

**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**Type of work**☐ New construction☐ Addition/alteration/replacement☐ Demolition☒ Other: FIRE REPAIR**Category of construction**☒ 1 & 2 family dwelling☐ Commercial/industrial☐ Accessory building☐ Multifamily☐ Master builder☐ Other:**Job site information and location**

Job no.:

Job address: 27 NE COOK STREET

City/State/ZIP: PORTLAND, OREGON 97212

Suite/bldg./apt. no.:

Project name:

Cross street/directions to job site:

Subdivision:

Lot no.:

Tax map/parcel no.:

Description of workFIRE REPAIR TO REPLACE MAIN ROOF
STRUCTURE AND REAR DECK, AND REPAIR
REAR WALL.

Provide RS Permit no.:

☒ Property owner☐ Tenant

Name: RILEY

E-mail:

Address: 27 NE COOK STREET

City/State/ZIP: PORTLAND, OREGON 97212

Phone: 503-341-7935

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:

Date:

☒ Contractor

Business name: F.J.R.E.

E-mail:

Address: PO BOX 2133

City/State/ZIP: OREGON CITY, OREGON 97045

Phone: 503-305-7285

FAX:

CCB lic. no. 200128

Authorized signature: SMITH Benthin

Print name: SCOTT BENTHIN

Date: 2-27-2017

☒ Applicant☐ Contact Person

Business name: BENTHIN DESIGN GROUP LLC

Contact name: SCOTT BENTHIN

Address: PO BOX 42

City/State/ZIP: BEAVER CREEK, OREGON 97004

Phone: 503-632-2862

FAX:

E-mail: SCOTT@BENTHIN.COM

Authorized signature: SMITH Benthin

Print name: SCOTT BENTHIN

Date: 2-27-2017

Office Use Only

Permit no:

17-126902-RS

Date received:

2/27/17

By:

CCA

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:

\$ 18,750.00

Number of bedrooms:

Number of bathrooms:

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.

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.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. If the work is subject to regulations governing asbestos and/or lead-based paint, I will comply with all such regulations. SR (initials)

Building Permit Fees*

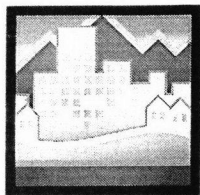
Please refer to fee schedule

Fees due upon application

Amount received

Date received

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



City of Portland Development Services Center

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



RESIDENTIAL ALTERATIONS GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

Date : April 24, 2017
Project Address: 27 NE COOK ST

Permit number: 17-126902-000-00-RS

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

These standards apply in areas altered or to work performed as part of this permit. These notes do not apply to areas that are not affected by the work being done, except as noted as "In All Alterations"

- 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.
- Applicable codes can be viewed online at <http://www.portlandoregon.gov/bds/36808>

IN ALL ALTERATIONS:

- R314** In all alterations: Smoke alarms are required to be installed 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.
- R315** In all alterations: 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.
- Alarms that are both interconnected and connected to the house wiring with battery backup are required where room finishes are removed. Other locations may be battery powered only.

IN AREAS AFFECTED BY ALTERATIONS:

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.

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 ½" 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 finished with a minimum of 1/2" gypsum board.
M1307.2	Seismic anchorage of water heaters is required.
M1307.3	• Appliances in a garage that generate a glow, spark or flame shall be located at least 18" above the floor.
M1307.3.1	• 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	• 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 using a window not less than 3 square feet of glazing (one half of which must be openable) is okay for bathrooms <u>without</u> bathing facilities.
M1507.2	• 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.
M1507.4	• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.
M1503.4	• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.
M1503.1	• Clothes dryers installed in closets shall have a makeup air opening not less than 100 sq. in.
M1502.3	Safety glazing shall be provided at hazardous locations such as:
M1502.7	• In tub or shower enclosures, or in walls facing and within 60" of these enclosures, where the glazing is less than 60" above any standing surface or the drain.
R308.4	• Within a 24" arc 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	Each sleeping room and all basements with habitable space 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 sf 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 and where the sill is less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or shall provide a fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.
R311.3	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 altered 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.
R311.6	Hallways shall be minimum 36" wide.
R807.1	22" x 30" minimum attic access is required to attic areas > 30 SF and with 30" or more clear height.
E35-210.12	Arc-Fault Circuit Interrupting (AFCI) protection is required in altered habitable space where a new circuit originates in a panelboard.
P411.7	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". Shower ceiling height shall be minimum 6'-4" above the standing surface.
P411.6	
R305.1	

STAIRS & GUARDRAILS

R303.6	All exterior and interior stairways are to be provided with permanently installed 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 ½" gypsum board.

R311.7	New or altered 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.
R311.7.5	A landing shall be provided at the top and bottom of each stairway except the landing is not required at the top of an interior stairway if the door does not swing over the stairs. The width of the landing shall not be less than the width of the stairway served. The landing shall have a minimum dimension of 36" measured in the direction of travel.
R311.7.7	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Round handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2". • Rectangular 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 R301.5	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. Guardrails must be strong enough to resist a 200 lb. point load on the top rail.
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 N1101.2	<p>Component Requirements in altered areas, or in areas converted from unheated to heated space:</p> <p>Wall: R-15; Flat ceiling: R-49; Vaulted ceiling: >10" nominal rafter depth R-25, Vaulted ceiling: >8" nominal rafter depth R-21; Under-floor: >10" nominal joist depth R-30, >8" nominal joist depth R-25; Slab-edge perimeter: R-15; Windows U= 0.35; Skylights: U-0.60; Exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; Forced air ducts: R-8.</p>

See the City of Portland's Brochure number 9, "Converting Attics, Basements and Garages to Living Space" for alternative standards for these situations.

