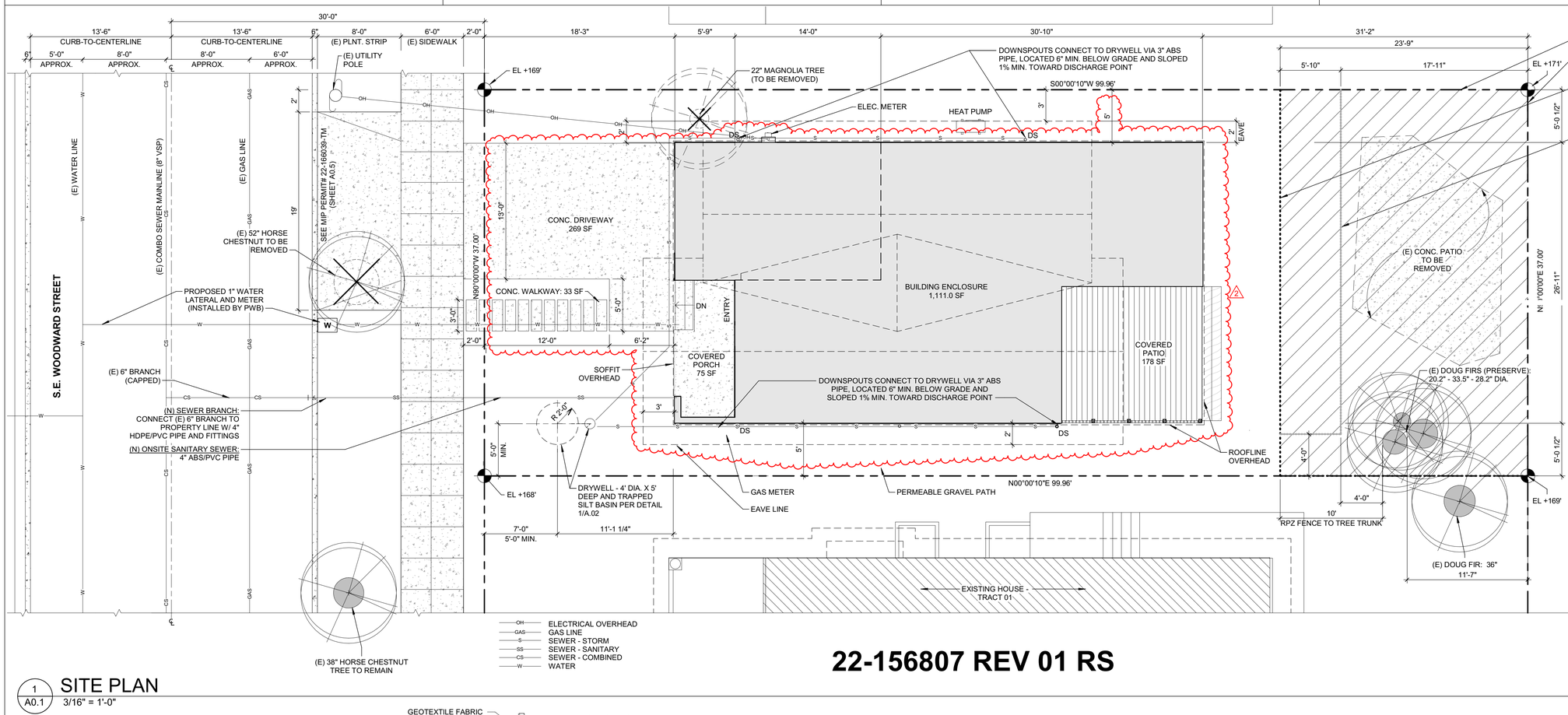


City of Portland
REVIEWED FOR CODE COMPLIANCE
22-156807 REV 01 RS

ROOT PROTECTION ZONE (RPZ) FENCING:
6' TALL CHAIN LINK FENCING W/ 8' METAL FENCE POSTS DRIVEN 2' INTO THE GROUND. POST SPACING TO BE DETERMINED BY CITY.

NOTE: TREE PROTECTION FENCING TO BE IN-PLACE FOR DURATION OF PRIMARY BUILDING CONSTRUCTION IS COMPLETED. RPZ FENCING WILL BE MOVED TO A LINE 4 FEET SOUTH OF THE SOUTHERNMOST TREE (SHOWN IN GRAY) TO ALLOW FOR CONSTRUCTION OF THE DECK ATTACHED TO THE NORTHERN SIDE OF THE PRIMARY BUILDING.

ALTERNATIVE TREE PROTECTION PLAN (RECOMMENDED BY THE ARBORIST):
SOIL AND ROOT PROTECTION MEASURES WILL BE INSTALLED TO THE SOUTH OF THE RPZ FENCING BETWEEN THE PROPOSED DEVELOPMENT.

TEMPORARY ACCESS TO THE FENCED RPZ IS ALLOWED FOR REMOVAL OF THE CONCRETE PATIO. DURING THE REMOVAL OF THE PATIO HEAVY EQUIPMENT (BACKHOE, EXCAVATOR) SHALL OPERATE FROM A POSITION ON THE CONCRETE OR AN AREA WITH SOIL COMPACTION/ROOT PROTECTION MEASURES IN PLACE (SEE BELOW FOR SPECIFICATIONS). ALTERNATIVELY, THE PATIO CONCRETE SHOULD BE REMOVED WITH HAND TOOLS. HEAVY MACHINERY SHALL NOT BE OPERATED ON UNPROTECTED SOIL AREA WITHIN 15 FEET OF THE TREES. THE SOILS BELOW THE PATIO SHALL BE REHABILITATED BY APPLYING A LAYER OF MULCH, COARSE WOODY DEBRIS/WOOD CHIPS, AT LEAST 4" THICK AND RETAINING THE MULCH FOR A YEAR AFTER CONSTRUCTION.

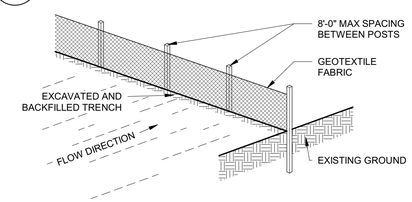
SOIL COMPACTION AVOIDANCE MEASURES:
TREE ADDITIONAL SOIL AND ROOT PROTECTION MEASURES ARE RECOMMENDED BUT NOT REQUIRED. ACCORDING TO THE ISA BMPs, SOIL AND ROOT PROTECTION MEASURES INCLUDE:
1. APPLYING 6 TO 12 INCHES OF WOOD CHIP MULCH TO THE AREA.
2. LAYING 3/4" MIN. THICKNESS PLYWOOD, BEAMS, COMMERCIAL LOGGING/ROAD MAPS OVER A 4" MIN. THICK LAYER OF WOOD CHIP MULCH.

IF MULCH WILL BE REMOVED AFTER CONSTRUCTION, THEN PLACING A GEOTEXTILE FABRIC AS A BASE WILL MAKE IT EASIER TO REMOVE WITHOUT DISTURBING THE SOIL.

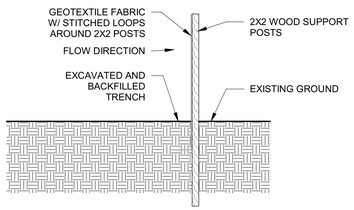
ARBORIST REQUIRED ON-SITE:
AN ISA-CERTIFIED ARBORIST WILL BE ON-SITE DURING ANY EXCAVATION WITHIN THE RPZ ENSURE NO ROOTS GREATER THAN 4" IN DIAMETER ARE CUT WITHOUT FIRST OBTAINING APPROVAL FROM THE ASSIGNED TREE INSPECTOR. A COPY OF THE ARBORIST REPORT AND CONTRACT FOR SERVICE FOR ARBORIST SUPERVISION ARE SHOWN ON SHEET A0.4. SEE ARBORIST CONTACT INFO BELOW.

22-156807 REV 01 RS

1 A0.1 SITE PLAN
3/16" = 1'-0"



3 SILT FENCE - ISOMETRIC
3/4" = 1'-0"



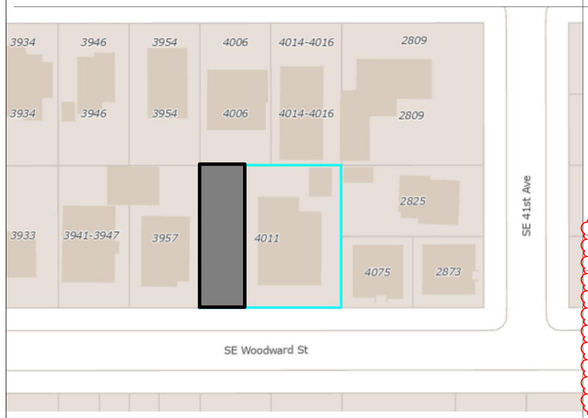
5 SILT FENCE - SECTION
3/4" = 1'-0"

BES PRIVATE STORMWATER FACILITY INSPECTION REQUIRED
NOTE: BES APPROVAL REQUIRED PRIOR TO OCCUPANCY
TO SCHEDULE, DIAL IVR AT (503)823-7000
REQUEST #487 BES ON-SITE STORMWATER FACILITY EVAL
NEED ASSISTANCE? CONTACT BES AT (503)823-7761 OPTION 2

DRYWELLS
NOTE: REQUIRED INSPECTIONS PRIOR TO COVER
INSPECTION #1: LOCATION, SIZE, DEPTH, ROCK
BDS INSPECTOR APPROVAL REQUIRED FOR DOWNSPOUTS AND PRIVATE STORM SEWER PIPIING OUTSIDE OF STORM FACILITIES.

SEPARATE BES SEWER CONNECTION UC PERMIT REQUIRED
WORK IN THE PUIBLIC RIGHT OF WAY
CALL: (503)823-1026
EMAIL: URUCpermit@portlandoregon.gov
WEB: www.Portland.gov & search "UC"

SITE MAP



TREE DENSITY

CREDITED TREES AND MINIMUM PLANTING AREA:

-SMALL TREES:	1 PER 300 SF	50 SF (3'x3')
-MEDIUM TREES:	1 PER 500 SF	75 SF. (5'x5')
-LARGE TREES:	1 PER 1,000 SF	100 SF (10'x10')

(40% OF 3,698.5 SQ. FT.)
TOTAL REQUIRED TREE CANOPY: 1479.4 SF

EXISTING TREES

- 28" DOUG FIR = (4) MEDIUM TREES =	2,000 SF
- 18" DOUG FIR = (3) MEDIUM TREES =	1,500 SF
- 28" DOUG FIR = (4) MEDIUM TREES =	2,000 SF
EXISTING TREES	**5,500 SF**

NO NEW TREES REQUIRED

STORMWATER

IMPERVIOUS AREA MANAGED BY DRYWELL

UPPER ROOF AREA:	1,311 SF
LOWER ROOF AREA (NOT COVERED BY EAVES):	278 SF
TOTAL:	**1,589 SF**

IMPERVIOUS AREA NOT MANAGED BY DRYWELL

DRIVEWAY:	269 SF
WALKWAY:	33 SF
TOTAL:	**302 SF**

TOTAL IMPERVIOUS AREA: 1,891 SF

ZONING CODE ANALYSIS

ADDRESS:
4011 SE WOODWARD ST
PORTLAND, OR 97202
TRACT 2
LEGAL DESCRIPTION: TAXLOT 7300, MAP 1S, 1E, 12AA, LOCATED IN THE N.E. 1/4 SECTION 12, T.1S., R.1E, W.M.
ZONE: **R2.5**

SETBACKS:
FRONT 10'
SIDE 5'
SIDE 5'
BACK 5'

LOT SIZE: 3,699 SF

BUILDING COVERAGE:
ALLOWED: 1,500 SF + ((3,699-3,000) X 0.375 = 1,762 SF

PROPOSED TOTAL BUILDING COVERAGE:

BUILDING ENCLOSURE:	1,111 SF
COVERED PORCH & PATIO:	253 SF
EAVES (OVER 2' DEEP):	21 SF
TOTAL:	**1,385 SF**

HEIGHT:
ALLOWED: 35' MAXIMUM
PROPOSED: 26'-0" +/- (PER LOW GRADE POINT +168'-0"

OUTDOOR AREA:
REQUIRED: 200 SQ. FT. MINIMUM, 10'x10'
PROPOSED: 1,147 SF 37' X 31' REAR YARD

FLOOR AREA RATIO:
ALLOWED: 0.7 TO 1
3,699 SF x 0.7 = 2,568 SF

PROPOSED FLOOR AREAS (GROSS):

LEVEL 1:	1,105 SF
LEVEL 2:	964 SF
ATTIC:	NA
TOTAL FLOOR AREA:	**2,069 SF**

LIVING AREA (GROSS):

LEVEL 1:	808 SF
LEVEL 2:	964 SF
TOTAL:	**1,772 SF**

GARAGE: 260 SF

PROJECT TEAM

CLIENT
MEG STALNAKER & CRAIG SMITH
4011 SE WOODWARD ST
PORTLAND, OR 97202-1668

ARCHITECT
HASTINGS ARCHITECTURE LLC
5624 SE HAWTHORNE BLVD.
drew@hastingsarc.com
(503)502-7953
ATTN: DREW HASTINGS

STRUCTURAL ENGINEER
GRUMMEL ENGINEERING
920 SW 3RD AVE #200,
PORTLAND, OR 97204
tim@grummelengineering.com
(503) 244-7014
ATTN: TIM O'CONNOR

GENERAL CONTRACTOR
BY OWNER

ARBORIST
HONL TREE CARE INC
6310 SE IVON ST.
PORTLAND, OR 97206
(503)200-0709
INFO@HONLTREECARE.COM,
RICKTILL@GMAIL.COM
ATTN: CHAD HONL, RICK TILL

GENERAL NOTES

WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CURRENT IBC, STATE OF OREGON STRUCTURAL RESIDENTIAL CODE AND FIRE AND LIFE SAFETY REGULATIONS, LAW OF THE STATE FIRE MARSHAL, APPLICABLE PLUMBING MECHANICAL, ELECTRICAL CODES AND OTHER APPLICABLE CODES AND ORDINANCES.

2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

ADDITIONAL DESIGN OF DATA FOR MULTNOMAH COUNTY:
SEISMIC ZONE: D1
WIND SPEED: 120 MPH
EXPOSURE: B
FROST LINE: 18"

SHEET INDEX

HASTINGS
ARCHITECTURE LLC
5624 SE Hawthorne Blvd.
Portland, OR 97215
(503) 502-7953
drew@hastingsarc.com

REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
1	CORRECTIONS	8/31/2022
2	REVISION 1	06/16/23

WOODWARD AVE. RESIDENCE
3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
SITE PLAN, PROJECT INFO

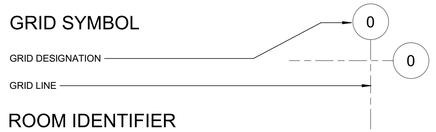
SHEET NO:
A0.1

6/16/2023 3:56:12 PM

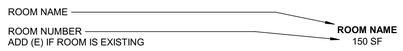
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch_____.

SYMBOLS

GRID SYMBOL



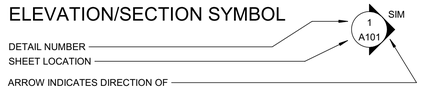
ROOM IDENTIFIER



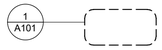
CEILING HEIGHT

DETAIL SYMBOL

ELEVATION/SECTION SYMBOL



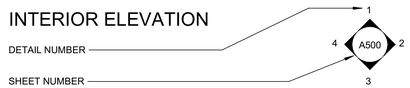
DETAIL REFERENCE



DETAIL SECTION

WALL/BUILDING SECTION

INTERIOR ELEVATION



HEIGHT/ELEVATION DATUM

DOOR SYMBOL

EQUIPMENT/FURNITURE KEY

PARTITION TYPE SYMBOL

WINDOW TYPE SYMBOL

REVISION SYMBOL

MATCHLINE

GENERAL NOTES

1. WRITTEN DIMENSIONS SHOULD HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCLE DRAWINGS.

2. ALL DIMENSIONS TO BE "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE

3. THIS PLAN IS DESIGNED TO MEET 2021 OREGON RESIDENTIAL SPECIALTY CODE UNDER PRESCRIPTIVE ENVELOPE REQUIREMENTS FOR RESIDENTIAL BLDGS. TABLE N1101.1(2). IN ADDITION TO PRESCRIPTIVE ENVELOPE REQUIREMENTS.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS

INSULATION	WALL INSULATION - ABOVE GRADE (INTERMEDIATE) WALL	R-21
	INSULATION - BELOW GRADE	R-15
	ROOF - (FLAT CEILING)	R-49
	ROOF - (VAULTED CEILING)	R-30
	ROOF - (VAULTED CEILING EXCEEDING 50% OF FLOOR AREA)	R-38
	UNDERFLOOR INSULATION	R-30
	SLAB EDGE PERIMETER	R-15
	HEATED SLAB INTERIOR	R-10
	WINDOW AREA	NO LIMIT
	WINDOW / SLIDING GLASS DOORS	U = .27
	SKYLIGHT GLASS (MAX 2% OF HEATED SPACE)	U = .50
GLAZING / DOORS	EXTERIOR DOORS	U = .20
	EXT. DOORS W/ GREATER THAN 2.5 SQ. FT. GLAZING	U = .40

N1101.1 (2) ADDITIONAL MEASURES

1: HIGH EFFICIENCY HVAC SYSTEM:
a. GAS-FIRED FURNACE OR BOILER AFUE 94%, OR
b. AIR SOURCE HEAT PUMP HSPF 10.0/14.0 SEER COOLING, OR
c. GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED

(a) SEE INTERMEDIATE FRAMING DETAILS THIS SHEET

(b) ADVANCED FRAME CONSTRUCTION, WHICH SHALL PROVIDE FULL REQUIRED CEILING INSULATION VALUE TO THE OUTSIDE OF EXTERIOR WALLS.

(c) THE MAX. VAULTED CEILING SURFACE AREA SHALL NOT BE GREATER THAN 50% OF THE TOAL HEATED SPACE FLOOR AREA UNLESS VAULTED AREA HAS A U-FACTOR NO GREATER THAN U = 0.026 (NO LESS THAN R-38)

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION, THE FOLLOWING AREAS MUST BE SEALED.

- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAMES
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS, AND ROOF
- ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE

3. A MIN. OF 65% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS, SCREW-IN COMPACT FLOURESCENT LAMPS COMPLY WITH THIS REQUIREMENT. SEE NOTE ABOVE FOR ADDITIONAL MEASURES. (TO BE VERIFIED IN WRITING AT FINAL INSPECTION)

4. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE DEVELOPED INDEX NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, OR UL 723, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.

5. INSULATE ALL ACCESS DOOR HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVELENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.

6. ALL WINDOWS WITHIN 24" OF ANY DOOR(REGARDLESS OF WALL PLANE), AND WHOSE BOTTOME EDGE IS LESS THEN 60-INCHES ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.

7. SKYLIGHTS ARE ASSUMED TO BE PRE-MANUFACTURED UNIT SKYLIGHTS. UNIT SJYLIGHTS SHALL BE COMPLIANT WITH THE REQUIREMENTS OF O.R.S.C. SEC. NF1112.

8. ALL EXT. WINDOWS ARE TO BE DOUBLE GLAZED AND EXT. DOORS ARE TO BE MIN. 1-3/8" SOLID CORE WITH WEATHER STRIPPING. PROVIDE 1/2-INCH DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10-FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 INCHES ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS, OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR SURFACE SHALL HAVE LOWEST PART OF CLEAR OPENING A MIN. 24 INCHES ABOVE FINISHED FLOOR. GLAZING BETWEEN FINISHED FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" SPHERE CANNOT PASS OR A CODE APPROVED WINDOW GUARD.

9. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.

10. BASEMENTS AND EVERY SLEEPING ROOM TO HAVE MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20" AND SILL HEIGHT NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.

11. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING, CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR. BEDROOMS ON SEPERATE FLOOR LEVELS IN A STRUCTURE OF TWO OR MORE STORIES SHALL HAVE SEPERATE CARBON MONOXIDE ALARMS SERVING EACH STOREY. ALL SMOKE DETECTORS AND/OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER THE BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SINGLE STATION CARBON MONOXIDE ALARMS THAT ARE HARD WIRED SHALL BE EQUIPPED W/ BATTERY BACKUP.

12. ELECTRICAL RECEPTICLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS, AND GARAGES SHALL BE G.F.I.C. PER NATIONAL ELECTRICAL CODE (N.E.C.) REQUIREMENTS.

13. INTERIOR & EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS & TREADS. INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP & BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ELECTRIC LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRS. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAV ENA ELECTRIC LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRS. LIGHTING FOR INTERIOR TAIRS SHALL BE CONTROLLED FROM TOP & BOTTOM OF EACH STAIR. SEE ORSC 303.6

14. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN FLAME.

15. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MIN. 80 cfm INTERMITTENT. ROOMS W/ BATHING OR SPA FACILITIES SHAL HAVE A VENTILATION SYSTEM CAPACITY OF 80 cfm MIN. INTERMITTENT OR 20 cfm CONTINUOUS. TOILET ROOMS WITHOUT BATHING OR SPA SHALL HAVE A VENTILATION SYSTEM OF 50 cfm MIN. THESE FANS TO BE CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO THE EXTERIOR.

16. TOILET AND DRYER EXHAUST SHALL BE 3'-0" MIN. FROM ANY OPENING.

17. KITCHEN VENTILATION SYSTEMS SHALL HAVE A CAPACITY OF 150 cfm INTERMITTENT OR 25 cfm CONTINUOUS.

18. EXTERIOR WALLS TO BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS AND DETAILS. INTERIOR WALLS TO BE 2x4 @ 16" O.C., UNLESS NOTED OTHERWISE ON THE PLANS AND DETAILS.

19. STAIRS SHALL BE AT LEAST 36" WIDE FROM WALL TO WALL ABOVE THE HANDRAIL. RISERS TO BE 8" MAX., TREADS AT 10" MIN. AND NOSING 3/4" MIN. AND 1-1/4" MAX. ALL STEPS IN A FLIGHT OF STAIRS NOT TO EXCEED 3/8" DIFFERENCE BETWEEN THE LARGEST AND THE SMALLEST RISE, AND 3/8" DIFFERENCE BETWEEN THE LARGEST AND SMALLEST TREAD, MEASURED FROM FRONT TO BACK. HEADROOM ABOVE ALL STAIRS TO BE 6'-8" MIN. STAIRS SHALL BE ILLUMINATED PER ORSC R303.6, R311.5.7 HANDRAILS TO BE CONTINUOUS THE FULL LENGTH OF STAIRWAY.

CRAWL SPACE RADON MITIGIATION

R408.1 Ventilation.
The under-floor space between the bottom of the floor joists and the earth under any building shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot for each 1,500 square feet of under-floor space area. One such ventilating opening shall be within 3 feet of each corner of the building.

IN ADDITION TO THE CRAWL SPACE SEALING REQUIREMENTS, ONE OF THE THREE RADON MITIGATION METHODS shall be implemented.

METHOD #1 - MECHANICAL VENTILATION (AF103.5, EXCEPTION)
- PROVIDE AN APPROVED MECHANICAL CRAWL SPACE VENTILATION SYSTEM OR OTHER EQUIVALENT SYSTEM.

METHOD #2 - PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM (AF103.5.1)
- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES FOR CRAWL SPACE VENTING)
- PROVIDE SOIL-GAS RETARDER SUCH AS A 6 MIL POLYETHELYNE OR EQUIVALENT (SEE GAS RETARDER NOTES)
- PROVIDE A VENT STACK (SEE VENT STACK NOTES)

METHOD #3 - CRAWLSPACE VENTILATION AND BUILDING TIGHTNESS.
- PROVIDE NO LESS THAN ONE NET SQ. FT. OF CRAWLSPACE FOUNDATION VENT AREA PER EACH 150 SQ. FT. OF UNDER-FLOOR AREA (SEE FOUNDATION NOTES FOR CRAWLSPACE VENTING LOCATION REQUIREMENTS).
- OPERABLE LOUVERS, DAMPERS, OR OTHER MEANS TO TEMPORARILY CLOSE OFF VENT OPENINGS ARE NOT ALLOWED TO MEET THE REQUIREMENTS OF THIS RADON MITIGATION METHOD.
- DWELLINGS SHALL BE TESTED WITH A BLOWER DOOR, DEPRESSURIZING THE DWELLING TO 50 PASCALS FROM AMBIENT CONDITIONS AND FOUND TO EXHIBIT NO MORE THAN 5.0 AIR CHANGES PER HOUR.

VENTILATION AIR REQUIREMENTS (cfm)

FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS 0-1	2-3	4-5	6-7	>7
<1,500	30	45	60	75	90
1,500 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,000 - 7,500	90	105	120	135	160
>7,500	105	120	135	160	185

SLAB-ON-GRADE/BASEMENT RADON MITIGATION

A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING THE CONSTRUCTION IN A BAASEMENT OR SLAB-ON-GRADE BUILDINGS. FOLLOW THE NOTES HERE REGARDING BUILDING TIGHTNESS MEASURES AND ASSEMBLE THE FOLLOWING ELEMENTS OF THIS MITIGATION SYSTEM.

- PROVIDE RADON VENT PIPE EXTENDING FROM A GAS PERMEABLE LAYER BENEATH THE SLAB FLOOR SYSTEM, THROUGH THE FLOOR OF THE DWELLING AND TERMINATING AT THE ROOF.
- SEE NOTES REGARDING VENT PIPE, SOIL-GAS-RETARDER AND SLAB SUBFLOOR PREPERATION.

SLAB SUB-FLOOR PREPERATION

- A LAYER OF GAS-PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND, AND ARE WITHIN THE WALLS OF THE LIVING SPACES OF THE BUILDING. THE GAS-PERMEABLE LAYER SHALL CONSIST OF ONE OF THE FOLLOWING:
1. A UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM OF 4 INCHES THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL SMALL ENOUGH TO PASS THROUGH A 2" SIEVE AND BE RETAINED BY A 1/4" SIEVE.
2. A UNIFORM LAYER OF SAND (NATIVE OR FILL), A MINIMUM OF 4 INCHES THICK, OVERLAIN BY A LAYER OR STRIPS OF GEO-TEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

SOIL-GAS-RETARDER

- THE SOIL IN CRAWLSPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6-MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM OF 12 INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWLS PACE AREA.
- THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATIONS OF THE MATERIAL.
- ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

VENT PIPE (RADON)

- A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE SOIL-GAS-RETARDER SHEETING ANF CONNECTED TO A 3" OR 4" DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING.
- THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS TO TERMINATE AT LEAST 12 INCHES ABOVE THE ROOF SURFACE IN ALOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOWS OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
- IN BUILDINGS WHERE INTERIOR FOOTINGS OR OTHER BARRIERS SEPERATE THE SUB-SLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIAL, EACH AREA SHALL BE FITTED WITH WITH AN INDIVIDUAL VENT PIPE.
- MULTIPLE VENT PIPES SHALL CONNECT TO A SINGLE VENT PIPE THAT TERMINATES ABAVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE ABOVE THE ROOF.
- ALL COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER.
- RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE, OR AN APPROVED ROOF TOP ELECTRICAL SUPPLY MAY BE PROVIDED FOR FUTURE USE FOR A POWERED RADON VENT FAN.
- ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION SYSTEM."

