

TYP
WALL

Elevation

15

15

18

EXISTING CONDITIONS MAP

TAX LOT 2601, MAP 3S, 1E, 1AA
LOCATED IN THE N.E. 1/4 SECTION 1, T.3S., R.1E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
FEBRUARY 11, 2019 SCALE 1"=20'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 2009-120, RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

LEGEND:

Some Symbols shown may not be used on map

	DECIDUOUS TREE		UTILITY AND LIGHT POLE
	EVERGREEN TREE		UTILITY POLE
	STORM SEWER MANHOLE		LIGHT POLE
	CATCH BASIN		GUY WIRE
	SANITARY SEWER CLEANOUT		ELECTRIC BOX
	SANITARY SEWER MANHOLE		ELECTRIC METER
	WATER VALVE		ELECTRICAL POWER PEDESTAL
	WATER METER		ELECTRIC RISER
	FIRE HYDRANT		HEAT PUMP
	GAS VALVE		OVERHEAD LINE
	GAS METER		GAS LINE
	BOLLARD		ELECTRICAL LINE
	SIGN		COMMUNICATIONS LINE
	MAILBOX		SANITARY SEWER LINE
	COMMUNICATIONS PEDESTAL		STORM DRAIN LINE
	COMMUNICATIONS MANHOLE		WATER LINE
	COMMUNICATIONS BOX		FENCELINE
	STORM OUTFALL		COMMUNICATIONS RISER
	FOUND MONUMENT		DOWN SPOUT TO SPLASH GUARD/GROUND
	DOWN SPOUT TO STORM SYSTEM		STUMP

FD = FOUND
FI = FIR TREE
PI = PINE TREE
CE = CEDAR TREE
IR = IRON ROD
YPC = YELLOW PLASTIC CAP
DE = DECIDUOUS TREE

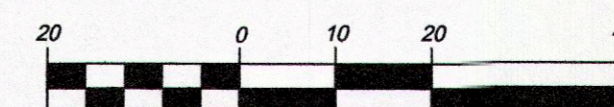
SIGNED ON: 12 FEB 19

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2019

GRAPHIC SCALE

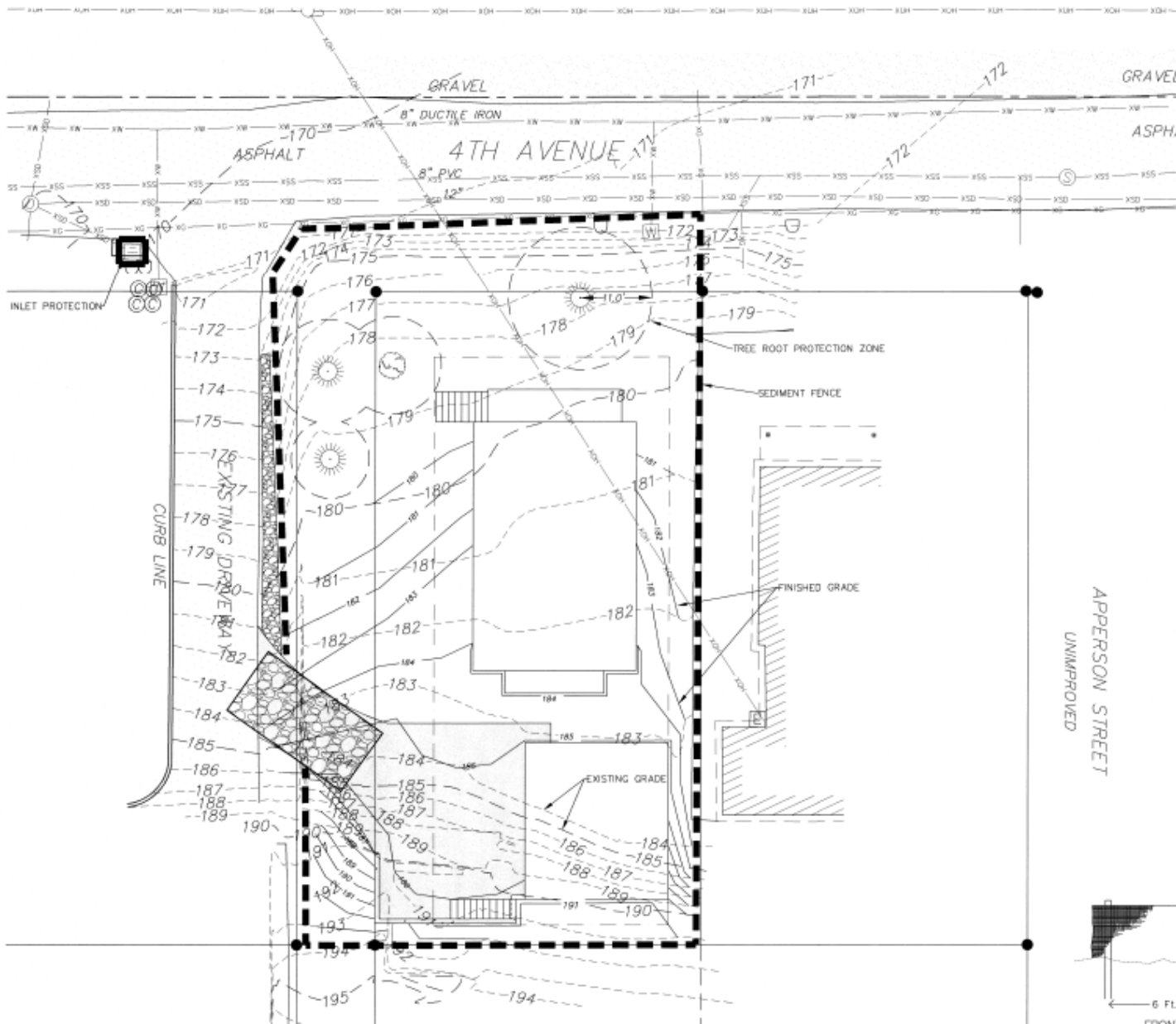


(IN FEET)
1 INCH = 20 FT.

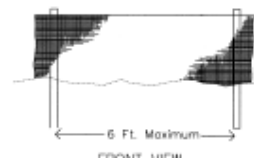
CENTERLINE CONCEPTS LAND SURVEYING, INC.

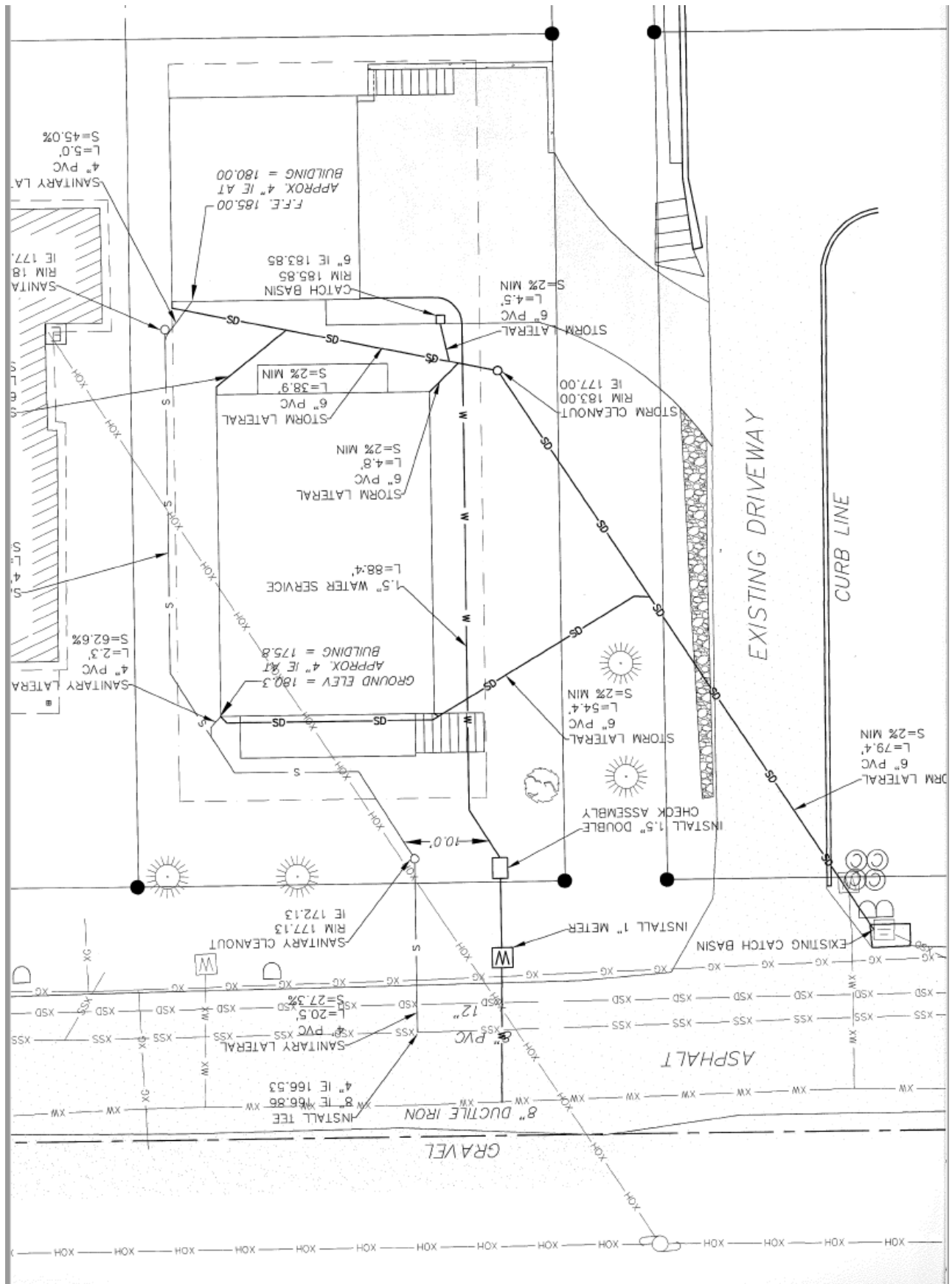
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

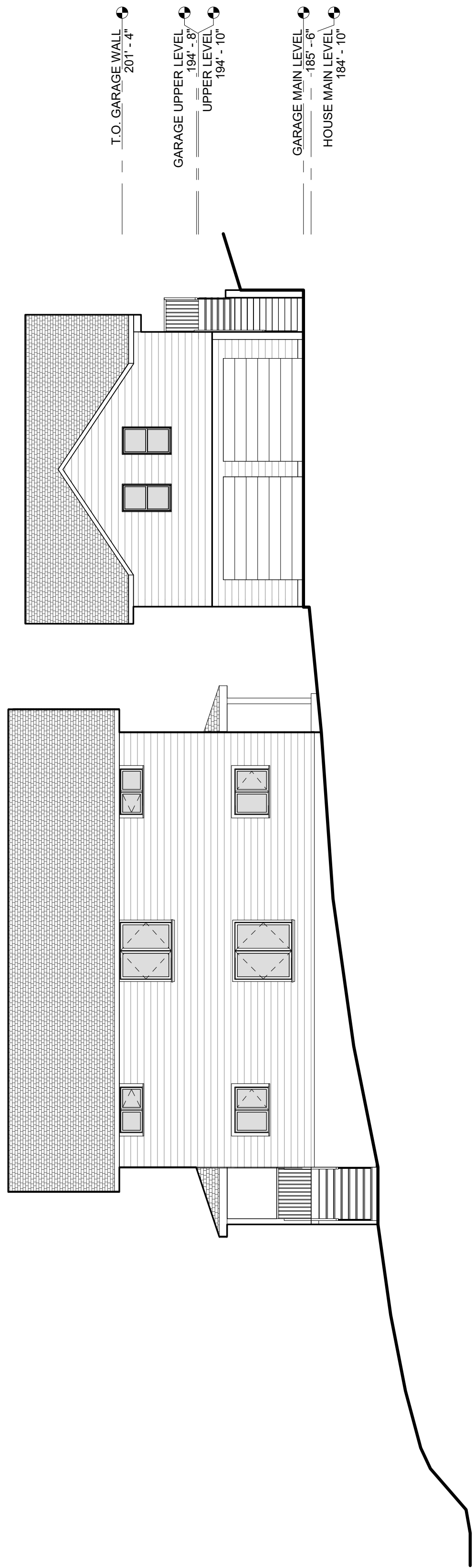
Plotted: M: \PROJECTS\STONECREEK BUILDING-4TH AVE\dwg\ECM.dwg



