AINSWORTH GRAND TERRACE ROW HOUSES ISLAND SKY DEVELOPMENT CORP.

PROJECT # P1105

MATERIAL LEGEND

519 NORTHEAST AINSWORTH STREET - PORTLAND, OREGON 97217

General Notes & Supplemental Information The attached 81/2 x 11 sheets are part of this plan approval. Plans this information attached to the

approved set of plans.

PROJECT DIRECTORY

ARCHITECT:

JOHN LAPE, ARCHITECT

JOHN LAPE

520 SW 6TH AVE., SUITE 520

PORTLAND, OREGON 91204

PHONE: (503) 243-2831

FAX: (503) 221-5825

DL DESIGN GROUP GARY I. DARLING 9045 SW. BARBUR BLVD PORTLAND, OR 97219 PHONE: 503-225-1679

AMP.	AMPERE ANCHOR BOLT	F.HMS. F.HWS.	FLAT HEAD METAL SCREW FLAT HEAD WOOD SCREW	PH.	PHASE AND PHARMACY PANEL JOINT
SV.	ABOVE AIR CONDITIONING	FIN. FLA.	FINISH (ED) FULL LOAD AMPS	(PL). P/L.	POLE MOUNT PROPERTY LINE
OUST.	ACOUSTICAL TILE	FLASH'G FLCO	FLASHING FLOOR CLEANOUT	PL. PLAT	PLATE PLATFORM
A	AREA DRAIN AMERICANS WITH DISABILITIES	FLR	FLOOR (ING) FLUORESCENT	PLAM. PLC'S	PLASTIC LAMINATE PLACES
	ACT	F.O.	FACE OF	PLUMB.	PLUMBING
AAG	ADA ACCESSIBILITY GUIDELINES	F.O.C. F.O.F.	FACE OF CURB/CONCRETE FACE OF FINISH	PLYWD.	PLYWOOD
H	ADDENDUM ADHESIVE	F.O.S.	FACE OF MASONRY FACE OF STUDS/STEEL	PNT	PAINTED PREPAINTED
F. G.	ABOVE FINISH FLOOR ABOVE FINISH GRADE	F.O.T.	FACE OF TREAD FIREPROOFING	PROP.	PROPOSED POUNDS PER SQUARE FOOT
G	AGGREGATE	PRP.	FIBER REINFORCED PANEL	P.S.I.	POUNDS PER SQUARE INCH
im.	AREA LIGHTING ALUMINUM	FRTW.	FIRE-RETARDANT TREATED	P.T.D.	PRESSURE TREATED PAPER TOWEL DISPENSER
T. OD	ALTERNATIVE ANODIZED	F.S., F. FT.	FIRE SERVICE FOOT OR FEET	PTPR	PRESSURE TREATED FIRE
PROX.	ACCESS PANEL APPROXIMATE	FIG.	FOOTING FURRING	PTN PVC.	PARTITION POLYVINYL CHLORIDE
CH.	ARCHITECTURAL			PYMT.	PAVEMENT
TO. E.	AUTOMATIC AVENUE	G. GA.	GROUND AND NATURAL GUS GAUGE, GAGE	QTY.	QUANTITY
п	BATT INSULATION	GAL.	GALLON GALVANIZED	R	RAISER
og.	BITUMINOUS BUILDING	GB GC.	GYPSUM BOARD GENERAL CONTRACTOR	RAD	RADIUS RETURN AIR
<	BLOCK	GF.I.	GROUND FAULT CIRCUIT	RD.	ROAD, ROUND, ROOF DRAIN
D.	BOULEVARD BEAM, MENCH MARK	G.I.	INTERRUPTER GALYANIZED IRON (STEEL)	RE:	COORDINATE WITH
F.	BOTTOM OF BOTTOM OF FRAMING	GL GLB	GLASS, GLAZING GLUE-LAM BEAM	REFR. REINF	REFRIGERATION REINFORCED (ING.)
C.	BASE OF CURB	GND.	GROUND	REQ'D	REQUIRED
L T.	BOLLARD	GPS	GALVANIZED PIPE GALVANIZED STEEL SHEET	REY RFH.	REVISION(S), REVISED ROOF HATCH
D.	BUILDING PAPER BOARD	GSF.	GROSS SQUARE FOOTAGE GRAB BAR	RH RM.	RIGHT HAND ROOM
3.	BEARING	GWB	GYPSUM WALL BOARD	RND	ROUND
Z 	BRZONZE BOTH SIDE	HB.	HOSE BIB	RO. ROW.	ROUGH OPENING RIGHT OF WAY
IN.	BETWEEN BUILT-UP	HBD H.C.	HARDBOARD HANDICAPPED, HOLLOW CORE	RPC.	REFRIGERATION PROBE
	CONDUIT OR CELCIUS	HCA.	HEADED CONCRETE ANCHOR HIGH DENSITY, HEAVY DUTY	RVS.	REVERSE (SIDE)
В.	CABINET	HDR	HEADER	8.	SOUTH AND SLOPE
	CATCH BASIN AND CIRCUIT BREAKER	HDW HM.	HARDWARE HOLLOW METAL	S.A. S.C.	SUPPLY AIR SOLID CORE
iv	CENTER TO CENTER CLOSED CIRCUIT TY	HORIZ. H.P.	HORIZONTAL HIGH POINT, HORSE-POWER	SCD. SCHED.	SEAT COVER DISPENSER SCHEDULE
1.	CEMENT	HR	HOUR	SD.	SMOKE DETECTOR, SOAP
1.	CUBIC FOOT CUBIC FEET PER MINUTE	HT. HTG	HEIGHT HEATING	SEAL.	DISPENSER, STORM DRAIN SEALANT
	COUNTER FLASHING CORNER GUARD	HVAC	HEATING VENTING AND AIR CONDITIONING	SEC SF.	SECTION SQUARE FOOT/FEET
ī.	CEILING HEIGHT	HWH	HARDWOOD	SE. SHR.	SOUTHEAST
∍.	CAST IRON CAST IN PLACE		HOT WATER HEATER	SHT.	SHEET
	CONTROL JOINT	I.D.	INSIDE DIAMETER	SHTG. SIM.	SHEATHING SIMILAR
i. 2	CEILING CLEAR(ANCE)	IEP.	IVORY EMBOSSED PANEL	SL SND.	SLEEVE SANITARY NAPKIN DISPENSER
J.	CONCRETE MASONRY UNIT	IN.	INCH	SNR	SANITARY NAPKIN RECEPTACE
P.	CORRUGATED METAL PIPE CONCRETE OPENING AND	INCL INSUL.	INCLUDE(D), (ING) INSULATION	SPEC SQ.	SPECIFICATION(S) SQUARE
<u> </u>	CLEAN-OUT, CONDUIT ONLY	INT.	INTERIOR AND INTERCOM INVERT	88. 88T.	SANITARY SEWER STAINLESS-STEEL
NC.	CONCRETE			ST.	STREET
NST NT.	CONSTRUCTION	JANT	JANITOR JANITOR CLOSET	STA. STD.	STATION STANDARD
NTR	CONTRACTOR	JC JT.	JOINT AND JOINT TRENCH	STEUC.	STEEL STRUCTURAL
RR	CORRIDOR	KIT.	KITCHEN	SUPP	SUPPLEMENT, SUPPLY
11	COUNTERSINK	Ko.	KNOCKOUT	SUSP.	SUSPENDED SHEET VINYL
2	CERAMIC TILE CENTER	LAM.	LAMINATE(D) LAYATORY	SW.	SOUTHWEST
D	CONNECTION CUBIC YARD	LBS. LF.	POUNDS LINEAR FEET	TR	TREAD, TRANSFORMER
		LH	LEFT HAND	T.B.	TOWER BAR
A	DOUBLE ACTING DEFORMED BAR ANCHOR	L.P.	LOW POINT LIGHT WEIGHT	T.C.	TOP OF CURB TONGUE & GROOVE
L.	DOUBLE DEMOLISH, DEMOLITION	MAS'Y	MASONRY	T.D. TELE.	TOP OF DRAIN TELEPHONE
9	DEPRESSED	MAX.	MAXIMUM	TEMP.	TEMPERED
	DRINKING FOUNTAIN DIAMETER	MB MBT	MARKER BOARD MACHINE BOLT	THK. THRES.	THICKNESS THRESHOLD
G I.	DIAGONAL DIMENSION	MECH. MET.	MECHANICAL METAL	TKBD T.O.	TACKBOARD
10000	DIVISION	MEZZ	MEZZANINE	T.O.C.	TOP OF CURB/CONCRETE
P	DISPOSAL DEAD LOAD	MFR MGR	MANUFACTURER MANAGER	TOD. TOF.	TOP OF DECK TOP OF FRAMING
	DEMOUNTABLE DOWN	MH. MIN.	MANHOLE MINIMUM	T.O.P.	TOP OF MASONRY TOP OF PAYEMENT/PARAPET
	DAMPPROOFING	MIR	MIRROR	T.O.S.	TOP OF SLAB TOP OF WALL
	DOOR DOWNEPOUT	MISC. M.O.	MISCELLANEOUS MASONRY OPENING, MONEY	T.P.D.	TOILET PAPER DISPENSER
	DRAIN TILE DETAIL	MOD	ORDER MACHINE MODULAR	T.S.	TUBE STEEL, TEMPERATURE SENSOR
3. R	DRAWING DRAWER	MP MRD.	METAL PANEL METAL ROOF DECK	T.T.B.	TELEPHONE TERMINAL BOARD
		MRGWB	MOISTURE RESISTANT GYPSUM	TYP.	TYPICAL
	EAST	MT'D	WALL BOARD MOUNTED	v.	VOLTS AND VENT
S.	EXPANSION BOLT	MTL. MULL	MATERIAL(8)	VB V.C.T.	VAPOR BARRIER VINYL COMPOSITION TILE
	EXTERIOR INSULATION FINISH	MUK	MULLION MILLWORK	VENT.	VENTILATION
	EXPANSION JOINT ELEVATION	MWP	MEMBRANE WATERPROOFING	VERT. VEST.	VERTICAL VESTIBULE
C.	ELECTRIC EMERGENCY	N	NORTH, NEUTRAL (ELECTRICAL)	VG V.IF.	VERTICAL GRAIN VERIFY IN FIELD
1	ENCLOSE(URE)	NAT	NATURAL	VR	VENT RISER
10	ELECTRIC PANEL BOARD ETHYLENE PROPYLENE DIENE	NE. N.I.C.	NORTHEAST NOT IN CONTRACT	VS VT	VINYL STRINGER VINYL TREAD
	MONOMER	NO. OR *	NUMBER NOMINAL	YTR YWC.	VENT THRU ROOF VINYL WALL COVERING
1115	EQUIPMENT	NTS.	NOT TO SCALE		WEST, WATTS AND WATER
C.	EXTERIOR SPECIAL COATING	NW.	NORTHWEST	W. W/	WITH
c.	EACH WAY ELECTRIC WATER COOLER	OBS	OVERALL OBSCURE	WD.	WITHOUT
	EXISTING	OC.	ON CENTER, OVER COUNTER	WGL.	WIRE GLASS WATERPROOF
	EXHAUST EXPANSION	OD. OFCI	OUTSIDE DIAMETER OWNER FURNISHED,	WP. W.P.	WORK POINT
0	EXPOSED EXTERIOR	OFOI	CONTRACTOR INSTALLED OWNER FURNISHED, OWNER	W.P.	WASTE RECEPTACLE WATER VALVE
			INSTALLED OVERHEAD	wwf.	WELDED WIRE FABRIC
	FIRE ALARM FLUID APPLIED FLOORING	OHMS	OVERHEAD METAL SCREW	186 18	
	FLAT BAR FLOOR DRAIN	OHUS OPG.	OVERHEAD WOOD SCREW OPENING	ws	WATER CLOSET WATERSTOP
L	FOUNDATION	OPH.	OPPOSITE HAND	WPANEL	WIDTH, WIDE WOOD PANEL(ING)
c	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	OPP.	OPPOSITE OVERFLOW ROOF DRAIN		1
	FINISH FLOOR ELEVATION	0.8.A. 0.8.B.	OUTSIDE AIR ORIENTED STRAND BOARD	(M)	MODIFIED EQUIPMENT NEW CONSTRUCTION,
	FINISH FLOOR LINE FLAT GROWN	O.T.B.	OUT TO BID	(E)	EQUIPMENT EXISTING CONSTRUCTION,
01/21/200	FIBERGLASS	P.	POLE		EQUIPMENT RELOCATED EQUIPMENT
c.	FIRE HYDRANT FIRE HOSE CABINET	PAR (PC).	PARAPET PHOTO-CELL LIGHTING	ROGO	AT
		PC	PORTLAND CEMENT	¢.	CENTERLINE DIAMETER OR ROUND

SYMBOL	DESCRIPTION	REMARKS
1 A-8	DETAIL REF. SYMBOL	* ON TOP REFERS TO DWG. LOCATION. * ON BOTTOM REFERS TO SHEET NUMBER
1 A-8	BUILDING SECTION REF. SYMBOL	SEE DETAIL REF. ABOVE
1 A-8	WALL / PARTIAL SECTION REF. SYMBOL GRID IDENTIFICATION SYMBOL KEYNOTE SYMBOL FINISH MATERIAL TYPE	SEE DETAIL REF. ABOVE
1	GRID IDENTIFICATION SYMBOL	IDENTIFIES CENTER LINE OF GRID
A	WINDOW REF. SYMBOL	SEE WINDOW SCHED.
@3	DOOR STYLE	SEE DOOR SCHED.
2	KEYNOTE SYMBOL	REF. "KEYNOTE" LIST ON SHEET WHICH SYMBOL OCCURS
9	FIRE RATED ASSEMBLY	
SITE AND ELL	EVATION REFERENCES	
100	FINISHED GRADE ELEVATIONS	
(100)	EXISTING GRADE ELEVATIONS	
0 100	SPOT ELEVATIONS	

100	FINISHED GRADE ELEVATIONS
(100)	EXISTING GRADE ELEVATIONS
0 100	SPOT ELEVATIONS
*	- PROPERTY LINE
	STRUCTURE CENTERLINE
	- SWALE/FLOW LINE

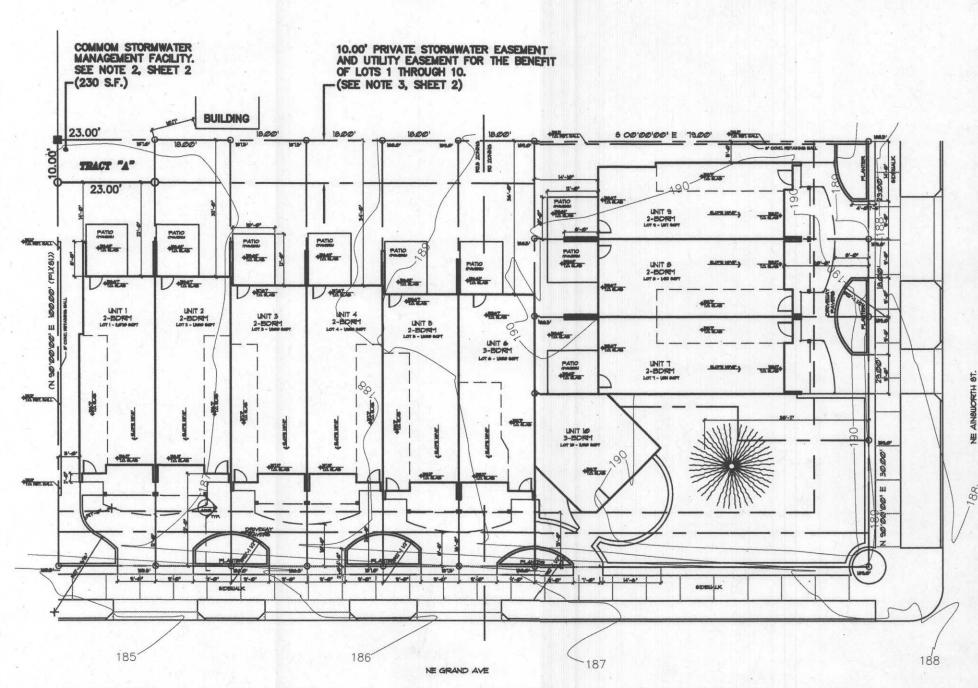
DISCIPLINE
SERIES
REFRENCE NO. OF RELATED

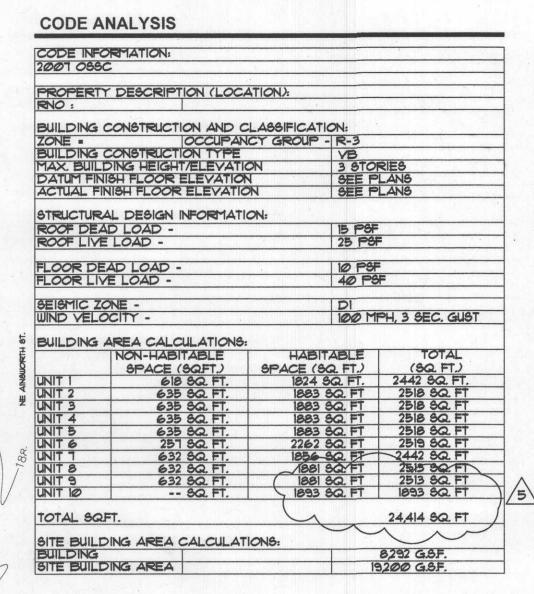
SYMBOL	DESCRIPTION
	METAL STUD
П	METAL CHANNEL/TRACK
	METAL (ALUM, STEEL, ETC.)
	PLYWOOD/O.S.B. PANELING
	ROOF TOP GRAVEL
	EARTH
	BRICK MASONRY
	CONCRETE
	CONCRETE MASONRY UNIT
	ASPHALT CONCRETE
	LIGHTWEIGHT CONCRETE/ SAND/ROOF TOP GRAVEL AND/ OR STUCCO/ EJFS
P 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	GYPSUM BOARD
505	POROUS FILL, DRAINAGE FILL
	RIGID INSULATION AND/OR CERAMIC TILE
	BATT INSULATION
	CONCRETE MASONRY UNIT (STRUCTURAL ENLARGED DETAILS)
×	WOOD STUD/ BLOCKING
	WOOD BLOCKING
	FIN CARPENTRY

		BUILDING PERMIT	LAND USE REVISION	REVISION 04/8/2008	REVISION 06/13/0008	PLAN EXAM. COMMENTS	DI AN TIXAM COMPENTS
SHEET	TITLE						
AI	INFORMATION SHEET	0		-	0	0	1
CS-1	COA RESPONSE & CODE SUMMARY	10					1
	INE: CIVIL					,	
CØ	COVER SHEET	0					1
C-1.1	EXISTING CONDITIONS	0	-		-	-	1
C-2.1 C-3.1	PRIVATE UTILITIES & WATER PLAN		-	-			1
C-32	SANITARY SEWER IMPROVEMENTS			199			+
C-4.1	STORM PLAN						
C-5.1	STORM CALCULATIONS SHEET						
DISCIPI	INE. I ANDSCAPE						
L-10	INE: LANDSCAPE	10	T 885	T		100	T
L-180	LANDOCATE FLAN	10		1			1
DISCIP	INE: ARCHITECTURAL						
AQ.1	SITE PLAN	10				-	I
A1.10	NORTH BLOCK BASEMENT PLAN	0					F
ALII	NORTH BLOCK FIRST FLOOR PLAN	0					+
A1.12	NORTH BLOCK SECOND FLOOR PLAN	0	-	-	-	1 60	+
A120 A121	SOUTH BLOCK BASEMENT PLAN SOUTH BLOCK FIRST FLOOR PLAN	8		-	400	100	+
A122	SOUTH BLOCK SECOND FLOOR PLAN	Ö	1		-		t
Al3	ROOF PLAN	0				0	1
A2.0	ELEVATIONS 1	0	0	0			F
A2.1	ELEVATIONS 2	0		0		0	+
A20 P A30	ELEVATIONS 3 SECTIONS 1	0	-		-	0	+
A3.1	SECTIONS 2	Ö				0	†
A3.2	SECTIONS 3	0	1	177		0	t
A40	DETAILS I	0					T
A4.1	DETAILS 2	0				0	1
A42	DETAILS 3 / WALL TYPES	0	-		-	0	+
A5.0	DOOR & WINDOW SCHEDULES	0	0	-	-	9	+
A60	KITCHEN ELEVATIONS	0	-	-	-		+
SP-1	SHORT FORM SPECS					1	1
DISCIP	INE: STRUCTURAL						
5-1.10	GENERAL NOTES	0				0	T
9-1.11	PLAN NOTES & SCHEDULES	0				0	Ţ
8-2.10	NORTH BLOCK FOUNDATION PLAN	0	-		-	0	+
8-2.11	SOUTH BLOCK FOUNDATION PLAN	0	-	-	-	0	+
8-3.10 8-3.11	SHEARWALL & FRAMING PLAN SHEARWALL & FRAMING PLAN	0	+		1	0	+
S-3.12	SHEARWALL & FRAMING PLAN	10	1			0	+
5-320	SHEARWALL & FRAMING PLAN	ŏ				0	+
5-321	SHEARWALL 4 FRAMING PLAN	0				0	+
5-322	SHEARWALL & FRAMING PLAN	0					T
5-4.10	CONCRETE DETAILS	0				0	I
3-4.11	CONCRETE DETAILS	0				0	1
9-5.10	WOOD DETAILS	0			-	0	1
9-5.11	WOOD DETAILS	0	-	-	-	0	+
S-5.12						1 00	

DRAWING INDEX

MECH. 4 PLUMBING ENGINEER:		ELECTRICAL ENGINEER:	
	RY AGENCIES		
PLANNING/ ZONING:	CITY OF PORTLAND 1900 SW 4TH AVE. STE. 4100 PORTLAND, OR 97201 PHONE: (503) 823-7700 FAX: (503) 823-7800 CONTACT:	WATER SERVICE:	PORTLAND WATER BURE, 1120 SW FIFTH AVE. RM600 PORTLAND, OR 91204 PHONE: (503) 823.1404 FAX: CONTACT:
BUILDING INSPECTION:	CITY OF PORTLAND PORTLAND, OR 97204 PHONE: (503) 823-7456 FAX: (503) 823-5433 CONTACT: RUSS TILANDER	SEWER SERVICE:	PORTLAND WATER BURE, 1120 SW FIFTH AVE. RM 60 PORTLAND, OR 97204 PHONE: (503) 823.7404 FAX: CONTACT:
CITY HALL:	CITY OF PORTLAND 1221 SW 4TH AVE. PORTLAND, OR 97204 PHONE: (503) 823-4120 FAX: CONTACT:	NATURAL GAS SERVICE:	NW NATURAL PHONE: (503) 226-4211 FAX: CONTACT:
FIRE DEPARTMENT:	PORTAND FIRE & RESCUE 55 SW ASH STREET PORTLAND, OR 91204 PHONE: (503) 823-3110 FAX: (503) 823-3100 CONTACT:	ELECTRICAL SERVICE:	PACIFIC POWER PHONE: FAX: CONTACT:
POLICE DEPARTMENT:	PORTLAND POLICE BUREAU IIII SW 2ND AVE. PORTLAND, OR 97204 PHONE: (503) 823-0000 FAX: CONTACT:		





DEF	ERRED SUBMITTALS	
DEFE ON E	RRED DRAWINGS, PLACE A ACH SHEET, THEN SUBMIT	ENGINEER SHALL REVIEW ALL A SHOP DRAWING REVIEWED STAMF THE DOCUMENTS TO THE BUILDING WAND APPROVAL. 088C 1063.4.1
MECH	ANICAL SYSTEMS	

Applicant assumes responsibility for proper repair or replacement of any street surface damage, or in any manner adversely altered from its original condition.

OFFICE OF TRANSPORTATION



VICINITY MAP	
NOT TO SCALE	
RECEIVED	BECEIV
AUG 2 3 2012	SEP 1 9 2012

BDS DOCUMENT SERVICES

DOCUMENT SERVICES

REPLACES SHEETS S2.10, S2.11, S3.10, S3.11, S3.20, S3.21

ISLAND SKY DEVELOPMENT DENNIS WALSH 10260 SW GREENBURG RD. PORTLAND, OR 97223 PHONE: 503-977-3353

HHPR STEVE ENTENMAN 205 SE SPOKANE ST., SUITE 200 PORTLAND, OR 97202 PHONE: (503) 221-1131 FAX: (503) 221-1171

August 17, 2012

CONTRACTORS NOTE:
ONE SET OF THE APPROVED PLANS BEARING THE STAMPS OF THE CITY OF PORTLAND BUILDING DIVISION MUST BE MAINTAINED ON THE PROJECT SITE THROUGHOUT ALL PHASES OF CONSTRUCTION AND MUST BE MADE AVAILABLE TO BUILDING AND FIRE INSPECTORS FOR REFERENCE DURING INSPECTION. OSSC, 1063.1.

SITE PLAN

CONSTRUCT CITY STANDARD DRIVEWAY NO. 3/0

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-2.0 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 GROUNDCOVER, 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 GROUNDCOVER AS APPROPRIATE.

- 3. THE APPLICANT SHALL PROVIDE THE FOLLOWING AMENITY OPTIONS FOR THE UNITS ON LOTS 6-10 AS SPECIFIED IN CODE SECTION 33.120.265.C:
- THREE-BEDROOM UNITS

THE APPLICANT IS PROVIDING TWO OF THE TEN UNITS AS THREE-BEDROOM UNITS. CODE SECTION 33.120265.C3 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 UNITS COMPLIANCE WITH THE REQUIREMENT OF 96 SQUARE FEET OF INDIVIDUAL OUTDOOR AREA.

						115 1199	UNIT 7	UNIT 8	UNIT a	UNIT 10
	UNIT 1	UNIT 2	UNITS	UNIT 4	UNIT 5	UNIT 6	UNIT	UNITO	UNII 5	UNIT 12
TOTAL	979 ft ²	573 ft ²	609 ft	609 ft ²	645 ft ²	645 ft ²	673 ft ²	267 ft ²	596 ft	2237 ft ²

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

- c. STORAGE AREAS
- a. INTERIOR STORAGE

1. KITCHENS	3									
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT T	UNIT 8	e TINU	UNIT 10
DRAWERS	20 ft ²	23.5 ft ²								
SHELVES										

2. BEDRO	om clos	ETS								~
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNITT	UNIT 8	UNIT 9	UNIT 10
M. BDRM	36 ft ²	42.4 ft ²	36 ft ²	36 ft ²	20.7 ft ²					
BDRM 2	16.9 ft ²	23.3 ft ²	16.9 ft ²	19.0 ft ²						
BDRM 3						23.2 ft ²				203 ft

3. LINEN C	LOSETS	*									
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNITT	UNIT	8	UNIT 9	UNIT 10
TOTAL	108 ft ²	10.8 ft ²	108 ft ²	10.8 ft ²	10.8 ft ²	22.1 ft ²	10.8 ft ²	10.8	ft ²	10.8 ft ²	18.0 ft ²

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT T	UNIT 8	e TINU	UNIT 10
TOTAL	22 ft ²	12.8 ft 2	12.9 ft ²	12.9 ft ²	12.9 ft ²	10 ft ²				

LARGE ITEM STORAGE

UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10

OTAL see below see below see below see below see below see below 50 ft 2 50 ft 63 ft 63 ft 50 ft 2

b. STORAGE FOR LARGE ITEMS.

ALL UNITS HAVE A GARAGE WHICH COMPLIES WITH THIS REQUIREMENT.

STORAGE AREAS ARE COMPLIANT. TOTAL AMENITY BONUS OF 5 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 3820 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-5.0 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-50 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 is project consists on the construction of ten single family units. Each unit is built on an individual lot. The project is being submitted as atownouse while simultaneously processing the land division to separate lots

Building Code:

The building code used for this project is the Oregon Residential Specialty Code, Appenidix 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.

<u>City Codes and Ordinances</u>:
Since this project is beibng 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 fo 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.

AO103.7.3.12. 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 metail 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 occuers 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:

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

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 unbostructed 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.

City of Portland
REVIEWED FOR CODE
COMPLIANCE

OCT 0 1 2012

Permit Number

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2561
PORTLAND, OR
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5/14/12 PLAN EXAMINATION COMMENTS
| S/17/12 PLAN EXAMINATION COMMENTS

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August 17, 2012

WORKING DATE:

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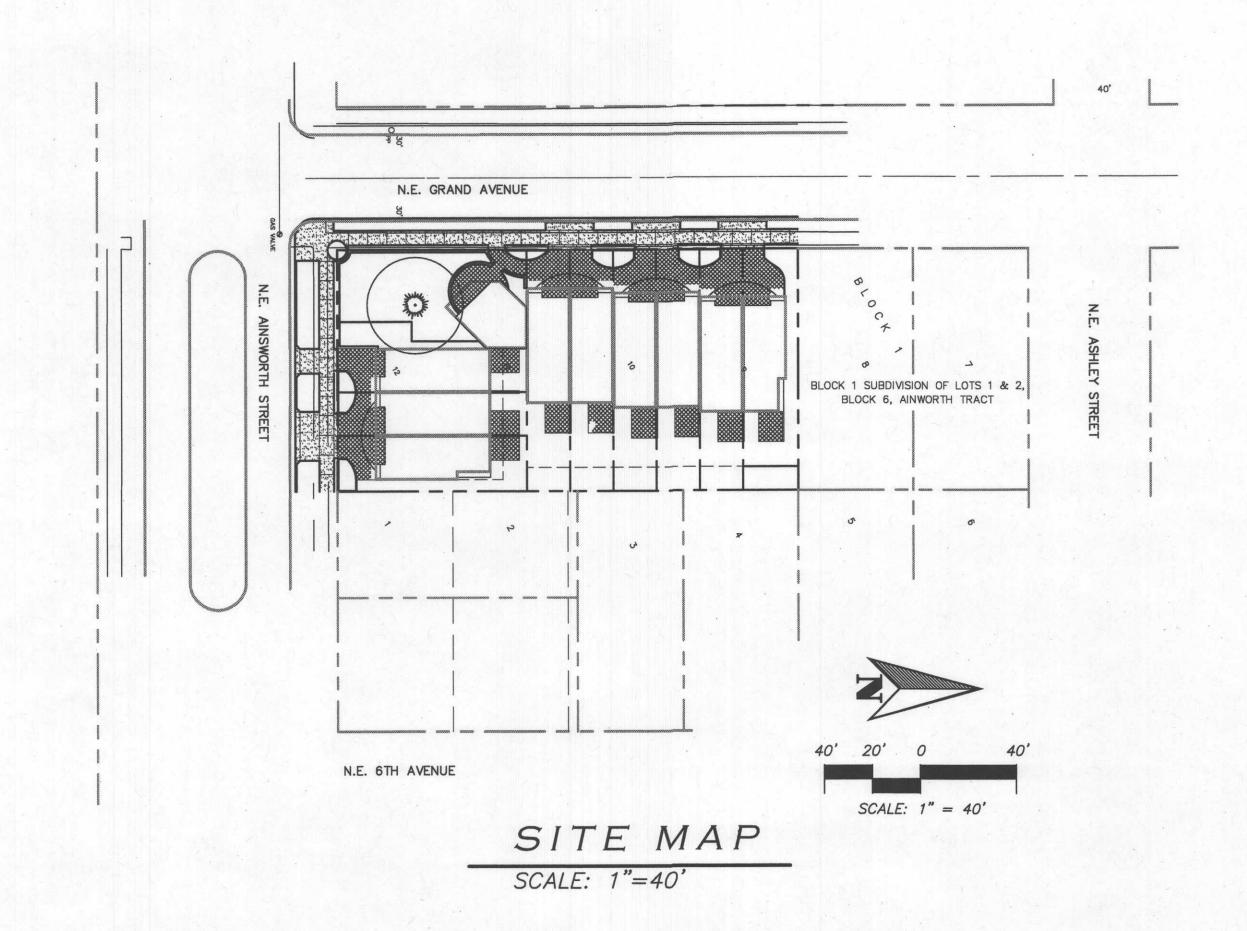
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NE AINSWORTH ROWHOUSES

PORTLAND, OREGON

PROCECULAR SERVICE SER



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.
- 2. 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.
- 3. 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.
- 4. THE CONTRACTOR IS TO LEAVE THE PROJECT FREE OF DEBRIS AND UNUSED MATERIALS UPON COMPLETION.
- 5. 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.
- 6. 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.
- 7. TEMPORARY EROSION CONTROL METHODS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.
- 8. 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.
- 9. 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.
- 10. NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE WITHOUT PRIOR PERMISSION OF THE ENGINEER AND THE CITY ENGINEER.
- 11. 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

ASPHALT CONCRETE ARCHITECT BOTTOM OF CURB BOTTOM BOTTOM OF STEP BOTTOM OF WALL CATCH BASIN CUBIC FEET CONCRETE CONNECTION CITY OF PORTLAND DUCTILE IRON PIPE DOWNSPOUT DRAWINGS EXISTING GRADE ELEVATION EXISTING FINISH GRADE FIRE DEPARTMENT CONNECTION FIRE HYDRANT HIGH DENSITY POLYETHYLENE INVERT ELEVATION LINEAL FEET MAXIMUM MAILBOX MANHOLE MINIMUM NON-PERF NON-PERFORATED PERFORATED PROPOSED POLYVINYL CHLORIDE STORM DRAIN SQUARE FEET SANITARY SEWER STANDARD TOP OF CURB

> TOP OF STEP TYPICAL TOP OF WALL WATER METER

SHEET INDEX

CO COVER SHEET

C1.1 EXISTING CONDITIONS PLAN
C2.1 GRADING PLAN

C3.1 PRIVATE UTILITIES AND WATER PLAN

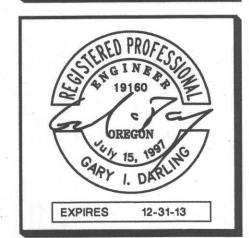
C3.2 SANITARY SEWER IMPROVEMENTS PLAN

C4.1 STORM PLAN

4 C5.1 STORM CALCULATION SHEET







AINSWORTH ROWHOUSE PROPORTILAND, OREGON

PROJECT
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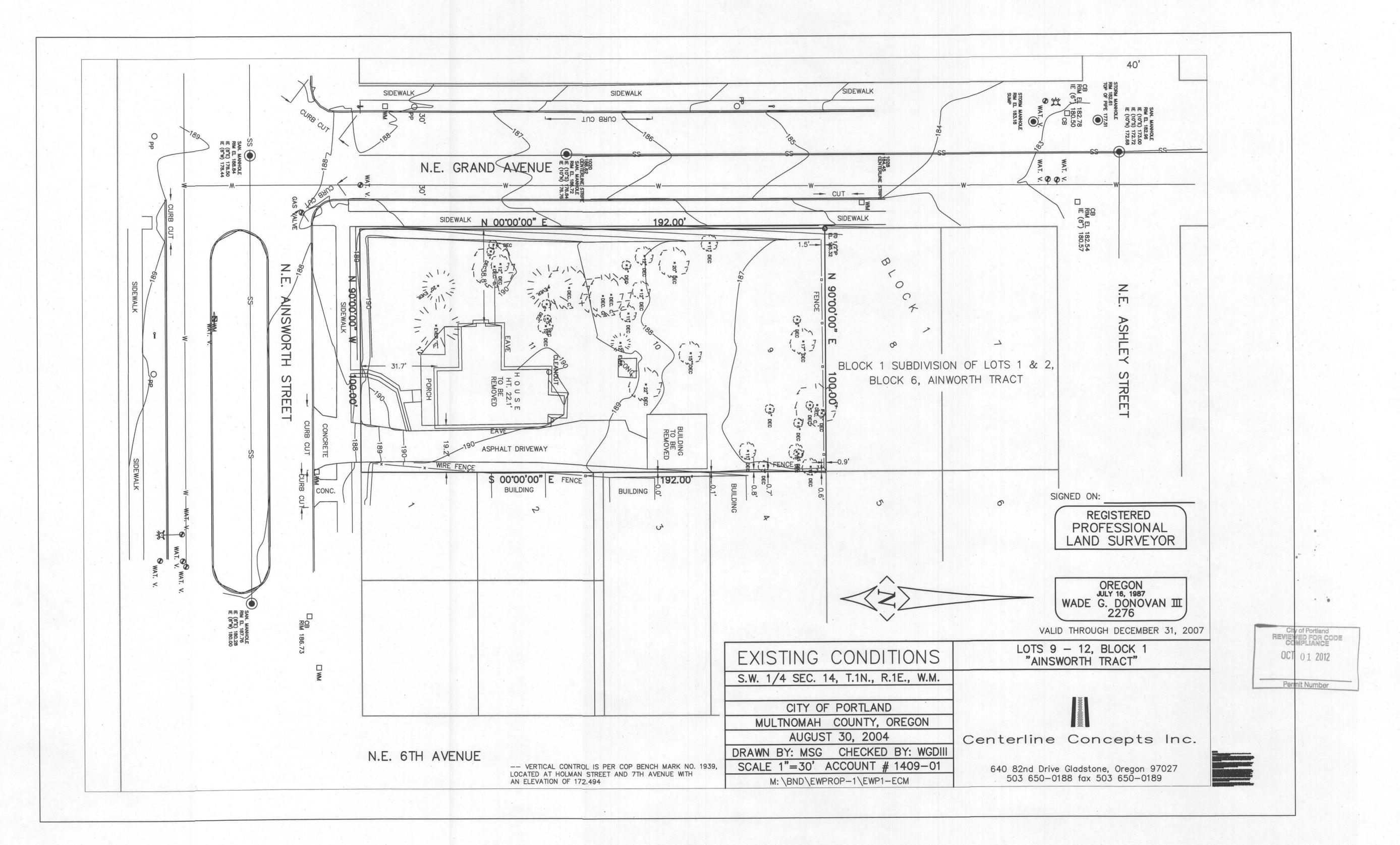
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Designed By: XXX

Checked By: GID





DESIGN GROUP INC.

