

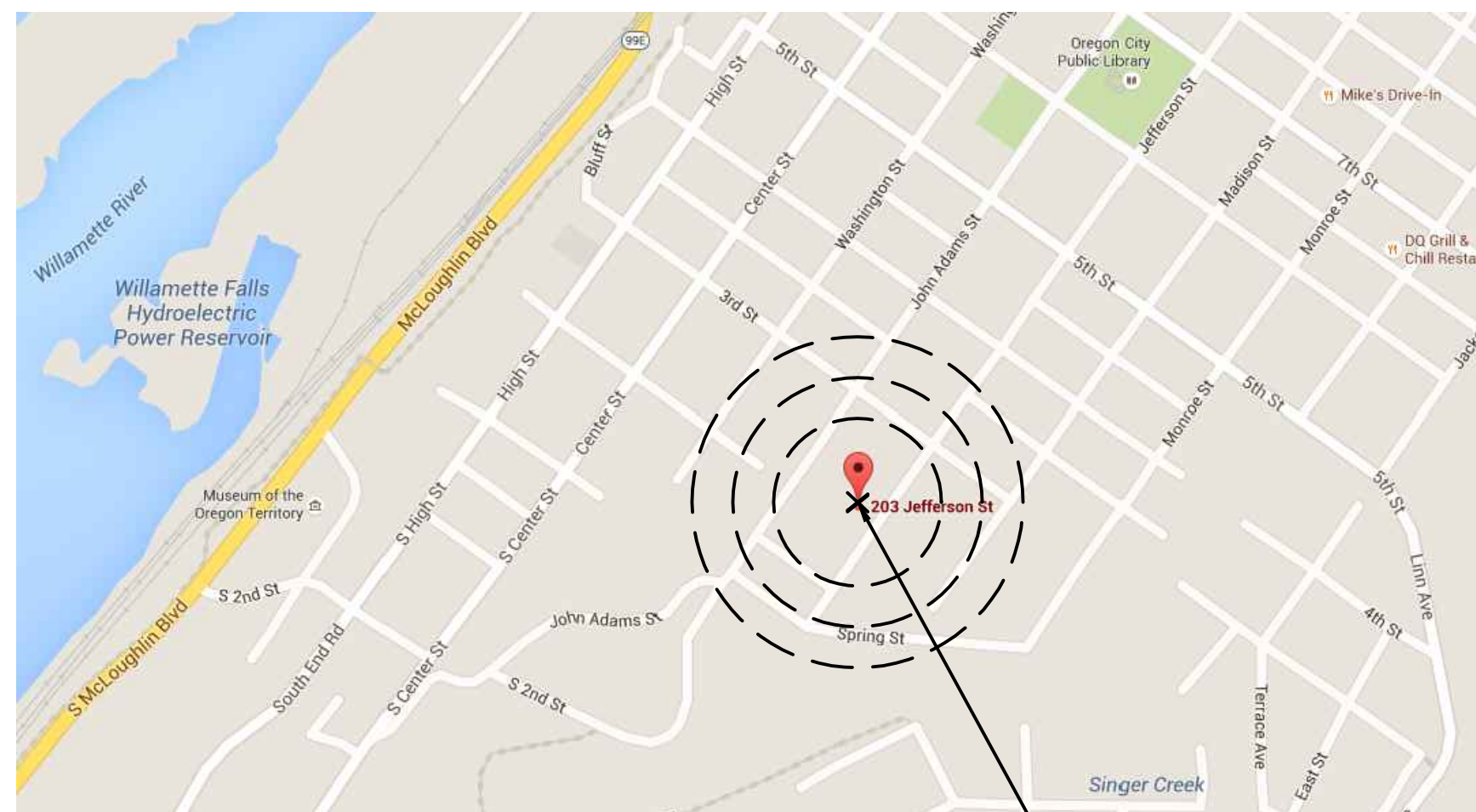
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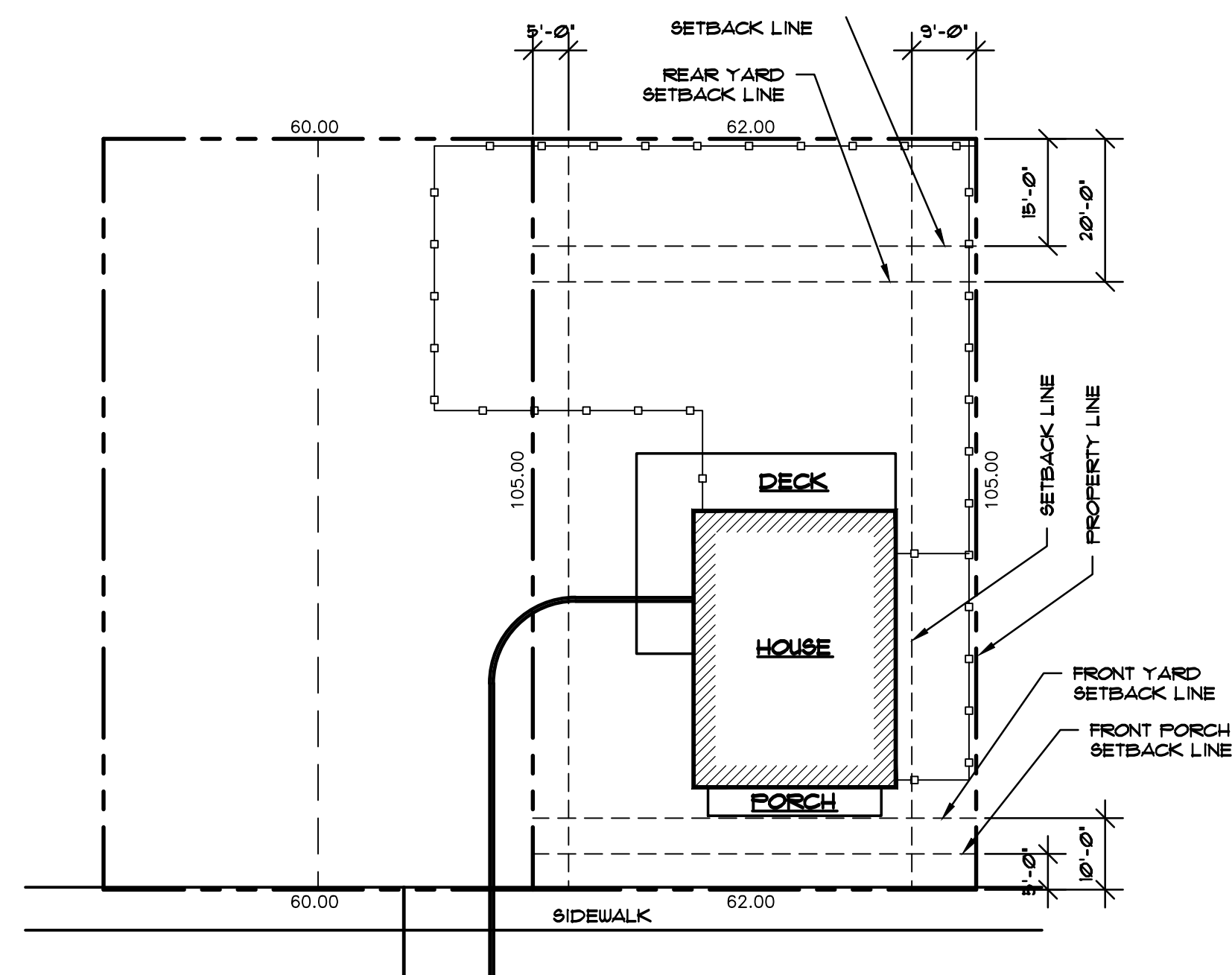
STRUCTURAL

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PROJECT SITE

SCALE: N.T.S.



NOTE:
VERIFY LOCATION
OF UTILITIES.

JEFFERSON STREET

TAXMAP: 22E3IBD

SCALE: 1" = 20'-0"

ABBREVIATIONS:

A/C	ASPHALT CONCRETE	FRP	FIBERGLAS REINFORCED PLASTIC
ACT	ACOUSTIC CEILING TILE	FTG	FOOTING
ADD'L	ADDITIONAL	GA.	GAUGE
ADJ.	ADJACENT	GALV.	GALVANIZED
AFF	ABOVE FINISHED FLOOR	GLB	GLU-LAM BEAM
ALUM	ALUMINUM	GLB	GYPSUM WALLBOARD
ARCH.	ARCHITECTURAL	HC	HANDICAP
ASSTY	ASSEMBLY	HDR	HARDWARE
B/O	BETWEEN	HM	HOLLOW METAL
B.O.D.	BOTTOM OF	HRZ	HORIZONTAL
BLK'G	BUILDING	HT	HEIGHT
BM	BLOCKING	HT	HEIGHT
BTH	BEAM	INCL.	INCLUDING, INCLUDED
BURG	BOTTOM	INSUL.	INSULATION, INSULATED
CB	BEARING	INT.	INTERIOR
C.I.P.	CATCH BASIN	JAN.	JANITOR
CJ	CABT IN PLACE	MANUF.	MANUFACTURER
CJ	CONTROL JOINT	MAT'L	MATERIAL
CL	CENTER LINE	MAX	MAXIMUM
CL'G	CEILING	MIN	MINIMUM
CLR	CLEAR	MTD	MOUNTED
CMU	CONCRETE MASONRY UNIT	MTL	METAL
CONC.	CONCRETE	(N)	NEU
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
CT	CERAMIC TILE	NOH.	NOMINAL
DF	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE
DIA.	DIAMETER	O.C.	ON CENTER
DN	DOWN	O.D.	OUTSIDE DIAMETER
DR	DOOR	OH	OPPOSITE HAND
DET	DETAIL	OPPOS.	OPPOSITE
EA	EXISTING	OPT.	OPTIONAL
EAL	EACH	P.A.F.	POWDER ACTUATED FASTENER
ELEC.	ELECTRICAL	P.L.A.M	PLASTIC LAMINATE
EQ.	EQUAL	REQ'D	REQUIRED
EQUIV.	EQUIVALENT	RF.	STOREFRONT
EXIST'G	EXISTING	SLM	SIMILAR
EXT.	EXTERIOR	SLDG	SLIDING
EX	EXIT	STOR.	STORAGE
F.D.	FLOOR DRAIN	SV.	SHEET VINYL
F.D.C.	FIRE EXTINGUISHER CABINET	SV	STAIN 4 YARNISH
FIC	FURNISHED 4 INSTALLED BY CONTRACTOR	TOP	TOP OF
FIN.	FINISH, FINISHED	TEMP.	TEMPERED
F.I.O.	FURNISHED 4 INSTALLED BY OWNER	TYF	TYPICAL
FLR.	FLOOR	UNLOC.	UNLOCATED OTHERWISE
FNDN	FOUNDATION	VERT.	VERTICAL
F.O.	FACE OF	WOOD	WOOD
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR		

REMODEL AND ADDITION FOR:

THE HAZEN RESIDENCE

203 JEFFERSON ST.
OREGON CITY - OREGON

SHEET NO. _____

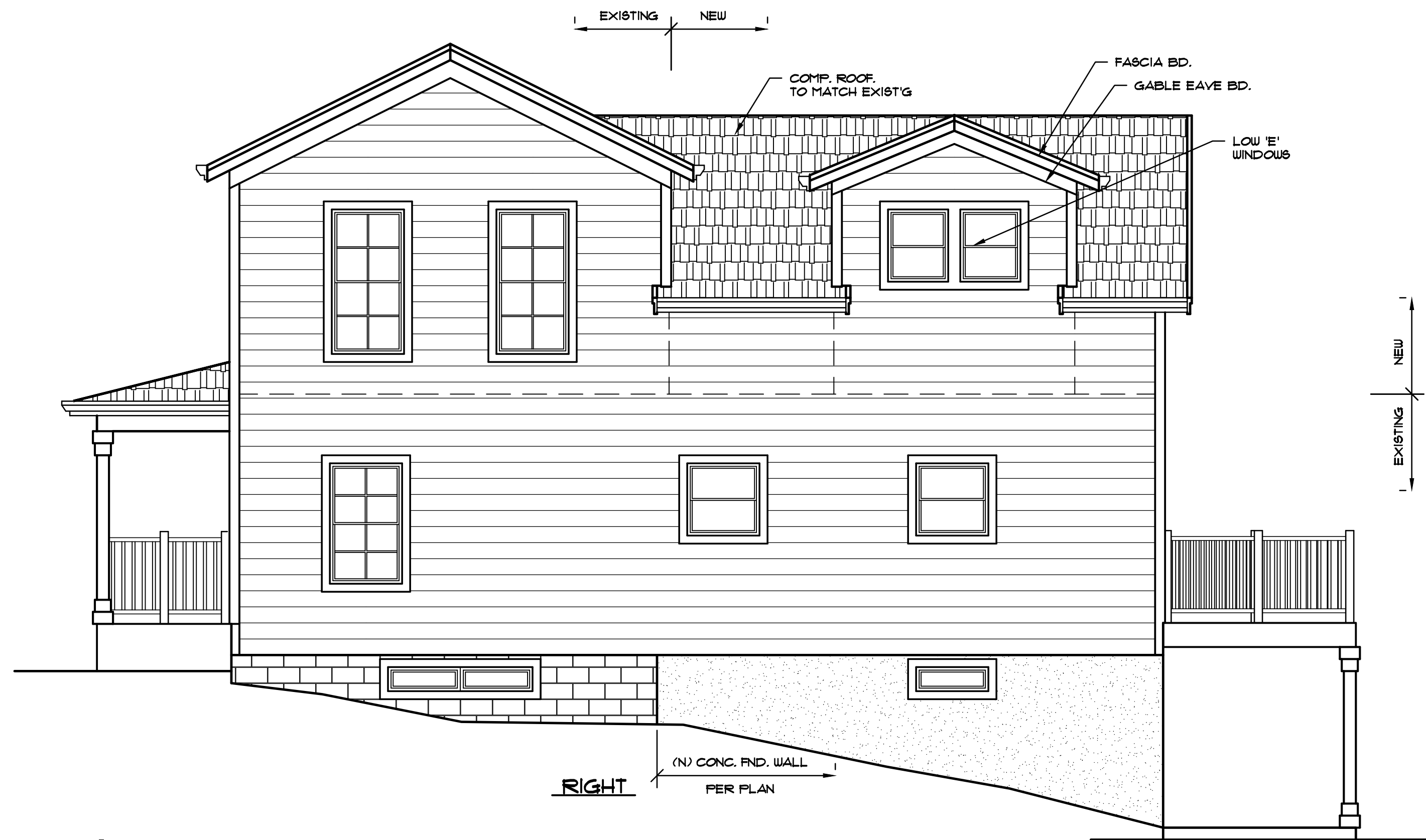
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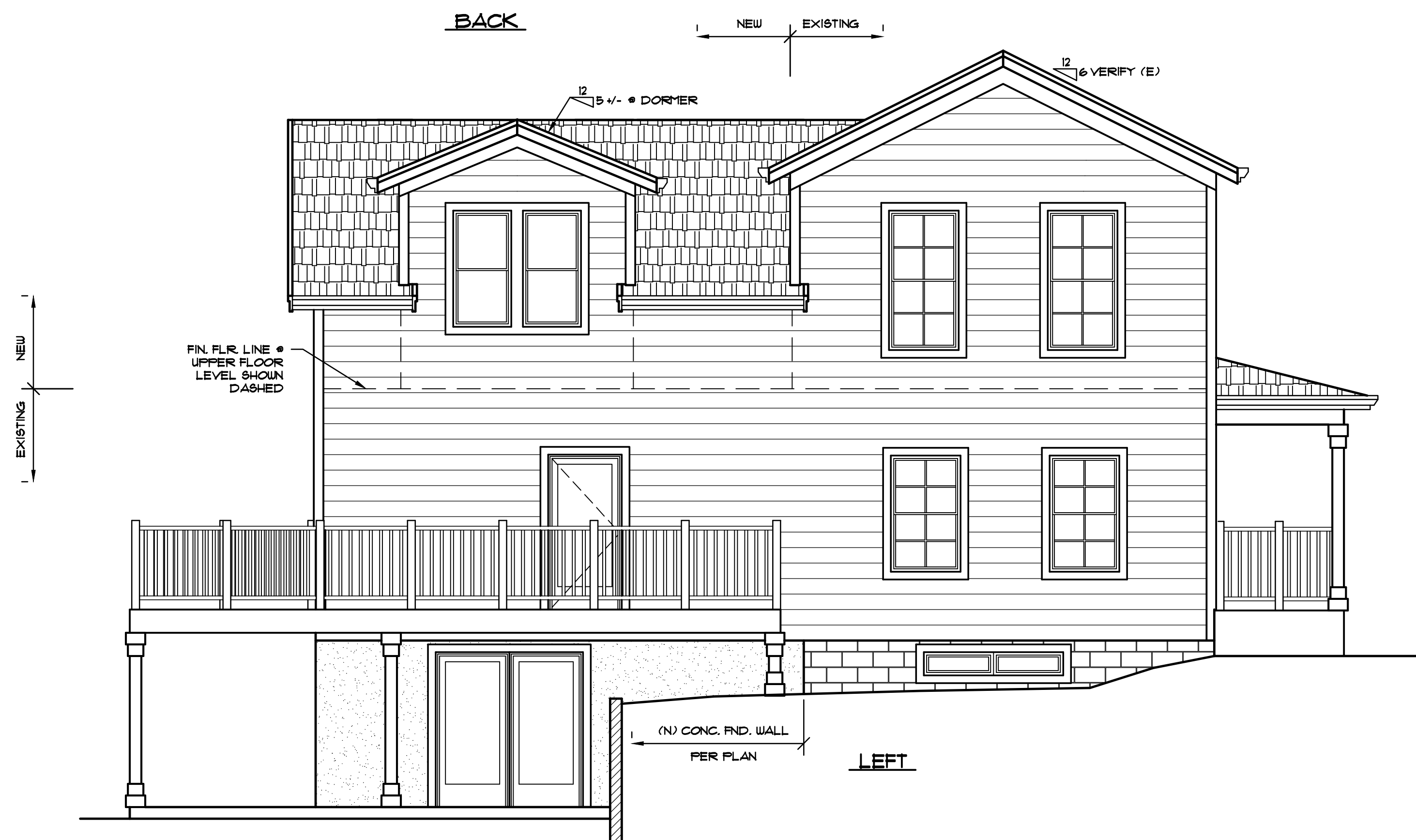
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BACK



