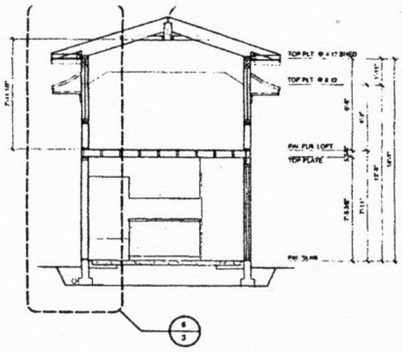
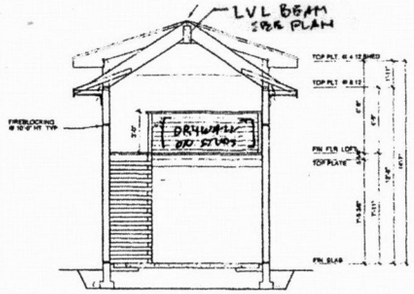


1 SECTION
SCALE: 1/4" = 1'-0"



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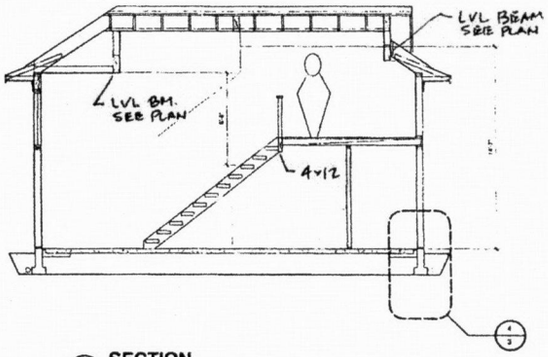

3 SECTION
SCALE: 1/4" = 1'-0"

NOTE:
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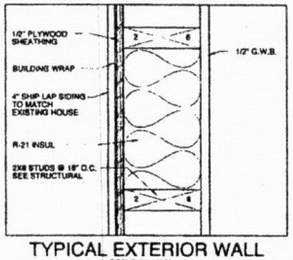
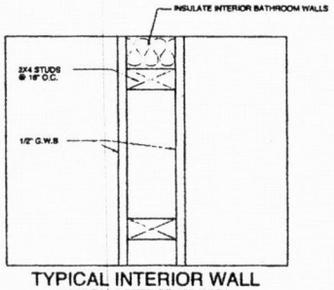
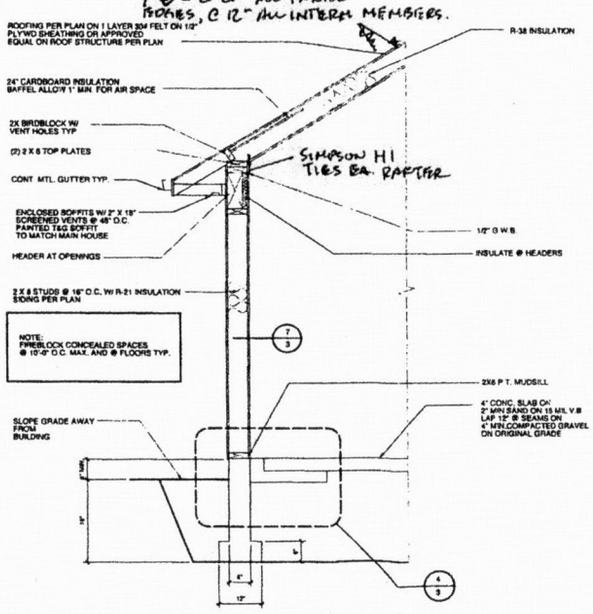


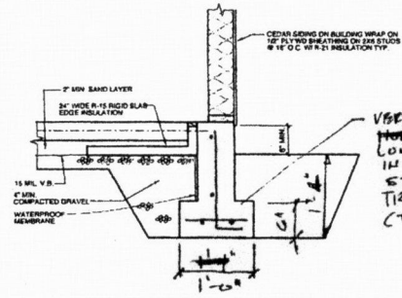
TYPICAL EXTERIOR WALL
SCALE: 3" = 1'-0"



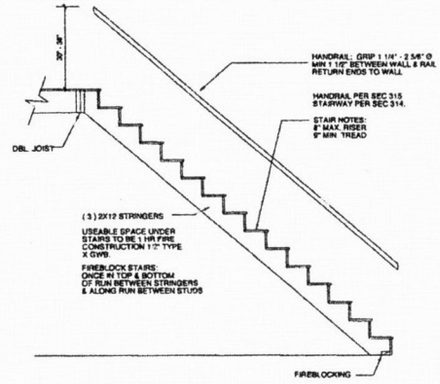
TYPICAL INTERIOR WALL
(UNLESS NOTED OTHERWISE)
SCALE: 3" = 1'-0"

~~ROOF SHEATHING~~ 15/32" RATED SHEATHING w/ 8d @ 6" ON PANEL EDGES, @ 12" ON INTERM MEMBERS.