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



NE AINSWORTH ROWHOUSE PROJE
PORTLAND, OREGON
FXISTING CONDITIONS

REV. DATE BY

PROJECT
NUMBER WLS001

Date: 02/15/2008

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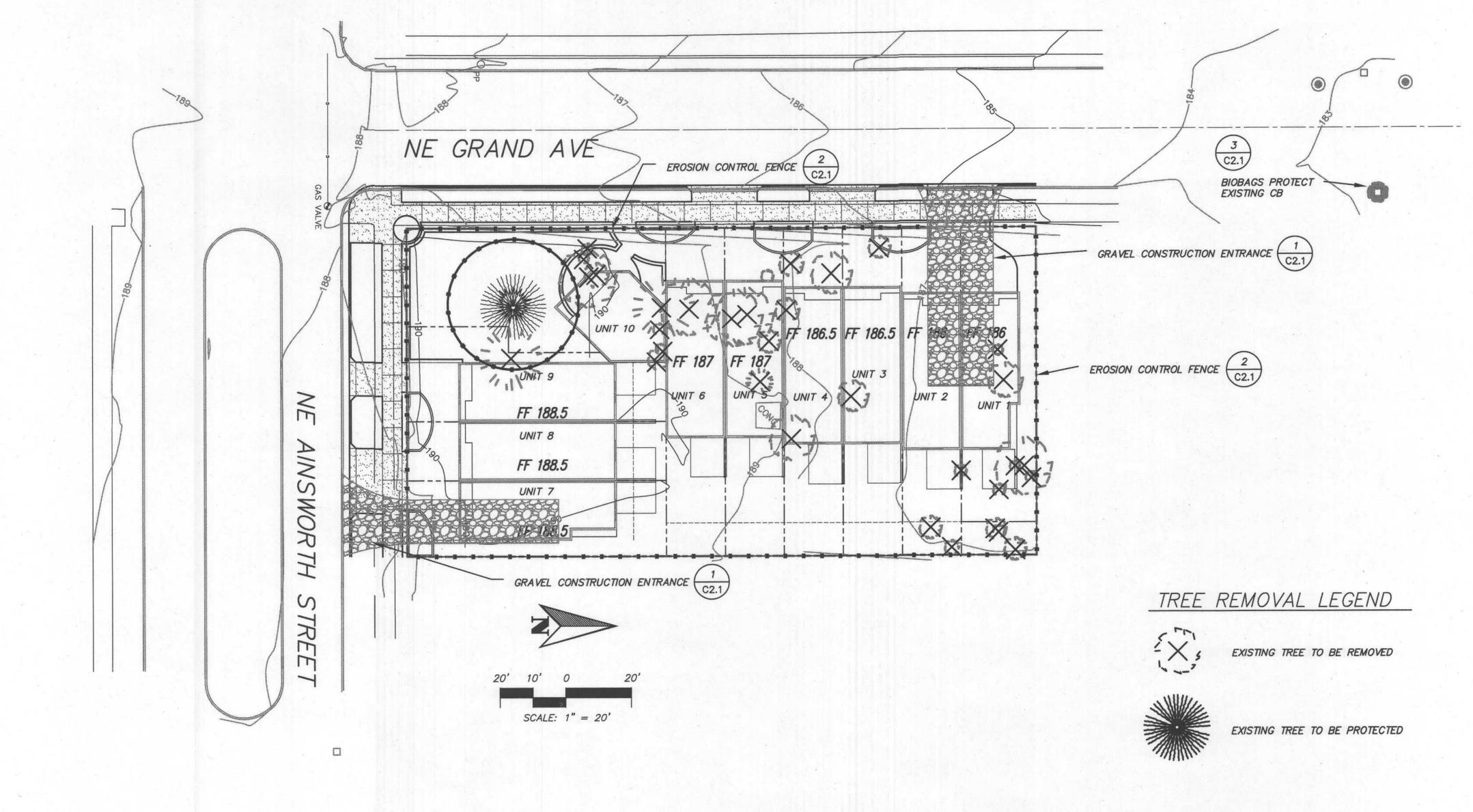
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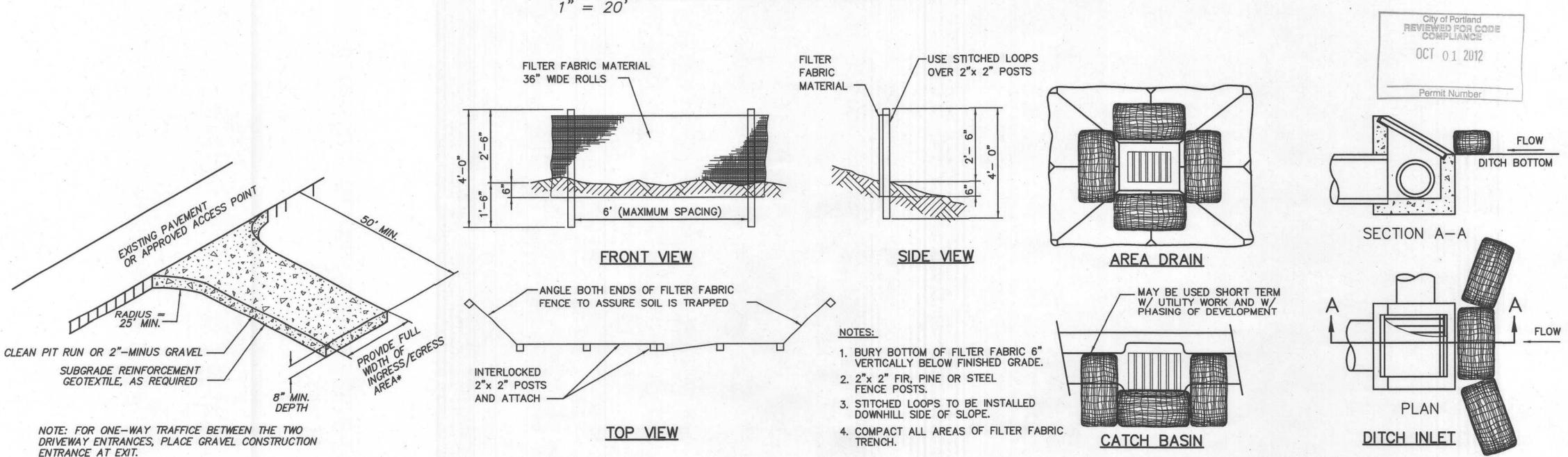
GRADING NOTES

- 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 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 RECULATIONS
- 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.





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GRADING PLAN

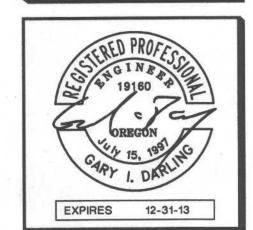
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C2.1 N.T.S.

CONSTRUCITON ENTRANCE

DESIGN GROUP INC.

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



INSWORTH ROWHOUSE PROJECT PORTLAND, OREGON

REV. DATE BY

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PROJECT NUMBER WLS001

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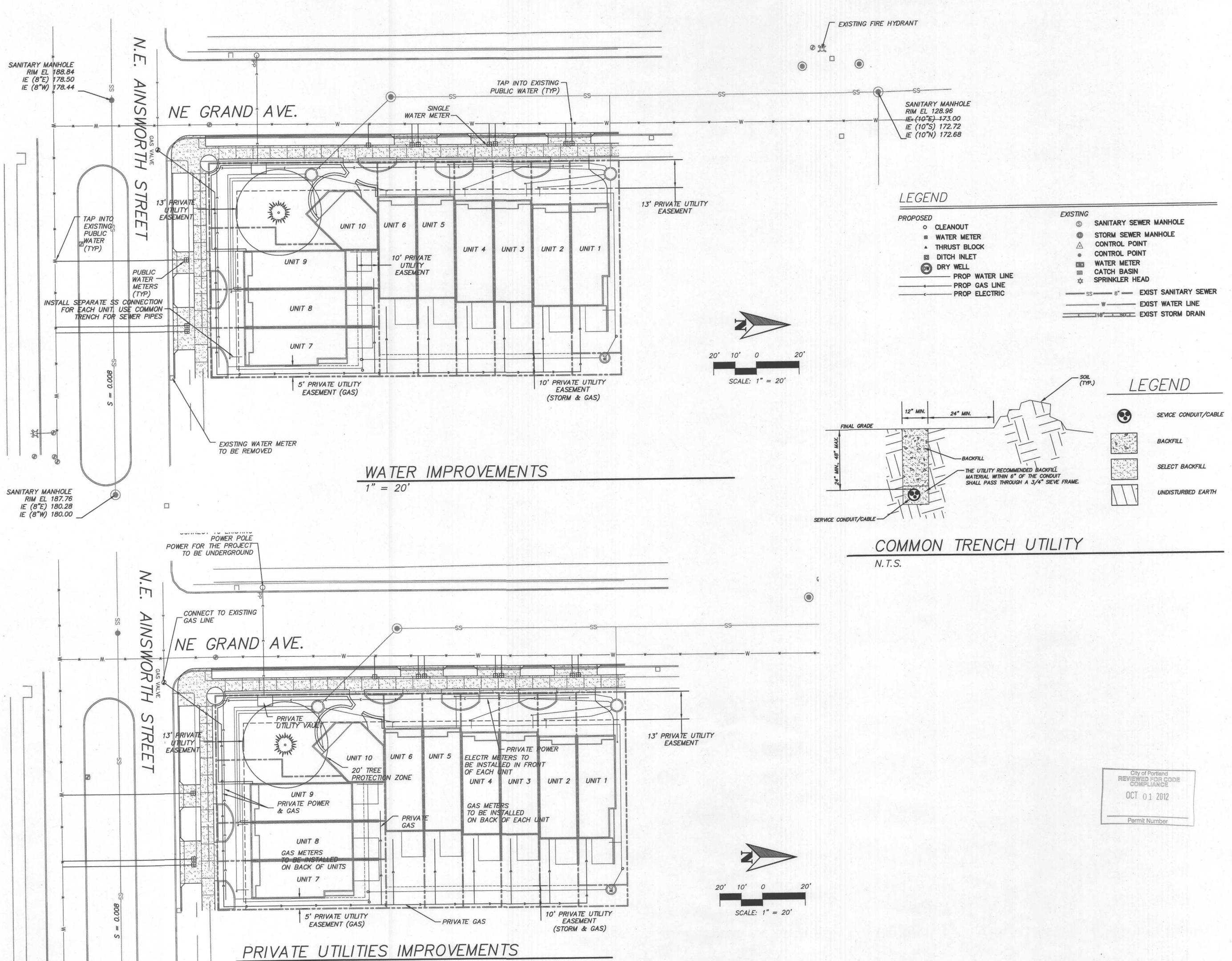
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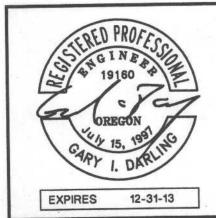
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DESIGN GROUP INC.

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



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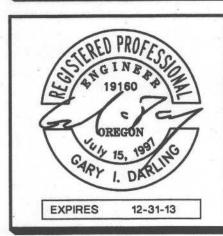
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AINSWORTH ROWHOUSE PROJEC
PORTLAND, OREGON
ANITARY SEWIER IMPROVEMENTS

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3	7/31/12	IML	
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7/31/12			

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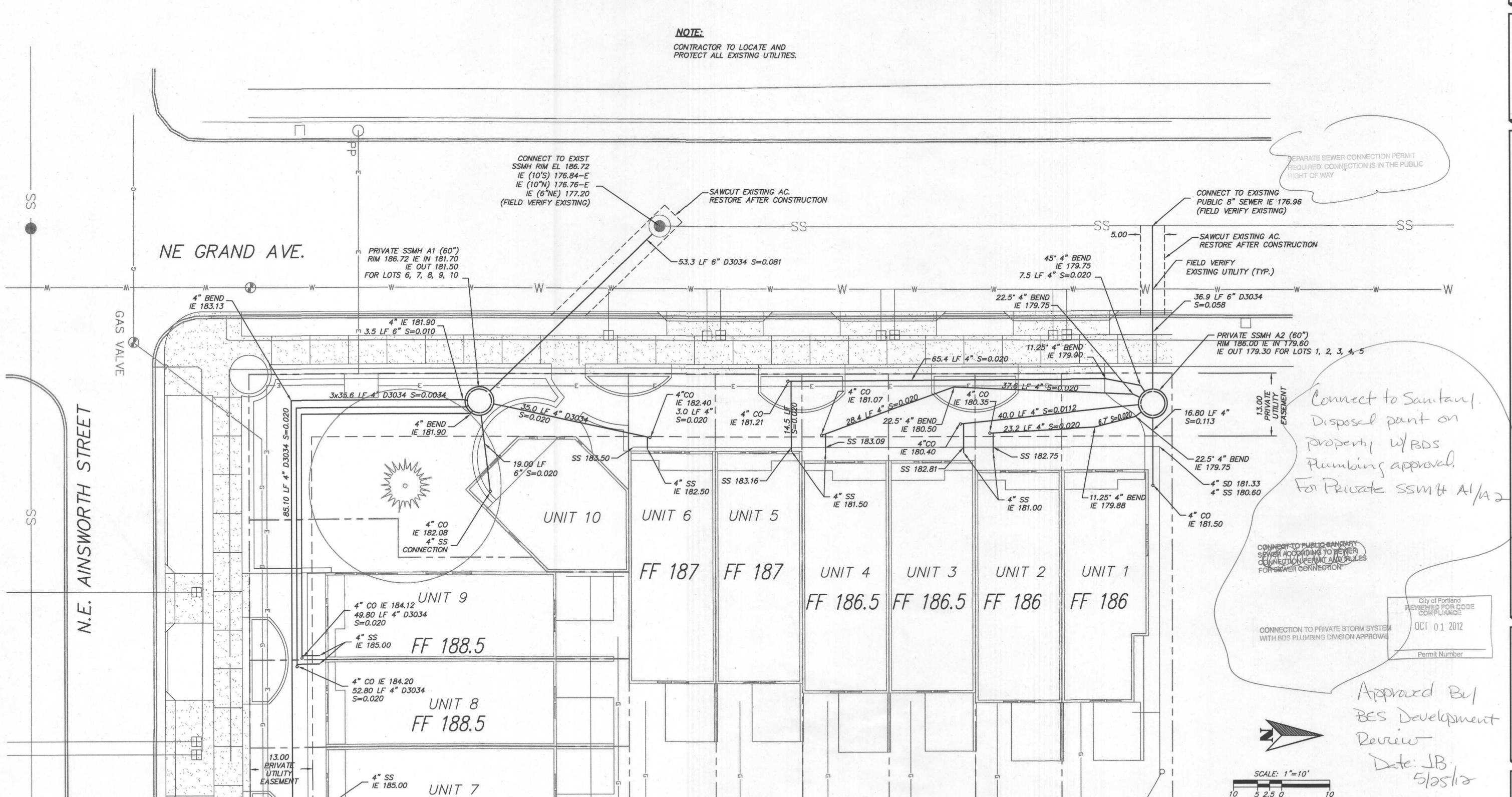
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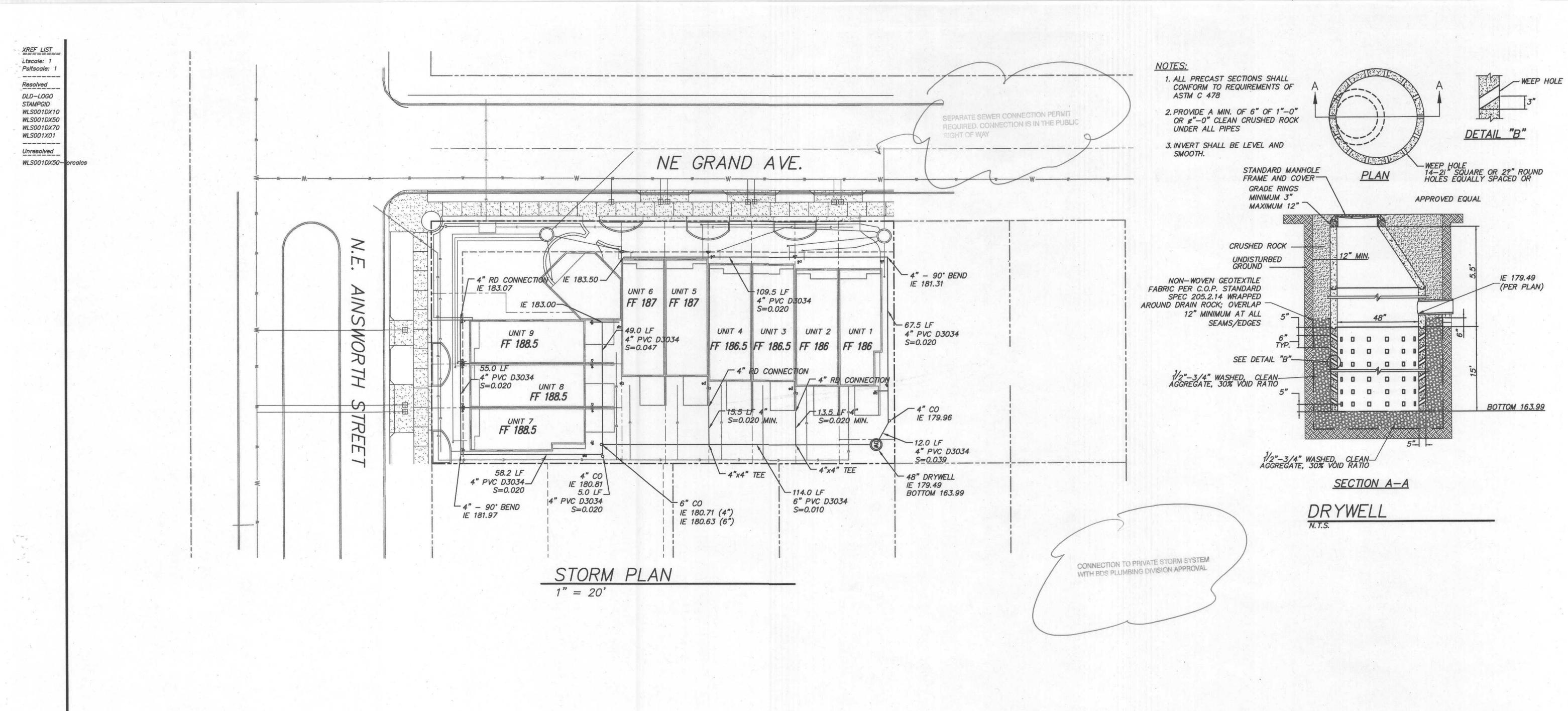
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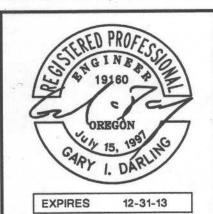
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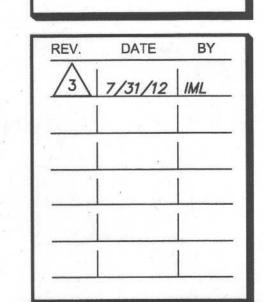
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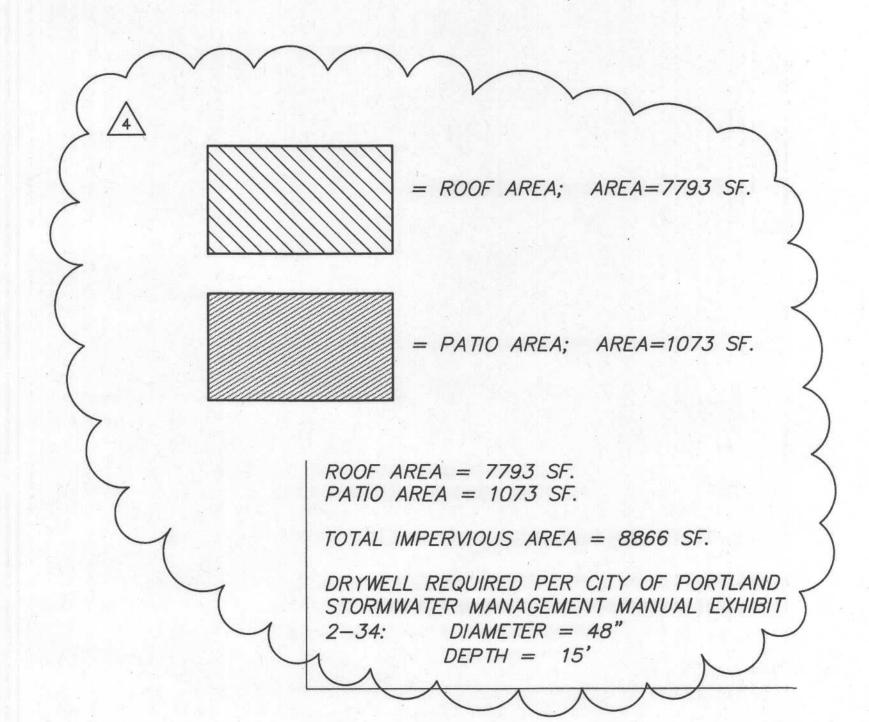
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AREA PLAN

1" = 20'

LEGEND AND AREAS







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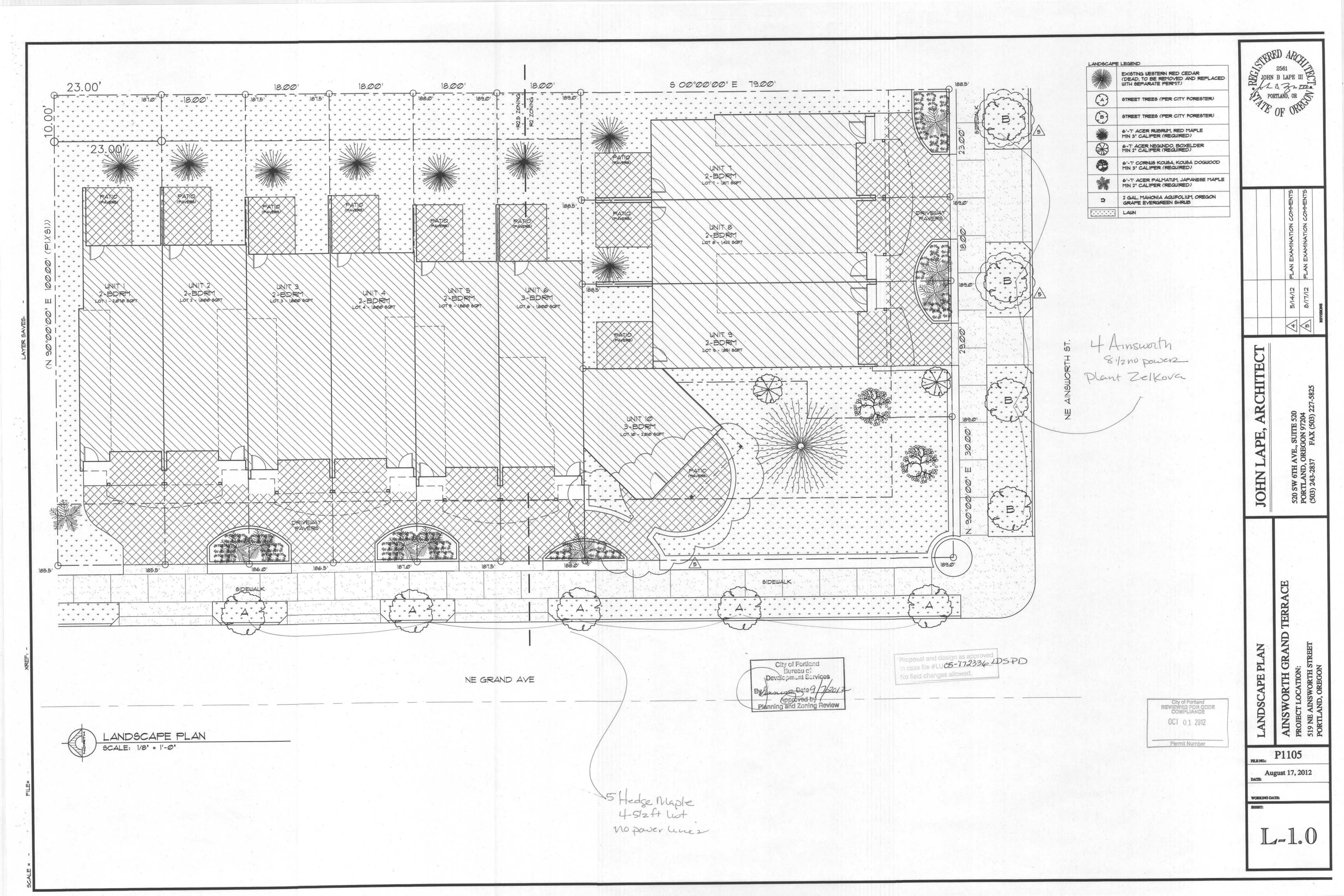
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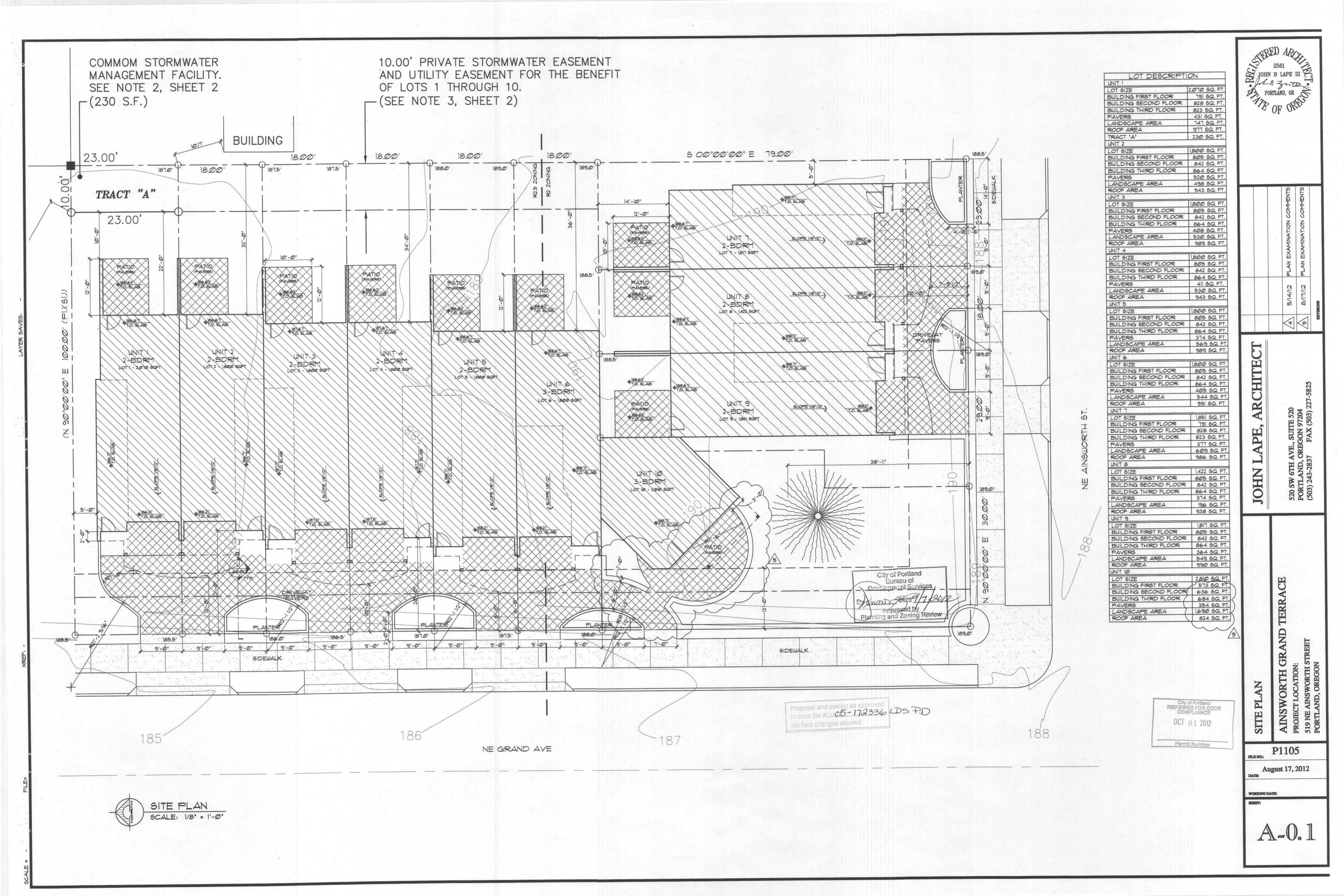
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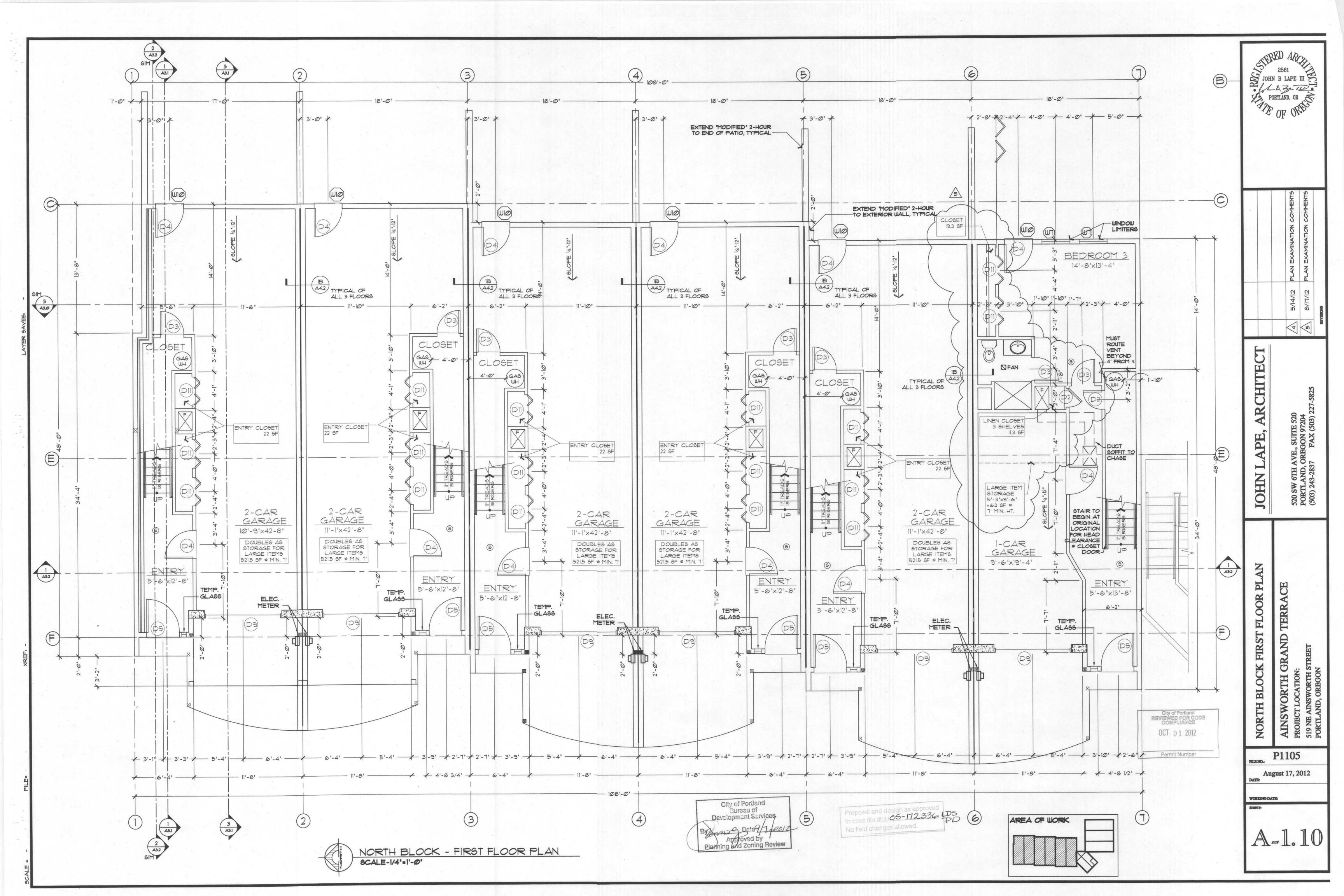
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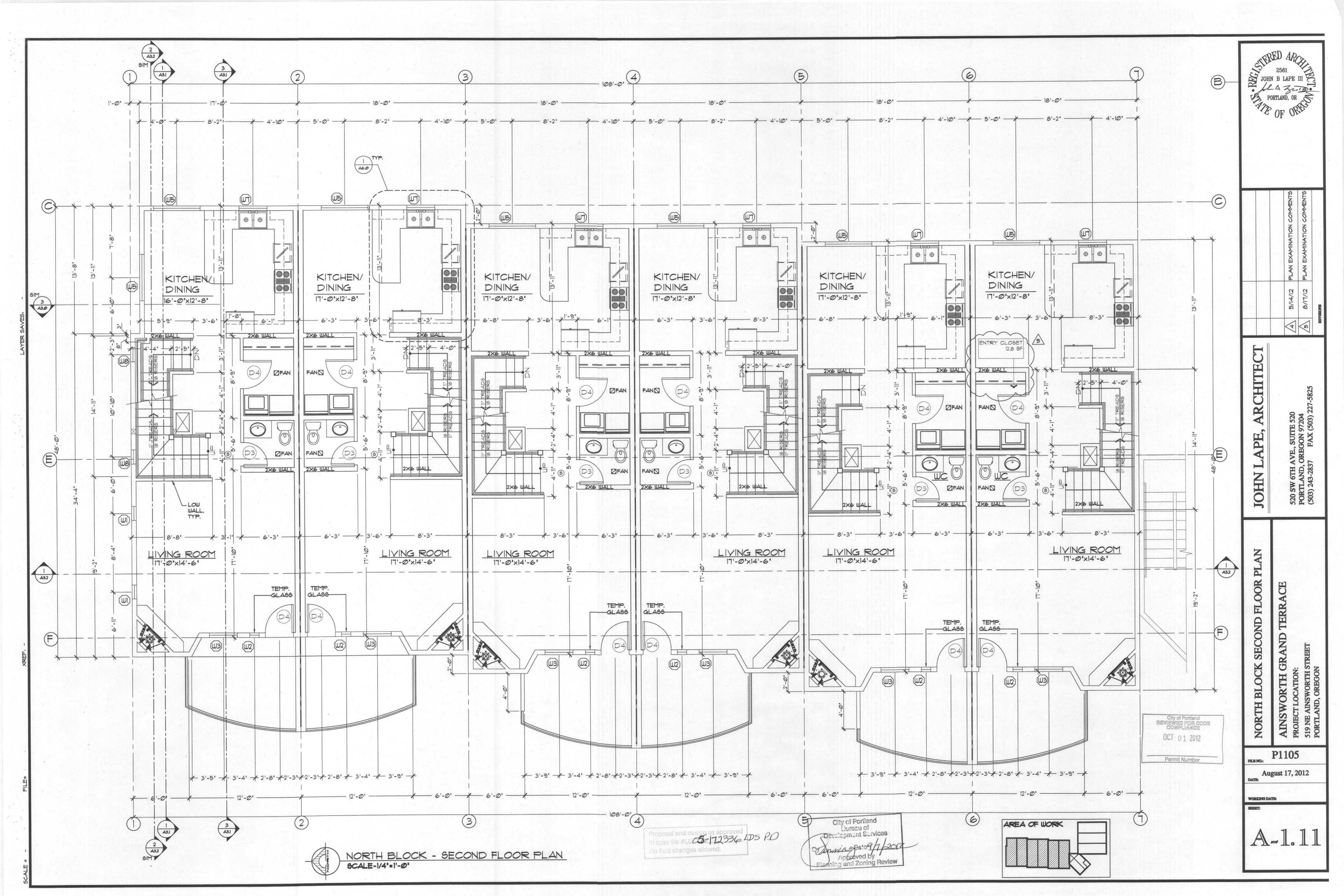
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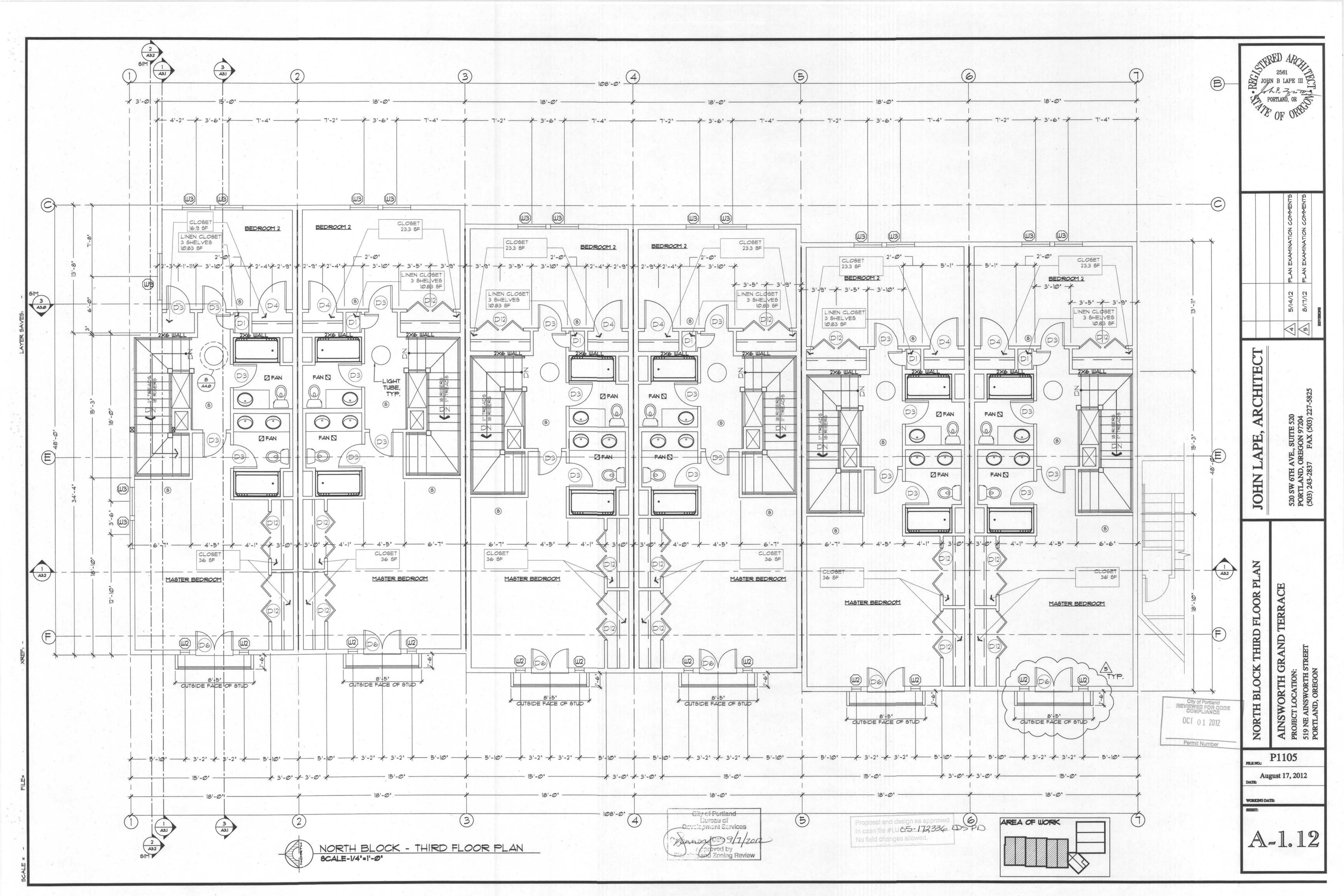
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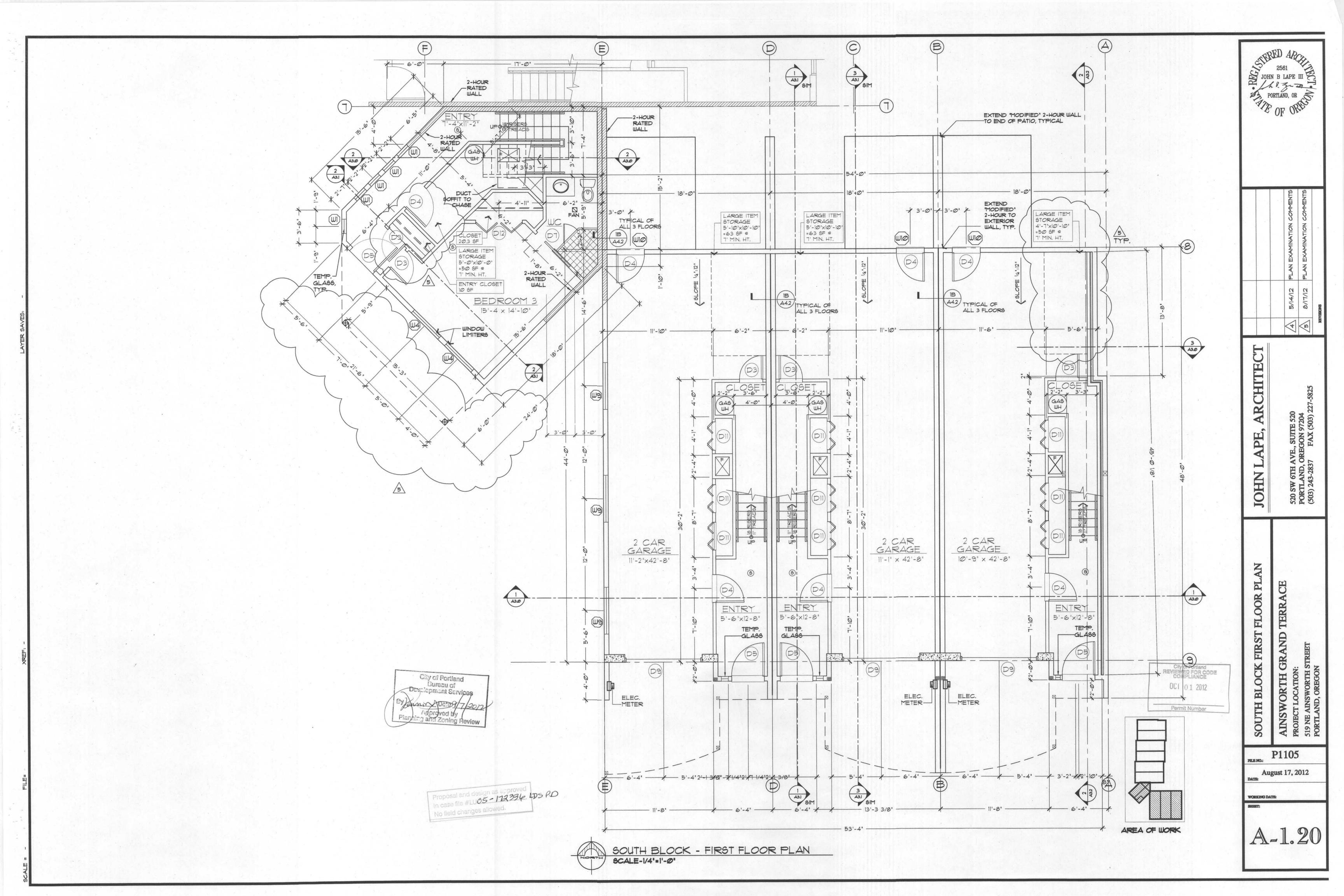