RIGHT



LEFT

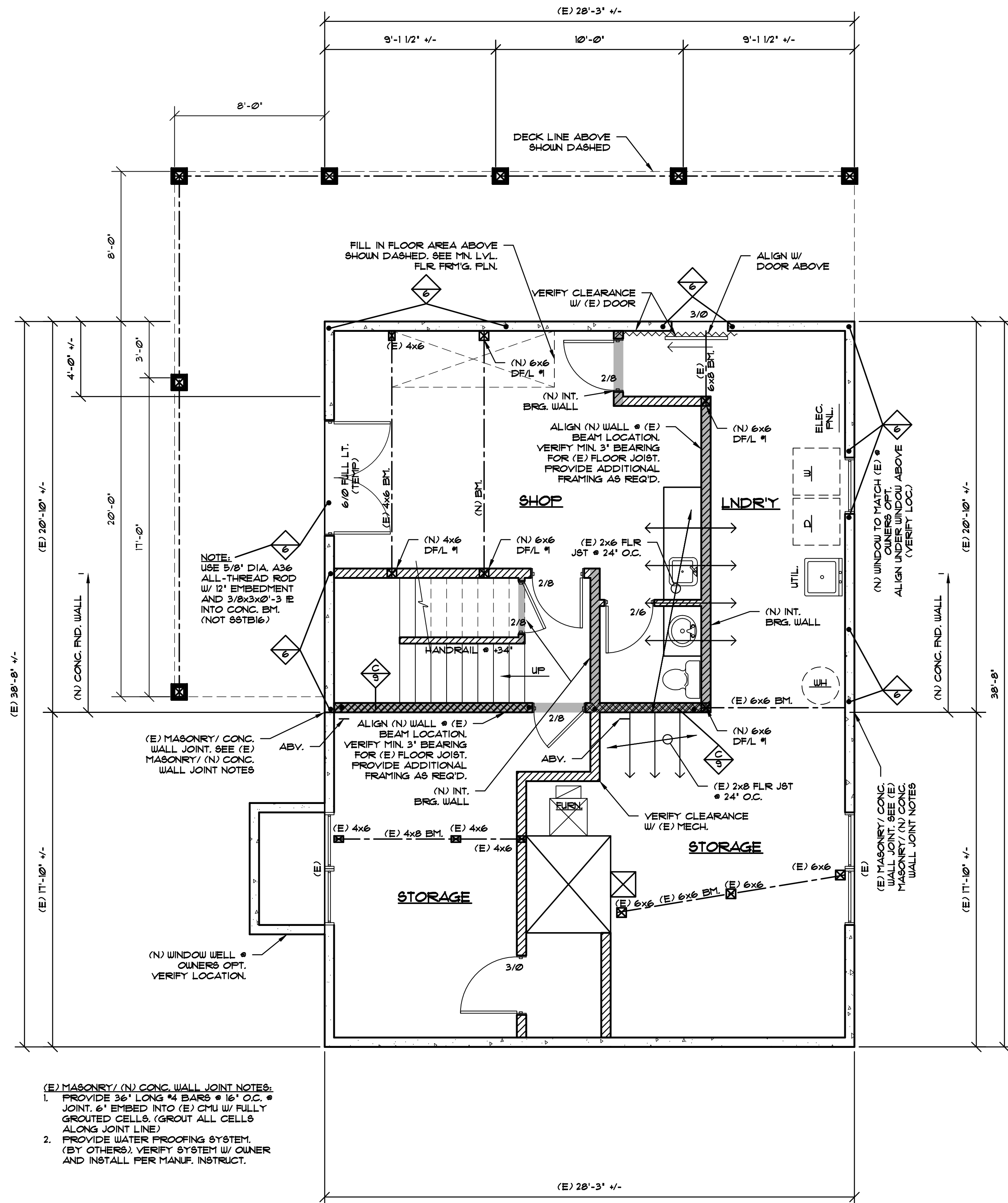


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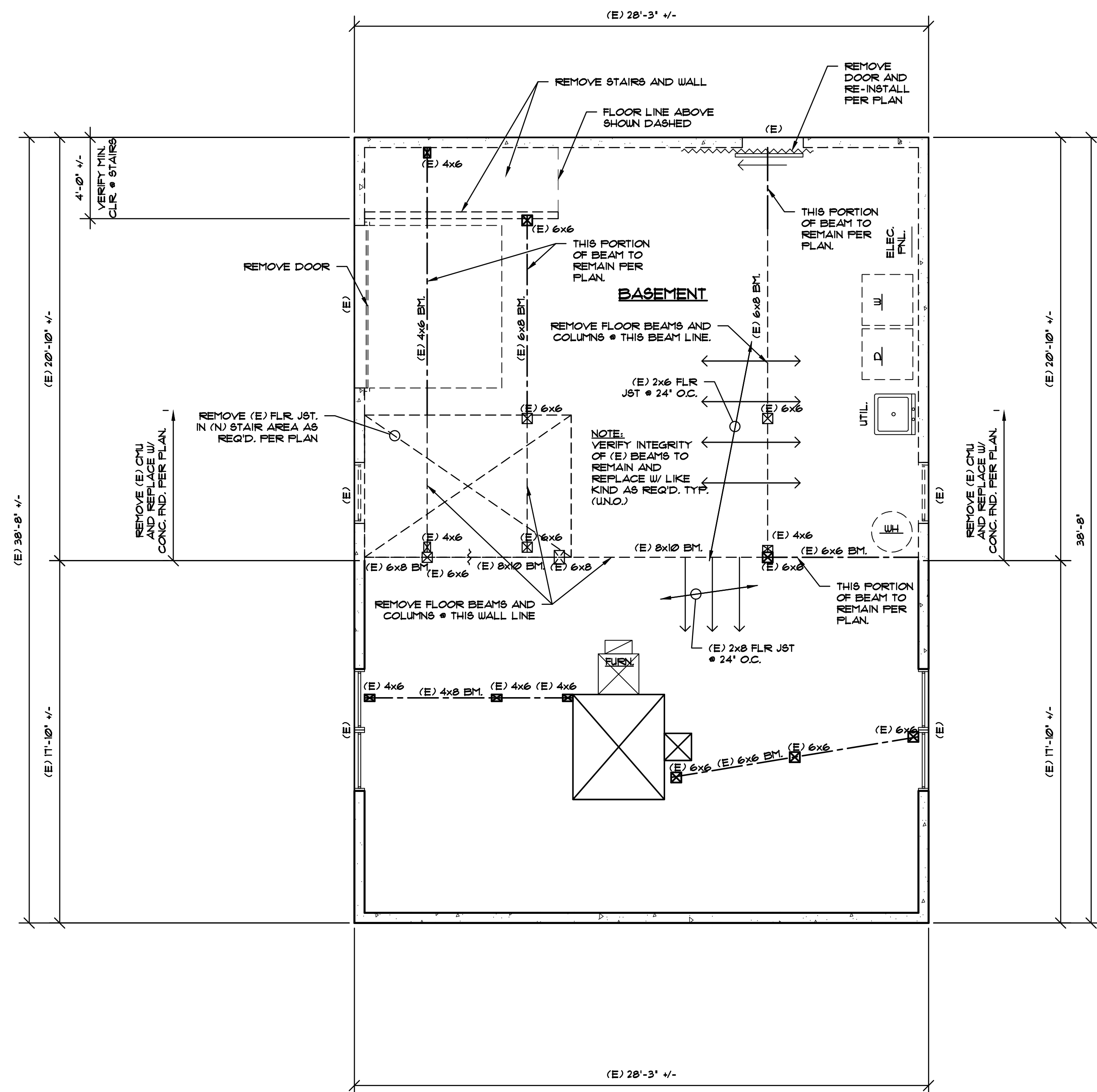
EXTERIOR ELEVATIONS

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

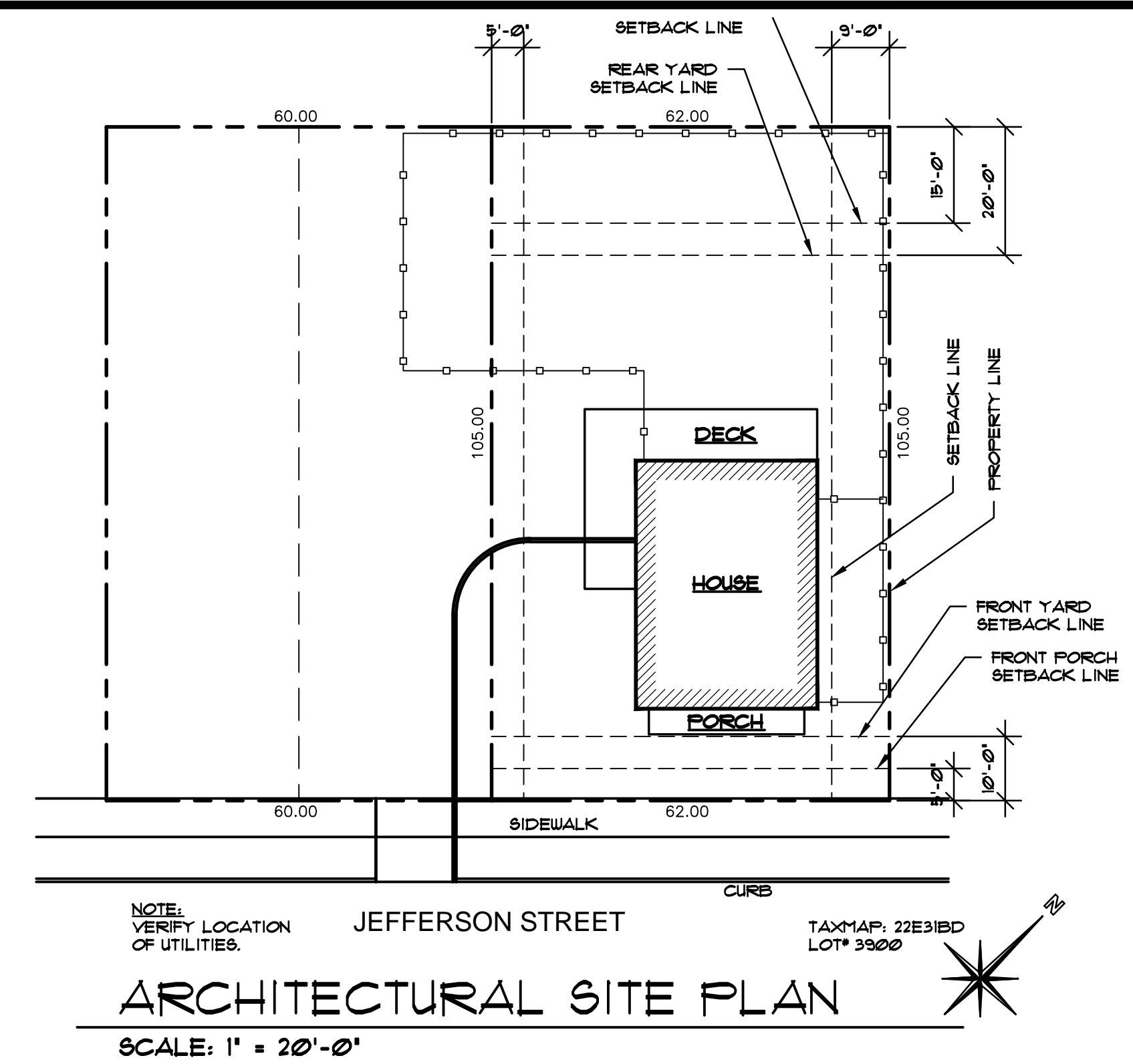
NOTE:
PROVIDE 1/8" MIN. SPACE BETWEEN
WATER-RESISTIVE BARRIER AND THE EXTERIOR
VENEER PER SECTION R702.1 USE STUC-O-FLEX
WATERWAY RAINSCREEN DRAINAGE MAT, TYVEC
DRAIN WRAP, OR EQUIVALENT.



