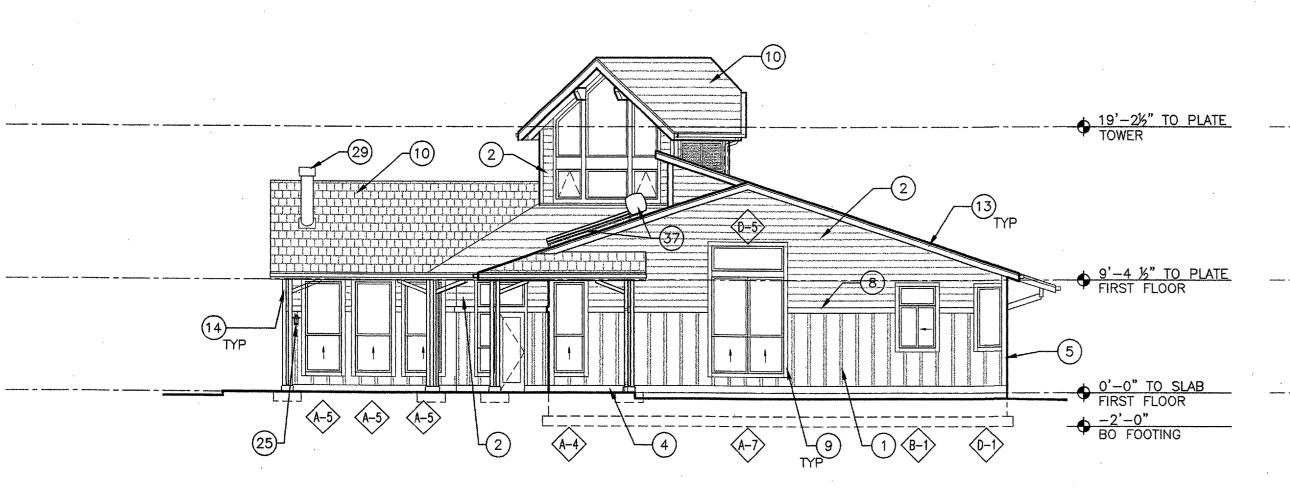
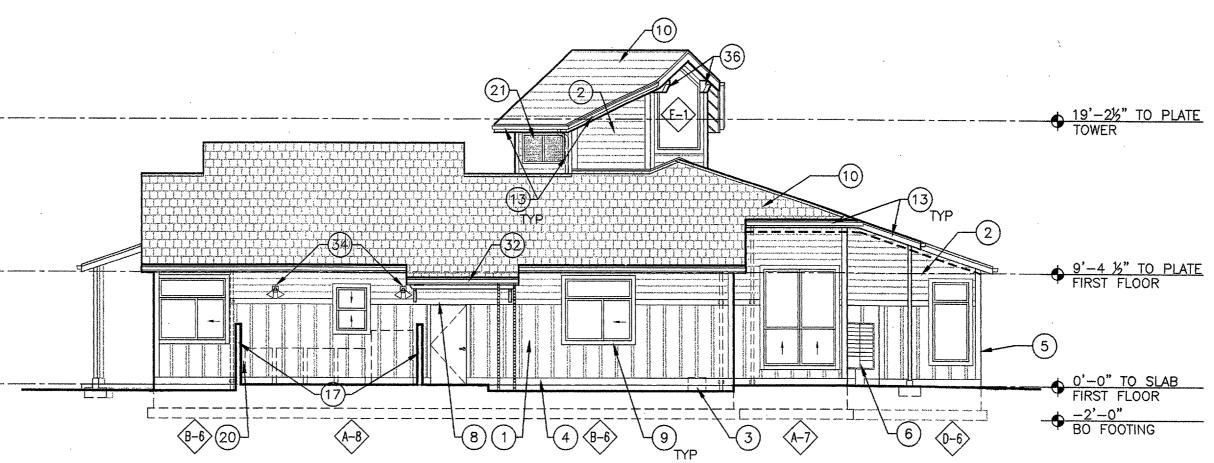