4 SECTION @ FLOOR SLAB
SCALE: 1" = 1'-0"



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340 north broadway, ste. 102, portland, or 97227
503.380.1400 fax 503.286.0079 jamesa@jamesa.net

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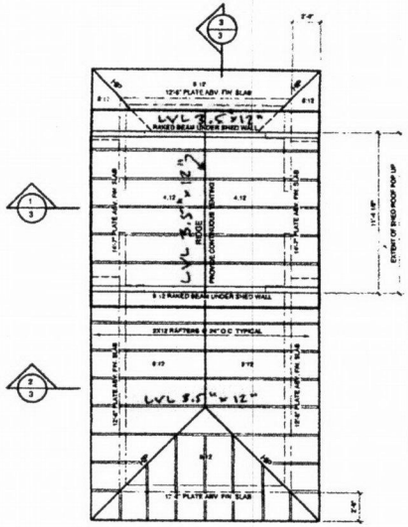
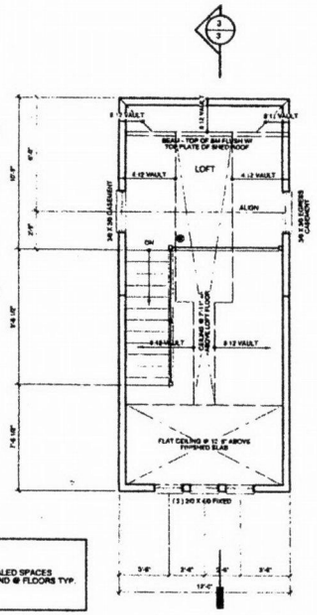
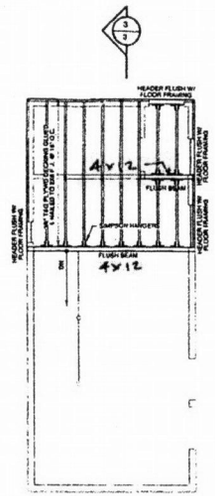


1 ROOF PLAN
SCALE: 1/4" =1'-0"

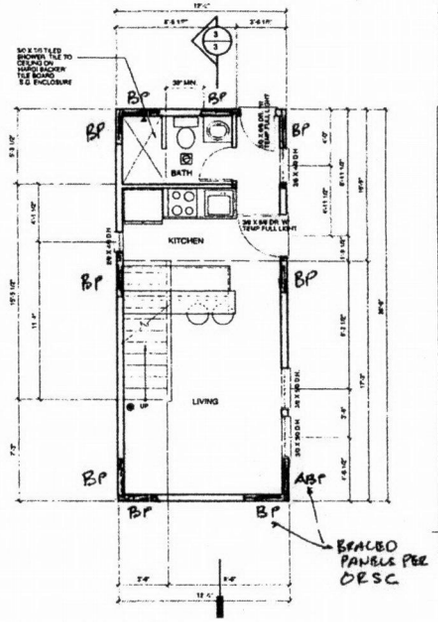
NOTE:
FIREBLOCK CONCEALED SPACES @ 10'-0" O.C. MAX. AND @ FLOORS TYP.



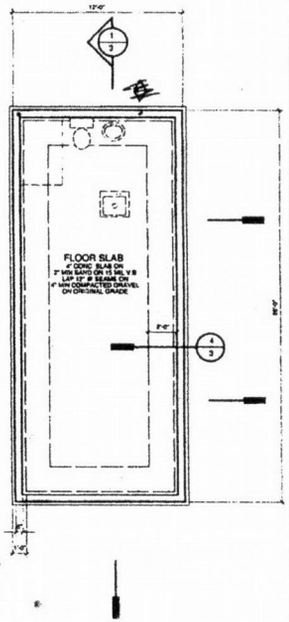
2 LOFT FLOOR PLAN
SCALE: 1/4" =1'-0"



3 LOFT FLOOR FRAMING
SCALE: 1/4" =1'-0"



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



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

PRELIMINARY NOT FOR CONSTRUCTION
11.29.12

ELECTRICAL GENERAL NOTES

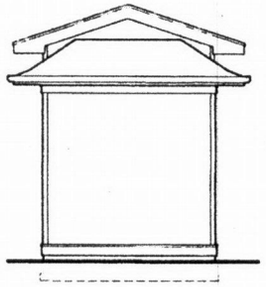
ALL SWITCHES, OUTLETS AND ENVIROMENTAL CONTROLS SHALL BE MOUNTED NOT LESS THAN 18" NOR MORE THAN 48" ABOVE FINISHED FLOOR AND SHALL BE ALIGNED VERTICALLY.