LOWER LEVEL BASEMENT PLAN
SCALE: 1/4" = 1'-0"



LOWER LEVEL BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



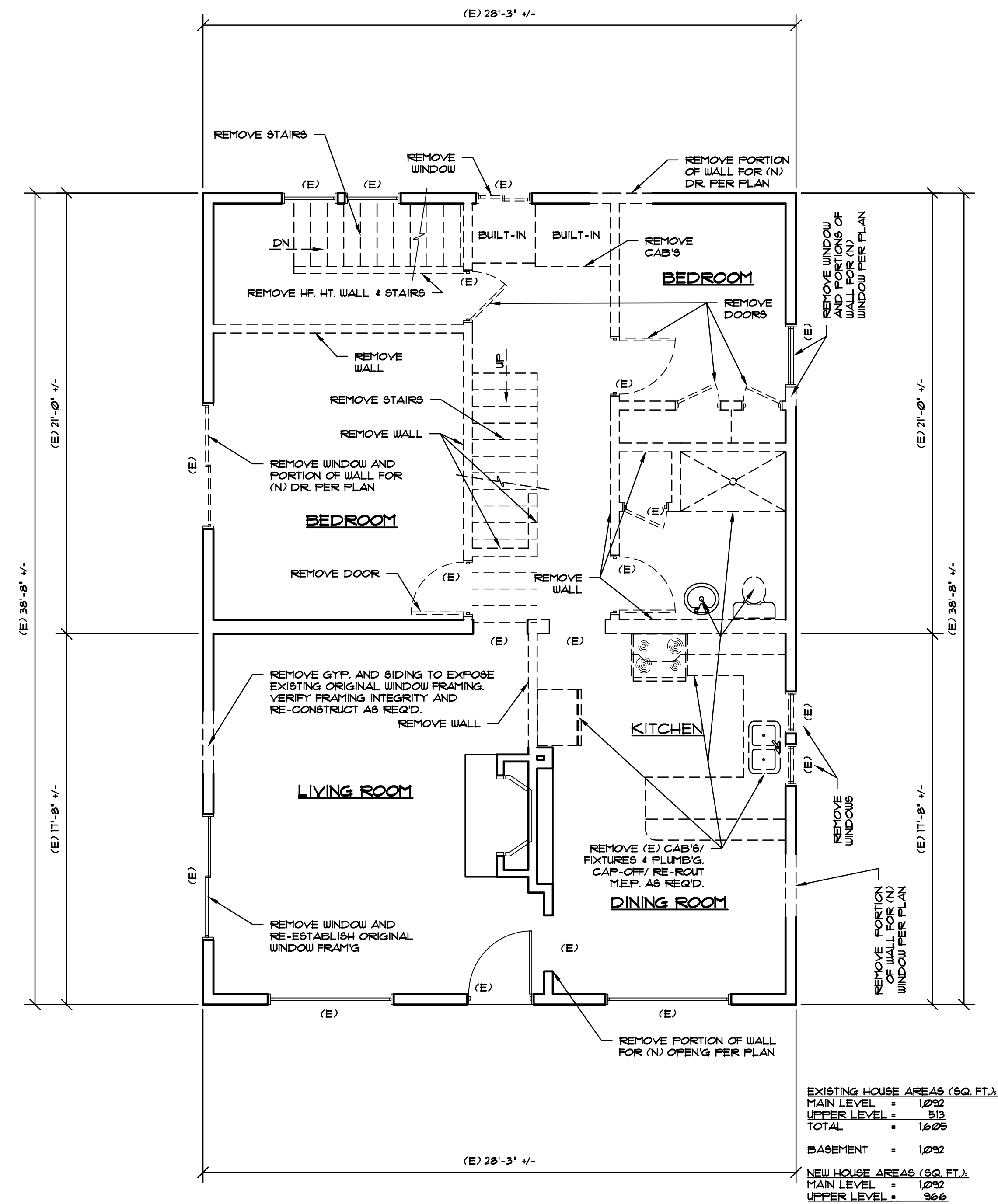
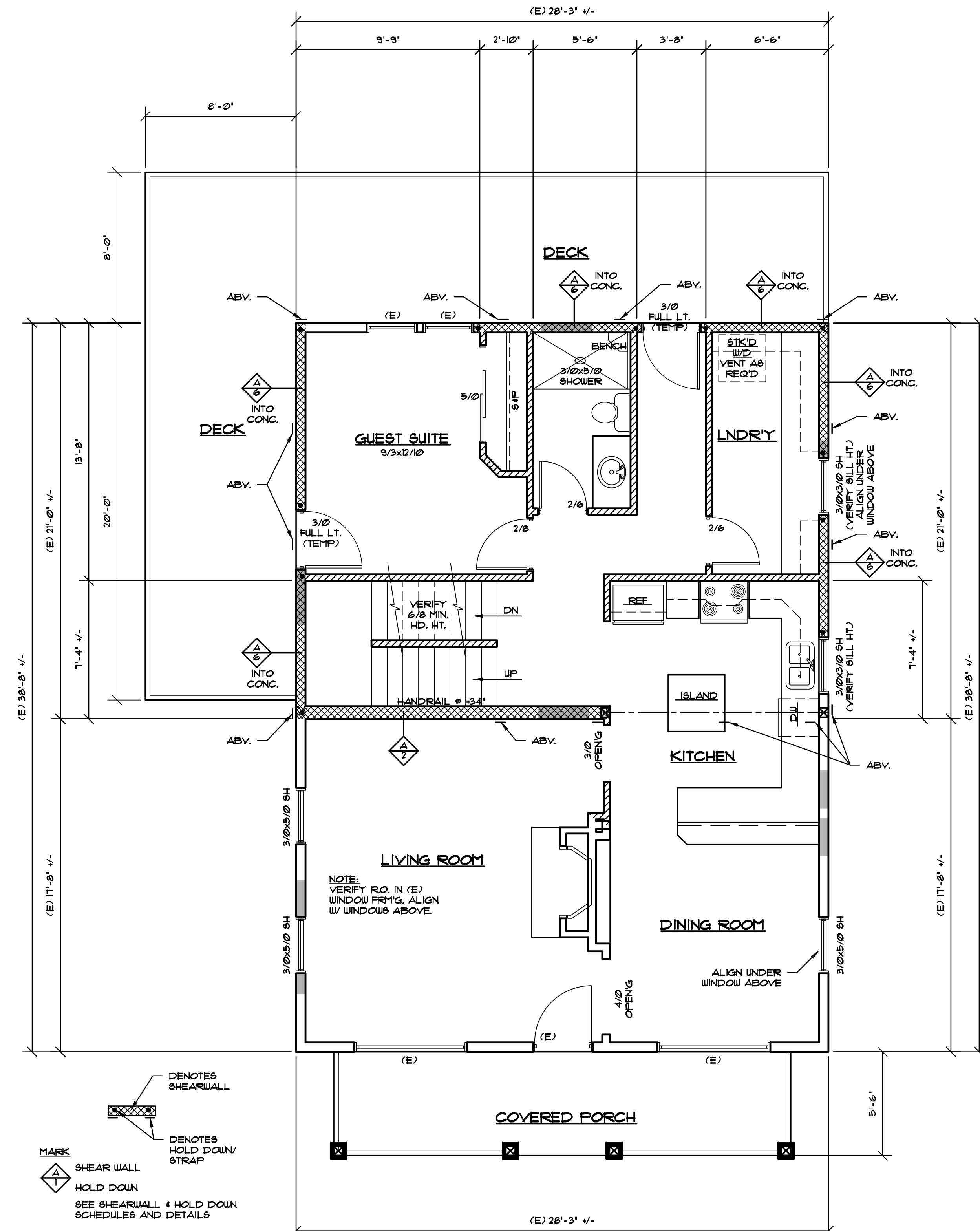
ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

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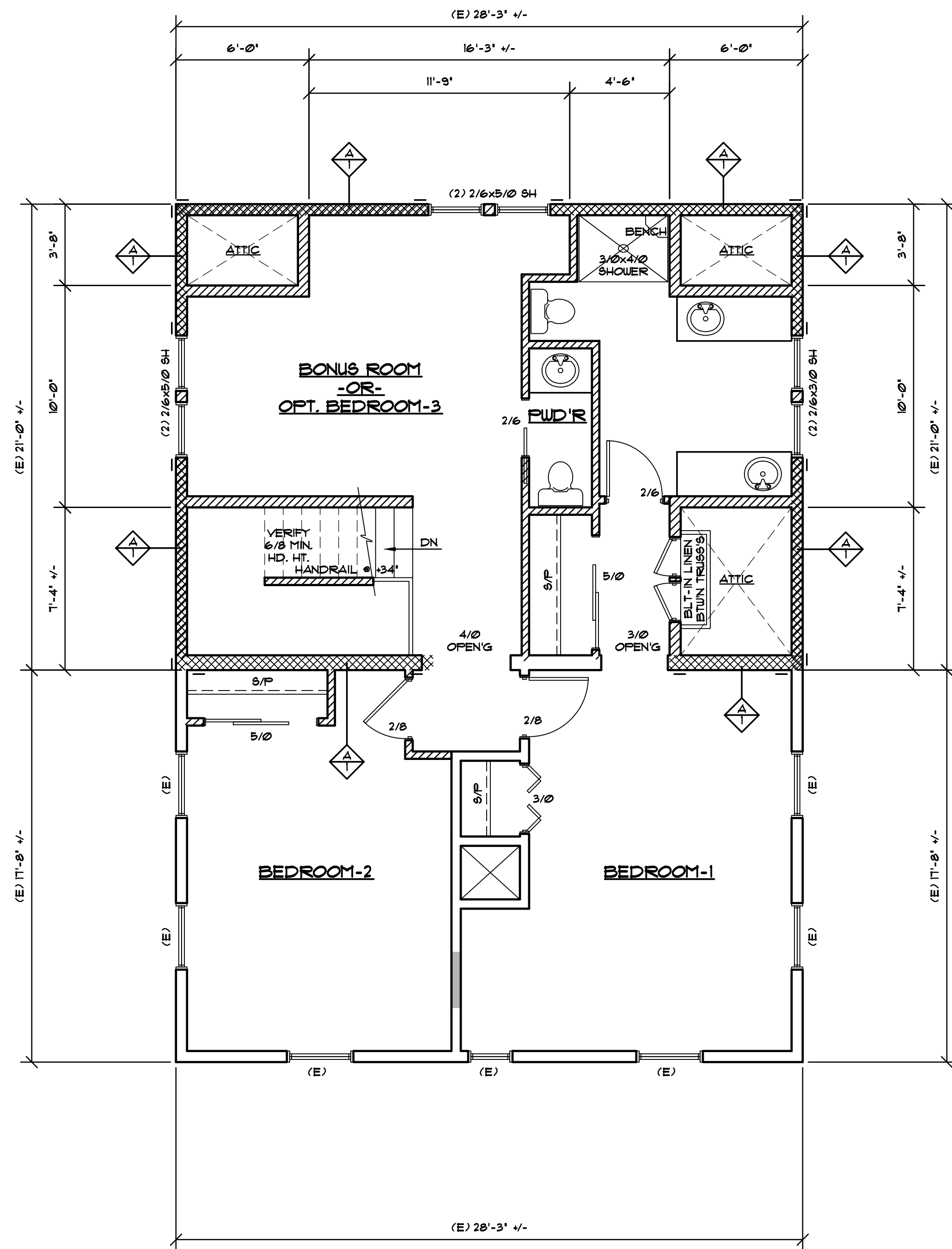
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REMODEL AND ADDITION FOR:
THE HAZEN RESIDENCE
203 JEFFERSON ST.
OREGON CITY - OREGON

SHEET NO. **A3**
OF: 9
PROJECT #: 15-69
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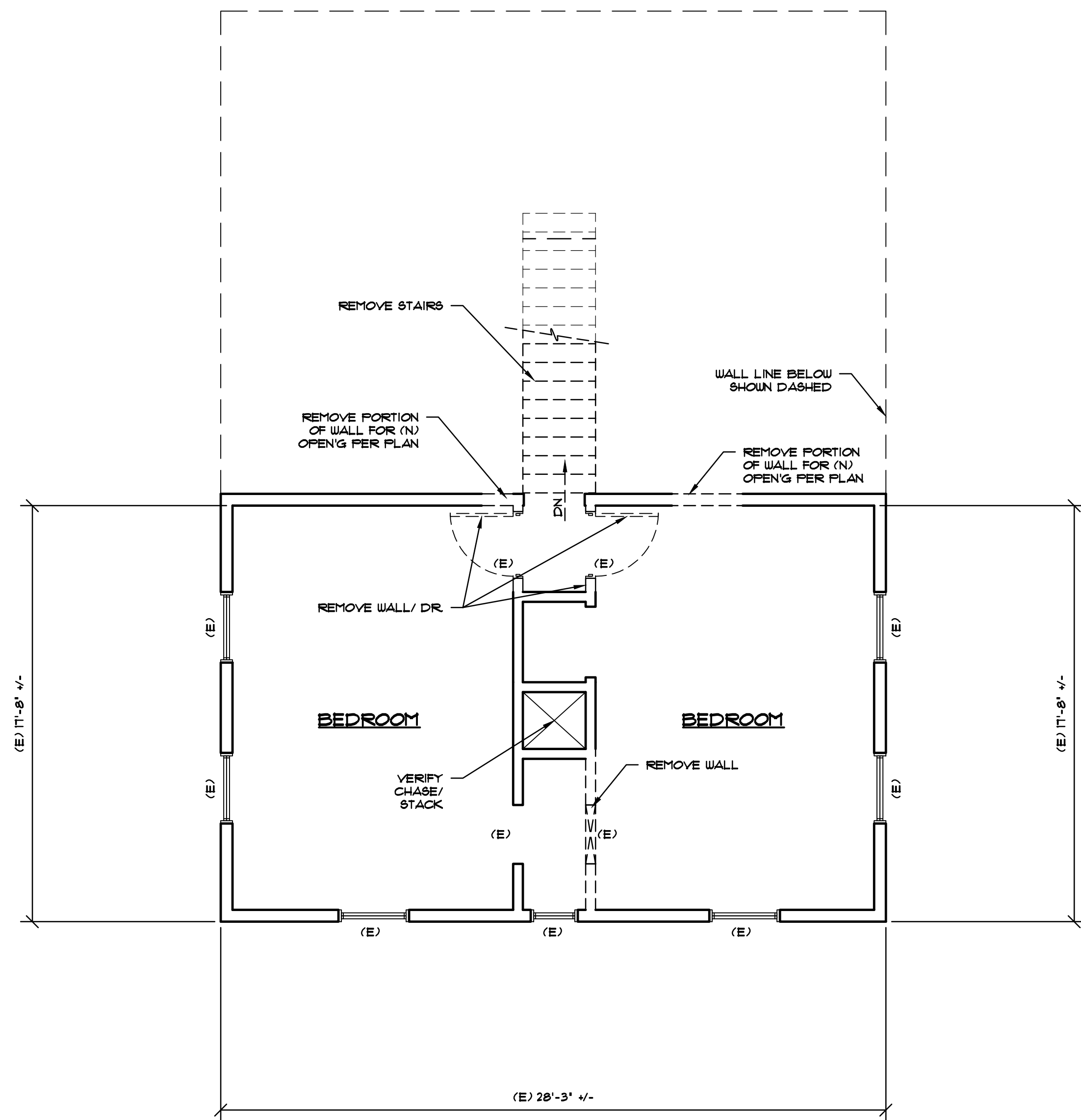


- GENERAL NOTES:**
- ALL APPLIANCES TO BE UL APPROVED.
 - MIN. ELEC. WALL HT'G SYSTEM IN LIEU OF FORCED AIR HEAT THROUGHOUT AT OWNERS OPTION (VERIFY TYPE W/ OWNER).
 - EXHAUST AIR FROM RANGE HOODS, BATHROOMS, TOILET ROOMS AND ROOMS WITH BATHING OR SPA FACILITIES TO BE VENTED TO OUTSIDE. RANGE HOODS/ DOWNDRAFT EXHAUST TO HAVE A MIN. VENTILATION RATE OF 100CFM INTERMITTENT OR 25CFM CONTINUOUS. ROOMS CONTAINING BATHING AND SPA FACILITIES TO HAVE A MIN. 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS. TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES, WHEN NOT PROVIDED W/ NATURAL VENTILATION PER R303.32, TO HAVE A MIN. 50 CFM.
 - VENT DRYERS TO OUTSIDE.
 - PROVIDE COMBUSTION AIR WITHIN 24" OF FIREBOX.
 - ALL GLAZING TO BE DOUBLE GLAZED LOW 'E'. ARGON FILLED AND TEMPERED WHERE NOTED OR PER RESIDENTIAL ENERGY COMPLIANCE SCHEDULE.
 - ALL WINDOWS TO BE VINYL SASH (UNO.) SIZE AND STYLE AS NOTED ON PLANS.
 - TYPE V NON-RATED CONSTRUCTION.
 - ALL PLUMBING AND ELECTRICAL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
 - WATER HEATERS TO BE FITTED WITH PRESSURE RELIEF VALVES AND INSTALLED ON SHEET METAL PANS WITH DRAINS TO OUTSIDE.
 - SMOKE DETECTORS TO BE HARDWIRED W/ BATTERY BACK-UP AND INTERCONNECTED.
 - SEE FRAMING PLANS FOR HEADER, BEAM, & JOIST SIZES.