STRUCTURAL CHECKSHEET

SCAN

Application # 17-126902-000-00-RS

Review Date: March 13, 2017

INSTRUCTIONS

To respond to this checksheet, come to the Bureau of Development Services located at 1900 SW Fourth Ave. The Development Service Center (1st floor) and Permitting Services (2nd floor) are open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). Please update all sets of submitted drawings by either replacing the original sheets with new sheets, or editing the originally submitted sheets. You can review "How to Update Your Plans in Response to a Checksheet" at <http://www.portlandoregon.gov/bds/article/93028> Visit the BDS website for more helpful information and a current listing of services available in the Development Services Center.

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please call me at the phone number listed above. To check the status of your project, go to <http://www.portlandonline.com/bds/index.cfm?c=34194>. Or, you may request the status to be faxed to you by calling 503-823-7000 and selecting option 4.

You may receive separate Checksheets from other City agencies that will require separate responses.

NEW RECHECK FEE: Please note that for plans submitted on or after July 1, 2010 plan review fees for Life Safety, Structural, Site Development and Planning and Zoning will cover the initial review and up to two checksheets and the reviews of the applicant's responses to those checksheets. All additional checksheets and reviews of applicant responses will be charged \$175.00 per checksheet.

Structural Checksheet Response

Permit #: 17-126902-000-00-RS

Date: 3-24-2016

Customer name and phone number: **Benthin Design Group LLC**
Scott Benthin 503-632-2862

*Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.*

#	Description of changes, revisions, additions, etc.	Checksheet and item #
	Is it standard practice to review this single family residential structure using and referring the 2014 Oregon Structural Specialty Code (OSSC)? Per the reference on page 1 of the submitted plans, these plans and specifications were developed under the 2014 Oregon Residential Specialty Code as defined under ORSC Section R101.2 and OSSC Section 101.2.1 "Exception".	
	A. See the revised plan sheets indicating the deck height of 54", and that the deck details on pages 7 and 8 have been revised to include the lateral cross bracing as a standard prescriptive approach for the required bracing. B. See the revised sheet 5 as the deck framing has been revised to include a center stair jack to be consistent with the stair framing detail	1.

	<p>on revised sheet 8. Also see the revised structural calculations as stair jack calculations have been added for your reference.</p> <p>C. See page 6 of the submitted plans for the cross section notes and specification indicating that 7/16" structural sheathing will be used at the repair areas of the exterior walls. Also see the nail and attachment schedule on page 9 of the submitted plans for the approved attachment and spacing method of the exterior structural wall sheathing.</p> <p>Also see page 9 of the submitted plans and the cross section notes and specifications as it mentions the interior wall construction and specifications.</p>	
	<p>A. See the revised plan sheets as the restoration has been revised to include roof trusses at the main roof structure and rear roof structure areas. See the engineer stamped roof truss detail attached to accommodate this change.</p> <p>B. See the revised plan sheets as the headers for the exterior wall openings have been specified as new, and the structural calculations for these headers have been included in the new structural packet.</p> <p>C., D., E., F., H. <i>The roof structure has been revised to roof trusses.</i></p> <p>G. The front 4' wide dormer is a "overlay" on the main roof structure below. See revised page 5.0.</p>	2.
	The cross section symbols have been revised to include a page number for the ease of reference.	3.
Calc's	See the revised structural calculations and packet attached.	4.
Calc's	See the revised structural calculations and packet attached.	5.

SCAN

Tarries, David

From: Benthin Design Group LLC <scott@scottbenthinassociates.com>
Sent: Friday, April 14, 2017 10:01 AM
To: Tarries, David
Subject: Re: Permit 17-126902RS 27 NE Cook
Attachments: FIRE_Riley_Calcs_Rev041417.pdf; FIRE_RILEY_P4-5_041417.pdf

Hello David,

Please see my revised calculation and pages 4/5 attached per your comments below, with an additional calc for the basement headers. Please let me know if you have any questions.

Thanks,

Scott

----- Original Message -----

From: Tarries, David
To: plans@bendg.com
Sent: Thursday, April 13, 2017 3:59 PM
Subject: Permit 17-126902RS 27 NE Cook

Scott,

Here are the questions I have regarding the calcs you provided for the walls supporting the new roof truss layout.

