



City of Portland Oregon  
Bureau of Development Services



Architects  
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**GENERAL NOTES**

- CODES**
- 1 ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:  
GOVERNING LOCAL, STATE OR NATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES  
2005 OREGON RESIDENTIAL SPECIALTY CODE
- GENERAL NOTES**
- 1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
  - 2 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AMONG ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
  - 3 CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FLOOR AND WALL PENETRATIONS AND VERIFY THAT ALL OPENINGS ARE WITHIN THE LIMITATIONS OF THE STRUCTURAL DESIGN.
  - 4 THE ARCHITECT IS RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, CONFLICTS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS PRIOR TO THE START OF CONSTRUCTION.
  - 4 MECHANICAL, ELECTRICAL AND PLUMBING WORK IS DESIGN BUILD ALL MECHANICAL AND PLUMBING WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE.
- DIMENSIONS**
- 1 THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
  - 2 DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN.
  - 3 CLEAR DIMENSIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THE ARCHITECT.
  - 4 WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL RISING DIMENSIONS. RECESSED WINDOWS ARE RECESSED. VERIFY ALL FRAMING DIMENSIONS AT WINDOW AND DOOR OPENINGS.
  - 5 ALL DIMENSIONS TO BE "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE.
- ARCHITECTURAL NOTES**
- 1 VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
  - 2 ALL DIMENSIONS MUST BE VERIFIED IN FIELD.
  - 2 ALL CHANGES IN FLOOR MATERIALS OCCUR AT STRIKE SIDE OF DOOR STOP, OR FLUSH WITH DOOR. CHANGE IN MATERIALS AT FRAMED OPENINGS OCCUR AT FACE OF FINISH AS NOTED.
  - 3 INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
  - 4 PROVIDE FIRE-STOP IN CONCEALED SPACES OF ALL STUD WALLS AND PARTITIONS AND IN ACCORDANCE TO R802.8
  - 5 MECHANICAL, PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILING SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESTOPPING AS REQUIRED.
  - 6 PROVIDE VENTILATION OF ALL JOIST, STUD, AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS, INCLUDING ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPETS, AND RAILING WALLS, ETC.
  - 7 ALL W/C'S TO BE LOW CONSUMPTION TYPE.
  - 8 WALL AND CEILING FINISHES TO HAVE A FLMR SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450, R315.1, R 315.2
  - 9 SLOPE CONC. SLABS AND DECKS A MINIMUM OF 1/4" PER 1'-0", UNLESS OTHERWISE NOTED
  - 10 PROVIDE TYPE "X" MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS AND CEILING.
  - 11 PROVIDE 2X BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, SHELVES, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
  - 12 PROVIDE COMBUSTION AIR VENTS TO ANY HEATING APPLIANCES USING OPEN FLAME.
  - 13 ALL EXHAUST VENTS TO BE VENTED TO THE OUTSIDE. SEE ARCHITECTURAL DWGS FOR LOCATIONS.
  - 14 GANG TOGETHER PLUMBING VENTS.
  - 15 EXHAUST FANS AT BATHROOMS TO HAVE A MIN. FLOW RATE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. R303.3, M1506.4
  - 16 SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS SUCH AS: WITHIN 24" OF A DOOR AND LESS THAN 60" ABOVE THE FLOOR. INDIVIDUAL PANES GREATER THAN 9 SQ. FT. AND BOTTOM EDGES LESS THAN 18" ABOVE THE FLOOR. GLAZING ADJACENT TO STAIRWAYS, LANDINGS OR RAMPS AND WITHIN 36" HORIZONTAL FROM THE WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LOCATED LESS THAN 60" ABOVE THE WALKING SURFACE. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD. R304.8
  - 17 EACH BEDROOM TO HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS WITH A NET CLEAR OPENING OF 5.7 SQ. MIN. CLEAR OPENING HEIGHT 22", WIDTH 20", SILL HEIGHT ABOVE FINISHED FLOOR IS 44" MAX. R310.1
  - 18 A MINIMUM OF ONE EGRESS DOOR IS REQUIRED. SEE ARCHITECTURAL DWGS FOR LOCATION. SUCH DOOR SHALL BE PROVIDED WITH A LANDING ON BOTH SIDES OF THE DOOR, A MINIMUM 36" WIDE, BUT NOT LESS THAN THE WIDTH OF THE DOOR. THE INTERIOR FLOOR OR LANDING SHALL BE NOT LESS THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING AT THE REQUIRED EXIT DOOR SHALL BE NOT MORE THAN 8" BELOW THE TOP OF THE THRESHOLD. R311.4.1, R311.4.3
  - 19 PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. E35-210.12
  - 20 PROVIDE 110V INTERCONNECTED SMOKE ALARMS WITH BATTERY BACKUP, IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. CERTAIN REQUIRED LOCATIONS MAY DISALLOW THE USE OF IONIZATION-TYPE ALARMS. PHOTOELECTRIC-TYPE ALARMS ARE SUITABLE FOR ALL CODE REQUIRED LOCATIONS. IRC R313.1, R313.2
  - 21 INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450. R316
  - 22 TRUSSES HAVE NOT BEEN REVIEWED AND WILL REQUIRE AN ADDITIONAL \$100.00 DFS FEE

**GARAGE**

- 1 PROVIDE A 1-3/8" MINIMUM SOLID CORE DOOR, A 20 MINUTE FIRE RATED DOOR OR A SOLID OR HONEYCOMB STEEL DOOR NOT LESS THAN 1 3/8" THICK BETWEEN GARAGE AND RESIDENCE. R309.1
- 2 DUCTS PENETRATING THE WALL OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF NOT LESS THAN 26 GAUGE STEEL, WITH NO DUCT OPENINGS IN THE GARAGE. R309.1.1
- 3 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 1/2" GYP. BOARD. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYP. BD. WHERE SEPARATION IS A FLOOR CEILING ASSEMBLY, STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY 1/2" GYP. BD, INCLUDING WRAPPING OF ALL BEAMS AND SUPPORTING POSTS. R309.2
- 4 PROVIDE SEISMIC ANCHORAGE OF WATER HEATER AND APPLIANCES DESIGNED TO BE FIXED IN POSITION IN ACCORDANCE WITH M1307.2 AND UPC. SEE ARCHITECTURAL DWGS FOR LOCATION OF WATER HEATER.
- 5 APPLIANCES INSTALLED IN THE GARAGE GENERATING A GLOW, SPARK OR FLAME ARE TO BE LOCATED 18" ABOVE THE FLOOR. FURNACES OR WATER HEATERS LOCATED IN A GARAGE SHALL BE PROTECTED FROM VEHICLE IMPACT BY 2" DIA. STEEL POST EMBEDDED 18" DEEP IN 6" DIAMETER HOLE, CONCRETE FILLED, EXTENDING 36" ABOVE GARAGE FLOOR.

**STAIRS AND GUARDRAILS**

- 1 ALL EXTERIOR AND INTERIOR STAIRWAYS ARE TO BE PROVIDED ILLUMINATION. SUCH LIGHTING SHALL BE LOCATED IN THE IMMEDIATE VICINITY OF EXTERIOR LANDINGS AND CONTROLLED FROM INSIDE. FOR INTERIOR STAIRS, SUCH LIGHTING SHALL BE IN THE VICINITY OF TOP AND BOTTOM LANDINGS AND CONTROLLED FROM TOP AND BOTTOM. R303.6
- 2 STAIRS MUST COMPLY WITH THE FOLLOWING DIMENSIONS: 36" MIN. WIDTH, 6"-8" HEADROOM HEIGHT MEASURED VERTICALLY FROM THE PLANE OF THE NOSINGS OF THE TREADS. MIN. 4", MAX. 8" RISE, AND MINIMUM 9" RUN. R311.5, R311.5.3
- 3 WALLS AND SOFFITS OF ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD. R311.2.2
- 4 STAIRS WITH 4 OR MORE RISERS MUST COMPLY WITH THE FOLLOWING: HANDRAIL HEIGHT SHALL BE NOT LESS THAN 30" AND NOT MORE THAN 38" ABOVE THE TREAD NOSING. HANDRAILS ARE SHAPED AND SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4" TO A MAX. OF 2 3/4". R311.5.6, R311.5.6.3
- 5 RAISED FLOOR SURFACES, BALCONIES OR PORCHES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS 34" IN HEIGHT MEASURED VERTICALLY FROM THE TREAD NOSING. REQUIRED GUARDS-SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. R311.5.6, R311.5.6.3

**ATTICS**

- 1 PROVIDE CROSS-VENTILATION AT EACH ENCLOSED RAFTER SPACE. R806.1
- 2 PROVIDE A TOTAL OF 1/300 OF ATTIC AREA VENTILATION WITH 50% AT EAVE AND 50% AT RIDGE. R806.2
- 3 PROVIDE A 22"x30" MINIMUM ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQ. FT. AND WITH 30" OR MORE HEADROOM. R807.1 SEE ARCHITECTURAL DWGS FOR LOCATIONS.
- 4 PROVIDE RIGID Baffles EXTENDING ABOVE INSULATION AT EAVE OR SOFFIT VENTS. N1104.2.1

**ENERGY CODE**

- 1 PATH 1 COMPLIANCE: PROVIDE A MINIMUM INSULATION OF  
EXTERIOR WALLS : R-21  
UNDER-FLOOR (OVER UNHEATED SPACE) : R-25  
FLAT CEILING: R-38
- 2 ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED LOW E. (U=0.40 OR LESS)  
MAIN EXTERIOR DOOR TO BE SOLID CORE WITH WEATHERSTRIPPING (U=0.54 OR LESS)  
ALL OTHER EXTERIOR DOORS TO BE SOLID CORE WITH WEATHERSTRIPPING. (U=0.20 OR LESS)

**WATERPROOFING**

- 1 FLASHING AND/OR APPROPRIATE METHOD OF SEALING SHALL BE DESIGNED AS PART OF AN OVERALL WEATHER RESISTANT BARRIER SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN OR RECOMMEND AN APPROPRIATE FLASHING SYSTEM.
- 2 ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.I.A. STANDARDS
- 3 PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS, INCLUDING BUT NOT LIMITED TO PERIMETER EDGES, VALLES, PARAPET CAPS, WALL/ ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS.
- 4 PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL WINDOW AND DOOR HEADS: INSTALL UNDER EXTERIOR SIDING AND BUILDING PAPER, AND OVER FRAME OF ALL NEW DOORS AND WINDOWS.
- 5 WATERPROOF FOUNDATION WALLS BEFORE BACKFILLING PROVIDING 4" DIAM. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.

**FOUNDATION/UNDER-FLOOR**

- 1 MAINTAIN 18" CLEARANCE UNDER FLOOR JOISTS, 12" UNDER GRIDDERS. R319.1
- 2 ALL WOOD IN DIRECT CONTACT WITH CONCRETE, AND ALL EXPOSED WOOD SUPPORTING PORCHES AND DECKS, TO BE PRESURE TREATED OR OF NATURAL RESISTANCE TO DECAY. R319.1.1
- 3 LOTS MUST BE PROVIDED WITH ADEQUATE DRAINAGE SO AS TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. R401.3
- 4 FOUNDATION WALL SHALL EXTEND 6" ABOVE GRADE AT ALL LOCATIONS. R404.1.6
- 5 VENTILATION OPENINGS AT THE CRAWL SPACE ARE REQUIRED WITHIN 3' OF EACH CORNER. THE MIN. NET AREA VENTILATION OPENINGS SHALL NOT BE LESS THAN ONE SQUARE FOOT VENT AREA PER 150 SQUARE FEET OF UNDER-FLOOR AREA. R408.2
- 6 AN 18"x24" ACCESS IS REQUIRED TO ALL UNDER-FLOOR SPACES. R408.3

**PROJECT DATA**

CLIENT: CITY OF PORTLAND  
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1900 S.W. FOURTH AVENUE, SUITE 5000  
PORTLAND, OREGON 97201

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**BUILDING INFORMATION**

SINGLE FAMILY 3 BEDROOMS/2.5 BATHS, GARAGE  
NET BUILDING AREA: 1700 SF INCLUDING GARAGE (184 SF)  
GROSS BUILDING AREA : 1700 SF INCLUDING GARAGE (184 SF)  
NET BUILDING AREA: 1540 SF INCLUDING GARAGE  
BUILDING COVERAGE: 39% = 967 SF  
BUILDING HEIGHT TO THE MID POINT OF THE HIGHEST ROOF PITCH: 23'-8"  
GROSS BUILDING AREA MEASURED TO OUTSIDE STUD, INCLUDES INTERIOR STAIRS ON ONE FLOOR  
NET BUILDING AREA MEASURED TO INSIDE STUD, EXCLUDES SHAFTS AND INCLUDES INTERIOR STAIRS ON ONE FLOOR

**ABBREVIATIONS**

ABV Above	ALUM Aluminum	BD Board	BF Bathroom Ventilation Fan	BLOG Building	BOT Bottom	BO Back Of or Bottom Of	CAB Cabinet	CER Ceramic	CLR Clear	CONC Concrete	CMU Concrete Masonry Unit	CPT Carpet	CLOS Closet	DN Down	DS Downspout	DTL Detail	DX Dryer Exhaust Vent	DWG Drawing	E Existing	ea. Each	Eq. Equal	EXT Exterior	FD Floor Drain	FE Fire Extinguisher	FIN Finish	FLASH Flashing	FLR Floor	FCC Face of Concrete	FOR Face of Finish	FOS Face of Stud	GA Gauge	GALV Galvanized	GSM Galvanized Sheet Metal	GWB Gypsum Wall Board	GP Gas Vent	GYP Gypsum	HB Hose Bib	HC Handicap	HM Hollow Metal	HR Insulation	INT Light	LF Laundry Room Ventilation Fan	LT Light	MR Minimum Moisture Resistant	MN Mullion Vent	OC On Center	OH Opposite Hand	OPG Opening Opposite	PART Partition	PERF Perforated	PLYWOOD Plywood Treated	PTD Pointed	R Riser	RD Roof Drain	RM Required	RM Room	RWL Rain Water Leader	RV Range Vent	SC Solid Core	SZ Safety Glass	SHT Sheet	SM Similar	SCD See Civil Drawings	SED See Electrical Drawings	SLD See Landscape Drawings	SMD See Mechanical Drawings	SSD See Structural Drawings	STL Steel	SV Sheet Vinyl	T Tread	TO Top Of	TP Top Of Plate	FOS Face of Stud	TPO Toilet Paper Dispenser	TYP Typical	UNLESS OTHERWISE NOTED	VEN Vanner	VF Verify in Field	VPR Vapor Retardant Primer	VCT Vinyl Composition Tile	W/ With	W/O Without	WD Wood	WH Water Heater	WO Where Occurs	WP Waterproof	WRB Weather-Resistive Barrier
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**DRAWING LIST**

<b>GENERAL</b>	
A0.0	COVER SHEET
A0.1	GENERAL NOTES, BUILDING INFORMATION DRAWING LIST
A0.2	ARCHITECTURAL SPECIFICATIONS AND GREEN BUILDING NOTES
<b>ARCHITECTURAL</b>	
A1.1	SITE PLAN
A1.2	CRAWLSPACE PLAN, ROOF PLAN
A2.1	FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	INTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS
A4.1	INTERIOR ELEVATIONS
A5.1	DETAILS
A5.2	DOOR & WINDOW DETAILS
A5.3	DETAILS
A5.4	DETAILS
A5.5	DETAILS
A6.1	WINDOW & DOOR SCHEDULE
<b>STRUCTURAL</b>	
S1.0	STANDARD DETAILS
S1.1	GENERAL NOTES
S2.0	STRUCTURAL PLANS
S2.2	ELEVATIONS
S3.0	FOUNDATION DETAILS
S4.0	FRAMING DETAILS
S5.0	ROOF FRAMING DETAILS

**SYMBOLS/LEGEND**

	Property Line
	Center Line
	Section
	Exterior Elevation
	Interior Elevation
	Detail
	Door, Window, or Skylight
	Metalwork Type
	Exterior Color/Finish Type
	Revision
	Partition Type
	Exhaust Fan
	Elevation
	Dimension to face of stud
	Dimension to Centerline
	Egress window
	Wood Post

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Permit Ready Narrow House with Garage  
Portland, Oregon

City of Portland  
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1900 S.W. Fourth Avenue, Suite 5000  
Portland, Oregon 97201

Revisions  
07/22/05 - TASK I  
11/08/05 - TASK II  
01/23/06 - TASK III  
02/27/06 - TASK III

Stamp

Job Number: 0520  
Drawn By: -  
Checked By: RVG  
Date: 01/23/06  
Scale: N.A.

Title: GENERAL NOTES BUILDING INFORMATION DRAWING LIST

Sheet

A0.1

**ARCHITECTURAL SPECIFICATIONS**

**FINISH CARPENTRY:**

THIS SECTION INCLUDES: 1. ALL EXTERIOR ARCHITECTURAL WOODWORK, INCLUDING BUT NOT LIMITED TO EXTERIOR WOOD BUILDING TRIM, ENTRY PORCH BEAMS AND COLUMNS, HANDRAILS, BALCONY POST, BEAMS, AND BRACKETS, SUNSHADE/TRELLIS, BATTENS AND ALL ASSOCIATED FASTENERS AND ACCESSORIES. 2. INTERIOR FINISH CARPENTRY ITEMS INCLUDING BUT NOT LIMITED TO INTERIOR WOOD BUILDING TRIM, CASINGS, ATTIC HATCHES AND ALL ASSOCIATED FASTENERS AND ACCESSORIES. LUMBER GRADE TO COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARDS AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARDS COMMITTEE BOARD OF REVIEW PROVIDE LUMBER WITH EACH PIECE MARKED WITH GRADE STAMP OF INSPECTION AGENCY. FOR EXPOSED LUMBER, FURNISH PIECES WITH GRADE STAMPS APPLIED TO ENDS OR BACKS OF EACH PIECE, OR OMT GRADE STAMPS ENTIRELY AND PROVIDE CERTIFICATES OF GRADE COMPLIANCE.

**PRODUCTS:**

1.WOOD MATERIALS  
 PAINTED EXTERIOR LUMBER: TIGHT KNOT CEDAR TEXTURE: SURFACE (SMOOTH)  
 UNPAINTED EXTERIOR LUMBER: CLEAR CEDAR TEXTURE: SURFACE (SMOOTH)  
 EXTERIOR BATTENS: TIGHT KNOT CEDAR TEXTURE: SURFACE (SMOOTH) SPACED AT 11 1/2" O.C. AS SHOWN IN DRAWINGS DIMENSIONS: 1X3  
 EXTERIOR WOOD TRIM: TIGHT KNOT CEDAR, 5/4" THICK TYPICAL, UNLESS SHOWN OTHERWISE ON DRAWINGS, SHOP PRIMED.  
 EXTERIOR HANDRAILS: CLEAR CEDAR, MILLED TO SHAPE  
 EXTERIOR BRACKETS: TIGHT KNOT CEDAR, SHOP PRIMED.  
 INTERIOR WOOD TRIM/MOF: MILLED MOLDINGS AND FLATS AS SHOWN ON THE DRAWINGS, SHOP PRIMED, FIELD PRIMED ALL FIELD CUT SURFACES. TYP. DIMENSIONS OF MATERIALS , UNLESS SHOWN OTHERWISE ON DRAWINGS ARE:  
 WALL BASE: 1/2"x4", DOOR CASINGS: 1/2"x4", WINDOW SILLS: 3/4"x TO SUIT.

**2. ACCESSORIES:**

WOOD FILLER: PAINTABLE PUTTY: UNSEED OIL THINNT TO MATCH SURFACE FINISH COLOR  
 NAILS, BOLTS, NUTS, WASHERS, BLIND FASTENERS, LACS AND SCREWS: SIZE AND TYPE TO SUIT APPLICATION, PLAIN FINISH. FASTENERS EXPOSED ON UNPAINTED LUMBER TO BE POWDER COATED FLAT BLACK, FASTENERS EXPOSED ON PAINTED LUMBER TO MATCH ADJACENT COLOR SURFACE. PRIMER: ALKYO PRIMER SEALER. FINISH PAINTING AS SPECIFIED ON PAINTS AND COATINGS.

3. INSTALLATION: INSTALL WORK IN ACCORDANCE WITH AIA CUSTOM QUALITY STANDARD. SET AND SECURE MATERIALS AND COMPONENTS IN PLACE, PLUMB AND LEVEL. INSTALL TRIM WITH FINISHING NAILS AT 12 INCHES ON CENTER. INSTALL WALL BASE FOR CLOSE FIT TO FINISH FLOOR. FIELD PRIME ALL FIELD CUT SURFACES. REPAIR DAMAGE OR DEFECTIVE FINISH CARPENTRY TO ELIMINATE FUNCTIONAL OR VISUAL DEFECTS. WHERE NOT POSSIBLE TO REPAIR, REPLACE FINISH CARPENTRY. ADJUST JOINERY FOR UNIFORM APPEARANCE.

4. TOLERANCES: MAXIMUM VARIATION FROM TRUE POSITION: 1/16 INCH. MAXIMUM OFFSET FROM TRUE ALIGNMENT WITH ABUTTING MATERIALS: 1/32 INCH

**WOOD DOORS**

COMPLY WITH ARCHITECTURAL WOODWORK QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE AND REQUIREMENTS PER STATE AND LOCAL CODES.  
 EXTERIOR DOORS TO BE CUSTOM AS SHOWN IN DOOR SCHEDULE. INTERIOR DOOR TO BE HOLLOW CORE FLUSH DOORS.  
 GRADE FOR DOORS WITH TRANSPARENT FINISH: PREMIUM GRADE OF DOORS FOR OPAQUE FINISH:CUSTOM STILE AND RAIL DIMENSIONS AS INDICATED ON DRAWINGS. SEE DOOR SCHEDULE.  
 WOOD SPECIES: FIR. ALL EXTERIOR DOORS TO HAVE SQUARE STROKING. ALL GLAZING ON EXTERIOR OF THE BUILDING TO MATCH. NO TINT ON GLASS OPENINGS AT DOORS.  
 NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS.  
 TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. APPLY STOPS FROM INTERIOR.  
 DOORS FOR OPAQUE FINISH TO BE PRIMED WITH ONE COAT OF WOOD PRIMER AND AS SPECIFIED IN PAINTS AND COATING SECTION.  
 INSTALL WOOD DOORS TO COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND REFERENCED QUALITY STANDARDS.

**PAINTS AND COATINGS**

1. PAINT EXPOSED SURFACES, EXCEPT WHERE A SURFACE OR MATERIAL IS SPECIFICALLY INDICATED NOT TO BE PAINTED OR IS TO REMAIN NATURAL, WHERE AN ITEM OR SURFACE IS NOT SPECIFICALLY MENTIONED, PAINT THE SAME AS SIMILAR ADJACENT MATERIALS OR SURFACES. PAINTING IS NOT REQUIRED ON PREFINISHED ITEMS, FINISHED METAL SURFACES, CONCEALED SURFACES, OR LABELS.

2. CLEAN AND PREPARE SURFACES TO BE PAINTED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION AND AS SPECIFIED.  
 WOOD: CLEAN SURFACES OF DIRT, OIL AND OTHER FOREIGN SUBSTANCES. SAND SURFACES EXPOSED TO VIEW SMOOTH AND DUST OFF. SCRAPE AND CLEAN SMALL, DRY, SEASONED KNOTS, AND APPLY A THIN COAT OF WHITE SHELLAC OR OTHER COMMENDED KNOT SEALER BEFORE APPLYING PRIMER. AFTER PRIMING, FILL HOLES AND IMPERFECTIONS IN FINISH SURFACES WITH PUTTY OR PLASTIC WOOD FILLER. SAND SMOOTH WHEN DRIED.  
 PRIME, STAIN, OR SEAL WOOD TO BE PAINTED IMMEDIATELY ON DELIVERY. PRIME EDGES, ENDS, FACES, UNDERSIDES, AND BACKSIDES OF WOOD, WHEN TRANSPARENT FINISH IS REQUIRED. BACKPRIME WITH SPAR VARNISH. SAND AND DUST BETWEEN PAINT COATS TO REMOVE DEFECTS VISIBLE TO THE UNAIDED EYE FROM A DISTANCE OF 5 FEET. FOR BRUSH APPLICATIONS, BRUSH OUT AND WORK THE BRUSH COATS ONTO THE SURFACE IN AN EVEN FILM. CLOUDINESS, SPOTTING, LAPS, BRUSH MARKS, RUNS, SAGS, ROPIENESS AND OTHER SURFACE IMPERFECTIONS IS NOT ACCEPTABLE.

**EXTERIOR PAINTING SCHEDULE:**

WOOD:  
 1. MEDIUM SHADE, SEMI-GLOSS, ACRYLIC ENAMEL FINISH: 2 FINISH COATS OVER PRIMER  
 EXCPT FIBER-SIDING: AS REQUIRED BY MANUFACTURER

**INTERIOR FINISH SCHEDULE:**

GYP.SBO. WALLS: LATEX ACRYLIC PAINT; 2 FINISH COATS OVER PRIMER  
 BATHROOMS TO BE SEMI-GLOSS, KITCHEN SATIN, ALL DOORS AND TRIM SEMI-GLOSS, ALL ELSE TO BE EGGSHELL.

**FIBER CEMENT SIDING**

SECTION INCLUDES: SIDING PANELS, SOFFIT PANELS, ACCESSORIES AND TRIM.  
 A. SIDING PANELS: HARDIPANEL BY JAMES HARDIE, HARDIPLANK LAP SIDING: JAMES J. HARDIE PANEL, THICKNESS: 5/16 INCH. NOMINAL SIZE: 9 1/4" AND 12", SEE ELEVATIONS FOR LOCATIONS. STYLE: SMOOTH PANEL FINISH: FACTORY SEALED WITH FIBERTECT. FIELD PRIMED AND PAINTED.  
 B. BOARD AND BATTEN SIDING: JAMES J. HARDIE PANEL, THICKNESS: 5/16" NOMINAL. STYLE: SMOOTH PANEL FINISH: FACTORY SEALED WITH FIBERTECT. FIELD PRIMED AND PAINTED. BATTENS: TIGHT KNOT CEDAR DIMENSIONS: 1X3 FINISH: SANDED SMOOTH-FIELD PRIMED AND PAINTED. BATTENS SPACED AT 11 1/2" O.C. SEE ELEVATIONS.  
 C. SOFFIT: JAMES J. HARDIE PANEL, THICKNESS: 1/4" NOMINAL. STYLE: SMOOTH. FINISH: FACTORY SEALED WITH FIBERTECT. FIELD PRIME AND PAINTED.

**ACCESSORIES:**

A. TRIM: WESTERN RED CEDAR LUMBER, WITHOUT KNOT HOLES, CHECKS OR CRACKS, SIZE AS INDICATED IN DRAWINGS.  
 B. SEALANT: PAINTABLE 100 PERCENT ACRYLIC LATEX SEALANT COMPLYING WITH ASTM C 920.  
 C. SHEET METAL FLASHING: PRE-PRIMED GALVALUME.  
 D. NAILS: STAINLESS STEEL.  
 E. PRIMER FOR UNPRIMED SIDING: COMPATIBLE WITH FINISH PAINT AND COMPLYING WITH SIDING MANUFACTURER'S RECOMMENDATIONS.

**INSTALLATION:**

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND DRAWING DETAILS. TOUCH UP ALL FIELD CUT EDGES BEFORE INSTALLING. BACKPRIME SIDING WITH ONE COAT PRIMER. PRIME ALL CUT EDGES. PRE-DRILL HOLES IF NECESSARY TO PREVENT BREAKAGE. DO NOT INSTALL SIDING LESS THAN 6 INCHES FROM SURFACE OF GROUND NOR CLOSER THAN 1 INCH TO ROOFS, PATIOS, PORCHES, AND OTHER SURFACES WHERE WATER MAY COLLECT. AFTER INSTALLATION, SEAL ALL JOINTS EXCEPT LAP JOINTS OF LAP SIDING. SEAL AROUND ALL PENETRATIONS. PAINT ALL EXPOSED CUT EDGES. SET NAILS FLUSH AND PAINT. PAINT SIDING AND TRIM WITH ONE COAT PRIMER AND TWO COATS FINISH PAINT.