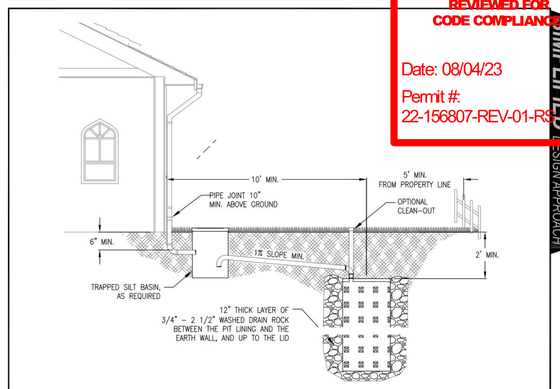
POWER SOURCE REQUIREMENT

TO ACCOMMODATE FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARMS.

COMBINATION FOUNDATIONS

COMBINATION: BASEMENT/CRAWLSPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPERATE RADON MITIGIATION SYSTEMS IN EACH TYPE OF FOUNDATION AREA. PASSIVE SUB-SLAB AND PASSIVE SUB-MEMBRANE RADON VENT PIPES MAY BE CONNECTED TO A SINGLE VENT TERMINATING ABOVE THE ROOF, OR EACH VENT MAY INDIVIDUALLY CONTINUE TO TERMINATE ABOVE THE ROOF (SEE VENT PIPE NOTES).

City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
Permit #: 22-156807-REV-01-RS
SIMPLIFIED DESIGN APPROACH



1. Sizing: See adjacent table to size the drywell(s) based on impervious area.
2. Siting Criteria: The base of the drywell must be at least 5' above seasonal high groundwater.
3. Setbacks: Measured from the center, the drywell must be 10' from foundations and 5' from property lines except next to the right-of-way where no setback is required between the edge of the drywell drain rock and the property line. The foundation setback is 8' for plastic mini-drywells.
4. Piping: Conform with Oregon Plumbing Specialty Code (OPSC) requirements.
5. Access: In residential settings, an access cleanout is optional but highly recommended.
6. Pre-Treatment: A trapped silt basin such as a sumped catch basin is required except for drywells managing roof runoff and runoff from pedestrian-only areas.
7. The top of the perforated drywell sections must be lower than neighboring foundations.
8. Inspections: Call BDS IVR inspection line, (503) 823-7000. Request 487.3 inspections required.

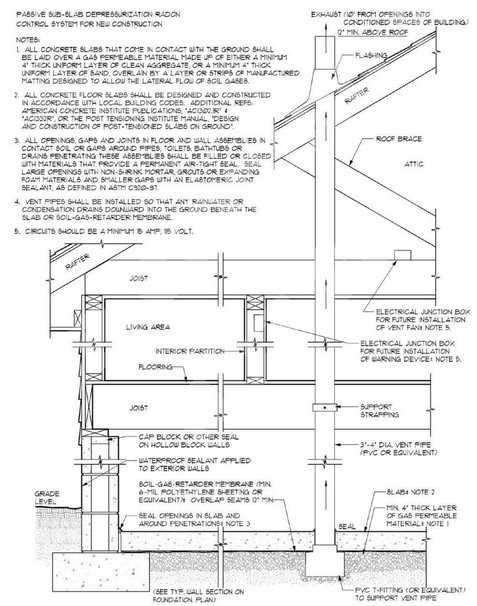
Drywell Depth	Maximum Catchment Area Managed by One Drywell 28" diameter	48" diameter
5'	1000 sf	2500 sf
10'	2500 sf	4500 sf
15'	3500 sf	5000 sf
2x2 plastic mini-drywell (maximum of 2 drywells per catchment)	500 sf	

CONSTRUCTION REQUIREMENTS
Smearing the soil surface during excavation can limit infiltration rates. If smooth excavation tools are used, roughen the sides and bottom of the excavation with a sharp pointed tool. Remove loose material from the bottom of the excavation.

- DRAWING NOT TO SCALE -

Bureau of Environmental Services | STORMWATER MANAGEMENT TYPICAL DETAILS FOR PRIVATE PROPERTY | DRYWELL | SW-180 | 9-2-20

1 DRYWELL DETAIL
NTS



2 A0.2 RADON DETAIL
NTS

HASTINGS ARCHITECTURE LLC
5624 SE Hawthorne Blvd.
Portland, OR 97215
(503) 502-7953
drew@hastingsarc.com

REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
1	CORRECTIONS	8/31/2022

WOODWARD AVE. RESIDENCE
3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

SHEET NO:
A0.2

6/16/2023 3:56:13 PM

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HASTINGS ARCHITECTURE LLC
5624 SE Hawthorne Blvd.
Portland, OR 97215
(503) 502-7953
drew@hastingsarc.com

REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
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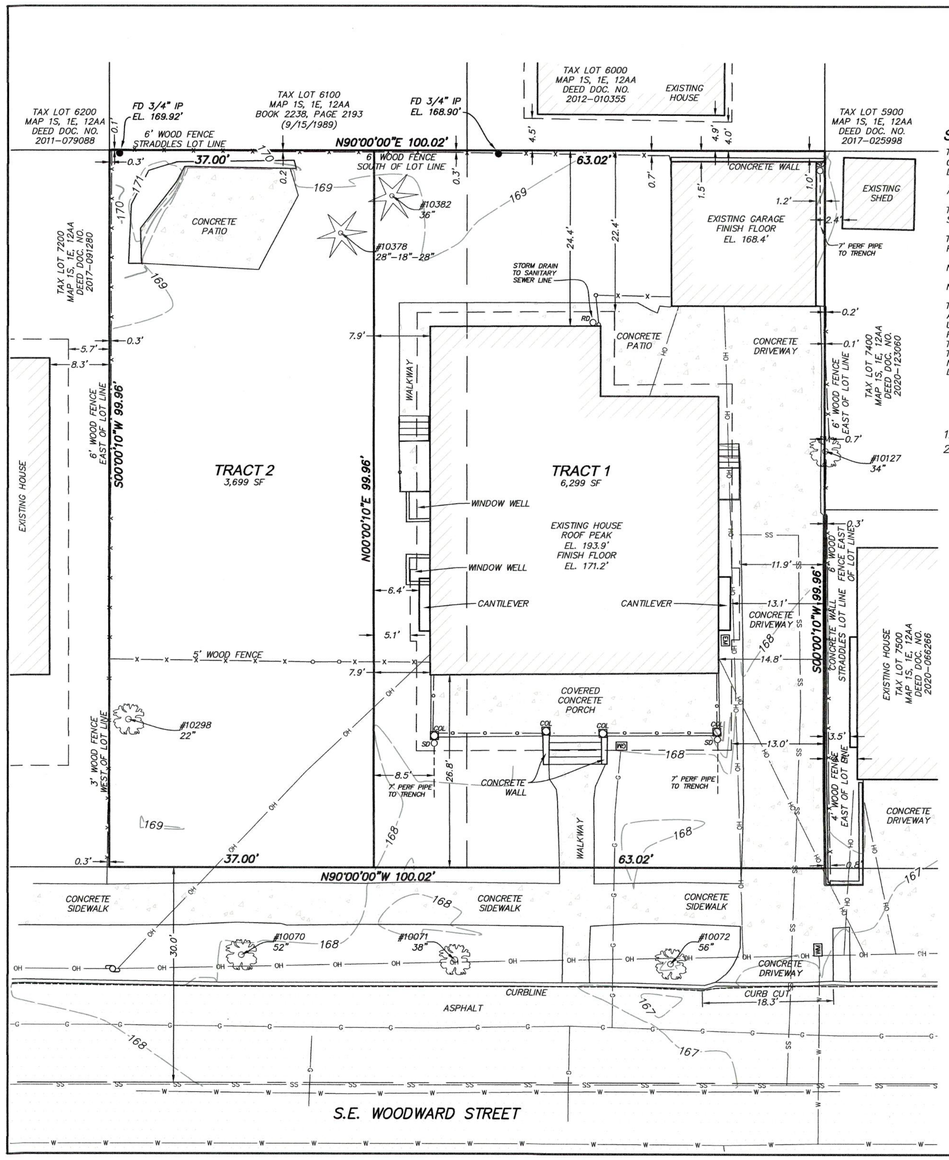
STATE OF OREGON

SUPPLEMENTAL MAP

TAX LOT 7300, MAP 1S, 1E, 12AA
LOCATED IN THE N.E. 1/4 SECTION 12, T.1S., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
JULY 2, 2021 SCALE 1"=10'



SURVEY NOTES:

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK NUMBER 751, BEING A BRASS DISC ON TOP OF CURB ON THE N.E. CORNER OF THE INTERSECTION OF S.E. WOODWARD STREET AND S.E. 41ST AVENUE. THE ELEVATION IS 164.258', COP DATUM.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 60900, RECORDS OF MULTNOMAH COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY ONE CALL TICKET NUMBER 21036836 DATED FEBRUARY 26, 2021. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

LEGEND:

Some Symbols shown may not be used on map

- DECIDUOUS TREE
- EVERGREEN TREE
- STORM SEWER MANHOLE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- DITCH INLET
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- HOSE BIB
- IRRIGATION CONTROL VALVE
- GAS VALVE
- GAS METER
- MAILBOX
- TELEPHONE MANHOLE
- TELEPHONE RISER
- STORM OUTFALL
- SIGN
- BOLLARD
- FOUND MONUMENT
- DOWN SPOUT TO STORM SYSTEM UNDERGROUND TO SOAKAGE TRENCHES UNLESS OTHERWISE NOTED
- UTILITY RISER
- UTILITY BOX
- FD = FOUND
- IP = IRON PIPE
- IR = IRON ROD
- YPC = YELLOW PLASTIC CAP
- ALC = ALUMINUM CAP
- RPC = RED PLASTIC CAP
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- TRANSFORMER
- ELECTRIC RISER
- HEAT PUMP
- GATE POST
- CABLE TV BOX
- CABLE TV RISER
- OVERHEAD LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FENCELINE
- HANDRAIL

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

SIGNED ON: 02 JUL 21
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 13, 2004 TOBY G. BOLDEN 60371LS
RENEWS: DECEMBER 31, 2021

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\SMITH-WOODWARD ST-SE-4011\DWG\SUPPLEMENTAL-C3D.dwg

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE

WOODWARD AVE. RESIDENCE
3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE: REVISION 1
DATE ISSUED: 6/16/2023
SHEET TITLE: SURVEY
SHEET NO: A0.3

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HONL TREE CARE

Honl Tree Care Inc
503-200-0709
6310 SE Ivon St.
Portland, OR 97206

Chad Honl, Owner
PN-5537A/CCB #196824
ISA-certified arborist
Licensed/Bonded/Insured

Arborist Report/Protection Plan

Date: **Revised August 15, 2022 ~~January 20, 2022~~**
Applicant: **Drew Hastings on behalf of Craig Smith**
Address: **4011 SE Woodward St.**
Project Description: **Construction of a new dwelling.**

Objective:
The Applicant proposed building a new dwelling on a vacant tax lot. The dwelling would be within approximately 17 feet of a cluster of three Douglas-firs (*Pseudotsuga Menziesii*) and would not comply with the prescriptive path root protection zone ("RPZ") requirements in Section 11.60.030.C.1. Honl Tree Care was contracted to prepare a report applying the performance path to ensure protection of the three trees and demonstrate compliance with Section 11.60.030.C.2.

Adverse impacts to the RPZ and tree roots will be placing root protection zone ("RPZ") fencing 10 feet south of the southernmost tree and requiring soil protection measures between the fence and the edge of excavation at approximately 17 feet. Additionally, a portion of the rooting habitat would be enhanced by removing a concrete pad and rehabilitating soil within the prescriptive RPZ. After primary building construction is completed, RPZ fencing will be moved to line 4 feet south of the southernmost tree to allow for construction of a deck to the north of the primary building.

Why is the Prescriptive path not practicable?
The prescriptive path is not practicable because a significant portion of the prescriptive root zone area is already occupied by development. The proposed development is close to the inner 1/2 of the prescriptive distance (approximately 17 feet).

Tree Information:
a. Size, location, condition, and extent of root cover..

Tree Inventory

Tree No.	Common Name	Scientific Name	DBH"	Condition	Comments
1	Douglas-fir	*Pseudotsuga menziesii*	20.2"	Good	Southwestern tree. Possibly topped in the past, good vitality.
2	Douglas-fir	*Pseudotsuga menziesii*	33.5"	Good	South tree. Curves in upper trunk may indicate past failure, good vitality.
3	Douglas-fir	*Pseudotsuga menziesii*	28.2"	Good	North tree. Codominant stems at mid-height. West stem is subordinated. Good vitality.

The three Douglas-firs (*Pseudotsuga menziesii*) are clustered in the northeast corner of the property. The base of the three trees are in contact but they appear to be individual trees. The root cover is likely affected by adjacent development and adjacent trees. There is a large-diameter coastal redwood (*Sequoia sempervirens*) several feet to the northeast of the trees on the adjacent tax lot. The redwood was likely planted decades after the Douglas-firs and likely shares a substantial portion of rooting area. A large-diameter cherry was recently removed from the rooting area to the south of the cluster.

Existing development within the rooting area includes residences on the lot to the east (built in 1909), northeast (1976), and north (1902). These buildings likely limit the available rooting habitat for the three trees. There is also an existing concrete patio, outdoor fire pit area to the west of the trees.

b. Tree's tolerance to construction impact based on its species and health.
The following analysis is based in part on the International Society of Arboriculture's *Best Management Practices: Managing Trees During Construction* (Second Edition 2016) ("ISA BMPs"); Appendix A: Relative Tolerance of Selected Species to Development Impacts (Adapted from Matheny and Clark, 1998). Because the ISA BMPs are adapted from *Trees and Development: A Technical Guide to Preservation of Trees During Land Development* (Matheny and Clark, 1998), the following analysis references Matheny and Clark directly to provide more specific information.

According to *Trees and Development* Douglas-fir are "[t]olerant of fill soil if limited to one-quarter of root zone. However, may decline slowly following addition of fill. Tolerates root pruning.

Intolerant of poor drainage. Susceptible to bark beetles following injury."[1] Local experience confirms that Douglas-fir is generally tolerant to construction impacts.

c. Identify any past impacts that have occurred within the root zone-
Past impacts within the root zone include the construction of buildings on adjacent lots, including the property to the east in 1909, northeast 1976, and north in 1902. There is an existing concrete patio and brick fireplace to the west of the cluster which was likely constructed over the roots. There was a large-diameter cherry (Prunus sp.) removed relatively recently. The stump was not ground, so there were minimal impacts to the root zone due to the removal.

The trees are likely well adapted to the existing conditions.

Describe Alternate Tree Protection Plan:
a. Describe alternate tree protection methods-

Recommended Conditions:
RPZ fencing will be installed 10 feet to the south of the southernmost tree and run to the property lines to the east and west. Soil and root protection measures will be installed to the south of the RPZ fencing between the proposed development.

Temporary access to the fenced RPZ is allowed for the removal of the concrete patio. During removal of the patio heavy equipment (backhoe, excavator) shall operate from a position on the concrete or an area with soil compaction/root protection measures in place (see below for specifications). Alternatively, the patio concrete should be removed with hand tools. Heavy machinery shall not be operated on unprotected soil areas within 15 feet of the trees. The soils below the patio shall be rehabilitated by applying a layer of mulch, coarse woody debris/wood chips, at least 4 inches deep and retaining the mulch for a year after construction.

After primary construction is completed, RPZ fencing will be moved to a line 4 feet south of the southernmost tree to allow for construction of a deck attached to the northern side of the primary building.

RPZ Fencing Criteria
The City Code requires the following protective fencing: "Protection fencing consisting of a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3.5 feet tall can serve as the required protective fencing." Section 11.60.030.C.1.b. According to City practice, solid, free-standing fencing at least 6 feet tall will satisfy the RPZ fencing requirements.

[1] *Citing* Beck, M. 1996. Northwest Arborvitae, Woodinville, WA. Personal Communication; Dunster

The following is prohibited within the root protection zone (RPZ):
- Ground Disturbance
- New buildings or surfaces
- Grade change or cut and fill
- Utilities and stormwater/drainage facilities
- Staging or storage of materials and equipment
- Vehicle parking or maneuvering

City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
Permit #: 22-156807-REV-01-RS

Soil compaction avoidance measures
Additional soil and root protection measures are recommended but not required. According to the ISA BMPs, soil and root protection measures include:
1. applying 6 to 12 inches of wood chip mulch to the area;
2. laying ¾-inch minimum thickness plywood, beams, commercial logging/road mats over a 4+inch thick layer of wood chip mulch;

If mulch will be removed after construction, then placing geotextile fabric as a base will make it easier to remove the mulch without disturbing the soil.

b. Describe alternate construction techniques-
Alternative construction techniques are not proposed

c. Explain how the alternate method will adequately protect the tree-
N/A

Is an Arborist required to be on-site?
a. Provide stages of construction the Arborist needs to be on-site-
An ISA-Certified arborist will be on-site during any excavation within the RPZ for each of the above-listed trees to ensure no roots greater than 4" in diameter are cut without first obtaining approval from the assigned tree inspector.

Rick Till,
ISA-Certified Arborist
PN-8358A

HONL TREE CARE
Licensed - Bonded - Insured
CCB# 196824
Chad Honl
Certified Arborist
PN-5537A

ESTIMATE #19300

SENT ON:
08/15/2022

RECIPIENT:
Drew Hastings
4011 Southeast Woodward Street
Portland, Oregon 97202
Phone: 503-502-7953
Estimate completed by: Rick
Arborist/Vehicle on site: Rick
Estimator met with client: Yes
Animal Waste Removal: No
Chip Debris and Haul: No
Leave chips on site: No
Leave Wood in 14"-20" Rounds: No
Haul Wood: No
Stumpgrinding: No
Rental: No
Bucket truck: Not needed
Client Site Preparation: Client to remove any items that could be damaged from falling branches underneath the canopy of the tree(s)
Garbage Day: Unconfirmed
Parking requirements/Parking permits: Client to hold parking in front of property (2 car lengths) or under any street trees to be pruned
Powerline Clearance: No
House Power Disconnect Needed: No
Traffic Control: No
Technical rigging gear: No
Special Permit: No
Some/All work T+M: No

SENDER:
Honl Tree Care
6310 SE Ivon St, Portland, OR 97206

Phone: (503)200-0709
Email: info@honltreecare.com
Website: http://honltreecare.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
Arborist supervision for construction excavation	Time and materials for arborist supervision of excavation. Billable rate of $150 per hour.	1	$150.00

HONL TREE CARE
Licensed - Bonded - Insured
CCB# 196824
Chad Honl
Certified Arborist
PN-5537A

ESTIMATE #19300

SENT ON:
08/15/2022

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
Terms and Conditions	Honl Tree Care, Inc is licensed, bonded and insured. The company is insured with Western World Insurance Co for Commercial General Liability (policy #NPP8418950) and Umbrella Liability (policy #USA4222140). Additionally, the company is insured with Mutual of Enumclaw for Automobile Liability (policy # CPP001842202) and SAIF for worker's compensation. Oregon Business ID: 8681 CCB License #: 196824 Certificates of Insurance can be supplied upon request. Workmanship: All work will be performed in a professional manner and all pruning will conform to ANSI A 300 standards. Our goal is to leave our customers happy and their trees healthy and safe. No warranty on plantings. Insurance: Honl Tree Care Inc. is insured for liability resulting from injury to persons or property, and its employees are covered by Workers' Compensation Insurance. Ownership: The customer warrants that all trees, plant material, and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner. Honl Tree Care Inc. is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission. Honl Tree Care Inc. and its employees are not responsible for property or structures we are not made aware of. For example, for stump grinding to be performed, all utilities should be marked by the appropriate authorities. Failure to do so releases Honl Tree Care Inc. from possible damages incurred. Utilities that fail to show up during a normal call out for locates, will not be paid for should damages occur. Water Features: Water features (such as, but not limited to ponds, fountains, and pools) should be covered prior to the scheduled work day. This contract releases Honl Tree Care Inc. from any liability resulting from uncovered water features. Sprinklers should be flagged or marked prior to date of service. Additional Work: Additional work above and beyond what is written within this contract will constitute additional charges. Permits: Permit costs are not included unless otherwise noted. Term of Payment: On all agreements a 10% deposit will be required upon acceptance. Balance due to Honl Tree Care Inc. upon completion, unless otherwise noted. Payment is past due if not received by Honl Tree Care Inc. upon completion and may be subject to a $65 late fee and interest at 10% per each month past due. In the event that it becomes necessary to enforce payment, client agrees to pay all collection costs incurred by Honl Tree Care Inc., including but not limited to attorney fees and cost, regardless of whether or not legal action is filed with the courts. All deposits are due prior to work date. Scheduling by Honl Tree Care Inc.: Honl Tree Care Inc. shall attempt to meet all scheduled dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control. Emergency Jobs: Due to dangers during emergency jobs, safety is always a first. While we will make every attempt to minimize	1	$0.00

HONL TREE CARE
Licensed - Bonded - Insured
CCB# 196824
Chad Honl
Certified Arborist
PN-5537A

ESTIMATE #19300

SENT ON:
08/15/2022

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
CCB Consumer Notification	Choose a licensed contractor Check if your contractor is licensed with the CCB at www.oregon.gov/ccb or 503-378-4621 using the contractor's license number or phone number. A license means the contractor has a surety bond and liability and property damage insurance. Licensing is not a guarantee of the contractor's work. Check the contractor's license category. Each category has different surety bond and liability insurance requirements for contractors: General Contractor—All Structures ($15,000 bond, $500,000 insurance) General Contractor—Residential Only ($15,000 bond, $500,000 insurance) Specialty Contractor—All Structures ($10,000 bond, $500,000 insurance) Specialty Contractor—Residential Only ($10,000 bond, $300,000 insurance) Limited Contractor ($5,000 bond, $100,000 insurance) Inspector ($10,000 bond, $300,000 insurance) Licensed Developer ($15,000 bond, $500,000 insurance) Consumer Notification Check out your contractor: Ask for and check references. Don't automatically accept the lowest bid. Get educated. Request a free brochure called 16 Ways to Avoid Repair, Remodeling and Construction Problems. Use the phone number or web address below. Be smart during the project: Take your time and plan your project. Have a signed, written contract before the work is started or you pay any money. Only sign a contract when you understand all the terms. Keep good written records. Keep receipts, change orders, a phone conversation log, etc. Read your lien notice. The business you contract with is required by law to give you a document called "Information Notice to Owner about Construction Liens" if the contract price is more than $1,000. You can also get a copy by contacting the CCB. Do not pay the full cost of the job in cash before work begins. Make changes to the original contract in writing, including any differences in cost and extensions of completion dates. Read your EPA pamphlet. Federal law requires contractors to distribute the pamphlet "Protect Your Family from Lead in Your Home" to homeowners before beginning work on pre- 1978 housing. You can also get a copy by calling 800-424-LEAD or visit www.epa.gov/lead If you have a complaint Contact the CCB. Phone 503-378-4621 or e-mail ccb.info@state.or.us (Information in this brochure is not legal advice. For legal advice, consult with an attorney.) Construction Contractors Board PO Box 14140, 700 Summer St NE Suite 300, Salem OR 97309-5052 phone:503-378-4621 www.oregon.gov/ccb fax:503-373-2007 Your contractor is supplying this notice to you to fulfill the requirements of ORS 701.055 enacted by the 2003 Oregon Legislature	1	$0.00

HONL TREE CARE
Licensed - Bonded - Insured
CCB# 196824
Chad Honl
Certified Arborist
PN-5537A

ESTIMATE #19300

SENT ON:
08/15/2022

Total **$150.00**

08/16/2022 *Craig Smith* (HOME OWNER)
Date Client Signature

TERMS and ACCEPTANCE: The mentioned prices, work specifications, and conditions are satisfactory and hereby accepted. Honl Tree Care, Inc. is authorized to perform all work as specified. I have read and agree to the terms and conditions on this proposal. The prices on this proposal are honored for 60 days from the above date. All accounts over 30 days past due will be charged a late fee of $65 and 10% finance charge for each 30-day period past due. Additional work will be performed at a time and materials rate. Minimum job amount is $450 unless otherwise specified.

ANIMAL WASTE MUST BE REMOVED PRIOR TO ARRIVAL(subject to $90 fee)

HASTINGS
ARCHITECTURE LLC

5624 SE Hawthorne Blvd.
Portland, OR 97215
(503) 502-7953
drew@hastingsarc.com

REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
1	CORRECTIONS	8/31/2022

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
ARBORIST REPORT AND ARBORIST SUPERVISION CONTRACT

SHEET NO:
A0.4

6/16/2023 3:56:17 PM

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PBOT

PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave. Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation
Jo Ann Hardesty Commissioner Chris Warner Director

REVOCABLE MINOR IMPROVEMENT PERMIT

THIS PERMIT IS VALID FOR 365 DAYS FROM ISSUE DATE ISSUANCE.

Permit type: Required MIP
MIP No.: 22-166039-000-00-TM
Property Owner: MARGARET STALNAKER & CRAIG SMITH
Address: 4011 SE WOODWARD ST PORTLAND, OR 97202-1668
Phone:
Work Address: SE WOODWARD ST

Inspection District:
Permit/IVR No: 4829495
Issued by: ATULUITOE
Issued Date: 07/25/2022
Sate ID#/: 1S1E12AA 07301
Property ID#: R713008

PBOT Curb, D/W, Sidewalk	Units	Unit Cost	Total
Frontage (64235732) - SE Woodward St - 18 lin ft P-528 Driveway; P-551 Sidewalk - Config: 8-6-2 (37 lin ft total)			
P-528 Drive Separated - SqFt	288	$1.22	$351.36
P-551 Sidewalk - SqFt	114	$1.22	$139.08
		Sub-Total	**$490.44**
		TOTAL FEES DUE	**$490.44**

Conditions:

1. **PRIOR TO COMMENCEMENT OF WORK**, the permittee shall be responsible for obtaining approval from the City Traffic Engineer for a traffic control plan for the work zone covered under this permit. Call 503 823-7365, option #7.
2. Reconstruct any additional sidewalk or curb as directed by the PBOT Inspector.
3. The Applicant and Property Owner are responsible for confirming that the repairs pass final inspection.
4. Construct/Reconstruction of sidewalk is required along entire frontage.
5. Centerline of 12 ft driveway is located 12 ft south of the north property line.
6. All sidewalk demolition and construction is required to start and end from the nearest score line or joint next to the work area.

