EXISTING CONDITIONS BUILDING SECTION

19'-0"

AREA OF SHELTER

BELOW GRADE —

STORAGE ROOM

EXIST'G

NEW COLUMN — & FOOTING

EXISTING STEEL BEAM TO BE

MODIFIED - SEE STRUCTURAL

ONE HOUR FIRE RATED WALL

9'-0"

45'-0"

B.O. 10" W BEAM

DRAWINGS

EXISTING SEWER

32'-0"

BELOW GRADE

- EXISTING

ONE HOUR FIRE

— DOWNLIGHTS ABOVE

RATED CEILING

FOUNDATION TO

REMAIN (TYP)

PROPOSED

NEW 30"x30" FIRE

RATED ACCESS

CONC. SHELTER

-EXIST DOOR TO REMAIN

(WET SAW CUT

● CONC. FOR NEW

- NEW 30"x30" FIRE RATED

ACCESS UNDER NEW ENTRY

EXTEND TOP OF EXISTING $\begin{picture}(60,0) \put(0,0){\line(1,0){100}} \put(0,0){\line(1,0){100}}$

EXTERIOR FOUNDATION 3

WALL, SEE STRUCTURALS

(WET SAW CUT CONC. FOR

FOUNDATION AT NEW MAIN

NEW OPENING)

ELEC.

FIRST FLOOR -

OVER HANG

OVERHANG

LINE OF GARAGE

CANTILEVER

FLOOR

SERVICE

HATCH OVER

45'-0"

INSULATED WOOD

132.3' 4'-0"

REMOVE THIS SECTION

OF BEAM

FFE 132.3'

2'-0" 3'-4" 3'-8"

3'-8"

THERMAL

16'-4"

REMOVE EXISTING

FOUNDATION WALL

2x4 P.T. FURRING WALL

FOAM INSULATION, TYP.

AS REQUIRED

W/R-21 SPRAY

FFE 132.3'

ROOM

EQ.

PROVIDE RADON

PIPING TO ROOF THIS

VERIFY LEVEL

THIS ROOM W/

WOOD WALL

WATER

(RE-LOCATE TO

NEW RETAINING WALL -SEE STRUCTURAL DRAWINGS

MECH. ROOM)

13'-0"

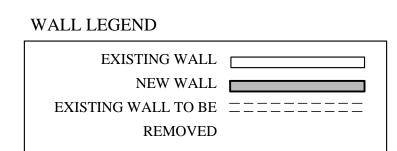
ABOVE THE FLOOR

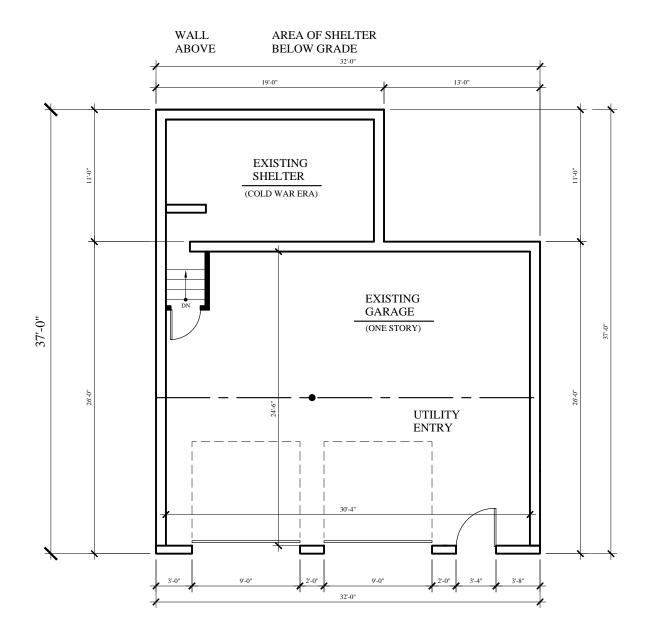
@ LOWER LEVEL

INSULATE

MECH. ROOM

SCALE: 1/8"=1'-0"





PROPOSED 11'-6"x4'-0" STONE LANDSCAPED

WINDOW LOCATION BEYONI

WOOD WALL

ABOVE THE

EXTENDS

WINDOW WELL - REFER TO FLOOR PLAN FOR

EXISTING CONDITIONS LOWER LEVEL

SCALE: 1/8"=1'-0"

PROJECT NOTES:

THIS PROJECT IS A SINGLE FAMILY RESIDENCE CONFORMING TO 2009 EDITIONS OF IRC & NFPA 101 ONE & TWO FAMILY

THIS PROJECT IS LOCATED IN THE R4 ZONE FRONT SETBACK - 25'-0" EXISTING 23'-7" AVERAGE OF NEIGHBORS (23'-11" TO BLD'G) SIDE SETBACK - 14'-0" (14'-4" TO BLD'G) REAR SETBACK - 25'-0" (25'-3" TO BLD'G)

THE BUILDING SHALL BE SPRINKLERED IN IT'S ENTIRETY PER NFPA 13D & CITY OF PORTLAND REQUIREMENTS

FIRE RATINGS AS SHOWN ON PLANS

FIRE SEPARATION DISTANCE IS BEYOND FIRE RATING REQUIREMENTS & LIMITATIONS OF GLAZING



- 2 KITCHEN/DINING
- 3 LIVING 4 BEDROOM
- 5 STORAGE
- 6 GREAT ROOM
- MAIN ENTRY
- 8 SLEEPING LOFT 9 GARAGE
- 10 MECHANICAL
- 11 BATHS 12 ART STORAGE LOFT

NOTE:

SHADED AREAS INDICATE NEW **BUILDING FOOTPRINT**

PROVIDE A NFPA 13-D SPRINKLER SYSTEM AS PART OF THE CONSTRUCTION

LOWER LEVEL FLOOR PLAN

REVISED: JUNE 11, 2015 A-1.1 BUILDING PERMIT: FEBRUARY 20, 2015

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