Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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 - Reconsideration of ID 15994

Appeal ID: 16175	**Project Address:** 5809 NE Tillamook St
Hearing Date: 11/22/17	**Appellant Name:** Cuong Nguyen
Case No.: B-020	**Appellant Phone:** (503) 442 - 7535
Appeal Type: Building	**Plans Examiner/Inspector:** Tara Carlson
Project Type: residential	**Stories:** 2 **Occupancy:** residential **Construction Type:** V-B
Building/Business Name:	**Fire Sprinklers:** No
Appeal Involves: Alteration of an existing structure,Addition to an existing structure,Reconsideration of appeal	**LUR or Permit Application No.:** 17-234785-RS
Plan Submitted Option: pdf [File 1]	**Proposed use:**

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	
Requires	The proposed MRAA has not followed the basic requirements needed for the project to not be considered a demo. There are one or more full wall line to remain intact. Illustrating that more than 50% of each of the wall lines has remained untouched and that the original foundation supporting the above walls being removed, are going to remain.
Proposed Design	CREATE HABITABLE SPACE IN BASEMENT INCLUDES EXERCISE ROOM, GAME ROOM, BEDROOM AND BATHROOM; FUR OUT WALLS AND ADD NEW CONCRETE FOUNDATION WALLS FOR NEW ADDITIONS IN NE AND SE CORNERS AND AT MAIN ENTRY; MAIN FLOOR REMODEL INCLUDES RELOCATE FRONT DOOR, NEW ADDITIONS TO ENLARGE MASTER BEDROOM AND STORAGE ROOM AND NEW LARGER COVERED FRONT PORCH; ENLARGE EXISTIN 2ND FLOOR INCLUDING 2ND MASTER BEDROOM SUITE, (2) BEDROOMS, BATHROOM AND FAMILY ROOM
Reason for alternative	NEED MORE SLEEPING SPACES FOR THEIR KIDS AND PARENTS. MANY OLD PLUMBING FIXTURES, ELECTRICAL FIXTURES OR MECHANICAL FIXTURES NEED TO REPLACE. NEW WINDOWS, DOORS, INSULATION WILL SAFE ENERGY. STYLING OF THE HOUSE LOOKS MORE BEAUTIFUL FOR CITY AND NEIGHBOR.

APPEAL DECISION

Determination of permitted work as an addition per MRAA Brochure 23: Granted as proposed.

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 24.10, you may appeal this decision to the Building 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, call (503) 823-7300 or come in to the Development Services Center.

PROJECT INFORMATION

PROJECT LEGAL:

OWNER NAME:	TRAN YOUNG & TRUONG KATHY T
ADDRESS:	5809 NE TILLAMOOK ST PORTLAND OR, 97213
PROPERTY ID:	R282744
COUNTY:	Multnomah
STATE ID:	1N2E30DA 15300
ALT ACCOUNT NUMBER:	R881601400
LAND TYPE:	RESIDENTIAL LAND
MAP NUMBER:	2836 OLD

SITE COVERAGE DATA:

TOTAL LOT AREA:	5,000 SQFT (0.11 ACRES)
ELEVATION :	214F - APPROXIMATE

EXISTING BUILDING AREA:

BUILDING CLASS:	1 STY W/ ATTIC & BSMT
YEAR BUILT :	1947
FOUNDATION TYPE:	CONCRETE
ROOF COVER TYPE:	COMPOSITION
HVAC TYPE : CONDITIONING	FORCED AIR, CENTRAL AIR
PLUMBING:	ONE FULL AND HALF BATHS
NUMBER OF SEGMENT:	1
MAIN:	1088 SQF.
FINATTIC:	300 SQF.
FIN BSMT:	300 SQF.
UNF BSMT:	788 SQF.

CONCRETE:	300 SQF.
CONCRETE:	100 SQF.
DET GAR:	432 SQF.

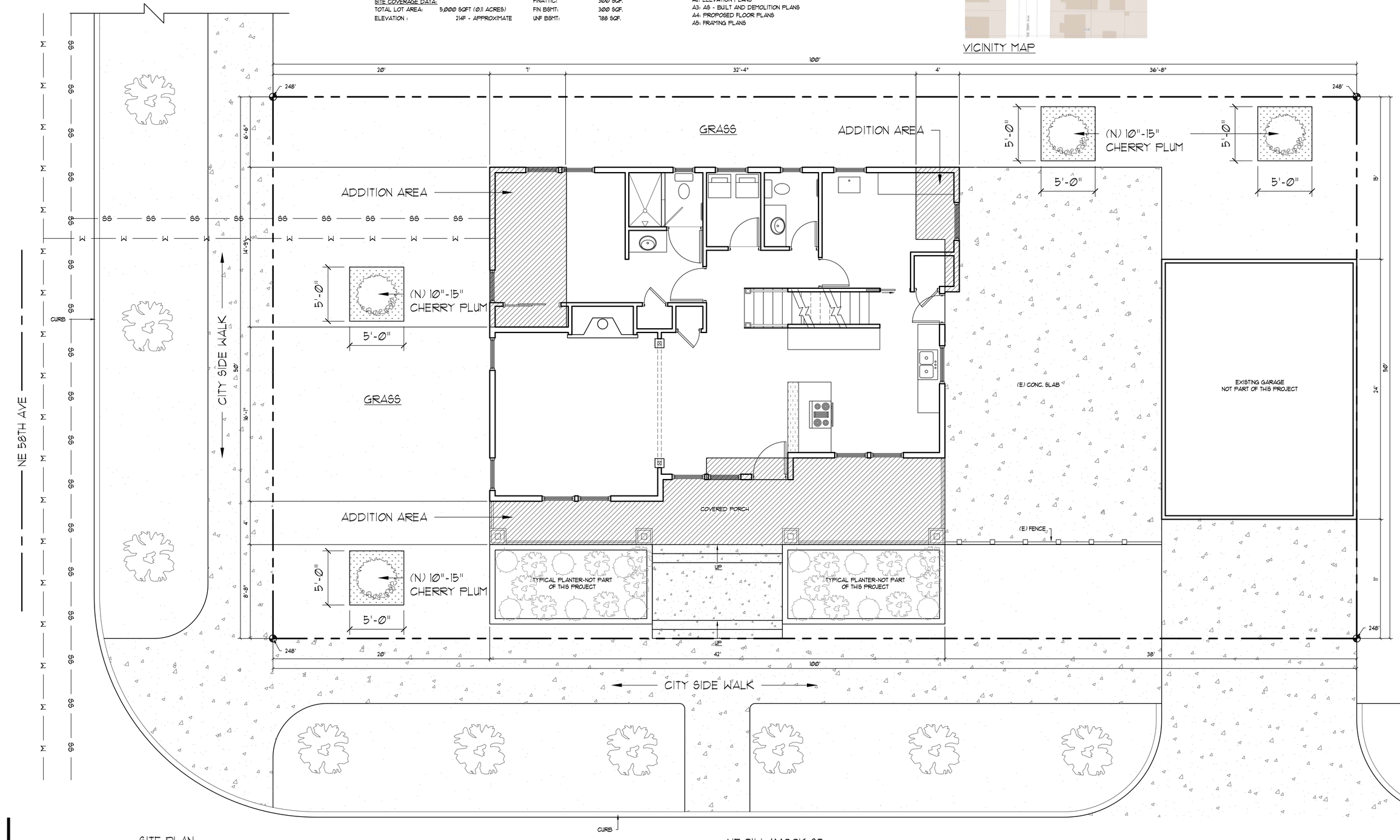
PROJECT CONSISTS OF:

- ADDING BUILDING FOOTPRINT
- REMODEL BASEMENT, MAIN AND SECOND FLOORS
- RELATED ELECTRICAL, PLUMBING AND MECHANICAL WORKS

PROJECT DIRECTORY:

A1: SITE PLAN & GENERAL INFORMATION
A2: ELEVATION PLANS
A3: A5 - BUILT AND DEMOLITION PLANS
A4: PROPOSED FLOOR PLANS
A5: FRAMING PLANS
A6: BUILDING SECTIONS & DETAILS
A7: WINDOW DETAILS
L 1: STRUCTURAL PLAN
L 2: STRUCTURAL PLAN
L 3: STRUCTURAL DETAILS

VICINITY MAP



SITE PLAN

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

SWEET HOME DESIGN LLC.
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(503) 442 - 1535

SITE PLAN-INFORMATION

5809 NE TILLAMOOK ST
PORTLAND OR. 97213

PERMIT SET:

REVISIONS:

CHECK SHEET:

DATE:
10/18/2017

A1

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

SOUTH ELEVATION PLAN

Scale: ¼" = 1' - Ø"

WEST ELEVATION PLAN

Scale: ¼" = 1' - Ø"

NORTH ELEVATION PLAN

Scale: ¼" = 1' - Ø"

EAST ELEVATION PLAN

Scale: ¼" = 1' - Ø"

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ELEVATION PLANS

5809 NE TILLAMOOK ST
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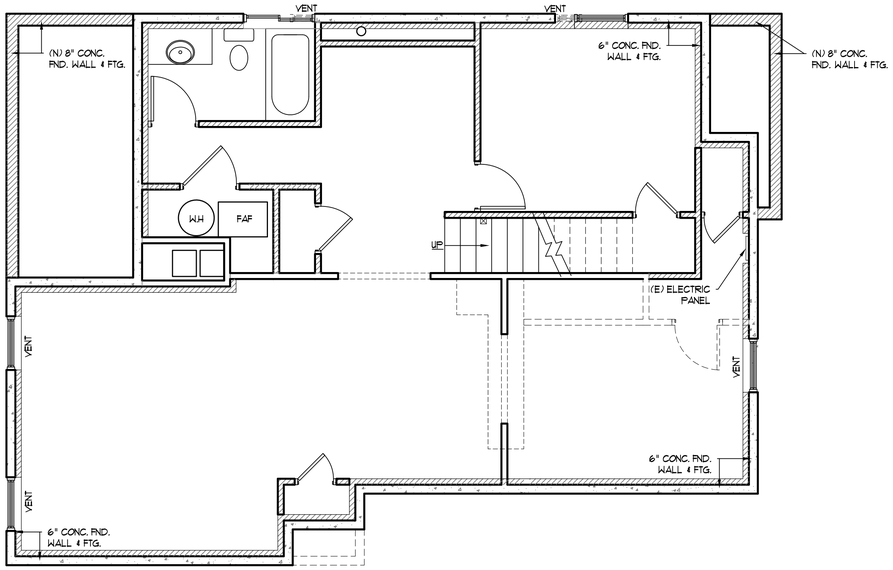
10/18/2017

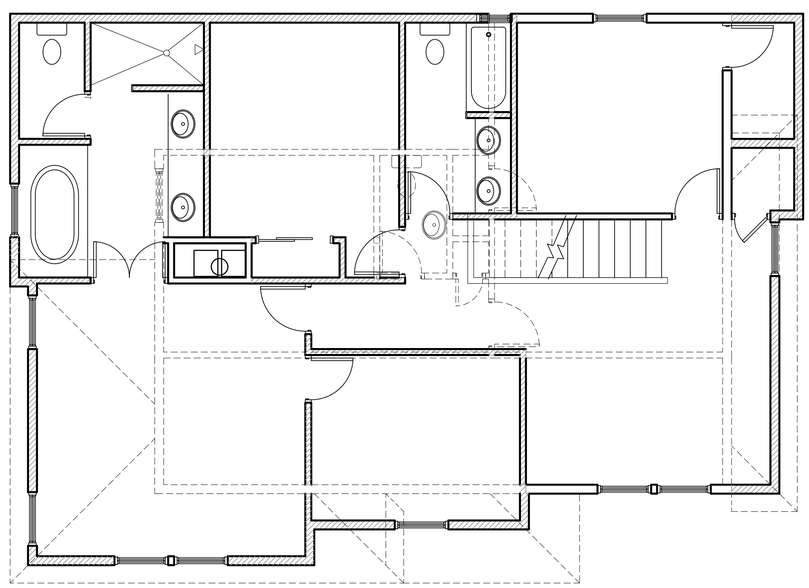
A2

SCALE:
/4" = 1' - Ø"



