

GENERAL NOTES

1. INSTALL GAS FIREPLACE AND ALL APPLIANCES PER MANUFACTURER REQUIREMENTS.
2. ALL EXTERIOR STUDS 2x6 @ 16" o.c.
3. VENT BATH FANS TO OUTSIDE AIR.
4. METAL CONNECTORS SIMPSON CO. OR EQUAL.
5. STRUCTURE SHALL COMPLY TO COMPLY WITH OREGON ENERGY CODE W/ ADDITIONAL MEASURES 3A PER COVERSHEET.
6. ALL STAIRWAYS AND LANDINGS TO BE MINIMUM 36" CLEAR WIDTH WITH HANDRAILS NOT PROJECTING MORE THAN 4 1/2" ON EITHER SIDE OF STAIR. CONTINUOUS 1 1/2" Ø OR 1 1/2" SQUARE RAILING SHALL BE SET @ 36" HIGH AS MEASURED FROM TREAD NOSING AND 1 1/2" CLEAR SPACE FROM WALL. HEAD HEIGHT SHALL NOT BE LESS THAN 6'-8" AS MEASURED FROM TREAD NOSING. GREATEST TREAD DEPTH SHALL NOT EXCEED MINIMUM DEPTH BY MORE THAN 3/8", MINIMUM TREAD DEPTH SHALL BE 9" OR 6" @ WINDER. GREATEST RISER HEIGHT SHALL NOT EXCEED MINIMUM HEIGHT BY MORE THAN 3/8". THE RISER SHALL NOT BE LESS THAN 4" OR GREATER THAN 8". SEE DETAIL 3/A5 CONTRACTOR TO REVIEW AND APPROVE ALL STAIR AND RAILING DETAILS PRIOR TO CONSTRUCTION.
7. WINDOWS MARKED EGRESS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44".
8. TYPICAL HEADER HEIGHT TO BE 4'-8" AFF UNLESS NOTED OTHERWISE.

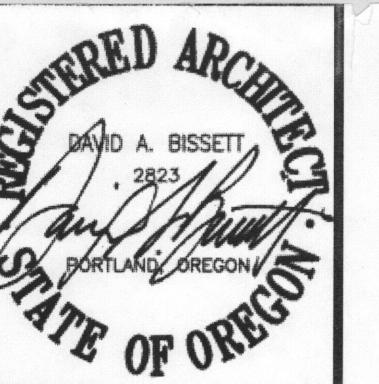
KEY NOTES

1. VERIFY DIMENSIONS WITH CONTRACTOR PRIOR TO FRAMING.
2. SEE GENERAL NOTE #6 ABOVE AND STAIR SECTION SHEET A6 FOR STAIR FRAMING NOTES.
3. PROVIDE EXHAUST FANS RATED FOR MIN. 50 CFM
4. PROVIDE EXHAUST FANS RATED FOR MIN. 80 CFM FOR INTERMITTENT OR 25 CFM CONTINUOUS.
5. RADON MITIGATION OPTION #1: PROVIDE & INSTALL 3" DIA. PIPE THAT RUNS FROM THE CRAWL SPACE THROUGH THE HOUSE & EXITS THROUGH THE ROOF. THE PIPE MUST RUN THROUGH THE CONDITIONED SPACE, IN THE CRAWL SPACE, THE PIPE EXTENDS BELOW THE REQUIRED 6 MIL VAPOR RETARDER W/ A TEE. ALL EXPOSED & VISIBLE INTERIOR RADON VENT PIPES SHALL HAVE ONE LABEL PER FLOOR THAT SHALL SAY "RADON REDUCTION SYSTEM". PROVIDE A POWER SOURCE IN THE ATTIC & ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX FOR FUTURE INSTALLATION OF ACTIVE DEPRESSURIZATION SYSTEM. AN ELECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATED OF SYSTEM FAILURE ALARMS.
6. ALL SMOKE DETECTORS/CARBON MONOXIDE ALARMS ARE COMPINATION UNITS. HARD WIRED INTO THE ELECTRICAL SYSTEM W/ BACKUP BATTERIES.
7. 5/8" TYPE "X" GYP. BOARD AT GARAGE CEILING & WALLS

