

LEGEND

- # EXISTING RECORDS TREE W/ TRUNK
- # EXISTING RECORDS TREE W/ TRUNK
- # EXISTING RECORDS TREE W/ TRUNK
- TR EXISTING TELEPHONE WIRE
- EL EXISTING ELECTRIC WIRE
- EX EXISTING CITY ANCHOR
- EXISTING OVERHEAD POWER LINES
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING CONCRETE CULVERT
- EXISTING FENCE
- ◆ FOUND MONUMENTS
- ◆ LOCAL BENCHMARK ESTABLISHED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT



SCALE 1" = 60'

EXISTING CONDITIONS

12400 NW SPRINGVILLE RD	SECTION 17, T4N, R1E, W4M
CITY OF PORTLAND	
MADE BY: J. J. SHAW	
CHECKED BY: J. J. SHAW	
DATE: DECEMBER 7, 2010	
DRAWN BY: R. J. SHAW	
SCALED TO: ACCOUNT # 250-185	
T. J. SHAW & ASSOCIATES, INC.	

CMT SURVEYING AND CONSULTING
 103 SE WASHINGTON ST., SUITE J
 PORTLAND, OR 97202
 PHONE: (503) 862-4672 FAX: (503) 862-4690

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES J. SHAW
 LICENSE NO. 12345
 EXPIRES: DECEMBER 31, 2017

- NOTES**
1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 12400 NW SPRINGVILLE ROAD.
 2. THE BASES OF RECORDS WAS PER SURVEY NO. 41584, MULTNOMAH COUNTY RECORDS.
 3. THIS MAP WAS PREPARED BY MEASUREMENTS TAKEN FROM THE EXISTING RECORDS AND FIELD MEASUREMENTS.
 4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SCOTT REEFS.
 5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED INSTRUMENT.
 6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND UTILITIES AND LOCATION OF ANY UTILITY MARKS SURVEYED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY FOR UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY CORPORATION BEFORE ANY DIGGING IS DONE. SEE LOCAL.

NOT SURVEYED

NOT SURVEYED

NOT SURVEYED

PARCEL I
 JAN 12 2010
 TALLOT 2900

EXISTING WIRE FENCE ON LINE
 TALLOT 2900

FOUND 3/4" IRON PIPE
 ELEV=541.7
 FOUND 3/4" IRON PIPE
 ELEV=541.7

FOUND 3/4" IRON PIPE
 ELEV=541.7
 FOUND 3/4" IRON PIPE
 ELEV=541.7

FOUND 3/4" IRON PIPE
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 FOUND 3/4" IRON PIPE
 ELEV=541.7

FOUND 3/4" IRON PIPE
 ELEV=541.7
 FOUND 3/4" IRON PIPE
 ELEV=541.7

GENERAL ELEVATION NOTES:

2.100 General Elevation Notes

- Building Elevations indicate area relationships and Building Section references only. For further detail references and component assemblies Building Sections and Section Details.
- See Civil Site and Access Plan - Sheet C-401 for project elevations and gradings at building perimeter.
- Site Datum Elevation = 563.34 = 100'-0" on all Architectural and Structural Drawings.
- Floor Elevations shown are based upon the Benchmark Elevation of 100'-0" at top of the Basement Floor Slab.
- The Floor Levels shown on Building Elevations reference top of Structural Sheathing as indicated on Building Sections.

2.101 General Roof Notes

- Roof Assemblies are indicated on Building Sections and Detail Sections. Roof Assembly Specifications can be found in General Section Notes.
- Roofing Materials referenced on the Building Elevations are to be selected by the Owner from manufacturer's full ranges.
- RF-1 _ Cedar Shingles per General Section Notes 3.101.
- RF-2 _ Standing Seam Metal Roofing per General Section Notes 3.102.

2.102 General Roof Ventilation Notes

- Roof Ventilation is referenced on Roof Plan A-2.5. Indicated on Building Section Drawings and specified in Building Section Notes 3.104.
- RV-1 _ Attic Ridge Vent
- RV-2 _ Attic Hip Vent
- RV-3 _ Soffit Vent

2.103 Gutter and Downspout Notes:

- GT-1 _ 5" Gutter per General Section Notes 3.105
- DS-1 _ 3"x4" Downspout per General Section Notes 3.105

2.104 General Wall Notes:

- Wall Assemblies are indicated on the Building Section Drawings and specified in the General Section Notes.
- Siding Materials referenced on the Building Elevations are to be selected by the Owner from manufacturer's full range.
- WD-1 _ Wood Siding per General Section Notes 3.106.
- Note: All structure siding will be wood U.N.O.
- AMV-1 _ Adhered Masonry Veneer per General Section Notes 3.112. Note: Masonry Veneer will be at the following locations:
 1. At base of exterior wall below the Water Table Trim
 2. On all Chimneys
 3. At the Ground Floor level of the Garage

2.105 General Window Notes:

- General Window Elevations shown are base on general window dimensions as indicated in Window Elevations A-4.4. Final window dimensions and rough opening dimensions per Owner's final window provider selection and their standard dimensions.
- See Window Elevations on sheet A-4.4 for Window Sizes and Configurations.
- For individual Window Locations refer to Building Plans.
- For Skylight Locations reference the Roof Plan A-2.5.

2.106 General Exterior Door Notes:

- See Door Elevations on sheets A-4.5 and A-4.6 for Door Sizes and Configurations.
- For individual Door Locations refer to Building Plans.

2.107 General Patio Door Notes:

- See Door Elevations on sheets A-4.5 for Door Sizes and Configurations.
- For individual Door Locations refer to Building Plans.