- 1) Member 2: It appears there is a longer span at Bedroom 2 that may control the design of member 2. Please double check the calcs and verify a 4x8 is adequate.
- 2) Member 3: It does not appear that all of the roof truss loads that are supported by member 3 are shown in the calcs. Please clarify that all A02 and A03 truss seat loads are shown or are incorporated into the uniform load. Increase the beam size if required. Please clarify if jambs are needed and that they are shown on the drawings (with a load path to the foundation).
- 3) Member 4: Please clarify if the uniform load on member 4 includes the roof loads from the trusses above in addition to the wall self-weights and the 2nd floor loading.
- 4) Member 5: Please see the comment on member 4 for beam loading clarification.
- 5) Member 7: Please clarify if the loading provided accounts for all the roof trusses as well as the second floor. A02, A03, and JAS02 appear to load this member in addition to floor joists and wall loads. Please clarify what loadings H and I represent. Clarify if jambs are needed and that they are shown on the drawings.
- 6) Member 8: Please confirm the uniform load on this member includes wall dead load and roof load from areas such as JA04 and J503. Also clarify the jambs.
- 7) Deck members: The calcs indicate HF #2, but some of the members on the drawings show PT and others don't show either HF or DF-L PT. Please clarify the member type on the drawings and make sure the calcs match whatever is shown.
- 8) A) On sheet S4.0, please make sure jambs for new headers are indicated and carry load to the existing basement concrete wall. B) Please clarify the actual span of the floor joists so walls perpendicular to the joist spans can be identified. The void drawing 5.0 was used to confirm joist loading type for beam calc review. C) Any existing or new header/lintels in the basement walls should be justified for the new roof loading. These may be shown on S5.0

Please review these comments. If you can provide adjusted calcs and a redlined version of any changes to the drawings I can update your package at my desk without issuing a second checksheet. As long as we get these items resolved before the weekend or at the very latest, next Monday, I will not have to issue a second checksheet.

Please call if you have any questions.

Sincerely,

David Tarries, PE, SE

Structural Engineer
City of Portland | Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000 | Portland, OR 97201
503.823.5172

FIRE_RILEY FIRE RESTORATION

UPPER FLOOR HEADERS

MEMBER 2R

Date: 4/14/17

Selection

4x 10 DF-L #2

Lu = 0.0 Ft

Conditions

NDS 2012

Min Bearing Area R1= 3.6 in² R2= 3.1 in² (1.5) DL Defl= 0.02 in

Data

Beam Span	3.5 ft				
Beam Wt per ft	7.87 #	Reaction 1 TL	2264 #	Reaction 2 TL	1965 #
Bm Wt Included	28 #	Maximum V	2264 #		
Max Moment	2256 #	Max V (Reduced)	2258 #		
TL Max Defl	L / 240	TL Actual Defl	L / >1000		

Attributes

	Section (in ³)	Shear (in ²)	TL Defl (in)
Actual	49.91	32.38	0.02
Critical	25.07	18.81	0.18
Status	OK	OK	OK
Ratio	50%	58%	11%

Values

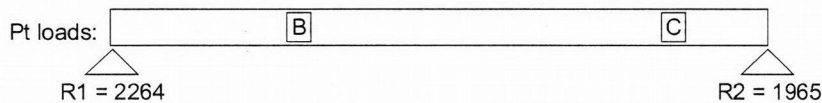
	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	1080	180	1.6	625

Adjustments

CF Size Factor	1.200			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads

Point TL	Distance
B = 2887	1.0
C = 1314	3.0



Uniform and partial uniform loads are lbs per lineal ft.

FIRE_RILEY FIRE RESTORATION

UPPER FLOOR BEAM

MEMBER 3R

Date: 4/14/17

Selection

3-1/8x 12 GLB 24F-V4 DF/DF

Lu = 0.0 Ft

Conditions

NDS 2012

Min Bearing Area R1= 5.2 in² R2= 3.4 in² (1.5) DL Defl= 0.12 in Recom Camber= 0.18 in

Data

Beam Span	7.5 ft				
Beam Wt per ft	9.11 #	Reaction 1 TL	3395 #	Reaction 2 TL	2188 #
Bm Wt Included	68 #	Maximum V	3395 #		
Max Moment	6047 #	Max V (Reduced)	3386 #		
TL Max Defl	L / 240	TL Actual Defl	L / 764		

Attributes

Section (in³) Shear (in²) TL Defl (in)

Actual	75.00	37.50	0.12
Critical	30.23	21.16	0.38
Status	OK	OK	OK
Ratio	40%	56%	31%

Values

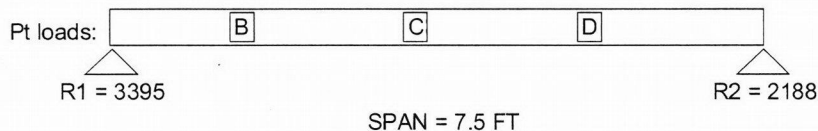
	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Reference Values	2400	240	1.8	650
Adjusted Values	2400	240	1.8	650

Adjustments

Cv Volume	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads

Point TL	Distance
B = 2887	1.5
C = 1314	3.5
D = 1314	5.5



Uniform and partial uniform loads are lbs per lineal ft.

FIRE_RILEY FIRE RESTORATION

MAIN FLOOR HEADERS

MEMBER 4R

Date: 4/14/17

Selection

4x 12 DF-L #2

Lu = 0.0 Ft

Conditions

NDS 2012

Min Bearing Area R1= 5.0 in² R2= 4.5 in² (1.5) DL Defl= 0.02 in

Data

Beam Span	4.0 ft				
Beam Wt per ft	9.57 #	Reaction 1 TL	3098 #	Reaction 2 TL	2837 #
Bm Wt Included	38 #	Maximum V	3098 #		
Max Moment	3533 #'	Max V (Reduced)	2692 #		
TL Max Defl	L / 240	TL Actual Defl	L / >1000		

Attributes

Section (in³) Shear (in²) TL Defl (in)

