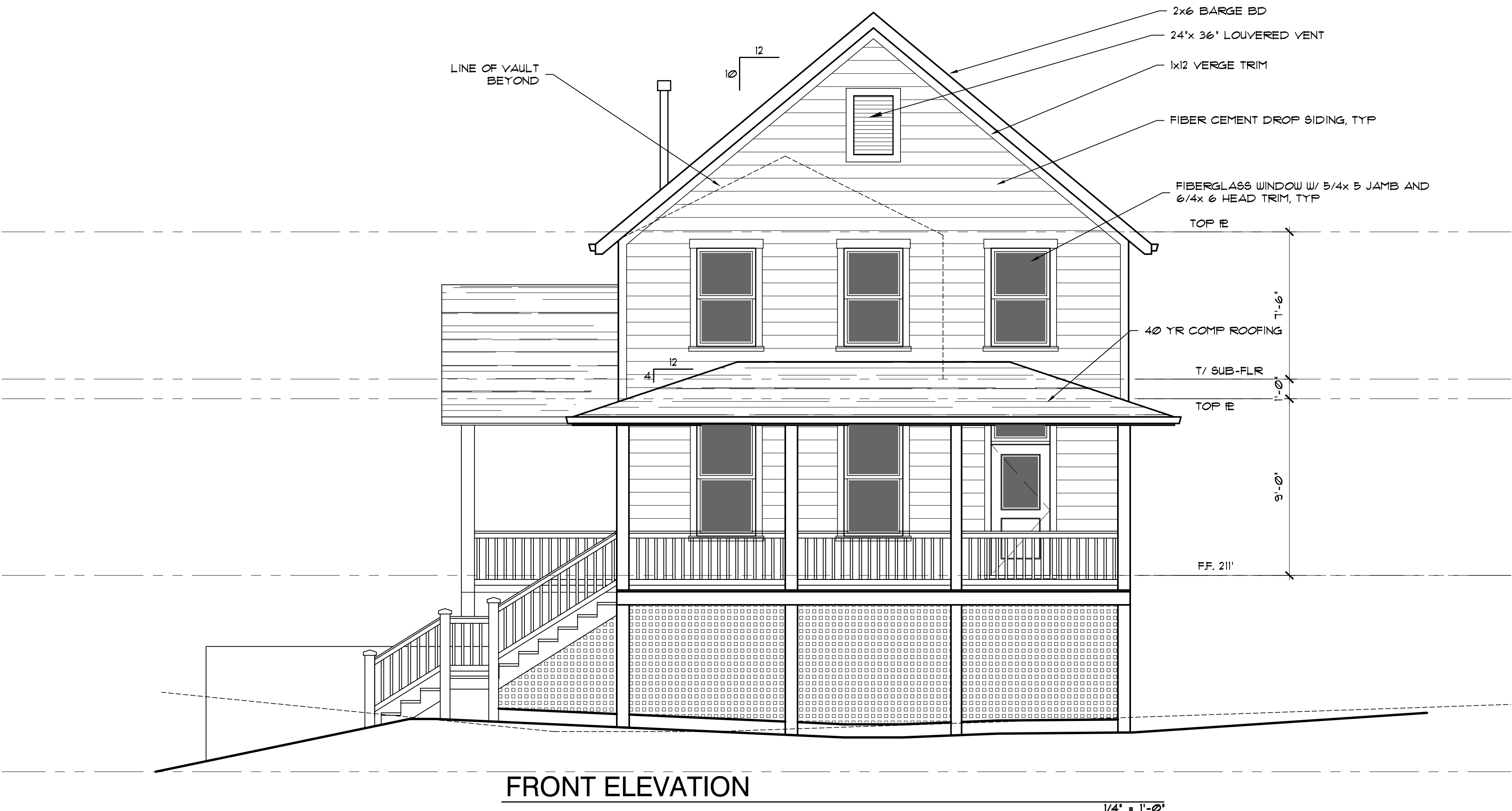
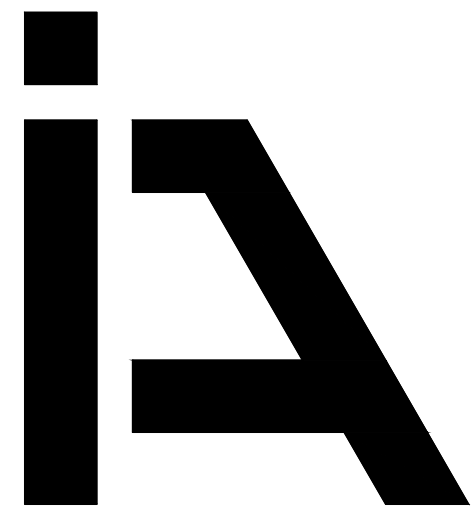




