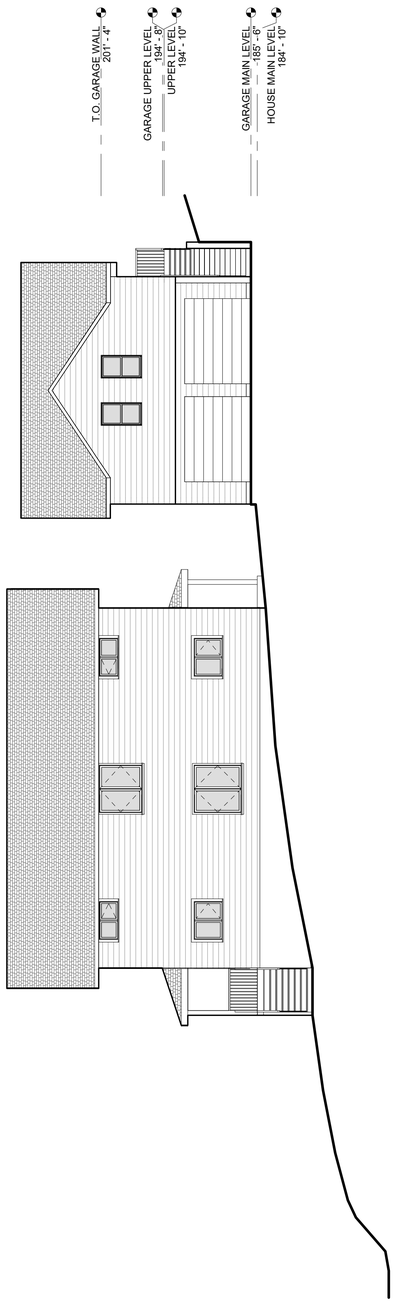


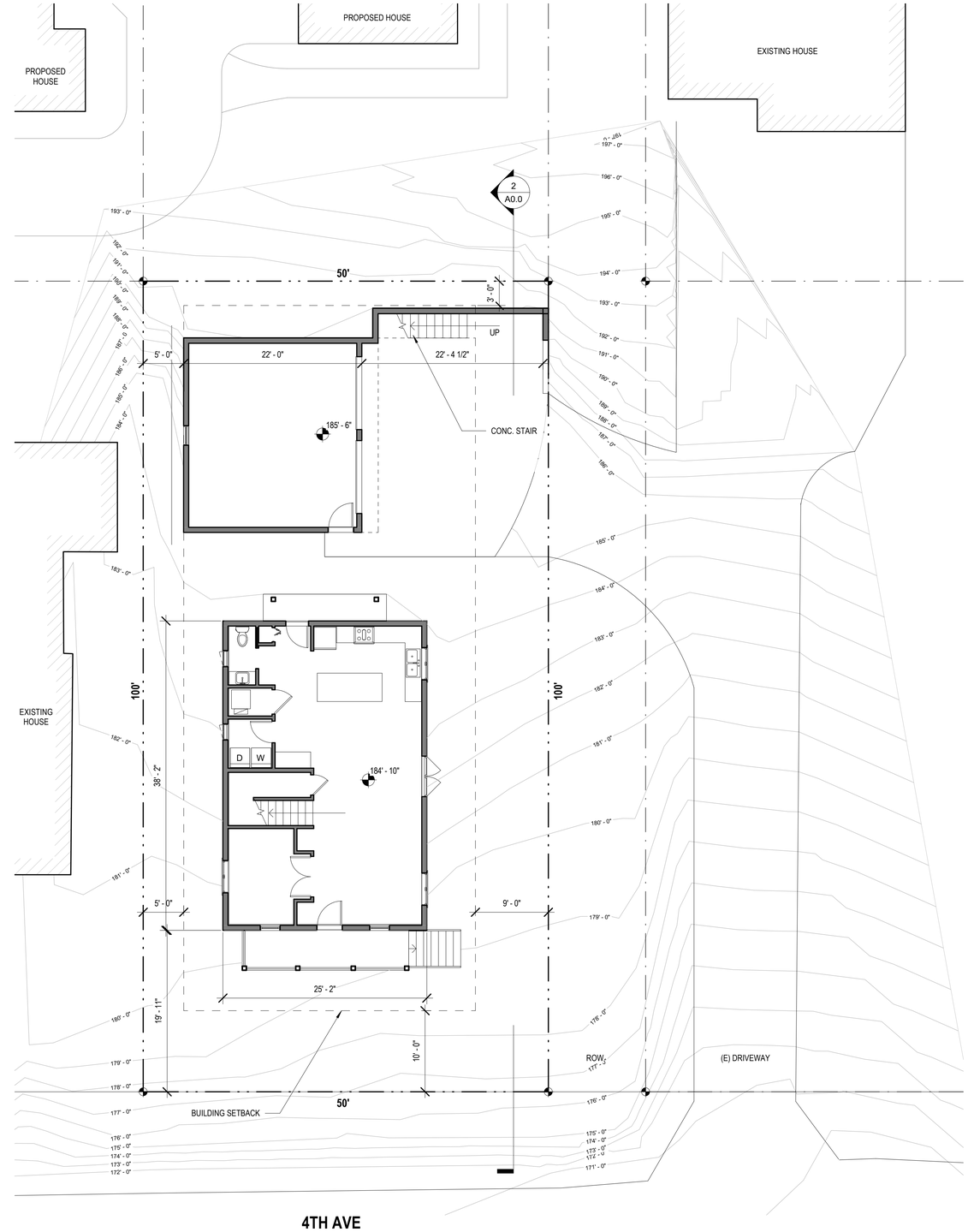
LOT COVERAGE:

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

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



1 SITE PLAN
1/8" = 1'-0"

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SITE PLAN

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SYMBOLS:

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

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

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

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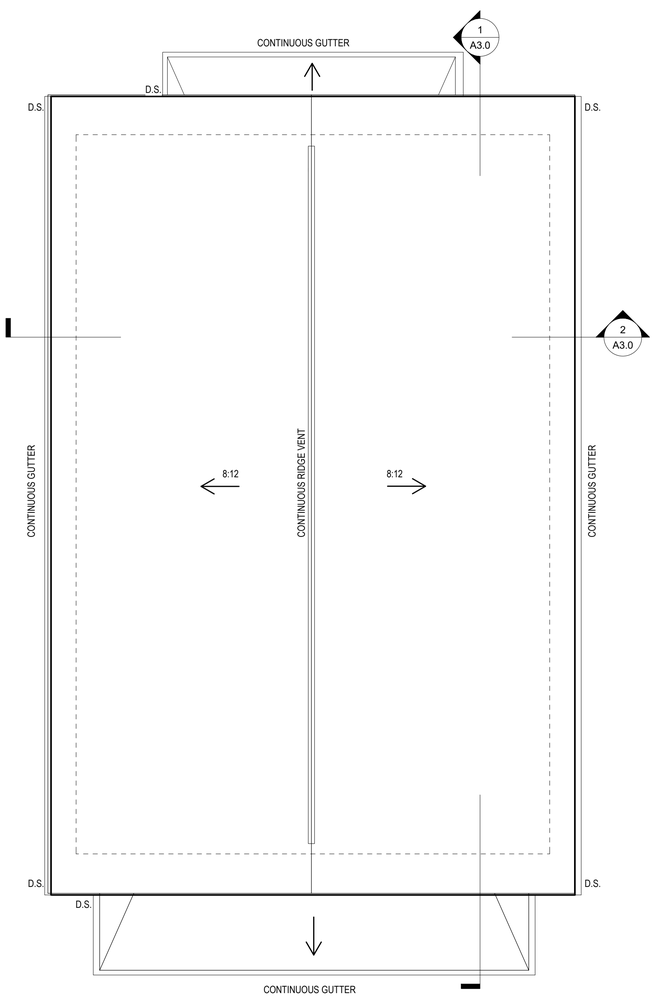
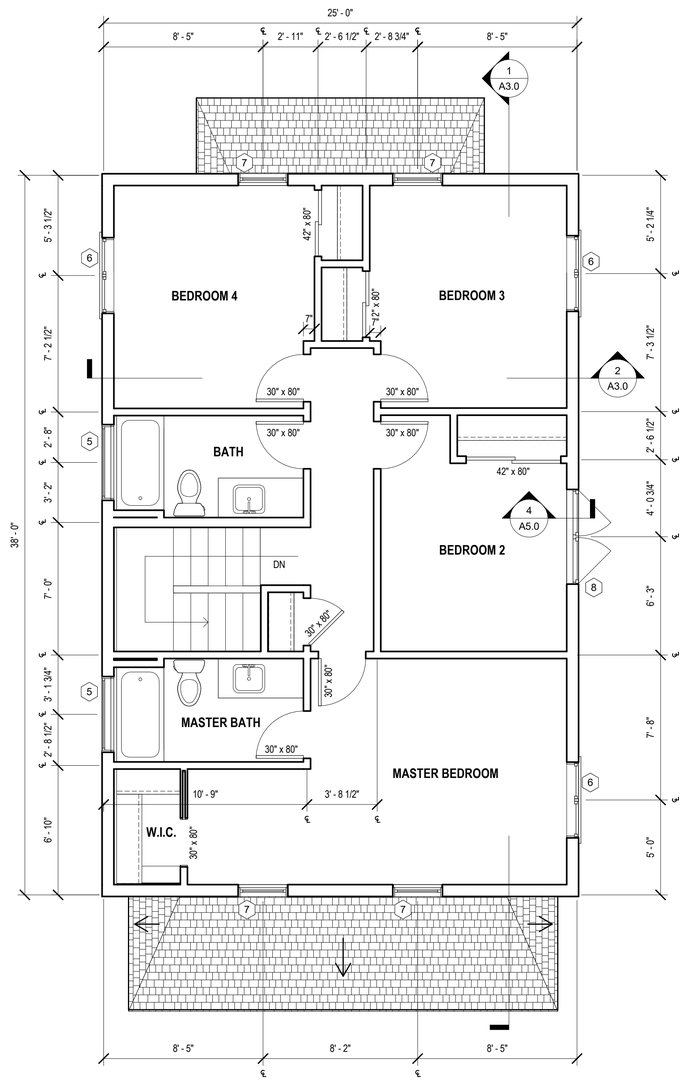


