

308 SW 1<sup>ST</sup> AVENUE, SUITE 300  
PORTLAND, OR 97204  
WWW.RDHBE.COM  
TEL 503 243 6222

# Los Jardines de la Paz

## Buildings G, H & I - Partial Siding Rehabilitation

5530 NE 60<sup>th</sup> Avenue, Portland, OR 97218

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### TYPICAL ABBREVIATIONS

AB	Air Barrier
BLKG	Blocking
b/t	Between
(E)	Existing
FFSAM	Foil-Faced Self-Adhered Membrane
FA	Fluid Applied
FAWP	Fluid Applied Waterproofing
CWB	Gypsum Wall Board
GYP	Gypsum
HDG	Hot Dipped Galvanized
HT	High Temperature
HTSAM	High Temperature Self-Adhered Sam
MR	Moisture Resistant
PT	Pressure Treated
R&R	Remove and Repair
REQ'D	Required
SAM	Self-Adhered Membrane
SHT'G	Sheathing
SS	Stainless Steel
TC	Traffic Coating
TYP	Typical
V.I.F.	Verify in Field
WRB	Water Resistive Barrier
WSS	Water Sheading Surface

### PROJECT DESCRIPTION

THREE 3-STORY WOOD FRAMED RESIDENTIAL MULTI-FAMILY STRUCTURES.  
EXTERIOR MATERIALS CONSIST OF FIBER CEMENT SIDING AND WOOD TRIM, STAINLESS STEEL AND PRE-FINISHED METAL TRIM.

### LEGAL DESCRIPTION

HESS PARK LOTS 3-11, MAP 2436  
HESS PARK LOT 24, MAP 2436

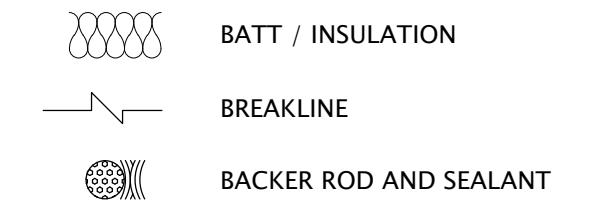
### CODE SUMMARY

EFFECTIVE BUILDING CODE FOR ORIGINAL CONSTRUCTION: 1997 UNIFORM BUILDING CODE (UBC), OREGON AMMENDMENTS (OSCC)

### CURRENT APPLICABLE CODES

2010 OREGON STATE SPECIALTY CODE (OSSC)  
OREGON ELEVATOR SPECIALTY CODE  
NATIONAL ELECTRICAL CODE  
OREGON MECHANICAL SPECIALTY CODE  
OREGON PLUMBING SPECIALTY CODE  
OREGON STATE FIRE CODE

### SYMBOLS / LEGEND



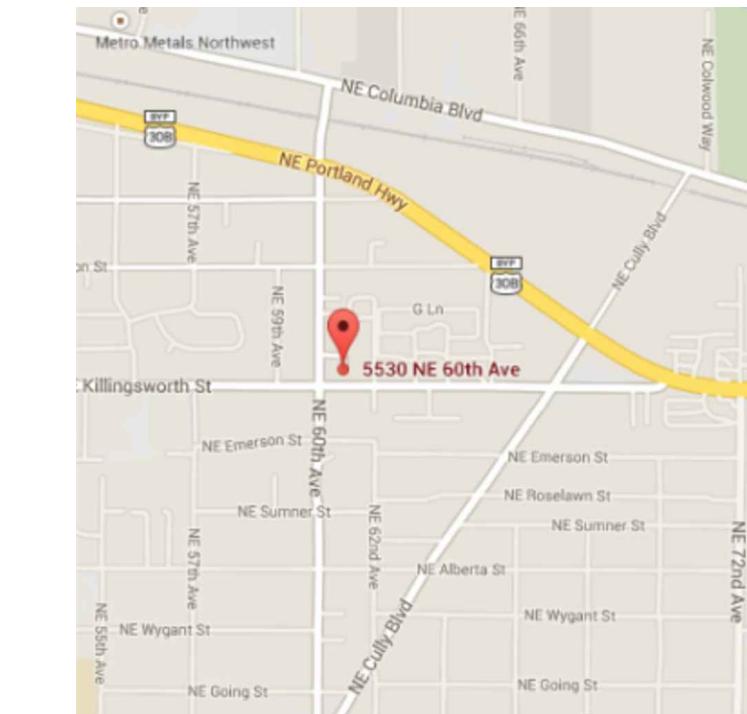
### PROJECT CONTACT INFORMATION

OWNER  
HACIENDA COMMUNITY DEVELOPMENT CO.  
6706 NE KILLINGSWORTH STREET  
PORTLAND, OREGON 97218

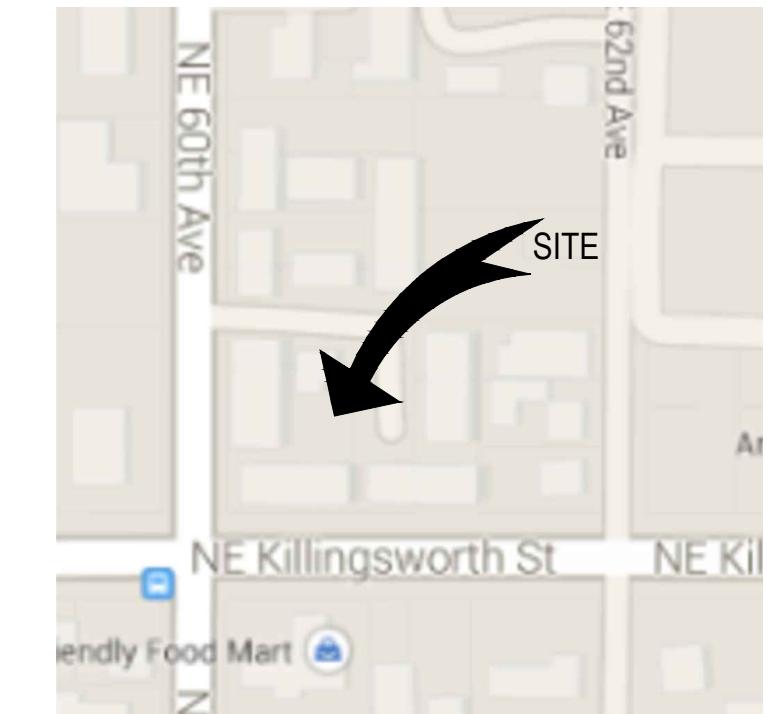
DESIGNER OF RECORD  
RDH BUILDING SCIENCES INC.  
308 SW 1<sup>ST</sup> AVENUE, SUITE 300  
PORTLAND, OREGON 97204  
CONTACT: ARIEL LEVY  
503-243-6222

### GENERAL NOTES

1. DRAWINGS WERE PREPARED BASED ON ORIGINAL RECORD DRAWINGS ISSUED FOR CONSTRUCTION APRIL 6, 2001, PREPARED BY CARLTON HART ARCHITECTURE, P.C.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS / DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. CONSULTANT SHALL BE INFORMED OF ANY VARIATIONS FROM THOSE SHOWN ON THE DRAWINGS. THE BUILDINGS ARE EXISTING AND AVAILABLE FOR REVIEW.
3. IT IS NOT THE INTENT OF THE PROJECT TO UPGRADE THE EXISTING BUILDING OUTSIDE OF THE SCOPE OF WORK DESCRIBED BY THIS SET OF DRAWINGS.
4. CONFORM TO CODES PER ORIGINAL CONSTRUCTION AS APPLICABLE UNDER 2010 OSSC CH 34 EXISTING STRUCTURES.
5. VERTICAL FURRING TO BE SECURED INTO WALL FRAMING (16" o.c. MINIMUM). WHERE NO BACKING IS AVAILABLE USE 1 1/2" SCREW TO FASTEN VERTICAL FURRING INTO PLYWOOD/OSB SHEATHING.



AREA MAP



LOCATION PLAN

**RDH**  
308 SW 1<sup>ST</sup> AVENUE, SUITE 300  
PORTLAND, OR 97204  
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TEL 503 243 6222

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

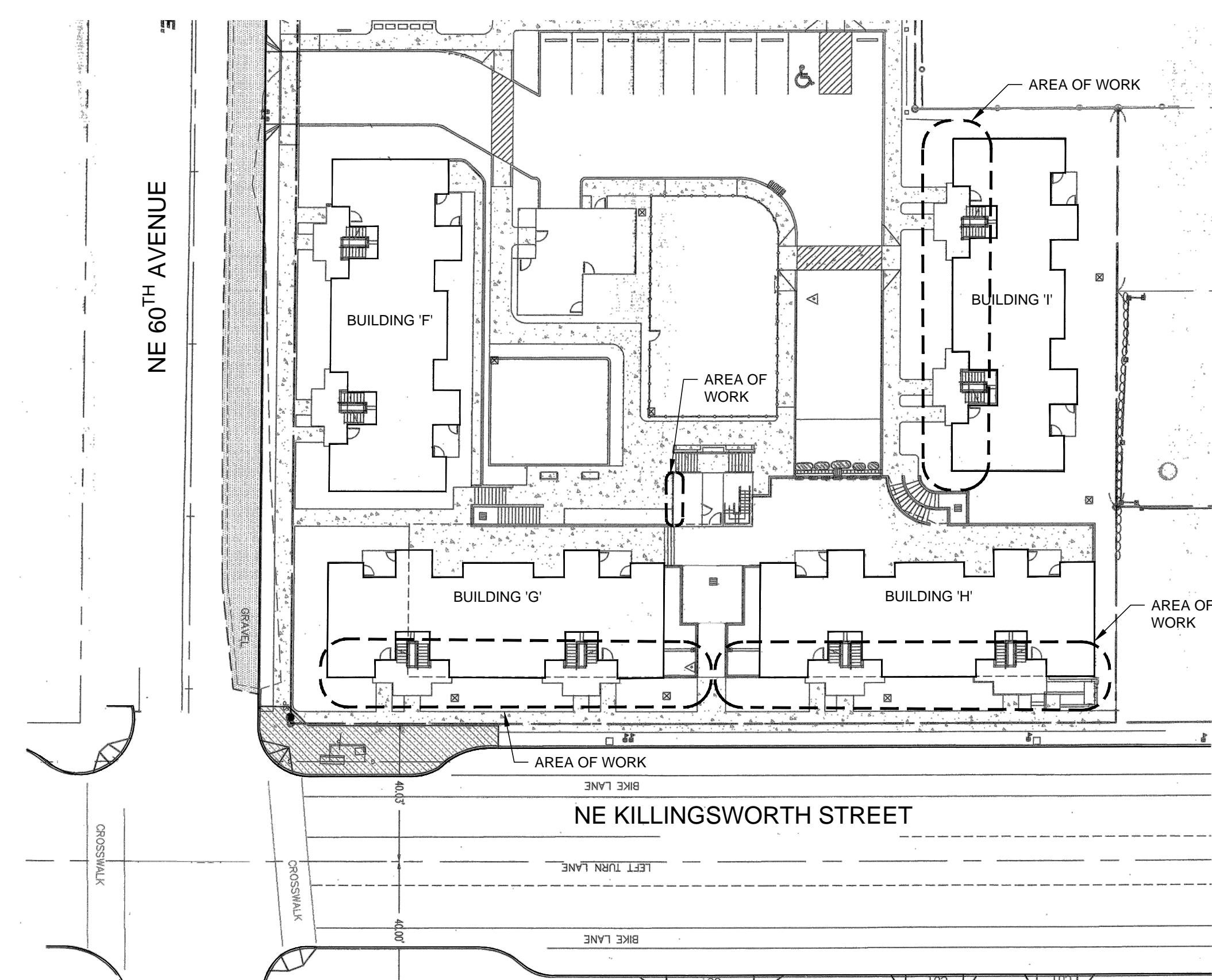
LEGEND:

CONSTRUCTION TYPE	TYPE V - ONE HOUR w/ SPRINKLER SYSTEM
STORIES	2 / 3 FLOORS
OCCUPANCIES	R-2
	APARTMENTS
TOTAL BUILDING FOOTPRINT	23,759 SQFT.
EXTERIOR WALL RATING	1-HR

TYPE	LOCATION	DESCRIPTION (ALL MATERIALS ARE NEW UNLESS OTHERWISE NOTED)	SCHEMATIC DETAILS (N.T.S.)	
			INTERIOR	EXTERIOR
W-1	TYPICAL WALL w/ NEW SIDING	<ul style="list-style-type: none"> <li>• INTERIOR GYPSUM WALL BOARD (E)</li> <li>• BATT INSULATION (E)</li> <li>• 2x6 WOOD STUDS @ 16" o.c. (E)</li> <li>• PLYWOOD SHEATHING (E)</li> <li>• GYPSUM SHEATHING (E)</li> <li>• WATER RESISTANT BARRIER -WRB-</li> <li>• 1/2" x 1/2" PRESSURE TREATED VERTICAL WOOD FURRING @ 8" o.c.</li> <li>• FIBER CEMENT SIDING (E)</li> </ul>		
W-2	TYPICAL (E) WALL	<ul style="list-style-type: none"> <li>• INTERIOR GYPSUM WALL BOARD (E)</li> <li>• BATT INSULATION (E)</li> <li>• 2x6 WOOD STUDS @ 16" o.c. (E)</li> <li>• PLYWOOD SHEATHING (E)</li> <li>• GYPSUM SHEATHING (E)</li> <li>• WATER RESISTANT BARRIER -WRB- (E)</li> <li>• FIBER CEMENT SIDING (E)</li> </ul>		
R-1	TYPICAL ROOF EXTENSION	<ul style="list-style-type: none"> <li>• ASPHALT SHINGLES</li> <li>• ROOFING UNDERLAYMENT</li> <li>• PLYWOOD SHEATHING</li> <li>• WOOD FRAMING</li> </ul>		
R-2	TYPICAL (E) ROOF	<ul style="list-style-type: none"> <li>• ASPHALT SHINGLES (E) REMOVE AND REPLACE AS NEEDED</li> <li>• ROOFING UNDERLAYMENT (E)</li> <li>• PLYWOOD SHEATHING (E)</li> <li>• WOOD FRAMING (E)</li> </ul>		

### ASSEMBLY SCHEDULE

SCALE: 1" = 1'-0"



ISSUE/REVISION	DESCRIPTION	DATE
0	75% CONSTRUCTION DOCUMENTS	9-JUNE-2014
1	BUILDING PERMIT	30-JUNE-2014

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO SCALE TO OBTAIN DIMENSIONS.  
THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.: B6553.003

PROJECT TITLE: Los Jardines de la Paz  
Buildings G, H & I

Partial Siding Rehabilitation

5530 NE 60<sup>th</sup> Avenue,  
Portland, OR 97218

SHEET TITLE: COVER SHEET

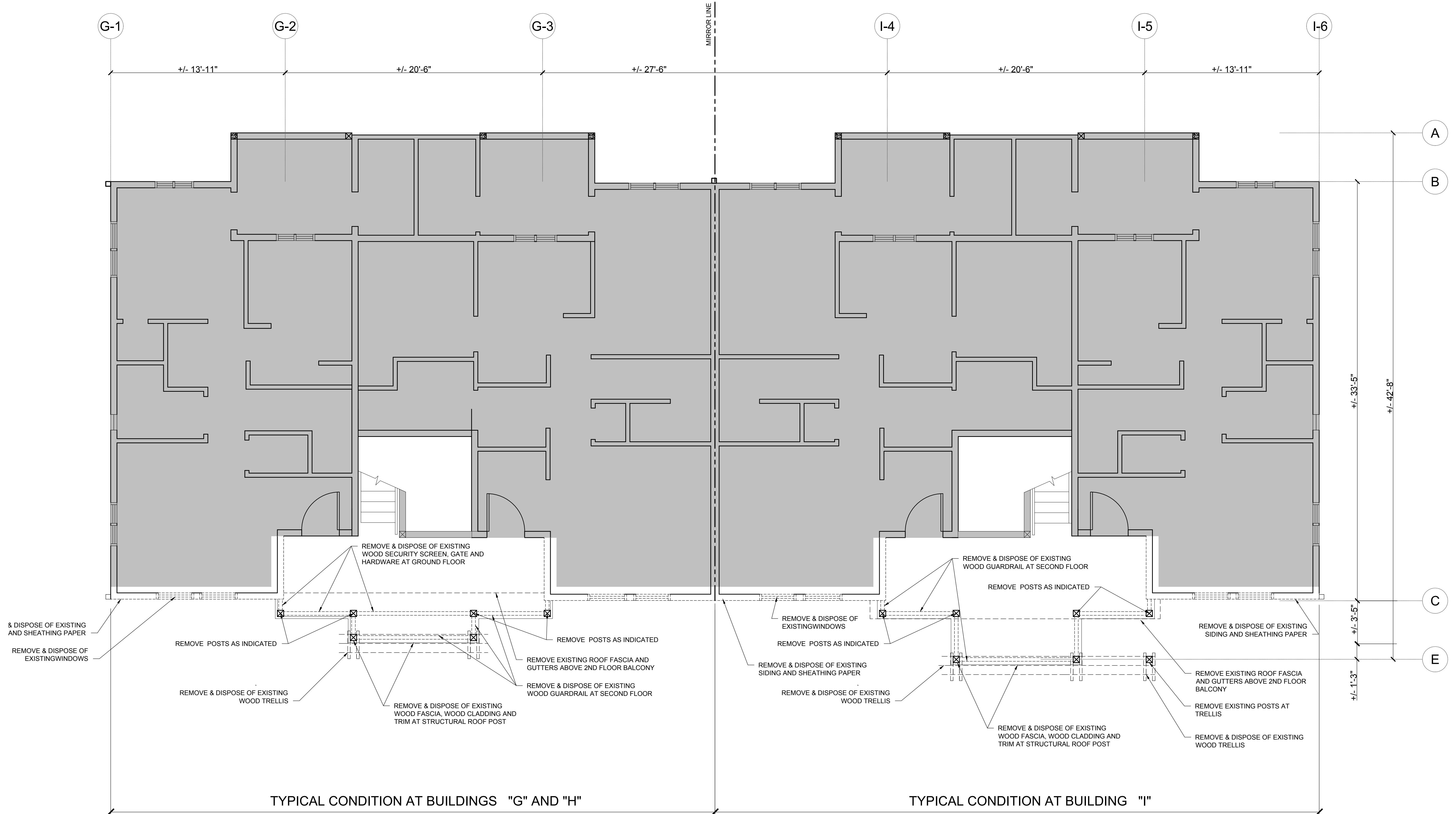
DRAWING NO.: BE-0.01

SCALE: AS NOTED

DRAWN BY: ----

DATE: JUNE 9, 2014

CHECKED BY: ----



1 DEMOLITION PLAN  
SCALE : 1/4" = 1'-0"

**NOTE:**  
FLOOR PLANS FOR BUILDINGS "G", "H" AND "I" ARE IDENTICAL  
EXCEPT AT MAIN ENTRANCE STAIR / BALCONY AREAS.

PROJECT NO.: B6553.003

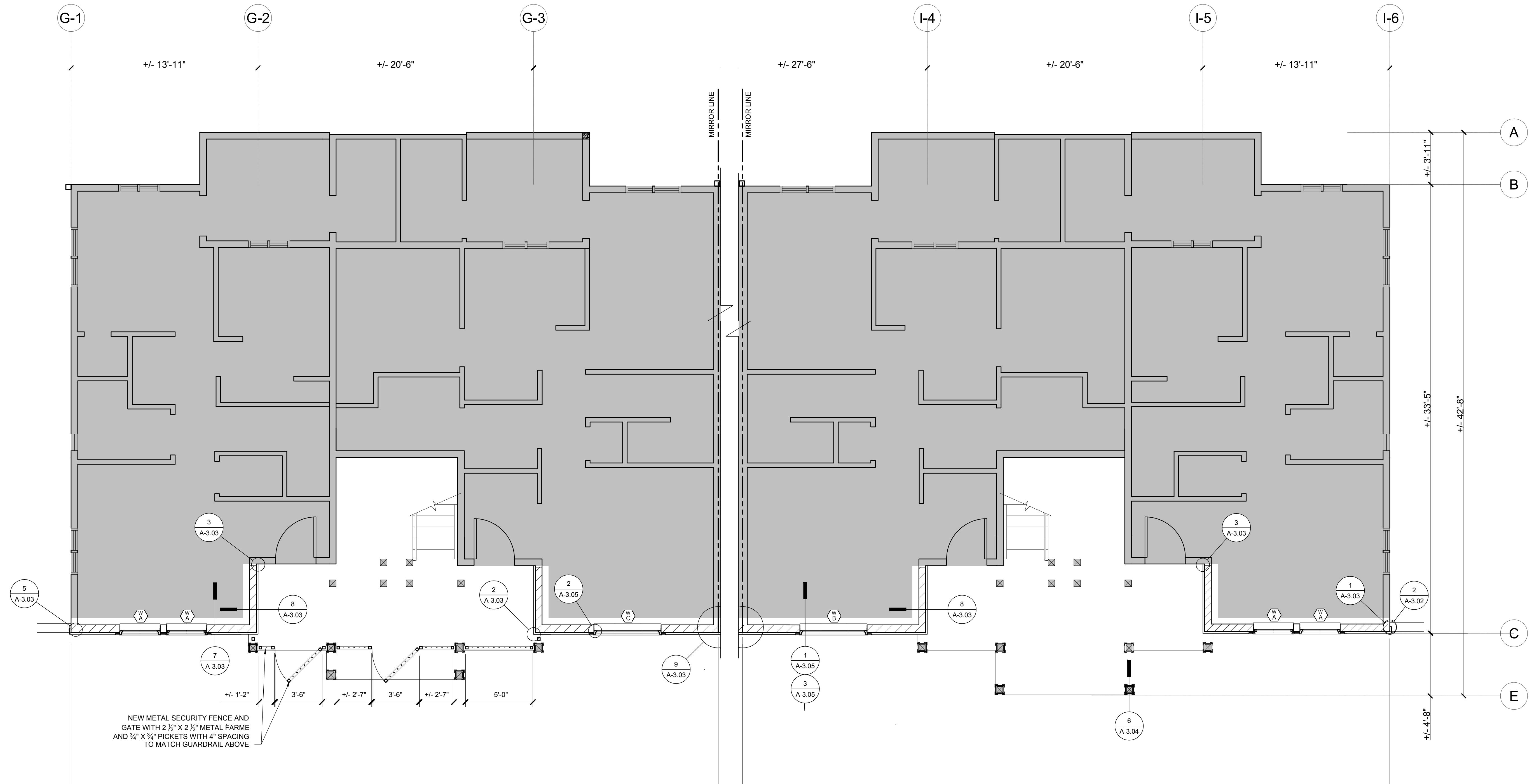
PROJECT TITLE: Los Jardines de la Paz

Buildings G, H & I  
Partial Siding Rehabilitation  
5530 NE 60<sup>th</sup> Avenue,  
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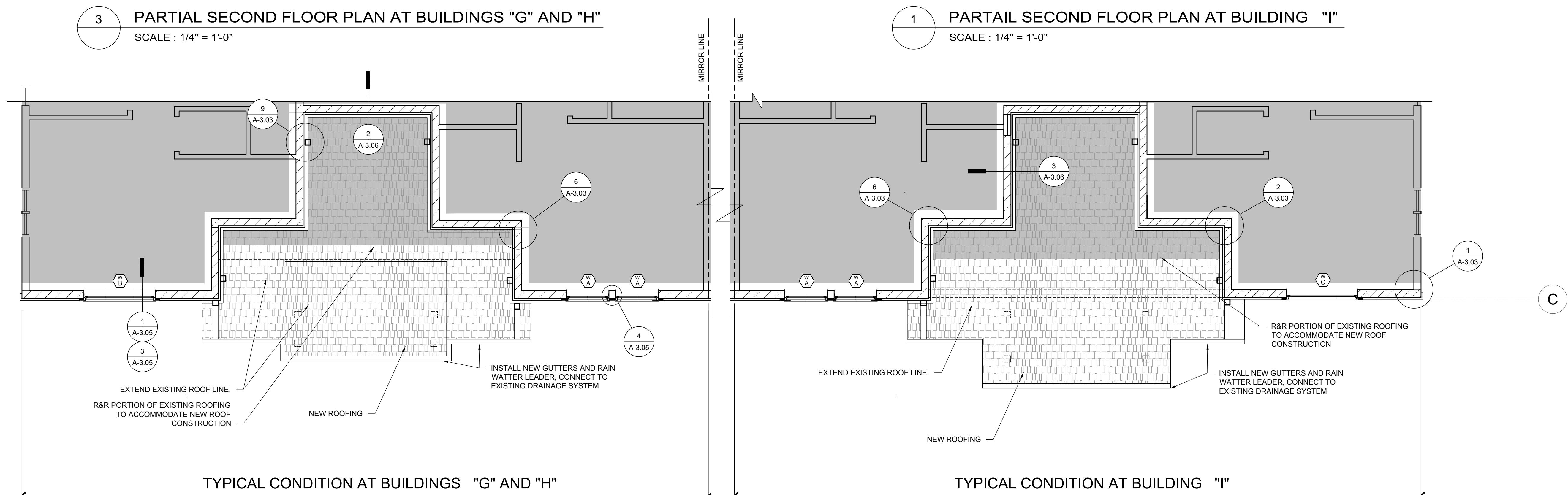
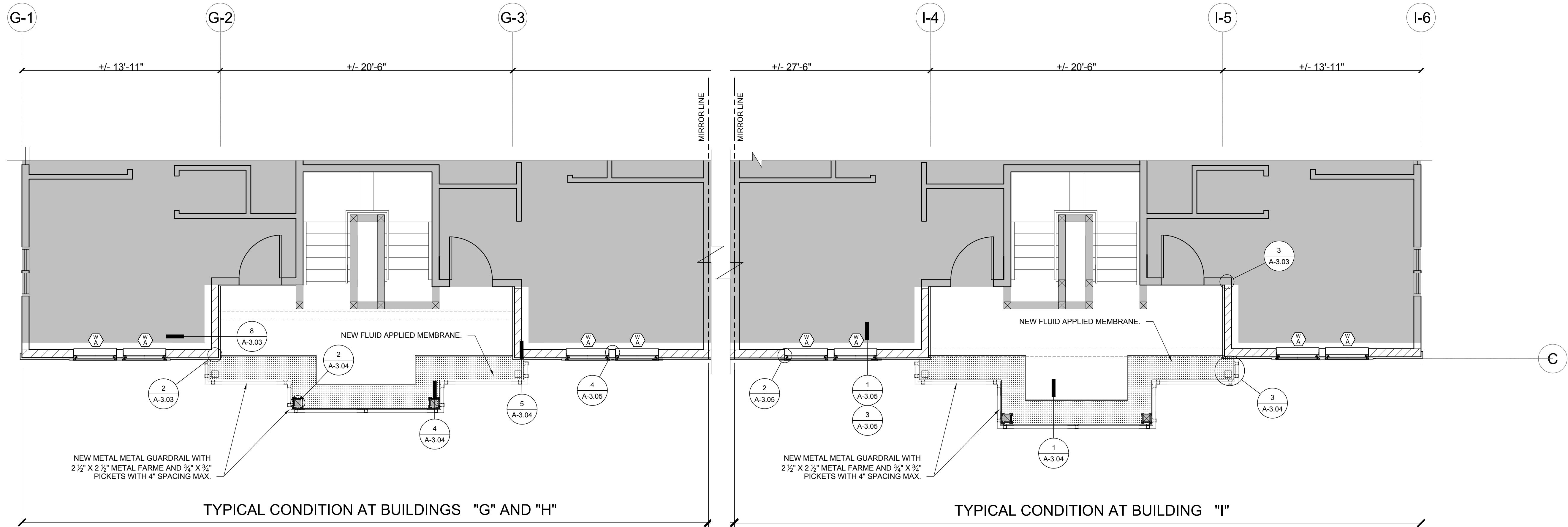
SHEET TITLE: DEMOLITION PLAN

DRAWING NO.: BE-1.01

SCALE: AS NOTED DRAWN BY: SC/BM  
DATE: JUNE 9, 2014 CHECKED BY:



STAMP:		
ORIGINAL PRINT SIZE 24" x 36"		
LEGEND:		
DENOTES EXISTING CONSTRUCTION TO BE RETAINED		
AREA OF WORK		
ISSUE/REVISION	DESCRIPTION	DATE
0	75% CONSTRUCTION DOCUMENTS	9-JUNE-2014
1	BUILDING PERMIT	30-JUNE-2014
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PROJECT NO.:	B6553.003	
PROJECT TITLE:	Los Jardines de la Paz Buildings G, H & I Partial Siding Rehabilitation	
5530 NE 60 <sup>th</sup> Avenue, Portland, OR 97218		
SHEET TITLE:	TYP. FIRST FLOOR PLAN	
DRAWING NO.:	BE-1.02	
SCALE: AS NOTED	DRAWN BY: SC/BM	
DATE: JUNE 9, 2014	CHECKED BY:	



**NOTE:**  
FLOOR PLANS FOR BUILDINGS  
"G", "H" AND "I" ARE IDENTICAL  
EXCEPT AT EXTERIOR  
ACCESS TO STAIR/BALCONY  
AREAS AND LOWER ROOF  
ABOVE SAME AREA.