FRONT ELEVATION



LEFT SIDE ELEVATION



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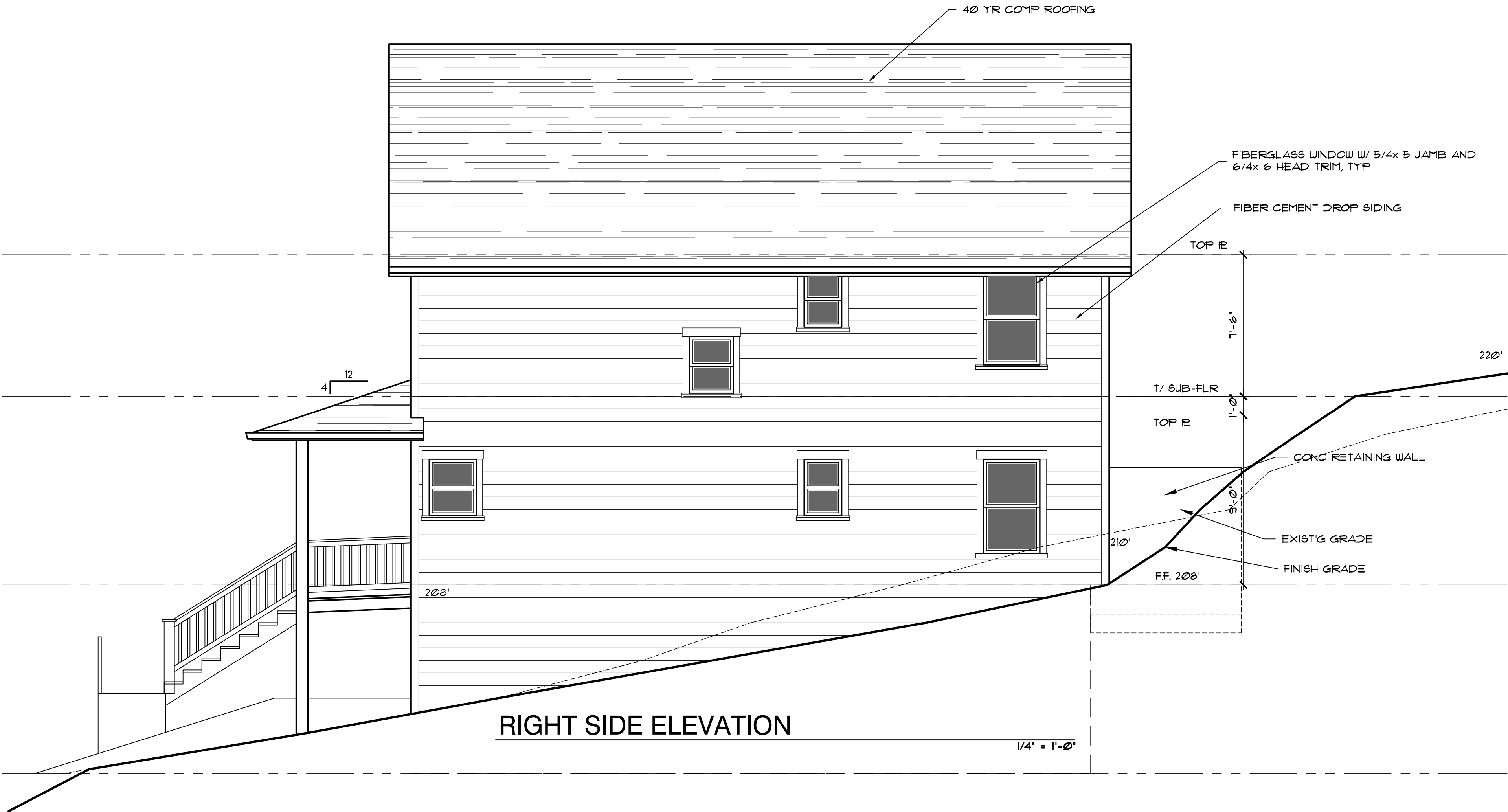
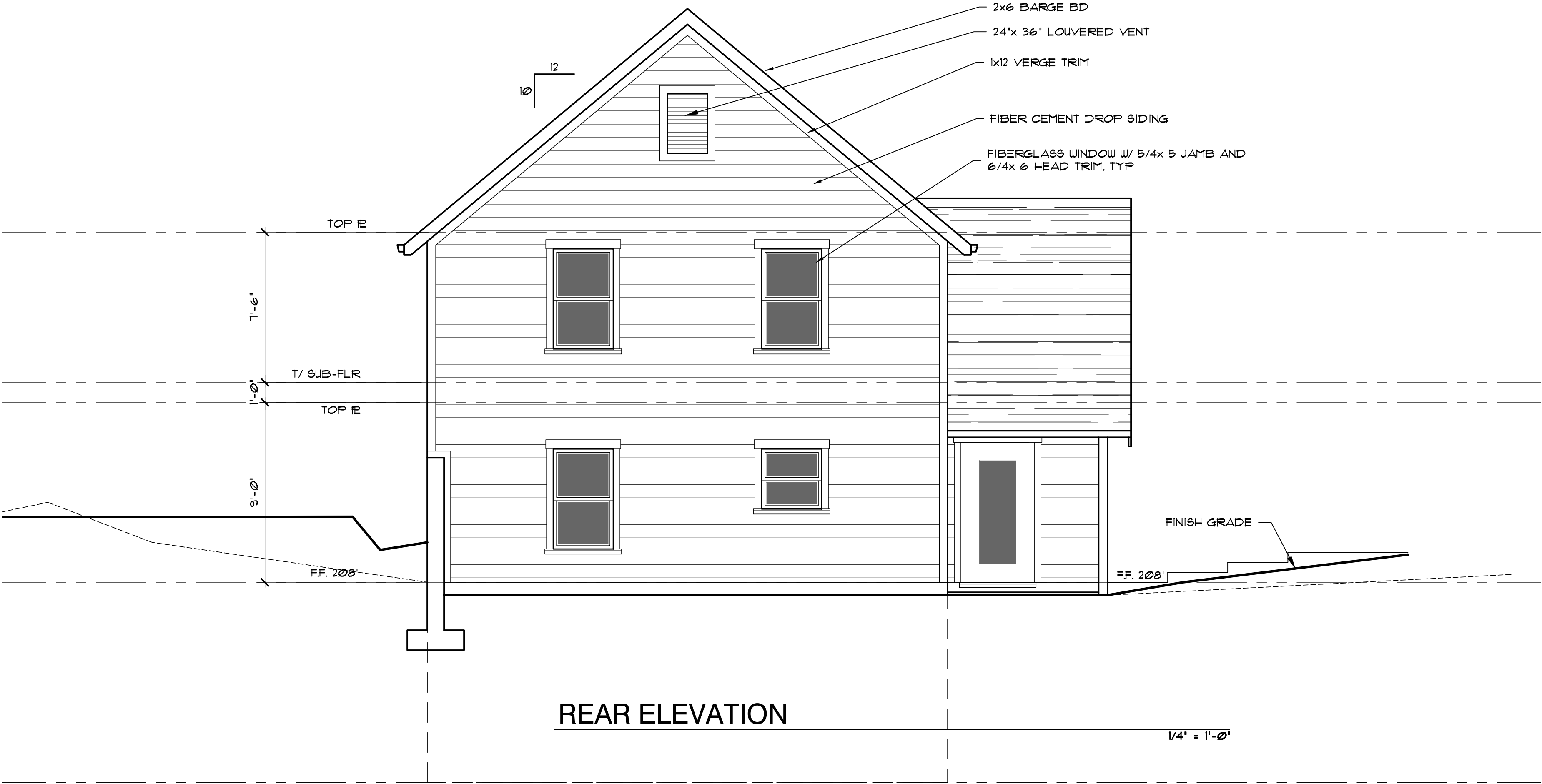
NOT FOR
PRELIMINARY
CONSTRUCTION

