TAX ACCOUNT NUMBER:

R304329

SITE ADDRESS:

6114 SE 21ST AVENUE
PORTLAND, OR 97202

LEGAL DESCRIPTION OF PROPERTY:

WESTMORELAND, BLOCK 36, LOT 5
CITY OF PORTLAND, MULTNOMAH COUNTY
STATE OF OREGON

SITE AREA:

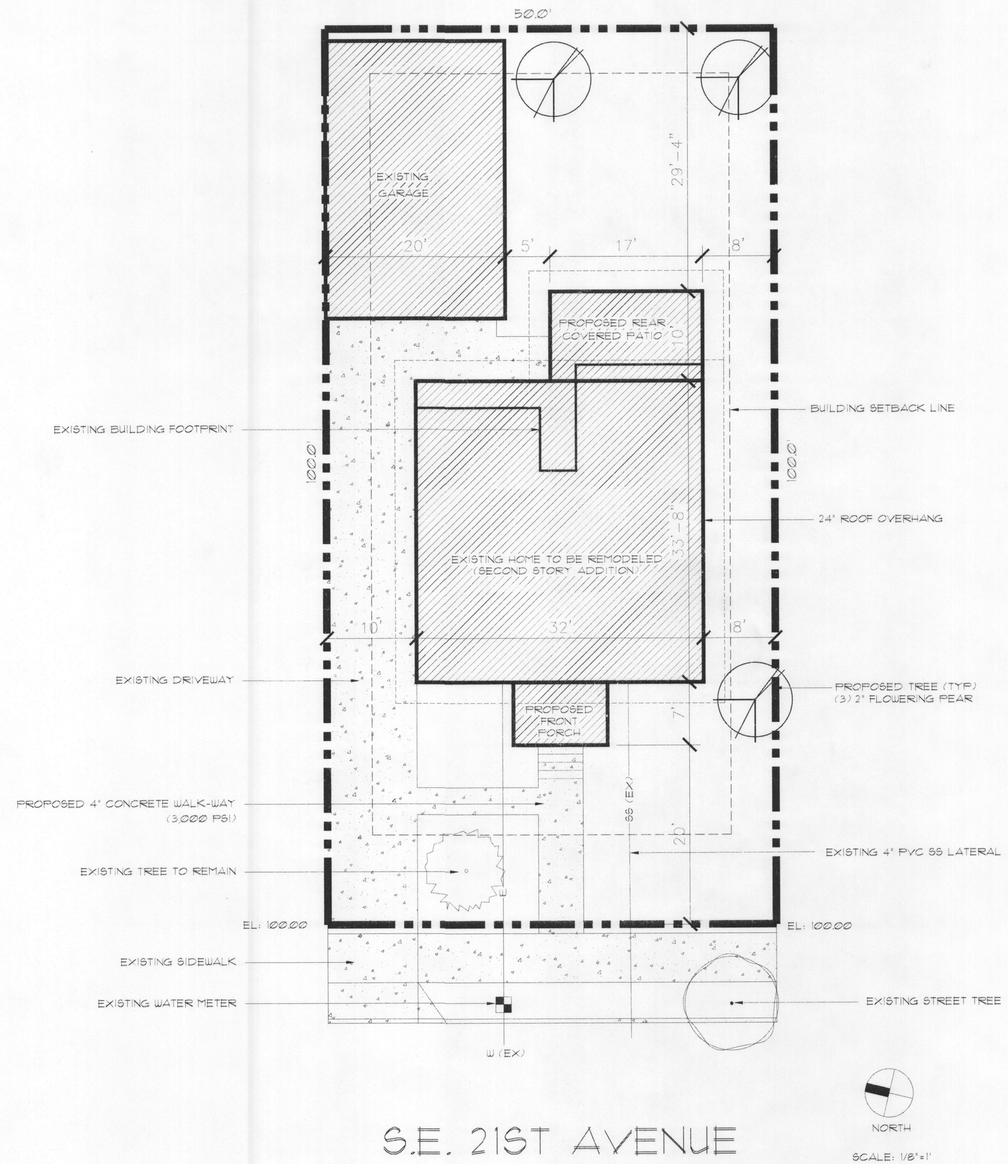
5,000 SQ. FT.

BUILDING COVERAGE:

1,940 SQ. FT. = 39% Includes garage BPS

IMPERVIOUS AREA:

EXISTING GARAGE: 1,254 SQ. FT.
HOUSE: 1,320 SQ. FT.
WALKWAY: 139 SQ. FT.
DRIVEWAY: 680 SQ. FT.
TOTAL: 2,769 SQ. FT. = 55%



S.E. 21ST AVENUE

SCALE: 1/8"=1'

City of Portland
REVIEWED FOR CODE COMPLIANCE
OCT 30 2012
Permit Number

City of Portland
Bureau of Development Services
By BRC Date 10/8/12
Approved by Planning and Zoning Review

SPECIAL INSPECTIONS ARE REQUIRED ON THIS PERMIT FOR THE FOLLOWING AREAS OF CONSTRUCTION:

- ☐ STRUCTURAL STEEL
- ☒ ADHESIVE ANCHORS
- ☐ REINFORCED CONCRETE
- ☐ _____
- ☐ STRUCTURAL OBSERVATION BY THE ENGINEER IS TO OCCUR AT THE FOLLOWING STAGES OF CONSTRUCTION:

SCAN

DEZ DRAFTING & DESIGN

CLACKAMAS, OR 97015
PHONE (503) 209-7561
© DEZ DRAFTING & DESIGN

REV	DATE	COMMENT

CAD:
XREF:
DRAWN: S.DEZ-NYUK
ENGR: UNITED ENG.
CHECKED:
CODE:
VISRET: 0
CREATED: 10/01/2012
PLOTSCALE: 1:1

BUILDER:

DRAWING TITLE

SITE PLAN

6114 SE 21ST AVENUE - REMODEL/ADDITION
CITY OF PORTLAND, OREGON

12-192190-PS

DEZ DRAFTING JOB NO.
6114 SE 21ST

DRAWING REVISION
-

DRAWING NUMBER
A10

DEZ DRAFTING & DESIGN PREPARES ITS PLANS CAREFULLY FOR USE BY ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS AND SPECIFIC SITE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, DEZ DRAFTING & DESIGN WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR, THEREFORE, MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS.