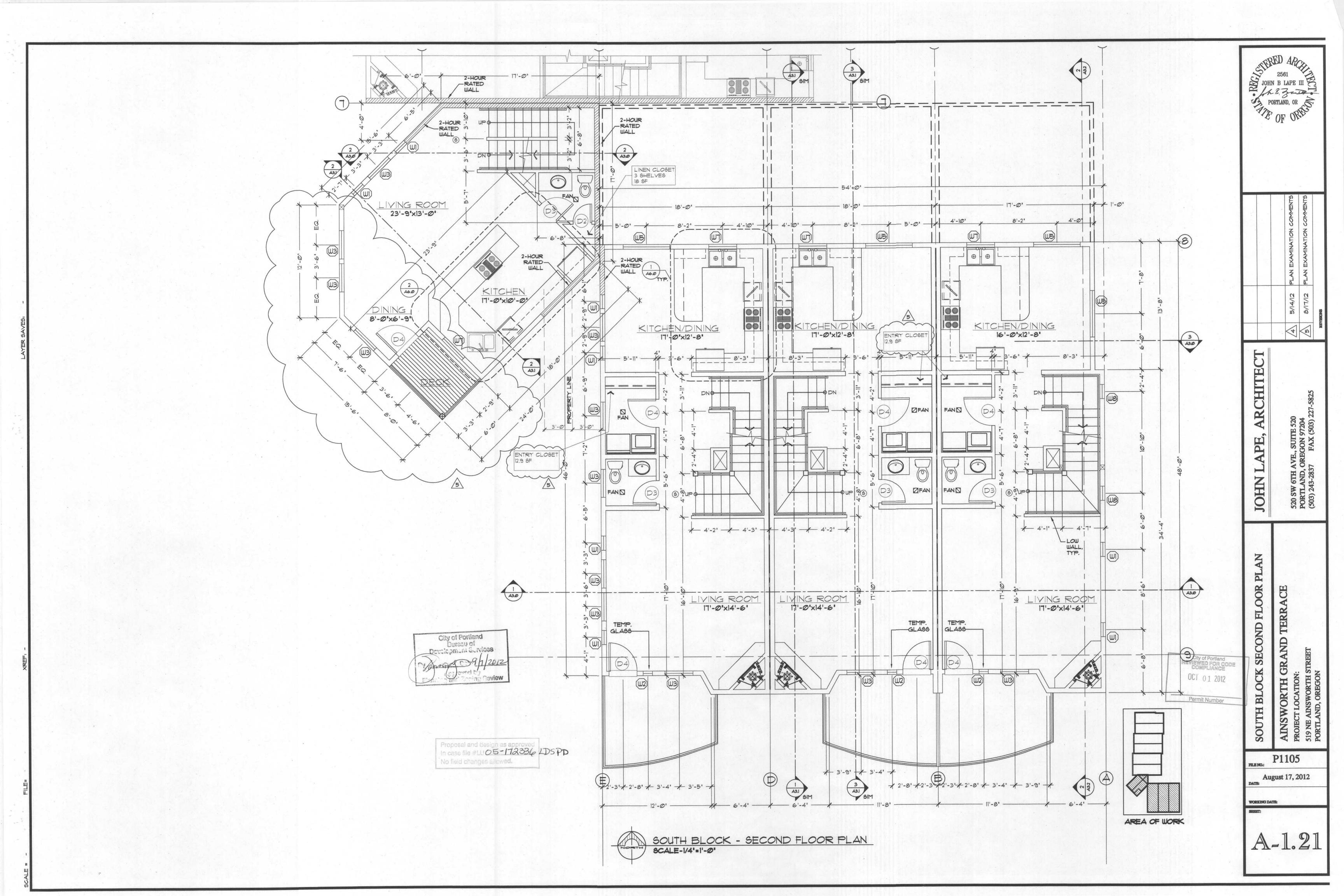


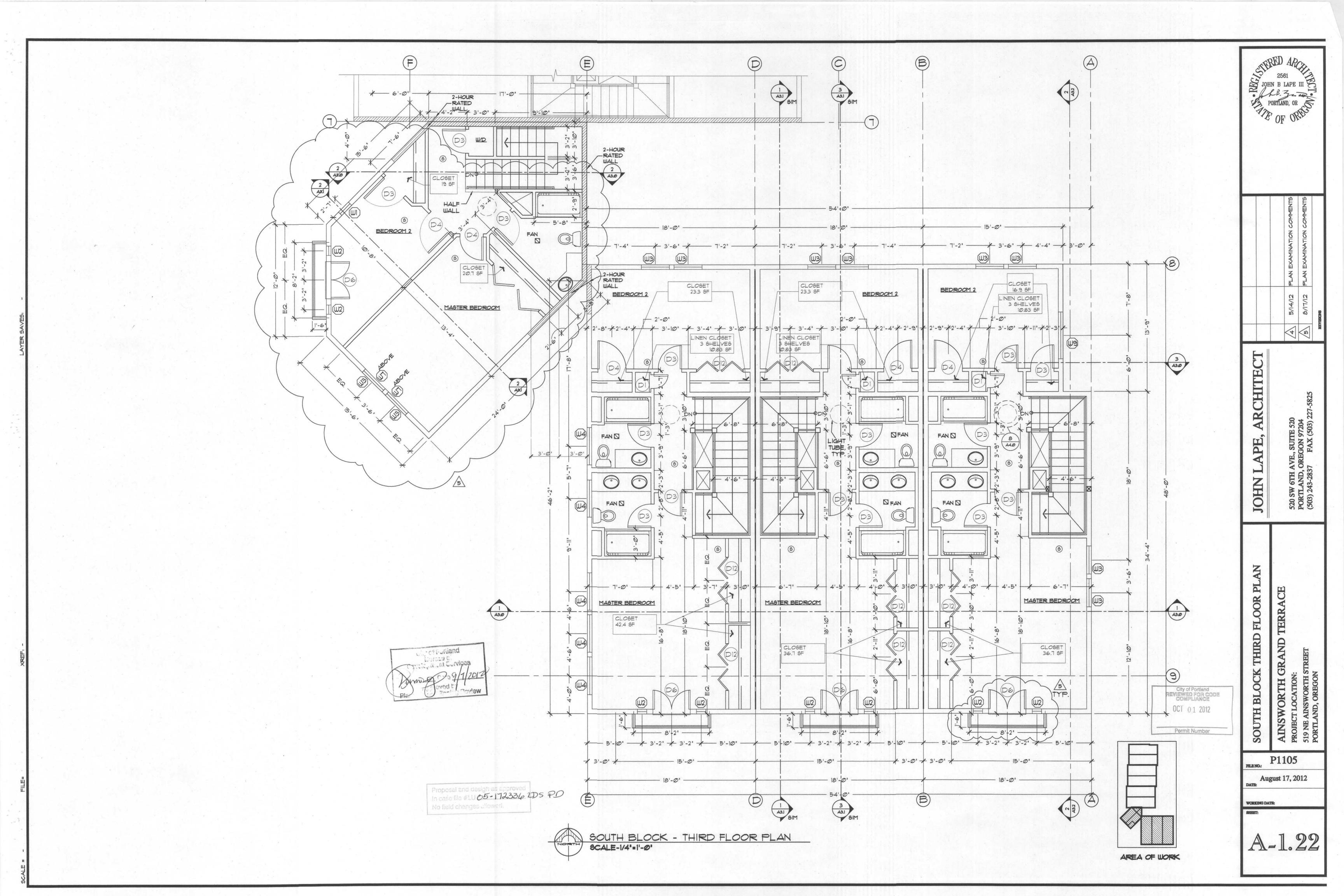


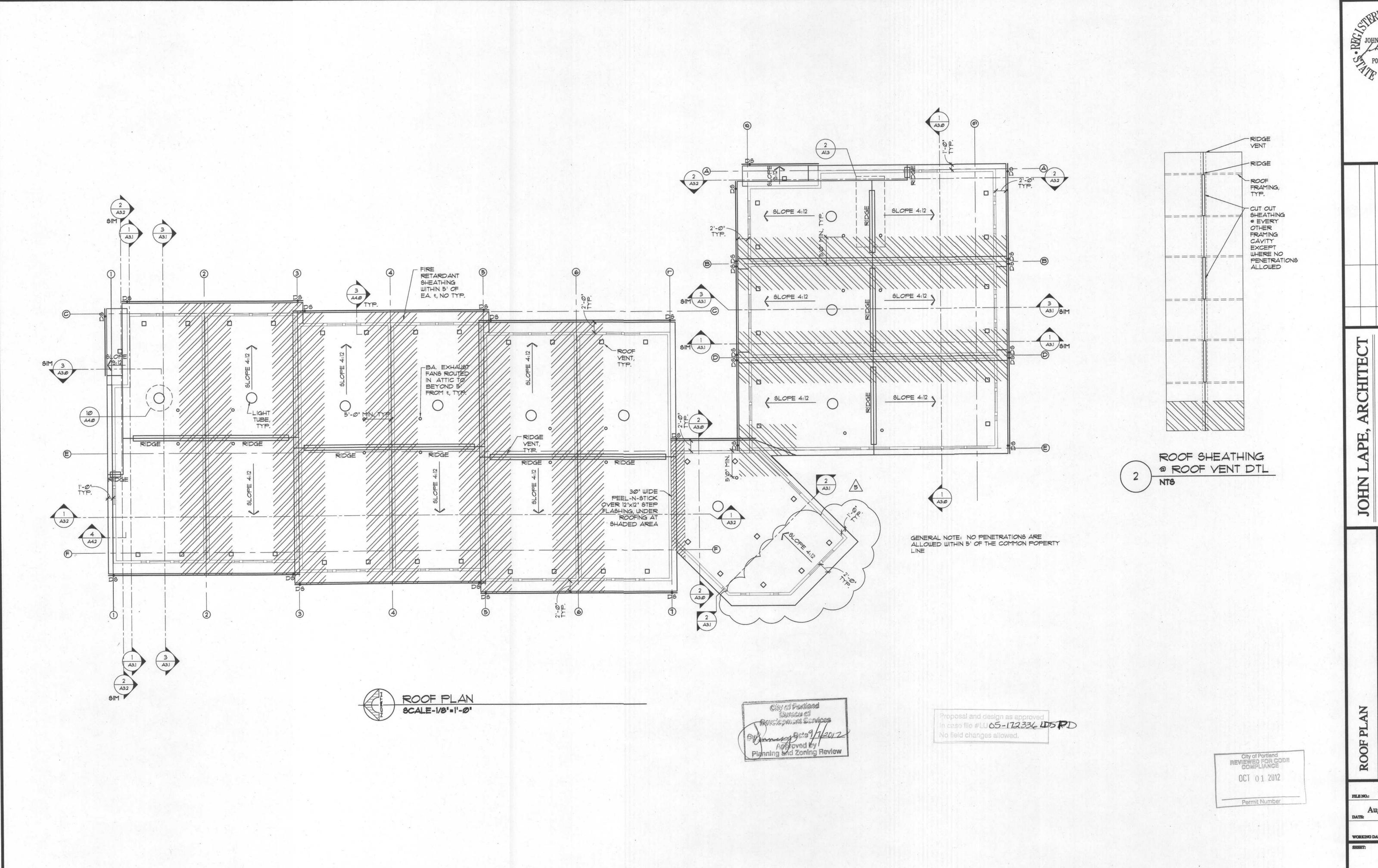










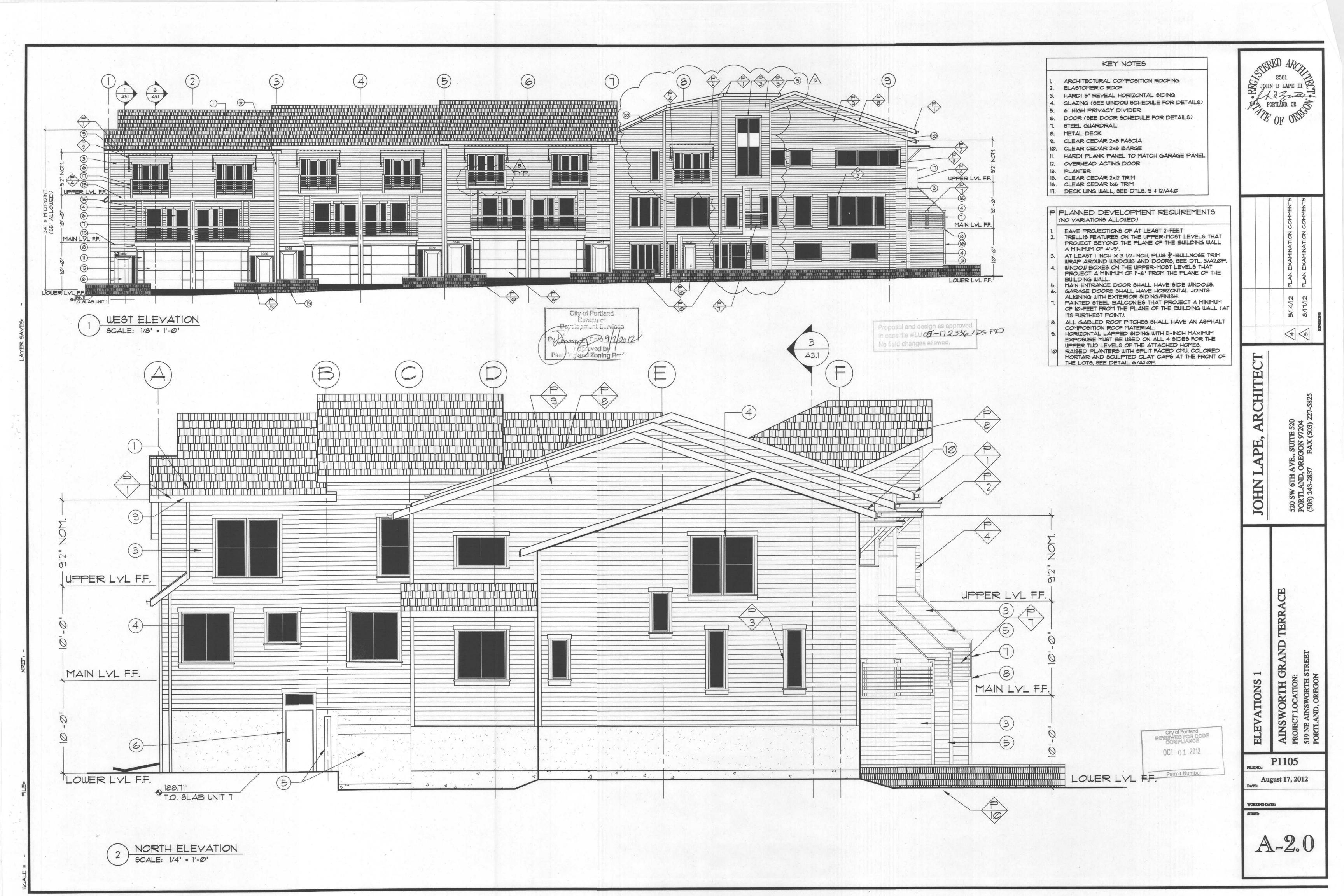


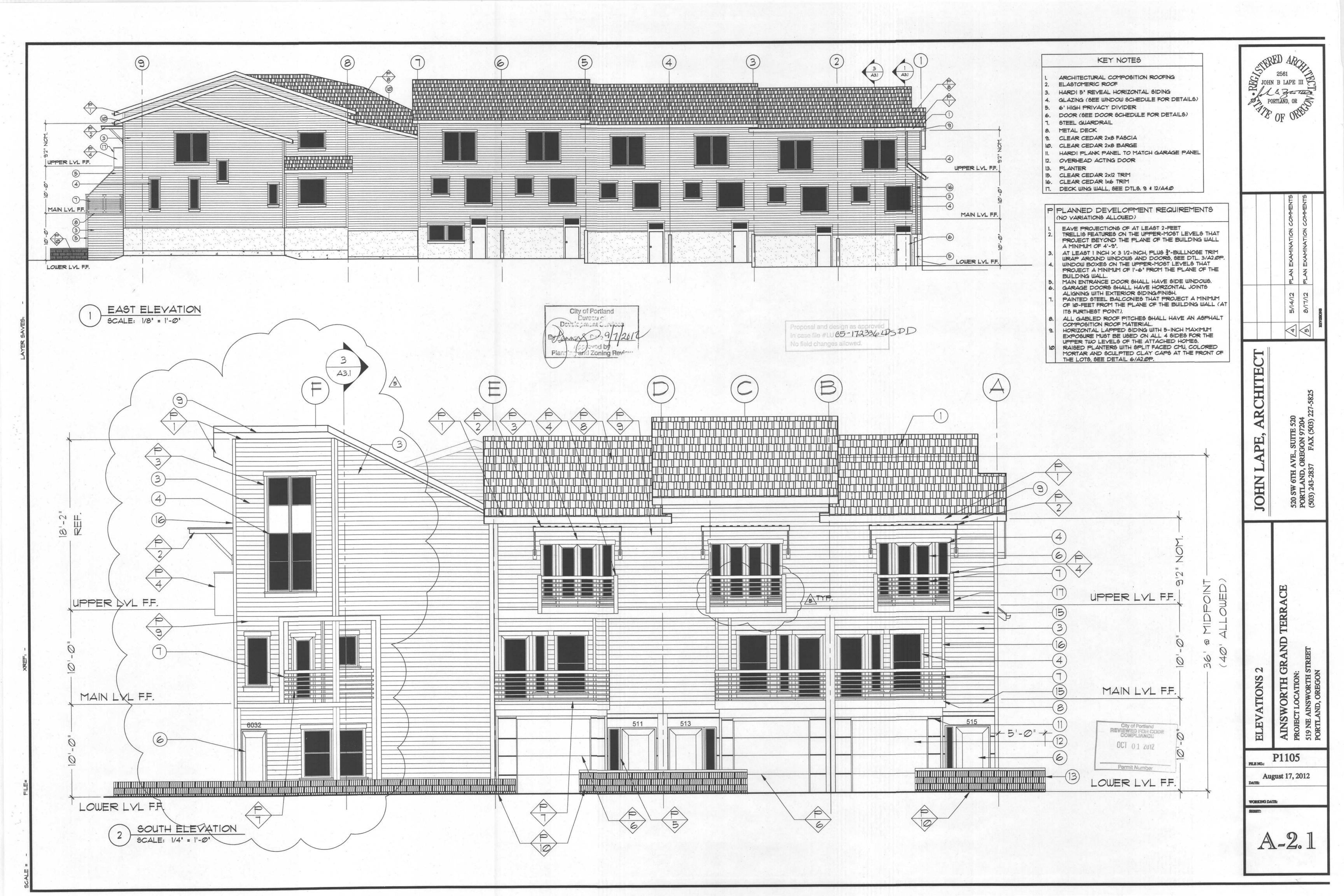
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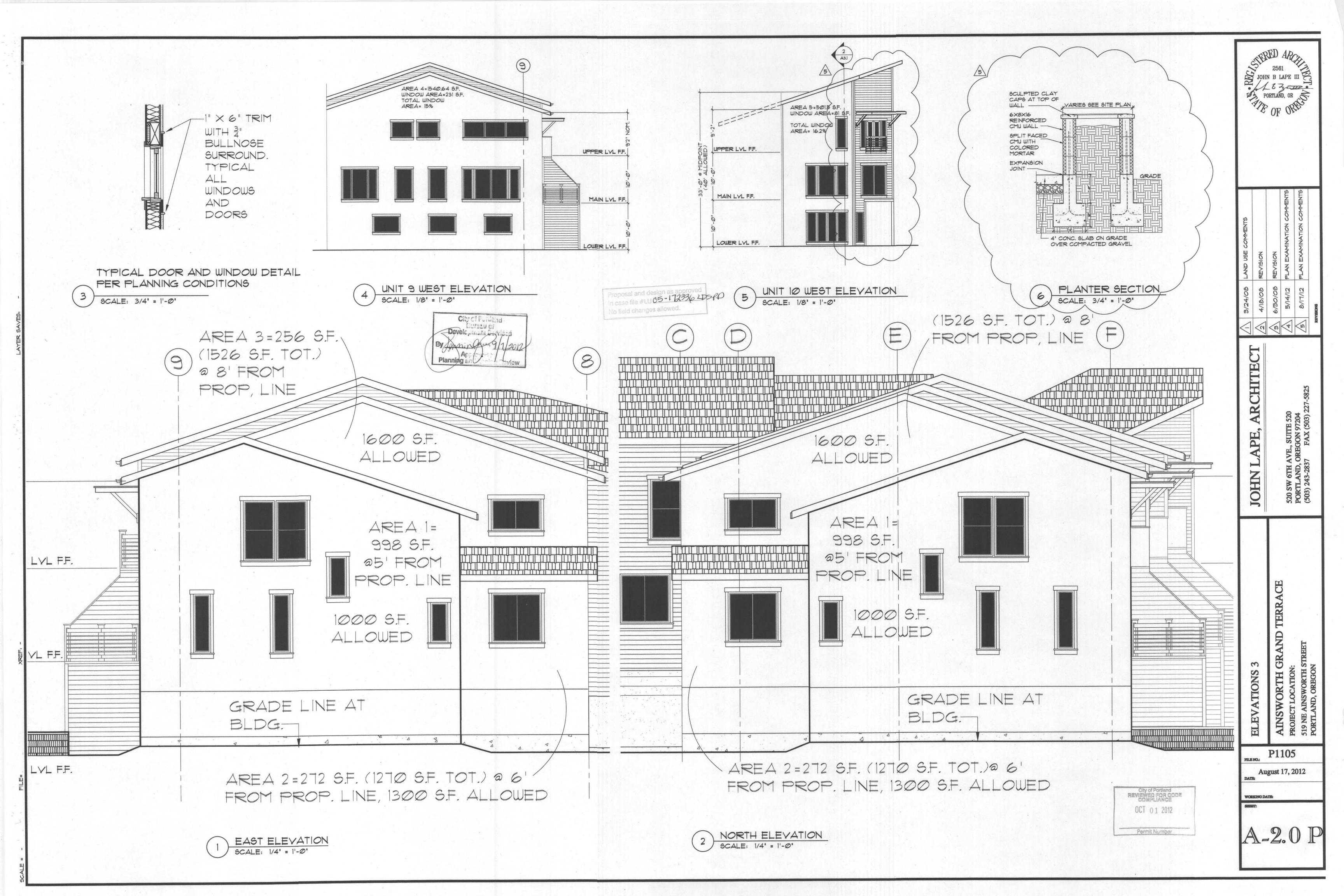
AINSWORTH GRAND TERRACE
PROJECT LOCATION:
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PORTLAND, OREGON

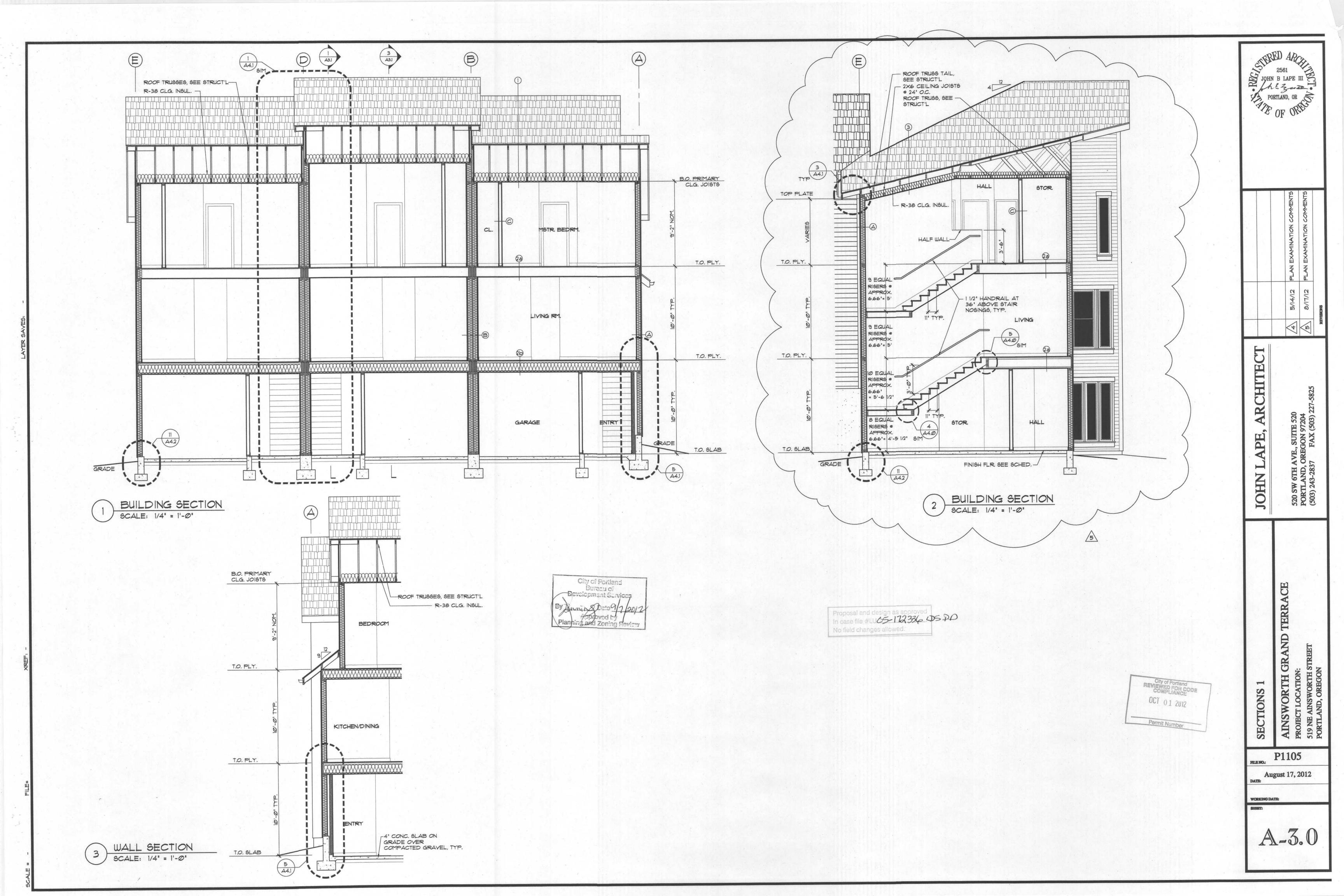
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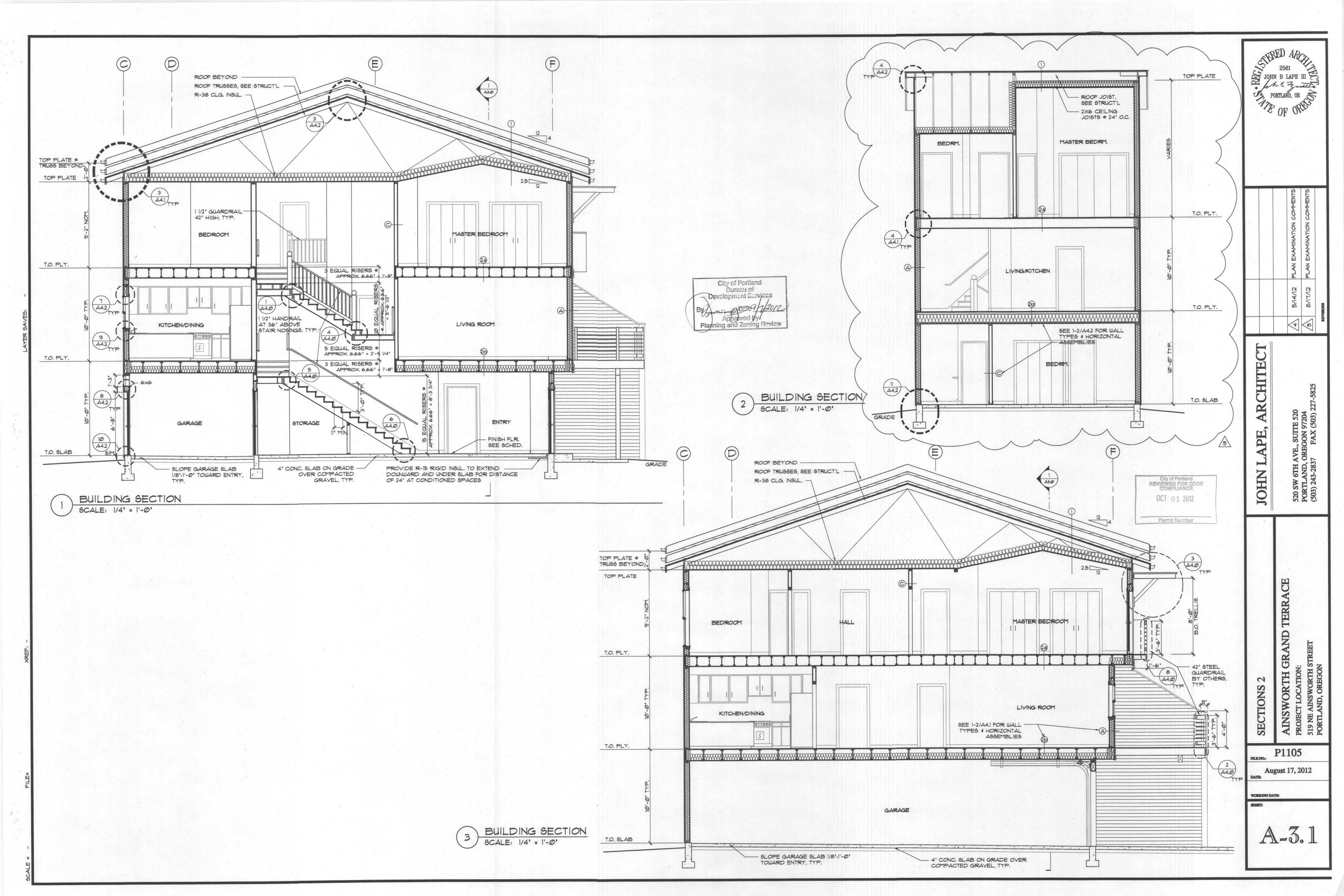
August 17, 2012

