

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 15711	<b>Project Address:</b> 4336 NE 18th Ave
<b>Hearing Date:</b> 8/23/17	<b>Appellant Name:</b> Max Baertlein
<b>Case No.:</b> P-002	<b>Appellant Phone:</b> 5039147576
<b>Appeal Type:</b> Plumbing	<b>Plans Examiner/Inspector:</b> Jacob Carringer
<b>Project Type:</b> residential	<b>Stories:</b> 3 <b>Occupancy:</b> 1 & 2 Family Dwelling <b>Construction Type:</b> Wood
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure, Correction of a violation	<b>LUR or Permit Application No.:</b> 16-146398-RS,
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Single Family Home

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSPC 710

**Requires** As stated in the inspection report written by Jacob Carringer regarding code section 710 "If piping in floor is below level of manhole cover, then need backwater valves on drain lines serving basement fixtures. 1st/2nd floor fixtures cannot drain through backwater valve. Backwater valve on above ground drain lines (Trap Arm) of lav Basin + clothes washer. Valve in floor on drain lines at shower. Floor Drain + Toilet (5 Total)."

**Proposed Design** The proposed new design would be to just install one backwater valve for the house. It would be installed down the line from all the other connections into it. This would put the valve just inside the storage room, which is just before the line leaves the house and goes to the street. The storage room location is the perfect spot to leave access without messing up any walls. I have attached the Last inspection which was done by Jacob Carringer, when we went through all the drain lines in the house with a scope, and figured out where all the connections were. On the inspection report, Jacob drew the connections as they currently sit.

**Reason for alternative** I hired a General Contractor to run the remodel project of my home. He has been fired. He did a horrible job managing the correct order of events to see the project to completion. Including trying to pour the concrete over plumbing which was not permitted. Jacob Carringer was the one who went to do the inspection to approve pouring, and it was him who noticed that the plumbing was never permitted, so he allowed them to pour the concrete everywhere except in the location of the plumbing. When the plumbers came and did the plumbing correctly with a permit, they called for an inspection and the plumbing was approved to cover by a city of Portland inspector. Only recently when Jacob Carringer came out to inspect for the framing, did he bring up the issues with a backwater valve. The need for a backwater valve was in question in the first place since the level of the street man cover and the floor of the raised basement were very close. The plumbing should

never have been approved to cover if there was an issue. Now after the fact, we are dealing with this backwater valve issue. It has been confirmed by several plumbers who have come to inspect the issue here, that there is no way to meet this code requirement by installing 5 separate backwater valves in the basement with its current configuration. Busting up the concrete all over the basement to install backwater valves everywhere would not just create an unreasonable financial burden, but it wouldn't work logistically since the locations which they would need to be installed are under walls or under the bathtub. I was informed by Jacob that the reason for this code which says you can't have upstairs drainage going through a backwater valve was in place mostly in the scenario of a separate living space in the basement. However, this is a single family home, the basement is where the family room and the laundry room are, which are both regularly used, so if there were ever any issue with a backwater valve failing, it would be noticed and corrected right away. Having just one backwater valve to this house would meet the intent of the code and protect the basement from any potential possibility of a sewer backup. In fact, having just one backwater valve to maintain is much simpler (and it is much more likely to actually happen) than 5 separate valves. Please allow me to meet the intent of this code by just installing one backwater valve.

Thank you,  
Max Baertlein  
503-914-7576

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## APPEAL DECISION

**Install backwater valve to serve entire house: Granted as proposed.**

**Note: The City is not responsible for damages incurred as a result of flooding due to installation of backwater valve, and that installation may not prevent any fixtures above upstream manhole from discharging or back flowing through fixtures below upstream manhole.**

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 25.07, you may appeal this decision to the Plumbing Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

4336 NE 18TH AVE  
17-101152-000-00-PT

Residential 1 & 2 Family/Addition/Alteration/Replacement  
Occupancy: Const. Type:

Inspection:

305 Ground Work - Plumbing

Call Date/Time: 7/6/2017 13:09:51

Requested Date/Time: 7/7/17

ADDING 2 ADDITIONAL  
BATHROOMS AND A UTILITY  
ROOM, 2 TOILETS, 2 SINKS, 2  
TUB/SHOWER DRAINS.

INSPECTION MEMO:  
PERMIT NOT RELATED TO HS  
CASE

Occupancy Group - PT: 1 & 2  
Family Dwelling/Accessory <> #  
of Fixtures: 6 <> \* Clothes  
Washer: 1 <> Replace In-Bld  
Water Lines (# Floors): 2 <> \*  
Sink/Basin/Lavatory: 2 <> \*  
Tub/Shower/Shower Pan: 2 <> \*  
\* Water Heater/Expansion Tank:  
1

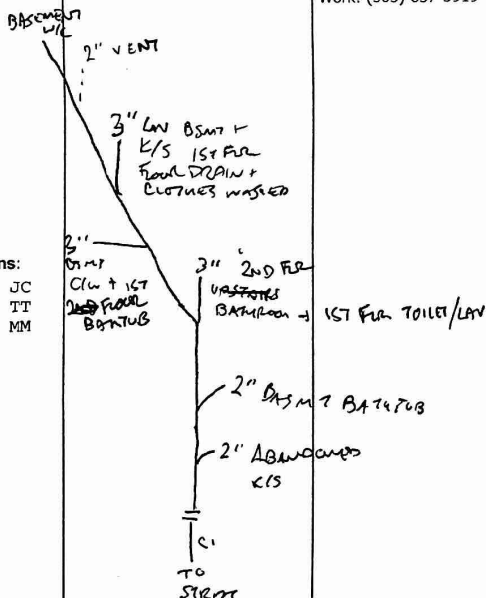
Applicant/Owner:  
FLEX INVESTMENTS LLC

CCB - Contractor:  
TEDDY REYNOLDS  
ROYAL FLUSH PLUMBING CO  
Work: (503) 657-3919  
Fax: (503) 657-3940

BCD - Plumbing:  
TEDDY LEE REYNOLDS  
ROYAL FLUSH PLUMBING CO  
Work: (503) 657-3919

Most Recent Inspections:

06/12/17 397 6 JC  
01/09/17 310 1 TT  
01/06/17 310 4 MM



3945960

Plumbing Permit  
Issued: 1/4/17

LB 2019

HS VM

(503) 914-7576

City of Portland BDS

IVR Number: 3945960

Inspection Code: 305

1	Approved
2	Partially Approved
3	Approved with Corrections
4	Rollover/Missed
5	Not Approved
6	Consultation Completed

Confirmation:

109638-01

Inspector/Date/Time/Phone

7-7-17, 9:04 AM

Jacob Carringer ~ 503-823-7328

INSPECTION REPORT

No Access	1
Stop Work Order Issued	2
Not Ready	3
Could Not Locate	4
See Correction Notice on Job Site	5
No Plans on Job	6
No Permit Card on Job	7
Fees Owed	8
Subcontractor Information Missing	9
Cancelled by Customer	0

- ① PROVIDE DOCUMENTATION THAT PIPING IN BASEMENT FLOOR IS ~~BELOW~~ AT OR ABOVE LEVEL OF MANHOLE COVER AT PRESCOTT + 18TH
- ② IF PIPING IN FLOOR IS BELOW LEVEL OF MANHOLE COVER, THEN NEED BACKWATER VALVES ON DRAIN LINES SERVING BASEMENT FIXTURES. 1ST/2ND FLOOR FIXTURES CAN NOT DRAW THROUGH BACKWATER VALVE. BACKWATER VALVE ON ABOVE GROUND DRAIN LINES (TRAP ARM) OF LAV BASIN + CLOTHES WASHER. VALVE IN FLOOR ON DRAIN LINES AT SHOWER, FLOOR DRAIN, + TOILET (5 TOTAL)

APPEALS: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, you may appeal any code provision cited in this Checksheet to the BDS Administrative Board of Appeal within 180 calendar days of the review date. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appeals](http://www.portlandoregon.gov/bds/appeals), call (503) 823-7300 or come in to the Development Services Center. Permit application expiration will not be extended pending resolution of any administrative appeal.

Fees Paid

Plumbing Permit RS

\$349.00

insp-req\_db\_app\_20151005 pbl / r\_insp\_request\_base\_db

7/7/2017 07:00:01: 3/11

# RESIDENTIAL RENOVATION PROJECT

## Flex Investments, LLC

4336 NE 18th Avenue  
Portland, Oregon 97211

RECEIVED  
JUL 07 2016  
BDS  
DOCUMENT SERVICES

Flex Investments, LLC  
3225 McLeod Drive Suite 100  
Las Vegas, Nevada, 89121-2257

### DRAWING INDEX:

- A1 COVER SHEET / NOTES / INDEX / VICINITY MAP
- A2 EXISTING CONDITIONS & DEMOLITION PLANS: BASEMENT PLAN / MAIN FLOOR PLAN / UPPER FLOOR PLAN / ROOF PLAN
- A3 CONSTRUCTION PLANS: BASEMENT PLAN / MAIN FLOOR PLAN / UPPER FLOOR PLAN
- A4 EXTERIOR ELEVATIONS
- A5 BUILDING SECTIONS / DETAILS
- A6 WALL TYPES
- S1 FRAMING PLANS
- S2 DETAILS
- SP1 SITE PLAN

### NOTES:

#### EXISTING BUILDING COMPONENT REQUIREMENTS

BUILDING COMPONENT	REQUIRED VALUE	EQUIVALENT VALUE
WALL INSULATION:	U-0.20	R-15
BELOW GRADE WALL INSULATION:	F-0.565	R-15
FLAT CEILING:	U-0.025	R-49
VAULTED CEILING - (8' RAFTER DEPTH):	U-0.041	R-21
UNDER FLOOR - (8 JOIST DEPTH):	U-0.041	R-30
SLAB EDGE PERIMETER:	F-0.520	R-15
WINDOWS:	U-0.35	U-0.35
SKYLIGHTS:	U-0.60	U-0.60
EXTERIOR DOORS:	U-0.20	R-5
EXT. DOORS w/ LESS THAN 25 FT. GLAZING:	U-0.40	R-25
FORCED AIR DUCT INSULATION:	N/A	R-8

#### CONDITIONED FOOTPRINT AREAS:

BASEMENT AREA =	875.0 SF ±
MAIN LEVEL FOOTPRINT =	12312 SF ±
UPPER LEVEL FOOTPRINT =	6065 SF ±
TOTAL LIVING AREA =	2,718.1 SF ±
ATTIC AREA:	332.5 SF ±
1/150 (46825) = 222 SF NET FREE VENTILATION	
TOTAL AREA OF GABLE END VENT = 13 SF	
TOTAL AREA OF EAVE VENTS = 4.0 SF	
THE ABOVE DOES NOT INCLUDE ENTRY PORCH AREA.	

#### ADDITIONAL MEASURES

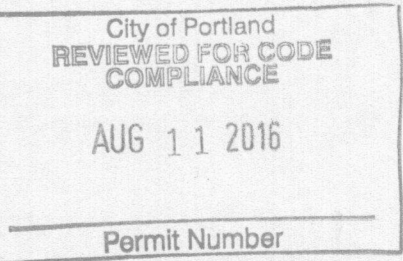
ENVELOPE ENHANCEMENT MEASURE	CONSERVATION MEASURE
6 DUCTED HVAC SYSTEMS WITHIN CONDITIONED SPACE: ALL DUCTS AND AIR HANDLER ARE CONTAINED WITHIN BUILDING ENVELOPE	A HIGH EFFICIENCY HVAC SYSTEM: GAS-FIRED FURNACE WITH MINIMUM AFUE OF 90% D HIGH EFFICIENCY WATER HEATING & LIGHTING: NATURAL GAS ON DEMAND WATER HEATER MINIMUM EF OF 0.80 MINIMUM 15% LED LIGHTING

#### GENERAL NOTES:

- WATERPROOFING TO BE INSTALLED PER MANUFACTURER'S SPECS. & STANDARD BUILDING PRACTICES.
- RADON SEAL & CAULKING TO BE INSTALLED ON EXISTING CONC. BASEMENT PERIMETER WALLS & NEW REPLACEMENT CONC. SLAB PER MFR'S SPECS. & STANDARD BUILDING PRACTICES.
- ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S SPECS. & STANDARD BUILDING PRACTICES. CONTRACTOR TO FIELD VERIFY ALL SIZES BEFORE ORDERING WINDOWS & DOORS.
- NATURAL LIGHT FROM GLAZING = 8% MIN. OF FLR. AREA. NATURAL VENTILATION FROM GLAZING = 4% MIN. OF FLR. AREA. WHERE THE ABOVE CAN NOT BE ACHIEVED BY NATURAL MEANS, THEN MECHANICAL LIGHT AND VENTILATION BE IMPLEMENTED PER CODE.
- SMOKE DETECTORS TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND OTHER HABITABLE AREAS AS REQ'D.
- WHERE CEILING FRAMING IS 24" O.C. GYP. BD. SHEATHING TO BE 5/8" THICK OR 1/2" SAG RESISTANT, AND PLACED PERPENDICULAR TO FRAMING MEMBERS.
- ELECTRICAL & PLUMBING PER LOCAL CODE BY OTHERS
- FURNACE, WARM AIR DUCTS, COLD AIR RETURN DUCTS, TO BE INSTALLED BY OTHERS PER MANUFACTURER'S SPECS. AND LOCAL BUILDING CODE
- ALL OUTDOOR INTAKES, AND EXHAUST SYSTEMS TO BE AUTOMATIC, OR GRAVITY OPERATED, PER CODE BY OTHERS
- ALL WORK TO BE PERFORMED SHALL CONFORM TO THE 2011 OREGON RESIDENTIAL SPECIALTY CODE, (ORSC) AND THE 2014 ORSC AMENDMENTS

#### RESIDENTIAL RENOVATION PROJECT SCOPE OF WORK for: FLEX INVESTMENTS LLC

FLEX INVESTMENTS LLC PURCHASED THIS PROPERTY AS SHOWN ON SHEET A2 WITH THE INTENT TO COMPLETE ITS RENOVATION STARTED AND ABANDONED BY ITS PREVIOUS OWNER. THIS DWELLING WAS ORIGINALLY BUILT IN 1916.  
1/A2 - EXISTING BASEMENT WITH EXISTING SLAB, WALLS, WINDOWS & UTILITIES TO BE REMOVED AND REPLACED.  
2/A2 - EXISTING MAIN FLOOR PLAN WITH EXISTING WALLS, WINDOWS, STAIR CASES, NOOK, & EXISTING ENTRY #2.  
3/A2 - EXISTING ROOF PLAN SHOWING THE EXISTING ROOF COVERING.  
4/A2 - EXISTING UPPER FLOOR PLAN WITH ALL WALLS & WINDOWS. EXISTING UPPER FLOOR PLAN WILL BE REPLACED WITH NEW WINDOWS, WINDOWS DENOTED ON SHEET A3 ARE SPECIAL ORDER SIZES.  
B. BASEMENT: THE BASEMENT IS TO BE COMPLETELY RENOVATED PER PLAN SHOWN ON 1/A3.  
C. MAIN FLOOR LEVEL, NEW ITEMS:  
1) PROVIDE NEW HANDRAIL AT EXISTING STAIRS FROM EXISTING ENTRY #2 AREA DOWN TO EXISTING BASEMENT, AND UP TO EXISTING NOOK AREA.  
2) PROVIDE NEW 5' x 9' GLU-LAM. BEAM AS SHOWN ON SHEET S1 TO SUPPORT THE EXISTING WALL ABOVE AT THE EXISTING STAIRS.  
3) PROVIDE NEW HANDRAIL AT EXISTING STAIRS THAT LEAD TO UPPER LEVEL.  
4) REPLACE NEW GUARDRAILS, AND HANDRAILS AT EXISTING PORCH ADJACENT TO MAIN ENTRY.  
C2. MAIN FLOOR LEVEL TO BE UPGRADED:  
1) FRONT ENTRY PORCH TO HAVE RENOVATED GUARD AND HAND RAILS.  
D. UPPER FLOOR LEVEL:  
1) PROVIDE NEW GUARDRAILS AROUND EXISTING STAIR WELL.  
2) PROVIDE NEW 24"x30" ATTIC ACCESS TO ENCLOSED LOWER ROOF AREAS.  
3) TO FINISH RENOVATING THE ATTIC AREA INTO



REV. 3 1-5-2016  
REV. 1 3-18-2016



VICINITY MAP  
NO SCALE

#### LEGAL DESCRIPTION

4336 NE 18TH AVENUE  
PORTLAND, OREGON 97211  
Tax Lot ID: 1N1E23DB 1000  
NW 1/4, SE 1/4, S23, T1N, R1E WM  
SABIN NEIGHBORHOOD  
IRVINGTON HEIGHTS  
BLOCK 13, LOT 4  
Zoning: R1-6  
NW 1/4 OF THE SE 1/4 OF SECTION 23,  
TOWNSHIP 1 NORTH, RANGE 1 EAST,  
WILLAMETTE MERRIDIAN  
CITY OF PORTLAND  
MULTNOMAH, OREGON