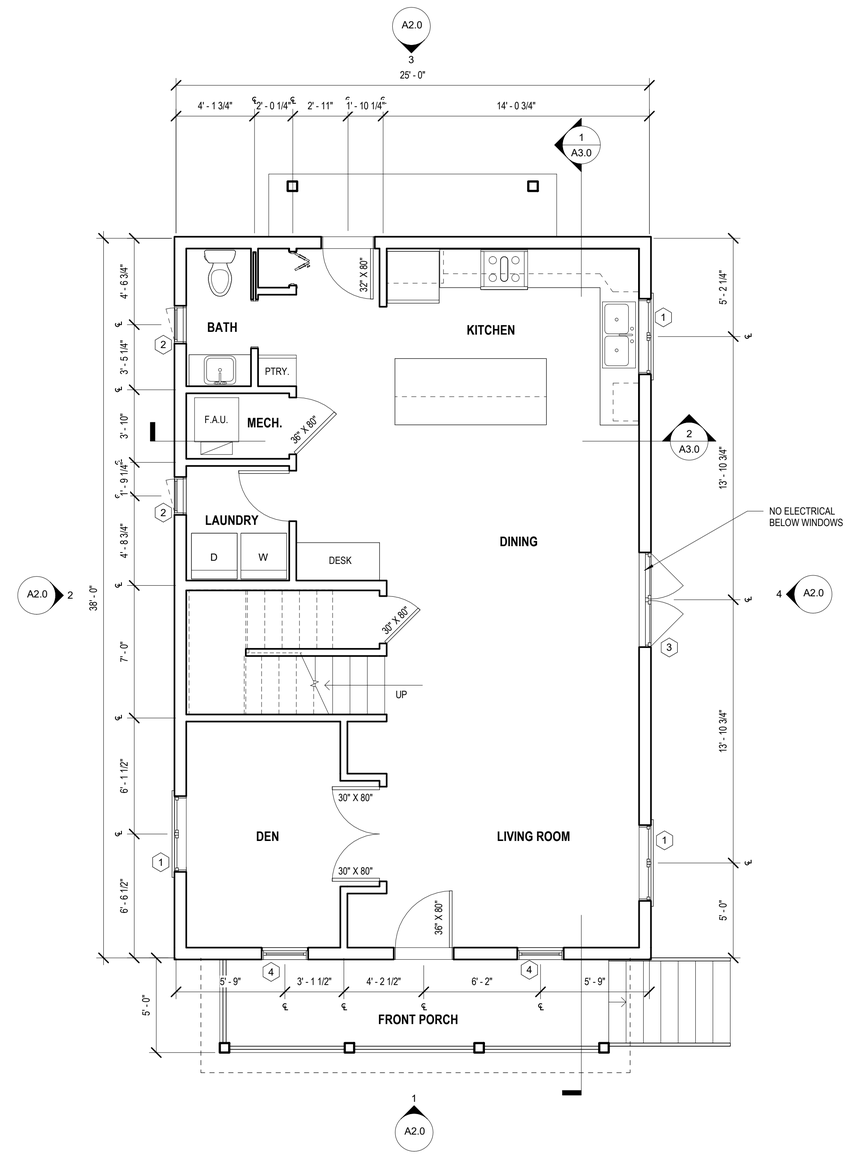
3 ROOF DRAINAGE PLAN

1/4" = 1'-0"



