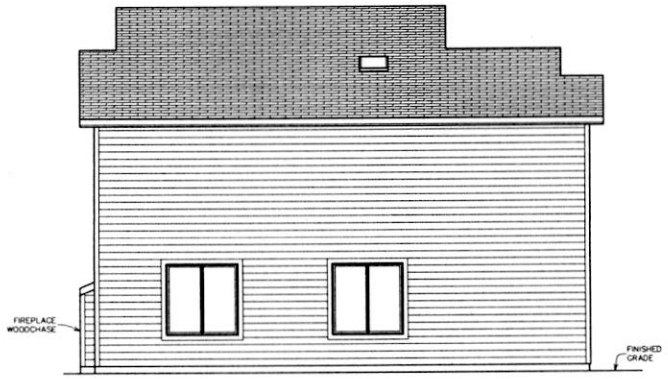
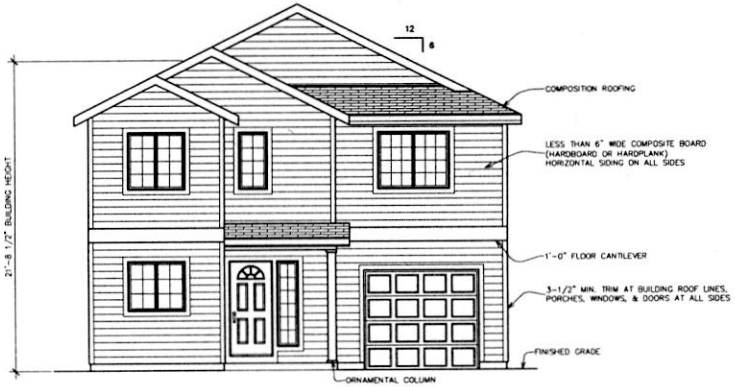
CITY OF PORTLAND BASE ZONE DESIGN STANDARD

STREET-FACING FACADE:
87.0 SQ. FT. WINDOW & DOOR AREA OF STREET FACING FACADE DIVIDED BY 571.7 SQ. FT. AREA OF STREET FACING FACADE = 15.2% WINDOW & DOOR AREA OF STREET FACING FACADE (15% MIN.)