LEGEND

- Ⓜ SMOKE DETECTOR & CARBON MONOXIDE DETECTORS.
- Ⓟ EXHAUST FAN INSTALLED IN ACCORDANCE W/ ORSC SEC. R303.3.1 & M1801.4 SEE KEYNOTES.
- | | |
|-------------|-----------------------------------|
| LOWER LEVEL | 464 SF GRPSS |
| MAIN LEVEL | 1036 SF GROSS |
| LOWER LEVEL | 919 SF GROSS |
| TOTAL | 2479 SF GROSS (GARAGE = 1111 SF.) |

PERMIT SET



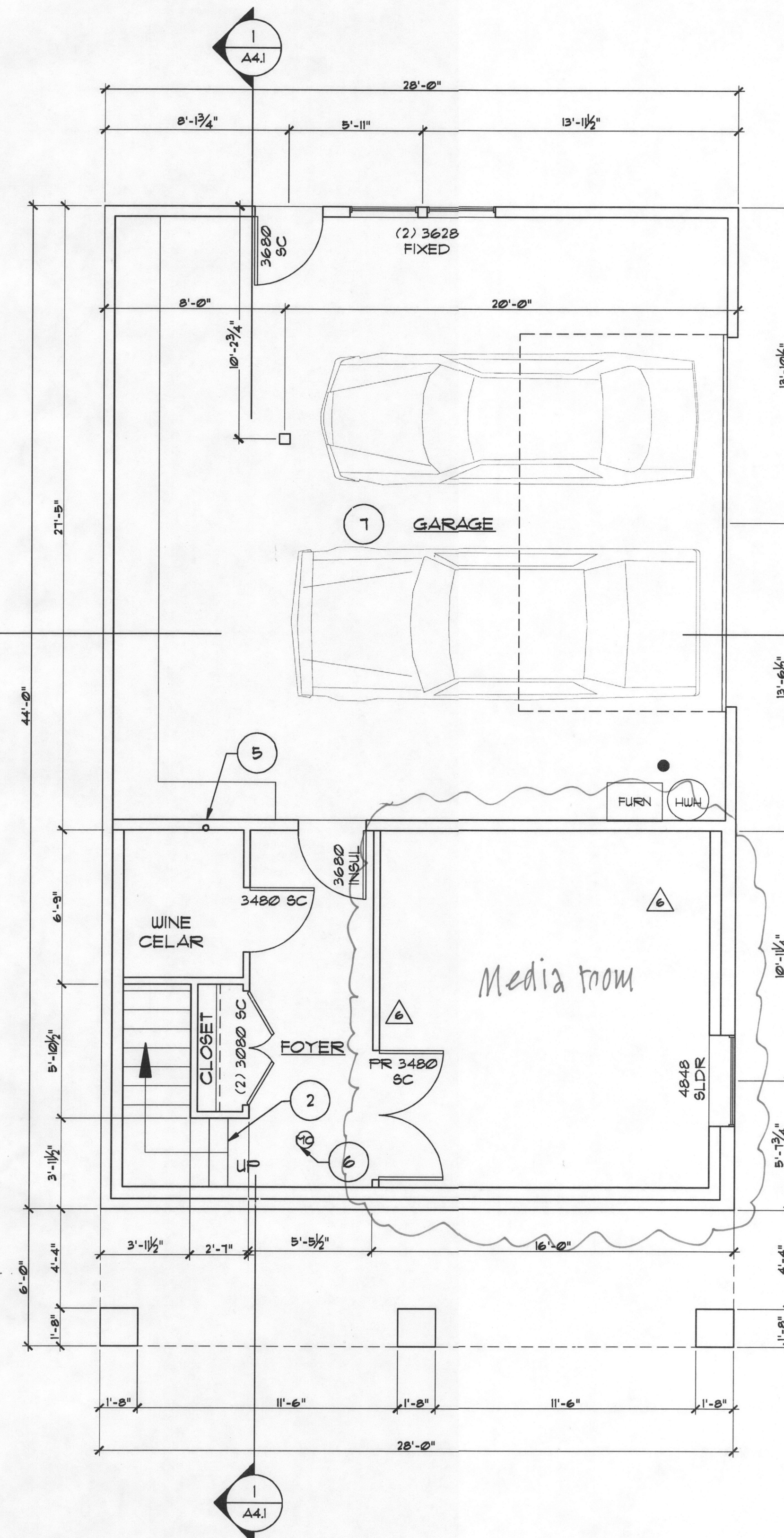
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LOWER & MAIN LEVEL FLOOR PLAN