UPPER LEVEL FLOOR PLAN

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



UPPER LEVEL DEMOLITION PLAN

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

DATE: 10-24-2016

DRAWN BY: FDR

CHECKED BY: FDR

PROJECT NO. 15-69

DRAWING TITLE: UPPER LEVEL FLOOR PLAN

REVISIONS

NO. DATE DESCRIPTION

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[illegible]

- NOTES:**
1. ALL CONCRETE TO REACH 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
 2. ALL RE-STEEL TO BE DEFORMED BARS PER ASTM A615, GRADE 60.
 3. AT ALL FOUNDATION CORNERS, USE CORNER BAR WITH 2'-6" LEGS AT EA. HORIZONTAL BAR.
 4. DESIGNED FOR 35'H' EQUIVALENT FLUID PRESSURE FOR ACTIVE AND 250'D' EQUIVALENT FLUID PRESSURE FOR PASSIVE.
 5. MAXIMUM SOIL BEARING PRESSURE = 1500 PSF WITH NO INCREASE FOR DEPTH.
 6. COEFFICIENT OF FRICTION = 0.35
 7. REFERENCE SHEARWALL 3/ A6 FOR ADDITIONAL #3 HOOP TIE SETS AS REQ'D.

5' CONC. SHEARWALL. SEE DET. 3/46 FOR REINF.

(6) #4 BARS TOP/ BTM.
3' CLR. COVER

13 HOOP TIE SETS @ 8' O.C. W/ 135° HOOK, 4' EXTENSIONS

3'-0"

3'-0"

Diagram of a 2' x 2' x 1' concrete shear wall with reinforcement details:

- 8" CONC. SHEARWALL. SEE DET. 3/ A6 FOR REINF.
- (2) #4 BARS TOP/ BTM. 3" CLR. COVER
- #3 HOOP TIE SETS @ 8" O.C. W/ 135° HOOK, 4" EXTENSIONS

Diagram illustrating the reinforcement details for a square column (1'-8" x 1'-8") and its connection to a shear wall.

- Column Dimensions:** 1'-8" x 1'-8"
- Reinforcement Details:**
 - (4) #4 BARS TOP/ BTM. 3" CLR. COVER
 - #3 HOOP TIE SETS @ 8" O.C. W/ 135° HOOK, 4" EXTENSIONS
- Shear Wall Connection:**
 - SHEARWALL PER PLAN
 - 1/4" gap between column and wall.

TOP OF BEAM
 TOP OF WALL

1'-4"

8"

4 #4 BARS @ 3'-1" LAPS
 SPLICES EXTEND HORIZ. BAR
 24" INTO WALL BEYOND TYP.

#3 STIRRUPS @ 6" O.C. W/ 135°
 SEISMIC HOOK EA. END, 4"
 EXTENSIONS

Diagram illustrating the cross-section of a wall and slab assembly. The wall is shown on the left, and the slab is shown on the right. The wall thickness is 4 inches. The slab thickness is 8 inches. The vertical line indicates the 'WALL PER PLAN'. The horizontal line indicates the 'SLAB PER PLAN'. The vertical line indicates the 'P.A.F. @ 8' O.C. THRU P.T. 12'. The diagonal line indicates the 'REBAR LOCATED AT THE MIDDLE 1/3 OF FTG.'.


[illegible]

FOOTING SCHEDULE:

F1	12" WIDE x 12" DP. SHOVEL FTG. W/ (1) #4 @ BTM. (3' CLR. COVER)
F2	32" SQ. x 12" FTG. W/ (4) #4 E.W. 3' CLR. COVER BTM & SIDES
F3	24" SQ. x 12" FTG. W/ (3) #4 E.W. 3' CLR. COVER BTM & SIDES

FOUNDATION AND FLOOR FRAMING NOTES:

1. CONCRETE:
A. FOUNDATION - MIN. 3000 PSI AT 28 DAYS, 4' SLUMP.
B. SLAB - MIN. 3000 PSI AT 28 DAYS, 3' SLUMP, STEEL TROUCEL INTERIOR SLABS, MEDIUM BROOM FINISH AT EXTERIOR SLABS, (UNO.) SLOPE 1/4" FT.
2. PROVIDE VAPOR BARRIER UNDER SLABS AT HABITABLE ROOFS: 6 MIL POLYVINYL OR 50 LB. ROLL ROOFING. (BLACK)
3. PRESSURE TREATED MUD SILL: INSTALL AT SPACINGS INDICATED IN DETAILS. INSTALL MINIMUM (2) BOLTS PER PIECE OF PLATE. INSTALL BOLT WITHIN 1/2" OF ENDS OF EA. PLATE.
4. INSULATION:
A. SLAB PERIMETER - R-15 FOR 24" DOWN EDGE AND BACK UNDER (COMBINED).
5. CONTRACTOR TO FIELD VERIFY 'ACTUAL' LOCATION OF ALL HOLDUPS AS REQ'D.

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THE HAZEN RESIDENCE
203 JEFFERSON ST.
OREGON CITY - OREGON

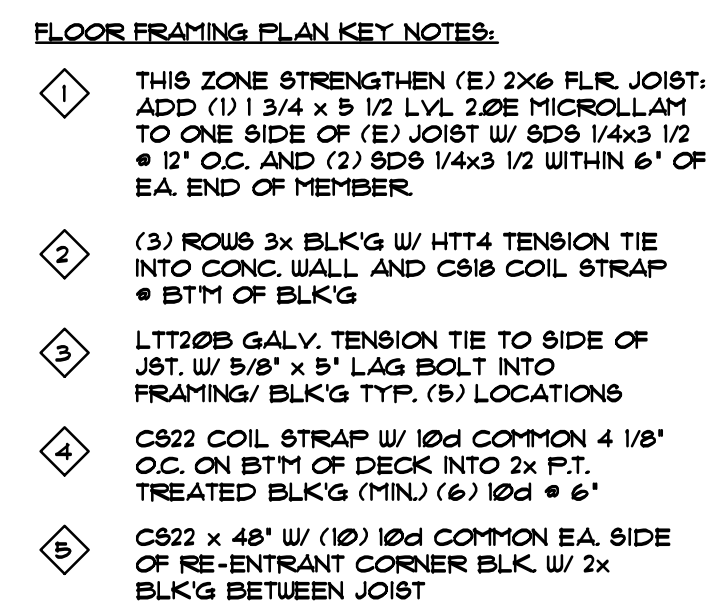
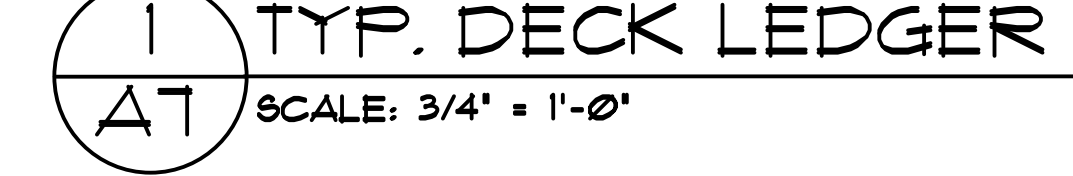
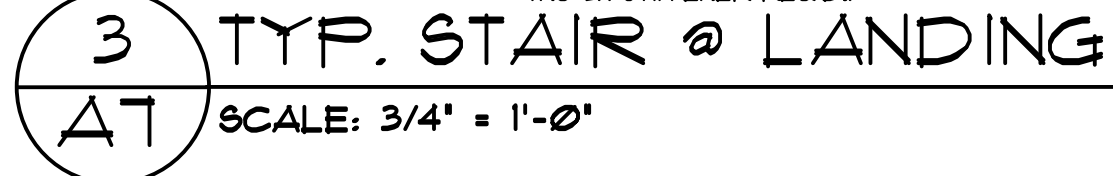
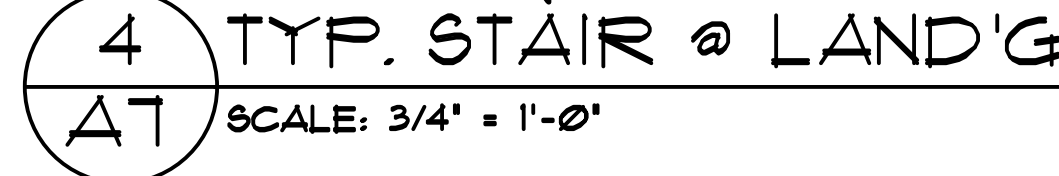
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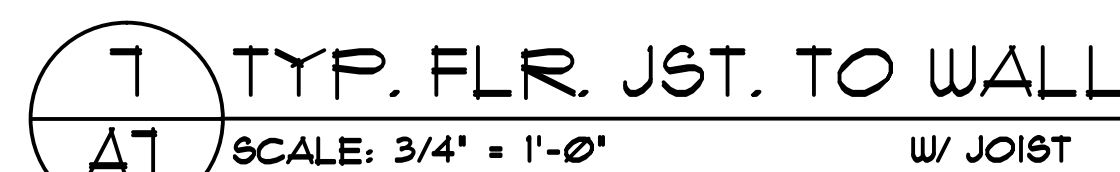
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MAIN LEVEL FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



FLOOR FRAMING NOTES:

1. 3/4" T&G PLYWOOD SHEATHING. (GLUED & SCREWED)
2. HEADERS - 4x10 DF/L 1/2 MIN. (UNO.) W/
 - (1) 2x4 OR 2x6 TRIMMER AND
 - (2) 2x4 OR 2x6 KING STUDS. (S2) EA. SIDE OF HEADER NAIL LAMINATE W/ 16d @ 6" O.C.
3. CONTRACTOR TO INSTALL ANCHOR BOLTS INTO CONC. SHEARWALLS AND RETAINING WALLS PRIOR TO CONC. POUR PER SHEARWALL SCHEDULE

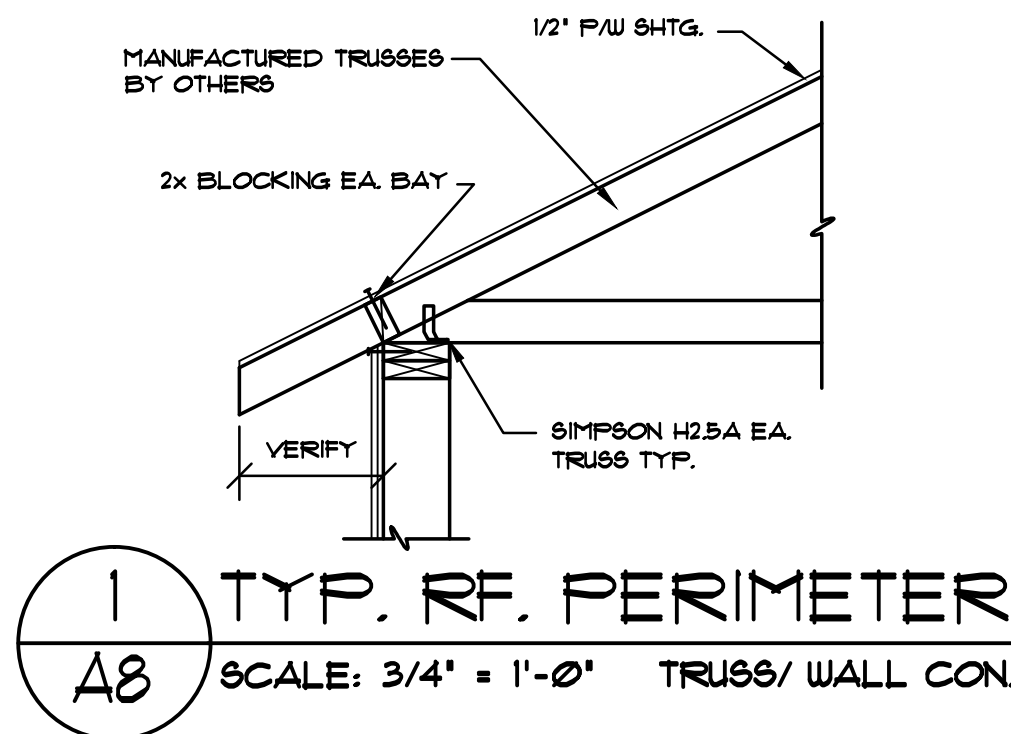
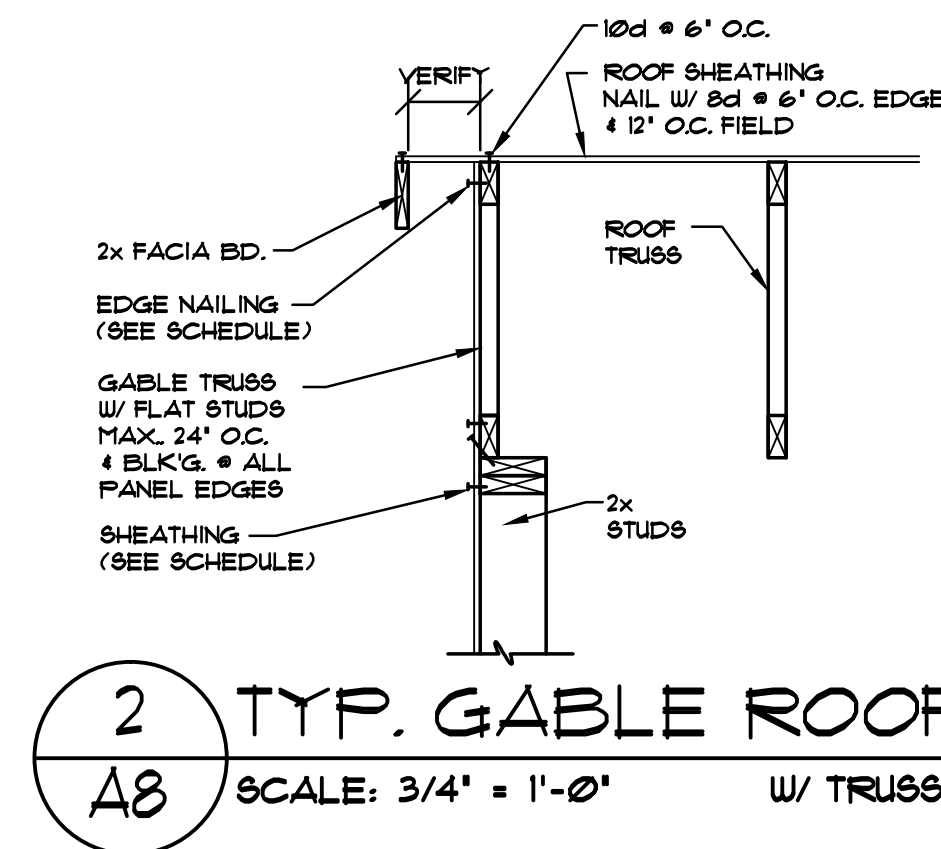
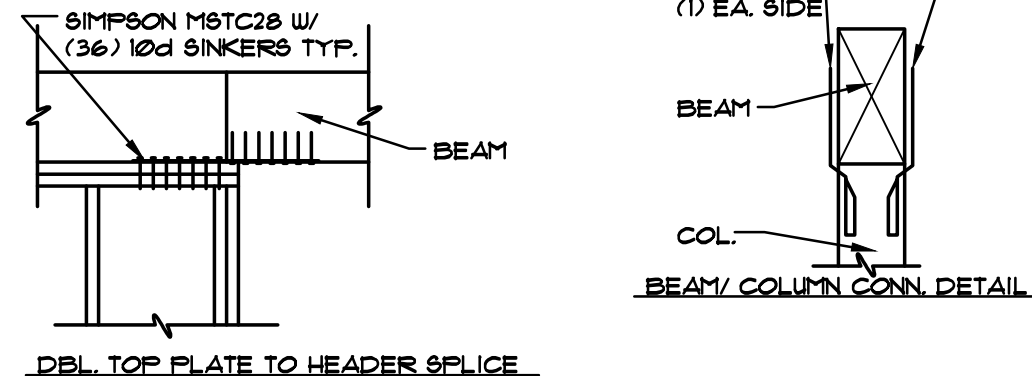
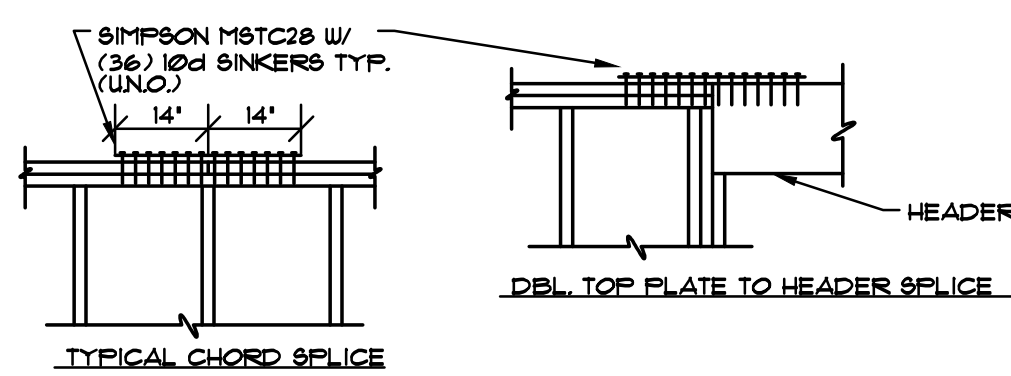
NOTE:
REMOVE WALL
FINISH MATERIAL
SO THAT LEDGER
BD. IS DIRECTLY
ON STRUCTURE. DO
NOT REMOVE
STRUCT. WALL
SHT'G. AS OCCURS

