

2 VICINITY MAP NTS



PROJECT INFORMATION:

CLIENT NAME: ADDRESS:

-SIDE -REAR

STATE ID: PROPERTY ID: ZONE: COUNTY:

RM1 MULTNOMAH

DENISE 2225 SE TENINO ST.

1S1E23DD-2900

R268031

PORTLAND OR, 97202

REQUIRED SETBACKS: -FRONT 05'

LOT SIZE: YEAR BUILT: 7,434 1924 **ELEVATION:** 57 FT

PROJECT DESCRIPTION:

SINGLE FAMILY HOME 1 BED, 1 BATH UNFINISHED BASEMENT

ZONING INFORMATION:

MAX BUILDING COVERAGE: -ZONE: RM1

-LOT SIZE: 7,434 - 50% OF SITE (TABLE 120-3) 3,717 SF MAX

FAR: 1:1 <u>MAX FAR: 7,434</u>

PROPOSED ADDITION:

SW CORNER OF LOT. CLIENT WANTS A BEDROOM AND BATH FOR AGING PARENT.

CLIENT CRITERA:

-ADDITION COMING OUT OF WINDOW OF EXISTING FAMILY ROOM - A HALLWAY LEADING INTO A BEDROOM AND BATHROOM -SPACIOUS BEDROOM -KEEP EXISITING BATHROOM WINDOW IF POSSBILE - SPACIOUS BATHROOM WITH SHOWER -MATCH AESTHETIC OF CURRENT HOUSE -WOULD LIKE A DOOR TO THE OUTSIDE IN BEDROOM -WOULD LIKE SOME INTERESTING EXTERIOR INS AND OUTS

EXISITNG		PROPOSED		TOTALS	_
BUILDING COVERAGE:		BUILDING COVERAGE:		BUILDING COVERAGE	
- MAIN HOUSE -COVERED PORCH	1,354 SF 72 SF	-BEDROOM/BATH/HALL -OUTSIDE DECK	415 SF 58 SF	EXISITNG: PROPOSED:	1,426 SF 473 SF
TOTAL:	1,426 SF	TOTAL:	473 SF	TOTAL:	1,899 SF
IMPERVIOUS AREA		PROPOSED IMPERVIOUS AREA:		IMPERVIOUS AREA	
-MAIN HOUSE ROOF - PRIMARY BEDRM. ROOF - FRONT PORCH ROOF -CONCRETE	1,317 SF 728 SF 204 SF 200 SF	-ROOF OF ADDITION -CONCRETE SIDEWALK	678 SF 69 SF	EXISITNG: PROPOSED:	2,449 SF 747 SF
TOTAL:	2,449 SF	TOTAL:	747 SF	TOTAL:	3,196 SF
BUILDING HEIGHT (MAXIMUM 35')		BUILDING HEIGHT (MAXIMUM 35')			
MAIN HOUSE	18'-11"	PROPOSED ADDITION	11'-6 1/2"		

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	Sheet List
Sheet Number	Sheet Name
A101	COVER SHEET
A102	FLOOR PLANS
A103	ELEVATIONS N&E
A104	ELEVATIONS S&W
A105	FOUNDATION FRAMING PLAN
A106	ROOF FRAMING PLAN
A107	BUILDING SECTIONS
A108	DETIALS
A109	RENDERS

