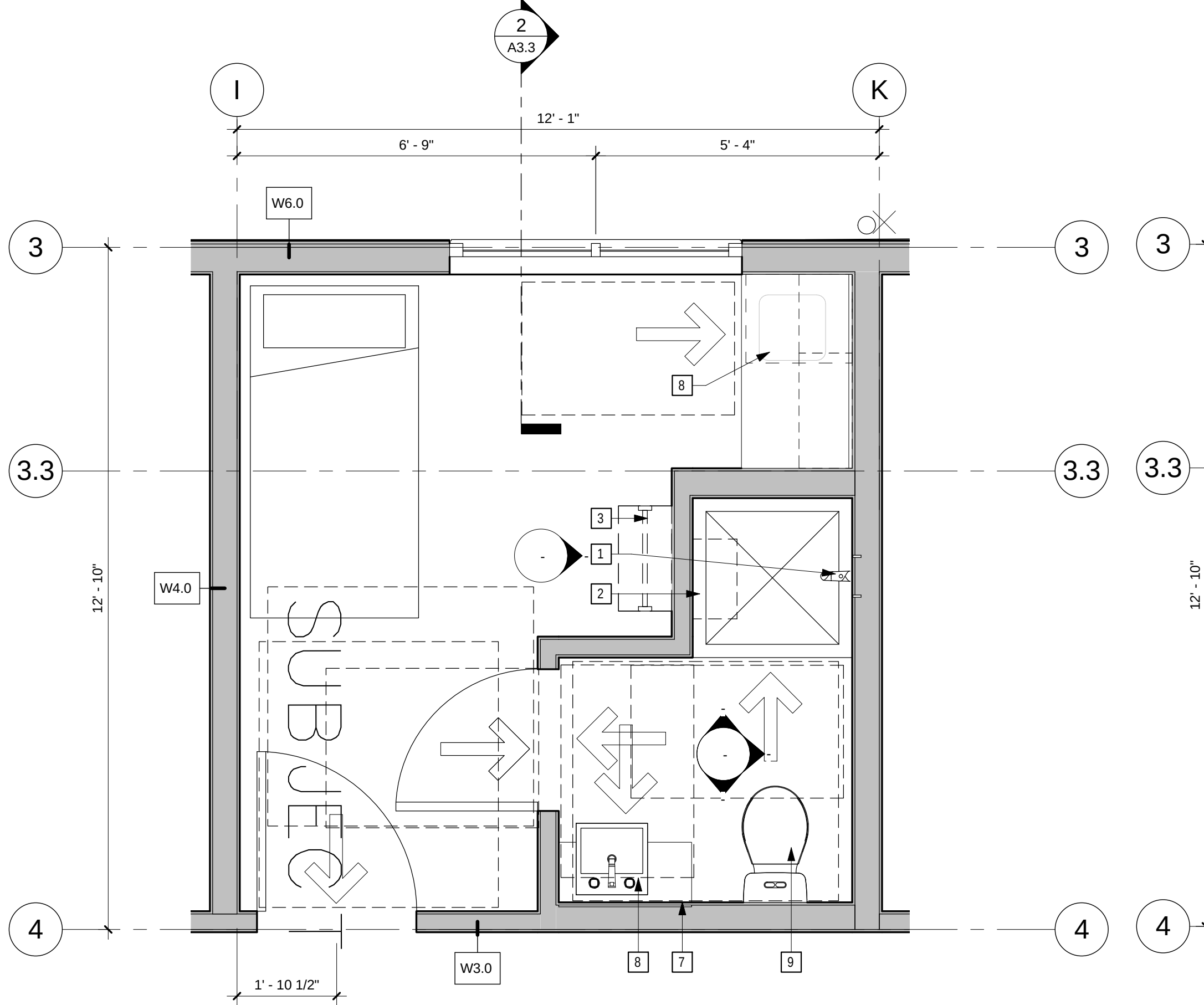
STRICKER CATO MURPHY ARCHITECTS



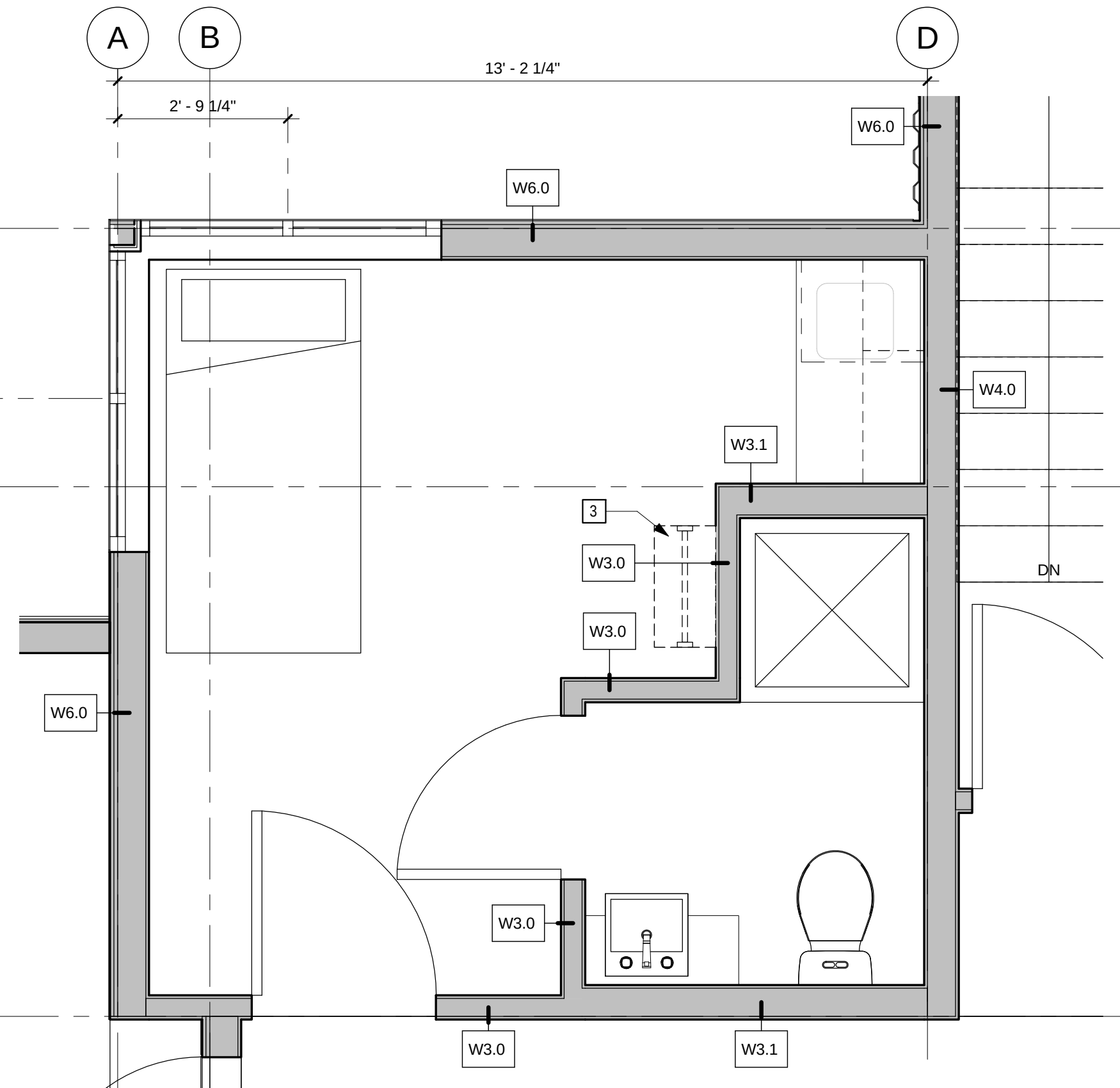
1 TYPICAL END UNIT ENLARGED PLAN - 'A' ACCESSIBLE
A4.1 SCALE: 1/2" = 1'-0"



