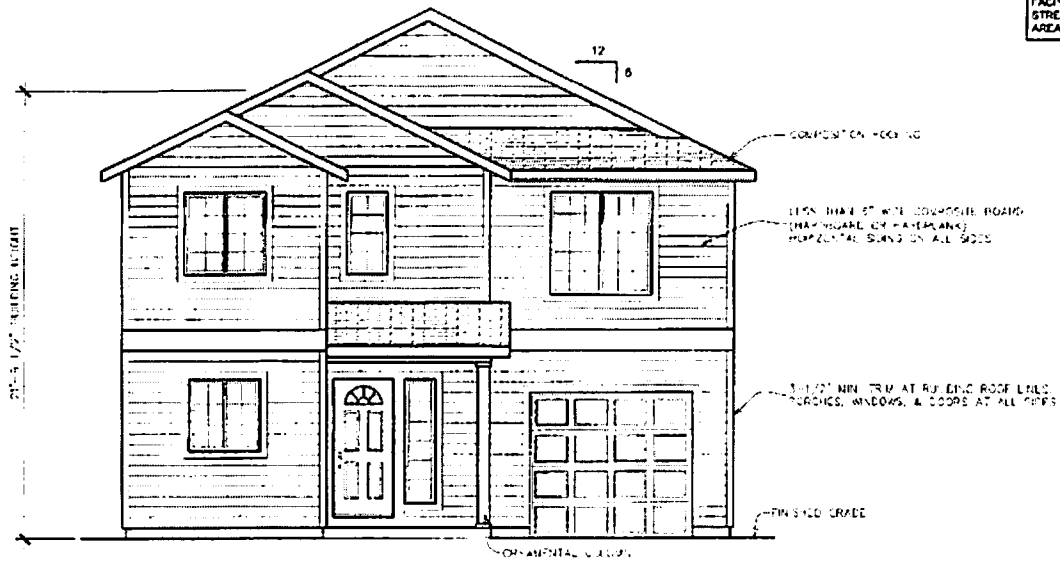
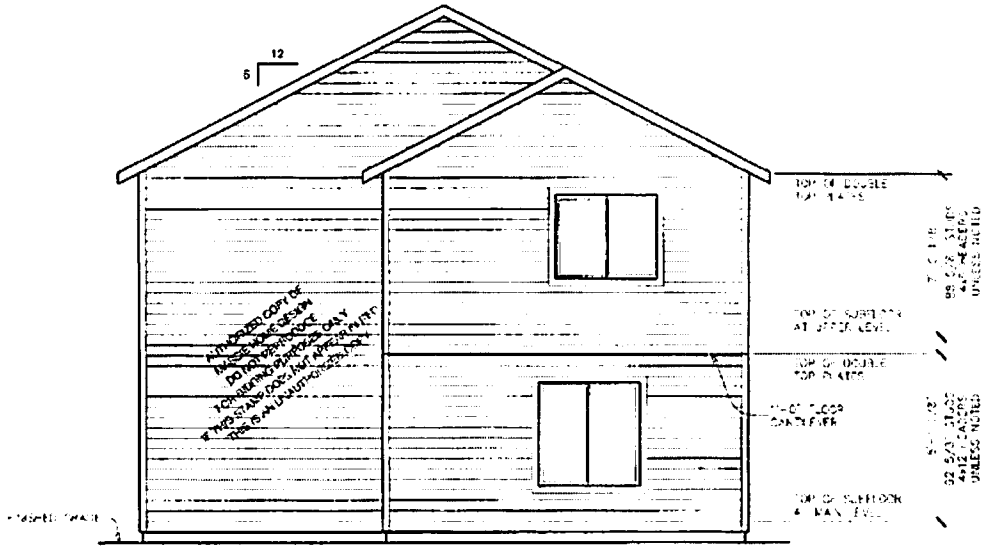
CITY OF PORTLAND BASE ZONE DESIGN STANDARD

STREET-FACING FACADE:
97.0 SQ. FT. WINDOW & DOOR AREA OF STREET FACING FACADE DIVIDED BY 568.7 SQ. FT. AREA OF STREET FACING FACADE = 15.4% WINDOW & DOOR AREA OF STREET FACING FACADE (15% MIN.)



