

SCHULZ RESIDENCE

01551 SW MILITARY RD. PORTLAND, OR 97219

Project Description:

Kitchen, Laundry, Master Bathroom, Bath#1 & Bath #2 Remodel. Remodel to include electrical, plumbing and removal of non-bearing walls.

Property Information:

County: Multnomah

Style: Single Family Residential

Year Built: 1985

Property ID: R100303

State ID: 1S1E34AD 500

Zoning Code Summary:

Table 110-3 Standards:

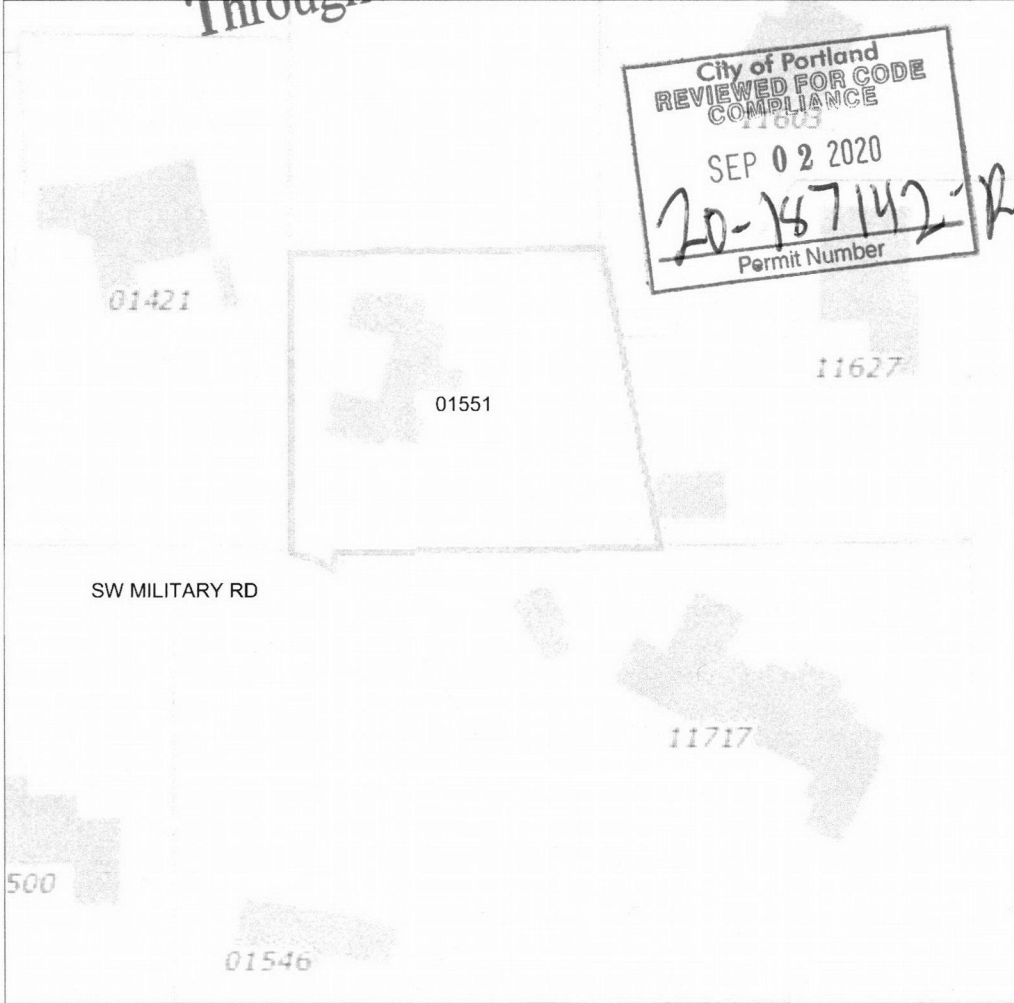
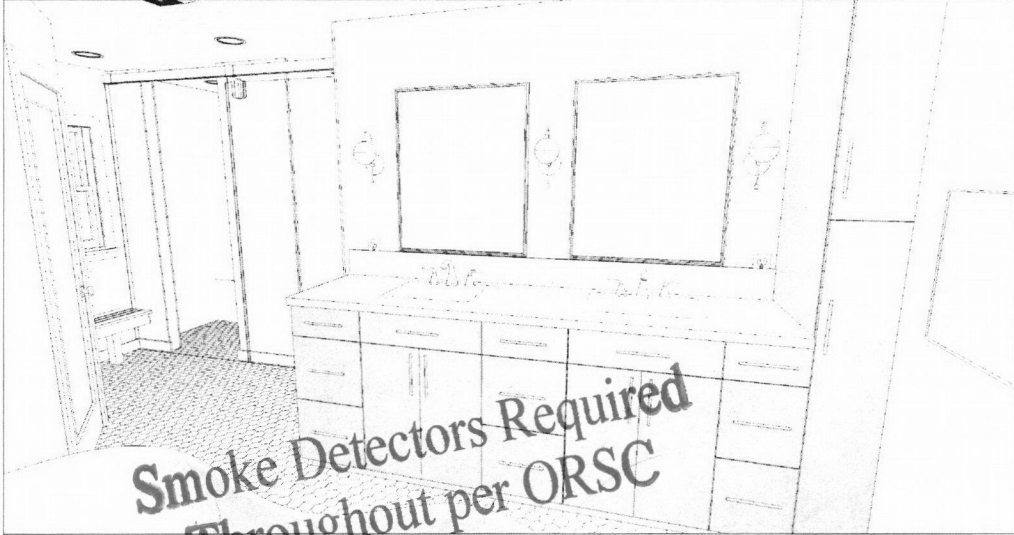
R2.5
Maximum Height
30 ft.
Minimum Setbacks:
Front building setback
10 ft.
Side building setback
5 ft.
Rear building setback
5 ft.
Garage entrance setback
18 ft.
Required Outdoor Area
Minimum area
250 sq. ft.

