

Application for
Historic Review

New Single Family Residence
w/ Accessory Dwelling Unit

13th Street
Oregon City, Oregon

January, 2015

Planning Department
City of Oregon City
221 Molalla Avenue Suite 200
Oregon City, OR 97045

iAISELIN ARCHITECTS, P.C.

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

Project: New Single Family Residence w/ Accessory Dwelling Unit
13th Street
Oregon City, Oregon 97045

Application For: Historic Review

Property Owner: BC Custom Construction Inc.
410 High Street
Oregon City, OR 97045
Bill Winkenbach
503-722-8700 phone 503-722-1013 fax
bill@bccustomconstruction.net

Architect: Iselin Architects, P.C.
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Project Summary

The proposed project consists of the construction of a new, two story single family residence with an accessory dwelling unit located above the garage and connected with an upper level breezeway. The residence will be built on a vacant lot located adjacent to an existing single family residence and across the street from an existing residential fourplex. The property on which the proposed residence will be located is 7,840 sf in area, however only 2,500 sf are buildable due to steep slope conditions and the recommendations of the geotechnical survey. The residence will be located near 13th Street, with the covered front porch 5'-9" back from the property line.

The residence has a total living area of 1,607 sf with the garage and ADU adding an additional 600 sf each. The style of the residence is Vernacular, intended to blend in with the other Vernacular style homes adjacent to and across 13th Street and be compatible with the variety of Victorian, Craftsman and other styles in the neighborhood. The exterior will consist of painted fiber-cement lap siding and trim, one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.

Project Information

Site Address: 13th Street, Oregon City, Oregon
2-2ES-30DD-02901

Site Area: 7,840 sf

Zone: R3.5

Proposed Building Area:

| | |
|----------------------------|---------------|
| Main Level Living: | 848 sf |
| <u>Upper Level Living:</u> | <u>759 sf</u> |
| Total Living: | 1,607 sf |

| | |
|--------------------|--------|
| Main Level Garage: | 600 sf |
|--------------------|--------|

| | |
|------------------|--------|
| Upper Level ADU: | 600 sf |
|------------------|--------|

Building Coverage: 18%

Total Impervious Area: 2,201 sf (28%)

Chapter 17.40 Design Guidelines

Chapter 17.40 - HISTORIC OVERLAY DISTRICT

Sections:

17.40.010 - Purpose.

17.40.030 - Designated.

17.40.040 - Citizen involvement.

17.40.050 - Designation procedure—Application—Review.

17.40.060 - Exterior alteration and new construction.

17.40.065 - Historic preservation incentives.

17.40.070 - Demolition and moving.

17.40.010 - Purpose.

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

17.40.030 - Designated.

- A. The historic overlay district shall apply to the following:
 - 1. Historic districts, upon designation in accordance with this section;
 - 2. Conservation districts designated in accordance with this section;
 - 3. Landmarks as designated by this section; and
 - 4. Historic corridors designated in accordance with this section.
- B. The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.
- C. The following are designated within the historic overlay district:
 - 1. The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.
 - 2. The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.
 - 3. The Oregon Trail-Barlow Road Historic Corridor: properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.
 - 4. Designations undertaken pursuant to Section 17.40.050. The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks.

17.40.040 - Citizen involvement.

- A. The planning department shall be authorized to incur expenses in holding public workshops in the historic districts and conservation districts, distribute written information, show slides and answer questions on remodeling and rehabilitation of older buildings, and to educate the public in the need to comply with state and federal laws protecting or encouraging protection of antiquities and other related matters concerning historic preservation.
- B. Citizens making applications for district or landmark designations or for exterior alterations or new construction in an historic or conservation district, and historic corridor or on a landmark site may consult with and receive advice from the planning department staff concerning their applications.

17.40.050 - Designation procedure—Application—Review.

- A. Institution of Proceedings. The city commission, the planning commission, the historic review board, a recognized neighborhood group or any interested person may initiate the proceedings for designation of an historic or conservation district, landmark, or historic corridor as follows:
 - 1. The city commission or the historic review board may initiate designation proceedings by sending a written proposal or application to the planning staff. Such proposal is not subject to any minimal information requirements other than a description of the boundaries of the area to be designated.
 - 2. Any interested person or recognized neighborhood group may start designation proceedings by sending a written application to the planning staff.

- B. Application Information. The planning staff may specify the information required in an application and may from time to time change the content of that information, but at all times the planning staff shall require the following information:
 - 1. The applicant's name and address;
 - 2. The owner's name and address, if different from the applicant;
 - 3. A description of the boundaries of the proposed district or a description of the proposed landmark;
 - 4. A map illustrating the boundaries of the proposed district or the location of the proposed landmark;
 - 5. A statement explaining the following:
 - a. The reasons why the proposed district or landmark should be designated,
 - b. The reason why the boundaries of the proposed district are adequate and suitable for designation,
 - c. The positive and negative effects, if any, which designation of the proposed district or landmark would have on the residents or other property owners of the area.
- C. The planning staff shall deliver a proposal or an application for the designation to the historic review board within thirty days after the day on which a proposal or application is received. The historic review board shall review the proposal on the application and prepare a written recommendation or decision approving or rejecting the proposed designation.
- D. In preparing the recommendation or decision, the historic review board shall limit its review to:
 - 1. Whether the proposed district or landmark would serve the purpose of the historic overlay district as stated in [Section 17.40.010](#); and
 - 2. Conformity with the purposes of the city comprehensive plan.
- E. City Commission Review of District.
 - 1. The historic review board shall deliver a copy of its recommendation to the city commission within thirty days.
 - 2. The city commission shall hold a public hearing pursuant to procedures contained in [Chapter 17.68](#)
 - 3. After the hearing, the city commission may engage in one of the following actions:
 - a. Refuse to designate the proposed district; or
 - b. Designate the proposed district by a duly enacted ordinance; or
 - c. Remand the matter to the historic review board for additional consideration of a specific matter or matters.
 - 4. The city commission may limit itself to the proposed district, and as so modified, approve it. Enlargement of the proposed district shall require additional notice and public hearing. The commission may hold such hearing or hearings.
 - 5. The approval or disapproval of the designation by the city commission shall be in writing and shall state the reasons for approval or disapproval.
 - 6. Amendment or Rescission. The district designation may be amended or rescinded after the board and city commission have utilized the same procedures required by this title for establishment of the designation. The board shall give priority to designation of potential districts and landmarks indicated in the city comprehensive plan.

17.40.060 - Exterior alteration and new construction.

- A. Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.
- B. Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.
- C. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,
 - 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and
 - 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.
- D. The historic review board, after notice and public hearing held pursuant to [Chapter 17.50](#), shall approve the issuance, with conditions or disapprove issuance of the certificate of appropriateness.
 - 2. The following exterior alterations to historic sites may be subject to administrative approval:
 - a. Work that conforms to the adopted Historic Review Board Policies.
- E. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:
 - 1. The purpose of the historic overlay district as set forth in [Section 17.40.010](#)
 - 2. The provisions of the city comprehensive plan;
 - 3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
 - 4. The value and significance of the historic site;
 - 5. The physical condition of the historic site;
 - 6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
 - 7. Pertinent aesthetic factors as designated by the board;
 - 8. Economic, social, environmental and energy consequences; and
 - 9. Design guidelines adopted by the historic review board.

- F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic conservation district as set forth in Section 17.40.010
 2. The provisions of the city comprehensive plan;
 3. The economic effect of the new proposed structure on the historic value of the district or historic site;
 4. The effect of the proposed new structure on the historic value of the district or historic site;
 5. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;
 6. Economic, social, environmental and energy consequences;
 7. Design guidelines adopted by the historic review board.
- G. For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic overlay district as set forth in Section 17.40.010
 2. The policies of the city comprehensive plan;
 3. The impact on visible evidence of the trail;
 4. The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;
 5. The visual impact of new construction within the historic corridor; and
 6. The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.
- H. The following standards apply to development within historic corridors:
1. Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.
 2. No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.
- I. In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.
- J. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature which the building official shall certify is required for the public safety because of its unsafe or dangerous condition.
- K. The following exterior alterations may be made subject to the administrative procedures as outlined below:
- Construction of fences on historic sites.
- Exterior alterations, excluding additions, to incompatible structures in the Canemah Historic District.
1. A notice of the proposed certificate of appropriateness shall be mailed to the following persons:
 - a. The applicant;
 - b. All owners of property within three hundred feet of the property which is the subject of application;
 - c. A recognized neighborhood association and a citizen involvement committee representative of the neighborhood involved, if the property which is the subject of the application lies wholly or partially within the boundaries of such organization.
 2. The failure of the property owner to receive notice shall not invalidate the action if a good faith attempt was made to notify all persons entitled to personal notice.
 3. Notice shall also be given by publication in a newspaper of general circulation in the area affected.
 4. Within ten days of the issuance of notice of the proposed certificate of appropriateness, any person who has received personal notice pursuant to subdivision 1 of this subsection or who demonstrates sufficient interest in the outcome to participate in such proceedings, as determined by the historic review board, may request a public hearing before the historic review board.
 5. Within forty-five days after a request for public hearing is made, a public hearing shall be held before the historic review board following procedures as established in Chapter 17.50
 6. The historic review board shall then deny or approve the application, either with or without conditions, following procedures as established in Chapter 17.50
 7. In the event no request for hearing is filed, the historic review board, through its chairperson and planning staff, shall issue a certificate of appropriateness in accordance with the notice given without further hearing.
 8. The board may adopt policies for review of applications of certificates of appropriateness in the historic overlay district. Such policies shall be adopted only after notice and an opportunity to be heard is provided and shall include specific opportunity for comment by the planning staff, the planning commission, and the city commission. Such policies shall carry out the city's comprehensive plan, especially those elements relating to historic preservation. In the absence of such policies, the board shall apply such elements directly.

17.40.065 - Historic preservation incentives.

- A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.
- B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).
- C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.
- D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.

17.40.070 - Demolition and moving.

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in [Chapter 17.50](#)
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
 - 1. All plans, drawings and photographs as may be submitted by the applicant;
 - 2. Information presented to a public hearing held concerning the proposed work;
 - 3. The city comprehensive plan;
 - 4. The purpose of this section as set forth in [Section 17.40.010](#)
 - 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
 - 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
 - 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
 - 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
 - 9. The economic, social, environmental and energy consequences.
- D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.
- E. The board may approve or deny the demolition or moving request after considering the criteria contained in [Section 17.40.070C](#). Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in [Section 17.50](#) for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.
- F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

A. Where is the Site?

McLoughlin Historic Conservation District, the Canemah National Register Historic District, or on individually listed historic property outside of the districts?

What is the Immediate Context? The Block? The Neighborhood? What are the Mix of Existing Appropriate Historic Styles?

The site is located in the McLoughlin Historic Conservation District, on 13th street, one lot west of Washington Street. The lot is currently vacant.

The adjacent lot to the east contains an existing vernacular style single family residence built in 1880. The lot across 13th Street contains another vernacular house, originally constructed in 1890 that has been converted to a fourplex. The two lots on 13th Street west of the site are dropped approximately 40' below the grade of the subject lot and are not accessible from 13th Street.

The immediate neighborhood includes a variety of Victorian, Craftsman and non-historic residential properties, primarily to the south and east. There are also several commercial properties nearby, most notably Spicer Brothers Produce immediately north and Tony's Fish Market.

B. Decide which Style to use

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district.

Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated.

The proposed new home has been designed in the Vernacular style to fit with the two closest and most relevant structures next to and across the street from the site.

C. Siting and Building Form

- C-1 Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.

- C-2 Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.
- C-3 Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much "program" for the site or style?

The R3.5 zone permits single family residences, accessory dwellings and duplexes. The proposed building meets all of the dimensional requirements of the R3.5 zone, including lot size, width and depth, building height, setbacks, garage standards and lot coverage.

D. Design Composition

- D-1 Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?
- D-2 Review the design; Is it in good proportion and is the composition balanced?
- D-3 Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?
- D-4 Design the finer or more detailed portions of the building and site to fit within the framework established.

The building design is relatively clean and simple, as typical with the Vernacular style. The two building units – the primary residence and the detached garage/ADU – are basically rectangular in form with simple gable roofs. The primary residence has a secondary gable projecting out two feet beyond the adjacent wall to help break down the overall scale of the building as well as to define the entry. A hipped roof covered entry porch and small section of roof at the living area also help to add human scale to the façade.