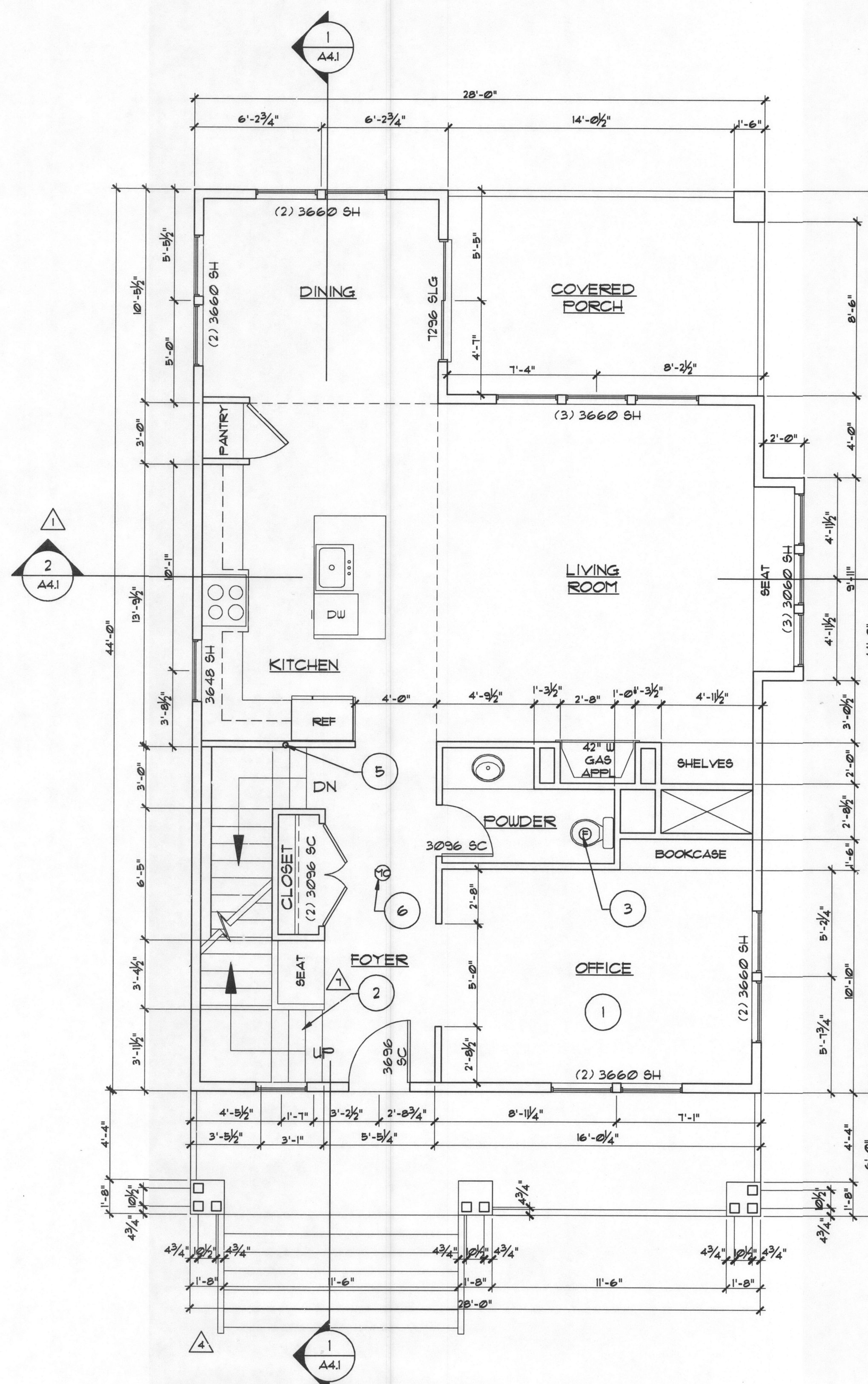
PROPOSED NEW HOUSE CONSTRUCTION:
for MISSION HOMES - LOT 20
SW DOLPH COURT
PORTLAND, OREGON 97219

| Revision Number | Comments |
|-----------------|----------------------------|
| 1 | CITY COMMENTS 05-31-13 |
| 2 | CITY COMMENTS 06-14-13 |
| 3 | STREET DEDICATION 07-16-13 |
| 4 | CITY COMMENTS 07-31-13 |
| 5 | ROOF HEELS 08-15-13 |
| 6 | LOWER LEVEL REV 10-31-13 |
| 7 | BEDROOM CLOSET 11-13-13 |