**SHEET TITLE:**  
**TYP. 2ND FLOOR &  
ROOF PLAN**

**DRAWING NO.:**  
**BE-1.03**

**SCALE:** AS NOTED      **DRAWN BY:** SC/BM  
**DATE:** JUNE 9, 2014      **CHECKED BY:**

ISSUE/REVISION	DESCRIPTION	DATE
0	75% CONSTRUCTION DOCUMENTS	9-JUNE-2014
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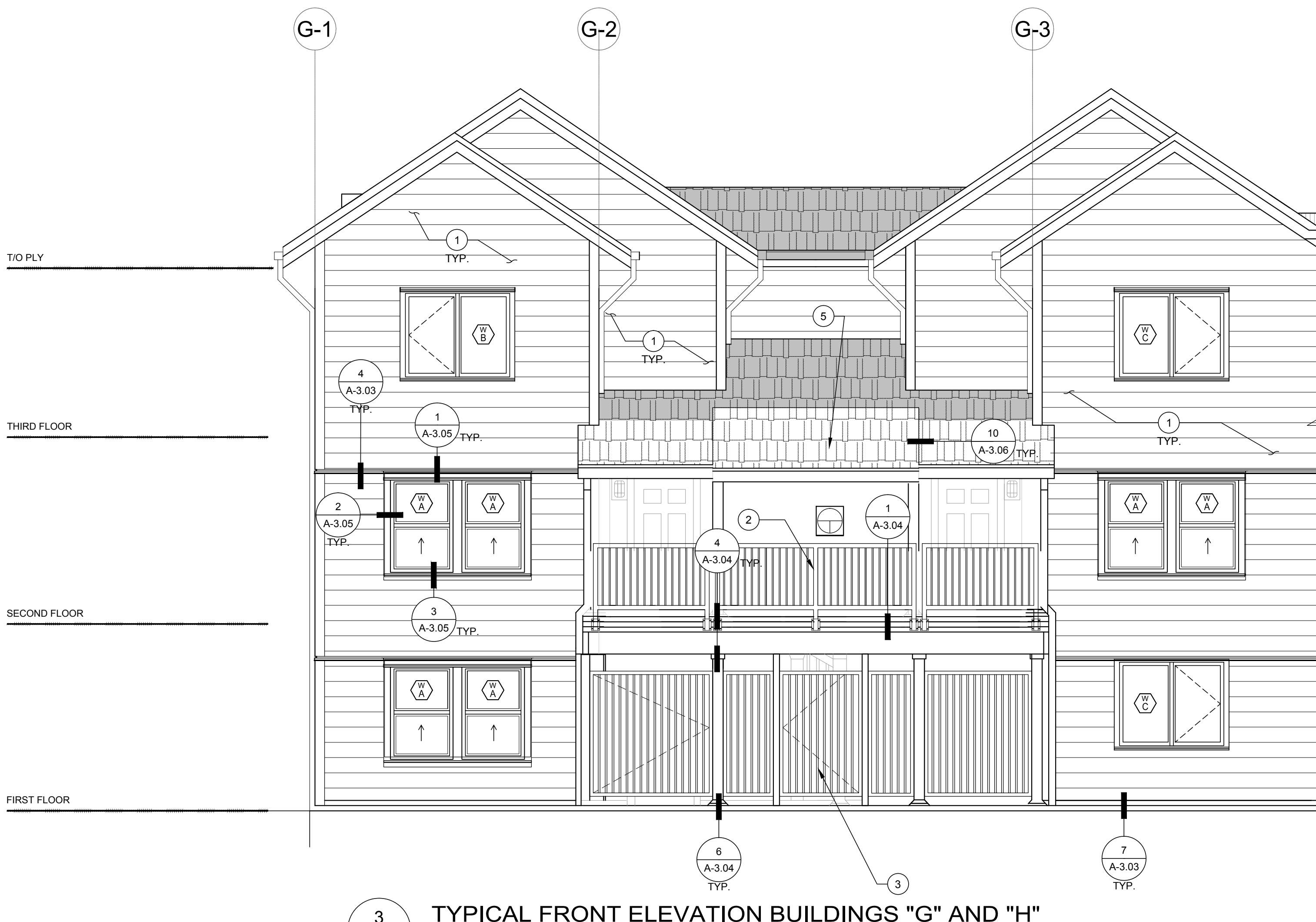
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**B6553.003**

PROJECT TITLE:

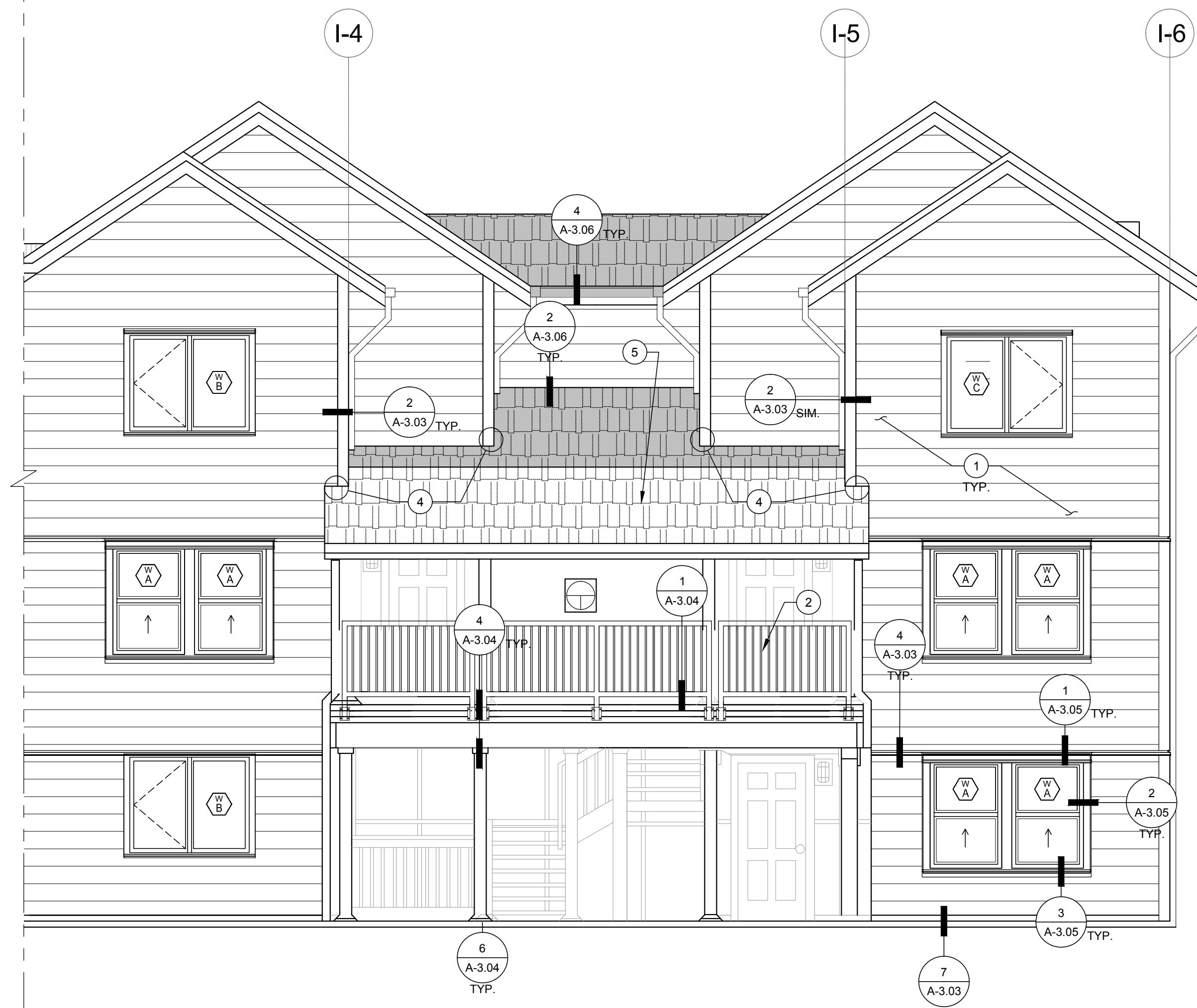
**Los Jardines de la Paz**  
Buildings G, H & I  
Partial Siding Rehabilitation

5530 NE 60<sup>th</sup> Avenue,  
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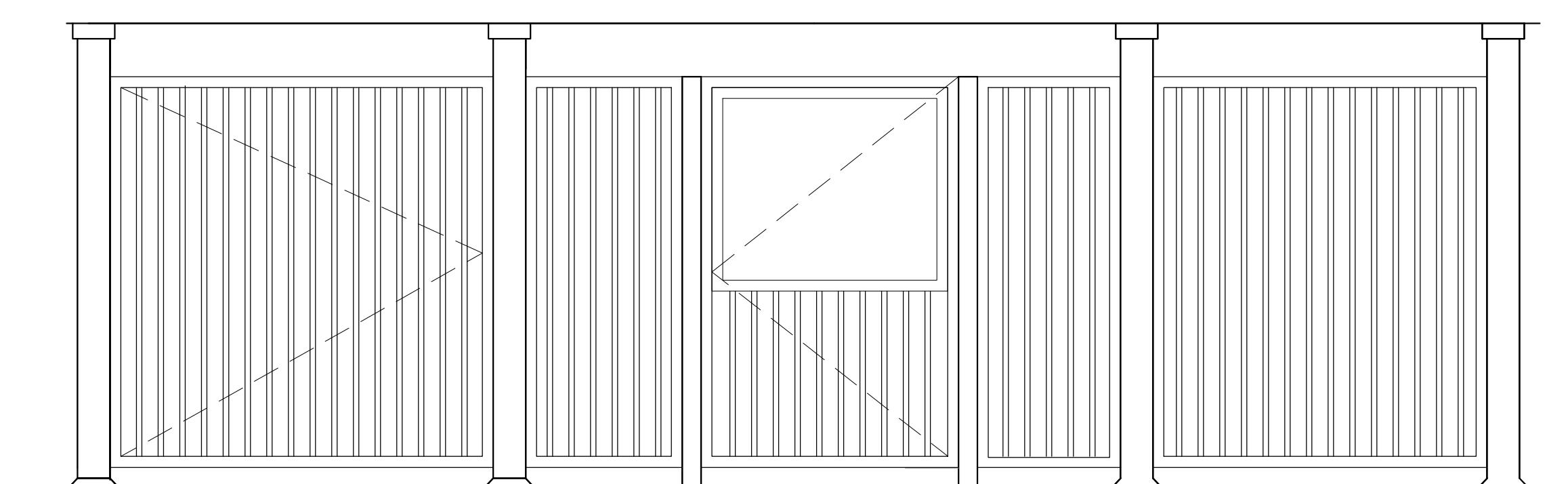
3 TYPICAL FRONT ELEVATION BUILDINGS "G" AND "H"

SCALE : 1/4" = 1'-0"



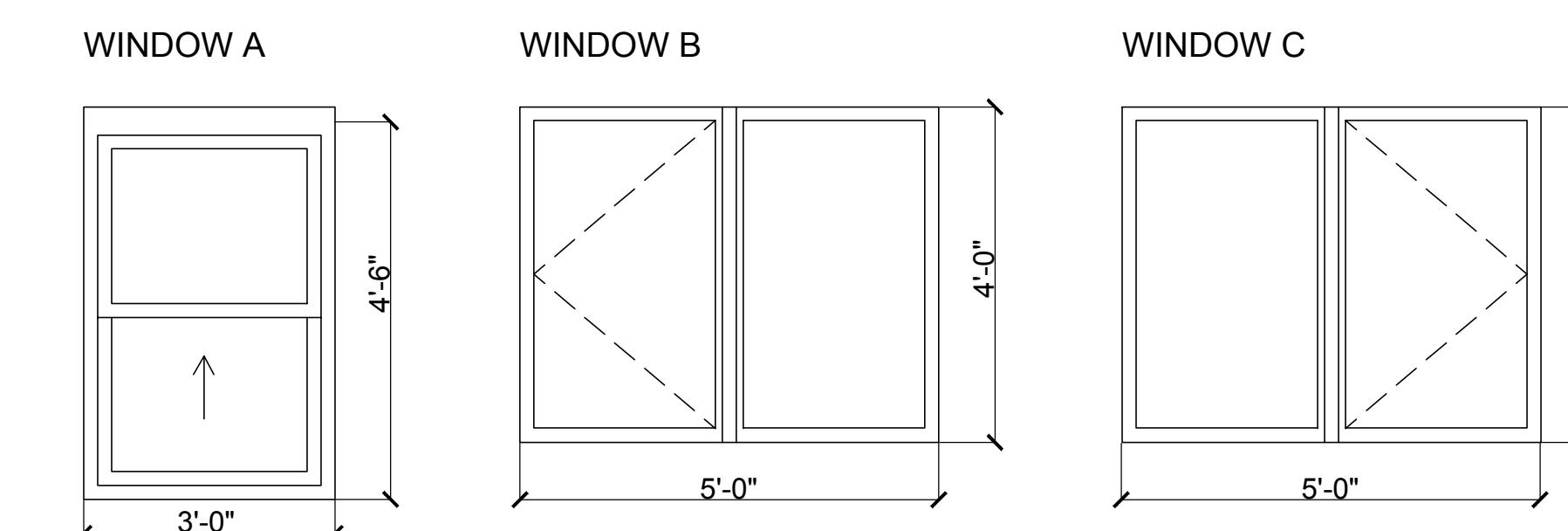
1 TYPICAL FRONT ELEVATION BUILDINGS "I"

SCALE : 1/4" = 1'-0"



4 ALTERNATE GATE DESIGN

SCALE : 1/2" = 1'-0"



2 WINDOW SCHEDULE

SCALE : 1/2" = 1'-0"

WINDOW SCHEDULE		
BUILDING	TYPE	COUNT
G	A	12
	B	3
	C	3
H	A	12
	B	3
	C	3
I	A	12
	B	3
	C	3

ISSUE/REVISION	DESCRIPTION	DATE
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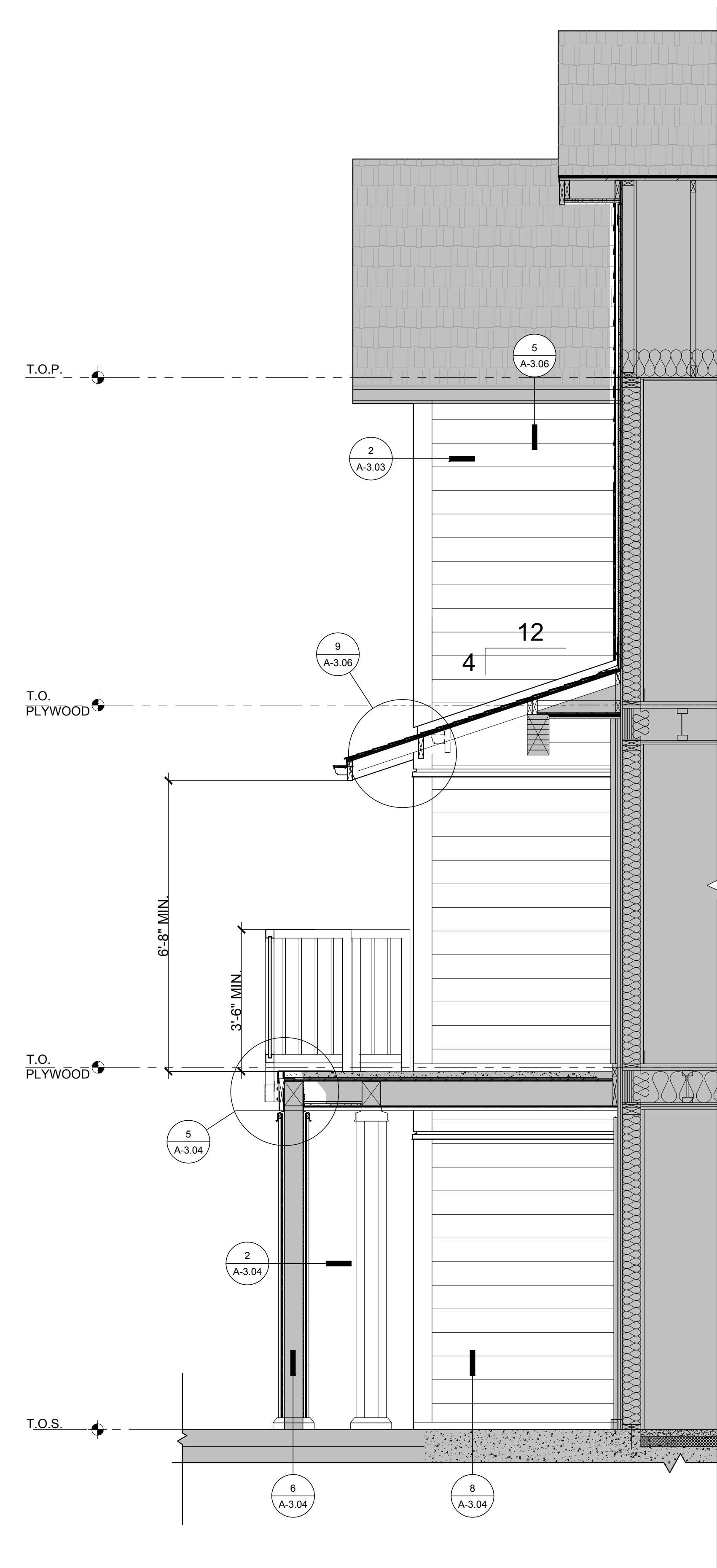
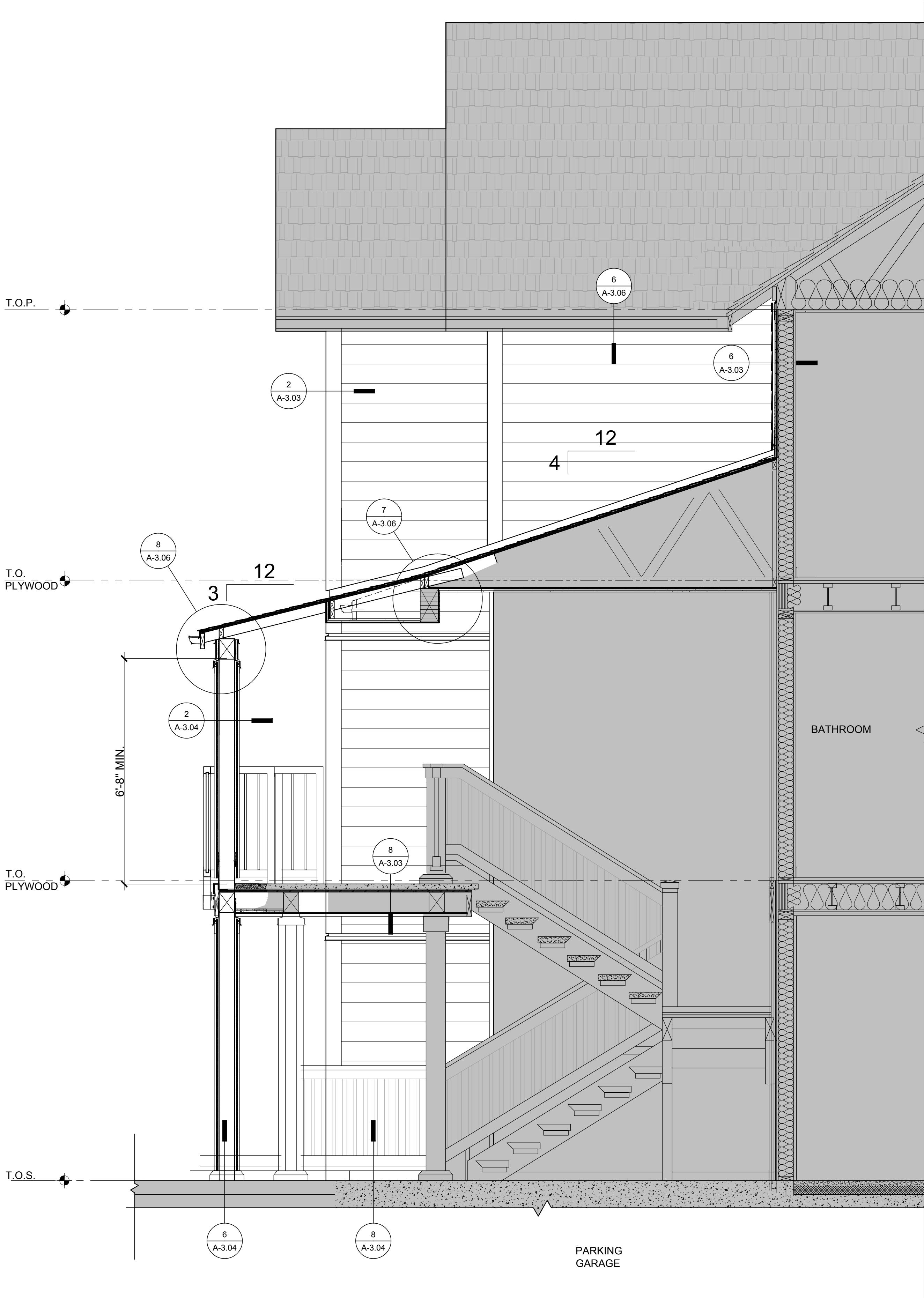
SHEET TITLE:  
TYP. FRONT ELEVATION  
& WINDOW SCHEDULE

DRAWING NO.:

BE-2.01

SCALE: AS NOTED DRAWN BY: SC/BM

DATE: JUNE 9, 2014 CHECKED BY:



STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

- EXISTING CONSTRUCTION HATCH
- 1 FIBRE CEMENT LAP SIDING
- 2 METAL GUARDRAIL
- 3 METAL GATE
- 4 RAKE SADDLE FLASHING
- 5 ROOFING TO MATCH EXISTING

ISSUE/REVISION DESCRIPTION DATE

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B6553.003

PROJECT TITLE:

Los Jardines de la Paz  
Buildings G, H & I  
Partial Siding Rehabilitation

5530 NE 60<sup>TH</sup> Avenue,  
Portland, OR 97218

SHEET TITLE:

SECTION AT ENTRY  
BUILDINGS "G" AND "H"

DRAWING NO.:

BE-2.02

SCALE: AS NOTED

DRAWN BY: SC/BM

DATE: JUNE 9, 2014

CHECKED BY:



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This architectural cross-section diagram illustrates the internal structure of a house, focusing on a bathroom area and its connection to a staircase and roof. The diagram shows a vertical cross-section with various components labeled:

- BATHROOM:** Labeled on the right side.
- Staircase:** A central feature with multiple flights of stairs.
- Roof Structure:** A complex roof system with multiple planes and trusses.
- Labels 1 through 12:** Various parts of the structure are labeled:
  - 1: A circular label near the top left.
  - 2: A horizontal line near the top center.
  - 3: A circular label on the right side.
  - 4: A vertical line near the center.
  - 5: A small rectangular label near the bottom center.
  - 6: A circular label near the top center.
  - 7: A small rectangular label near the bottom center.
  - 8: A small rectangular label near the bottom center.
  - 9: A small rectangular label near the bottom center.
  - 10: A small rectangular label near the bottom center.
  - 11: A circular label on the left side.
  - 12: A large label near the top center.
- Dimensions:** A vertical dimension line on the left indicates a height of **6'8" MIN.**

**SECTION AT ENTRY OF BUILDINGS "I"**

SCALE : 1/2" = 1'-0"

# SECTION AT ENTRY BUILDING "I"

NO.:

AS NOTED	DRAWN BY: SC/BM
JUNE 9, 2014	CHECKED BY:

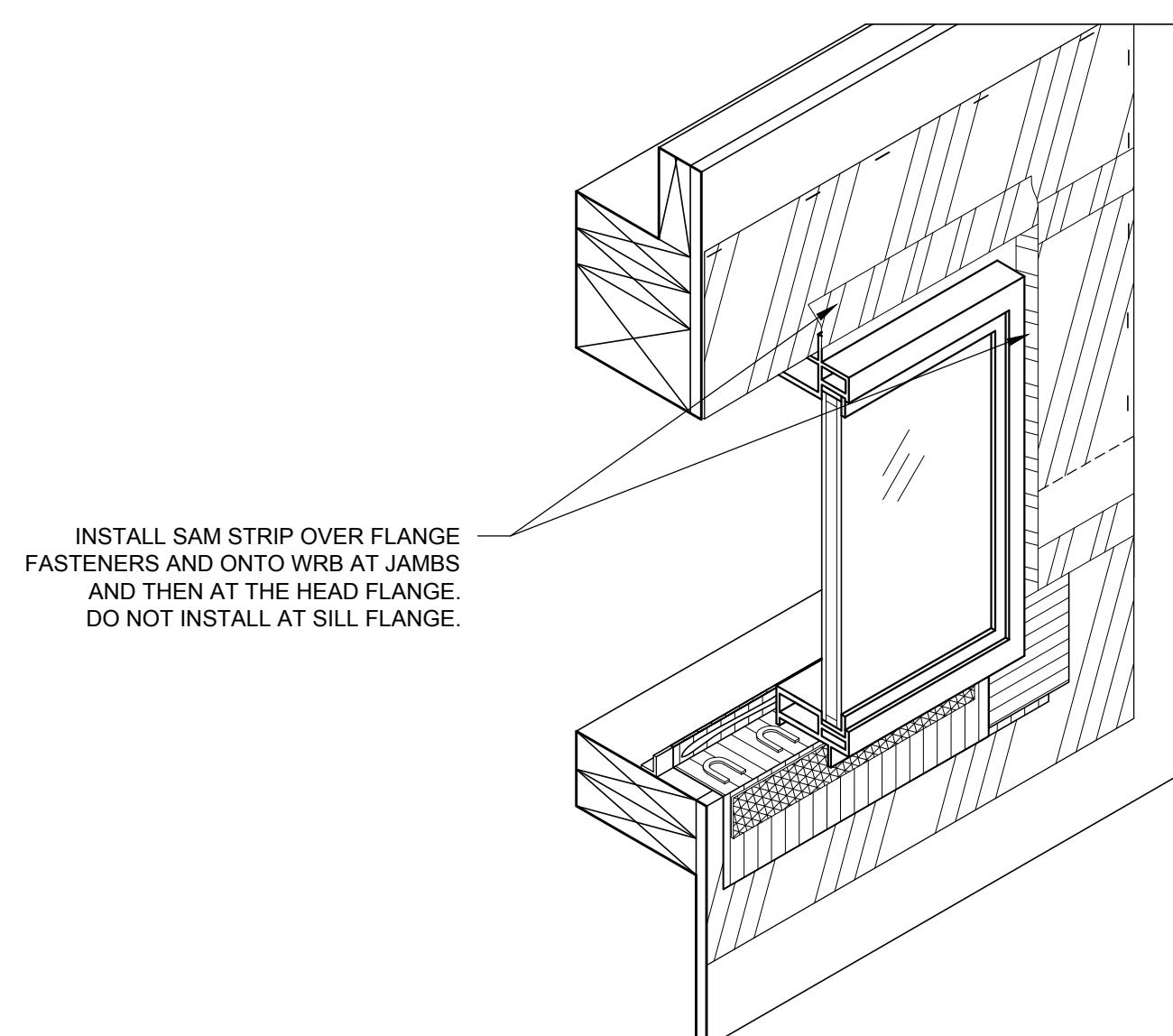
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ORIGINAL PRINT SIZE 24" x 36"

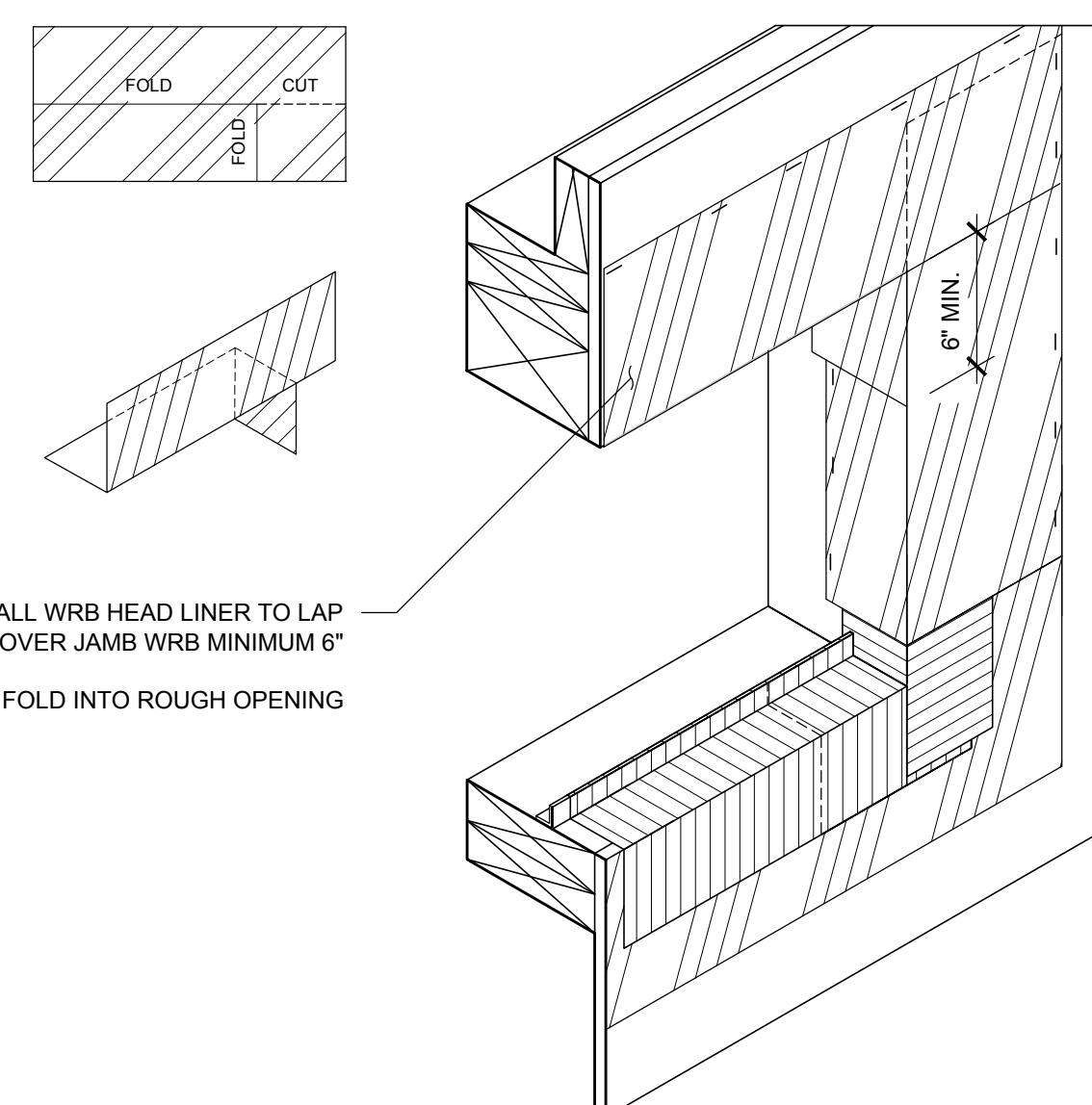
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DENOTES EXISTING CONSTRUCTION TO BE RETAINED

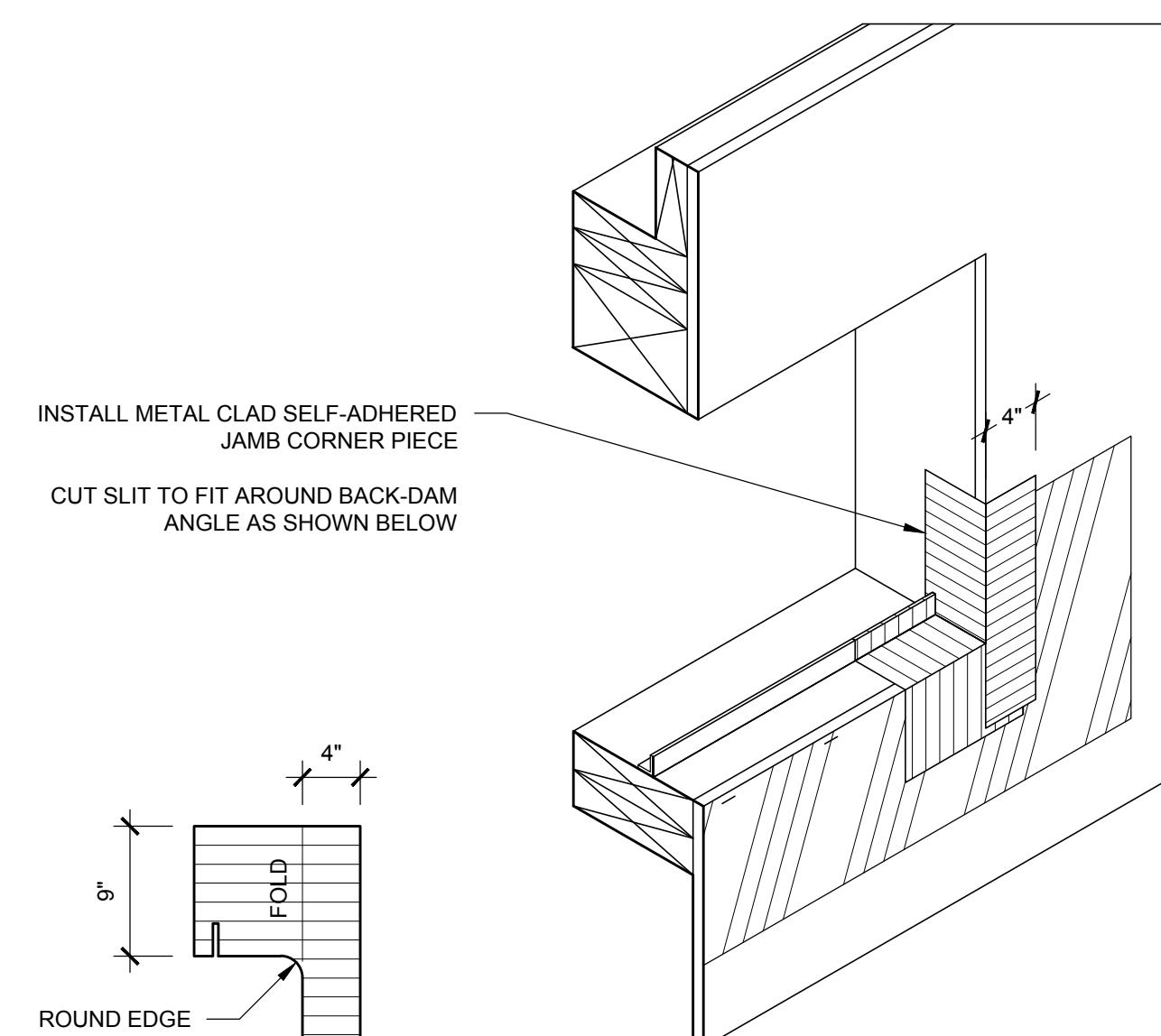
AREA OF WORK



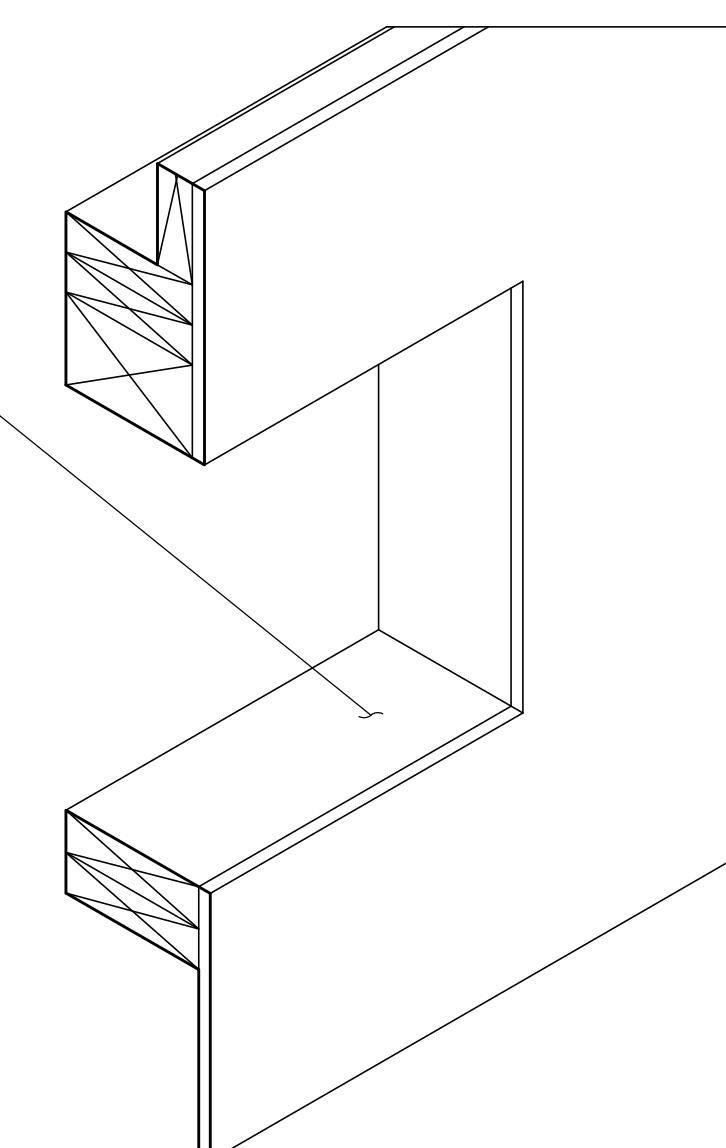
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SCALE: N.T.S.



7 WINDOW SEQUENCE - STEP 7  
SCALE: N.T.S.

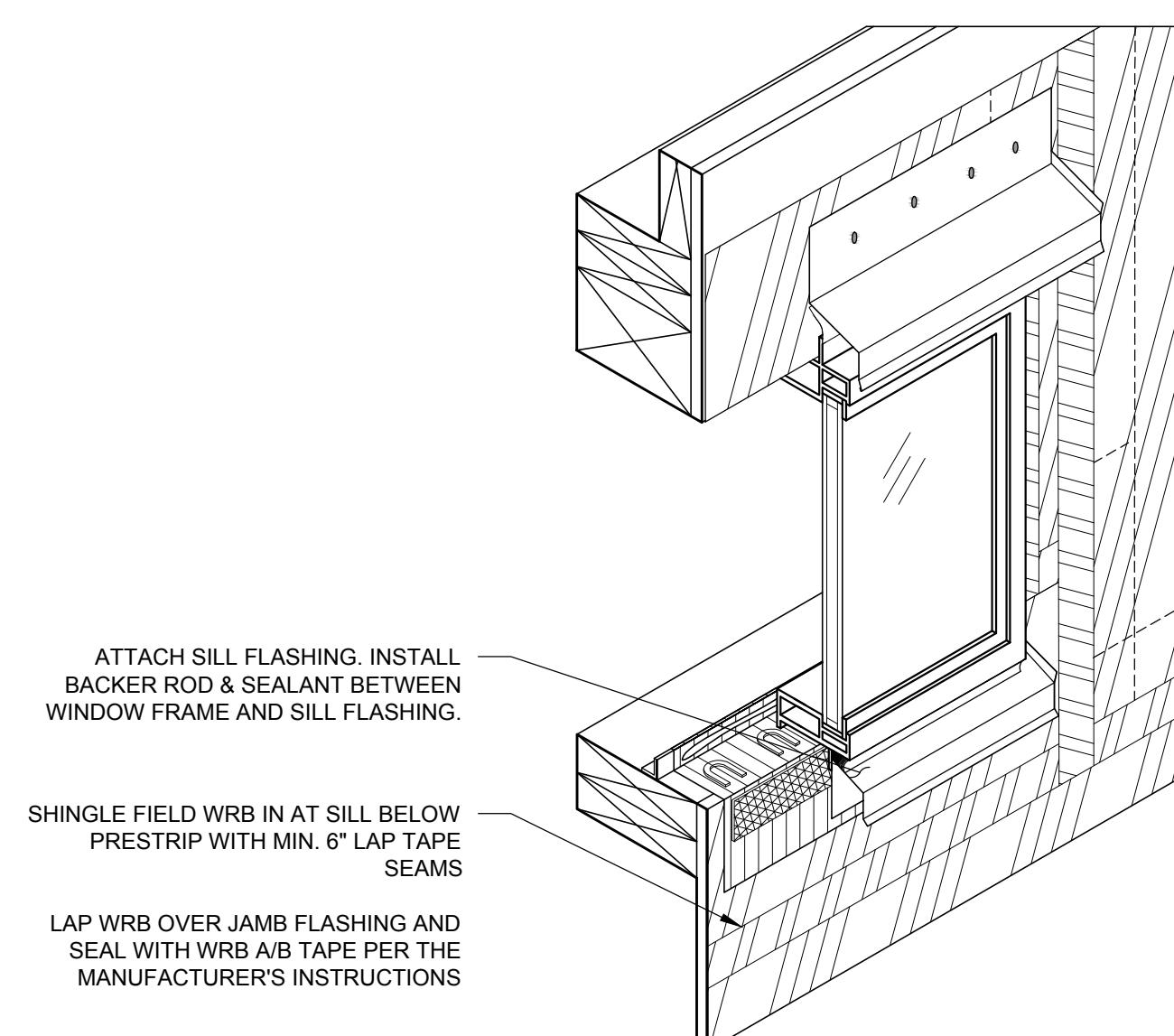


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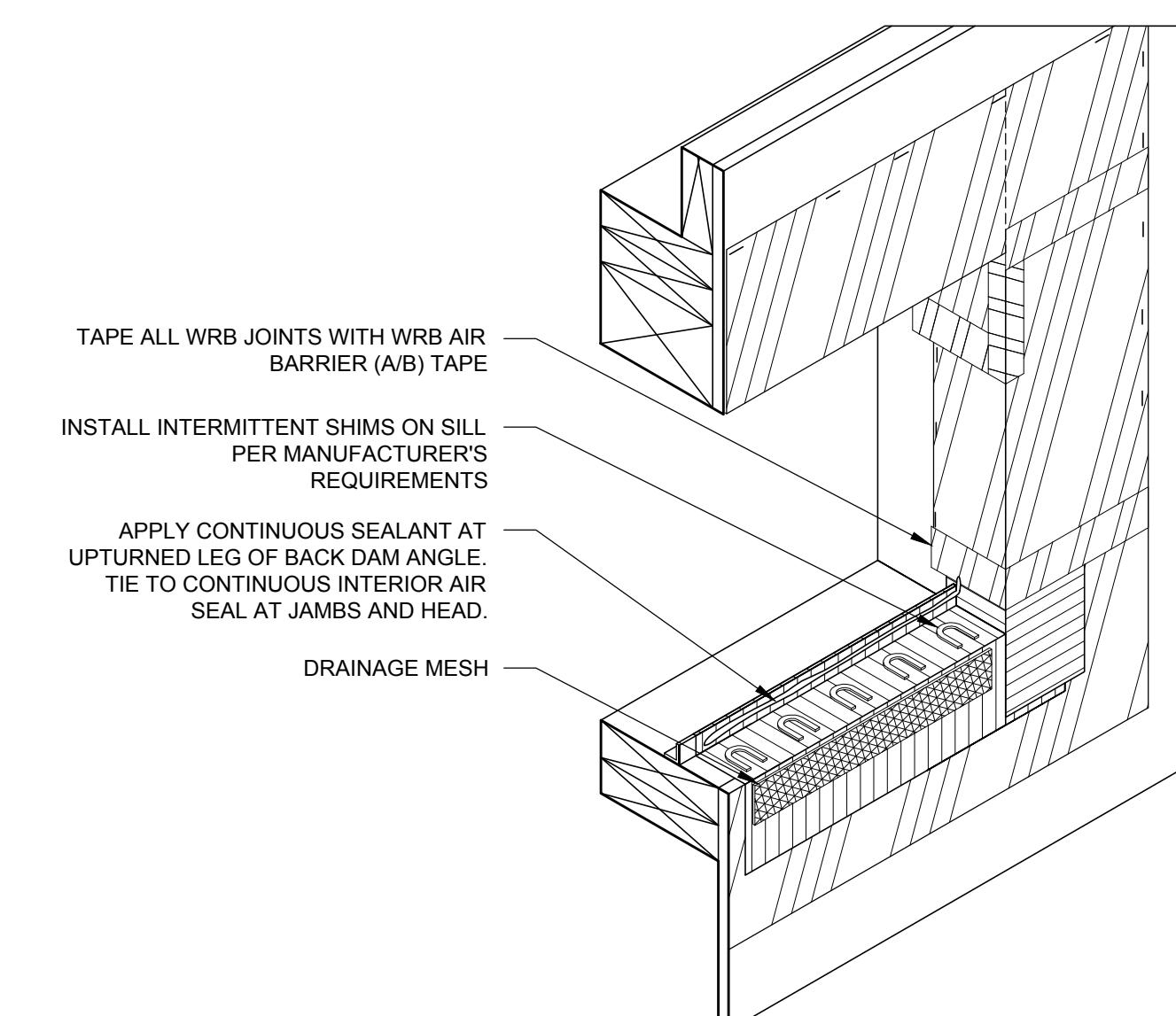


NOTE:  
FRAMING SHOWN FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REFLECT ACTUAL FRAMING CONDITION

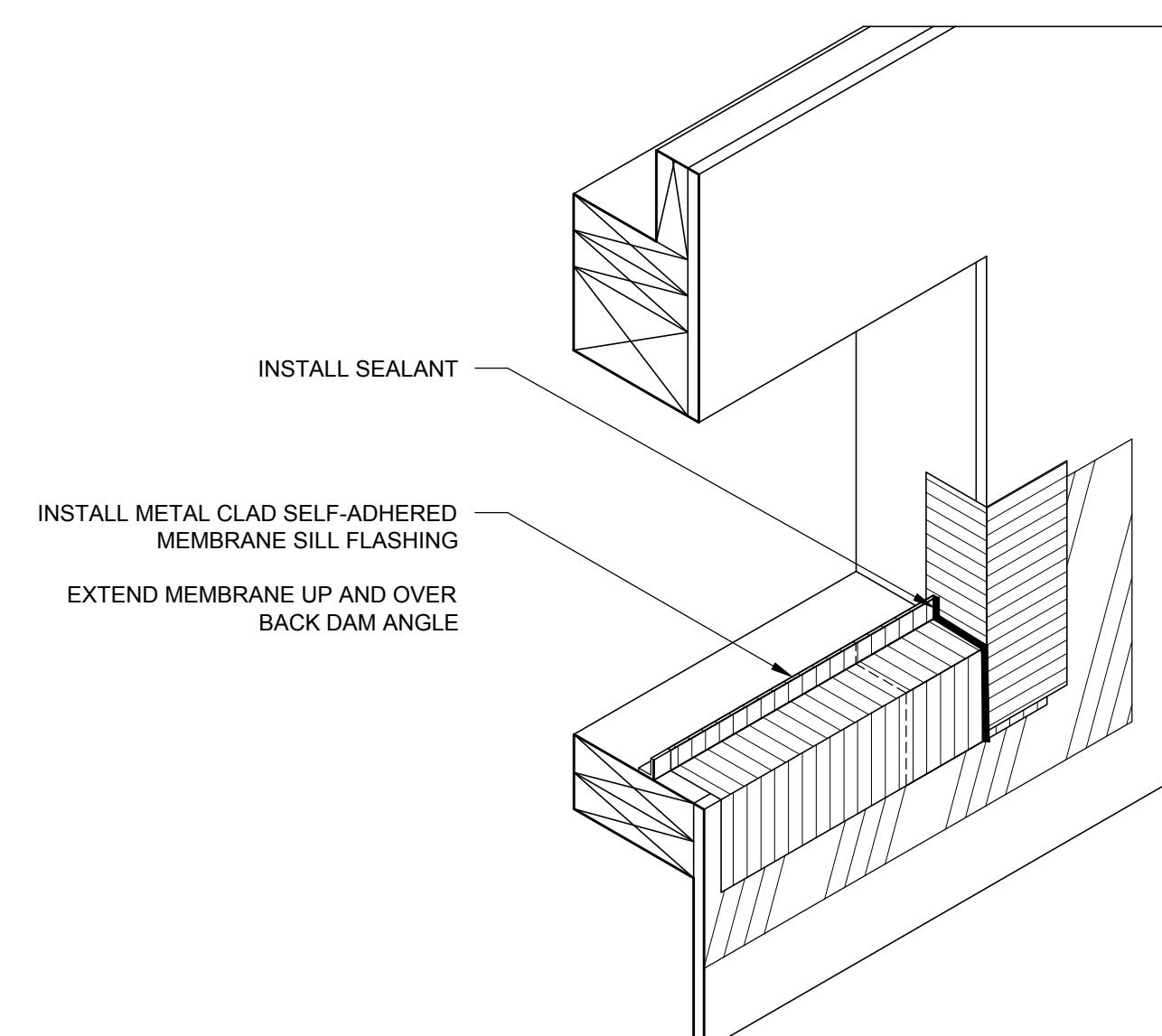
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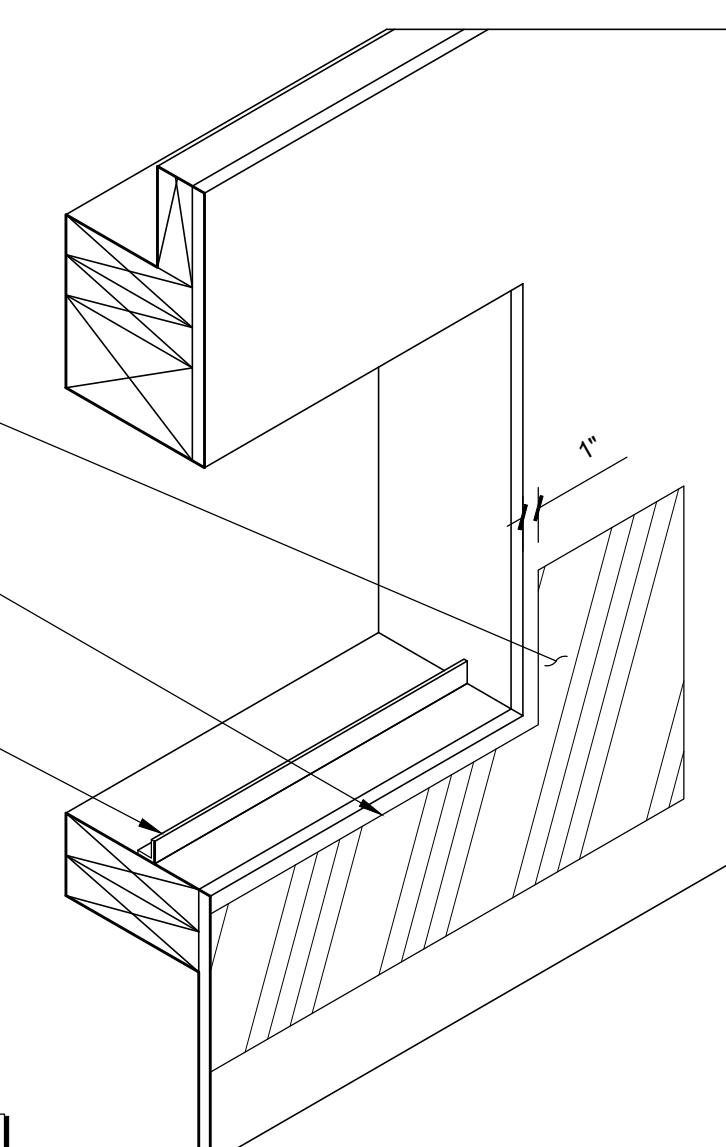
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SCALE: N.T.S.