UNAUTHORIZED USE OR COPYING OF THESE PLANS OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO $25,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/BLDR. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BLDG ENVELOPE

DEZ DRAFTING & DESIGN PREPARES ITS PLANS CAREFULLY FOR USE BY ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS AND SPECIFIC SITE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, DEZ DRAFTING & DESIGN WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR, THEREFORE, MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS.

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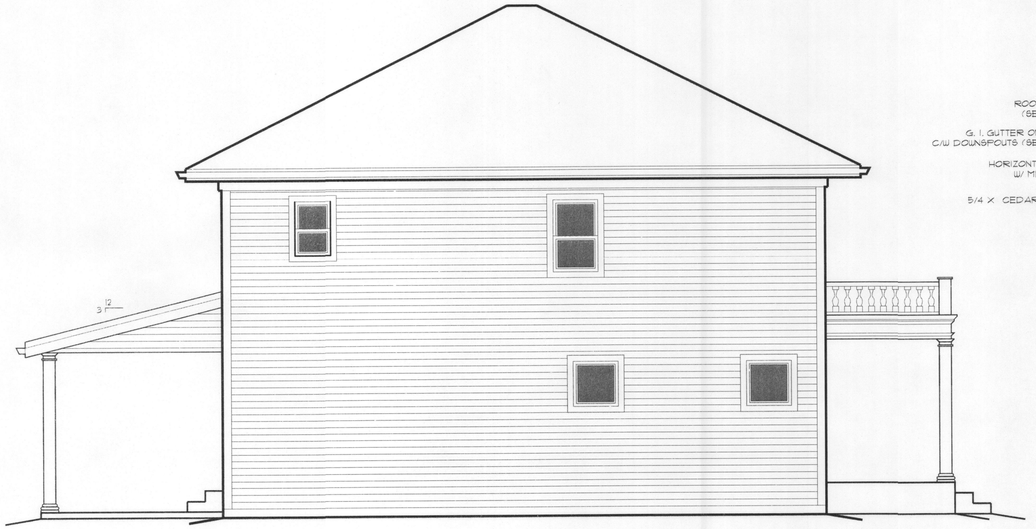


LEFT SIDE ELEVATION

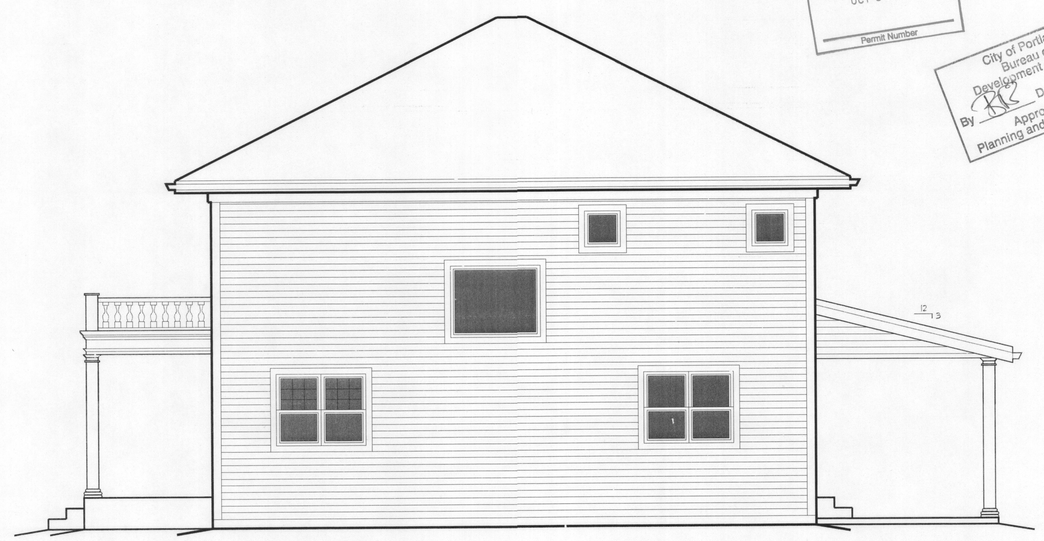
SCALE : 1/4" = 1'-0"

FRONT ELEVATION

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

REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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OCT 30 2012
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City of Portland
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By RK Date 10/8/12
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LOWER FLOOR	763 SQ. FT.
MAIN FLOOR	1,078 SQ. FT.
UPPER FLOOR	1,014 SQ. FT.
TOTAL LIVING AREA	2,855 SQ. FT.