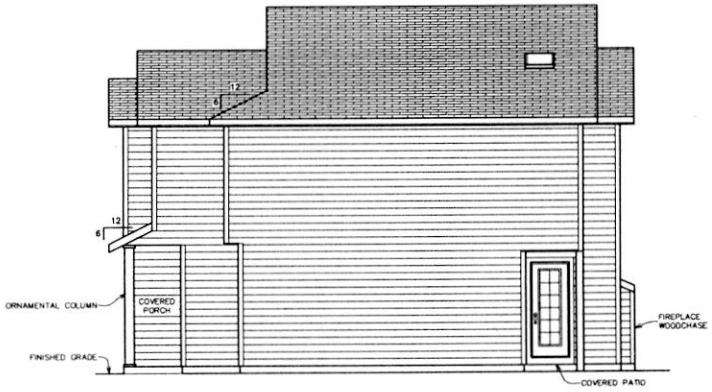
LEFT SIDE ELEVATION

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



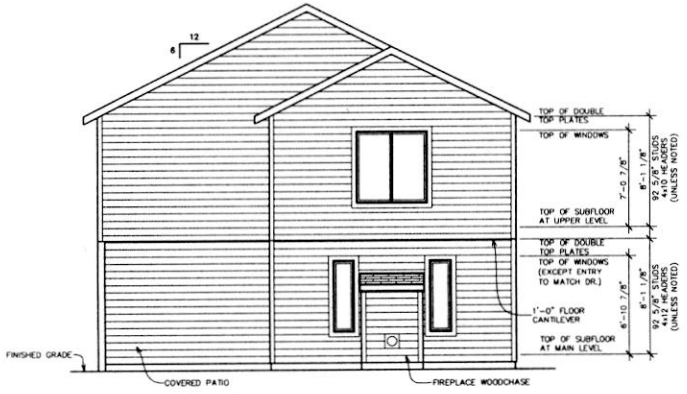
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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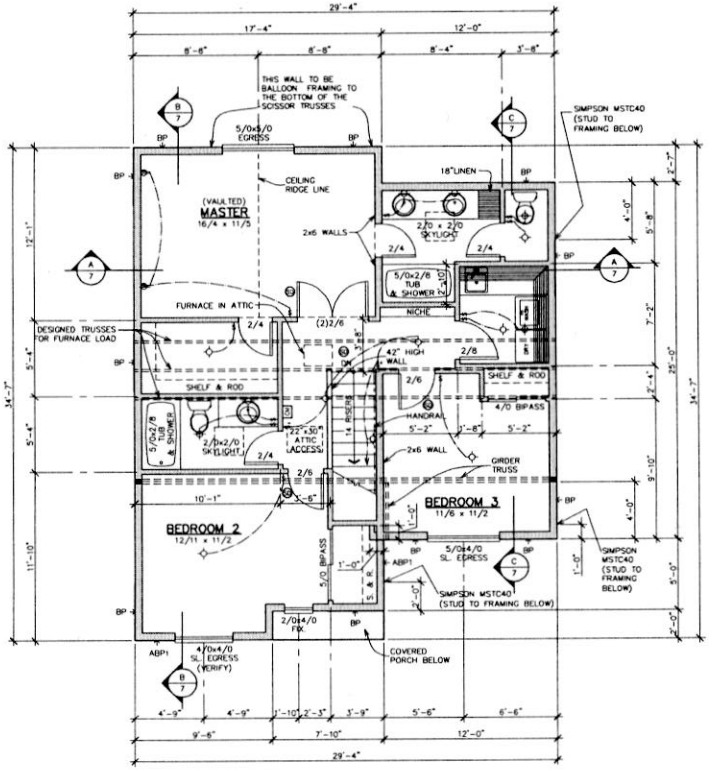
THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF MASSIE HOME DESIGN.

PLAN 1419 FOR FISH CONST. N.W. INC.

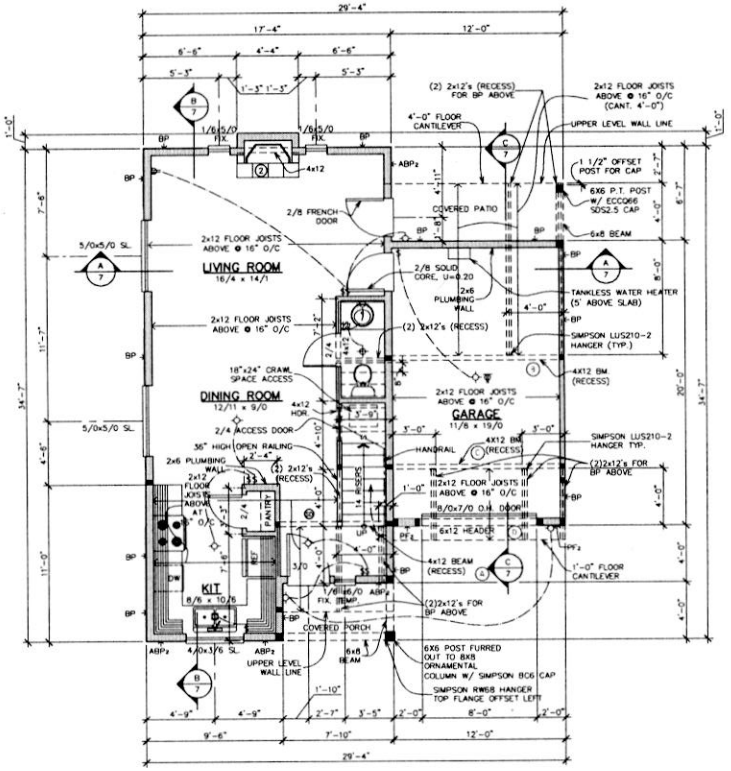
DRAWN BY: E.H.
DATE: 1/2/19
REV.
JOB# 18-058



851 SQ. FT. UPPER FLOOR

UPPER FLOOR PLAN

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



568 SQ. FT. MAIN FLOOR
240 SQ. FT. 1 CAR GARAGE
1419 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-INNERCONNECT
- 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 2x STUDS, MIN. OF BEAM WIDTH, UNLESS NOTED

NOTES:

1. VENT RANGE HOOD & BATH FANS TO OUTSIDE. BATH ROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM INTERMITTENT OR 20 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 W/ BASE PAN.
3. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M1307.2
4. FURNACE TO BE LOCATED IN ATTIC SPACE.

STATEWIDE ALTERNATE METHOD NO.ORSC 13-01 (REF.ORS 455.060) ALLOWS USE OF 2008 (ORSC) WALL BRACING PROVISIONS AS AN ALTERNATE METHOD TO THE 2017 (ORSC).

