BLACK RESIDENCE REMODEL

5832 NE 36TH AVENUE, PORTLAND OREGON 97211

PROJECT DESCRIPTION

THIS IS A RESIDENTIAL REMODEL THAT CONSISTS OF REMODELING AN EXISTING DINING ROOM, ADDING A NEW MASTER BATH AND CLOSET ON THE SECOND FLOOR AND ADDING A BEDROOM AND BATHROOM IN THE BASEMENT. THE EXISTING STAIR TO THE BASEMENT WILL BE RESTRUCTURED TO BRING IT UP TO CODE. THE BUILDING FOOTPRINT DOES NOT CHANGE.

PROJECT DATA SUMMARY:

JURISDICTION:	PORTLAND, OREGON
ZONE:	R-5
OCCUPANCY:	
CONSTRUCTION TYPE:	V-NON RATED
SPRINKLED:	NO
STORIES:	TWO + BASEMENT
USE:	SINGLE FAMILY
PROPERTY DESCRIPTION:	KENNEDYS ADD, BLOCK 2, W 54' OF N 10' OF LOT 6, W 54'
PROPERTY ID:	R195865
STATE ID:	1N1E13DC 6700

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 06 2013
Permit Number

PROJECT TEAM

OWNER:
PETER AND BARBARA BLACK
5832 NE 36TH AVENUE
PORTLAND, OREGON
97211

PETE'S PHONE: 503.708.1395
PETE'S EMAIL: PETER.BLACK@PROVIDENCE.ORG

BARB'S PHONE: 503.708.3100
BARB'S EMAIL: LANGB5@HOTMAIL.COM

CONTRACTOR:
BRIAN KRAUSSE
3733 NE 10TH AVENUE
PORTLAND OREGON 97212
GRESHAM OREGON 97080

CELL: 503.281.4602
CCB #: 79044

DESIGNER:
MARIA FLOYD COHEN
33 NORTH HOLMAN STREET
PORTLAND, OREGON
97217

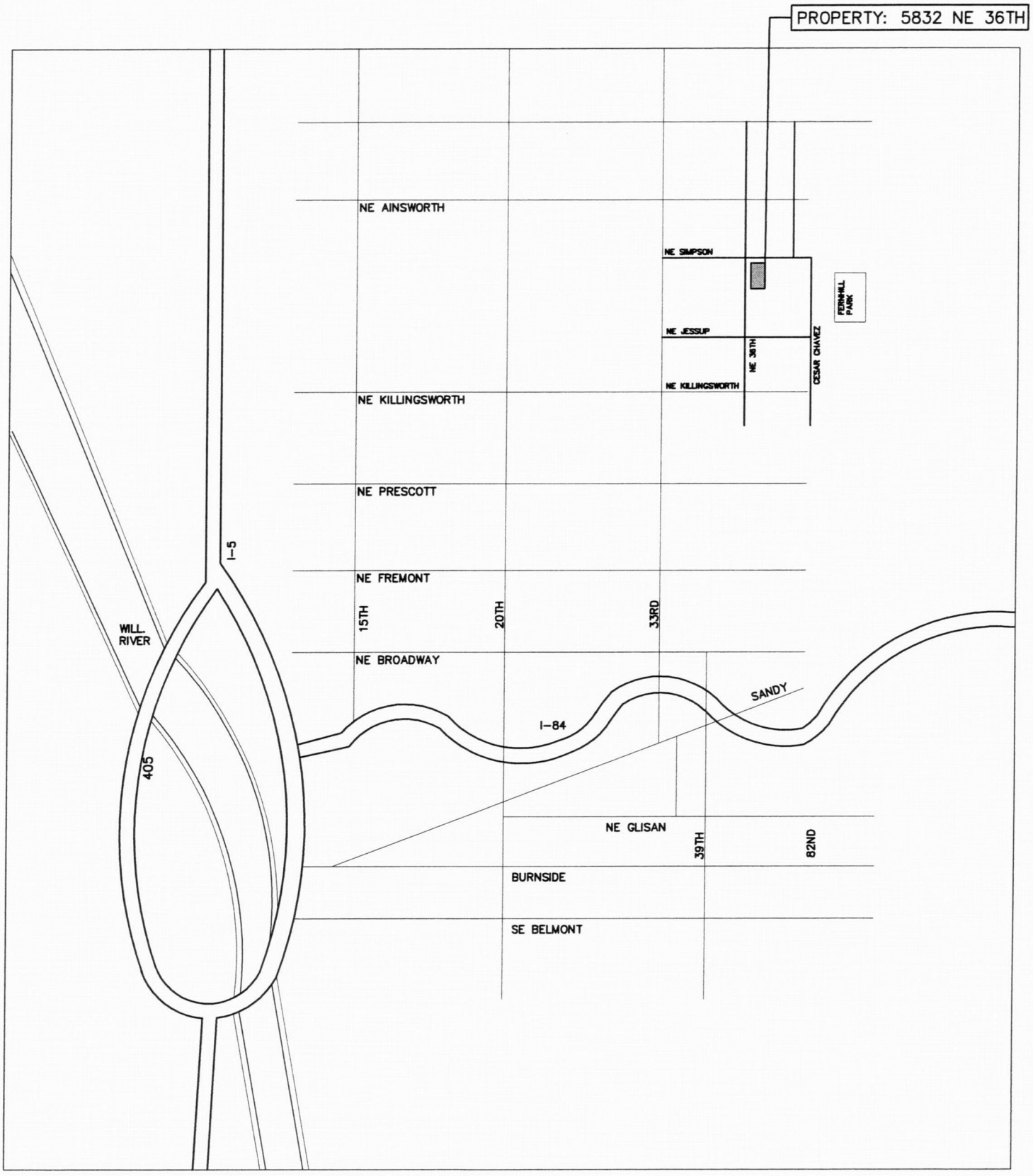
TEL: 503.381.0366
EMAIL: MANDM1@TELEPORT.COM

