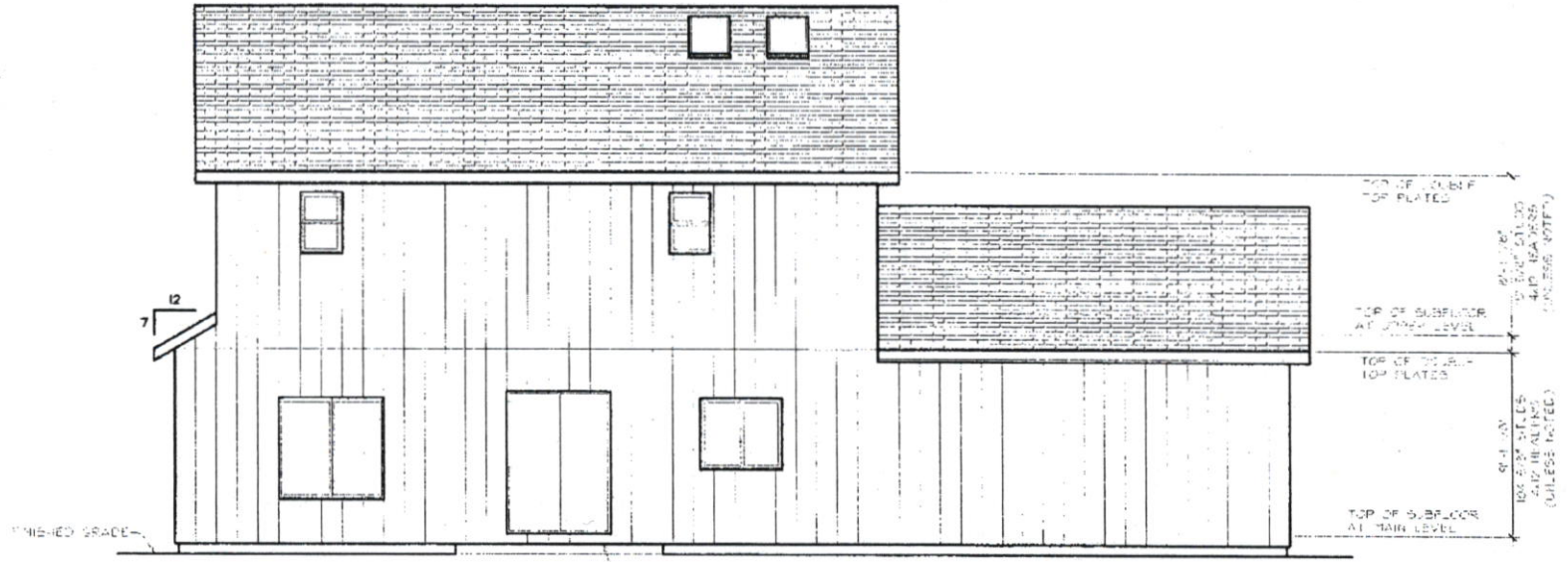


CITY OF PORTLAND BASE ZONE DESIGN STANDARD  
**STREET-FACING FACADE:**  
 11.3.3.5.1. WINDOW & DOOR AREA OR STREET-FACING FACADE COVERED BY 12.1.5.5.5. AREA OF STREET-FACING FACADE = 12.1.5.5.5. WINDOW AND DOOR AREA OF STREET-FACING FACADE (11.3.3.5.1.1.)