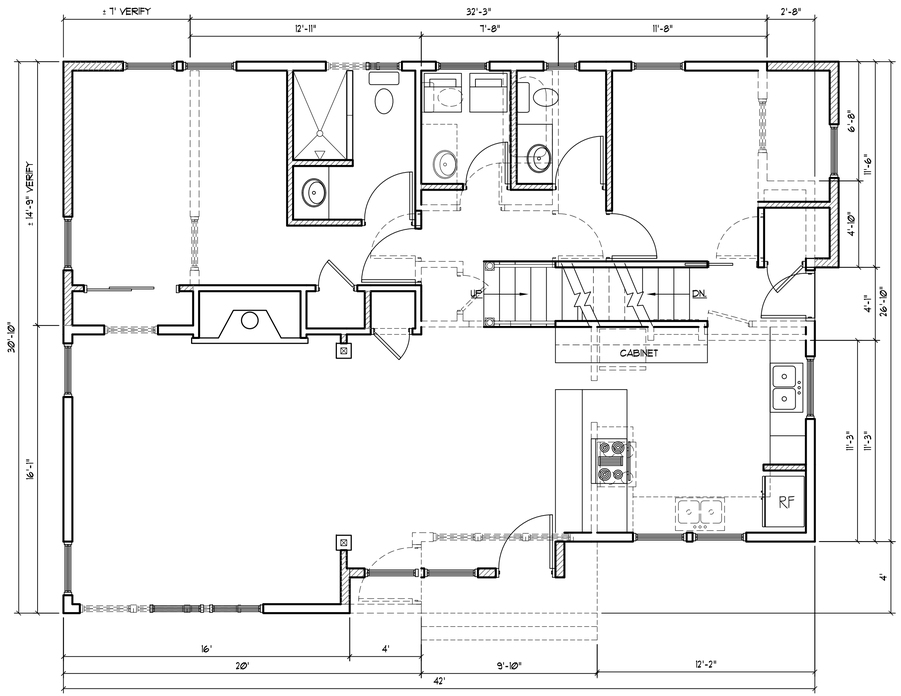
EXISTING/ DEMO BASEMENT FLOOR PLAN

Scale: ¼" = 1' - Ø"



EXISTING/ DEMO UPPER FLOOR PLAN

Scale: ¼" = 1' - Ø"



EXISTING/ DEMO MAIN FLOOR PLAN

Scale: ¼" = 1' - Ø"

NEW WALLS

EXISTING WALLS TO REMAIN

WALLS OR FIXTURES NEED TO REMOVE

NOTE: PLANS ARE BASED ON LIMITED MEASUREMENTS. ALL DIMENSIONS NEED TO VERIFY AT FIELD.

ENERGY EFFICIENCY ADDITIONAL MEASURE TABLE USING

Envelope Enhancement Measure (Select One)	1	**High efficiency walls & windows:** Exterior walls—U-0.047/R-19+5 (insulation sheathing)/SIPS, and one of the following options: Windows—Max 15 percent of conditioned area; or Windows—U-0.30
	(2)	**High efficiency envelope:** Exterior walls—U-0.058/R-21 Intermediate framing, and Vaulted ceilings—U-0.033/R-30A[d,e], and Flat ceilings—U-0.025/R-49, and Framed floors—U-0.025/R-38, and Windows—U-0.30; and Doors—All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E
	3	**High efficiency ceiling, windows & duct sealing:** (Cannot be used with Conservation Measure E) Vaulted ceilings—U-0.033/R-30A[d,e], and Flat ceilings—U-0.025/R-49, and Windows—U-0.30, and Performance tested duct systems[b]
	4	**High efficiency thermal envelope UA:** Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
	5	**Building tightness testing, ventilation & duct sealing:** (Cannot be used with Conservation Measure E) A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and The dwelling shall be tested with a blower door and found to exhibit no more than: 1. 6.0 air changes per hour[f], and 2. Performance tested duct systems[b]
	6	**Ducted HVAC systems within conditioned space:** (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope[i]
Conservation Measure (Select One)	(A)	**High efficiency HVAC system:** Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0
	B	**Ducted HVAC systems within conditioned space:** All ducts and air handler are contained within building envelope[i]
	C	**Ductless heat pump:** Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistant heat is allowed in a PTHP
	D	**High efficiency water heating & lighting:** Natural gas/propane, on-demand water heating with min EF of 0.80, or heat pump water heater with min EF of 1.8 (northern climate) and a minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.2[c]
	E	**Energy management device & duct sealing:** Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systems[b], and A minimum 75 percent of permanently installed lighting fixtures as high-efficacy lamps.
	F	**Solar photovoltaic:** Minimum 1 watt/sq ft conditioned floor space[g]
	G	**Solar water heating:** Minimum of 40 ft² of gross collector area[h]

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AS-BUILT/ DEMO FL. PLANS

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PERMIT SET:

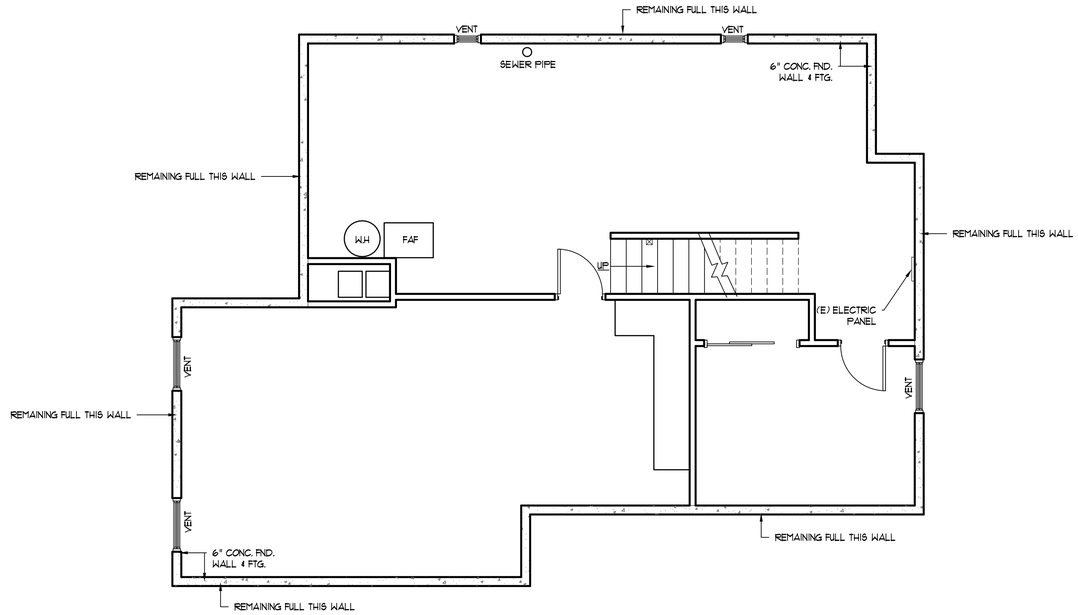
REVISIONS:

CHECK SHEET:

DATE:
10/18/2017

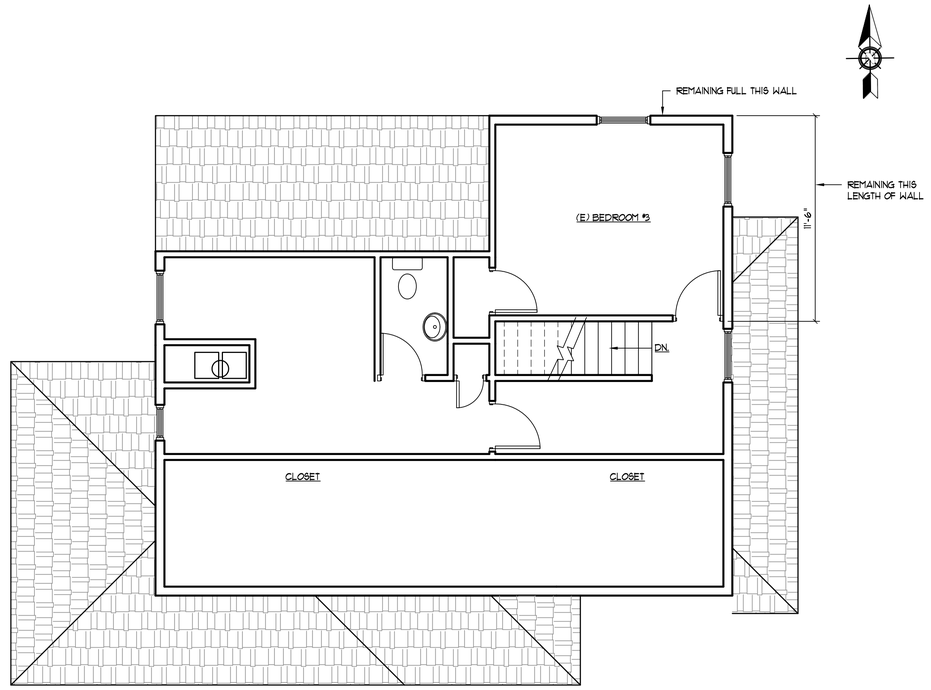
A3

SCALE:
1/4' = 1' - Ø"



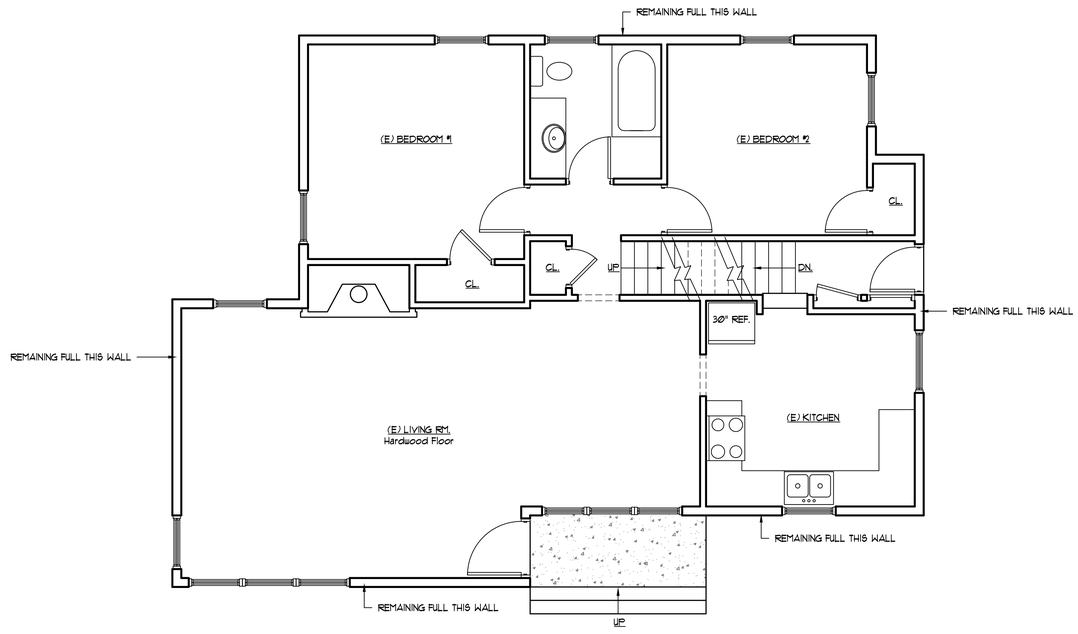
EXISTING BASEMENT FLOOR PLAN

Scale: $\frac{1}{4}$" = 1' - 0"



EXISTING UPPER FLOOR PLAN

Scale: $\frac{1}{4}$" = 1' - 0"



EXISTING MAIN FLOOR PLAN

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AS-BUILT FLOOR PLANS

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PERMIT SET:

