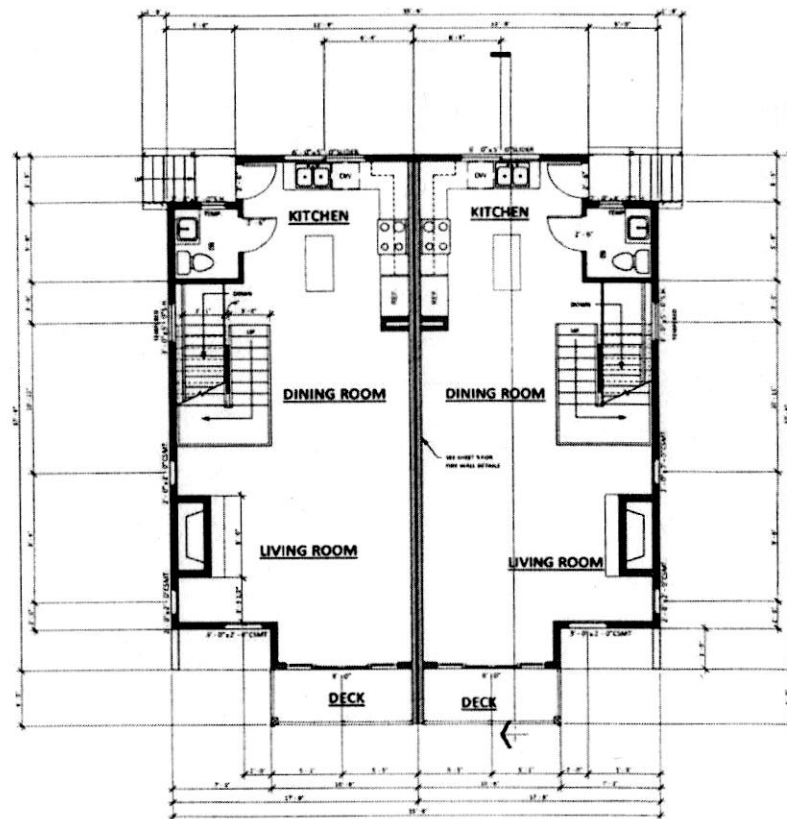


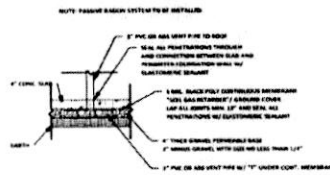
2 SECOND FLOOR PLAN
1/4" = 1'-0"



3 RADON CONTROL VENT @ ROOF
1/2" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



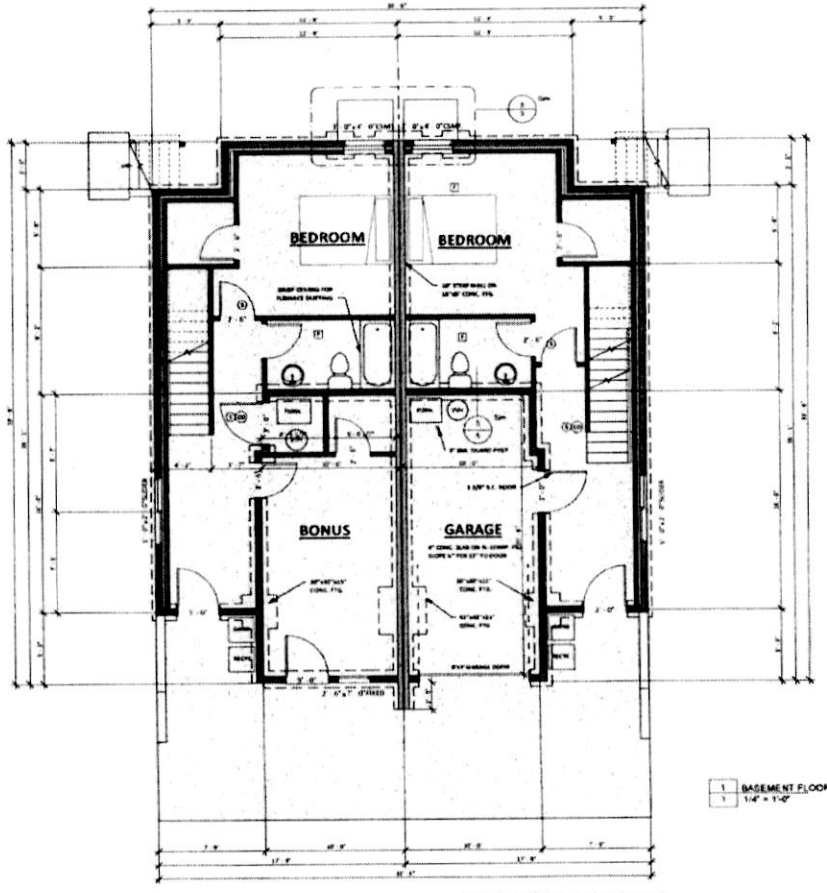
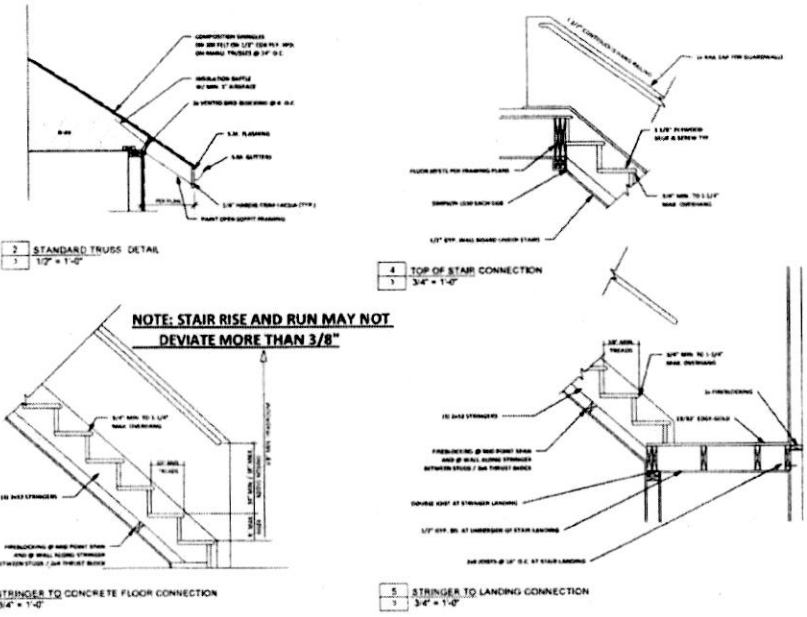
3 RADON CONTROL VENT UNDER SLAB
1/2" = 1'-0"