**SHEET METAL FLASHING AND TRIM**

SECTION INCLUDES FLASHING, COUNTERFLASHING, GUTTERS, DOWNSPOUTS, FABRICATED SHEET METAL ITEMS AS INDICATED ON THE DRAWINGS.  
 PERFORM WORK IN ACCORDANCE WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL REQUIREMENTS AND STANDARD DETAILS, EXCEPT OTHERWISE INDICATED.  
 SHEET MATERIALS:  
 PRE-PRIMED GALVALUME: ASTM A653/A 653M, WITH G90/Z275 ZINC COATING, MINIMUM 0.02 INCH THICK BASE METAL.  
 PRE-FINISHED ALUMINUM: ASTM B 209 (ASTM B 209M), 0.022 INCH THICK, PLAIN FINISH SHOP PRECOATED WITH FLUOROPOLYMER COATING OF COLOR AS SELECTED.

**FABRICATION:**

FORM SECTIONS TRUE TO SHAPE, ACCURATE IN SIZE, SQUARE, AND FREE FROM DISTORTION OR DEFECTS. FORM PIECES IN LONGEST POSSIBLE LENGTHS. HEM EXPOSED EDGES ON UNDERSIDE 1/2", WTER AND SEAM CORNERS.  
 FORM MATERIAL WITH FLAT LOCK SEAMS, EXCEPT WHERE OTHERWISE INDICATED. AT MOVING JOINTS, USE LAPPED, BAYONET-TYPE OR INTERLOCKING HOOKED SEAMS. FABRICATE CORNERS FROM ONE PIECE WITH MINIMUM 18 INCH LONG LESS, SEAM FOR RIGIDITY, SEAL WITH SEALANT. FABRICATE VERTICAL FACES WITH BOTTOM EDGE FORMED OUTWARD 1/4 INCH AND HEMMED TO FORM DRIP.

**GUTTER AND DOWNSPOUT FABRICATION**

GUTTERS: PROFILE AS INDICATED ON DRAWINGS. DOWNSPOUTS: 3" ROUND PROFILE. ACCESSORIES: PROFILE TO SUIT GUTTERS AND DOWNSPOUTS. ANCHORAGE DEVICES: IN ACCORDANCE WITH SMACNA REQUIREMENTS. GUTTER SUPPORTS: BRACKETS. DOWNSPOUT SUPPORTS: BRACKETS. SEE DETAILS.

**GREEN BUILDING NOTES**

**CODES**

1 ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:  
 COVERING LOCAL, STATE OR NATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES  
 2005 OREGON RESIDENTIAL SPECIALLY CODE  
 THE FOLLOWING GREEN BUILDING RECOMMENDATIONS ARE LISTED AS A REFERENCE ONLY TO PRODUCTS AND SYSTEMS FOR ADDITIONAL INFORMATION PLEASE VISIT THE FOLLOWING WEBSITES:  
 NAHB GREEN HOME BUILDING GUIDELINES www.nahbrc.org/greenguidelines  
 G/RATED www.green-rated.org

**GREEN BUILDING PRODUCTS**

ENVIRONMENTAL HOME CENTER www.environmentalhomecenter.com  
 OKOS GREEN BUILDING SOURCE www.okos.com/products/index.lesso  
 RECYCLED CONTENT PRODUCTS LISTED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY www.epa.gov/cpp/products.htm  
 GREEN SEAL CERTIFIED PRODUCTS www.greenseal.org/certproducts.htm

**INDUSTRY ASSOCIATIONS**

CERTIFIED FOREST PRODUCTS COUNCIL www.certifiedwood.org  
 CARPET & RUG INSTITUTE www.carpet-rug.com  
 FOREST STEWARDSHIP COUNCIL www.fsc.org  
 US GREEN BUILDING COUNCIL www.usgbc.org  
 AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS www.ashrae.org  
 NATIONAL FENESTRATION RATING COUNCIL www.nfrc.org

**RECOMMENDED GREEN BUILDING CHECKLIST**

1	FOUNDATION:
	REUSE FORM BOARDS, ALUMINUM FOUNDATION FORMS USED
	USE RECYCLED CONCRETE FOR AGGREGATE
	INCORPORATE RECYCLE FLYASH IN CONCRETE, 25% MAX.
2	SITE:
	PROTECT AND NATURAL FEATURES ON SITE PROTECTED DURING CONSTRUCTION
	SAVE AND REUSE ALL TOPSOIL WHERE DETERMINED VALUABLE BY SOIL ANALYSIS
	USE PERMEABLE PAVERS, ASPHALT OR CONCRETE TO ALLOW STORMWATER PERCOLATION.
	LANDSCAPE USING NATIVE AND DROUGHT TOLERANT PLANTS
	SOLAR-POWERED WALKWAY OR OUTDOOR AREA LIGHTING
	RECYCLE JOB SITE WASTE. PROVIDE A BUILT IN RECYCLING CENTER ON JOB SITE
	INSTALLED IRRIGATION SYSTEM INCLUDES A SOIL MOISTURE OR RHAI SENSOR OR OTHER IRRIGATION EFFICIENCY DEVICES
	BAMWATER HARVESTED AND DIRECTED TOWARD LANDSCAPING NEEDS
	USE RECYCLED CONTENT AGGREGATES FOR PAVEMENT AND DRIVEWAY. EX: CRUSHED CONCRETE.
3	STRUCTURAL FRAME (VERIFY WITH STRUCTURAL ENGINEER):
	ORIENTED STRAND BOARD OSB (W/LOW OR ZERO FORMALDEHYDE) FOR SUBFLOOR AND SHEATHING
	CERTIFIED WOOD FOR STRUCTURAL FRAMING AND NON-RENTED TEMPORARY CONSTRUCTION APPLICATIONS
4	ENERGY EFFICIENCY:
	INSTALL RECYCLE CONTENT, FORMALDEHYDE FREE INSULATION
	INSTALL DOUBLE PANELED, LOW EMISSIVITY WINDOWS
	HOUSE IS WRAPPED WITH AN EXTERIOR AIR INFILTRATION BARRIER TO MANUFACTURER'S SPECIFICATIONS
	USE A WEATHER STRIPPED ATTIC HATCH MADE OF A HEAVIER MATERIAL SUCH AS MDF
	RECESSED LIGHTS IN INSULATED CEILING MUST BE EITHER AIR TIGHT OR THE CANS MUST BE LOCATED INSIDE A SEALED, AIRTIGHT BOX IN THE ATTIC
	AIR SEALING REQUIRED AROUND TUBS AND SHOWERS; ATTIC AND CRAWLSPACE PANELS; AT RECESSED LIGHTS AND AROUND ALL ELECTRICAL AND PLUMBING PENETRATIONS, PLUS ANY OTHER OPENINGS BETWEEN CONDITIONED AND UNCONDITIONED SPACES
	ALL JOINTS, SEAMS, PENETRATIONS, ROUGH OPENINGS, AND OTHER SOURCES OF AIR LEAKAGE AT THE BUILDING ENVELOPE TO BE CAULKED, SEALED, ETC. TO MAINTAIN ENVELOPE TIGHTNESS
	INSTALL A 90% OR HIGHER ENERGY EFFICIENCY FURNACE WITH SEALED COMBUSTION AIR
	INSTALL A 90% OR HIGHER EFFICIENCY BOILER WITH SEALED COMBUSTION AIR
	ZONING UTILIZING TO OR MORE THERMOSTATS CONTROLLING HEATING ZONES
5	EXTERIOR FINISH:
	TREATED WOOD THAT DOES NOT CONTAIN CHROMIUM OR ARSENIC FOR DECKING, CONNECTORS MUST BE STAINLESS STEEL OR GMAA
	FIBER CEMENT FOR EXTERIOR SIDING AND BOARD. CERTIFIED WOOD FOR BATTEN
	MIN. 40 YEAR ROOFING MATERIAL ASPHALT COMPOSITION SHINGLES.
	INSTALL METAL ROOFING.
	FIBERGLASS OR WOOD WINDOWS
	DECKING WITH 50% OR MORE RECYCLE CONTENT
6	INTERIOR:
	WOODWORK WITH WATER BASED LACQUER FINISHES
	CERAMIC TILE W/ 50% OR MORE RECYCLED CONTENT INSTALLED WITH LOW TOXIC ADHESIVES
	ALL PARTICLE BOARD SURFACES PAINTED WITH WATER BASED SEALER
	INSTALL A HARDWIRED CARBON MONOXIDE DETECTOR OUTSIDE SLEEPING AREAS
	USE LOW OR NON-VOLATILE ORGANIC COMPOUNDS FOR PAINTS, VARNISHES, CARPET, ADHESIVES, COATINGS, OR COMPOSITE WOOD
	INSTALL ENERGY-EFFICIENT "ENERGY STAR" LABELED PRODUCTS FOR KITCHEN APPLIANCES, FURNACES AND WATER HEATERS.
	INSTALL WATER EFFICIENT FIXTURES, 1.6 GALLONS PER FLUSH TOILETS, 1.5 GPM FAUCET ABRATORS AND 2.0 GPM SHOWERHEADS WITH ON/OFF TOGGLE.
	LIGHT FIXTURES ARE FLUORESCENT OR HVE COMPACT FLUORESCENT LIGHT BULBS INSTALLED
	LIGHT COLORED INTERIOR WALLS, CEILINGS, SOFFITS AND CARPET
	RECYCLED CONTENT GYPSUM WALLBOARD
	WOOD FLOORING FROM CERTIFIED SUSTAINABLY HARVESTED SOURCES OR FROM REUSED OR RE-MILLED SOURCES
	WOOD FLOORS WITH WATER-BASED URETHANE FINISHES
	NATURAL LINOLEUM FOR KITCHEN AND BATHROOM FLOORS INSTALLED WITH LOW TOXIC ADHESIVES OR BACKING
	BAMBOO OR CORK FLOORING
	RECYCLED CONTENT RESILIENT FLOORING
	NATURAL FIBER CARPET W/ NATURAL OR RECYCLE CONTENT CARPET PAD
	CABINETS FRONTS MADE FROM RECLAIMED OR RE-MILLED WOOD
	INSTALLED ON DEMAND HOT WATER DELIVERY SYSTEM

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Revisions  
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 11/08/08 - TASK II  
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 02/27/08 - TASK III

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 Checked By RVG  
 Date 01/23/08  
 Scale N.A.

Title  
 ARCHITECTURAL SPECIFICATIONS AND GREEN BUILDING NOTES

Sheet  
 A0.2

**Exhibit A**

**VARGAS GREENAN  
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- 02/27/06 - TASK III

**Stamp**

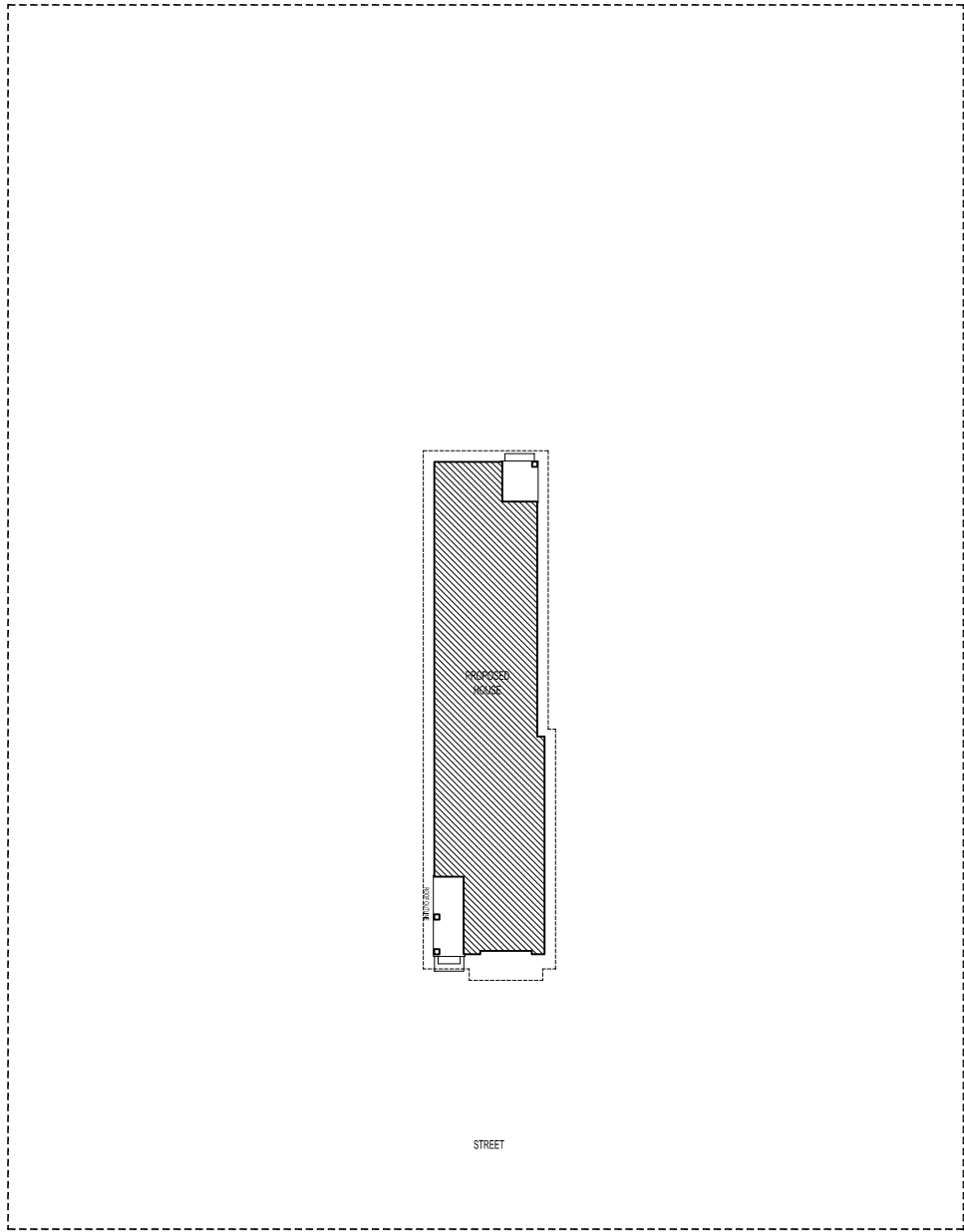
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**Drawn By** -  
**Checked By** RWG  
**Date** 01/23/06  
**Scale** AS NOTED

**Title**

SITE PLAN

**Sheet**

**A1.1**



**SITE PLAN GENERAL NOTES**

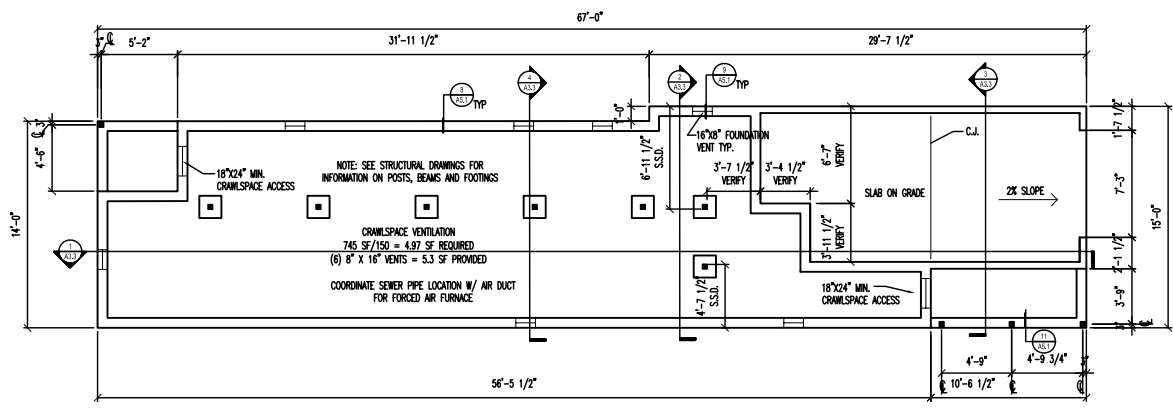
- SITE PLAN SHEET IS SCHEMATIC FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION
- OWNER WILL BE REQUIRED TO COMPLETE AND SUBMIT A SITE PLAN
- A MINIMUM BUILDING SETBACK OF 5' WILL BE PROVIDED

**SITE PLAN**

TO BE COMPLETED BY OWNER

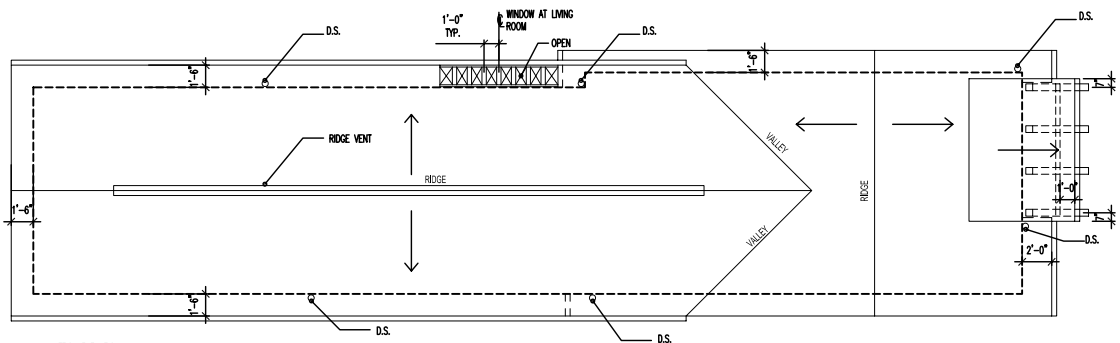
1/8"=1'-0"





CRAWLSPACE PLAN

1/4"=1'-0"



ATIC VENTILATION  
AREA REQUIRED=967/150=6.4  
6.6(144)=922 square inches

50% AT SOFFIT VENTS:  
VENT HOLES: 3 (2" DIA.) VENT HOLES PER 24"  
(154) 2" DIA VENT HOLES (3.14 sq each) = 484sq > 461sq REQ'D

50% AT RIDGE VENT:  
1" SLOT X 40" = 480sq > 461sq REQ'D

ROOF PLAN

1/4"=1'-0"

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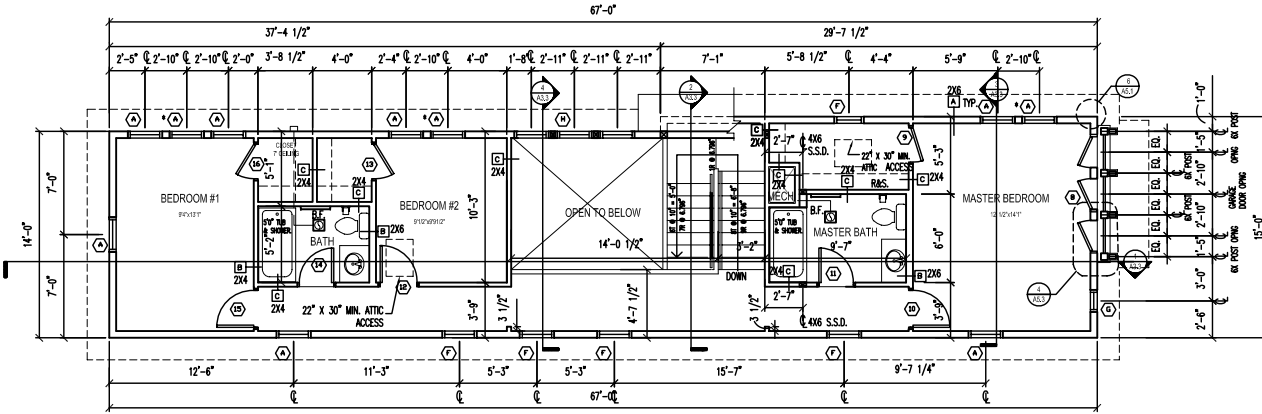
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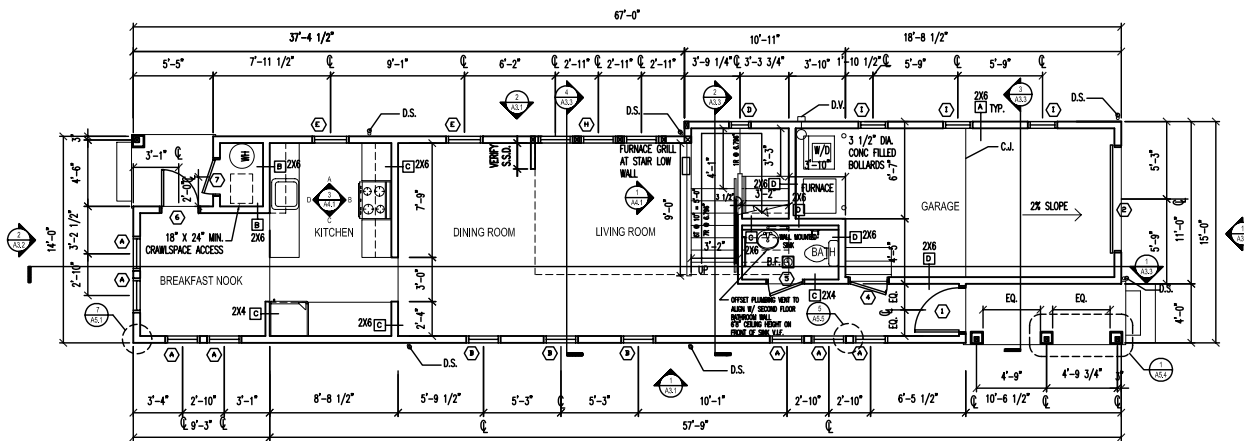
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FLOOR PLANS

**Sheet**

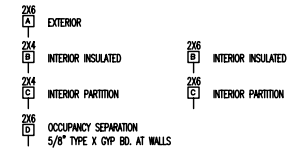
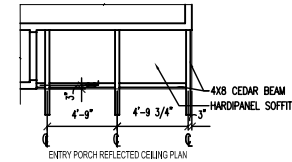
**A2.1**



SECOND FLOOR PLAN



FIRST FLOOR PLAN



\* MECHANICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE. ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE CITY. COORDINATE WITH BUILDING OFFICIAL REGARDING OTHER HEATING ALTERNATIVES.

**FURNACE-WATER HEATER NOTES:**

1. MAINTAIN 1" CLEAR TO ANY FRAMING
2. HEATING ELEMENTS OR IGNITION DEVICES TO BE MIN. 18" OFF FLOOR AS PER IRC M1307.3
3. PROVIDE PROPER VENTILATION & OUTSIDE COMBUSTION AIR TO ALL OPEN FLAME APPLIANCES
4. APPLIANCES TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE IN ACCORDANCE WITH SECTION M1307.2

WATER HEATER SEISMIC STRAPS SHALL BE LOCATED AT THE UPPER AND BOTTOM 1/3 OF TANK. MAINTAIN 4" CLEARANCE TO CONTROLS PER ORSC: M1307.2

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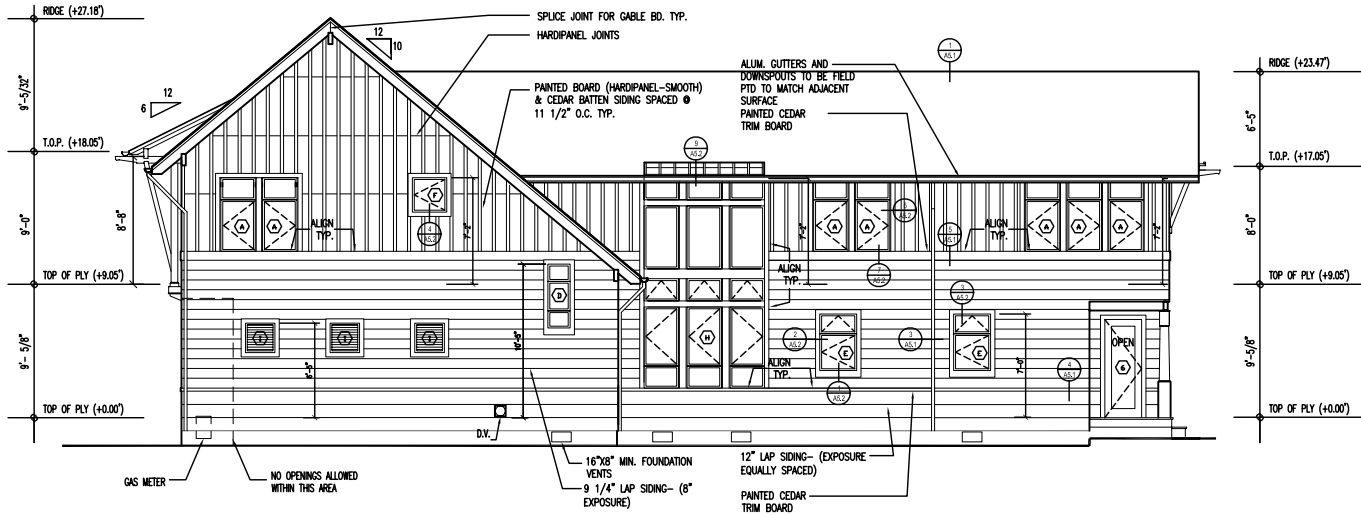
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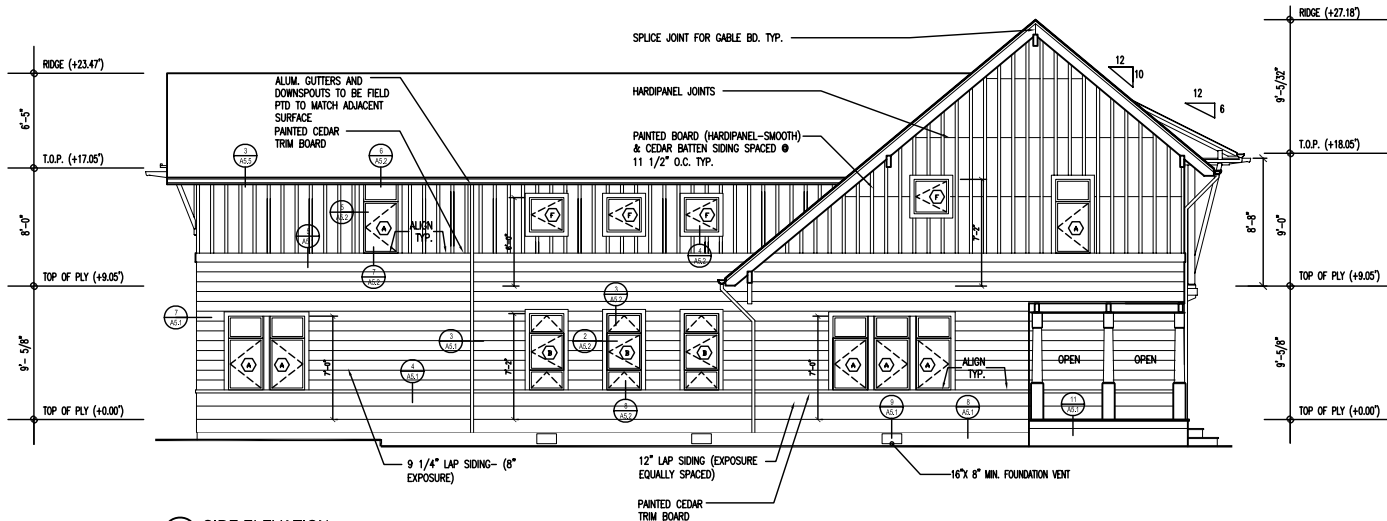
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EXTERIOR  
ELEVATIONS

Sheet

A3.1



2 SIDE ELEVATION



1 SIDE ELEVATION

\* ALL EXTERIOR CHANGES/REVISIONS MUST BE APPROVED PRIOR TO CONSTRUCTION. NO EXTERIOR FIELD CHANGES ALLOWED.  
SEE SHEET A3.2 FOR SIDING MATERIAL ALLOWED  
SEE SHEET A3.2 FOR ROOFING MATERIAL ALLOWED

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EXTERIOR ELEVATIONS

Sheet

A3.2

REQUIRED EXTERIOR FINISH MATERIALS

ROOF MATERIAL OPTIONS

BASE: 30 YR ASPHALT COMPOSITION SHINGLES  
GREEN: 40 YR ASPHALT COMPOSITION SHINGLES  
UPGRADE: WOOD SHINGLES  
TERNE COATED STAINLESS STEEL STANDING SEAM METAL ROOF

WINDOW AND DOOR OPTIONS

BASE: VINYL WINDOWS DOUBLE GLAZED WITH LOW E COATING, U VALUE=0.40 OR LESS. ALL WINDOWS TO BE RECESSED, SEE DETAILS.  
MAIN EXTERIOR DOOR TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.54 OR LESS. ALL OTHER EXTERIOR DOORS TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.20 OR LESS. ALL EXTERIOR DOORS TO HAVE SQUARE STICKING. NO TINT ON GLASS OPENINGS AT DOORS.  
TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS. SEE DOOR AND WINDOW SCHEDULE.

