Development Services

From Concept to Construction

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

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 31470	**Project Address:** 1631 NW Johnson St
Hearing Date: 4/12/23	**Appellant Name:** Erin Ziter
Case No.: B-008	**Appellant Phone:** 510-292-5399
Appeal Type: Building	**Plans Examiner/Inspector:** Steven Freeh
Project Type: commercial	**Stories:** 3 **Occupancy:** R-3 **Construction Type:** V-B
Building/Business Name:	**Fire Sprinklers:** Yes - NFPA 13R, Throughout
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 23-001378-CO
Plan Submitted Option: pdf [File 1]	**Proposed use:** Residential - Transient Living, R-3 occupancy

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	TABLE 602, footnote i
Requires	Exterior walls in Type VB construction of R-3 occupancy less than 5 feet from the line used to determine the fire separation distance are required to be 1-hour rated.
Code Modification or Alternate Requested	We are requesting the west, east and north exterior walls to be non-fire rated tested assemblies.
Proposed Design	The building is currently used as a rental property and is proposed to be used for short-term rental (transient congregate living). The proposed permit alterations are to bring the building up to code for the new short-term rental use (there are no design changes): providing the necessary fire separation between the dwelling units, and adding a NFPA 13R sprinkler system throughout the entire structure. No changes are proposed to floor plans. The existing west wall is primarily 6'-1 ½" from the west property line. There is a 4' long bay window in the west wall that is 4'-5" from the property line. The existing north wall is approx 2" from the north property line. The existing east wall is primarily 3'-3 ½" from the east property line. There is a 6'-11" long bay window in the east wall that is approx 1'-3" from the property line. The property to the west is a house converted to business use, the property to the north is business use, and the property to the east is a short-term rental duplex very similar to this one in permit review. The exterior of the subject property is in good condition and does not need repairs. The exterior walls are wood studs with solid T+G painted wood siding, with gypsum wall board or original lathe and plaster on the interior side. We propose no changes to the bay windows on the east and west walls. On the north wall, we propose an additional layer of 5/8" type 'x' GWB on the interior side at all feasible locations (everywhere except the kitchen wall where adding drywall is infeasible without an undue burden). If the appeal board deems necessary and acceptable, additional sprinkler heads can be placed along the north kitchen wall.

Reason for alternative	Although this R-3 occupancy is governed by commercial code, this is not a commercially scaled building and should not adhere to the strict standards of the commercial code. In comparison, the residential code allows unrated walls to be 3' from the property lines. Given that the bay windows of the east and west walls make up a small percentage of the length of the structure, it would be an undue and unnecessary burden to reconstruct the exterior walls with 1 hr fire rated construction. While the north wall is significantly closer to the lot line, the added level of protection of 13R sprinklers in addition to the additional layer of 5/8" type 'x' GWB, will more than meet the current level of life safety.

Appeal item 2

Code Section	Section 705
Requires	705.2.3: Combustible projections extending to within five feet of the line used to determine the fire separation distance (FSD), shall be of at least one-hour fire-resistance rated construction. Exception: Type VB construction shall be allowed for combustible projections in Group R-3 occupancy with a FSD of at least 5'. Table 705.8, with footnote d and f: Unprotected openings in walls with FSD less than 3' shall not be permitted. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed 25% when the FSD is 3' to less than 5'. Openings are unlimited when the FSD is 5' or greater.
Code Modification or Alternate Requested	We are requesting the type VB roof eaves within 5' of the east and west property lines to be allowed with an additional layer of rated sheathing. We are requesting to exceed the allowable unprotected openings in north wall.
Proposed Design	The existing roof eaves on the east and west project within 5' of the property line. There is no roof eave or other projections on the north side. The roof eaves and gutters are in excellent condition and do not require any maintenance. The eaves are soffited with painted T+G solid wood. We propose to add one layer of 5/8" exterior rated type x sheathing to the underside of the eaves. The north wall has existing openings on the ground level (3.6%), and second level (7.5%). We are proposing all existing openings remain, but operable windows be replaced with non-operable windows. The windows in the east wall do not exceed the 25% maximum area, and the windows in the west wall are unlimited. Other alterations include: installing a new NFPA 13R sprinkler system throughout the house, providing a 1-hr rated separation between the two dwelling units, and protecting the rear exterior stair with 1-hr rated wall construction. Additional sprinkler heads can be placed at the north wall openings if the appeal board deems this necessary and acceptable.
Reason for alternative	The business and residential use of the neighboring properties do not pose a threat to the roof eaves or to the north openings, and the change of use does not increase the risk inside the building. Eliminating the north windows would drastically reduce the light and air into the building. We believe keeping the north openings provides more safety and health to the occupants than filling them in. Taking into account the surrounding context, the proposed design, in addition to the new 13R sprinkler system, provides a level of life safety meeting the intent of the code.

Appeal item 3

Code Section	Section 1011
Requires	1011.2 Exception 1: Stairways serving an occupant load of less than 50 shall have a minimum width of 36"

	1011.3: In group R-3 occupancies, the maximum riser height is 7 3/4” and the minimum tread depth is 10”. 1011.5.2 Exception 3: Stairways shall have a headroom clearance of not less than 80”. 1011.6: Every landing shall have a minimum depth equal to the width of the stairway.
Code Modification or Alternate Requested	We are requesting minor modifications to the four code sections above in regards to the stair between the basement and the main level: one run that is less than 36” wide, one run with headroom less than 80”, one run with 8” risers, and one landing that is less than 36” deep.
Proposed Design	The existing stair connects the basement to the main level with a midway landing with an exterior door, thus breaking the stair into two runs. We request the top run of the existing stair remain as-is. It is 2’-9” wide, has a 2’-3 ½” bottom landing, has 10” treads and 8” risers. We are proposing to rebuild the bottom run of the existing basement stair with a new stair in the same location. The new stair shall have a single winder tread at the top landing, then standard 10” treads, and 7 ½” risers, and will accommodate 6’-5” of headroom. It is 3’-5 ½” wide.
Reason for alternative	The existing basement stair has a headroom low point of 5’-9”. The basement stair ceiling has an assumed one layer of gypsum board directly beneath the stair framing. As part of creating a fire-rated separation between the two dwelling units, the basement stair ceiling needs additional layers of gypsum board to achieve a 1 hr fire-rating and STC 50 rating. We are proposing to use a 4 ½” thick shaft wall assembly to meet these requirements. These additional layers make the headroom even lower. Therefore, we propose to rebuild the bottom run of the basement stair. By creating a winder tread at the midway landing, and rebuilding the treads as 10” deep, and risers 7 1/2” tall, we can achieve a headroom of 6’-5” the entire length of the stairway. The Portland code guide for residential basements (Brochure 9: Converting Attics, Basements, and Garages to Living Space) allows existing stairs to have 9” treads, and allows rebuilt stairs to have 9” risers. Due to the constraints of the stair location in this existing context, and the fact that this stair is within and R-3 dwelling unit, we ask you grant these alternatives.

Appeal item 4

Code Section	1207.2
Requires	Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7’-6” above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet above the finished floor.
Code Modification or Alternate Requested	We are requesting lower than 7’-6” ceilings in the basement.
Proposed Design	The existing finished/habitable basement has a ceiling height of approximately 7’-0”. The ceiling of the southwest corner needs additional layers to provide the rated assembly separating the dwelling unit from Unit A above, but everywhere else does not require a dwelling unit separation, and we propose the existing sheetrock to remain. There is an existing exposed beam 6’-5” above the floor, and two small mechanical soffit projections 6’-8” above the finished floor. Although the ceiling height is lower than commercial code standards, it meets residential code which allows beams and soffits to be 6’-4”, and the new larger-than-required egress windows in both of the bedrooms provide more light and air into the basement, creating a larger feeling space.
Reason for alternative	Since a 6'-8" ceiling height is permitted in the Portland code guide for residential basements, we believe that the use of this unit matches the intention of the residential ceiling height requirement, rather than the 7’-6” commercial requirement. These are single family dwelling units, intended to be rented to a single group (no more than 5-6 people). The occupancy is R3. We are providing larger than required windows which meet the intent of the code for a comfortable living space and

safe means of egress. Excavating the basement slab to add +/- 6" represents an unreasonable burden. The bottom of the soffits are 6'-8" above the floor, and the bottom of the existing beam is 6'-5" from the finish floor, greater than the minimum height specified by residential code. Moving these structural members when they meet residential code would be an undue and unnecessary burden.

APPEAL DECISION

1a. Omission of one-hour fire rating at East and West exterior walls: Granted as proposed.

1b. Omission of one-hour fire rating at North exterior wall: Granted provided additional sprinkler heads per NFPA 13R are installed along North wall at each floor level.

2a. Type VB roof eaves within 5' of the East and West property lines with one layer of 5/8 Type X sheathing: Granted as proposed.

2b. Increase in the maximum allowable area of unprotected North exterior wall openings: Granted provided additional sprinkler heads per NFPA 13R are installed along North wall at each floor level.

3a. Reduction in the minimum required basement stair headroom from 6 feet 8 inches to 6 feet 5 inches: Granted as proposed.

3b. Increase in the maximum allowable riser height from seven inches to 7.5 inches: Granted as proposed.

3c. Location of non-compliant winder stair within top landing of reconstructed bottom run of basement stair: Denied. Proposal does not provide an equivalent level of Life Safety protection.

4a. Reduction in the minimum required basement headroom below beams from 7 feet 6 inches 6 feet 5 inches: Denied. Proposal does not provide an equivalent level of Life Safety protection.

4b. Reduction in the minimum required basement headroom below soffits from 7 feet 6 inches to 6 feet 8 inches: Granted as proposed.

Note: Board finds that R1 transient occupancy is a significant increase in hazard in a building originally designed for single family occupancy. Any reductions in compliance to minimum OSSC requirements are made on a case-by-case basis.

For the item granted, 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come in to the Development Services Center.