	SLIDING GLASS
	POCKET DOOR
	SWINGING DOOR
	BI-FOLD DOOR
	6" W. WALL
	CONCRETE WALL
	FAN
	SMOKE DETECTOR

BUILDERS DESIGN INC.
 CONSULTING ARCHITECTS
 11111 N. WOODBURN ST., PORTLAND, OR 97228
 PHONE: (503) 251-8441 FAX: (503) 251-8424
 EMAIL: BUILDERSDESIGN@GMAIL.COM

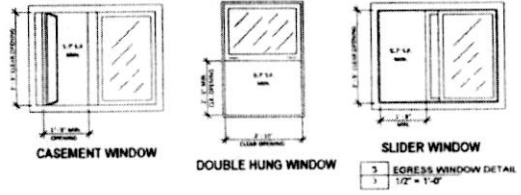
Portland City Homes
 7104 N. Freesman St.
FLOOR PLANS

Project No.	1045
Date	11/02/09 5:36:00 PM
Drawn by	BJT
Scale	AS SHOWN



EGRESS WINDOW INFORMATION

EVERY SLEEPING ROOM BEHIND THE 4TH FLOOR SHALL HAVE AN EGRESS WINDOW. CLEAR OPENING AREA OF 5.7 SQUARE FEET. 6.5' CLEAR HEIGHT. MINIMUM WINDOW WELL IS NOT MORE THAN 6" BELOW THE FINISHED LEVEL. THEN 5 SQUARE FEET OPENING WINDOW IS ALLOWED. MINIMUM NET CLEAR OPENING HEIGHT TRANSOMERS SHALL BE 20". MINIMUM NET CLEAR OPENING WIDTH TRANSOMERS SHALL BE 20". EGRESS WINDOW SHALL HAVE A MINIMUM NET HEIGHT OF MORE THAN 20" ABOVE FINISHED FLOOR. AN OPERABLE EXTERIOR DOOR OR PATIO DOOR ALSO SERVES AS AN EGRESS WINDOW AND SHALL BE 20" HIGH. AND OPENING SHALL BE 5.7 SQUARE FEET. THIS SHALL BE MEASURED ON FINISH FLOOR. AND IN THE HORIZONTAL DIMENSION OF A HALLWAY OF THE WINDOWS AND DOORS REQUIRES THAT CONSTRUCTION BE IN ACCORDANCE WITH APPROPRIATE CODES. ALL EGRESS WINDOW SHALL BE PROVIDED WITH WINDOW WELL PROTECTION DEVICES IN COMPLIANCE WITH ALTA 1.01.07. NOTE: ALL EGRESS WINDOW OF 6" MINIMUM CLEAR HEIGHT SHALL BE PROVIDED WITH WINDOW WELL PROTECTION DEVICES IN COMPLIANCE WITH ALTA 1.01.07.



BASEMENT EGRESS WINDOW

EGRESS AND REAR EGRESS WINDOWS WITH A FINISHED FLOOR SHALL BELOCATED BELOW THE FINISHED FLOOR. EGRESS WINDOW SHALL HAVE A WINDOW WELL. WINDOW WELL IS EGRESS OR REAR EGRESS WINDOW SHALL BELOCATED BELOW THE FINISHED FLOOR. 1. THE CLEAR HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCEPTABLE CLEAR OPENING OF 5.7 SQUARE FEET, WITH A MINIMUM CLEARANCE OF 6" BELOW THE FINISHED FLOOR. 2. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 6" SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY ATTACHED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPEN POSITION. THE LADDER OR STAIRS SHALL NOT BE LOCATED INTO THE REQUIRED CLEARANCE OF THE WINDOW WELL DEPTH.