FRONT ELEVATION

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



REAR ELEVATION

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

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EMAIL: brian@massiehd.com

PROJECT ADDRESS
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PORTLAND OREGON 97206

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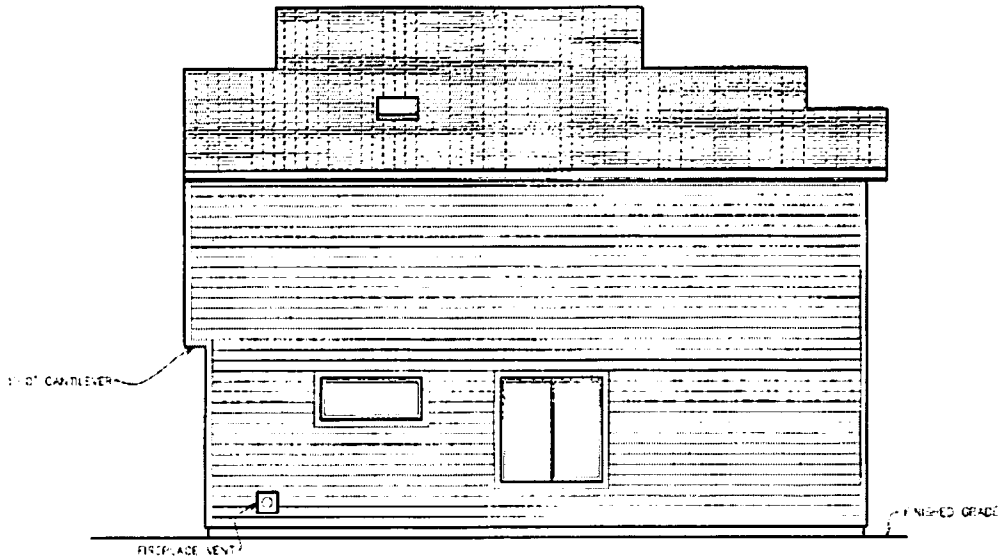
PLAN 1332
FOR
CAFFALL CONSTRUCTION INC.

JULY. 2014

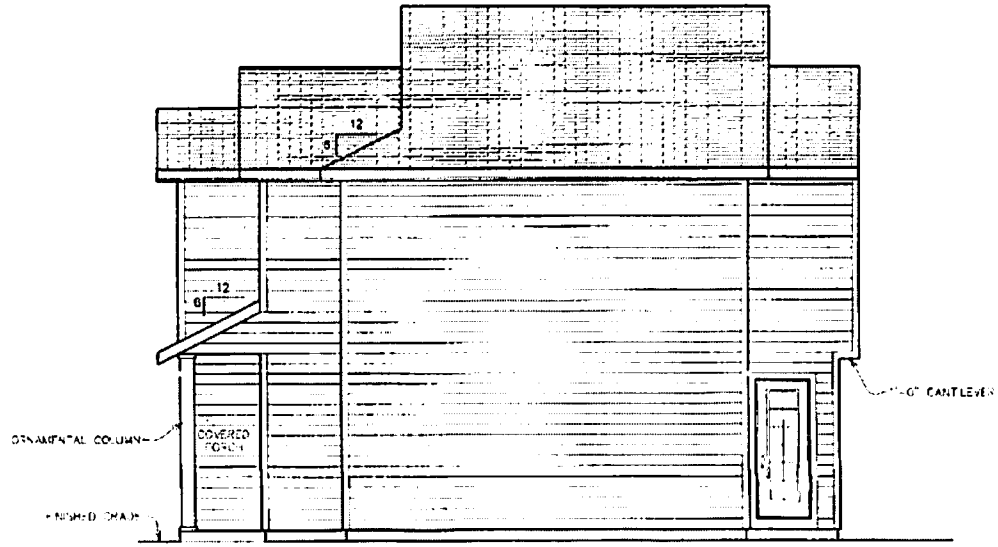
REV.

