

AG Rolin Consulting

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AGROLIN@AOL.COM

STRUCTURAL DESIGN, ENGINEERING & CONSULTING

STRUCTURAL CALCULATIONS

PROJECT: Bailey Residence - Remodel

ADDRESS: 01408 SW Military Rd
Portland, Oregon

CLIENT: Judith Lidstrom Designs

JOB NUMBER: B1203



12-145349 RS

ATTACHED PLEASE FIND CALCULATIONS, SHEETS 1 THROUGH 11, DATED MAY 2012, WHICH VERIFY THE STRUCTURAL ADEQUACY OF THE NOTED REMODEL TO THE ABOVE REFERENCED PROJECT. DESIGN WAS BASED ON THE REQUIREMENTS OF THE 2010 OREGON STRUCTURAL SPECIALTY CODE.





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STRUCTURAL DESIGN & ENGINEERING

Project BAILEY RES

By AGR

Sheet No.

Location

Date 2 MAY

1

Client JLD

Revised

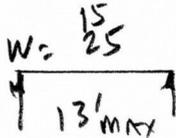
Job No.

Date

B1203

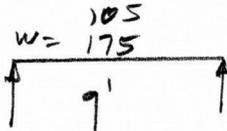
ROOF FRAMING

RAFTERS



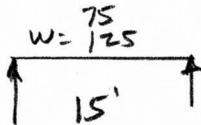
USE: 2x10 @ 24"o

① HDR @ EX 4x6



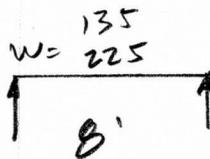
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② HDR @ EXT WALL



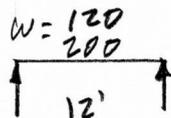
USE: 4x12 #2

③ NEW HDR



USE: 4x8 #2

④ RIDGE BM



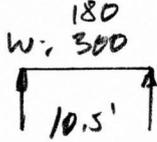
USE: 4x12 #2



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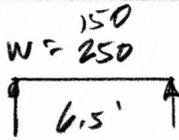
Project	BAILEY RES	By	AGR	Sheet No.	2
Location		Date	2 MAY		
Client	JLD	Revised		Job No.	B1203
		Date			

⑤ RIDGE BM



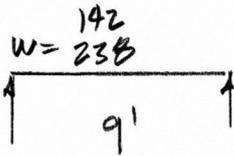
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⑥ HDR @ DESK



USE: 4x8 #2

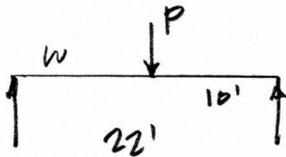
⑦ HDR @ UTIL



USE: 4x10 #2

⑧ EX RF BM

4x16



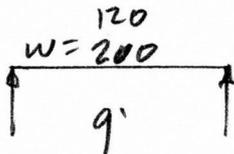
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$$P = \begin{matrix} 945 \# \\ 1575 \# \end{matrix}$$

USE: EX 4x16

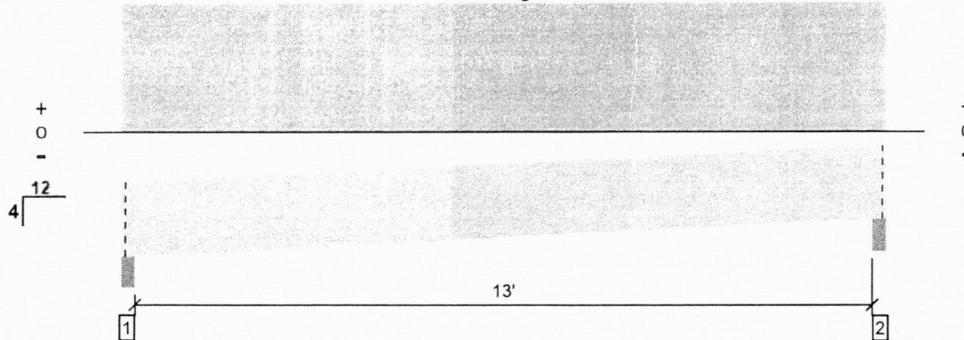
W/ 3/8 x 14 W/ SDS 1/4 x 2 1/2 @ 9" o.c.
TAB

⑨ NEW HDR @ NOOK



USE: 4x10 #2

Member Cut Length: 14' 6 7/8"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	554 @ 2 1/2"	2231	Passed (25%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	471 @ 1' 1/4"	1915	Passed (25%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	1769 @ 6' 9 1/2"	2334	Passed (76%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.237 @ 6' 9 1/2"	0.463	Passed (L/702)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.387 @ 6' 9 1/2"	0.694	Passed (L/430)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Joist
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 4/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 6' 1 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Beveled Plate - SPF	3.50"	3.50"	1.50"	215	340	555	Blocking
2 - Beveled Plate - SPF	3.50"	3.50"	1.50"	215	340	555	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Loads	Location	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 13' 7"	24"	15.0	25.0	Snow

iLEVEL Notes

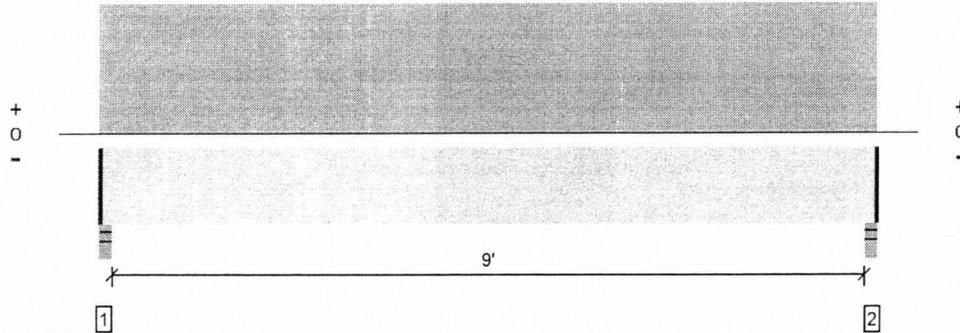
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The product application, input design loads, dimensions and support information have been provided by Forte Software Operator



Forte Software Operator	Job Notes
ADAM ROLIN AG ROLIN CONSULTING (203) 663-9960 AGROLIN@AOL.COM	

Overall Length: 9' 7"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1351 @ 2"	3347	Passed (40%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1075 @ 1' 3/4"	4468	Passed (24%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	3082 @ 4' 9 1/2"	5166	Passed (60%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.078 @ 4' 9 1/2"	0.308	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.129 @ 4' 9 1/2"	0.463	Passed (L/864)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 9' 4 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	542	839	1381	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	542	839	1381	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PLF)	0 to 9' 7"	N/A	105.0	175.0	Snow

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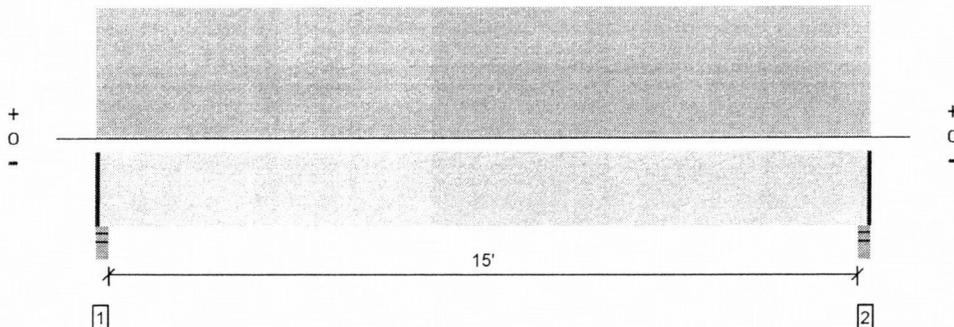


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MEMBER REPORT BAILEY RES, #2
1 piece(s) 4 x 12 Douglas Fir-Larch No. 2

Overall Length: 15' 7"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1614 @ 2"	3347	Passed (48%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1378 @ 1' 2 3/4"	5434	Passed (25%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	6104 @ 7' 9 1/2"	7004	Passed (87%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.229 @ 7' 9 1/2"	0.508	Passed (L/799)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.385 @ 7' 9 1/2"	0.762	Passed (L/476)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