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REV	DATE	COMMENT

CAD:
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ENGR:
CHECKED:
CODE:
VISRET: 0
CREATED: 10/01/2012
PLOTSCALE: 1:1

DRAWING TITLE
ELEVATIONS
6114 SE 21ST AVENUE - REMODEL/ADDITION
CITY OF PORTLAND, OREGON

DEZ JOB NO.
6114 SE 21ST

DRAWING REVISION
-

DRAWING NUMBER
A1

City of Portland
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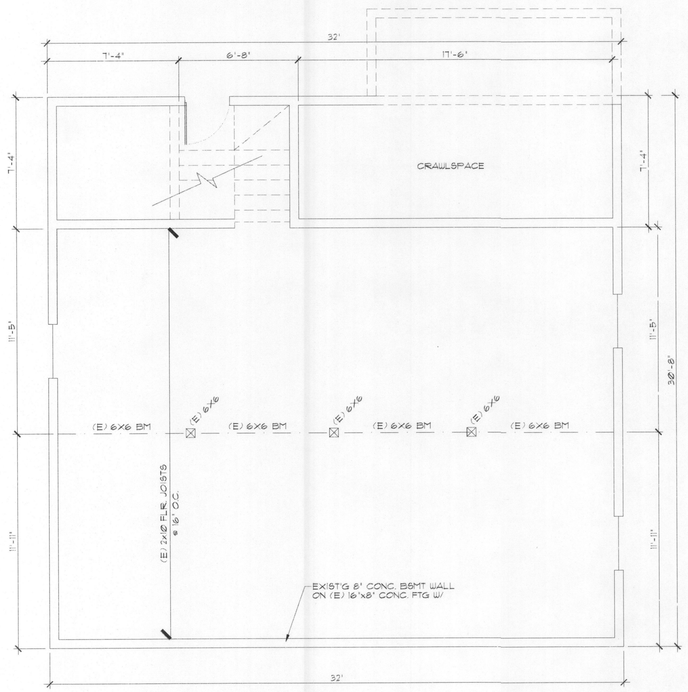
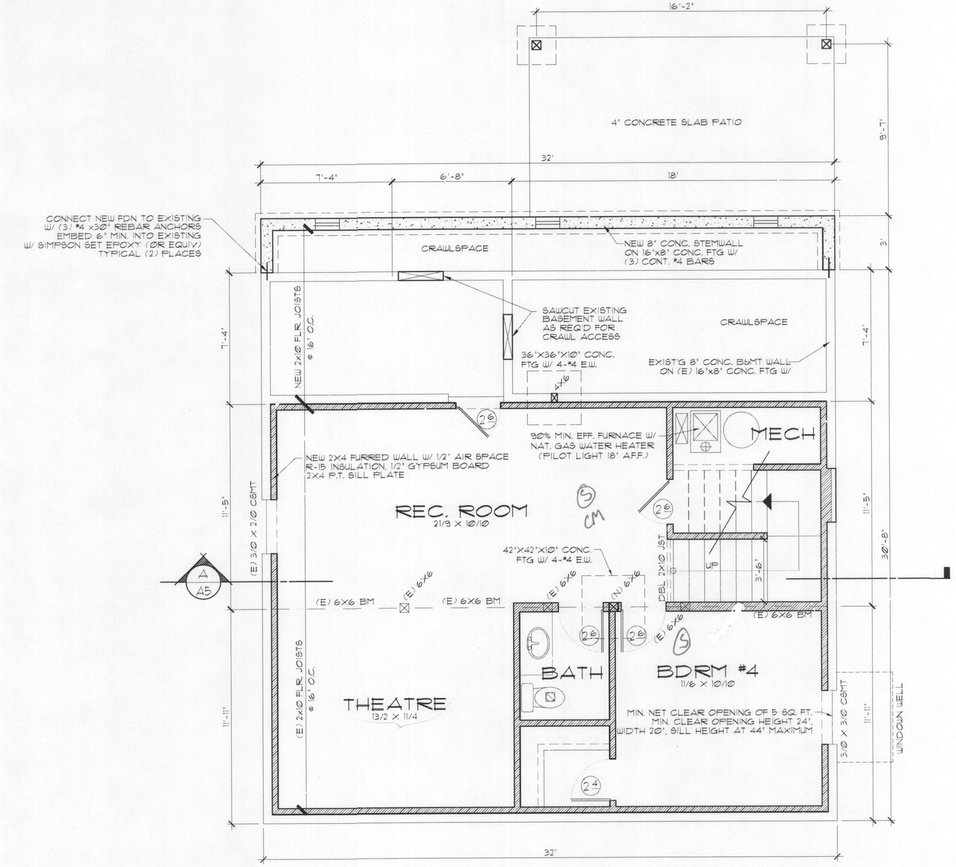


EXISTING LOWER FLOOR PLAN

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



PROPOSED LOWER FLOOR / FOUNDATION

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

SEE SH S-1 FOR HARDWARE DIAGRAM

NEW WALL

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

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REV	DATE	COMMENT
1	10/5/12	ADDED NOTE