FINAL BUILDING PERMIT INSPECTION WILL NOT BE APPROVED BY BDS UNTIL PBOT INSPECTION HAS APPROVED THE COMPLETION OF REQUIRED FRONTAGE IMPROVEMENTS.

MIP No.: 22-166039-000-00-TM IVR No.: 4829495

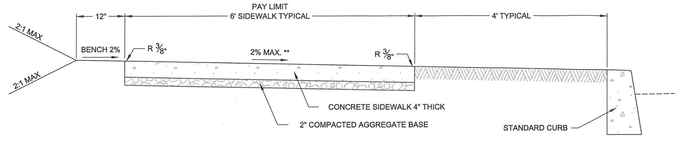
Commencement of work authorized by this permit acknowledges permittee's acceptance of the following conditions:

1. The Permittee agrees to comply with the provisions of the City Charter, Ordinances, Resolutions, Transportation Administrative Rules and Title 17 of the City Code and provide improvements to the City of Portland Standard Construction Specifications for the above work approved under this permit.
2. Work in the public right-of-way shall not differ from what is allowed to be performed under this permit without prior consent and approval from the City Engineer.
3. The permittee agrees to protect and hold harmless the City of Portland, the City Engineer and each of its officers and employees against any injuries or damage that may result from the act of said permittee on or in the said street and against any damage or liability of any character whatsoever arises out of any act of said permittee due to the issuance of this permit.
4. Permittee is responsible for complying with ORS 757.541 to 757.571 as it relates to locating facilities and commencement of work.
5. **If the required work necessitates a closure of the public right-of-way area, a Traffic Control Plan must be approved and a Street Closure Permit must be obtained before the commencement of any work that will impact the public's use of the right-of way. The permittee is required to contact PBOT's Temporary Street Closure Permit staff at 503 823-7365, option #7 for street closure permit requirements.**
6. Permittee is solely responsible for maintaining the safety and preservation of street trees. Contact the City Forester at (503) 823-TREE prior to commencing work if there is a conflict with performance of work allowed under this permit and the safety of a tree or its root system. The permittee is required to obtain the City Forester's approval prior to cutting any trees or tree roots.
7. Permittee is responsible for proper repair to the CITY ENGINEER'S SATISFACTION of any portion of the right-of-way that is damaged or in any way altered which is not approved under this permit and is due to construction activity.
8. The permittee shall not pave or concrete around water facilities. Contact Bureau of Water permit desk.
9. In the event work allowed under this permit conflicts with construction under City contract, this permit shall be waived until such construction has been completed.
10. The permittee is responsible for compliance with Title 10 of the City Code and shall meet the requirements for erosion control and signs.
11. The permittee shall be responsible for assuring that all existing signage, and other City maintained assets located within the subject frontage, are properly maintained and protected from damage and theft during construction activities. Should it become necessary to remove any City assets to perform work, the applicant is further responsible for safe storage of any removed City asset and for restoring the item to its appropriate location as a condition of inspection approval.
12. The current property owner assumes responsibility for the completion of work approved under this permit should the named permittee no longer be involved due to change in ownership, change in contractor, or otherwise.
13. This permit is not effective and does not become issued until the associated fees have been paid in full.

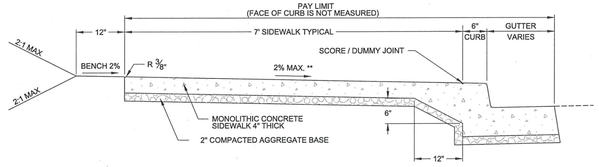
PBOT WILL NOT SUPPORT THE APPROVAL OF FINAL OCCUPANCY UNTIL ALL REQUIRED FRONTAGE IMPROVEMENTS HAVE BEEN APPROVED BY PBOT INSPECTION.

Call (503) 823-7002 Option #1 to request a PBOT Inspection

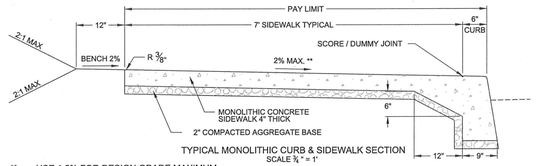
Inspection requests may be made after work hours by calling (503) 823-7002 option #1 and leaving a recorded message with your Permit Number
Inspection requests made after 6:00 AM will not be inspected until the next work day.
Inspections will not be performed on weekends or scheduled holidays.



TYPICAL SEPARATED SIDEWALK SECTION
SCALE ¾" = 1'



TYPICAL MONOLITHIC CURB GUTTER & SIDEWALK SECTION
SCALE ¾" = 1'



TYPICAL MONOLITHIC CURB & SIDEWALK SECTION
SCALE ¾" = 1'

** USE 1.5% FOR DESIGN GRADE MAXIMUM FOR CONSTRUCTION TOLERANCE.

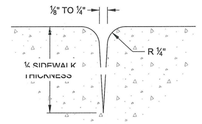
GENERAL NOTES:

1. FOR CURB DETAILS SEE DRAWING P-530. ALL CURB FACE TO HAVE A 6:1 BATTER.
2. CONSTRUCT CONTRACTION JOINTS AT 18' MAXIMUM SPACING AND AT ENDS OF EACH DRIVEWAY RAMP.
3. CONSTRUCT EXPANSION JOINTS ADJACENT TO BUILDINGS AND AT WOOD POLES.
4. NO SEPARATE PAYMENT MADE FOR FACE OF CURB UNLESS SPECIFIED.
5. PROVIDE LIGHT BROOM FINISH TRANSVERSE TO THE LINE OF TRAFFIC.
6. "SHINERS" OR SMOOTH TROWELLED JOINTS SHALL NOT BE USED UNLESS MATCHING INTO EXISTING CONDITIONS.
7. MATCH SCORING PATTERN WHEN ABUTTING EXISTING SIDEWALK UNLESS OTHERWISE DIRECTED.
8. SAWCUT CONTRACTION JOINTS WHEN SIDEWALK IS A DESIGNATED OR SHARED BICYCLE PATH. SEE PLANS FOR SAWCUT LAYOUT AND DETAILS

SIDEWALK SCORING *

ZONE WIDTH	SCORING GRID
5'	5' x 5'
6'	3' x 3'
7'	3.5' x 3.5'
8'	4' x 4'
10'	5' x 5'
12'	4' x 4'
15'	5' x 5'

* MODIFY SCORING AT CORNERS TO MEET ADA REQUIREMENTS.



CONTRACTION JOINT DETAIL
NOT TO SCALE

SCORE / DUMMY JOINT DETAIL
NOT TO SCALE

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user.

PBOT PORTLAND BUREAU OF TRANSPORTATION
City Engineer
Standard Drawing Title
SIDEWALKS

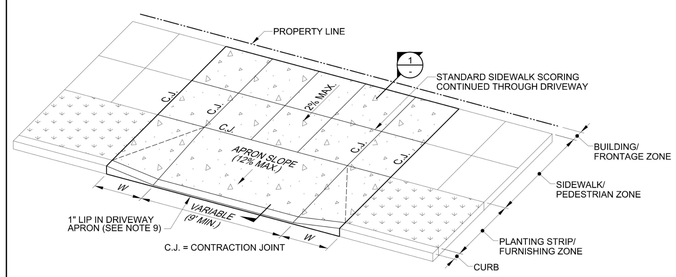
Note: All material and workmanship shall be in accordance with the City of Portland Standard Construction Specifications.

Effective Date: 04-17-2019
Calc. Book No.:
Std. Drg. Report Date:
Standard Drawing No. P-551

Plot Date: 5/4/2018 5:42:53 PM

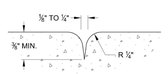
City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
Permit #: 22-156807-REV-01-RS

DocuSign Envelope ID: 7BE69170-65E5-412E-9D6D-2C95B4CBE173



NOTES:

1. WHERE DRIVEWAY CONNECTION TO PROPERTY IS A NEGATIVE GRADE, THE GUTTER FLOW DEPTH MEASURED FROM GUTTER LINE TO BACK OF SIDEWALK ELEVATION SHALL HAVE A MINIMUM OF 3" VERTICAL RISE TO ASSURE THAT STORMWATER WILL NOT OVERTOP THE BACK OF SIDEWALK. IF THIS CONDITION CANNOT BE MET, PLACE AN INLET AT UPSTREAM SIDE OF DRIVEWAY OR OTHER APPROVED DESIGN MITIGATION.
2. STANDARD SIDEWALK SCORING SHALL CONTINUE THROUGH DRIVEWAY TO DELINEATE SIDEWALK/PEDESTRIAN ZONE PER DRG. NO. P-551.
3. A MINIMUM OF 3' DRIVEWAY CONNECTION SHALL BE PAVED BEHIND THE SIDEWALK TO PREVENT TRACKING OF GRAVEL OR DIRT ONTO THE SIDEWALK PER DRG. NO. P-536.
4. PAY LIMIT FOR DRIVEWAYS IS THE OUTER LIMIT OF THICKER STRUCTURAL SECTION THAT IS SUBJECT TO VEHICLE LOADS.
5. DRIVEWAYS SHALL BE POURED MONOLITHIC WITH CURB.
6. IF APPROVED, WHERE EXISTING DRIVEWAY IS IN GOOD CONDITION AND MEETS SLOPE REQUIREMENTS, MAY CONSTRUCT ONLY AS REQUIRED FOR SATISFACTORY CONNECTION WITH NEW WORK.
7. DRIVEWAY APRON SLOPE SHALL BE MAXIMIZED WHILE STILL ALLOWING THE DRIVEWAY TO FUNCTION PROPERLY BEFORE DEPRESSING THE SIDEWALK/PEDESTRIAN ZONE AS SHOWN IN THE ALTERNATIVE DEPRESSED SEPARATED SIDEWALK DRIVEWAY, DRG. NO. P-529.
8. WHEN COMBINATION CURB AND GUTTER IS USED, THE GUTTER PAN SHALL BE INCLUDED IN THE PAY LIMITS FOR THE DRIVEWAY.
9. WHEN EXISTING CURB EXPOSURE IS 5" OR LESS, OMIT THE 1" LIP IN DRIVEWAY APRON.
10. NO VERTICAL IMPEDIMENT (POLES, SIGNS, TREES, ETC) WHITHIN 3' OF THROAT.



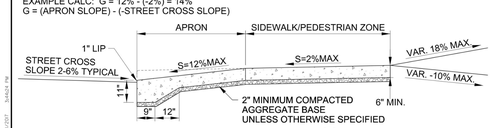
SCORE / DUMMY JOINT DETAIL
NOT TO SCALE

S = SLOPE
G = ALGEBRAIC GRADE CHANGE AT STREET

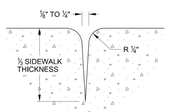
DRIVEWAY CLASSIFICATION	WIDTH OF WINGS = W ★★	MAXIMUM RECOMMENDED ALGEBRAIC GRADE CHANGE AT STREET = G★	DRIVEWAY THICKNESS
RESIDENTIAL	3' MIN.	17%	6"
LIGHT COMMERCIAL/RESIDENTIAL USE	6'	12%	6"
COMMERCIAL	9'	12%	6"
HEAVY COMMERCIAL/INDUSTRIAL	12'	12%	8"

★EVALUATE STREET CLASSIFICATION AND USE FOR APPROPRIATE GRADES
★★WIDTH OF WINGS MAY BE MODIFIED SLIGHTLY TO MATCH ADJACENT SIDEWALK SCORING; COORDINATE W/ ENGINEER AND/OR INSPECTOR.

EXAMPLE CALC: G = 12% - (-2%) = 14%
G = (APRON SLOPE) - (-STREET CROSS SLOPE)



SECTION 1 -



CONTRACTION JOINT DETAIL
NOT TO SCALE

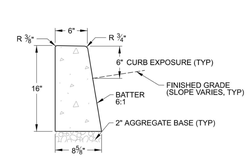
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user.

PBOT PORTLAND BUREAU OF TRANSPORTATION
DocuSigned by: Steve Iverson
City Engineer
Standard Drawing Title
TYPICAL SEPARATED SIDEWALK DRIVEWAY

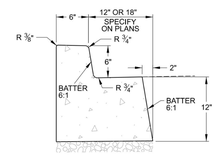
Note: All material and workmanship shall be in accordance with the City of Portland Standard Construction Specifications.

Effective Date: 02/08/2017
Calc. Book No.:
Baseline Report Date:
Standard Drawing No. P-528

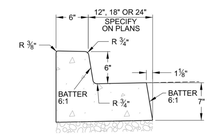
Plot Date: 3/20/2017 3:43:53 PM



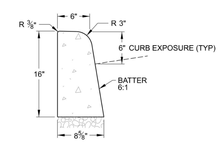
STANDARD CURB



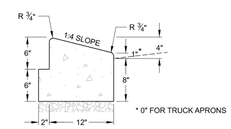
THICKENED CURB AND GUTTER
(SEE NOTE 5)



CURB AND GUTTER
(SEE NOTE 4)

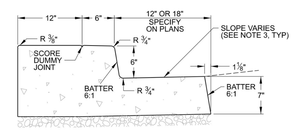


MOUNTABLE CURB



* 0" FOR TRUCK APRONS

LOW PROFILE MOUNTABLE CURB



MODIFIED CURB AND GUTTER WITH STEP OUT
(SEE NOTE 5)

GENERAL NOTES:

1. TRANSITION CURBS OF DIFFERENT EXPOSURES OVER A LENGTH EQUAL TO 2' FOR EACH INCH IN DIFFERENCE OF EXPOSURE.
2. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% MAX.
3. GUTTER PAN SLOPE TO MATCH EXISTING STREET CROSS SLOPE UP TO A MAXIMUM OF 5% AND PER P-549 AT CURB RAMPS.
4. 18" GUTTER PAN TYPICAL. USE 12" GUTTER PAN WHEN ADJACENT TO BIKE LANES. USE 24" GUTTER PAN FOR GRADE BREAK DIFFERENCE AT CURB RAMPS (SEE STD. DRG. NO. P-549).
5. MODIFIED CURB AND GUTTER, AND THICKENED CURB AND GUTTER FOR USE ADJACENT TO SURFACE STORMWATER FACILITIES.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user.

PBOT PORTLAND BUREAU OF TRANSPORTATION
City Engineer
Standard Drawing Title
CURBS

Note: All material and workmanship shall be in accordance with the City of Portland Standard Construction Specifications.

Effective Date: 05/18/2022
Calc. Book No.: N/A
Std. Drg. Report Date: 02/18/2022
Standard Drawing No. P-540

Plot Date: 5/16/2022 4:25:25 PM Filename: U:\public\ROADWAY\ OF PORTLAND - STANDARD DRAWINGS\SECTION DIVIDERS\3-STREETS\MPROV\14 PDXs\120 DRAWING NO. P-540\PLOT Cert P-540.dgn

HASTINGS ARCHITECTURE LLC
5624 SE Hawthorne Blvd.
Portland, OR 97215
(503) 502-7953
drew@hastingsarc.com

REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
1	CORRECTIONS	8/31/2022

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
MINOR IMPROVEMENT PERMIT DETAILS

SHEET NO:
A0.5

6/16/2023 3:56:20 PM

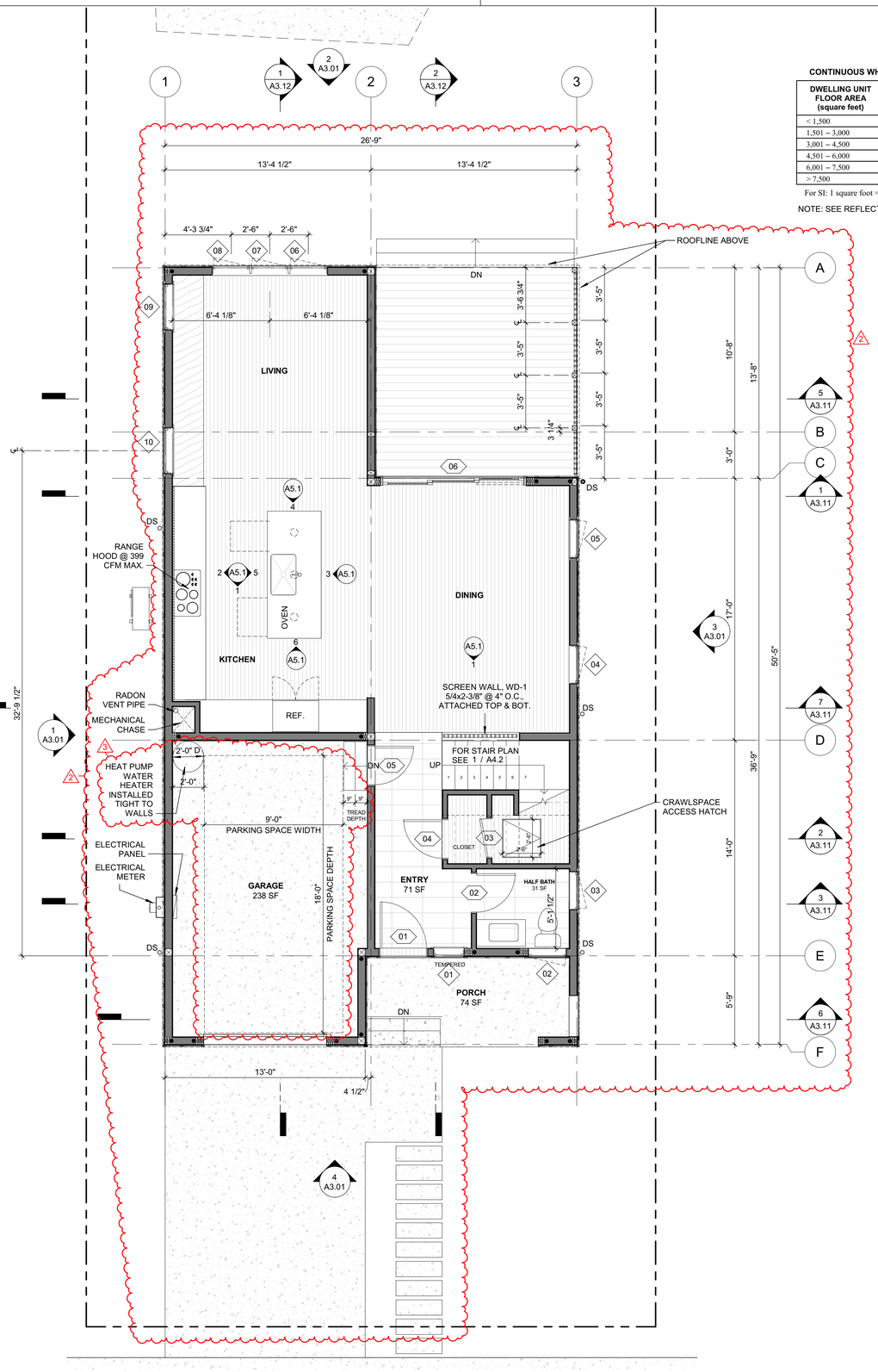
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0 – 1	2 – 3	4 – 5	6 – 7	> 7
	Airflow in CFM				
< 1,500	30	45	60	75	90
1,501 – 3,000	45	60	75	90	105
3,001 – 4,500	60	75	90	105	120
4,501 – 6,000	75	90	105	120	135
6,001 – 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

For SI: 1 square foot = 0.0929 m^2, 1 cubic foot per minute = 0.0004719 m^3/s.

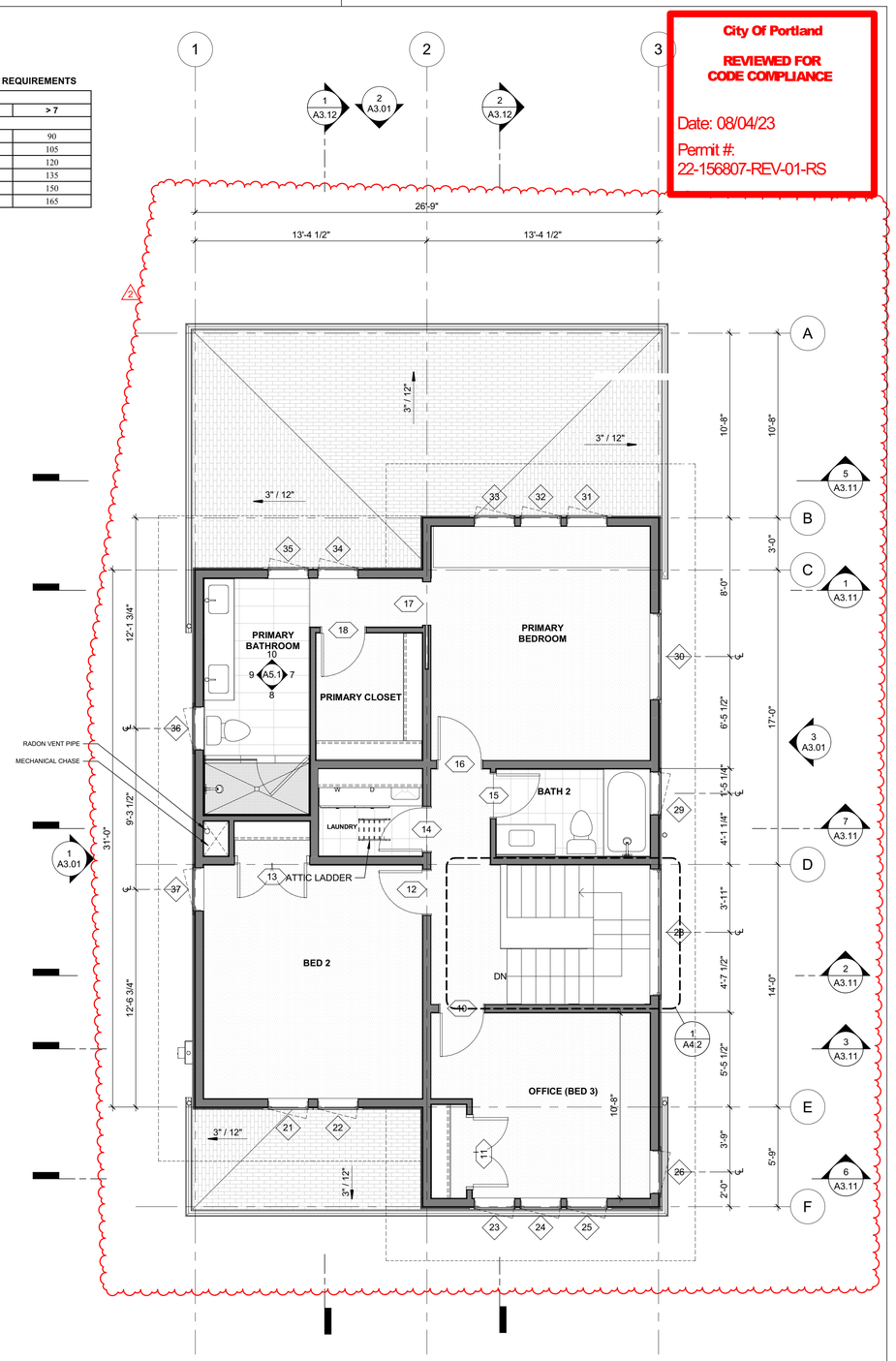
NOTE: SEE REFLECTED CEILING PLANS FOR VENTILATION LOCATIONS



2 A1.0 LEVEL 01
1/4" = 1'-0"

PLAN NOTES

- 8'-0" — CEILING HEIHT ELEVATION A.F.F.
- SD — SMOKE AND CO DETECTOR
- A/C — WALL-MOUNTED AIR CONDITIONER (MINI-SPLIT)
- AIR-SOURCE HEAT PUMP
- EXHAUST FAN
- ATTIC ACCESS
- W/D — STACKED WASHER / DRYER
- OVEN / RANGE
- WOOD POST
- WH — HOT WATER HEATER
- HYDRONIC MANIFOLD
- ERV
- RECESSED CAN LIGHT
- HOSE BIB



3 A1.0 LEVEL 02
1/4" = 1'-0"

City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
Permit #: 22-156807-REV-01-RS

HASTINGS ARCHITECTURE LLC
5624 SE Hawthorne Blvd.
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(503) 502-7953
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REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
1	CORRECTIONS	8/31/2022
2	REVISION 1	06/16/23
3	CORRECTIONS	07/19/23

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE: REVISION CORRECTIONS

DATE ISSUED: 6/16/2023

SHEET TITLE: FLOOR PLANS - LEVEL 1 AND 2

SHEET NO: A1.0

SUBMITTED 7/19/2023

7/19/2023 10:56:53 AM

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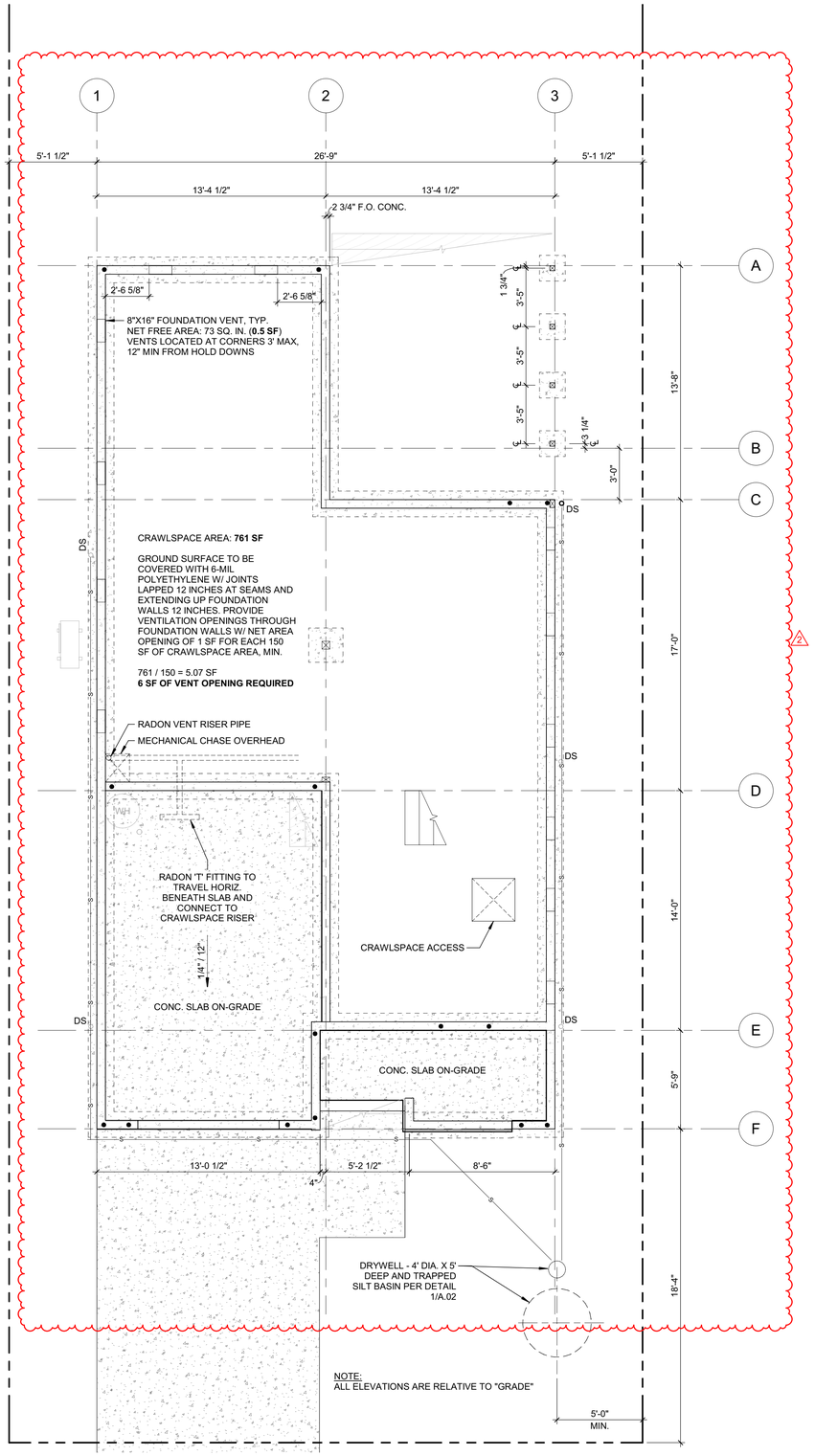

