

25-007859 REV 01 RS

CODE SUMMARY

SITE ADDRESS: 3126 SW FAIRVIEW BLVD
PORTLAND, OR 97205

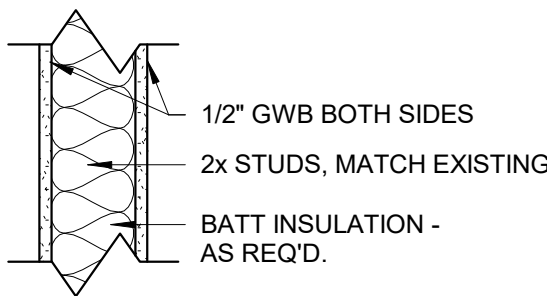
PROPERTY ID: R037501790
TAXLOT ID: 1N1E32CD -04400
ZONING: R-7

MAX BUILDING HEIGHT: 30 FT
BUILDING SETBACKS:
FRONT: 15 FT
SIDE: 5 FT
REAR: 10 FT
GARAGE ENTRY: 18 FT
SITE AREA: 8,300 SF (0.19 ACRES)

NO CHANGE TO AMOUNT OF IMPERMEABLE SURFACES

TAX LOT: 1N1E32CD -04400

ASSEMBLIES



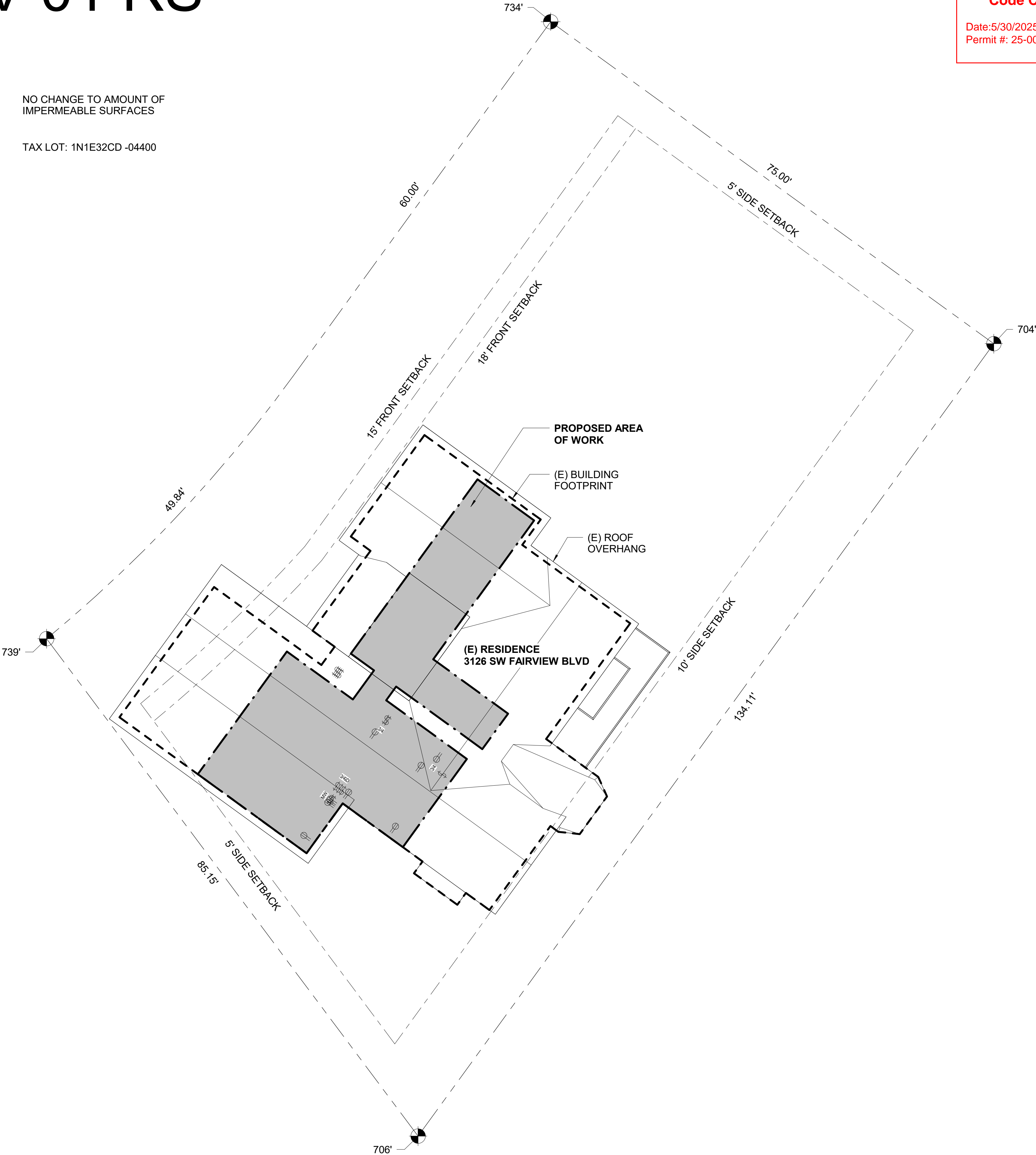
1 INTERIOR WALL

DOOR SCHEDULE

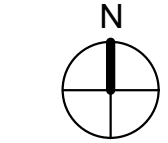
Mark	Operation	Width	Height	Comments
201A	DOUBLE SWING	4' - 0"	6' - 8"	
207	SWING	2' - 6"	6' - 8"	
208	SWING	2' - 8"	6' - 8"	
209	POCKET	2' - 10"	6' - 8"	
210	SWING	2' - 8"	6' - 8"	
213	SWING	2' - 8"	6' - 8"	
214	SWING	2' - 8"	6' - 8"	

WINDOW & DOOR GENERAL NOTES

- ALL EXTERIOR WINDOWS TO COMPLY WITH MINIMUM ENERGY EFFICIENCY REQUIREMENTS PER ORSC CHAPTER 11.
- CONFIRM (E) WINDOW SIZES WHEN REPLACING WITH (N) WINDOWS.
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. THE WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
- NO WINDOWS PROPOSED WITH LOWEST PART OF CLEAR OPENING LESS THAN 24" ABOVE THE FINISHED FLOOR OF ROOM.
- ALL EXTERIOR DOORS TO COMPLY WITH MINIMUM ENERGY EFFICIENCY REQUIREMENTS PER ORSC CHAPTER 11.
- EGRESS DOORS SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP, IT SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- TEMPERED GLAZING WHERE REQ'D.



