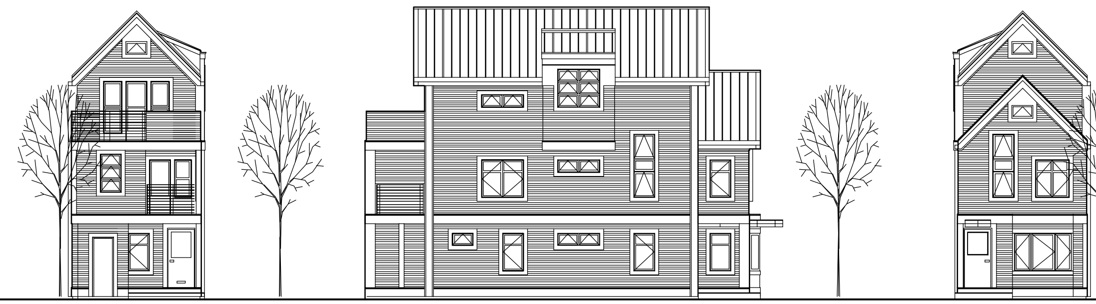
City of Portland Oregon
Bureau of Development Services

Architect
Bryan Higgins

Living Smart
Big ideas for small lots

Exhibit B



CODE INFORMATION

DOCUMENT SET WAS REVIEWED UNDER THE 2005 OREGON RESIDENTIAL SPECIALTY CODE

GENERAL NOTES AND SUPPLEMENTAL INFORMATION

FOUNDATION/UNDER-FLOOR

R319.1 R319.1 1-7 R502.6	Protection against decay is required or the following conditions must be met: Maintain 18" clearance under floor joists, 12" under girders or bottom of wood structural floor. Provide 3" of bearing at beam pockets and 1/2" airspace at sides and ends.
R319.1.1	All wood in direct contact with concrete, and all exposed wood supporting porches and decks, to be pressure treated or of natural resistance to decay.
R401.2	When the footing and stem wall are placed in separate concrete pours, a connection shall be provided to accommodate lateral displacement.
R401.3	Lots must be provided with adequate drainage so as to drain surface water away from the foundation walls.
R403.1.1 & Table R403.1	*Foundation and anchorage shall comply with the more restrictive of the following or the approved plans:* Foundation footing shall be 18" below finish grade and:

Number of floors	*Wall Thickness*	*Footing Width*	*Footing Thickness*
1	6"	12"	6"
2	8"	15"	7"
3	10"	18"	8"

R403.1.4.1	Foundation stem walls shall be provided with a minimum of one #4 bar within 12 inches of the top of the wall and one #4 bar a minimum of 3" clear from the bottom of the footing. Monolithic foundations shall be permitted to have a minimum of two #4 bars placed in the footing.
R403.1.8	Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6'-0" on center maximum, with at least two bolts per plate and within 12" of ends and corners.
R404.1.6	Foundation wall shall extend at least 4" above grade where masonry veneer is used and a min. of 6" above grade at all other locations.
R405.1	Foundation drainage shall be provided around all foundations enclosing habitable or usable space below grade.
R406.2	Foundation wall enclosing habitable space requires waterproofing on the outside surface.
R407.3	Columns and posts shall be adequately anchored to prevent lateral displacement. Columns less than 48" in height on a pier or footing are exempt from the bottom end lateral displacement requirement within underfloor areas enclosed by a continuous foundation.
R408.2	Ventilation openings at the crawlspace are required within 3' of each corner. The minimum net area of ventilation openings shall not be less than one (1) square foot vent area per 150 square feet of under-floor area.
R408.3	An 18" x 24" access is required to all under-floor spaces.

GARAGES

R309.1	Provide a 1-3/8" minimum solid core door, a 20-minute fire rated door or a solid or honeycomb steel door not less than 1-3/8" thick between garage and residence.
R309.1.1	Ducts penetrating the wall or ceiling separating the dwelling from the garage shall be of not less than 26 gauge steel, with no duct openings in the garage.
R309.2	The garage shall be separated from the residence and its attic area by not less than ½" gyp board. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gyp board. Where separation is a floor-ceiling assembly, structure supporting the separation shall be protected by ½" gyp board, including wrapping of all beams and supporting posts.
M1307.2	Seismic anchorage of water heaters is required.
M1307.3 M1307.3.1	▪ Appliances installed in the garage generating a glow, spark or flame are to be located 18" above the floor. ▪ Furnaces or water heaters located in a garage shall be protected from vehicle impact by 2" dia. steel post embedded 18" deep in 6" diameter hole, concrete filled, extending 36" above garage floor.

DWELLING UNIT

R303.1	All habitable room shall be provided with aggregate glazing area of not less than 8 percent of the floor area of the room. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
R303.3 M1506.4	All Bathrooms or combination of rooms with bathing or spa facilities shall be provided with a mechanical ventilation system and shall be designed to have the capacity to exhaust the minimum flow rate of 50 cfm intermittent or 20 cfm continuous. Ventilation air from the space shall be exhausted directly to the outside. Note: Natural or mechanical ventilation is okay for bathrooms without the means of bathing.
R308.4	Safety glazing shall be provided at hazardous locations such as: ➢ Tub or shower enclosures where the glazing is less than 60" above any standing or walking surface or the drain. ➢ Within 24" of a door and less than 60" above the floor. ➢ Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor. ➢ Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface. ➢ Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
R310.1	Basements with habitable space and every sleeping room shall have at least one operable window or door for emergency egress with a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 22"; width 20". Sill height above finished floor is 44" max.
R311.4.1 & R311.4.3	A minimum of one egress door is required. The required exit door shall not pass through garage or carport. Such door shall be provided with a landing on both sides of the door, a minimum 36" wide, but not less than the width of the door. The interior floor or landing shall be not less than 1.5 inches lower than the top of the threshold. The exterior landing at the required exit door shall be not more than 8" below the top of the threshold.
E35-210.12	Provide Arc-Fault Circuit Interrupter circuits to serve all sleeping areas. When an existing dwelling unit bedroom circuit is extended and the AFCI circuit breakers are not available for the existing panelboard, the use of an AFCI receptacle installed in the first receptacle location on the branch circuit shall be permitted.
R313.1 R313.2	Provide 110V interconnected smoke alarms with battery backup, in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story, including basement and cellars. Certain required locations may disallow the use of ionization-type alarms. Photoelectric-type alarms are suitable for all code-required locations.
R1004.1	Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing.

STAIRS & GUARDRAILS

R303.6	All exterior and interior stairways are to be provided illumination. Such lighting shall be located in the immediate vicinity of exterior landings and controlled from inside. For interior stairs, such lighting shall be in the vicinity of top and bottom landings and controlled from top and bottom.
R311.5 R311.5.3	Stairs must comply with the following dimensions: ▪ 36" minimum width. 6'-8" headroom height measured vertically from the plane of the nosings of the treads. ▪ Minimum 4", maximum 8", rise and minimum 9" run.
R311.2.2	Walls and soffits of enclosed accessible space under stairs shall be protected with ½" gypsum board.
R311.5.6 R311.5.6.3	Stairs with 4 or more risers must comply with the following: ▪ Handrail height shall be not less than 30" and not more than 38" above the tread nosing. ▪ Handrails must comply with either Type I or Type II requirements. Type I: circular cross section with minimum outside diameter of 11/4" and a maximum cross section dimension of 2 1/4". Type II: handrails are shaped and shall provide a graspable finger recess area on both side of the profile. The minimum width of the handrail above the recess shall be 1 ¼" to a maximum of 2 ¾".
R312.	Raised floor surfaces, balconies or porches located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards 34" in height measured vertically from the tread nosing. Required guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through.

ATTICS

R806.1	Provide cross-ventilation at each enclosed rafter space.
R806.2	Attic ventilation shall be not less than 1 square foot per each 150 square foot of attic area. The total area may be reduced to 1 to 300 with ½ venting at ridge and ½ at eaves.
R807.1	Provide a 22" x 30" minimum attic access to all attic areas that exceed 30 sq. ft. and with 30" or more headroom.
N1104.2.1	Provide a rigid baffle, extending above the insulation at eave or soffit vents.

ENERGY CODE

Table N1104.1 (1)	PATH 1: Wall: R-21; under-floor: R-25; flat ceiling: R-38; vaulted ceiling: R-30 (max. 50% of heated area); exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; windows U= 0.40. PATH 8: 1,500 sq. ft. or less and 12% max. glazing. Wall: R-15; under-floor: R-21; flat ceiling: R-49; vaulted ceiling: R-38; all exterior doors U=0.20; windows U-40. PATH 10: Wall: R-15; under-floor: R-30; flat ceiling: R-49; vaulted ceiling: R-38; exterior door, max. 28 sf. of U=0.54 or less, other exterior doors U=0.20; windows U=0.35. All: Skylights (max. 2% of floor area): U-0.50; basement walls: R-15; slab floor edges: R-15; forced air ducts: R-8.

SITE INFORMATION

OWNER COMPLETE ITEMS BELOW AS REQUIRED

SITE ADDRESS:	
LEGAL DESCRIPTION:	
TAX ACCOUNT NO.:	
QUARTER SECTION:	
NEIGHBORHOOD:	
ZONING:	
LUR#:	

ENERGY CODE: PATH I

DOORS:	U = .54 MAX
WINDOWS:	U = .40 MAX
FIRST FLOOR:	R = 21 MIN
WALLS:	R = 21 MIN
ROOF:	R = 30 MIN

INSULATION

BASE:	FIBER GLASS BATT INSULATION AT WALLS AND FLOOR. SEE ROOF OPTIONS FOR INSULATION, SEE CODE STANDARDS ABOVE FOR MIN 'R' VALUES
GREEN:	2" SPRAY-IN URETHANE W/ BATTS IN VAULT CAVITIES, FORMALDEHYDE FREE
UP GRADE:	BLOWN IN WALLS ICYNENE, CELLULOSE, BIBS

DRAWING LIST

A0.1	COVER SHEET
A1.1	SITE PLAN
A2.1	FLOOR PLANS
A3.1	ELEVATIONS
A4.1	SECTIONS
A5.1	DETAILS
A5.2	DETAILS
S1.0	GENERAL STRUCTURAL NOTES
S2.0	FRAMING PLANS
S3.0	STRUCTURAL DETAILS
S3.1	STRUCTURAL DETAILS

SPECIFICATION LEGEND

(SPECIFICATION SUBJECT)

BASE:	(INDICATES BASELINE SPECIFICATIONS, LOWEST COST IMPACT AND REPRESENTS MINIMUM CODE REQUIREMENTS BY THE CITY OF PORTLAND)
GREEN:	(INDICATES OPTION FOR SUSTAINABLE PRACTICES, MAY HAVE COST IMPACT)
UPGRADE:	(IN ADDITION TO ENVIRONMENTAL STEWARDSHIP, THIS OPTION INDICATES A HIGHER LEVEL OF FINISH AND COST IMPACT)

SEAL:

ARCHITECT:
Bryan J. Higgins Architect
21 SW Whitaker Street
Portland, Oregon 97239
503.226.3197

ENGINEER:

Living Smart!

NARROW LOT HOUSE
PLAN SET H-1
PORTLAND OREGON

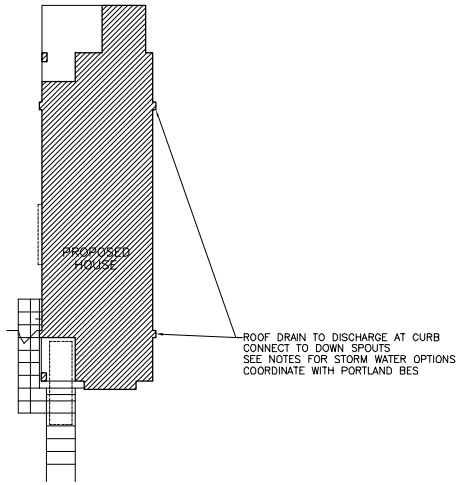
DRAWING TYPE:
COVER SHEET

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
CS

Exhibit B

PROPOSED SITE PLAN TO BE COMPLETED BY OWNER:
LOCATE STREET, PROPERTY LINES, EXISTING UTILITIES
FOR TIE IN, AND CORNER SPOT ELEVATIONS.
COORDINATE ALL OTHER SITE PLAN REQUIREMENTS WITH
THE CITY OF PORTLAND.



STREET

SITE WORK GENERAL NOTES

1. ALL EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) MEASURES SHOWN SHALL BE INSTALLED AS PER THE DETAIL DRAWINGS IN THE CITY OF PORTLAND–EROSION CONTROL MANUAL (AVAILABLE THROUGH THE OFFICE OF PLANNING AND DEVELOPMENT REVIEW, 1900 SW 4TH AVE, PORTLAND OR 97201).

2. TEMPORARY ESPCP MEASURES SHALL BE INSTALLED, INSPECTED AND APPROVED BY A CITY INSPECTOR BEFORE STARTING GROUND DISTURBING ACTIVITIES.

3. ESPCP MEASURES SHALL NOT BE REMOVED UNTIL PERMANENT LANDSCAPING HAS BEEN INSTALLED AND A FINAL INSPECTION HAS BEEN REQUESTED AND APPROVED BY A CITY INSPECTOR.

4. INSPECTIONS MAY BE REQUESTED BY TELEPHONING THE INSPECTION REQUEST NUMBER 823-7000 ONE DAY PRIOR TO THE TIME OF INSPECTION.

5. APPROVAL OF THIS ESPCP PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

6. THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. THE BOUNDARIES OF THE CLEARING LIMITS (IF REQUIRED BY THE CITY) SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

9. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

10. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

11. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BETWEEN OCTOBER 1 AND APRIL 30 BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. ALL INSPECTIONS SHALL BE NOTED IN AN INSPECTION LOG WHICH SHALL BE MADE AVAILABLE TO THE CITY INSPECTOR UPON REQUEST.

12. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

13. A SIGN WITH THE CITY'S EROSION CONTROL HOTLINE NUMBER, PROJECT ADDRESS, AND PERMIT NUMBER SHALL BE POSTED AT A LOCATION CLEARLY VISIBLE FROM THE RIGHT OF WAY AND MAINTAINED UNTIL PROJECT COMPLETION.

14. CONTRACTOR TO LOCATE WATERLINE PRIOR TO CONSTRUCTION TO DETERMINE DEPTH. CONTACT OWNER WITH INFORMATION.

15. EROSION CONTROL:
    A. BIOBAGS AT CATCH BASINS IN VICINITY
    B. INSTALL SEDIMENT FENCE ALONG NORTH PROPERTY LINE.
    C. COVER EXPOSED AREAS WITH NEOPRENE SHEETS.

16. CONSTRUCTION STAGING AND MATERIAL STORAGE WILL OCCUR OFFSITE.

LEGEND LOCATE ON SITE PLAN AS REQUIRED

- FOUND MONUMENT AS SHOWN
- ELEVATIONS
- SERVICE RISER
- WATER METER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- PROPERTY LINES
- N.S. NEW SANITARY, WATER OR GAS LINES
- E.S. EXISTING SANITARY LINE
- E.W. EXISTING WATER LINE
- SILT FENCE (CITY OF PORTLAND DETAIL A.2A)

SITE PLAN GENERAL NOTES

1. A MINIMUM BUILDING SET BACK OF 5 FEET WILL BE PROVIDED.
2. SITE PLAN SHEET IS FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION, A SITE PLAN SHEET WILL BE REQUIRED FOR FINAL PERMIT.
3. OWNER WILL BE REQUIRED TO DEVELOP AND SUBMIT A SITE PER EXISTING CONDITIONS.

LOT COVERAGE

1.	LOT AREA:	
2.	BUILDING AREA (FOOTPRINT):	680SF W/ STORAGE
3.	TOTAL BUILDING GSF (ALL FLOORS):	1,780 GSF
4.	BUILDING AREA : LOT AREA	
5.	BUILDING HEIGHT AT STREET:	27'-0" TO RIDGE LINE
6.	MAXIMUM BUILDING HEIGHT:	34'-0" TO RIDGE LINE
7.	HARD SURFACE AREA:	

STORM WATER MANAGEMENT

BASE: DISCHARGE ROOF DRAINS THROUGH CURB, COORDINATE WITH BES

GREEN: PROVIDE ON SITE STORMWATER MITIGATION
REFERENCE: CITY OF PORTLAND BUREAU OF ENVIRONMENTAL SERVICES STORMWATER MANAGEMENT MANUAL

SITE PLAN
1" = 8'-0"

1

INDICATE DIRECTION OF NORTH

SEAL:

ARCHITECT:
Bryan J. Higgins Architect
21 SW Whitaker Street
Portland, Oregon 97239
503.226.3197

ENGINEER:

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Log Cabin Kit Specialists
www.livesmartlogs.com

NARROW LOT HOUSE
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
SITE PLAN

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
A1.1

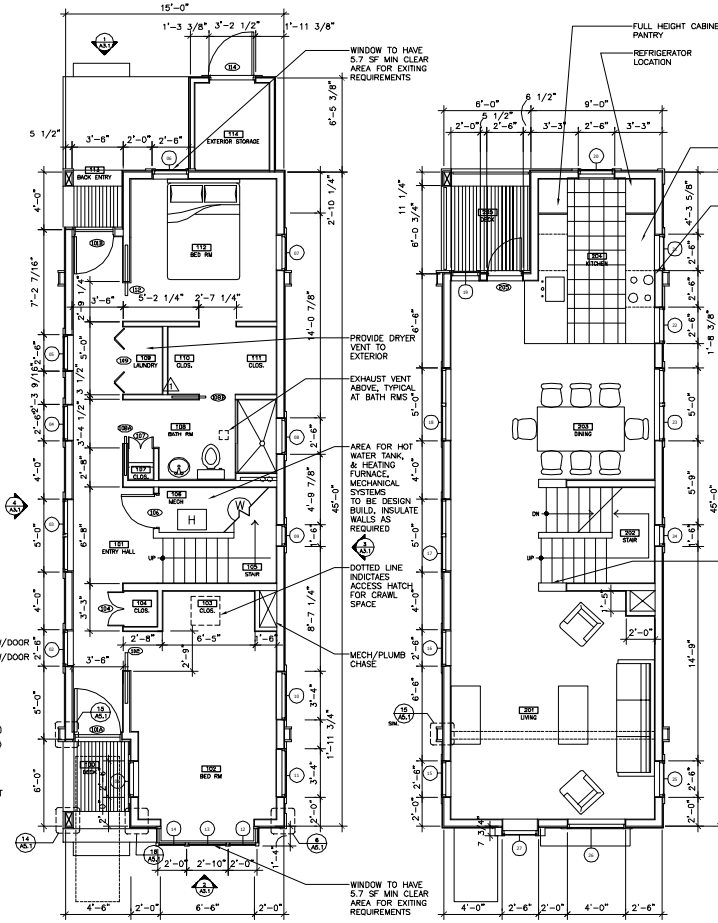
Exhibit B

WINDOW SCHEDULE

WINDOW NO.	R.O. – WDxHT	TYPE
01	2'-6" x 4'-6"	FIXED (TEMPERED)
02	2'-6" x 4'-6"	CASEMENT (TEMPERED)
03	5'-0" x 1'-6"	(2) AWNING
04	2'-6" x 1'-6"	AWNING
05	2'-6" x 1'-6"	AWNING
06	2'-6" x 4'-6"	CASEMENT (EGRESS)
07	2'-6" x 1'-6"	AWNING
08	2'-6" x 1'-6"	AWNING
09	1'-6" x 4'-6"	CASEMENT (TEMPERED)
10	3'-4" x 1'-6"	AWNING
11	3'-4" x 1'-6"	AWNING
12	2'-0" x 4'-6"	FIXED (*CORNER)
13	2'-6" x 4'-6"	CASEMENT (EGRESS)
14	2'-0" x 4'-6"	FIXED (*CORNER)
15	2'-6" x 4'-6"	CASEMENT
16	2'-6" x 7'-6"	AWNING/FIXED/AWNING
17	5'-0" x 1'-6"	(2) AWNING
18	5'-0" x 4'-6"	DOUBLE CASEMENT
19	2'-0" x 4'-6"	DOUBLE HUNG
20	2'-6" x 4'-6"	(3) AWNING
21	2'-6" x 1'-6"	AWNING
22	2'-6" x 1'-6"	AWNING
23	5'-0" x 1'-6"	(2) AWNING
24	1'-6" x 4'-6"	CASEMENT (TEMPERED)
25	2'-6" x 1'-6"	AWNING
26	4'-0" x 4'-6"	DOUBLE CASEMENT
27	2'-6" x 7'-6"	AWNING/FIXED/AWNING
28	5'-0" x 5'-6"	(6) AWNING
29	1'-6" x 5'-0"	(2) AWNING
30	1'-8" x 6'-0"	DOUBLE HUNG, ALIGN W/DOOR
31	1'-8" x 6'-0"	DOUBLE HUNG, ALIGN W/DOOR
32	1'-6" x 2'-6"	AWNING
33	1'-6" x 1'-6"	AWNING
34	2'-6" x 1'-6"	AWNING
35	2'-6" x 1'-6"	AWNING
36	2'-6" x 1'-6"	AWNING (2ND FL VAULT)
37	2'-6" x 1'-6"	AWNING (3RD FL VAULT)

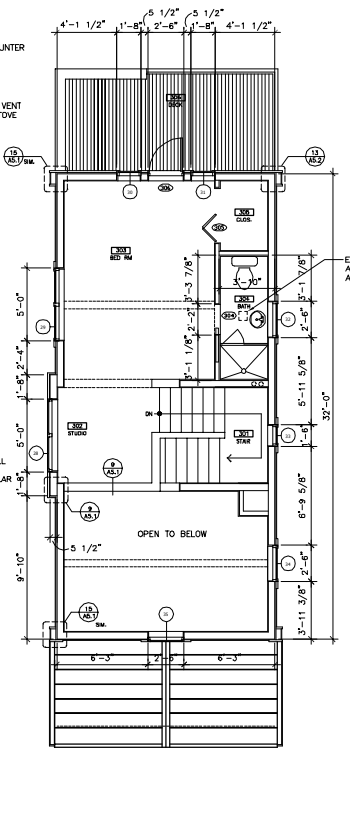
WINDOW NUMBER AND SIZES MUST NOT VARY FROM THIS LIST
WINDOW OPERATION MAY BE ADJUSTED, PROVIDED EGRESS REQUIREMENTS LISTED ABOVE ARE MET

* MAY VARY PER WINDOW MANUFACTURER

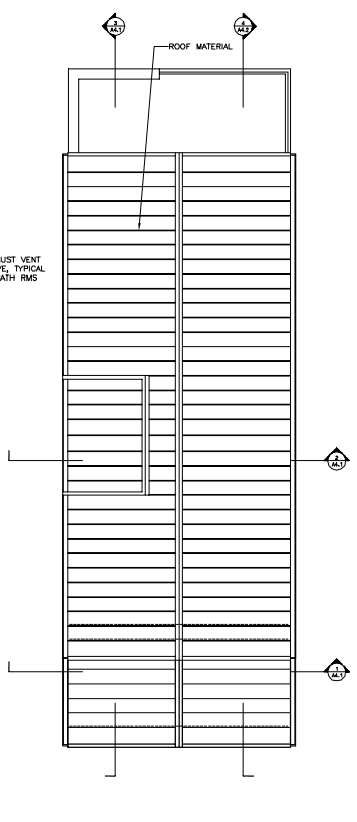


FIRST FLOOR PLAN 4
1/4" = 1'-0"

SECOND FLOOR PLAN 3
1/4" = 1'-0"



THIRD FLOOR PLAN 2
1/4" = 1'-0"



ROOF PLAN 1
1/4" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE.
2. ALL INTERIOR DIMENSIONS ARE TO FACE STUD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS MUST BE VERIFIED IN FIELD.
4. SEE STRUCRURAL DETAILS FOR STRUCTURAL TIES AND NAILING SCHEDULE
5. SEE ELECTRICAL PLANS FOR OUTLET AND LIGHTING DIAGRAMS.
6. SEE ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING.
7. VENT CRAWL SPACE PER CITY STANDARD NOTE "R408.2"
8. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE

WALL TYPES & FINISH

BASE: TYPICAL INTERIOR WALL (NON-STRUCTURAL): 5/8" GYP. BD. (BOTH SIDES), 2x4 STUDS @ 24" O.C.
TEXTURE WALL FINISH, SEE COVER SHEET FOR INSULATION STANDARDS, STANDARD PAINT

GREEN: TYPICAL INTERIOR WALL (NON-STRUCTURAL): 5/8" GYP. BD. (BOTH SIDES), 2x4 STUDS @ 24" O.C.
CEMENTIOUS BOARD AT BATH RM AREAS, TEXTURED OR SMOOTH WALL FINISH
SEE COVER SHEET FOR GREEN OPTION INSULATION
PRIMER AND PAINTS TO BE GREEN SEAL CERTIFIED, PAINTERS CAULK LOW VOC

UP GRADE: TYPICAL INTERIOR WALL (NON-STRUCTURAL): 5/8" GYP. BD. (BOTH SIDES), 2x4 STUDS @ 24" O.C.
SMOOTH WALL FINISH, R-21 BATT INSULATION AT EXTERIOR WALLS, STANDARD PAINT.