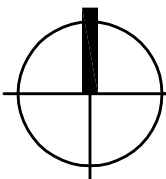
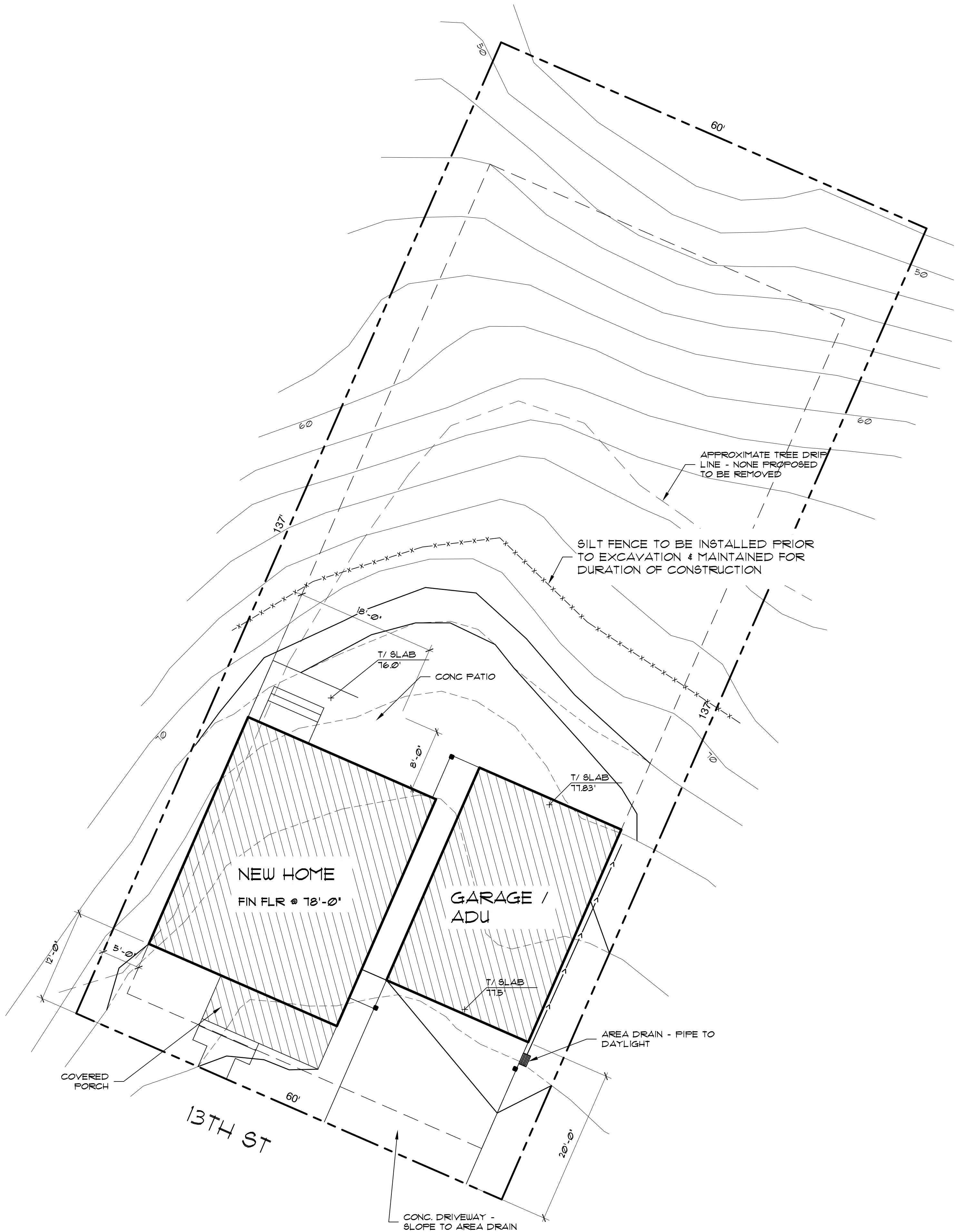
The garage/ADU building is set back 8' from the face of the primary residence. In addition to providing the necessary driveway apron, this setback identifies this portion of the residence as subsidiary to the primary residence. A simple shed roof extends across the entire front of the garage building, providing weather protection and giving the façade a more human proportion. An exterior composite wood stairway provides access to the upper level ADU and a connecting gable provides cover at this location between the two buildings.

The use of a shed, rather than hipped roof at the front garage façade and enlarged window openings on the rear façade, along with the inclusion of the verge board were design modifications based on the preliminary recommendations of the HRB.

E. Specific Design Elements

- E-1 Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.
- E-2 Does the design still fit the style's 'vocabulary' Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?
- E-3 Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and plantings?

The building exterior is constructed with fiber-cement lap siding and 4" trim at corners and windows and a 12" verge trim. A combination of one-over-one single hung and fixed fiberglass windows and fiberglass entry doors will be utilized typically. Porch and deck detailing, including posts and trim are very simple and unadorned. The design of all typical detailing is simple and true to the Vernacular style.



SITE PLAN

TOPOGRAPHY BASED ON AERIAL DATA

FIELD VERIFY ALL EXIST'G SITE CONDITIONS

1/8" = 1'-0"

GENERAL NOTES & SPECIFICATIONS

The contractor shall fully comply with the current edition of the International Residential Code and all additional state and local code requirements. The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor shall also perform coordination with all utilities and state service authorities. Written dimensions on these drawings shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings.

The sub-contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems. This office shall be notified of any plan changes required for design and function of plumbing, HVAC and electrical systems.

This office shall not be responsible for construction means and methods, acts or omissions of the contractor or subcontractor, or failure of any of them to carry out work in accordance with the construction documents. Any defect discovered in the construction documents shall be brought to the attention of this office by written notice before proceeding with work. Reasonable time not allowed this office to correct the defect shall place the burden of cost and liability from such defect upon the contractor.

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This structure shall be adequately braced for wind loads until the roof, floor and walls have been permanently framed together and sheathed.

Install polyisocyanurate foam type insulation at floor and plate lines, openings in plates, corner stud cavities and around door and window rough opening cavities.

Install cement board at all water splash areas to minimum 70" above tub / shower drains.

Provide exhaust fans in all rooms containing bath tub and/or shower. Exhaust all vents and fans directly to outside via metal ducts, provide 20 CFM (minimum) continuous or 80 CFM (minimum) tied to timer or humidistat.

All recessed lights in insulated ceilings to have the I.C. label.

Install hardwired smoke detector w/ battery back-up at each sleeping room & hallway, typical. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the unit. Install hardwired combination carbon monoxide / smoke detector w/ battery back-up complying with ANSI/UL 2075 & ANSI/UL 268 in each bedroom or within 15 feet outside each bedroom door.

Provide full-width solid blocking under all bearing walls perpendicular to joists and other bearing points not otherwise provided with support.

Provide full-width posts at all bearing points from above, unless noted otherwise.

All wood in contact with concrete or earth to be pressure treated. Treat all cut ends of pressure treated wood. All fasteners utilized for pressure treated material shall be hot dipped galvanized or stainless steel.

Provide a minimum 8" deep gravel base for all driveway areas.

Provide a minimum 4" deep gravel base for all sidewalk and patio areas.

Provide and maintain positive drainage away from building on all sides.

Non-stabilized fill must not exceed 2:1 slope.

Design live loads:
Roof 25 PSF
Floors 40 PSF
Exterior decks 65 PSF
Stairs 100 PSF
Soil bearing capacity (assumed) 1500 PSF

DRAWING INDEX

- A1.1 SITE PLAN & GENERAL NOTES
- A1.2 MAIN LEVEL FLOOR PLAN & KEYNOTES
- A1.3 UPPER LEVEL FLOOR PLAN, SCHEDULES
- A2.1 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS/ DETAILS
- S1.1 FOUNDATION PLANS/ DETAILS
- S1.2 UPPER LEVEL/ ROOF FRAMING PLANS

PROJECT INFORMATION

| | |
|---------------------|--|
| PROJECT DESCRIPTION | NEW SINGLE FAMILY RESIDENCE |
| PROPERTY LOCATION | T, R, SEC (W.M.) 2-2E-30DD-02901 |
| ADDRESS | ##TO BE DETERMINED## OREGON CITY, OR, 97045 |

| | |
|-----------|------------|
| COUNTY | CLACKAMAS |
| ZONE | R 3.5 |
| ELEVATION | 50' - 100' |
| SITE AREA | 7,840 S.F. |

| | | |
|-------------------------|---------|------------|
| BUILDING SQUARE FOOTAGE | EXIST'G | NEW |
| MAIN LEVEL FLOOR AREA | 0 | 848 S.F. |
| UPPER LEVEL HOUSE AREA | 0 | 759 S.F. |
| GARAGE FLOOR AREA | 0 | 600 S.F. |
| TOTAL HOUSE AREA | | 1,607 S.F. |

| | | |
|----------|---|----------|
| ADU AREA | 0 | 600 S.F. |
|----------|---|----------|

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|-------------------|-----|
| BUILDING COVERAGE | 18% |
|-------------------|-----|

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|-----------------|------------------|
| IMPERVIOUS AREA | 2,201 S.F. (28%) |
|-----------------|------------------|

DEFERRED SUBMITTALS
(UNDER SEPARATE PERMIT)

- MECHANICAL
- ELECTRICAL
- FIRE SPRINKLERS



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NOT FOR
PRELIMINARY
CONSTRUCTION

