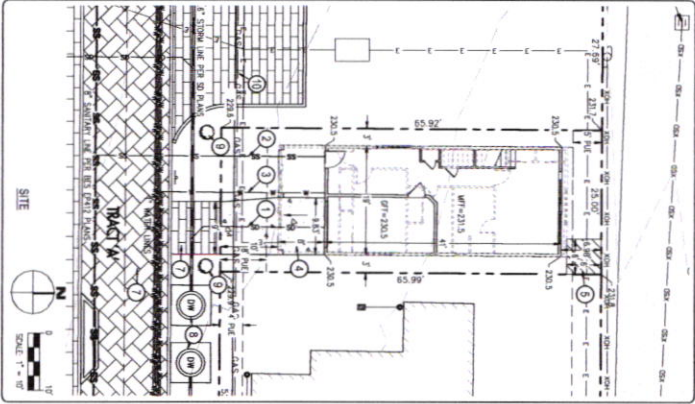


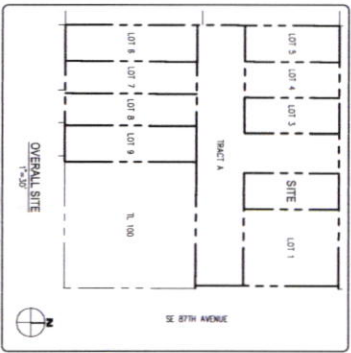
87TH AVENUE

LOT 2

N.W. 1/4, N.W. 1/4, SECTION 9, T.1S, R.2E, W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



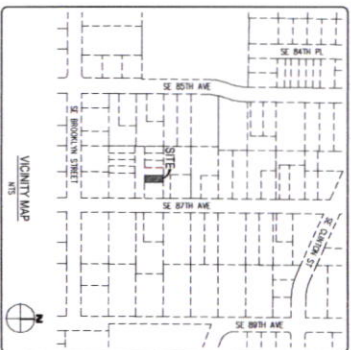
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR
OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE, THERE
ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY
MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS.
BRIEFLY: THE CONTRACTOR SHALL VERIFY THE LOCATION AND
DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR
ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES
SHOWN OR NOT SHOWN ON THESE DRAWINGS.



CONTACTS

APPLICATION OWNER
SINO-US INVESTMENTS LLC
1000 SE SUNSET WIND COURT,
PORTLAND, OREGON 97202
CONTACT: YAN YAN WU
E-MAIL: yyanw@2017bypreal.com

DESIGN STRUCTURE
EMERIO DESIGN, LLC
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
CONTACT: SEAN JACKSON
E-MAIL: SEAN@EMERIODSIGN.COM
E-MAIL: EDOF@EMERIODSIGN.COM



- CONSTRUCTION NOTES**
- 1 IMPROVED #4 AS BEST DETAIL FROM CHARTS (BRANCH)
 - 2 IMPROVED #4 30M PFC SINKHOLE LATERAL
 - 3 DETAIL FROM CHARTS (BRANCH)
 - 4 1" PFC W/REINFORCE DETAIL FROM CHARTS (BRANCH)
 - 5 IMPROVED CONCRETE DETAIL
 - 6 6" x 6" OPEN AREA
 - 7 LOW-TENSORS PAPER PER SD PLANS
 - 8 DETAIL PER SD PLANS
 - 9 STREET MET PER SD PLANS
 - 10 CHAINS, METALS, CABLE, ELECTRIC, GAS, ETC. PER REF (MET PLANS)

PROPERTY DATA

ZONE: R20

STITCHES (MINIMUM): 1/8"

GABAGE: 1/8"

SIDE: 5"

REAR: 5"

LOT AREA: 1,649 SF

BUILDING COVERAGE: 950 SF

MAY BEG COVERAGE ALLOWED: 1,296 SF

PER 2017-222441-000-00-11: 5096-432 SF

ROOF AREA: 1,092 SF

UNCOVERED DRIVEWAY: 94 SF

TOTAL IMPROVEDS AREA: 1,186 SF

NOTES:

ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES.

CONTRIBUTOR FINISH FLOOR HEIGHT: #/ OWNER & BUILDING SECTION.