FLOOR FINISH TYPICAL

BASE: 26 oz. 6 lb PAD ROLL CARPETING, TYPICAL, OVER 3/4" PLY WOOD DECKING
SHEET VINYL AT BATH ROOMS AND KITCHEN

GREEN: RENEWABLE FLOORING MATERIAL (BAMBOO, CORK), OVER 3/4" PLYWOOD DECKING
PROVIDE LOW VOC CARPET (CARPET & RUG INSTITUTE IAQ LABEL CERTIFIED) OR VCT
AT BATH RM & KITCHEN: PROVDE LINOLEUM, CORK OR TILE
PROVDE LOW OR NO VOC MATERIALS AND ADHESIVES

UP GRADE: 3/4" x 3" T&G HARD WOOD FLOORING, OVER 3/4" PLYWOOD DECKING
RADIAL RUBBER TILE, VCT, TILE AT BATH ROOMS AND KITCHEN

PLUMBING FIXTURES

BASE: 2.5 GPM FLOW RATING

GREEN: 1.5 GPM FLOW RATING

UPGRADE: 2.0 GPM FLOW RATING

DOOR SCHEDULE

DOOR NUMBER	SIZE	TYPE	FRAME	LOCK TYPE	FINISH	NOTES
101A	3'-0" x 7'-0"		WD/WN	LOCK & BOLT		U – .40
101B	2'-6" x 7'-0"		WD/WN	LOCK & BOLT		U – .40
102	2'-9" x 7'-0"		WOOD	POCKET		
104	(2) 1'-6" x 7'-0"		WOOD	MAG		
106	2'-6" x 7'-0"		WOOD	LATCH		U – .20
107	(2) 1'-6" x 7'-0"		WOOD	MAG		
108A	3'-4" x 7'-0"		WOOD	POCKET		
108B	2'-7" x 7'-0"		WOOD	POCKET		
109	(4) 3'-10"		WOOD	BI-FOLD		
112	3'-0" x 7'-0"		WOOD	POCKET		
114	3'-0" x 6'-8"		WOOD	LOCK & BOLT		
205	2'-6" x 7'-0"		WD/WN	LOCK & BOLT		U – .40
304	2'-6" x 7'-0"		WD/WN	POCKET		
305	(2) 2'-0"		WD/WN	BI-FOLD		
306	2'-6" x 7'-0"		WOOD	POCKET		U – .40

SEAL:

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ENGINEER:

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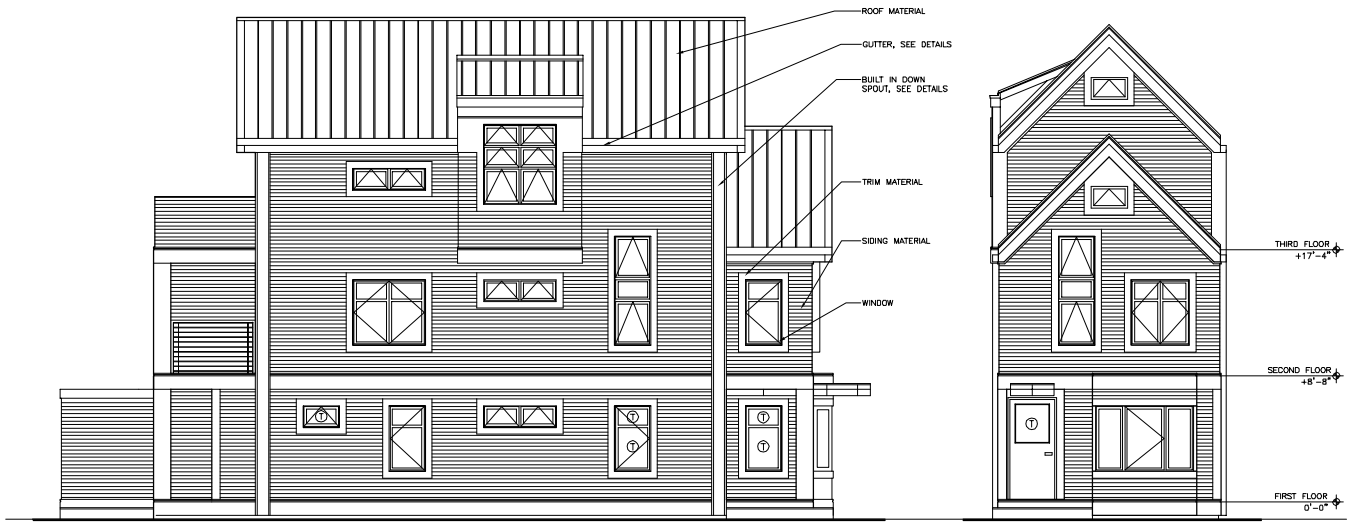
NARROW LOT HOUSE
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
FLOOR PLANS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

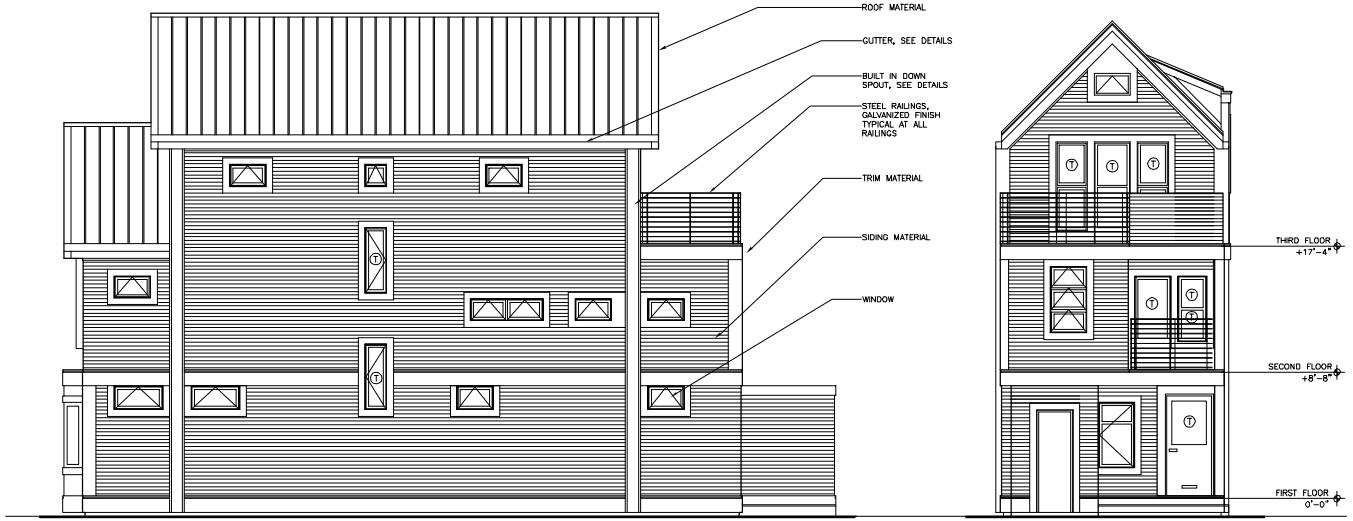
DRAWING NO.
A2.1

Exhibit B



ELEVATION - 4
1/4" = 1'-0"

ELEVATION - 2
1/4" = 1'-0"



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

ELEVATION - 1
1/4" = 1'-0"

GENERAL NOTES

1. SEE PLAN DIMENSIONS FOR ROUGH OPENINGS
2. SEE SECTIONS FOR VERTICAL ROUGH OPENING DIMENSIONS
3. ALL DIMENSIONS MUST BE VERIFIED IN FIELD.
4. SEE DETAILS FOR STRUCTURAL TIES AND NAILING SCHEDULE
5. "T" INDICATES LOCATION OF TEMPERED GLAZING
6. EXTERIOR MATERIALS AS SHOWN ARE REQUIRED PER CITY OF PORTLAND ZONING AND MUST NOT DEVIATE IN APPEARANCE FROM THESE ELEVATIONS WITHOUT APPROVAL

ROOF STRUCTURE

BASE: CUSTOM EXPOSED WOOD TRUSSES WITH "SIPS" ROOF SYSTEM
SEE BUILDING SECTIONS & STRUCTURAL DRAWINGS FOR ROOF STRUCTURE UPGRADE

ROOF MATERIAL

BASE: 30 YR COMPOSITION ROOFING OVER 30-LB BUILDING PAPER

GREEN: LIGHT COLORED 40 YR COMPOSITION ROOFING OVER 30-LB BUILDING PAPER
PROVIDE "ALGAE BLOCK", RECYCLED CONTENT

UPGRADE: A. "ARCHITECTURAL SHINGLES" 40 YR COMPOSITION ROOFING OVER 30-LB BUILDING PAPER
B. TERNE COATED STAINLESS STEEL STANDING SEAM METAL ROOF

WINDOWS & DOORS

BASE: VINYL WINDOWS WITH LOW 'E' COATING, 'U' VALUE = .40 (CODE MINIMUM)

GREEN: FIBER GLASS FRAME WINDOWS WITH LOW 'E' COATING, 'U' VALUE = .35 OR LESS
WINDOWS W/ SOLAR HEAT GAIN COEFFICIENT (SHGC) = .40 OR LESS
PROVIDE INSULATED CORE EXTERIOR DOORS

UPGRADE: ALL WOOD OR ALUMINUM CLAD WOOD WINDOWS WITH LOW 'E' COATING, 'U' VALUE = .35

EXTERIOR CLADDING MATERIAL

BASE: CEMENTITIOUS OR WOOD SIDING & TRIM, 6" T&G WITH 3" LAP PROFILE, NO TEXTURE
OVER 20 LB BUILDING PAPER, TRIM MATERIAL TO BE 2X6 NOMINAL

GREEN: CEMENTITIOUS SIDING, 6" T&G WITH 3" LAP PROFILE, NO TEXTURE
OVER SIDING INFILTRATION BARRIER BUILDING WRAP
RECYCLED CONTENT, SEE DETAILS FLASHING

UPGRADE: CEMENTITIOUS SIDING & TRIM, 6" T&G WITH 3" LAP PROFILE, NO TEXTURE
OVER 20 LB BUILDING PAPER, TRIM MATERIAL TO BE 2X6 NOMINAL

LUMBER & WOOD PRODUCTS

BASE: STANDARD LUMBER AND WOOD COMPOSITES

GREEN: FSC CERTIFIED LUMBER FOR FRAMING MEMBERS & SHEATHING

FOUNDATIONS

BASE: CONCRETE, SEE STRUCTURAL

GREEN: CONCRETE W/ 25% FLY ASH, NON-TOXIC FORM RELEASE, REUSABLE FORMS

UPGRADE: CONCRETE W/ 10% FLY ASH

EXTERIOR PAINT COLOR OPTIONS

THESE ARE SUGGESTED OPTIONS AND NOT REQUIRED BY ZONING:
PAINT COLORS TO MATCH "MILLER" PAINT NUMBERS LISTED BELOW:

SIDING: CONCRETE, SEE STRUCTURAL

TRIM: CONCRETE W/ 25% FLY ASH, NON-TOXIC FORM RELEASE, REUSABLE FORMS

WINDOW: CONCRETE W/ 10% FLY ASH

SEAL:

ARCHITECT:

Bryan J. Higgins Architect
21 SW Whitaker Steet
Portland, Oregon 97239
503.226.3197

ENGINEER:

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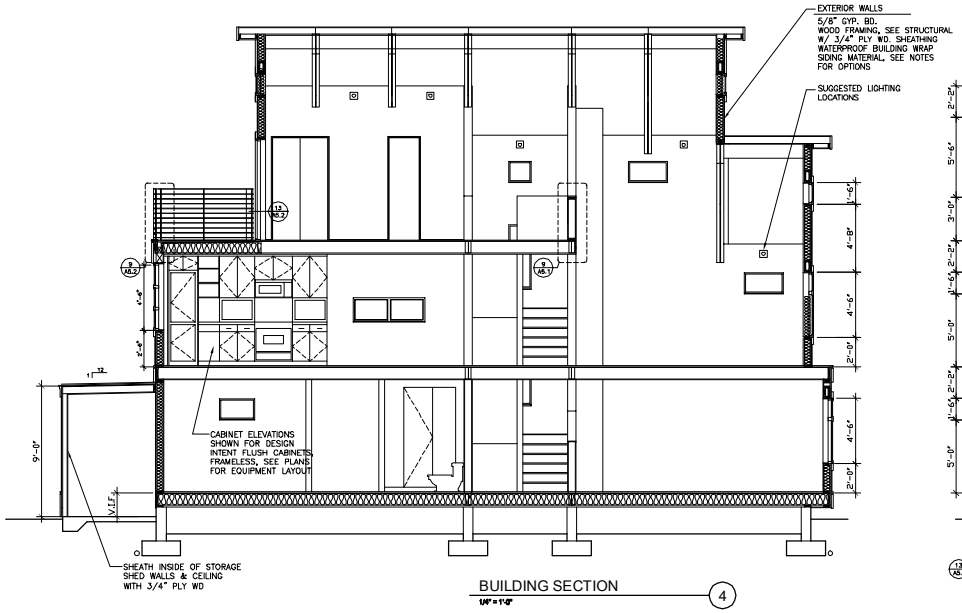
NARROW LOT HOUSE
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
EXTERIOR ELEVATIONS

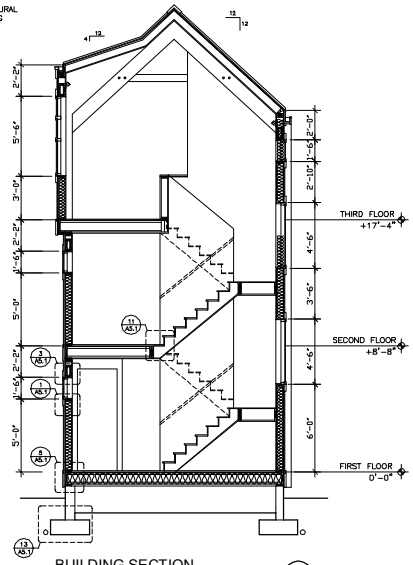
DATES:
07/22/05 - TASK I
11/08/05 - TASK II
02/10/06 - TASK III

DRAWING NO.
A3.1

Exhibit B

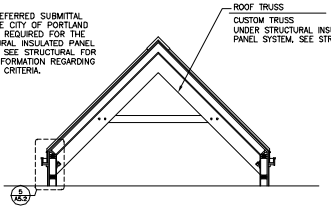


BUILDING SECTION 4
1/4" = 1'-0"

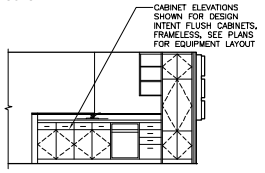


BUILDING SECTION 2
1/4" = 1'-0"

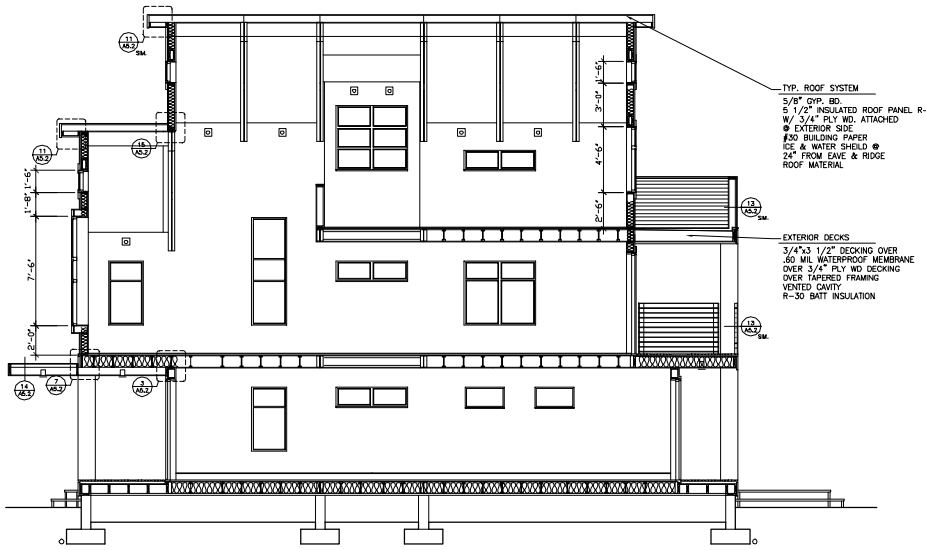
NOTE: DEFERRED SUBMITTAL WITH THE CITY OF PORTLAND WILL BE REQUIRED FOR THE STRUCTURAL INSULATED PANEL SYSTEM, SEE STRUCTURAL FOR MORE INFORMATION REGARDING LOADING CRITERIA.



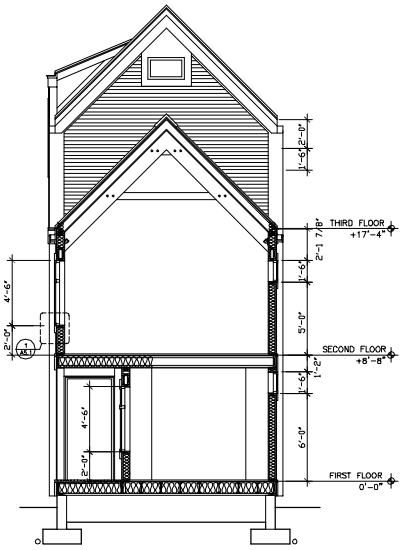
ROOF STRUCTURE



KITCHEN ELEVATION 4
1/4" = 1'-0"



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



BUILDING SECTION 1
1/4" = 1'-0"

ENERGY EFFICIENCY

BASE: OREGON CODE, WINDOW 'U' VALUE AT 0.35 OR LESS (CODE MINIMUM)

GREEN: CERTIFIED NORTHWEST ENERGY STAR OR EARTH ADVANTAGE CERTIFIED WITH LEED DUCTS PERFORMANCE, TESTED TO MEET ODOE STANDARD

UPGRADE: NORTHWEST ENERGY STAR OR EARTH ADVANTAGE CERTIFIED

RENEWABLE ENERGY

BASE: NONE

GREEN: OWNER PURCHASE GREEN POWER

UPGRADE: SOLAR WATER HEATING, SOLAR PHOTOVOLTAIC ELECTRICAL GENERATION

FRESH AIR VENTILATION AT BATH RM

BASE: BATH FAN RATED 50 CFM, DUCTED TO OUTSIDE/ SWITCH ON-OFF (CODE MINIMUM)

GREEN: BATH FAN RATED 70 CFM, NOISE RATING 0.5 SONE OR LESS, ENERGY STAR, TIMER SWITCH

UPGRADE: BATH FAN RATED 80-110 CFM, NOISE RATING 1 SONE OR LESS, TIMER SWITCH

FRESH AIR VENTILATION AT KITCHEN

BASE: RANGE HOOD RATED 175-250 CFM AIR FLOW OR HIGHER, DUCTED TO OUTSIDE (CODE MINIMUM)

GREEN: RANGE HOOD, DUCTED TO OUTSIDE, NOISE RATING 2.5 SONE OR LESS, VARIABLE SPEED CONTROL

UPGRADE: RANGE HOOD, DUCTED TO OUTSIDE, NOISE RATING 5.0 SONE OR LESS

WATER HEATING

BASE: GAS OR ELECTRIC

GREEN: TANKLESS GAS WATER HEATER OR SEALED COMBUSTION GAS WATER HEATER OR ELEC HEAT PUMP

UPGRADE: GAS, ENERGY FACTOR = 0.60 OR HIGHER, ELEC ENERGY FACTOR = 0.93 OR HIGHER

HOUSE HEATING & COOLING SYSTEM

BASE: GAS OR ELECTRIC FORCED AIR FURACE FOR HEATING AND COOLING
PROVIDE CHILLER UNIT AT BACK OF HOUSE

GREEN: HEATING OPTION A: SEALED COMBUSTION FURNACE WITH EFFICIENT BLOWER MOTOR AND HEAT RECOVERY UNIT
HEATING OPTION B: RADIANT FLOOR HYDRONIC HEATING SYSTEM
HEATING OPTION C: HEAT PUMP RATED AT HSPE 8.5/SEER 13 OR HIGHER
OUTDOOR UNIT AT BACK OF HOUSE
AIR FILTER: MERV 10 OR ELECTROSTATIC
FURNACE OR HEAT PUMP MEETS OREGON STATE IAQ CODE
DUCTS IN UNCONDITIONED SPACE SEALED WITH MASTIC
DUCTS LOCATED INSIDE CONDITIONED SPACE
COOLING OPTION A: PROVIDE COOLING THROUGH OPERABLE WINDOW STACK EFFECT NIGHT FLUSH

UPGRADE: RADIANT FLOOR HYDRONIC HEATING SYSTEM

SEAL:

ARCHITECT:

Bryan J. Higgins Architect
21 SW Whitaker Steet
Portland, Oregon 97239
503.226.3197

ENGINEER:

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NARROW LOT HOUSE
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:

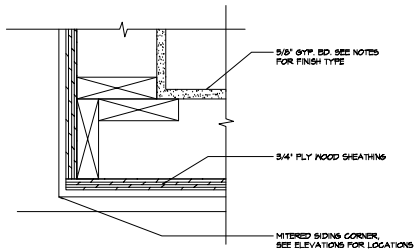
BUILDING SECTIONS

DATES:
07/22/05 - TASK I
11/08/05 - TASK II
02/10/06 - TASK III

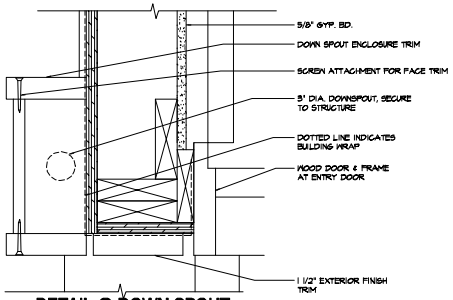
DRAWING NO.