TABLE N1101.2
EXISTING BUILDING COMPONENT REQUIREMENTS

BUILDING COMPONENTS	REQUIRED PERFORMANCE	EQUIV. VALUE
Wall insulation	U-0.80	R-15
Flat ceiling	U-0.025	R-49
Vaulted ceiling > 10 inches nominal rafter depth	U-0.040	R-25
Vaulted ceiling > 8 inches nominal rafter depth	U-0.047	R-21
Underfloor > 10 inches nominal joist depth	U-0.028	R-30
Underfloor > 8 inches nominal joist depth	U-0.032	R-25
Slab edge perimeter	F-0.52	R-15
Windows	U-0.35	U-0.35
Skylights	U-0.60	U-0.60
Exterior doors	U-0.20	R-5
Exterior doors w/> 2.5 ft² glazing	U-0.40	R-2.5
Forced air ducts	n/a	R-8

drawing index

CS	Cover Sheet
A1.0	As-Built Plans
A2.0	(N) Floor Plans
A3.0	(N) Kitchen Plan & Elevations
A3.1	(N) Laundry Plan & Elevations
A3.2	(N) Master Bath Plan & Elevations
A3.3	(N) Bath #1/ Fireplace Plan & Elevations
A3.4	(N) Bath #2 Plan & Elevations
A3.5	(N) Vestibule Bath & Closet



BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

GENERAL NOTES

1. MATERIALS AND WORKMANSHIP TO CONFORM TO THE CURRENT EDITION OF THE OREGON STRUCTURAL SPECIALTY BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.
5. DRAWINGS TO SCALE ON 18x24 PAPER.
6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. VISITS TO THE SITE BY THE DESIGNER/ENGINEER WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE DESIGNER OR ENGINEER. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE DESIGNER.
8. COORDINATE THE SIZE AND LOCATION OF FLOOR, ROOF, AND/OR WALL OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES.
9. THE DRAWINGS INDICATE THE STRUCTURE IN ITS FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING, SHORING, AND SEQUENCING TO MAINTAIN STABILITY.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.
11. ASSUMPTIONS HAVE BEEN MADE CONCERNING THE SOUNDNESS OF EXISTING STRUCTURAL COMPONENTS TO REMAIN WITHIN THE BUILDING. IT IS FURTHER ASSUMED THAT THESE EXISTING STRUCTURAL COMPONENTS WERE ORIGINALLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AT THAT TIME. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS CONCERNING THE PRESERVATION OF THE EXISTING STRUCTURAL COMPONENTS TO REMAIN, UNO.

wood:
LUMBER GRADES SHALL BE AS FOLLOWS, EXCEPT AS NOTED ON DRAWINGS:

JOIST, RAFTERS & 4 INCH NOMINAL BEAMS	#2 GRADE DOUGLAS FIR
POSTS & 6 INCH NOMINAL BEAMS	#1 GRADE DOUGLAS FIR
2X4 FRAMING & STUDS	STUD GRADE DOUGLAS FIR
2X6 FRAMING & LARGER STUDS	#2 GRADE DOUGLAS FIR
BUCKS, BLOCKING & BRIDGING	#3 GRADE DOUGLAS FIR
PLATES & SILLS ON CONCRETE	PR. TR. DOUGLAS FIR
2X6 DECKING	COMM. GRADE D.F. OR HEM-FIR

PROVIDE SOLID BLOCKING FOR JOISTS AND RAFTERS AT ALL BEARING WALLS AND BEAMS. PROVIDE BRIDGING AND FIRE STOPPING AS REQUIRED BY CODE.

ROOF, WALL AND FLOOR SHEATHING SHALL BE APA RATED SHEATHING FOR EXPOSURE OR CDX OR EQUIVALENT ORIENTED STRAND BOARD WITH EXTERIOR GLUE. SHEAR WALL SHEATHING SHALL BE INSTALLED WITH JOINTS BLOCKED UNLESS NOTED OTHERWISE. USE EXTERIOR TYPE PLYWOOD FOR EXPOSED LOCATIONS SUCH AS SOFFITS.

NAIL ALL MEMBERS WITH MINIMUM NAILING TO CONFORM TO TABLE 23-11-B-1 OF THE UBC AND INCREASE WHERE INDICATED. FASTENERS AND HANGERS NOTED ON THE DRAWINGS ARE MODEL NUMBERS OF "SIMPSON STRONG-TIE COMPANY, INC." AND MAY BE REPLACED WITH EQUIVALENT MODELS. INSTALL ALL CONNECTORS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH NAILING IN ALL AVAILABLE HOLES.

CUTTING OR NOTCHING OF BEAMS, JOISTS, RAFTERS, AND COLUMNS NOT ALLOWED WITHOUT PRIOR APPROVAL. JOISTS AND RAFTERS MAY HAVE A CIRCULAR HOLE NOT EXCEEDING 15% OF DEPTH DRILLED AT CENTER OF MEMBER. STUDS IN BEARING WALLS MAY BE NOTCHED NOT EXCEEDING 25% OF DEPTH AT TOP AND BOTTOM 1/5 OF HEIGHT OR MAY HAVE A CIRCULAR HOLE NOT EXCEEDING 1/3 OF MEMBER DEPTH DRILLED AT CENTER AT ANY HEIGHT.

Homeowner will take necessary precautions to remove or relocate items of value to be reused and/or saved, or in any danger of being damaged due to construction process. These drawings are the proprietary work product of Karen Linder Interior Design. Use of these drawings and concepts contained herein without permission of Karen Linder Interior Design is prohibited. To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Karen Linder Interior Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



DESIGNER:

Karen Linder
11870 SW Wildwood St
Portland, OR 97224
(503) 515-4745

CONTRACTOR(S):

ccb#:

STRUCTURAL:

n/a

HOME OWNER:
Karl and Jenn Schulz
01551 SW Military Rd
Portland, OR 97219

DATE: 3/31/2020

REV:

REV:

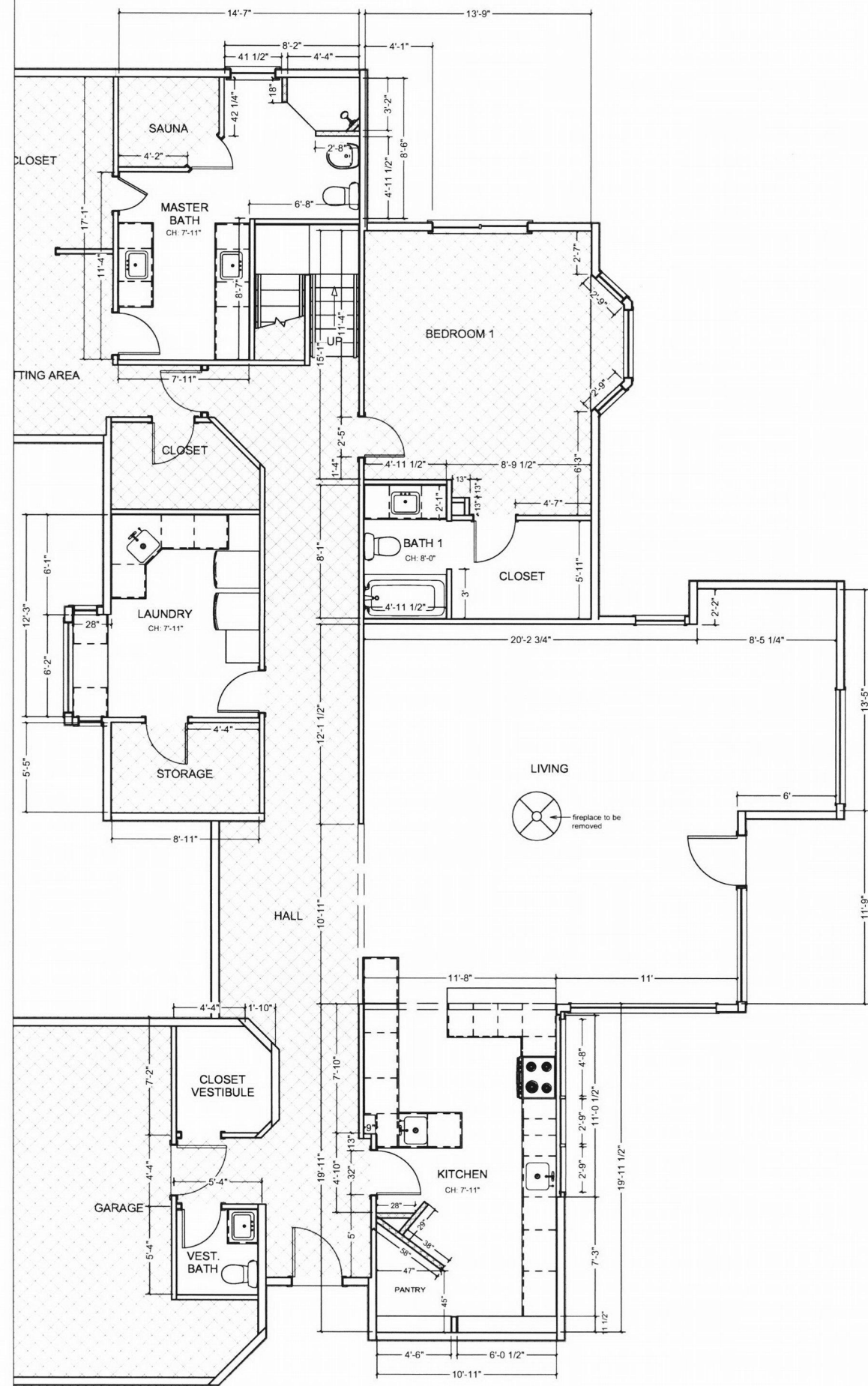
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COVER SHEET

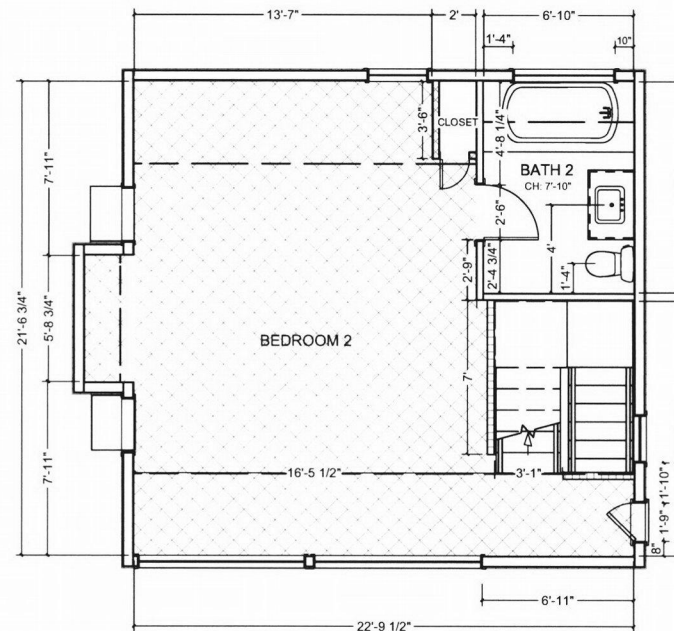
SHEET #

CS

20-187142-000-RS
20-187142-RS
20-187142-RS



Main Floor As-Built
SCALE: 3/16"= 1'-0"



Second Floor As-Built
SCALE: 3/16"= 1'-0"

general notes

GENERAL:
-CONTRACTOR TO VERIFY EXISTING LOCATIONS OF ALL UTILITIES WHETHER SHOWN HEREIN OR NOT AND PROTECT THEM FROM DAMAGE.
-CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.
CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT

DIMENSIONS ARE FINISH TO FINISH UNO. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND IS TO REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.



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REV:

REV:

DRAWING:

As-Built
Plans

SHEET #

A1.0

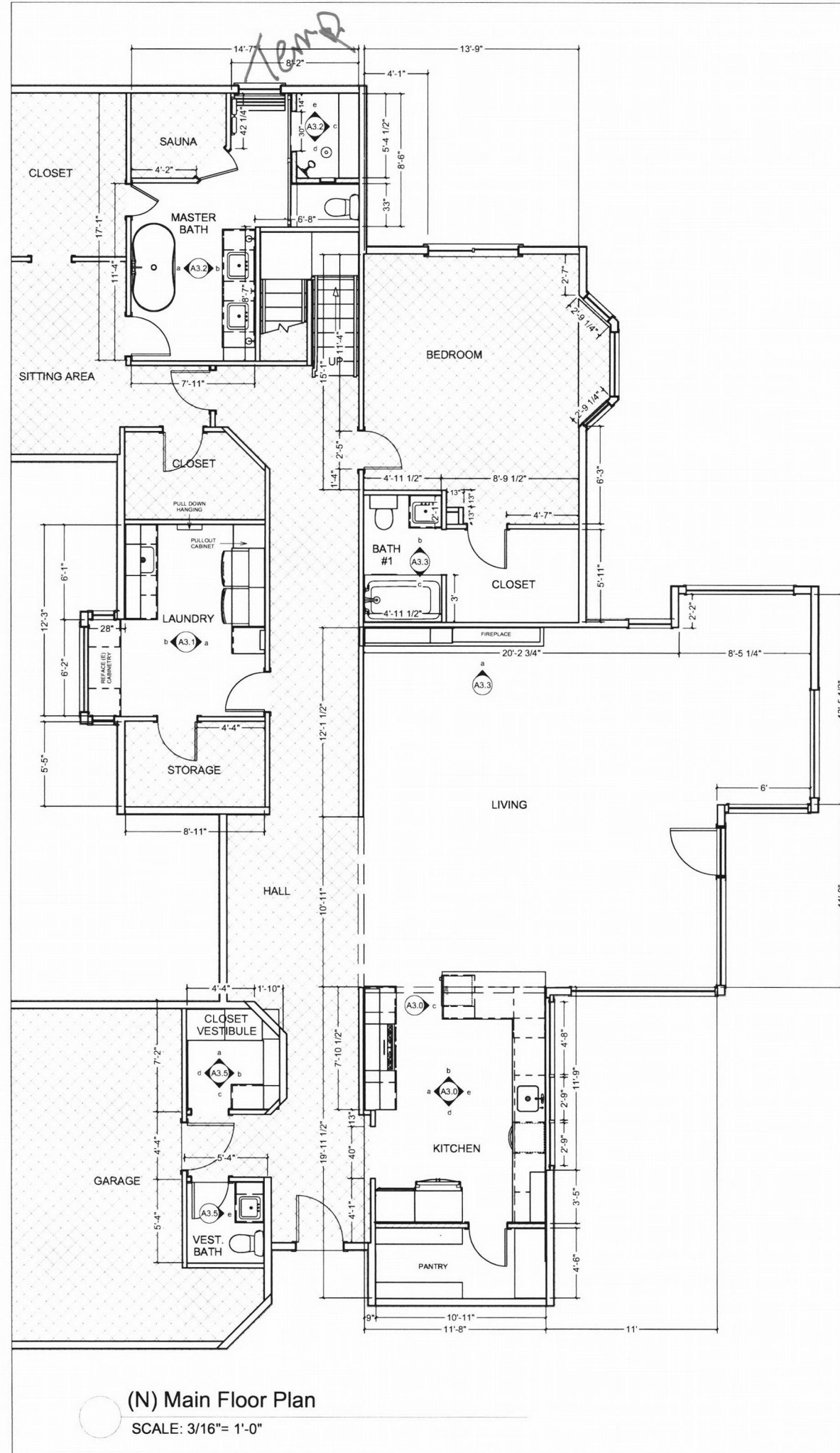
wall legend: (scale: 1'-0" = 1/4")

- (E) 2x6 EXTERIOR
- (E) 2x4 EXTERIOR
- (E) 2x6 INTERIOR
- (E) 2x4 INTERIOR
- (N) WALL
- WALL TO DEMO
- PARTIAL HEIGHT WALL
- CONCRETE WALL
- (N) CONCRETE WALL

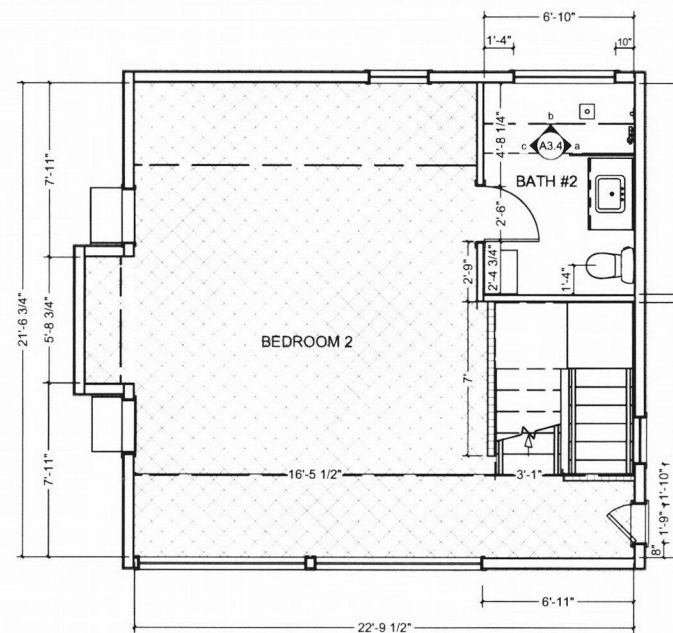
plan legend

- A = WINDOW; *(e) windows to be replaced w/ (n) windows same size
- 1 = DOOR
- X/xx = REFERENCE STRUCTURAL
- x/xx = ELEVATION HT
- x/xx = ELEVATION/ SECTION ELEVATION
- Rxx = INSULATION
- 1 = DETAIL REFERENCE





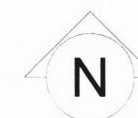
(N) Main Floor Plan
SCALE: 3/16"= 1'-0"



(N) Second Floor Plan
SCALE: 3/16"= 1'-0"

wall legend: (scale: 1'-0" = 1/4")

- (E) 2x6 EXTERIOR
- (E) 2x4 EXTERIOR
- (E) 2X6 INTERIOR
- (E) 2X4 INTERIOR
- (N) WALL
- WALL TO DEMO
- PARTIAL HEIGHT WALL
- CONCRETE WALL
- (N) CONCRETE WALL



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REV:

REV:

DRAWING:
(N) Floor
Plans

SHEET #

A2.0

[illegible]

Floor plan of the kitchen area. The plan shows a large open space labeled "OPEN TO BEYOND" adjacent to a kitchen island. The island features a range (stove) and is surrounded by cabinetry. Dimensions are provided for the island and surrounding areas:

- Island width: 21" + 9" + 36" + 9" + 18" = 93"
- Island depth: 21" + 9" + 36" + 9" + 19" = 94"

Technical drawing of the 30-inch wide cabinet. The front view shows a 30-inch wide cabinet with a 24-inch wide door and a 6-inch wide handle. The side view shows a 38-inch high cabinet with a 24-inch wide door and a 6-inch wide handle. The drawing includes a top view showing the cabinet's footprint and a side view showing the cabinet's height and depth.