STRUCTURAL: ENGINEER
RJ TURNER
TURNER ENGINEERING AND DESIGN
3131 SW ORCHARD PLACE
GRESHAM OREGON 97080

TEL/FAX: 503.665.1143
CELL: 503.970.8807
EMAIL: RJ.TURNER@COMCAST.NET

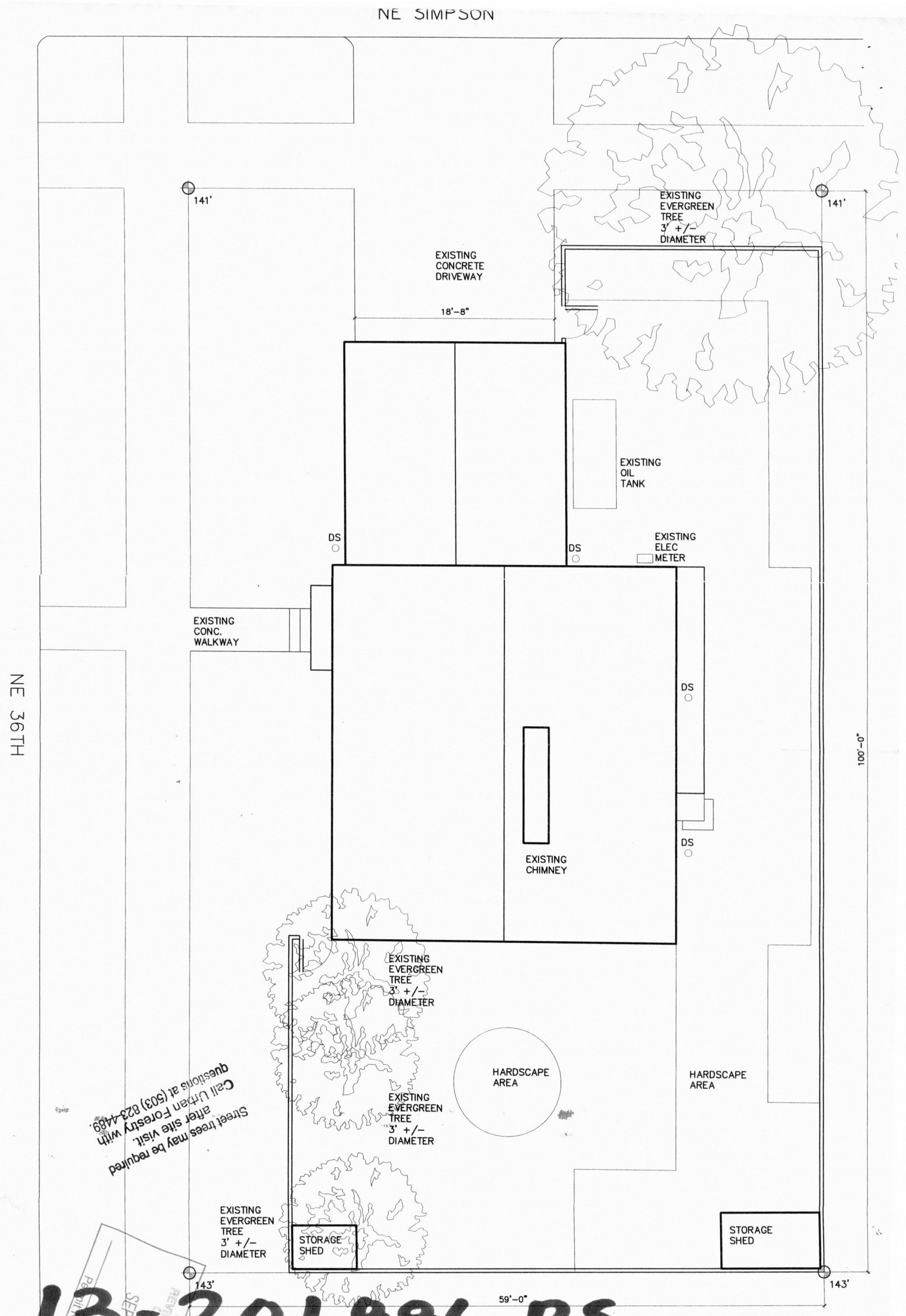
GENERAL PROJECT NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND COMPLETION OF WORK BY ALL TRADES, AND FOR LAYOUT OF ALL BUILDING LINES AND SPACES.
2. ALL WORK TO CONFORM TO LATEST APPLICABLE CODES.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT. VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS AND SHALL COORDINATE THE WORK OF ALL TRADES.
4. PROVIDE PROTECTION AGAINST DAMAGE FOR ALL INSTALLED WORK.
5. PROTECT EXISTING TREES AND PLANTS DESIGNATED TO REMAIN.
6. ALL DIMENSIONS TO FACE-OF-STUD, FINISHED FACE OF CONCRETE, GRID LINES, OR CENTER LINE UNLESS NOTED OTHERWISE.
7. VERIFY FRAMING / STRUCTURAL / MECHANICAL LAYOUT W/ ARCHITECTURAL PLANS. ANY DISCREPANCIES TO BE VERIFIED W/ DESIGNER PRIOR TO INSTALLATION.
8. VERIFY ALL DIMENSIONS ON SITE. ANY DISCREPANCIES TO BE VERIFIED W/ DESIGNER PRIOR TO START OF THIS WORK.
9. VERIFY ALL ELECTRICAL (OUTLETS, SWITCHES, PANEL), THERMOSTATS, AND SIMILAR SYSTEMS PRIOR TO INSTALLATION.
10. REVIEW AND VERIFY W/ DESIGNER LOCATIONS OF PLUMBING ENTITIES. INSULATE ALL PIPES LOCATED IN UNHEATED SPACES.
11. REVIEW AND VERIFY W/ DESIGNER THE LOCATION OF GAS LINE, HOOKUP, AND METER.
12. REVIEW AND VERIFY W/ DESIGNER & OWNER THE LOCATION OF ELECTRICAL PANEL AND METER PRIOR TO INSTALLATION.
13. REVIEW & VERIFY W/ DESIGNER THE LOCATION OF TELEPHONE/CABLE HOOK-UP PRIOR TO INSTALLATION.
14. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. REPORT LOCATION TO DESIGNER.
15. CONTRACTOR TO VERIFY ALL ITEMS (TOWEL BARS, ETC.) REQUIRING BLOCKING PRIOR TO COVERING WALLS.
16. TOP OF STAIR RAILS TO BE 36" ABOVE STAIR NOSINGS.
17. SITE VERIFY W/ OWNER LOCATION OF ALL SWITCHES, TELEPHONE, CABLE, AND ELECTRICAL OUTLETS, AND THEIR VERTICAL OR HOROZONTAL ORIENTATION PRIOR TO COMPLETION OF THIS WORK.
18. SUBSTITUTIONS: ONLY THOSE PRODUCTS EQUAL IN QUALITY, FUNCTION AND APPEARANCE TO THOSE SPECIFIED AND/OR DETAILED WILL BE CONSIDERED. SUBMIT FULL PRODUCT DATA FOR APPROVAL OR REJECTION. DO NOT ASSUME APPROVAL OF SUBSTITUTIONS. SUBSTITUTIONS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION AND INSTALLATION.
19. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL:
    - A. PROVIDE ONE COPY OF ALL EQUIPMENT MANUALS CONTAINING OPERATING INSTRUCTIONS AND ONE COPY OF ALL WARRANTIES.
    - B. PROVIDE CERTIFICATE OF OCCUPANCY
    - C. PROVIDE ONE FULL QUART OF ALL PAINTS AND STAINS, SEALED AND LABELED.
    - D. REMOVE DEBRIS FROM SITE. CLEAN ALL SURFACES. LEAVE BUILDING READY FOR USE BY OCCUPANT.



SITE MAP

NO SCALE



Street trees may be required after site visit. Call Urban Forestry with questions at (503) 823-4489.

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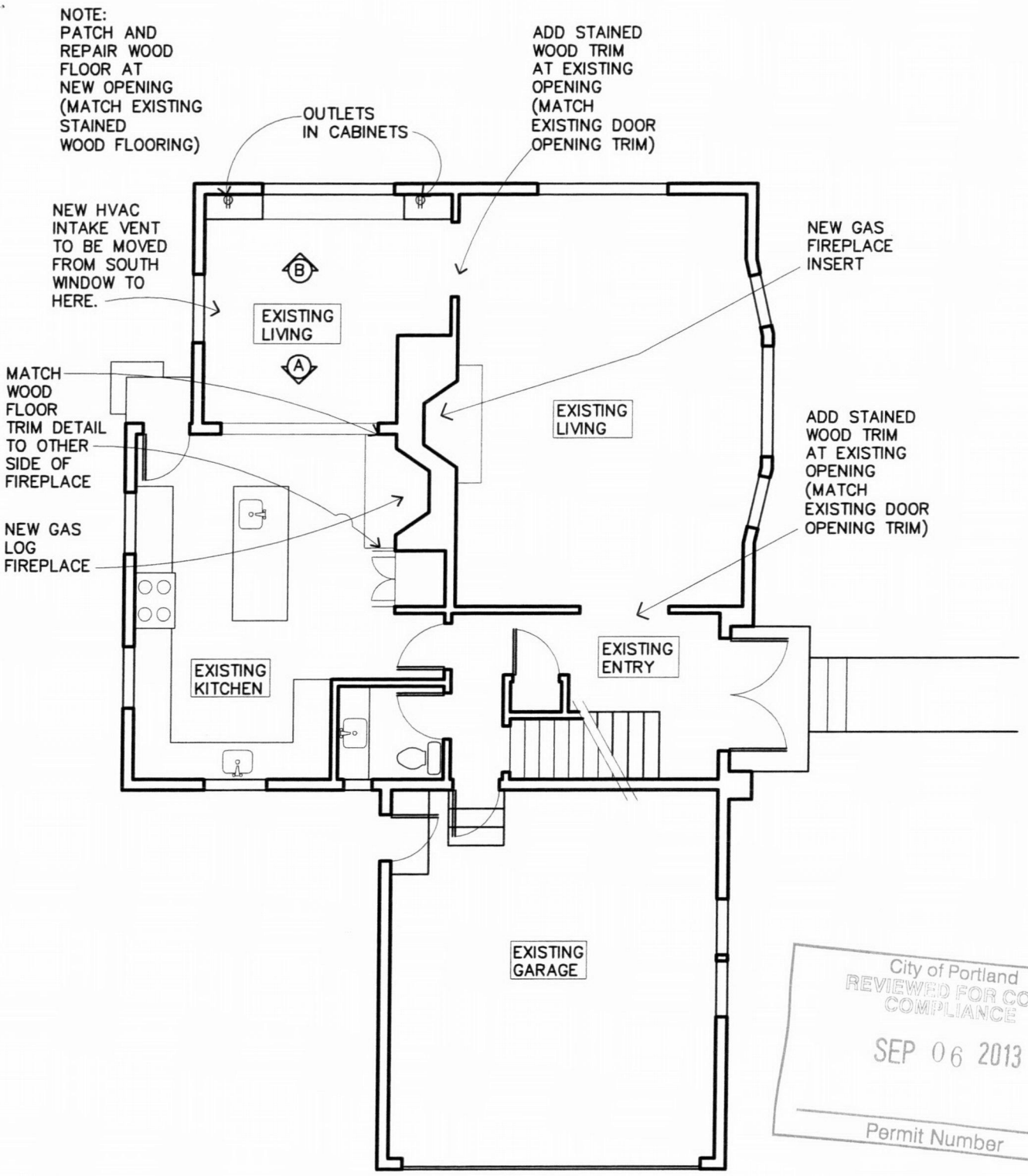
13-201886 RS