1 PROPOSED ROOF PLAN
1/8" = 1'-0"



City of Portland
Reviewed for
Code Compliance

Date:5/30/2025
Permit #: 25-007859-REV-01-RS

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RECORD SHALL NOT BE LIABLE
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EXISTING CONDITIONS.
ARCHITECT OF RECORD HAS
MADE REASONABLE ATTEMPT
TO REVIEW EXISTING
CONDITIONS AND IDENTIFY
AREAS WHERE IMPROVEMENTS
ARE REQUIRED TO MEET
CURRENT CODE.

JDV
ARCHIT
ECTURE

REGISTERED ARCHITECT
JUAN D
VERGARA
Portland, OR
14688

FAIRVIEW RESIDENCE REMODEL

3126 SW FAIRVIEW BLVD, PORTLAND, OR 97205

CONDOC

03/03/25

No.	Name	Date
1	Revision 1	05/08/25

SITE PLAN,
CODE
SUMMARY,
SCHEDULES,
ASSEMBLIES
A0.1

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Architecture LLC
36" x 24"

No.	Name	Date
1	Revision 1	05/08/25

NO.	REMOVAL NOTES - 2ND FLOOR
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D2	REMOVE EXISTING DOOR AND PARTITION PER PLAN, TYP. NEW HEADER AS REQUIRED PER STRUCTURAL
D3	REMOVE ALL EXISTING COUNTERS, CABINETS, FIXTURES, & WALL AND FLOOR TILE FINISH
D4	REMOVE EXISTING FLOOR FINISH
D5	REMOVE EXISTING +6" STEP IN CL.; FLOOR FRAMING PER STRUCTURAL
D8	NEW OPENING IN EXISTING CONCRETE WALL PER PLAN. NEW STEEL ANGLE PER STRUCTURAL.
D9	REMOVE EXISTING DOOR AND PARTITION PER PLAN. VERIFY EXISTING BEAM PER STRUCTURAL.
D10	NEW OPENING IN EXTERIOR WALL, HEADER AND SHEATHING PER STRUCTURAL