BEV. FRIDGE

24" 9"

Technical drawing of a kitchen layout showing a side elevation. The layout includes a countertop with a sink and faucet, a dishwasher (DW), and various cabinets and drawers. Dimensions are provided for the overall height (38 inches) and width (12, 24, 15, 29, 36, 24, 30, 24 inches). A 39-inch dimension is also shown for a specific cabinet section.

note: *kitchen
cabinet interior
function tbd

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REV:

REV:

DRAWING:

(N) Kitchen
Plan &
Elevations

SHEET #

A3.0

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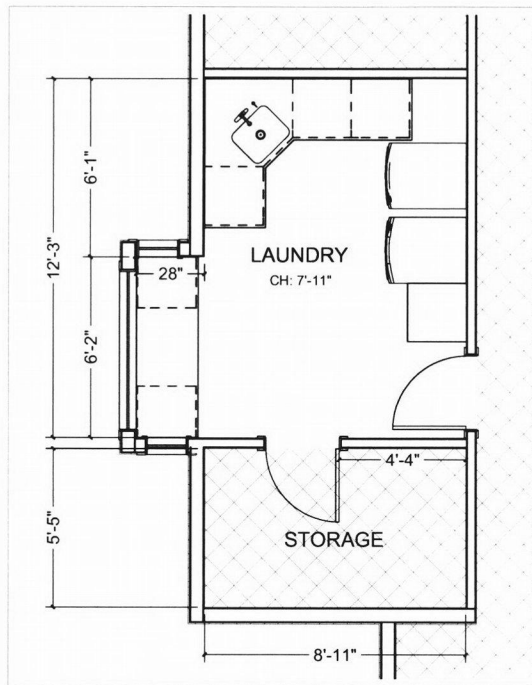
REV:

DRAWING:

(N) Laundry
Plan &
Elevations

SHEET #

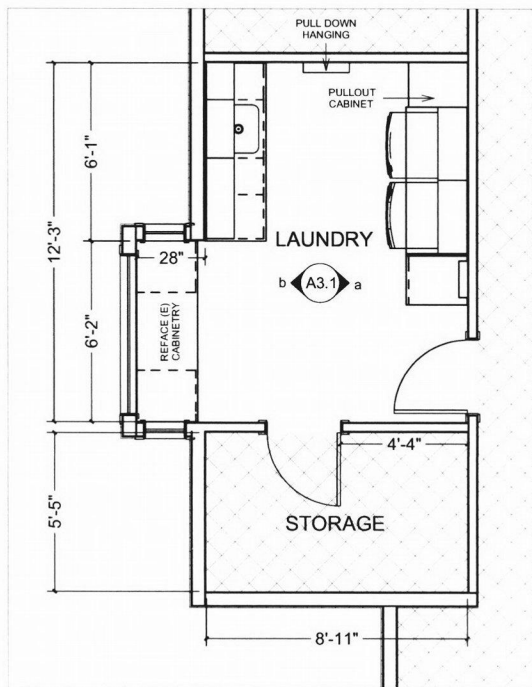
A3.1



1

Laundry As-Built

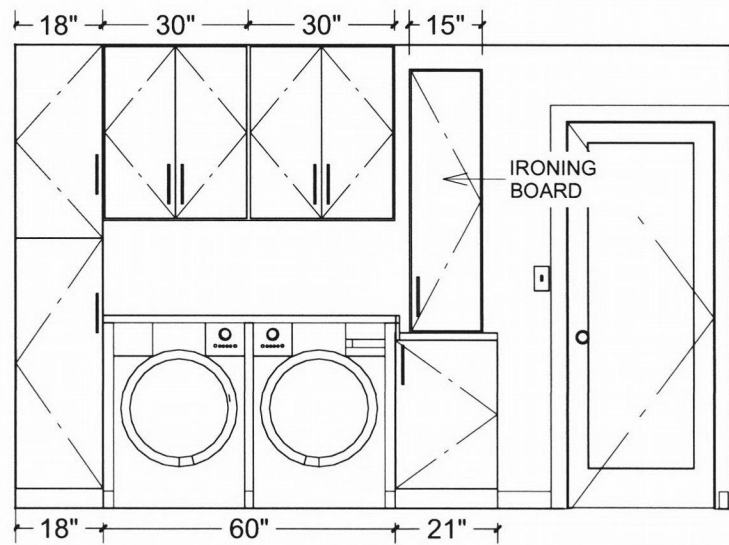
SCALE: 1/4"= 1'-0"



1

(N) Laundry Plan

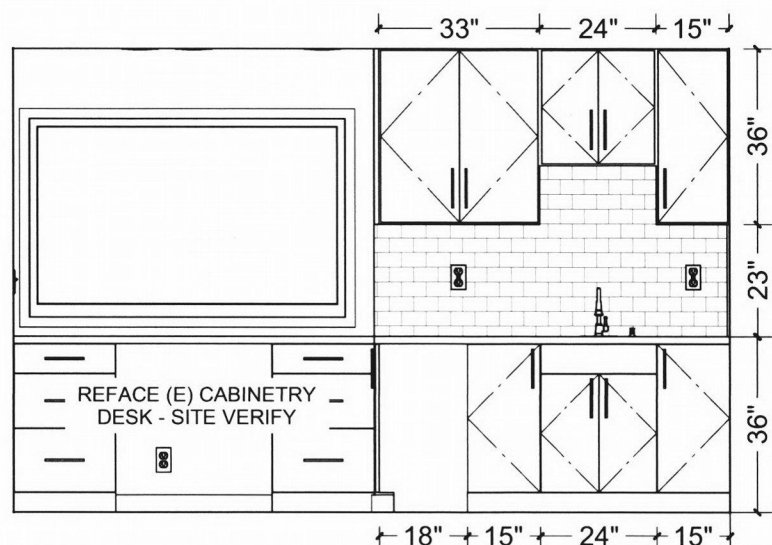
SCALE: 1/4"= 1'-0"



a

Laundry Elevation

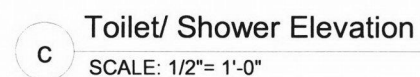
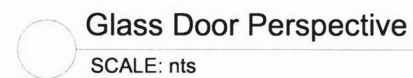
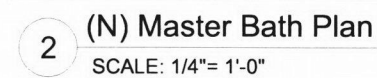
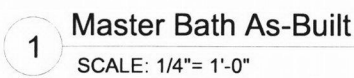
SCALE: 1/2"= 1'-0"



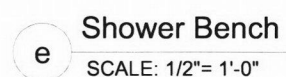
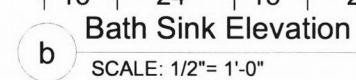
b