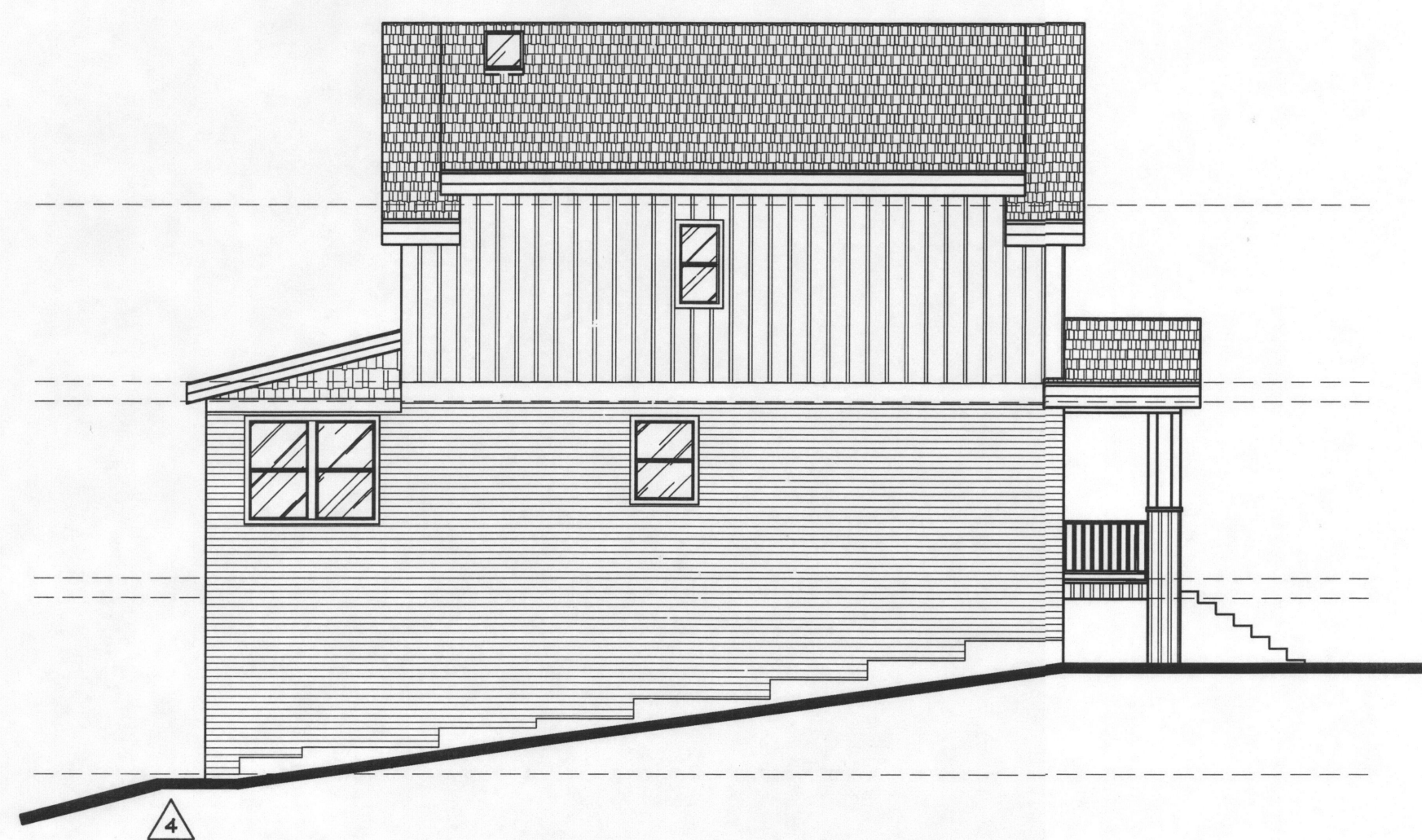
| | | | |
|-------------------|---------------|------------|----|
| Drawn By | MAF | Checked By | DB |
| Project Number | 12-970-20 | | |
| Issue Date | 04-01-13 | | |
| Drawing File Name | 12991013xplan | | |
| Sheet Number | A2.1 | | |