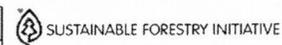
- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 15' 4 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	661	974	1635	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	661	974	1635	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PLF)	0 to 15' 7"	N/A	75.0	125.0	Snow

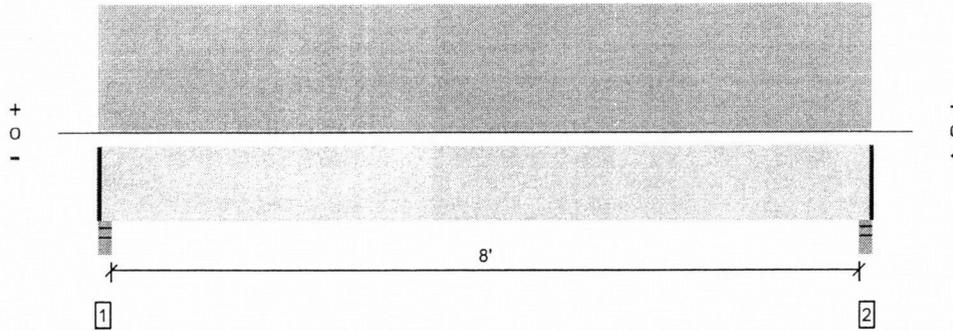
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Forte Software Operator	Job Notes
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iLevel Forte v3.0, Design Engine: V5.4.3.2

Overall Length: 8' 7"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1534 @ 2"	3347	Passed (46%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1244 @ 10 3/4"	3502	Passed (36%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	3118 @ 4' 3 1/2"	3438	Passed (91%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.132 @ 4' 3 1/2"	0.275	Passed (L/751)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.215 @ 4' 3 1/2"	0.412	Passed (L/461)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 8' 4 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	606	966	1572	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	606	966	1572	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PLF)	0 to 8' 7"	N/A	135.0	225.0	Snow

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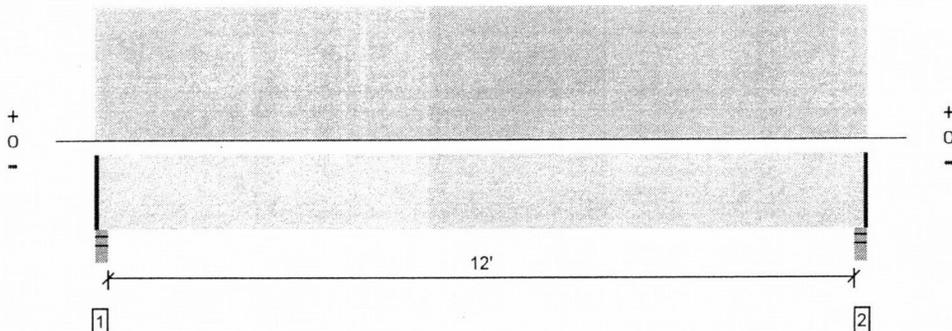
The product application, input design loads, dimensions and support information have been provided by Forte Software Operator

Forte Software Operator	Job Notes
ADAM ROLIN AG ROLIN CONSULTING (203) 663-9960 AGROLIN@AOL.COM	



MEMBER REPORT BAILEY RES, #4
1 piece(s) 4 x 12 Douglas Fir-Larch No. 2

Overall Length: 12' 7"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2042 @ 2"	3347	Passed (61%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1670 @ 1' 2 3/4"	5434	Passed (31%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	6190 @ 6' 3 1/2"	7004	Passed (88%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.153 @ 6' 3 1/2"	0.408	Passed (L/964)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.252 @ 6' 3 1/2"	0.613	Passed (L/584)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 12' 4 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	817	1258	2075	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	817	1258	2075	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

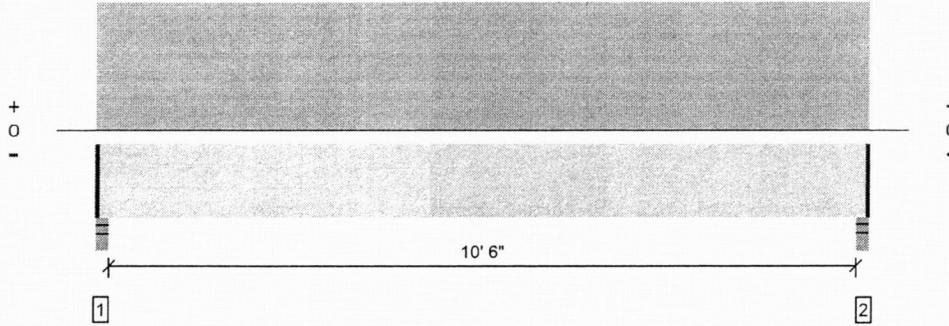
Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform(PLF)	0 to 12' 7"	N/A	120.0	200.0	Snow

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Overall Length: 11' 1"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	2664 @ 2"	3347	Passed (80%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2113 @ 1' 2 3/4"	5434	Passed (39%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	7078 @ 5' 6 1/2"	7004	Passed (101%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.136 @ 5' 6 1/2"	0.358	Passed (L/951)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.222 @ 5' 6 1/2"	0.538	Passed (L/582)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 6" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.79"	1052	1663	2715	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.79"	1052	1663	2715	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform(PLF)	0 to 11' 1"	N/A	180.0	300.0	Snow

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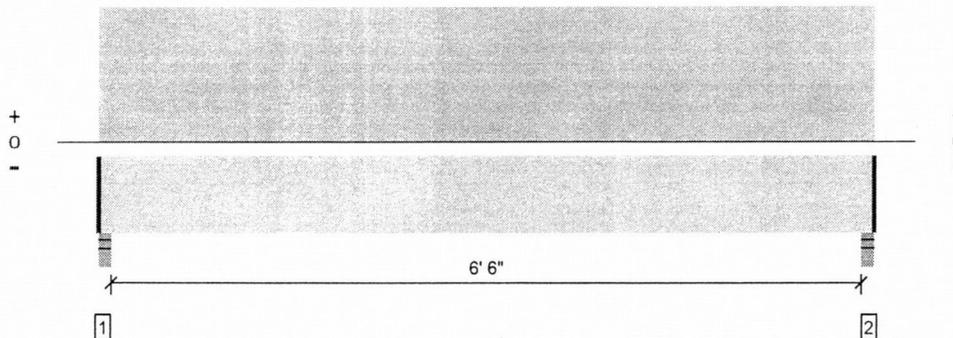
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ADAM ROLIN AG ROLIN CONSULTING (203) 663-9960 AGROLIN@AOL.COM	



MEMBER REPORT BAILEY RES, #6
1 piece(s) 4 x 8 Douglas Fir-Larch No. 2

Overall Length: 7' 1"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	1397 @ 2"	3347	Passed (42%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1075 @ 10 3/4"	3502	Passed (31%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	2315 @ 3' 6 1/2"	3438	Passed (67%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.066 @ 3' 6 1/2"	0.225	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.107 @ 3' 6 1/2"	0.338	Passed (L/759)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 6' 10 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	553	885	1438	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	553	885	1438	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PLF)	0 to 7' 1"	N/A	150.0	250.0	Snow

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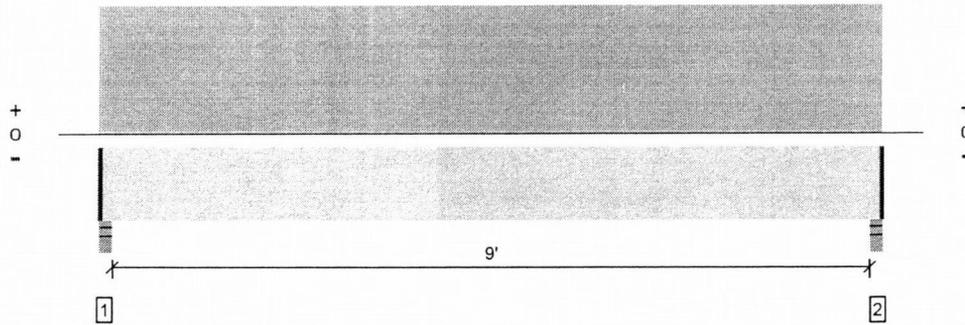
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ADAM ROLIN AG ROLIN CONSULTING (203) 663-9960 AGROLIN@AOL.COM	