Client: Denise

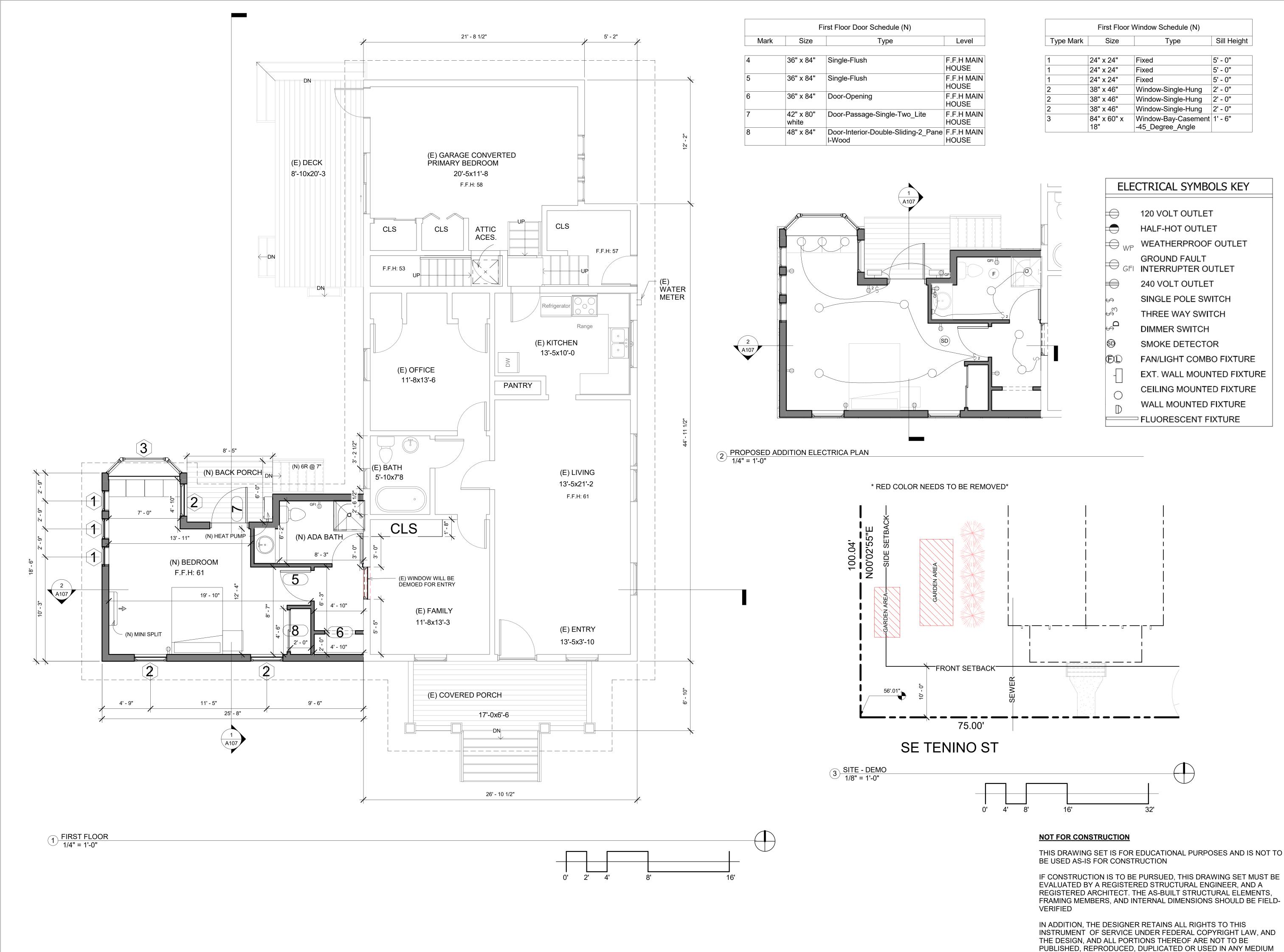
2225 **TENINO** RENOVATION

COVER SHEET

Project Number	Project Number
Date	05/24/23
Drawn By	ANDRII
Checked By	Checker

A101

As indicated