APPERSON STREET
UNIMPROVED



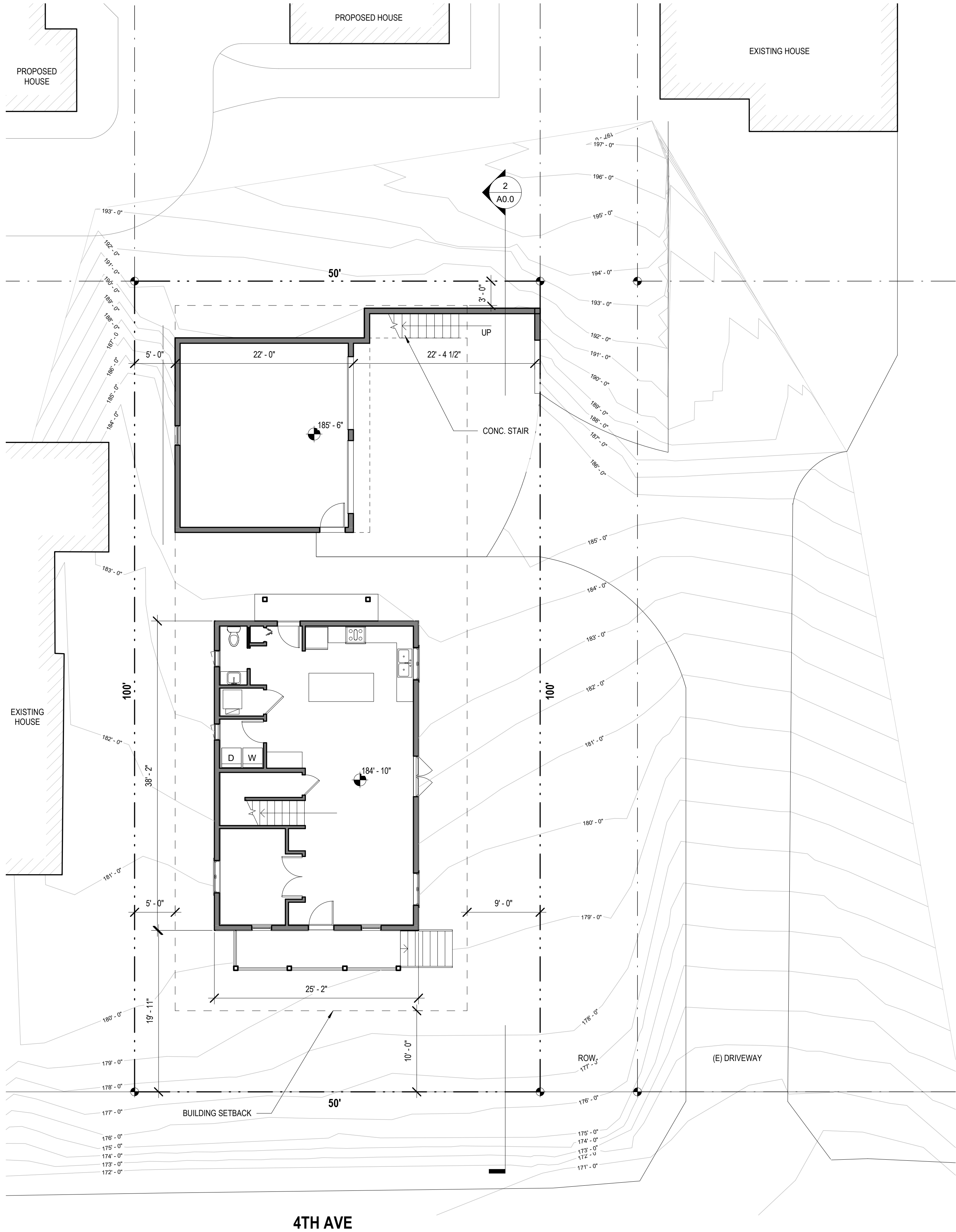




LOT COVERAGE:
LOT AREA: 5,000 SQ. FT.
HOUSE AREA: 950 SQ. FT.
(FOOTPRINT)
GARAGE AREA: 528 SQ. FT.
(FOOTPRINT)
TOTAL BUILDING AREA: 1,478 SQ. FT.
(950 + 528 = 1,478)
1,478 SQ. FT. / 5,000 SQ. FT. = **29.56%**

LEGAL DESCRIPTION:
OREGON CITY, OR 97045
CLACKAMAS COUNTY
MAP 31E01AA TL 2601

BUILDER:
STONE CREEK BUILDING



NOT FOR
CONSTRUCTION

BISTLINE RESIDENCE
708 4TH AVE
OREGON CITY, OREGON 97045

Revisions:
No. Date Description

SD SET

Project # 19001

HOUSE FLOOR
PLANS
A1.0

Date: 08.22.2019

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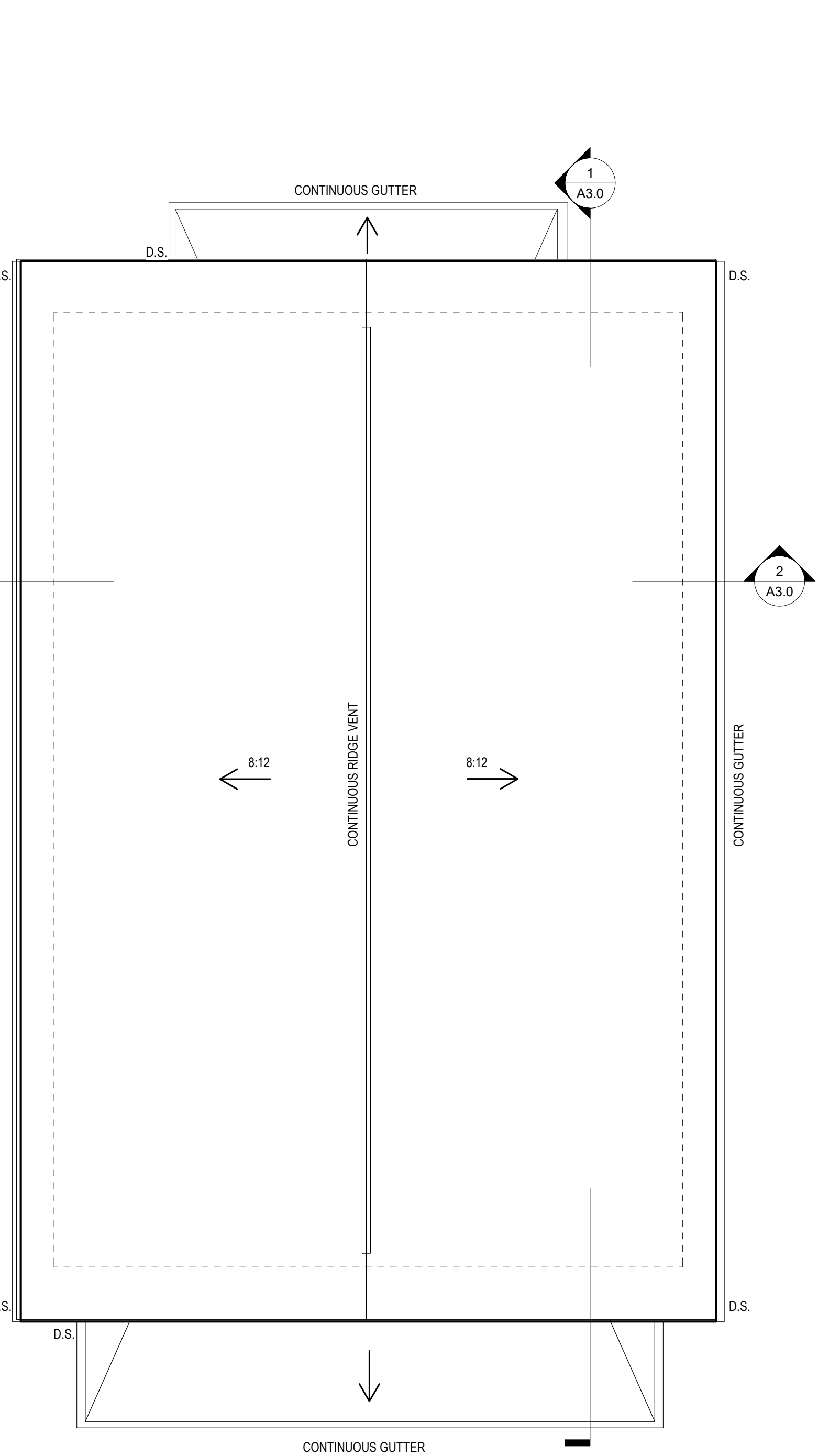
HOUSE WINDOW SCHEDULE					
TYPE	MANUFACTURER	COUNT	WIDTH	HEIGHT	EGRESS
1	MARVIN INTEGRITY	3	4'-0"	2'-11 3/4"	NO
2	MARVIN INTEGRITY	2	2'-0"	2'-11 1/8"	NO
3	MARVIN INTEGRITY	1	5'-0"	4'-11 3/4"	NO
4	MARVIN INTEGRITY	2	2'-5 1/2"	4'-11 3/4"	NO
5	MARVIN INTEGRITY	2	4'-0"	2'-3 1/8"	NO
6	MARVIN INTEGRITY	3	4'-0"	1'-11 3/4"	NO
7	MARVIN INTEGRITY	4	2'-7 1/2"	5'-11 3/4"	YES
8	MARVIN INTEGRITY	1	5'-0"	4'-5 3/4"	YES

ABBREVIATIONS:

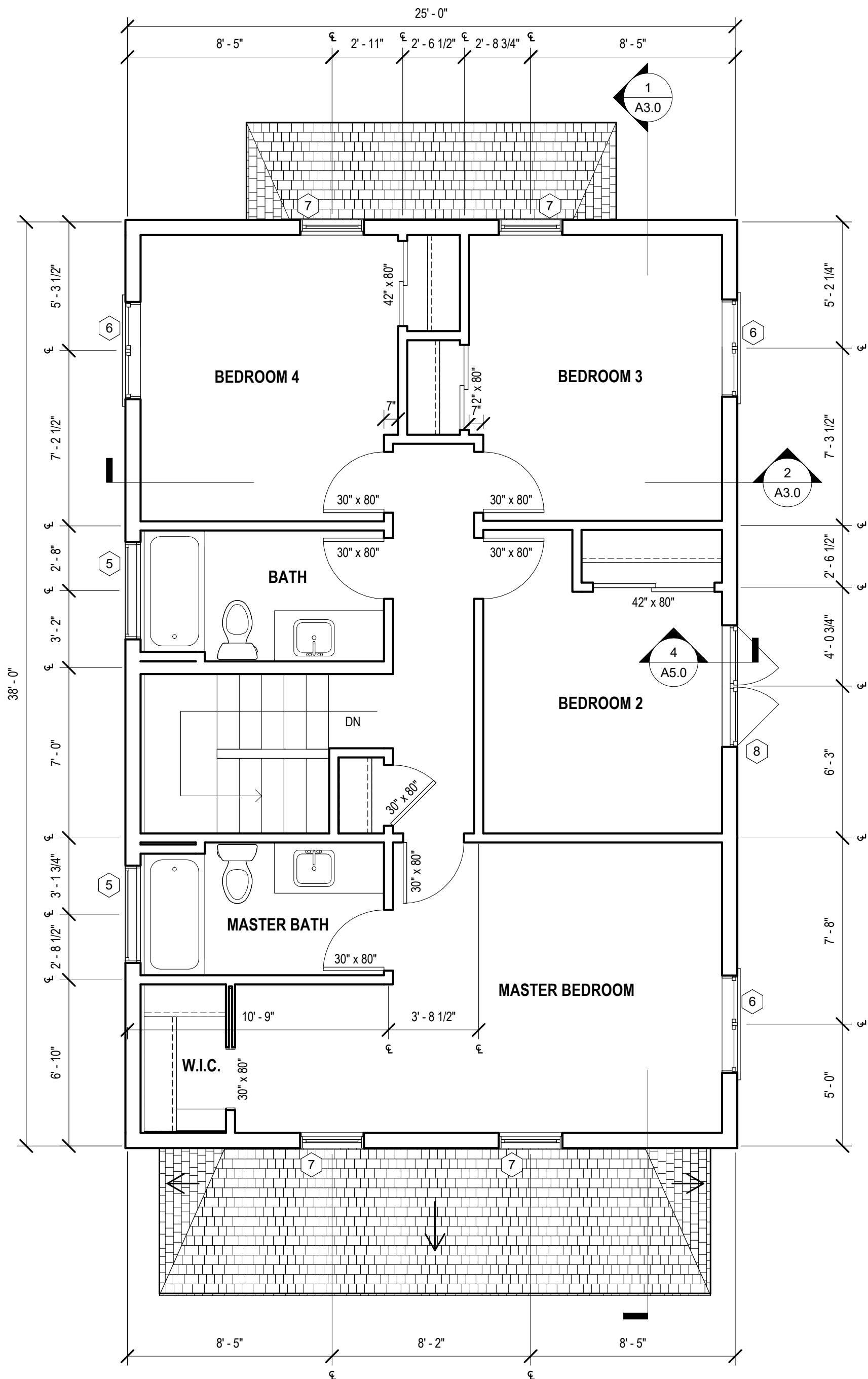
AWNING	AWNG
DOUBLE HUNG	DH
CASEMENT	CS
DOWNSPOUT	D.S.
FORCED AIR UNIT	F.A.U.
GLULAM BEAM	GLB
GYPSUM WALL BOARD	G.W.B.
HEADER	HDR
WATER HEATER	W/H
PANTRY	PTRY.
WALK-IN CLOSET	W.I.C

