Drawing List	
Sheet Number	Sheet Name
1	ELEVATIONS AND ROOF PLAN
2	FIRST FLOOR AND FOUNDATION PLAN
3	SECOND AND THIRD FLOOR PLAN
4	SECTIONS
5	FRAMING PLANS
6	GENERAL NOTES, DETAILS

DEVELOPMENT ENVELOPE REQUIREMENTS	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

ADDITIONAL MEASURES CHOSEN

3 - High efficiency windows

Exterior walls - R-22 insulation in frame cavity

Insulated ceilings - R-30 insulation in frame cavity

Fan ceilings - R-49 [illegible]

Heated floors - R-38 [illegible]

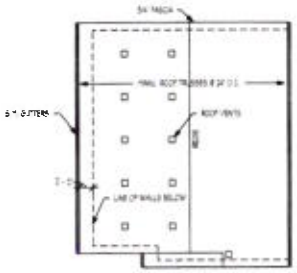
Windows - U-0.35 [illegible]

Doors - All doors U-0.30 [illegible]

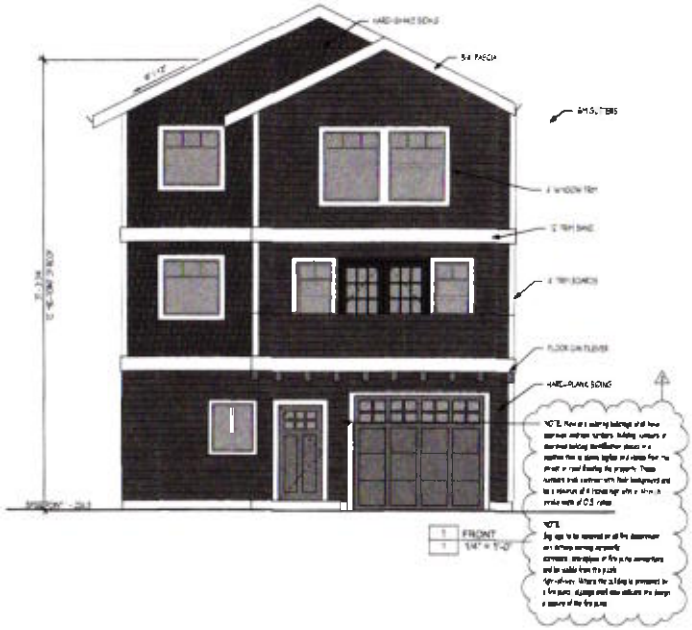
Addition of 5% of permanently installed lighting fixtures as high-efficacy lamps

6 - High Efficiency HVAC System

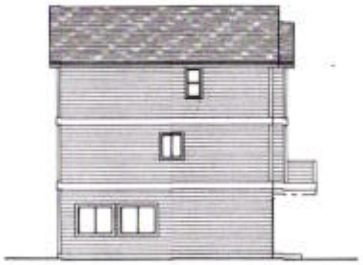
Gas-fired furnace installed with AFUE no less than 92% (seasonal combustion efficiency) [illegible]



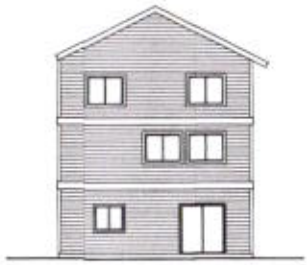
5 ROOF PLAN
1 1/8" = 1'-0"



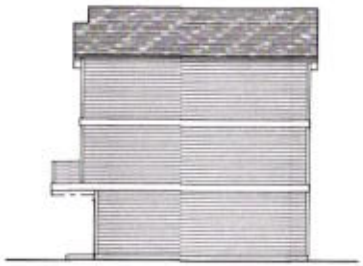
1 FRONT
1 1/4" = 1'-0"