2 UPPER LEVEL

1/4" = 1'-0"



1 MAIN LEVEL

1/4" = 1'-0"

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HOUSE FLOOR PLANS

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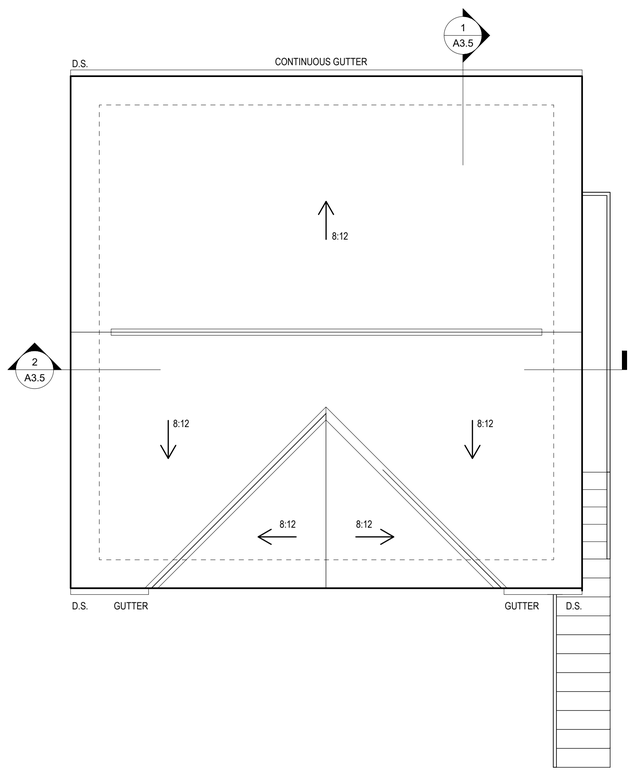
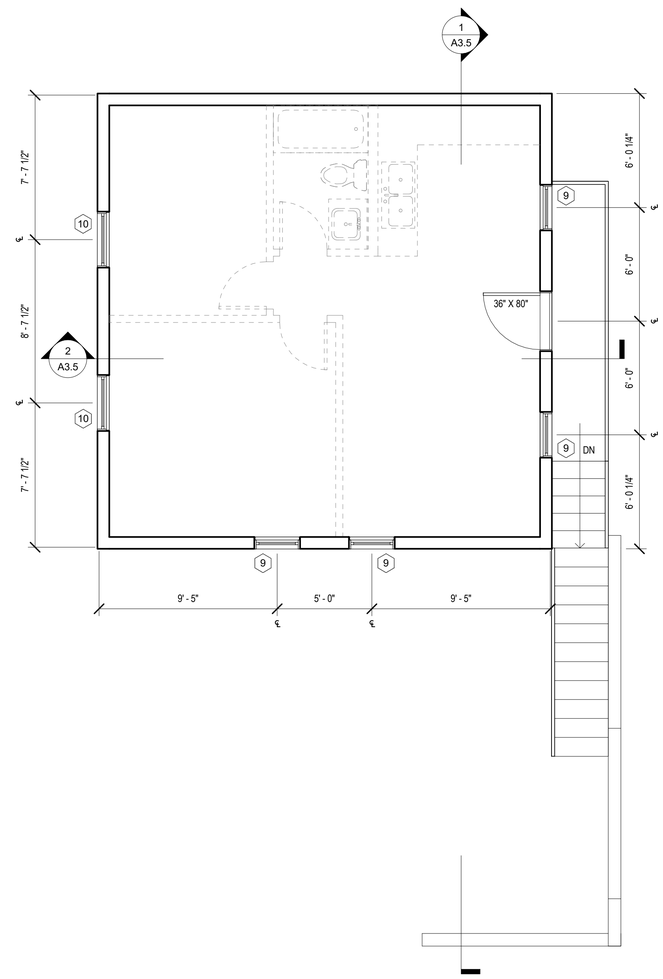
WINDOW SCHEDULE GARAGE