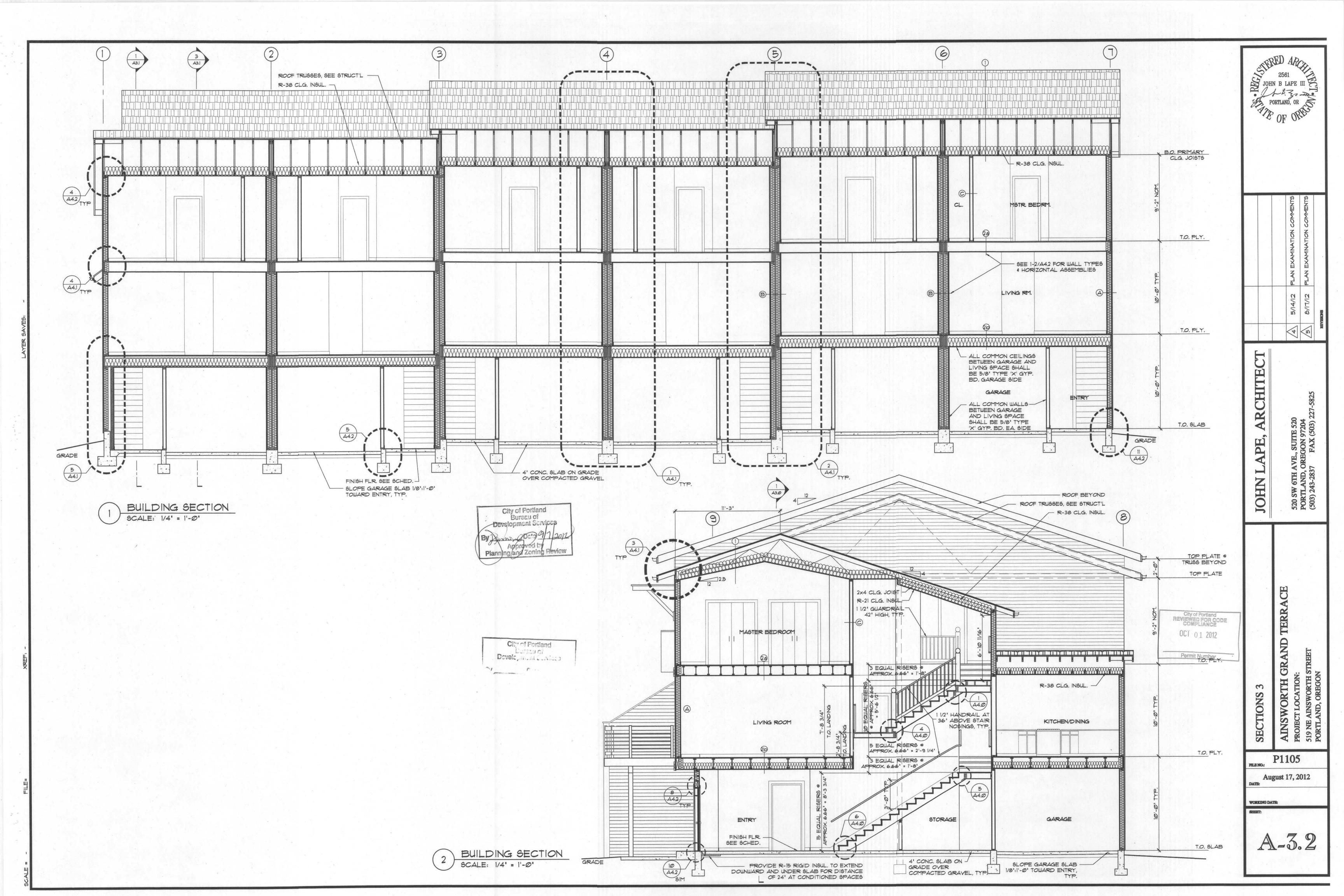


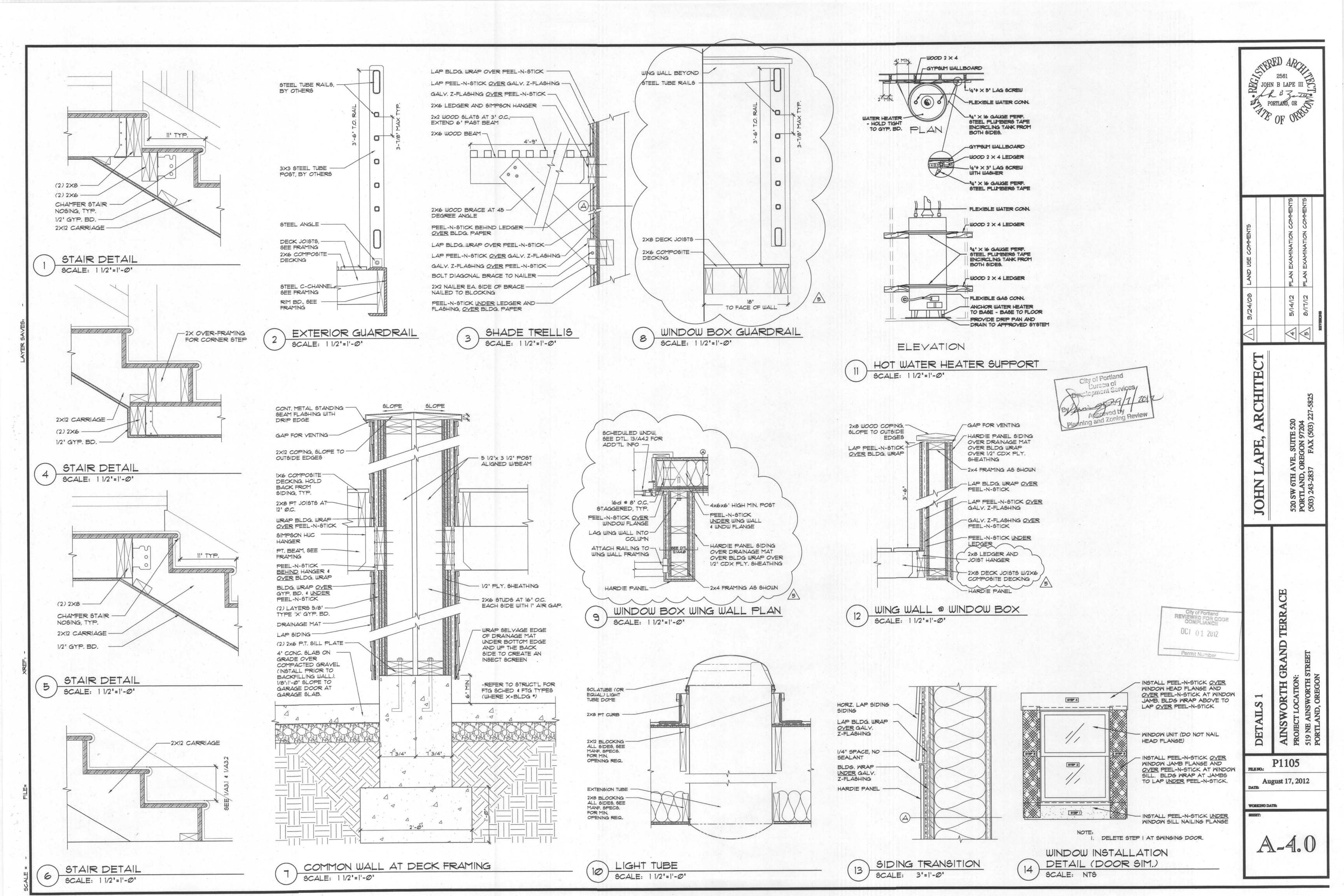


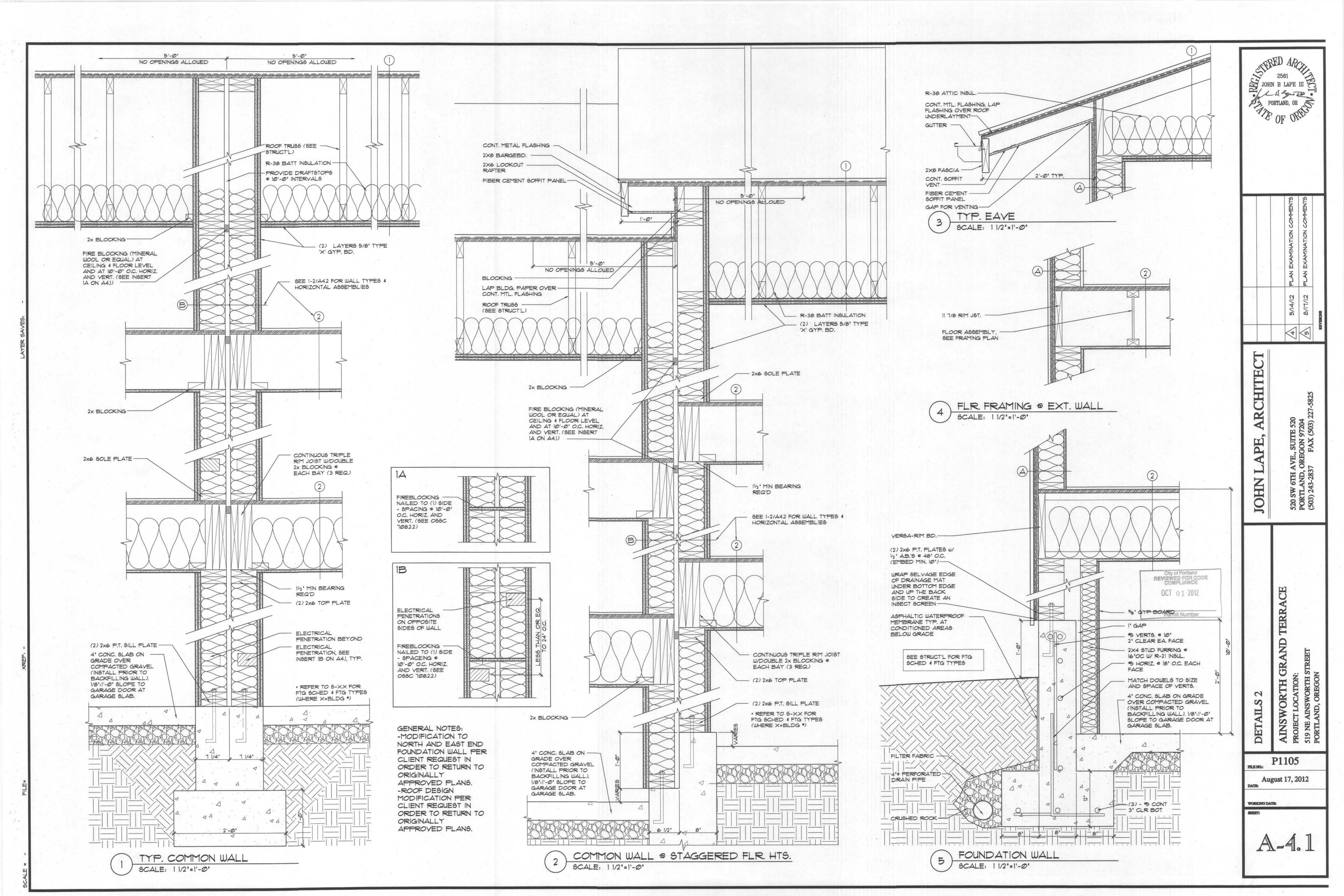


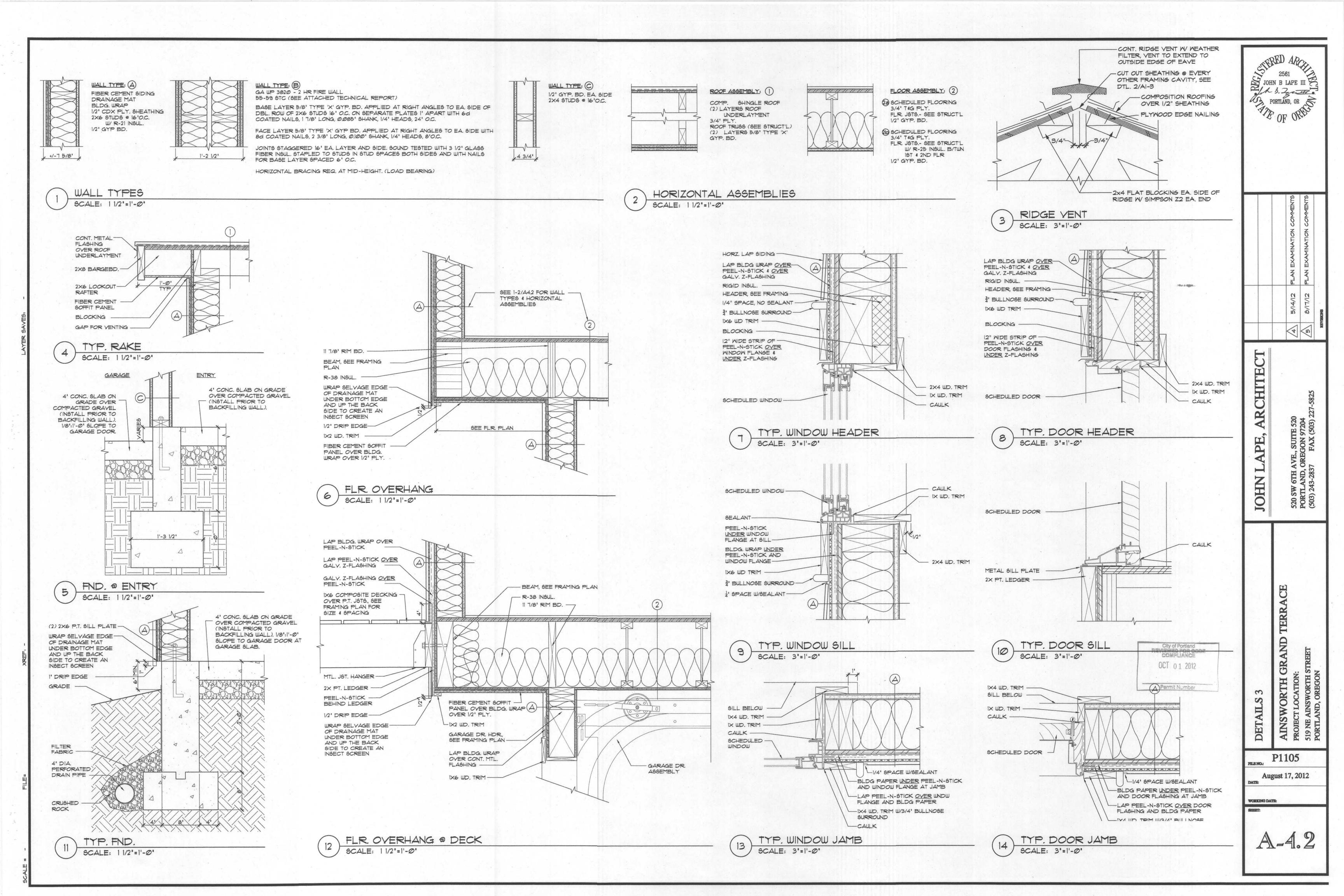










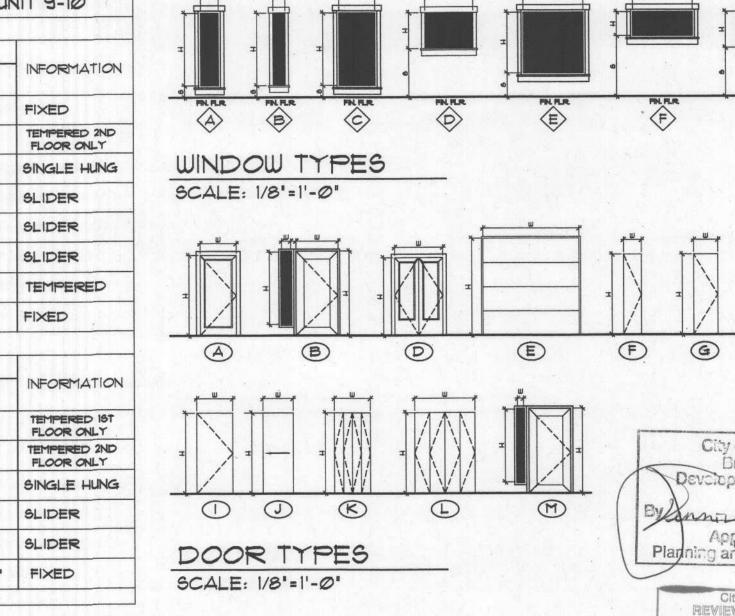


NIT		OR S		DULE	/ NOF	RTH B	Lock		l-5	-	7	RTH E			RTH #	SOUTI	H BL	ock / u	NIT 6-10
	1 NO				SIZE		FRM				6 NC				SIZE		FRM	0.00	
Y	•	TYPE		W	Н	Т	TYPE	SIDE	INFORMATION	QTY		TYPE		W	Н	T	TYPE	SIDE	INFORMATION
	(D) (D3)	(F)		1'-6'	6'-8'	13/4"	WD CW	RH	INTERIOR	-	(D1) (D2)	(F)	WD OW	1'-6'	6'-8'	1 3/4"	E CE	LH RH	INTERIOR
	(EQ)	(H)	WD	2'-6'	6'-8'	13/4"	WD	LH	INTERIOR	1	(D2)	(9)	WD	2'-0'	6'-8'	13/4"	WD .	LH	INTERIOR
	(D4)	(A)	HM	3'-0'	6'-8'	13/4"	HM	RH	EXTERIOR	4	(D3)	(H)	WD	2'-6'	6'-8'	13/4"	WD .	RH	INTERIOR
	(D4)	0	MD	3'-0'	6'-8'	13/4"	WD	LH	INTERIOR	4	(D3)	(E)	WD	2'-6"	6'-8'	13/4"	WD D	LH	INTERIOR
	(D5)	(E)	HM	3'-6'	6'-8'	13/4"	HM	I LI EXTER	810R W/ 6"x6"	2	(04)	9	HM	3'-0'	6'-8'	13/4"	WD C	RH	INTERIOR
	69	(e)	WD	4'-0'	6'-8'	13/4"	WD	DOUBLE	GLASS SIDE LITE EXTERIOR	1	(D4)	(A)	HM	3'-0'	6'-8'	1 3/4"	WD .	LH	EXTERIOR
	(P)	(E)	MTL.	8'-0'	8'-0'	13/4	WD	OH	EXTERIOR	1	(04)	(A)	HM	3'-0'	6'-8'	13/4"	HM	RH	EXTERIOR
	(DI)	(K)	WD	3'-0"	6'-8"	13/4"	WD	DOUBLE	INTERIOR	1	(D5)	B	HM	3'-6'	6'-8'	1 3/4"	WD CW	DI EXTER	RIOR W/ 9'x6'
	612	0		5'-0'	6'-8"	13/4"	WD	DOUBLE	BI-FOLD INTERIOR	1	(06)	9	WD	4'-0'	6'-8'	13/4"		DOUBLE	GLASS SIDE LITE EXTERIOR
		RTH B		3-2	0-0	13/4		DOUBLE		1	(0)	(E)	MTL.	8'-0'	8'-0'		WD	OH	EXTERIOR
	2 110	ZIT D			SIZE					2	(DII)	8	WD	3'-0'	6'-8'	1 3/4"	WD OW	DOUBLE	INTERIOR
	*	TYPE	MTRL	W	Н	Т	FRM	SIDE	INFORMATION	2	(D12)	0	WD	5'-0'	6'-8"	13/4"	E E	DOUBLE	BI-FOLD INTERIOR
	ā	(II)	WD	1'-6'	6'-8'	1 3/4"	WD	LH	INTERIOR	1		DUTH B						DOUBLE	BI-FOLD
	D3	(E)	WD	2'-6"	6'-8'	1 3/4"	WD	RH	INTERIOR		, 30				SIZE	a e	FRM		W. 2007
-	D3	Œ	WD	2'-6"	6'-8"	1 3/4"	WD	LH	INTERIOR	QTY	#	TYPE	MTRL	W	Н	Т	TYPE	SIDE	INFORMATION
	P 4	(4)	WD	3'-0'	6'-8"	1 3/4"	WD	LH	EXTERIOR	1	(D)	Ð	WD	1'-6"	6'-8"	1 3/4"	MD	LH	INTERIOR
4	04	(A)	WD	3'-0'	6'-8"	1 3/4"	WD	RH	EXTERIOR	3	D3	Œ	WD CW	2'-6'	6'-8"	1 3/4"	MD OF	RH	INTERIOR
	04)	0	WD	3'-0'	6'-8"	1 3/4"	MD	RH	INTERIOR	4	D3	Œ	WD .	2'-6'	6'-8"	1 3/4"	AD D	LH	INTERIOR
	D 5	B	НМ	3'-6"	6'-8"	1 3/4"	НМ		RIOR W/ 9'x6' GLASS SIDE LITE	1	P4	(A)	WD	3'-0"	6'-8"	1 3/4"	WD	RH	EXTERIOR
	06	(0)	WD	4'-0'	6'-8'	1 3/4"	WD	DOUBLE	EXTERIOR	1	D4)	A	WD	3'-0'	6'-8"	1 3/4"	WD	LH	EXTERIOR
	09	E	MTL.	8'-0'	8'-0'		Alley d	ОН	EXTERIOR	2	04		WD	3'-0'	6'-8"	1 3/4"	WD	RH	INTERIOR
	(DI)	®	WD	3'-0'	6'-8'	1 3/4"	WD	DOUBLE	INTERIOR BI-FOLD	1	D 5	M	НМ	3'-6"	6'-8"	1 3/4"	НМ	RH EXTE	RIOR W/ 6"x6" GLASS SIDE LITE
-	(D12)	0	WD	5'-0'	6'-8'	1 3/4"	WD	DOUBLE	INTERIOR BI-FOLD	1	00	0	WD	4'-0"	6'-8"	1 3/4"	WD	DOUBLE	EXTERIOR
IT	3 NC	RTH E	LOCK			7				1	09	E	MTL.	8'-0"	8'-0"			ОН	EXTERIOR
					SIZE		FRM	alet	NEORMA	3	(DII)	K	WD	3'-0"	6'-8"	13/4"	WD	DOUBLE	INTERIOR BI-FOLD
r		TYPE	MIRL	W	Н	T	TYPE	SIDE	INFORMATION	2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD	DOUBLE	INTERIOR BI-FOLD
	(D)	(E)	WD	1'-6'	6'-8"	1 3/4"	WD	RH	INTERIOR	UNIT	8 30	OUTH E	LOCK						
	(D3)	(E)	WD	2'-6"	6'-8"	1 3/4"	WD	RH	INTERIOR						SIZE		FRM		
	(D3)	(E)	WD	2'-6"	6'-8"	13/4"	MD	LH	INTERIOR	QTY	*	TYPE	MTRL	W	Н	T	TYPE	SIDE	INFORMATION
	(D4)	(A)	HM	3'-0"	6'-8'	1 3/4"	HM	RH	EXTERIOR	1	(DI)	Ð	WD	1'-6"	6'-8"	1 3/4"	WD	RH	INTERIOR
	(D4)	(WD	3'-0'	6'-8"	1 3/4"	WD	LH	INTERIOR	3	(D3)	H	WD	2'-6"	6'-8"	1 3/4"	WD	LH	INTERIOR
	(D5)	B) (НМ	3'-6'	6'-8'	1 3/4"	НМ		RIOR W/ 9"x6" GLASS SIDE LITE	4	D3	(H)	WD	2'-6"	6'-8"	1 3/4"	WD	RH	INTERIOR
	(06)	(0)	MD	4'-0'	6'-8'	13/4"	WD	DOUBLE	EXTERIOR	.1	(D4)	(A)	WD	3'-0'	6'-8"	1 3/4"	WD	LH	EXTERIOR
	(D3)	(E)	MTL.	8'-0'	8'-0"			OH	EXTERIOR	1	04	(A)	WD	3'-0'	6'-8"	1 3/4"	WD	RH	EXTERIOR
	(DII)	(K)	WD	3'-0"	6'-8'	1 3/4"	WD	DOUBLE	INTERIOR BI-FOLD	2	04	0	WD	3'-0'	6'-8"	1 3/4"	WD	LH	INTERIOR
	(2)	(1)	WD	5'-0"	6'-8'	1 3/4"	WD	DOUBLE	INTERIOR BI-FOLD	1	(D5)	B	нм	3'-6"	6'-8"	1 3/4"	HM		RIOR W/ 9'x6' . GLASS SIDE LITE
IT	4 NC	RTH E	LOCK					3		1	(06)	(D)	WD	4'-0"	6'-8"	1 3/4"	MD	DOUBLE	EXTERIOR
Y		TYPE	MTRL		SIZE	-	FRM	SIDE	INFORMATION	1	(D3)	E	MTL.	8'-0"	8'-0"			OH	EXTERIOR
	(DI)	F	WD	W 1'-6'	6'-8'	13/4"	WD	LH	INTERIOR	3	(DII)	K	WD	3'-0'	6'-8"	1 3/4"	WD	DOUBLE	INTERIOR BI-FOLD
1	(D3)	(H)	WD	2'-6"	6'-8'	13/4"	WD	RH	INTERIOR	2	(D12)	(L)	WD	5'-0"	6'-8"	1 3/4"	WD	DOUBLE	INTERIOR BI-FOLD
	(D3)	(H)	WD	2'-6'	6'-8'	13/4"	WD	LH	INTERIOR	UNIT	9 50	OUTH E	BLOCK						
	64)	(A)	WD	3'-0'	6'-8'	13/4"	WD	LH	EXTERIOR	QTY		TYPE	MTRL		SIZE		FRM	SIDE	INFORMATION
	(04)	(A)	WD	3'-0'	6'-8'	13/4"	WD	RH	EXTERIOR	1	(DI)	(F)	WD	₩ 1'-6"	6'-8"	13/4"	WD	LH	INTERIOR
	(04)	9	WD	3'-0'	6'-8'	13/4"	WD	RH	INTERIOR	3	\times	Ð	WD	2'-6'	6'-8"	13/4"	WD	RH	INTERIOR
	(D5)	B	HM	3'-6'	6'-8'	13/4	HM	EXTE	RIOR W/ 9'x6'	-	(D3)	H H	WD	2'-6'	6'-8"	13/4"	WD	LH	INTERIOR
	60	0	WD	4'-0'	6'-8'	13/4"	WD	DOUBLE	GLASS SIDE LITE	4	(54)	(A)	WD	3'-0'	6'-8"	13/4"	WD	RH	EXTERIOR
	(P3)	(E)	MTL.	8'-0'	8'-0'		WD	OH	EXTERIOR	1	(54)	(A)	WD	3'-0'	6'-8"	13/4	WD	LH	EXTERIOR
	(DI)	(K)	WD	3'-0'	6'-8'	13/4"	WD	DOUBLE	INTERIOR	2	(04)	0	WD	3'-0'	6'-8"	13/4"	WD	RH	INTERIOR
	(D12)	9	WD	5'-0'	6'-8'	13/4"	WD OW	DOUBLE	BI-FOLD INTERIOR	1	(D5)	B	HM	3'-6'	6'-8"	13/4"	HM	DI EXTE	RIOR W/ 9"x6"
IIT		PRTH E						- June	BI-FOLD		(06)	(h)	WD	4'-0'	6'-8"	13/4"	WD	DOUBLE	EXTERIOR
				l .	SIZE		1			1	(60)	(E)	MTL.	8'-0'	8'-0'		- W	OH	EXTERIOR
~		TYPE	MTRL	W	H	T	FRM	SIDE	INFORMATION	3	(DI)	R	WD.	3'-0'	6'-8"	1 3/4"	WD	DOUBLE	INTERIOR
	DI	(F)	WD	1'-6'	6'-8'	1 3/4"	WD CW	RH	INTERIOR	2	612	9	WD	5'-0'	6'-8"	13/4"	WD	DOUBLE	BI-FOLD INTERIOR
	D3	Œ	WD	2'-6"	6'-8"	1 3/4"	WD	RH	INTERIOR	-		000							BI-FOLD
	<u>03</u>	Œ	WD	2'-6"	6'-8'	13/4"	WD	LH	INTERIOR						- / 50	WIH E		K / UNIT	IIC .
	04	(A)	нм	3'-0"	6'-8"	1 3/4"	НМ	RH	EXTERIOR	UNIT	10 8	OUTH I	BLOCK		2		T		
	(P4)	1	WD	3'-0"	6'-8"	1 3/4"	WD	LH	INTERIOR	QTY		TYPE	MTRL	Ш	SIZE	Т	FRM	SIDE	INFORMATION
	(D5)	B	нм	3'-6"	6'-8"	1 3/4"	НМ		RIOR W/ 9'x6'	1	(D2)	G	WD	2'-0"	6'-8"	1 3/4"	WD	RH	INTERIOR
	60	(D)	WD	4'-0'	6'-8'	13/4"	WD	DOUBLE	EXTERIOR	2	(D3)	Œ	WD	2'-6"	6'-8"	1 3/4"	WD	LH	INTERIOR
	(P)	E	MTL.	8'-0'	8'-0"	111111111111111111111111111111111111111		OH	EXTERIOR	6	103)	Œ	WD	2'-6"	6'-8'	13/4"	WD	RH	INTERIOR
3	(DI)	(K)	WD	3'-0"	6'-8'	13/4"	WD	DOUBLE	INTERIOR BI-FOLD	X	64	6	WD	3'-0'	6'-8'	1 3/4"	WD	RH	EXTERIOR
2	612	0	WD	5'-0'	6'-8'	13/4"		DOUBLE	INITEDIOD /		64	0	WD OW	3'-0	6'-8"	13/4"	WD.	<u>CH</u>	INTERIOR
	VER/	LNC	TES	NOR	TH AN	501	JTH E	LOCK	1 -1010	2	64	0	нм	3'-0'	6'-8"	1 3/4"	НМ	RH	INTERIOR
Εì	POORS L	CATED BET	WEEN GARA	GE AND RESID	ENCE SHALL BE	E MINIMUM 20 M	IN. RATED.		/	5	(D5)	B	WD	3'-6'	6'-8"	1 3/4"	WD	RH	EXTERIOR
											$+ \times$	-	-	4'-0'	6'-8'	-			
_		_	_	000	200	1 19-	1111			1	(DG)	(D)	WD	K	0-0	13/4"	WD	DOUBLE	EXTERIOR
_		(1)P	001	2 50	HEL	DULI			1	(D6)	0	WD	2'-6'	6'-8"	-	WD	RH	INTERIOR

	DOW	SCHE	DULE	/ NORT	H 7 SOUT	H BLOCK	< / UNIT 1-8
UNIT	1 NOF	RTH BL	OCK				
QTY		TYPE	MTRL	WIDTH	OPENING HEIGHT	SILL	INFORMATION
		_		"W"	"H"	'8'	
2	(1)	\Diamond	VINYL	1'-6'	6'-0"	1'-0"	FIXED
3	(U2)	(B)	VINYL	1'-0"	6'-0"	1'-0"	TEMPERED 2ND FLOOR ONLY
5	W3	(c)	VINYL	3'-0"	6'-0"	1'-0"	SINGLE HUNG
2		X	VINYL	5'-0"	5'-0'	2'-@'	SLIDER
		X					
1		(G)	VINYL	3'-0'	3'-0'	4'-0"	SLIDER
2	(wa)	$\langle \hat{\gamma} \rangle$	VINYL	1'-6"	4'-0"	2'-0"/T'-0" SEE ELEV.	TEMPERED
1	(Em)	(F)	VINYL	5'-0"	3'-0"	4'-0"	SLIDER
1	(UIQ)	×	VINYL	3'-0"	1'-3"	7'-3'	FIXED
UNIT		RTH B	LOCK				
					OPENING		
QTY	•	TYPE	MIRL	WIDTH	HEIGHT	SILL	INFORMATION
3	(W2)	<u>A</u>	VINTL	"W"	"H"	'9'	TEMPERED 2ND
		×		1'-0"	6'-0'	1'-0"	FLOOR ONLY
3	(U3)	(6)	VINYL	3'-0'	6'-0"	1'-0"	SINGLE HUNG
1	(US)	(E)	VINYL	5'-0"	5'-0"	2'-0"	SLIDER
1	(E)	(G)	VINYL	3'-0"	3'-0'	4'-0"	SLIDER
-1	(UIØ)	×	VINYL	3'-0"	1'-3"	ד'-3'	FIXED
UNIT		RTH B					
	- 140				OPENING		
QTY		TYPE	MTRL	WIDTH	HEIGHT	SILL	INFORMATION
		_	- 1	"W"	"H"	'5'	TEMPERED AIR
3	(112)	(B)	VINYL	1'-0"	6'-0'	1'-0"	FLOOR ONLY
3	W3	©	VINYL	3'-0"	6'-0"	1'-0"	SINGLE HUNG
1	(UE)	É	VINYL	5'-0"	5'-0"	2'-0"	SLIDER
1		(G)	VINYL	3'-0'	3'-0'	4'-0'	SLIDER
	<u></u>	_					
1	(mis)	(#)	VINYL	3'-0"	1'-3'	ל-3'	FIXED
UNIT	4 NO	RTH B	LOCK				
QTY	*	TYPE	MTRL	LL Dame who is	OPENING		INFORMATION
		The state of the s		WIDTH	HEIGHT	SILL 'S'	INFORTATION
3	(W2)	B	VINYL	1'-0"	6'-0'	1'-0"	TEMPERED 2ND
3	(W3)	6	VINYL	3'-0"	6'-0"	1'-0"	SINGLE HUNG
	=	1 ×					
1	(U5)	(E)	VINTL	5'-0"	5'-0"	2'-0"	SLIDER
1		(G)	VINYL	3'-0"	3'-0"	4'-0"	SLIDER
1	(UIQ)	(H)	VINYL	3'-0"	1'-3"	7'-3'	FIXED
UNIT	5 NO	RTH B	LOCK				
^+~			MIDI		OPENING		
QTY		ITTE	MTRL	WIDTH "W"	HEIGHT	SILL 'S'	INFORMATION
3	(U2)	B	VINTL	1'-0"	6'-0"	1'-0'	TEMPERED 2ND
	-	1 ×					FLOOR ONLY
3	(W3)	6	VINTL	3'-0"	6'-0'	1'-0"	SINGLE HUNG
1	(UE)	(E)	VINYL	5'-0"	5'-0"	2'-0"	SLIDER
1	(W)	G	VINTL	3'-0"	3'-0"	4'-0"	SLIDER
1	(UIQ)	(1)	VINTL	3'-0"	1'-3"	7'-3'	FIXED
			SLOCK		1 1-2	1	
UNIT	6 NC	T T	LOCK	*	OPENING		
QTY	*	TYPE	MTRL	WIDTH	OPENING	SILL	INFORMATION
		_		<u>"W"</u>	"H"	'6'	
3	(Ш2)	(B)	VINYL	1'-@"	6'-0'	1'-0"	TEMPERED 2ND FLOOR ONLY
3	W3	6	VINYL	3'-0"	6'-0"	1'-0"	SINGLE HUNG
1	(U5)	(E)	VINTL	5'-0"	5'-0"	2'-0'	SLIDER
	-					200 50000	
3	(1)	G	VINTL	3'-0'	3'-0"	4'-0"	SLIDER
1	(UIB)	(+)	VINYL	3'-0"	1'-3"	"צ-'ד	FIXED
UNIT	7 50	OUTH E	LOCK				
QTY		TYPE	MTRL	III -	OPENING		INFORMATION
y y				"W"	HEIGHT	SILL 'S'	IN OR IATION
2	(W)	(4)	VINYL	1'-6'	6'-0"	1'-0"	FIXED
3	(112)	B	VINTL	1'-@"	6'-0'	1'-0"	TEMPERED 2ND
	=	×					FLOOR ONLY
5	(W3)	(6)	VINTL	3'-0"	6'-0'	1'-0"	SINGLE HUNG
2	(UE)	(E)	VINTL	5'-0"	5'-0'	2'-0"	SLIDER
1	(F)	Ġ	VINTL	3'-0"	3'-0"	4'-0"	SLIDER
2	1 =	3				2'-0'/1'-0'	
	(W3)	1 ×	VINYL	1'-6'	4'-0"	SEE ELEV.	TEMPERED
1	(em)	(F)	VINTL	5'-0"	3'-0'	4'-0"	SLIDER
1	WID	(+)	VINYL	3'-0"	1'-3"	וצ-יד"	FIXED
UNIT	8 30	OUTH E	LOCK				
QTY			MTRL	IIIDTI	OPENING		INFORMATION
CT 11				WIDTH	HEIGHT	SILL 'S'	I I I I I I I I I I I I I I I I I I I
3	(W2)	(B)	VINTL	1'-0"	6'-0"	1'-0"	TEMPERED 2ND FLOOR ONLY
3	W3	6	VINTL	3'-0"	6'-0"	1'-0"	SINGLE HUNG
	+=	+ ×				*	AME TO STANFOR
1	(U5)	(E)	VINYL	5'-0"	5'-0"	2'-0"	SLIDER
1		(G)	VINYL	3'-0"	3'-0"	4'-0"	SLIDER
		1 ^		The second second second			

WINDOW SCHEDULE

WINDOW SCHEDULE / SOUTH BLOCK / UNIT 9-10 UNIT 9 SOUTH BLOCK OPENING INFORMATION WIDTH HEIGHT SILL "H" 1'-6" 1'-0" FIXED (A) VINYL 6'-0' 1'-0" 1'-0" FLOOR ONLY SINGLE HUNG C VINTL 3'-0" 6'-0" 1'-0" SLIDER (D) VINTL 4'-0' 3'-0" 4'-0" (E) VINYL 5'-0" SLIDER 2'-0" (G) VINTL 3'-0" SLIDER 3'-0" 4'-0" (F) VINYL 5'-0" 4'-0" (MIG) (H) VINTL 3'-0" 1'-3" 7'-3" FIXED UNIT 10 SOUTH BLOCK INFORMATION WIDTH HEIGHT SILL #H# (A) VINYL 1'-6" 6'-0" 1'-0" FLOOR ONLY (B) VINYL 6'-0' 1'-0" 1'-0" FLOOR ONLY SINGLE HUNG 6'-0" 1'-0" (C) VINTL 3'-0" SLIDER (D) VINYL 4'-0" 3'-0" 4'-0" (G) VINTL 3'-0" 3'-0" 4'-0" SLIDER (VINYL 3'-0" 3'-0" 10'-0' FIXED



GENERAL PERMITTING NOTES

SOUND INSULATION (SEE ATTACHMENT FOR CLARIFICATION)

A. THE SOUND TRANSMISSION CLASS (STC) RATING ON ALL ENTRANCE DOORS ASSEMBLIES FROM INTERIOR CORRIDERS WILL BE AT LEAST 30

B. THE STC RATING ON ALL WINDOWS, SKYLIGHTS AND EXTERIOR DOORS WILL BE AT LEAST 35

EXTERIOR DOORS

-EXCEPT FOR VEHICULAR ACCESS DOORS, ALL EXTERIOR SWINGING DOORS, DOORS TO INDIVIDUAL DWELLING UNITS AND OFFICE SUITES, AND DOORS LEADING FROM GARAGES TO BUILDING INTERIORS, SHOULD COMPLY WITH ASTM F476-84, GRADE 30, OR THE CALIFORNIA MODEL BUILDING SECURITY CODE (CMBSO) RELATING TO SWINGING DOORS.

SOLID CORE WOOD DOORS. -ALL EXTERIOR WOOD DOORS SHOULD HAVE A SOLID CORE AND BE

A MINIMUM OF 1-3/4 INCHES THICK HOLLOW CORE DOORS. -HOLLOW CORE DOORS SHOULD BE CONSIDERED ONLY AS INTERIOR

METAL DOORS. -THE THICKNESS OF THE SHEET METAL USED IN THE CONSTRUCTION OF A METAL DOOR SHOULD BE NO THINNER THAN 22 GAUGE.

PRIVACY DOORS AND NOT AS EXTERIOR SECURITY DOORS.

DUTCH DOORS. -DUTCH DOORS SHOULD HAVE A SLIDE BOLT INTERLOCKING THE UPPER AND LOWER HALVES OF THE DOOR, UNLESS SEPARATE DEADBOLT LOCKS ARE USED TO SECURE BOTH HALVES OF THE DOOR

FRENCH DOORS OR DOUBLE DOORS.

-TO SECURE DOUBLE DOORS, ONE OF THE DOORS MUST BE MADE STATIONARY BY HEADER AND THRESHOLD BOLTS. THE ACTIVE DOOR SHOULD BE SECURED TO THE INACTIVE DOOR BY USING A DEADBOLT LOCK (SEE BELOW). THE GLASS SHOULD BE PROTECTED AS OUTLINED BELOW IN "GLASS IN EXTERIOR SWINGING DOORS."

GLASS IN EXTERIOR SWINGING DOORS.

-IT IS NOT RECOMMENDED THAT GLASS BE USED IN ANY EXTERIOR DOOR OR WITHIN 40 INCHES OF ANY DOOR LOCK. IF GLASS IS USED IN EXTERIOR DOORS, OR IS WITHIN FORTY (40) INCHES OF ANY DOOR LOCK, IT SHOULD BE PROTECTED BY BURGLARY-RESISTANT MATERIAL COMPARABLE TO POLYESTER SHEETS (4 MIL OR THICKER) APPLIED TO THE GLASS. OTHER RECOMMENDED MATERIALS ARE POLYCARBONATE PLASTIC, OR PROTECTIVE METAL

HORIZONTAL BLOCKING OF DOOR FRAMES. -WHERE APPLICABLE, EXTERIOR DOOR FRAMES SHOULD HAVE HORIZONTAL BLOCKING PLACED BETWEEN THE DOOR FRAME AND THE FIRST STUD, AND FOR ONE STUD SPACE BEYOND ON EACH SIDE OF THE DOOR OPENING AT THE DOOR LOCK HEIGHT.

SLIDING DOORS

-SLIDING DOOR ASSEMBLIES SHOULD COMPLY WITH ASTM: F842-83, GRADE 30, OR THE CALIFORNIA MODEL BUILDING SECURITY CODE (CMBSO) RELATING TO SLIDING DOORS.

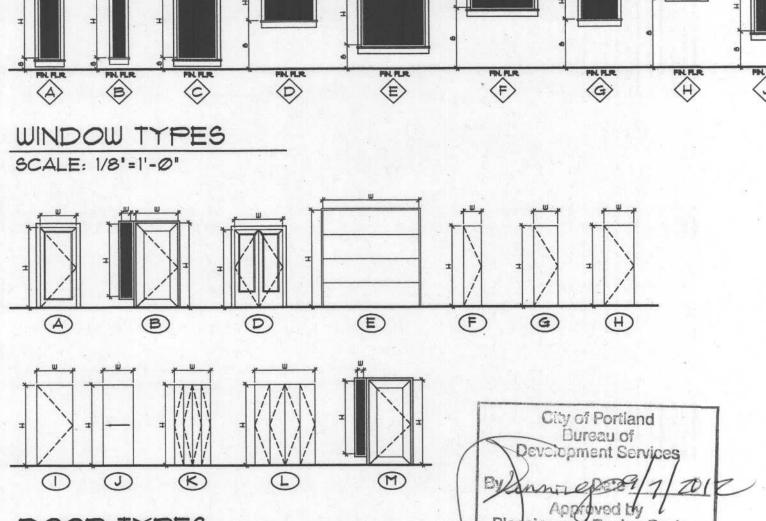
GENERAL INFORMATION:

- A. THE MOVABLE SECTION OF THE DOOR SHOULD BE ON THE INSIDE OF THE FIXED PORTION OF THE DOOR.
- B. REMOVABLE PINS OR LOCKS SHOULD BE INSTALLED ON THE INSIDE OF ALL SLIDING GLASS DOORS AT GROUND LEVEL. THE MOUNTING SCREWS FOR THE LOCK CASING SHOULD BE INACCESSIBLE FROM THE OUTSIDE.
- C. SLIDING DOORS SHOULD BE CONSTRUCTED SO THAT WHEN THE DOOR IS LOCKED, IT CANNOT BE LIFTED FROM THE FRAME IN THE CLOSED POSITION. METAL SCREWS OR SPACERS IN THE UPPER TRACK CAN PREVENT UPWARD MOVEMENT.

GARAGE-TYPE DOORS

-GARAGE-TYPE DOORS (ROLLING OVERHEAD, SWINGING, SLIDING, OR ACCORDION TYPE) SHOULD, WHEN NOT CONTROLLED OR LOCKED BY ELECTRIC POWER OPERATION, BE SECURED AS FOLLOWS:

SLIDE BOLTS. DOORS SHOULD BE EQUIPPED ON THE INSIDE WITH SLIDE OR VERTICAL BOLTS AT EITHER THE TOP AND BOTTOM OF THE DOOR, OR BOTH SIDES OF THE BOTTOM OF THE DOOR. DEPENDING ON WHETHER THE DOOR OPENS VERTICALLY OR HORIZONTALLY.