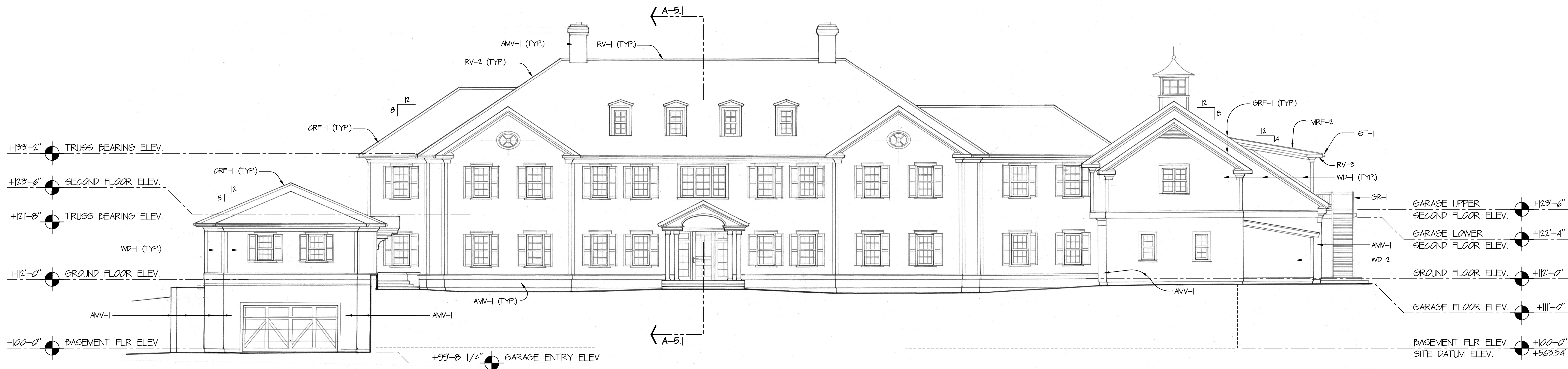
2.108 Tempered Glazing Notes:

- Tempered Glazing shall be installed at the following locations:
 - All Patio Doors and Sidelights with glazing.
 - Where the bottom edge of the glazing is less than 18" above the floor.
 - Glass in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above a walking surface.
 - Glass in walls enclosing stairway landings or within 5 feet of the bottom and/or top of stairways where the bottom edge of the glass is less than 60" above a walking surface.
 - One or more walking surfaces within 36" horizontally of the glazing.
 - Tempered Glazing shall be permanently identified with Manufacturer's Label designating the type of glass. The ID shall be etched or ceramic fired on the glass, visible after unit is glazed and installed.

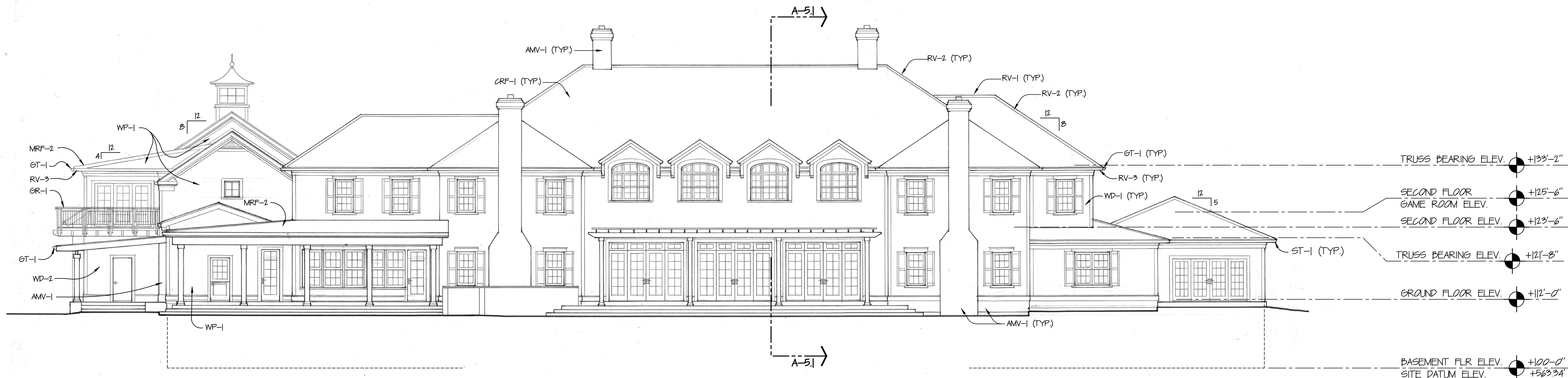
2.109 General Guardrail Notes:

- GR-1 _ Metal Guardrail
- See related mounting details on Structural plans 8/S-7

NOTE: All structural framing components depicted in these sections are simply illustrative for visual reference only. Please refer to Structural Plans for actual type, size, location and connection details of all structural components.