LOT SIZE:	5,940 SQ. FT.
FOOTPRINT OF HOUSE – NO CHANGE:	1,082 SQ. FT.
SQUARE FOOTAGE OF HOUSE – NO CHANGE:	2094 SQ. FT.
SQUARE FOOTAGE OF BASEMENT – NO CHANGE:	1,070 SQ. FT.
SQUARE FOOTAGE OF GARAGE – NO CHANGE:	378 SQ. FT.
LOT COVERAGE (INCLUDING OVERHANGS) – NO CHANGE:	2023 SQ. FT.
PERCENTAGE OF LOT COVERAGE – NO CHANGE:	34%
TOTAL HARDSCAPE (NOT INCLUDING HOUSE):	2120 SQ. FT.

SITE PLAN
1/8"=1'-0"

2



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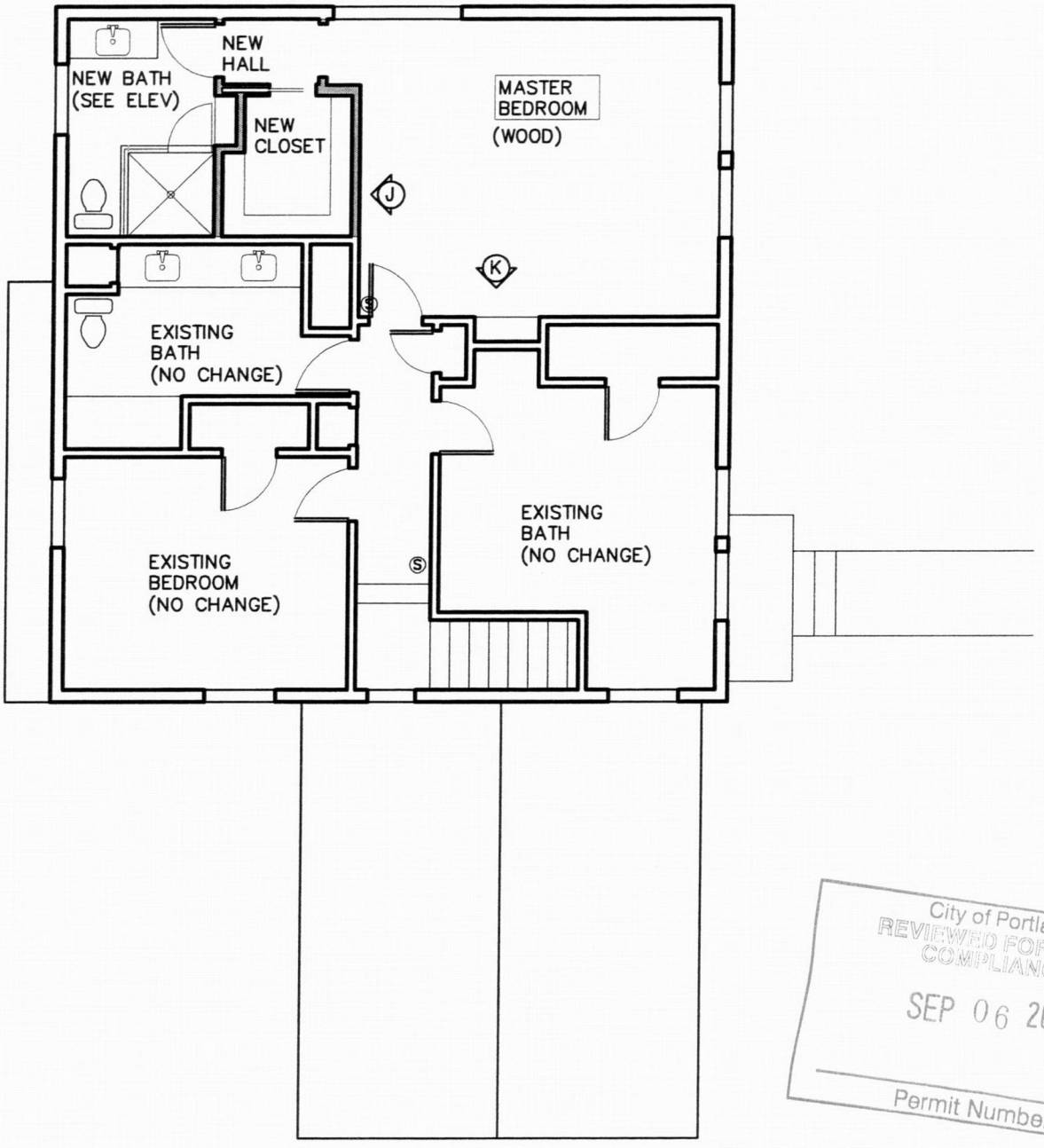
N

NEW FIRST FLOOR PLAN

1/8"=1'-0"