TREE REQUIREMENT:

THE PRESERVATION REQUIREMENT IS NOT APPLICABLE (SITE AREA LESS THAN 5,000 SF)

THE DENSITY REQUIREMENT = 1,849 SF X 0.4 = 660 SF

MITIGATION FEE IS REQUIRED

DATE	BY	REVISIONS

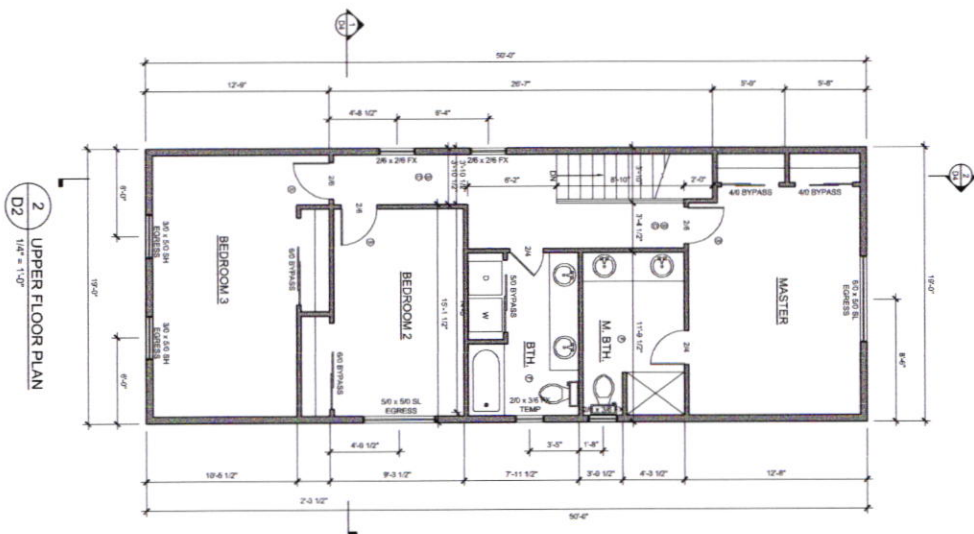
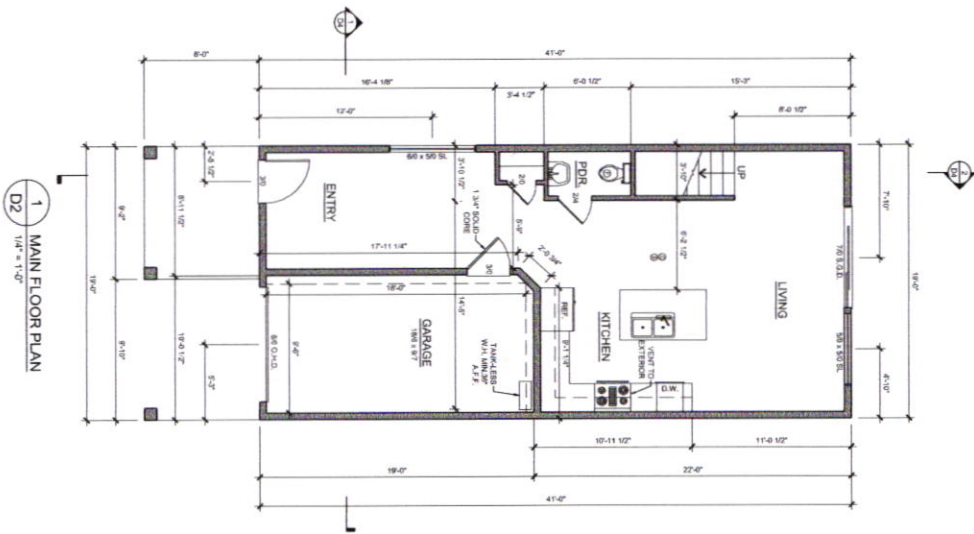
EMERIO 19' WIDE
SE 87TH AVENUE
FOR: SINO-US INVESTMENTS LLC
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

EMERIO
Design

6445 SW FALLBROOK PL, SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 746-8812
FAX: (503) 636-9592

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BUILDING AREA:	
GARAGE:	203 S.F.
MAIN FLOOR:	578 S.F.
UPPER FLOOR:	912 S.F.
TOTAL SQ. FT.:	1,488 S.F.
<i>(w/out garage)</i>	

- LEGEND**
- SAFETY DETECTOR
 - CARBON MONOXIDE ALARM
 - EXHAUST FAN/ W/ TRIM ON DEPENDENT
- NOTE:**
 EXTERIOR WINDOWS SHALL BE ALUMINUM CLAD WITH THERMO-BREAK. INTERIOR WINDOWS SHALL BE LAMINATED GLASS WITH THERMO-BREAK. ALL WINDOWS SHALL BE 1/2" MINIMUM OPERABLE WIDTH. 2" MINIMUM OPERABLE HEIGHT. 2" MINIMUM OPERABLE WIDTH. 2" MINIMUM OPERABLE HEIGHT.

REVISIONS

NO.	DATE	DESCRIPTION
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EMERIO 19' WIDE

SE 87TH - PORTLAND OR.
 FOR: SINO-US PROPERTIES INC.