8 WINDOW SEQUENCE - STEP 8  
SCALE: N.T.S.

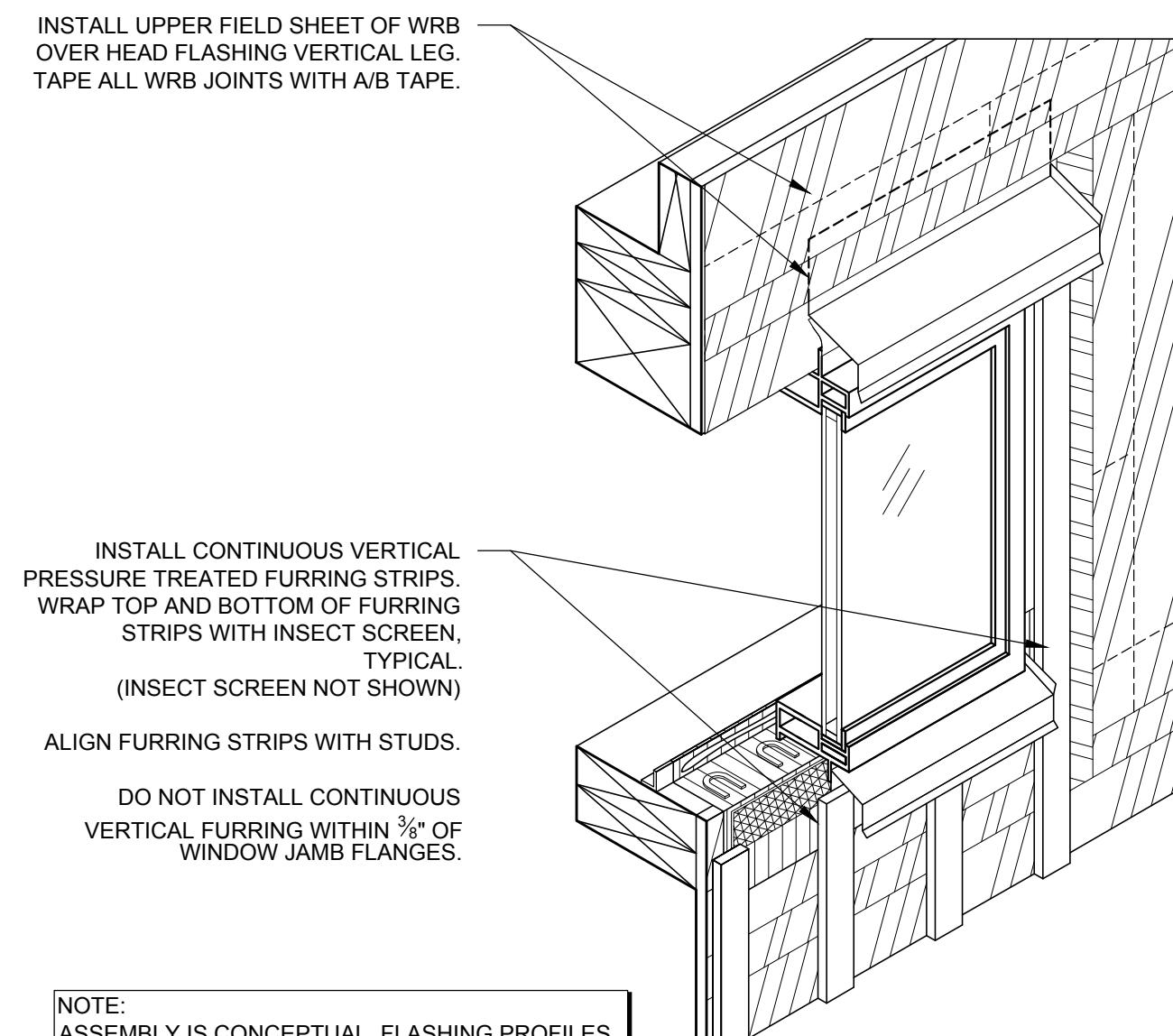


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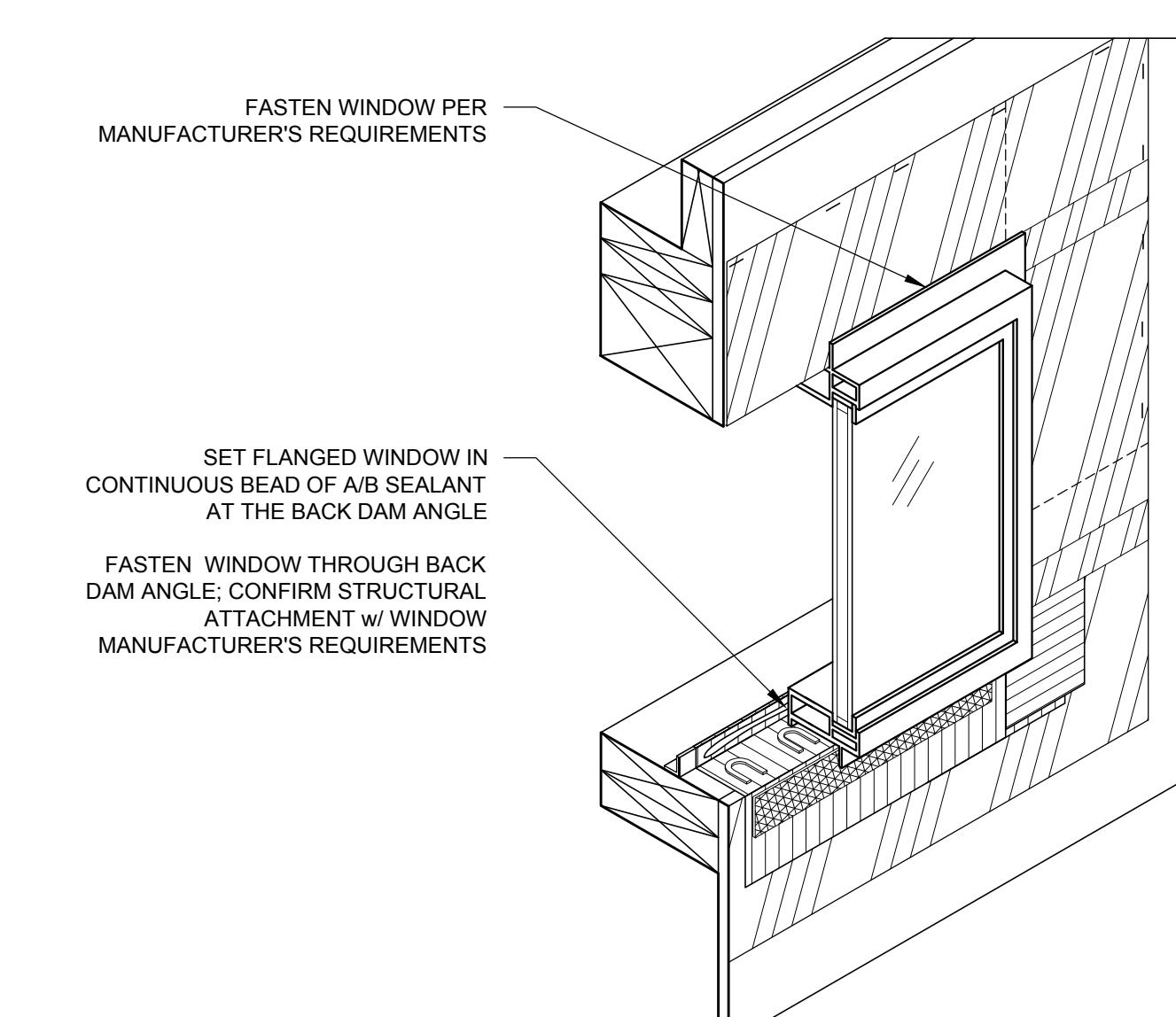


CONFIRM WRB LAPPING REQUIREMENTS WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS

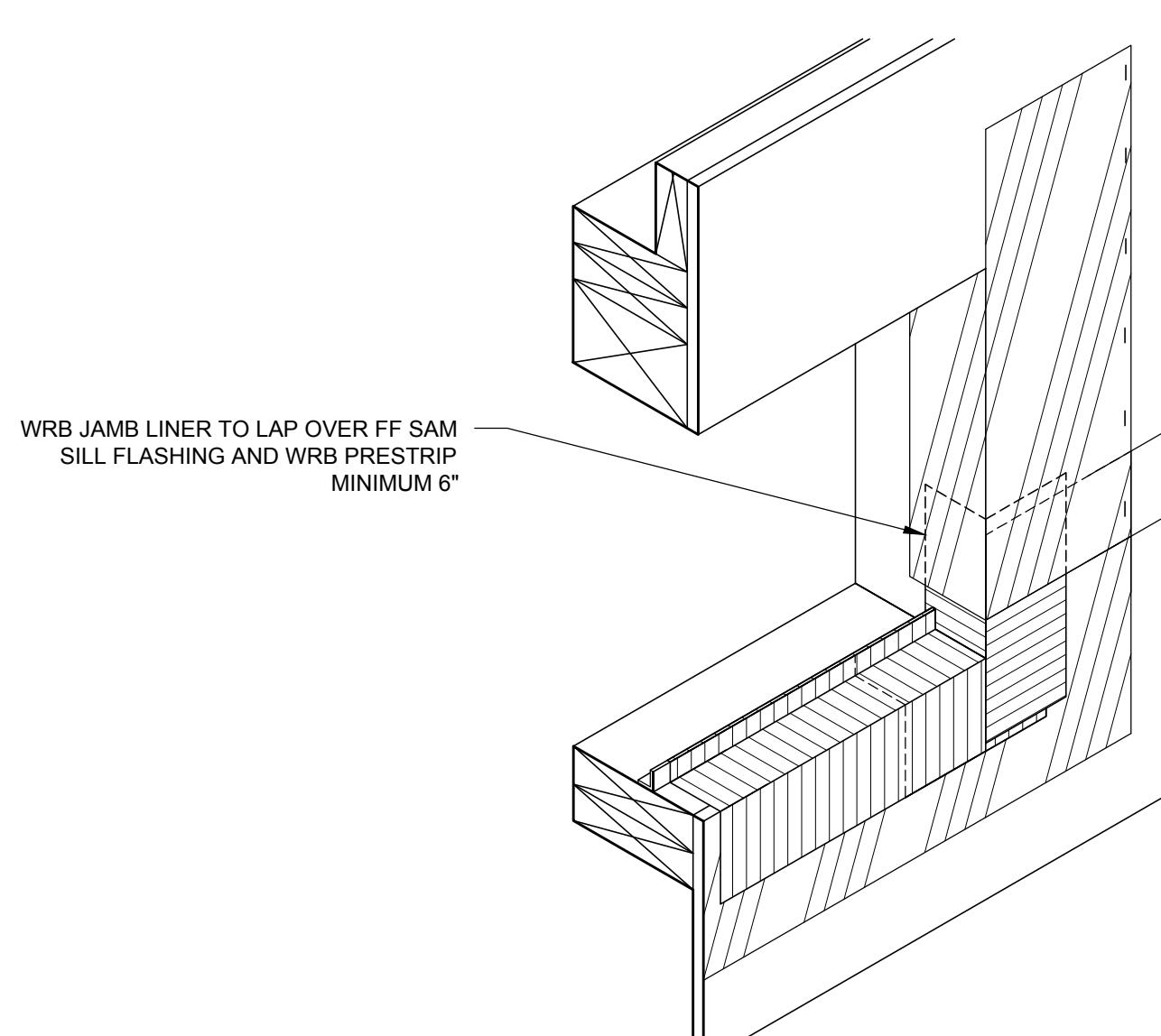
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SCALE: N.T.S.



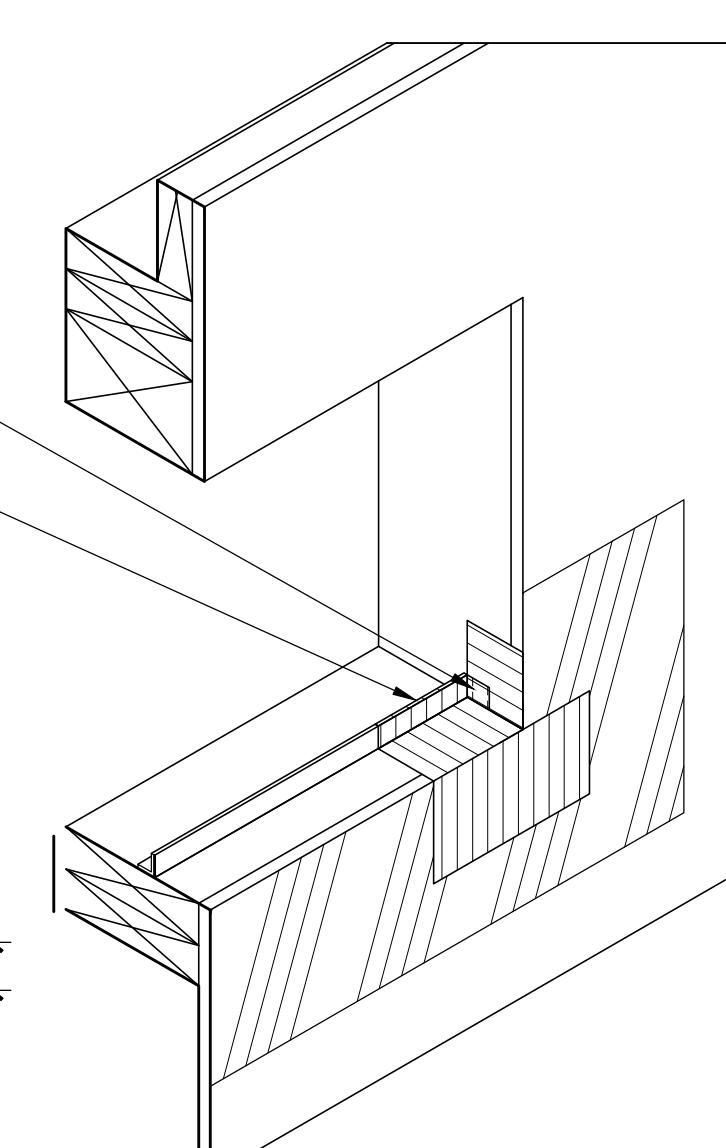
12 WINDOW SEQUENCE - STEP 12  
SCALE: N.T.S.



9 WINDOW SEQUENCE - STEP 9  
SCALE: N.T.S.



6 WINDOW SEQUENCE - STEP 6  
SCALE: N.T.S.



3 WINDOW SEQUENCE - STEP 3  
SCALE: N.T.S.

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1	BUILDING PERMIT	30-JUNE-2014

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PROJECT NO.:

B6553.003

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5530 NE 60<sup>TH</sup> Avenue,  
Portland, OR 97218

SHEET TITLE:

WINDOW SEQUENCE

DRAWING NO.:

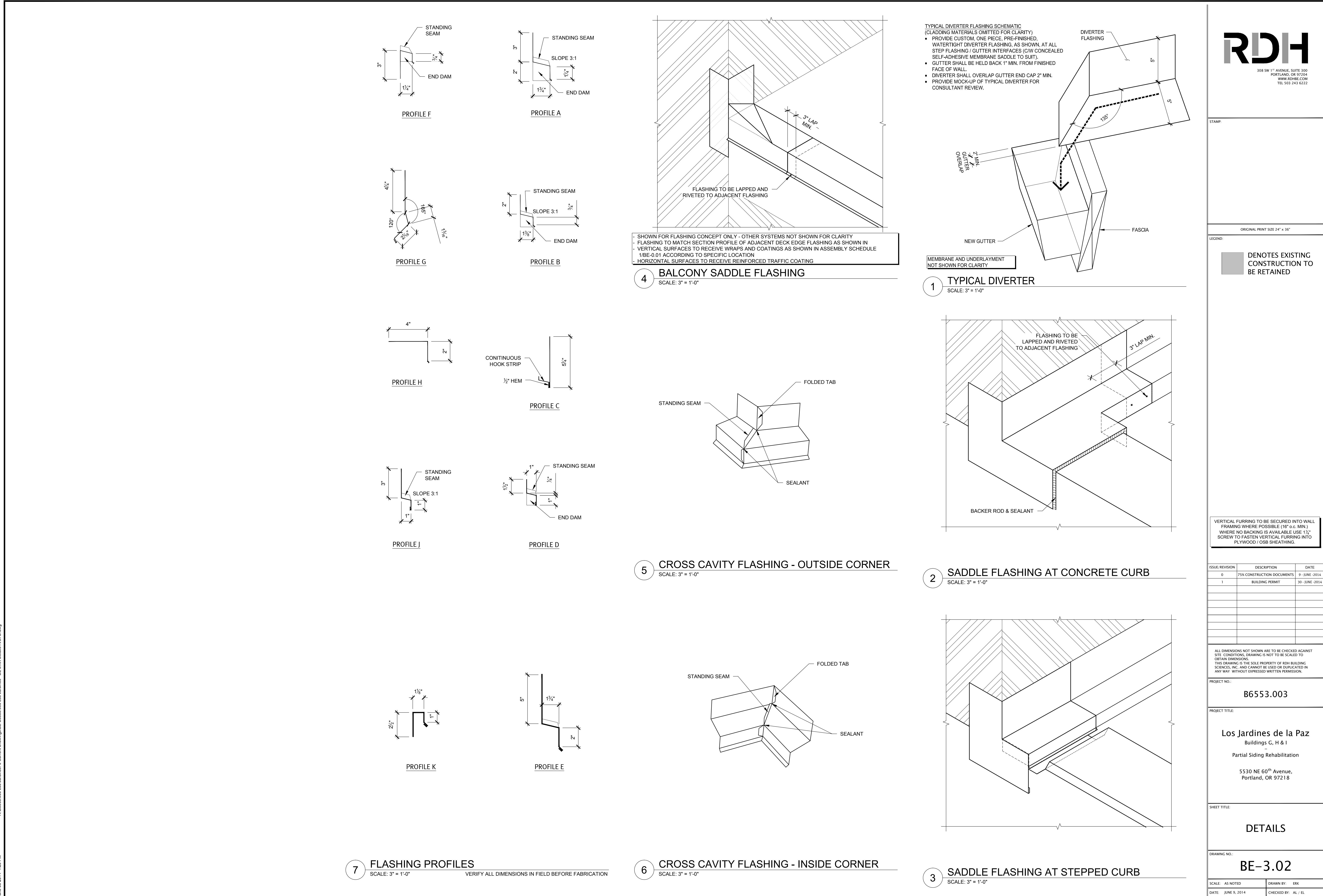
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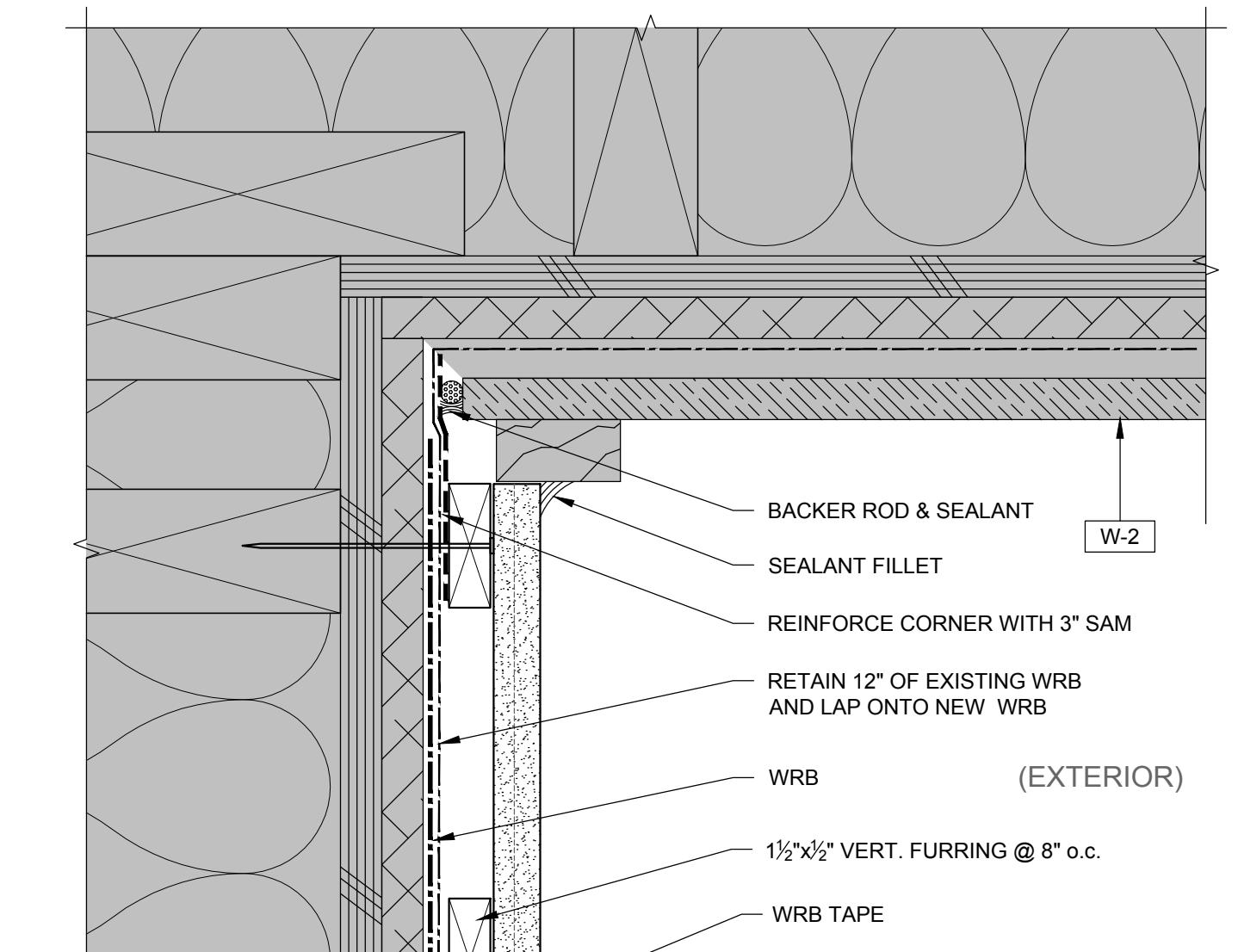
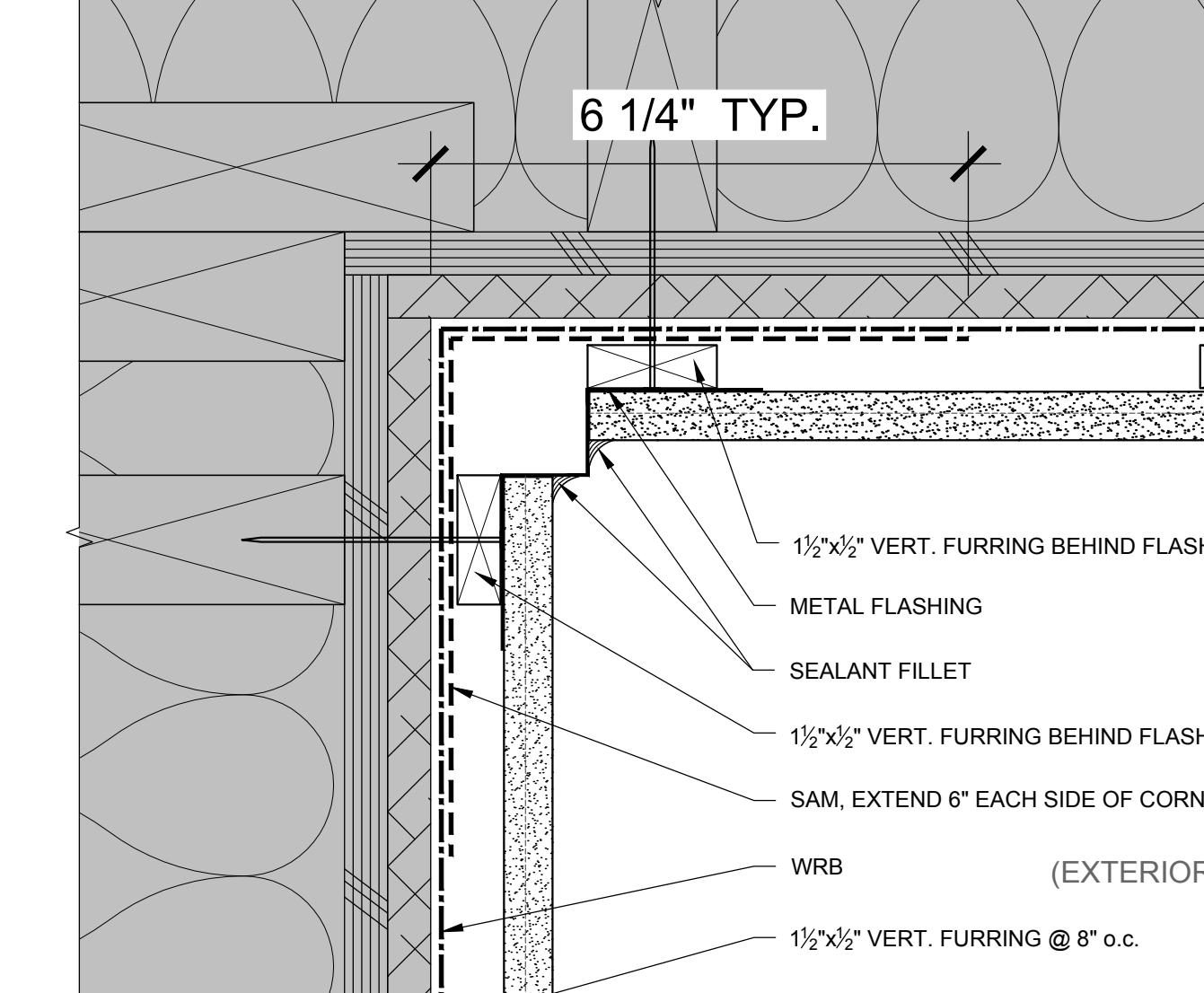
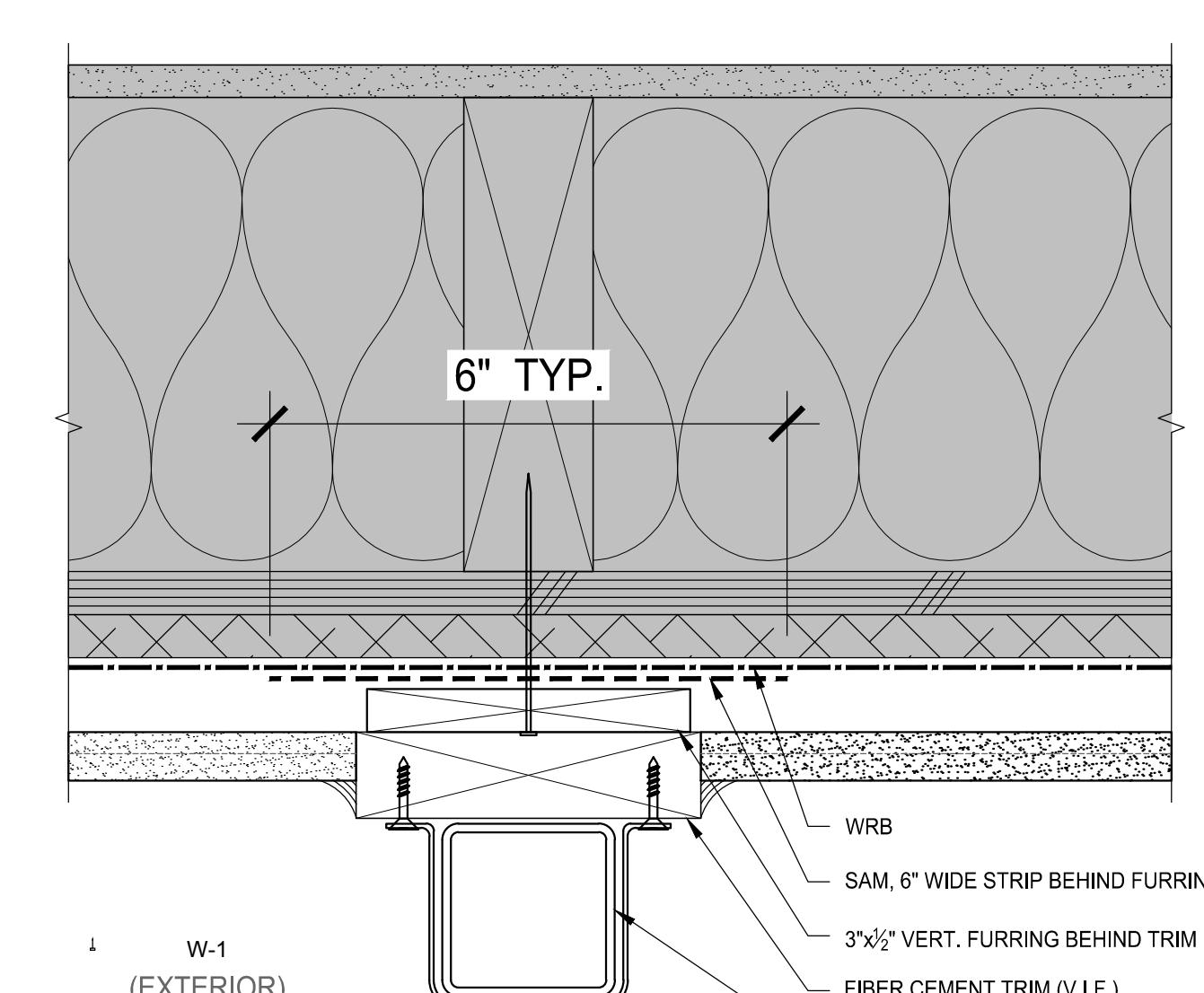
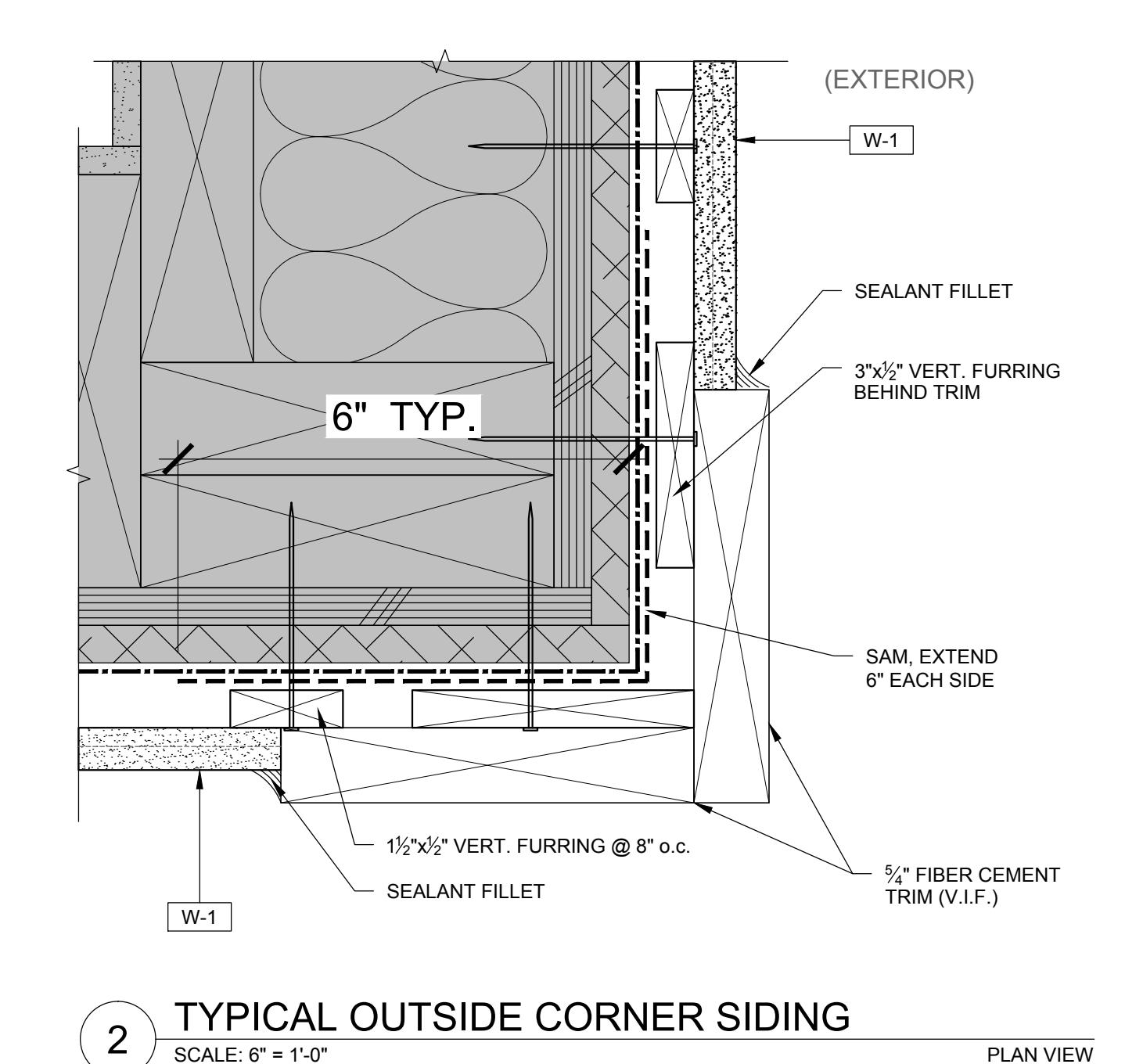
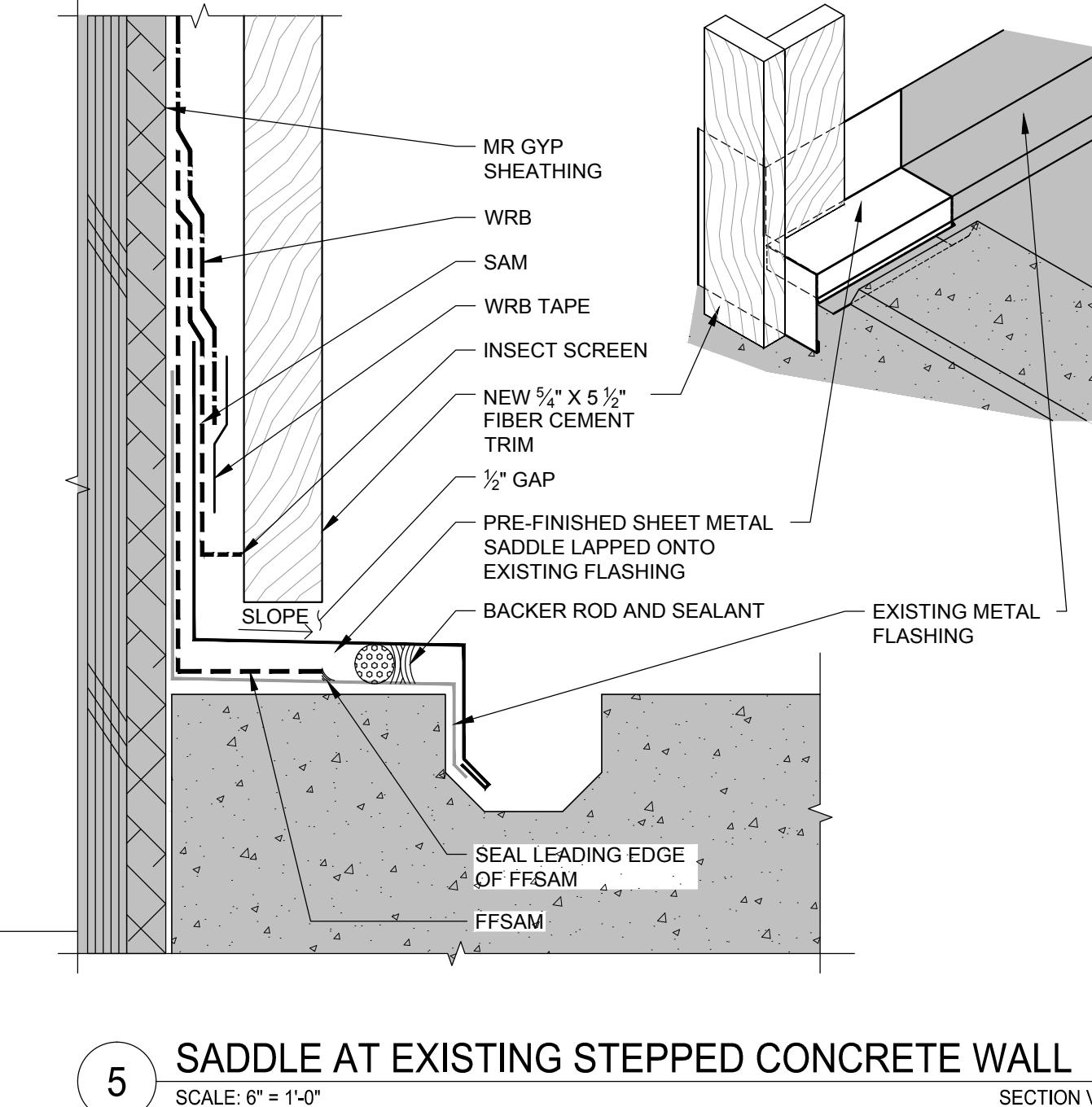
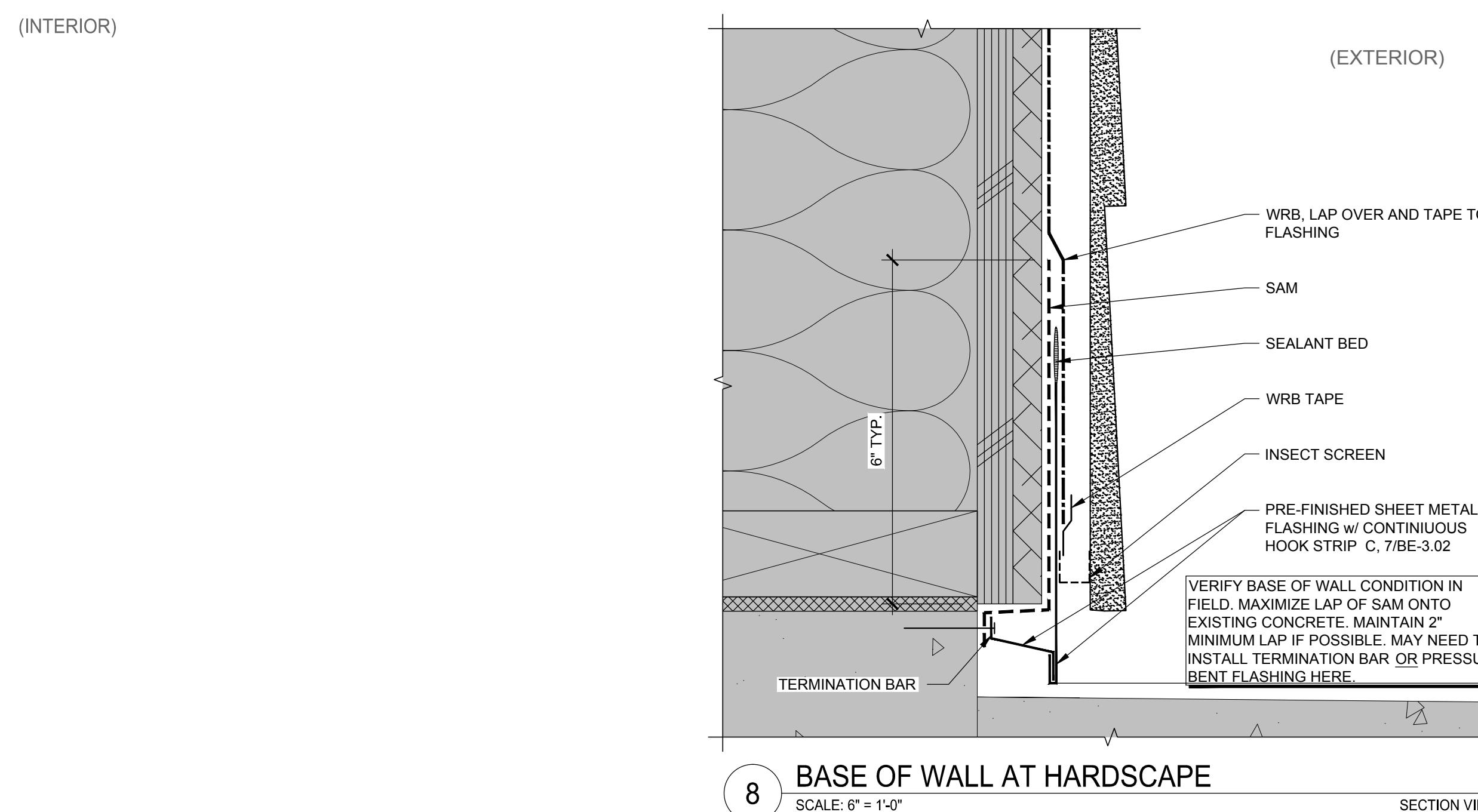
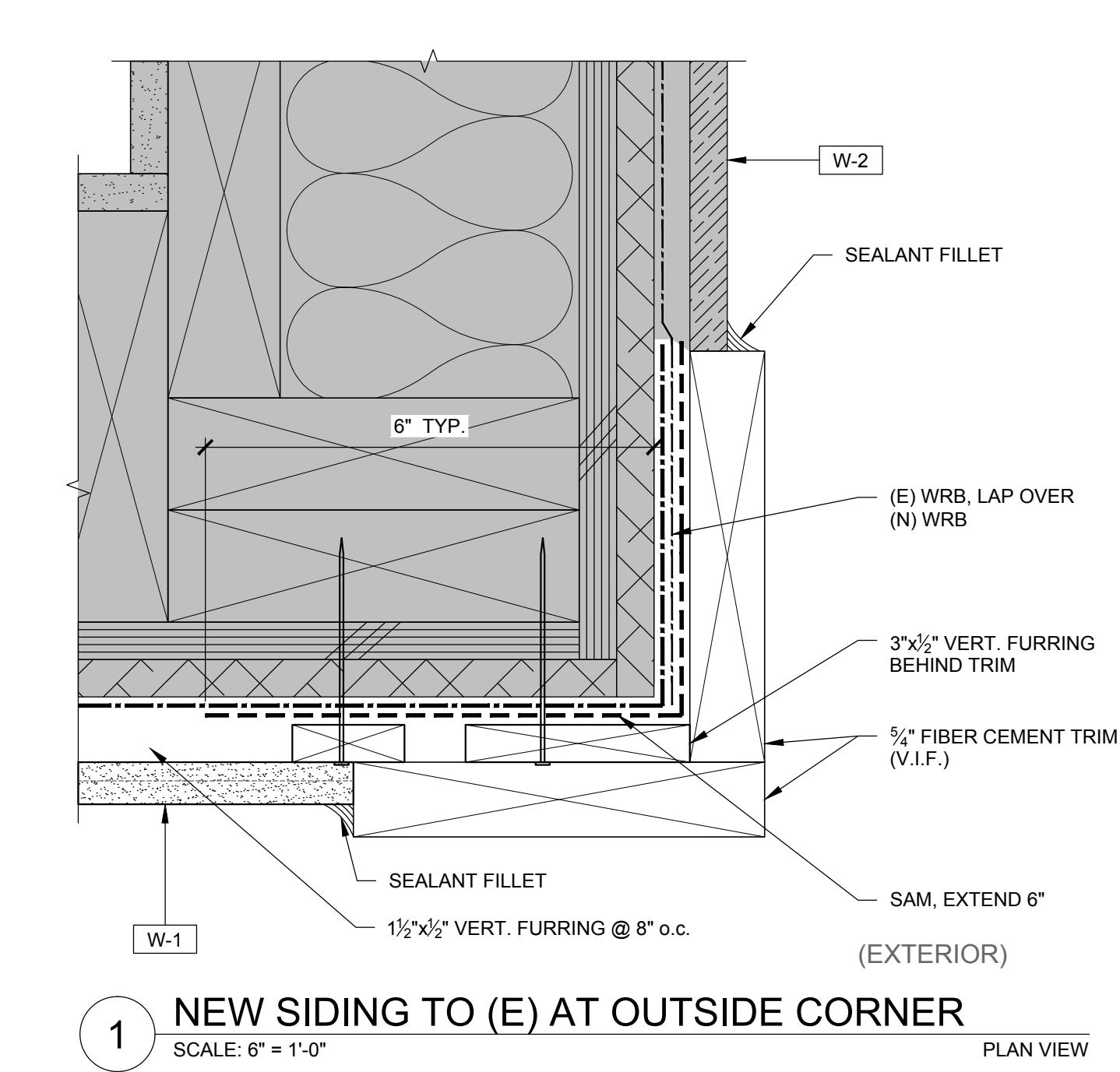
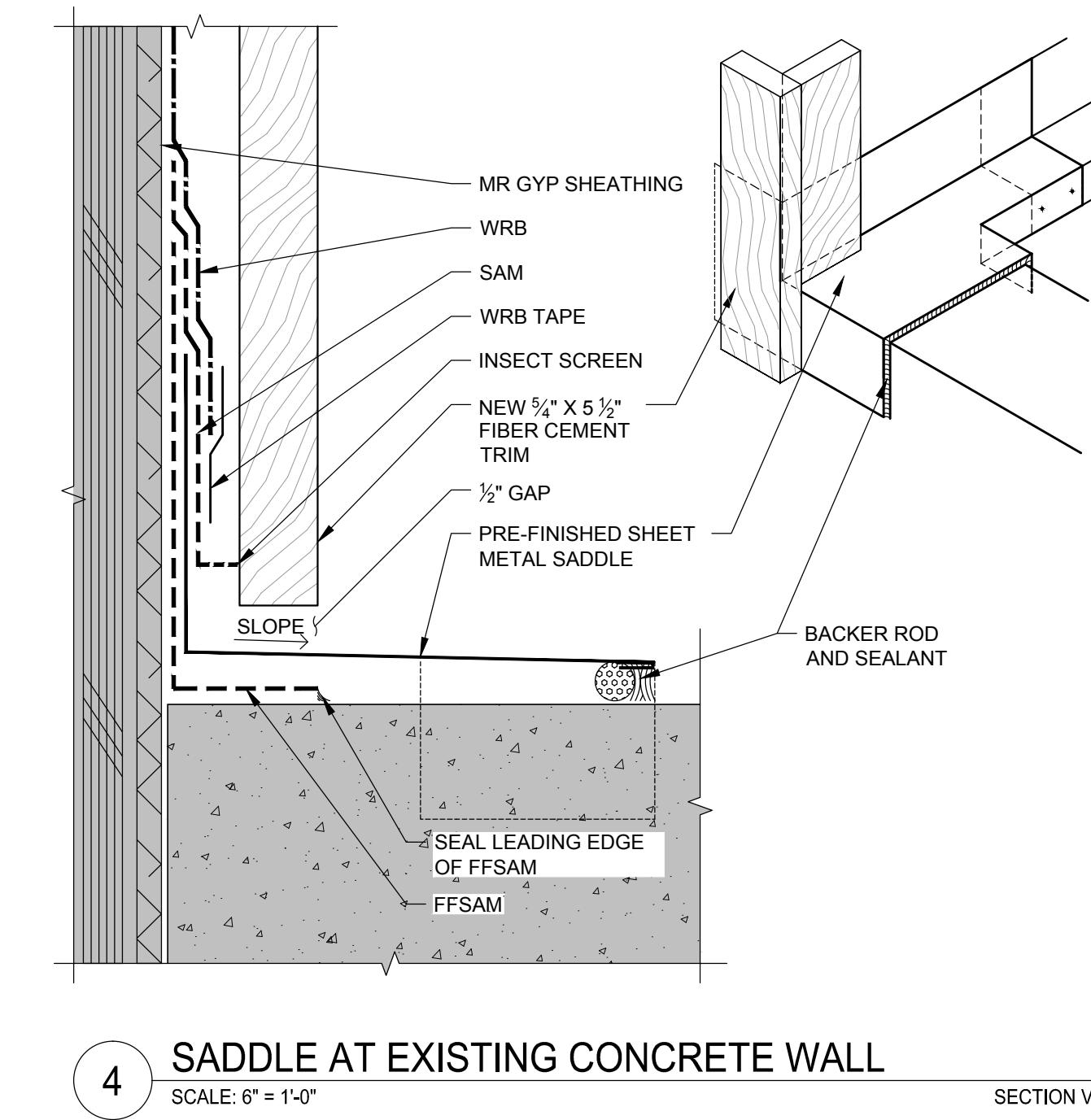
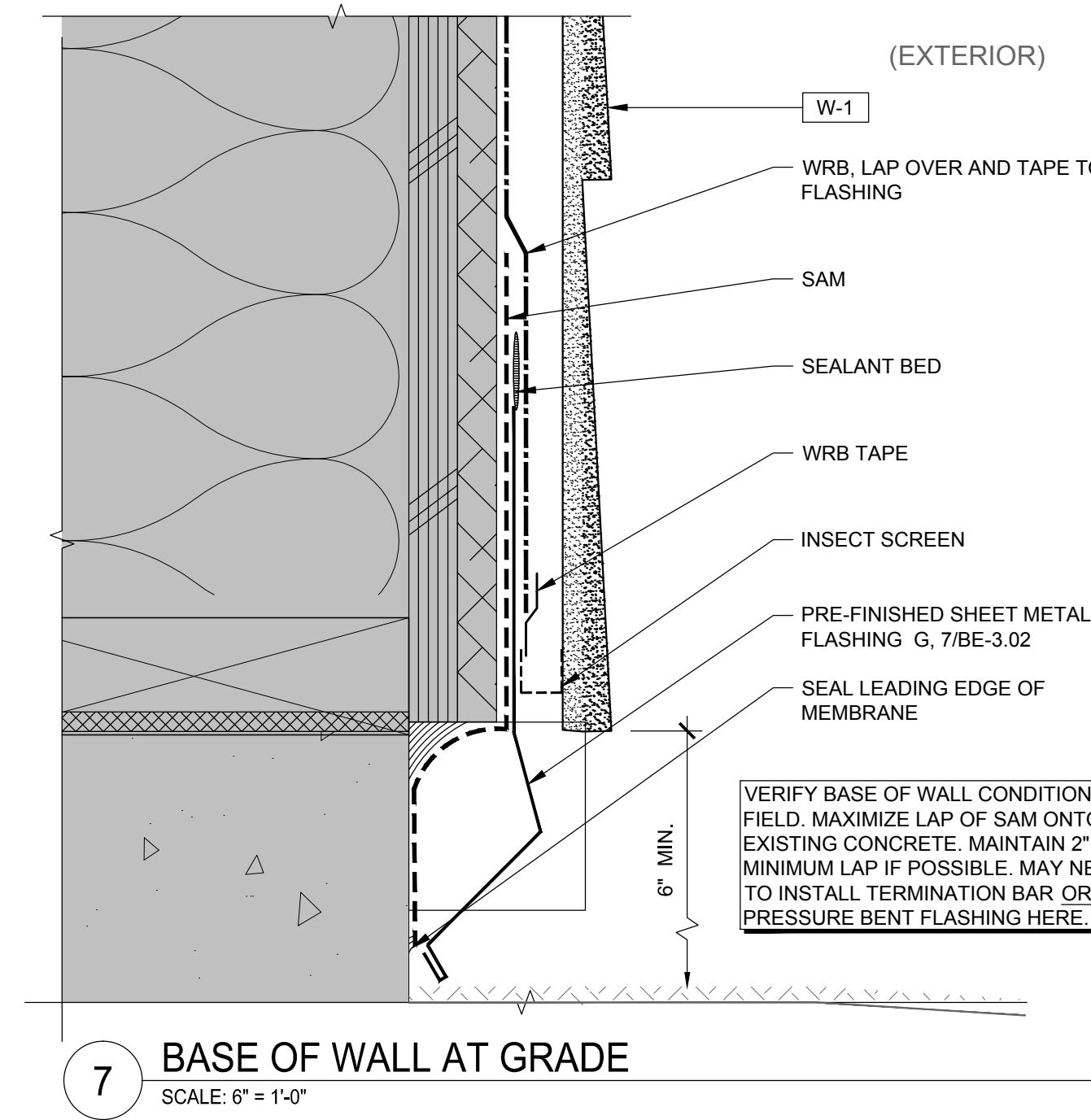
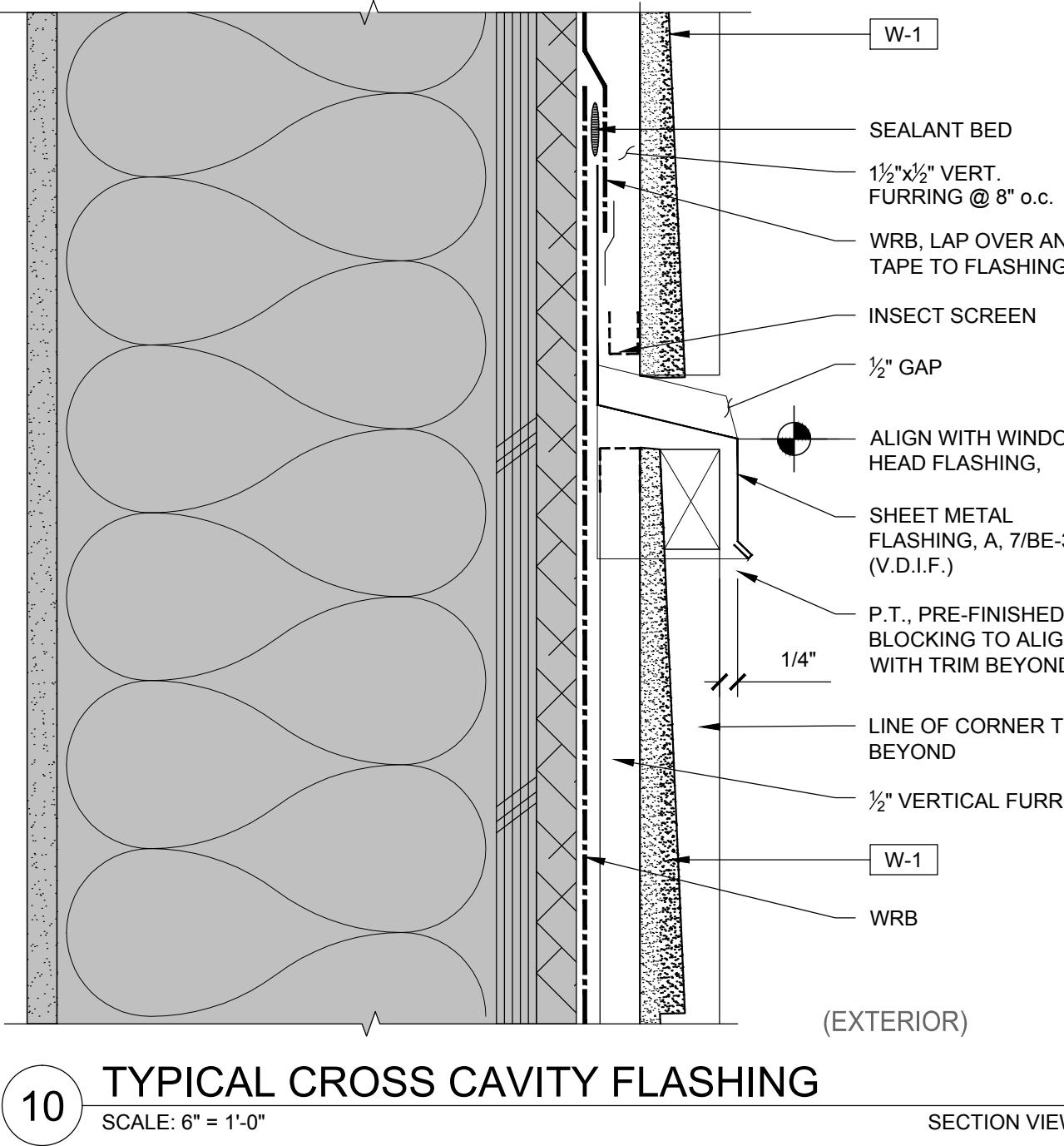
SCALE: AS NOTED

