

# 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> 21868	<b>Project Address:</b> 2256 NW Overton St
<b>Hearing Date:</b> 9/11/19	<b>Appellant Name:</b> Jason Ferrier
<b>Case No.:</b> B-020	<b>Appellant Phone:</b> 360-844-6002
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Tara Carlson
<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Overton condo	<b>Fire Sprinklers:</b> Yes - proposed basement renovation
<b>Appeal Involves:</b> Alteration of an existing structure, occ Change from S2 to R2	<b>LUR or Permit Application No.:</b> 18-165495-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Residentail apt rental

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 705.8

<b>Requires</b>	Per section 705.8 Openings, Table 705.8, the allowable area of openings with a fire separation distance of between 3' to 5', if sprinklered, is 15%. The allowable area of openings with a fire separation distance of between 5' to 10' is 25% if sprinklered. The existing elevation with additional req'd egress windows for bedrooms totals 22% of the ground floor wall area.
<b>Proposed Design</b>	The surveyed lot shows the fire separation distance (FSD) or property line angling at 4.8' to 5' from the existing building which is just 2-1/2" short of the 5' mark which would allow up to 25% openings. The entire basement of the existing structure will be sprinklered, which would only allow 15% openings, as it exists under a strict interpretation of the code. The basement wall is concrete to the 1st floor, so is currently a 1 hour rating.
<b>Reason for alternative</b>	Removing windows to reach the 15% allowable openings would result in an apartment with very little daylight and natural ventilation and would create poor living conditions for potential residents. The nearest building that exists on the lot west of the FSD is approximately 55' away from the FSD/prop line in question. There is a concrete driveway serving this building in place between the neighboring building and the FSD/prop line, so future development towards the subject property is not likely. At 22% coverage the opening percentage is below the max allowed. Considering 15% coverage would be allowed at 3' and 25% at 5', extrapolating for 22% coverage would give you 4.4' which is less than what currently exists.

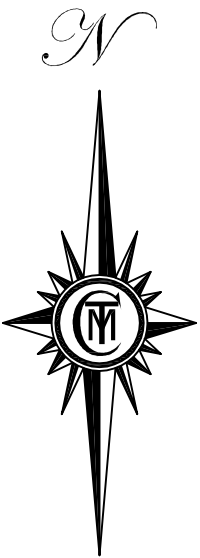
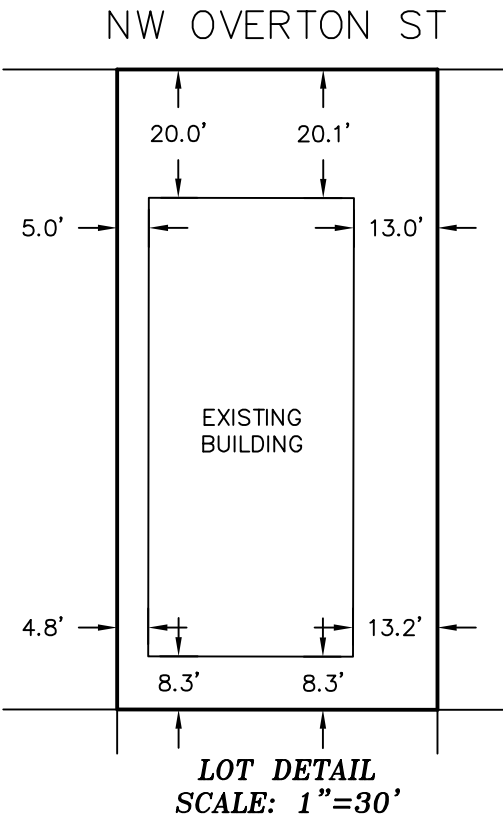
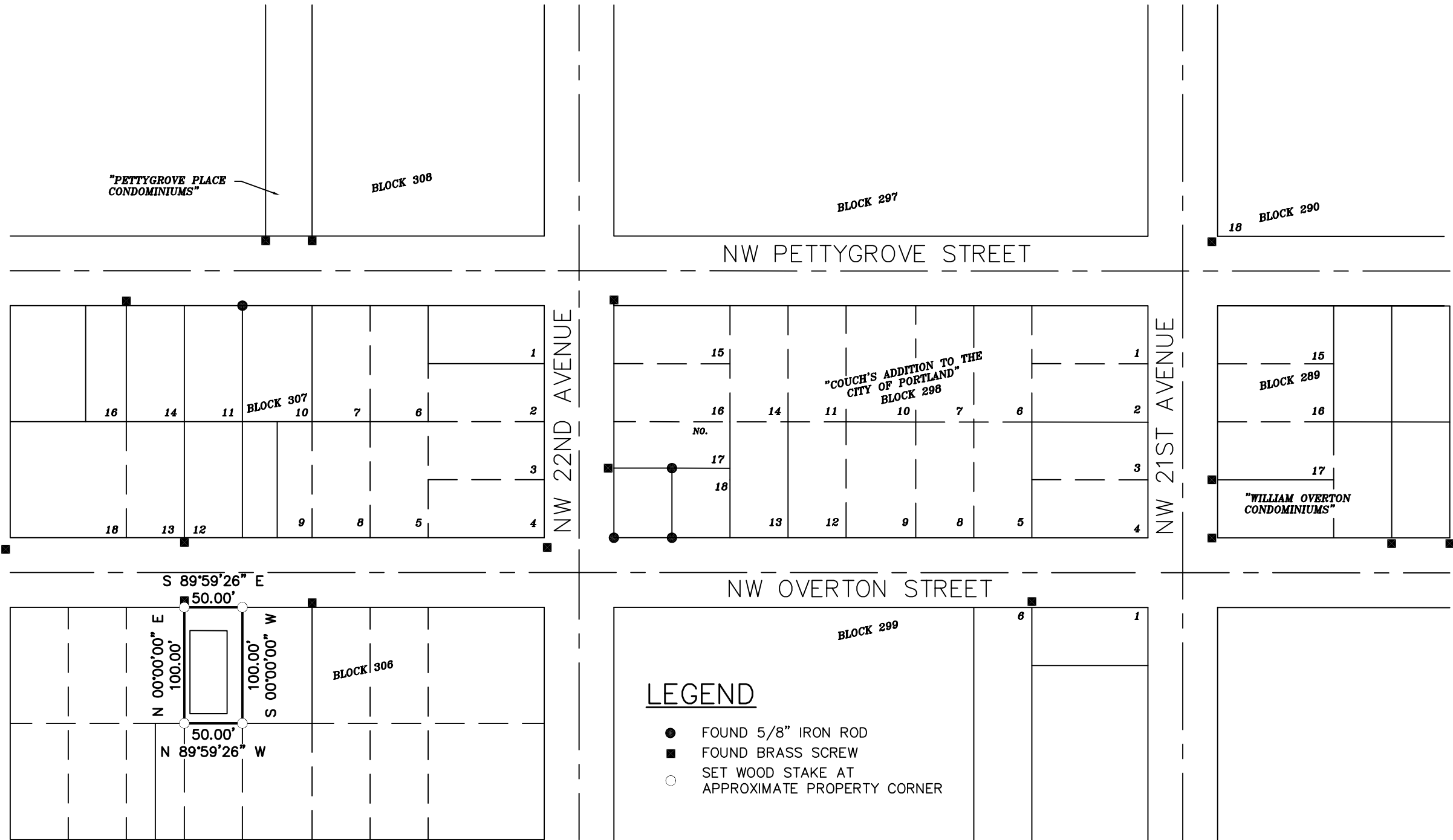
### APPEAL DECISION

**Increase in exterior wall openings at property line where openings are not allowed: Denied. Proposal does not provide equivalent Life Safety protection.**

**Appellant may contact John Butler (503 823-7339) with questions.**

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, 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.

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**LEGEND**

- FOUND 5/8" IRON ROD
- FOUND BRASS SCREW
- SET WOOD STAKE AT APPROXIMATE PROPERTY CORNER

**BLOCK DETAIL  
SCALE: 1"=100'**

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR


*David Roeger*

OREGON  
SEPTEMBER 11, 2018  
DAVID ROEGER  
86811

EXPIRES DECEMBER 31, 2020

**NOTES**

1. THE PURPOSE OF THIS MAP WAS TO SHOW MONUMENT FOUND AND USED TO ESTABLISH THE BOUNDARY AND TEMPORARY PROPERTY CORNER MARKERS (WOOD STAKES) SET FOR 2256 NW OVERTON ST.
2. THE BASIS OF BEARINGS WAS PER SURVEY NUMBER 65621, MULTNOMAH COUNTY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF CONRAD CONSTRUCTION, LLC.
4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED AT THIS TIME.

<i>EXHIBIT</i>	<i>2256 NW OVERTON ST</i>
NW 1/4 SEC 33, T1N, R1E, W.M.	 <i><b>CMT SURVEYING AND CONSULTING</b></i> 20330 SE HIGHWAY 212 DAMASCUS, OR 97089 PHONE (503) 850-4672 FAX (503) 850-4590
CITY OF PORTLAND	
MULTNOMAH COUNTY, OREGON	
FEBRUARY 1, 2019	
DRAWN: DMR CHECKED: SPF	
SCALE VARIES ACCOUNT # 500-677	
Y:\500-677\DWG\500677BASE	



# OVERTON CONDO REMODEL

## PROJECT SCOPE

INTERIOR REMODEL OF BASEMENT APARTMENT TO OBTAIN PERMITS AS A LIVING UNIT. TO INCLUDE DEMOLITION OF NON-BEARING PARTITION WALLS. \*NOTE- BUILDING WAS CONSTRUCTED PRIOR TO 1978 AND MAY CONTAIN BOTH LEAD PAINT AND ASBESTOS MATERIALS. CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL NECESSARY PROCEDURES FOR REMOVAL AND DISPOSAL OF SUCH MATERIALS IN ACCORDANCE WITH PORTLAND CITY CODE SECTION 24.55.205 AND OREGON STATE REGULATIONS.