JOB# 14-073



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

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

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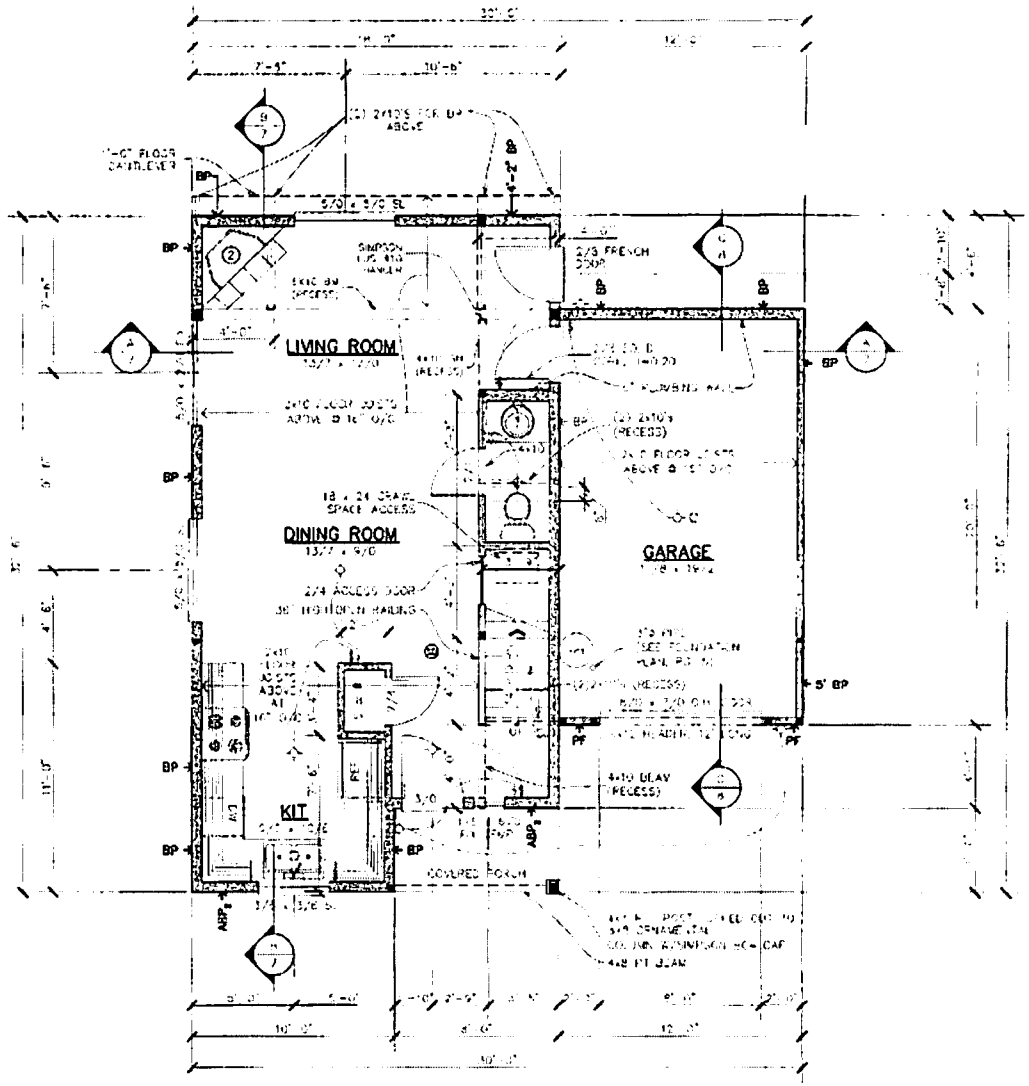