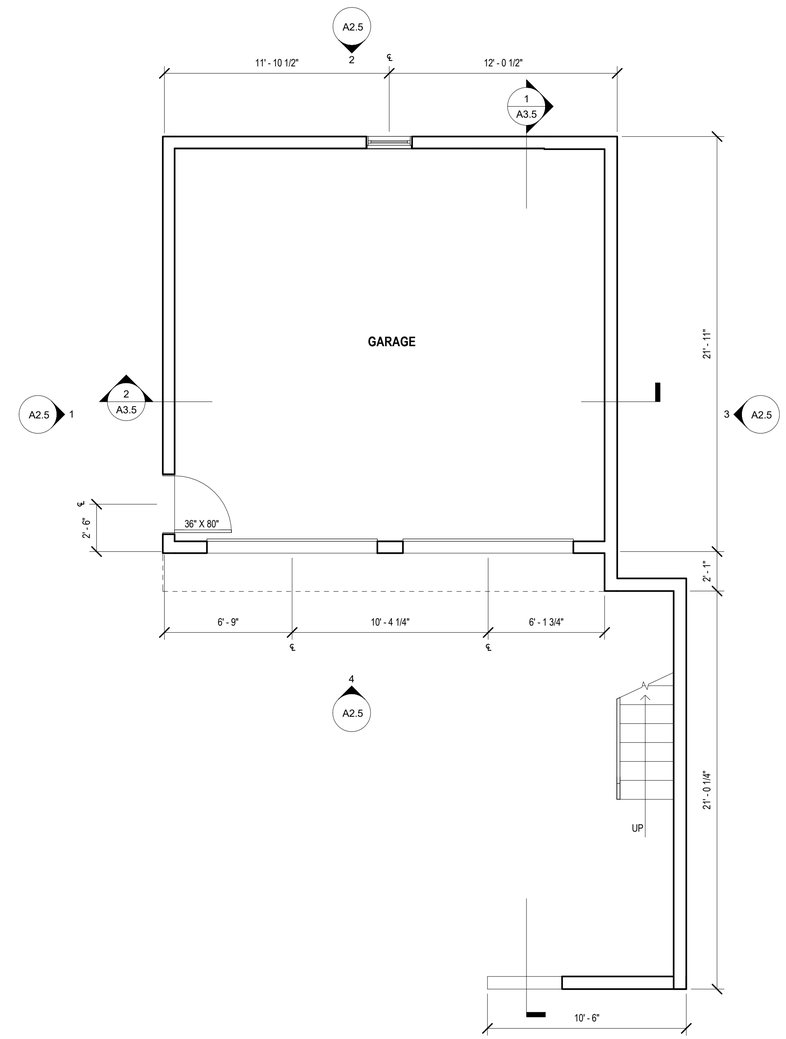
TYPE	MANUFACTURER	COUNT	WIDTH	HEIGHT	EGRESS	COMMENTS
9	MARVIN INTEGRITY	5	2' - 5"	4' - 3 1/2"	No	Garage
10	MARVIN INTEGRITY	2	2' - 11 1/2"	4' - 11 3/4"	Yes	Garage



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"

