





CONDITIONS OF APPROVAL RESPONSE

D. PLANNED DEVELOPMENT REQUIREMENTS:

1. DEVELOPMENT OF THE SITE SHALL BE IN CONFORMANCE WITH EXHIBITS C3-C6.

RESPONSE: ALL ELEMENTS LISTED HAVE BEEN INCLUDED INTO THE DESIGN. PLEASE SEE SHEET A-20 TO VERIFY COMPLIANCE.

2. THE RAISED PLANTERS SHALL BE LANDSCAPED WITH THE FOLLOWING:

a. AT LEAST ONE TWO INCH CALIPER DECIDUOUS OR EVERGREEN TREE

b. SHRUBS AND GROUND COVER, AS NECESSARY, THROUGHOUT THE REMAINDER OF THE PLANTERS

RESPONSE: ONE TWO INCH CALIPER DECIDUOUS OR EVERGREEN TREE WILL BE IMPLEMENTED INTO THE LANDSCAPE OF EACH PLANTER. ALL INTERSTITIAL SPACE WILL BE FILLED WITH SHRUBS AND GROUND COVER AS APPROPRIATE.

3. THE APPLICANT SHALL PROVIDE THE FOLLOWING AMENITY OPTIONS FOR THE UNITS ON LOTS 6-10 AS SPECIFIED IN CODE SECTION 33.020265.C:

- a. THREE-BEDROOM UNITS

THE APPLICANT IS PROVIDING TWO OF THE TEN UNITS AS THREE-BEDROOM UNITS. CODE SECTION 33.020265.C GRANTS A TOTAL BONUS DENSITY OF 10 PERCENT IF AT LEAST 20 PERCENT OF THE DEVELOPMENT'S UNITS HAVE AT LEAST THREE BEDROOMS.

UNIT 6 AND UNIT 10 ARE THREE BEDROOM UNITS

- b. LARGER REQUIRED OUTDOOR AREAS

THE FOLLOWING TABLE SHOWS EACH UNIT'S COMPLIANCE WITH THE REQUIREMENT OF 96 SQUARE FEET OF INDIVIDUAL OUTDOOR AREA.

OUTDOOR AREA SQUARE FOOTAGE										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
TOTAL	919 ft <sup>2</sup>	513 ft <sup>2</sup>	609 ft <sup>2</sup>	609 ft <sup>2</sup>	645 ft <sup>2</sup>	645 ft <sup>2</sup>	613 ft <sup>2</sup>	261 ft <sup>2</sup>	596 ft <sup>2</sup>	2231 ft <sup>2</sup>

REQ'D OUTDOOR AREAS IS COMPLIANT AND ACHIEVES A TOTAL AMENITY BONUS OF 10 PERCENT.

- c. STORAGE AREAS

- a. INTERIOR STORAGE

1. KITCHENS										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
DRAWERS	20 ft <sup>2</sup>	20 ft <sup>2</sup>	20 ft <sup>2</sup>	20 ft <sup>2</sup>	20 ft <sup>2</sup>	20 ft <sup>2</sup>	20 ft <sup>2</sup>	20 ft <sup>2</sup>	20 ft <sup>2</sup>	23.5 ft <sup>2</sup>
SHELVES	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	63.6 ft <sup>2</sup>	104 ft <sup>2</sup>

2. BEDROOM CLOSETS										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
M. BDRM	36 ft <sup>2</sup>	36 ft <sup>2</sup>	36 ft <sup>2</sup>	36 ft <sup>2</sup>	36 ft <sup>2</sup>	36 ft <sup>2</sup>	42.4 ft <sup>2</sup>	36 ft <sup>2</sup>	36 ft <sup>2</sup>	20.7 ft <sup>2</sup>
BDRM 2	16.9 ft <sup>2</sup>	23.3 ft <sup>2</sup>	23.3 ft <sup>2</sup>	23.3 ft <sup>2</sup>	23.3 ft <sup>2</sup>	23.3 ft <sup>2</sup>	23.3 ft <sup>2</sup>	23.3 ft <sup>2</sup>	16.9 ft <sup>2</sup>	19.0 ft <sup>2</sup>
BDRM 3						23.2 ft <sup>2</sup>				20.3 ft <sup>2</sup>

3. LINEN CLOSETS										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
TOTAL	10.8 ft <sup>2</sup>	10.8 ft <sup>2</sup>	10.8 ft <sup>2</sup>	10.8 ft <sup>2</sup>	10.8 ft <sup>2</sup>	22.1 ft <sup>2</sup>	10.8 ft <sup>2</sup>	10.8 ft <sup>2</sup>	10.8 ft <sup>2</sup>	10.0 ft <sup>2</sup>

4. ENTRY CLOSET										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
TOTAL	22 ft <sup>2</sup>	22 ft <sup>2</sup>	22 ft <sup>2</sup>	22 ft <sup>2</sup>	22 ft <sup>2</sup>	12.8 ft <sup>2</sup>	12.9 ft <sup>2</sup>	12.9 ft <sup>2</sup>	12.9 ft <sup>2</sup>	10 ft <sup>2</sup>

5. LARGE ITEM STORAGE										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
TOTAL	see below	see below	see below	see below	see below	50 ft <sup>2</sup>	50 ft <sup>2</sup>	63 ft <sup>2</sup>	63 ft <sup>2</sup>	50 ft <sup>2</sup>

- b. STORAGE FOR LARGE ITEMS.

UNITS 1-5  
ALL UNITS HAVE A GARAGE WHICH COMPLIES WITH THIS REQUIREMENT.

STORAGE AREAS ARE COMPLIANT. TOTAL AMENITY BONUS OF 9 PERCENT IS ACHIEVED.

- d. CRIME PREVENTION

PLANS HAVE BEEN CERTIFIED BY THE CRIME PREVENTION DIVISION OF PORTLAND POLICE BUREAU

CRIME PREVENTION IS IN COMPLIANCE WHICH GRANTS A TOTAL AMENITY BONUS OF 10 PERCENT.

- e. SOUND INSULATION (SEE ATTACHMENTS FOR CLARIFICATION)

a. SOUND INSULATION OF PARTY WALLS, WALLS BETWEEN CORRIDORS AND UNITS, AND IN FLOOR-CEILING ASSEMBLIES MUST COMPLY WITH A SOUND TRANSMISSION CLASS (STC) OF 55 (50 IF FIELD TESTED).

RESPONSE:  
ALL PARTY WALLS/WALLS BETWEEN UNITS COMPLY WITH THE REQUIRED STC OF 55. SEE DETAIL 1/A-42 FOR GA ASSEMBLY WP 3020 DETAIL.

ALL UNITS ARE VERTICALLY STACKED AND THERE WILL BE NO SEPARATION OF PARTIES BETWEEN FLOOR-CEILING ASSEMBLY, THEREFORE AN STC RATING OF 55 IS NOT ACHIEVED.

- b. THE STC RATING ON ALL ENTRANCE DOOR ASSEMBLIES FROM INTERIOR CORRIDOR MUST BE AT LEAST 30.

RESPONSE:  
SHEET A-5.2 THE WINDOW AND DOOR SCHEDULE HAS NOTED THIS REQUIREMENT. UPON SELECTION OF MANUFACTURER AND PURCHASE THE APPLICANT AGREES TO SELECT DOORS THAT COMPLY WITH THIS REQUIREMENT.

- c. THE STC RATING ON ALL WINDOWS, SKYLIGHTS, AND EXTERIOR DOORS, MUST BE AT LEAST 35.

RESPONSE:  
SHEET A-5.2 THE WINDOW AND DOOR SCHEDULE HAS NOTED THIS REQUIREMENT. UPON SELECTION OF MANUFACTURER AND PURCHASE THE APPLICANT AGREES TO SELECT DOORS THAT COMPLY WITH THIS REQUIREMENT.

SOUND INSULATION IS COMPLIANT. TOTAL AMENITY BONUS OF 10 PERCENT IS ACHIEVED.

TOTAL AMENITY BONUS ACHIEVED BY COMPLIANCE: 40 PERCENT

CODE SUMMARY - AINSWORTH-GRAND TERRACE HOUSES

Project Scope:

This project consists on the construction of ten single family units. Each unit is built on an individual lot. The project is being submitted as atownhouse while simultaneously processing the land division to separate lots.

Building Code:

The building code used for this project is the Oregon Residential Specialty Code, Appendix O, 2007 Edition. The structural design has been done under the Oregon Structural Specialty Code, 2007 Edition.

Mechanical Code:

The mechanical code used for this project is the Oregon Residential Specialty. Installation of mechanical appliances, equipment and systems not addressed by the Oregon Residential Specialty Code shall comply with the applicable provisions of the Oregon Mechanical Specialty Code, Latest Edition.

Plumbing Code:

The plumbing code used for this project is the Oregon Plumbing Specialty Code, Latest Edition.

Electrical Code:

The electric code used for this project is the Oregon Electrical Specialty Code, Latest Edition.

City Codes and Ordinances:

Since this project is being constructed in the City of Portland, all applicable codes and ordinances legally adopted by the City of Portland shall be adhered to.

Appendix O Rowhouse Construction:

Section AO101 Scope

AO101.1 Scope. This project has been designed so that each of the dwelling units is structurally independent from each other.

AO101.2.2. Maintenance agreements. The developer will furnish a maintenance agreement as required by Section AO103.16 to the building official for review, approval, cosignature for recording purposes.

AO101.6.1. Special Inspection and Structural Observation. Special Inspection and structural observation shall be provided as specified by AN101.6.1, Chapter 17 for the Oregon Structural Specialty Code and as required by the architect and engineer of record.

Section AO103 Building Planning.

AO103.1. Design Criteria.

This project shall meet the design requirements of Section AO103.6 for convential light-frame construction or Appendix S or the Oregon Structural Specialty Code.

AO103.2 Occupancy.

This project is classified as Group R, Division 3 occupancy. Private garages are less than 1,000 sf.

AO103.3 Shared Elements.

This project was designed for the following shared elements permitted by this section:

Concrete footings, "Modified" common 2-hour fire-resistive-rated dwelling unit separation wall, subfloor, wall and roof sheathing, exterior wall coverings, soffit enclosures, cricket framing, roof covering, gutters and down spouts, porches and porch coverings.

AO103.4 Fire Protection.

AO103.4.1. Fire apparatus access. Figure AO103.4.1 indicates a maximum access length of 150 feet.

We are providing a maximum length of 287/2 = 143.5'

AO103.4.2. Fire protection water supplies and hydrants.

Portland maps indicate two fire hydrants in the proximatey of this project. There is one at the Southwest corner of the intersection of NE Ashley Street and NE Grand (approx. 125 feet from the Northwest Corner of the project site and one at the corner of the intersection of NE 6th Avenue and NE Ainsworth (approx. 80 feet from the Southwest Corner of the project).

AO103.4.3. Fire suppression systems.

This project is proposed to have an NFPA 13D system installed. This will be under a separate permit.

AO103.5. Building height, number of stories, allowable area and fire supression system requirements:

AO103.5.1 Building height and number of stories: 40 Maximum and 3 stories. The project is 36' to the heights point but 31 feet to the midpoint of the gable end as defined in ORSC 202.

AO103.5.2 Allowable area and fire suppression system requirements for structurally independent rowhouses. Unlimited area except for the requirements of AO103.4. We meet both the access requirements and fire suppression system requirements.

AO103.6 Design and construction using conventional light-frame construction. The project is considered as light-frame construction and we are using the Oregon Structural Specialty Code for structural design.

AO103.7. Location on lot.

AO103.7.1 Premises identification. Addressing will be visible and legible from the street as required by ORSC R321.1. Final style of the addressing is yet to be determined and will be by developer's selection.

AO103.7.2 Access. This was addressed in AO103.4.2.

AO103.7.3 Fire-resistance rated contruction due to location on property.

The project consists on a common "modified" 2-hour fire-resistance-rated firewall centered over the common property line. This has been detailed on Sheet A4.0 through 4.2.

AO103.7.3.1 Firewall construction: We are using the "modified" 2-hour fire-resistance-rated firewall centered over the common property line.

AO103.7.3.2 Fire-resistance-rated wall continuity: See Sheet A4.0 through A4.2.

AO103.7.3.3 Fire-resistive rated protection of cantilevered living area: The "modified" 2-hour fire-resistance rated firewall extends to the furthest point.

AO103.7.3.4. Openings: None permitted and none indicated.

AO103.7.3.5. Through penetrations. The proposed design has been deliberate in illiminating plumbing penetrations through the 2-hour walls. All other penetrations shall be provided with rated assemblies, materials, etc., that will maintain the wall rating. Where penetrations occur, the contractor shall use BlazeMaster Caulk & Walk UL system No. WL2151 or approved equal.

AO103.7.3.6. Membrane penetrations. Membrane penetrations shall be protected with a listed penetration fire-stop system rated for a minimum of 2-hours.

AO103.7.3.7. Fire-resistance-rated roof/ceiling construction: See Sheet A4.0 through A4.2.

AO103.7.3.8. Roof/ceiling penetrations. Skylights, mechanical and plumbing vents, attic vents, solar collectors and similar penetrations of the roof are not permitted within 4 feet of the common property line. This has been indicated on the construction documents. See the roof plan, Sheet A1.3.

AO103.7.3.9. Cricket construction. This project has no cricket construction based on the roof design. See Sheet A1.3.

AO103.7.3.10. Eaves, cornices and similar projections. This project is designed so the eaves are parallel to the common property lines.

AO103.7.3.11. Fire-resistive rated protection for porches and decks without a cover. The "modified" 2-hour wall extends under the decks and above the decks as a privacy screen. See details on Sheet A4.0 through A4.2.

AO103.7.3.12. Fire-resistive-rated separation for porch covers. We have no porch covers. See sheet A1.3. Unit 10 has a porch cover but it is greater than 3 feet from the property line.

AO103.7.3.13. Fire-resistive-rated construction for exterior stairways. We have no exterior stairways.

AO103.8. Dwelling unit and garage separations. Living spaces are separated from the garages with  $\frac{5}{8}$ " type "x" gypsum board on both sides of walls and on the lid of the ceiling. All penetrations are to be 26 gauge metal for ducts. The doors between the garages and the foyers are SC 1  $\frac{3}{4}$ " thickness and 20 min. rated.

AO103.9. Interior duct and vent chase penetrations of floor/ceiling assemblies. In this project none of the penetrations extend through more than two floors.

AO103.10. Foundation and footing construction. This project has a slab on grade for the first floor.

Foundation waterproofing occurs on details. See Sheet A4.1 for basement walls.

AO103.11 Insulation. The project is designed for compliance with Path 1 of Table N1104.1(1). The following insulation values are specified:

TABLE N1104.1 PRESCRIPTIVE COMPLIANCE PATHS FOR RESIDENTIAL BUILDINGS	
BUILDING COMPONENTS	PATH 1
MAXIMUM ALLOWABLE WINDOW AREA	NO LIMIT
WINDOW CLASS	U=0.40
EXTERIOR DOORS	U=0.20
WALL INSULATION	R-21
UNDERFLOOR INSULATION	R-25
FLAT CEILINGS	R-38
VAULTED CEILINGS	R-30
SKYLIGHT CLASS	U=0.50
SKYLIGHT AREA	< 2%
BELOW GRADE WOOD, CONCRETE OR MASONRY WALLS	R-15
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

AO103.11.1 Sound transmission. Minimum STC required is 45. We are providing an STC of 55-59.

AO103.13 Dwelling unit egress. Each unit is provided with an exit door that provides a continuous unobstructed means of egress to a public way. The min imum clear width is 3 feet. We have varying widths that are all over 3 feet.

AO103.14 Accessibility. None of our units are single story and therefor not required to be accessible.

AO103.15 Site Utilities, service equipment and easments. See sheets C1.1 through C3.

AO103.16 Maintenance agreements and easments. This is currently being worked and will be submitted prior to City approval of the permit.



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

CoA RESPONSE & CODE SUMMARY

AINS WORTH GRAND TERRACE

PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: P1105

DATE: August 17, 2012

WORKING DATE:

SHEET:

CS-1





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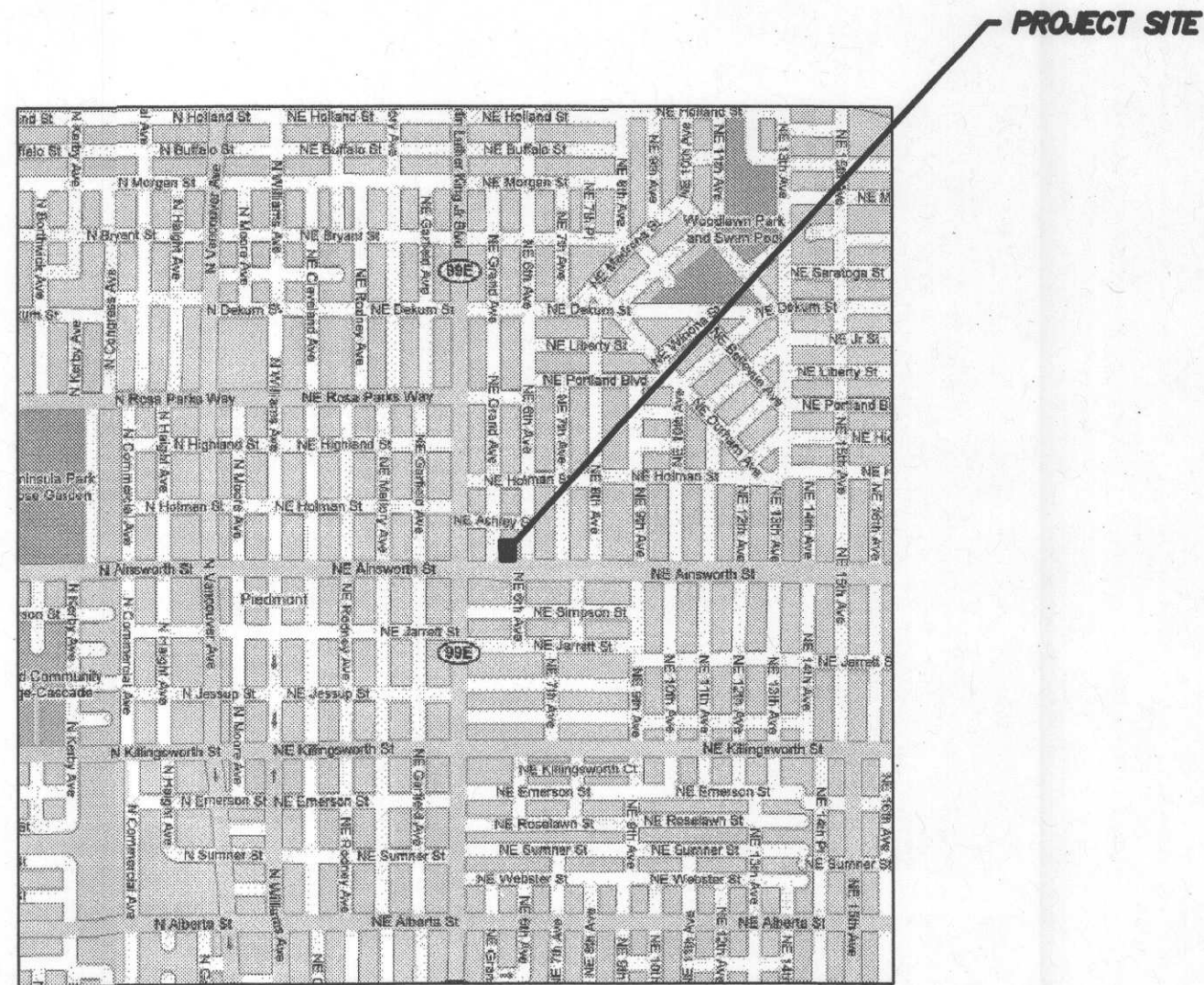
# NE AINSWORTH ROWHOUSES

## PORTLAND, OREGON

**DL**  
DESIGN GROUP INC.  
14025 SW FARMINGTON RD  
Suite 270  
BEAVERTON, OR 97005  
(503) 644-4628

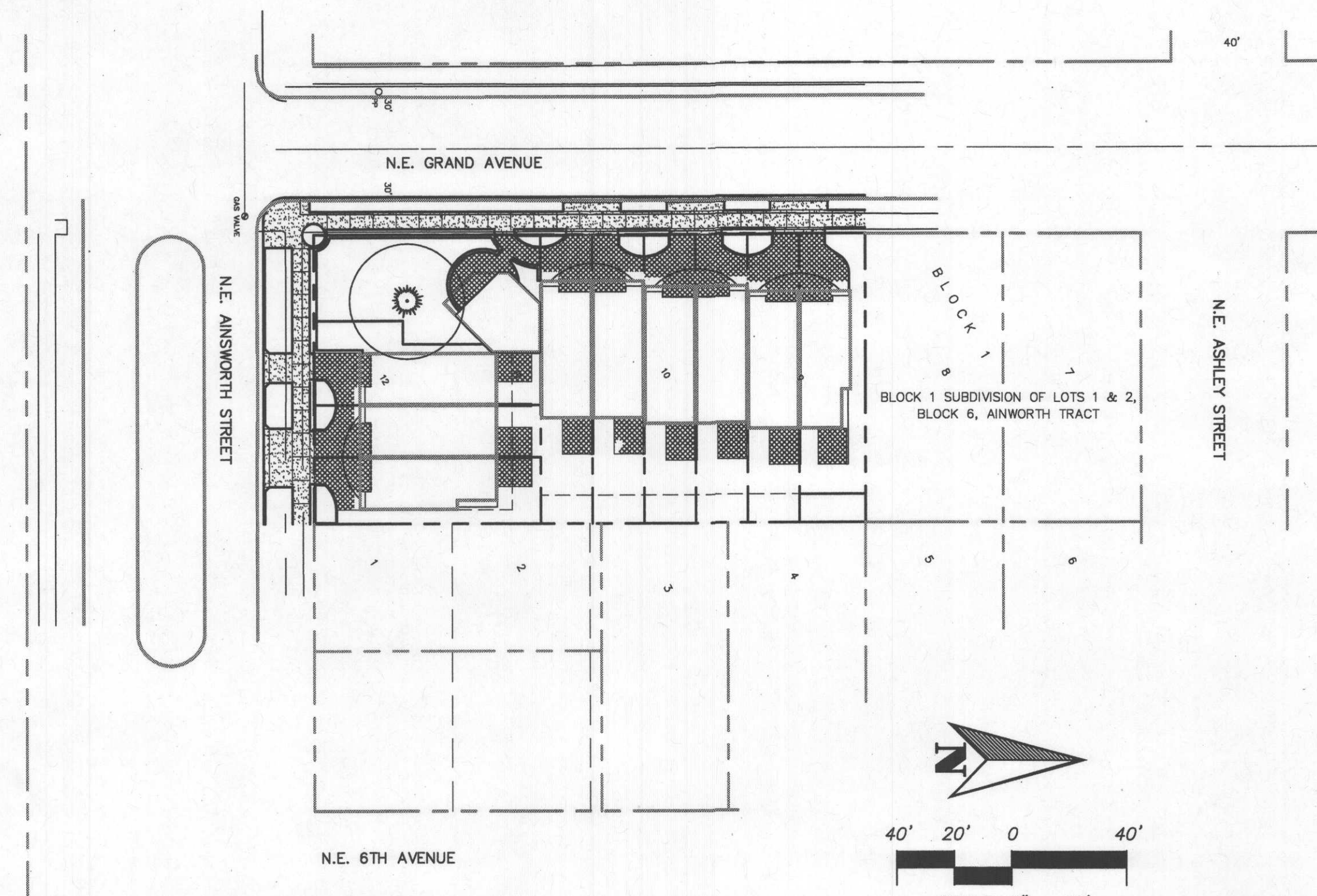
REGISTERED PROFESSIONAL  
ENGINEER  
19160  
JUN 15, 1997  
OREGON  
GARY I. DARLING  
EXPIRES 12-31-13

NE AINSWORTH ROWHOUSE PROJECT  
PORTLAND, OREGON  
COVER SHEET



VICINITY MAP

1" = 600'



SITE MAP

SCALE: 1"=40'

### OWNER

ISLAND SKY DEVELOPMENT CORPORATION  
10260 SW GREENBURG RD#900  
PORTLAND OR 97223  
CONTACT: DENNIS WALSH

### LAND SURVEYOR

CENTERLINE CONCEPTS INC.  
640 82ND DRIVE  
GLADSTONE, OREGON 97027  
(503) 650-0188 / FAX (503) 650-0189

### CIVIL ENGINEER

DL DESIGN GROUP, INC.  
14025 S.W. FARMINGTON ROAD, SUITE 270  
BEAVERTON, OR 97005  
(503) 644-4628 / FAX (503)-644-8965  
CONTACT: GARY DARLING, P.E.

### GENERAL NOTES

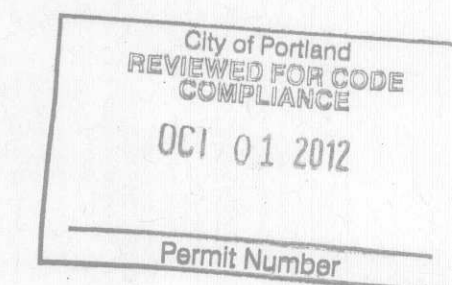
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF PORTLAND, THE CONDITIONS OF APPROVAL FOR THE PROJECT, THE UNIFORM BUILDING CODE APPENDIX, CHAPTER 33 EXCAVATION AND GRADING, AND THE AGREEMENT ALLOWING THE DEVELOPER TO CONSTRUCT PUBLIC IMPROVEMENTS. SEE SPECIFICATIONS PROVIDED.
- THE EXCAVATOR MUST COMPLY WITH ALL PROVISIONS OF ORS 757.541 TO 757.571, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SEDIMENT TRANSPORT WITHIN THE PROJECT LIMITS, USING RECOGNIZED METHODS FOR EROSION CONTROL AS APPROVED BY THE CITY OF PORTLAND.
- THE CONTRACTOR IS TO LEAVE THE PROJECT FREE OF DEBRIS AND UNUSED MATERIALS UPON COMPLETION.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY SYSTEMS SUCH AS POWER, TELEPHONE, GAS, CABLE TV, ETC., WITH EACH INDIVIDUAL UTILITY COMPANY, PRIOR TO FINAL INSTALLATION OF THE SYSTEMS.
- THE CONTRACTOR SHALL MAINTAIN AND PROTECT EXISTING PUBLIC AND PRIVATE UTILITY LINES AND OTHER PUBLIC UTILITY STRUCTURES. THE CONTRACTOR SHALL RESTORE ALL PUBLIC PROPERTY TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK.
- TEMPORARY EROSION CONTROL METHODS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.
- ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED OF ALL VEGETATION AND OTHER DELETERIOUS MATERIALS. ALL SUCH MATERIALS SHALL BE REMOVED FROM SITE AT THE CONTRACTOR'S EXPENSE.
- ALL NONMETALLIC SANITARY AND STORM SEWER SERVICE LATERAL PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GA. GREEN COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE WITHOUT PRIOR PERMISSION OF THE ENGINEER AND THE CITY ENGINEER.
- A FULL SET OF THE APPROVED PLANS WITH ALL CURRENT REVISIONS AND AMENDMENTS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION.

### ABBREVIATIONS

AC	ASPHALT CONCRETE
ARCH	ARCHITECT
BC	BOTTOM OF CURB
BOT	BOTTOM
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CB	CATCH BASIN
CF	CUBIC FEET
CONC	CONCRETE
CONN	CONNECTION
COP	CITY OF PORTLAND
DJ	DUCTILE IRON PIPE
DS	DOWNSPOUT
DWGS	DRAWINGS
EG	EXISTING GRADE
EL	ELEVATION
EX	EXISTING
FG	FINISH GRADE
FDC	FIRE DEPARTMENT CONNECTION
FD	FIRE HYDRANT
FT	FEET
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAL FEET
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MIN	MINIMUM
NON-PERF	NON-PERFORATED
PERF	PERFORATED
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
STD	STANDARD
TC	TOP OF CURB
TS	TOP OF STEP
TYP	TYPICAL
TW	TOP OF WALL
WM	WATER METER

### SHEET INDEX

- CO COVER SHEET  
C1.1 EXISTING CONDITIONS PLAN  
C2.1 GRADING PLAN  
C3.1 PRIVATE UTILITIES AND WATER PLAN  
C3.2 SANITARY SEWER IMPROVEMENTS PLAN  
C4.1 STORM PLAN  
C5.1 STORM CALCULATION SHEET



REV.	DATE	BY
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4	8/14/12	IML

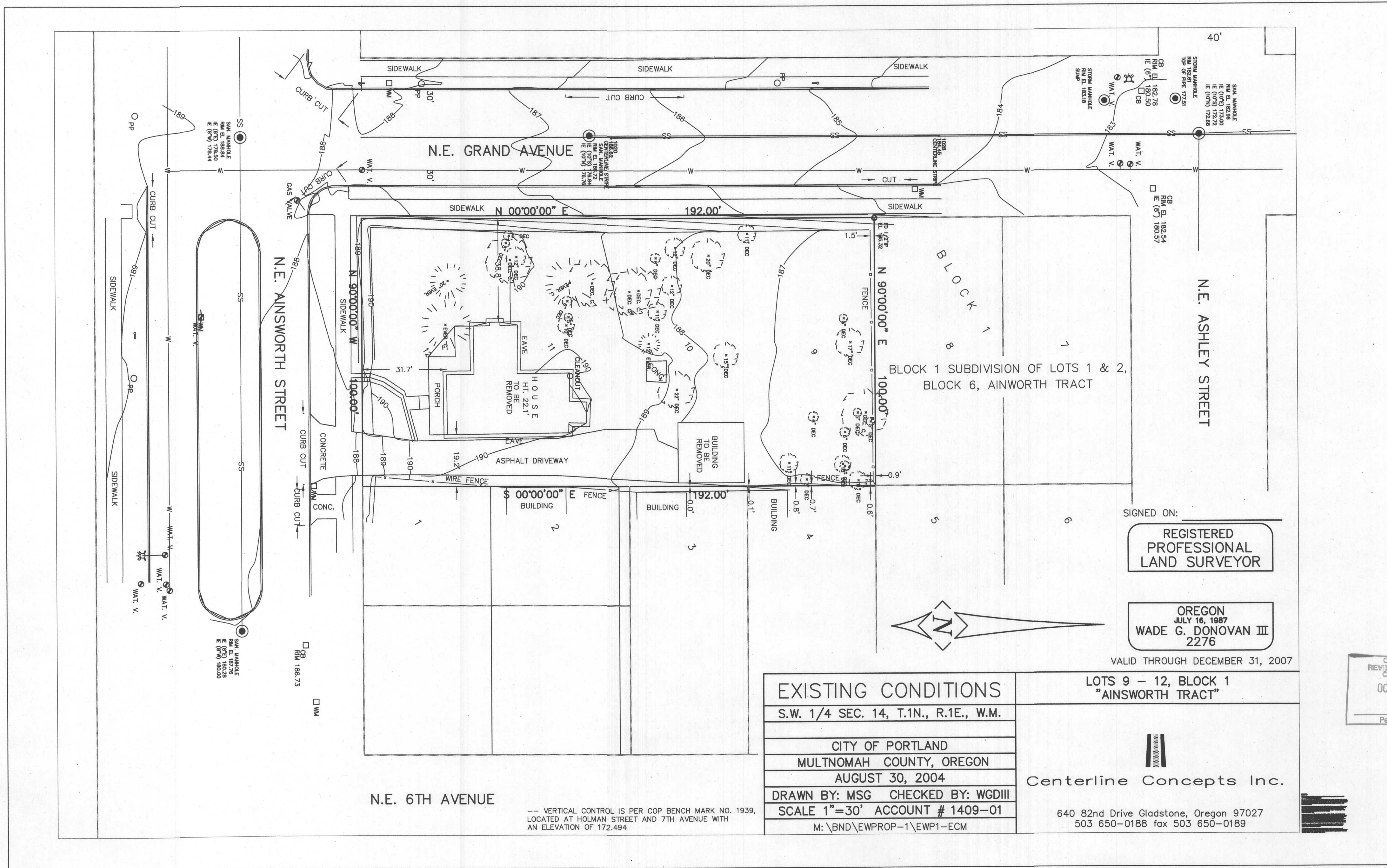
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CO



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EXISTING CONDITIONS  
1" = 20'

**DL**  
DESIGN GROUP INC.  
14025 SW FARMINGTON RD  
Suite 270  
BEAVERTON, OR 97005  
(503) 644-4628

NE AINSWORTH ROWHOUSE PROJECT  
PORTLAND, OREGON  
EXISTING CONDITIONS

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number

REV.	DATE	BY

PROJECT NUMBER	WLS001
Date:	02/15/2008
Scale:	1" = 20'
Drawn By:	PTB
Designed By:	
Checked By:	GID

C1.1



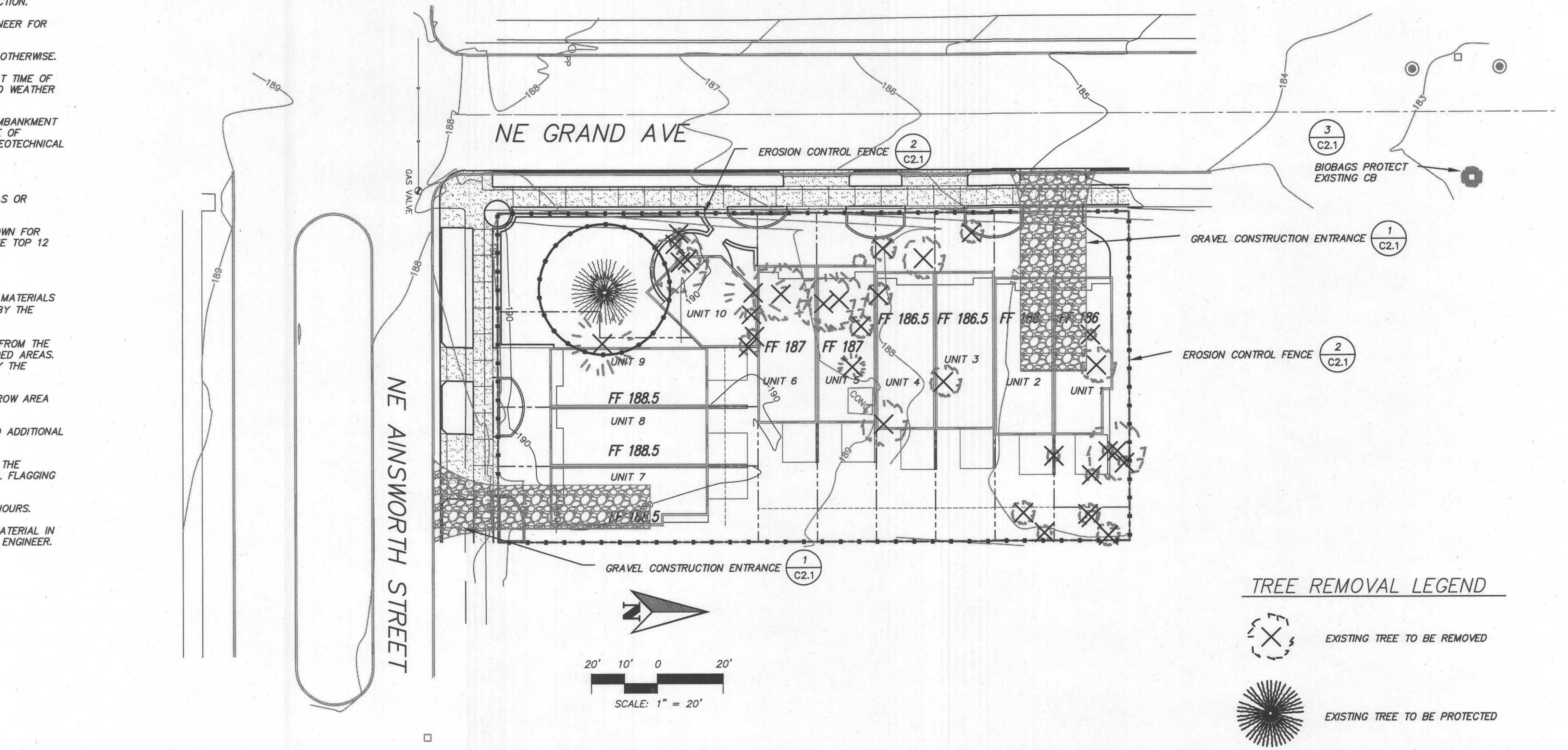
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GRADING NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL ENGINEER SO GEOTECHNICAL ENGINEER CAN PERFORM ADDITIONAL SITE TESTING BEFORE BEGINNING CONSTRUCTION.
3. SUBMIT COMPACTION TEST RESULTS TO THE GEOTECHNICAL ENGINEER AND ENGINEER FOR ALL STRUCTURAL FILL PLACED.
4. ALL ELEVATIONS ON THE PARKING LOT ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
5. PAVEMENT SECTIONS SHOULD BE COORDINATED WITH GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION. SECTIONS MAY BE ADJUSTED BASED UPON CURRENT SOILS AND WEATHER CONDITIONS.
6. TOP 6 INCHES OF TOPSOIL SHOULD BE STRIPPED PRIOR TO EXCAVATION AND EMBANKMENT WORK. HOWEVER, ACTUAL STRIPPING DEPTHS SHALL BE EVALUATED AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL REVIEW EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT.
7. GEOTECH SHALL OBSERVE SUBGRADE PRIOR TO PLACEMENT OF FILLS.
8. ALL ELEVATIONS AND GRADE LINE SHOWN ARE FINISHED GRADE OF PAVED AREAS OR GROUND LINE.
9. GRADES SHALL BE TO SUBGRADE IN THE PAVED AREAS AND TO THE LINES SHOWN FOR LANDSCAPED AND OTHER AREAS. IN THE AREA 10 FEET BEHIND THE CURBS, THE TOP 12 INCHES SHALL BE TOPSOIL APPROVED FOR PLACEMENT BY THE ENGINEER.
10. INFILTRATION FACILITIES WILL BE PROTECTED FROM COMPACTION.
11. SOFT SPOTS IN THE SUBGRADE OF PAVED AREAS WILL BE EXCAVATED TO FIRM MATERIALS AND BACK FILLED WITH 4"-0" CRUSHED ROCK, COMPACTED AS DIRECTED BY THE ENGINEER.
12. ORGANIC MATERIAL (TREES, BRUSH ROOTS, STUMPS, ETC.) SHALL BE REMOVED FROM THE SITE. STRIPPING SHALL GENERALLY BE 9 INCHES, BUT MAY BE DEEPER IN WOODED AREAS. STRIPPING SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE ENGINEER.
13. ADDITIONAL MATERIAL REQUIRED TO FILL THE SITE SHALL COME FROM THE BORROW AREA AS DIRECTED BY THE ENGINEER.
14. THE BORROW AREA SHALL BE RESTORED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
15. PERMITS REQUIRED TO HAUL MATERIAL FORM THE SITE SHALL BE OBTAINED BY THE CONTRACTOR, FROM THE COUNTY, STATE, AND OTHER AGENCIES AS NEEDED. ALL FLAGGING AND TRAFFIC CONTROL REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR.
16. CONTRACTOR TO BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION HOURS.
17. STRIP EXISTING GRAVEL FROM LOT AND STOCKPILE TO USE AS BASE COURSE MATERIAL IN AREAS OF PROPOSED ASPHALT PAVEMENT AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

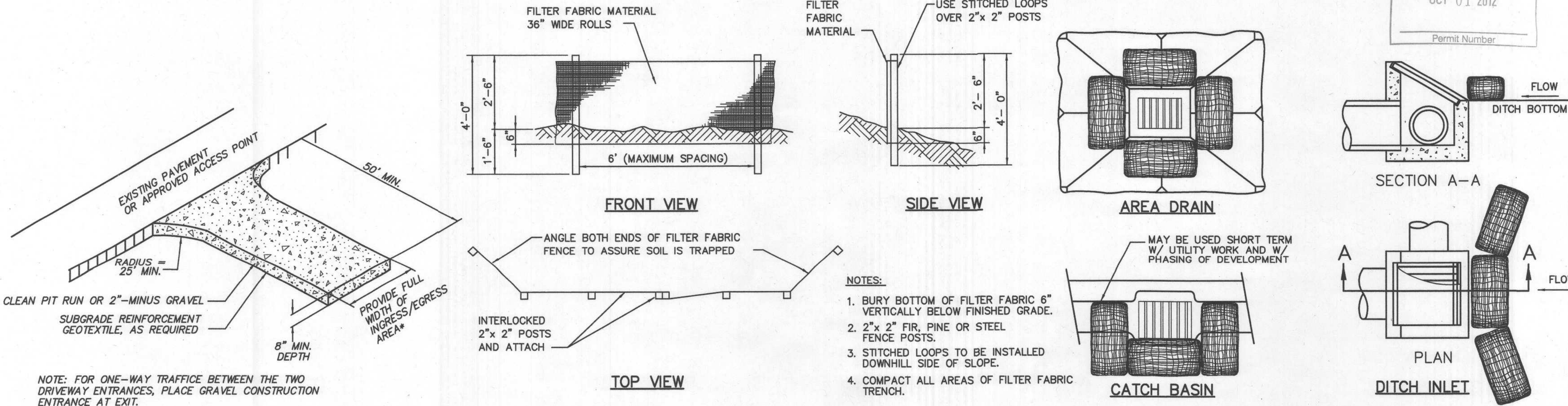
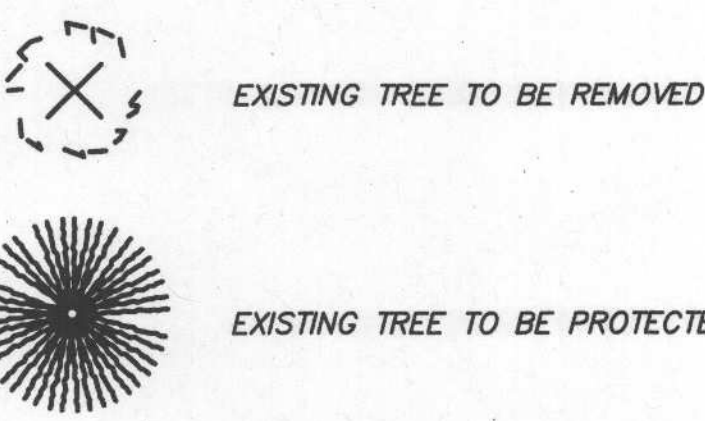
EROSION CONTROL NOTES

1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THEN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED GRAVEL 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.
9. STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1 THROUGH APRIL 30, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CITY OF PORTLAND TITLE 10) FOR REQUIREMENTS.
13. THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.



GRADING PLAN  
1" = 20'

TREE REMOVAL LEGEND



- 1 C2.1 NTS GRAVEL CONSTRUCTION ENTRANCE
- 2 C2.1 N.T.S. SEDIMENT FENCE
- 3 C2.1 NTS BIOBAGS

**DL**  
DESIGN GROUP INC.  
14025 SW FARMINGTON RD  
Suite 270  
BEAVERTON, OR 97005  
(503) 644-4628

REGISTERED PROFESSIONAL  
ENGINEER  
19160  
JUN 15, 1997  
OREGON  
GARY I. DARLING  
EXPIRES 12-31-13

NE AINSWORTH ROWHOUSE PROJECT  
PORTLAND, OREGON  
EROSION CONTROL & GRADING PLAN

REV.	DATE	BY

PROJECT NUMBER	WLS001
Date:	02/15/2008
Scale:	1"=20'
Drawn By:	PTB
Designed By:	XXX
Checked By:	GID

C2.1

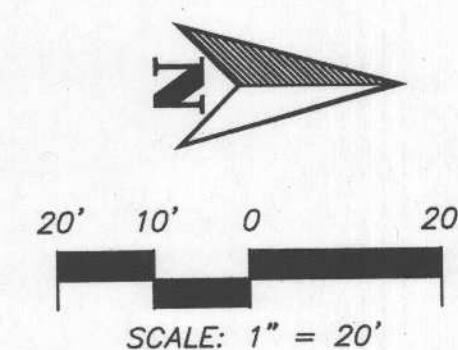
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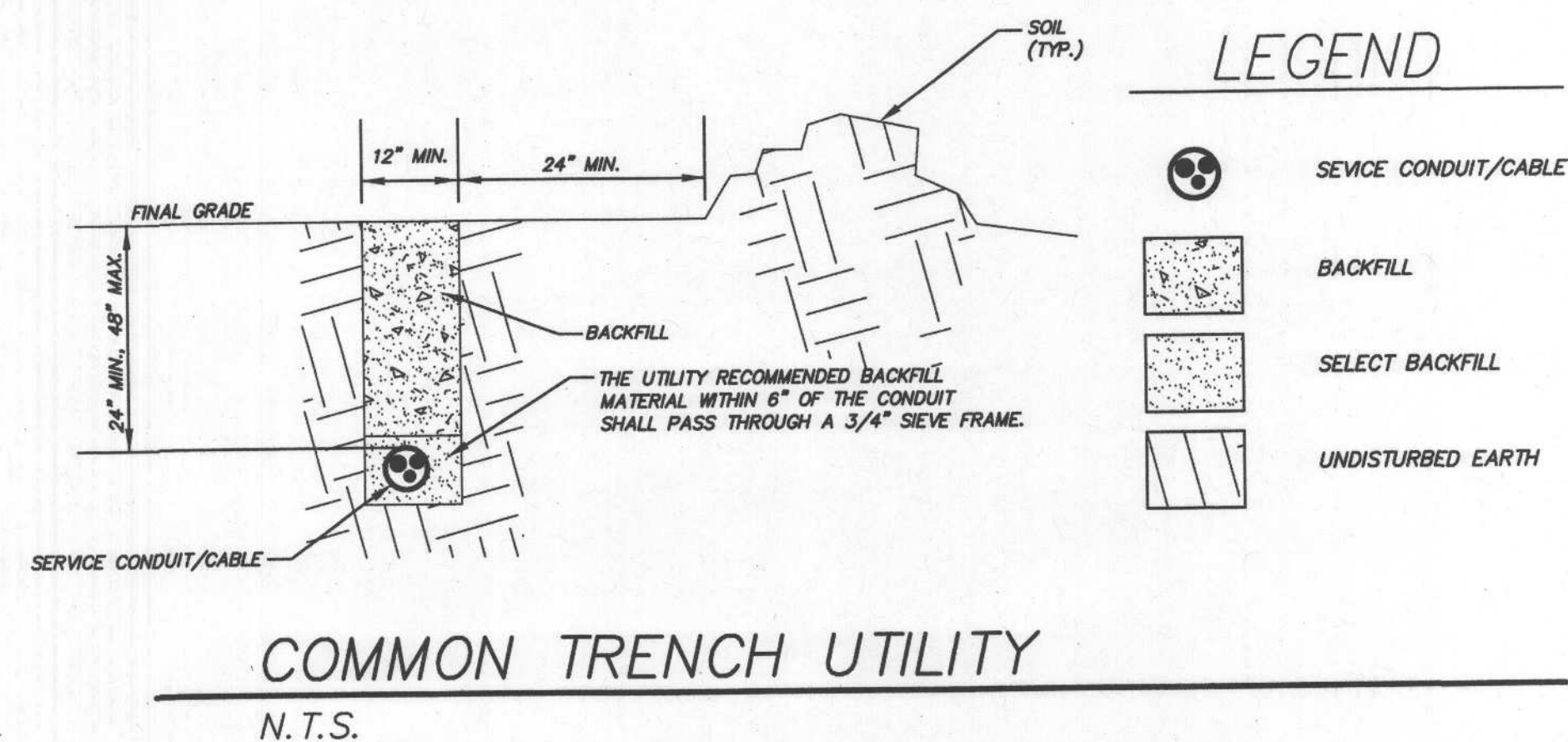
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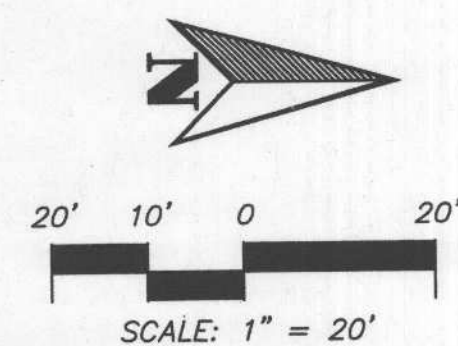
- | PROPOSED              | EXISTING                               |
|-----------------------|--|
| ○ CLEANOUT            | ⊙ SANITARY SEWER MANHOLE               |
| ■ WATER METER         | ① STORM SEWER MANHOLE                  |
| ▲ THRUST BLOCK        | △ CONTROL POINT                        |
| ☒ DITCH INLET         | ● CONTROL POINT                        |
| ⊙ DRY WELL            | ■ WATER METER                          |
| _____ PROP WATER LINE | ■ CATCH BASIN                          |
| _____ PROP GAS LINE   | ☆ SPRINKLER HEAD                       |
| _____ PROP ELECTRIC   |  |
|                       | _____ SS 8" _____ EXIST SANITARY SEWER |
|                       | _____ W _____ EXIST WATER LINE         |
|                       | _____ 18" SD _____ EXIST STORM DRAIN   |



## WATER IMPROVEMENTS



PRIVATE UTILITIES IMPROVEMENTS  
1" = 20'



REGISTERED PROFESSIONAL  
ENGINEER  
19160  
OREGON  
JULY 15, 1997  
GARY I. DARLING

EXPIRES 12-31-13

NE AINSWORTH ROWHOUSE PROJECT  
PORTLAND, OREGON

PRIVATE UTILITIES AND WATER PLAN

REV.	DATE	BY
1	6/26/08	IML
2	8/06/08	IML

PROJECT NUMBER	WLS001
Date:	02/15/2008
Scale:	1" = 20'
Drawn By:	PTB
Designed By:	XXX
Checked By:	GID

## C3.1



XREF LIST  
Ltscale: 1  
Palscale: 1  
Resolved  
DLD-LOGO  
STAMPID  
WLS001DK10  
WLS001DK50  
WLS001DK70  
WLS001DK01  
Unresolved

DL

DESIGN GROUP INC.

14025 SW FARMINGTON RD  
Suite 270  
BEAVERTON, OR 97005  
(503) 644-4628

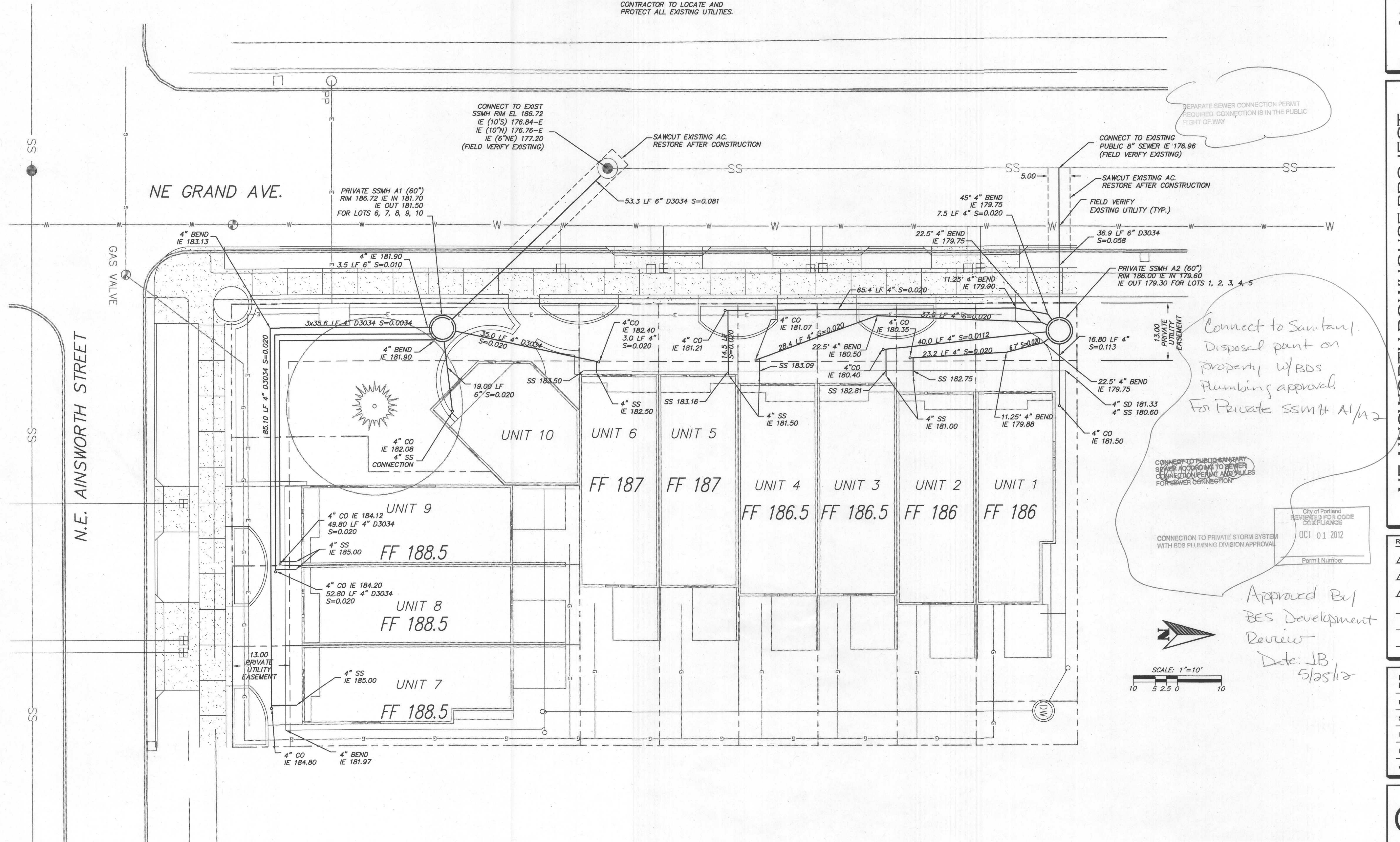


EXPIRES 12-31-13

NE AINSWORTH ROWHOUSE PROJECT  
PORTLAND, OREGON

SANITARY SEWER IMPROVEMENTS

NOTE:  
CONTRACTOR TO LOCATE AND  
PROTECT ALL EXISTING UTILITIES.



Connect to Sanitary  
Disposal point on  
property w/ BODS  
Plumbing approval.  
For Private SSMH A1/A2

CONNECT TO PUBLIC SANITARY  
SEWER ACCORDING TO SEWER  
CONNECTION AGREEMENT AND RULES  
FOR SEWER CONNECTION

CONNECTION TO PRIVATE STORM SYSTEM  
WITH BODS PLUMBING DIVISION APPROVAL

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OC1 01 2012  
Permit Number

Approved By  
BES Development  
Review  
Date: JB  
5/25/12

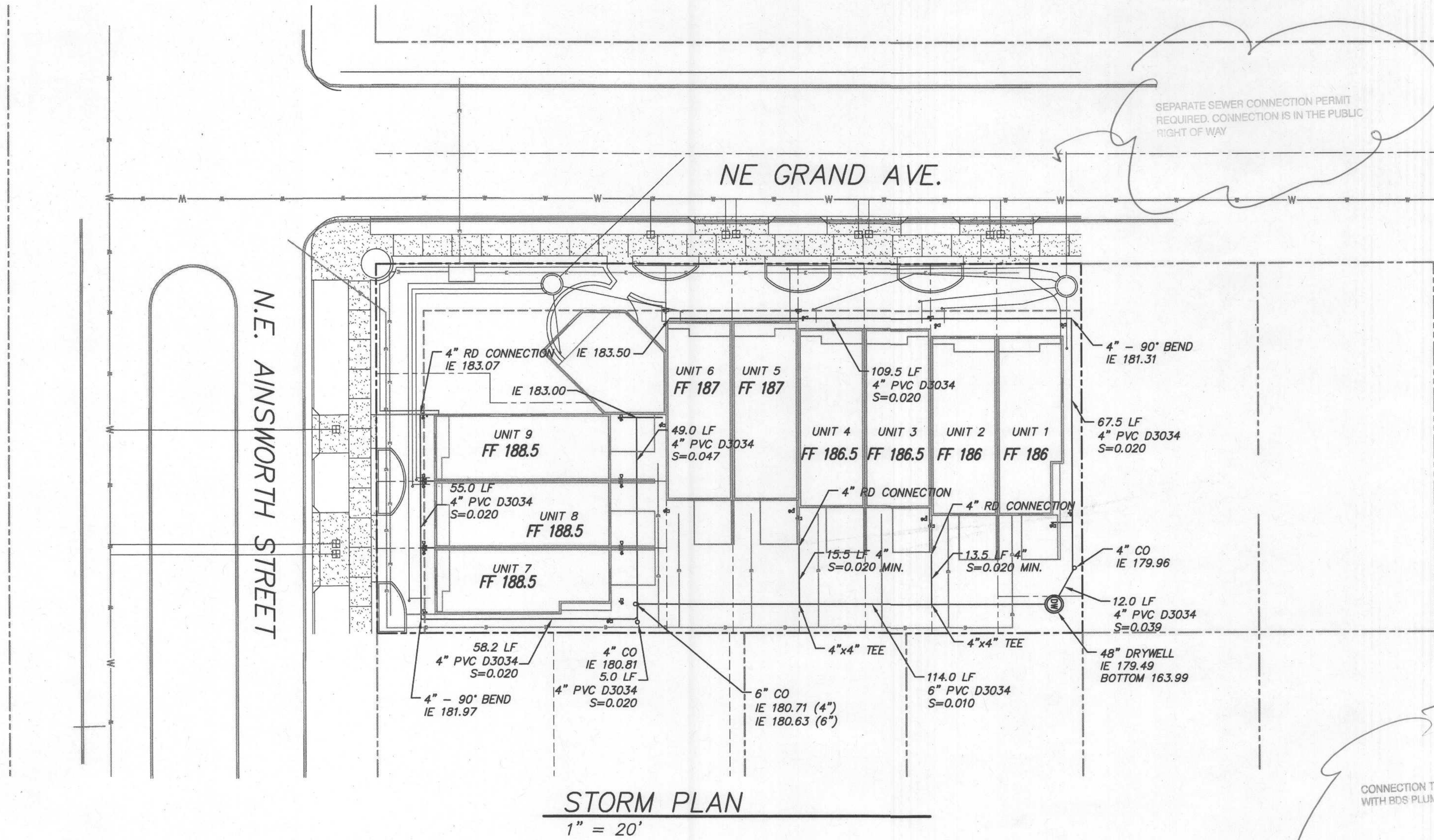
REV.	DATE	BY
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2	8/06/08	IML
3	7/31/12	IML

PROJECT NUMBER	WLS001
Date:	02/15/2008
Scale:	1" = 10'
Drawn By:	PTB
Designed By:	XXX
Checked By:	GID

C3.2

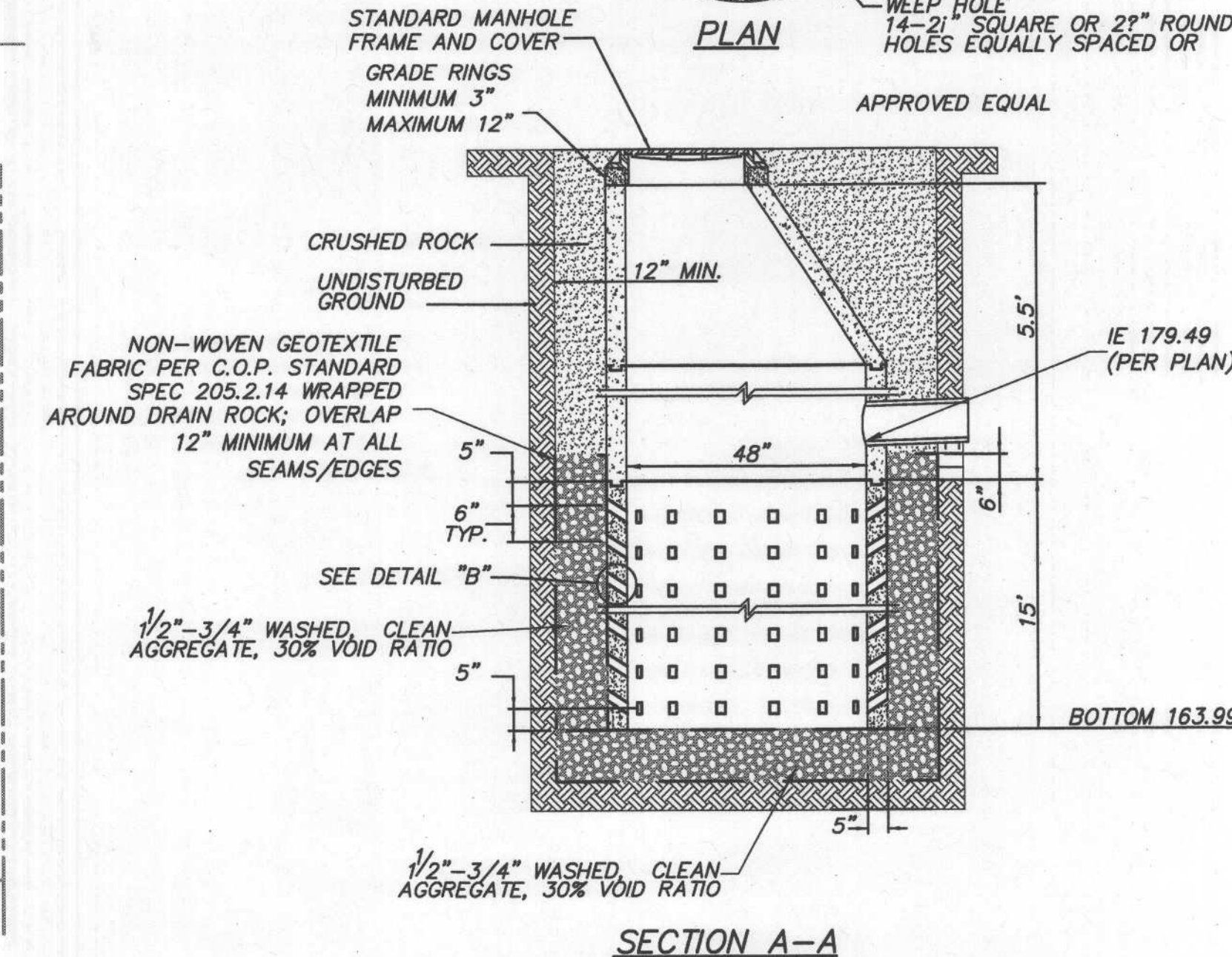
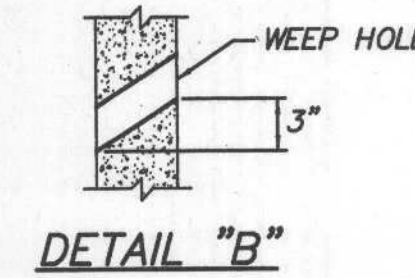
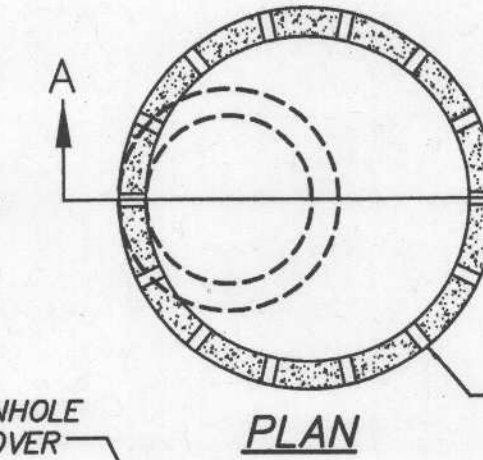


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Ltscale: 1  
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Resolved  
DLD-LOGO  
STAMP  
WLS001DX10  
WLS001DX50  
WLS001DX70  
WLS001X01  
Unresolved  
WLS001DX50--arcals



NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C 478
2. PROVIDE A MIN. OF 6" OF 1"-0" OR 6"-0" CLEAN CRUSHED ROCK UNDER ALL PIPES
3. INVERT SHALL BE LEVEL AND SMOOTH.



N.T.S.

**DL**  
DESIGN GROUP INC.  
14025 SW FARMINGTON RD  
Suite 270  
BEAVERTON, OR 97005  
(503) 644-4628

REGISTERED PROFESSIONAL  
ENGINEER  
19180  
OREGON  
JULY 15, 1997  
GARY I. DARLING  
EXPIRES 12-31-13

NE AINSWORTH ROWHOUSE PROJECT  
PORTLAND, OREGON  
STORM PLAN

REV.	DATE	BY
3	7/31/12	IML

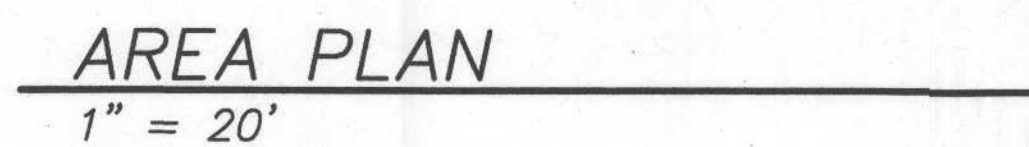
City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number

PROJECT NUMBER	WLS001
Date:	02/15/2008
Scale:	1" = 20'
Drawn By:	PTB
Designed By:	XXX
Checked By:	GID

C4.1



NAME: W:\WLS001\PRIVATE DD\WLS001D51.dwg DATE: FEB 26, 2008 TIME: 11:42 AM



4

= ROOF AREA; AREA=7793 SF.

= PATIO AREA; AREA=1073 SF.

ROOF AREA = 7793 SF.  
PATIO AREA = 1073 SF.  
TOTAL IMPERVIOUS AREA = 8866 SF.  
DRYWELL REQUIRED PER CITY OF PORTLAND  
STORMWATER MANAGEMENT MANUAL EXHIBIT  
2-34: DIAMETER = 48"  
DEPTH = 15'

[illegible]

PROJECT NUMBER	WLS001
Date:	07/23/2007
Scale:	1" = 20'
Drawn By:	PTB
Designed By:	XXX
Checked By:	GID

NE AINSWORTH ROWHOUSE PROJECT  
PORTLAND, OREGON  
STORM CALCULATIONS SHEET



**DL**  
DESIGN GROUP INC.

14025 SW FARMINGTON RD  
Suite 270  
BEAVERTON, OR 97005  
(503) 644-4628

## C5.1

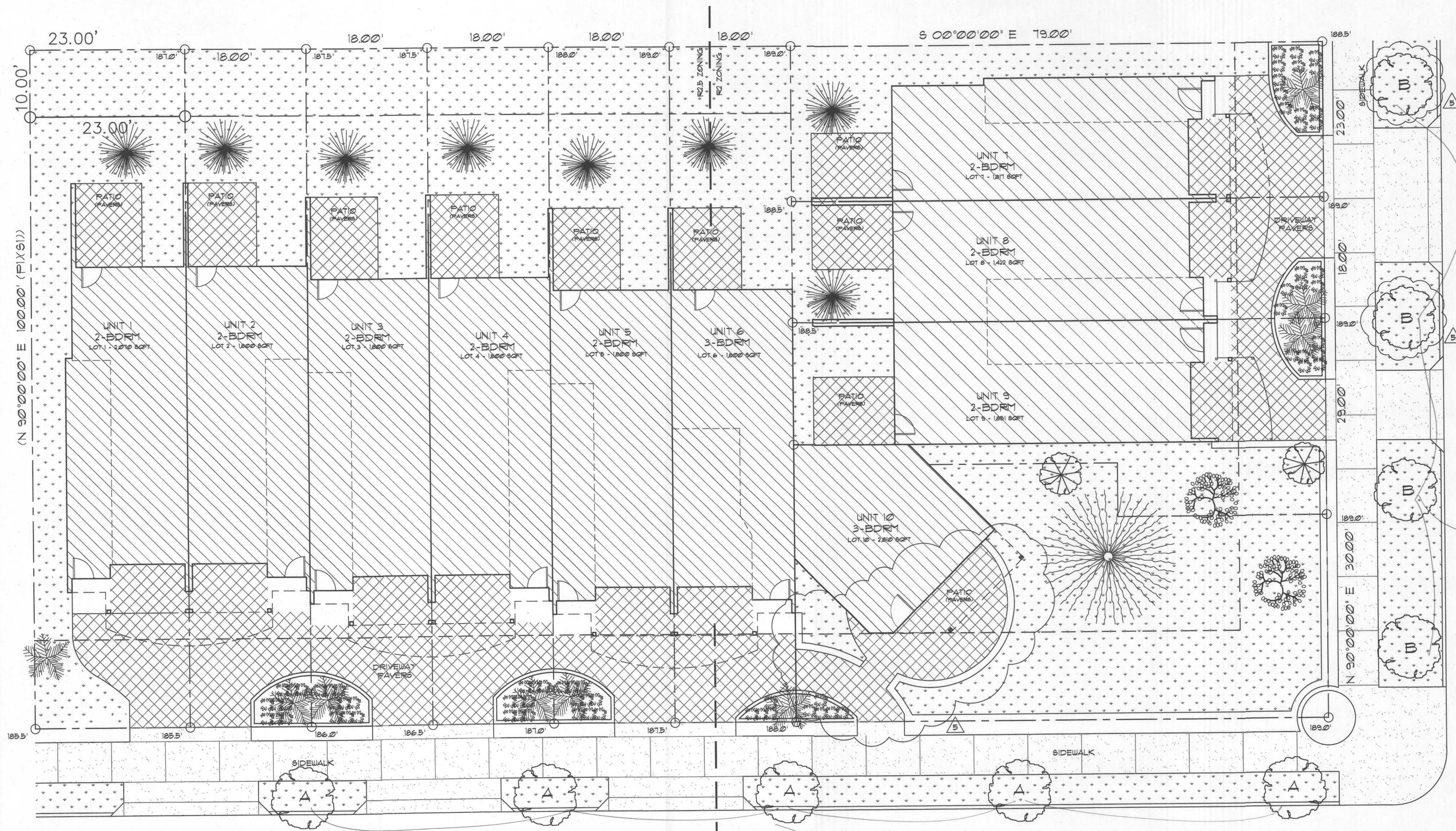


LAYER SAVES:

XREF:

FILE:

SCALE:



LANDSCAPE LEGEND	
	EXISTING WESTERN RED CEDAR (DEAD, TO BE REMOVED AND REPLACED WITH SEPARATE PERMIT)
	STREET TREES (PER CITY FORESTER)
	STREET TREES (PER CITY FORESTER)
	6'-11" ACER RUBRUM, RED MAPLE MIN 3' CALIFER (REQUIRED)
	6'-11" ACER NEGUNDO, BOXELDER MIN 2' CALIFER (REQUIRED)
	6'-11" CORNUS KOUSA, KOUSA DOGWOOD MIN 3' CALIFER (REQUIRED)
	6'-11" ACER PALMATUM, JAPANESE MAPLE MIN 2' CALIFER (REQUIRED)
	2 GAL. MAHONIA AQUIFOLIUM, OREGON GRAPE EVERGREEN SHRUB
	LAWN

NE ANSWORTH ST.  
4 Answorth  
8 1/2 no power  
Plant Zelkova

5 Hedge Maple  
4-5 1/2 ft lot  
no power line

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

City of Portland  
Bureau of  
Development Services  
By *[Signature]* Date 9/17/12  
Approved by  
Planning and Zoning Review

Proposal and design as approved  
in case file #LU-112336 LDSPD  
No field changes allowed.

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

LANDSCAPE PLAN  
ANSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE ANSWORTH STREET  
PORTLAND, OREGON

FILE NO: P1105  
DATE: August 17, 2012  
WORKING DATE:  
REVISIONS:

L-1.0



LAYER SAVES:

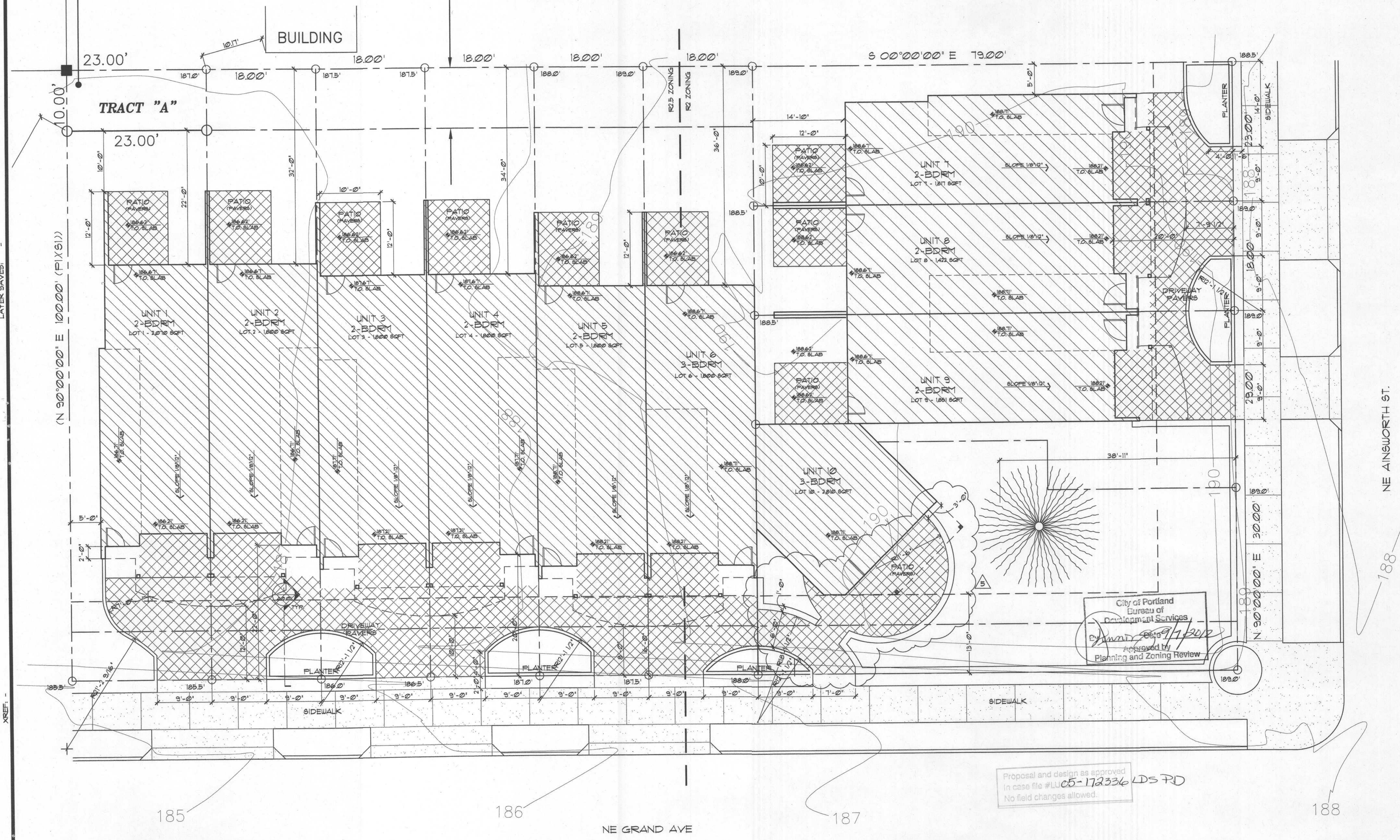
XREF:

FILE:

SCALE:

COMMON STORMWATER  
MANAGEMENT FACILITY.  
SEE NOTE 2, SHEET 2  
(230 S.F.)