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PADLOCKS. IF THERE IS NO PASSAGE FROM THE GARAGE TO THE REST OF THE STRUCTURE, A HASP AND PADLOCK CAN BE ATTACHED TO THE OUTSIDE OF THE DOOR PADLOCKS SHOULD HAVE A HARDENED STEEL SHACKLE LOCKING BOTH AT HEEL AND TOE, A MINIMUM FIVE-PIN TUMBLER OPERATION, AND A KEY THAT CAN'T BE REMOVED WHEN IN AN UNLOCKED POSITION. THE HASP SHOULD BE ATTACHED TO THE DOOR AND DOOR FRAME WITH BOLTS THAT CAN'T BE REMOVED FROM THE OUTSIDE.

2. LOCKS

A SINGLE OR DOUBLE SWINGING EXTERIOR DOOR SHOULD BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK, WHICH HAS BEEN TESTED IN ACCORDANCE WITH ANSI/BHMA A156.-1984, GRADE 2.

-DEADBOLT LOCKS SHOULD HAVE AT LEAST A ONE-INCH THROW WHICH WILL PENETRATE THE STRIKE PLATE AT LEAST 3/4 OF AN INCH.

-DEADBOLT LOCKS SHOULD HAVE ALL METAL PARTS, WITH A TAPERED, FREELY ROTATING CYLINDER GUARD. THE CYLINDER SHOULD HAVE A MINIMUM OF FIVE PIN TUMBLERS, AND SHOULD BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING STEEL SCREWS OF AT LEAST 1/4 INCH IN DIAMETER.

A COMBINATION DEAD LATCH AND DEADBOLT, -WHERE BOTH THE BOLT AND LATCH CAN BE RETRACTED WITH A SINGLE ACTION OF THE INSIDE KNOB, CAN BE SUBSTITUTED, PROVIDED IT MEETS THE ABOVE CRITERIA FOR DEADBOLT LOCKS.

3. STRIKE PLATE

DOOR FRAME AREA STRIKE PLATES SHOULD BE ATTACHED TO WOOD WITH NOT LESS THAN FOUR NO. 8 BY THREE-INCH STEEL SCREWS, WITH A MINIMUM OF 3/4 INCH PENETRATION INTO THE STUD. STRIKE PLATES, WHEN ATTACHED TO METAL, SHOULD BE ATTACHED WITH NOT LESS THAN FOUR NO. 8 MACHINE SCREWS.

IN WOOD FRAME CONSTRUCTION THE OPEN SPACE BETWEEN THE DOOR JAMB AND STUDDING SHOULD HAVE A SOLID WOOD FILLER EXTENDING NOT LESS THAN TWELVE INCHES ABOVE AND BELOW THE STRIKE PLATE.

4. HINGES - DOOR FRAME AREA

DOOR HINGES, WHICH ARE EXPOSED TO THE EXTERIOR, SHOULD BE EQUIPPED WITH NON- REMOVABLE HINGES, OR A MECHANICAL INTERLOCK TO STOP REMOVAL OF THE DOOR BY REMOVING THE HINGES

IN WOOD FRAME CONSTRUCTION THE OPEN SPACE BETWEEN THE DOOR JAMB AND STUDDING SHOULD HAVE A SOLID WOOD FILLER EXTENDING NOT LESS THAN SIX INCHES ABOVE AND BELOW THE AREA IN THE MIDDLE THAT CORRESPONDS TO THE STRIKE PLATE.

HINGE PLATES SHOULD BE ATTACHED TO WOOD WITH NOT LESS THAN THREE NO. 8 BY THREE- INCH STEEL SCREWS, WITH A MINIMUM OF 3/4 INCH PENETRATION INTO THE STUD. HINGE PLATES, WHEN ATTACHED TO METAL SHOULD BE ATTACHED WITH NOT LESS THAN THREE NO. 8 MACHINE SCREWS.

5. WINDOWS

WINDOW ASSEMBLIES DESIGNED TO BE OPENED SHALL COMPLY WITH ASTM F588-85, GRADE 20, OR THE CALIFORNIA MODEL BUILDING SECURITY CODE (CMBSO) RELATING TO WINDOW ASSEMBLIES.

GENERAL CRIME PREVENTION INFORMATION:

DOUBLE-HUNG WINDOWS. -THE RECOMMENDED METHOD OF SECURING DOUBLE- HUNG WINDOWS IS DRILLING AND PINNING THE SASHES TOGETHER AT THE CORNERS WITH THE EQUIVALENT OF A 16P NAIL. SLIDING GLASS WINDOWS. SEE THE SECTION ON SLIDING GLASS DOORS. SIMILAR DEVICES AND METHODS ARE APPLICABLE.

CASEMENT (OUTSWING) WINDOWS.

-REMOVE THE HANDLE SO IF SOMEONE BREAKS THE GLASS, THERE NO MECHANISM TO OPEN THE WINDOW. REPLACE WORN HARDWARE.

LOUVERED WINDOWS.

-LOUVERED WINDOWS ARE EASILY PRIED APART OR REMOVED FROM FRAME. IT IS RECOMMENDED THEY BE REPLACED WITH SOLID GLASS, COVERED WITH BURGLARY-RESISTANT MATERIAL, OR EPOXIED TO THE FRAME.

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JOHN B LAPE III Shhizmer.

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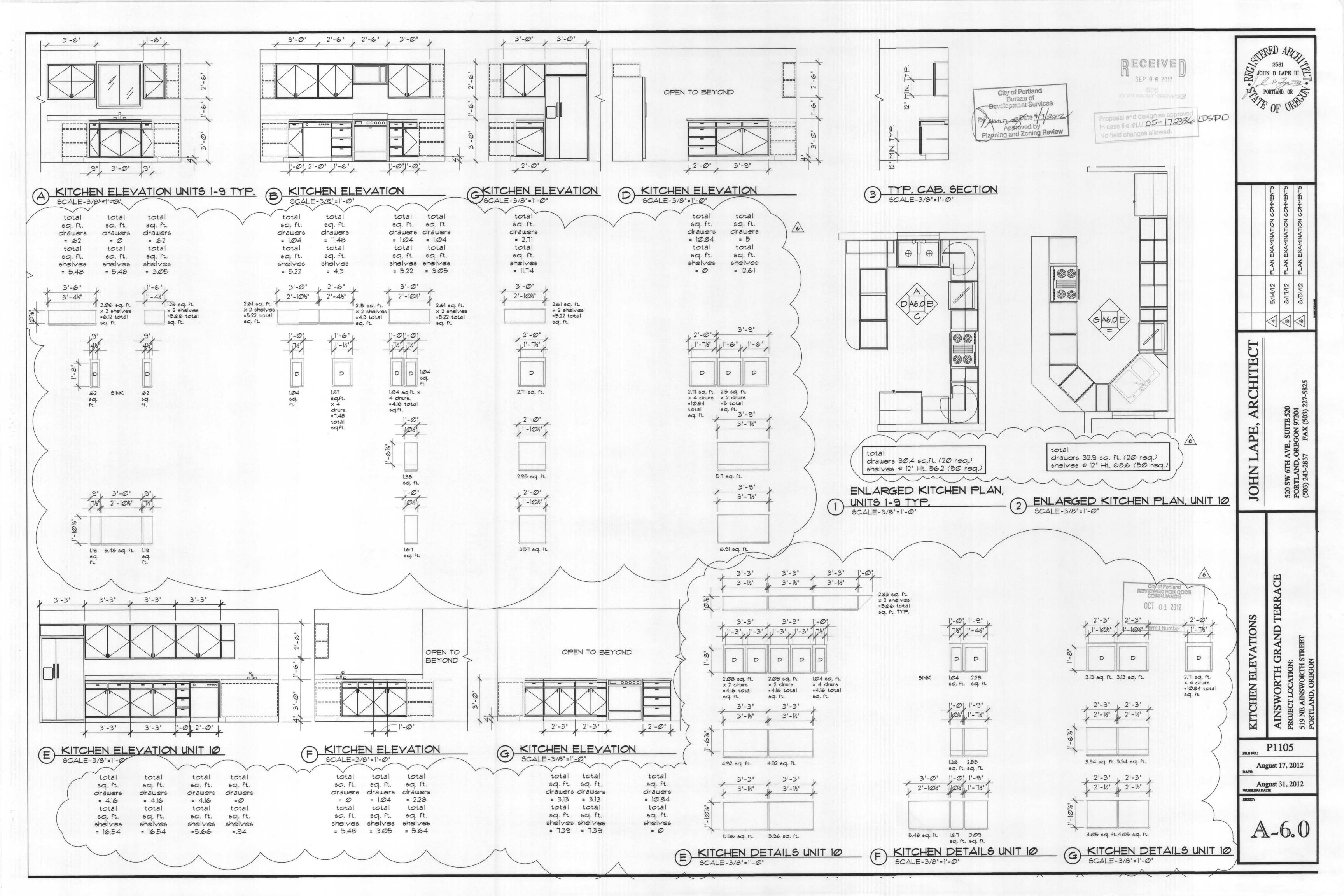
JOHN

SCHEDULES WORTH

August 17, 2012

WORKING DATE:

-G-/A



01000. - GENERAL REQUIREMENTS

A. THESE NOTES ARE GENERAL IN NATURE AND ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS SHALL GOVERN OVER THE GENERAL NOTES TO THE EXTENT SHOWN FOR SPECIFIC REQUIREMENTS FOR STRUCTURAL ELEMENTS, SEE THE STRUCTURAL NOTES PROVIDED BY THE ENGINEER OF RECORD.

B. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE THE AMERICAN INSTITUTE OF ARCHITECTS, (AIA), DOCUMENT A201, OR AS AGREED UPON. C. THE CONTRACT FOR CONSTRUCTION WILL BE THE ABBREVIATED FORM OF AGREEM BETWEEN OWNER AND CONTRACTOR, AIA DOCUMENT AIDT. TO APPLY FOR PAYMEN EXECUTE A COPY OF AIA DOCUMENT GT02, APPLICATION AND CERTIFICATE FOR PAYMENT AND AIA DOCUMENT GT02A, CONTINUATION SHEET. EXECUTE A COPY OF AIA DOCUMENT GT01. CHANGE ORDER FOR ALL CHANGE ORDERS, AND SUBMIT TO OWNER IN CARE OF ARCHITECT. D. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO BE THE NATURE AND LOCATION OF THE WORK ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH ALL THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM OF SUCCESSFULLY PERFORMING THE WORK E. THE CONTRACTOR WILL PAY FOR AND OBTAIN ALL OTHER NECESSARY PLAN CHECKS AND PERMITS AS REQUIRED. ALL OTHER FEES, CERTIFICATES OF INSPECTION AND OF OCCUPANCY AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ARE THE RESPONSIBILITY OF THE CONTRACTOR

F. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE FOLLOWING CODES (LATEST

LOREGON STRUCTURAL SPECIALTY CODE (088C), LATEST EDITION. 2UNIFORM BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES.

3 ACI AISC AND NOS. 4.ALL UNIFORM BUILDING CODE STANDARDS SPECIFIED IN CHAPTER 35 OF THE OS G. COMPLY WITH ALL APPLICABLE LOCAL SAFETY CODES AND SPECIFICALLY THE OCCUPATIONAL SAFETY AND HEALTH ACT FOR THE CONSTRUCTION INDUSTRY. H. PERFORM ALL WORK IN A FIRE-SAFE MANNER AND SUPPLY AND MAINTAIN ADEQUATE FIRST AID AND FIRE FIGHTING EQUIPMENT CAPABLE OF EXTINGUISHING INCIPIENT FIRES.

I. MATERIALS SHALL BE SO STORED AS TO INSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK, WHEN CONSIDERED NECESSARY, THEY SHALL BE PLACED ON A CLEAN HARD SURFACE, NOT ON THE GROUND, AND/OR THEY SHALL BE PLACED UNDER COVER CONTRACTOR SHALL COORDINATE WITH SAFEWAY ON ACTUAL LOCATION FOR STORING MATERIAL J. UNLESS AGREED UPON THE CONTRACTOR TO ARRANGE AND PAY FOR ALL CONSTRUCTION UTILITIES, CONTRACTOR SHALL ARRANGE WITH THE APPROPRIATE POWER COMPANY INSTALLATION OF TEMPORARY POWER SERVICE AND PROVIDE TEMPORARY SANITARY FACILITIES. CONTRACTOR SHALL ARRANGE FINAL READING OF TEMPORARY METERS AND PROVIDE THE OWNER WITH COPIES OF UTILITY COMPANY RECEIPTS UPON REQUEST AND REMOVE ALL TEMPORARY SERVICES UPON COMPLETION OF THE PROJECT.

K THE CONTRACTOR SHALL MAINTAIN THE SITE TO PREVENT THE ACCUMULATION OF DEBRIS. THE CONTRACTOR SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES THROUGHOUT THE PROJECT URATION. ALL FLOORS AND PAVEMENTS TO BE VACUUM CLEANED OR SWEPT WITH A HAIR BRUSH PROOM. CLEAN BUILDING SURFACES AND APPLIANCES FREE FROM LABELS, STAINS, AND, SOIL OF ALL KINDS WHEREVER LOCATED, HARDWARE POLISH WITHOUT PAINT AND OR DIRT MARKS AND IN PERFECT OPERATION AND ADJUSTMENT, FIXTURES, GLASS AND PLASTIC CLEANED AND POLISHED WITH ALL LABELS REMOVED, FOR FINAL ACCEPTANCE BY THE OWNER, OR FOR CONDITIONS MITUALLY AGREED UPON BEFOREHAND. DO ALL CLEANING OF THE SITE AND BUILDING AREAS INCLUDED IN THE WORK NECESSARY TO PLACE IN CONDITION FOR FINAL ACCEPTANCE OF THE WORK BY THE OWNER

THE ARCHITECT RESERVES THE RIGHT TO REJECT WORK THAT DOES NOT CONFORT DOCUMENTS, OR FAILS TO MEASURE UP TO WELL-ESTABLISHED WORKMANSHIP STANDARDS. NO REVISIONS OR SUBSTITUTIONS ARE ALLOWED UNLESS SPECIFICALLY DESIGNATED IN WRITING FROM

M. THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL METHODS AND EQUIPMENT NECESSARY TO PROTECT THE STRUCTURE, WORKMAN AND OTHER PERSONS, AND PROPERTY DURING CONSTRUCTION AND SHALL ENGAGE, AT HIS OWN EXPENSE, QUALIFIED, PERSONS TO DETERMINE ALL NECESSARY PRECAUTIONARY MEASURES AND TO INSPECT SAME AT THE JOB SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE

N. MAINTAIN AT THE SITE COPIES OF BID DOCUMENTS, CONTRACT FORMS, PROJECT MAN CONTRACT DRAWINGS, FIELD ORDERS, ADDENDA, CHANGE ORDERS, FIELD TEST RECORDS AND

O THE OWNER WILL EMPLOY AN INDEPENDENT TESTING LABORATORY TO PERFORM INSPECTION, SAMPLING AND TESTING REQUIRED BY GOVERNING AGENCIES. ISE INDICATED) AS CHECKED IS REQUIRED PECIAL INSPECTION (PERIODIC UNLESS OTHE IN ACCORDANCE WITH UBC CHAPTER IT ON THE FOLLOWING ITEMS:

CONCRETE MIX (CYLINDERS). CONCRETE PLACEMENT HIGH LIFT CMU GROUT PLACEMENT

STEEL REINFORCING PLACEMENT. STEEL HIGH STRENGTH BOLTS INSTALLATION.

STRUCTURAL STEEL PLACEMENT. EPOXY ADHESIVE SET ANCHOR BOLTS.

FIELD WELDS STRUCTURAL FRAMING

PRIMARY GLULAM BEAM PLACEMENT AND CONNECTION. V SHEARWALL HOLDDOWNS AND NAILING.

P. CONSTRUCTION LOADS UPON THE STRUCTURE SHALL NOT BE IN EXCESS OF THE CHESICAL Q. ASSUMED DESIGN LOADS: (UNLESS NOTED OTHERWISE)

SEISMIC: CATEGORY D ROOF: COMBINED LL + DL = 40 PSF + DRIFTING FLOOR: LL = 50 PSF, 100 PSF AT EXITUAYS, (+20 PSF PARTITIONS LOAD AS

WIND: 80 MPH. EXPOSURE 'B' SOIL BEARING = 1500 PSF (ASSUMED)

02000. - SITEWORK

A SHOULD CONCEALED CONDITIONS BE ENCOUNTERED IN THE PERFORMANCE OF THE WORK BE AT VARIANCE WITH CONDITIONS INDICATED BY THE CONTRACT DOCUMENTS, OR SHOULD PHYSICAL CONDITIONS CONCEALED OR UNKNOWN CONDITIONS DIFFER MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THIS CONTRACT BE ENCOUNTERED, THE CONTRACTOR SUM SHALL BE EQUITABLE ADJUSTED BY CHANGE ORDER UPON CLAIM BY EITHER PARTY. B. EXCAVATE TO DIMENSIONS, LINES, GRADES AND MINIMUM DEPTHS AS INDICATED.

C. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES, CALL UTILITIES NOTIFICATION CENTER (503)

46-6699 BEFORE ANY EXCAVATION OR SITEWORK VERIFY SOIL CONDITIONS AT THE FOOTINGS AND MAKE ANY NECESSARY CORRECTIONS TO PLACE THEM ON FIRM NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT PER AS.TM. D689 (STANDARD PROCTOR). EARTH BACKFILL UNDER FOOTINGS OR FOUNDATIONS WILL NOT BE PERMITTED F. SHOULD BEARING SURFACES BE SOFTENED BY WATER OR PROST, RE-EXCAVATE TO SOLID BEARING AND BACKFILL TO INDICATED DEPTH WITH 1500 PSI (MIN) CONCRETE.

G. BACKFILL UNDER SLABS ON GRADE: GRANULAR FILL OR WELL GRADED FINE GRAVEL AND SAND WITH A MAXIMUM OF 3 PERCENT PASSING NO. 200 MESH. COMPACT TO 95% OF MAXIMUM DENSITY BY AASHO STANDARD T-99, IN MAXIMUM 6" LIFTS. H. PROVIDE CLEAN DRY EARTH BACKFILL, FREE OF DEBRIS, DECAYABLE MATTER AND ROCKS EXCEEDING 2 INCHES IN DIAMETER COMPACT TO 95 PERCENT OF MAXIMUM DENSITY BY AASHO

STANDARD T-99, IN MAXIMUM 6' LIFTS. I. REMOVE DEBRIS AND DECAYABLE MATTER FROM AREAS TO BE BACKFILLED, PRIOR TO BACKFILLING. BACKFILL TRENCHES AFTER ABOVE-GRADE CONCRETE WALLS HAVE BEEN COMPLETED AND ARE THOROUGHLY SET.

I. INSTALL UNDERSLAB FILL EVENLY AFTER FOOTINGS AND FOUNDATIONS HAVE BEEN PLACED AND K BACKFILL AGAINST CONCRETE WALLS SHALL BE PLACED ONLY AFTER CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTHE AND THE STRUCTURAL FLOOR SYSTEM REQUIRED TO STABILIZE THE WALLS HAS BEEN FULLY CONSTRUCTED AND ANCHORED, AS OCCURS. FINISH GRADE SHALL BE TRUE AND EVENLY SLOPED AWAY FROM THE STRUCTURE: 2% FOR A

M. COMPLY WITH OREGON STATE HIGHWAY DEPARTMENT STANDARD CLASS "C" SPECIFICATIONS FOR PARKING, LIGHT DUTY OR HEAVY DUTY APPLICATIONS AS INDICATED OR REQUIRED. N. COMPLY WITH LOCAL ORDINANCES FOR STANDARD PARKING SPACE SIZE REQUIREMENTS AND NIFORM BUILDING CODE FOR ACCESSIBLE SPACE REQUIREMENTS. O. PROVIDE 6" HIGH EXTRUDED CONCRETE CURBS WITHIN PROPERTY LINE UNLESS OTHERWISE IOTED. PROVIDE CAST- IN-PLACE CURBS WITHIN PUBLIC RIGHT-OF-WAY PER LOCAL REGULATIONS.

02950. - LANDSCAPING

PROPERTY LINES.

A EMBED PLANTS VERTICALLY IN HOLE SIZED FOR PREPARED PLANT MIX OF 6" ALL AROUND ROOT B. BRACE ALL TREES WITH (3) GUY WIRES FROM 2X2 GROUND STAKES TO PLANT PROTECTOR AT 45 SPACE PLANTS EVENLY IN AREA INDICATED AND ORIENT FOR BEST APPEARANCE AND SUN

PRINE ALL EXISTING RELOCATED TREES TO NATIONAL ARBORIST ASSOCIATION CLASS LL STANDARDS. E. APPLY FERTILIZER PER MANUFACTURES' INSTRUCTIONS, AS APPLICABLE TO EACH PLANT TYPE.

F. APPLY FIR OR HEMLOCK ROTTEN SHAVINGS OF GROUND BARK MULCH OVER ALL LANDSCAPED G. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM, AS OCCURS, TO BE INCLUDED IN THE LANDSCAPE WORK H. COMPLY WITH LOCAL JURISDICTION 'SUN SHADE' REGULATIONS FOR PLANTING TREES ADJACENT

03000. - CAST IN PLACE CONCRETE

CONCRETE, ASTM DESIGNATION C-94, WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (4000 AT TILT-UP WALL PANELS), WATER/CEMENT RATIO OF 0.45 MAXIMUM, USE NON-CHLORINE BASED B. CONFORM TO ACI 301, 315 AND ACI 318 AND THE UNIFORM BUILDING CODE, CURRENT EDITION. INSURE ALL ITEMS TO BE INSTALLED DURING CONCRETE PLACEMENT ARE ON SITE AND READILY AVAILABLE D. PROVIDE ADEQUATE DRAINAGE AT RETAINING STRUCTURES, (FOUNDATION WALLS, RETAINING WALLS AND SIMILAR). E REINFORCING BARS: DEFORMED STEEL BARS OF SIZES INDICATED CONFORMING TO ASTM A615-94, GRADE 60. INSTALL BARS CLEAN AND PREE OF LOOSE RUST OR OTHER MATERIAL THAT REDUCES NTERIOR SLAB MINIMUM REINFORCING: WUF 6X6-W2.9XW2.9 CONFORMING TO A6TM A185-94, NO. 3

A UNLESS INDICATED OTHERWISE, CONFORM TO STANDARD SPECIFICATIONS FOR READY MIXED

GRADE 60 REBAR AT 16' CENTERS EACH WAY, OR WHERE GRAVEL BASE COURSE HAS BEEN PROOFROLLED, ADD (1) LB/CUYD OF 'NYCON' OR EQUAL 140KSI CHOPPED FIBERS TO CONCRETE MIX G. PROVIDE ANCHOR BOLTS CAST INTO CONCRETE CONFORMING TO ASTM A301, MINIMUM, OR OTHER H. PROVIDE PREFORMED EXPANSION JOINT, CONFORMING TO ASTM DITS! FOR ASPHALT SATURATED PERBOARD, OF MINIMUM THICKNESS, OF SUFFICIENT LENGTH AND DEPTH TO FULLY SEPARATE THE CONTACT SURFACES

FORMING CONCRETE I CONSTRUCT AND MAINTAIN FORMS TO EXACT SHAPES, SIZES, LINES, AND DIMENSIONS REQUIRED TO OBTAIN ACCURATE ALIGNMENT, LOCATION, GRADE, LEVEL AND

2. INSTALL EXPANSION JOINTS AT LOCATIONS INDICATED ON DRAWINGS AND WHEREVER EXTERIOR SLABS ABUT ANOTHER SLAB, WALL, COLUMN, OR OTHER FIXED EQUIPMENT OR STRUCTURE, AND AT MAXIMUM 20 FOOT INTERVALS IN LARGE SLABS. 3. BEND REINFORCING COLD. WELDING WILL NOT BE ALLOWED.

I. PLACE REINFORCING STEEL IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE" AND ACI 315, LATEST EDITION. LAP BARS AS INDICATED. SECURE AGAINST DISPLACEMENT 5. EXERCISE CARE TO INSURE THAT REINFORCEMENT IS PROTECTED BY THE FOLLOWING REQUIRED THICKNESSES (COVER) OF CONCRETE.

a. CONCRETE DEPOSITED AGAINST EARTH... b. FORMED CONCRETE AGAINST EARTH C. EXTERIOR FACES OF WALLS

d. INTERIOR FACES OF WALLS 3/4" e. TO TOP OF SLABS ON GRADE. . 6. LAP SIDES AND ENDS OF MESH REINFORCEMENT NOT LESS THAN ONE MESH PLUS 2

1. LAPPED BAR SPLICE LENGTH MINIMUMS: 24" AT %, 30" AT % (40 DIAMETERS MINIMUM. 8. FRAME OPENINGS WITH AT LEAST 2 BARS AT SIDES, ABOVE AND BELOW AND EXTENDING 2'-6' BEYOND EDGES OF OPENINGS. REQUEST SPECIAL INSTRUCTIONS FOR SPECIAL CONDITIONS. 9. PROVIDE CORNER BARS SAME SIZE AND SPACINGS AS HORIZONTAL BARS, 2'-6" X 2'-6". J. PLACING CONCRETE:

I PLACE CONCRETE IN CONFORMANCE TO ACI 318 AND AT TIME OF POUR WITHIN A TEMPERATURE NOT BELOW 50 DEGREES F. AND NOT ABOVE 85 DEGREES F. IN FREEZING WEATHER, PROVIDE SUITABLE MEANS TO MAINTAIN THE CONCRETE AT A TEMPERATURE NOT LOWER THAN 50 2. BEFORE POURING, CLEAR ALL DEBRIS, WATER AND ICE FROM FORMED AREAS AND VOIDS, AND FROM REINFORCING. DAMPEN WOOD FORMS AND SUBGRADE PRIOR TO PLACING.

3. TRANSFER CONCRETE QUICKLY RAPIDLY FROM MIXER TO FORM AND DEPOSITED AS

LOSELY AS POSSIBLE TO ITS FINAL POSITION TO PREVENT SEGREGATION OF AGGREGATE. RETEMPERING IS NOT ALLOWED. 4. COMPLETE COMPACTION BY HAND SPADE OR MECHANICAL VIBRATORS WITHIN 15 MINUTES OF PLACING, VIBRATE SUFFICIENTLY TO THOROUGHLY CONSOLIDATE CONCRETE AND TO INSURE COMPLETE BOND WITH REINFORCING AND OTHER EMBEDDED ITEMS, BUT NOT ENOUGH TO SEGREGATE 5. PLACE CONSTRUCTION JOINTS AS SHOWN, OR WHEN POUR IS INTERRUPTED, AS REQUIRED

6. WOOD FLOAT AND STEEL TROWEL ALL INTERIOR SLABS MONOLITHICALLY TO TRUE NON-SLIP SURFACES PREE OF DEPRESSIONS OR PROJECTIONS. SURFACE TOLERANCE SHALL BE +/- 1/2 1. SAW CUT CONTROL JOINTS (FOR CONTROLLED CONTRACTION) TO A DEPTH OF 1/2" OF SLAB THICKNESS AT LOCATIONS INDICATED. SAWING TO BE PERFORMED WITHIN 4 TO 6 HOURS OF "BLEED 8. IMMEDIATELY AFTER FINISHING, PROTECT CONCRETE SURFACES NOT COVERED BY FORMS FROM LOSS OF MOISTURE FOR AT LEAST 5 DAYS WITH KRAFT PAPER OR CLEAR NON-WAX BASED

9. MAINTAIN ALL FORMED CONCRETE, WHICH HAS HAD FORMS REMOVED, CONTINUOUSLY DAMP FOR A MINIMUM OF 5 DAYS. 10. COLD WEATHER CURING IN CONFORMANCE TO ACI 306.

K EXTERIOR WALKS AND SLABS (IF INDICATED): I. CONCRETE SIDEWALKS, APRONS, AND CURBS BEYOND THE PROPERTY LINE SHALL COMPLY WITH CURRENT APPLICABLE GOVERNMENTAL ORDINANCES. 2. UNLESS NOTED OTHERWISE, PROVIDE CONCRETE FOR EXTERIOR FLATWORK CONFORMING TO STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE, ASTM DESIGNATION C-94, WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL CONTAIN 5 PERCENT AIR

3. PROVIDE CONTRASTING COLOR CONCRETE, IF REQUIRED, WITH SPECIAL TEXTURE AT LOCATIONS INDICATED 4. INSTALL EXPANSION JOINTS (SEE "H" ABOVE) AT MAXIMUM 20 FOOT INTERVALS. 5. PITCH SLAB SURFACES AT APPROXIMATELY 1/2" PER FOOT FOR DRAINAGE AND PROVIDE MEDIUM BROOM NON-SLIP SURFACES IN CROSS DIRECTION, OR OTHER, IF INDICATED FOR 6. PROVIDE TOOLED CONTRACTION CONTROL JOINTS AT 5 FOOT CENTERS EACH WAY

04000. - MASONRY

A UNIT MASONRY INDICATED SHALL BE: (1) LIGHT WEIGHT CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM C90-95, TYPE 1, FM=1500 PSI

(2) NOMINAL STANDARD (OR MODULAR) BRICK CONFORMING TO AS.TM. B. COURSE GRADE 'TYPE 5' GROUT CONFORMING TO ASTM C476 SHALL ATTAIN 2000 PSI AT 28 C. MORTAR SHALL BE UBC TYPE M CONFORMING TO ASTM C270-96.

D. MISCELLANEOUS ANCHORS AND INSERTS SHALL BE ZINC COATED STEEL, STAINLESS STEEL OR NON-FERROUS. E. REINFORCING STEEL BARS SHALL BE AS SPECIFIED IN DIVISION 03000 - CONCRETE F. LADDER OR "K" TYPE REINFORCING SHALL BE "K-WEB" OR "DUR-O-WALL." G. FLASHINGS: AS INDICATED (OR MINIMUM 26 GALVANIZED STEEL IF NOT INDICATED) AT EXPOSED AREAS, COPPER-FABRIC AT THROUGH WALL OR CONCEALED AREAS. H. EXPANSION JOINTS: FLANGED NEOPRENE STRIP, IN VERTICAL JOINT, SPACED AS INDICATED 1. VENEER TIES: ICBO APPROVED, GALVANIZED STEEL AS INDICATED ON DRAWINGS. INSULATION: FILL ALL NON-GROUTED CMU CELLS WITH 'PERLITE' LOOSE GRANULAR INSULATION AS OCCURS. K CONCRETE MASONRY UNITS (CMU) SHALL BE LAID DRY. STONE AND BRICK SHALL BE

SATURATED, BUT SURFACE DRY WHEN LAID. L. ALL MASONRY WORK SHALL BE LAID ON CLEAN SURFACES INSURING A GOOD BOND WITH THE MORTAR M. MASONRY SHALL BE LAID PLUMB, TRUE TO LINE, WITH UNIFORM JOINTS TO MAINTAIN PATTERN BOTH VERTICALLY AND HORIZONTALLY, AND WITH LEVEL COURSES ACCURATELY SPACED. LAY OUT COURSES WITH SYMMETRICAL VERTICAL JOINT PATTERNS BETWEEN CORNERS (DISTRIBUTE

"FILLERS" SYMMETRICALLY AT EACH PANEL) N. MASONRY SHALL BE LAID IN RUNNING BOND (COMMON), WITH SHALLOW CONCAVE TOOLED JOINTS, UNLESS OTHERWISE INDICATED. O EACH INDIVIDUAL UNIT SHALL BE SET LEVEL AND SQUARE TO THE UNIT MODULE SO THAT NO VARIATION IN THE SURROUNDING MORTAR JOINT CAN BE NOTICED, AND 60 THAT UNIFORM JOINT

SHADOWS WILL BE CAST. P. ANCHORS, FLASHINGS, AND OTHER ITEMS TO BE BUILT-IN, SHALL BE INSTALLED AS THE WORK PROGRESSES, GROUT SOLID ALL CELLS CONTAINING ANCHORS OR REBAR. Q MORTAR SHALL BE USED WITHIN 25 HOURS OF INITIAL MIXING, RETEMPERING IS NOT ALLOWED. R REINFORCED MASONRY SHALL BE LAID UP AND GROUTED IN LIFTS NOT EXCEEDING 4 FEET (UNLESS SPECIAL INSPECTION, AS DEFINED BY UBC IS PROVIDED). VERTICAL GROUT POURS SHALL STOP 1/2 INCHES BELOW THE TOP OF THE TOPMOST UNIT. GROUT BOND BEAMS

SIMULTANEOUSLY WITH LIFT BELOW. (1) UNLESS INDICATED OTHERWISE, DOUBLE VERTICAL AND HORIZONTAL BARS AT OPENINGS AND DOUBLE VERTICALBARS AT END CELLS OF FREE END' WALLS.

(2) PROVIDE SINGLE VERTICAL BAR AT CORNERS AND INTERSECTIONS WITH OTHER WALLS. EXTEND BARS 2'-6 MIN. BEYOND OPENINGS (IF NOT POSSIBLE DUE TO SPECIAL CONDITIONS, REQUEST SPECIAL INSTRUCTIONS) (3) LAP 5 MAX, GRADE 60 REBAR 40 NOMINAL DIAMETERS, GRADE 40, 36 DIAMETERS.

S, NO MASONRY WORK SHALL BE PERFORMED WHEN THE TEMPERATURE IS, OR IS EXPECTED TO BE, BELOW 40 DEGREES FOR ABOVE 90 DEGREES F., WITHOUT THE APPROVAL OF THE ARCHITECT T. ALL WORK SHALL BE CLEARED OF MORTAR DROPPINGS, MORTAR "SCUM", EFFLORESCENCE AND ALL OTHER SOILS OR FOREIGN MATERIAL. FILL ALL HOLES, REPLACE ALL DEFECTIVE FACE SHELLS, TUCK POINT FOR UNIFORM MORTAR JOINTS, "HOLY STONE" SURFACE PROJECTIONS. CLEAN THOROUGHLY ALL EXPOSED SURFACES.

U. APPLY SEALANT COATINGS, AS INDICATED ON DRAWINGS, TO UNPAINTED MASONRY EXTERIOR.

Y. UTILIZATION OF HIGH-LIFT MASONRY GROUTING METHODS REQUIRE CLEANOUTS AND SPECIAL

05000. - METALS

A STRUCTURAL HOT ROLLED ASI STEEL SHAPES SHALL CONFORM TO ASTM A-36. B. MACHINE BOLTS SHALL CONFORM TO ASTM A-325-96. C. ANCHOR BOLTS FOR EMBEDMENT IN CONCRETE FABRICATED WITH A BENT LEG, CONFORMING

D. STEEL TUBES SHALL CONFORM TO ASTM A500-93, GRADE B, FY = 46KSI. E. STEEL PIPE TO CONFORM TO ASTM A53-96, GRADE B, TYPE E OR S, FY = 35KSI., ASTM A501-93, FY=36KSI OR ASTM A500-93, GRADE B, FY=42KSI ALL WELDS SHALL BE FULL LENGTH UNLESS INDICATED OTHERWISE. (SEE SECTION @100, ITEM G. WELDING SHALL CONFORM TO (AWS) DIJ, USING ETØ XX ELECTRODES.

H. ALL BOLTS BEARING ON WOOD SHALL BE SUPPLIED WITH STANDARD WASHERS.

I. LIGHT GAUGE STRUCTURAL METAL FRAMING TO COMPLY WITH METAL STUD MANUFACTURERS ASSOCIATION 'ARCHITECTURAL SPECIFICATIONS FOR COLD-FORMED METAL'. (1) LIGHT GAUGE STUDS TO CONFORM TO ASTM ASTO / ASTOM-95 FOR STRUCTURAL QUALITY GRADE 33 (FT=33KSI) FOR STEELS UNDER 16 GAGE AND GRADE 50 (FT=52KSI) FOR STEELS 16

(2) GALVANIZE LIGHT GAUGE STUDS IN CONFORMANCE TO ASTM A653 / A653M-95, G6Ø FOR LOAD BEARING OR EXTERIOR STUDS AND G40 FOR INTERIOR AND NON LOAD BEARING (3) USE WEB STIFFENERS AT CONCENTRATED LOADS PERPENDICULAR TO UNIT WEB, AND

(4) ALIGN ROOF OR FLOOR JOISTS OVER LOAD BEARING STUDS, UNLESS OTHERWISE (5) USE S MINIMUM, TRUSS HEAD FASTENERS FOR ALL CONCEALED LIGHT GAUGE METAL ATTACHMENTS (6) USE SELF DRILLING FASTENERS IN UNITS IS GAUGE AND OVER

J. ALL OPEN WEB STEEL GIRDERS AND JOISTS SHALL CONFORM TO THE REQUIREMENTS OF UBC SECTION 2222 AND THE STEEL JOIST INSTITUTE STANDARD SPECIFICATIONS. K STEEL DECKING (1 1/2" X 22 GA, OR OTHER AS INDICATED) PER STEEL DECK INSTITUTE PROVIDE DIELECTRIC INSULATION FOR DISSIMILAR METALS IN CONTACT, OR FOR ALUMINUM IN CONTACT WITH CONCRETE OR MASONRY. M. HOT DIP GALVANIZED ALL WELD-FABRICATED ITEMS AFTER ALL FABRICATION HAS BEEN I SHOP PRIMED ALL UNGALYANIZED AND OTHERWISE UNFINISHED FERROUS METALS, NOT TO BE

O. SUBMIT FOR REVIEW, REPRODUCIBLE SHOP DRAWINGS FOR ALL VENDOR DESIGNED METAL

06000. - WOOD AND PLASTICS

A FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH, \$48, GRADE STAMPED WCLIB OR WUPA. LUMBER SHALL BE 'GREEN' UNLESS INDICATED DRIED. B. ALL LUMBER SILLS, BUCKS, OR LEDGERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE HER-FIR 9, VACUUM PRESSURE TREATED WITH PRESERVATIVE CONFORMING TO AWPA

C. ALL STRUCTURAL WOOD MEMBERS EXPOSED TO WEATHER, OR AS NOTED ON DRAWINGS, SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVATIVE ASSOCIATION (AWPA) STANDARD P-8-95 (COPPER NAPHTHENATE) WITH A RETENTION NOT LESS THAN 0.4 LBS/CUBIC FOOT. ALL TRIMMED SECTIONS, CUTS, DAPS, OR HOLES IN PRESSURE TREATED MATERIALS SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD M-4. D. MINIMUM LUMBER GRADES TO BE AS FOLLOWS UNLESS INDICATED OTHERWISE ON DRAWINGS: (DF/L, UNLESS NOTED OTHERWISE) (1) LIGHT FRAMING AND STUDS UP TO 4'X4": STANDARD AND BETTER (STUDS TO 10' MAX:

(2) STRUCTURAL JOISTS AND PLANKS 2 TO 4" THICK, 5" AND WIDER: NO. 2 AND BETTER (3) BEAMS, STRINGERS, POSTS AND TIMBERS, 5" AND THICKER: NO. 1 AND BETTER (4) MISCELLANEOUS BLOCKING, FURRING, BRIDGING, ETC.: CONSTRUCTION AND BETTER (5) UNLESS INDICATED OTHERWISE, GLUE LAMINATED BEAMS SHALL BE 24F-Y4± DF/L EXCEPT CANTILEYERED OR CONTINUOUS BEAMS TO BE 24F-YS, COMPRESSION PERPENDICULAR TO TO BE 650 PSI, DRY USE, INDUSTRIAL (CONCEALED) OR ARCHITECTURAL GRADE, 2 COATS OF SEALER, WATERPROOF GLUE, AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION CERTIFICATION WATERPROOF GLUE, AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION

CERTIFICATION STAMPED. CAMBER = 2600' RADIUS BETWEEN SUPPORTS FOR SPAN OR AS NOTED ON DRAWINGS. NO WHITE SPECK PERMITTED. EASE EDGES ON GLUE LAMINATED BEAMS TO BE COMPATIBLE WITH STEEL AT CONNECTIONS. E. APA PANEL SHEATHING: CONFORM TO U.B.C CHAPTER 23, APA GROUP 1, STRUCTURAL 1 EXPOSURE AND PRODUCT STANDARD PS-1/ANSI AISS. USE 15/32" THICK, APA SPAN RATED 32/16 AT WALLS AND ROOF. ALL LAMINATED PLYWOOD FOR INTERIOR USE TO BE C-D INTERIOR WITH EXTERIOR GLUE. REQUIRED APA INDEX FOR 15/32" THICK 15 32/16, FOR 19/32" 15 40/20, AND FOR 3/4" 15 48/24. TONGUE AND GROOVE (T4G) "STURD-I-FLOOR" TO SPAN 24" FOR 1/1" THICK AND 48" FOR I 1/8" THICK F. MANUFACTURED WOOD COMPONENTS, LISTED AS 'TJI', 'TJL', 'TJM', 'TJS', 'TJW', 'MICROLAM' (LVL) PARALLAM (PSL), 'TIMBERSTRAND' (LSL), MANUFACTURED BY TRUSSJOIST MACMILLAN SHALL NOT BE SUBSTITUTED UNLESS APPROVED. THESE COMPONENTS THAT ARE EXPOSED TO WEATHER OR SUBJECT TO DECAY (BUT NOT GROUND CONTACT) SHALL BE TREATED WITH PERMAPOST K-S'

G. UNDERLAYMENT: 1/2" PARTICLEBOARD, TYPE I, GRADE B, CLASS I, OR 1/2": APA PLYWOOD, OR AS H. MINIMUM NAILING SHALL BE WITH COMMON NAILS, GALVANIZED ADJACENT EXTERIOR, IN ACCORDANCE WITH UBC TABLE 23-11-1 AND OTHER TABLES OR SCHEDULES AS INDICATED. SPACE IGGA. X 7/16" CROWN X 1 5/8" STAPLES, IF USED AT SHEAR PANEL LOCATIONS, AT 2/3 DISTANCE INDICATED FOR 8D NAILS AND 1/2 DISTANCE FOR 10D OR 12D NAILS.