5/3/2012 9:56:34 AM
iLevel Forte v3.0, Design Engine: V5.4.3.2



MEMBER REPORT BAILEY RES, #7
1 piece(s) 4 x 10 Douglas Fir-Larch No. 2

Overall Length: 9' 7"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1820 @ 2"	3347	Passed (54%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1448 @ 1' 3/4"	4468	Passed (32%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	4152 @ 4' 9 1/2"	5166	Passed (80%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.106 @ 4' 9 1/2"	0.308	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.173 @ 4' 9 1/2"	0.463	Passed (L/641)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 9' 4 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	719	1140	1859	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	719	1140	1859	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

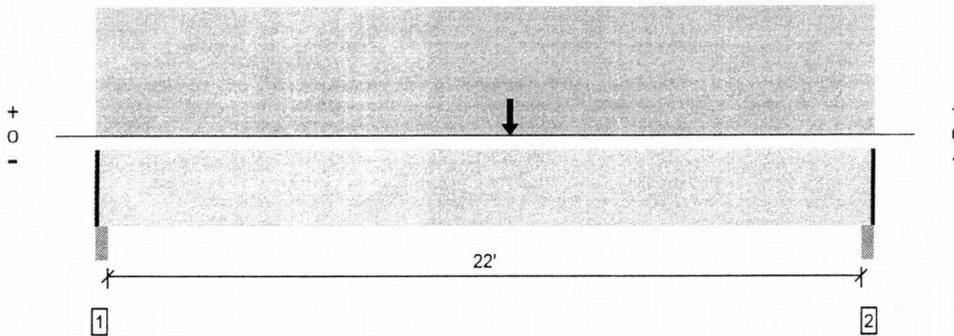
Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform(PLF)	0 to 9' 7"	N/A	142.0	238.0	Snow

iLEVEL Notes
iLevel warrants that the sizing of its products will be in accordance with iLevel product design criteria and published design values. iLevel expressly disclaims any other warranties related to the software. Refer to current iLevel literature for installation details. (www.iLevel.com) Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. iLevel products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards.
The product application, input design loads, dimensions and support information have been provided by Forte Software Operator



Forte Software Operator	Job Notes
ADAM ROLIN AG ROLIN CONSULTING (203) 663-9960 AGROLIN@AOL.COM	

Overall Length: 22' 7"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	4626 @ 22' 5"	4570	Passed (101%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	4130 @ 20' 9 1/2"	11428	Passed (36%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	32060 @ 11' 10 3/4"	38813	Passed (83%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.580 @ 11' 4 1/2"	0.742	Passed (L/460)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.956 @ 11' 4 1/2"	1.112	Passed (L/279)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 8' 8 3/16" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Critical positive moment adjusted by a volume factor of 1.00 that was calculated using length L = 22' 3".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Column - SPF	3.50"	2.25"	2.20"	1781	2713	4494	1 1/4" Rim Board
2 - Column - SPF	3.50"	2.25"	2.28"	1841	2814	4655	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PLF)	0 to 22' 7"	N/A	105.0	175.0	Snow
2 - Point (lb)	12'	N/A	945	1575	

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The product application, input design loads, dimensions and support information have been provided by Forte Software Operator



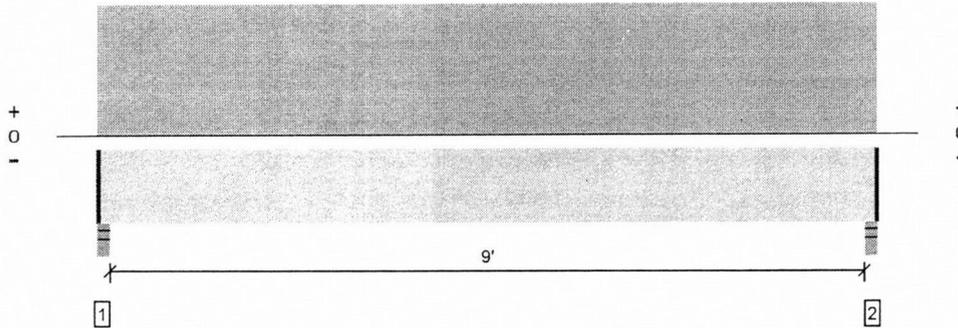
TRY EY 4x16 w/ STL SIDE PL
4x16 #1 A = 53.38 S = 135.7 I = 1034
PL 3/8 x 14 => t = $\frac{29000}{1700} (0.375) = 6.4"$ → A_{EQ} = 89.6 S_{EQ} = 209.1 I_{EQ} = 1463
 $f_b = \frac{32060}{(135.7 + 209.1)} = 1116 \text{ psi}$ $f_b' = 1000 (1.15) = 1150 \text{ psi}$ OK.
 $\Delta_{LL} = .217 + .142 = .359"$ OK

Forte Software Operator	Job Notes
ADAM ROLIN AG ROLIN CONSULTING (203) 663-9960 AGROLIN@AOL.COM	



MEMBER REPORT BAILEY RES, #9
1 piece(s) 4 x 10 Douglas Fir-Larch No. 2

Overall Length: 9' 7"



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1538 @ 2"	3347	Passed (46%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1224 @ 1' 3/4"	4468	Passed (27%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	3510 @ 4' 9 1/2"	5166	Passed (68%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.089 @ 4' 9 1/2"	0.308	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.146 @ 4' 9 1/2"	0.463	Passed (L/758)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC
Design Methodology : ASD
Member Pitch: 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 9' 4 1/2" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS 2005 methodology.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	613	958	1571	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	613	958	1571	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform(PLF)	0 to 9' 7"	N/A	120.0	200.0	Snow

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Property Owner Statement Regarding Construction Responsibilities

Oregon Law requires residential construction permit applicants who are not licensed with the Construction Contractors Board to sign the following statement before a building permit can be issued. (ORS 701.055 (4))

This statement is required for residential building, electrical, mechanical, and plumbing permits. Licensed architect and engineer applicants, exempt from licensing under ORS 701.010 (7), need not submit this statement. This statement will be filed with the permit.

Please check the appropriate box:

I own, reside in, or will reside in the completed structure and my general contractor is:

Name

CCB#

Expiration Date

I will inform my general contractor that all subcontractors who work on the structure must be licensed with the Construction Contractors Board.

or

I will be performing work on property I own, a residence that I reside in, or a residence that I will reside in. If I hire subcontractors, I will hire only subcontractors licensed with the Construction Contractors Board. If I change my mind and hire a general contractor, I will select a contractor who is licensed with the CCB and will immediately give the name of the contractor to the office issuing this Building Permit.

I have read and understand the Information Notice to Homeowners About Construction Responsibilities, and I hereby certify that the information on this homeowner statement is true and accurate.

Keith Bailey
Print Name of Permit Applicant

Keith Bailey
Signature of Permit Applicant

5/30/12
Date

Permit #: 12-145349 DS

Address: _____

Issued by: _____ Date: _____





Building Permit Application
City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

12-145349 RS

Type of work

New construction Addition/alteration/replacement

Demolition Other:

Category of construction

1 & 2 family dwelling Commercial/industrial Accessory building

Multifamily Master builder Other:

Job site information and location

Job no.: _____ Job address: 01408 SW Military Rd

City/State/ZIP: Portland 97219

Suite/bldg./apt. no.: _____ Project name: Bailey Kitchen Remodel

Cross street/directions to job site: _____

Subdivision: _____ Lot no. _____ Tax map/parcel no. _____

Description of work

Kitchen/Laundry room remodel

Reference RS / Combination Permit no. _____

Property owner **Tenant**

Name: Keith Bailey

Address: 01408 SW Military Rd

City/State/ZIP: Portland OR

Phone: 503 348 3530 FAX: _____

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: Keith Bailey Date: 5/30/12

Contractor

Business name: _____

Address: _____

City/State/ZIP: Same

Phone: _____ FAX: _____

CCB lic. no. _____

Authorized signature: _____

Print name: _____ Date: _____

Applicant **Contact Person**

Business name: _____

Contact name: Keith Bailey

Address: 01408 SW Military Rd

City/State/ZIP: Portland OR 97219

Phone: 503 348 3530 FAX: _____

E-mail: _____

Authorized signature: Keith Bailey

Print name: KEITH BAILEY Date: 5/30/12

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Office Use Only

Permit no: _____

Date received: _____

By: _____

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	67,000
Number of bedrooms:	0
Number of bathrooms:	0
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	
Occupancy groups	
Existing:	
New:	

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

Sub-contractor information can be faxed to 503-823-7693.