SOUTHEAST ELEVATION 3

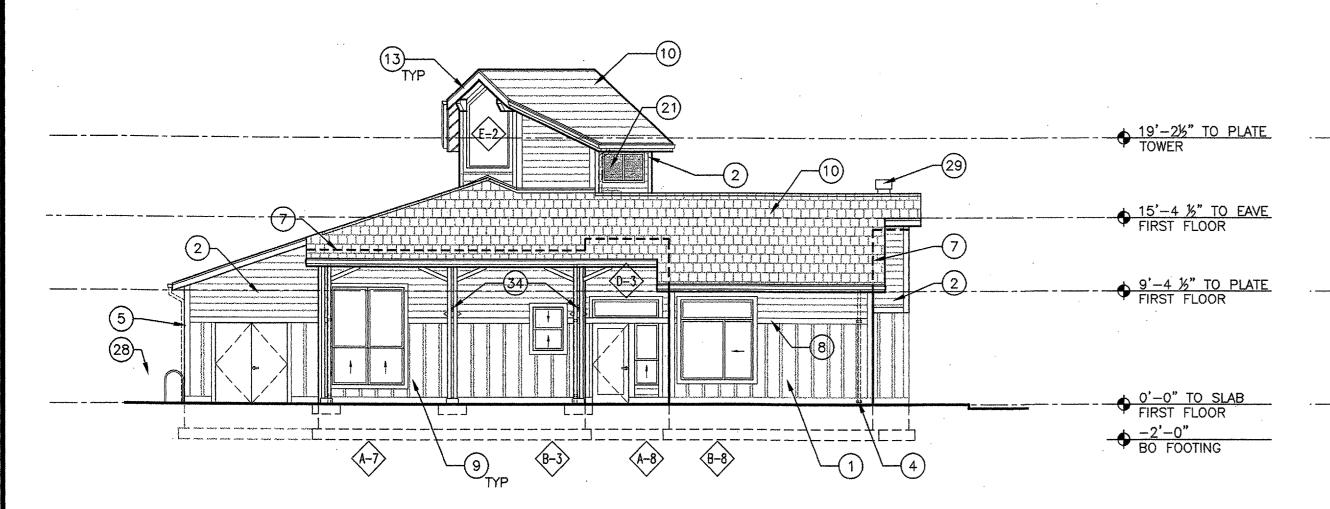




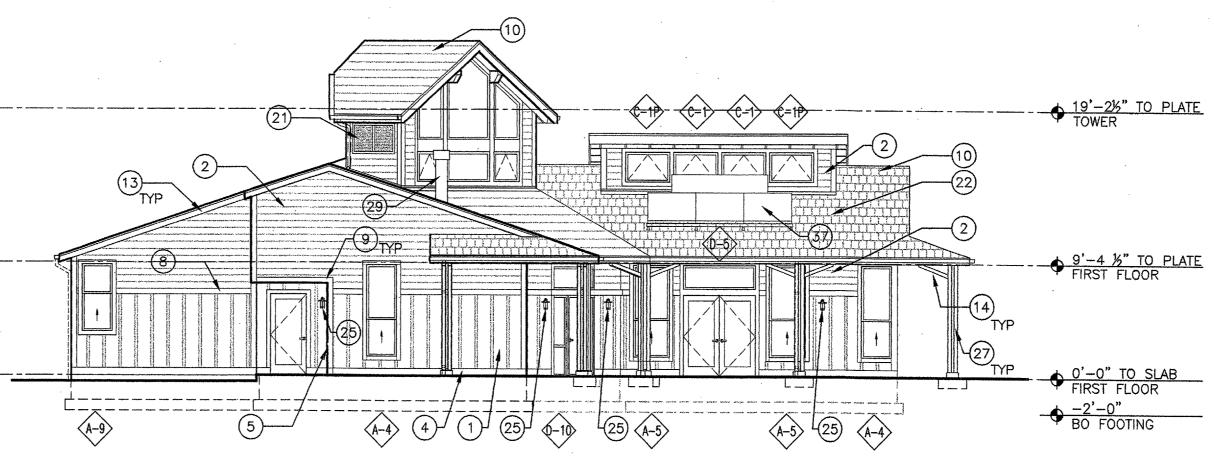
EAST ELEVATION 5



NORTH ELEVATION 2



WEST ELEVATION 4



SOUTH ELEVATION 1

GENERAL NOTES

- 1. ELEVATION KEYNOTES APPLY TO SHEETS A410, A411, A420, A421, A422, & A430. ALL KEYNOTES MAY NOT APPEAR ON EACH SHEET AND ONLY APPLY TO SHEETS
- 2. SEE SHEET A710 FOR WINDOW TYPES.
- 3. SEE ELEVATIONS FOR BATTEN LAYOUT POINT. NOTE: LAYOUT OF STUDS REQUIRED FOR FIBER CEMENT PANEL EDGE BACKING AND BATTEN SPACING.
- 4. PROVIDE WOOD TRIM AND SEALANT AT ALL INSIDE CORNERS, SEE DETAIL 7 FOR TYPICAL CONDITION.
- 5. CONTRACTOR TO COORDINATE LOCATIONS OF ALL ELECTRICAL BOXES, VENTS, LIGHTS, HOSE BIBS, BRACKETS, AND OTHER ITEMS MOUNTED TO THE EXTERIOR AND PENETRATING THE BUILDING ENVELOPE WITH BATTEN AND LAP SIDING SPACING. REQUEST LOCATIONS FROM ARCHITECT FOR ANY ITEMS NOT SPECIFICALLY NOTED OR THOSE THAT CONFLICT WITH LOCATION INDICATED.
- 6. PROVIDE A 12" MINIMUM GROUND COVER ON TOP OF