2 A1.1 FOUNDATION PLAN

1/4" = 1'-0"

City Of Portland

REVIEWED FOR CODE COMPLIANCE

Date: 08/04/23

Permit #: 22-156807-REV-01-RS

HASTINGS ARCHITECTURE LLC

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REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
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ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
2	REVISION 1	06/16/23

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

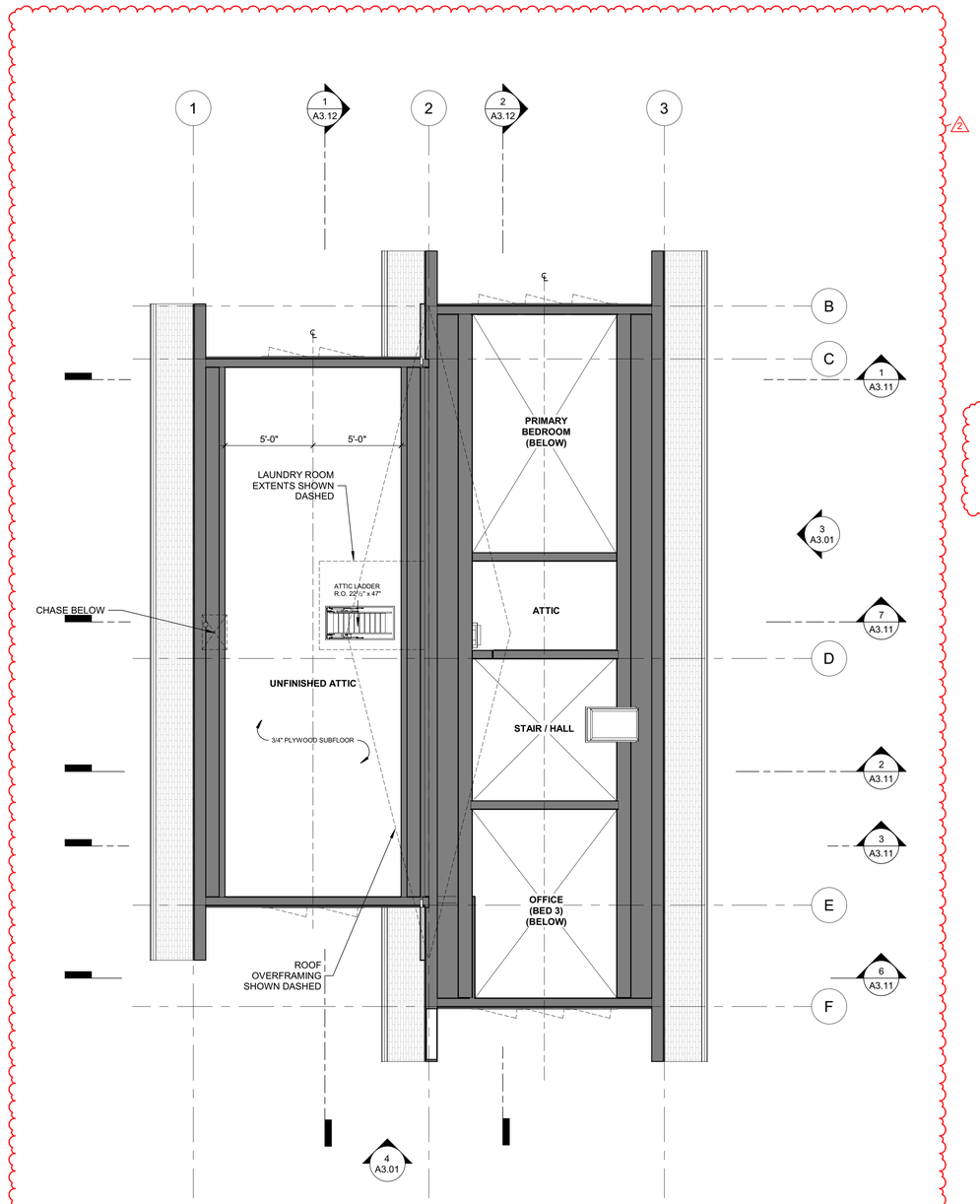
DATE ISSUED:
6/16/2023

SHEET TITLE:
FOUNDATION PLAN

SHEET NO:
A1.1

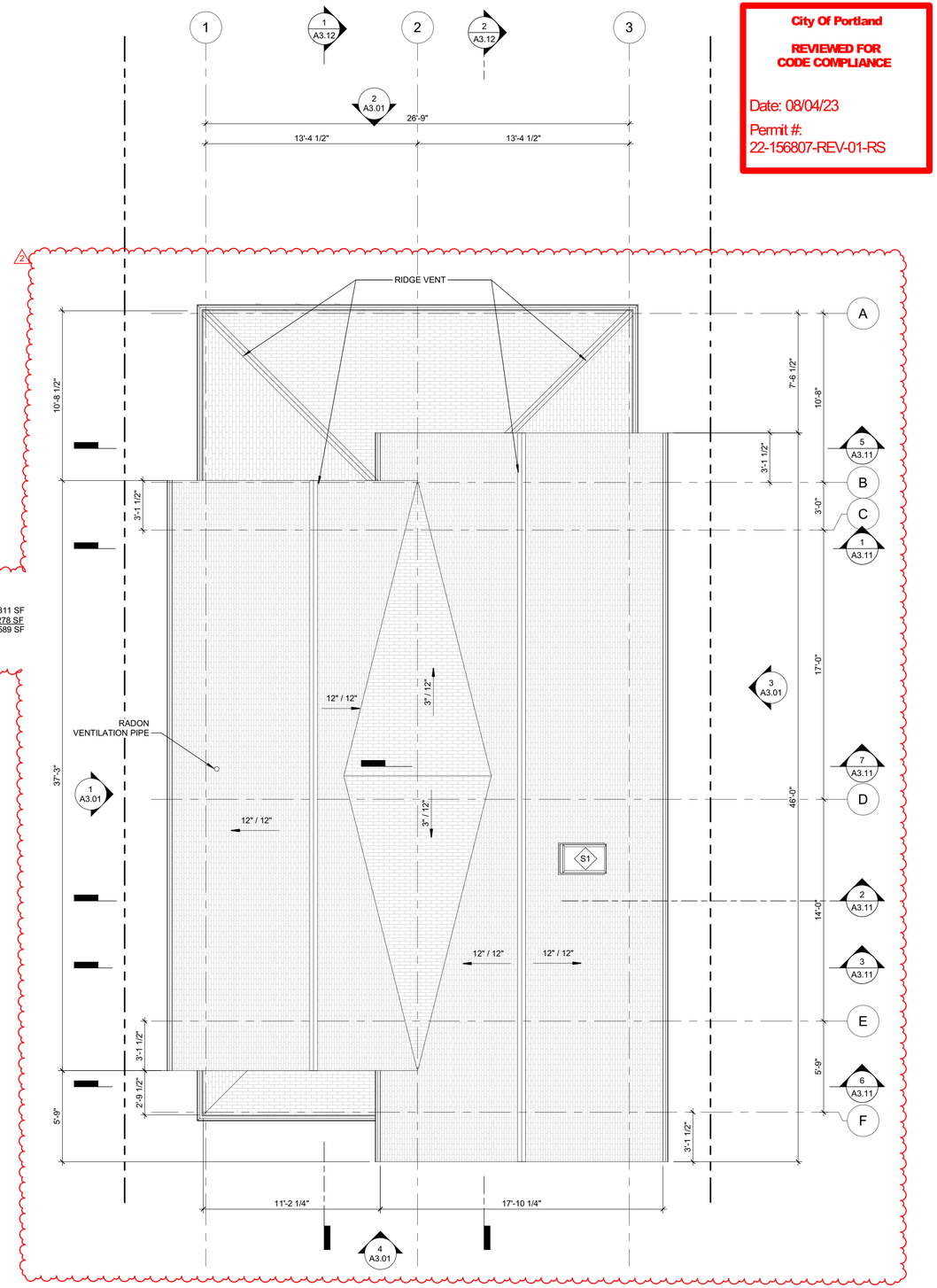
6/16/2023 3:56:24 PM

If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch



2 A1.3 ATTIC PLAN
1/4" = 1'-0"

UPPER ROOF AREA: 1,311 SF
LOWER ROOF AREA: 278 SF
TOTAL: 1,589 SF



1 A1.3 ROOF PLAN
1/4" = 1'-0"

City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
Permit #: 22-156807-REV-01-RS

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STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
1	CORRECTIONS	8/31/2022
2	REVISION 1	06/16/23

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
ATTIC AND ROOF PLAN

SHEET NO:
A1.3

6/16/2023 3:56:25 PM

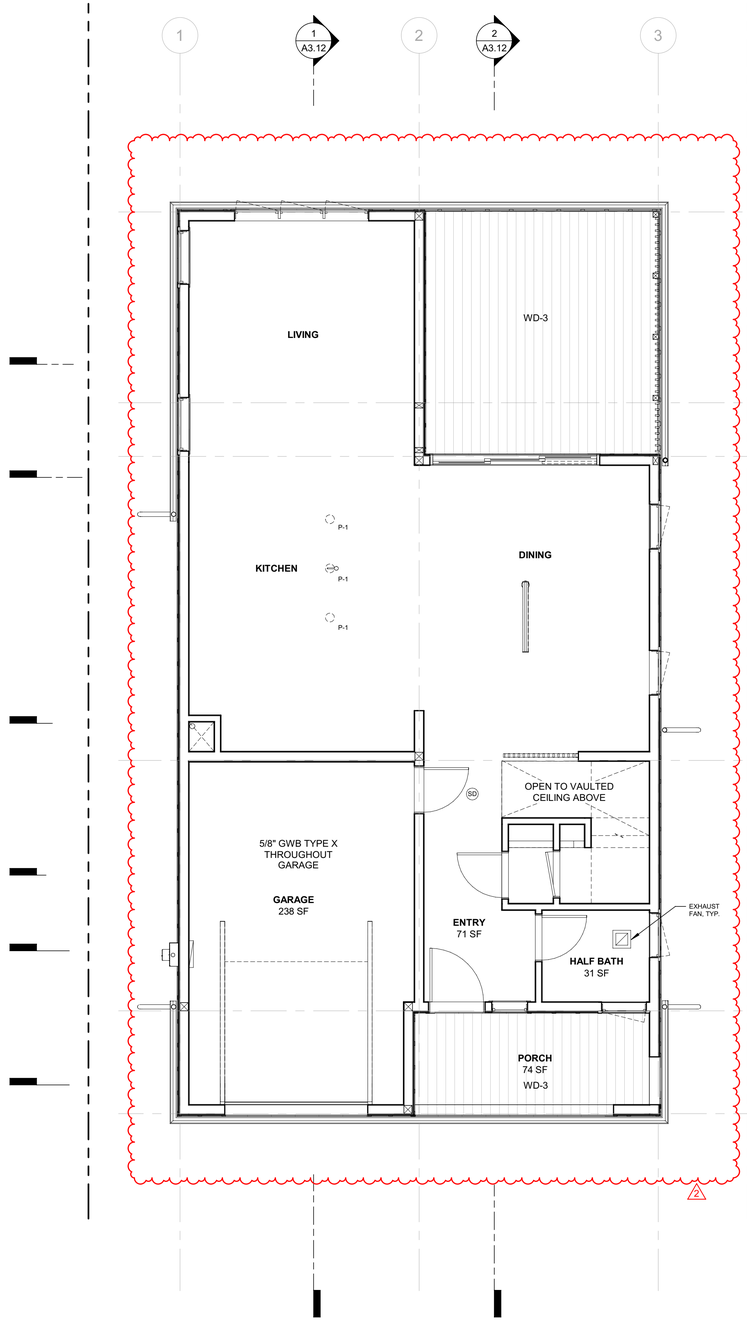
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch_____

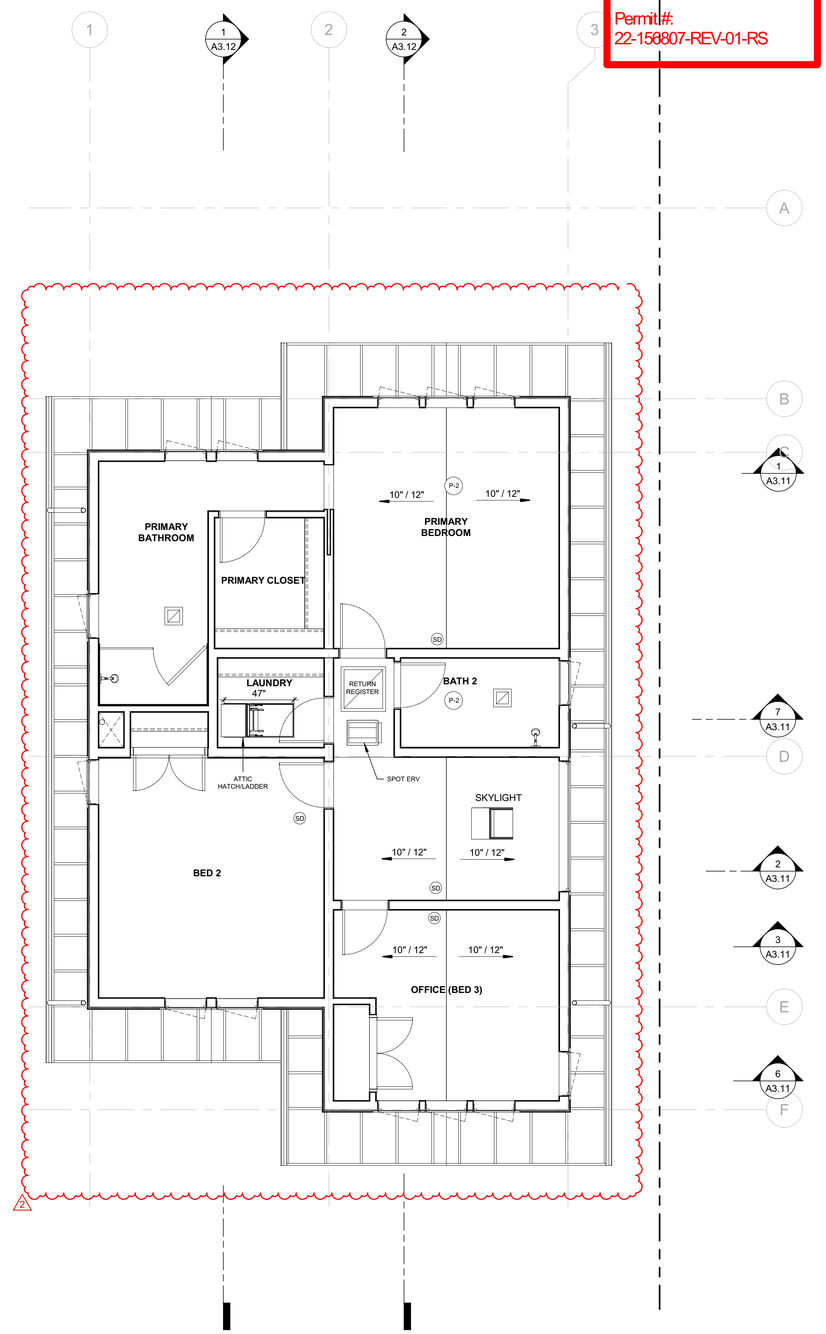
City Of Portland

REVIEWED FOR CODE COMPLIANCE

Date: 08/04/23

Permit#: 22-158807-REV-01-RS





1. ALL RECESSED PERMANENT LIGHT FIXTURES TO BE HIGH EFFICACY

2. RE-CESSED LIGHTING FIXTURES INSTALLED WITHIN THE BUILDING ENVELOPE SHALL BE TYPE IC-RATED, MANUFACTURED WITH NO PENETRATIONS BETWEEN THE INSIDE OF THE RECESSED FIXTURE AND CEILING CAVITY, AND THE ANNULAR SPACE BETWEEN THE CEILING CUT-OUT AND LIGHTING FIXTURE SHALL BE SEALED.

PLAN NOTES

8'-0"	CEILING HEIHT ELEVATION A.F.F.
SD	SMOKE AND CO DETECTOR
A/C	WALL-MOUNTED AIR CONDITIONER (MINI-SPLIT)
	AIR-SOURCE HEAT PUMP
	EXHAUST FAN
	ATTIC ACCESS
W/D	STACKED WASHER / DRYER
	OVEN / RANGE
	WOOD POST
WH	HOT WATER HEATER
	HYDRONIC MANIFOLD
	ERV
	RECESSED CAN LIGHT
	HOSE BIB

1 A2.1 REFLECTED CEILING PLAN - LEVEL 1

1/4" = 1'-0"

2 A2.1 REFLECTED CEILING PLAN - LEVEL 2

1/4" = 1'-0"

HASTINGS ARCHITECTURE LLC

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REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
2	REVISION 1	06/16/23

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
REFLECTED CEIILING PLANS

SHEET NO:
A2.1

6/16/2023 3:56:27 PM

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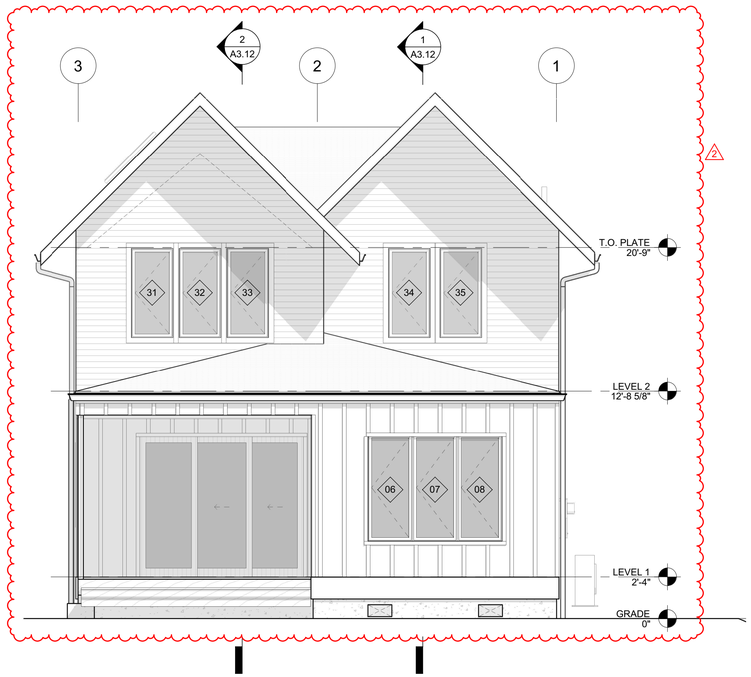
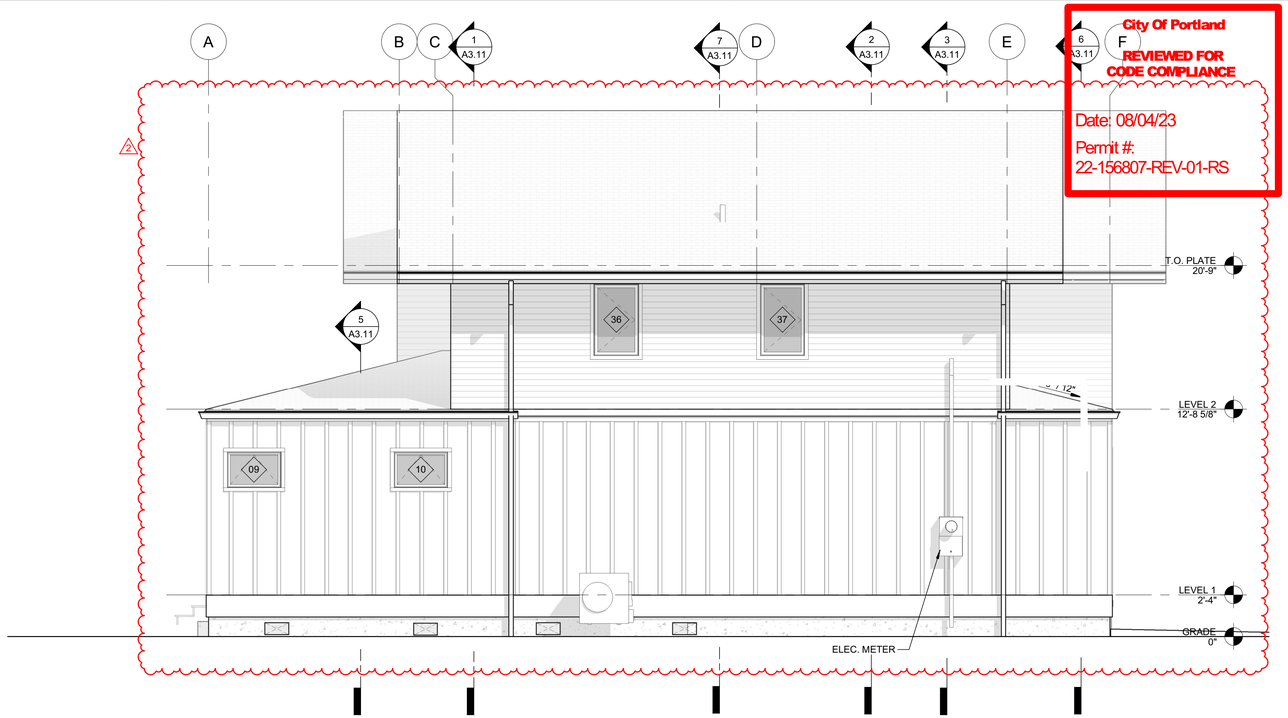


2 A3.01 NORTH ELEVATION
1/4" = 1'-0"



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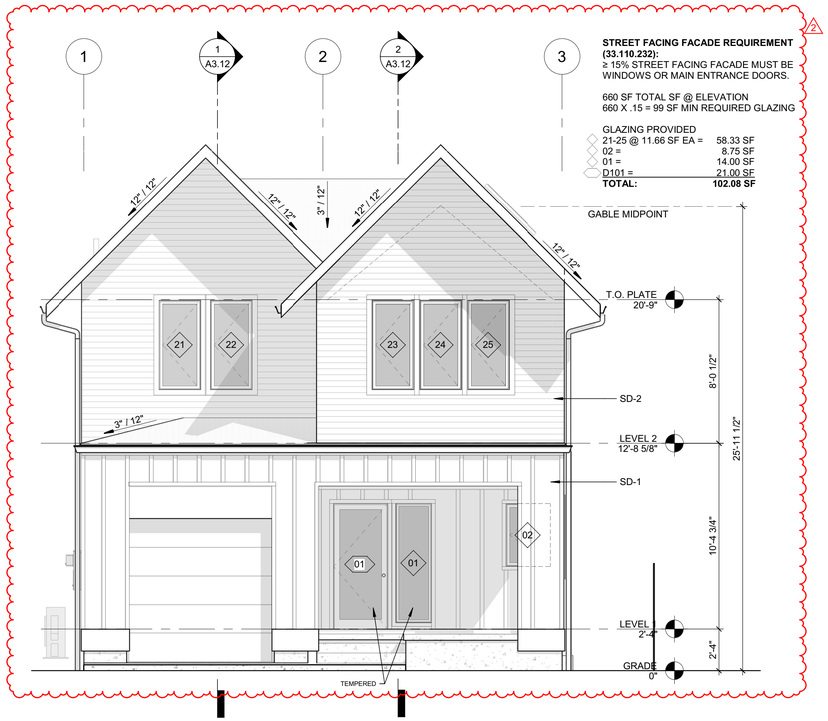
1 A3.01 WEST ELEVATION
1/4" = 1'-0"



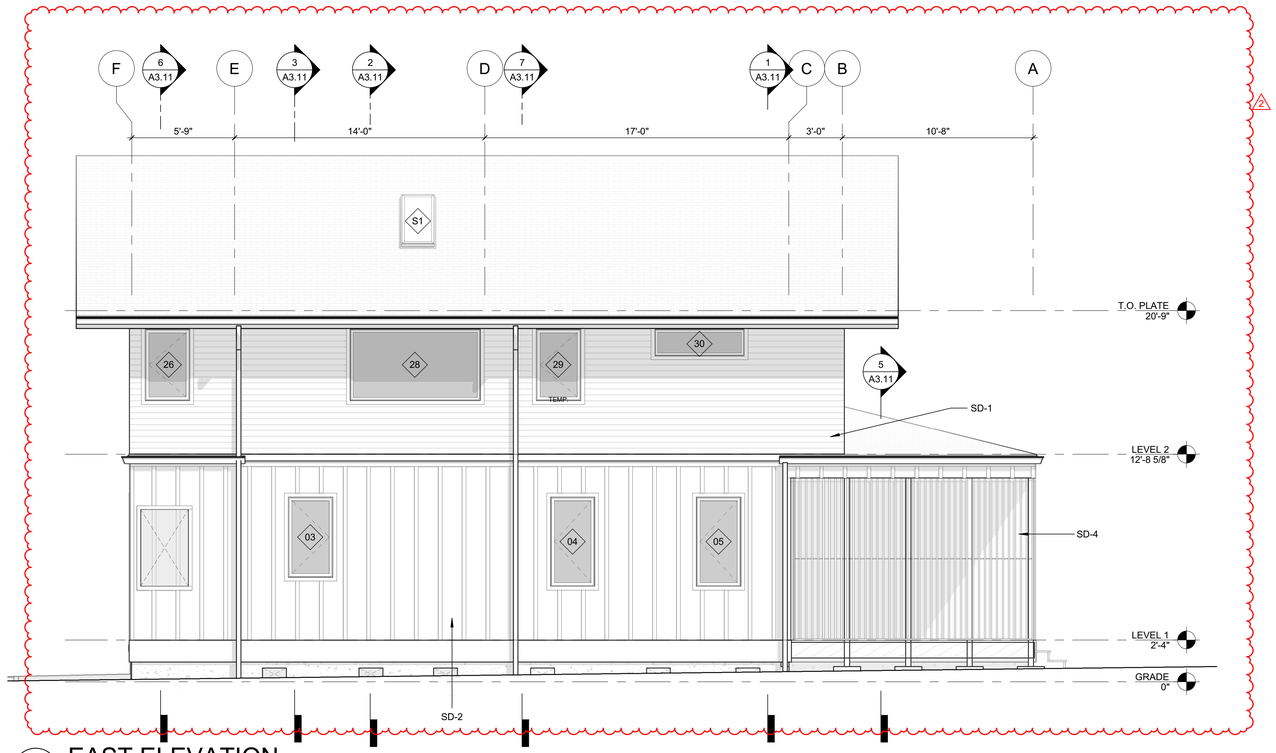
STREET FACING FACADE REQUIREMENT (33.110.232):
≥ 15% STREET FACING FACADE MUST BE WINDOWS OR MAIN ENTRANCE DOORS.