Disclaimer for Existing On-site Sewage Disposal System

To Our Valued Customers:

Development Services records indicate there may be an abandoned cesspool or septic tank on your property. There are inherent risks associated with building near or over these features. Cesspools or septic tanks may collapse, settle and/or cause subsidence of the ground which may damage structures or otherwise result in hazardous conditions. It is your responsibility as the property owner to protect yourself and your property against the potential adverse effects these features may cause.

As the property owner, it is your responsibility to obtain a permit and properly decommission known and suspected cesspools and septic tanks on your property. A properly decommissioned cesspool or septic tank should be filled with ¾ inch minus gravel, angular pea gravel or masonry sand and be watered down or compacted in lifts. Common soil or dirt is not an approved fill material. If you encounter or determine that a cesspool or septic tank has not been properly decommissioned, you must obtain a permit and decommission it in accordance with the instructions below.

If you have any questions regarding this matter or other matters regarding onsite sewage disposal systems, you may contact the Site Development section at 503-823-6892.

Project or Permit Number 12-145349 RS

Project Address 01408 SW Military Road

I understand the above. I am the owner of the property or am authorized to act for the property owner(s)

Date 5/30/12 Check one Property Owner Other

Signature Keith Barley Name Keith Barley

Street Address 01408 SW military rd

City PDX State _____ Zip Code 97219

Day Phone 5033483530 FAX _____ email _____

OAR 340-71-185 Decommissioning of System Procedures:

1. Obtain a Decommissioning permit
2. Pump sewage out of system (as applicable)
3. Fill using suitable material after pumping to top, leaving material type exposed

Suitable Materials are:

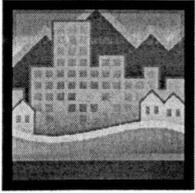
- ¾" minus gravel or angular pea gravel (with fines) – compacted
- Masonry or playground sand fill in lifts of 1-5 ft and water down and/or tamp for proper settling and compaction
- Concrete slurry (if UIC or commercial property)

4. After system has been pumped and filled but not covered, call 503-823-7000 for inspection (IVR #842)
5. Provide copy of pump receipt at time of inspection
6. The system building sewer shall be permanently capped as applicable

THIS IS NOT A WAIVER

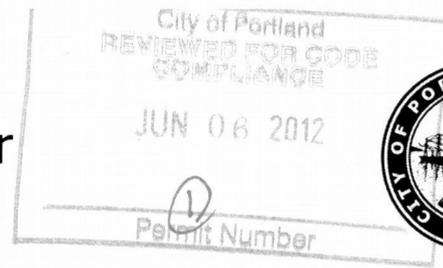
Information is subject to change.

Site Development Phone: 503-823-6892, FAX 503-823-5433, TTY 503-823-6868



City of Portland Development Services Center

1900 SW Fourth Avenue, Suite 1500 Portland, OR 97201
Telephone: (503) 823-7310



GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

Date : June 6, 2012

Permit number: 12-145349-000-00-RS

Project Address: 01408 SW MILITARY RD

Prescriptive wall bracing

Engineered lateral design

Retaining walls > 4' or surcharged

The following "General Notes and Supplemental Information" are now **part of your approved plans**.

- It is the **responsibility of the builder to comply** with these requirements during construction.
- Where there is a conflict between a general note and the plans, **the more restrictive shall apply**.

FOUNDATION/UNDER-FLOOR/ATTIC

R302.1 Prior to setback inspections, lot lines shall be clearly marked in the field for verification of the setbacks and fire separation distance between the lot lines and new construction.

R109.1.1 Reinforcing steel and connectors to be embedded in concrete shall be in place and supported at time of foundation inspection.

R317.1 All wood shall be pressure-preservative-treated or of natural resistance to decay where there is less than 18" clearance to ground under floor joists or 12" under girders, in direct contact with concrete, or exposed and supporting porches and decks.

R502.6 Provide 3" of bearing at beam pockets and 1/2" air space at sides and ends.

R401.3 Lots shall be graded to drain surface water away from exterior walls a minimum of 6" vertical in 10' horizontal.

R403.1.5.1 Bottoms of foundation footings shall extend least 18" below finish grade; except foundations of freestanding accessory structures of light frame construction not more than 600 SF with an eave height not more than 10 feet, and decks not supported by a dwelling may extend not less than 12" below grade.

	<i>Number of floors</i>	<i>Wall Thickness</i>	<i>Footing Width</i>	<i>Footing Thickness</i>
R403.1.1	1	6"	12"	6"
R404.1.1	2	8"	15"	7"
R404.1.5	3	10"	18"	8"

R403.1.4 When the footing and stem wall are placed in separate concrete pours, one #4 vertical bar shall be placed @ 48" o.c. with each bar having a 6" hook in the footing and extending at least 14" into the stem wall.

R403.1.4.1 Foundation stem walls shall be provided with a minimum of one #4 bar within 12 inches of the top of the wall and one #4 bar a minimum of 3" clear from the bottom of the footing. Monolithic foundations shall be permitted to have a minimum of two #4 bars placed in the footing.

R403.1.7 A grounding electrode system shall be installed in foundations: one #4 horizontal bar not less than 3" from the bottom of the footing and not less than 20' long, one #4 vertical bar stubbed up at least 12" above the floor plate with a minimum 12" splice to the horizontal bar.

R403.1.8 Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6'-0" on center maximum, with at least two bolts per plate and within 12" of ends and corners. 1/4" X 3" X 3" washers are required at all anchor bolts the full length of all required braced wall lines.

R404.1.6 Foundation wall shall extend at least 6" above grade.

R405.1 Drains shall be provided around all foundations enclosing habitable or usable space below grade.

R406.2 Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.

R407.3 Columns shall be anchored at the bottom, except columns less than 48" in height within underfloor areas enclosed by a continuous foundation.

R408.1 Provide foundation vents at a rate of 1 SF vent area per 150 SF of crawl area within 3' of each corner, and on at least 3 sides.

R408.3 An 18" x 24" access opening is required to all under-floor spaces.

R501.3 The underside of floor assemblies shall have 1/2" gypsum wallboard or 5/8" wood structural panel except over a crawl space not used for storage or fuel-fired equipment, or when supported by 2X10 or greater floor joists.

R806.1 Enclosed attics and rafter spaces shall have vent openings to the exterior with a total net free area of 1 unit per 300 units of attic area with at least 50% but not more than 80% of vents at least 3 feet above the eave and the remaining at the eave. Minimum 1-inch airspace shall be provided between insulation and roof sheathing.

R807.1 22" x 30" minimum attic access is required to all attic areas > 30 SF and with 30" or more clear height.

Appendix F

All new buildings shall have radon gas mitigation by one of the following methods:

Crawl space: 1. Mechanically ventilated; or 2. Passive sub-membrane depressurization; or 3. Permanently open foundation ventilation per R408.1 and a blower-door building tightness test.
Slab-on-grade: Passive depressurization system with 4" gas-permeable layer of aggregate under slab. A 6-mil polyethylene membrane shall be installed over under-slab aggregate or crawl space soil, lapped 12" and closely fit around penetrations.

A minimum 3" diameter vent pipe for depressurization with a plumbing tee shall be installed beneath the membrane and extend up through the building floors and terminate at least 12" above the roof, 10' away from openings less than 2' below termination.

Potential radon entry routes into the building shall be properly sealed.

An electrical box with power shall be installed in the attic for potential future installation of a fan for active depressurization where passive depressurization is installed.