SYMBOLS:

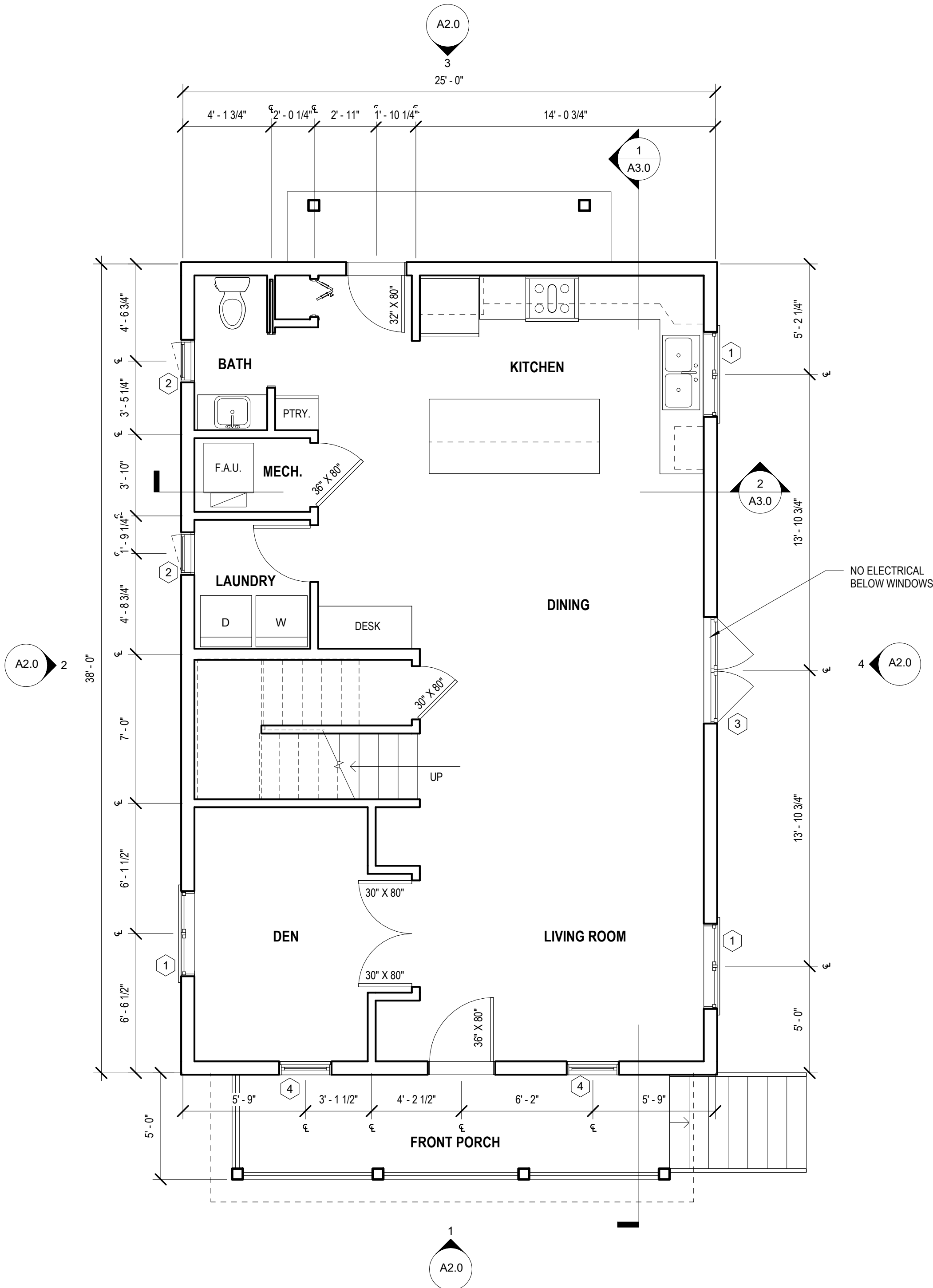
	3-WAY SWITCH
	CAN LIGHT
	CEILING FAN
	CEILING LIGHT
	FAN
	FAN, LIGHT
	SINGLE SWITCH
	SMOKE DETECTOR
	WALL LIGHT