4 LEFT
1 1/8" = 1'-0"



3 REAR
1 1/8" = 1'-0"



2 RIGHT
1 1/8" = 1'-0"

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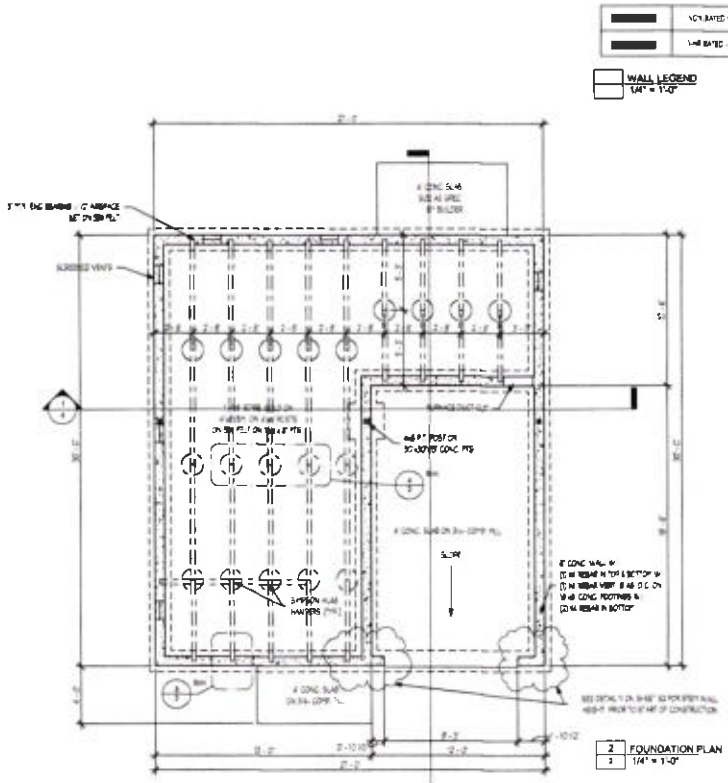
GEORGETOWN REALTY - BUILDING 2

16037 NE HALSEY ST. PORTLAND OR, 97230

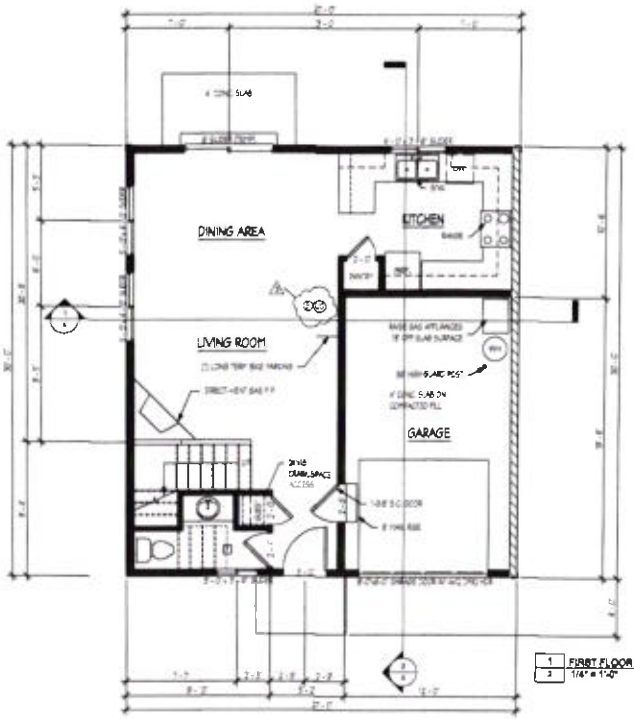
ELEVATIONS AND ROOF PLAN

Project number	10811
Date	3/18/2014 1:08:08 PM
Drawn by	KD
Area	2,162 ft²
Scale	As indicated

1



2 FOUNDATION PLAN
1/4" = 1'-0"



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

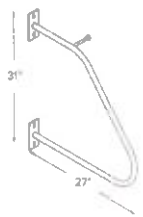
FIRST FLOOR AREA - 523 ft²

WALL LEGEND
1/4" = 1'-0"

ULTRA SPACE SAVER SINGLE

Submittal Sheet

DERO - LONG TERM BIKE RACK



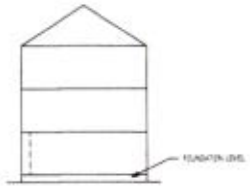
CAPACITY

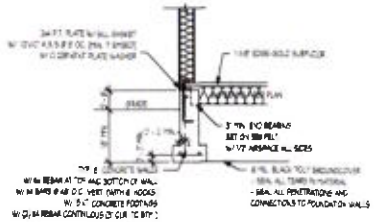
MATERIALS

FINISHES — Black powder coat (hanger arm is rubber coated)

