EXISTING CONDITIONS BUILDING SECTION

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

WALL LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED

EXISTING CONDITIONS LOWER LEVEL

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

14X10

Vents Per 2 10" Perimeter

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

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

NOTE:
SHADED AREAS INDICATE NEW BUILDING FOOTPRINT

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

LOWER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

FOR CONSTRUCTION: SEPTEMBER 11, 2015

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/19/16

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EXISTING CONDITIONS/ LOWER LEVEL PLAN

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