New Single Family Residence and ADU for
BEAVERCREEK CUSTOM CONSTRUCTION

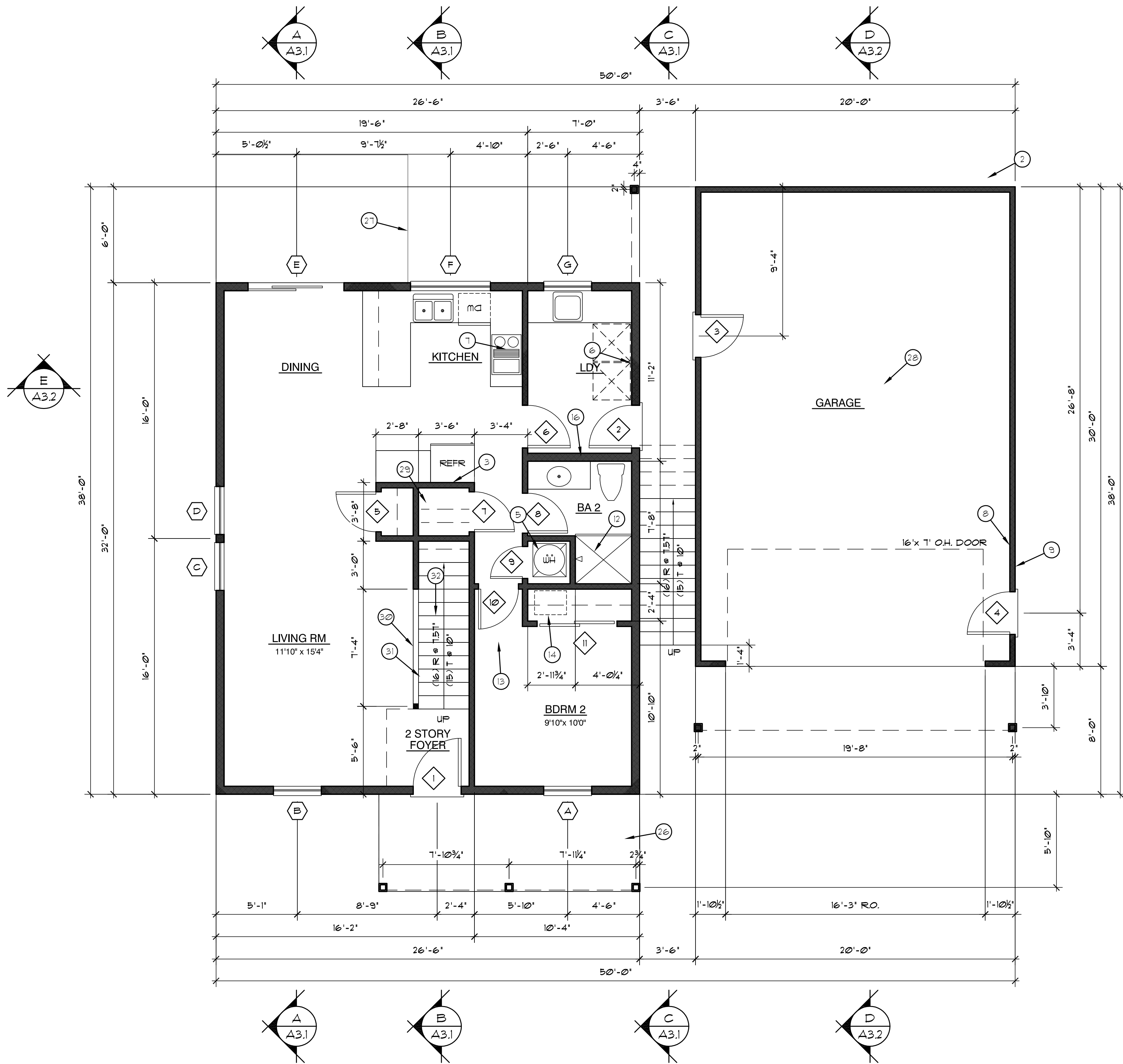
13th St.
Oregon City, OR 97045

PROJ. NO. : 1451
FILE : A-SIT
DATE : 11/12/2014


SHEET #


A1.1

SITE PLAN/ GENERAL NOTES



MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

| DOOR SCHEDULE | | | |
|---|--|---------|-------------------------------------|
|  | SIZE | TYPE | NOTES |
| 1 | 3'0" x 6'8" x 1 3/4' w/ 14" TRANSOM | SC | TEMP GL, W.S. SELECTION BY OWNER |
| 2 | 2'8" x 6'8" x 1 3/4" | SC | U+ 0.20, W.S., TEMP GL. |
| 3 | 2'8" x 6'8" x 1 3/4" | SC | U+ 0.20, W.S., TEMP GL. |
| 4 | 2'8" x 6'8" x 1 3/4" | SC | U+ 0.20, W.S., TEMP GL. |
| 5 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 6 | 2'8" x 6'8" x 1 3/8" | FNL | |
| 7 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 8 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 9 | 2'0" x 6'8" x 1 3/8" | FNL | |
| 10 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 11 | 5'0" x 6'8" x 1 3/8" | MIRRD | BI-PASS |
| 12 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 13 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 14 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 15 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 16 | 5'0" x 6'8" x 1 3/8" | MIRRD | BI-PASS |
| 17 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 18 | 2'0" x 6'8" x 1 3/8" | FNL | |
| 19 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 20 | 5'0" x 6'8" x 1 3/8" | MIRRD | BI-PASS |
| 21 | 3'0" x 6'8" x 1 3/4" | SC | U+ 0.20, W.S., TEMP GL. |
| 22 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 23 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 24 | 5'0" x 6'8" x 1 3/8" | MIRRD | BI-PASS |
| 25 | 2'6" x 6'8" x 1 3/8" | FNL | |
| 26 | FR 2'6" x 6'8" x 1 3/8" FNL | BI-FOLD | |
| 27 | 1'6" x 6'8" x 1 3/8" | FNL | |
| DOOR STYLE AND HARDWARE SELECTION BY OWNER SC = SOLID CORE W.S. = WEATHERSTRIP FNL = PANEL TEMP = TEMPERED GLAZING MIRRD = MIRRORRED | | | |

| WINDOW SCHEDULE | | | |
|---|----------------|---------|------------------------------------|
|  | SIZE | TYPE | COMMENTS |
| A | 3'0" x 6'0" | DH | EGR |
| B | 3'0" x 6'0" | DH | |
| C | 3'0" x 6'0" | DH | |
| D | 3'0" x 6'0" | DH | |
| E | 6'0" x 6'8" | FR SLDR | w/ 14" TRANSOM, TEMP |
| F | FR 2'6" x 4'6" | DH | |
| G | 3'0" x 4'6" | DH | |
| H | 3'0" x 6'0" | DH | EGR |
| I | 3'0" x 6'0" | FXD | w/ MULLION TO SIMULATE DBL HUNG |
| J | 3'0" x 6'0" | DH | EGR |
| K | 3'0" x 3'0" | FXD | |
| L | 3'0" x 3'0" | FXD | |
| M | 3'0" x 4'6" | DH | |
| N | 3'0" x 6'0" | DH | EGR |
| O | 3'0" x 6'0" | DH | TEMP |
| P | 3'0" x 6'0" | DH | |
| Q | 3'0" x 6'0" | DH | |
| R | 3'0" x 6'0" | DH | |
| S | 3'0" x 6'0" | DH | EGR |
| T | 3'0" x 6'0" | DH | OBSCURE GLASS |
| ALL WINDOWS TO BE FIBERGLASS w/ 4" FLAT CASING, DBL PANE, w/ LOW 'E' COATING, UNO, U + 0.30 MAX. VFY R.O. REQ'TS PER MFG. USE 4x8 HDR, TYP AT UPPER LEVEL AND 4x10 HDR AT MAIN LEVEL, TYP. | | | |
| TEMP = TEMPERED GLAZING EGR = EGRESS DH = DOUBLE-HUNG FXD = FIXED CSMT = CASEMENT FR SLDR = FRENCH SLIDER | | | |

1. INSTALL MIN 30% AFUE GAS FURNACE AND AIR CONDITIONING.
2. INSTALL DUCTLESS SPLIT HVAC SYSTEM FOR ADU. NO EXTERIOR MOUNTED LINE SETS OR CONDUIT PERMITTED.
3. PLUMB FOR REFRIGERATOR ICE MAKER.
4. INSTALL ELECTRIC FIREPLACE. OWNER SELECTED, VFY ROUGH OPENING AND POWER REQUIREMENTS PRIOR TO FRAMING. INSTALL 12" DEEP FLUSH TILE HEARTH AND EXTEND 8" EACH SIDE OF FIREBOX.
5. INSTALL 50 GAL ELEC WATER HEATER w/ ALUMINUM DRAIN PAN. PLUMB PAN TO DAYLIGHT. PROVIDE SEISMIC STRAPPING PER CODE.
6. INSTALL RECESSED WASHER & DRYER HOOK UP.
7. INSTALL ELECTRIC FREE STANDING RANGE w/ DUCTED RANGE HOOD (150 CFM MIN). EXHAUST DIRECTLY TO EXTERIOR VIA AIR TIGHT METAL DUCT w/ BACKDRAFT DAMPER.
8. INSTALL 200 AMP ELEC PANEL.
9. INSTALL RECESSED METER BASE.
10. INSTALL 32" x 60" ONE-PIECE FIBERGLASS TUB / SHOWER w/ SURROUND. INSTALL SHOWER CURTAIN ROD w/ BLKG AS REQD. INSTALL PER MANUF RECOMMENDATIONS.
11. INSTALL 30" x 60" ONE-PIECE FIBERGLASS SHOWER w/ CLEAR TEMP GLASS SLIDING DOOR. INSTALL PER MANUF RECOMMENDATIONS.
12. INSTALL 36" x 42" ONE-PIECE FIBERGLASS SHOWER w/ CLEAR TEMP GLASS SWINGING DOOR. INSTALL PER MANUF RECOMMENDATIONS.
13. INSTALL HARDWIRED COMBINATION CARBON MONOXIDE (CO)/SMOKE ALARM(S) w/ BATTERY BACK-UP IN HALL w/IN 15 FEET OF ALL BEDROOM DOORS AND IN EACH BEDROOM. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE UNIT.
14. 18" x 24" CRAWL SPACE ACCESS w/ GASKETED PANEL.
15. 22" x 30" INSUL ATTIC ACCESS HATCH.
16. INSTALL ELECTRICAL JUNCTION BOX FOR FUTURE INSTALLATION OF ELECTRICAL COMPONENTS OF RADON CONTROL SYSTEM (REF DTL 1/A32).
17. - 25. NOT USED
26. TYP PORCH FLOOR ASSEMBLY: 'AZEK' (OR EQUAL) COMPOSITE 1x T&G PORCH FLOORING OVER FT DECK JOISTS PER FRM'G PLAN.
27. TYP PATIO SLAB: 4" CONCRETE SLAB OVER GRANULAR BASE ACCEPTABLE TO GEO-TECHNICAL ENGINEER w/ CONTROL JOINTS AT 8' O.C. EACH WAY, MAX.
28. INSTALL 3/8" TYPE 'X' GYP BD @ GARAGE CLG UNDER HABITABLE SPACE & @ WALLS SUPPORTING FLOOR OF HABITABLE SPACE ABOVE, TYP.
29. INSTALL 3/8" TYPE 'X' GYP BD @ ENCLOSED USEABLE SPACE UNDER STAIRS, TYP.
30. 36" HIGH WALL w/ WOOD CAP, 2x4 STUDS @ 16" OC w/ 1/2" GYP BD EA SIDE OVER 1/2" FLY @ OPEN SIDE NAILED w/ 2d @ 3' OC @ PANEL EDGES & 12" OC @ FIELD. BLOCK ALL EDGES. NO HORIZ JOINTS PERMITTED.
31. 32"-34" HIGH CONT WALL-MOUNTED WOOD HANDRAIL w/ BRACKETS @ 4'-0" OC. RETURN ENDS TO WALL OR NEWEL POST.
32. TYP STAIR CONST: 1/4" PREFORMED TREADS w/ 3/4" NOSING & 1/2" FLY RISERS ON (3) 2x12 STRINGERS. (((INSTALL FIREBLK'G @ CONCEALED SPACES BTWN STAIR STRINGERS @ TOP & BTM OF RUN))) (((INSTALL 3/4" T&G FLY OVER 2x8 JOISTS @ 16" OC @ STAIR LANDING.)))
33. TYP EXTERIOR STAIR ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) OVER 4-F.T. 2x12 STRINGERS.
34. TYP UPPER LEVEL DECK ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) SPACED 8" APART OVER P.T. 2x JOISTS PER FRAMING PLAN.



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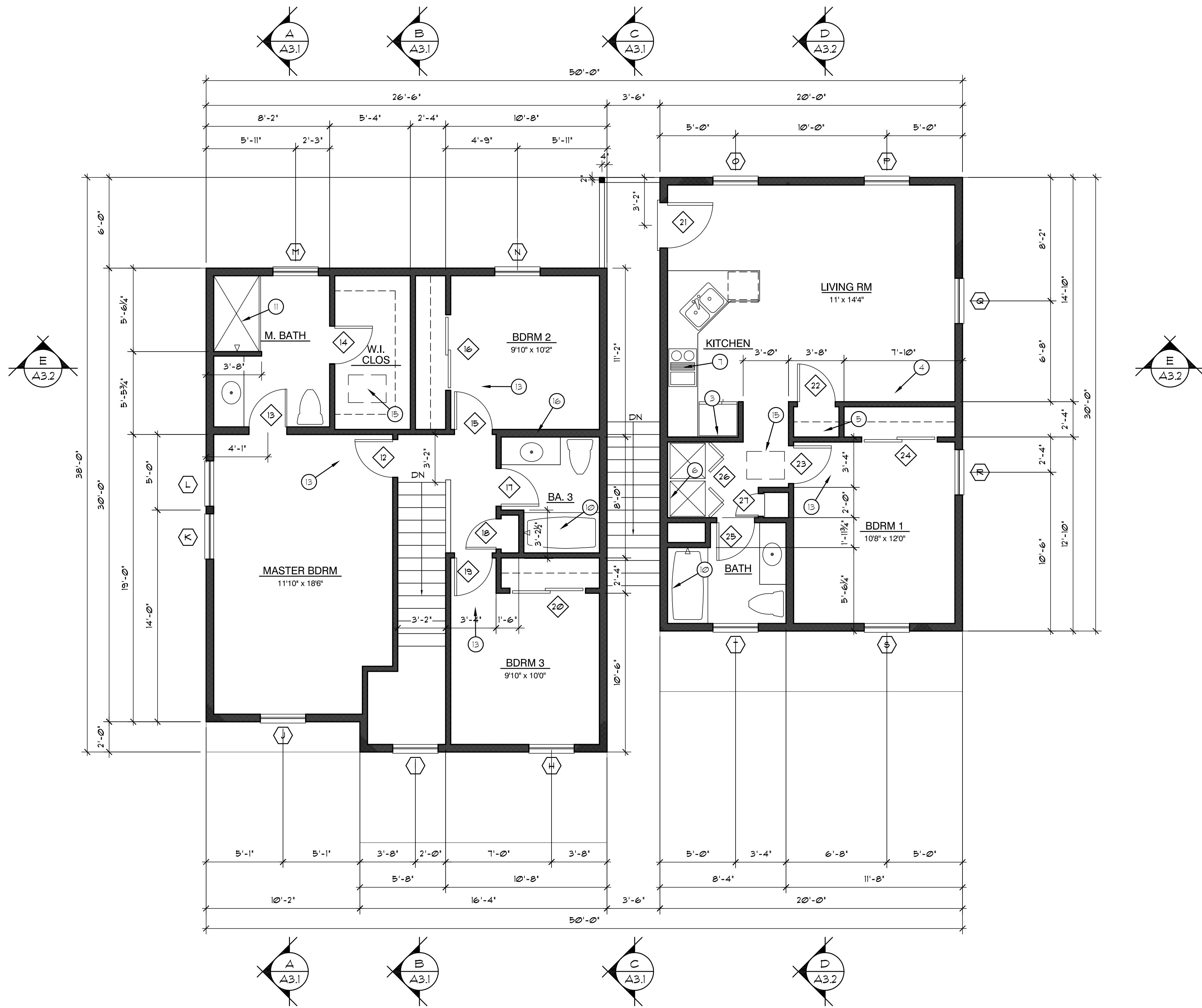
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NOT FOR
PRELIMINARY
CONSTRUCTION