New Home for
Ares Residence
3-2E-06BB-00300 4TH & GANONG ST
Oregon City, OR 97045

PROJ. NO. : 1670
FILE : A-ELV
DATE : 3/20/17

SHEET #
A2.1

ELEVATIONS



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SHEET #

A2.2

ELEVATIONS

- A1.1 SITE PLAN & GENERAL NOTES
- A1.2 MAIN LEVEL FLOOR PLAN & KEYNOTES
- A1.3 UPPER LEVEL FLOOR PLAN, SCHEDULES
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A4.1 INTERIOR ELEVATIONS
- A5.1 DETAILS

S0.1 STRUCTURAL NOTES
S1.1 FOUNDATION / FRAMING PLANS
S1.2 ROOF FRAMING PLAN

PROJECT DESCRIPTION: NEW SINGLE FAMILY RESIDENCE

PROPERTY LOCATION	T3S, R2E, SEC 6(W.M.)
ADDRESS	GANONG ST OREGON CITY, OR 97045
COUNTY	CLACKAMAS
ZONE	R-5
ELEVATION	206 FT
SITE AREA	10,000 S.F.
OCCUPANCY	SFR
CONSTRUCTION TYPE	V-B
BUILDING SQUARE FOOTAGE	
MAIN LEVEL FLOOR AREA	962 S.F.
UPPER LEVEL FLOOR AREA	816 S.F.
TOTAL	1,878 S.F.
BASEMENT GARAGE	624 S.F.
BUILDING COVERAGE	1,224 S.F. (12%)
IMPERVIOUS AREA	1,963 S.F. (20%)

WINDOWS, MAX U-VALUE	0.30
EXTERIOR DOORS, MAX U-VALUE	0.20
EXTERIOR WALL INSULATION (ABOVE & BELOW GRADE)	R-21, I-10
UNDERFLOOR INSULATION	R-38
CLG INSULATION	R-49
VAULTED CLG INSULATION (IF <50% TOTAL HEATED FLOOR AREA)	R-30, A-10
CLG INSULATION (IF >50% OF TOTAL HEATED FLOOR AREA)	R-38, A-10
SKYLIGHTS (MAX 10% TOTAL HEATED FLOOR AREA), MAX U-VALUE	0.60
FORCED AIR DUCT INSULATION	R-8
SLAB FLOOR EDGE INSULATION (24" WIDE)	R-15
HEATED SLAB (INTERIOR)	R-10

A = ADVANCED FRAME CONSTRUCTION
I = INTERMEDIATE FRAME CONSTRUCTION

ADDITIONAL MEASURES USED FROM TABLE N1101.1(2):

2. HIGH EFFICIENCY ENVELOPE WITH ALL DOORS $U = 0.20$ MAX
- D. HIGH EFFICIENCY WATER HEATING AND LIGHTING:
- NATURAL GAS OR PROPANE ON-DEMAND WATER HEATING WITH A MIN EF OF 0.80 AND
 - MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHT FIXTURES AS CFL OR LINEAR FLUORESCENT OR MIN EFFICACY OF 40 LUMENS PER WATT.

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 mechanical 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, ---- OR ---- 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 alarms shall be interconnected such that the actuation of one alarm will actuate all the alarms in the unit. Combination CO/smoke alarms shall comply w/ ANSI/UL 2034 & ANSI/UL 217.

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.

