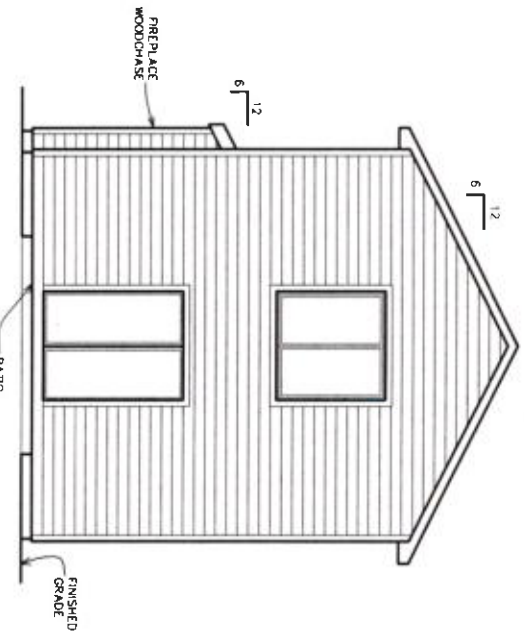


FRONT ELEVATION

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



REAR ELEVATION

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

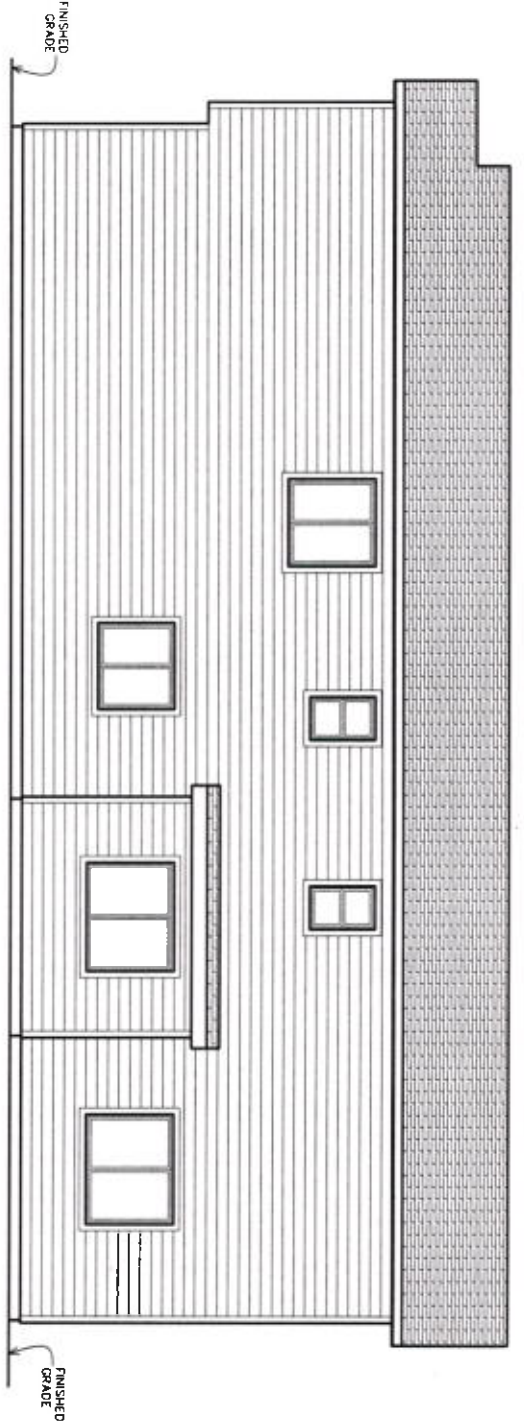
CITY OF PORTLAND BASE ZONE DESIGN STANDARD
 STREET FACING FACADE:
 90' 0" SQ. FT. WINDOW & DOOR AREA OF STREET FACING FACADE & 15' 0" WINDOW AREA OF STREET FACING FACADE & 15' 0" WINDOW DOOR AREA OF STREET FACING FACADE (35% MIN.)