GREEN: FIBERGLASS FRAME WINDOWS WITH LOW E COATING, U VALUE=0.35 OR LESS. ALL WINDOWS TO BE RECESSED, SEE DETAILS.  
MAIN EXTERIOR DOOR TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.54 OR LESS. ALL OTHER EXTERIOR DOORS TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.20 OR LESS. ALL EXTERIOR DOORS TO HAVE SQUARE STICKING. NO TINT ON GLASS OPENINGS AT DOORS. TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS. SEE DOOR AND WINDOW SCHEDULE.

UPGRADE: ALL WOOD OR ALUMINUM CLAD WOOD WINDOWS WITH LOW E COATING, U VALUE=0.35. ALL WINDOWS TO BE RECESSED, SEE DETAILS.  
MAIN EXTERIOR DOOR TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.54 OR LESS. ALL OTHER EXTERIOR DOORS TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.20 OR LESS. ALL EXTERIOR DOORS TO HAVE SQUARE STICKING. NO TINT ON GLASS OPENINGS AT DOORS. TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS. SEE DOOR AND WINDOW SCHEDULE.

EXTERIOR CLADDING MATERIAL OPTIONS

BASE: A. FIBER CEMENT SIDING: 9 1/4" HARDIPLANK LAP SIDING (8" EXPOSURE) AND 12" HARDIPLANK LAP SIDING. SMOOTH PLANKS, NO TEXTURE. PRIMED AND PAINTED. WOOD TRIM. SEE DETAILS AND ELEVATIONS.  
B. BOARD AND BATTEN: CEMENTITIOUS BOARD-5/16" HARDIPLANK, SMOOTH PANELS, NO TEXTURE. PRIMED AND PAINTED. BATTENS: 1X3 TIGHT KNOT CEDAR, SPACED AT 11 1/2" O.C. PRIMED AND PAINTED. SEE ELEVATIONS. SEE DETAILS FOR CORNER DETAIL AT HARDIPLANK LAP SIDING.

GREEN: A. FIBER CEMENT SIDING: 9 1/4" HARDIPLANK LAP SIDING (8" EXPOSURE) AND 12" HARDIPLANK LAP SIDING. SMOOTH PLANKS, NO TEXTURE. PRIMED AND PAINTED. FIBER CEMENT TRIM, TIGHT KNOT CEDAR, PRIME AND PAINTED, 5/4" THICK TYP. UNLESS OTHERWISE NOTED. SEE DETAILS AND ELEVATIONS.  
B. BOARD AND BATTEN: CEMENTITIOUS BOARD-5/16" HARDIPLANK, SMOOTH PANELS, NO TEXTURE. PRIMED AND PAINTED. BATTENS: 1X3 TIGHT KNOT CEDAR, SPACED AT 11 1/2" O.C. PRIMED AND PAINTED. SEE ELEVATIONS. SEE DETAILS FOR CORNER DETAIL AT HARDIPLANK LAP SIDING. NO CORNER TRIMS AT HARDIPLANK LAP SIDING CORNERS.

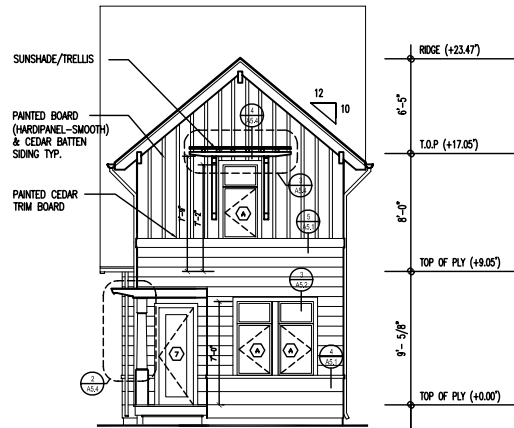
UPGRADE: A. WOOD SIDING AND TRIM TO MATCH DIMENSIONS OF BASE-REQUIRED SIDING AND TRIM.  
B. BOARD AND BATTEN: CEMENTITIOUS BOARD-5/16" HARDIPLANK, SMOOTH PANELS, NO TEXTURE. PRIMED AND PAINTED. BATTENS: 1X3 TIGHT KNOT CEDAR, SPACED AT 11 1/2" O.C. PRIMED AND PAINTED. SEE ELEVATIONS. SEE DETAILS FOR CORNER DETAIL AT HARDIPLANK LAP SIDING. NO CORNER TRIMS AT HARDIPLANK LAP SIDING CORNERS.

LUMBER AND WOOD PRODUCT OPTIONS

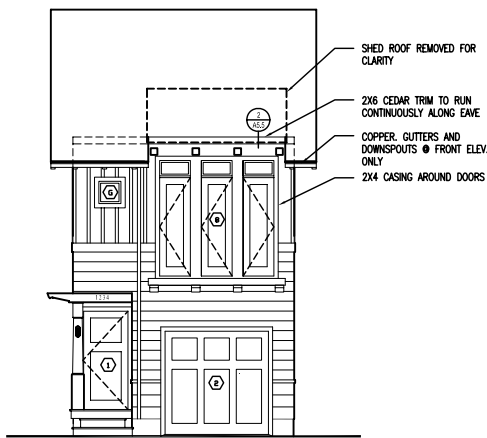
BASE: PAINTED EXTERIOR LUMBER- TIGHT KNOT CEDAR, SMOOTH TEXTURE. UNPAINTED EXTERIOR LUMBER- CLEAR CEDAR, SMOOTH SURFACE. EXTERIOR HANDRAILS- CLEAR CEDAR, MILLED TO SHAPE. EXTERIOR BRACKETS- TIGHT KNOT CEDAR (PAINTED), CLEAR CEDAR (UNPAINTED).  
GREEN: FOREST STEWARDSHIP COUNCIL (FSC) CERTIFIED WOOD AND LUMBER AS SPECIFIED ON THE BASE-REQUIRED WOOD PRODUCTS.

RECOMMENDED EXTERIOR COLOR SCHEMES

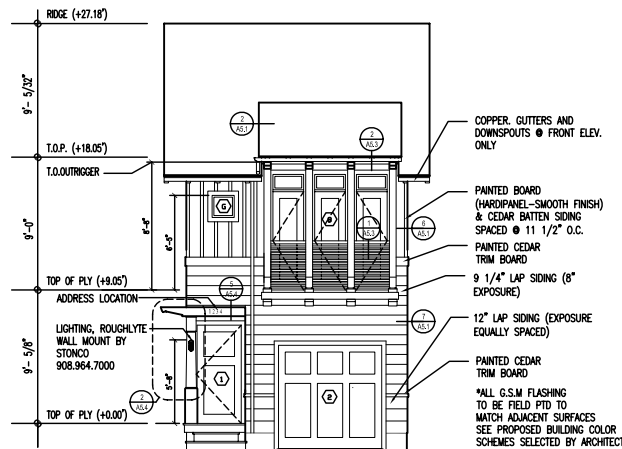
ALL PAINT COLORS REFERENCE SHERMAN WILLIAMS BRAND PAINT  
EXTERIOR PAINT FOR ALL SCHEMES:  
SEMI-GLOSS (TRIM, RAILINGS)  
SATIN (FIBER CEMENT SIDING AND BOARD & BATTEN)  
ASPHALT SHINGLE ROOFING COLORS REFERENCE MALARKEY BRAND  
SCHEME A (CREAM/FRENCH GREY WITH GREEN): ENTRY COLUMNS AND BEAMS: RUSKIN ROOM GREEN- SW 0042  
EXTERIOR DOORS: UNPAINTED, WATER BASED POLYURETHANE  
FIBER CEMENT SIDING: COMPATIBLE CREAM- SW 6387  
BOARD & BATTEN: BELIEVABLE BLUFF- SW 6120  
BALCONY STRUCTURE (BRACKETS, RAILINGS, BEAMS): RUSKIN ROOM GREEN-SW 0042  
WINDOW TRIM: PURE WHITE-SW 7005  
VINYL WINDOW: WHITE  
ASPHALT SHINGLE ROOFING: SIENNA BLEND  
SCHEME B (WHITE/FRENCH GREY): ENTRY COLUMNS AND BEAMS: DOVER WHITE- SW 6385  
EXTERIOR DOORS: UNPAINTED, WATER BASED POLYURETHANE  
FIBER CEMENT SIDING: BELIEVABLE BLUFF- SW 6120  
BOARD & BATTEN: DOVER WHITE- SW 6385  
BALCONY STRUCTURE (BRACKETS, RAILINGS, BEAMS): DOVER WHITE- SW 6385  
WINDOW TRIM: DOVER WHITE-SW 6385  
VINYL WINDOW: WHITE  
ASPHALT SHINGLE ROOFING: SIENNA BLEND  
SCHEME C (CREAM/FRENCH GREY WITH EXPOSED WOOD): ENTRY COLUMNS : PURE WHITE- SW 7005  
ENTRY BEAMS: UNPAINTED  
EXTERIOR DOORS: UNPAINTED, WATER BASED POLYURETHANE  
FIBER CEMENT SIDING: WHOLE WHEAT- SW 6121  
BOARD & BATTEN: HUBBARD SQUASH- SW 0044  
BALCONY STRUCTURE (BRACKETS, RAILINGS, BEAMS): UNPAINTED-WATER BASED POLYURETHANE  
WINDOW TRIM: PURE WHITE-SW 7005  
VINYL WINDOW: WHITE  
ASPHALT SHINGLE ROOFING: SIENNA BLEND



2 REAR ELEVATION



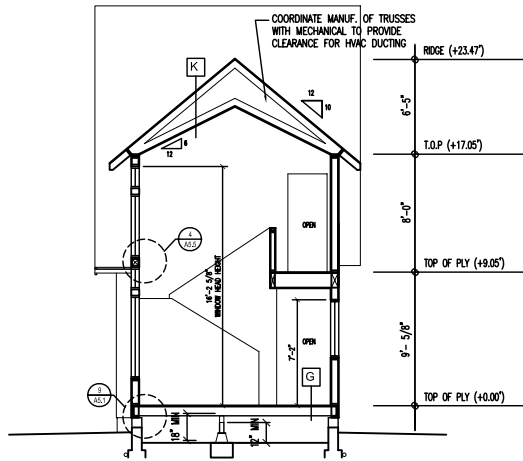
\* DIAGRAMATIC ELEVATION TO ILLUSTRATE BALCONY PORCH DOORS AND TRIM AT EAVE



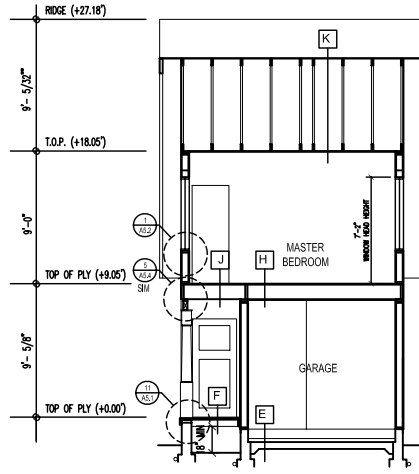
1 FRONT ELEVATION

\* ALL EXTERIOR CHANGES/REVISIONS MUST BE APPROVED PRIOR TO CONSTRUCTION. NO EXTERIOR FIELD CHANGES ALLOWED.  
SEE SHEET A3.2 (REQUIRED EXTERIOR FINISH MATERIALS) FOR SIDING MATERIAL ALLOWED  
SEE SHEET A3.2 (REQUIRED EXTERIOR FINISH MATERIALS) FOR ROOFING MATERIAL ALLOWED

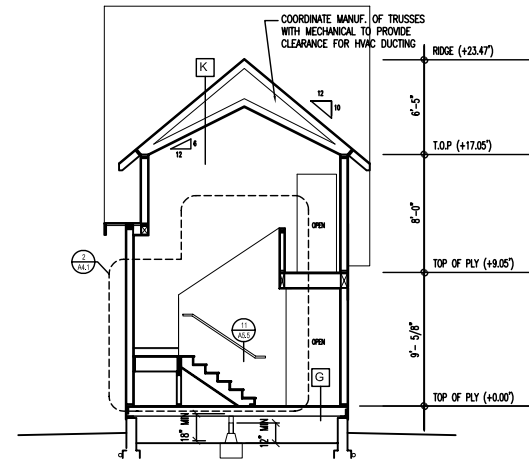




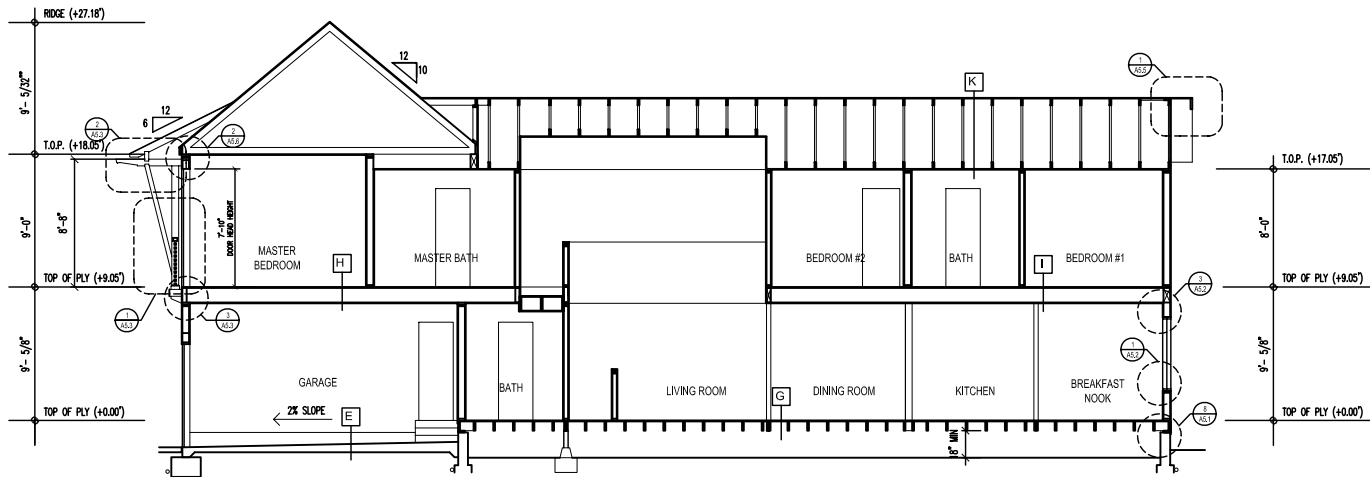
4 SECTION @ LIVING ROOM  
1/4"=1'-0"



3 SECTION @ ENTRY PORCH/ MASTER BEDROOM  
1/4"=1'-0"



2 SECTION @ STAIRS/ LIVING ROOM  
1/4"=1'-0"



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

**VARGAS GREENAN ARCHITECTS & Urban Design**

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**Permit Ready Narrow House with Garage**  
Portland, Oregon

**City of Portland**  
Bureau of Development Services  
1900 S.W. Fourth Avenue, Suite 5000  
Portland, Oregon 97201

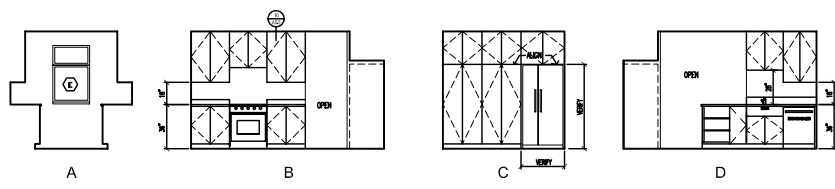
**Revisions**  
07/22/05 - TASK I  
11/08/05 - TASK II  
01/23/06 - TASK III  
02/27/06 - TASK III

**Stamp**

Job Number 0520  
Drawn By -  
Checked By RVG  
Date 01/23/06  
Scale AS NOTED

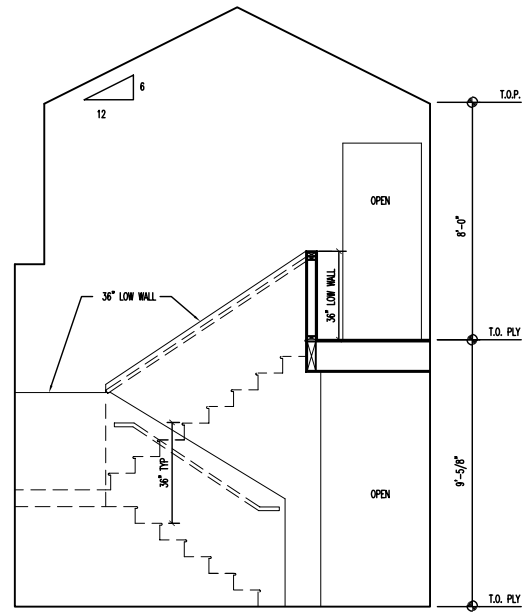
**Title**  
INTERIOR ELEVATIONS

**Sheet**  
A4.1



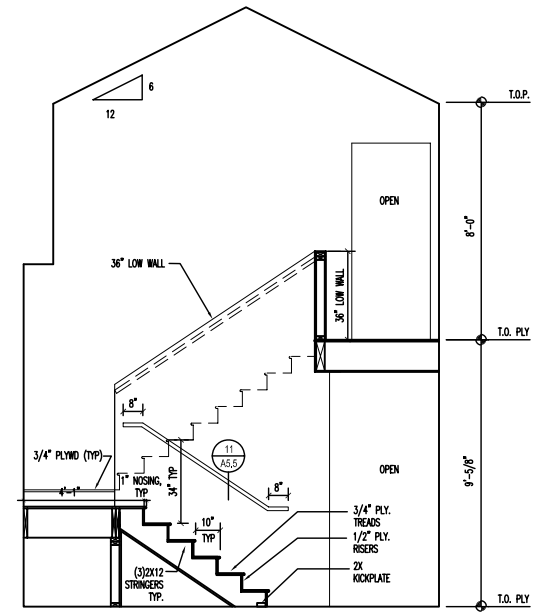
3 KITCHEN

1/4"=1'-0"



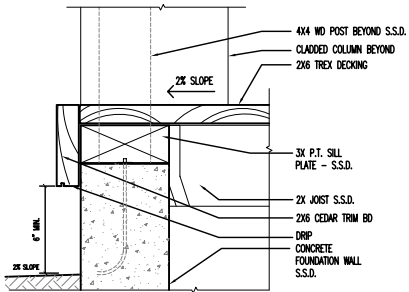
1 LIVING ROOM

1/2"=1'-0"



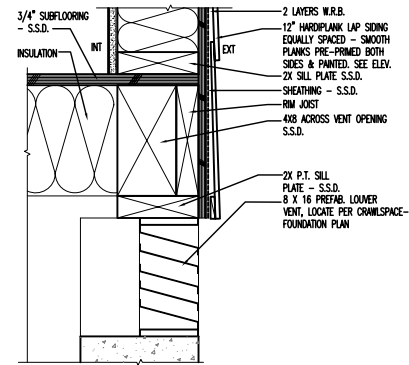
2 SECTION THROUGH STAIRS AT LIVING ROOM

1/2"=1'-0"



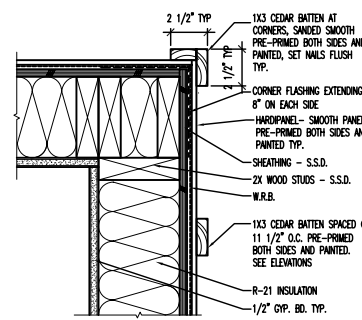
**FOUNDATION AT ENTRY PORCH**  
SCALE: 3" = 1'-0"

11



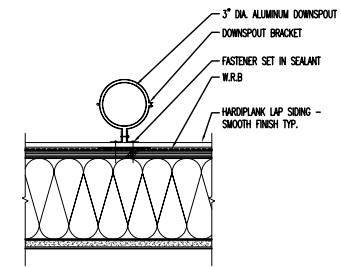
**CRAWLSPACE VENT @ FOUNDATION WALL**  
SCALE: 3" = 1'-0"

9



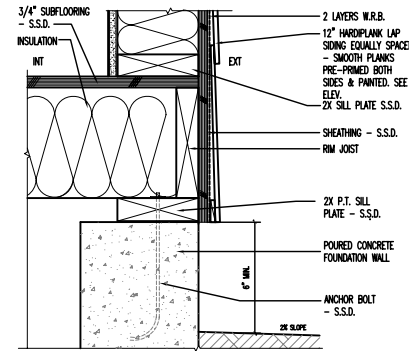
**HARDIPANEL CORNER**  
SCALE: 3" = 1'-0"

6



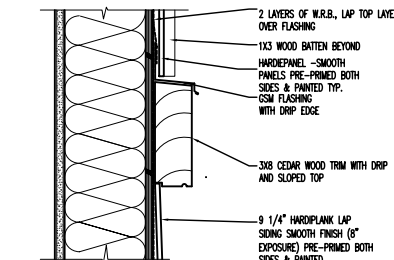
**DOWNSPOUT ON HARDIPANEL**  
SCALE: 3" = 1'-0"

3



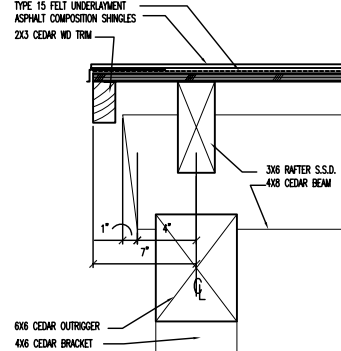
**TYPICAL FOUNDATION**  
SCALE: 3" = 1'-0"

8



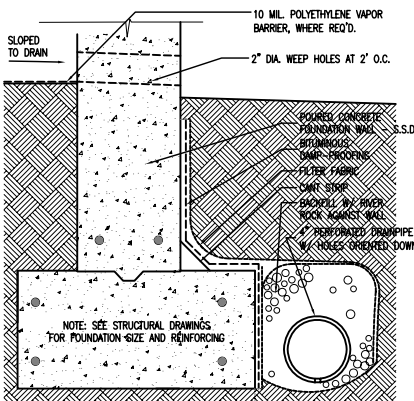
**BOARD & BATTEN / HARDIPANEL LAP SIDING**  
SCALE: 3" = 1'-0"

5



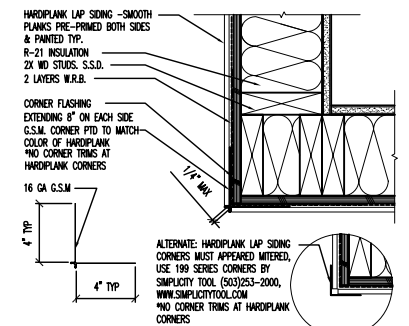
**RAKE DETAIL @ PORCH/SHED ROOF**  
SCALE: 3" = 1'-0"

2



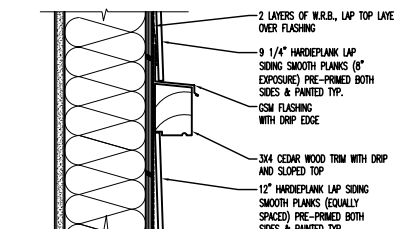
**FOUNDATION FOOTING**  
SCALE: DO NOT SCALE

10



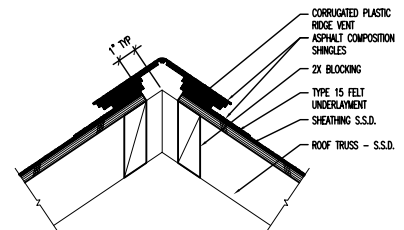
**HARDIPANEL LAP SIDING CORNER**  
SCALE: 3" = 1'-0"

7



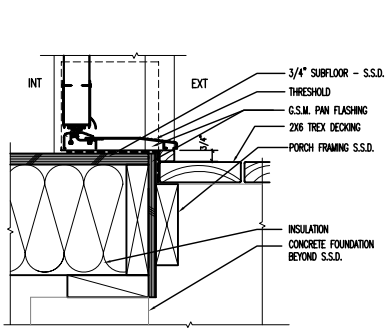
**TRIM BD/ HARDIPANEL LAP SIDING**  
SCALE: 3" = 1'-0"

4



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

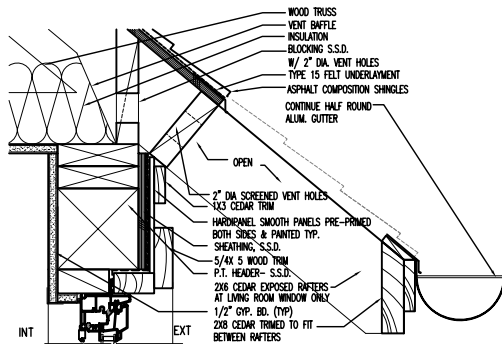
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DOOR SILL @ FRONT ENTRY

SCALE: 3" = 1'-0"

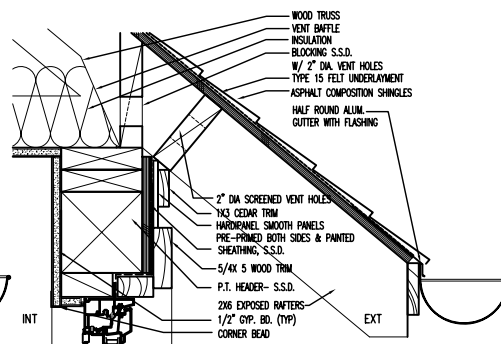
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EXPOSED EAVES AT LIVING ROOM

SCALE: 3" = 1'-0"

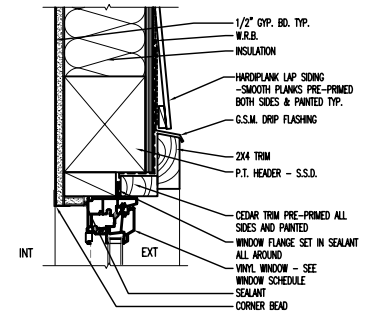
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EXPOSED EAVES AT WINDOW HEAD

SCALE: 3" = 1'-0"

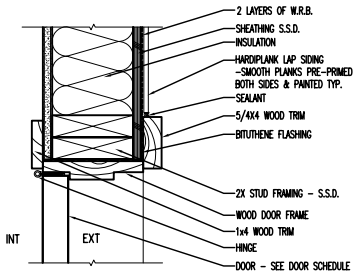
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WINDOW HEAD - HARDIPLANK LAP SIDING

SCALE: 3" = 1'-0"

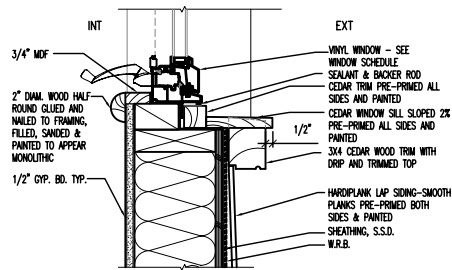
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DOOR JAMB - HARDIPLANK LAP SIDING

SCALE: 3" = 1'-0"

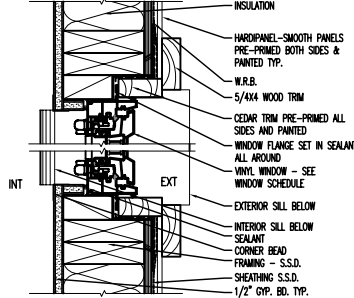
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WINDOW SILL HARDIPLANK LAP SIDING/TRIM BD

SCALE: 3" = 1'-0"