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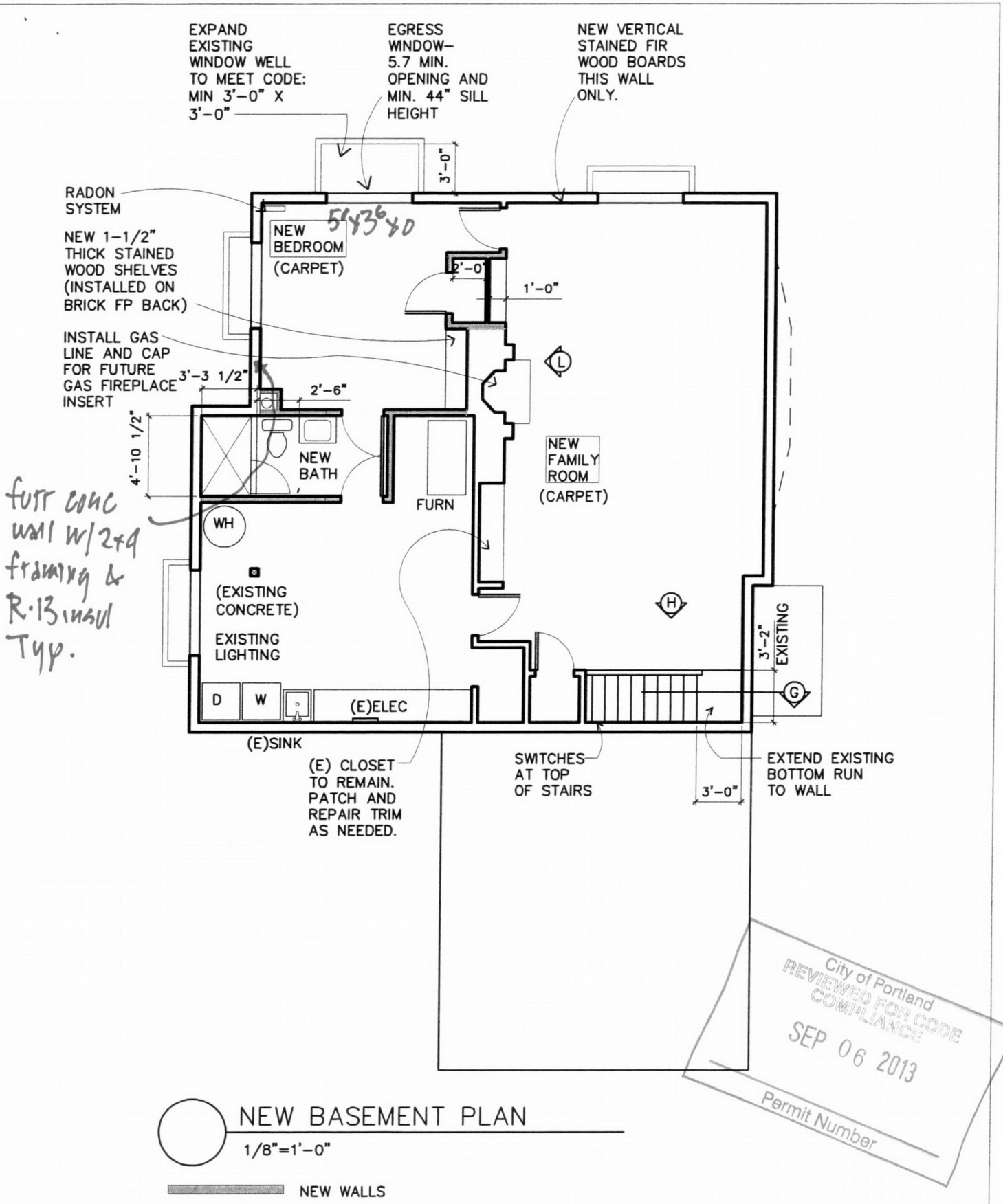
NEW SECOND FLOOR PLAN

1/8"=1'-0"

NEW WALLS



NEW BASEMENT PLAN

1/8"=1'-0"

NEW WALLS

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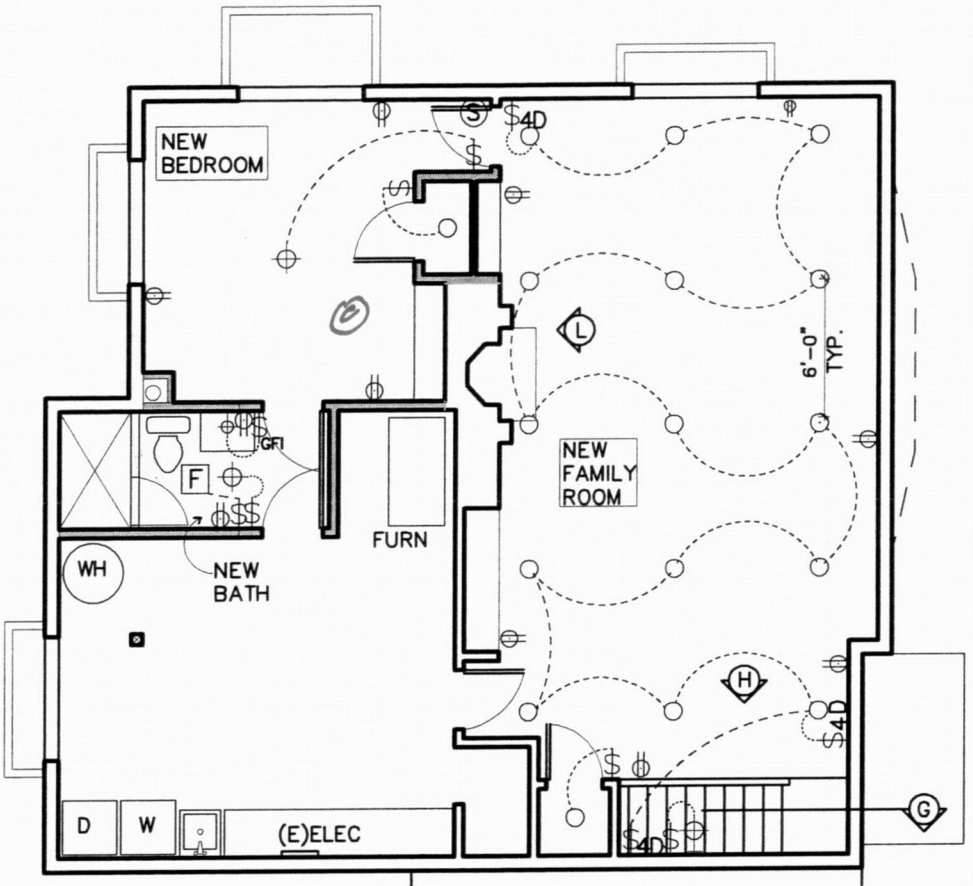

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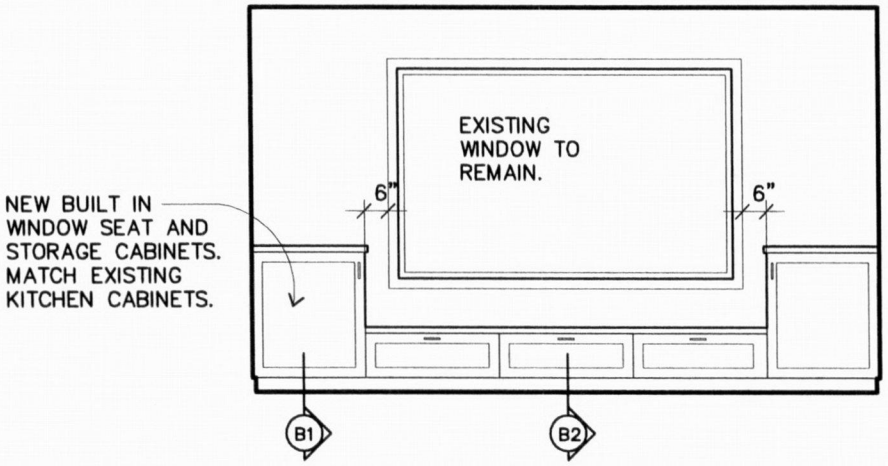
NEW BASEMENT LIGHT & ELEC

1/8"=1'-0"

NEW WALLS

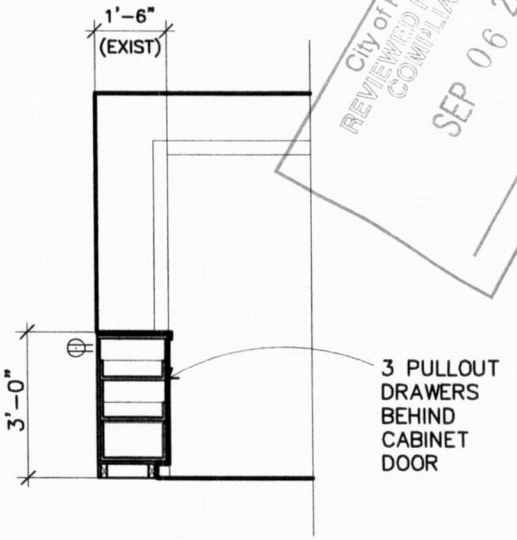
LIGHT / ELECTRICAL KEY

- CEILING MOUNTED FIXTURE
- SCONCE
- RECESSED CAN
- $ SWITCH
- $D DIMMER SWITCH
- $4 4-WAY SWITCH
- F FAN
- OUTLET
- GFI OUTLET
- S SMOKE DETECTOR



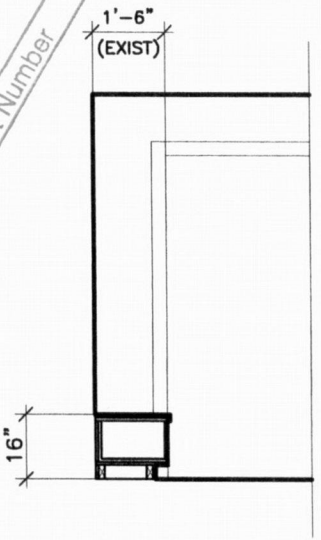
B NEW DINING ELEVATION

1/4"=1'-0"