Actual	73.83	39.38	0.02
Critical	42.83	22.43	0.20
Status	OK	OK	OK
Ratio	58%	57%	11%

Values

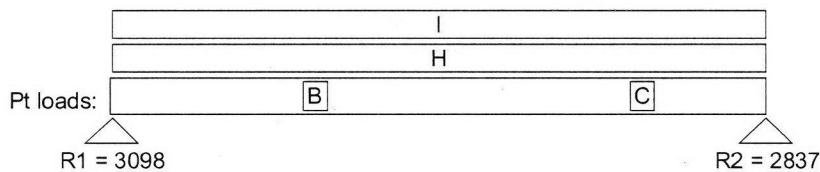
	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	990	180	1.6	625

Adjustments

CF Size Factor	1.100			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads

Point TL	Distance	Par Unif TL	Start	End
B = 2887	1.25	H = 80	0	4.0
C = 1314	3.25	I = 344	0	4.0



SPAN = 4 FT

Uniform and partial uniform loads are lbs per lineal ft.

FIRE_RILEY FIRE RESTORATION

MAIN FLOOR BAY WINDOW BEAM

MEMBER 7R

Date: 4/14/17

Selection

3-1/8x 15 GLB 24F-V4 DF/DF

Lu = 0.0 Ft

Conditions

NDS 2012

Min Bearing Area R1= 9.8 in² R2= 11.1 in² (1.5) DL Defl= 0.32 in Recom Camber= 0.47 in

Data

Beam Span	10.0 ft				
Beam Wt per ft	11.39 #	Reaction 1 TL	6364 #	Reaction 2 TL	7204 #
Bm Wt Included	114 #	Maximum V	7204 #		
Max Moment	16977 #	Max V (Reduced)	5819 #		
TL Max Defl	L / 240	TL Actual Defl	L / 379		

Attributes

Section (in³) Shear (in²) TL Defl (in)

Actual	117.19	46.88	0.32
Critical	84.89	36.37	0.50
Status	OK	OK	OK
Ratio	72%	78%	63%

Values

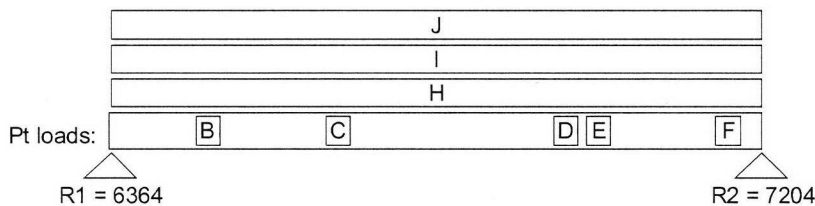
	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Reference Values	2400	240	1.8	650
Adjusted Values	2400	240	1.8	650

Adjustments

Cv Volume	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
CI Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads

Point TL	Distance	Par Unif TL	Start	End
B = 1314	1.5	H = 80	0	10.0
C = 2887	3.5	I = 42	0	10.0
D = 1965	7.0	J = 344	0	10.0
E = 1314	7.5			
F = 1314	9.5			



FIRE_RILEY FIRE RESTORATION

MAIN FLOOR BEAM

MEMBER 8R

Date: 4/14/17

Selection

3-1/8x 15 GLB 24F-V4 DF/DF

Lu = 0.0 Ft

Conditions

NDS 2012

Min Bearing Area R1= 5.8 in² R2= 5.8 in² (1.5) DL Defl= 0.81 in Recom Camber= 1.22 in

Data

Beam Span	17.0 ft				
Beam Wt per ft	11.39 #	Reaction 1 TL	3794 #	Reaction 2 TL	3794 #
Bm Wt Included	194 #	Maximum V	3794 #		
Max Moment	16126 #'	Max V (Reduced)	3236 #		
TL Max Defl	L / 240	TL Actual Defl	L / 251		

Attributes

Section (in³) Shear (in²) TL Defl (in)

Actual	117.19	46.88	0.81
Critical	80.63	20.23	0.85
Status	OK	OK	OK
Ratio	69%	43%	96%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Reference Values	2400	240	1.8	650
Adjusted Values	2400	240	1.8	650

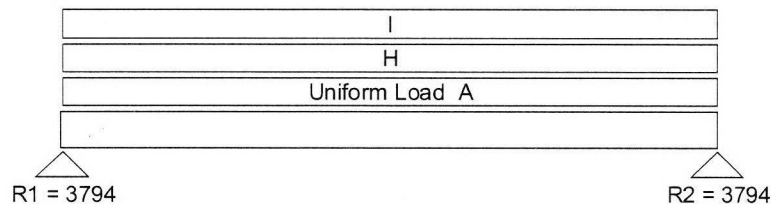
Adjustments

Cv Volume	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
CI Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads

Uniform TL: 260 = A

Par Unif TL	Start	End
H = 80	0	17.0
I = 95	0	17.0



Uniform and partial uniform loads are lbs per lineal ft.