ALL EXHAUST DUCTS SHALL BE RIGID METAL, AND SHALL BE FITTED WITH A TIGHT FITTING BACKDRAFT DAMPER CAPABLE OF CLOSING WHEN THE FAN IS NOT IN USE.

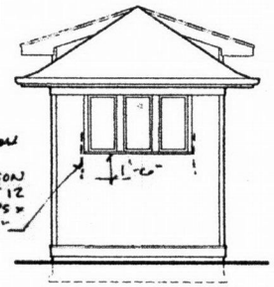
DUCTS IN UNHEATED SPACES INCLUDING ATTICS SHALL BE INSULATED TO A MINIMUM OF R-4

= COMBO SMOKE DETECTOR / CO DETECTOR:
ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF A SINGLE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE HOUSE AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL THE SLEEPING AREAS. DETECTORS SHALL BE CONNECTED TO HOUSE POWER AND SHALL HAVE A BATTERY BACKUP. TYP.

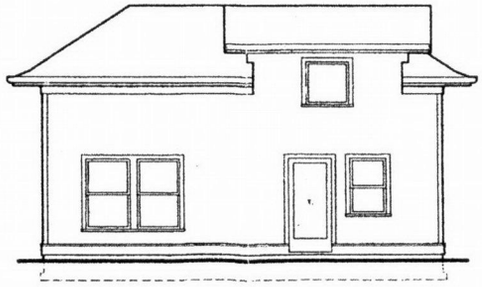
= EXHAUST FAN:
ALL EXHAUST DUCTS SHALL BE RIGID METAL, AND SHALL BE FITTED WITH A TIGHT FITTING BACKDRAFT DAMPER CAPABLE OF CLOSING WHEN THE FAN IS NOT IN USE.



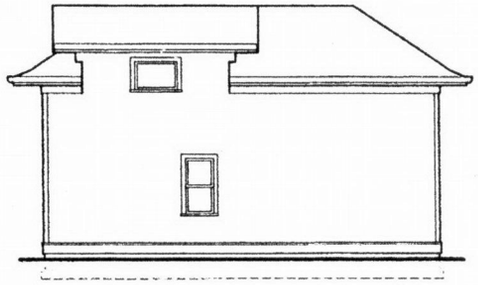
9 EAST
SCALE: 1/4" =1'-0"



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



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



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

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2 NW north broadway, suite 200, portland or 97227
503.380.6405 fax 503.296.0079 teresa@jandrcsc.net

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GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

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 setback / fire separation distance between the lot lines and new construction.

R317.1 — All wood shall be pressure-preservative-treated or of natural resistance to decay where:
- Less than 18" clearance to ground under floor joists, 12" under girders.
- In direct contact with concrete.
- Exposed and supporting porches and decks.

R502.6, R401.3 — Provide 3" of bearing at beam pockets and 1/2" air space at sides and ends.

R403.1.5.1 — Lots shall be graded to drain surface water away from exterior walls a minimum of 6" vertical in 10' horizontal. 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.

R403.1.1, R404.1.1, R404.1.5, R403.1.4, R403.1.4.1

Number of floors	Wall Thickness	Footing Width	Footing Thickness
1	6"	12"	6"
2	8"	15"	7"
3	10"	18"	8"

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.

R403.1.8, R602.11.1 — 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.

R404.1.6, R405.1, R406.2 — 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. Foundation wall shall extend at least 6" above grade.

R407.3 — Drains shall be provided around all foundations enclosing habitable or usable space below grade. Waterproofing shall be installed on the outside surface of below-grade foundation walls enclosing interior space and floors.

Columns and posts shall be adequately anchored to prevent lateral displacement. Columns less than 48" in height are exempt from the bottom end lateral displacement requirement within underfloor areas enclosed by a continuous foundation.

R408.1 — Provide foundation vents within 3' of each corner, minimum of 3 sides, at rate of 1 SF vent area per 150 SF of crawl area.

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

R501.3, R806.1 — 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. Enclosed attics and rafter spaces shall be provided with ventilation openings to the exterior with a total net free area of 1 unit per 300 units of attic area. A minimum of 1-inch airspace shall be provided between insulation and the roof sheathing.

R807.1 — A 22" x 30" minimum attic access opening is required to all attic areas that exceed 30 sq. ft. and with 30" or more headroom.

Appendix F — New buildings shall have a sealed floor slab or crawl space floor and an active or passive sub-slab or sub-membrane depressurization system to control radon gas.

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, R302.6 — 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

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, M1307.3, M1307.3.1 — Seismic anchorage of water heaters is required.
- 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, M 1507.4 — 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. Natural ventilation is okay for bathrooms without bathing facilities.

M 1503.4 — 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, R308.4 — All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space. Safety glazing shall be provided at hazardous locations such as:
- 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.

R613.2 — 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. 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, R313 — 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.

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.

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.

R1004.1 — Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with their listing. 2 of 3

IRS & GUARDRAILS

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.