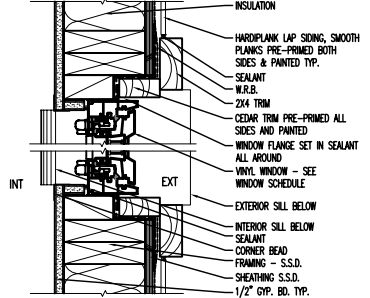
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WINDOW JAMB AT BOARD AND BATTEN

SCALE: 3" = 1'-0"

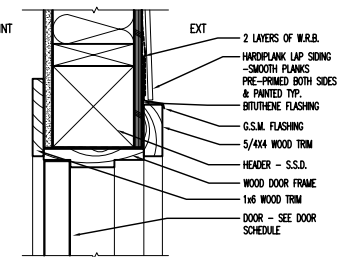
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WINDOW JAMB - HARDIPLANK LAP SIDING

SCALE: 3" = 1'-0"

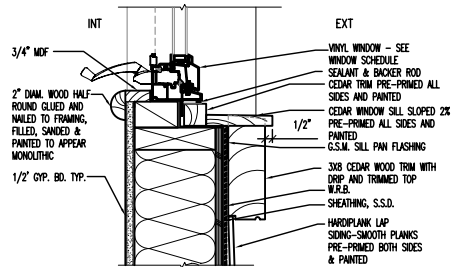
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DOOR HEAD - HARDIPLANK LAP SIDING

SCALE: 3" = 1'-0"

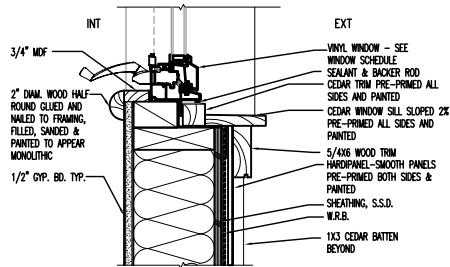
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WINDOW SILL HARDIPLANK LAP SIDING/TRIM BD

SCALE: 3" = 1'-0"

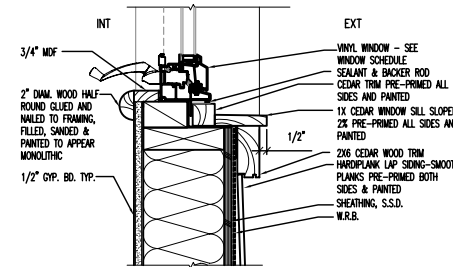
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WINDOW SILL AT BOARD & BATTEN

SCALE: 3" = 1'-0"

4

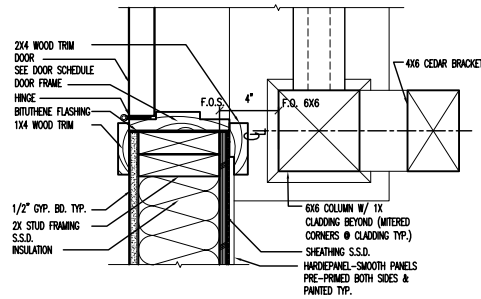
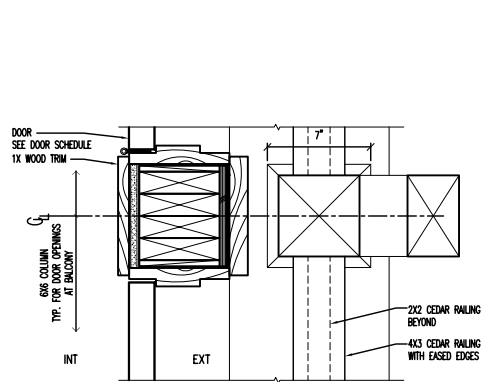


WINDOW SILL AT HARDIPLANK LAP SIDING

SCALE: 3" = 1'-0"

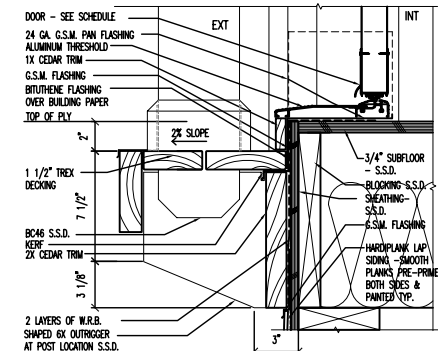
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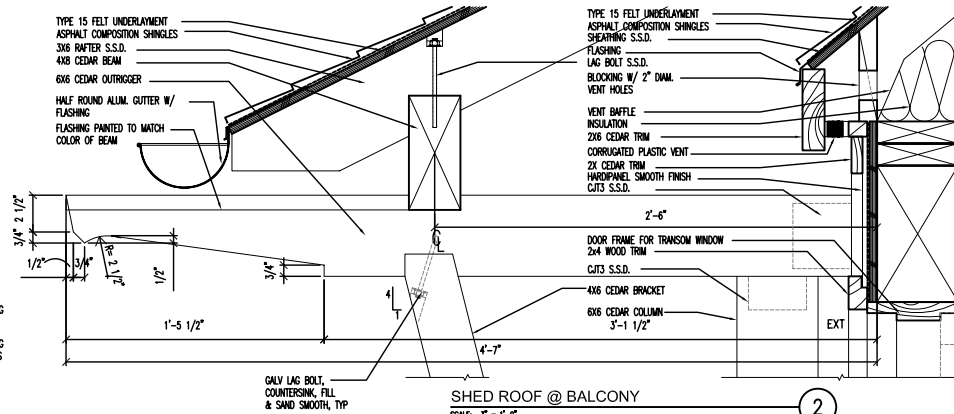
DOOR JAMB AND BALCONY AT MASTER BEDROOM  
SCALE: 3" = 1'-0"

4



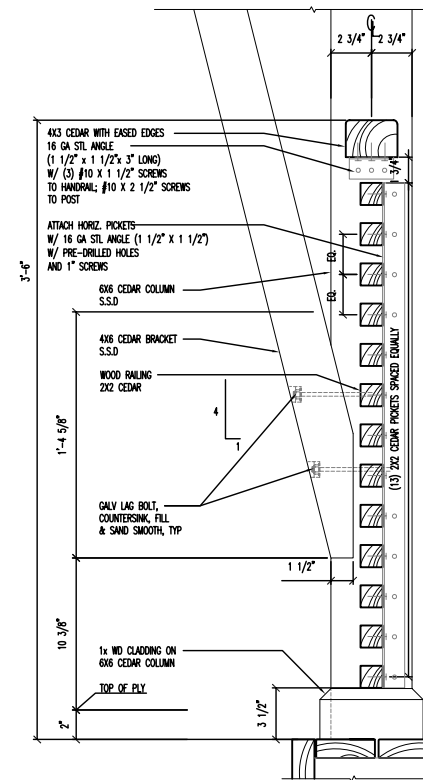
DOOR SILL AT MASTER BEDROOM BALCONY  
SCALE: 3" = 1'-0"

3



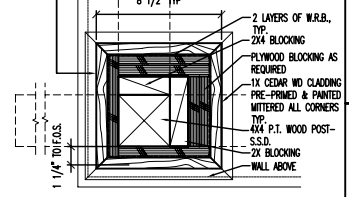
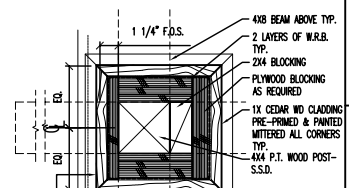
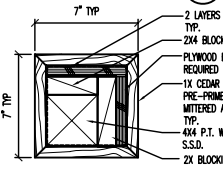
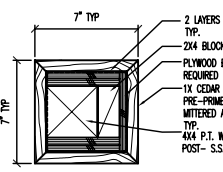
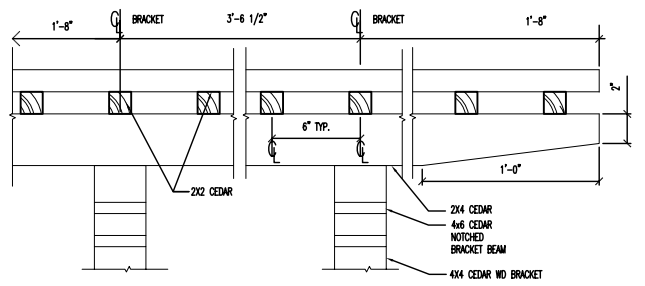
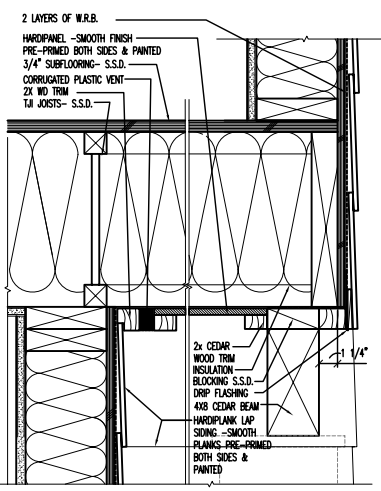
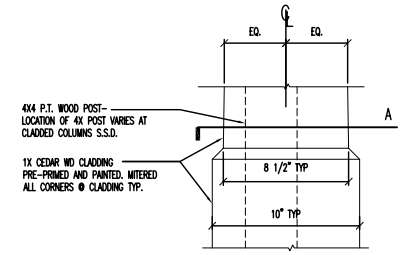
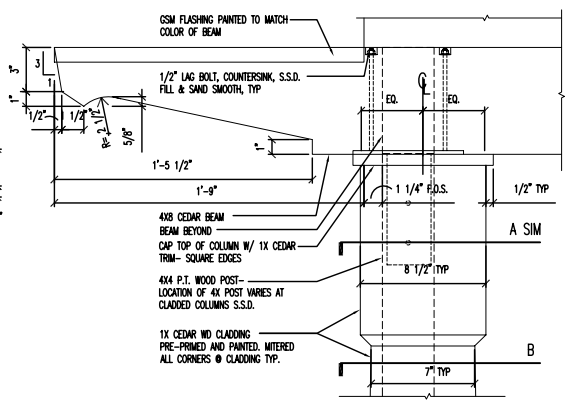
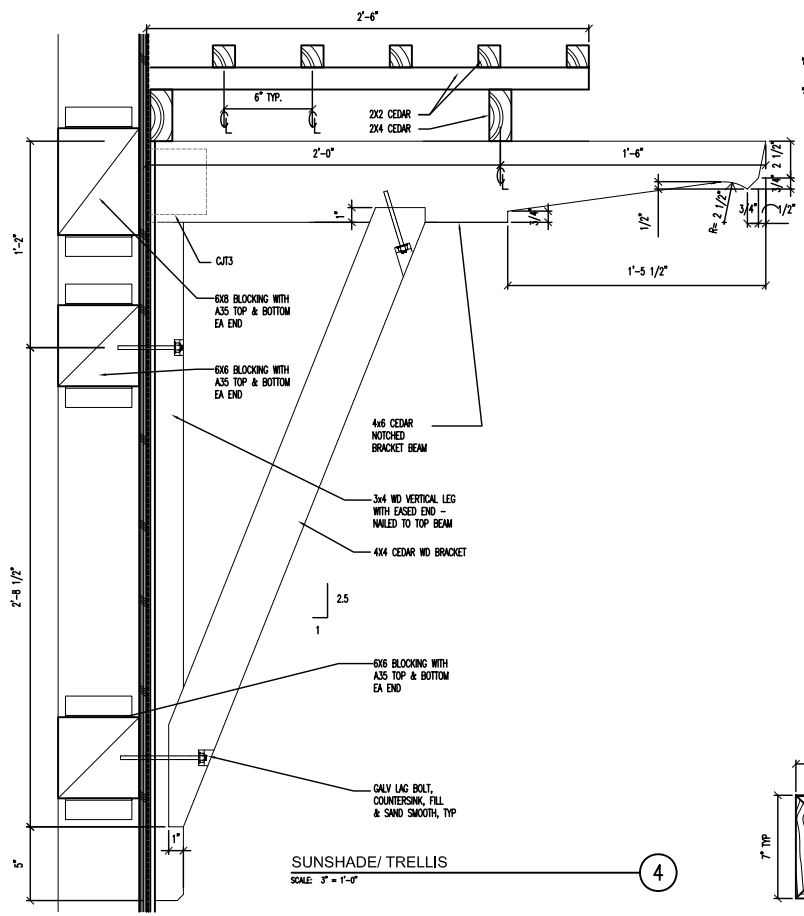
SHED ROOF @ BALCONY  
SCALE: 3" = 1'-0"

2



BALCONY BRACKET & COLUMN POST  
SCALE: 3" = 1'-0"

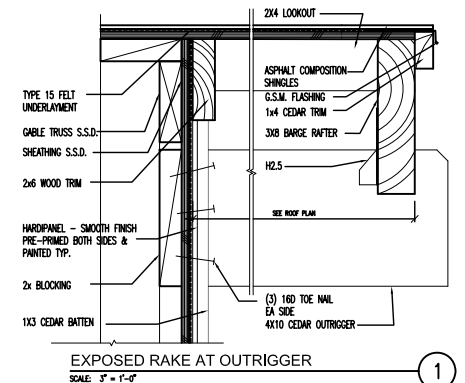
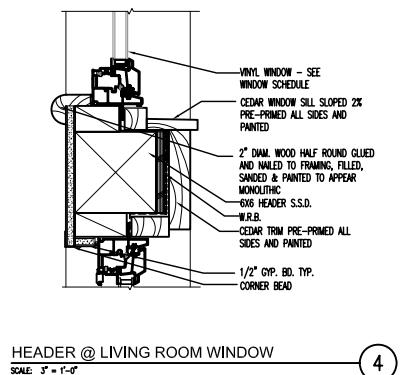
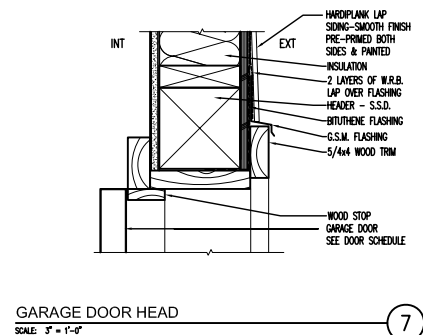
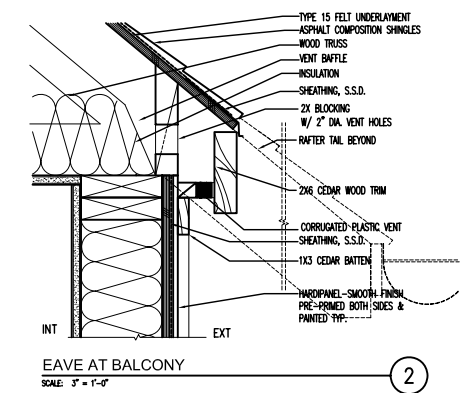
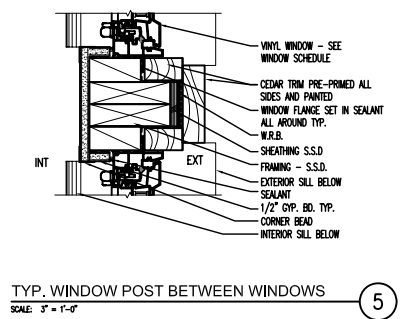
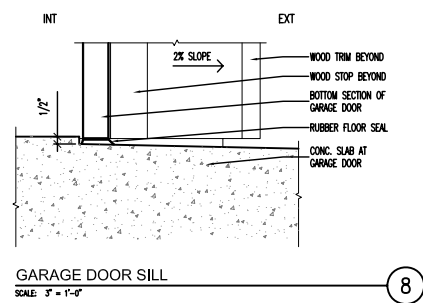
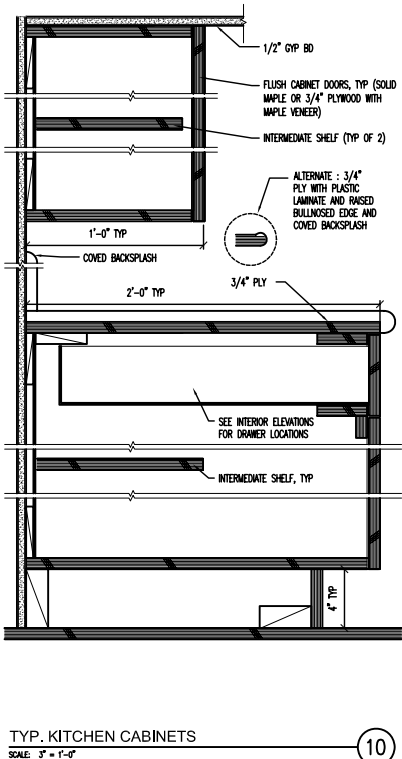
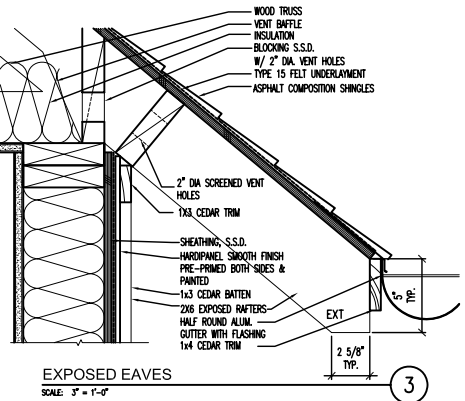
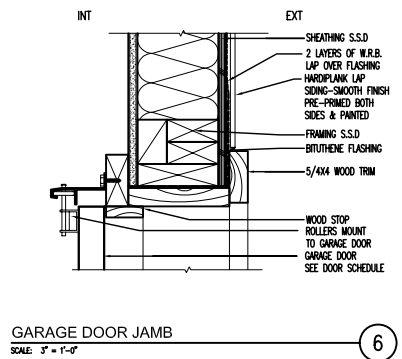
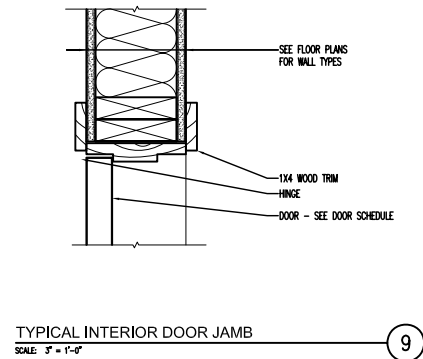
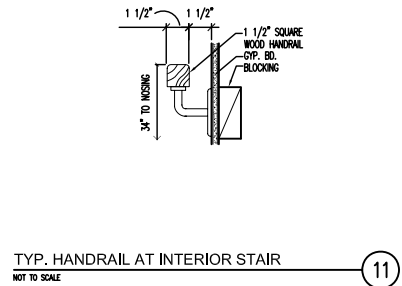
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**SOFFIT ABOVE PORCH**  
SCALE: 3" = 1'-0"

**SUNSHADE/TRELLIS PARTIAL ELEVATION**  
SCALE: 3" = 1'-0"

**PORCH POST PLAN**  
SCALE: 3" = 1'-0"



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fax: 707 284 3646

**Permit Ready Narrow House with Garage**  
Portland, Oregon

**City of Portland**  
Bureau of Development Services  
1900 S.W. Fourth Avenue, Suite 5000  
Portland, Oregon 97201

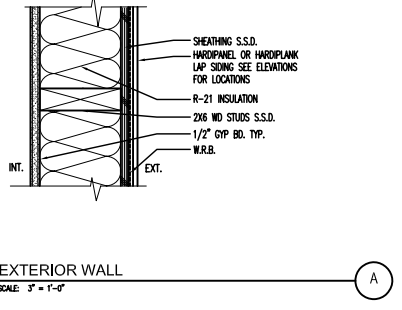
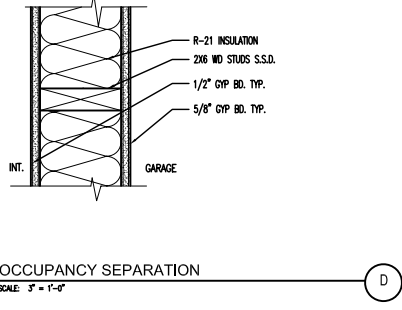
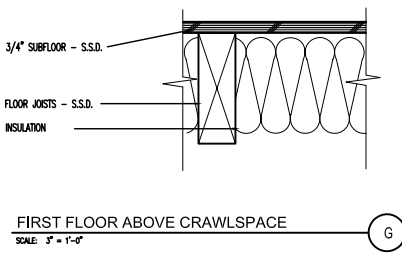
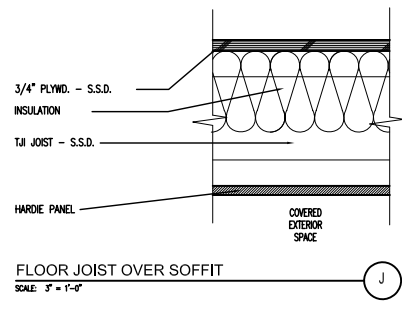
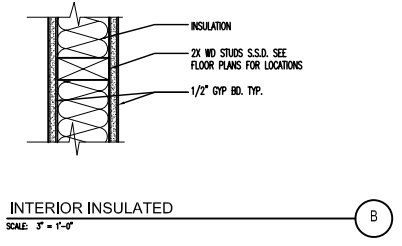
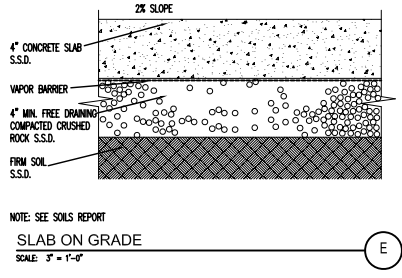
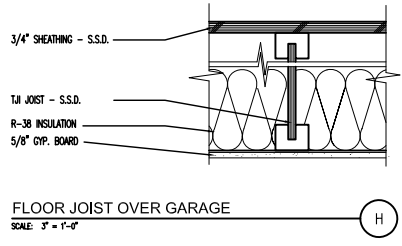
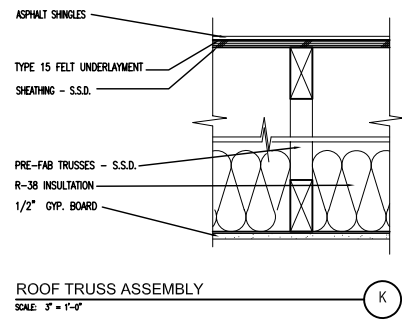
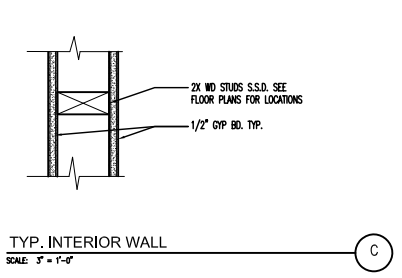
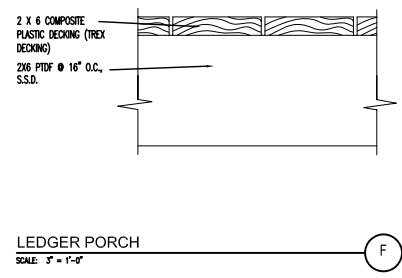
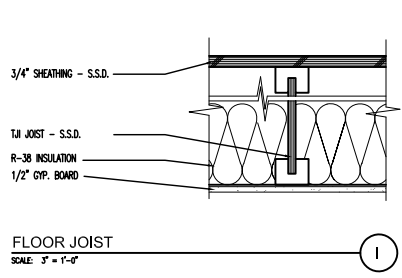
Revisions  
072205 - TASK I  
110805 - TASK II  
010208 - TASK III  
022708 - TASK III

Stamp

Job Number 0520  
Drawn By -  
Checked By RVG  
Date 01/23/06  
Scale AS NOTED

**WALL TYPES, FLOOR AND ROOF ASSEMBLIES**

Sheet





Consultant

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Permit Ready Narrow House with Garage

Portland, Oregon

City of Portland

Bureau of Development Services  
1500 S.W. Fourth Avenue, Suite 5000  
Portland, Oregon 97201

Revisions

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- 01/23/06 - TASK III
- 02/27/06 - TASK III

Stamp

Job Number 0520  
Drawn By -  
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Date 01/23/06  
Scale AS NOTED

Title

WINDOW & DOOR SCHEDULE

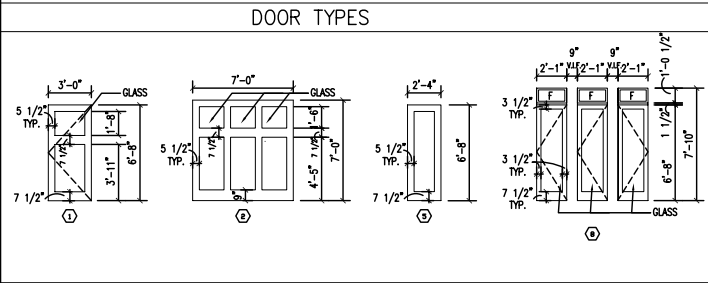
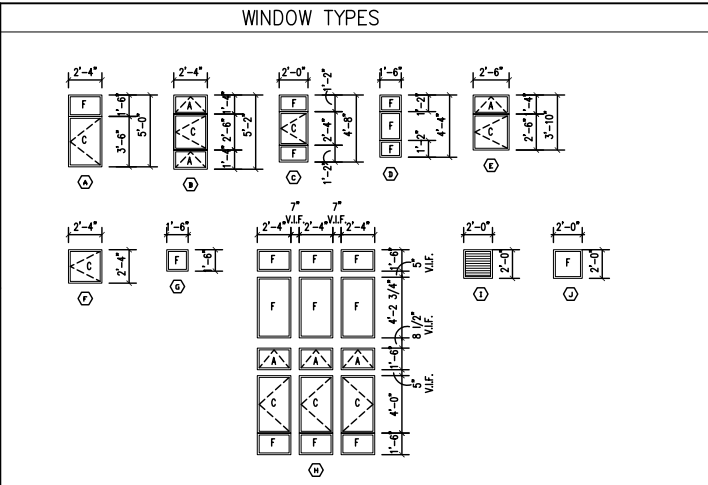
Sheet

A6.1

WINDOW SCHEDULE								
TYPE	SIZE W X H	DESCRIPTION	FINISH	NOTES	GLAZING AREA (S.F.)	QUANTITY	SUBTOTAL	DETAILS
A	2'-4" x 5'-0"	VNWL - FIXED AND CASHEMENT		DOUBLE GLAZING - LOW E	11.85	17	198.05	SEE ELEVATIONS
B	2'-4" x 5'-0"	VNWL - FINING AND CASHEMENT		DOUBLE GLAZING - LOW E	12.04	3	36.12	
C	2'-0" x 4'-8"	VNWL - FIXED AND CASHEMENT		DOUBLE GLAZING - LOW E	9.34	3	28.02	
D	1'-4" x 4'-0"	VNWL - FIXED		DOUBLE GLAZING - LOW E - SAFETY GLASS	6	1	6	
E	2'-4" x 3'-10"	VNWL - FINING AND CASHEMENT		DOUBLE GLAZING - LOW E	9.58	2	19.16	
F	2'-4" x 2'-4"	VNWL - CASHEMENT		DOUBLE GLAZING - LOW E	5.4	5	27	
G	1'-4" x 1'-4"	VNWL - FIXED		DOUBLE GLAZING - LOW E	1.6	1	1.6	
H	SEE DRAWING	VNWL - FIXED, FINING AND CASHEMENT		DOUBLE GLAZING - LOW E	88.16	1	88.16	
I	2'-0" x 2'-0"	ALUMINUM - LOUVERED	PREFINISHED TO MATCH VINYL WINDOW COLOR					
J	2'-0" x 2'-0"	VNWL - FIXED		DOUBLE GLAZING - LOW E	4	3	12	

DOOR SCHEDULE								
TYPE	SIZE	DESCRIPTION	FINISH	LOCATION	NOTES	DETAILS		
						HEAD	JAMB	SILL
1	3'-0" x 6'-0" x 1 3/4"	SOLID CORE WOOD - SEE DWGS	UNPAINTED	EXTERIOR MAIN ENTRY	GLAZING SAFETY GLASS	10/AS.2	11/AS.2	12/AS.2
2	7'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD - SEE DWGS	UNPAINTED	EXTERIOR GARAGE		7/AS.5	8/AS.5	8/AS.5
3	2'-4" x 6'-0" x 1 3/8"	FLUSH-SELF CLOSING	PAINTED	MECHANICAL ROOM	MEET REQUIREMENTS PER DRSC			
4	2'-4" x 6'-0" x 1 3/8"	SOLID CORE WOOD - FLUSH	PAINTED	INTERIOR GARAGE				
5	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR				
6	2'-4" x 6'-0" x 1 3/4"	SOLID CORE WOOD - SEE DWGS	UNPAINTED	EXTERIOR REAR ENTRY		10/AS.2	11/AS.2	12/AS.2
7	2'-4" x 6'-0" x 1 3/4"	LOUVERED	PAINTED	EXTERIOR		10/AS.2	11/AS.2	
8	(3) 2'-1" x 6'-0" x 1 3/4"	SOLID CORE WOOD - SEE DRAWINGS	UNPAINTED	EXTERIOR	TRANSOM WINDOW ABOVE (2'-1" x 1'-1/2") - SEE DWGS GLAZING SAFETY GLASS	4/AS.3	3/AS.3	
9	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
10	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
11	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
12	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
13	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
14	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
15	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
16	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
17	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
18	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		
19	2'-4" x 6'-0" x 1 3/8"	HOLLOW CORE - FLUSH	PAINTED	INTERIOR		9/AS.5		

- VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS W/AMNF. PRIOR TO FRAMING
- EMERGENCY ESCAPE WINDOWS ARE INDICATED ON THE PLANS WITH AN ESTERREX SYMBOL (AS INDICATED ON THE LEGEND ON A6.1). ESCAPE WINDOWS TO HAVE 6.7 SQ. FT. NET CLR. OPENING, MIN. CLR. HT. OF 22" AND MIN. CLR. WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" A.F.F.
- FRONT, REAR AND BALCONY DOORS TO HAVE SQUARE STICKING. SEE DWGS FOR LOCATION OF GLASS. SEE ELEVATIONS FOR DOORS AND WINDOWS OPERATIONS. ALL EXTERIOR DOORS TO BE WOOD SOLID CORE UNPAINTED WITH WEATHERSTRIPPING.