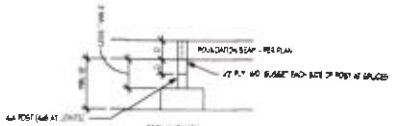
SELECT OPTIONS — Wall Mount

TURN OPTIONS — Round / Square





3 TYPICAL FOUNDATION WALL DETAIL - POST AND BEAM
1/2" = 1'-0"



4 FOUNDATION POSTS
1/2" = 1'-0"

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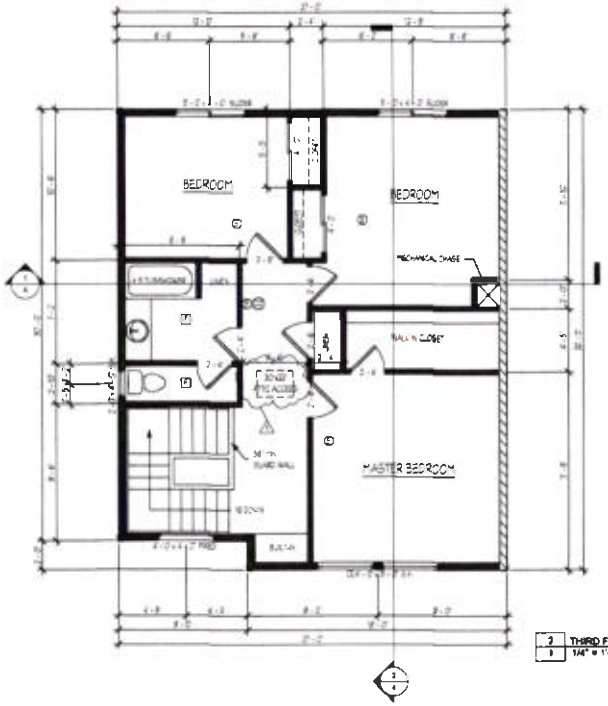
GEORGETOWN REALTY - BUILDING 2

16037 NE HALSEY ST, PORTLAND OR, 97230

FIRST FLOOR AND FOUNDATION PLAN

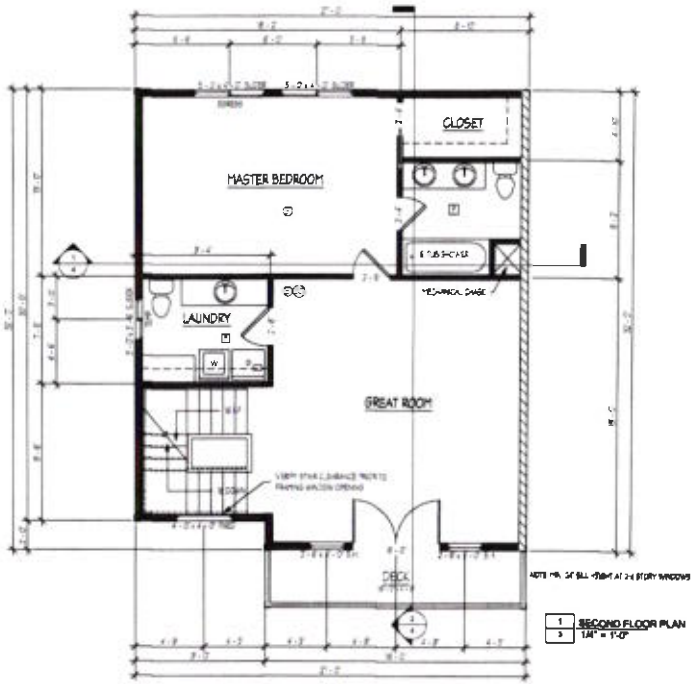
Project number	10811
Date	3/16/2018 1:08:09 PM
Drawn by	KG
Area	2,162 ft²
Scale	As indicated

2



2 THIRD FLOOR PLAN
3 1/4" = 1'-0"

THIRD FLOOR AREA - 793 ft²



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

SECOND FLOOR AREA - 846 ft²

EXTERIOR WALLS

GA FILE NO. WP 2195	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS		

EXTERIOR SIDE: One layer 5/8" wide 5/8" type X gypsum sheathing applied vertically to 2 in. x wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 8" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left unsealed. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum vapor retarder board applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING).