1631 NW JOHNSON ST - TRANSIENT CONGREGATE LIVING

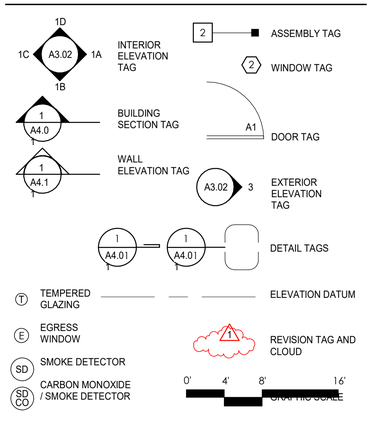
GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY DESIGNER OF ANY DEVIATIONS FROM DRAWINGS PRIOR TO CONTINUATION OF WORK.
2. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY NEED FOR DESIGN CHANGES DUE TO FIELD CONDITIONS OR OBSERVATIONS PRIOR TO CONTINUING WORK.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, GRID LINES, AND CENTER LINE OF WINDOW ASSEMBLIES UNLESS OTHERWISE NOTED.
5. SAFETY GLAZING IS REQUIRED WHERE GLASS IS WITHIN 18" OF THE FLOOR AND 24" OF DOORS. SEE 2017 ORSC SEC. R308 FOR ADDITIONAL SAFETY REQUIREMENTS.
6. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST CODES WITH LOCAL AMENDMENTS AND ORDINANCES AND GOOD STANDARD PRACTICE. CONTRACTOR TO COORDINATE ALL DIMENSIONS, SIZING AND OPENINGS WITH ALL TRADES. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO INSURE PROPER FIT.
8. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. FRAMING CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES AND DETAILS FOR DOORS, WINDOWS, EXHAUST, FANS, AND VENTS.
10. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
11. ARCHITECT NOT RESPONSIBLE FOR WATER PENETRATION OF EXISTING ROOFING, FLASHING, OR PARAPETS.
12. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE OF THE BEST MATERIAL AND WORKMANSHIIP.
13. CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGES INCURRED DURING CONSTRUCTION.
14. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
15. THE STARTING OF WORK BY THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT THEY HAVE INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN THE WORK AND FIND THEM SATISFACTORY.
16. CONTRACTOR SHALL TIE NEW UTILITIES INTO PRIVATE & PUBLIC LINES AS REQUIRED BY PUBLIC, PRIVATE UTILITIES OR COUNTY.
17. CONTRACTOR SHALL COORDINATE WORK OF MECH. AND ELEC. SUBCONTRACTORS AND NOTIFY DESIGNER OF ANY CONFLICTS OR VARIATIONS FROM I.R.C. REQUIREMENTS. ALL WORK TO CONFORM TO ALL RELEVANT CODES AND REGULATIONS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.
19. CONTRACTOR SHALL VERIFY AND CONFIRM ALL SIZES & DIMENSIONS PRIOR TO ORDERING.
20. WHEN POSSIBLE, USE PRODUCTS MADE IN THE UNITED STATES. EXAMPLE OF A COMPREHENSIVE LIST OF PRODUCTS MADE IN THE USA CAN BE FOUND AT: http://www.americansworking.com/buildingmaterial.html
21. CONTRACTOR'S CONTRACT WITH OWNER MUST ACKNOWLEDGE THESE NOTES AND MUST BE COMPLIED WITH.

LOW-CARBON NOTES

1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD.
2. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE.
3. GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD/PELLET STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS.
4. DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
5. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT LOW OR NO VOC.
6. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT LOW OR NO VOC.
7. MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%.
8. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
9. USE FSC, LOCAL, ENVIRONMENTALLY CERTIFIED, SUSTAINABLY-SOURCED PRODUCTS - FOR MORE INFORMATION AND RESOURCES VISIT SUSTAINABLE NW: http://www.sustainablenorthwest.org/
10. MINIMIZE USE OF CONCRETE WHERE ALTERNATIVE IS POSSIBLE.
11. CONTRACTOR'S CONTRACT WITH OWNER MUST ACKNOWLEDGE THESE NOTES AND MUST BE COMPLIED WITH.

SYMBOLS



ZONING INFORMATION

	PROPOSED	CODE
MAX BUILDING COVERAGE	998 SF/ 1667 SF = 60%	100%
MAX DENSITY	1.45	3 TO 1 FAR
MIN DENSITY	2 UNITS PER 1,667 SF SITE AREA	1 UNIT PER 1,000 SF SITE AREA
MAX HEIGHT	34'-4 1/2"	65'
MAX STREET SETBACK	16'-8" (EXISTING)	10'
MIN STREET SETBACK	SEE ABOVE	NONE
MIN SIDE SETBACK	1'-3" (EXISTING)	NONE
GROUND FLOOR WINDOWS	NON-CONFORMING	YES
MIN LANDSCAPE AREA	298 SF	15% (250 SF)
REQUIRED OUTDOOR AREA	173 SF BALCONY/PORCH PER DWELLING UNIT	YES, 36 SF PER DWELLING UNIT
BIKE PARKING	2 SHORT TERM, 2 LONG TERM	2 SHORT TERM, 2 LONG TERM

STORMWATER MANAGEMENT

NEW IMPERVIOUS AREA IS 44 SF (MAX 500 SF) AND THEREFORE NO ON-SITE STORMWATER MANAGEMENT IS REQUIRED PER TITLE 17.38.040.

ENERGY CODE

THERE IS NO PROPOSED CONSTRUCTION OR ALTERATION OF THE THERMAL ENVELOPE. NO CAVITIES WILL BE EXPOSED. WINDOWS REQUIRED TO BE REPLACED FOR EGRESS SHALL BE REPLACED WITH INSULATED, DOUBLE PANE WINDOWS NOTED IN PLAN SET.

ABBREVIATIONS

#	NUMBER	GA	GAUGE, GYPSUM ASSOCIATION	PERF	PERFORATED, PERFORATE
&	AND			PLAM	PLASTIC LAMINATE
℄	CENTERLINE			PL	PLATE, PROPERTY LINE
A/C	AIR CONDITIONING	GAL	GALVANIZED	PLYWD	PLYWOOD
ADD'L	ADDITIONAL	GB	GRAB BAR	PNL	PANEL
ADJ	ADJUSTABLE	GWB	GYPSUM WALL BOARD	PNT	PAINT
ADU	ACCESSORY DWELLING UNIT	HB	HOSE BIB	PR	PAIR
AFF	ABOVE FINISH FLOOR	HDR	HEADER	PRE-FIN	PREFINISHED
AHJ	AUTHORITY HAVING JURISDICTION	HDW	HARDWARE	PRE-PR	PRE-PRIMED
ALUM	ALUMINUM	HM	HOLLOW METAL	PT	PRESSURE TREATED
ALT	ALTERNATE	HORIZ	HORIZONTAL		
APT	APARTMENT	HR	HOUR	R	RADIUS
ARCH	ARCHITECT(URAL)	HVAC	HEATING VENTILATION AND AIR CONDITIONING	RD	ROOF DRAIN
AWN	AWNING			REF	REFERENCE
				REFR	REFRIGERATOR
BD	BOARD	IBC	INTERNATIONAL BUILDING CODE	REQ'D	REQUIRED
BR	BEDROOM	IN	INCH	REST	RESTROOM
BDRM	BEDROOM	INFO	INFORMATION	REV	REVISION
BLDG	BUILDING	INSUL	INSULATE(D)		REVERSE
BLKG	BLOCKING	INT	INTERIOR	RM	ROOM
BLW	BELOW			RO	ROUGH OPENING
BM	BEAM	JAN	JANITOR'S CLOSET	SD	SMOKE DETECTOR
BO/B.O.	BOTTOM OF	JST	JOIST	SF	SQUARE FOOT
BOT	BOTTOM			SHTHG	SHEATHING
BSMT	BASEMENT	KIT	KITCHEN	SIM	SIMILAR
				SPEC	SPECIFICATION
CLG	CEILING	LAM	LAMINATE	SS	STAINLESS STEEL
CLR	CLEAR(ANCE)	LAV	LAVATORY	SSD	SEE STRUCTURAL DWGS
CMU	CONCRETE UNIT MASONRY	LAUN	LAUNDRY	STD	STANDARD
CPT	CARPET	LGT	LIGHT	STL	STEEL
COL	COLUMN	LIN	LINOLEUM	STOR	STORAGE
COLS	COLUMNS			STC	SOUND TRANSMISSION CLASS
CONT	CONTINUOUS	MAINT	MAINTENANCE		
CONC	CONCRETE	MATL	MATERIAL		
CORR	CORRIDOR	MAX	MAXIMUM	STRUCT	STRUCTURAL
		MECH	MECHANICAL		
D	DRYER	MEMB	MEMBRANE	T & G	TONGUE & GROOVE
DBL	DOUBLE	MFR	MANUFACTURER		
DIA	DIAMETER	MIN	MINIMUM	TB	TOWEL BAR
DIM	DIMENSION	MIRR	MIRRORED	THK	THICK, THICKNESS
DN	DOWN	MISC	MISCELLANEOUS	TO/T.O.	TOP OF
DR	DOOR	MO	MASONRY OPENING	TP	TOILET PAPER
DS	DOWNSPOUT	MTL	METAL	TYP	TYPICAL
DW	DISHWASHER				
DWG	DRAWING	(N)	NEW	UL	UNDERWRITERS LABORATORY
		N	NORTH	UNO/	UNLESS NOTED
EA	EACH	NA	NOT APPLICABLE	UON	OTHERWISE
EJ	EXPANSION JOINT	NO	NUMBER		
EL	ELEVATION	NR	NON RATED	VERT	VERTICAL
ELEC	ELECTRICAL	NTS	NOT TO SCALE	VS	VERSUS
ELEV	ELEVATION ELEVATOR	OC/O.C.	ON CENTER	W	WASHER
EQUIP	EQUIPMENT	OCC	OCCUPANT(S) OCCUPANCY(IES)	WC	WATER CLOSET
EQ	EQUAL	OLF	OCCUPANT LOAD FACTOR	WD	WOOD
(E)	EXISTING	OPP	OPPOSITE	WH	WATER HEATER
EXIST	EXISTING	ORD	OVERFLOW ROOF DRAIN	WIN	WINDOW
EXT	EXTERIOR			WRB	WEATHER RESISTIVE BARRIER
FCB	FIBER CEMENT BOARD			WP	WATERPROOF
FD	FLOOR DRAIN			WR	WATER RESISTANT
FEC	FIRE EXTINGUISHER CABINET				
FIN	FINISH				
FLR	FLOOR				
FND	FOUNDATION				
FOF	FACE OF FINISH				
FOS	FACE OF STUD				
FOW	FACE OF WALL				
FRM	FRAMING				
FT	FEET				
FTG	FOOTING				
FV	FIELD VERIFY				