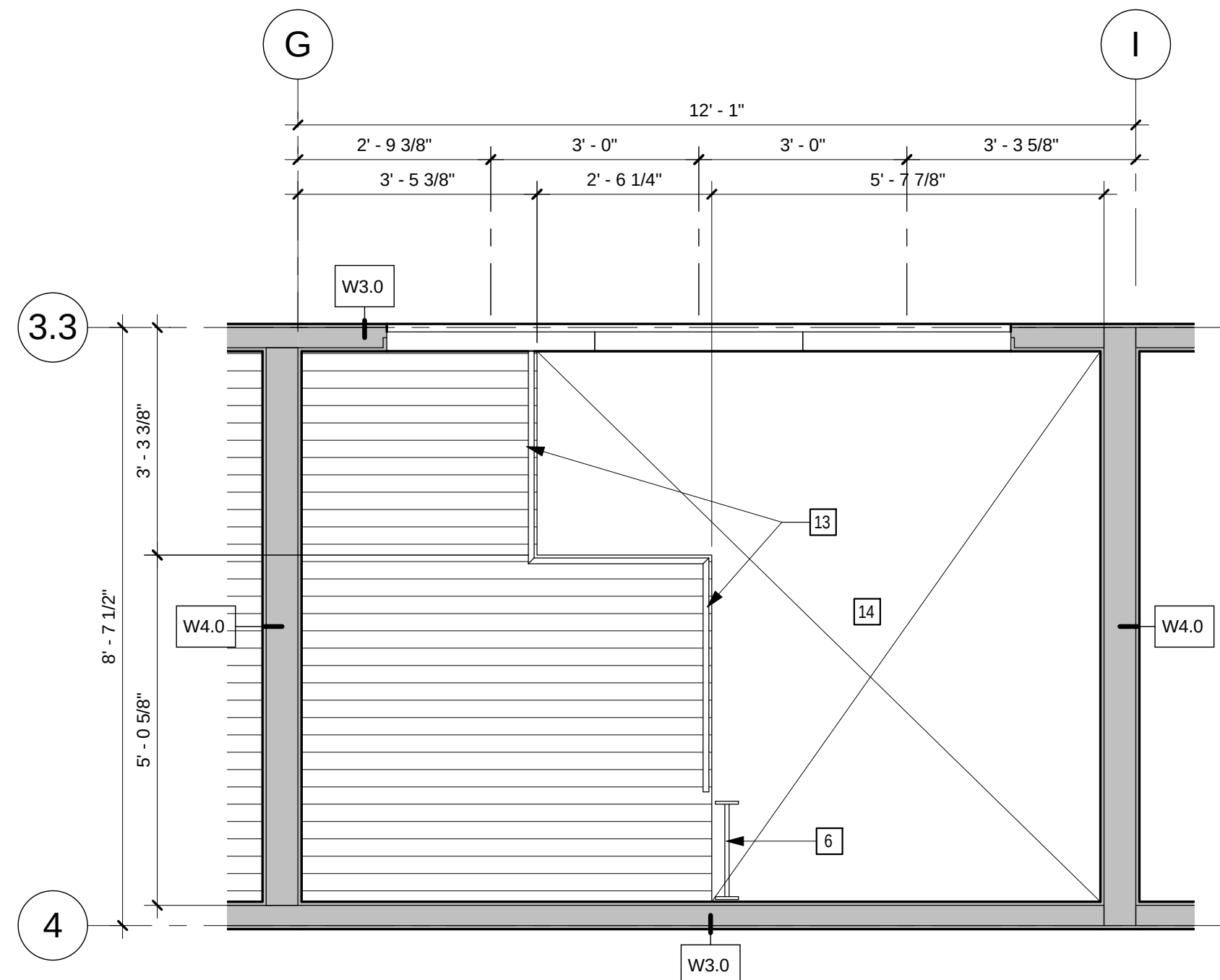
2 TYPICAL END UNIT ENLARGED PLAN - 'B' ACCESSIBLE
A4.1 SCALE: 1/2" = 1'-0"



3 TYPICAL UNIT ENLARGED PLAN - 'B' ACCESSIBLE
A4.1 SCALE: 1/2" = 1'-0"



4 TYPICAL SW UNIT ENLARGED PLAN
A4.1 SCALE: 1/2" = 1'-0"



5 MEZZANINE ENLARGED PLAN
A4.1 SCALE: 1/2" = 1'-0"

ENLARGED UNIT PLAN KEYNOTES	
1	LOCATION OF CONTROL WALL IN TRANSFER SHOWER (NOTE: VERTICAL PLUMBING TO RUN IN 2X8 WALL)
2	LOCATION OF BLOCKING FOR FUTURE SEAT WALL
3	ROD & SHELF, HANG 12" FROM WALL
4	WASTE FOR TOILET TO RUN Laterally TO 2X8 PLUMBING WALL
5	LINE OF CLERESTORY ABOVE @ LEVEL 4
6	ACCESS LADDER TO LOFT ABOVE @ LEVEL 4
7	SURFACE MOUNTED MIRROR - BOTTOM EDGE MOUNTED 34" ABOVE FINISHED FLOOR
8	LAVATORY COMPLYING WITH ; 34" ABOVE FINISHED FLOOR. CABINETRY MUST BE REMOVABLE BELOW SINK & THE FLOOR FINISH EXTENDS UNDER LAVATORY
9	TOILET SEAT TO BE MOUNTED 15-19" AFF.
10	DEPRESSED FIBERGLASS TRANSFER TUB SHOWER & SURROUND PER 608. NO SHOWER SEAT REQUIRED. BLOCK PER EXCEPTION 609.4. 1/2" MAX. THRESHOLD PER 608.7.
11	OPERABLE PARTS MOUNTING HEIGHTS 1003.9. LIGHTING CONTROLS, ELECTRICAL SWITCHES & RECEPTACLES, ENVIRONMENTAL CONTROLS & PLUMBING FIXTURE CONTROLS TO BE MOUNTED 15-48" AFF.
12	WALL MOUNTED TOWEL BAR TO BE MOUNTED 34" AFF.
13	GUARD RAILING @ MEZZANINE
14	OPEN TO BELOW

NOTE
SEE BUILDING PLANS FOR DOOR & WINDOW CALLOUTS

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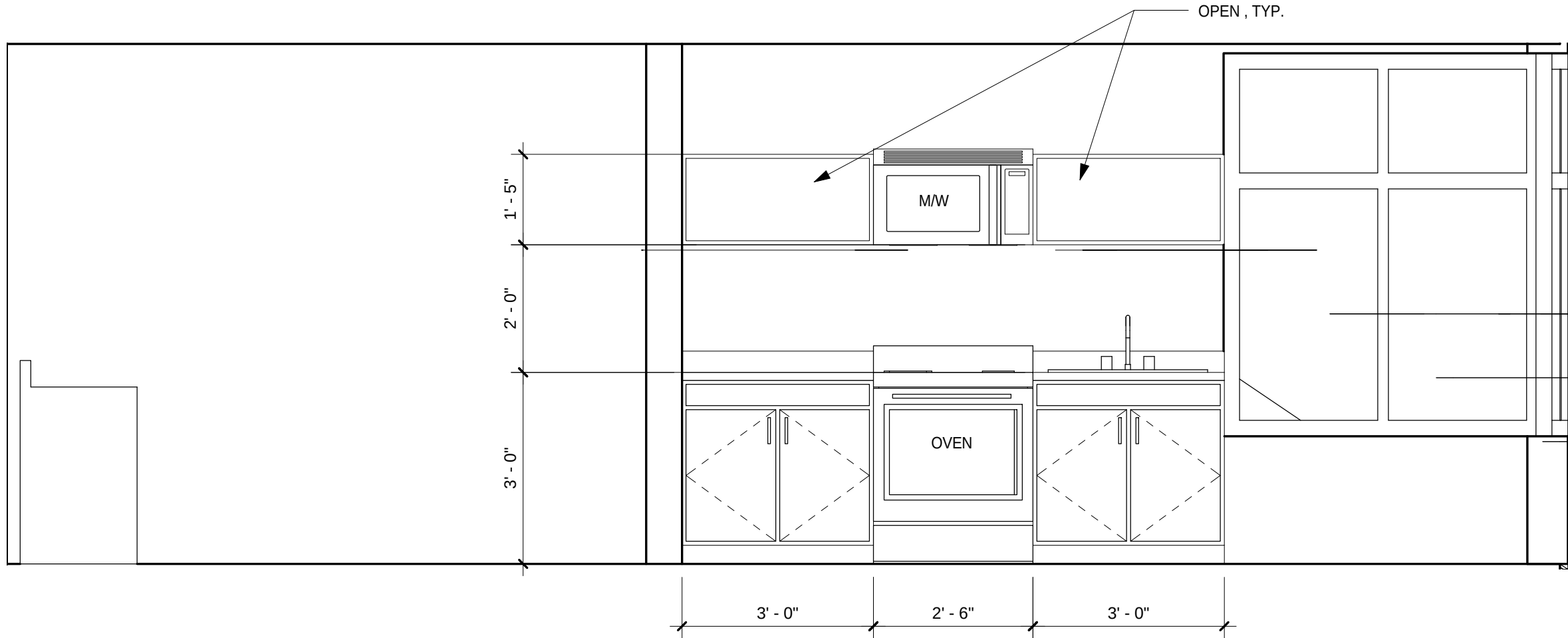
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ENLARGED PLANS