10.00' PRIVATE STORMWATER EASEMENT  
AND UTILITY EASEMENT FOR THE BENEFIT  
OF LOTS 1 THROUGH 10.  
(SEE NOTE 3, SHEET 2)



LOT DESCRIPTION	
UNIT 1	
LOT SIZE	2,010 SQ. FT.
BUILDING FIRST FLOOR	791 SQ. FT.
BUILDING SECOND FLOOR	828 SQ. FT.
BUILDING THIRD FLOOR	823 SQ. FT.
PAVERS	431 SQ. FT.
LANDSCAPE AREA	741 SQ. FT.
ROOF AREA	911 SQ. FT.
TRACT 'A'	230 SQ. FT.
UNIT 2	
LOT SIZE	1,800 SQ. FT.
BUILDING FIRST FLOOR	805 SQ. FT.
BUILDING SECOND FLOOR	842 SQ. FT.
BUILDING THIRD FLOOR	864 SQ. FT.
PAVERS	520 SQ. FT.
LANDSCAPE AREA	498 SQ. FT.
ROOF AREA	943 SQ. FT.
UNIT 3	
LOT SIZE	1,800 SQ. FT.
BUILDING FIRST FLOOR	805 SQ. FT.
BUILDING SECOND FLOOR	842 SQ. FT.
BUILDING THIRD FLOOR	864 SQ. FT.
PAVERS	428 SQ. FT.
LANDSCAPE AREA	530 SQ. FT.
ROOF AREA	989 SQ. FT.
UNIT 4	
LOT SIZE	1,800 SQ. FT.
BUILDING FIRST FLOOR	805 SQ. FT.
BUILDING SECOND FLOOR	842 SQ. FT.
BUILDING THIRD FLOOR	864 SQ. FT.
PAVERS	411 SQ. FT.
LANDSCAPE AREA	530 SQ. FT.
ROOF AREA	943 SQ. FT.
UNIT 5	
LOT SIZE	1,800 SQ. FT.
BUILDING FIRST FLOOR	805 SQ. FT.
BUILDING SECOND FLOOR	842 SQ. FT.
BUILDING THIRD FLOOR	864 SQ. FT.
PAVERS	374 SQ. FT.
LANDSCAPE AREA	569 SQ. FT.
ROOF AREA	989 SQ. FT.
UNIT 6	
LOT SIZE	1,800 SQ. FT.
BUILDING FIRST FLOOR	805 SQ. FT.
BUILDING SECOND FLOOR	842 SQ. FT.
BUILDING THIRD FLOOR	864 SQ. FT.
PAVERS	405 SQ. FT.
LANDSCAPE AREA	544 SQ. FT.
ROOF AREA	991 SQ. FT.
UNIT 7	
LOT SIZE	1,851 SQ. FT.
BUILDING FIRST FLOOR	791 SQ. FT.
BUILDING SECOND FLOOR	828 SQ. FT.
BUILDING THIRD FLOOR	823 SQ. FT.
PAVERS	371 SQ. FT.
LANDSCAPE AREA	609 SQ. FT.
ROOF AREA	986 SQ. FT.
UNIT 8	
LOT SIZE	1,422 SQ. FT.
BUILDING FIRST FLOOR	805 SQ. FT.
BUILDING SECOND FLOOR	842 SQ. FT.
BUILDING THIRD FLOOR	864 SQ. FT.
PAVERS	374 SQ. FT.
LANDSCAPE AREA	196 SQ. FT.
ROOF AREA	938 SQ. FT.
UNIT 9	
LOT SIZE	1,817 SQ. FT.
BUILDING FIRST FLOOR	805 SQ. FT.
BUILDING SECOND FLOOR	842 SQ. FT.
BUILDING THIRD FLOOR	864 SQ. FT.
PAVERS	364 SQ. FT.
LANDSCAPE AREA	549 SQ. FT.
ROOF AREA	990 SQ. FT.
UNIT 10	
LOT SIZE	2,810 SQ. FT.
BUILDING FIRST FLOOR	573 SQ. FT.
BUILDING SECOND FLOOR	636 SQ. FT.
BUILDING THIRD FLOOR	684 SQ. FT.
PAVERS	384 SQ. FT.
LANDSCAPE AREA	1,690 SQ. FT.
ROOF AREA	824 SQ. FT.



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

SITE PLAN

AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE ANSWORTH STREET  
PORTLAND, OREGON

FILE NO: P1105  
DATE: August 17, 2012

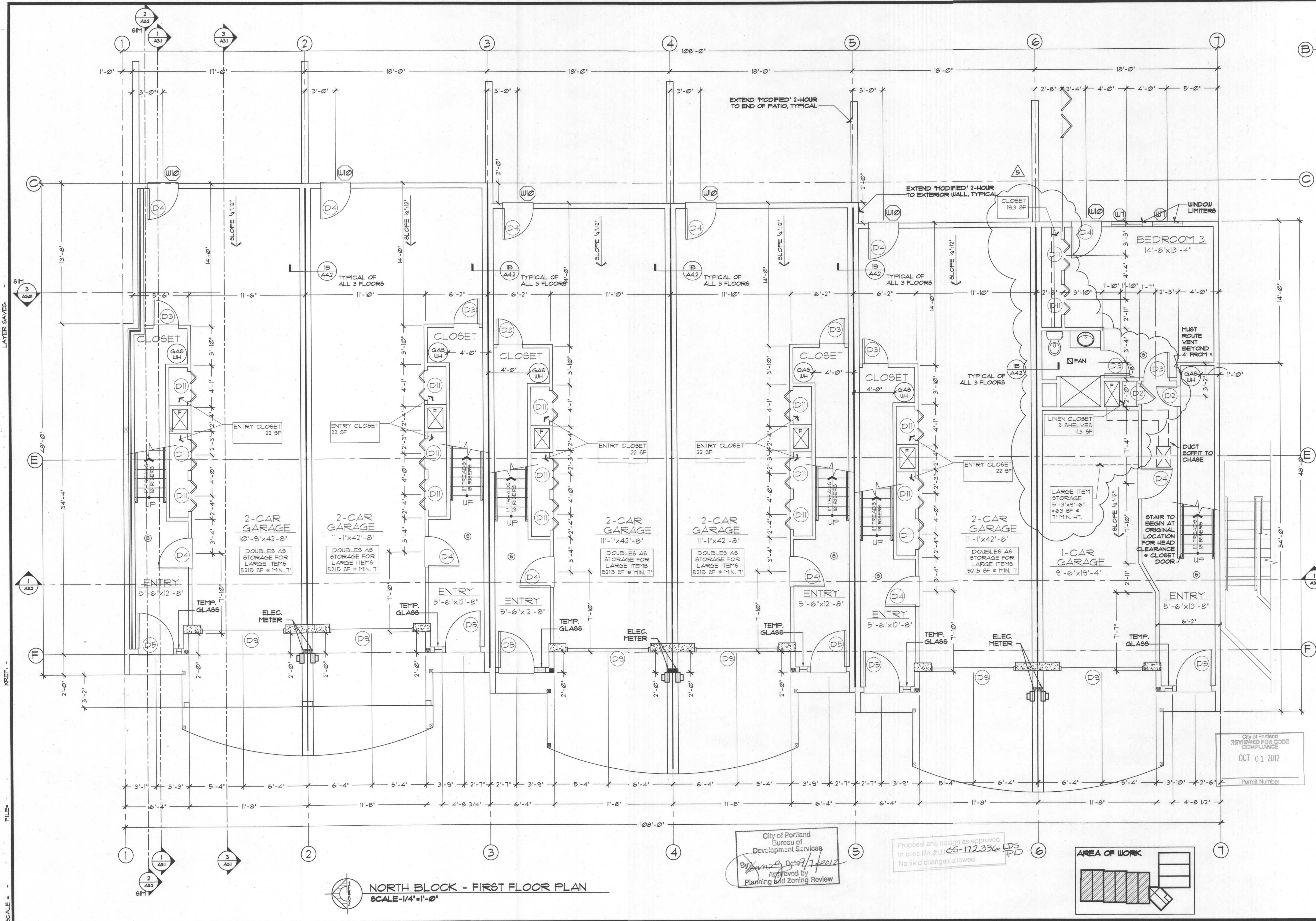
WORKING DATE:  
REVISION:

A-0.1

Proposal and design as approved  
in case file #LU05-172336-DS RD  
No field changes allowed.

City of Portland  
Bureau of  
Development Services  
Reviewed for Code  
Compliance  
OCT 01 2012  
Permit Number





REVISIONS	DATE	DESCRIPTION
1	5/14/12	PLAN EXAMINATION COMMENTS
2	8/17/12	PLAN EXAMINATION COMMENTS

**JOHN LAPE, ARCHITECT**  
520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

**NORTH BLOCK FIRST FLOOR PLAN**  
**AINSWORTH GRAND TERRACE**  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: **P1105**  
DATE: **August 17, 2012**  
WORKING DATE:  
SUBJECT:

**A-1.10**

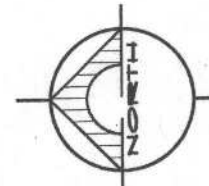
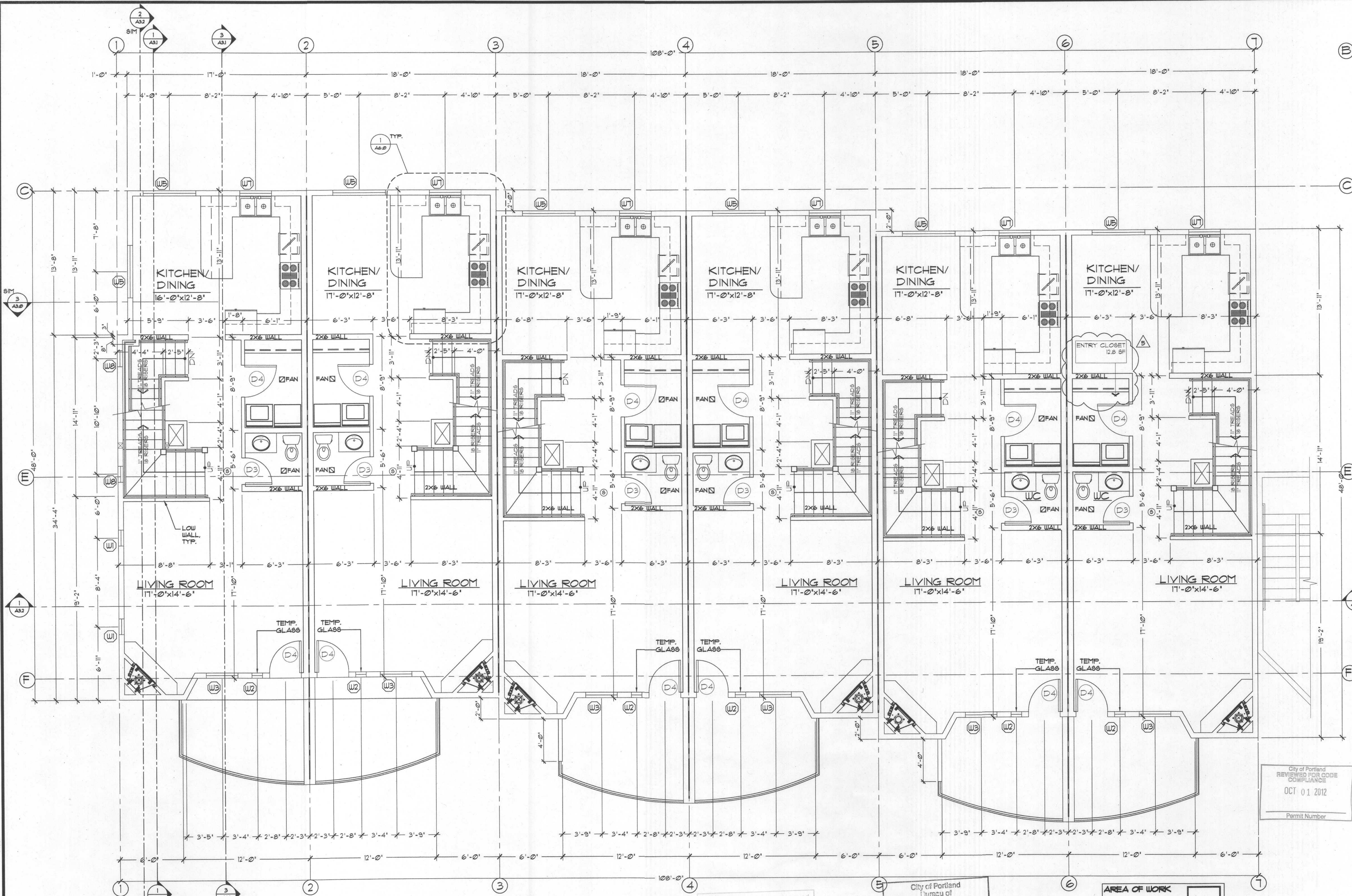


LAYER SAVES:

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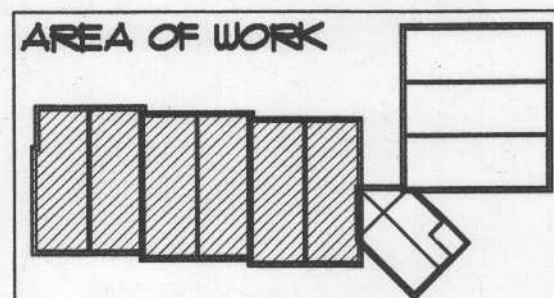
SCALE:



NORTH BLOCK - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Proposal and design as approved  
in case file #LU-12336-ADS RD  
No field changes allowed.

City of Portland  
Bureau of  
Development Services  
Approved by  
Planning and Zoning Review



City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

NORTH BLOCK SECOND FLOOR PLAN

AINSWORTH GRAND TERRACE

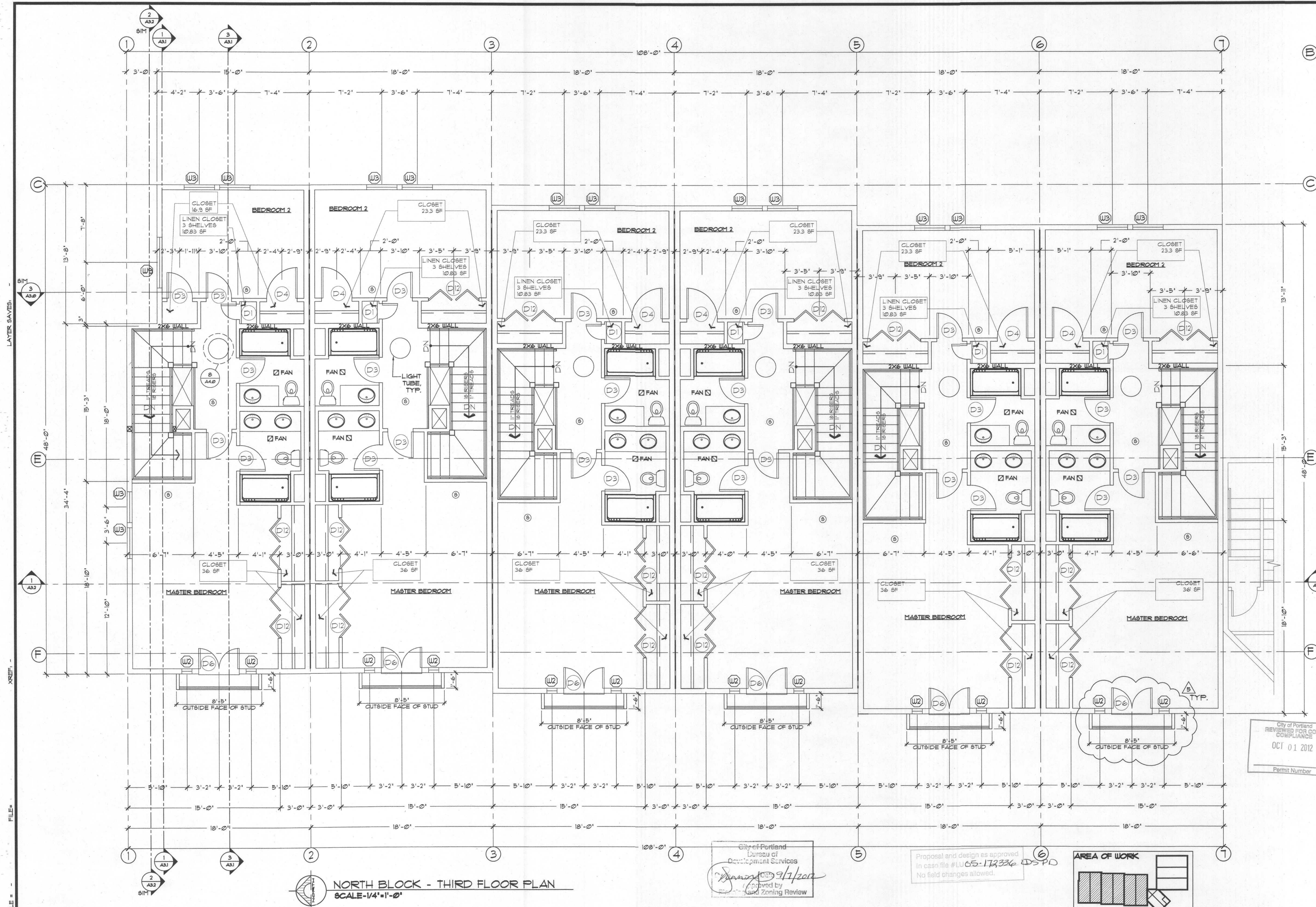
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

PERMIT NO: P1105  
DATE: August 17, 2012

WORKING DATE:  
SUBMIT:

A-1.11





REGISTERED ARCHITECT  
2561  
JOHN B LAPE III  
PORTLAND, OR  
STATE OF OREGON

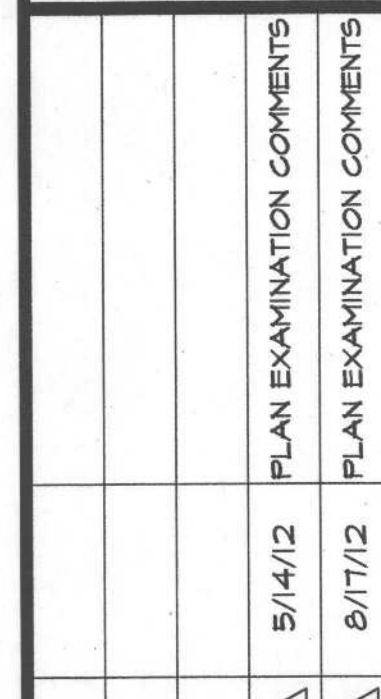
	PLAN EXAMINATION COMMENTS
5/14/12	
8/17/12	

NORTH BLOCK THIRD FLOOR PLAN  
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105  
August 17, 2012  
WORKING DATE:  
REVISIONS:

A-1.12





520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 242-2827 FAX (503) 227-5925

**AINSWORTH GRAND TERRACE**

WORKING DATE: \_\_\_\_\_

SHEET: \_\_\_\_\_

A-1.20



SOUTH BLOCK - FIRST FLOOR PLAN  
SCALE - 1/4" = 1'-0"

SCALE = -

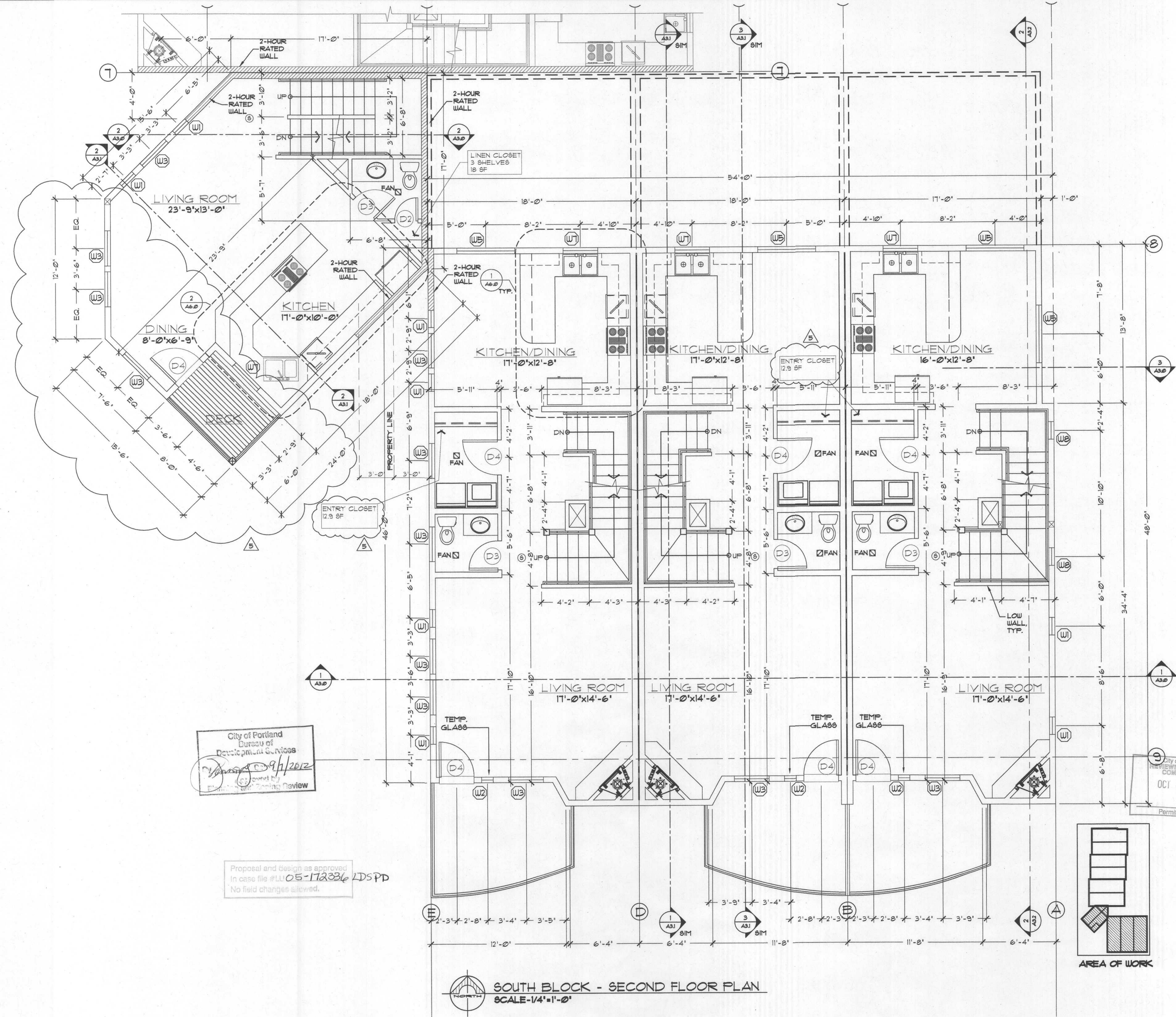


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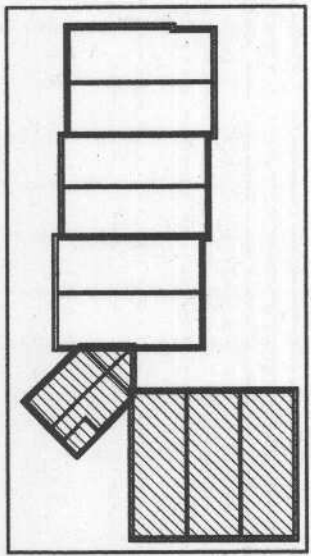


City of Portland  
Bureau of  
Development Services  
9/12/2012  
Reviewed by  
Planning and Building Review

Proposal and Design as approved  
in case file #LU-05-172336 LSPD  
No field changes allowed.

City of Portland  
Reviewed for Code  
Compliance  
OCT 01 2012  
Permit Number

SOUTH BLOCK - SECOND FLOOR PLAN  
SCALE-1/4"=1'-0"



AREA OF WORK

REGISTERED ARCHITECT  
2561  
JOHN B LAPE III  
PORTLAND, OR  
STATE OF OREGON

REVISIONS	PLAN EXAMINATION COMMENTS	PLAN EXAMINATION COMMENTS
4	5/14/12	
5	8/17/12	

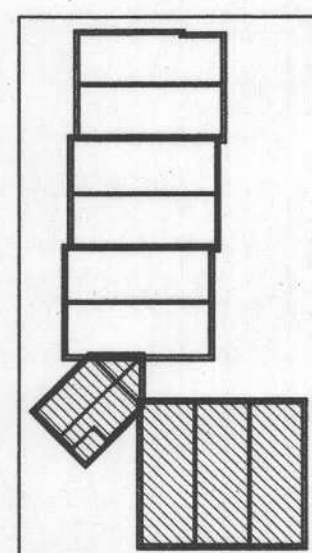
JOHN LAPE, ARCHITECT  
520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

SOUTH BLOCK SECOND FLOOR PLAN  
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: P1105  
DATE: August 17, 2012  
WORKING DATE:  
REVISION:

A-1.21





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

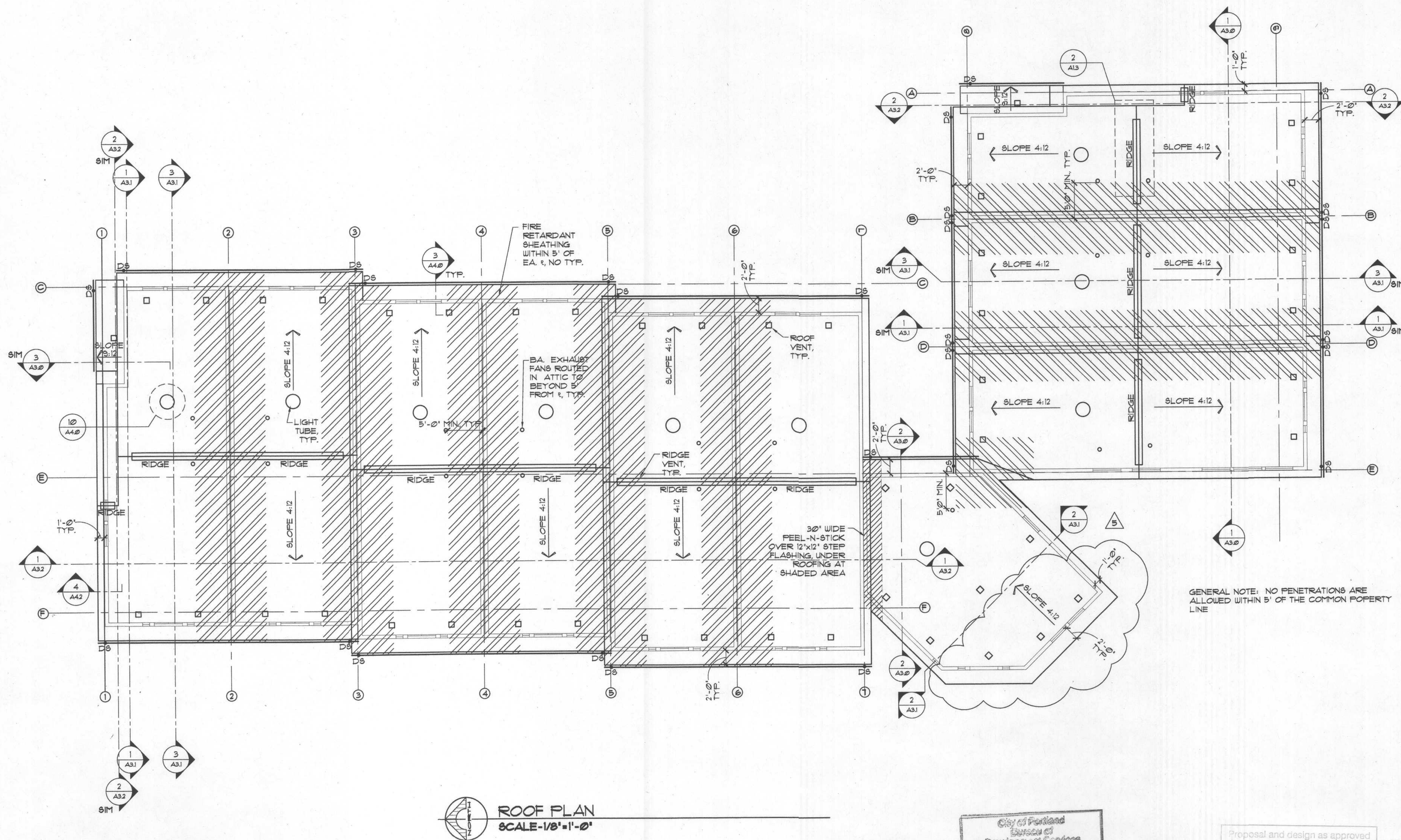


LAYER SAVES

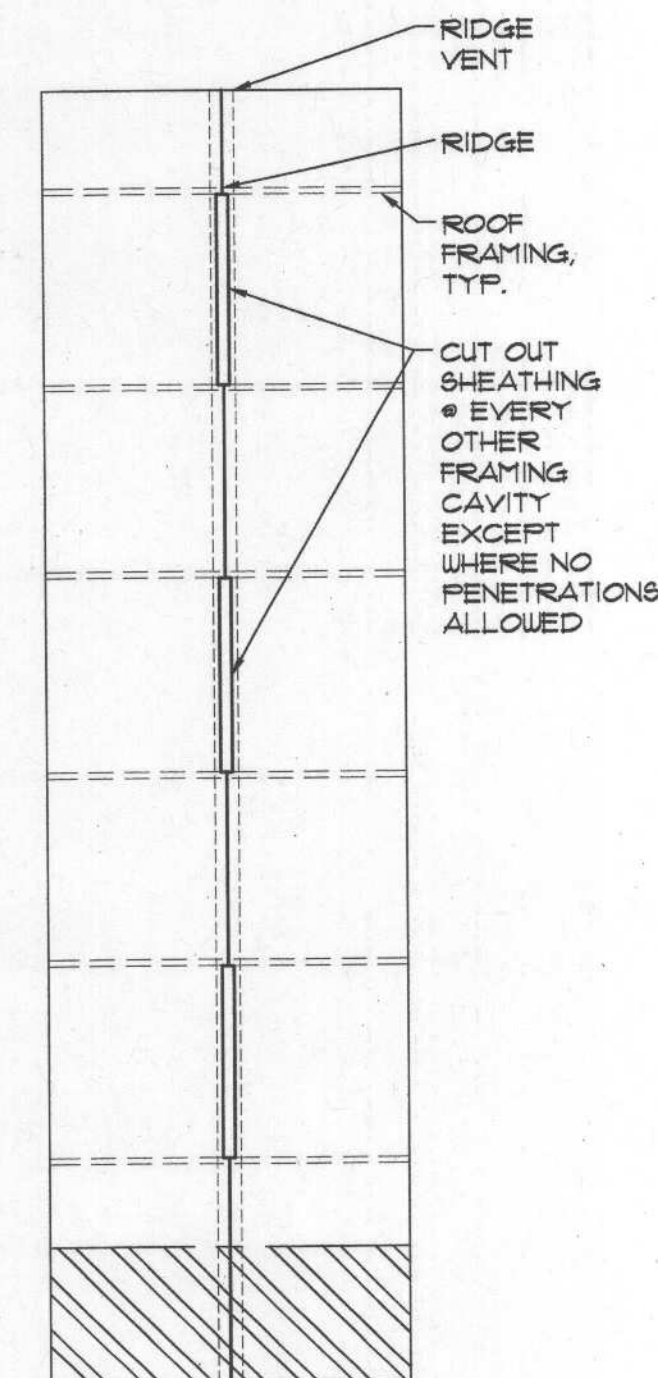
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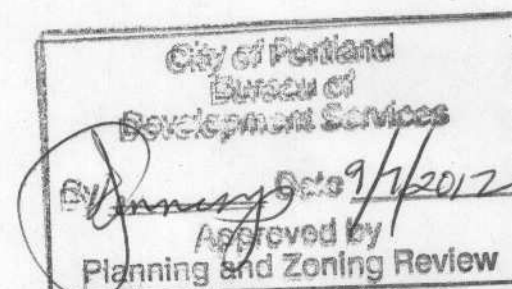
SCALE -



2  
ROOF SHEATHING  
@ ROOF VENT DTL  
NT8



GENERAL NOTE: NO PENETRATIONS ARE ALLOWED WITHIN 5' OF THE COMMON PROPERTY LINE



Proposal and design as approved  
in case file #LU 05-172336 LDRD  
No field changes allowed.



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

ROOF PLAN

AINSWORTH GRAND TERRACE

PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: P1105

DATE: August 17, 2012

WORKING DATE:

SHEET:

A-1.3

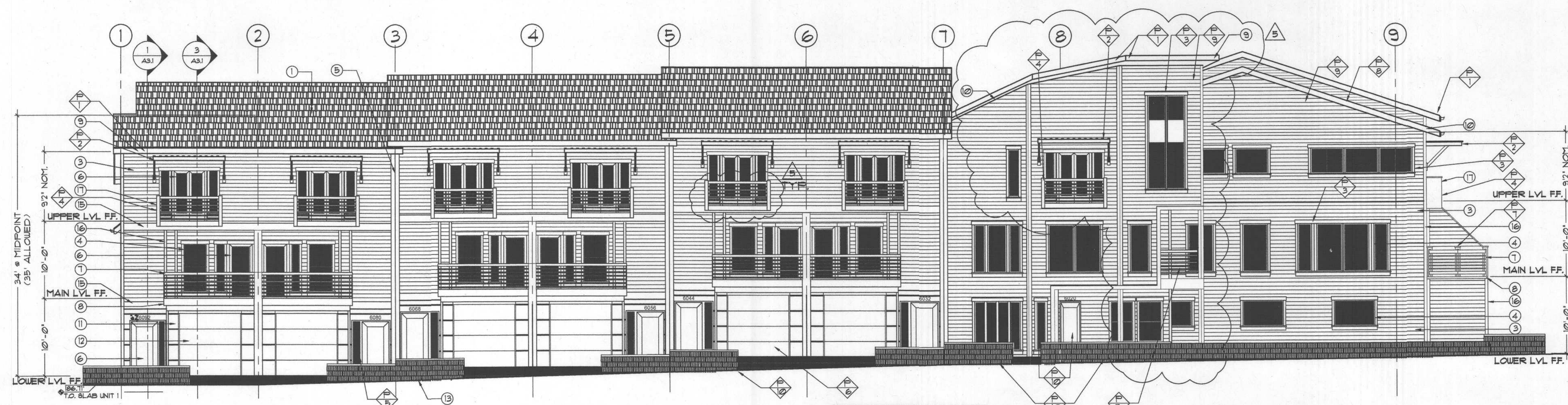


LAYER SAVES:

XREF:

FILE:

SCALE:



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

City of Portland  
Director of  
Development Services  
By *[Signature]* 9/12/12  
Reviewed by  
Planning and Zoning Review

Proposal and design as approved  
in case file #LU 08-17,2336 LPS PD  
No field changes allowed.

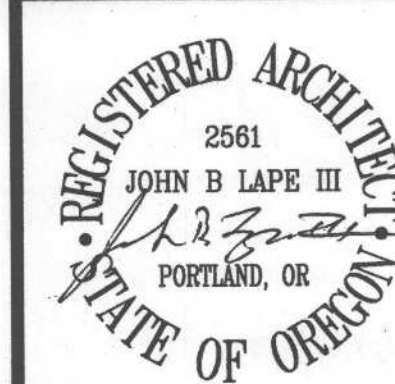
- KEY NOTES
1. ARCHITECTURAL COMPOSITION ROOFING
  2. ELASTOMERIC ROOF
  3. HARDI 5" REVEAL HORIZONTAL SIDING
  4. GLAZING (SEE WINDOW SCHEDULE FOR DETAILS)
  5. 6" HIGH PRIVACY DIVIDER
  6. DOOR (SEE DOOR SCHEDULE FOR DETAILS)
  7. STEEL GUARDRAIL
  8. METAL DECK
  9. CLEAR CEDAR 2x8 FASCIA
  10. CLEAR CEDAR 2x8 BARGE
  11. HARDI PLANK PANEL TO MATCH GARAGE PANEL
  12. OVERHEAD ACTING DOOR
  13. PLANTER
  14. CLEAR CEDAR 2x12 TRIM
  15. CLEAR CEDAR 1x6 TRIM
  16. DECK WING WALL, SEE DETAIL 6/A2.0P

- F PLANNED DEVELOPMENT REQUIREMENTS  
(NO VARIATIONS ALLOWED)
1. EAVE PROJECTIONS OF AT LEAST 2-FEET
  2. TRELLIS FEATURES ON THE UPPER-MOST LEVELS THAT PROJECT BEYOND THE PLANE OF THE BUILDING WALL A MINIMUM OF 4'-9"
  3. AT LEAST 1 INCH X 3 1/2-INCH, PLUS 3"-BULLNOSE TRIM WRAP AROUND WINDOWS AND DOORS, SEE DET. 3/A2.0P.
  4. WINDOW BOXES ON THE UPPER-MOST LEVELS THAT PROJECT A MINIMUM OF 1'-6" FROM THE PLANE OF THE BUILDING WALL.
  5. MAIN ENTRANCE DOOR SHALL HAVE SIDE WINDOWS. GARAGE DOORS SHALL HAVE HORIZONTAL JOINTS ALIGNING WITH EXTERIOR SIDING/FINISH.
  6. PAINTED STEEL BALCONIES THAT PROJECT A MINIMUM OF 10'-FEET FROM THE PLANE OF THE BUILDING WALL (AT ITS FURTHEST POINT).
  7. ALL GABLED ROOF PITCHES SHALL HAVE AN ASPHALT COMPOSITION ROOF MATERIAL.
  8. HORIZONTAL LAPPED SIDING WITH 5-INCH MAXIMUM EXPOSURE MUST BE USED ON ALL 4 SIDES FOR THE UPPER TWO LEVELS OF THE ATTACHED HOMES.
  9. RAISED PLANTERS WITH SPLIT FACED CHU, COLORED MORTAR AND SCULPTED CLAY CAPS AT THE FRONT OF THE LOTS, SEE DETAIL 6/A2.0P.



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number



DATE	PLAN EXAMINATION COMMENTS	PLAN EXAMINATION COMMENTS
5/14/12		
8/17/12		
9/12/12		

JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

ELEVATIONS 1  
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105  
August 17, 2012

WORKING DATE:  
REVISION:

A-2.0



LAYER SAVES:

XREF:

FILE:

SCALE:



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

City of Portland  
Bureau of  
Development Services  
By *[Signature]* 9/7/2012  
Approved by  
Planning and Zoning Review

Proposal and design as approved  
in case file #LU 05-172334-DS PD  
No field changes allowed.

- KEY NOTES
1. ARCHITECTURAL COMPOSITION ROOFING
  2. ELASTOMERIC ROOF
  3. HARDI 5" REVEAL HORIZONTAL SIDING
  4. GLAZING (SEE WINDOW SCHEDULE FOR DETAILS)
  5. 6" HIGH PRIVACY DIVIDER
  6. DOOR (SEE DOOR SCHEDULE FOR DETAILS)
  7. STEEL GUARDRAIL
  8. METAL DECK
  9. CLEAR CEDAR 2x8 FASCIA
  10. CLEAR CEDAR 2x8 BARGE
  11. HARDI PLANK PANEL TO MATCH GARAGE PANEL
  12. OVERHEAD ACTING DOOR
  13. PLANTER
  14. CLEAR CEDAR 2x12 TRIM
  15. CLEAR CEDAR 1x6 TRIM
  17. DECK WING WALL, SEE DTL 6/12/44D

- P PLANNED DEVELOPMENT REQUIREMENTS  
(NO VARIATIONS ALLOWED)
1. EAVE PROJECTIONS OF AT LEAST 2-FEET
  2. TRELLIS FEATURES ON THE UPPER-MOST LEVELS THAT PROJECT BEYOND THE PLANE OF THE BUILDING WALL A MINIMUM OF 4'-0"
  3. AT LEAST 1 INCH X 3 1/2-INCH, PLUS 3/4-INCH BULLNOSE TRIM WRAP AROUND WINDOWS AND DOORS, SEE DTL 3/4/22P.
  4. WINDOW BOXES ON THE UPPER-MOST LEVELS THAT PROJECT A MINIMUM OF 1'-6" FROM THE PLANE OF THE BUILDING WALL.
  5. MAIN ENTRANCE DOOR SHALL HAVE SIDE WINDOWS.
  6. GARAGE DOORS SHALL HAVE HORIZONTAL JOINTS ALIGNING WITH EXTERIOR SIDING/FINISH.
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  10. RAISED PLANTERS WITH SPLIT FACED CMU, COLORED MORTAR AND SCULPTED CLAY CAPS AT THE FRONT OF THE LOTS, SEE DETAIL 6/12/22P.



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

ELEVATIONS 2

AINSWORTH GRAND TERRACE

PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

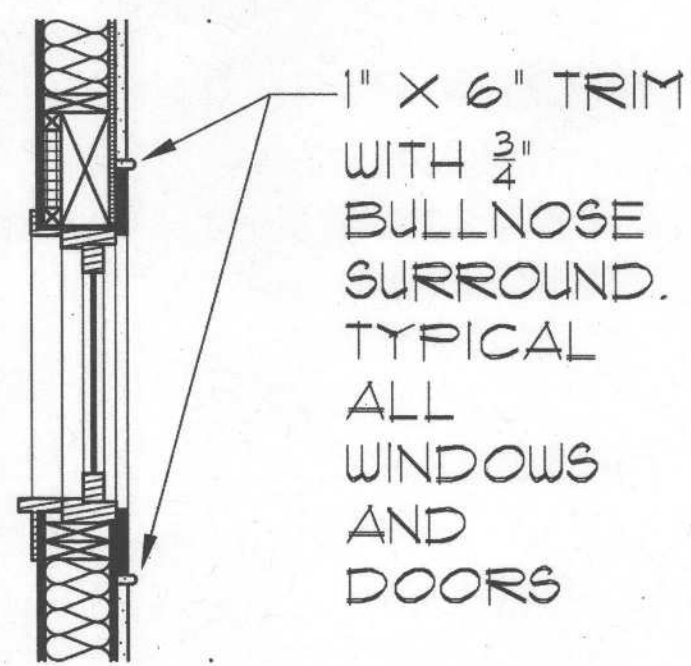
FILE NO: P1105

DATE: August 17, 2012

WORKING DATE:  
SUBMIT

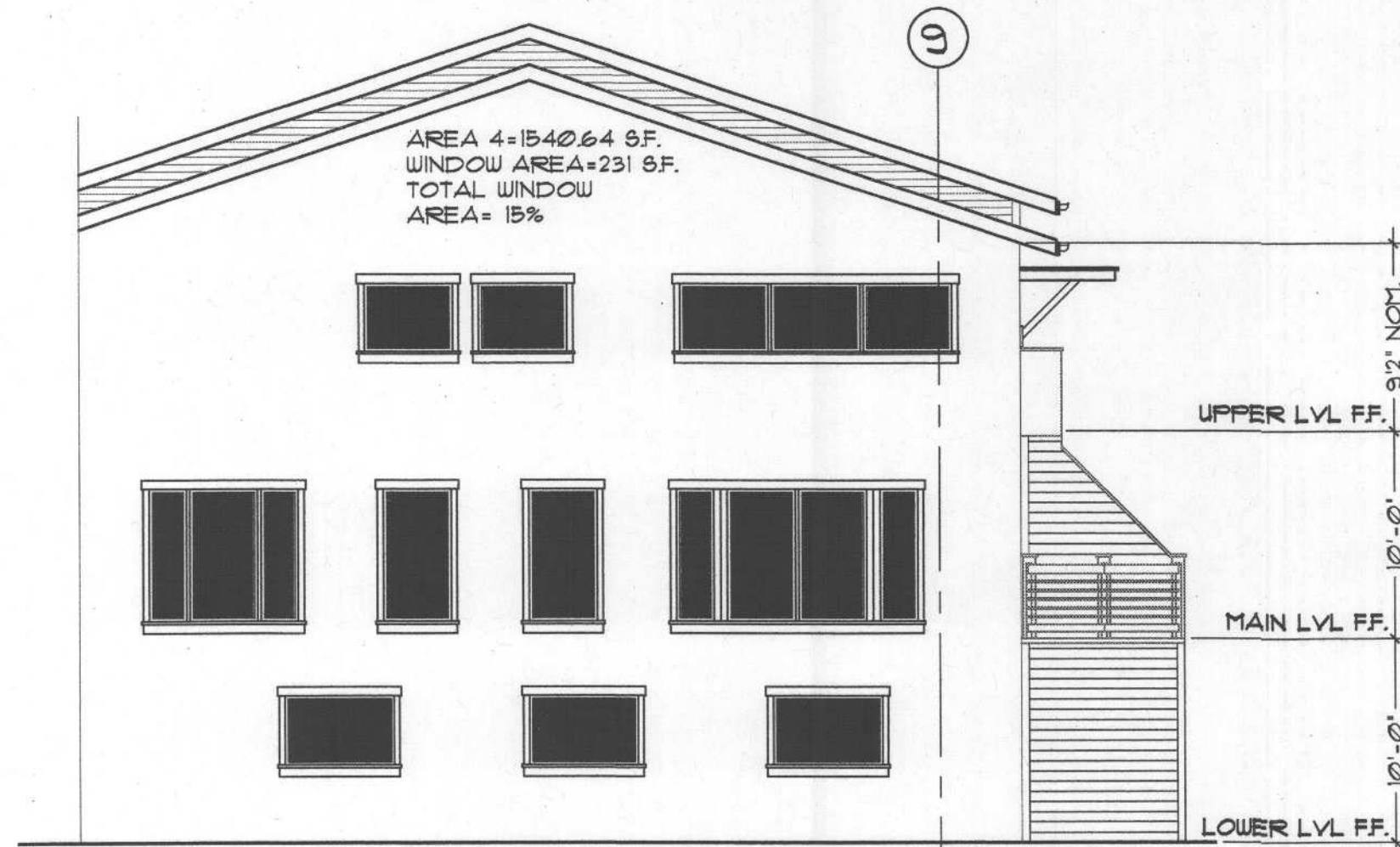
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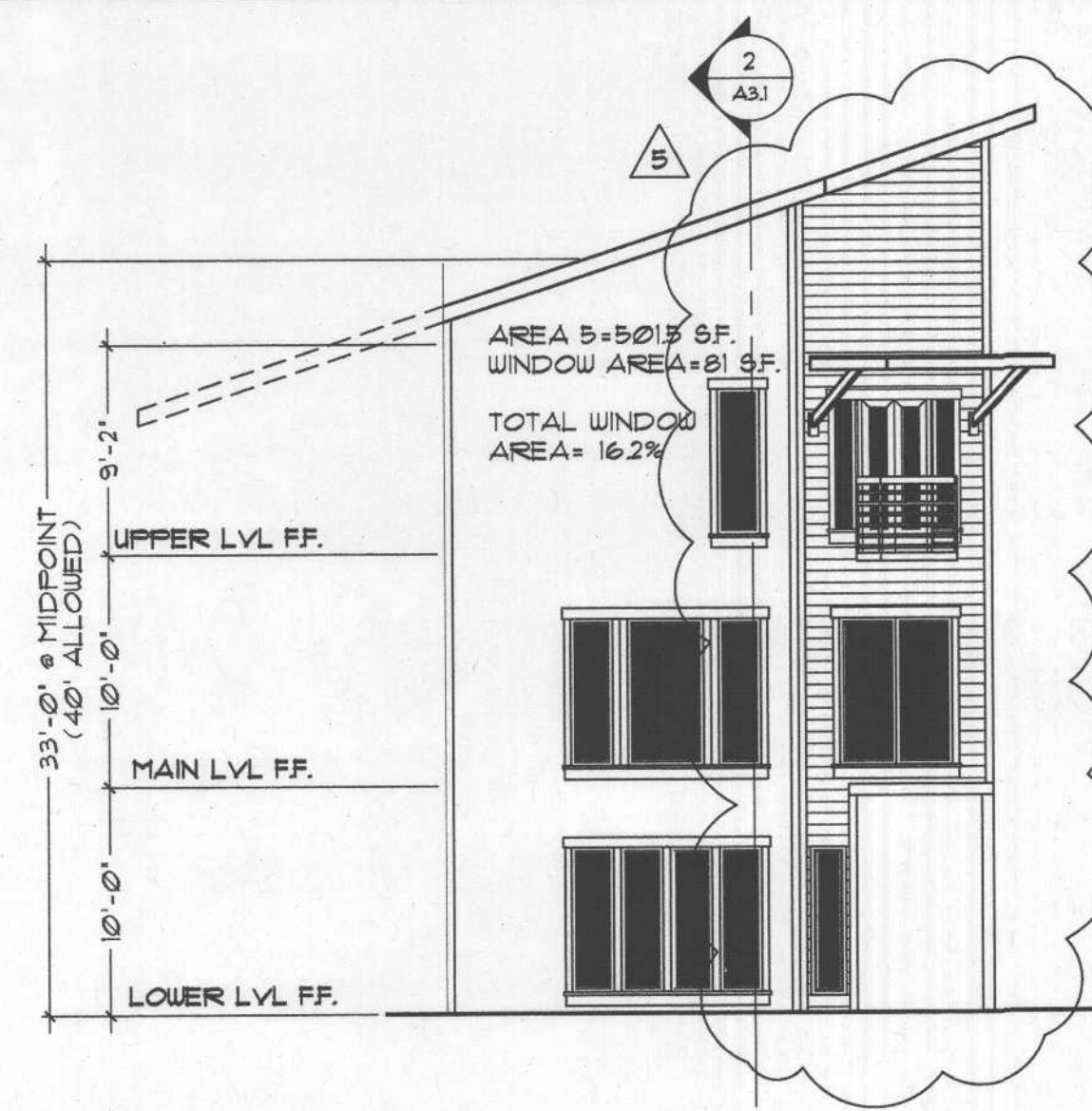


3 TYPICAL DOOR AND WINDOW DETAIL  
PER PLANNING CONDITIONS

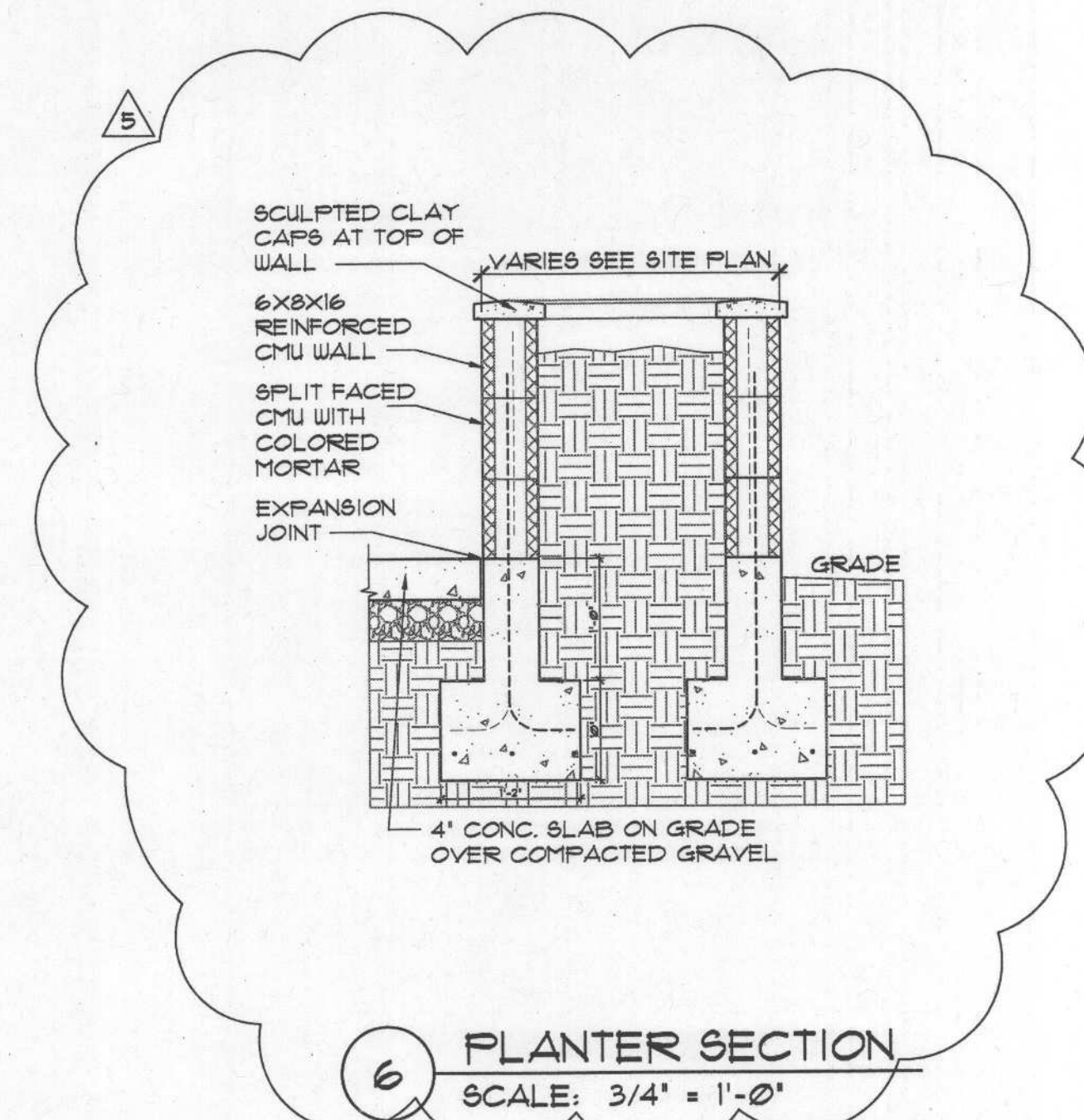
3 SCALE: 3/4" = 1'-0"



4 UNIT 9 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



5 UNIT 10 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



6 PLANTER SECTION  
SCALE: 3/4" = 1'-0"

9 AREA 3=256 S.F.  
(1526 S.F. TOT.)  
@ 8' FROM  
PROP. LINE

1600 S.F.  
ALLOWED

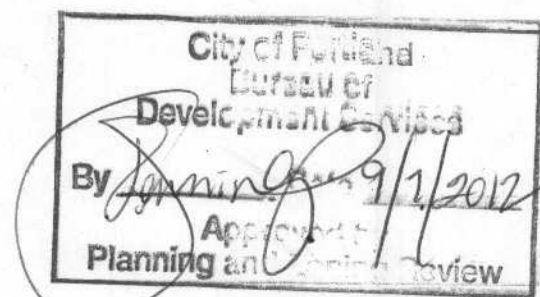
AREA 1=998 S.F.  
@ 5' FROM  
PROP. LINE

1000 S.F.  
ALLOWED

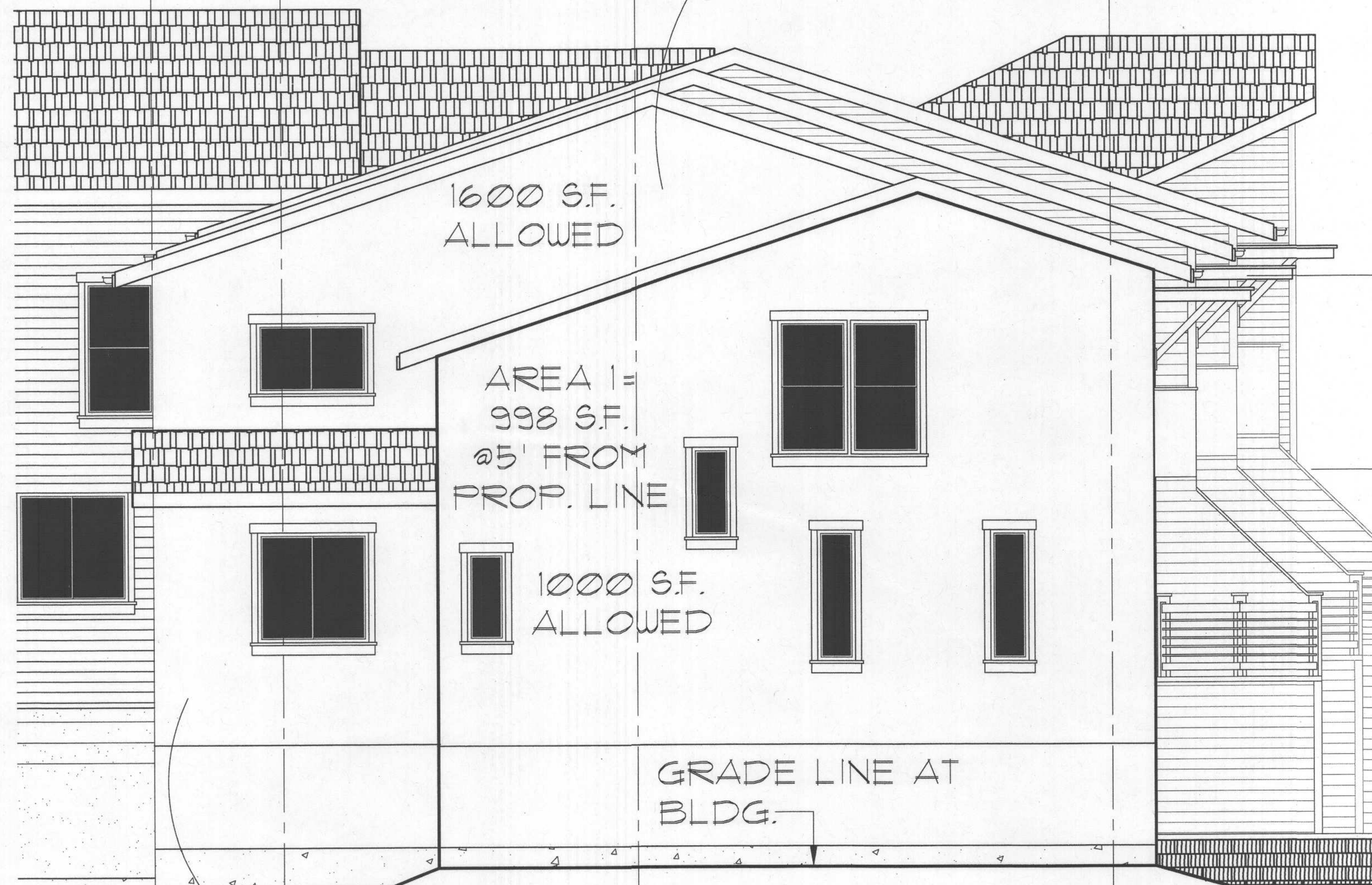
GRADE LINE AT  
BLDG.

AREA 2=272 S.F. (1270 S.F. TOT.) @ 6'  
FROM PROP. LINE, 1300 S.F. ALLOWED

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

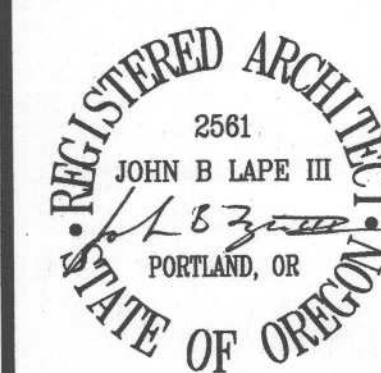


8



AREA 2=272 S.F. (1270 S.F. TOT.) @ 6'  
FROM PROP. LINE, 1300 S.F. ALLOWED

2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



DATE	REVISION	PLAN EXAMINATION COMMENTS
3/24/08	1	LAND USE COMMENTS
4/19/08	2	REVISION
6/30/08	3	REVISION
5/14/12	4	PLAN EXAMINATION COMMENTS
5/17/12	5	PLAN EXAMINATION COMMENTS

JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

ELEVATIONS 3

AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105

FILE NO.:  
August 17, 2012  
DATE:

WORKING DATE:

REVISION:

A-2.0 P

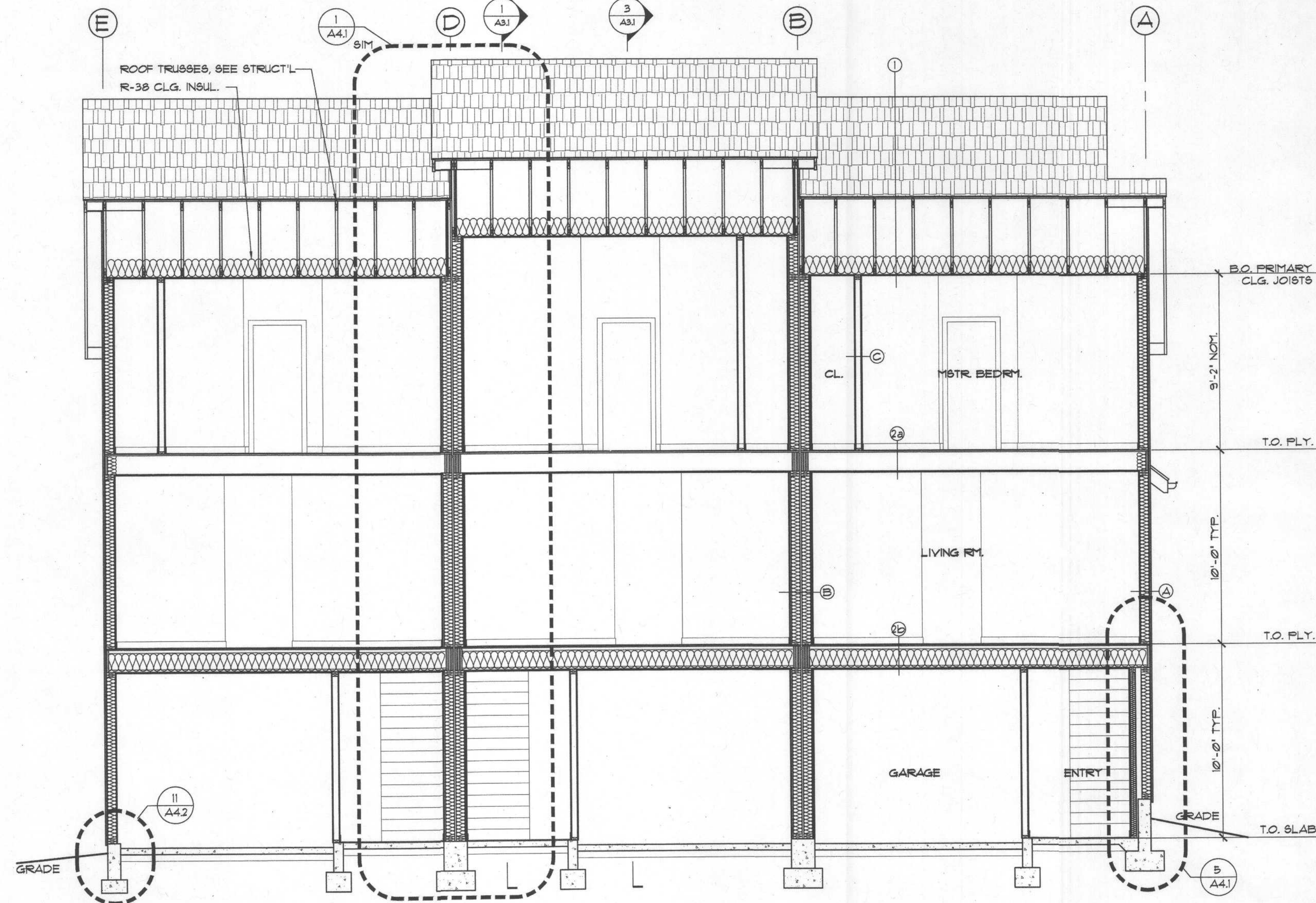


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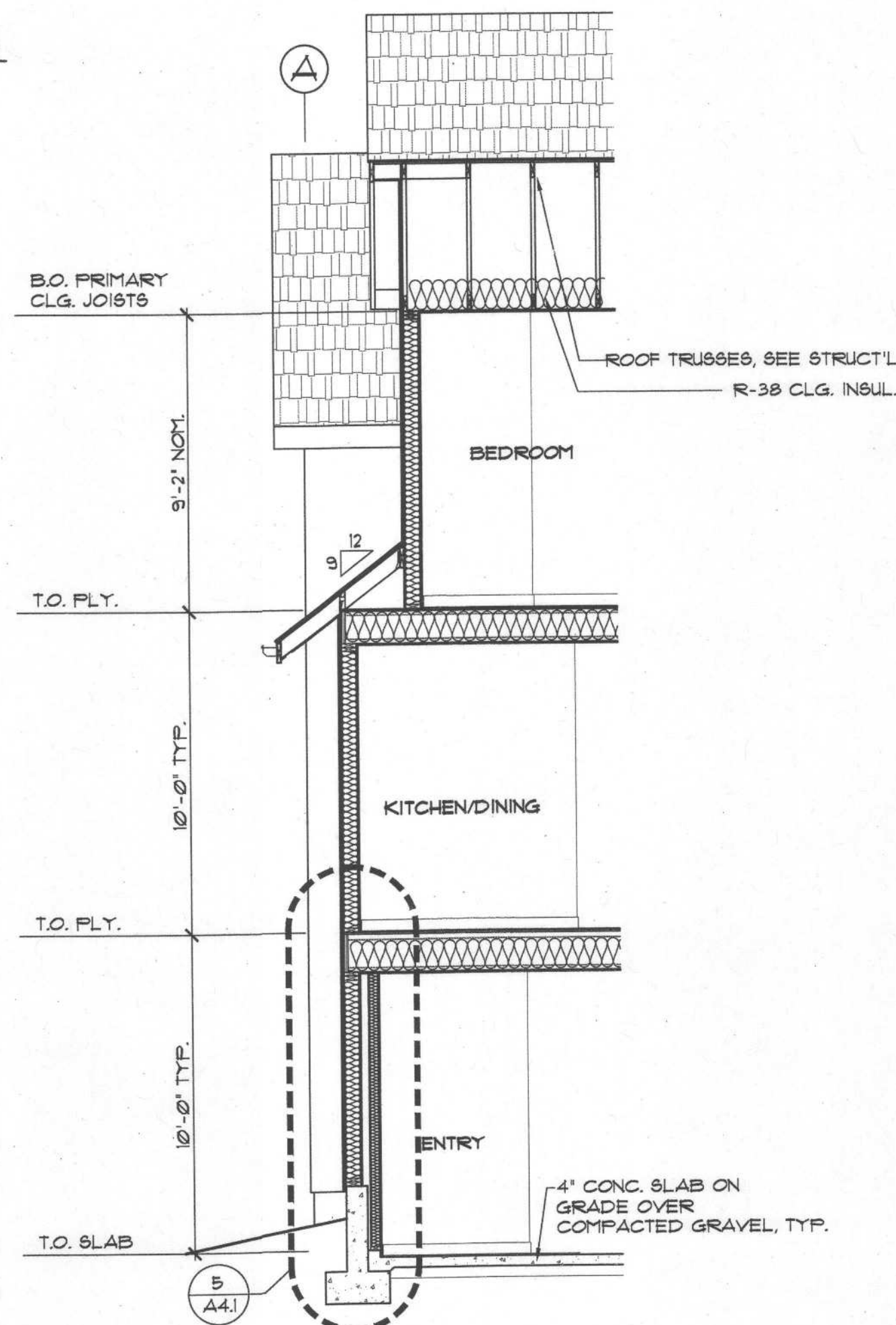
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FILE:

SCALE:



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

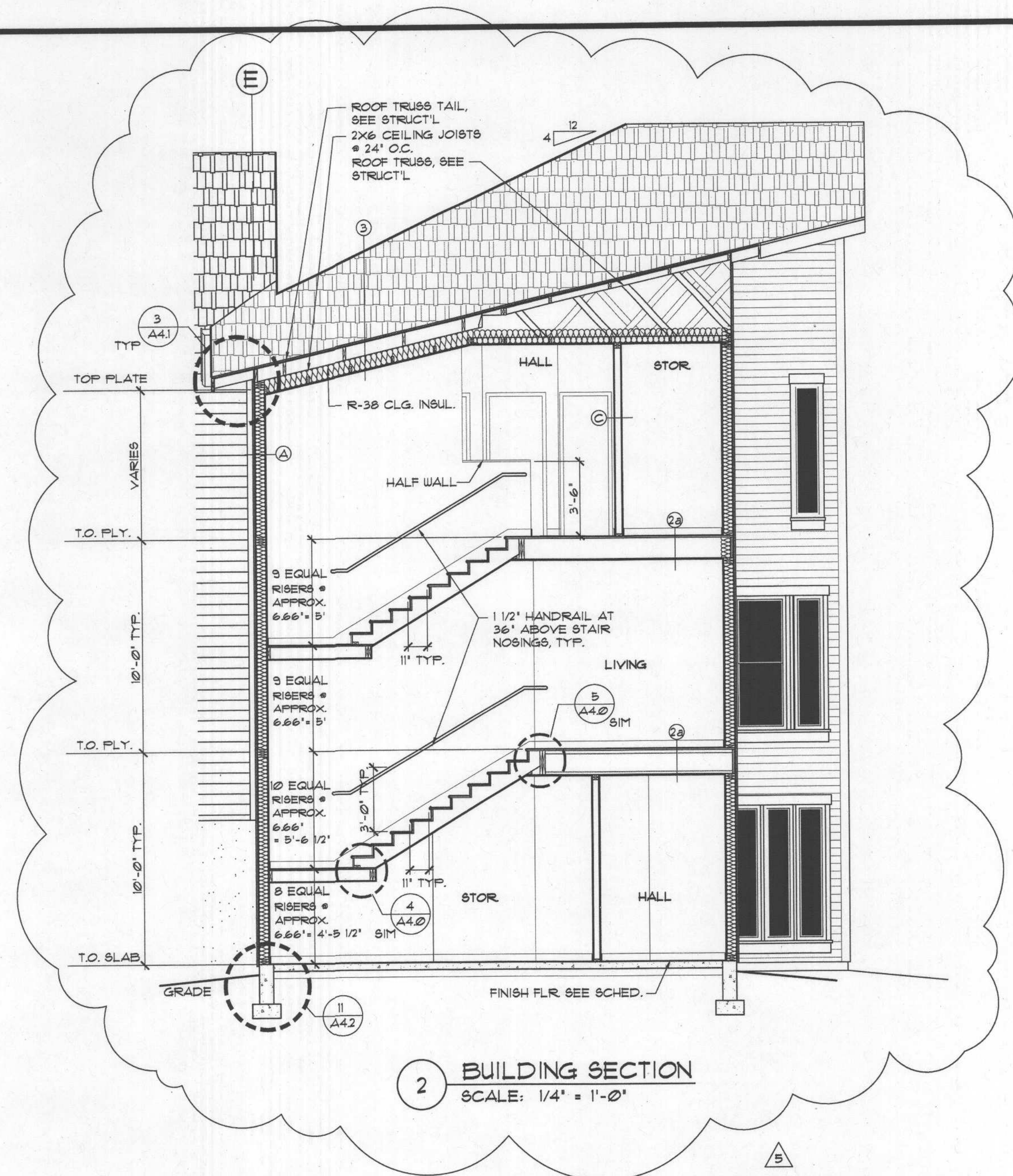


3 WALL SECTION  
SCALE: 1/4" = 1'-0"

City of Portland  
Bureau of  
Development Services  
By *[Signature]* Date *9/17/2012*  
Approved by  
Planning and Zoning Review

Proposal and design as approved  
In case file # *LU 65-172386-05-PD*  
No field changes allowed.