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2225 TENINO RENOVATION

FLOOR PLANS

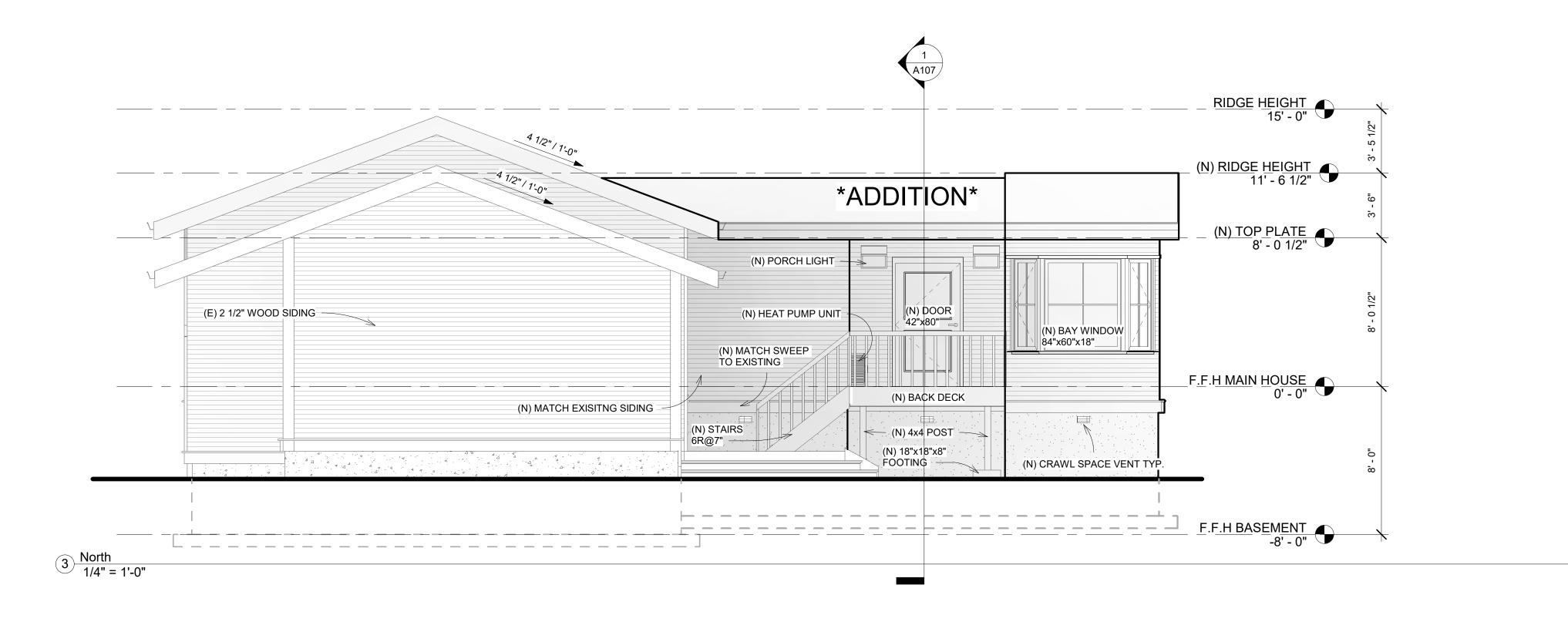
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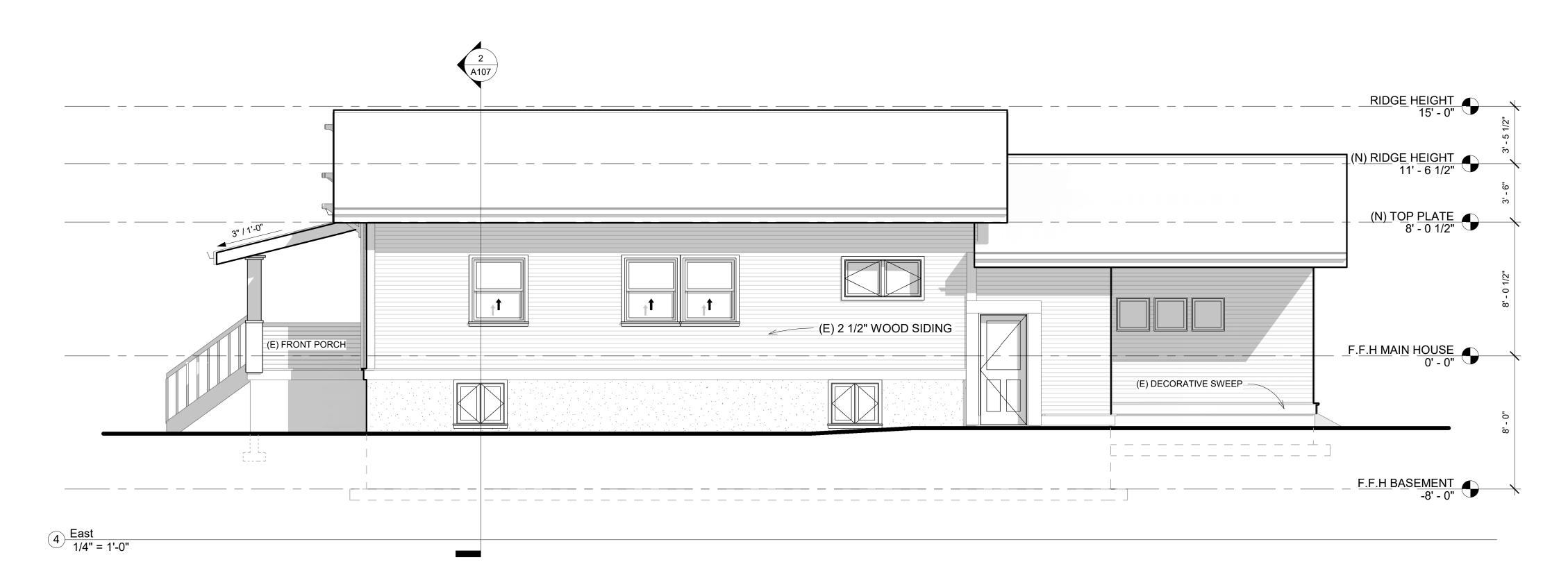
A102