KEYNOTES

1) FIBER CEMENT SIDING TYPE 1 WITH WOOD BATTENS AT 16" OC, SEE 5, PT-01

- (2) FIBER CEMENT SIDING TYPE 2, PT-02
- (3) GAS METER, SEE CIVIL DRAWINGS
- 4 BASE TRIM: SEE $\frac{2}{A750}$ AND PT-03
- (5) OUTSIDE CORNER TRIM, SEE (3) AND PT-03
- (6) MAILBOXES WITHIN WALL RECESS, SEE PLANS. PROVIDE GYP. SHEATHING AT SOFFIT, PT TO MATCH SIDING. (7) DASHED LINE INDICATES LOCATIONS OF ATYPICAL PLATE
- HEIGHT, SEE SECTIONS 8) HORIZONTAL TRIM: 54X6 FIBER CEMENT TRIM, (54X6 WOOD TRIM AT CONTRACTOR'S OPTION), SEE 6 AND PT-03
- (9) DOOR/WINDOW TRIM, TYPICAL: 1X4 WOOD TRIM, PT-04
- (10) ASPHALT (ARCHITECTURAL COMPOSITION) SHINGLE ROOF (11) GABLE VENT, SEE SPECIFICATIONS, PT-05
- 12 SIDING TYPE 1 JOINT, SEE $\frac{7}{A750}$ (13) 7/6"X71/4" FIBER CEMENT FACIA, PT-05. SHEET METAL GUTTER AND DOWNSPOUT OR RAINCHAIN, AS SHOWN, SEE SPECIFICATIONS AND DETAILS 10 11 12 A751 A751 A751
- 14) PORCH RAILING, SEE 7 10 A755 A755 (15) WOOD FRAMED STAIR WITH CONCRETE/PRECAST TOPS, SEE A600 SHEETS
- (16) CORNER WINDOW DETAIL, SEE $\frac{3}{A752}$
- 17) TRASH ENCLOSURE WALLS, SEE A753
- (18) NOT USED
- 20 3" DIAMETER DOWNSPOUT, SEE DETAIL (11) FOR STRAP CONNECTIONS.
- (21) LOUVER, SEE MECHANICAL DRAWINGS.
- 22) SOLAR PANELS, SEE MECHANICAL DRAWINGS.
- DOWNSPOUT TO LOWER ROOF. PROVIDE BENT OUTLET AT BASE OF DOWNSPOUT 25) FRONT PORCH LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
 AND DETAIL 8 FOR LOCATION. MOUNT AT 6'-4" AFF
 UNO. 4750 FIXTURE, SWITCH AND ALL ELECTRICAL
 TO BE PART OF ALTERNATE.
- 26) TRIM AT WALL END, SEE DETAIL (10)
- 27) 3" DIA DOWNSPOUT AT DOUBLE COLUMNS, SIM TO DTL $\frac{11}{A755}$ 28) BIKE RACK, SEE DETAIL $\frac{4}{A051}$
- (29) GAS APPLIANCE EXHAUST FLUE, SEE MECHANICAL DRAWINGS. FLUE TO EXTEND ABOVE ADJACENT ROOF PER CODE.
- 30 BATHROOM EXHAUST VENT, SEE MECHANICAL DRAWINGS. CENTER BETWEEN BATTENS AND ALIGN VERTICALLY
- 31) DRYER VENT HOOD, SEE MECHANICAL DRAWINGS AND ALTERNATES. CENTER BETWEEN BATTENS AND ALIGN VERTICALLY
- (32) DOOR CANOPY, SEE (11)
- 33) ALTERNATE DOOR CANOPY, SEE 11 PROVIDE A PER UNIT PRICE.
- 34) BACK DOOR LIGHT FIXTURE, SEE ELECTRICAL AND DETAILS 8

 9 MOUNT AT 8'-0" AFF UNO
- 35 ELECTRICAL POWER SERVICE AND LOW VOLTAGE CABINET, SEE SHEET E100
- (36) SHEET METAL BEAM COVERS, SEE DETAIL (3)37 SOLAR HOT WATER SYSTEM, SEE MECHANICAL
- 38) SHEET METAL COPING
- 39 GATE SEE DETAILS 7

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SERA ARCHITECTS INC

338 NW 5TH AVE. PORTLAND, OR 97209 TEL: 503.445.7372

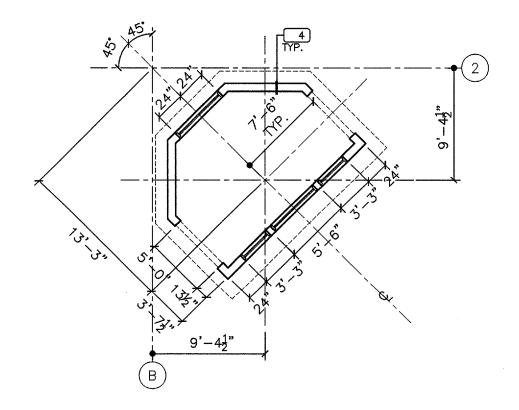
FAX: 503.445.7395 EMAIL: sera@serapdx.com