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number



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

REGISTERED ARCHITECT  
2561  
JOHN B LAPE III  
*[Signature]*  
PORTLAND, OR  
STATE OF OREGON

REVISIONS	PLAN EXAMINATION COMMENTS	PLAN EXAMINATION COMMENTS
	5/14/12	8/17/12
	4	5

JOHN LAPE, ARCHITECT

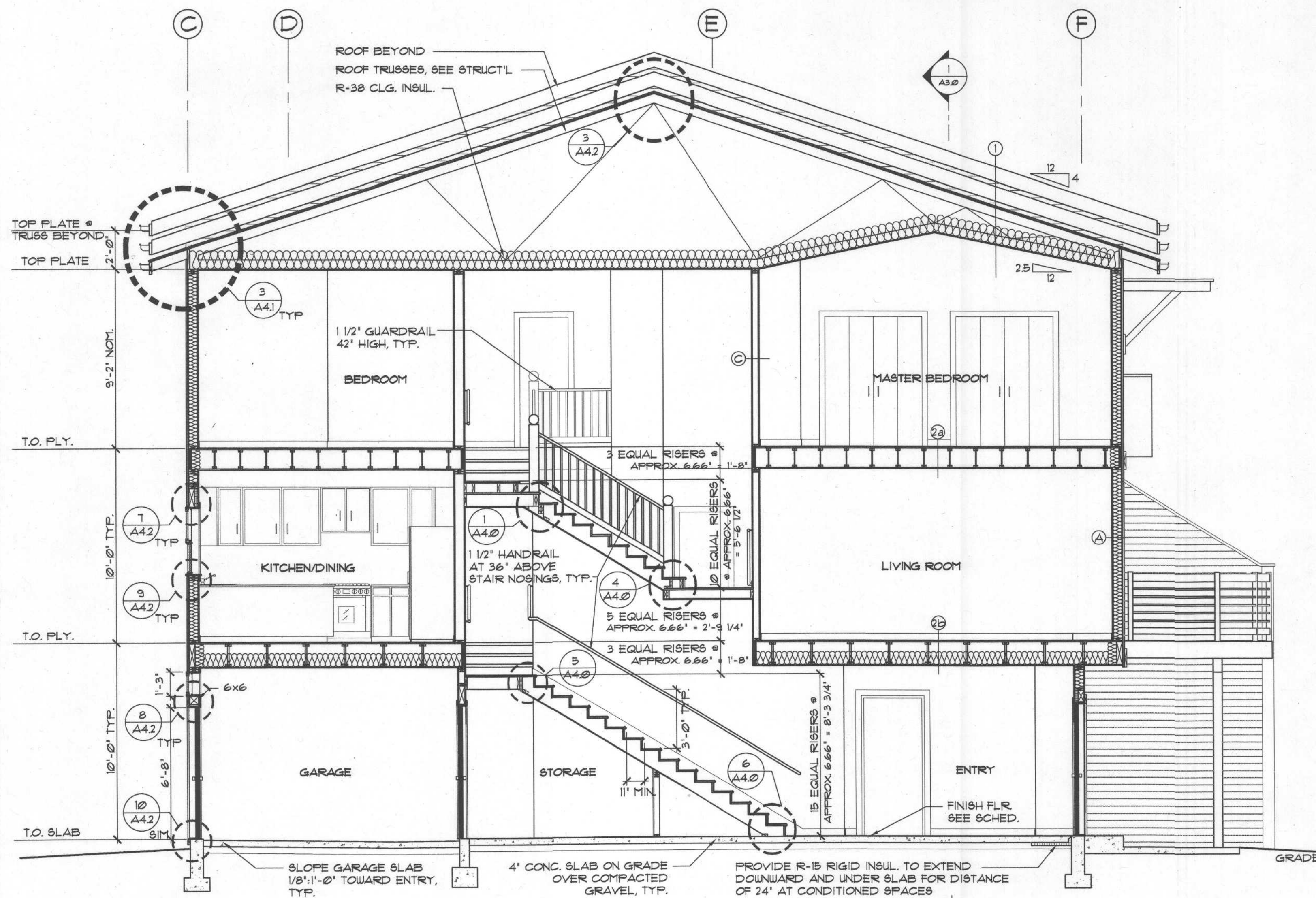
520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

SECTIONS 1  
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105  
August 17, 2012  
WORKING DATE  
SUBMIT

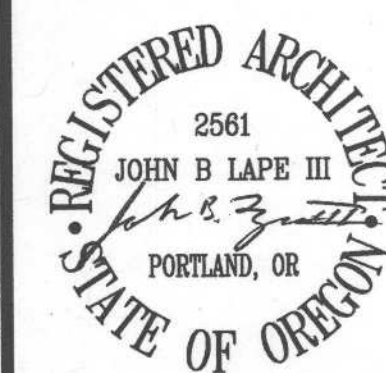
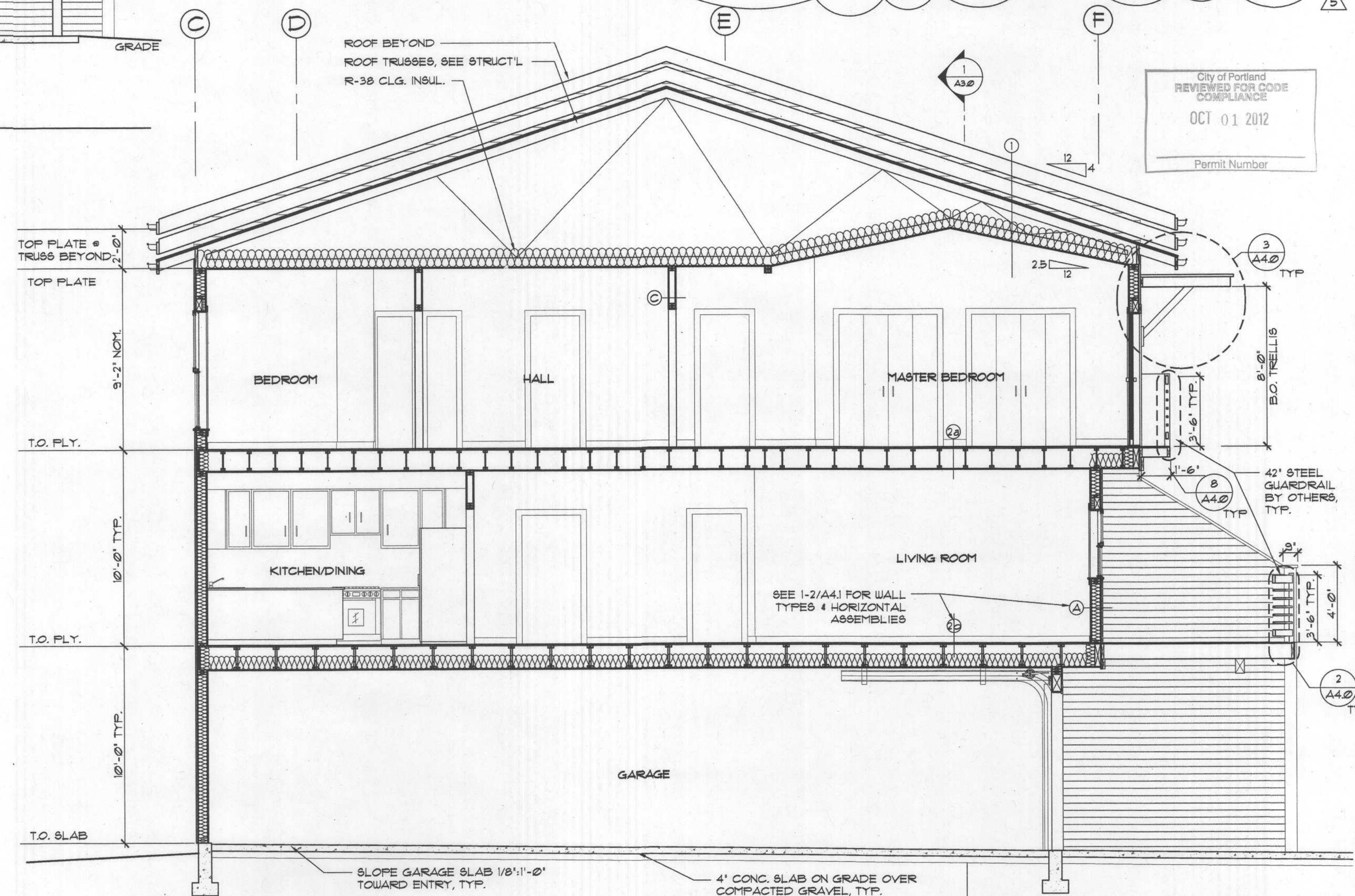
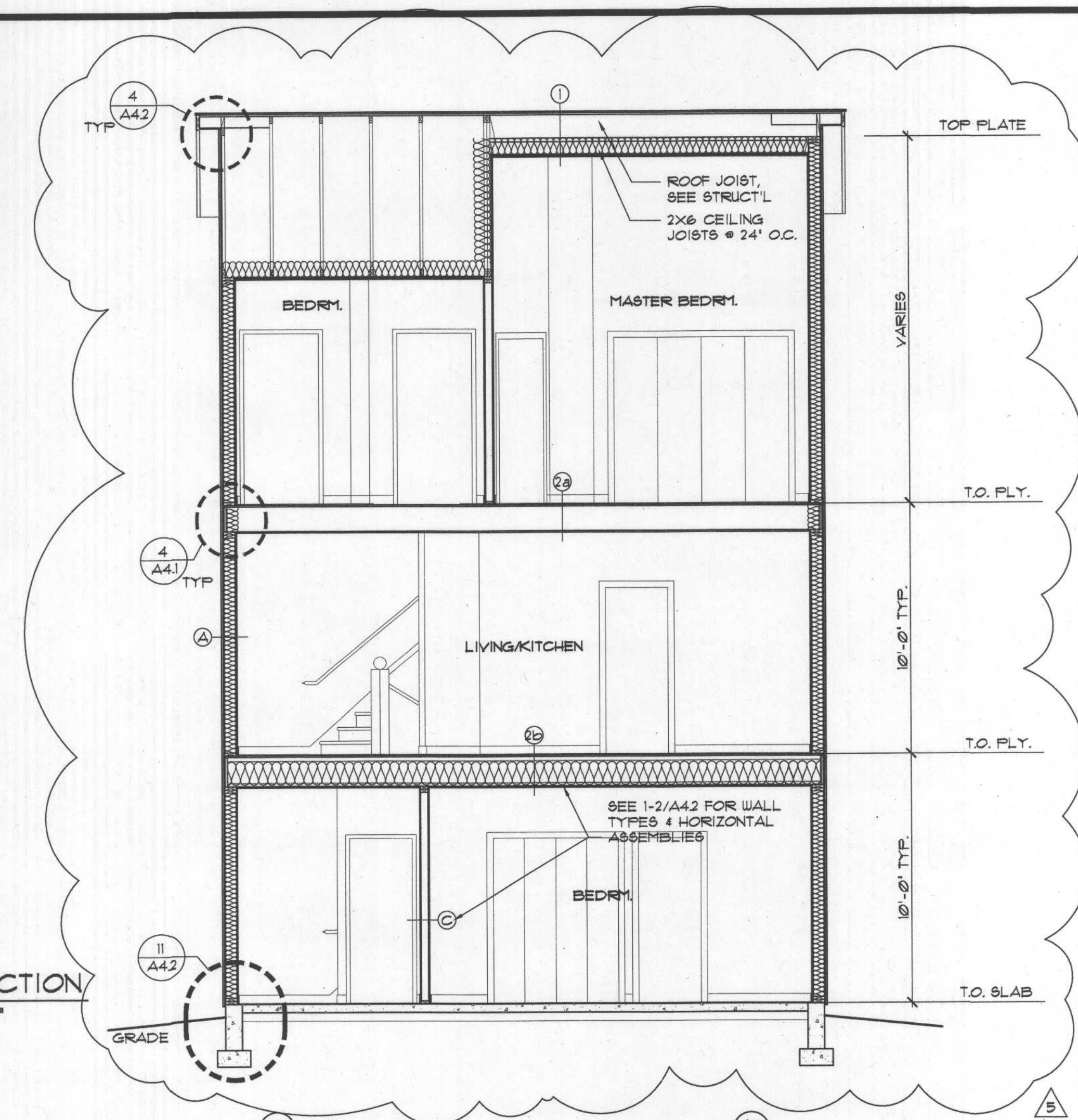
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City of Portland  
Bureau of  
Development Services

By [Signature] Date 9/7/2012  
Approved by  
Planning and Zoning Review

[illegible]

JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

## SECTIONS 2

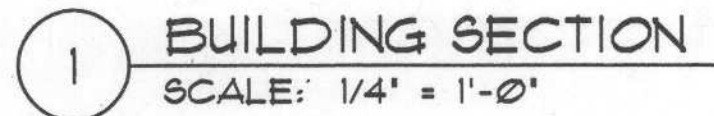
**AINSWORTH GRAND TERRACE**  
**PROJECT LOCATION:**  
519 NE AINSWORTH STREET

**FILE NO.:** P1105  
August 17, 2012

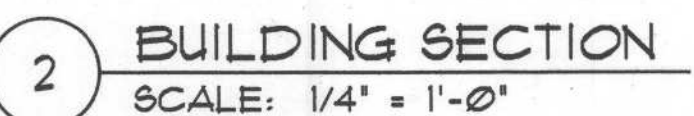
**WORKING**

A-3.1





City of Portland  
Bureau of  
Development Services



City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number  
T.O. PLY.

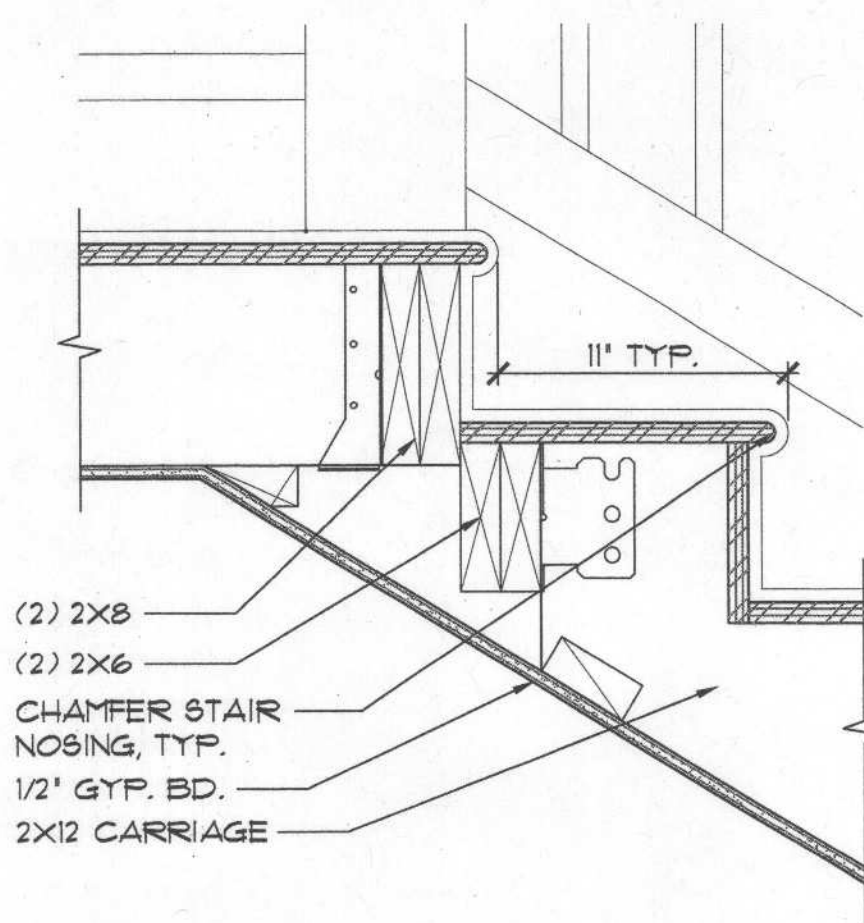


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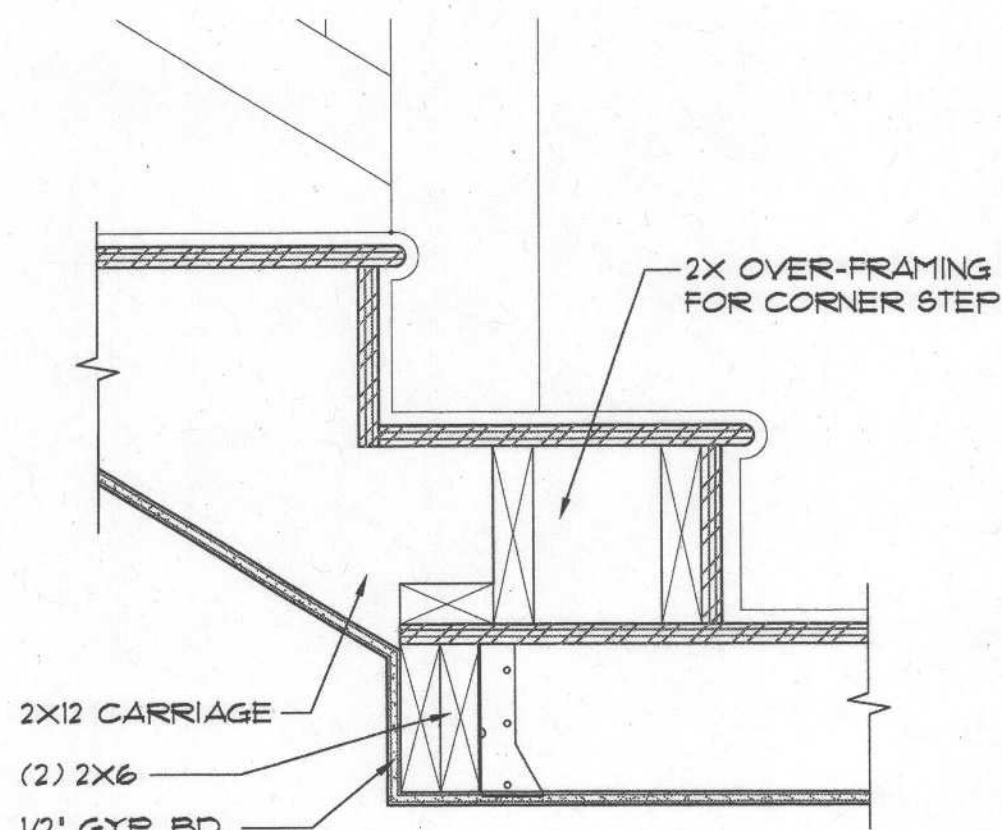
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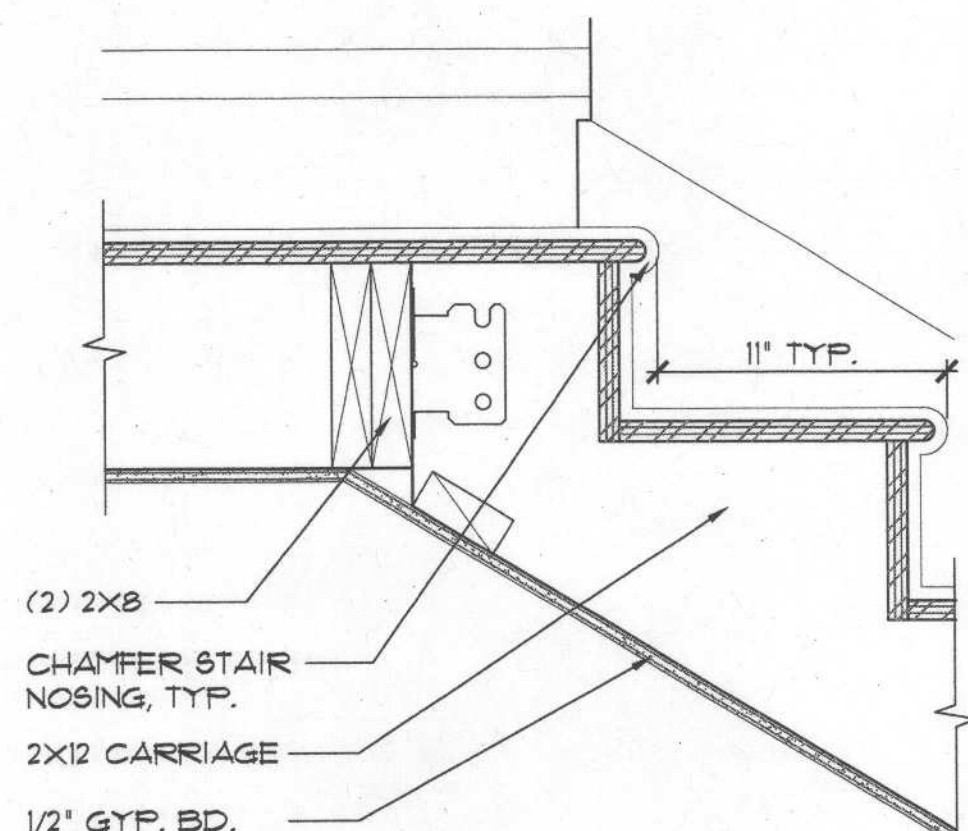
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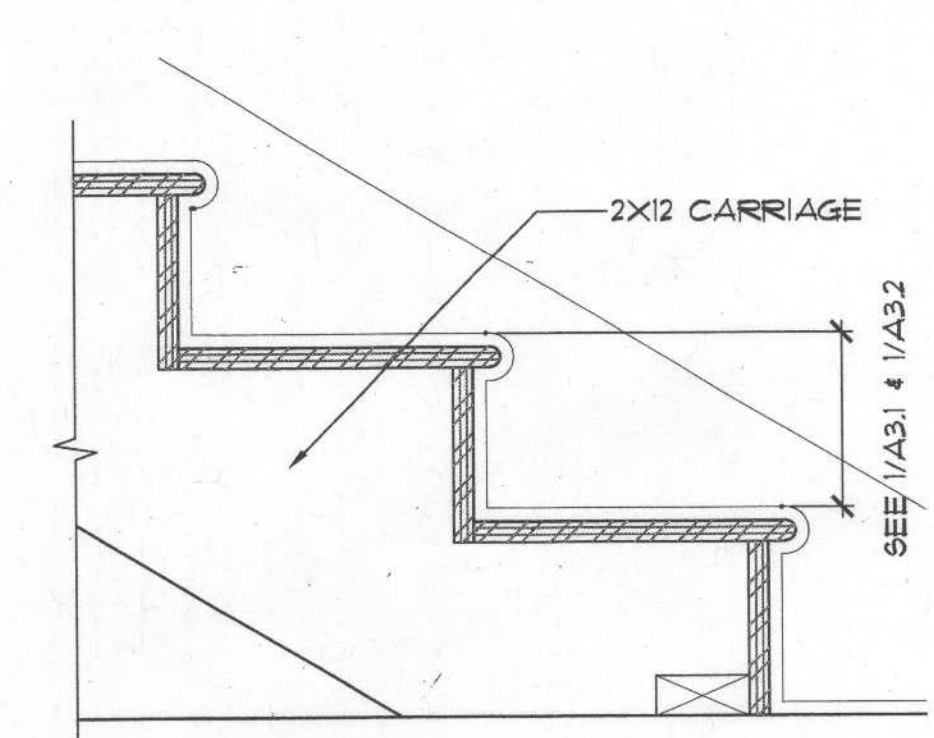
1 STAIR DETAIL  
SCALE: 1 1/2"=1'-0"



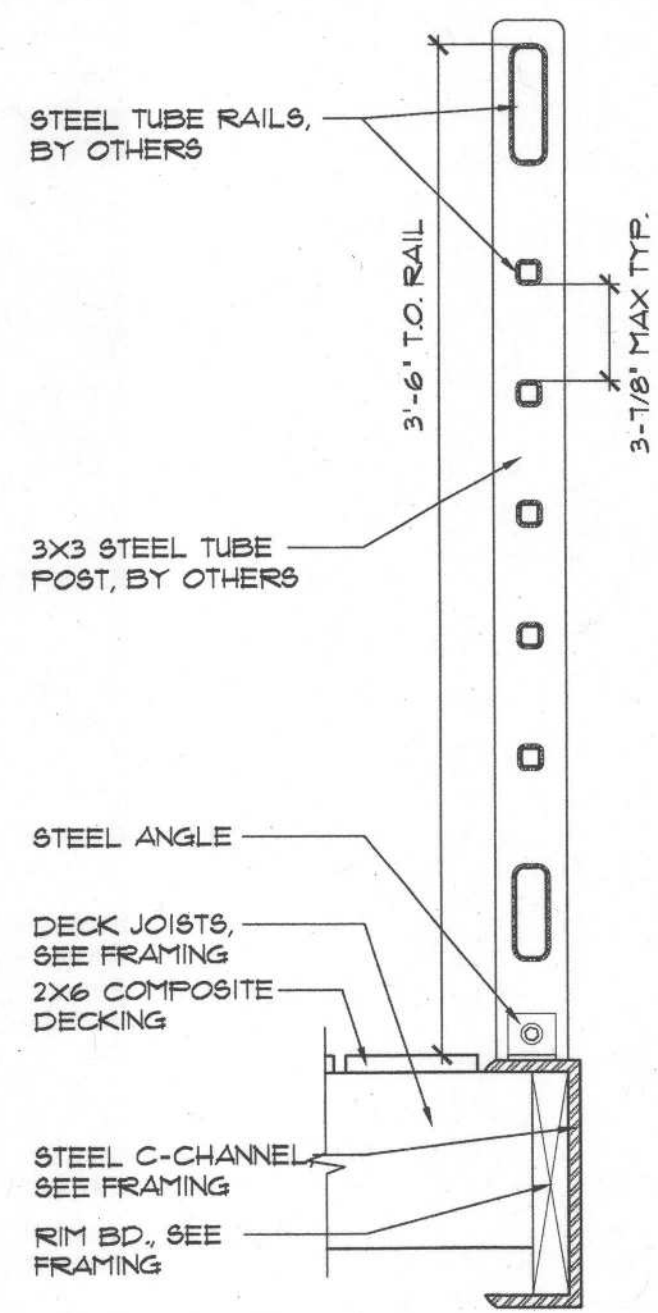
4 STAIR DETAIL  
SCALE: 1 1/2"=1'-0"



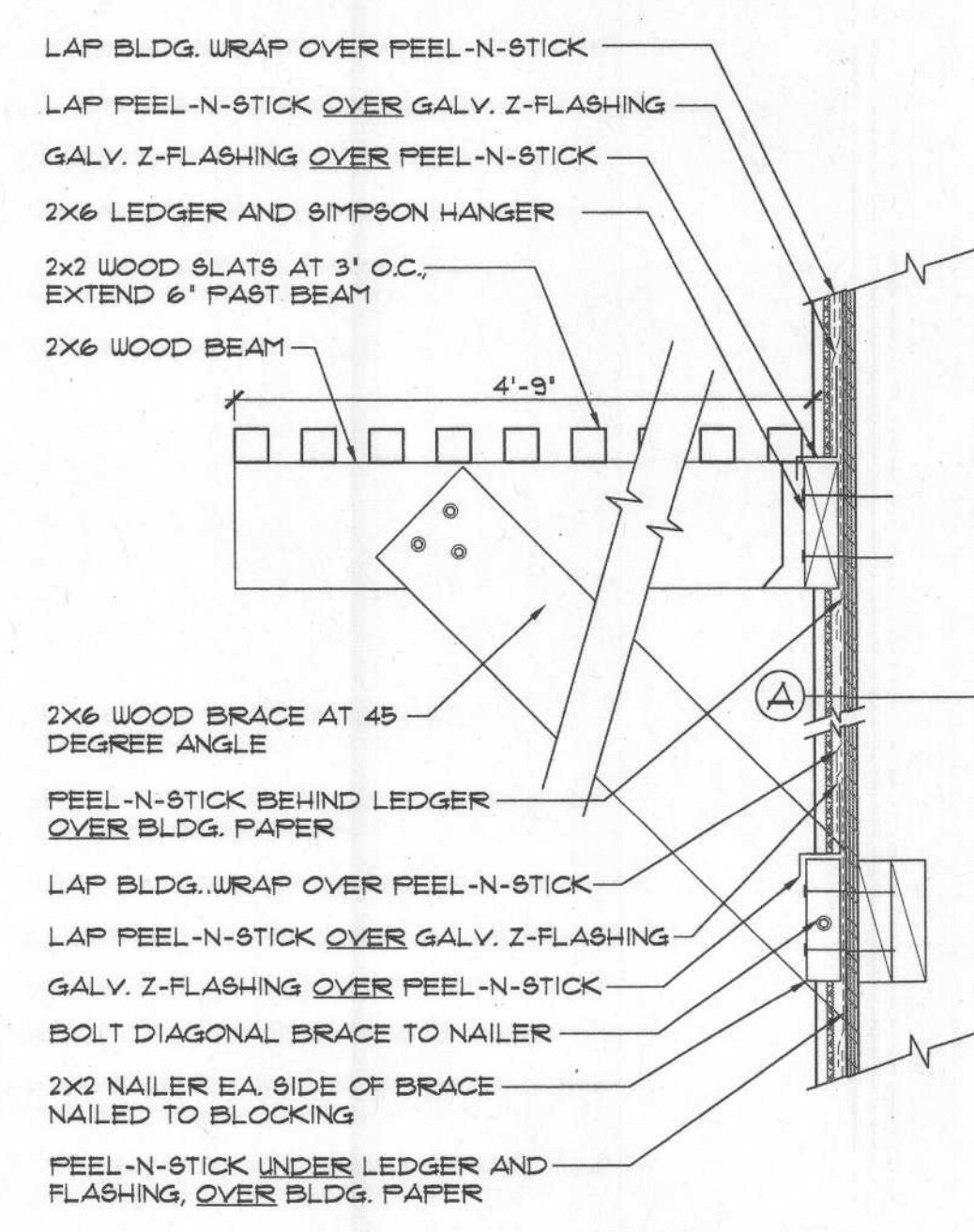
5 STAIR DETAIL  
SCALE: 1 1/2"=1'-0"



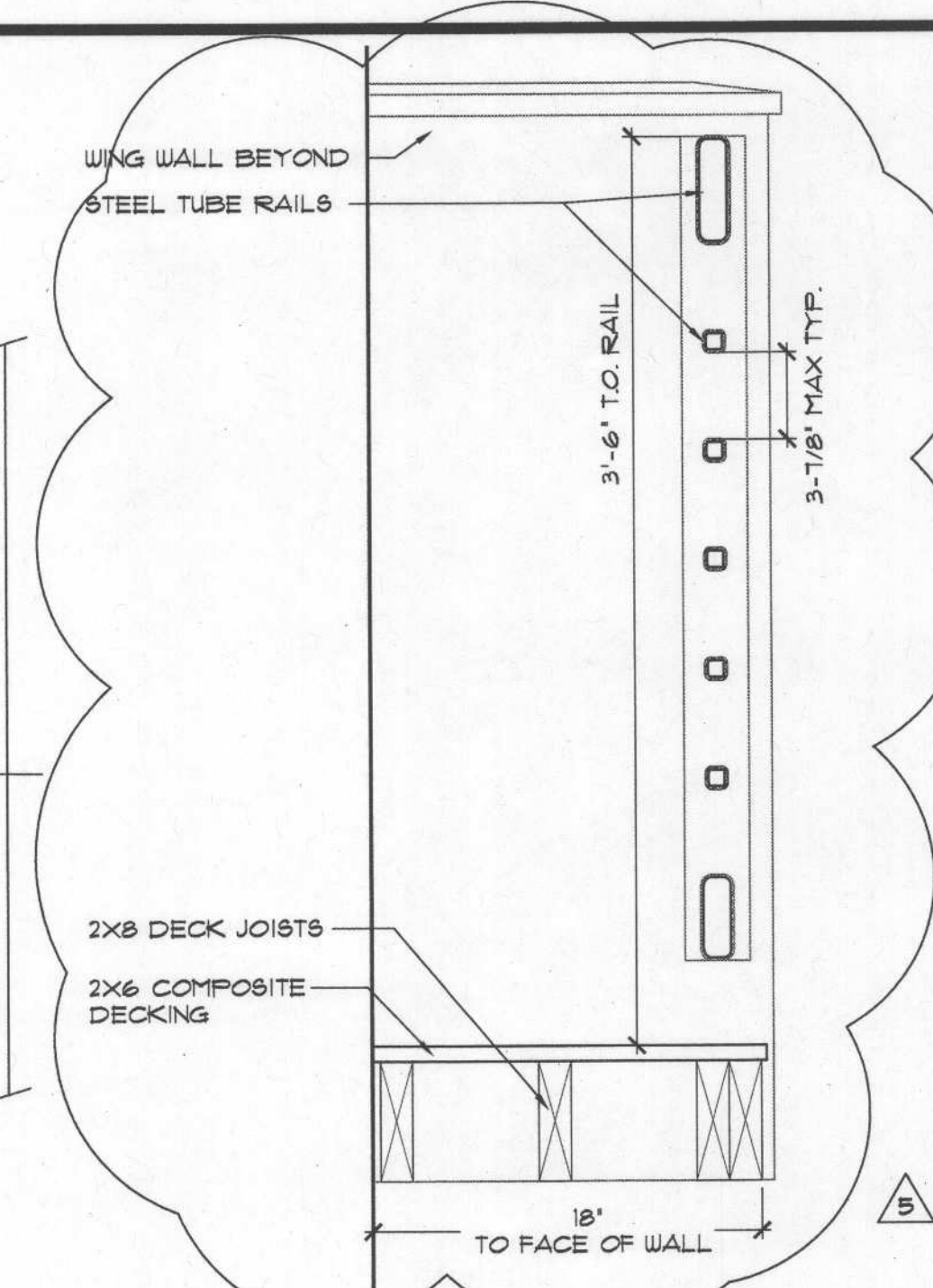
6 STAIR DETAIL  
SCALE: 1 1/2"=1'-0"



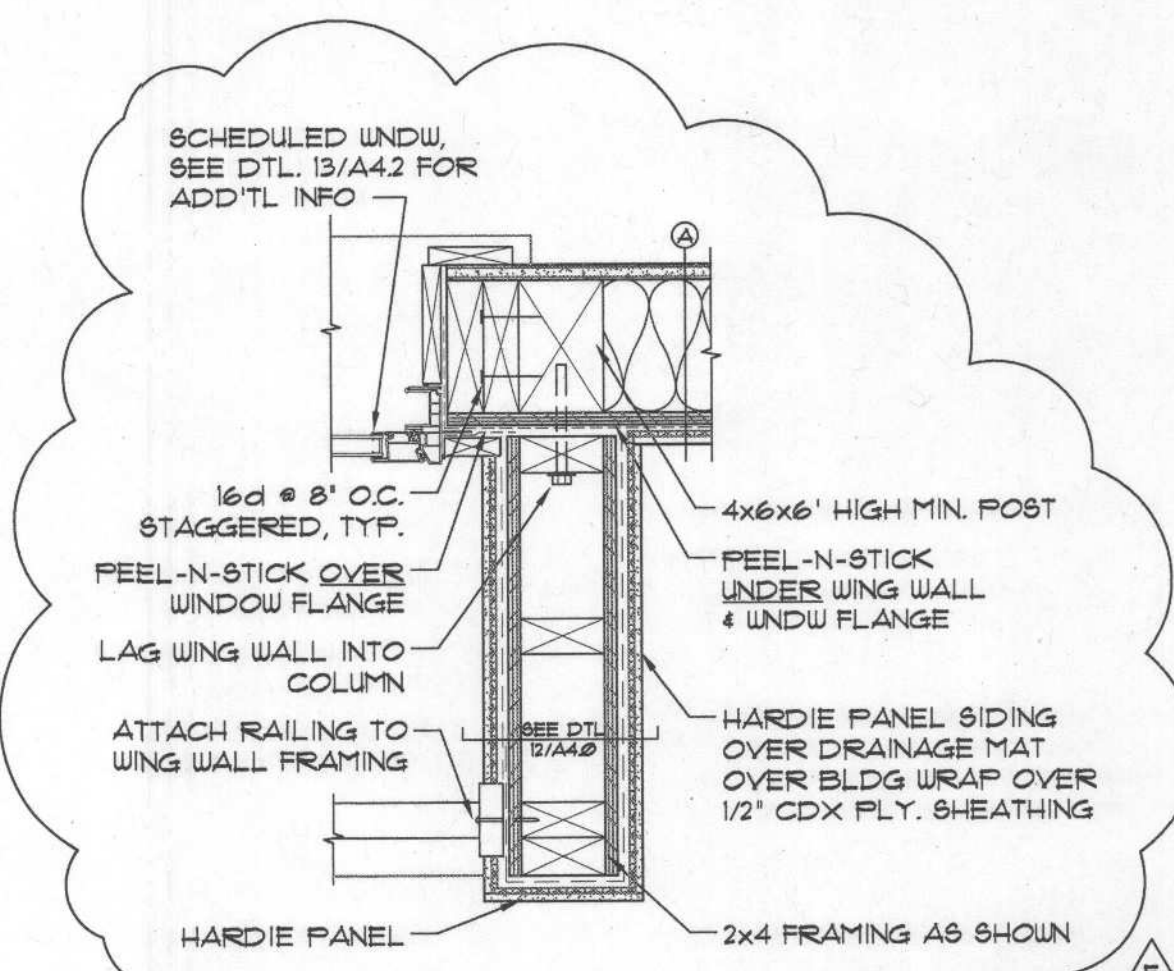
2 EXTERIOR GUARDRAIL  
SCALE: 1 1/2"=1'-0"



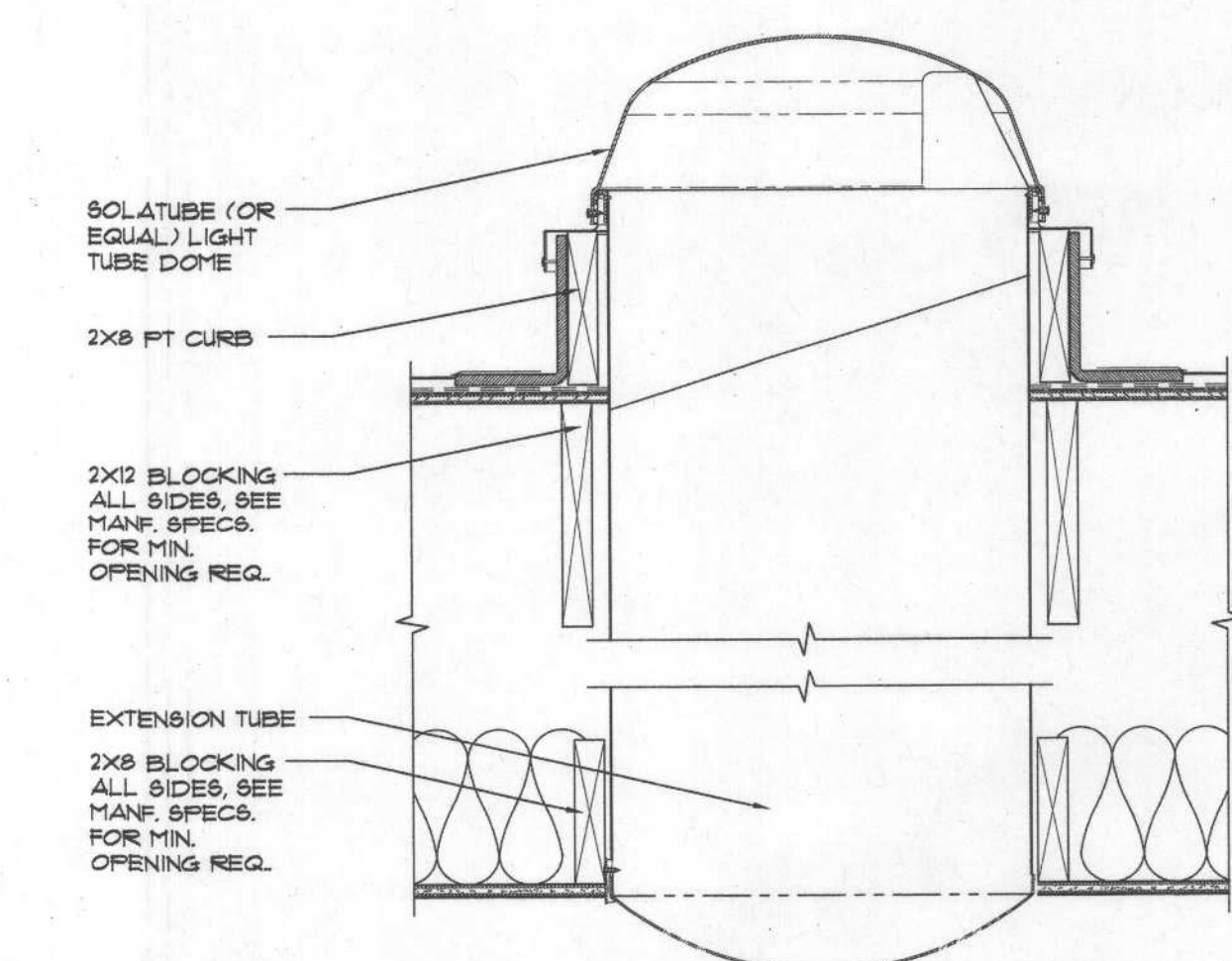
3 SHADE TRELLIS  
SCALE: 1 1/2"=1'-0"



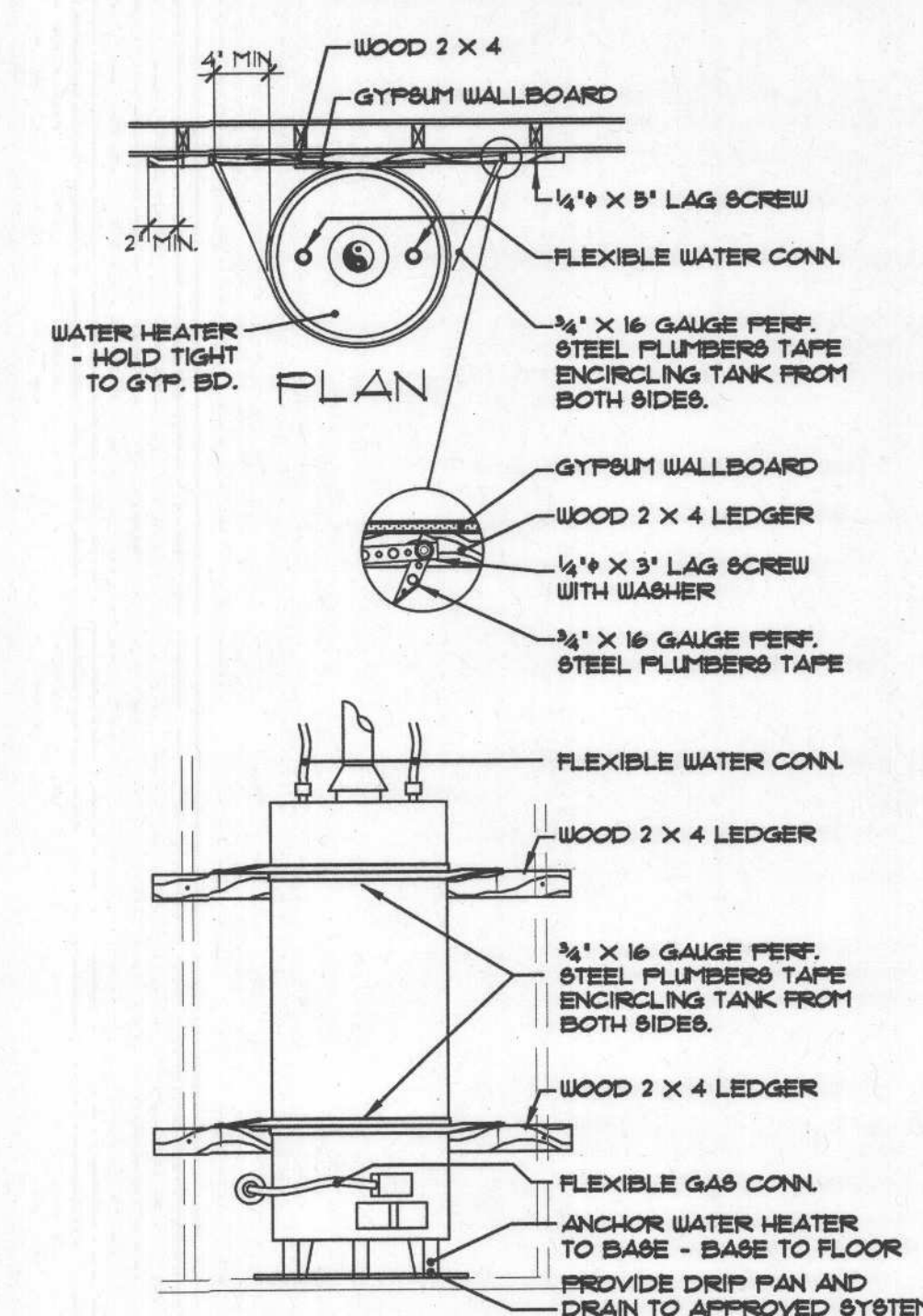
8 WINDOW BOX GUARDRAIL  
SCALE: 1 1/2"=1'-0"



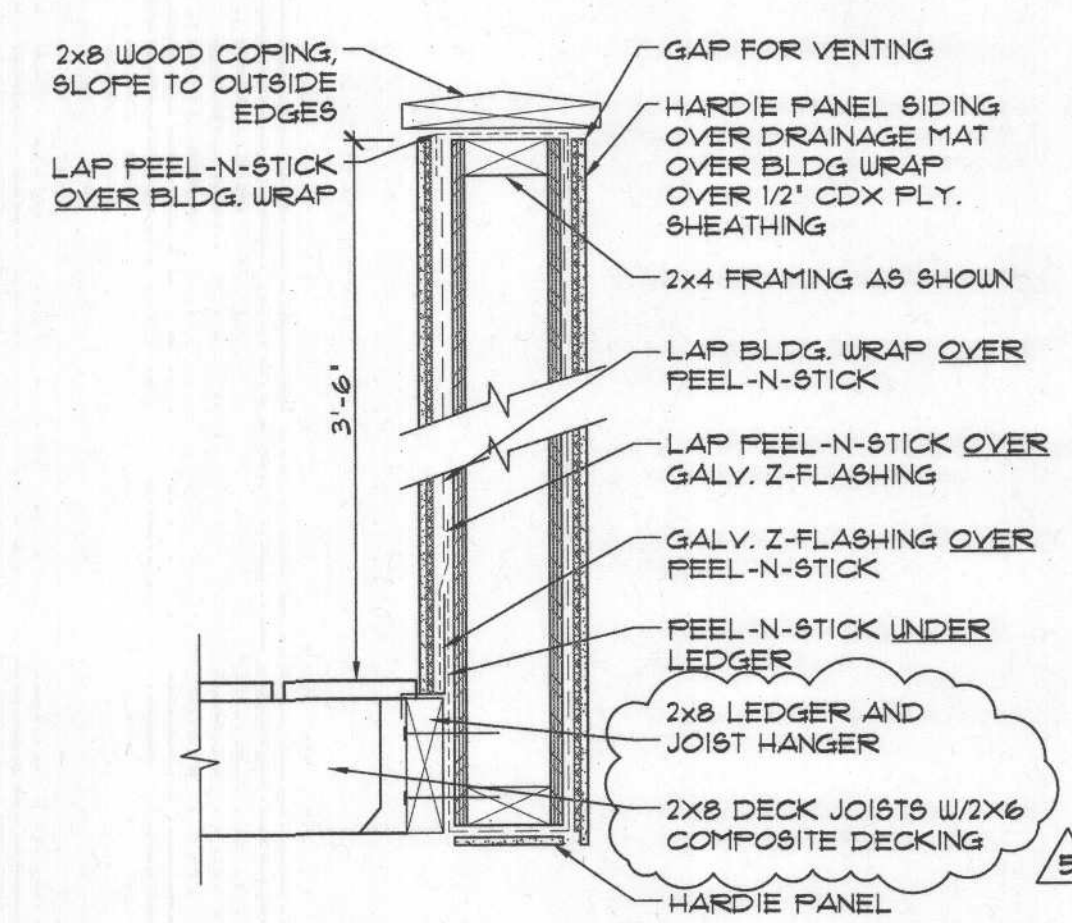
9 WINDOW BOX WING WALL PLAN  
SCALE: 1 1/2"=1'-0"



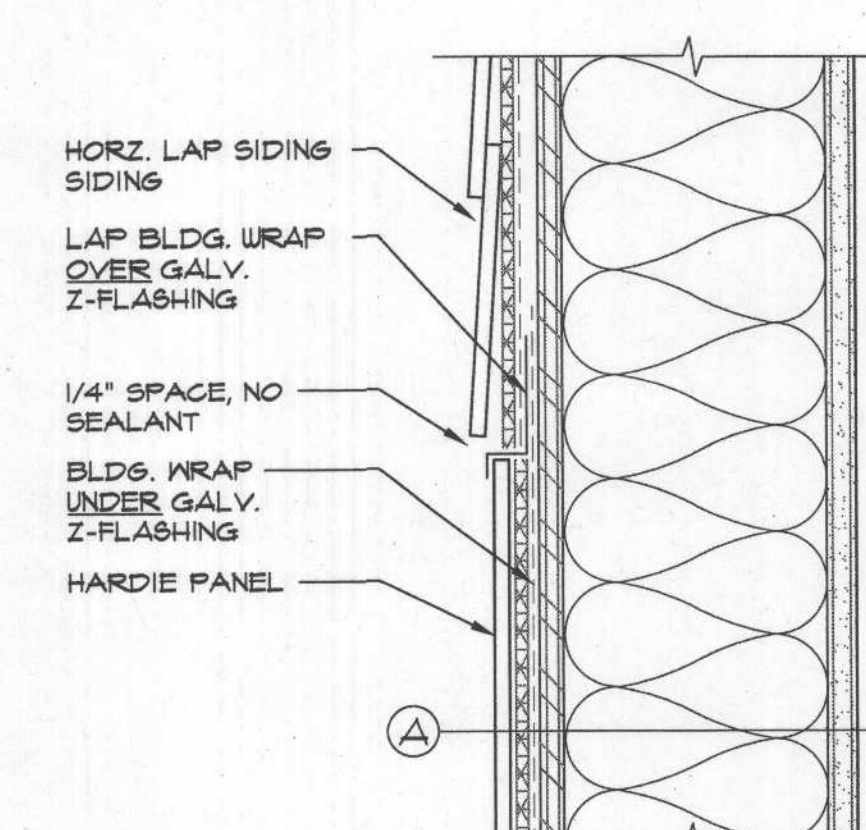
10 LIGHT TUBE  
SCALE: 1 1/2"=1'-0"



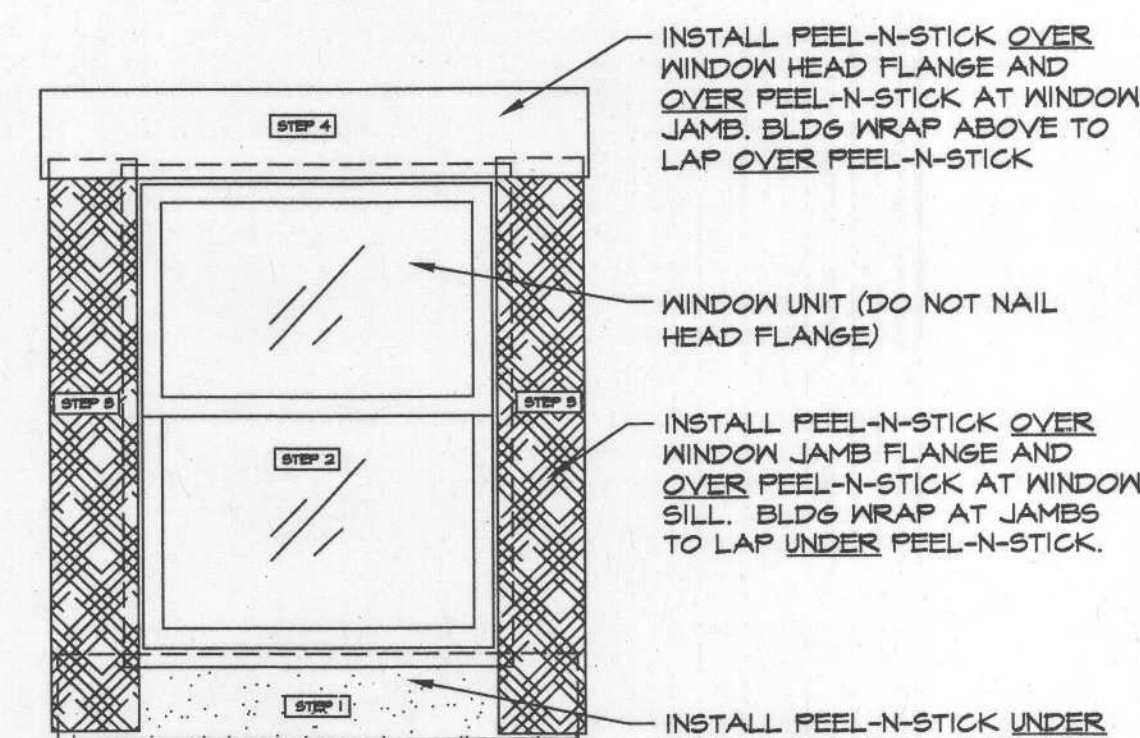
11 HOT WATER HEATER SUPPORT  
SCALE: 1 1/2"=1'-0"



12 WING WALL @ WINDOW BOX  
SCALE: 1 1/2"=1'-0"



13 SIDING TRANSITION  
SCALE: 3"=1'-0"



14 WINDOW INSTALLATION  
SCALE: NT8

City of Portland  
Bureau of  
Development Services  
By *[Signature]* 2/29/2012  
Approved by  
Planning and Zoning Review

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
001 01 2012  
Permit Number

REGISTERED ARCHITECT  
2561  
JOHN B. LAPE III  
PORTLAND, OR

DATE	REVISION	PLAN EXAMINATION COMMENTS	PLAN EXAMINATION COMMENTS
3/24/08			
5/14/12	4		
8/17/12	5		

**JOHN LAPE, ARCHITECT**

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

**DETAILS 1**

**AINSWORTH GRAND TERRACE**

PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: **P1105**

DATE: **August 17, 2012**

WORKING DATE:

SHEET:

A-4.0

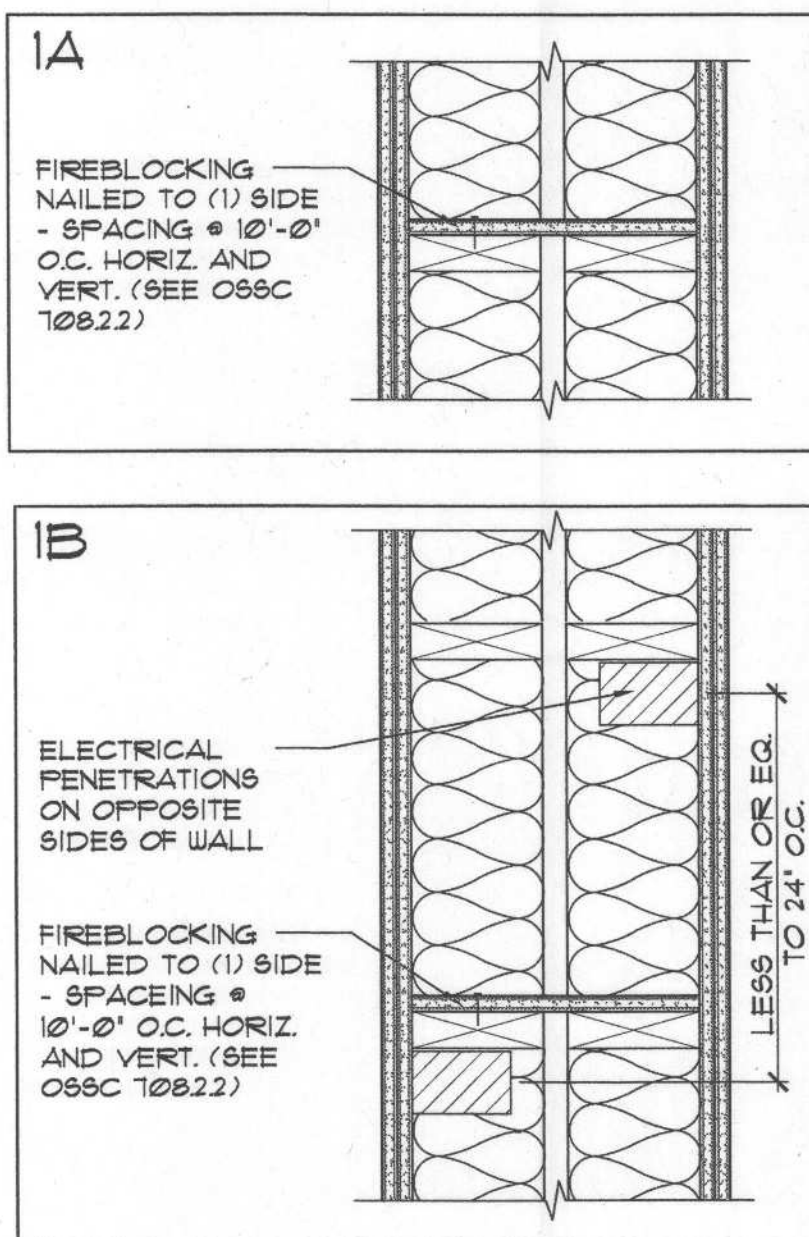
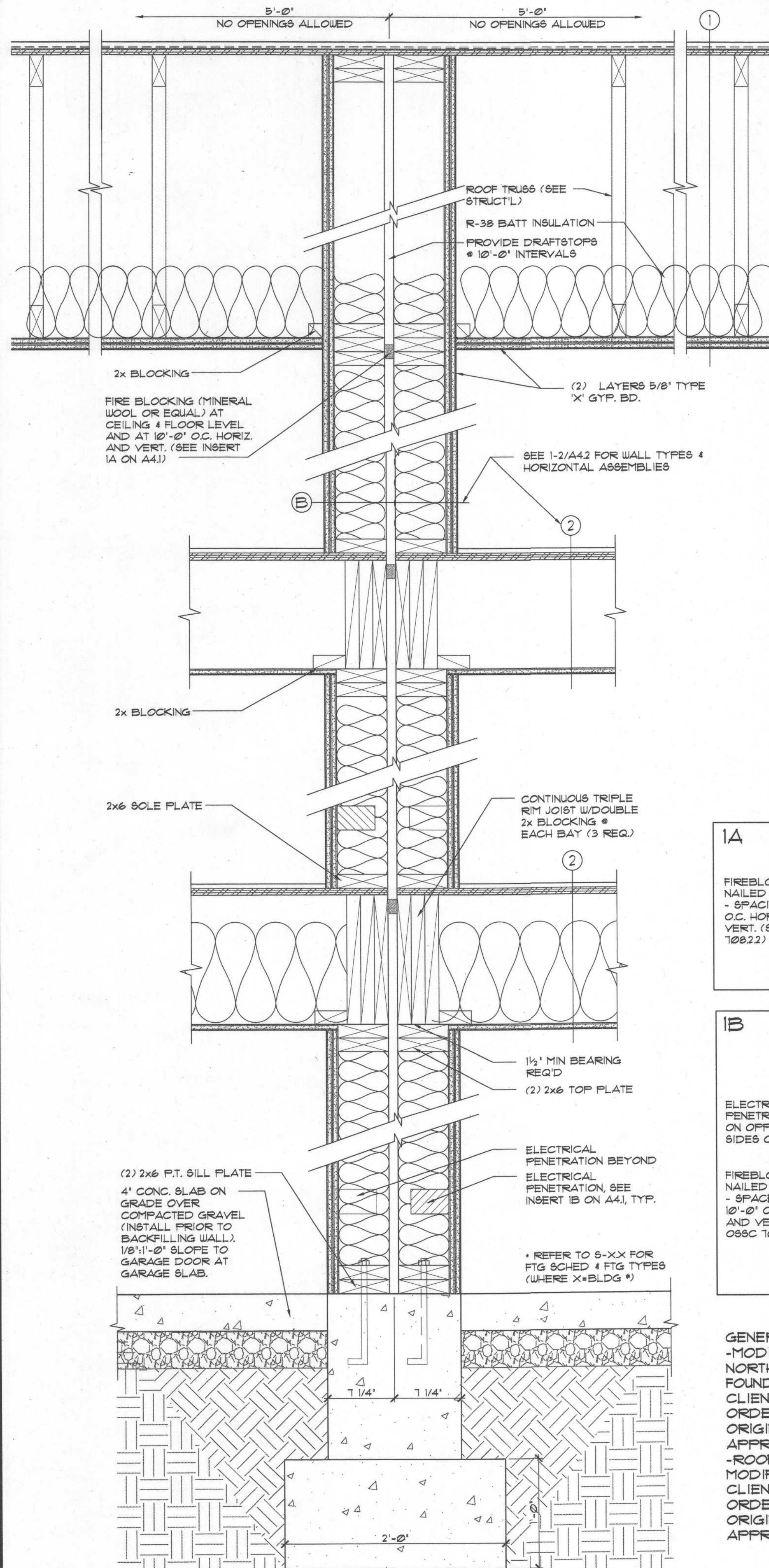


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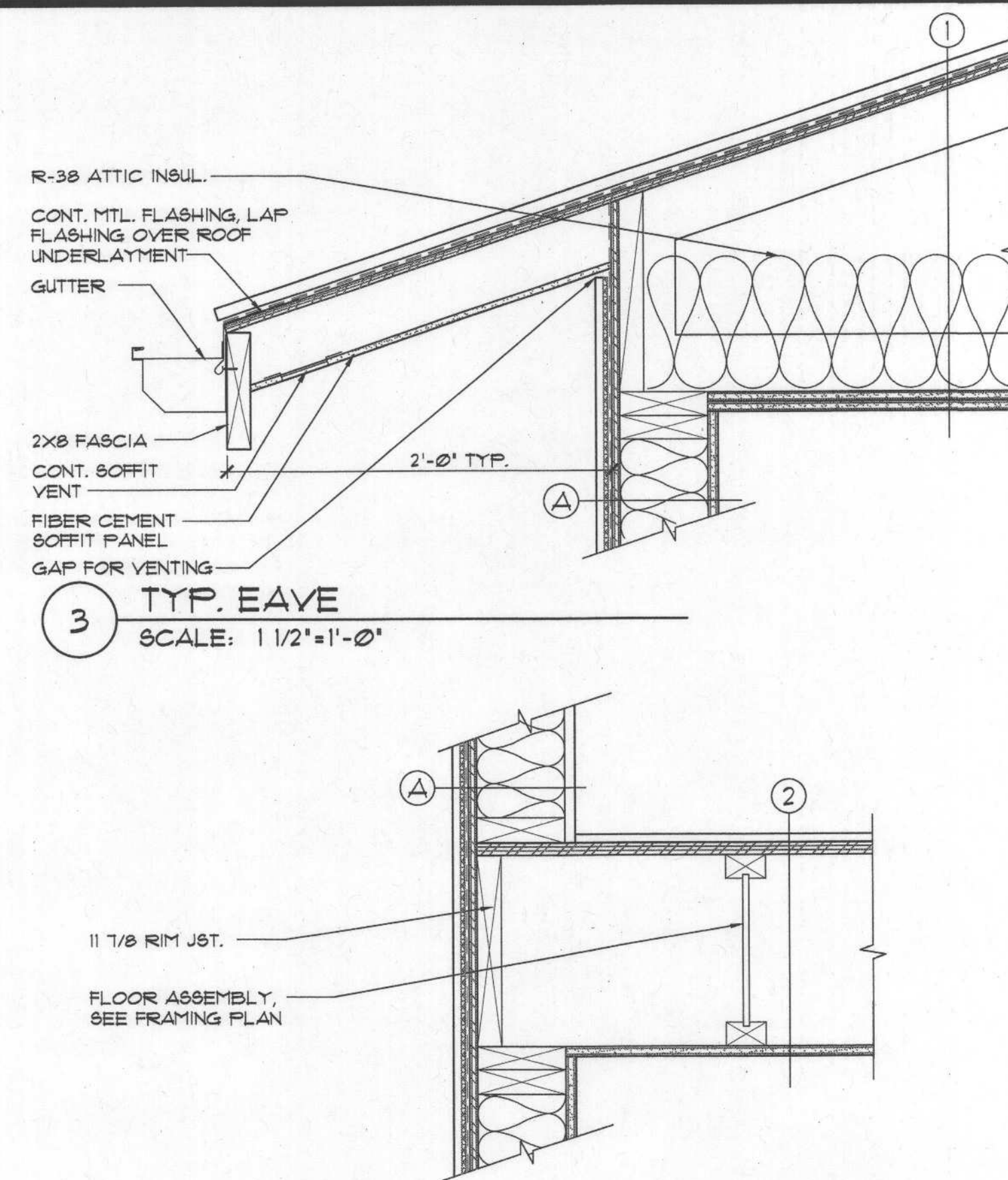
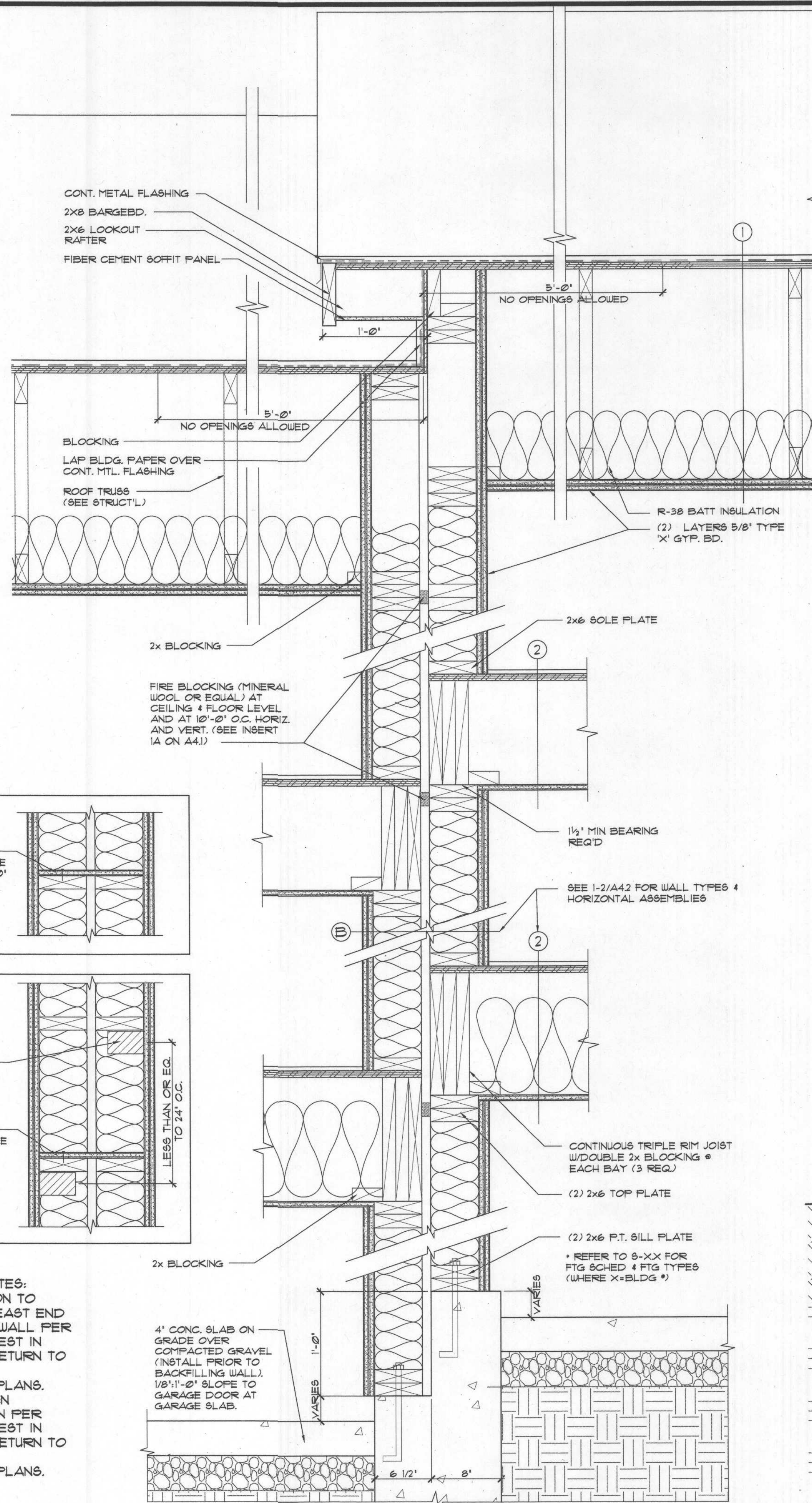
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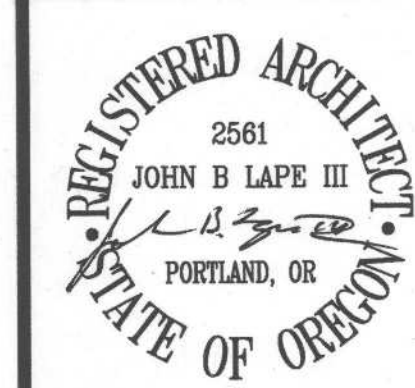
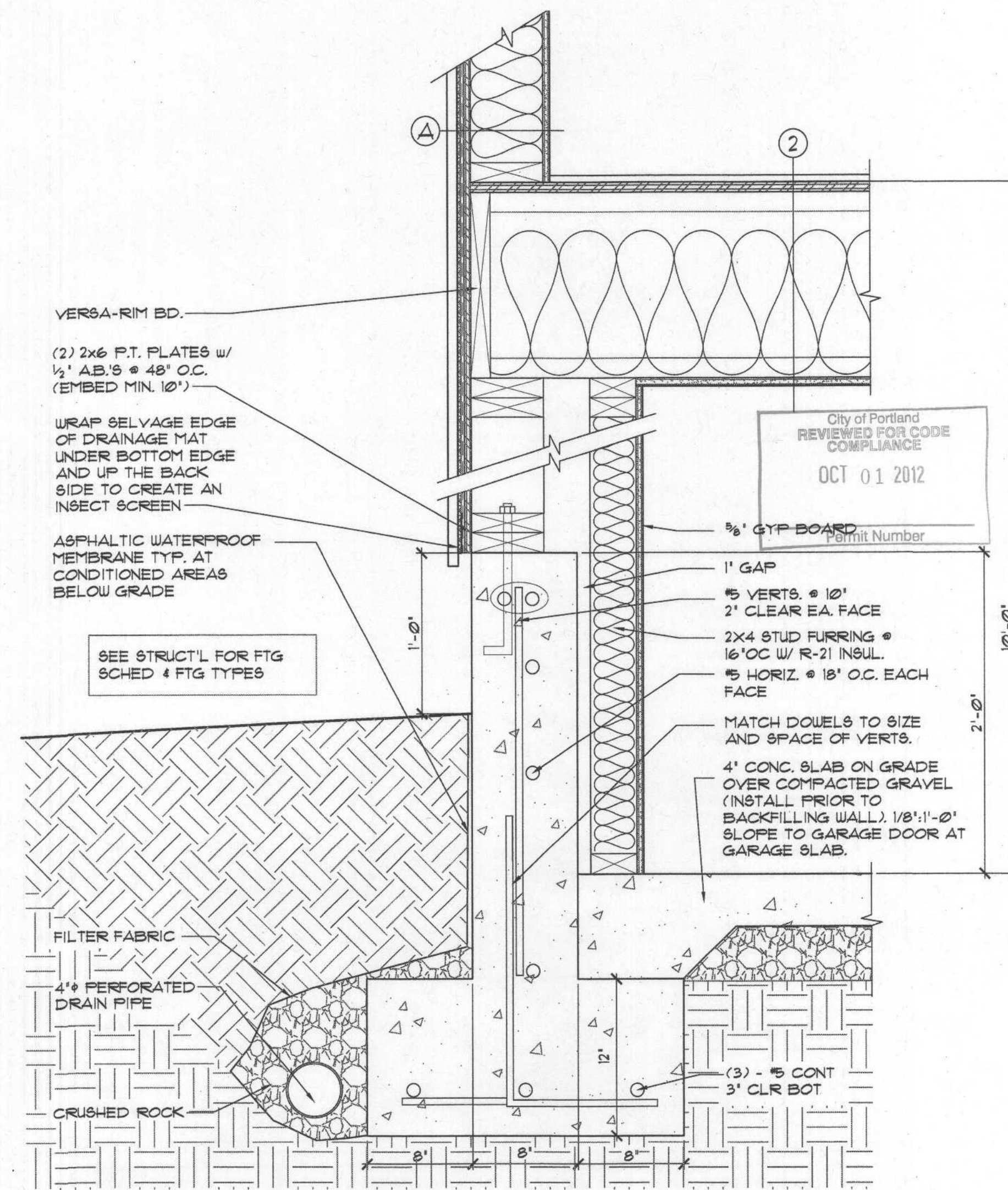
SCALE:



GENERAL NOTES:  
-MODIFICATION TO NORTH AND EAST END FOUNDATION WALL PER CLIENT REQUEST IN ORDER TO RETURN TO ORIGINALLY APPROVED PLANS.  
-ROOF DESIGN MODIFICATION PER CLIENT REQUEST IN ORDER TO RETURN TO ORIGINALLY APPROVED PLANS.