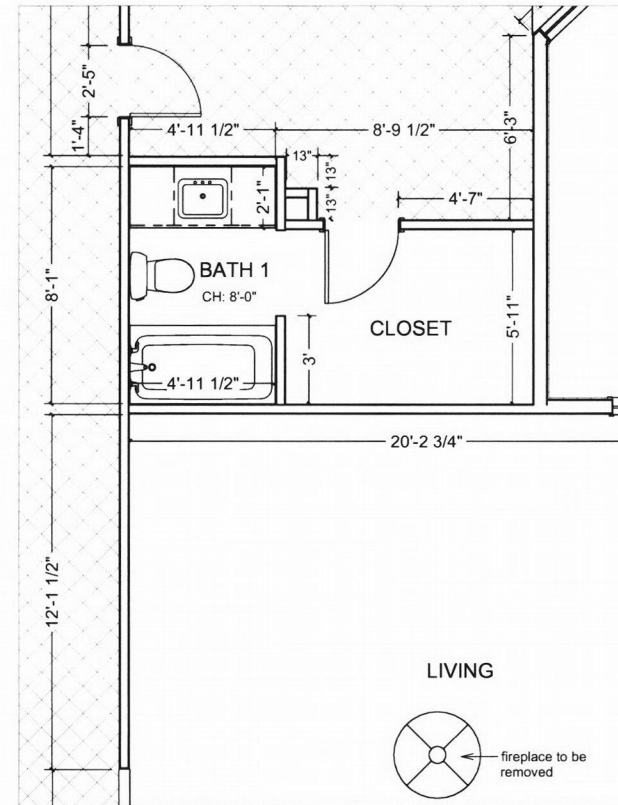
Laundry Sink Elevation

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

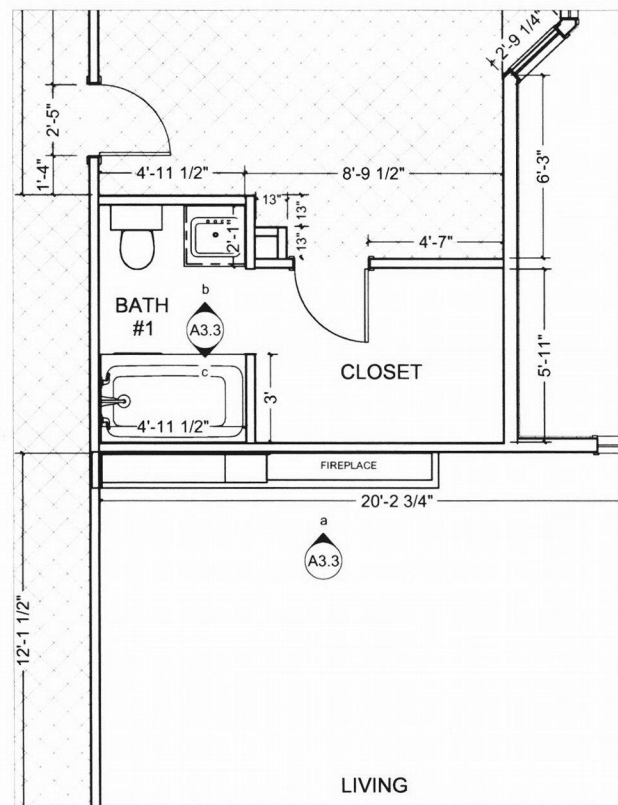


- 1 SMALL TV: OUTLETS FOR CABLE
- 2 TROLLEY VERTICAL CABINET
- 3 REUSE (E) BASE CABINETS
WHERE POSSIBLE - RAISE TO 36"
- 4 SHAMPOO NICHE
- 5 BENCH
- 6 HEATED TOWEL BAR
- 7 RAIN SHOWER HEAD
- 8 DOUBLE SLIDING DOOR (TIGHT
SEAL FOR STEAM SHOWER
OPTION)

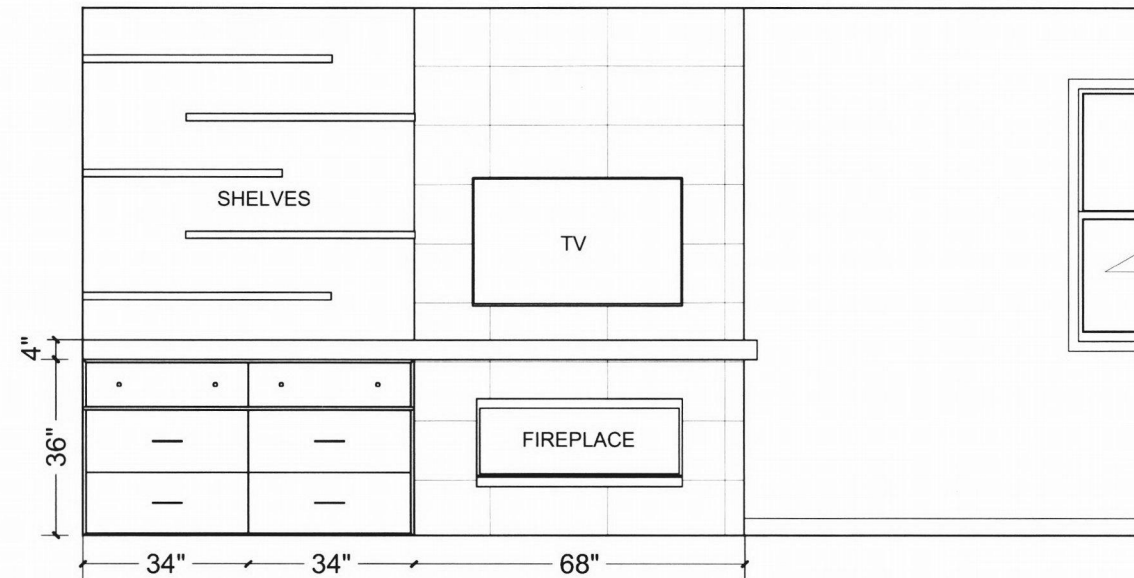




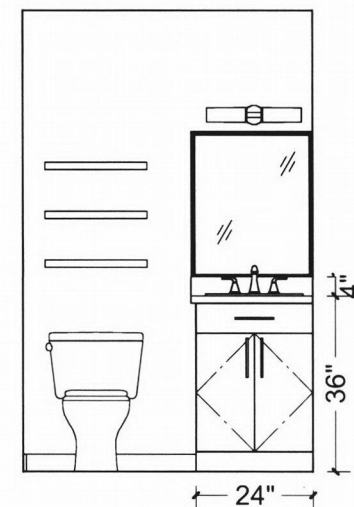
1 Bath #1/ Living Room As-Built
SCALE: 1/4"= 1'-0"



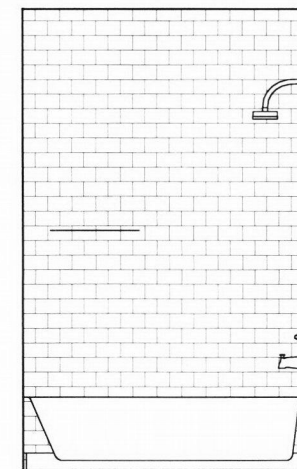
2 (N) Bath #1/ Living Room Plan
SCALE: 1/4"= 1'-0"



a Living Room Fireplace
SCALE: 1/2"= 1'-0"



b Sink Elevation
SCALE: 1/2"= 1'-0"



c Tub Elevation
SCALE: 1/2"= 1'-0"