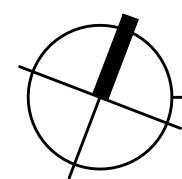
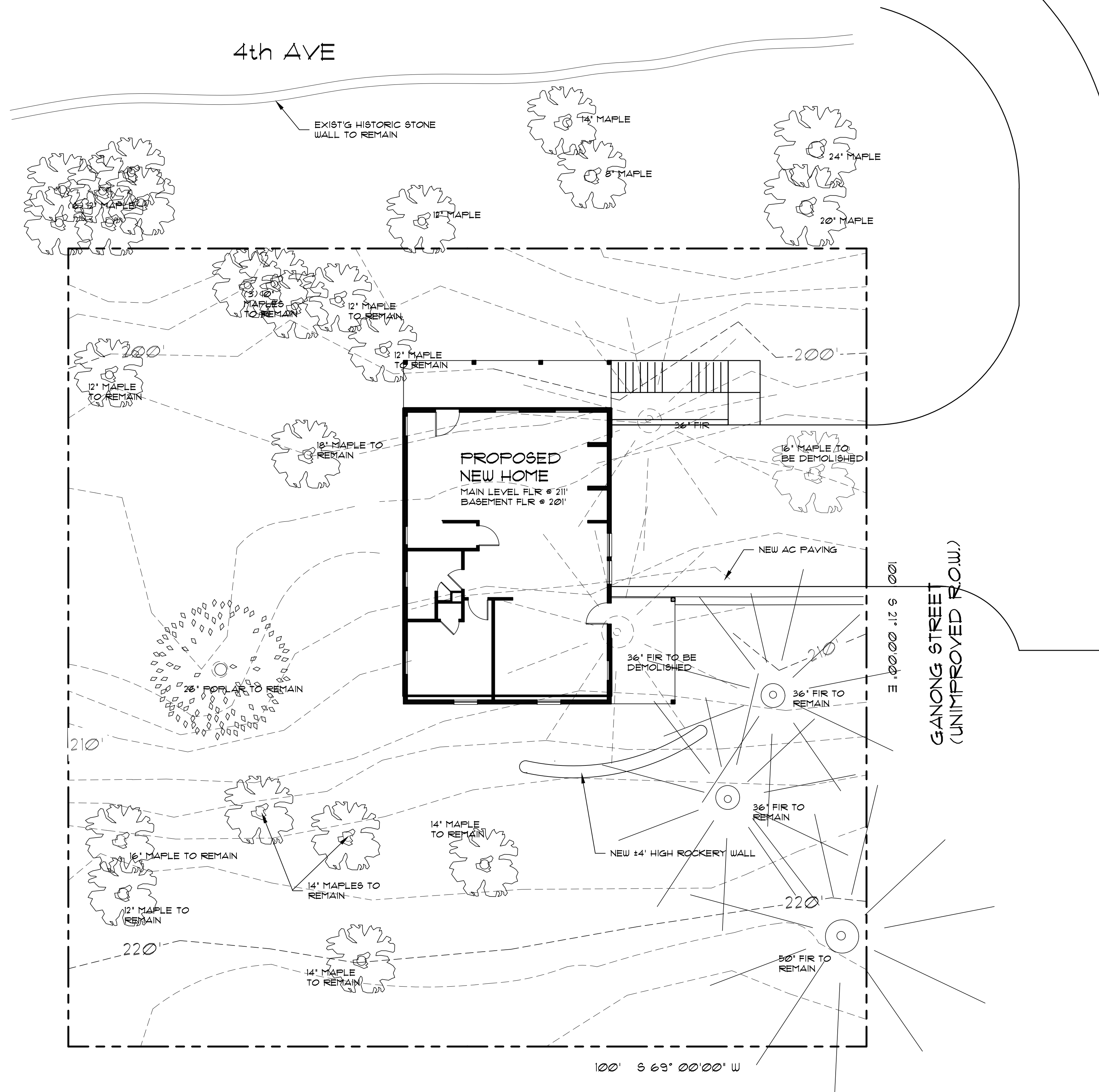
Provide a minimum 4" deep gravel base for all sidewalk and patio areas.