4 FLR. FRAMING @ EXT. WALL  
SCALE: 1 1/2"=1'-0"



REVISIONS	DATE	DESCRIPTION
1	5/14/12	PLAN EXAMINATION COMMENTS
2	8/17/12	PLAN EXAMINATION COMMENTS

JOHN LAPE, ARCHITECT

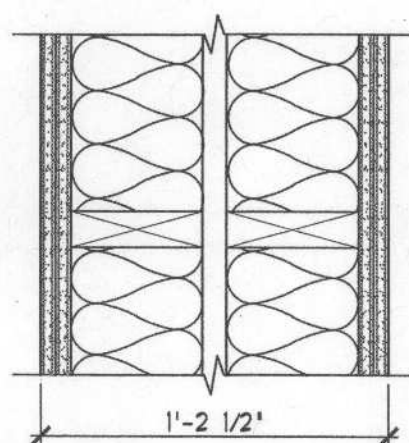
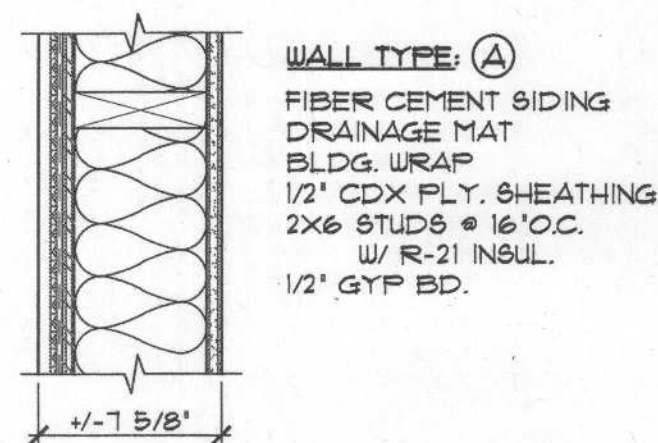
520 SW 6TH AVE., SUITE 320  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

DETAILS 2  
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

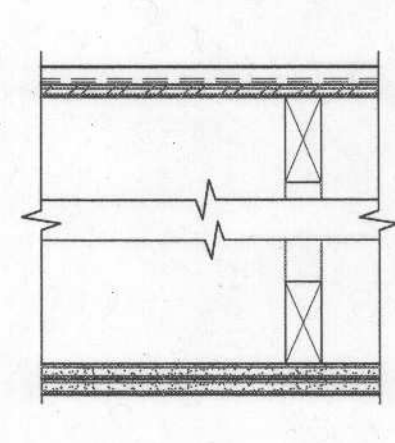
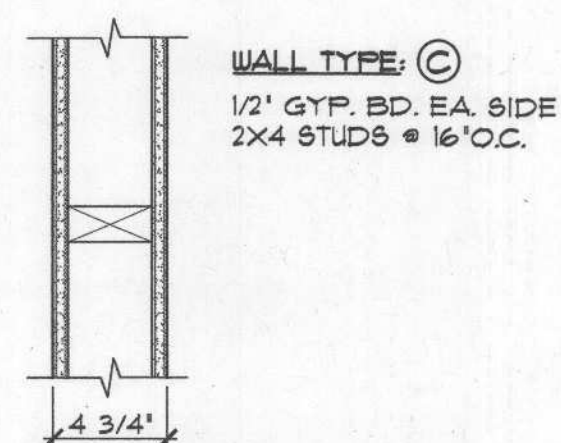
FILE NO: P1105  
DATE: August 17, 2012  
WORKING DATE:  
SHEET:

A-4.1

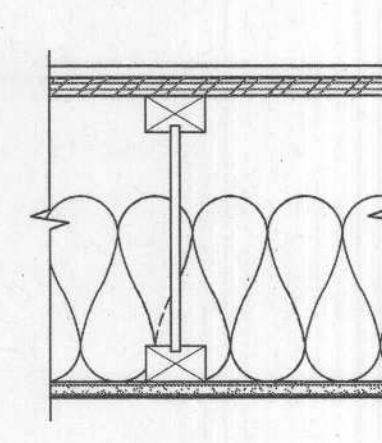




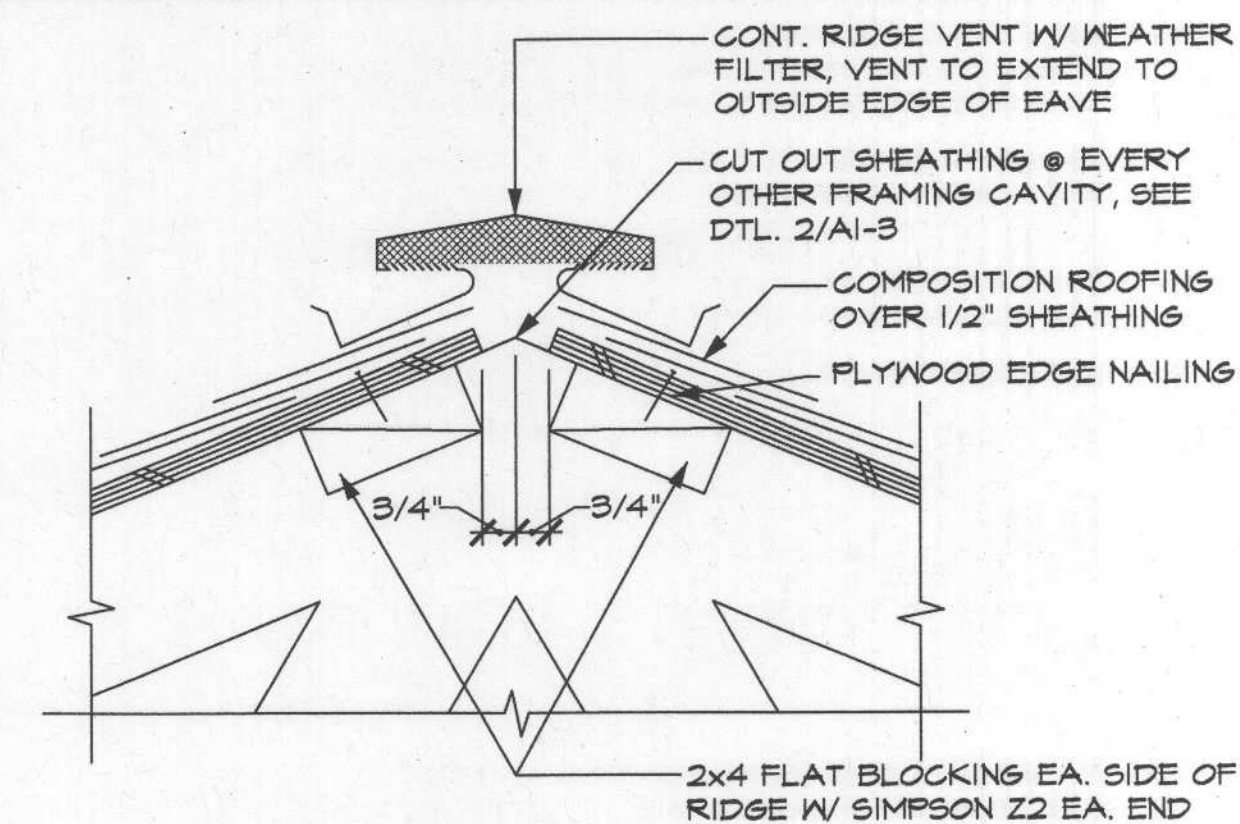
WALL TYPE: B  
GA UP 3020 - 2 HR FIRE WALL  
55-59 STC (SEE ATTACHED TECHNICAL REPORT)  
BASE LAYER 5/8" TYPE 'X' GYP. BD. APPLIED AT RIGHT ANGLES TO EA. SIDE OF DBL. ROW OF 2X6 STUDS 16" O.C. ON SEPARATE PLATES 1" APART WITH 6d COATED NAILS, 1 7/8" LONG, @ 8" SHANK, 1/4" HEADS, 24" O.C.  
FACE LAYER 5/8" TYPE 'X' GYP. BD. APPLIED AT RIGHT ANGLES TO EA. SIDE WITH 8d COATED NAILS, 2 3/8" LONG, @ 8" SHANK, 1/4" HEADS, 8" O.C.  
JOINTS STAGGERED 16" EA. LAYER AND SIDE. SOUND TESTED WITH 3 1/2" GLASS FIBER INSUL. STAPLED TO STUDS IN STUD SPACES BOTH SIDES AND WITH NAILS FOR BASE LAYER SPACED 6" O.C.  
HORIZONTAL BRACING REQ. AT MID-HEIGHT. (LOAD BEARING)



ROOF ASSEMBLY: 1  
COMP. SHINGLE ROOF  
(2) LAYERS ROOF UNDERLAYMENT  
3/4" FLY.  
ROOF TRUSS (SEE STRUCT'L.)  
(2) LAYERS 5/8" TYPE 'X' GYP. BD.



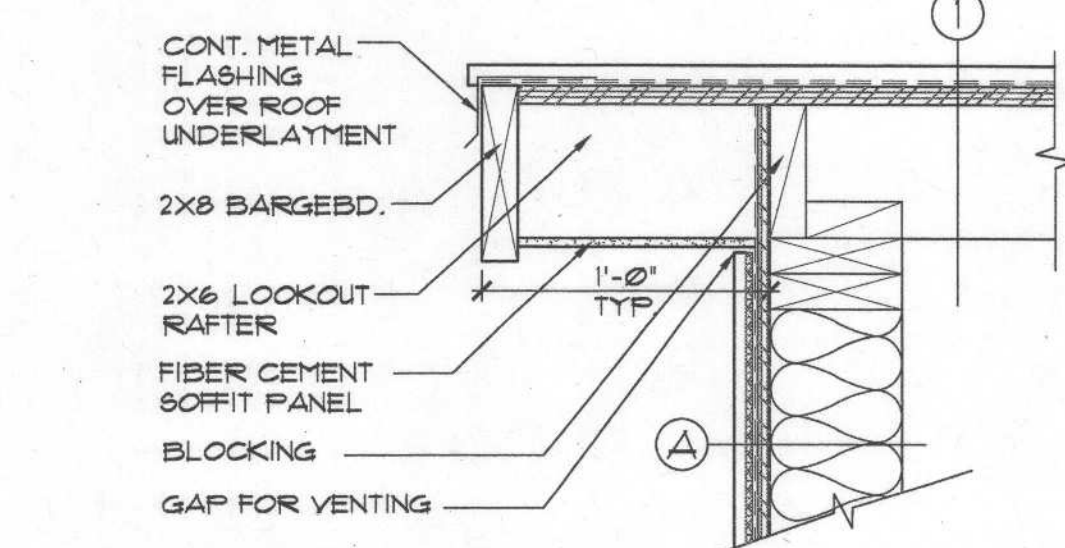
FLOOR ASSEMBLY: 2  
(2) SCHEDULED FLOORING  
3/4" T&G FLY.  
FLR. JST'S. - SEE STRUCT'L.  
1/2" GYP. BD.  
(2) SCHEDULED FLOORING  
3/4" T&G FLY.  
FLR. JST'S. - SEE STRUCT'L.  
W/ R-25 INSUL. B/TWN 1ST & 2ND FLR.  
1/2" GYP. BD.



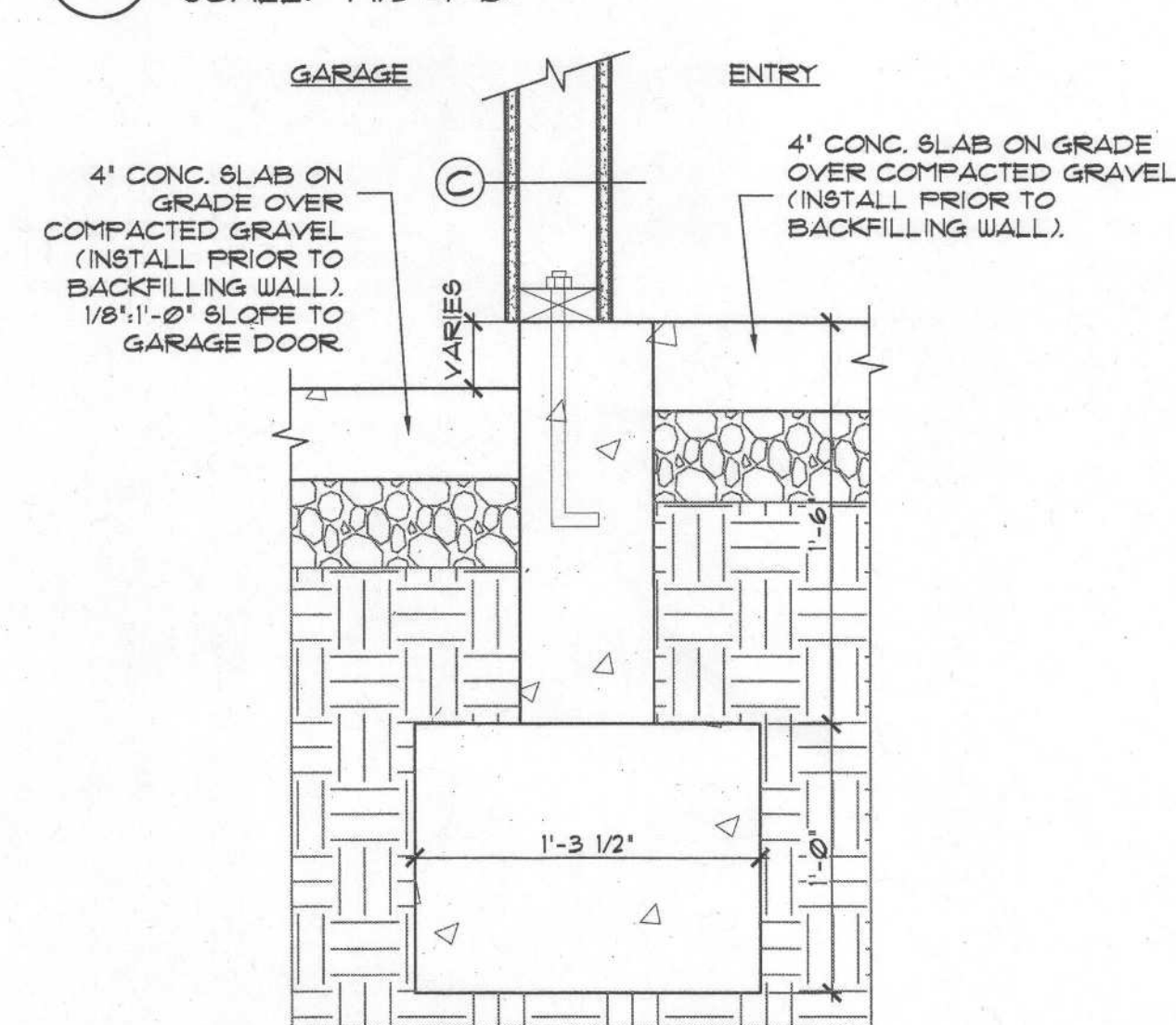
1 WALL TYPES  
SCALE: 1 1/2"=1'-0"

2 HORIZONTAL ASSEMBLIES  
SCALE: 1 1/2"=1'-0"

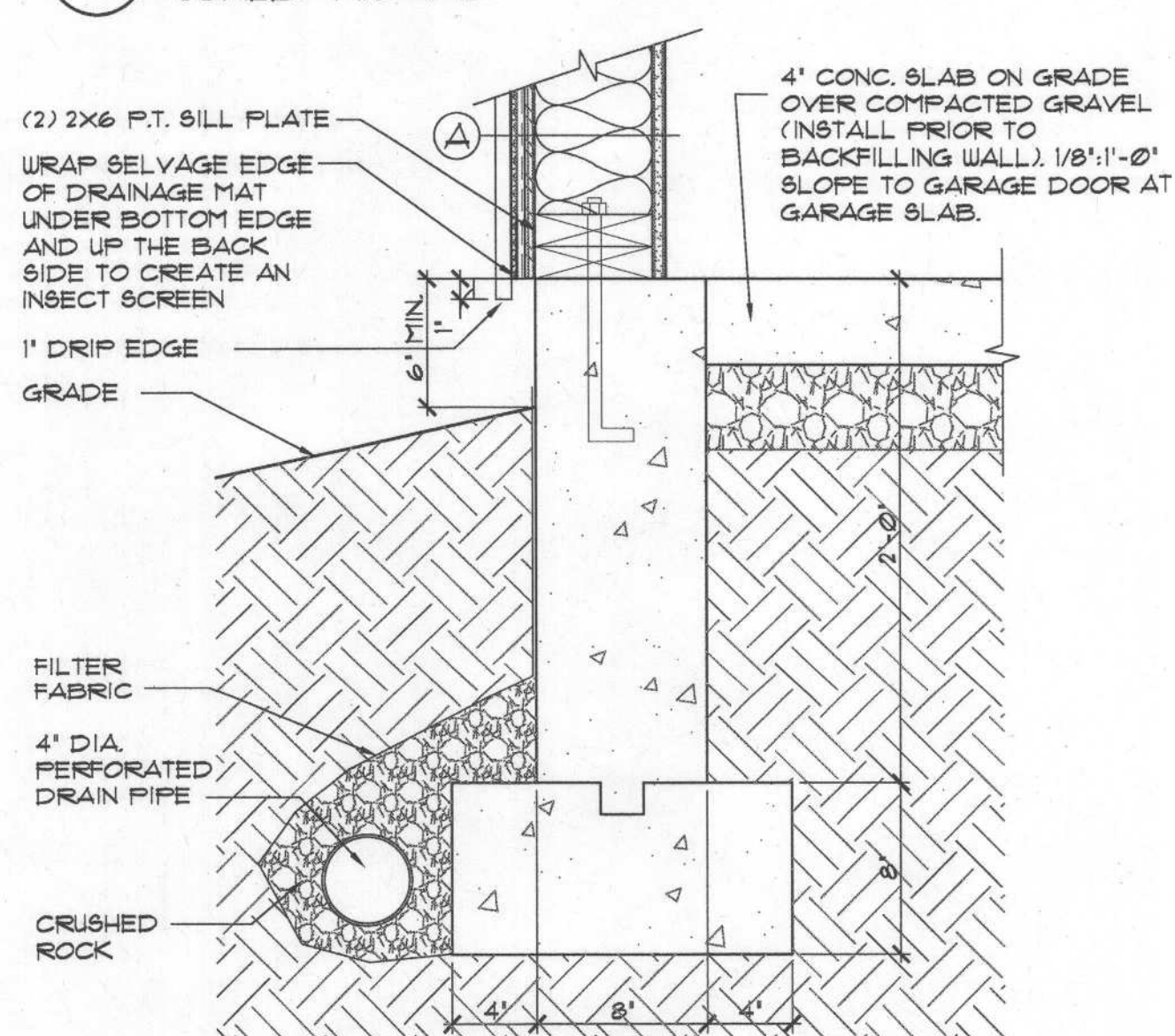
3 RIDGE VENT  
SCALE: 3"=1'-0"



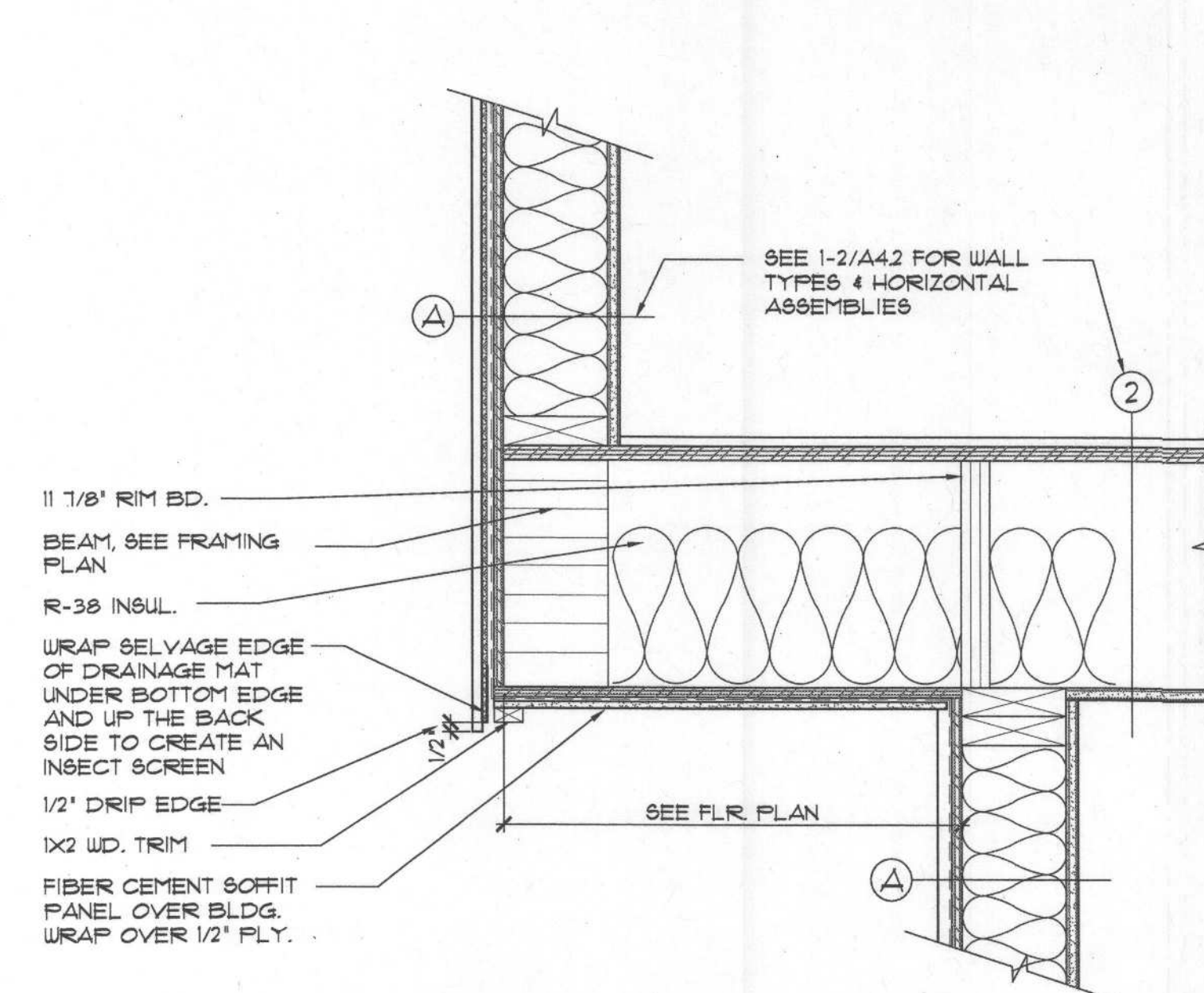
4 TYP. RAKE  
SCALE: 1 1/2"=1'-0"



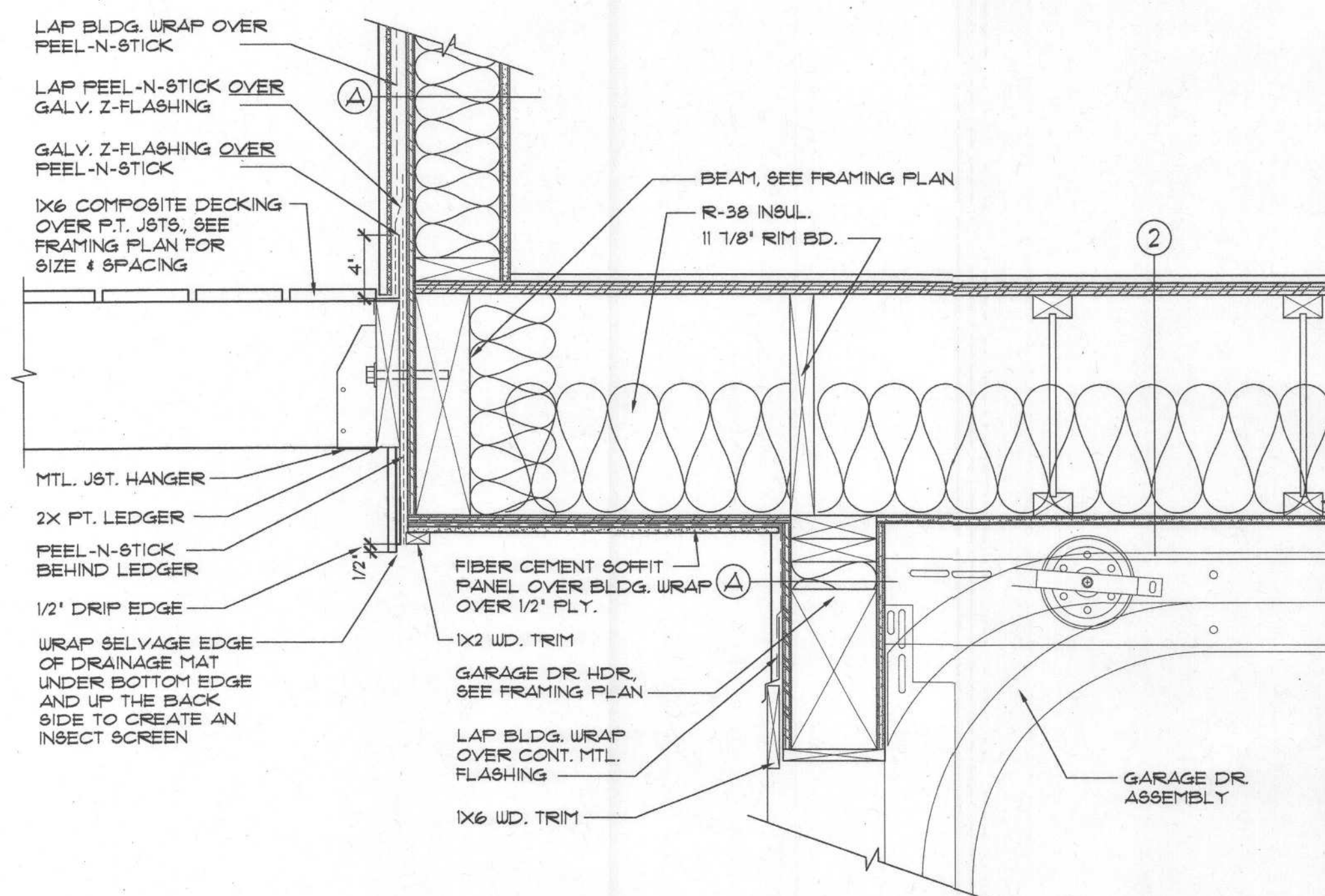
5 FND. @ ENTRY  
SCALE: 1 1/2"=1'-0"



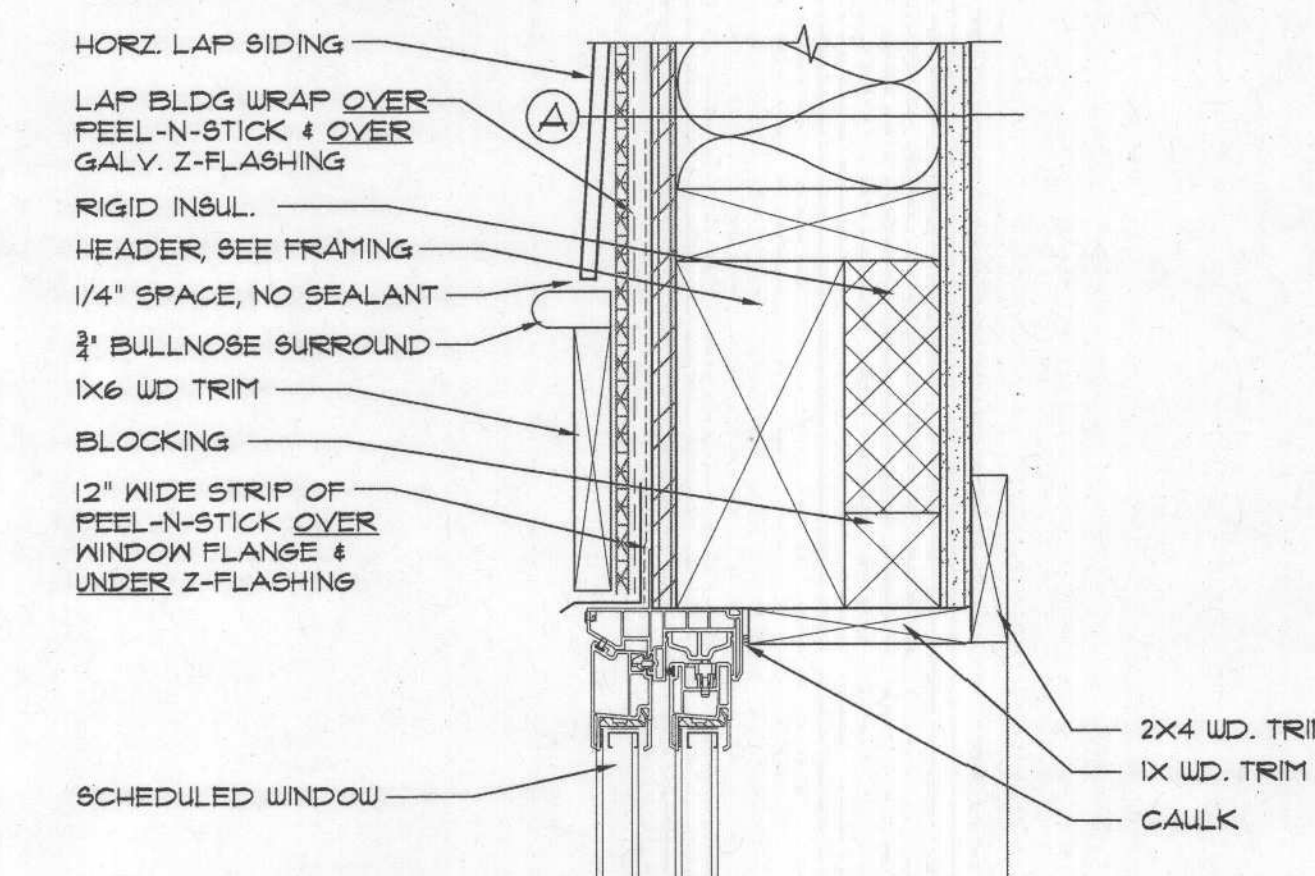
11 TYP. FND.  
SCALE: 1 1/2"=1'-0"



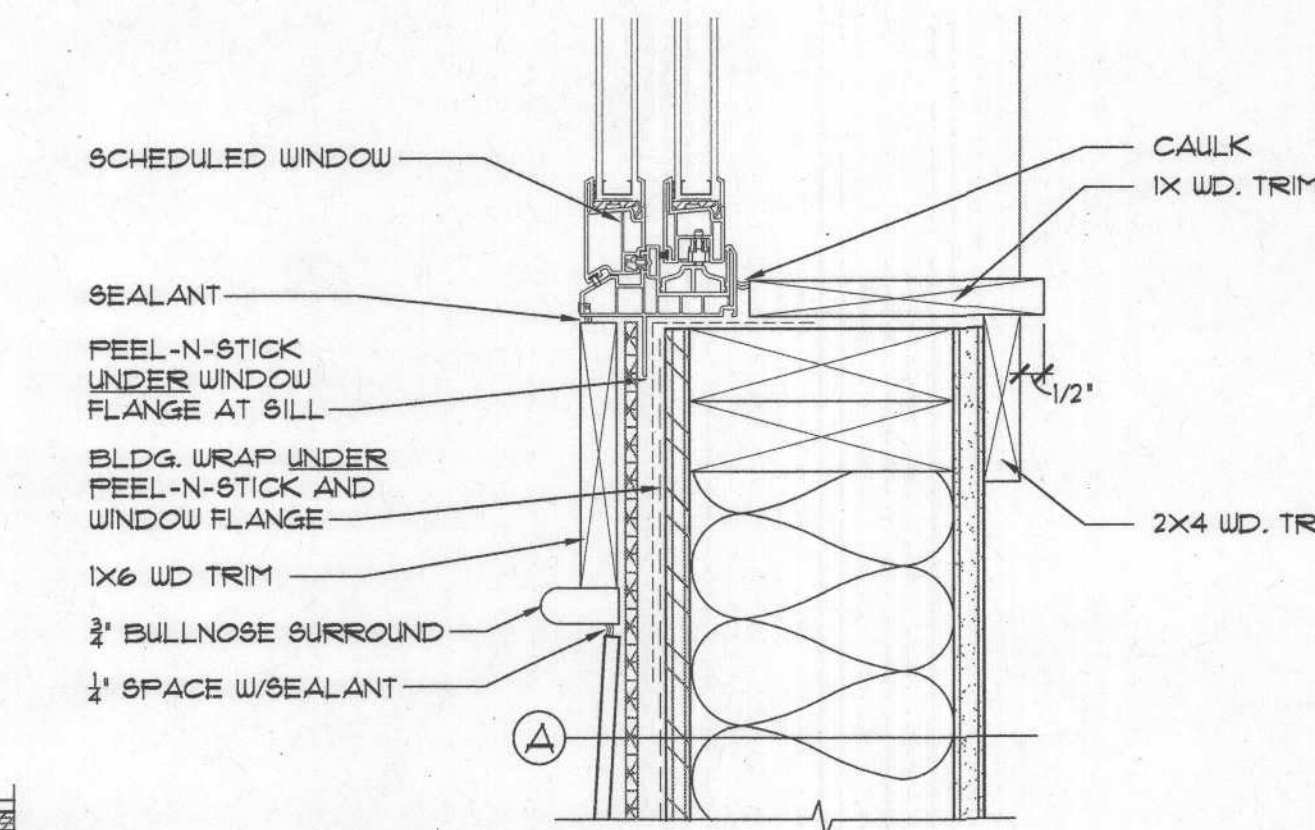
6 FLR. OVERHANG  
SCALE: 1 1/2"=1'-0"



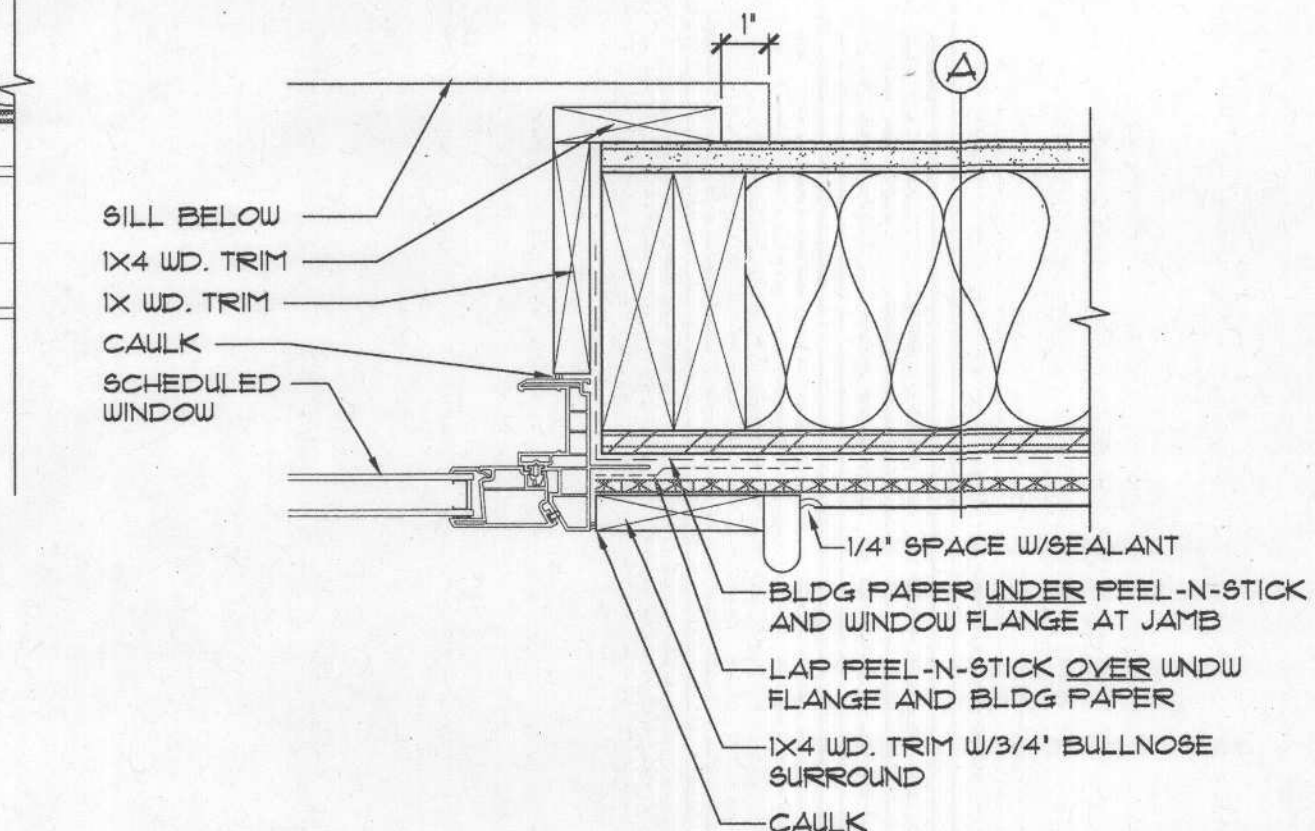
12 FLR. OVERHANG @ DECK  
SCALE: 1 1/2"=1'-0"



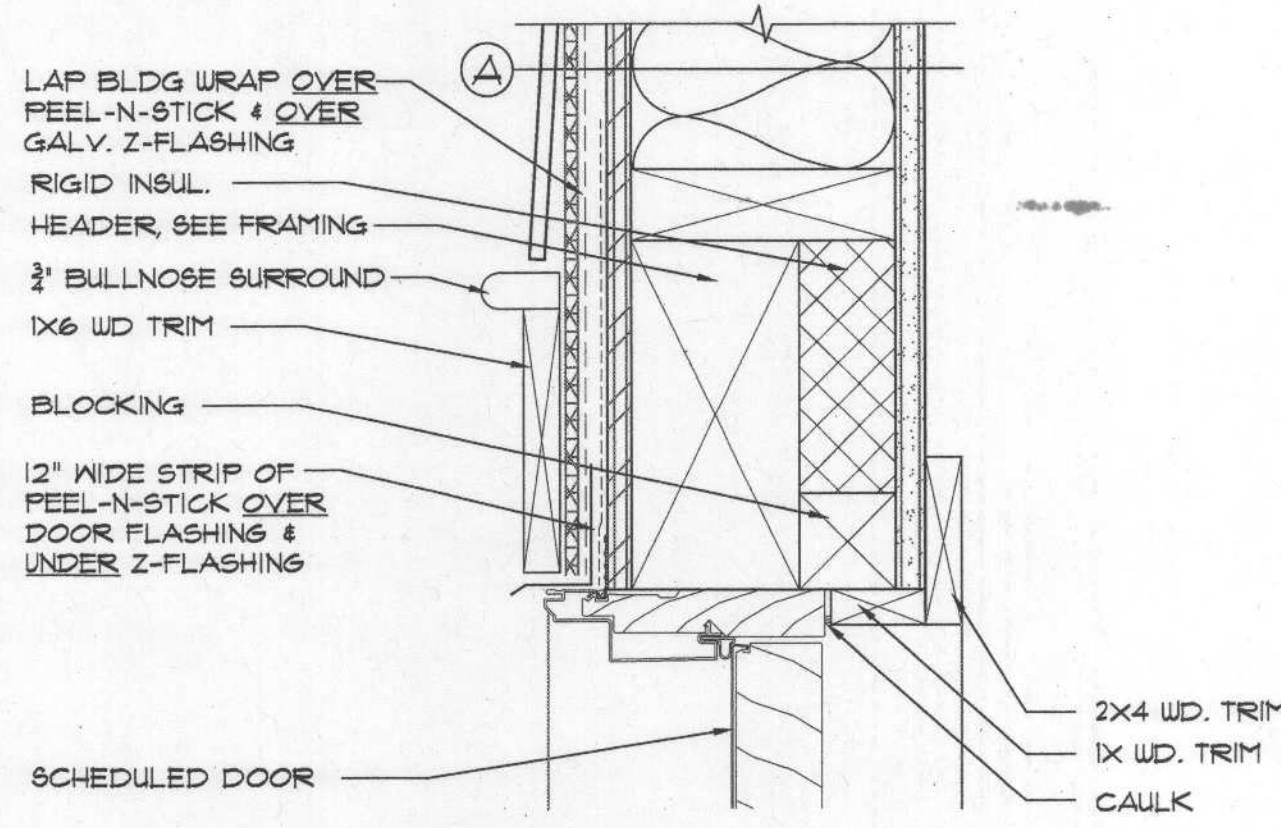
7 TYP. WINDOW HEADER  
SCALE: 3"=1'-0"



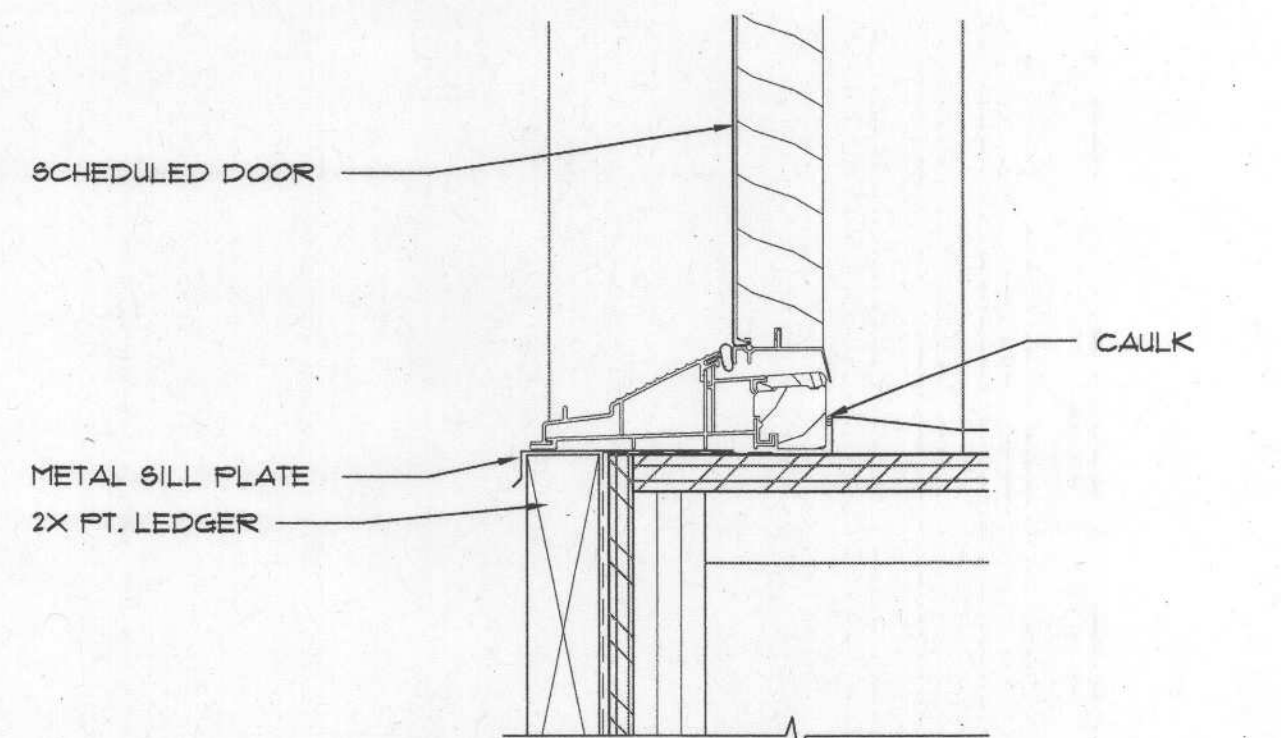
9 TYP. WINDOW SILL  
SCALE: 3"=1'-0"



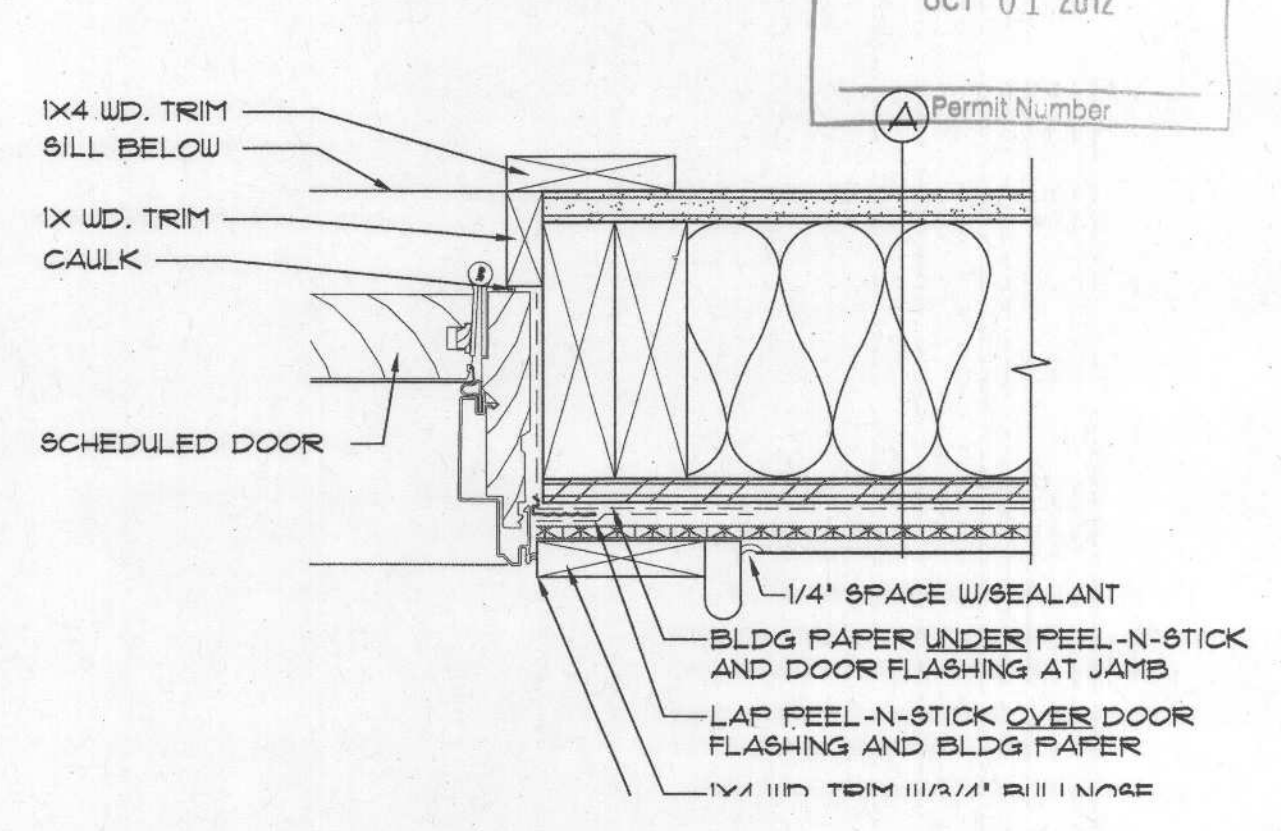
13 TYP. WINDOW JAMB  
SCALE: 3"=1'-0"



8 TYP. DOOR HEADER  
SCALE: 3"=1'-0"



10 TYP. DOOR SILL  
SCALE: 3"=1'-0"



14 TYP. DOOR JAMB  
SCALE: 3"=1'-0"



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

DETAILS 3  
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: P1105  
DATE: August 17, 2012

WORKING DATE:  
REVISION:

A-4.2



## DOOR SCHEDULE / NORTH BLOCK / UNIT 1-5

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
2	(D4)	(A)	HM	3'-0"	6'-8"	1 3/4"	HM RH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D5)	(M)	HM	3'-6"	6'-8"	1 3/4"	HM LH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD LH	EXTERIOR
1	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD RH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D5)	(B)	HM	3'-6"	6'-8"	1 3/4"	HM RH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
2	(D4)	(A)	HM	3'-0"	6'-8"	1 3/4"	HM RH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D5)	(B)	HM	3'-6"	6'-8"	1 3/4"	HM LH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD LH	EXTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD RH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D5)	(B)	HM	3'-6"	6'-8"	1 3/4"	HM RH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
2	(D4)	(A)	HM	3'-0"	6'-8"	1 3/4"	HM RH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D5)	(B)	HM	3'-6"	6'-8"	1 3/4"	HM LH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

## GENERAL NOTES: NORTH AND SOUTH BLOCK

1. ENTRY DOORS LOCATED BETWEEN GARAGE AND RESIDENCE SHALL BE 10 MIN. 30 MIN. RATED.

## DOOR SCHEDULE

## DOOR SCHEDULE / NORTH &amp; SOUTH BLOCK / UNIT 6-10

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D2)	(G)	WD	2'-0"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D2)	(G)	WD	2'-0"	6'-8"	1 3/4"	WD LH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
2	(D4)	(I)	HM	3'-0"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D4)	(A)	HM	3'-0"	6'-8"	1 3/4"	WD LH	EXTERIOR
1	(D4)	(A)	HM	3'-0"	6'-8"	1 3/4"	HM RH	EXTERIOR
1	(D5)	(B)	HM	3'-6"	6'-8"	1 3/4"	WD RH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
2	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD RH	EXTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD LH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD RH	EXTERIOR
1	(D5)	(M)	HM	3'-6"	6'-8"	1 3/4"	HM RH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD LH	EXTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD RH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D5)	(B)	HM	3'-6"	6'-8"	1 3/4"	HM LH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D1)	(F)	WD	1'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
3	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
4	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD RH	EXTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD LH	EXTERIOR
2	(D4)	(I)	WD	3'-0"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D5)	(B)	HM	3'-6"	6'-8"	1 3/4"	HM RH	EXTERIOR W/ 5/8" TEMP. GLASS SIDE LITE
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D9)	(E)	MTL	8'-0"	8'-0"		OH	EXTERIOR
3	(D11)	(K)	WD	3'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD
2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

QTY	* TYPE	MTRL	SIZE			FRM TYPE	SIDE	INFORMATION
			W	H	T			
1	(D2)	(G)	WD	2'-0"	6'-8"	1 3/4"	WD RH	INTERIOR
2	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD LH	INTERIOR
6	(D3)	(H)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D4)	(A)	WD	3'-0"	6'-8"	1 3/4"	WD RH	EXTERIOR
1	(D4)	(I)	HM	3'-0"	6'-8"	1 3/4"	HM RH	INTERIOR
1	(D5)	(B)	WD	3'-6"	6'-8"	1 3/4"	WD RH	EXTERIOR
1	(D6)	(D)	WD	4'-0"	6'-8"	1 3/4"	WD DOUBLE	EXTERIOR
1	(D7)	(J)	WD	2'-6"	6'-8"	1 3/4"	WD RH	INTERIOR
1	(D12)	(L)	VNLT	5'-0"	6'-8"	1 3/4"	WD DOUBLE	INTERIOR BI-FOLD

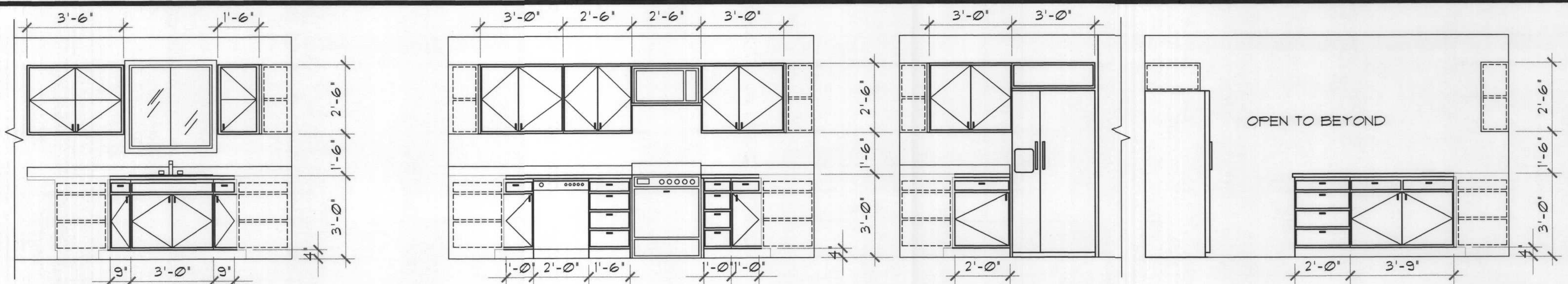
## WINDOW SCHEDULE / NORTH &amp; SOUTH BLOCK / UNIT 1-5

QTY	* TYPE	MTRL	OPENING			SILL	INFORMATION
			WIDTH	HEIGHT	"H"		
2	(U1)	(A)	VNLT	1'-6"	6'-0"	1'-0"	FIXED
3	(U2)	(B)	VNLT	1'-0"	6'-0"	1'-0"	TEMPERED 2ND FLOOR ONLY
5	(U3)	(C)	VNLT	3'-0"	6'-0"	1'-0"	SINGLE HUNG
2	(U5)	(E)	VNLT	5'-0"	5'-0"	2'-0"	SLIDER
1	(U7)	(G)	VNLT	3'-0"	3'-0"	4'-0"	SLIDER
2	(U8)	(J)	VNLT	1'-6"	4'-0"	2'-0"/7'-0" SEE ELEV.	TEMPERED
1	(U9)	(F)	VNLT	3'-0"	3'-0"	4'-0"	SLIDER
1	(U10)	(H)	VNLT	3'-0"	1'-3"	7'-3"	FIXED

QTY	* TYPE	MTRL	OPENING			SILL	INFORMATION
			WIDTH	HEIGHT	"H"		
3	(U2)	(B)	VNLT	1'-0"	6'-0"	1'-0"	TEMPERED 2ND FLOOR ONLY
3	(U3)	(C)	VNLT	3'-0"	6'-0"	1'-0"	SINGLE HUNG
1	(U5)	(E)	VNLT	5'-0"	5'-0"	2'-0"	SLIDER
1	(U7)	(G)	VNLT	3'-0"	3'-0"	4'-0"	SLIDER
1	(U10)	(H)	VNLT	3'-0"	1'-3"	7'-3"	FIXED

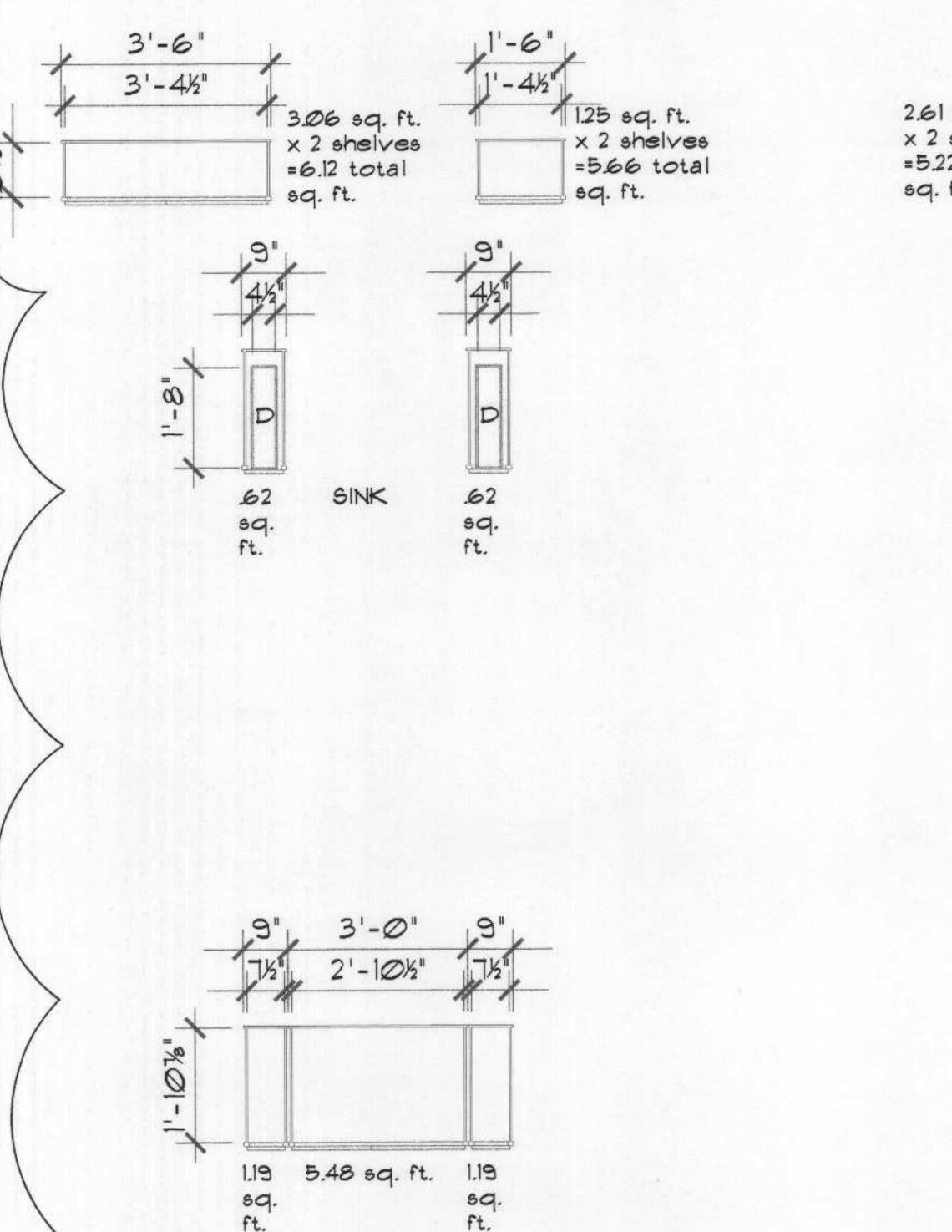
UNIT 3 NORTH BLOCK							
QTY	#	TYPE	MTRL	OPENING			INFORMATION
				WIDTH "W"	HEIGHT "H"	SILL "S"	
3	(U2)	(B)	VINYL	1'-0"	6'-0"	1'-0"	TEMPERED 2ND FLOOR ONLY
3	(U3)	(C)	VINYL	3'-0"	6'-0"	1'-0"	SINGLE HUNG
1	(U5)	(E)	VINYL	5'-0"	5'-0"	2'-0"	SLIDER
1	(U7)	(G)	VINYL	3'-0"	3'-0"	4'-0"	SLIDER
1	(U8)	(H)	VINYL	3'-0"	1'-3"	7'-3"	FIXED





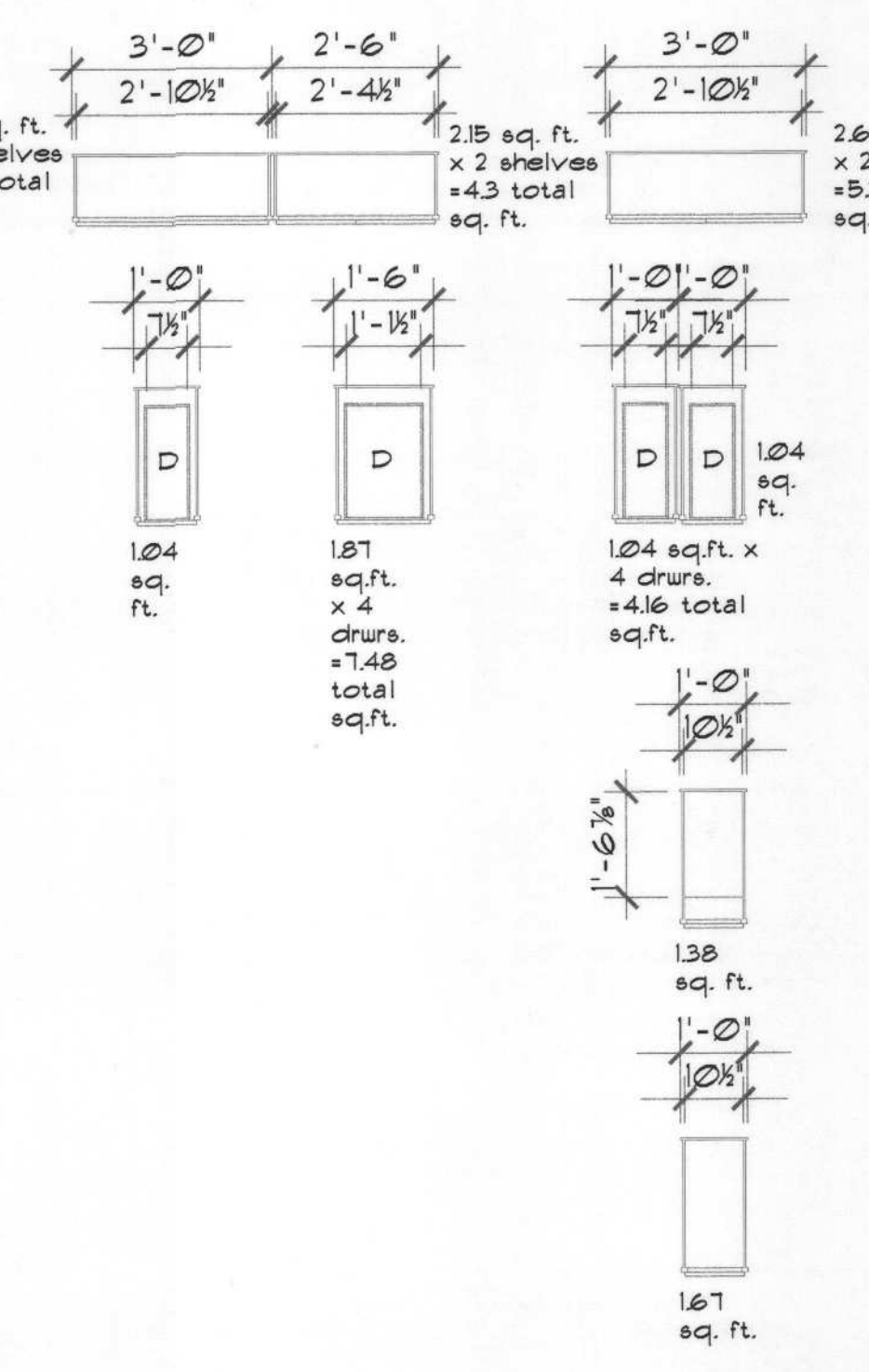
**A KITCHEN ELEVATION UNITS 1-9 TYP.**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 62	total sq. ft. drawers = 0	total sq. ft. drawers = 62
total sq. ft. shelves = 5.48	total sq. ft. shelves = 5.48	total sq. ft. shelves = 3.05



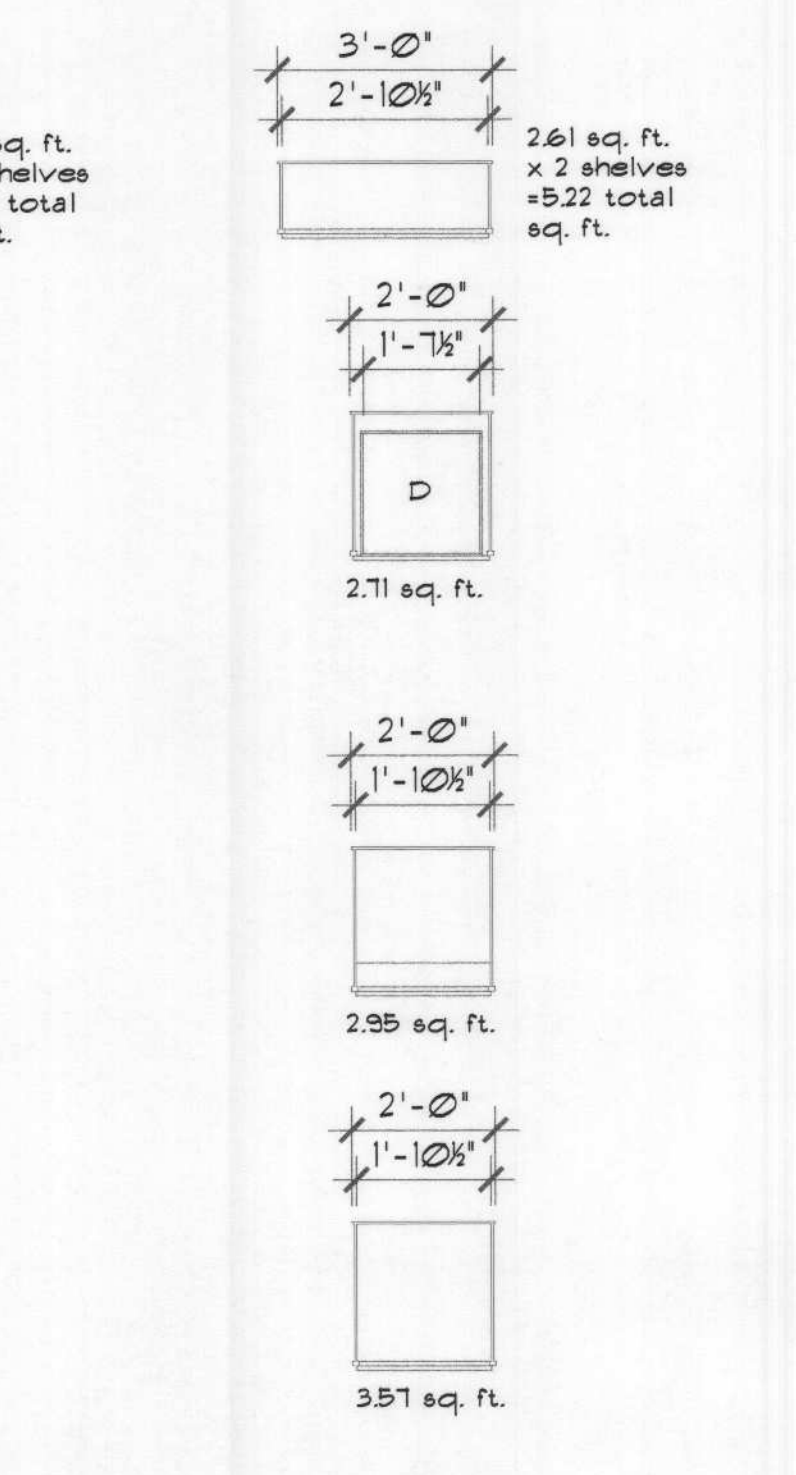
**B KITCHEN ELEVATION**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 1.04	total sq. ft. drawers = 7.48	total sq. ft. drawers = 1.04	total sq. ft. drawers = 1.04
total sq. ft. shelves = 5.22	total sq. ft. shelves = 4.3	total sq. ft. shelves = 5.22	total sq. ft. shelves = 3.05



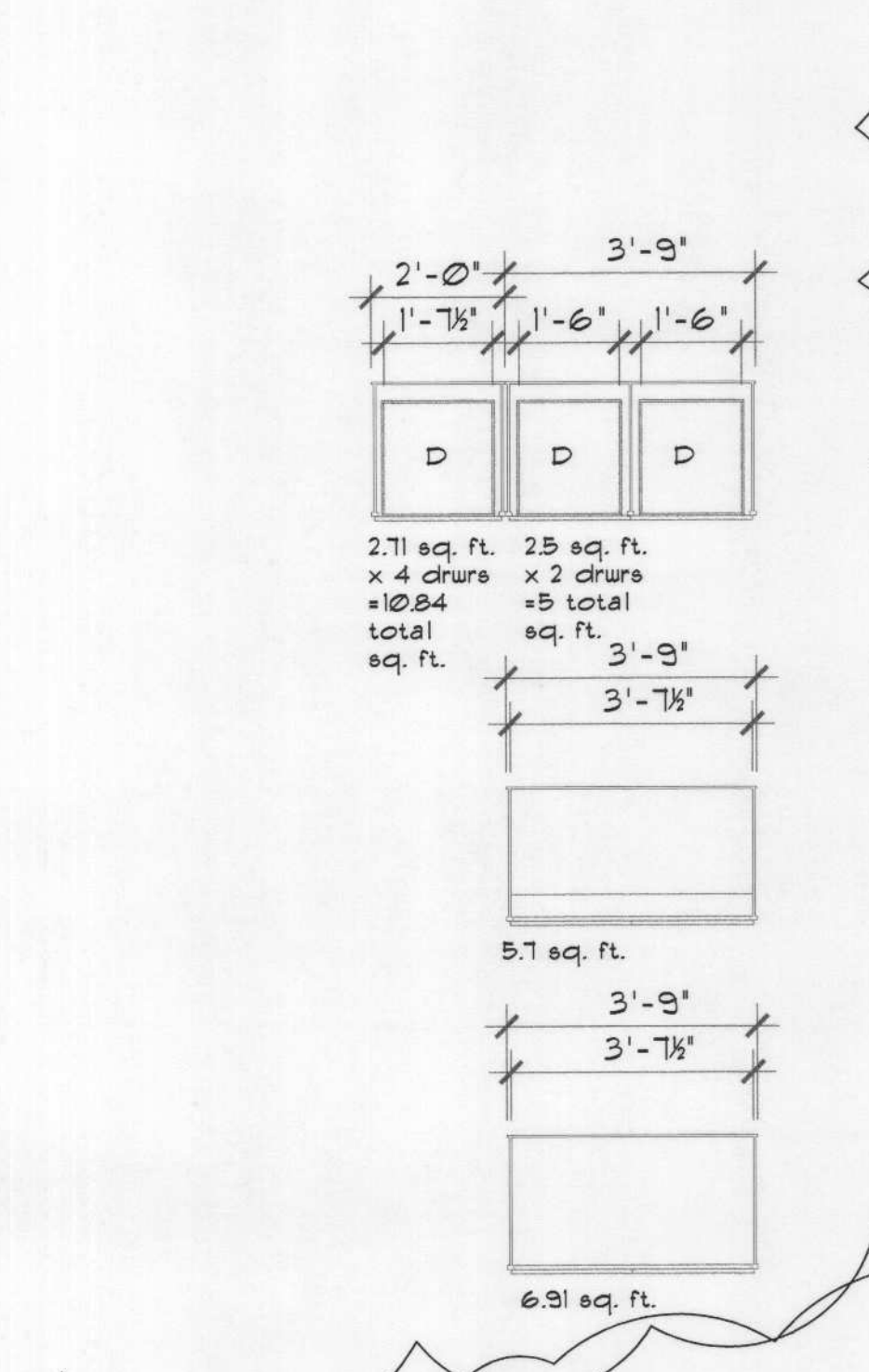
**C KITCHEN ELEVATION**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 2.71	total sq. ft. drawers = 10.84	total sq. ft. drawers = 0
total sq. ft. shelves = 11.74	total sq. ft. shelves = 0	total sq. ft. shelves = 12.61



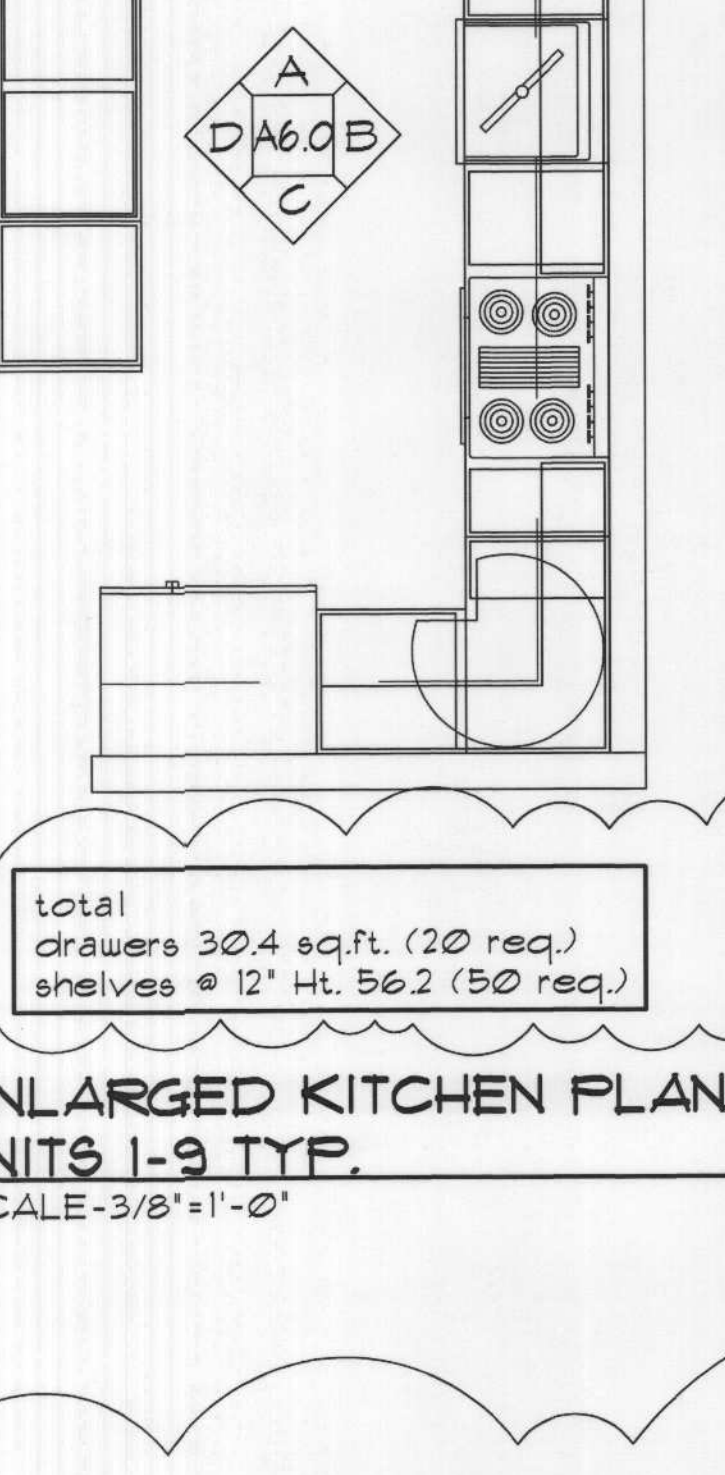
**D KITCHEN ELEVATION**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 2.71	total sq. ft. drawers = 10.84	total sq. ft. drawers = 0
total sq. ft. shelves = 11.74	total sq. ft. shelves = 0	total sq. ft. shelves = 12.61



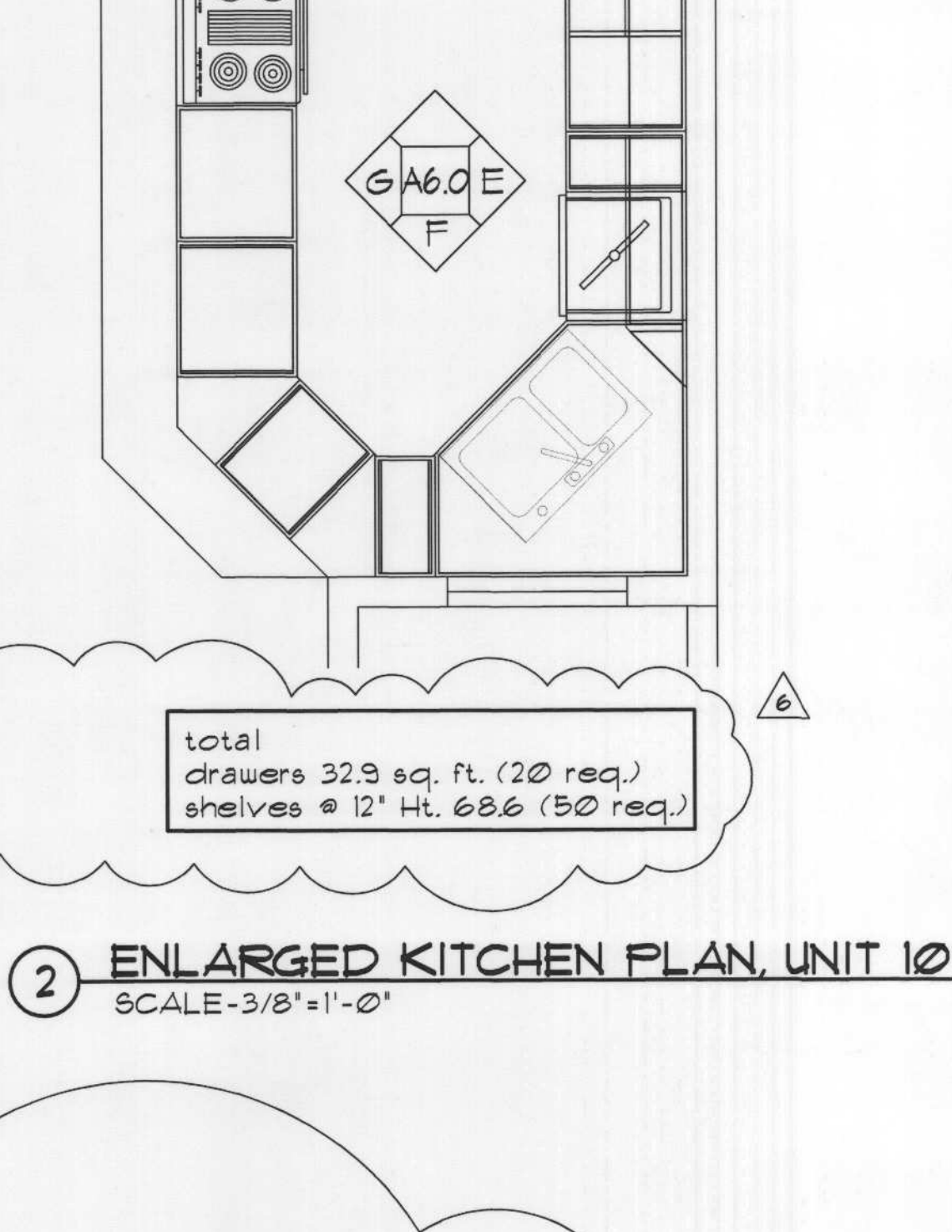
**3 TYP. CAB. SECTION**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 10.84	total sq. ft. drawers = 5
total sq. ft. shelves = 0	total sq. ft. shelves = 12.61



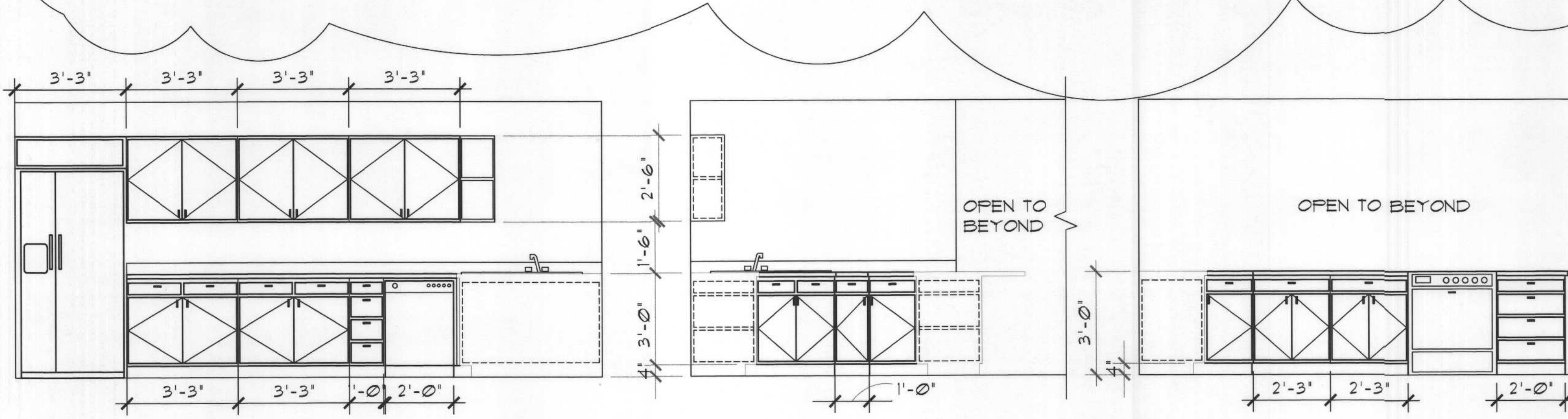
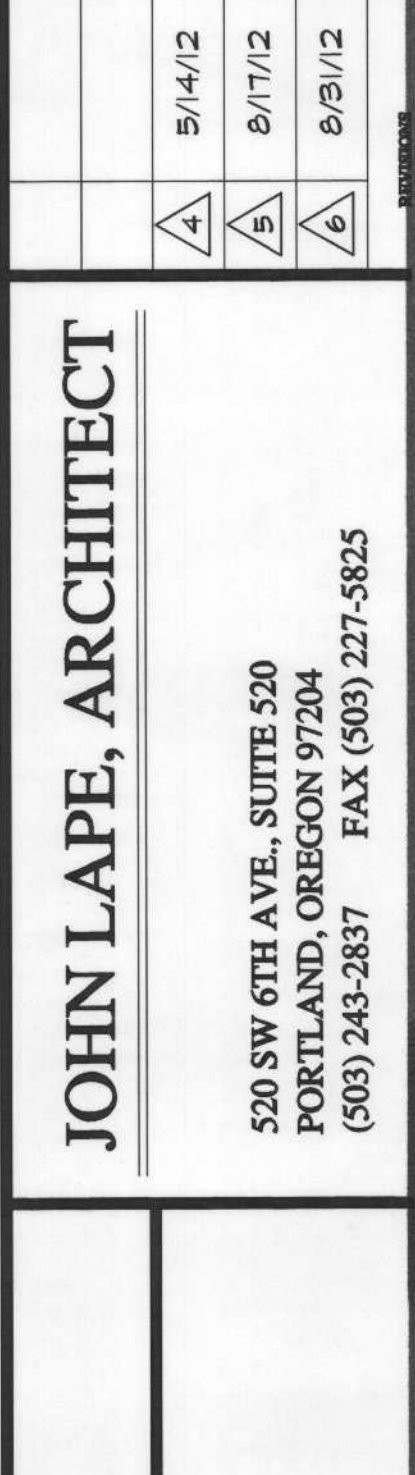
**1 ENLARGED KITCHEN PLAN, UNITS 1-9 TYP.**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 30.4	total sq. ft. drawers = 20	total sq. ft. drawers = 56.2
total sq. ft. shelves = 56.2	total sq. ft. shelves = 50	total sq. ft. shelves = 50



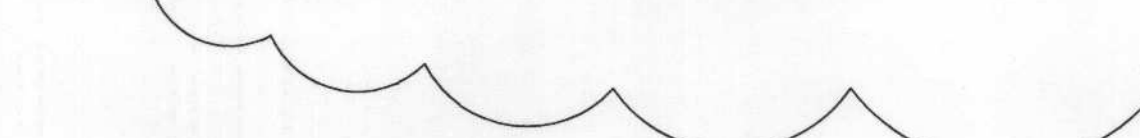
**2 ENLARGED KITCHEN PLAN, UNIT 10**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 3.13	total sq. ft. drawers = 3.13	total sq. ft. drawers = 10.84
total sq. ft. shelves = 7.39	total sq. ft. shelves = 7.39	total sq. ft. shelves = 0



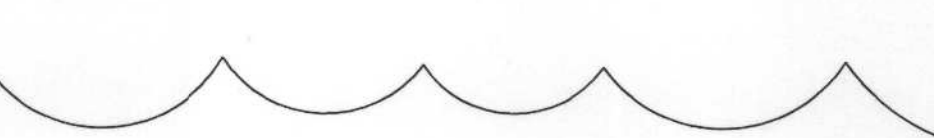
**E KITCHEN ELEVATION UNIT 10**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 4.16	total sq. ft. drawers = 4.16	total sq. ft. drawers = 4.16	total sq. ft. drawers = 0
total sq. ft. shelves = 16.54	total sq. ft. shelves = 16.54	total sq. ft. shelves = 5.66	total sq. ft. shelves = 9.4



**F KITCHEN ELEVATION**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 0	total sq. ft. drawers = 1.04	total sq. ft. drawers = 2.28	total sq. ft. drawers = 2.28
total sq. ft. shelves = 5.48	total sq. ft. shelves = 3.05	total sq. ft. shelves = 5.64	total sq. ft. shelves = 5.64



**G KITCHEN ELEVATION**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 3.13	total sq. ft. drawers = 3.13	total sq. ft. drawers = 10.84
total sq. ft. shelves = 7.39	total sq. ft. shelves = 7.39	total sq. ft. shelves = 0



**E KITCHEN DETAILS UNIT 10**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 2.08	total sq. ft. drawers = 2.08	total sq. ft. drawers = 1.04
total sq. ft. shelves = 4.16	total sq. ft. shelves = 4.16	total sq. ft. shelves = 4.16



**F KITCHEN DETAILS UNIT 10**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 1.04	total sq. ft. drawers = 2.28	total sq. ft. drawers = 2.28
total sq. ft. shelves = 5.66	total sq. ft. shelves = 5.66	total sq. ft. shelves = 5.66



**G KITCHEN DETAILS UNIT 10**  
SCALE-3/8"=1'-0"

total sq. ft. drawers = 3.13	total sq. ft. drawers = 3.13	total sq. ft. drawers = 10.84
total sq. ft. shelves = 7.39	total sq. ft. shelves = 7.39	total sq. ft. shelves = 0



**RECEIVED**  
SEP 06 2012  
BOS  
CITY OF PORTLAND  
BUREAU OF  
DEVELOPMENT SERVICES  
By *[Signature]* Date 9/13/12  
Approved by  
Planning and Zoning Review

Proposal and design as approved  
in case file #LU 05-172354e  
No field changes allowed.