DATE: 7-12-17
 REV.
 JOB#: 17-000
 OF 1 9

**PLAN 1663B
 FOR
 FISH CONST. NW, INC.**

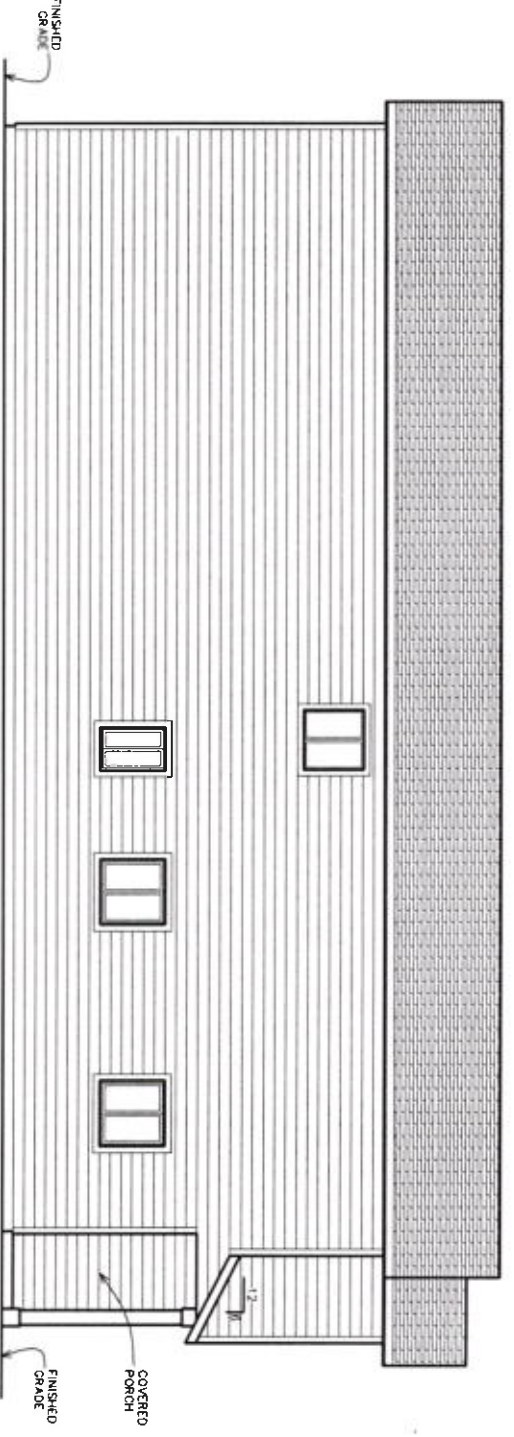
PROJECT ADDRESS:
 PORTLAND, OREGON
 THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF MASSIE HOME DESIGN.

MHD
 MASSIE HOME DESIGN
 500 NW 20TH ST, STE 203
 GRESHAM OREGON 97030
 PHONE: 503-663-1100
 EMAIL: brlan@massiehd.com