A4.1

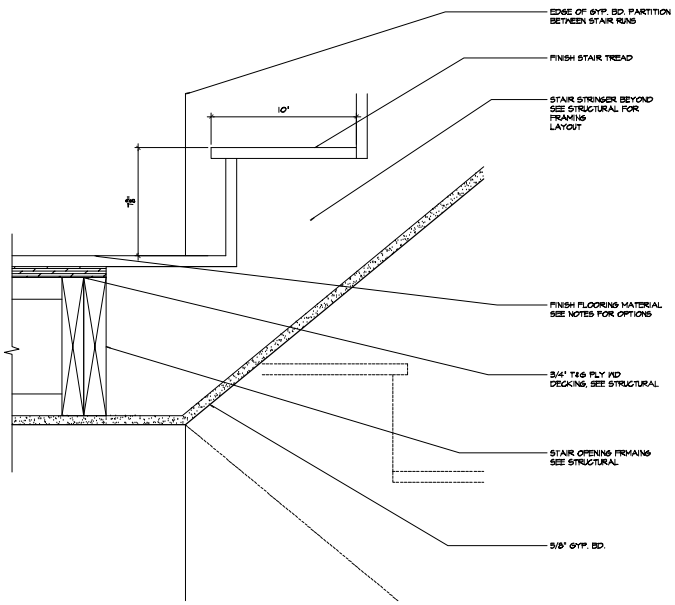
Exhibit B



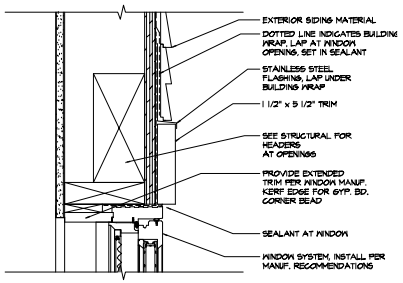
16 A5.1 **DETAIL @ EXTERIOR CORNER**
SCALE: 3" = 1'-0"



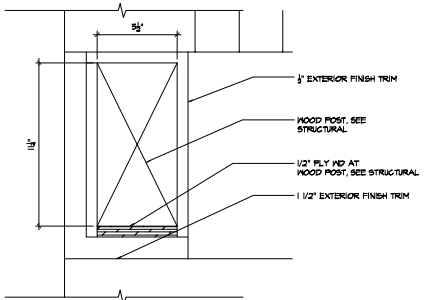
15 A5.1 **DETAIL @ DOWN SPOUT**
SCALE: 3" = 1'-0"



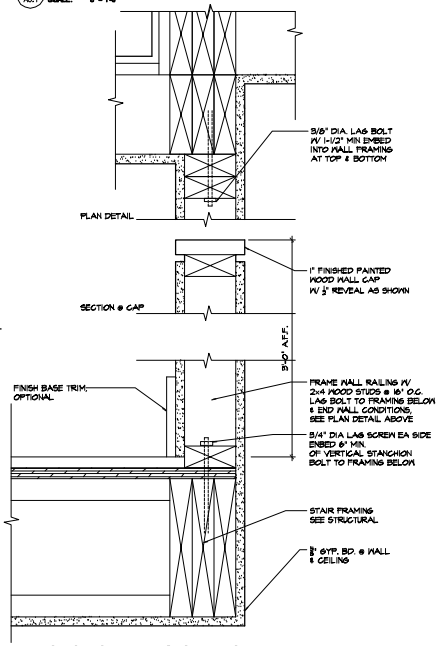
11 A5.1 **SECTION DTL @ STAIR**
SCALE: 3" = 1'-0"



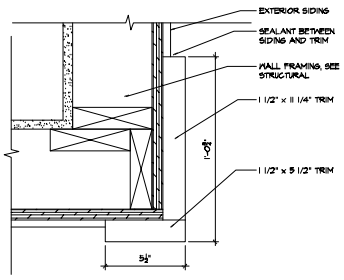
3 A5.1 **DETAIL @ WINDOW HEAD**
SCALE: 3" = 1'-0"



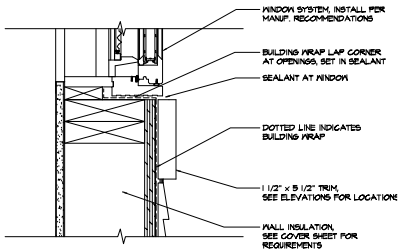
14 A5.1 **DETAIL EXTERIOR POST**
SCALE: 3" = 1'-0"



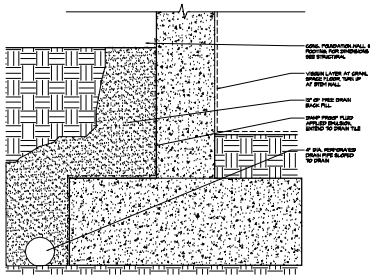
9 A5.1 **SECTION DTL @ STUDIO HALF WALL**
SCALE: 3" = 1'-0"



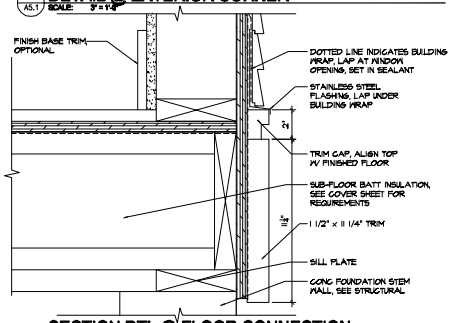
6 A5.1 **DETAIL @ EXTERIOR CORNER**
SCALE: 3" = 1'-0"



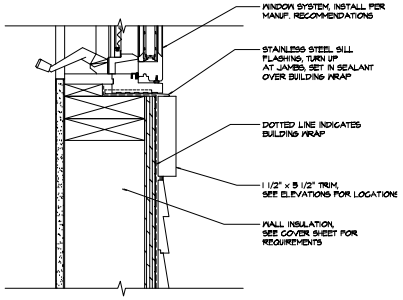
2 A5.1 **DETAIL @ WINDOW JAMB**
SCALE: 3" = 1'-0"



13 A5.1 **SECTION DTL @ FOUND. WATERPROOFING**
SCALE: 3" = 1'-0"



5 A5.1 **SECTION DTL @ FLOOR CONNECTION**
SCALE: 3" = 1'-0"



1 A5.1 **DETAIL @ WINDOW SILL**
SCALE: 3" = 1'-0"

SEAL:

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Portland, Oregon 97239
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ENGINEER:

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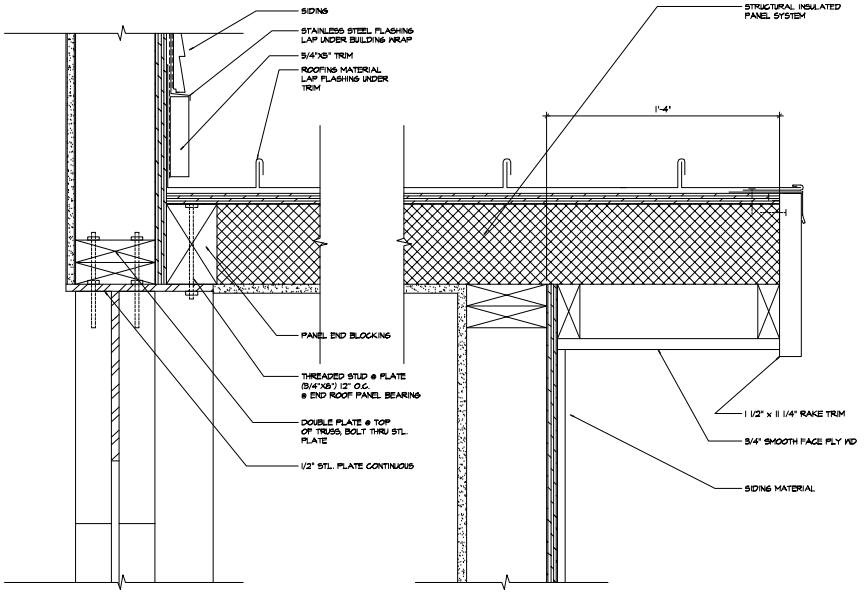
NARROW LOT HOUSE
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
DETAILS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

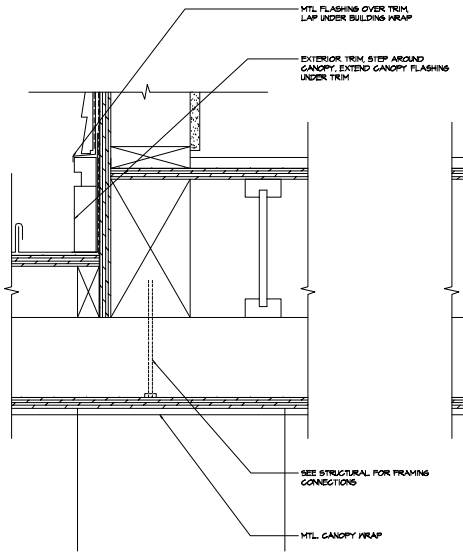
DRAWING NO.
A5.1

Exhibit B

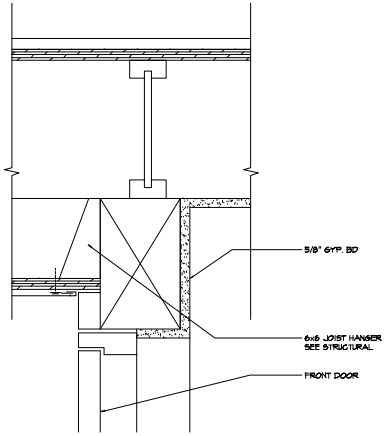


15 A5.2 **SECTION DETAIL @ ROOF STEP**
SCALE: 3" = 1'-0"

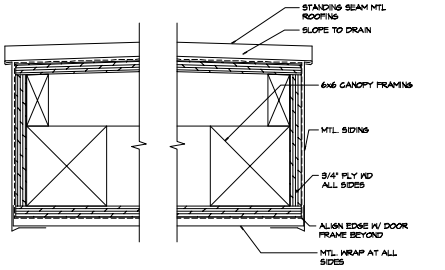
11 A5.2 **SECTION DETAIL @ RAKE**
SCALE: 3" = 1'-0"



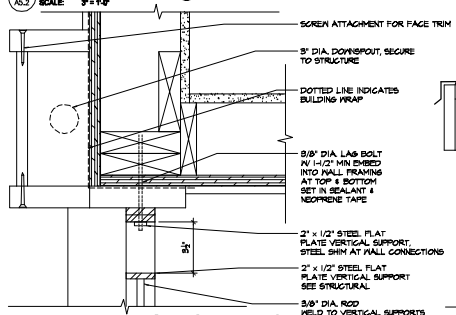
7 A5.2 **SECTION DETAIL @ ENTRY CANOPY**
SCALE: 3" = 1'-0"



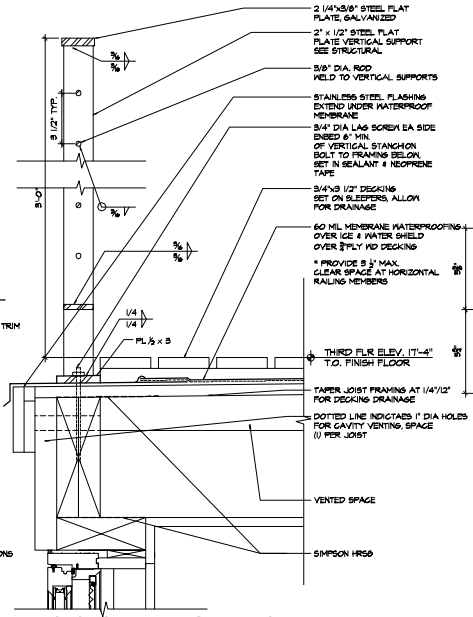
3 A5.2 **SECTION DETAIL @ ENTRY CANOPY**
SCALE: 3" = 1'-0"



14 A5.2 **SECTION DETAIL @ ENTRY CANOPY**
SCALE: 3" = 1'-0"



13 A5.2 **PLAN DETAIL @ DECK RAILING**
SCALE: 3" = 1'-0"



9 A5.2 **SECTION DETAIL @ RAILING**
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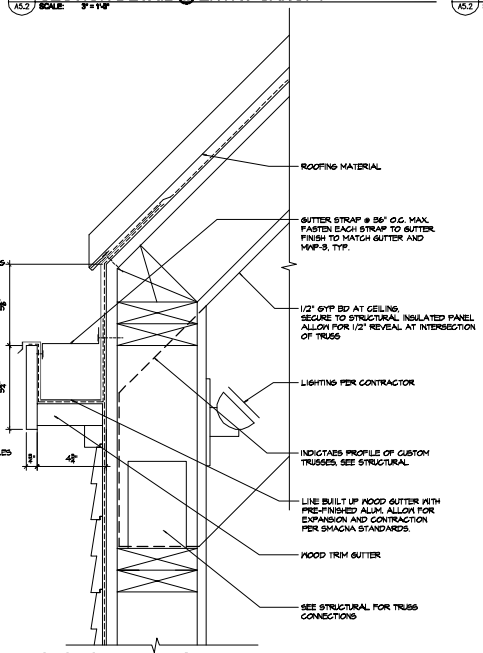

5 A5.2 **SECTION DETAIL @ EAVE**
SCALE: 3" = 1'-0"

SEAL:

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Portland, Oregon 97239
503.226.3197

ENGINEER:

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NARROW LOT HOUSE
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
DETAILS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
A5.2

Exhibit B

SHEET INDEX

GENERAL

1. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS THAT COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE COORDINATION OF THE STRUCTURAL WORK WITH THAT OF ALL OTHER TRADES ON THIS PROJECT.

2. THE GENERAL STRUCTURAL NOTES ON THIS SHEET SHALL SERVE AS A SUPPLEMENT TO THE PROJECT SPECIFICATIONS. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

3. IF NO DETAILS ARE PROVIDED FOR A PARTICULAR CONDITION, CONTRACTOR SHALL ASSUME THAT THE CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. IN ALL SUCH CASES, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION.

4. WHEN A DETAIL IS SPECIFIED, THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT REFERENCE IS MADE IN EVERY LOCATION UNLESS SPECIFICALLY DIRECTED OTHERWISE ON THE DRAWINGS.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS INDICATED ON THESE DRAWINGS WITH THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

6. THE DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

7. ALL SEQUENCES, METHODS AND PROCEDURES OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE AND MAINTAIN THE STABILITY AND INTEGRITY OF THE STRUCTURE THROUGH ALL STAGES OF CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, TEMPORARY BRACING, SHORING FOR CONSTRUCTION LOADS, AND FORM WORK STABILITY.

8. THE CONTRACTOR'S METHODS AND SEQUENCES SHALL TAKE INTO CONSIDERATION THE EFFECTS OF THERMAL MOVEMENT OF THE STRUCTURAL ELEMENTS DURING CONSTRUCTION.

9. THESE DRAWINGS ARE NOT TO BE COPIED, SHARED OR OTHERWISE DUPLICATED WITHOUT WRITTEN CONSENT OF ENGINEER.

DESIGN CRITERIA

1. DESIGN IS BASED ON THE REQUIREMENTS OF THE 2003 INTERNATIONAL BUILDING CODE WITH STATE OF OREGON AMENDMENTS (2004 OSSC).

2. GRAVITY LIVE LOAD CRITERIA
   ROOF ..... 25 PSF SNOW
   INTERIOR LIVING SPACE ..... 40 PSF

3. WIND LOADS (PER 1998 OSSC)
   BASIC WIND SPEED..... 80 MPH
   EXPOSURE..... B
   IMPORTANCE FACTOR..... 1.0

4. SEISMIC LOADS (2004 OSSC)
   SITE CLASSIFICATION D
   R = 6.5
   I = 1.0

5. FOUNDATIONS
   ALLOWABLE SOIL BEARING PRESSURE, PER 2004 OSSC - 1500 PSF

SAWN LUMBER

1. SAWN LUMBER SHALL CONFORM TO WESTERN WOOD PRODUCTS ASSOCIATION OR WEST COAST LUMBER INSPECTION BUREAU GRADING RULES.

2. ALL WALL STUD LUMBER SHALL BE KILN DRIED.

3. SPECIES AND GRADES OF THE VARIOUS COMPONENTS SHALL BE:
   A. 2 TO 4" NOMINAL THICK DF-LARCH NO. 2, Fb = 900 PSI
   B. 5" NOMINAL AND GREATER DF-LARCH NO. 2, Fb = 875 PSI
   C. SILL PLATES P.T. HEM FIR NO. 2
   D. ROOF DECKING: 2x6 T&G SELECT DEX DOUGLAS FIR-LARCH

4. ALL FRAMING HARDWARE SUCH AS CLIPS, HANGERS AND STRAPS SHALL BE MANUFACTURED BY SIMPSON STRONGTIE UNO. HARDWARE INSTALLATION SHALL CONFORM TO MANUFACTURER'S DIRECTIONS.

5. ALL NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667, "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES" AND NER-272 "POWER-DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILING NOT SHOWN SHALL BE AS INDICATED ON 2004 OSSC TABLE 2304.9.1. THE FOLLOWING NAIL SIZES SHALL BE USED:

NAIL TYPE	SHANK DIAMETER (IN)	MINIMUM PENETRATION INTO FRAMING MEMBER (IN.)
6d	0.113	1.25
8d	0.131	1.5
10d	0.148	1.625
12d	0.148	1.625
16d	0.162	1.625

6. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981 AND SHALL BE INSTALLED WITH CUT WASHERS. ROLLED THREADS ON BOLTS ARE PROHIBITED.

7. NOTCHES AND HOLES IN SAWN LUMBER SHALL CONFORM TO SECTION 2308.10.4.2 OF THE 2004 OSSC.

STRUCTURAL WOOD PANELS

1. STRUCTURAL WOOD PANELS SHALL CONFORM TO US PRODUCTS STANDARDS PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD, US PRODUCTS STANDARD PS-2 PRP-108 PERFORMANCE STANDARDS.

2. PANELS SHALL BE APA RATED PLYWOOD SHEATHING, EXPOSURE 1. REFER TO DRAWINGS FOR THICKNESS AND SPAN RATING.

3. WHERE PANELS ARE SPECIFIED AS "PLYWOOD" ON DRAWINGS, ONLY PLYWOOD PANELS WILL BE ACCEPTED.

4. ALL ROOF AND FLOOR SHEATHING SHALL BE APPLIED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. A $\frac{1}{8}$" GAP SHALL BE MAINTAINED BETWEEN PANELS AT PANEL ENDS AND EDGES.

PREMANUFACTURED WOOD FLOOR JOISTS

1. PROVIDE SHOP DRAWINGS SHOWING LAYOUT AND CONNECTORS FOR ALL JOIST FRAMING. SHOP DRAWINGS AND SUPPORTING CALCULATIONS SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF OREGON.

2. PERMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE, SERIES AND SPACING SHOWN ON THE DRAWINGS.

3. JOISTS SHALL BE MAUNUFACTURED BY TRUS JOIST INC. OR APPROVED EQUAL CONFORMING TO APA EWS STANDARD PRI-400. PROPOSED ALTERNATE SHALL PROVIDE EQUIVALENT OR BETTER STRENGTH AND STIFFNESS PERFORMANCE WITHOUT CHANGING JOIST DEPTH. ACCEPTABLE ALTERNATES SHALL HAVE ICBO APPROVAL AND LVL FLANGES.

4. THE JOISTS, JOIST ACCESSORIES AND SUPPORT HARDWARE (WEB STIFFENERS, INTER NAILING, HANGERS, ETC) SHALL BE DESIGNED TO RESIST THE LOADS LISTED BELOW.
   FLOOR DEAD LOAD = 12 PSF
   FLOOR LIVE LOAD = 40 PSF
   FLOOR PERFORMANCE RATING (TRUS JOIST) 50 POINTS

5. JOIST MANUFACTURER SHALL VISIT THE PROJECT JOB SITE AS REQUIRED TO VERIFY THAT JOIST INSTALLATION COMPLIES WITH DESIGN INTENT.