REGISTERED ARCHITECT  
2561  
JOHN B LAPE III  
PORTLAND, OR  
STATE OF OREGON

JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

KITCHEN ELEVATIONS

AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105  
August 17, 2012  
August 31, 2012

A-6.0







STRUCTURAL NOTES

GENERAL:

1. THESE STRUCTURAL NOTES SUPPLEMENT THE SPECIFICATIONS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER TO THE ARCHITECT/ENGINEER DESIGN TEAM, WHO SHALL RESPOND TO ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
2. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND CONSTRUCTION METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED FOR THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ERECTION BRACING, FORM WORK, AND TEMPORARY SHORING REQUIRED FOR THE WORK.
5. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THE STRUCTURAL NOTES TO THE EXTENT SHOWN.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND IN THE FIELD. COORDINATE LOCATIONS OF OPENINGS THROUGH FLOOR, ROOFS AND WALLS WITH ARCHITECTURAL PLANS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
7. DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO APPLY AT ALL SIMILAR CONDITIONS AND LOCATIONS.
8. DO NOT SCALE INFORMATION FROM STRUCTURAL DRAWINGS.

DESIGN CODE:

1. 2010 OREGON STRUCTURAL SPECIALTY CODE.
2. ASCE 7-05.
3. ALL REFERENCE TO OTHER CODES AND STANDARDS (ACI, ASTM, ETC...) SHALL BE PER THE LATEST OR MOST CURRENT EDITION AVAILABLE.
4. DESIGN LOADS:
- |                       |   |
|-----------------------|---|
| ROOF (SNOW LOAD)..... | 25 PSF (SLOPED ROOF)  |
| FLOORS.....           | 40 PSF  |
| WIND.....             | 100 MPH, EXPOSURE B, IMPORTANCE = 1.0   |
| SEISMIC.....          | OCCUPANCY CATEGORY II, SITE CLASS D , IMPORTANCE = 1.0<br>R=6.5 (WOOD SHEARWALLS), R=5.0 (CONC SHEARWALLS), Ss=0.953 S1=0.331 |

FOUNDATIONS:

1. MAXIMUM DESIGN SOIL BEARING PRESSURE = 1500 PSF ASSUMED.
2. FOOTINGS SHALL BE FOUNDED ON FIRM, UNDISTURBED SOIL OR ON APPROVED STRUCTURAL FILL.
3. STRUCTURAL FILL SHALL CONSIST OF CLEAN WELL-GRADED SAND, SAND AND GRAVEL, OR CRUSHED ROCK.
4. THE STRUCTURAL FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS AND THOROUGHLY COMPACTED TO A DENSE, NON-YIELDING STATE.
5. STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS OBTAINED BY ASTM MODIFIED PROCTOR.
6. ALL FOOTINGS SHALL BE A MINIMUM OF 1'-6" BELOW FINAL GRADES OR 1'-0" BELOW EXISTING GRADE, WHICHEVER IS LOWER.
7. BOTTOM OF FOOTINGS SHALL BE STEPPED FROM ELEVATION TO ELEVATION AT 2'-0" HORIZONTAL TO 1'-0" VERTICAL STEPS.
8. DO NOT EXCAVATE GREATER THAN A 2:1 SLOPE BELOW FOOTING.

CONCRETE (CAST IN PLACE):

1. ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL DEVELOP A MINIMUM 28 DAY LABORATORY CURED COMPRESSIVE CYLINDER STRENGTH OF 3000 PSI.
2. CONCRETE FORMS, MIXING, PLACING, AND CURING SHALL CONFORM TO ACI MANUAL OF CONCRETE PRACTICE, LATEST EDITION AND SPECIFICATIONS.
3. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES.
4. CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION.
5. ALL BOLTS IN CONCRETE SHALL CONFORM TO ASTM SPECIFICATION A307 AND SHALL BE OF THE SIZE INDICATED ON THE DRAWINGS.

REINFORCING STEEL:

1. REINFORCING BARS SHALL BE NEW BILLET STEEL AND SHALL CONFORM TO:
- ASTM A615 GRADE 60 FOR ALL REINFORCEMENT.
2. ALL WELDED REINFORCING STEEL, METAL INSERTS AND CONNECTIONS SHALL CONFORM TO IBC STANDARDS.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
4. REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI CODE 318 AND ACI MANUAL 315, UNLESS OTHERWISE NOTED. ALL REINFORCEMENT SHALL BE FREE OF LOOSE MILL AND RUST SCALE, OIL, DIRT AND COATINGS OF ANY MANNER THAT WILL REDUCE BOND. ALL REINFORCEMENT SHALL BE CONTINUOUS WITH ADEQUATE LAPS.
5. REINFORCEMENT SHALL BE SECURED IN FORMS WITH SUITABLE TIES AND ANCHORAGE TO PREVENT DISPLACEMENT. BARS ADJACENT TO EARTH SHALL BE SUPPORTED BY CEMENT MORTAR CUBES.
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
- A) CONCRETE CAST AGAINST EARTH = 3"
- B) CONCRETE EXPOSED TO EARTH OR WEATHER
- #5 AND SMALLER = 1½"
- C) CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLABS, #11 BARS AND SMALLER = ¾"
- BEAMS AND COLUMNS = 1½" #6 AND LARGER = ¾"
7. PLACE 2'-0" X 2'-0" BARS AT CORNERS AND INTERSECTIONS FOR WALLS AND FOUNDATIONS EQUAL IN SIZE AND SPACING TO HORIZONTAL REINFORCING.
8. REINFORCEMENT SPLICES, SHALL BE 44 DIA. (24" MIN.) LAPS.
9. UNLESS NOTED OTHERWISE, PROVIDE SHRINKAGE & TEMPERATURE REINFORCEMENT IN ALL SLABS.

MANUFACTURED JOISTS:

1. ROOF AND FLOOR FRAMING DESIGNATED "TRUSJOIST", "TJI", "PARALAM", "LVL", "PSL", "LSL" SHALL BE THE TYPE AND SIZE INDICATED ON DRAWINGS, AS MANUFACTURED BY TRUSJOIST CORP. WESTERN DIVISION, PORTLAND, OREGON OR APPROVED EQUAL.
2. JOIST SUPPLIER SHALL SUBMIT DESIGN CALCULATIONS BEARING THE STAMP OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT TO THE ARCHITECT / ENGINEER FOR REVIEW.
- TRUSJOIST SHALL SUPPLY JOISTS, BRIDGING, HEADER HANGERS, BLOCKING, NOTCHED PLATES AND OTHER ACCESSORIES NECESSARY FOR THE PROPER ERECTION & PERFORMANCE OF THEIR PRODUCT.
4. TRUSJOIST TRUSSES & JOISTS SHALL BE ERECTED AND BRIDGED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
5. LAMINATE MULTIPLE JOISTS WHERE INDICATED ON DRAWINGS AS PER JOIST MANUFACTURER'S RECOMMENDATIONS.
6. DESIGN ROOF AND FLOOR JOISTS FOR LOADS SHOWN BELOW:
- FLOOR DEAD LOAD = 15 PSF
- FLOOR LIVE LOAD = 40 PSF
- ROOF SNOW LOAD = 25 PSF
7. CONTRACTOR TO VERIFY ALL WEIGHTS AND LOCATIONS OF CONCENTRATED LOADS DUE TO ROOF TOP MECHANICAL UNITS, MECHANICAL PIPING, ELECTRICAL UNITS, FOLDING PARTITIONS, AND OTHER CONCENTRATED LOADS PRIOR TO JOIST FABRICATION.
8. CAMBER ALL JOISTS AS PER MANUFACTURER'S RECOMMENDATIONS.
9. JOIST SUPPLIER SHALL INSPECT ALL THE JOISTS, BRIDGING, HANGERS, BLOCKING, WEB STIFFENERS, AND ALL OTHER ACCESSORIES TO ASSURE THE INSTRUCTIONS AND SPECIFICATIONS WERE FOLLOWED AND PROVIDE THE DESIGN TEAM WITH A FINAL REPORT.
10. IF JOISTS ARE SUPPLIED OTHER THAN THOSE SPECIFIED, THE JOISTS SUPPLIED SHALL MEET OR EXCEED THE SHEAR CAPACITY, MOMENT CAPACITY, AND STIFFNESS PROPERTIES OF THE JOIST SPECIFIED IN A SIMPLE SPAN CONDITION.

GLUE LAMINATED MEMBERS:

1. ALL GLUE LAMINATED TIMBER BEAMS SHALL BE DOUGLAS FIR GRADE 24F-V4 AT ALL SIMPLE SPAN BEAMS AND GRADE 24F-V8 AT ALL CANTILEVER AND CONTINUOUS SPAN BEAMS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
2. ALL GLUE LAMINATED TIMBER SHALL BE FABRICATED IN ACCORDANCE WITH AITC 117-93 MANUFACTURING, USING DF LUMBER AND WATERPROOFING ADHESIVE. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE.
3. GLUE LAMINATED TIMBER BEAMS SHALL HAVE CAMBER AS INDICATED ON THE DRAWINGS.
4. ALL GLUE LAMINATED MEMBERS SHALL BE NOTCHED, SHAPED AND FINISHED AS PER PLANS AND SPECIFICATIONS.
5. SEE SPECIFICATIONS FOR FINISH AND PROTECTION.
6. ALL GLULAM POSTS SHALL BE DOUGLAS-FIR, COMBINATION 3 OR BETTER.

SAWN FRAMING LUMBER:

1. ALL SAWN LUMBER SHALL BE S4S, GRADED IN ACCORDANCE WITH WCLB RULES #17, OF THE FOLLOWING GRADES:
- |                    |                       |
|--------------------|-----------------------|
| STUDS & BLOCKING = | HEM-FIR STUD GRADE    |
| HEADERS & PLATES = | HEM-FIR, NO. 2        |
| 4X BEAMS =         | DOUG-FIR LARCH, NO. 2 |
| 6X BEAMS, POSTS =  | DOUG-FIR LARCH, NO. 1 |
2. ALL 2X LUMBER SHALL BE S-DRY, U.N.O.
3. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
4. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY.

SHEATHING:

1. ALL SHEATHING SHALL BE, APA RATED WITH EXTERIOR GLUE AND PANEL IDENTIFICATION INDEX.
- PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AS FOLLOWS:
- A) ROOF SHEATHING = 1/2" NOMINAL, INDEX 24/16
- B) 2ND FLOOR SHT'G = 3/4" NOMINAL, INDEX 48/24
- C) 1st FLOOR SHT'G = 1½" APA RATED T&G PLYWOOD, INDEX 32/60
- D) WALLS = 1/2" NOMINAL, INDEX 24/16
2. FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED.
3. BLOCK ALL WALL SHEATHING WITH 2X4 BLOCKING AT ALL EDGES.

NAILING AND FASTENERS:

1. NAILING INDICATED ON PLANS AND DETAILS ARE "COMMON" NAILS. MINIMUM FRAMING NAILING SHALL CONFORM TO 2010 ORSC TABLE R602.3(1). SEE DETAILS FOR ADDITIONAL TYPICAL NAILING REQUIREMENTS. SUBSTITUTION OF NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
2. POWER DRIVEN NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
3. SHEATHING NAILING SHALL BE AS FOLLOWS:
- A) ROOF SHEATHING = 8d AT 6" O.C. AT ALL PANEL EDGES  
8d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS
- B) 2nd FLOOR SHT'G = 8d AT 6" O.C. AT ALL PANEL EDGES  
8d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS
- C) 1st FLOOR SHT'G = 10d AT 6" OC ALONG EACH FOUNDATION BEAM  
D) WALL SHEATHING = BLOCK AL EDGES WITH 2X4 FLAT, NAILING AS INDICATED ON DRAWINGS

4. ALL BOLTED CONNECTIONS SHALL BE MADE WITH MACHINE BOLTS (MB) CONFORMING TO ASTM A307. ALL BOLTS AND LAGS SHALL BE INSTALLED WITH STANDARD WROUGHT WASHERS, UNLESS NOTED OTHERWISE.
5. JOIST HANGERS, HOLDOWNS, AND OTHER FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY. ALL HARDWARE IS TO BE FASTENED PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
6. EPOXY ANCHOR BOLTS INDICATED ON DRAWINGS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL. DEPTH OF EMBEDMENT SHALL BE AS CALLED FOR ON THE DRAWINGS. INSTALL AS RECOMMENDED BY THE MANUFACTURER WITH SIMPSON SET EPOXY.
7. SILLS AT WALLS SHALL BE BOLTED TO CONCRETE WITH ½" DIAMETER X 10" LONG GALVANIZED ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AND WITHIN 1'-0" OF SILL PLATE ENDS, CORNERS OR SPLICES, UNLESS DETAILED OTHERWISE (SEE SHEARWALL SCHEDULE).

SPECIAL INSPECTION:

INSPECTOR IS TO BE RETAINED BY OWNER PER OSSC CODE REQUIREMENTS, AND LOCAL ORDINANCES. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE PRIOR TO FOUNDATION INSTALLATION. THE CONTRACTOR, ARCHITECT, ENGINEER AND INSPECTOR SHALL ATTEND. SPECIAL INSPECTIONS SHALL BE PERFORMED ON THE FOLLOWING WORK:

1. SUBGRADE:
- A. OBSERVATION OF SITE PREPARATION, GRADING PLACEMENT AND COMPACTION OF OPERATIONS BY GEOTECHNICAL ENGINEER.
2. CONCRETE:
- A. PLACEMENT OF CONCRETE FOUNDATIONS (CONTINUOUS)
- B. TAKING OF TEST SPECIMENS-AIR, STRENGTH AND SLUMP (CONTINUOUS)
- C. BOLTS CAST IN CONCRETE (PERIODIC)
3. STEEL: FABRICATOR/ERECTOR SUBMIT WPS TO INSPECTOR, WITH THE EXCEPTION OF SHOP WELDING PERFORMED BY AN APPROVED FABRICATORS SHOP IN ACCORDANCE WITH CODE:
- A. SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" (PERIODIC)
- B. EPOXY OR MECHANICALLY FASTENED ANCHOR BOLTS (CONTINUOUS)
4. WOOD:
- A. SHEAR WALL NAILING, BOLTING, AND FASTENING INCLUDING HORIZONTAL STRAPS FOR ALL SHEAR WALLS WITH NAIL SPACING LESS THAN 6" ON CENTER. (PERIODIC)

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE INSPECTOR, (48 HR. MINIMUM NOTICE), FOR INSPECTION SERVICES. THE INSPECTOR SHALL BE PRESENT AT THE PRE-CONSTRUCTION MEETING TO COORDINATE WORK WITH THE CONTRACTOR, ENGINEER AND OWNER. ALL INSPECTORS SHALL BE CERTIFIED TO PERFORM NECESSARY INSPECTION PER OSSC, ACI, AWS OR OTHER APPROVED GOVERNING INSTITUTION.

STRUCTURAL OBSERVATION:

1. STRUCTURAL OBSERVATION SHALL BE PERFORMED ON THE PROJECT. OBSERVATION WILL BE REQUIRED AT THE FOLLOWINGS STAGES:
- A. PRIOR TO FOUNDATION POUR
- B. DURING FLOOR FRAMING
- C. AT COMPLETION OF ROOF TRUSS INSTALLATION

2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST (4) DAYS IN ADVANCE OF COMPLETION REQUIRING SITE OBSERVATION.

STRUCTURAL SUBMITTALS:

1. SUBMITTAL PROCEDURE:
- A. DELIVER TO THE ENGINEER OF RECORD A MINIMUM OF (4) COPIES OF EACH SUBMITTAL ITEM.
2. FOR EACH SUBMITTAL ITEM ALLOW (15) DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.
3. SCHEDULE OF SUBMITTAL ITEMS:
- A. CONCRETE MIX DESIGN
- B. SHOP DRAWINGS:
- B.1. REINFORCING STEEL
- B.2. MANUFACTURED FLOOR JOISTS
- B.3. MANUFACTURED ROOF TRUSSES
- B.4. STRUCTURAL STEEL
- C. PRODUCT DATA
- D. SAMPLES OR ADDITIONAL PRODUCT TESTING DATA MAY BE REQUESTED.

PRESSURE TREATED (P.T.) LUMBER:

1. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY.
2. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS PERMANENTLY EXPOSED TO OPEN AIR CONDITIONS.
3. PRESSURE TREATED LUMBER THAT IS CUT SHALL HAVE THE CUT END TREATED TO RESIST ROT AND DETERIORATION.
4. ALL FASTENERS SECURED TO PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED.

METAL PLATE CONNECTED TRUSSES:

1. METAL PLATE CONNECTED TRUSSES SHALL BE DESIGNATED AND MANUFACTURED IN ACCORDANCE WITH "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", TP-24 AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:
- TOP CHORD = 25 PSF LIVE LOAD
- = 12 PSF DEAD LOAD
- BOTTOM CHORD = 10 PSF LIVE LOAD TYP
- = 8 PSF DEAD LOAD
- TOTAL DEAD LOAD = 18 PSF + SELF WEIGHT
- NET UPLIFT (WIND) = 15 PSF
2. THE TRUSS MANUFACTURER SHALL SUBMIT DESIGNS, STRESS DIAGRAMS, SHOP DRAWINGS AND CALCULATIONS BEARING THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT'S LOCATION TO THE ENGINEER-OF-RECORD FOR REVIEW.
3. THE TRUSS MANUFACTURER SHALL SUPPLY ALL HARDWARE, ANCHORAGE, AND METAL SEATS REQUIRED, AND SHALL DESIGN AND INDICATE BRACING REQUIRED TO BE SUPPLIED BY THE GENERAL CONTRACTOR.
4. LOWER CHORDS SHALL BE CAMBERED TO PROVIDE FOR DEAD LOAD DEFLECTION AT GYPSUM BOARD CEILING.
5. ALL CONNECTION PLATES SHALL DEVELOP THE FULL STRESS IN MEMBER WITH A MINIMUM TRANSFER AT ANY MEMBER OF 2000 LBS. AND MINIMUM SIZE OF PLATES OF 3" X 5".
6. TRUSS SUPPLIER SHALL REVIEW ALL OF THE TRUSS, BRIDGING, HANGER, BLOCKING AND WEB STIFFENERS REQUIREMENTS AND ALL CONCENTRATED LOADS PRIOR TO TRUSS FABRICATION.

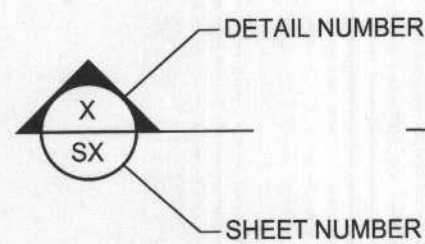
ABBREVIATIONS

AB	ANCHOR BOLT	HT	HEIGHT
ABT	ABOUT	IN	INCH OR INCHES
AC	ASPHALTIC CONCRETE	LBS	POUNDS
ACI	AMERICAN CONCRETE INST.	LG	LONG
ADD'L	ADDITIONAL	LL	LIVE LOAD
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MB	MACHINE BOLT
BBO	BEAM BY OTHERS	MECH	MECHANICAL
BO	BY OTHERS	MIN	MINIMUM
BP	BASE PLATE	MISC	MISCELLANEOUS
BLOG	BUILDING	NIC	NOT IN CONTRACT
BM	BEAM	NO OR #	NUMBER
BOT	BOTTOM	NOM	NOMINAL
¢	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTERS
COL	COLUMN	PCF	POUNDS PER CUBIC FOOT
CONC	CONCRETE	PLCS	PLACES
CONT	CONTINUOUS CONTINUITY	R, PL	PLATE
CONT'D	CONTINUED	PSF	POUNDS PER SQUARE FOOT
DET	DETAIL	PSI	POUNDS PER SQUARE INCH
DIA, Ø	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	R	RADIUS
DWG	DRAWING	REINF	REINFORCING
DWL	DOWEL	REQ'D	REQUIRED
EA	EACH	RET W	RETAINING WALL
EF	EACH FACE	REV	REVISION
ELECT	ELECTRICAL	SCHED	SCHEDULE
ELEV	ELEVATION	SHT	SHEET
EQUIP	EQUIPMENT	SIM	SIMILAR
ETC	ET CETERA	SPECS	SPECIFICATIONS
EW	EACH WAY	SQ	SQUARE
(E)	EXISTING	STD	STANDARD
EXIST	EXISTING	STIFF	STIFFENER
FB	FLUSH BEAM	STL	STEEL
Fc	COMPRESSIVE STRENGTH	STRUCT	STRUCTURAL
FCO	OF CONCRETE, PSI	T & B	TOP & BOTTOM
FD	FLOOR DRAIN	TOC	TOP OF CONCRETE
FDN	FOUNDATION	TOS	TOP OF STEEL
FLR	FLOOR	TS	TUBE STEEL
FOS	FACE OF STEEL	TYP	TYPICAL
FS	FAR SIDE	UBC	UNIFORM BUILDING CODE
FT	FOOT OR FEET	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	VERT	VERTICAL
GA	GALVANIZED	W OR W/	WITH
GALV	GALVANIZED		
GRD	GRADE		
HGR	HANGER		
HORZ	HORIZONTAL		
HS	HIGH STRENGTH		
HSB	HIGH STRENGTH BOLT		

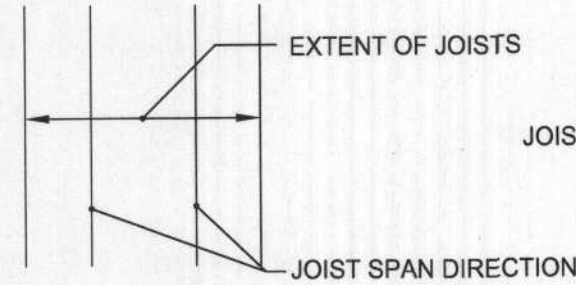
SCOPE OF WORK FOR REVISIONS

REVISIONS FROM THE ORIGINAL SUBMITTAL INCLUDE ROOF FRAMING SIMPLIFICATION AND MINOR WINDOW MODIFICATIONS.

LEGEND AND SYMBOLS

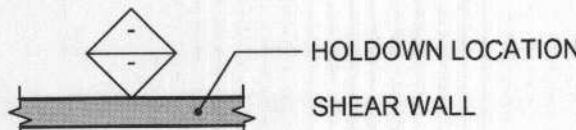


DETAIL CUT



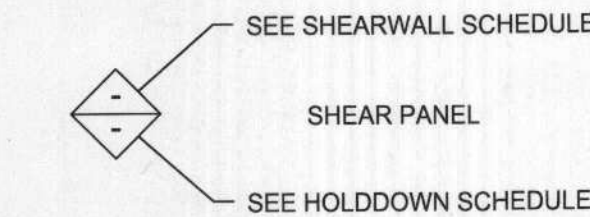
JOIST/TRUSS FRAMING

JOIST SPAN DIRECTION



HOLDOWN LOCATION

SHEAR WALL

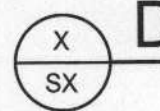


SEE SHEARWALL SCHEDULE

SHEAR PANEL

SEE HOLDDOWN SCHEDULE

DRAWING TITLE



ELEVATION LETTER

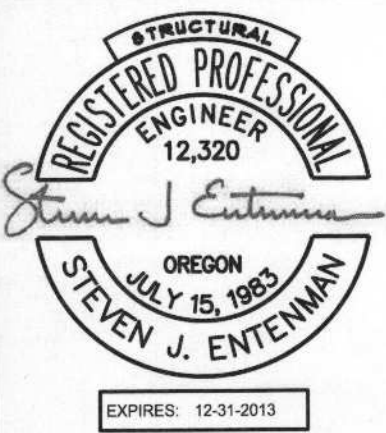
ELEVATION VIEW

BREAK INDICATOR

BEARING WALL

NON-BEARING WALL

INDICATES SIMPSON HOLDDOWN BOLT TYPE AND LOCATION



REVIEW COMMENTS	GENERAL REVISIONS	REVISIONS
06/04/2012	08/17/2012	
1	5	

JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825


AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON


FILE NO.: P1105  
DATE: MAY 14, 2012





S1.10






















FOUNDATION PLAN NOTES
1. REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE AND VERIFY ALL DIMENSIONS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR ELEVATIONS, SLOPES, AND RECESSES.
3. SEE SHEET S4.10 & S4.11 FOR TYPICAL DETAILS.
4. REFER TO TO SHEET S1.10 FOR STANDARD NOTES.
5. 1/4" X 3" X 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.
6. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND DIMENSION OF ALL WALLS. U.N.O.
7. ALL CONCRETE TO HAVE A STRENGTH OF 3000 PSI MINIMUM. AIR ENTRAINMENT 5% MIN 7% MAX.
8. SEE DETAIL 9/S4.10 FOR STEPPED FOUNDATION DETAIL, AS REQUIRED.
9. ALL ANCHOR BOLTS & HOLDDOWNS ARE TO BE CENTERED ON P.T. WALL PLATE.
10. CONTRACTOR TO VERIFY DIMENSIONS & LOCATIONS OF ALL HOLDDOWN BOLTS PRIOR TO POURING THE FOUNDATIONS. HOLDDOWN BOLTS SHALL NOT BE "WET-SET"

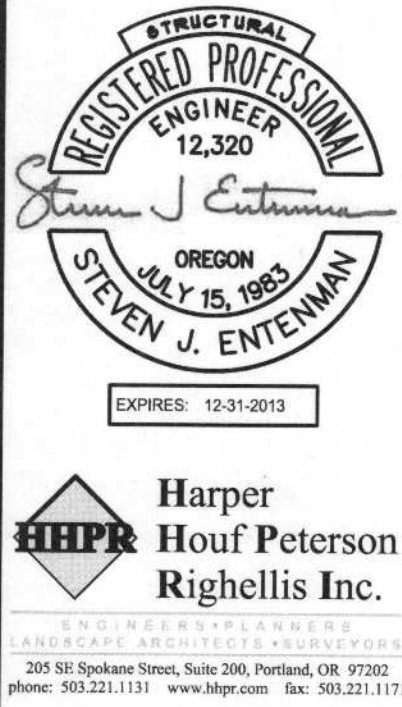
FRAMING PLAN NOTES
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR ELEVATIONS, SLOPES, AND RECESSES.
3.  INDICATES SHEAR WALL AND HOLDDOWN. SEE SCHEDULE ON THIS SHEET.
4. SEE SHEET S5.10, S5.11 & S5.12 FOR TYPICAL DETAILS.
5. REFER TO TABLE R602.3(1) OF THE 2010 OREGON RESIDENTIAL SPECIALTY CODE, FOR TYPICAL FASTENING SCHEDULE OF ALL FRAMING U.N.O. ON DRAWINGS.
6. ALL FLOOR JOISTS, AND BEAMS MARKED 'BY OTHERS' SHALL BE AS PER MANUFACTURER. ALL BLOCKING, BRACING & ATTACHMENTS SHALL BE AS PER JOIST MANUFACTURER UNLESS NOTED OTHERWISE.
7. PROVIDE SOLID BEARING BELOW ALL UPPER FLOOR POSTS. ALIGN AND MATCH POST BELOW WITH POST ABOVE.
8. PROVIDE WALL STUDS @ 8" OC AT ALL BALLOON FRAMED CONDITIONS.
9. (FB) DENOTES FLUSH BEAM INDICATING TOP OF BEAM AT UNDERSIDE OF SHEATHING. (BBO) DENOTES BEAM DESIGNED BY OTHERS.
10. ATTACHMENT OF JOISTS, TRUSSES AND BEAMS BY OTHERS TO BE PROVIDED BY MANUFACTURER.
11. WALL STUDS WITH A HEIGHT GREATER THAN 10'-0" SHALL BE SPACED AT 8" O.C.
12. PROVIDE DOUBLE MNF FLOOR JOIST ALONG CANTILEVERED UPPER FLOOR AT EACH POINT LOAD ABOVE. TYP, UNO
13. 4 x 8 HEADER WITH (1) 2x TRIMMER & (1) 2x KING AT ALL WINDOWS AND DOORS OPENINGS, UNLESS NOTED OTHERWISE.
14. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS PERMANENTLY EXPOSED TO OPEN AIR CONDITIONS.



ROOF PLAN NOTES
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR ELEVATIONS, SLOPES, AND RECESSES.
3.  INDICATES SHEAR WALL AND HOLDDOWN. SEE SCHEDULE ON THIS SHEET.
4. SEE SHEET S5.10, S5.11 & S5.12 FOR TYPICAL DETAILS.
5. REFER TO TABLE R602.3(1) OF THE 2010 OREGON RESIDENTIAL SPECIALTY CODE, FOR TYPICAL FASTENING SCHEDULE OF ALL FRAMING U.N.O. ON DRAWINGS.
6. PROVIDE SOLID BEARING BELOW ALL 2ND FLOOR POSTS. ALIGN AND MATCH POST BELOW WITH POST ABOVE.
7. PROVIDE WALL STUDS @ 8" OC AT ALL BALLOON FRAMED CONDITIONS.
8. OVERFRAMING TO BE 2 x 6 RAFTERS @ 24" OC W/ 2 x 4 VERT SUPPORTS DOWN TO MAIN ROOF @ 48" OC, TYPICAL
9. (FB) DENOTES FLUSH BEAM INDICATING TOP OF BEAM AT UNDERSIDE OF SHEATHING. (BBO) DENOTES BEAM DESIGNED BY OTHERS.
12. ATTACHMENT OF JOISTS, TRUSSES AND BEAMS BY OTHERS TO BE PROVIDED BY MANUFACTURER.
13. WALL STUDS WITH A HEIGHT GREATER THAN 10'-0" SHALL BE SPACED AT 8" O.C.
14. (2) 2 x 8 HEADER WITH (1) 2x TRIMMER & (1) 2x KING AT ALL WINDOWS AND DOORS OPENINGS, UNLESS NOTED OTHERWISE.
15. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS PERMANENTLY EXPOSED TO OPEN AIR CONDITIONS.
16. SEE ARCHITECTURAL DRAWINGS FOR ALL VAULTED CEILING AREAS -TYPICAL THROUGHOUT.

SHEAR WALL SCHEDULE				
	SHEAR WALL INFORMATION	SILL PLATE: @ CONC.	RIM JOIST CONDITION	COMMENTS
		@ JOIST OR BLK'G		
 A	1/2" APA RATED SHT'G ONE SIDE W/ 8d NAILS @ 6" OC EDGES & 12" OC FIELD	1/2" DIA. x 10" GALV. AB's @ 48" OC (EMBED 7") 16d @ 6" OC	SIMPSON LTP4 @ 24" OC RIM JOIST TO PLATE BELOW	SEE NOTE 1, 2, 4
 B	1/2" APA RATED SHT'G ONE SIDE W/ 8d NAILS @ 3" OC EDGES & 12" OC FIELD	1/2" DIA. x 10" GALV. AB's @ 24" OC (EMBED 7") 16d @ 4" OC	SIMPSON LTP4 @ 21" OC RIM JOIST TO PLATE BELOW	SEE NOTE 1, 2, 3, 4
 C	1/2" APA RATED SHT'G ONE SIDE W/ 8d NAILS @ 2" OC EDGES & 12" OC FIELD	1/2" DIA. x 10" GALV. AB's @ 16" OC (EMBED 7") 16d @ 4" OC	SIMPSON LTP4 @ 18" OC RIM JOIST TO PLATE BELOW	SEE NOTE 1, 2, 3, 4
 D	1/2" APA RATED SHT'G BOTH SIDES W/ 8d NAILS @ 3" OC EDGES & 12" OC FIELD	1/2" DIA. x 10" GALV. AB's @ 8" OC (EMBED 7") 16d @ 3" OC	SIMPSON LTP4 @ 9" OC RIM JOIST TO PLATE BELOW	SEE NOTE 1, 2, 3, 4
NOTES: 1. 1/4" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT. 2. IF AB SPACING IS GREATER THAN SHEAR WALL LENGTH INSTALL (1) AB WITHIN 12" OF EACH WALL END. 3. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND NAILS ARE TO BE STAGGERED. 4. ALL ANCHOR BOLTS, HOLDDOWN BOLTS, PLATE WASHERS & NAILS THROUGH PT PLATE SHALL BE HOT DIPPED GALVANIZED. 5. SEE DETAILS 18, 19, 20, & 24 ON SHEET S5.11 AT ALL SHEAR WALLS & HOLDDOWNS, TYP.				

HOLDDOWN SCHEDULE			
	HOLDDOWN	ATTACHMENT	COMMENTS
 0	NOT REQUIRED	NA	NA
 1	SIMPSON HDU4	SIMPSON SSTBL20 HOT-DIPPED GALV ANCHOR EMBED. 16 1/2" INTO FOUNDATION. SCREW STRAP TO DOUBLE STUDS W/ (10) SDS 1/2" DIA x 2 1/2" SCREWS.	PROVIDE #4 DOWELS W/ STANDARD HOOK @ EA HOLDDOWN BOLT
 2	SIMPSON HDQ8	SIMPSON SSTBL28 HOT-DIPPED GALV ANCHOR EMBED 24 1/4" INTO FOUNDATION. SCREW STRAP TO 6x6 DF-L POST, MIN. W/ (20) SDS 1/4 x 3 SCREWS.	PROVIDE (2) #4 DOWELS W/ STANDARD HOOK @ EA HOLDDOWN BOLT
 3	SIMPSON HDU14	1" DIA GALV THREADED ROD W/ STD WASHER @ EMBEDDED END. PROVIDE (1) STD NUT EACH SIDE OF WASHER & MASH THREADS ABOVE & BELOW NUTS. 10" MIN EMBEDMENT INTO 3'-6" x 3'-6" x 15" FTG BELOW STEM WALL. SECURE HOLDDOWN TO 6x6, DF-L POST W/ (36) SDS 1/4 x 2 1/2 SCREWS, HEAVY HEX ANCHOR NUT REQ'D	PROVIDE (2) #4 DOWELS W/ STANDARD HOOK @ EA HOLDDOWN BOLT
 4	SIMPSON MST37	(11) - 16d NAILS @ TOP INTO DBL. STUDS & (11) - 16d NAILS @ BOTTOM INTO DBL. STUDS BELOW. (CENTER STRAP ON FLOOR CAVITY)	WRAP AND NAIL STRAP TO BEAM/HEADER BELOW IF APPLICABLE PER 21/S5.11
 5	SIMPSON MST60	(24) - 16d NAILS @ TOP INTO DBL. STUDS & (24) - 16d NAILS @ BOTTOM INTO DBL. STUDS BELOW. (CENTER STRAP ON FLOOR CAVITY)	WRAP AND NAIL STRAP TO BEAM/HEADER BELOW IF APPLICABLE PER 21/S5.11
 6	SIMPSON STRAP CMST12 x 11'-6"	16d NAILS @ 1 1/2' OC TO 6x6 HOLDDOWN POST. WRAP STRAP AROUND BEAM BELOW. CENTER STRAP ON BOTTOM OF BEAM.	WRAP AND NAIL STRAP TO BEAM/HEADER BELOW IF APPLICABLE PER 21/S5.11
NOTES: 1. DOUBLE STUDS SHALL BE LAMINATED TOGETHER W/ 16d NAILS @ 6" FULL HEIGHT (TYPICAL). 2. PROVIDE HOLDDOWN NOTED WITHIN 6" OF EACH END OF EACH SHEAR WALL SHOWN ON PLANS. 3. ALL 16d NAILS SPECIFIED IN HOLDDOWN SCHEDULE ARE TO BE 16d SINKERS (0.148 x 3 1/2") MIN. 4. IF HOLDDOWN STRAP OCCURS @ BEAM OR HEADER BELOW, PROVIDE SAME STRAP @ EACH END OF BEAM TO SUPPORT POST AS HOLDDOWN STRAP ABOVE. 5. HOLDDOWN ANCHORS ARE BASED ON MONO FOUR FOUNDATIONS ONLY.			

KEY NOTES	
 1	PROVIDE CMST12 ABOVE & BELOW WINDOW W/ 2 x 4 BLOCKING BETWEEN EACH STUD & PROVIDE TYPICAL "C" SHEATHING & EDGE NAILING ABOVE & BELOW WINDOW.
 2	SECURE BEAM TO DOUBLE TOP PLATE W/ SIMPSON LTP4 CLIPS PER SHEARWALL SCHEDULE.
 3	5 1/4 x 14 PSL (FB), EXTEND OVER FULL LENGTH OF SHEARWALL AND SECURE PER KEY NOTE 2.
 4	3'-6" x 3'-6" x 15" CONCRETE FOOTING W/ (6) #4 BARS EACH WAY, 3" CLEAR FROM BOTTOM.
 5	SECURE DOUBLE TOP PLATES TOGETHER W/ SIMPSON MST37.
 6	SECURE FLUSH BEAM TO RIM W/ SIMPSON LSTA18.
 7	SECURE DOUBLE TOP PLATES TOGETHER W/ SIMPSON MST60.
 8	EDGE FLOOR SHEATHING FULL LENGTH OF BEAM.
 9	BLOCK A FLOOR SHEATHING UNSUPPORTED EDGES & SECURE W/ 8d @ 4" O.C. EDGE NAILING, 12" O.C. FIELD.
 10	2 x 8 LEDGER W/ (2) 1/2" Ø LAG SCREWS @ 12" O.C. W/ SIMPSON HU28 @ EACH JOIST.
 11	AT SIMPSON SSTBL, THICKEN FOOTING TO PROVIDE 3" CLEAR ON BOTTOM & SIDES OF ANCHOR.
 12	5 1/4 x PSL RIM BOARD, FULL LENGTH OF STAIR OPENING, SECURE TO FLUSH BEAM @ EACH END W/ SIMPSON HUCQ.



REVIEW COMMENTS				
	GENERAL REVISIONS			
06/04/2012	08/17/2012			
 1	 5			

JOHN LAPE, ARCHITECT

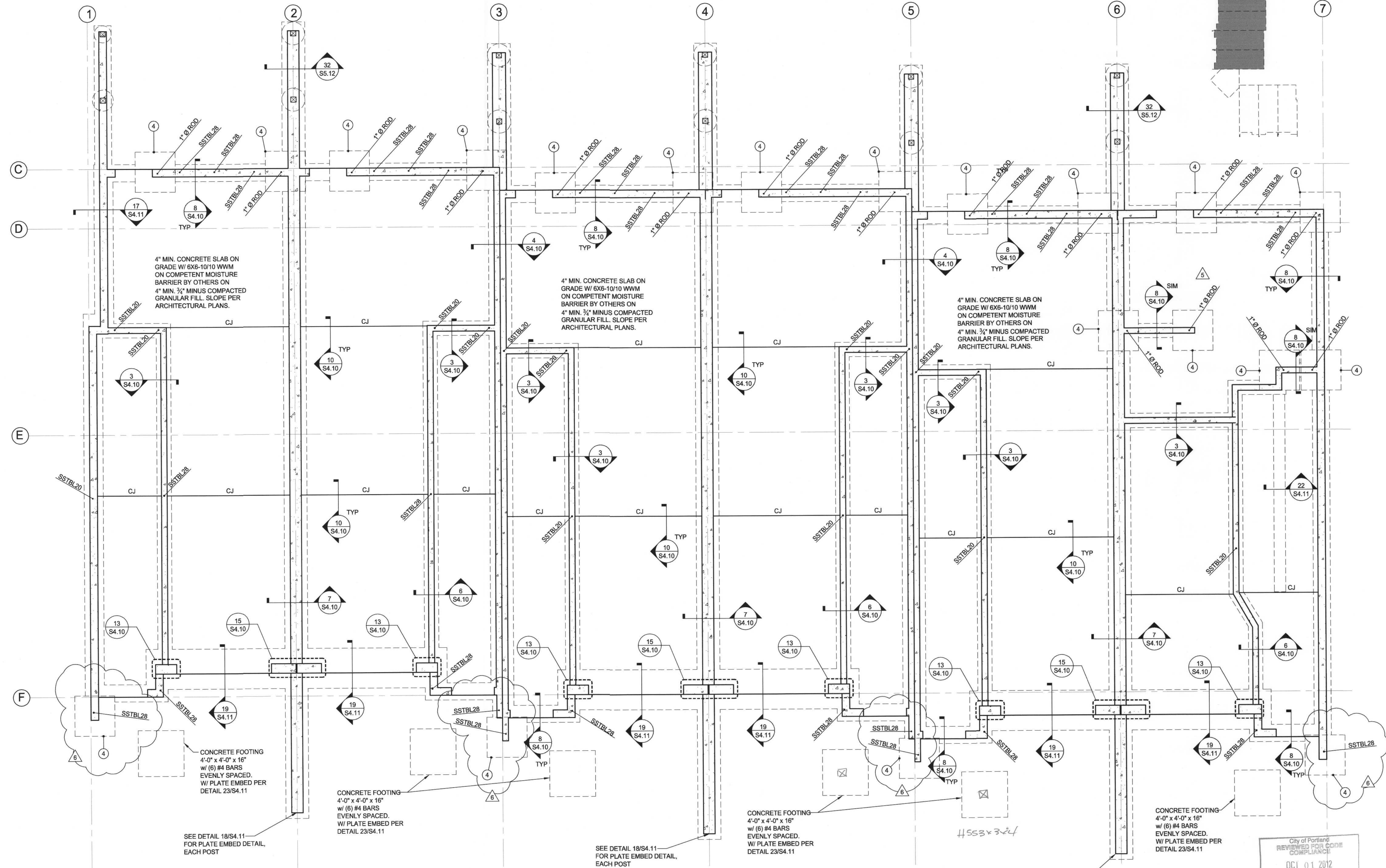
520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: P1105  
DATE: MAY 14, 2012

S1.11





**Harper Houf Peterson Righellis Inc.**  
 ENGINEERS-PLANNERS  
 LANDSCAPE ARCHITECTS-NUCLEONIC  
 205 SE Spokane Street, Suite 200, Portland, OR 97202  
 Phone: 503.221.1131 www.hhrp.com Fax: 503.221.1171

REVIEW COMMENTS	GENERAL REVISIONS	REVIEW COMMENTS
06/04/2012	08/17/2012	09/10/2012
1	5	6

**JOHN LAPE, ARCHITECT**  
 520 SW 6TH AVE., SUITE 520  
 PORTLAND, OREGON 97204  
 (503) 243-2837 FAX (503) 227-5825

**AINSWORTH GRAND TERRACE**  
 PROJECT LOCATION:  
 519 NE AINSWORTH STREET  
 PORTLAND, OREGON

**P1105**  
 FILE NO.:  
**MAY 14, 2012**  
 DATE:

**S2.10**

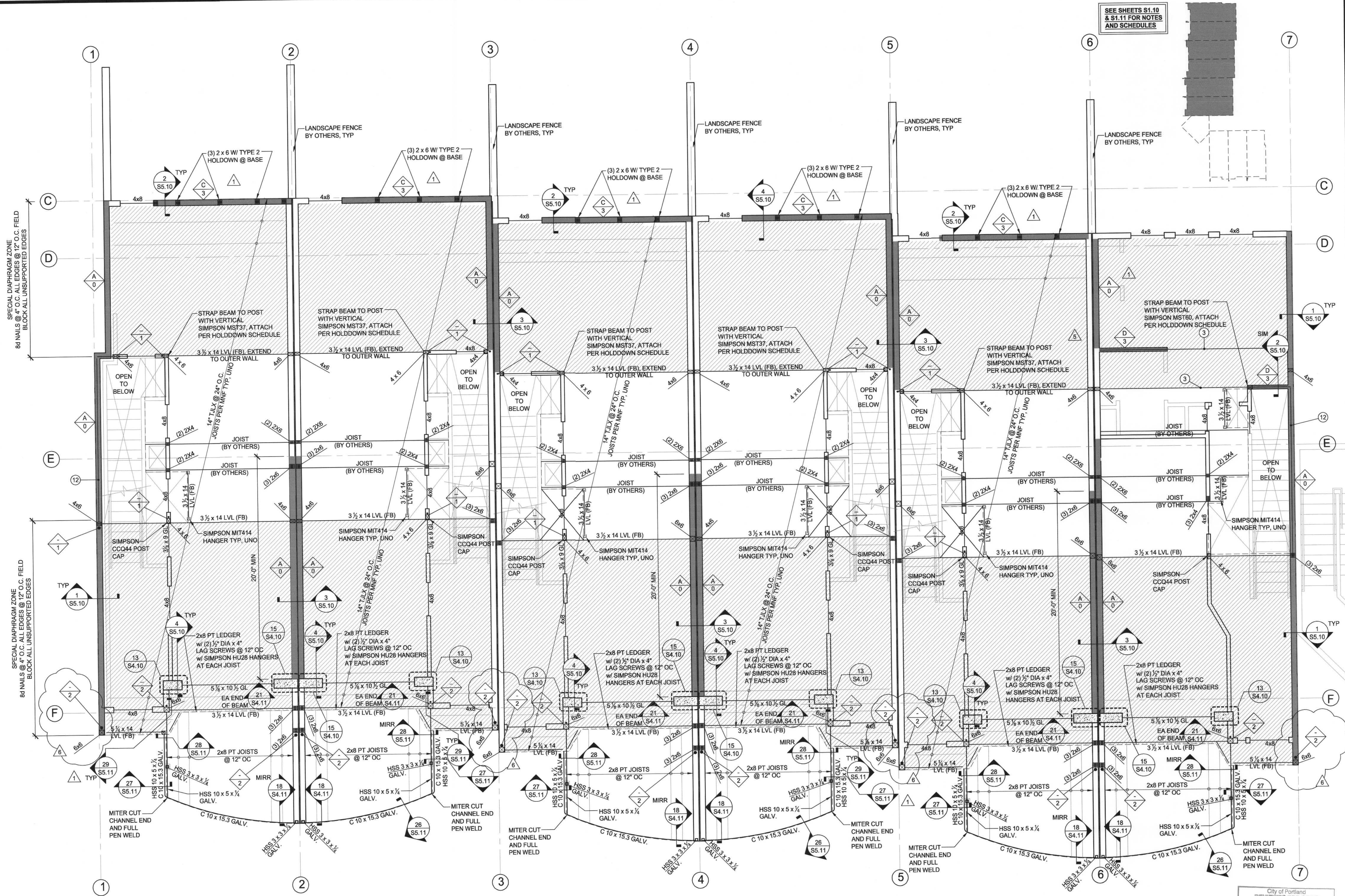
City of Portland  
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 COMPLIANCE  
 OCT 01 2012  
 Permit Number

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









**NORTH BLOCK FIRST FLOOR SHEARWALL & SECOND FLOOR FRAMING PLAN**

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

SEE SHEETS S1.10  
& S1.11 FOR NOTES  
AND SCHEDULES

**REGISTERED PROFESSIONAL ENGINEER**  
*Steven J. Entenman*  
 OREGON  
 JULY 15, 1983  
 EXPIRES: 12-31-2013

**Harper Houf Peterson Righellis Inc.**  
 ENGINEERS-PLANNERS-ARCHITECTS-INTERIORS  
 205 SW Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hjpr.com fax: 503.221.1171

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1	5	6

**JOHN LAPE, ARCHITECT**

520 SW 6TH AVE., SUITE 520  
 PORTLAND, OREGON 97204  
 (503) 243-2837 FAX (503) 227-5925

**AINSWORTH GRAND TERRACE**

PROJECT LOCATION:  
 519 NE ANSWORTH STREET  
 PORTLAND, OREGON

**P1105**

FILE NO.:  
**MAY 14, 2012**

DATE:

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 Permit Number

**S3.10**



**Harper Houf Peterson Righellis Inc.**
  
 ENGINEERS • PLANNERS
   
 LANDSCAPE ARCHITECTS • SURVEYORS
   
 3305 SE Spokane Street, Suite 200, Portland, OR 97202
   
 phone: 503.221.1131 www.hjpr.com fax: 503.221.1171

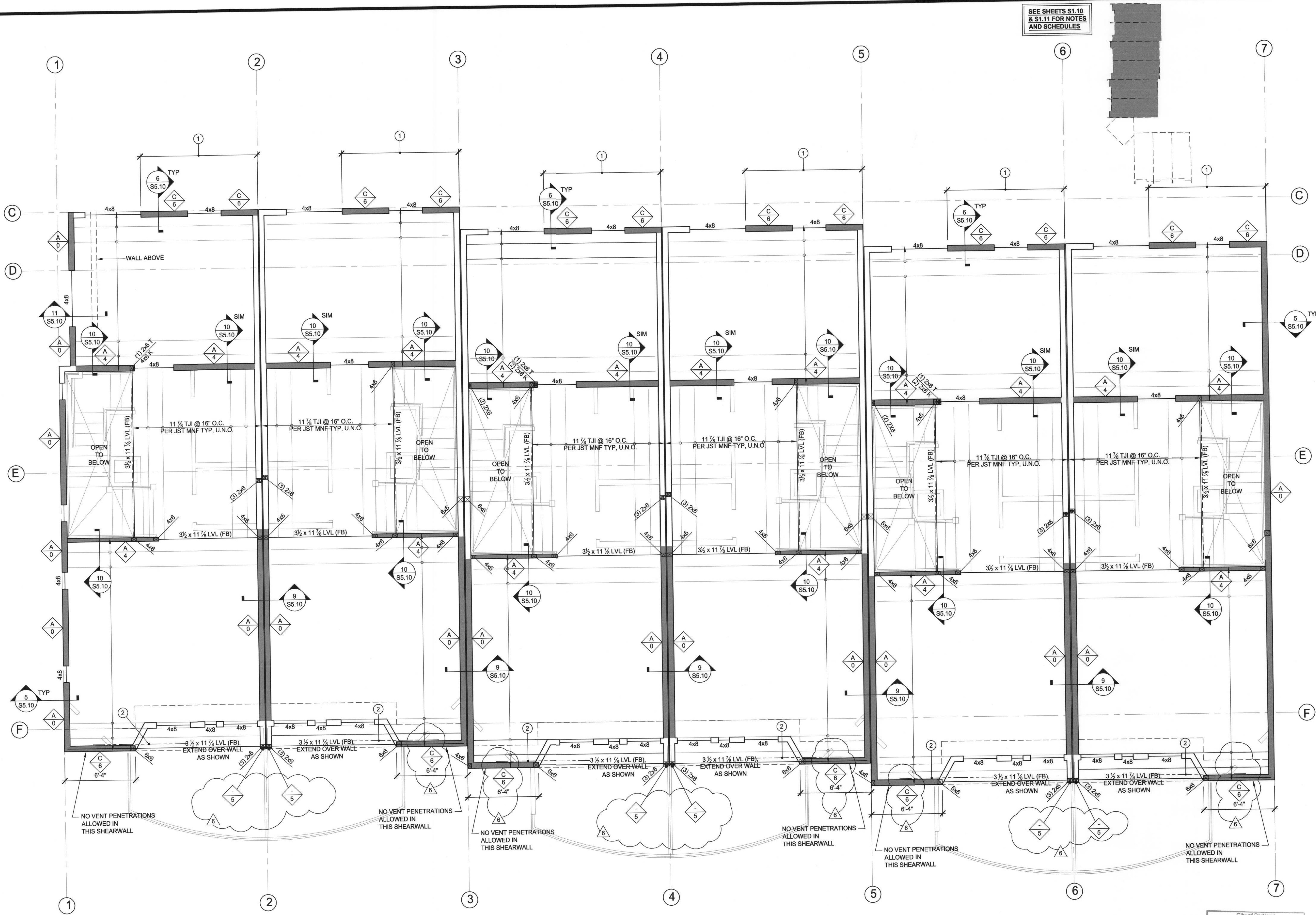
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2	06/04/2012	6	09/10/2012

**JOHN LAPE, ARCHITECT**
  
 520 SW 6TH AVE., SUITE 520
   
 PORTLAND, OREGON 97204
   
 (503) 243-2837 FAX (503) 227-5825

**AINSWORTH GRAND TERRACE**
  
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 519 NE AINSWORTH STREET
   
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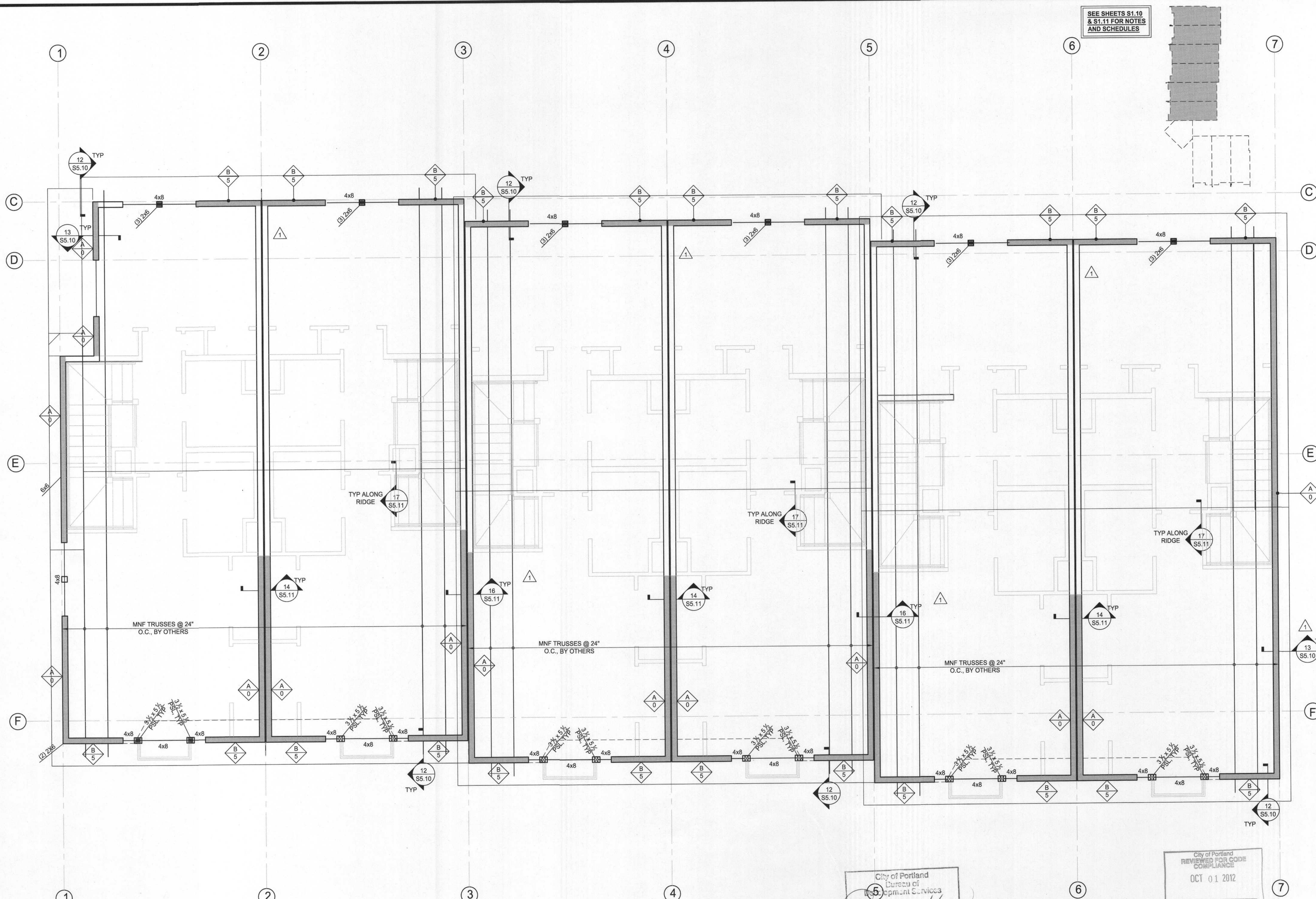
**S3.11**



NORTH BLOCK SECOND FLOOR SHEARWALL & THIRD FLOOR FRAMING PLAN
   
 SCALE: 1/4" = 1'-0"

City of Portland
   
 REVIEWED FOR CODE COMPLIANCE
   
 OCT 01 2012
   
 Permit Number





**NORTH BLOCK THIRD FLOOR SHEARWALL & ROOF FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

SEE SHEETS S1.10  
 & S1.11 FOR NOTES  
 AND SCHEDULES

**STRUCTURAL REGISTERED PROFESSIONAL ENGINEER**  
 12,320  
*Steven J. Entenman*  
 OREGON  
 JULY 15, 1983  
 STEVEN J. ENTENMAN  
 EXPIRES: 12-31-2013

**Harper Houf Peterson Righellis Inc.**  
 ENGINEERS ARCHITECTS PLANNERS  
 205 SW Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hhrp.com fax: 503.221.1171

REVIEW COMMENTS	GENERAL REVISIONS	REVISIONS
08/04/2012	08/17/2012	
1	5	

**JOHN LAPE, ARCHITECT**  
 520 SW 6TH AVE., SUITE 520  
 PORTLAND, OREGON 97204  
 (503) 243-2837 FAX (503) 227-5825

**AINSWORTH GRAND TERRACE**  
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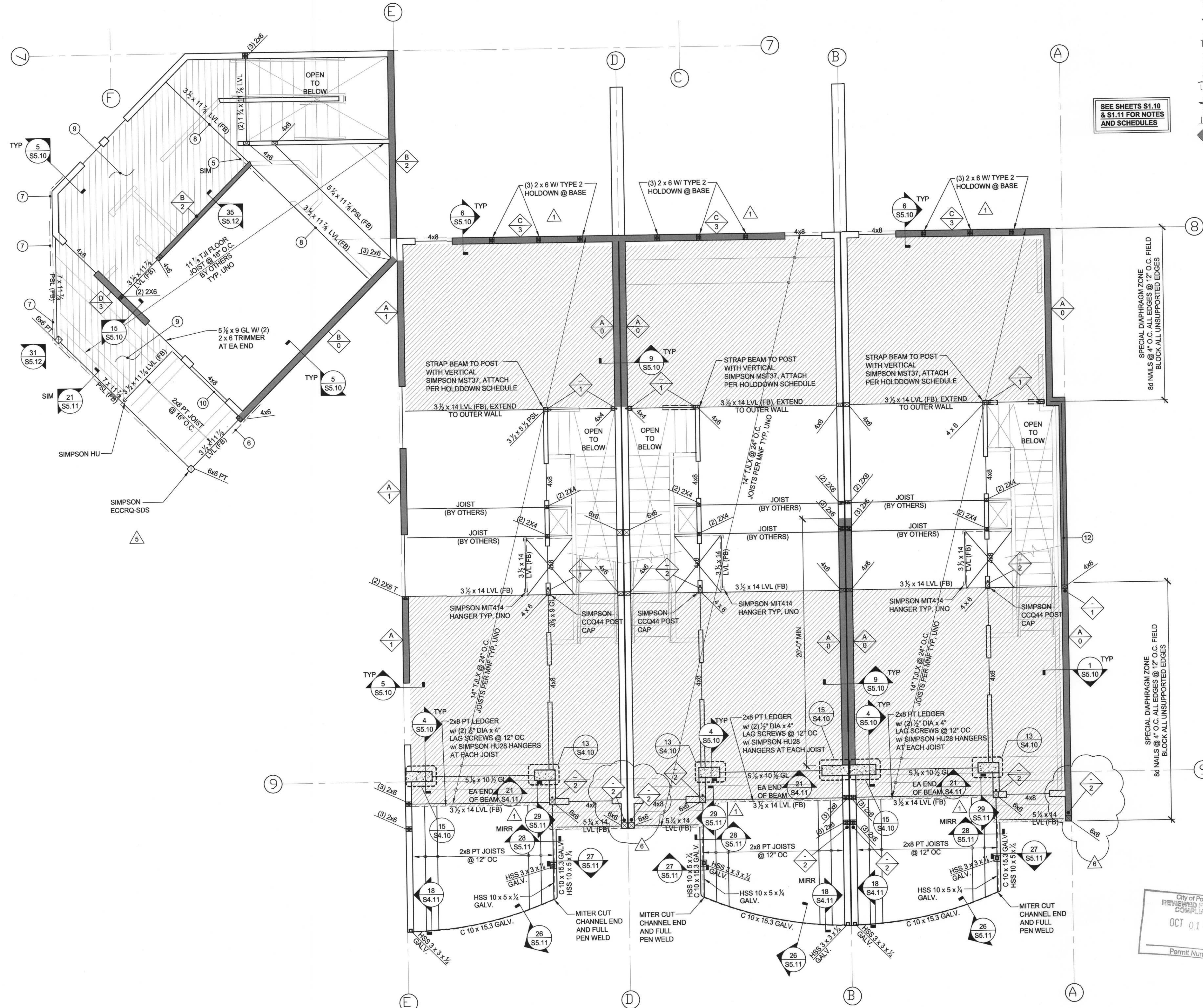
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 DATE: **MAY 14, 2012**

**S3.12**

City of Portland  
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 Planning and Zoning Review

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NORTH  
 SOUTH BLOCK FIRST FLOOR SHEARWALL & SECOND FLOOR FRAMING PLAN  
 SCALE: 1/4" = 1'-0"

SEE SHEETS S1.10  
 & S1.11 FOR NOTES  
 AND SCHEDULES

City of Portland  
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 Houf Peterson  
 Righellis Inc.  
 ENGINEERS-PLANNERS-  
 LANDSCAPE ARCHITECTS-SURVEYORS  
 205 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hjpr.com fax: 503.221.1171

REVIEW COMMENTS	GENERAL REVISIONS	REVIEW COMMENTS
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JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
 PORTLAND, OREGON 97204  
 (503) 243-2837 FAX (503) 227-5825

AINSWORTH GRAND TERRACE

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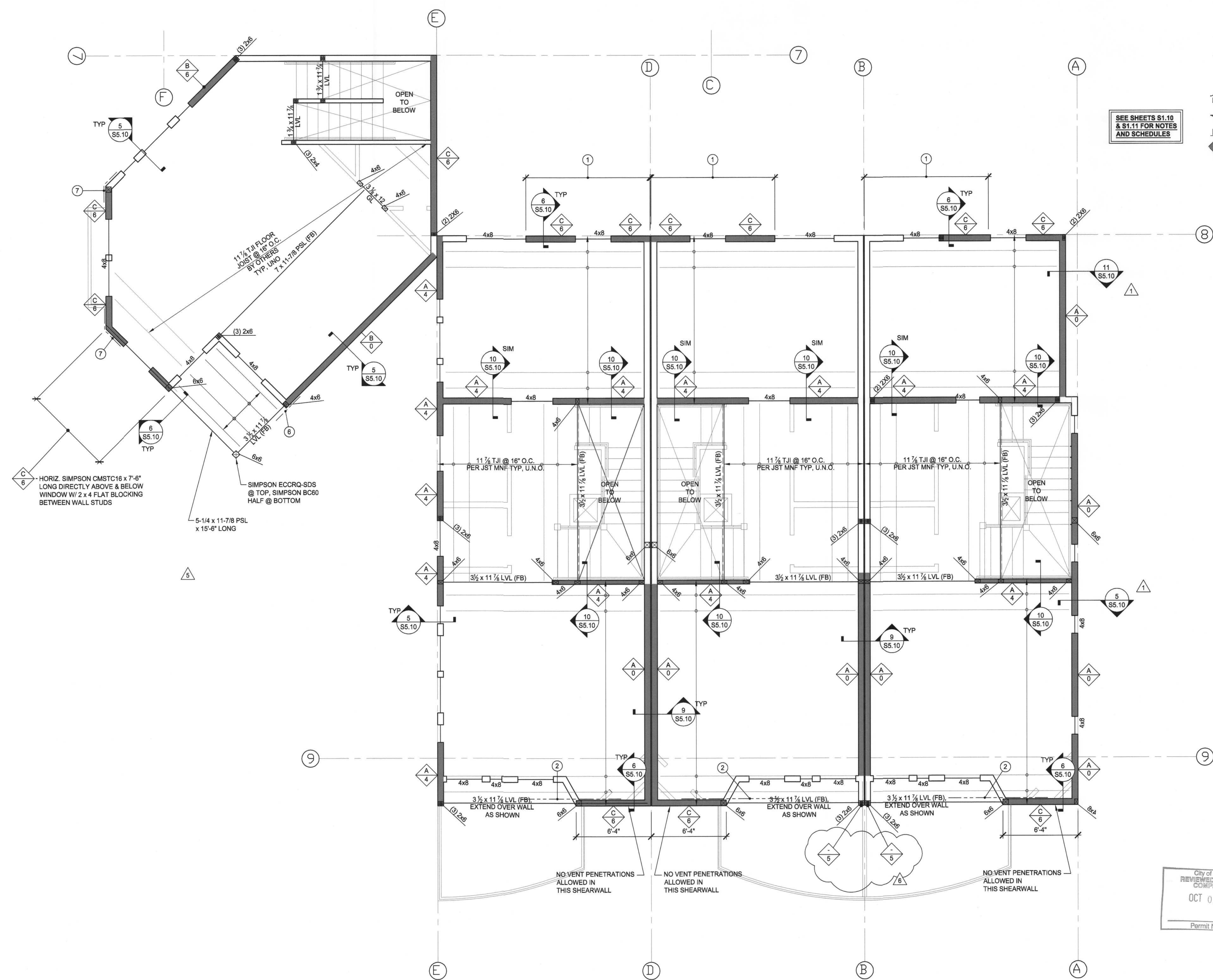
P1105

MAY 14, 2012

DATE:

S3.20





A  
S3.21

# SOUTH BLOCK SECOND FLOOR SHEARWALL & THIRD FLOOR FRAMING PLAN

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



Harper  
Houf Peterson  
Righellis Inc.