660 SF TOTAL SF @ ELEVATION
660 X .15 = 99 SF MIN REQUIRED GLAZING

GLAZING PROVIDED

21-25 @ 11.66 SF EA =	58.33 SF
02 =	8.75 SF
01 =	14.00 SF
D101 =	21.00 SF
TOTAL:	**102.08 SF**

4 A3.01 SOUTH ELEVATION
1/4" = 1'-0"



3 A3.01 EAST ELEVATION
1/4" = 1'-0"

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STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

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1	CORRECTIONS	8/31/2022
2	REVISION 1	06/16/23

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
A3.01

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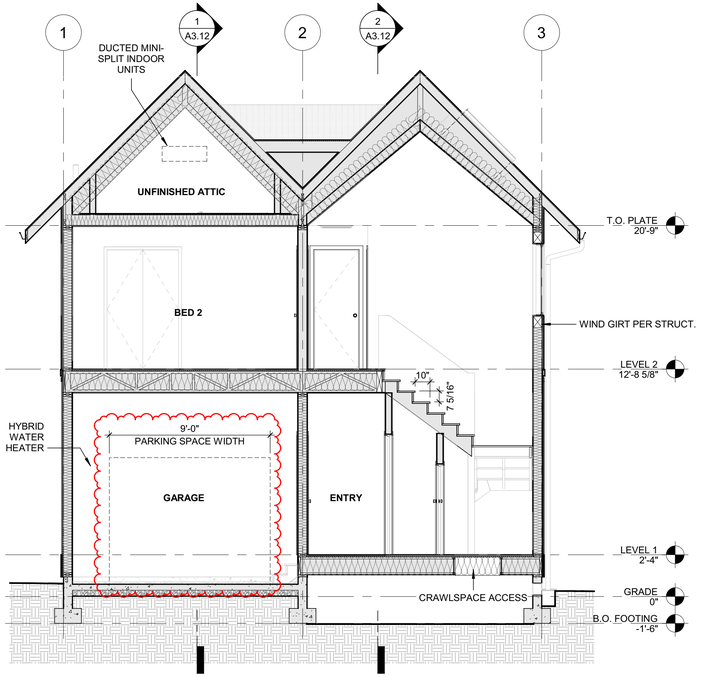
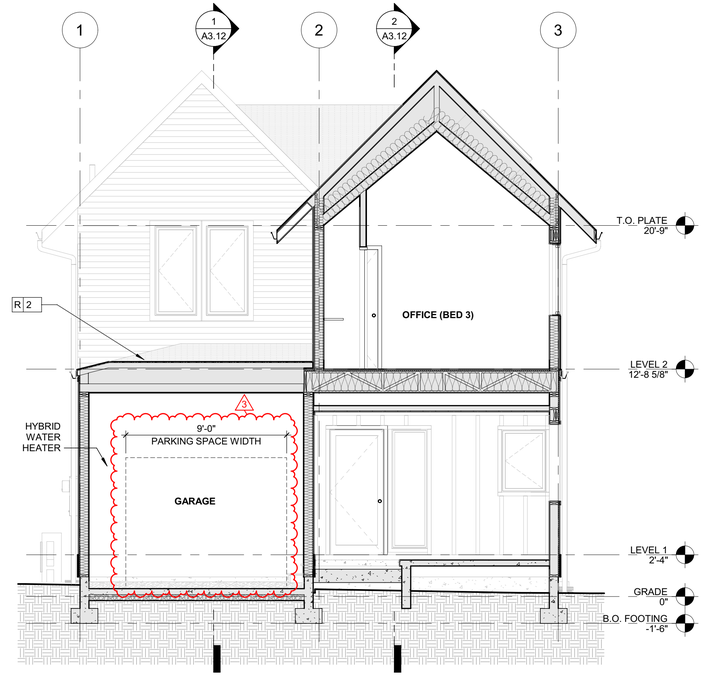
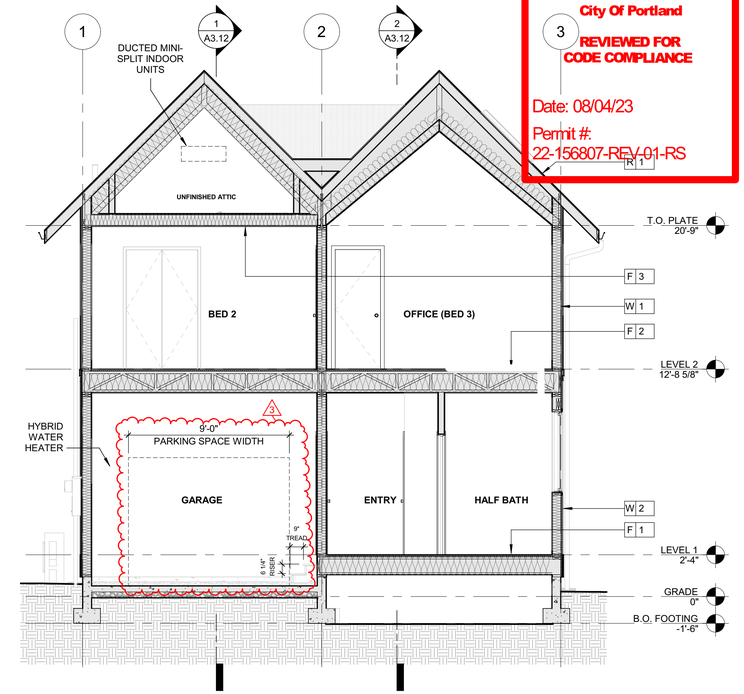


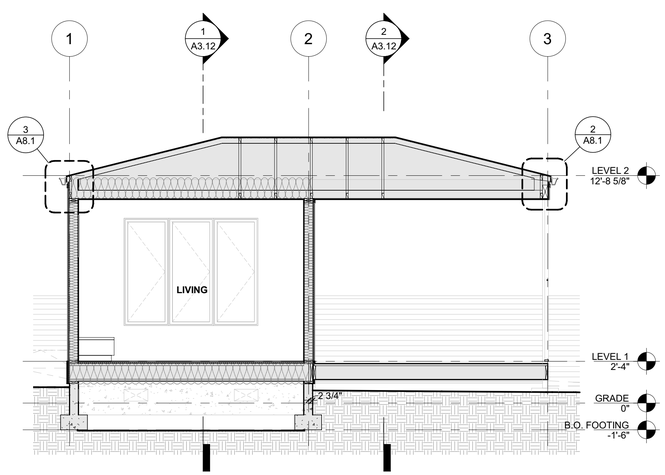
2 A3.11 CROSS SECTION - STAIR
1/4" = 1'-0"



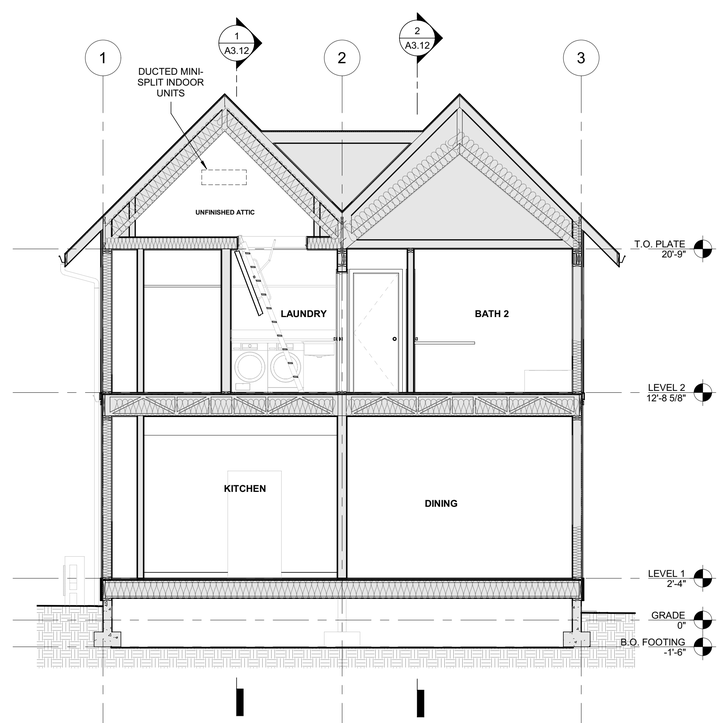
6 A3.11 CROSS SECTION GL-F
1/4" = 1'-0"



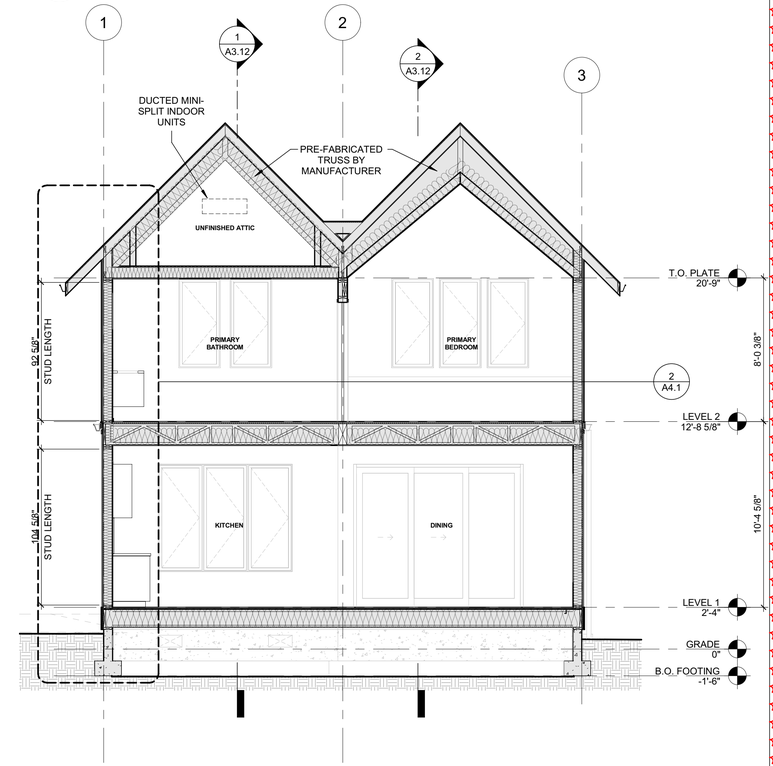
3 A3.11 CROSS SECTION GL-E
1/4" = 1'-0"



5 A3.11 CROSS SECTION GL-A
1/4" = 1'-0"



7 A3.11 CROSS SECTION GL-D
1/4" = 1'-0"



1 A3.11 CROSS SECTION GL-C
1/4" = 1'-0"

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R 1

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REGISTERED ARCHITECT
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ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
2	REVISION 1	06/16/23
3	CORRECTIONS	07/19/23

WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION CORRECTIONS

DATE ISSUED:
6/16/2023

SHEET TITLE:
BUILDING SECTIONS

SHEET NO:
A3.11

SUBMITTED 7/19/2023

7/19/2023 10:56:56 AM

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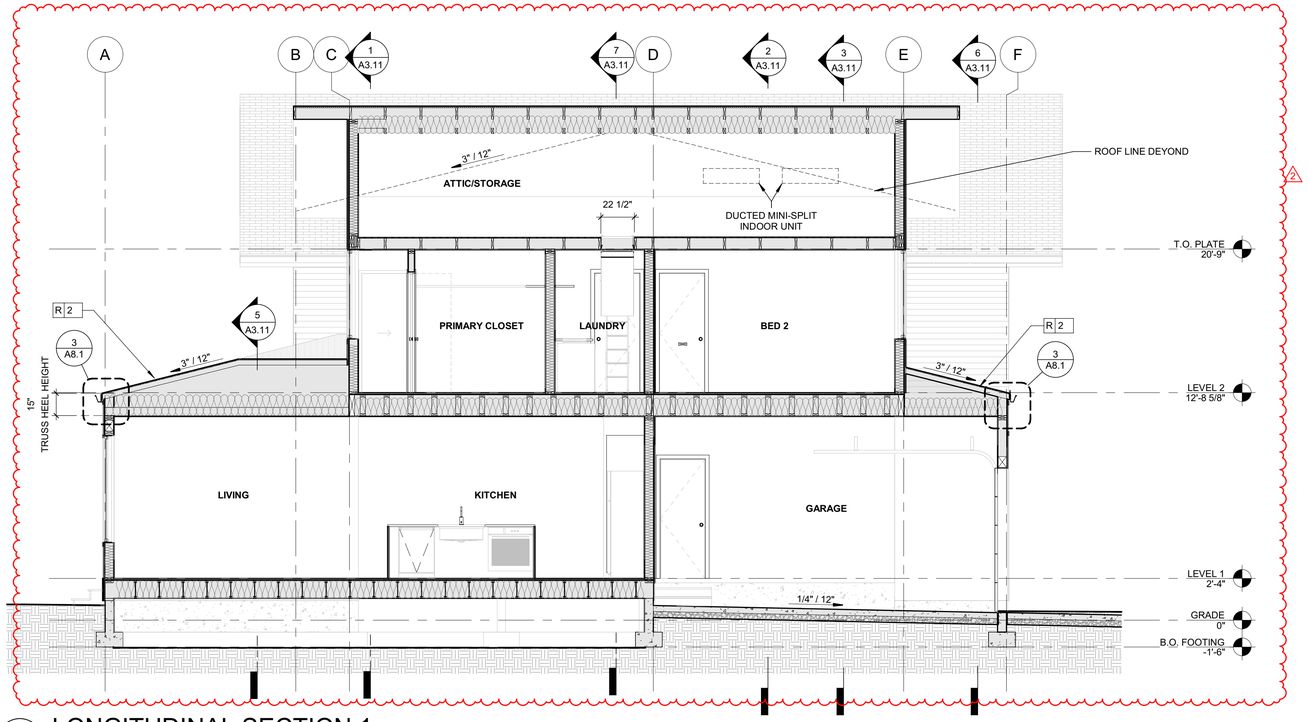
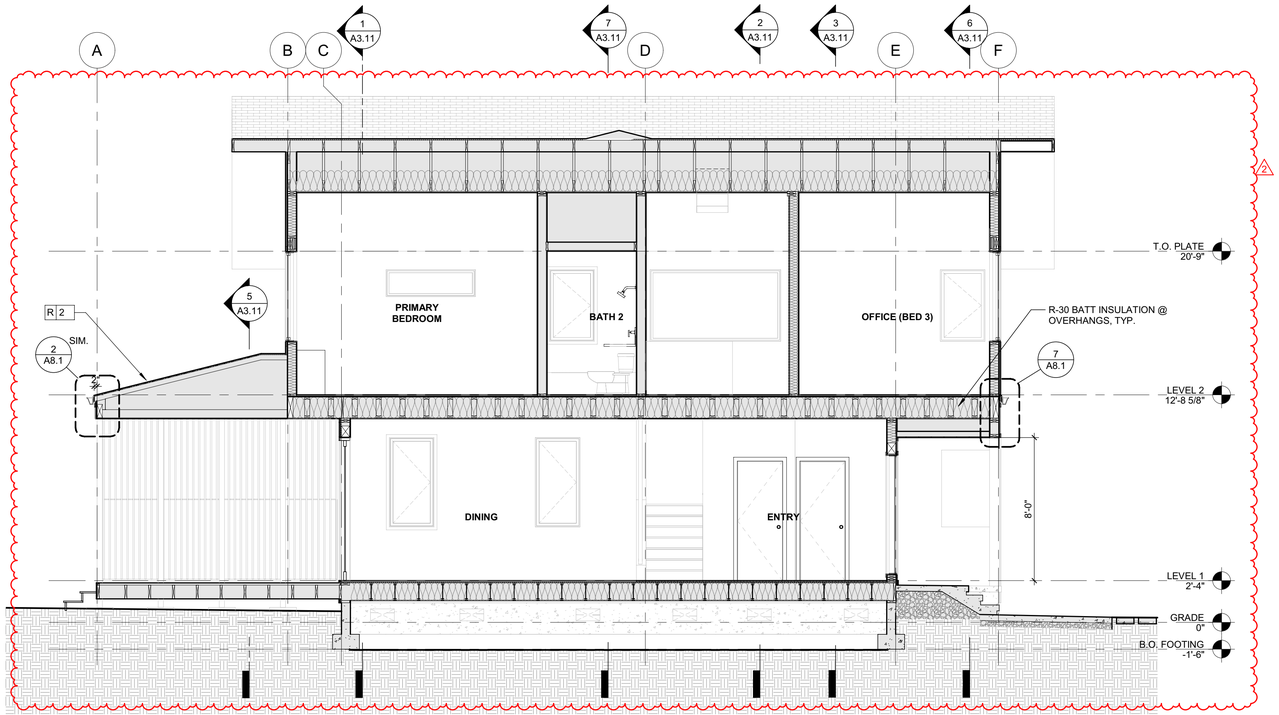


1 A3.12 LONGITUDINAL SECTION 1

1/4" = 1'-0"



2 A3.12 LONGITUDINAL SECTION 01

1/4" = 1'-0"

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PORTLAND, OR
ARI-12027
STATE OF OREGON

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WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

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A3.12

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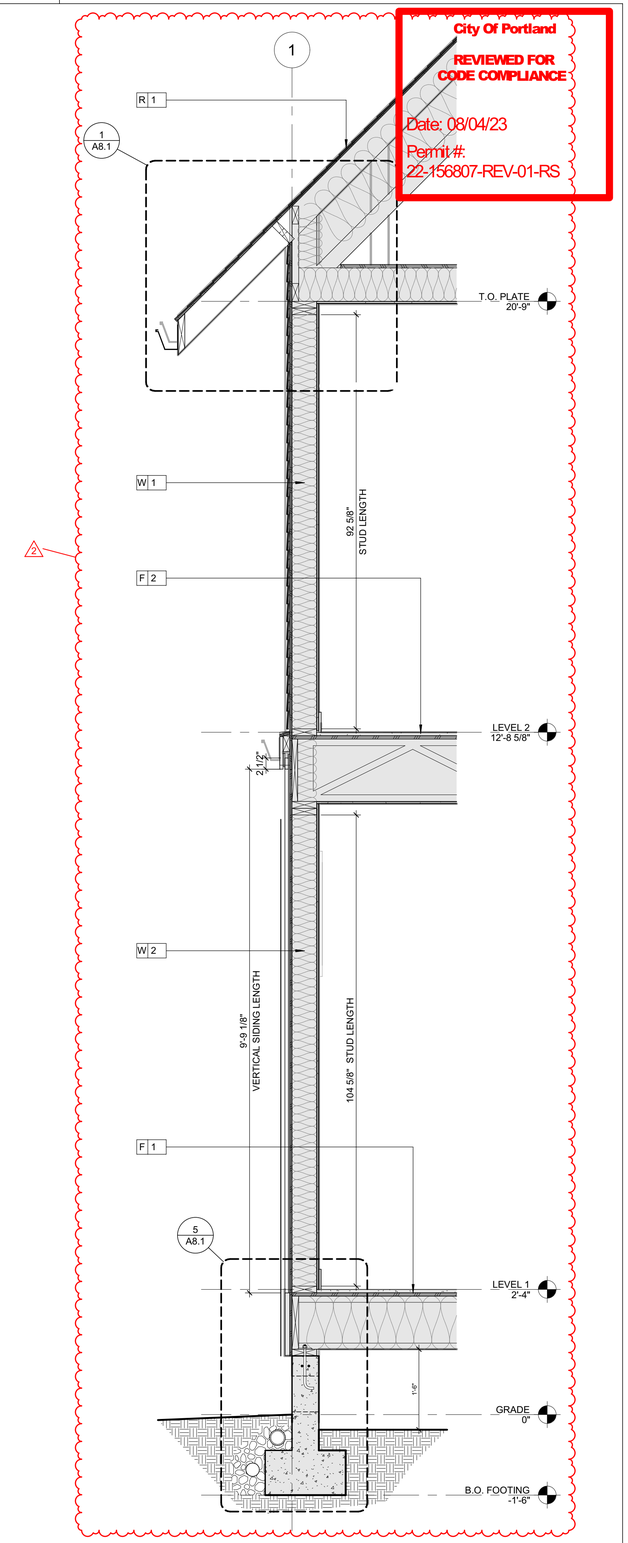

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2 / A4.1 WALL SECTION, TYP.
3/4" = 1'-0"

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WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
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WALL SECTIONS

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A4.1

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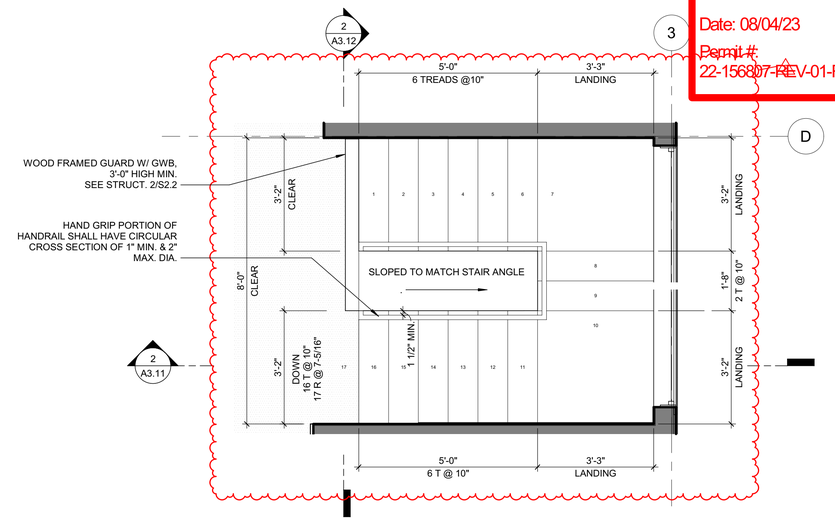

1 STAIR PLAN

1/2" = 1'-0"

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WOODWARD AVE. RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:

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6/16/2023

SHEET TITLE:

ENLARGED PLANS

SHEET NO:

A4.2

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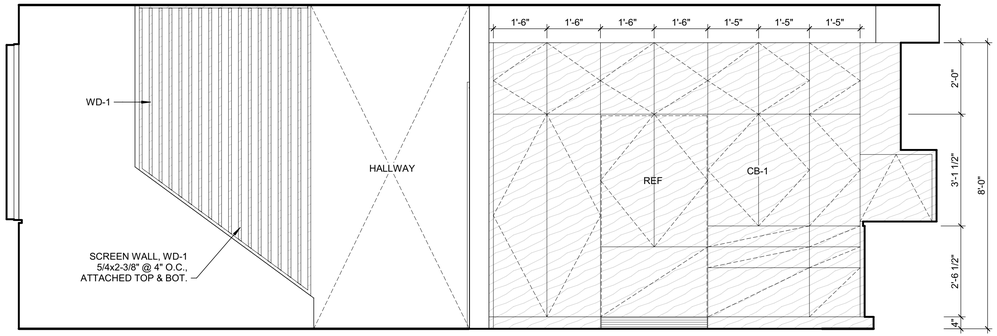

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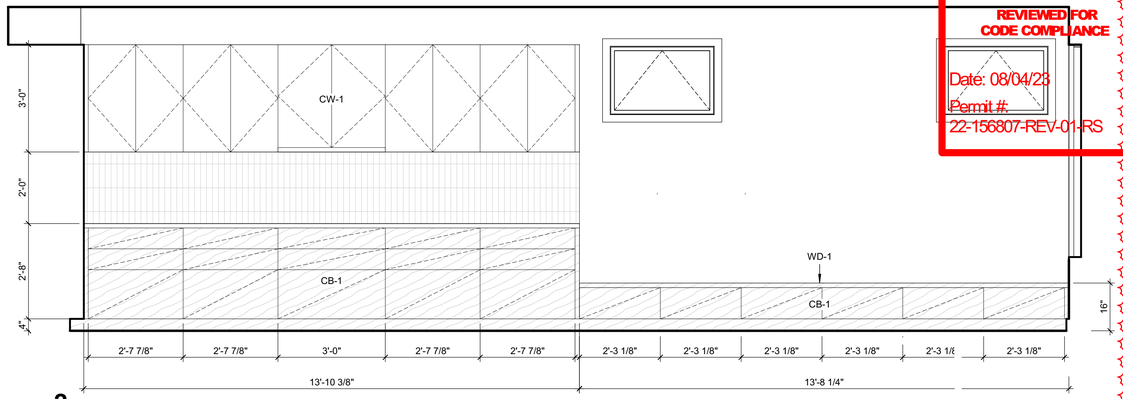
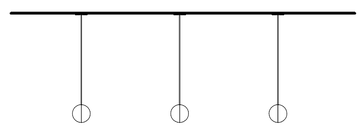
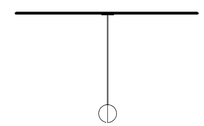


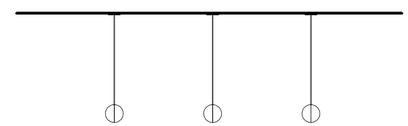
2

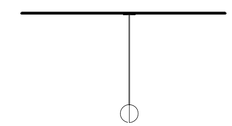
KITCHEN / LIVING

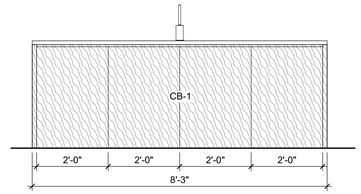
1/2" = 1'-0"











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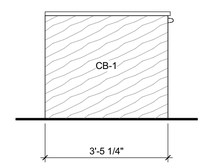

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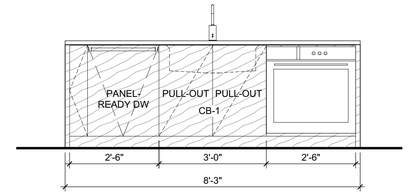

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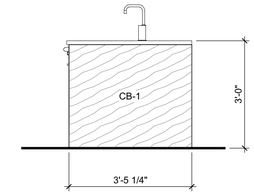
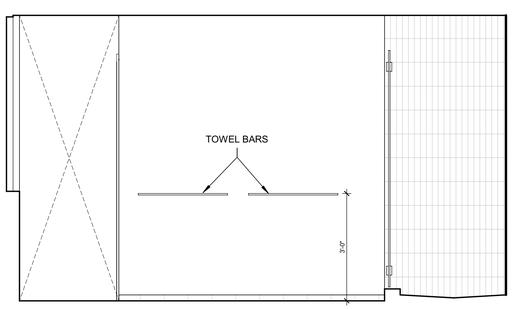