## DEFERRED SUBMITTAL

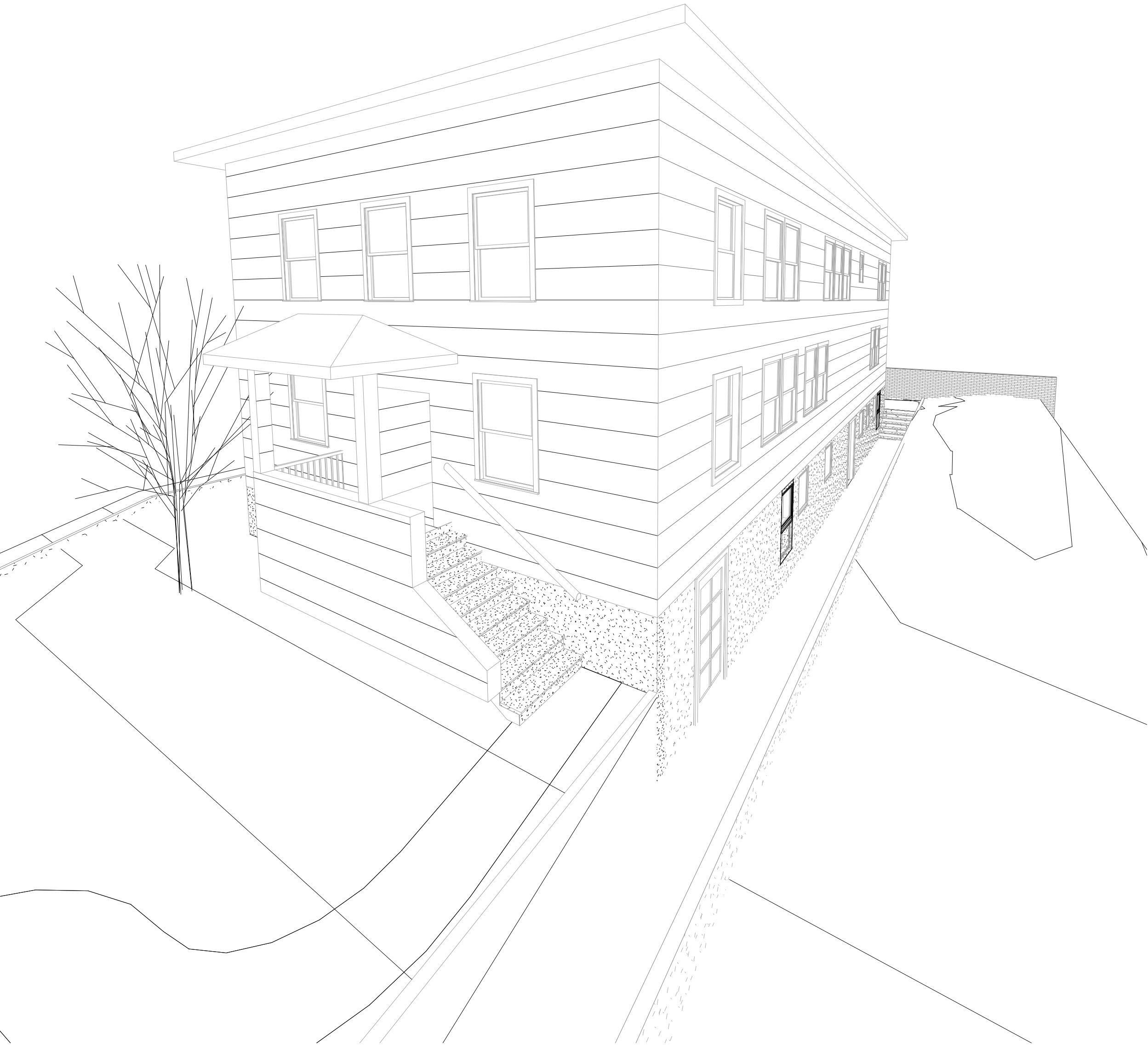
SPRINKLER DWGS TO BE DEFERRED SUBMITTAL

## DRAWING INDEX

DWG No.	DWG NAME
A0.0	COVER
A1.0	SITE PLAN
A2.0	BASEMENT AND DEMO PLANS
A2.1	GROUND AND SECOND FLOOR PLANS
A2.2	CEILING PLAN & SCHEDULES
A3.0	ELEVATIONS
A3.1	SECTIONS AND WALL TYPES
A5.0	INTERIOR ELEVATIONS

## PROJECT TEAM

OWNER:	NANCY GUITTEAU 2905 NE 51ST AVE. PORTLAND, OR 97213	CONTRACTOR/ APPLICANT:	CONRAD CONSTRUCTION LLC 4784 N. LOMBARD ST SUITE B 169 PORTLAND, OR 97203 503-875-0176 patrick@conradconstruct.com
ARCHITECT:	LEWALLEN ARCHITECTURE, LLC 319 NE CEDAR ST. CAMAS, WA 98607 360.844.6002 jason@lewallenarchitecture.com		



## GENERAL

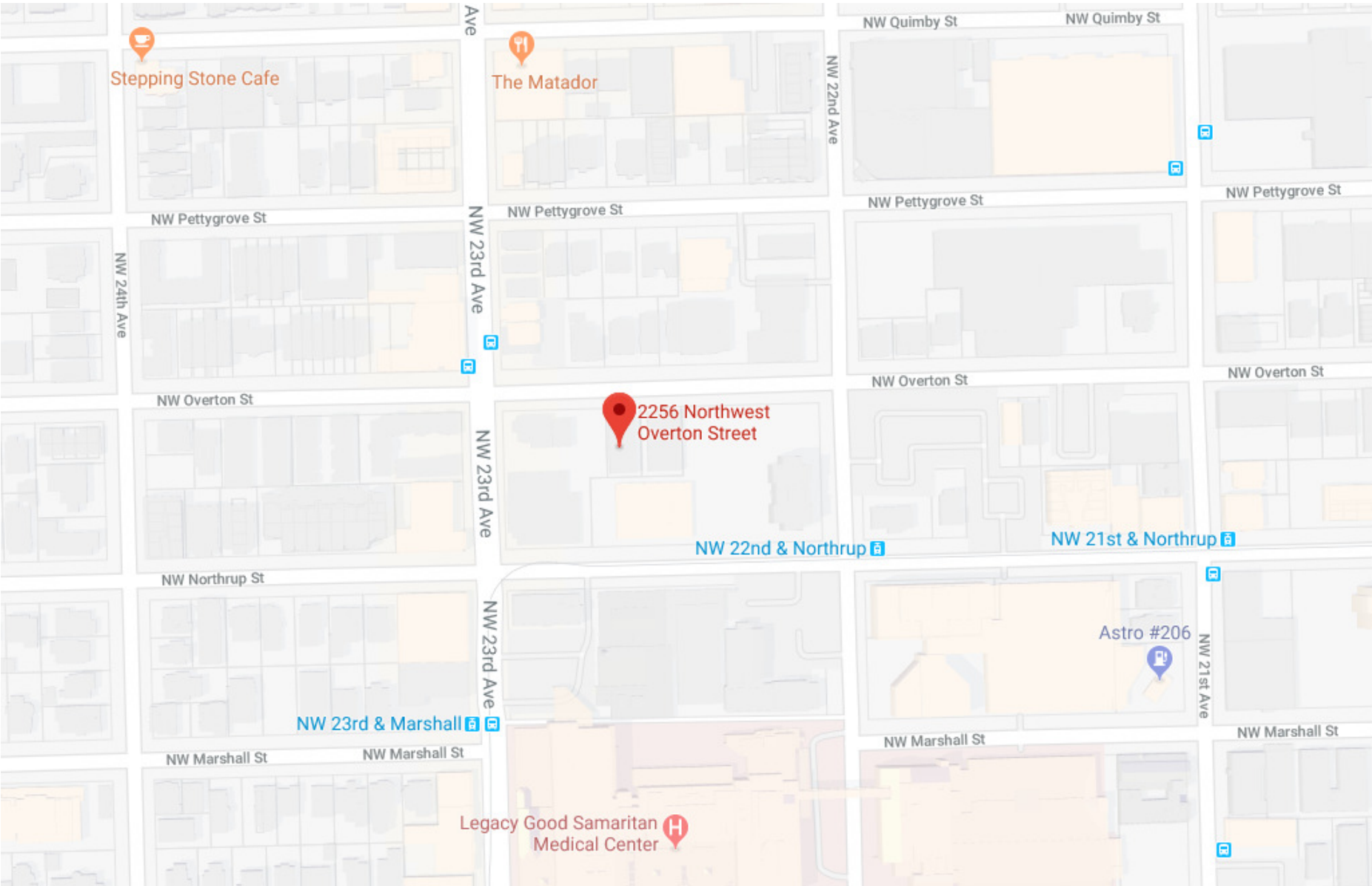
### CONTRACT DRAWINGS/DOCUMENTS

- THESE DRAWINGS ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THESE DRAWINGS OR RELATED DOCUMENTS IS GRANTED SOLEY FOR THE CONSTRUCTION OF THIS PROJECT AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT, OR FOR PUBLICATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- THESE DRAWINGS ARE GENERALLY DIAGRAMMATIC. ARCHITECTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION AND MAY NOT SHOW ALL OFFSETS, BENDS ETC FOR INSTALLATION OF PROPOSED EQUIPMENT OR WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING APPROPRIATE METHOD AND SEQUENCE OF CONSTRUCTION. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- ARCHITECT'S LAYOUT OF ELECTRICAL, PLUMBING, AND MECHANICAL IS SCHEMATIC ONLY. ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS TO DESIGN BUILD SYSTEM BASED UPON THE DRAWINGS PROVIDED BY ARCHITECT AND CONSULTANTS THAT OUTLINE THE SCOPE OF WORK AND PERFORMANCE STANDARDS PROVIDED. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- SCALE AND DIMENSIONS
  - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS OR GRAPHICAL DRAWINGS.
  - ALL DIMENSIONS ARE TO FACE OF STRUCTURE (STUDS, CMU, CONCRETE, ETC..) UNLESS NOTED OTHERWISE. SEE ASSEMBLIES.
  - FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING ANY WORK, NOTIFY ARCHITECT OF DISCREPANCIES.
- DRAWINGS AND NOTES ARE HEIRARCHICAL. SPECIFIC NOTES TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES UNLESS SPECIFICALLY REFERENCED. DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER GENERAL DETAILS, OR DETAILS NOTED AS "TYPICAL" OR "TYP".

### CONSTRUCTION AND CONSTRUCTION ADMINISTRATION

- CONTRACTORS ARE RESPONSIBLE FOR ALL PERMITS PERTAINING TO THEIR WORK.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS SET BY THE LATEST EDITION OF THE WASHINGTON STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES.
- CONTRACTOR SHALL ASSURE THE SAFETY OF WORKERS AND SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- LOCATE EXISTING UTILITIES WHETHER INDICATED OR NOT AND PROTECT FROM DAMAGE.
- SUBSTITUTIONS/ATERNATIVES
  - ALL ASSEMBLIES AND DETAILS TO BE CONSTRUCTED AS INDICATED IN DRAWINGS. WHERE NOT INDICATED, OR WHERE SUBSTITUTIONS/ALTERATIONS ARE PROPOSED, APPROVAL MUST BE OBTAINED FROM ARCHITECT PRIOR TO PERFORMING WORK.
  - ALL MATERIALS, PRODUCTS, AND EQUIPMENT TO BE AS INDICATED IN DRAWINGS AND SPECIFICATIONS. WHERE NOT INDICATED, OR WHERE SUBSTITUTIONS/ALTERATIONS ARE PROPOSED, APPROVAL MUST BE OBTAINED FROM ARCHITECT PRIOR TO INSTALLATION.