ENGINEERED COMPOSITE LUMBERS

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

2. THE FOLLOWING MINIMUM DESIGN PROPERTIES ARE TO BE USED.

COMPOSITE LUMBER TYPE	MODULUS OF ELASTICITY, E (PSI)	ALL FLEXURAL STRESS (PSI)
PSL	2,000,000	2,900
LVL	1,900,000	2,600
LSL	1,500,000	2,250

3. FLEXURAL STRESS NOTED ABOVE IS FOR A 12-INCH MEMBER. DEEPER MEMBERS SHALL BE DESIGNED FOR REDUCED STRESSES PER THE MANUFACTURERS REQUIREMENTS.

SIP PANELS

1. SIP PANELS SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE 2004 OSSC.

2. CALCULATIONS AND CONNECTION DETAILS FOR SIP PANELS SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE CITY OF PORTLAND & ARCHITECT AS A DEFFERED SUBMITTAL.

3. SIP PANELS SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS:
   DEAD LOAD 12 PSF
   SNOW LOAD 25 PSF
   WIND UPLIFT 10 PSF
   LATERAL DIAPHRAGM SHEAR 200 PLF

4. SIP PANEL MANUFACTURER SHALL VISIT THE PROJECT SITE TO VERIFY INSTALLATION COMPLIES WITH DESIGN INTENT.

CONCRETE

1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI MINIMUM.

2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.

3. LAP ALL BARS 18" TYPICAL.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTION OF THE FOLLOWING ITEMS SHALL BE MADE BY AN INDEPENDENT SPECIAL INSPECTION AGENCY HIRED BY THE OWNER.
   A. EPOXY AND EXPANSION ANCHOR INSTALLATION.

2. CONTRACTOR SHALL PROVIDE ADEQUATE NOTICE TO INSPECTION AGENCY FOR INSPECTIONS.

SEAL:
STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
19402
OREGON
July 22, 1997
EDWARD C. QUESENBERRY
EXPIRES 12/31/2006

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livsmt_gs1.jpg

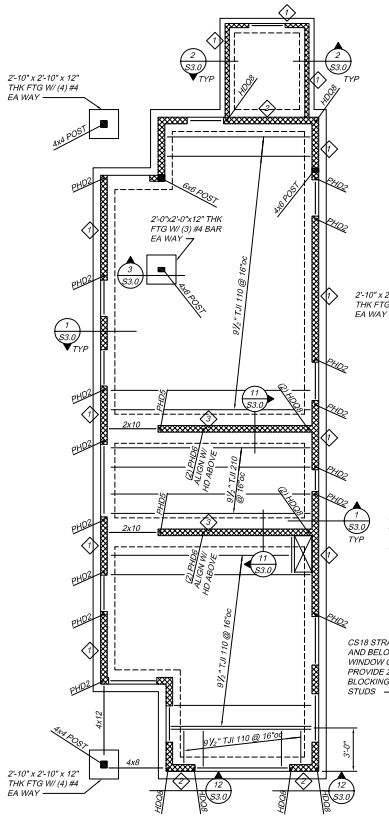
NARROW LOT HOUSE DESIGN
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
STRUCTURAL NOTES

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

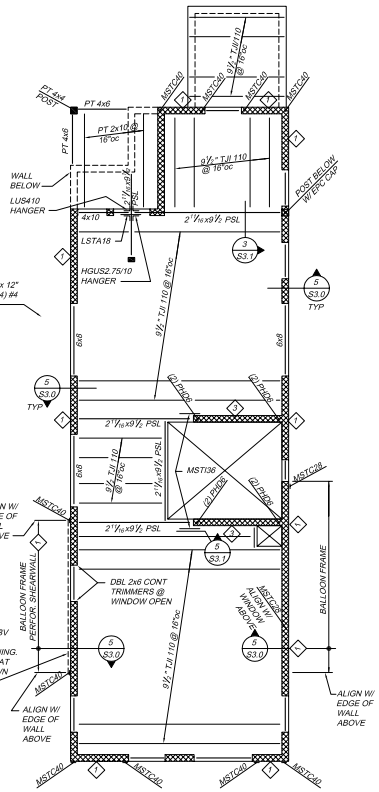
DRAWING NO.
S1.0

Exhibit B



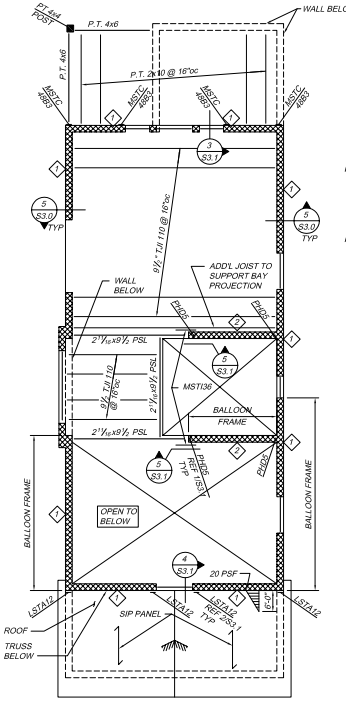
FOUNDATION/FIRST FLOOR FRAMING PLAN 1

¼"=1'-0"



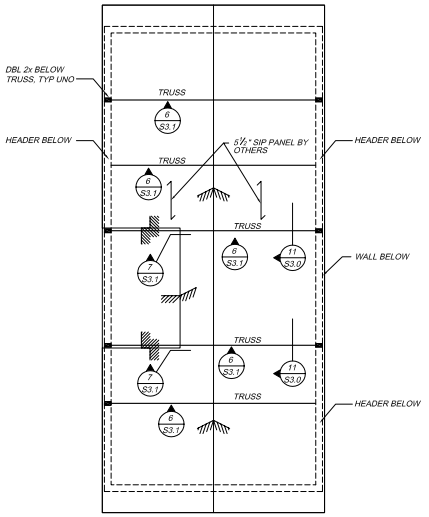
SECOND FLOOR FRAMING PLAN 2

¼"=1'-0"



THIRD FLOOR FRAMING PLAN 3

¼"=1'-0"



ROOF FRAMING PLAN 4

¼"=1'-0"

FOUNDATION NOTES:

1. ALL FOUNDATIONS SHALL BEAR ON COMPACTED NATIVE SOIL.
2. ALL SOFT OR UNCONSOLIDATED AREAS WITHIN FOOTING EXCAVATIONS SHALL BE REMOVED DOWN TO FIRM MATERIAL & BACKFILLED W/ COMPACTED ¾" MINUS CRUSHED ROCK.
3. (4) INDICATES SHEARWALL TYPE, REF 8/S3.1
4. REF 1/S3.1 FOR TYPICAL HOLDOWN DETAIL.

FLOOR FRAMING NOTES:

1. REF S1.0 FOR TYPICAL FLOOR JOIST NOTES.
2. REF ARCH DRAWINGS FOR ALL OPENING LOCATIONS & REF 9/S3.0 FOR TYPICAL HEADER & WALL FRAMING.
3. FLOOR SHEATHING SHALL BE ¾" T&G PLYWOOD, $^{32}/_{16}$ GLUED & NAILED W/ 10d RING SHANK NAILS @ 6"oc EDGES, 10"oc FIELD.
4. (4) INDICATES SHEARWALL TYPE, REF 8/S3.1
5. INDICATES SNOW DRIFT IN ADDITION TO BASE SNOW LOAD
6. LSTAXX INDICATES STRAP HOLDOWN, REF 2/S3.1
7. PHDXX INDICATES BOLTED HOLDOWN, REF 10/S3.1

ROOF FRAMING NOTES:

1. SIP PANELS AND CONNECTION TO STRUCTURE IN ACCORDANCE WITH NOTES ON S1.0.
2. REF ARCH DRAWINGS FOR OPENINGS & 9/S3.0 FOR HEADER & WALL FRAMING INFO.

SEAL: STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 19402 OREGON July 22, 1997 EDWARD C. QUESENBERRY EXPIRES 12/31/2006

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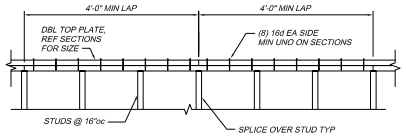
NARROW LOT HOUSE DESIGN
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
FRAMING PLANS

DATE:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

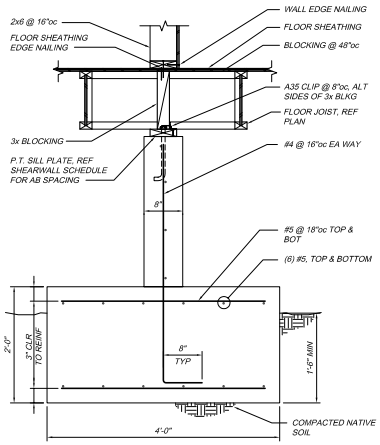
DRAWING NO.
S2.0

Exhibit B



TYP NAILED TOP PLATE SPLICE — 10 / S3.0

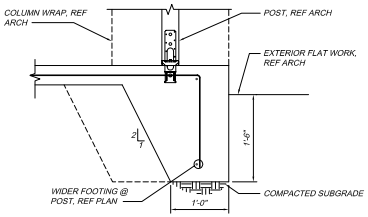
3/4"=1'-0"



INTERIOR STEM WALL DETAIL — 11 / S3.0

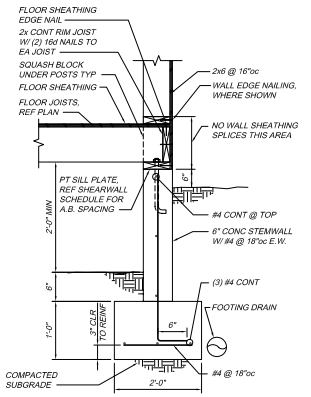
1"=1'-0"

DETAIL NOT USED — 7 / S3.0



EXTERIOR SLAB EDGE — 4 / S3.0

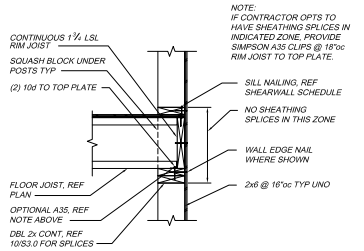
1"=1'-0"



TYPICAL EXTERIOR WALL FOOTING — 1 / S3.0

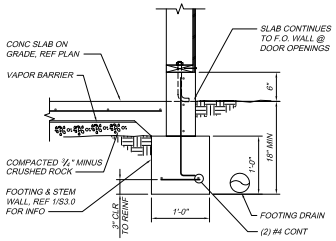
1"=1'-0"

DETAIL NOT USED — 8 / S3.0



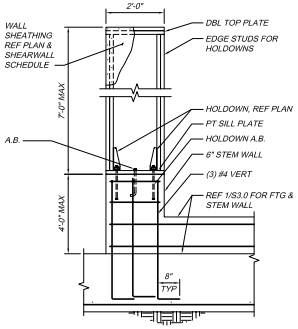
TYPICAL EXTERIOR WALL @ FLOOR — 5 / S3.0

1"=1'-0"



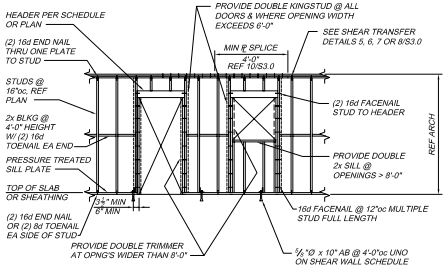
EXTERIOR WALL FOOTING @ S.O.G. — 2 / S3.0

1"=1'-0"



SHORT SHEARWALL ELEVATION — 12 / S3.0

1/2"=1'-0"

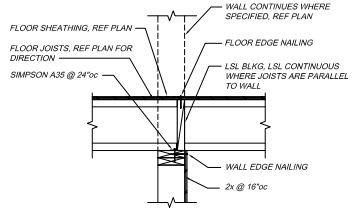


HEADER SCHEDULE (SEE NOTE 1)	
OPN'G WIDTH	HEADER
UP TO 8'-0"	6x6
8'-0" TO 10'-0"	6x8

NOTES:
1. HEADERS, KINGSTUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAIL.
2. NAIL SILL PLATE TO WOOD FRAMED FLOORS OR ROOFS WITH 16d @ 12"oc TO BLOCKING BELOW SHEATHING UNO ON SHEARWALL SCHEDULE.
3. ALL ANCHOR BOLTS & FASTENERS IN CONTACT W/ PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

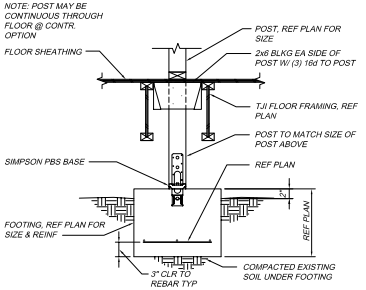
TYPICAL BEARING/SHEAR WALL FRAMING — 9 / S3.0

NO SCALE



TYPICAL INTERIOR SHEAR/BEARING WALL — 6 / S3.0

1"=1'-0"



TYPICAL INTERIOR POST FOOTING — 3 / S3.0

1"=1'-0"

SEAL: STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 19402 OREGON July 22, 1982 EDWARD C. QUESENBERRY EXPIRES: 12/31/2006

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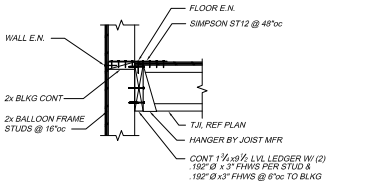
NARROW LOT HOUSE DESIGN
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
DETAILS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
S3.0

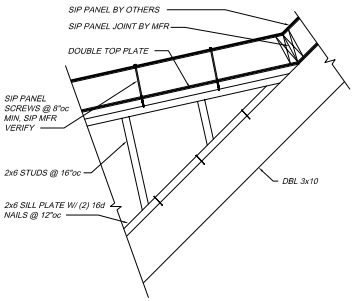
Exhibit B



TYPICAL BALLOON FRAMED WALL @ FLOOR

1"=1'-0"

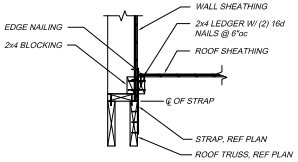
9 S3.1



DETAIL

1"=1'-0"

7 S3.1



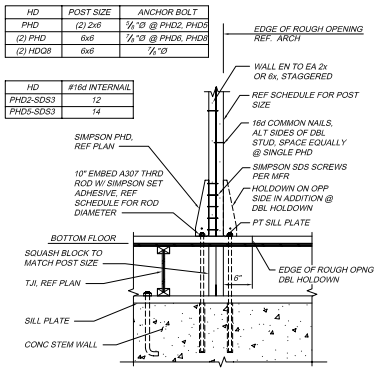
DETAIL

1"=1'-0"

4 S3.1

HD	POST SIZE	ANCHOR BOLT
PHD	(2) 2x6	⅞"Ø @ PHD2, PHD5
(2) PHD	6x6	⅞"Ø @ PHD6, PHD8
(2) HDQ8	6x6	⅞"Ø

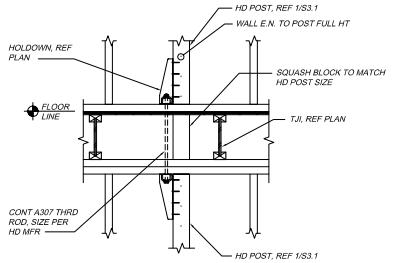
HD	#16d INTERNAIL
PHD2-SDS3	12
PHD5-SDS3	14



HOLDOWN TO FOUNDATION

1"=1'-0"

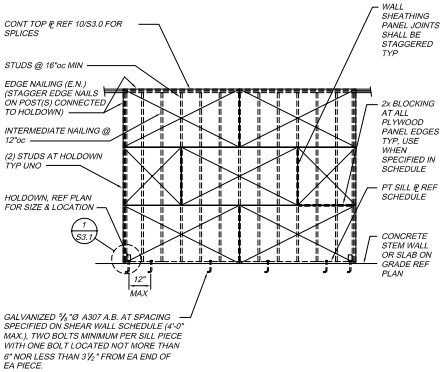
1 S3.1



BOLTED HOLDOWN @ FLOOR

1"=1'-0"

10 S3.1



SYMBOL	SHEATHING NAILING: PANEL EDGES (E.N.)	SHEATHING NAILING: INTERMEDIATE SUPPORTS	SOLE ℄ NAILING	SILL ℄ ANCHORS	BLOCK/JOIST CONNECTION	CAPACITY
1	10d @ 6"oc	10d @ 12"oc	16d @ 6"oc	⅝"Ø x10" A.B. @ 2'-8"oc	A35 CLIPS @ 16"oc	340 PLF
2	10d @ 4"oc	10d @ 12"oc	2 ROWS 16d @ 4"oc	⅝"Ø x10" A.B. @ 1'-4"oc	A35 CLIPS @ 10"oc	510 PLF [7]
3	10d @ 3"oc	10d @ 12"oc	2 ROWS 16d @ 4"oc	⅝"Ø x10" A.B. @ 1'-4"oc	A35 CLIPS @ 8"oc	665 PLF [7,8]

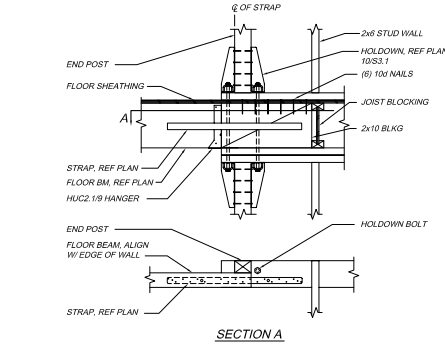
NOTES:

1. ALL WALL SHEATHING SHALL BE ¹⁵/₃₂" APA RATED STRUCTURAL I PLYWOOD.
2. ALL SHEATHING NAILS SHALL BE COMMON WIRE NAILS (8d= .131" DIA, 10d=.148" DIA). MINIMUM NAIL PENETRATIONS INTO STUDS SHALL BE AS FOLLOWS: 8d=1.5", 10d:1.625".
3. DO NOT PENETRATE SURFACE PLY OF SHEATHING WITH NAIL HEADS.
4. SILL ℄ SHALL BE PRESSURE TREATED DOUGLAS FIR #2 OR HEM FIR #2.
5. ALL NAILS IN CONTACT W/ P.T. SILL PLATE SHALL BE HOT DIPPED GALVANIZED.
6. USE 3x SILL PLATES AT FOUNDATION.
7. USE 3x MEMBERS AT ABUTTING PANEL EDGES.
8. USE 2"x2"x⁵/₁₆ ℄ WASHERS AT ANCHOR BOLTS.

SHEAR WALL DIAGRAM AND SCHEDULE

NO SCALE

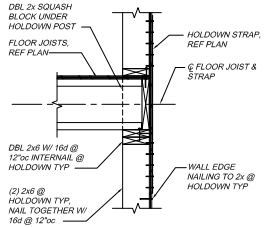
8 S3.1



DRAG TIE CONNECTION

1"=1'-0"

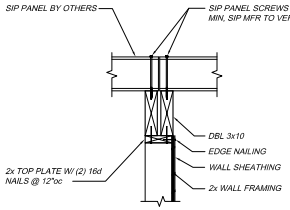
5 S3.1



TYPICAL NAILED HOLDOWN @ FLOOR

1"=1'-0"

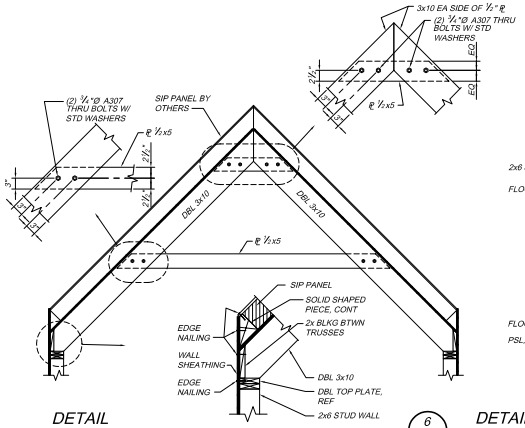
2 S3.1



SIP PANEL TO TRUSS

1"=1'-0"

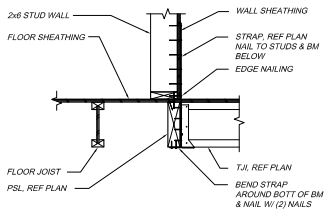
11 S3.1



DETAIL

½"=1'-0"

6 S3.1



DETAIL

1"=1'-0"

3 S3.1

SEAL: STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 19402 OREGON July 22, 1997 EDWARD C. QUESENBERRY EXPIRES: 12/31/2006

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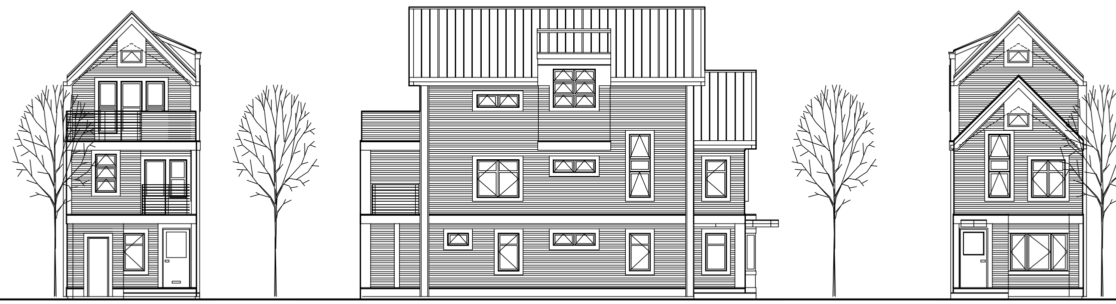
NARROW LOT HOUSE DESIGN
PLAN SET H-1
PORTLAND OREGON

DRAWING TYPE:
STRUCTURAL DETAILS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
S3.1



CODE INFORMATION

DOCUMENT SET WAS REVIEWED UNDER THE 2005 OREGON RESIDENTIAL SPECIALTY CODE

GENERAL NOTES AND SUPPLEMENTAL INFORMATION

FOUNDATION/UNDER-FLOOR

R319.1 R319.1 1-7 R502.6	Protection against decay is required or the following conditions must be met: Maintain 18" clearance under floor joists, 12" under girders or bottom of wood structural floor. Provide 3" of bearing at beam pockets and 1/2" air space at sides and ends.
R319.1.1	All wood in direct contact with concrete, and all exposed wood supporting porches and decks, to be pressure treated or of natural resistance to decay.
R401.2	When the footing and stem wall are placed in separate concrete pours, a connection shall be provided to accommodate lateral displacement.
R401.3	Lots must be provided with adequate drainage so as to drain surface water away from the foundation walls.
R403.1.1 & Table R403.1	*Foundation and anchorage shall comply with the more restrictive of the following or the approved plans:* Foundation footing shall be 18" below finish grade and:

Number of floors	*Wall Thickness*	*Footing Width*	*Footing Thickness*
1	6"	12"	6"
2	8"	15"	7"
3	10"	18"	8"

R403.1.4.1	Foundation stem walls shall be provided with a minimum of one #4 bar within 12 inches of the top of the wall and one #4 bar a minimum of 3" clear from the bottom of the footing. Monolithic foundations shall be permitted to have a minimum of two #4 bars placed in the footing.
R403.1.8	Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6'-0" on center maximum, with at least two bolts per plate and within 12" of ends and corners.
R404.1.6	Foundation wall shall extend at least 4" above grade where masonry veneer is used and a min. of 6" above grade at all other locations.
R405.1	Foundation drainage shall be provided around all foundations enclosing habitable or usable space below grade.
R406.2	Foundation wall enclosing habitable space requires waterproofing on the outside surface.
R407.3	Columns and posts shall be adequately anchored to prevent lateral displacement. Columns less than 48" in height on a pier or footing are exempt from the bottom end lateral displacement requirement within underfloor areas enclosed by a continuous foundation.
R408.2	Ventilation openings at the crawl space are required within 3' of each corner. The minimum net area of ventilation openings shall not be less than one (1) square foot vent area per 150 square feet of under-floor area.
R408.3	An 18" x 24" access is required to all under-floor spaces.