FRAMING

- R302.11** Fireblocking shall be installed in concealed spaces of wood construction: in walls at ceiling and floor levels, and not more than 10' horizontally; at intersections between vertical and horizontal spaces such as at dropped ceilings and soffits; between stair stringers at top and bottom of stair runs. Fireblocking shall consist of 2" nominal lumber, 1/2" gypsum board, mineral wool or glass fiber securely retained, or other approved material.
- R302.12** Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 sq. ft.
- R317.3** Fasteners and connectors in contact with preservative-treated wood shall be hot dipped galvanized steel or equivalent.
- R502.8.1** Notches in sawn lumber joists, rafters and beams shall not exceed 1/6 member's depth, not longer than 1/3 member's depth, and not located in the middle 1/3 of the member's span. Notches at ends shall not exceed 1/4 the member's depth. Tension side of members greater than 4" nominal thickness shall not be notched except at the ends.
Hole diameters shall not exceed 1/3 member's depth, and not be closer than 2" to the top or bottom, or to any other hole or notch.
- R502.8.2** Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product manufacturer or where designed by a registered design professional.
- R602.6.1** Top plates of bearing walls notched or drilled more than 50 percent of their width shall have a minimum 16 gauge, 1-1/2" wide galvanized strap installed at the opening. Straps shall extend 6" minimum past the opening with 8 10d nails each side.
- R802.10.1** Engineered trusses design drawings shall be submitted for review and approval prior to erection. Trusses shall be braced. Tie-downs shall be installed to provide a continuous load path from the truss to the foundation.
- R802.11**

GARAGES

- R302.5.1.1** Provide a 1-3/8" minimum solid core door, a 20-minute fire rated door or a solid or honeycomb steel door not less than 1-3/8" thick between garage and residence.
- R302.5.2** Ducts penetrating the wall or ceiling separating the dwelling from the garage shall be of not less than 26 gauge steel, with no duct openings in the garage.
- R302.11 #4** These penetrations shall be protected by filling the opening around the penetration item with approved material to resist the free passage of flame and products of combustion
- R302.6** The garage shall be separated from the residence and attic by minimum 1/2" gypsum board. 5/8" Type X gypsum board is required at ceilings when habitable space is located above the garage. Supporting walls and structural elements shall be a minimum of 1/2" gypsum board.
- M1307.2** Seismic anchorage of water heaters is required.
- M1307.3**
- M1307.3.1**
- Appliances in a garage that generate a glow, spark or flame shall be located at least 18" above the floor.
 - Furnaces or water heaters in a garage shall be protected from vehicle impact by 2" diameter steel post embedded 12" deep in 6" diameter hole, concrete filled, extending 36" above garage floor.

DWELLING UNIT

R303.1	All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room, or shall have permanent artificial illumination providing 6 footcandles average 30 inches above the floor. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
R303.3 M1507.2 M1507.4	<ul style="list-style-type: none">• Rooms with bathing facilities shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control. 4" dia. ducts must be smooth and no more than 20' long, with 3 elbows. Natural ventilation is okay for bathrooms without bathing facilities.
M1503.4	<ul style="list-style-type: none">• Kitchen cooking appliances shall be equipped with ducted range hoods, down-draft system or wall- or ceiling-mounted fans designed to exhaust a minimum of 150 cfm intermittent or 25 cfm continuous.
M1503.1 M1502.3	<ul style="list-style-type: none">• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.
M1502.7	<ul style="list-style-type: none">• Clothes dryer installed in closets shall have a makeup air opening not less than 100 sq. in.
R308.4	Safety glazing shall be provided at hazardous locations such as: <ul style="list-style-type: none">• Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain.• Within 24" of a door and less than 60" above the floor.• Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor.• Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface.• Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
R310	All basements and each sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall have a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 24"; width 20". Sill height above finished floor is 44" max.
R612.2	Windows more than 72" above exterior grade or surface below and less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.
R311.4.3	There shall be a floor or landing, not more than 1.5 inches lower than the top of the threshold, on each side of the required exit door, except an exterior landing may be not more than 8" below the top of the threshold where the door does not swing over the landing (except exterior storm or screen doors.) Landings shall be at least as wide as the door and shall be at least 36" long measured in the direction of travel.
E35-210.12	Arc-Fault Circuit Interrupter circuits are required in all sleeping areas. When existing wall covering is left in place and the wiring is "fished" in the wall, an AFCI circuit breaker is not required.
R313	Smoke alarms with battery backup that are interconnected and connected to the house wiring are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.
R326	Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.
P411.7 P411.6	Showers shall have a clear area measured at the top of the threshold not less than 1,024 square inches and 30" diameter circle. The clear opening width at shower doors shall be at least 22".
R703.1.1	The exterior wall envelope shall be installed in a manner to allow water that enters the assembly to drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings. The 1/8" space is not required where the exterior veneer or water-resistive barrier complies with ASTM E2273, or the drawings include details of window sill pan flashing which drains through the veneer to the exterior surface.

delete this row

STAIRS & GUARDRAILS

R303.6	All exterior and interior stairways are to be provided with illumination. Interior stairs shall have light located in the immediate vicinity of each landing and controlled at the top and bottom of the stairway. Exterior stairways shall have light located in the immediate vicinity of the top landings and controlled from inside.
R302.7	Walls and soffits of enclosed accessible space under stairs shall be protected with 1/2" gypsum board.
R311.7	Stairs must comply with the following dimensions: <ul style="list-style-type: none">• 36" minimum width.• 6'-8" minimum headroom height measured vertically from the plane of the nosings of the treads.• Minimum 4" to maximum 8" riser height and a minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest treads and risers.

- R311.7.7** • Stairways with 4 or more risers shall have a handrail on one side that is not less than 30" and not more than 38" above the tread nosing, is continuous for the full length of the flight, and is returned to a wall or terminated at a newel post.
- R311.7.7.3** • Type I handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2".
• Type II handrails shall be at least 1-1/4" and not more than 2-3/4" wide, with finger recesses on both sides of the rail starting not more than 3/4" below the top of the rail and at least 5/16" deep.
- R312** Floor surfaces, ramps, balconies or porches located more than 30" above the adjacent floor or grade shall have guards not less than 36" in height. Open sides of stairs more than 30" above the floor or grade below shall have guards at least 34" in height measured vertically from the tread nosing. Guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through, except at the open sides of stairs where the intermediate rails may be spaced such that a sphere 5" in diameter cannot pass through.
- R301.5** Stair handrail and newel posts shall extend the full depth of, and be anchored to, the floor structure.

ENERGY EFFICIENCY

- N1107.2** 50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.
- Table N1101.1(1)** Prescriptive Envelope Requirements: Above grade wall: R-21; Below grade wall: R-15; Flat ceiling: R-38; Vaulted ceiling: R-30 (max. 50% of heated floor area); Under-floor: R-30; Slab-edge perimeter: R-15; Heated slab R-10; Windows U= 0.35; Skylights: U-0.60 (max. 2% of floor area); Exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; Forced air ducts: R-8.

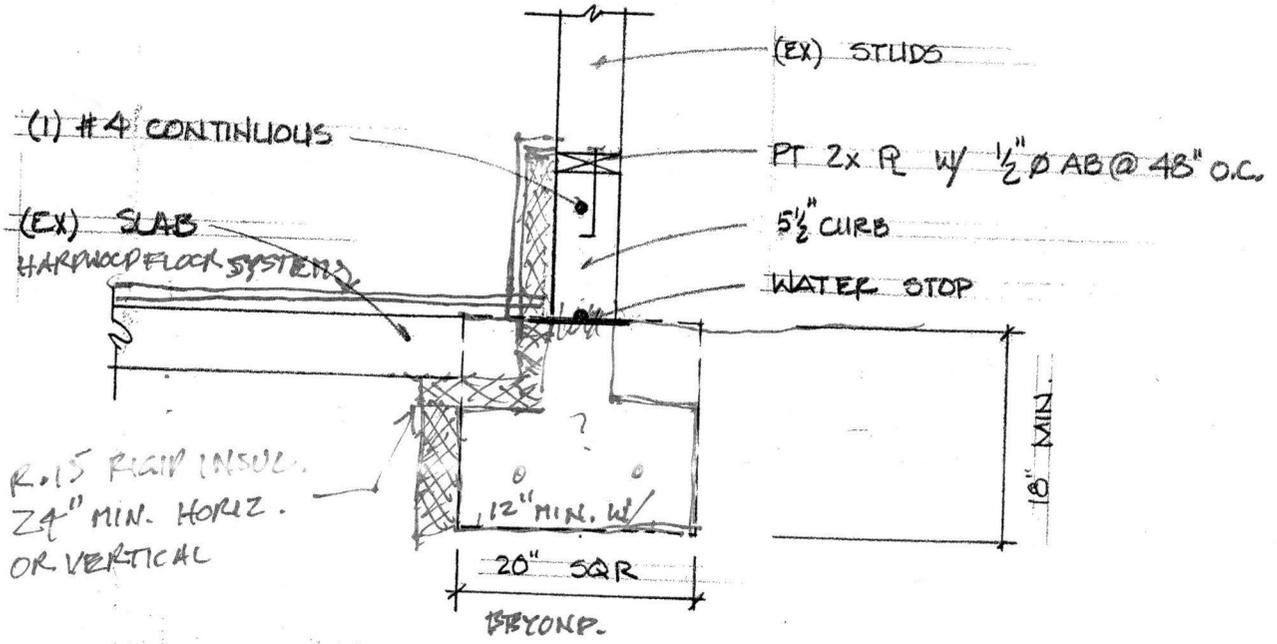
- Table N1101.1(2)** New heated buildings and additions more than 600 SF or more than 40% of the original heated floor area shall have at least two of the Additional Measures in the structure, one from Envelope and one from Conservation:

Envelope Enhancement Measure (select one):

- | | |
|--|--|
| <input type="checkbox"/> 1. High efficiency walls and windows | <input type="checkbox"/> 2. High efficiency envelope |
| <input type="checkbox"/> 3. High efficiency ceiling, windows & duct sealing | <input type="checkbox"/> 4. High efficiency thermal envelope UA |
| <input type="checkbox"/> 5. Building tightness testing, ventilation & duct sealing | <input type="checkbox"/> 6. Ducted HVAC systems within conditioned space |

Conservation Measure (select one):

- | | |
|---|--|
| <input type="checkbox"/> A. High efficiency HVAC system | <input type="checkbox"/> B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used) |
| <input type="checkbox"/> C. Ductless heat pump | <input type="checkbox"/> D. High efficiency water heating & lighting |
| <input type="checkbox"/> E. Energy management device & duct sealing | <input type="checkbox"/> F. Solar photovoltaic |
| <input type="checkbox"/> G. Solar water heating | |



Y (EX) SLAB EDGE SECTION

2

DATE: 5-17-12

503 534 19 80

DESIGNED BY: JUDITH LIPSTROM'S DESIGNS • 97219 • PORTLAND • 01408 SW MILITARY RD • PORTLAND • 97219

12-1455349 RS

General Notes:

1. Bottom of footings to rest on firm, compacted soil.
2. Concrete strength to be 3000 psi.
3. All studs to be D.F. stud grade, 2x and 4x wood framing to be D.F. #2 or better, 5x and larger to be D.F. #1.
4. All framing and nailing to conform to Table R 602.3(1) of the 2008 Oregon Residential Specialty Code, unless otherwise noted.
5. All framing exposed to earth or weather to be pressure-treated wood.
6. Provide a minimum of 1 1/2" bearing for all headers, 2 1/2" bearing for all major beams.
7. Plywood to be nailed with 8d nails at 6" o.c. at the edges, 12" o.c. at the interiors, unless otherwise noted.
8. Use water resistant gypsum wallboard at all water splash areas.
9. Patch all walls with 1/2" gypsum wallboard and texture to match existing.
10. Dimensions are given to face of stud and finished sizes of doors and windows.
11. Connect all gutters and downspouts to existing or new drainage.
12. All work to conform to the 2010 Oregon Energy Efficiency Code requirements has been followed. All new windows and full light doors to be class 35/40.
13. All work to conform to 2008 Oregon Residential Specialty Code.
14. Contractor to verify all dimensions and conditions on site and to notify designer of any error prior to commencement of work.

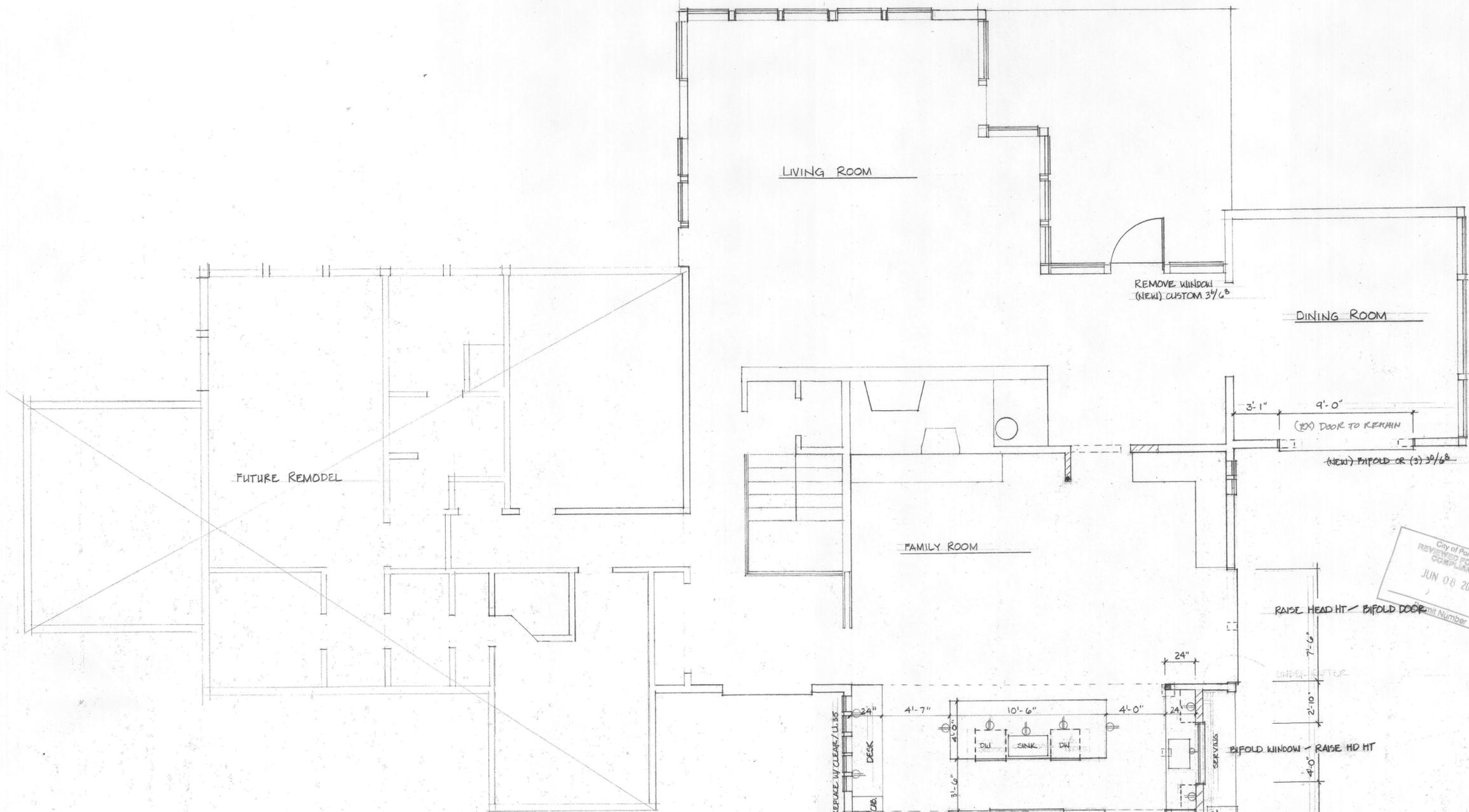


- RECONFIGURING SPACE UNDER EXISTING ROOF
- VAULTING CEILING, ADDING (NEW) 2x10 RAFTERS & 4x12 RIDGE
- REMODELING KITCHEN AND LAUNDRY ROOM

LEGAL DESCRIPTION: SEC. 34 13 1E
 TAX LOT 300
 MULTNOMAH COUNTY

PLOT PLAN
 1/16" = 1'-0"