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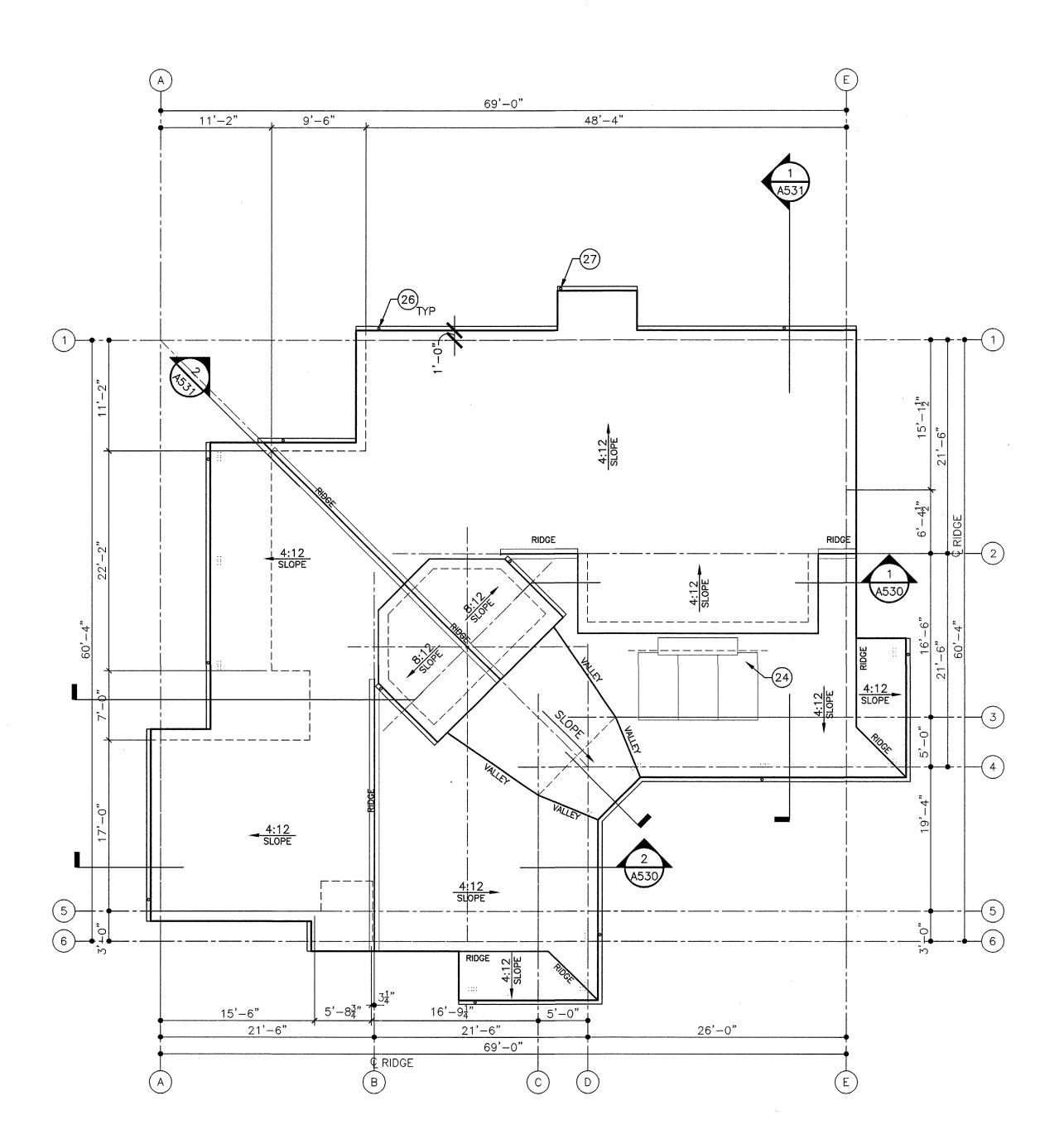
DESIGNING THE FUTURE

COMMON HOUSE ELEVATIONS ISSUE DATE: 31 MARCH 2006

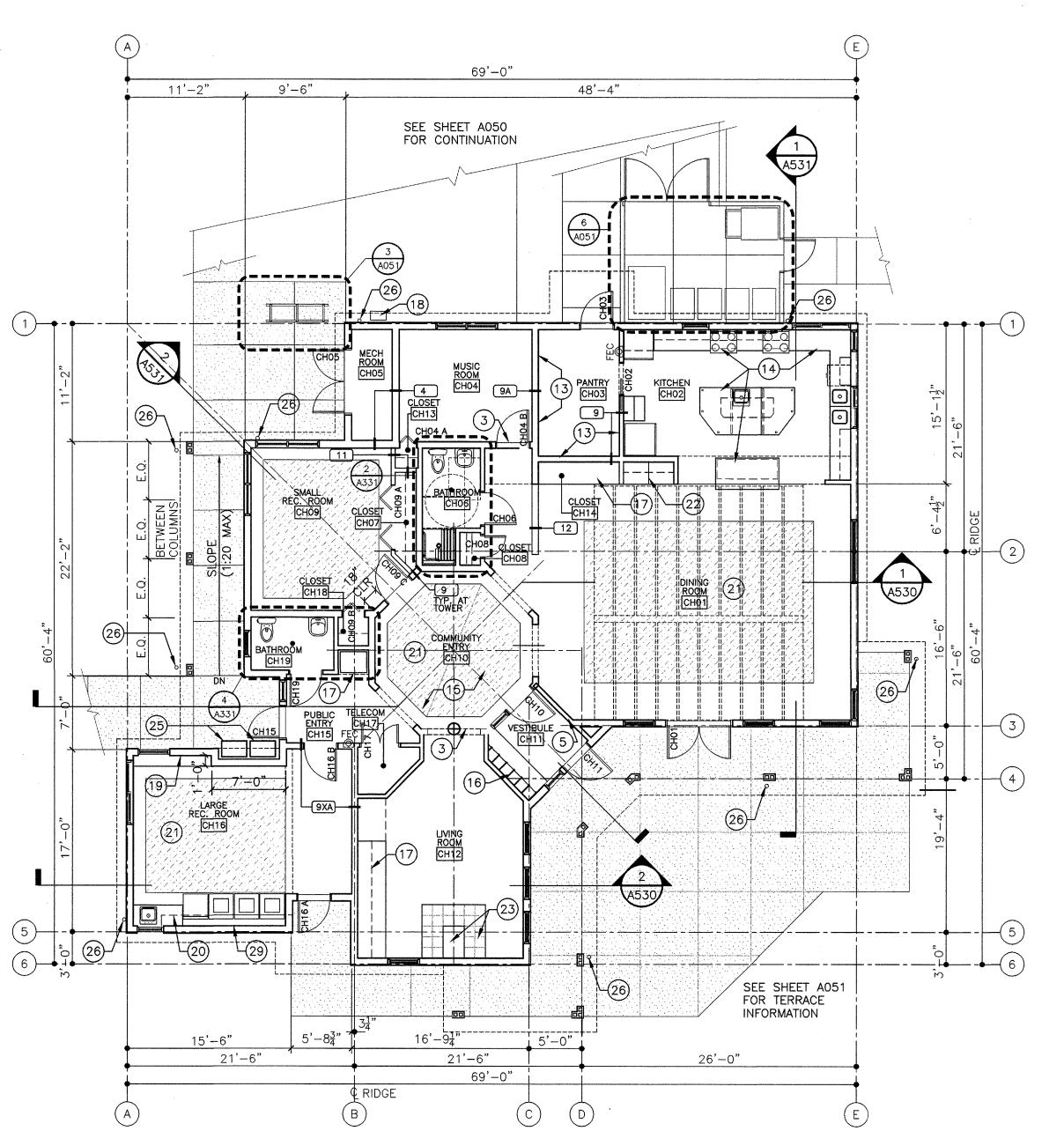
PROJECT NO.:



COMMON HOUSE TOWER PLAN 3



COMMON HOUSE ROOF PLAN (2)



COMMON HOUSE FLOOR PLAN (1)

GENERAL NOTES

1. FLOOR PLAN KEYNOTES APPLY TO SHEETS A110 TROUGH A130. ALL KEYNOTES MAY NOT OCCUR ON EACH SHEET.

2. PROVIDE A LISTED FIRESTOP CONT @ PERIMETER / GAPS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING.

3. ALL EXTERIOR WALLS ARE TO BE WALL TYPE 4 UNO. SEE STRUCTURAL DRAWINGS FOR SHEATHING. SEE ELEVATIONS FOR SIDING TO COORDINATE STUD LAYOUT W/ SIDING SPACING. ASSUME ADVANCED FRAMING TEHNIQUES ARE EMPLOYED.

4. ALL INTERIOR WALLS ARE TO BE WALL TYPE 8 UNO. 5. SEE DETAIL 7 FOR TYPICAL DEMISING WALL BETWEEN UNITS.

6. BUILDING 1, 2, 3, AND 4 GROUND FLOOR UNITS ARE TO BE ADA ADAPTABLE. SEE ENLARGED PLANS AND ELEVATIONS FOR ADDITIONAL REQUIREMENTS.

7. EXTEND FLOORING UNDER SINKS IN ADA ADAPTABLE UNITS. EXTEND FLOORING UNDER REFRIG AND DW ALL UNITS. 8. SEE SHEET A320, A321, & A330 FOR ENLARGED KITCHEN PLANS AND ELEVATIONS.

9. PROVIDE A 14" DEEP SHELF AND CLOSET ROD FOR ALL CLOSETS UNO.

10. SEE SHEETS A322, A323, A324 & A331 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.

11. SEE ALTERNATES FOR POTENTIAL INDIVIDUAL UNIT SELECTIONS TO INCLUDE IN PRICING. 12. REFER TO SITE PLAN FOR GENERAL ORIENTATION TO

DETERMINE ELEVATIONS. 13. SEE A600 SERIES SHEETS FOR ENLARGED STAIR PLANS

AND SECTIONS.

KEYNOTES

- (1) PROVIDE 24" X 30" ACCESS HATCH IN CEILING. PROVIDE R20 INSULATION MINIMUM AND CONTINUOUS WEATHERSTRIPPING FOR AIRTIGHT SEAL.
- PROVIDE 24" WIDE X 36" HIGH PLYWOOD ACCESS PANEL, PAINT PT-XX.
- 3 FLOOR TRANSITION CARPET TO LINOLEUM, SEE AND ROOM FINISH SCHEDULE FOR ALTERNATES
- 4 LINEN CLOSET PROVIDE (6) 12" DEEP SHELVES:
 USE ADJUSTABLE BRACKETS AND STANDARDS. SEE

 A856
- 5 PROVIDE CONTINUOUS BLOCKING IN WALL FOR COAT HOOKS © 5'-0" A.F.F. PROVIDE (3) HOOKS PER UNIT @ 8" OC, CENTER ON SECTION OF WALL INDICATED. (6) HOOKS AT
 - (6) HATCH AREA INDICATES LOCATION OF FUTURE SOLAR HOT WATER SYSTEM, NO ROOF PENETRATIONS IN THIS AREA, SEE
 - (7) CABINET SHOWN NIC PROVIDE BLOCKING IN WALL
- (8) CHASE FOR EXHAUST FAN DUCT INSULATE ALL WALLS. PROVIDE WALL MOUNTED ACCESS PANEL FOR FIRE DAMPER AT DUCT PENETRATION THROUGH RATED FLOOR ASSEMBLY.
- (9) PORCH RAILING, SEE SHEET A755 (10) CONTINUOUS RIDGE VENT

COMMON HOUSE.