CAD:
XREF:
DRAWN:
ENGR:
CHECKED:
CODE:
V.SHEET: 0
CREATED: 10/01/2012
PLOTSCALE: 1:1

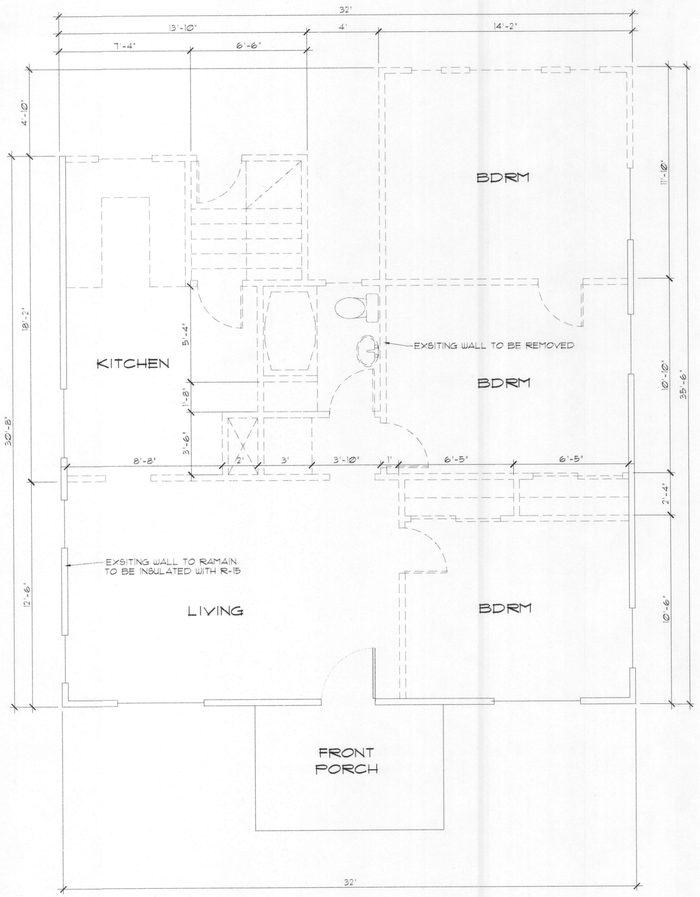
DRAWING TITLE
LOWER FLOOR PLAN / FDTN

6114 SE 21ST AVENUE - REMODEL/ADDITION
CITY OF PORTLAND, OREGON

DEZ JOB NO.
6114 SE 21ST

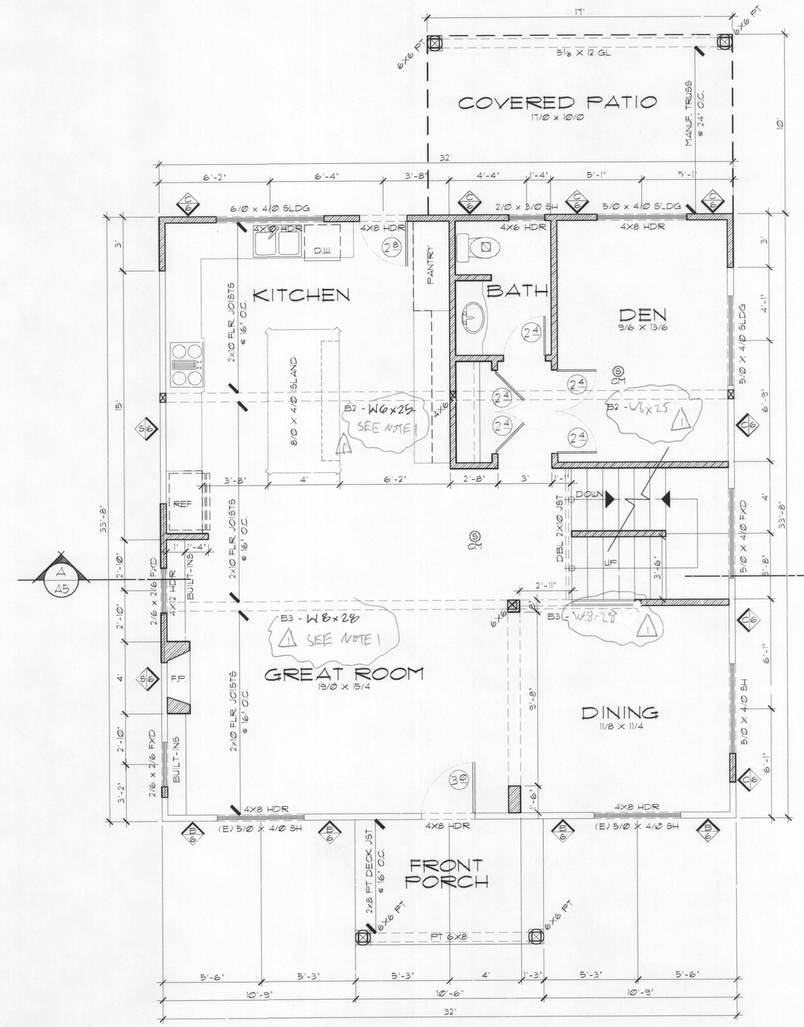
DRAWING REVISION
-

DRAWING NUMBER
A2



EXISTING MAIN FLOOR PLAN

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



PROPOSED MAIN FLOOR PLAN

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

1. SEE SH S-1 FOR HARDWARE DIAGRAM & CONNECTION DETAILS

NEW WALL

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

City of Portland
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REV	DATE	COMMENT
1	10/24/12	REMOVE GUARDRAIL - REPLACED W/ STEEL. 0.43 - ADDED NOTE 1