GENERAL NOTES

CODES

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:  
GOVERNING LOCAL, STATE OR NATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES  
2005 IRELAND REGIONAL SPECIALTY CODE

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AMONG ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FLOOR AND WALL PENETRATIONS AND VERIFY THAT ALL OPENINGS ARE WITHIN THE LIMITATIONS OF THE STRUCTURAL DESIGN.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, CONFLICTS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS PRIOR TO THE START OF CONSTRUCTION.
- MECHANICAL, ELECTRICAL AND PLUMBING WORK IS DESIGN BUILD  
ALL MECHANICAL AND PLUMBING WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE

DIMENSIONS

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN.
- CLEAR DIMENSIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THE ARCHITECT.
- WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES. ALL WINDOWS ARE RECESSED. VERIFY ALL FRAMING DIMENSIONS AT WINDOW AND DOOR OPENINGS.
- ALL DIMENSIONS TO BE "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE.

ARCHITECTURAL NOTES

- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- ALL DIMENSIONS MUST BE VERIFIED IN FIELD
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT STRIKE SIDE OF DOOR STOP, OR FLUSH WITH DOOR CHANGE IN MATERIALS AT FRAMED OPENINGS OCCUR AT FACE OF FINISH AS NOTED.
- INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- PROVIDE FIRE-STOP IN CONCEALED SPACES OF ALL STUD WALLS AND PARTITIONS AND IN ACCORDANCE TO R602.8
- MECHANICAL, PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESTOPPING AS REQUIRED.
- PROVIDE VENTILATION OF ALL JOIST, STUD, AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS, INCLUDING ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPETS, AND RAILING WALLS, ETC..
- ALL WC'S TO BE LOW CONSUMPTION TYPE.
- WALL AND CEILING FINISHES TO HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. R315.1, R 315.2
- SLOPE CONC. SLABS AND DECKS A MINIMUM OF 1/4" PER 1'-0", UNLESS OTHERWISE NOTED
- PROVIDE TYPE "X" MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS AND CEILINGS.
- PROVIDE 2X BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, SHELVES, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- PROVIDE COMBUSTION AIR VENTS TO ANY HEATING APPLIANCES USING OPEN FLAME.
- ALL EXHAUST VENTS TO BE VENTED TO THE OUTSIDE. SEE ARCHITECTURAL DWGS FOR LOCATIONS.
- GANG TOGETHER PLUMBING VENTS.
- EXHAUST FANS AT BATHROOMS TO HAVE A MIN. FLOW RATE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. R303.3, M1506.4
- SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS SUCH AS WITHIN 24" OF A DOOR AND LESS THAN 60" ABOVE THE FLOOR. INDIVIDUAL PANES GREATER THAN 9 SQ. FT. AND BOTTOM EDGES LESS THAN 18" ABOVE THE FLOOR. GLAZING ADJACENT TO STAIRWAYS, LANDINGS OR RAMPS AND WITHIN 36" HORIZONTAL FROM THE WALKING SURFACE. WHEN THE EXPOSED SURFACE OF THE GLASS IS LOCATED LESS THAN 60" ABOVE THE WALKING SURFACE, GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD. R308.4
- EACH BEDROOM TO HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS WITH A NET CLEAR OPENING OF 5.7 SQ. MIN. CLEAR OPENING HEIGHT 22", WIDTH 20". SILL HEIGHT ABOVE FINISHED FLOOR IS 44" MAX. R310.1
- A MINIMUM OF ONE EGRESS DOOR IS REQUIRED. SEE ARCHITECTURAL DWGS FOR LOCATION. SUCH DOOR SHALL BE PROVIDED WITH A LANDING ON BOTH SIDES OF THE DOOR, A MINIMUM 36" WIDE, BUT NOT LESS THAN THE WIDTH OF THE DOOR. THE INTERIOR FLOOR OR LANDING SHALL BE NOT LESS THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING AT THE REQUIRED EXIT DOOR SHALL BE NOT MORE THAN 8" BELOW THE TOP OF THE THRESHOLD. R311.4.1, R311.4.3
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER CIRCUITS TO SERVE ALL SLEEPING AREAS. E35-210.12
- PROVIDE 110V INTERCONNECTED SMOKE ALARMS WITH BATTERY BACKUP, IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. CERTAIN REQUIRED LOCATIONS MAY DISALLOW THE USE OF IONIZATION-TYPE ALARMS. PHOTOELECTRIC-TYPE ALARMS ARE SUITABLE FOR ALL CODE REQUIRED LOCATIONS. IRC R313.1, R313.2
- INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450. R316
- TRUSSES HAVE NOT BEEN REVIEWED AND WILL REQUIRE AN ADDITIONAL \$100.00 DPS FEE

GARAGE

- PROVIDE A 1-3/8" MINIMUM SOLID CORE DOOR, A 20 MINUTE FIRE RATED DOOR OR A SOLID OR HONEYCOMB STEEL DOOR NOT LESS THAN 1 3/8" THICK BETWEEN GARAGE AND RESIDENCE. R309.1
- DUCTS PENETRATING THE WALL OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF NOT LESS THAN 26 GAUGE STEEL, WITH NO DUCT OPENINGS IN THE GARAGE. R309.1.1
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 1/2" GYP. BOARD. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYP. BD. WHERE SEPARATION IS A FLOOR CEILING ASSEMBLY, STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY 1/2" GYP. BD, INCLUDING WRAPPING OF ALL BEAMS AND SUPPORTING POSTS. R309.2
- PROVIDE SEISMIC ANCHORAGE OF WATER HEATER AND APPLIANCES DESIGNED TO BE FIXED IN POSITION IN ACCORDANCE WITH M1307.2 AND UPC. SEE ARCHITECTURAL DWGS FOR LOCATION OF WATER HEATER.
- APPLIANCES INSTALLED IN THE GARAGE GENERATING A GLOW, SPARK OR FLAME ARE TO BE LOCATED 18" ABOVE THE FLOOR.  
FURNACES OR WATER HEATERS LOCATED IN A GARAGE SHALL BE PROTECTED FROM VEHICLE IMPACT BY 2" DIA. STEEL POST EMBEDDED 18" DEEP IN 6" DIAMETER HOLE, CONCRETE FILLED, EXTENDING 36" ABOVE GARAGE FLOOR.

STAIRS AND GUARDRAILS

- ALL EXTERIOR AND INTERIOR STAIRWAYS ARE TO BE PROVIDED ILLUMINATION. SUCH LIGHTING SHALL BE LOCATED IN THE IMMEDIATE VICINITY OF EXTERIOR LANDINGS AND CONTROLLED FROM INTERIOR STAIRS. SUCH LIGHTING SHALL BE IN THE VICINITY OF TOP AND BOTTOM LANDINGS AND CONTROLLED FROM TOP AND BOTTOM. R303.6
- STAIRS MUST COMPLY WITH THE FOLLOWING DIMENSIONS: 36" MIN. WIDTH, 6"-8" HEADROOM HEIGHT MEASURED VERTICALLY FROM THE PLANE OF THE NOSINGS OF THE TREADS. MIN. 4", MAX. 8" RISE, AND MINIMUM 9" RUN. R311.5, R311.5.3
- WALLS AND SOFFITS OF ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD. R311.2.2
- STAIRS WITH 4 OR MORE RISERS MUST COMPLY WITH THE FOLLOWING: HANDRAIL HEIGHT SHALL BE NOT LESS THAN 30" AND NOT MORE THAN 38" ABOVE THE TREAD NOSING. HANDRAILS ARE SHAPED AND SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4" TO A MAX. OF 2 3/4". R311.5.6, R311.5.6.3
- RAISED FLOOR SURFACES, BALCONIES OR PORCHES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS 34" IN HEIGHT MEASURED VERTICALLY FROM THE TREAD NOSING. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. R311.5.6, R311.5.6.3

ATTICS

- PROVIDE CROSS-VENTILATION AT EACH ENCLOSED RAFTER SPACE. R806.1
- PROVIDE A TOTAL OF 1/300 OF ATTIC AREA VENTILATION WITH 50% AT EAVE AND 50% AT RIDGE. R806.2
- PROVIDE A 22X36" MINIMUM ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQ. FT. AND WITH 30" OR MORE HEADROOM. R907.1. SEE ARCHITECTURAL DWGS FOR LOCATIONS.
- PROVIDE RIGID Baffles EXTENDING ABOVE INSULATION AT EAVE OR SOFFIT VENTS. N1104.2.1

ENERGY CODE

- PATH 1 COMPLIANCE: PROVIDE A MINIMUM INSULATION OF  
EXTERIOR WALLS : R-21  
UNDER-FLOOR (OVER UNHEATED SPACE) : R-25  
FLAT CEILING: R-38
- ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED LOW E. (U=0.40 OR LESS)  
MAIN EXTERIOR DOOR TO BE SOLID CORE WITH WEATHERSTRIPPING (U=0.54 OR LESS)  
ALL OTHER EXTERIOR DOORS TO BE SOLID CORE WITH WEATHERSTRIPPING. (U=0.20 OR LESS)

WATERPROOFING

- FLASHING AND/OR APPROPRIATE METHOD OF SEALING SHALL BE DESIGNED AS PART OF AN OVERALL WEATHER RESISTANT BARRIER SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN OR RECOMMEND AN APPROPRIATE FLASHING SYSTEM.
- ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS
- PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS, INCLUDING BUT NOT LIMITED TO PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL/ ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS.
- PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL WINDOW AND DOOR HEADS: INSTALL UNDER EXTERIOR SIDING AND BUILDING PAPER, AND OVER FRAME OF ALL NEW DOORS AND WINDOWS.
- WATERPROOF FOUNDATION WALLS BEFORE BACKFILLING PROVIDING 4" DAM. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.

FOUNDATION/UNDER-FLOOR

- MAINTAIN 18" CLEARANCE UNDER FLOOR JOISTS, 12" UNDER GIRDERS. R319.1
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE, AND ALL EXPOSED WOOD SUPPORTING PORCHES AND DECKS, TO BE PRESSURE TREATED OR OF NATURAL RESISTANCE TO DECAY. R319.1.1
- LOTS MUST BE PROVIDED WITH ADEQUATE DRAINAGE SO AS TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. R401.3
- FOUNDATION WALL SHALL EXTEND 6" ABOVE GRADE AT ALL LOCATIONS. R404.1.6
- VENTILATION OPENINGS AT THE CRAWL SPACE ARE REQUIRED WITHIN 3' OF EACH CORNER. THE MIN. NET AREA VENTILATION OPENINGS SHALL NOT BE LESS THAN ONE SQUARE FOOT VENT AREA PER 150 SQUARE FEET OF UNDER-FLOOR AREA. R408.2
- AN 18"x24" ACCESS IS REQUIRED TO ALL UNDER-FLOOR SPACES. R408.3

PROJECT DATA

CLIENT: CITY OF PORTLAND  
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1900 S.W. FOURTH AVENUE, SUITE 5000  
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BUILDING INFORMATION

SINGLE FAMILY 3 BEDROOMS, 1 OFFICE/2.5 BATHS  
GROSS BUILDING AREA : 1700 SF  
NET BUILDING AREA: 1540 SF  
BUILDING COVERAGE: 39% - 967 SF  
BUILDING HEIGHT TO THE MID POINT OF THE HIGHEST ROOF PITCH: 23'-8"  
GROSS BUILDING AREA MEASURED TO OUTSIDE STUD, INCLUDES INTERIOR STAIRS ON ONE FLOOR  
NET BUILDING AREA MEASURED TO INSIDE STUD, EXCLUDES SHAFTS AND INCLUDES INTERIOR STAIRS ON ONE FLOOR

ABBREVIATIONS

●	At	MIN	Minimum
ABV	Above	MR	Moisture Resistant
AFF	Above Finished Floor	MTL	Metal
ALUM	Aluminum	MV	Mullion Vent
BD	Board	OC	On Center
BF	Bathroom Ventilation Fan	OH	Opposite Hand
BLDG	Building	OPNG	Opening
BOT	Bottom	OPP	Opposite
BO	Back Of or Bottom Of	PART	Partition
BUR	Built-up Roof	PERF	Perforated
CAB	Cabinet	PLYWD	Plywood
CER	Ceramic	PT	Pressure Treated
CLR	Clear	PTD	Painted
CONC	Concrete	R	Riser
CMU	Concrete Masonry Unit	RD	Roof Drain
CPT	Carpet	RED	Required
CLOS	Closet	RM	Room
DN	Down	RWL	Rain Water Leader
DSL	Downspout	RV	Ridge Vent
DTL	Detail	SC	Solid Core
DV	Dryer Exhaust Vent	SG	Safety Glass
DWG	Drawing	SHT	Sheet
(E)	Existing	SM	Similar
ea.	Each	SCD	See Civil Drawings
EQ	Equal	SED	See Electrical Drawings
EXT	Exterior	SLD	See Landscape Drawings
FD	Floor Drain	SMD	See Mechanical Drawings
FE	Fire Extinguisher	SSD	See Structural Drawings
FIN	Finish	STL	Steel
FLASH	Flashing	SV	Sheet Vinyl
FOC	Face of Concrete	T	Tread
FOF	Face of Finish	TO	Top Of
FOS	Face of Stud	TOP	Top Of Plate
GA	Gauge	TPD	Toilet Paper Dispenser
GALV	Galvanized	TYF	Typical
GSM	Galvanized Sheet Metal	UN	Unless Otherwise Noted
GWB	Gypsum Wall Board	VEN	Veneer
GV	Gas Vent	VFI	Verify In Field
GYP	Gypsum	VPR	Vapor Retardant Primer
HG	Hose Bib	VCT	Vinyl Composition Tile
HC	Handicap	W/O	Without
HM	Hot Metal	WD	Wood
HR	Hour	WH	Water Heater
INSUL	Insulation	WO	Where Occurs
INT	Interior	WP	Waterproof
LF	Linear Foot	WRB	Weather-Resistive Barrier
LT	Light		

SYMBOLS/LEGEND

	Property Line
	Center Line
	Section
	Exterior Elevation
	Interior Elevation
	Detail
	Door, Window, or Skylight
	Metalwork Type
	Exterior Color/Finish Type
	Revision
	Partition Type
	Exhaust Fan
	Elevation
	Dimension to face of stud
	Dimension to Centerline
	Egress window
	Wood Post

## ARCHITECTURAL SPECIFICATIONS

### FINISH CARPENTRY:

THIS SECTION INCLUDES: 1. ALL EXTERIOR ARCHITECTURAL WOODWORK, INCLUDING BUT NOT LIMITED TO EXTERIOR WOOD BUILDING TRIM, ENTRY PORCH BEAMS AND COLUMNS, HANDRAILS, BALCONY POST, BEAMS, AND BRACKETS, SUNSHADE/TRELLIS, BATTENS AND ALL ASSOCIATED FASTENERS AND ACCESSORIES. 2. INTERIOR FINISH CARPENTRY ITEMS INCLUDING BUT NOT LIMITED TO INTERIOR WOOD BUILDING TRIM, CABINETS, ATTIC HATCHES AND ALL ASSOCIATED FASTENERS AND ACCESSORIES.  
 LUMBER GRADE TO COMPLY WITH PS 20, AMERICAN SOUTHWEST LUMBER STANDARDS AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARDS COMMITTEE BOARD OF REVIEW PROVIDE LUMBER WITH EACH PIECE MARKED WITH GRADE STAMP OF INSPECTION AGENCY. FOR EXPOSED LUMBER, FURNISH PIECES WITH GRADE STAMPS APPLIED TO ENDS OR BACKS OF EACH PIECE, OR OMT GRADE STAMPS ENTIRELY AND PROVIDE CERTIFICATES OF GRADE COMPLIANCE.

### PRODUCTS:

1. WOOD MATERIALS  
 PAINTED EXTERIOR LUMBER: TIGHT KNOT CEDAR TEXTURE: SURFACE (SMOOTH)  
 UNPAINTED EXTERIOR LUMBER: CLEAR CEDAR TEXTURE: SURFACE (SMOOTH)  
 EXTERIOR BATTENS: TIGHT KNOT CEDAR TEXTURE: SURFACE (SMOOTH) SPACED AT 11 1/2" O.C. AS SHOWN IN DRAWINGS DIMENSIONS: 1X3  
 EXTERIOR WOOD TRIM: TIGHT KNOT CEDAR, 5/4" THICK TYPICAL, UNLESS SHOWN OTHERWISE ON DRAWINGS, SHOP PRIMED.  
 EXTERIOR HANDRAILS: CLEAR CEDAR, MILLED TO SHAPE  
 EXTERIOR BRACKETS: TIGHT KNOT CEDAR, SHOP PRIMED.  
 INTERIOR WOOD TRIM/MDF MILLED MOLDINGS AND FLATS AS SHOWN ON THE DRAWINGS, SHOP PRIMED, FIELD PRIMED ALL FIELD CUT SURFACES. TYP. DIMENSIONS OF MATERIALS , UNLESS SHOWN OTHERWISE ON DRAWINGS ARE:  
 WALL BASE: 1/2"x4", DOOR CASINGS: 1/2"x4", WINDOW SILLS: 3/4"x TO SUIT.

### 2. ACCESSORIES:

WOOD FILLER: PAINTABLE PUTTY: UNSEED OIL THINNT TO MATCH SURFACE FINISH COLOR  
 NAILS, BOLTS, NUTS, WASHERS, BLIND FASTENERS, LACS AND SCREWS: SIZE AND TYPE TO SUIT APPLICATION, PLAIN FINISH. FASTENERS EXPOSED ON UNPAINTED LUMBER TO BE POWDER COATED FLAT BLACK, FASTENERS EXPOSED ON PAINTED LUMBER TO MATCH ADJACENT COLOR SURFACE. PRIMER: ALKYL PRIMER SEALER. FINISH PAINTING AS SPECIFIED ON PAINTS AND COATINGS.

3. INSTALLATION: INSTALL WORK IN ACCORDANCE WITH AIA CUSTOM QUALITY STANDARD. SET AND SECURE MATERIALS AND COMPONENTS IN PLACE, PLUMB AND LEVEL. INSTALL TRIM WITH FINISHING NAILS AT 12 INCHES ON CENTER. INSTALL WALL BASE FOR CLOSE FIT TO FINISH FLOOR. FIELD PRIME ALL FIELD CUT SURFACES. REPAIR DAMAGE OR DEFECTIVE FINISH CARPENTRY TO ELIMINATE FUNCTIONAL OR VISUAL DEFECTS. WHERE NOT POSSIBLE TO REPAIR, REPLACE FINISH CARPENTRY. ADJUST JOINERY FOR UNIFORM APPEARANCE.

4. TOLERANCES: MAXIMUM VARIATION FROM TRUE POSITION: 1/16 INCH. MAXIMUM OFFSET FROM TRUE ALIGNMENT WITH ABUTTING MATERIALS: 1/32 INCH

### WOOD DOORS

COMPLY WITH ARCHITECTURAL WOODWORK QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE AND REQUIREMENTS PER STATE AND LOCAL CODES.  
 EXTERIOR DOORS TO BE CUSTOM AS SHOWN IN DOOR SCHEDULE. INTERIOR DOOR TO BE HOLLOW CORE FLUSH DOORS.  
 GRADE FOR DOORS WITH TRANSPARENT FINISH: PREMIUM GRADE OF DOORS FOR OPAQUE FINISH: CUSTOM STILE AND RAIL DIMENSIONS AS INDICATED ON DRAWINGS. SEE DOOR SCHEDULE.  
 WOOD SPECIES: FIR. ALL EXTERIOR DOORS TO HAVE SQUARE STROKING. ALL GLAZING ON EXTERIOR OF THE BUILDING TO MATCH. NO TINT ON GLASS OPENINGS AT DOORS.  
 NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS.  
 TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. APPLY STOPS FROM INTERIOR.  
 DOORS FOR OPAQUE FINISH TO BE PRIMED WITH ONE COAT OF WOOD PRIMER AND AS SPECIFIED IN PAINTS AND COATING SECTION.  
 INSTALL WOOD DOORS TO COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND REFERENCED QUALITY STANDARDS.

### PAINTS AND COATINGS

1. PAINT EXPOSED SURFACES, EXCEPT WHERE A SURFACE OR MATERIAL IS SPECIFICALLY INDICATED NOT TO BE PAINTED OR IS TO REMAIN NATURAL, WHERE AN ITEM OR SURFACE IS NOT SPECIFICALLY MENTIONED, PAINT THE SAME AS SIMILAR ADJACENT MATERIALS OR SURFACES. PAINTING IS NOT REQUIRED ON PREFINISHED ITEMS, FINISHED METAL SURFACES, CONCEALED SURFACES, OR LABELS.

2. CLEAN AND PREPARE SURFACES TO BE PAINTED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION AND AS SPECIFIED.  
 WOOD: CLEAN SURFACES OF DIRT, OIL AND OTHER FOREIGN SUBSTANCES. SAND SURFACES EXPOSED TO VIEW SMOOTH AND DUST OFF. SCRAPE AND CLEAN SMALL, DRY, SEASONED KNOTS, AND APPLY A THIN COAT OF WHITE SHELLAC OR OTHER COMMENDED KNOT SEALER BEFORE APPLYING PRIMER. AFTER PRIMING, FILL HOLES AND IMPERFECTIONS IN FINISH SURFACES WITH PUTTY OR PLASTIC WOOD FILLER. SAND SMOOTH WHEN DRIED.  
 PRIME, STAIN, OR SEAL WOOD TO BE PAINTED IMMEDIATELY ON DELIVERY. PRIME EDGES, ENDS, FACES, UNDERSIDES, AND BACKSIDES OF WOOD. WHEN TRANSPARENT FINISH IS REQUIRED, BACKPRIME WITH SPAR VARNISH. SAND AND DUST BETWEEN PAINT COATS TO REMOVE DEFECTS VISIBLE TO THE UNAIDED EYE FROM A DISTANCE OF 5 FEET. FOR BRUSH APPLICATIONS, BRUSH OUT AND WORK THE BRUSH COATS ONTO THE SURFACE IN AN EVEN FILM. CLOUDINESS, SPOTTING, LAPS, BRUSH MARKS, RUNS, SAGS, ROPESS AND OTHER SURFACE IMPERFECTIONS IS NOT ACCEPTABLE.

### EXTERIOR PAINTING SCHEDULE:

WOOD:  
 1. MEDIUM SHADE, SEMI-GLOSS, ACRYLIC ENAMEL FINISH: 2 FINISH COATS OVER PRIMER  
 EXCPT FIBER-SIDING: AS REQUIRED BY MANUFACTURER

### INTERIOR FINISH SCHEDULE:

GYPSO. WALLS: LATEX ACRYLIC PAINT; 2 FINISH COATS OVER PRIMER  
 BATHROOMS TO BE SEMI-GLOSS, KITCHEN SATIN, ALL DOORS AND TRIM SEMI-GLOSS, ALL ELSE TO BE EGGSHELL

### FIBER CEMENT SIDING

SECTION INCLUDES: SIDING PANELS, SOFFIT PANELS, ACCESSORIES AND TRIM.  
 A. SIDING PANELS: HARDIPANEL BY JAMES HARDIE, HARDIPLANK LAP SIDING: JAMES J. HARDIE PANEL THICKNESS: 5/16 INCH. NOMINAL SIZE: 9 1/4" AND 12", SEE ELEVATIONS FOR LOCATIONS. STYLE: SMOOTH PANEL FINISH: FACTORY SEALED WITH FIBERTECT. FIELD PRIMED AND PAINTED.  
 B. BOARD AND BATTEN SIDING: JAMES J. HARDIE PANEL THICKNESS: 5/16" NOMINAL STYLE: SMOOTH PANEL FINISH: FACTORY SEALED WITH FIBERTECT. FIELD PRIMED AND PAINTED. BATTENS: TIGHT KNOT CEDAR DIMENSIONS: 1X3 FINISH: SANDED SMOOTH-FIELD PRIMED AND PAINTED. BATTENS SPACED AT 11 1/2" O.C. SEE ELEVATIONS.  
 C. SOFFIT: JAMES J. HARDIE PANEL THICKNESS: 1/4" NOMINAL STYLE: SMOOTH. FINISH: FACTORY SEALED WITH FIBERTECT. FIELD PRIME AND PAINTED.

### ACCESSORIES:

A. TRIM: WESTERN RED CEDAR LUMBER, WITHOUT KNOT HOLES, CHECKS OR CRACKS, SIZE AS INDICATED IN DRAWINGS.  
 B. SEALANT: PAINTABLE 100 PERCENT ACRYLIC LATEX SEALANT COMPLYING WITH ASTM C 920.  
 C. SHEET METAL FLASHING: PRE-PRIMED GALVALUME.  
 D. NAILS: STAINLESS STEEL.  
 E. PRIMER FOR UNPRIMED SIDING: COMPATIBLE WITH FINISH PAINT AND COMPLYING WITH SIDING MANUFACTURER'S RECOMMENDATIONS.

### INSTALLATION:

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND DRAWING DETAILS. TOUCH UP ALL FIELD CUT EDGES BEFORE INSTALLING. BACKPRIME SIDING WITH ONE COAT PRIMER. PRIME ALL CUT EDGES. PRE-DRILL HOLES IF NECESSARY TO PREVENT BREAKAGE. DO NOT INSTALL SIDING LESS THAN 6 INCHES FROM SURFACE OF GROUND NOR CLOSER THAN 1 INCH TO ROOFS, PATIOS, PORCHES, AND OTHER SURFACES WHERE WATER MAY COLLECT. AFTER INSTALLATION, SEAL ALL JOINTS EXCEPT LAP JOINTS OF LAP SIDING. SEAL AROUND ALL PENETRATIONS. PAINT ALL EXPOSED CUT EDGES. SET NAILS FLUSH AND PAINT. PAINT SIDING AND TRIM WITH ONE COAT PRIMER AND TWO COATS FINISH PAINT.

### SHEET METAL FLASHING AND TRIM

SECTION INCLUDES FLASHING, COUNTERFLASHING, GUTTERS, DOWNSPOUTS, FABRICATED SHEET METAL ITEMS AS INDICATED ON THE DRAWINGS.  
 PERFORM WORK IN ACCORDANCE WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL REQUIREMENTS AND STANDARD DETAILS, EXCEPT OTHERWISE INDICATED.  
 SHEET MATERIALS:  
 PRE-PRIMED GALVALUME: ASTM A653/A 653M WITH G90/Z275 ZINC COATING, MINIMUM 0.02 INCH THICK BASE METAL.  
 PRE-FINISHED ALUMINUM: ASTM B 209 (ASTM B 209M), 0.022 INCH THICK, PLAIN FINISH SHOP PRECOATED WITH FLUOROPOLYMER COATING OF COLOR AS SELECTED.