GARAGES

R309.1	Provide a 1-3/8" minimum solid core door, a 20-minute fire rated door or a solid or honeycomb steel door not less than 1-3/8" thick between garage and residence.
R309.1.1	Ducts penetrating the wall or ceiling separating the dwelling from the garage shall be of not less than 26 gauge steel, with no duct openings in the garage.
R309.2	The garage shall be separated from the residence and its attic area by not less than ½" gyp board. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gyp board. Where separation is a floor-ceiling assembly, structure supporting the separation shall be protected by ½" gyp board, including wrapping of all beams and supporting posts.
M1307.2	Seismic anchorage of water heaters is required.
M1307.3 M1307.3.1	▪ Appliances installed in the garage generating a glow, spark or flame are to be located 18" above the floor. ▪ Furnaces or water heaters located in a garage shall be protected from vehicle impact by 2" dia. steel post embedded 18" deep in 6" diameter hole, concrete filled, extending 36" above garage floor.

DWELLING UNIT

R303.1	All habitable room shall be provided with aggregate glazing area of not less than 8 percent of the floor area of the room. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
R303.3 M1506.4	All Bathrooms or combination of rooms with bathing or spa facilities shall be provided with a mechanical ventilation system and shall be designed to have the capacity to exhaust the minimum flow rate of 50 cfm intermittent or 20 cfm continuous. Ventilation air from the space shall be exhausted directly to the outside. Note: Natural or mechanical ventilation is okay for bathrooms without the means of bathing.
R308.4	Safety glazing shall be provided at hazardous locations such as: ➢ Tub or shower enclosures where the glazing is less than 60" above any standing or walking surface or the drain. ➢ Within 24" of a door and less than 60" above the floor. ➢ Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor. ➢ Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface. ➢ Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
R310.1	Basements with habitable space and every sleeping room shall have at least one openable window or door for emergency egress with a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 22"; width 20". Sill height above finished floor is 44" max.
R311.4.1 & R311.4.3	A minimum of one egress door is required. The required exit door shall not pass through garage or carport. Such door shall be provided with a landing on both sides of the door, a minimum 36" wide, but not less than the width of the door. The interior floor or landing shall be not less than 1.5 inches lower than the top of the threshold. The exterior landing at the required exit door shall be not more than 8" below the top of the threshold.
E35-210.12	Provide Arc-Fault Circuit Interrupter circuits to serve all sleeping areas. When an existing dwelling unit bedroom circuit is extended and the AFCI circuit breakers are not available for the existing panelboard, the use of an AFCI receptacle installed in the first receptacle location on the branch circuit shall be permitted.
R313.1 R313.2	Provide 110V interconnected smoke alarms with battery backup, in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story, including basement and cellars. Certain required locations may disallow the use of ionization-type alarms. Photoelectric-type alarms are suitable for all code-required locations.
R1004.1	Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing.

STAIRS & GUARDRAILS

R303.6	All exterior and interior stairways are to be provided illumination. Such lighting shall be located in the immediate vicinity of exterior landings and controlled from inside. For interior stairs, such lighting shall be in the vicinity of top and bottom landings and controlled from top and bottom.
R311.5 R311.5.3	Stairs must comply with the following dimensions: ▪ 36" minimum width. 6'-8" headroom height measured vertically from the plane of the nosings of the treads. ▪ Minimum 4", maximum 8", rise and minimum 9" run.
R311.2.2	Walls and soffits of enclosed accessible space under stairs shall be protected with ½" gypsum board.
R311.5.6 R311.5.6.3	Stairs with 4 or more risers must comply with the following: ▪ Handrail height shall be not less than 30" and not more than 38" above the tread nosing. ▪ Handrails must comply with either Type I or Type II requirements. Type I: circular cross section with minimum outside diameter of 1 1/4" and a maximum cross section dimension of 2 1/4". Type II: handrails are shaped and shall provide a graspable finger recess area on both side of the profile. The minimum width of the handrail above the recess shall be 1 ¼" to a maximum of 2 ¾".
R312.	Raised floor surfaces, balconies or porches located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards 34" in height measured vertically from the tread nosing. Required guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through.

ATTICS

R806.1	Provide cross-ventilation at each enclosed rafter space.
R806.2	Attic ventilation shall be not less than 1 square foot per each 150 square foot of attic area. The total area may be reduced to 1 to 300 with ½ venting at ridge and ½ at eaves.
R807.1	Provide a 22" x 30" minimum attic access to all attic areas that exceed 30 sq. ft. and with 30" or more headroom.
N1104.2.1	Provide a rigid baffle, extending above the insulation at eave or soffit vents.

ENERGY CODE

Table N1104.1 (1)	PATH 1: Wall: R-21; under-floor: R-25; flat ceiling: R-38; vaulted ceiling: R-30 (max. 50% of heated area); exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; windows U= 0.40. PATH 8: 1,500 sq. ft. or less and 12% max. glazing. Wall: R-15; under-floor: R-21; flat ceiling: R-49; vaulted ceiling: R-38; all exterior doors U=0.20; windows U-40. PATH 10: Wall: R-15; under-floor: R-30; flat ceiling: R-49; vaulted ceiling: R-38; exterior door, max. 28 sf. of U=0.54 or less, other exterior doors U=0.20; windows U=0.35. All: Skylights (max. 2% of floor area): U-0.50; basement walls: R-15; slab floor edges: R-15; forced air ducts: R-8.

SITE INFORMATION

OWNER COMPLETE ITEMS BELOW AS REQUIRED

SITE ADDRESS:	
LEGAL DESCRIPTION:	
TAX ACCOUNT NO.:	
QUARTER SECTION:	
NEIGHBORHOOD:	
ZONING:	
LUR#:	

ENERGY CODE: PATH I

DOORS:	U = .54 MAX
WINDOWS:	U = .40 MAX
FIRST FLOOR:	R = 21 MIN
WALLS:	R = 21 MIN
ROOF:	R = 30 MIN

INSULATION

BASE:	FIBER GLASS BATT INSULATION AT WALLS AND FLOOR. SEE ROOF OPTIONS FOR INSULATION. SEE CODE STANDARDS ABOVE FOR MIN 'R' VALUES
GREEN:	2" SPRAY-IN URETHANE W/ BATTS IN VAULT CAVITIES, FORMALDEHYDE FREE
UP GRADE:	BLOWN IN WALLS ICYNENE, CELLULOSE, BIBS

DRAWING LIST

SPECIFICATION LEGEND

(SPECIFICATION SUBJECT)

BASE:	(INDICATES BASELINE SPECIFICATIONS, LOWEST COST IMPACT AND REPRESENTS MINIMUM CODE REQUIREMENTS BY THE CITY OF PORTLAND)
GREEN:	(INDICATES OPTION FOR SUSTAINABLE PRACTICES, MAY HAVE COST IMPACT)
UPGRADE:	(IN ADDITION TO ENVIRONMENTAL STEWARDSHIP, THIS OPTION INDICATES A HIGHER LEVEL OF FINISH AND COST IMPACT)

SEAL:

ARCHITECT:
Bryan J. Higgins Architect
21 SW Whitaker Street
Portland, Oregon 97239
503.226.3197

ENGINEER:

Living Smart!
big ideas for small lots
www.livingsmartpdx.com

NARROW LOT HOUSE
PLAN SET H-2
PORTLAND OREGON

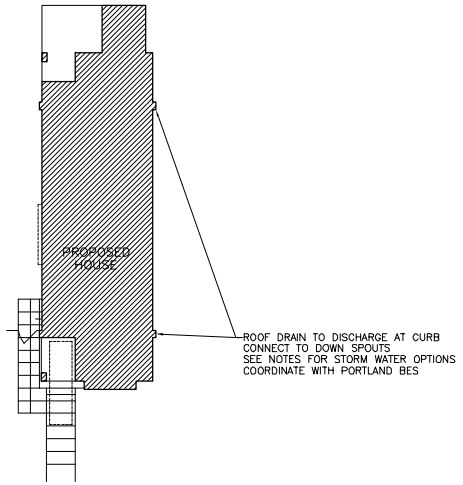
DRAWING TYPE:
COVER SHEET

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
CS

Exhibit B

PROPOSED SITE PLAN TO BE COMPLETED BY OWNER:
LOCATE STREET, PROPERTY LINES, EXISTING UTILITIES
FOR TIE IN, AND CORNER SPOT ELEVATIONS.
COORDINATE ALL OTHER SITE PLAN REQUIREMENTS WITH
THE CITY OF PORTLAND.



STREET

SITE WORK GENERAL NOTES

1. ALL EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) MEASURES SHOWN SHALL BE INSTALLED AS PER THE DETAIL DRAWINGS IN THE CITY OF PORTLAND–EROSION CONTROL MANUAL (AVAILABLE THROUGH THE OFFICE OF PLANNING AND DEVELOPMENT REVIEW, 1900 SW 4TH AVE, PORTLAND OR 97201).

2. TEMPORARY ESPCP MEASURES SHALL BE INSTALLED, INSPECTED AND APPROVED BY A CITY INSPECTOR BEFORE STARTING GROUND DISTURBING ACTIVITIES.

3. ESPCP MEASURES SHALL NOT BE REMOVED UNTIL PERMANENT LANDSCAPING HAS BEEN INSTALLED AND A FINAL INSPECTION HAS BEEN REQUESTED AND APPROVED BY A CITY INSPECTOR.

4. INSPECTIONS MAY BE REQUESTED BY TELEPHONING THE INSPECTION REQUEST NUMBER 823-7000 ONE DAY PRIOR TO THE TIME OF INSPECTION.

5. APPROVAL OF THIS ESPCP PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

6. THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. THE BOUNDARIES OF THE CLEARING LIMITS (IF REQUIRED BY THE CITY) SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

9. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

10. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

11. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BETWEEN OCTOBER 1 AND APRIL 30 BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. ALL INSPECTIONS SHALL BE NOTED IN AN INSPECTION LOG WHICH SHALL BE MADE AVAILABLE TO THE CITY INSPECTOR UPON REQUEST.

12. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

13. A SIGN WITH THE CITY'S EROSION CONTROL HOTLINE NUMBER, PROJECT ADDRESS, AND PERMIT NUMBER SHALL BE POSTED AT A LOCATION CLEARLY VISIBLE FROM THE RIGHT OF WAY AND MAINTAINED UNTIL PROJECT COMPLETION.

14. CONTRACTOR TO LOCATE WATERLINE PRIOR TO CONSTRUCTION TO DETERMINE DEPTH. CONTACT OWNER WITH INFORMATION.

15. EROSION CONTROL:
    A. BIOBAGS AT CATCH BASINS IN VICINITY
    B. INSTALL SEDIMENT FENCE ALONG NORTH PROPERTY LINE.
    C. COVER EXPOSED AREAS WITH NEOPRENE SHEETS.

16. CONSTRUCTION STAGING AND MATERIAL STORAGE WILL OCCUR OFFSITE.

LEGEND LOCATE ON SITE PLAN AS REQUIRED

- FOUND MONUMENT AS SHOWN
- ELEVATIONS
- SERVICE RISER
- WATER METER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- PROPERTY LINES
- N.S. NEW SANITARY, WATER OR GAS LINES
- E.S. EXISTING SANITARY LINE
- E.W. EXISTING WATER LINE
- SILT FENCE (CITY OF PORTLAND DETAIL A.2A)

SITE PLAN GENERAL NOTES

1. A MINIMUM BUILDING SET BACK OF 5 FEET WILL BE PROVIDED.
2. SITE PLAN SHEET IS FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION, A SITE PLAN SHEET WILL BE REQUIRED FOR FINAL PERMIT.
3. OWNER WILL BE REQUIRED TO DEVELOP AND SUBMIT A SITE PER EXISTING CONDITIONS.

LOT COVERAGE

1.	LOT AREA:	
2.	BUILDING AREA (FOOTPRINT):	680SF W/ STORAGE
3.	TOTAL BUILDING GSF (ALL FLOORS):	1,780 GSF
4.	BUILDING AREA : LOT AREA	
5.	BUILDING HEIGHT AT STREET:	27'-0" TO RIDGE LINE
6.	MAXIMUM BUILDING HEIGHT:	34'-0" TO RIDGE LINE
7.	HARD SURFACE AREA:	

STORM WATER MANAGEMENT

BASE: DISCHARGE ROOF DRAINS THROUGH CURB, COORDINATE WITH BES

GREEN: PROVIDE ON SITE STORMWATER MITIGATION
REFERENCE: CITY OF PORTLAND BUREAU OF ENVIRONMENTAL SERVICES STORMWATER MANAGEMENT MANUAL

SITE PLAN
1" = 8'-0"

1

INDICATE DIRECTION OF NORTH

SEAL:

ARCHITECT:
Bryan J. Higgins Architect
21 SW Whitaker Street
Portland, Oregon 97239
503.226.3197

ENGINEER:

Living Smart!
Log Cabin Kit Specialists
www.livesmartlogs.com

NARROW LOT HOUSE
PLAN SET H-2
PORTLAND OREGON

DRAWING TYPE:
SITE PLAN

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
A1.1

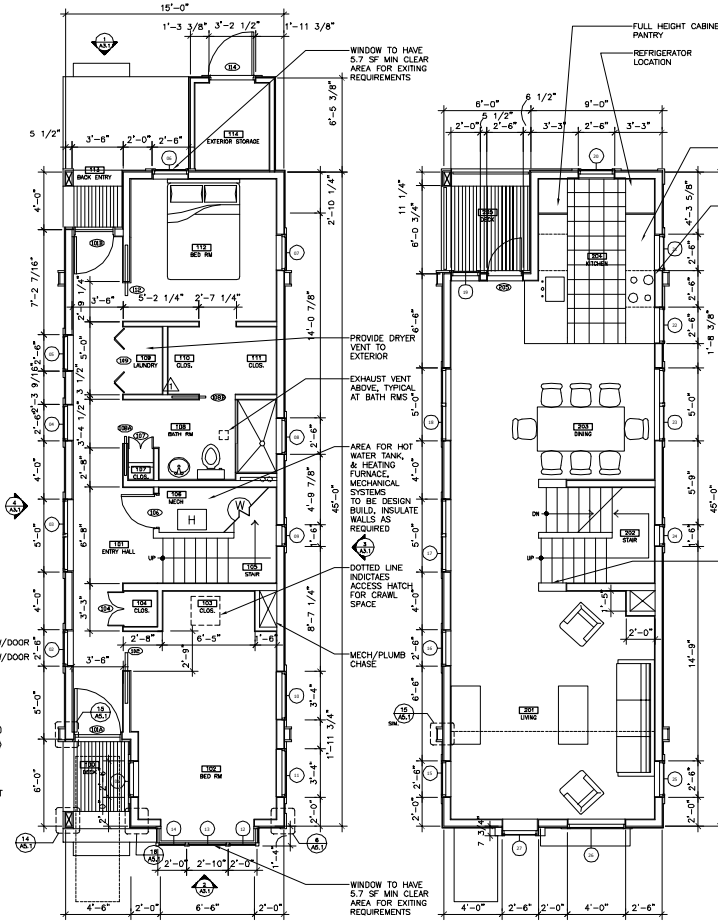
Exhibit B

WINDOW SCHEDULE

WINDOW NO.	R.O. – WDxHT	TYPE
01	2'-6" x 4'-6"	FIXED (TEMPERED)
02	2'-6" x 4'-6"	CASEMENT (TEMPERED)
03	5'-0" x 1'-6"	(2) AWNING
04	2'-6" x 1'-6"	AWNING
05	2'-6" x 1'-6"	AWNING
06	2'-6" x 4'-6"	CASEMENT (EGRESS)
07	2'-6" x 1'-6"	AWNING
08	2'-6" x 1'-6"	AWNING
09	1'-6" x 4'-6"	CASEMENT (TEMPERED)
10	3'-4" x 1'-6"	AWNING
11	3'-4" x 1'-6"	AWNING
12	2'-0" x 4'-6"	FIXED (*CORNER)
13	2'-6" x 4'-6"	CASEMENT (EGRESS)
14	2'-0" x 4'-6"	FIXED (*CORNER)
15	2'-6" x 4'-6"	CASEMENT
16	2'-6" x 7'-6"	AWNING/FIXED/AWNING
17	5'-0" x 1'-6"	(2) AWNING
18	5'-0" x 4'-6"	DOUBLE CASEMENT
19	2'-0" x 4'-6"	DOUBLE HUNG
20	2'-6" x 4'-6"	(3) AWNING
21	2'-6" x 1'-6"	AWNING
22	2'-6" x 1'-6"	AWNING
23	5'-0" x 1'-6"	(2) AWNING
24	1'-6" x 4'-6"	CASEMENT (TEMPERED)
25	2'-6" x 1'-6"	AWNING
26	4'-0" x 4'-6"	DOUBLE CASEMENT
27	2'-6" x 7'-6"	AWNING/FIXED/AWNING
28	5'-0" x 5'-6"	(6) AWNING
29	1'-6" x 5'-0"	(2) AWNING
30	1'-8" x 6'-0"	DOUBLE HUNG, ALIGN W/DOOR
31	1'-8" x 6'-0"	DOUBLE HUNG, ALIGN W/DOOR
32	1'-6" x 2'-6"	AWNING
33	1'-6" x 1'-6"	AWNING
34	2'-6" x 1'-6"	AWNING
35	2'-6" x 1'-6"	AWNING
36	2'-6" x 1'-6"	AWNING (2ND FL VAULT)
37	2'-6" x 1'-6"	AWNING (3RD FL VAULT)

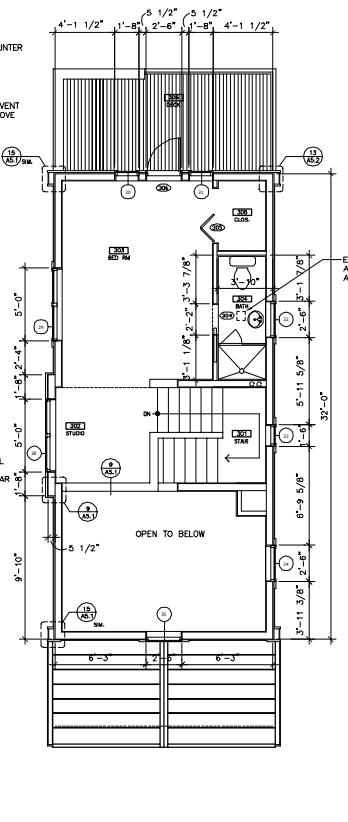
WINDOW NUMBER AND SIZES MUST NOT VARY FROM THIS LIST
WINDOW OPERATION MAY BE ADJUSTED, PROVIDED EGRESS REQUIREMENTS LISTED ABOVE ARE MET

* MAY VARY PER WINDOW MANUFACTURER

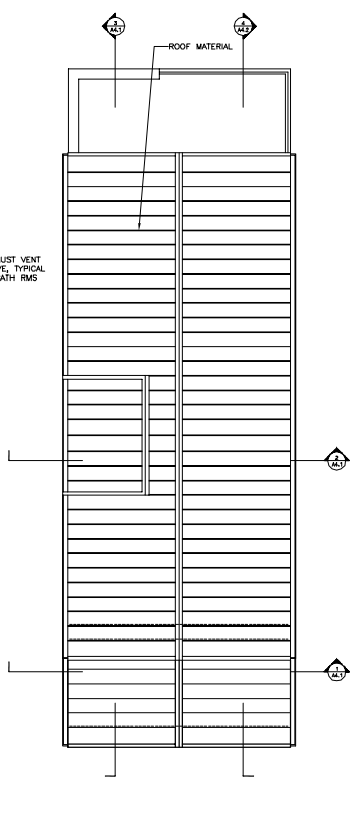


FIRST FLOOR PLAN 4
1/4" = 1'-0"

SECOND FLOOR PLAN 3
1/4" = 1'-0"



THIRD FLOOR PLAN 2
1/4" = 1'-0"



ROOF PLAN 1
1/4" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE.
2. ALL INTERIOR DIMENSIONS ARE TO FACE STUD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS MUST BE VERIFIED IN FIELD.
4. SEE STRUCRURAL DETAILS FOR STRUCTURAL TIES AND NAILING SCHEDULE
5. SEE ELECTRICAL PLANS FOR OUTLET AND LIGHTING DIAGRAMS.
6. SEE ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING.
7. VENT CRAWL SPACE PER CITY STANDARD NOTE "R408.2"
8. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE

WALL TYPES & FINISH

BASE: TYPICAL INTERIOR WALL (NON-STRUCTURAL): 5/8" GYP. BD. (BOTH SIDES), 2x4 STUDS @ 24" O.C.
TEXTURE WALL FINISH, SEE COVER SHEET FOR INSULATION STANDARDS, STANDARD PAINT

GREEN: TYPICAL INTERIOR WALL (NON-STRUCTURAL): 5/8" GYP. BD. (BOTH SIDES), 2x4 STUDS @ 24" O.C.
CEMENTIOUS BOARD AT BATH RM AREAS, TEXTURED OR SMOOTH WALL FINISH
SEE COVER SHEET FOR GREEN OPTION INSULATION
PRIMER AND PAINTS TO BE GREEN SEAL CERTIFIED, PAINTERS CAULK LOW VOC

UP GRADE: TYPICAL INTERIOR WALL (NON-STRUCTURAL): 5/8" GYP. BD. (BOTH SIDES), 2x4 STUDS @ 24" O.C.
SMOOTH WALL FINISH, R-21 BATT INSULATION AT EXTERIOR WALLS, STANDARD PAINT.