Walls and soffits of enclosed accessible space under stairs shall be protected with 1/2" gypsum board.

Stairs must comply with the following dimensions:
- **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.
- 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.
- 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.

Raised floor surfaces, ramps, balconies or porches located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards at least 34" in height measured vertically from the tread nosing. Required 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.

ERGY EFFICIENCY

50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.

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.

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):**

(2.) **High efficiency** envelope
1. High efficiency walls and windows
3. High efficiency ceiling, windows & duct sealing
5. Building tightness testing, ventilation & duct
4. High efficiency thermal envelope UA
6. Ducted HVAC systems within conditioned space

sealing Conservation Measure (select one):

(A.) High efficiency **HVAC system**
B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used)
C. Ductless heat pump
D. High efficiency water heating & lighting
E. Energy management device & duct sealing
F. Solar photovoltaic
G. Solar water heating

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INDEX OF DRAWINGS

1 SITE PLAN AND GENERAL NOTES

2 EXTERIOR ELEVATIONS, FOUNDATION PLAN, MAIN FLOOR PLAN, LOFT FLOOR FRAMING PLAN, LOFT FLOOR PLAN & ROOF PLAN.

3 FRAMING SECTIONS, WALL DETAILS, TYPICAL STAIR SECTION, TYPICAL WALL SECTION & FOUNDATION DETAIL.

Radon control methods
Slab-on-grade
Passive depressurization system, w/ 4" thick layer of gas-permeable aggreate below slab.

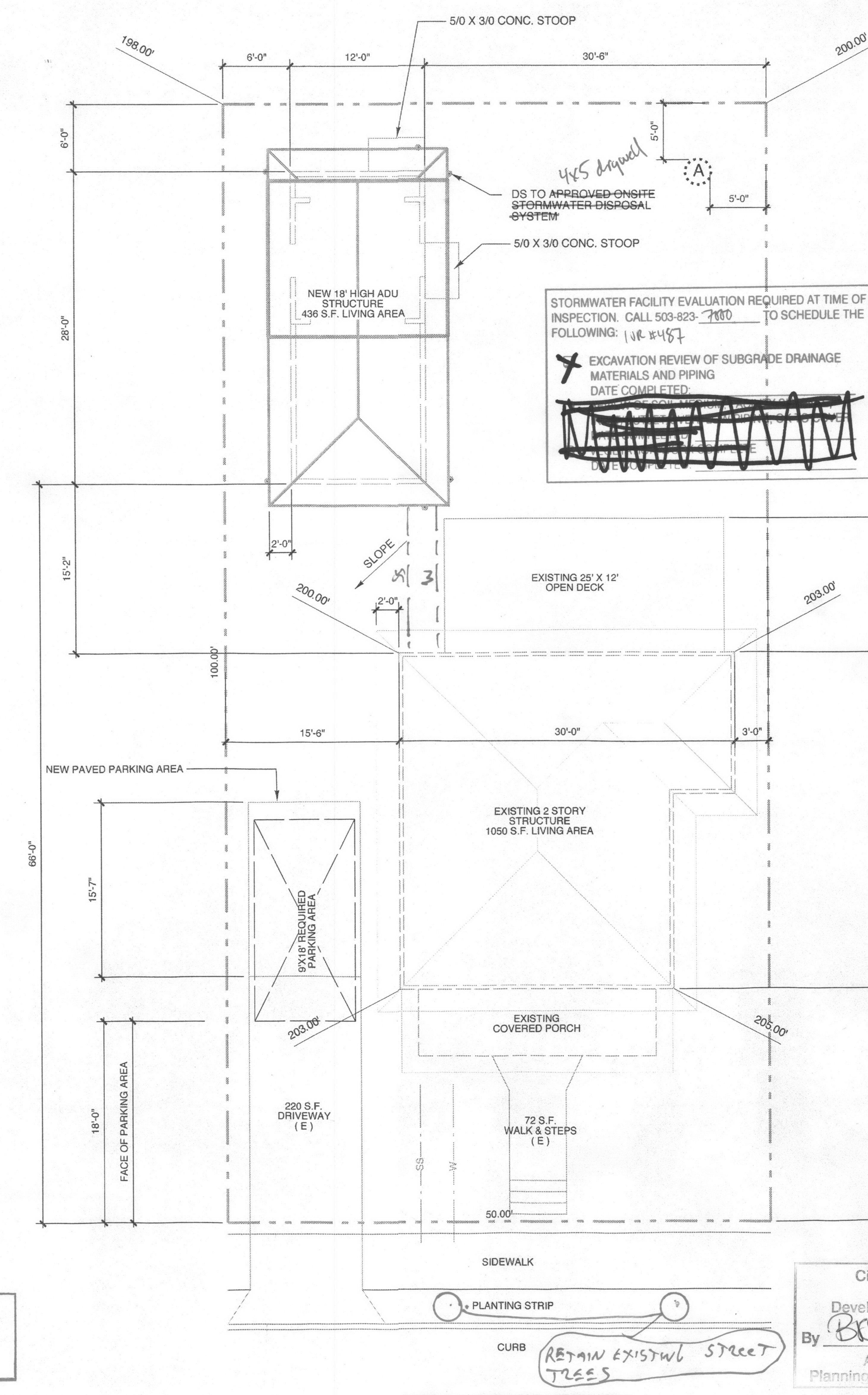
General Notes & Supplemental Information
The attached 8½ x 11 sheets are part of this plan approval. Plans are considered null and void without this information attached to the approved set of plans.