Thickness: Varies
Approx. Weight: 7 psf
Fire Test: Based WP 2010
GA. Rules 147 - dtd. 9-17-85
UL Design U305
UL R13116-129 7-23-70
UL Design U314

3 TYPICAL 1-HR WALL DETAIL
3 1/4" = 1'-0"

NON-RATED WALL

1-HR RATED - EXTERIOR WALL - GA FILE NO. WP 2195

WALL LEGEND
1/4" = 1'-0"

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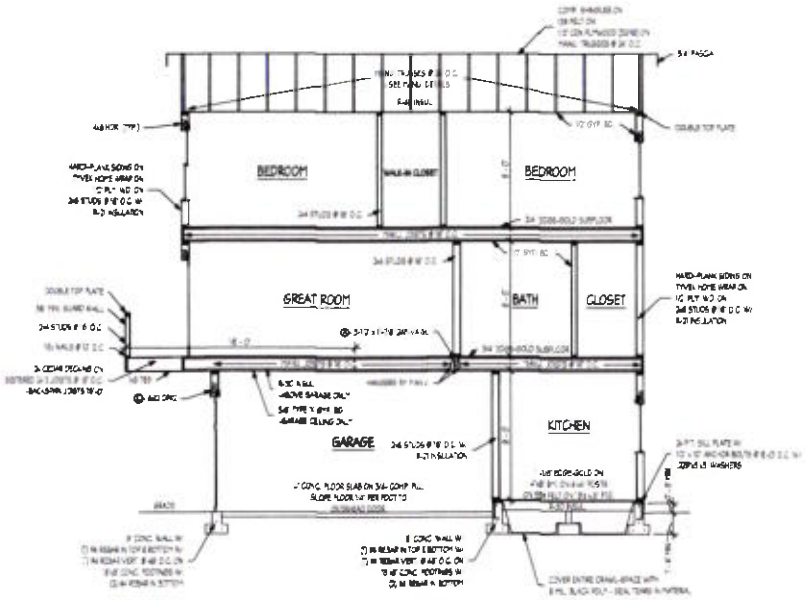
GEORGETOWN REALTY - BUILDING 2
16037 NE HALSEY ST. PORTLAND OR, 97230

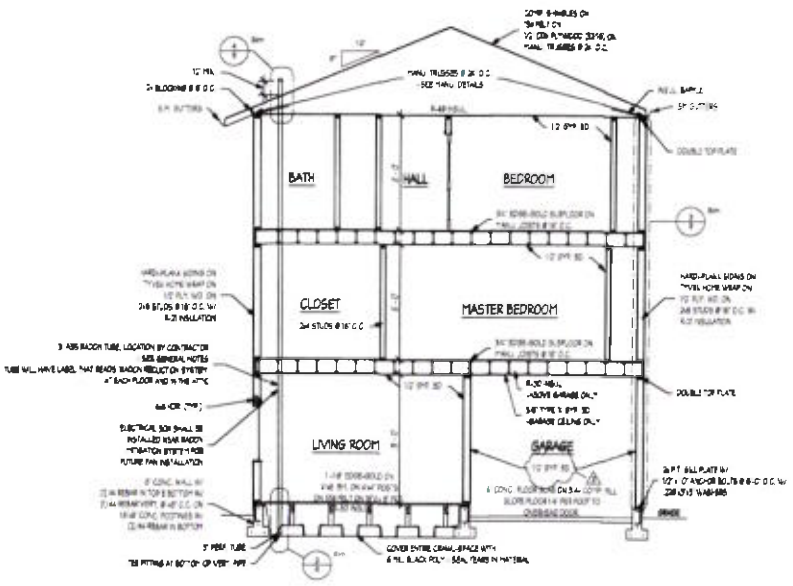
SECOND AND THIRD FLOOR PLAN

Project number	10811
Date	3/18/2016 10:37 PM
Drawn by	KG
Area	2,162 ft²
Scale	1/4" = 1'-0"