FLOOR BEAM SCHEDULE:

	5 1/2 x 11 7/8 24F-V4 ROSBORO G.L. BM.
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UPPER LEVEL FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



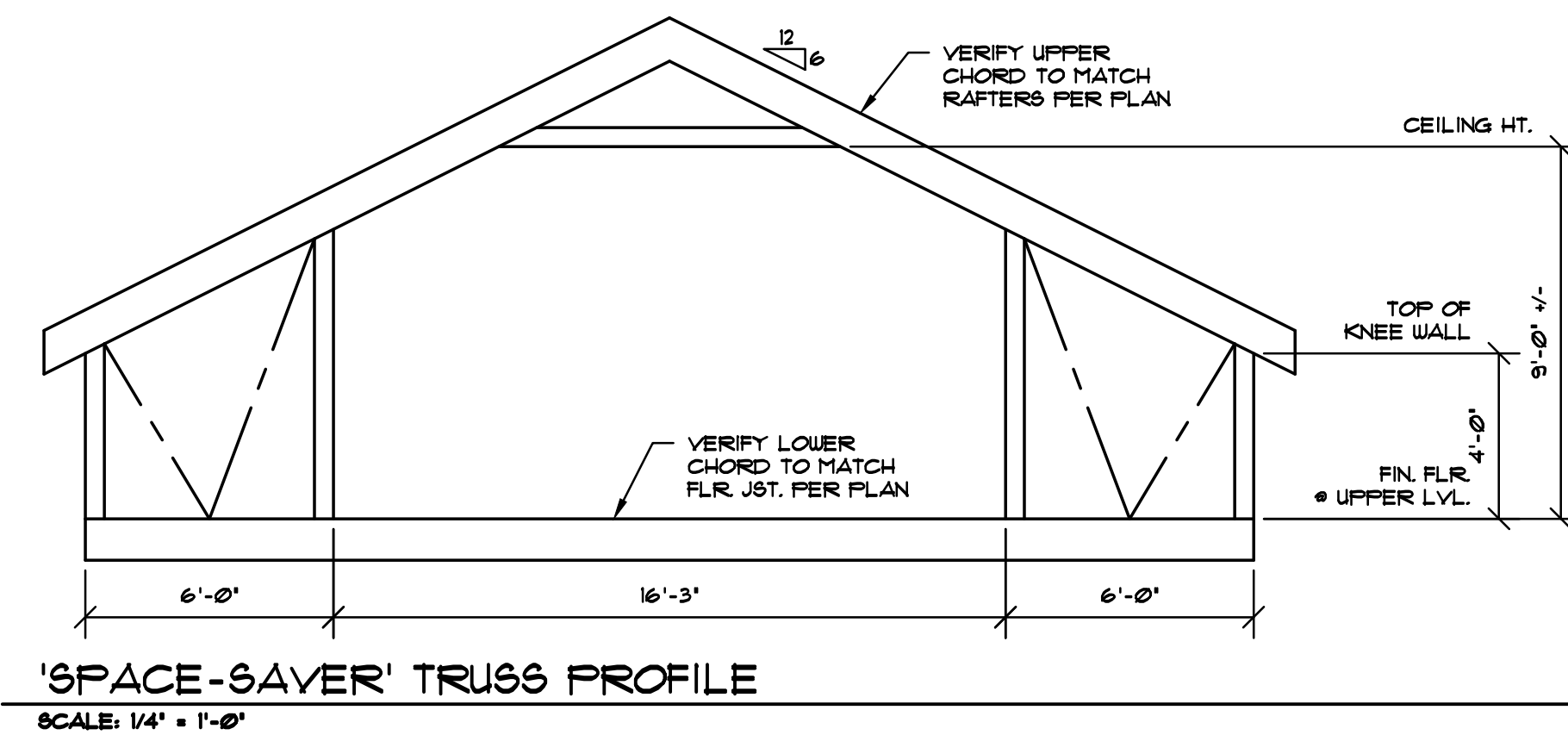
ATTIC VENTILATION LEGEND						
UNIT TYPE DESIGNATION	ATTIC AREA (SQ. FT.)	REQ'D VENT AREA (SQ. IN.)	18 SQ. IN. PER LIN. FT. VENTS PROVIDED	TOTAL VENT AREA AT RIDGE (SQ. IN.)	18 SQ. IN. EA. (18" x 2' OPENING) EAVE VENTS PROVIDED	TOTAL VENT AREA AT EAVE (SQ. IN.)
'A'	514	288	8	144	5	145
						289

1/3200 x ATTIC AREA = AREA OF VENTS REQUIRED @ RIDGE & EAVES.
'A' 2033 x 514 SQ. FT. = 2.0 SQ. FT. x 144 = 288 SQ. IN.

NOTE:
ATTIC RIDGE VENTS ARE TO HAVE A MIN. OF 18" SQ. CLEAR VENTING AREA/ LIN. FT. - -OR- 50" SQ. CLEAR VENTING AREA/ ROOF JACK. CONTRACTOR TO VERIFY TYPE AND SIZE OF VENTS.

LOCATE THE NUMBER OF VENTS REQUIRED IN THE SCHEDULE EVENLY ACROSS THE UNIT FOR OPTIMAL CONVECTION CURRENT.

PROVIDE ROOF JACK TYPE VENTS @ AREAS WHERE RIDGE TYPE VENTS CAN NOT BE USED.



ROOF AND ROOF FRAMING NOTES:

- COMPOSITION SHINGLES (VERIFY) ON 15" FELT ON 1/2" FLYWOOD.
- MANUFACTURED TRUSSES @ 24" O.C. W/ SIMPSON H25A TRUSSES TIE DOWN @ EA. TRUSS @ EA. END. NOTE TRUSS MANUFACTURER'S SHOP DRAWINGS. (UNO.)
- HEADERS - 4x10 DFL #2 MIN. (UNO.) W/
(1) 2x4 OR 2x6 TRIMMER AND
(1) 2x4 OR 2x6 KING STUD EA. SIDE OF HEADER NAIL LAMINATE W/ 16d @ 6" O.C.
- ALL COLUMNS DBL. STUDS W/ (2) 5/12 STRAPS TO BEAM - TYP.
- ALL CHORD TIES MSTC28 W/ (36) 10d COMMON
- VERIFY SCREENED ROOF VENTS OR RIDGE VENT AS REQ'D.
- PROVIDE 22x30 MIN. ATTIC ACCESS. VERIFY LOCATION.
- OVERBUILD ROOF AREAS SHOWN THIS:
2x6 RAFTERS @ 24" O.C. W/ 2x4 POST DN. TO RAFTERS BELOW @ 4'-0" O.C. (TYP. UNO.) - EXTEND MAIN ROOF SHT'G UNDER THE OVERBUILD AREAS TO LOWER SUPPORTING FRAMING MEMBERS. TRUSS MANUFACTURER TO CALCULATE FOR ADDITIONAL LOAD.

NOTE:
REMOVE WALL FINISH MATERIAL SO THAT TRUSS IS DIRECTLY ON STRUCTURE. DO NOT REMOVE STRUCT. WALL SHT'G. AS OCCURS

ROOF FRAMING PLAN KEY NOTES:

- LATERAL TRUSS DESIGN FOR 116.0M SEISMIC (ASD) 1624" WIND (ASD) APPLIED HORIZ. @ PEAK
- ATTACH LATERAL TRUSS TOP/ BTM CHORD TO BLK'G IN SHEARWALL W/ (2) SDB 1/4 x 1/2 @ 16" O.C.
- BREAK TOP CHORD OF TRUSS TO ALLOW 4x10 RIDGE BM. TO PASS THROUGH TO COL. SUPPORT PER PLAN. PROVIDE MSTC40 STRAP @ TOP OF CHORD, CENTER ON RIDGE LINE.

PORCH HIP FRAMING NOTE TYP. (UNO.):
RAFTERS: 2x6 DFL #2 @ 24" O.C.
CLG. JST.: 2x6 DFL #2 @ 24" O.C.
HIPS: 2x8 DFL #2

RAFTERS/ CLG. JST. @ 24" O.C. SEE PORCH HIP FRAMING NOTE.

2x6 LEDGER BDS FOR RAFTERS/ CLG. JST. @ 24" O.C. (3) SDB 1/4 x 1/2 SCREWS INTO EA. STUD. OR INTO 4x SOLID BLK'G AS OCCURS 24" O.C. MAX.

ROOF FRAMING PLAN

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

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REMODEL AND ADDITION FOR:
THE HAZEN RESIDENCE
203 JEFFERSON ST.
OREGON CITY - OREGON

SHEET NO. **A8**
OF: 9
PROJECT #: 15-69
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RESIDENTIAL ENERGY COMPLIANCE SCHEDULE

Table N1101.1(1) Prescriptive Envelope Requirements ^a				Table N1101.1(2) Additional Measures			
BUILDING COMPONENTS	STANDARD BRACE CASE	LOG HOMES ONLY					
	Required Performance	Equivalent Value ^b	Required Performance	Equivalent Value ^b			
Wall insulation—above grade	U-0.060	R-21 ^c	Note d	Note d			
Wall insulation—below grade ^e	F-0.565	R-15	F-0.565	R-15			
Flat ceilings ^f	U-0.031	R-38	U-0.025	R-49			
Vaulted ceilings ^g	U-0.042	R-38 ^h	U-0.027	R-38A ⁱ			
Underfloors	U-0.028	R-30	U-0.028	R-30			
Slab edge Perimeter	F-0.520	R-15	F-0.520	R-15			
Heated slab interior ^j	N/A	R-10	N/A	R-10			
Windows ^k	U-0.35	U-0.35	U-0.35	U-0.35			
Window area limitation ^k	N/A	N/A	N/A	N/A			
Skylights ^l	U-0.60	U-0.60	U-0.60	U-0.60			
Exterior doors ^m	U-0.20	U-0.20	U-0.34	U-0.54			
Exterior doors w/ >2.5 ft. glazing	U-0.40	U-0.40	U-0.40	U-0.40			
Forced air duct insulation	N/A	R-8	N/A	R-8			

For SI: 1 inch = 25.4 mm, 1 square foot = 0.093 m², 1 degree = 0.0175 rad.

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

b. R-values used in this table are nominal, for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls and rim joist areas. R-19 Advanced Frame or 2x4 wall with rigid insulation may be substituted if total nominal insulation R-value is 18.5 or greater.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches (90mm).

e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches (609.6mm) above grade.

f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet (13.9m²) in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces).

g. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless area has a U-factor no greater than U-0.031. The U-factor of 0.042 is representative of a vaulted scissor truss. A 10-inch (254mm) deep rafter vaulted ceiling with R-30 insulation is U-0.033 and complies with this requirement, not to exceed 50 percent of the total heated space floor area.

h. A=advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.

i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2 Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.

k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.

l. Skylight area installed at 2% or less of total heated space floor area shall be deemed to satisfy this requirement with vinyl, wood or thermally broken aluminum frames and double-pane glazing with low-emissivity coatings. Skylight U-factor is tested in the 20 degree overhead plane per NFRC standards.

m. A maximum of 28 square feet (2.6m²) of exterior door area per dwelling unit can have a U-factor of 0.54 or less.

n. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this U-0.40 requirement.

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8W/m.

a. Furnaces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. Documentation of performance tested ductwork shall be submitted to the Building Official upon completion of work. This work shall be performed by a contractor that is certified by the Oregon Department of Energy's (ODOE) Residential Energy Tax Credit program and documentation shall be provided that work demonstrates conformance to ODOE duct performance standards.

c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficiency lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirement.

d. A=advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.

e. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U0.026.

f. Building tightness test shall be conducted with a blower door depressurizing the dwelling 50 Pascals from ambient conditions. Documentation of blower door test shall be submitted to the Building Official upon completion of work.

g. Solar electric system size shall include documentation indicating that Total Solar Resource Fraction is not less than 75%.

h. Solar water heating panels shall be Solar Rated and Certification Corporation (SRCC) Standard OG-300 Certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.

i. A total of 5 percent of an HVAC systems ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.