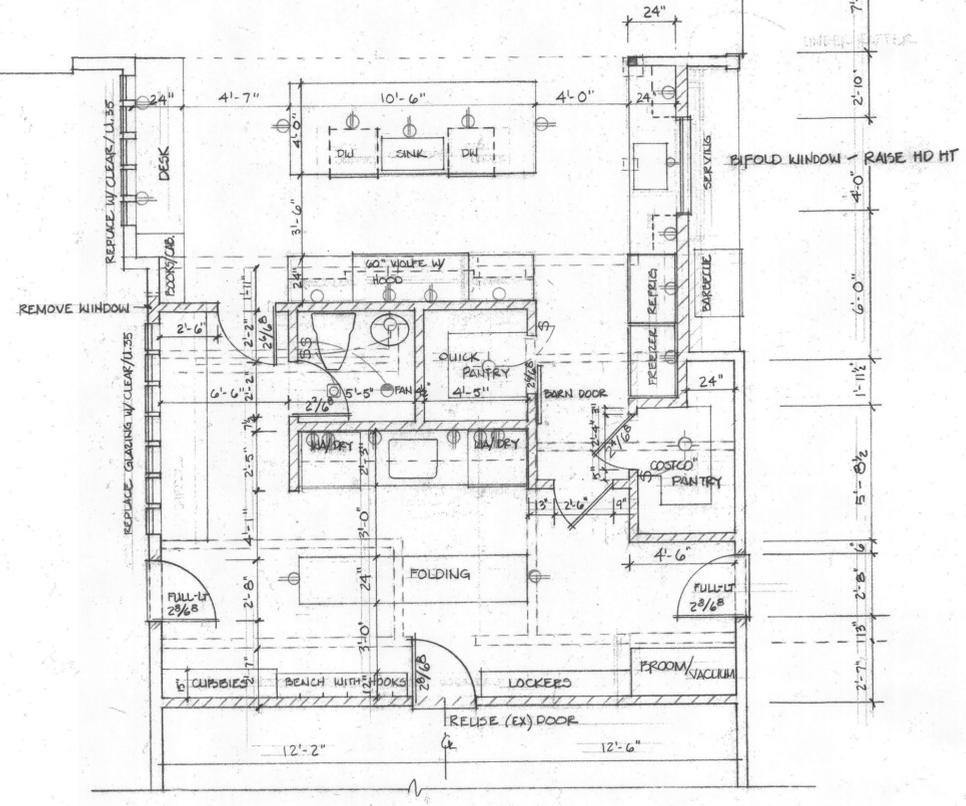




FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

KEY

EXISTING	=====
REMOVE	-----
NEW	=====



City of Portland
 REVIEWED FOR CODE
 COMPLIANCE
 JUN 06 2012

RAISE HEAD HT - BIFOLD DOOR

BIFOLD WINDOW / RAISE HD HT

REMOVE WINDOW
 (NEW) CUSTOM 3 3/4"

DINING ROOM

LIVING ROOM

FAMILY ROOM

FUTURE REMODEL

3'-1" 9'-0"
 (EX) DOOR TO REMAIN

(NEW) BIFOLD OR (3) 30/68

REPLACE W/CLEAR/LI.SS
 DECK
 REFRIG. / CUPBDRS
 PANTRY

REMOVE WINDOW

REPLACE CUPBDRS W/CLEAR/LI.SS

FULL-LT 28/68

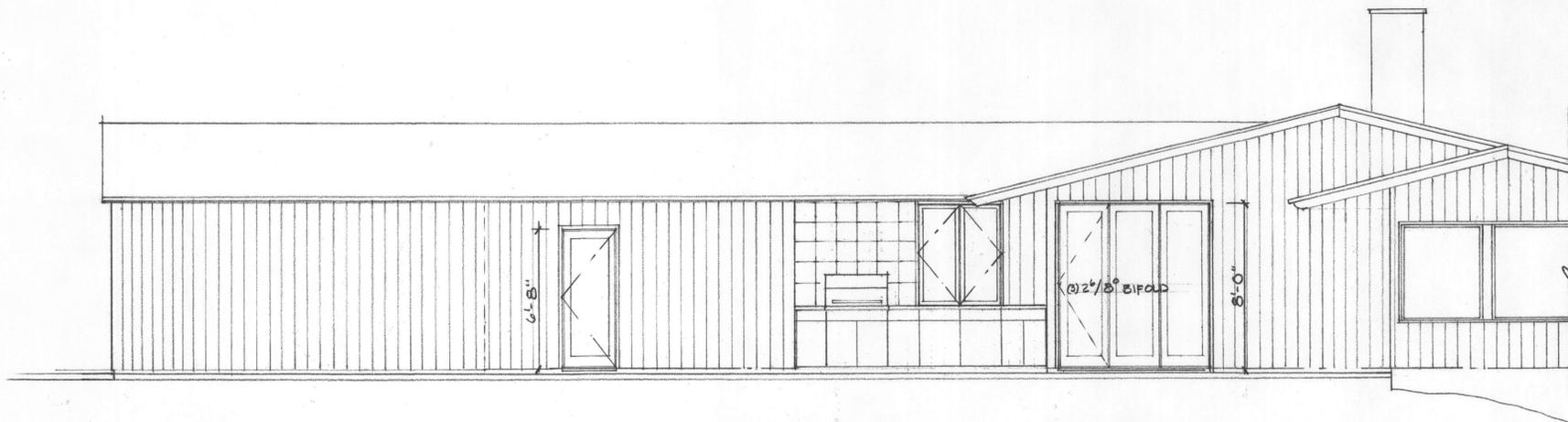
FOLDING

LOCKERS

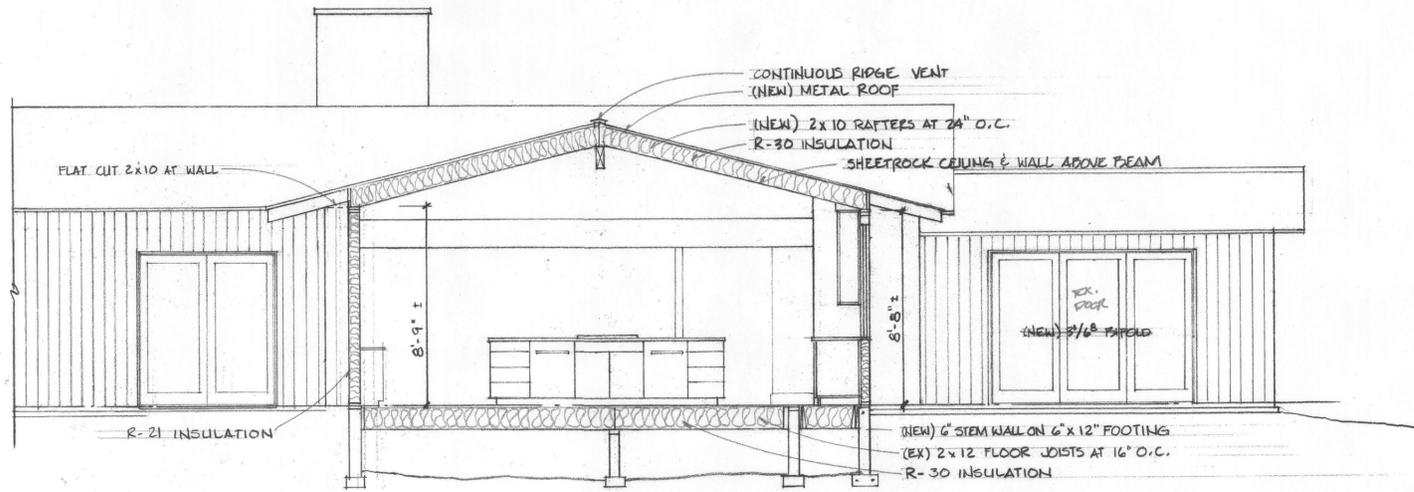
BROOM/VACUUM

REUSE (EX) DOOR

REFRIG. / CUPBDRS

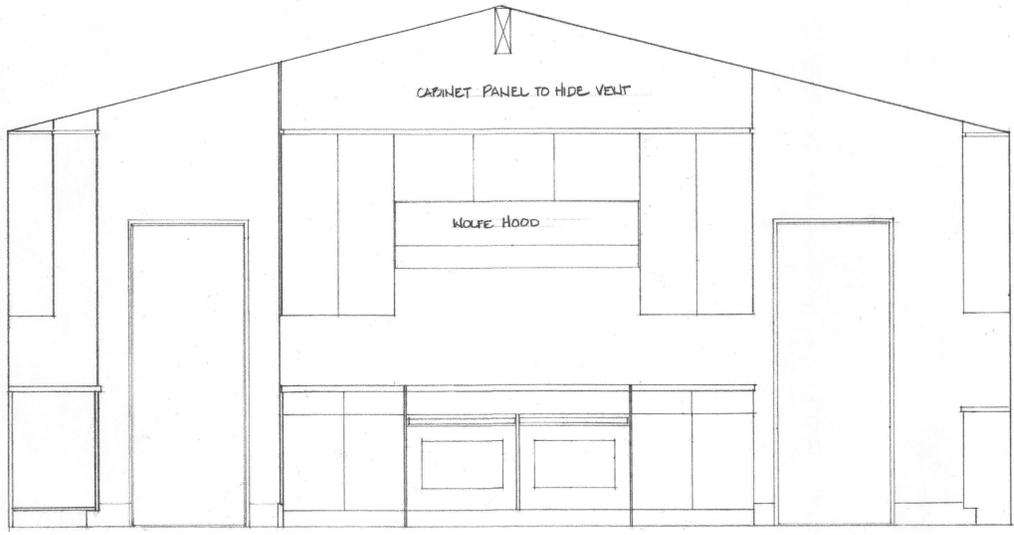


SOUTH ELEVATION
SCALE 1/4" = 1'-0"