① NORTH (FRONT) ELEVATION



② SOUTH (REAR) ELEVATION

- KEY NOTES**
- CRF-1 CEDAR SHINGLES
 - MRF-2 STANDING SEAM METAL ROOFING
 - RV-1 ATTIC RIDGE VENT
 - RV-2 ATTIC HIP VENT
 - RV-3 VENTED SOFFIT
 - GT-1 5" GUTTERS
 - DS-1 3"x4" DOWNSPOUTS
 - WD-1 WOOD SIDING (TYP. U.N.O.)
 - WD-1 WOOD SIDING OVER CONCRETE WALL
 - AMV-1 ADHERED MASONRY VENEER
 - GR-1 GUARDRAIL

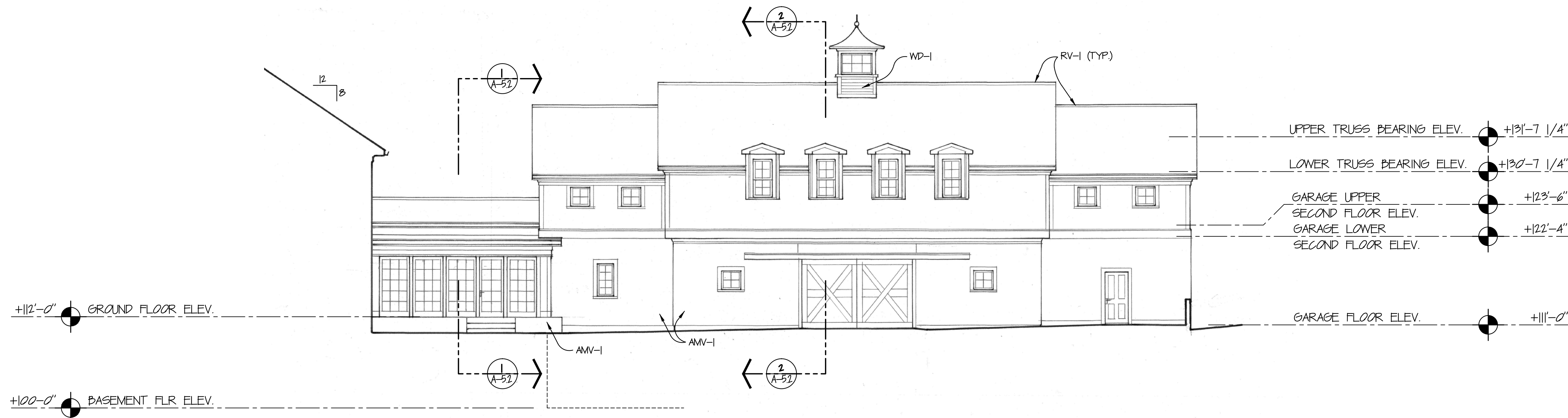
NORTH & SOUTH
BUILDING ELEVATIONS

SCALE : 1/8"=1'-0"

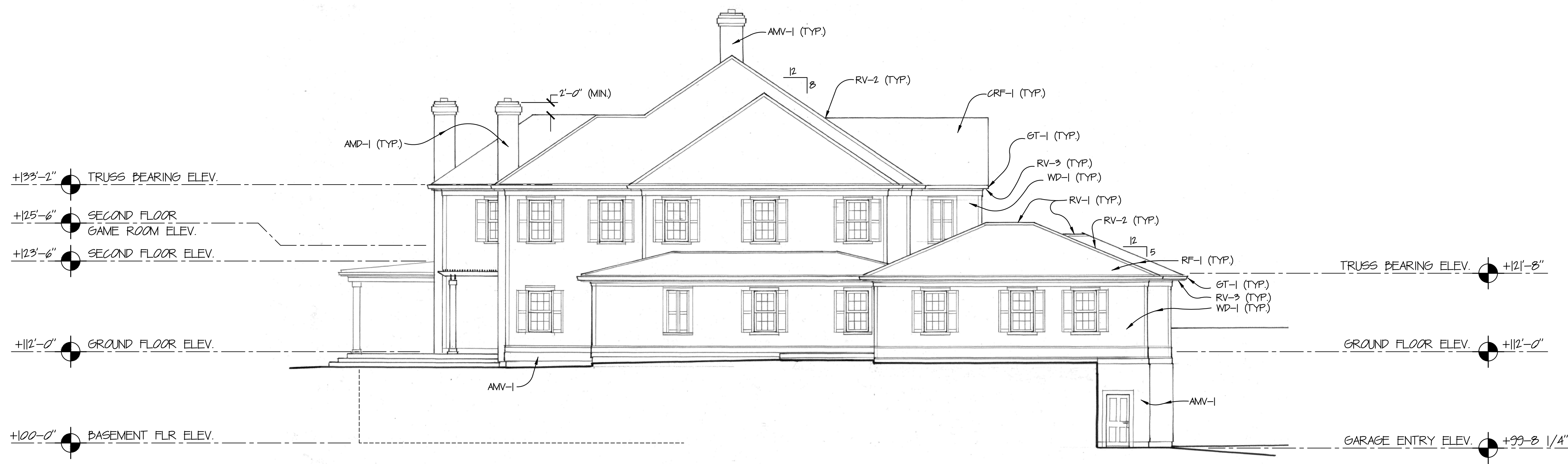
SPRINGWOOD ACRES
12424 NW SPRINGVILLE ROAD PORTLAND, OREGON
FOR
SCOTT & STACY REED

A-4.1

NORTH & SOUTH BUILDING ELEVATIONS.dwg



① EAST COURTYARD ELEVATION



② EAST ELEVATION

GENERAL ELEVATION NOTES:

2.100 General Elevation Notes

- Building Elevations indicate area relationships and Building Section references only. For further detail references and component assemblies Building Sections and Section Details.
- See Civil Site and Access Plan - Sheet C-401 for project elevations and gradings at building perimeter.
- Site Datum Elevation = 563.14 ± 100' C on all Architectural and Structural drawings.
- Floor Elevations shown are based upon the Benchmark Elevation of 100'-0" at top of the Basement Floor Slab.
- The Floor Levels shown on Building Elevations reference top of Structural Sheathing as indicated on Building Sections.

