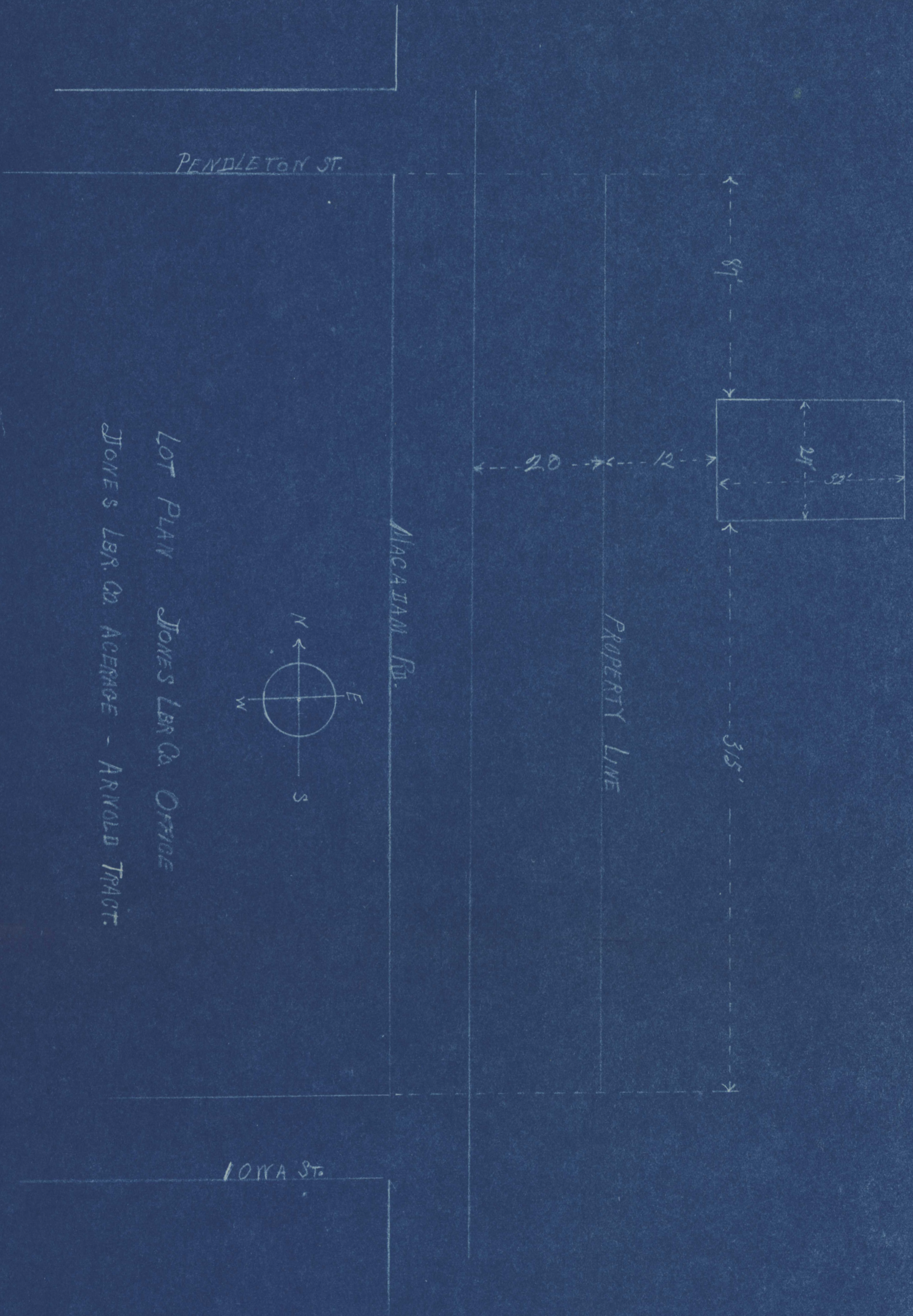
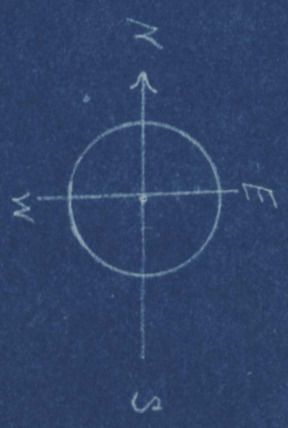