New Single Family Residence and ADU for
BEAVERCREEK CUSTOM CONSTRUCTION
13th St.
Oregon City, OR 97045

PROJ. NO. : 1451
FILE : 1451-A-FP1
DATE : 11/12/2014

SHEET #
A1.2
MAIN LEVEL PLAN/
SCHEDULES



UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. INSTALL MIN 80% AFUE GAS FURNACE AND AIR CONDITIONING.
2. INSTALL DUCTLESS SPLIT HVAC SYSTEM FOR ADU. NO EXTERIOR MOUNTED LINE SETS OR CONDUIT PERMITTED.
3. PLUMB FOR REFRIGERATOR ICE MAKER.
4. INSTALL ELECTRIC FIREPLACE. OWNER SELECTED. VFY ROUGH OPENING AND POWER REQUIREMENTS PRIOR TO FRAMING. INSTALL 12" DEEP FLUSH TILE HEARTH AND EXTEND 8" EACH SIDE OF FIREBOX.
5. INSTALL 50 GAL ELEC WATER HEATER W/ ALUMINUM DRAIN PAN. PLUMB PAN TO DAYLIGHT. PROVIDE SEISMIC STRAPPING PER CODE.
6. INSTALL RECESSED WASHER & DRYER HOOK UP.
7. INSTALL ELECTRIC FREE STANDING RANGE W/ DUCTED RANGE HOOD (150 CFM MIN). EXHAUST DIRECTLY TO EXTERIOR VIA AIR TIGHT METAL DUCT W/ BACKDRAFT DAMPER.
8. INSTALL 200 AMP ELEC PANEL.
9. INSTALL RECESSED METER BASE.
10. INSTALL 32" x 60" ONE-PIECE FIBERGLASS TUB / SHOWER W/ SURROUND. INSTALL SHOWER CURTAIN ROD W/ BLKG AS REQD. INSTALL PER MANUF RECOMMENDATIONS.
11. INSTALL 30" x 60" ONE-PIECE FIBERGLASS SHOWER W/ CLEAR TEMP GLASS SLIDING DOOR. INSTALL PER MANUF RECOMMENDATIONS.
12. INSTALL 36" x 42" ONE-PIECE FIBERGLASS SHOWER W/ CLEAR TEMP GLASS SWINGING DOOR. INSTALL PER MANUF RECOMMENDATIONS.
13. INSTALL HARDWIRED COMBINATION CARBON MONOXIDE (CO)/SMOKE ALARM(S) W/ BATTERY BACK-UP IN HALL W/IN 15 FEET OF ALL BEDROOM DOORS AND IN EACH BEDROOM. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE UNIT.
14. 18" x 24" CRAWL SPACE ACCESS W/ GASKETED PANEL.
15. 22" x 30" INSUL ATTIC ACCESS HATCH.
16. INSTALL ELECTRICAL JUNCTION BOX FOR FUTURE INSTALLATION OF ELECTRICAL COMPONENTS OF RADON CONTROL SYSTEM (REF DTL 1/A32).
17. - 25. NOT USED
26. TYP PORCH FLOOR ASSEMBLY: 'AZEK' (OR EQUAL) COMPOSITE 1x T&G PORCH FLOORING OVER FT DECK JOISTS PER FRM'G PLAN.
27. TYP PATIO SLAB: 4" CONCRETE SLAB OVER GRANULAR BASE ACCEPTABLE TO GEO-TECHNICAL ENGINEER W/ CONTROL JOINTS AT 8' O.C. EACH WAY, MAX.
28. INSTALL 3/4" TYPE 'X' GYP BD @ GARAGE CLG UNDER HABITABLE SPACE & @ WALLS SUPPORTING FLOOR OF HABITABLE SPACE ABOVE, TYP.
29. INSTALL 3/8" TYPE 'X' GYP BD @ ENCLOSED USEABLE SPACE UNDER STAIRS, TYP.
30. 36" HIGH WALL W/ WOOD CAP. 2x4 STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE OVER 1/2" PLY @ OPEN SIDE NAILED W/ 2d @ 3' OC @ PANEL EDGES & 12" OC @ FIELD. BLOCK ALL EDGES. NO HORIZ JOINTS PERMITTED.
31. 32"-34" HIGH CONT WALL-MOUNTED WOOD HANDRAIL W/ BRACKETS @ 4'-0" OC. RETURN ENDS TO WALL OR NEWEL POST.
32. TYP STAIR CONST: 1/4" PREFORMED TREADS W/ 3/4" NOSING & 1/2" PLY RISERS ON (3) 2x12 STRINGERS. (((INSTALL FIREBLOCK @ CONCEALED SPACES BTWN STAIR STRINGERS @ TOP & BTM OF RUN))) (((INSTALL 3/4" T&G PLY OVER 2x8 JOISTS @ 16" OC @ STAIR LANDING)))
33. TYP EXTERIOR STAIR ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) OVER 4-P.T. 2x12 STRINGERS.
34. TYP UPPER LEVEL DECK ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) SPACED 1/2" APART OVER P.T. 2x JOISTS PER FRAMING PLAN.
35. - 40. NOT USED

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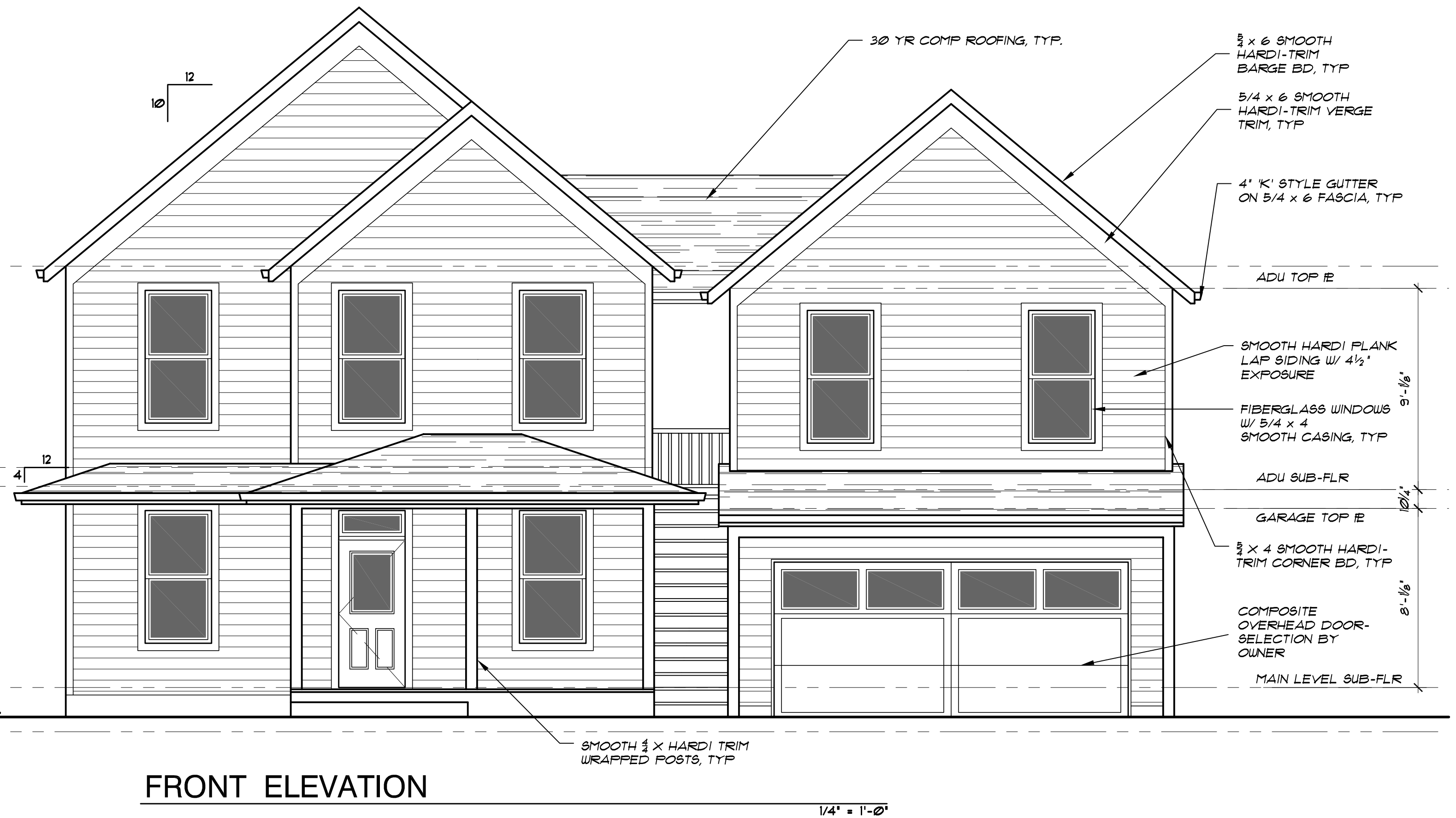
13th St.
Oregon City, OR 97045

PROJ. NO. : 1451
FILE : 1451-S-RF
DATE : 11/12/2014

SHEET #

A1.3

UPPER LEVEL PLAN



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New Single Family Residence and ADU for
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13th St.
Oregon City, OR 97045