B1 SECTION

1/4"=1'-0"



B2 SECTION

1/4"=1'-0"

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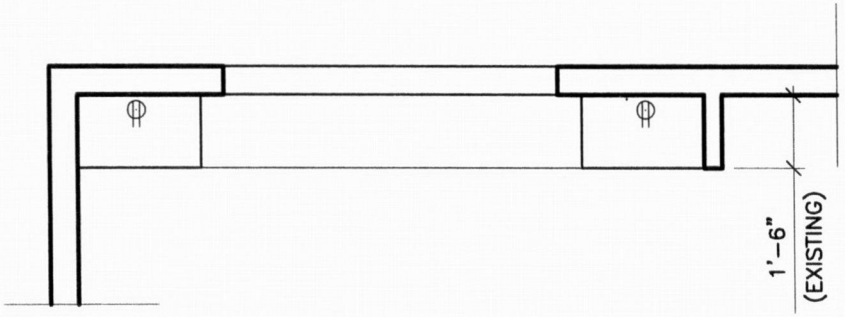
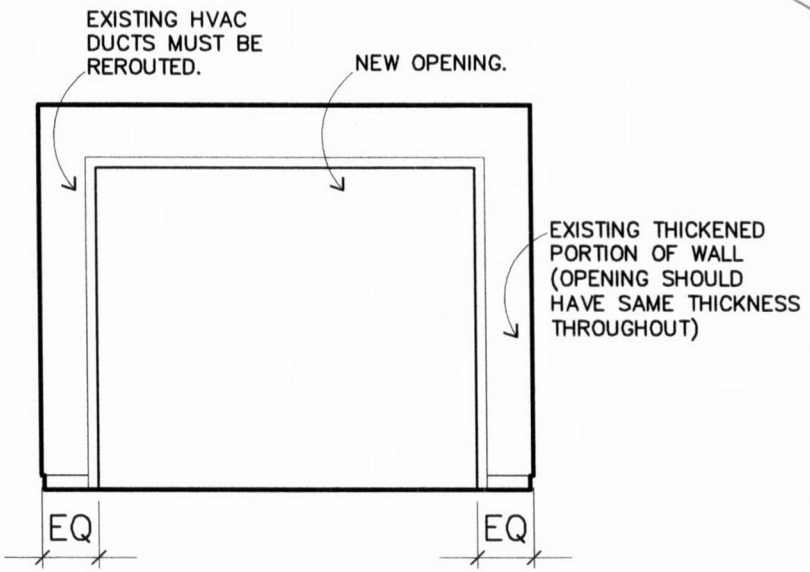


PLAN

1/4"=1'-0"



A NEW DINING ELEVATION

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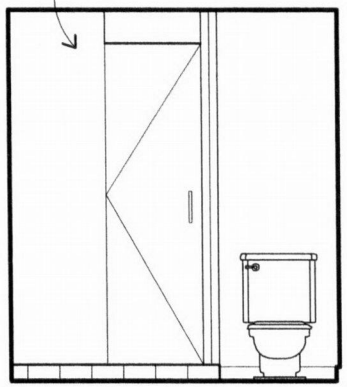
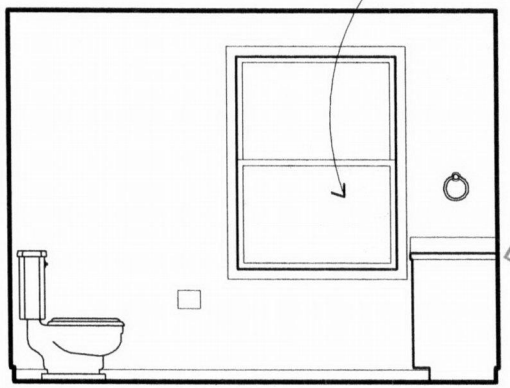
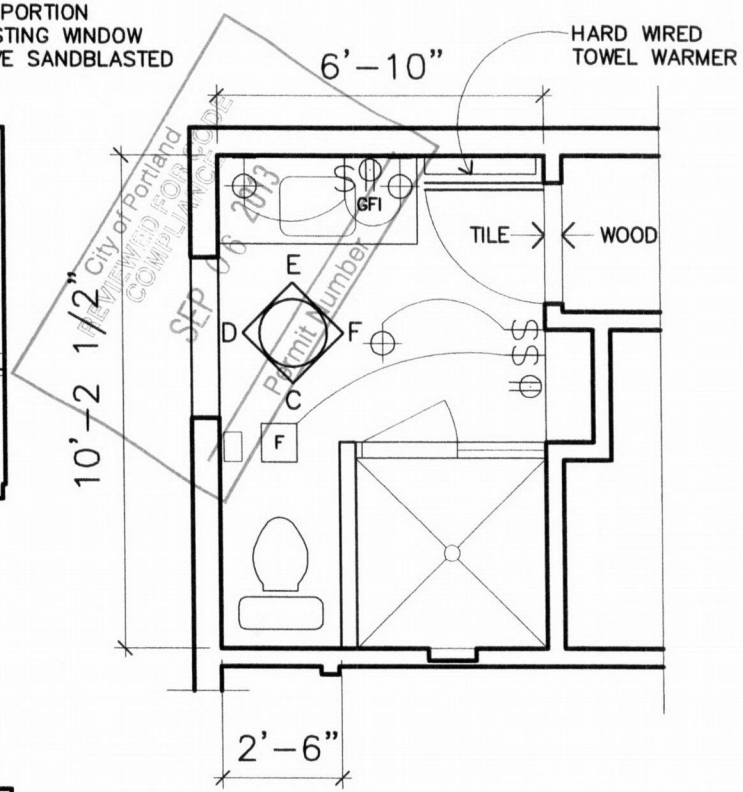


C NEW ELEVATION
1/4"=1'-0"



D NEW ELEVATION
1/4"=1'-0"



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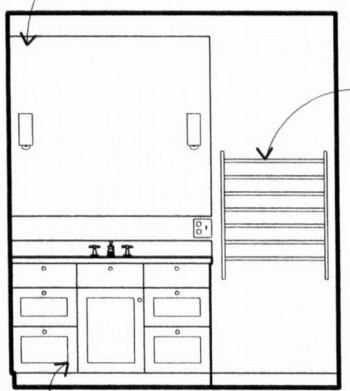
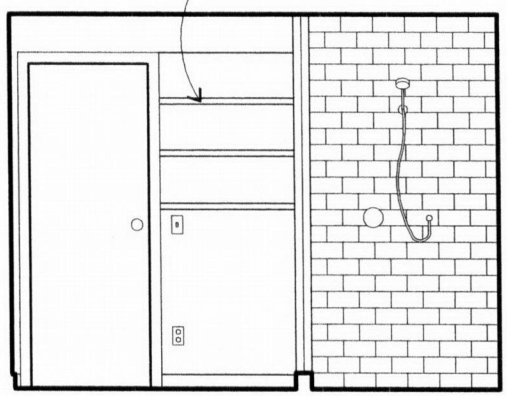
NEW PLAN
1/4"=1'-0"



E NEW ELEVATION
1/4"=1'-0"



F NEW ELEVATION
1/4"=1'-0"