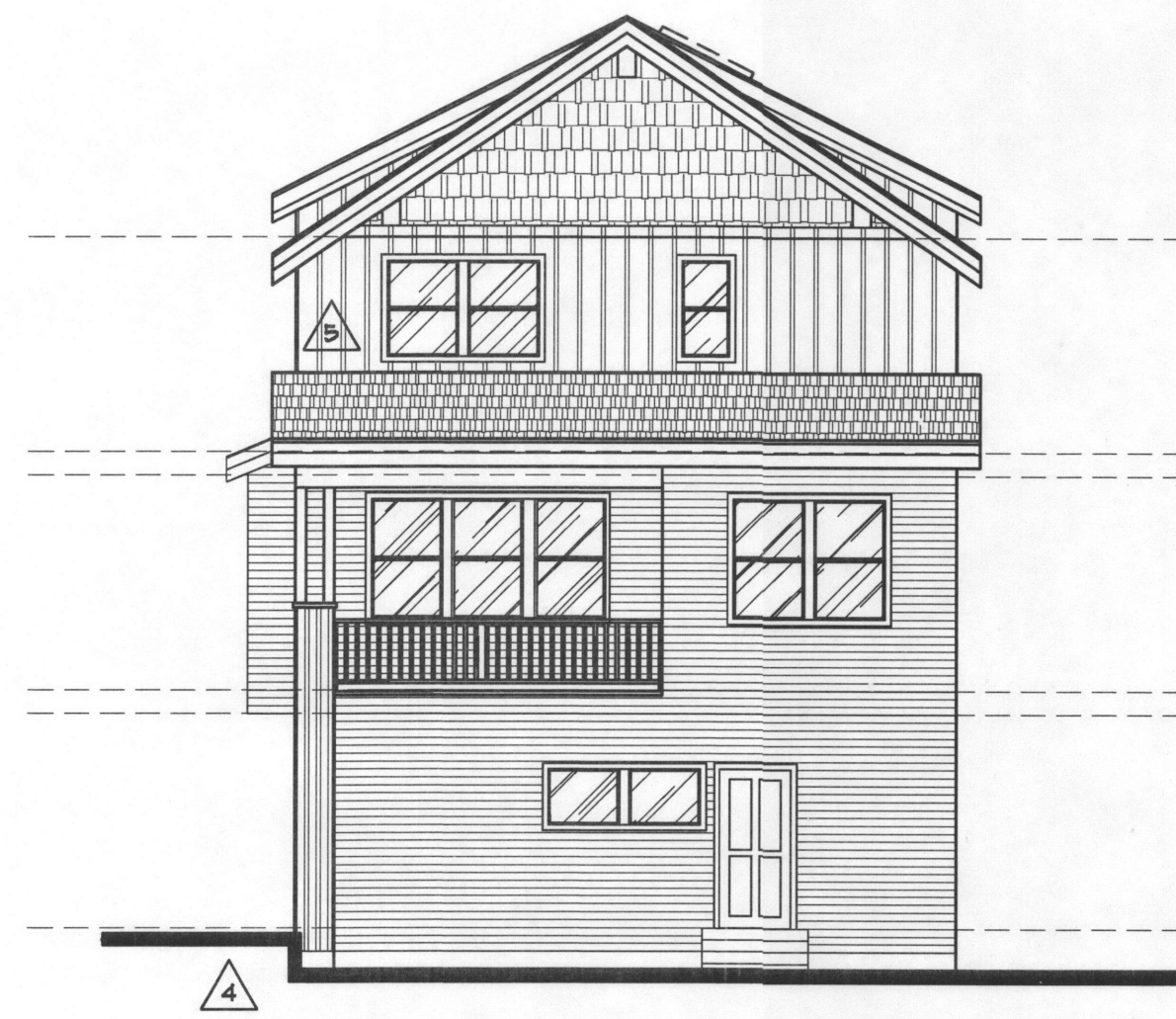
1 LOWER LEVEL FLOOR PLAN
1/4" = 1'