2.101 General Roof Notes

- Roof Assemblies are indicated on Building Sections and Detail Sections. Roof Assembly Specifications can be found in General Section Notes.
- Roofing Materials referenced on the Building Elevations are to be selected by the Owner from manufacturer's full range.
- RF-1 - Cedar Shingles per General Section Notes 3.101.
- RF-2 - Standing Seam Metal Roofing per General Section Notes 3.102.

2.102 General Roof Ventilation Notes

- Roof Ventilation is referenced on Roof Plan A-2.5. Indicated on Building Section Drawings and specified in Building Section Notes 3.104.
- RV-1 - Attic Ridge Vent
- RV-2 - Attic Hip Vent
- RV-3 - Soffit Vent

2.103 Gutter and Downspout Notes:

- GT-1 - 5" Gutter per General Section Notes 3.105
- DS-1 - 3"x4" Downspout per General Section Notes 3.105

2.104 General Wall Notes:

- Wall Assemblies are indicated on the Building Section Drawings and specified in the General Section Notes.
- Siding Materials referenced on the Building Elevations are to be selected by the Owner from manufacturer's full range.
- WD-1 - Wood Siding per General Section Notes 3.106.
- Note: All structure siding will be wood U.N.O.
- AMV-1 - Adhered Masonry Veneer per General Section Notes 3.112. Note: Masonry Veneer will be at the following locations:
 1. At base of exterior wall below the Water Table Trim
 2. On all Chimneys
 3. At the Ground Floor level of the Garage

2.105 General Window Notes:

- General Window Elevations shown are based on general window dimensions as indicated in Window Elevations A-4.4. Final window dimensions and rough opening dimensions per Owner's final window provider selection and their standard dimensions.
- See Window Elevations on sheet A-4.4 for Window Sizes and Configurations.
- For individual Window Locations refer to Building Plans.
- For Skylight Locations reference the Roof Plan A-2.5.

2.106 General Exterior Door Notes:

- See Door Elevations on sheets A-4.5 and A-4.6 for Door Sizes and Configurations.
- For individual Door Locations refer to Building Plans.

2.107 General Patio Door Notes:

- See Door Elevations on sheets A-4.5 for Door Sizes and Configurations.
- For individual Door Locations refer to Building Plans.

2.108 Tempered Glazing Notes:

- Tempered Glazing shall be installed at the following locations:
 - All Patio Doors and Sidelights with glazing.
 - Where the bottom edge of the glazing is less than 18" above the floor.
 - Glass in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" area of either vertical edge of the door is closed position and where the bottom edge of the glazing is less than 60" above a walking surface.
 - Glass in walls enclosing stairway landings or within 5 feet of the bottom and/or top of stairways where the bottom edge of the glass is less than 60" above a walking surface.
 - One or more walking surfaces within 36" horizontally of the glazing.
- Tempered Glazing shall be permanently identified with Manufacturer's label designating the type of glass. The ID shall be etched or ceramic fired on the glass, visible after unit is glazed and installed.

2.109 General Guardrail Notes:

- GR-1 - Metal Guardrail
- See related mounting details on Structural plans BS-7

KEY NOTES

- CRF-1 CEDAR SHINGLES
- MRF-2 STANDING SEAM METAL ROOFING
- RV-1 ATTIC RIDGE FINISH
- RV-2 ATTIC HIP VENT
- RV-3 VENTED SOFFIT
- GT-1 5" GUTTERS
- DS-1 3"x4" DOWNSPOUTS
- WD-1 WOOD SIDING (TYP. U.N.O.)
- WD-2 WOOD SIDING OVER CONCRETE WALL
- AMV-1 ADHERED MASONRY VENEER
- GR-1 GUARDRAIL

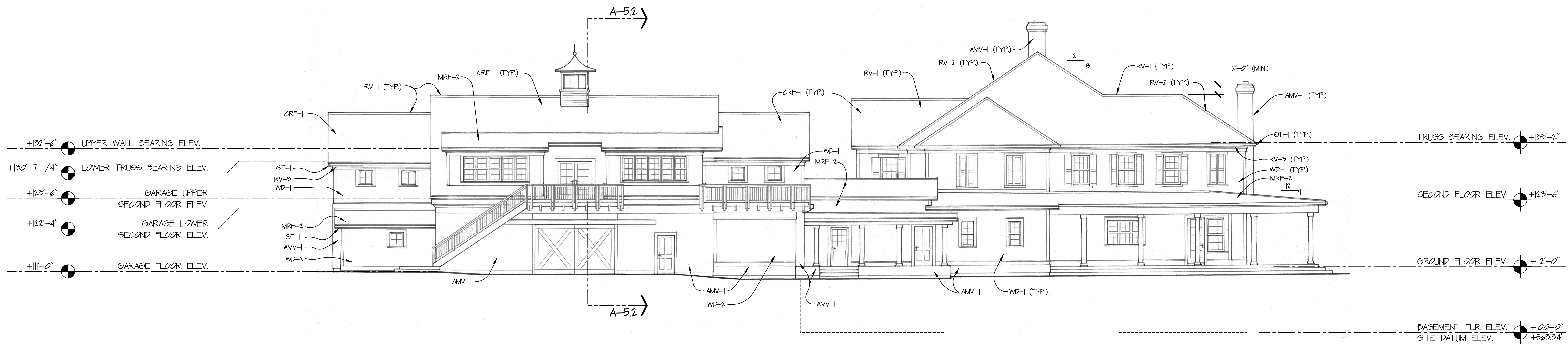
NOTE: All structural framing components depicted in these sections are simply illustrative for visual reference only. Please refer to Structural Plans for actual type, size, location and connection details of all structural components.