- (11) 4" CONC SLAB ON GRADE W/ 4" COMPACTED GRAVEL BASE
- (12) CONCRETE PAVERS ON SLOPED FRAMING.
- SHELVING IN PANTRY BY OWNER. PROVIDE BLOCKING IN WALL. PROVIDE BATT INSULATION (SIZE TO FILL CAVITY) IN ALL WALLS OF PANTRY.
- (14) SEE ENLARGED PLAN AND ELEVATIONS SHEETS FOR CABINETS
- (15) SEE SHEET A852 FOR INTERIOR ELEVATIONS
- (16) STORAGE CUBES WITH BENCH, SEE INTERIOR ELEVATIONS,
- (17) CABINET BY OWNER. PROVIDE BLOCKING IN WALLS. SEE SHEETS A850 & A851 FOR CABINET DESIGN. (18) GAS METER, VERIFY EXACT LOCATION WITH UTILITY PROVIDER.
- PROVIDE BLOCKING FOR CABINET NIC, CABINET WILL BE 2'-0" DEEP X 5'-0" LONG WITH ADJACENT WINDOW SEAT AND FULL HEIGHT SHELVES.
- BASE CABINET WITH SINK WITH LAUNDRY TUB SEE INTERIOR ELEVATIONS, SHEET A851.
- HATCH INDICATES PATTERN FOR LINOLEUM ACCENT COLOR. REMAINDER OF FLOOR TO BE BASE COLOR.
- 2'-0" DEEP BASE CABINET IN DINING ROOM WITH BUILT-IN UNDER CABINET REFRIGERATOR AND BAR SINK. SEE SHEET
- 23 FREESTANDING GAS APPLIANCE WITH TILE HEARTH, SEE ELEVATIONS SHEET A851. 24) SOLAR HOT WATER SYSTEM, COORDINATE ALL ROOF
- PENETRATIONS, SEE MECHANICAL. (25) MAILBOXES - SEE SPECIFICATIONS.
- (26) 3" \(\phi\) DOWNSPOUT, SEE ELEVATIONS AND DETAIL $(\frac{11}{A751})$ FOR STRAP CONNECTION.
- (27) RAIN CHAIN.
- (28) DOWNSPOUT TO LOWER ROOF.
- (29) PROVIDE BLOCKING IN WALL FOR FUTURE SHELVES N.I.C. (30) NOT USED
- (31) SEE ALTERNATE NO. 8 RIGID DRYER VENT UP WALL AND THROUGH JOIST SPACE TO EXTERIOR. VERIFY PENETRATIONS WITH FLOOR JOIST DESIGNER AND MECH DRAWINGS. PROVIDE GALV WALL CAP, PREP AND PAINT TO MATCH ADJACENT SIDING COLOR.
- 32) SEE ALTERNATE NO. 8 RIGID DRYER VENT UP WALL AND THROUGH ATTIC TO EXTERIOR. PROVIDE BROAN-NUTONE #634 ROOF CAP IN BLACK.
- 33 2'-0" GB SOFFIT AT 8'-0" AFF. ALIGN FACE OF SOFFIT WITH FACE OF WALL.
- 34) GB SOFFIT AT 8'-2" AFF. ALIGN FRAMING WITH BO TRUSSES, SEE STRUCTURAL DRAWINGS
- 35) SEE ALTERNATE NO. 10 ADD DOOR OR REPLACE WINDOW WITH DOOR. SEE ELEVATIONS FOR ADDED CANOPY. 36) FUR WALL AS NECESSARY TO PROVIDE FLUSH SUBSTRATE FOR GB INSTALLATION.

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PLAN REVIEW RESONSE 9 JUNE 2006

COMMON HOUSE

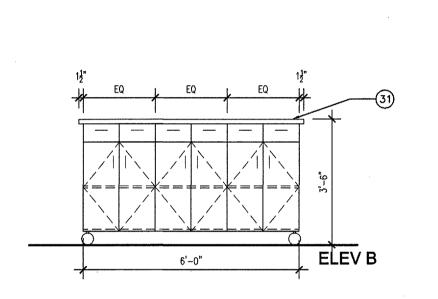
14 JUNE 2006

PLANS

PROJECT NO .:

CENTER ISLAND ELEVATIONS (5)