Scale

WITHOUT LICENSING AND/OR EXPRESS WRITTEN CONSENT OF THE

As indicated





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2225 TENINO RENOVATION

ELEVATIONS N&E

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Date	05/24/23
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Checked By	Checker

A103

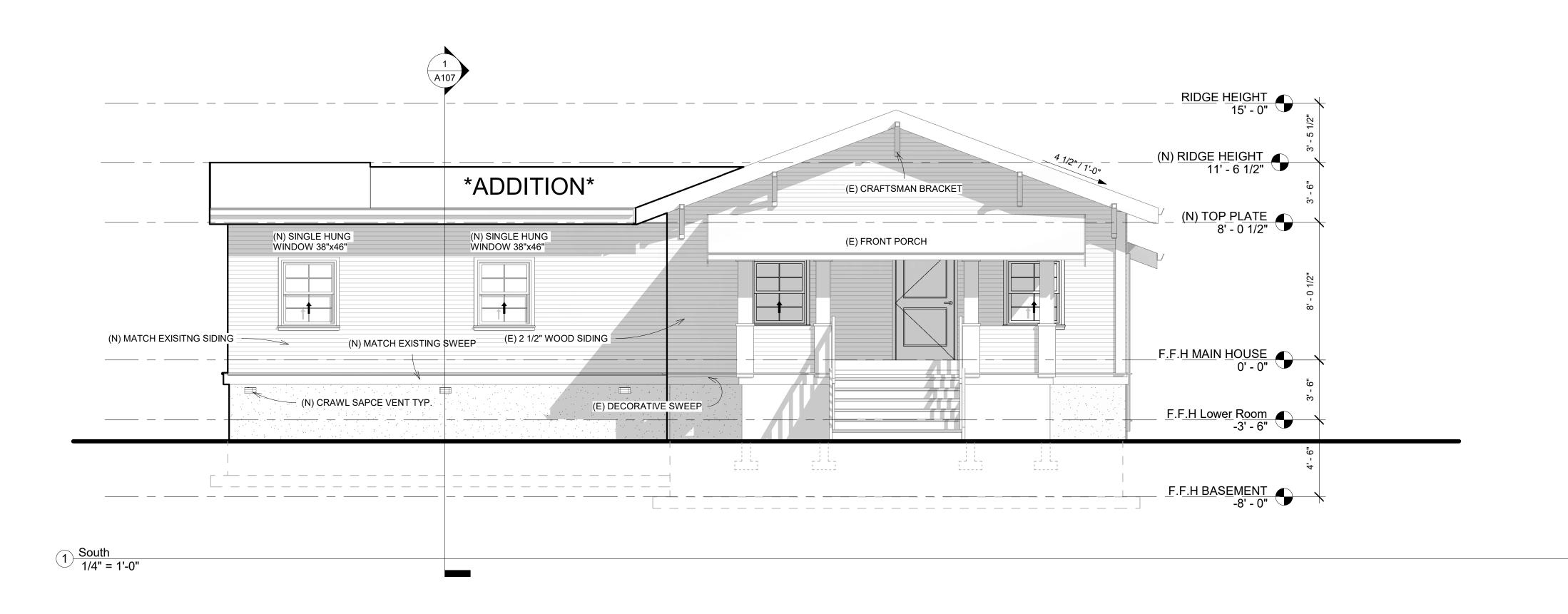
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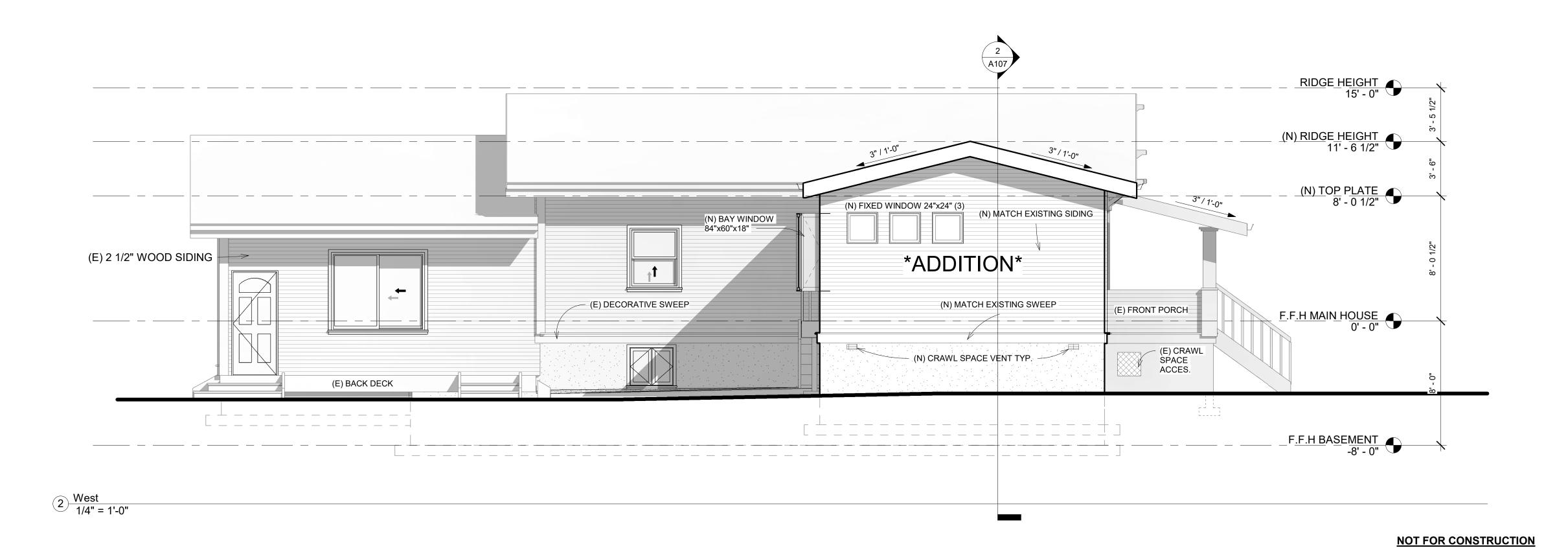
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2225 **TENINO** RENOVATION

ELEVATIONS S&W

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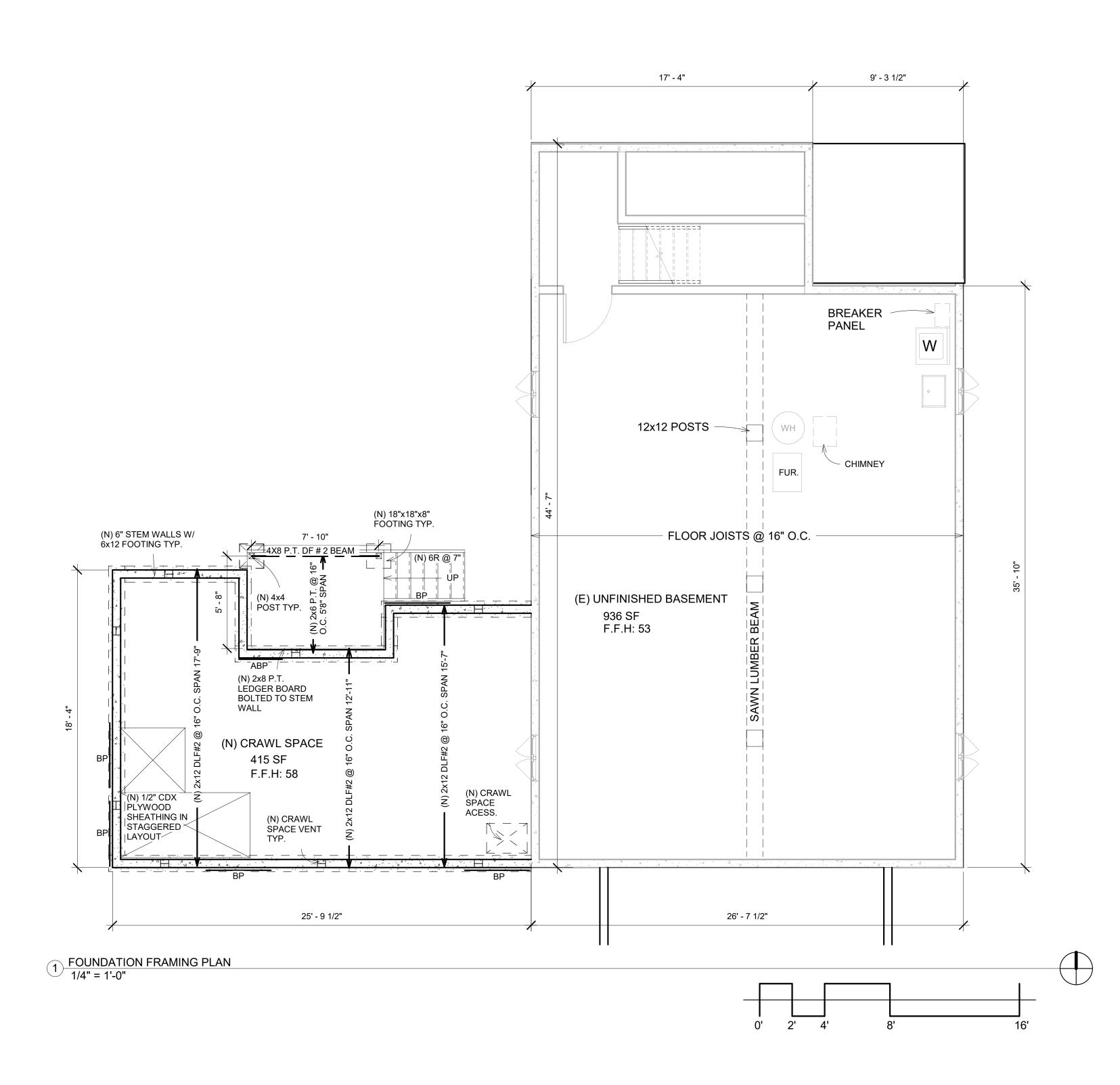
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DESIGNER.