A4.1

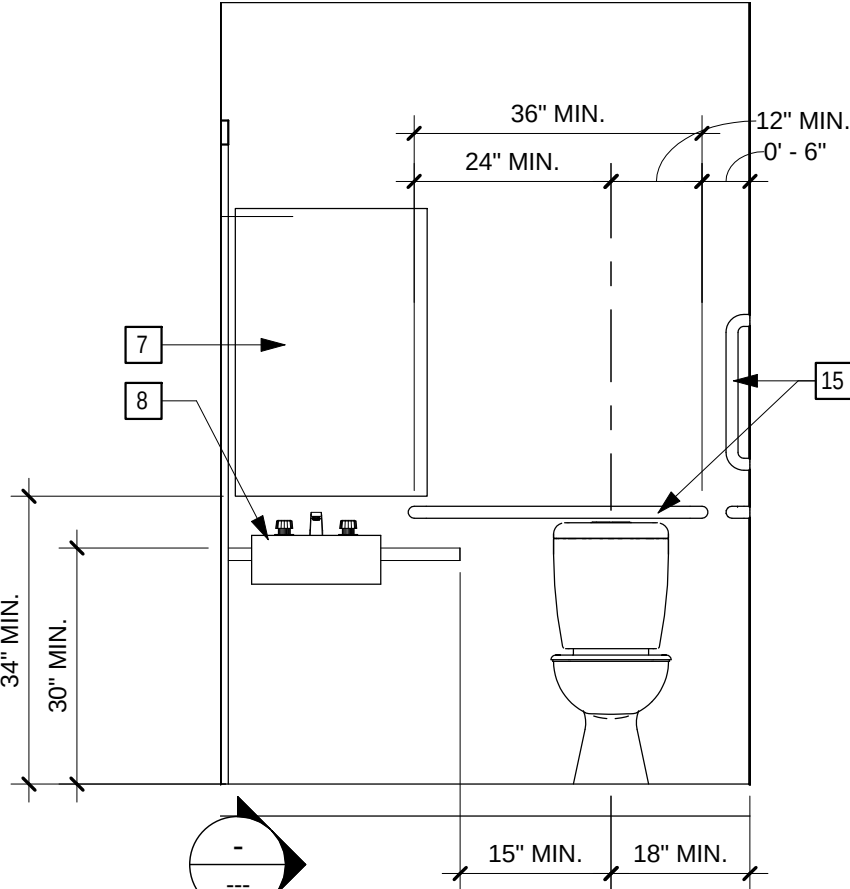
1 LOUNGE KITCHEN ELEV

A4.3 SCALE: 1/2" = 1'-0"



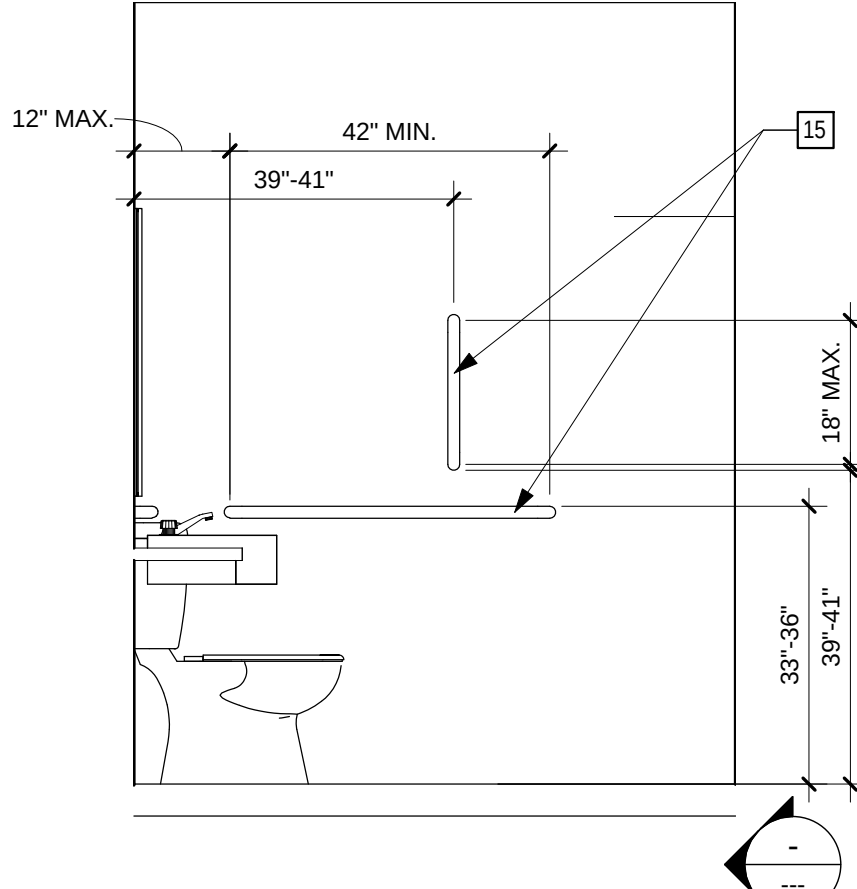
2 TYPE A BATH ELEVATION

A4.3 SCALE: 1/2" = 1'-0"



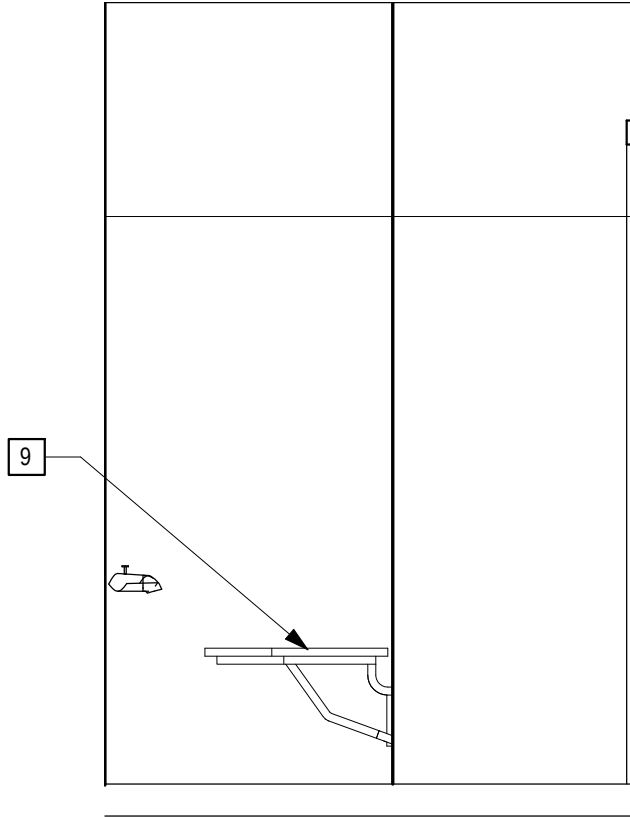
3 TYPE A BATH ELEVATION

A4.3 SCALE: 1/2" = 1'-0"



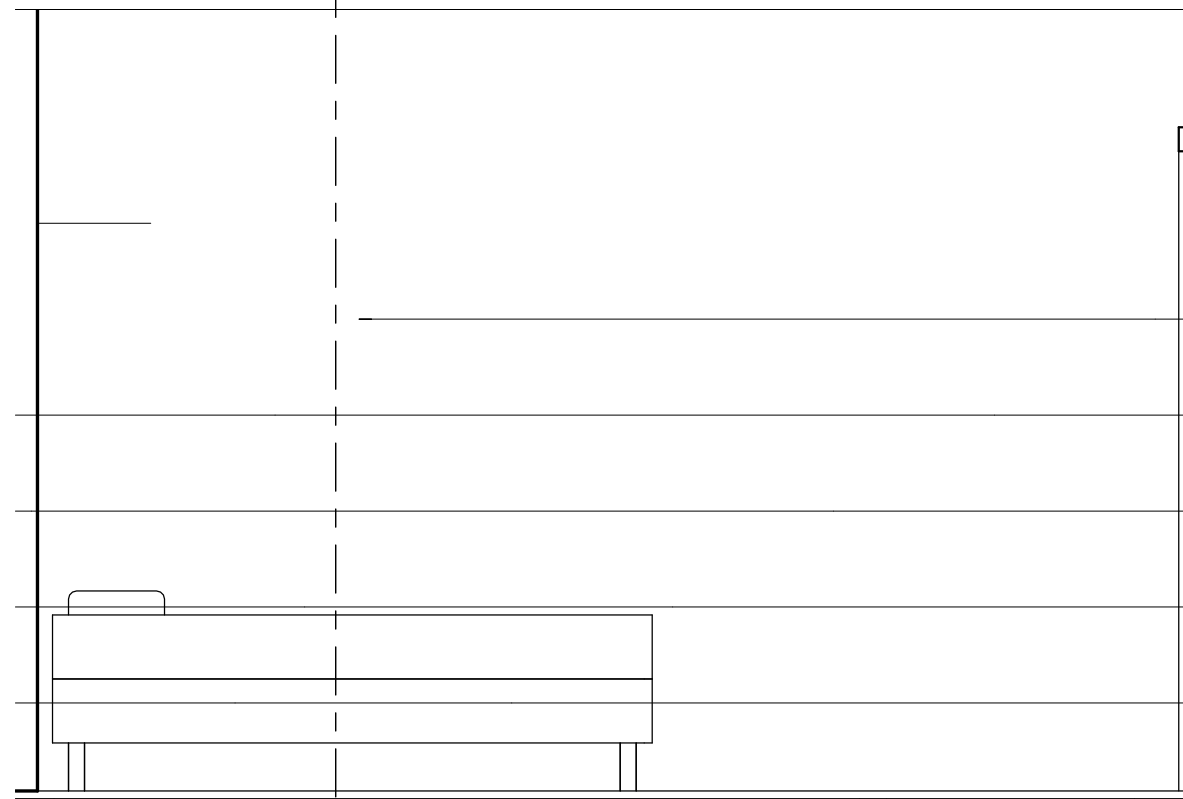
4 TYPE A BATH ELEVATION

A4.3 SCALE: 1/2" = 1'-0"