EAST (SIDE) BUILDING ELEVATIONS

SCALE: 1/8"=1'-0"

SPRINGWOOD ACRES
 12460 NW SPRINGVILLE ROAD PORTLAND, OREGON
 FOR
SCOTT AND STACY REED

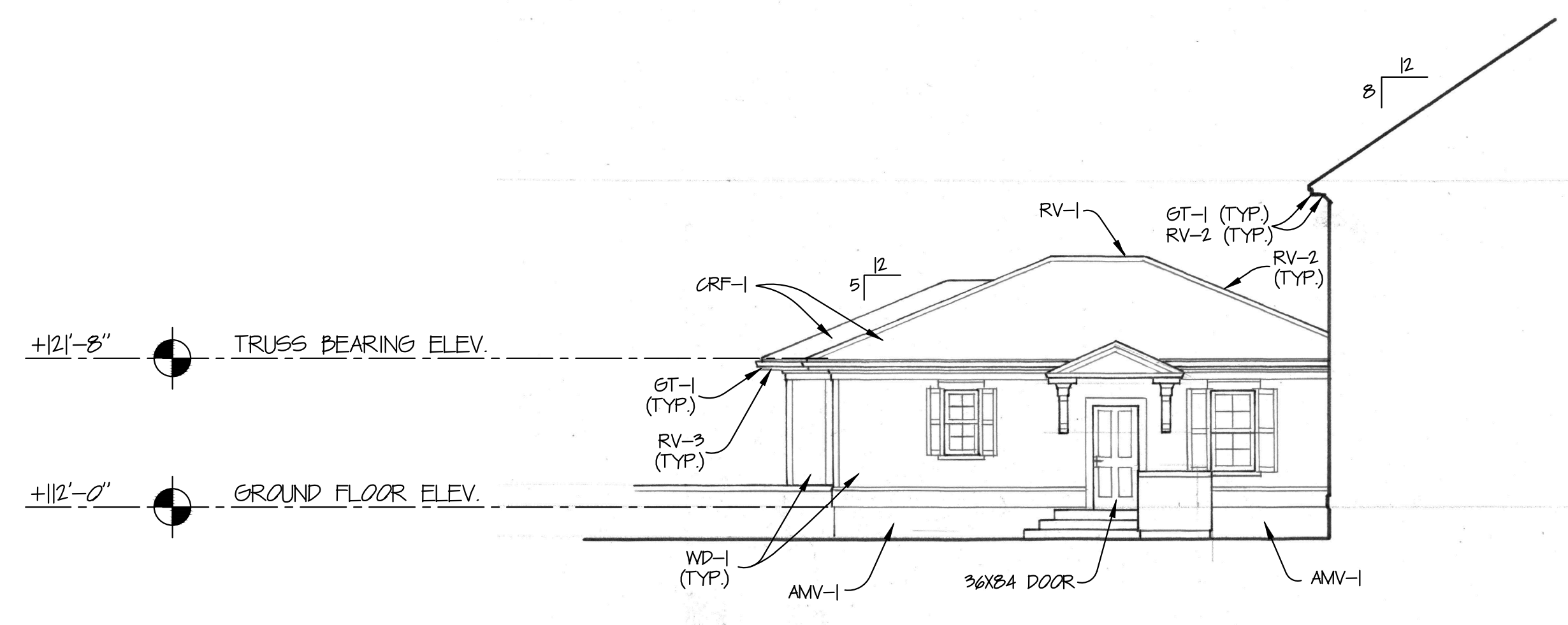
A-4.2



1 WEST ELEVATION

GENERAL ELEVATION NOTES:

- 2.100 General Elevation Notes**
 - Building Elevations indicate area relationships and Building Section references only. For further detail references and component assemblies Building Sections and Section Details.
 - See Civil Site and Access Plan - Sheet C-201 for project elevations and gradients at building perimeter.
 - Site Datum Elevation +563.34 ± 106.0' on all Architectural and Structural drawings.
 - Floor Elevations shown are based upon the Benchmark Elevation of 100'-0" at top of the Basement Floor Slab.
 - The Floor Levels shown on Building Elevations reference top of Structural Sheathing as indicated on Building Sections.
- 2.101 General Roof Notes**
 - Roof Assemblies are indicated on Building Sections and Detail Sections. Roof Assembly Specifications can be found in General Section Notes.
 - Roofing Materials referenced on the Building Elevations are to be selected by the Owner from manufacturer's full ranges.
 - RF-1 - Cedar Shingles per General Section Notes 3.101.
 - RF-2 - Standing Seam Metal Roofing per General Section Notes 3.102.
- 2.102 General Roof Ventilation Notes**
 - Roof Ventilation is referenced on Roof Plan A-2.5. Indicated on Building Section Drawings and specified in Building Section Notes 3.104.
 - RV-1 - Attic Ridge Vent
 - RV-2 - Attic Hip Vent
 - RV-3 - Soffit Vent
- 2.103 Gutter and Downspout Notes:**
 - GT-1 - 5" Gutter per General Section Notes 3.105
 - DS-1 - 3"x4" Downspout per General Section Notes 3.105
- 2.104 General Wall Notes:**
 - Wall Assemblies are indicated on the Building Section Drawings and specified in the General Section Notes.
 - Siding Materials referenced on the Building Elevations are to be selected by the Owner from manufacturer's full range.
 - WD-1 - Wood Siding per General Section Notes 3.106. Note: All structure siding will be wood U.N.O.
 - AMV-1 - Adhered Masonry Veneer per General Section Notes 3.112. Note: Masonry Veneer will be at the following locations:
 - 1. At base of exterior wall below the Water Table Trim
 - 2. On all Chimneys
 - 3. At the Ground Floor level of the Garage
- 2.105 General Window Notes:**
 - General Window Elevations shown are based on general window dimensions as indicated in Window Elevations A-4.4. Final window dimensions and rough opening dimensions per Owner's final window provider selection and their standard dimensions.
 - See Window Elevations on sheet A-4.4 for Window Sizes and Configurations.
 - For individual Window Locations refer to Building Plans.
 - For Slighter Locations reference the Roof Plan A-2.5.
- 2.106 General Exterior Door Notes:**
 - See Door Elevations on sheets A-4.5 and A-4.6 for Door Sizes and Configurations.
 - For individual Door Locations refer to Building Plans.
- 2.107 General Patio Door Notes:**
 - See Door Elevations on sheets A-4.5 for Door Sizes and Configurations.
 - For individual Door Locations refer to Building Plans.
- 2.108 Tempered Glazing Notes:**
 - Tempered Glazing shall be installed at the following locations:
 - All Patio Doors and Sidelights with glazing
 - Where the bottom edge of the glazing is less than 18" above the floor.
 - Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above a walking surface.
 - Glazing in walls enclosing stairway landings or within 5 feet of the bottom and/or top of stairways where the bottom edge of the glass is less than 60" above a walking surface.
 - One or more walking surfaces within 36" horizontally of the glazing.
 - Tempered Glazing shall be permanently identified with Manufacturer's Label designating the type of glass. The ID shall be etched or ceramic fired on the glass, visible after unit is glazed and installed.
- 2.109 General Guardrail Notes:**
 - GR-1 - Metal Guardrail
 - See related mounting details on Structural plans B/S-7



2 WEST COURTYARD ELEVATION

NOTE: All structural framing components depicted in these sections are simply illustrative for visual reference only. Please refer to Structural Plans for actual type, size, location and connection details of all structural components.

KEY NOTES

- CRF-1 CEDAR SHINGLES
- MRF-2 STANDING SEAM METAL ROOFING
- RV-1 ATTIC RIDGE VENT
- RV-2 ATTIC HIP VENT
- RV-3 VENTED SOFFIT
- GT-1 5" GUTTERS
- DS-1 3"x4" DOWNSPOUTS
- WD-1 WOOD SIDING (TYP. U.N.O.)
- WD-1 WOOD SIDING OVER CONCRETE WALL
- AMV-1 ADHERED MASONRY VENEER
- GR-1 GUARDRAIL

WEST (SIDE) BUILDING ELEVATIONS

SCALE: 1/8"=1'-0"

SPRINGWOOD ACRES
12424 NW SPRINGVILLE ROAD PORTLAND, OREGON
FOR
SCOTT & STACY REED

A-4.3

DATE:	01/11/2022
BY:	...
CHECKED BY:	...
SCALE:	AS SHOWN

SCOTT & STACY REED
 6460 NW MCGREGOR
 TERRACE
 PORTLAND, OR 97229
 503.351.1888

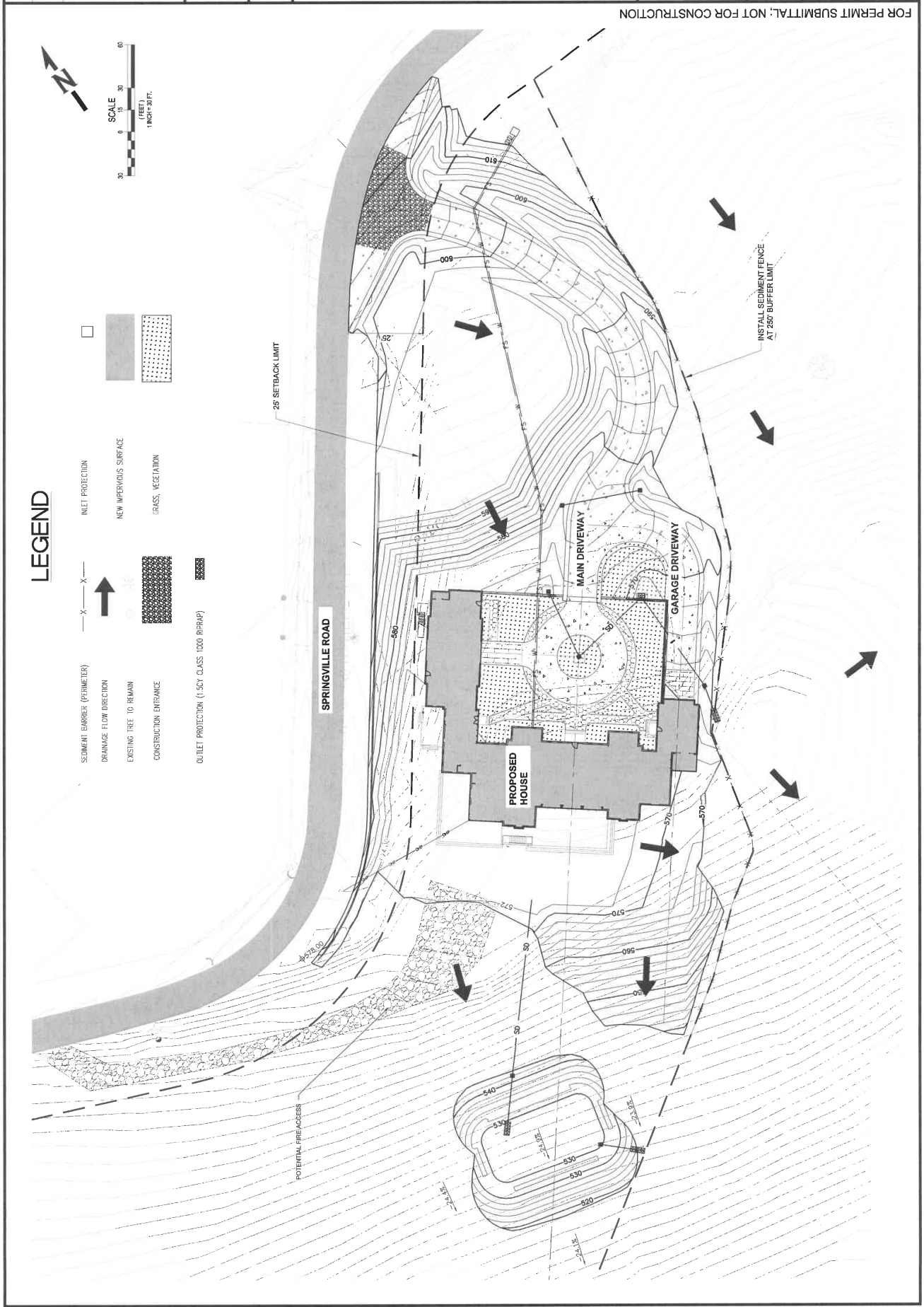
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SPRINGVILLE RESIDENTIAL
 12424 NW SPRINGVILLE ROAD
 PORTLAND, OREGON 97229