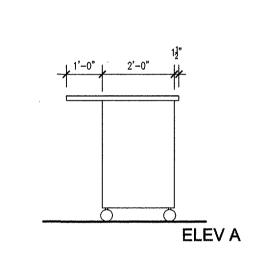
DESIGN BUILD SUBMIT CONSTRUCTION DETAILS FOR REVIEW BY ARCHITECT



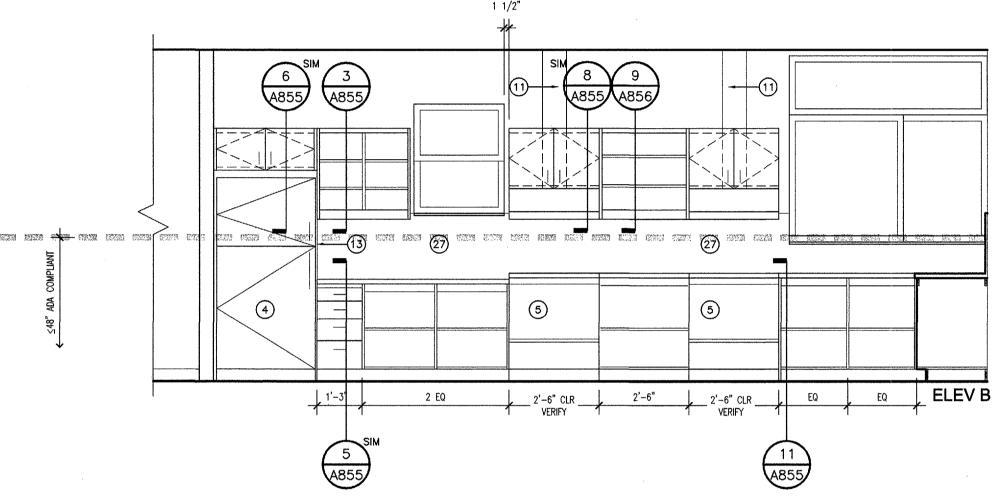
3'-0" CLR VERIFY

> 2 A855

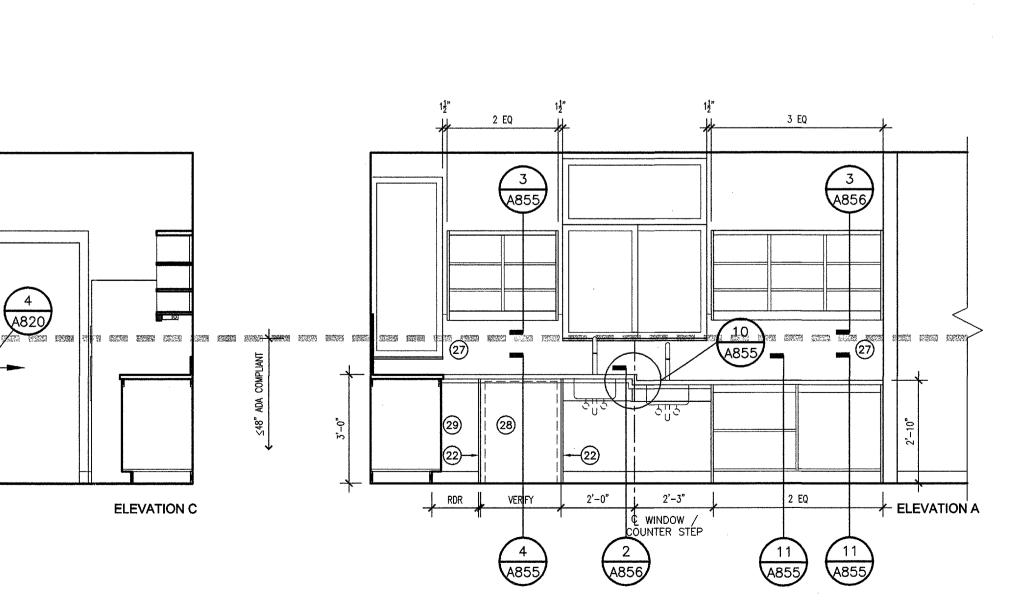
6 A855



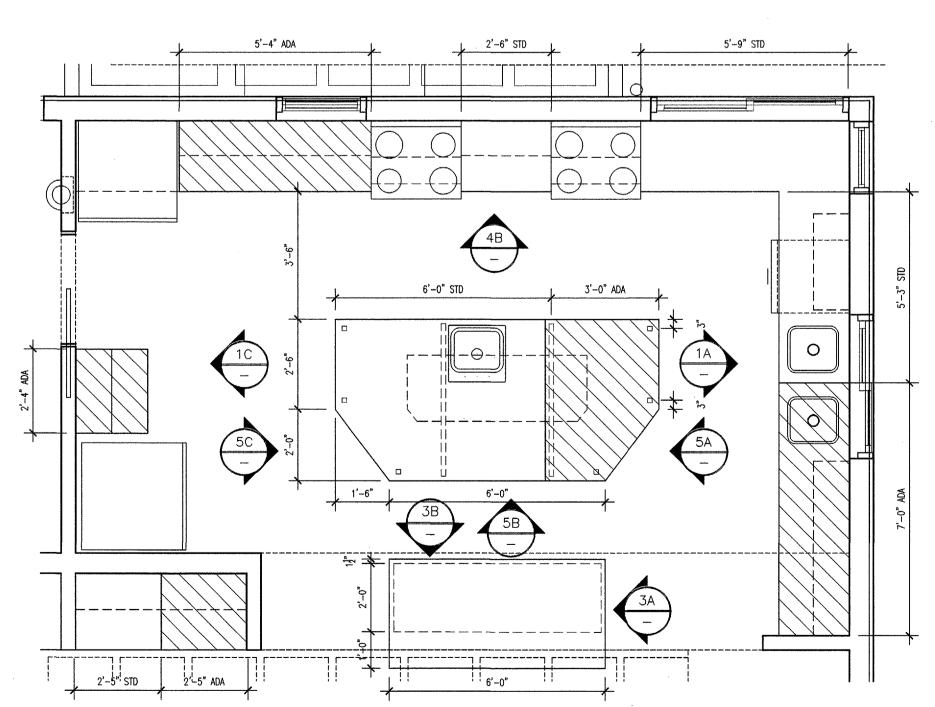
MOVEABLE SERVING TABLE ELEVATIONS NOT IN CONTRACT 3/8"=1'-0" -



INTERIOR ELEVATIONS 4



INTERIOR ELEVATIONS 1



ENLARGED PLAN
COMMON HOUSE KITCHEN (2)

GENERAL NOTES

- 1. ELEVATION KEYNOTES APPLY TO SHEETS A320, A321, a322, A323, A324, A330, A331. ALL KEYNOTES MAY NOT APPEAR ON EACH SHEET AND ONLY APPLY TO SHEETS WHERE NOTED.
- 2. SEE SHEETS A710 FOR WINDOW TYPES.
- 3. SEE SHEETS A802 AND A851 FOR CORRESPONDING FINISH SCHEDULE INFORMATION.
- 4. DIMENSIONS MAY VARY. CONTRACTOR TO VERIFY EXACT SIZES IN FIELD PRIOR TO FABRICATION. VARIANCES IN PLAN/ELEVATION SHALL BE NOTED BY CONTRACTOR DURING CONSTRUCTION.
- 5. SEE FLOOR PLANS AND SCHEDULE FOR DOOR NUMBERING.
- 6. SEE FLOOR PLANS FOR LOCATIONS & REQUIREMENTS OF ADA ADAPTABLE UNITS.
- 7. COUNTERTOP SHOWN AS ADA TO BE AT 34" AFF, SEE DETAILS.