3



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



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

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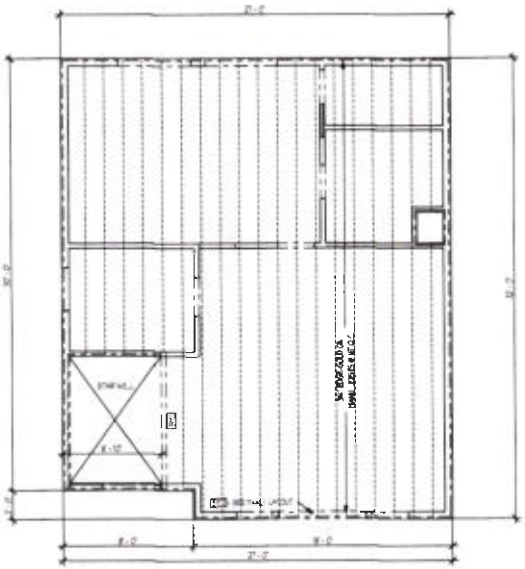
GEORGETOWN REALTY - BUILDING 2

10657 NE HALSEY ST, PORTLAND OR, 97230

SECTIONS

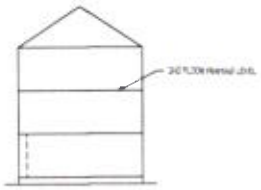
Project number	10611
Date	3/19/2019 1:06:08 PM
Drawn by	KG
Area	2,182 ft²
Scale	1/4" = 1'-0"

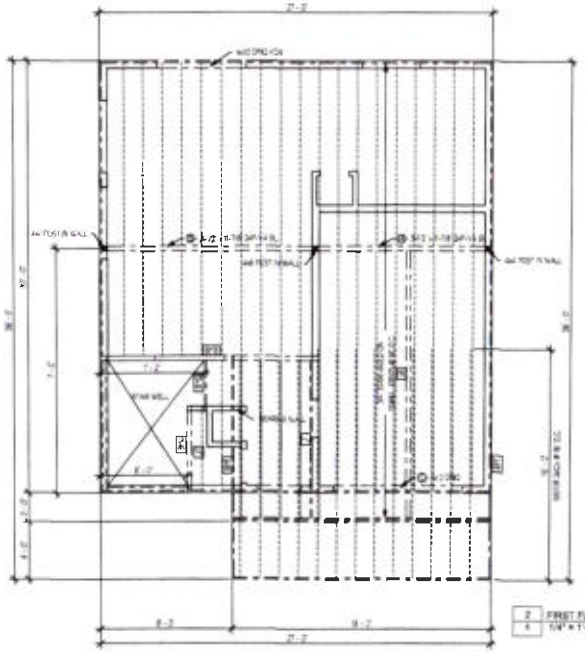
4



1 SECOND FLOOR FRAMING
1/4" = 1'-0"

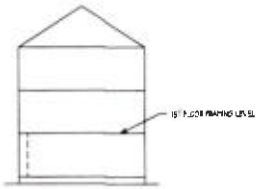
NOTE: SEE MANUFACTURERS LAYOUT





2 FIRST FLOOR FRAMING
1/4" = 1'-0"

NOTE: SEE MANUFACTURERS LAYOUT



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GENERAL CONDITIONS

1. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED ISSUE OF THE OREGON 20[illegible] RESIDENTIAL SPECIALTY CODE AND THE 20[illegible] OREGON ENERGY EFFICIENCY SPECIALTY CODE
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

SITE WORK

1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE, STOCKPILING ON SITE FOR FINAL GRADING IF POSSIBLE.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL, STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" THICK (MIN.) SAND COMPACTED TO 95%
4. CONCRETE SLABS TO BE 4" THICK, 3000 P.S.I. AT 28 DAYS WITH CONTROL JOINTS AT 25' O/C [illegible]
5. FINISH GRADES ARE TO REMAIN AT LEAST 8" BELOW FINISH SIDING