## VICINITY MAP

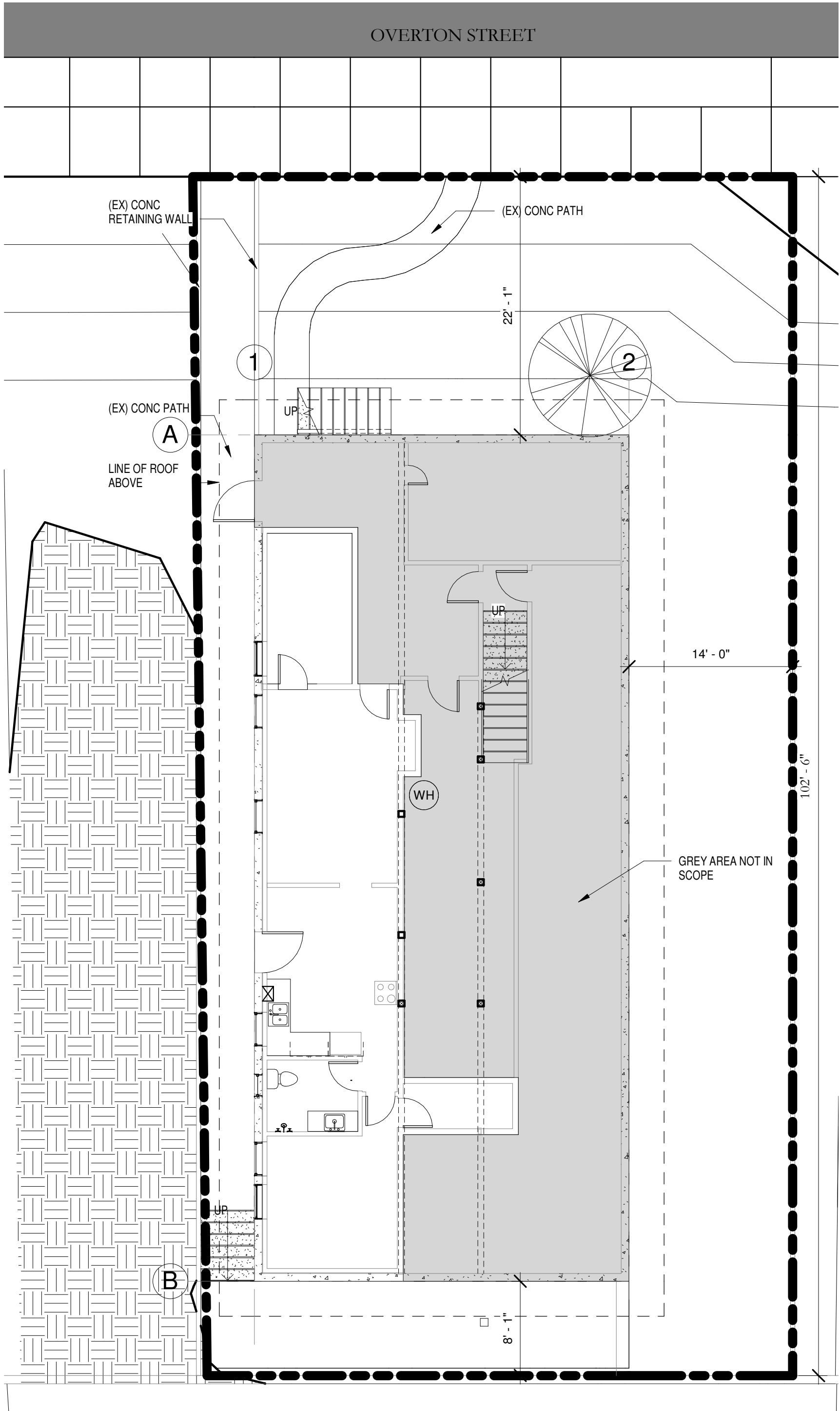


## GENERAL ANNOTATIONS

±	APPROXIMATELY
Ø	DIAMETER
ABV	ABOVE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AHJ	AUTORITY HAVING JURISDICTION
BLW	BELOW
BO	BOTTOM OF
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
CODE	APPLICABLE REGULATIONS GOVERNING WORK
	*SEE CODE SUMMARY SHEETS
DIM	DIMENSION
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
ELEV	ELEVATION
EJ	EXPANSION JOINT
EQ	EQUAL
EXP	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FF EL	FINISHED FLOOR ELEVATION
FLR	FLOOR
FO	FACE OF
GA	GAUGE
GB / GYP	GYPSUM BOARD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HB	HOSE BIB
ID	INSIDE DIAMETER
IIC	IMPACT INSULATION CLASS
INT	INTERIOR
MH	MANHOLE
MFR	MANUFACTURER
MO	MASONRY OPENING
MW	MICROWAVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OPH	OPPOSITE HAND
PT	PRESSURE TREATED
RD	ROOF DRAIN
REF	REFRIGERATOR
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SAN	SANITARY
SD	SMOKE DETECTOR
SF	SQUARE FOOT (FEET)
SIM	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
TO	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WH	WATER HEATER







SITE INFORMATION  
CODE / ZONING REVIEW

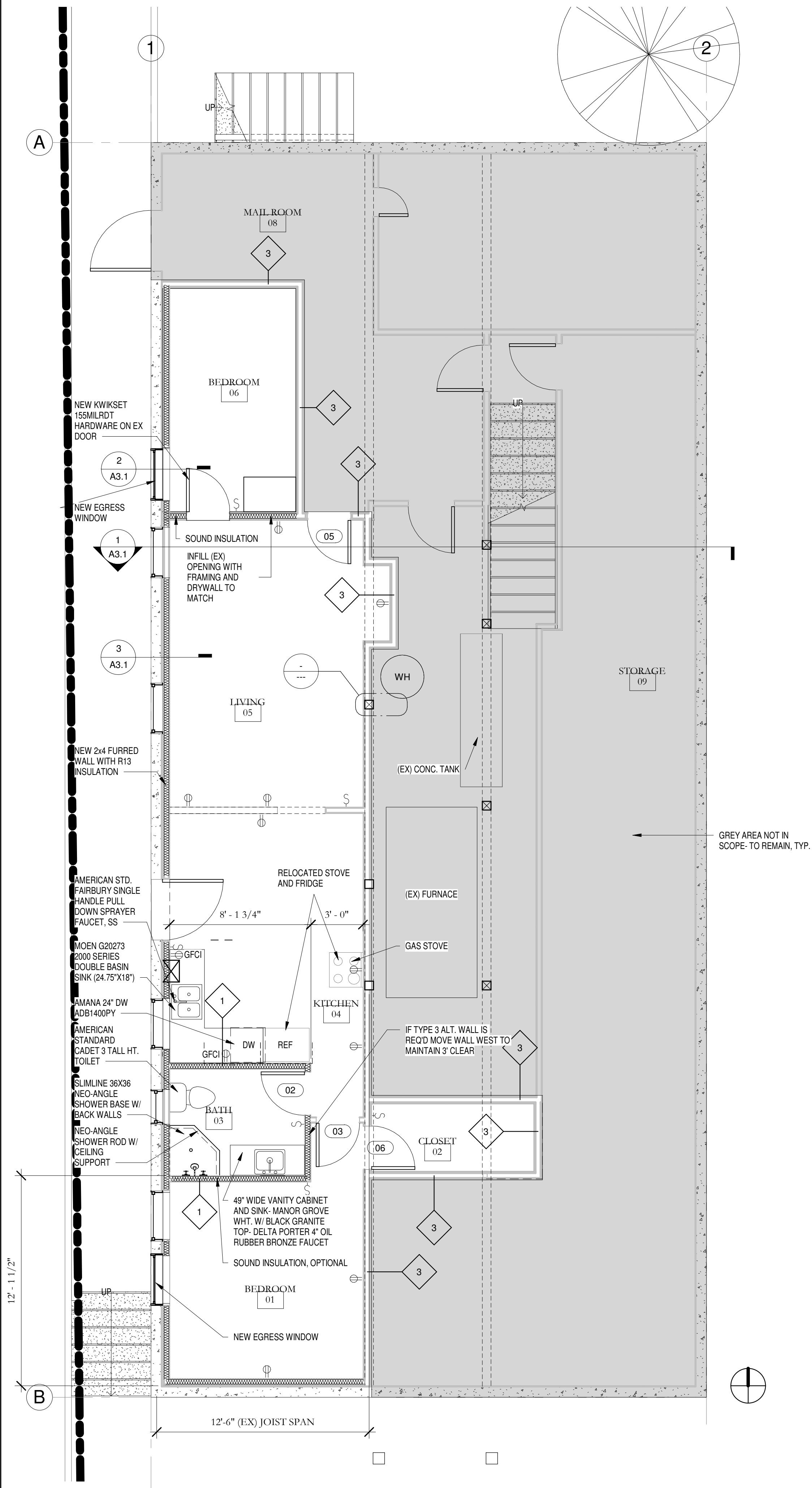
PROPERTY OWNER:	NANCY GUITTEAU
LOCATION:	2256 NW OVERTON ST. PORTLAND, OR 97232
PROPERTY ID:	R141350
TAX ROLL:	COUCHS ADD, BLOCK 306, LOT 11
ZONE:	CI-2
BUILDING CODE:	ORS 2015
ENERGY CODE:	OREGON ENERGY CODE
CONSTRUCTION TYPE:	VB
SITE/BUILDING AREA:	
LOT SIZE	.11 ACRES
(N) TOTAL BUILDING AREA	6,960 SF
TOTAL LIVING AREA:	
(EX) DAYLIGHT BASEMENT - LIVING SPACE	680 SF
(EX) MAIN FLOOR	2,320 SF
(EX) SECOND FLOOR	2,320 SF
PLUMBING FIXT.	
	TOTAL
TOILET	1
SHOWER	1
KIT-SINK	1
LAVATORIES	1
DISH WASHER	1
WATER DISTRICT:	
CITY OF PORTLAND WATER BUREAU	
SEWER / WASTE:	
BUREAU OF ENVIRONMENTAL SERVICES	