PLAN LEGEND

EXISTING

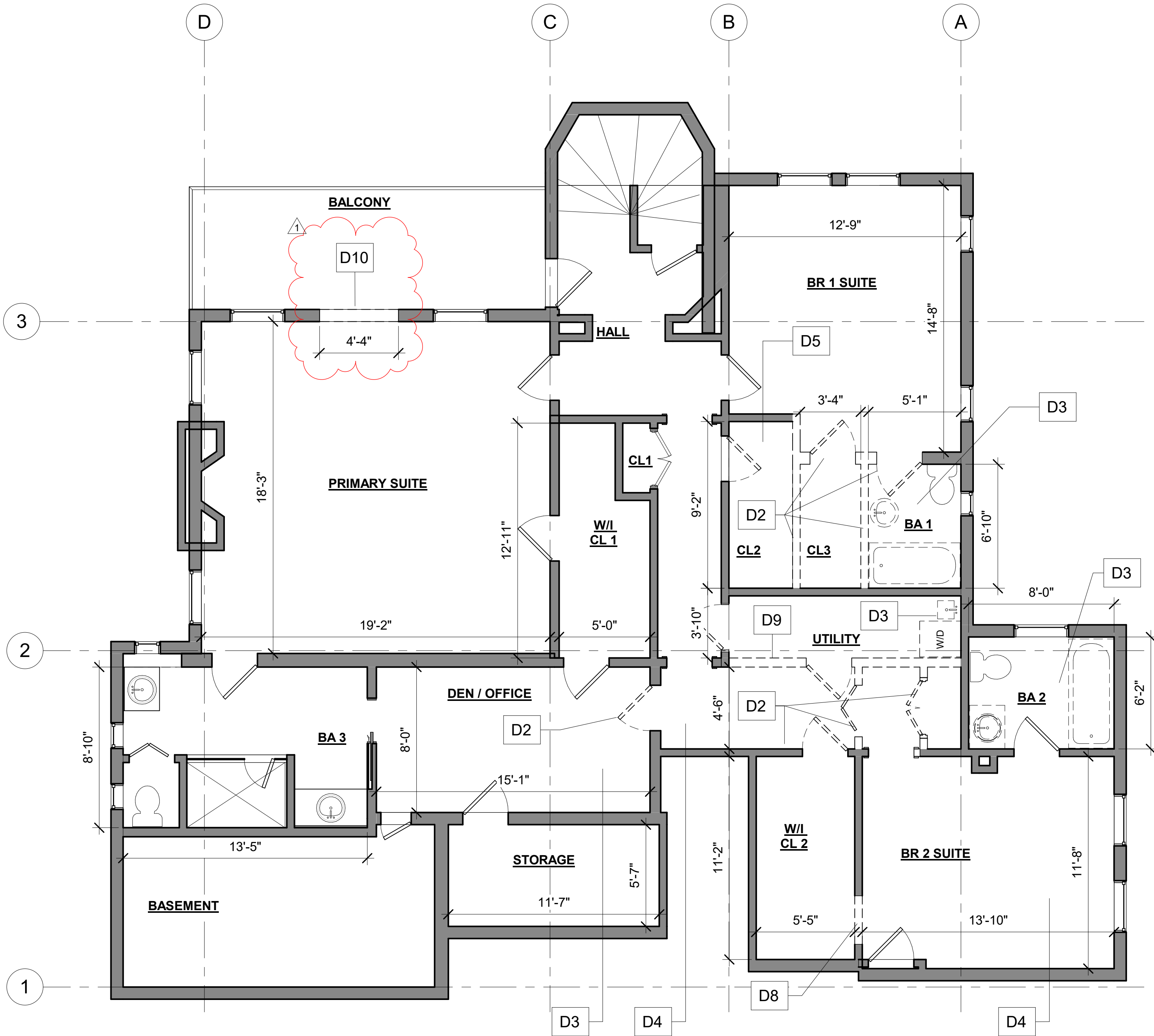
PROPOSED

REMOVE

D7 PLAN NOTE

1i WALL TAG

1i DOOR TAG

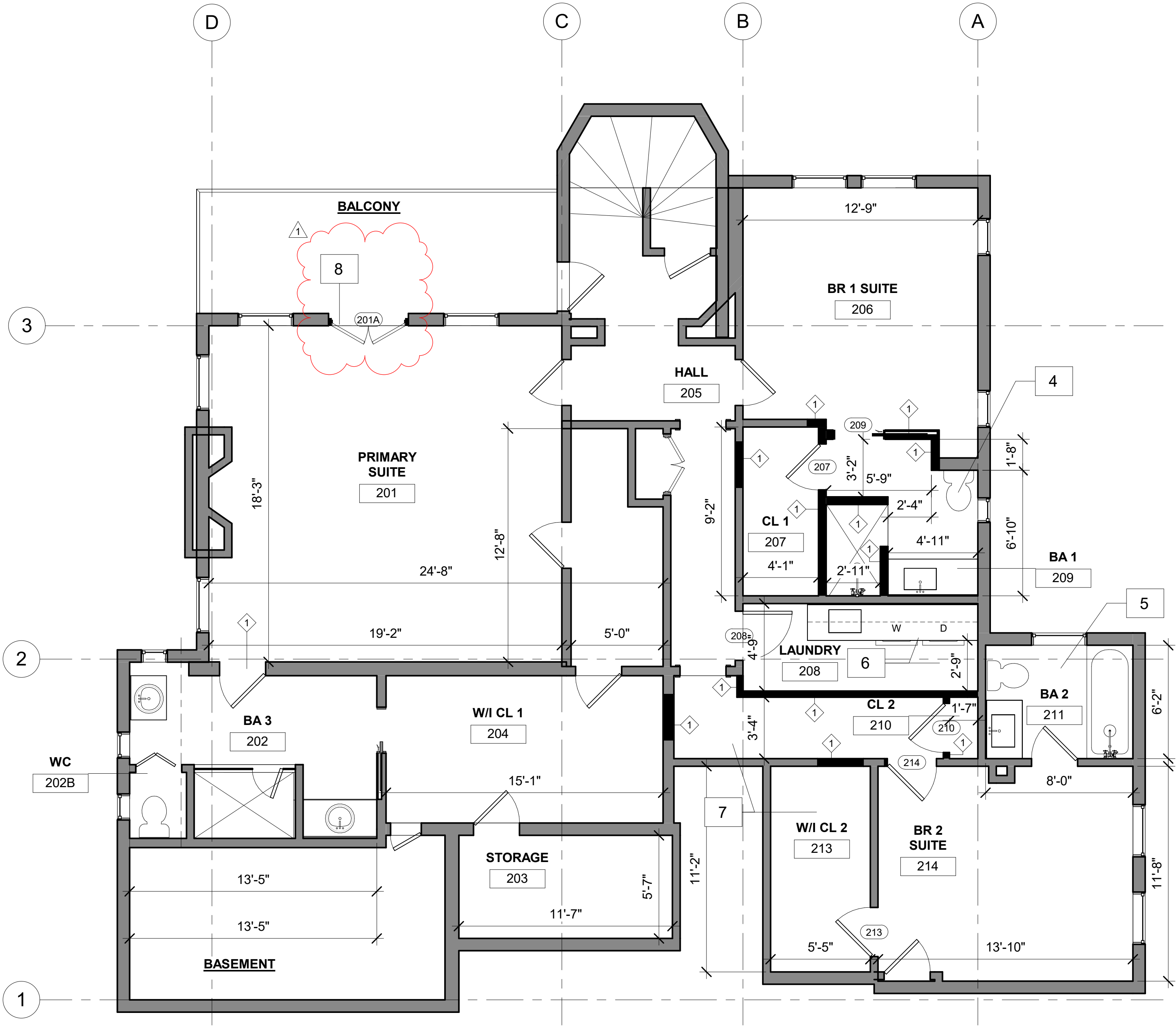


1 EXISTING/REMOVALS 2ND FLOOR PLAN
1/4" = 1'-0"

No.	Name	Date
1	Revision 1	05/08/25

PLAN NOTES - 2ND FLOOR

4	NEW SINK, VANITY LIGHT, MIRROR, TILE STEP-IN SHOWER, AND FLOOR TILING IN BATHTOOM
5	NEW SINK, VANITY LIGHT, MIRROR, TUB/SHOWER COMBO W/ TIEL SURROUND, AND FLOOR TILING IN BATHTOOM
6	NEW LAUNDRY ROOM LAYOUT AND CL, NEW SIDE-BY-SIDE WASHER/DRYER, UTILITY SINK, CASEWORK, COUNTERTOP, AND TILE FLOORING
7	NEW WOOD FLOORING IN HALL AND BEDROOM
8	NEW GLASS FRENCH DOORS, MATCH EXISTING ABOVE