BUILDING COVERAGE CALCULATION:

60% OF SITE AREA	
SITE AREA =	4850 S.F.
4,850 S.F. X 60% =	2,910 S.F.
PROPOSED COVERAGE:	
EXISTING HOUSE & COVERED FRONT PORCH:	931 S.F.
PROPOSED ADU:	336 S.F.
TOTAL PROPOSED BUILDING COVERAGE:	1,267 S.F.

IMPERVIOUS AREA:

DRIVEWAY, WALKWAY & STOOPS:	477 S.F.
ROOF AREA INCLUDING OVERHANG:	1,706 S.F.
TOTAL:	2,183 S.F.



STORMWATER FACILITY EVALUATION REQUIRED AT TIME OF INSPECTION. CALL 503-823-7000 TO SCHEDULE THE FOLLOWING: IVR #487
X EXCAVATION REVIEW OF SUBGRADE DRAINAGE MATERIALS AND PIPING
DATE COMPLETED:
[illegible]

WORK IN PUBLIC RIGHT - OF - WAY IS NOT APPROVED AS PART OF THIS BUILDING PERMIT

City of Portland Bureau of Development Services
By BKS Date 1/3/13
Approved by Planning and Zoning Review

SITE PLAN

2 — ZONE R-1 Map No. 2429 OLD. ID R301455 — SCALE: 1/8" =1'-0"

(A) = DRYWELL LINER . SET BACK FROM PROPERTY LINE MIN. 5'-0" & 10'-0" FROM FOUNDATION

ALL SITE WORK TO CONFORM TO ALL CITY OF PORTLAND APPROVED EROSION CONTROL MEASURES

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design and consulting
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503.380.6605 fax:503.296.0079 jeema2@comcast.net

1/3@2:15

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12-219176 RS

DATE: 12/11/12

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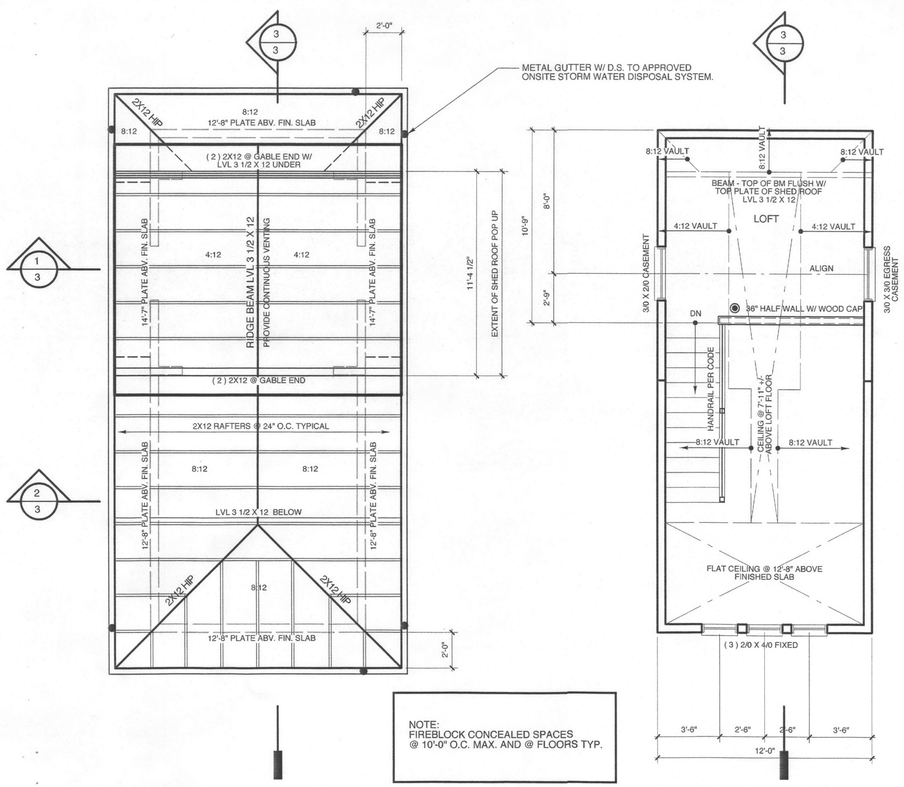