RESIDENTIAL RENOVATION PROJECT

Flex Investments, LLC

4336 NE 18th Avenue  
Portland, Oregon 97211

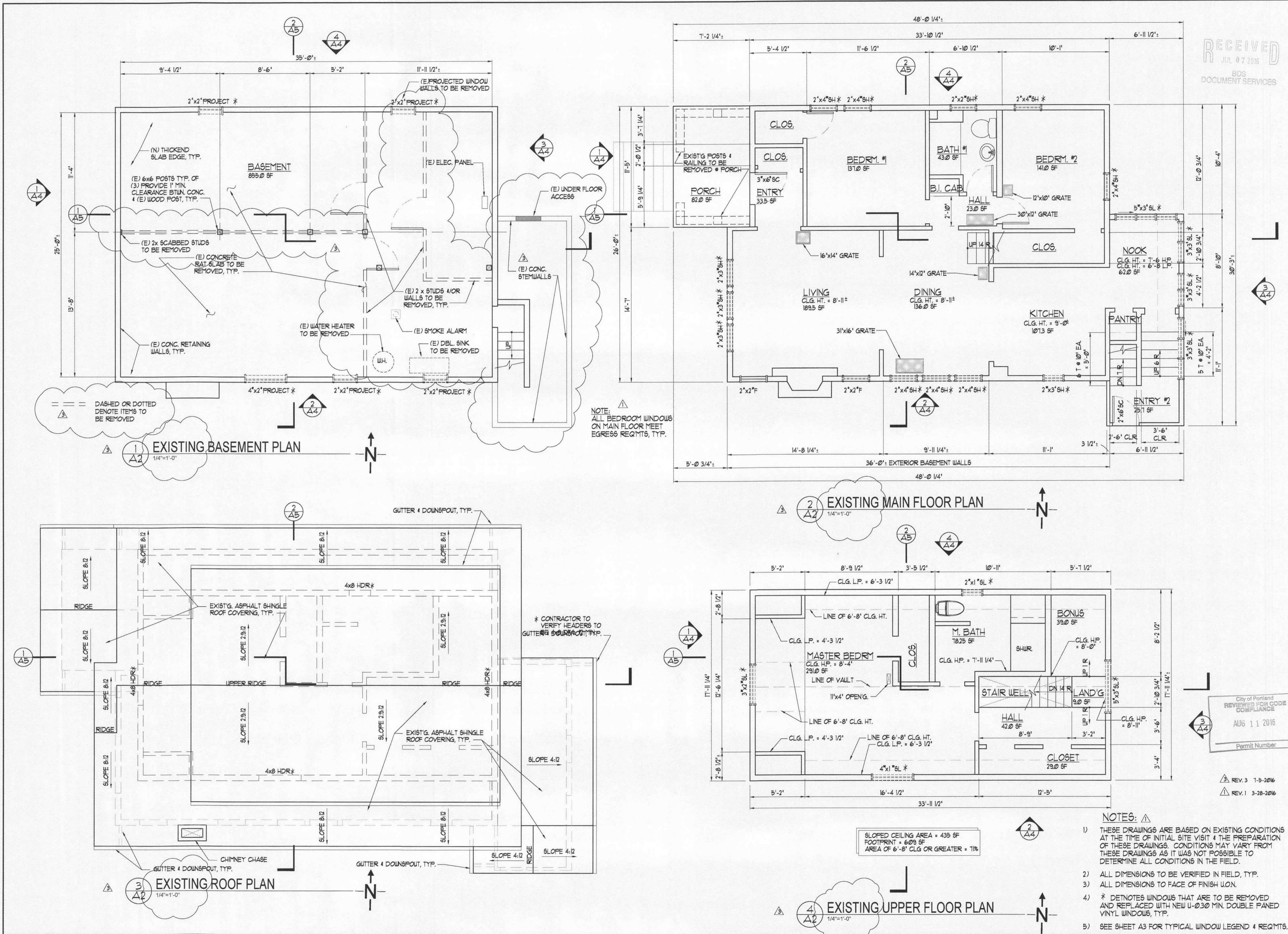
COVER SHEET  
INDEX  
NOTES  
VICINITY MAP

A1  
OF 6

Drawn by: TJ

MARCH 25, 2016

SLAN  
16-146398 RS



RECEIVED  
JUL 07 2016  
BDS  
DOCUMENT SERVICES

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
AUG 11 2016  
Permit Number

RESIDENTIAL RENOVATION PROJECT

Flex Investments, LLC

4336 NE 18th Avenue  
Portland, Oregon 97211

Flex Investments, LLC

3225 McLeod Drive Suite 100  
Las Vegas, Nevada, 89121-2257

EXISTING CONDITIONS  
& DEMOLITION PLANS:

BASEMENT PLAN  
MAIN FLOOR PLAN  
UPPER FLOOR PLAN  
ROOF PLAN

A2  
OF 6

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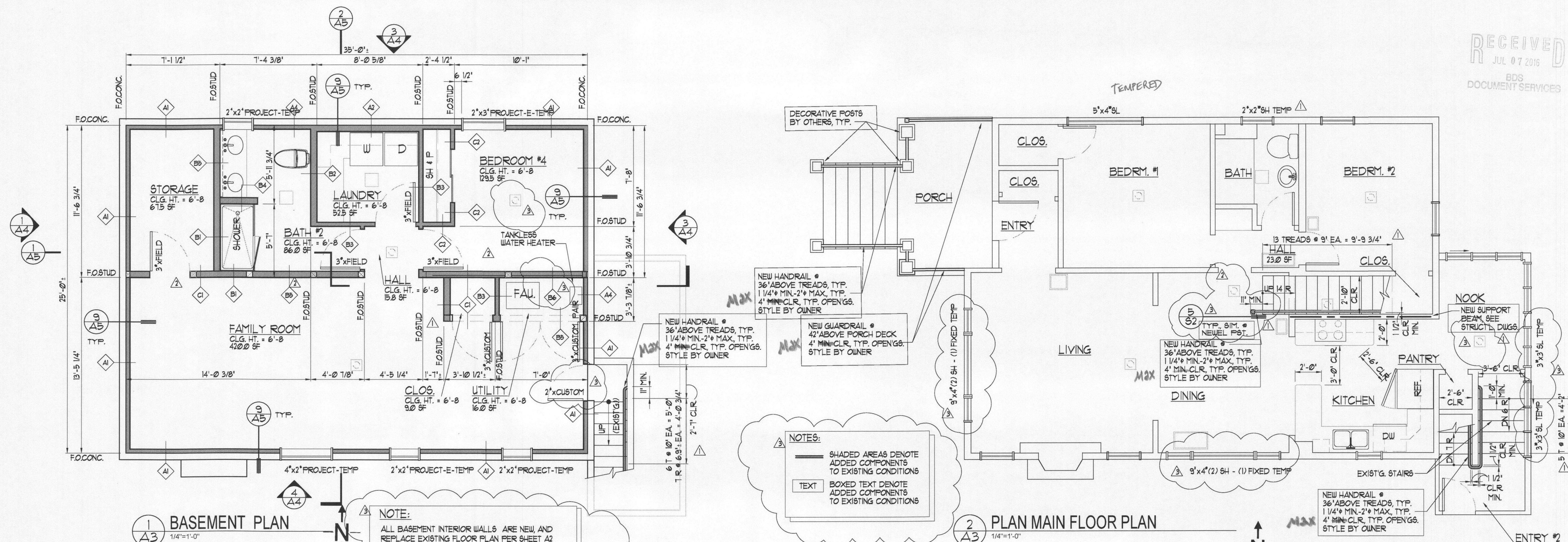
RESIDENTIAL RENOVATION PROJECT  
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Portland, Oregon 97211

CONSTRUCTION PLANS:  
BASEMENT PLAN  
MAIN FLOOR PLAN  
UPPER FLOOR PLAN

A3  
OF 6

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MARCH 25, 2016



TYPICAL WINDOW LEGEND & REQUIREMENTS:

- SH - SINGLE HUNG
- SL - SLIDER
- F - FIXED
- FP - FALL PROTECTION DEVICE
- PROJECT CASEMENT
- TEMP - TEMPERED
- AFF - ABOVE FINISHED FLOOR
- FP - FALL PROTECTION DEVICE
- E - EGRESS WINDOW
- \* - EXIST'G. WINDOW TO BE REPLACED SAME SIZE UNLESS NOTED OTHERWISE

MAIN LEVEL EGRESS WINDOWS TO HAVE A CLEAR OPEN AREA OF 5.7 SF. MIN.

ALL OTHER EGRESS WINDOWS TO HAVE A CLEAR OPEN AREA OF 5.7 SF. MIN.

ALL BEDROOMS TO BE EQUIPPED WITH A MINIMUM OF (1) EGRESS WINDOW, TYP.

ALL EGRESS WINDOW SILLS TO BE 24" MIN. AFF., & 44" MAX. AFF., TYPICAL

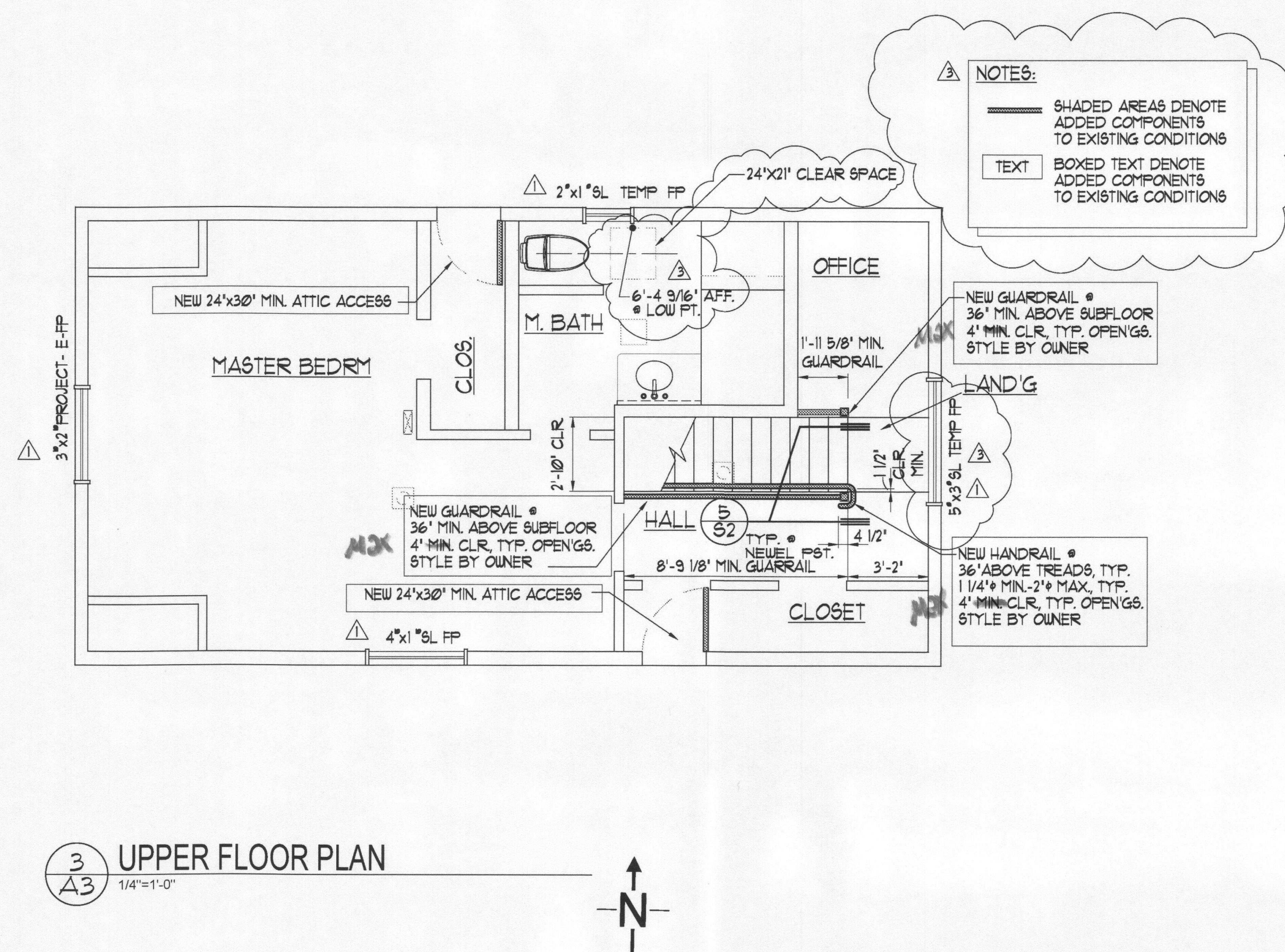
LEGEND

- 90 CFM FAN UL 507
- SMOKE ALARM UL 217
- WALL TYPE

NOTE:

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK

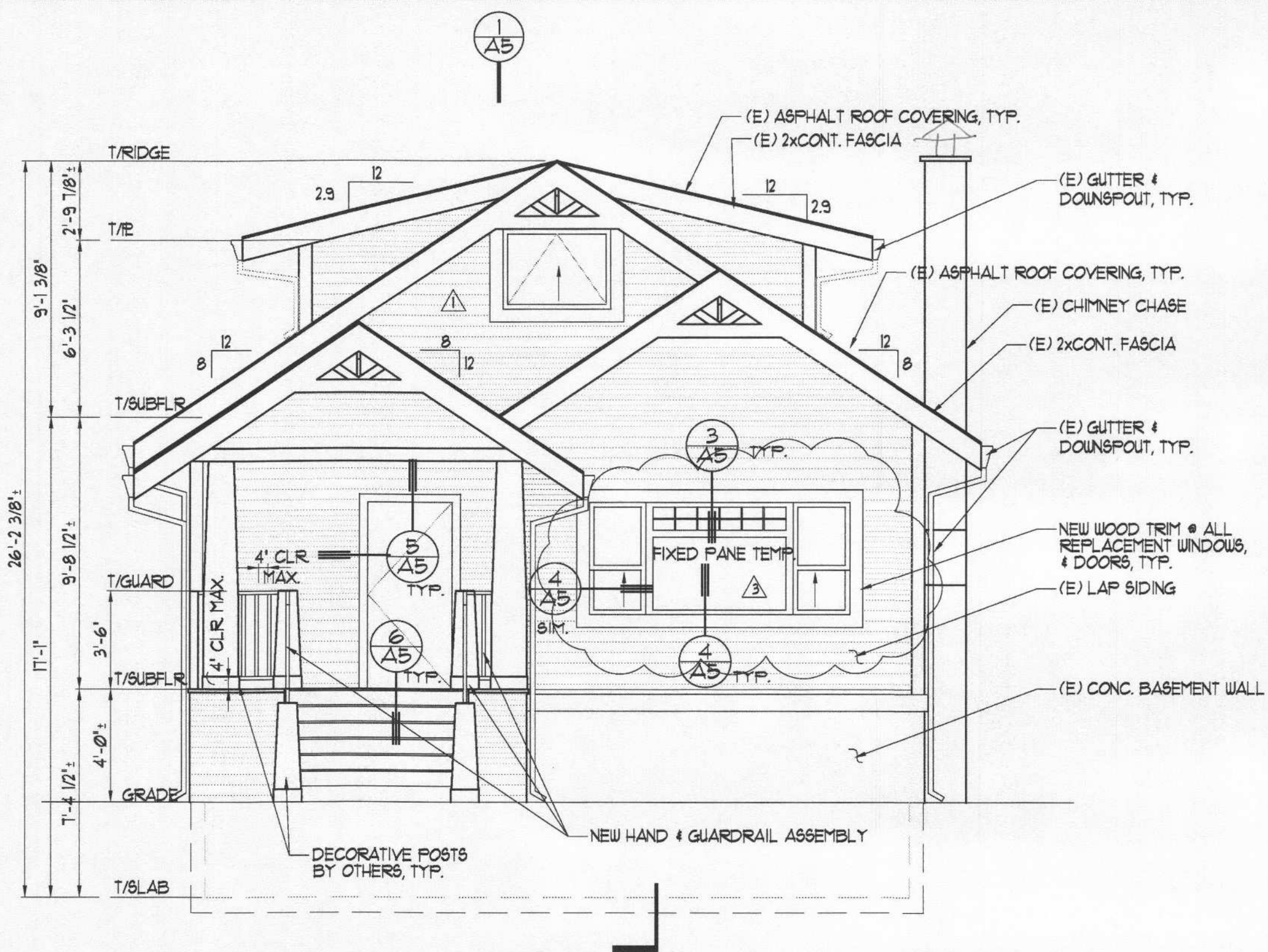
ALL INTERIOR & EXTERIOR STAIR TREADS & RISER ASSEMBLIES ARE EXISTING.



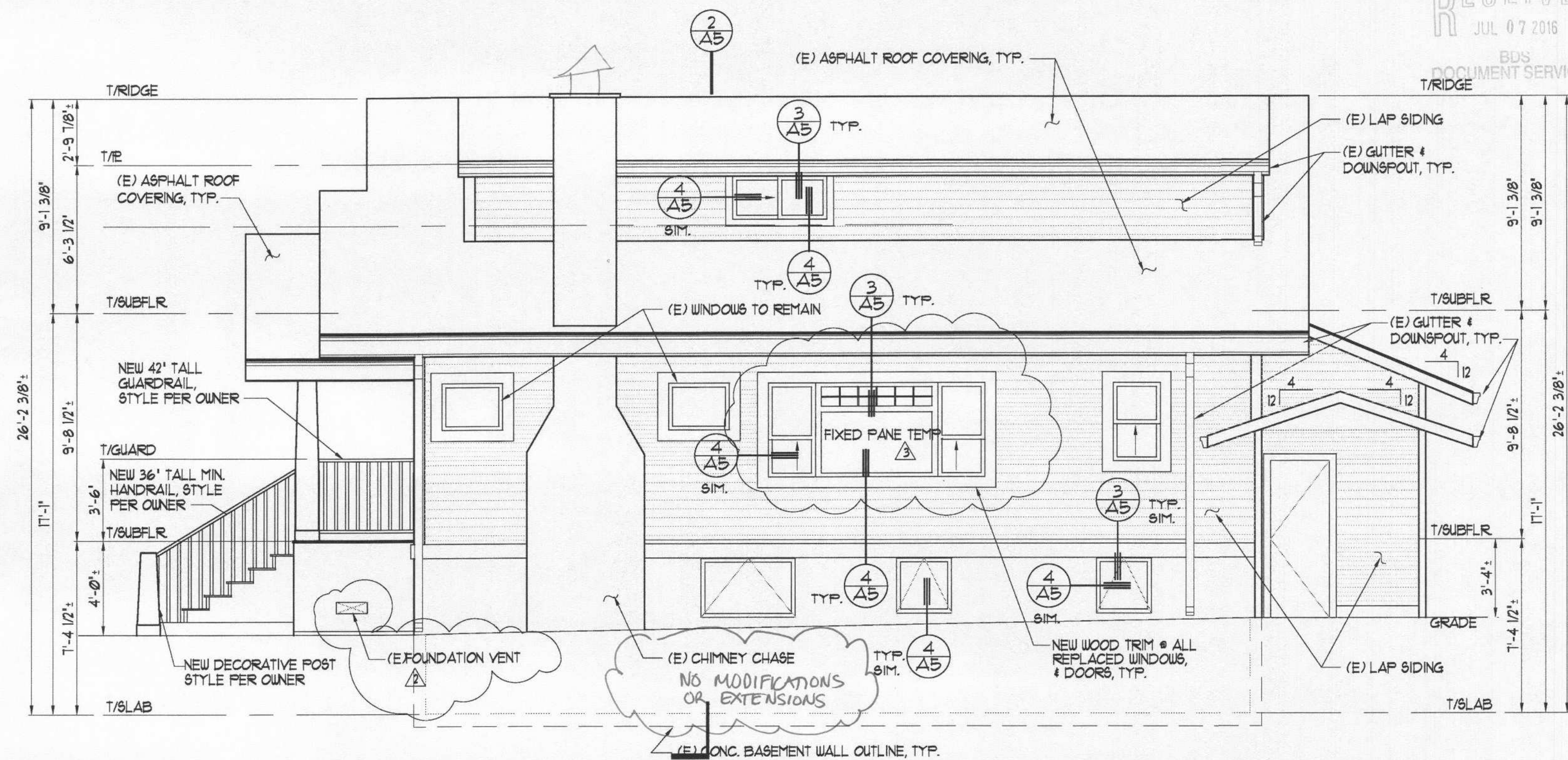
REV. 3 1-5-2016  
REV. 2 5-31-2016  
REV. 1 3-28-2016