KEYNOTES

- (1) WD VENEER CABINETS- MELAMINE INT.
- (2) PLAM COUNTERTOP & BACKSPLASH
- 3 DUCT IN WALL ABOVE GRILLE SEE MECHANICAL DWGS. MOUNT GRILLE AT 7'-6" AFF TO BOTTOM
- (4) REFRIGERATOR BY OWNER
- REPRIGENATOR BI
- 5 RANGE
- 6 DW SEE ALTERNATES. PROVIDE DW IN UNITS NOTED FOR UNIT ALTERNATE (UPGRADE) ONLY. PROVIDE INFILL CABINET FOR BASE BID
- 7 RANGE HOOD
- 8 SINK CENTER IN CABINET.
- 9 GB WALL BEYOND
- (10) CABINETRY PULL SEE SPECS.
- (11) EXPOSED DUCT PAINTED SEE MECHANICAL DWGS FOR CONNECTIONS, SIZE, ETC.
- 12 12" DEEP ADJUSTABLE SHELVES WITH WOOD VENEER CABINET FRAME.
- (13) FINISH WOOD END PANEL (PLAM AT COMMON HOUSE)
- 14 12" DEEP MELAMINE ADJUSTABLE SHELVES IN GWB OPENING
- 15) PROVIDE BLOCKING IN WALL. WALL FOR FUTURE GRAB BARS. PROVIDE GRAB BARS AT COMMON HOUSE AND UNITS 1A-1, 1B-1
- AND 2C-1 ONLY.

 (16) BASE SEE ROOM FINISH SCHEDULE
- (17) 2" MDF DOOR TRIM AT JAMBS
- (18) 3 ½" MDF DOOR TRIM AT HEAD
- 19 ADJUSTABLE SHELVES WITH METAL BRACKETS. SEE
- OF WALL TRACK AS INDICATED IN < >.
- 20 CABINET NIC
- 21) MDF TRIM AT WALL CAP. DETAIL SIM TO WINDOW SILL
- (22) ½" DISHWASHER COUNTER END SUPPORT.
- CENTER ISLAND PLAM TOP W/ PLAM STANDARDS AND PTD STL LEGS (1 $\frac{1}{2}$ " SQ. TUBE STOCK) PROVIDE FIXED SHELF AT CENTER SECTION.
- 24) 16 ½" WIDE X 28 ½" HIGH MIRROR
- 25) WD VENEER END PANEL
- 26 VANITY LIGHT FIXTURE, DIM TO Q OF J-BOX SEE ELECTRICAL DWGS
- (27) EXTEND PLAM SPLASH TO UNDER SIDE OF UPPER CABINET

 SANITIZER VERIEY SIZE OF CABINET WITH OWNER PROVIDE
- SANITIZER VERIFY SIZE OF CABINET WITH OWNER PROVIDED EQUIPMENT
- 29 OPEN TO CORNER
- (30) POT RACK BY OWNER
- (31) PORTABLE SERVING COUNTER PLAM CLAD ALL EXPOSED SURFACES.
- 32) FLOOR DRAIN.
- (33) 18" TOWEL BAR. MOUNT AT 4'-6" UNO
- (34) 24" TOWEL BAR. MOUNT AT 4'-6" UNO
- 35) PLAM WAINSCOT SEE (12)
 A856
- A856

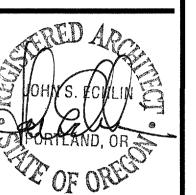
 36" GRAB BAR AT UNITS 1A-1, 1B-1, 2B-1. PROVIDE BLOCKING IN WALL ONLY FOR UNITS 2A-1, 3A-1, 3B-1, 4A-1 AND 4B-1
- 37) 42" GRAB BAR AT UNITS 1A-1, 1B-1, 2B-1.. PROVIDE BLOCKING IN WALL ONLY FOR UNITS 2A-1, 3A-1, 3B-1, 4A-1 AND 4B-1.
- (38) COVED BASE, TYPICAL.
- 39 TOILET PAPER DISPENSER (SINGLE)40 TOILET PAPER DISPENSER (DOUBLE)
- (41) 40" WIDE MIRROR
- 42 LIGHT FIXTURE SEE ELECTRICAL DWGS
- 43) SOAP DISPENSER
- (44) ROBE HOOK, MOUNT AT 4'-0" TYPICAL.
- (45) LINEN SHELVES.
- 46) SOAP DISH
- MIRRORED MEDICINE CABINET (RECESSED). PROVIDE NON-MIRRORED VERSION (W/PULL) AT ADA ADAPTABLE UNITS (SHOWN DOTTED)
- 48) SHOWER ROD
- 49 LIGHT SWITCH OUTLET BOX (SEE ELECTRICAL) PROVIDE EXTENSION TO FLUSH WITH WAINSCOT AT COMMON HOUSE
- ACCESS PANEL FOR FIRE DAMPER AT UPPER FLOOR UNITS ONLY. VERIFY SIZE WITH MECHANICAL

 ALTERNATE LOCATION FOR WINDOW. SEE FLOOR PLANS, SHEETS A110 AND A111
- (52) CUTTING BOARD
- 53 FLOOR TRANSITION CARPET TO LINOLEUM, SEE (1) AND ROOM FINISH SCHEDULE FOR ALTERNATES
- 94 PROVIDE PULLOUT AT POCKET DOOR. SEE (15)

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. LENGTH

VALLIS NEIGHBORHOC

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REVISIONS
PLAN REVIEW RESONSE
9 JUNE 2006

COMMON HOUSE KITCHENS -ENLARGED PLANS AND INTERIOR ELEV

ISSUE DATE: 14 JUNE 2006 PROJECT NO.: 032024

SHEET

4330