3 ROOF DRAINAGE PLAN
1/4" = 1'-0"



2 UPPER LEVEL
1/4" = 1'-0"



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

NOT FOR
CONSTRUCTION

BISTLINE RESIDENCE
708 4TH AVE
OREGON CITY, OREGON 97045

Revisions:
No. Date Description

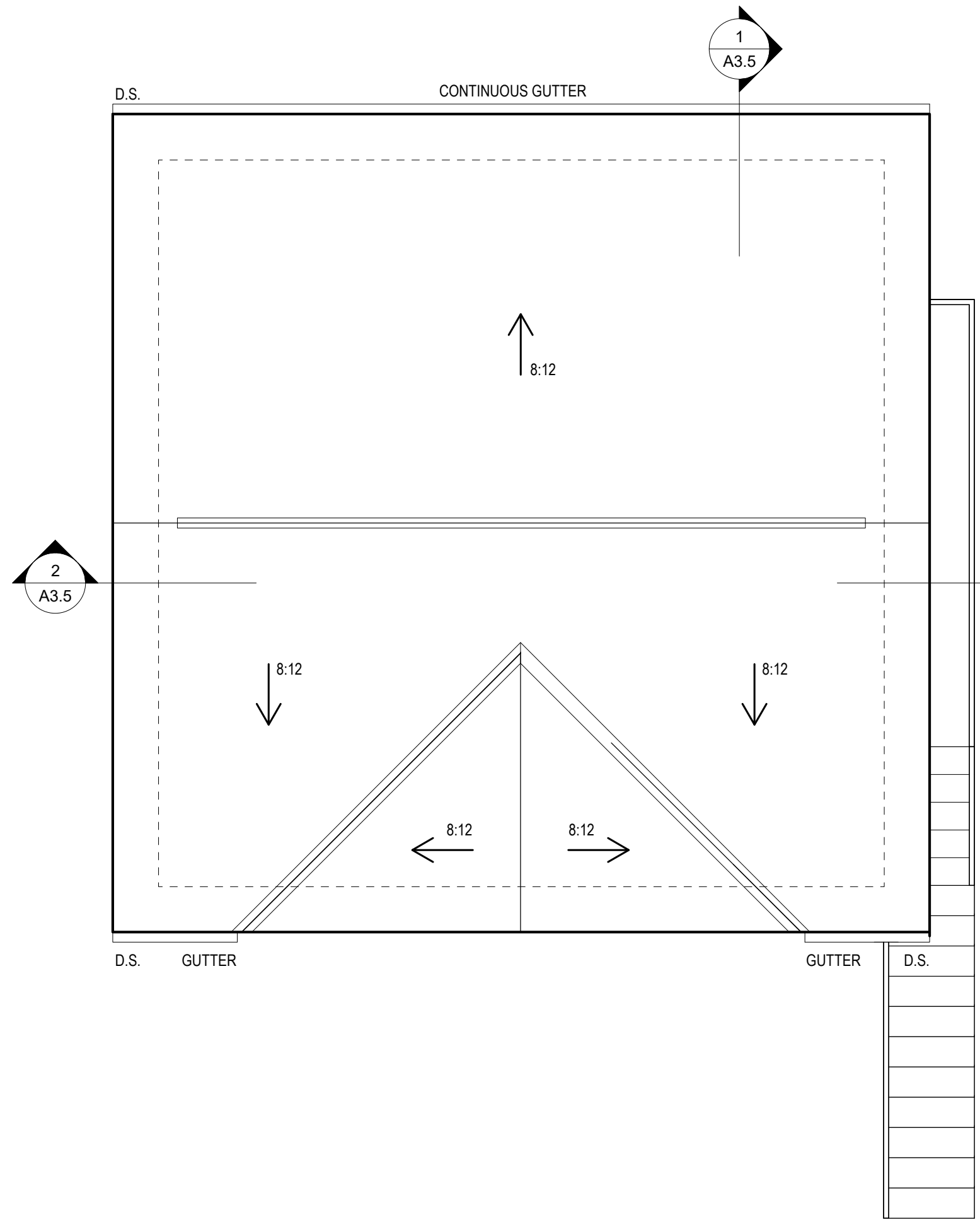
SD SET

Project # 19001

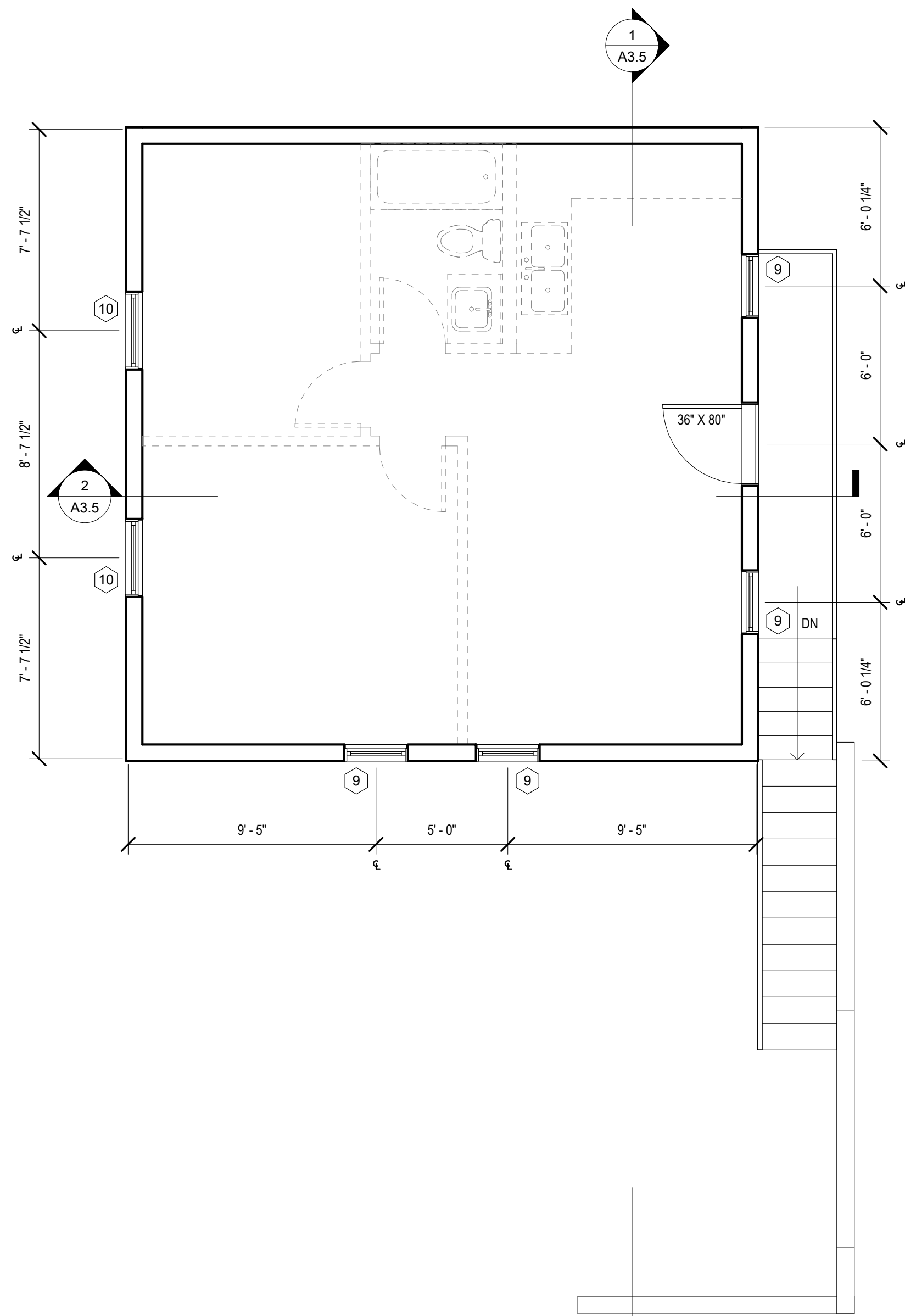
GARAGE FLOOR
PLANS
A1.5

Date: 08.22.2019

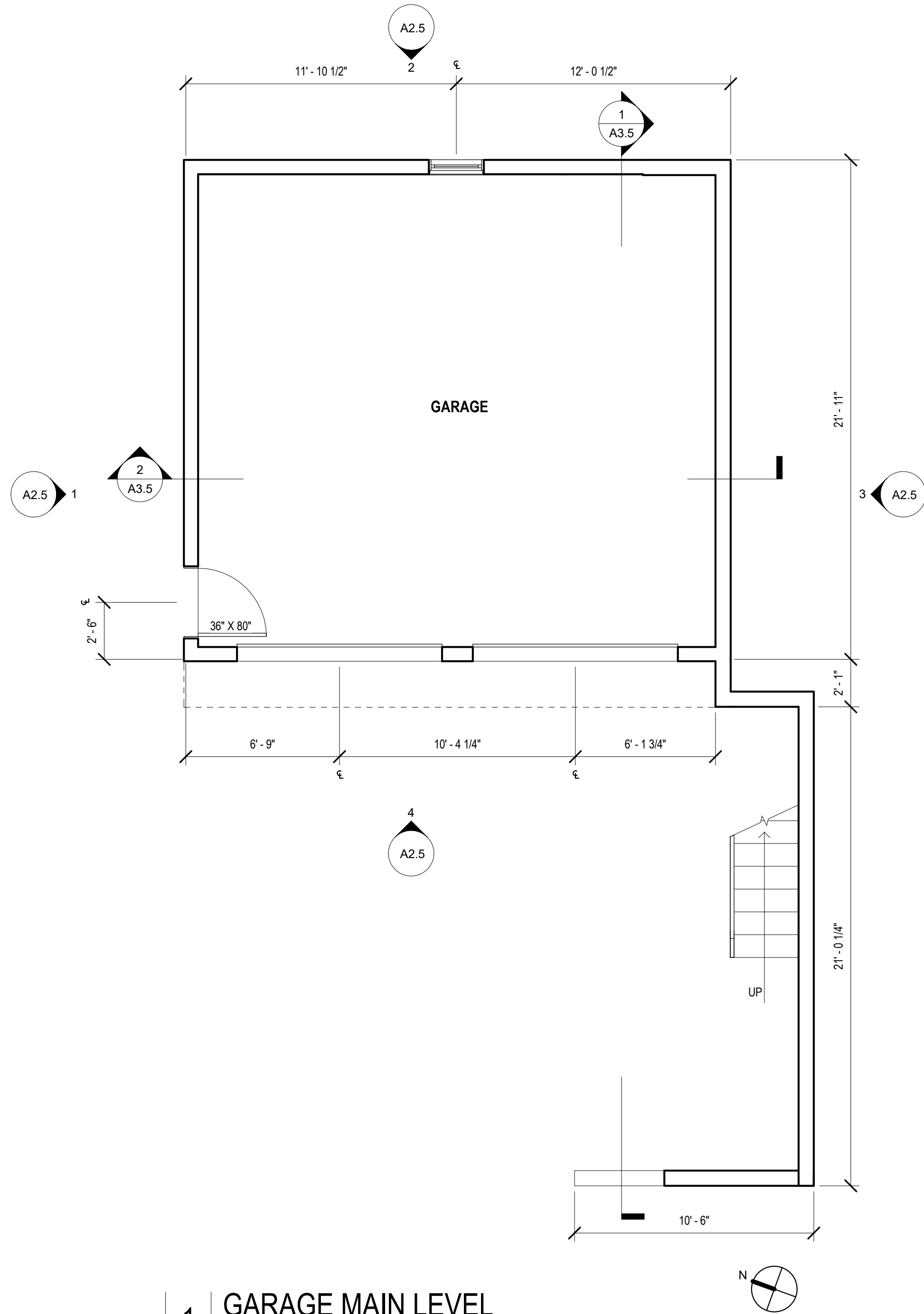
WINDOW SCHEDULE GARAGE						
TYPE	MANUFACTURER	COUNT	WIDTH	HEIGHT	EGRESS	COMMENTS
9	MARVIN INTEGRITY	5	2' - 5"	4' - 3 1/2"	No	Garage
10	MARVIN INTEGRITY	2	2' - 11 1/2"	4' - 11 3/4"	Yes	Garage



3 GARAGE ROOF DRAINAGE PLAN
1/4" = 1'-0"



2 GARAGE UPPER LEVEL
1/4" = 1'-0"



1 GARAGE MAIN LEVEL
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

BISTLINE RESIDENCE
708 4TH AVE
OREGON CITY, OREGON 97045

Revisions:
No. Date Description

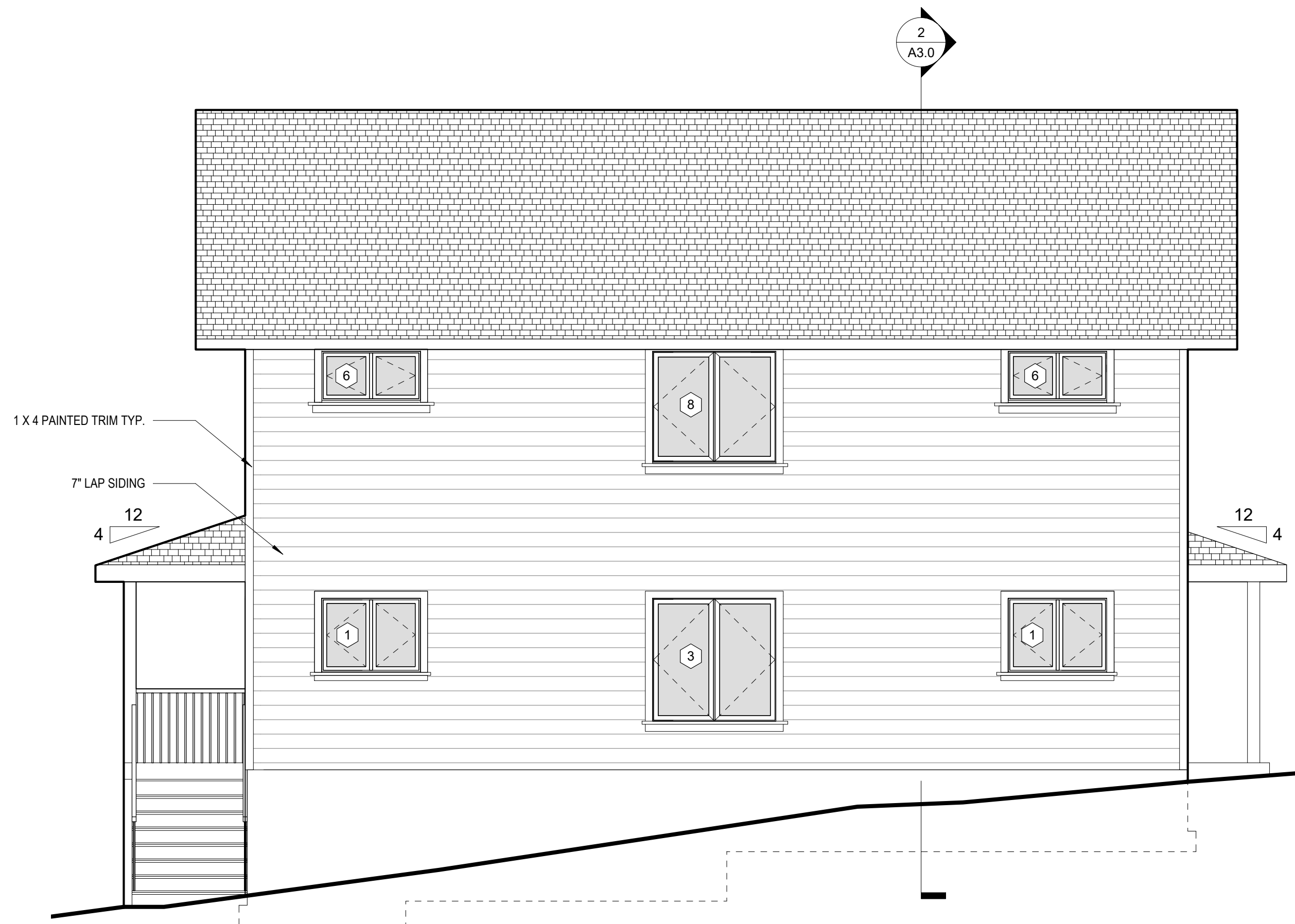
SD SET

Project # 19001

HOUSE
ELEVATIONS
A2.0

Date: 08.22.2019

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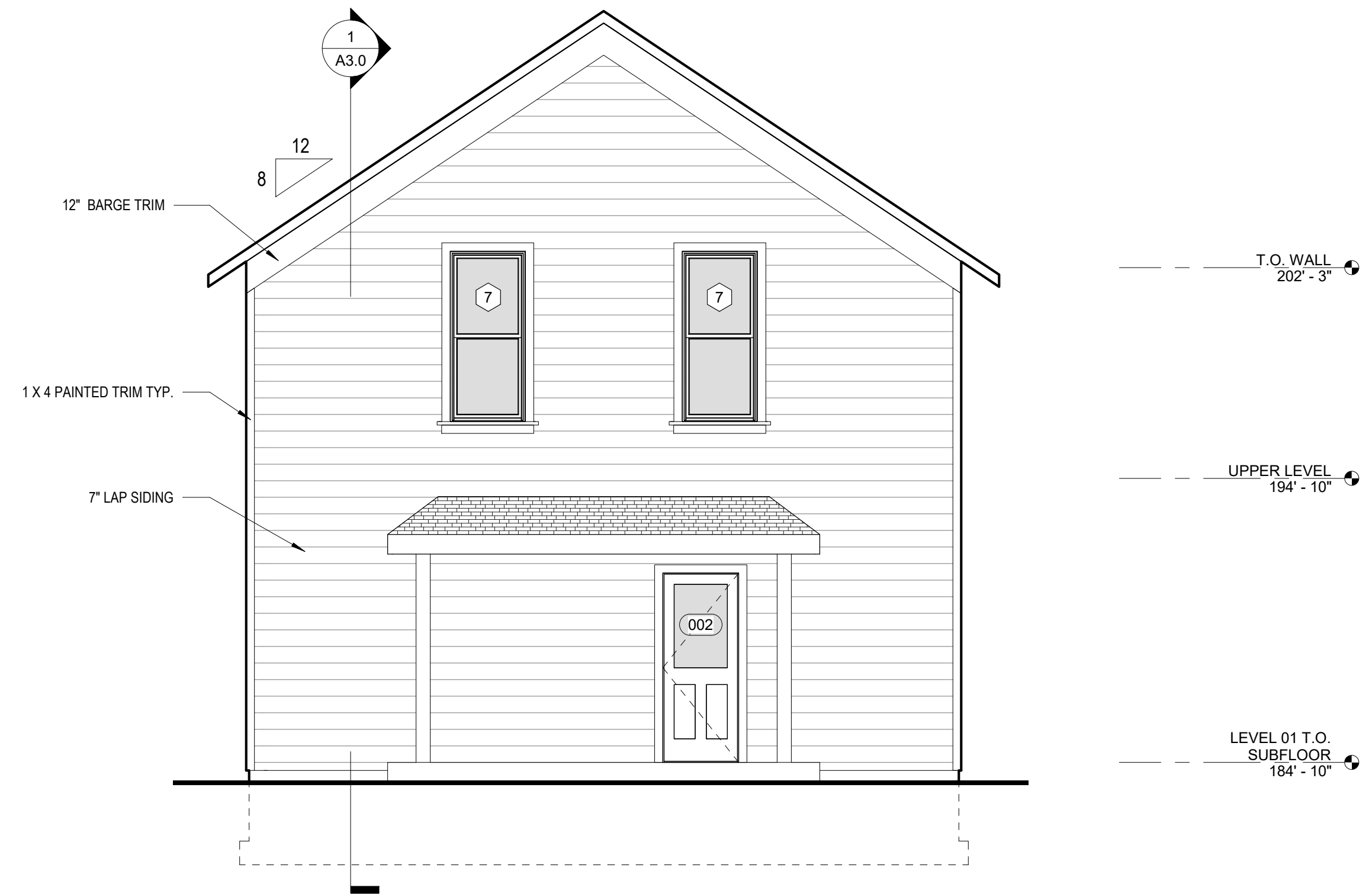


4 WEST ELEVATION
1/4" = 1'-0"

T.O. WALL
202' - 3"

UPPER LEVEL
194' - 10"

LEVEL 01 T.O. SUBFLOOR
184' - 10"