PROJECT NO.: ...
 DATE: JANUARY 2022
 DESIGNED BY: TW/REG
 DRAWN BY: TW/REG
 CHECKED BY: EME
 SCALE: AS SHOWN
 SHEET CONTENTS:
 ESC PLANS

6 of 14
 C-301



FOR PERMIT SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS	DATE	BY

SCOTT & STACY REED
 6460 NW MCGREGOR
 TERRACE
 PORTLAND, OREGON 97229
 503.351.1888

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 12424 NW SPRINGVILLE ROAD
 PORTLAND, OREGON 97229

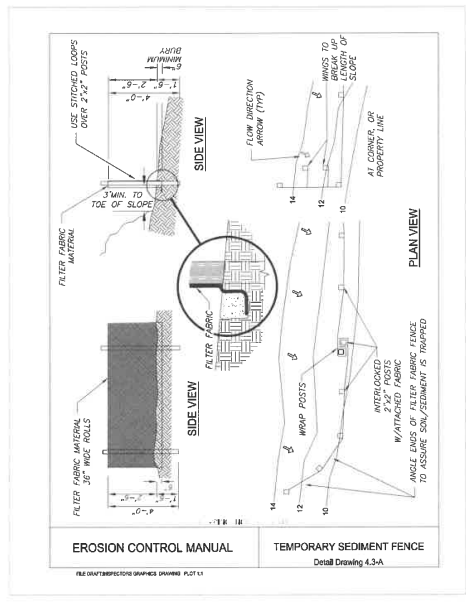


PROJECT NO. 12151
 DATE: JANUARY 2021
 DRAWING BY: THT/SEG
 CHECKED BY: THT/SEG
 DESIGNED BY: THT/SEG

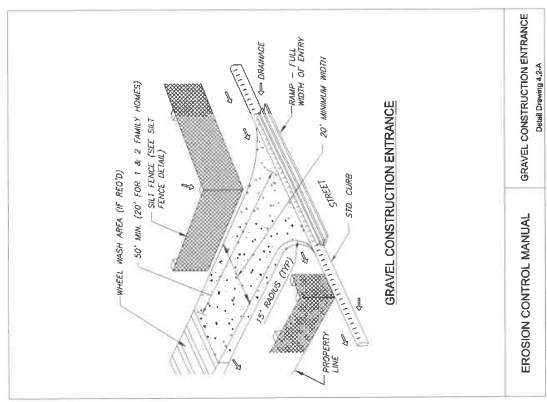
BY: THT/SEG
 ESC DETAILS

7 of 14
 C-302

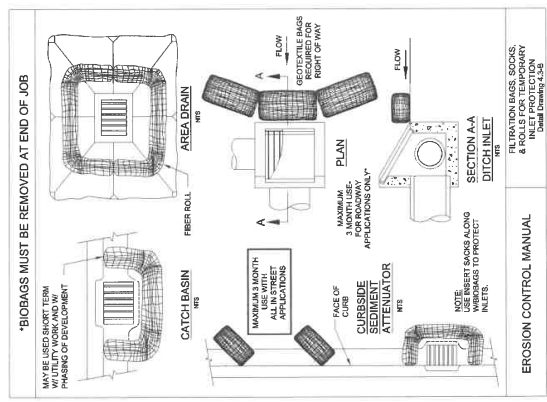
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3 SEDIMENT FENCE
 Scale: NTS



2 GRAVEL CONSTRUCTION ENTRANCE
 Scale: NTS



1 INLET PROTECTION
 Scale: NTS

REVISION	DATE	BY

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 6460 NW MCGREGOR
 TERRACE
 PORTLAND, OR 97229
 503.381.8888