6

KITCHEN ISLAND

1/2" = 1'-0"



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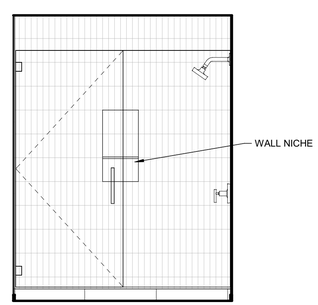

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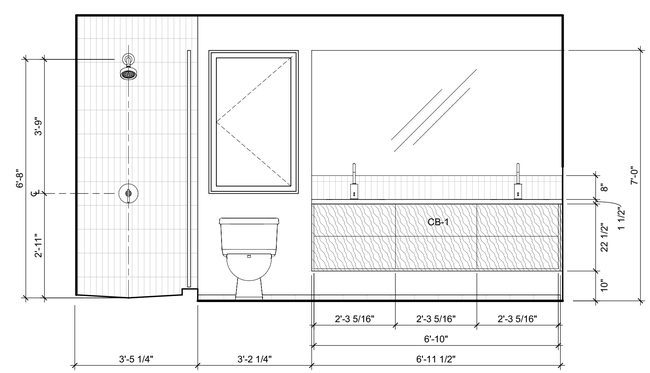

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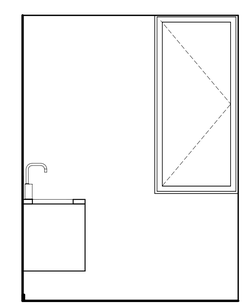

10

PRIMARY BATHROOM

1/2" = 1'-0"

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WOODWARD AVE.
RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

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SHEET TITLE:
INTERIOR
ELEVATIONS

SHEET NO:
A5.1

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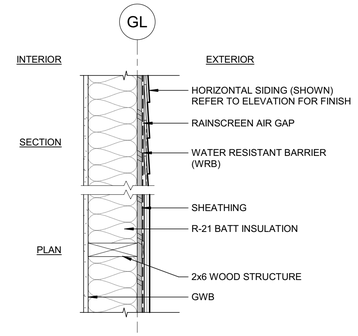
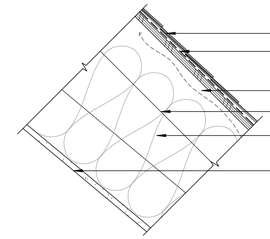


W 1 EXTERIOR WALL ASSEMBLY
1 1/2" = 1'-0"



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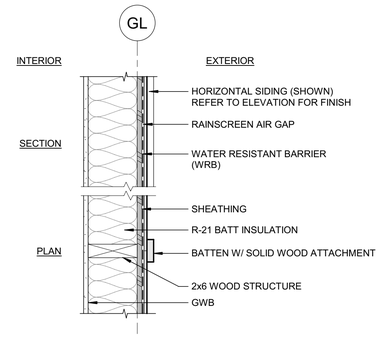
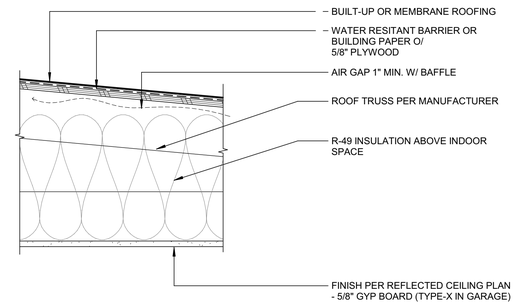
CODE COMPLIANCE
Date: 06/04/23
Permit #:
22-156807-REV-01-RS

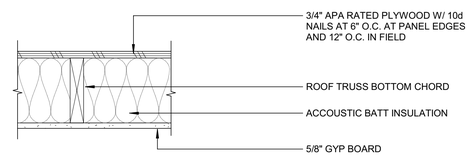
R 1 ROOF ASSEMBLY - UPPER (VENTED)
1 1/2" = 1'-0"



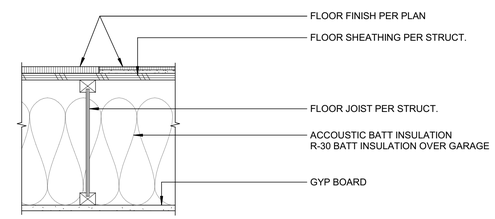
W 2 EXTERIOR WALL ASSEMBLY
1 1/2" = 1'-0"



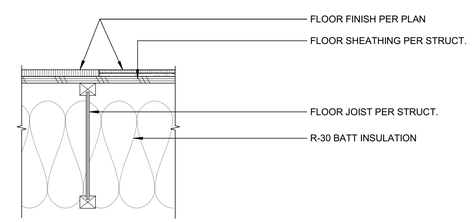
R 2 ROOF ASSEMBLY - LOWER (VENTED)
1 1/2" = 1'-0"



F 3 FLOOR ASSEMBLY - ATTIC
1 1/2" = 1'-0"



F 2 FLOOR ASSEMBLY
1 1/2" = 1'-0"



F 1 FLOOR ASSEMBLY
1 1/2" = 1'-0"

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(503) 502-7953
drew@hastingsarc.com

REGISTERED ARCHITECT
ANDREW W. HASTINGS
PORTLAND, OR
ARI-12027
STATE OF OREGON

ISSUES	DATE
PERMIT SET	06/24/2022

#	REVISION LIST	DATE
2	REVISION 1	06/16/23

2

WOODWARD AVE.
RESIDENCE

3991 SE WOODWARD AVE
PORTLAND, OR 97202
(TRACT 2 of 21-046910-PR)

ISSUANCE:
REVISION 1

DATE ISSUED:
6/16/2023

SHEET TITLE:
ASSEMBLIES

SHEET NO:
A8.0

6/16/2023 3:56:43 PM

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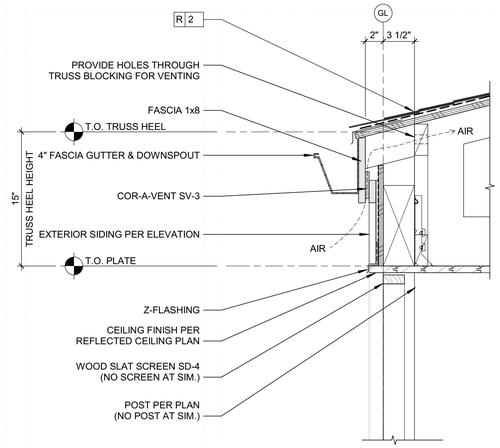
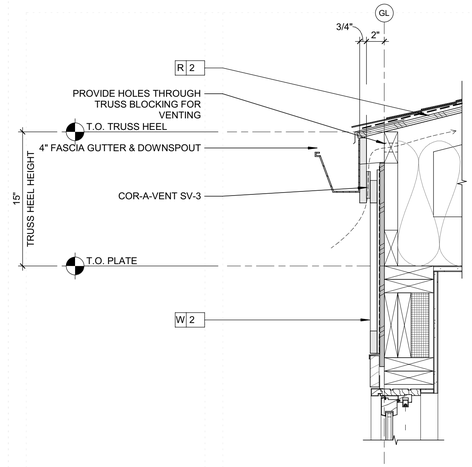
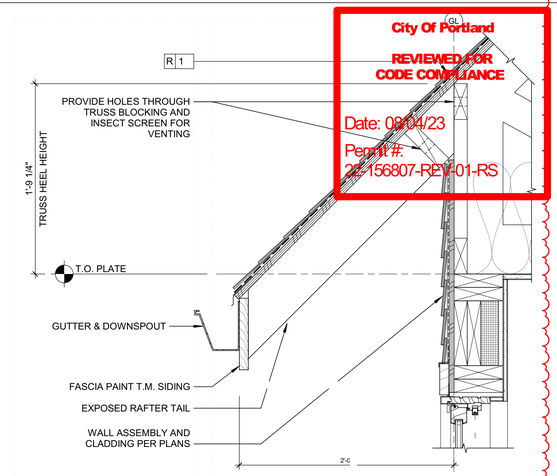


2 A8.1 LOWER ROOF @ BEAM & SCREEN
1 1/2" = 1'-0"

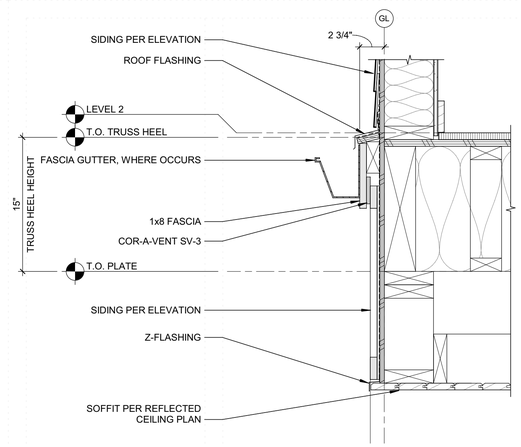


3 A8.1 GUTTER DETAIL - LOWER ROOF
1 1/2" = 1'-0"

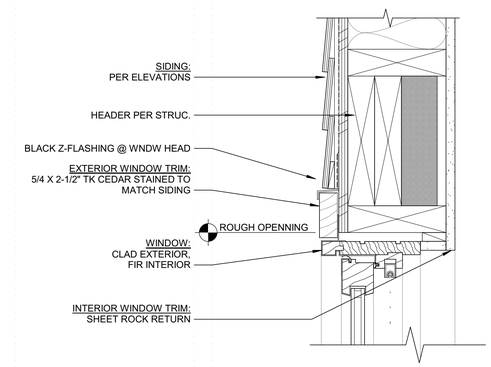


1 A8.1 EAVE/SOFFIT DETAIL - UPPER ROOF
1 1/2" = 1'-0"

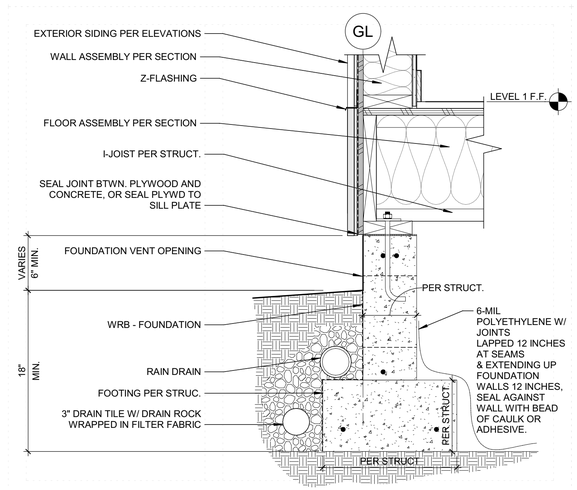
City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 09/04/23
Permit #: 22-156807-REV-01-RS



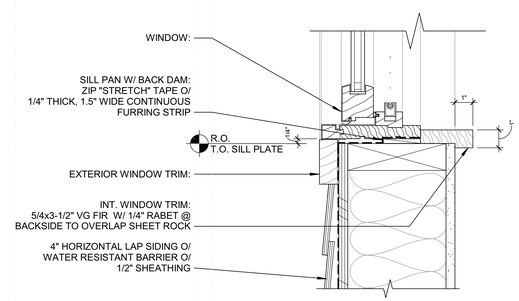
7 A8.1 GUTTER DETAIL - LOWER ROOF
1 1/2" = 1'-0"



4 A8.1 WINDOW HEAD DTL
3" = 1'-0"



5 A8.1 FOUNDATION DETAIL
1 1/2" = 1'-0"



6 A8.1 WINDOW SILL DTL, JAMB SIMILAR
3" = 1'-0"

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DETAILS

SHEET NO:
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Window Schedule

Mark	Window Type	Width	Height	Sill Height	Egress	Comments	Window Area
01		2'-0"	6'-8"	4 1/4"		TEMPERED	13.3 SF
02	CASEMENT	2'-6"	3'-6"	3'-6"			8.8 SF
03	CASEMENT	2'-6"	4'-6"	3'-6"			11.3 SF
04	CASEMENT	2'-6"	5'-0"	3'-0"			12.5 SF
05	CASEMENT	2'-6"	5'-0"	3'-0"			12.5 SF
06	CASEMENT	2'-6"	6'-0"	2'-0"			15.0 SF
07	CASEMENT	2'-6"	6'-0"	2'-0"			15.0 SF
08	CASEMENT	2'-6"	6'-0"	2'-0"			15.0 SF
09	AWNING	3'-0"	2'-0"	6'-0"			6.0 SF
10	AWNING	3'-0"	2'-0"	6'-0"			6.0 SF
LEVEL 1: 10							115.3 SF
21	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
22	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
23	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
24	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
25	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
26	CASEMENT	2'-6"	4'-0"	3'-0"			10.0 SF
28	FIXED	7'-3 3/4"	4'-0"	3'-0"			29.3 SF
29	CASEMENT	2'-6"	4'-0"	3'-0"		TEMPERED	10.0 SF
30	FIXED	5'-0"	1'-6"	5'-6"			7.5 SF
31	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
32	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
33	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
34	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
35	CASEMENT	2'-4"	5'-0"	3'-0"			11.7 SF
36	CASEMENT	2'-6"	4'-0"	3'-0"		TEMPERED	10.0 SF
37	CASEMENT	2'-6"	4'-0"	3'-0"			10.0 SF
LEVEL 2: 16							193.4 SF
S1	SKYLIGHT	1'-10 3/8"	3'-11 1/4"			DECK MOUNTED	7.3 SF
ATTIC: 1							7.3 SF
Grand total: 27							316.1 SF

*U VALUES FOR ALL NEW WINDOWS TO BE 0.28 MIN AVERAGE

2

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	DOOR PANEL	DOOR MATER.	REMARKS	FRAME DEPTH
07	8'-0"	8'-0"				
GRADE: 1						
01	7'-0"	3'-0"	GLASS	GLASS	TEMPERED	
02	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
03	5'-0"	2'-6"	FLUSH PANEL	SOLID CORE WD		
04	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
05	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
06	7'-10"	9'-2"	GLASS		TEMPERED	
LEVEL 1: 6						
	6'-7 3/8"	3'-0"	SHOWER	GLASS	TEMPERED	
10	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
11	6'-8"	4'-0"	FLUSH PANEL	SOLID CORE WD		
12	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
13	6'-8"	4'-0"	FLUSH PANEL	SOLID CORE WD		
14	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
15	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
16	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
17	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
18	6'-8"	2'-6"	FLUSH PANEL	SOLID CORE WD		
LEVEL 2: 10						

2

LIGHTING FIXTURE SCHEDULE

TAG	PRODUCT TYPE	IMAGE	MANUFACTURER	MODEL #	FINISH COLOR	NOTES	LINK
L-1	LED STRIP						
L-2	RECESSED CAN LIGHT						
L-3	RECESSED LIGHT / EXHAUST FAN COMBO		PANASONIC	FV-08VRE2			https://na.panasonic.com/us/home-and-building-solutions/ventilation-indoor-air-quality/ventilation
EF-1	EXHAUST FAN						
P-1	PENDANT LIGHT			GLOBE - SMALL	FROSTED GLASS, BONZE METAL		
P-2	PENDANT LIGHT			GLOBE - MEDIUM	FROSTED GLASS		

City Of Portland
Bureau of Development Services
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
~~22-156007-REV-04-RS~~
21-177877-RS

HARDWARE SCHEDULE

TAG	PRODUCT TYPE	IMAGE	MANUFACTURER	MODEL #	FINISH COLOR	NOTES	LINK
TB-1	TOWEL BAR		MOEN	Align 24" Towel Bar Model:YB0424CH	BRUSHED GOLD	WALL MOUNT	https://www.build.com/product/summary/956261?uid=3508...
TB-2	TOWEL BAR - SMALL		MOEN	Align 9" Hand Towel Bar Model:YB0486BG	BRUSHED GOLD	WALL MOUNT	https://www.build.com/product/summary/956262?uid=3508...
TB-3	TOWEL BAR						
TP-1	TISSUE PAPER HOLDER		MOEN	Align Wall Mounted Paper Holder Model:YB0408BG	BRUSHED GOLD	WALL MOUNT	https://www.build.com/product/summary/956259?uid=3508...

PLUMBING FIXTURE SCHEDULE

TAG	PRODUCT TYPE	IMAGE	MANUFACTURER	MODEL #	FINISH COLOR	NOTES	LINK
KF-1	KITCHEN FAUCET		MOEN	Model: 7565BG Align Brushed Gold One-Handle Pulldown Kitchen Faucet	BRUSHED GOLD		https://www.moen.com/products/Align/Align-Brushed-Gold-...
KS-1	KITCHEN SINK		MOEN	Model: GS20214 2000 Series 31-3/4"X18-1/4" Stainless Steel 20 Gauge Double Bowl Sink	STAINLESS STEEL		https://www.moen.com/products/2000-Series/2000-Series-3...
LF-1	LAVATORY FAUCET		MOEN	T6222BG CIA TWO HANDLE BATHROOM FAUCET	BRUSHED GOLD		https://www.moen.com/products/Cia/Cia-Matte-black-two-h...
LS-1	LAVATORY SINK		KOHLER	VERTICYL RECTANGLE UNDERMOUNT LAVATORY SINK K-2882-0	WHITE		https://www.us.kohler.com/us/verticyl-rectangular-undermou...
SH-1	SHOWER HEAD, VALVE & TUB FILLER		MOEN	Model: UT3363EPBG Cia Brushed Gold M-CORE 3 Port Tub/Shower	BRUSHED GOLD		https://www.moen.com/products/Cia/Cia-Brushed-gold-M-C...
UF-1	UTILITY SINK FAUCET						
BT-1	BATHTUB		KOHLER	Bellwether 60" x 30-1/4" alcove bath with integral apron and left-hand drain K-837-0	WHITE		https://www.us.kohler.com/us/bellwether-60-x-30-alcove-bat...
WC-1	TOILET		TOTO	ECO ULTRAMAX® ONE-PIECE TOILET, 1.28 GPF, ROUND BOWL	01 COTTON		https://www.totousa.com/eco-ultramax-one-piece-toilet-128...

2

FINISH SCHEDULE

TAG	PRODUCT TYPE	IMAGE	MANUFACTURER	MODEL #	FINISH COLOR	NOTES	LINK
WD-1	INTERIOR WOOD FINISH		N/A	N/A	RIFT SAWN WHITE OAK	HARDWOOD	
WD-2	INTERIOR WOOD FINISH - FLOORS		TBD	TO BE SELECTED	RIFT SAWN WHITE OAK - TO MATCH WD-1	ENGINEERED WOOD FLOORS	
WD-3	EXTERIOR SOFFITS		T&G TK CEDAR	1X4	CLEAR FINISH		
T-1	TILE - WALL		TBD	PORCELAIN TILE	TO BE SELECTED		https://www.ziatile.com/product/bone-2x8/
T-2	TILE - WALL		TBD	PORCELAIN TILE	TO BE SELECTED		
T-3	TILE - FLOOR		TBD	PORCELAIN TILE	TO BE SELECTED		
T-4	TILE - FLOOR		BEDROSIANS	12" x 24" Gauged Slate Tile SLTANDBLK1224G	BLACK PEARL - FINISH T.M. STN-1	RUNNING BOND	https://www.bedrosians.com/en/product...
T-5	TILE - HEARTH		BY SUBCONTRACTOR	2X6 SLATE TILE	BLACK SLATE - T.M. STN-1 COUNTERTOP	VERTICAL STACKED BOND	
SD-1	HORIZONTAL SIDING		JAMES HARDIE	4" HORIZONTAL LAP SIDING	SMOOTH, PRIMED	METAL CORNERS	
SD-2	VERTICAL BOARD & BATTEN		JAMES HARDIE	VERTICAL ARCHITECTURAL PANELS W/ HARDIE TRIM BATTENS	SMOOTH		https://www.newtechwood.com/product/...
SD-3	EXTERIOR DECKING		RESYSTA (ALTERNATE: TIMBERTECH)	DECKING BOARD GOLD	TBD		
SD-4	EXTERIOR SLAT SCREEN		ALT #1: 5/4X4 TK CEDAR. ALT #2: RESYSTA	1-1/2" x 2-3/4" (RESCGI11223412)	TBD		
QRZ-1	QUARTZ		CORIAN OR APPROVED ALTERNATE	TO BE SELECTED	WHITE	MATTE CLEAR SEAL	
P-1A	PAINT - WALLS		BY SUBCONTRACTOR	TO BE SELECTED	WHITE SATIN		
P-1B	PAINT - TRIM		BY SUBCONTRACTOR	TO BE SELECTED	WHITE SATIN		
P-1C	PAINT - CEILING		BY SUBCONTRACTOR	TO BE SELECTED	WHITE SATIN		
P-2	PAINT - EXTERIOR		BY SUBCONTRACTOR	TO BE SELECTED	DARK GRAY		
CPT-1	CARPET		BY SUBCONTRACTOR	TO BE SELECTED	GREY		
CW-1	CABINET FINISH 1 - WHITE		BY SUBCONTRACTOR	TO BE SELECTED	WHITE - PAINTED		
CB-2	CABINET FINISH 2 - WOOD		BY SUBCONTRACTOR	TO BE SELECTED	RIFT SAWN WHITE OAK	PROVIDE 1/8" THICK...	

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SCHEDULES

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A9.01

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GENERAL NOTES:

PROJECT NARRATIVE:

THE SCOPE OF THE PROJECT CONSISTS OF BUILDING A NEW TWO-STORY WOOD FRAMED STRUCTURE ON SHALLOW CONCRETE FOUNDATIONS.

GOVERNING DESIGN CODES:

A) OREGON STRUCTURAL SPECIALTY CODE 2019 EDITION (OSSC)
B) NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION 2018 EDITION (NDS)
C) AISC MANUAL OF STEEL CONSTRUCTION 15TH EDITION (AISC)
D) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE 2014 EDITION (ACI 318)

TEMPORARY CONDITIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER THE FINAL CONFIGURATION ONLY.

DESIGN CRITERIA:

DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE OSSC. IN ADDITION COMPONENT SELF WEIGHT (DEAD LOAD), THE FOLLOWING LOADS WERE USED FOR DESIGN:

A) GRAVITY DESIGN CRITERIA:

LIVE LOADS:

ROOF ..... 20 PSF
RESIDENTIAL ..... 40 PSF
BALCONIES AND DECKS ..... 60 PSF

SNOW LOADS:

P_g ..... 10 PSF
ROOF SNOW ..... 25 PSF (HIGHER AT SNOW DRIFT AREAS)

B) LATERAL DESIGN CRITERIA:

WIND LOADS:

WIND SPEED (ULT) ..... 98 MPH
WIND SPEED (ASD) ..... 76 MPH
WIND EXPOSURE CATEGORY ..... B

SEISMIC LOADS:

SEISMIC DESIGN CATEGORY ..... D
SITE CLASS ..... D
LATERAL FORCE RESISTING SYSTEM .... PLYWOOD SHEARWALLS
RESPONSE MODIFICATION FACTOR ..... R = 6.5
S_{DI} 0.51
S_{DS} 0.71

C) ALLOWABLE SOIL BEARING ..... 1,500 PSF (ASSUMED)

SUBMITTALS:

1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:
   A) PRE-MANUFACTURED TRUSSES
   B) OPEN WEB JOIST
2. IF THE SHOP DRAWINGS DIFFER FROM, OR ADD TO THE DESIGN OF THE DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE ENGINEER. FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM, OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

DEFERRED SUBMITTALS:

DEFERRED SUBMITTALS SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OREGON SHALL INCLUDE CALCULATIONS AND DRAWINGS REQUIRED TO SHOW IT MEETS THE DESIGN REQUIREMENTS SPECIFIED IN THE DESIGN CRITERIA AND ALSO MEETS THE GOVERNING CODES. ALL DEFERRED SUBMITTALS SHALL BE APPROVED BY THE ARCHITECT & ENGINEER OF RECORD PRIOR TO SUBMITTAL TO AUTHORITY HAVING JURISDICTION. DEFERRED SUBMITTALS INCLUDE THE FOLLOWING:

A) PRE-ENGINEERED TRUSSES
B) OPEN WEB JOIST

INSPECTION:

1. SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR SHALL BE PERFORMED FOR THE FOLLOWING:

TYPE	FREQUENCY
ADHESIVE ANCHORS	PERIODICAL

2. ALL SOIL-BEARING SURFACES SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO PLACEMENT OF REINFORCING STEEL.

CONCRETE:

CONCRETE WORK SHALL CONFORM TO ACI 318. CONCRETE STRENGTHS GREATER THAN F'c = 2500 PSI SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39, FIELD CURED CYLINDERS PER ASTM C31, AND SHALL BE AS FOLLOWS:

F' C (PSI)	ABSOLUTE WATER-CEMENT RATIO BY WEIGHT: NON AIR-ENTRAINED	AIR-ENTRAINED	USE	MIN. CEMENT
2,500	.58	.46	ALL USES UNLESS OTHERWISE NOTED	470 LBS/YD

HIGHER WATER/CEMENT RATIOS THAN SHOWN ABOVE MAY BE USED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318.

CONCRETE ADMIXTURES, AGGREGATES AND WATER SHALL MEET THE REQUIREMENTS OF ACI CHAPTER 26.4. COARSE AND FINE AGGREGATES SHALL CONFORM TO ASTM C33 FOR NORMAL WEIGHT CONCRETE. FLY-ASH CONFORMING TO ASTM C618, TYPE F OR TYPE C, MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA. A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, USED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATION, SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING (HRWR) ADMIXTURE CONFORMING TO ASTM C494, TYPE F OR G, MAY BE USED IN CONCRETE MIXES, PROVIDING THAT THE SLUMP DOES NOT EXCEED 10". AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRETE MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER. THE AMOUNT OF ENTRAINED AIR SHALL BE 5% ± 1% BY VOLUME.

SLEEVES, OPENING, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE POURING. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER. PROVIDE ¾" CHAMFERS ON ALL EXPOSED CONCRETE EDGES UNLESS NOTED OTHERWISE.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, INCLUDING S1, GRADE 60, FOR DEFORMED BARS AND ASTM A1064 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.
2. BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF THE STAND PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.
3. LAP ALL REINFORCING BARS AT SPLICES 48 DIAMETERS, WITH A MINIMUM LAP OF 18", EXCEPT AS NOTED. MECHANICAL SPLICES NOTED ON THE PLANS SHALL BE DAYTON BAR-GRIP SPLICES OR APPROVED WITH A CURRENT ICBO APPROVAL REPORT.