SITE INFORMATION

ADDRESS	1631 NW Johnson St
COUNTY	Multnomah
PROPERTY ID	R140811
STATE ID	1N1E33AC 1200
LEGAL DESCRIPTION	COUCHS ADD, BLOCK 157, E 33 1/3' OF W 66 2/3' OF LOT 2
LOT SIZE	1,667 SF
BASE ZONE	CM3
OVERLAY	d - Design

BUILDING INFORMATION

	EXISTING	PROPOSED
UNIT A:	1,246 SF; 6.2 OCCS	1,246 SF; 6.2 OCCS
UNIT B:	1,274 SF; 6.4 OCCS	1,274 SF; 6.4 OCCS
COVERED PORCH:	171 SF; 0.9 OCC	171 SF; 0.9 OCC
TOTAL:	2,691 SF; 13.5 OCCS	2,691 SF; 13.5 OCCS

1

ACCESSIBILITY UPGRADES

NO ACCESSIBLE DWELLING UNITS REQUIRED (OSSC SECTION 1107.7)

25% RULE: 25% OF $7,000 = $1,750
ADDING ACCESSIBLE PARKING, AN ACCESSIBLE ENTRANCE, OR ACCESSIBLE RESTROOMS WOULD EXCEED 25% OF THE BUDGET AND ARE NOT FEASIBLE. EXISTING DOOR HARDWARE IS ADA COMPLIANT.

UPGRADES INCLUDE: ADDING HANDRAILS TO EXTERIOR STAIRS WHERE NOT ALREADY EXISTING.

JOB DESCRIPTION

LEGALIZE EXISTING RESIDENTIAL DUPLEX (R-3) AND CONVERT INTO SHORT-TERM RENTAL WITHOUT PERMANENT RESIDENT, TRANSIENT CONGREGATE LIVING FACILITY WITH LESS THAN 10 OCCUPANTS PER UNIT (R-3). NO INCREASE IN OCCUPANT LOAD. NO ALTERATIONS TO INTERIOR OR EXTERIOR WALLS. INSTALL NFPA 13R FIRE SPRINKLER SYSTEM THROUGHOUT ALL LEVELS AND ALL COVERED EXTERIOR AREAS. INSTALL RATED FLOOR/CEILING ASSMEBLY AND EGRESS WINDOWS IN BEDROOMS WHERE REQ'D.

1 1

TO COMPLY WITH 2019 OREGON STRUCTURAL SPECIALTY CODE AND ANSI 117.1-2009, AND THE INTERNATIONAL EXISTING BUILDING CODE, CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD.

VALUATION: $7,000
NON-CONFORMING UPGRADES ARE NOT TRIGGERED

PROJECT TEAM

OWNER

GABE KREBS
CONTACT:
(503) 737-5487
gabekrebs@gmail.com

ARCHITECT

HARKA ARCHITECTURE, LLC
7631 NE GLISAN ST
PORTLAND, OR 97214
CONTACT: PATRICK DONALDSON
(503) 975-9471
patrick@harkahq.com

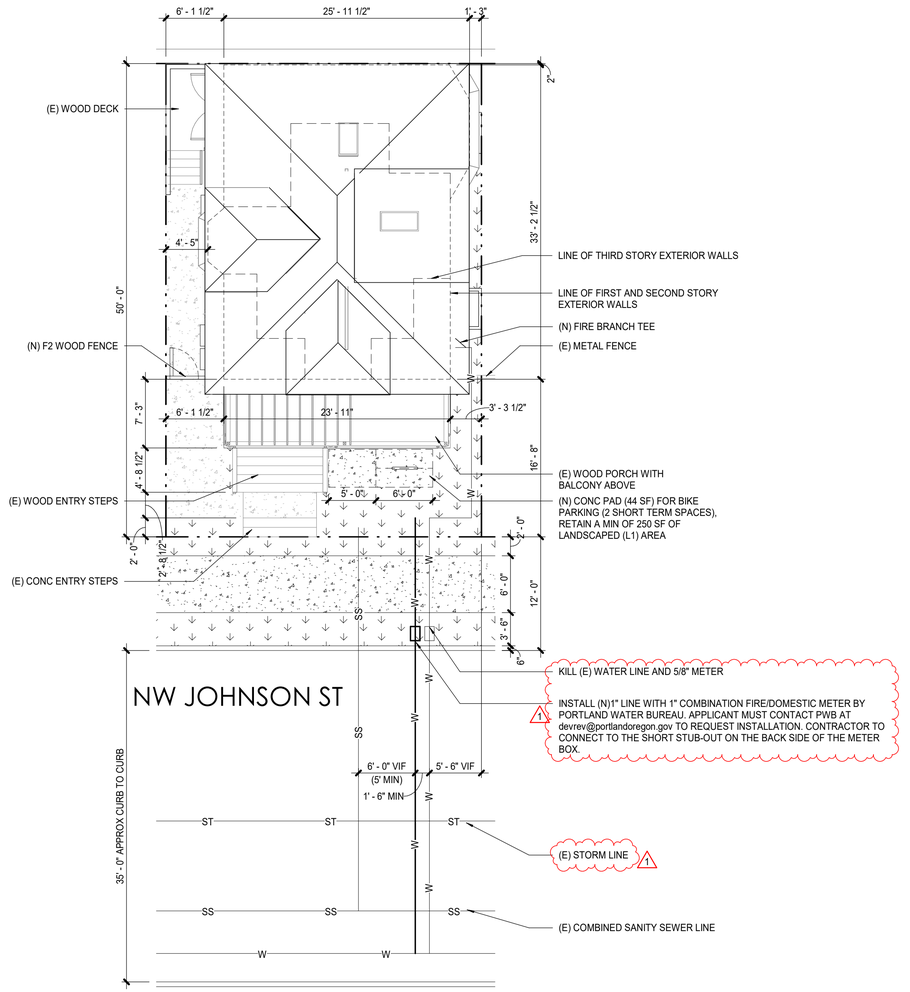
DRAWING SHEET INDEX

ARCHITECTURAL

SEPARATE PERMITS

MECHANICAL, ELECTRICAL AND PLUMBING PERMITS TO BE OBTAINED SEPARATELY AS REQUIRED.

FIRE SPRINKLER PERMIT TO BE OBTAINED SEPARATELY, FROM THE FIRE MARSHAL'S OFFICE.



1 A0.0 SITE PLAN
SCALE 1/8" = 1'-0"
0' 4' 8' 16'
N

HARKA - LOW-CARBON ARCHITECTURE & LIFE
HARKA
107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214 - HARKAHQ.COM

Permit Set

REGISTERED ARCHITECT
PATRICK M. DONALDSON
PORTLAND, OREGON
#4962
STATE OF OREGON

1631 NW JOHNSON ST
1631 NW JOHNSON ST, PORTLAND, OR 97209

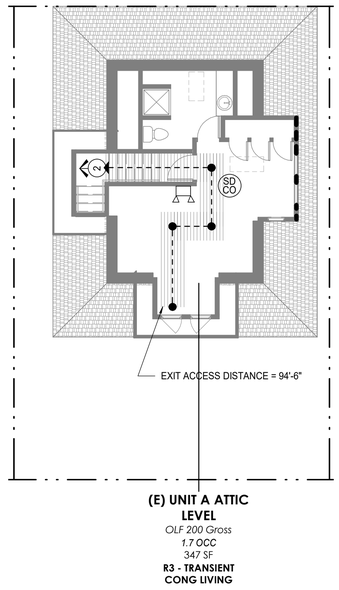
#	Date	Description
1	4.4.2023	APPEAL

01.04.2023
Date
Author
Drawn By

Project Info, Zoning & Site Plan

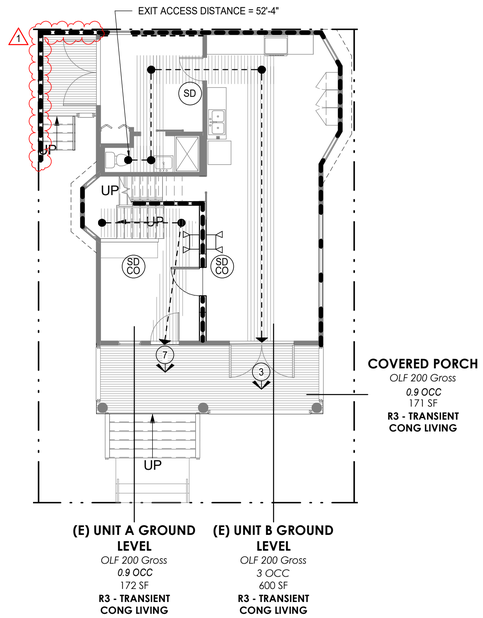
A0.0

Revit File: G:\HARKA - PROJECT FILES\Baron Property\1631 NW Johnson\06_Revit\1631 NW Johnson REV-01.rvt
Plot Date: 4/4/2023 3:19:01 PM