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

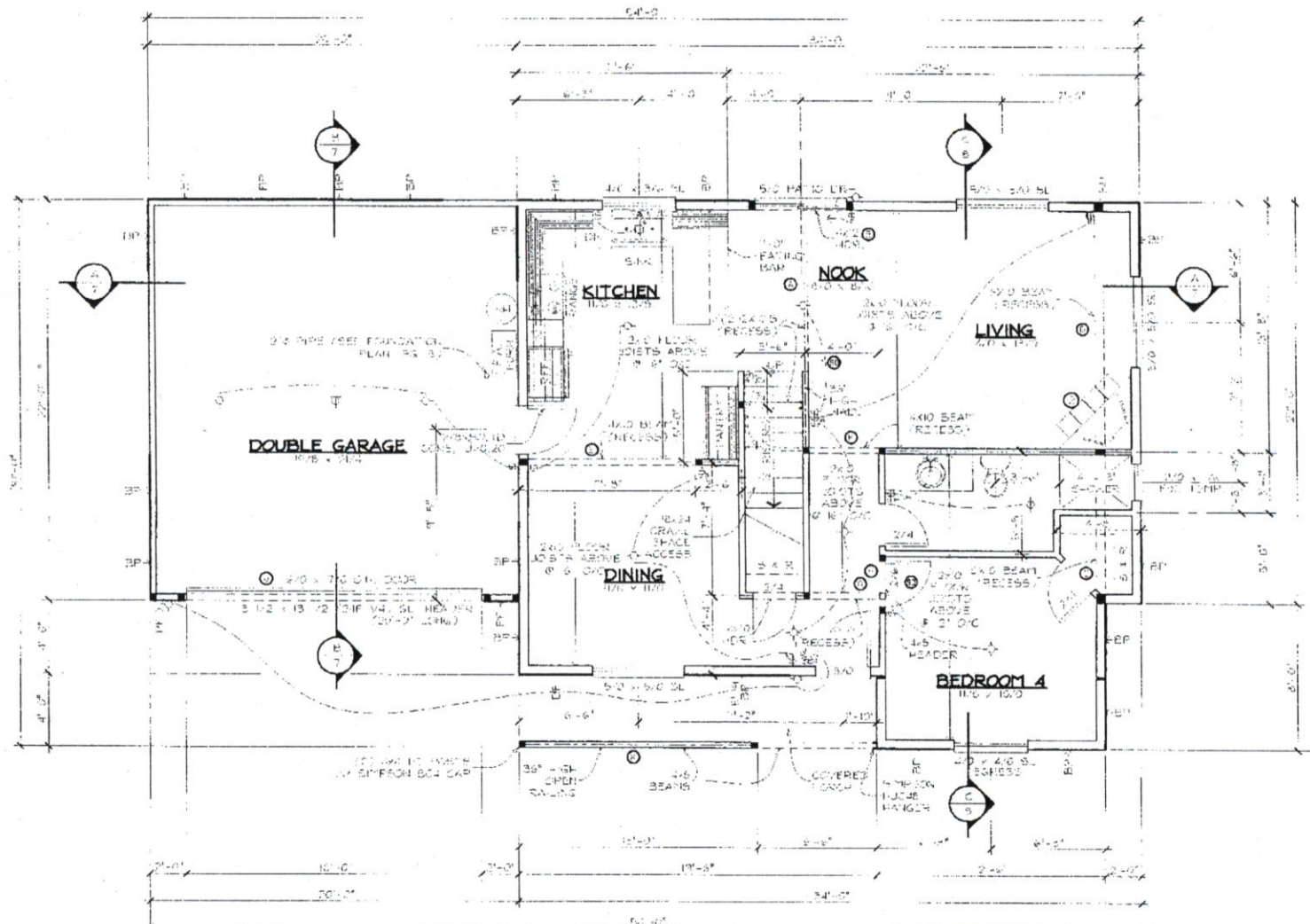
**MASSIE HOME DESIGN**  
 MASSIE HOME DESIGN  
 500 NW 20TH ST. STE 203  
 GRESHAM OREGON 97030  
 PHONE: 503.663.1100  
 EMAIL: dm@massiehd.com

PROJECT ADDRESS:  
 LOT 3, 36 HINES ST  
 PORTLAND, OREGON 97236  
 THESE PLANS ARE FOR THE CONSTRUCTION OF  
 ONE BUILDING ONLY AND ARE NOT TO BE COPIED  
 IN ANY FORM WITHOUT THE EXPRESS WRITTEN  
 PERMISSION OF MASSIE HOME DESIGN

**PLAN 1761A13**  
**FOR**  
**DK HOMES, LLC**

DRAWN BY: EAH  
 DATE: 6-22-17  
 REV.  
 JOB# 17-025

**1**  
 OF 10



- 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-IN-RECONNECT
  - ⊖ 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 HOOD, DRYER, LAUNDRY & BATH FANS TO OUTSIDE. BATH ROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS CONTROLLED BY A THERMOSTAT TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL.
  2. METAL GAS FIREPLACE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PROVIDE OUTSIDE COMBUSTIBLE AIR.
  3. PROVIDE 18" HIGH PLATFORM FOR HW & PURNACE.
  4. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M-307.2

**STATEWIDE ALTERNATE METHOD (NO:ORSC 13-41 (REF:ORS 498.080))**  
 ALLOWS USE OF 2008 (ORBC) WALL BRACING PROVISIONS AS AN ALTERNATE METHOD TO THE 2014 (ORBC).

**MAIN LEVEL**

**LATERAL DESIGN:**  
 (SEGMENTAL WALL BRACING)

BP = BRACE PANEL, METHOD # 3, 48" MIN. WIDTH w/8 @ 8' O/C EDGES & 12' O/C FIELD 30" MIN. SHEATHING. (BP AT INTERIOR WALLS SEE DETAIL P.9)

PP = PORTAL FRAME, METHOD # 3, 23 1/2" MIN. WIDTH, SEE DETAIL ON PAGE 8

**MAIN FLOOR PLAN**

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

982 SQ. FT. MAIN FLOOR
110 SQ. FT. 2 CAR GARAGE
161 SQ. FT. TOTAL COVERED AREA

- 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
  - ⊕ 120V SMOKE ALARM / DETECTOR WITH BATTERY BACKUP-INNERCONNECT
  - ⊕ 120V CARBON MONOXIDE ALARM / DETECTOR WITH BATTERY BACKUP - IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF BACK-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:**