REINFORCING STEEL SHALL HAVE PROTECTION AS FOLLOWS:

USE	COVER
FOOTING REINFORCING	3"
WALL REINFORCING	2"

CONCRETE WALL REINFORCING (UNLESS OTHERWISE NOTED):

WALL THICKNESS	HORIZONTAL BARS	VERTICAL BARS	LOCATION
6"	#4 @ 16" OC	#4 @ 16" OC	@ CL OF WALL

AT OPENINGS PROVIDE A MINIMUM OF TWO #5 BARS OVER, UNDER AND AT THE SIDES, OF THE OPENINGS. EXTEND THESE BARS LAP DISTANCE OR A MINIMUM OF 24" PAST THE OPENING. PROVIDE ONE #5 FOR SINGLE-LAYER REINFORCING AND TWO #5 FOR DOUBLE-LAYER REINFORCING. 4'-0" LONG, DIAGONALLY AT EACH CORNER OF ALL OPENINGS. REFER TO TYPICAL DETAILS FOR DISPOSITIONS OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS, OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE TWO #4, 4'-0" LONG DIAGONALLY AT EACH RE-ENTRANT CORNER IN SLABS. PROVIDE HOOKED DOWELS FROM FOOTING TO MATCH VERTICAL WALL REINFORCING.

CONCRETE ACCESSORIES:

1. PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES SHALL BE HOT-DIPPED, GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. NO LOADS OR WELDS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.

POST INSTALLED ANCHORS:

ALL POST INSTALLED ANCHORS SHALL FOLLOW MANUFACTURER'S RECOMMENDATION FOR INSTALLATION. TYPES OF ANCHORS AND APPROVED PRODUCTS ARE LISTED BELOW:

TYPE	MANUFACTURER	PRODUCT	REPORT NUMBER
CONCRETE MECHANICAL ANCHORS	SIMPSON STRONG-TIE COMPANY INC.	TITEN HD HEAVY-DUTY SCREW ANCHOR	ICC-ES ESR-2713

SAWN LUMBER:

1. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE THE SPECIES AND GRADE NOTED BELOW:

USE	GRADE	F_b (PSI) (BASE VALUE)
DIMENSIONAL LUMBER (2" TO 4" THICK)	DOUGLAS FIR - LARCH NO. 2	875
BEAMS/STRINGERS	DOUGLAS FIR - LARCH NO. 1	1350
POSTS	DOUGLAS FIR - LARCH NO. 1	1200

2. ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.
3. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL FRAMING NAILS SHALL BE COMMON NAILS AND SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS.
4. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.10.1. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1 - 2012. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. CUTTING AND NOTCHING OF JOIST AND STUDS SHALL CONFORM TO OSSC 2308.4.2.4 AND 2308.7.4.
5. UNLESS NOTED OTHERWISE ON DRAWINGS, CONSTRUCTION AND FASTENING SHALL CONFORM TO OSSC SECTION 2304 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION". NAILING NOT SHOWN ON PLAN SHALL CONFORM TO OSSC TABLE 2304.10.1.
6. ALL FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD (INCLUDING NAILS, NUTS, WASHERS, AND ANCHOR BOLTS) SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER. PER OSSC SECTION 2304.10.5.

PLYWOOD:

1. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCTS STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.
2. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
3. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL BE TONGUE-AND-GROOVE. SUB-FLOORING SHEATHING SHALL BE UNBLOCKED, EXCEPT AS INDICATED ON DRAWINGS. SHEARWALL SHEATHING SHALL BE BLOCKED WITH 2x FRAMING AT ALL PANEL EDGES. NAILING NOT SHOWN SHALL BE AS INDICATED ON SFDWS TABLE 4.3A. ALL NAILS SHALL BE COMMON NAILS. HOWEVER, USE RING SHANK FOR ROOF SHEATHING.

GLUED LAMINATED MEMBERS:

1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI A190.1 AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES ARCHITECTURAL AND OF THE STRENGTH INDICATED BELOW:

COMBINATION SYMBOL	SPECIES	USE
24F - V4	DF/DF	(SIMPLE SPAN)
24F - V8	DF/DF	(CONTINUOUS MULTI SPAN AND CANTILEVER)

2. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG.
3. ADHESIVE SHALL BE WET-USE EXTERIOR WATERPROOF GLUE.

MICROLLAM:

1. MICROLLAM, LAMINATED PLYWOOD LUMBER SHALL BE AS INDICATED ON THE PLANS. MATERIALS SHALL COMPLY WITH ASTM D5456.
2. MINIMUM SPECIES GRADE TO BE DF 1.9E UNO ON PLANS
3. ADHESIVES SHALL BE WATERPROOF CONFORMING TO ASTM D2559. MICROLLAM PRODUCTS SHALL BE AS MANUFACTURED BY TRUSS JOIST. INSTALL MICROLLAM LUMBER PER MANUFACTURERS RECOMMENDATIONS.

PARALLAM:

1. PARALLAM, PARALLEL STRAND LUMBER (PSL) SHALL BE AS INDICATED ON THE PLANS. MATERIALS SHALL COMPLY WITH ASTM D5456.
2. MINIMUM SPECIES GRADE TO BE DF 2.0E UNO ON PLANS
3. ADHESIVES SHALL BE WATERPROOF CONFORMING TO ASTM D2559. PARALLAM PRODUCTS SHALL BE AS MANUFACTURED BY TRUSS JOIST OR APPROVED OTHER. INSTALL PARALLAM PER MANUFACTURER'S RECOMMENDATIONS.

PRE-MANUFACTURED ROOF TRUSSES:

PRE-MANUFACTURED ROOF TRUSSES SHALL BE DESIGNED FOR THE APPLICABLE DEAD LOADS AND THE FOLLOWING ADDITIONAL LOADS:

2. ROOF - 20 PSF (CONSTRUCTION LIVE LOAD)
   - 25 PSF (SNOW LOAD)
3. CEILING - 15 PSF
4. TRUSS BOTTOM CHORD ATTIC STORAGE AS INDICATED ON PLAN - 20 PSF
5. UPLIFT LOADING CORRESPONDING TO WIND FORCES FROM 98 MPH (ULT) EXPOSURE CATEGORY "B"
6. HANGER AND ATTACHMENTS DESIGNED BY TRUSS MANUFACTURER.

TRUSS MANUFACTURER SHALL PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF (OREGON/WASHINGTON).

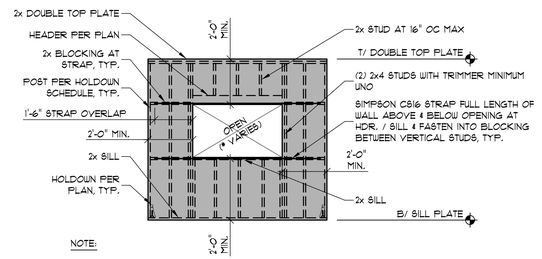
TRUSS-JOISTS:

PRE-MANUFACTURED JOISTS SHALL BE MANUFACTURED BY TRUSS-JOIST AND SHALL BE OF THE SIZE AND DIMENSIONS NOTED ON THE PLANS. INSTALL JOISTS PRODUCTS PER TRUSS-JOIST RECOMMENDATIONS.

MARK	HOLDOWN	ATTACHMENT (EMBEDMENT)
O	NO HOLDOWN/STRAP REQUIRED	NA
48	MST 48	NAIL TO (2) 2x6
2	HDU2-SDS2.5	SB ⅝"x24 (18")
2*	HDU2-SDS2.5	⅝"ø LAG SCREW (5" THREAD EMBED.)
4	HDU4-SDS2.5	SB ⅝"x24 (18")
5	HDU5-SDS2.5	SB ⅝"x24 (18")
8	HDU8-SDS2.5	SB ⅝"x24 (18")

NOTES:
1. INSTALL HOLDOWNS PER SIMPSON'S RECOMMENDATIONS.
2. PROVIDE (2) 2x6 MINIMUM AT TYPES 48 & 2 & 2* & 4 & 5.
3. PROVIDE (3) 2x6 MINIMUM AT TYPE 8.

1 / S0.1 HOLDOWN SCHEDULE



NOTE:
1. SEE PLAN FOR ADDITIONAL INFORMATION NOT SPECIFIED.

3 / S0.1 FORCE TRANSFER AROUND OPENING SCHEMATIC ELEVATION
SCALE: N.T.S.

MARK	PANEL TYPE	NAILING AT PANEL EDGES	NOMINAL STUD & BLKG SIZE AT ADJOINING PANEL EDGES	SILL PLATE CONNECTION	RIM CONNECTION
A	15/32" PLYWOOD (1) FACE	8d (2½"x0.131 COMMON) (2½"x0.113 GALV BOX) @ 6" OC	2x	⅝"ø @ 32" OC 16d @ 6" OC	A35 @ 21" OC LTP4 @ 16" OC
B	15/32" PLYWOOD (1) FACE	8d (2½"x0.131 COMMON) (2½"x0.113 GALV BOX) @ 4" OC	2x	⅝"ø @ 24" OC 16d @ 4" OC	A35 @ 14" OC LTP4 @ 11" OC
C	15/32" PLYWOOD (1) FACE	8d (2½"x0.131 COMMON) (2½"x0.113 GALV BOX) @ 3" OC	2x	⅝"ø @ 24" OC 16d @ 3" OC	A35 @ 11" OC LTP4 @ 9" OC
D	15/32" PLYWOOD (1) FACE	10d (3"x0.131 COMMON) (2½"x0.113 GALV BOX) @ 2" OC	3x	⅝"ø @ 8" OC	A35 @ 5" OC

NOTES:
1. PROVIDE ANCHOR BOLTS WITH MINIMUM 8-INCHES EMBEDMENT FOR SILL ANCHOR CONNECTION.
2. NAIL INTERMEDIATE MEMBERS WITH 8d @ 12 INCHES OC PROVIDE BLOCKING AT ALL PANEL EDGES.
3. WHERE FRAMING AT ADJOINING PANEL EDGES IS 3" NOMINAL OR WIDER, NAILS SHALL BE STAGGERED.
4. PROVIDE PL ¼x3x3"-3" WASHERS FOR SILL PLATE BOLT CONNECTIONS.
5. SHEARWALL SHEATHING IS NOT TO BE INTERRUPTED BY INTERSECTING WALLS.
6. USE GALVANIZED FASTENERS INTO PRESSURE TREATED LUMBER.
7. PROVIDE PANEL EDGE NAILING FOR FULL HEIGHT OF FRAMING MEMBERS ATTACHED TO HOLDOWNS.

2 / S0.1 SHEARWALL SCHEDULE

City Of Portland
REVIEWED FOR CODE COMPLIANCE
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Woodward House
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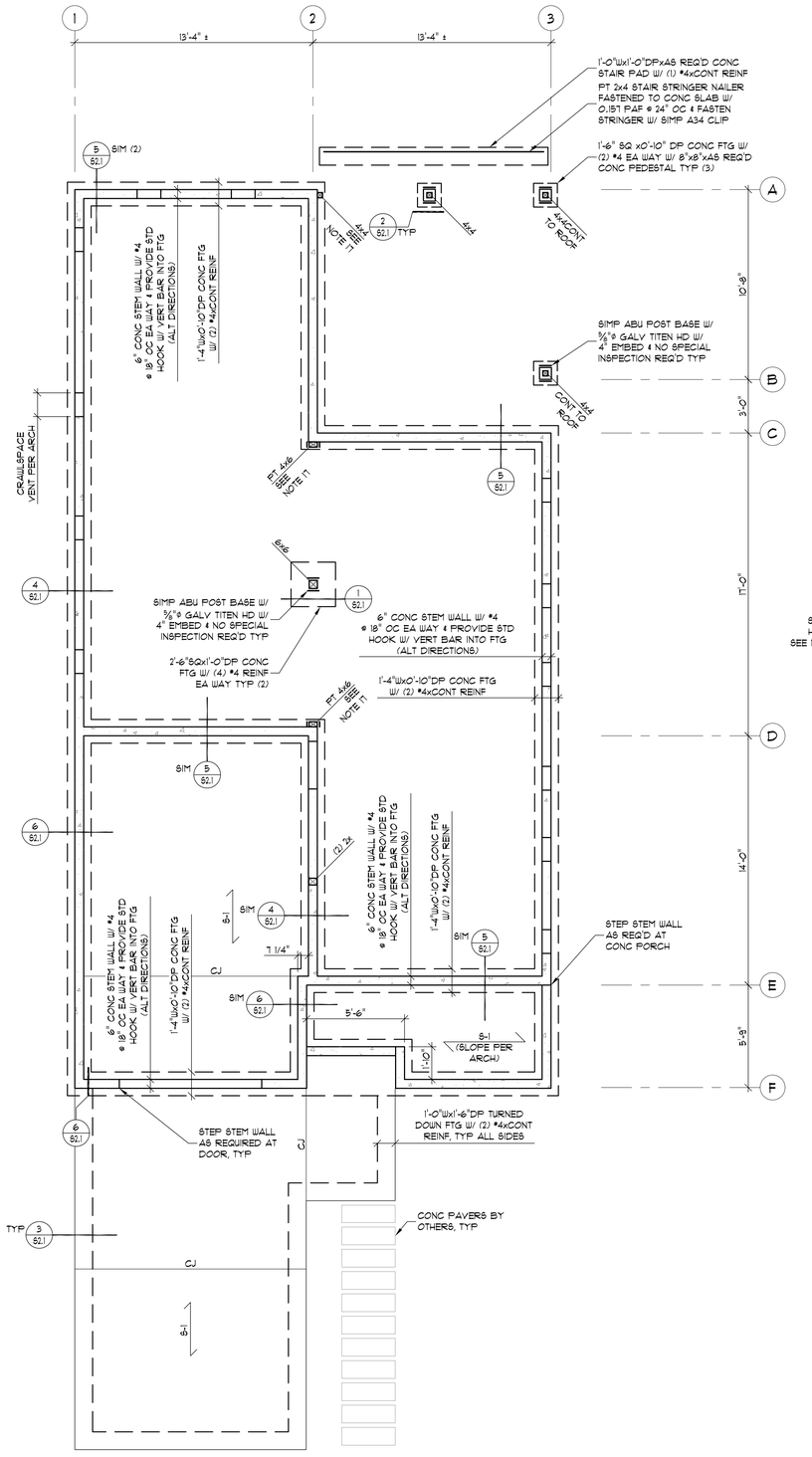
Portland, OR 97202

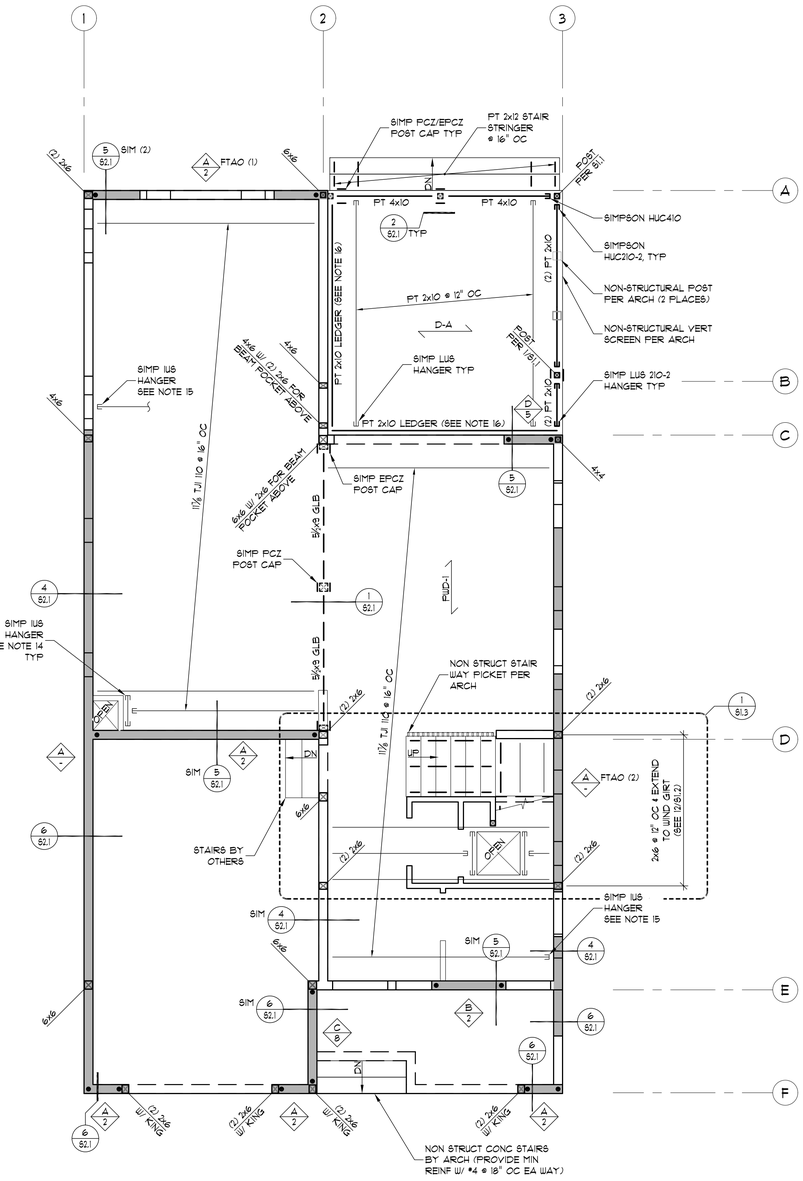
05/10/2023
REV 1 - 6/1/2023

PROJECT NUMBER: 222013
ENGINEER: TOC
DRAWN BY: LAB
GENERAL NOTES

S0.1



1 S1.1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 S1.1 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ELEVATIONS WITH ARCHITECT'S DRAWINGS. ALL FRAMING DIMENSIONS SHALL BE VERIFIED. ALL DIMENSIONS NOT SPECIFIED. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SHORING AND STABILITY DURING CONSTRUCTION.
3. REFERENCE S0.1 FOR STRUCTURAL NOTES, DESIGN CRITERIA AND ABBREVIATIONS.
4. ALL WOOD EXPOSED TO CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
5. MOISTURE PROOF PER ARCHITECT.
6. ALL EXTERIOR WALL ARE 2x6 AT 16" ON CENTER BEARING WALL AND SHALL BE SHEATHED PER TYPE "A" SHEAR WALL, UNLESS NOTED OTHERWISE.
7. HEADERS SHOWN SHALL BE SUPPORTED BY (2) TRIMMER STUDS AND (2) JAMB STUDS MINIMUM, UNLESS NOTED OTHERWISE ON PLAN.
8. INSTALL ALL METAL CONNECTORS PER MANUFACTURERS RECOMMENDATIONS.
9. FTAO (*) INDICATES FORCE TRANSFER AROUND OPENING PLYWOOD SHEARWALL. SEE FORCE TRANSFER AROUND OPENING SCHEMATIC ELEVATION ON S/S0.1. (*) INDICATES NUMBER OF OPENINGS IN WALL PER PLAN.
10. PROVIDE SNUG TIGHT COMPRESSION BLOCKING (ORIENT GRAIN VERTICALLY) AT POSTS/STUDS/HOLDOWNS/STRAPS FOR DIRECT BEARING TO POST OR FOUNDATION BELOW.
11. CJ INDICATES CONTROL JOINT (PROVIDE AT 15'-0" O.C. SPACING EACH WAY MAX).
12. S-1 INDICATES 4" SLAB ON GRADE WITH #4 REINFORCEMENT AT 18" ON CENTER EACH WAY WITH 3/4" MINUS COMPACTED GRAVEL (6" MAX LIFTS).
13. PWD-1 INDICATES SPAN DIRECTION FOR 3/4" APA RATED PLYWOOD WITH 10d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD AND APPLY SUBFLOOR ADHESIVE.
13.1 D-A INDICATES SPAN DIRECTION FOR DECKING PER ARCH.
14. PROVIDE WEB STIFFENER PER MANUFACTURER AT LOAD CARRYING JOIST.
15. ABOVE WINDOW WELL PROVIDE CONTINUOUS RIM BOARD (3" BEARING MINIMUM EACH END).
16. FASTEN LEDGER W/ (2) 1/4"6x8" SDS (GALV) @ 16" OC AND PROVIDE 1/2" CLEARANCE FROM TOP AND BOTTOM.
17. PROVIDE SIMPSON ABU POST BASE W/ 5/8"ø GALV TITEN HD (6" EMBED) AND ATTACH TO TOP OF FOOTING AND NO SPECIAL INSPECTION REQUIRED.

PLAN LEGEND:

- INDICATES SHEARWALL TYPE PER SHEARWALL SCHEDULE ON SHEET 2/S0.1.
- INDICATES HOLDOWN/STRAP TYPE PER HOLDOWN SCHEDULE ON SHEET 1/S0.1. HOLDOWN SHALL OCCUR AT EACH END OF SHEARWALL UNLESS NOTED OTHERWISE ON PLAN.
- INDICATES STRUCTURAL WOOD SHEARWALL. SHEATHING AND ANCHORAGE REQUIREMENT PER SHEARWALL SCHEDULE. ALL EXTERIOR WALL SHALL BE TYPE 'A' UNLESS NOTED OTHERWISE ON PLAN.
- INDICATES WOOD POST/COLUMN.
- INDICATES WOOD POST/COLUMN BELOW.
- INDICATES NON-LOAD BEARING WALL. AT TOP OF WALL PROVIDE SIMPSON SDPW DEFLECTOR SCREW x5" @ 48" OC & 3/4" GAP.
- INDICATES LOAD BEARING WALL.
- INDICATES LOAD BEARING WALL BELOW.
- INDICATES LOCATION OF HOLDOWN/STRAP.
- INDICATES SLOPE.
- INDICATES HANGER

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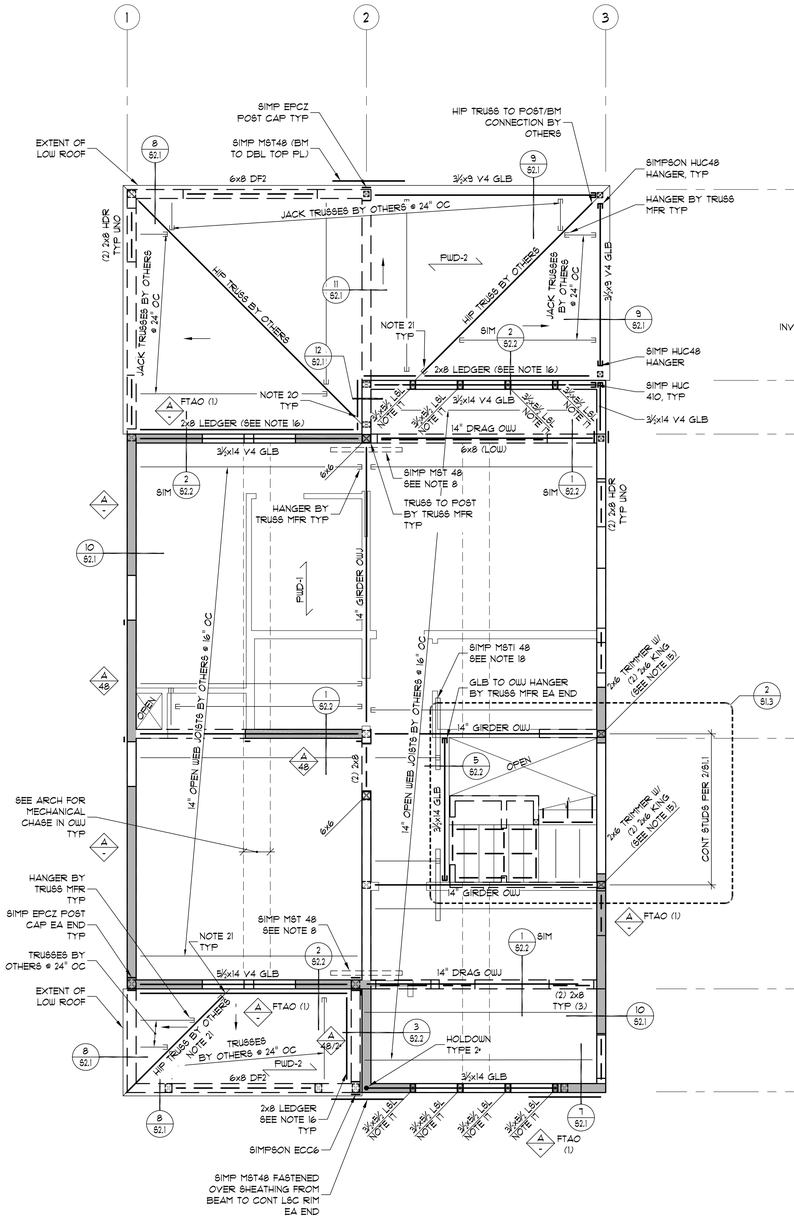
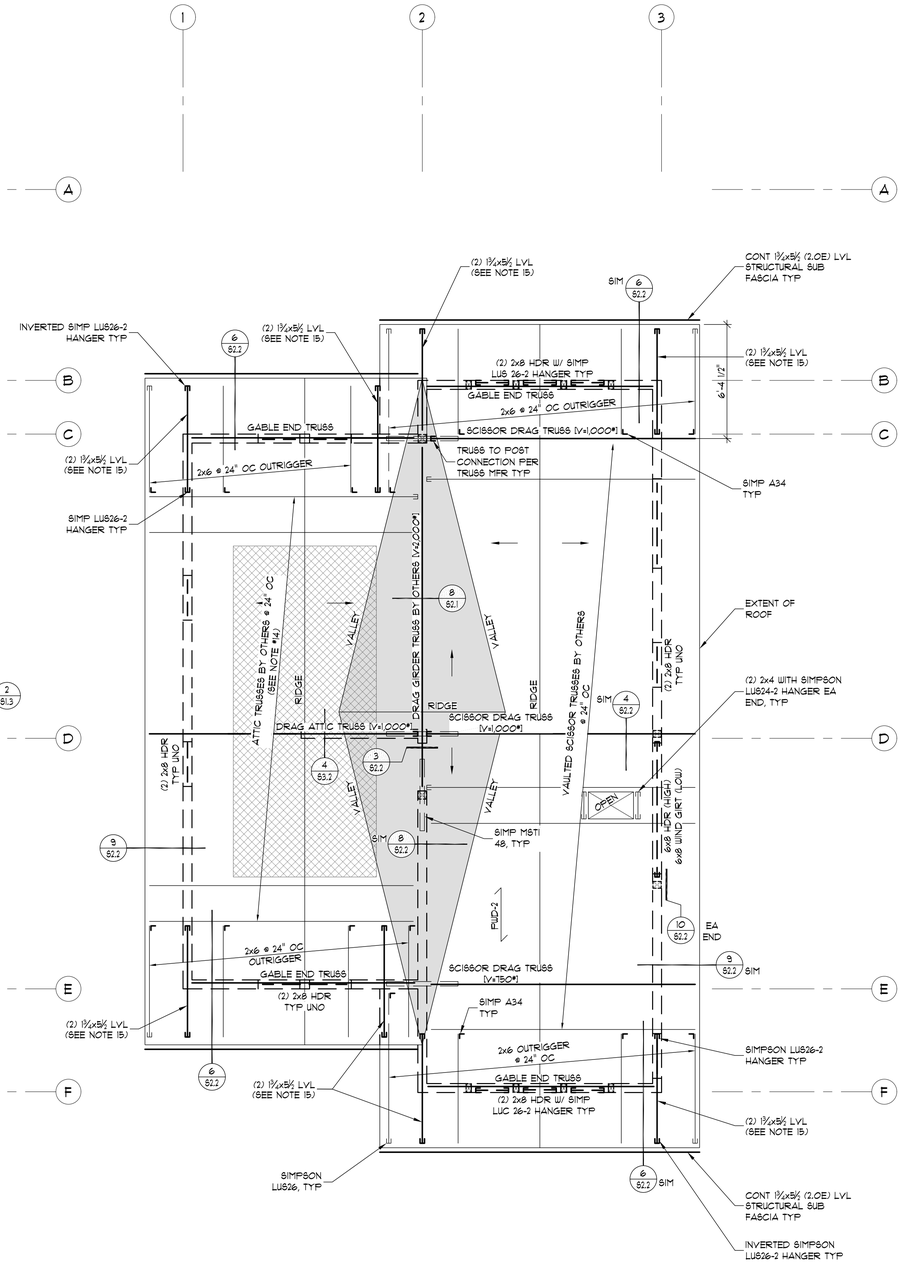
05/10/2023
REV 1 - 6/1/2023