205 SE Spokane Street, Suite 200, Portland, OR 97202  
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JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
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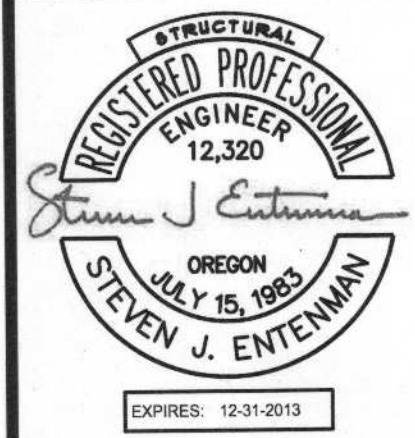
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MAY 14, 2012

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S3.21





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Phone: (503) 251-1131 www.hhrp.com Fax: (503) 251-1171

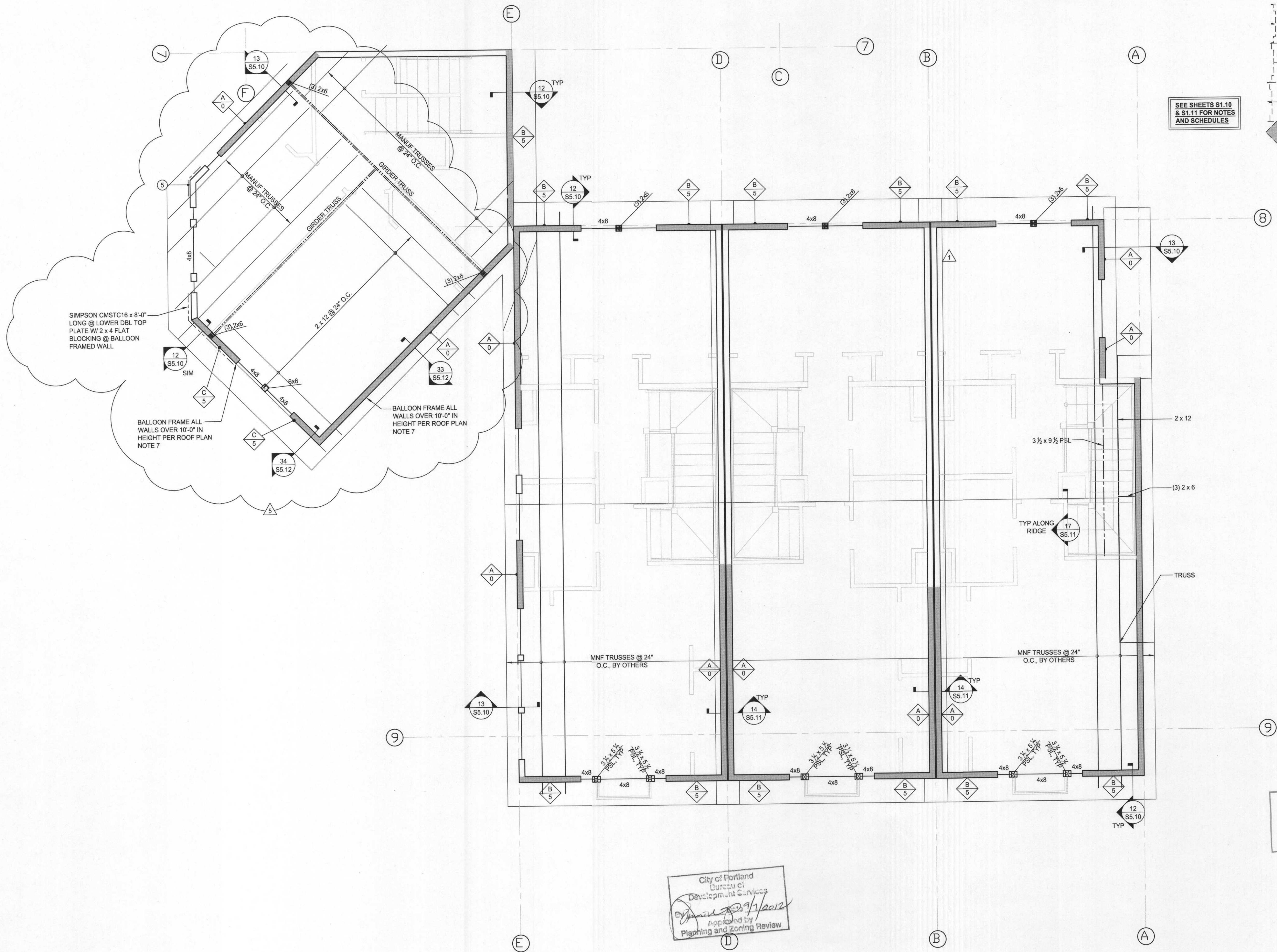
REVISION	DATE	REVIEW COMMENTS
1	06/04/2012	GENERAL REVISIONS
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3		
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520 SW 6TH AVE., SUITE 520  
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PORTLAND, OREGON

FILE NO: **P1105**  
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**S3.22**



SEE SHEETS S1.10 & S1.11 FOR NOTES AND SCHEDULES

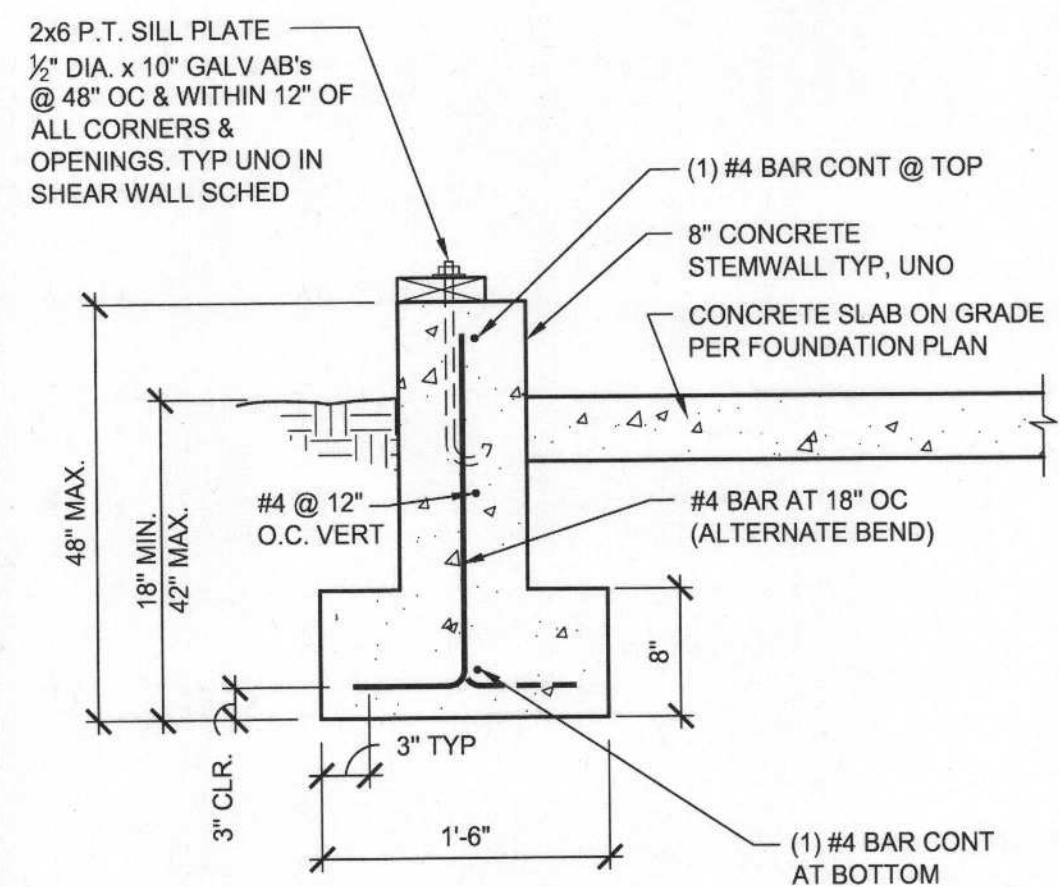
City of Portland  
REVIEWED FOR CODE COMPLIANCE  
OC1 0.1 2012  
Permit Number

City of Portland  
Bureau of  
Development Services  
By *[Signature]* 5/14/2012  
Approved by  
Planning and Zoning Review

**SOUTH BLOCK THIRD FLOOR SHEARWALL & ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



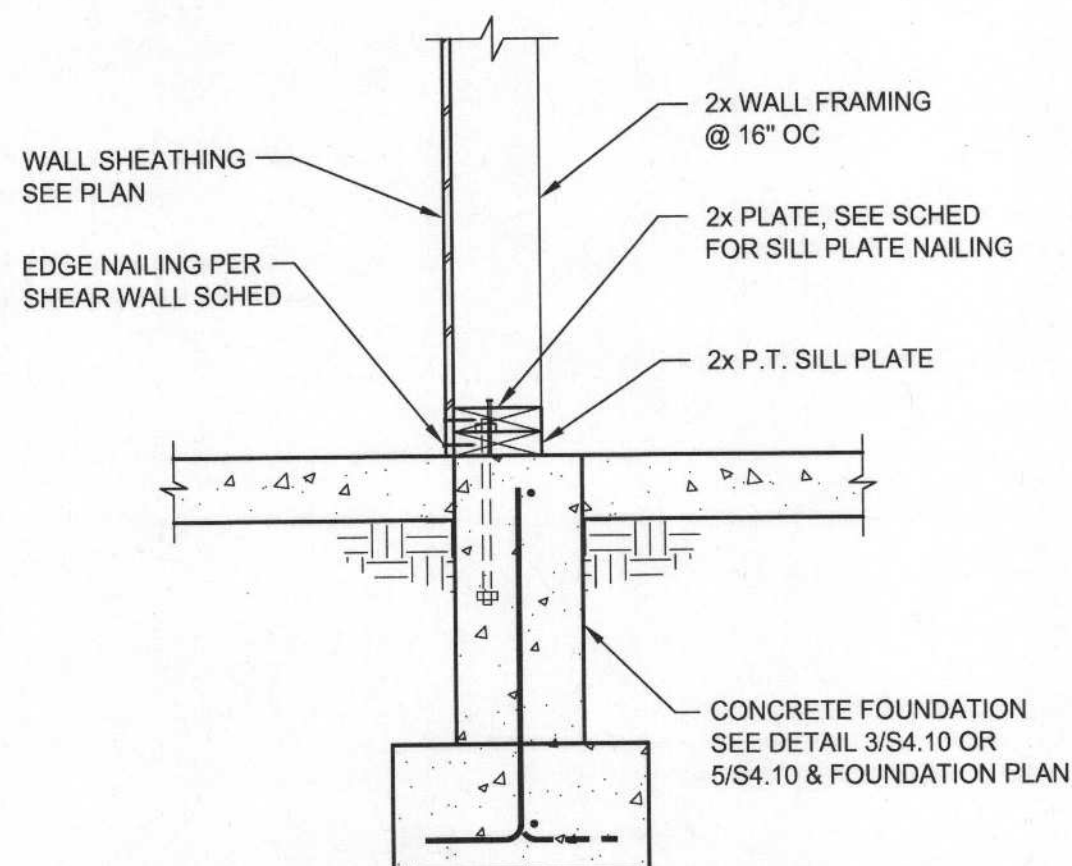
- NOTE:  
1. 1/2" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.  
2. CONTINUOUS FOOTING AND STEMWALL TO BE POURED MONOLITHICALLY.



1 TYP CONT FOOTING & STEM

S4.10 SCALE: 1" = 1'-0"

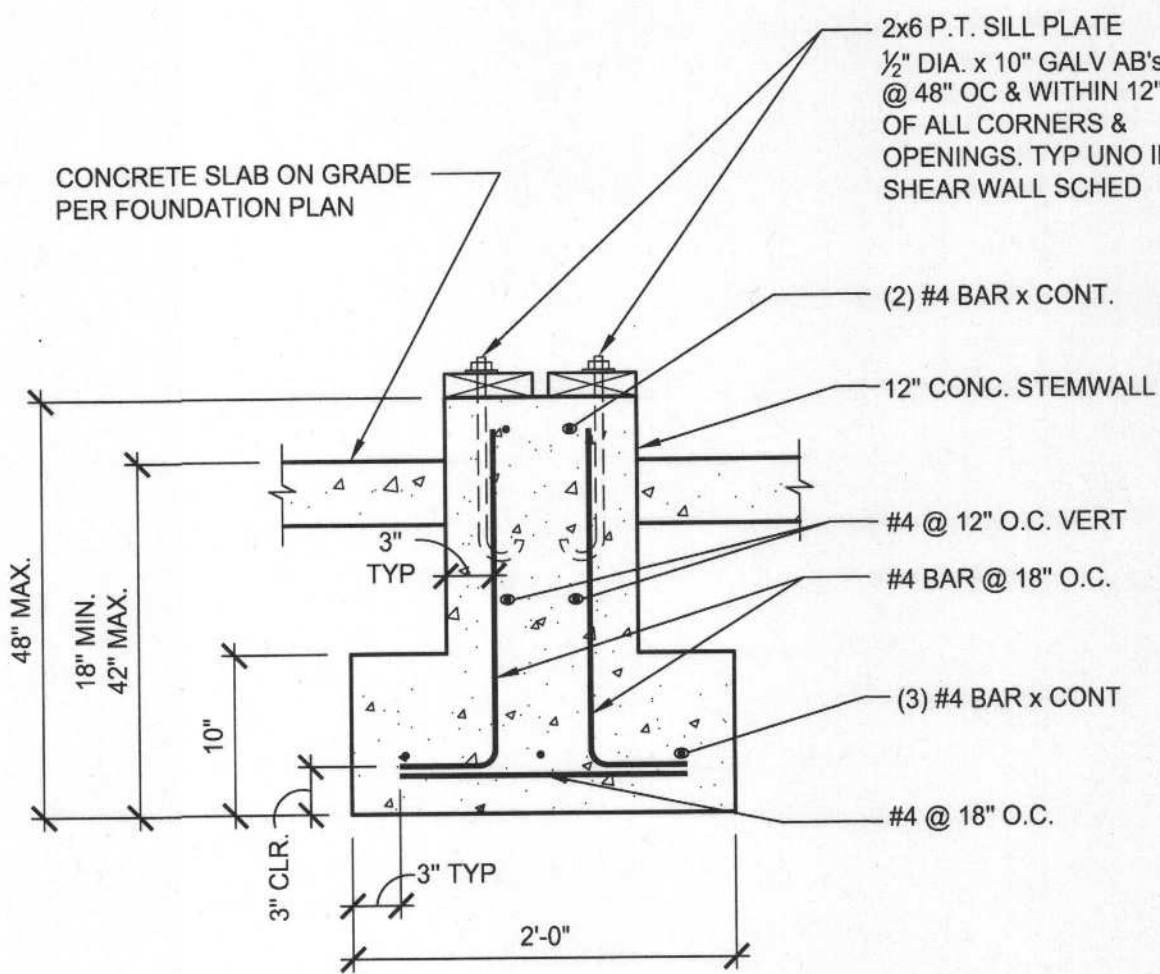
- NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.  
2. 1/2" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.



6 FLOOR PERIMETER

S4.10 SCALE: 1" = 1'-0"

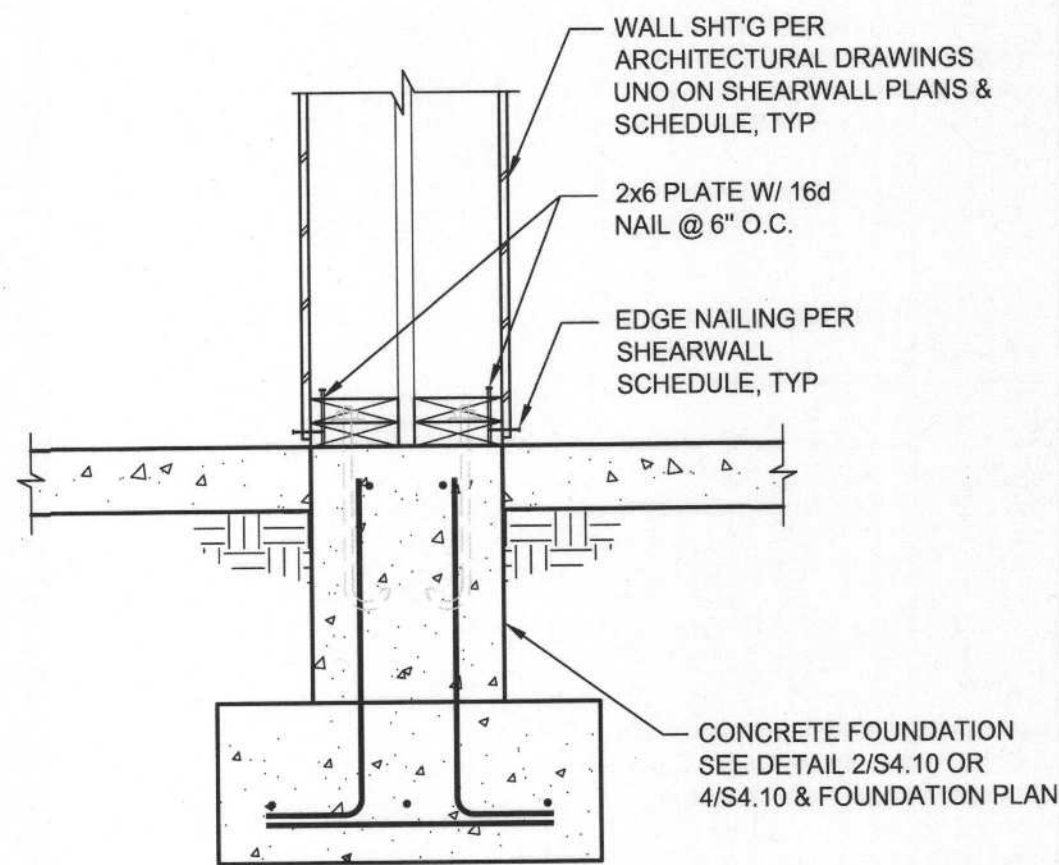
- NOTE:  
1. 1/2" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.  
2. CONTINUOUS FOOTING AND STEMWALL TO BE POURED MONOLITHICALLY.



2 FOUNDATION AT PARTY WALL

S4.10 SCALE: 1" = 1'-0"

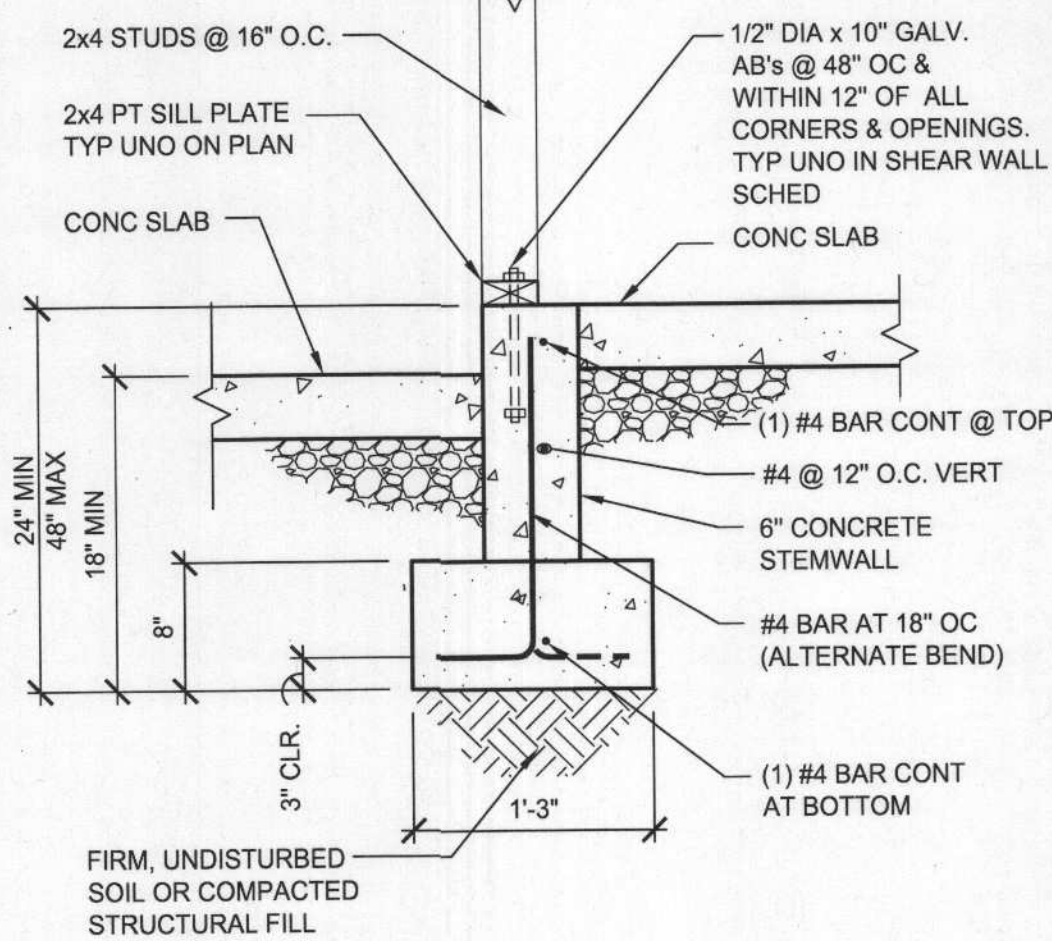
- NOTE:  
1. 1/4" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.  
2. WHERE WALL SHT'G IS REQ'D AS PER SHEARWALL PLAN, THE SHT'G SHALL BE DIRECTLY APPLIED TO THE WALL STUDS AND THE GYPSUM WALL BOARD FASTENED TO THE SHT'G.



7 FOUNDATION AT PARTY WALL

S4.10 SCALE: 1" = 1'-0"

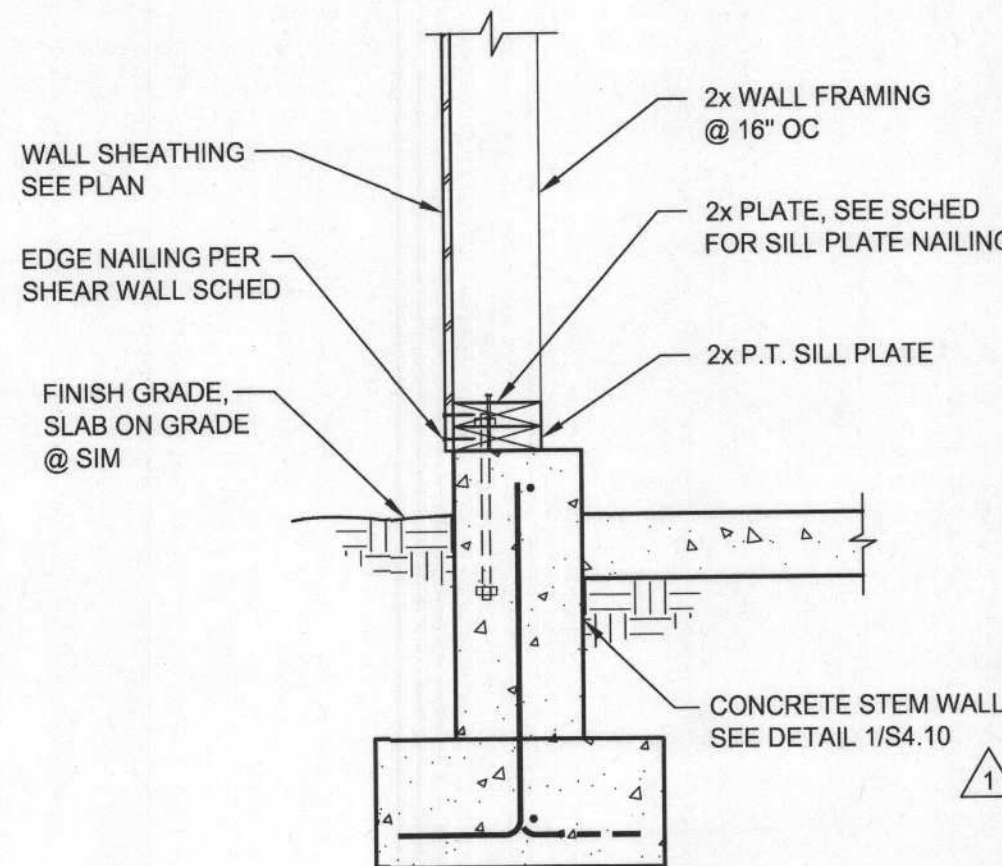
- NOTE:  
1. 1/2" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.



3 TYP INT STEM / FTG REINFORCING

S4.10 SCALE: 1" = 1'-0"

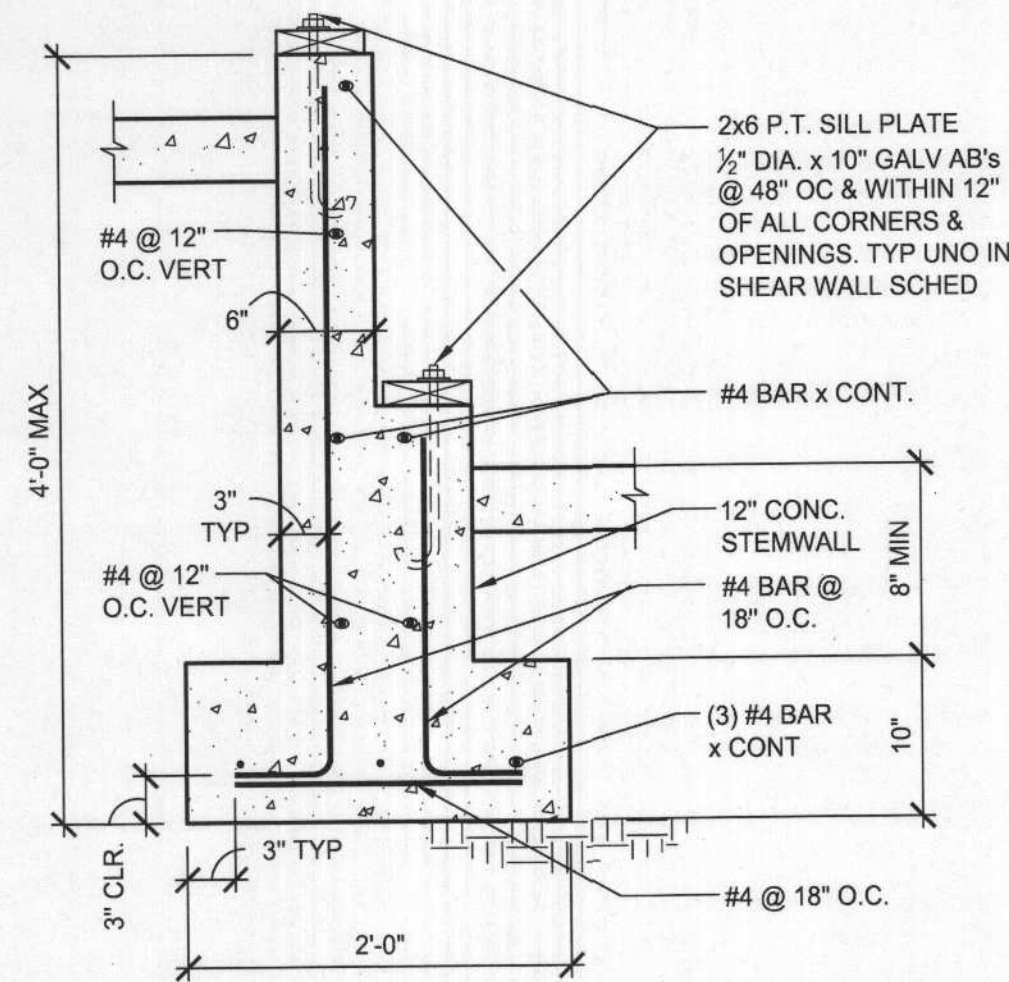
- NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.  
2. 1/2" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.



8 FLOOR PERIMETER

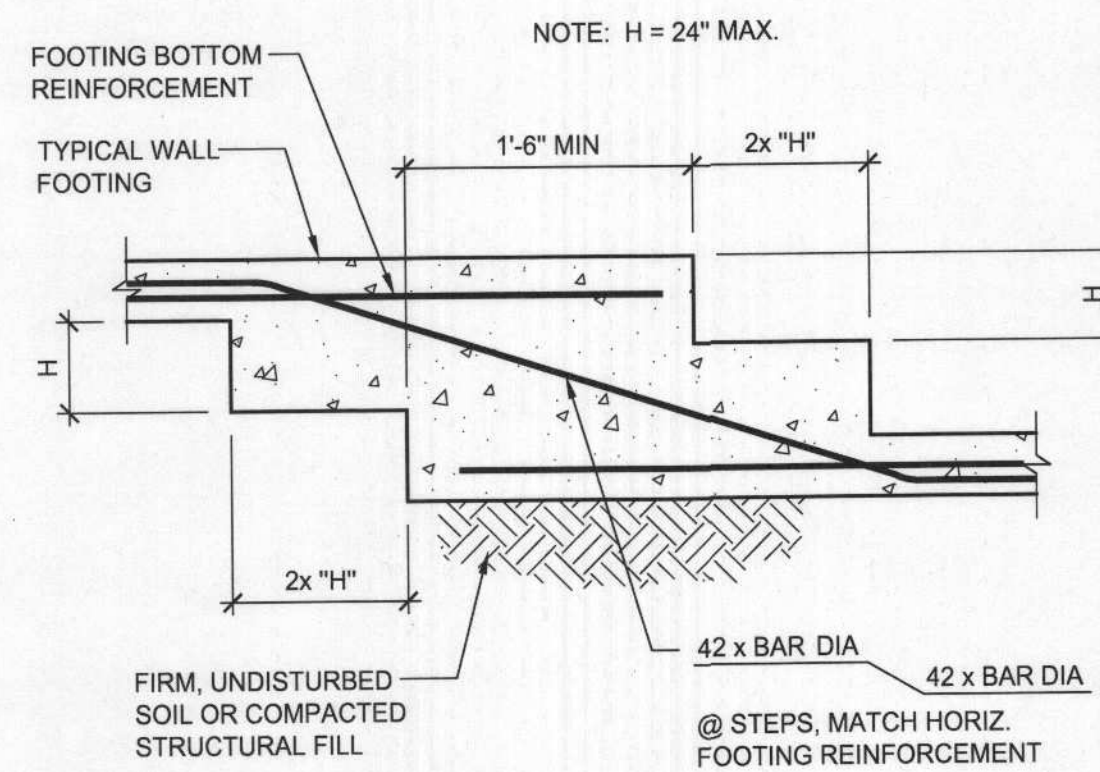
S4.10 SCALE: 1" = 1'-0"

- NOTE:  
1. 1/2" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.  
2. CONTINUOUS FOOTING AND STEMWALL TO BE POURED MONOLITHICALLY.



4 FOUNDATION AT PARTY WALL

S4.10 SCALE: 1" = 1'-0"

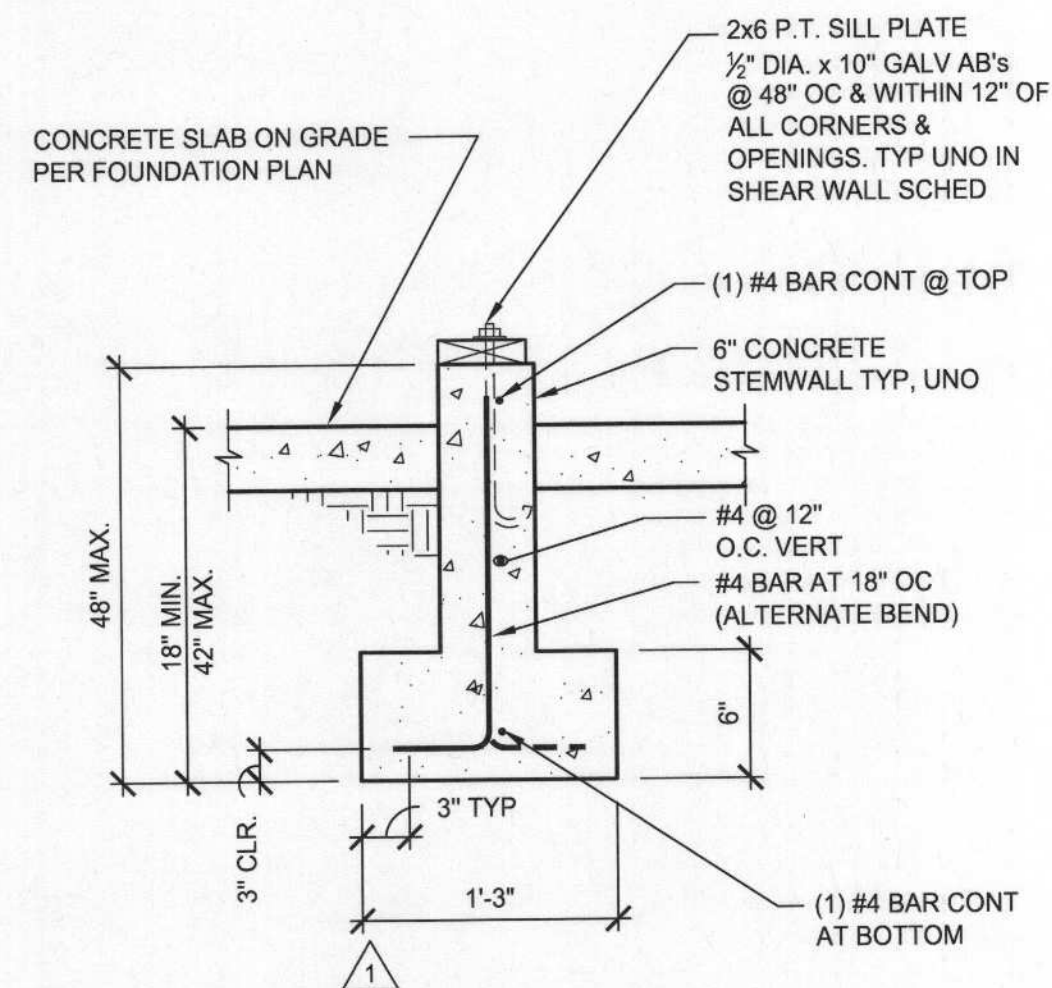


9 STEPPED FOOTING DETAIL

S4.10 SCALE: NTS

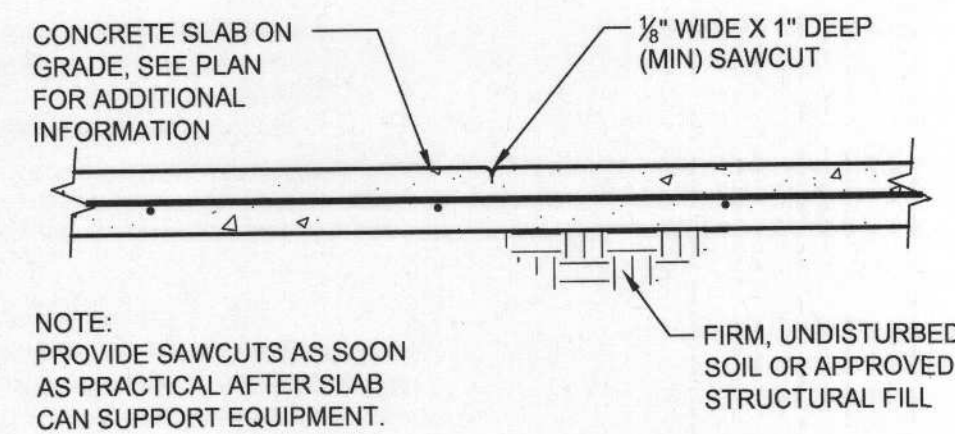
3-015-01

- NOTE:  
1. 1/2" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL.  
2. CONTINUOUS FOOTING AND STEMWALL TO BE POURED MONOLITHICALLY.



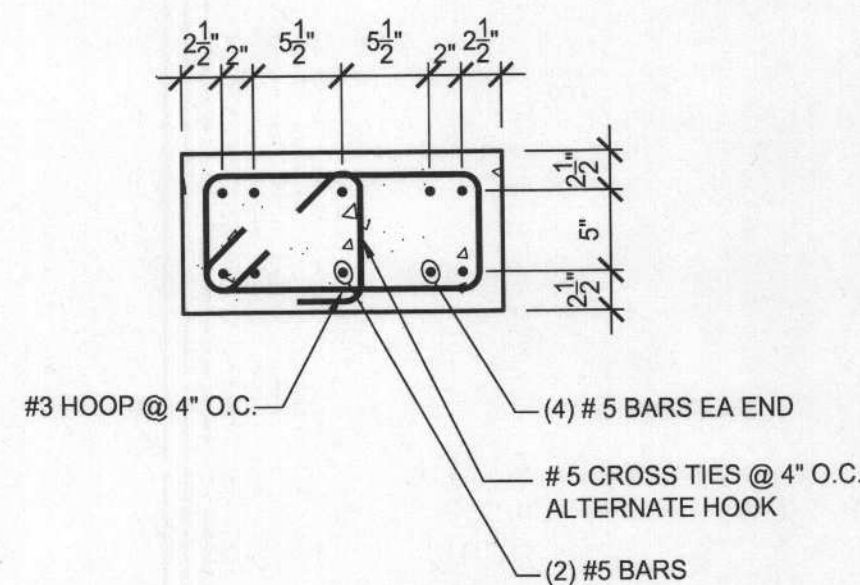
5 TYP CONT FOOTING & STEM

S4.10 SCALE: 1" = 1'-0"



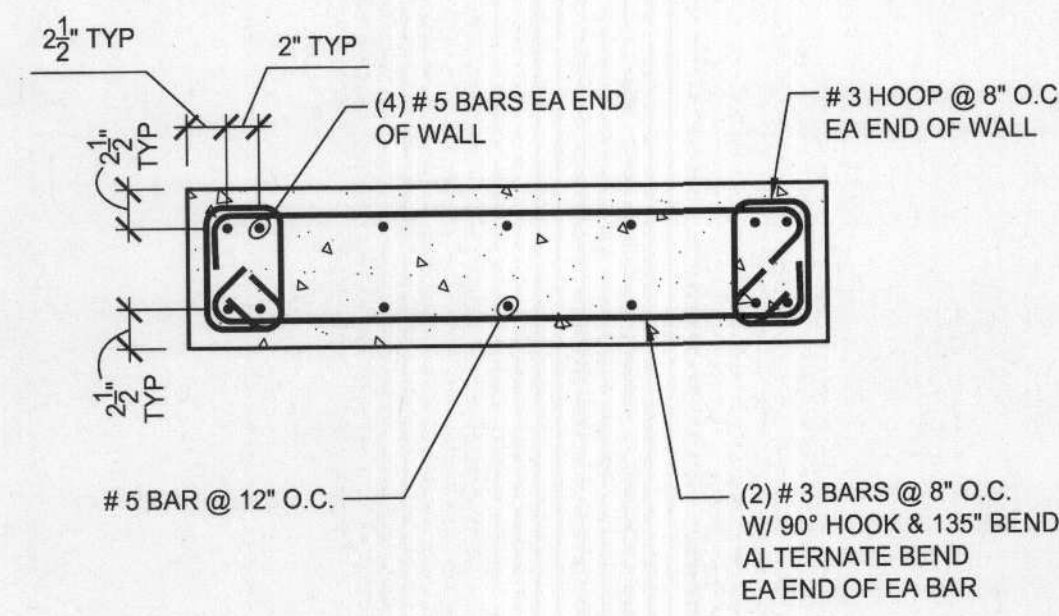
10 CONCRETE SLAB JOINT

S4.10 SCALE: 1" = 1'-0"



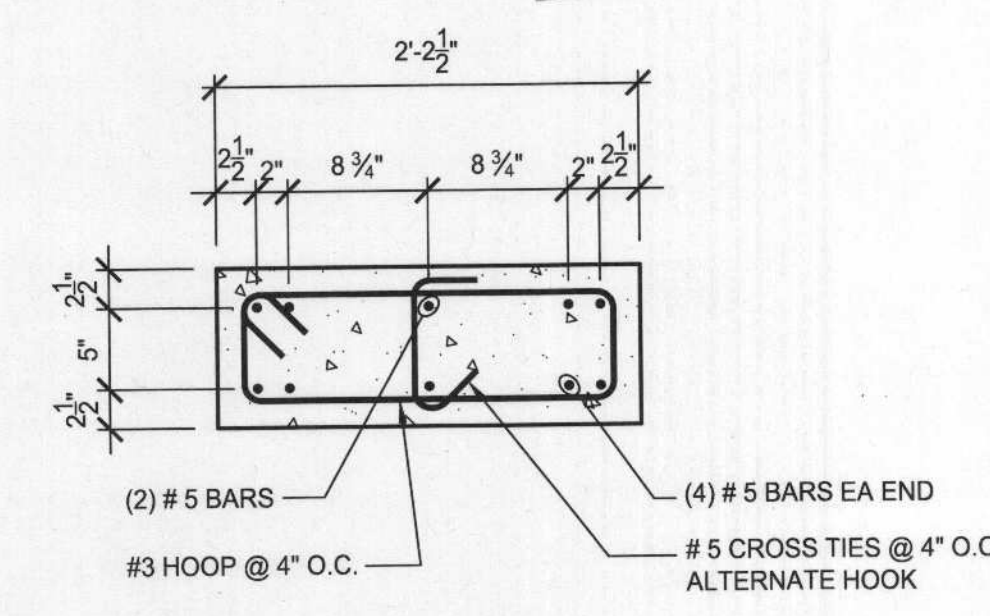
13 FRONT GARAGE CONC. WALL

S4.10 SCALE: 1" = 1'-0"



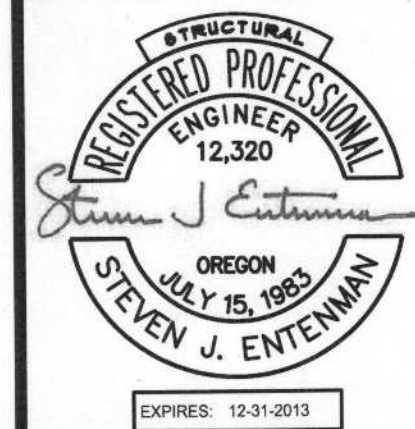
14 BACK GARAGE CONC. WALL

S4.10 SCALE: 1" = 1'-0"



15 FRONT GARAGE CONC. WALL

S4.10 SCALE: 1/2" = 1'-0"



Harper  
Hoof Peterson  
Righellis Inc.  
205 SE Spokane Street, Suite 200, Portland, OR 97202  
Phone: 503.221.1131 www.hpr.com Fax: 503.221.1171

REVIEW COMMENTS	GENERAL REVISIONS	DATE	BY
		08/04/2012	JA
		08/17/2012	JA

JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105

FILE NO.:  
DATE: MAY 14, 2012

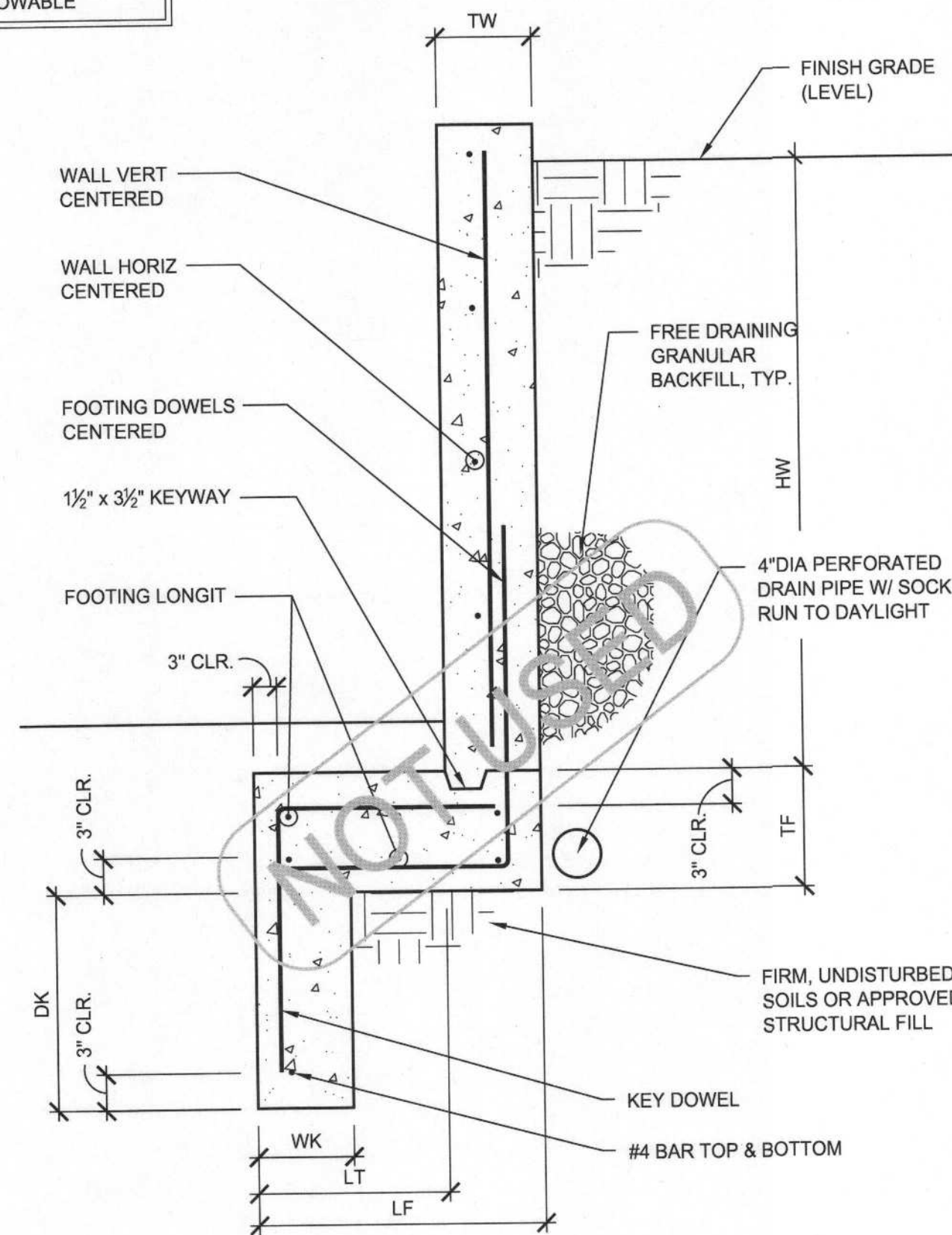
S4.10



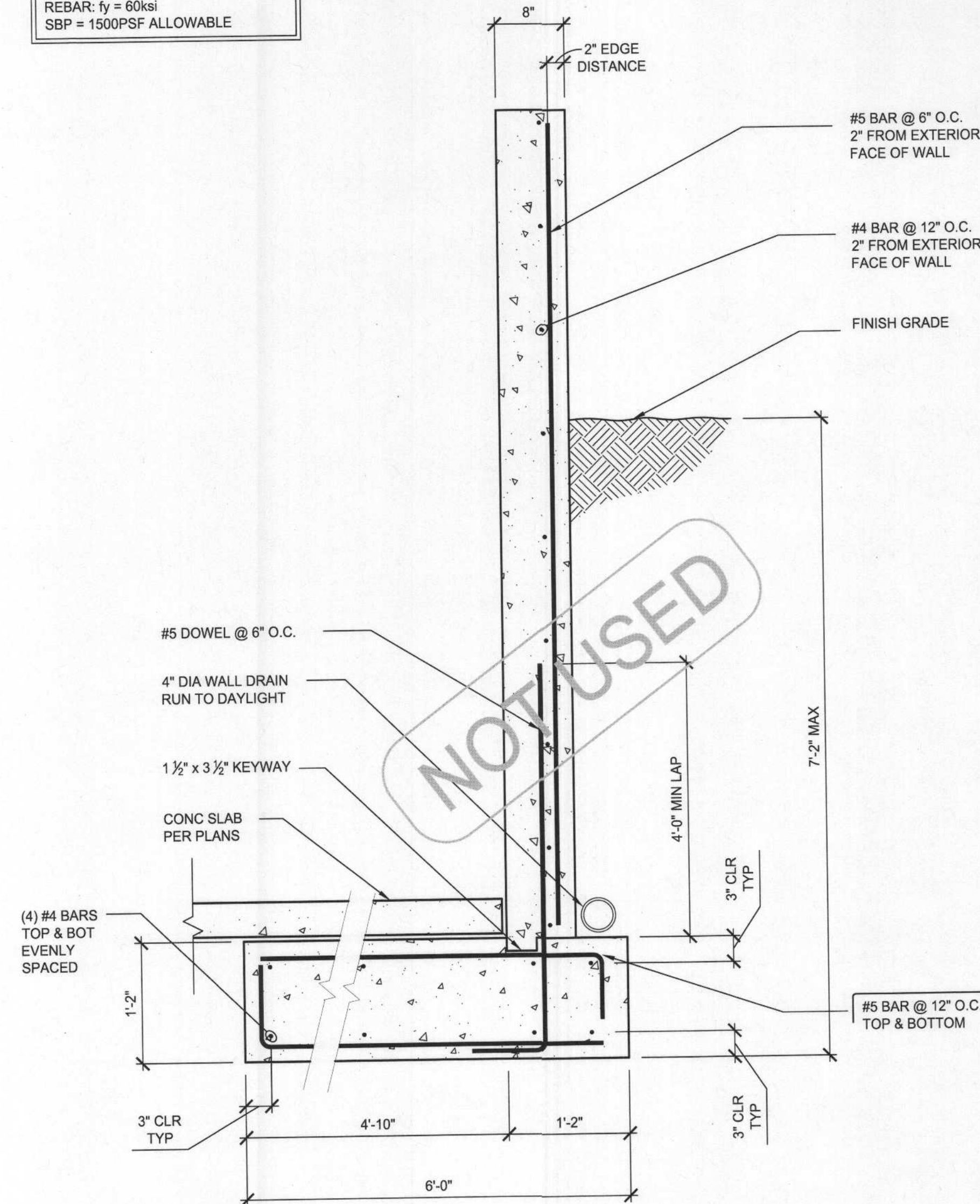
NOTE:  
1. ADJACENT RETAINING WALL ALONG STRUCTURE MUST BE INSTALLED AND SET PRIOR TO INSTALLATION OF THIS WALL.  
SEE DETAIL 17/S4.11  
2. TEMPORARY SHORING REQUIRED. CONTRACTOR TO BE RESPONSIBLE FOR DESIGN, MEANS AND METHOD OF ALL TEMPORARY SHORING.

NOTE:  
1. CONCRETE SLAB MUST CURE PRIOR TO BACKFILLING WALL.  
2. WALL MUST BE BACKFILLED PRIOR TO PLACING FRAMING ONTO WALL.  
3. THIS RETAINING WALL MUST BE INSTALLED AND ALLOWED TO SET PRIOR TO INSTALLING SITE RETAINING WALL BEYOND.  
4. TEMPORARY SHORING REQUIRED. CONTRACTOR TO BE RESPONSIBLE FOR DESIGN, MEANS AND METHOD OF ALL TEMPORARY SHORING.

EFP: 40 PCF  
CONC:  $f_c = 3000$  PSI  
REBAR:  $f_y = 60,000$  PSI  
SBP = 1500PSF ALLOWABLE



EFP: 40 pcf  
CONC:  $f_c = 3000$   
REBAR:  $f_y = 60$ ksi  
SBP = 1500PSF ALLOWABLE



RETAINING WALL SCHEDULE											
DIMENSIONS						FOOTING REINFORCING			WALL REINF.		
HW	TF	TW	LF	LT	DK	WK	FTG LONGIT	FTG TRANS	FTG DOWELS	WALL VERT	WALL HORIZ
UP TO 4'-0"	10"	8"	2'-0"	1'-4"	1'-6"	8"	(3) #4	NA	#4 x 1/2\"	NA	#4 @ 16"
UP TO 6'-0"	10"	8"	3'-0"	2'-4"	2'-6"	8"	(3) #4	NA	#4 x 1/2\"	#4 @ 12"	#4 @ 16"

16 CANTILEVERED SITE RETAINING WALL

S4.11 SCALE: 1" = 1'-0"

2-003-02

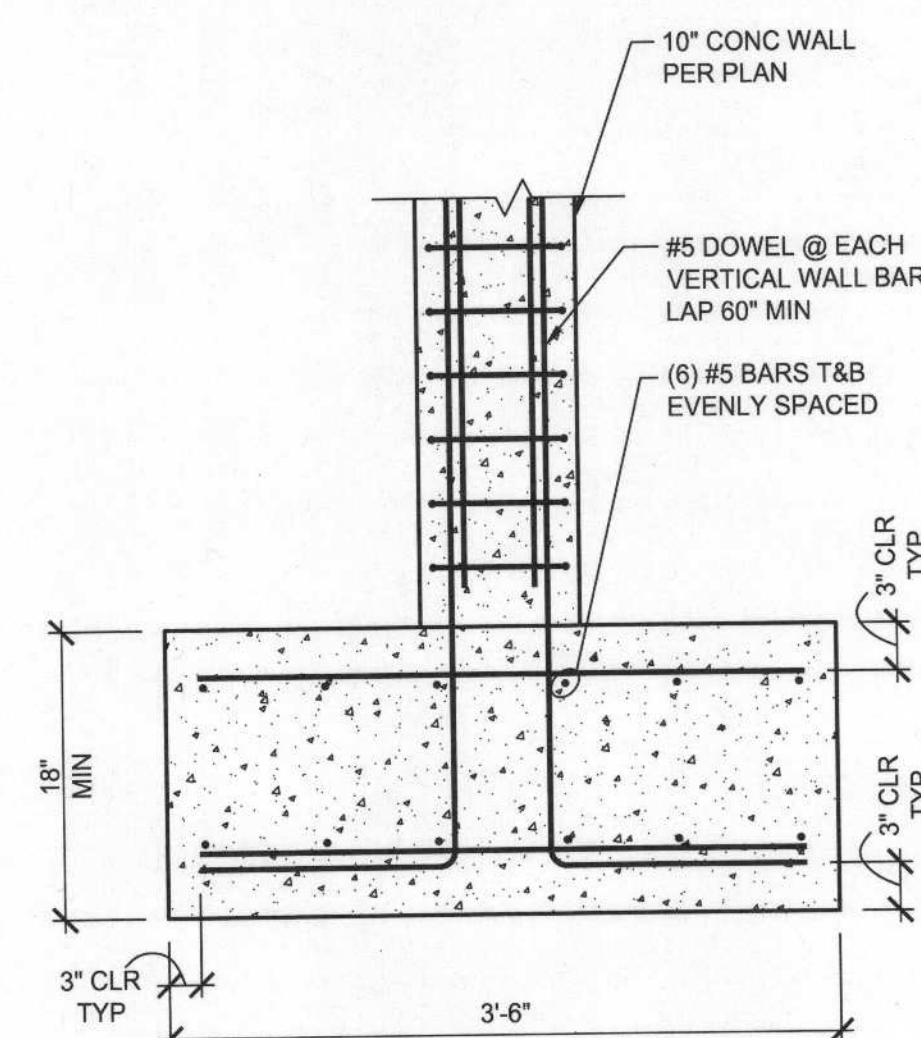
17 FULL HEIGHT CANTILEVERED RETAINING WALL

S4.11 SCALE: 1" = 1'-0"

2-003-04

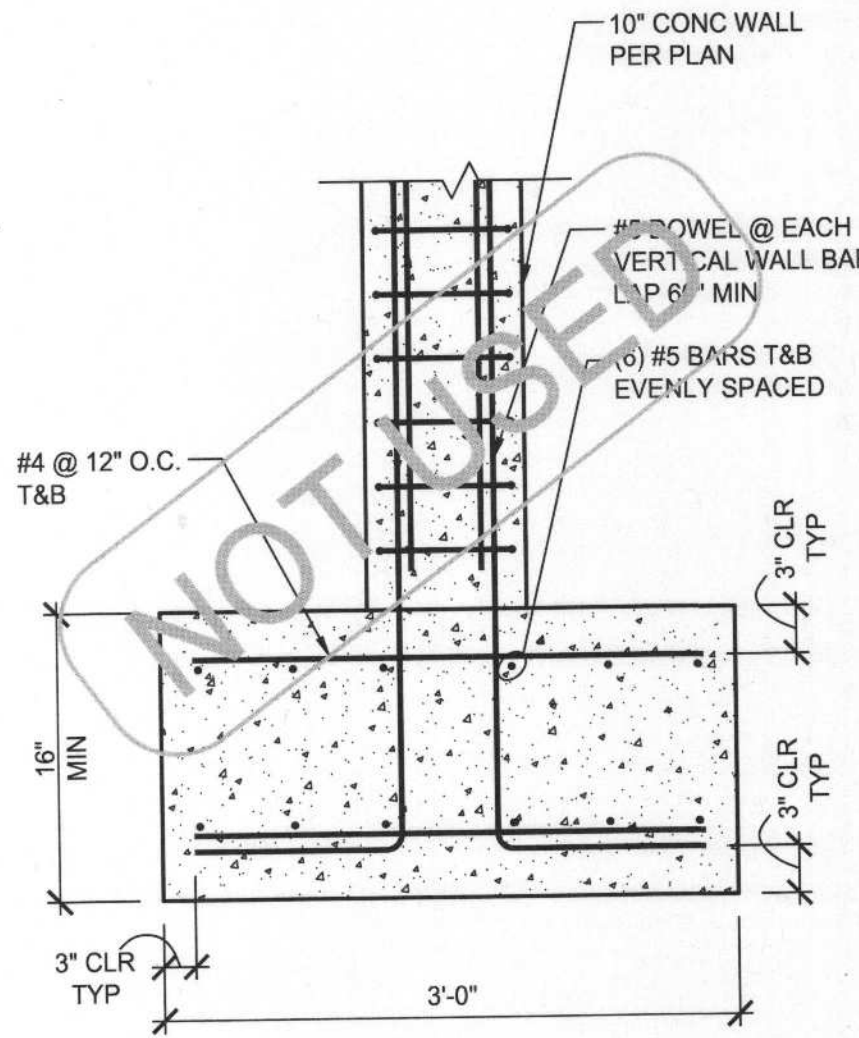
18 DECK POST DETAIL

S4.11 SCALE: 1" = 1'-0"



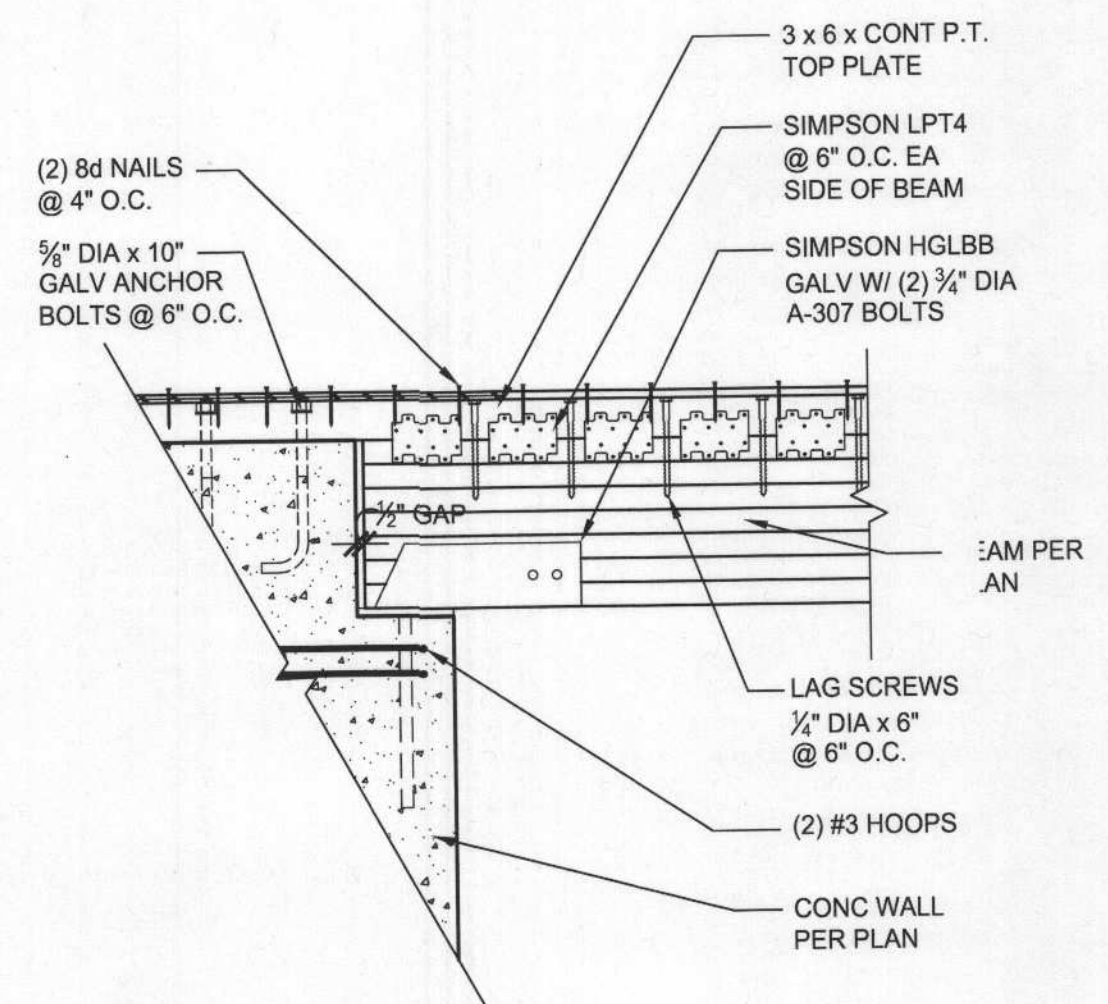
19 FRONT FOUNDATION

S4.11 SCALE: 1" = 1'-0"



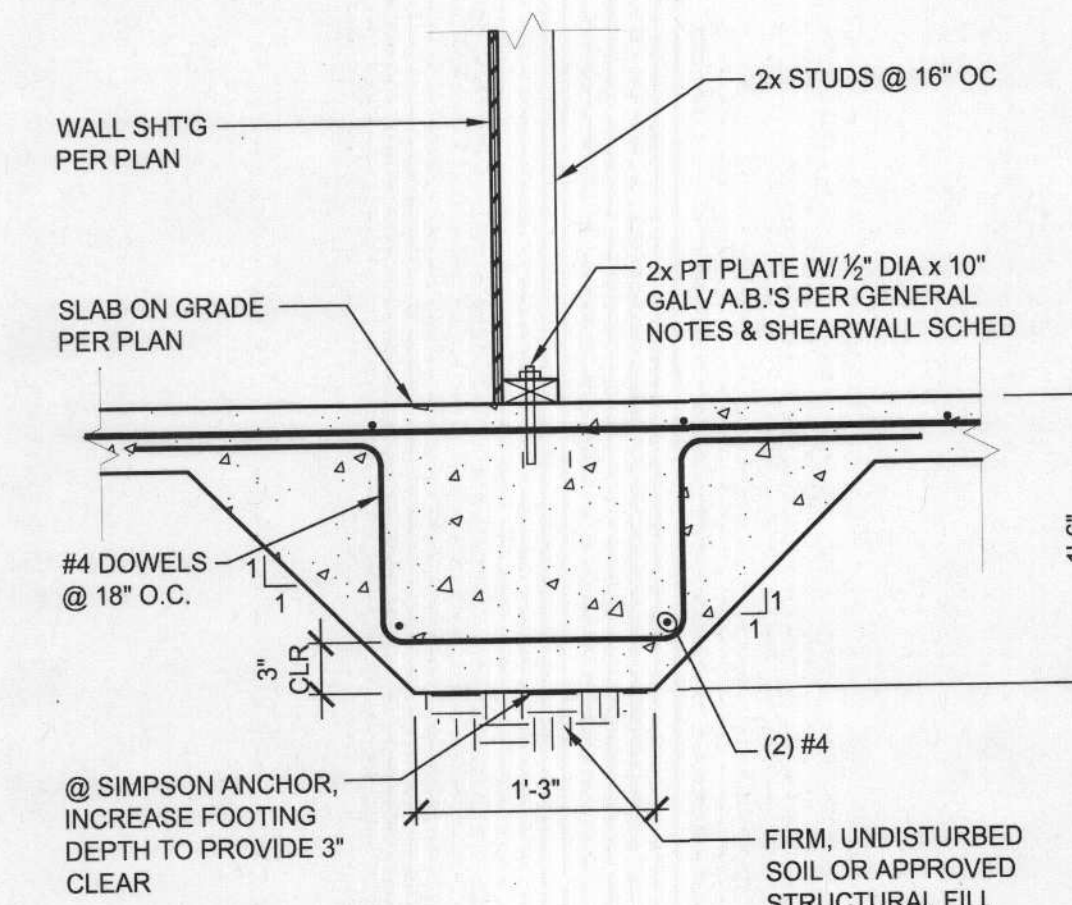
20 REAR FOUNDATION

S4.11 SCALE: 1" = 1'-0"



21 FRONT GARAGE WALL PARTIAL ELEV

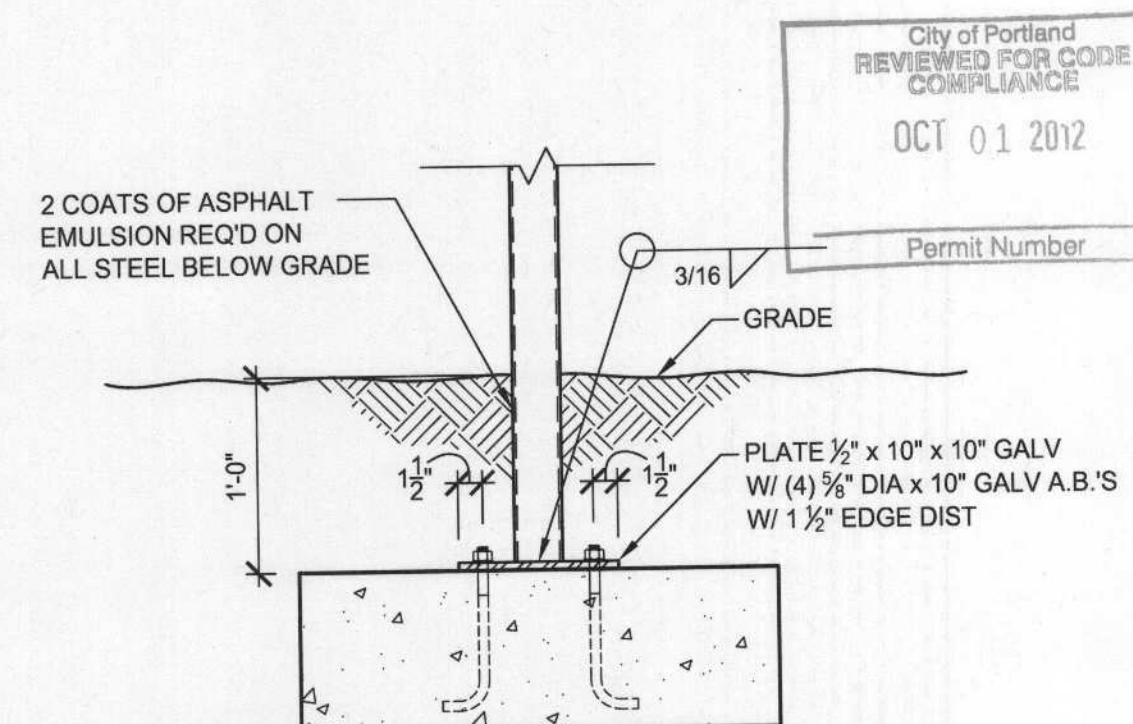
S4.11 SCALE: 1" = 1'-0"



22 THICKENED SLAB

S4.11 SCALE: 1" = 1'-0"

3-003-01



23 DECK POST BASE

S4.11 SCALE: 1" = 1'-0"



Harper Houff Peterson Righellis Inc.