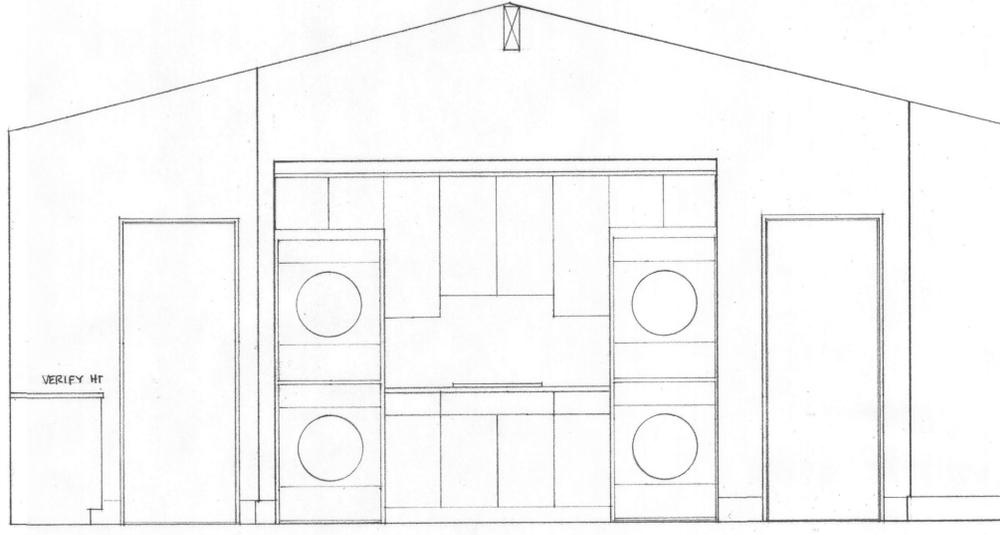


SECTION THROUGH KITCHEN / WEST ELEVATION
SCALE 1/4" = 1'-0"

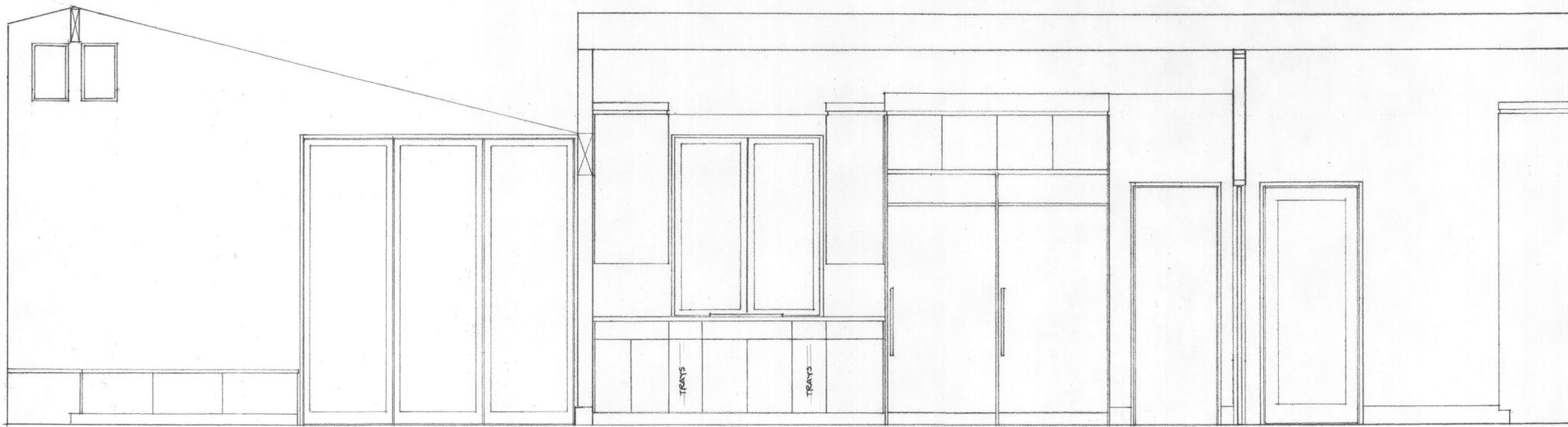
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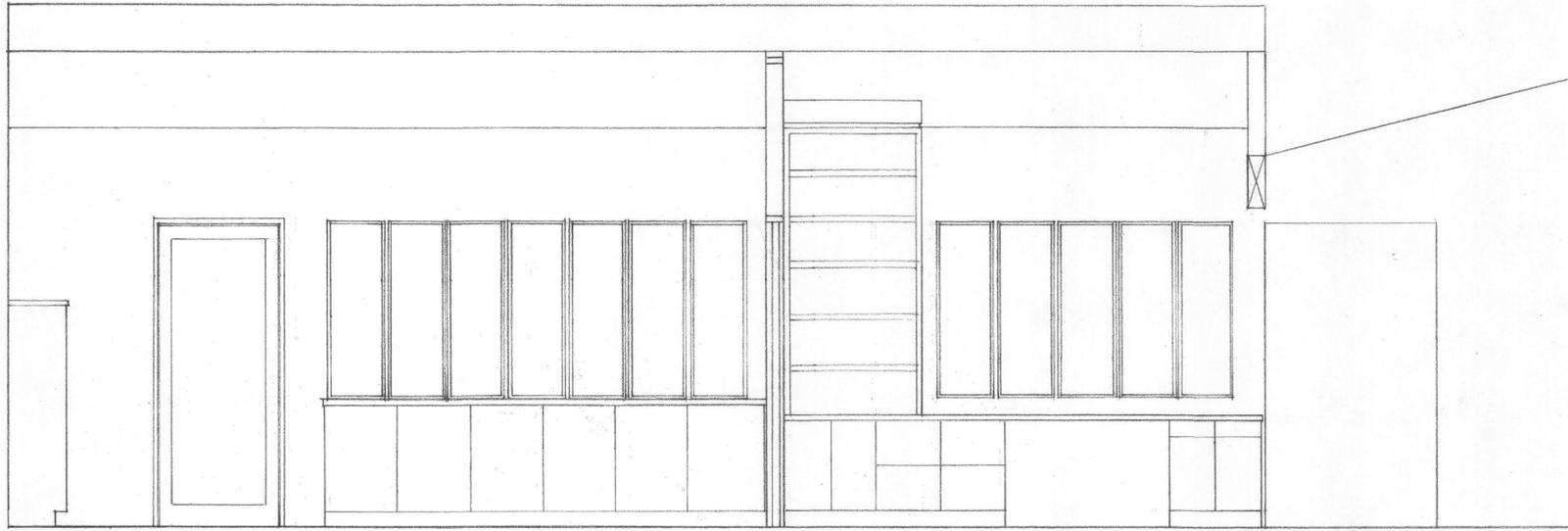
RANGE WALL / SCALE 1/2" = 1'-0"



LAUNDRY WALL / SCALE 1/2" = 1'-0"



SOUTH KITCHEN ELEVATION $\frac{1}{2}'' = 1'-0''$



NORTH LAUNDRY AND DESK $\frac{1}{2}'' = 1'-0''$

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