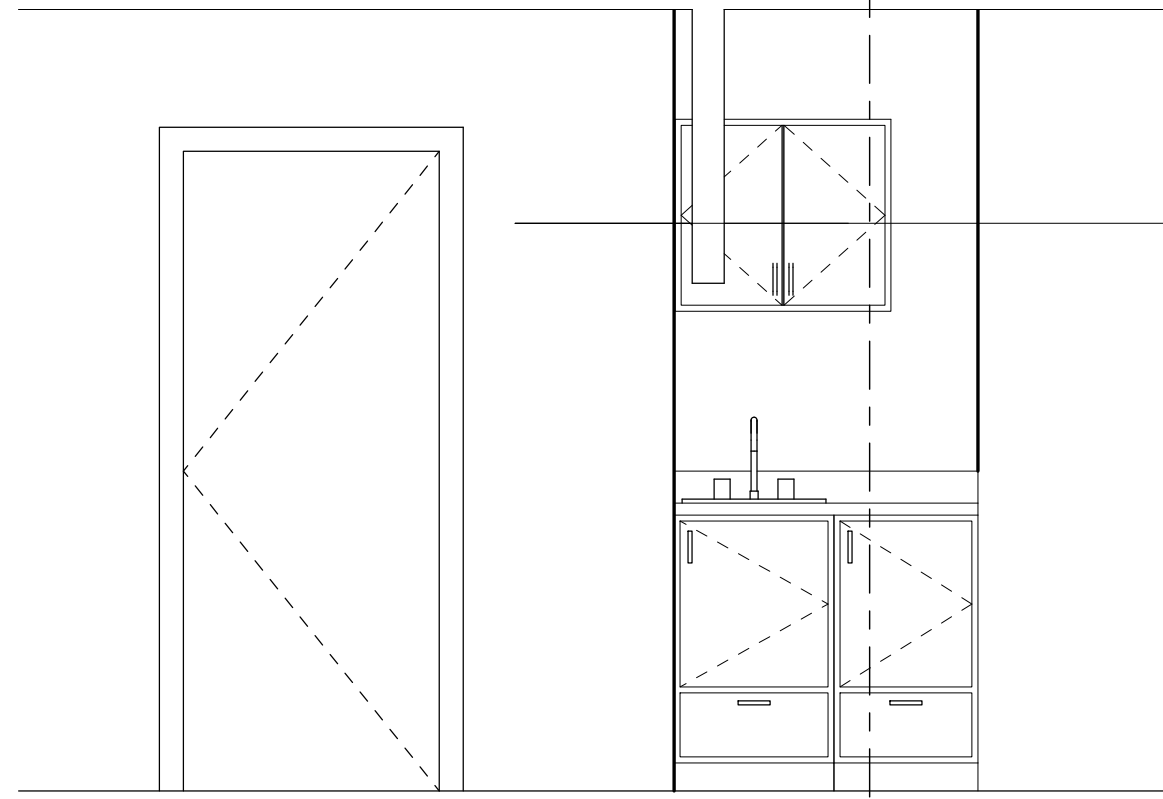
5 TYPE A UNIT ELEVATION 1

A4.3 SCALE: 1/2" = 1'-0"



6 TYPE A UNIT ELEVATION 2

A4.3 SCALE: 1/2" = 1'-0"



ENLARGED UNIT PLAN KEYNOTES	
1	LOCATION OF CONTROL WALL IN TRANSFER SHOWER (NOTE: VERTICAL PLUMBING TO RUN IN 2X8 WALL)
2	LOCATION OF BLOCKING FOR FUTURE SEAT WALL
3	ROD & SHELF, HANG 12" FROM WALL
4	WASTE FOR TOILET TO RUN LATERALLY TO 2X8 PLUMBING WALL
5	LINE OF CLERESTORY ABOVE @ LEVEL 4
6	ACCESS LADDER TO LOFT ABOVE @ LEVEL 4
7	SURFACE MOUNTED MIRROR - BOTTOM EDGE MOUNTED 34" ABOVE FINISHED FLOOR
8	LAVATORY COMPLYING WITH ; 34" ABOVE FINISHED FLOOR. CABINETRY MUST BE REMOVABLE BELOW SINK & THE FLOOR FINISH EXTENDS UNDER LAVATORY
9	TOILET SEAT TO BE MOUNTED 15-19" AFF.
10	DEPRESSED FIBERGLASS TRANSFER TUB SHOWER & SURROUND PER 608. NO SHOWER SEAT REQUIRED. BLOCK PER EXCEPTION 609.4. 1/2" MAX. THRESHOLD PER 608.7.
11	OPERABLE PARTS MOUNTING HEIGHTS 1003.9. LIGHTING CONTROLS, ELECTRICAL SWITCHES & RECEPTACLES, ENVIRONMENTAL CONTROLS & PLUMBING FIXTURE CONTROLS TO BE MOUNTED 15-48" AFF.
12	WALL MOUNTED TOWEL BAR TO BE MOUNTED 34" AFF.
13	GUARD RAILING @ MEZZANINE
14	OPEN TO BELOW

CLIENT:
FOOTPRINT INVESTMENTS LLC

PROJECT:
THURMAN LOFTS
2250 NW THURMAN ST.
PORTLAND, OR

DATE	ISSUED DESCRIPTION
2013-1-4	BUILDING PERMIT APPLICATION

PROJ. # 12049	PROJ. MGR. RAM
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INTERIOR ELEVATIONS

A4.3

CONSULTANT:

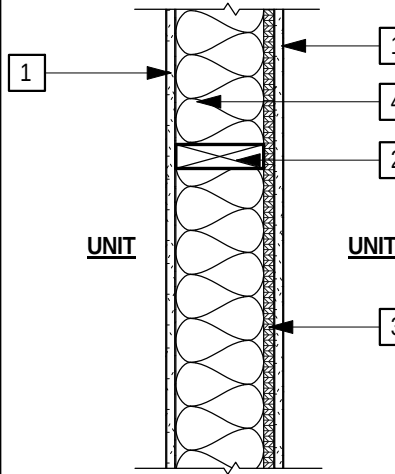
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W4.0

1-HOUR UNIT SEPARATION WALL

GA FILE NO. WP 3243



SCHEDULE OF MATERIALS

1

1-LAYER OF 5/8" THK. TYPE X GYPSUM WALLBOARD W/ LEVEL 4 FINISH (SMOOTH TEXTURE/PAINTED)

2

2X6 WOOD STUDS @ 16" O.C. MAXIMUM

3

SHEAR PANEL PER STRUCTURAL ENGINEER (WHERE REQUIRED).

4

MINIMUM 3 1/2" GLASS FIBER INSULATION

W5.0 WALL TYPE VARIATIONS				
NO.	STUD SIZE	STUD TYPE	FIRE RATING (MIN.)	STC
W4.0	2x6	WOOD	120	50-54

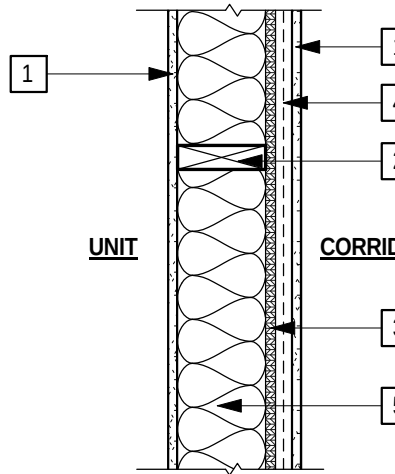
NOTE:

1) USE MOISTURE - RESISTANT TYPE X GYPSUM WALLBOARD @ WET AREAS SUCH AS TOILETS, KITCHENS & W/D.