DRAWN BY: ERK

DATE: JUNE 9, 2014

CHECKED BY: AL / EL





ISSUE/REVISION	DESCRIPTION	DATE
0	75% CONSTRUCTION DOCUMENTS	9-JUNE-2014
1	BUILDING PERMIT	30-JUNE-2014

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PROJECT NO.: B6553.003

PROJECT TITLE: Los Jardines de la Paz  
Buildings G, H & I  
Partial Siding Rehabilitation  
5530 NE 60<sup>TH</sup> Avenue,  
Portland, OR 97218

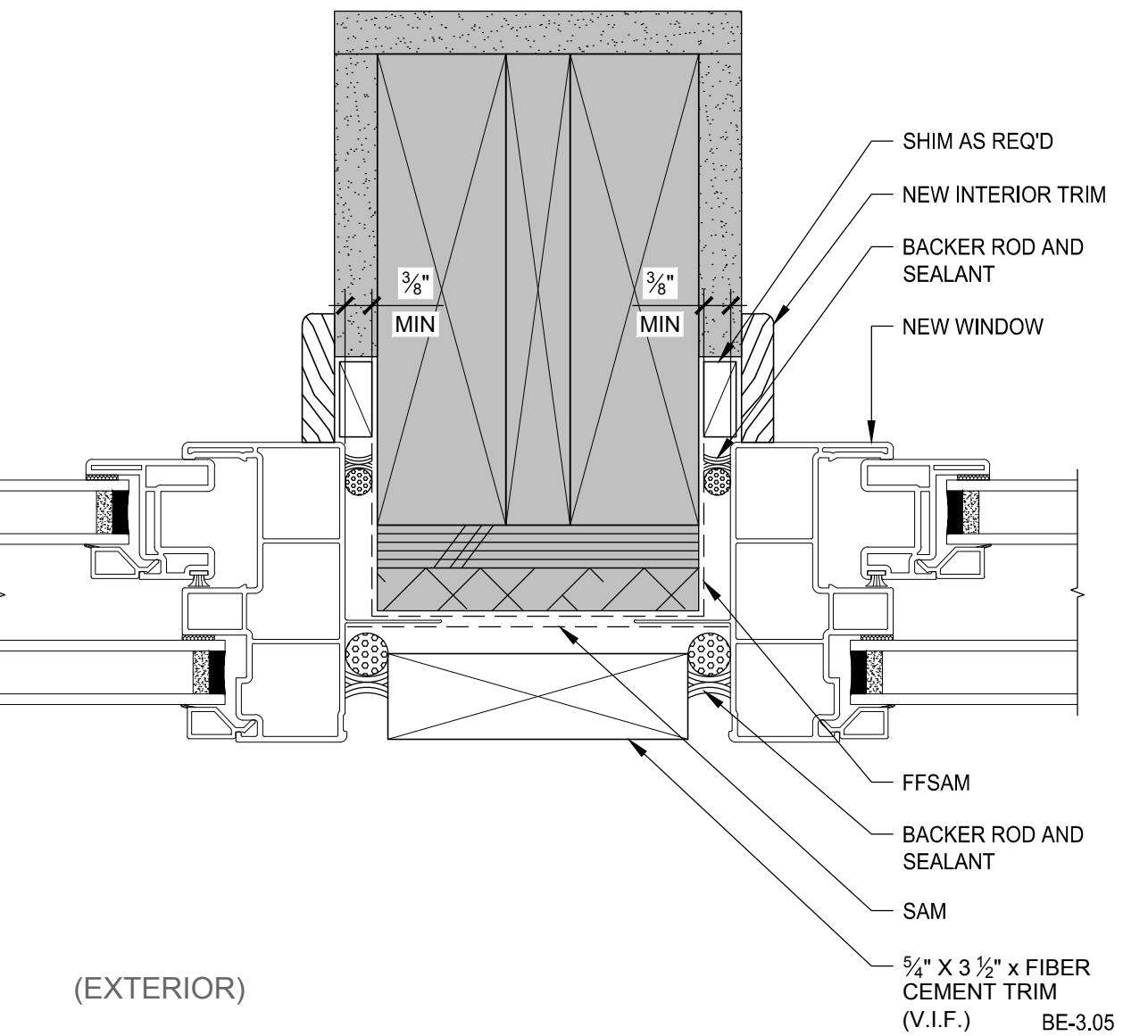
SHEET TITLE: DETAILS

DRAWING NO.: BE-3.03

SCALE: AS NOTED DRAWN BY: ERK  
DATE: JUNE 9, 2014 CHECKED BY: AL / EL



(INTERIOR)



(EXTERIOR)

4 WINDOW CENTER MULLION

SCALE: 6" = 1'-0"

PLAN VIEW

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

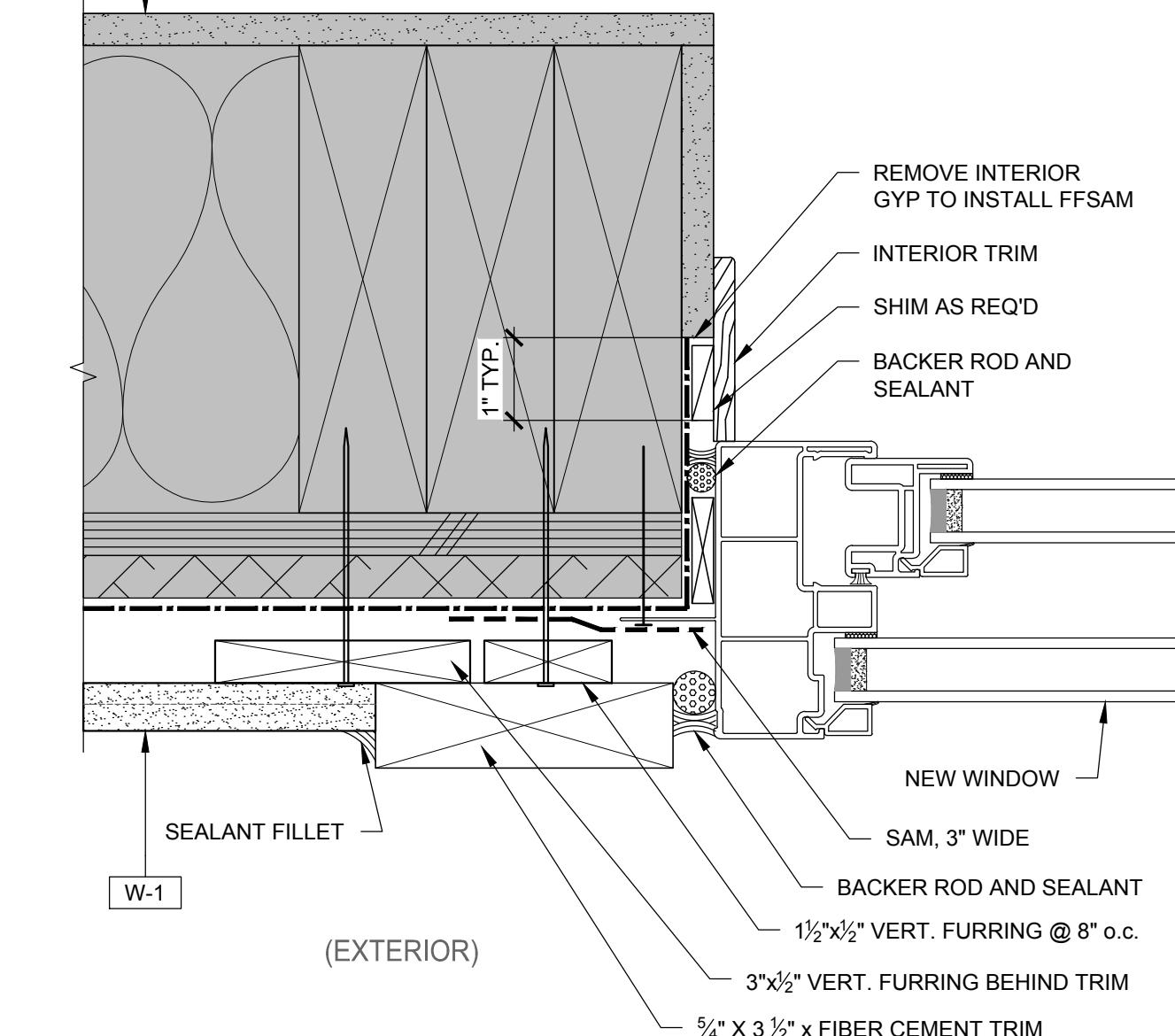
DENOTES EXISTING CONSTRUCTION TO BE RETAINED

1 TYPICAL WINDOW HEAD

SCALE: 6" = 1'-0"

SECTION VIEW

(INTERIOR)



(EXTERIOR)

2 TYPICAL WINDOW JAMB

SCALE: 6" = 1'-0"

PLAN VIEW

VERTICAL FURRING TO BE SECURED INTO WALL FRAMING WHERE POSSIBLE (16" o.c. MIN.) WHERE NO BACKING IS AVAILABLE USE 1/2" SCREW TO FASTEN VERTICAL FURRING INTO PLYWOOD / OSB SHEATHING.

ISSUE/REVISION	DESCRIPTION	DATE
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PROJECT NO.:

B6553.003

PROJECT TITLE:

Los Jardines de la Paz

Buildings G, H & I

Partial Siding Rehabilitation

5530 NE 60<sup>TH</sup> Avenue,  
Portland, OR 97218

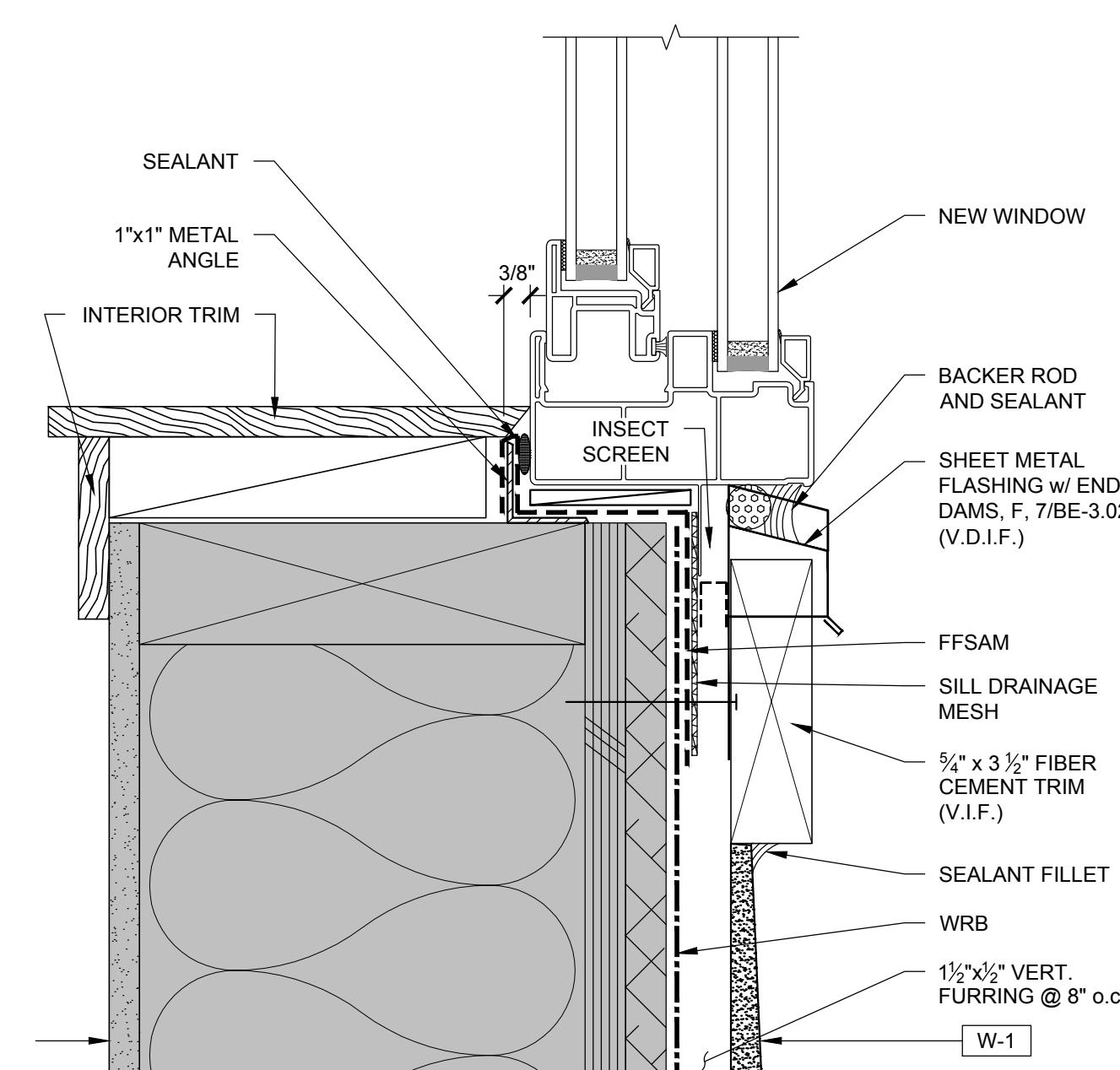
SHEET TITLE:

DETAILS

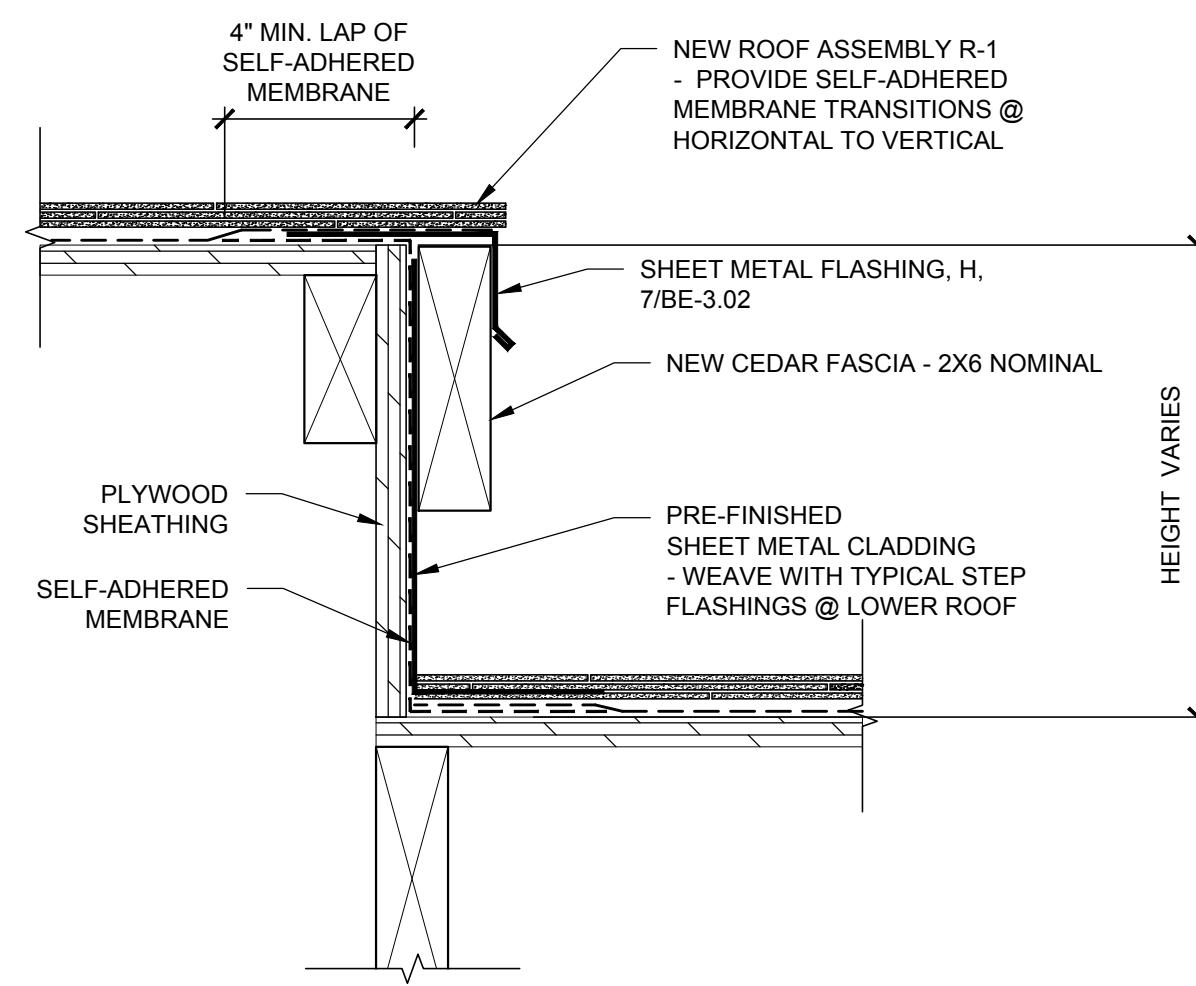
BE-3.05

SCALE: AS NOTED DRAWN BY: ERK

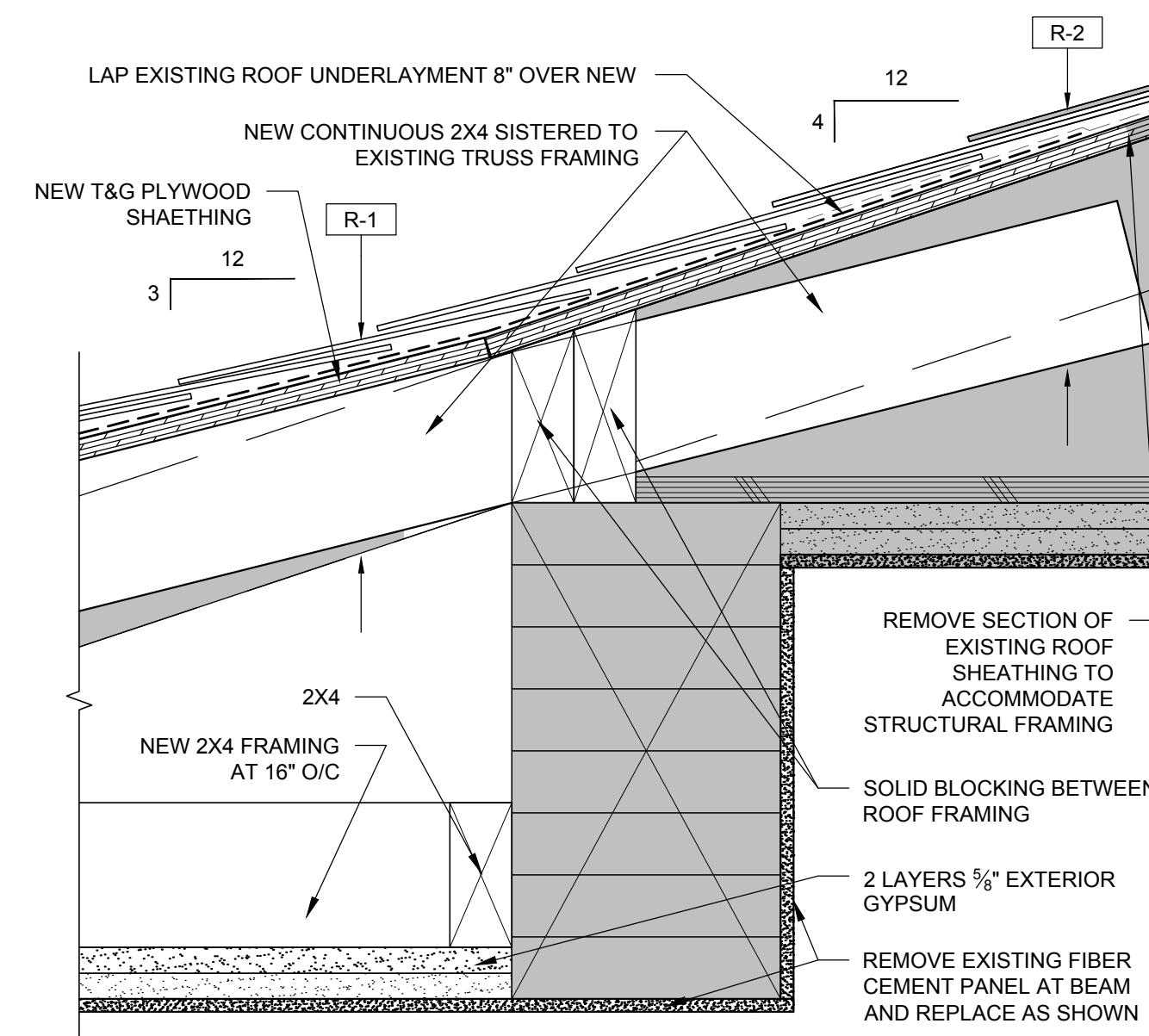
DATE: JUNE 9, 2014 CHECKED BY: AL / EL



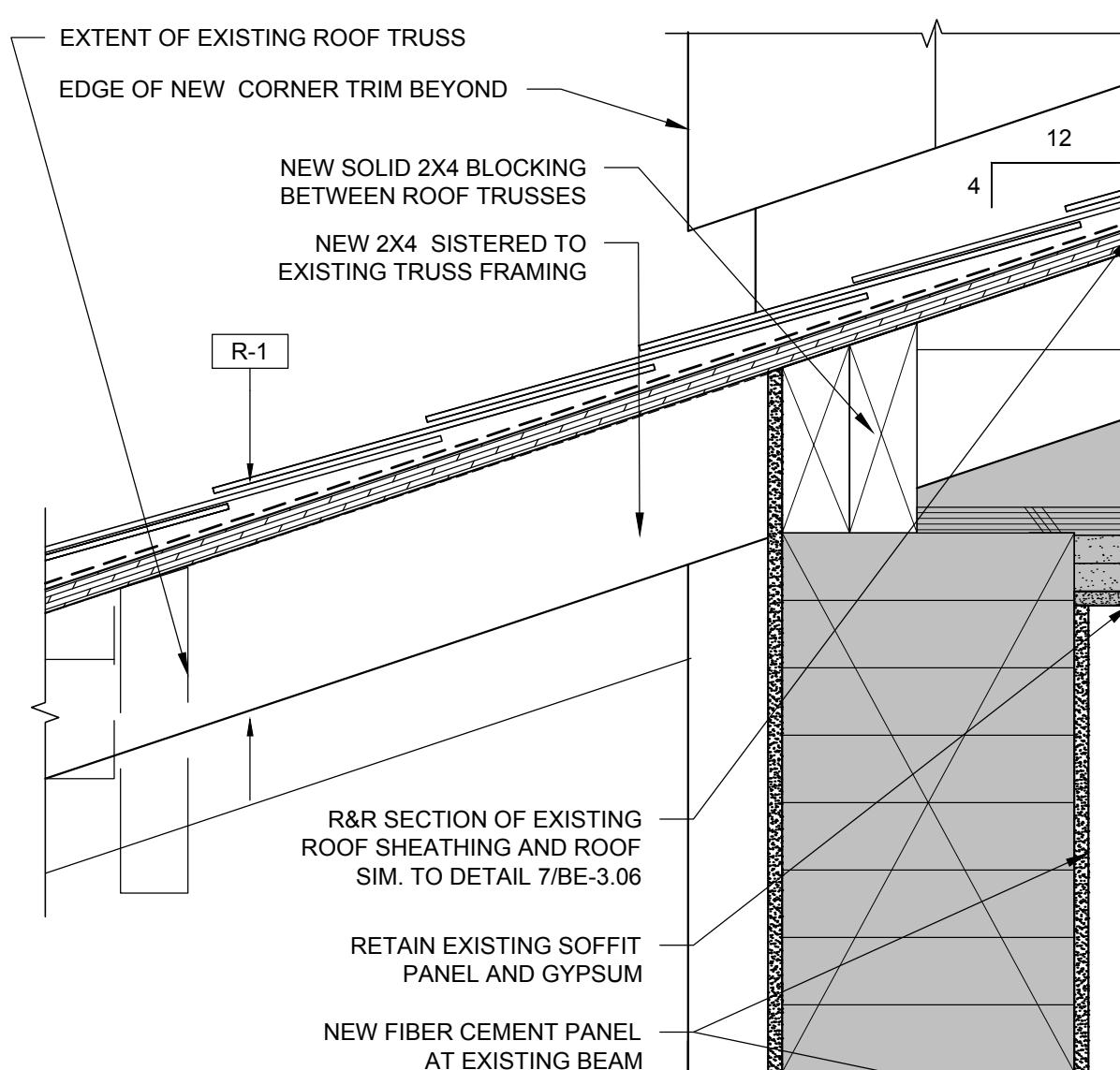
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DENOTES EXISTING CONSTRUCTION TO BE RETAINED