1/4" = 1'-0"





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2225 TENINO RENOVATION

FOUNDATION FRAMING PLAN

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Date	05/24/23
Drawn By	ANDRII
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48" MIN. BRACE WALL PANEL PER ORSC.

PORTAL FRAME, PROVIDE HOLD-DOWNS PER ORSC

BRACED WALL KEY

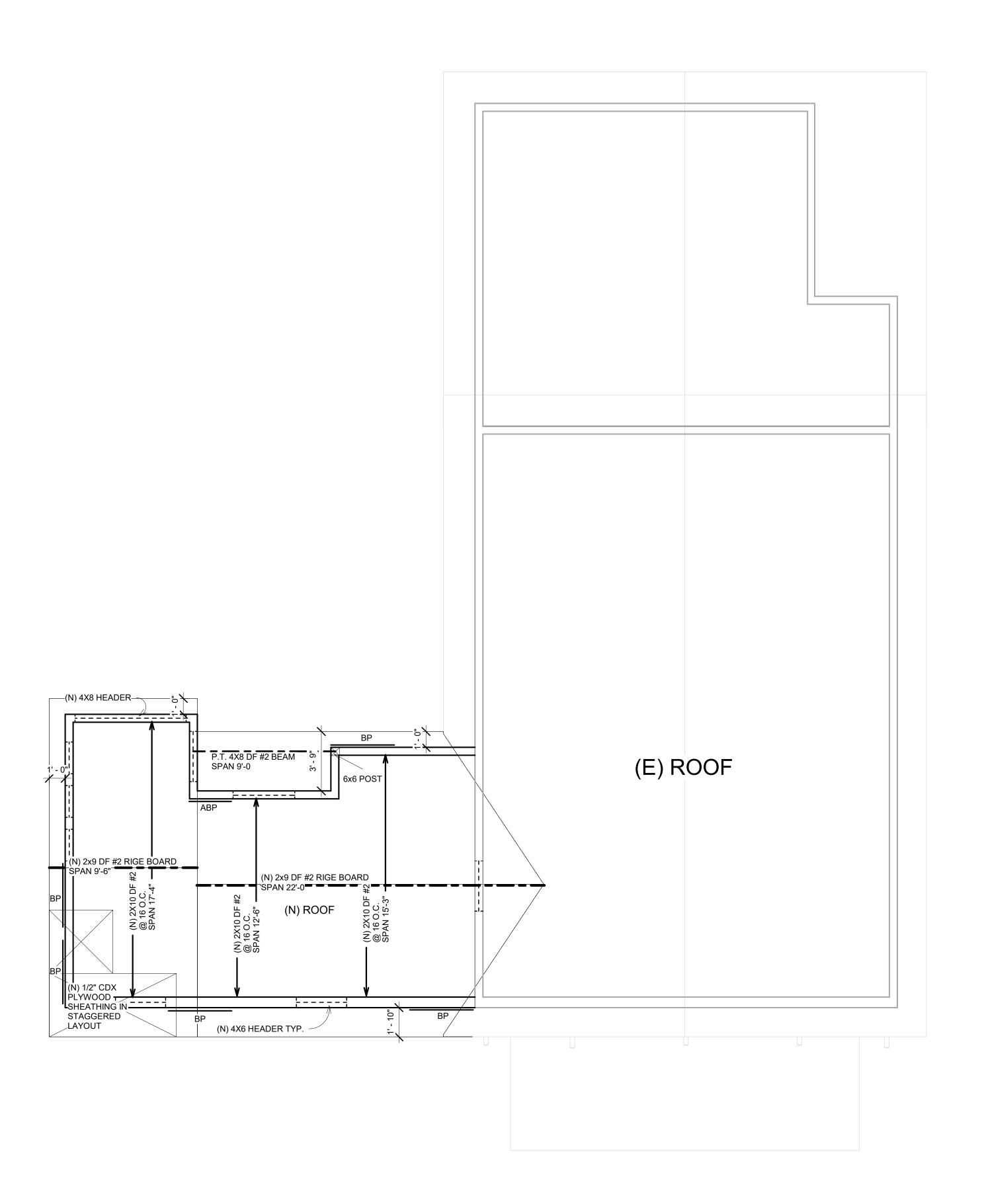
ABP 2'-8" MIN. ALTERNATE BRACE WALL PANEL PER ORSC