No. 97-7 PORTAL FRAME BRACING. USE STATEWIDE ALTERNATE METHOD

LATERAL DESIGN: (SEGMENTAL WALL BRACING)

BP= BRACE PANEL, METHOD # 3 48" WIDTH w/7/16 @ 6" O/C EDGES & 12" O/C FIELD. 3/8" MIN. SHEATHING

ABP2 = ALTERNATE BRACE PANEL, METHOD #3, 32" MIN. WIDTH. (SEE DETAIL PG.4)

PF2= PORTAL FRAME, METHOD #3. 22 1/" MIN. WIDTH (SEE DETAIL PG.4)

ABP1 = ALTERNATE BRACE PANEL METHOD # 3, 32" MIN. WIDTH. (SEE DETAIL ON PG.4)

NOTES:

BREAK EXTERIOR WALL SHEATHING @ RIM JOIST BETWEEN FLOORS W/8d @ 6" O.C. EDGES

PLAN 1419

2 OF 5

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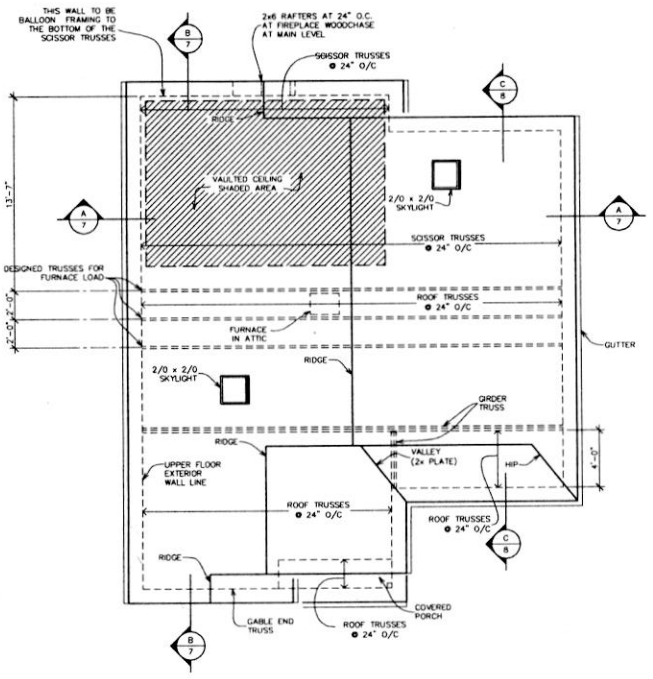
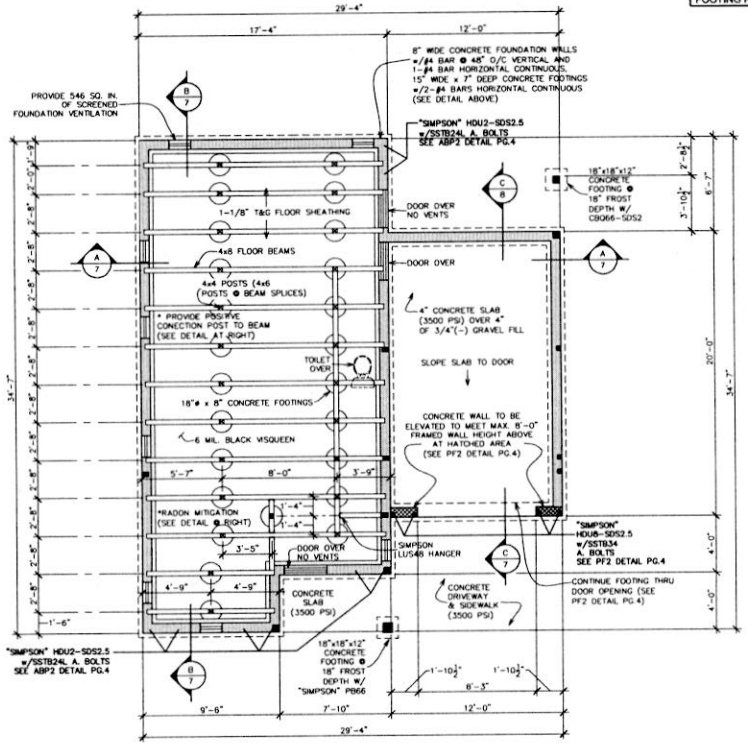
ROOF STRUCTURE SPECIFICATIONS:
1. COMPOSITION ROOFING
2. 15# FELT
3. 1/2" ROOF SHEATHING
4. ROOF TRUSSES @ 24" O/C
   SCISSOR TRUSSES @ 24" O/C AT SHADED AREA
   2x6 RAFTERS AT 24" O.C. AT MAIN LEVEL FIREPLACE WOODCHASE
5. 2x6 BARGE RAFTERS
6. 1'-0" ROOF OVERHANGS
7. GUTTERS, OWNER TO SPECIFY & LOCATE DOWNSPOUTS
8. 6/12 ROOF PITCH