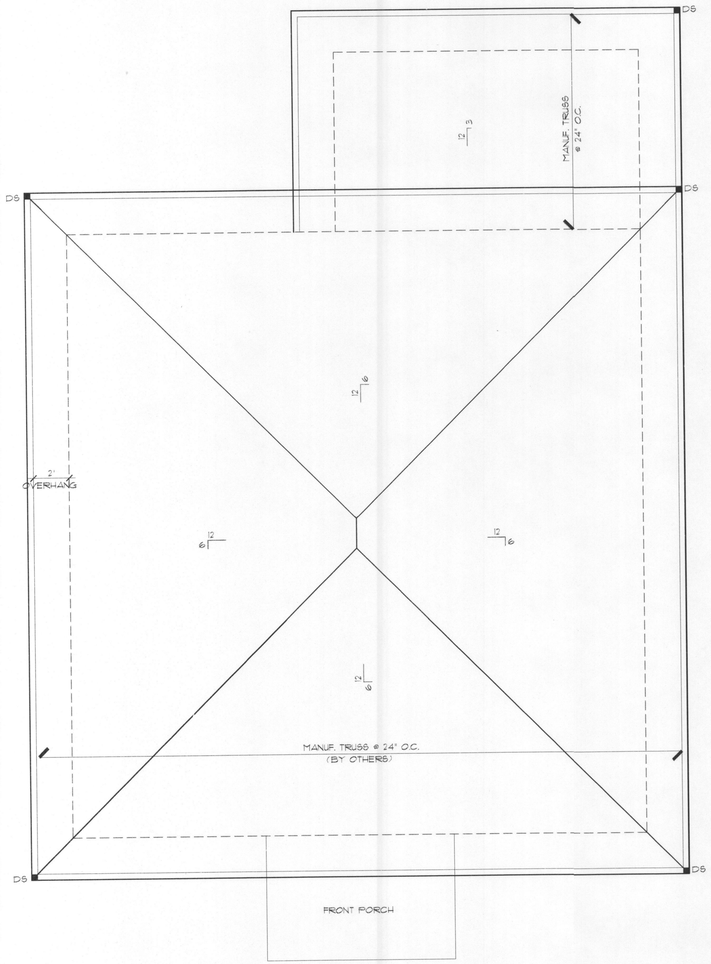
CAD:
XREF:
DRAWN:
ENGR:
CHECKED:
CODE:
V/BRET.:
CREATED: 10/01/2012
PLOTSCALE: 1:1

DRAWING TITLE
MAIN FLOOR PLAN
6114 SE 21ST AVENUE - REMODEL/ADDITION
CITY OF PORTLAND, OREGON

DEZ JOB NO.
6114 SE 21ST

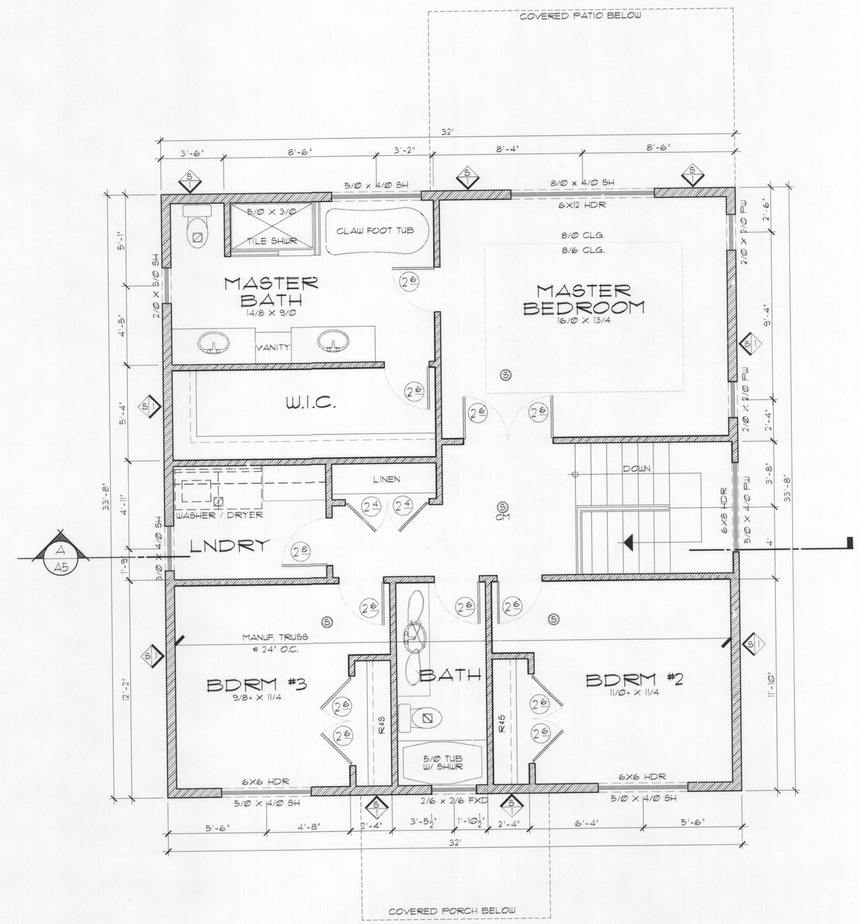
DRAWING REVISION
-

DRAWING NUMBER
A3



PROPOSED ROOF PLAN

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



PROPOSED UPPER FLOOR PLAN

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

NEW WALL

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

City of Portland
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REV	DATE	COMMENT

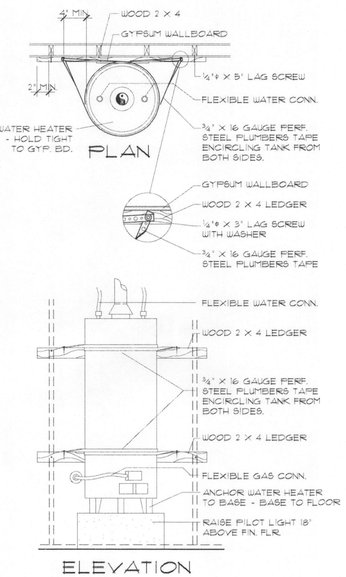
CAD:
XREF:
DRAWN:
ENGR:
CHECKED:
CODE:
VSHEET: @
CREATED: 10/01/12
PLOTSCALE: 1:1