City of Portland  
Bureau of  
Development Services  
Date 8/11/16  
Approved by  
Planning and Zoning Review

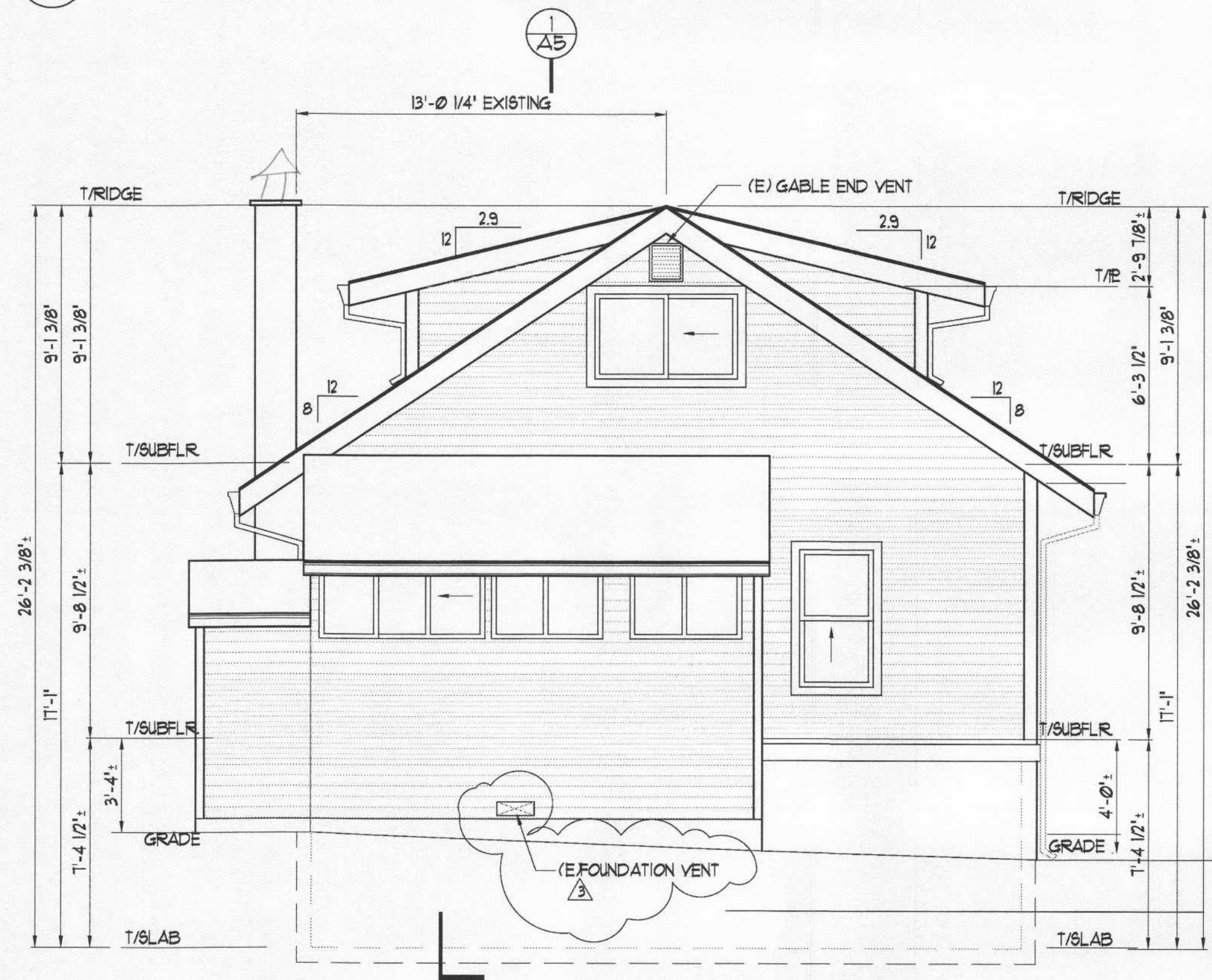
City of Portland  
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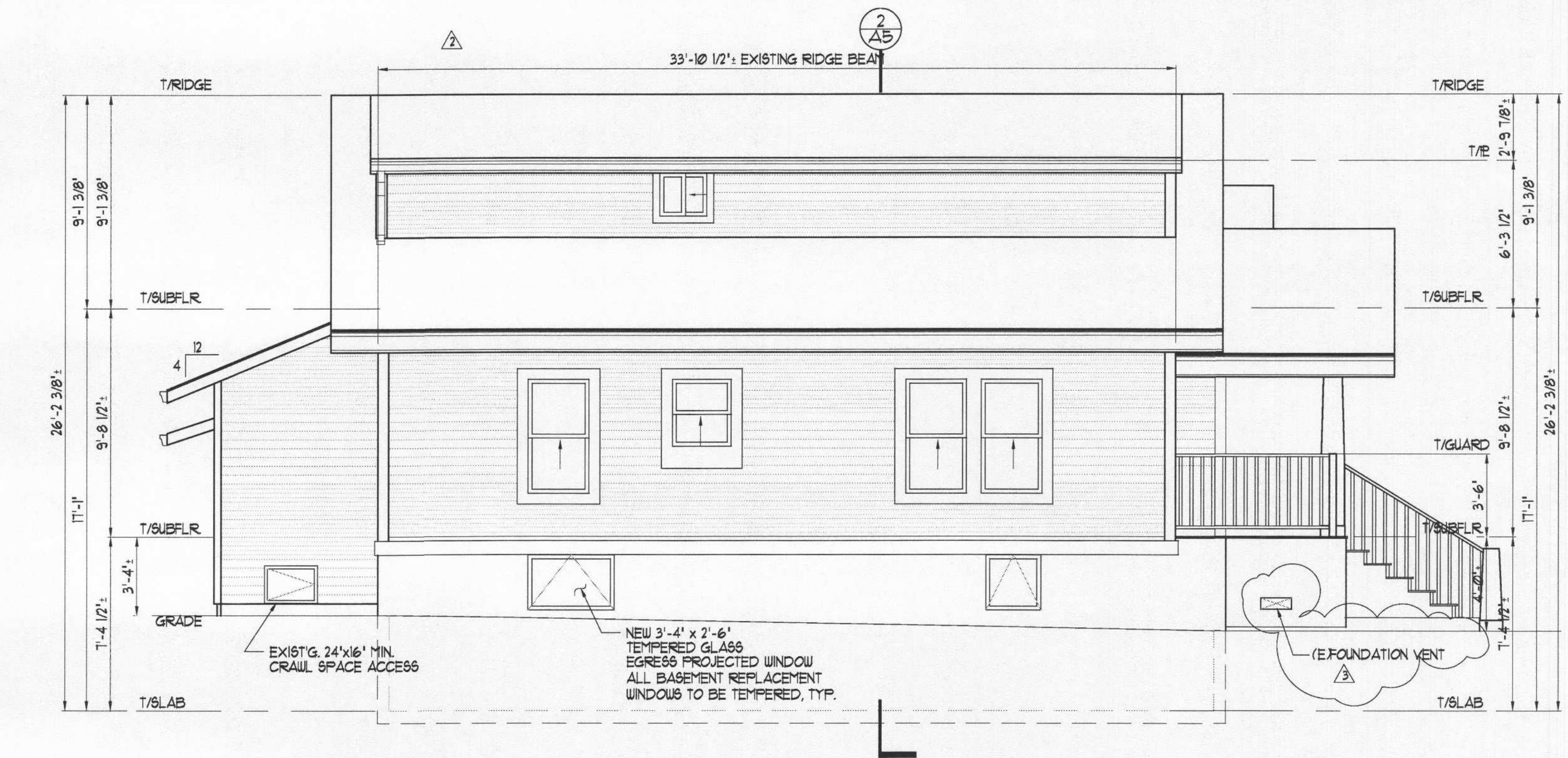
1 WEST FACE ELEVATION  
1/4"=1'-0"



2 SOUTH FACE ELEVATION  
1/4"=1'-0"



3 EAST FACE ELEVATION  
1/4"=1'-0"



4 NORTH FACE ELEVATION  
1/4"=1'-0"

City of Portland  
Bureau of  
Development Services  
By *[Signature]* Date 8/11/16  
Approved by  
Planning and Zoning Review