J. FRAMING ANCHORS ARE CALLED OUT ON DRAWINGS BY SIMPSON "STRONG TIE" NUMBERS. EQUIVALENT I.C.B.O. APPROVED ITEMS BY OTHER MANUFACTURERS ARE ACCEPTABLE. INSTALL K GYPSUM BOARD SHEATHING SHALL BE 1/2" THICK, INSTALLED HORIZONTALLY WITH LONG EDGES BLOCKED. NAIL WITH 1 ½ ' X 91 X 7/16' HEAD GALVANIZED NAILS AT 8 INCHES ON CENTER AT ALL

BUILDING PAPER: ASPHALT SATURATED FELT, ASTM D-226, IS OR 30 POUND AS INDICATED, OR UPONT 'TYVEK' OR AS APPROVED. INSTALL PER MANUFACTURERS' INSTRUCTIONS M. FLOOR SHEATHING GLUE: 3M '5230' OR EQUIVALENT. USE AT ALL FLOOR SHEATHING SUPPORTS, OR AS INDICATED

N. WOOD TRUSSES: COMPLY WITH UBC SECTION 2311.6 EXCEPT AS OTHERWISE NOTED. TRUSSES SHALL NOT EXCEED A LIVE LOAD DEFLECTION OF L/360. TRUSS MANUFACTURER SHALL SUBMIT (3) SETS COMPLETE ENGINEERING SHOP DRAWINGS WITH AN 34 OREGON'S REGISTERED PROFESSIONAL ENGINEER'S SEAL, SHOP DRAWINGS SHALL SHOW CLEARLY, ALL BRACING FOR TRUSS COMPRESSIVE MEMBERS AND REQUIRED CONNECTIONS, ALL CONNECTION PLATES SHALL DEVELOP THE RULL STRESS OF THE WOOD MEMBERS. THE TRUSS MANUFACTURER SHALL SUBMIT CERTIFICATES FROM AN INDEPENDENT TESTING COMPANY, THAT ALL TRUSSES DELIVERED TO THE JOB SITE CONFORM TO APPROVED SHOP DRAWINGS. COST OF ALL TEST CERTIFICATES SHALL BE BORNE BY THE TRUSS MANUFACTURER

O. FRAMING INSTALLATION: (1) ERECT ALL FRAMING AND OTHER WOOD CONSTRUCTION IN A STRONG, SUBSTANTIAL. WORKMANLIKE MANNER LAY OUT ALL STUDDING IN TRUE LINES, PLUMB AND SQUARE. LAP ENDS OF DOUBLE PLATES 20 INCHES MIN. DOUBLE STUDS AT OPENINGS. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS, INSTALL BEAMS, JOISTS, RAFTERS AND HEADERS WITH BOTTOM EDGE PREE OF DEFECTS AFFECTING TENSILE STRENGTH. (2) ALL WOOD SHALL BE MINIMUM 6' ABOVE GROUND UNLESS PRESSURE TREATED. PROVIDE ADDITIONAL FRAMING AND BLOCKING FOR THE INSTALLATION AND SUPPORT OF PLUMBING, HEATING, VENTILATING, ELECTRICAL, AND MISCELLANEOUS HANDRAILS, GRAB BARS, CASEWORK, AND MISCELLANEOUS SIMILAR ITEMS OR FIXTURES, SUBJECT TO LIVE OR IMPACT

(4) PANEL ROOF AND FLOOR SHEATHING SHALL BE LAID WITH "FACE GRAIN" PERPENDICULAR TO JOISTS. JOINTS SHALL OCCUR AT BEARING OR BLOCKING, IN LAP PANEL STAGGERED (5) INSTALL LAG SCREWS IN DRILLED LEAD HOLES OF "OF SHANK DIAMETER PROVIDE WASHERS UNDER HEADS BEARING DIRECTLY ON WOOL

(6) BOLT HOLES SHALL BE DRILLED I/16" OVER BOLT DIAMETER. PROVIDE WASHERS AT ALL HEADS AND NUTS BEARING DIRECTLY ON WOOD (7) BLOCK BETWEEN JOISTS AND RAFTERS AT SUPPORTS WITH SAME SIZE MATERIAL AS MEMBER, UNLESS MEMBER IS NAILED TO RIM JOIST. (8) BEAMS AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS SHALL NOT BE NOTCHED. (9) FABRICATE AND INSTALL MEMBERS FOR FULL REQUIRED BEARING WITHOUT THE USE OF

(ID) NOTCH ALL SLOPED RAFTERS FOR FULL BEARING AT SUPPORTS (II) ANCHOR FOUNDATION SILL PLATES AND LEDGERS TO CONCRETE WITH BOLTS OF SIZE AND SPACING INDICATED. PROVIDE (2) BOLTS MINIMUM PER MEMBER, 12" FROM ENDS MAXIMUM. 12) SECURE INTERIOR WALL SILL PLATES AT CONCRETE WITH HILTI 'X-DNI' POWDER ACTUATED FASTENERS (0,145" SHANK), EMBEDDED 1 1/4" MINIMUM AT 32" CENTERS, UNLESS OTHERWISE

(13) PROVIDE MINIMUM 1 1% NET BEARING FOR JOISTS ON WOOD SUPPORTS, UNLESS OTHERWISE (14) INSTALL 2 INCH NOMINAL FULL DEPTH FIRE BLOCKING AT TOP AND BOTTOM OF STAIRS NO LANDINGS, STORY LINES, CEILINGS AND AT 10 FEET OC AT CONCEALED SPACES. (15) PROVIDE SOLID BLOCKING AT BEARING POINTS AND CROSS BRIDGING (OR SOLID OLOCKING) AT 8 FEET OC FOR ALL JOISTS AND RAFTERS, UNLESS EDGES ARE RESTRAINED THE FULL LENGTH OF SPAN (16) DOUBLE JOISTS UNDER PARALLEL PARTITIONS AND EACH SIDE OF FLOOR AND ROOF

P. CASEWORK: COMPLY WITH THE ACCESSIBILITY PROVISIONS OF THE UNIFORM BUILDING CODE REGARDING COUNTERS AT SINKS, WALL STORAGE CABINETS AND OTHER FEATURES. COORDINATE WITH THE REQUIREMENTS OF BUILT-IN APPLIANCES, USE AWI 'CUSTOM GRADE' SPECIFICATIONS FOR ALL WORK PROVIDE 4" MINIMUM BACK AND SIDE SPLASHES AND NEMI GENERAL PURPOSE GRADE PLASTIC LAMINATE SURFACES AT COUNTERTOPS, PROVIDE 'EUROPEAN' STYLE SELF CLOSING HINGES AT ALL DOORS, HEAVY DUTY FULL EXTENSION GUIDES AT DRAWERS (EXTRA HEAVY AT FILE DRAWERS), 4' WIRE PULLS, PROVIDE PLASTIC LAMINATE FACED CASES UNLESS OTHERWISE INDICATED, AND MELAMINE SURFACES AT INTERIOR

07000. - THERMAL AND MOISTURE PROTECTION

A FLEXIBLE BLANKET INSULATION SHALL BE FIRE RETARDANT TREATED MINERAL WOOLOR FIBERGLASS CONFORMING TO ASTM C665 IF PROVIDED WITH VAPOR BARRIER, INSTALLTOWARD WARM SIDE, WITH VAPOR TRANSMISSION RATING OF ONE PERM DRY CUP OR LESS. B. BLOWN INSULATION SHALL BE FIRE RETARDANT TREATED C. COMBUSTIBLE (FOAM, STYROFOAM, URETHANE, ETC.) INSULATION SHALL BE PROTECTED WITH A MINIMUM OF 1/2" GYPSUM BOARD FIRE BARRIER (OR EQUIVALENT) ON HABITABLE SIDE OF

D. WHERE VENTILATION SPACES ARE SHOWN, INSULATION SHALL BE INSTALLED WITH BAFFLES SO THAT COMPLETE VENTILATING AREA IS UNOBSTRUCTED. E. MINIMUM 'R' VALUES AS INDICATED ON DRAWINGS. OTHERWISE, PROVIDE R-13 WALL, R-11 FLOOR (ABOVE CRAIL SPACE) AND R-19 ROOF INSULATION AROUND HEATED SPACES. F. PROVIDE MINIMUM 6 MIL BLACK POLYETHYLENE PLASTIC VAPOR BARRIER UNDER INTERIOR SLABS, AS OCCURS

G. PROVIDE MINIMUM 6 MIL BLACK POLYETHYLENE PLASTIC GROUND COVER THROUGHOUT'CRAWL SPACE' UNDER ELEVATED WOOD FRAMED FLOORS OF HABITABLE SPACES: BLACK 'VISQUEEN', OR EQUIVALENT. H. PROVIDE ONE PERM VAPOR BARRIER ON HEATED SIDE OF INSULATION IN ALL EXTERIOR FLOORS, WALLS, AND CEILINGS, EXCEPT SLAB-ON-GRADE CONCRETE FLOORS AND MASONRY WALLS WITH EXPOSED INTERIOR SURFACES, SEAL MEMBRANE AT OPENINGS. I. FACINGS AT EXPOSED LOCATIONS: FLAME SPREAD RATED 25 OR LESS: SMOKE CONTRIBUTION DENSITY OF 450 OR LESS J. FLASHINGS: (UNLESS INDICATED OTHERWISE) MIN 24 GA, GALVANIZED. PROVIDE AT

INTERSECTIONS OF ROOFS WITH VERTICAL SURFACES, OVER EXTERIOR DOOR AND WINDOW FRAMES, AND AS INDICATED ON DRAWINGS, STEP FLASHINGS AT SHINGLE TYPE ROOFING. K. GUTTERS AND DOWN SPOUTS: (UNLESS INDICATED OTHERWISE) MIN 25 GA, PRE-FINISHED STEEL GUTTERS AND MINIMUM 25 GA PRE-FINISHED STEEL DOWN SPOUTS. PROVIDE GUTTER SPIKE AND FERRULE AT 48" O.C. MAXIMUM UNLESS INDICATED OTHERWISE L. WATERPROOFING: PROVIDE FLUID-APPLIED ELASTOMETRIC COATING AND PROTECTION-DRAINAGE BOARD AT CONCRETE WALLS BELOW GRADE AT HABITABLE SPACES: KOCH 'TUFF-N-DRI' OR APPROVED. EXTEND TO GRADE OR TO ABOVE WATER FLOW LINE IF

M. BITUMINOUS COAT ALL STRUCTURAL STEEL SURFACES EXPOSED TO EARTH, GRAVEL OR DAMP N. PROVIDE I.C.B.O. APPROVED SHEET WATER BARRIER OVER WOOD OR GYPSUM SHEATHING AND 1/2" DRYVIT MD BOARD WITH DRAINAGE GROOVES AND MD BLOCKS ATE.IF.S. INSTALLATIONS. O. PROVIDE CAULKING AND SEALANT MATERIALS FOR THE FOLLOWING APPLICATIONS: (1) BACKER ROD DIAMETER 110% MINIMUM OF JOINT WIDTH, SET 3/8" DEEP

(2) AT CONCRETE AND MASONRY: LOW MODULUS, 2-PART, NON-SAG POLYURETHANE (3) AT OPENING FRAMES: SILICONE RUBBER, NON-ACID, POROUS BOND TYPE . JOINTS ABUTTING CONCRETE OR MASONRY: ACID NON-POROUS TYPE ELSEWHERE. 4) AT PLYWOOD: SILICONE RUBBER, PAINTABLE.

(5) AT FIRE WALL PENETRATIONS: %%253 GAP AROUND PENETRATING ITEM, FIRE RATED CAULKING AND U.S.G. 'THERMAFIBER' SAFING INSULATION OR APPROVED. P. INSTALL ASPHALT COMPOSITION SHINGLE ROOFING PER MANUFACTURER'S INSTRUCTIONS AND PER UBC TABLE 15-B-1.

08000. - DOORS AND WINDOWS (REFER TO DRAWINGS)

A. PROVIDE SAFETY GLASS AT LOCATIONS WITHIN 24 INCHES OF A DOOR EDGE OR 60 INCHES OF A WALKING SURFACE. B. PROVIDE LOW 'E' COATED, TINTED, INSULATING GLASS WITH A 1/2" GAP, AT ALL EXTERIOR WINDOWS, OR OTHER AS INDICATED. PROVIDE POLISHED WIRED SAFETY GLASS IN FIRE RATED OPENINGS D. PROVIDE LEVER HANDLE TYPE LOCK AND LATCHSET HARDWARE AT ALL NON-PANIC ACCESSIBLE DOORS. PROVIDE KNURLED KNOB TYPES AT OTHER, NON-ACCESSIBLE E. PROVIDE INSULATED SECTIONAL DOORS WITH A MAXIMUM TOTAL SYSTEM "U" OF 020 (R-5 F. SEAL, CAULK, GASKET OR WEATHERSTRIP DOORS AND WINDOWS TO LIMIT AIR LEAKAGE AND G. PROVIDE EXTERIOR MATERIALS, COMPONENTS AND ATTACHMENTS SUFFICIENT TO WITHSTAND

09000. - FINISHES (REFER TO DRAWINGS AND SCHEDULES) UNLESS OTHERWISE INDICATED PROVIDE 5/8" TYPE 'X' GYPSUM WALLBOARD FOR ALL INTERIOR WORK USE GYPSUM SHEATHING OR EQUIVALENT MOISTURE RESISTANT PRODUCTS IN EXTERIOR OR WET-PRONE AREAS. B. PROVIDE 5 INCH HIGH INTEGRAL COVE BASE IN TOILET, SHOWER OR BATH ROOMS SCHEDULED FOR RESILIENT SHEET FLOORING. PROVIDE WATER RESISTANT GYPSUM WALLBOARD AND IMPERMEABLE FINISHES AT FIXTURE WALL AND WALLS ADJACENT LAVATORIES, WATER CLOSETS OR URINALS IN PUBLIC-ACCESSIBLE OR MULTI-OCCUPANT TOILET OR BATH ROOMS. D. SEAL ALL INTERIOR CONCRETE SLABS NOT SCHEDULED FOR OTHER FINISH. E. INSTALL 'HEAVY DUTY' ACOUSTIC PANEL CEILING SYSTEM PER U.B.C. STANDARD 25-2 FOR F. PROVIDE LIGHT FIXTURE 'TENTS' OR ENCLOSURES IN FIRE RATED SUSPENDED CEILINGS, AS G. PROVIDE RESILIENT FLOOR FINISH TRANSITION STRIPS, TYPICAL. LOCATE AT CENTERLINE OF

DOORS AND OTHER AS INDICATED. H. WINDOWS TO BE AAMANIWIDA 101/192-08 STRUCTURAL PERFORMANCE GRADE LC-25 MINIMUM. 10000. - SPECIALTIES (REFER TO DRAWINGS AND SCHEDULES) A COMPLY WITH THE ACCESSIBILITY PROVISIONS OF THE UNIFORM BUILDING CODE IN THE PREPARATION, TYPE AND LOCATION OF TOILET/BATH ROOM ACCESSORIES.

B. VERIFY LOCATION OF FIRE EXTINGUISHER CABINETS SHOWN WITH FIRE MARSHALL HAVING JURISDICTION, PROVIDE ADDITIONAL BOARD MOUNTED FIRE EXTINGUISHERS AS MAY BE C. PROVIDE FORM FITTING SINK AND LAVATORY INSULATION KITS ON HOT WATER AND WASTE PIPING: TRUEBRO "HANDI LAVGUARD", "BASIN-GUARD, OR BROCCAR "TRAP WRAP" OR D. PROVIDE RECESSED KNOX-BOX' 3200 SERIES OR OTHER KEY VAULT, AS INDICATED OR REQUIRED BY RESPONSIBLE FIRE PROTECTION AGENCY, FOR SPRINKLERED BUILDINGS. 11000 - EQUIPMENT (REFER TO DRAWINGS AND SCHEDULES) 12000 - FURNISHINGS (REFER TO DRAWINGS AND SCHEDULES)

A. PRE-ENGINEERED, PREFABRICATED METAL BUILDINGS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND WITH REQUIREMENTS OF THE METAL BUILDING MANUFACTURERS ASSOCIATION MANUAL. 1) LIMIT DEFLECTIONS TO L/240 VERTICAL AND H/100 HORIZONTAL FOR PRIMARY MEMBERS. L/360, L/480 H/200 (2) PROVIDE REPRODUCIBLE OR (6) SETS OF SHOP DRAWINGS FOR RESUBMISSION FOR

13000. - SPECIAL CONSTRUCTION (REFER TO DRAWINGS)

14000. - CONVEYING SYSTEMS (REFER TO DRAWINGS) A COMPLY WITH THE ACCESSIBILITY, PIT SUMP AND VENTILATION PROVISIONS OF THE UBC (CHAPTERS II AND 30), AND ALL PROVISIONS OF THE NATIONAL ELEVATOR CODE. B. SUBMIT (3) SETS OF SHOP AND INSTALLATION DRAWINGS TO ARCHITECT WITH FIELD VERIFIED C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL POWER AND CONTROL

REQUIREMENTS. 15400. - PLUMBING (DESIGN BY OTHERS) A. PLUMBING SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES THROUGHOUT. B. WATER HEATERS SHALL BE EQUIPPED WITH CODE APPROVED TEMPERATURE AND PRESSURE RELIEF VALVES, AND SEISMIC RESTRAINT STRAPS, PROVIDE FLOOR DRAINS AND CONTAINMENT PANS FOR ELEVATED WATER HEATERS. C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL REQUIREMENTS.

15450. - FIRE PROTECTION (AS INDICATED - BY OTHERS)

A. FIRE PROTECTION PIPING AND COMPONENTS TO COMPLY WITH NATIONAL, STATE AND LOCAL B. INSTALL A COMPLETE WET FIRE SPRINKLER SYSTEM FOR OCCUPANCY IN ACCORDANCE WITH NFPA 13 AND LOCAL FIRE MARSHALL'S REQUIREMENTS. 15500. - HEATING, VENTILATING, AIR CONDITIONING (BY OTHERS) A, ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, LAWS AND ORDINANCES. B. COMPLY WITH THE PROVISIONS OF U.B.C., TABLE 12-A AND OTHER AS INDICATED, FOR REQUIRED VENTILATION DESIGN CRITERIA C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL POWER AND CONTROL

D. MOUNT THERMOSTATS AND OTHER CONTROL DEVICES BETWEEN IS AND 48 INCHES ABOVE FLOOR LINE. E. PROVIDE OREGON NON-RESIDENTIAL ENERGY CALCULATIONS ON APPLICABLE FORM SHEETS. F. PREEZE PROTECTED AREAS ARE LIMITED TO IS BTU/H/SF. WITH A 45 DEGREES MAXIMUM THERMOSTAT SETTING.

16000. - ELECTRICAL (DESIGN BY OTHERS) A ELECTRICAL PLANS ARE DIAGRAMMATIC WITH INTENT TO SHOW ONLY POINT OF USE EQUIPMENT AND CONTROL REQUIREMENTS ALL OTHER SYSTEM DESIGN BY OTHERS.

(1) WORK INCLUDED IN THESE SPECIFICATIONS AND ACCOMPANYING ELECTRICAL PLANS CONSISTS OF A COMPLETE INSTALLATION OF ALL INDICATED OR REQUIRED ELECTRICAL SYSTEMS. (2) COORDINATE INSTALLATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY AND WITH OWNER B. COMPLETE INSTALLATION IN STRICT ACCORDANCE WITH THE LATEST RULES AND ODES OF THE STATE AND LOCAL AUTHORITIES HAVING JURISDICTION AND TO THE REGULATIONS OF THE ELECTRIC AND TELEPHONE UTILITIES. C. TEST EACH SYSTEM FOR REQUIRED OPERATION. ALL SYSTEMS SHALL BE FREE OF GROUNDS OR FAULTS.

E. DESIGN AND PROVIDE SERVICE AND DISTRIBUTION SYSTEM TO EQUIPMENT INDICATED ON ELECTRICAL SCHEMATIC PLAN AND TO MECHANICAL CONTRACTOR'S HEATING, VENTILATING AND AIR CONDITIONING SYSTEM F. MOUNT SWITCHES AT 48' ABOVE FLOOR TO DEVICE CENTERLINE, OUTLETS AT 15' TO CENTERLINE, UNLESS OTHERWISE INDICATED AT 48' TO CENTERLINE G. LIGHT FIXTURES IN DIRECT CONTACT WITH INSULATION SHALL BE INSULATION H. PROVIDE (1) LIGHTING CONTROL FOR EACH 2000 SQUARE FEET MAXIMUM, OF SPACE ENCLOSED BY WALLS OR CEILING HEIGHT PARTITIONS, UNLESS EXCEPTIONS ARE

D. ALL ELECTRICAL MATERIAL ITEMS TO BE UL. APPROVED AND CONFORMING TO THE

PROVIDE AUTOMATIC SHUT-OFF CONTROLS, OVERRIDING LOCAL SWITCHING, IN INTERIOR OFFICE AREAS LARGER THAN 2000 SF. J. PROVIDE PHOTO-TIMER CONTROLS ON ALL EXTERIOR LIGHTING CIRCUITS, UNLESS THERWISE INDICATED K IF AREA(S) OF RESCUE ASSISTANCE ARE INDICATED, PROVIDE ILLUMINATED 'AREA

OF RESCUE ASSISTANCE' SIGN AND HOUSING DEVICES INC. 'ADA-100' VISIBLE AND AUDIO WARNING INTERCOMMUNICATIONS SYSTEM) OR OTHER AS APPROVED BY STATE OF OREGON, ADA ADMINISTRATOR .. PROVIDE OREGON NON-RESIDENTIAL ENERGY CALCULATIONS ON APPLICABLE FORM

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JOHN B LAPE III

I fol Britis PORTLAND, OR

OCT 01 2012

SP H OR SHOI

August 17, 2012

WORKING DATE:

STRUCTURAL NOTES

- 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
- 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.
- . DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO APPLY AT ALL SIMILAR CONDITIONS AND LOCATIONS.
- DO NOT SCALE INFORMATION FROM STRUCTURAL DRAWINGS.

DESIGN CODE:

- 2010 OREGON STRUCTURAL SPECIALTY CODE.
- ASCE 7-05. 3. ALL REFERENCE TO OTHER CODES AND STANDARDS (ACI, ASTM, ETC...) SHALL BE PER THE LATEST OR MOST CURRENT
- EDITION AVAILABLE. DESIGN LOADS:
 - 25 PSF (SLOPED ROOF) ROOF (SNOW LOAD).
 - 40 PSF
 - 100 MPH, EXPOSURE B, IMPORTANCE = 1.0
 - OCCUPANCY CATEGORY II, SITE CLASS D , IMPORTANCE = 1.0 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
- 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
- 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:

- 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
- 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 = 11/2"
 - C) CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLABS, #11 BARS AND SMALLER = 3/4" BEAMS AND COLUMNS = 11/2" #6 AND LARGER = 2"
- 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.

- 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
- 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.
- 3. 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.
- 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
- 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.
- SEE SPECIFICATIONS FOR FINISH AND PROTECTION.
- 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 WCLIB RULES #17, OF THE FOLLOWING

HEM-FIR STUD GRADE STUDS & BLOCKING = HEM-FIR, NO. 2 HEADERS & PLATES = DOUG-FIR LARCH, NO. 2 4X BEAMS = DOUG-FIR LARCH, NO. 1 6X BEAMS, POSTS =

- 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.

- 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 = 11/8" APA RATED T&G PLYWOOD, INDEX 32/60
- 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. 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.
- SHEATHING NAILING SHALL BE AS FOLLOWS:
 - 8d AT 6" O.C. AT ALL PANEL EDGES A) ROOF SHEATHING = 8d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS
 - 8d AT 6" O.C. AT ALL PANEL EDGES B) 2nd FLOOR SHT'G = 8d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS
 - 10d AT 6" OC ALONG EACH FOUNDATION BEAM C) 1st FLOOR SHT'G =
 - BLOCK AL EDGES WITH 2X4 FLAT, NAILING AS INDICATED ON DRAWINGS D) WALL SHEATHING =
- 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, 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).

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:

A. OBSERVATION OF SITE PREPARATION, GRADING PLACEMENT AND COMPACTION OF OPERATIONS BY

- GEOTECHNICAL ENGINEER.
- 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)

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.

- 1. STRUCTURAL OBSERVATION SHALL BE PERFORMED ON THE PROJECT. OBSERVATION WILL BE REQUIRED AT THE FOLLOWINGS
- 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:

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", TPI-24 AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:

= 25 PSF LIVE LOAD = 12 PSF DEAD LOAD = 10 PSF LIVE LOAD TYP BOTTOM CHORD = 8 PSF DEAD LOAD

- = 18 PSF + SELF WEIGHT TOTAL DEAD LOAD = 15 PSF NET UPLIFT (WIND) 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

GALVANIZED

HIGH STRENGTH

HIGH STRENGTH BOLT

GRADE

HANGER HORIZONTAL

GRD

HGR

HORZ

AB ABT AC	ANCHOR BOLT ABOUT ASPHALTIC CONCRETE	HT IN LBS	HEIGHT INCH OR INCHES POUNDS
ACI	AMERICAN CONCRETE INST.	LG	LONG
ADD'L	ADDITIONAL	LL	LIVE LOAD
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MB	MACHINE BOLT MECHANICAL
BBO BO	BEAM BY OTHERS BY OTHERS	MECH MIN	MINIMUM
BP	BASE PLATE	MISC	MISCELLANEOUS
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BEAM	NO OR #	NUMBER
BOT	BOTTOM	NOM	NOMINAL
Ę.	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTERS
COL	COLUMN	PCF	POUNDS PER CUBIC FOOT
CONC	CONCRETE	PLCS	PLACES
CONT	CONTINUOUS,CONTINUITY	PL, PL	PLATE POUNDS PER SQUARE FOOT
CONT'D	CONTINUED	PSF PSI	POUNDS PER SQUARE INCH
DET	DETAIL DIAMETER	PT	PRESSURE TREATED
DIA, Ø DIM	DIMENSION	R	RADIUS
DWG	DRAWING	REINF	REINFORCING
DWL	DOWEL	REQ'D	REQUIRED
EA	EACH	RETW	RETAINING WALL
EF	EACH FACE	REV	REVISION_
ELECT	ELECTRICAL	SCHED	SCHEDULE
ELEV	ELEVATION	SHT	SHEET
EQUIP	EQUIPMENT	SIM SPECS	SIMILAR SPECIFICATIONS
ETC	ET CETERA	SQ	SQUARE
EW	EACH WAY EXISTING	STD	STANDARD
(E) EXIST	EXISTING	STIFF	STIFFENER
FB	FLUSH BEAM	STL	STEEL
fc	COMPRESSIVE STRENGTH	STRUCT	STRUCTURAL
	OF CONCRETE, PSI	T&B	TOP & BOTTOM
FCO	FLOOR CLEANOUT	TOC	TOP OF CONCRETE
FD	FLOOR DRAIN	TOS	TOP OF STEEL TUBE STEEL
FDN	FOUNDATION	TS TYP	TYPICAL
FLR FOS	FLOOR FACE OF STEEL	UBC	UNIFORM BUILDING CODE
FS	FAR SIDE	UNO	UNLESS NOTED OTHERWISE
FT	FOOT OR FEET	VERT	VERTICAL
FTG	FOOTING	W OR W/	WITH
GA.	GALIGE	11 011 111	

SCOPE OF WORK FOR REVISIONS

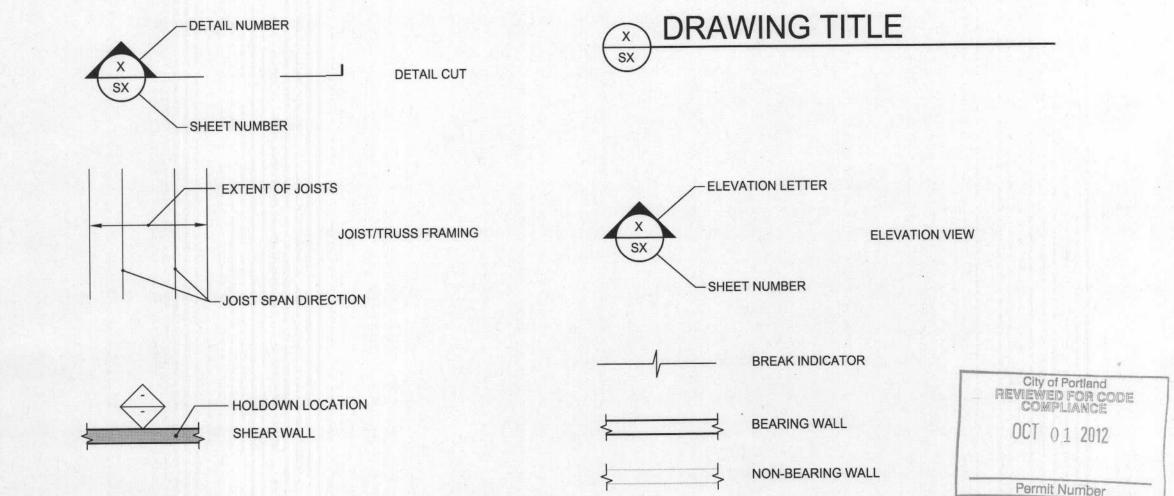
REVISIONS FROM THE ORIGINAL SUBMITTAL INCLUDE ROOF FRAMING SIMPLIFICATION AND MINOR WINDOW MODIFICATIONS.

LEGEND AND SYMBOLS

SEE SHEARWALL SCHEDULE

SEE HOLDDOWN SCHEDULE

SHEAR PANEL



- INDICATES SIMPSON HOLDDOWN

BOLT TYPE AND LOCATION

EXPIRES: 12-31-2013 Harper **HHPR** Houf Peterson Righellis Inc. 205 SE Spokane Street, Suite 200, Portland, OR 972

CHITE

AR

JOH

P1105

MAY 14, 2012

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.
- 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,
- 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

- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR ELEVATIONS, SLOPES, AND RECESSES.
- 3. INDICATES SHEAR WALL AND HOLDOWN. 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.
- 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 HOLDOWN. 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
- 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	COMMENTS			
		@ JOIST OR BLK'G	CONDITION				
Â	½" APA RATED SHT'G ONE SIDE W/ 8d NAILS @ 6" OC	½" DIA. x 10" GALV. AB's @ 48" OC (EMBED 7")	SIMPSON LTP4 @ 24" OC RIM JOIST	SEE NOTE 1, 2, 4			
\vee	EDGES & 12" OC FIELD	16d @ 6" OC	TO PLATE BELOW	022110121,2,1			
	½" APA RATED SHT'G ONE SIDE W/ 8d NAILS @ 3" OC	½" DIA. x 10" GALV. AB's @ 24" OC (EMBED 7")	SIMPSON LTP4 @ 21" OC RIM JOIST	SEE NOTE 1, 2, 3, 4			
\vee	EDGES & 12" OC FIELD	16d @ 4" OC	TO PLATE BELOW	522.1.012.1, 2, 0,			
(c)	½" APA RATED SHT'G ONE SIDE W/ 8d NAILS @ 2" OC	½" DIA. x 10" GALV. AB's @ 16" OC (EMBED 7")	SIMPSON LTP4 @ 18" OC RIM JOIST	SEE NOTE 1, 2, 3, 4			
\vee	EDGES & 12" OC FIELD	16d @ 4" OC	TO PLATE BELOW	JEE 110 1E 1, 2, 0,			
	½" APA RATED SHT'G BOTH SIDES W/ 8d NAILS @ 3" OC	½" DIA. x 10" GALV. AB's @ 8" OC (EMBED 7")	SIMPSON LTP4 @ 9" OC RIM JOIST	SEE NOTE 1, 2, 3, 4			
	EDGES & 12" OC FIELD	16d @ 3" OC	TO PLATE BELOW	522 1.512 1, 2, 0,			

- 1. ¼" 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
- 5. SEE DETAILS 18, 19, 20, & 24 ON SHEET S5.11 AT ALL SHEAR WALLS & HOLDOWNS, TYP.

1. DOUBLE STUDS SHALL BE LAMINATED TOGETHER W/ 16D NAILS @ 6" FULL HEIGHT (TYPICAL). 2. PROVIDE HOLDOWN NOTED WITHIN 6" OF EACH END OF EACH SHEAR WALL SHOWN ON PLANS.

3. ALL 16d NAILS SPECIFIED IN HOLDOWN SCHEDULE ARE TO BE 16d SINKERS (0.148 x 31/4") MIN. 4. IF HOLDOWN STRAP OCCURS @ BEAM OR HEADER BELOW, PROVIDE SAME STRAP @ EACH END OF

BEAM TO SUPPORT POST AS HOLDOWN STRAP ABOVE.

5. HOLDDOWN ANCHORS ARE BASED ON MONO POUR FOUNDATIONS ONLY.

HOLDDOWN SCHEDULE						
	HOLDOWN	ATTACHMENT	COMMENTS			
<u>-</u>	NOT REQUIRED	NA	NA			
1	SIMPSON HDU4	SIMPSON SSTBL20 HOT-DIPPED GALV ANCHOR EMBED. 16%" INTO FOUNDATION. SCREW STRAP TO DOUBLE STUDS W/ (10) SDS ½" DIA x 2½" SCREWS.	PROVIDE #4 DOWELS W/ STANDARD HOOK @ EA HOLDOWN BOLT			
2	SIMPSON HDQ8	SIMPSON SSTBL28 HOT-DIPPED GALV ANCHOR EMBED $24\frac{7}{8}$ " INTO FOUNDATION. SCREW STRAP TO 6x6 DF-L POST, MIN, W/ (20) SDS $\frac{7}{4}$ 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 $\frac{1}{4}$ x $\frac{2}{2}$ 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 OTES:	SIMPSON STRAP CMST12 x 11'-6"	16d NAILS @ 1¾" 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			

KEY NOTES 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. BLOCK A FLOOR SHEATHING UNSUPPORTED EDGES & SECURE W/ 8d @ 4" O.C. EDGE NAILING,

(10) 2 x 8 LEDGER W/ (2) 1/2" Ø LAG SCREWS @ 12" O.C. W/ SIMPSON HU28 @ EACH JOIST.

W/ SIMPSON HUCQ.

(11) AT SIMPSON SSTBL, THICKEN FOOTING TO PROVIDE 3" CLEAR ON BOTTOM & SIDES OF ANCHOR.