1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND

EXISTING

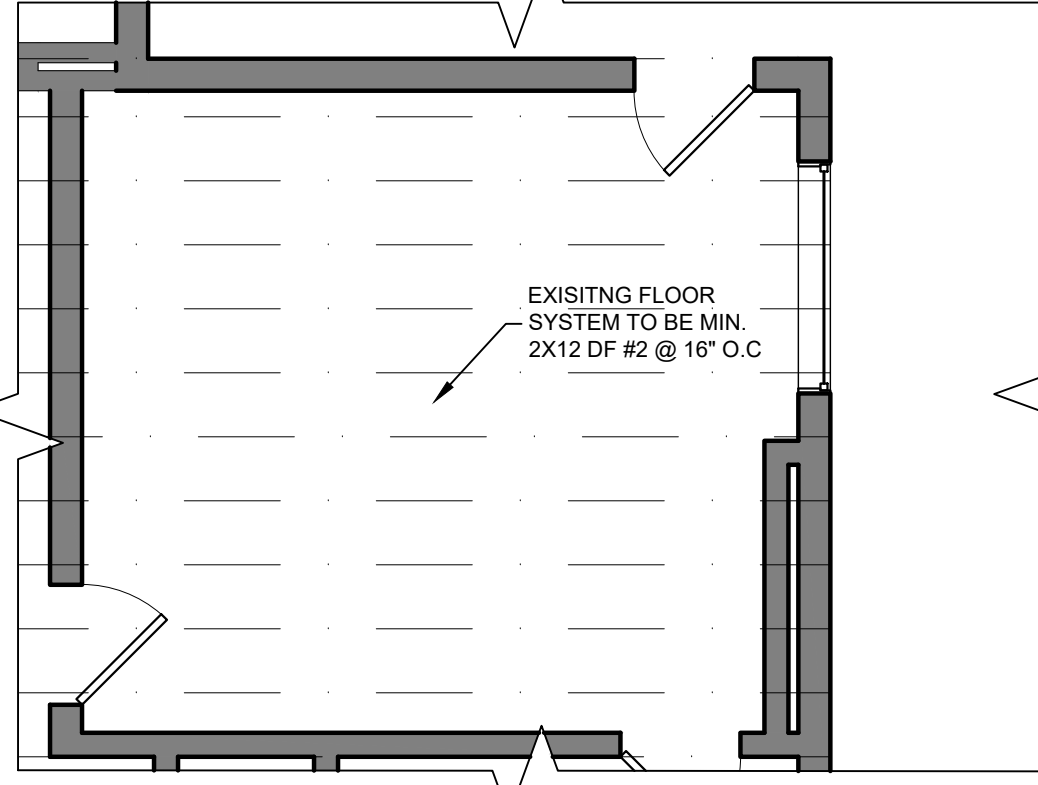
PROPOSED

REMOVE

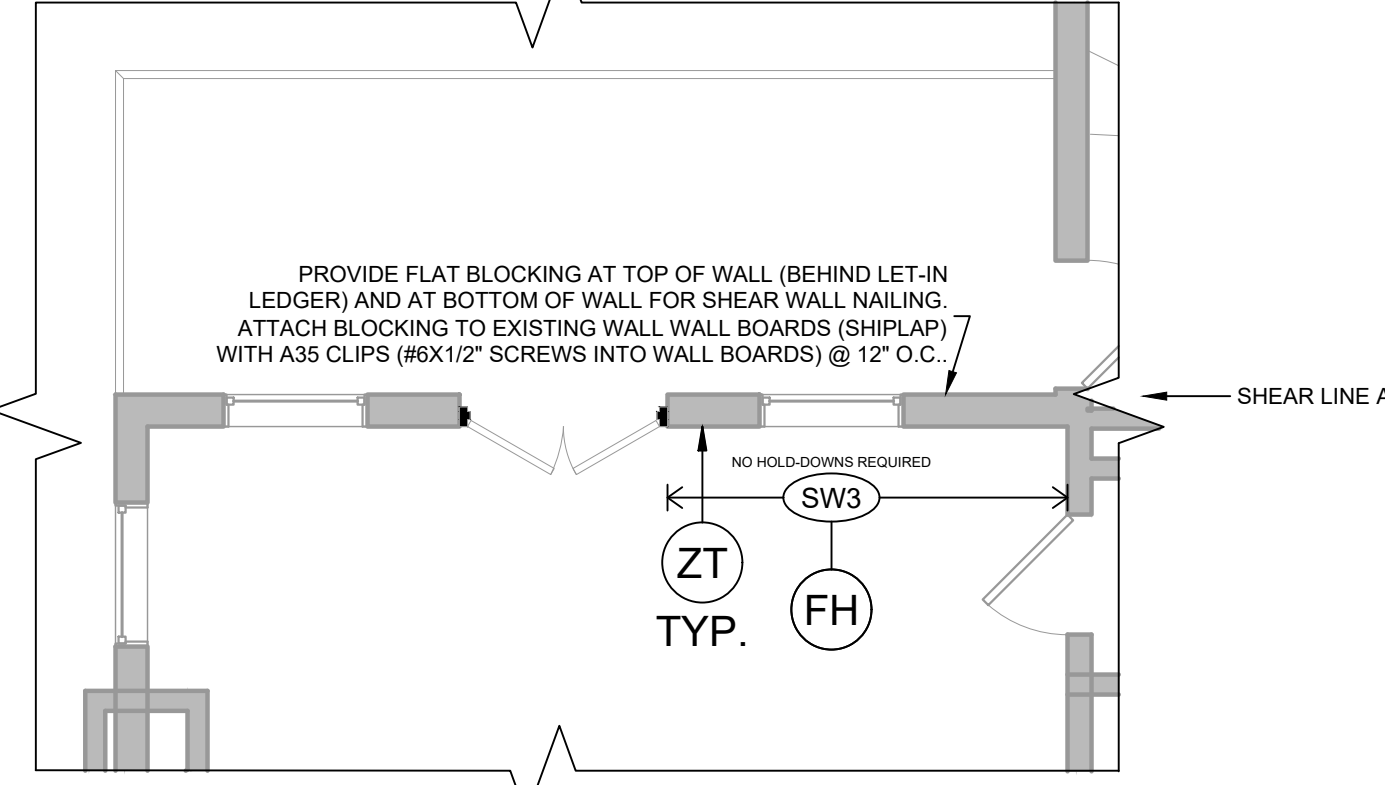
D7 PLAN NOTE