FIRE_RILEY FIRE RESTORATION

BASEMENT HEADERS

MEMBER 14R

Date: 4/14/17

Selection**2x 6 DF-L #2**

Lu = 0.0 Ft

Conditions

NDS 2012

Min Bearing Area R1= 1.1 in² R2= 1.1 in² (1.5) DL Defl= 0.04 inData

Beam Span	3.0 ft				
Beam Wt per ft	2.0 #	Reaction 1 TL	692 #	Reaction 2 TL	692 #
Bm Wt Included	6 #	Maximum V	692 #		
Max Moment	519 #	Max V (Reduced)	480 #		
TL Max Defl	L / 240	TL Actual Defl	L / 952		

AttributesSection (in³) Shear (in²) TL Defl (in)

Actual	7.56	8.25	0.04
Critical	5.32	4.00	0.15
Status	OK	OK	OK
Ratio	70%	49%	25%

Values

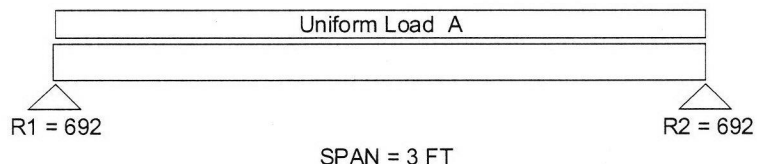
	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	1170	180	1.6	625

Adjustments

CF Size Factor	1.300			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
CI Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads

Uniform TL: 459 = A



Uniform and partial uniform loads are lbs per lineal ft.

FLOOR FRAMING PLAN
NOTES AND SPECIFICATIONS:

DAMAGE AND RESTORATION LOCATIONS:

DEMO:
REMOVE ALL FIRE, SMOKE AND WATER DAMAGED MATERIALS.

FIRE DAMAGE:
MEMBERS OBSERVED TO HAVE STRUCTURAL FIRE DAMAGE ABOVE AND BEYOND SURFACE DISCOLORATION SHALL BE CLEANED AND SCRAPPED TO REMOVE CHARRED MATERIALS. IN ALL CASES, MEMBERS SHALL BE REPLACED TO MATCH EXISTING. UNDAMAGED SECTIONS WHERE SCRAPING OF CHARRED MATERIALS RESULTS IN REDUCED MEMBER SECTION OF MORE THAN 1/8" FOR 1x NOMINAL MEMBERS AND 1/4" FOR 2x AND LARGER NOMINAL MEMBER SIZES.

REPAIRS:

EXTERIOR:
ROOF STRUCTURE: REMOVE AND REPLACE DAMAGED ROOF STRUCTURE MEMBERS,
ROOF SHEATHING AND ROOFING.

EXTERIOR WALLS: REPAIR DAMAGED 2x4 WALL STUDS, WALL SHEATHING AND SIDING TO MATCH EXISTING STRUCTURE.

INTERIOR:

FIRE DAMAGE:
REMOVE AND REPLACE ALL FIRE DAMAGED MATERIALS AND REPLACE WITH LIKE MATERIALS. DAMAGED ROOF MEMBERS TO BE REMOVED AND REPLACED WITH ROOF TRUSSES.

SMOKE AND WATER DAMAGE:
REPLACE ALL DAMAGED MATERIALS AND REPLACE TO MATCH (E) STRUCTURE.

INTERIOR FINISH:
REMOVE ALL DAMAGED LATH AND PLASTER AT WALL AND CEILINGS. REPLACE WITH 1/2" SHEETROCK AND TAPE.

WALL AND CEILING INSULATION:
REMOVE DAMAGE WALL AND CEILING INSULATION AND REPLACE WITH INSULATION VALUES AND NOTED IN THE ENERGY SCHEDULE.

REAR DECK AND STAIRWAY:
REAR DECK TO MATCH EXISTING DECK STRUCTURE.
SEE DECK DETAILS ON PAGES 7 AND 8 ATTACHED.

FRAMING:

MATERIALS:

LUMBER:

WALLS: STUD GRADE OR BETTER
FLOOR JOIST: DFIHF #2 OR BETTER

EXTERIOR MATERIALS:

ALL EXTERIOR WOOD MATERIALS TO BE PRESSURE TREATED, CEDAR OR CERTIFIED OUTDOOR WOOD.

ALL METAL BRACKETS AND HANGERS IN DIRECT CONTACT WITH PRESSURE TREATED WOOD MEMBERS TO BE COATED WITH "HOT DIPPED" GALVANIZED.

ELECTRICAL:

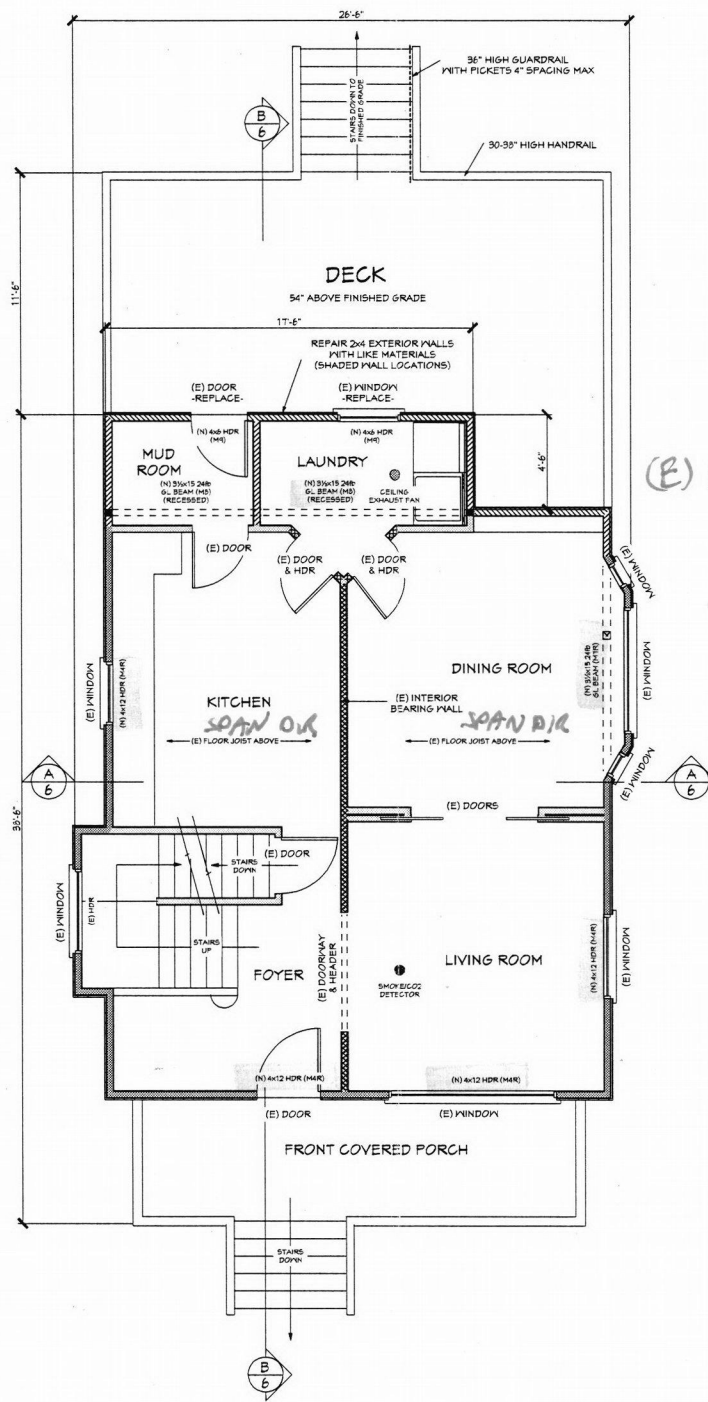
SMOKE/CARBON DIOXIDE DETECTORS:

PROVIDE SMOKE DETECTORS AT EACH SLEEPING ROOM AND ADJACENT LIVING AREA. DETECTORS MUST HAVE BATTERY BACKUP AND BE INTERCONNECTED TO OTHER DETECTORS.

RESTORATION SCHEDULE:

(E) EXISTING STRUCTURE OR OBJECT

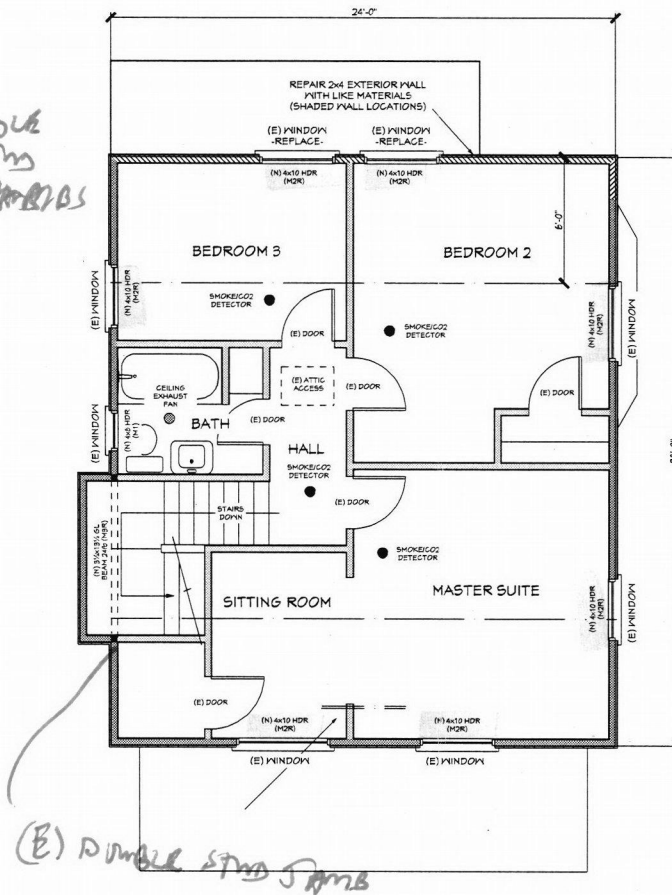
(N) NEW/PROPOSED STRUCTURE OR OBJECT



EXISTING & PROPOSED RESTORATION NOTES, DETAILS & SPECIFICATIONS FOR THE:

MAIN FRAMING

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



EXISTING & PROPOSED RESTORATION NOTES, DETAILS & SPECIFICATIONS FOR THE:

UPPER FRAMING

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

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PROJECT NAME:

RILEY

CONTRACTOR/OWNER NAME:

F.I.R.E.