Table N1101.1(3) VENTILATION AIR REQUIREMENTS, cfm		BEDROOMS					
FLOOR AREA (ft ²)		0-1	2-3	4-5	6-7	>7	
< 1500		30	45	60	75	90	
1501-3000		45	60	75	90	105	
1501-3000		60	75	90	105	120	
4501-6000		75	90	105	120	135	
6001-7500		90	105	120	135	150	
>7501		105	120	135	160	185	

GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS

GENERAL REQUIREMENTS:

- A. Conform to minimum standards of the current editions of the ORSC and all other applicable construction codes and local ordinances and regulations. (U.N.O.)
- B. Coordinate with local governing agencies and with serving utilities for all permits, regulations for following applications and for utility services.
- C. The drawings and specifications represent the finished structure. Unless otherwise specifically noted, they do not indicate the method of construction. This is the builder's responsibility. The builder shall provide all methods and related equipment necessary to protect the structure, workers, and other persons and property during construction. The builder shall determine where and how temporary precautionary measures shall be used and to inspect some in the field.
- D. Builder to field verify all dimensions prior to construction and/or fabrication of members. Any discrepancies or omissions are to be brought to the attention of the project Designer and/or Structural Engineer.
- E. The drawings and specifications represent the finished structure. The Contractor shall review these documents for confusing, obscured or vague information, or omissions, or unresolvable dimensions, and clarify some with project Designer, and/or Structural Engineer. DO NOT SCALE DRAWINGS.
- F. Construction loads upon the structure shall not be in excess of the design loads.
- G. Assumed Design Loads: (Unless Noted Otherwise)
- Selismic: IBC, 2006
- Roof: Combined LL + DL = 30 psf + drifting.
- Floor: LL = 40 (30 in bedrooms) PSF, (+20 psf partitions load as occurs).
- Wind: 95 mph.
- Soil Boring = 1500 psf. (u.n.o. in geotech report.)
- H. If structurally engineered, then engineers drawings, notes, and specifications supercede the spec's on this sheet and this drawing set.

SITE WORK:

- A. Excavate to dimensions, lines, grades and minimum depths as indicated.
- B. Verify locations of all underground utilities. Call Utilities Notification Center before any excavation.
- C. Verify soil conditions at the footings and make any necessary corrections to place them on firm native soil conditions or structural fill compacted to 95% of maximum density at optimum moisture content per A.S.T.M. D689 (Standard Proctor).
- D. Earth back fill under footings or foundations will not be permitted.
- E. Back fill under slabs on grade: Granular fill graded from 1/4" to 3/4", or wall graded fine gravel and sand with a maximum of 3 percent passing No. 200 mesh. Compact to 95% of maximum density by AASHTO Standard T-99, in maximum 6" lifts.
- F. Install under slab fill evenly after footings and foundations have been placed and cured.
- G. Provide clean dry earth back fill, free of debris, decay able matter and rocks exceeding 2 inches in diameter. Compact to 95% of maximum density by AASHTO Standard T-99, in maximum 6" lifts.
- H. Remove debris and decay able matter from areas to be back filled, prior to back filling. Back fill trenches after below grade concrete walls have been completed and are thoroughly set.
- I. Finish grade shall be true and evenly sloped away from the structure.
- J. Back fill against concrete walls shall be placed only after concrete has reached its specified 28 day strength; and the structural floor system required to stabilize the walls has been fully constructed and anchored.
- K. Unless otherwise indicated, install 2" of compacted asphaltic concrete over course of 3/4" minus.
- L. Provide ramp space drain per OOSD as required by Building Department.
- M. Protect any waterproof membrane, insulation board, etc. during back filling so as not to breach the system.

CAST IN PLACE CONCRETE:

- A. Unless noted otherwise on drawings, conform to Standard Specifications for Ready Mixed Concrete, ASTM Designation C-94, with minimum compressive strength of 2500 psi at 28 days for slabs on grade and 3000 psi for other work. Water / cement ratio or 0.45 maximum slump: 4 inches for footings and foundations: 3 inches for slabs.
- B. Reinforcing bars: Deformed steel bars of sizes indicated conforming to ASTM A615, grade 60. Install bars clean and free of loose rust or other material that reduces bond.
- C. Provide anchor bolts cast into concrete conforming to ASTM A307.
- D. Forming Concrete:
1. Construct and maintain forms to exact shapes, sizes, lines, and dimensions required to obtain accurate alignment, location, grade, level and plumb.
 2. Place reinforcing steel in accordance with CRSI 'Manual of Standard Practice' and ACI315, latest edition. Secure against displacement.
- Lapped bar splice length minimums: 30" at #4, 37" at #4 top bars & 36" at #5 bars. typ. (u.n.o.) on drawings.
- E. 3. Provide corner bars same size and spacings as horizontal bars, 2'-6" X 2'-6".
4. Place concrete in conformance to ACI318 and at time of pour within a temperature not below 50 degrees F. and not above 85 degrees F. In freezing weather, provide suitable means to maintain the concrete at a temperature not lower than 50 degrees F. for three days.
5. Wood float and steel trowel all interior slabs monolithically to true non-slip surfaces free of depressions or projections. Surface tolerance shall be +/- 1/4" in 10 feet.
- F. Exterior walks and slabs (if indicated):
1. Concrete sidewalks, aprons, and curbs beyond the property line shall comply with applicable governmental ordinances.
 2. Unless noted otherwise, exterior concrete flat work shall be formed of concrete conforming to Standard Specifications for Ready Mixed concrete, ASTM Designation C-94, with minimum compressive strength of 3500 psi at 28 days and shall contain 5% air entrainment. Maximum slump shall be 3 inches.
 3. Install expansion joints at maximum 20 foot intervals.
 4. Pitch slab surfaces to approximately 1/4" per foot for drainage and provide medium broom non-slip surfaces unless indicated otherwise for decorative finish.

MASONRY (if indicated on the drawings):

- A. Concrete Masonry Units (CMU) to comply with ASTM C90-93, grade N, Type 1, 1 5/8" face shell, 100 psi, ASTM C331 and C33 moisture content 30% maximum of total absorption. Linear shrinkage not to exceed 0.065%.
- B. Course grade grout conforming to ASTM C476 shall attain 3000 psi at 28 days.
- C. Mortar shall be IBC Type M conforming to ASTM C270.
- D. Miscellaneous anchors and inserts shall be zinc coated steel or non-ferrous.
- E. Flashings: as indicated (or minimum 26 ga. galvanized steel if not indicated) at exposed areas, copper-fabric at through wall or concealed areas.
- F. Vener ties: 1" x 22 ga. corrosion resistant metal. Secure to structural backing elements at 16" centers each way, maximum.
- G. Concrete Masonry Units (CMU) shall be laid dry. Stone and brick shall be saturated, but surface dry when laid.
- H. All masonry work shall be laid on clean surfaces which will provide a good bond with the mortar. Masonry shall be laid plumb, true to line, with uniform joints to maintain pattern both vertically and horizontally, and with level courses accurately spaced. Lay out courses with symmetrical vertical joint patterns between corners (distribute 'fillers' symmetrically at each panel).
- J. Masonry shall be laid in running bond (common), with shallow concave tooled joints, unless otherwise indicated.
- K. Each individual unit shall be set level and square to the unit module so that no variation in the surrounding mortar joint can be noticed, and so that uniform joint showings will be cast.
- L. Anchors, flashings, and other items to be built-in, shall be installed as the work progresses. Grout solid all cells containing anchors or rebar.
- M. All work shall be cleared of mortar droppings, mortar 'scum', efflorescence and all other soils or foreign materials. Fill all holes, replace all defective face shells, tuck point for uniform mortar joints, 'holo stone', surface projections. Clean thoroughly all exposed surfaces.
- N. Apply sealants, as indicated on drawings, to unpointed masonry.

METALS:

- A. Structural hot rolled ASI steel shapes shall conform to ASTM A-36.
- B. Machine Bolts shall conform to ASTM A-325.
- C. Anchor Bolts for embedment in concrete shall be fabricated with a bent leg, conforming to ASTM A-307.
- D. All welds shall be full length unless indicated otherwise.
- E. Welding shall conform to (AWS) D1.1, using E70 XX electrodes.
- F. All bolts bearing on wood shall be supplied with standard washers. (U.N.O.)
- G. Hot dip galvanize all weld-fabricated items after all fabrication has been completed.
- H. Concrete anchors: Red Head, Hilti, Ramset, or other as indicated or approved.

WOOD AND PLASTICS:

- A. Framing lumber shall be Douglas Fir / Larch, S4S, grade stamped WCLB or WMPA. Lumber shall be 'green' unless indicated dried.
- B. All lumber sills, bucks, or ledgers in direct contact with concrete or masonry shall be Hem-Fir #1, vacuum pressure treated with preservative conforming to NAPA Standard P-5.
- C. All structural wood members exposed to weather, or as noted on drawings, shall be pressure treated in accordance with American Wood Preservative Association.
- D. Minimum lumber grades to be as follows unless indicated otherwise on drawings: (DF / L, (U.N.O.)
1. Light framing and studs up to 4x4: DF/L #2 and better. (Studs to 10' max. may be 'stud' grade).
 2. Structural joists and planks 2" to 4" thick, 5" and wider: #2 and better.
 3. Beams, stringers, posts, and timbers, 5" and thicker: #1 and better.
 4. Miscellaneous blocking, furring, bridging, etc.: #2 and better.
 5. Unless indicated otherwise, glue laminated beams shall be 24F-V4; DF/L.
- E. APA panel sheathing shall conform to OOSD minimum requirements or other as indicated, and APA performance standards or to product standard PS-1/ ANSI A191.
- F. Provide a 1/8" gap at all plywood panel end and edge joints for in-plane dimensional changes. Typical unless otherwise noted on plans or by manufacture.
- G. APA panel sheathing: Minimum 15/32" thick, Span Rated 32/ 16, Exposure 1, or other as indicated below. See drawings and following Shearwall Nailing Schedule:
1. Roof Sheathing: 1/2" thick, APA Rated Sheathing, 32/16 index. Nail perimeter w/ .8d, at 6" o.c.
 2. Wall at interior supports with .8d, at 12" o.c. Block edges as indicated on the drawings.
 3. Floor Sheathing: 1/2" thick, APA Rated Sheathing, 32/16 index. Nail perimeter w/ .8d, at 6" o.c.
 4. Nail at interior supports with .8d, at 12" o.c. Block edges as indicated on the drawings with 2x framing.
 5. Floor Sheathing: 3/4" thick, APA Rated Sheathing, 48/24 index. Nail perimeter w/ .10d, at 6" o.c.
 6. Nail at interior supports with .10d, at 12" o.c. Block edges as indicated on the drawings.
 7. 1/2" gypsum wallboard: Nail at all wall supports with #13 x 1 3/8" at 8" o.c. Nail at all ceiling supports with #13 x 1 5/8" at 7" o.c.
- H. Plywood Siding: Minimum 5/8" thick, APA type 303 with DF Face Grade, 32/16 Span Rating, Rough Sawn texture, and I-111 Pattern.
- I. Underlayment ((1) of the following (U.N.O.)):
1. Paricleboard: 1/2" APA Underlayment.
 2. Plywood: 1/2" Type I, Grade B, Class 1.
- J. Minimum nailing shall be with common nails in accordance with OOSD Nailing Schedule and other as indicated. Use hot-dipped galvanized nails at pressure treated wood.
- K. Space 16 ga. x 7/16" crown x 1 5/8" staples, if used at shear panel locations, at 2/3 distance indicated for nails and 1/2 distance for 10d or 12d nails. Use stainless steel staples at pressure treated wood.
- L. Framing anchors are called out on drawings by Simpson 'Strong Tie' numbers. Equivalent I.C.B.O. approved items by other manufacturers are acceptable.
- M. Gypsum board sheathing shall be 1/2" thick, installed horizontally with long edges blocked. Nail with 1 5/4" x #11 x 7/16" head galvanized nails at 8" o.c. at all edge and supports.
- N. Building paper: Asphalt saturated felt, ASTM D-226, 15 or 30 pound as indicated.
- O. Air barrier: Fine polyethylene fiber sheet with Titanium Oxide coating, as indicated: Dupont 'Tyvek' or as approved. Install per manufacturers' instructions.
- P. Framing Installation:
1. Erect all framing and other wood construction in a strong, substantial, workmanlike manner. Lay out all studing in true lines, plumb and square. Stagger ends of double plates. Double studs at openings. Do not splice individual framing members between supports. Install beams, joists, rafters and headers with bottom edge free of defects affecting tensile strength.
 2. All wood shall be minimum 6" above ground unless pressure treated.
 3. Provide additional framing and blocking for the installation and support of plumbing, heating, ventilating, electrical, and miscellaneous handrails, grab bars, casework, and miscellaneous similar items or fixtures, subject to live or impact loading.
 4. Panel roof and floor sheathing shall be laid with 'face grain' perpendicular to joists. Joints shall occur over bearing or blocking, in top panel staggered pattern.
 5. Install lag screws in drilled lead holes of 3/4 of shank diameter. Provide washers under heads bearing directly on wood.
 6. Bolt holes shall be drilled 1/16" over bolt diameter. Provide washers at all heads and nuts bearing directly on wood.
 7. block between joists and rafters at supports with same size material as member, unless member is nailed to rim joist.
 8. Beams and joists supporting bearing walls or concentrated loads shall not be notched.
 9. Fabricate and install members for full required bearing without the use of shims.
 10. Notch all sloped rafters at full bearing at supports.
 11. Anchor foundation sill plates and ledgers to concrete with bolts of size and spacing indicated. Each member shall have at least (2) bolts, and shall have (1) bolt within 12" of each end.
 12. Provide minimum 1 1/2" net bearing for joints on wood supports.
 13. Install 2" nominal full depth fire blocking at top and bottom of stairs and landings, story lines, ceilings and at 10'-0" o.c. at concealed spaces.
 14. Install trusses in accordance with manufacturer's instructions.
 15. Provide solid blocking at bearing points and cross bridging (or solid blocking) at 8'-0" o.c. for all joists and rafters, unless edges are restrained, the full length of span.
 16. Double joists each side of floor and roof openings and under all partitions parallel to joists.
- P. Wood trusses: Comply with IBC Section 2303.4 except as otherwise noted. Trusses shall not exceed a live load deflection of L/360. Truss Manufacturer shall furnish complete Engineering Shop Drawings with an (Oregon) Registered Professional Engineer's Seal. Shop Drawings shall show clearly all bracing for truss compressive members and required connections. All connection plates shall develop the full stress of the wood members. The truss manufacturer shall submit certificates from an independent testing company, that all trusses delivered to the job site conform to Approved Shop Drawings. Cost of all Test Certificates shall be borne by the Truss Manufacturer.
1. Design top chord live load 25 psf. (+ snow drifting if snow zone).
 2. Design top chord dead load 8 psf.
 3. Design bottom chord live load psf per IBC table 1607.1 psf.
 4. Design bottom chord dead load 7 psf.
 5. Design Allowable Deflection L/360.
- Q. Engineered Manufactured Wood components shall be as indicated on the Drawings on roof or floor framing plans, or other as applicable.
1. Design top chord live load psf.
 2. Design top chord dead load psf.
 3. Design bottom chord dead load psf.
 4. Design Allowable Deflection psf.

THERMAL AND MOISTURE PROTECTION:

- A. Flexible blanket insulation shall be fire retardant treated mineral wool or fiberglass conforming to ASTM C665. If provided with vapor barrier, install toward warm side, with vapor transmission rating of one perm dry cup or less.
- B. Blown insulation shall be fire retardant treated.
- C. Where ventilation spaces are shown, insulation shall be installed so that complete ventilating area is unobstructed.
- D. Minimum insulation values:(u.n.o. on plans)
1. Flat ceiling: R-38.
 2. Vaulted ceilings: R-30, with vapor barrier at warm side.
 3. Wall: R-21 with vapor barrier at warm side.
 4. Floor over unheated spaces: R-30.
 5. Basement walls: R-21, with vapor barrier at exterior side.
 6. Basement floor slab on grade: R-18, in 24" at perimeter.
 7. Forced air duct: R-8.

