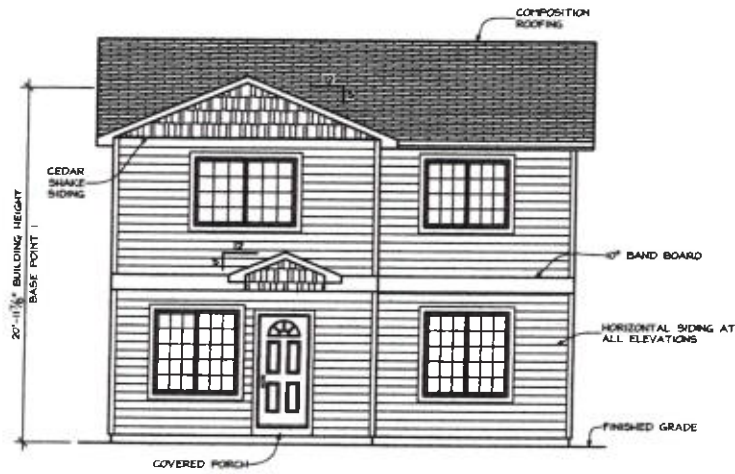
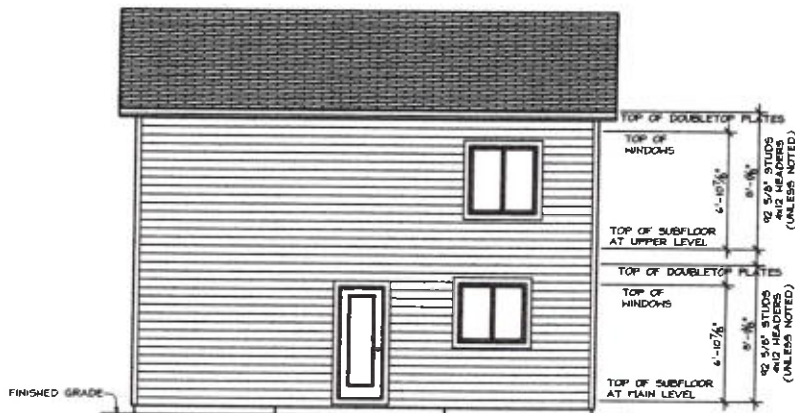


Unit 5



**FRONT ELEVATION**

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



**REAR ELEVATION**

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

CITY OF PORTLAND BASE ZONE DESIGN STANDARDS  
 STREET-FACING FACADE:  
 114.0 SQ. FT. WINDOW & DOOR AREA OF STREET  
 FACING FACADE DIVIDED BY 0.14 SQ. FT. AREA  
 OF STREET FACING FACADE = 22.00 WINDOW AND  
 DOOR AREA OF STREET FACING FACADE (1.00 MIN.)

**MH**  
 MASSIE HOME DESIGN

PHONE 503-853-1100  
 EMAIL: [massie@massie.com](mailto:massie@massie.com)

PROJECT ADDRESS:  
 UNIT 5, LOT 5, N.W.  
 PORTLAND, OREGON 97209  
 THESE PLANS ARE FOR THE CONSTRUCTION OF  
 ONE BUILDING ONLY AND ARE NOT TO BE COPIED  
 OR REPRODUCED IN ANY MANNER WITHOUT THE  
 PERMISSION OF MASSIE HOME DESIGN.

PLAN 1523

FOR

GROUND BREAKERS CONST. & DEV.