305 SW Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hjpr.com fax: 503.221.1171

REVIEW COMMENTS	GENERAL REVISIONS
06/04/2012	08/17/2012
1	5

JOHN LAPE, ARCHITECT

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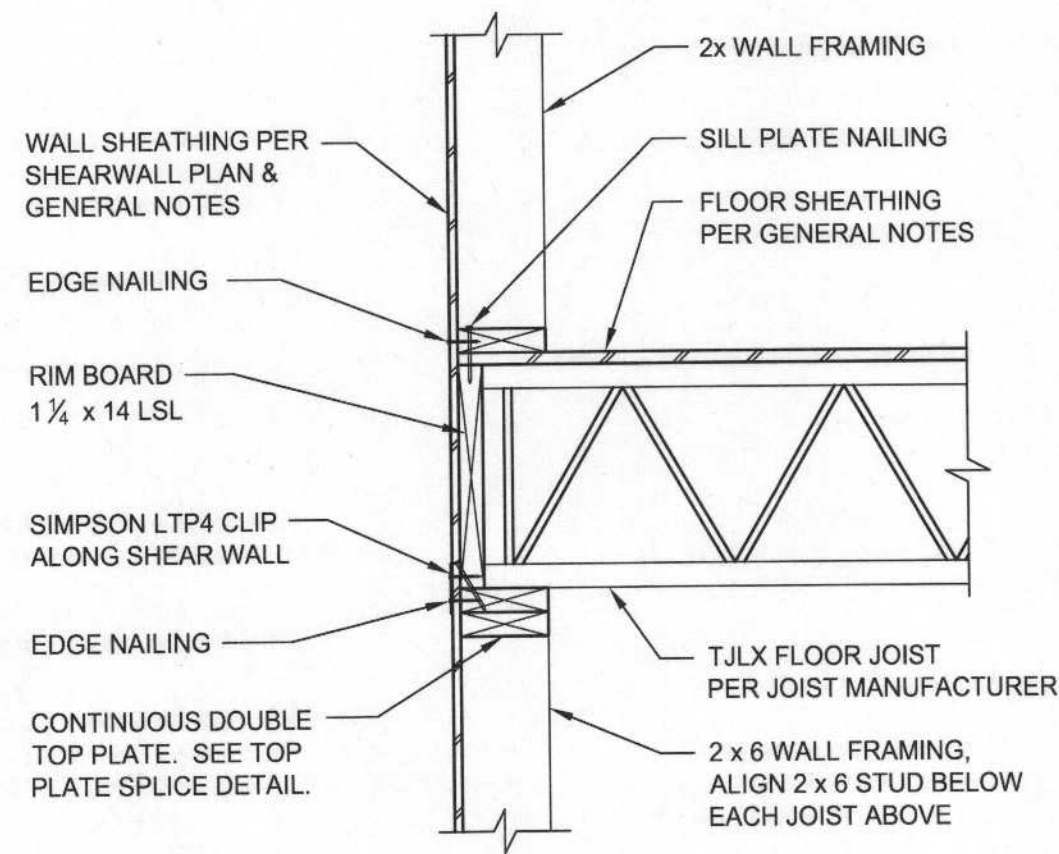
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105  
MAY 14, 2012

S4.11



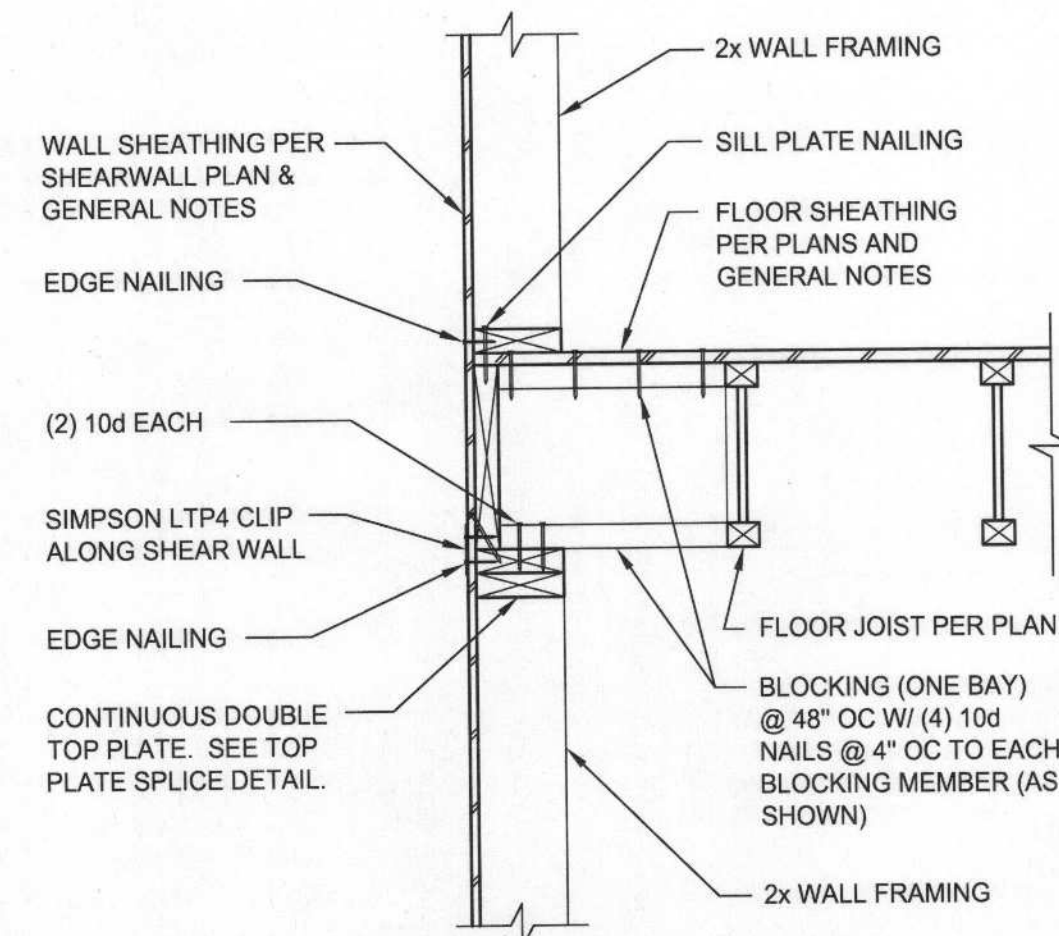
- NOTE:  
1. SIMPSON CLIP NOT REQUIRED WHEN WALL SHEATHING IS NAILED AS PER ALTERNATE NAILING DETAIL.  
2. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 1 FLOOR PERIMETER

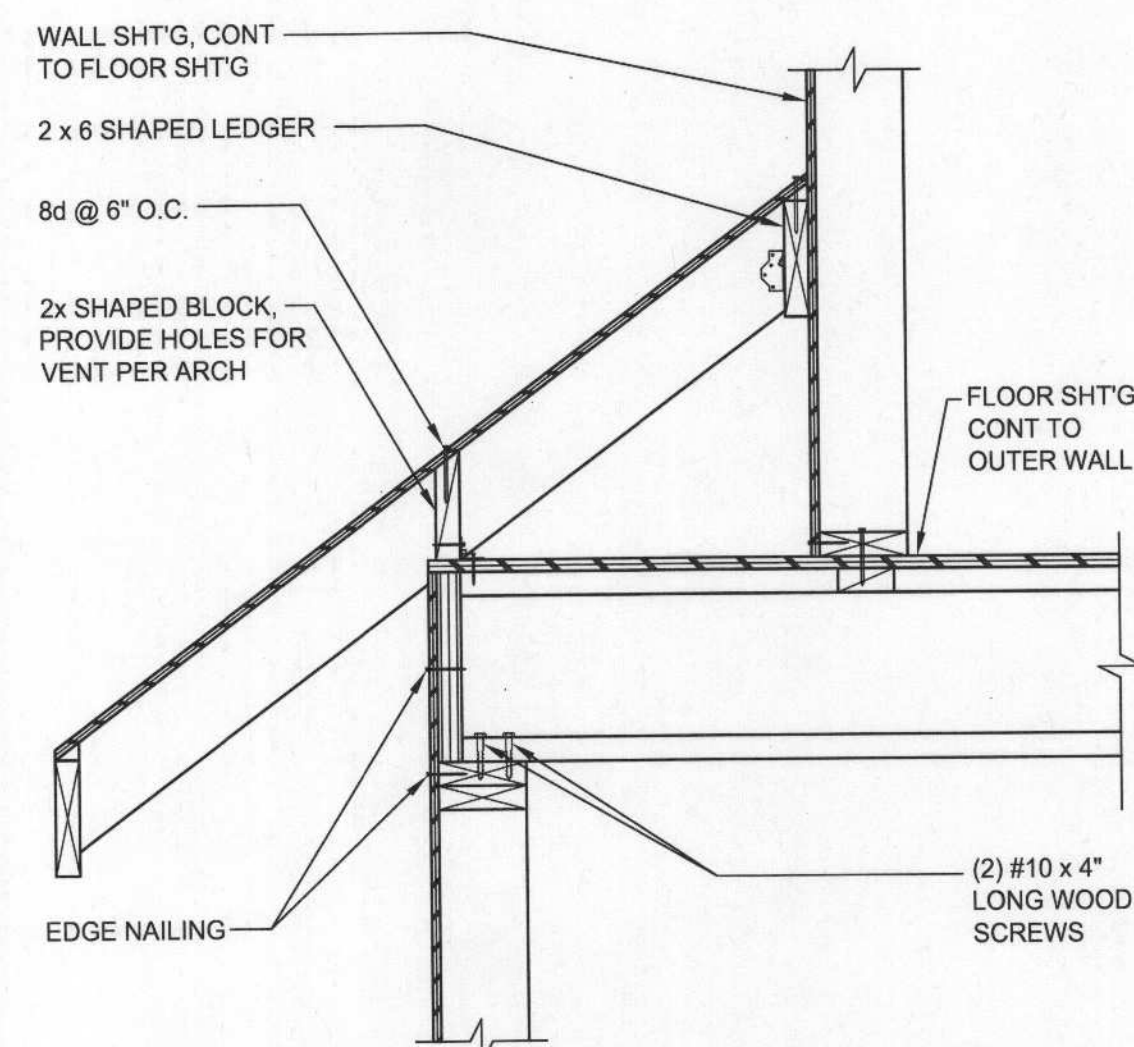
S5.10 SCALE: 1" = 1'-0"

- NOTE:  
1. SIMPSON CLIP NOT REQUIRED WHEN WALL SHEATHING IS NAILED AS PER ALTERNATE NAILING DETAIL.  
2. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 6 FLOOR PERIMETER

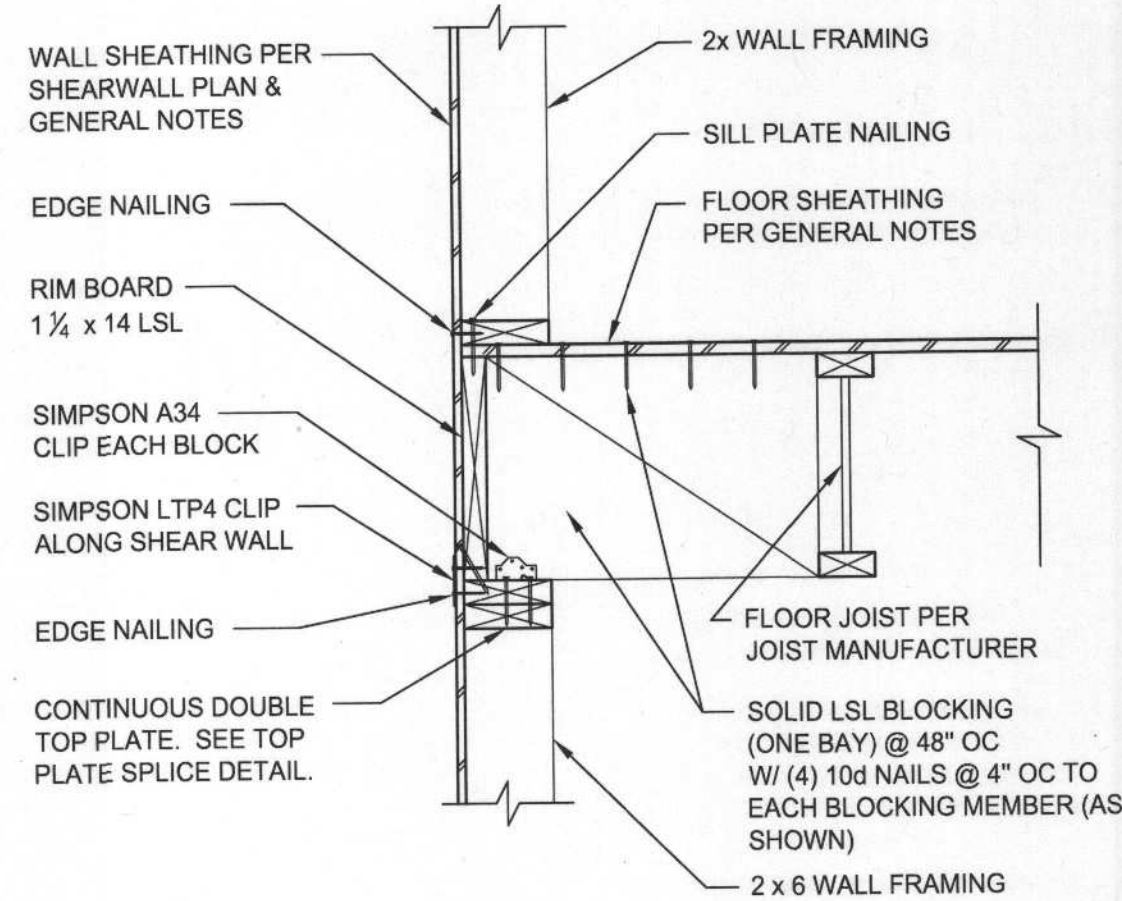
S5.10 SCALE: 1" = 1'-0"



#### 11 LOW ROOF DETAIL

S5.10 SCALE: 1" = 1'-0"

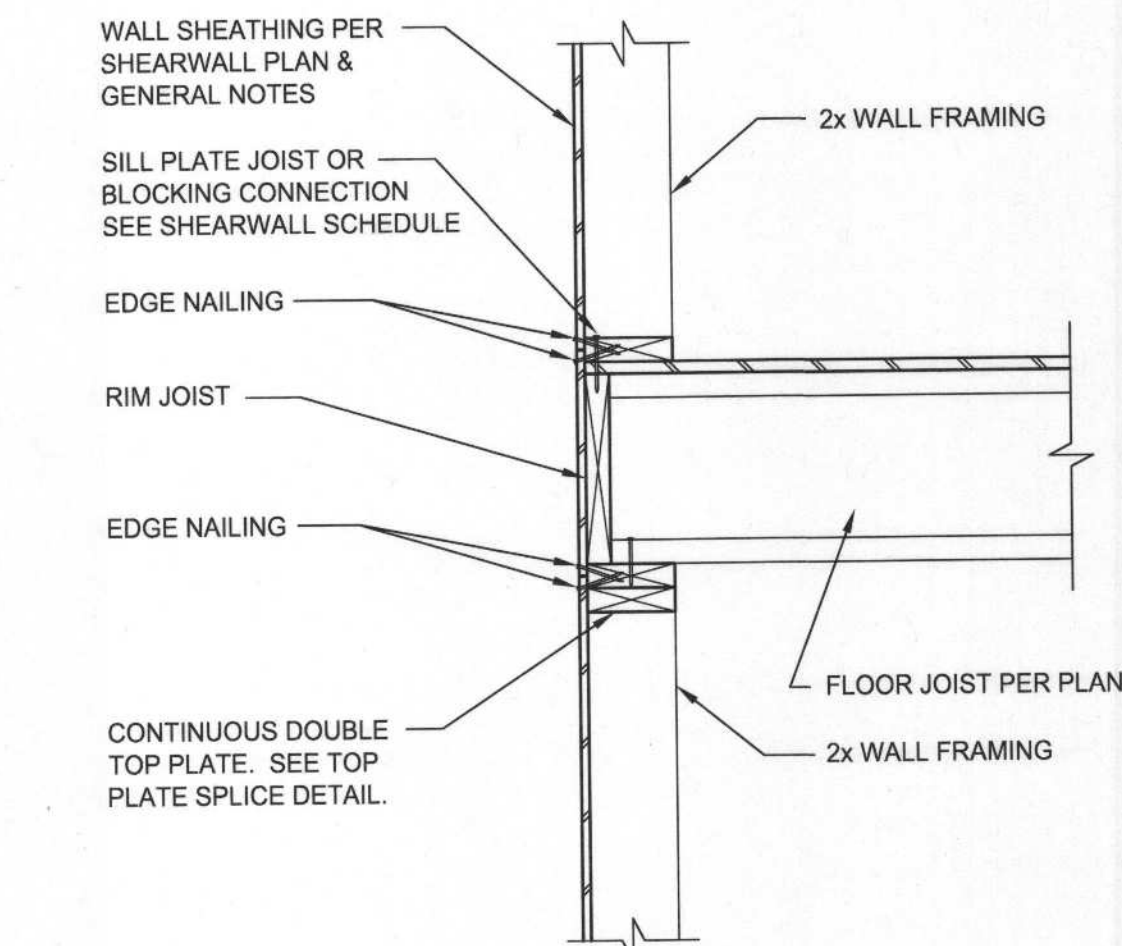
- NOTE:  
1. SIMPSON CLIP NOT REQUIRED WHEN WALL SHEATHING IS NAILED AS PER ALTERNATE NAILING DETAIL.  
2. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 2 FLOOR PERIMETER

S5.10 SCALE: 1" = 1'-0"

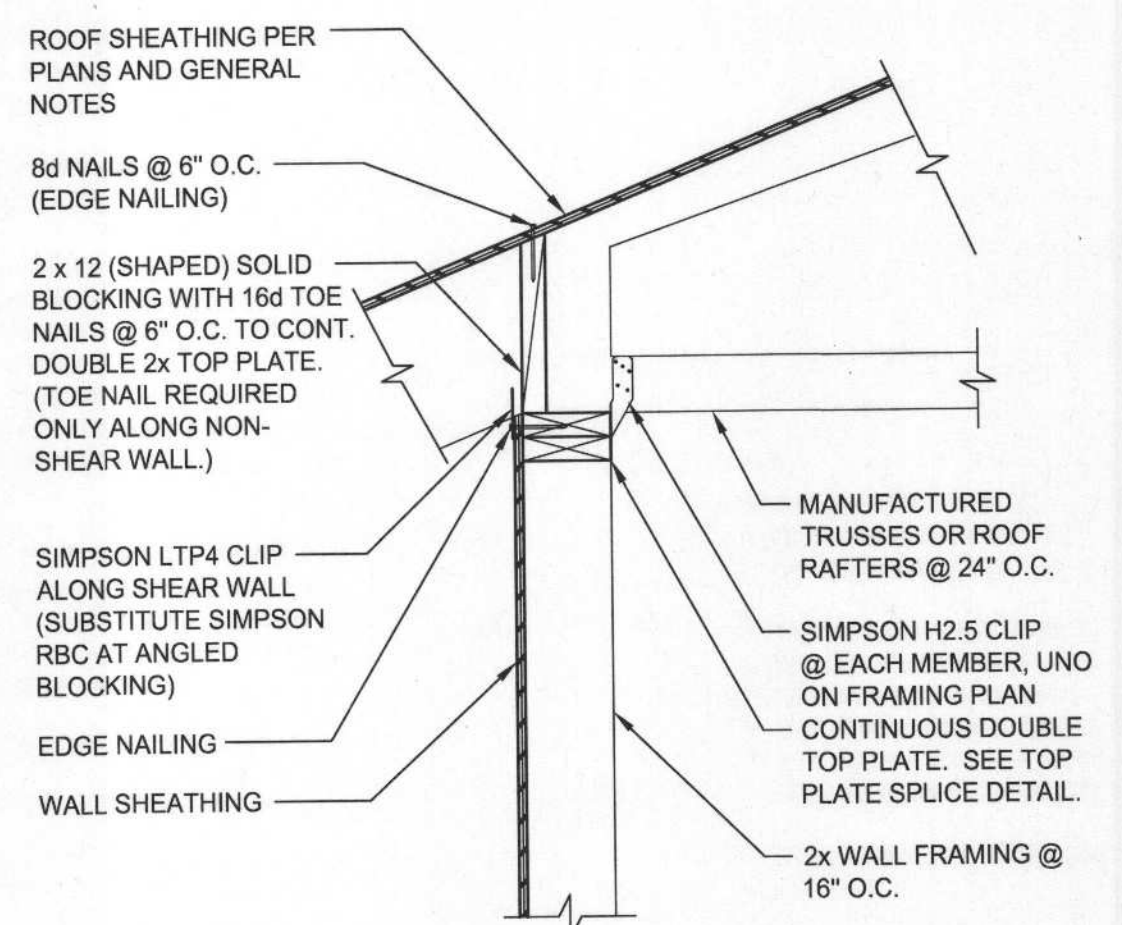
- NOTE:  
1. SIMPSON CLIP NOT REQUIRED WHEN WALL SHEATHING IS NAILED AS PER ALTERNATE NAILING DETAIL.  
2. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 7 ALTERNATE NAILING DETAIL

S5.10 SCALE: 1" = 1'-0"

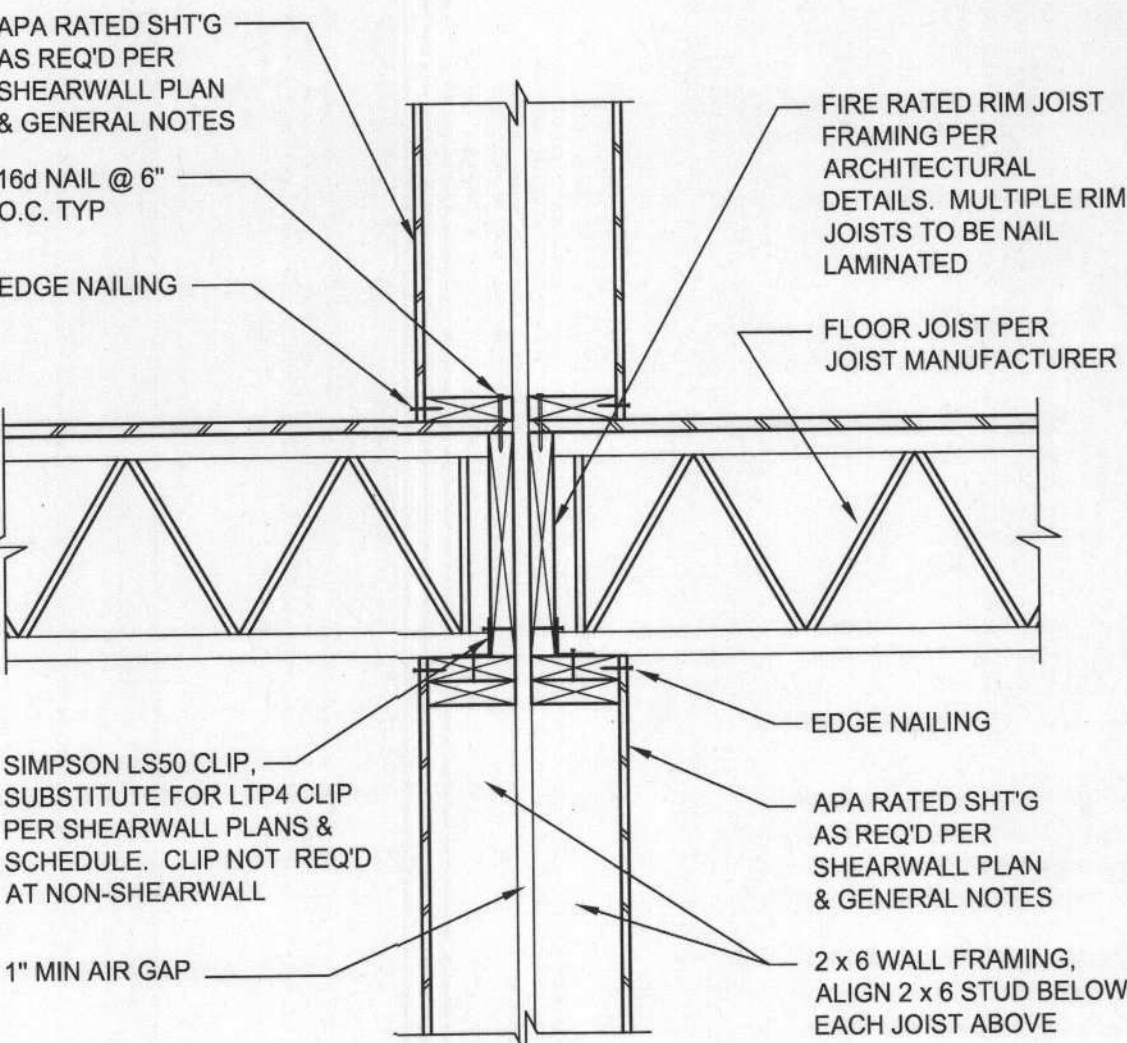
- NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 12 ROOF PERIMETER

S5.10 SCALE: 1" = 1'-0"

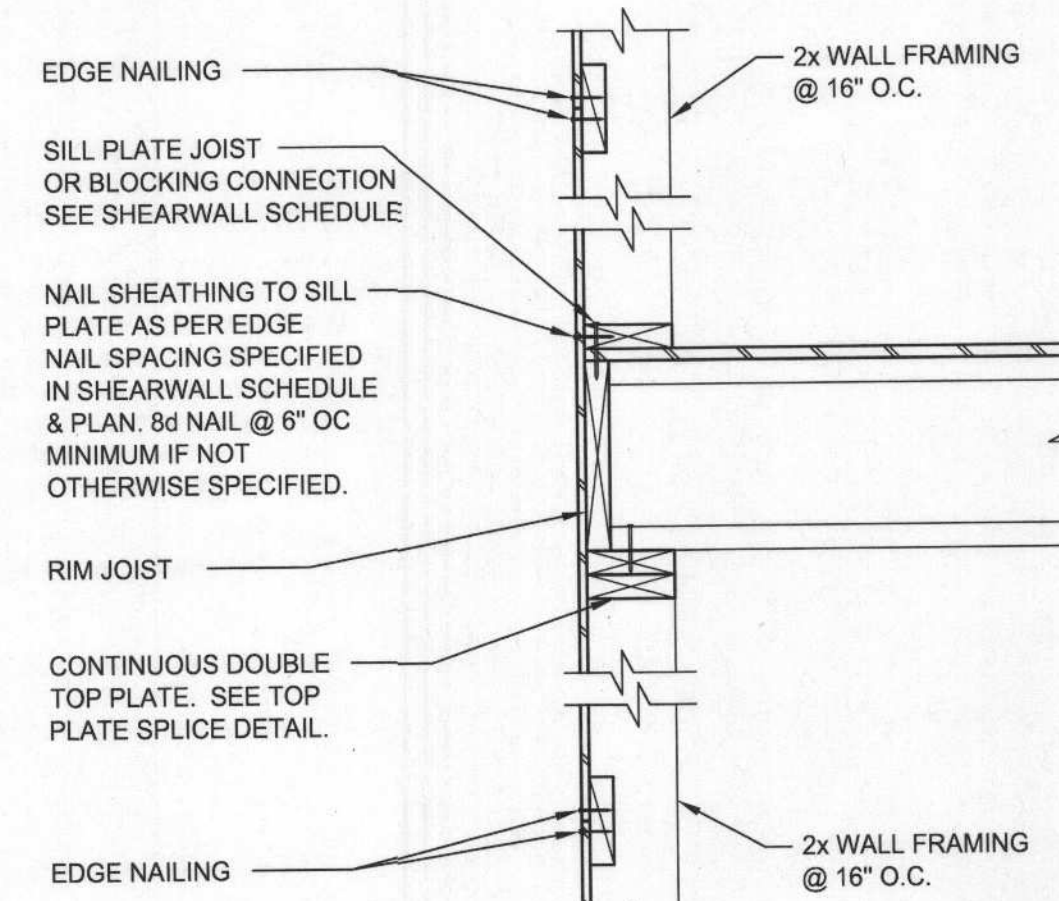
- NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 3 PARTY WALL DETAIL

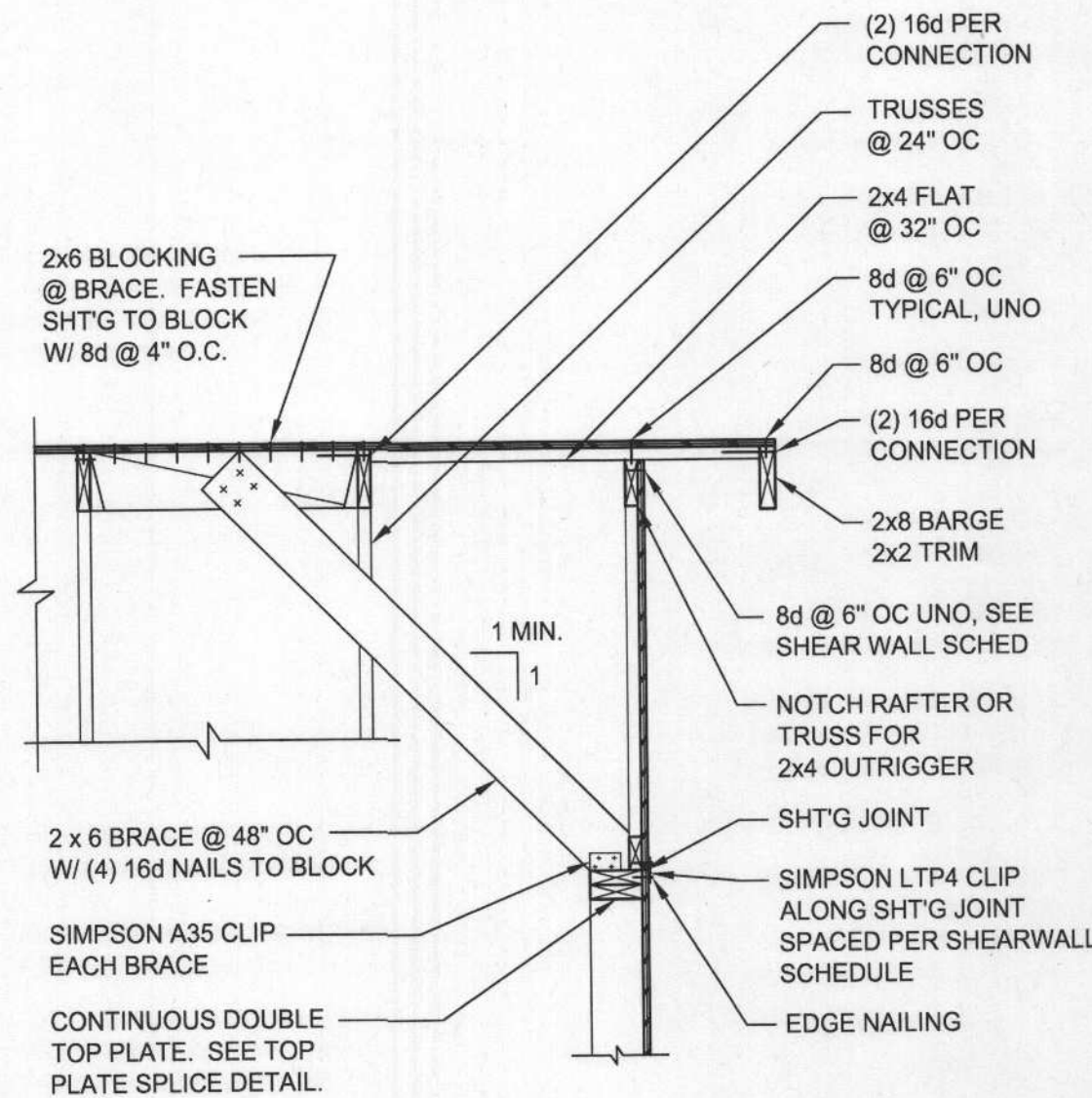
S5.10 SCALE: 1" = 1'-0"

- NOTE:  
1. SIMPSON CLIP NOT REQUIRED WHEN WALL SHEATHING IS NAILED AS PER ALTERNATE NAILING DETAIL.  
2. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



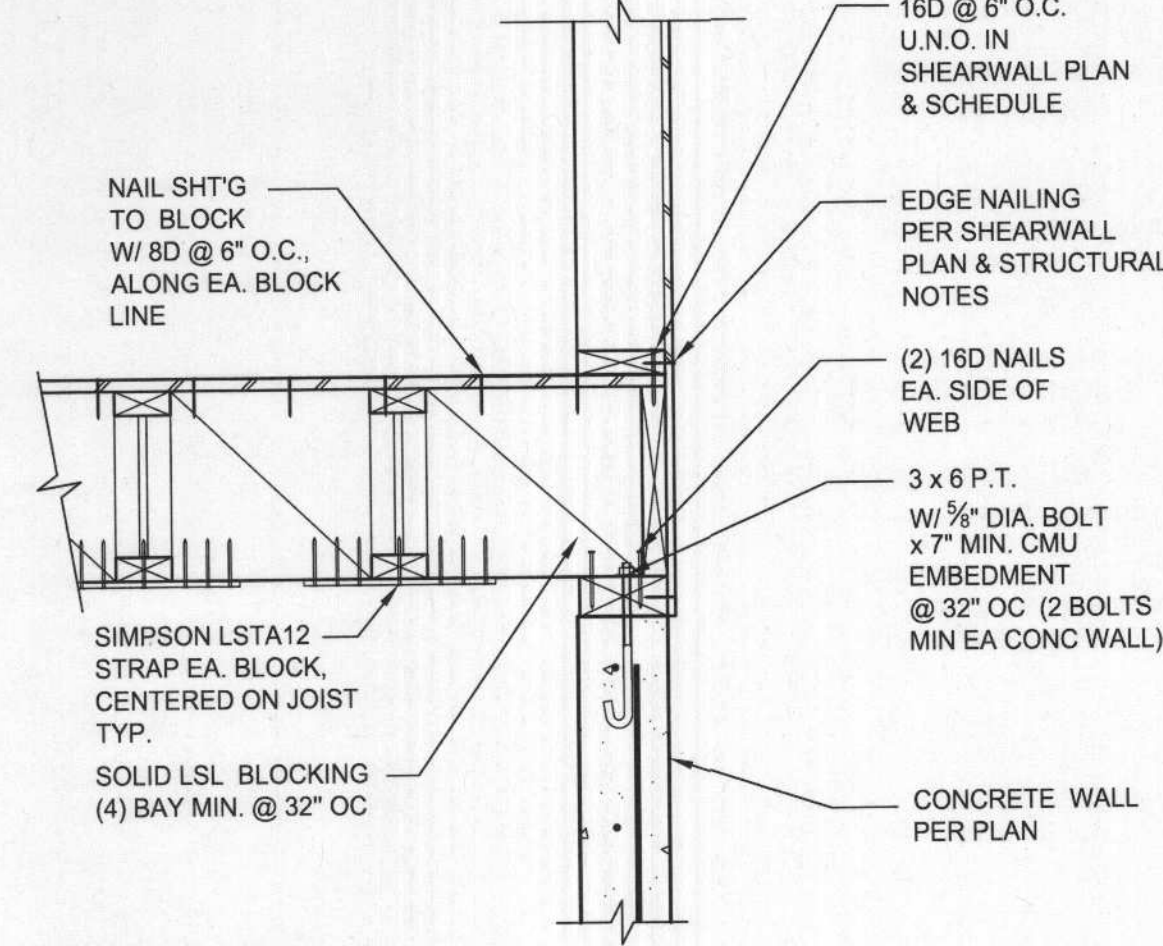
#### 8 ALTERNATE NAILING DETAIL

S5.10 SCALE: 1" = 1'-0"



#### 13 ROOF DETAIL AT RAKE

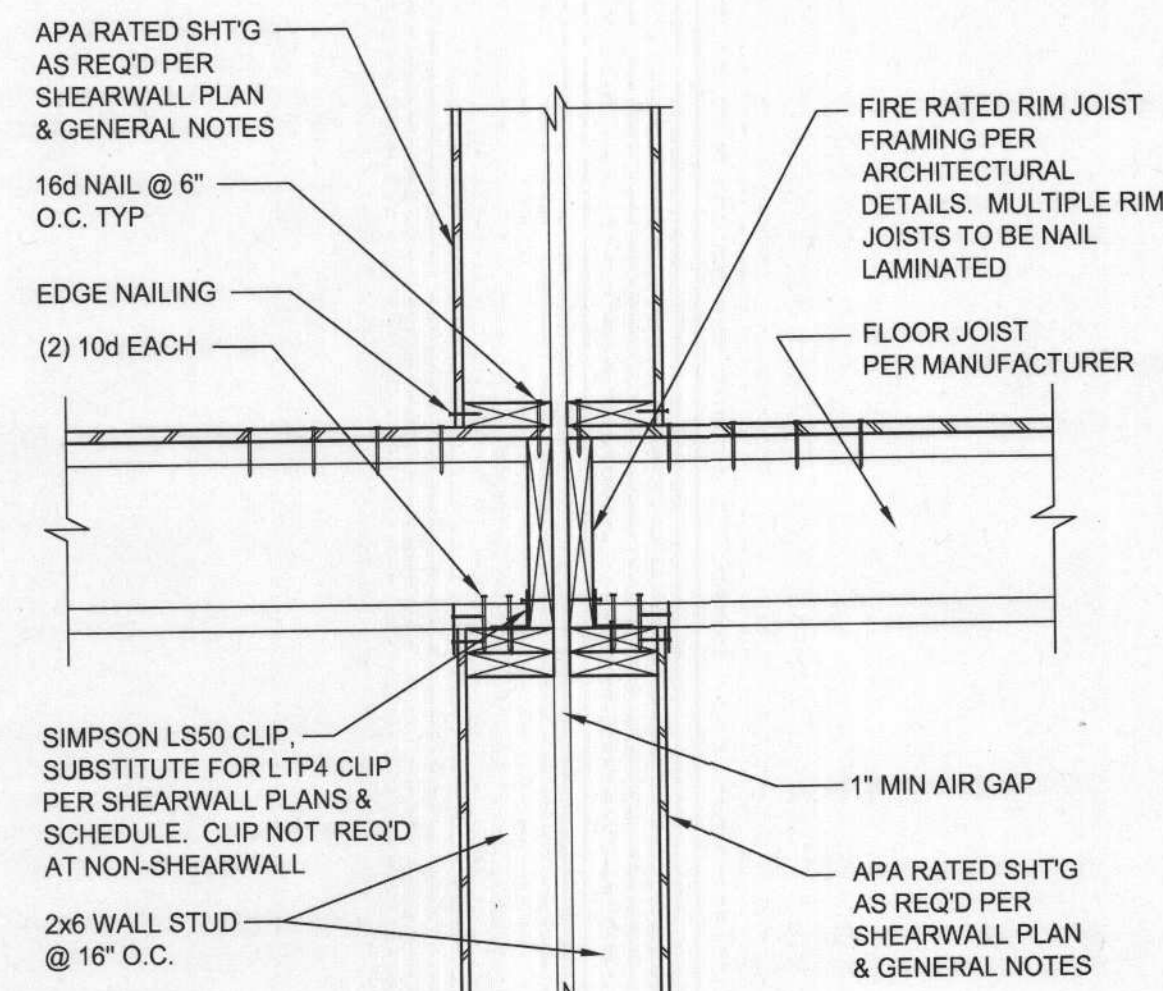
S5.10 SCALE: NTS



#### 4 SUB DIAPHRAGM DETAIL

S5.10 SCALE: 1" = 1'-0"

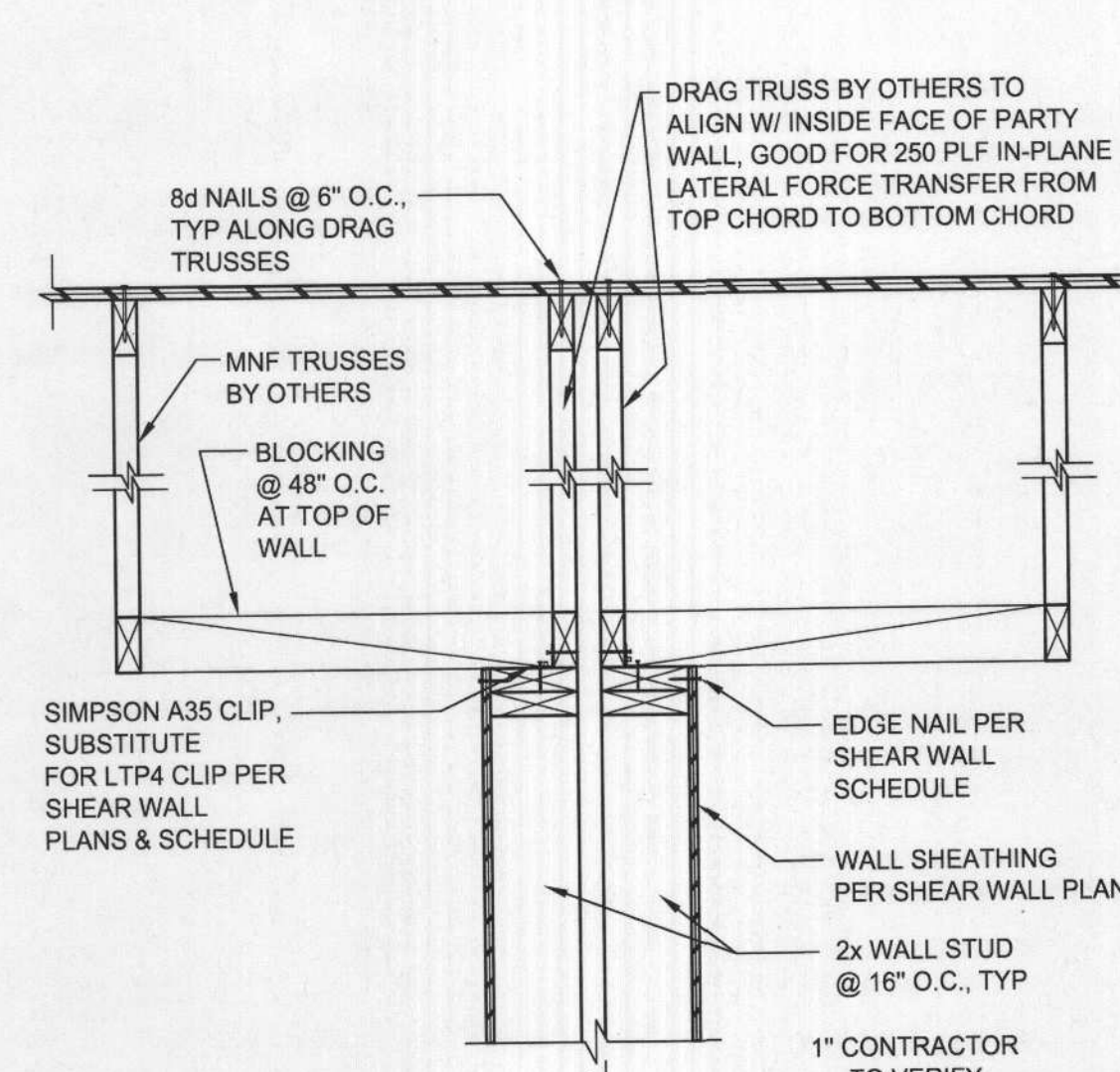
- NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 9 PARTY WALL DETAIL

S5.10 SCALE: 1" = 1'-0"

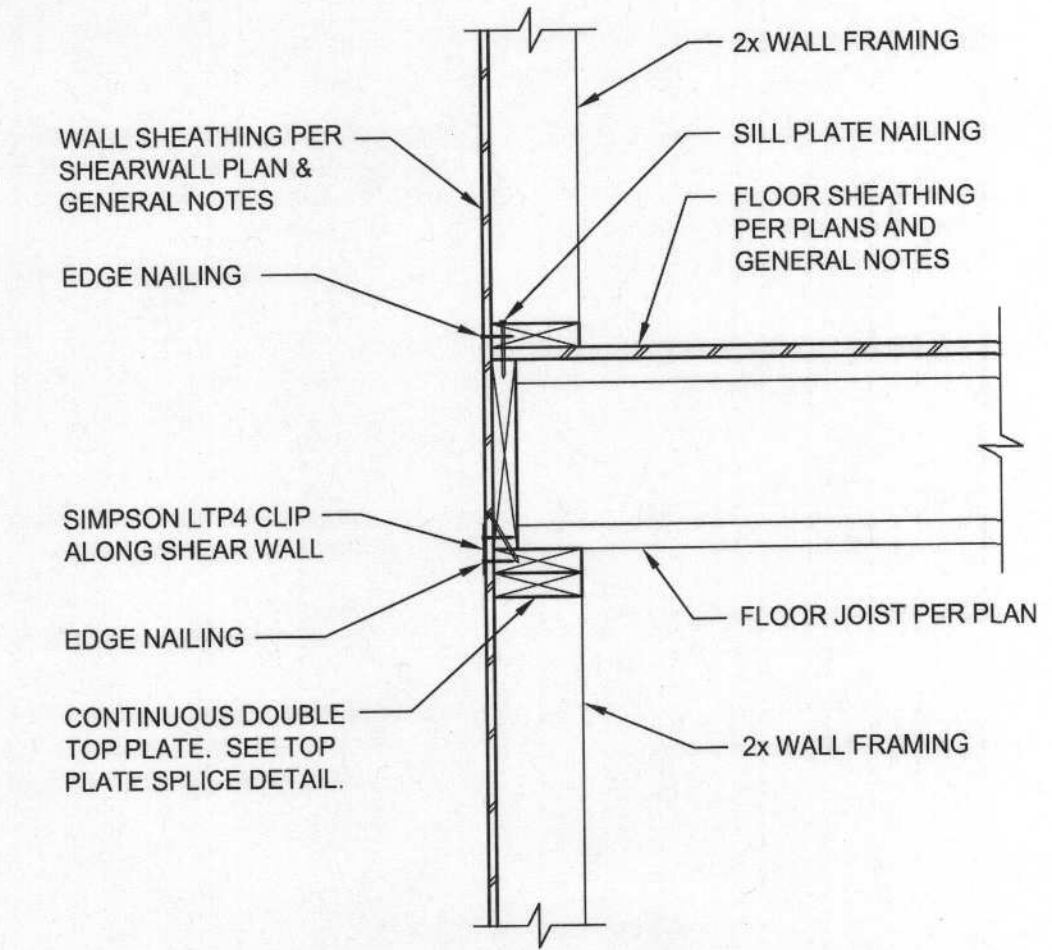
- NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING AND SILL PLATE NAILING.



#### 14 DRAG TRUSS

S5.10 SCALE: 1" = 1'-0"

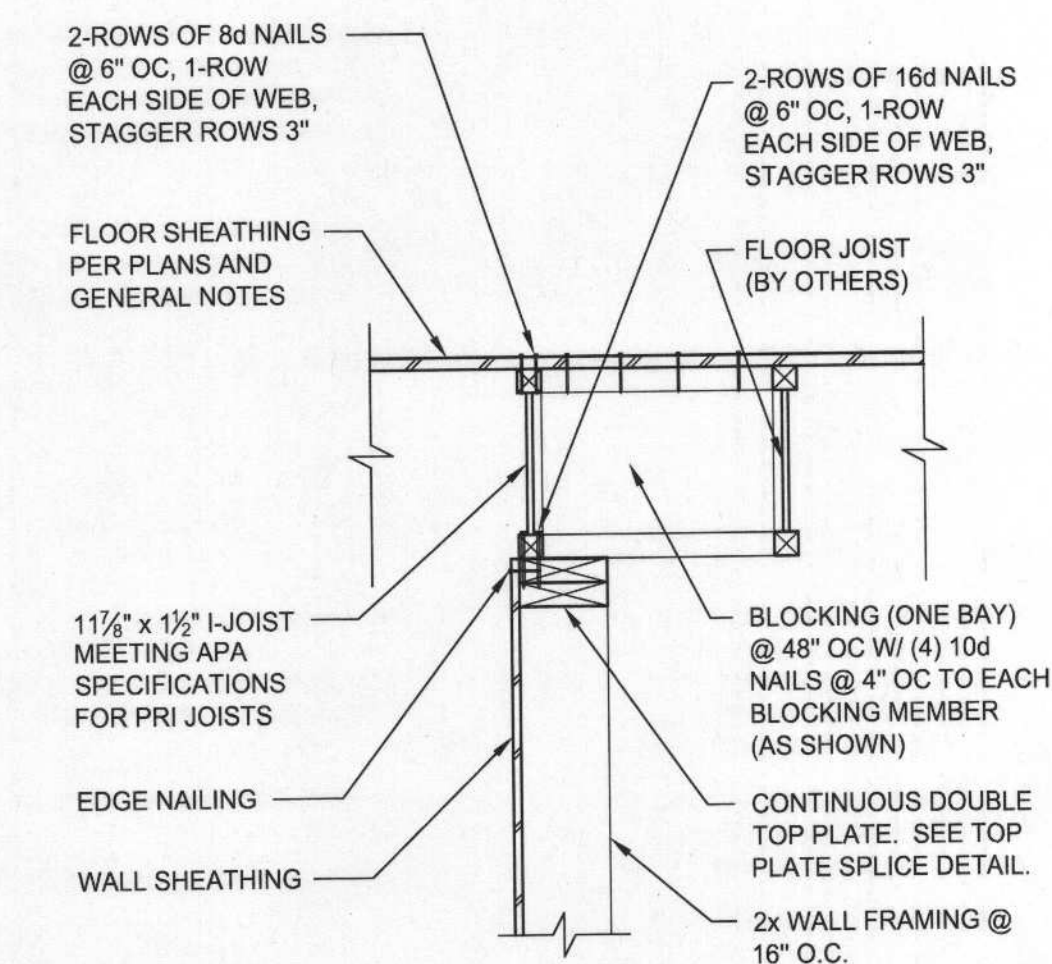
- NOTE:  
1. SIMPSON CLIP NOT REQUIRED WHEN WALL SHEATHING IS NAILED AS PER ALTERNATE NAILING DETAIL.  
2. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 5 FLOOR PERIMETER

S5.10 SCALE: 1" = 1'-0"

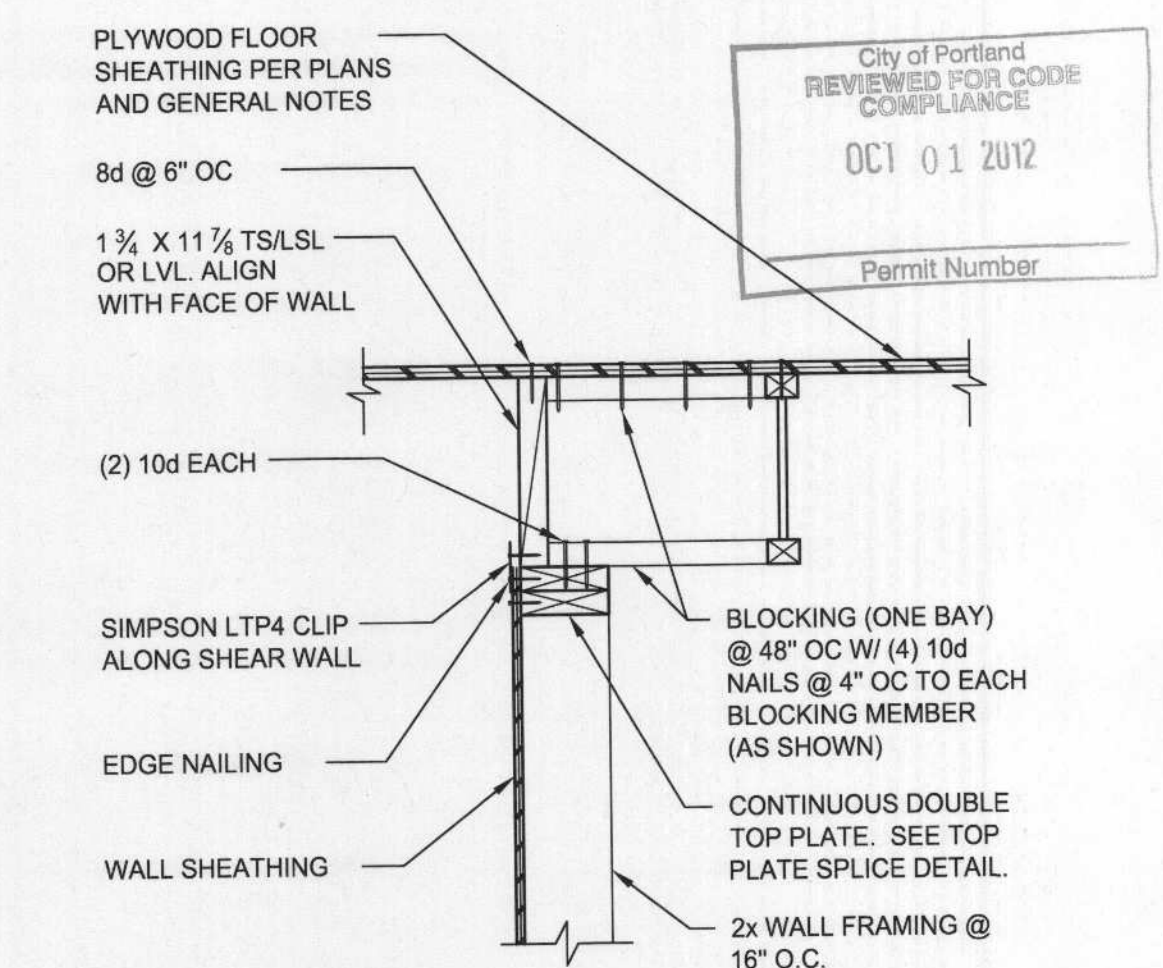
- NOTE:  
1. SIMPSON CLIP NOT REQUIRED.  
2. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 10 INTERIOR SHEAR WALL

S5.10 SCALE: 1" = 1'-0"

- NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



#### 15 INTERIOR SHEAR WALL

S5.10 SCALE: 1" = 1'-0"



Harper Houf Peterson Righellis Inc.  
200 SW Stark Street, Suite 200, Portland, OR 97205  
Phone: 503.221.1131 www.hhp.com Fax: 503.221.1171

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06/04/2012 S5.10	08/17/2012
1	5

JOHN LAPE, ARCHITECT

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PORTLAND, OREGON 97204  
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AINSWORTH GRAND TERRACE

PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105

FILE NO.:

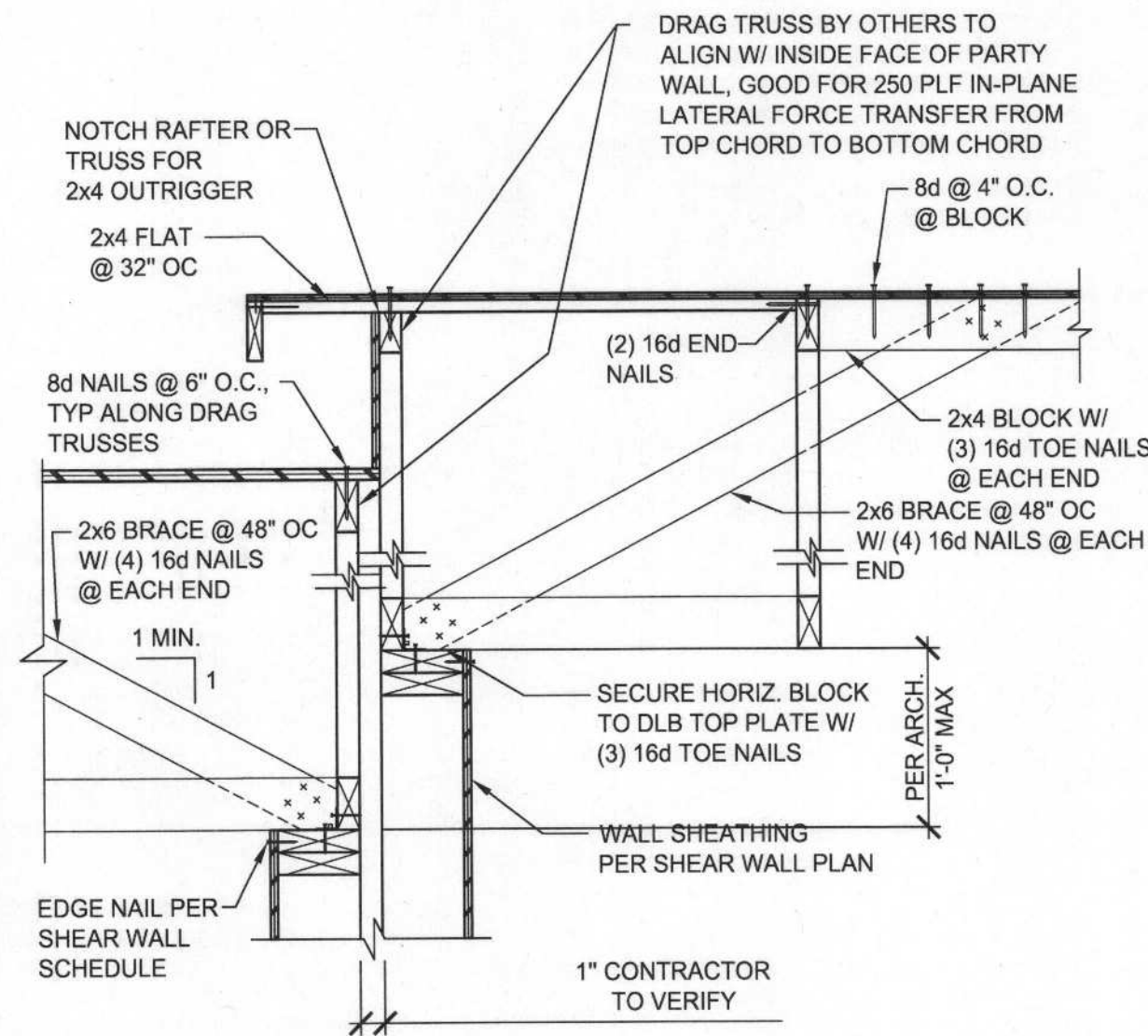
DATE:

MAY 14, 2012

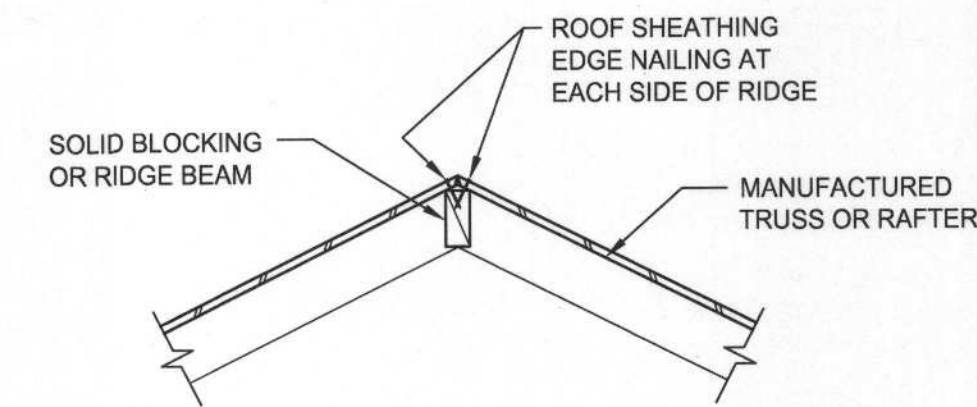
S5.10

6-010-02

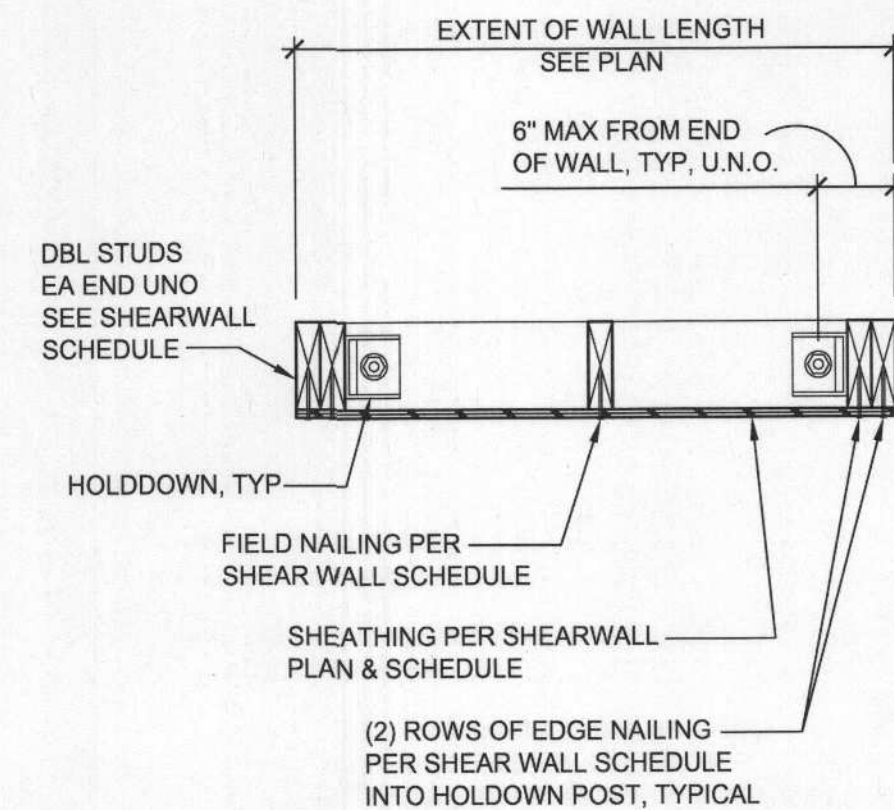




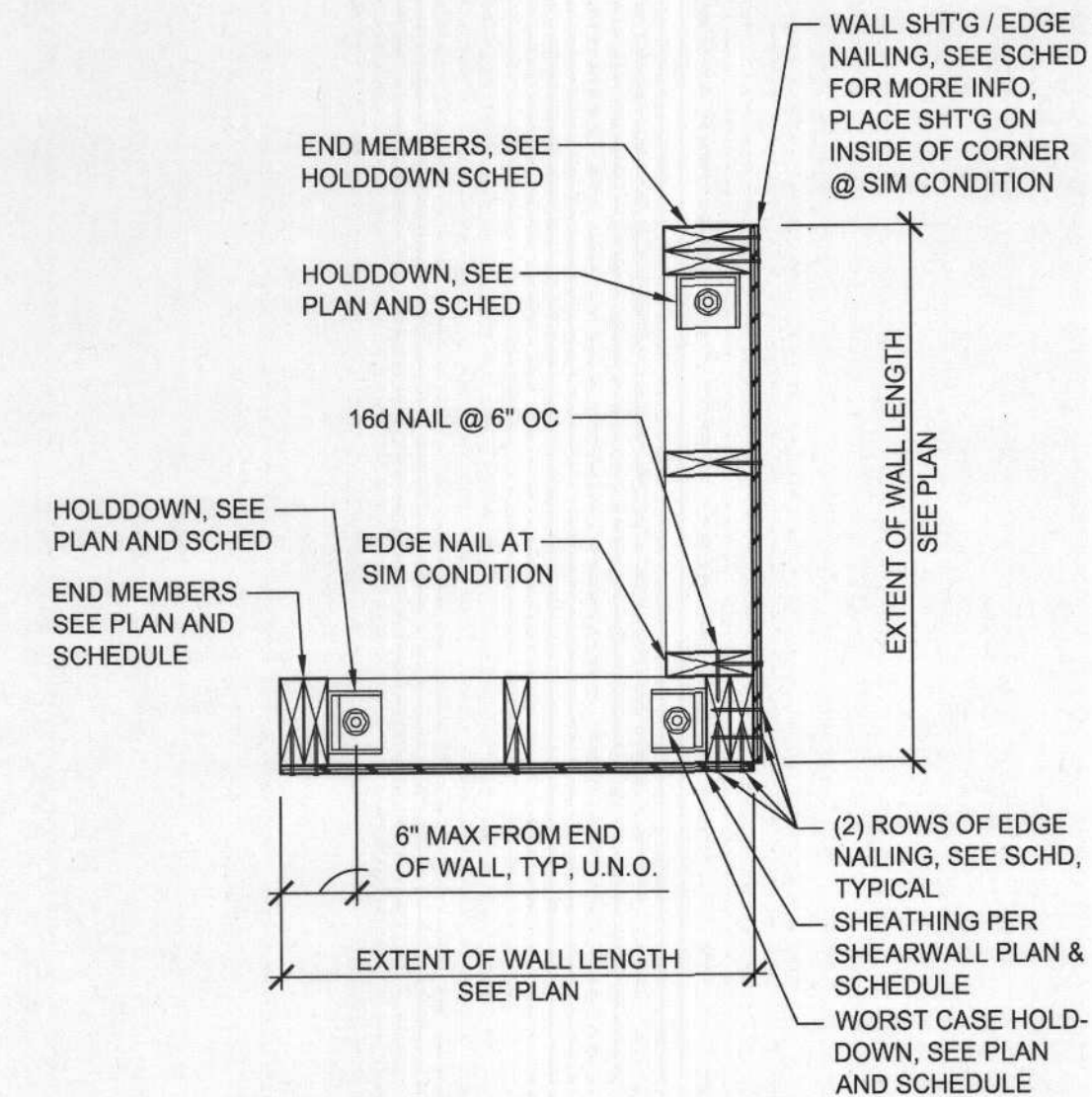
16 DRAG TRUSS  
S5.11 SCALE: 1" = 1'-0"



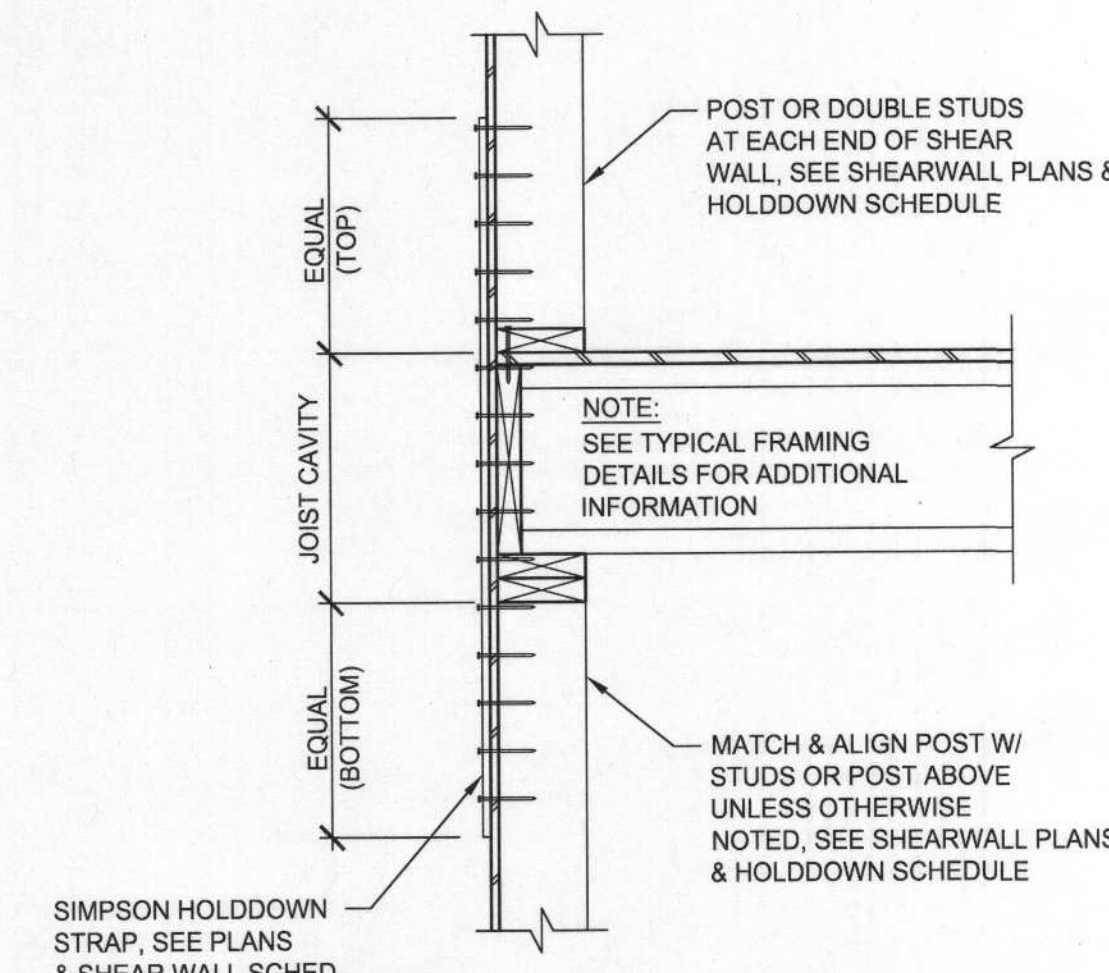
17 RIDGE DETAIL  
S5.11 SCALE: 1" = 1'-0"



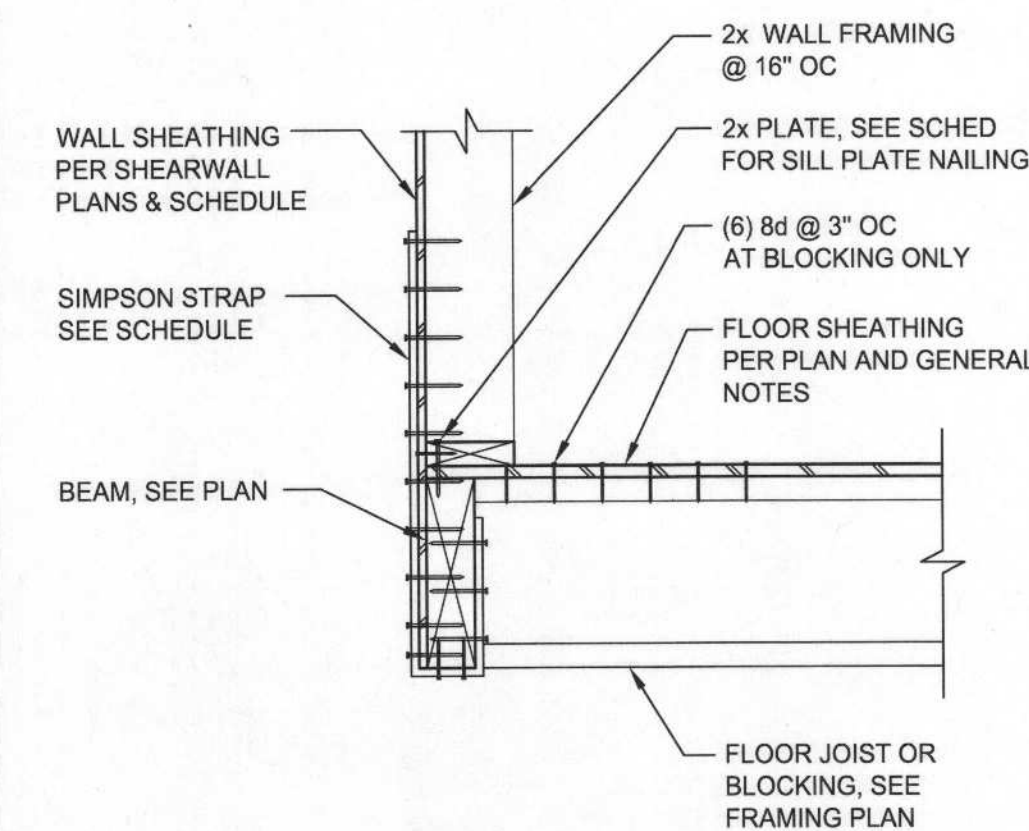
18 HOLDDOWN DETAIL  
S5.11 SCALE: NTS 6-023-01



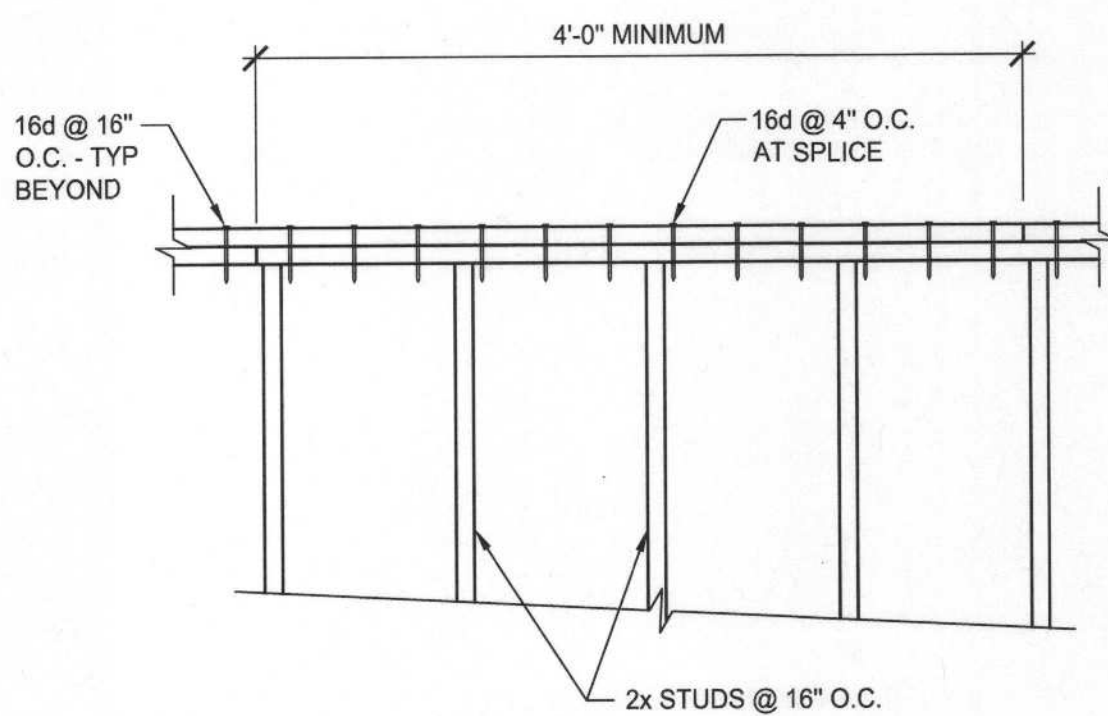
19 ANCHOR BOLT AT CORNERS  
S5.11 SCALE: 1" = 1'-0"



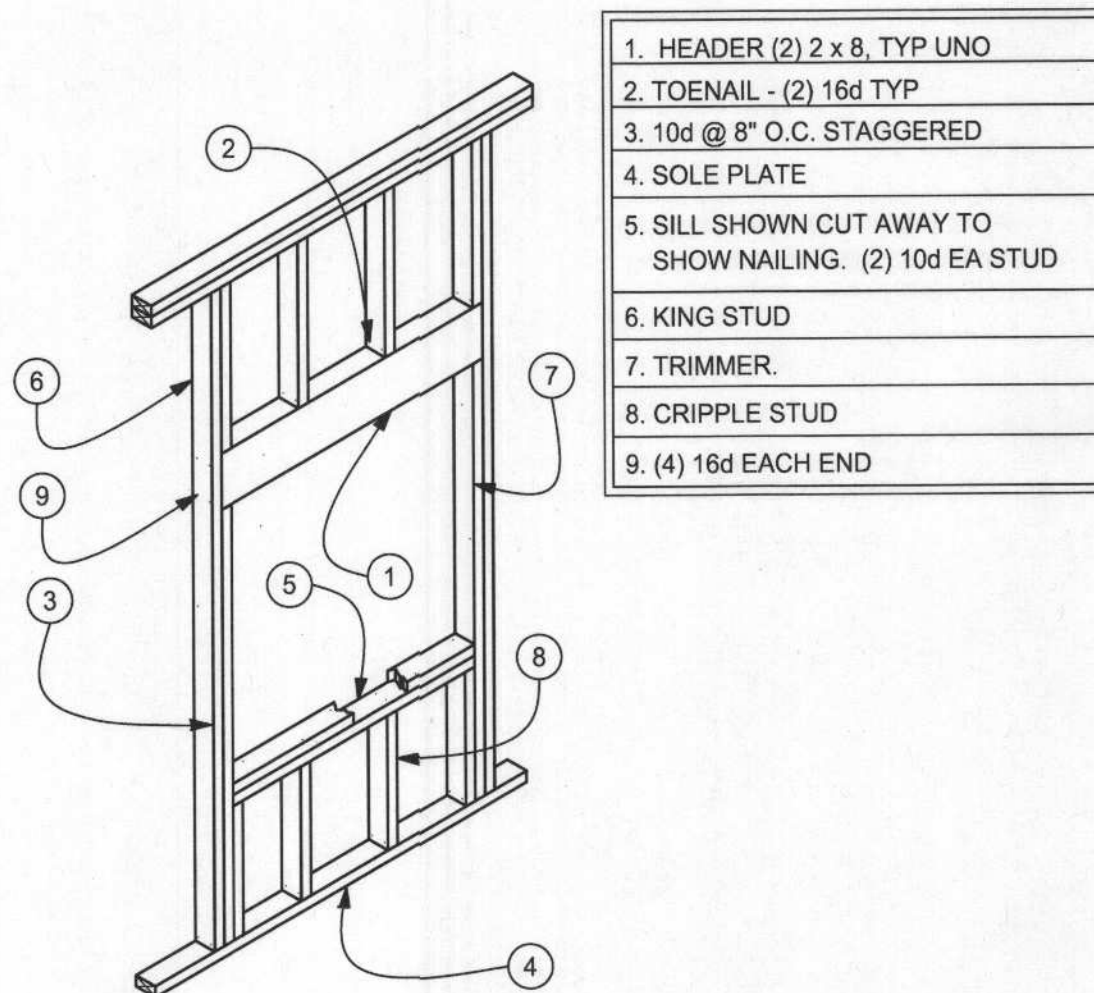
20 HOLDDOWN STRAP DETAIL  
S5.11 SCALE: 1" = 1'-0"



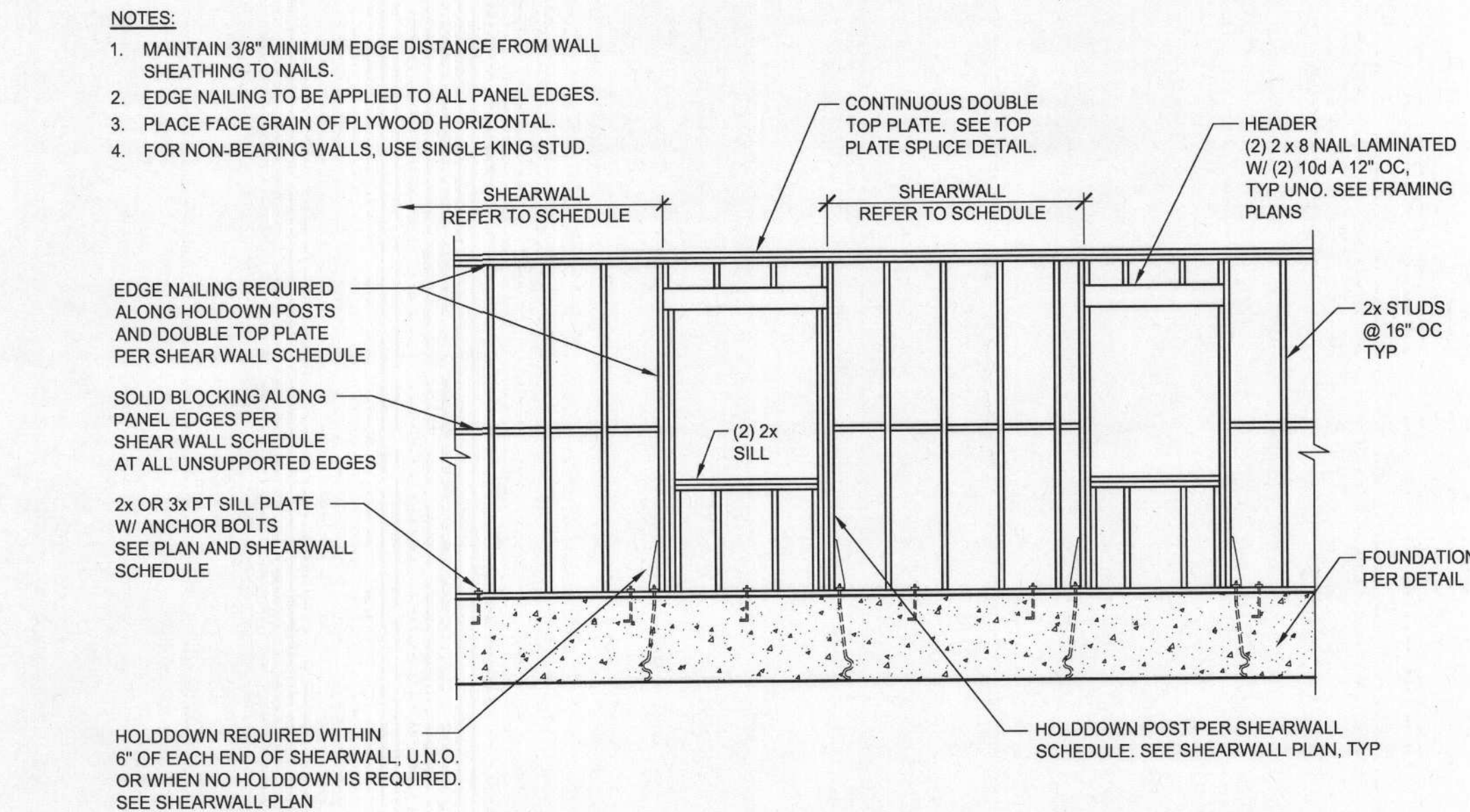
21 SHEARWALL STRAP TO BEAM  
S5.11 SCALE: 1" = 1'-0"