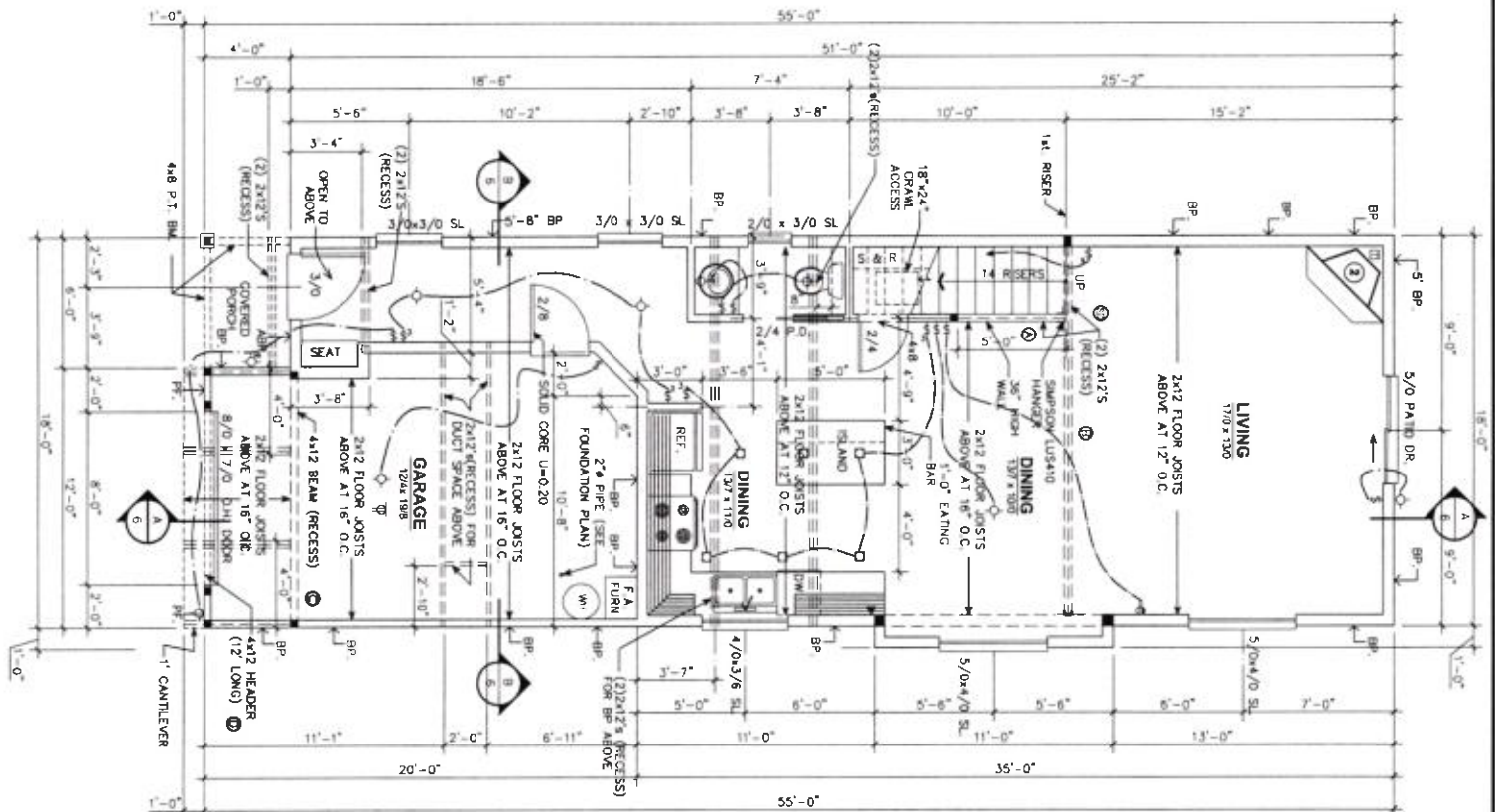
RIGHT ELEVATION

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



LEFT ELEVATION

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



MAIN FLOOR PLAN

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

733 SQ. FT. MAIN FLOOR
244 SQ. FT. GARAGE
1663 SQ. FT. TOTAL LIVING AREA

- LEGEND**
- SURFACE MOUNTED NONCONSENT
 - ◊ WALL MOUNTED NONCONSENT
 - ◻ RECESSED NONCONSENT
 - ⊕ EXHAUST FAN VENTED TO EXTERIOR
 - ⊞ CEILING MOUNTED DISPLAY 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 IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR
 - ⊞ STRUCTURAL BEAM, SEE INCLUDED CALCULATION FOR BEAM DATA
 - ⊞ INTERIOR BEARING WALL
 - BEARING POST / COLUMN, PROVIDE SLOTTED BEAM END OF MEMBER WITH, UNLESS NOTED

- NOTES**
1. VENT RANGE HOOD & EXHAUST TO OUTSIDE. BATHROOMS WITH EXHAUST FANS SHALL BE PROVIDED WITH MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 80 CFM INTENDED FOR 200 CFM. CONTROLS SHALL BE CONTROLLED BY A DEFAMMABLE THERMOR OR SIMILAR MEANS OF AUTOMATIC CONTROL.
 2. IF ALARM UNIT IS NOT PROVIDED WITH BATTERY BACKUP, DETECTOR SHALL HAVE A BATTERY OR 9V FACILITATE. SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 80 CFM.
 3. METAL GAS PIPING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PROVIDE OUTSIDE COMBUSTIBLE AIR.
 4. PROVIDE 1/2" HIGH PLATFORM FOR WATER HEATER & FURNACE.
 5. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M1807.2