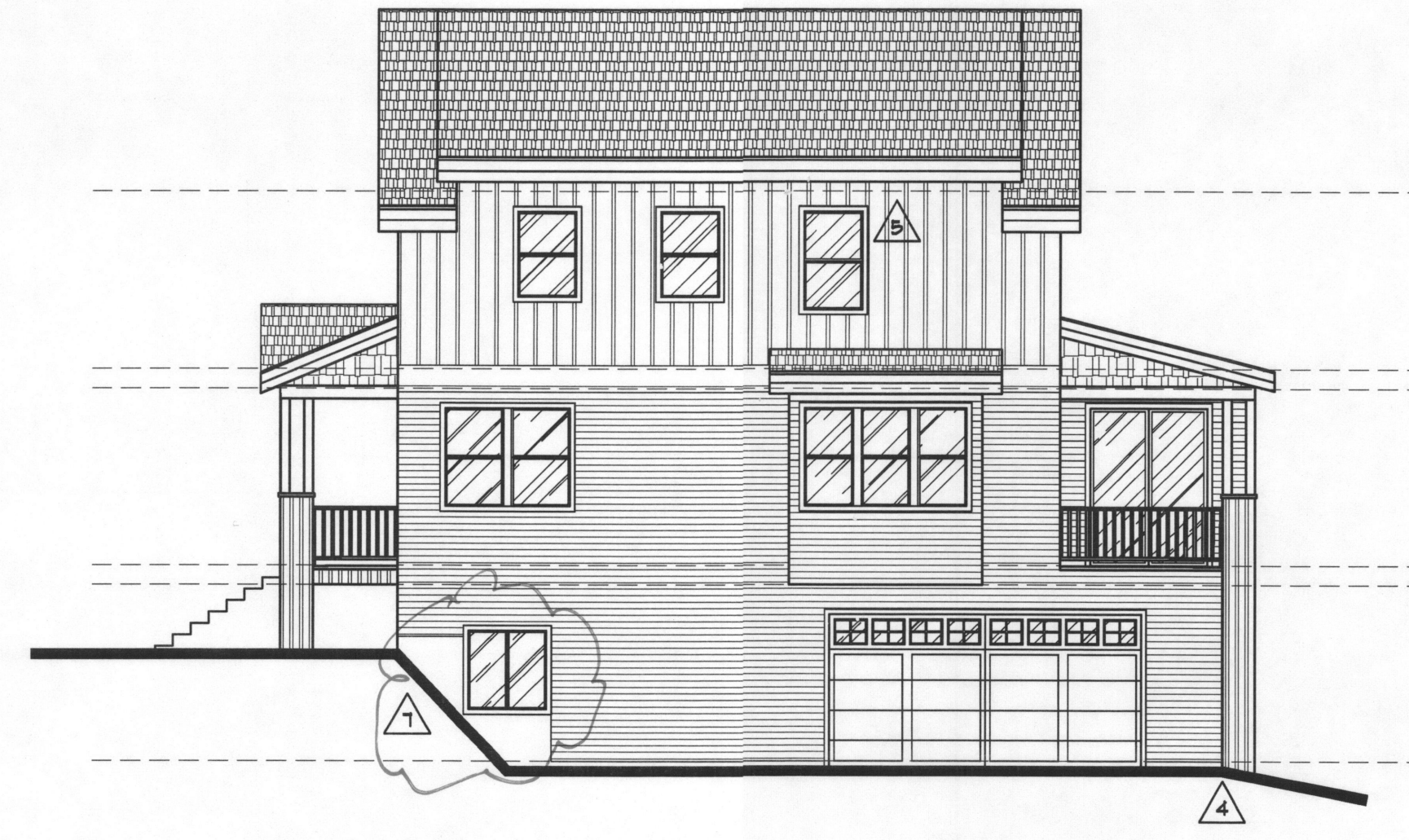
2 MAIN LEVEL FLOOR PLAN
1/4" = 1'