PROJ. NO. : 1451
FILE : A-ELEV
DATE : 12/3/2014

SHEET #

A2.1

ELEVATIONS

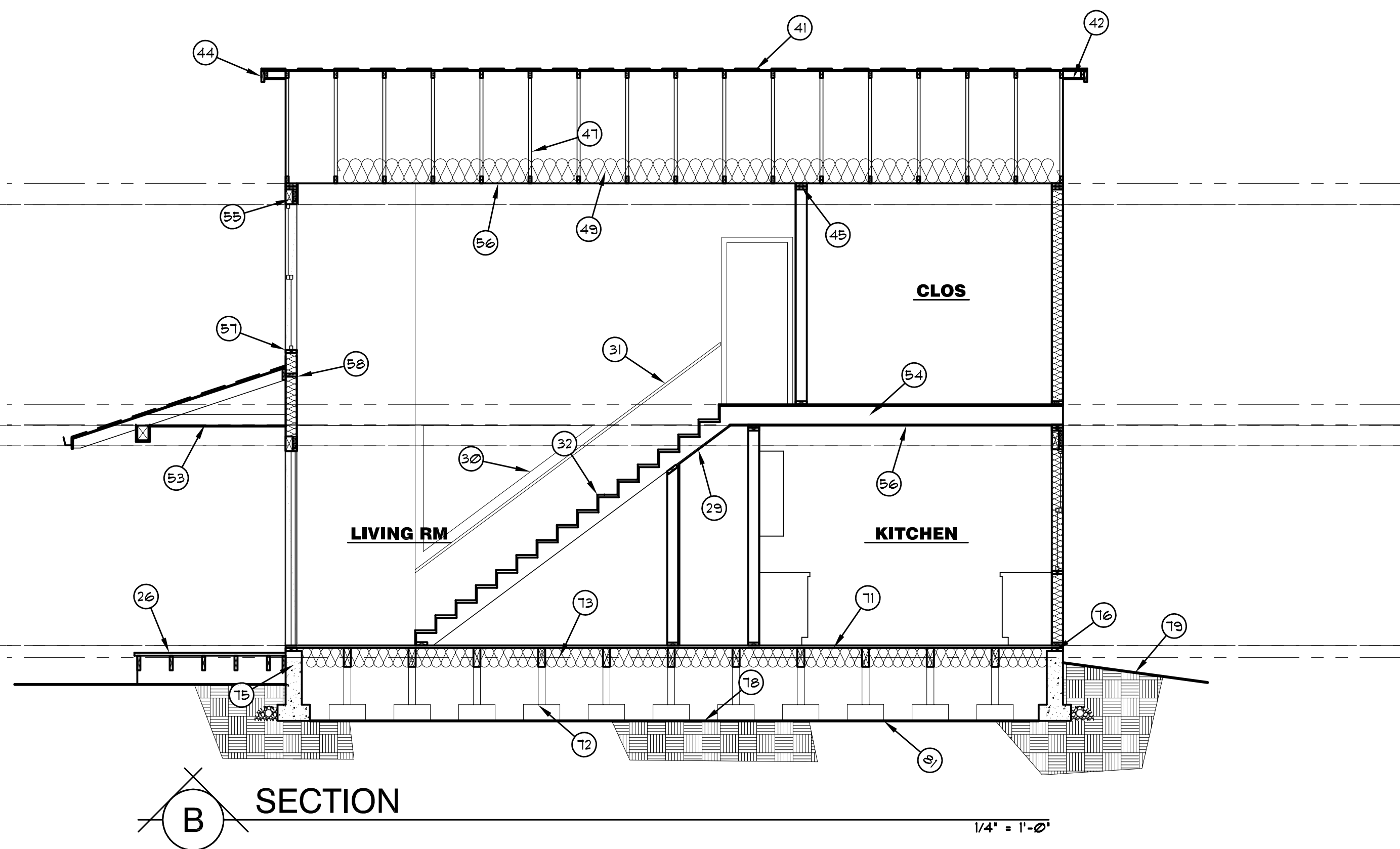


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Oregon City, OR 97045

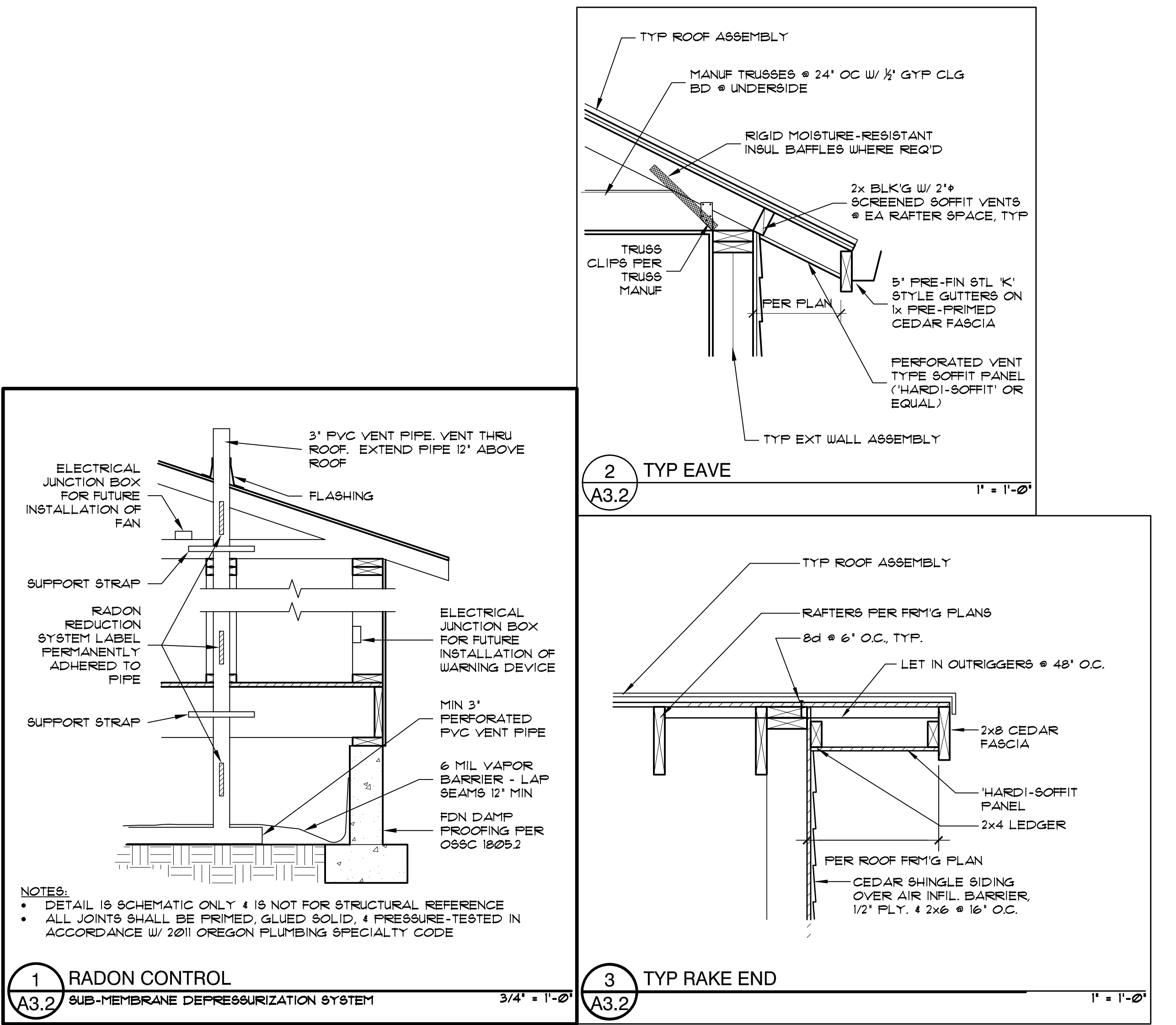
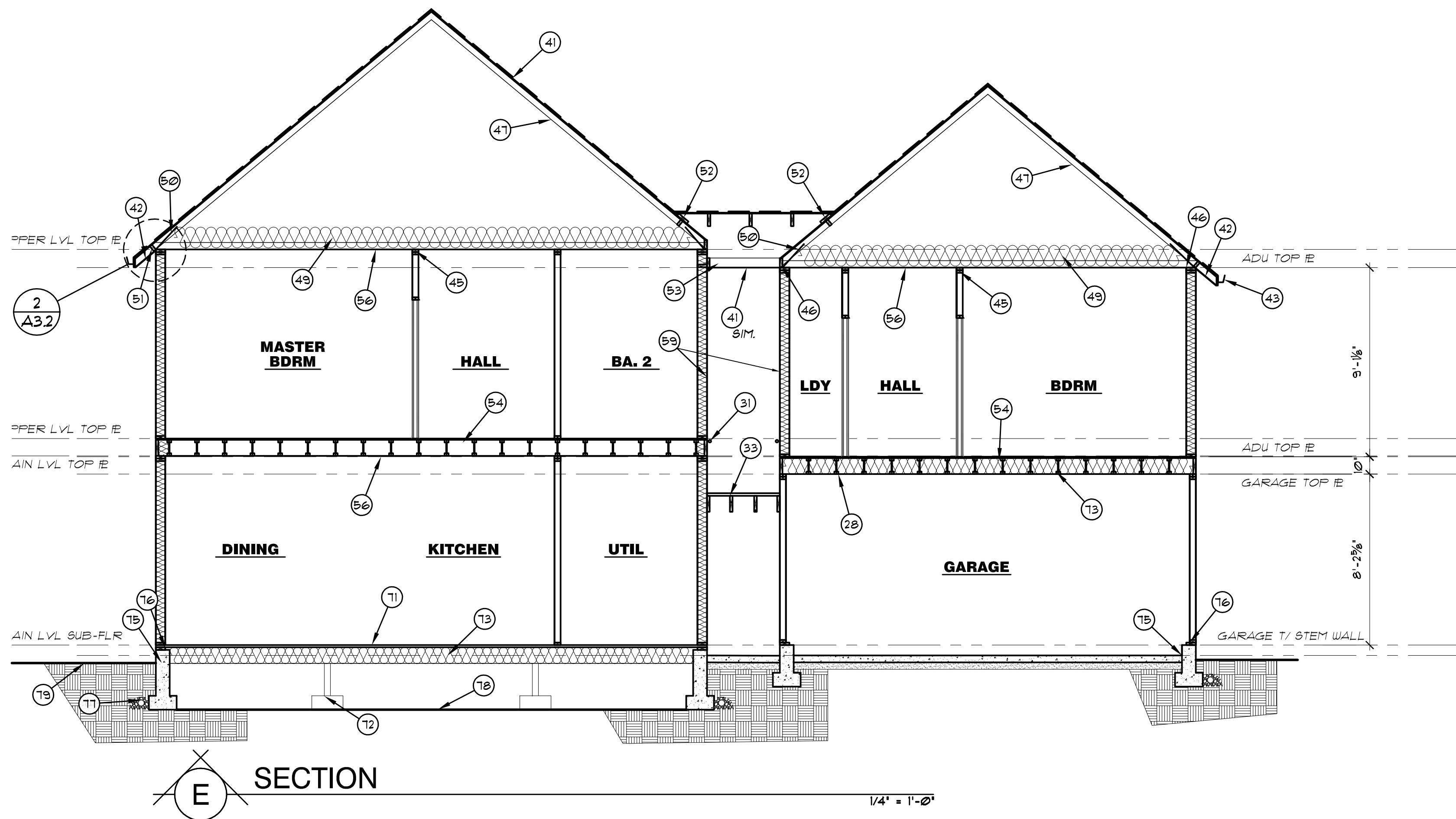
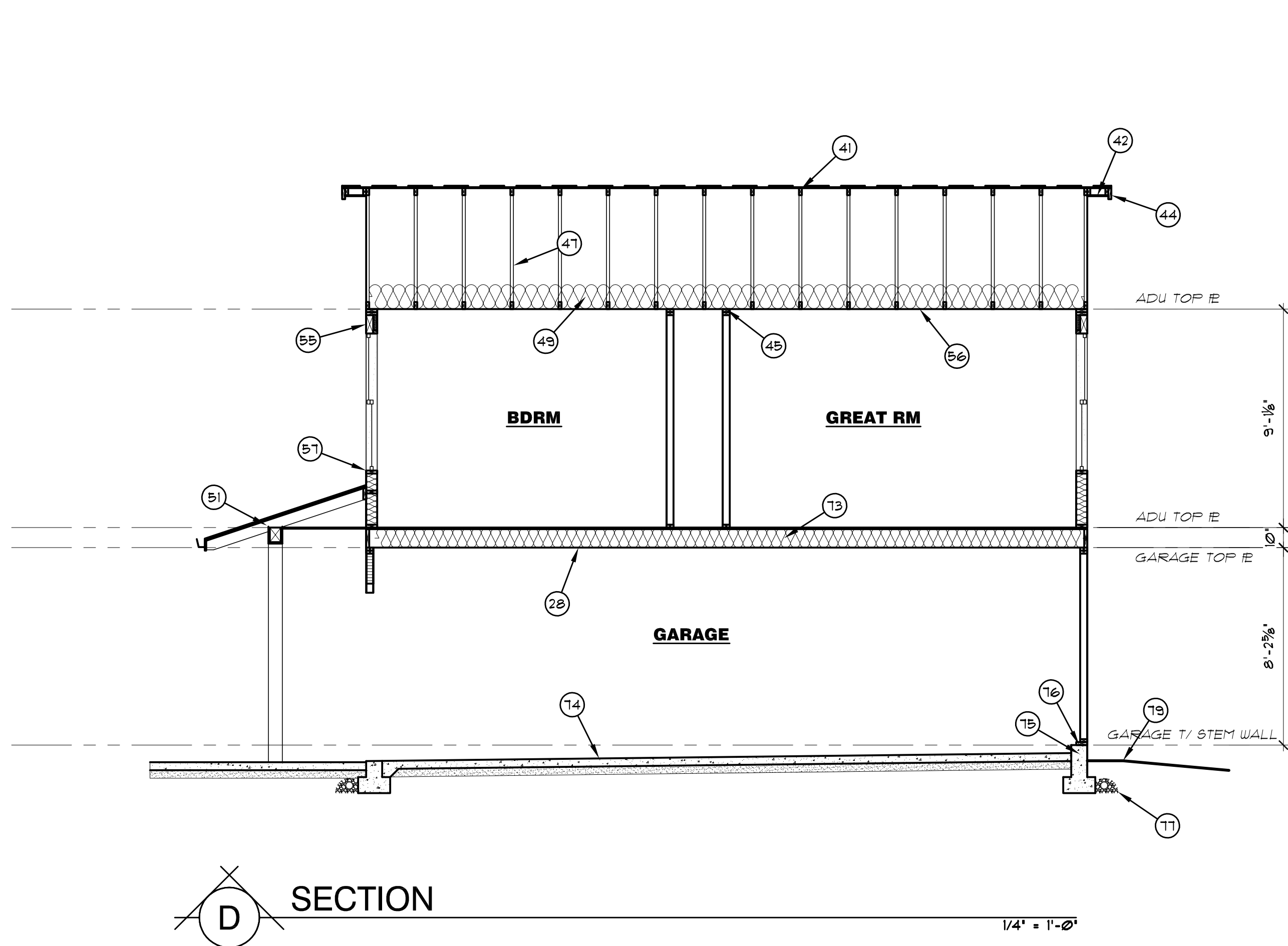
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SECTIONS