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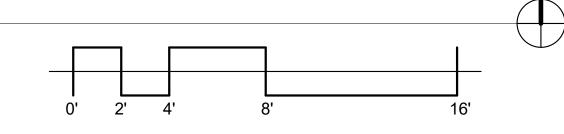
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Scale

1/4" = 1'-0"



1) ROOF FRAMING PLAN 1/4" = 1'-0"





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Client: Denise

2225 **TENINO** RENOVATION

ROOF FRAMING PLAN

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BRACED WALL KEY

ABP 2'-8" MIN. ALTERNATE BRACE WALL PANEL PER ORSC

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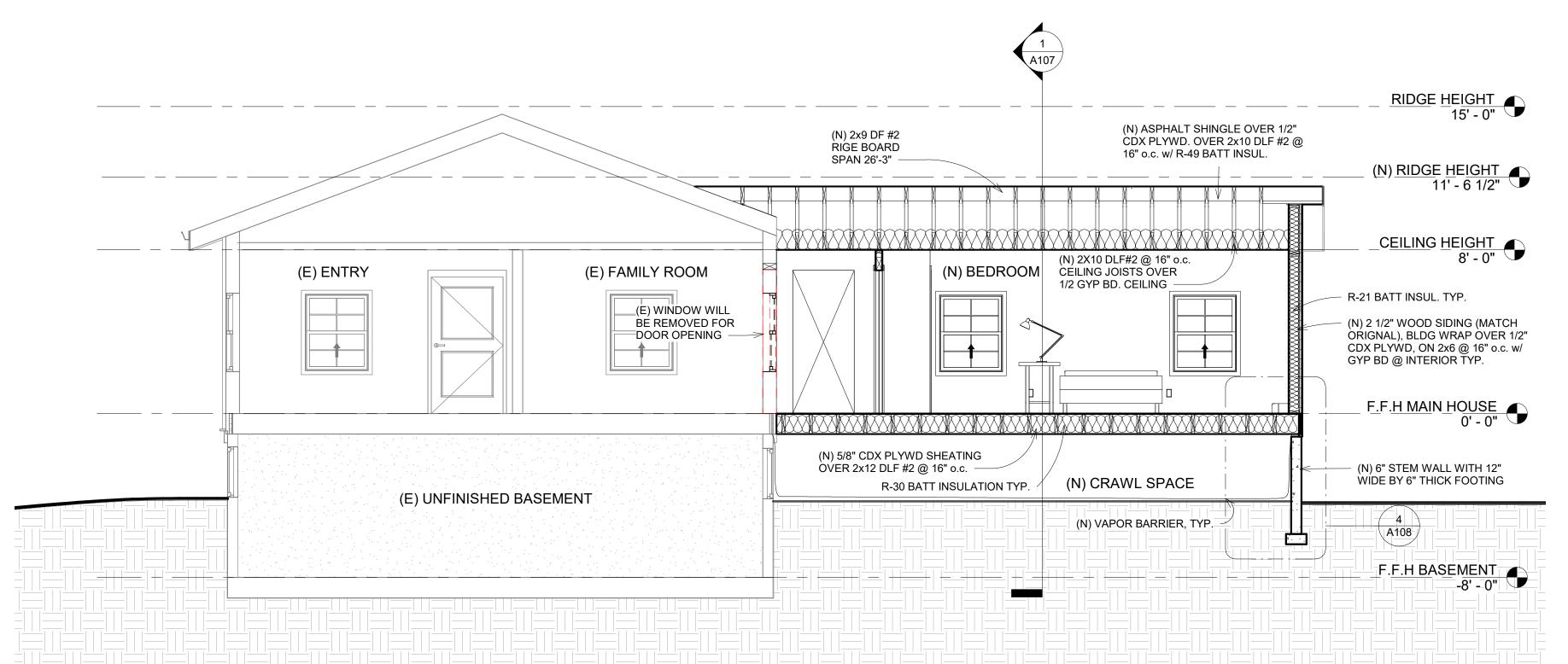
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48" MIN. BRACE WALL PANEL PER ORSC.

PORTAL FRAME, PROVIDE HOLD-DOWNS PER ORSC

1/4" = 1'-0"



east/west section
1/4" = 1'-0"

north/south section 1/4" = 1'-0"

	1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
	2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2
	3	Insulate the existing floor, crawl space, or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED, or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
	4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
X	5	Seal and performance test the duct system.
	6	Replace existing 80-percent AFUE or less gas furnace with a 92-percent AFUE or greater system.
	7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0.
	8	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5.
	9	Replace existing water heater with a water heater meeting: Natural gas/propane water heater with minimum UEF 0.90, or Electric heat pump water heater with minimum 2.0 COP.