W3.0

1-HOUR CORRIDOR WALL

GA FILE NO. WP 3243



SCHEDULE OF MATERIALS

1

5/8" THK. TYPE X GYPSUM WALLBOARD W/ LEVEL 4 FINISH (SMOOTH TEXTURE/PAINTED)

2

2X4 WOOD STUDS @ 24" O.C. MAXIMUM - DEFER TO STRUCTURAL

3

SHEAR PANEL PER STRUCTURAL

4

RESILIENT CHANNELS @ 24 O.C.

5

MIN. 3 1/2" GLASS FIBER INSULATION IN STUD SPACE

W3.0 WALL TYPE VARIATIONS				
NO	STUD SIZE	STUD TYPE	FIRE RATING (MIN.)	STC
W3.0	2X4	WOOD	60	50-54
W3.1	2X6	WOOD	60	50-54

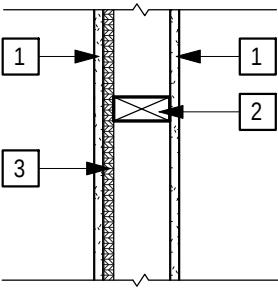
NOTE:

1) SEE DETAIL X/AXX FOR HEAD CONDITION.
2) USE MOISTURE - RESISTANT TYPE X GYPSUM WALLBOARD @ WET AREAS SUCH AS TOILETS & KITCHENS.

W2.0

1-HOUR INTERIOR WALL

GA FILE NO. WP 3510



SCHEDULE OF MATERIALS

1

5/8" THK. TYPE X GYPSUM WALLBOARD W/ LEVEL 4 FINISH (SMOOTH TEXTURE/PAINTED)

2

WOOD STUDS MINIMUM 2X4 @ 24" O.C. MAXIMUM.

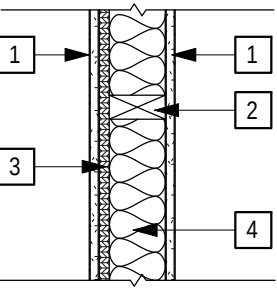
3

SHEAR PANEL WHERE REQUIRED BY STRUCTURAL ENGINEER.

W2.0 WALL TYPE VARIATIONS				
NO	STUD SIZE	STUD TYPE	FIRE RATING (MIN.)	REMARKS
W2.0	2X4	WOOD	60	

W1.0

NON-RATED INTERIOR WALL



SCHEDULE OF MATERIALS

1

5/8" THK. GYPSUM WALLBOARD W/ LEVEL 4 FINISH (SMOOTH TEXTURE/PAINTED)

2

WOOD STUDS @ REQUIRED SPACING BY STRUCTURAL ENGINEER. IF NOT SPECIFIED, SPACE @ 24" O.C.

3

SHEAR PANEL WHERE REQUIRED BY STRUCTURAL ENGINEER.

4

FILL CAVITY W/ ACOUSTICAL BATT INSULATION IN WALL TYPE 1.1

W1.0 WALL TYPE VARIATIONS				
NO.	STUD SIZE	STUD TYPE	FIRE RATING (MIN.)	REMARKS
W1.0	2X4	WOOD	Ø	
W1.1	2X6	WOOD	Ø	THIS WALL TO SERVE AS FURRED-OUT PLUMBING WALL WITH ACOUSTICAL BATT INSULATION

NOTE:

1) USE MOISTURE - RESISTANT GWB @ TOILETS & BATHS
2) USE MOISTURE - RESISTANT TYPE X GWB @ KITCHENS & W/D

GENERAL WALL TYPE NOTES:

1.

APPLY PVA PRIMER @ WARM SIDE (INTERIOR) OF WALL ASSEMBLY. IF BOTH FACE OF WALL FACE WARM SIDES, PVA PRIMER IS NOT NECESSARY.

2.

PROVIDE 5/8" WATER-RESISTANT GYPSUM WALLBOARD @ FACE OF WALL FACING WET AREAS. ENSURE THAT GYPSUM WALLBOARD IS ALSO TYPE X AS REQUIRED BY APPROVED ASSEMBLY.

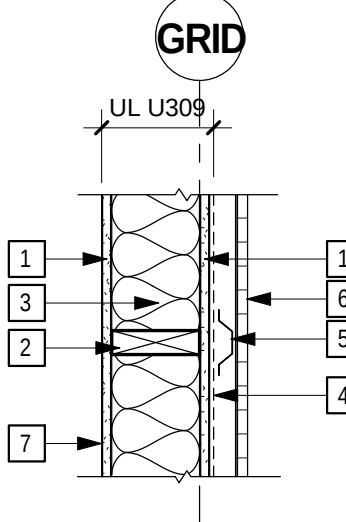
3.

ALIGN STUDS. PROVIDE ADDITIONAL GWB IF NECESSARY TO ALIGN FACE OF FINISHES.

W6.0

1-HOUR EXTERIOR WALL

UL DESIGN NO. U309



SCHEDULE OF MATERIALS

1

5/8" THK. TYPE X (OR PER UL DESIGN REQUIREMENTS), WEATHER-RESISTANT FIRE-RATED GWB @ EXTERIOR.

2

2X6" WOOD STUDS @ 24" O.C. MAX. - DEFER TO STRUCTURAL

3

R-21 GLASS FIBER INSULATION

4

WEATHER - RESISTANT BARRIER (AIR BARRIER)

5

HAT CHANNEL/ FURRING CHANNEL @ 24" O.C. OR AS RECOMMENDED BY PRE-FORMED METAL FINISH MANUFACTURER

6

SIDING PER ELEVATION KEY A3.1

7

PVA PRIMER

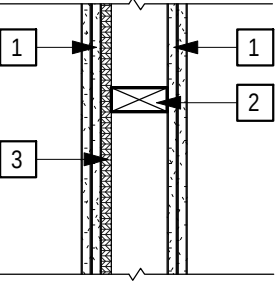
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EXPPOSED STAINLESS STEEL FASTENERS

W5.0

2-HOUR ENCLOSURE/SHAFT WALL

GA FILE NO. WP 4135



SCHEDULE OF MATERIALS

1

2-LAYERS TYPE X GYPSUM WALLBOARD W/LEVEL 4 FINISH (SMOOTH TEXTURE/PAINTED)

2

2X4 WOOD STUDS @ 24" O.C. MAXIMUM - DEFER TO STRUCTURAL

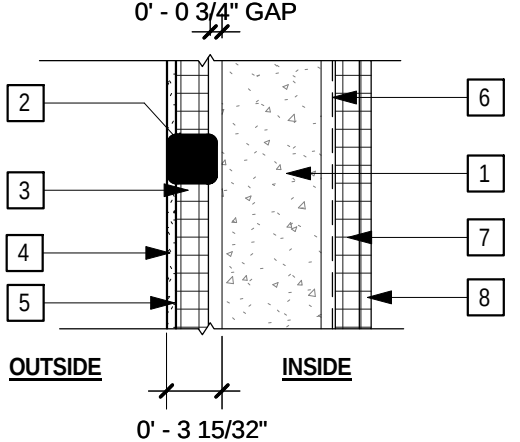
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SHEAR PANEL PER STRUCTURAL ENGINEER (WHERE REQUIRED)

W4.0 WALL TYPE VARIATIONS				
NO	STUD SIZE	STUD TYPE	FIRE RATING (MIN.)	REMARKS
W5.0	2X4	WOOD	120	
W5.1	2X6	WOOD	120	

C1.0

SOLID REINFORCED CONCRETE/WOOD STUD



SCHEDULE OF MATERIALS

1

SOLID CONCRETE WALL. SEE ALSO STRUCTURAL ENGINEER'S DRAWINGS

2

2X2 FT. FURRING CHANNEL @ 24" O.C. (DEFER TO STRUCT)

3

R10 RIGID INSULATION (U.N.O.)

4

GWB ORANGE PEEL TEXTURE FINISH, PAINTED.

5

PVA PRIMER

6

W.P. MEMBRANE

7

R11 RIGID INSULATION

8

DRAINAGE MATT

FW1.0

1-HOUR FLOOR-CEILING ASSEMBLY

GA FILE NO. FC 5513

SCHEDULE OF MATERIALS

1

9-1/2" & 11-7/8" DEEP I-JOIST @ 16" o.c., MAX.