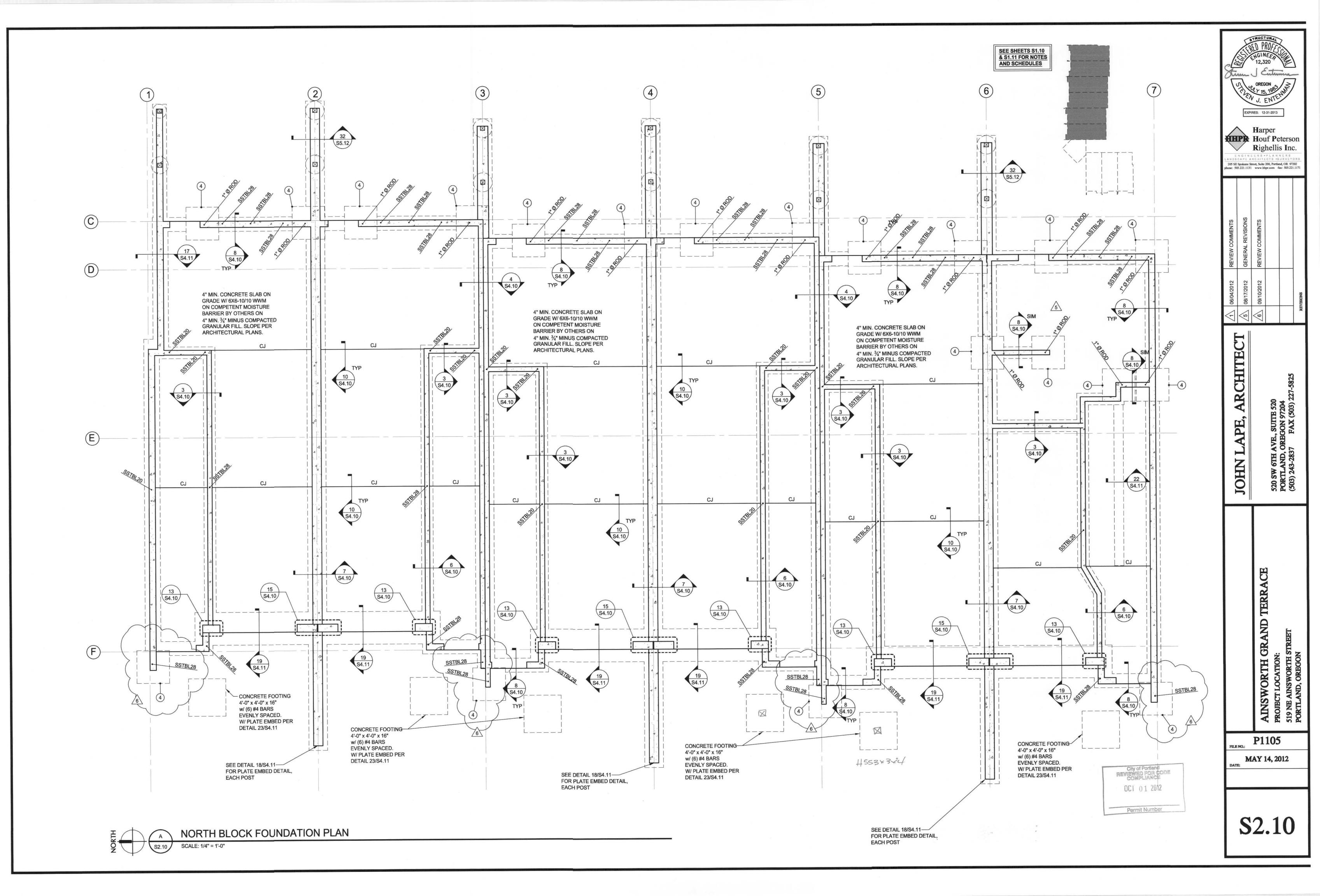
5 1/4 x PSL RIM BOARD, FULL LENGTH OF STAIR OPENING, SECURE TO FLUSH BEAM @ EACH END

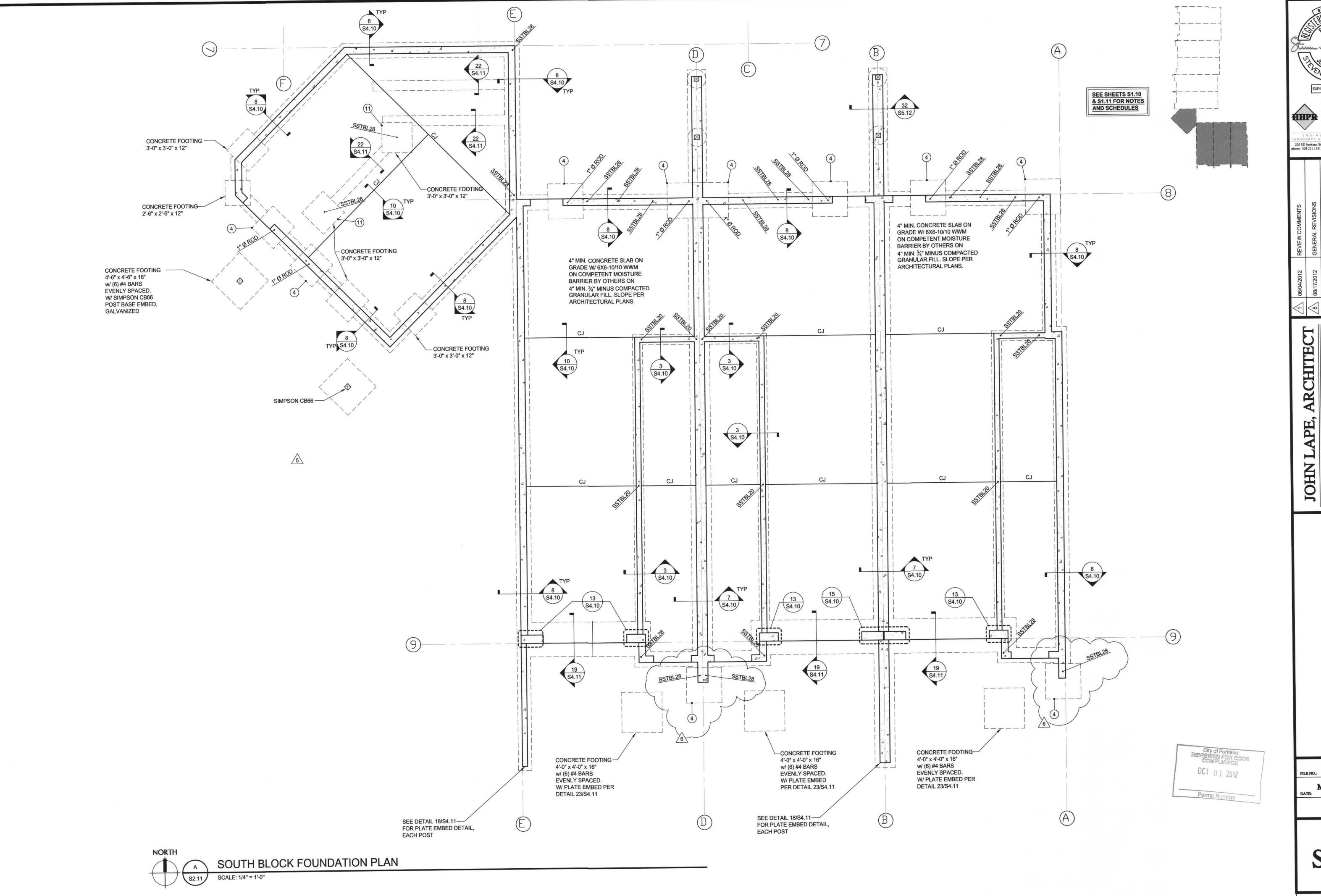
REVIEWED FOR CODE COMPLIANCE OCT 01 2012 Permit Number

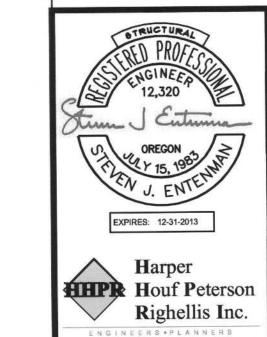
EXPIRES: 12-31-2013 Harper HHPR Houf Peterson Righellis Inc. 205 SE Spokane Street, Suite 200, Portland, OR 9720, phone: 503.221.1131 www.hhpr.com fax: 503.221.1

P1105

MAY 14, 2012







D6/04/2012 REVIEW COMMENTS

Solve 11/2012 REVIEW COMMENTS

GENERAL REVISIONS

Solve 11/2012 GENERAL REVISIONS

BOS/10/2012 REVIEW COMMENTS

O9/10/2012 REVIEW COMMENTS

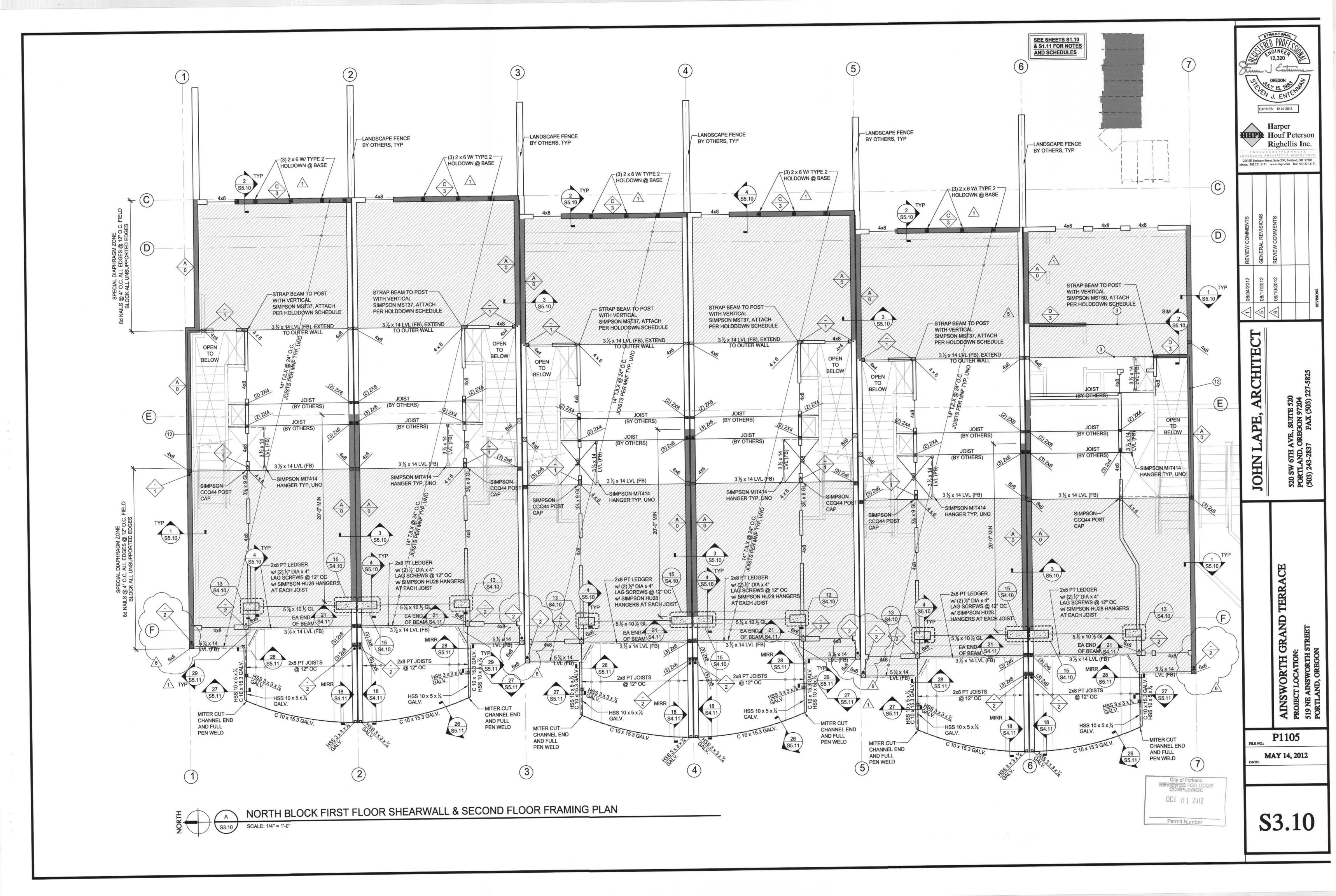
TUN LAILE, FANCILLIEU W 6TH AVE., SUITE 520 ILAND, OREGON 97204

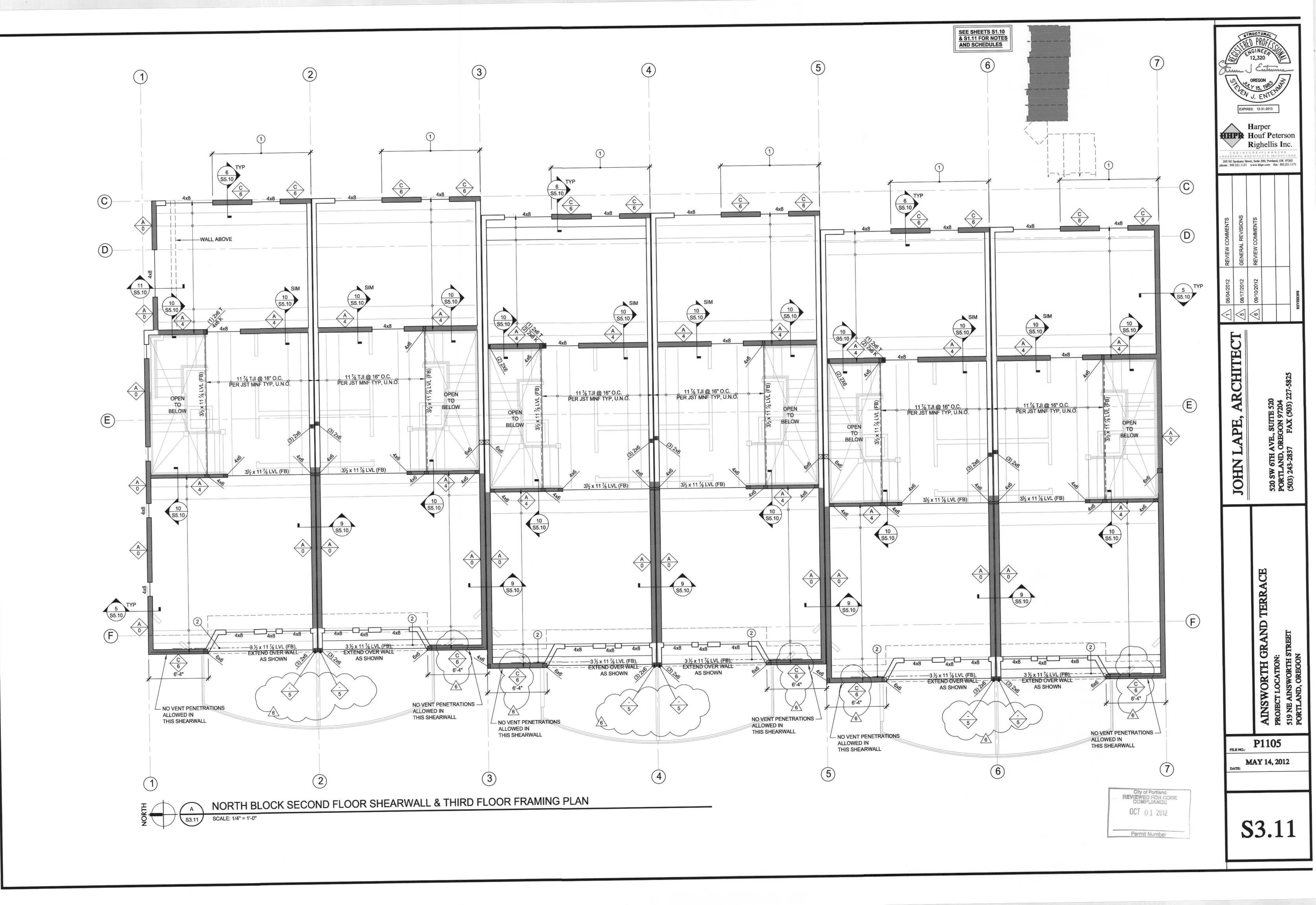
ORTH GRAND TERRACE
SCATION:

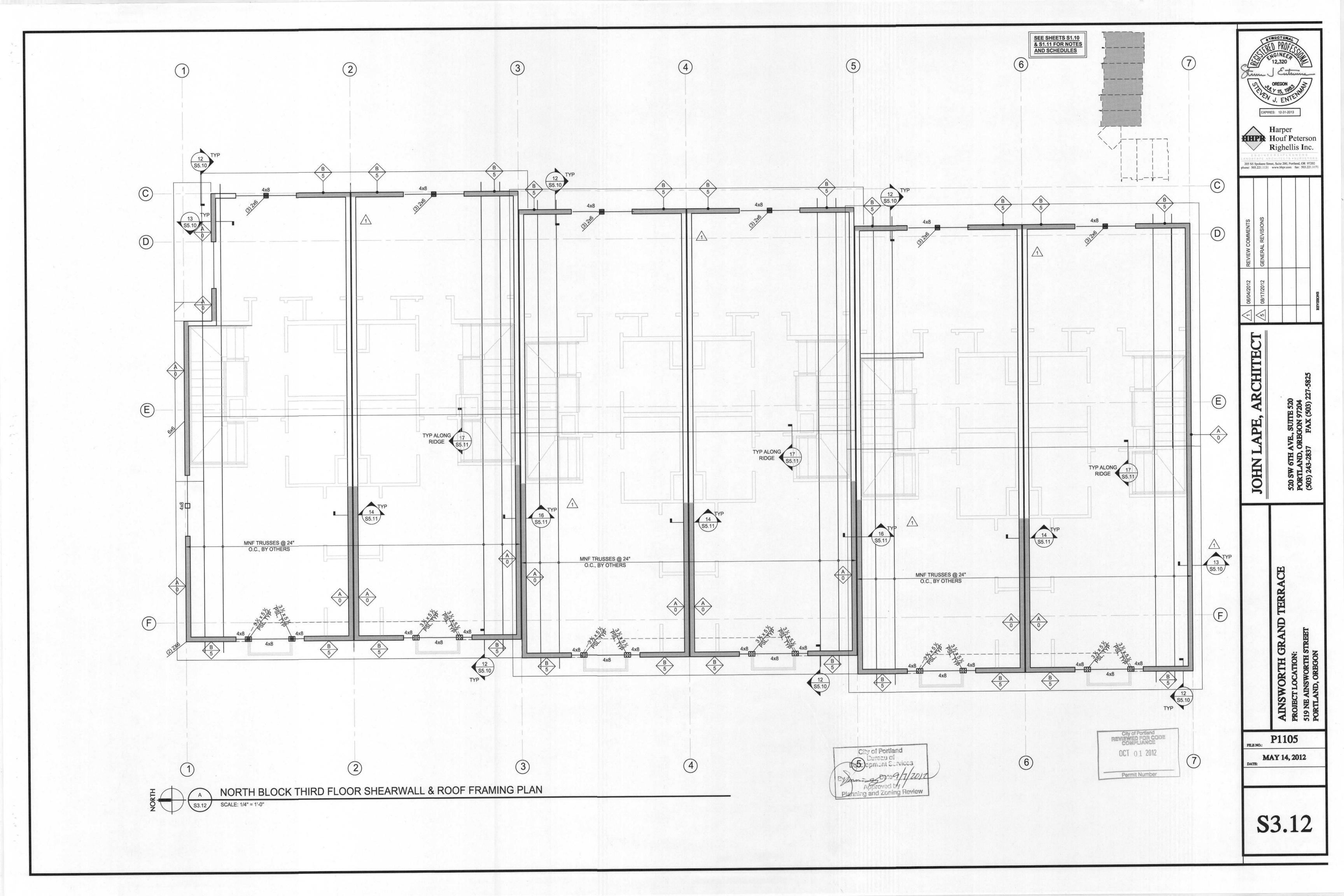
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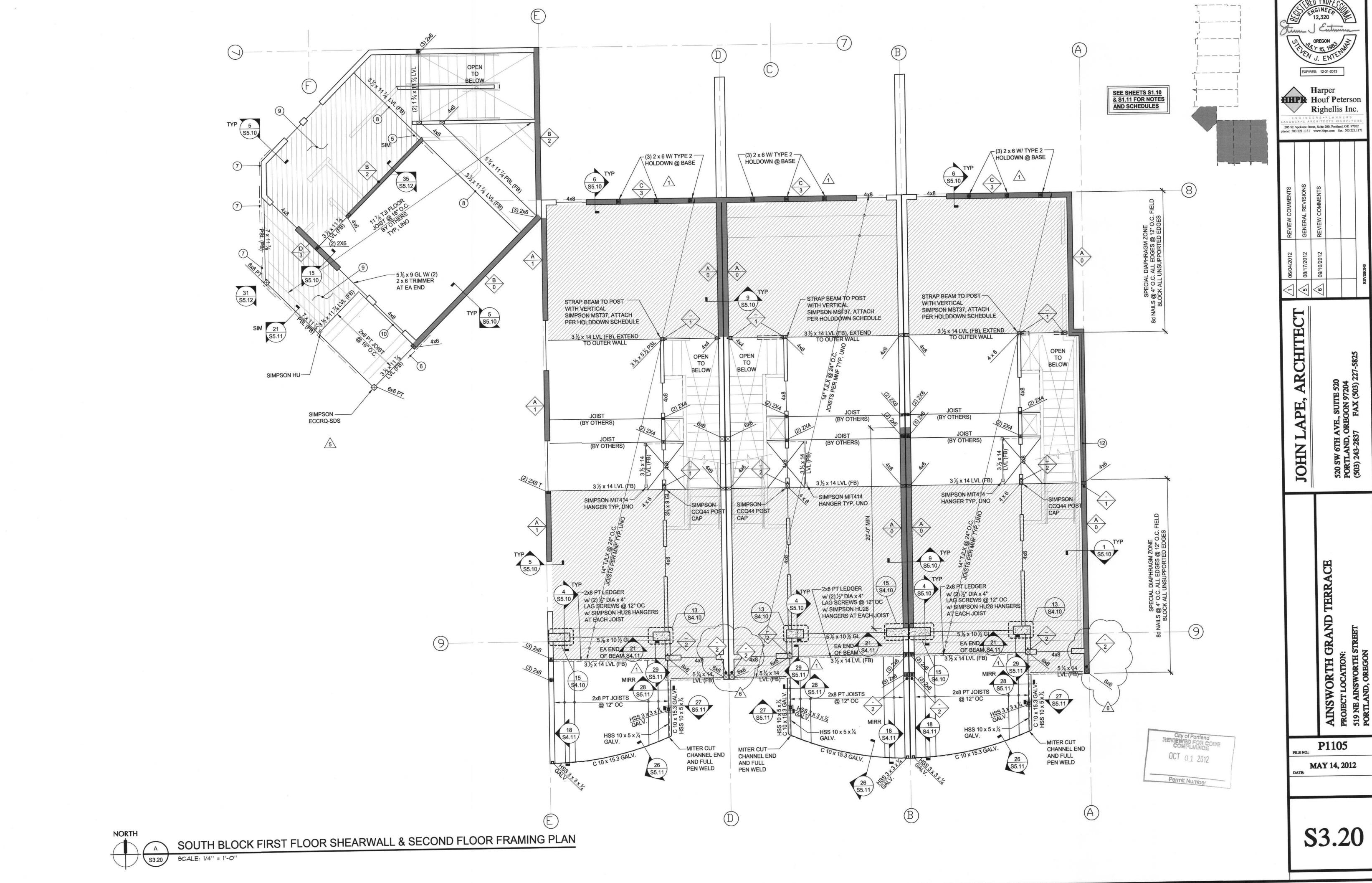
MAY 14, 2012

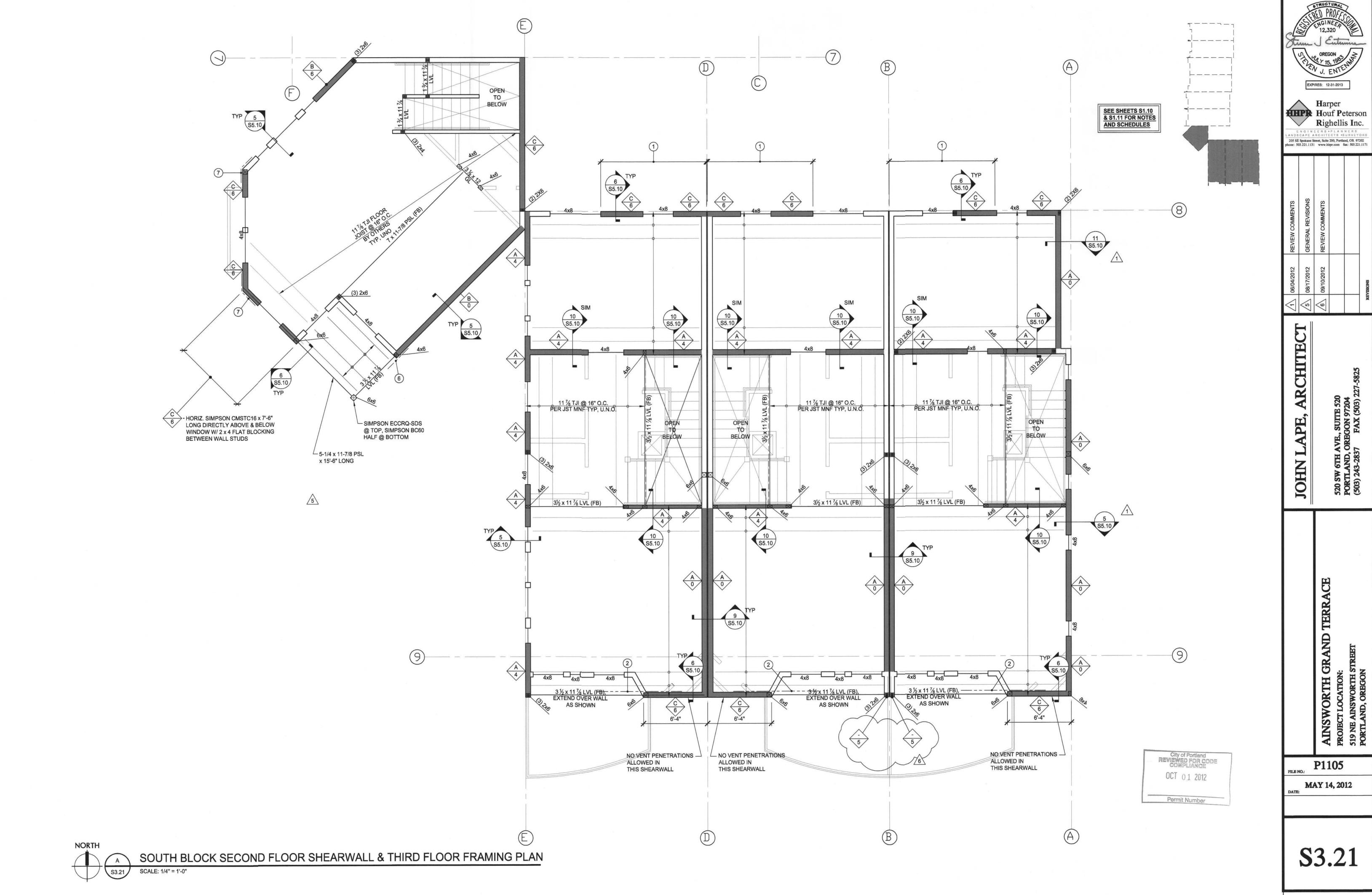
S2.11

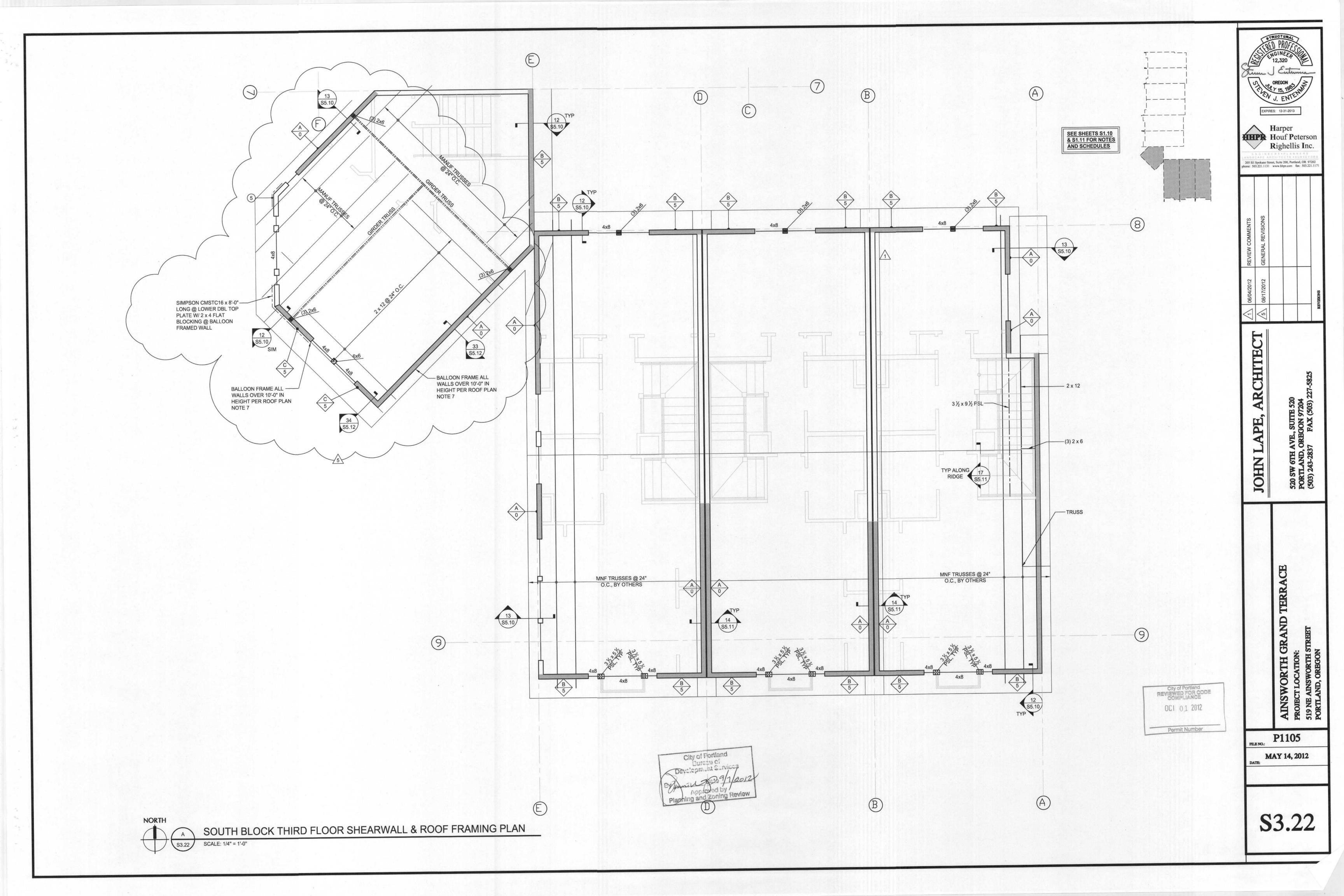


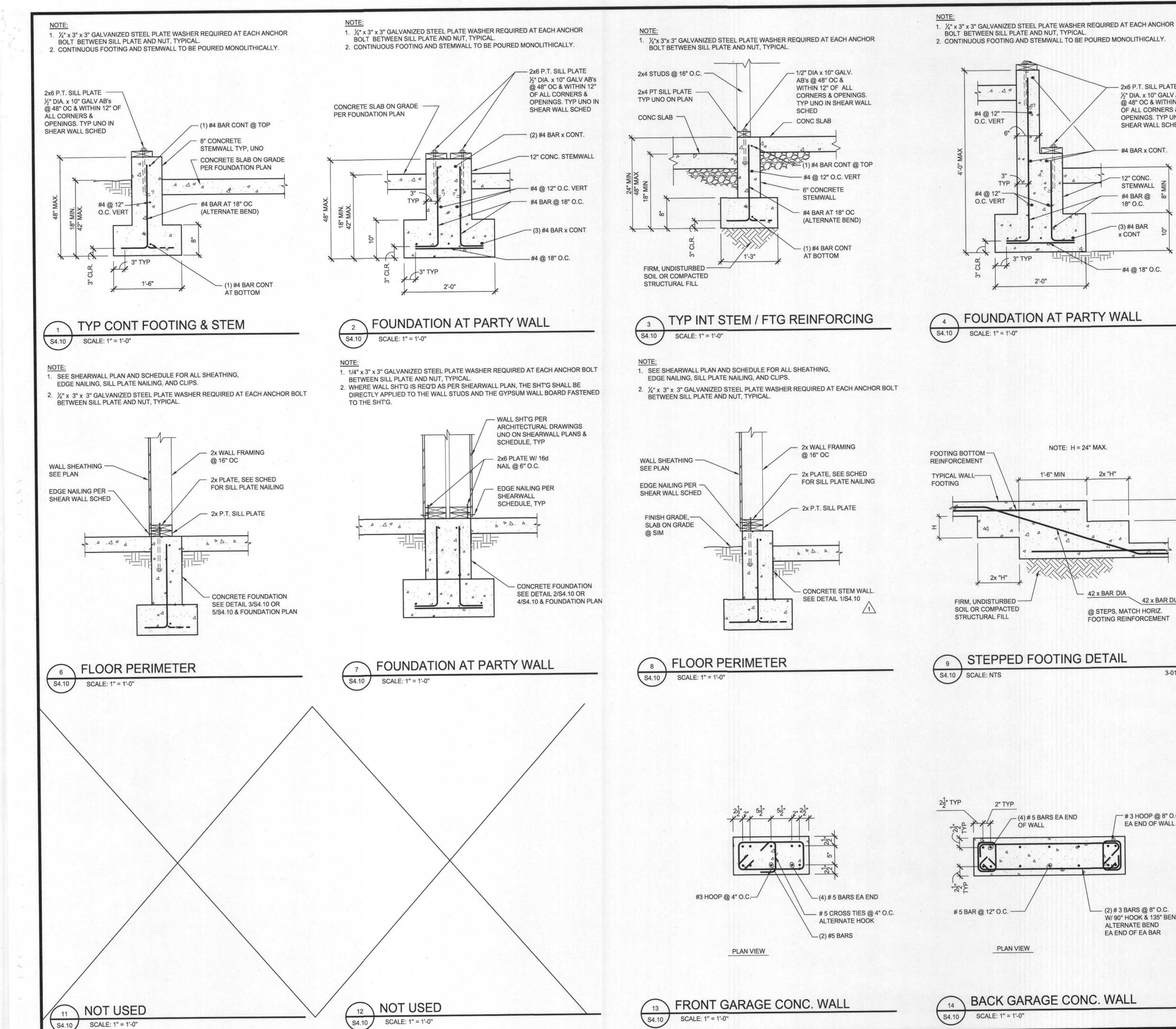












- 2x6 P.T. SILL PLATE

OF ALL CORNERS &

SHEAR WALL SCHED

#4 BAR x CONT.

12" CONC. STEMWALL

#4 BAR @

18" O.C.

(3) #4 BAR

-#4 @ 18" O.C.

3-015-01

3 HOOP @ 8" O.C. EA END OF WALL

(2) # 3 BARS @ 8" O.C.W/ 90° HOOK & 135" BEND

ALTERNATE BEND

EA END OF EA BAR

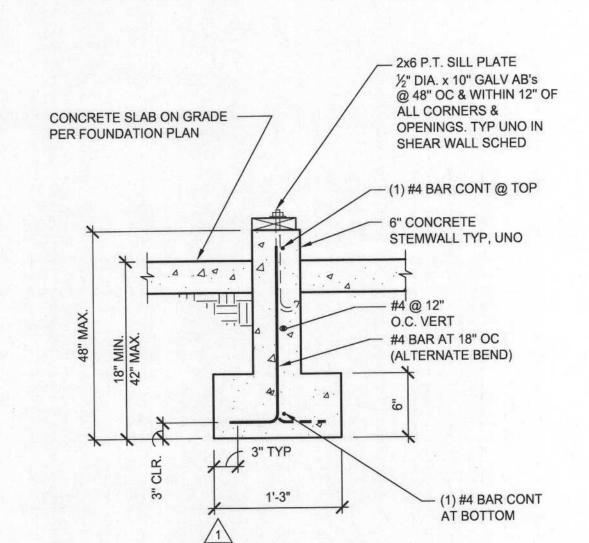
x CONT

1/2" DIA. x 10" GALV AB's

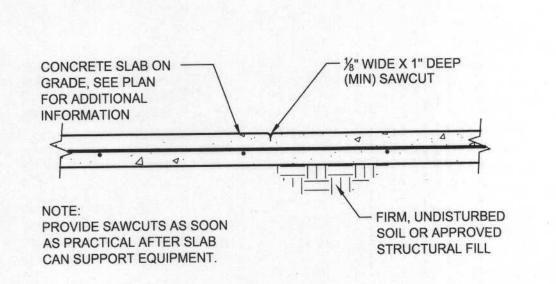
@ 48" OC & WITHIN 12"

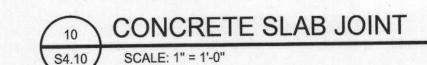
OPENINGS. TYP UNO IN

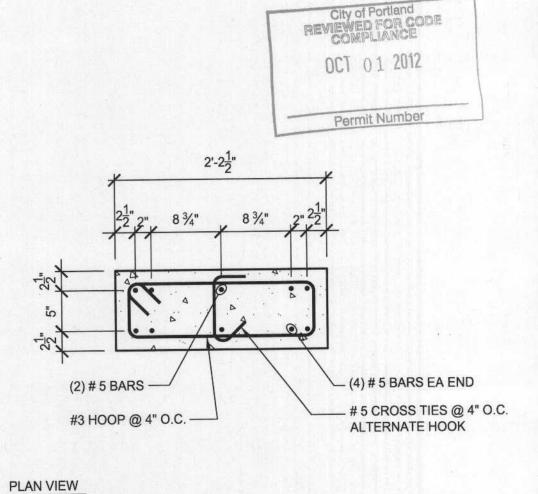
1. 1/4" x 3" x 3" GALVANIZED STEEL PLATE WASHER REQUIRED AT EACH ANCHOR BOLT BETWEEN SILL PLATE AND NUT, TYPICAL. 2. CONTINUOUS FOOTING AND STEMWALL TO BE POURED MONOLITHICALLY.



TYP CONT FOOTING & STEM SCALE: 1" = 1'-0"







FRONT GARAGE CONC. WALL S4.10 SCALE: ½" = 1'-0"

JOH

ARCHITE

ENGINEER 12,320

EXPIRES: 12-31-2013

Harper

HHPR Houf Peterson

205 SE Spokane Street, Suite 200, Portland, OR 9720

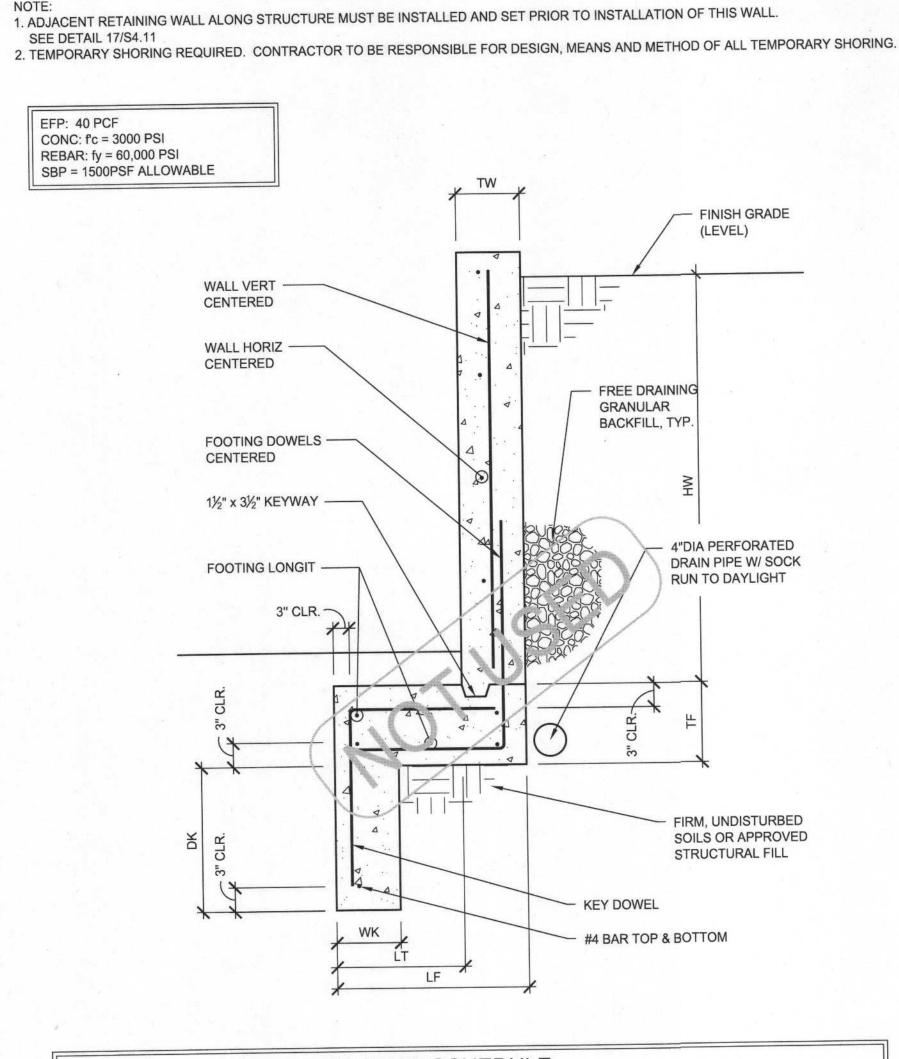
Righellis Inc.