PROJECT INFORMATION:

ADDRESS:

21 NE COOK STREET
PORTLAND, OREGON 97212
MULTNOMAH COUNTY

PROJECT DISCRIPTION:

FIRE RESTORATION:
REPAIR TO 'ORIGINAL'
CONDITION

PAGE TITLES:

FRAMING PLANS

- MAIN FLOOR
- UPPER FLOOR
- SPECIFICATIONS

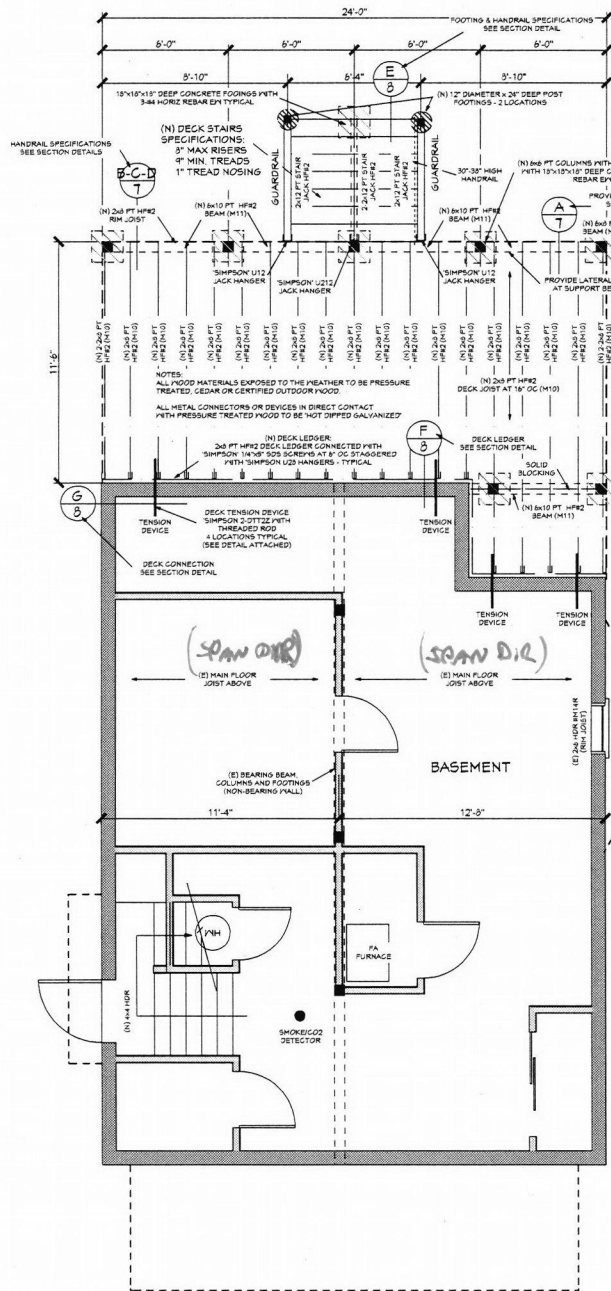
PROJECT NUMBER: 2016 - 7226

ORIGINAL DATE: JAN 2017

REVISION DATE: 4-13-2017

PAGE NUMBER: 4

REFERENCE NUMBER: 4.0



EXISTING & PROPOSED RESTORATION NOTES, DETAILS & SPECIFICATIONS FOR THE:

BASEMENT FRAMING

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

FLOOR FRAMING PLAN NOTES AND SPECIFICATIONS:

DAMAGE AND RESTORATION LOCATIONS:

DEMO:

REMOVE ALL FIRE, SMOKE AND WATER DAMAGED MATERIALS.

FIRE DAMAGE:

MEMBERS OBSERVED TO HAVE STRUCTURAL FIRE DAMAGE ABOVE AND BEYOND SURFACE DISCOLORATION SHALL BE CLEANED AND SCRAPPED TO REMOVE CHARRED MATERIALS. IN ALL CASES, MEMBERS SHALL BE REPLACED TO MATCH EXISTING. UNMATERIALIZED SECTIONS WHERE SCRAPING OF CHARRED MATERIALS RESULTS IN REDUCED MEMBER SECTION OF MORE THAN 1/8" FOR 1x NOMINAL MEMBERS AND 1/4" FOR 2x AND LARGER NOMINAL MEMBER SIZES.

REPAIRS:

EXTERIOR:

ROOF STRUCTURE: REMOVE AND REPLACE DAMAGED ROOF STRUCTURE MEMBERS.
ROOF SHEATHING AND ROOFING.

EXTERIOR WALLS: REPAIR DAMAGED 2x4 WALL STUDS, WALL SHEATHING AND SIDING TO MATCH EXISTING STRUCTURE.

INTERIOR:

FIRE DAMAGE:

REMOVE AND REPLACE ALL FIRE DAMAGED MATERIALS AND REPLACE WITH LIKE MATERIALS. DAMAGED ROOF MEMBERS TO BE REMOVED AND REPLACED WITH ROOF TRUSSES.

SMOKE AND WATER DAMAGE:

REPLACE ALL DAMAGED MATERIALS AND REPLACE TO MATCH (E) STRUCTURE.

INTERIOR FINISH:

REMOVE ALL DAMAGED LATH AND PLASTER AT WALL AND CEILINGS. REPLACE WITH 1/2" SHEETROCK AND TAPE.

WALL AND CEILING INSULATION:

REMOVE DAMAGE WALL AND CEILING INSULATION AND REPLACE WITH INSULATION VALUES AND NOTED IN THE ENERGY SCHEDULE.

REAR DECK AND STAIRWAY:

REAR DECK TO MATCH EXISTING DECK STRUCTURE.
SEE DECK DETAILS ON PAGES 7 AND 8 ATTACHED.