1i WALL TAG

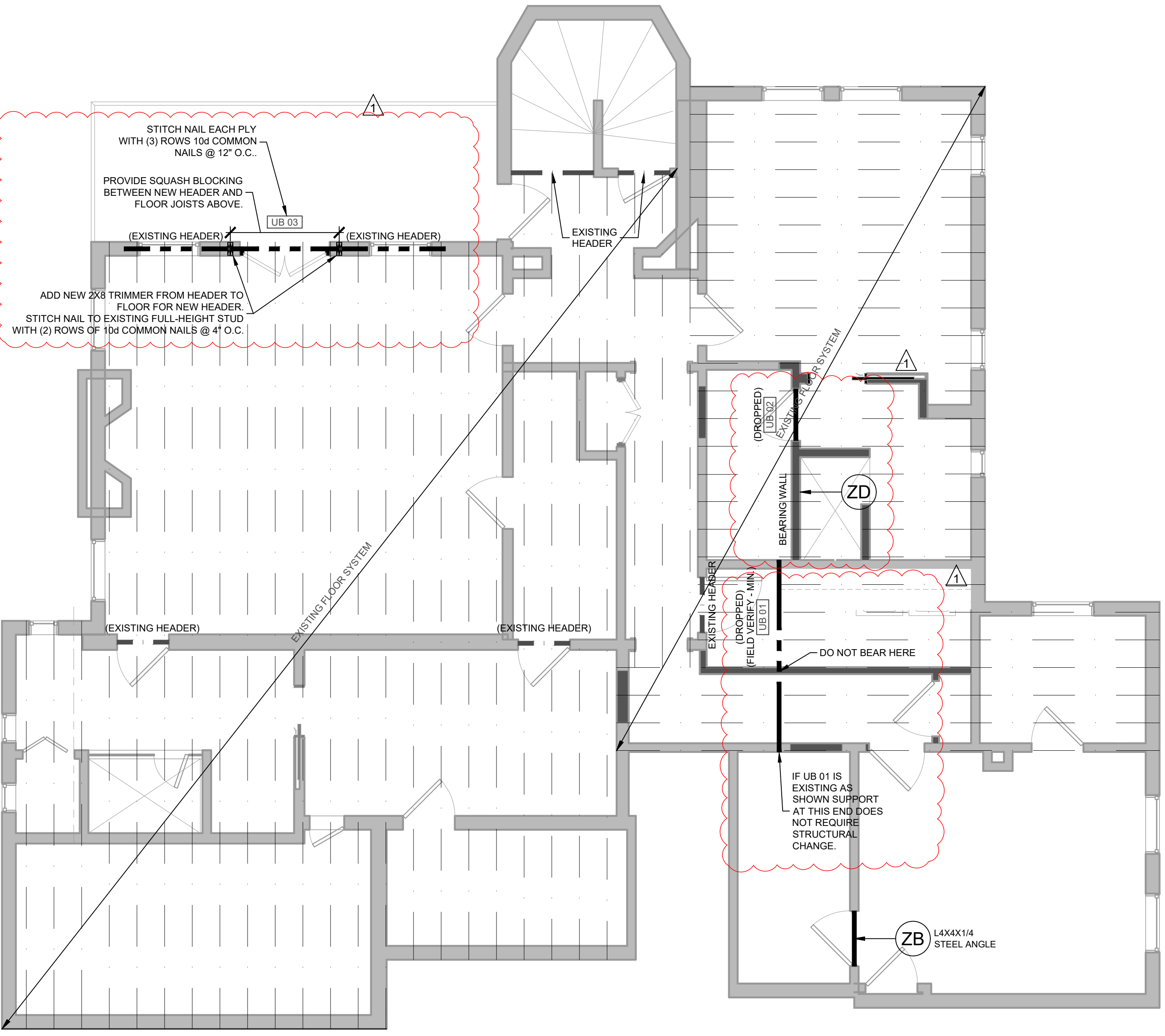
1i DOOR TAG



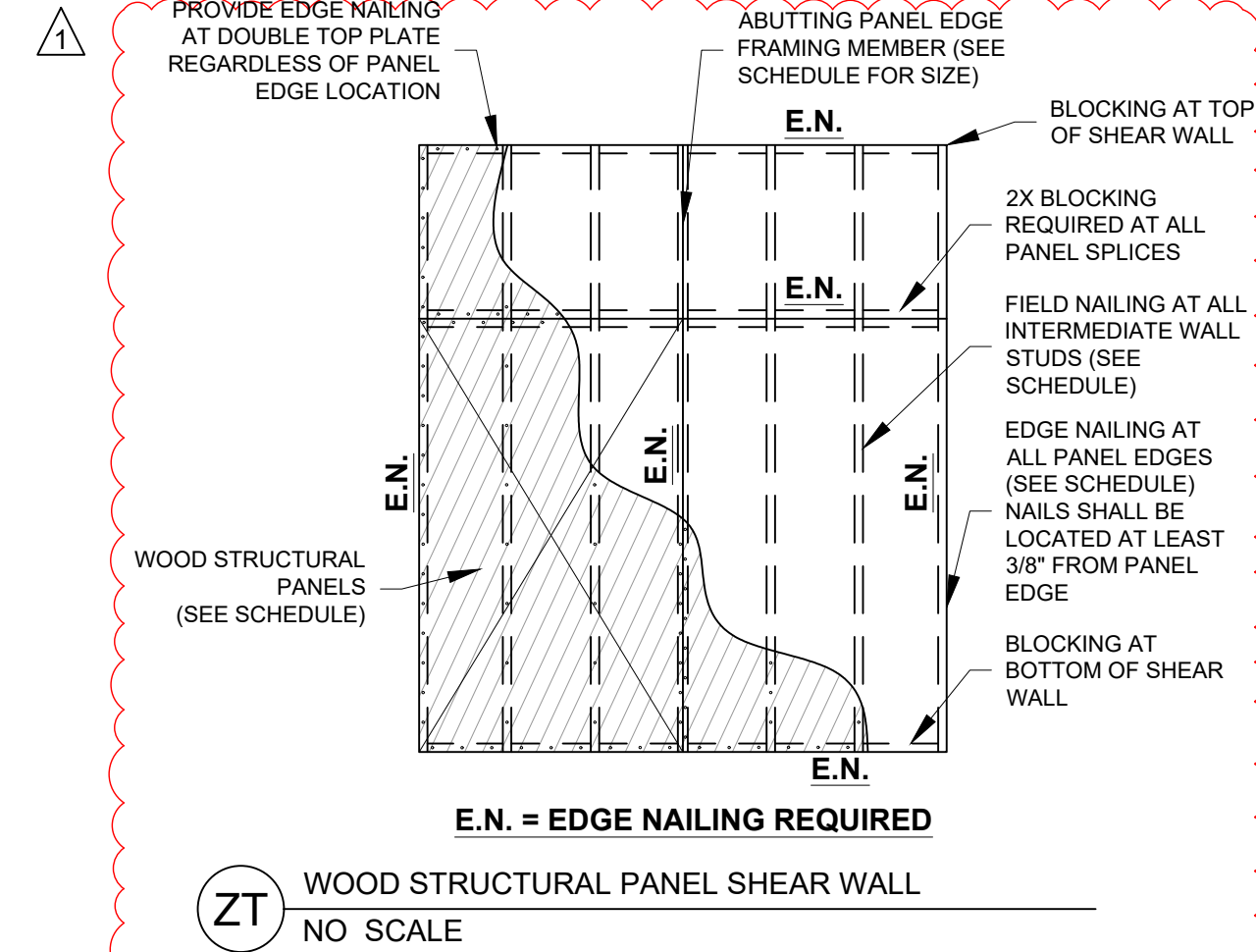
1 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1' - 0"