1 SITE PLAN  
1/8" = 1'-0"

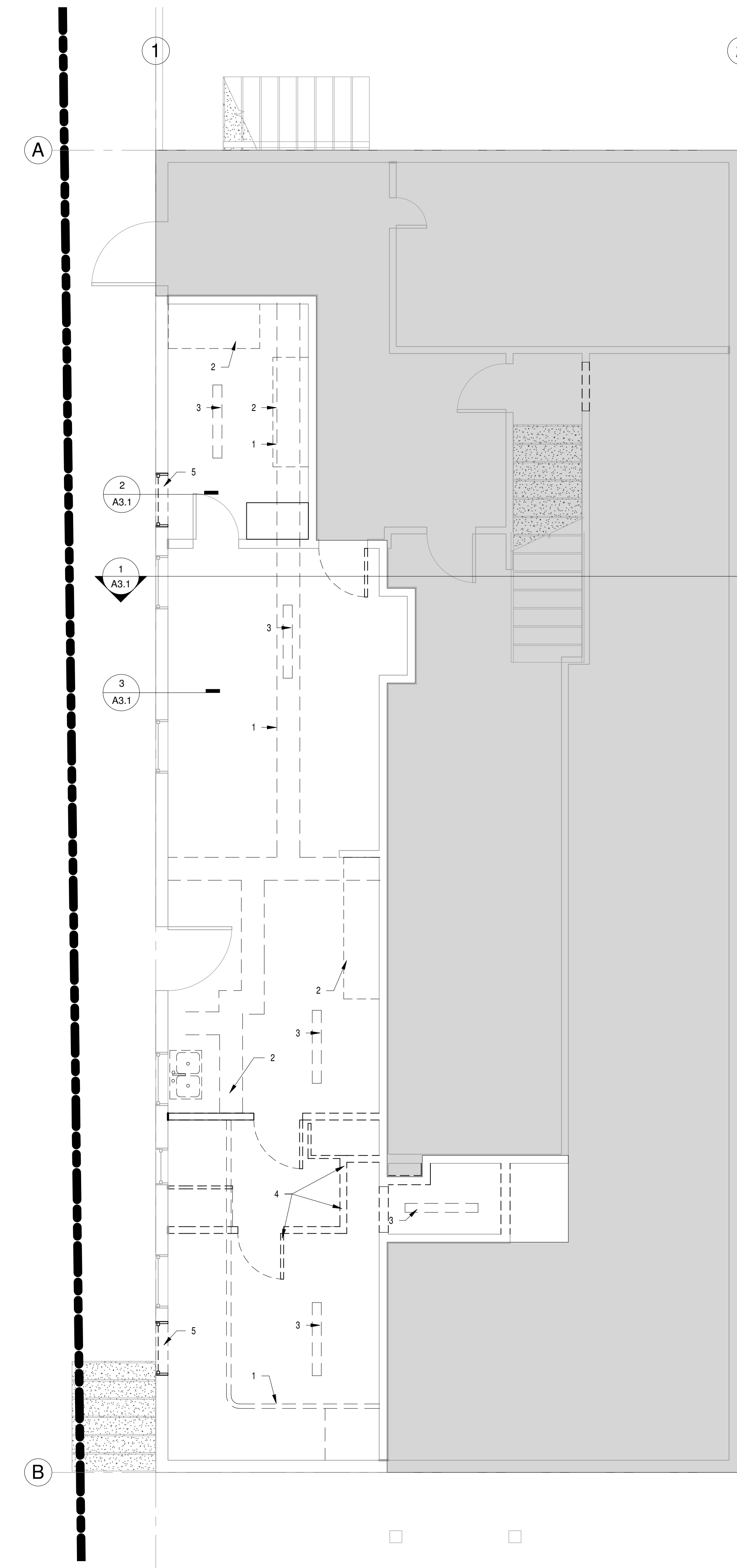
CODE SUMMARY

CONSTRUCTION TYPE 602.2	RATING (TABLE 601)	OCCUPANCY (SECT.310)	ALLOWABLE HEIGHTS AND AREAS (TABLE 503)	SEPARATION RATING (TABLE 707.3.10)	CEILING SEPARATION (SECT. 711.3)	OCC. SEPARATION (SECT. 508.4)	SPRINKLERS (SECT. 420.5)	OCCUPANT LOAD PER SQFT.	TOTAL OCCUPANT LOAD	EGRESS WIDTH (2" X OCCUPANT LOAD) 1005.3.2	EXIT DISTANCE (TABLE 1016.2)	COMMON PATH OF TRAVEL (TABLE 1014.3)	EXIT ACCESS (TABLE 1015.1)	CORRIDOR RATING (TABLE 1018.1)	PLUMBING FIXTURES (TABLE 2902.1)
VB	VB	R2 (NON-SEPARATED METHOD)	7,000 SQFT, 2 STORY, 40 FEET MAX. HEIGHT		1 HOUR	2 HOURS R2 AND S-1 NON- SPRINKLERED	REQ'D FOR R OCC	(TABLE 1004.1.2) 1/200	3	MIN. 36" TABLE 1018.2)	250'	125'	F-1 OCC. MAX. OCC. LOAD = 3 1 EXIT REQ'D	R2 OCC.	R2 1 PER UNIT
	0 HR. FOR ALL WALLS	RESIDENTIAL RENTAL CONDO	COMPLIES- 6,960 SQFT 2 STORY	UNDER MAX. AREA- NO AREA SEPARATION REQ'D	CEILING TO BE 1 HR RATED	2 HR WALLS NOTED ON FLOOR PLANS	SPRINKLER SYSTEM TO BE ADDED TO REMODELED SPACE	RESIDENTIAL 715 SQFT - 3 OCCS		36" MIN. PROVIDED	<250' COMPLIES	<125' COMPLIES	1 EXIT PROVIDED + BEDROOM EGRESS WINDOWS	NO RATING REQ'D	1 W/C, 1 LAV, 1 SHOWER PROVIDED





1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"



2 BASEMENT DEMO  
1/4" = 1'-0"

GENERAL DEMO NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION.
2. HOME TO REMAIN SECURE FROM UNAUTHORIZED ENTRY DURING ENTIRE PERIOD OF CONSTRUCTION.
3. CONTRACTOR TO MAINTAIN AND PROTECT EXIT PATHS THROUGH EXISTING BUILDING AT ALL TIMES.
4. CONTRACTOR TO PROVIDE MIN. 1 WEEK LEAD TIME NOTICE TO OWNER FOR ANY SHUTDOWN OF UTILITIES.
5. PLAN ALL DEMO WORK FOR MINIMAL INTERRUPTIONS TO OWNER'S OPERATIONS.
6. PROTECT ALL EXISTING STRUCTURES, EQUIPMENT, FIXTURES, AND ADJACENT AREAS FROM CONTRACTOR'S OPERATIONS.
7. VERIFY IF OWNER INTENDS TO RETAIN ANY REMOVED FIXTURES, MATERIALS, DOORS, WINDOWS, ETC BEFORE DISPOSING / RECYCLING. CONTRACTOR IS RESPONSIBLE FOR REMOVAL / DISPOSAL OF ALL CONSTRUCTION DEBRIS NOT RETAINED BY OWNER.
8. TEMPORARY BARRICADES SHALL BE INSTALLED AROUND AREAS WHERE DEMOLITION IS BEING PERFORMED TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND THE SITE IN ACCORDANCE WITH OSHA REQ'S. COORDINATE W/ OWNER.
9. PARTITIONS TO CONTROL DUST AND NOISE SHALL BE PROVIDED BY THE CONTRACTOR. PARTITIONS MUST BE INSTALLED IN ACCORDANCE WITH FIRE PROTECTION AND EGRESS REQ'S.
10. WALLS INDICATED TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. PREPARE ALL DISTURBED AREAS FOR NEW CONSTRUCTION.
11. ALL PORTABLE ITEMS WILL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
12. REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE PIPING, WASTE LINES, ETC. LINES TO BE CAPPED WITHIN WALLS, CEILINGS, AS REQ'D.
13. REMOVAL OF EXISTING ELECTRICAL SHALL INCLUDE CONDUIT, BOXES, WIRE, CABLE SUPPORTS, SWITCHES, FIXTURES, AND FIRE ALARM EQUIPMENT. BRANCH CIRCUIT REMOVAL SHALL BE BACK TO PANEL BOARD OR FIRST REMAINING ACTIVE JUNCTION BOX.
14. ALL EXISTING SERVICE TO UTILITIES SHALL BE MAINTAINED TO AREAS THAT ARE IN OPERATION OUTSIDE OF THE SCOPE OF WORK.
15. WHERE EXISTING PARTITIONS ARE REMOVED, FILL FLOOR RECESSES FLUSH W/ SURROUNDING FLOOR SURFACES TO PROVIDE A SMOOTH SUBSTRATE FOR NEW FLOOR FINISHES.
16. ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PAINTED OR PREPARED FOR NEW WALL COVERINGS. IF PAINTING IS REQ'D, ENTIRE WALL SHALL RECEIVE PAINT TO AVOID MISMATCH OF COLOR.
17. COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND SAFETY REQ'S OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION.
18. COMPLETE ALL DEMOLITION WORK SHOWN AS SPEC'D. COORDINATE DEMO SCHEDULES AND PREPARATION FOR FUTURE WORK WITH OWNER.
19. ALL FIRE PROTECTION SYSTEMS TO BE MAINTAINED AT ALL TIMES.
20. CORE EXISTING CONCRETE FOR NEW UTILITIES WHERE REQ'D.
21. BUILDING TO BE MAINTAINED IN WEATHER TIGHT CONDITION AT ALL TIMES.

LEGEND

- |                |                                  |
|----------------|----------------------------------|
| WH             | WATER HEATER                     |
| D.S.           | DOWNSPOUT                        |
| CJ             | CONTROL JOINT                    |
| (E)            | EXISTING                         |
| CL             | CENTERLINE                       |
| OSD            | SMOKE / CARBON MONOXIDE DETECTOR |
| Room name 101  | ROOM TAG, SEE SCHEDULE           |
| 11             | WINDOW TAG, SEE SCHEDULE         |
| 1              | WALL TAG                         |
| Spot Elevation | SPOT ELEVATION                   |
| 101            | DOOR TAG, SEE SCHEDULE           |
| F              | EXHAUST FAN                      |
| 11             | PLUMBING FIXTURE TAG             |
| 11             | EQUIPMENT TAG                    |

DEMO KEY NOTES

- 1 - (EX) PIPING, DUCTING, RACEWAY TO BE REMOVED
- 2 - (EX) CABINETRY / CASEWORK TO BE REMOVED
- 3 - (EX) LIGHTING TO BE REMOVED
- 4 - (EX) WALL / DOOR TO BE REMOVED
- 5 - (EX) WINDOW TO BE REMOVED. CONCRETE WALL TO BE SAW CUT TO ACCOMMODATE NEW EGRESS WINDOW



1805

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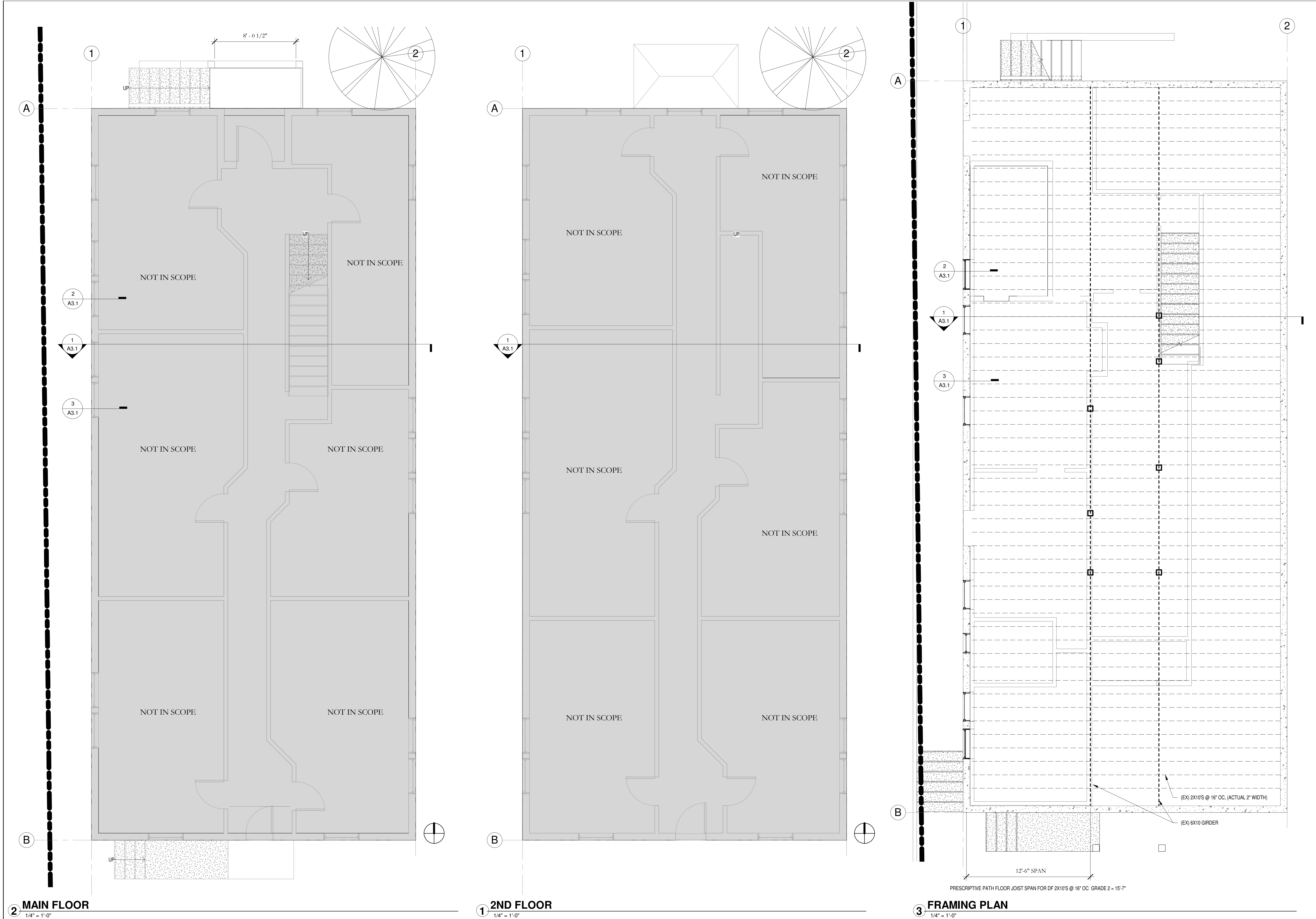
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Revisions