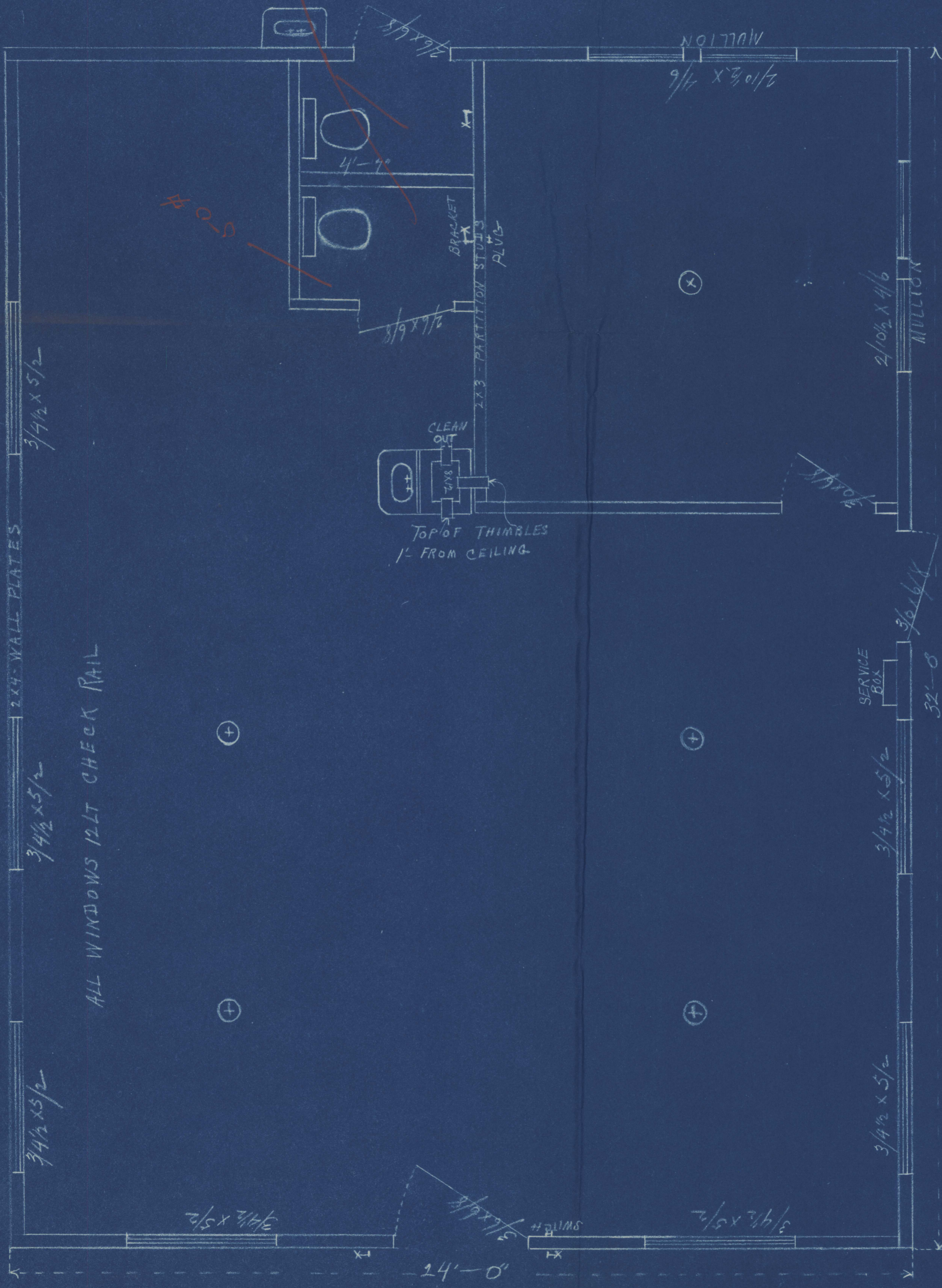


