

Unit 4



CITY OF PORTLAND BASE ZONE DESIGN STANDARD
 STREET-FACING FACADE:
 815 SQ. FT. WINDOW & DOOR AREA OF STREET-FACING FACADE DIVIDED BY 398.4 SQ. FT. AREA OF STREET-FACING FACADE = 15.2% 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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 THESE PLANS ARE FOR THE CONSTRUCTION OF
 A BUILDING ONLY AND ARE NOT TO BE COPIED
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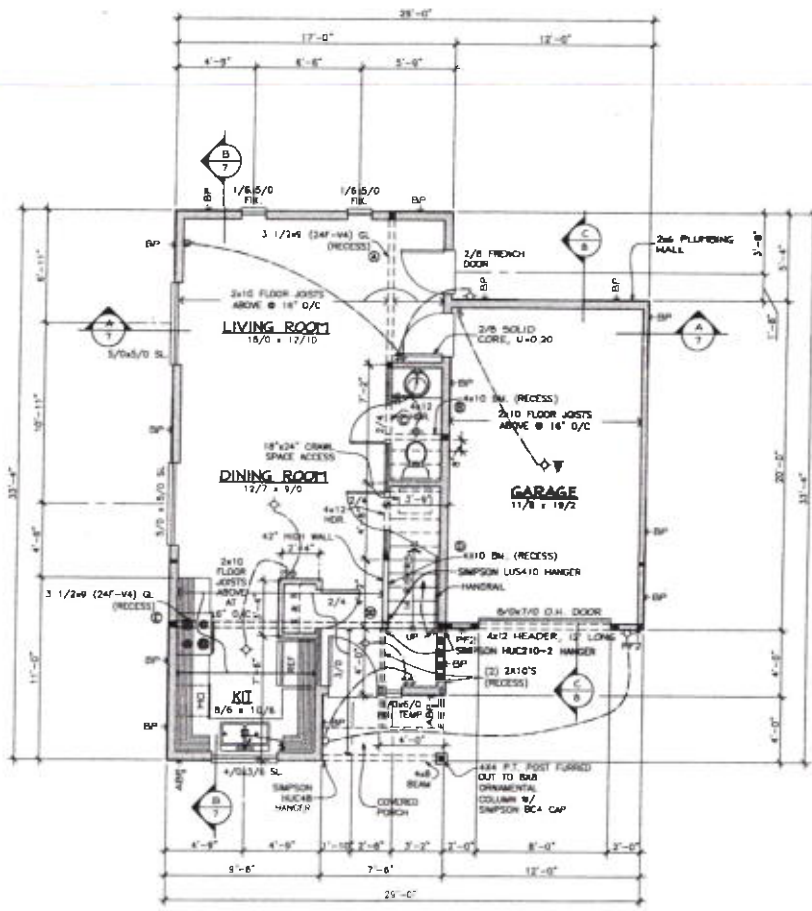
PLAN 1296
FOR
GROUND BREAKERS CONST. & DEV.

DATE: 5-1-17

REV.

JOB# 17-036

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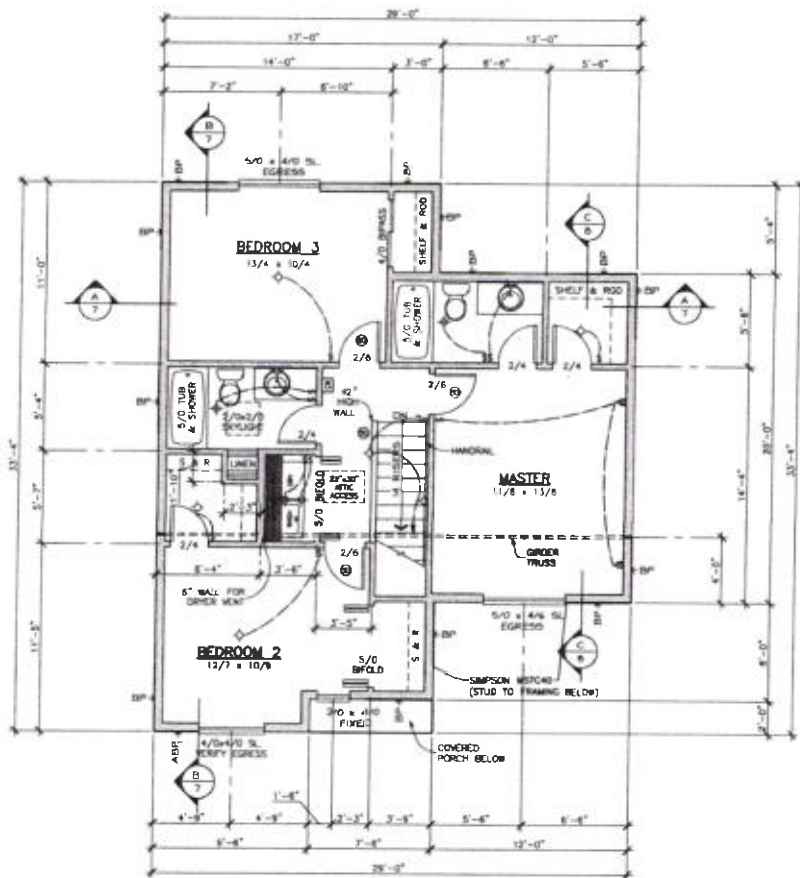
537 SQ. FT. MAIN FLOOR
 240 SQ. FT. CAR GARAGE
 1296 SQ. FT. TOTAL LIVING AREA