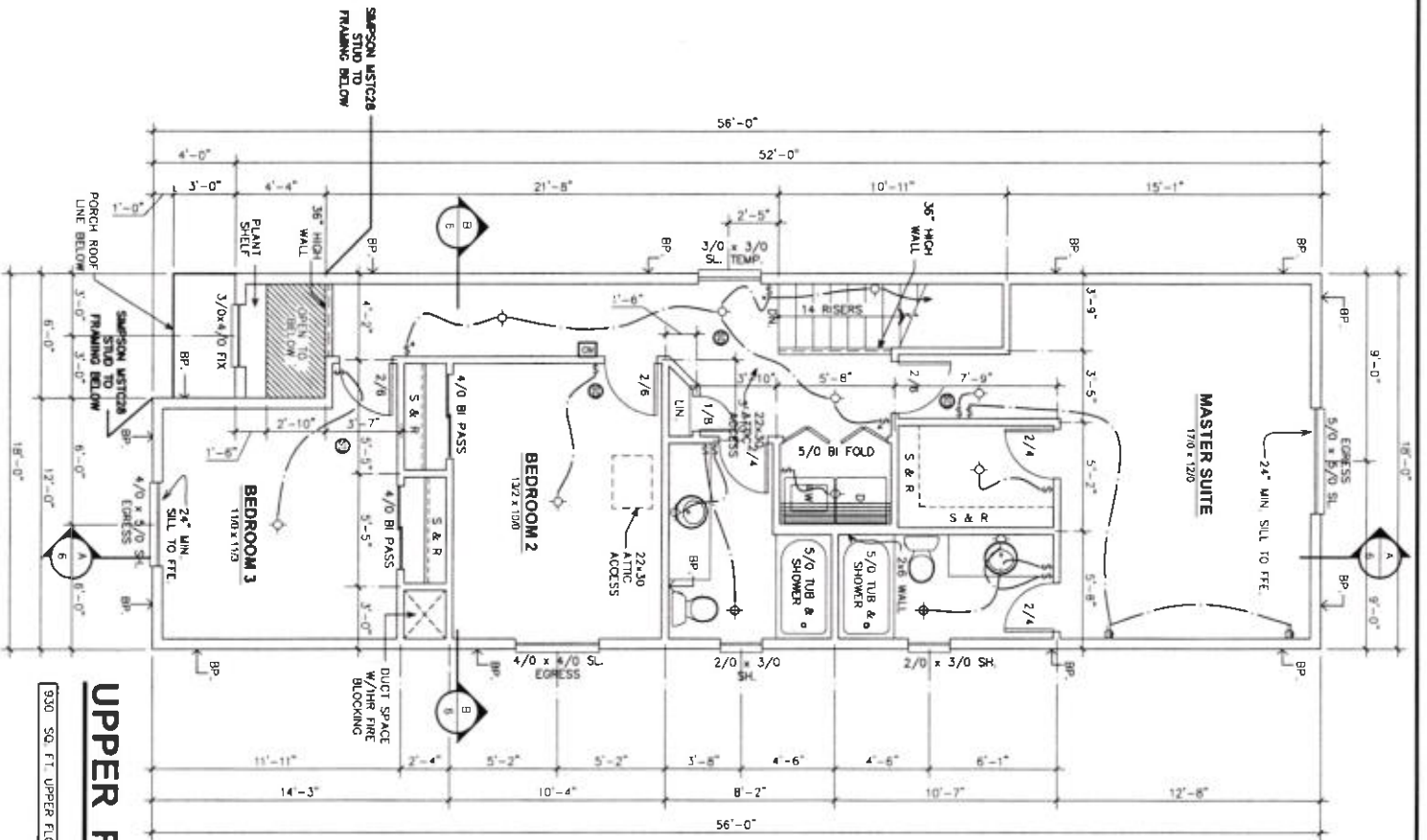
STATEWIDE ALTERNATE METHOD NO. ORSC 13-91 (REF. ORS 454.840) ALLOWING USE OF 200# (ORSC) WALL BRACING PROVIDED AS AN ALTERNATE METHOD TO THE 2011 I-BOC.

LATERAL DESIGN: (REGIMENTAL WALL BRACING)

BP= BRACE PANEL
 1/2" x 1/2" x 1/2" O.C.
 EDGES & 12" O.C. FIELD, 3/8" MIN. SHEETING

PF= PORTAL FRAME 22 1/2" MIN. WIDTH (SEE DETAIL P.7)

AB= ALTERNATE BRACE PANEL, 12" MIN. WIDTH (SEE DETAIL P.7)



UPPER FLOOR PLAN

930 SQ. FT. UPPER FLOOR

- LEGEND:**
- ◇ SURFACE MOUNTED NONCONDENSING WALL MOUNTED NONCONDENSING
 - RECESSED NONCONDENSING
 - ⊕ EXHAUST FAN VENTED TO EXTERIOR
 - ⊖ CEILING MOUNTED DUCTED OUTLET
 - ⚡ SINGLE-POLE SWITCH
 - ⚡ THREE-WAY SWITCH
 - Ⓜ TELEPHONE OUTLET
 - Ⓜ TELEVISION OUTLET
 - Ⓜ 110V SMOKE ALARM/DETECTOR WITH BATTERY BACKUP-WIRECONNECT
 - Ⓜ 110V CARBON MONOXIDE ALARM/DETECTOR WITH BATTERY BACKUP-WIRECONNECT
 - Ⓜ DETECTOR WITH ALTERNATE POWER IN EACH ROOM OR ON EACH BEADROOM DOOR
 - Ⓜ STRUCTURAL BEAM. SEE INCLUDED CALCULATIONS FOR BEAM DATA
 - ▬ INTERIOR BEARING WALL
 - ▬ BEARING FRONT LOCATION. PROVIDE SILL TO FINISH LINE OF MEMBER WITH GREEN HATCH

NOTES:

1. VENT OVER LAUNDRY
2. 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 AN AUTOMATIC CONTROLLER. WHEN NOT PROVIDED WITH MECHANICAL VENTILATION, TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM

STATEWIDE ALTERNATE METHOD
 (NORSPEC 1340) (REVISION 498) (08/01)
 WALL BRACING PROVIDED AS AN ALTERNATE METHOD TO THE 2011 IBC/ICC.
LATERAL DESIGN:
 (RESIDENTIAL WALL BRACING)
 BP- BRACE PANEL
 48" WIDTH AND 8" OC EDGES & 12" OC FIELD. 3/4" MIN SHEATHING