LIGHT / ELECTRICAL KEY

- CEILING MOUNTED FIXTURE
- PENDANT
- SWITCH
- FAN
- OUTLET
- GFI OUTLET

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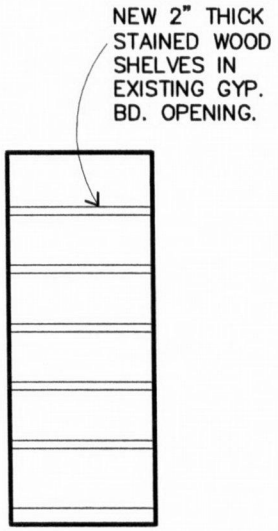
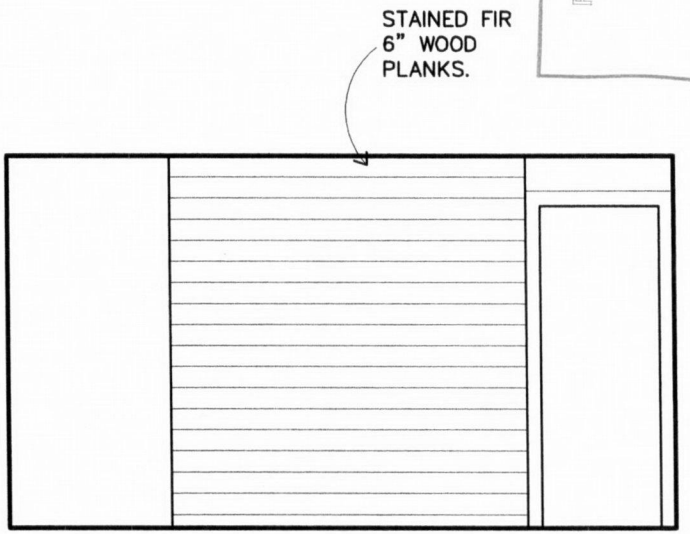
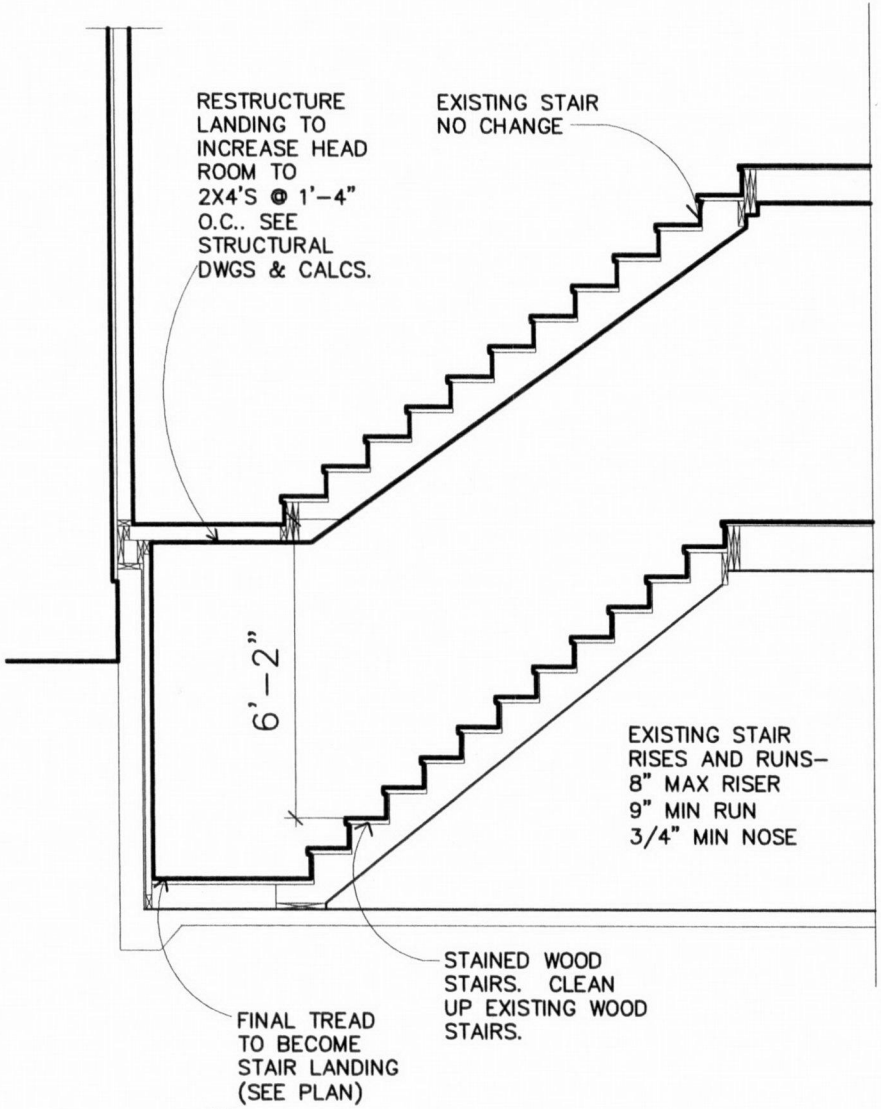


K NEW MASTER BEDROOM ELEVATION
1/4"=1'-0"

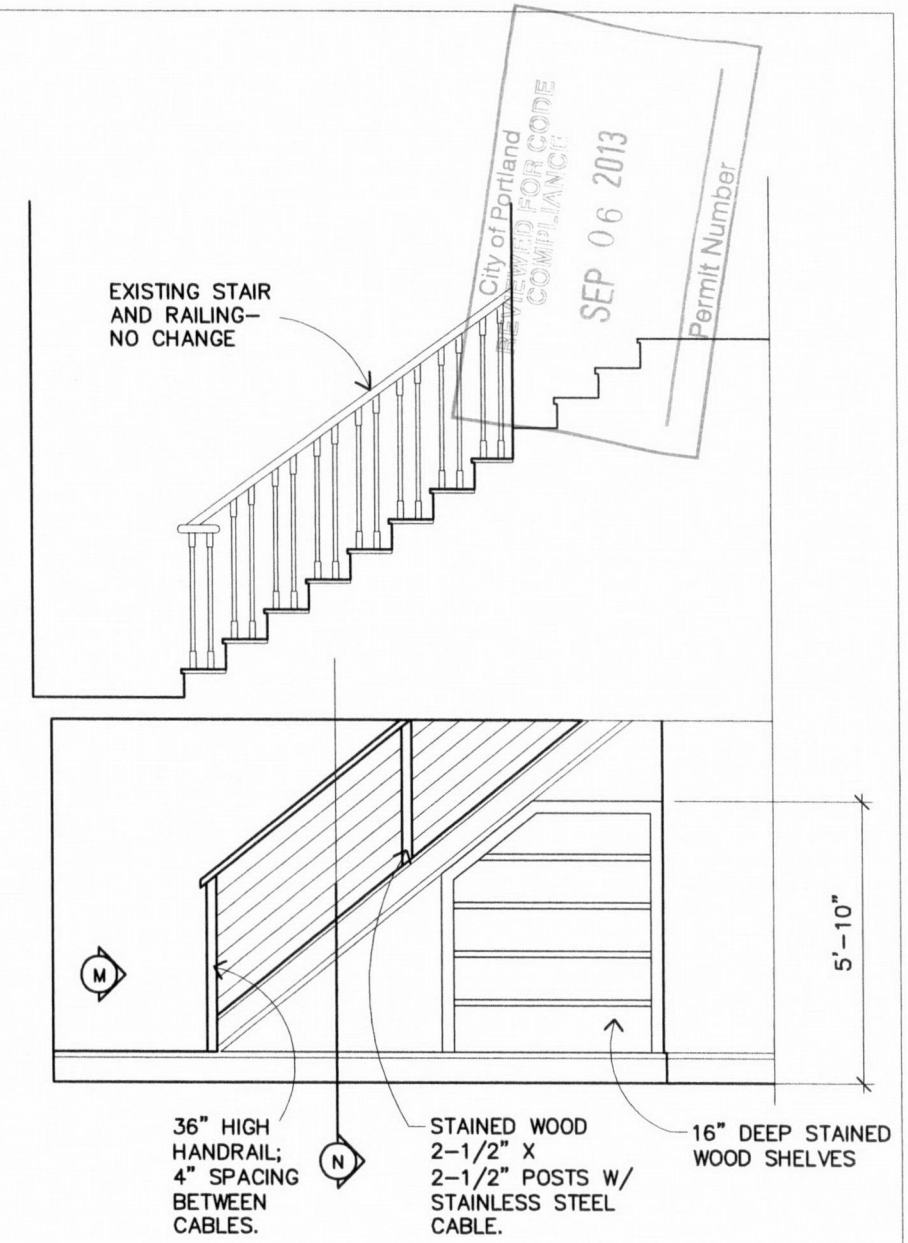


J NEW MASTER BEDROOM ELEVATION
1/4"=1'-0"