FOUNDATIONS

1. CONCRETE - MIN AND 28 DAY STRENGTH OF CONCRETE
   - BASEMENT WALLS & FOUNDATION NOT EXPOSED TO WEATHER — 2500 PSI
   - BASEMENT & INTERIOR SLABS ON GRADE — 2500 PSI
   - BASEMENT WALLS & FOUNDATIONS EXPOSED TO WEATHER AND GARAGE SLABS — 3000 PSI
   - PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER — 3000 PSI
2. ALL REINFORCING STEEL TO BE A-615 GRADE 60, WELDED WIRE MESH TO BE A-185
3. LAP ALL CONTINUOUS BARS 30 x DIA. (MIN.) PLACE ALL REINFORCING AS PER A.C.I. CODES & STANDARDS
4. PROVIDE A MINIMUM CLEARANCE OF 18" UNDER GIRDERS, BEAMS, OR JOISTS
5. COVER ENTIRE CRAWL SPACE WITH 6 MIL. BLACK VISQUEEN AND EXTEND UP FOUNDATION WALLS AND FASTEN TO MUD SILL
6. PROVIDE A MINIMUM OF 1 S.F. OF NET VENTILATION AREA FOR EACH 150 S.F. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE AND HAVE 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE ABOUT OPENING VENTS NEAR ELECTRICAL PANEL
7. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
8. BEAM POCKETS IN CONCRETE WALLS TO HAVE 1/2" AIR SPACE AT SIDES AND ENDS AND 3" OF BEARING (MIN.)
9. MUD SILLS TO BE 2x6 PRESSURE TREATED WOOD WITH 1/2" DIA. x 10" ANCHOR BOLTS SPACED @ 6'-0" O/C, OR PER SHEAR WALL SCHEDULE AND WITHIN 12" OF CORNERS. LAYOUT FOR 14" LONG 2x6 P.T. SILL PLATE. PROVIDE AB. EACH SIDE OF SILL SPLICES
10. PROVIDE 4" DIA. PERFORATED DRAIN TILE BELOW THE TOP OF FOOTINGS

NAILING SCHEDULE

JOIST TO SILL OR GIRDER	(3) 8d	TOE NAIL
BRIDGING TO JOIST	(2) 8d	TOE NAIL
BOTTOM PLATE TO JOIST	16d @ 16" O.C.	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
TOP PLATE TO JOIST	(2) 16d	END NAIL
STUD TO BOTTOM PLATE	(4) 8d	TOE OR END NAIL
DOUBLE STUDS	16d @ 16" O.C.	FACE NAIL
DOUBLE TOP PLATE	16d @ 16" O.C.	FACE NAIL
CONTINUOUS HEADER (2 PC)	16d @ 16" O.C.	EDGE NAIL
CEILING JOIST TO PLATE	(3) 8d	FACE NAIL
CEILING JOIST LAP OVER PLATE	(3) 16d	FACE NAIL
CEILING JOIST TO RAFTER	(3) 16d	FACE NAIL
RAFTER TO TOP PLATE	(3) 8d	TOE NAIL
COLLAR TIES (EACH END)	(4) 10d (U.N.O.)	FACE NAIL
BUILD UP CORNER STUDS	16d @ 24" O.C.	FACE NAIL
TOP PLATE AT INTERSECTIONS	(2) 16d	FACE NAIL
MULTIPLE LVL'S (2 PLIES)	2 ROWS - 16d @ 12" O.C.	STAGGERED
MULTIPLE LVL'S (3 PLIES)	2 ROWS - 16d @ 12" O.C.	STAGGERED
MULTIPLE JOISTS (UP TO 3)	2 ROWS - 16d @ 12" O.C.	STAGGERED
1x6 SPACED SHEATHING	(2) 8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGE	(4) 16d	