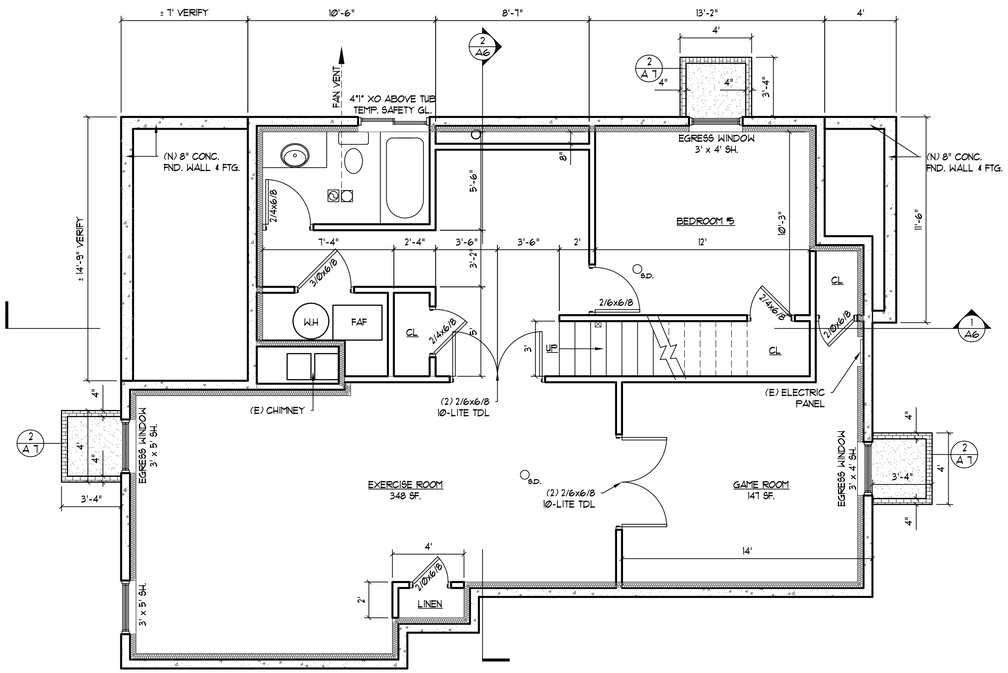
REVISIONS:

CHECK SHEET:

DATE:
11/14/2017

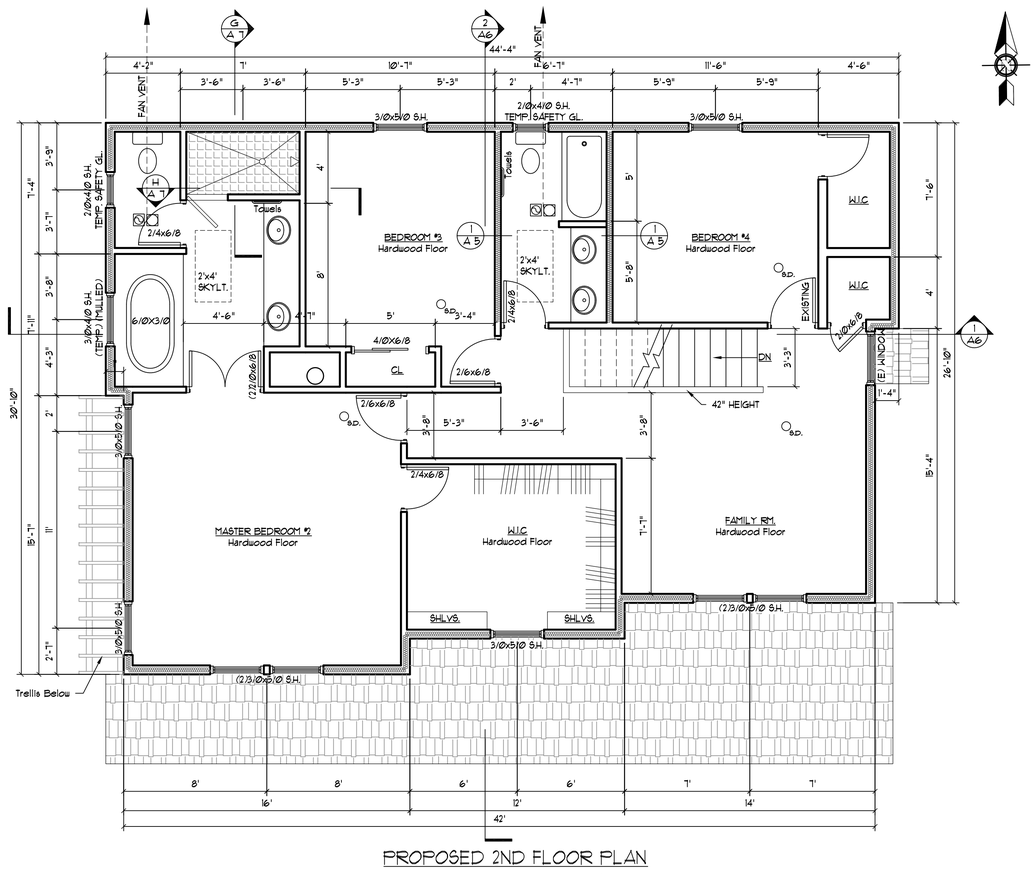
A3B

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



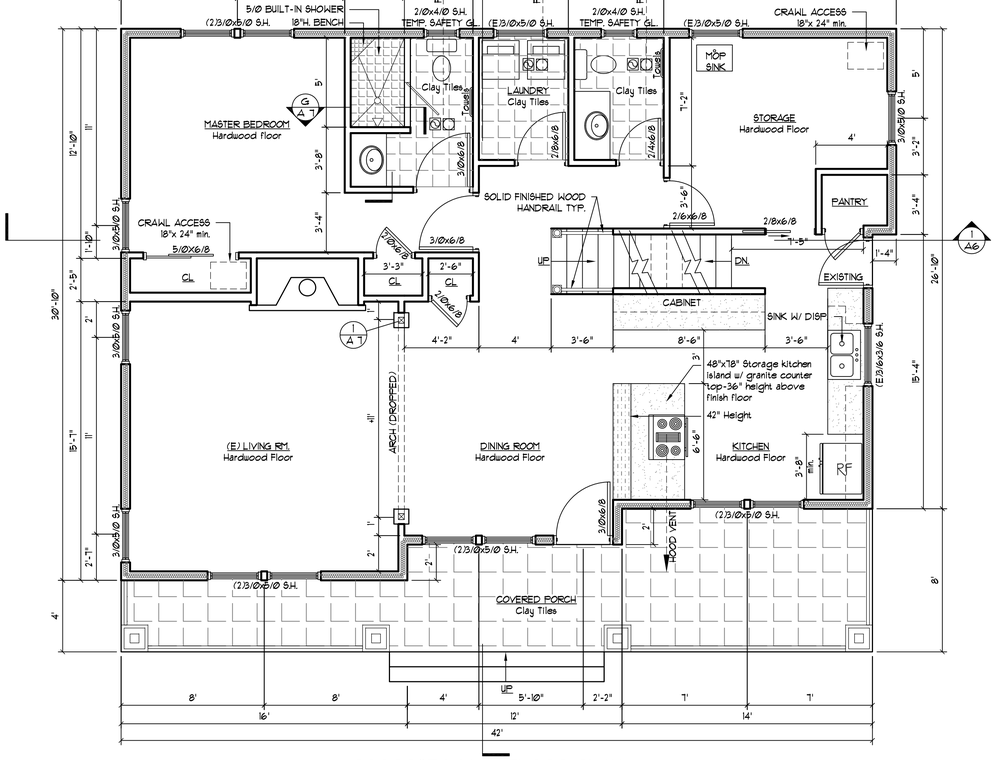
PROPOSED BASEMENT FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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



PROPOSED MAIN FLOOR PLAN

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

EXISTING BUILDING AREA:

MAIN AREA:	1088 SQF.
FIN. BASEMENT AREA:	300 SQF.
UNF. BASEMENT AREA:	188 SQF.
FIN. ATTIC:	300 SQF.
TOTAL BUILDING AREA:	1688 SQF.

PROPOSED BUILDING AREA:

MAIN AREA:	1230 SQF.
FIN. BASEMENT AREA:	1088 SQF.
UPPER AREA:	1245 SQF.
TOTAL BUILDING AREA:	3563 SQF.

DOORS W/ GLAZING:

DOORS WITH GLAZING SHALL BE SAFETY GLAZED

NOTE: ALL EXTERIOR UNIT ENTRY DOORS TO BE 20 MIN. RATED DOOR ASSEMBLIES.

SHEATHING SCHEDULE:

ROOF SHEATHING:
1/2" PLYWOOD (32/16) OR APA RATED SHEATHING (ORIENTED STRAND BOARD (OSB) OR PLYWOOD OK), W/ 8D COM NAILS AT 6" O.C. ALL PANEL EDGES, AND 8D COM NAILS AT 12" O.C. FIELD (EDGES MAY BE UNBLOCKED FOR SHEAR).

FLOOR SHEATHING:
3/4" PLYWOOD (48/24) OR APA RATED SHEATHING WITH 10D COM NAILS AT 6" O.C. ALL PANEL EDGES AND 10D COM NAILS AT 10" O.C. FIELD (EDGES MAY BE UNBLOCKED FOR SHEAR).

EXTERIOR WALLS (TYP.):
1/2" PLYWOOD (32/16) OR APA RATED SHEATHING WITH 8D COM NAILS AT 6" O.C. ALL PANEL EDGES AND 8D COM NAILS AT 12" O.C. FIELD. ALL EDGES MUST BE BLOCKED.

ANCHOR BOLTS (TYP.):
P.T. 2X6 (MIN) SILL PLATES WITH 5/8" DIA. X 12" ANCHOR BOLTS AT 48"O.C. PROVIDE PLATE WASHERS BETWEEN NUT AND SILL PLATE: PL 1/4" X 3" SQUARE.

ANCHOR BOLTS (SPECIAL.):
P.T. 2X6 (MIN) SILL PLATES WITH 5/8" DIA. X 12" ANCHOR BOLTS AT 32"O.C.. PROVIDE PLATE WASHERS BETWEEN NUT AND SILL PLATE: PL 1/4" X 3" SQUARE.

HURRICANE TIES:
CONNECT EACH TRUSS OR RAFTER TO EACH SUPPORT WITH (1) SIMPSON "H2.5A" HURRICANE TIE. CONNECT EACH GIRDER TRUSS TO EACH SUPPORT WITH (2) SIMPSON H2.5A HURRICANE TIES, TYPICAL. EXCEPT AT SPECIAL GIRDER TRUSS (UNIT B5,. USE (2) SIMPSON "H8" HURRICANE TIES (NORTH END ONLY.).

FLOOR PLAN NOTES

- 9.D. = SMOKE DETECTOR W/ BACKUP BATTERY
- = EXHAUST FAN, VENT TO OUTSIDE AIR, @ FIRST FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS, REFER TO SHEET S3, S4
- = EXHAUST FAN W/ HEAT LAMP, VENT TO OUTSIDE AIR, @ FIRST FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS, REFER TO SHEET A7

GENERAL NOTES:

- ALL EXTERIOR WALLS @ LIVING SPACE SHALL BE 2 x 6 STUDS @ 16" O.C. (U.N.O.)
- ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" O.C. (U.N.O.)
- HDRS. TO BE 4X8 W/ DF/L CLNGS, UNLESS OTHERWISE NOTED.
- VENT COOKTOP OR RANGE HOOD DIRECT TO THE OUTSIDE
- DRYER EXHAUST LENGTH 25' MAX FROM DRYER TO TERMINATION REDUCE 2.5' FOR 45° BEND AND 5' FOR 90° BEND