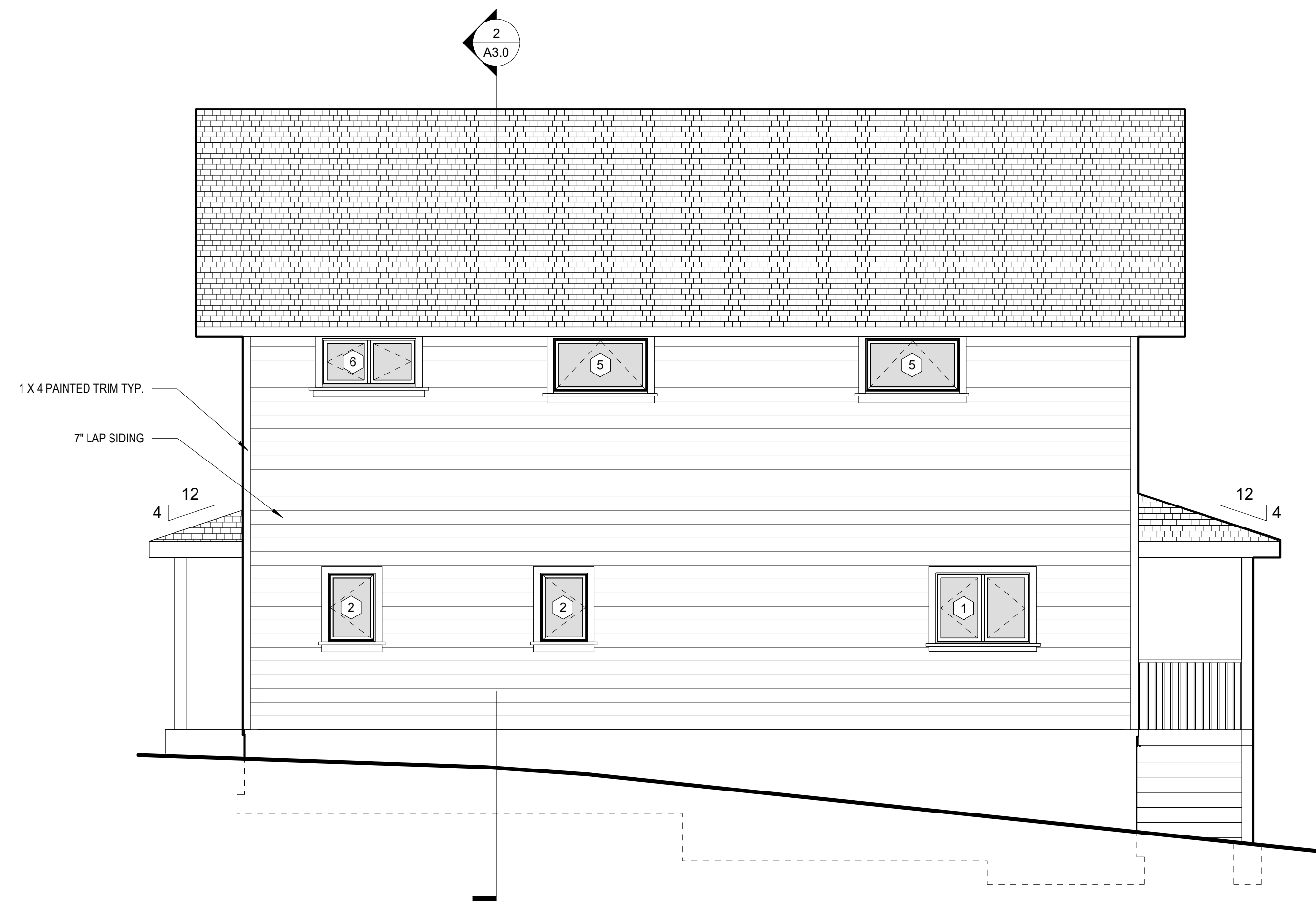


3 SOUTH ELEVATION
1/4" = 1'-0"

T.O. WALL
202' - 3"

UPPER LEVEL
194' - 10"

LEVEL 01 T.O. SUBFLOOR
184' - 10"

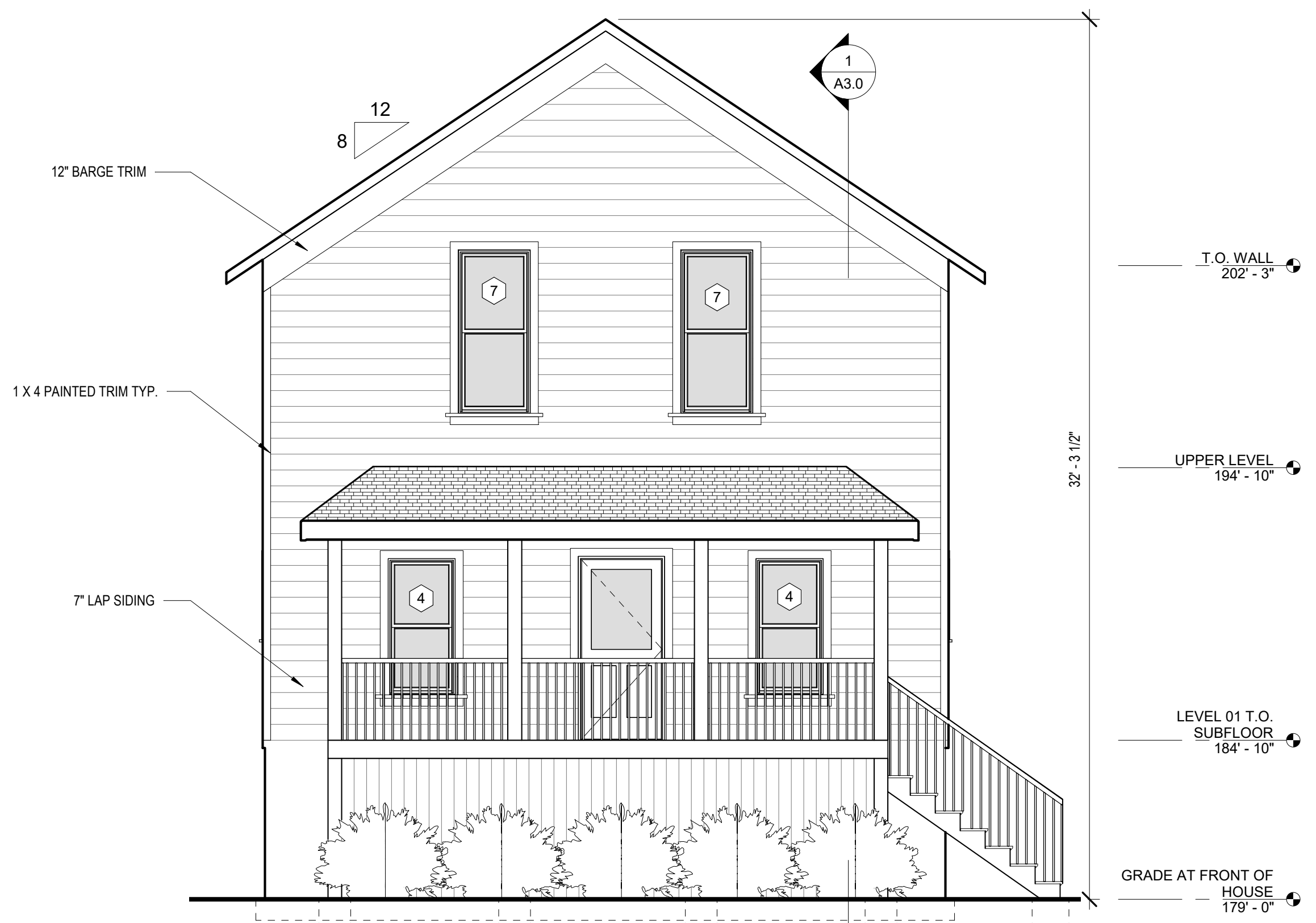


2 EAST ELEVATION
1/4" = 1'-0"

T.O. WALL
202' - 3"

UPPER LEVEL
194' - 10"

LEVEL 01 T.O. SUBFLOOR
184' - 10"



1 NORTH ELEVATION
1/4" = 1'-0"

T.O. WALL
202' - 3"

UPPER LEVEL
194' - 10"

LEVEL 01 T.O. SUBFLOOR
184' - 10"

GRADE AT FRONT OF HOUSE
179' - 0"

NOT FOR
CONSTRUCTION

BISTLINE RESIDENCE
708 4TH AVE
OREGON CITY, OREGON 97045

Revisions:
No. Date Description

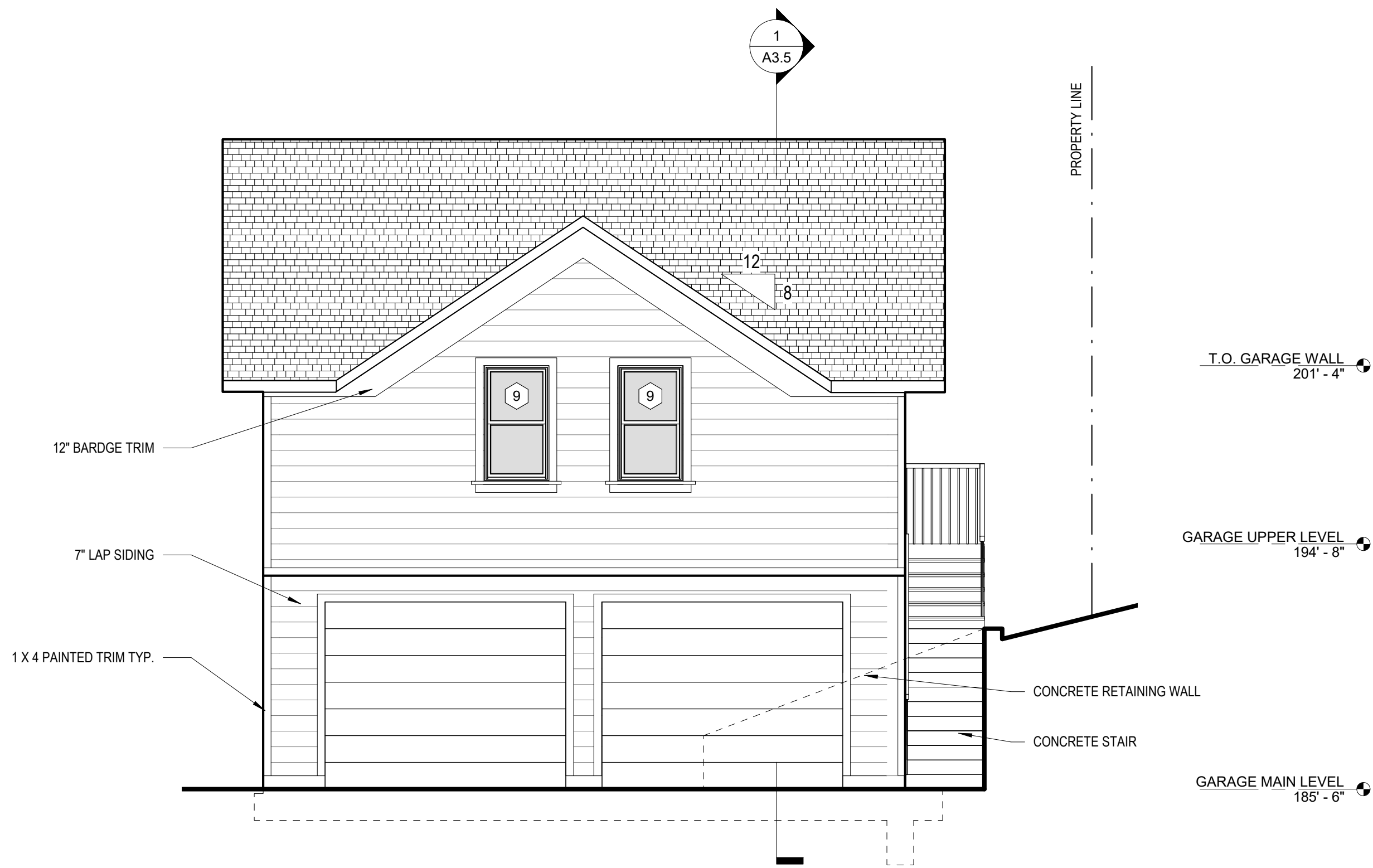
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Project # 19001