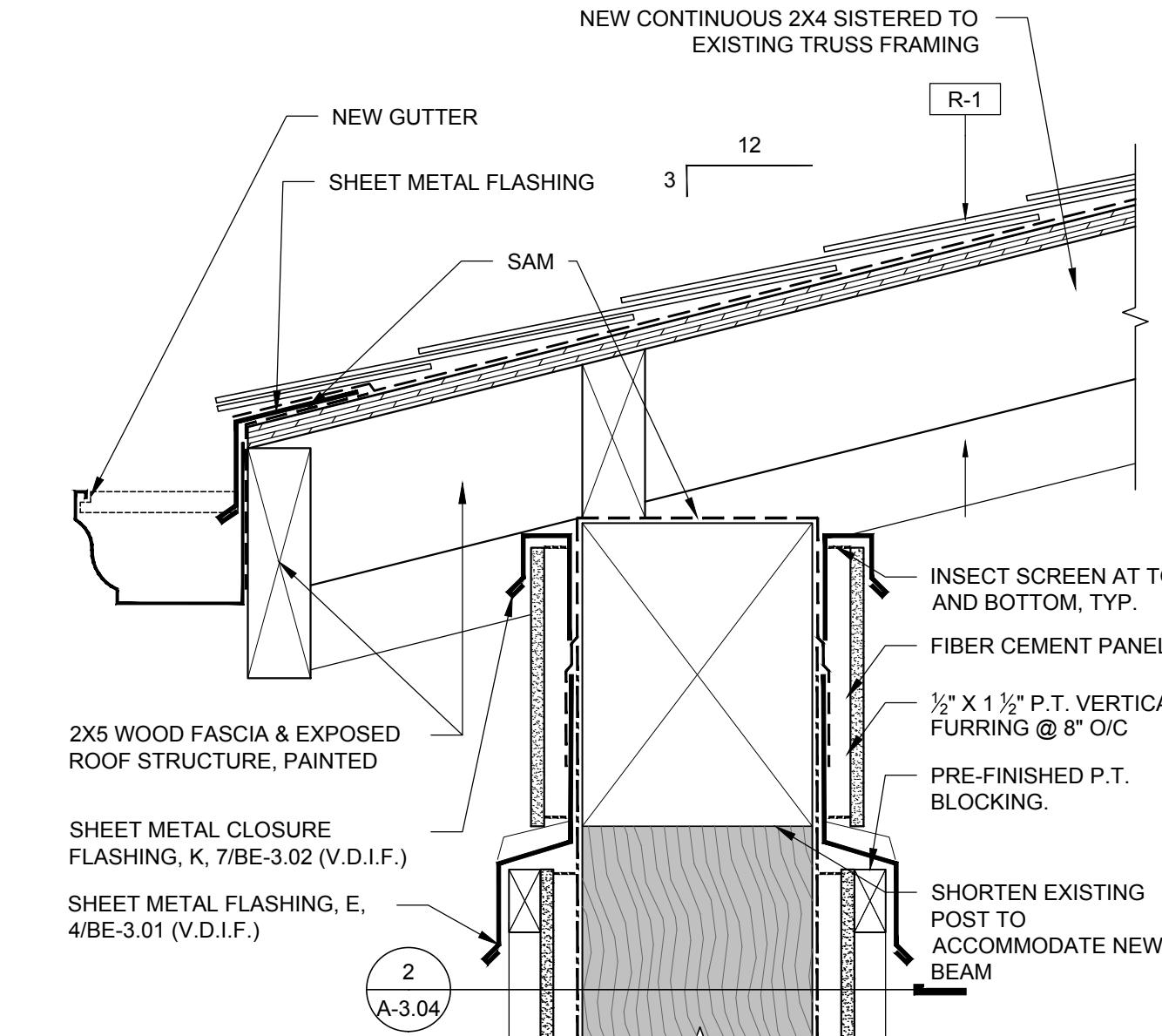
10 NEW ROOF SLOPE TRANSITION - BUILDING G & H  
SCALE: 3" = 1'-0"



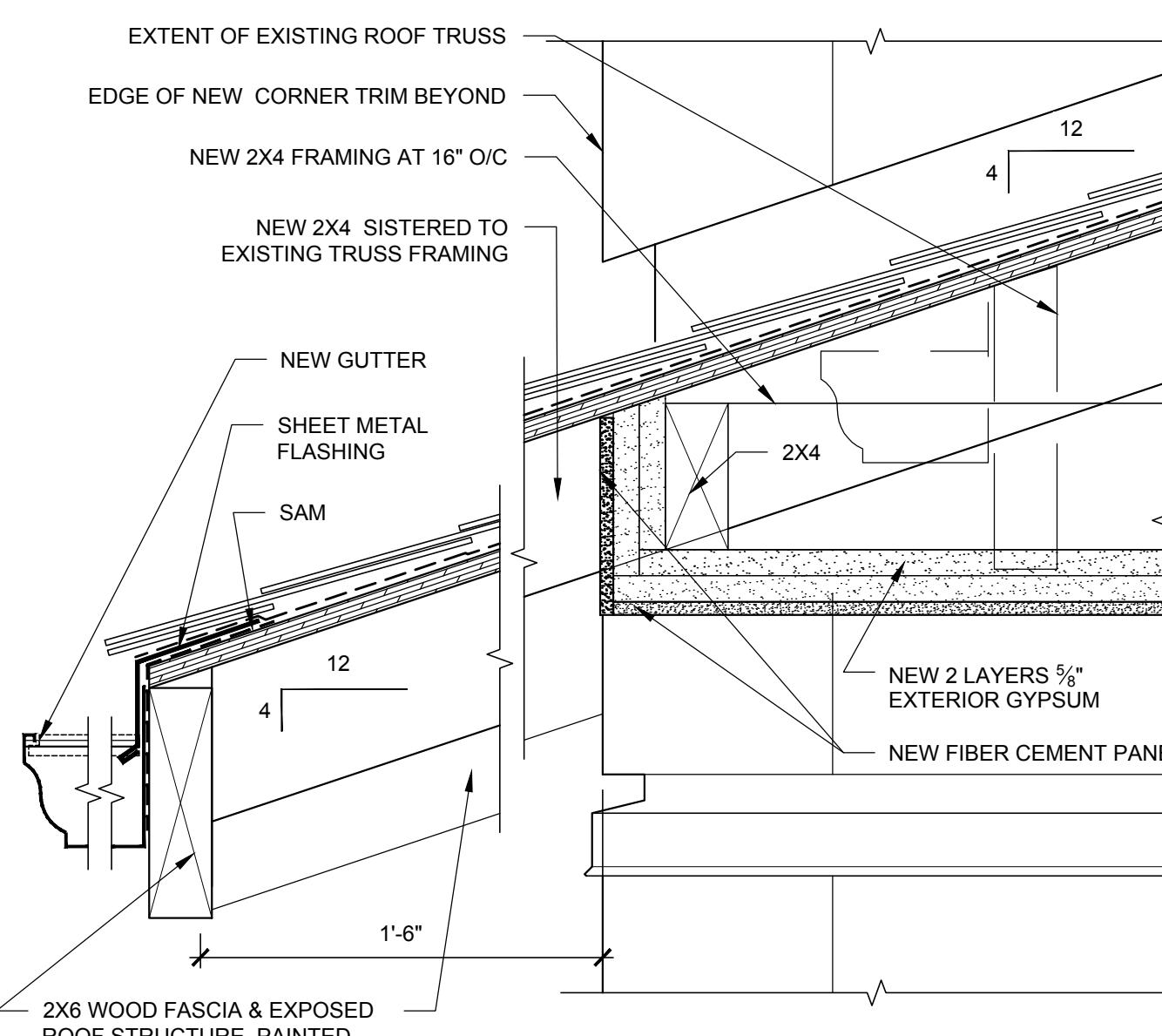
7 NEW ROOF EXTENSION AT BEAM - BUILDING G & H  
SCALE: 3" = 1'-0"



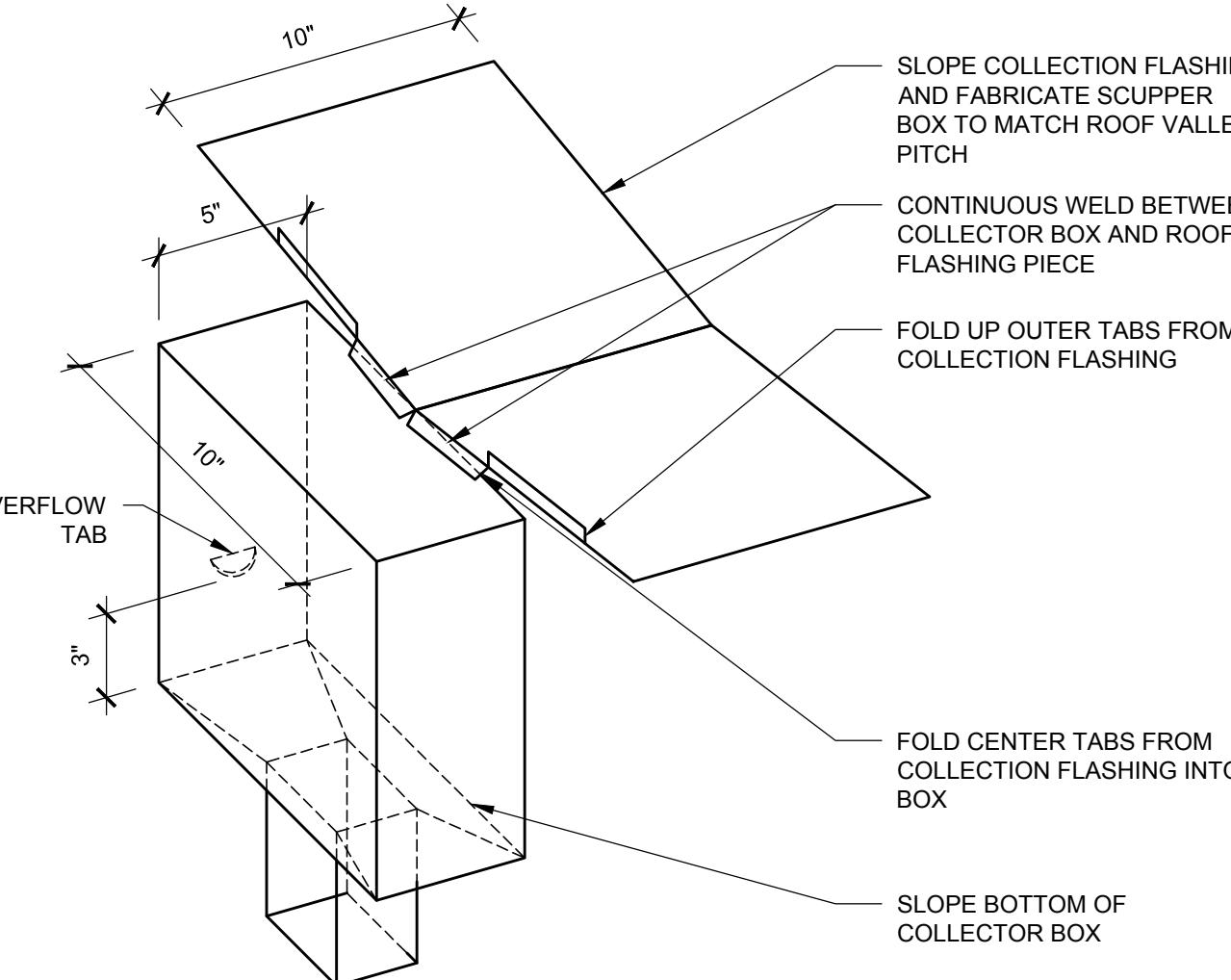
11 NEW ROOF TO EXISITING TRANSITION  
SCALE: 3" = 1'-0"



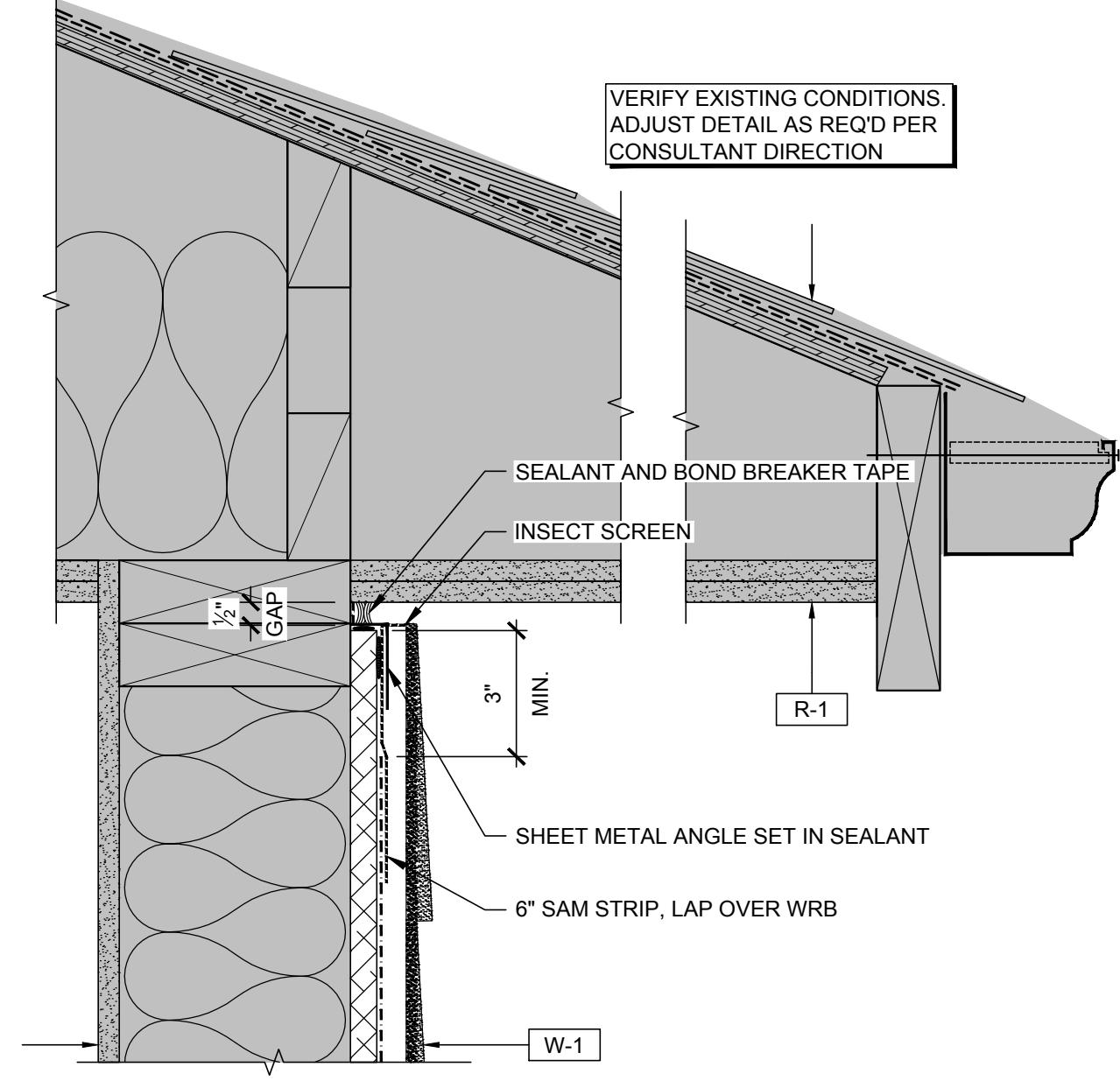
8 NEW ROOF EXTENSION AT NEW BEAM - BUILDING G & H  
SCALE: 3" = 1'-0"



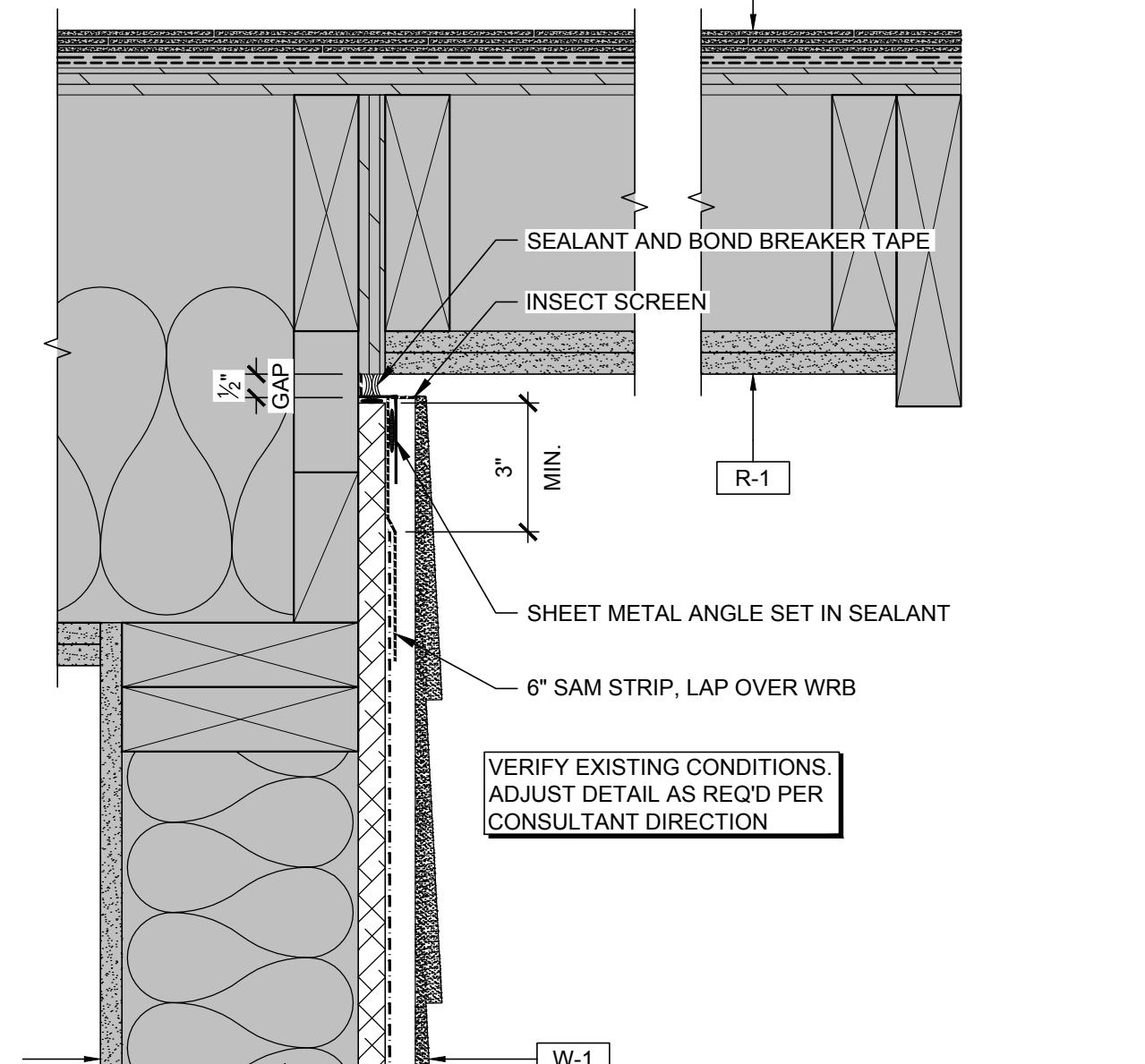
9 NEW SHORT ROOF EXTENSION AT BUILDING G & H  
SCALE: 3" = 1'-0"



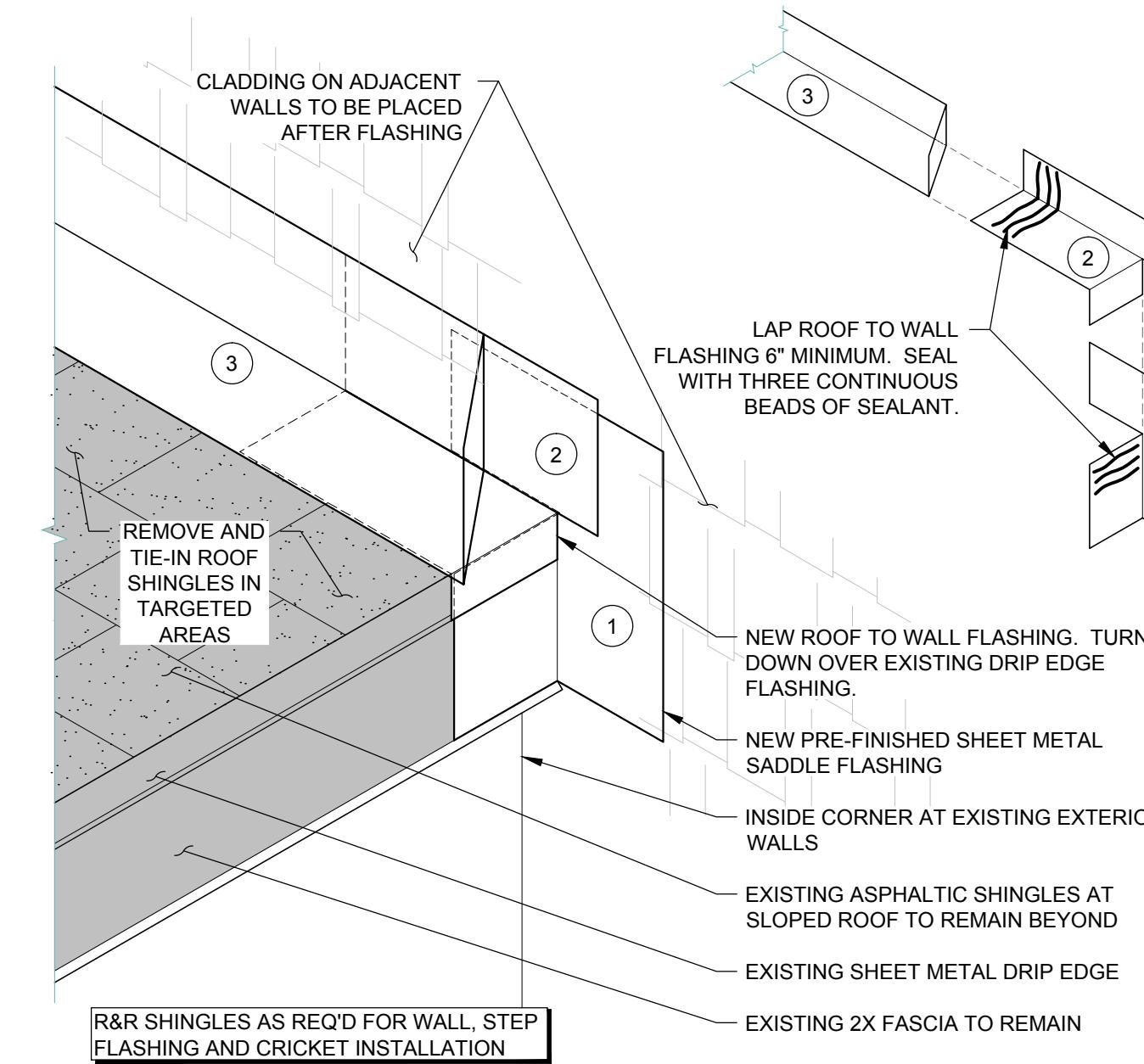
4 TYPICAL COLLECTION BOX  
SCALE: 2" = 1'-0"