ROOF VENTILATION SPECIFICATIONS:
1. PROVIDE (5) 50 SQ.IN. SCREENED ROOF RIDGE VENTS AT UPPER LEVEL (213 SQ. IN. MIN.)
2. PROVIDE (9) 24 SQ. IN.(2"x12") SCREENED ROOF EAVE VENTS AT UPPER LEVEL (213 SQ. IN. MIN.)
3. PROVIDE (2) 24 SQ. IN. (2"X12") SCREENED ROOF EAVE VENTS AT COVERED PORCH (16 SQ. IN. MIN.)

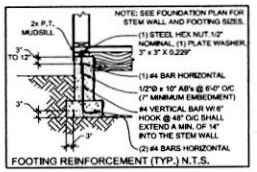


ROOF PLAN
SCALE: 1/4" = 1'-0"

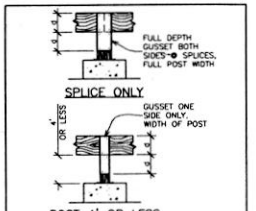


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE: "SIMPSON" PRODUCTS TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS. SEE CURRENT "SIMPSON" CATALOG FOR MORE INFORMATION.



FOOTING REINFORCEMENT (TYP.) N.T.S.



NOTES:
1. DETAILS SHOWN APPLY WHEN THERE IS FULL PERIMETER FOUNDATION WALLS.
2. THIS IS AN ACCEPTABLE PRACTICE PERTAINING TO SECTIONS R407.3 AND R502.9

NAIL AND SCREW PENETRATION	END OR EDGE DISTANCE
8d NAILS, #8 SCREWS = 1 1/2"	3/4"
10d NAILS, #10 SCREWS = 1 5/8"	13/16"

CONNECTORS:
1. QUANTITY AS SHOWN ON DETAILS.
2. GUSSET PLATE.
   1/2" STRUCTURAL SHEATHING OR 1x4" NOMINAL WOOD LUMBER MIN. OR 16 GAUGE (0.0598") STEEL PLATE MIN.
3. NAILS:
   8d FOR 1/2" STRUCTURAL SHEATHING OR 1x (VARIES) NOMINAL MATERIALS. 10d FOR 2x (VARIES) NOMINAL MATERIALS & LARGER.
4. WOOD SCREWS & STAPLES ARE AN ACCEPTABLE ALTERNATE.

*EXCEPTION: GIRDERS & POSTS SUPPORTING EXTERIOR DECKS NOT EXCEEDING 18" INCHES (457MM) IN HEIGHT ARE NOT REQUIRED TO BE LATERALLY BRACED OR HAVE GUSSETS AT POST AND GIRDER CONNECTIONS. (SEE SECTION R507)

FIGURE R502.9
POST AND BEAM CONNECTIONS (AT CRAWL SPACE)

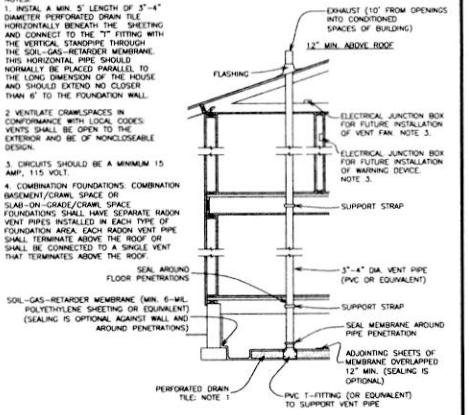
PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:
1. INSTAL A MIN. 5' LENGTH OF 3"-4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6' TO THE FOUNDATION WALL.

2. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NONCLOSEABLE DESIGN.

3. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

4. COMBINATION FOUNDATIONS: COMBINATION BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON VENT PIPES INSTALLED IN EACH TYPE OF FOUNDATION AREA. EACH RADON VENT PIPE SHALL TERMINATE ABOVE THE ROOF OR SHALL BE CONNECTED TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF.



RADON MITIGATION
PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM
(NOT TO SCALE)

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