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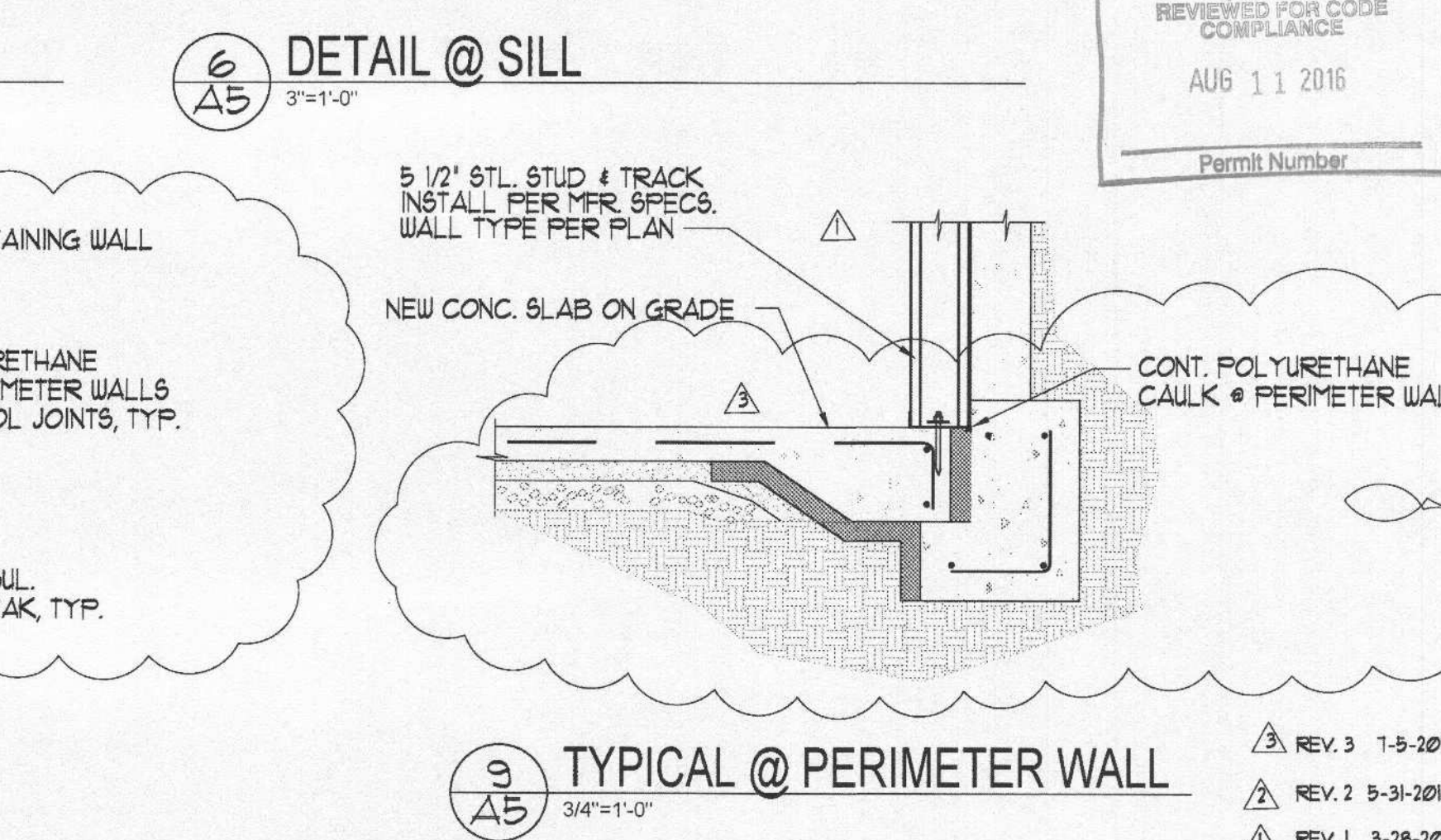
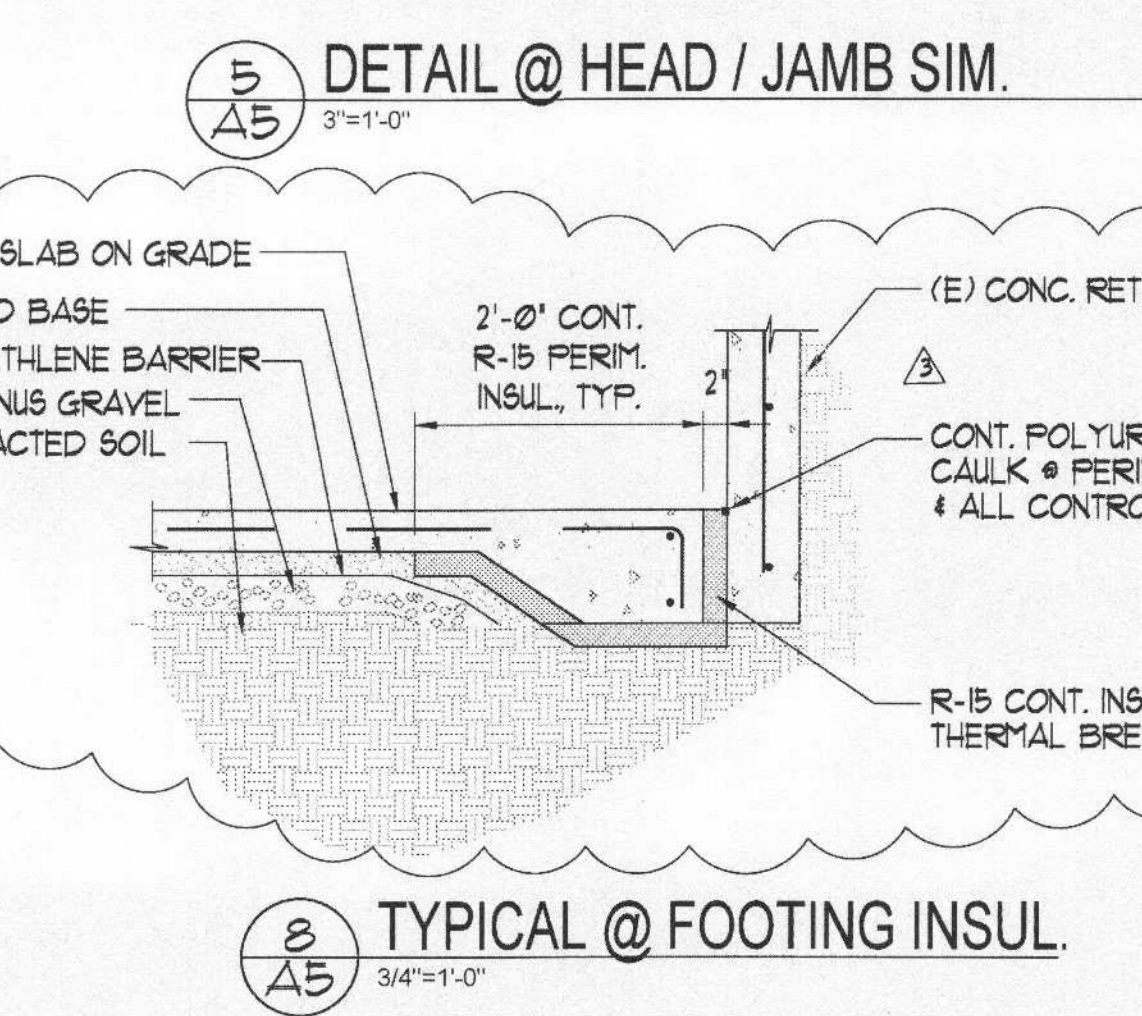
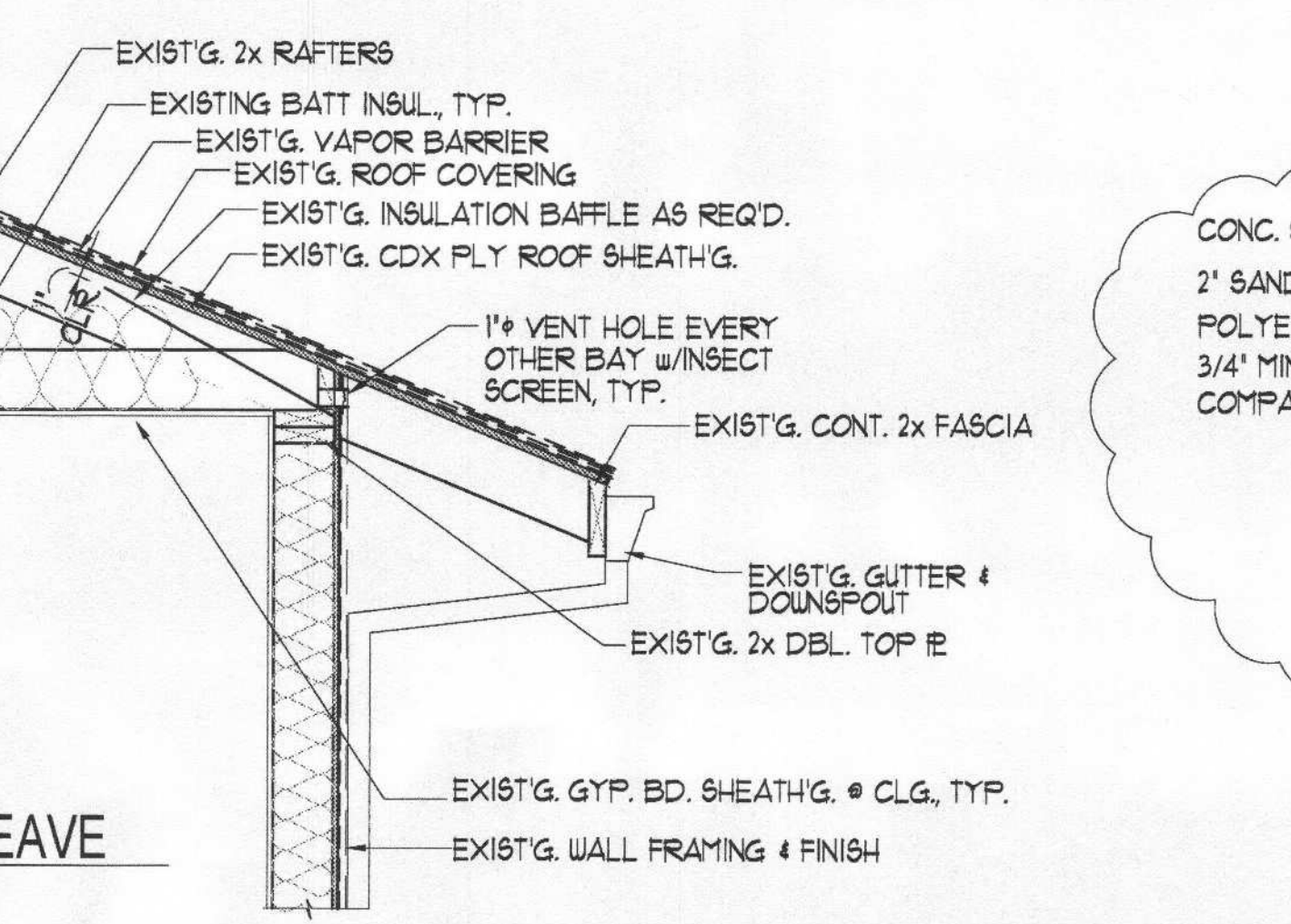
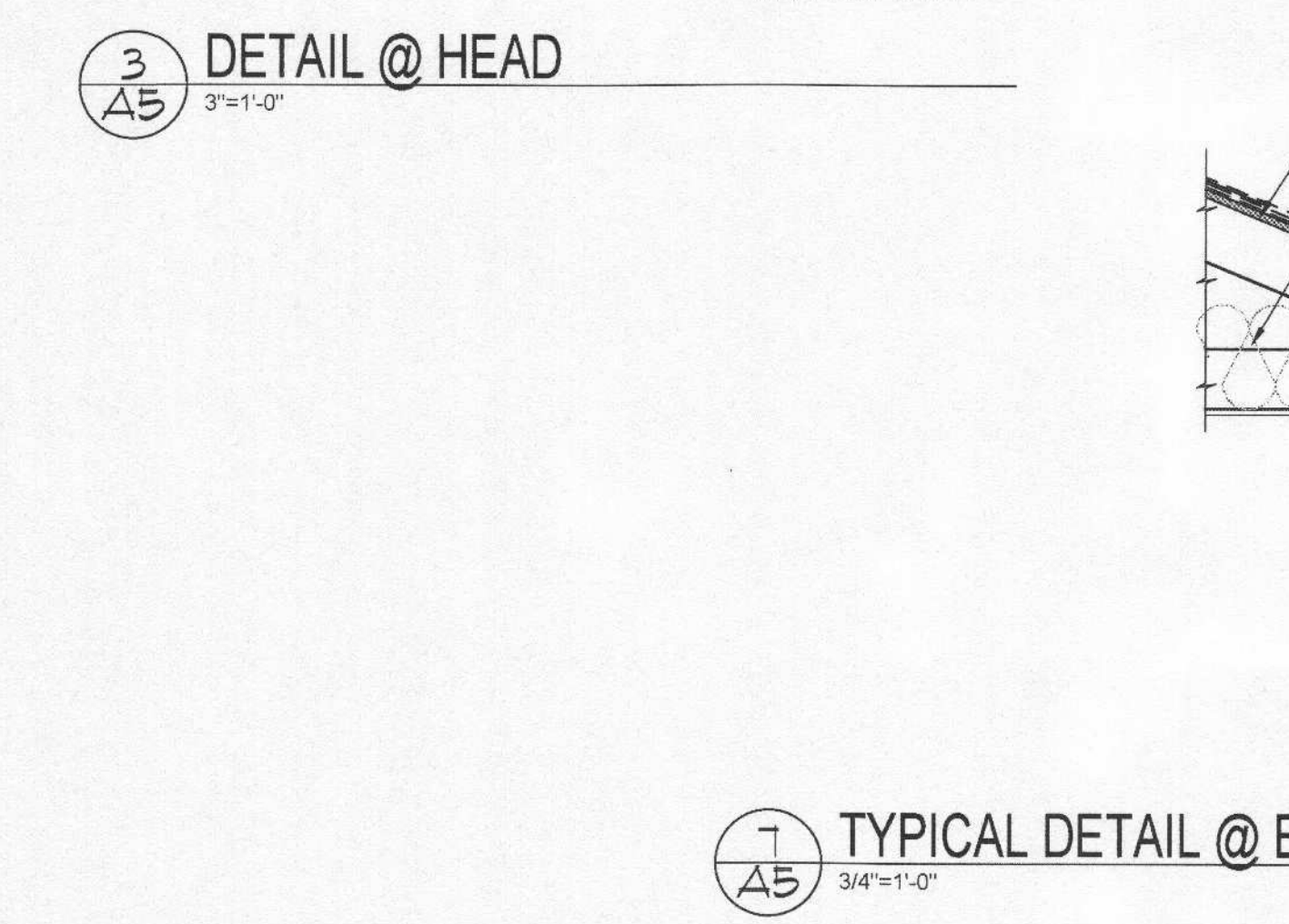
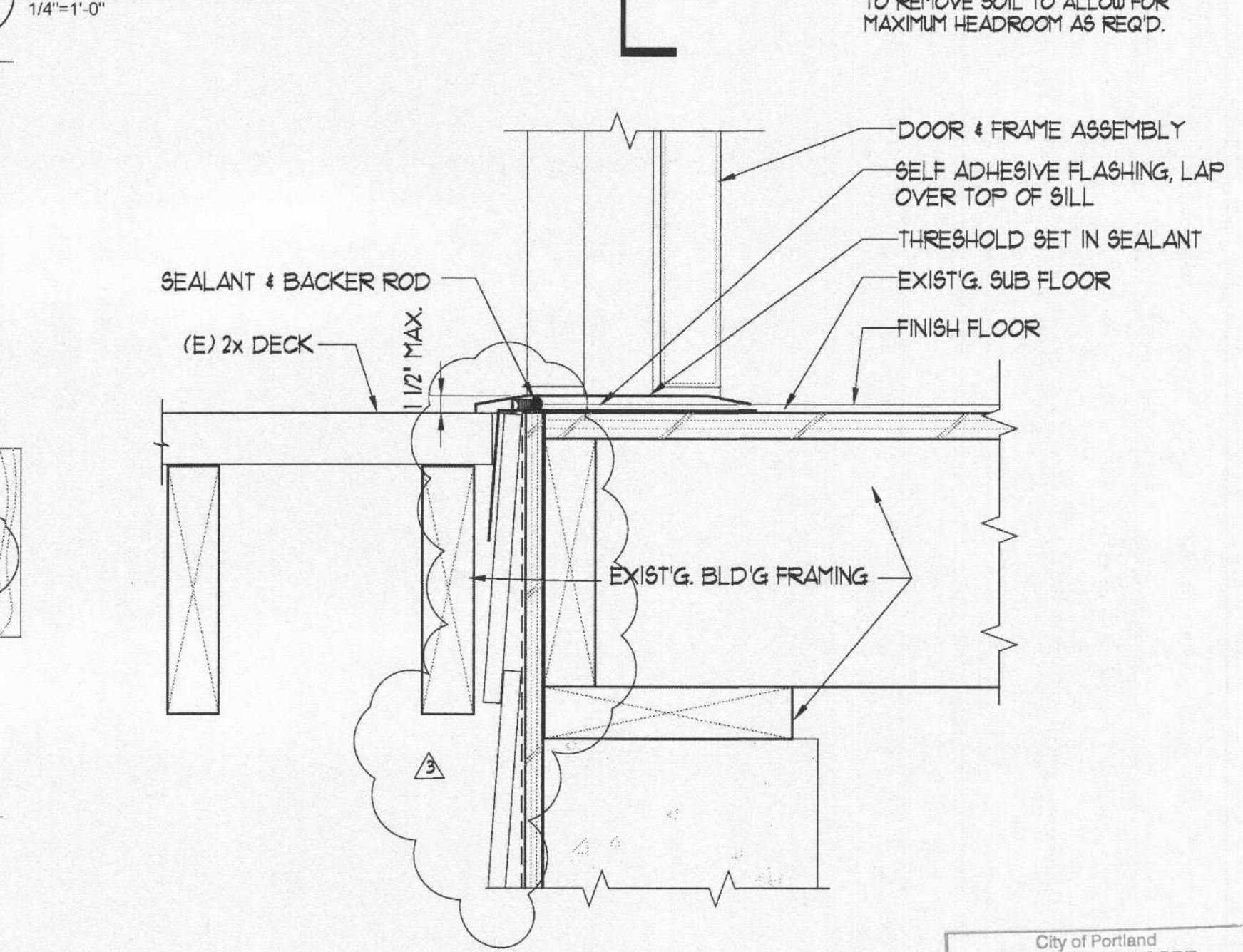
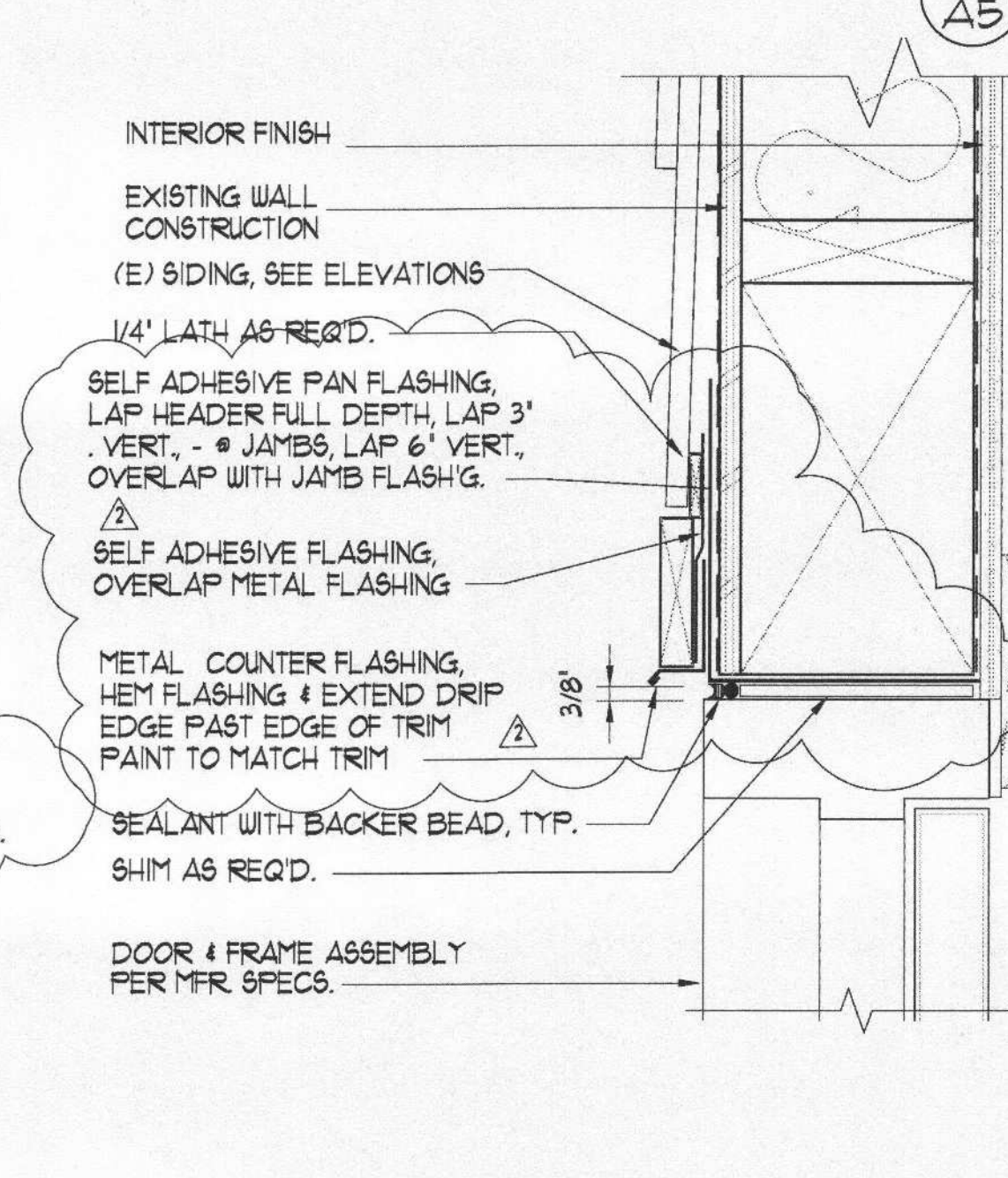
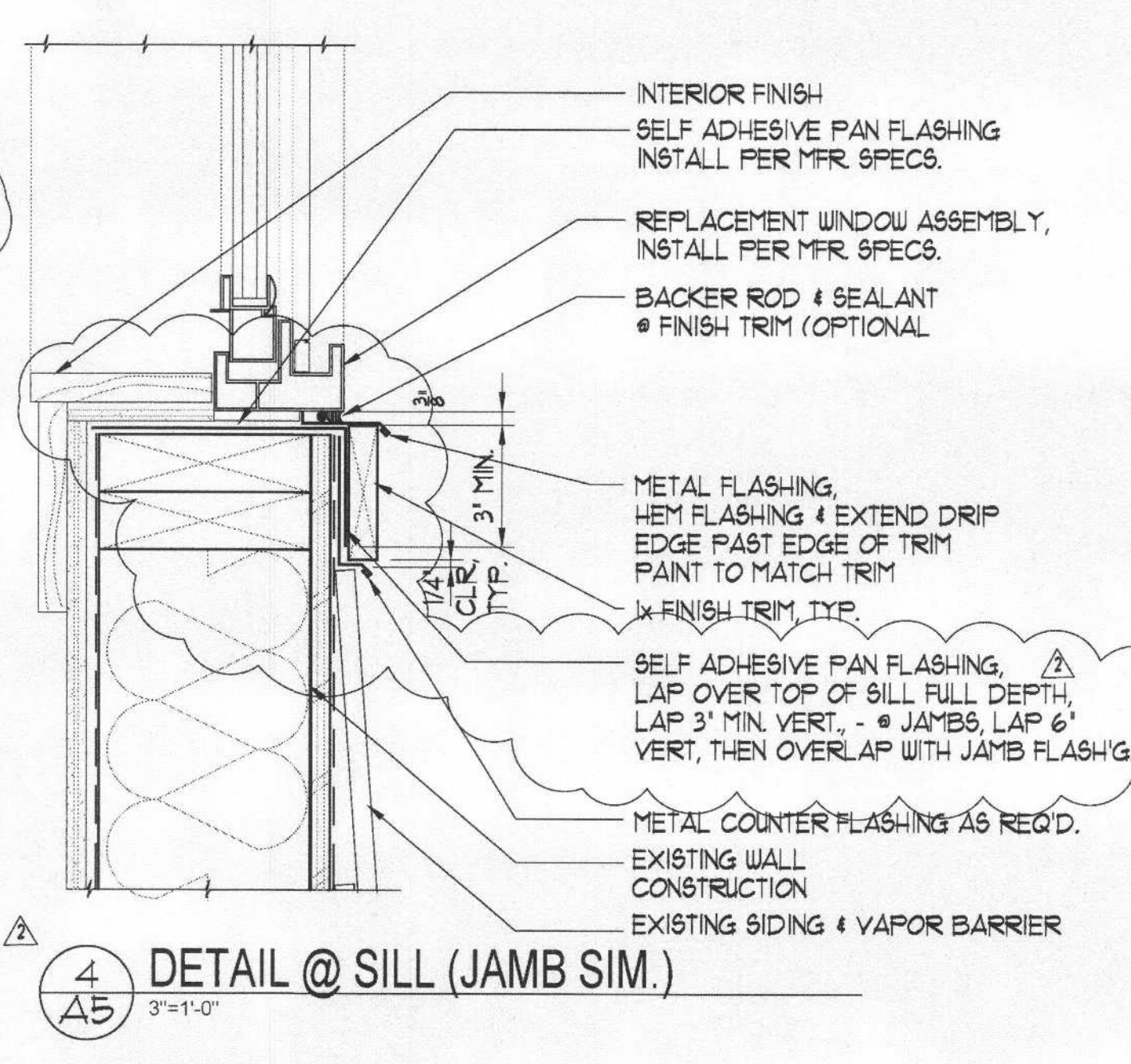
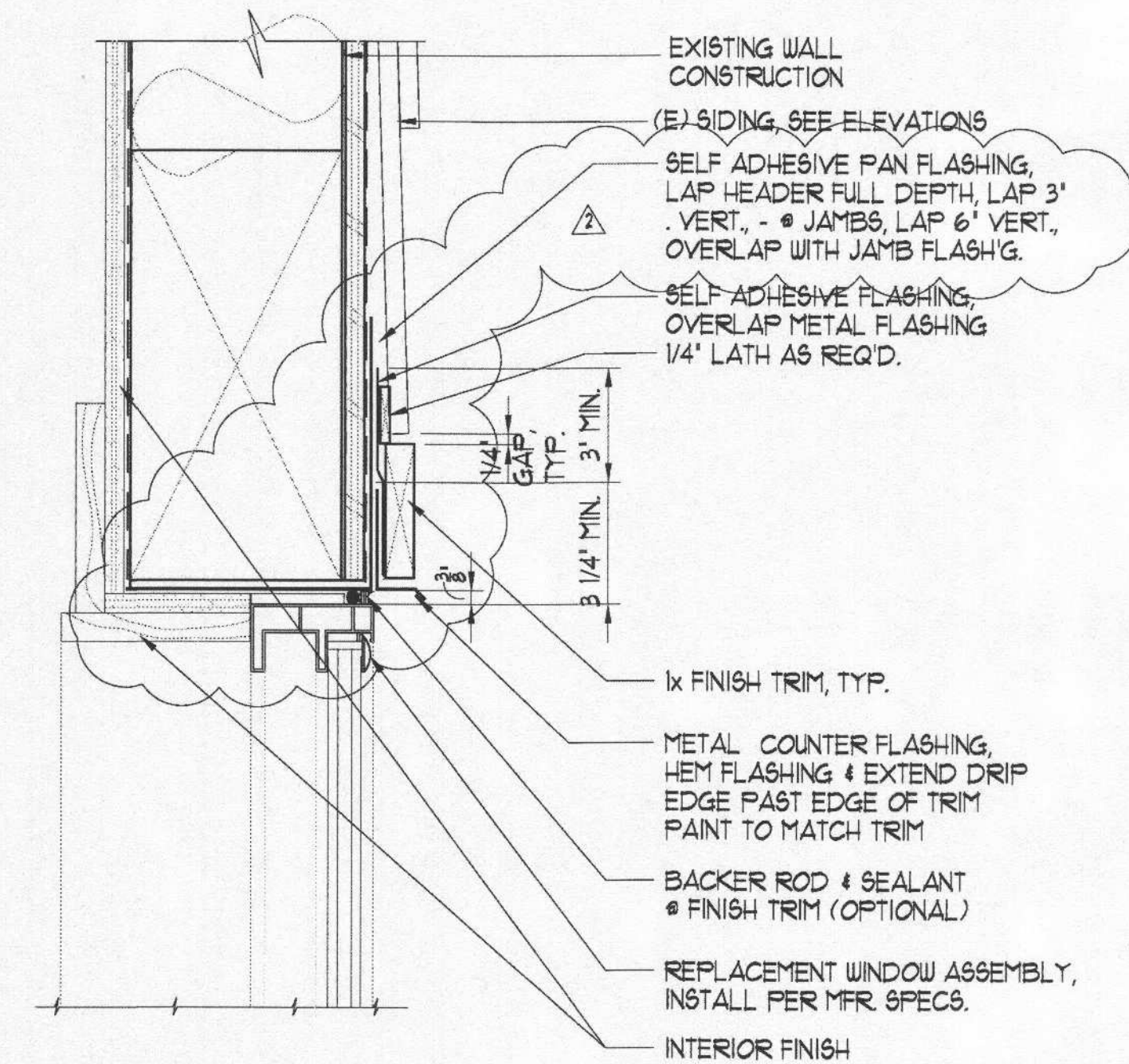
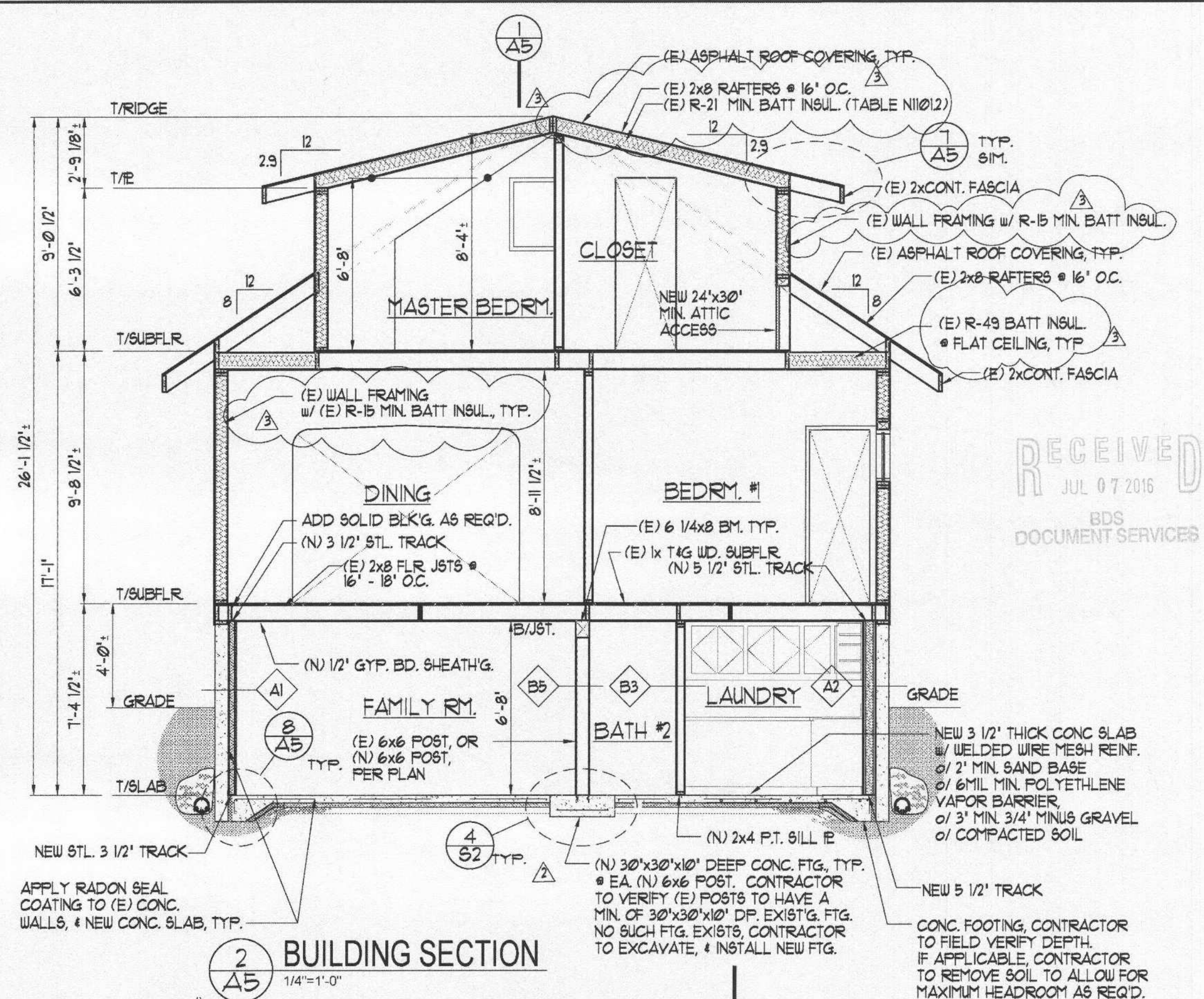
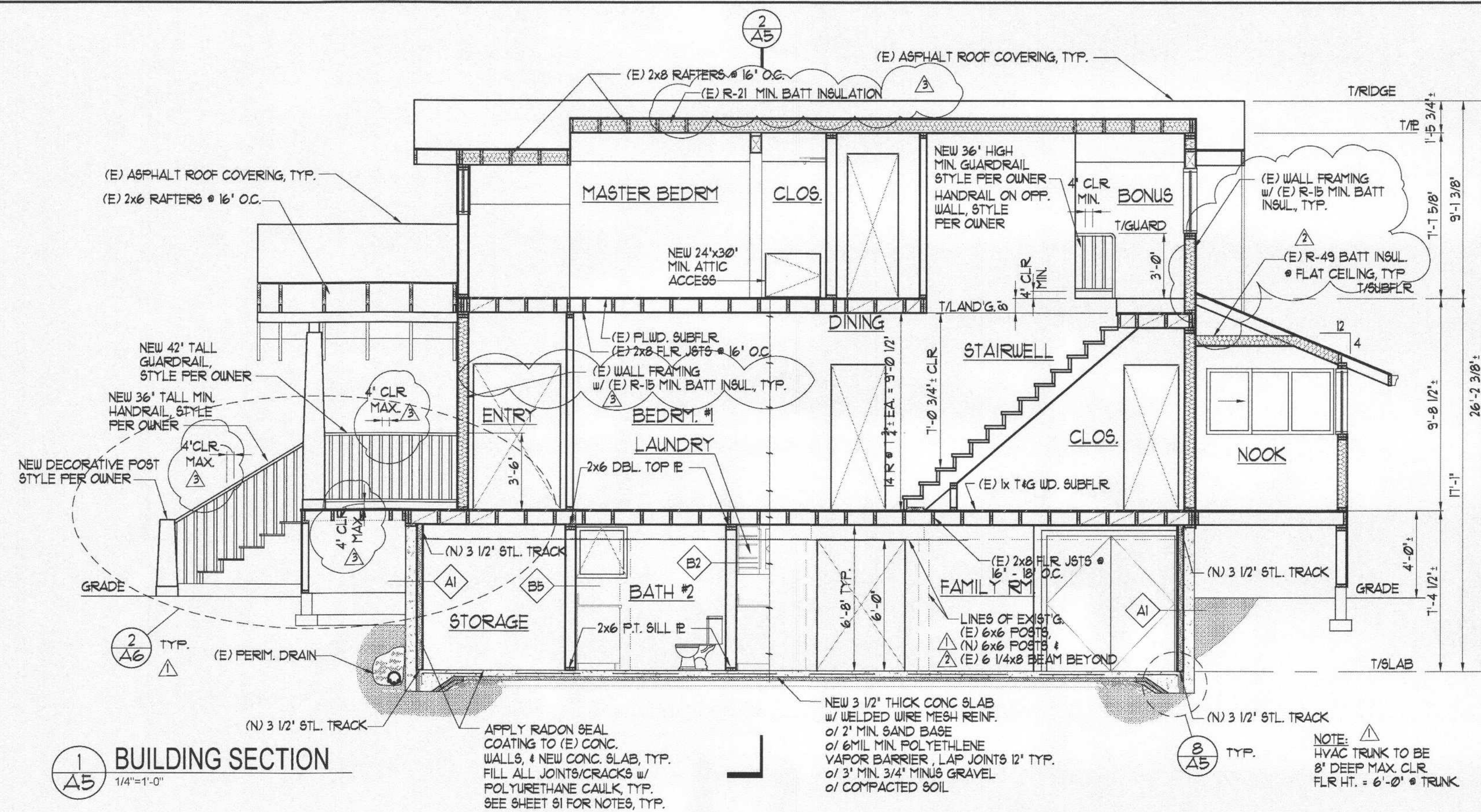
RESIDENTIAL RENOVATION PROJECT  
Flex Investments, LLC  
4336 NE 18th Avenue  
Portland, Oregon 97211