2



LOT PLAN JONES LBR Co. OFFICE
JONES LBR. Co. ACERAGE - ARNOLD TRACT.





ALL WINDOWS 12LT CHECK RAIL

SCALE 1/2" = 1'-0"
FLOOR PLAN JONES LBR. Co - OFFICE -

(3)

3



CROSS SECTION SCALE 1/2" = 1'-0"

15' clear space

2'-0"

These Specifications will be accepted for Dwellings of frame construction (Class VII) not over two stories high, and for two family dwellings; also for one-story frame *one* story buildings. Heating, Plumbing and wiring specifications not included.)

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

BUILDING SPECIFICATIONS

INSPECTOR OF BUILDINGS
These plans and specifications shall be kept on the work under construction. See Sec. 49 Ord. 5100
CITY OF PORTLAND
BUREAU OF BUILDINGS
THIS DRAWING AS AMENDED IS APPROVED FOR CONSTRUCTION: ERECTION AND COMMISSIONS EXCEPTED, ELECTRICAL AND PLUMBING WORK NOT INCLUDED.
APR 11 1928

Specifications for a *one* Story Frame Residence on *1350 Macadam* Street
between *Iowa* and *Pendleton* Street

NOTICE—No lathing, ceiling or covering of any kind to be done until building is inspected and approved and notice posted.

1. LOCATION ON LOT.

For a one-story building other than a dwelling the distance to any lot line except the street line, shall be not less than eighteen (18) inches, measured from the furthest projection of eaves, cornices, etc.

For a two-story building this distance shall not be less than two (2) feet.

Small Garages—20x20 or less may be located up to lot line.

YARDS—Front and Rear: Front yards may be any width and depth. No rear yard under any circumstances shall be less than twelve (12) feet in depth.

Note—The Advisory Board recommends a 10 foot rear yard up to three (3) stories.

SIDE YARDS—The width of a side yard for a one-story dwelling shall not be less than four (4) feet, for a two-story dwelling five (5) feet. (When stairs are provided to attic, building is considered as two (2) story.)

When a cornice projects more than two (2) feet into a yard or court, that portion in excess of two (2) feet must be added to the width of the yard or court.

If any building is placed on the same lot with a dwelling with the front wall of one building back of the rear wall of the other building, there must be a space 20 feet deep for a one-story building and 25 feet deep for a two-story building, extending across the entire width of the lot.

If two buildings are placed wholly or partly side by side, on the same lot, there shall be maintained between said buildings an open space twice the width of a side yard required for the highest building.

No building other than a dwelling or building intended for the use of the occupant of the dwelling and so used, shall hereafter be erected on the same lot with a dwelling.

For regulations governing locations of other building on same lot with a dwelling, see Permit Division.

2. FOUNDATIONS. (Mark cross opposite kind used.)

a. Concrete.

Materials: Cement to be of a brand which is marked "approved" on the list of cements tested by the City Engineer, and must be delivered in the original packages. All cement to be stored so as to be kept perfectly dry. Any cement which has become set or partially set must not be used. Sand to be either river, pit, or bank sand, free from clay or organic matter. Gravel or broken stone, to be clean and free from dirt or roots, all to pass through a two-inch ring.

Mixture: All concrete used for footings and foundations shall be not less than 1 part (by measure) of cement to not more than 3 parts of sand and not more than 6 parts of gravel or broken stone. Cement is to be measured, packed as it comes in the sacks, and not loose. Cement and sand are first to be thoroughly mixed dry and then with water to make a plastic mortar. This mortar is then to be mixed with the gravel or broken stone, in such a manner that every particle of stone or gravel is coated with the cement mortar and the whole mass presents a uniform color; or first mix the dry cement and sand and then mix with the gravel or stone, once dry and once wet. Bank gravel shall not be used, unless the proportion of sand and gravel in same shall have been previously determined by screening. All foundation walls and footings shall be carried to solid ground where practicable and all footings to be level. Walls and footings to be the thickness and dimensions shown by the plans, but no wall to be less than six (6) inches in thickness. All concrete to be placed immediately after mixing.