FLASHING & MOISTURE PROTECTION

1. CONTRACTOR TO PROVIDE A WATER TIGHT ENCLOSURE FOR THE VALLEY ENVIRONMENT EMPLOYING THE HIGHEST QUALITY MATERIALS, CRAFTSMANSHIP AND CONSTRUCTION METHODOLOGY, BOTH GENERAL AND SPECIFIC TO THE VALLEY
2. ALL EXTERIOR FLASHINGS ARE TO BE CONSTRUCTED WITH MIN. GAGE 26 EXPOSED & 30 GAGE CONCEALED, BAKED ENAMEL
3. FLASHING SHALL BE INSTALLED AT JUNCTIONS OF CHIMNEYS AND ROOFS IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS, INCLUDING SKYLIGHTS, ROOF VENTS, ROOF EDGES BOTH RAKE AND EAVE
4. FLASHING SHALL BE INSTALLED AROUND ALL EXTERIOR DOORS AND WINDOWS, TRANSITIONS BETWEEN SIDING AND ROOF
5. ALL FLASHING TO BE INSTALLED PER SMACNA LATEST EDITION OF THE ARCHITECTURAL SHEET METAL MANUAL
6. BUILDING WRAP OF TYVEK OR SAME TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS INCLUDING WRAPPING WINDOW AND DOOR OPENINGS AND [illegible]
7. FLASHING FOR WINDOWS: INSTALL ADHESIVE FLASHING THE WIDTH OF SILL AND UP 12" EACH JAMB, AND LAP ENTIRE LENGTH OF JAMB, AND LAP ADHESIVE FLASHING THE WIDTH OF HEAD AND LAP 12" DOWN EACH JAMB. (DETAIL)

FOUNDATIONS

1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS
   - A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS — NO. 1 HEM FIR OR LVL'S - 2600 PSI [illegible]
   - B. PLATES, BLOCKING AND BRIDGING — NO. 3 HEM FIR
   - C. STUDS — STUD GRADE HEM FIR
   - D. T&G DECKING — STUD & BETTER GRADE HEM FIR
   - E. PLY. SHEATHING — CD-HEM FIR PLY. (32/16)
   - F. GLU-LAM — 24F-V4
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE 4x12 HEM FIR [illegible]
3. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS
4. DESIGN LOADS
   - ROOF - 25 P.S.F. (LL)
   - FLOOR - 40 P.S.F. (LL)
   - STAIRS - 100 P.S.F. (LL)
   - GARAGE FLOOR - 50 P.S.F. (LL)
   - DECKS - 40 P.S.F. (LL)
5. SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F.
6. NAILING SCHEDULE AS PER TABLE 25-Q, U.B.C., TYPICAL PLYWOOD NAILING WITH 8d NAILS @ 6" OC AT EDGES AND 12" O.C. FIELD
7. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CAN NOT PASS THROUGH
8. PROVIDE METAL TRUSS AND RAFTER TIE DOWNS SUCH AS A "SIMPSON" H2.5 TO EACH RAFTER AT TOP PLATE
9. ALL EXTERIOR FASTENERS EXPOSED TO THE ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED, INCLUDING NAIL, STAPLES, CLIPS, ETC

GYPSUM BOARD FINISH

1. ERECT SINGLE LAYER 1/2" STANDARD, 5/8 F.R. AND 1/2 MOISTURE RESISTANT GYPSUM BOARD IN MOST ECONOMICAL DIRECTIONS, WITH ENDS OCCURRING OVER FIRM BACKING