Number Date Revision Description

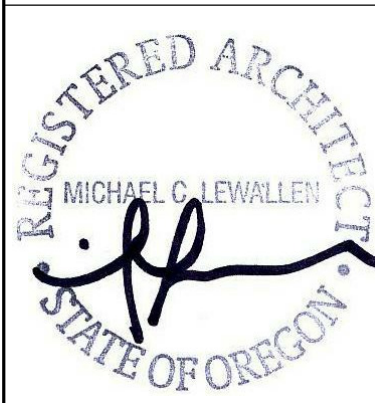
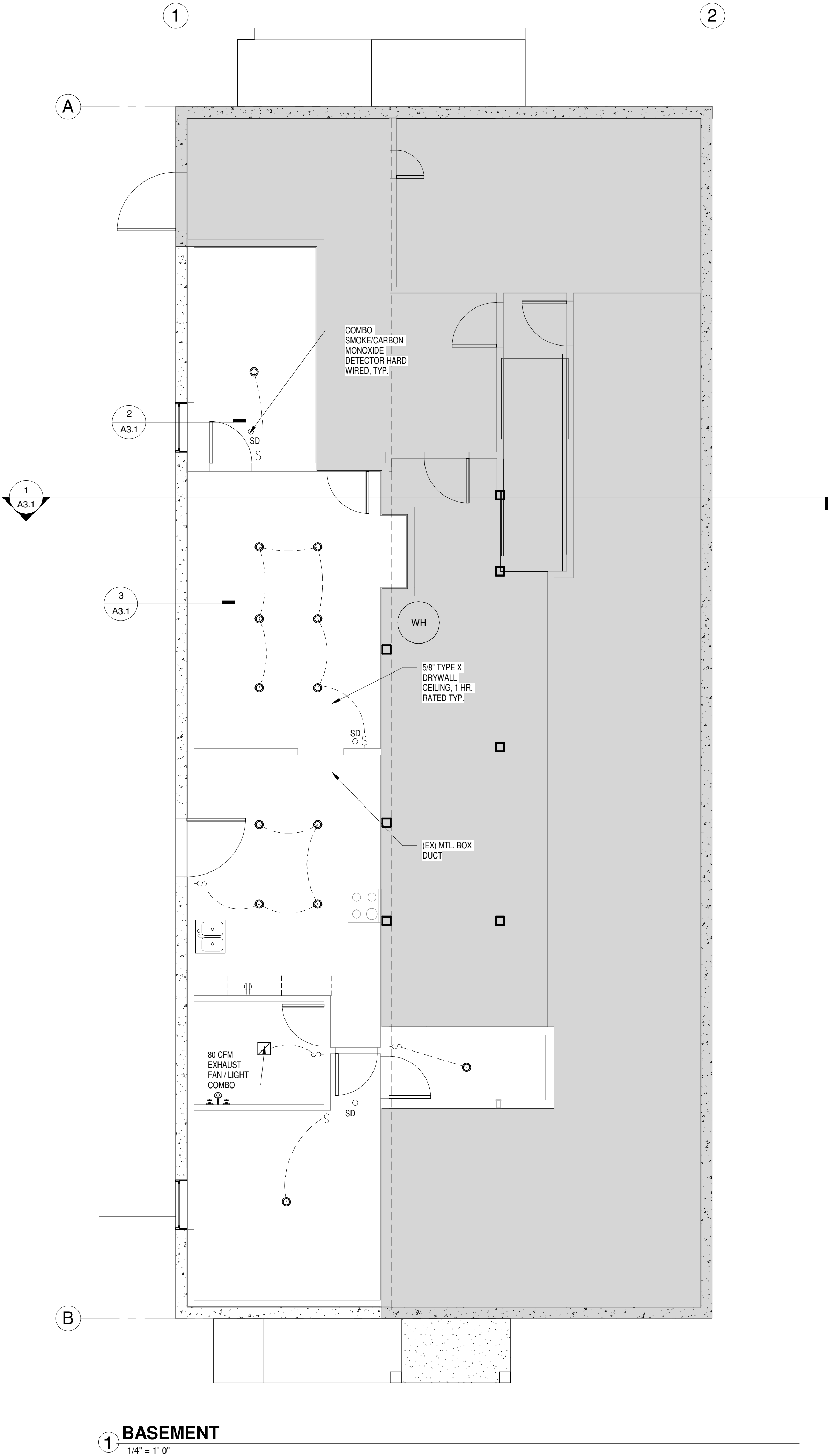
BASEMENT AND DEMO PLANS





Door Schedule								
Mark	Width	Height	Manufacturer	Model	Hardware	Phase Created	Description	Comments
02	2' - 6"	6' - 8"	JELD WEN		Kwikset 155MIL Lever handle w/ lock	New Construction	HOLLOW CORE FLUSH	
03	2' - 6"	6' - 8"	JELD WEN		Kwikset 155MIL Lever handle w/ lock	New Construction	HOLLOW CORE FLUSH	
05	2' - 6"	6' - 8"	JELD WEN	WOOD FLUSH	Mfr. recommended rated hardware	New Construction	FLUSH DOOR	1.5 HOUR RATED DOOR W/ CLOSER
06	2' - 6"	6' - 8"	JELD WEN		Kwikset 154MIL- Lever handle- passage	New Construction	HOLLOW CORE FLUSH	

Room Schedule					
Name	Number	Base Finish	Ceiling Finish	Wall Finish	Floor Finish
BEDROOM	01	RUBBER BASE-WHITE	5/8" TYPE X DRYWALL	PTD. DRYWALL-WHITE	CARPET- STAINMASTER ESSENTIALS BRONSON COBBLESTONE
CLOSET	02	RUBBER BASE-WHITE	5/8" TYPE X DRYWALL	PTD. DRYWALL-WHITE	CARPET- STAINMASTER ESSENTIALS BRONSON COBBLESTONE
BATH	03	RUBBER BASE-WHITE	5/8" TYPE X DRYWALL	PTD. DRYWALL-WHITE	PORCELAIN TILE- STYLE SELECTIONS IVETTA WHITE
KITCHEN	04	RUBBER BASE-WHITE	5/8" TYPE X DRYWALL	PTD. DRYWALL-WHITE	PORCELAIN TILE -AMERICAN OLEAN KENDAL SLATE-CARLISLE BLACK
LIVING	05	WD. BASEBD.PTD WHITE	5/8" TYPE X DRYWALL	PTD. DRYWALL-WHITE	REFINISH HARDWOOD FLOOR
BEDROOM	06	RUBBER BASE-WHITE	5/8" TYPE X DRYWALL	PTD. DRYWALL-WHITE	CARPET- STAINMASTER ESSENTIALS BRONSON COBBLESTONE
CLOSET	07	RUBBER BASE-WHITE	5/8" TYPE X DRYWALL	PTD. DRYWALL-WHITE	CARPET- STAINMASTER ESSENTIALS BRONSON COBBLESTONE