### FABRICATION:

FORM SECTIONS TRUE TO SHAPE, ACCURATE IN SIZE, SQUARE, AND FREE FROM DISTORTION OR DEFECTS. FORM PIECES IN LONGEST POSSIBLE LENGTHS. HEM EXPOSED EDGES ON UNDERSIDE 1/2", WTER AND SEAM CORNERS.  
 FORM MATERIAL WITH FLAT LOCK SEAMS, EXCEPT WHERE OTHERWISE INDICATED. AT MOVING JOINTS, USE LAPPED, BAYONET-TYPE OR INTERLOCKING HOOKED SEAMS. FABRICATE CORNERS FROM ONE PIECE WITH MINIMUM 18 INCH LONG LESS, SEAM FOR RIGIDITY, SEAL WITH SEALANT. FABRICATE VERTICAL FACES WITH BOTTOM EDGE FORMED OUTWARD 1/4 INCH AND HEMMED TO FORM DRIP.

### GUTTER AND DOWNSPOUT FABRICATION

GUTTERS: PROFILE AS INDICATED ON DRAWINGS. DOWNSPOUTS: 3" ROUND PROFILE. ACCESSORIES: PROFILE TO SUIT GUTTERS AND DOWNSPOUTS. ANCHORAGE DEVICES: IN ACCORDANCE WITH SMACNA REQUIREMENTS. GUTTER SUPPORTS: BRACKETS. DOWNSPOUT SUPPORTS: BRACKETS. SEE DETAILS.

## GREEN BUILDING NOTES

### CODES

1 ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:  
 GOVERNING LOCAL, STATE OR NATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES  
 2005 OREGON RESIDENTIAL SPECIALTY CODE

THE FOLLOWING GREEN BUILDING RECOMMENDATIONS ARE LISTED AS A REFERENCE ONLY TO PRODUCTS AND SYSTEMS FOR ADDITIONAL INFORMATION PLEASE VISIT THE FOLLOWING WEBSITES:  
 NAHB GREEN HOME BUILDING GUIDELINES [www.nahbrc.org/greenguidelines](http://www.nahbrc.org/greenguidelines)  
 G/RATED [www.green-rated.org](http://www.green-rated.org)

### GREEN BUILDING PRODUCTS

ENVIRONMENTAL HOME CENTER [www.environmentalhomecenter.com](http://www.environmentalhomecenter.com)  
 OKOS GREEN BUILDING SOURCE [www.okos.com/products/index.lesso](http://www.okos.com/products/index.lesso)  
 RECYCLED CONTENT PRODUCTS LISTED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY [www.epa.gov/cpp/products.htm](http://www.epa.gov/cpp/products.htm)  
 GREEN SEAL CERTIFIED PRODUCTS [www.greenseal.org/certproducts.htm](http://www.greenseal.org/certproducts.htm)

### INDUSTRY ASSOCIATIONS

CERTIFIED FOREST PRODUCTS COUNCIL [www.certifiedwood.org](http://www.certifiedwood.org)  
 CARPET & RUG INSTITUTE [www.carpet-rug.com](http://www.carpet-rug.com)  
 FOREST STEWARDSHIP COUNCIL [www.fsc.org](http://www.fsc.org)  
 US GREEN BUILDING COUNCIL [www.usgbc.org](http://www.usgbc.org)  
 AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS [www.ashrae.org](http://www.ashrae.org)  
 NATIONAL FENESTRATION RATING COUNCIL [www.nfrc.org](http://www.nfrc.org)

## RECOMMENDED GREEN BUILDING CHECKLIST

1	FOUNDATION:
	REUSE FORM BOARDS, ALUMINUM FOUNDATION FORMS USED
	USE RECYCLED CONCRETE FOR AGGREGATE
	INCORPORATE RECYCLE FLYASH IN CONCRETE, 25% MAX.
2	SITE:
	PROTECT AND NATURAL FEATURES ON SITE PROTECTED DURING CONSTRUCTION
	SAVE AND REUSE ALL TOPSOIL WHERE DETERMINED VULNERABLE BY SOIL ANALYSIS
	USE PERMEABLE PAVERS, ASPHALT OR CONCRETE TO ALLOW STORMWATER PERCOLATION.
	LANDSCAPE USING NATIVE AND DROUGHT TOLERANT PLANTS
	SOLAR-POWERED WALKWAY OR OUTDOOR AREA LIGHTING
	RECYCLE JOB SITE WASTE. PROVIDE A BUILT IN RECYCLING CENTER ON JOB SITE
	INSTALLED IRRIGATION SYSTEM INCLUDES A SOIL MOISTURE OR RHAI SENSOR OR OTHER IRRIGATION EFFICIENCY DEVICES
	BAMWATER HARVESTED AND DIRECTED TOWARD LANDSCAPING NEEDS
	USE RECYCLED CONTENT AGGREGATES FOR PAVEMENT AND DRAINWAY. EX: CRUSHED CONCRETE.
3	STRUCTURAL FRAME (VERIFY WITH STRUCTURAL ENGINEER):
	ORIENTED STRAND BOARD OSB (W/LOW OR ZERO FORMALDEHYDE) FOR SUBFLOOR AND SHEATHING
	CERTIFIED WOOD FOR STRUCTURAL FRAMING AND NON-RENTED TEMPORARY CONSTRUCTION APPLICATIONS
4	ENERGY EFFICIENCY:
	INSTALL RECYCLE CONTENT, FORMALDEHYDE FREE INSULATION
	INSTALL DOUBLE PANELED, LOW EMISSIVITY WINDOWS
	HOUSE IS WRAPPED WITH AN EXTERIOR AIR INFILTRATION BARRIER TO MANUFACTURER'S SPECIFICATIONS
	USE A WEATHER STRIPPED ATTIC HATCH MADE OF A HEAVIER MATERIAL SUCH AS MDF
	RECESSED LIGHTS IN INSULATED CEILING MUST BE EITHER AIR TIGHT OR THE GAPS MUST BE LOCATED INSIDE A SEALED, AIRTIGHT BOX IN THE ATTIC
	AIR SEALING REQUIRED AROUND TUBS AND SHOWERS; ATTIC AND CRAWLSPACE PANELS; AT RECESSED LIGHTS AND AROUND ALL ELECTRICAL AND PLUMBING PENETRATIONS, PLUS ANY OTHER OPENINGS BETWEEN CONDITIONED AND UNCONDITIONED SPACES
	ALL JOINTS, SEAMS, PENETRATIONS, ROUGH OPENINGS, AND OTHER SOURCES OF AIR LEAKAGE AT THE BUILDING ENVELOPE TO BE CAULKED, SEALED, ETC. TO MAINTAIN ENVELOPE TIGHTNESS
	INSTALL A 90X OR HIGHER ENERGY EFFICIENCY FURNACE WITH SEALED COMBUSTION AIR
	INSTALL A 90X OR HIGHER EFFICIENCY BOILER WITH SEALED COMBUSTION AIR
	ZONING UTILIZING TO OR MORE THERMOSTATS CONTROLLING HEATING ZONES
5	EXTERIOR FINISH:
	TREATED WOOD THAT DOES NOT CONTAIN CHROMIUM OR ARSENIC FOR DECKING, CONNECTORS MUST BE STAINLESS STEEL OR GMAA
	FIBER CEMENT FOR EXTERIOR SIDING AND BOARD. CERTIFIED WOOD FOR BATTEN
	MIN. 40 YEAR ROOFING MATERIAL ASPHALT COMPOSITION SHINGLES.
	INSTALL METAL ROOFING.
	FIBERGLASS OR WOOD WINDOWS
	DECKING WITH 50X OR MORE RECYCLE CONTENT
6	INTERIOR:
	WOODWORK WITH WATER BASED LACQUER FINISHES
	CERAMIC TILE W/ 50X OR MORE RECYCLED CONTENT INSTALLED WITH LOW TOXIC ADHESIVES
	ALL PARTICLE BOARD SURFACES PAINTED WITH WATER BASED SEALER
	INSTALL A HARDWIRED CARBON MONOXIDE DETECTOR OUTSIDE SLEEPING AREAS
	USE LOW OR NON-VOLATILE ORGANIC COMPOUNDS FOR PAINTS, VARNISHES, CARPET, ADHESIVES, COATINGS, OR COMPOSITE WOOD
	INSTALL ENERGY-EFFICIENT "ENERGY STAR" LABELED PRODUCTS FOR KITCHEN APPLIANCES, FURNACES AND WATER HEATERS.
	INSTALL WATER EFFICIENT FIXTURES, 1.6 GALLONS PER FLUSH TOILETS, 1.5 GPM FAUCET ABRATORS AND 2.0 GPM SHOWERHEADS WITH ON/OFF TOGGLES.
	LIGHT FIXTURES ARE FLUORESCENT OR HAVE COMPACT FLUORESCENT LIGHT BULBS INSTALLED
	LIGHT COLORED INTERIOR WALLS, CEILINGS, SOFFITS AND CARPET
	RECYCLED CONTENT GYPSUM WALLBOARD
	WOOD FLOORING FROM CERTIFIED SUSTAINABLY HARVESTED SOURCES OR FROM REUSED OR RE-MILLED SOURCES
	WOOD FLOORS WITH WATER-BASED URETHANE FINISHES
	NATURAL LINOLEUM FOR KITCHEN AND BATHROOM FLOORS INSTALLED WITH LOW TOXIC ADHESIVES OR BACKING
	BAMBOO OR CORK FLOORING
	RECYCLED CONTENT RESILIENT FLOORING
	NATURAL FIBER CARPET W/ NATURAL OR RECYCLE CONTENT CARPET PAD
	CABINETS FRONTS MADE FROM RECLAIMED OR RE-MILLED WOOD
	INSTALLED ON DEMAND HOT WATER DELIVERY SYSTEM

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Revisions  
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 Checked By RVG  
 Date 01/23/06  
 Scale N.A.

Title ARCHITECTURAL SPECIFICATIONS AND GREEN BUILDING NOTES

Sheet A0.2

**Exhibit A**

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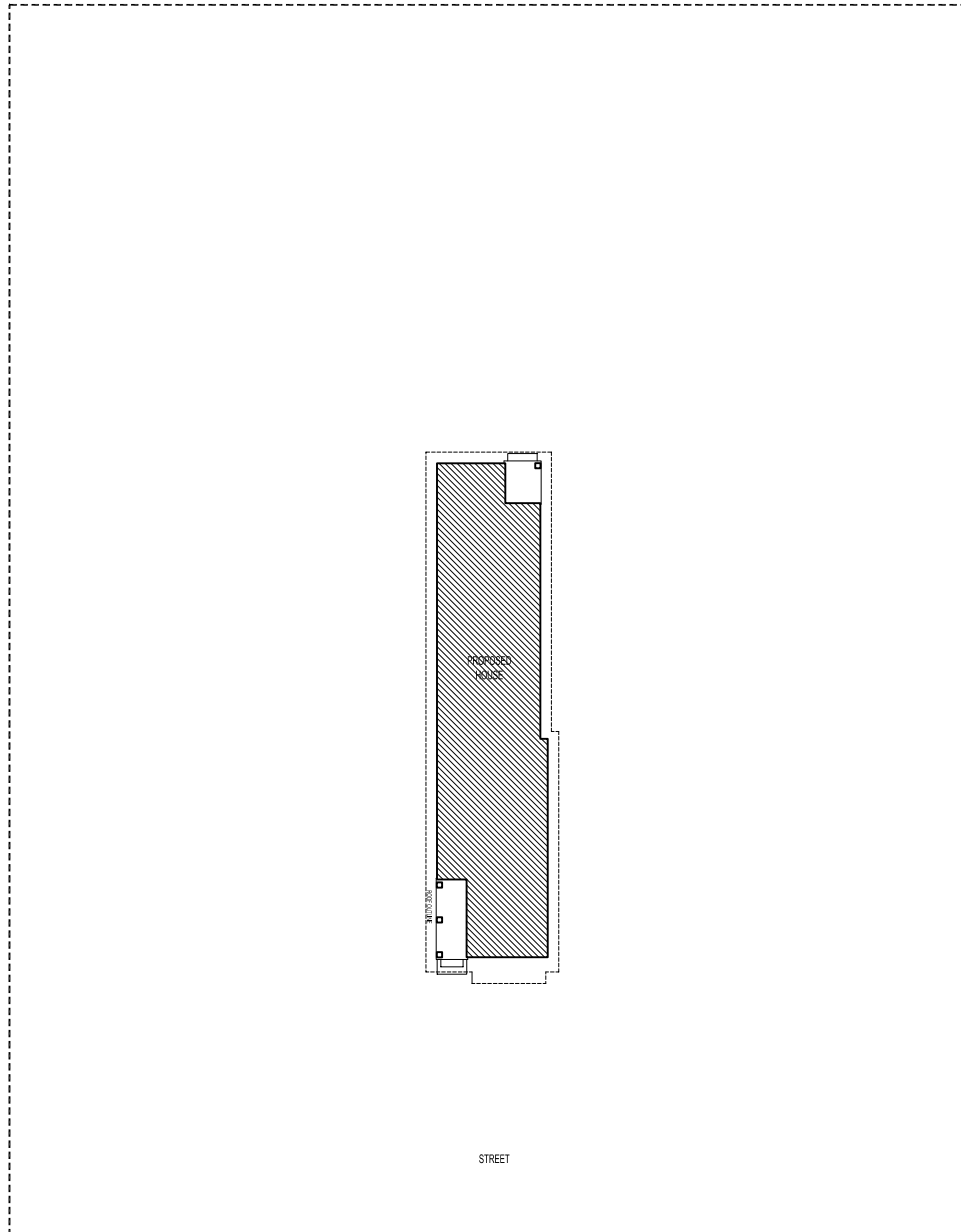
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Date 01/23/06  
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**Title**

SITE PLAN

**Sheet**

A1.1



**SITE PLAN GENERAL NOTES**

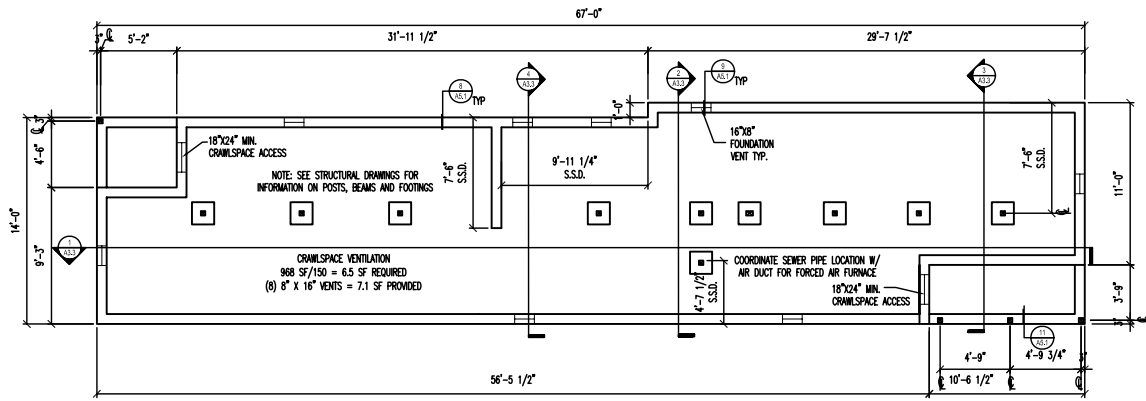
- SITE PLAN SHEET IS SCHEMATIC FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION
- OWNER WILL BE REQUIRED TO COMPLETE AND SUBMIT A SITE PLAN
- A MINIMUM BUILDING SETBACK OF 5' WILL BE PROVIDED

**SITE PLAN**

TO BE COMPLETED BY OWNER

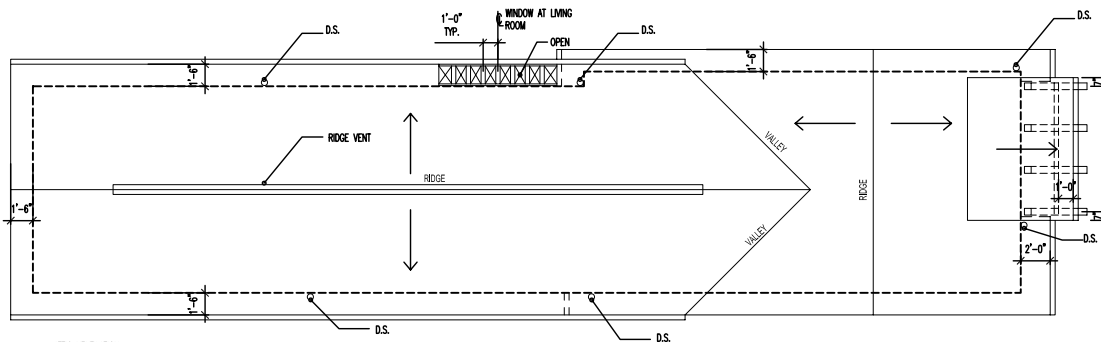
1/8"=1'-0"





CRAWLSPACE PLAN

1/4"=1'-0"



ATIC VENTILATION  
AREA REQUIRED=967/150=6.4  
6.0X144=922 square inches

50% AT SOFFIT VENTS:  
VENT HOLES: 3 (2" DIAM.) VENT HOLES PER 24"  
(154) 2" DIA VENT HOLES (3.14 sq each) = 484sq > 461sq REQ'D

50% AT RIDGE VENT:  
1" SLOT X 40" = 480sq > 461sq REQ'D

ROOF PLAN

1/4"=1'-0"

**Exhibit A**

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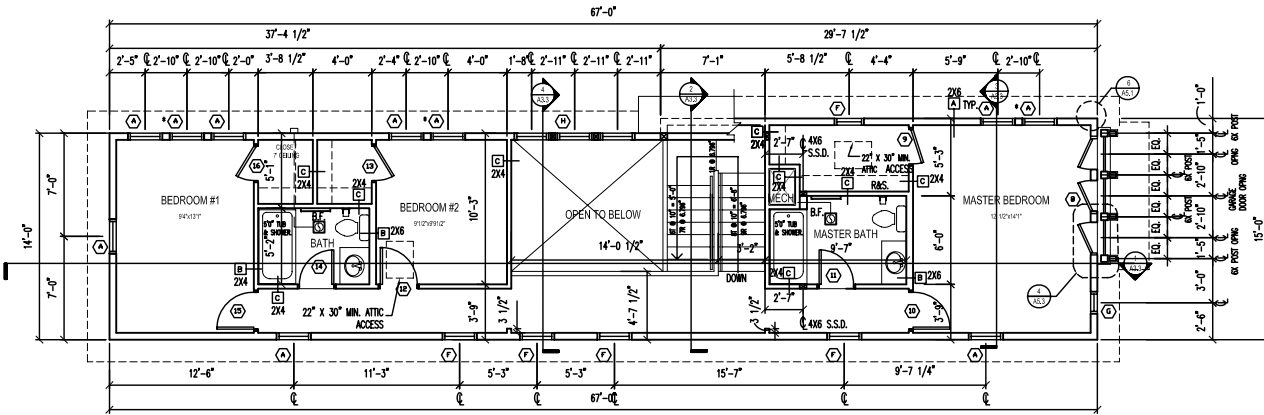
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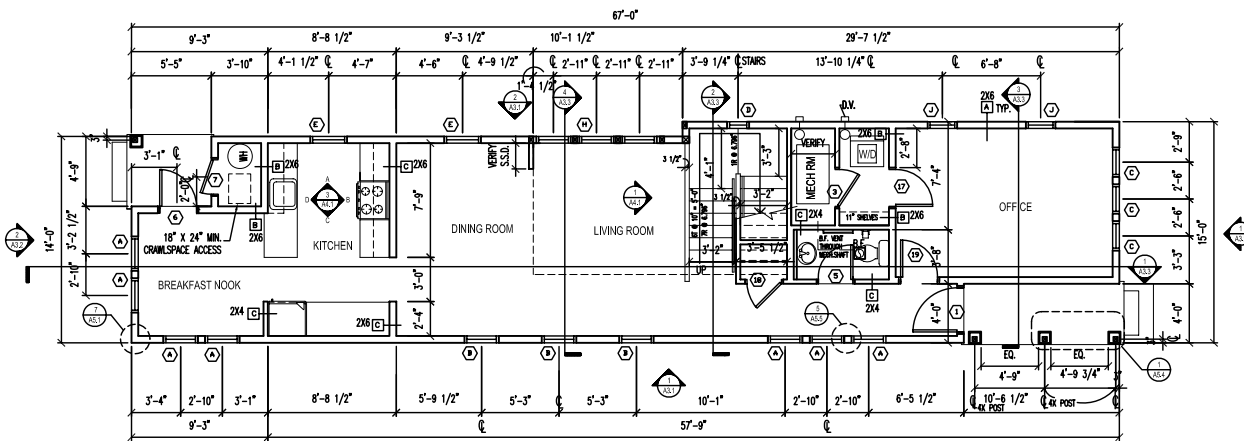
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FLOOR PLANS

**Sheet**

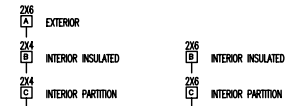
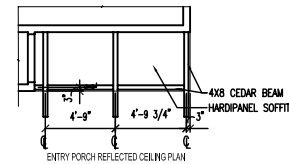
**A2.1**



SECOND FLOOR PLAN



FIRST FLOOR PLAN



\* MECHANICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE. ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE CITY. COORDINATE WITH BUILDING OFFICIAL REGARDING OTHER HEATING ALTERNATIVES.

- FURNACE-WATER HEATER NOTES:**
1. MAINTAIN 1" CLEAR TO ANY FRAMING
  2. HEATING ELEMENTS OR IGNITION DEVICES TO BE MIN. 18" OFF FLOOR AS PER IRC M1307.3
  3. PROVIDE PROPER VENTILATION & OUTSIDE COMBUSTION AIR TO ALL OPEN FLAME APPLIANCES
  4. APPLIANCES TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE IN ACCORDANCE WITH SECTION M1307.2
- WATER HEATER SEISMIC STRAPS SHALL BE LOCATED AT THE UPPER AND BOTTOM 1/3 OF TANK. MAINTAIN 4" CLEARANCE TO CONTROLS PER OBCS M1307.2

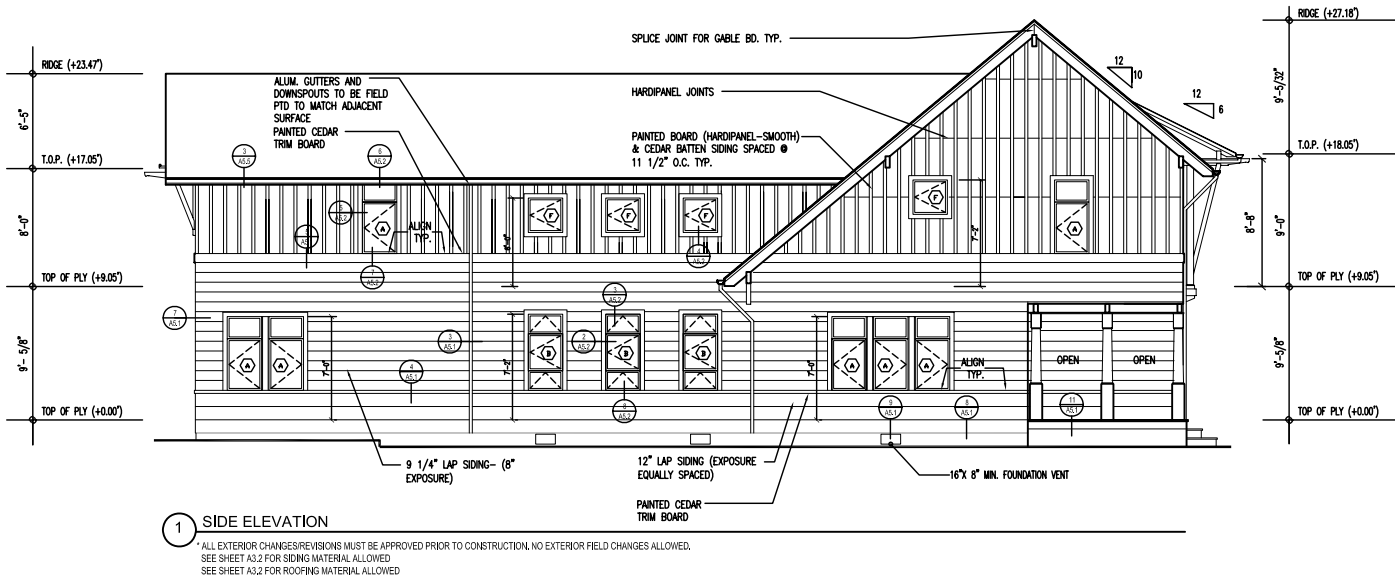
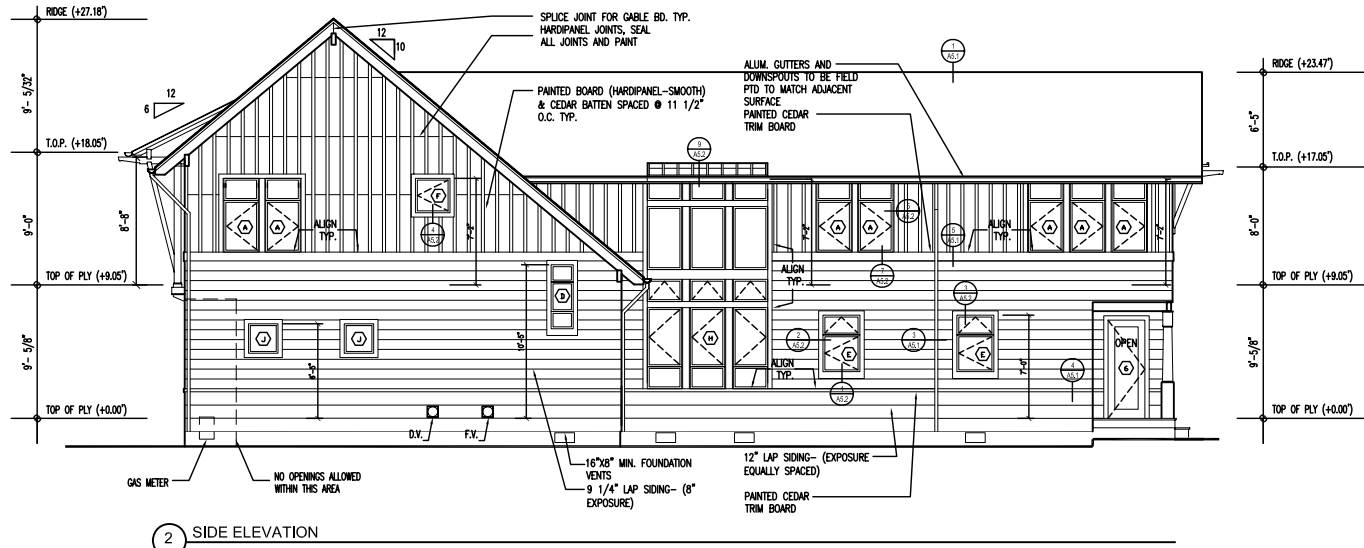
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EXTERIOR  
ELEVATIONS

Sheet

**A3.1**



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EXTERIOR ELEVATIONS

Sheet

A3.2

REQUIRED EXTERIOR FINISH MATERIALS

ROOF MATERIAL OPTIONS

BASE: 30 YR ASPHALT COMPOSITION SHINGLES  
GREEN: 40 YR ASPHALT COMPOSITION SHINGLES  
UPGRADE: WOOD SHINGLES

TERNE COATED STAINLESS STEEL STANDING SEAM METAL ROOF

WINDOW AND DOOR OPTIONS

BASE: VINYL WINDOWS DOUBLE GLAZED WITH LOW E COATING, U VALUE=0.40 OR LESS. ALL WINDOWS TO BE RECESSED, SEE DETAILS.  
MAIN EXTERIOR DOOR TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.54 OR LESS. ALL OTHER EXTERIOR DOORS TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.20 OR LESS. ALL EXTERIOR DOORS TO HAVE SQUARE STICKING. NO TINT ON GLASS OPENINGS AT DOORS.  
TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS. SEE DOOR AND WINDOW SCHEDULE.