FLOOR FINISH TYPICAL

BASE: 26 oz, 6 lb PAD ROLL CARPETING, TYPICAL, OVER 3/4" PLY WOOD DECKING
SHEET VINYL AT BATH ROOMS AND KITCHEN

GREEN: RENEWABLE FLOORING MATERIAL (BAMBOO, CORK), OVER 3/4" PLYWOOD DECKING
PROVIDE LOW VOC CARPET (CARPET & RUG INSTITUTE IAQ LABEL CERTIFIED) OR VCT
AT BATH RM & KITCHEN: PROVDE LINOLEUM, CORK OR TILE
PROVDE LOW OR NO VOC MATERIALS AND ADHESIVES

UP GRADE: 3/4" x 3" T&G HARD WOOD FLOORING, OVER 3/4" PLYWOOD DECKING
RADIAL RUBBER TILE, VCT, TILE AT BATH ROOMS AND KITCHEN

PLUMBING FIXTURES

BASE: 2.5 GPM FLOW RATING

GREEN: 1.5 GPM FLOW RATING

UPGRADE: 2.0 GPM FLOW RATING

DOOR SCHEDULE

DOOR NUMBER	SIZE	TYPE	FRAME	LOCK TYPE	FINISH	NOTES
101A	3'-0" x 7'-0"		WD/WN	LOCK & BOLT		U – .40
101B	2'-6" x 7'-0"		WD/WN	LOCK & BOLT		U – .40
102	2'-9" x 7'-0"		WOOD	POCKET		
104	(2) 1'-6" x 7'-0"		WOOD	MAG		
106	2'-6" x 7'-0"		WOOD	LATCH		U – .20
107	(2) 1'-6" x 7'-0"		WOOD	MAG		
108A	3'-4" x 7'-0"		WOOD	POCKET		
108B	2'-7" x 7'-0"		WOOD	POCKET		
109	(4) 3'-10"		WOOD	BI-FOLD		
112	3'-0" x 7'-0"		WOOD	POCKET		
114	3'-0" x 6'-8"		WOOD	LOCK & BOLT		
205	2'-6" x 7'-0"		WD/WN	LOCK & BOLT		U – .40
304	2'-6" x 7'-0"		WD/WN	POCKET		
305	(2) 2'-0"		WD/WN	BI-FOLD		
306	2'-6" x 7'-0"		WOOD	POCKET		U – .40

SEAL:

ARCHITECT:
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503.226.3197

ENGINEER:

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NARROW LOT HOUSE
PLAN SET H-2
PORTLAND OREGON

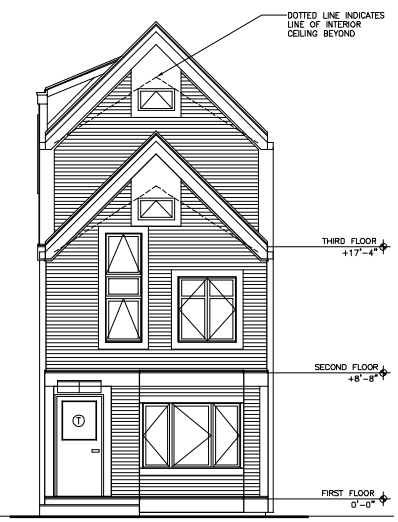
DRAWING TYPE:
FLOOR PLANS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

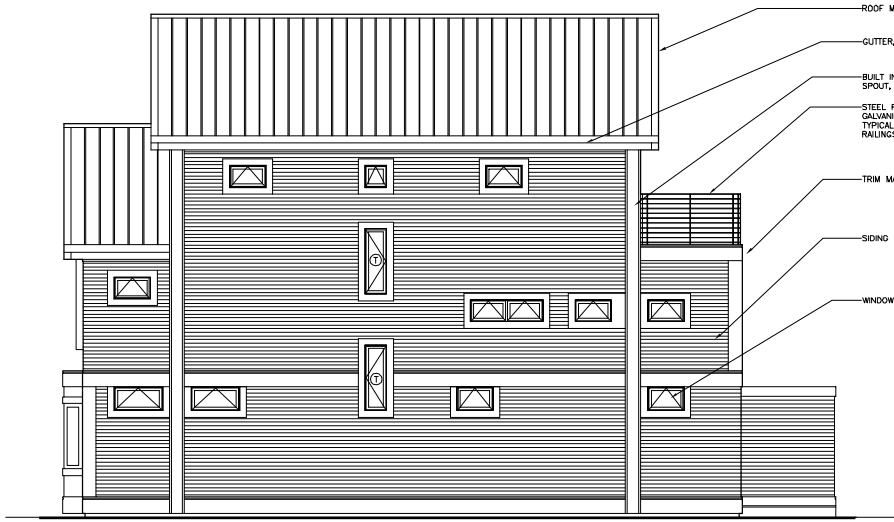
DRAWING NO.
A2.1

Exhibit B

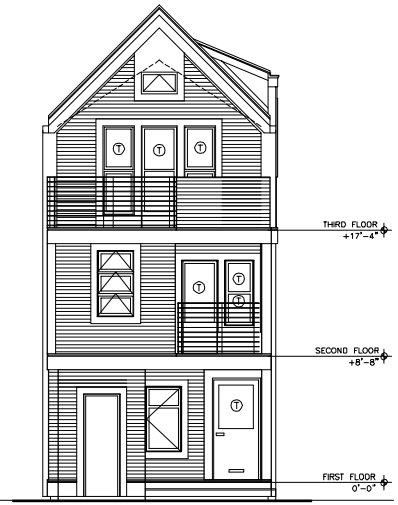
ELEVATION - 4
1/4" = 1'-0"



ELEVATION - 2
1/4" = 1'-0"



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



ELEVATION - 1
1/4" = 1'-0"

GENERAL NOTES

1. SEE PLAN DIMENSIONS FOR ROUGH OPENINGS
2. SEE SECTIONS FOR VERTICAL ROUGH OPENING DIMENSIONS
3. ALL DIMENSIONS MUST BE VERIFIED IN FIELD.
4. SEE DETAILS FOR STRUCTURAL TIES AND NAILING SCHEDULE
5. "T" INDICATES LOCATION OF TEMPERED GLAZING
6. EXTERIOR MATERIALS AS SHOWN ARE REQUIRED PER CITY OF PORTLAND ZONING AND MUST NOT DEVIATE IN APPEARANCE FROM THESE ELEVATIONS WITHOUT APPROVAL

ROOF STRUCTURE

BASE: ENGINEERED SCISSOR TRUSSES AT 24" O.C.
FILL VOID WITH INSULATION, SEE COVER SHEET FOR INSULATION OPTIONS

ROOF MATERIAL

BASE: 30 YR COMPOSITION ROOFING OVER 30-LB BUILDING PAPER

GREEN: LIGHT COLORED 40 YR COMPOSITION ROOFING OVER 30-LB BUILDING PAPER
PROVIDE 'ALGAE BLOCK', RECYCLED CONTENT

UPGRADE: A. 'ARCHITECTURAL SHINGLES' 40 YR COMPOSITION ROOFING OVER 30-LB BUILDING PAPER
B. TERNE COATED STAINLESS STEEL STANDING SEAM METAL ROOF

WINDOWS & DOORS

BASE: VINYL WINDOWS WITH LOW 'E' COATING, 'U' VALUE = .40 (CODE MINIMUM)

GREEN: FIBER GLASS FRAME WINDOWS WITH LOW 'E' COATING, 'U' VALUE = .35 OR LESS
WINDOWS W/ SOLAR HEAT GAIN COEFFICIENT (SHGC) = .40 OR LESS
PROVIDE INSULATED CORE EXTERIOR DOORS

UPGRADE: ALL WOOD OR ALUMINUM CLAD WOOD WINDOWS WITH LOW 'E' COATING, 'U' VALUE = .35

EXTERIOR CLADDING MATERIAL

BASE: CEMENTITIOUS OR WOOD SIDING & TRIM, 6" T&G WITH 3" LAP PROFILE, NO TEXTURE
OVER 20 LB BUILDING PAPER, TRIM MATERIAL TO BE 2X6 NOMINAL

GREEN: CEMENTITIOUS SIDING, 6" T&G WITH 3" LAP PROFILE, NO TEXTURE
OVER SIDING INFILTRATION BARRIER BUILDING WRAP
RECYCLED CONTENT, SEE DETAILS FLASHING

UPGRADE: CEMENTITIOUS SIDING & TRIM, 6" T&G WITH 3" LAP PROFILE, NO TEXTURE
OVER 20 LB BUILDING PAPER, TRIM MATERIAL TO BE 2X6 NOMINAL

LUMBER & WOOD PRODUCTS

BASE: STANDARD LUMBER AND WOOD COMPOSITES

GREEN: FSC CERTIFIED LUMBER FOR FRAMING MEMBERS & SHEATHING

FOUNDATIONS

BASE: CONCRETE, SEE STRUCTURAL

GREEN: CONCRETE W/ 25% FLY ASH, NON-TOXIC FORM RELEASE, REUSABLE FORMS

UPGRADE: CONCRETE W/ 10% FLY ASH

SEAL:

ARCHITECT:

Bryan J. Higgins Architect
21 SW Whitaker Street
Portland, Oregon 97239
503.226.3197

ENGINEER:

Living Smart!
Log Cabins for Smart Kids
www.livingsmartkids.com

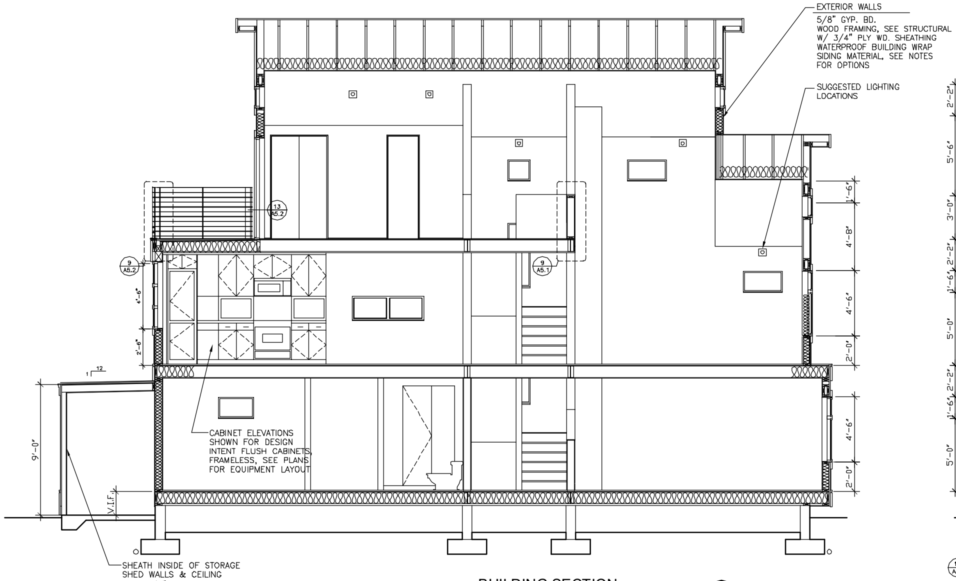
NARROW LOT HOUSE
PLAN SET H-2
PORTLAND OREGON

DRAWING TYPE:
EXTERIOR ELEVATIONS

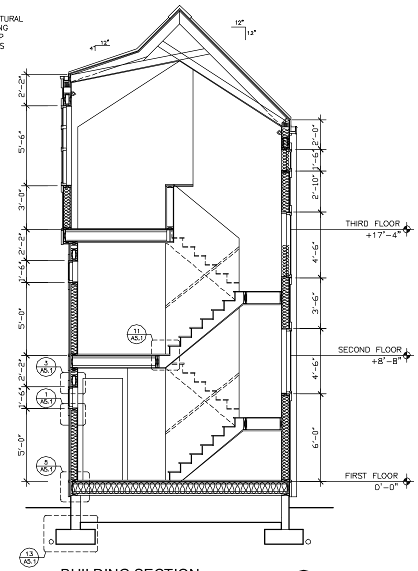
DATES:
07/22/05 - TASK I
11/08/05 - TASK II
02/10/06 - TASK III

DRAWING NO.
A3.1

Exhibit B

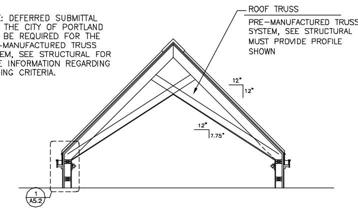


BUILDING SECTION 4
1/4" = 1'-0"

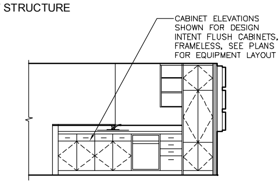


BUILDING SECTION 2
1/4" = 1'-0"

NOTE: DEFERRED SUBMITTAL WITH THE CITY OF PORTLAND WILL BE REQUIRED FOR THE PRE-MANUFACTURED TRUSS SYSTEM, SEE STRUCTURAL FOR MORE INFORMATION REGARDING LOADING CRITERIA.



ROOF STRUCTURE



KITCHEN ELEVATION 4
1/4" = 1'-0"

ENERGY EFFICIENCY

BASE: OREGON CODE, WINDOW 'U' VALUE AT 0.35 OR LESS (CODE MINIMUM)

GREEN: CERTIFIED NORTHWEST ENERGY STAR OR EARTH ADVANTAGE CERTIFIED WITH LEED DUCTS PERFORMANCE, TESTED TO MEET ODOE STANDARD

UPGRADE: NORTHWEST ENERGY STAR OR EARTH ADVANTAGE CERTIFIED

RENEWABLE ENERGY

BASE: NONE

GREEN: OWNER PURCHASE GREEN POWER

UPGRADE: SOLAR WATER HEATING, SOLAR PHOTOVOLTAIC ELECTRICAL GENERATION

FRESH AIR VENTILATION AT BATH RM

BASE: BATH FAN RATED 50 CFM, DUCTED TO OUTSIDE/ SWITCH ON-OFF (CODE MINIMUM)

GREEN: BATH FAN RATED 70 CFM, NOISE RATING 0.5 SONE OR LESS, ENERGY STAR, TIMER SWITCH

UPGRADE: BATH FAN RATED 80-110 CFM, NOISE RATING 1 SONE OR LESS, TIMER SWITCH

FRESH AIR VENTILATION AT KITCHEN

BASE: RANGE HOOD RATED 175-250 CFM AIR FLOW OR HIGHER, DUCTED TO OUTSIDE (CODE MINIMUM)

GREEN: RANGE HOOD, DUCTED TO OUTSIDE, NOISE RATING 2.5 SONE OR LESS, VARIABLE SPEED CONTROL

UPGRADE: RANGE HOOD, DUCTED TO OUTSIDE, NOISE RATING 5.0 SONE OR LESS

WATER HEATING

BASE: GAS OR ELECTRIC

GREEN: TANKLESS GAS WATER HEATER OR SEALED COMBUSTION GAS WATER HEATER OR ELEC HEAT PUMP

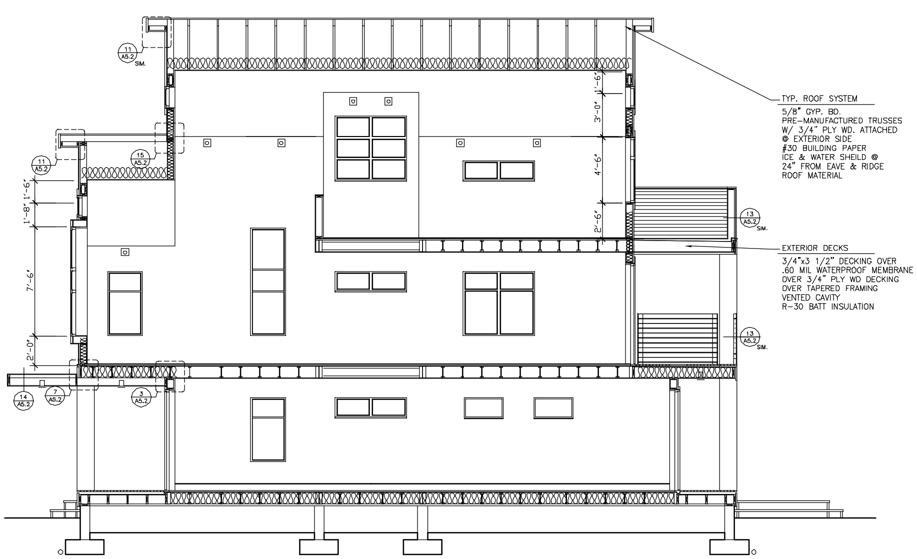
UPGRADE: GAS, ENERGY FACTOR = 0.60 OR HIGHER, ELEC ENERGY FACTOR = 0.93 OR HIGHER

HOUSE HEATING & COOLING SYSTEM

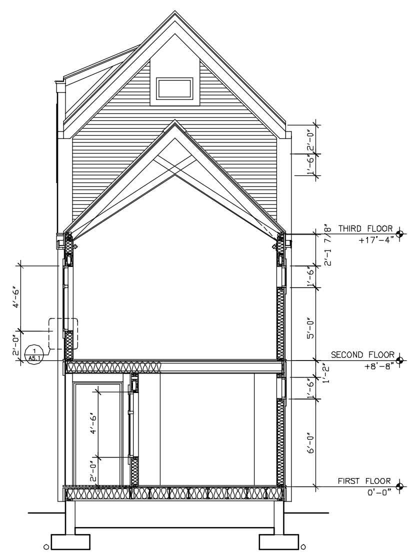
BASE: GAS OR ELECTRIC FORCED AIR FURACE FOR HEATING AND COOLING
PROVIDE CHILLER UNIT AT BACK OF HOUSE

GREEN: HEATING OPTION A: SEALED COMBUSTION FURNACE WITH EFFICIENT BLOWER MOTOR
AND HEAT RECOVERY UNIT
HEATING OPTION B: RADIANT FLOOR HYDRONIC HEATING SYSTEM
HEATING OPTION C: HEAT PUMP RATED AT HSPE 8.5/SEER 13 OR HIGHER
OUTDOOR UNIT AT BACK OF HOUSE
AIR FILTER: MERV 10 OR ELECTROSTATIC
FURNACE OR HEAT PUMP MEETS OREGON STATE IAQ CODE
DUCTS IN UNCONDITIONED SPACE SEALED WITH MASTIC
DUCTS LOCATED INSIDE CONDITIONED SPACE
COOLING OPTION A: PROVIDE COOLING THROUGH OPERABLE WINDOW STACK EFFECT NIGHT FLUSH

UPGRADE: RADIANT FLOOR HYDRONIC HEATING SYSTEM



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



BUILDING SECTION 1
1/4" = 1'-0"

SEAL:

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503.226.3197

ENGINEER:

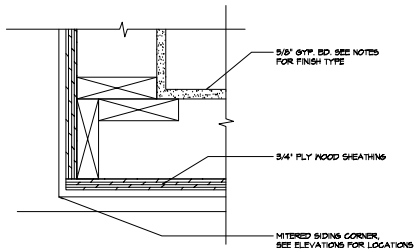
NARROW LOT HOUSE
PLAN SET H-2
PORTLAND OREGON

DRAWING TYPE:
BUILDING SECTIONS

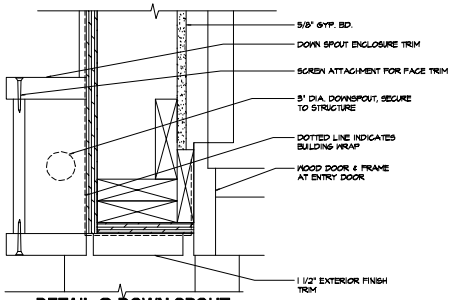
DATES:
07/22/05 - TASK I
11/08/05 - TASK II
02/10/06 - TASK III

DRAWING NO.
A4.1

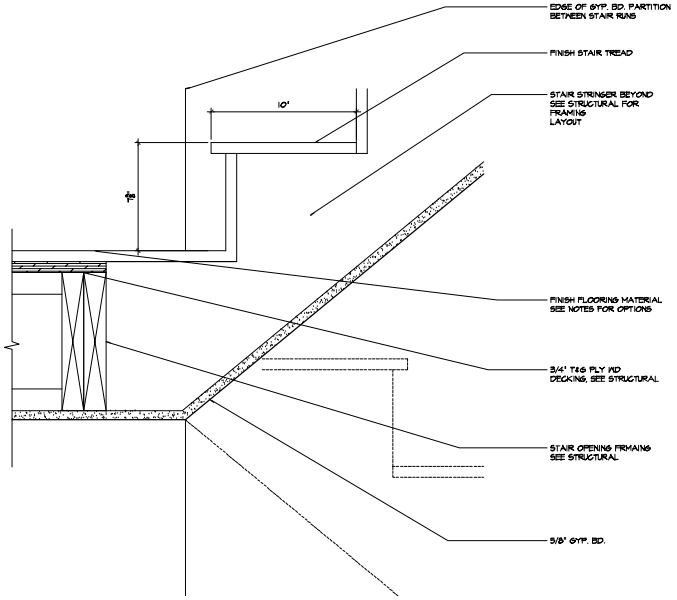
Exhibit B



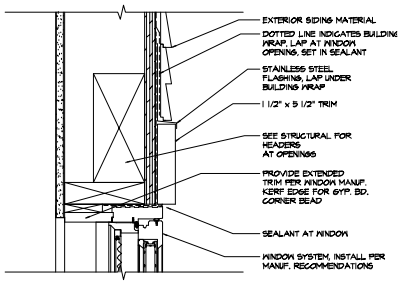
16 A5.1 **DETAIL @ EXTERIOR CORNER**
SCALE: 3" = 1'-0"