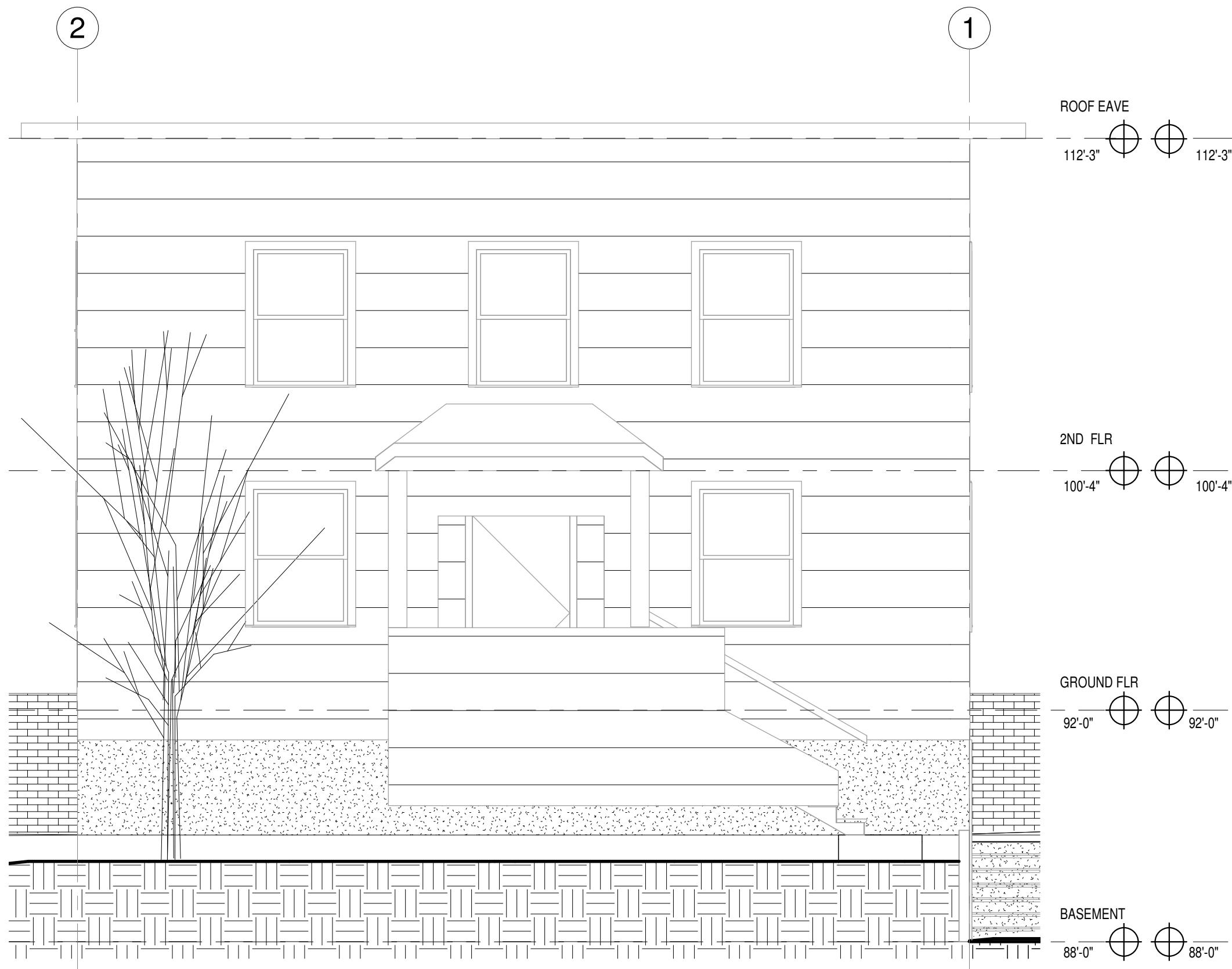
OVERTON CONDO

2256 NW OVERTON

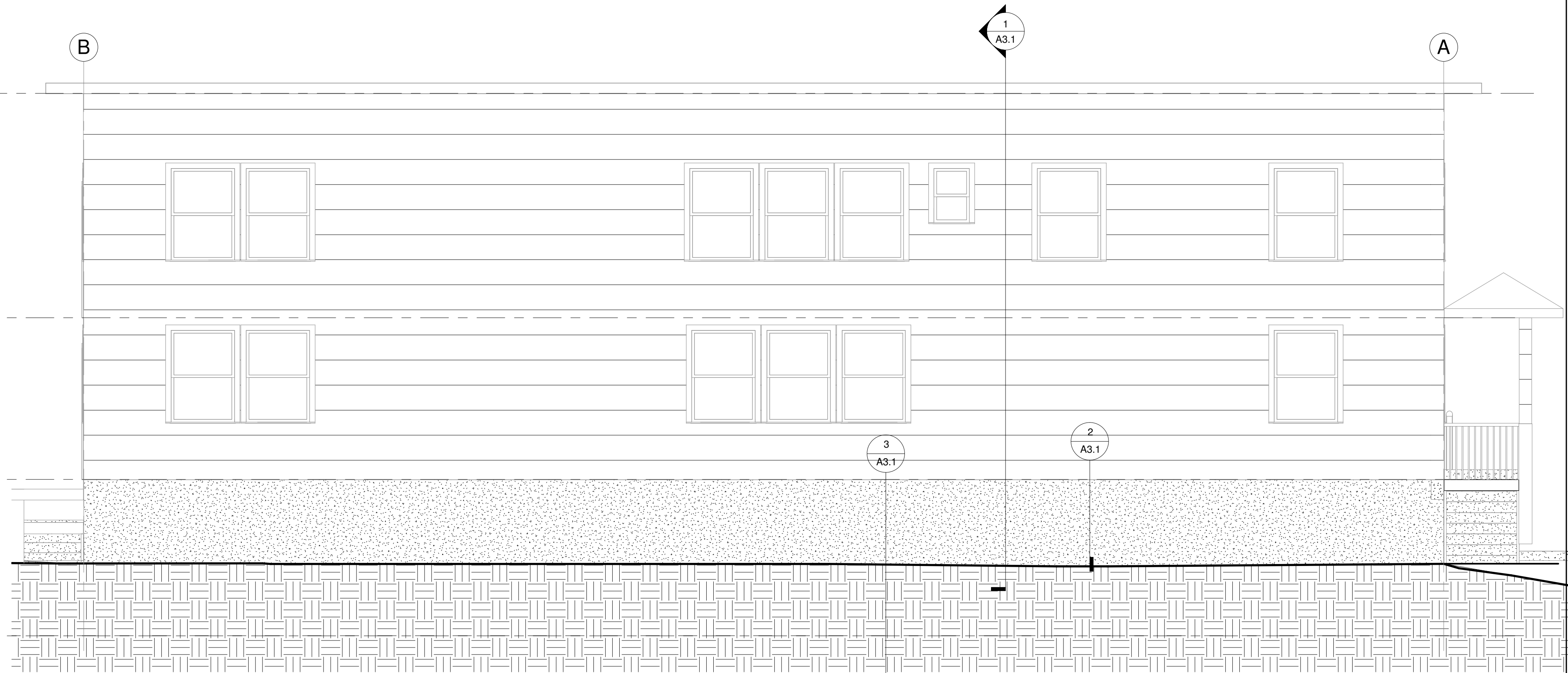
PORTLAND, OR

1805		
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Date:	Issued For:	
Revisions		
Number	Date	Revision Description
CEILING PLAN & SCHEDULES		

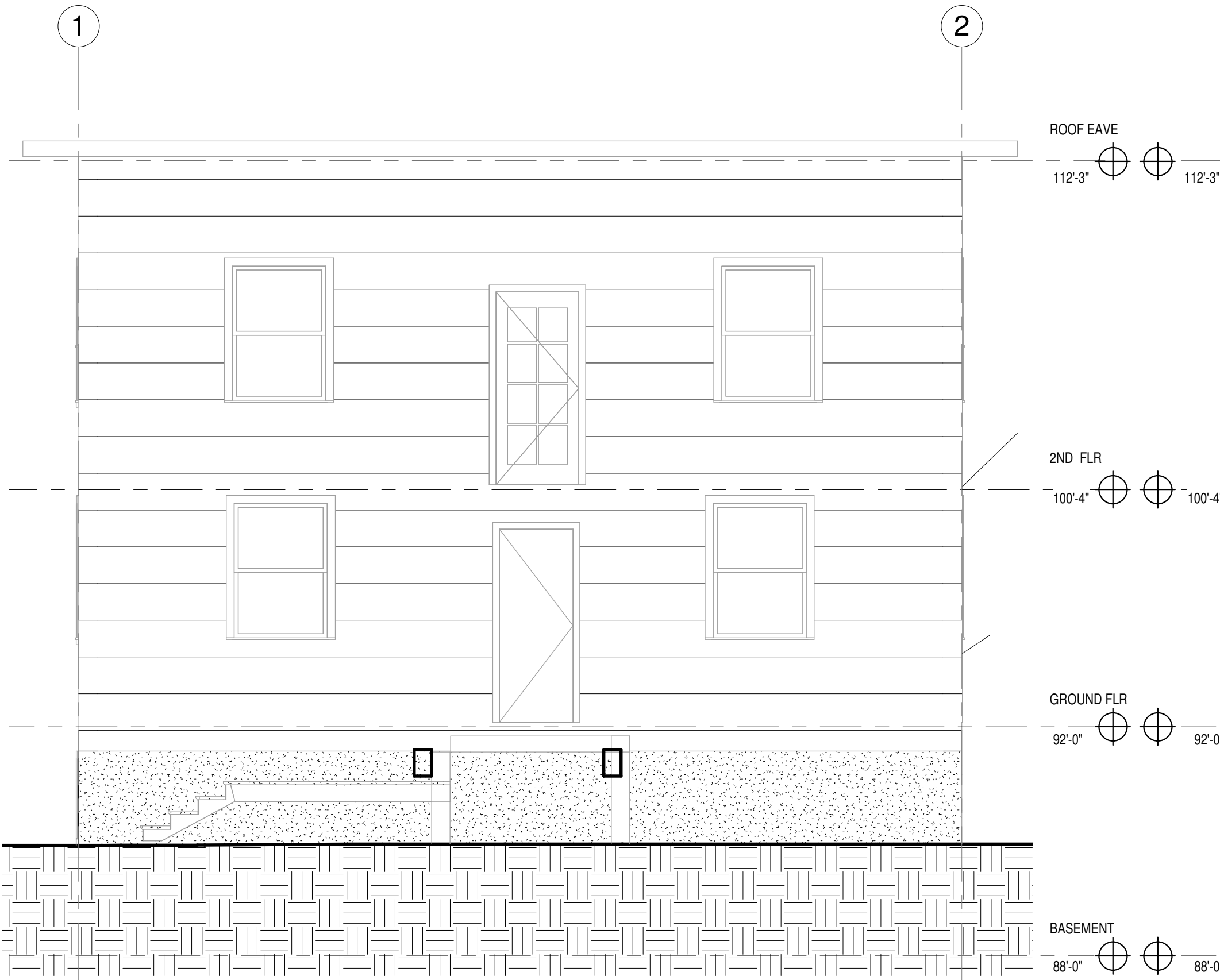




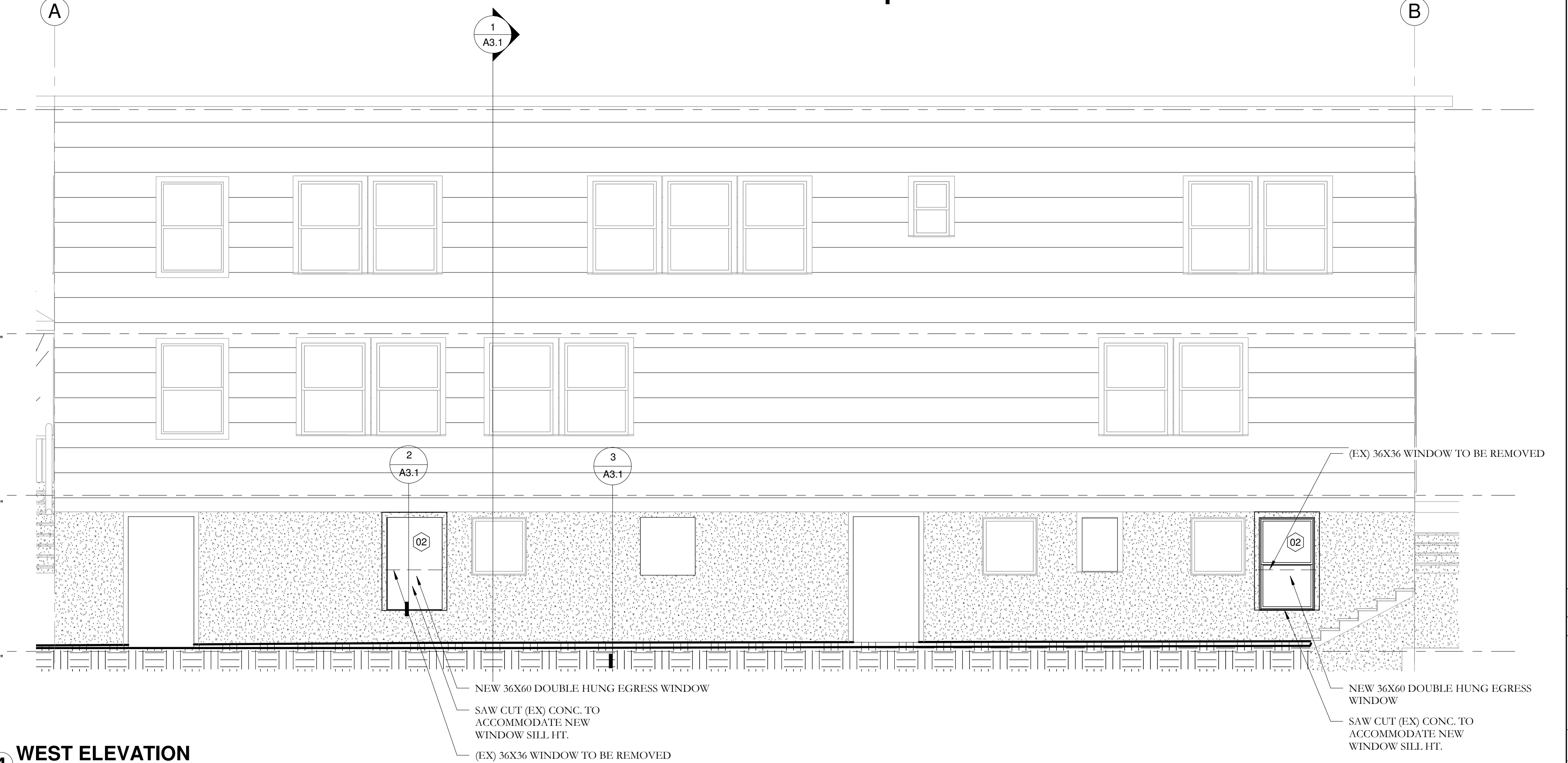
2 NORTH ELEVATION  
1/4" = 1'-0"