EXTERIOR  
ELEVATIONS

A4  
OF 6

Drawn by: TJ

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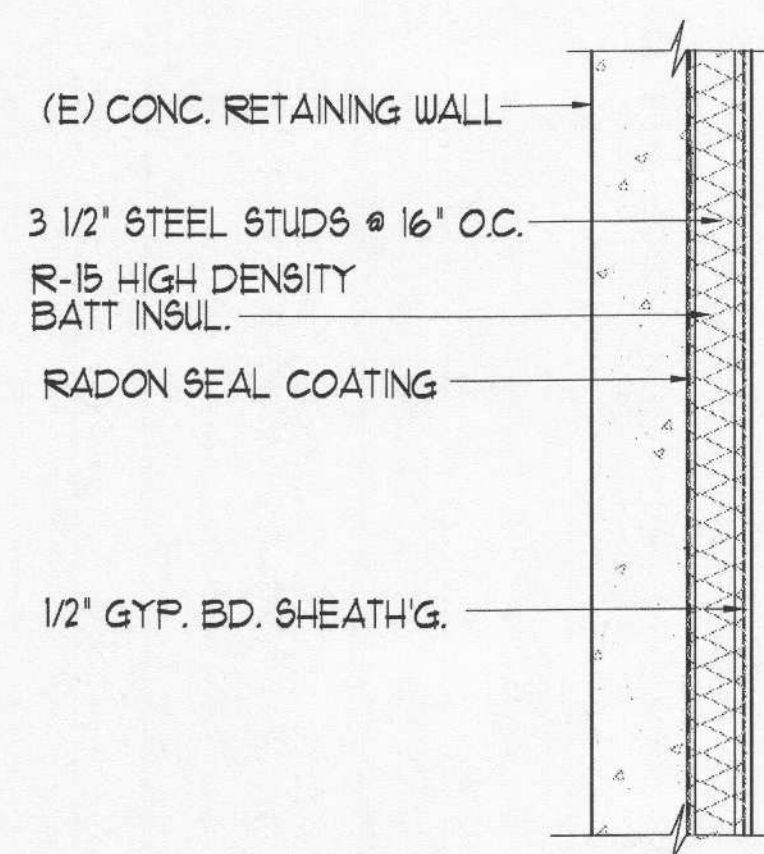
## BUILDING SECTIONS DETAILS

A5  
OF 6

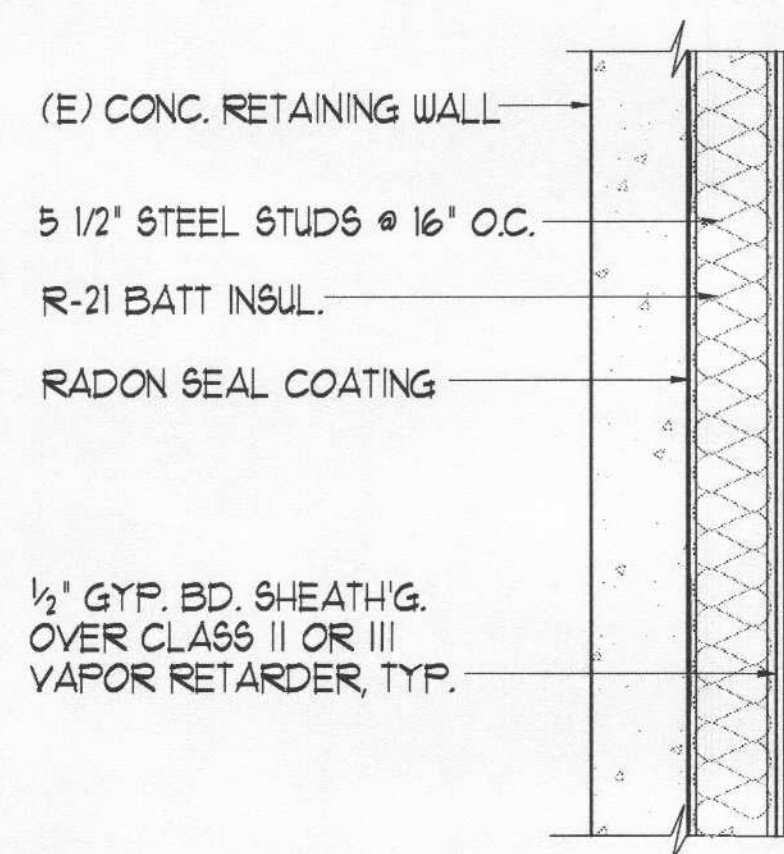
Drawn by: TJ

MARCH 25, 2016

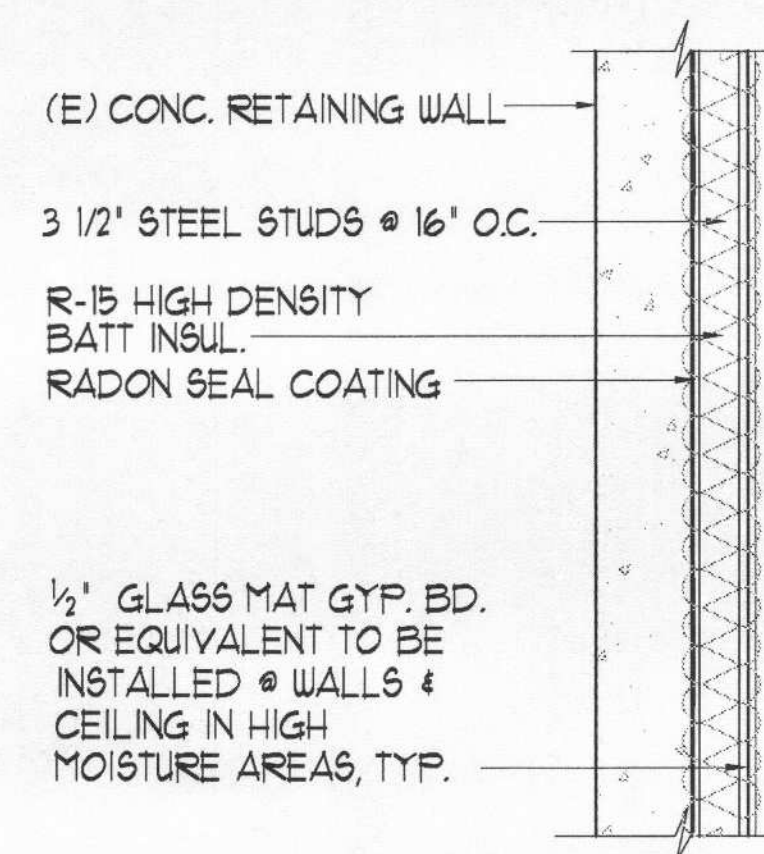
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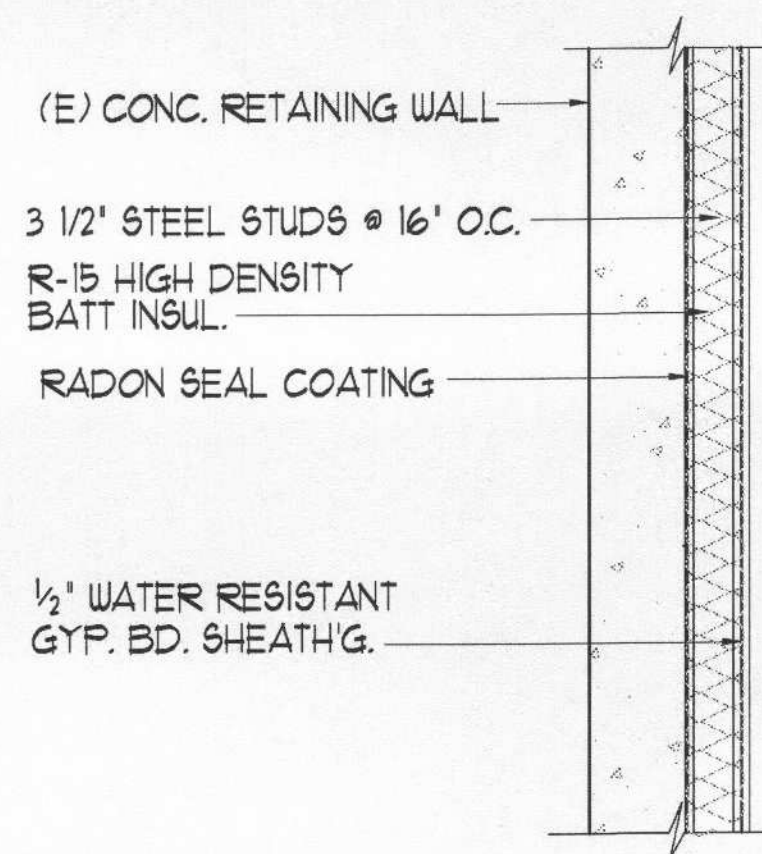
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'A1'