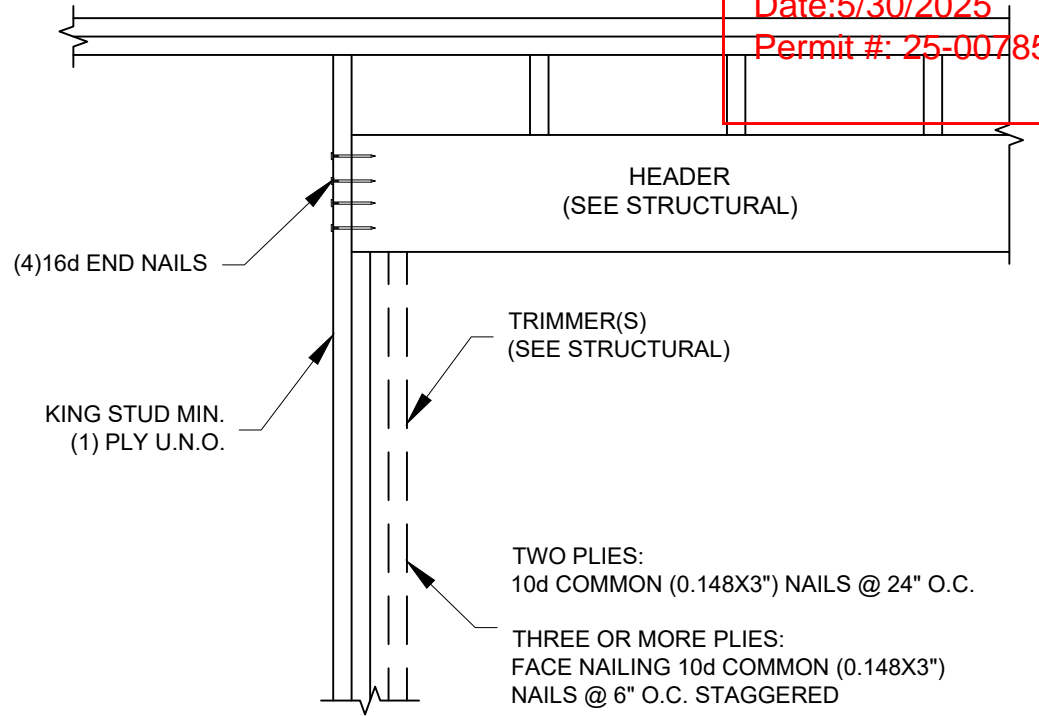
2 SECOND FLOOR SHEAR WALL PLAN
SCALE: 1/4" = 1' - 0"



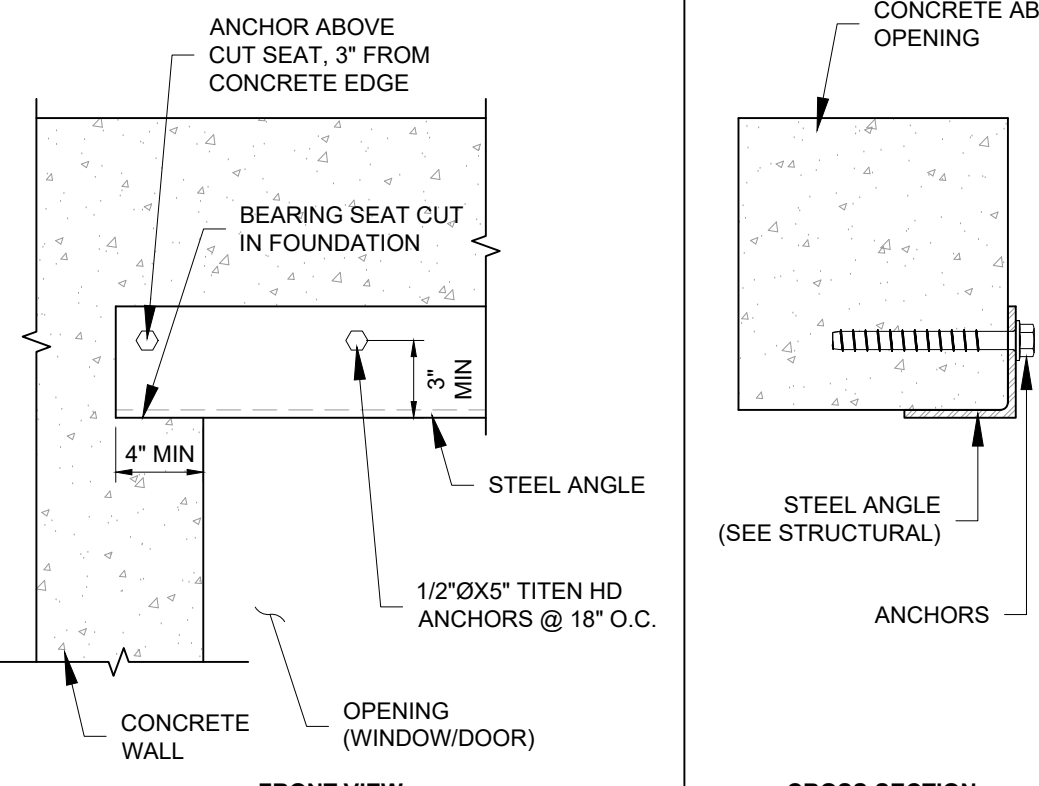
3 THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1' - 0"