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- SURFACE MOUNTED RECESSED LIGHT
- ◇ WALL MOUNTED RECESSED LIGHT
- RECESSED MOUNTING BRACKET
- ◊ EXHAUST FAN VENTED TO EXTERIOR
- ◀ COILING MOUNTED DUPLEX OUTLET
- ◀ SPLIT-SWITCH OUTLET WIRE TO SWITCH
- ↑ SINGLE-POLAR SWITCH
- ↑ THREE-WAY SWITCH
- ▲ TELEPHONE OUTLET
- TELEPHONE OUTLET
- ⊙ 1-WAY BROWN ALARM DETECTOR WITH BATTERY BACKUP/ADDRESS CONNECT
- ⊙ 1-WAY CARBON MONOXIDE ALARM DETECTOR WITH BATTERY BACKUP/ADDRESS CONNECT
- ⊙ STRUCTURAL BEAMS (SEE INCLUDED CALCULATIONS FOR BEAM DATA)
- ▬ INTERIOR FINISHING WALL
- ▬ BEARING PART LOCATION (PROVIDE 2" x 4" STUDS MIN. OF BEAM WIDTH, UNLESS NOTED)

- NOTES:**
1. KITCHEN HOOD & BATH FAN TO EXTERIOR. BATH ROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 80 CFM INTO OUTDOOR OR 20 CFM INTO EXHAUST CONTROLLED BY AIR-ASSISTED THERMOR-SENSITIVE MEANS OF AUTOMATIC CURTAINS.
 2. INTERIOR FINISHING WALLS & BRACKES TO BE LOCATED IN THE FINISH.
 3. BEARING STRAPINGS OF WATER HEATERS REQUIRED PER SECTION 1602.2.

- STATEWIDE ALTERNATE METHOD (NO-CORING 13-6) (REF. DETAIL 93.04.01)**
 ALLOWS USE OF 200# FIBERGLASS WALL BRACING PROVIDED AS AN ALTERNATE METHOD TO THE 20#4 (FRSIC).
- LATERAL DESIGN (ENVIRONMENTAL WALL BRACING)**
 20#4 BRACE PANEL METHOD #3: 48" WIDTH MIN @ 8' O.C. EDGES & 12" O.C. FIELD. 30# MIN. SHEATHING.
- P/24 PORTAL FRAME METHOD #3:**
 22" MIN. WIDTH (SEE DETAIL P/9)
- AP/2 # ALTERNATE BRACE PANEL METHOD #3:**
 22" MIN. WIDTH (SEE DETAIL # 9)



UPPER FLOOR PLAN

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

759 SQ. FT. UPPER FLOOR

- LEGEND:**
- ◇ SURFACE MOUNTED PLACES SEAT
 - ◇ WALL MOUNTED REFRIGERATOR
 - ◇ RECESSED REFRIGERATOR
 - ◇ EXHAUST FAN VENTED TO EXTERIOR
 - ◇ CEILING MOUNTED DUPLEX OUTLET
 - ◇ SPLT-WIRED OUTLET WIRE TO SWITCH
 - ◇ SINGLE-POLE SWITCH
 - † THREE-WAY SWITCH
 - △ TELEPHONE OUTLET
 - TELEVISION OUTLET
 - ⊙ 120V BRIDGE ALARM / DETECTOR WITH BATTERY BACKUP-INTERCONNECT
 - ⊙ 110V GAS/CO MONITORING ALARM DETECTOR WITH BATTERY BACKUP IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR
 - STRUCTURAL BEAM SEE INCLUDES CALCULATIONS FOR BEAM DATA
 - INTERIOR BEARING WALL
 - RELIEF POINT LOCATION PROVIDE 1/4" STUDS MIN. OF BEAM WIDTH UNLESS NOTED

- NOTES:**
- SEE OTHER LAUNDRY & BATH FANS TO OUTSIDE. BATH ROOM 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 CARBONMONOXIDE TRIGGER OR SIMILAR MEANS OF AUTOMATIC CONTROL.
 - WATER HEATER IN BASE PAN & FURNACE TO BE LOCATED IN ATTIC SPACE.
 - BRACE STRAPPING OF WATER HEATER IS REQUIRED PER SECTION 903.2.

- STATEMENT ALTERNATE TO METHOD:**
- PROVIDE 11/4" DIA. POSTS AND BRACE ALL OVER USE OF 2X8S (FORC)
 - WALL BRACING PROVIDED AS AN ALTERNATE METHOD TO THE 2X4S (FORC)
- LATERAL DESIGN:**
- 6" W BRACE PANEL
 - 48" WIDTH WITH @ 4" OC
 - EDGES & 12" DIC FIELD. 2X4 MIN. BRACING
- 48" W ALTERNATE BRACE PANEL METHOD IS 2" MIN. DIA. DETAIL ON PAGE 6

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