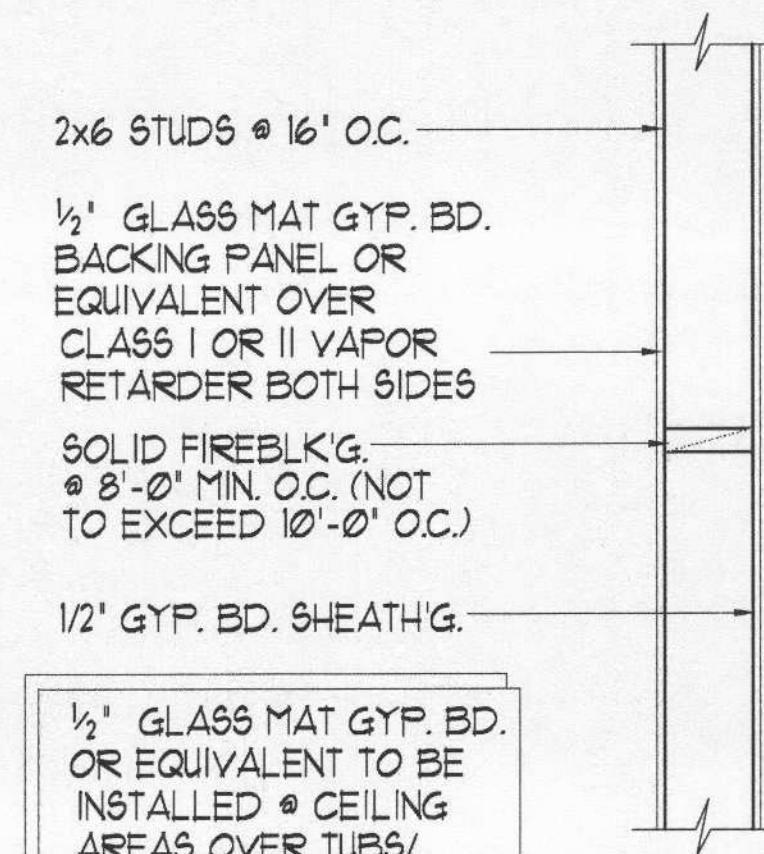
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'A2'



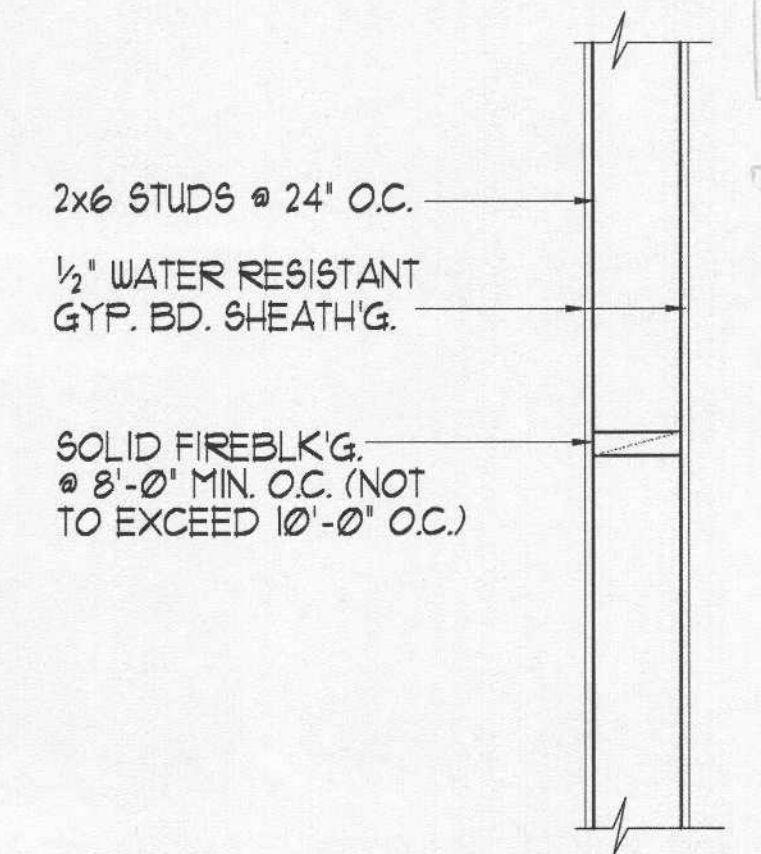
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'A3'



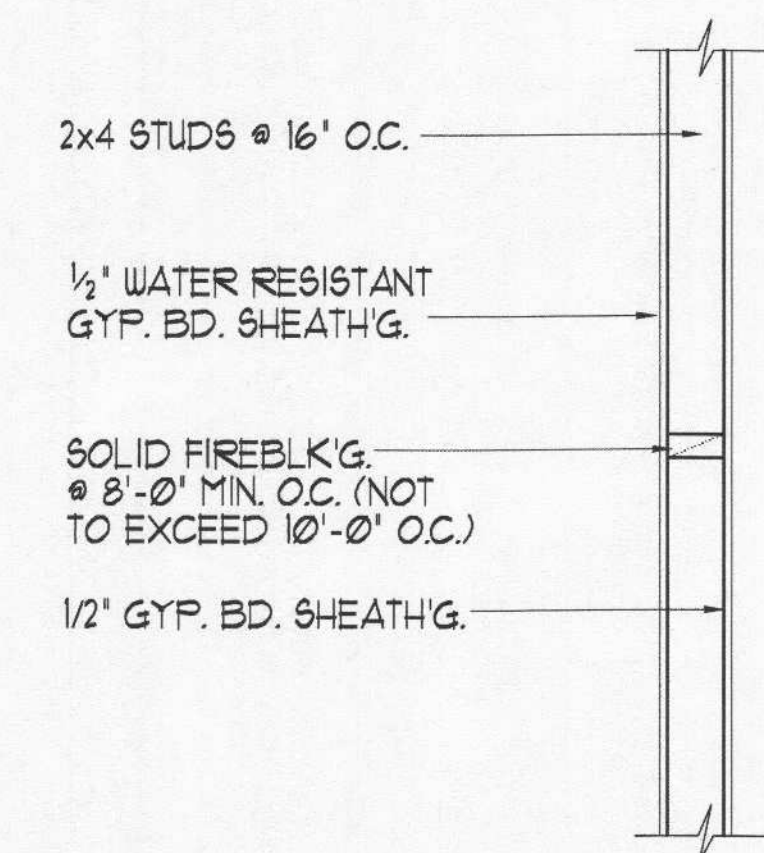
NOTE:  
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STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'A4'



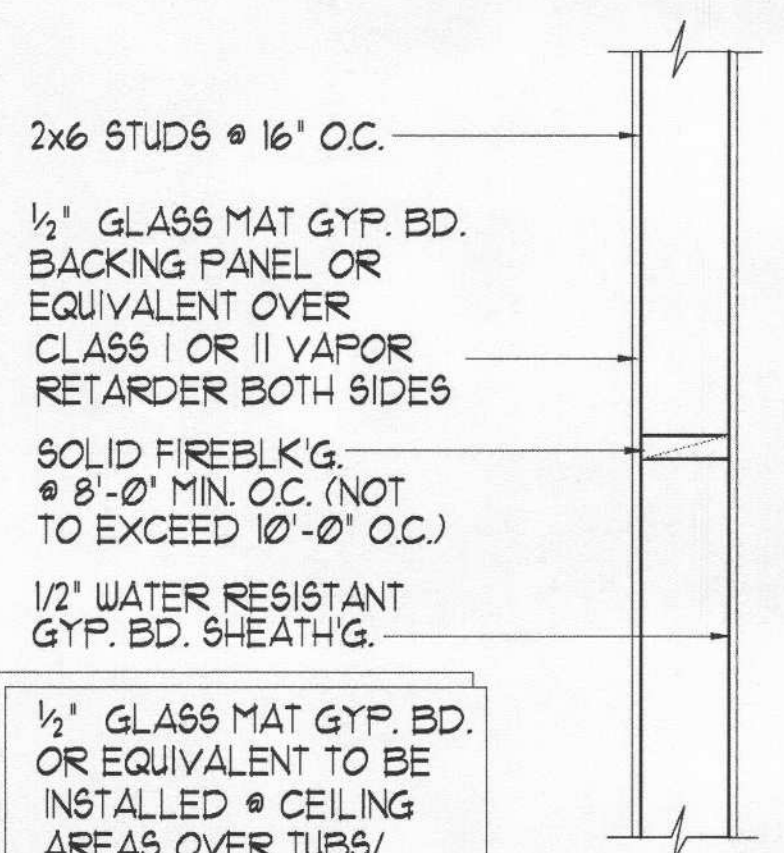
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'B1'



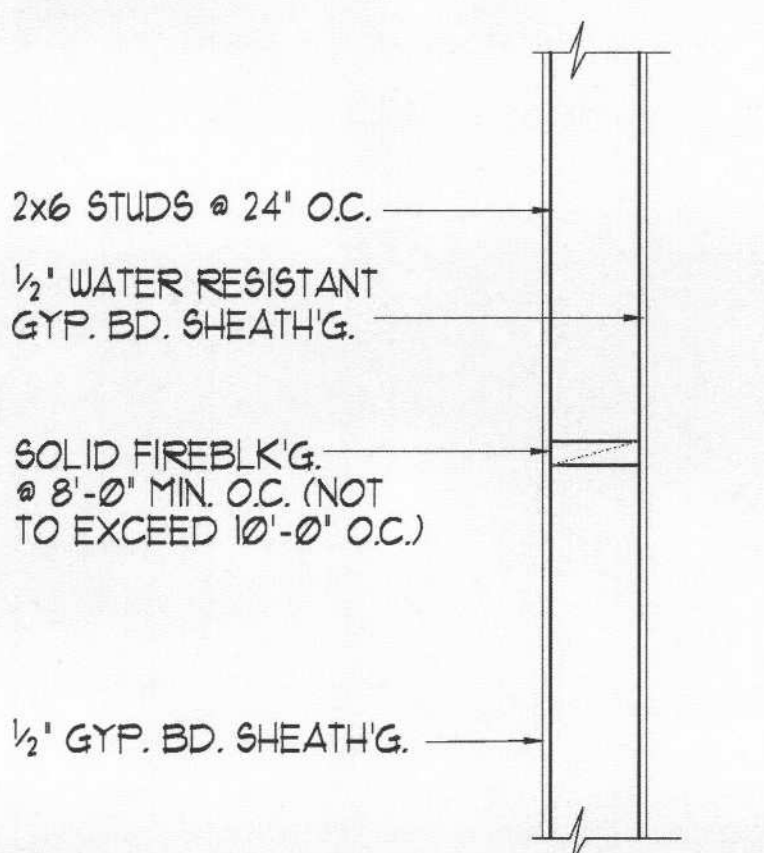
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'B2'



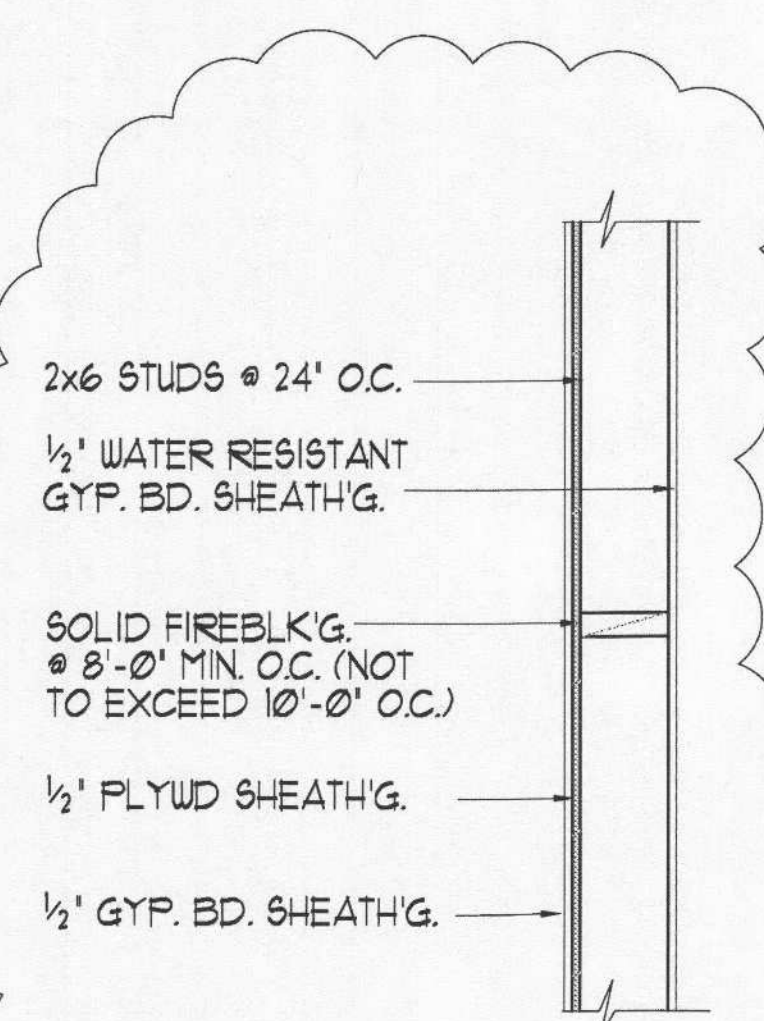
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'B3'



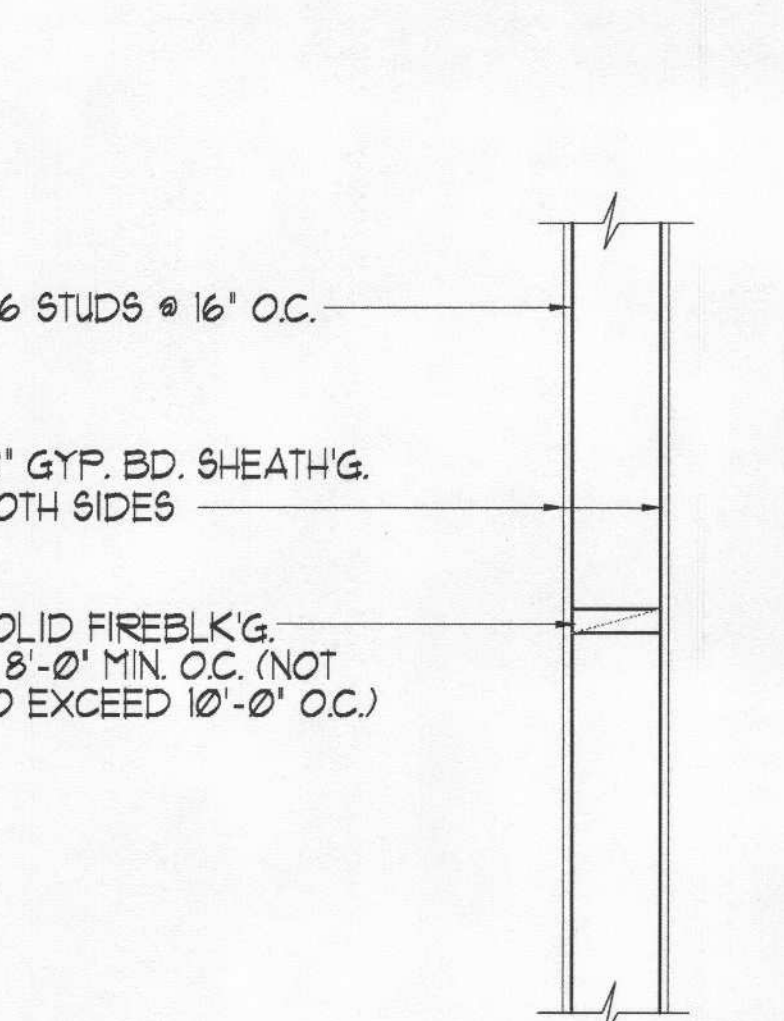
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'B4'



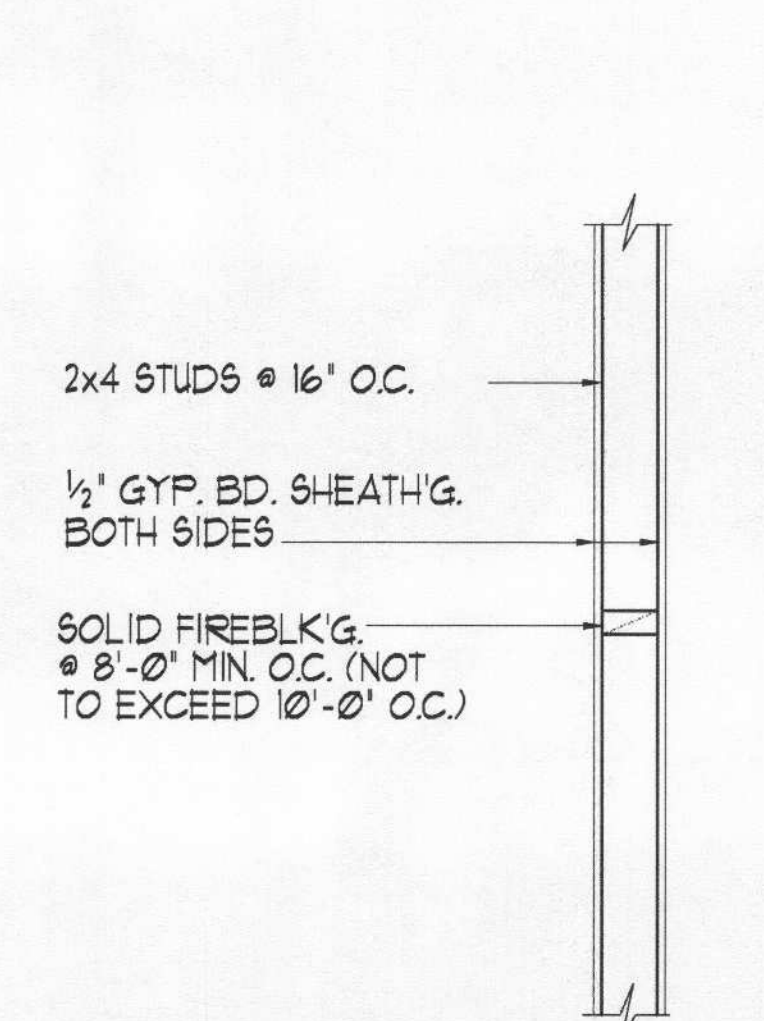
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'B5'