ZT WOOD STRUCTURAL PANEL SHEAR WALL
NO SCALE

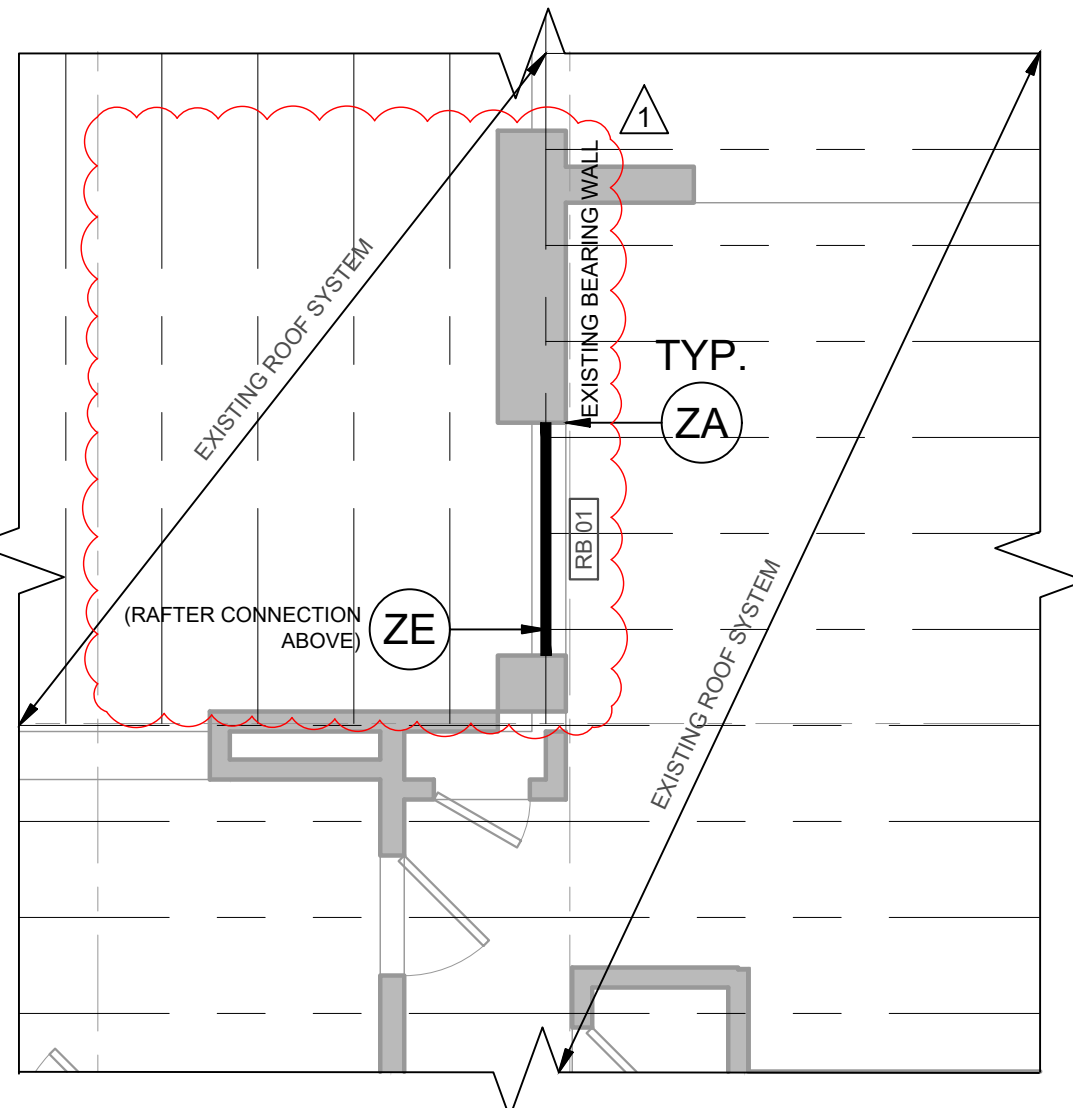


ZA WOOD BEAM - WALL HEADER FRAMING
NO SCALE

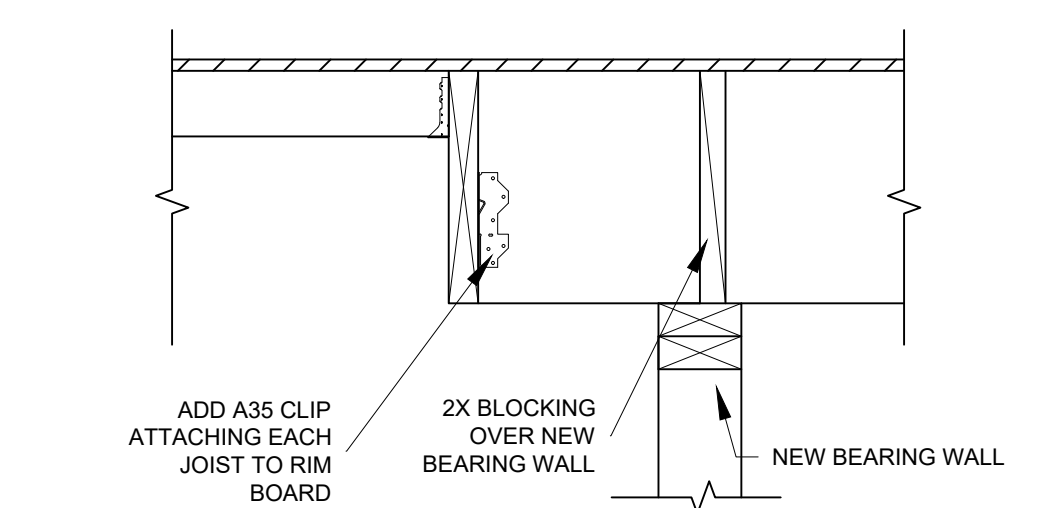


ZB CONCRETE WALL - STEEL ANGLE OVER OPENING
NO SCALE

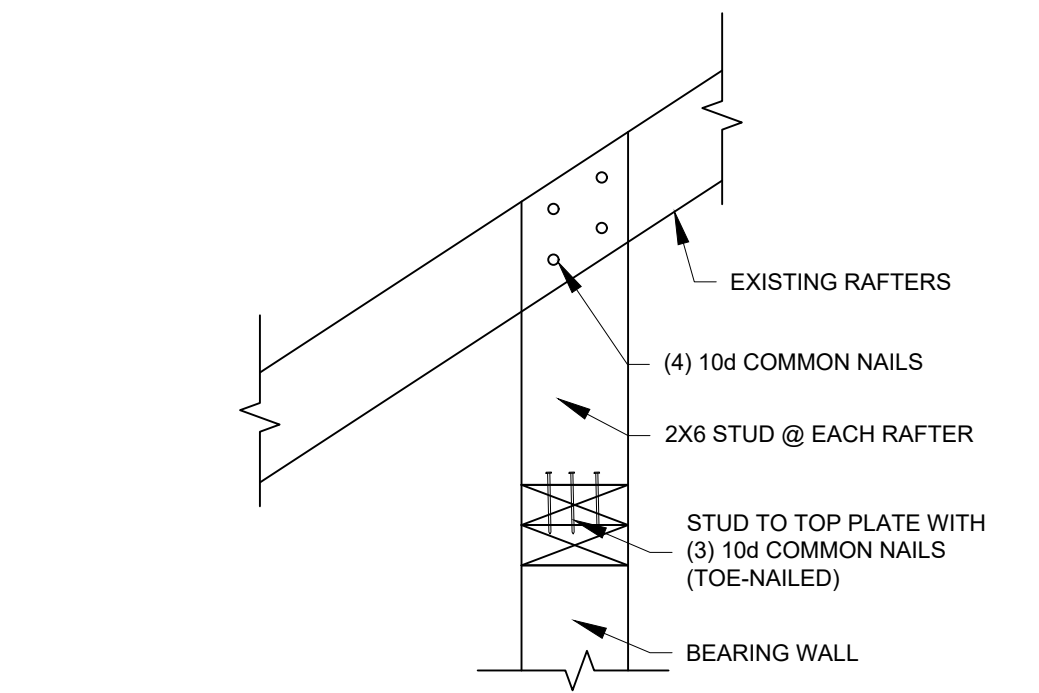
BEAM SCHEDULE		SHEAR WALL SCHEDULE			
MARK	TYPE	MARK	SHEATHING	EDGE NAILING	ANCHORAGE
RB 01	4 X 6 DF #2	SW3	7/16"	8d @ 3"	3X or (2)2X
1. DIMENSIONAL LUMBER DF #2 U.N.O.		1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).			
2. ALL HEADERS IN BEARING WALLS TO HAVE MIN. (1) TRIMMER & (1) KING STUD U.N.O. ALL OTHER BEAMS AND GIRDER TRUSSES TO HAVE MIN. (2) 2X SUPPORTS U.N.O.		2. UNLESS NOTED ON DRAWINGS, EXTERIOR STUDS SHALL BE SPACED AT 16" O.C.			
		3. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS - FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 6" O.C. FOR STUDS SPACED AT 24" O.C.			