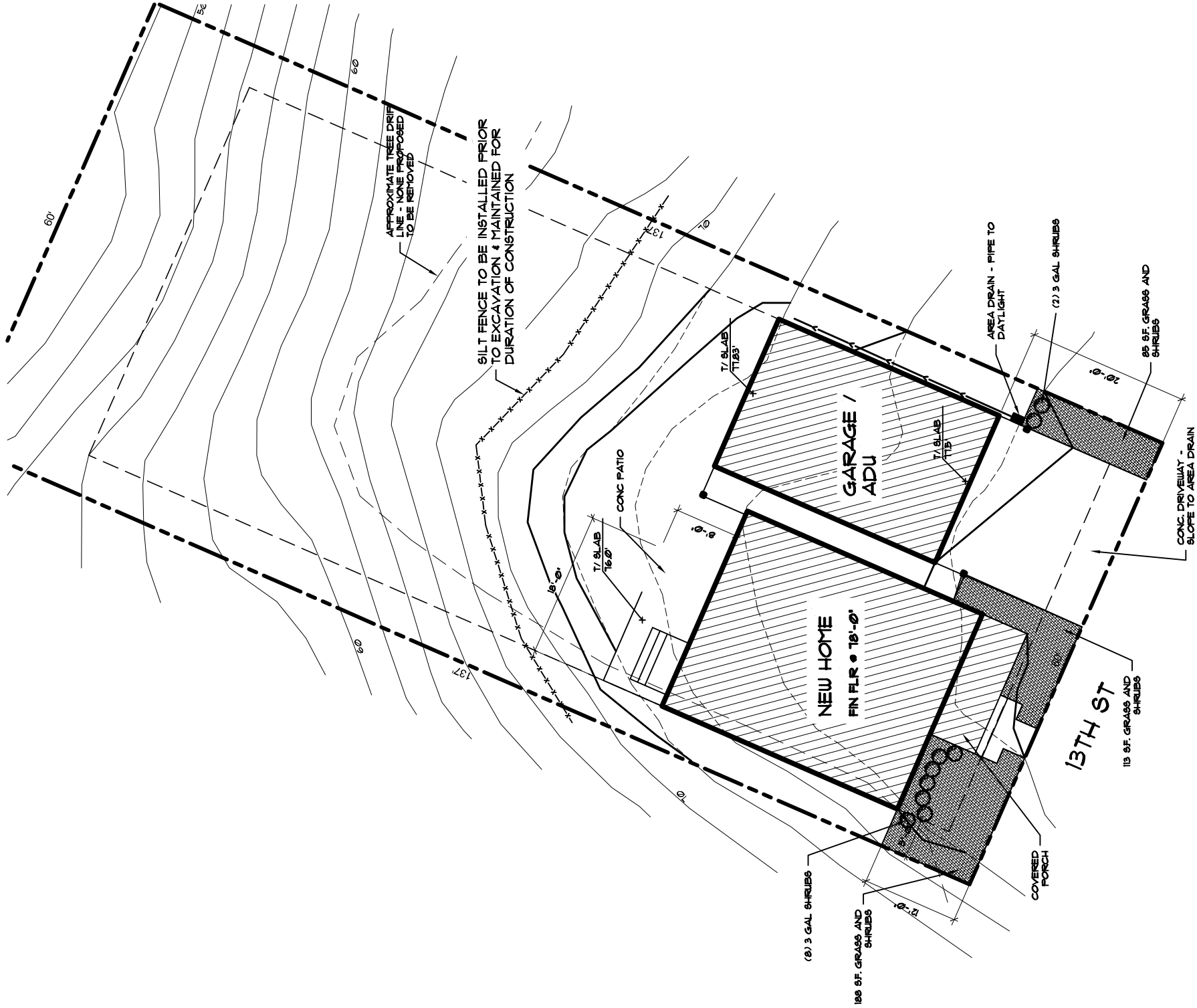
20. TYP FLOOR FLOOR ASSEMBLY: 'AZEK' (OR EQUAL) COMPOSITE 1x T&G PORCH FLOORING OVER PT DECK JOISTS PER FRM'G PLAN.
21. TYP PATIO SLAB, 4" CONCRETE SLAB OVER GRANULAR BASE ACCEPTABLE TO GEO-TECHNICAL ENGINEER W/ CONTROL JOINTS AT 8' OC. EACH WAY, MAX.
22. INSTALL 3/4" TYPE 'X' GYP BD • GARAGE CLG UNDER HABITABLE SPACE • WALLS SUPPORTING FLOOR OF HABITABLE SPACE ABOVE, TYP.
23. INSTALL 3/4" TYPE 'X' GYP BD • ENCLOSED USEABLE SPACE UNDER STAIRS, TYP.
24. 36" HIGH WALL W/ WOOD CAP, 2x4 STUDS • 16" OC W/ 1/2" GYP BD EA SIDE OVER 1/2" FLY • OPEN SIDE WAILED W/ 2x4 • 3" OC • PANEL EDGES • 12" OC • FIELD, BLOCK ALL EDGES, NO HORIZ JOINTS PERMITTED.
25. 32"-34" HIGH CONT WALL-MOUNTED WOOD HANDRAIL W/ BRACKETS • 4'-0" OC. RETURN ENDS TO WALL OR NEUEL POST.
26. TYP STAIR CONST: 1/2" PREFORMED TREADS W/ 3/4" NOSING • 1/2" FLY RISERS ON (3) 2x12 STRINGERS. ((INSTALL FIREBLKG • CONCEALED SPACES BTUN STAIR STRINGERS • TOP • BTM OF RUN.)) ((INSTALL 3/4" T&G PLY OVER 2x8 JOISTS • 16" OC • STAIR LANDING.))
27. TYP EXTERIOR STAIR ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) OVER 4'-P.T. 2x12 STRINGERS.
28. TYP UPPER LEVEL DECK ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) SPACED 8" APART OVER F.T. 2x JOISTS PER FRM'G PLAN.
29. - 40. NOT USED
30. TYP ROOF ASSEMBLY: 30 YEAR 1/4" COMP ROOFING OVER (2) LAYERS 15" A.S. FELT OVER 5/8" APA SPAN-RATED PLY SHTH'G.
31. INSTALL 'HARDI-SOFFIT' PANEL • UNDERSIDES OF ROOF TRUSS NAILS. USE PERFORATED VENT PANELS AT OVERHANGS AND SOLID PANELS AT RAKE ENDS AND PORCHES.
32. 5" PREFIN STL FASCIA GUTTERS ON 1x6 PREFIN CEDAR FASHG W/ 24 GA PREFIN FLASHG • TOP, TYP UNO.
33. 2x8 PREFRIMED CEDAR BARGE BD W/ 24 GA G.I. FLASHG • TOP.
34. INSTALL 'SIMPSON' DTC CLIPS • 32" OC MAX FROM INT NON-BEARING WALL TOP IE TO TRUSS OR BLKG, TYP. TOE NAILS NOT PERMITTED.
35. INSTALL MIN 'SIMPSON' H2S TO EA RAFTER OR TRUSS • BEARING WALLS, TYP. REFERS TO ROOF FRM'G PLAN OR TRUSS MANUF DGS FOR OTHER REQ'D FASTENERS.
36. MANUF ROOF TRUSSES PER ROOF FRM'G PLAN. MANUF TO PROVIDE CALCS & SHOP DGS BY REGISTERED STRUCTURAL ENGR FOR ARCHITECT'S REVIEW & APPROVAL PRIOR TO FABRICATION.
37. RAFTERS PER FRM'G PLANS.
38. R-38 ATTIC INSUL W/ VAPOR BARRIER IN DIRECT CONTACT W/ GYP BD CLG, TYP UNO.
39. RIGID MOISTURE-RESISTANT INSUL BAFFLES WHERE REQ'D.
40. 2x BLKG W/ 2" • SCREENED VENTS • EA RAFTER OR TRUSS SPACE, TYP.
41. ROOF FRAMED OVER ROOF BELOW • SLOPE TRANSITION OVER SOLID BLKG. RUN SHTH'G • LOWER ROOF CONT • PROVIDE VENTING • OVERFRAEMED ROOF AREA.
42. 2x CLG JOISTS PER FLANS. LAP NAIL TO RAFTERS.

54. TYP UPPER LEVEL FLOOR ASSEMBLY: 1/2" PARTICLE BD UNDERLAYMENT OVER 3/4" T&G FLY SUBFLOOR ON FLOOR JOISTS PER FRM'G PLAN. INSTALL 1/2" GYP CLG BD @ UNDERSIDE. OMIT UNDERLAYMENT @ AREAS TO RECEIVE CERAMIC OR STONE TILE, HARDWOOD OR SHEET VINYL. INSTALL 1/2" CEMENT BACKER UNITS @ AREAS TO RECEIVE TILE, OR 1/2" SANDED FACE FLY UNDERLAYMENT @ AREAS TO RECEIVE SHEET VINYL.
55. TYP EXT HDR: 4x12 #2 DF-L, UNO. (REF FRM'G PLANS). FILL CAVITY W/ RIGID INSUL.
56. TYP EXT WALL ASSEMBLY: SIDING OVER FORTIFIBER 'HYDRO TEX' (OR EQUAL) WEATHER-RESISTIVE BARRIER OVER 3/8" APA SPAN-RATED 5/8TH" ON 2x6 STUDS @ 16" OC, UNO. INSTALL 1/2" GYP BD @ INT. INSTALL R-21 BATT INSUL @ CONDITIONED SPACES.
53. TYP EXT WALL ASSEMBLY: CEMENT STUCCO SIDING ON METAL LATH W/ CONTROL JOINTS @ FLOOR LINE @ 12'-0" OR MAX. 1/4" WAY, OVER FORTIFIBER 'HYDRO TEX' (OR EQUAL) WEATHER-RESISTIVE BARRIER OVER 3/8" APA SPAN-RATED FLY 5/8TH" ON 2x6 STUDS @ 16" OC, UNO. INSTALL 1/2" GYP BD @ INT. @ UNO. INSTALL R-21 BATT INSUL W/ VAPOR BARRIER @ INTERIOR @ CONDITIONED SPACES.
54. TYP INT HDR: 4x12 #2 DF-L, UNO. (REF FRM'G PLANS). NON-BEARING HDRS MAY BE FRAMED W/ CRIPPLES.
55. TYP INT WALL ASSEMBLY: 1/2" GYP BD EA SIDE OF 2x4 STUDS @ 16" OC, UNO.
56. 1/2" GYP BD @ CLG, TYP UNO.
57. INSTALL PAN FLASHING @ WINDOWS, TYP: 'JAMSHILL' OR EQUAL.
58. INSTALL FIREBLKG @ CLG & FLOOR LEVELS, HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0", & @ INTERCONNECTIONS BTWN CONCEALED HORIZ & VERTICAL SPACES, SUCH AS @ SOFFITS OR PORCH ROOFS, TYP.
59. TYP PARTY WALL ASSEMBLY: SIDING PER ELEVATIONS OVER FORTIFIBER 'HYDROTEX' (OR EQUAL) OVER 3/8" TYP V. WEATHER RESISTANT GBS 5/8TH" (PENG 21 ASS. CB)
71. TYP MAIN LEVEL FLOOR ASSEMBLY: 1/2" PARTICLE BD UNDERLAYMENT OVER 1" T&G FLY SUB-FLOOR ON FLOOR BMS PER FRM'G PLAN, UNO. OMIT UNDERLAYMENT @ AREAS TO RECEIVE CERAMIC OR STONE TILE, HARDWOOD OR SHEET VINYL. INSTALL 1/2" CEMENT BACKER UNITS @ AREAS TO RECEIVE TILE, OR 1/2" SANDED-FACE FLY UNDERLAYMENT @ AREAS TO RECEIVE SHEET VINYL. MIN DIST BTWN GRADE & UNDERSIDE OF FLOOR FRM'G TO BE 18", TYP.
72. 4x4 POST (OR 4x6 @ BM SPICES) ON 55" AS. FELT ON 18" x 8" CONC FTG, TYP UNO.
73. R-30 UNDERFLOOR INSUL W/ VAPOR BARRIER HELD TIGHT TO UNDERSIDE OF SUBFLOOR.
74. TYP GARAGE FLOOR: 4" CONC SLAB (PATIO SLAB FINISH AS SPECIFIED BY OWNER) OVER MIN 4" COMPACTED CRUSHED ROCK 3/4"-0" W/ CONTROL JOINTS @ 11'-0" OC MAX. SLOPE 1/8" PER FOOT TO GARAGE DOOR OPENING.
75. TYP PERIM FDN: 8" CONC FDN WALL W/ (1) #4 CONT @ TOP OF WALL, #4 @ 32" OC VERT @ 1/2" x 1" MIN EMBED A. BOLTS @ 48" OC (UNO.) W/ LBP 1/2" WASHERS ON 16" x 8" CONC FTG W/ (2) #4 CONT BEARING ON FIRM, UNDISTURBED SOIL. NO MORE THAN 30" OF UNBALANCED BACKFILL PERMITTED. MIN DIST BTWN FIN GRADE & BTH OF FTG TO BE 18", TYP. REF SHEARWALL & HOLDOWN SCHEDULES FOR A. BOLT SIZE, SPACING & EMBEDMENT @ SHEARWALLS. REF XXX/XX FOR FTG STEP.
76. INSTALL FT 2x6 MUDSILL @ OUTSIDE FACE OF FDN WALL OVER FIBERGLASS REINFORCED GILL SEALER. MIN (2) A. BOLTS REQ'D FOR ANY LENGTH OF MUDSILL WHERE FLOOR JOISTS ARE HUNG FROM. INSTALL 2x8 MUDSILL @ INSIDE FACE OF FDN WALL & PROVIDE FT 1x NAILER @ OUTSIDE FACE.
77. CONT 4" PERF FDN DRAIN WRAPPED W/ FILTER FABRIC SET IN CLEAN, FREE-DRAINING MATERIAL. PIPE TO DAYLIGHT AT LOCATION APPROVED BY GEO-TECHNICAL ENGINEER.
78. COVER FLOOR OF CRAWLSPACE W/ 6 MIL CROSS-LAMINATED POLY VAPOR BARRIER. EXTEND UP FDN WALL 12" & LAP BEAMS 12".
79. SLOPE FIN GRADE AWAY FROM FDN MIN 6" IN FIRST 10'-0" TYP.
80. SLOPE CRAWL SPACE TO DRAIN & PROVIDE LOW POINT FTG DRAIN.
81. MIN DIST BTWN SIDING & FIN GRADE TO BE 8", TYP.