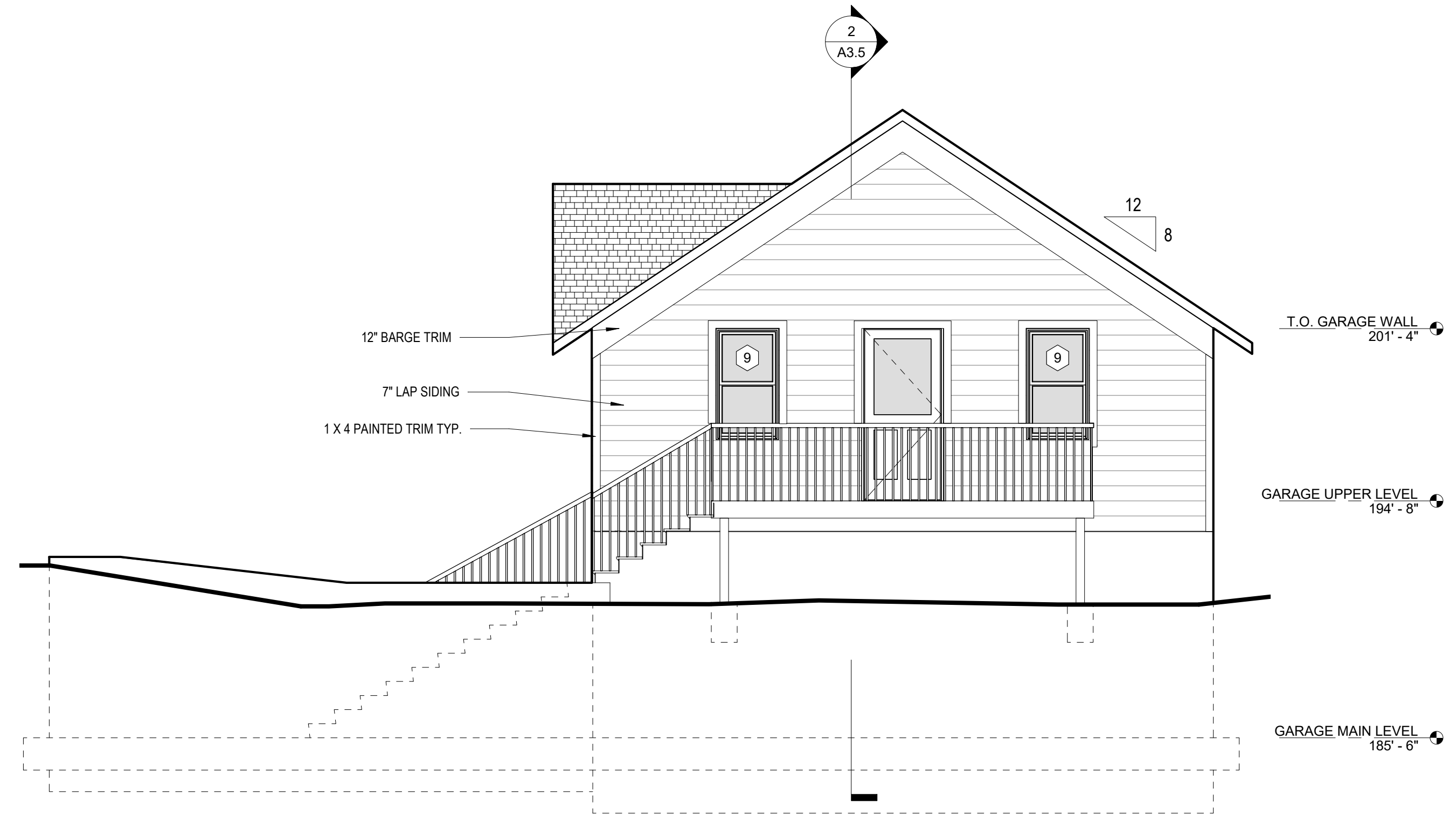
GARAGE
ELEVATIONS
A2.5

Date: 08.22.2019

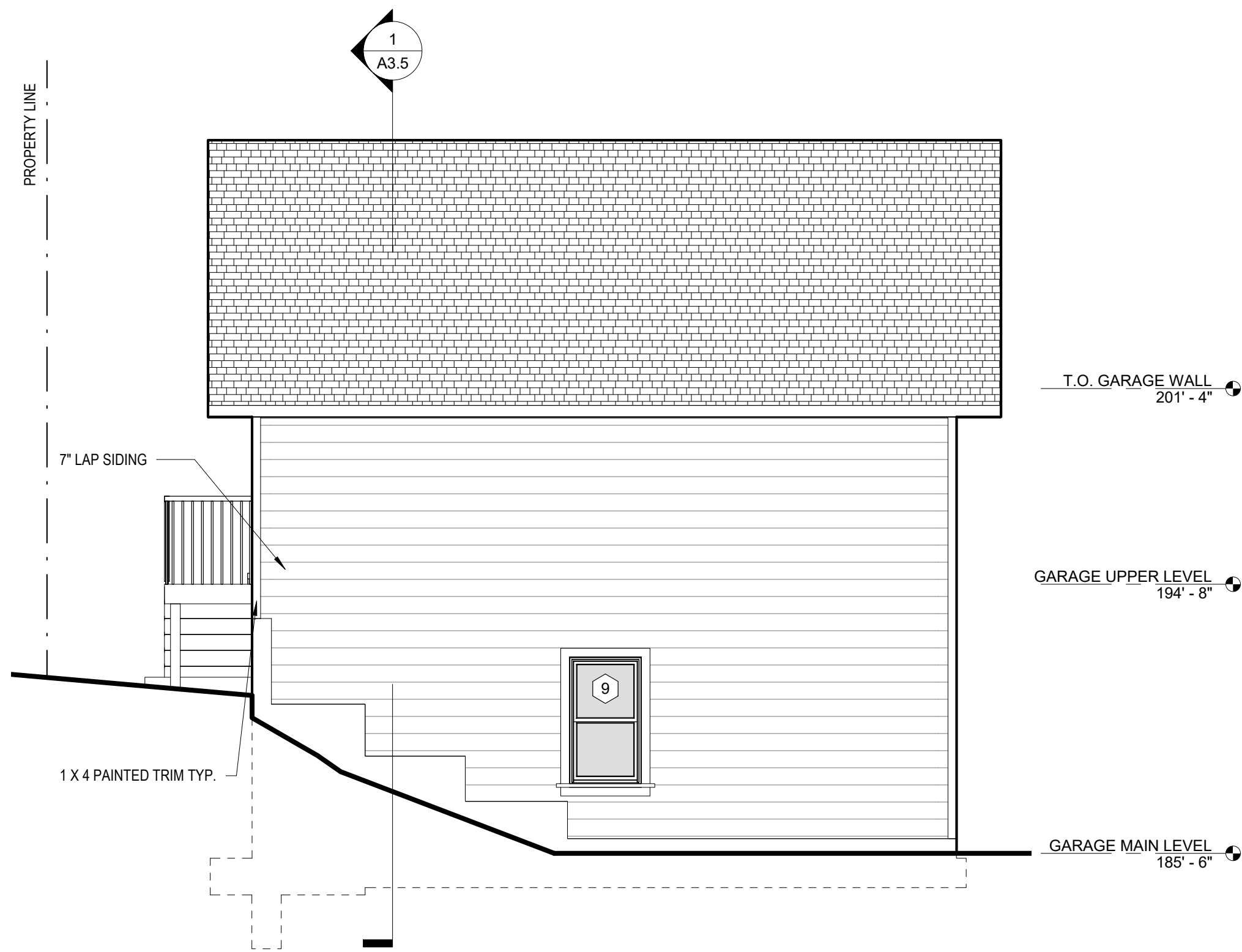
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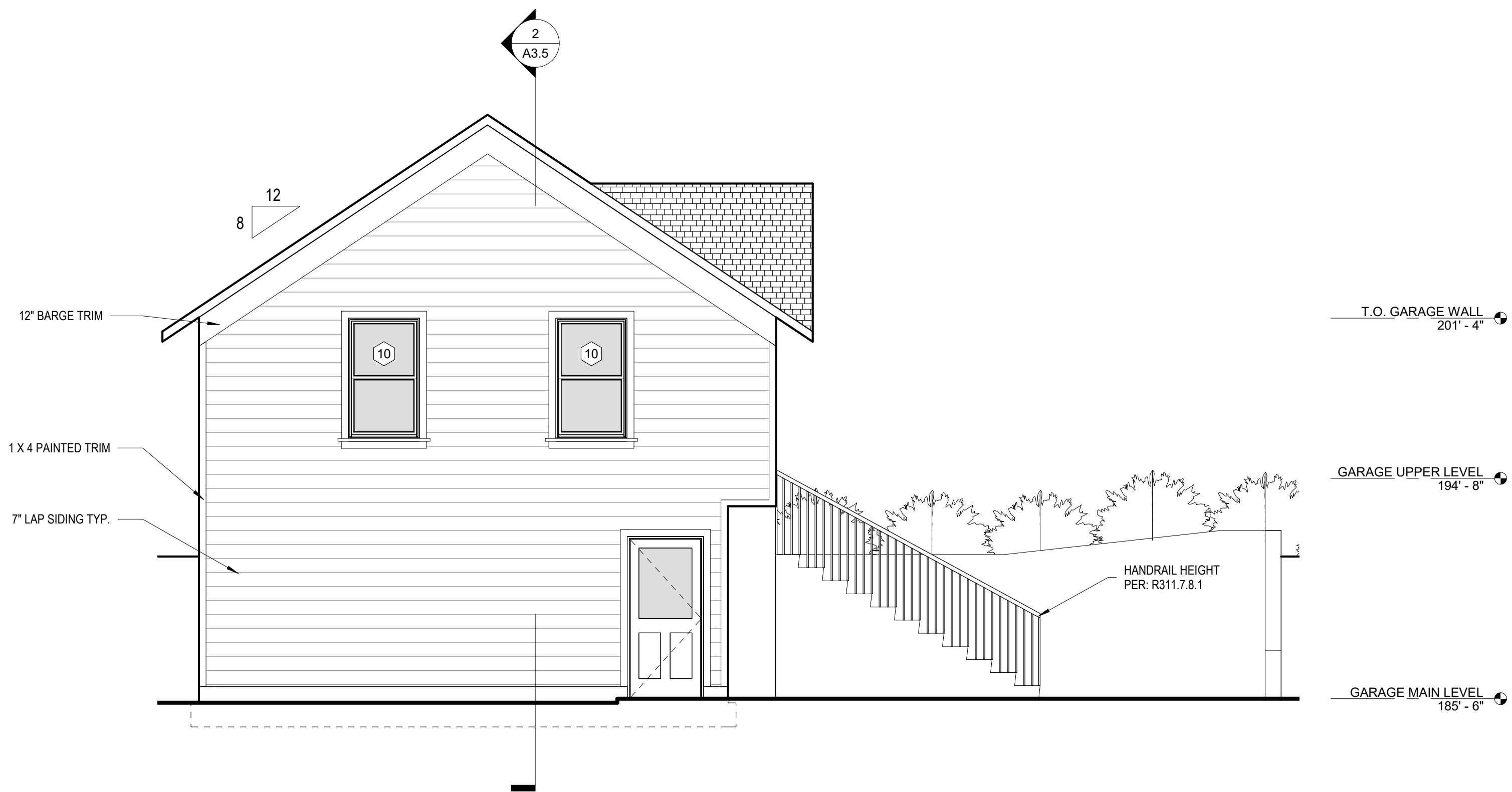
4 WEST GARAGE ELEVATION
1/4" = 1'-0"



3 SOUTH GARAGE ELEVATION
1/4" = 1'-0"



2 EAST GARAGE ELEVATION
1/4" = 1'-0"



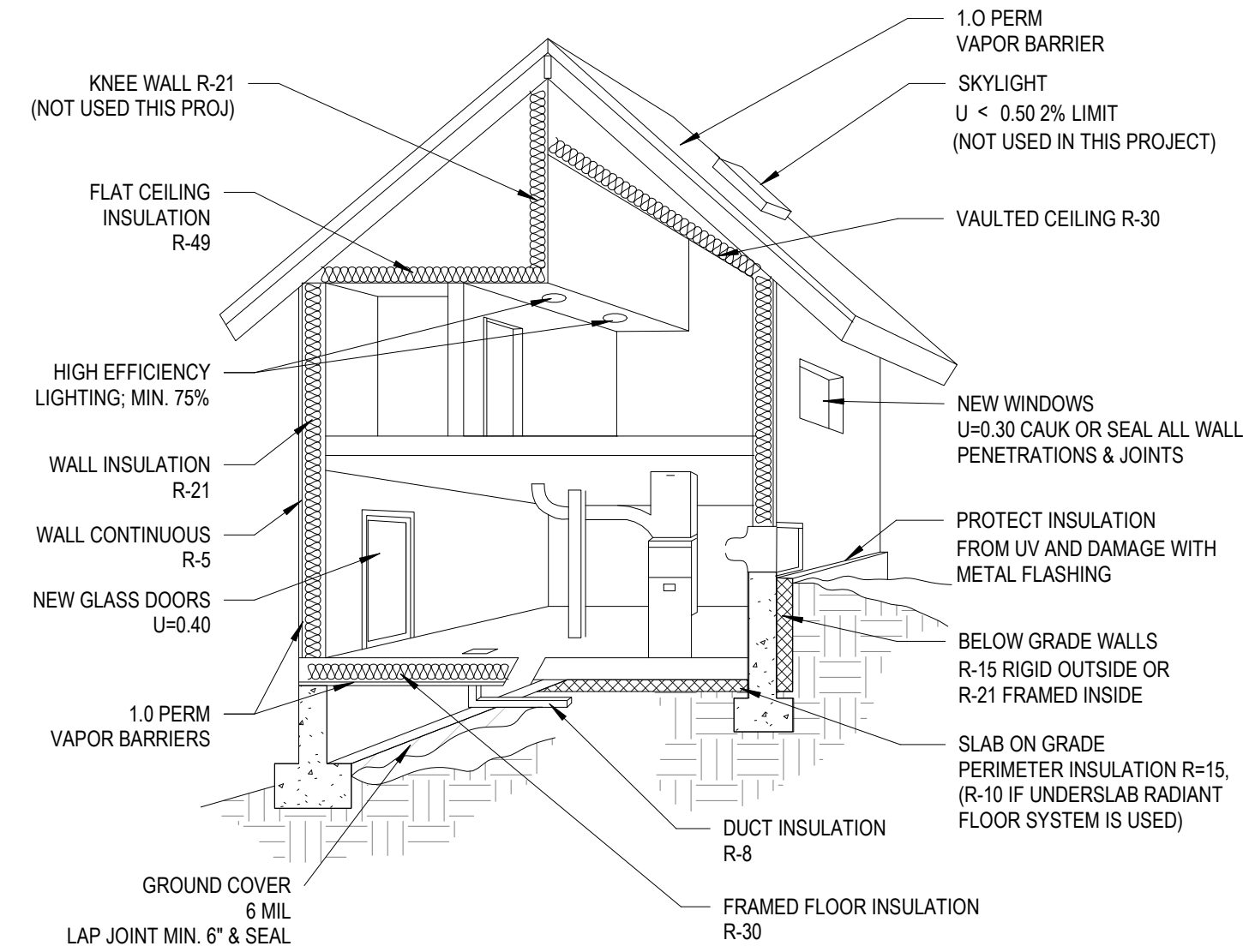
1 NORTH GARAGE ELEVATION
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

BISTLINE RESIDENCE
708 4TH AVE
OREGON CITY, OREGON 97045

2017 OREGON RESIDENTIAL ENERGY CODE

THE DIAGRAM BELOW IS MEANT AS A GENERAL GUIDE TO ENERGY ENVELOPE FOR NEW CONSTRUCTION. SEE CHAPTER 11 OF THE 2017 ORSC FOR COMPLETE REQUIREMENTS.