G NEW STAIR SECTION

1/4"=1'-0"



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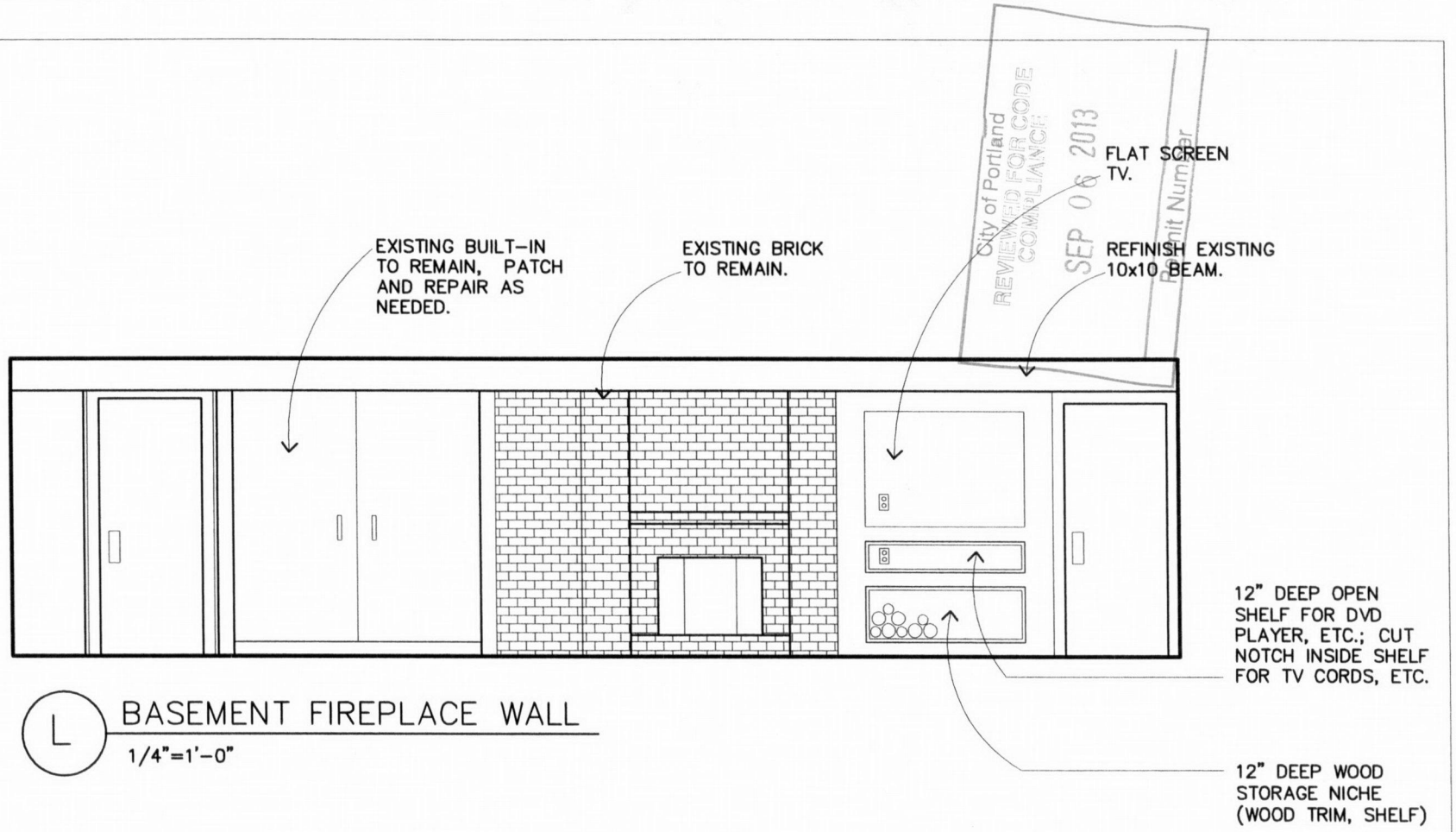
H NEW STAIR ELEVATION

1/4"=1'-0"



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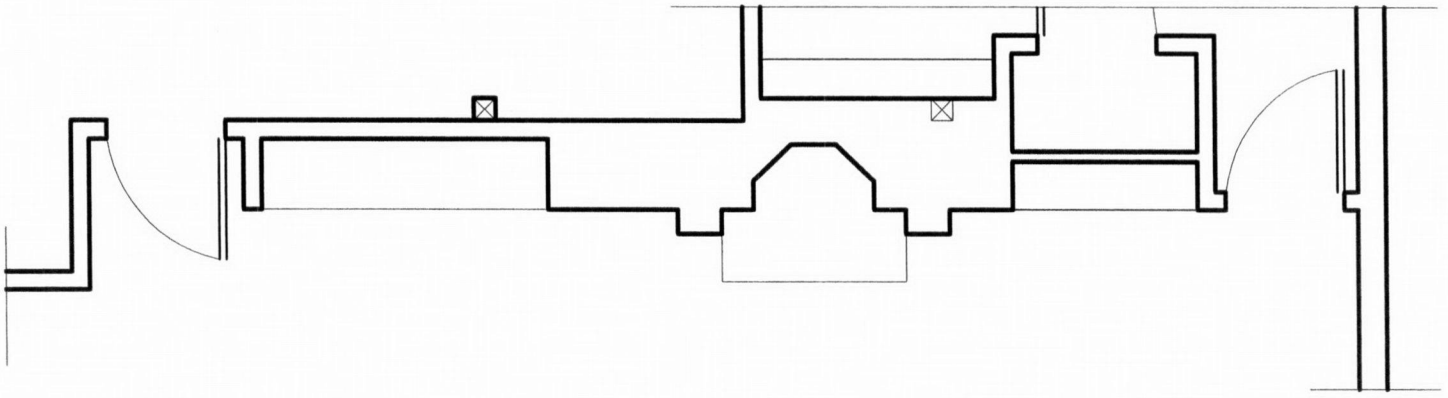
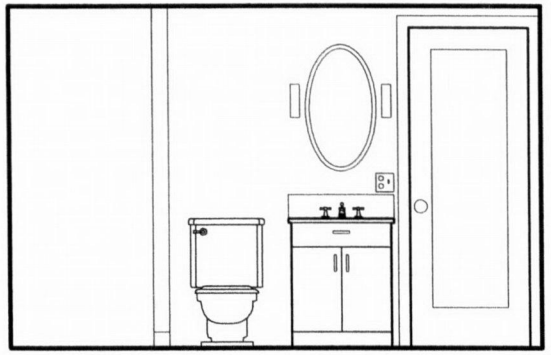
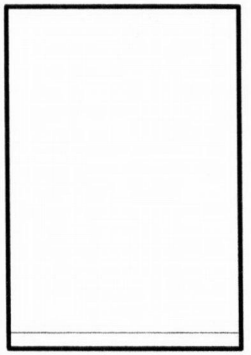
L BASEMENT FIREPLACE WALL

1/4"=1'-0"

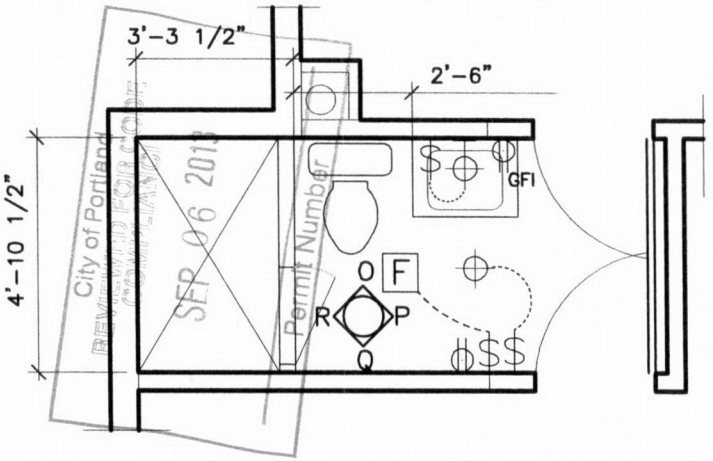




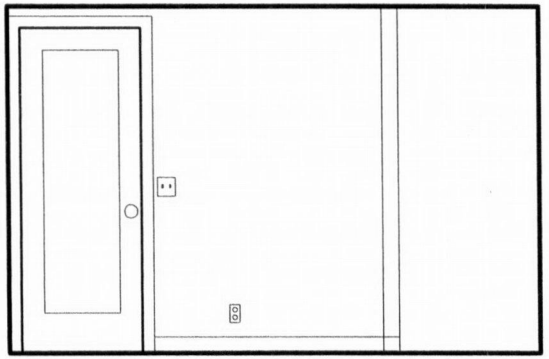
O NEW ELEVATION
1/4"=1'-0"