SECTION KEYNOTES

26. TYP PORCH FLOOR ASSEMBLY: 'AZEK' (OR EQUAL) COMPOSITE 1x T&G PORCH FLOORING OVER FT DECK JOISTS PER FRM'G PLAN.
27. TYP PATIO SLAB: 4" CONCRETE SLAB OVER GRANULAR BASE ACCEPTABLE TO GEO-TECHNICAL ENGINEER W/ CONTROL JOINTS AT 8' O.C. EACH WAY, MAX.
28. INSTALL 3/8" TYPE 'X' GYP BD • GARAGE CLG UNDER HABITABLE SPACE • WALLS SUPPORTING FLOOR OF HABITABLE SPACE ABOVE, TYP.
29. INSTALL 3/8" TYPE 'X' GYP BD • ENCLOSED USEABLE SPACE UNDER STAIRS, TYP.
30. 36" HIGH WALL W/ WOOD CAP, 2x4 STUDS • 16" OC W/ 1/2" GYP BD EA SIDE OVER 1/2" PLY • OPEN SIDE NAILED W/ 8d • 3" OC • PANEL EDGES • 12" OC • FIELD, BLOCK ALL EDGES, NO HORIZ JOINTS PERMITTED.
31. 32"-34" HIGH CONT WALL-MOUNTED WOOD HANDRAIL W/ BRACKETS • 4'-0" OC. RETURN ENDS TO WALL OR NEUEL POST.
32. TYP STAIR CONST: 1 1/2" PREFORMED TREADS W/ 3/4" NOSING • 1/2" PLY RISERS ON (3) 2x12 STRINGERS. (((INSTALL FIREBLKG • CONCEALED SPACES BTUN STAIR STRINGERS • TOP • BTM OF RUN.))) (((INSTALL 3/4" T&G PLY OVER 2x8 JOISTS • 16" OC • STAIR LANDING.)))
33. TYP EXTERIOR STAIR ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) OVER 4-P.T. 2x12 STRINGERS.
34. TYP UPPER LEVEL DECK ASSEMBLY: 2x COMPOSITE DECKING ('AZEK' OR EQUAL) SPACED 1/2" APART OVER P.T. 2x JOISTS PER FRAMING PLAN.
35. - 40. NOT USED
41. TYP ROOF ASSEMBLY: 30 YEAR L&M COMP ROOFING OVER (2) LAYERS 15" A.S. FELT OVER 5/8" APA SPAN-RATED FLY SHTH'G.
42. INSTALL 'HARDI-SOFFIT' PANEL • UNDERSIDES OF ROOF TRUSS TAILS. USE PERFORATED VENT PANELS AT OVERHANGS AND SOLID PANELS AT RAKE ENDS AND PORCHES.
43. 5" PREFIN STL FASCIA GUTTERS ON 1x6 PREFRIMED CEDAR FASCIA W/ 24 GA PREFIN FLASH'G • TOP, TYP UNO.
44. 2x8 PREFRIMED CEDAR BARGE BD W/ 24 GA G.I. FLASH'G • TOP.
45. INSTALL 'SIMPSON' DTC CLIPS • 32" OC MAX FROM INT NON-BEARING WALL TOP IE TO TRUSS OR BLK'G, TYP. TOE NAILS NOT PERMITTED.
46. INSTALL MIN 'SIMPSON' 425 TO EA RAFTER OR TRUSS • BEARING WALLS, TYP. REFER TO ROOF FRM'G PLAN OR TRUSS MANUF DUGS FOR OTHER REQ'D FASTENERS.
47. MANUF ROOF TRUSSES PER ROOF FRM'G PLAN. MANUF TO PROVIDE CALCS • SHOP DUGS BY REGISTERED STRUCTURAL ENGR'R FOR ARCHITECT'S REVIEW • APPROVAL PRIOR TO FABRICATION.
48. RAFTERS PER FRM'G PLANS.
49. R-38 ATTIC INSUL W/ VAPOR BARRIER IN DIRECT CONTACT W/ GYP BD CLG, TYP UNO.
50. RIGID MOISTURE-RESISTANT INSUL BAFFLES WHERE REQ'D.
51. 2x BLK'G W/ 2" SCREENED VENTS • EA RAFTER OR TRUSS SPACE, TYP.
52. ROOF FRAMED OVER ROOF BELOW • SLOPE TRANSITION OVER SOLID BLK'G. RUN SHTH'G • LOWER ROOF CONT • PROVIDE VENTING • OVERFRAMED ROOF AREA.
53. 2x CLG JOISTS PER PLANS. LAP NAIL TO RAFTERS.
54. TYP UPPER LEVEL FLOOR ASSEMBLY: 1/2" PARTICLE BD UNDERLAYMENT OVER 3/4" T&G PLY SUBFLOOR ON FLOOR JOISTS PER FRM'G PLAN. INSTALL 1/2" GYP CLG BD • UNDERSIDE. OMIT UNDERLAYMENT • AREAS TO RECEIVE CERAMIC OR STONE TILE, HARDWOOD OR SHEET VINYL. INSTALL 1/2" CEMENT BACKER UNITS • AREAS TO RECEIVE TILE, OR 1/2" SANDED FACE PLY UNDERLAYMENT • AREAS TO RECEIVE SHEET VINYL. MIN DIST BTUN GRADE • UNDERSIDE OF FLOOR FRM'G TO BE 18", TYP.
55. TYP EXT HDR: 4x12 #2 DF-L, UNO. (REF FRM'G PLANS). FILL CAVITY W/ RIGID INSUL.
56. TYP EXT WALL ASSEMBLY: SIDING OVER FORTIFIBER 'HYDRO TEX' (OR EQUAL) WEATHER-RESISTIVE BARRIER OVER 1/2" APA SPAN-RATED SHTH'G ON 2x6 STUDS • 16" OC, UNO. INSTALL 1/2" GYP BD • INT. INSTALL R-21 BATT INSUL • CONDITIONED SPACES.
57. TYP INT WALL ASSEMBLY: CEMENT STUCCO SIDING ON METAL LATH W/ CONTROL JOINTS • FLOOR LINE • 12'-0" O.C. MAX EA WAY, OVER FORTIFIBER 'HYDRO TEX' (OR EQUAL) WEATHER-RESISTIVE BARRIER OVER 1/2" APA SPAN-RATED FLY SHTH'G ON 2x6 STUDS • 16" OC, UNO. INSTALL 1/2" GYP BD • INT, • UNO. INSTALL R-21 BATT INSUL W/ VAPOR BARRIER • INTERIOR • CONDITIONED SPACES.
58. TYP INT HDR: 4x12 #2 DF-L, UNO. (REF FRM'G PLANS). NON-BEARING HDRS MAY BE FRAMED W/ CRIPPLES.
59. TYP INT WALL ASSEMBLY: 1/2" GYP BD EA SIDE OF 2x4 STUDS • 16" OC, UNO.
60. 1/2" GYP BD • CLG, TYP UNO.
61. INSTALL PAN FLASHING • WINDOWS, TYP: 'JAM'SILL' OR EQUAL.
62. INSTALL FIREBLKG • CLG • FLOOR LEVELS, HORIZONTALLY • INTERVALS NOT EXCEEDING 10'-0", • • INTERCONNECTIONS BTUN CONCEALED HORIZ • VERTICAL SPACES, SUCH AS • SOFFITS OR PORCH ROOFS, TYP.
63. TYP PARTY WALL ASSEMBLY: SIDING PER ELEVATIONS OVER FORTIFIBER 'HYDROTEX' (OR EQUAL) OVER 3/8" TYPE 'X' WEATHER RESISTANT GYP SHTH'G (DENS-GLASS OR EQUAL) ON 3/8" APA SPAN-RATED FLY SHTH'G ON 2x6 STUDS • 16" OC, UNO. INSTALL 1/2" GYP BD • INTERIOR. INTSTALL R-21 BATT INSUL W/ VAPOR BARRIER • INTERIOR OF CONDITIONED SPACES.
64. - 70. NOT USED
71. TYP MAIN LEVEL FLOOR ASSEMBLY: 1/2" PARTICLE BD UNDERLAYMENT OVER 1" T&G PLY SUB-FLOOR ON FLOOR SHTH'G PER FRM'G PLAN, UNO. OMIT UNDERLAYMENT • AREAS TO RECEIVE CERAMIC OR STONE TILE, HARDWOOD OR SHEET VINYL. INSTALL 1/2" CEMENT BACKER UNITS • AREAS TO RECEIVE TILE, OR 1/2" SANDED-FACE PLY UNDERLAYMENT • AREAS TO RECEIVE SHEET VINYL. MIN DIST BTUN GRADE • UNDERSIDE OF FLOOR FRM'G TO BE 18", TYP.
72. 4x4 POST (OR 4x6 • BM SPICES) ON 55" A.S. FELT ON 18" x 8" CONC FTG, TYP UNO.
73. R-30 UNDERFLOOR INSUL W/ VAPOR BARRIER HELD TIGHT TO UNDERSIDE OF SUBFLOOR.
74. TYP GARAGE FLOOR: 4" CONC SLAB (PATIO SLAB FINISH AS SPECIFIED BY OWNER) OVER MIN 4" COMPACTED CRUSHED ROCK 3/4"-Ø W/ CONTROL JOINTS • 11'-0" OC MAX. SLOPE 1/8" PER FOOT TO GARAGE DOOR OPENING.
75. TYP PERIM FDN: 8" CONC FDN WALL W/ (1) #4 CONT • TOP OF WALL, #4 • 32" OC VERT • 1/2" x 1" MIN EMBED A. BOLTS • 48" OC (UNO) W/ 15# WASHERS ON 16" x 8" CONC FTG W/ (2) #4 CONT BEARING ON FIRM, UNDISTURBED SOIL. NO MORE THAN 30" OF UNBALANCED BACKFILL PERMITTED. MIN DIST BTUN FIN GRADE • BTM OF FTG TO BE 18", TYP. REF SHEARWALL • HOLDOWN SCHEDULES FOR A. BOLT SIZE, SPACING • EMBEDMENT • SHEARWALLS. REF XX/XX FOR FTG STEP.
76. INSTALL FT 2x6 MUDSILL • OUTSIDE FACE OF FDN WALL OVER FIBERGLASS REINFORCED SILL SEALER. MIN (2) A. BOLTS REQ'D FOR ANY LENGTH OF MUDSILL. WHERE FLOOR JOISTS ARE HUNG FROM PLATE INSTALL 2x8 MUDSILL • INSIDE FACE OF FDN WALL • PROVIDE FT 1x NAILER • OUTSIDE FACE.
77. CONT 4" PER FDN DRAIN WRAPPED W/ FILTER FABRIC SET IN CLEAN, FREE-DRAINING MATERIAL. PIPE TO DAYLIGHT AT LOCATION APPROVED BY GEO-TECHNICAL ENGINEER.
78. COVER FLOOR OF CRAWLSPACE W/ 6 MIL CROSS-LAMINATED POLY VAPOR BARRIER. EXTEND UP FDN WALL 12" • LAP SEAMS 12".
79. SLOPE FIN GRADE AWAY FROM FDN MIN 6" IN FIRST 10'-0", TYP.
80. SLOPE CRAWL SPACE TO DRAIN • PROVIDE LOW POINT FTG DRAIN.
81. MIN DIST BTUN SIDING • FIN GRADE TO BE 8", TYP.