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PROPOSED FL. PLANS

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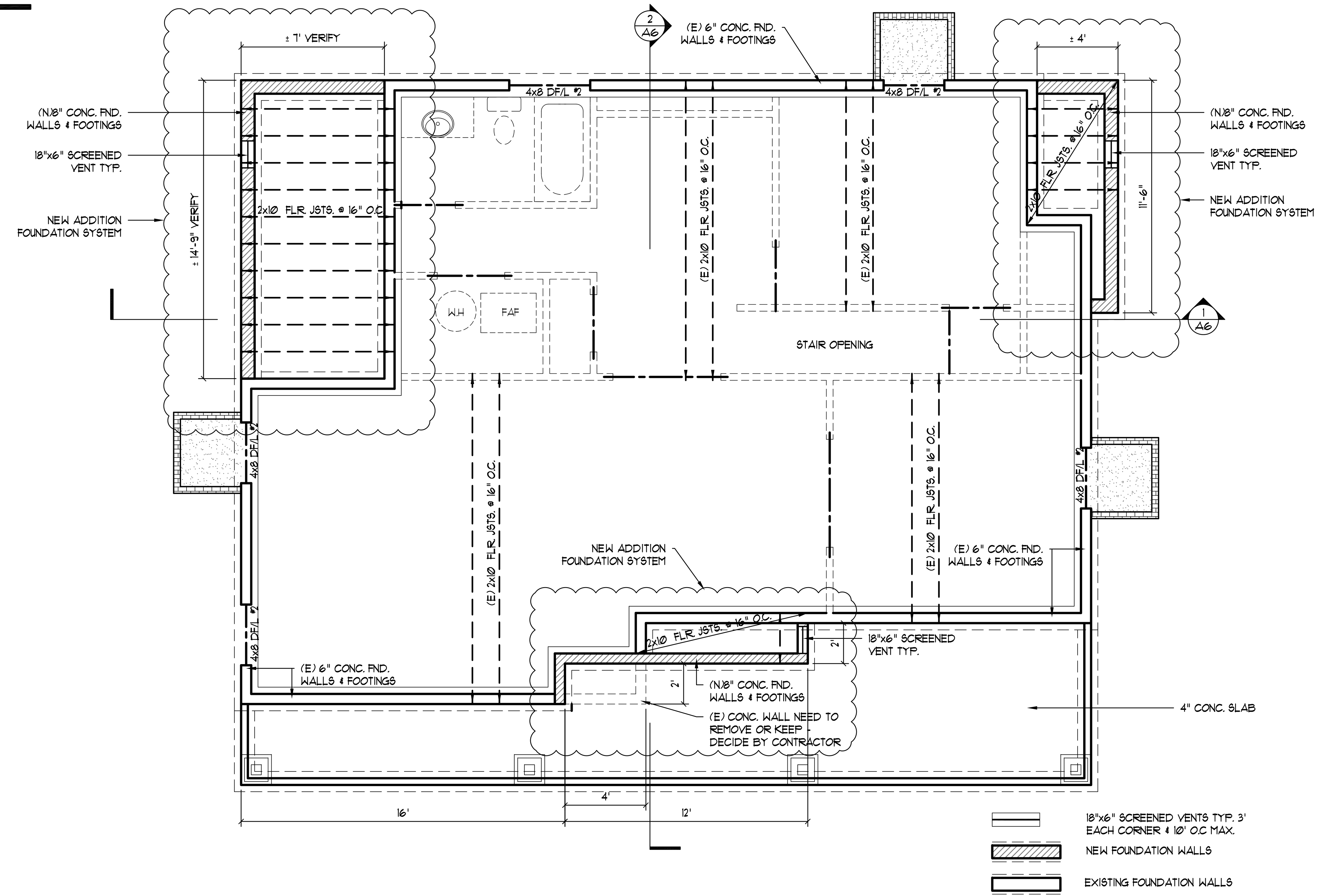
DATE:
8/15/2017

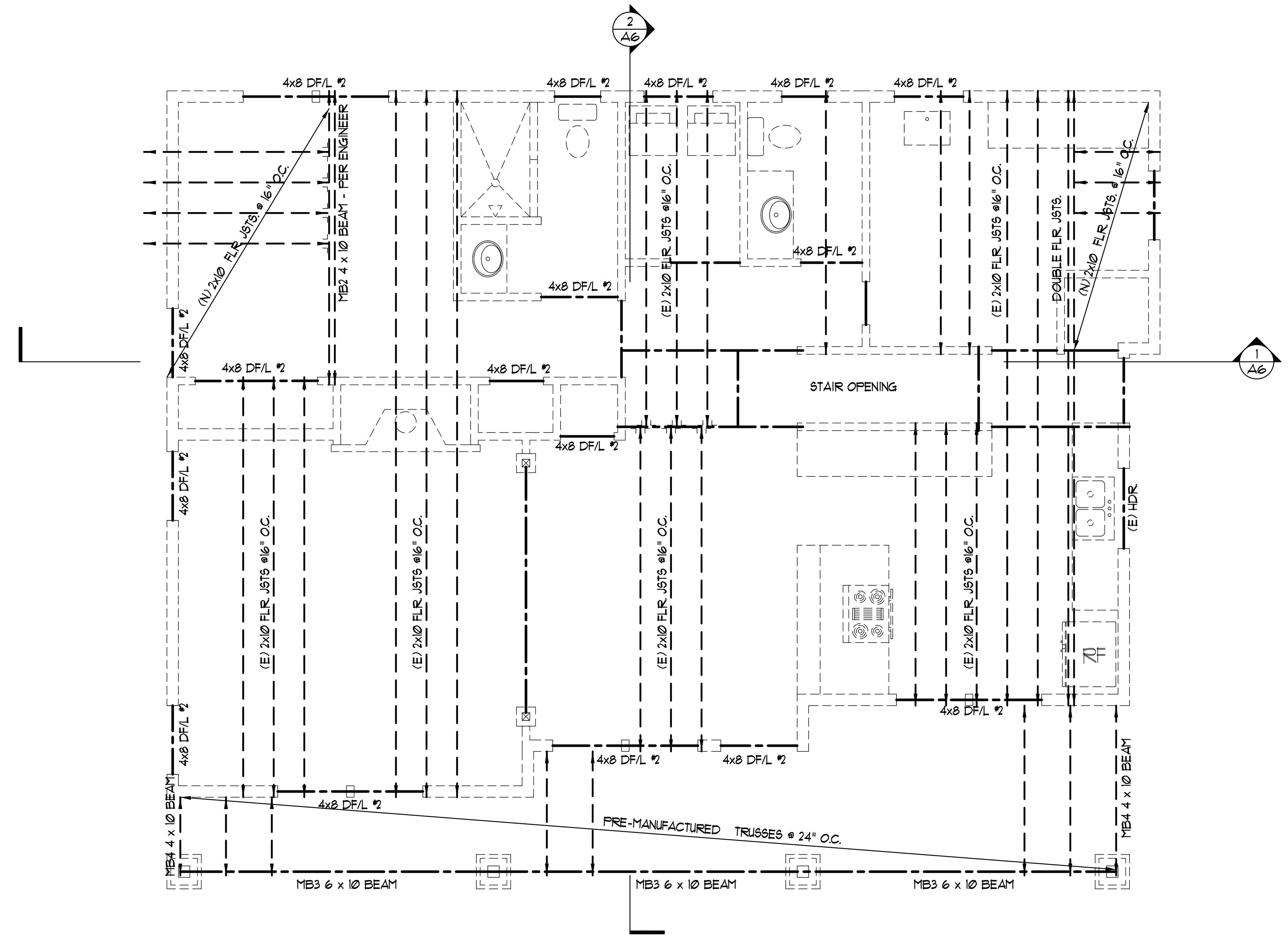
A4

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



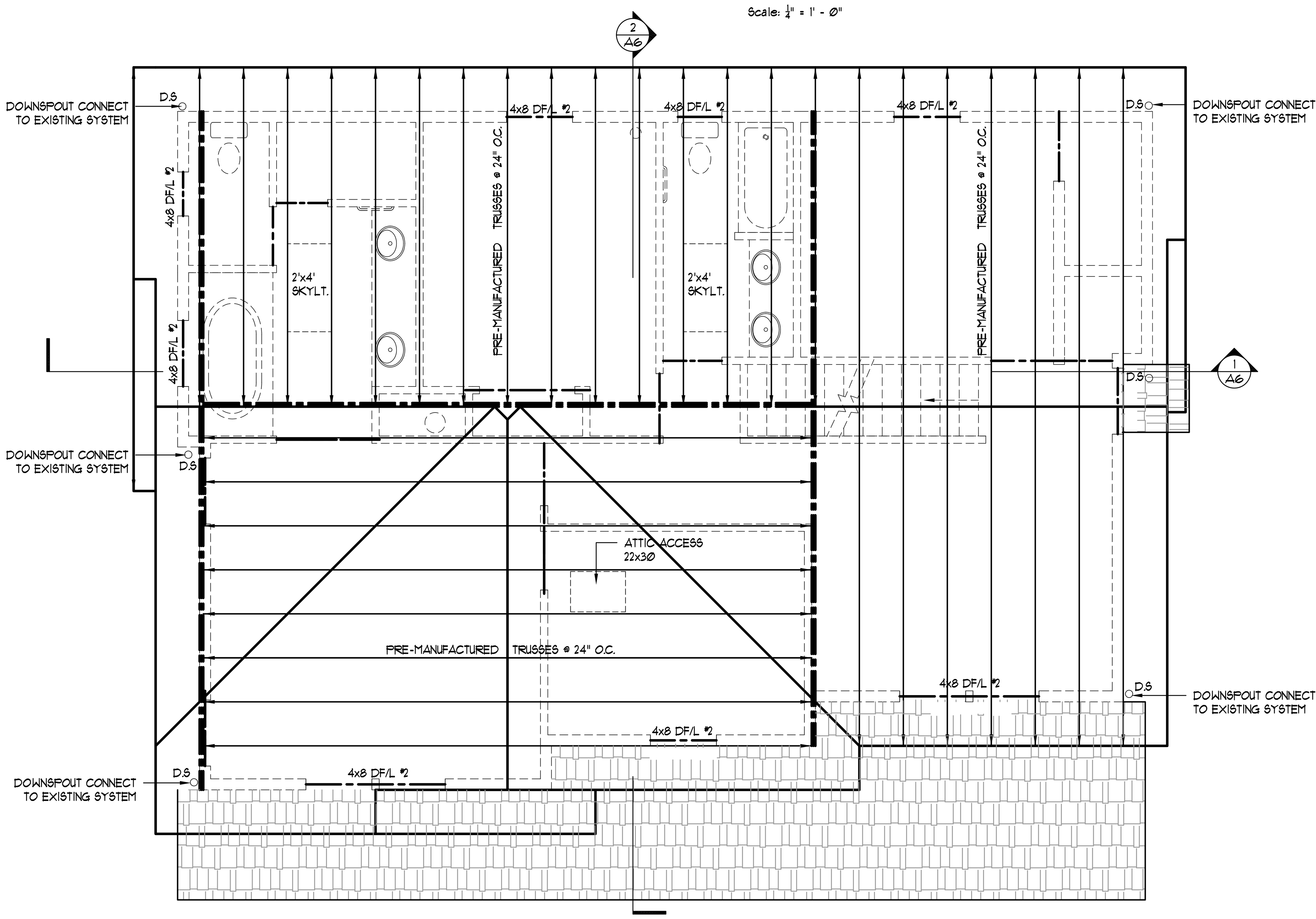
FOUNDATION FRAMING PLAN

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



2ND FRAMING PLAN

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



ROOF FRAMING PLAN

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

FOUNDATION VENTILATION

AREA UNDER UNIT: 104 SQF. 104 / 150 = 0.69 SQF. OF VENTILATION REQUIRED. 0.69 x 144 = 99.84 SQIN. 99.84 / (16 x 8) OR 128 = (0.78) 16 x 8 VENTS REQUIRED. INSTALL (1) VENTS. (EA. VENT TO HAVE 128 SQIN. OF NET FREE VENTILATION)

USE 1 VENT (16x8) AT EACH ADDING AREA.

NOTES:

1. EXCAVATE SO THAT ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL. ASSUMED SOIL BEARING CAPACITY IS 1500#. UNLESS NOTED OTHERWISE

2. EXCAVATE TO MAINTAIN 18" MIN. GROUND TO GIRDER (OR JOIST) CLEARANCE.

3. COVER THE ENTIRE GROUND AREA OF CRAWL SPACE W/ 6 MIL. BLACK "VISQUEEN" & EXTEND UP FOUNDATION WALL MIN. 1'-0".

4. ALL BEAMS NEAR FOUNDATION WALL SHALL HAVE 1/2" AIR SPACE @ SIDES & ENDS

5. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS FROM ABOVE.

6. FOUNDATION VENTS SHALL BE 16" x 8" W/ 4-MESH CORROSION RESISTANT SCREENING

= 16" X 8" CLOSABLE FOUNDATION VENT.

ATTIC ACCESS & VENTILATION

- ROUGH-FRAMED OPENING 22"x30" MIN. WITH DOOR INSUL & WEATHERSTRIP

- LOCATION VERIFY AT FIELD (HALLWAY OR OTHER READILY ACCESSIBLE LOCATION)

- MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.

-ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. SUCH VENTILATION SHALL BE NO LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENT OPENINGS LOCATED IN THE UPPER PORTION OF THE SPACE AND NO LESS THAN 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS.