ADDITIONAL MEASURES PER N1101.1(2) AS FOLLOWS:

SEC.A - 2 EXTERIOR WALLS- U-0.057/R-23 INTERMEDIATE or R-21 ADVANCED, FRAMED FLOORS-U-0.026/R-38, and WINDOWS-U-0.28 (AVERAGE UA)

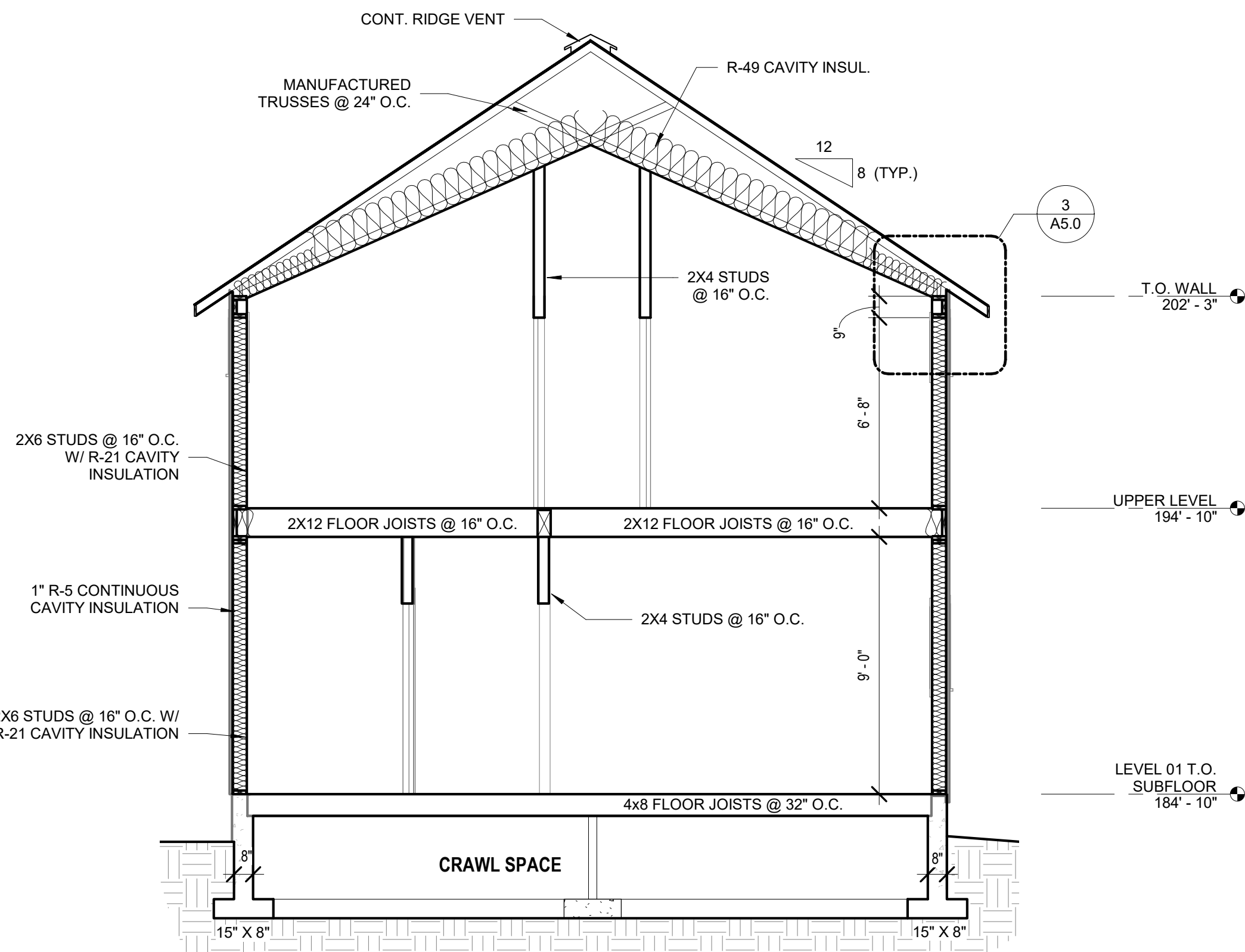
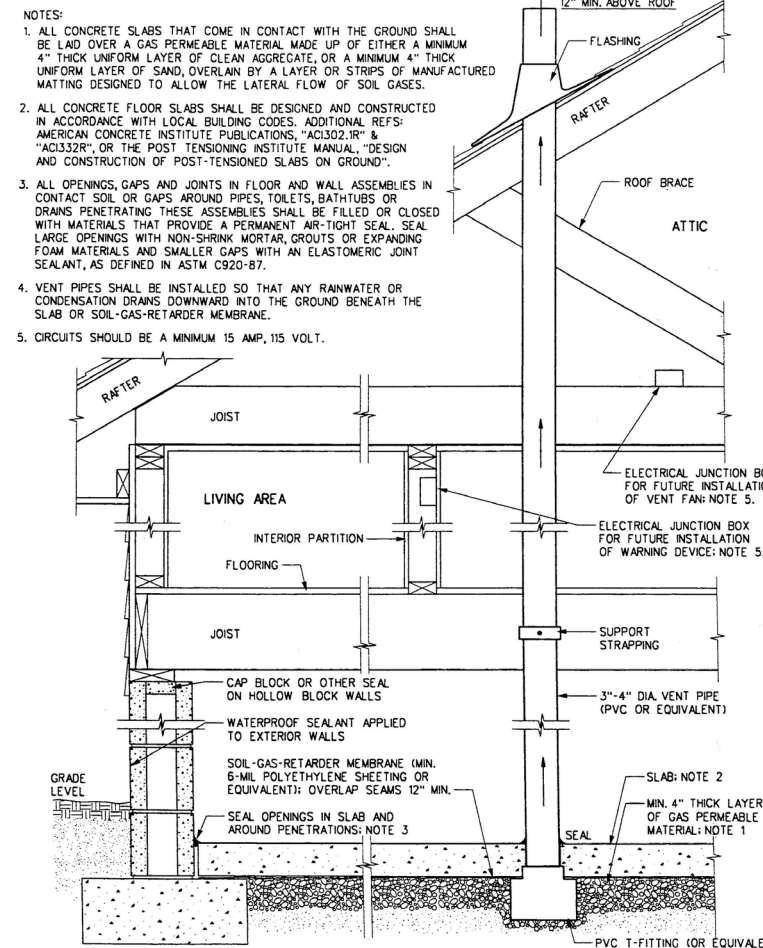
SEC.B - A HIGH EFFICIENCY HVAC SYSTEM:
94% AFUE GAS-FIRED FURNACE
(SEALED COMBUSTION AIR DUCTED DIRECTLY FROM OUTDOORS)

NEW BUILDING ASSEMBLIES GENERAL ENERGY REQUIREMENTS

- WINDOW U-FACTORS SHALL BE CERTIFIED THROUGH THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) CERTIFICATION PROGRAM OR HAVE EXEMPT LABELING.
- BATT-TYPE INSULATION SHALL BE INSTALLED FLUSH AGAINST THE WARM SIDE OF THE CAVITY. IN SO FAR AS PRACTICAL.
- RECESSED LIGHT FIXTURES MAY NOT BE INSTALLED IN INSULATED CAVITIES, UNLESS LISTED AS AIRTIGHT AND IC-RATED (DIRECT CONTACT WITH INSULATION).
- BELOW-GRADE WALLS SHALL BE INSULATED FROM BOTTOM OF ABOVE-GRADE SUBFLOOR DOWNWARD AND TO TOP OF BELOW-GRADE FINISHED FLOOR.
- WINDOW AND DOOR AIR LEAKAGE RATES SHALL MEET THE ASTM STANDARDS.
- ALL EXTERIOR JOINTS AROUND WINDOWS, AROUND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, AND OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN A MANNER APPROVED BY THE BUILDING OFFICIAL.
- EXTERIOR ENVELOPE INSULATION SHALL HAVE VAPOR RETARDERS INSTALLED ON THE WARM SIDE (IN WINTER) WITH A 1-PERM DRY CUP RATING OR LESS.
- AN APPROVED GROUND COVER FOR NEW BUILDINGS WHEN INSULATION IS INSTALLED.
- ALL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS SHALL BE PROVIDED WITH PROPER CONTROLS.
- ALL HOT WATER PIPING SHALL BE INSULATED PER TABLE N1106.1 OF THE 2011 ORSC.

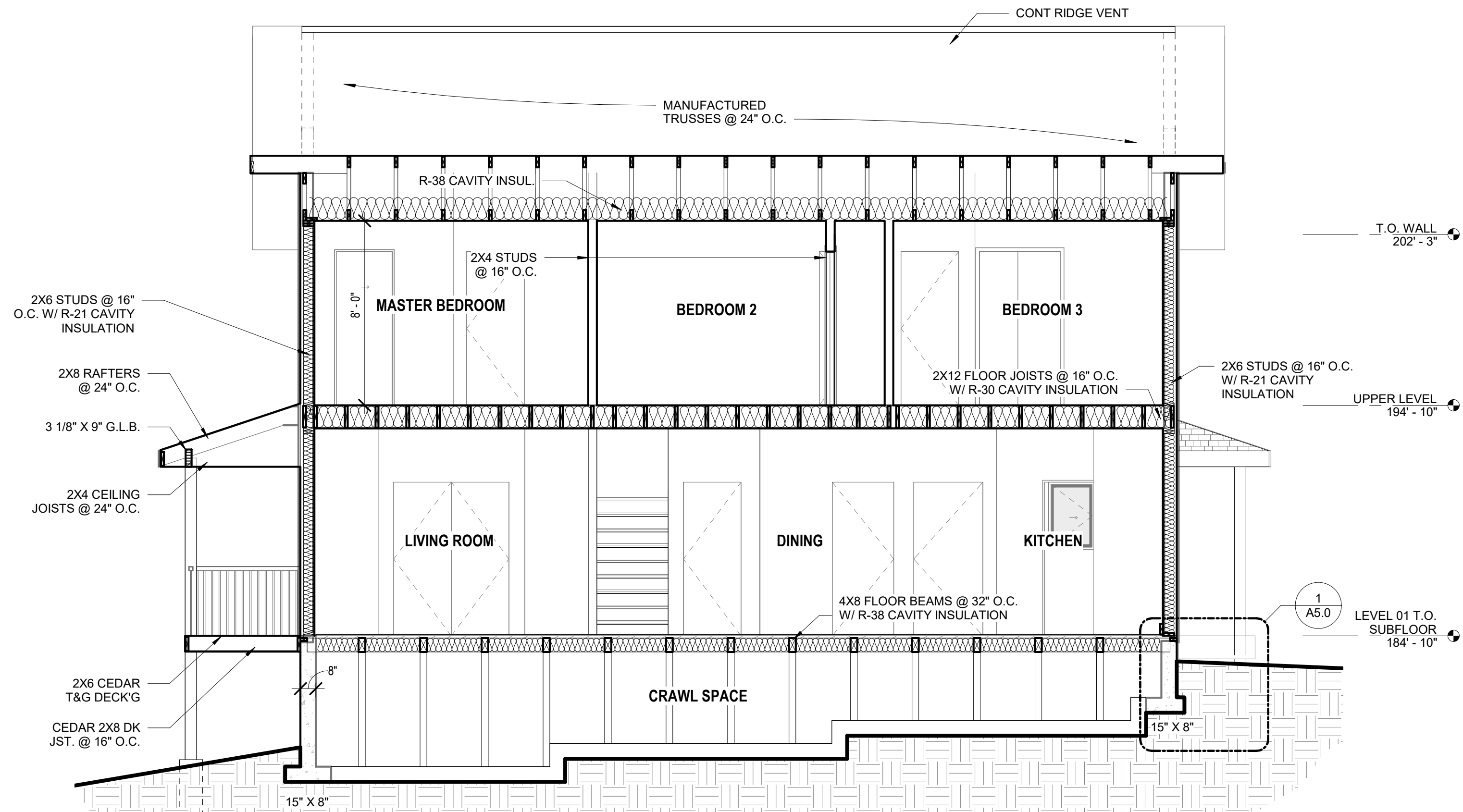
PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