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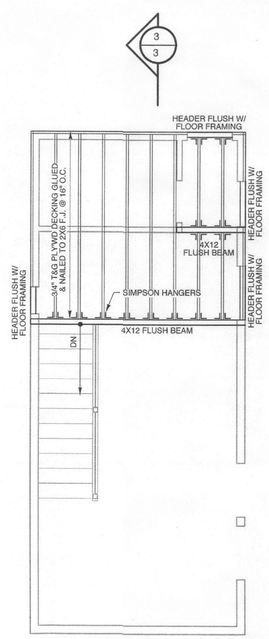
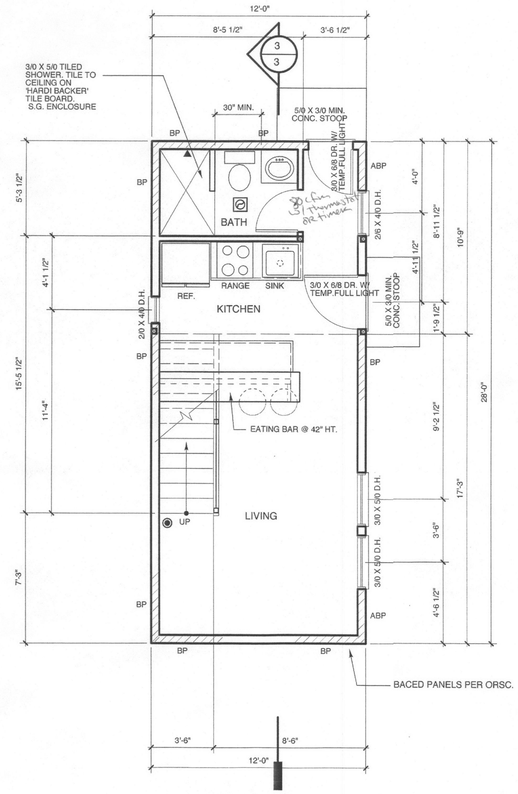
SCALE: 1/4" =1'-0"

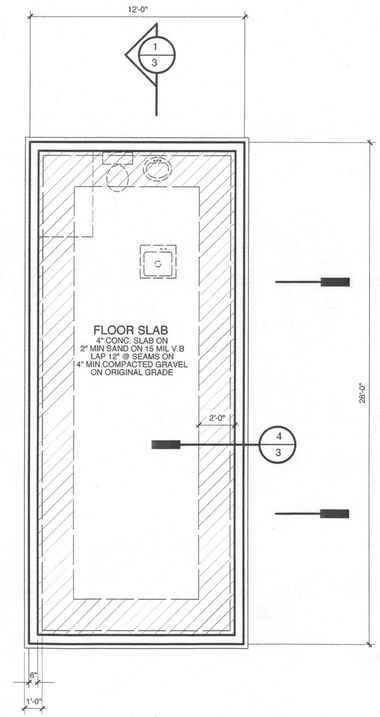
2 LOFT FLOOR PLAN
98 S.F. SCALE: 1/4" =1'-0"



3 LOFT FLOOR FRAMING
SCALE: 1/4" =1'-0"



4 MAIN FLOOR PLAN
336 S.F. SCALE: 1/4" =1'-0"



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

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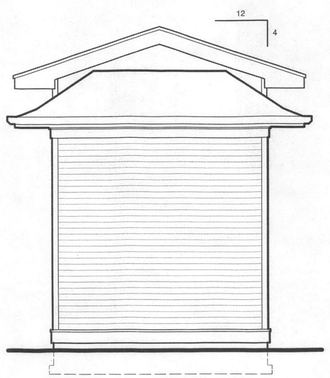
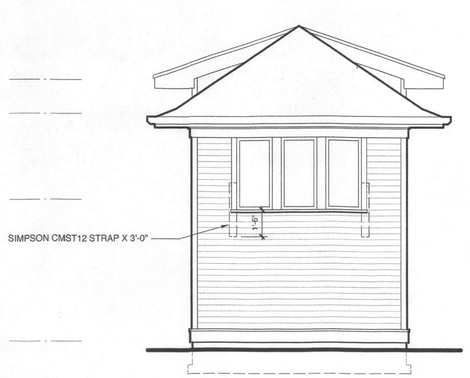
DUCTS IN UNHEATED SPACES INCLUDING ATTICS SHALL BE INSULATED TO A MINIMUM OF R-4.

◉ = COMBO SMOKE DETECTOR / CO DETECTOR:
ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF A SINGLE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE HOUSE AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL THE SLEEPING AREAS. DETECTORS SHALL BE CONNECTED TO HOUSE POWER AND SHALL HAVE A BATTERY BACKUP. TYP.