AINSWORTH GRAND TERRACE

P1105

MAY 14, 2012

S4.10

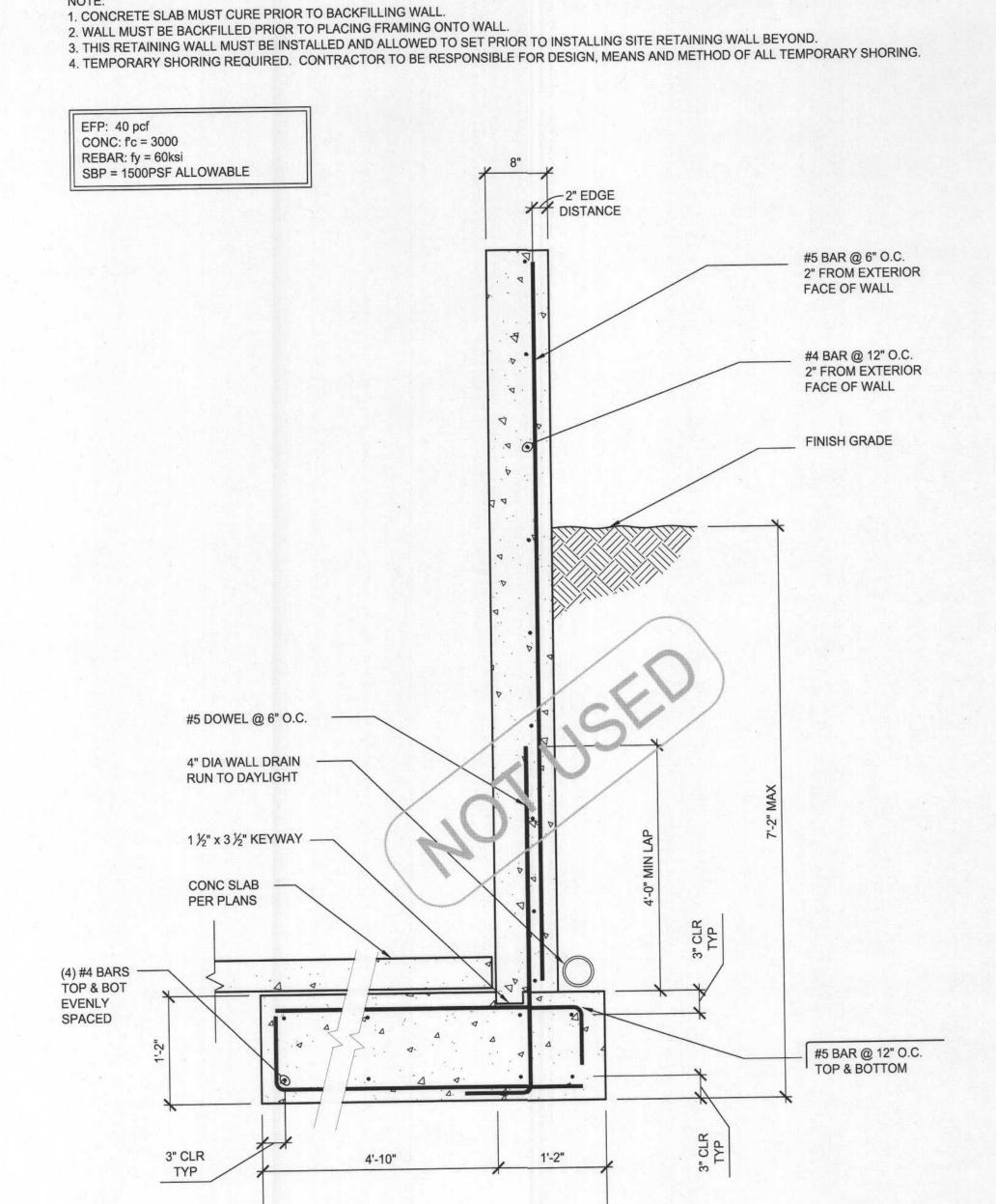


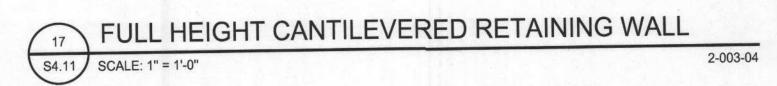
			R	NATE	VING	WAL	L SCH	EDULE				
DIMENSIONS							FOOTING REINFORCING			WALL REINF.		
HW	TF	TW	LF	LT	DK	WK	FTG LONGIT	FTG TRANS	FTG DOWELS	WALL	WALL HORIZ	KEY DOWELS
UP TO 4'-0"	10"	8"	2'-0"	1'-4"	1'-6"	8"	(3) #4	NA	#4 x 3 @ 16"	NA	#4 @ 16"	#4 @ 16
UP TO 6'-0"	10"	8"	3'-0"	2'-4"	2'-6"	8"	(3) #4	NA	#4 x 0 @ 12"	#4 @ 12"	#4 @ 16"	#4 @ 12'



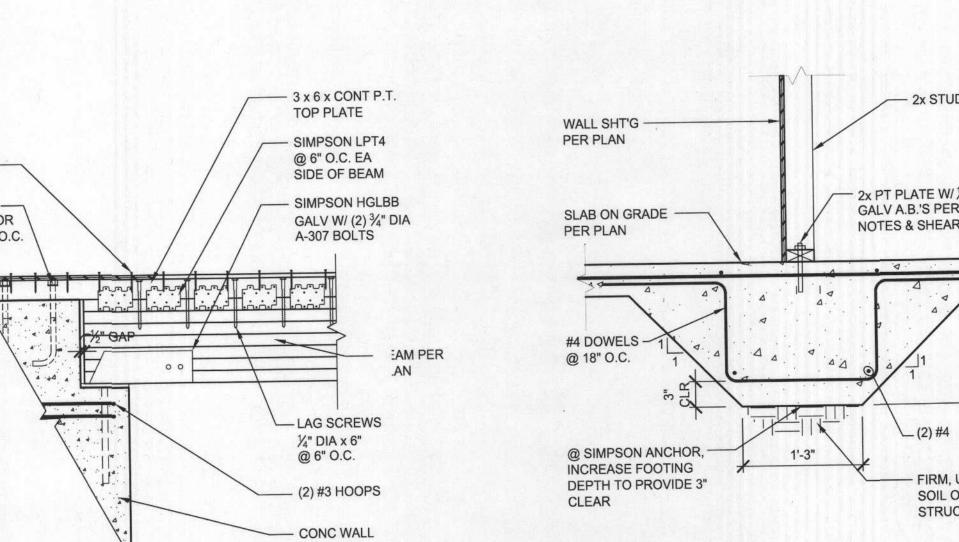
- 10" CONC WALL

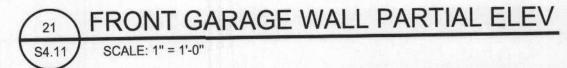
PER PLAN





6'-0"





- 2x STUDS @ 16" OC 2x PT PLATE W/ ½" DIA x 10" GALV A.B.'S PER GENERAL NOTES & SHEARWALL SCHED - FIRM, UNDISTURBED SOIL OR APPROVED STRUCTURAL FILL

C10 x 15.3 GALV -

(2) HSS 3 x 3 x 3/16 ---

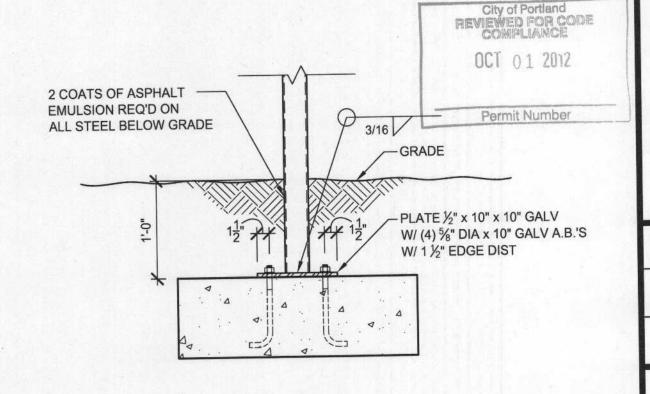
GALV W/ 1/4" CAP PLATE

EA HSS POST 3/16

PLATE 3/4" x 7 x 12 W/ --(3) %" DIA x 10" GALV

CONC STEMWALL PER FDN PLAN

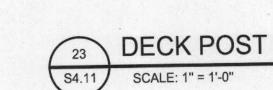
A.B.'S EQUALLY SPACED W/ 1 1/2" EDGE DIST



DECK POST BASE

DECK POST DETAIL

SCALE: 1" = 1'-0"



2x8 PT RIM

- 2x6 PT DBL TOP

PLATE EA WALL

EA WALL



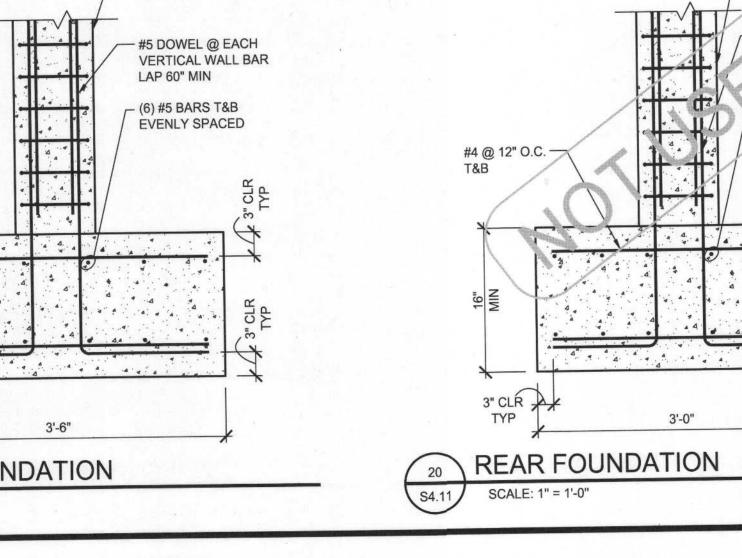
JOHN LAPE,

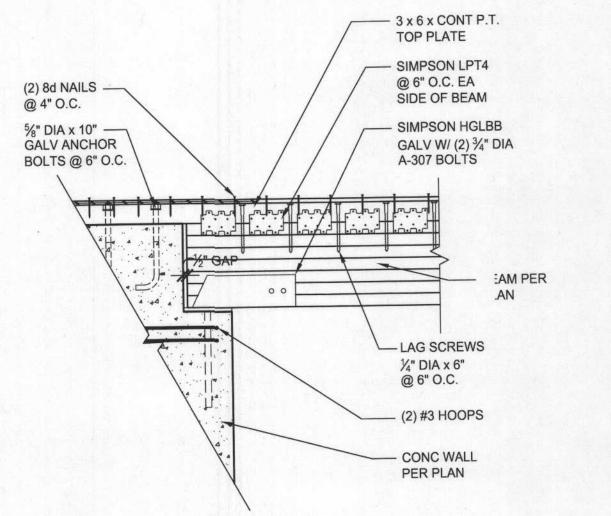
AINSWORTH GRAND

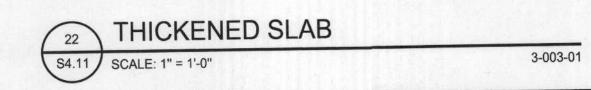
P1105

MAY 14, 2012

S4.11







3" CLR FRONT FOUNDATION

S4.11

SCALE: 1" = 1'-0"

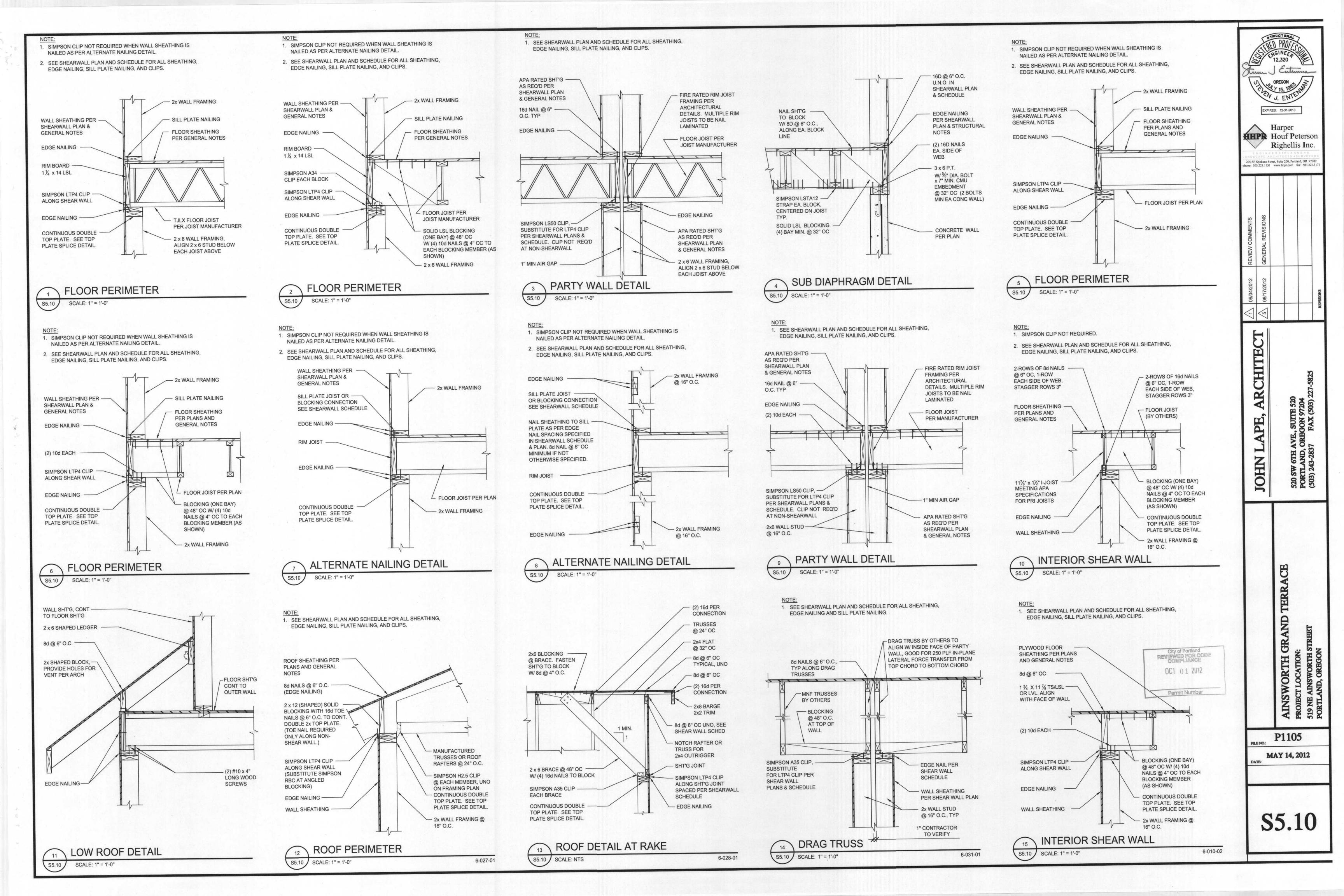
- 10" CONC WALL PER PLAN

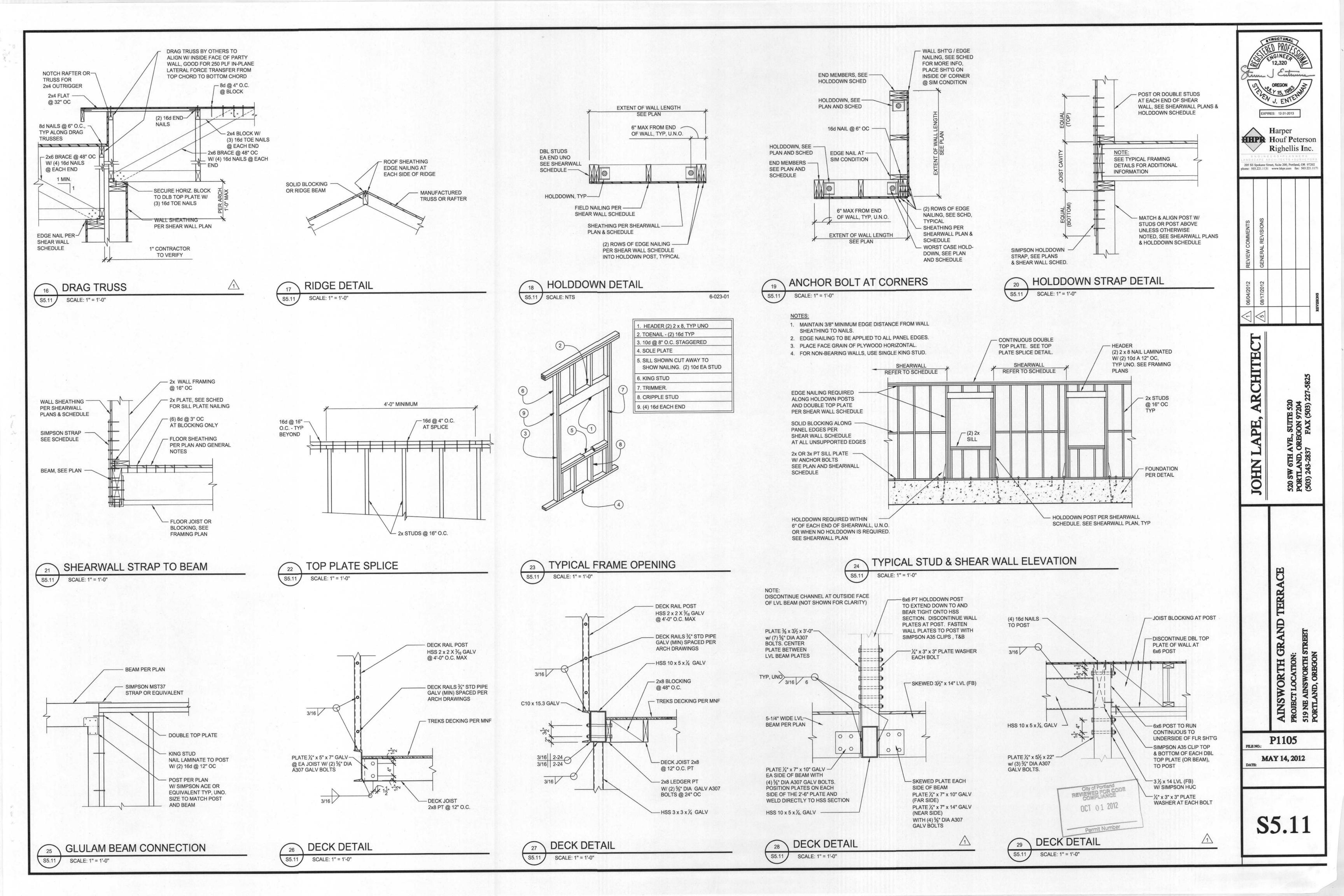
- #5 DOWEL @ EACH VERT CAL WALL BAR

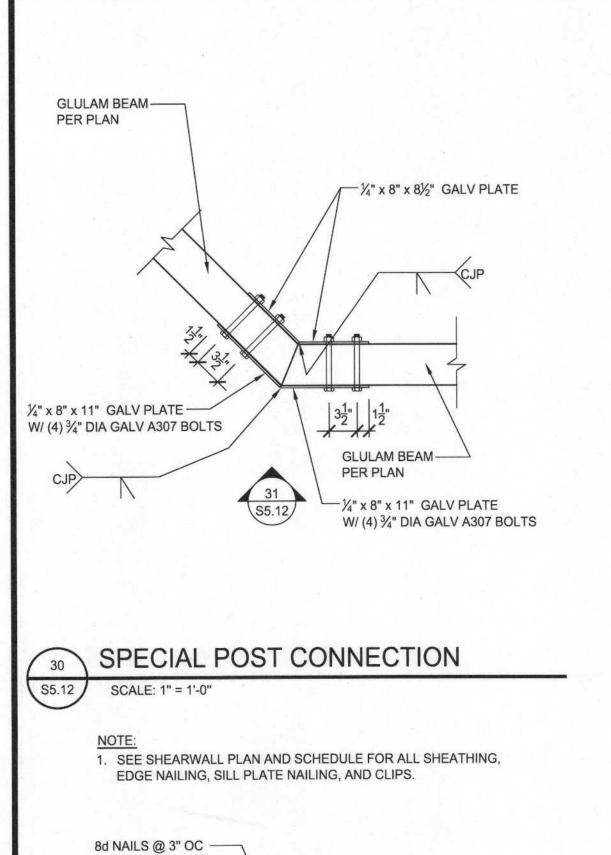
L.\P 6' 'MIN

(6) #5 BARS T&B

EVENLY SPACED







FLOOR SHEATHING -PER GENERAL NOTES

SIMP LTP4 @ 24" O.C. ——/ UNO IN SHEAR WALL SCHEDULE

INTERIOR SHEAR WALL

WALL SHEATHING -

S5.12 SCALE: 1" = 1'-0"

__ 1-3/4 BLOCKING ALONG SHEARWALL

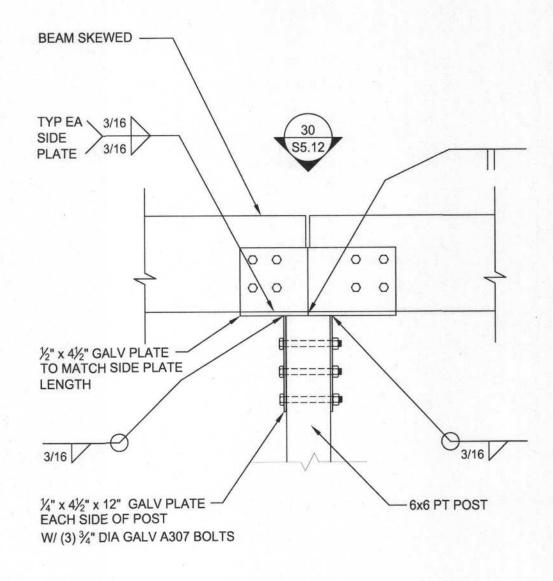
- JOISTS PER PLAN

CONTINUOUS DOUBLE TOP PLATE. SEE TOP

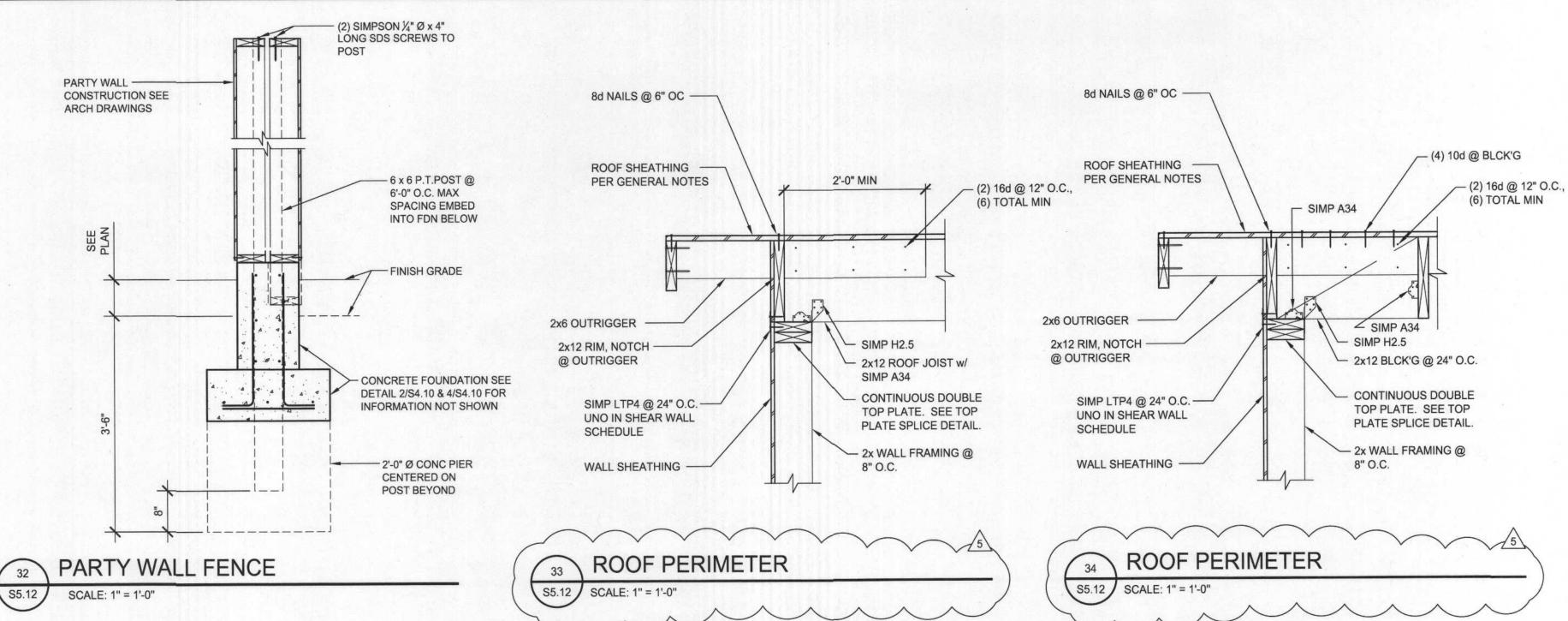
PLATE SPLICE DETAIL.

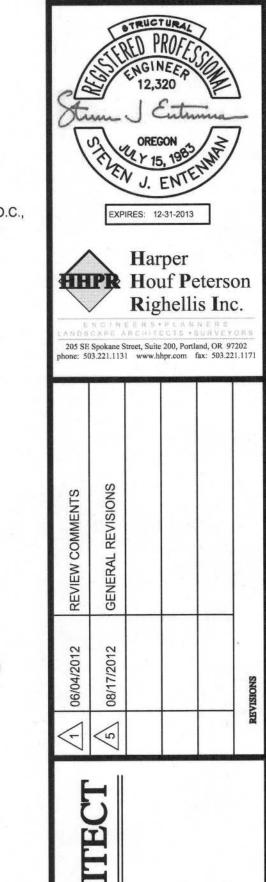
— 2x WALL FRAMING @

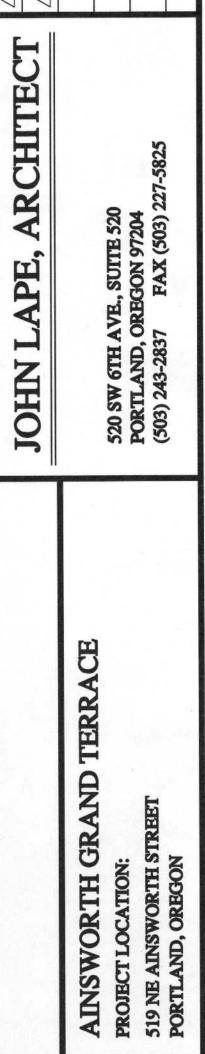
16" O.C.







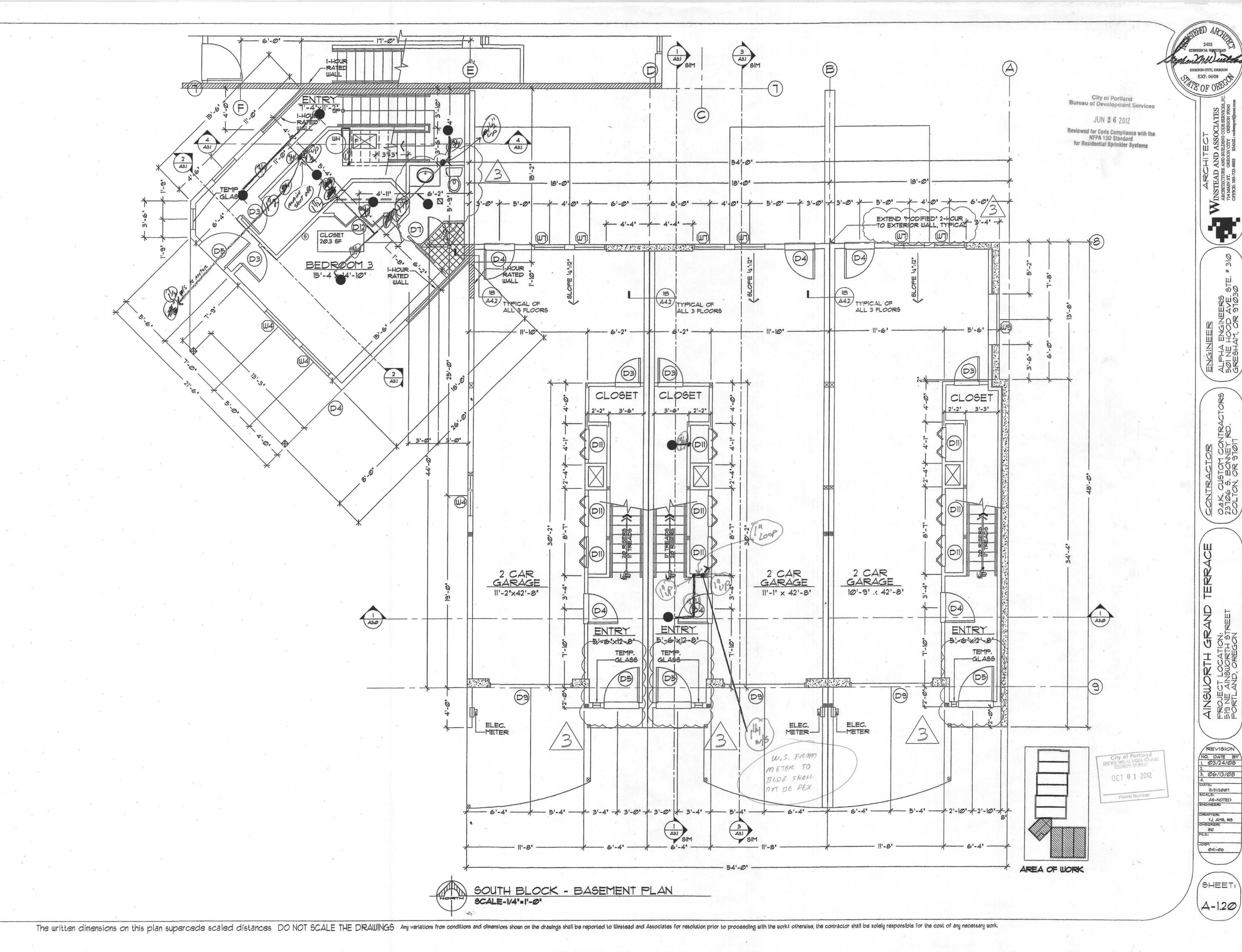




MAY 14, 2012

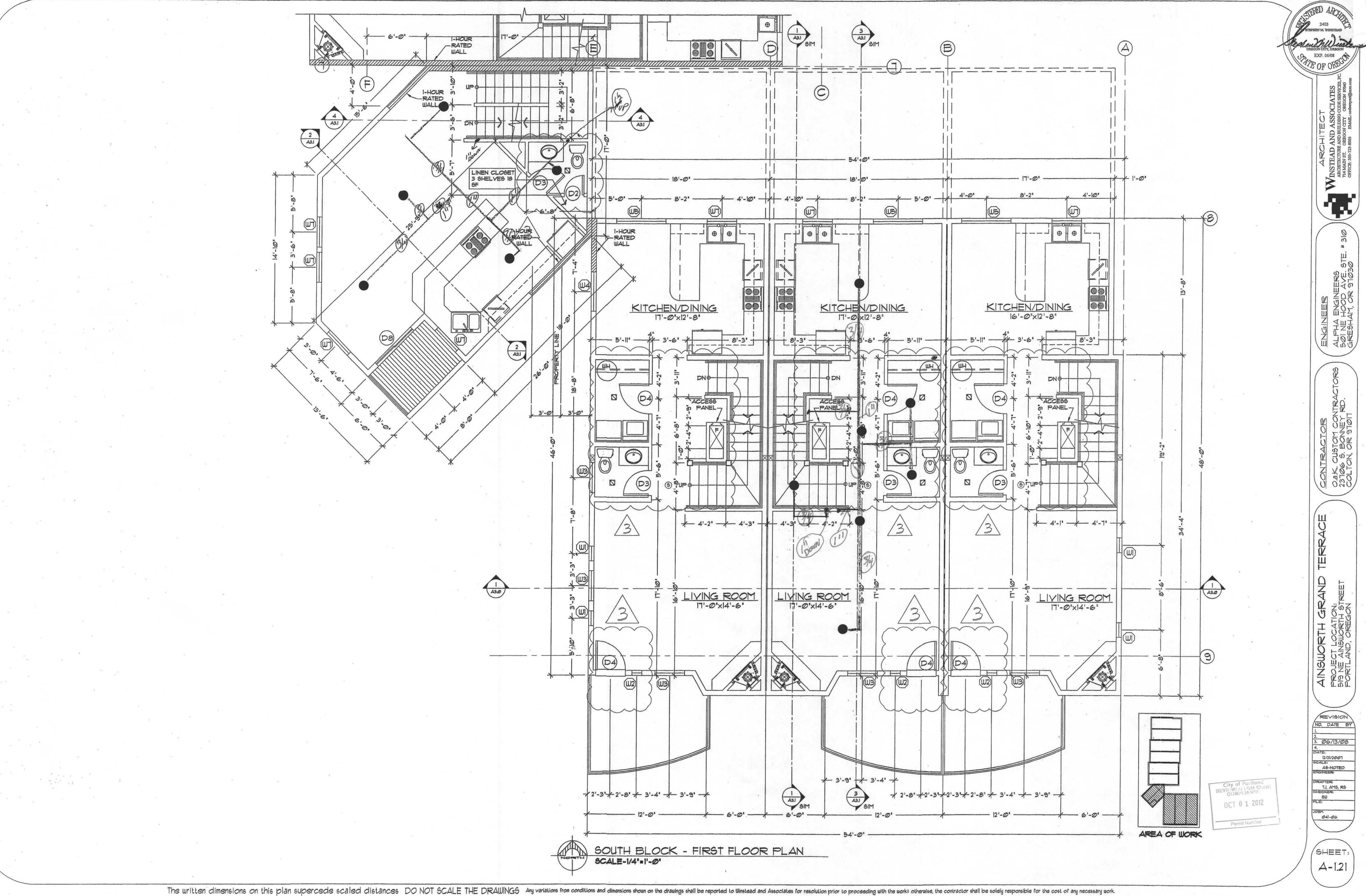
S5.12

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

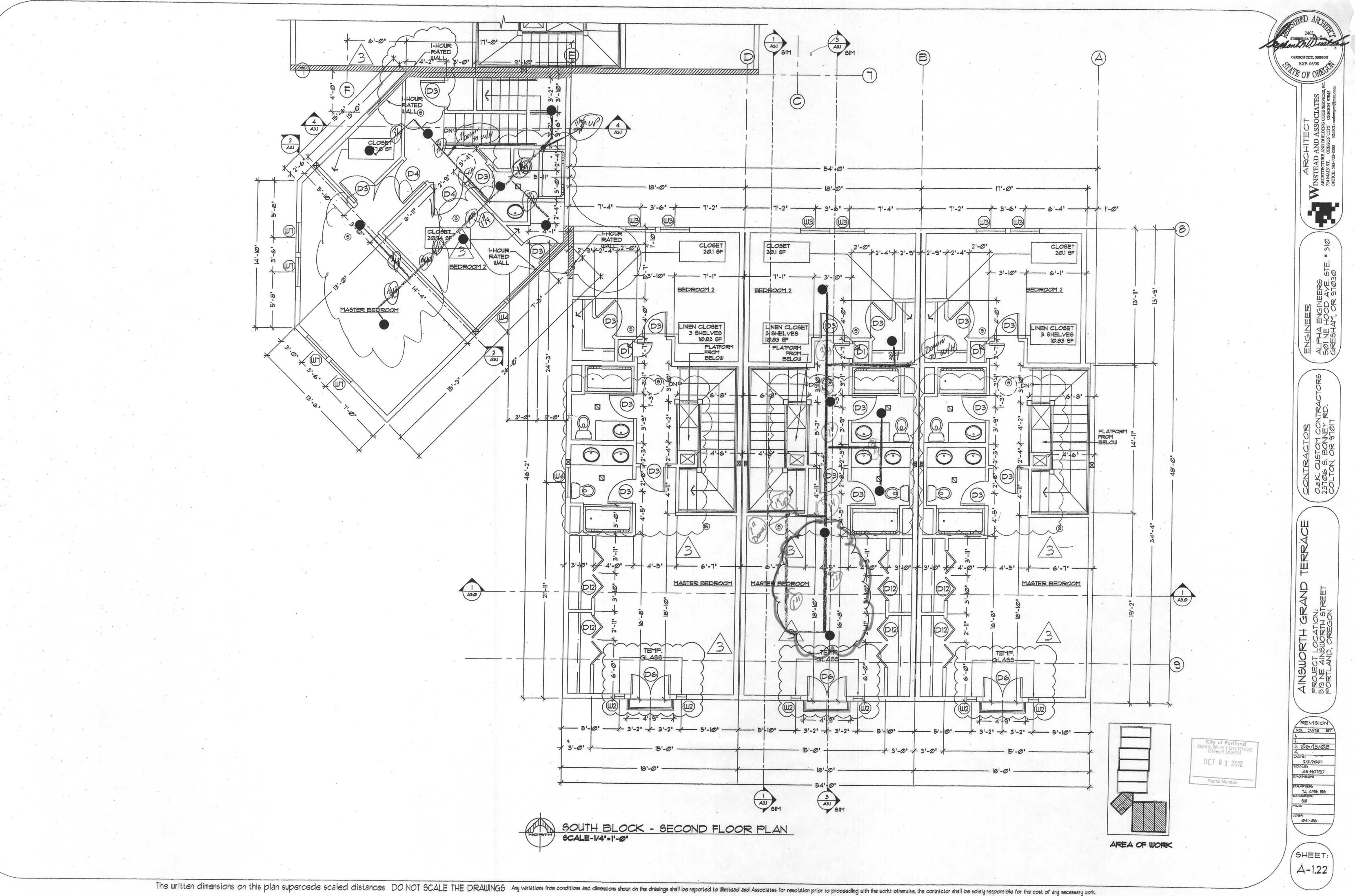


CONTRACTOR SIGNOR SIGNO

91



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 works otherwise, the contractor shall be solely responsible for the cost of any necessary work



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 works otherwise, the contractor shall be solely responsible for the cost of any necessary work