ROOF VENTILATION
1245 SF/ 300 = 4.15 SF. NET CLEAR VENT AREA NEEDED 4.15 x 144 = 598 SQIN. / 50 = 11.95 - USE (12) AF-50

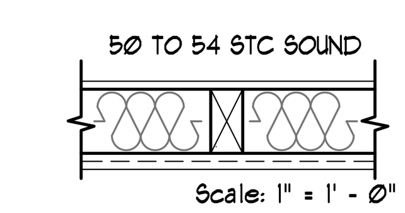
NOTE:

- TYP. HEADER SIZE 4x8 U.N.O. ALL EXTERIOR COLUMN POSTS TO BE 6x6 U.N.O

RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 16"O.C. WITH 1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 8D CEMENT COATED NAILS, 2 3/8" LONG, 8"O.C. FACE LAYER JOINTS OFFSET 16" FROM BASE LAYER JOINTS.

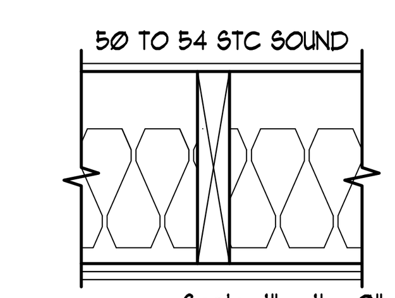
1/A5 WALL ASSEMBLY



ONE LAYER 1/2" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT ENDS AND 12"O.C. AT INTERMEDIATE FURRING CHANNELS. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 64" LONG WITH SCREWS 8" O.C. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, TWO PER JOIST. WOOD JOISTS SUPPORTING 5/8" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR AND 3/8" PARTICLE BOARD, 1.5 PSF. 3 1/2" GLASS FIBER INSULATION BATTS, 0.7 PCF, FRICTION FIT IN JOIST CAVITIES SUPPORTED ALTERNATELY EVERY 12" BY WIRE RODS AND RESILIENT FURRING CHANNELS.

SOUND TESTED WITH CARPET AND PAD AND WITH INSULATION STAPLED TO JOISTS.

2/A5 FLOOR / CEILING ASSEMBLY



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FRAMING PLANS

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A5

SCALE:
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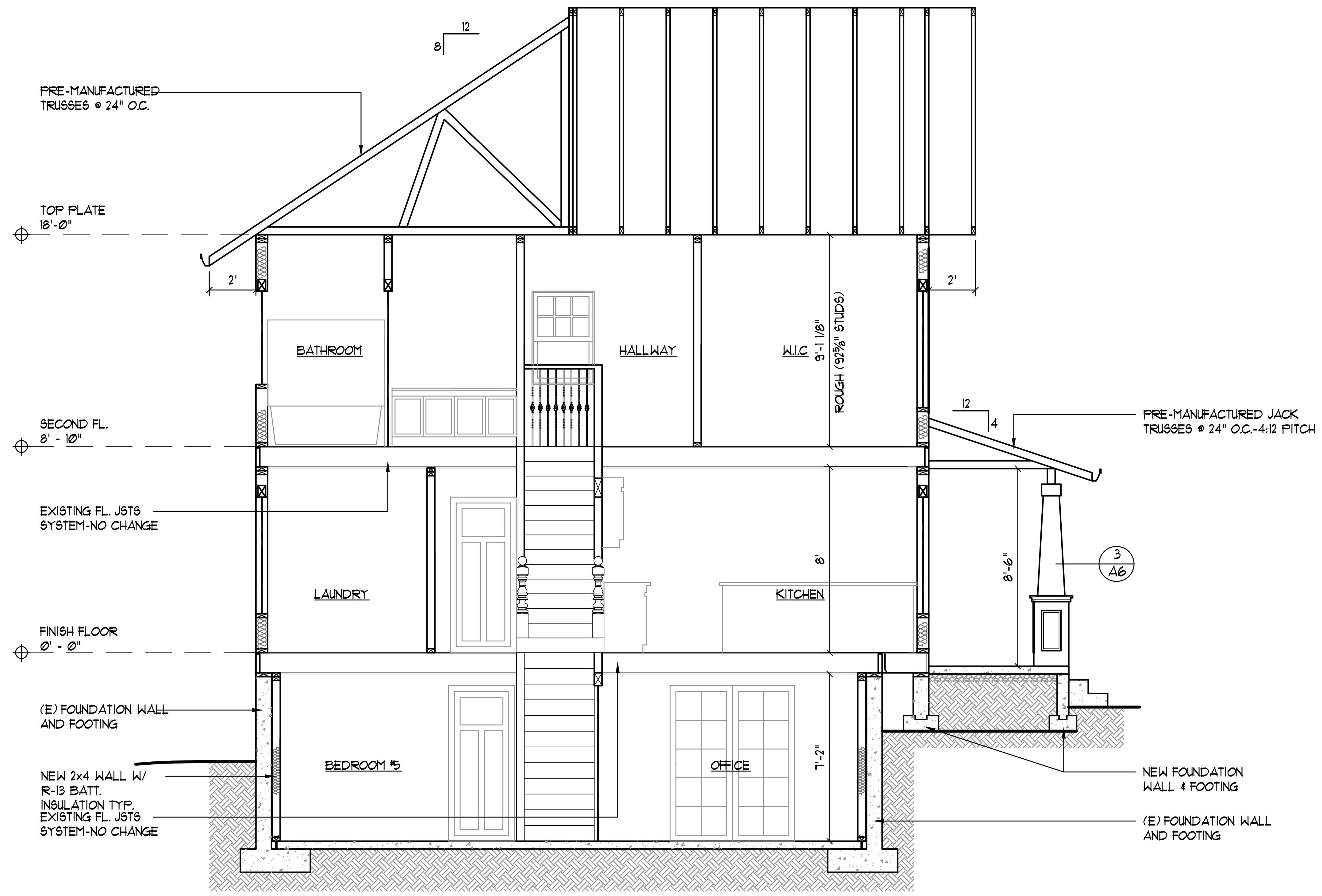
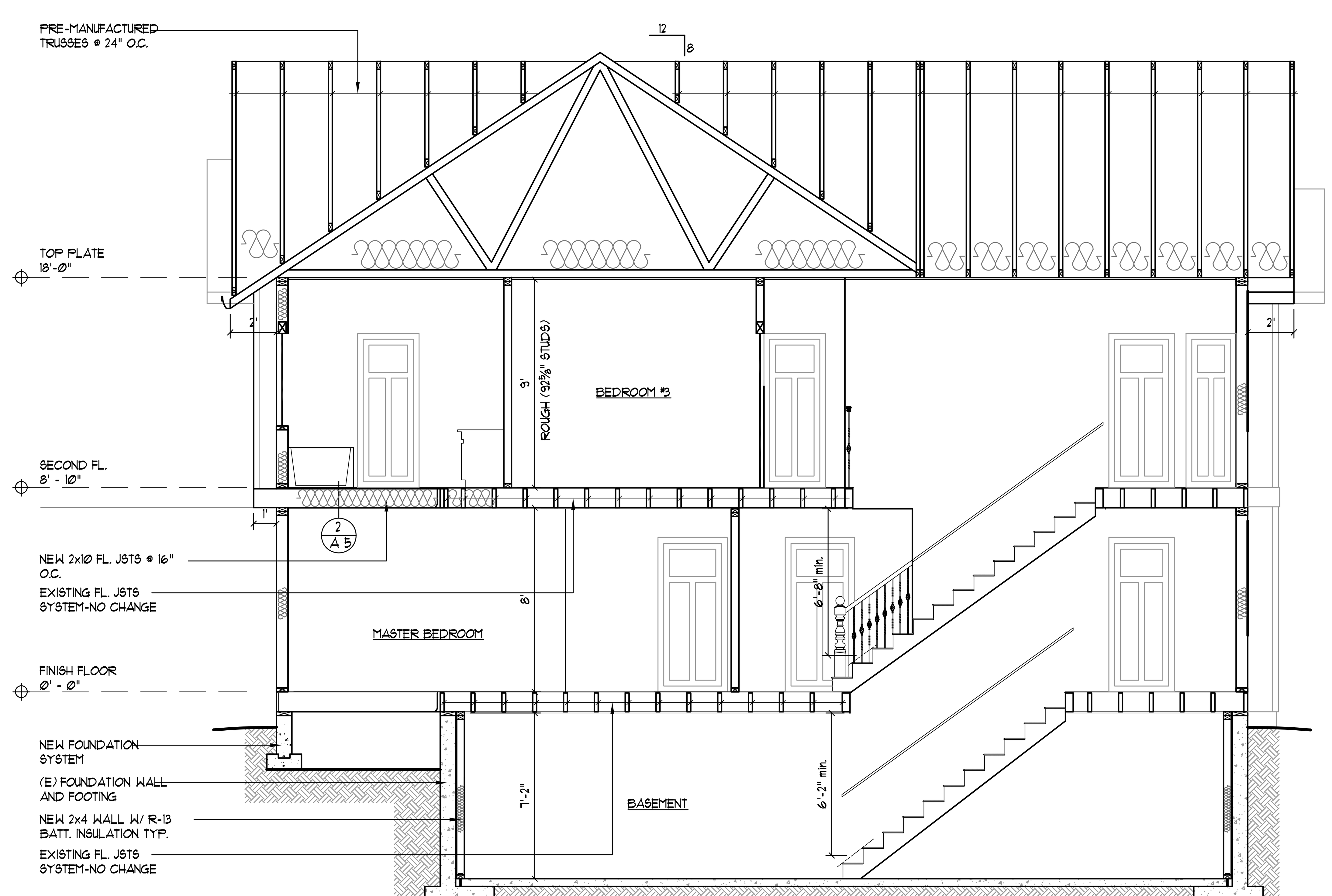
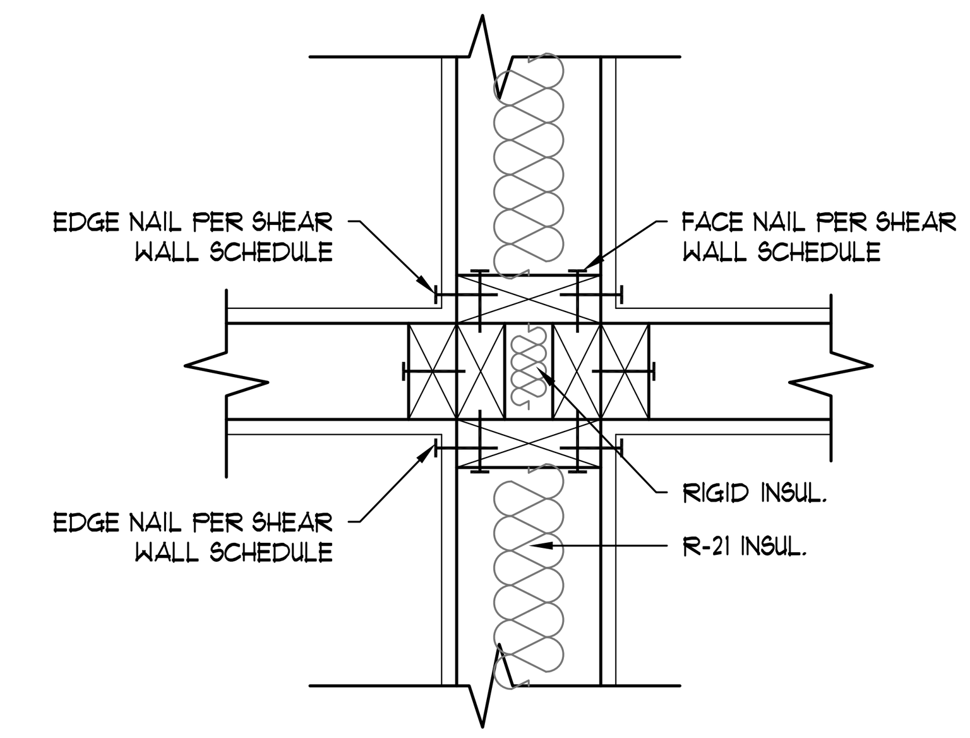