(E) UNIT A ATTIC LEVEL
OLF 200 Gross
1.7 OCC
347 SF
R3 - TRANSIENT CONG LIVING

4 A0.1 THIRD FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

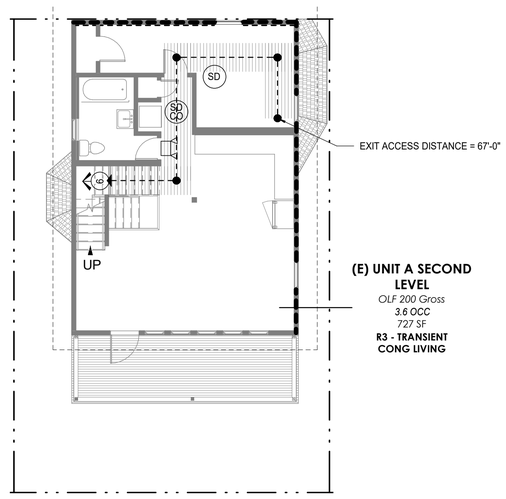


COVERED PORCH
OLF 200 Gross
0.9 OCC
171 SF
R3 - TRANSIENT CONG LIVING

(E) UNIT A GROUND LEVEL
OLF 200 Gross
0.9 OCC
172 SF
R3 - TRANSIENT CONG LIVING

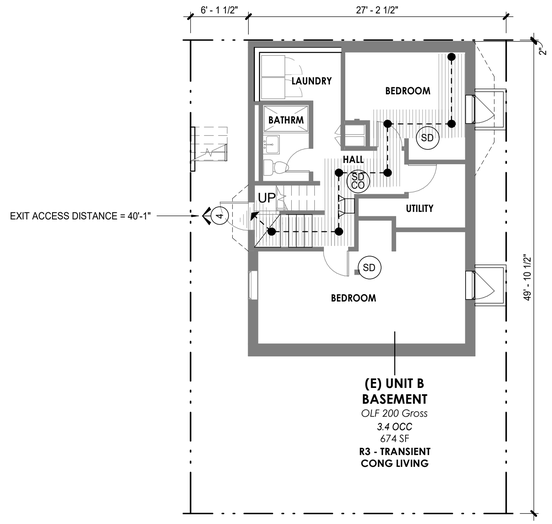
(E) UNIT B GROUND LEVEL
OLF 200 Gross
3 OCC
600 SF
R3 - TRANSIENT CONG LIVING

2 A0.1 GROUND FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"



(E) UNIT A SECOND LEVEL
OLF 200 Gross
3.6 OCC
727 SF
R3 - TRANSIENT CONG LIVING

3 A0.1 SECOND FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"



(E) UNIT B BASEMENT
OLF 200 Gross
3.4 OCC
674 SF
R3 - TRANSIENT CONG LIVING

1 A0.1 BASEMENT FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

BUILDING / CODE INFO

	CODE	EXISTING	PROPOSED	PER CODE SECTION
BUILDING INFO				
BUILDING USE	-	DUPLEX (NON-LEGAL)	SHORT-TERM RENTAL	-
BUILDING OCCUPANCY	-	R3	R3 1	303
CONSTRUCTION TYPE	-	VB	VB	TABLE 601
BASEMENT FLOOR AREA	UL	682 SF	682 SF	TABLE 506.2
GROUND FLOOR AREA	UL 1	943 SF	943 SF	TABLE 506.2
SECOND FLOOR AREA	UL	727 SF	727 SF	TABLE 506.2
THIRD FLOOR AREA	UL	347 SF	347 SF	TABLE 506.2
TOTAL AREA	-	2699 SF	2699 SF	TABLE 506.2
# OF STORIES	3	3	3	TABLE 504.4
BUILDING HEIGHT	40'	32'-7"	32'-7"	TABLE 504.3
BUILDING OCCUPANT	-	15	15	(SEE FLOOR PLAN)
FIRE / LIFE SAFETY				
AUTOMATIC SPRINKLER SYSTEM	YES	NONE	NFPA 13D THRUOUT	903.3.1.3
SMOKE ALARMS	YES	YES	YES	907.2
FIRE ALARM SYSTEM	NO	NO	NO	907.2
CARBON MONOXIDE	YES	YES	YES	915
EXITING / LIFE SAFETY				
COMMON PATH OF TRAVEL	75'	94'-6"	NO CHANGE	TABLE 1006.2.1
TOTAL TRAVEL DISTANCE	200'	94'-6"	NO CHANGE	TABLE 1017.2
MAX OCCUPANTS FOR ONE EXIT (SECOND STORY AND ABOVE, R1)	NA	2	2	TABLE 1006.3.3(2)
EGRESS WIDTH AT DOORS	36"	36"	36"	1005.3.2
STAIRWAY WIDTH	36"	36"	36"	1011.2

OCCUPANT LOADS

ROOM	OCCUPANCY CLASSIFICATION	TOTAL AREA	OLF	OCCUPANTS
(E) UNIT B GROUND LEVEL	R3 - TRANSIENT CONG LIVING	600 SF	200 Gross	3
(E) UNIT B BASEMENT	R3 - TRANSIENT CONG LIVING	674 SF	200 Gross	3.4
(E) UNIT A GROUND LEVEL	R3 - TRANSIENT CONG LIVING	172 SF	200 Gross	0.9
(E) UNIT A SECOND LEVEL	R3 - TRANSIENT CONG LIVING	727 SF	200 Gross	3.6
(E) UNIT A ATTIC LEVEL	R3 - TRANSIENT CONG LIVING	347 SF	200 Gross	1.7
COVERED PORCH 1	R3 - TRANSIENT CONG LIVING	171 SF	200 Gross	0.9
		2691 SF		13.5 1

FIRE / LIFE SAFETY LIGHTING LEGEND

- EXIT SIGN W/ 90 MINUTE BATTERY BACKUP
- EMERGENCY LIGHT, MINIMUM 1 FOOTCANDLE W/ 90 MINUTE BATTERY BACKUP. CONTINUOUS TO EXTERIOR LANDING OF EGRESS DOORS.
- EXITING PATH AND REQUIRED CLEAR WIDTH
- FE SEMI-RECESSED FIRE EXTINGUISHER (MAX 4" PROJECTION FROM WALL)
- # OF OCCUPANTS AT EXIT
- 1 EXISTING TO REMAIN
- EXISTING UNRATED WALL REQUIRED TO BE FIRE-RATED BY CODE
- EXISTING WALL WITH (N) LAYER OF 5/8" TYPE 'X' GWB
- NEW CONSTRUCTION
- PROPOSED FIRE-RATED WALL

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Life Safety Info & Plans

A0.1

Plot Date: 4/4/2023 3:19:02 PM
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WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	HEADER HEIGHT	TYPE	TEMPERED	EGRESS	QTY	MFR	MODEL NO	COMMENTS
A	3' - 0"	3' - 6"	6' - 6"	CASEMENT	Yes	Yes	2	TBD	TBD	NEW
B	3' - 1"	2' - 0"	6' - 8"	AWNING			1			EXISTING
C	3' - 0"	2' - 2"	7' - 0"	AWNING			3			EXISTING
D	2' - 6"	2' - 6"	6' - 8"	NON-OPERABLE			1			EXISTING
E	1' - 6"	3' - 6"	10' - 10 1/2"	SINGLE-HUNG			2			EXISTING
G	3' - 0"	5' - 6"		SINGLE-HUNG		Yes	5			EXISTING
H	2' - 2"	5' - 0"	7' - 8"	SINGLE-HUNG			5			EXISTING
J	2' - 5"	3' - 10"	7' - 6 1/2"	SINGLE-HUNG			1			EXISTING
K	2' - 3"	3' - 0"	4' - 8"	CASEMENT		Yes	2			EXISTING
L	1' - 10"	1' - 10"	6' - 2"	NON-OPERABLE			1			EXISTING
M	2' - 5"	2' - 10"	5' - 7"	SINGLE-HUNG			2			EXISTING
N	2' - 8"	3' - 8"	7' - 4"	NON-OPERABLE			1			NEW
P	3' - 0"	5' - 6"	7' - 7"	NON-OPERABLE			1			NEW

WINDOW NOTES

1. ALL WINDOW DIMENSIONS ABOVE ARE OF FINISHED FRAME. CONTRACTOR TO DETERMINE REQUIRED ROUGH OPENINGS PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO VERIFY REQUIRED SAFETY TEMPERED WINDOWS. ALL GLAZING IN DOORS AND SIDE LITES SHALL BE SAFETY TEMPERED PER CODE
3. ALL WINDOWS TO BE U-0.30 MAX
4. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090 AND BE INSTALLED AT EVERY OPERABLE WINDOW WITH A SILL HIEGHT OF LESS THAN 36" AND WHERE THE TOP OF GRADE IS MORE THAN 72" BELOW THE SILL.
5. SEE PRODUCT SPECIFICATIONS FOR MORE DETAILS.
6. SUBSITUTIONS TO BE APPROVED BY ARCHITECT

DOOR SCHEDULE

TAG	LOCATION	OPENING WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	QTY	HDW GROUP	COMMENTS
1.1	Interior	3' - 0"	6' - 8"	SOLID	WD	PT	WD	PT	45 MIN	1	1	NEW DOOR

DOOR HARDWARE SCHEDULE

HDW GROUP	LOCKSET	THRESHOLD	HINGES	CLOSER	KICKPLATE	SILENCER	WEATHER STRIPPING	DOOR SWEEP	FINISH	COMMENTS
1	PASSAGE	ADA PER 5/A4.3	(3) HINGES	Yes 1	No	No	No	Yes		KEYED LOCKSET

PRODUCT SPECIFICATIONS

INSULATION:
- UNDERSLAB & FOOTING EDGE: ROCKWOOL COMFORTBOARD 80
- WINDOW HEADERS: POLYISO FOAM
- ROOF/CEILING: ECOBATT HD
- FRAMED FLOOR: ECOBATT OR ECOBATT HD (IF JOISTS < 12")
- WALLS (ABOVE GRADE): DENSE-PACK CELLULOSE, BIBS OR ECOBATT HD
- WALLS (BELOW GRADE): ROCKWOOL BATT

WINDOWS:
- TYPICAL: MARVIN ESSENTIAL ALL-ULTREX FIBERGLASS WINDOWS OR MARVIN ELEVATE WOOD-CLAD ULTREX
- ALL WINDOWS TO BE FIBERGLASS OR WOOD-CLAD.
- FINISHES TO BE APPROVED BY OWNER.
- SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.