DRAWING TITLE
UPPER FLOOR PLAN / ROOF
6114 SE 21ST AVENUE - REMODEL/ADDITION
CITY OF PORTLAND, OREGON

DILUSSO JOB NO.
6114 SE 21ST

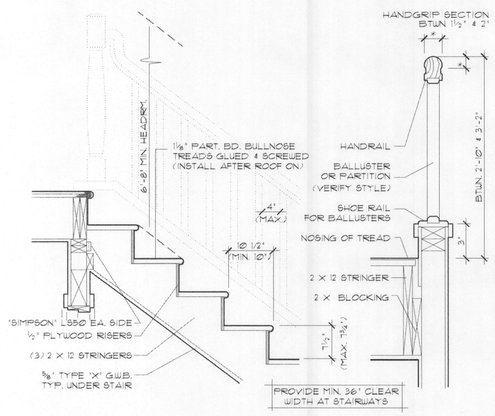
DRAWING REVISION
-

DRAWING NUMBER
A4



WATER HEATER SUPPORT

SCALE : 1/2" = 1'-0"



STAIR DETAIL

SCALE : 3/4" = 1'-0"

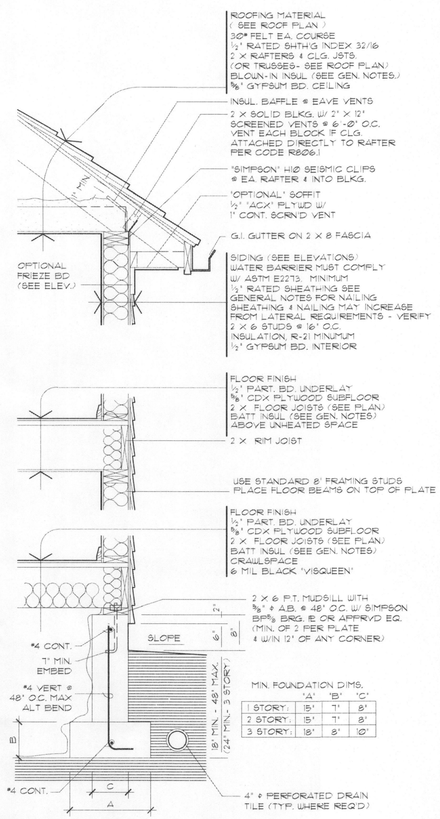
ENERGY CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO 2008 OREGON RESIDENTIAL ENERGY CODE PER TABLE N1101.1 PRESCRIPTIVE ENVELOPE REQUIREMENT FOR RESIDENTIAL BUILDINGS AS LISTED BELOW.

BUILDING COMPONENT	REQ'D PERFORMANCE	EQUIV. VALUE
WALL INSULATION-ABOVE GRADE	U-0.060	R-21
WALL INSULATION-BELOW GRADE	F-0.565	R-15
FLAT CEILING	U-0.031	R-38
VAULTED CEILING	U-0.040	R-38
UNDERFLOORS	U-0.028	R-30
SLAB EDGE PERIMETER	F-0.520	R-15
HEATED SLAB INTERIOR	N/A	R-10
WINDOWS	U-0.35	U-0.35
WINDOW AREA LIMITATION	N/A	N/A
SKYLIGHTS	U-0.60	U-0.60
EXTERIOR DOORS	U-0.20	U-0.20
EXTERIOR DOORS W/ MORE THAN 25 SF		
GLAZING	U-0.40	U-0.40
FORCED AIR DUCT INSULATION	N/A	R-8

MEASURE 1

HIGH EFFICIENT HVAC SYSTEM:
GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 90%, OR
AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5, OR
CLOSED-LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0



MIN. FOUNDATION DIMS.

	'A'	'B'	'C'
1 STORY:	15"	7"	8"
2 STORY:	15"	7"	8"
3 STORY:	18"	8"	10"

TYP. WALL SECTION

SCALE : 3/4" = 1'-0"

UNITED ENGINEERING, INC.
Consulting Engineering * Civil * Structural * Environmental Engineering * Planning
922 N. Killingsworth St. - Suite: 1A
Portland, OR 97217 USA
Email : jaimelim@asianreporter.com
Telephone : (503) 289-7775
Fax : (503) 283-4445

5706 NE 18th Avenue	Portland, Oregon	DEZ Design

Materials Guide per 2010 OSSC Table 2306.3

SHEARWALL SCHEDULE							
MARK X	SHEAR PLF	WALL COVER	GALV. BOX NAIL	EDGE NAILS O.C.	FIELD NAILS O.C.	5/8x10 A.B. O.C.	REMARKS
S	280	15/32" P/W	8d	6"	12"	58"	Standard Shearwall: All exterior walls unless noted otherwise
A	300	1/2" GWB Both Sides	5d GWB	4"	4"	60"	Mark A 1 is GWB one side only - 150 plf. All panel edges are blocked
B	340	15/32" P/W	10d	6"	12"	48"	
C	510	15/32" P/W	10d	4"	12"	32"	2x panel, sill plates, staggered nailing. Pl 3x3x3/16 for sole plate A.B.
D	665	15/32" P/W	10d	3"	9"	24"	3x panel, sill plates, staggered nailing. Pl 3x3x3/16 for sole plate A.B.
E	870	15/32" P/W	10d	2"	6"	18"	3x panel, sill plates, staggered nailing. Pl 3x3x3/16 for sole plate A.B.
F	1020	15/32" P/W Both Sides	10d	4"	12"	16"	3x panel, sill plates, staggered nailing. Pl 3x3x3/16 for sole plate A.B.
G	1740	15/32" P/W Both Sides	10d	2"	4"	12"	3x panel, sill plates, staggered nailing. Pl 3x3x3/16 for sole plate A.B.