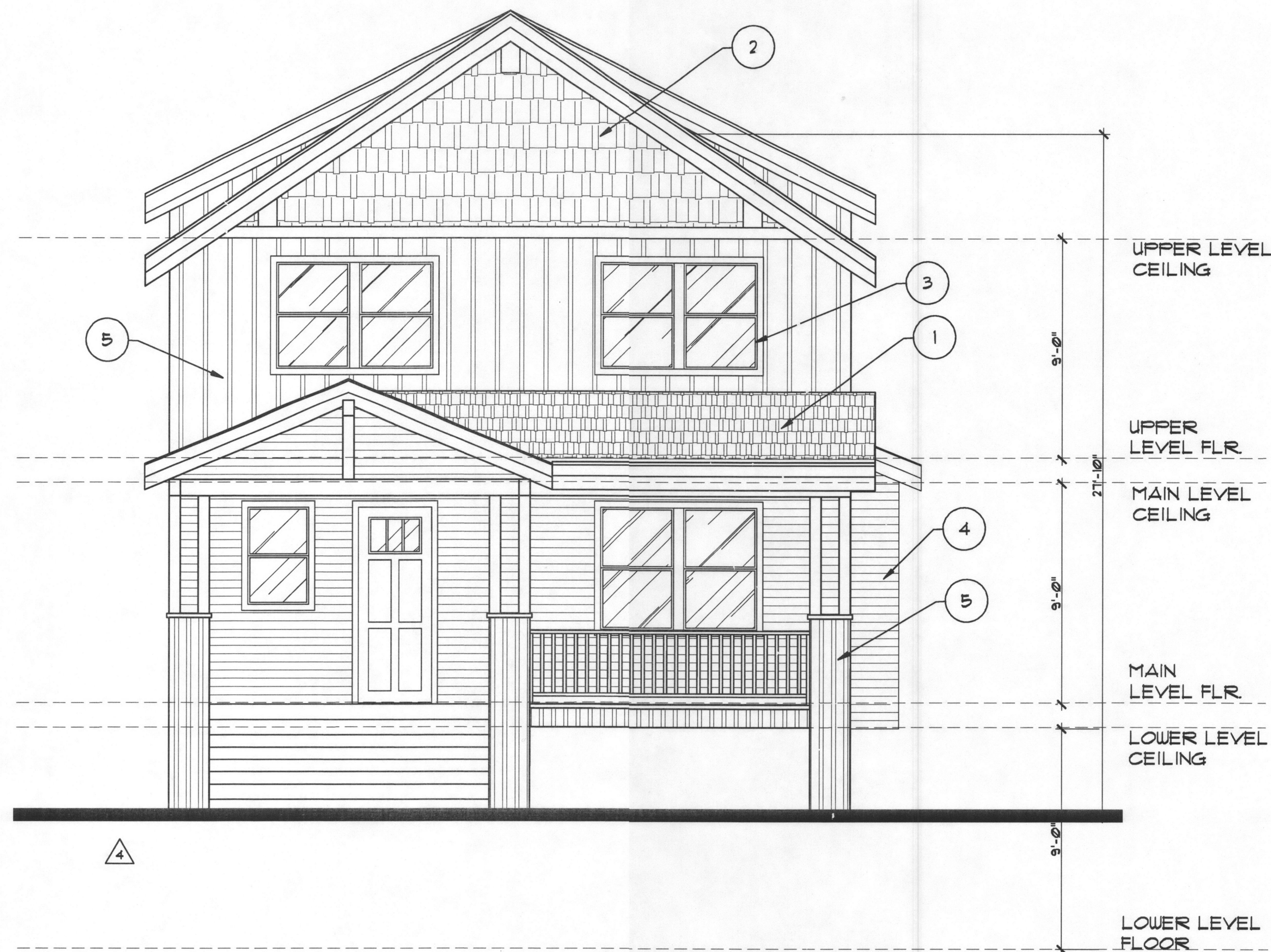
2 LEFT ELEVATION
A3.1 1/8" = 1'
0' 2' 4' 8'