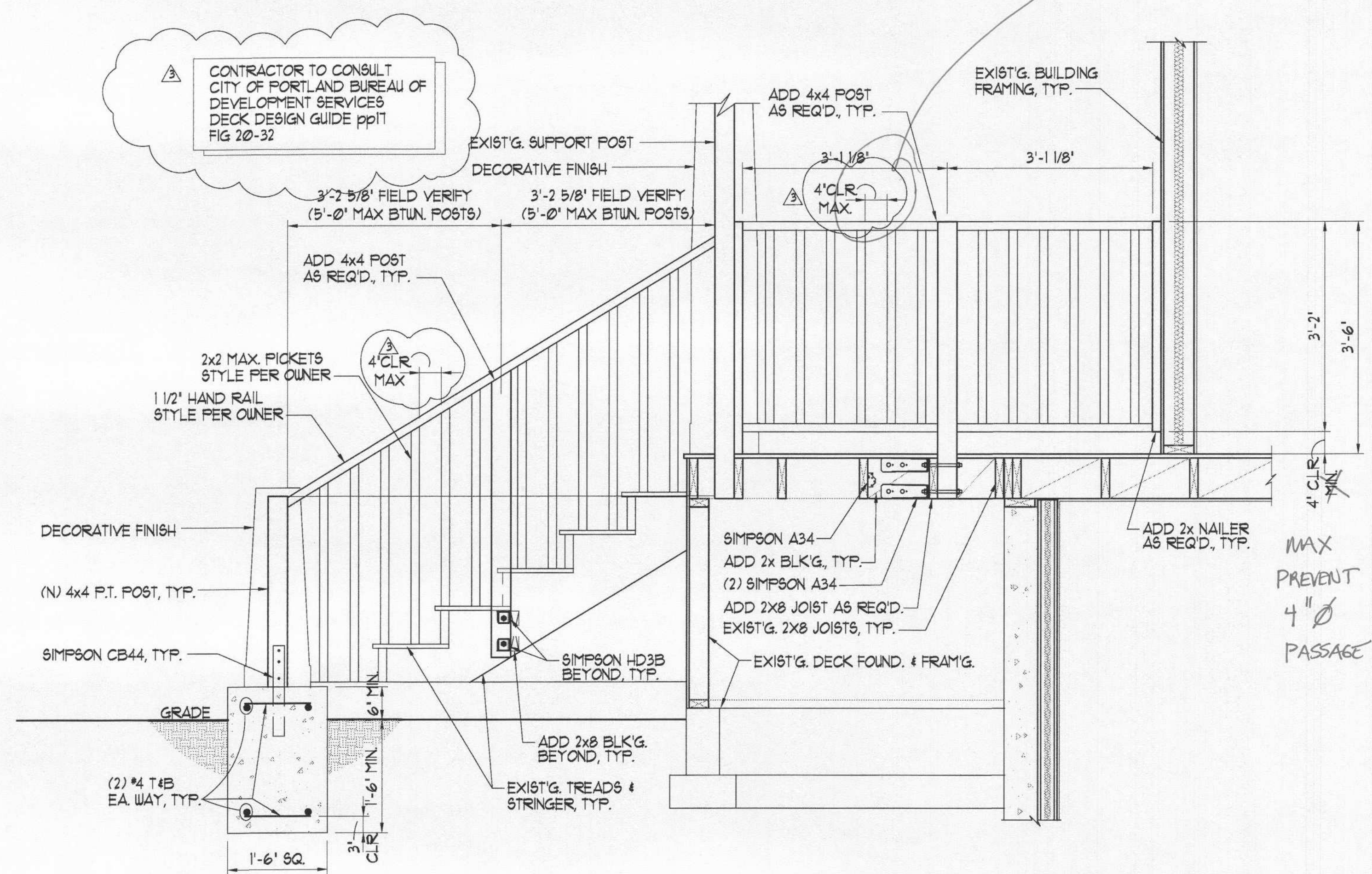
NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'B6'



NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'C1'



NOTE:  
CONTRACTOR TO INSTALL  
STEEL STUDS PER MFR  
SPECS, AND CURRENT CODE  
WALL TYPE 'C2'



SECTION @ PORCH HAND/GUARDRAIL

RECEIVED  
JUL 07 2016  
BDS  
DOCUMENT SERVICES

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
AUG 11 2016  
Permit Number

Flex Investments, LLC  
3225 McLeod Drive Suite 100  
Las Vegas, Nevada, 89121-2257

RESIDENTIAL RENOVATION PROJECT  
Flex Investments, LLC  
4336 NE 18th Avenue  
Portland, Oregon 97211

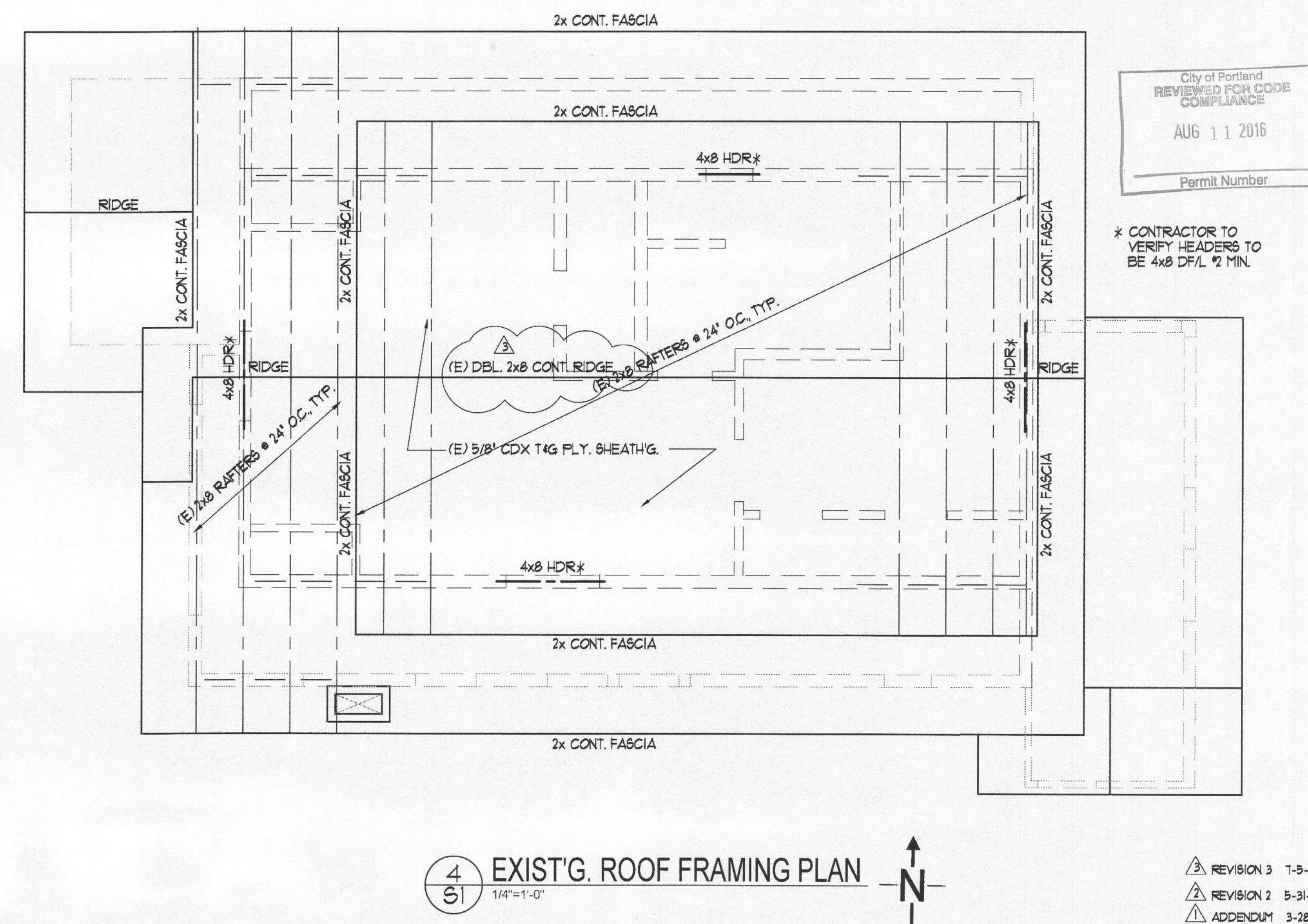
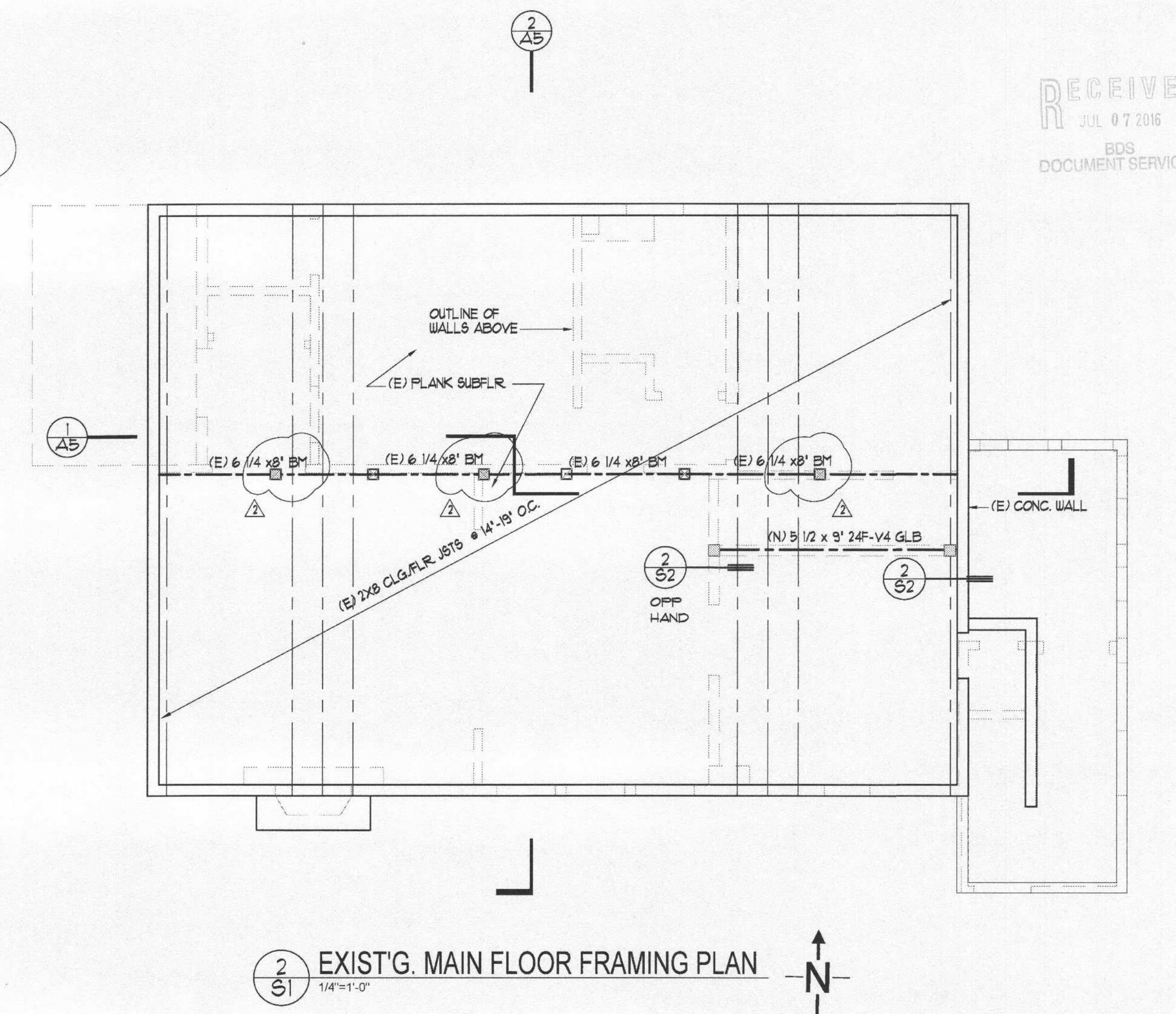
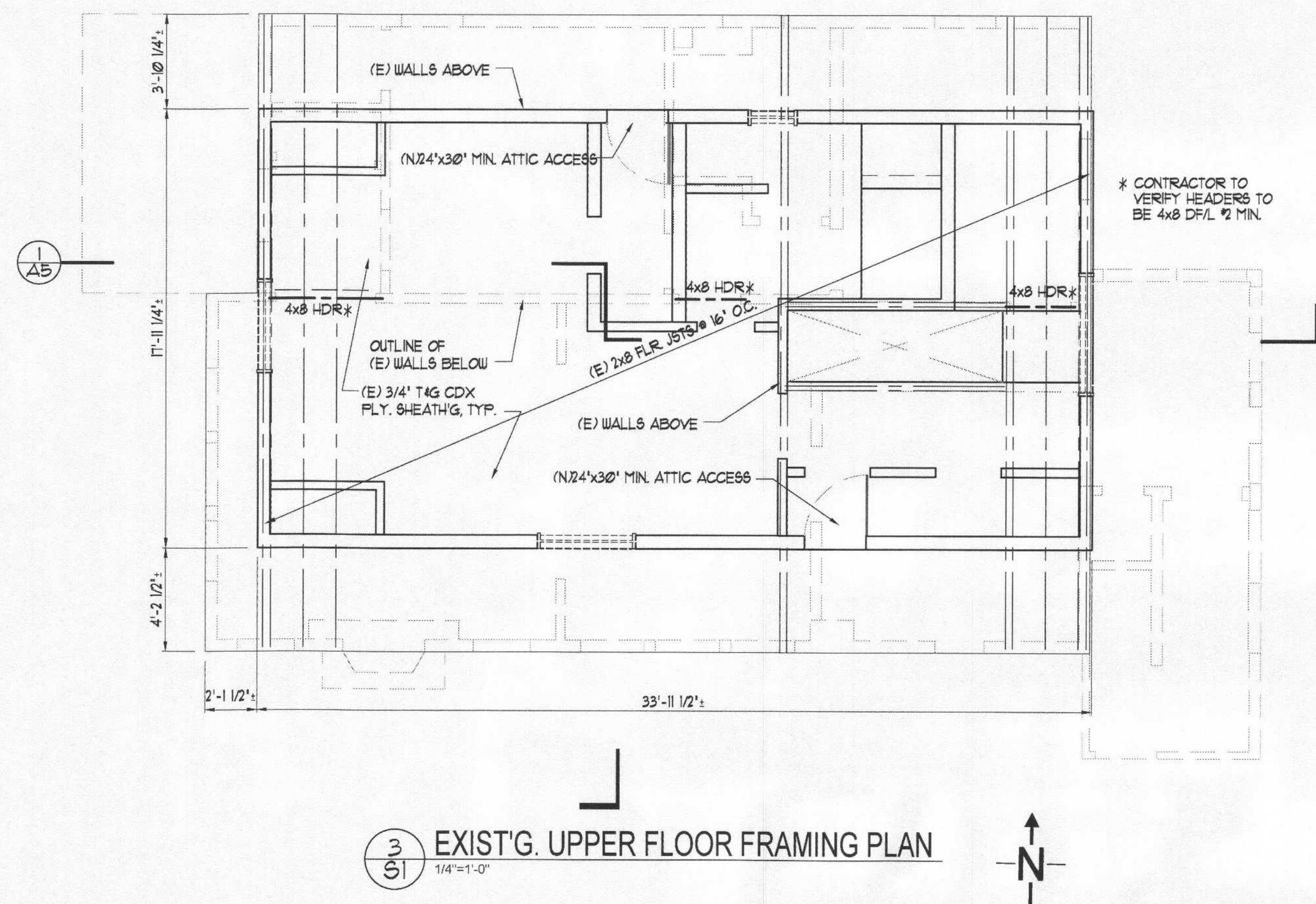
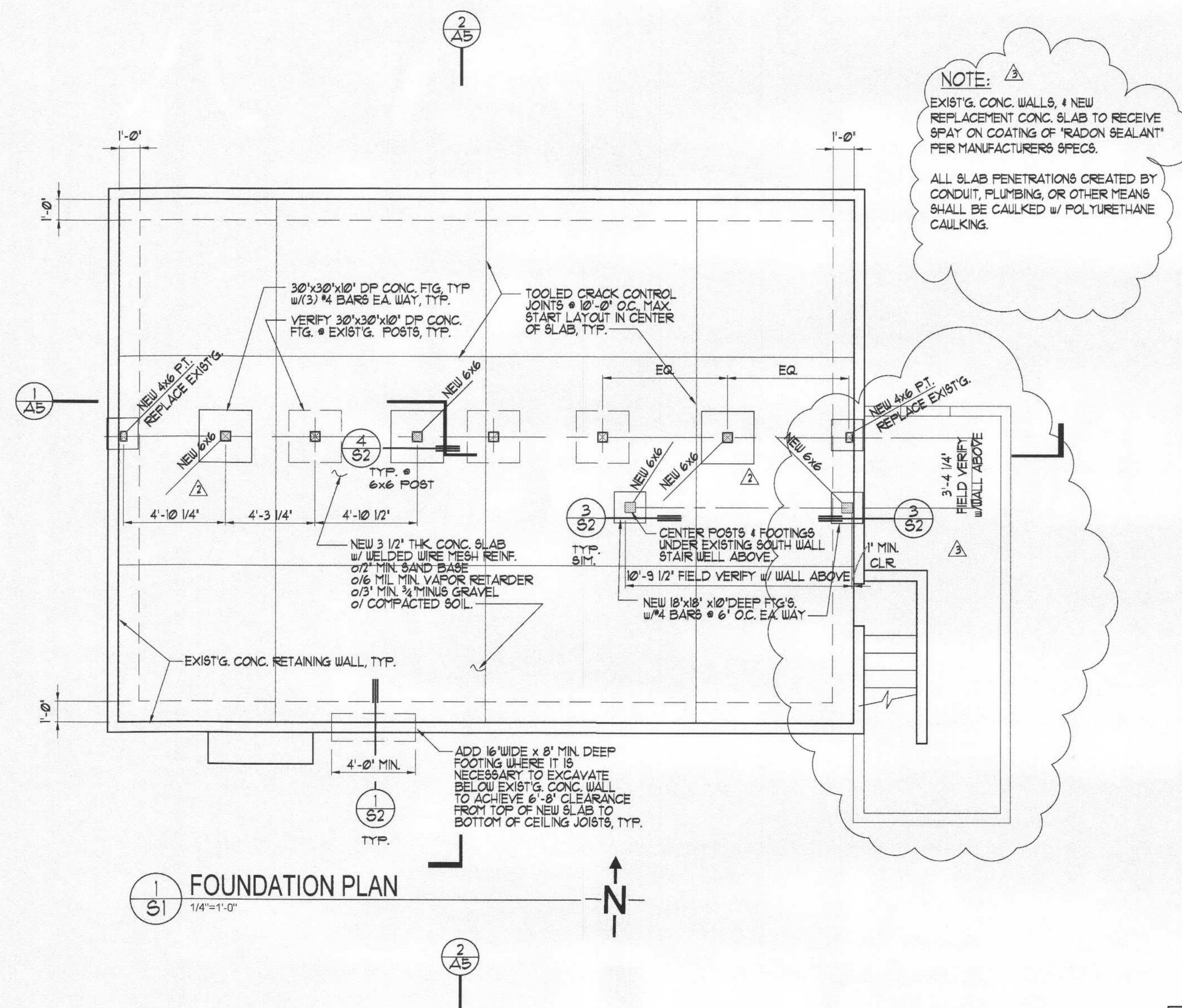
WALL TYPES