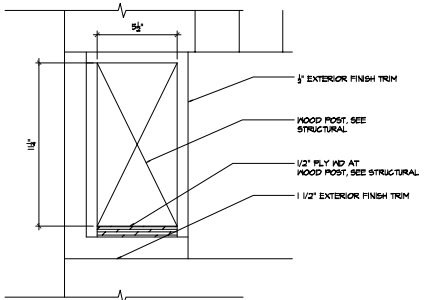
15 A5.1 **DETAIL @ DOWN SPOUT**
SCALE: 3" = 1'-0"



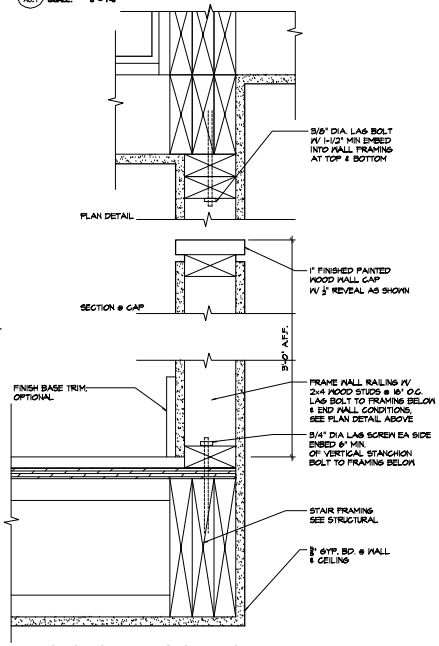
11 A5.1 **SECTION DTL @ STAIR**
SCALE: 3" = 1'-0"



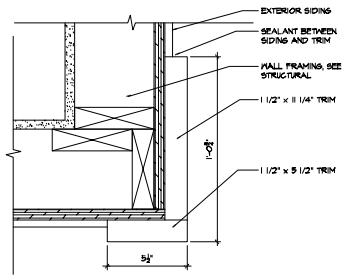
3 A5.1 **DETAIL @ WINDOW HEAD**
SCALE: 3" = 1'-0"



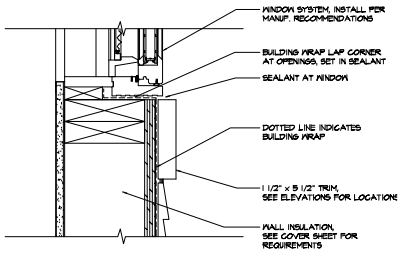
14 A5.1 **DETAIL EXTERIOR POST**
SCALE: 3" = 1'-0"



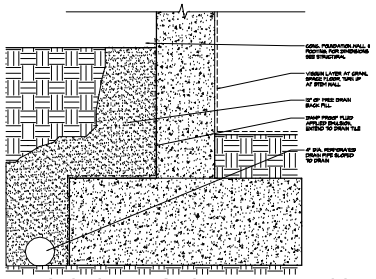
9 A5.1 **SECTION DTL @ STUDIO HALF WALL**
SCALE: 3" = 1'-0"



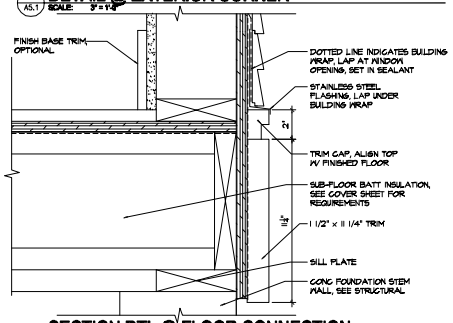
6 A5.1 **DETAIL @ EXTERIOR CORNER**
SCALE: 3" = 1'-0"



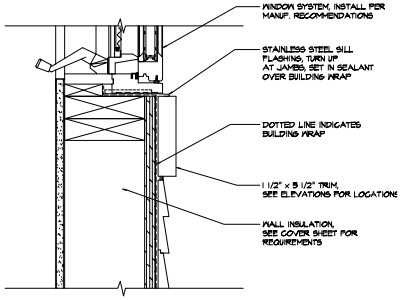
2 A5.1 **DETAIL @ WINDOW JAMB**
SCALE: 3" = 1'-0"



13 A5.1 **SECTION DTL @ FOUND. WATERPROOFING**
SCALE: 3" = 1'-0"



5 A5.1 **SECTION DTL @ FLOOR CONNECTION**
SCALE: 3" = 1'-0"



1 A5.1 **DETAIL @ WINDOW SILL**
SCALE: 3" = 1'-0"

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Log Homes for Smart Folks
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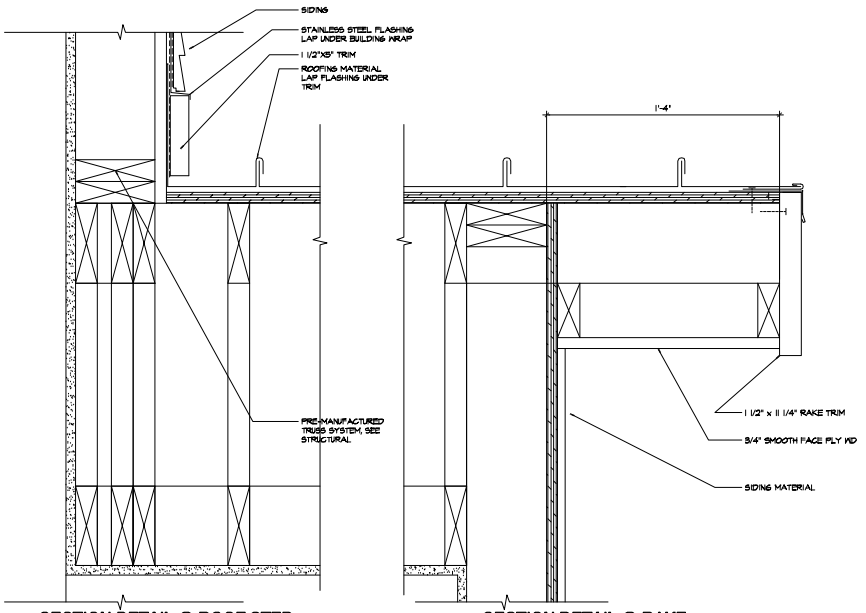
NARROW LOT HOUSE
PLAN SET H-2
PORTLAND OREGON

DRAWING TYPE:
DETAILS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

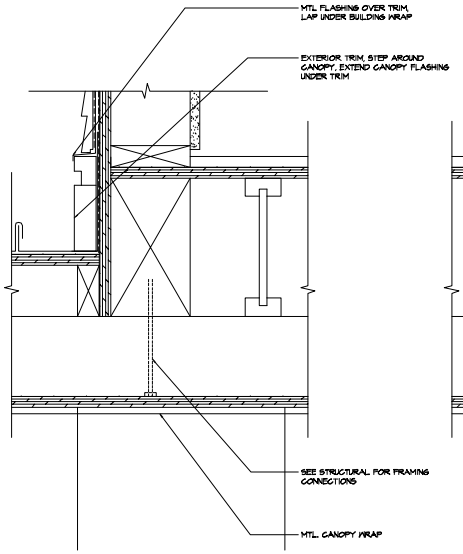
DRAWING NO.
A5.1

Exhibit B

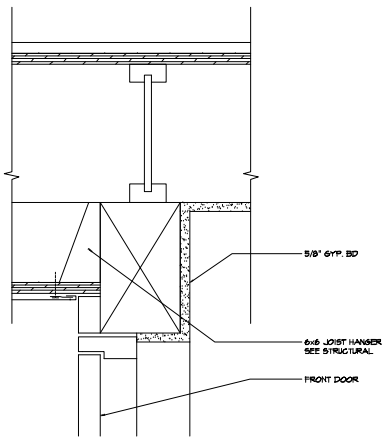


15 A5.2 **SECTION DETAIL @ ROOF STEP** SCALE: 3" = 1'-0"

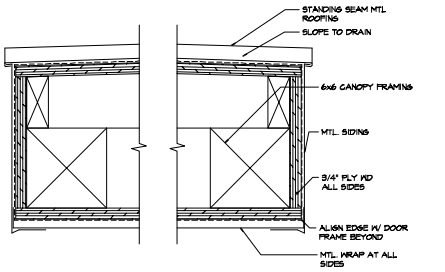
11 A5.2 **SECTION DETAIL @ RAKE** SCALE: 3" = 1'-0"



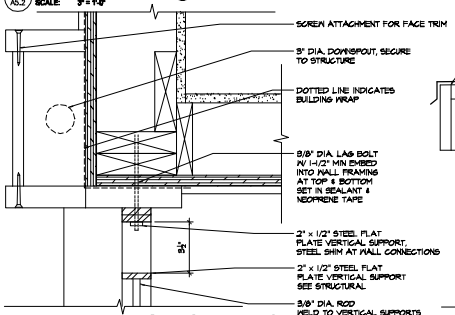
7 A5.2 **SECTION DETAIL @ ENTRY CANOPY** SCALE: 3" = 1'-0"



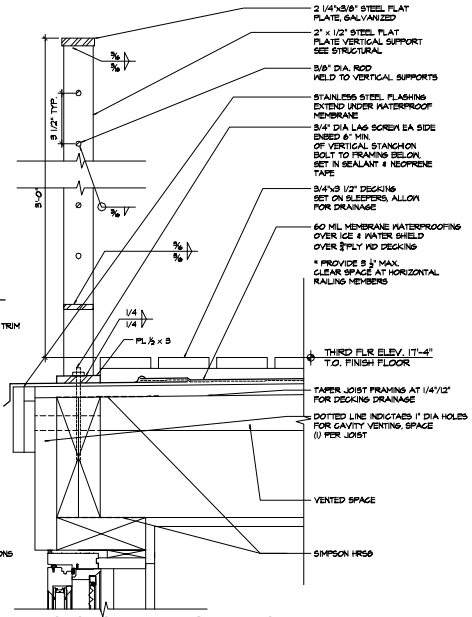
3 A5.2 **SECTION DETAIL @ ENTRY CANOPY** SCALE: 3" = 1'-0"



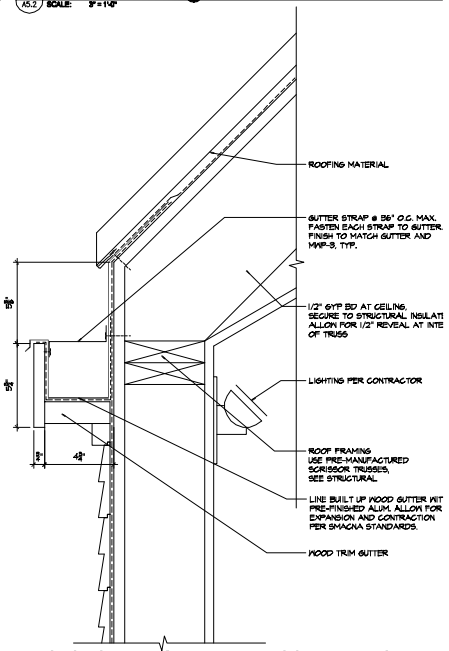
14 A5.2 **SECTION DETAIL @ ENTRY CANOPY** SCALE: 3" = 1'-0"



13 A5.2 **PLAN DETAIL @ DECK RAILING** SCALE: 3" = 1'-0"



9 A5.2 **SECTION DETAIL @ RAILING** SCALE: 3" = 1'-0"



1 A5.2 **SECTION DTL @ EAVE, ALT ROOF FRAMING** SCALE: 3" = 1'-0"

SEAL:

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Portland, Oregon 97239
503.226.3197

ENGINEER:

Living Smart!
Log off the grid!
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NARROW LOT HOUSE
PLAN SET H-2
PORTLAND OREGON

DRAWING TYPE:
DETAILS

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

DRAWING NO.
A5.2

Exhibit B

SHEET INDEX

GENERAL

1. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS THAT COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE COORDINATION OF THE STRUCTURAL WORK WITH THAT OF ALL OTHER TRADES ON THIS PROJECT.
2. THE GENERAL STRUCTURAL NOTES ON THIS SHEET SHALL SERVE AS A SUPPLEMENT TO THE PROJECT SPECIFICATIONS. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
3. IF NO DETAILS ARE PROVIDED FOR A PARTICULAR CONDITION, CONTRACTOR SHALL ASSUME THAT THE CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. IN ALL SUCH CASES, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION.
4. WHEN A DETAIL IS SPECIFIED, THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT REFERENCE IS MADE IN EVERY LOCATION UNLESS SPECIFICALLY DIRECTED OTHERWISE ON THE DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS INDICATED ON THESE DRAWINGS WITH THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
6. THE DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.
7. ALL SEQUENCES, METHODS AND PROCEDURES OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE AND MAINTAIN THE STABILITY AND INTEGRITY OF THE STRUCTURE THROUGH ALL STAGES OF CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, TEMPORARY BRACING, SHORING FOR CONSTRUCTION LOADS, AND FORM WORK STABILITY.
8. THE CONTRACTOR'S METHODS AND SEQUENCES SHALL TAKE INTO CONSIDERATION THE EFFECTS OF THERMAL MOVEMENT OF THE STRUCTURAL ELEMENTS DURING CONSTRUCTION.
9. THESE DRAWINGS ARE NOT TO BE COPIED, SHARED OR OTHERWISE DUPLICATED WITHOUT WRITTEN CONSENT OF ENGINEER.

DESIGN CRITERIA

1. DESIGN IS BASED ON THE REQUIREMENTS OF THE 2003 INTERNATIONAL BUILDING CODE WITH STATE OF OREGON AMENDMENTS (2004 OSSC).
2. GRAVITY LIVE LOAD CRITERIA
   ROOF ..... 25 PSF SNOW
   INTERIOR LIVING SPACE ..... 40 PSF
3. WIND LOADS (PER 1998 OSSC)
   BASIC WIND SPEED..... 80 MPH
   EXPOSURE..... B
   IMPORTANCE FACTOR..... 1.0
4. SEISMIC LOADS (2004 OSSC)
   SITE CLASSIFICATION D
   R = 6.5
   I = 1.0
5. FOUNDATIONS
   ALLOWABLE SOIL BEARING PRESSURE, PER 2004 OSSC - 1500 PSF

SAWN LUMBER

1. SAWN LUMBER SHALL CONFORM TO WESTERN WOOD PRODUCTS ASSOCIATION OR WEST COAST LUMBER INSPECTION BUREAU GRADING RULES.
2. ALL WALL STUD LUMBER SHALL BE KILN DRIED.
3. SPECIES AND GRADES OF THE VARIOUS COMPONENTS SHALL BE:
   A. 2 TO 4" NOMINAL THICK DF-LARCH NO. 2, Fb = 900 PSI
   B. 5" NOMINAL AND GREATER DF-LARCH NO. 2, Fb = 875 PSI
   C. SILL PLATES P.T. HEM FIR NO. 2
   D. ROOF DECKING: 2x6 T&G SELECT DEX DOUGLAS FIR-LARCH
4. ALL FRAMING HARDWARE SUCH AS CLIPS, HANGERS AND STRAPS SHALL BE MANUFACTURED BY SIMPSON STRONGTIE UNO. HARDWARE INSTALLATION SHALL CONFORM TO MANUFACTURER'S DIRECTIONS.
5. ALL NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667, "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES" AND NER-272 "POWER-DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILING NOT SHOWN SHALL BE AS INDICATED ON 2004 OSSC TABLE 2304.9.1. THE FOLLOWING NAIL SIZES SHALL BE USED:

NAIL TYPE	SHANK DIAMETER (IN)	MINIMUM PENETRATION INTO FRAMING MEMBER (IN.)
6d	0.113	1.25
8d	0.131	1.5
10d	0.148	1.625
12d	0.148	1.625
16d	0.162	1.625

6. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981 AND SHALL BE INSTALLED WITH CUT WASHERS. ROLLED THREADS ON BOLTS ARE PROHIBITED.
7. NOTCHES AND HOLES IN SAWN LUMBER SHALL CONFORM TO SECTION 2308.10.4.2 OF THE 2004 OSSC.

STRUCTURAL WOOD PANELS

1. STRUCTURAL WOOD PANELS SHALL CONFORM TO US PRODUCTS STANDARDS PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD, US PRODUCTS STANDARD PS-2 PRP-108 PERFORMANCE STANDARDS.
2. PANELS SHALL BE APA RATED PLYWOOD SHEATHING, EXPOSURE 1. REFER TO DRAWINGS FOR THICKNESS AND SPAN RATING.
3. WHERE PANELS ARE SPECIFIED AS "PLYWOOD" ON DRAWINGS, ONLY PLYWOOD PANELS WILL BE ACCEPTED.
4. ALL ROOF AND FLOOR SHEATHING SHALL BE APPLIED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. A $\frac{1}{8}$" GAP SHALL BE MAINTAINED BETWEEN PANELS AT PANEL ENDS AND EDGES.

PREMANUFACTURED WOOD FLOOR JOISTS

1. PROVIDE SHOP DRAWINGS SHOWING LAYOUT AND CONNECTORS FOR ALL JOIST FRAMING. SHOP DRAWINGS AND SUPPORTING CALCULATIONS SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF OREGON.
2. PERMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE, SERIES AND SPACING SHOWN ON THE DRAWINGS.
3. JOISTS SHALL BE MAUNUFACTURED BY TRUS JOIST INC. OR APPROVED EQUAL CONFORMING TO APA EWS STANDARD PRI-400. PROPOSED ALTERNATE SHALL PROVIDE EQUIVALENT OR BETTER STRENGTH, AND STIFFNESS PERFORMANCE WITHOUT CHANGING JOIST DEPTH. ACCEPTABLE ALTERNATES SHALL HAVE ICBO APPROVAL AND LVL FLANGES.
4. THE JOISTS, JOIST ACCESSORIES AND SUPPORT HARDWARE (WEB STIFFENERS, INTER NAILING, HANGERS, ETC) SHALL BE DESIGNED TO RESIST THE LOADS LISTED BELOW.
   FLOOR DEAD LOAD = 12 PSF
   FLOOR LIVE LOAD = 40 PSF
   FLOOR PERFORMANCE RATING (TRUS JOIST) 50 POINTS
5. JOIST MANUFACTURER SHALL VISIT THE PROJECT JOB SITE AS REQUIRED TO VERIFY THAT JOIST INSTALLATION COMPLIES WITH DESIGN INTENT.

PREMANUFACTURED WOOD TRUSS SYSTEM

1. DESIGN OF PREMANUFACTURED WOOD ROOF TRUSSES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
2. DESIGN SHALL CONFORM TO THE PROFILES SHOWN AND REQUIREMENTS OF THE 2004 OSSC, SECTION 2308.10.7 AND THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE, INCORPORATED. THE MANUFACTURER SHALL PROVIDE SHOP DRAWINGS SHOWING LAYOUT AND ANY DETAILING NECESSARY FOR DETERMINING FIT AND PLACEMENT IN THE STRUCTURE.
3. THE SHOP DRAWINGS AND CALCULATIONS SHALL INDICATE THE SIZE, SPACING AND GRADE OF ALL MEMBERS AND SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF OREGON.
4. THE ALTERNATE PREMANUFACTURED WOOD ROOF TRUSS SYSTEM SHALL BE DESIGNED TO RESIST THE FOLLOWING MINIMUM LIVE AND DEAD LOADS:
   STD TRUSS TOP CHORD: 12 PSF DL, 25 PSF SNOW
   STD TRUSS BOTTOM CHORD: 8 PSF DL, 10 PSF LIVE LOAD
5. TRUSSES SHALL BE DESIGNED TO SUPPORT THE SNOW DRIFT LOADING IDENTIFIED ON THE DRAWINGS IN ADDITION TO THE BASIC SNOW LOAD. TRUSSES SHALL BE DESIGNED FOR A WIND UPLIFT OF 10 PSF UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. MANUFACTURER SHALL DESIGN AND FURNISH ALL WOOD FRAMING CONNECTIONS NECESSARY TO TRANSMIT DESIGN LOADS, INCLUDING SEISMIC AND WIND LOADS, TO THE BEARING AND SHEAR WALL SUPPORTS. MANUFACTURER SHALL PROVIDE BRIDGING AS REQUIRED. MANUFACTURER SHALL VISIT THE JOB SITE AS REQUIRED TO VERIFY PROPER INSTALLATION OF TRUSSES.

ENGINEERED COMPOSITE LUMBERS

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

COMPOSITE LUMBER TYPE	MODULUS OF ELASTICITY, E (PSI)	ALL FLEXURAL STRESS (PSI)
PSL	2,000,000	2,900
LVL	1,900,000	2,600
LSL	1,500,000	2,250

3. FLEXURAL STRESS NOTED ABOVE IS FOR A 12-INCH MEMBER. DEEPER MEMBERS SHALL BE DESIGNED FOR REDUCED STRESSES PER THE MANUFACTURERS REQUIREMENTS.

CONCRETE

1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI MINIMUM.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
3. LAP ALL BARS 18" TYPICAL.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTION OF THE FOLLOWING ITEMS SHALL BE MADE BY AN INDEPENDENT SPECIAL INSPECTION AGENCY HIRED BY THE OWNER.
   A. EPOXY AND EXPANSION ANCHOR INSTALLATION.
2. CONTRACTOR SHALL PROVIDE ADEQUATE NOTICE TO INSPECTION AGENCY FOR INSPECTIONS.