Window & Door Legend

SYM.	SIZE	FUNCTION
(A)	33.5"W x 69"H	double hung
(1)	80"W x 96"H	hinged double french door 60"W
(2)	30"W x 80"H	hinged
(3)	30"W x 80"H	pocket
(4)	48"W x 80"H	slider
(5)	96"W x 96"H	single garage door

Plan Legend

(A)	= WINDOW; *(e) windows to be replaced w/ (n) windows same
(1)	= DOOR
(X/XX)	= REFERENCE STRUCTURAL
(X/XX)	= ELEVATION HT
(X/XX)	= ELEVATION/ SECTION ELEVATION
(Rxx)	= INSULATION
(1)	= DETAIL REFERENCE



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DATE: 3/31/2020

REV:

REV:

DRAWING:

(N) Bath #1/
Fireplace
Plan &
Elevations

SHEET

A3.3



C Sink Elevation
SCALE: 1/2"= 1'-0"

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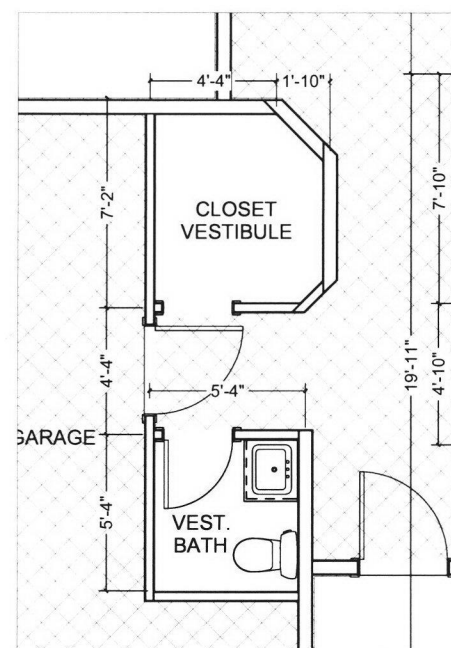
REV:

DRAWING:

Vestibule
Bath &
Closet

SHEET #

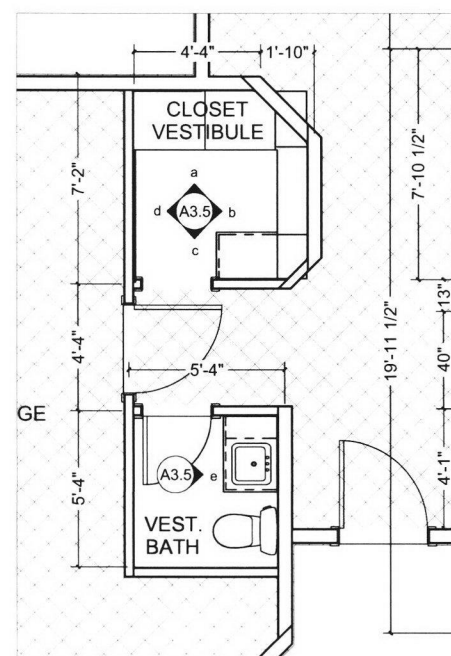
A3.5



1

VESTIBULE BATH/ CLOSET AS-BUILT

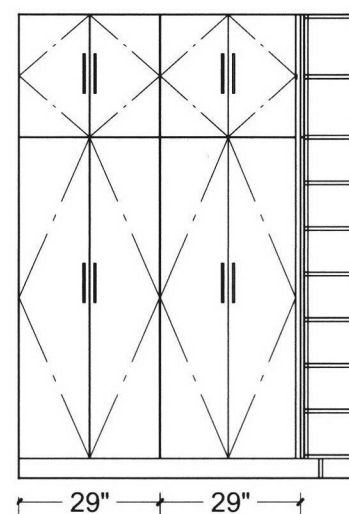
SCALE: 1/4" = 1'-0"