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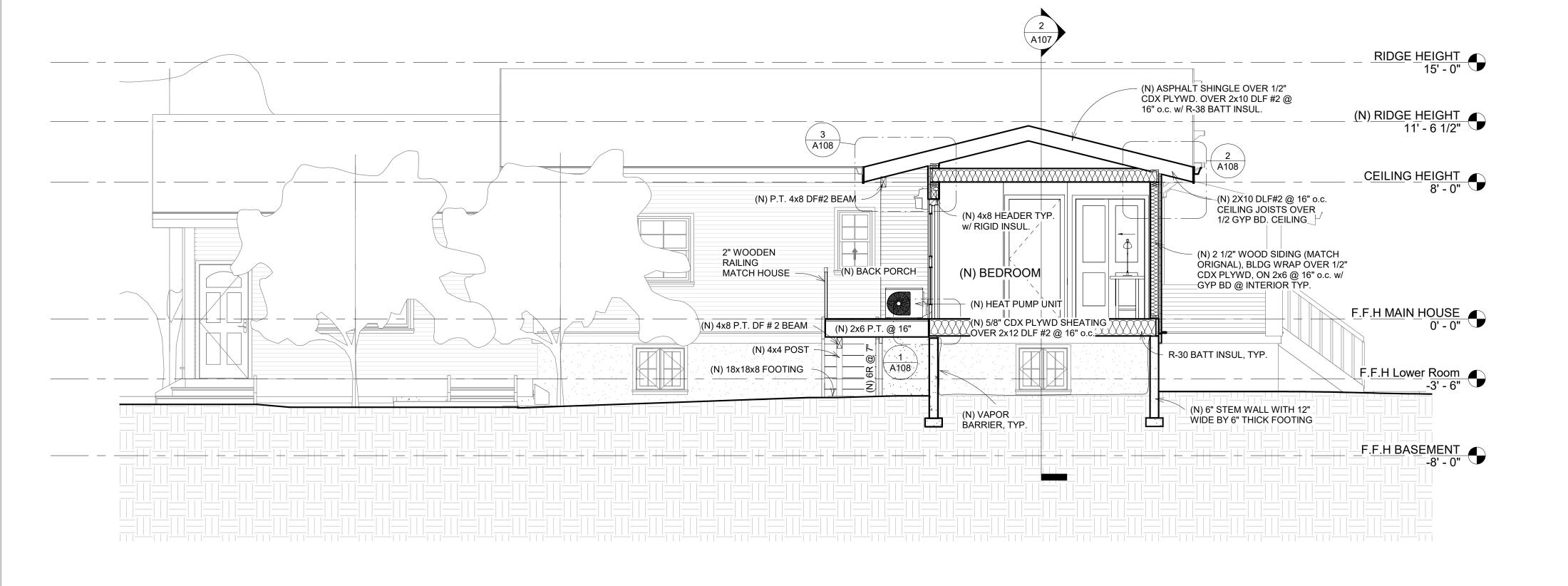
2225 **TENINO** RENOVATION