2

5/8" THK. PLYWOOD STRUCTURAL PANEL

3

1-1/2" THK. FLOOR TOPPING MIXTURE (GYPCRETE)

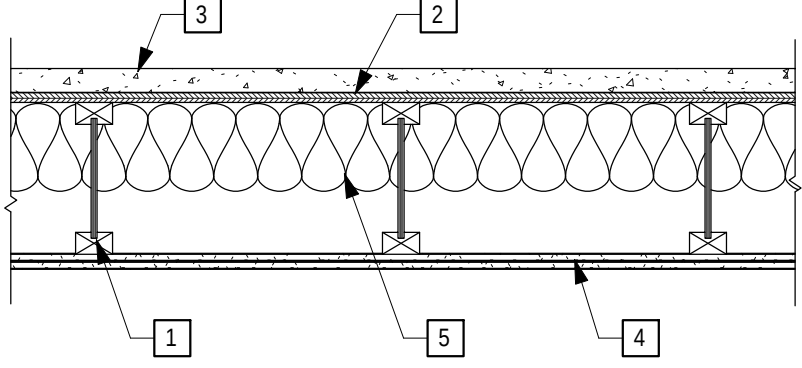
4

2 - LAYERS OF 1/2" THK. TYPE X GYPSUM WALLBOARD AS SPECIFIED BY APPROVED ASSEMBLY

5

GLASS FIBER SOUND INSULATION

FW1.0 FLOOR TYPE VARIATIONS				
NO	JOIST SIZE	JOIST TYPE	FIRE RATING (MIN.)	REMARKS
FW1.0	9-1/2"	WOOD	60	
FW1.1	11-7/8"	WOOD	60	



FRW1.0

1-HOUR ROOF DECK ASSEMBLY

SCHEDULE OF MATERIALS

1

2 - LAYERS OF 5/8" THK. TYPE X GYPSUM WALLBOARD

2

3/4" THK. WOOD SHTG. PANEL

3

WOOD ROOF TRUSSES @ 24" o.c., MAX. - DEFER TO STRUCTURAL

4

TPO MEMBRANE

5

FULL 9-1/2" CAVITY W/ RIGID INSULATION

6

TAPERED RIGID INSULATION (1/4"-12")

7

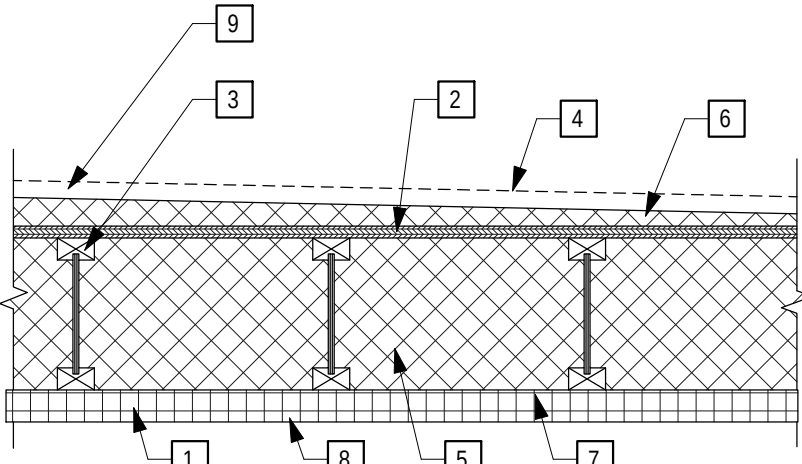
RESILIENT CHANNEL @ 16" o.c. MAX

8

PVA PRIMER

9

PROVIDE 1/4" DENS DECK SHEATHING @ HIGH TRAFFIC AREAS



RW2.0

1-HOUR PENTHOUSE ROOF ASSEMBLY

SCHEDULE OF MATERIALS

1

2 - LAYERS OF 5/8" THK. TYPE X GYPSUM WALLBOARD

2

3/4" THK. WOOD SHTG. PANEL

3

WOOD RAFTERS PER STRUCT.

4

GLASS FIBER THERMAL INSULATION (R38 @ PERIM, R21 @ INTERIOR)

5

TPO MEMBRANE

6

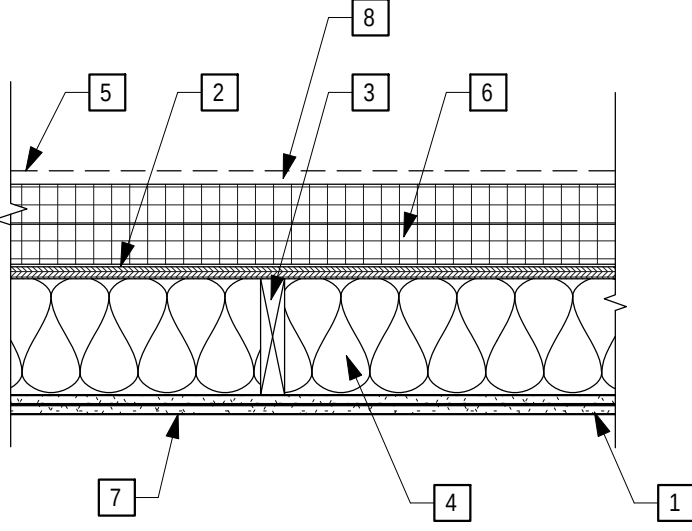
R21 RIGID INSULATION

7

PVA PRIMER

8

PROVIDE 1/4" DENS DECK SHEATHING @ HIGH TRAFFIC AREAS



RW1.0

1-HOUR TYPICAL ROOF ASSEMBLY

SCHEDULE OF MATERIALS

1

2 - LAYERS OF 5/8" THK. TYPE X GYPSUM WALLBOARD

2

3/4" THK. WOOD SHTG. PANEL

3

WOOD ROOF TRUSSES @ 24" o.c., MAX. - REFER TO STRUCTURAL

4

GLASS FIBER THERMAL INSULATION (R-38 @ PERIM, R-21 @ INTERIOR)