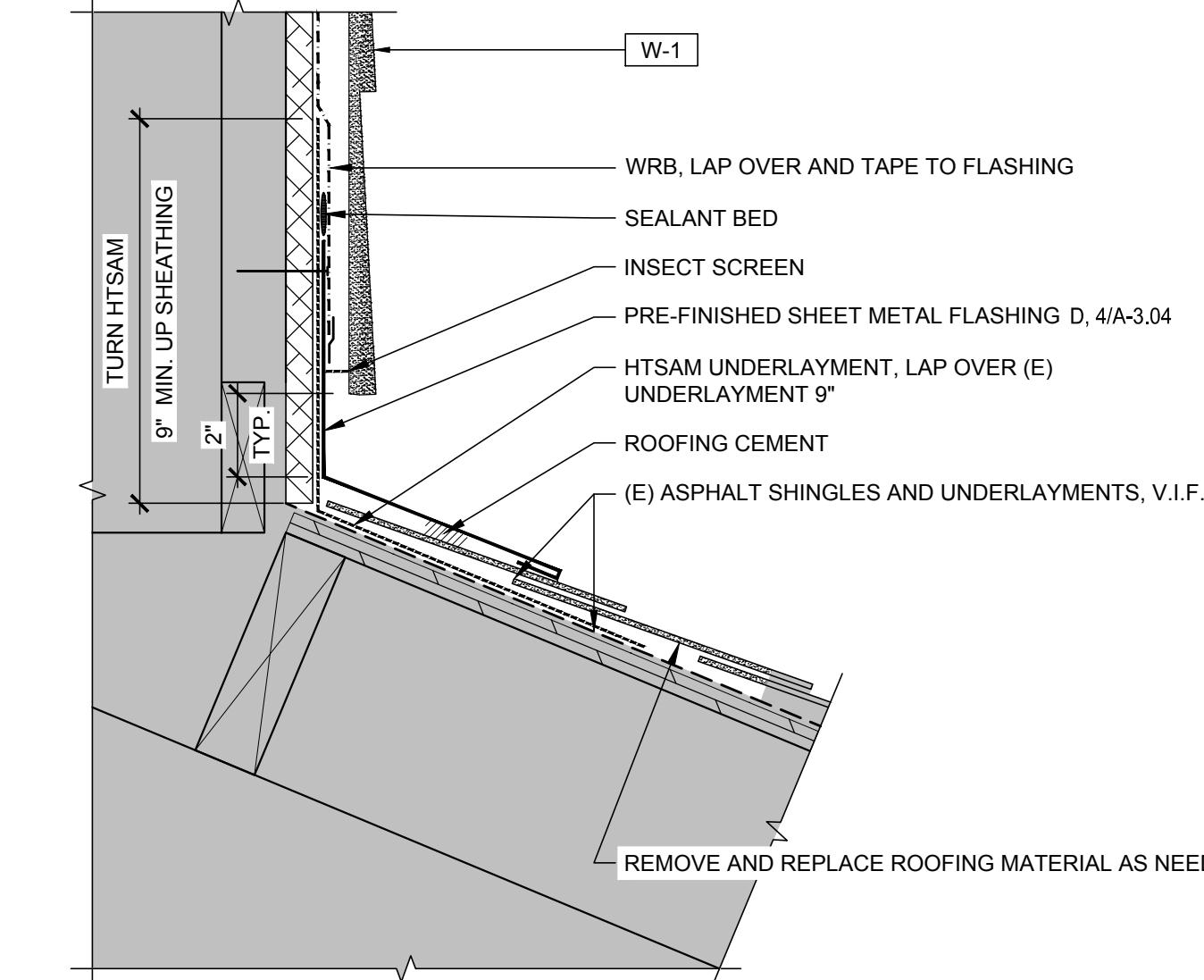
5 TOP OF WALL - ROOF EAVE  
SCALE: 3" = 1'-0"



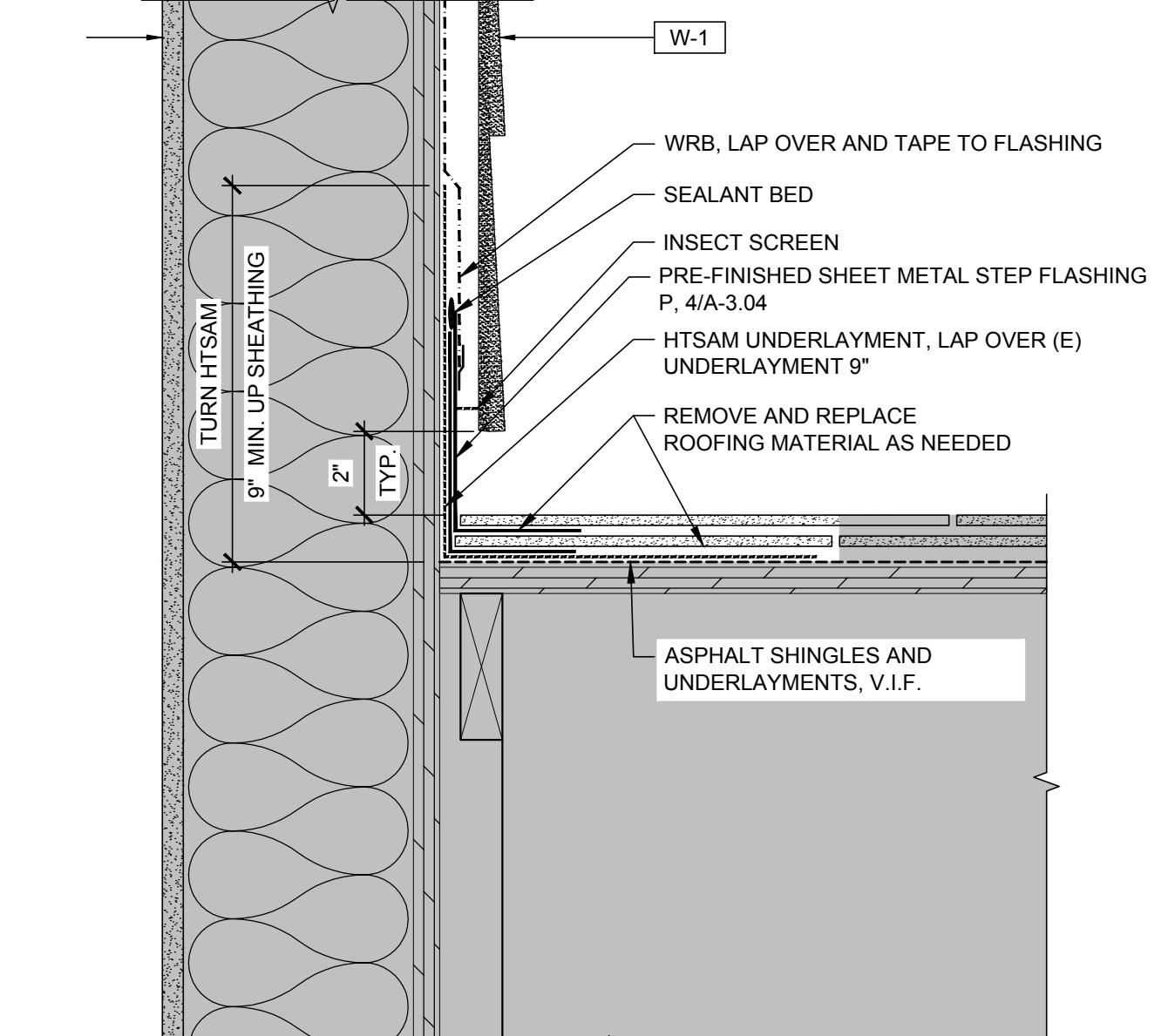
6 TOP OF WALL - EAVE RAKE  
SCALE: 3" = 1'-0"



1 RAKE SADDLE FLASHING  
SCALE: 1 1/2" = 1'-0"



2 BASE OF WALL - SLOPED ROOF  
SCALE: 3" = 1'-0"



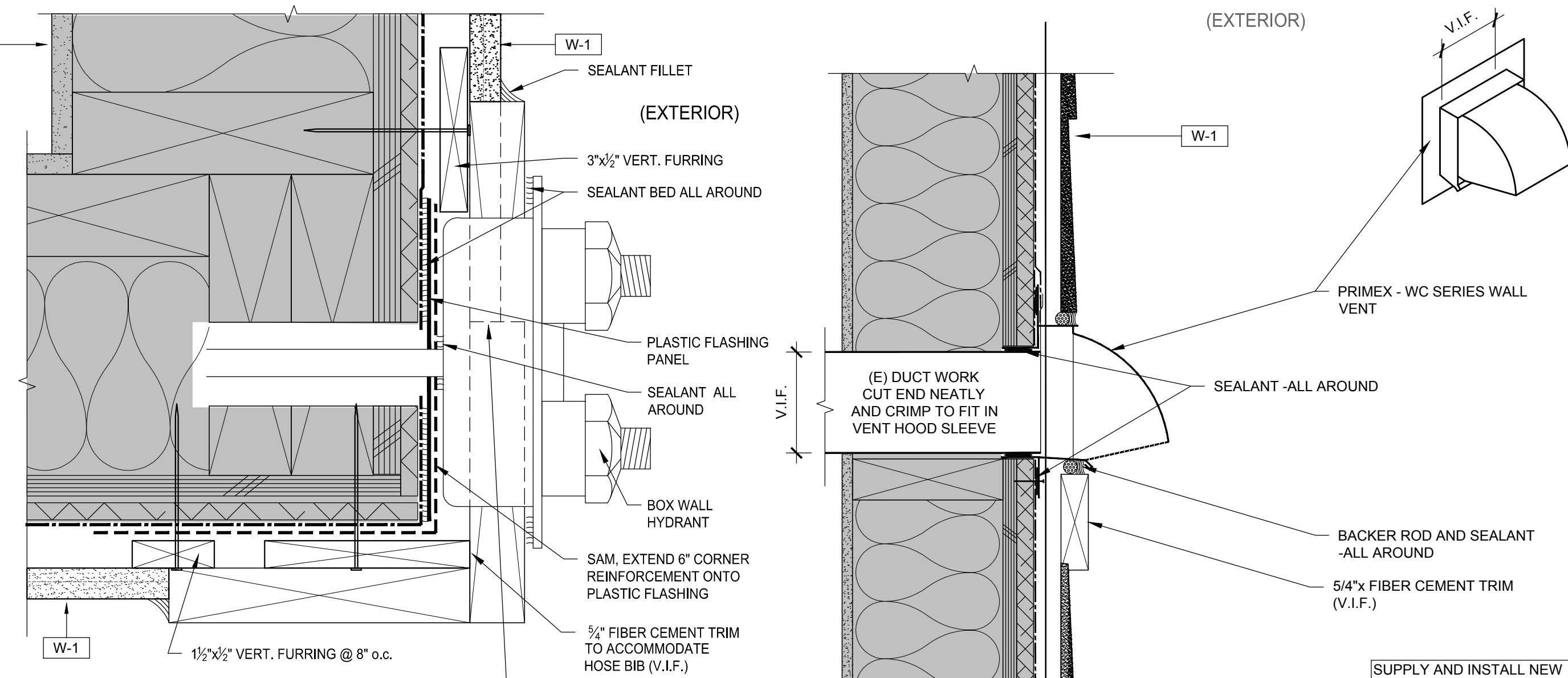
3 BASE OF WALL - ROOF RAKE  
SCALE: 3" = 1'-0"

ISSUE/REVISION	DESCRIPTION	DATE
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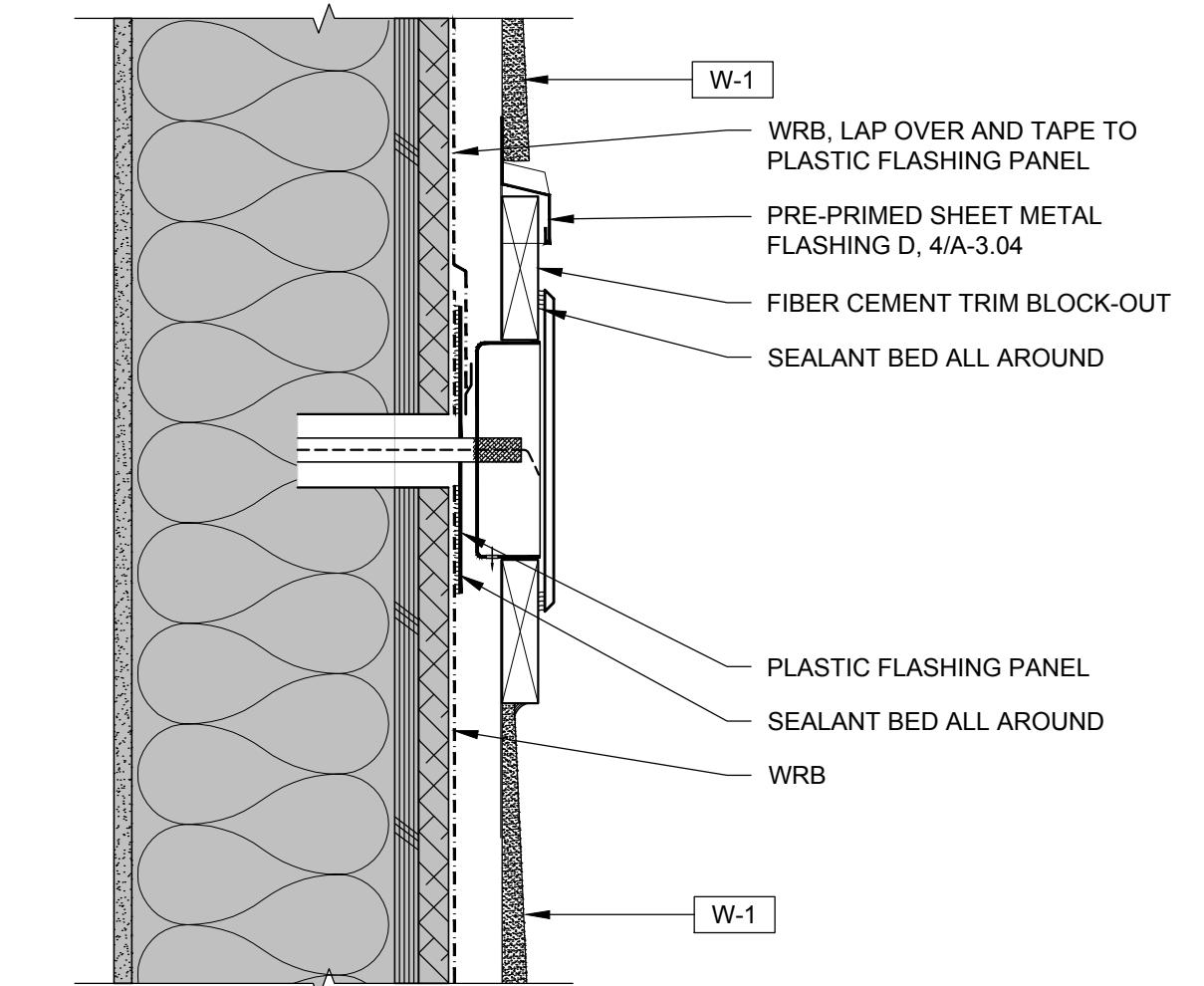
PROJECT NO.: B6553.003  
PROJECT TITLE: Los Jardines de la Paz Buildings G, H & I

5530 NE 60<sup>TH</sup> Avenue,  
Portland, OR 97218  
SHEET TITLE: DETAILS  
DRAWING NO.: BE-3.06  
SCALE: AS NOTED DRAWN BY: ERK  
DATE: JUNE 9, 2014 CHECKED BY: AL / EL

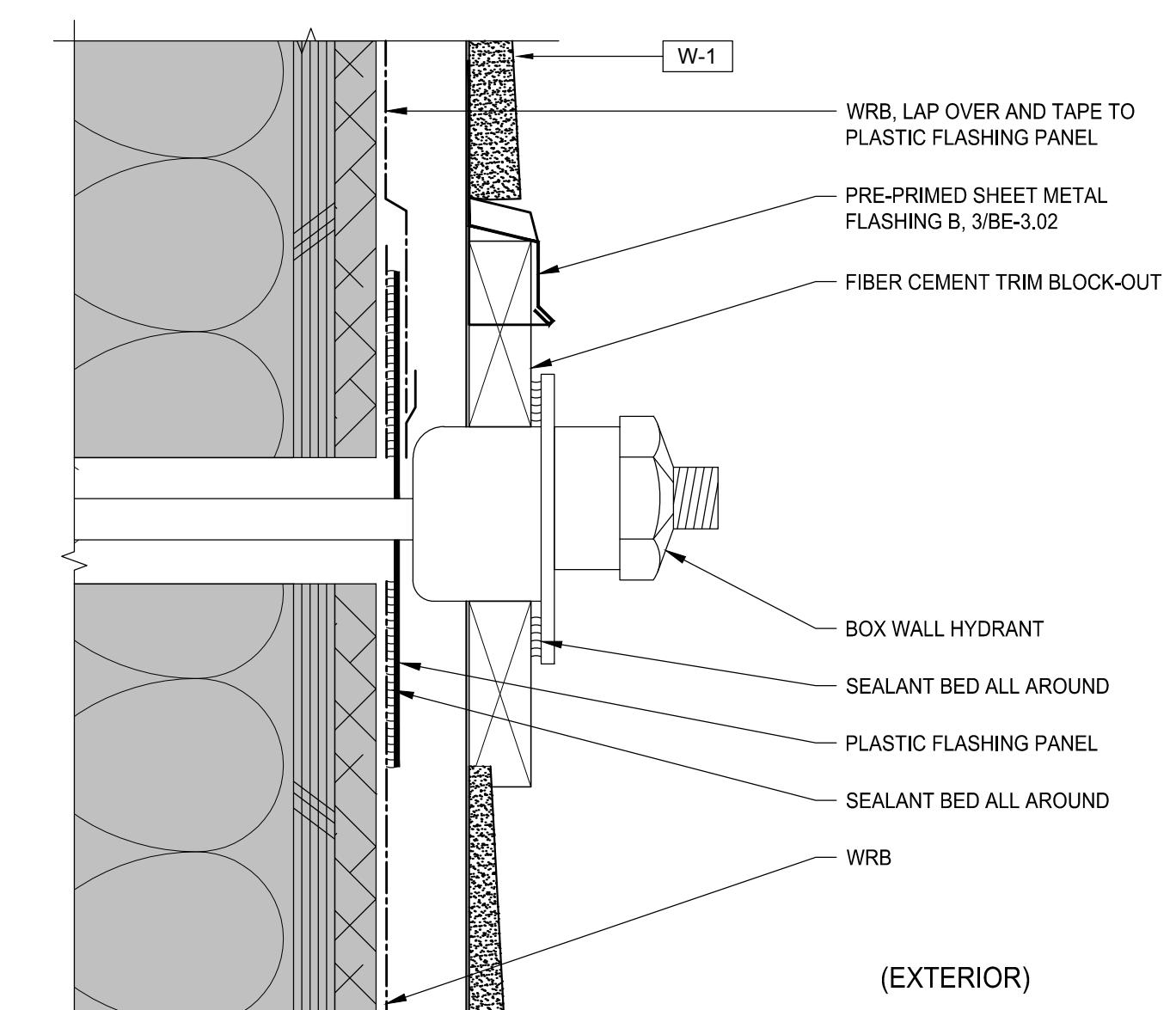


4 HOSE BIB PENETRATION AT CORNER TRIM - PLAN  
SECTION VIEW  
SCALE: 6' = 1'-0"

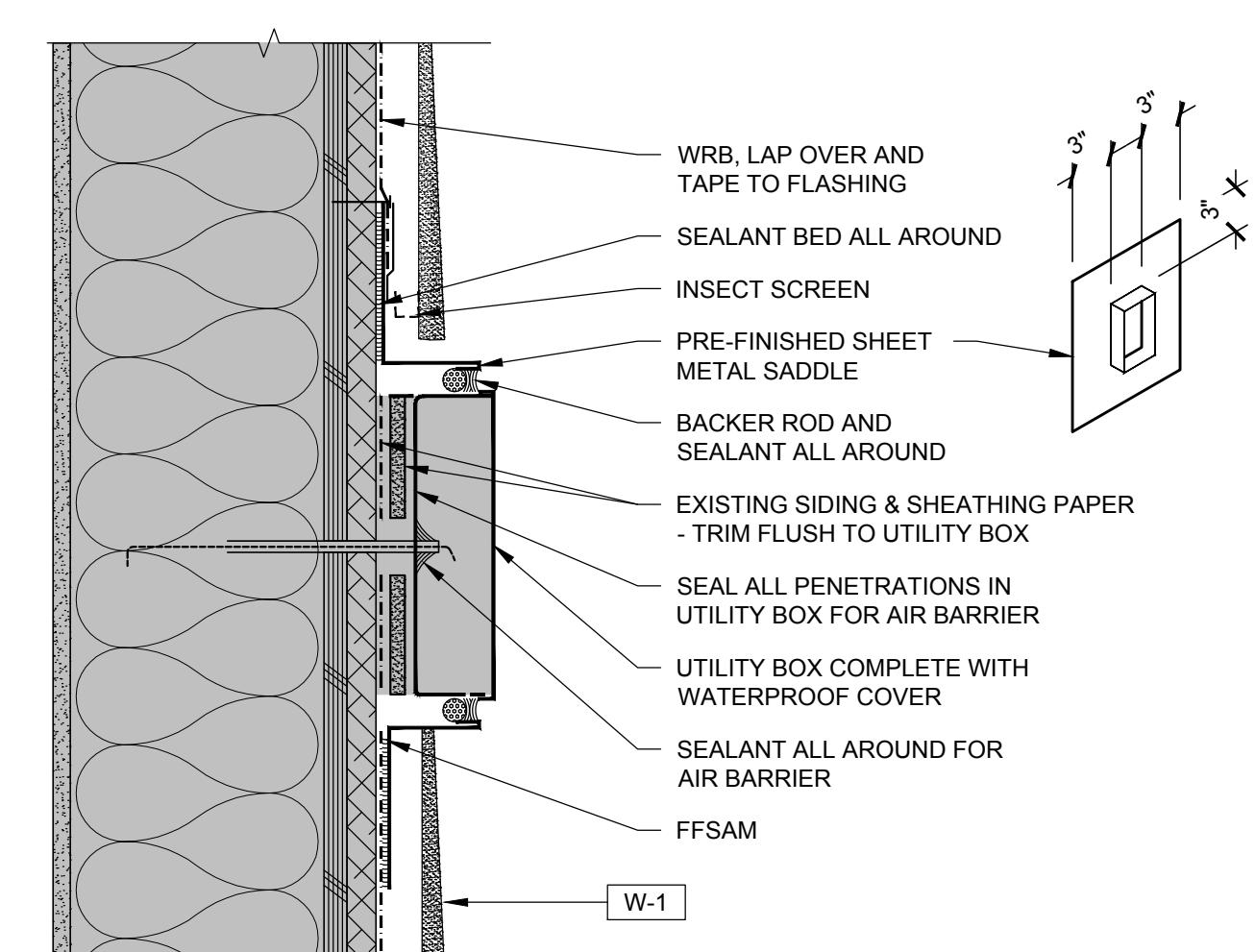
1 TYPICAL VENT PENETRATION  
SECTION VIEW  
SCALE: 3' = 1'-0"



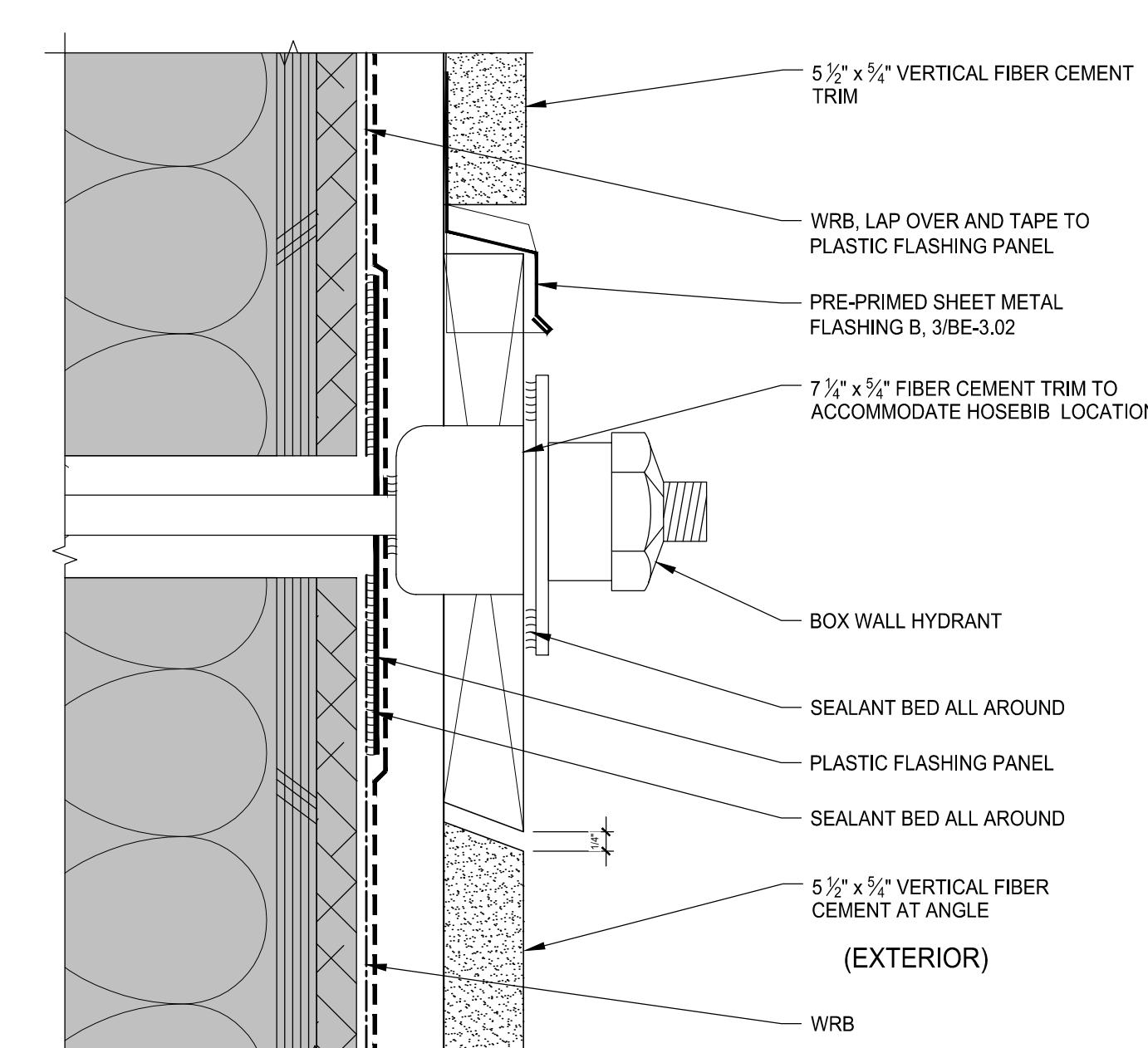
5 TYPICAL ELECTRICAL BOX PENETRATION  
SECTION VIEW  
SCALE: 3' = 1'-0"



2 HOSE BIB PENETRATION AT SIDING  
SECTION VIEW  
SCALE: 6' = 1'-0"



6 TYPICAL UTILITY BOX PENETRATION  
SECTION VIEW  
SCALE: 3' = 1'-0"



3 HOSE BIB PENETRATION AT CORNER TRIM - SECTION  
SECTION VIEW  
SCALE: 6' = 1'-0"

ISSUE/REVISION	DESCRIPTION	DATE
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PROJECT NO.: B6553.003

PROJECT TITLE: Los Jardines de la Paz

Buildings G, H & I  
Partial Siding Rehabilitation  
5530 NE 60<sup>th</sup> Avenue,  
Portland, OR 97218

SHEET TITLE: DETAILS

DRAWING NO.: BE-3.07

SCALE: AS NOTED	DRAWN BY: ERK
JUNE 9, 2014	CHECKED BY: AL / EL