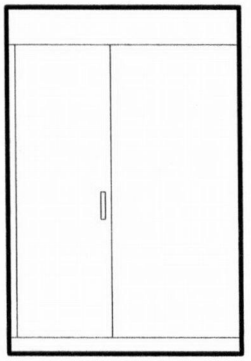
P NEW ELEVATION
1/4"=1'-0"



NEW PLAN
1/4"=1'-0"



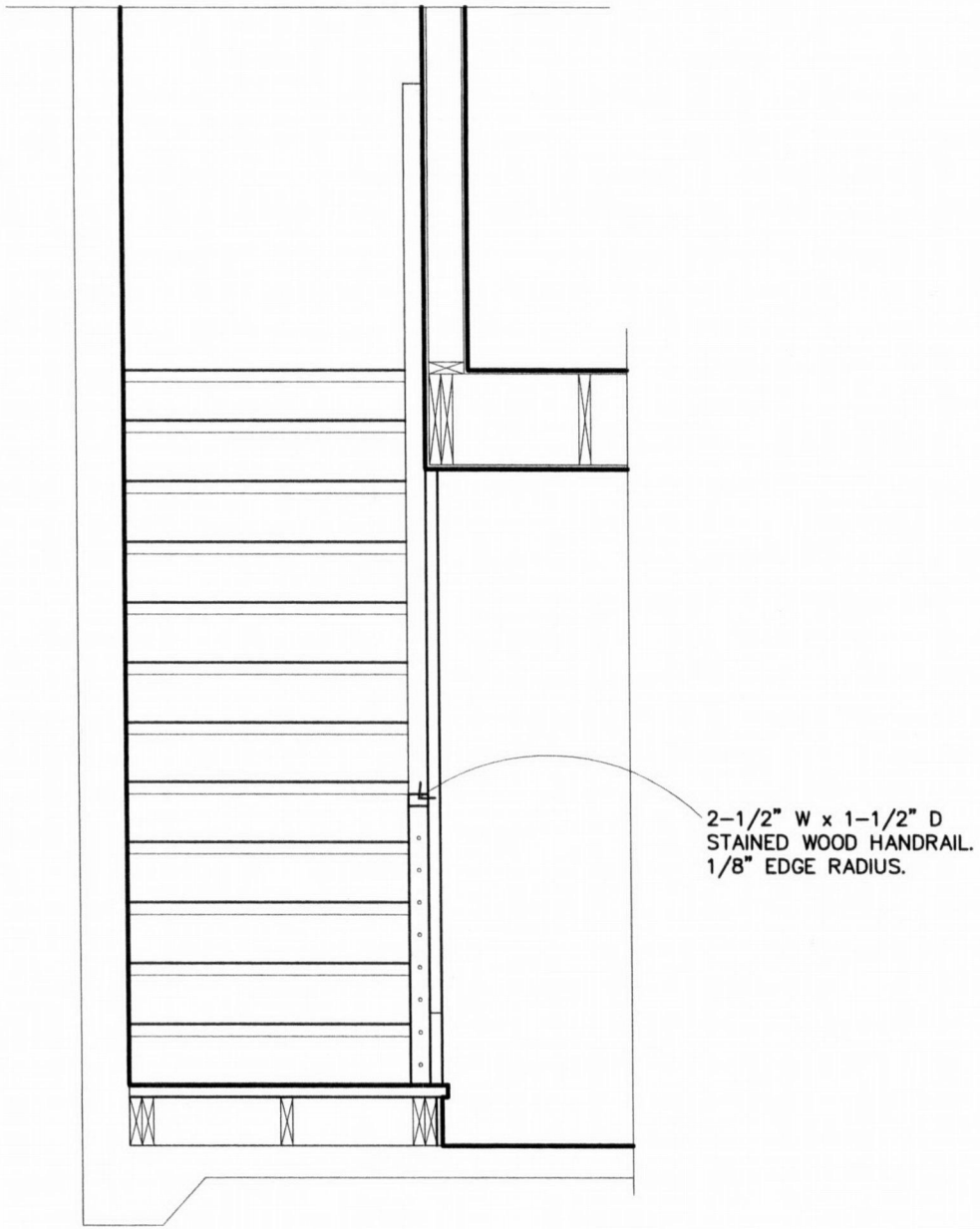
Q NEW ELEVATION
1/4"=1'-0"



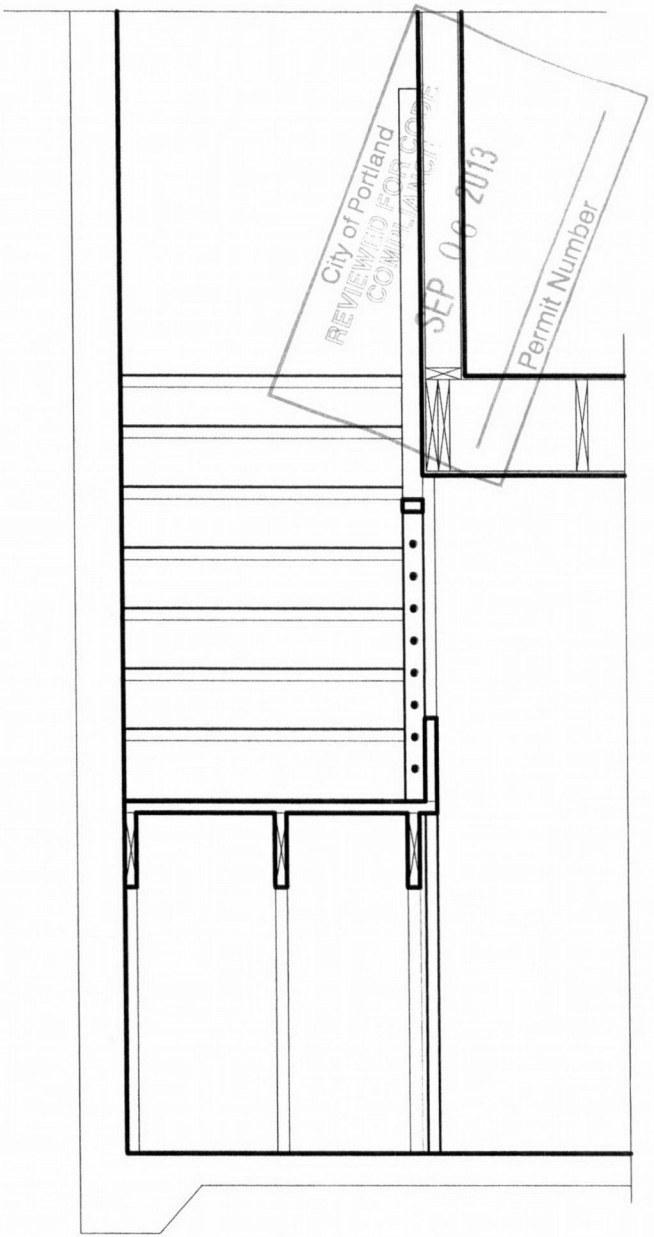
R NEW ELEVATION
1/4"=1'-0"

LIGHT / ELECTRICAL KEY

- CEILING MOUNTED FIXTURE
- PENDANT
- $ SWITCH
- F FAN
- OUTLET
- GFI OUTLET



M NEW STAIR SECTION
1/2"=1'-0"



N NEW STAIR SECTION
1/2"=1'-0"