5

TPO MEMBRANE

6

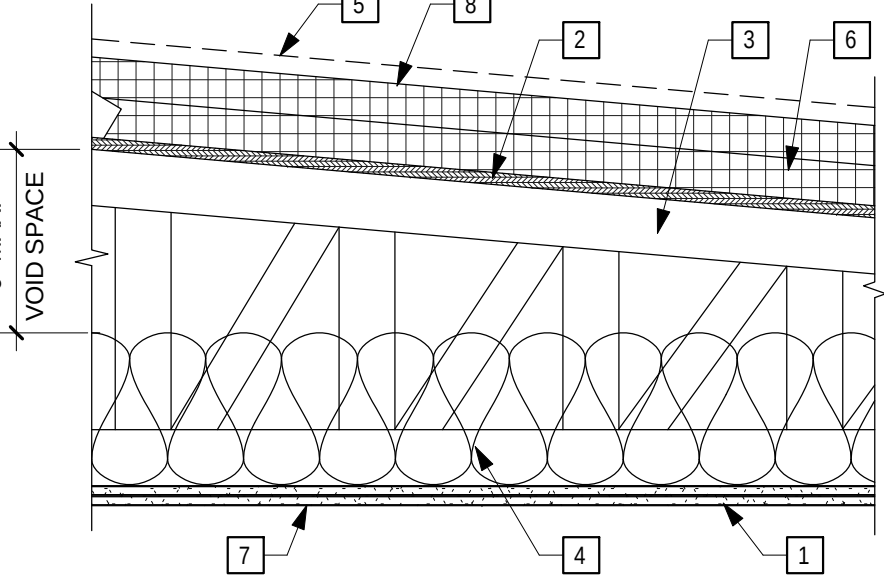
R-21 RIGID INSULATION

7

PVA PRIMER

8

PROVIDE 1/4" DENS DECK SHEATHING @ HIGH TRAFFIC AREAS



THURMAN LOFTS

2250 NW THURMAN ST.

PORTLAND, OR

STRICKER CATO MURPHY ARCHITECTS

311 1st AVE. S., STE. 300

SEATTLE, WA 98104

TEL. (206) 324-4800

FAX. (206) 322-2875

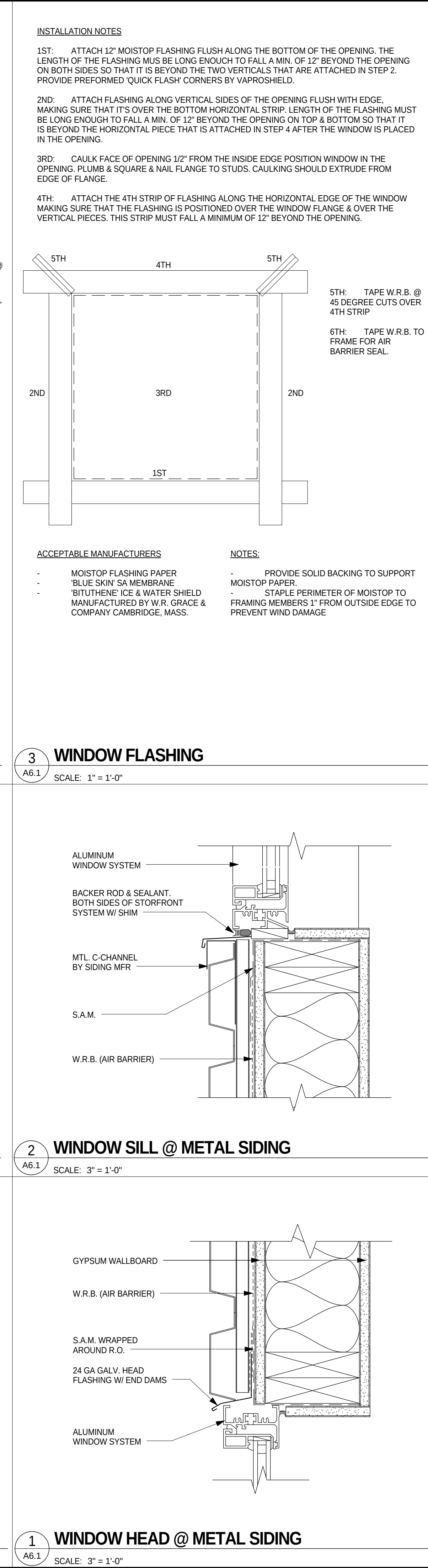
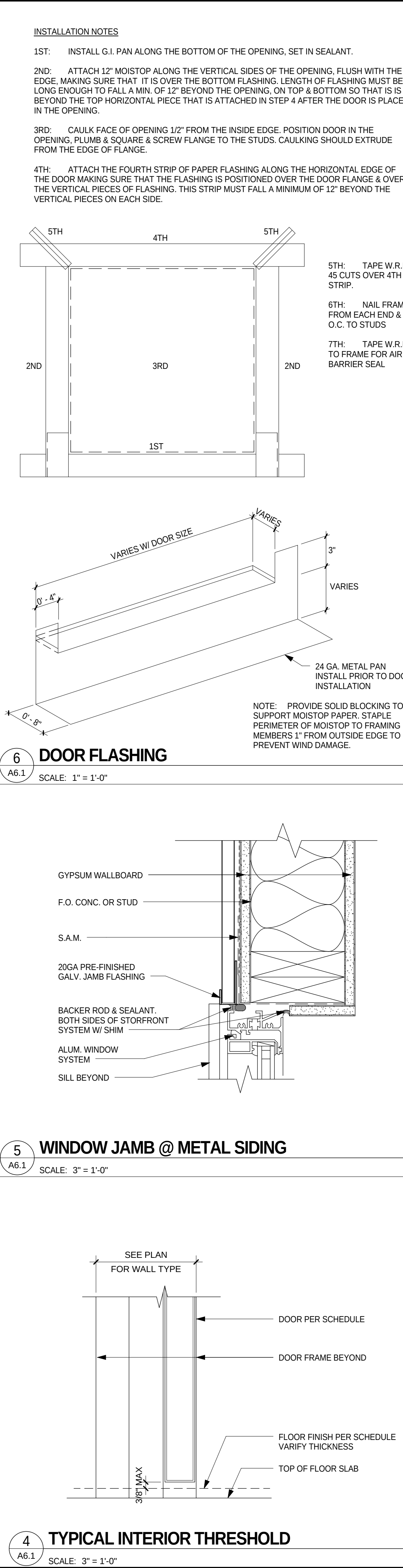
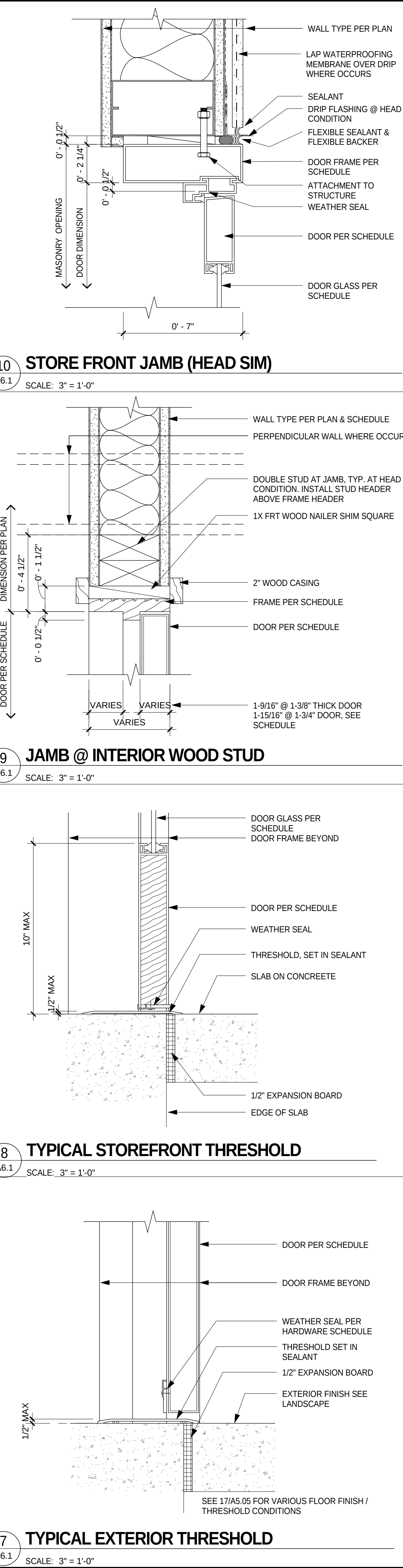
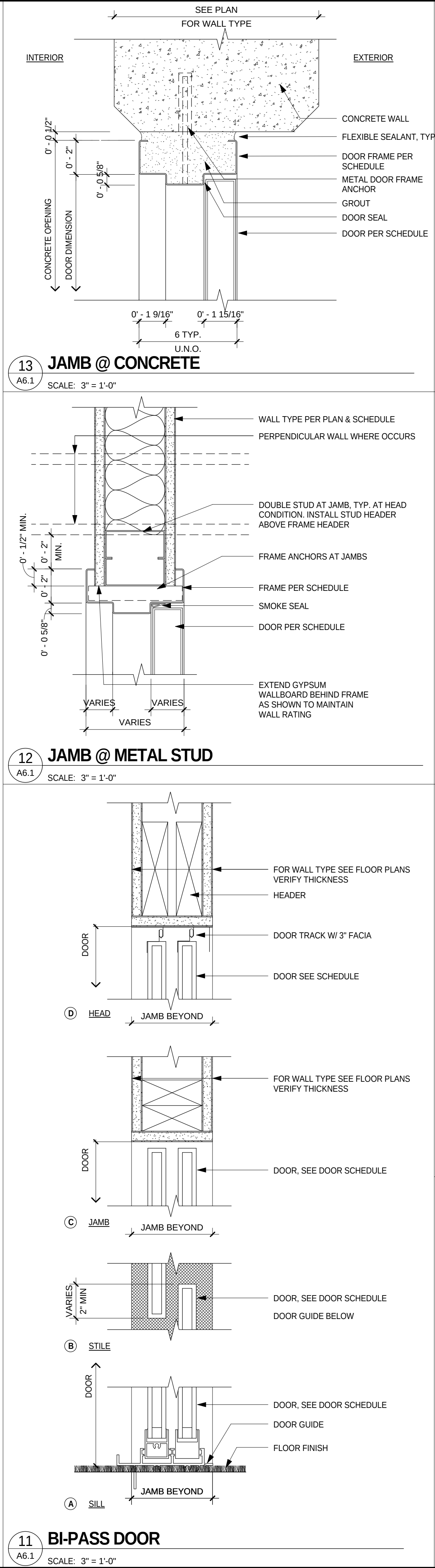
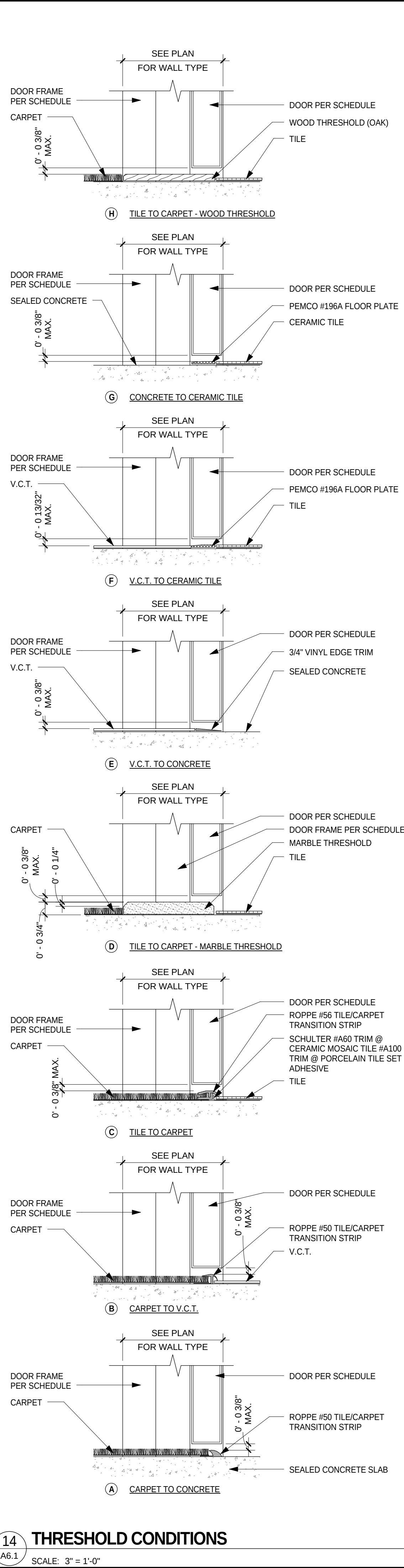
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DATE	ISSUED DESCRIPTION
2013-1-4	BUILDING PERMIT APPLICATION