PROJECT NUMBER: 222013
ENGINEER: TOC
DRAWN BY: LAB
FOUNDATION & 1ST FLOOR FRAMING PLAN

S1.1



1 / S1.2 2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 / S1.2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ELEVATIONS WITH ARCHITECT'S DRAWINGS. REFERENCE ARCHITECT FOR ALL DIMENSIONS NOT SHOWN. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SHORING AND STABILITY DURING CONSTRUCTION.
3. REFERENCE S0.1 FOR STRUCTURAL NOTES, DESIGN CRITERIA AND ABBREVIATIONS.
4. MOISTURE PROOF PER ARCHITECT.
5. ALL EXTERIOR WALL ARE 2x6 AT 16" ON CENTER BEARING WALL AND SHALL BE SHEATHED PER TYPE "A" SHEAR WALL, UNLESS NOTED OTHERWISE.
6. HEADERS SHOWN SHALL BE SUPPORTED BY (1) TRIMMER STUDS AND (1) KING STUDS MINIMUM, UNLESS NOTED OTHERWISE ON PLAN.
7. INSTALL ALL METAL CONNECTORS PER MANUFACTURERS RECOMMENDATIONS.
8. FASTEN STRAP FROM BOTTOM OF BEAM/TRUSS TO DRAG JOIST.
9. FTAO (*) INDICATES FORCE TRANSFER AROUND OPENING PLYWOOD SHEARWALL. SEE FORCE TRANSFER AROUND OPENING SCHEMATIC ELEVATION ON S0.2. (*) INDICATES NUMBER OF OPENINGS IN WALL PER PLAN.
10. PROVIDE SNUG TIGHT COMPRESSION BLOCKING (ORIENT GRAIN VERTICALLY) AT POSTS/STUDS/HOLDOWNS/STRAPS FOR DIRECT BEARING TO POST OR FOUNDATION BELOW.
11. FWD-1 INDICATES SPAN DIRECTION FOR ¾" APA RATED PLYWOOD WITH 10d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD AND APPLY SUBFLOOR ADHESIVE.
12. FWD-2 INDICATES SPAN DIRECTION FOR ½" APA RATED PLYWOOD WITH 8d RING SHANK NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD.
13. [XXXX #] INDICATES SHEAR TRANSFER LOAD (ASD) IN ROOF TRUSS. TRUSS SHALL BE LOCATED ABOVE SHEARWALLS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR THE LATERAL LOAD SPECIFIED ON PLAN, IN BRACKETS, IN ADDITION TO THE DESIGN DEAD AND LIVE LOADS.
14. TRUSS WITH ATTIC STORAGE AND BOTTOM CHORD TO HAVE 25 PSF LIVE LOAD AND 10 PSF DEAD LOAD. SEE ARCHITECT FOR EXTENTS.
15. SISTER STUDS TOGETHER W/ (2) ROWS 10d NAILS @ 16" OC EA SIDE (STAGGERED) AND PROVIDE (2) SIMPSON A35 TOP AND BOTTOM TO SILL PLATE AND DOUBLE TOP PLATE.
16. FASTEN LEDGER W/ (2) ¼"x5" SDS (GALV.) @ 16" OC AND PROVIDE ½" CLEARANCE FROM TOP AND BOTTOM.
17. CONTINUOUS L6L WIND GIRT POSTS. SPAN FROM SILL PLATE TO DOUBLE TOP PLATE. PROVIDE SIMPSON A34 CLIP TOP AND BOTTOM AND EACH SIDE OF POST.
18. FASTEN STRAP OVER SHEATHING AND LOCATE STRAP CENTER LINE AT OPEN WEB JOIST END. PROVIDE 2x FLAT BLOCKING BETWEEN JOISTS.
19. FASTEN TOP OF WALL W/ SIMPSON SDPW DEFLECTOR SCREW x5" @ 48" OC AND PROVIDE ¾" GAP TO BOTTOM OF DRAG JOIST. COORDINATE TRIM TO ACCOMMODATE DEFLECTION WITH ARCHITECT.
20. BREAK LEDGER AND HAVE TRUSS BEAR DIRECTLY ONTO 4x6 POST. CONNECTION PER TRUSS MANUFACTURER.
21. BREAK LEDGER AND HAVE TRUSS CONNECT OVER SHEATHING ONTO GLB. SKEWED HANGER PER TRUSS MANUFACTURER.
22. AT BREAKS IN DOUBLE TOP PLATE WITHOUT SPLICES PROVIDE SIMPSON MST 48 STRAP AND LOCATE STRAP CENTERLINE AT BREAK.

PLAN LEGEND:

- INDICATES WOOD POST/COLUMN BELOW.
- INDICATES LOAD BEARING WALL.
- INDICATES LOAD BEARING WALL BELOW.
- INDICATES NON-LOAD BEARING WALL. AT TOP OF WALL PROVIDE SIMPSON SDPW DEFLECTOR SCREW x5" @ 48" OC & ¾" GAP. COORDINATE TRIM TO ACCOMODATE DEFLECTION WITH ARCHITECT.
- INDICATES OVERFRAMING BY OTHERS.
- INDICATES ATTIC STORAGE EXTENTS SEE ARCH FOR ADDITIONAL INFORMATION.
- INDICATES A STEP IN THE PLANS/FRAMING.
- INDICATES A CHANGE IN SLOPE.
- INDICATES SLOPE.

City Of Portland
PLANS REVIEWED FOR CODE COMPLIANCE
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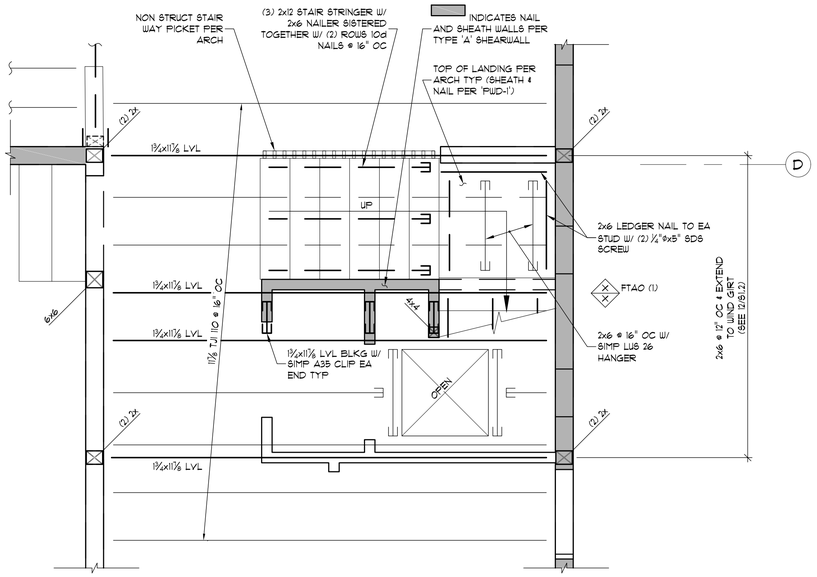
05/10/2023
REV 1 - 6/1/2023

PROJECT NUMBER: 222013
ENGINEER: TOC
DRAWN BY: LAB
2ND FLOOR & ROOF FRAMING PLAN

S1.2

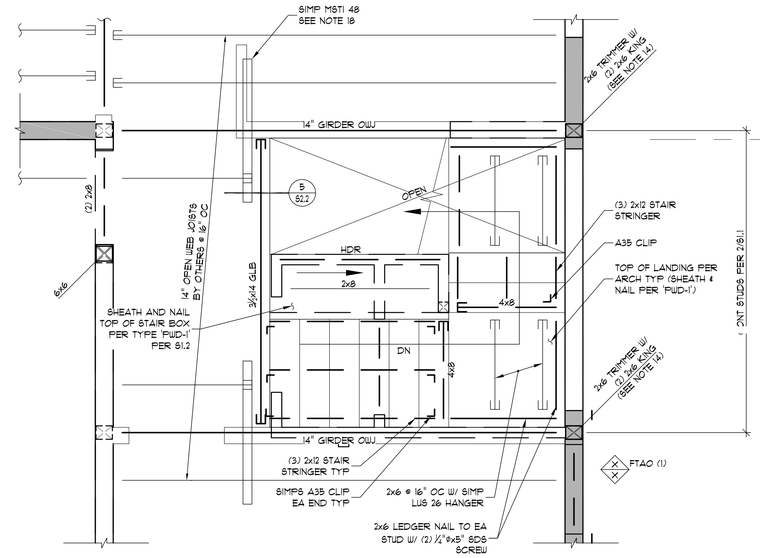


NOTES:

1. SEE 2/S1.1 FOR ADDITIONAL INFORMATION NOT SPECIFIED.

1 / S1.3 PARTIAL STAIR FRAMING PLAN AT FIRST FLOOR

SCALE: ¼" = 1'-0"



2 / S1.3 PARTIAL STAIR FRAMING PLAN AT SECOND FLOOR

SCALE: ¼" = 1'-0"

City Of Portland

REVIEWED FOR
CODE COMPLIANCE

Date: 08/04/23

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05/10/2023
REV 1 - 6/1/2023

PROJECT NUMBER: 222013
ENGINEER: TOC
DRAWN BY: LAB
PARTIAL FRAMING PLANS

S1.3

City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
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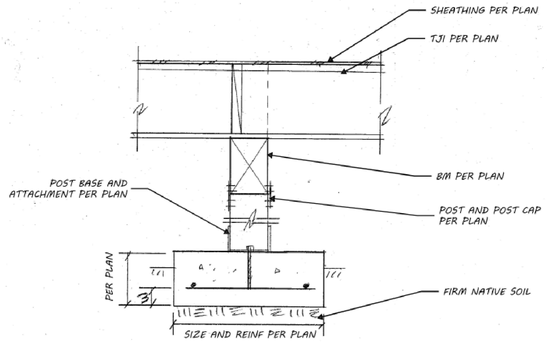
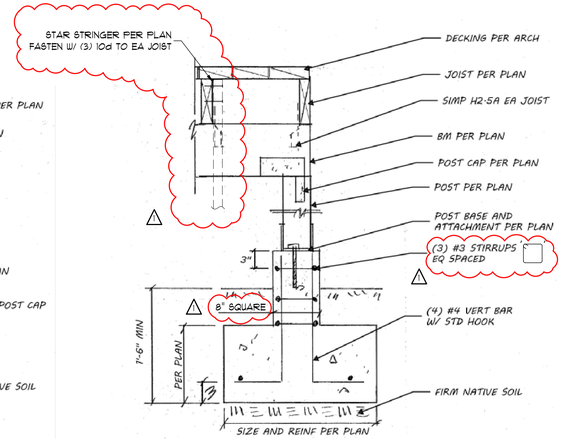
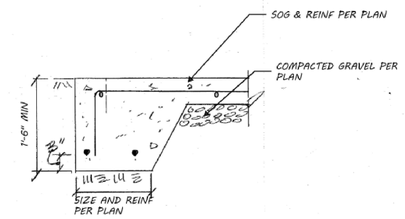


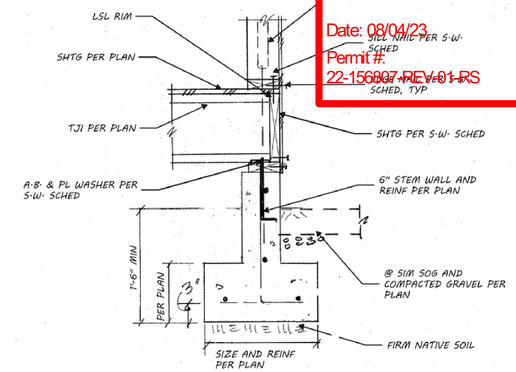
1 S2.1 INTERIOR FOOTING
SCALE: 1" = 1'-0"



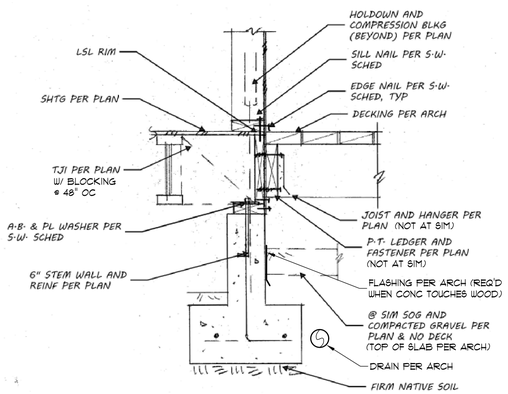
2 S2.1 DECK FOOTING
SCALE: 1" = 1'-0"



3 S2.1 TURNED DOWN FOOTING
SCALE: 1" = 1'-0"

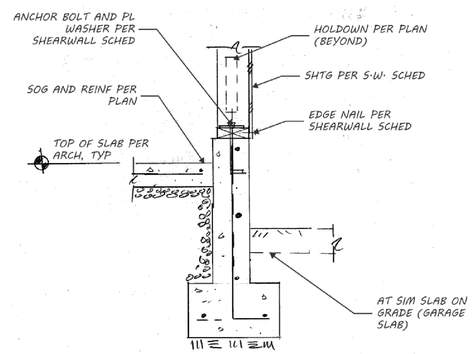


4 S2.1 FOUNDATION JOIST PERPENDICULAR
SCALE: 1" = 1'-0"



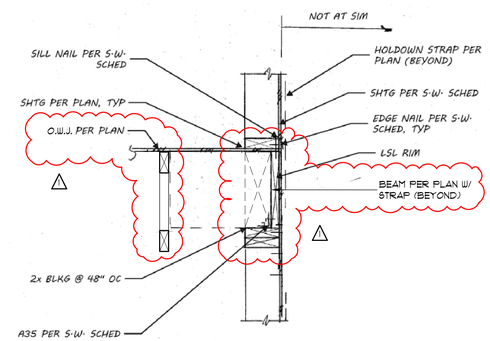
NOTES:
1. SEE 4/S2.1 FOR ADDITIONAL INFORMATION NOT SPECIFIED.
2. AT SIMILAR (2) NO DECK OR SLAB PRESENT.

5 S2.1 FOUNDATION JOIST PARALLEL
SCALE: 1" = 1'-0"

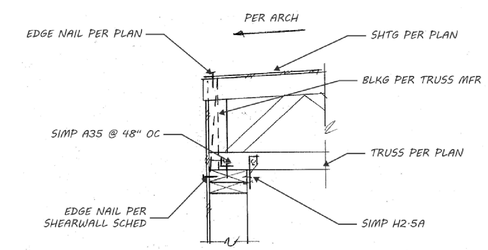


NOTES:
1- SEE 4/S2-1 AND 5/S2-1 FOR ADDITIONAL INFORMATION NOT SPECIFIED

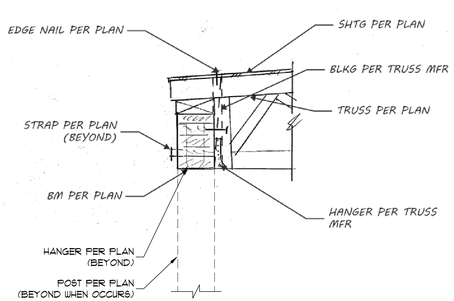
6 S2.1 FRAMING AT ENTRY PORCH
SCALE: 1" = 1'-0"



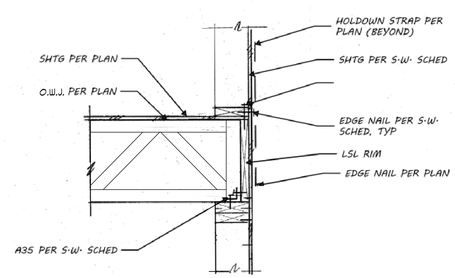
7 S2.1 2ND FLOOR JOIST PARALLEL
SCALE: 1" = 1'-0"



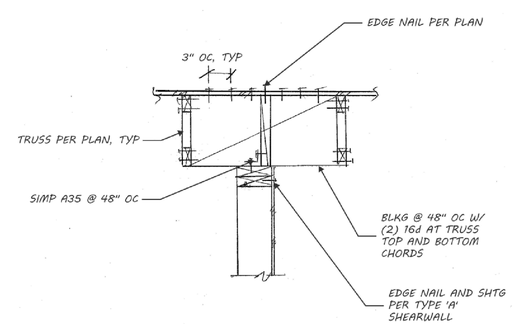
8 S2.1 TRUSS AT WALL
SCALE: 1" = 1'-0"



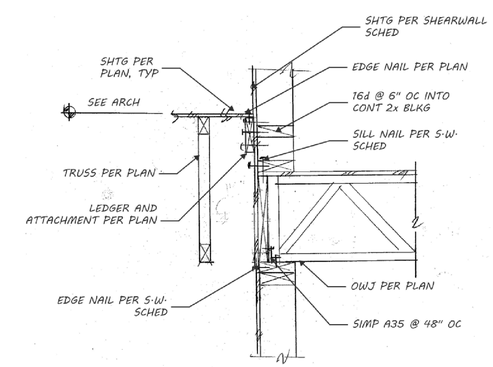
9 S2.1 TRUSS AT FLUSH BEAM
SCALE: 1" = 1'-0"



10 S2.1 2ND STORY JOIST PERPENDICULAR
SCALE: 1" = 1'-0"



11 S2.1 DETAIL
SCALE: 1" = 1'-0"



12 S2.1 OPEN WEB TRUSS AND ROOF TRUSS
SCALE: 1" = 1'-0"

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 14725PE OREGON JAN 23, 1990 ROBERT J GRUMMEL
EXPIRES 6/30/23

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www.grummelengineering.com

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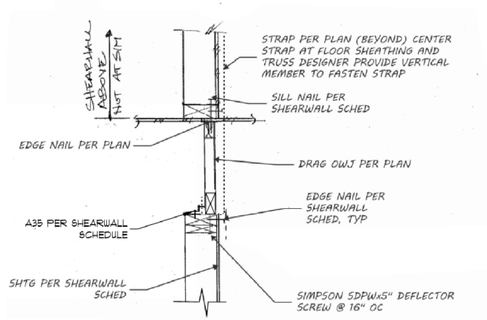
Portland, OR 97202

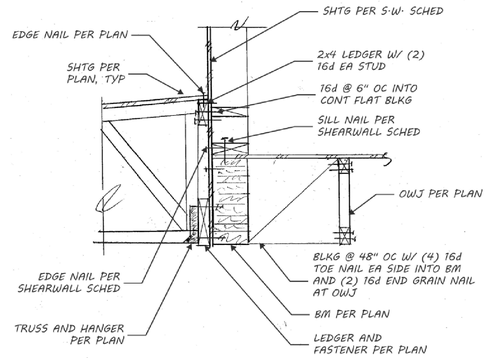
05/10/2023
REV 1 - 6/1/2023

PROJECT NUMBER: 222013
ENGINEER: TOC
DRAWN BY: LAB
DETAILS

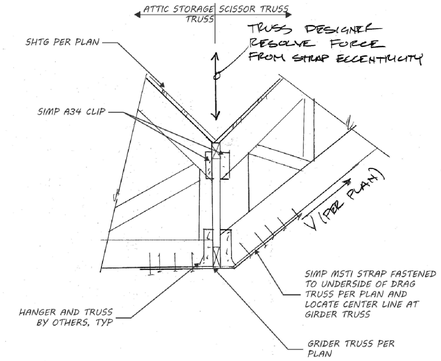
S2.1



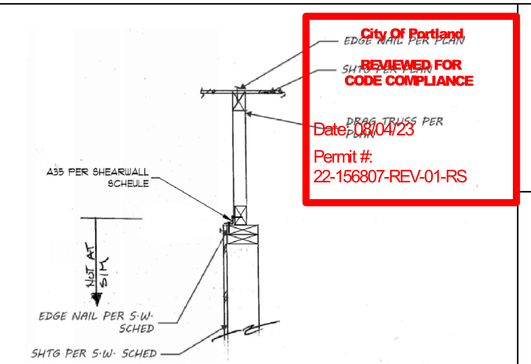
1 S2.2 DRAG OPEN WEB JOIST
SCALE: 1" = 1'-0"



2 S2.2 TRUSS AT BEAM
SCALE: 1" = 1'-0"

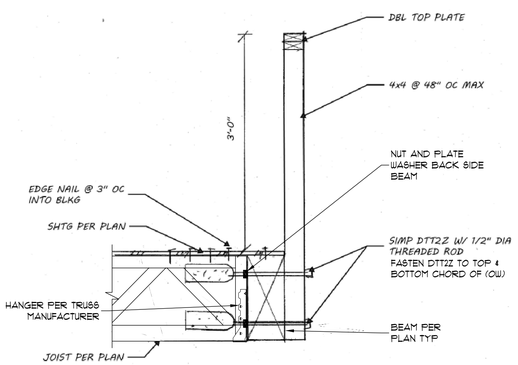


3 S2.2 DRAG TRUSS CONNECTION
SCALE: 3/4" = 1'-0"

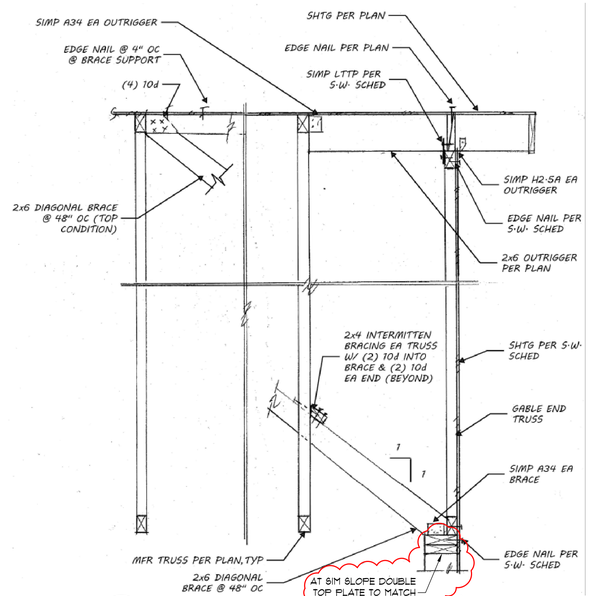


City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 08/04/23
Permit #: 22-156807-REV-01-RS

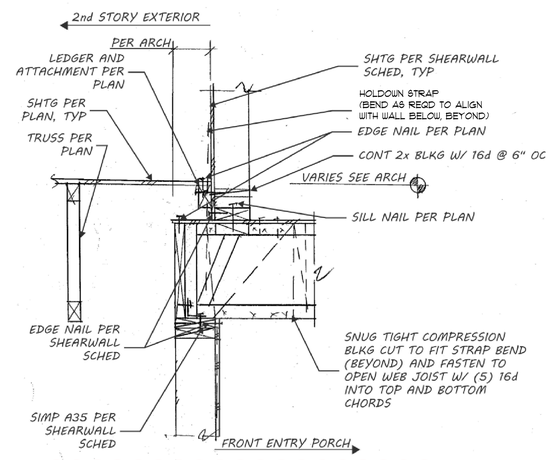
4 S2.2 ROOF DRAG TRUSS TO SHEARWALL
SCALE: 1" = 1'-0"



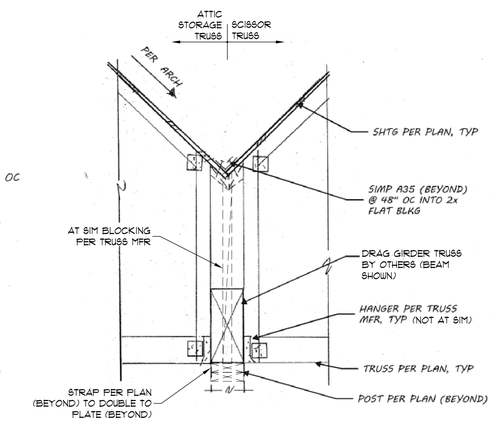
5 S2.2 STAIR HANDRAIL
SCALE: 1" = 1'-0"



6 S2.2 GABLE END TRUSS
SCALE: 1" = 1'-0"

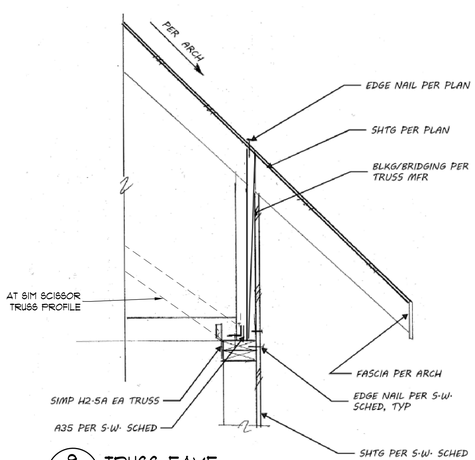


7 S2.2 OFFSET IN WALL
SCALE: 1" = 1'-0"

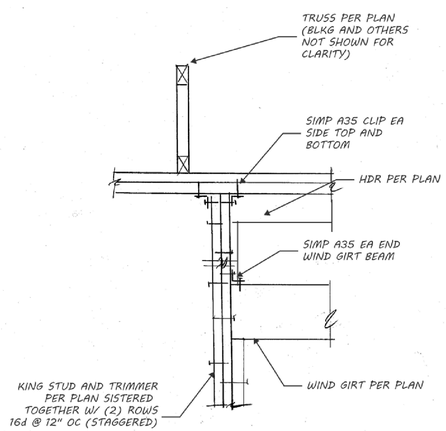


NOTES
1. AT SIMILAR TRUSS TO BEAR ON 2x BEARING WALL.
2. AT NON-STRUCTURAL WALL SEE PLAN LEGEND FOR FOR CONNECTION AND ¾" GAP.

8 S2.2 GRIDLINE '2' TRUSS BEARING
SCALE: 1" = 1'-0"



9 S2.2 TRUSS EAVE
SCALE: 1" = 1'-0"



10 S2.2 TOP OF WIND GIRT
SCALE: 1" = 1'-0"

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S2.2