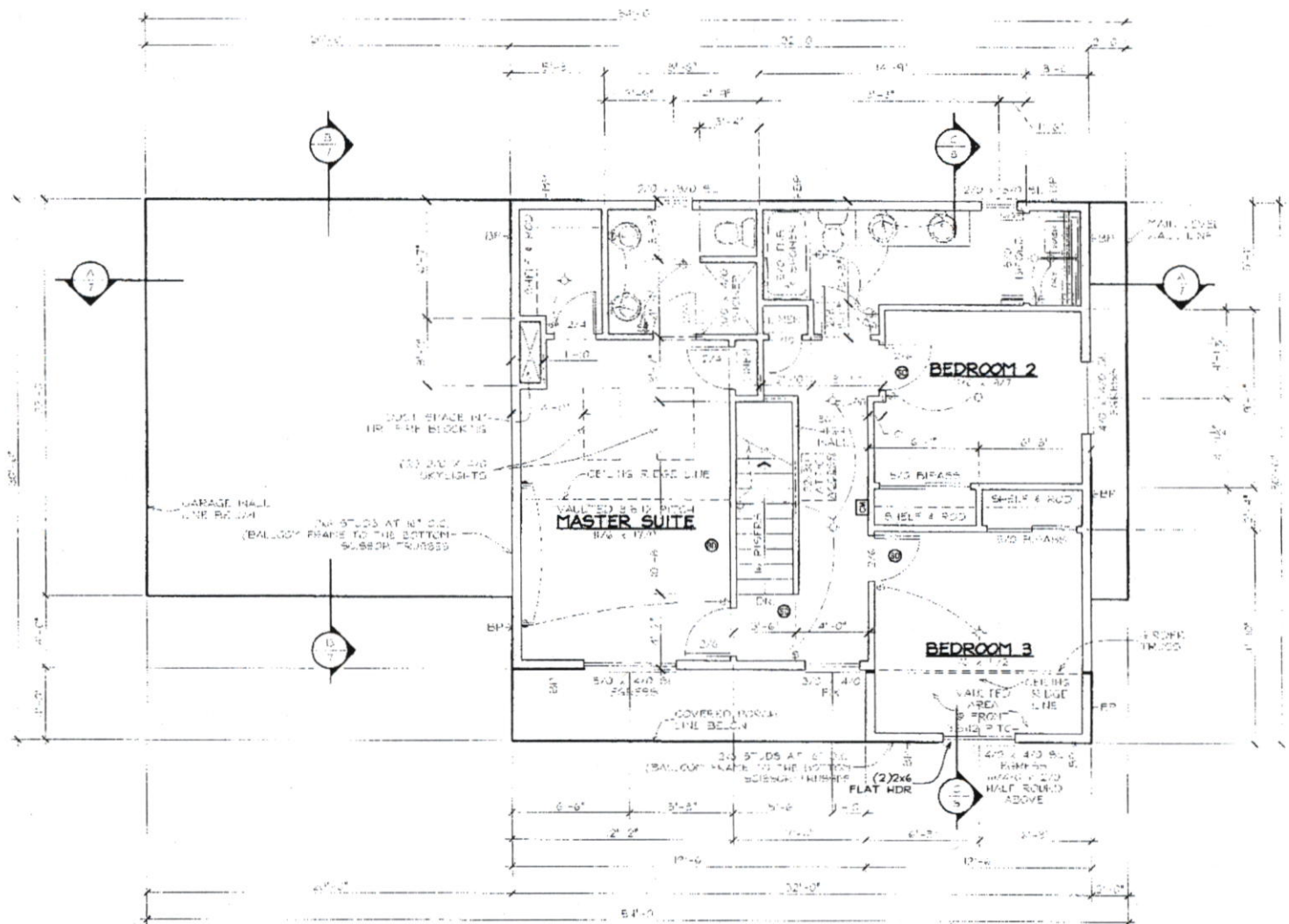
1. VENT RANGE HOOD, DRYER, LAUNDRY & BATH FANS TO OUTSIDE. BATH ROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 80 CFM INTERMITTENT OR 2 CFM CONTINUOUS CONTROLLED BY A DEADWEIGHT TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL.

STATEWIDE ALTERNATE METHOD NO. ORSC 13-01 (REF. ORS 455.040) ALLOWS USE OF 2008 (ORSC) WALL BRACING PROVISIONS AS AN ALTERNATE METHOD TO THE 2014 (ORSC).

**UPPER LEVEL**

**LATERAL DESIGN: (SEGMENTAL WALL BRACING)**

BP = BRACE PANEL, METHOD # 3, 4" MIN. WIDTH W/ 8" OC EDGES & 12" OC FIELD 3/8" VLN SHEATHING.



**UPPER FLOOR PLAN**

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

35' 50" FT. UPPER FLOOR