FANS AND SMOKE DETECTORS

FANS IN BATHING AREAS SHALL BE CONTROLLED BY TIMER.
SMOKE DETECTORS SHALL BE TO[illegible] BATTERY BACKUP

RADON CONTROL NOTES

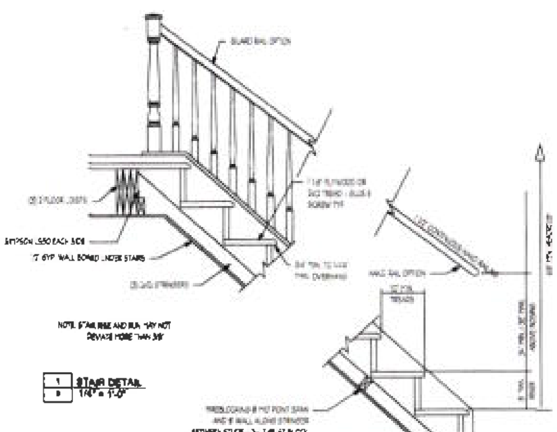
GAS PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS INCLUDING:
1. A UNIFORM OF CLEAN AGGREGATE, A MINIMUM OF 4" THICK
2. A UNIFORM LAYER OF SAND A MINIMUM OF 4" THICK
3. OTHER MATERIALS, SYSTEMS, OR FLOOR DESIGNS WITH DEMONSTRATED CAPABILITY TO PERMIT DEPRESSURIZATION ACROSS THE ENTIRE SUB-FLOOR AREA

SOIL GAS RETARDER

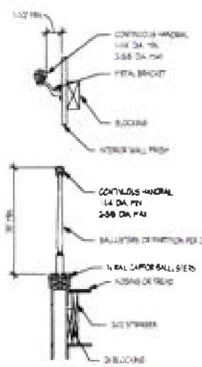
A MINIMUM 6 MIL. POLY OR EQUIV. FLEXIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SHEETING LAPPED AT LEAST 12". THE SHEETING SHALL FIT CLOSELY AROUND ANY PENETRATION OF THE MAT. ALL PUNCTURES AND TEARS SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING

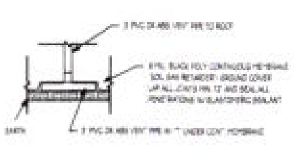
ENTRY ROUTES

FLOOR OPENINGS	POTENTIAL RADON ENTRY ROUTES (BATH TUBS, SHOWERS, PIPES, WIRES, OR OTHER OBJECTS THAT PENETRATE CONC. SLABS) SHALL BE SEALED WITH POLYURETHANE CAULK APPLIED ACCORDING TO MANU. SPECS
CONCRETE JOINTS	ALL JOINTS IN CONCRETE OR BETWEEN SLAB AND FOUNDATION WALL SHALL BE SEALED WITH CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED ACCORDING TO MANU. SPECS
CONDENSATE DRAINS	CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT
SUMPS	SUMP PITS OPEN TO SOIL OR SERVING AS TERMINATION POINT FOR SUB-SLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO
ACCOMMODATE	THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH TRAPPED INLET

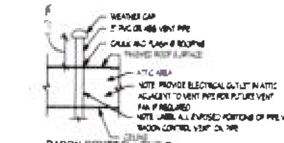


1 / 9 — STAIR DETAIL — 1/4" = 1'-0"

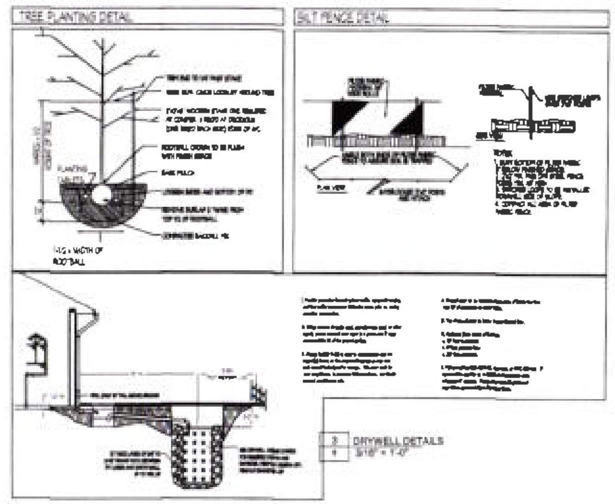




2 / 6 — RADON CONTROL VENT @ CRAWL — 1/2" = 1'-0"



4 / 6 — RADON CONTROL VENT @ ROOF — 1/2" = 1'-0"



3 / 6 — DRYWELL DETAILS — 3/16" = 1'-0"

5 / 6 — GENERAL NOTES — 1/4" = 1'-0"

GEORGETOWN REALTY - BUILDING 2

16037 NE HALSEY ST. PORTLAND OR, 97230

GENERAL NOTES, DETAILS

Project number	10811
Date	[illegible]
Drawn by	KG
Area	2,162 ft²
Scale	As indicated

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