HOLDOWN SCHEDULE				
MARK X	LOAD LBS.	SIMPSON MODEL *	FASTENERS	REMARKS
0				No holdown is required
1	3135	MST 48	16 - 16D each end	HTT22 ~ foundation below
2	4785	MST 60	23 - 16d each end	
3	5822	MST 72	28 - 16d each end	
4	7600	PTA 7	(6) - 7/8" A307 bolts	
5	2210	HPAHD22	10 - 16d	Corner installation with rim joist
6	4235	HTT 4	18 - 16d x 2 1/2"	Requires SSTB24 A.B.
7	5100	HDA	(2) - 7/8" A307 bolts	Requires SSTB28 A.B.
8	7460	HDB	(3) - 7/8" A307 bolts	Requires SSTB28 A.B.
9	9920	HD9B	(3) - 7/8" A307 bolts	Requires SSTB 28 A.B.
10	15305	HD15	(5) - 1" A307 bolts	1 1/4" A.B. x 36" 6x6 posts 3x studs

SHEARWALL/HOLDOWN

SCALE : NTS

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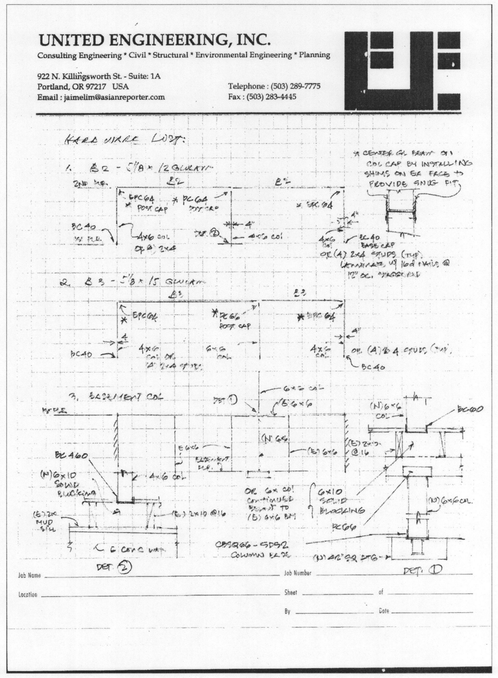
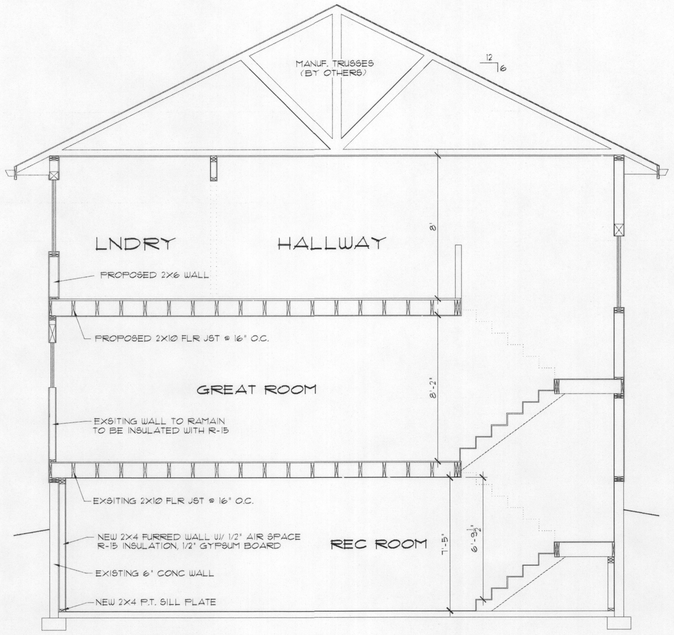
Telephone : (503) 289-7775
Fax : (503) 283-4445



HARDWARE LIST

SCALE : NTS

SEE A/S7



CROSS SECTION 'A'

SCALE : 1/4" = 1'

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PHONE (503) 209-7561

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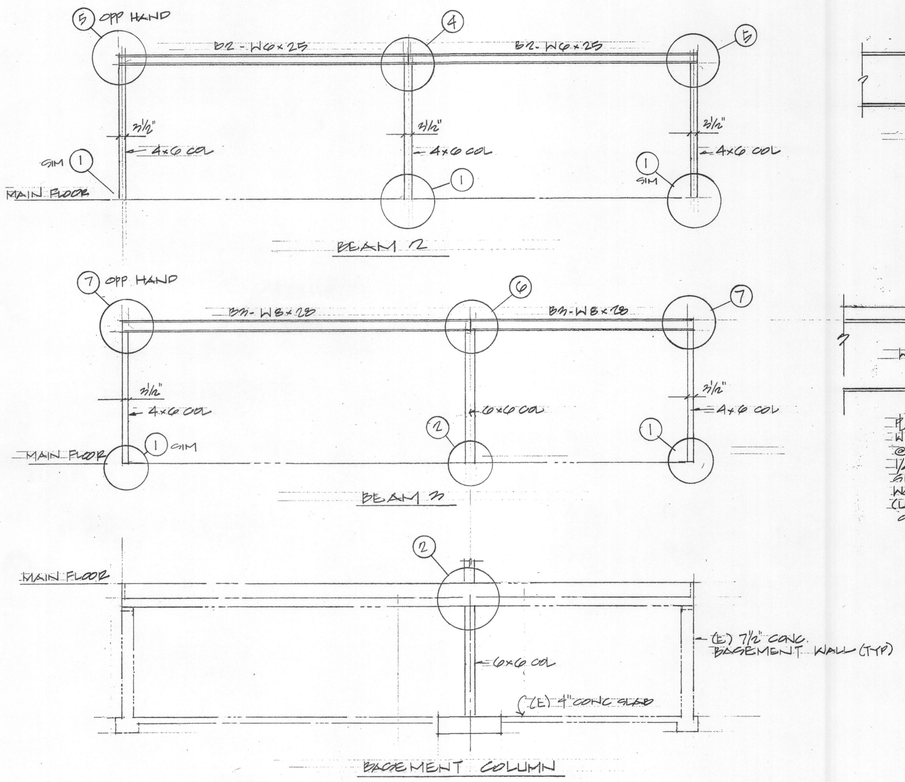
REV	DATE	COMMENT
1	10/4/12	ADDED S1 SHEET