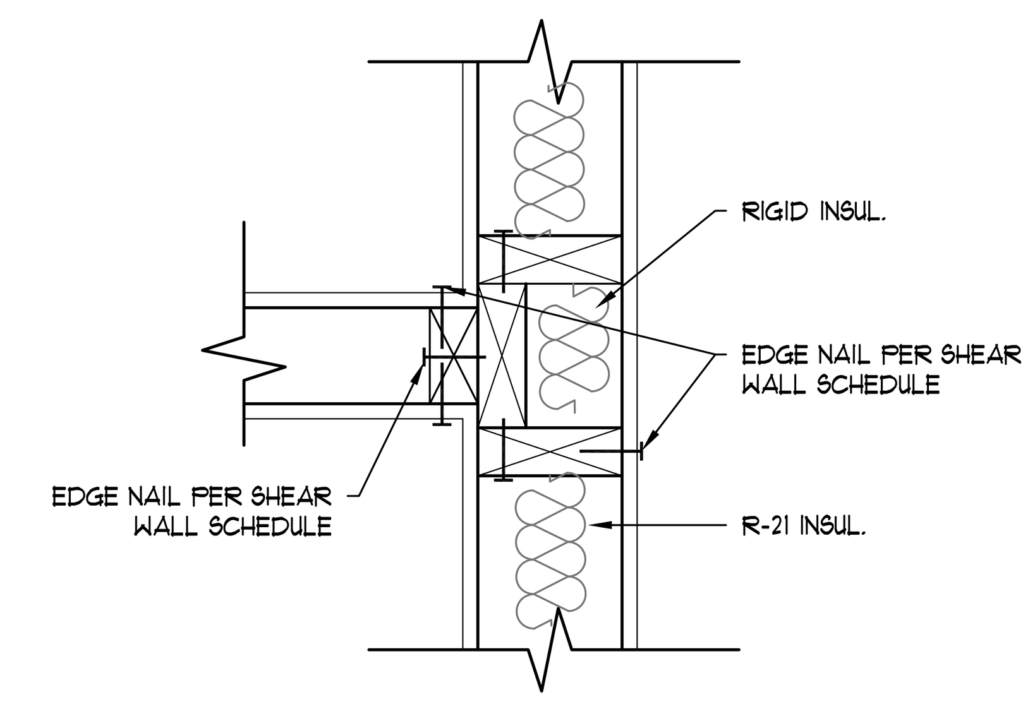
2 BUILDING #1 SECTION
Scale: 1/4" = 1' - 0"



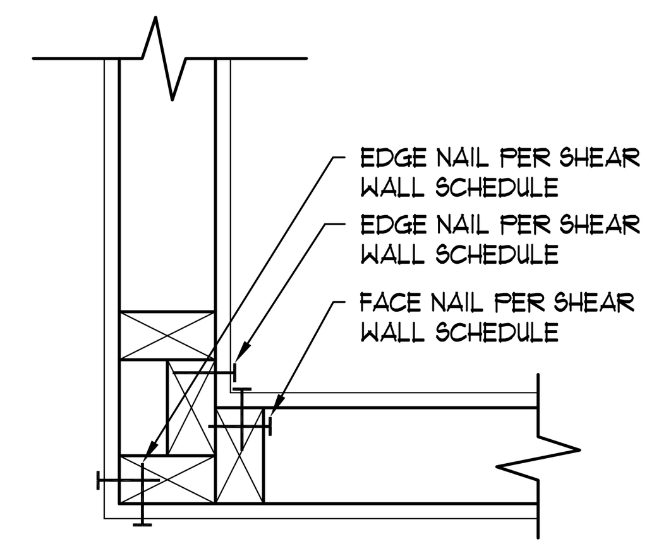
1 BUILDING #1 SECTION
Scale: 1/4" = 1' - 0"



PARTY WALL TO INTERIOR WALL

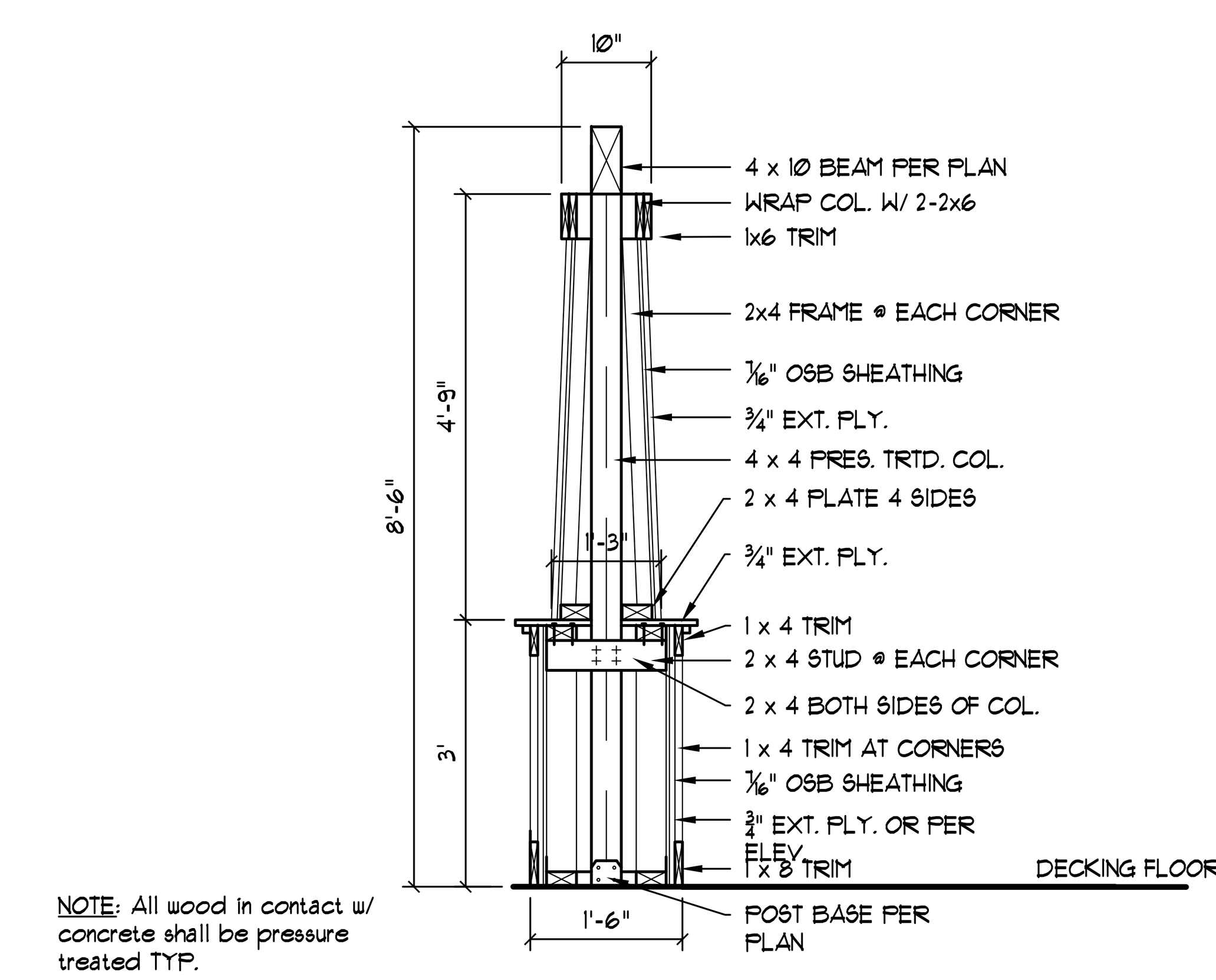


INTERIOR TO EXTERIOR WALL

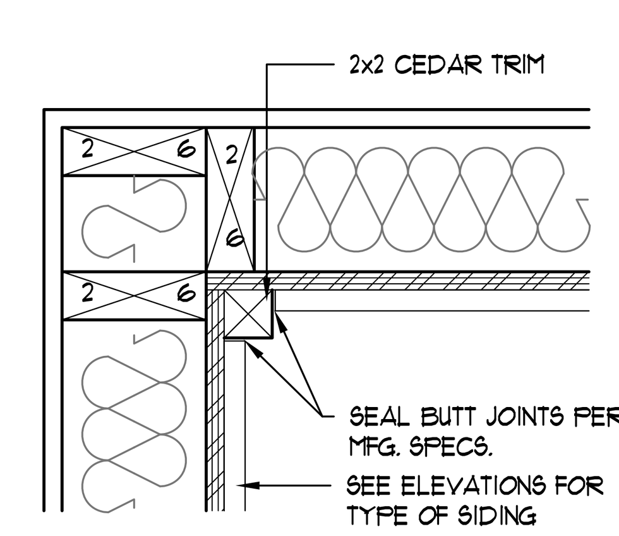


INTERIOR CORNER

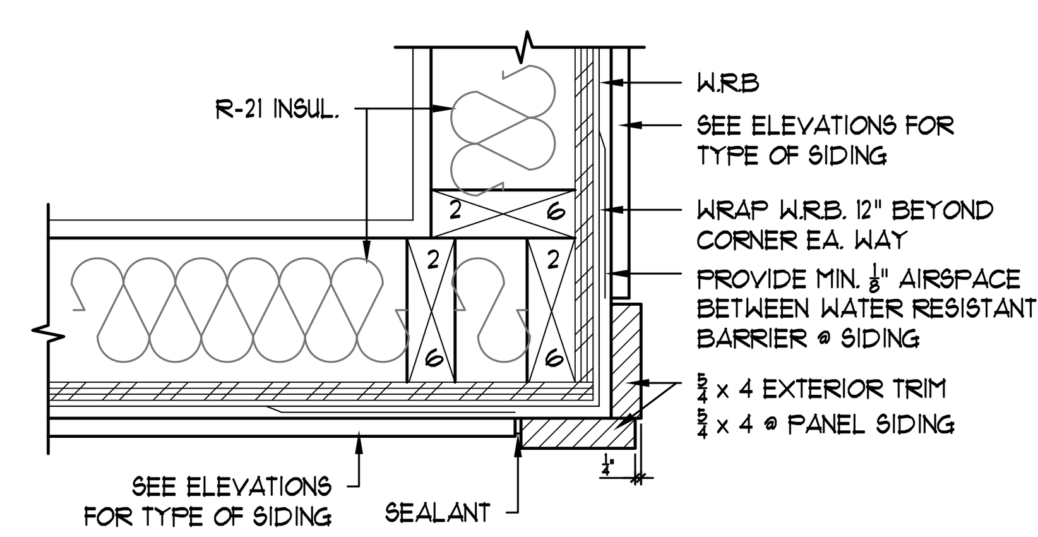
TYP. INTERIOR WALL INTERSECTIONS
SCALE:1-1/2" = 1'-0"



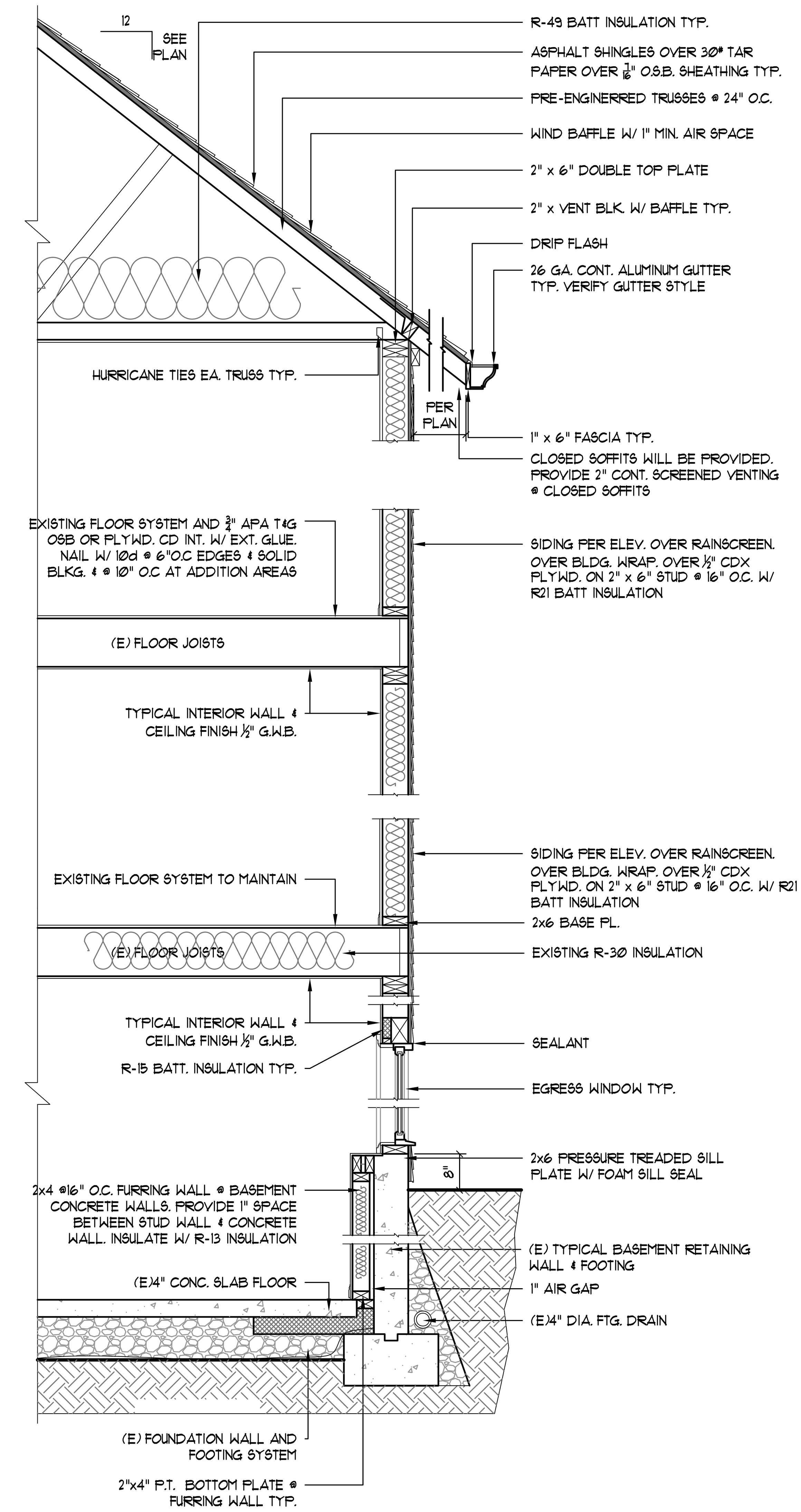
3 A6 TYP. PORCH COLUMN DETAIL
Scale: 1/2" = 1' - 0"