FRAMING:

MATERIALS:

LUMBER:

WALLS: STUD GRADE OR BETTER
FLOOR JOIST: DFI#2 OR BETTER

EXTERIOR MATERIALS:

ALL EXTERIOR WOOD MATERIALS TO BE PRESSURE TREATED, CEDAR OR CERTIFIED OUTDOOR WOOD.

ALL METAL BRACKETS AND HANGERS IN DIRECT CONTACT WITH PRESSURE TREATED WOOD MEMBERS TO BE COATED WITH "HOT DIPPED" GALVANIZED.

ELECTRICAL:

SMOKE/CARBON DIOXIDE DETECTORS:

PROVIDE SMOKE DETECTORS AT EACH SLEEPING ROOM AND ADJACENT LIVING AREA. DETECTORS MUST HAVE BATTERY BACKUP AND BE INTERCONNECTED TO OTHER DETECTORS.

RESTORATION SCHEDULE:

(E) EXISTING STRUCTURE OR OBJECT

ROOF PLAN NOTES AND SPECIFICATIONS:

DEMO:

REMOVE THE ENTIRE ROOF STRUCTURE AND REPLACE WITH ALL NEW ROOF TRUSSES, ROOF PITCH, OVERHANGS AND ALL OTHER ELEMENTS TO MATCH THEN EXISTING ROOF STRUCTURE.

REPAIR:

REPLACE ALL CONSTRUCTION MATERIALS WITH EXACT LIKE MATERIALS TO MATCH (E) STRUCTURE TO PRE-DAMAGE CONDITION.

ROOF STRUCTURE REPLACE MATERIALS AND SPECIFICATIONS:

(N) ROOFING:

'COMPOSITION' ROOFING

15# FELT

(N) STRUCTURE:

MAIN ROOF STRUCTURE:

7/16" STRUCTURAL SHEATHING

ROOF TRUSSES AT 24" OC WITH 'SIMPSON' H2.5A CLIPS

REAR PORCH STRUCTURE:

7/16" STRUCTURAL SHEATHING

ROOF TRUSSES AT 24" OC WITH 'SIMPSON' H2.5A CLIPS

(N) TRIM AND ACCENTS:

2x BARGE RAFTERS TO MATCH (E) STRUCTURE

(N) ROOF OVERHANGS:

16" ROOF EAVE OVERHANGS (TO MATCH (E) STRUCTURE)

(N) ROOF PITCH:

+/- 8/12 ROOF PITCH TO MATCH EXISTING ROOF PITCH

(FIELD VERIFY ROOF PITCH BEFORE FRAMING)

(N) GUTTERS:

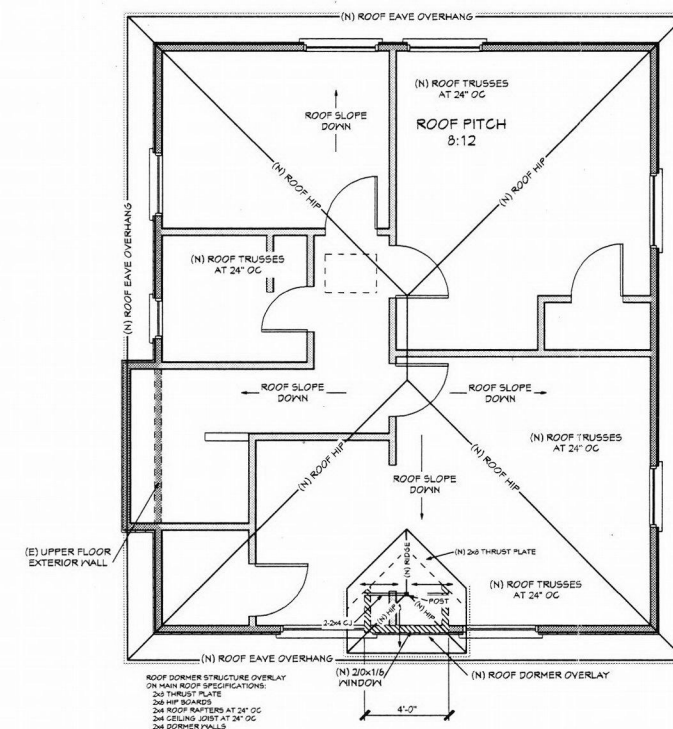
(N) PROVIDE GUTTERS AT ALL ROOF EAVE LOCATIONS

(CONNECT TO EXISTING STORMWATER SYSTEM)

RESTORATION SCHEDULE:

(E) EXISTING STRUCTURE OR OBJECT

(N) NEW/PROPOSED STRUCTURE OR OBJECT



EXISTING & PROPOSED RESTORATION NOTES, DETAILS & SPECIFICATIONS FOR THE:

ROOF PLAN

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

ROOF VENTILATION NOTES AND SPECIFICATIONS:

ROOF VENTILATION

(N) ROOF RIDGE VENTILATION SPECIFICATIONS:

PROVIDE 1/300 SQ. IN. SCREENED ROOF RIDGE VENTILATION (CONTRACTOR TO SPECIFY AND LOCATE RIDGE VENTS)

(N) ROOF EAVE VENTILATION SPECIFICATIONS:

PROVIDE 1/300 SQ. IN. SCREENED ROOF RIDGE VENTILATION (CONTRACTOR TO SPECIFY AND LOCATE ENCLOSED SOFFIT VENTS)

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