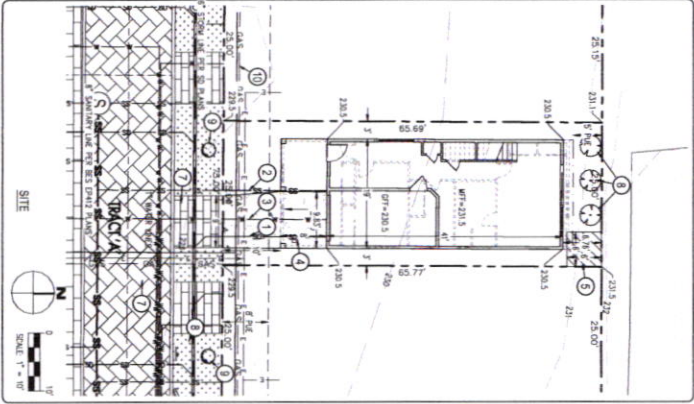
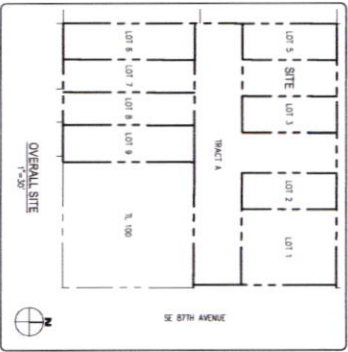


87TH AVENUE

LOT 4
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 STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER UTILITIES OR STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUESTED TO CONDUCT FIELD SURVEYS AND MEASUREMENTS TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.



CONTACTS

APPLICANT/OWNER:
SINO-US INVESTMENTS LLC
10870 SE SUNSET VIEW COURT,
HAPPY VALLEY, OR 97088
CONTACT: YAN WU
E-MAIL: yw@sinous.com

DESIGN/STRUCTURE:
EMERIO DESIGN LLC
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
CONTACT: STEVE JACKSON
E-MAIL: sjackson@emerio.com
CONTACT: DEEPTI WRIGHT
E-MAIL: dwright@emerio.com



- CONSTRUCTION NOTES**
1. PROPOSED 4" ABS STORM (EXTEND FROM CATCH BASIN)
 2. PROPOSED 4" ABS PVC SANITARY (VERTICAL) (EXTEND FROM CHASES BRANCH)
 3. PROPOSED 1" PVC WASTEWATER (EXTEND FROM CHASES BRANCH)
 4. PROPOSED CONCRETE DRIVEWAY
 5. 4" x 4" 90% ADA
 6. 1" PVC
 7. NON-STEELING PAVES FOR 30' PAVES
 8. PROPOSED SMALL TREE - 1" CALIBER
 9. STREET TREE FOR 30' PAVES
 10. COMMON BRANCH (CABLE, ELECTRIC, GAS, ETC. PER RES DRAWD PLANS)

PROPERTY DATA:

ZONE: R2A

SETBACKS (MINIMUM)

FRONT	10'
REAR	5'
REAR	5'

LOT AREA: 1,643 SF

BUILDING COVERAGE: 980 SF

MAX BLDG COVERAGE ALLOWED: 1,253 SF

PER 2017-222441-000-00-1U: 5054+432 SF

ROOF AREA: 1,092 SF

UNCOVERED DRIVEWAY: 94 SF

TOTAL IMPROVED AREA: 1,186 SF

NOTES:

ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES.

CONFIRM FINISH FLOOR HEIGHT w/ OWNER & BUILDING DEPARTMENT.

TREE REQUIREMENT:

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

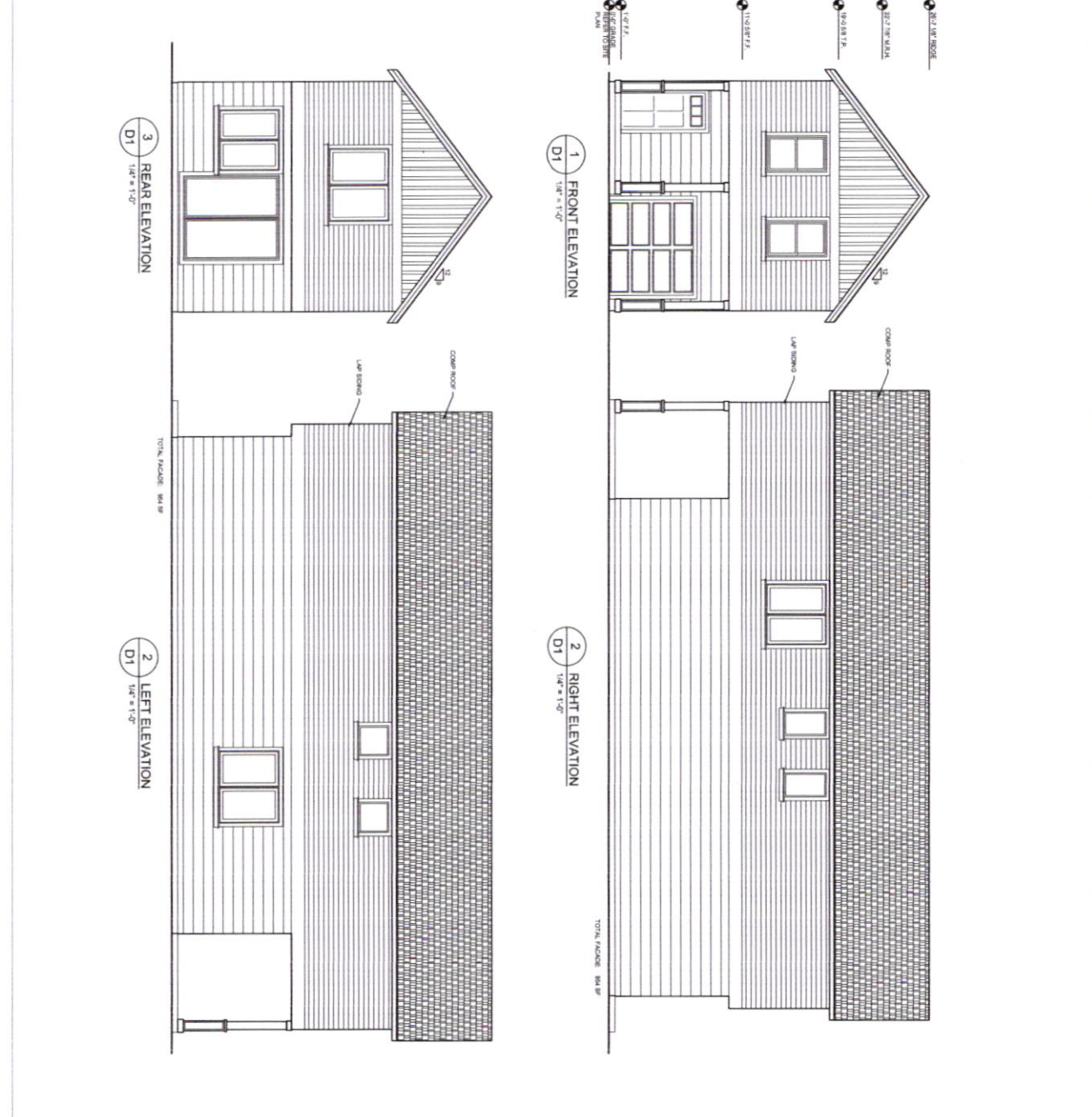
THE DENSITY REQUIREMENT = 1443 SF x 0.4 = 587 SF (0.1) 1.5" DIAMETER PISHMAN (900 SF) PROPOSED. REQUIREMENTS MET.

DATE	REVISION
08/22/2017	

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) 748-8812
FAX: (503) 638-8982

C1



NOTES:
 1) SHOWN FROM NORTH SIDE OF PLANT. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 2) ROOM AND WINDOW HEIGHTS SHOWN AS NOTED.
 3) SEE PLANS FOR ALL OTHER DETAILS.
 4) ALL DIMENSIONS ARE IN FEET AND INCHES.
 5) ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 6) ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

ENERGY CAPTURE:
 ALL DIMENSIONS AND ROOM SCHEDULES SHALL COMPLY WITH ALL APPLICABLE ENERGY CODES AND REGULATIONS.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFIED OTHERWISE.
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EMERIO 19' WIDE

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

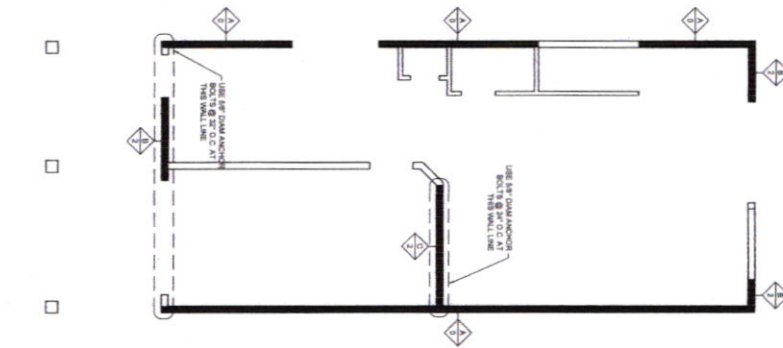
EMERIO Design
 8445 SW FALLBROOK PL., SUITE 100
 BEAVERTON, OREGON 97008
 PH: (503) 746-8812
 FAX: (503) 636-9992