3 REAR ELEVATION
A3.1 1/8" = 1'
0' 2' 4' 8'



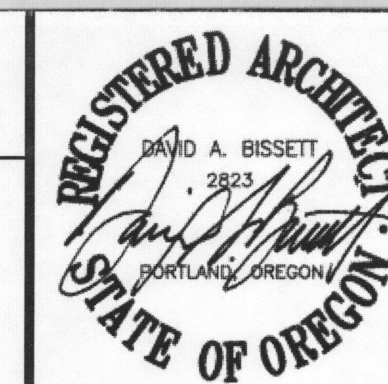
4 RIGHT ELEVATION
A3.1 1/8" = 1'
0' 2' 4' 8'



1 FRONT ELEVATION
A3.1 1/4" = 1'
0' 1' 2' 4'

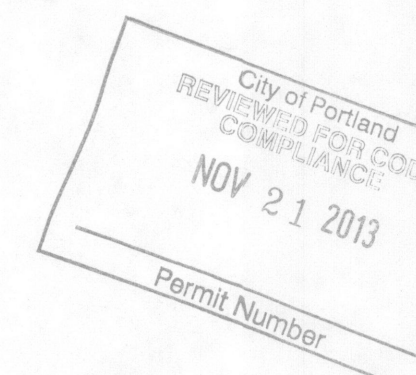
KEY NOTES

- 1 COMPOSITION SHINGLES (ARCH. SERIES)
- 2 SHINGLE SIDING (PAINT)
- 3 VINYL WINDOWS AND PAINTED TRIM
- 4 HORIZONTAL LAP SIDING (PAINT)
- 5 BOARD & BATT SIDING (PAINT)



A B D
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BUILDING ELEVATIONS
PROPOSED NEW HOUSE CONSTRUCTION:
for MISSION HOMES - LOT 20
SW DOLPH COURT
PORTLAND, OREGON 97219



| Revisions | |
|-----------|----------------------------|
| △ | CITY COMMENTS 02-31-13 |
| △ | CITY COMMENTS 02-14-13 |
| △ | STREET DEDICATION 01-16-13 |
| △ | CITY COMMENTS 01-31-13 |
| △ | ROOF EELS 02-15-13 |
| △ | LOWER LEVEL REV 10-31-13 |
| △ | BED ROOM CLOSET 11-13-13 |

| | | | |
|-------------------|-----------------|------------|----|
| Drawn By | MAF | Checked By | DB |
| Project Number | 12-970-20 | | |
| Issue Date | 04-01-13 | | |
| Drawing File Name | 12951lot13xplan | | |
| Sheet Number | A3.1 | | |

PERMIT SET



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds



Permit Revision Application and Submittal Requirements

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

Applicants will provide:

☒ A copy of this application

☒ Three (3) sets of plans that clearly reflect the proposed change(s).

Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.

☒ One (1) copy of the original city approved permit drawings. (NOTE: If your project has an assigned process manager please contact them regarding submittal of the revision).

☐ Two (2) sets of calculations, if applicable **NA**

☐ Inspector's correction notice, if revision is due to an inspection correction **NA**

☐ Revision fee (paid at time of submittal)

Contact Information:

Contact name **DAVID DALBEY**

Address **PO BOX 1689**

City **LAKE OSWEGO**

State **OR**

Zip Code **97035**

Phone **503-516-5474**

Email **danic@dalbey.org**

Value of proposed revision **\$2000**

Issued permit # **13-154573 RS**

Description of revision **CHANGE UNFINISHED SPACE TO FINISHED, ADD ONE WINDOW**

Fees:

The Permit Revisions are subject to fees associated with plan review, processing and any increase in project value. Additional fees may apply if adding plumbing fixtures.

The Bureau of Development Services fee schedule is available under the fees tab on the BDS web site at: www.portlandoregon.gov/bds. Fees are updated annually on July 1st.

Helpful Information:

Bureau of Development Services

City of Portland, Oregon

1900 SW 4th Avenue, Portland, OR 97201

www.portlandoregon.gov/bds

Submit your plans in person to:

Development Services Center (DSC), First Floor,

Tuesday - Friday:

7:30 am - 12:00 pm

Closed Mondays

Important Telephone Numbers:

BDS main number503-823-7300

DSC automated information line503-823-7310

Building code information503-823-1456

BDS 24 hour inspection request line503-823-7000

Residential information for

one and two family dwelling503-823-7388

General Permit Processing and

Fee Estimate info503-823-7357

City of Portland TTY503-823-6868