553 SQ. FT. MAIN FLOOR
240 SQ. FT. 1 CAR GARAGE
1332 SQ. FT. TOTAL LIVING AREA

MAIN FLOOR PLAN

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

LEGEND

- SURFACE MOUNTED INCANDESCENT
- WALL MOUNTED INCANDESCENT
- RECESSED INCANDESCENT
- EXHAUST FAN VENTED TO EXTERIOR
- CEILING MOUNTED DUPLEX OUTLET
- SPLIT-WIRED OUTLET, WIRE TO SWITCH
- SINGLE-POLE SWITCH
- THREE-WAY SWITCH
- TELEPHONE OUTLET
- TELEVISION OUTLET
- 110V SMOKE ALARM / DETECTOR WITH BATTERY BACKUP-INTERCONNECT
- CM 110V CARBON MONOXIDE ALARM / DETECTOR WITH BATTERY BACKUP-IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR
- STRUCTURAL BEAM, SEE INCLUDED CALCULATIONS FOR BEAM DATA
- INTERIOR BEARING WALL
- BEARING POINT LOCATION, PROVIDE SOLID BEARING, MIN. OF MEMBER WIDTH, UNLESS NOTED

NOTES:

1. VENT RANGE & BATH FANS TO OUTSIDE
2. METAL GAS FIREPLACE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS, PROVIDE OUTSIDE COMBUSTIBLE AIR.
3. PROVIDE 18" HIGH PLATFORM FOR WATER HEATER.
4. FURNACE TO BE IN ATTIC SPACE

STATEWIDE ALTERNATE METHOD NO:GRSC 13-01 (REF.GRS 458.000) ALLOWS USE OF 2008 (GRSC) WALL BRACING PROVISIONS AS AN ALTERNATE METHOD TO THE 2011 (GRSC).

LATERAL DESIGN: (SEGMENTAL WALL BRACING)

BP= BRACE PANEL, 48" WIDTH w/8d @ 5" O/C EDGES & 12" O/C FIELD, 3/8" MIN SHEATHING (FOR BP, AT INTERIOR WALL SEE DETAIL P.10)

PF= PORTAL FRAME, 22 1/2" MIN WIDTH, (SEE DETAIL P.9)

ABP2 = ALTERNATE BRACE PANEL, 32" MIN. WIDTH, (SEE DETAIL P.9)