GREEN: FIBERGLASS FRAME WINDOWS WITH LOW E COATING, U VALUE=0.35 OR LESS. ALL WINDOWS TO BE RECESSED, SEE DETAILS.  
MAIN EXTERIOR DOOR TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.54 OR LESS. ALL OTHER EXTERIOR DOORS TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.20 OR LESS. ALL EXTERIOR DOORS TO HAVE SQUARE STICKING. NO TINT ON GLASS OPENINGS AT DOORS. TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS. SEE DOOR AND WINDOW SCHEDULE.

UPGRADE: ALL WOOD OR ALUMINUM CLAD WOOD WINDOWS WITH LOW E COATING, U VALUE=0.35. ALL WINDOWS TO BE RECESSED, SEE DETAILS.  
MAIN EXTERIOR DOOR TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.54 OR LESS. ALL OTHER EXTERIOR DOORS TO BE WOOD SOLID CORE WITH WEATHERSTRIPPING, U VALUE=0.20 OR LESS. ALL EXTERIOR DOORS TO HAVE SQUARE STICKING. NO TINT ON GLASS OPENINGS AT DOORS. TRANSOM WINDOW AT BALCONY DOORS FABRICATED TO MATCH ADJOINING DOORS IN MATERIALS, FINISH, AND QUALITY OF CONSTRUCTION. NO SCREENING AT FRONT ENTRY DOOR AND BALCONY DOORS. SEE DOOR AND WINDOW SCHEDULE.

EXTERIOR CLADDING MATERIAL OPTIONS

BASE: A. FIBER CEMENT SIDING: 9 1/4" HARDBOARD LAP SIDING (8" EXPOSURE) AND 12" HARDBOARD LAP SIDING. SMOOTH PLANKS, NO TEXTURE. PRIMED AND PAINTED. WOOD TRIM. SEE DETAILS AND ELEVATIONS.  
B. BOARD AND BATTEN: CEMENTITIOUS BOARD-5/16" HARDBOARD, SMOOTH PANELS, NO TEXTURE, PRIMED AND PAINTED. BATTENS: 1X3 TIGHT KNOT CEDAR, SPACED AT 11 1/2" O.C. PRIMED AND PAINTED. SEE ELEVATIONS. SEE DETAILS FOR CORNER DETAIL AT HARDBOARD LAP SIDING. NO CORNER TRIMS AT HARDBOARD LAP SIDING CORNERS.

GREEN: A. FIBER CEMENT SIDING: 9 1/4" HARDBOARD LAP SIDING (8" EXPOSURE) AND 12" HARDBOARD LAP SIDING. SMOOTH PLANKS, NO TEXTURE. PRIMED AND PAINTED. FIBER CEMENT TRIM, TIGHT KNOT CEDAR, PRIME AND PAINTED, 5/4" THICK TYP. UNLESS OTHERWISE NOTED. SEE DETAILS AND ELEVATIONS.  
B. BOARD AND BATTEN: CEMENTITIOUS BOARD-5/16" HARDBOARD, SMOOTH PANELS, NO TEXTURE, PRIMED AND PAINTED. BATTENS: 1X3 TIGHT KNOT CEDAR, SPACED AT 11 1/2" O.C. PRIMED AND PAINTED. SEE ELEVATIONS. SEE DETAILS FOR CORNER DETAIL AT HARDBOARD LAP SIDING. NO CORNER TRIMS AT HARDBOARD LAP SIDING CORNERS.

UPGRADE: A. WOOD SIDING AND TRIM TO MATCH DIMENSIONS OF BASE-REQUIRED SIDING AND TRIM.  
B. BOARD AND BATTEN: CEMENTITIOUS BOARD-5/16" HARDBOARD, SMOOTH PANELS, NO TEXTURE, PRIMED AND PAINTED. BATTENS: 1X3 TIGHT KNOT CEDAR, SPACED AT 11 1/2" O.C. PRIMED AND PAINTED. SEE ELEVATIONS. SEE DETAILS FOR CORNER DETAIL AT HARDBOARD LAP SIDING. NO CORNER TRIMS AT HARDBOARD LAP SIDING CORNERS.

LUMBER AND WOOD PRODUCT OPTIONS

BASE: PAINTED EXTERIOR LUMBER- TIGHT KNOT CEDAR, SMOOTH TEXTURE. UNPAINTED EXTERIOR LUMBER- TIGHT CEDAR, SMOOTH SURFACE. EXTERIOR HANDRAILS- CLEAR CEDAR, MILLED TO SHAPE. EXTERIOR BRACKETS- TIGHT KNOT CEDAR (PAINTED), CLEAR CEDAR (UNPAINTED).

GREEN: FOREST STEWARDSHIP COUNCIL (FSC) CERTIFIED WOOD AND LUMBER AS SPECIFIED ON THE BASE-REQUIRED WOOD PRODUCTS.

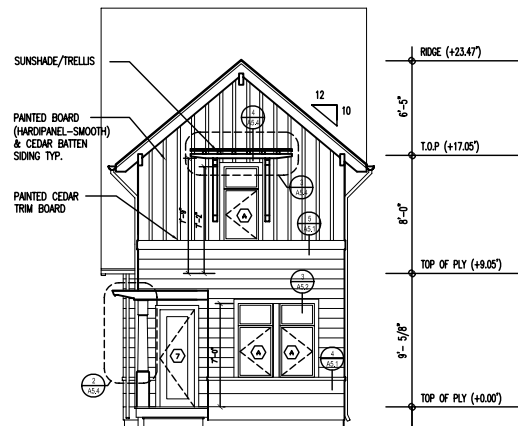
RECOMMENDED EXTERIOR COLOR SCHEMES

ALL PAINT COLORS REFERENCE SHERMAN WILLIAMS BRAND PAINT EXTERIOR PAINT FOR ALL SCHEMES:  
SEMI-GLOSS (TRIM, RAILINGS)  
SATIN (FIBER CEMENT SIDING AND BOARD & BATTEN)  
ASPHALT SHINGLE ROOFING COLORS REFERENCE MAJARKEY BRAND

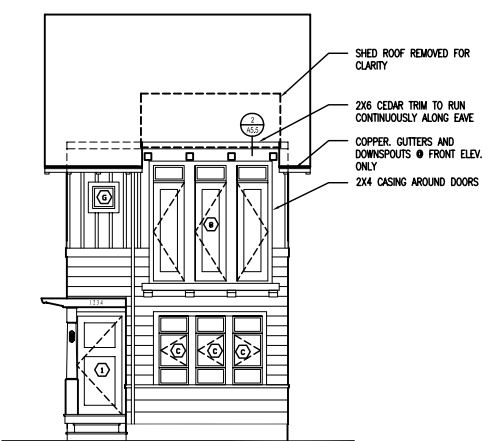
SCHEME A (CREAM/FRENCH GREY WITH GREEN): ENTRY COLUMNS AND BEAMS: RUSKIN ROOM GREEN- SW 0042  
EXTERIOR DOORS: UNPAINTED, WATER BASED POLYURETHANE  
FIBER CEMENT SIDING: COMPATIBLE CREAM- SW 6387  
BOARD & BATTEN: BELIEVABLE BLUFF- SW 6120  
BALCONY STRUCTURE (BRACKETS, RAILINGS, BEAMS): RUSKIN ROOM GREEN-SW 0042  
WINDOW TRIM: PURE WHITE-SW 7005  
VINYL WINDOW: WHITE  
ASPHALT SHINGLE ROOFING: SIENNA BLEND

SCHEME B (WHITE/FRENCH GREY): ENTRY COLUMNS AND BEAMS: DOVER WHITE- SW 6385  
EXTERIOR DOORS: UNPAINTED, WATER BASED POLYURETHANE  
FIBER CEMENT SIDING: BELIEVABLE BLUFF- SW 6120  
BOARD & BATTEN: DOVER WHITE- SW 6385  
BALCONY STRUCTURE (BRACKETS, RAILINGS, BEAMS): DOVER WHITE- SW 6385  
WINDOW TRIM: DOVER WHITE-SW 6385  
VINYL WINDOW: WHITE  
ASPHALT SHINGLE ROOFING: SIENNA BLEND

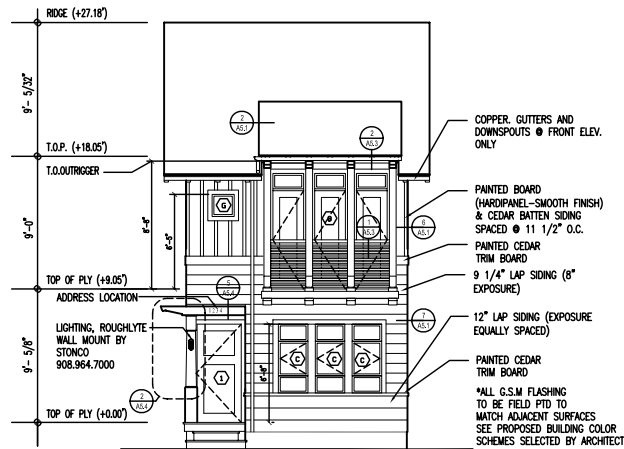
SCHEME C (CREAM/FRENCH GREY WITH EXPOSED WOOD): ENTRY COLUMNS : PURE WHITE- SW 7005  
ENTRY BEAMS: UNPAINTED  
EXTERIOR DOORS: UNPAINTED, WATER BASED POLYURETHANE  
FIBER CEMENT SIDING: WHOLE WHEAT- SW 6121  
BOARD & BATTEN: HUBBARD SQUASH- SW 0044  
BALCONY STRUCTURE (BRACKETS, RAILINGS, BEAMS): UNPAINTED-WATER BASED POLYURETHANE  
WINDOW TRIM: PURE WHITE-SW 7005  
VINYL WINDOW: WHITE  
ASPHALT SHINGLE ROOFING: SIENNA BLEND



2 REAR ELEVATION



\* DIAGRAMATIC ELEVATION TO ILLUSTRATE BALCONY PORCH DOORS AND TRIM AT EAVE



1 FRONT ELEVATION

\* ALL EXTERIOR CHANGES/REVISIONS MUST BE APPROVED PRIOR TO CONSTRUCTION. NO EXTERIOR FIELD CHANGES ALLOWED. SEE SHEET A3.2 (REQUIRED EXTERIOR FINISH MATERIALS) FOR SIDING MATERIAL ALLOWED. SEE SHEET A3.2 (REQUIRED EXTERIOR FINISH MATERIALS) FOR ROOFING MATERIAL ALLOWED.

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Revisions

- 07/22/05 - TASK I
- 11/08/05 - TASK II
- 01/23/06 - TASK III
- 02/27/06 - TASK III

Stamp

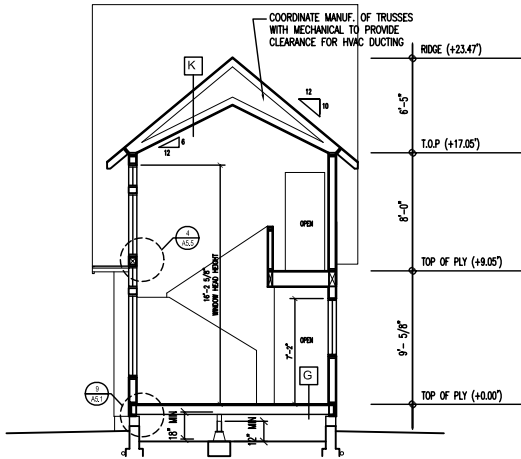
Job Number 0520  
Drawn By -  
Checked By RVG  
Date 01/23/06  
Scale AS NOTED

Title

BUILDING  
SECTIONS

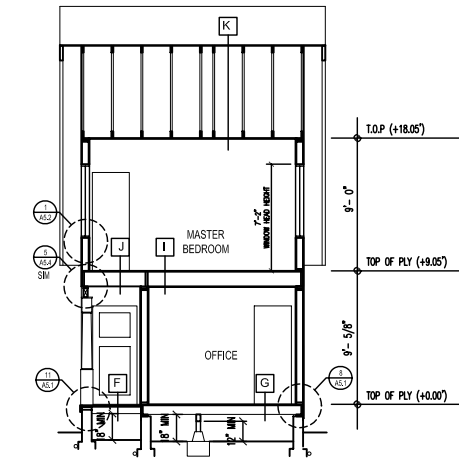
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A3.3



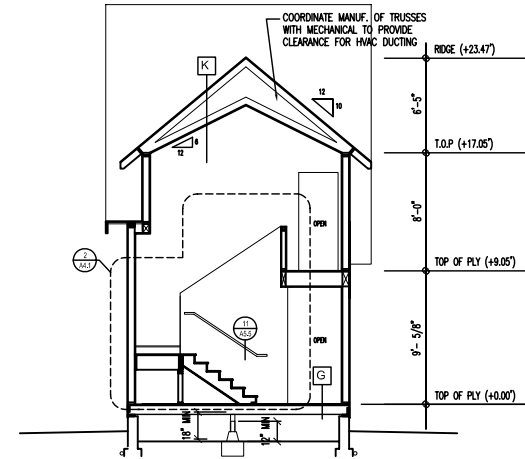
4 SECTION @ LIVING ROOM

1/4"=1'-0"



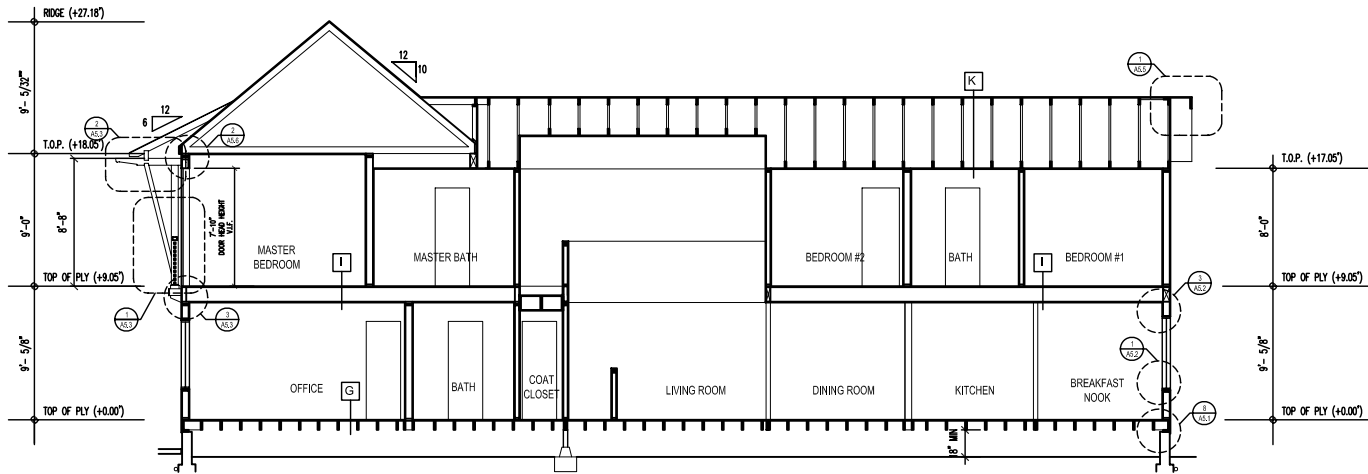
3 SECTION @ ENTRY PORCH/ MASTER BEDROOM

1/4"=1'-0"



2 SECTION @ STAIRS/ LIVING ROOM

1/4"=1'-0"



1 SECTION

1/4"=1'-0"

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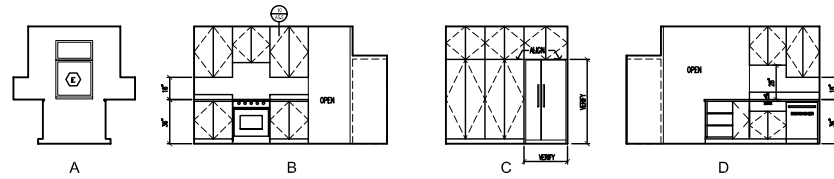
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Job Number 0520  
Drawn By -  
Checked By RVG  
Date 01/23/06  
Scale AS NOTED

Title  
INTERIOR  
ELEVATIONS

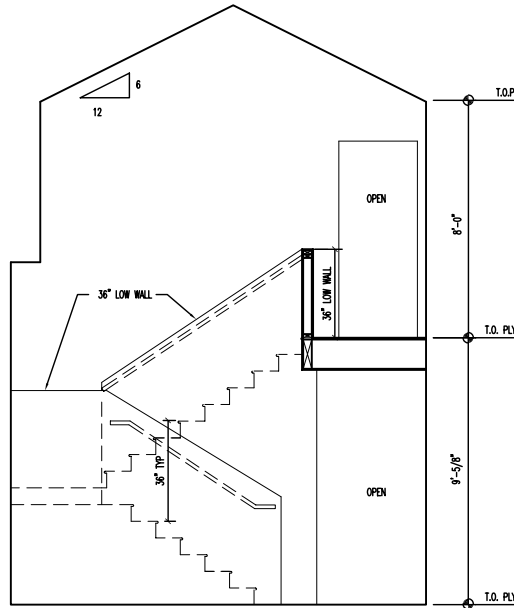
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A4.1



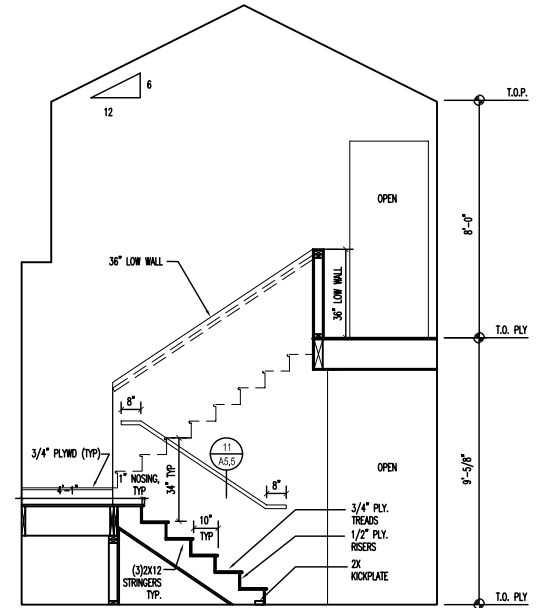
3 KITCHEN

1/4"=1'-0"



1 LIVING ROOM

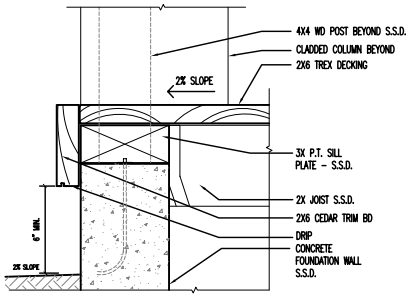
1/2"=1'-0"



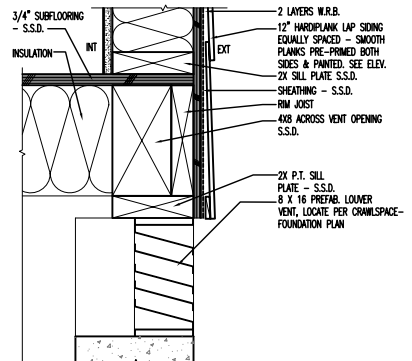
2 SECTION THROUGH STAIRS AT LIVING ROOM

1/2"=1'-0"

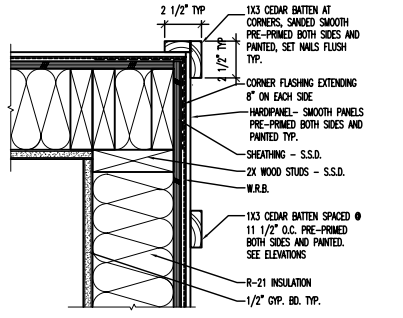




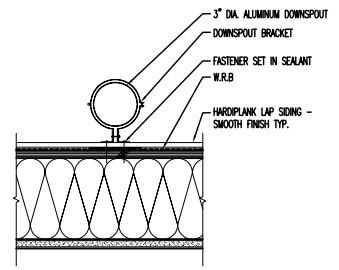
**FOUNDATION AT ENTRY PORCH**  
SCALE: 3" = 1'-0" **11**



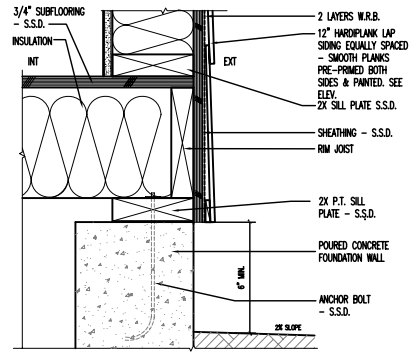
**CRAWLSPACE VENT @ FOUNDATION WALL**  
SCALE: 3" = 1'-0" **9**



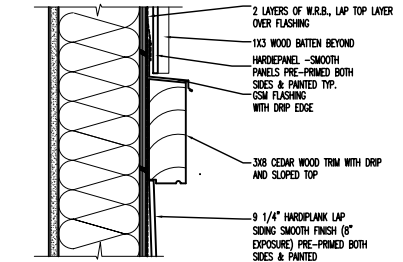
**HARDIPANEL CORNER**  
SCALE: 3" = 1'-0" **6**



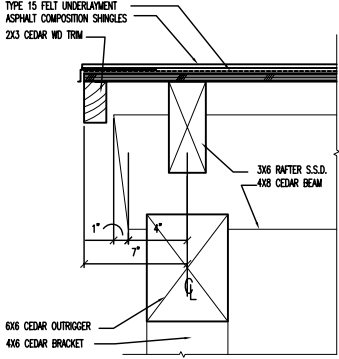
**DOWNSPOUT ON HARDIPANEL**  
SCALE: 3" = 1'-0" **3**



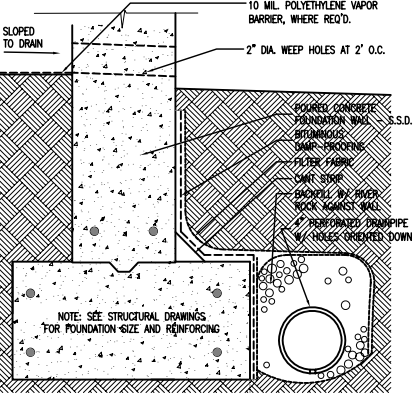
**TYPICAL FOUNDATION**  
SCALE: 3" = 1'-0" **8**



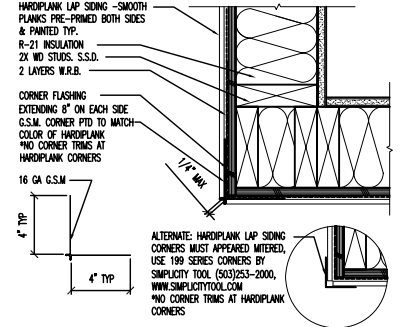
**BOARD & BATTEN / HARDIPANEL LAP SIDING**  
SCALE: 3" = 1'-0" **5**



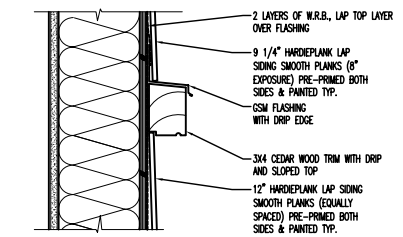
**RAKE DETAIL @ PORCH/SHED ROOF**  
SCALE: 3" = 1'-0" **2**



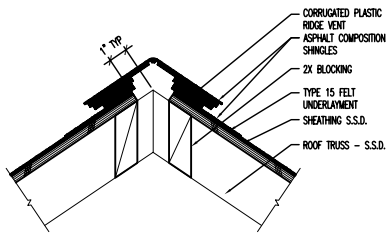
**FOUNDATION FOOTING**  
SCALE: DO NOT SCALE **10**



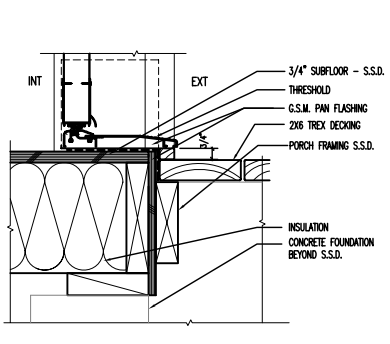
**HARDIPANEL LAP SIDING CORNER**  
SCALE: 3" = 1'-0" **7**



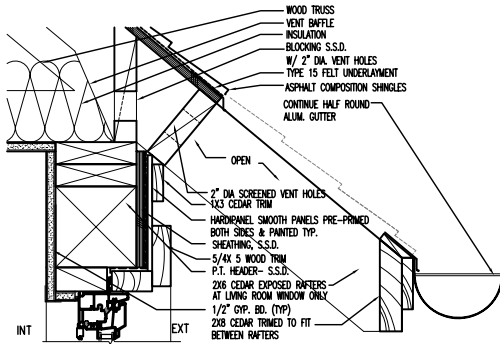
**TRIM BD/ HARDIPANEL LAP SIDING**  
SCALE: 3" = 1'-0" **4**



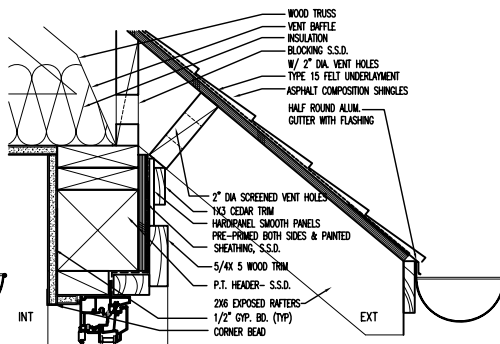
**RIDGE EXHAUST VENT**  
SCALE: 3" = 1'-0" **1**



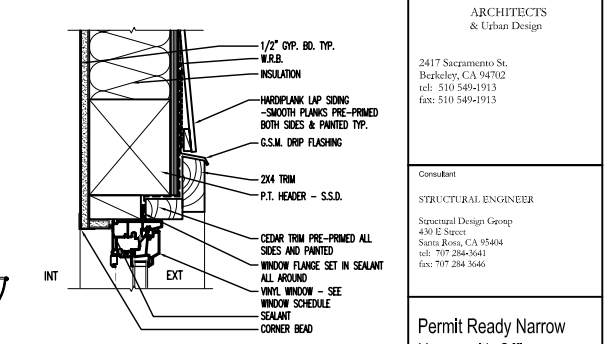
**DOOR SILL @ FRONT ENTRY**  
SCALE: 3" = 1'-0"



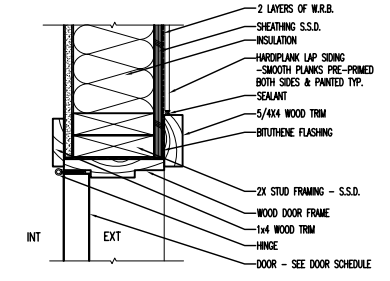
**EXPOSED EAVES AT LIVING ROOM**  
SCALE: 3" = 1'-0"



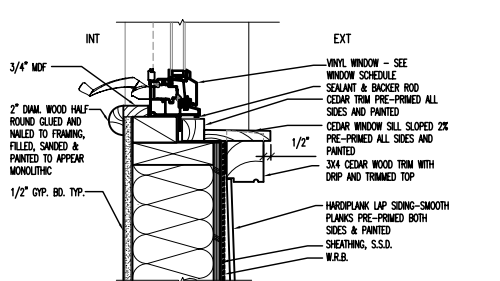
**EXPOSED EAVES AT WINDOW HEAD**  
SCALE: 3" = 1'-0"



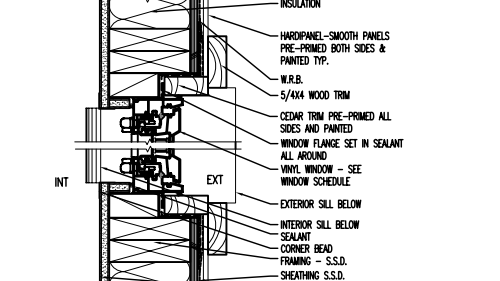
**WINDOW HEAD - HARDIPLANK LAP SIDING**  
SCALE: 3" = 1'-0"