		4. ANCHORAGE NAILS SHALL BE COMMON NAILS.			
		5. ANCHOR BOLTS SHALL HAVE A 3X3X0.225" WASHER AND 7" MIN EMBEDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.			
		6. FOR SW3, SW4, SW7, AND SW8, (2) 2" NOMINAL FRAMING STITCH-NAILED TOGETHER WITH (2) 10d NAILS @ 6" MAY BE USED AT ABUTTING PANEL EDGES IN PLACE OF 3" NOMINAL FRAMING.			
MARK	TYPE	MARK	SOLE PLATE	SILL PLATE	
UB 01	(2) 2 X 12		15d @ 12"	1/2" A.B. @ 32"	
UB 02	4 X 6 DF #2				
UB 03	(3) 2 X 8				
1. DIMENSIONAL LUMBER DF #2 U.N.O.					
2. ALL HEADERS IN BEARING WALLS TO HAVE MIN. (1) TRIMMER & (1) KING STUD U.N.O. ALL OTHER BEAMS AND GIRDER TRUSSES TO HAVE MIN. (2) 2X SUPPORTS U.N.O.					



4 ROOF FRAMING PLAN
SCALE: 1/4" = 1' - 0"



ZD BEARING WALL - BLOCKING AND ATTACHMENT
NO SCALE



ZE BEARING WALL - BLOCKING AND ATTACHMENT
NO SCALE