EPA 402-95012



2 HOUSE SECTION E/W

1/4" = 1'-0"



1 HOUSE SECTION N/S

1/4" = 1'-0"

Revisions:		
No.	Date	Description

SD SET

Project # 19001

HOUSE SECTIONS

A3.0

Date: 08.22.2019

NOT FOR
CONSTRUCTION

BISTLINE RESIDENCE
708 4TH AVE
OREGON CITY, OREGON 97045

Revisions:		
No.	Date	Description

SD SET

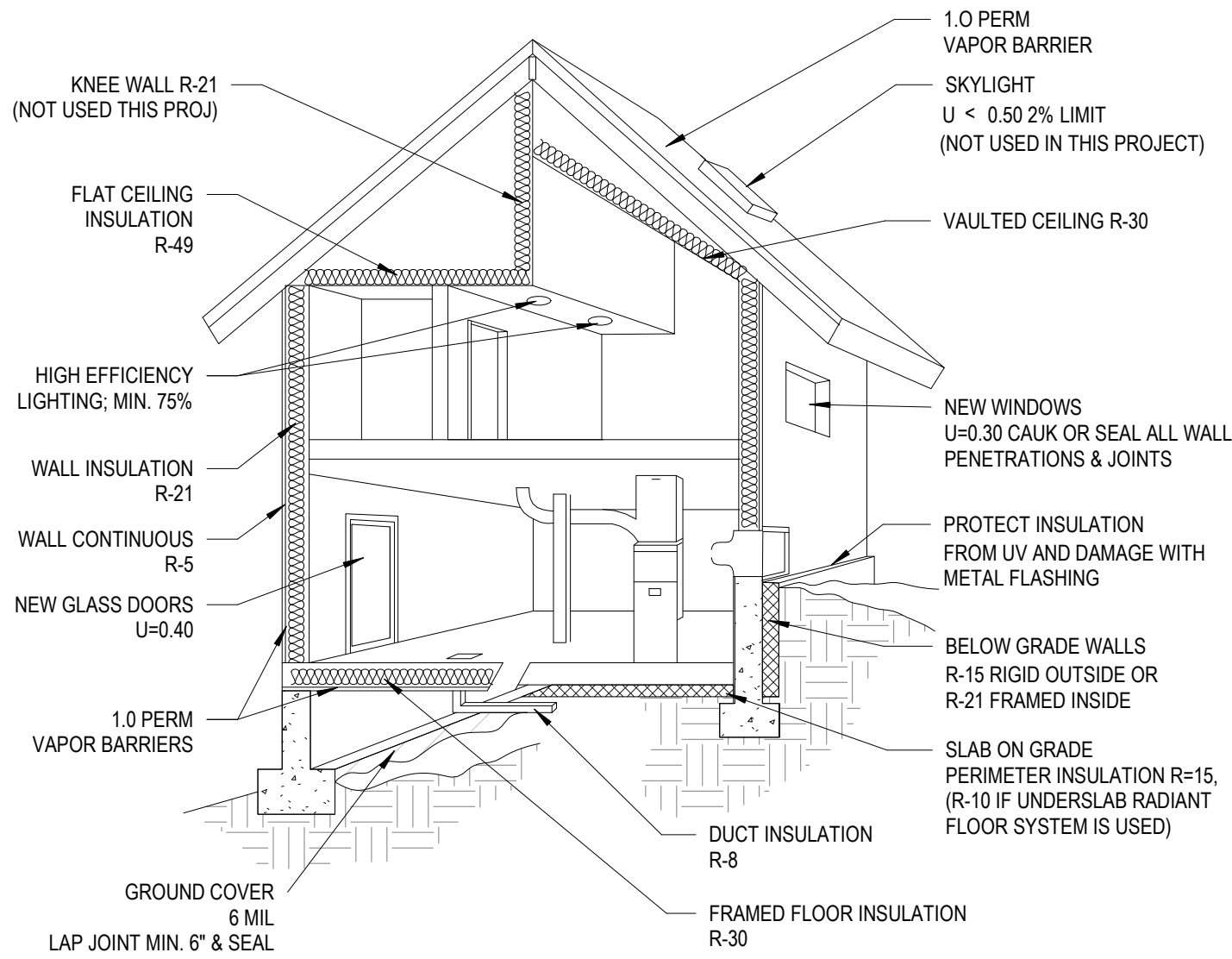
Project # 19001

GARAGE
SECTIONS
A3.5

Date: 08.22.2019

2017 OREGON RESIDENTIAL ENERGY CODE

THE DIAGRAM BELOW IS MEANT AS A GENERAL GUIDE TO ENERGY ENVELOPE FOR NEW CONSTRUCTION. SEE CHAPTER 11 OF THE 2017 ORSC FOR COMPLETE REQUIREMENTS.



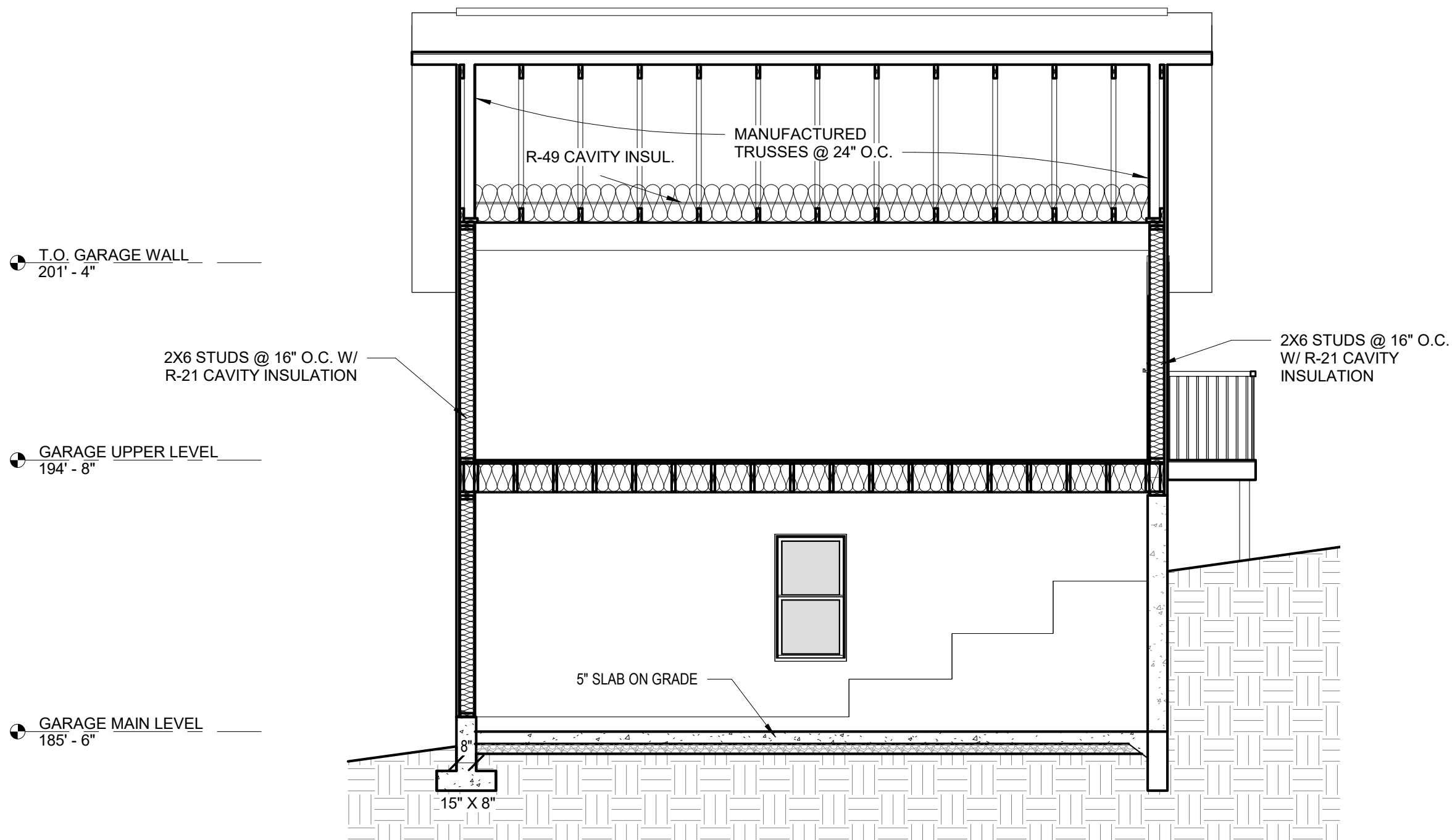
ADDITIONAL MEASURES PER N1101.1(2) AS FOLLOWS:

SEC A - 2. EXTERIOR WALLS-- U-0.057/R-23 INTERMEDIATE or R-21 ADVANCED, FRAMED FLOORS--U-0.026/R-38, and WINDOWS-- U-0.28 (AVERAGE UA)

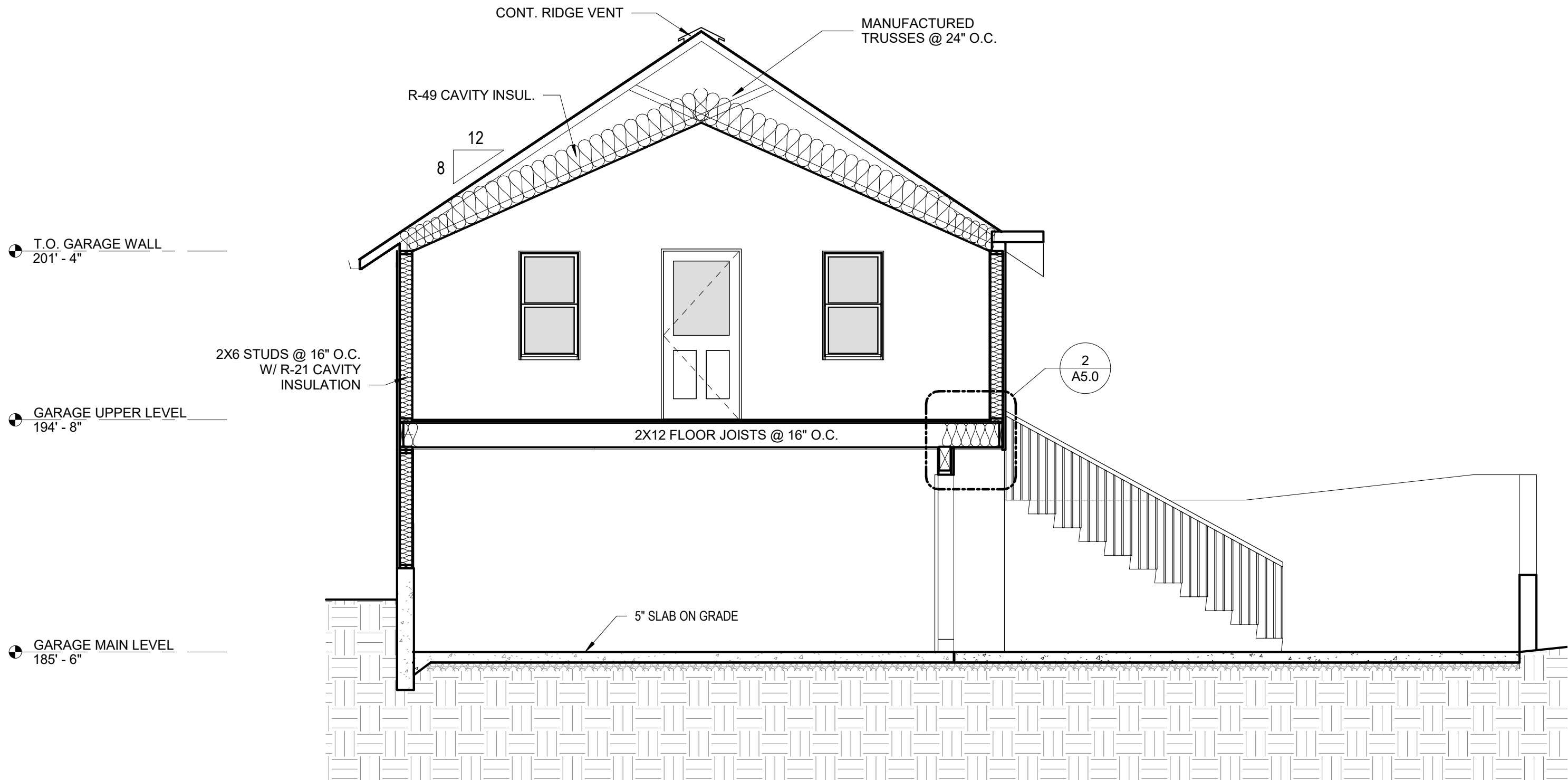
SEC B - A. HIGH EFFICIENCY HVAC SYSTEM:
94% AFUE GAS FIRED FURNACE
(SEALED COMBUSTION AIR DUCTED DIRECTLY FROM OUTDOORS)

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2 GARAGE SECTION E/W
1/4" = 1'-0"



1 GARAGE SECTION N/S
1/4" = 1'-0"