ROOF WRAP: SOLITEX "UM" WEATHER-RESISTANT BARRIER
BUILDING WRAP: SOLITEX "MENTO 1000"
BUILDING TAPE: TESCON VANA OR TESCON INVIS (WHERE VISIBLE BEHIND RAINSCREEN)
3D DRAINAGE PLANE AT BASEMENT: DORKEN DELTA MS
VAPOR RETARDER: PRO CLIMA INTELLO X
STAINS: ZERO VOC
PAINTS: ZERO VOC

ALL PRODUCT SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.

SHEET NOTES

1. SEE ELEVATIONS FOR WALL FINISHES.
2. LOCATE THERMAL INSULATION ON THE COLD SIDE (IN WINTER) OF DOMESTIC WATER PIPES AS REQUIRED TO PROTECT PIPE FROM FREEZING.
3. PROVIDE ADDITIONAL BLOCKING AS REQUIRED TO SUPPORT SHELVING, RAILINGS, TOWEL BARS, AND OTHER WALL-MOUNTED ACCESSORIES/EQUIPMENT.
4. DENSE-PACK CELLULOSE INSULATION IN WALL ASSEMBLIES MAY BE SUBSTITUTED WITH HIGH DENSITY ECOBATT INSULATION PER OWNER.
5. PROVIDE UL APPROVED PENETRATION AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE IN FIRE-RATED ASSEMBLIES.
6. PROVIDE FIRE BLOCKS AND DRAFT STOPS AS REQUIRED PER 2019 OSSC SECTION 717.

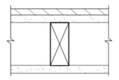
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

Fire Design:

EXTERIOR SIDE: **One** layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: **One** layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. **(LOAD-BEARING)**



Thickness: Varies (Fire)
Approx. Weight: 7 psf (Fire)
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

8 (N) 1 HR RATED EXTERIOR WALL

ASSEMBLY: GA WP 8105	FIRE: 1 HR	STC: N/A

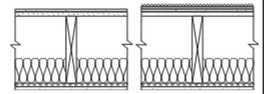
NOTE: THIS ASSEMBLY SHALL BE USED TO UPGRADE THE EXISTING CONDITIONS BETWEEN THE FIRST FLOOR AND BASEMENT DWELLING UNITS. THE EXISTING FLOOR/CEILING ASSEMBLY HAS ONE LAYER OF GWB.

GA FILE NO. FC 5120	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

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, 17/8" 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.

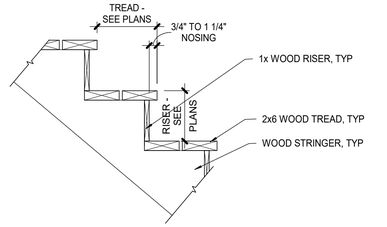
Sound tested with carpet and pad and with insulation stapled to joists.



Approx. Ceiling Weight: 2 psf
Fire Test: FM FC-181, 8-31-72
Sound Test: G&H OC-3MT, 10-13-71
IIC & Test: (73 C & P) G&H OC-3MT, 10-13-71

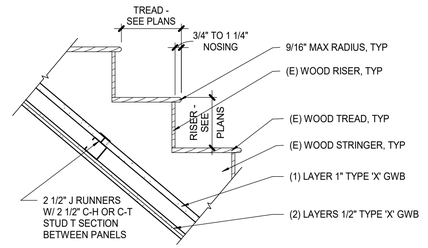
1 7 1 HR RATED FLOOR/CEILING @ BASEMENT

ASSEMBLY: GA FILE NO. FC 5120	FIRE: 1 HR	STC: 50-54



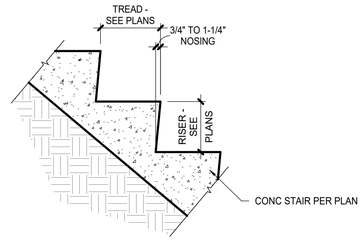
6 EXTERIOR WOOD STAIR (EXISTING)

ASSEMBLY: N/A	FIRE: N/A	STC: N/A



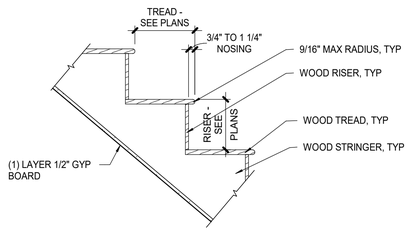
3 2 HR RATED INTERIOR STAIR (1 HR REQ'D)

ASSEMBLY: GA FILE NO. WP 7051	FIRE: 2 HR	STC: 50-54



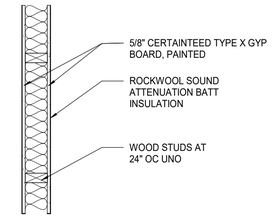
5 CONCRETE STAIR (EXISTING)

ASSEMBLY: N/A	FIRE: 1-HR	STC: N/A



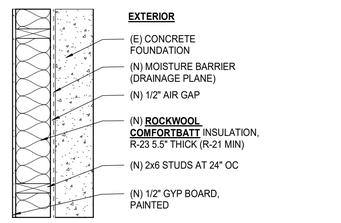
4 INTERIOR STAIR (EXISTING)

ASSEMBLY: N/A	FIRE: N/A	STC: N/A



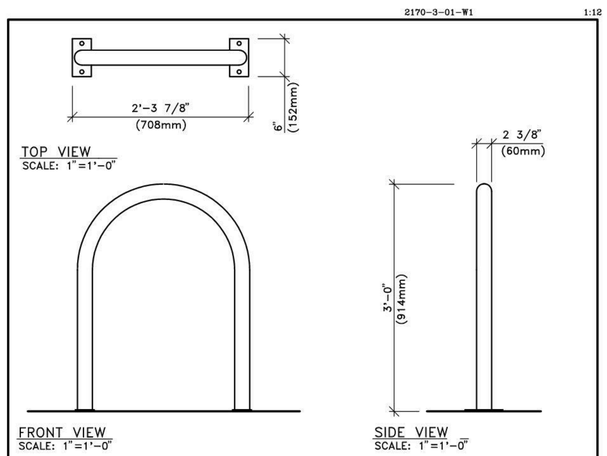
2 (N) WALL SEPARATING DWELLING UNITS

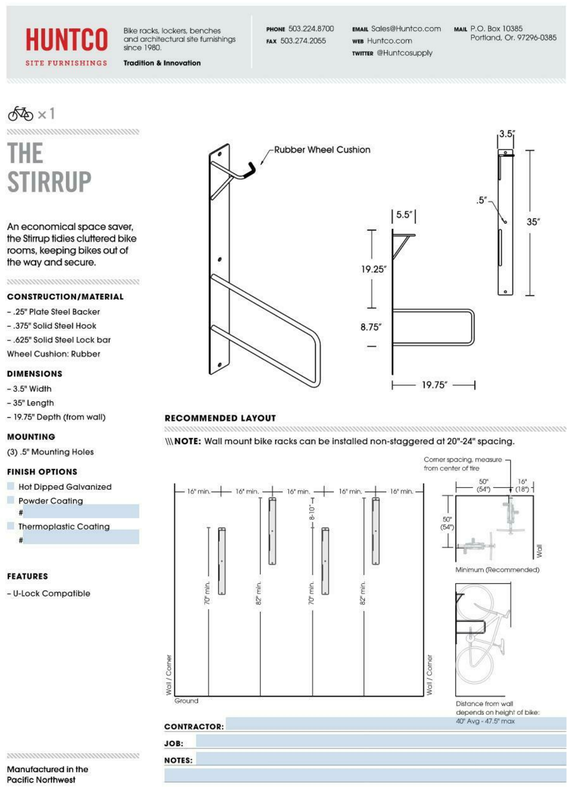
ASSEMBLY: GA WP 3246	FIRE: 1-HR	STC: 50 - 54



1 (N) FURRING ON (E) EXT WALL

ASSEMBLY: N/A	FIRE: 1 HR	STC: N/A





2 A1.0 SHORT TERM BIKE PARKING RACK
SCALE 12" = 1'-0"

1 A1.0 LONG TERM BIKE PARKING RACK
SCALE 12" = 1'-0"

ASSEMBLIES LEGEND

SCALE 1" = 1'-0"