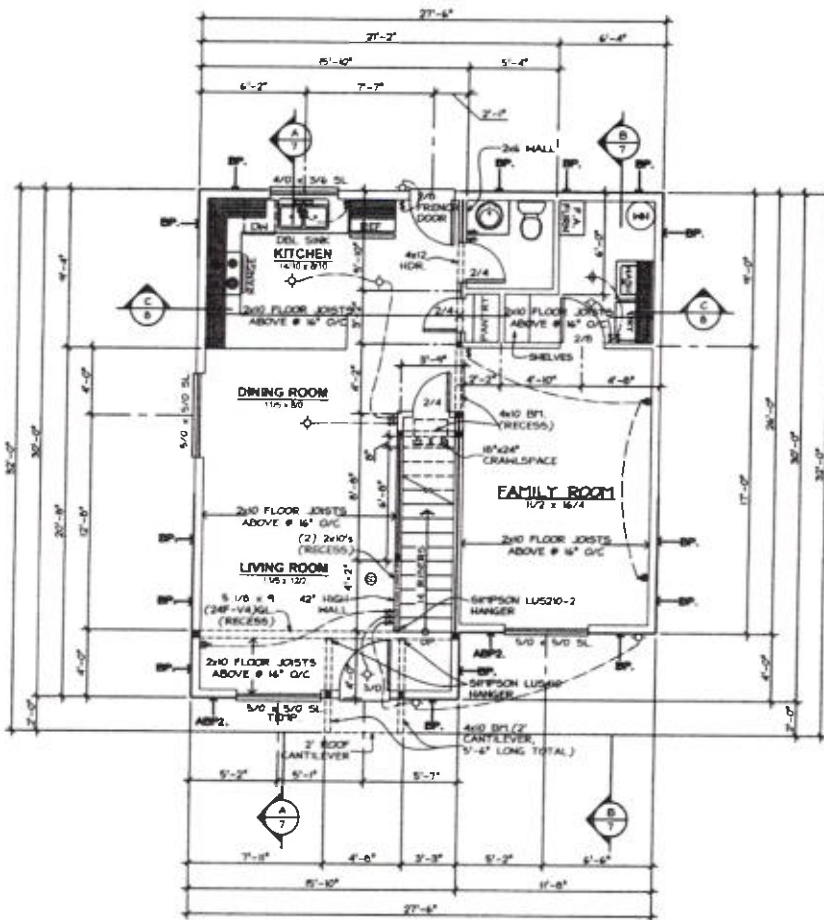
DRAWN BY: E.H.

DATE: 7-18-17

REV:

JOB# 17-036

1  
 OF 9



- LEGEND**
- ◆ SURFACE MOUNTED INCANDESCENT
  - ◇ WALL MOUNTED INCANDESCENT
  - RECESSED INCANDESCENT
  - ◊ EXHAUST FAN VENTED TO EXTERIOR
  - ◐ COULND MOUNTED DUPLEX OUTLET
  - ◑ SPLIT-SWITCH OUTLET, WIRE TO SWITCH
  - ⊥ SINGLE-POLE SWITCH
  - ⊥ TRIPLE-POLE SWITCH
  - △ TELEPHONE OUTLET
  - ⊕ TELEPHONE OUTLET
  - ⊙ 1WY SMOKE ALARM/ DETECTOR WITH BATTERY BACKUP-RESISTANCE
  - ⊙ 1WY CARBON MONOXIDE ALARM/ DETECTOR WITH BATTERY BACKUP- IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR
  - ⊙ STRUCTURAL BEAM BE INCLUDED CALCULATIONS FOR BEAM DATA
  - ▬ INTERIOR BEARING WALL
  - ▬ BEARING PARTY LOCATION, PROVIDE UNLESS SHOWN OR MEMOED WITHIN UNLESS NOTED