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

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

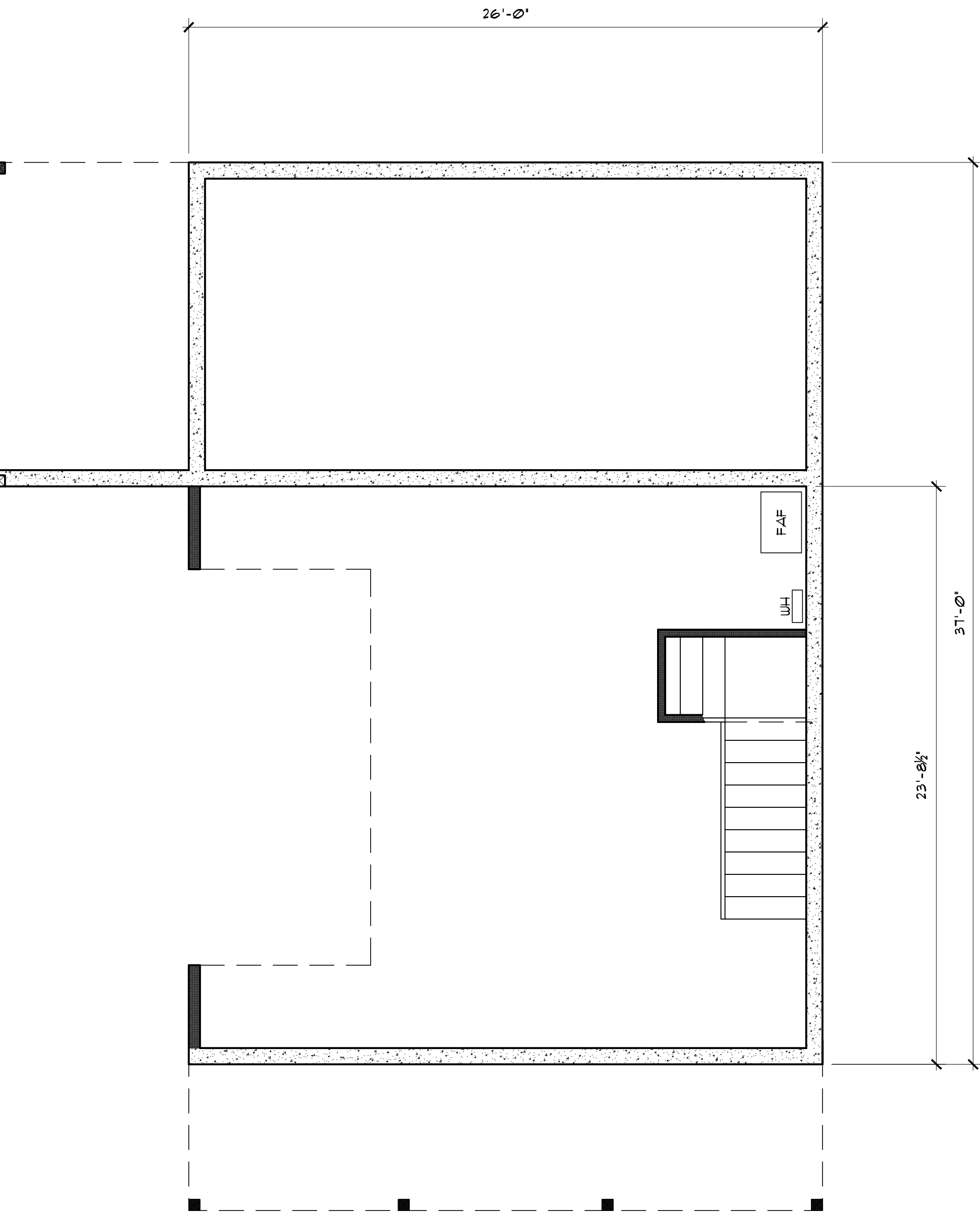
Excavation material remaining on site is to be contained by an approved sediment barrier (filter fabric tensile, straw bale sediment barrier, or erosion blanket with anchors). The contractor must verify location with appropriate building official. Protect stock piles from October 1st thru April 30th per the erosion control manual.