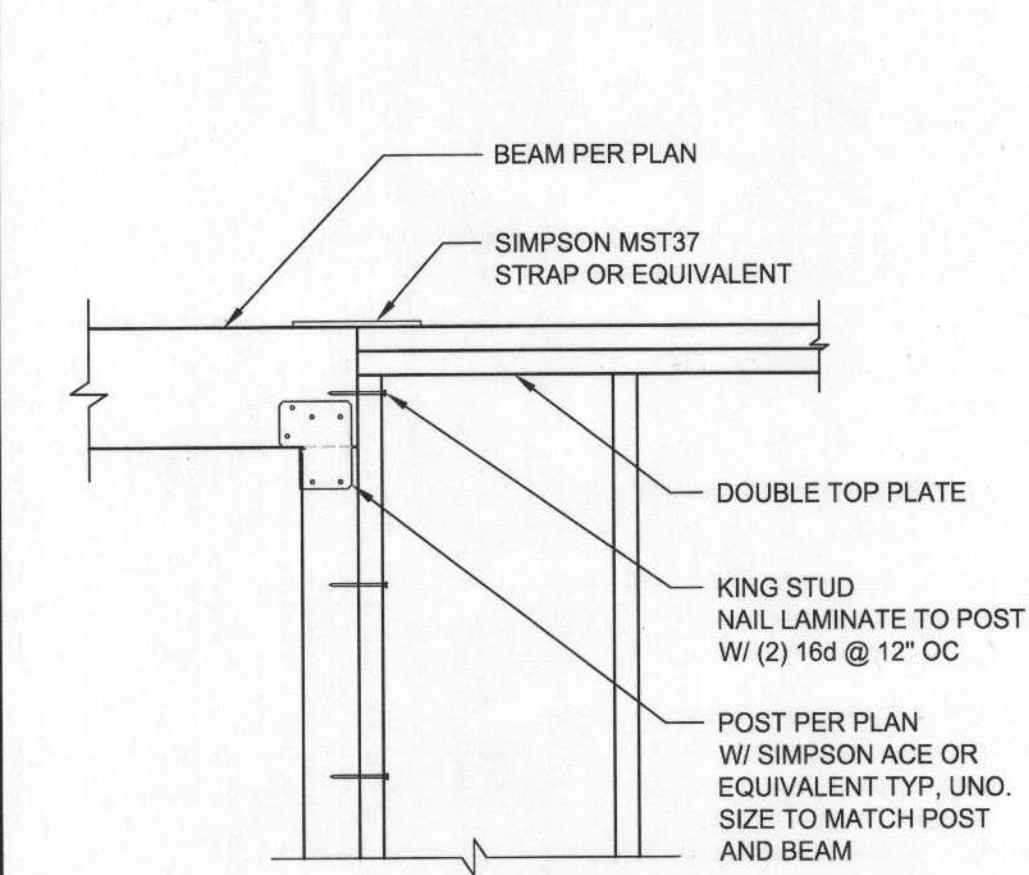
22 TOP PLATE SPLICE  
S5.11 SCALE: 1" = 1'-0"



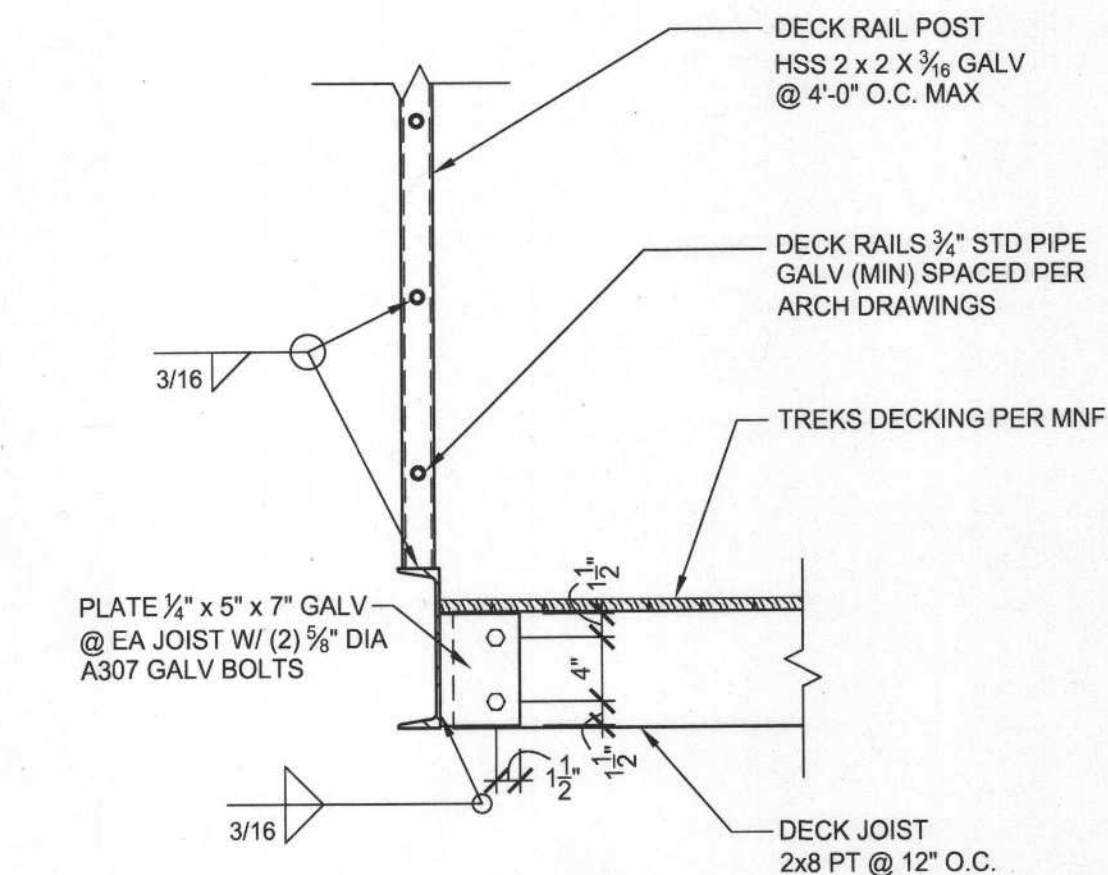
23 TYPICAL FRAME OPENING  
S5.11 SCALE: 1" = 1'-0"



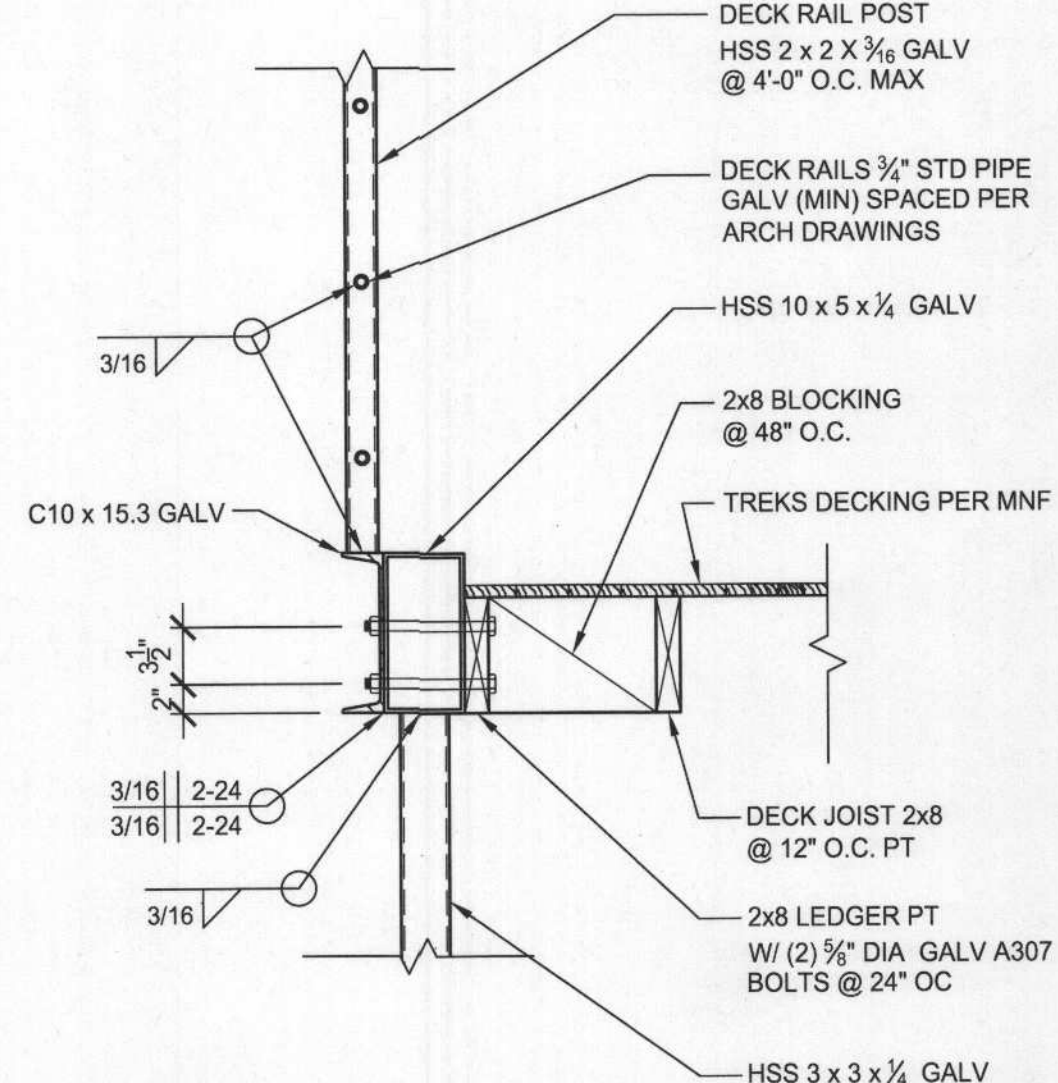
24 TYPICAL STUD & SHEAR WALL ELEVATION  
S5.11 SCALE: 1" = 1'-0"



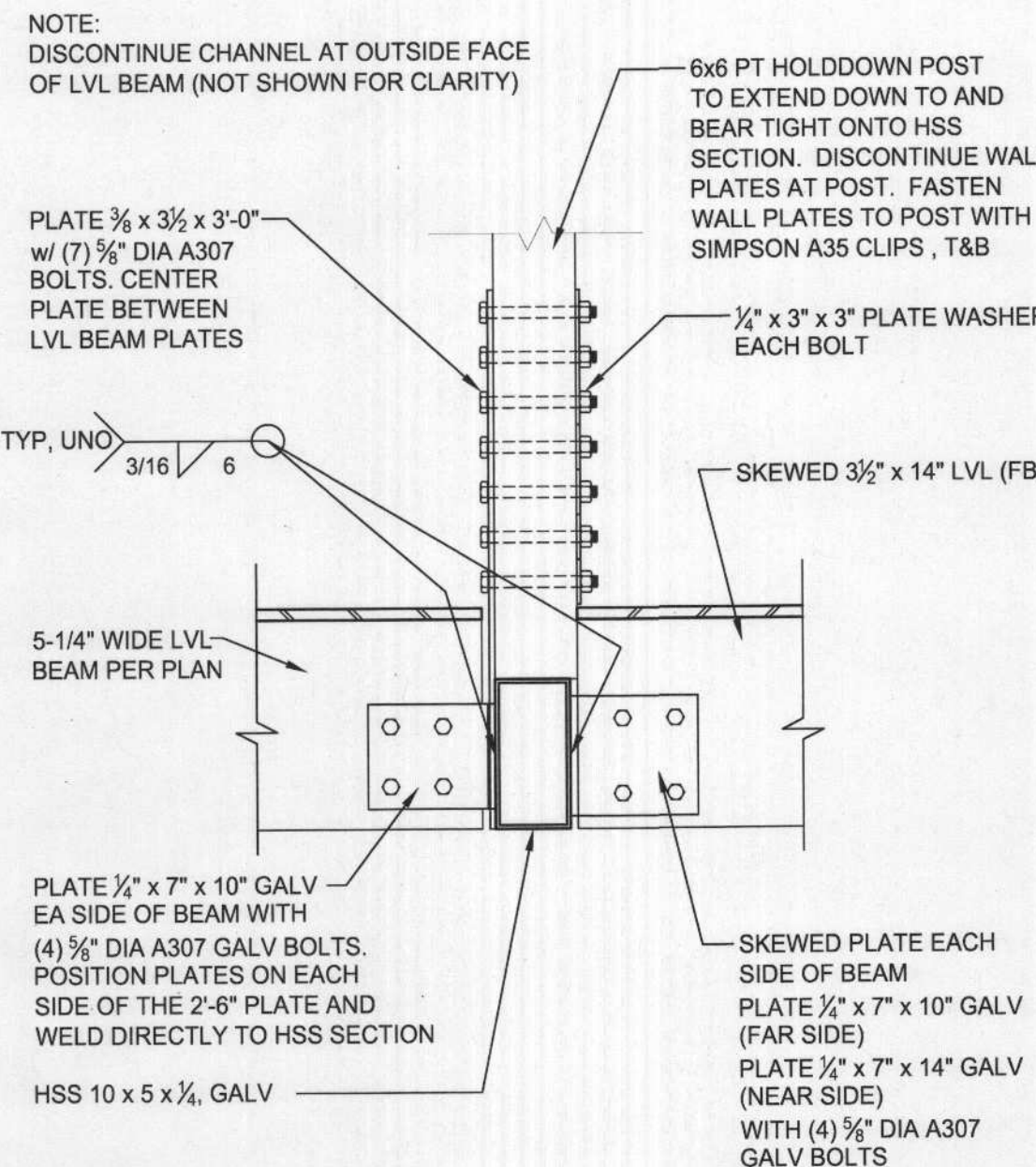
25 GLULAM BEAM CONNECTION  
S5.11 SCALE: 1" = 1'-0"



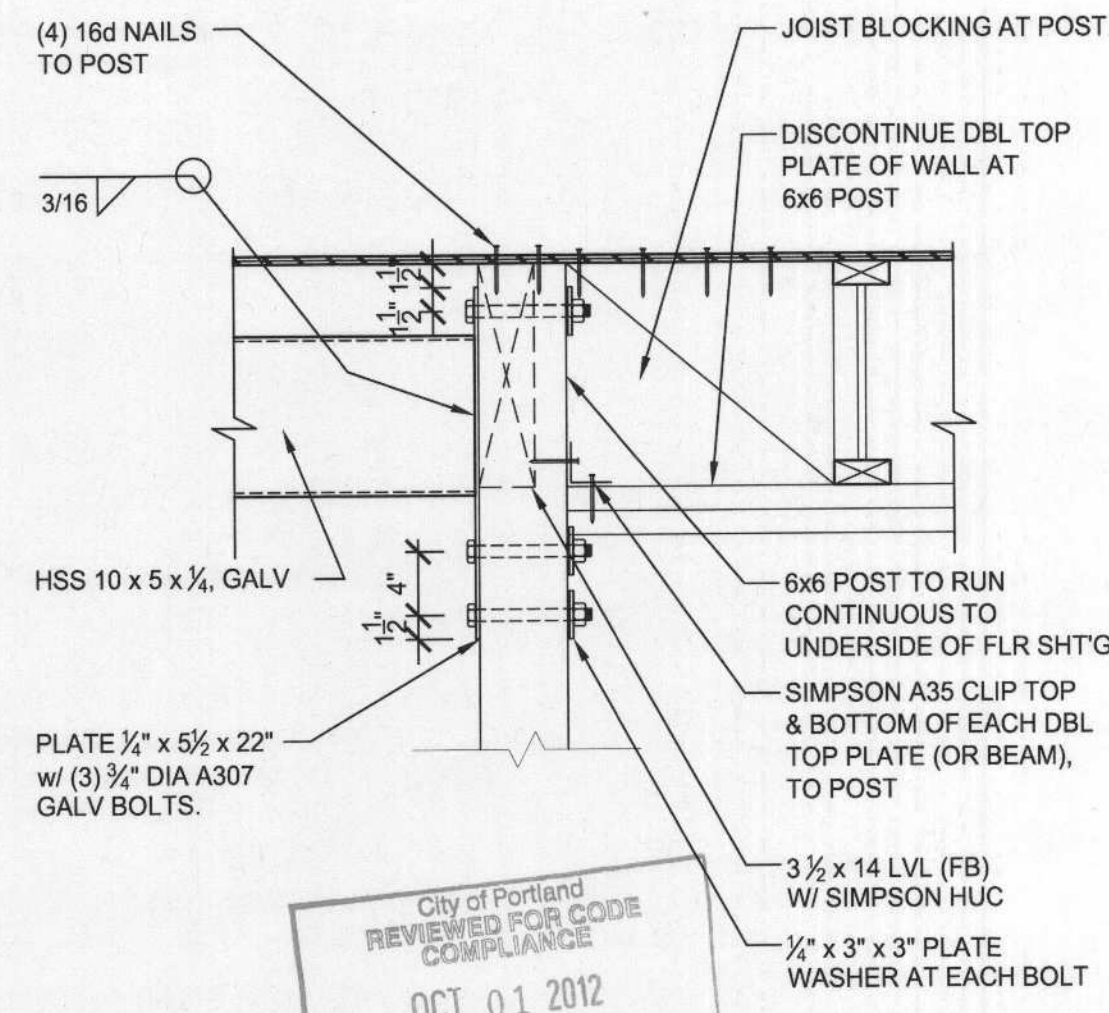
26 DECK DETAIL  
S5.11 SCALE: 1" = 1'-0"



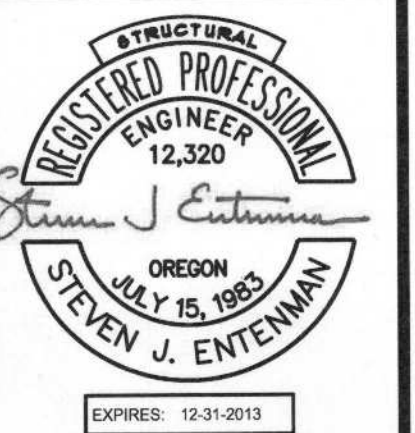
27 DECK DETAIL  
S5.11 SCALE: 1" = 1'-0"



28 DECK DETAIL  
S5.11 SCALE: 1" = 1'-0"



29 DECK DETAIL  
S5.11 SCALE: 1" = 1'-0"



Harper Houf Peterson Righellis Inc.  
205 SE Spokane Street, Suite 200, Portland, OR 97202  
Phone: 503.221.1131 www.hhpri.com Fax: 503.221.1171

REVIEW COMMENTS	GENERAL REVISIONS
06/04/2012	06/17/2012
1	5

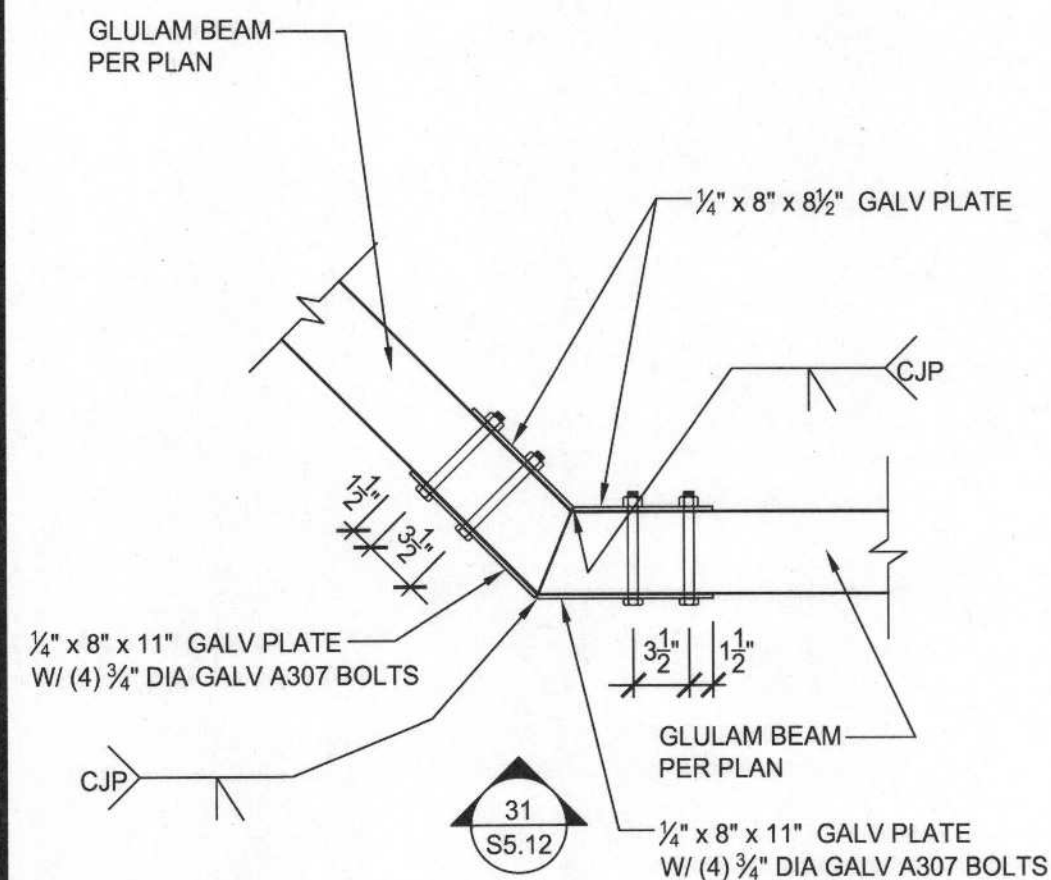
JOHN LAPE, ARCHITECT  
520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

P1105  
FILE NO.:  
MAY 14, 2012  
DATE:

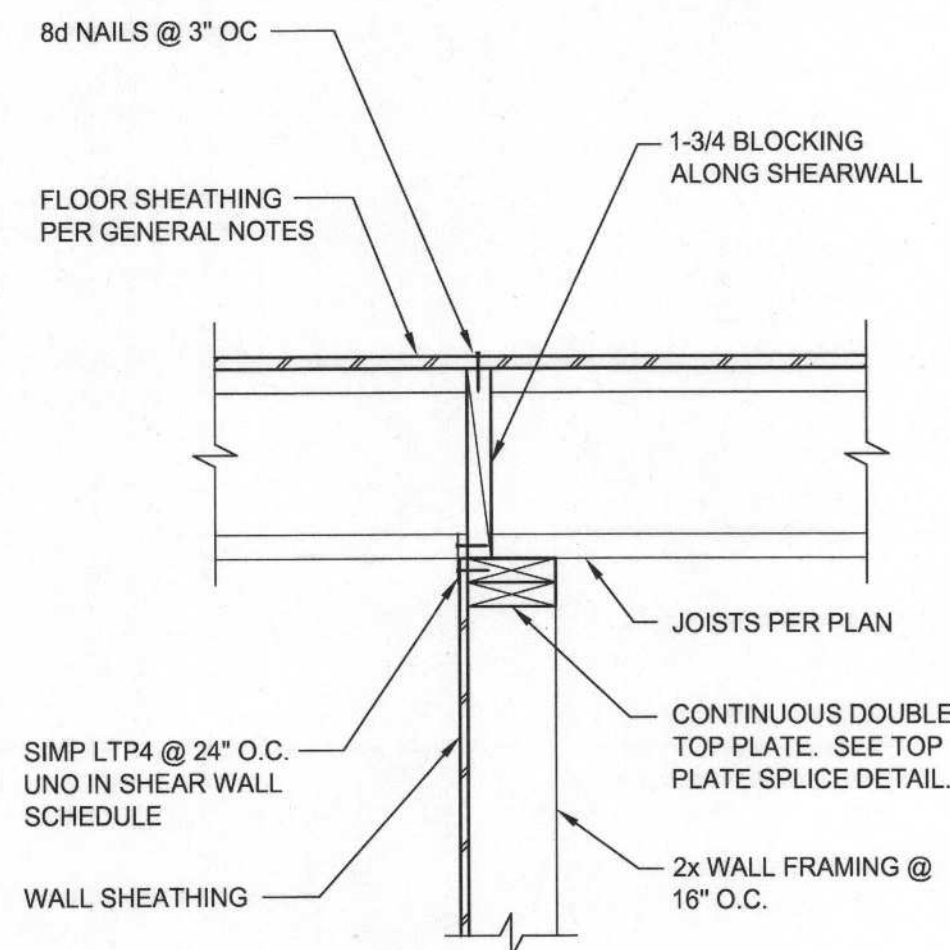
S5.11



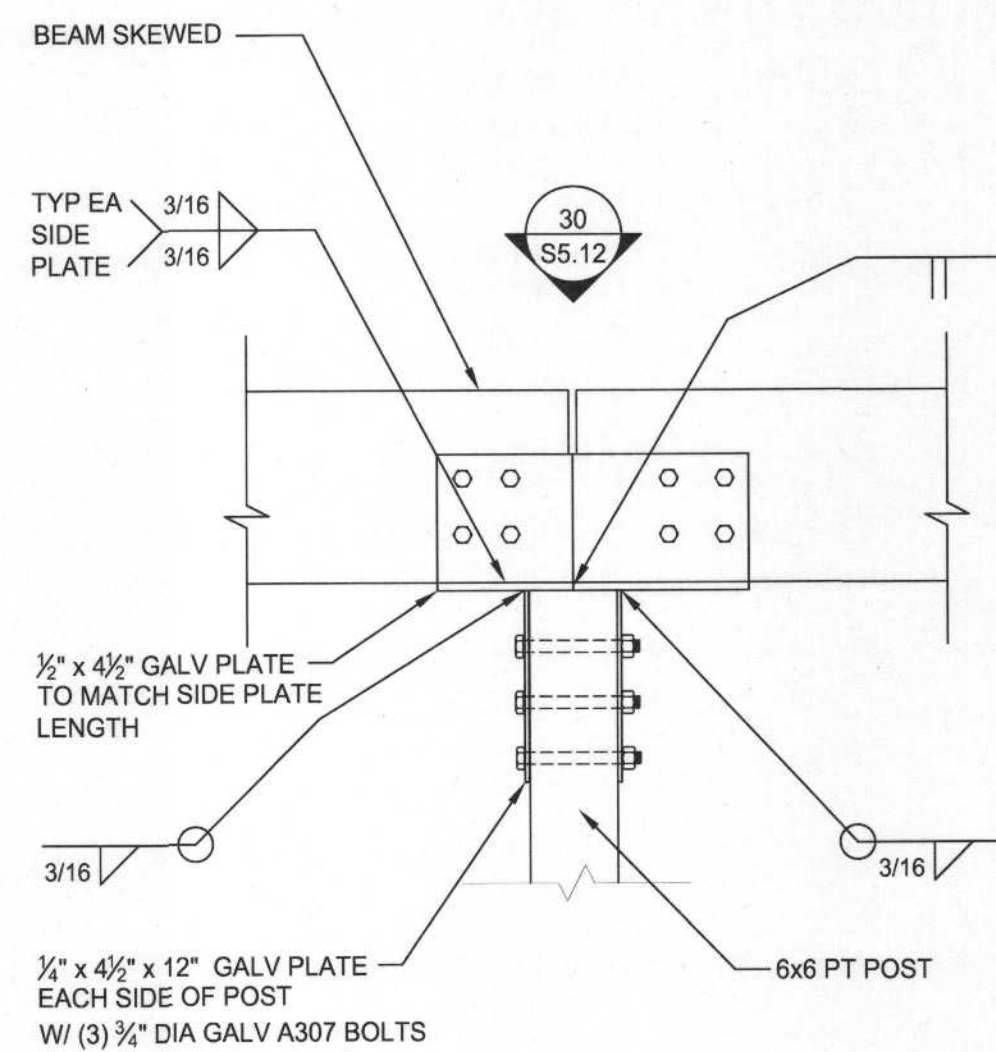


**30 SPECIAL POST CONNECTION**  
S5.12 SCALE: 1" = 1'-0"

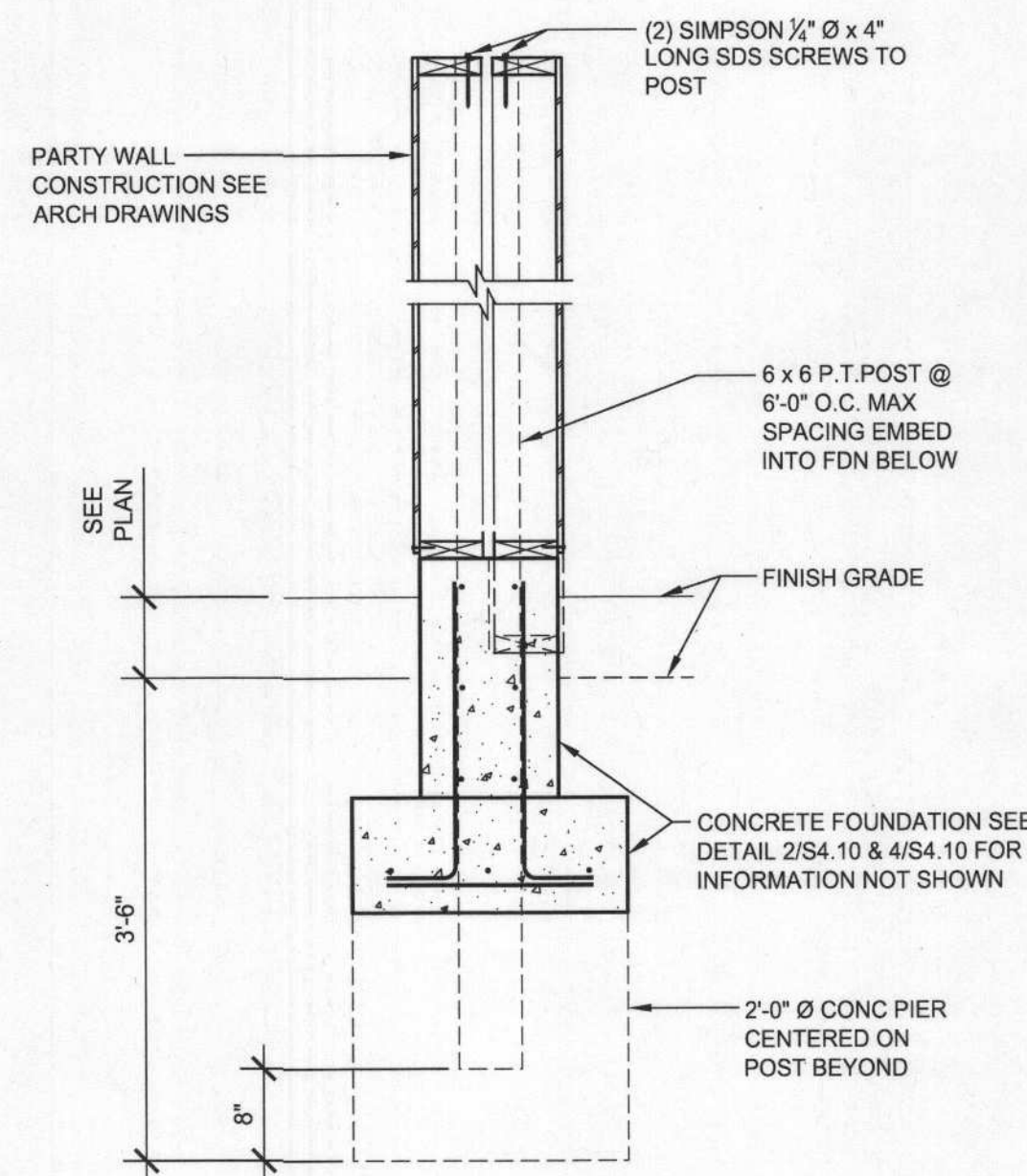
NOTE:  
1. SEE SHEARWALL PLAN AND SCHEDULE FOR ALL SHEATHING, EDGE NAILING, SILL PLATE NAILING, AND CLIPS.



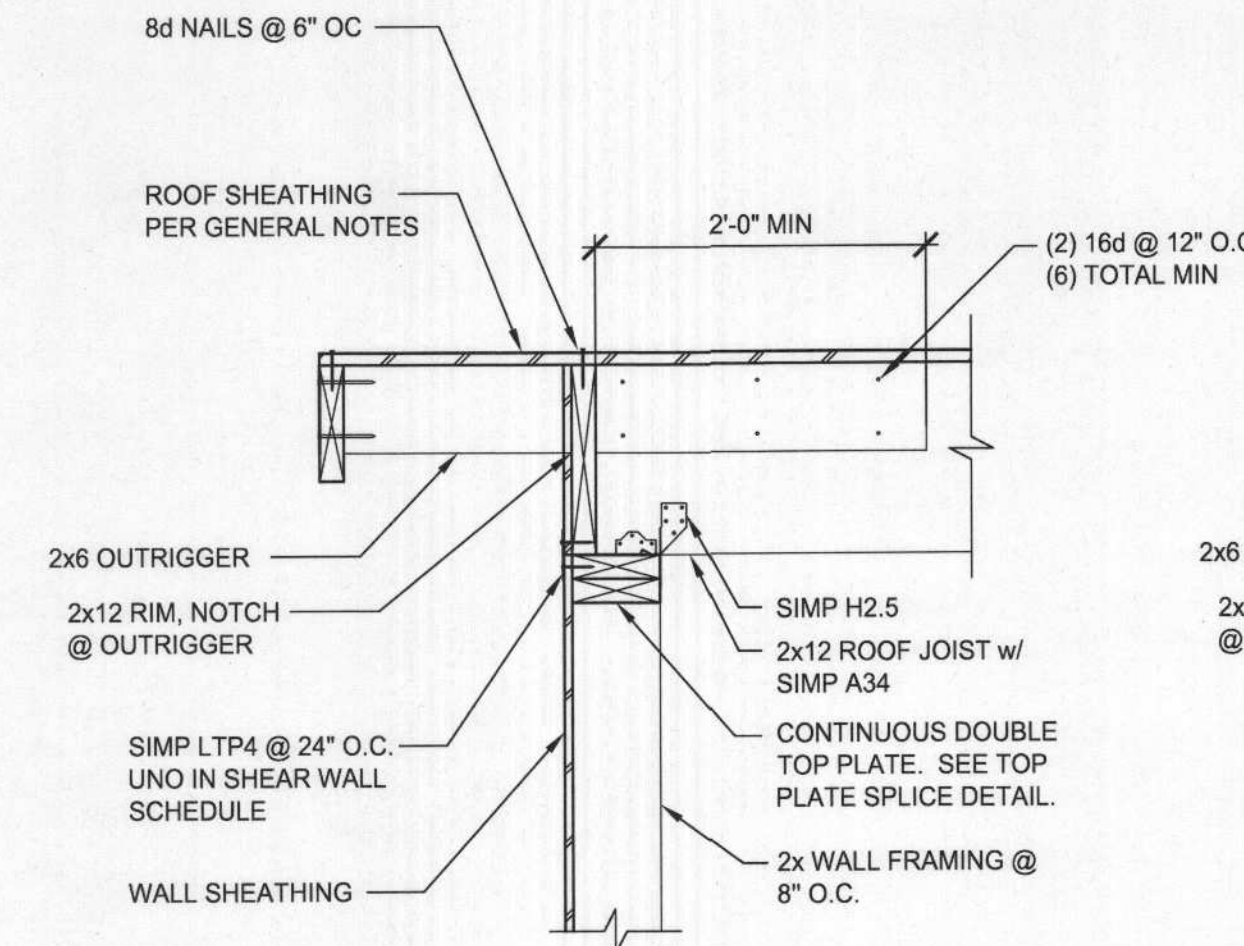
**35 INTERIOR SHEAR WALL**  
S5.12 SCALE: 1" = 1'-0"



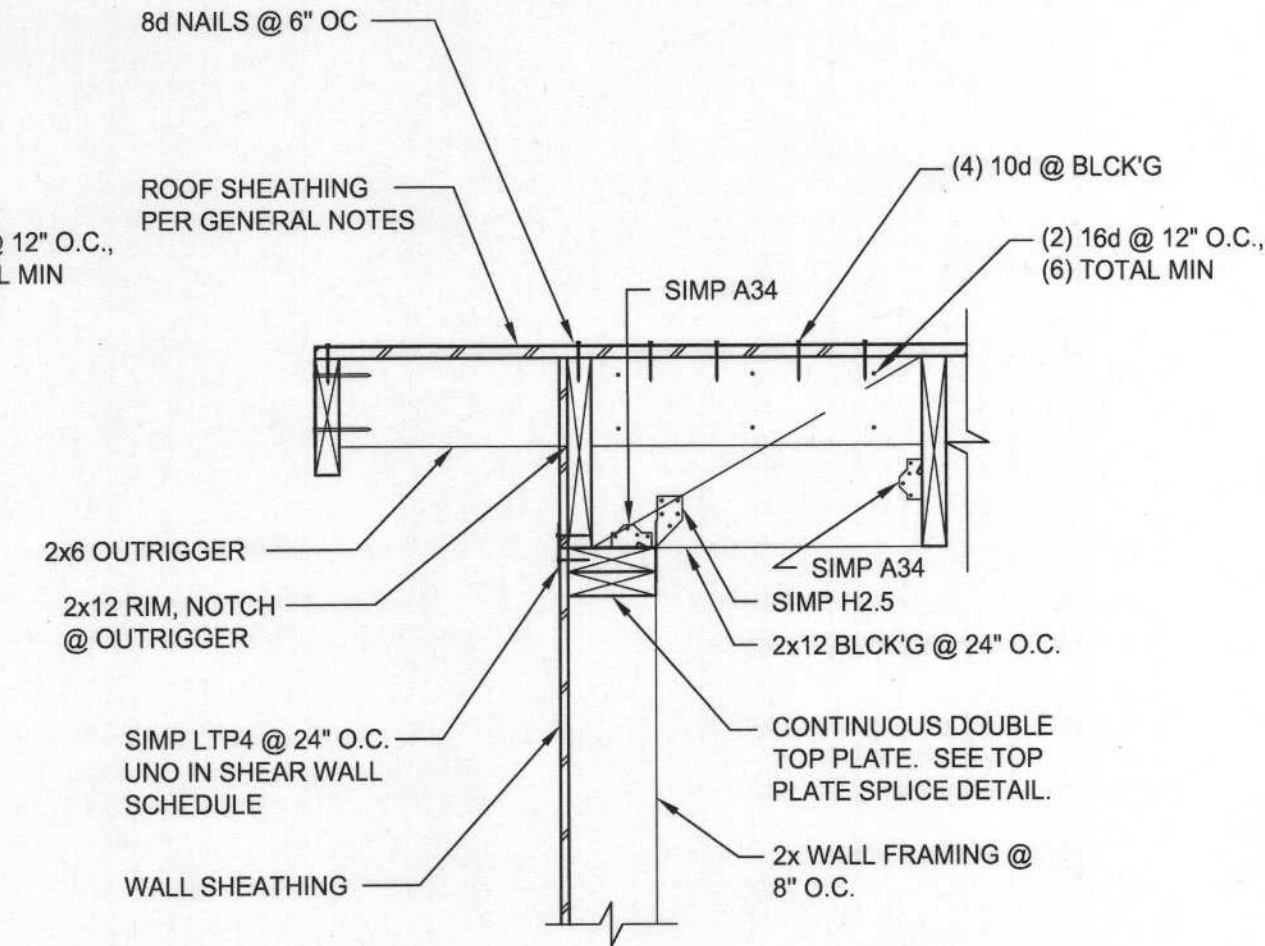
**31 SPECIAL POST CONNECTION**  
S5.12 SCALE: 1" = 1'-0"



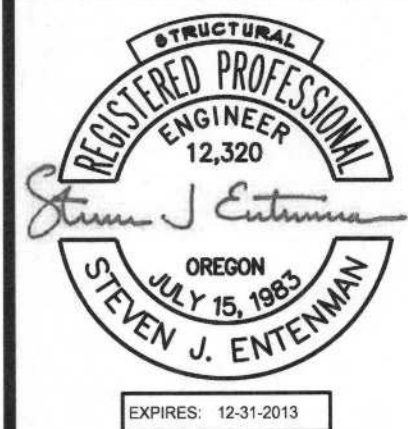
**32 PARTY WALL FENCE**  
S5.12 SCALE: 1" = 1'-0"



**33 ROOF PERIMETER**  
S5.12 SCALE: 1" = 1'-0"



**34 ROOF PERIMETER**  
S5.12 SCALE: 1" = 1'-0"



**Harper Houff Peterson Righellis Inc.**  
205 SE Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REVISIONS	REVIEW COMMENTS	GENERAL REVISIONS
1	06/04/2012	08/17/2012
2		
3		
4		
5		

**JOHN LAPE, ARCHITECT**  
520 SW 6TH AVE., SUITE 520  
PORTLAND, OREGON 97204  
(503) 243-2837 FAX (503) 227-5825

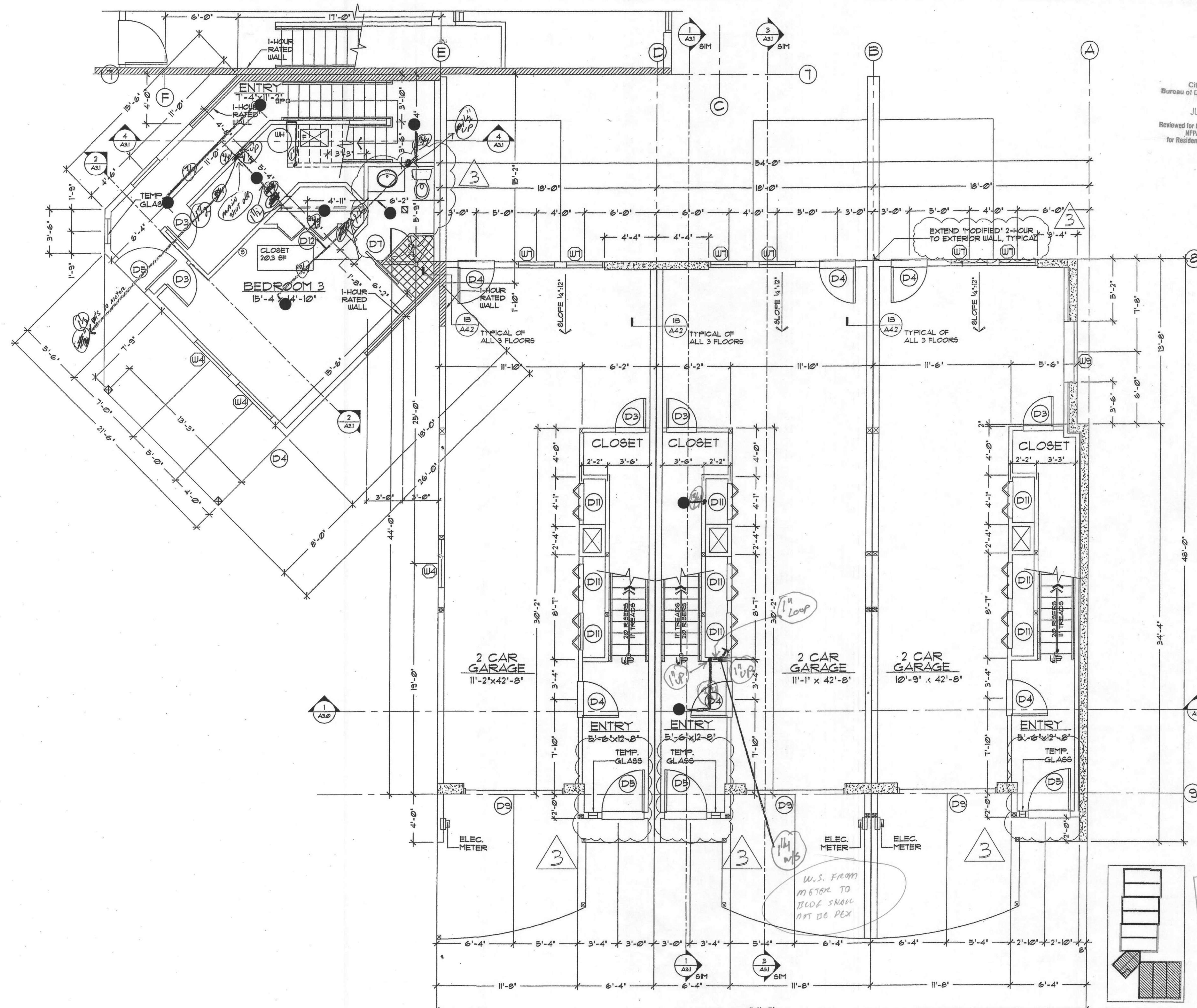
**AINSWORTH GRAND TERRACE**  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

FILE NO: **P1105**  
DATE: **MAY 14, 2012**

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
OCT 01 2012  
Permit Number

**S5.12**





**SOUTH BLOCK - BASEMENT PLAN**  
 SCALE: 1/4" = 1'-0"

City of Portland  
 Bureau of Development Services  
 JUN 26 2012  
 Reviewed for Code Compliance with the  
 NFPA 13D Standard  
 for Residential Sprinkler Systems

City of Portland  
 REVISION FOR CHANGE  
 COMPLIANCE  
 OCT 01 2012  
 Permit Number



**ARCHITECT**  
 W. Winstead and Associates  
 ARCHITECTURE AND BUILDING CODE SERVICES, P.C.  
 714 MAIN ST. OREGON CITY, OREGON 97030  
 OFFICE: 503-725-4800  
 FAX: 503-725-4801

**ENGINEERS**  
 ALPHA ENGINEERS  
 501 NE HOOD AVE. STE. # 310  
 GRESHAM, OR 97030

**CONTRACTOR**  
 OAK CUSTOM CONTRACTORS  
 23106 S. BONNET RD.  
 COLTON, OR 97101

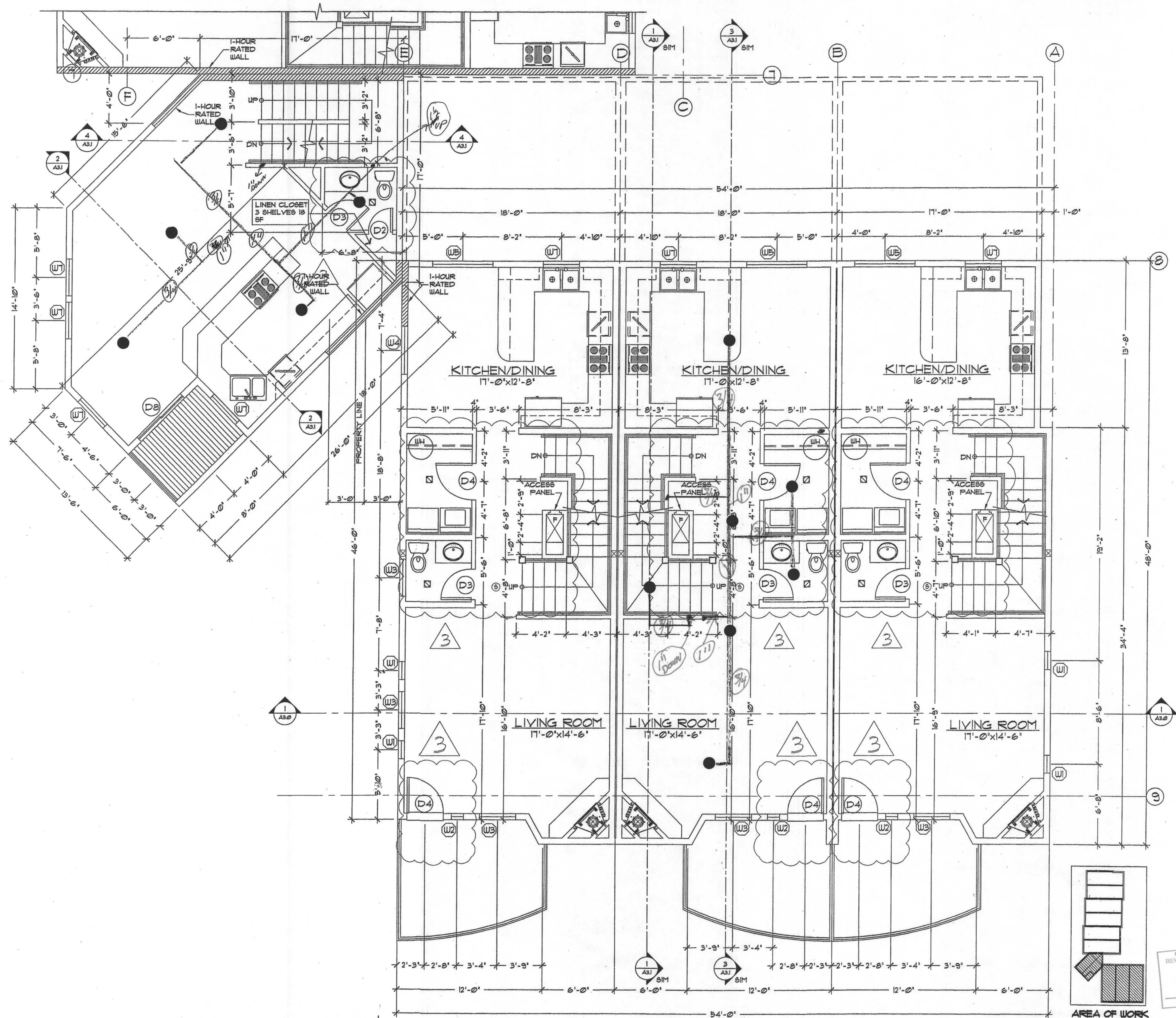
**AINSWORTH GRAND TERRACE**  
 PROJECT LOCATION:  
 515 NE AINSWORTH STREET  
 PORTLAND, OREGON

NO.	DATE	BY
1	03/24/08	
2	06/13/08	
3	01/12/09	
4	01/12/09	
5	01/12/09	
6	01/12/09	
7	01/12/09	
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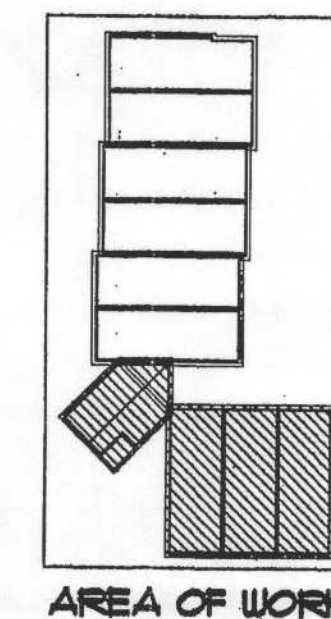
**SHEET:**  
 A-120

99  
 RS





**SOUTH BLOCK - FIRST FLOOR PLAN**  
SCALE=1/4"=1'-0"



City of Portland  
REVIEWED FOR COMPLIANCE  
OCT 01 2012  
Permit Number



**ARCHITECT**  
**WINSTEAD AND ASSOCIATES**  
ARCHITECTURE AND BUILDING CODE SERVICES, PC  
OREGON CITY, OREGON  
EXP. 06/08  
OFFICE: 503-723-8003 EMAIL: cody@winstead.com

**ENGINEERS**  
**ALPHA ENGINEERS**  
501 NE HOOD AVE. STE. # 310  
GRESHAM, OR 97030

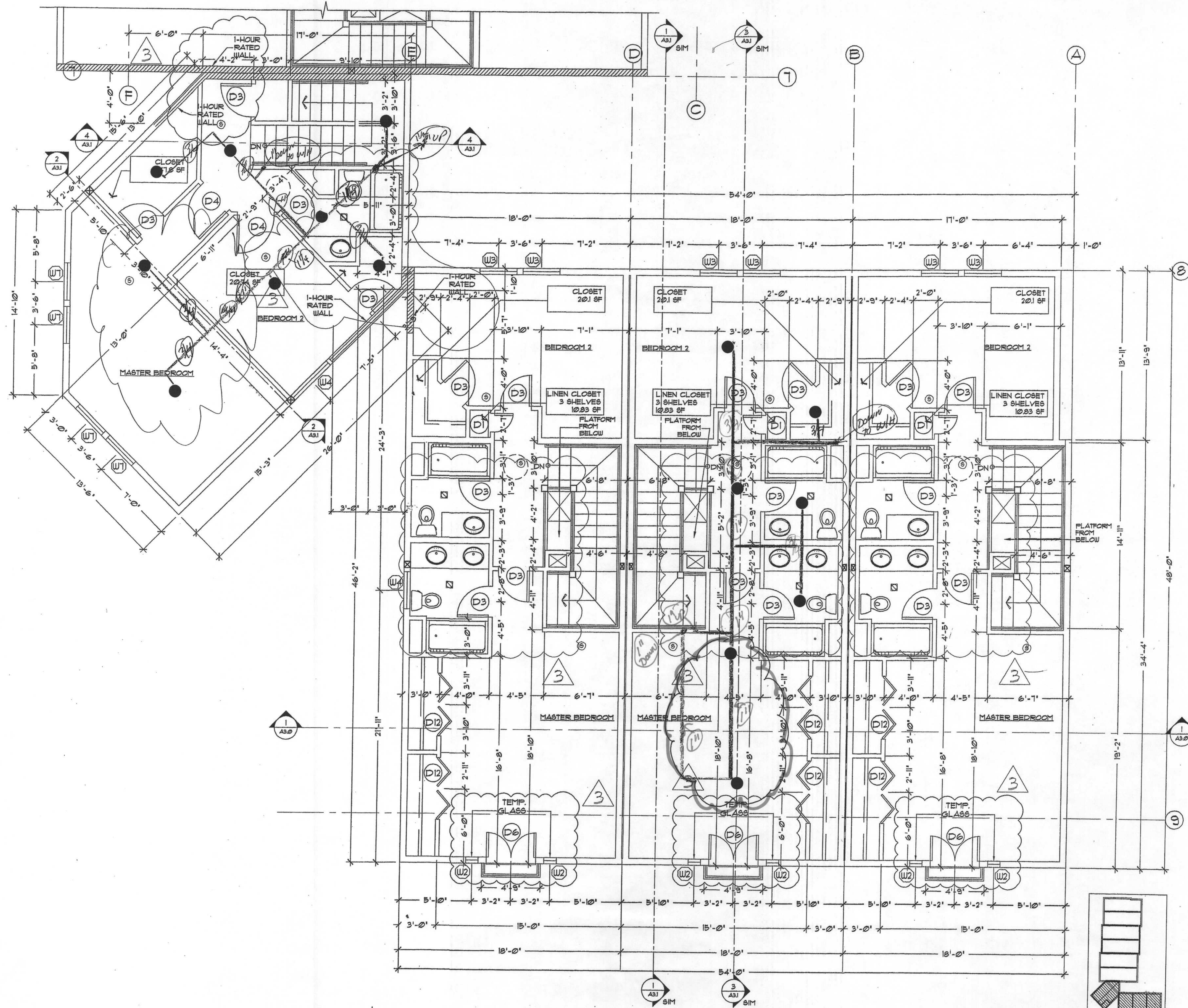
**CONTRACTOR**  
**OAK CUSTOM CONTRACTORS**  
23106 S. BONNEY RD.  
COLTON, OR 97101

**AINSWORTH GRAND TERRACE**  
PROJECT LOCATION:  
515 NE AINSWORTH STREET  
PORTLAND, OREGON

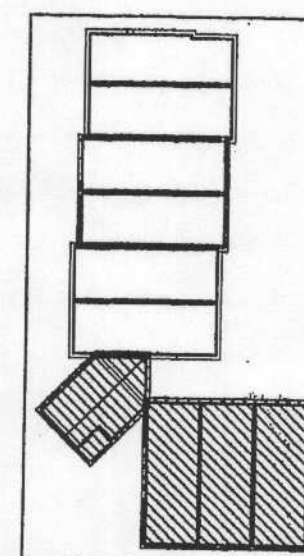
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1.		
2.	06/13/08	
3.		
4.		
DATE:	12/12/01	
SCALE:	AS-NOTED	
DESIGNER:		
CHECKER:	TJ, AM, RS	
FILE:	SW	
JOB:	041-06	

**SHEET:**  
**A-121**





**SOUTH BLOCK - SECOND FLOOR PLAN**  
SCALE - 1/4" = 1'-0"



AREA OF WORK

City of Portland  
REVIEWED FOR CONFORMANCE  
OCT 01 2012  
Permit Number



**ARCHITECT**  
**WINSTEAD AND ASSOCIATES**  
ARCHITECTURE AND BUILDING CODE SERVICES, P.C.  
714 MARSH ST. GRESHAM, OREGON 97030  
OFFICE: 503.752.5555 EMAIL: cody@winstead.com

**ENGINEERS**  
**ALPHA ENGINEERS**  
501 NE HOOD AVE. STE. # 310  
GRESHAM, OR 97030

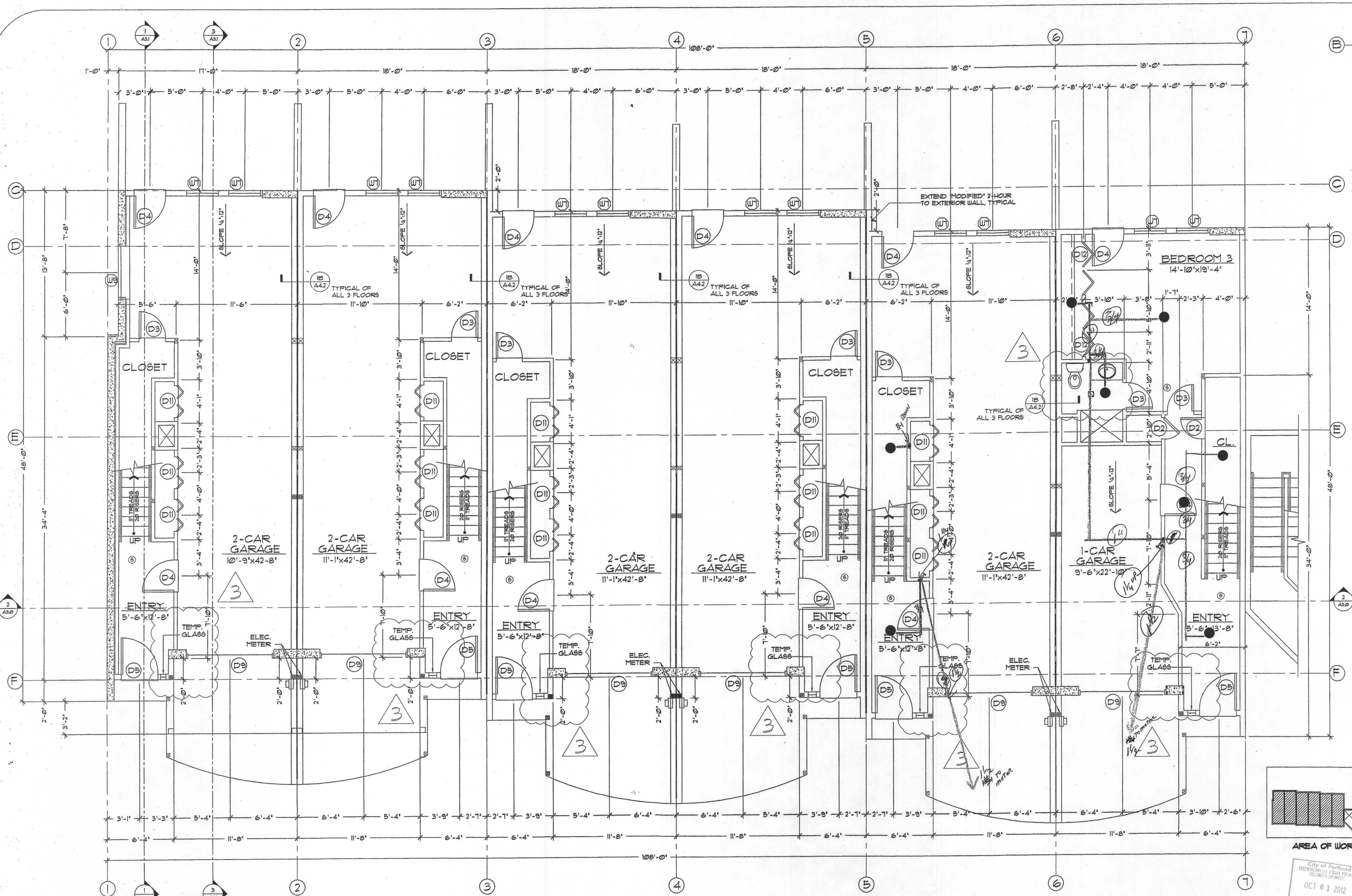
**CONTRACTOR**  
**OAK CUSTOM CONTRACTORS**  
23106 S. BONNEY RD.  
COLTON, OR 97101

**AINSWORTH GRAND TERRACE**  
PROJECT LOCATION:  
515 NE AINSWORTH STREET  
PORTLAND, OREGON

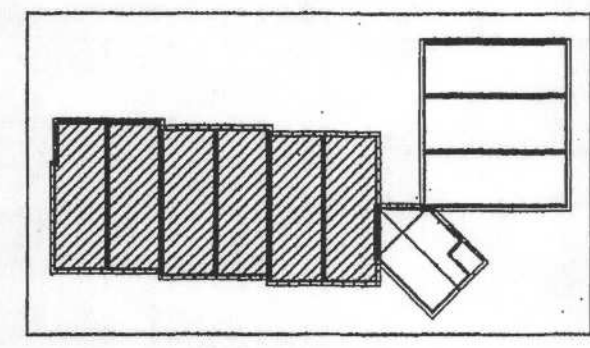
REVISION	NO.	DATE	BY
1.	1	06/13/08	
2.	2	02/20/09	
3.	3	02/20/09	
4.	4	02/20/09	
5.	5	02/20/09	
6.	6	02/20/09	
7.	7	02/20/09	
8.	8	02/20/09	
9.	9	02/20/09	
10.	10	02/20/09	

SHEET:  
**A-1.22**





**NORTH BLOCK - BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"



AREA OF WORK

City of Portland  
REVIEWED BY: JIM COONE  
CLUMP/CLUMP  
OCT 01 2012  
Permit Number

The written dimensions on this plan supercede scaled distances DO NOT SCALE THE DRAWINGS Any variations from conditions and dimensions shown on the drawings shall be reported to Winstead and Associates for resolution prior to proceeding with the work otherwise, the contractor shall be solely responsible for the cost of any necessary work.





ARCHITECT  
WINSTEAD AND ASSOCIATES  
ARCHITECTURE AND BUILDING CODE SERVICES, PC  
1500 NE OREGON STREET, SUITE 200  
PORTLAND, OREGON 97232  
OFFICE: 503.772.9765  
FAX: 503.772.9766  
EMAIL: winstead@winstead.com

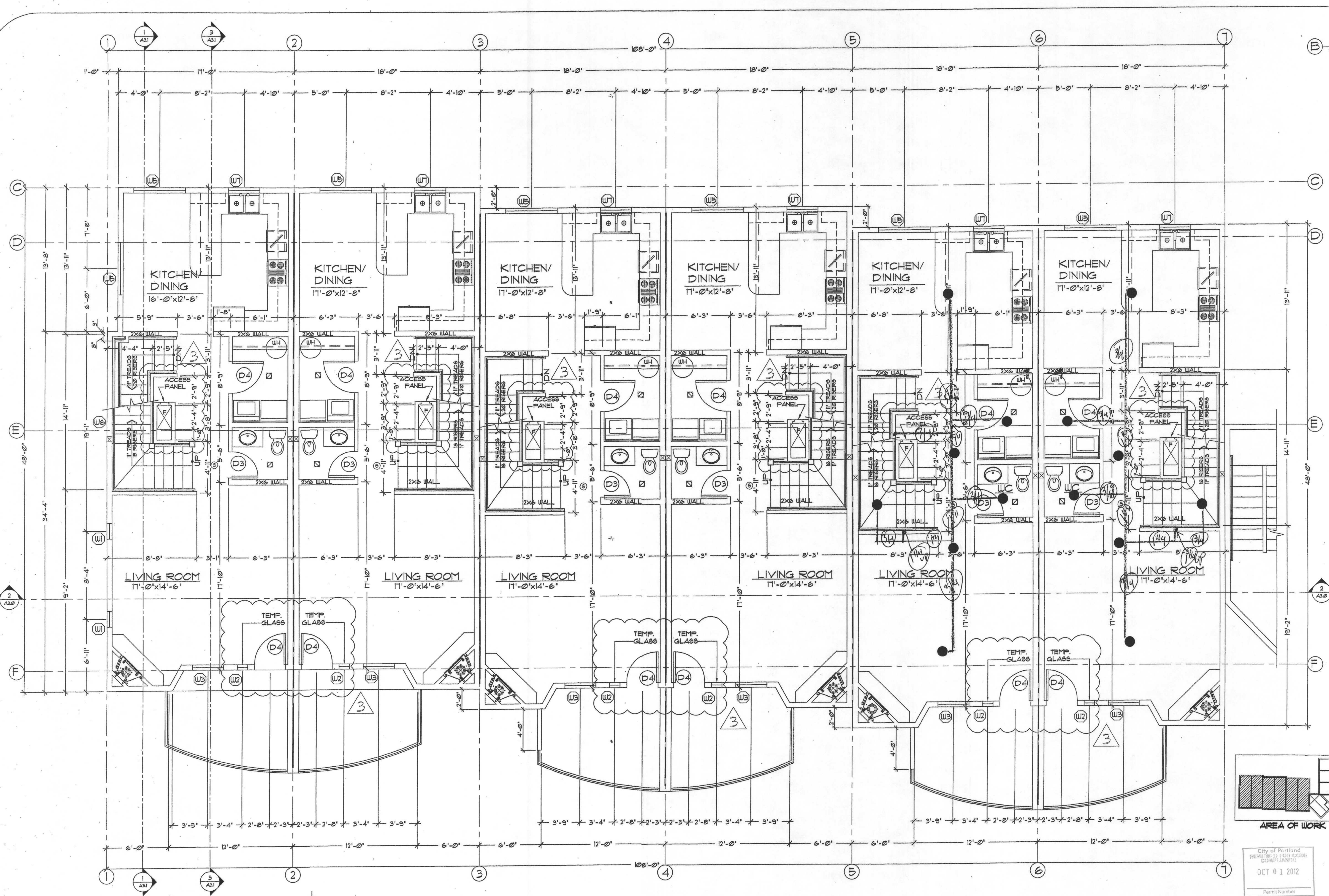
ENGINEER  
ALPHA ENGINEERS  
501 NE HOOD AVE., STE. # 310  
GRESHAM, OR 97030

CONTRACTOR  
OAK CUSTOM CONTRACTORS  
23106 S. BONNET RD.  
COLTON, OR 97101

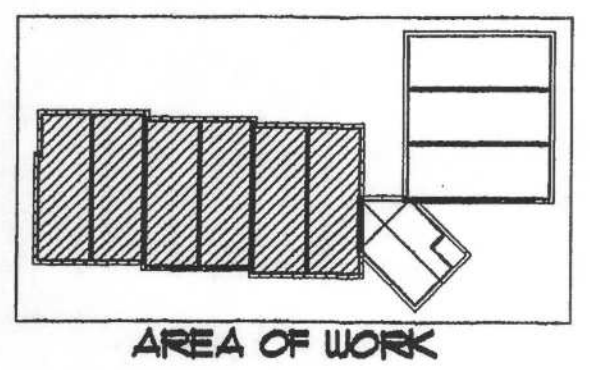
AINSWORTH GRAND TERRACE  
PROJECT LOCATION:  
515 NE AINSWORTH STREET  
PORTLAND, OREGON

REVISION	NO.	DATE	BY
1	06/13/08		
2			
3			
4			
DATE:	12/12/01		
SCALE:	AS NOTED		
DRAWN BY:	TJ, AM, RS		
CHECKED BY:	SW		
FILED:			
JOHN:	041-056		

SHEET:  
A-1.11



**NORTH BLOCK - FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



City of Portland  
REVIEWED BY: J. K. G. G. G.  
COMPLIANT  
OCT 01 2012  
Permit Number

The written dimensions on this plan supercede scaled distances DO NOT SCALE THE DRAWINGS Any variations from conditions and dimensions shown on the drawings shall be reported to Winstead and Associates for resolution prior to proceeding with the work; otherwise, the contractor shall be solely responsible for the cost of any necessary work.





ARCHITECT  
**Winstead and Associates**  
ARCHITECTURE AND BUILDING CODE SERVICES, INC.  
714 MAIN ST. OREGON CITY, OREGON 97045  
OFFICE: 503-723-8803 FAX: 503-723-8803

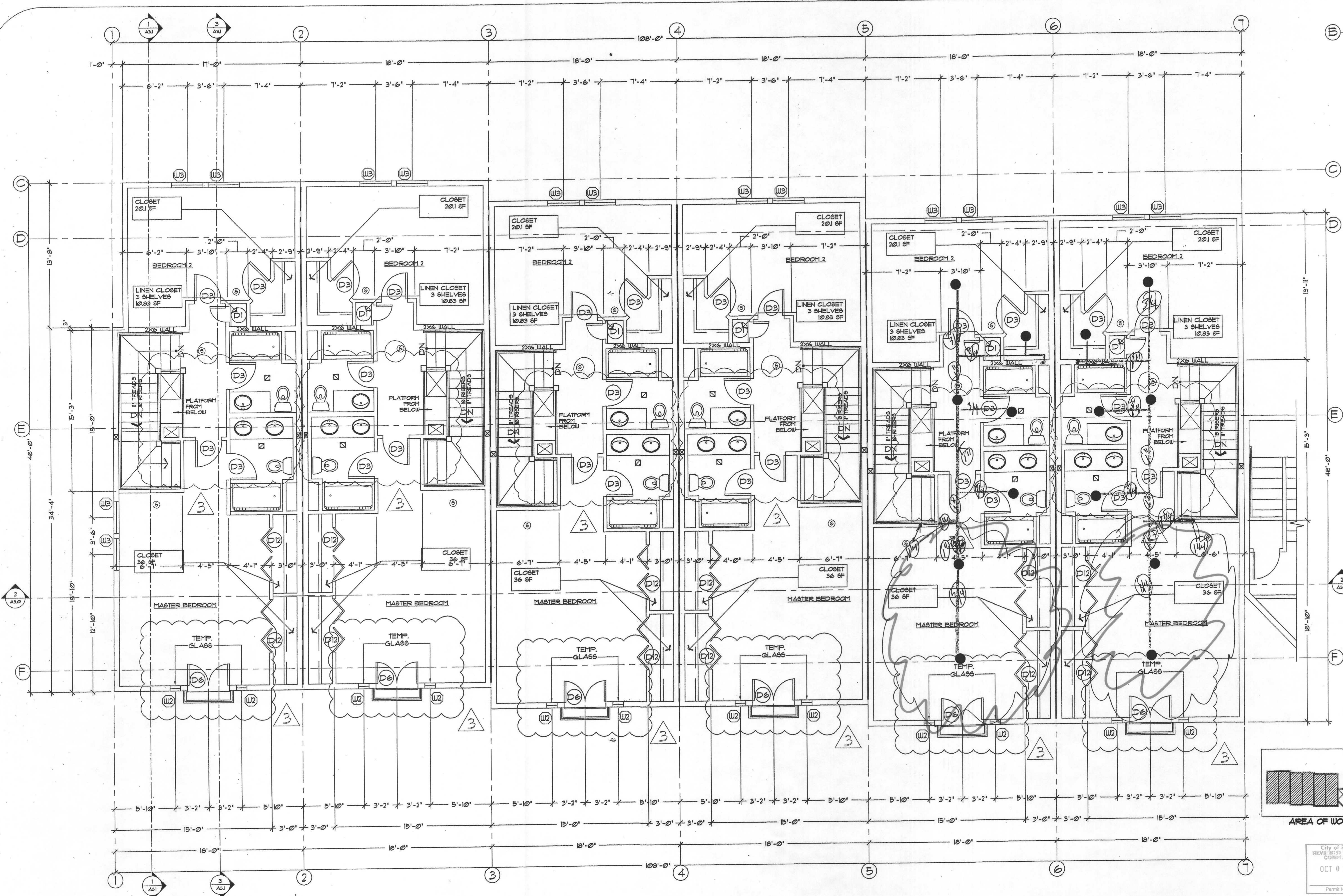
ENGINEERS  
**ALPHA ENGINEERS**  
23106 S. BONNEY RD.  
COLTON, OR 97011

CONTRACTORS  
**04K CUSTOM CONTRACTORS**  
501 NE HOOD AVE. STE. # 310  
COLTON, OR 97011

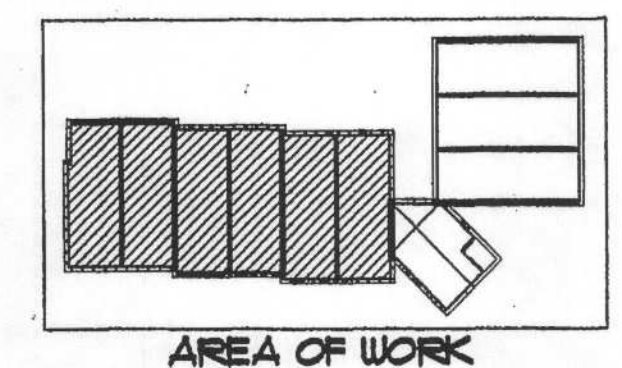
**AINSWORTH GRAND TERRACE**  
PROJECT LOCATION:  
519 NE AINSWORTH STREET  
PORTLAND, OREGON

REVISION			
NO.	DATE	BY	
1			
2			
3	06/13/08		
4			
DATE	10/12/07		
SCALE	AS NOTED		
ENGINEER			
DRAWN	TJ, AM, RS		
CHECKED	SW		
REVIEW			
JOHN	04-06		

SHEET:  
**A-1.12**



**NORTH BLOCK - SECOND FLOOR PLAN**  
SCALE-1/4"=1'-0"



City of Portland  
REVIEWED BY: [Signature]  
OCT 01 2012  
Permit Number

The written dimensions on this plan supercede scaled distances. DO NOT SCALE THE DRAWINGS. Any variations from conditions and dimensions shown on the drawings shall be reported to Winstead and Associates for resolution prior to proceeding with the work; otherwise, the contractor shall be solely responsible for the cost of any necessary work.