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EZ
Drawn By

Assemblies & Schedules

A1.0

Plot Date: 4/4/2023 3:19:03 PM
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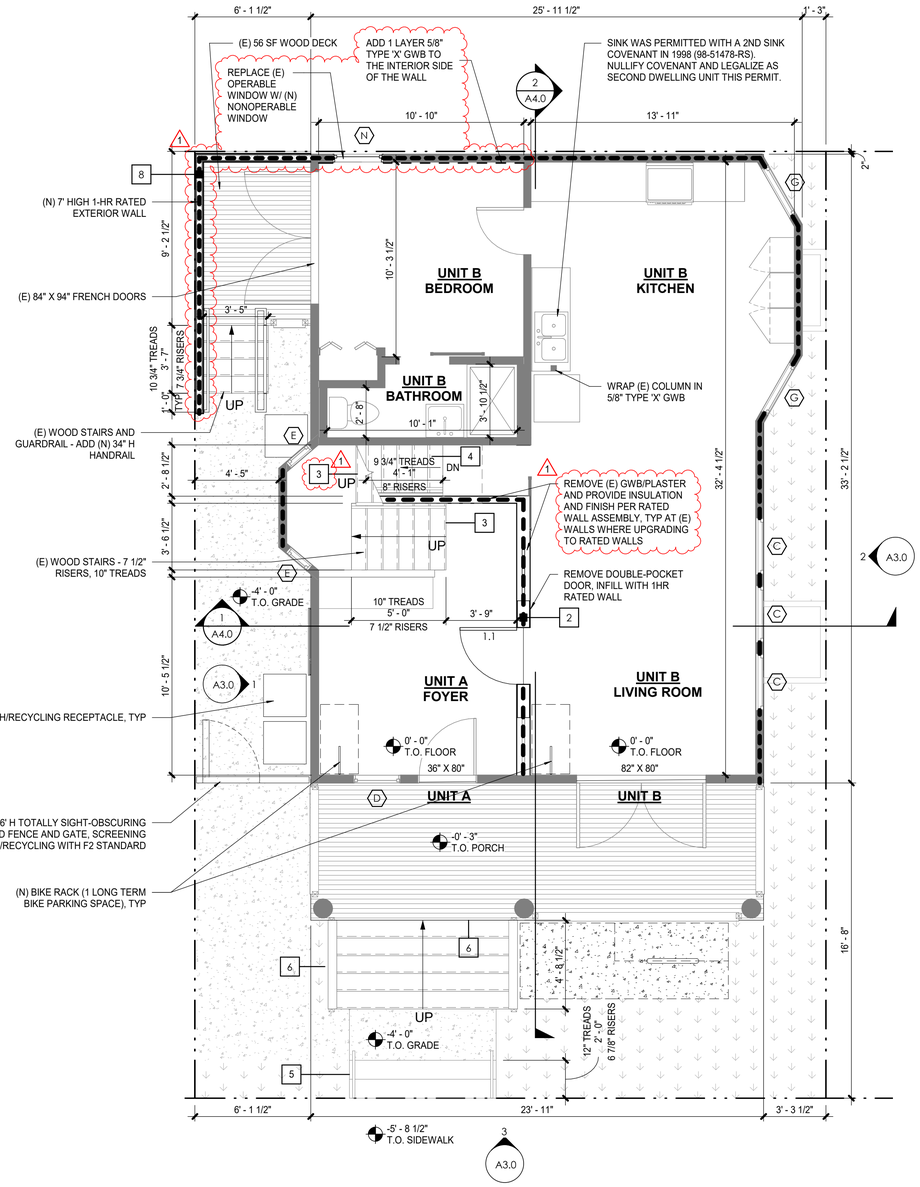
SHEET NOTES

1. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, GRID LINES, AND CENTER LINE OF WINDOW ASSEMBLIES UNLESS OTHERWISE NOTED.
2. CONSTRUCTION ASSEMBLY DESCRIPTIONS, SEE A1.0.
3. HEATING/COOLING IN UNIT PROVIDED BY MINI-SPLIT.
4. PRODUCT SPECIFICATIONS, SEE A1.0.

GRAPHIC LEGEND

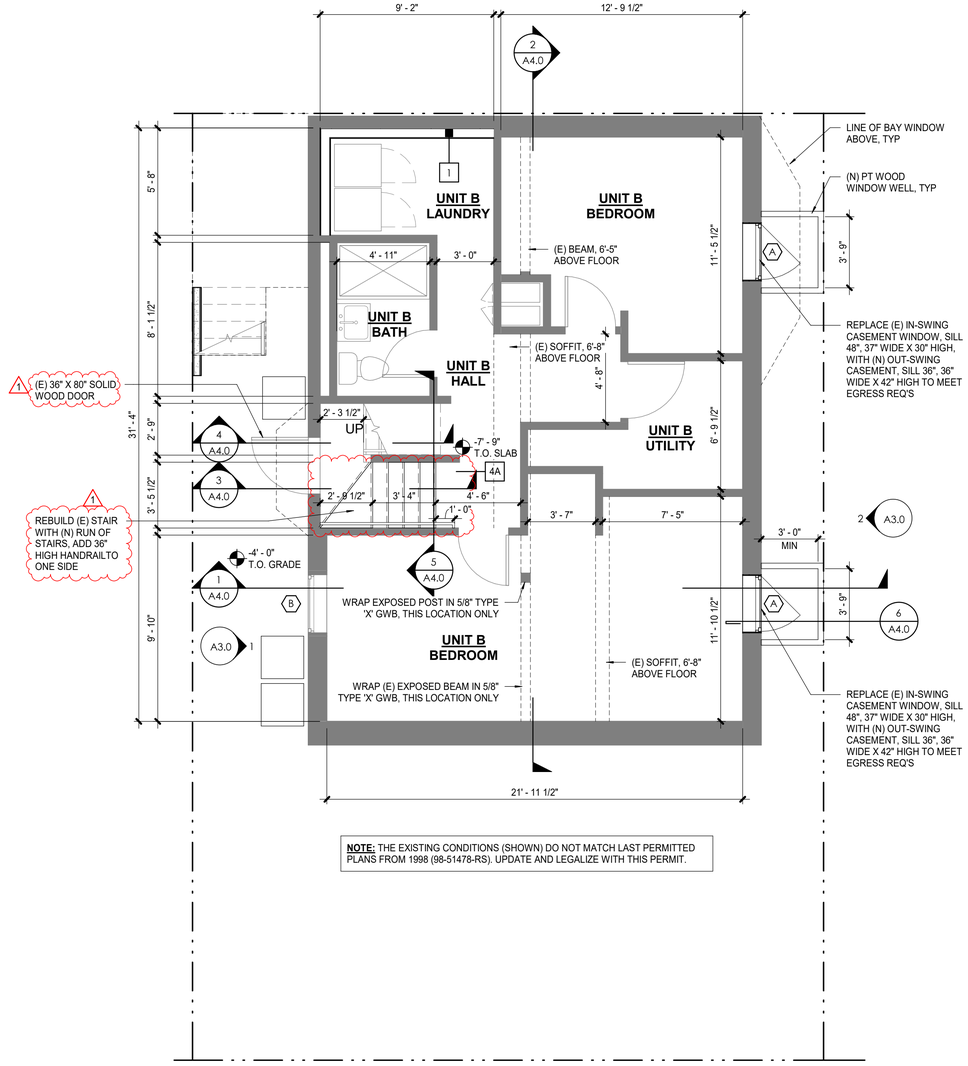
- EXISTING TO REMAIN
- EXISTING UNRATED WALL REQUIRED TO BE FIRE-RATED BY CODE
- EXISTING WALL WITH ADDITIONAL LAYER OF TYPE 'X' GWB
- NEW CONSTRUCTION
- PROPOSED FIRE-RATED WALL



2 A2.0 GROUND FLOOR PLAN (UNIT A/B)

SCALE 1/4" = 1'-0"

0' 2' 4' 8'



NOTE: THE EXISTING CONDITIONS (SHOWN) DO NOT MATCH LAST PERMITTED PLANS FROM 1998 (98-51478-RS). UPDATE AND LEGALIZE WITH THIS PERMIT.

1 A2.0 BASEMENT FLOOR PLAN (UNIT B)

SCALE 1/4" = 1'-0"

0' 2' 4' 8'

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A2.0

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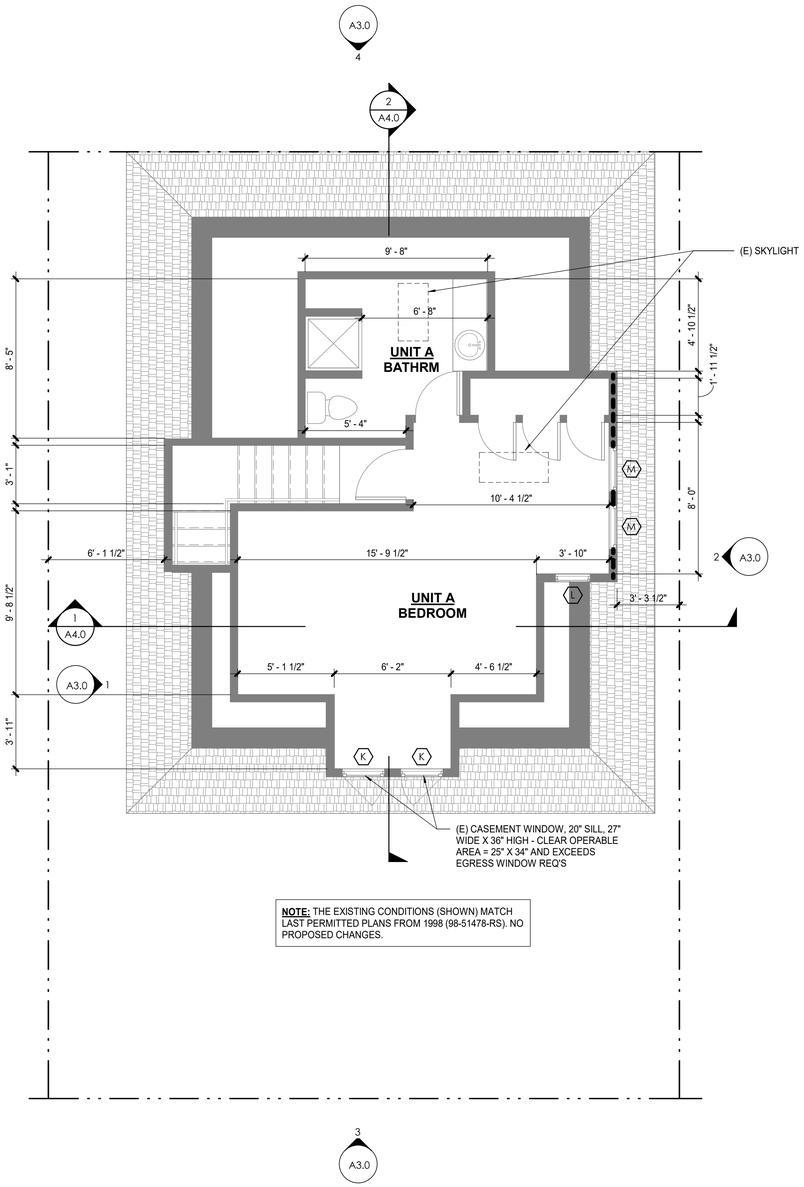
SHEET NOTES

1. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, GRID LINES, AND CENTER LINE OF WINDOW ASSEMBLIES UNLESS OTHERWISE NOTED.
2. CONSTRUCTION ASSEMBLY DESCRIPTIONS, SEE A1.0.
3. HEATING/COOLING IN UNIT PROVIDED BY MINI-SPLIT.
4. PRODUCT SPECIFICATIONS, SEE A1.0.