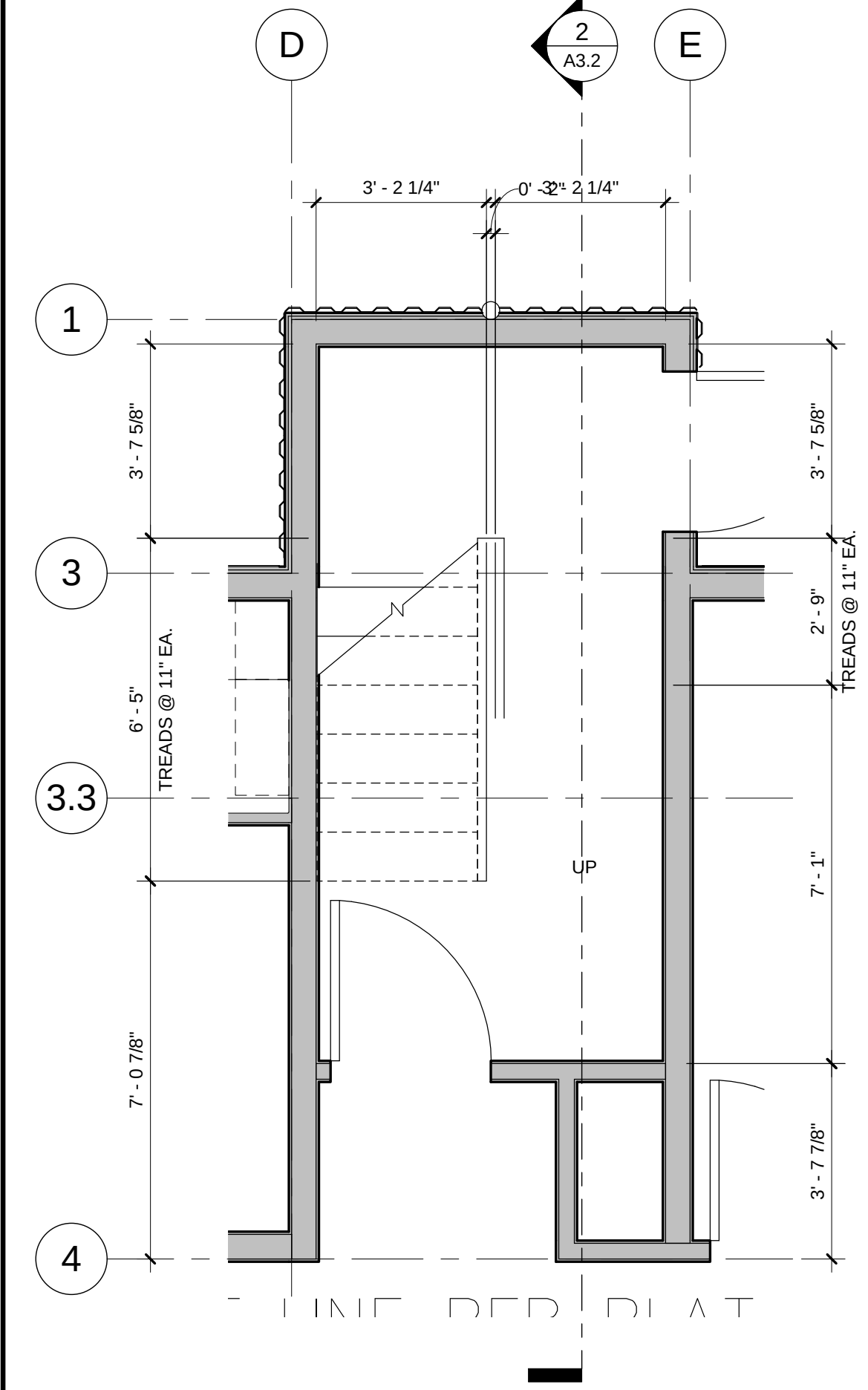
PROJ. # 12049	PROJ. MGR RAM
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EXTERIOR DETAILS

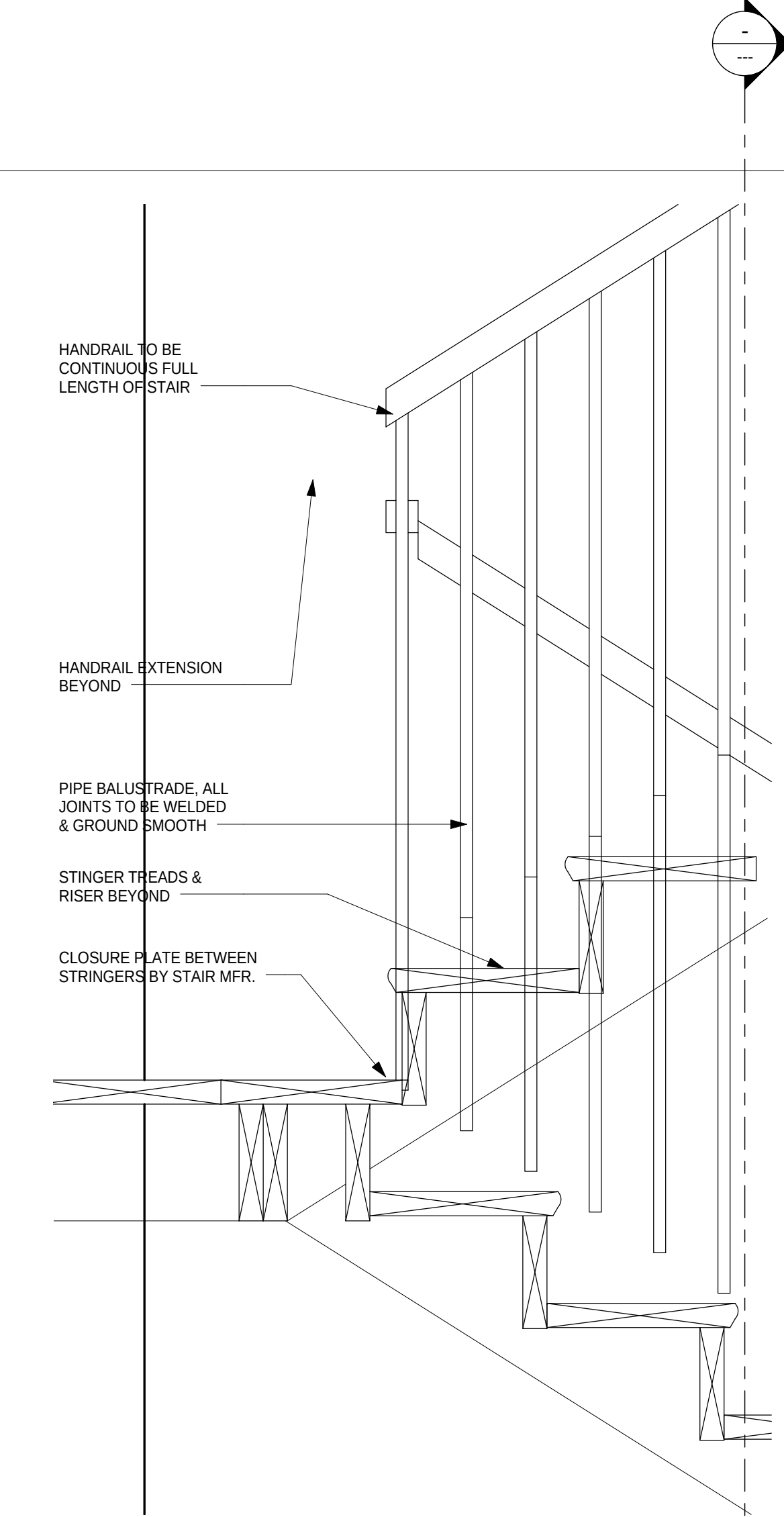
A6.1

1/26/2013 5:36:15 AM

1 BASEMENT STAIR #2
A7.1 SCALE: 3/8" = 1'-0"



2 STAIR SECTION @ LANDING
A7.1 SCALE: 1 1/2" = 1'-0"



ISSUED DESCRIPTION	
DATE	BUILDING PERMIT APPLICATION
2013-1-4	

PROJ. #	PROJ. MGR.
12049	Designer

STAIR DETAILS

A7.1

CLIENT:
THURMAN LOFTS
2250 NW THURMAN ST.
PORTLAND, OR

CONSULTANT:
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