13th Street Frontage of Site



13th Street looking west



View looking northwest from site



View looking north from site



Adjacent Property to the East



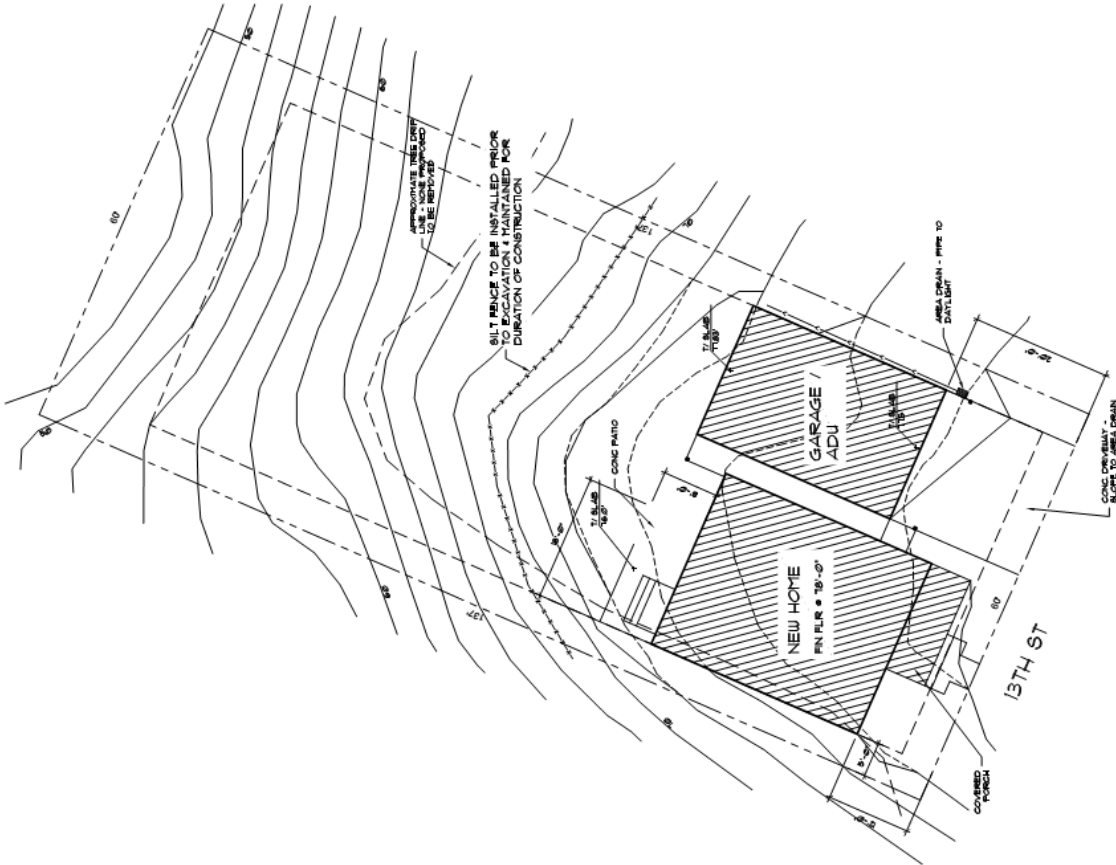
Property directly across 13th Street



House on Washington Street to the south



House on Washington Street to the south



SITE PLAN
 TOPOGRAPHY BASED ON AERIAL DATA
 FIELD VERIFY ALL EXISTING SITE CONDITIONS

GENERAL NOTES & SPECIFICATIONS

The contractor shall fully comply with the current edition of the applicable building codes and all other applicable codes and regulations. The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, codes, and regulations. The contractor shall coordinate with all utilities and site service authorities. When dimensions on these drawings shall have precedence over called dimensions on any other drawings, the contractor shall be responsible for all dimensions (including rough openings) and conditions on the job and must notify the office of any variations from these drawings.

The contractor is responsible for the design and construction of all foundation, framing, and roof systems. The contractor shall be notified of any plan changes required for design and function of the foundation, framing, and roof systems.

This office shall not be responsible for construction means and methods, or for the safety of the contractor or subcontractors, or for the failure of any system to carry out work in accordance with the construction documents. Any defect discovered in the construction documents shall be the responsibility of the contractor. The contractor shall be responsible for obtaining all necessary permits and for all dimensions (including rough openings) and conditions on the job and must notify the office of any variations from these drawings.

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This document shall be adequately protected and stored until the roof, floor and walls have been permanently interconnected and sheathed.

Install polystyrene foam type insulation at floor and plate line, openings in plates, corner stud outlets and around door and window rough openings.

Install cement board at all water/drain lines to minimum 70" above slab / floor drains.

Provide exhaust fans in all rooms containing bath and/or laundry. Exhaust fans shall be installed in accordance with the manufacturer's instructions and shall be connected to the exterior of the building. Exhaust fans shall be provided for all rooms containing bath and/or laundry.

All recessed lights in insulated ceilings to have the I.C. label. Install backdraft CO detector detector outside bedroom at each sleeping room & hallway, kitchen. All smoke detectors shall be interconnected such that the activation of one alarm will activate all interconnected smoke detectors. All smoke detectors shall be interconnected with a central alarm panel. All smoke detectors shall be interconnected with a central alarm panel.

Provide full-width solid blocking under all bearing walls. Provide full-width solid blocking under all bearing walls. Provide full-width solid blocking under all bearing walls. Provide full-width solid blocking under all bearing walls.

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DRAWING INDEX

- A1.1 SITE PLAN & GENERAL NOTES
- A1.2 MAIN LEVEL FLOOR PLAN & KEYNOTES
- A1.3 UPPER LEVEL FLOOR PLAN, SCHEDULES
- A2.1 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS/DETAILS
- S1.1 FOUNDATION PLANS/DETAILS
- S1.2 UPPER LEVEL/ROOF FRAMING PLANS

PROJECT INFORMATION

| | |
|-------------------------|-----------------------------|
| PROJECT DESCRIPTION | NEW SINGLE FAMILY RESIDENCE |
| PROPERTY LOCATION | T.A. BECK (N/4) |
| ADDRESS | 2425-3000-02801 |
| CITY | ONEIDA CITY, OR 97046 |
| COUNTY | CLATSOP |
| ZONE | R3.3 |
| ELEVATION | 90'-100' |
| SITE AREA | 7540 S.F. |
| BUILDING SQUARE FOOTAGE | ENRYS |
| NEW | 788 S.F. |
| ADDITIONAL HOUSE AREA | 0 |
| TOTAL HOUSE AREA | 1,287 S.F. |
| ADU AREA | 0 |
| BUILDING COVERAGE | 16% |
| IMPERVIOUS AREA | 2,201 S.F. (84%) |
| DEFERRED SUBMITTALS | (FIRST SUBMITTAL REQUIRED) |
| • ELECTRICAL | |
| • MECHANICAL | |
| • FIRE SPRINKLERS | |

Beaver Creek Custom Construction
 New Single Family Residence and ADU for
 13th St.
 Oregon City, OR 97046

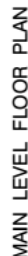
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 FILE: A-3
 DATE: 12/20/20

SHEET #

A1.1

SITE PLAN/GENERAL NOT

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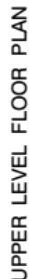




BEAVERCREEK C
New Single Family Reside
13th St.
Oregon City, OR 97045

UPPER LEVEL PLAN

- ① 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37.



UPPER LEVEL FLOOR PLAN



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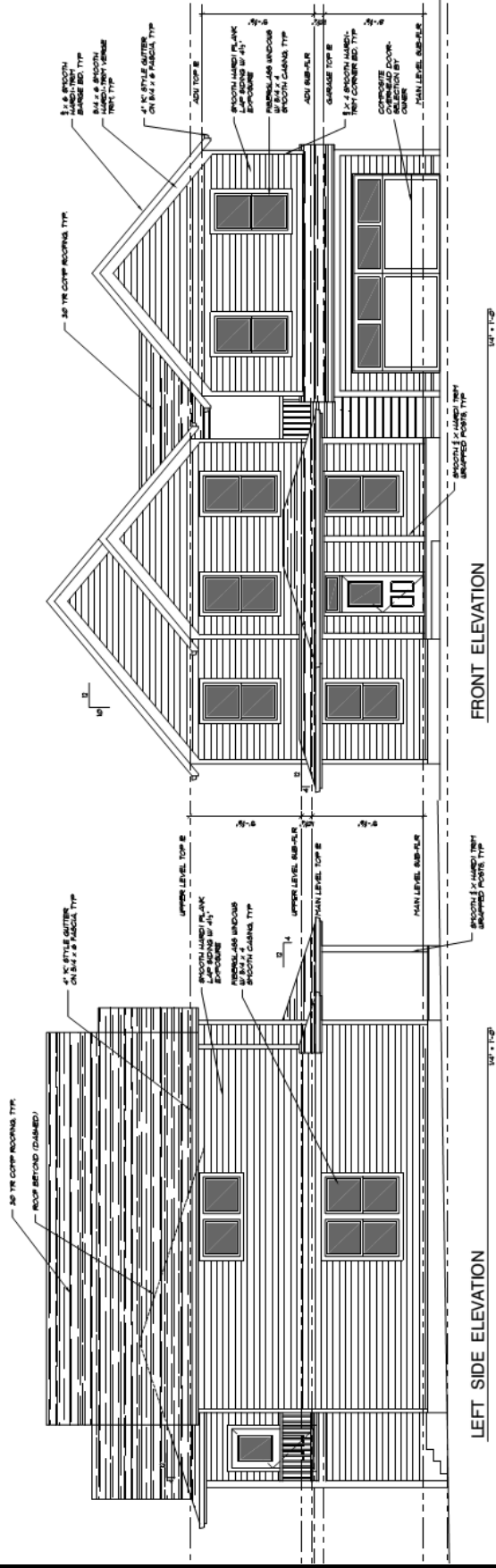
BEAVERCREEK CUSTOM CONSTRUCTION
New Single Family Residence and ADU for
13th St.
Oregon City, OR 97045

PROJ. NO.: 1307
ARCH: ABEV
DATE: 12/20/2014

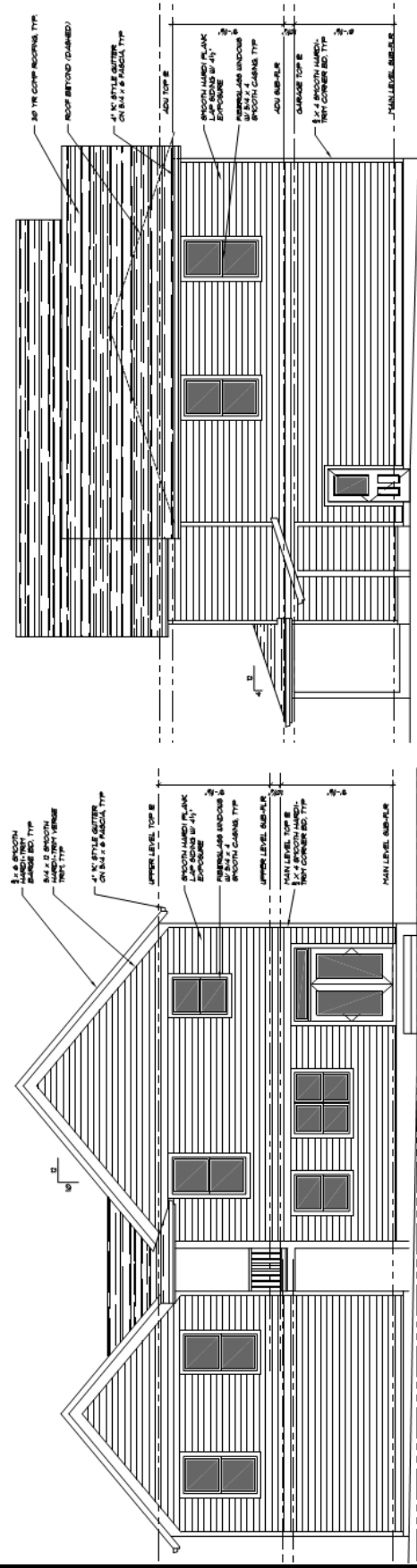
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A2.1

ELEVATIONS



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION



13th Street (Front) Elevation



Rear Elevation (Distant)



Rear Elevation (Close)