2

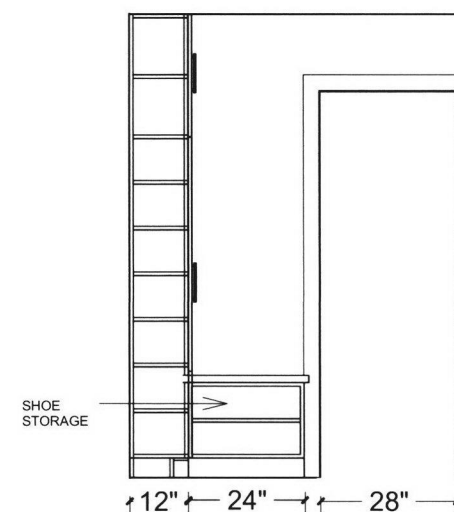
(N) VESTIBULE BATH/ CLOSET

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



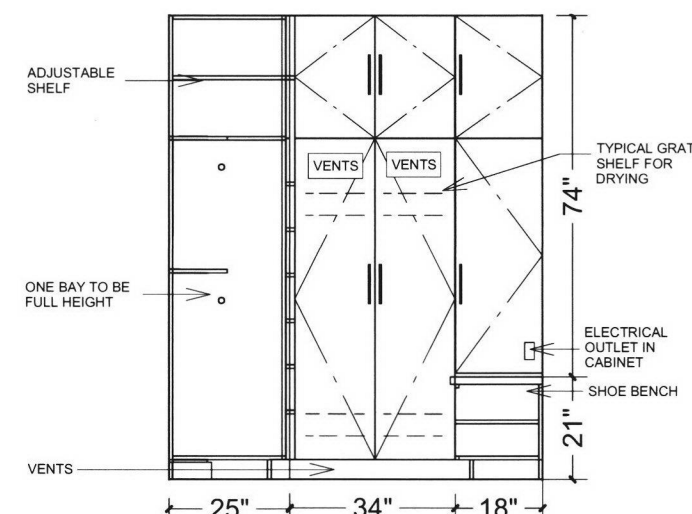
North Elevation

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



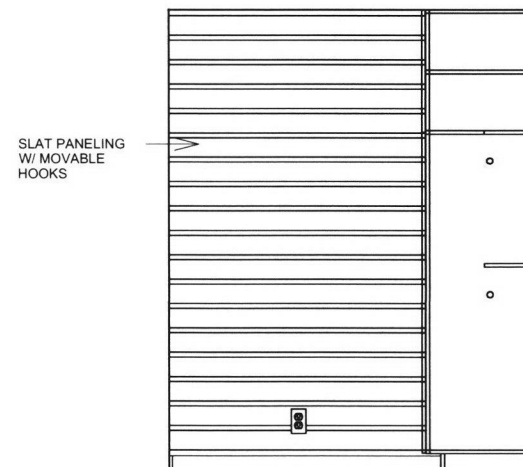
South Elevation

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



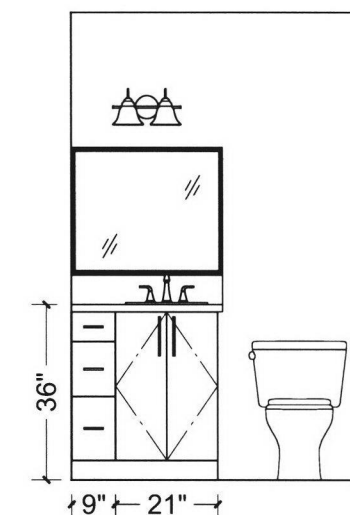
East Elevation

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



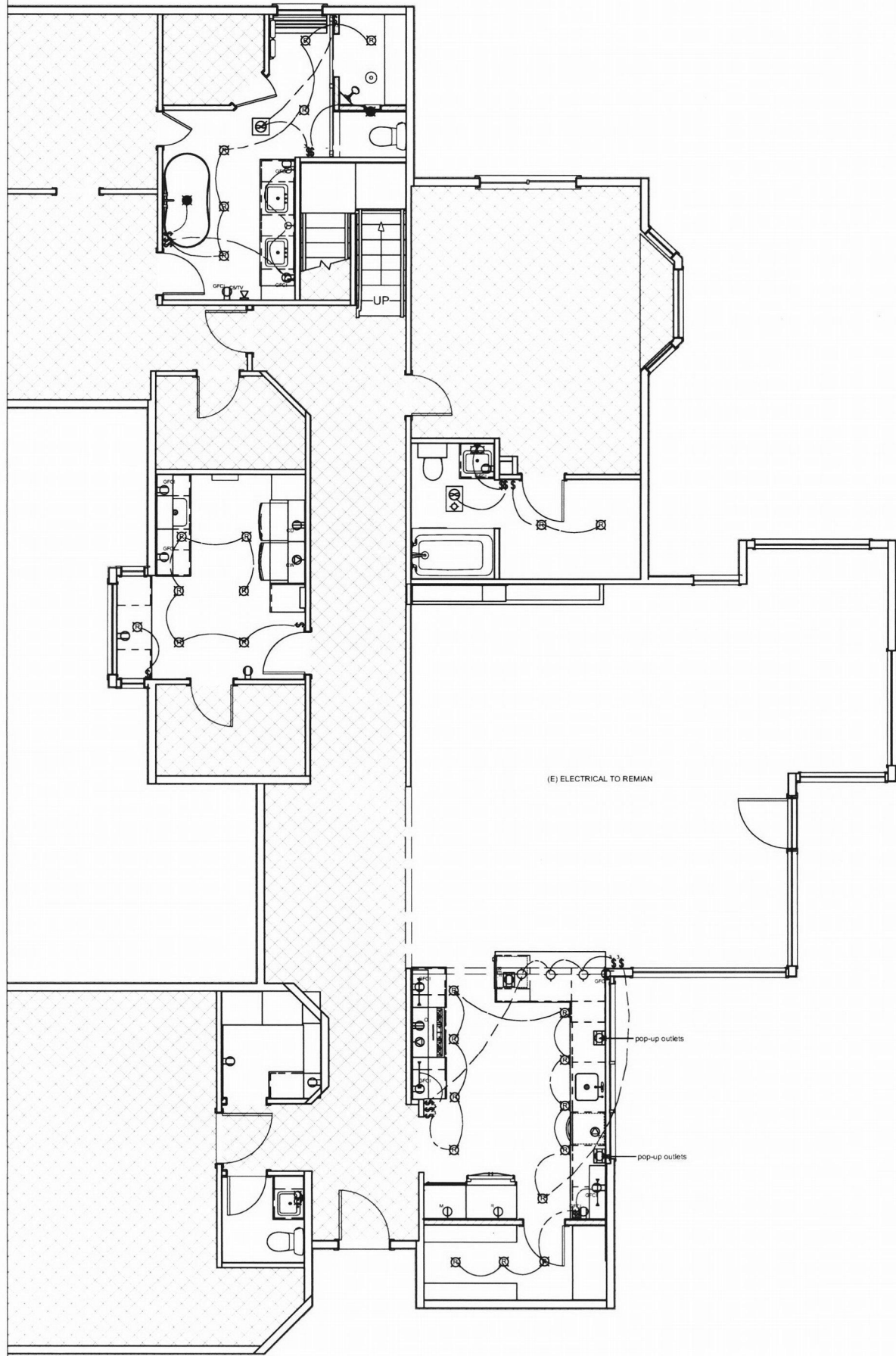
West Elevation

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

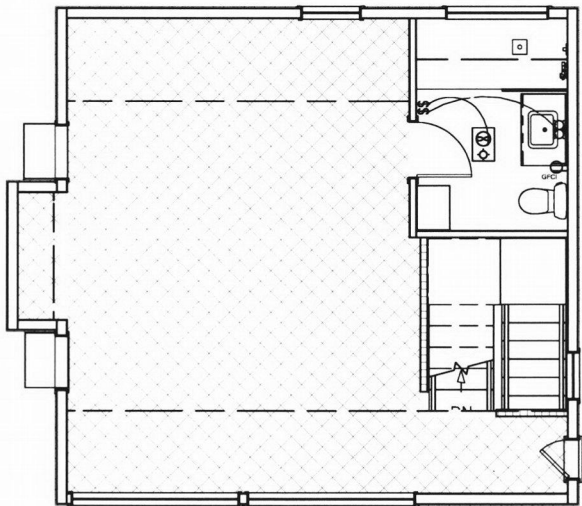


Bath Elevation

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



New Main Floor MEP
SCALE: 3/16"= 1'-0"



New Second Floor MEP
SCALE: 3/16"= 1'-0"

lighting legend	
	wall sconce
	lotus LED light
	puck light
	ceiling mount
	exhaust fan with light wall switch
	wall switch with timer
	3 way switch
	garbage disposal switch
	110v duplex outlet
	220+v duplex outlet
	hood vent outlet
	refrigerator outlet
	smoke and carbon monoxide detector
	electrical panel
	wall register
	led garage light



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ccb#:

STRUCTURAL:
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DATE: 3/31/2020

REV:

REV:

DRAWING:
Mechanical,
Electrical &
Plumbing

SHE
MEP