SEAL: STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 19402 OREGON July 22, 1987 EDWARD C. QUESENBERRY EXPIRES 12/31/2006

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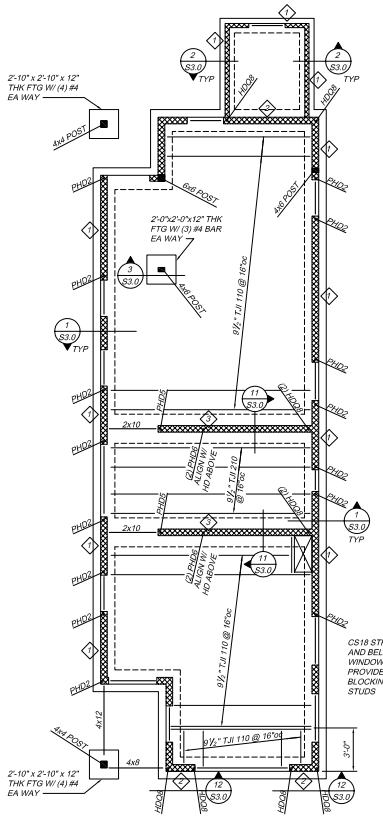
NARROW LOT HOUSE DESIGN
PLAN SET H-2
PORTLAND OREGON

DRAWING TYPE:
STRUCTURAL NOTES

DATES:
07/22/05 – TASK I
11/08/05 – TASK II
02/10/06 – TASK III

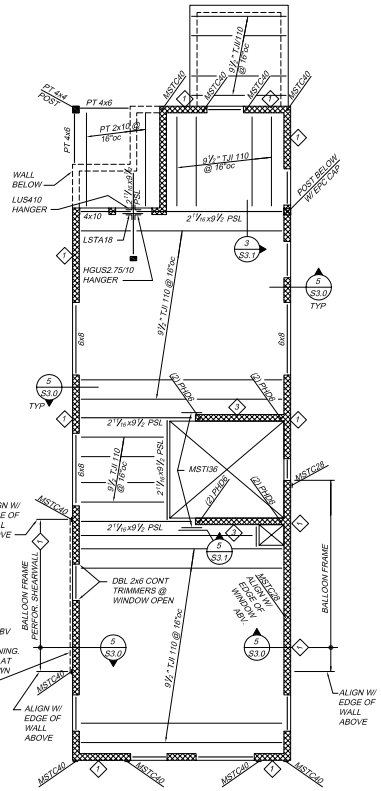
DRAWING NO.
S1.0

Exhibit B



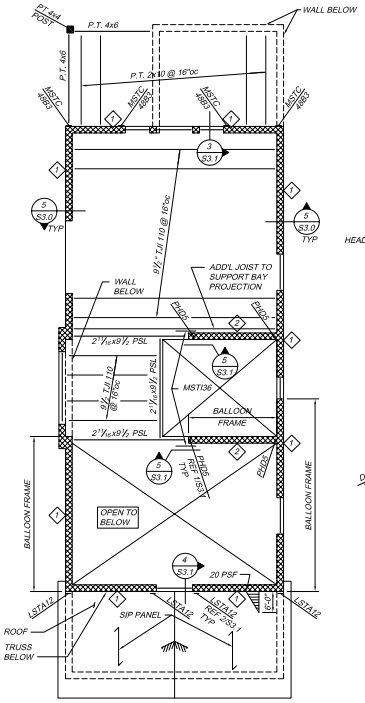
FOUNDATION/FIRST FLOOR FRAMING PLAN 1

¼"=1'-0"



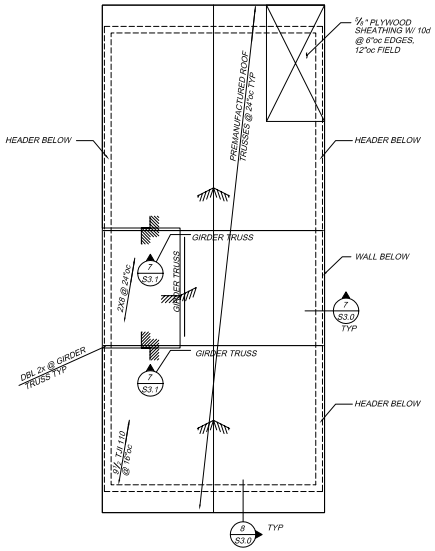
SECOND FLOOR FRAMING PLAN 2

¼"=1'-0"



THIRD FLOOR FRAMING PLAN 3

¼"=1'-0"



ROOF FRAMING PLAN 4

¼"=1'-0"

FOUNDATION NOTES:

1. ALL FOUNDATIONS SHALL BEAR ON COMPACTED NATIVE SOIL.
2. ALL SOFT OR UNCONSOLIDATED AREAS WITHIN FOOTING EXCAVATIONS SHALL BE REMOVED DOWN TO FIRM MATERIAL & BACKFILLED W/ COMPACTED ¾" MINUS CRUSHED ROCK.
3. (4) INDICATES SHEARWALL TYPE, REF 8/S3.1
4. REF 1/S3.1 FOR TYPICAL HOLDOWN DETAIL.

FLOOR FRAMING NOTES:

1. REF S1.0 FOR TYPICAL FLOOR JOIST NOTES.
2. REF ARCH DRAWINGS FOR ALL OPENING LOCATIONS & REF 9/S3.0 FOR TYPICAL HEADER & WALL FRAMING.
3. FLOOR SHEATHING SHALL BE ¾" T&G PLYWOOD, $^{23}/_{32}$ GLUED & NAILED W/ 10d RING SHANK NAILS @ 6"oc EDGES, 10"oc FIELD.
4. (4) INDICATES SHEARWALL TYPE, REF 8/S3.1
5. INDICATES SNOW DRIFT IN ADDITION TO BASE SNOW LOAD
6. LSTAXX INDICATES STRAP HOLDOWN, REF 2/S3.1
7. PHDXX INDICATES BOLTED HOLDOWN, REF 10/S3.1

ROOF FRAMING NOTES:

1. REF ARCH DRAWINGS FOR OPENINGS & 9/S3.0 FOR HEADER & WALL FRAMING INFO.

SEAL: STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 19402 OREGON July 22, 1997 EDWARD C. QUESENBERRY EXPIRES: 12/31/2006

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PLAN SET H-2
PORTLAND OREGON

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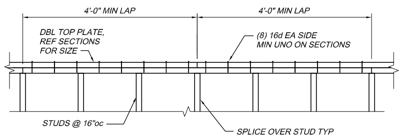
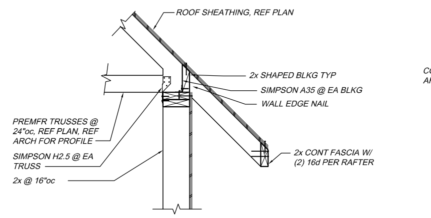
DRAWING NO.
S2.0

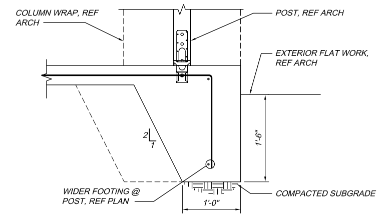
Exhibit B



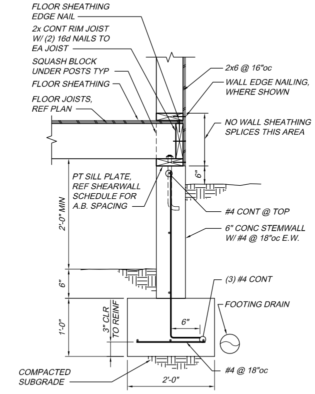
TYP NAILED TOP PLATE SPLICE 10 S3.0
$\frac{1}{2}$"=1'-0"



ALTERNATE ROOF STRUCTURE
TYPICAL EXTERIOR WALL @ ROOF 7 S3.0
1"=1'-0"

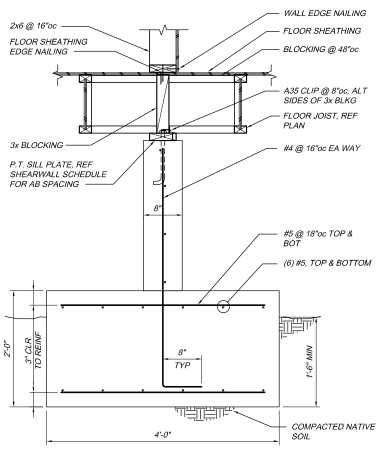


EXTERIOR SLAB EDGE 4 S3.0
1"=1'-0"



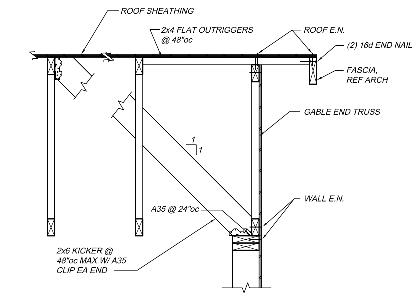
FLOOR SHEATHING EDGE NAIL
2x CONT RIM JOIST W/ (2) 16d NAILS TO EA JOIST
SQUASH BLOCK UNDER POSTS TYP
FLOOR SHEATHING
FLOOR JOISTS, REF PLAN
2x6 @ 16"oc
WALL EDGE NAILING, WHERE SHOWN
NO WALL SHEATHING SPLICES THIS AREA
PT SILL PLATE, REF SHEARWALL SCHEDULE FOR A.B. SPACING
2'-0" MIN
6"
#4 CONT @ TOP
6" CONC STEMWALL W/ #4 @ 18"oc E.W.
(3) #4 CONT
FOOTING DRAIN
3" CLR TO REINF
1'-0"
COMPACTED SUBGRADE
2'-0"
#4 @ 18"oc

TYPICAL EXTERIOR WALL FOOTING 1 S3.0
1"=1'-0"

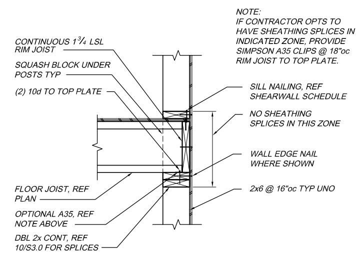


2x6 @ 16"oc
FLOOR SHEATHING EDGE NAILING
WALL EDGE NAILING
FLOOR SHEATHING
BLOCKING @ 48"oc
A35 CLIP @ 8"oc, ALT SIDES OF 3x BLKG
FLOOR JOIST, REF PLAN
3x BLOCKING
P.T. SILL PLATE, REF SHEARWALL SCHEDULE FOR AB SPACING
#4 @ 16"oc EA WAY
8"
#5 @ 18"oc TOP & BOT
(6) #5, TOP & BOTTOM
2'-0"
3" CLR TO REINF
8" TYP
1'-6" MIN
4'-0"
COMPACTED NATIVE SOIL

INTERIOR STEM WALL DETAIL 11 S3.0
1"=1'-0"

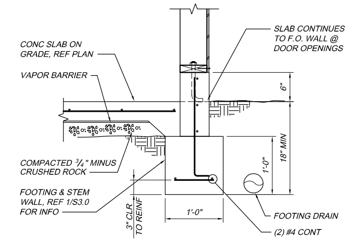


ALTERNATE ROOF STRUCTURE
EXTERIOR WALL FOOTING @ S.O.G. 8 S3.0
1"=1'-0"

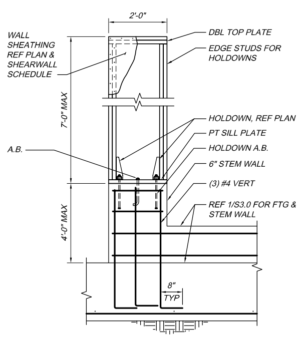


NOTE:
IF CONTRACTOR OPTS TO HAVE SHEATHING SPLICES IN INDICATED ZONE, PROVIDE SIMPSON A35 CLIPS @ 18"oc RIM JOIST TO TOP PLATE.
CONTINUOUS 1¾" LSL RIM JOIST
SQUASH BLOCK UNDER POSTS TYP
(2) 10d TO TOP PLATE
SILL NAILING, REF SHEARWALL SCHEDULE
NO SHEATHING SPLICES IN THIS ZONE
WALL EDGE NAIL WHERE SHOWN
2x6 @ 16"oc TYP UNO
FLOOR JOIST, REF PLAN
OPTIONAL A35, REF NOTE ABOVE
DBL 2x CONT, REF 10/S3.0 FOR SPLICES

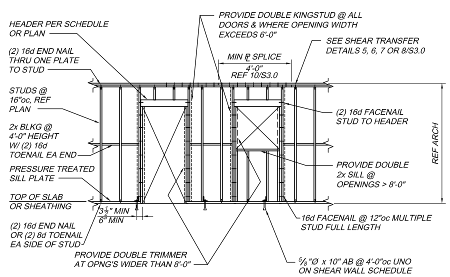
TYPICAL EXTERIOR WALL @ FLOOR 5 S3.0
1"=1'-0"



EXTERIOR WALL FOOTING @ S.O.G. 2 S3.0
1"=1'-0"



SHORT SHEARWALL ELEVATION 12 S3.0
½"=1'-0"

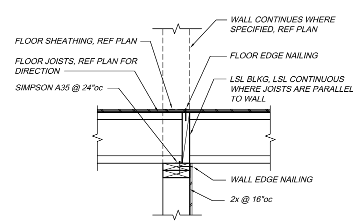


HEADER PER SCHEDULE OR PLAN
PROVIDE DOUBLE KINGSTUD @ ALL DOORS & WHERE OPENING WIDTH EXCEEDS 6'-0"
SEE SHEAR TRANSFER DETAILS 5, 6, 7 OR 8/S3.0
(2) 16d END NAIL THRU ONE PLATE TO STUD
MIN ℄ SPLICE 4'-0" REF 10/S3.0
STUDS @ 16"oc, REF PLAN
(2) 16d FACENAIL STUD TO HEADER
2x BLKG @ 4'-0" HEIGHT W/ (2) 16d TOENAIL EA END
PRESSURE TREATED SILL PLATE
PROVIDE DOUBLE 2x SILL @ OPENINGS > 8'-0"
REF ARCH
TOP OF SLAB OR SHEATHING
3½" MIN 6" MIN
16d FACENAIL @ 12"oc MULTIPLE STUD FULL LENGTH
(2) 16d END NAIL OR (2) 8d TOENAIL EA SIDE OF STUD
PROVIDE DOUBLE TRIMMER AT OPNG'S WIDER THAN 8'-0"
⅝"Ø x 10" AB @ 4'-0"oc UNO ON SHEAR WALL SCHEDULE

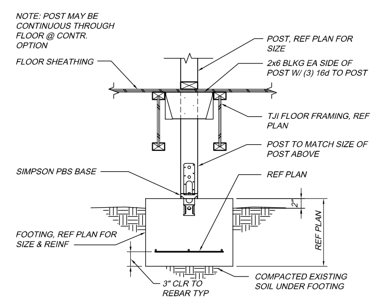
HEADER SCHEDULE (SEE NOTE 1)	
OPN'G WIDTH	HEADER
UP TO 8'-0"	6x6
8'-0" TO 10'-0"	6x8

NOTES:
1. HEADERS, KINGSTUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAIL.
2. NAIL SILL PLATE TO WOOD FRAMED FLOORS OR ROOFS WITH 16d @ 12"oc TO BLOCKING BELOW SHEATHING UNO ON SHEARWALL SCHEDULE.
3. ALL ANCHOR BOLTS & FASTENERS IN CONTACT W/ PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

TYPICAL BEARING/SHEAR WALL FRAMING 9 S3.0
NO SCALE



TYPICAL
INTERIOR SHEAR/BEARING WALL 6 S3.0
1"=1'-0"



NOTE: POST MAY BE CONTINUOUS THROUGH FLOOR @ CONTR. OPTION
FLOOR SHEATHING
POST, REF PLAN FOR SIZE
2x6 BLKG EA SIDE OF POST W/ (3) 16d TO POST
TJI FLOOR FRAMING, REF PLAN
POST TO MATCH SIZE OF POST ABOVE
SIMPSON PBS BASE
REF PLAN
2"
FOOTING, REF PLAN FOR SIZE & REINF
REF PLAN
3" CLR TO REBAR TYP
COMPACTED EXISTING SOIL UNDER FOOTING

TYPICAL INTERIOR POST FOOTING 3 S3.0
1"=1'-0"

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EXPIRES 12/31/2006

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PORTLAND OREGON

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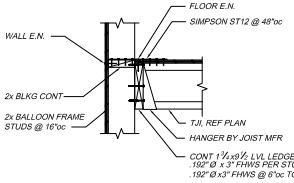
DRAWING NO.
S3.0

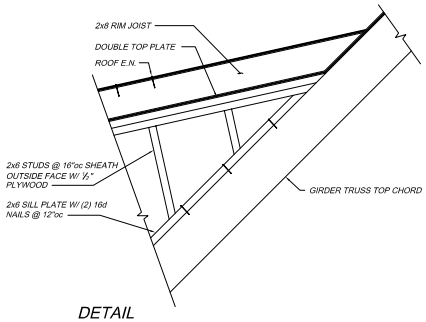
Exhibit B



TYPICAL BALLOON FRAMED WALL @ FLOOR

1"=1'-0"

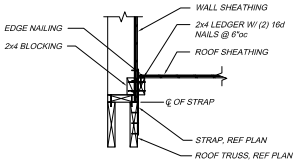
9 S3.1



DETAIL

1"=1'-0"

7 S3.1



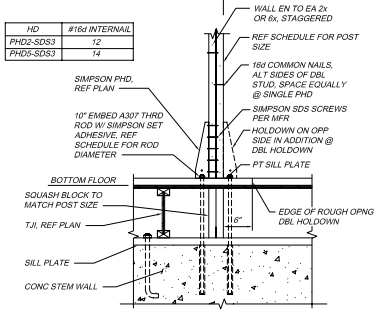
DETAIL

1"=1'-0"

4 S3.1

HD	POST SIZE	ANCHOR BOLT
PHD	(2) 2x6	7/8"Ø @ PHD2, PHD5
(2) PHD	6x6	7/8"Ø @ PHD6, PHD8
(2) HDQ8	6x6	7/8"Ø

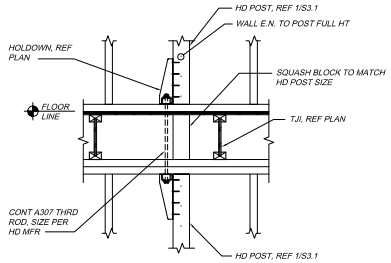
HD	#16d INTERNAIL
PHD2-SDS3	12
PHD5-SDS3	14



HOLDOWN TO FOUNDATION

1"=1'-0"

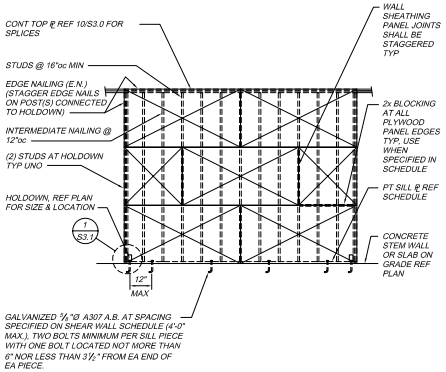
1 S3.1



BOLTED HOLDOWN @ FLOOR

1"=1'-0"

10 S3.1



SYMBOL	SHEATHING NAILING: PANEL EDGES (E.N.)	SHEATHING NAILING: INTERMEDIATE SUPPORTS	SOLE ℄ NAILING	SILL ℄ ANCHORS[6]	BLOCK/JOIST CONNECTION	CAPACITY
1	10d @ 6"oc	10d @ 12"oc	16d @ 6"oc	5/8"Ø x10" A.B. @ 2'-8"oc	A35 CLIPS @ 16"oc	340 PLF
2	10d @ 4"oc	10d @ 12"oc	2 ROWS 16d @ 4"oc	5/8"Ø x10" A.B. @ 1'-4"oc	A35 CLIPS @ 10"oc	510 PLF[7]
3	10d @ 3"oc	10d @ 12"oc	2 ROWS 16d @ 4"oc	5/8"Ø x10" A.B. @ 1'-4"oc	A35 CLIPS @ 8"oc	665 PLF[7,8]

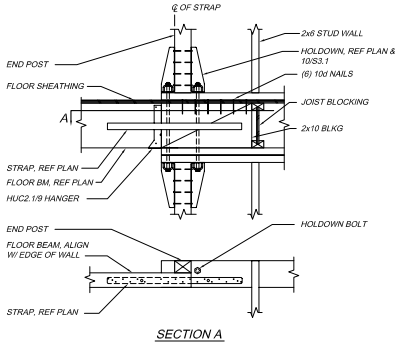
NOTES:

1. ALL WALL SHEATHING SHALL BE 15/32" APA RATED STRUCTURAL I PLYWOOD.
2. ALL SHEATHING NAILS SHALL BE COMMON WIRE NAILS (8d=.131" DIA, 10d=.148" DIA). MINIMUM NAIL PENETRATIONS INTO STUDS SHALL BE AS FOLLOWS: 8d=1.5", 10d:1.625".
3. DO NOT PENETRATE SURFACE PLY OF SHEATHING WITH NAIL HEADS.
4. SILL ℄ SHALL BE PRESSURE TREATED DOUGLAS FIR #2 OR HEM FIR #2.
5. ALL NAILS IN CONTACT W/ P.T. SILL PLATE SHALL BE HOT DIPPED GALVANIZED.
6. USE 3x SILL PLATES AT FOUNDATION.
7. USE 3x MEMBERS AT ABUTTING PANEL EDGES.
8. USE 2"x2"x 5/16 ℄ WASHERS AT ANCHOR BOLTS.

SHEAR WALL DIAGRAM AND SCHEDULE

NO SCALE

8 S3.1



SECTION A

DRAG TIE CONNECTION

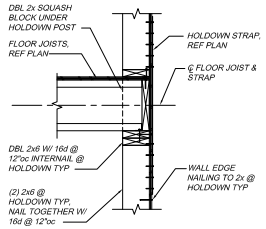
1"=1'-0"

5 S3.1

DETAIL NOT USED

1/2"=1'-0"

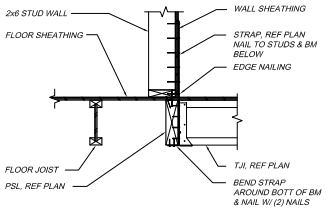
6 S3.1



TYPICAL NAILED HOLDOWN @ FLOOR

1"=1'-0"

2 S3.1



DETAIL

1"=1'-0"

3 S3.1

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