A6  
OF 6

Drawn by: TJ

MARCH 25, 2016

REV. 2 6-30-2016  
REV. 1 3-28-2016



**Flex Investments, LLC**  
3225 McLeod Drive Suite 100  
Las Vegas, Nevada, 89121-2257

RESIDENTIAL RENOVATION PROJECT  
Flex Investments, LLC  
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Portland, Oregon 97211

FOUNDATION  
PLAN  
&  
FRAMING  
PLANS

S1  
of 2

Drawn by: TJ

MARCH 25, 201

3 REVISION 3 7-5-2016  
 2 REVISION 2 5-31-2016  
 1 ADDENDUM 3-28-2016

Flex Investments, LLC  
3225 McLeod Drive Suite 100  
Las Vegas, Nevada, 89121-2257

RESIDENTIAL RENOVATION PROJECT  
Flex Investments, LLC  
4336 NE 18th Avenue  
Portland, Oregon 97211

DETAILS

S2  
of 2

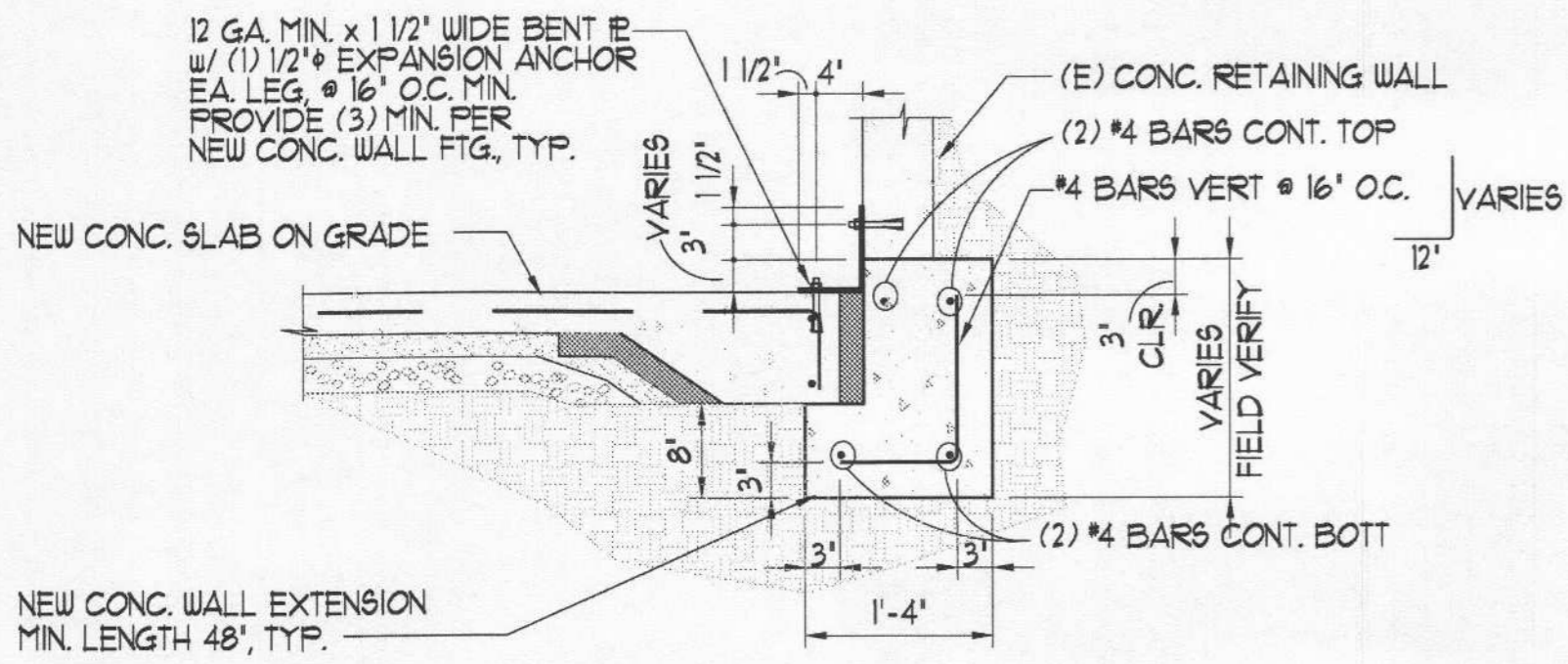
Drawn by: TJ

MARCH 25, 2016

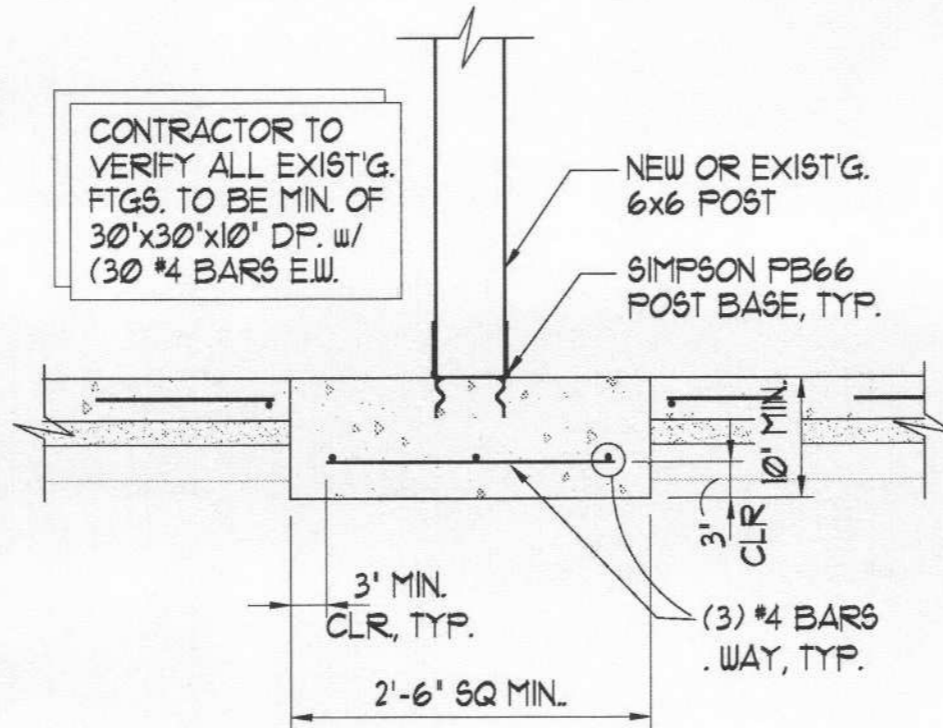
RECEIVED  
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BDS  
DOCUMENT SERVICES

City of Portland  
REVIEWED FOR CODE  
COMPLIANCE  
AUG 11 2016  
Permit Number

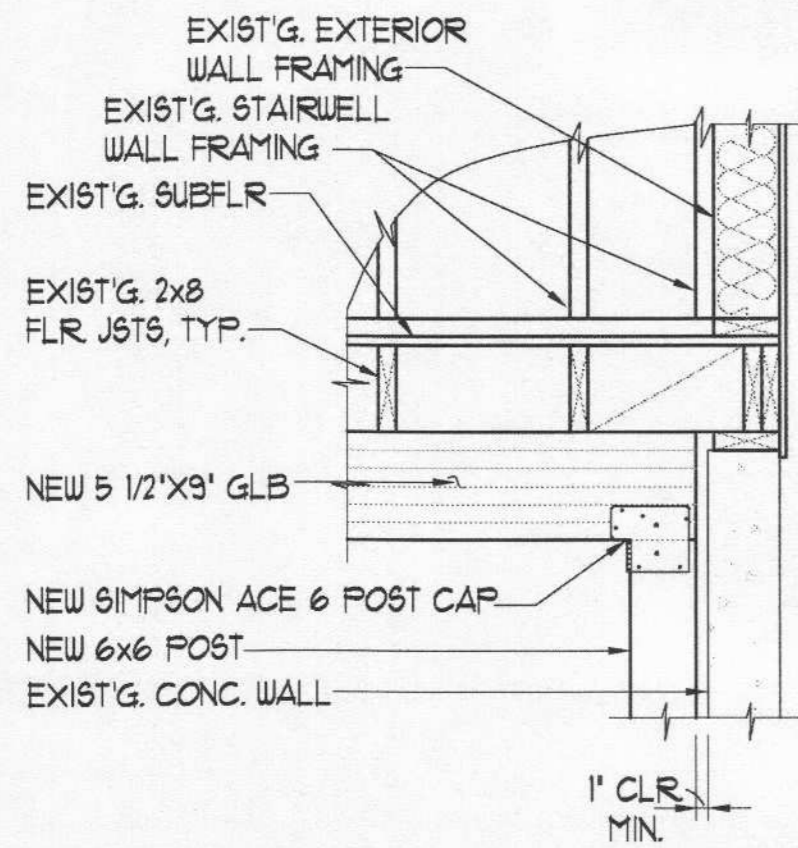
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REVISION 2 5-31-2016  
ADDENDUM 3-28-2016



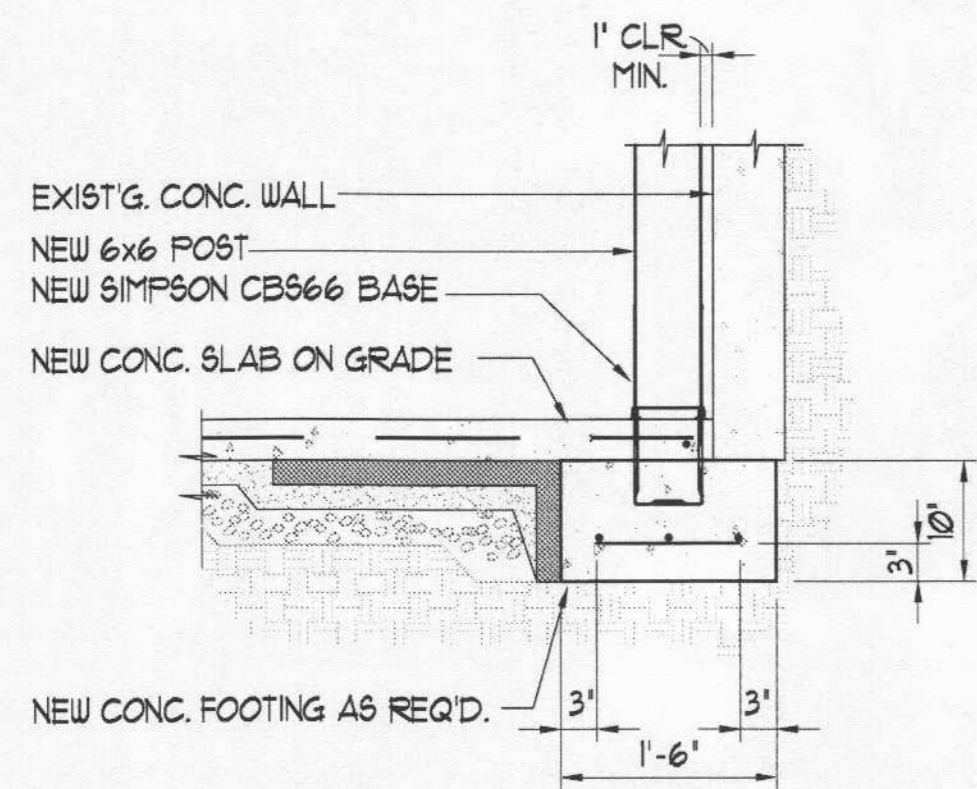
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S2  
DETAIL @ FOOTING  
3/4"=1'-0"



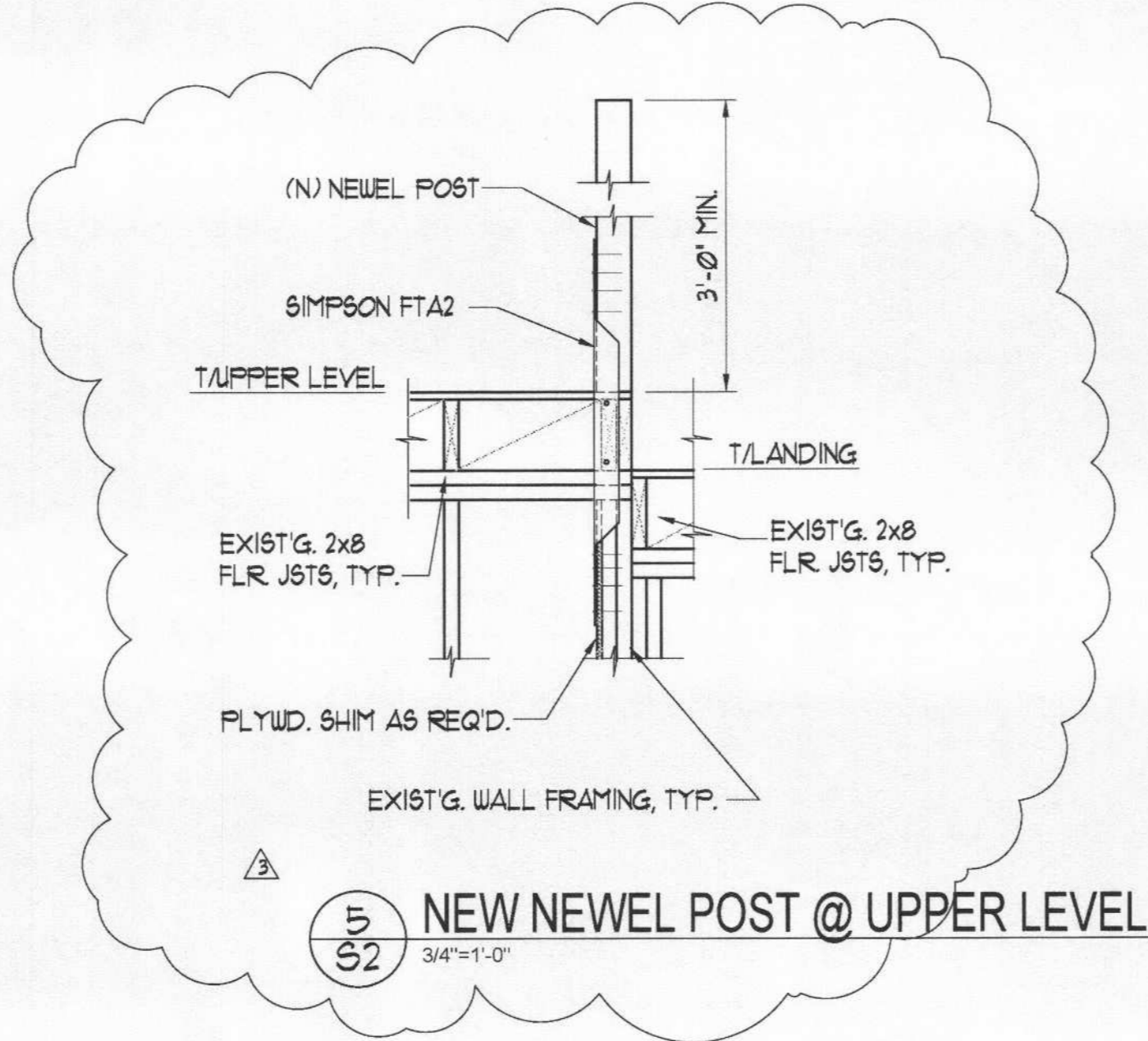
4  
S2  
DETAIL @ FOOTING  
3/4"=1'-0"



2  
S2  
DETAIL @ NEW BEAM  
3/4"=1'-0"



3  
S2  
DETAIL @ FOOTING  
3/4"=1'-0"



5  
S2  
NEW NEWEL POST @ UPPER LEVEL  
3/4"=1'-0"