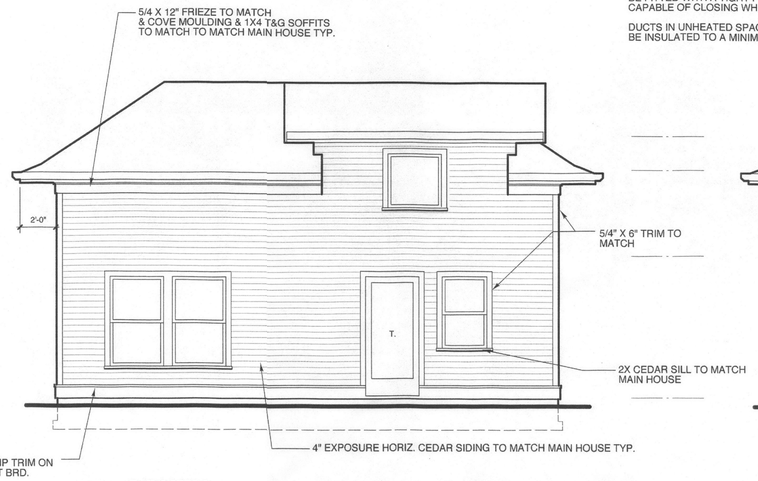
= EXHAUST FAN:
ALL EXHAUST DUCTS SHALL BE RIGID METAL, AND SHALL BE FITTED WITH A TIGHT FITTING BACKDRAFT DAMPER CAPABLE OF CLOSING WHEN THE FAN IS NOT IN USE.



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



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



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

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

City of Portland
Bureau of Development Services
By BRS 1/13/13
Approved by Planning and Zoning Review

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503.380.6605 fax:503.296.0079 jeema2@comcast.net

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DATE: 12/11/12

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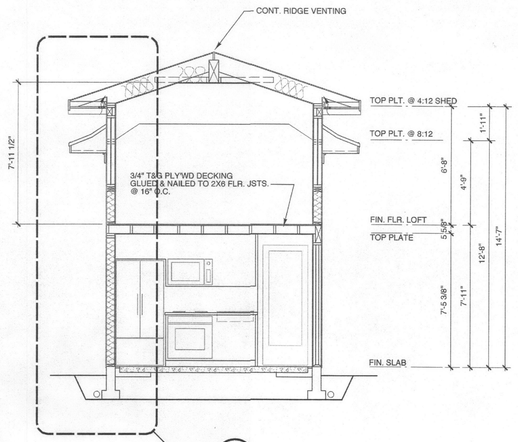
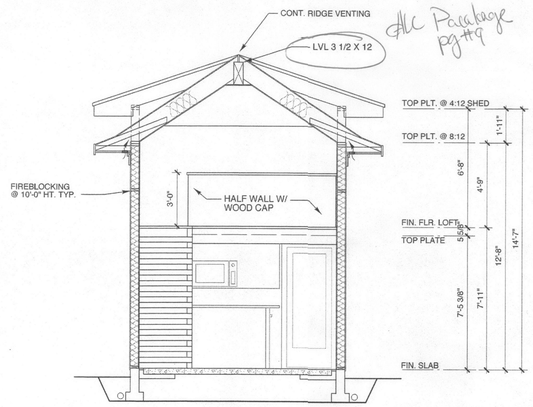


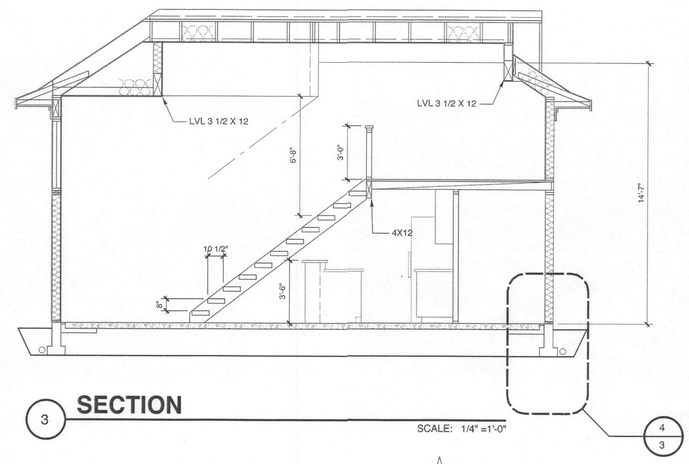
1 **SECTION**

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



2 **SECTION**

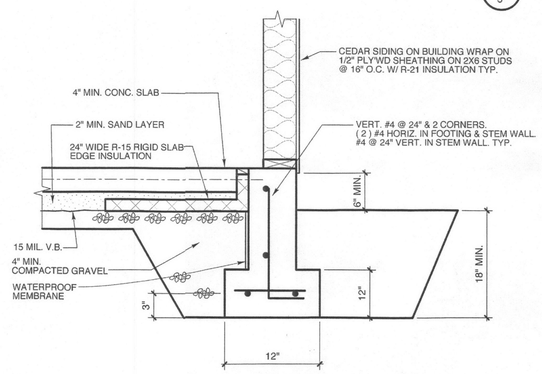
SCALE: 1/4" =1'-0"