Forms: All forms to be built straight and plumb and sufficiently tight so that no cement will be lost by leakage. If concrete is mixed in what is known as a "dry" mixture, same must be tamped in the forms sufficiently to bring water to the surface. If a "wet" mixture is used, the mixture must be agitated with suitable tools so that no air pockets or bubbles will be left. No concrete shall be laid in freezing weather. Forms are to be removed as soon as the concrete has set sufficiently to be stable, and in hot weather concrete must be wet to keep from drying out too rapidly.

3. CHIMNEYS.

a. (X) Brick.

Flues to be not less than 8"x8" inside. Flue for furnace or boiler to be not less than 8"x12". All chimneys to start from the foundation and carried up through roof without corbelling or raking, to the height as shown by the plans.

Brick to be good, merchantable, "common" brick, which will crush at not less than 1,800 pounds per square inch—or other brick of equal quality.

If lime mortar is used, it shall be made of fresh burned lime and clean, sharp sand, not leaner than 1 part of lime to 5 parts of sand. Lime is to be thoroughly slaked. Mortar must be mixed at least 24 hours before using. If cement and lime mortar is used, the lime is to be mixed as above, and the cement added immediately before using. If cement mortar is used, it shall be mixed not leaner than 1 part of cement to 3 of sand, immediately before using. Brick is to be laid with solid joints thoroughly filled with mortar.

The walls of flues are to have struck joints on the inside, unless the flues are lined with brick on edge or lined with terra cotta flue lining, or plastered with cement mortar. The outside of chimneys shall be plastered where wood comes within 6 inches of chimney, except above the roof or on the outside of the building. When chimney is built on outside of sheathing, the brick work shall be kept $\frac{1}{2}$ " away from the sheathing and the space between filled solid with mortar.

All inlets to be fire clay or terra cotta, and same shall extend to the inner surface of the flue, the brick work to be corbelled out to the face of studding or furring, but not to exceed twelve (12) inches in any case.

No flue to be enclosed until after it has been inspected.

No brick flues to be built on brackets.

All flues to be fire stopped on the outside between the ceiling and floor line where passing through joists. See Sec. 443 of the Building Code. (See cut in appendix of Building Code.)

Each flue to have cleanout at bottom with metal door not over two (2) feet above base of flue.

a. (X) No stovepipe shall be placed nearer than 12 inches to any unprotected lath and plaster or board partition, ceiling or any woodwork.

b. () Fire Clay Chimney. To be standard metal covered fire clay chimney, per Section 455, Building Code—to rest on Iron Brackets bolted through studs if on outside of building; if on inside of building, to rest on $\frac{1}{4}$ -inch iron plate and 8 inches of brick work, to start from the floor. Not over one inlet to each flue.

All smoke pipes 12" in diameter or less shall be 12" from unprotected woodwork.

4. FIREPLACES. ()

To be of size and dimensions shown on plans.

The brick jambs of every fireplace or grate opening, independent of the lining, shall be at least 1 brick wide each and the back of such openings shall be at least 1/2 brick thick. This in addition to lining. All hearths and trimmer arches shall extend at least 12 inches beyond each side of such openings, and shall be at least 18 inches wide in front of the chimney breast. Brick work over fireplaces and grate openings shall be supported by iron bars or brick arches. The breast of fireplace must not project more than 4 inches beyond a perpendicular line of the foundation.

All fireplaces to have a fire brick lining at least 4 inches thick.

5. FURNACES ()

All furnaces, boilers, fireplaces and other heating or cooking apparatus shall be connected to a brick chimney of sizes mentioned above.

Each gas appliance or apparatus used for cooking or heating, other than hand portable, to be connected to a chimney or vent of terra cotta or copper. (See Sec. 481 Building Code.)

Gas furnace which consumes not more than 300 cubic feet per hour can be connected to an 8x8 flue, over 300 cubic feet per hour to have 8x12 flue. A copper or terra cotta vent can be used. (See Sec. 481 Building Code for size.)

Hand portable gas appliances having a gas consumption not to exceed 15 cubic feet per hour need not be connected to a chimney, flue, or vent. (See Sec. 459 and 460 of Building Code.)