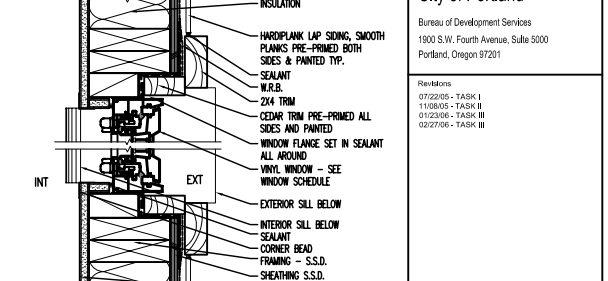
**DOOR JAMB- HARDIPLANK LAP SIDING**  
SCALE: 3" = 1'-0"



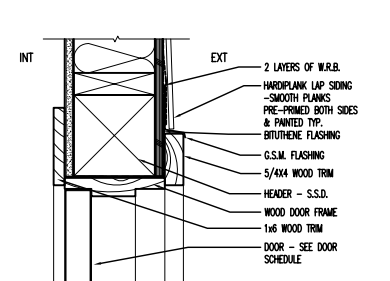
**WINDOW SILL HARDIPLANK LAP SIDING/TRIM BD**  
SCALE: 3" = 1'-0"



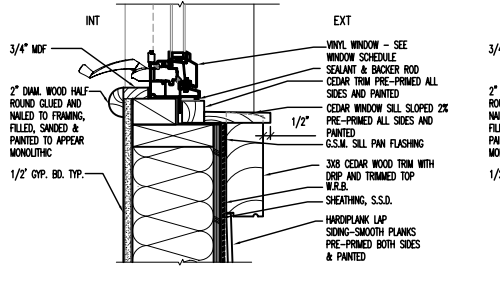
**WINDOW JAMB AT BOARD AND BATTEN**  
SCALE: 3" = 1'-0"



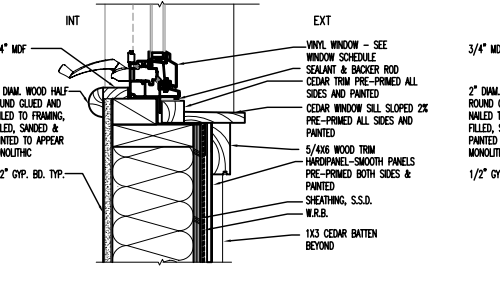
**WINDOW JAMB - HARDIPLANK LAP SIDING**  
SCALE: 3" = 1'-0"



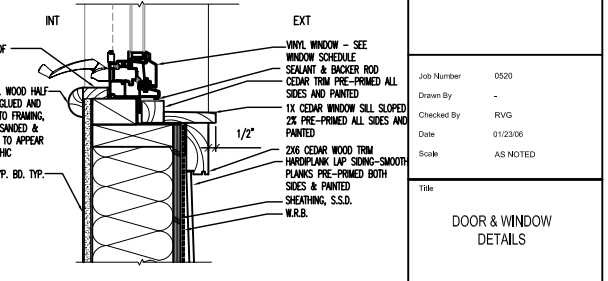
**DOOR HEAD - HARDIPLANK LAP SIDING**  
SCALE: 3" = 1'-0"



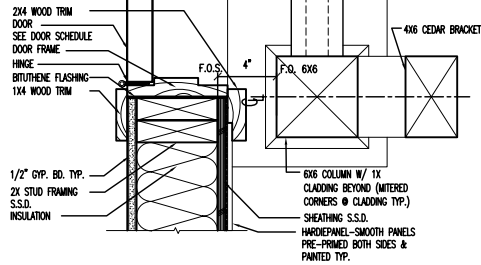
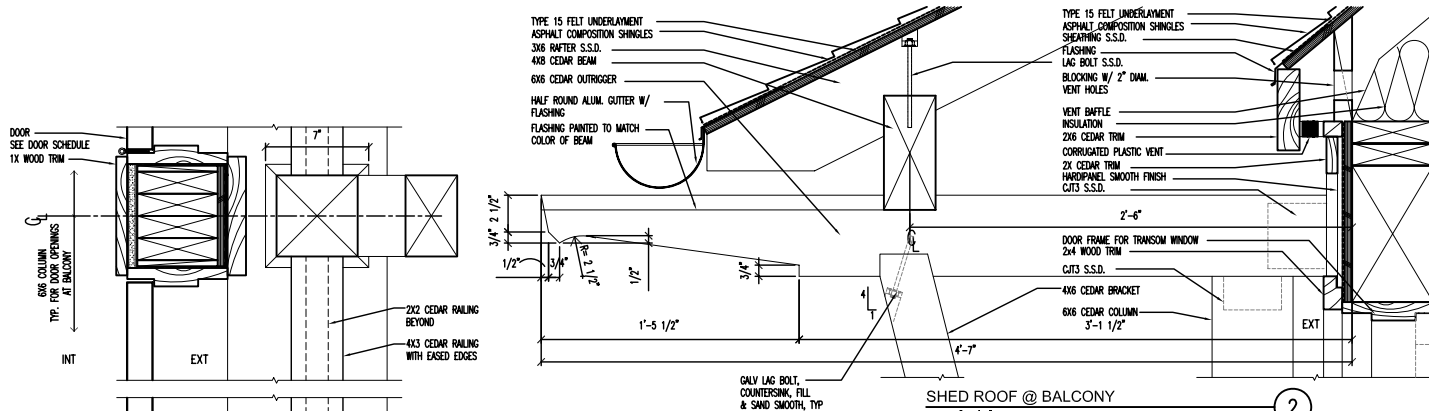
**WINDOW SILL HARDIPLANK LAP SIDING/TRIM BD**  
SCALE: 3" = 1'-0"



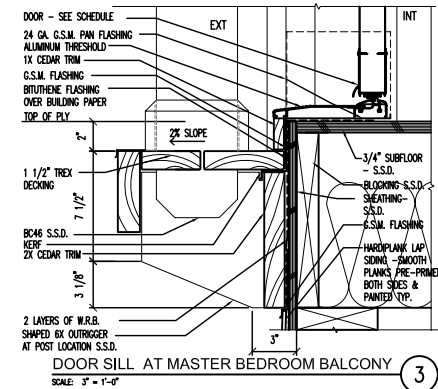
**WINDOW SILL AT BOARD & BATTEN**  
SCALE: 3" = 1'-0"



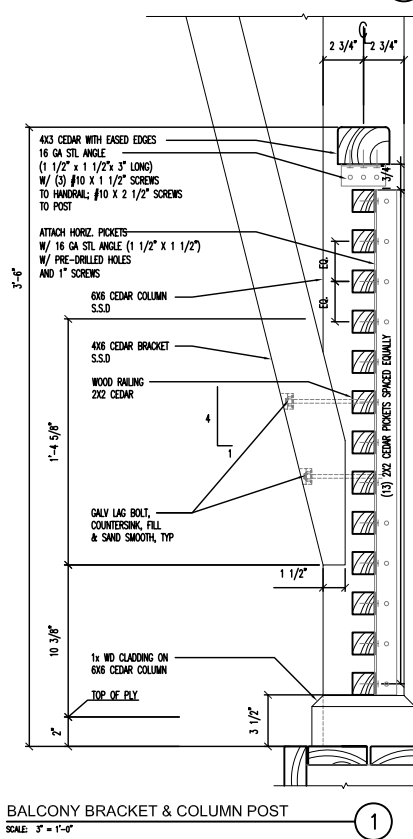
**WINDOW SILL AT HARDIPLANK LAP SIDING**  
SCALE: 3" = 1'-0"



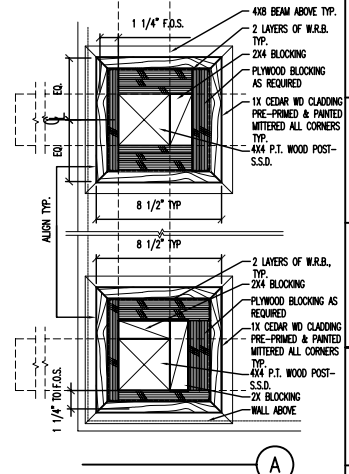
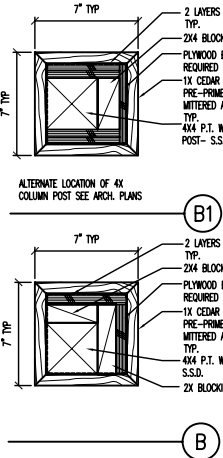
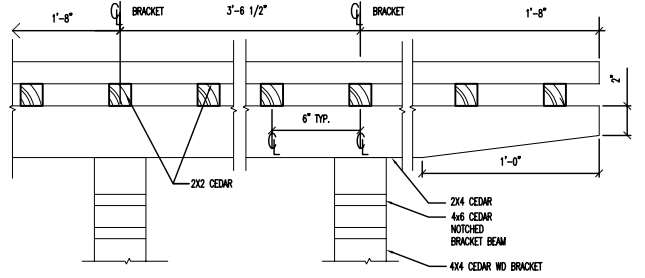
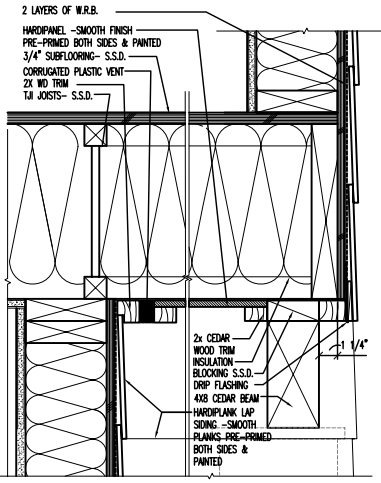
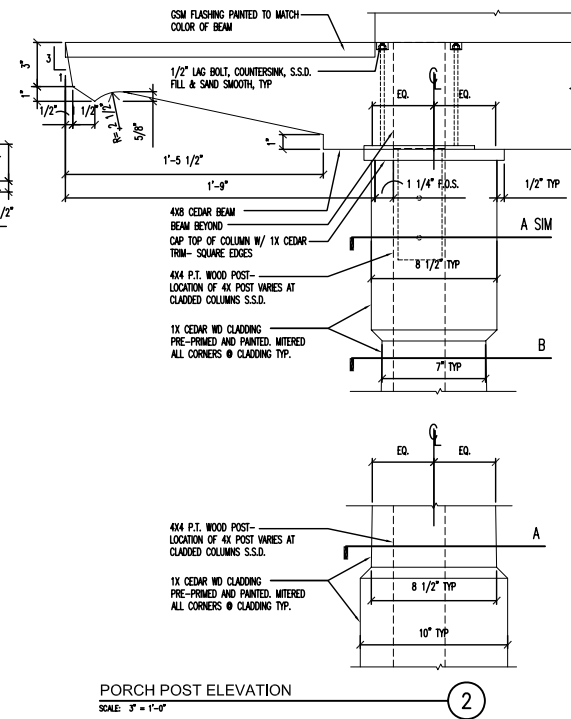
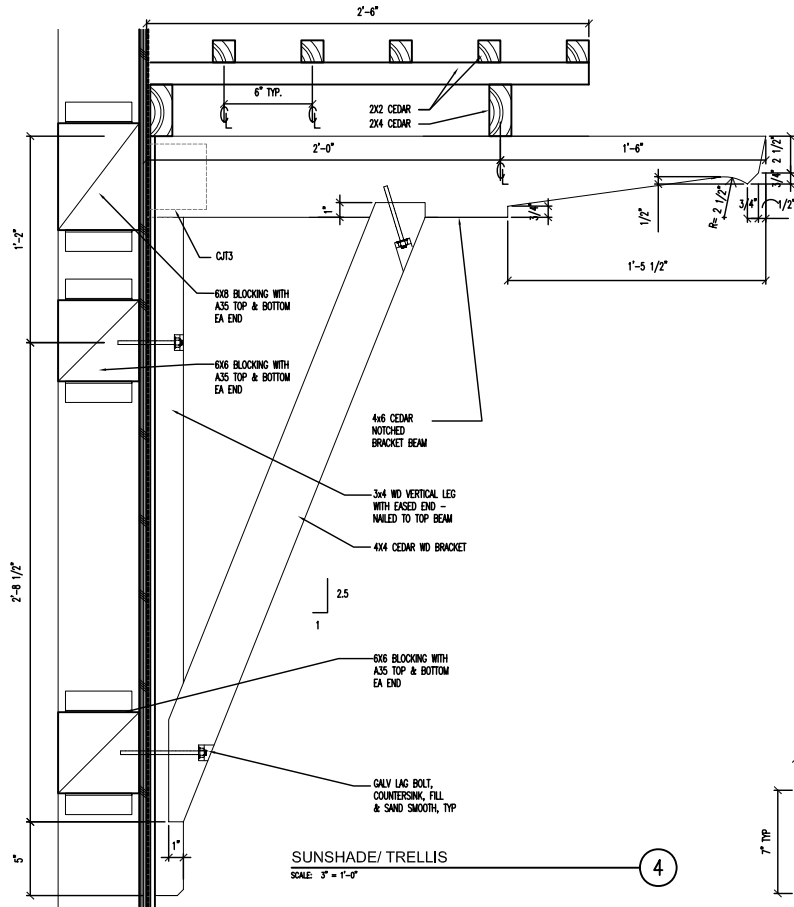
**DOOR JAMB AND BALCONY  
AT MASTER BEDROOM**  
SCALE: 3/8" = 1'-0"



**DOOR SILL AT MASTER BEDROOM  
BALCONY**  
SCALE: 3/8" = 1'-0"



**BALCONY BRACKET & COLUMN POST**  
SCALE: 3/8" = 1'-0"



**SOFFIT ABOVE PORCH**  
SCALE: 3" = 1'-0"

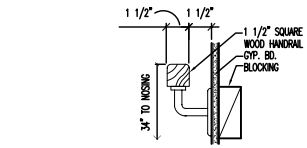
**SUNSHADE/TRELLIS PARTIAL ELEVATION**  
SCALE: 3" = 1'-0"

**PORCH POST PLAN**  
SCALE: 3" = 1'-0"

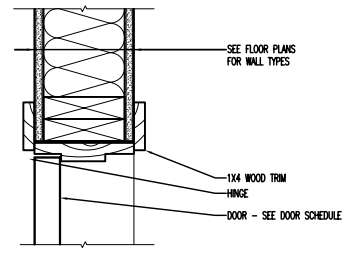
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3

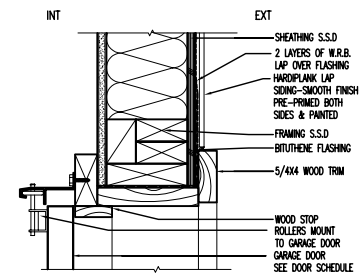
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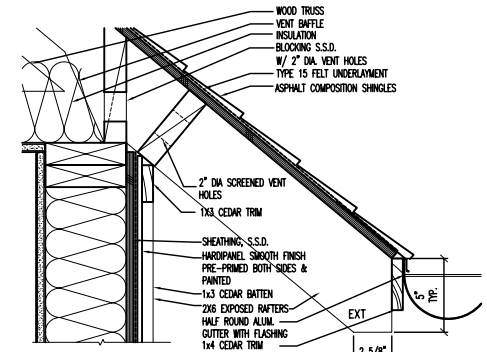
**TYP. HANDRAIL AT INTERIOR STAIR**  
SCALE: 3" = 1'-0"



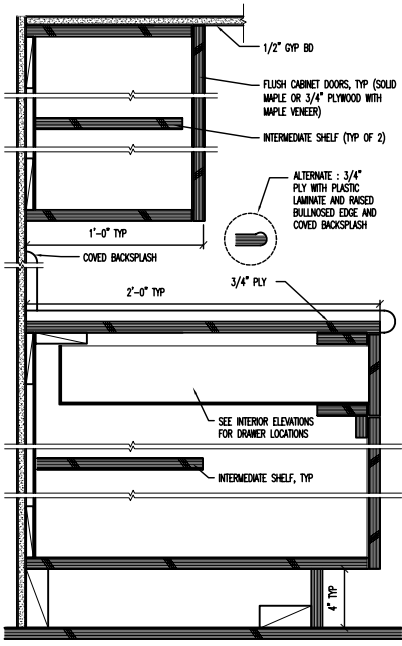
**TYPICAL INTERIOR DOOR JAMB**  
SCALE: 3" = 1'-0"



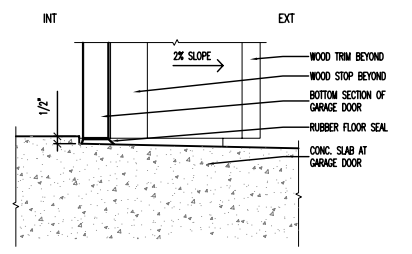
**GARAGE DOOR JAMB**  
SCALE: 3" = 1'-0"



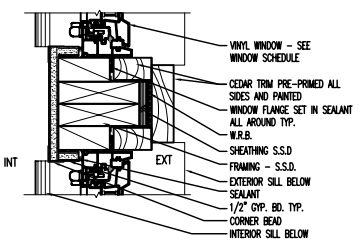
**EXPOSED EAVES**  
SCALE: 3" = 1'-0"



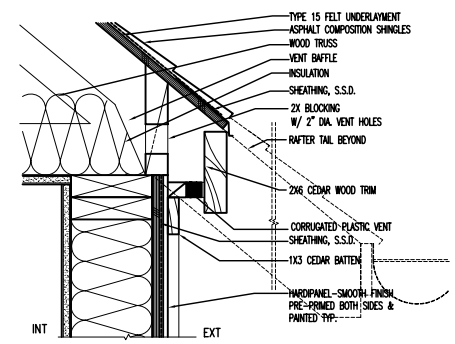
**TYP. KITCHEN CABINETS**  
SCALE: 3" = 1'-0"



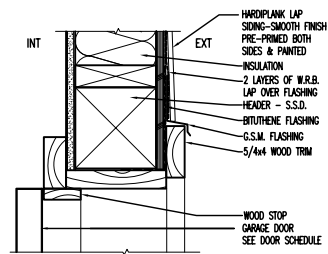
**GARAGE DOOR SILL**  
SCALE: 3" = 1'-0"



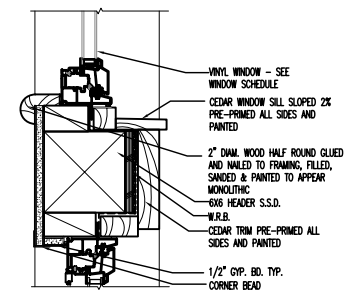
**TYP. WINDOW POST BETWEEN WINDOWS**  
SCALE: 3" = 1'-0"



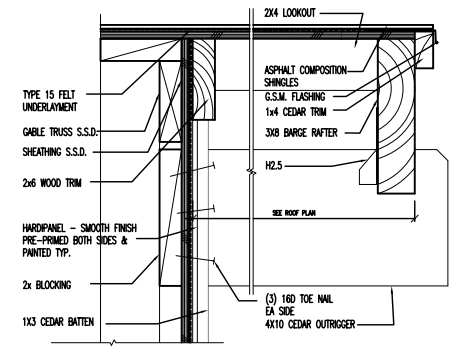
**EAVE AT BALCONY**  
SCALE: 3" = 1'-0"



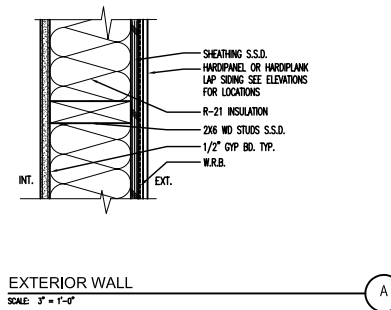
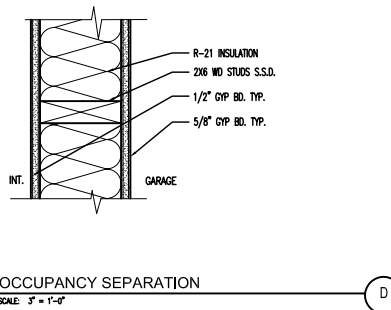
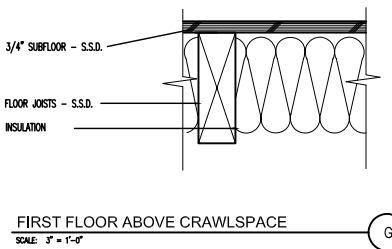
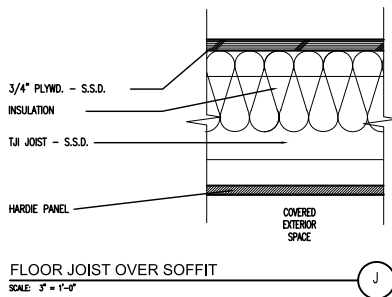
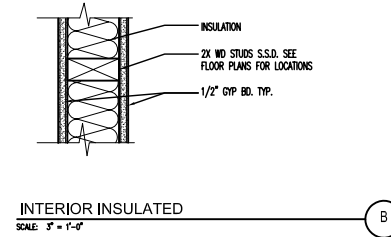
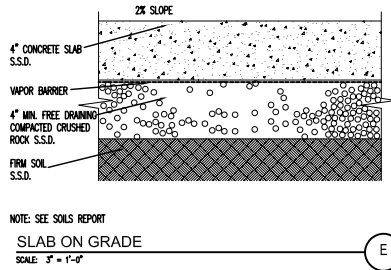
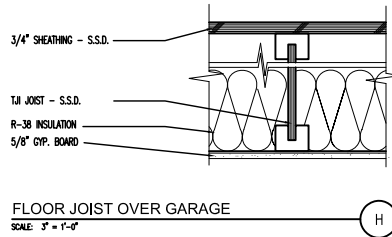
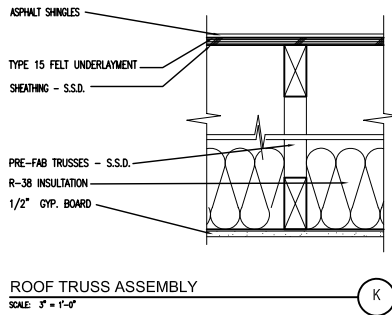
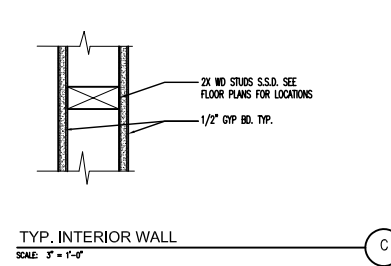
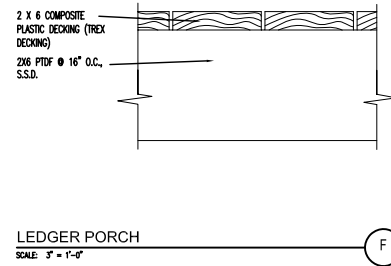
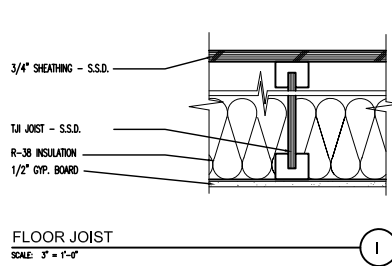
**GARAGE DOOR HEAD**  
SCALE: 3" = 1'-0"



**HEADER @ LIVING ROOM WINDOW**  
SCALE: 3" = 1'-0"



**EXPOSED RAKE AT OUTRIGGER**  
SCALE: 3" = 1'-0"





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**Revisions**  
07/23/05 - TASK I  
11/08/05 - TASK II  
01/23/06 - TASK III  
02/27/06 - TASK III

**Stamp**

Job Number 0520  
Drawn By -  
Checked By RWG  
Date 01/23/06  
Scale AS NOTED

**Title**

WINDOW &  
DOOR SCHEDULE

**Sheet**

**A6.1**

WINDOW SCHEDULE								
TYPE	SIZE W X H	DESCRIPTION	FINISH	NOTES	GLAZING AREA (S.F.)	QUANTITY	SUBTOTAL	DETAILS
A	2'-4" X 5'-0"	WVNL - FIXED AND CASEMENT		DOUBLE GLAZING - LOW E	11.65	17	198.05	SEE ELEVATIONS
B	2'-4" X 5'-2"	WVNL - FINING AND CASEMENT		DOUBLE GLAZING - LOW E	12.04	3	36.12	
C	2'-0" X 4'-8"	WVNL - FIXED AND CASEMENT		DOUBLE GLAZING - LOW E	9.34	3	28.02	
D	1'-6" X 4'-0"	WVNL - FIXED		DOUBLE GLAZING - LOW E - SAFETY GLASS	6	1	6	
E	2'-6" X 3'-10"	WVNL - FINING AND CASEMENT		DOUBLE GLAZING - LOW E	9.58	2	19.16	
F	2'-4" X 2'-4"	WVNL - CASEMENT		DOUBLE GLAZING - LOW E	5.4	5	27	
G	1'-6" X 1'-6"	WVNL - FIXED		DOUBLE GLAZING - LOW E	1.6	1	1.6	
H	SEE DRAWING	WVNL - FIXED, FINING AND CASEMENT		DOUBLE GLAZING - LOW E	88.16	1	88.16	
I	2'-0" X 2'-0"	ALUMINUM - LOUVERED	PREFINISHED TO MATCH WVNL WINDOW COLOR					
J	2'-0" X 2'-0"	WVNL - FIXED		DOUBLE GLAZING - LOW E	4	3	12	

DOOR SCHEDULE								
TYPE	SIZE	DESCRIPTION	FINISH	LOCATION	NOTES	DETAILS		
						HEAD	JAMB	SILL
1	2'-0" X 6'-8" X 1 3/4"	SOLID CORE WOOD- SEE DWGS	UNPAINTED	EXTERIOR MAIN ENTRY	GLAZING: SAFETY GLASS	10/AS.2	11/AS.2	12/AS.2
2	7'-0" X 2'-0" X 1 3/4"	SOLID CORE WOOD- SEE DWGS	UNPAINTED	EXTERIOR GARAGE		7/AS.5	6/AS.5	8/AS.5
3	2'-6" X 6'-8" X 1 3/8"	FLUSH-SELF CLOSING	PAINTED	MECHANICAL ROOM	MEET REQUIREMENTS PER OISC			
4	2'-6" X 6'-8" X 1 3/8"	SOLID CORE WOOD- FLUSH	PAINTED	INTERIOR GARAGE				
5	2'-4" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR				
6	2'-6" X 6'-8" X 1 3/4"	SOLID CORE WOOD- SEE DWGS	UNPAINTED	EXTERIOR REAR ENTRY		10/AS.2	11/AS.2	12/AS.2
7	2'-4" X 6'-8" X 1 3/4"	LOUVERED	PAINTED	EXTERIOR		10/AS.2	11/AS.2	
8	(3) 2'-1" X 6'-8" X 1 3/4"	SOLID CORE WOOD- SEE DRAWINGS	UNPAINTED	EXTERIOR	TRANSOM WINDOW ABOVE (2'-1" X 1'-1 1/2")- SEE DWGS GLAZING: SAFETY GLASS	4/AS.3	3/AS.3	
9	2'-4" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
10	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
11	2'-4" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
12	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
13	2'-4" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
14	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
15	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
16	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
17	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
18	2'-4" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		
19	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE- FLUSH	PAINTED	INTERIOR		9/AS.5		

- VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS W/AMH/LF. PRIOR TO FRAMING
- EMERGENCY ESCAPE WINDOWS ARE INDICATED ON THE PLANS WITH AN ASTERISK SYMBOL (AS INDICATED ON THE LEGEND ON A6.1). ESCAPE WINDOWS TO HAVE 5.7 SQ. FT. NET CLR. OPENING, MIN. CLR. HT. OF 22", AND MIN. CLR. WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" A.F.F.
- FRONT, REAR AND BALCONY DOORS TO HAVE SQUARE STICKING. SEE DWGS FOR LOCATION OF GLASS. SEE ELEVATIONS FOR DOORS AND WINDOWS OPERATIONS. ALL EXTERIOR DOORS TO BE WOOD SOLID CORE UNPAINTED WITH WEATHERSTRIPPING.