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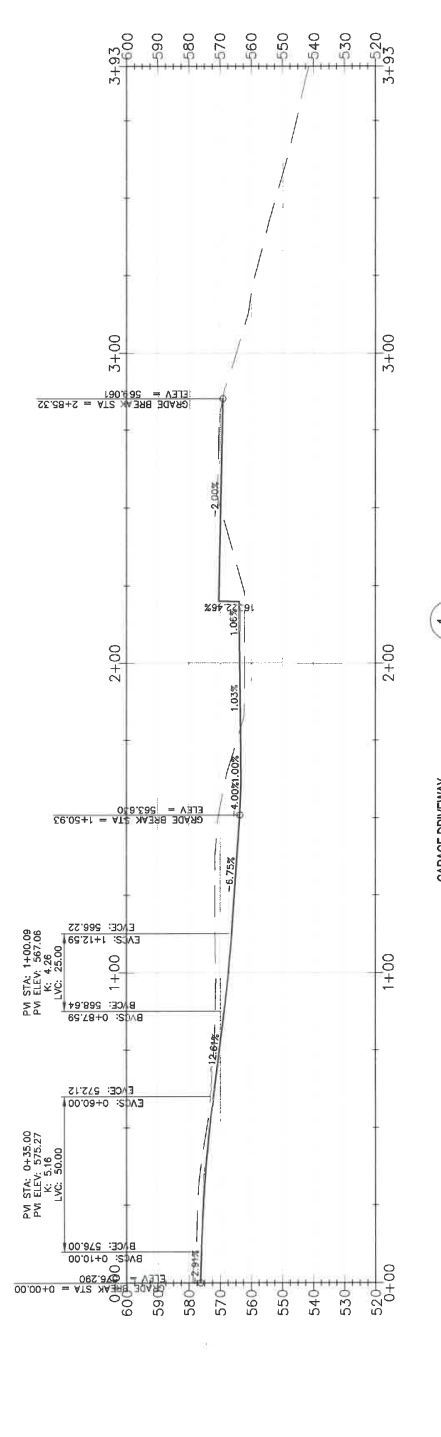


PROJECT NO. 21-01-03
 DATE: JANUARY 2022
 DESIGNED BY: THT/SEG
 CHECKED BY: THT/SEG
 DRAWN BY: BAE
 SCALE: AS SHOWN

PROJECT NO. 21-01-03
 DATE: JANUARY 2022
 DESIGNED BY: THT/SEG
 CHECKED BY: THT/SEG
 DRAWN BY: BAE
 SCALE: AS SHOWN

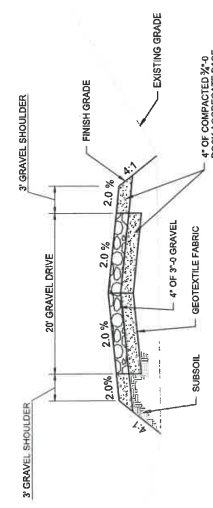
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C-502

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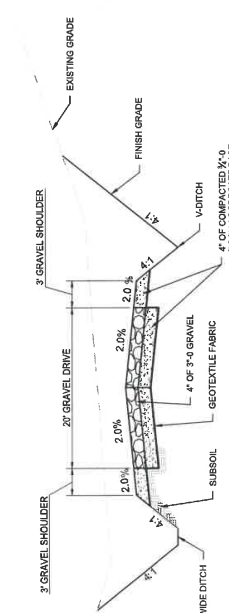


SITE DATUM OF 563.64 = FLOOR ELEV. 100'-0" ON ARCHITECTURAL AND STRUCTURAL DRAWINGS

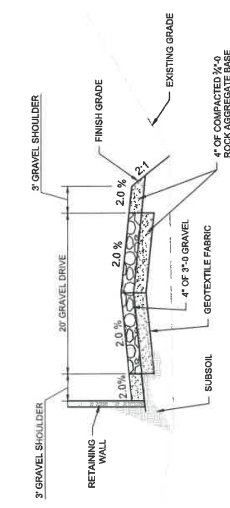
1
C-502
 GARAGE DRIVEWAY
 SCALE: 1"=20'



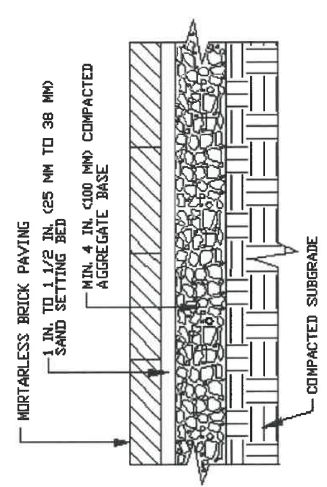
SECTION A-A
 (SEE SHT C-601)



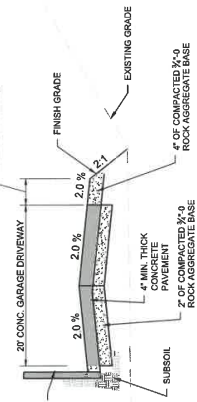
SECTION B-B
 (SEE SHT C-601)



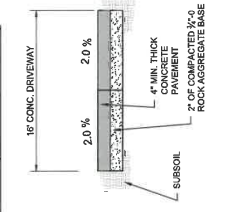
SECTION C-C
 (SEE SHT C-601)



SECTION D-D (SEE SHT C-601)



SECTION E-E (SEE SHT C-601)



SECTION F-F (SEE SHT C-601)

2
C-503
 GRAVEL DRIVEWAY SECTION
 SCALE: NTS

3
C-503
 CONCRETE GARAGE DRIVEWAY SECTION
 SCALE: NTS

4
C-503
 PERVIOUS PAVERS
 SCALE: NTS