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GARAGE FLOOR PLANS
A1.5

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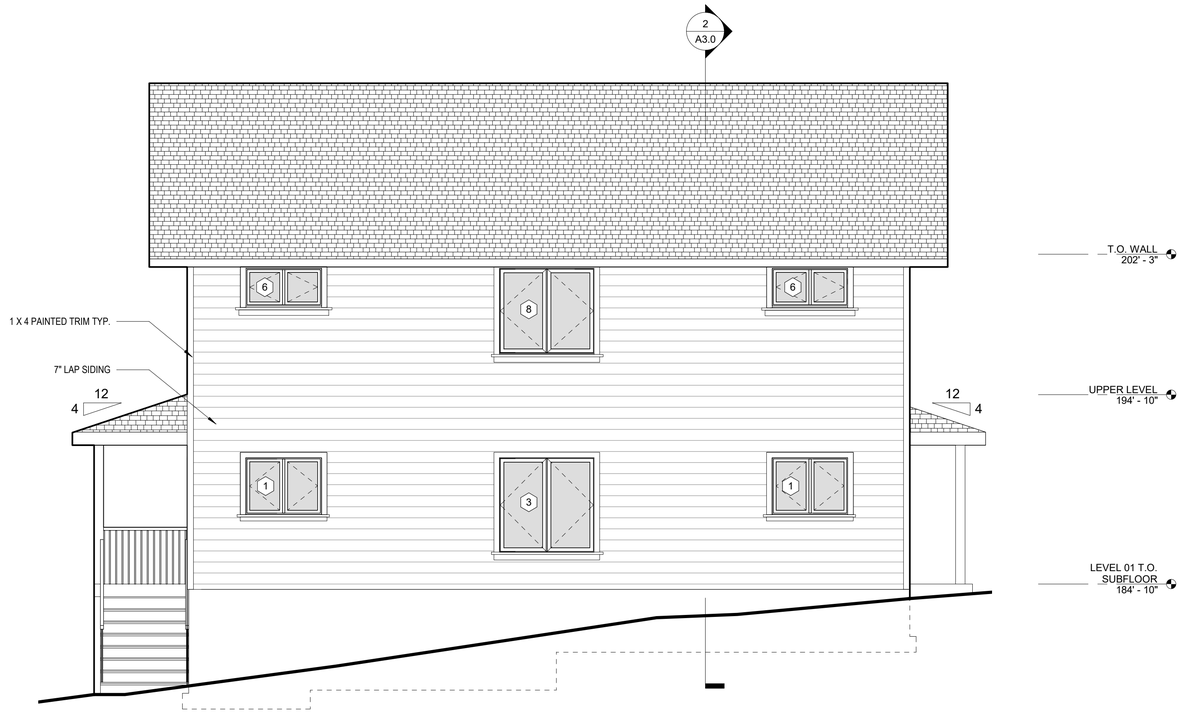
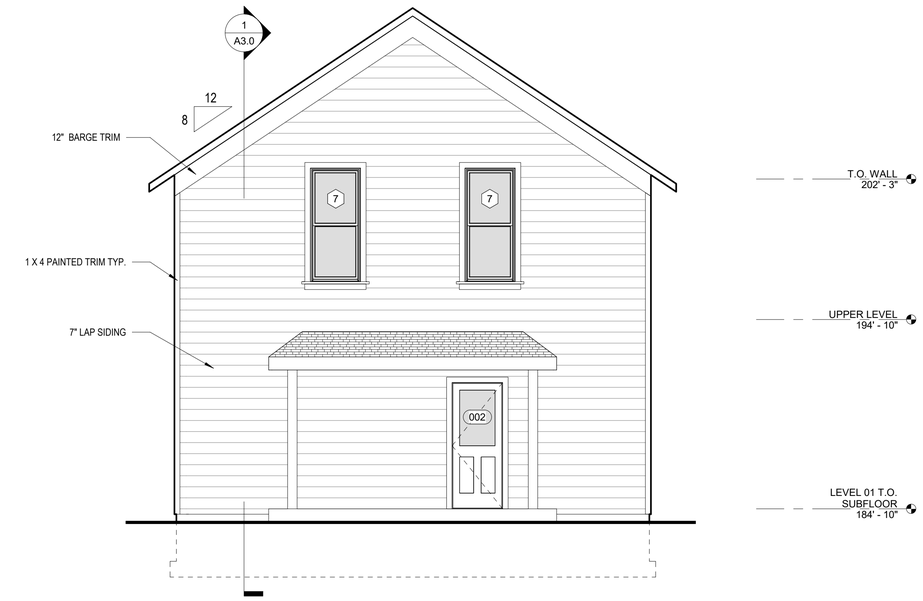
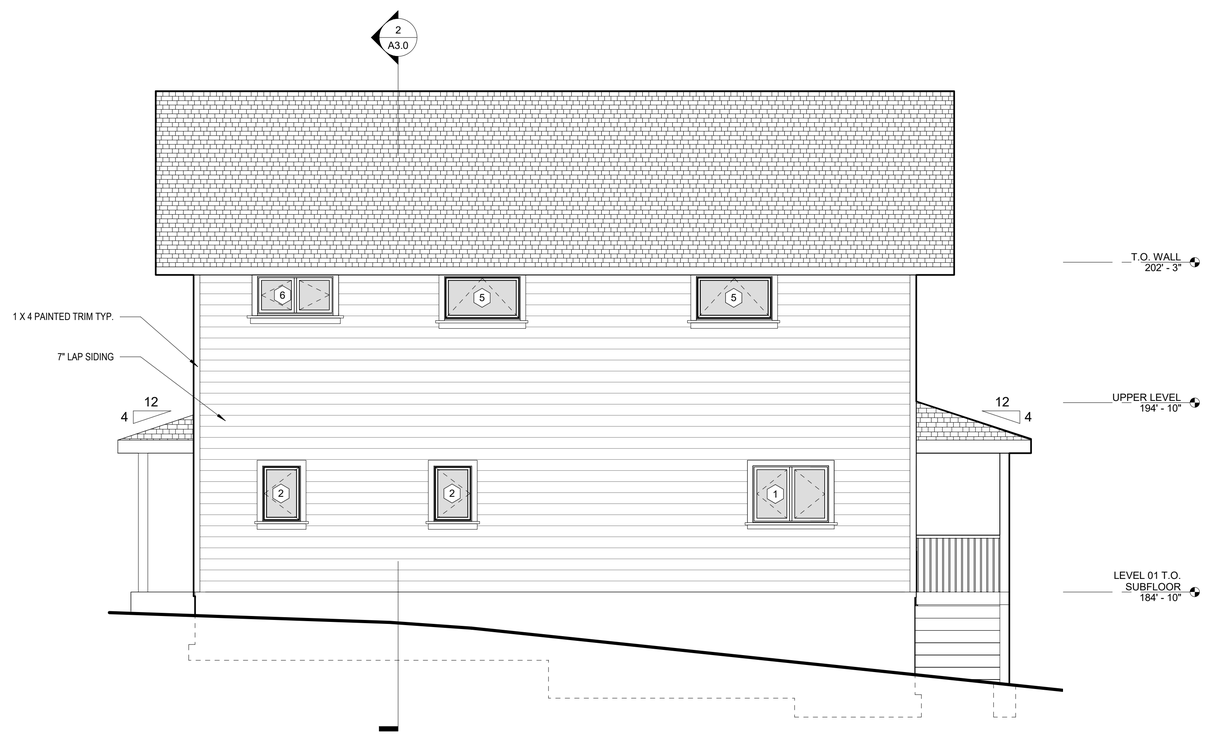