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



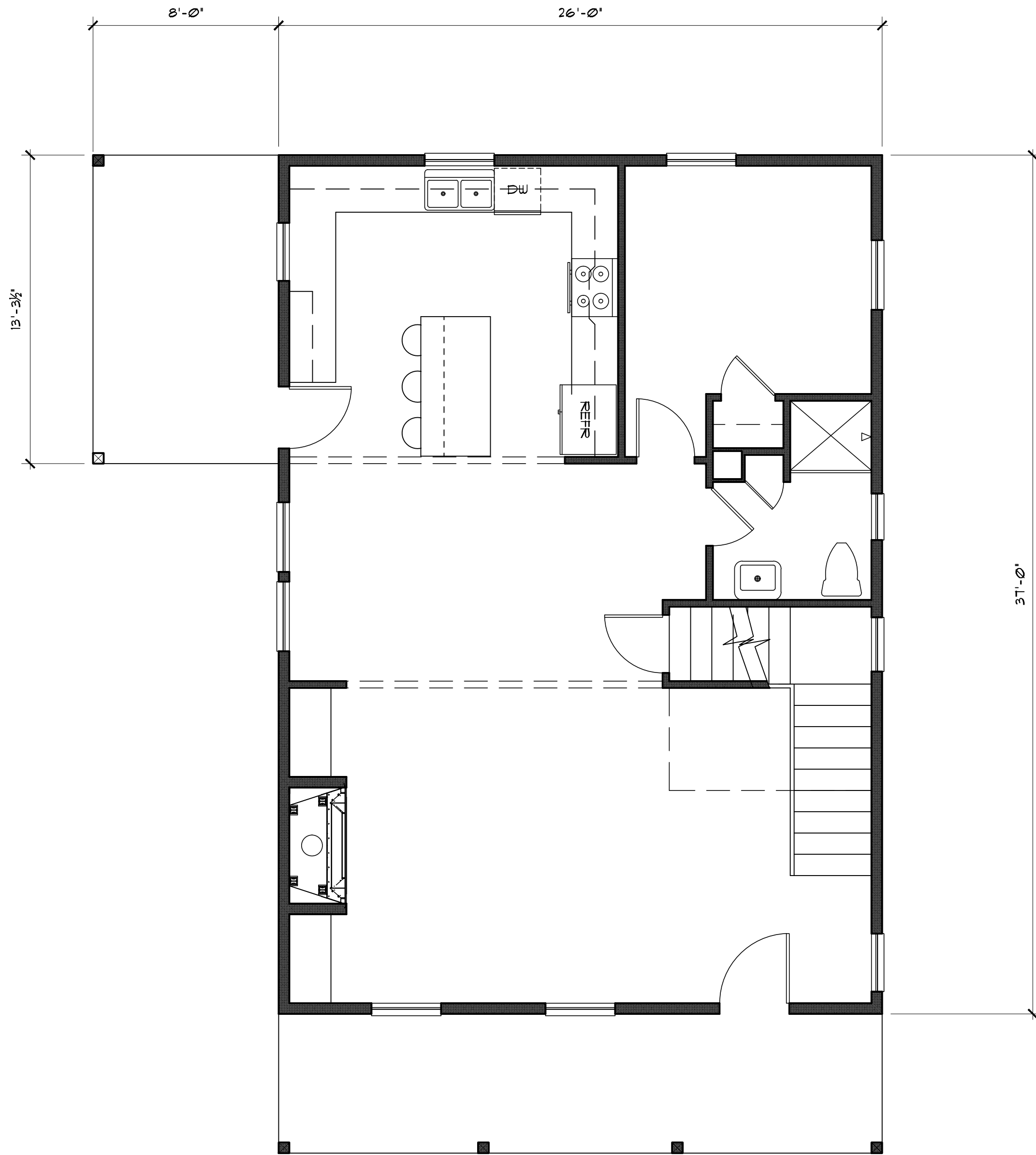
SITE PLAN

$$\frac{1}{8} = 1 - \emptyset$$



BASEMENT FLOOR PLAN

1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"