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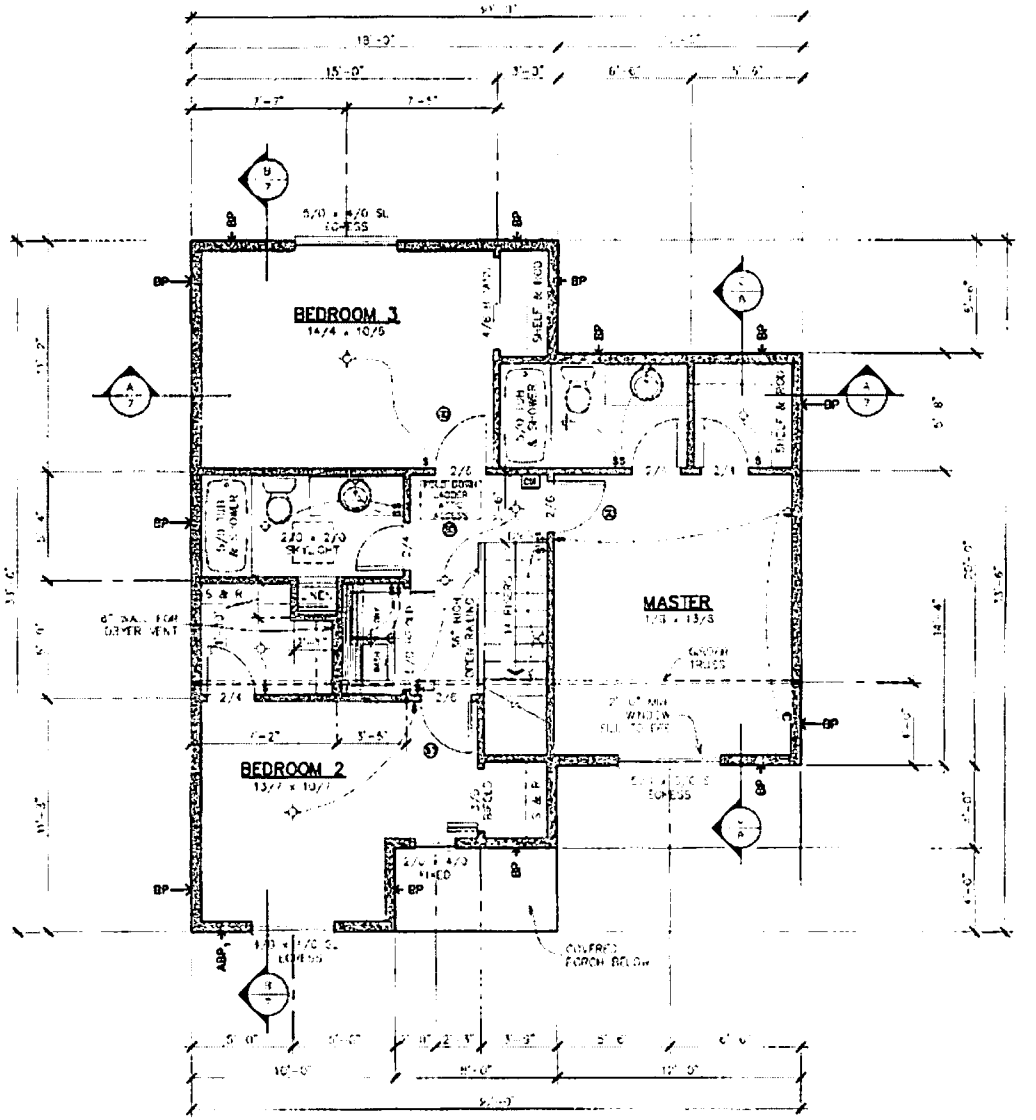

UPPER FLOOR PLAN

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

779 SQ. FT. UPPER FLOOR

LEGEND

- SURFACE MOUNTED INCANDESCENT
- WALL MOUNTED INCANDESCENT
- RECESSED INCANDESCENT
- EXHAUST FAN VENTED TO EXTERIOR
- CEILING MOUNTED DUPLEX OUTLET
- SPLIT-WIRED OUTLET, WIRE TO SWITCH
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- TELEPHONE OUTLET
- TELEVISION OUTLET
- 110V SMOKE ALARM / DETECTOR WITH BATTERY BACKUP-INTERCONNECT
- 110V CARBON MONOXIDE ALARM / DETECTOR WITH BATTERY BACKUP-IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR
- STRUCTURAL BEAM, SEE INCLUDED CALCULATIONS FOR BEAM DATA
- INTERIOR BEARING WALL
- BEARING POINT LOCATION, PROVIDE SOLID BEARING, 1/2 OF MEMBER WIDTH, UNLESS NOTED

NOTES:
1. VENT UTILITY & BATH FANS TO OUTSIDE
2. FURNACE TO BE IN ATTIC SPACE

STATEWIDE ALTERNATE METHOD NO. ORSC 13.01 (REF. ORS 455.060) ALLOWS USE OF 2009 (ORSC) WALL BRACING PROVISIONS AS AN ALTERNATE METHOD TO THE 2011 (ORSC).

LATERAL DESIGN:
(SEGMENTAL WALL BRACING)

BP= BRACE PANEL,
48" WIDTH w/83 @ 6" O/C
EDGES & 12" O/C FIELD, 3/8" MIN. SHEATHING

ABP= ALTERNATE BRACE PANEL, MIN. 32" MIN.
(SEE DETAIL ON PAGE 5)

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