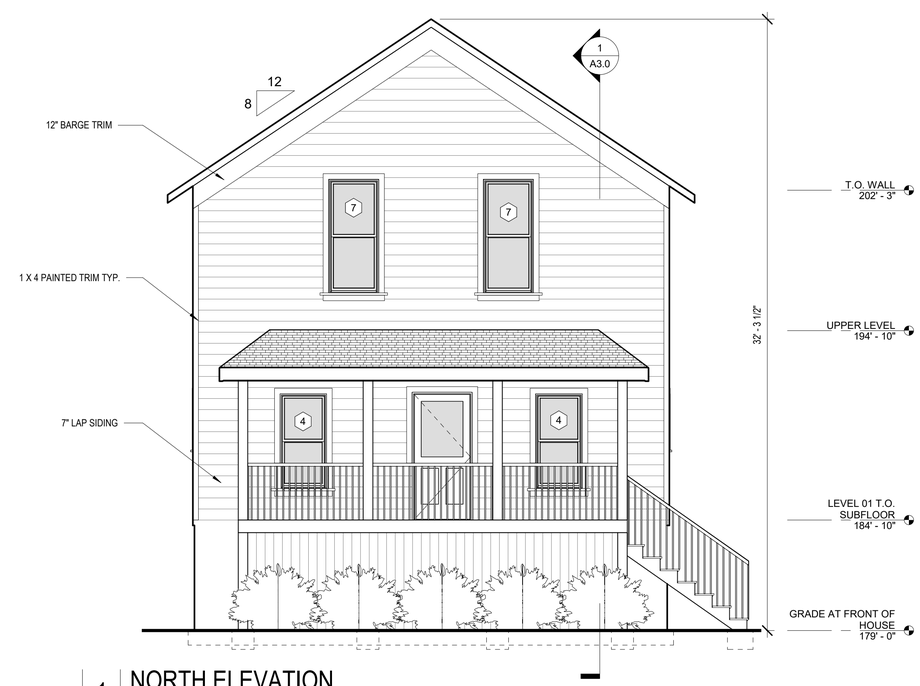
4 WEST ELEVATION
1/4" = 1'-0"