BUILDING SECTIONS

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A107

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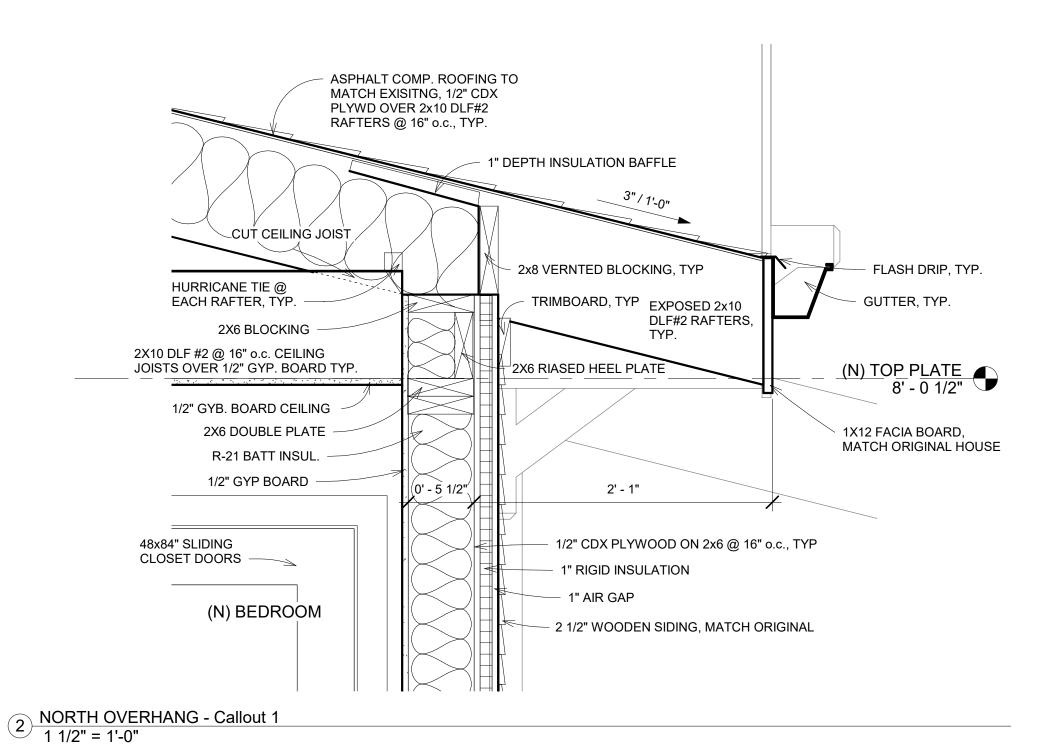
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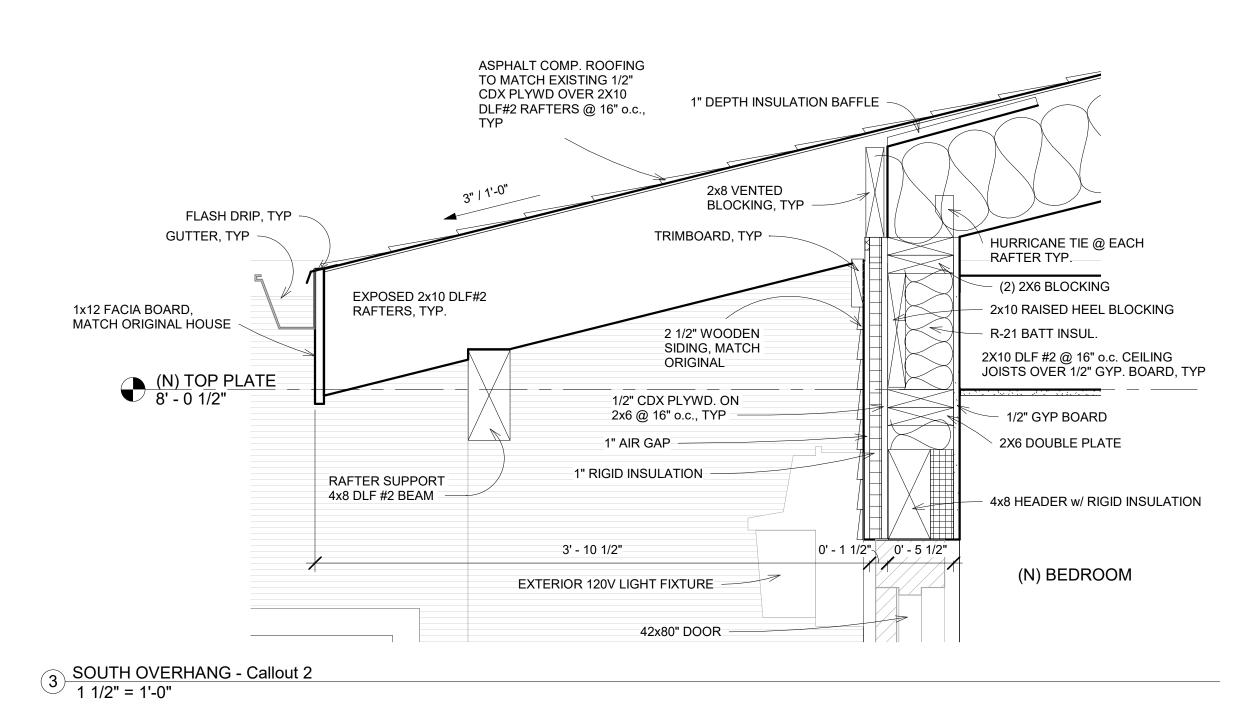
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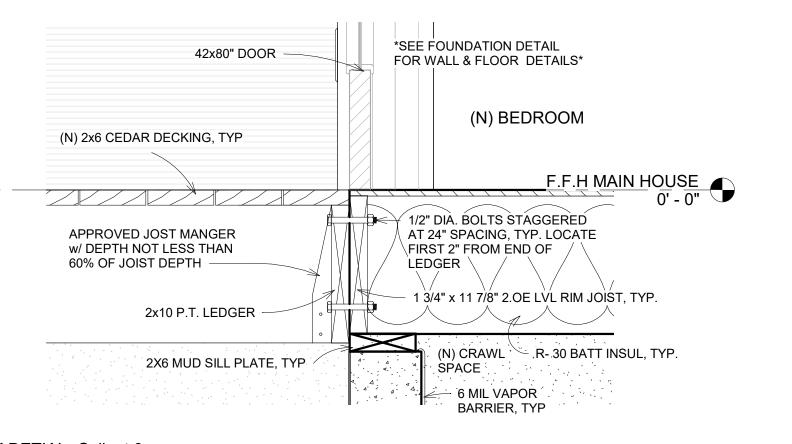
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R-21 BATT INSULATION 1" RIDGID INSULATION (N) BEDROOM 1/4" WEATHER BARRIER, TYP. 1/2" FINISHED WOOD FLOORING TYP. 1/2" CDX PLYWD ON 2x6 @ 16" o.c., TYP. 1/2" CDX PLYWOOD SUBFLOOR, TYP. R-38 BATT INSULATION @ FLOORS, TYP 2x6 SILL PLATE, TYP. (2) 1 3/4" x 11 7/8" 2.0E LVL RJM 2x12 DLF# 2 @ 16" o.c. JOISTS WHERE FLOOR JOISTS ARE PARALLEL, TYP P.T. 2x4 MUD SILL w/ GASKET, TYP. 1/2" DIA x 12" ANCHOR BOLTS w/ 7" EMBED @ 4'-0 o.c. TYP, 6 MIL POLY (MIN) VAPOR BARRIER. ADHERE TO TOP OF STEM WALL (N) CRAWL SPACE FOR REINFORCING, SEE ENGINEERS SPECS 4 FOUNDATION DETAIL- Callout 1 1 1/2" = 1'-0"

1/2" GYB BOARD, TYP



1 DECK DETIAL- Callout 3 1 1/2" = 1'-0"

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2 1/2" WOODEN SIDING, MATCH ORIGONAL

1" AIR GAP MIN, TYP

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Client:

2225 **TENINO** RENOVATION

DETIALS

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1 1/2" = 1'-0"





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Client: Denise

2225 TENINO RENOVATION

RENDERS

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