- F. Provide minimum 6 mil black polyethylene plastic vapor barrier under interior slabs, as occurs.
- G. Provide minimum 6 mil black polyethylene plastic ground cover throughout 'crawl space' under elevated wood framed floors of habitable spaces. Black 'Vesqueen', or equivalent.
- H. Flashings: (U.N.O.) Minimum 26 ga. galvanized. Provide at intersection of roofs with vertical surfaces, over door and window frames, and at other places noted on drawings Step flashings at single type roofing.
- I. Gutters and Down spouts: (U.N.O.) Minimum 25 ga., pre-finished steel gutters and minimum 28 ga. pre-finished steel downspouts. Provide gutter spike and ferrule at maximum 48" o.c. If down spout locations are not shown, contractor shall determine appropriate locations for complete drainage of each section of gutter.
- J. Waterproofing: Provide fluid-applied elastomeric coating and protection--drainage board at concrete walls below grade of habitable spaces. Koch 'Tuf-N-Dri' or approved. Extend to grade or to above water flow level per soils report if available.
- K. Bituminous coat all structural steel surfaces exposed to earth, gravel or damp conditions.
- L. Provide breathable plastic wrap underlayment and 1/2" Dryvit MD Board with moisture drainage grooves and MD Blocks at E.I.F.S. installations over plywood sheathing.
- M. Provide resilient caulking and sealant materials at exterior opening perimeters, at interior and exterior finished surfaces, including joints concealed by flashing, trim or other similar work.

DOORS, WINDOWS, AND SKYLIGHTS:

- A. Provide tempered glass at sliding or other glazed doors and windows located within 24 inches of a door edge or 18 inches above finish floors.
- B. Provide windows with 'U' value required by Energy Compliance Form.
- C. Provide skylights with 'U' = 0.50 rating.
- D. Provide solid core wood doors, or metal doors, as selected by owner. In wood frames in exterior locations, meeting 'U' value requirements of Energy Compliance Form.

FINISHES (Refer to drawings and schedules):

- A. Unless otherwise indicated provide 1/2" gypsum wallboard for all interior work. Use equivalent moisture resistant products in exterior or wet-prone areas.
- B. Provide gypsum wallboard with taped joints at garage walls adjacent residence building for sheet vinyl flooring.
- C. Provide water resistant gypsum wallboard and impermeable finishes at fixture wall and walls adjacent water closets or urinals.
- D. Seal all interior concrete slabs not scheduled for other finishes.

PLUMBING (Design by Others):

- A. Plumbing shall be in accordance with state and local codes throughout.
- B. Water heaters shall be equipped with code approved temperature and pressure relief valves.
- C. Provide seismic straps as required. Contractor to verify electrical requirements.
- D. Provide manufactured insulation installation at accessible sink and lavatory hot and waste water plumbing as occurs.

ELECTRICAL (Design by Others):

- A. Electrical plans are diagrammatic with intent to show only point of use equipment and control requirements. All other system design by others.
1. Work included in these specifications and accompanying electrical plans consists of a complete installation of all indicated or required electrical systems.
 2. Coordinate installation of telephone service with telephone company and with Owner.
- B. Complete installation in strict accordance with the latest Rules and Codes of the State and local authorities having jurisdiction and to the regulations of the electric and telephone utilities.
- C. Test each system for required operation. All systems shall be free of grounds or faults.
- D. All electrical material items to be U.L. approved and conforming to the Code.
- E. Design and provide service and distribution system to equipment indicated on electrical schematic plan and to Mechanical Contractor's heating, ventilating, and air conditioning system.
- F. Mount switches at 48" to device center, outlets at 15" to center. (U.N.O.)
- G. Light fixtures in direct contact with insulation shall be insulation coverage (IC) rated.

NAIL-TO-STAPLE CONVERSION TABLE

		NAILS											
		8d				10d OR 12d				16d			
SPACING		3"	4"	6"	12"	3"	4"	6"	12"	3"	4"	6"	12"
16 GA. (0.0625")	2"	2 1/2"	4"	8"	1 1/2"	2"	3"	6"	1 1/2"	2"	3"	5 3/4"	
15 GA. (0.0712")	2 1/4"	3 1/4"	4 3/4"	10"	2"	2 1/2"	4"	8"	1 3/4"	2 1/4"	3 1/2"	7"	
14 GA. (0.0800")	2 3/4"	3 3/4"	5 1/4"	8 1/2"	2 1/4"	3"	4 3/4"	9 3/4"	2"	2 3/4"	4 1/4"	8 1/2"	
13 GA. (0.08915")	3 1/2"	4 1/2"	7"	14"	2 3/4"	3 3/4"	5 3/4"	11 3/4"	2 1/2"	3 1/4"	5"	10 1/4"	

REMODEL AND ADDITION FOR:

THE HAZEN RESIDENCE

203 JEFFERSON ST.

OREGON CITY - OREGON

DATE: 10-24-2016

DRAWN BY: FDR

CHECKED BY: FDR

PROJECT TITLE: DRAINAGE

REVISIONS

NO.

DATE

DESCRIPTION

PROJECT NO.

PROJECT NAME

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT SOCIAL MEDIA

PROJECT VIDEO

PROJECT AUDIO

PROJECT PHOTO

PROJECT DOCUMENT

PROJECT ARCHIVE

PROJECT BACKUP

PROJECT RECOVERY

PROJECT RESTORE

PROJECT MIGRATE

PROJECT CLONE

PROJECT DUPLICATE

PROJECT COPY

PROJECT PASTE

PROJECT CUT

PROJECT DELETE

PROJECT MOVE

PROJECT RENAME

PROJECT UNDO

PROJECT REDO

PROJECT SAVE

PROJECT PRINT

PROJECT EXPORT

PROJECT IMPORT

PROJECT OPEN

PROJECT CLOSE

PROJECT EXIT

PROJECT HELP

PROJECT ABOUT

PROJECT SETTINGS

PROJECT OPTIONS

203 Jefferson Restoration

Hazen Residence

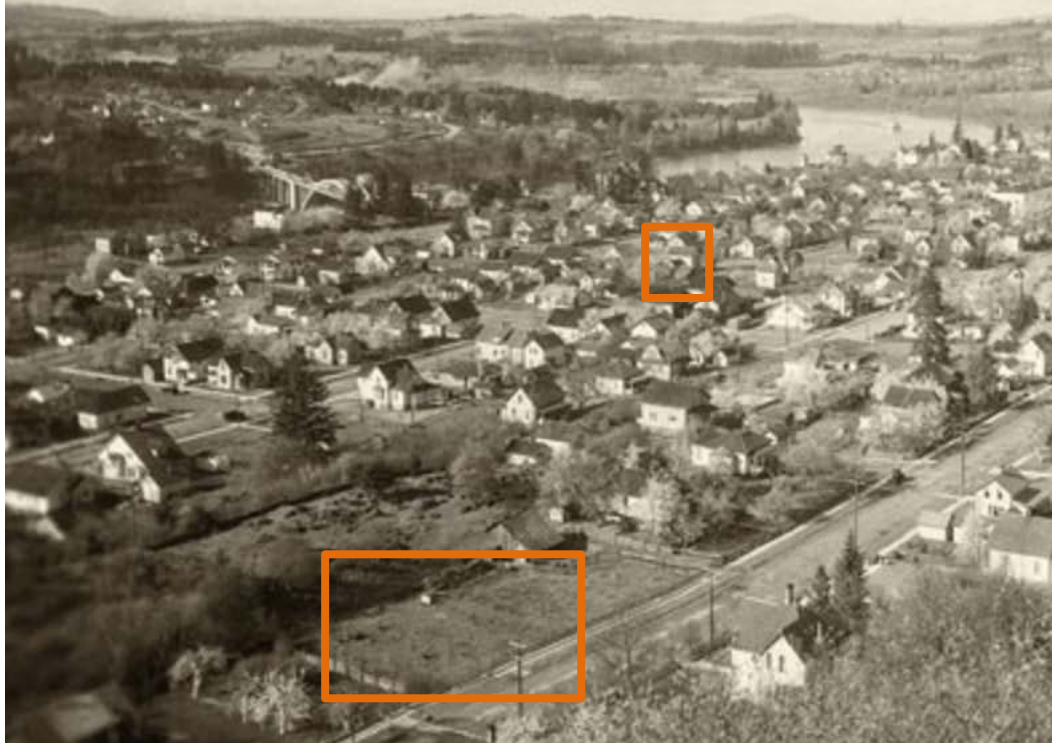
Design Objective

The exterior design goal for our home is to restore its original 19th century features while accommodating additional finished interior square footage.



History

- Built in 1878 for Adolph Schoeps, a Prussian immigrant, Oregon City Woolen Mills worker, and eventual Clackamas Co. Sheriff
- Moved in the mid 1940s when the Catholic church was built on block 56
- When moved, the house lost many original windows, front porch, and interior features / layout

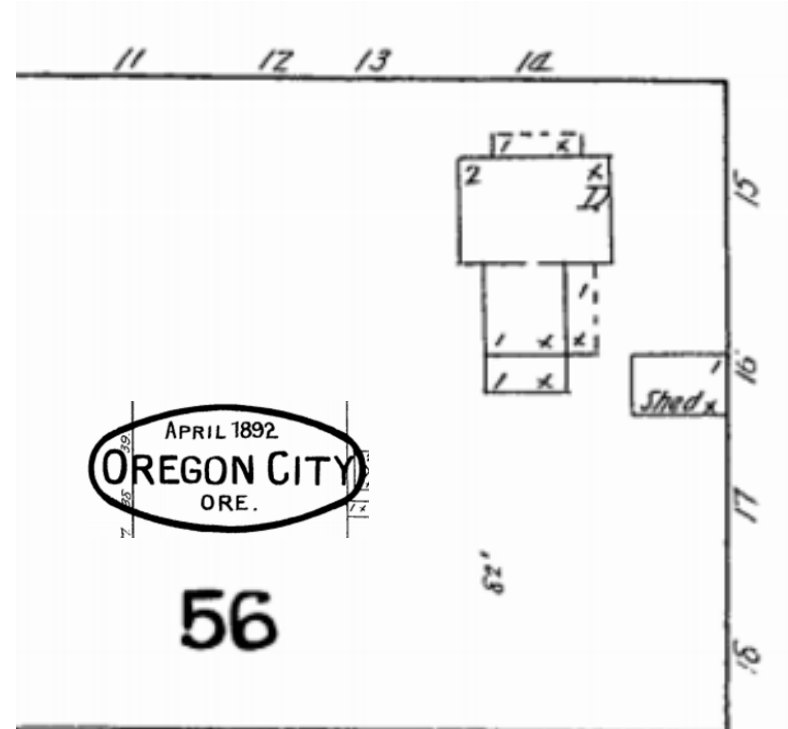


Planned Alterations

- Bring back original porch
- Bring back original side windows
- Add dormers to the rear wing
- Add back deck
- Clapboard siding and window trim

Porch

- No original photos
- Sanborn maps
- Comparison homes



Porch

Guidelines

- Simple
- Utilitarian
- Modeled after similar era porches (examples to right)
- Railing only if necessary

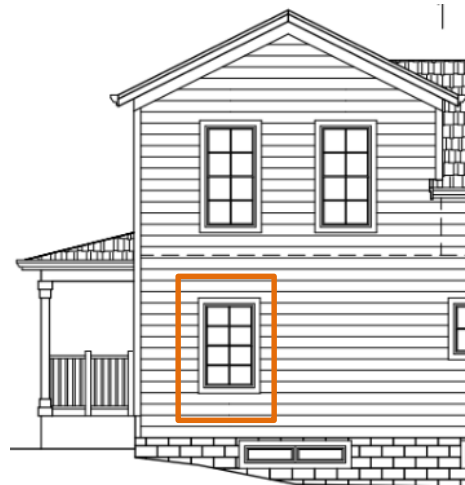


Windows

- Match upper windows on the lower level sides
- True to original architectural style
(examples to right)



Windows

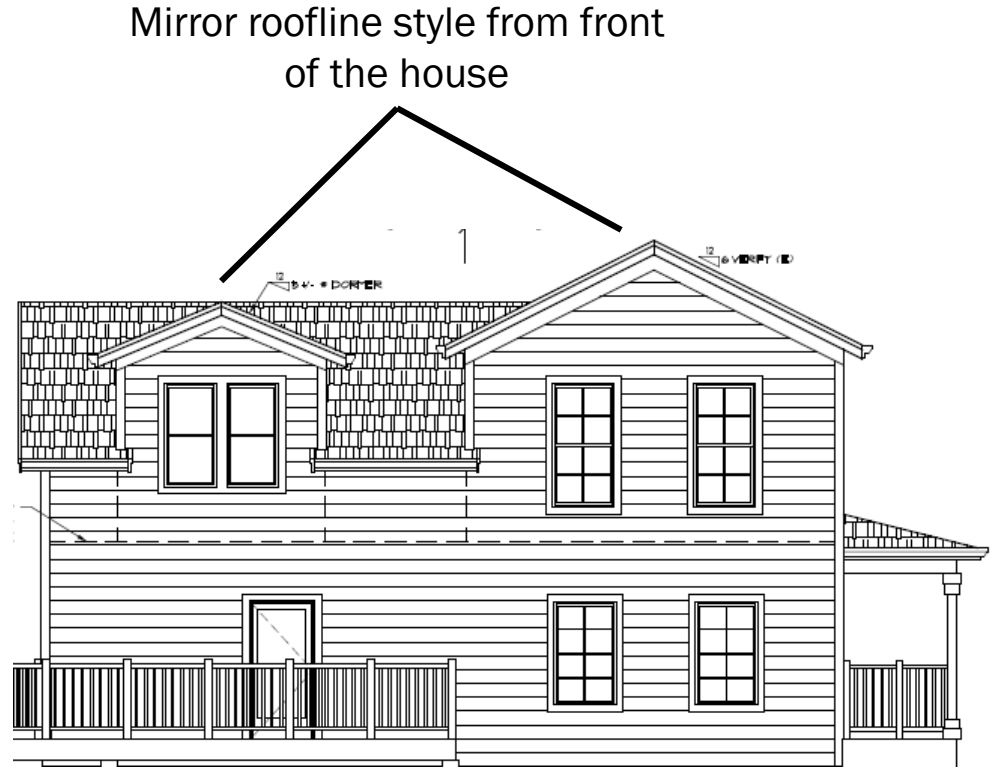


Dormers

- In order to finish the attic space in the rear wing, we plan to add dormers to the roofline

Dormers

- In order to finish the attic space in the rear wing, we plan to add dormers to the roofline



Other Exterior Alterations

- Back deck: will partially wrap around to the SW side. Largely out of sight from the street.
- Foundation: replace cinder block walls with solid concrete as needed
- Siding: bring back original wood siding
- Window trim: install period authentic wood trim

Appendix

- Architectural exterior plans
- Current state photos

[illegible]

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

Current Photos



Current Photos




Current Photos



Current Photos



OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 203 JEFFERSON ST				City: OREGON CITY				
USGS Quad Name: Oregon City			GPS Latitude: 45 21 07 N		Longitude: 122 36 26 W			
Township: 02S		Range: 02E	Section: 31	Block: 106	Lot: 4		Map #: 22E31DB	Tax Lot #: 3900
Date of Construction: c. 1878			Historic Name: Schoepps, Adolph, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA			*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Vernacular / Classic Revival				Plan Type/Shape: Rectangle			Number of Stories: 2.0	
Foundation Material: Concrete block				Structural Framing: Unknown			Moved? Yes	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 4/4 and 1/1 wood double-hung; 8 pane fixed				
Exterior Surface Materials Primary: Asbestos shingle				Secondary:		Decorative:		
Exterior Alterations or Additions/Approximate Date: House moved, c.1945; Trim on windows removed; First floor windows radically altered; Brick chimney altered; asbestos shingle siding; addition to rear								
Number and Type of Associated Resources: None								
Integrity: Fair			Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
<p>Potentially Eligible: <input type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district</p> <p>Not Eligible: <input type="checkbox"/> Intact but lacks distinction</p> <p><input checked="" type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district</p> <p><input type="checkbox"/> Reversible/Ineligible as it lacks distinction</p> <p><input checked="" type="checkbox"/> Irretrievable loss of integrity</p> <p><input type="checkbox"/> Not 50 years old</p>								
Description of Physical and Landscape Features:								
<p>This two story vernacular/classical revival residence has a rectangular plan with a single story gable addition on the west side (rear). It sits on a concrete block foundation and is clad in asbestos ceramic shingles. A wide frieze and molded rake board connect to the boxed eaves. The side gabled roof is covered with composition shingling. The windows are primarily 4/4 wood double-hung except for the front first floor windows which were altered to 8-pane fixed. The modest front porch consists of a small stoop with wooden stairs and a small gabled cover supported by two knee brackets. There is a short central chimney. The landscaping has changed since the 1986 survey to less manicured plantings.</p>								
Statement of Significance:								
<p>The house was built by Adolph Schoepps on Lots 1 and 2 of Block 45 (520 5th Street). Schoepps, who was born in Russia, was a finisher in the Oregon City Woolen Mills. In c. 1945, the house was moved to this location after the Catholic archdiocese purchased the block. Two years later, the property was owned and occupied by Fred Phipps, with his wife Julia and three children. Mr. Phipps was employed by Publisher Paper, and remained in the house until at least 1985.</p>								

Researcher/Organization: Carin Petersen / HPNW		Date Recorded: 5/11/2002	
Survey Form Page 1	Address: 203 JEFFERSON ST	Local Designation #	SHPO #



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Final

Historic Review Board

Tuesday, May 24, 2016

6:00 PM

Commission Chambers

1. Call to Order

Chair Baysinger called the meeting to order at 6:30 PM.