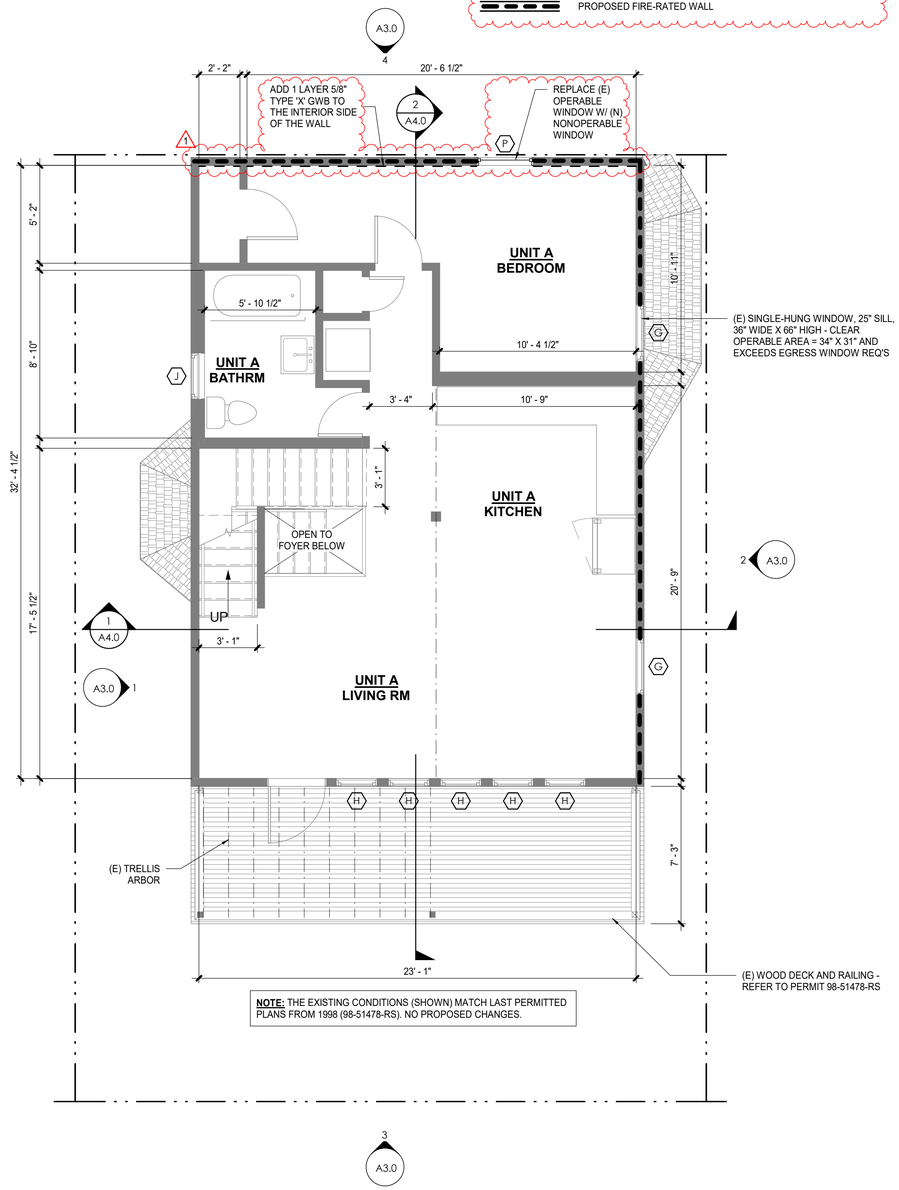
GRAPHIC LEGEND

1

- EXISTING TO REMAIN
- EXISTING UNRATED WALL REQUIRED TO BE FIRE-RATED BY CODE
- EXISTING WALL WITH ADDITIONAL LAYER OF TYPE 'X' GWB
- NEW CONSTRUCTION
- PROPOSED FIRE-RATED WALL



NOTE: THE EXISTING CONDITIONS (SHOWN) MATCH LAST PERMITTED PLANS FROM 1998 (98-51478-RS). NO PROPOSED CHANGES.



NOTE: THE EXISTING CONDITIONS (SHOWN) MATCH LAST PERMITTED PLANS FROM 1998 (98-51478-RS). NO PROPOSED CHANGES.

2 / A2.1 THIRD FLOOR PLAN (UNIT A)
SCALE 1/4" = 1'-0"

1 / A2.1 SECOND FLOOR PLAN (UNIT A)
SCALE 1/4" = 1'-0"

0' 2' 4' 8' N

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A2.1

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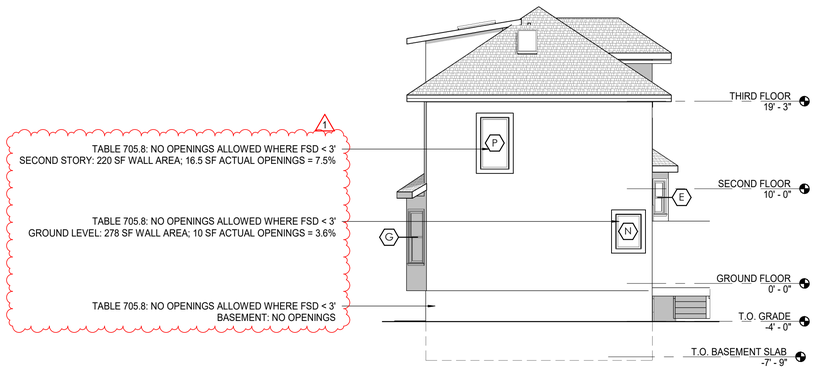
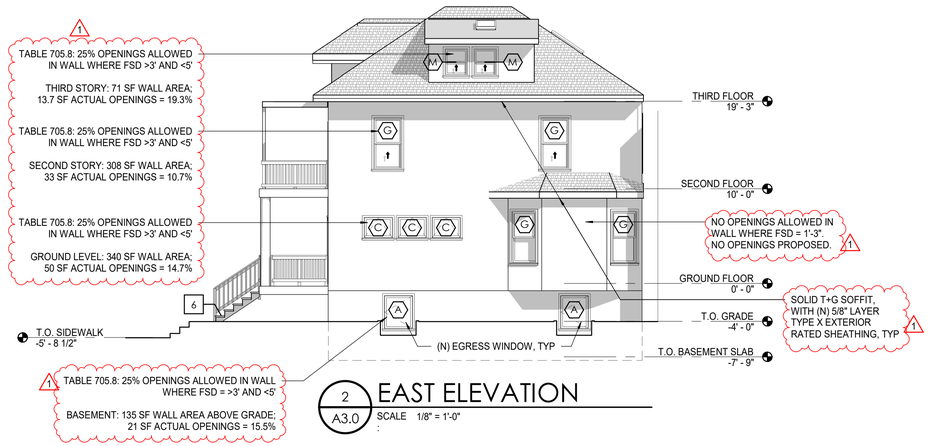
SHEET NOTES

1. SIDING TYPE AND BUILDING COLORS SHALL WRAP AROUND CORNERS INTO RECESSED AREAS UNLESS OTHERWISE NOTES.
2. SEE A1.0 FOR ASSEMBLY TYPE DESCRIPTIONS.



4 A3.0 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 A3.0 EAST ELEVATION
SCALE 1/8" = 1'-0"

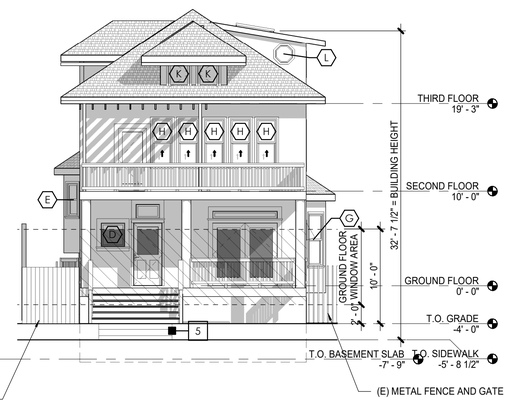
WINDOWS IN STREET-FACING FACADES (33.130.230.A)
AT LEAST 15% OF THE AREA OF EACH FACADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR MAIN ENTRANCE DOORS.

FACADE AREA = 607 SF; WINDOW AND DOOR AREA = 125 SF
125 SF / 607 SF = 20.6%

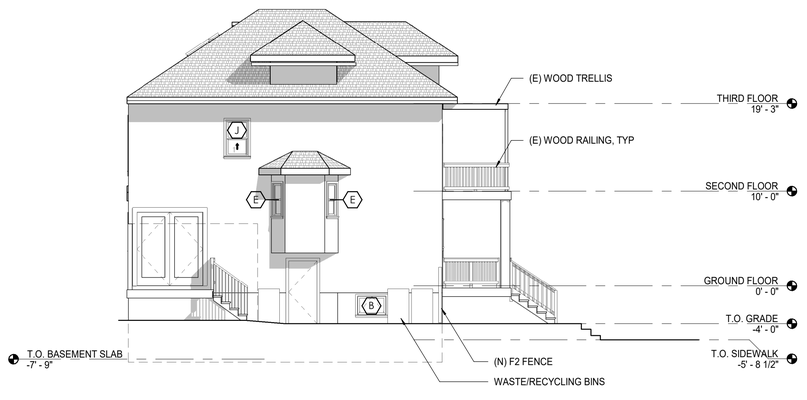
GROUND FLOOR WINDOW STANDARDS (33.130.230.B)
THE GROUND FLOOR WALL AREA OF STREET-FACING FACADES OF DWELLING UNITS THAT ARE 20' OR CLOSER TO A STREET LOT LINE MUST MEET AT LEAST ONE OF THE FOLLOWING STANDARDS:

C. RAISED GROUND FLOOR.
1. THE PORTION OF THE BUILDING WITH RESIDENTIAL DWELLING UNITS ON THE GROUND FLOOR MUST HAVE THE FINISHED FLOOR OF EACH RESIDENTIAL UNIT AT LEAST 2' ABOVE THE GRADE OF THE CLOSEST ADJOINING SIDEWALK
2. WINDOWS MUST COVER AT LEAST 25% OF THE GROUND LEVEL WALL AREA OF THE PORTION OF THE BUILDING WITH RESIDENTIAL DWELLING UNITS ON THE GROUND FLOOR.