3 **SECTION**

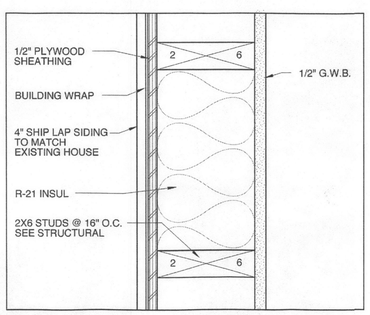
SCALE: 1/4" =1'-0"

NOTE:
Written dimensions on this drawing shall take precedence over scaled dimensions.
Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding.
The Owner must be notified on any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work or the Contractor shall accept full responsibility for cost to rectify same.



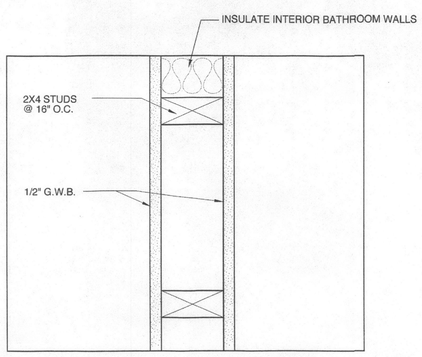
4 **SECTION @ FLOOR SLAB**

SCALE: 1" = 1'-0"



TYPICAL EXTERIOR WALL

SCALE: 3" = 1'-0"



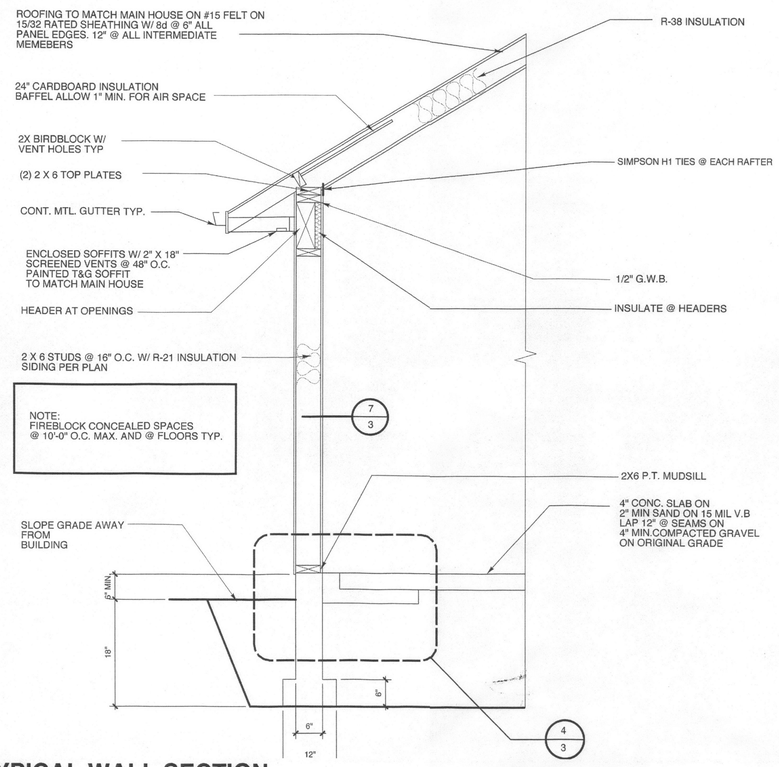
TYPICAL INTERIOR WALL

(UNLESS NOTED OTHERWISE)

SCALE: 3" = 1'-0"

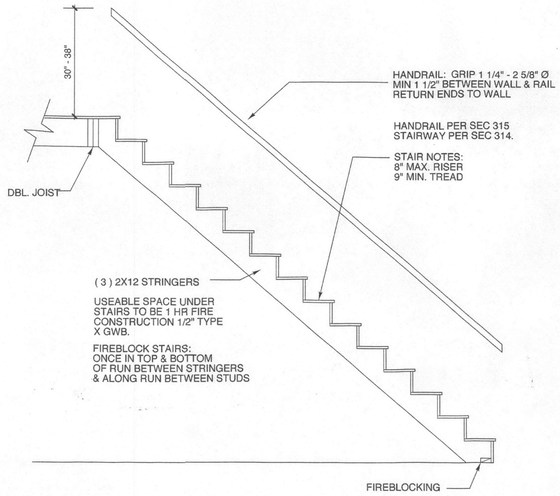
7 **WALL DETAILS**

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



6 **TYPICAL WALL SECTION**

NO SCALE



5 **TYPICAL STAIR SECTION**

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

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