DATE	DESCRIPTION

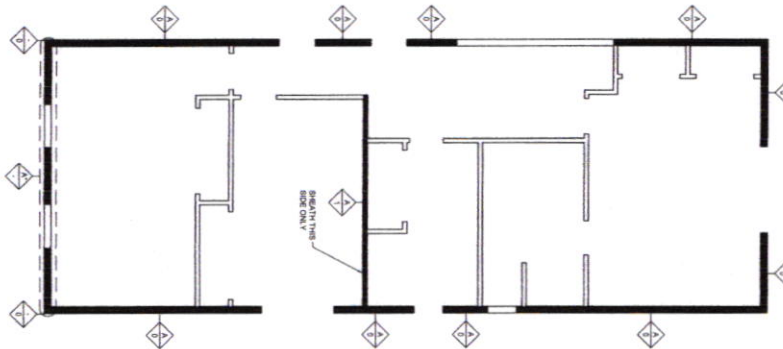
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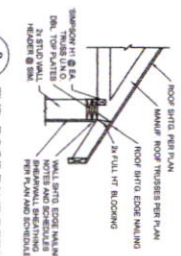
1 MAIN FLOOR LATERAL
1/4" = 1'-0"



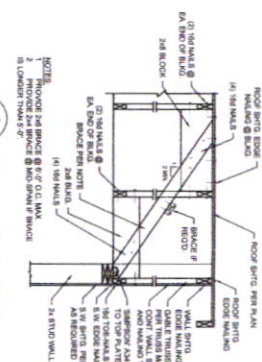
2 UPPER FLOOR LATERAL
1/4" = 1'-0"



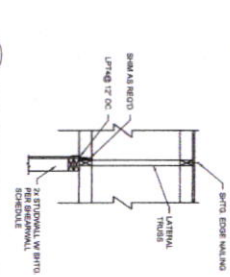
3 TYP. ROOF EAVE DETAIL
N.T.S.



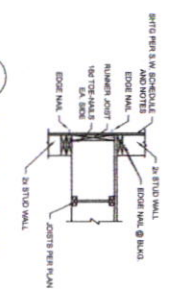
4 TYP. ROOF GABLE DETAIL
N.T.S.



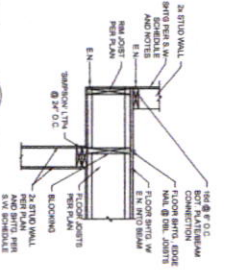
5 INTERIOR SHEARWALL @ ROOF
N.T.S.



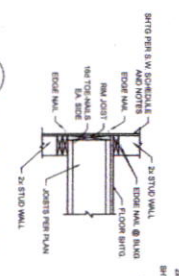
8 TYP. FRAMING DETAIL
N.T.S.



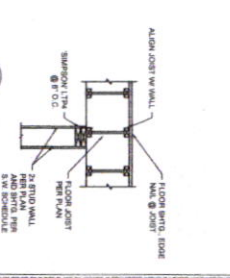
6 FRAMING DETAIL
N.T.S.



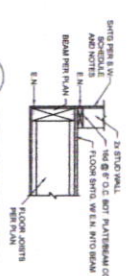
9 TYP. FRAMING DETAIL
N.T.S.



7 FRAMING DETAIL
N.T.S.



11 TYP. FRAMING DETAIL
N.T.S.



SHEARWALL SCHEDULE				
MARK	SCHEDULE	EDGE WALLING	FIELD WALLING	NOTES
1	TYP. ANKATED SHEARWALL	H @ 17" O.C.	H @ 17" O.C.	TYP. EXTERIOR WALL
2	TYP. ANKATED SHEARWALL	H @ 17" O.C.	H @ 17" O.C.	ONE STORY AT PANEL EDGES
3	TYP. ANKATED SHEARWALL	H @ 17" O.C.	H @ 17" O.C.	ONE STORY AT PANEL EDGES

HOLLOW SCHEDULE			
MARK	SECTION	SHEARWALL ANCHOR	NOTES
1	HONE REQUIRED	NA	
2	SHEARWALL WITH CHAS	NA	DOUBLE STUD
3	SHEARWALL WITH CHAS	SEBCH	TRIPLE STUD

- SHEARWALL AND CONNECTION NOTES**
- ALL FINISHED EDGES TO BE BLOCKED
 - USE 2X PRESURIZED TREATED LATHING (LATHING IN CONTACT WITH CONCRETE) SHEATHED AND NAILED PER SHEARWALL SCHEDULE "A"
 - ANY PARTS NOT SPECIFIED TO MATCH TO BE GALVANIZED
 - USE 1/2" DIA. ANKERS TO BE SET IN CONCRETE
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DATE	BY	REVISION
02/11/11	EMERIO	ISSUED FOR PERMITS

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02/11/11	EMERIO	ISSUED FOR PERMITS

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



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