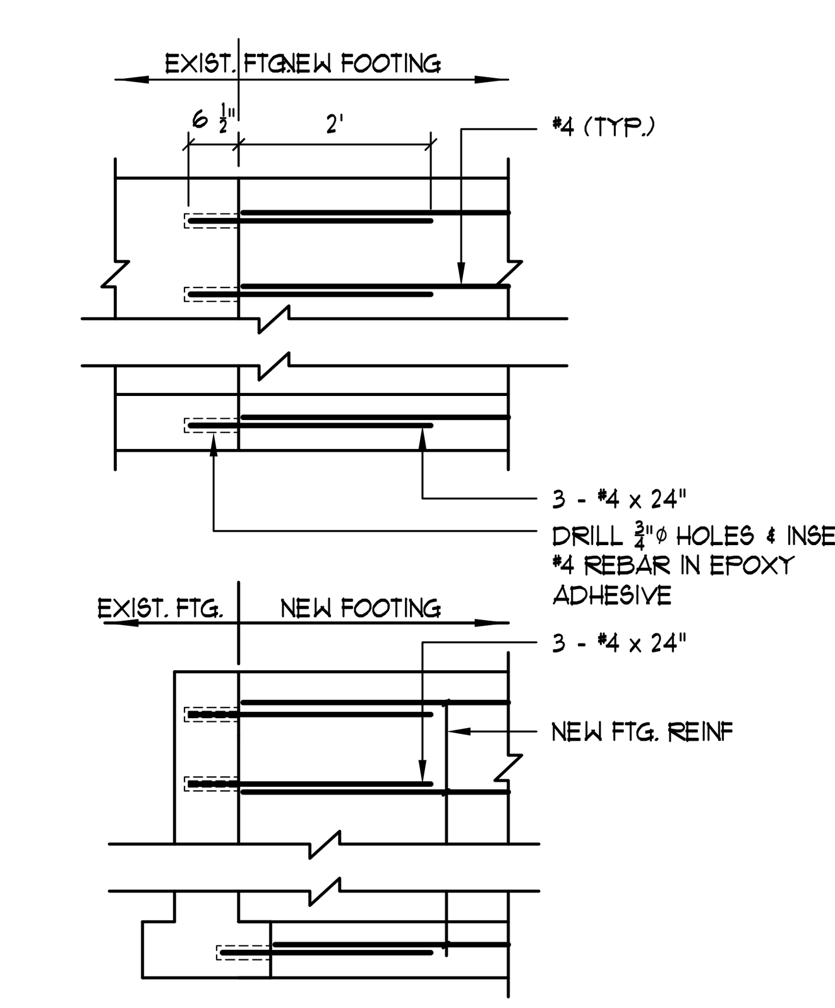
SIDING TYP. INSIDE CORNER



SIDING TYP. OUTSIDE CORNER
SCALE:1-1/2" = 1'-0"



TYPICAL WALL SECTION
Scale: 1/2" = 1' - 0"



FOUNDATION REINF. TYP.
Scale: 1/2" = 1' - 0"

SWEET HOME DESIGN LLC.
PDXSWEETHOMEDESIGN@GMAIL.COM
(503) 442 - 7535

BUILDING SECTIONS & DETAILS

5809 NE TILLAMOOK ST
PORTLAND OR. 97213

PERMIT SET:

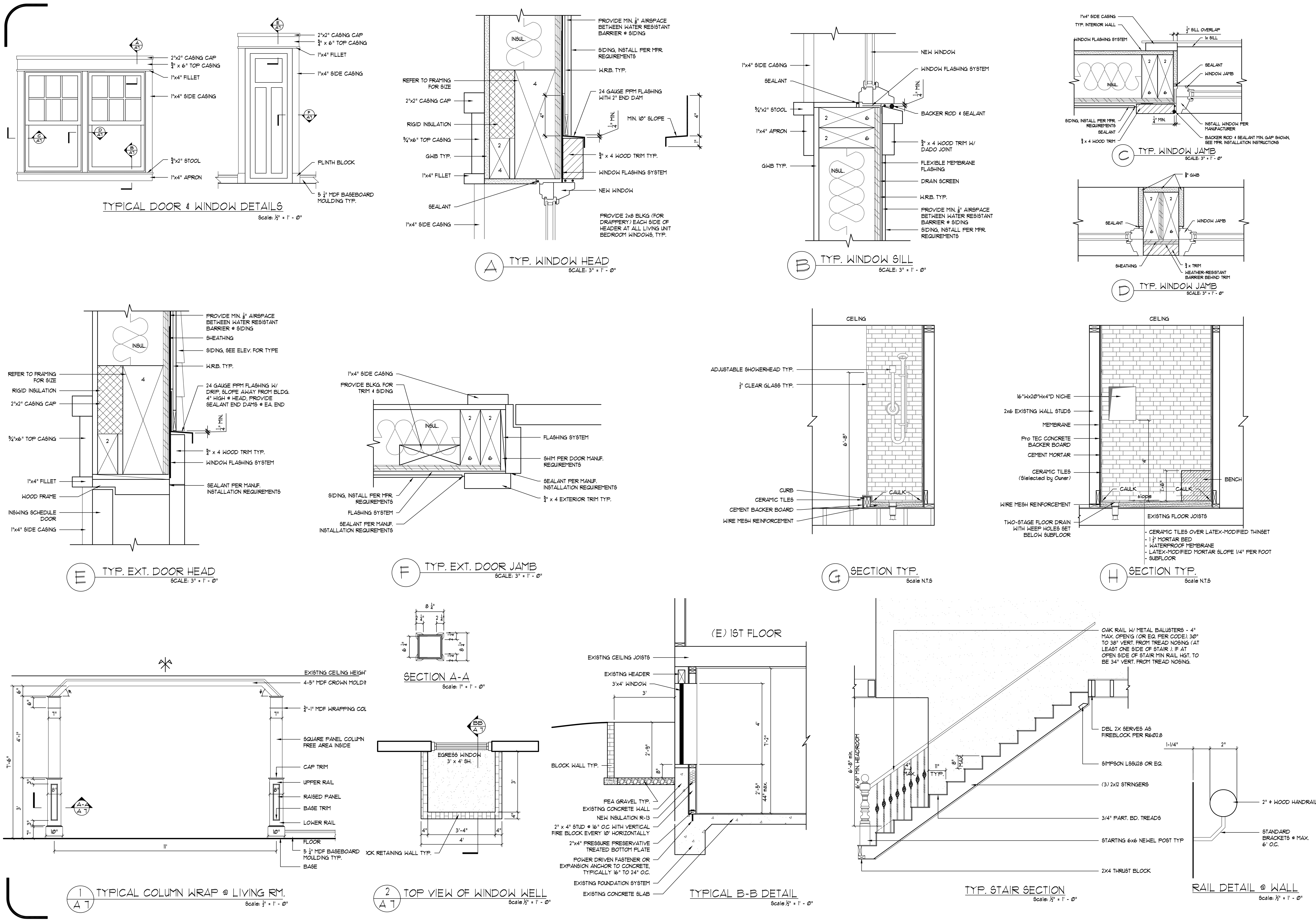
REVISIONS:

CHECK SHEET:

DATE:
10/18/2017

A6

SCALE:
VARIES


TYPICAL DOOR & WINDOW DETAILS
Scale: ½" = 1' - 0"
2"x2" CASING CAP
¾" x 6" TOP CASING
1"x4" FILLET
1"x4" SIDE CASING
¾"x2" STOOL
1"x4" APRON
PLINTH BLOCK
5 ¼" MDF BASEBOARD MOULDING TYP.
A TYP. WINDOW HEAD
SCALE: 3" = 1' - 0"
PROVIDE MIN. ⅛" AIRSPACE BETWEEN WATER RESISTANT BARRIER @ SIDING
SIDING, INSTALL PER MFR. REQUIREMENTS
W.R.B. TYP.
24 GAUGE PPM FLASHING WITH 2" END DAM
MIN. 10° SLOPE
¾" x 4 WOOD TRIM TYP.
WINDOW FLASHING SYSTEM
NEW WINDOW
PROVIDE 2x8 BLKG (FOR DRAPPERY) EACH SIDE OF HEADER AT ALL LIVING UNIT BEDROOM WINDOWS, TYP.
REFER TO FRAMING FOR SIZE
2"x2" CASING CAP
RIGID INSULATION
¾"x6" TOP CASING
GWB TYP.
1"x4" FILLET
SEALANT
1"x4" SIDE CASING
INSUL.
B TYP. WINDOW SILL
SCALE: 3" = 1' - 0"
NEW WINDOW
WINDOW FLASHING SYSTEM
BACKER ROD & SEALANT
¾" x 4 WOOD TRIM W/ DADO JOINT
FLEXIBLE MEMBRANE FLASHING
DRAIN SCREEN
W.R.B. TYP.
PROVIDE MIN. ⅛" AIRSPACE BETWEEN WATER RESISTANT BARRIER @ SIDING
SIDING, INSTALL PER MFR. REQUIREMENTS
1"x4" SIDE CASING
SEALANT
¾"x2" STOOL
1"x4" APRON
GWB TYP.
C TYP. WINDOW JAMB
SCALE: 3" = 1' - 0"
1"x4" SIDE CASING
TYP. INTERIOR WALL
WINDOW FLASHING SYSTEM
¼" SILL OVERLAP
1x SILL
SEALANT
WINDOW JAMB
SIDING, INSTALL PER MFR. REQUIREMENTS
SEALANT
¾ x 4 WOOD TRIM
INSTALL WINDOW PER MANUFACTURER
BACKER ROD & SEALANT MIN. GAP SHOWN, SEE MFR. INSTALLATION INSTRUCTIONS
D TYP. WINDOW JAMB
SCALE: 3" = 1' - 0"
⅝" GWB
SEALANT
WINDOW JAMB
SHEATHING
¾ x TRIM
WEATHER-RESISTANT BARRIER BEHIND TRIM
E TYP. EXT. DOOR HEAD
SCALE: 3" = 1' - 0"
PROVIDE MIN. ⅛" AIRSPACE BETWEEN WATER RESISTANT BARRIER @ SIDING
SHEATHING
SIDING, SEE ELEV. FOR TYPE
W.R.B. TYP.
24 GAUGE PPM FLASHING W/ DRIP, SLOPE AWAY FROM BLDG. 4" HIGH @ HEAD, PROVIDE SEALANT END DAMS @ EA. END
¾" x 4 WOOD TRIM TYP.
WINDOW FLASHING SYSTEM
SEALANT PER MANUF. INSTALLATION REQUIREMENTS
REFER TO FRAMING FOR SIZE
RIGID INSULATION
2"x2" CASING CAP
¾"x6" TOP CASING
1"x4" FILLET
WOOD FRAME
INSWING SCHEDULE DOOR
1"x4" SIDE CASING
F TYP. EXT. DOOR JAMB
SCALE: 3" = 1' - 0"
1"x4" SIDE CASING
PROVIDE BLKG. FOR TRIM & SIDING
FLASHING SYSTEM
SHIM PER DOOR MANUF. REQUIREMENTS
SEALANT PER MANUF. INSTALLATION REQUIREMENTS
¾" x 4 EXTERIOR TRIM TYP.
SIDING, INSTALL PER MFR. REQUIREMENTS
FLASHING SYSTEM
SEALANT PER MANUF. INSTALLATION REQUIREMENTS
G SECTION TYP.
Scale N.T.S
CEILING
ADJUSTABLE SHOWERHEAD TYP.
¼" CLEAR GLASS TYP.
6'-8"
CURB
CERAMIC TILES
CEMENT BACKER BOARD
WIRE MESH REINFORCEMENT
CAULK
H SECTION TYP.
Scale N.T.S
CEILING
16"Wx20"Hx4"D NICHE
2x6 EXISTING WALL STUDS
MEMBRANE
Pro TEC CONCRETE BACKER BOARD
CEMENT MORTAR
CERAMIC TILES (Selected by Owner)
WIRE MESH REINFORCEMENT
TWO-STAGE FLOOR DRAIN WITH WEEP HOLES SET BELOW SUBFLOOR
BENCH
CAULK
slope
EXISTING FLOOR JOISTS
- CERAMIC TILES OVER LATEX-MODIFIED THINSET
- 1 ¼" MORTAR BED
- WATERPROOF MEMBRANE
- LATEX-MODIFIED MORTAR SLOPE 1/4" PER FOOT
- SUBFLOOR
1 A7 TYPICAL COLUMN WRAP @ LIVING RM.
Scale: ½" = 1' - 0"
EXISTING CEILING HEIGHT
4-5" MDF CROWN MOLDING
¾"-1" MDF WRAPPING COL
SQUARE PANEL COLUMN FREE AREA INSIDE
CAP TRIM
UPPER RAIL
RAISED PANEL
BASE TRIM
LOWER RAIL
FLOOR
5 ¼" MDF BASEBOARD MOULDING TYP.
BASE
11'
7'-6"
SECTION A-A
Scale: 1" = 1' - 0"
2 A7 TOP VIEW OF WINDOW WELL
Scale: ½" = 1' - 0"
EGRESS WINDOW 3' x 4' SH.
BLOCK RETAINING WALL TYP.
(E) 1ST FLOOR
TYPICAL B-B DETAIL
Scale: ½" = 1' - 0"
EXISTING CEILING JOISTS
EXISTING HEADER
3'x4' WINDOW
BLOCK WALL TYP.
PEA GRAVEL TYP.
EXISTING CONCRETE WALL
NEW INSULATION R-13
2" x 4" STUD @ 16" O.C. WITH VERTICAL FIRE BLOCK EVERY 10' HORIZONTALLY
2"x4" PRESSURE PRESERVATIVE TREATED BOTTOM PLATE
POWER DRIVEN FASTENER OR EXPANSION ANCHOR TO CONCRETE, TYPICALLY 16" TO 24" O.C.
EXISTING FOUNDATION SYSTEM
EXISTING CONCRETE SLAB
44" MAX.
TYP. STAIR SECTION
Scale: ½" = 1' - 0"
OAK RAIL W/ METAL BALUSTERS - 4" MAX. OPENG (OR EQ. PER CODE). 30" TO 38" VERT. FROM TREAD NOSING (AT LEAST ONE SIDE OF STAIR.) IF AT OPEN SIDE OF STAIR MIN RAIL HGT. TO BE 34" VERT. FROM TREAD NOSING.
DBL 2X SERVES AS FIREBLOCK PER R602.8
SIMPSON LSSU28 OR EQ.
(3) 2x12 STRINGERS
3/4" PART. BD. TREADS
STARTING 6x6 NEWEL POST TYP
2X4 THRUST BLOCK
6'-8" MIN HEADROOM
RAIL DETAIL @ WALL
Scale: ½" = 1' - 0"
2" ø WOOD HANDRAIL
STANDARD BRACKETS @ MAX. 6' O.C.

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DETAILS

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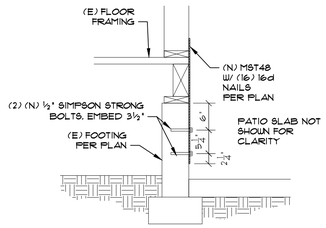
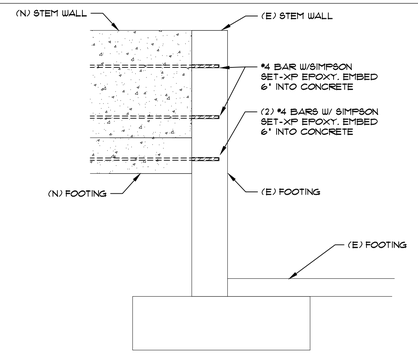
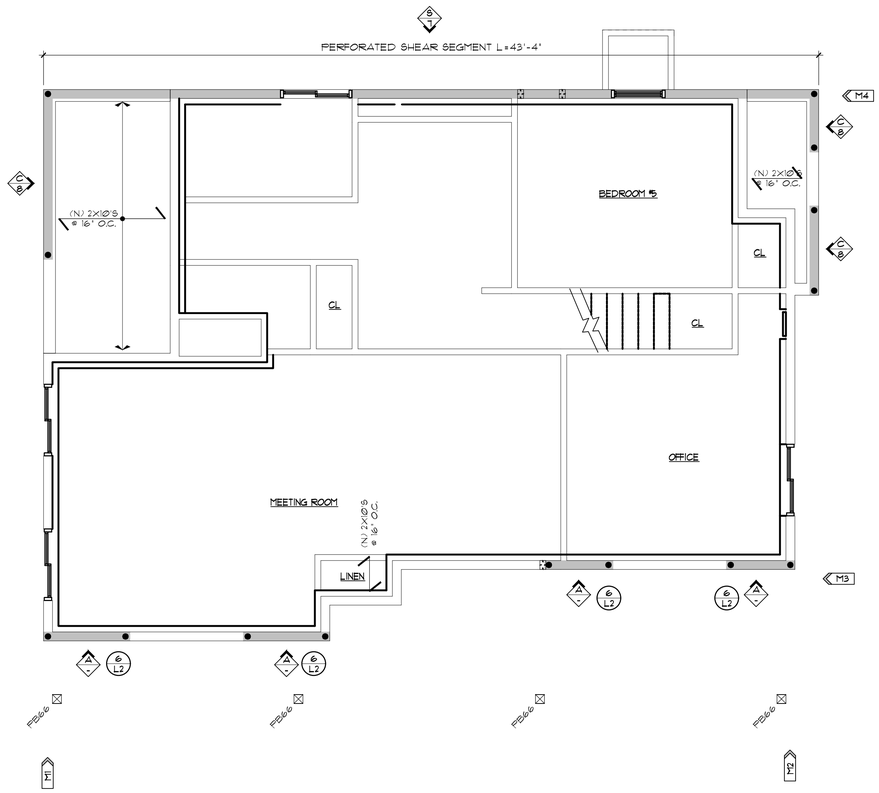


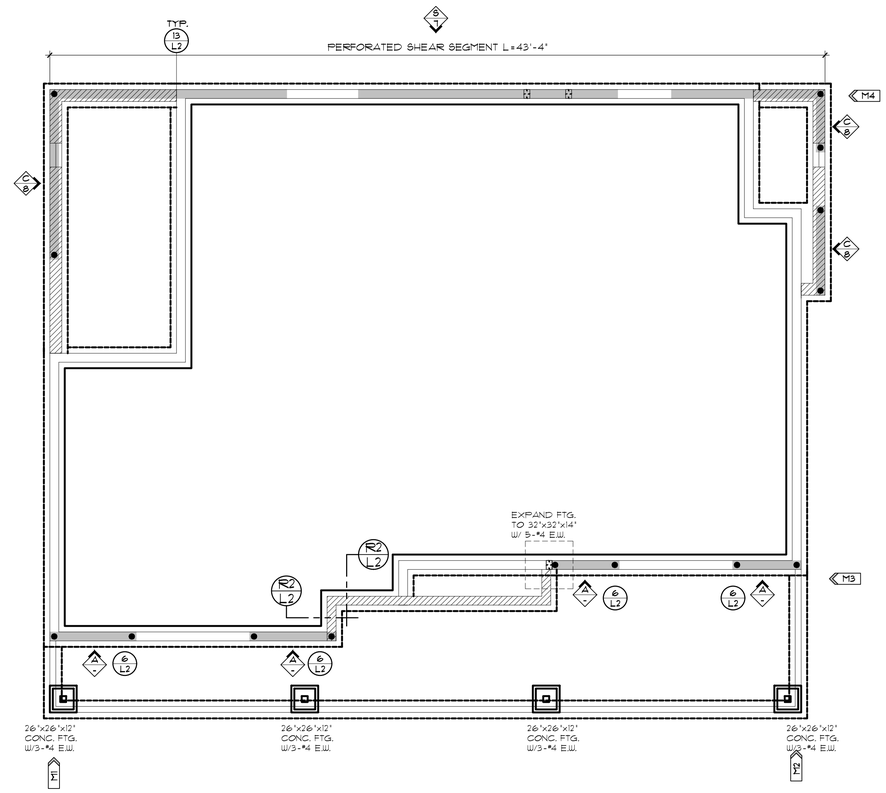
6 HOLDOWN DETAIL
SCALE: 3/4" = 1'-0"



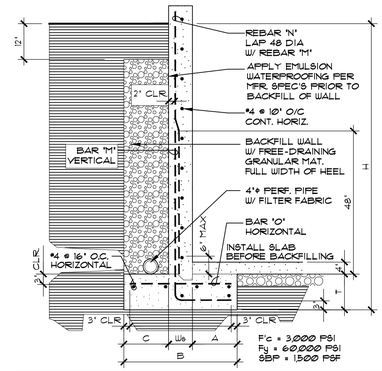
13 (N) TO (E) FOOTING
SCALE : 3/4" = 1'-0"



LOWER FLOOR PLAN
SCALE : 1/4" = 1'-0"



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



40 PSF EQUIVALENT FLUID PRESSURE RETAINING WALL DESIGN								
H	A	C	B	Ws	T	BAR 'M'	BAR 'N'	BAR 'O'
5'-4"	1'-1"	1'-1"	2'-10"	8"	12"	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.
7'-4"	1'-5"	1'-5"	4'-2"	8"	12"	#4 @ 9" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.
9'-4"	2'-5"	2'-5"	5'-6"	8"	12"	#5 @ 9" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.
10'-4"	2'-10"	2'-10"	6'-4"	8"	12"	#5 @ 6" O.C.	#4 @ 18" O.C.	#5 @ 18" O.C.

THE OWNER/BUILDER MUST CONFIRM THAT THE SITE SPECIFIC CONDITIONS AND REQMTS MEET THE DESIGN PARAMETERS OF THIS RETAINING WALL. PLEASE DIRECT ALL INQUIRES TO THE CONTACT INFORMATION PROVIDED ON THE ATTACHED RETAINING WALL DESIGN CALCULATIONS

R2 RETAINING WALL
SCALE : 1/2" = 1'-0" 01/07/2003 RWCOP

REGISTERED PROFESSIONAL ENGINEER
58387PE
OREGON
OCT. 22, 1998
TODD T. ROWELL
EXPIRES: DEC. 31, 2018

ROWELL ENGINEERING, LLC
STRUCTURAL ENGINEERING
10570 SE WASHINGTON STREET STE. 210 PH: (503) 254-6292
PORTLAND, OR 97216 FAX:(503) 254-6782

PROJECT: R-17-065

DRAWN 08/16/17 SHL

RESIDENCE FOR:
5809 NE TILLAMOOK ST

25# SNOW LOAD

UPPER FLOOR	1245 SQ. FT.	--	-- SQ. FT.
MAIN FLOOR	1230 SQ. FT.	--	-- SQ. FT.
LOWER FLOOR	1088 SQ. FT.	--	-- SQ. FT.
SUB-TOTAL	3563 SQ. FT.	STORAGE	-- SQ. FT.
		MECHANICAL	-- SQ. FT.
		GARAGE AREA	-- SQ. FT.

L2
120B