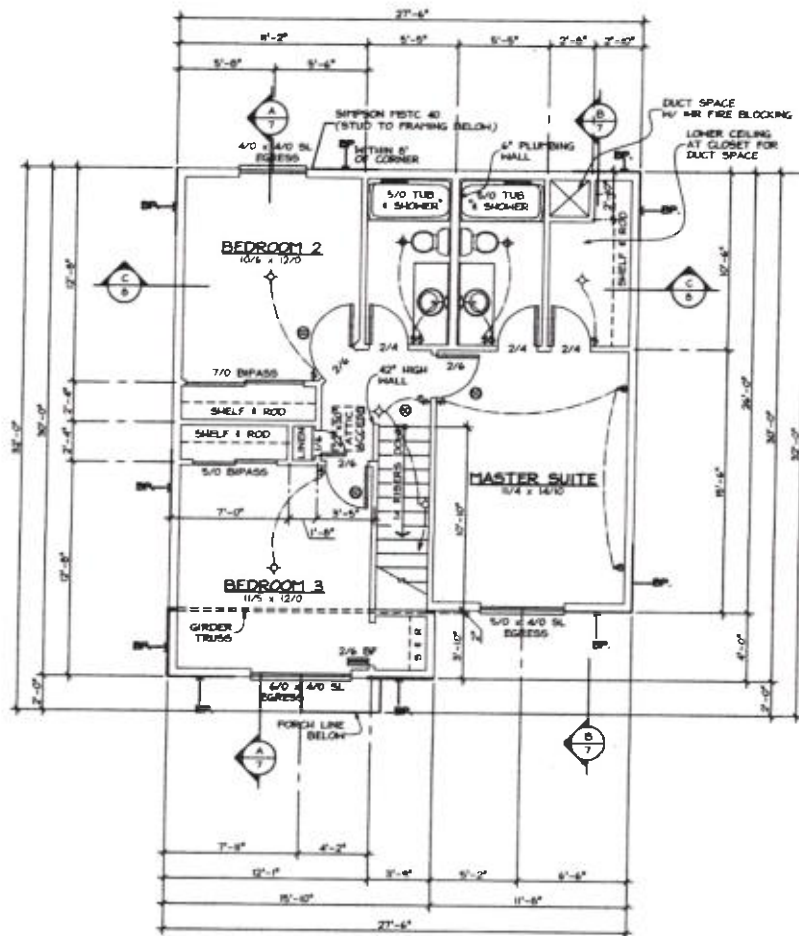
- NOTES**
1. VENT RANGE HOOD, DRYER, LAUNDRY & BATH FANS TO OUTSIDE. BATH ROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 80 CFM INTO OUTDOOR AIR OR 50 CFM CONTINUOUS CONTROLLED BY A DE-HUMIDISTAT TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. IN ADDITION, WHEN NOT PROVIDED WITH NATURAL VENTILATION, TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM.
  2. WATER HEATER IN BASE PAN
  3. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M1903.2

- STANDARD ALTERNATE METHOD**
- WOODS 13-4 (REF ORS 465.00) ALLOWS USE OF 2X8 (OR 2X10) WALL BRACING PROVIDED AS AN ALTERNATE METHOD TO THE 2X4 (OR 2X6).
- LATERAL DESIGN (SEGMENTAL WALL BRACING)**
- BP = BRACE PANEL, METHOD # 3 4" W/TH x 8" @ 8' OC EDGED @ 12" OC FIELD, 3/4" MPL BREATHER
- ABP = ALTERNATE BRACE PANEL, METHOD # 3, 3" MPL W/TH, 1" SEE DETAIL P13

**MAIN FLOOR PLAN**

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

776 SQ. FT. MAIN FLOOR PLAN  
1,523 SQ. FT. TOTAL LIVING 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-POLY SWITCH
  - ⊕ THREE-WAY SWITCH
  - ⊕ TELEPHONE OUTLET
  - ⊕ TELEVISION OUTLET
  - ⊕ 120V SMOKE ALARM / DETECTOR WITH BATTERY BACKUP-INTERCONNECT
  - ⊕ 120V CARBON MONOXIDE ALARM / DETECTOR WITH BATTERY BACKUP- IN EACH BEDROOM OR NEARBY IS FEET OUTSIDE OF EACH BEDROOM DOOR
  - ⊕ STRUCTURAL BEAM BEHIND WALL CALCULATIONS FOR BEAM DATA
  - ⊕ INTERIOR BEARING WALL
  - ⊕ BEARING POINT LOCATION PROVIDE SOLID BEARING MIN. OF MEMBER WIDTH UNLESS NOTED

**NOTES**

1. VENT 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 CONTINUOUSLY CONTROLLED BY A DE-HUMIDISTAT TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL.

IN ADDITION, WHEN NOT PROVIDED WITH NATURAL VENTILATION, TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM.

STATEMENT ALTERNATE METHOD  
 WOODS 13-81 (REV. 03-83)  
 ALL OTHERS USE OF 2000 (CRS)  
 WALL BRACING PROVIDED AS AN ALTERNATE METHOD TO THE 2004 (CRS).

LATERAL DESIGN:  
 RESIDENTIAL WALL BRACING

BP BRACE PANEL METHOD # 3  
 4" WIDTH WITH @ 8' OC  
 EDGES & 12' OC FIELD, 30" MIN. SPACING

**UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 745 SQ. FT. UPPER FLOOR