CAD:
XREF:
DRAWN: S.DEZANYUK
ENGR: UNITED ENG.
CHECKED:
CODE:
VISRET: 0
CREATED: 10/01/2012
PLOTSCALE: 1:1

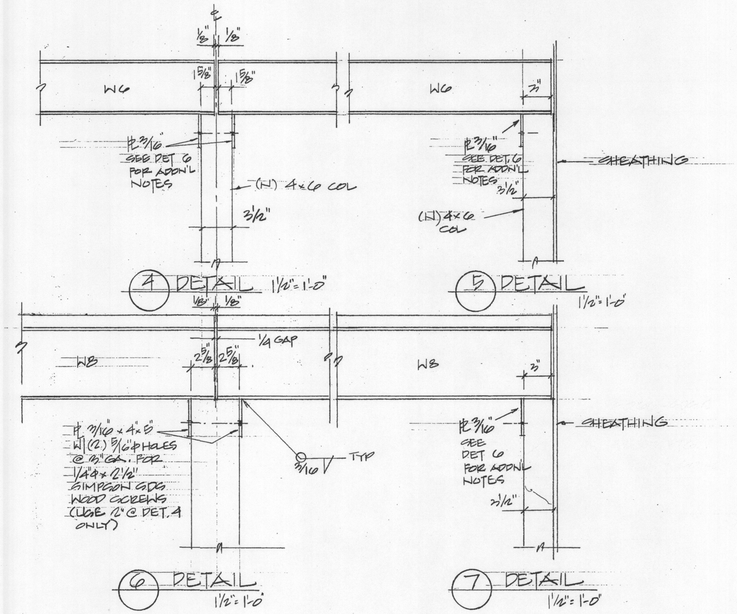
DRAWING TITLE
CROSS SECTION / DETAILS

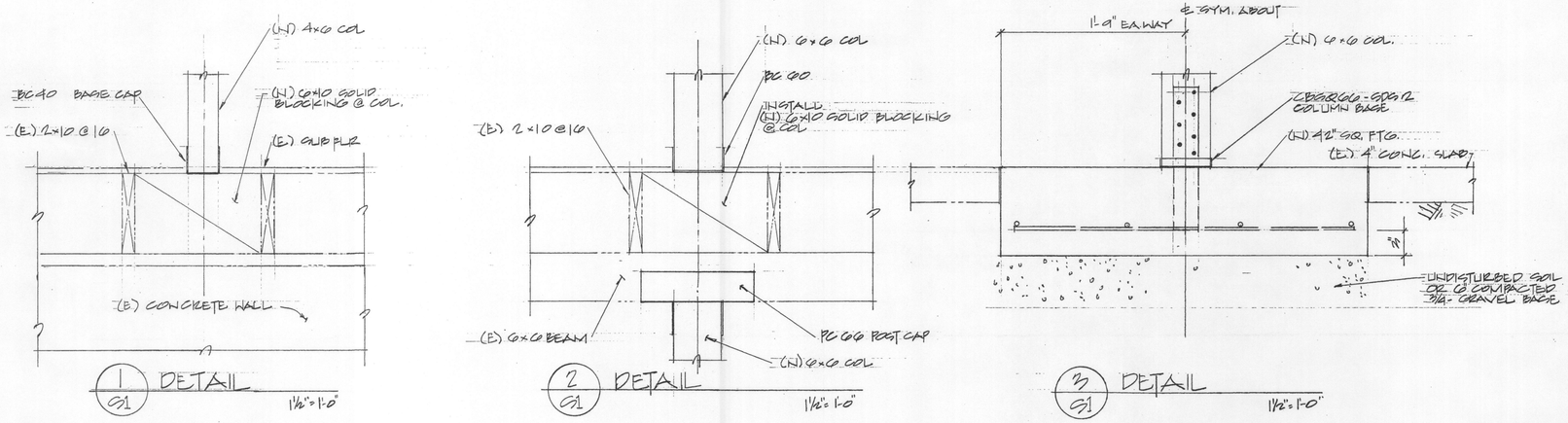
6114 SE 21ST AVENUE - REMODEL/ADDITION
CITY OF PORTLAND, OREGON

DEZ DRAFTING JOB NO.
6114 SE 21ST
DRAWING REVISION
-
DRAWING NUMBER
A5



A S1 HARDWARE / CONNECTION DIAGRAM
1/4" = 1'-0"





NOTES:
1. STEEL GRADE - A36
2. LUMBER - DFL #2
3. CONCRETE STRENGTH - 2500 PSI @ 28 DAYS

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OCT 25 2012
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DOCUMENT SERVICES

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 11331 OREGON JULY 17, 1981 PEDRITO A. SANCHEZ
EXPIRES: JUNE 30,

STRUCTURAL DETAILS
614 SE 21ST AVE REMODEL/ADDITION

SCALE: VARIES	APPROVED BY:	DRAWN BY PAS
DATE: 10-23-2012		REVISED PAS

UNITED ENGINEERING PH 289-7776
9212 N KILLINGSWORTH PORTLAND, OR 97217

DRAWING NUMBER S1

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