GROUND FLOOR WINDOW AREA = 192 SF
AREA OF QUALIFYING WINDOW FEATURES = 35 SF
35 SF / 192 SF = 18.2% = NON-CONFORMING - UPGRADES ARE NOT TRIGGERED



3 A3.0 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



1 A3.0 WEST ELEVATION
SCALE 1/8" = 1'-0"

0' 4' 8' 16'

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Permit Set

REGISTERED ARCHITECT
PATRICK M. DONALDSON
PORTLAND, OREGON
#4962
STATE OF OREGON

1631 NW JOHNSON ST

1631 NW JOHNSON ST,
PORTLAND, OR 97209

#	Date	Description
1	4.4.2023	APPEAL

01.04.2023
Date

EZ
Drawn By

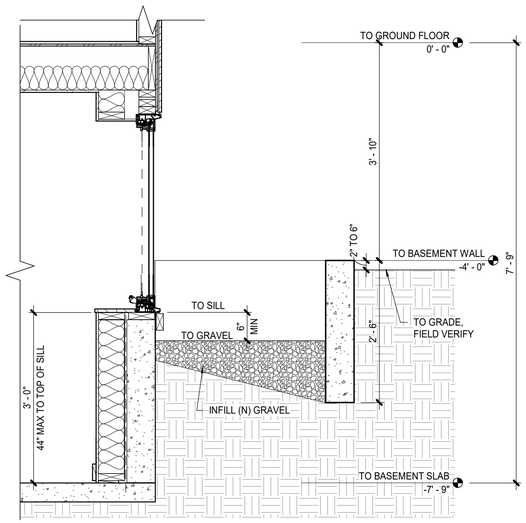
Elevations

A3.0

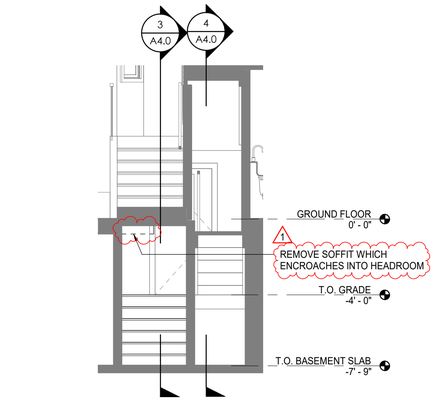
Plot Date: 4/4/2023 3:19:06 PM Revit File: G:\HARKA - PROJECT Files\Baron Property\1631 NW Johnson\06_Revit\1631 NW Johnson REV-01.rvt

SHEET NOTES

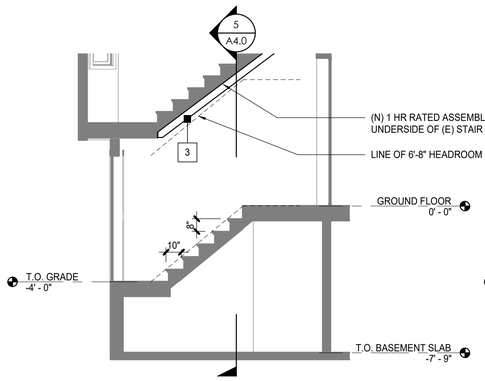
1. SEE A1.0 FOR ASSEMBLY TYPE DESCRIPTIONS.



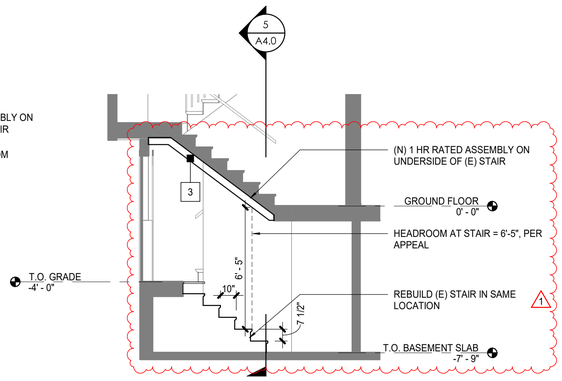
6 A4.0 WINDOW WELL SECTION
SCALE 3/4" = 1'-0"



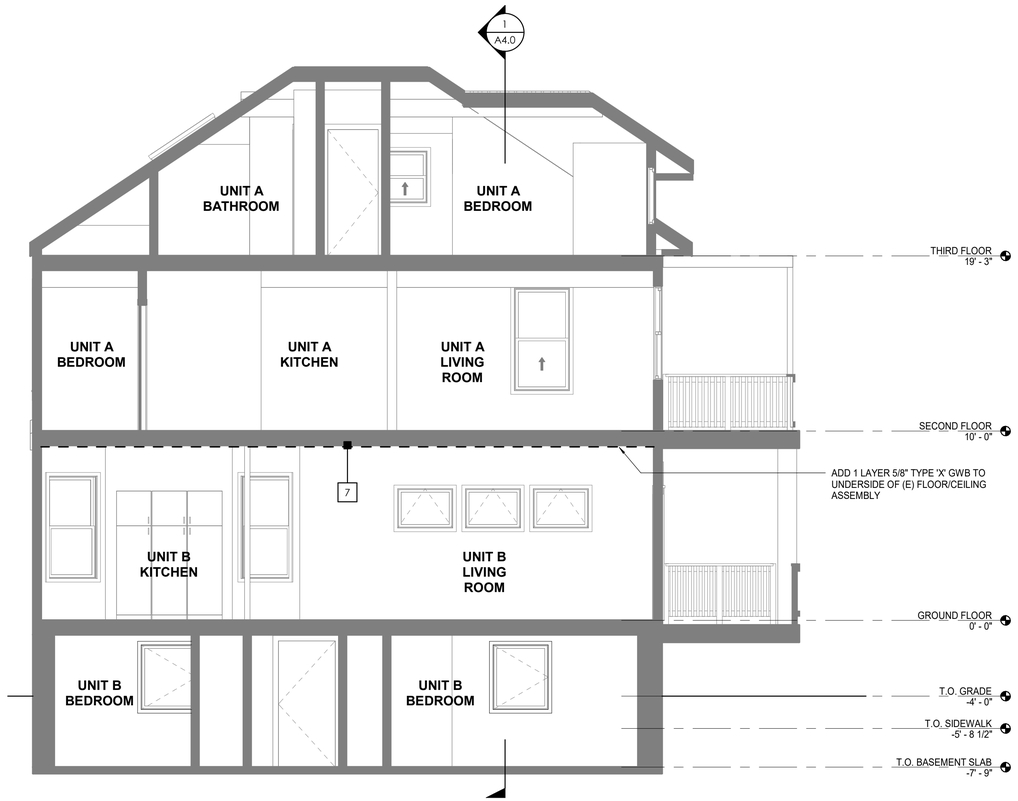
5 A4.0 CROSS SECTION THRU STAIR
SCALE 1/4" = 1'-0"



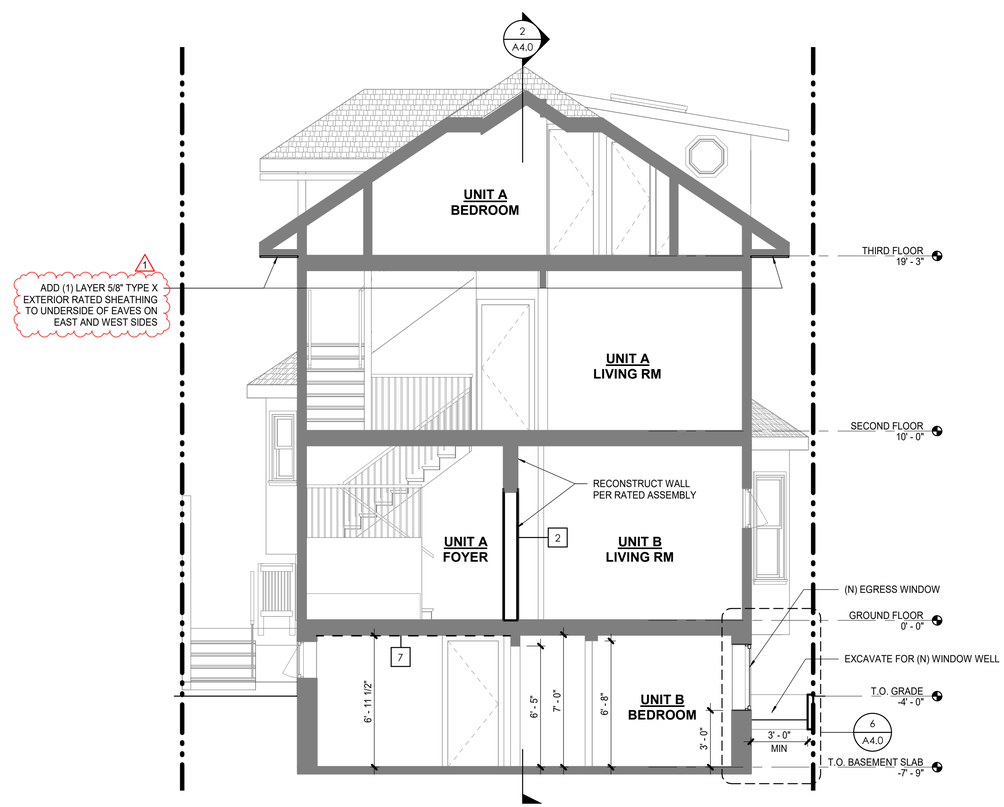
4 A4.0 SECTION THRU STAIR
SCALE 1/4" = 1'-0"



3 A4.0 SECTION THRU STAIR
SCALE 1/4" = 1'-0"



2 A4.0 SECTION LOOKING NORTH
SCALE 1/4" = 1'-0"
0' 2' 4' 8'



1 A4.0 SECTION LOOKING WEST
SCALE 1/4" = 1'-0"
0' 2' 4' 8'

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