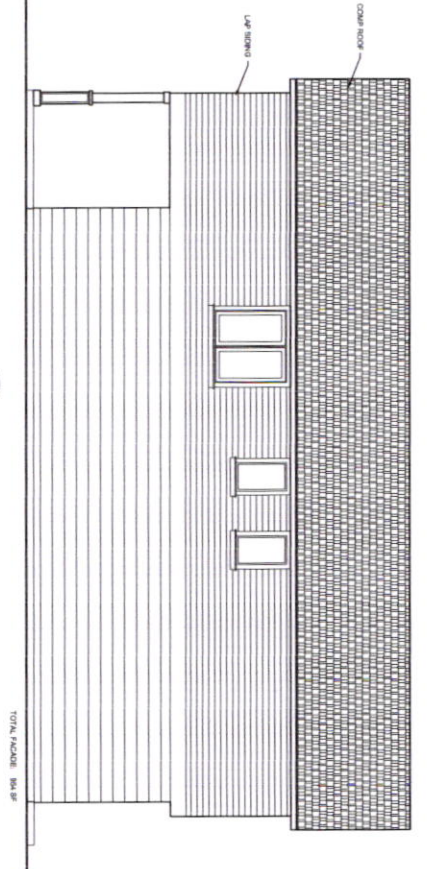
EMERIO Design

6446 SW FALLBROOK PL. SUITE 100
 BEAVERTON, OREGON 97008
 PH: (503) 746-8812
 FAX: (503) 630-6862

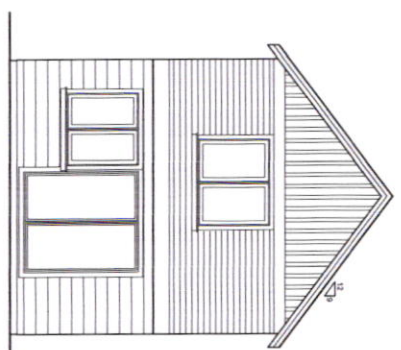
D2



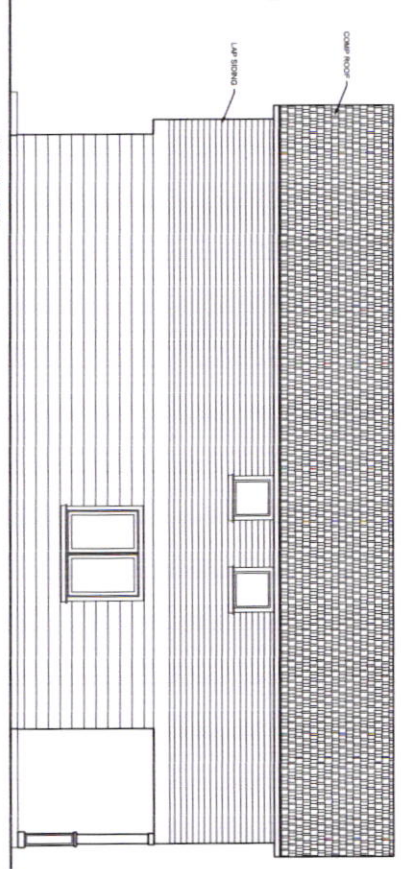
1 FRONT ELEVATION
D1 1/4" = 1'-0"



2 RIGHT ELEVATION
D1 1/4" = 1'-0"



3 REAR ELEVATION
D1 1/4" = 1'-0"



2 LEFT ELEVATION
D1 1/4" = 1'-0"

ENERGY CERTIFICATES

FOR NEW CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL BUILT AFTER JANUARY 15, 2009, THE ENERGY CERTIFICATE IS REQUIRED FOR ALL NEW CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL BUILT AFTER JANUARY 15, 2009, THAT IS SUBJECT TO THE ENERGY CODE.

THIS CERTIFICATE IS REQUIRED FOR ALL NEW CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL BUILT AFTER JANUARY 15, 2009, THAT IS SUBJECT TO THE ENERGY CODE.

ALL DOCTORS SHALL BE VERIFIED AS BEING LICENSED IN THE STATE OF OREGON.

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ALL DOCTORS SHALL BE VERIFIED AS BEING LICENSED IN THE STATE OF OREGON.

NOTE: REFER TO ENERGY CODE FOR MORE INFORMATION.

NOTES:

1) VERIFY ALL INFORMATION FROM FLOOR PLAN WITH ARCHITECT'S RECORD DRAWING.

2) VERIFY ALL INFORMATION FROM FLOOR PLAN WITH ARCHITECT'S RECORD DRAWING.

3) VERIFY ALL INFORMATION FROM FLOOR PLAN WITH ARCHITECT'S RECORD DRAWING.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/09	ISSUED FOR PERMITS
2		
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12		

D1

EMERIO 19' WIDE
SE 87TH - PORTLAND OR.
FOR: SINO-US PROPERTIES INC.

EMERIO Design

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