Present: 3 - Claire Met, Ken Baysinger and Jonathan Stone

Absent: 2 - Derek Metson and Robert Siewert

Staffers: 1 - Christina Robertson-Gardiner

2. Preservation Grant

2a Preservation Grant for a Porch Repair at 312 Madison Street

Attachments: [Commission Report](#)
 [Preservation Grant PG 16-02 Staff Report](#)
 [PG 16-02 Applicant's Submittal](#)

John Stutesman, Planner, said this was a grant request for front porch repair at 312 Madison Street. The builder the applicant chose was qualified to do the work. Staff recommended approval of granting the request for \$600.

approve

Aye: 3 - Claire Met, Ken Baysinger and Jonathan Stone

3. Design Advice

Chair Baysinger closed the regular session at 6:33 PM and Jonathan Stone left the meeting via conference call.

Chair Baysinger opened a Work Session at 6:33 PM to provide design advice, which did not require a quorum.

3a

Design Advice for a 560 square foot addition at 811 Monroe Street.

Attachments: [Commission Report](#)
[Applicant's Submittal](#)
[Inventory Form](#)

Bob Perron, architect, was asking for design advice for a 560 square foot addition at 811 Monroe Street. The applicant's grandchildren were going to move in, and the house was not adequate for it. She was requesting an addition to the south of the existing house. It would be a one story addition with an unfinished attic for storage. Some of the architectural features of the existing house would be replicated including the pitch of the roof and siding. He described the elevations, windows, trim boards, colors, solar panels, and skylights.

Mr. Stutesman said staff would need to research whether the solar panel

Mr. Perron explained some of the siding was hardie panel and some was aluminum, and some was PVC plastic. The plastic was damaged and would be removed and replaced with hardie panel four inches to the weather.

Ms. Roberson-Gardiner said this was a designated structure that had been highly compromised. It was a question of whether to keep acknowledging it as a designated structure and any new work needed to adhere to the standard or acknowledge a building that had been highly compromised and approve an appropriate addition that did not meet all of the standards or based on its merits recommend to de-designate it and the addition would move forward. Multiple exterior alterations had been done to the building by past owners that did not meet the standards. She recommended the second option.

Chair Baysinger thought the proposed chimney that would be encased in wood did not fit the historic character. It would be better to have it encased in brick or have a black sheetmetal pipe or vent it so it was not an element. fake stone material. He was in favor of what was proposed for the siding and windows. The solar panel was still in question.

Ms. Robertson-Gardiner said if they were placed in a non-prominent elevation and could not see it, they had been allowed. It would be a context sensitive analysis at the time of the staff report. She asked if the addition was more than 30% of the size of the house. If this was not a designated structure, would it have come before the HRB? That might be another finding for the vinyl windows because a new construction would need to be fiberglass. If it was less than 30% it would not be considered new construction.

Ms. Met thought this house had been altered so much that it should not be designated anymore. Ms. Robertson-Gardiner stated they could make it a condition of this addition that once it was done, they could come back and ask to de-list it.

3b

Design Advice for a Restoration at 203 Jefferson Street

Attachments: [Commission Report](#)
 [Applicant's Submittal](#)
 [Inventory Form](#)

David Hazen was asking for design advice for a restoration at 203 Jefferson Street. His goal was to bring the house back to the original design as much as possible. The home was moved in the 1940s and lost many of the original windows, front porch, and interior features/layout. The planned alterations were to bring back the original porch, bring back the original side windows, add dormers to the rear wing, add a back deck, and eventually restore wood siding and wood trim. There were no original photos of the porch, but they had used Sanborn maps and comparison homes. It would be a hip roof porch with a railing if required. He was planning to match the upper windows on the lower level sides and make them true to the original architectural style.

Chair Baysinger suggested pairing up a couple of the windows. Ms. Met suggested using taller, narrow windows for a more vertical look.

Mr. Hazen said in order to finish the attic space in the rear wing, he planned to add dormers to the roofline. Other exterior alterations included the back deck which would partially wrap around to the southwest side and be largely out of site from the street, for the foundation he would replace cinder block walls with solid concrete as needed, he would bring back the original wood siding, and install period authentic wood trim. He then discussed the architectural plans and showed current photos.

Chair Baysinger said he did not need HRB approval for the repairs to the foundation and he could work with staff on that. Mr. Hazen was asking for direction on the dormers and windows because it would affect the foundation.

Chair Baysinger thought the porch design was a great improvement and was consistent with the design of the structure. Regarding the dormers, the roof pitch appeared to be the same as the main house. He would like to see an alternative to the windows being proposed to be more compatible with the original design.

Ms. Robertson-Gardiner said when there was a house that had additions or alterations, applicants were not responsible to rehab those alterations as it was part of the structure's story. She suggested a simple casement window or a simple one over one or two matching four over fours. They needed to either replicate what was there in the past for a restoration or take a non-compatible addition and make it more compatible, but don't fake history if you don't know the history. This project was eligible for preservation grant funding.

4. Communications

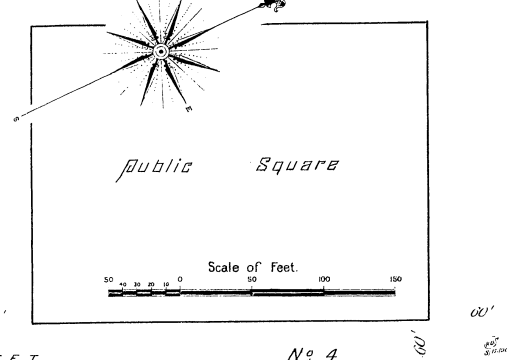
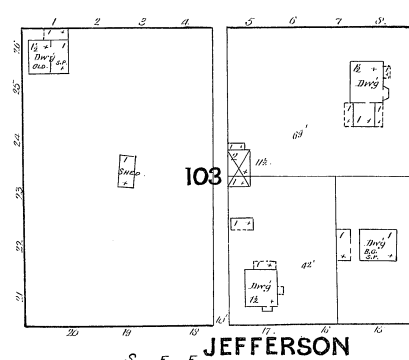
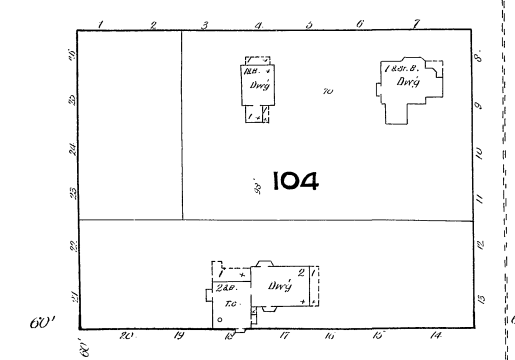
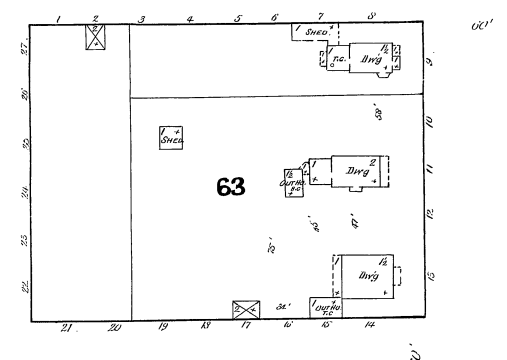
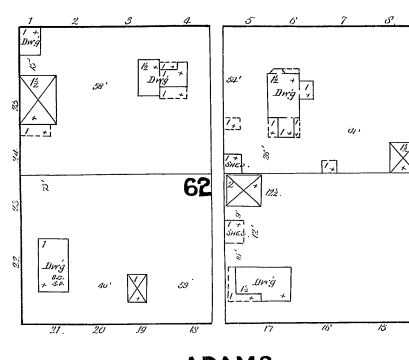
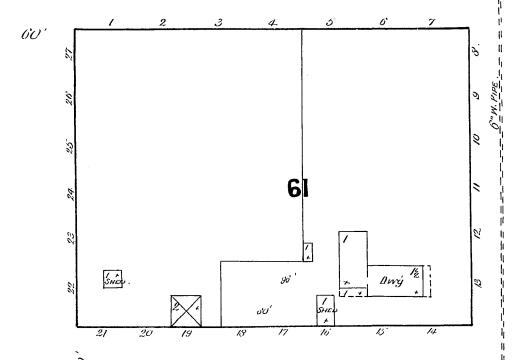
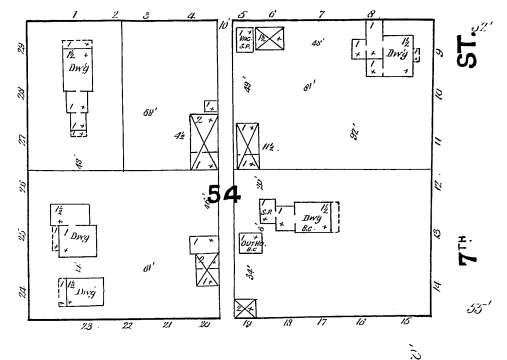
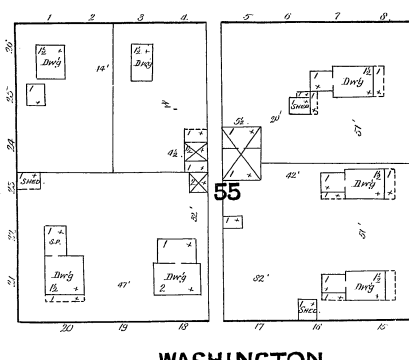
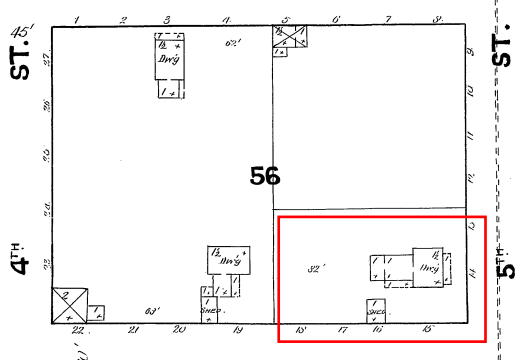
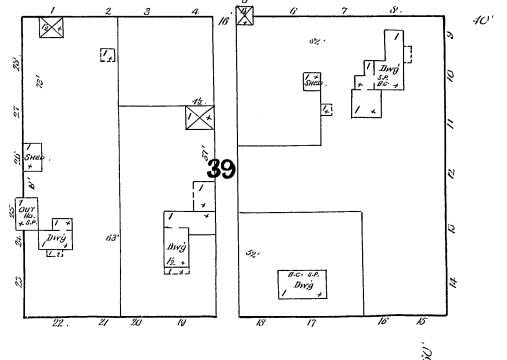
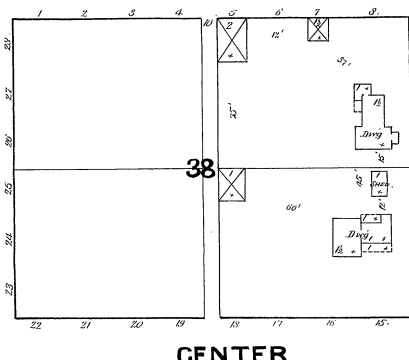
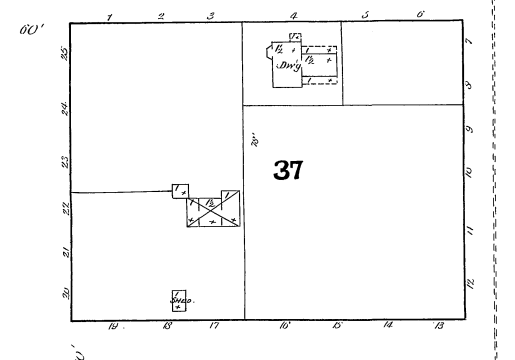
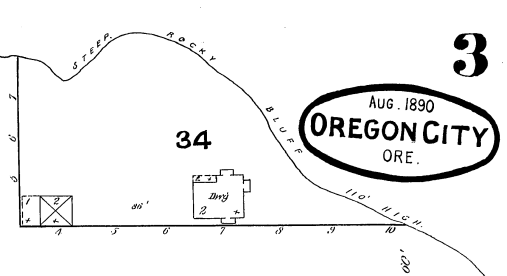
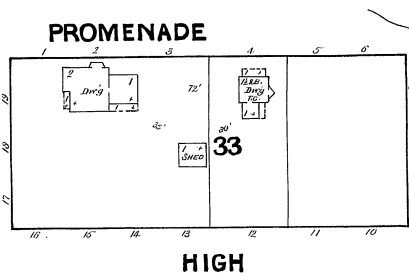
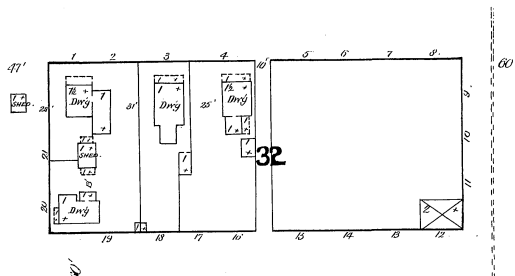
Mr. Stutesman discussed awarding the Ruth Powers Preservation Award at the last City Commission meeting recognizing those who worked on restoring the Ermatinger House. He wanted to discuss the way he was looking at the City Code and be consistent as staff with what the HRB thought was important at the next Board meeting. He had been getting calls regarding grant funding for foundations.

Ms. Robertson-Gardiner said typically the grants had been for projects that were more visible and would get the most out of the funding.

Ms. Met said she was on the Willamette Falls Heritage Area Coalition Board. The state declared parts of Oregon City, West Linn, and Lake Oswego as the state's first heritage area. One of the requirements was to recognize businesses that had been operating for 50 years or more. The recognition celebration would be held on June 23.

5. Adjournment

Chair Baysinger adjourned the meeting at 7:50 PM.



3

AUG. 1890
OREGON CITY
ORE.

S E E JEFFERSON S H E E T

Nº 4