Gas Piping: Pipes installed for conducting gas in buildings shall be installed in accordance with rules given in Section 479 of the Building Code, and such other rules and regulations as may be formulated by the Portland Gas and Coke Co.

6. FRAMING.

All framing to be of good sound merchantable lumber of Douglas (Oregon) fir or other suitable timber, with no defects that will seriously affect its strength for the use to which it is put.

SIZE OF TIMBERS:

Wall Plates	in. x	in.	Girder	6	in. x	10	in.
Basement Posts	in. x	in.	Feet Center to Center.				
Studs	2	in. x	4	in.	24	in.	" "
First Floor Joist	2	in. x	10	in.	24	in.	" "
Second Floor Joist	in. x	in.	in.				" "
Attic Floor Joist	in. x	in.	in.				" "
Ceiling Joist	2	in. x	12	in.	24	in.	" "
Rafters	2	in. x	4	in.	24	in.	" "
Collar Beams	in. x	in.	in.				" "
Purlin Studs	in. x	in.	in.				" "
Ribbon	in. x	in.	in.				

All framing to be well and sufficiently nailed with proper size nails so that all dead and live loads and wind pressure will be adequately resisted. The sheathing, sub-flooring and flooring to be fastened to joist, studs and rafters with nails which shall be in length at least three (3) times the thickness of the sub-flooring, flooring and sheathing, the nails to be spaced not over six (6) inches center to center along each joist, stud or rafter.

Wall plates to be well bedded with mortar on foundation walls.

All joists and headers to be doubled around openings larger than 4 feet. Headers over 8 feet long to be carried on standard joist hangers. Double joists under all bearing partitions. All floor joists to be bridged between supports with not less than 1"x3" bridging in dwelling and 2"x3" bridging in all other buildings, for spans over 10 feet, and over girders or bearing partitions with solid bridging 2" thick and the full depth of joists. There shall be not over 10 feet between bridging. When floor joists come over an unexcavated area, there shall be at least 15 inches clear space between the joists and ground, and space must be properly ventilated.

The base of all basement posts must be not less than 1 inch above floor, resting on stone or concrete footings or metal base plate.

All bearing partitions shall have double top plate of the same size as the studs. Double studs full length at all openings over 4 feet in width. If a ribbon is used for the support of floor joist, same shall be notched into the studs the full depth of same. Solid bridging not less than 2 inches in thickness shall be cut in between the studs of all bearing partitions and of exterior stud walls below the ceiling line and just above the floor. When cove ceiling is used, lower block must be at bottom of cove. Two inch bridging must be used at edge of attic floor. All openings over 3 feet wide in exterior walls and bearing partitions to be properly trussed, or heavy beams used as shown on the plans.

Cutting for piping or other purposes shall not be done so as to reduce the strength of any timber below that required by the Building Code. All piping for heating or plumbing passing through floors shall be boxed in and fire stopped between the joists with hard plaster or cement mortar so as to prevent the spread of fire.

No lathing, ceiling or covering of any kind to be done until building is inspected and approved and notice posted.

Floor beams, studs and other framing must be kept at least 1½ inches outside of all flues, and trimmers at least 2 inches. All woodwork within 2 feet of any furnace, or other heating apparatus, to be protected by metal or other material equally efficient and no woodwork to be less than 1 foot from such apparatus.

7. SHAFTS.

All shafts for dumb waiters, wood lifts, clothes chutes, etc., air or vent shafts (including doors to same), passing through more than one floor, shall be lined with metal fastened with nails covered with locked joints, or with hard wall plaster on metal lath.

8. SCUTTLE to roof in building over 1 story high to be of size shown on plans, but not less than 20"x30", properly framed and flashed. Scuttle through ceiling must be 20"x30" and located in hall or corridor. Scuttle may be omitted if other means of access to roof is provided.

9. ROOF DRAINAGE. Gutters and downspouts to be properly connected by drains to sewer or other suitable place. See Plumbing Code.

ADDITIONAL INFORMATION:

I agree to build according to the above specifications and accompanying plans.

April 24

, 192

Jones Lumber Co
[Signature]