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



3 SOUTH ELEVATION  
1/4" = 1'-0"



4 WEST ELEVATION  
1/4" = 1'-0"

Window Schedule						
Type Mark	Width	Height	Manufacturer	Model	Operation	Comments
02	2' - 11 1/2"	4' - 11 1/2"	Integrity Windows and Doors	IFDH3050	DOUBLE HUNG	EGRESS WINDOW
02	2' - 11 1/2"	4' - 11 1/2"	Integrity Windows and Doors	IFDH3050	DOUBLE HUNG	EGRESS WINDOW



1805

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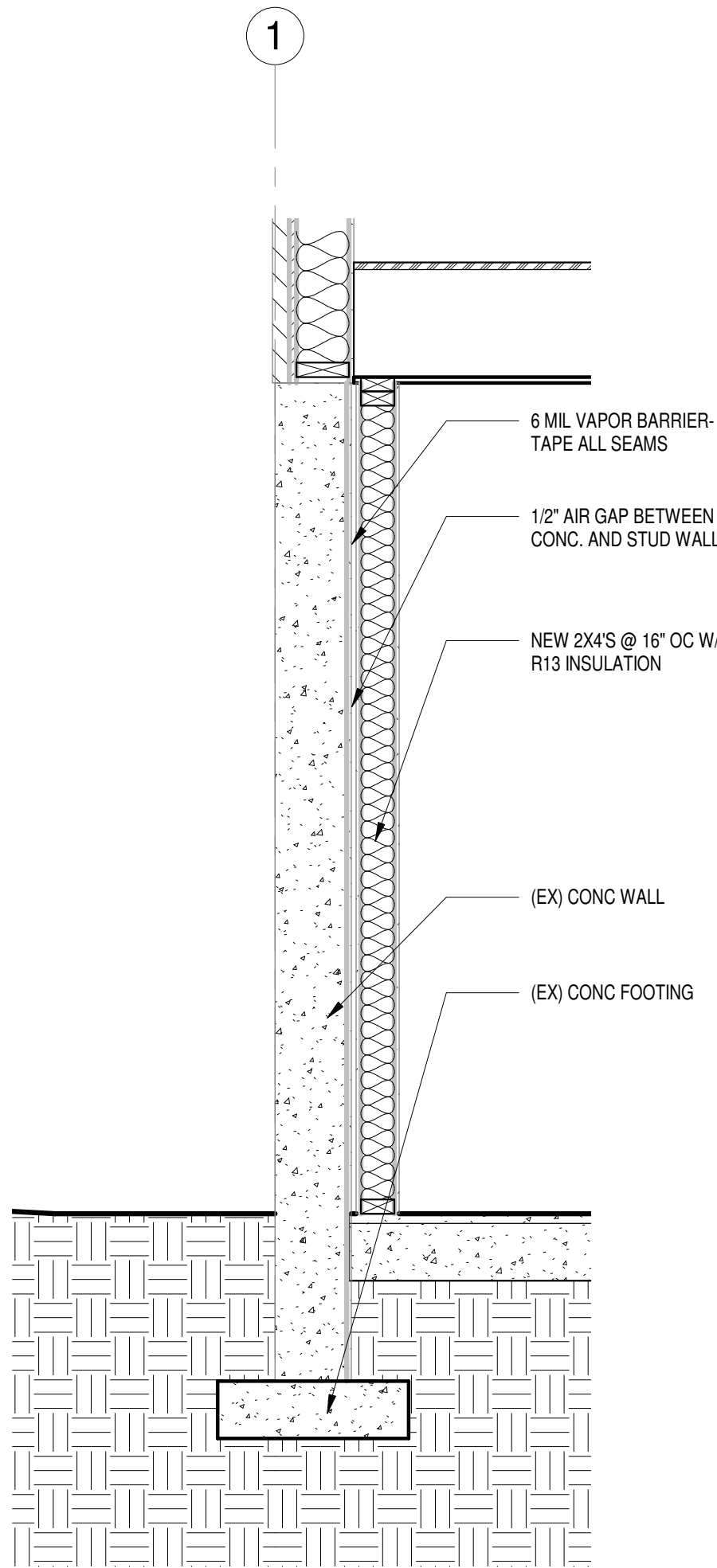
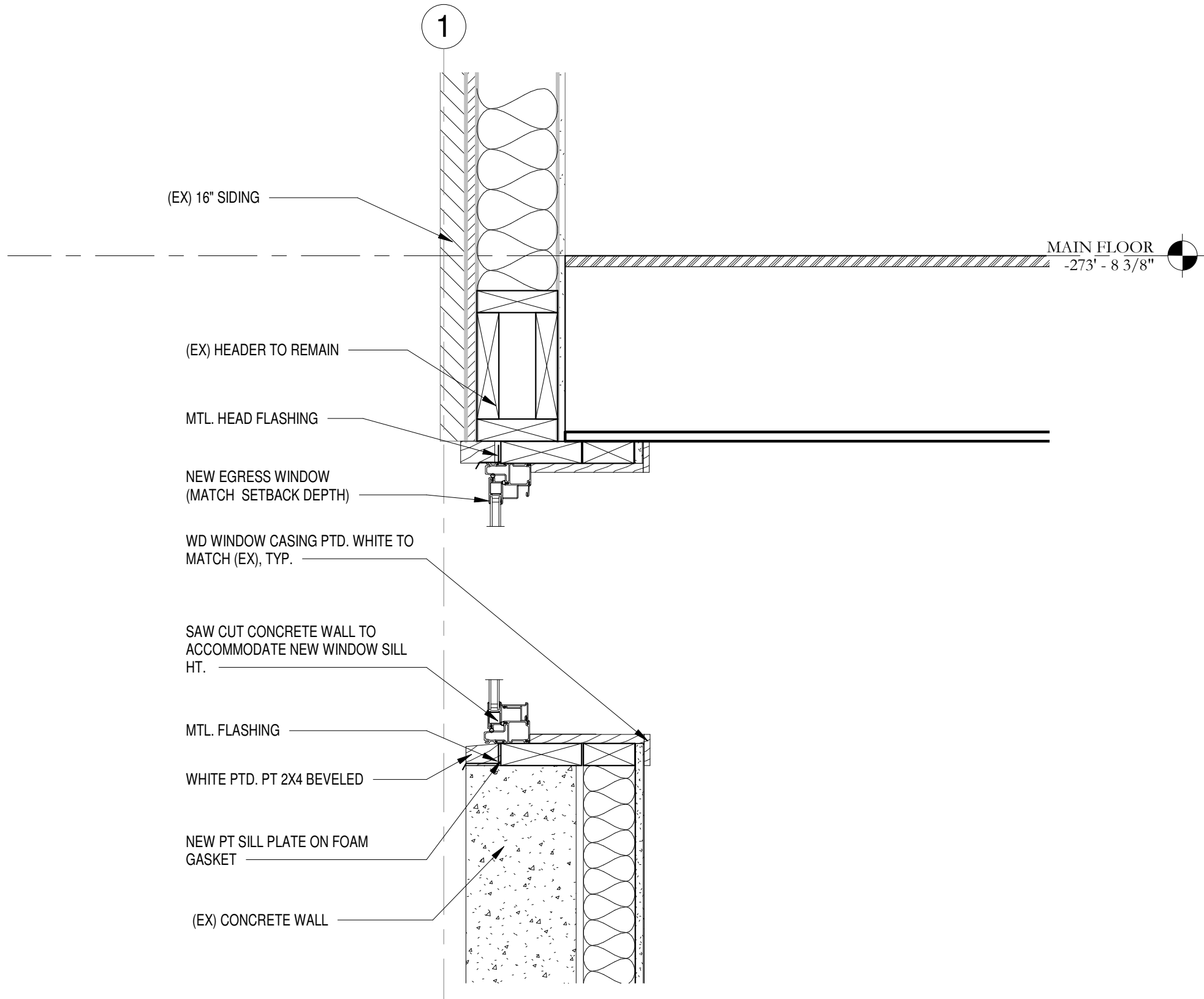
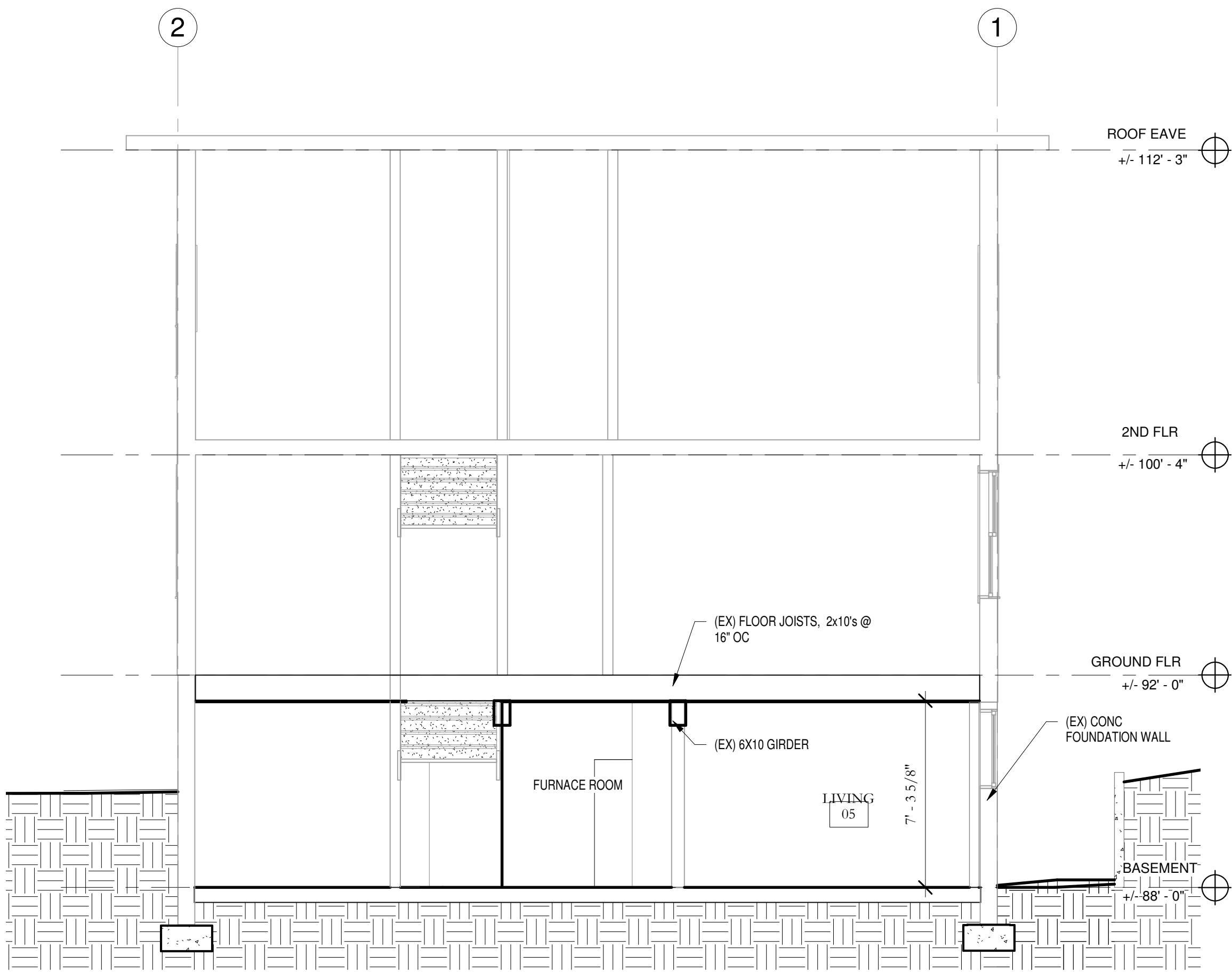
Date: Issued For:

Revisions

Number	Date	Revision Description
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ELEVATIONS

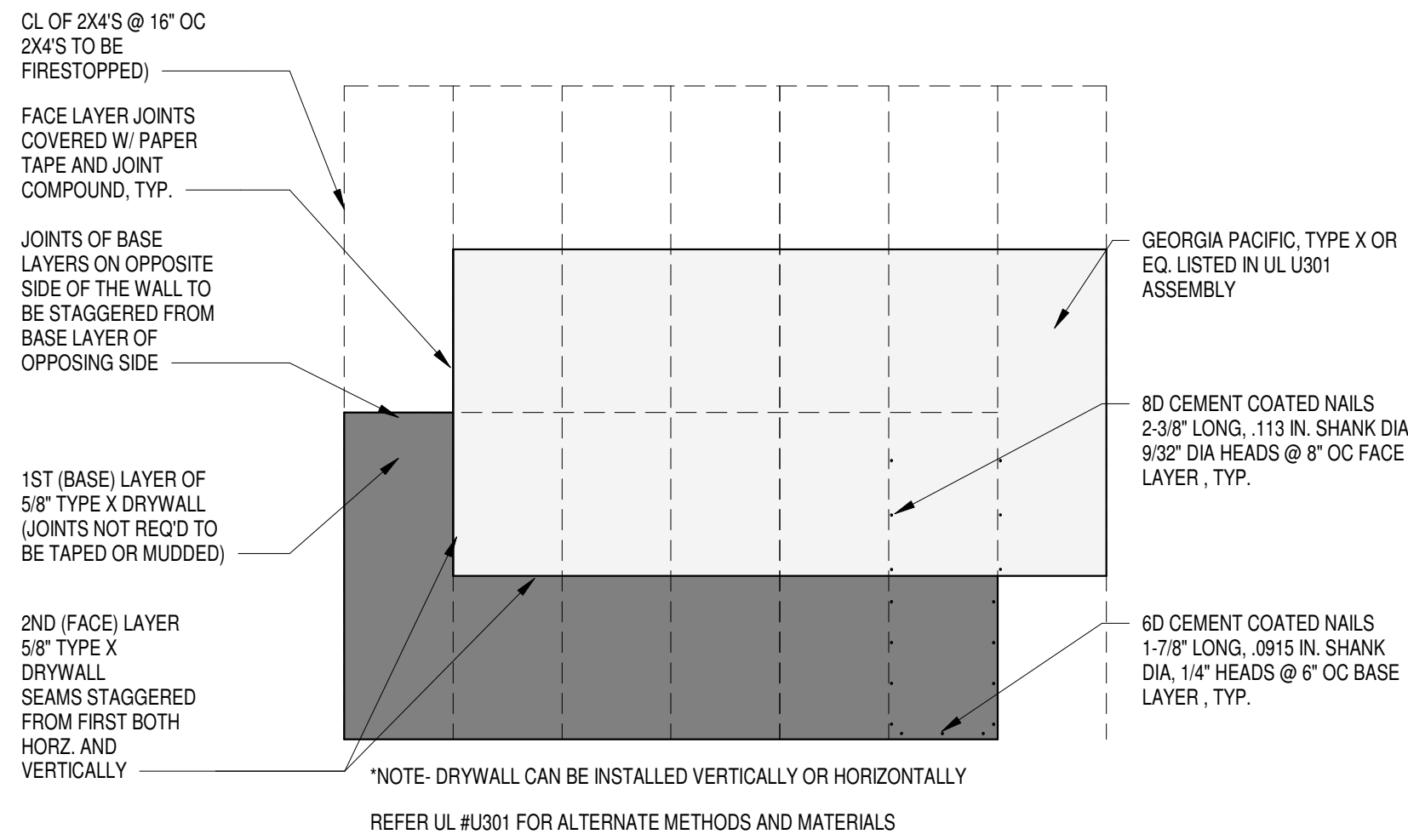
A3.0



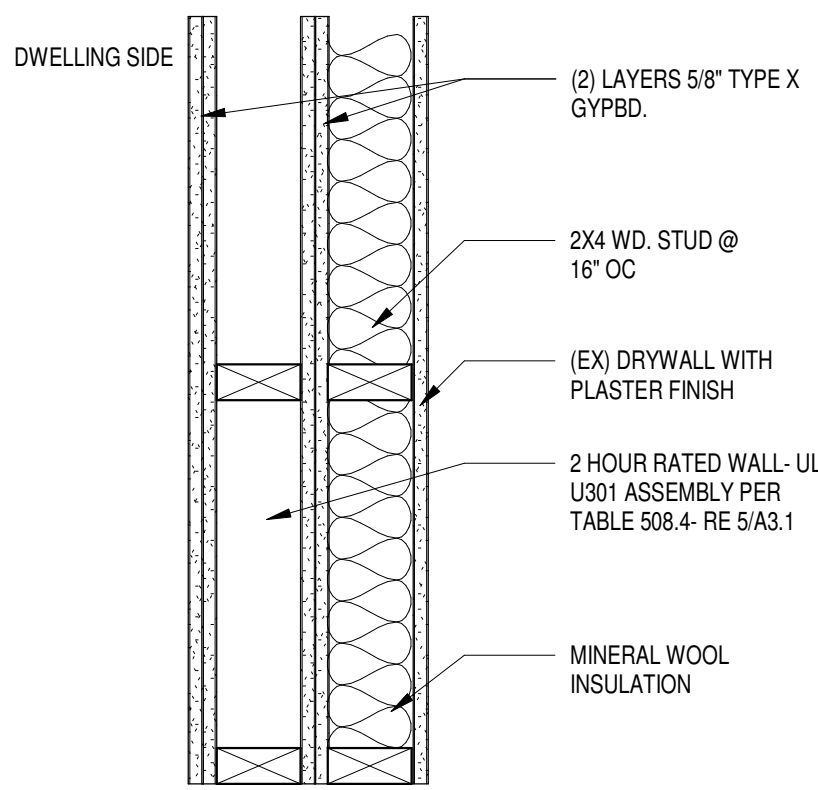
1 Section 1  
1/4" = 1'-0"

2 SILL AND HEADER EGRESS WINDOW  
1 1/2" = 1'-0"

3 TYP. EXTERIOR WALL CONDITION  
3/4" = 1'-0"

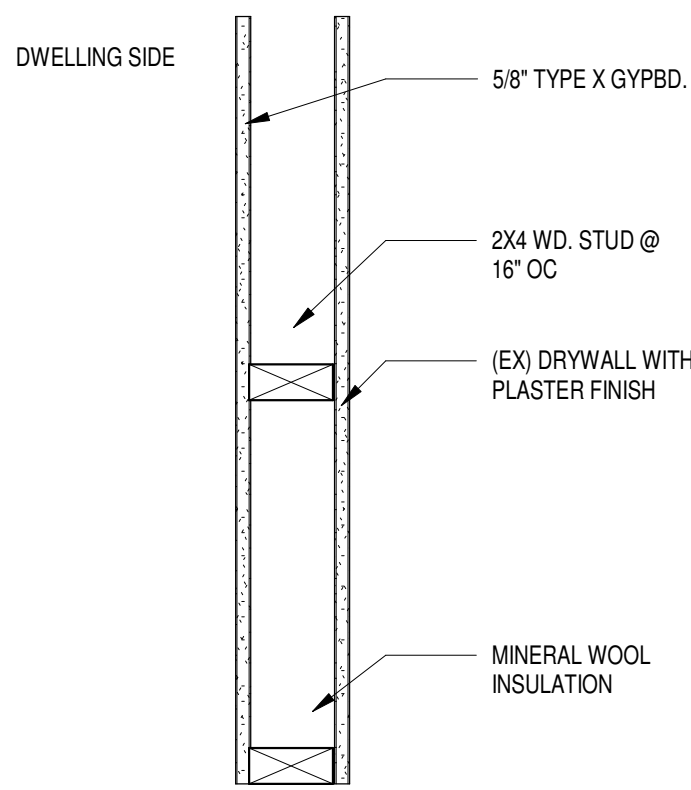


5 2 HOUR WALL (TYPE 3) PANEL LAYOUT  
1/2" = 1'-0"

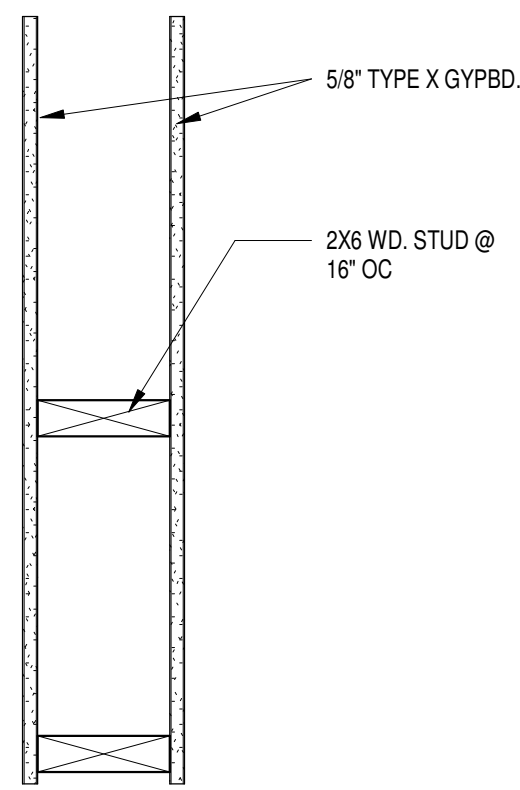


WALL TYPE 3-ALT

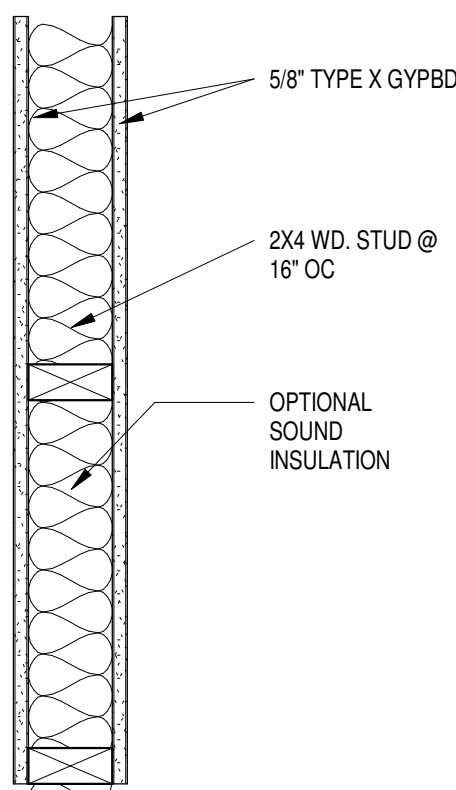
\*ALTERNATE 2 HOUR ASSEMBLY IF JURISDICTION  
REQUIRES PROTECTION ON BOTH SIDES



WALL TYPE 3



WALL TYPE 2



WALL TYPE 1

4 WALL TYPES  
1 1/2" = 1'-0"