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



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



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

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HOUSE ELEVATIONS
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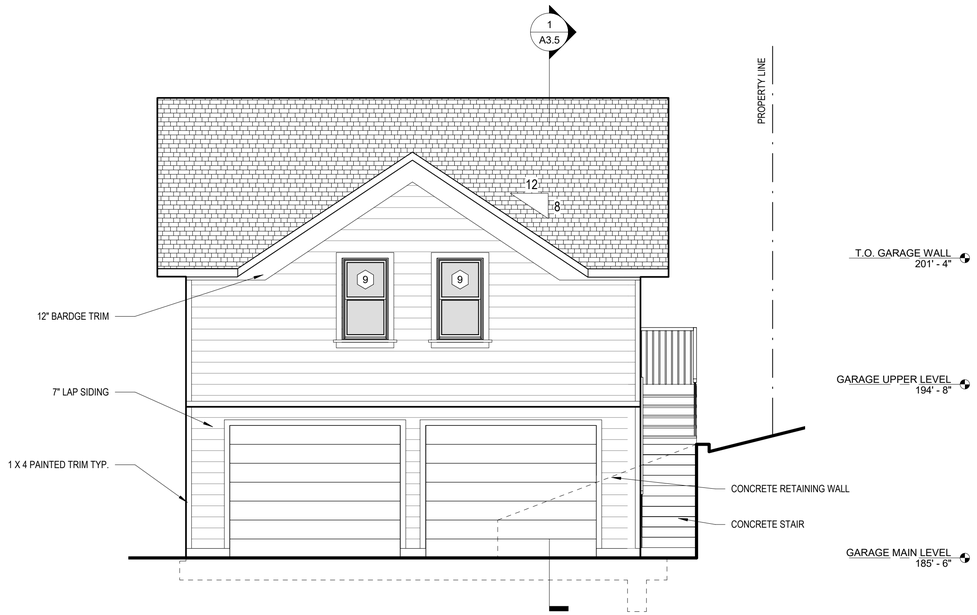
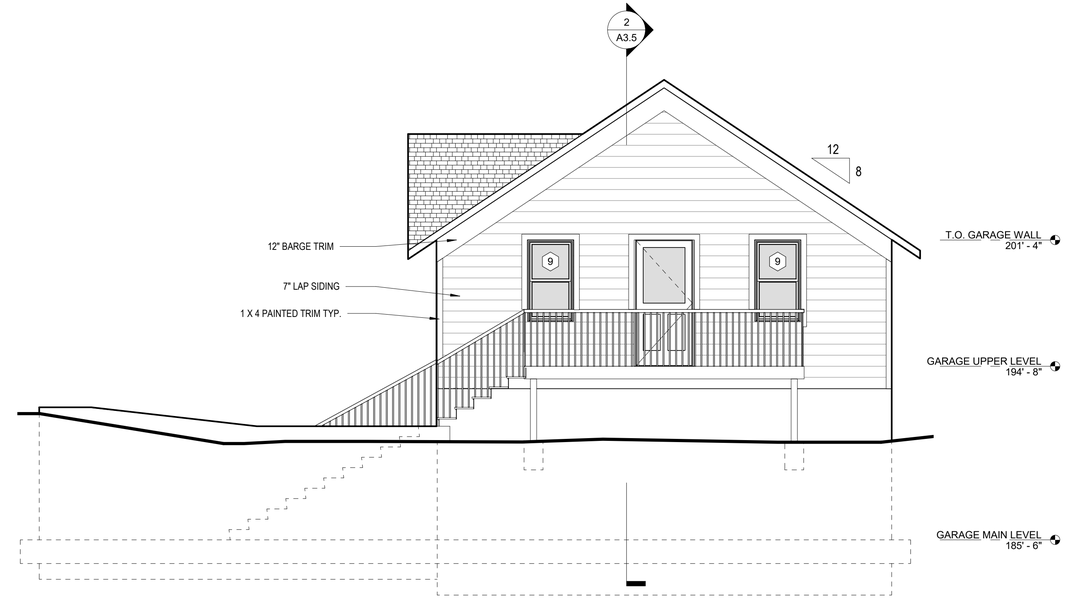


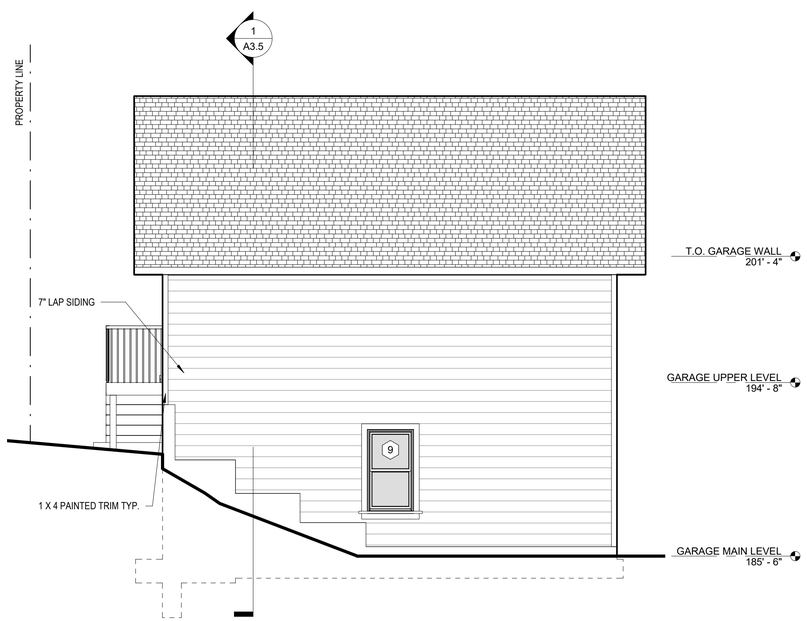
4 WEST GARAGE ELEVATION

1/4" = 1'-0"



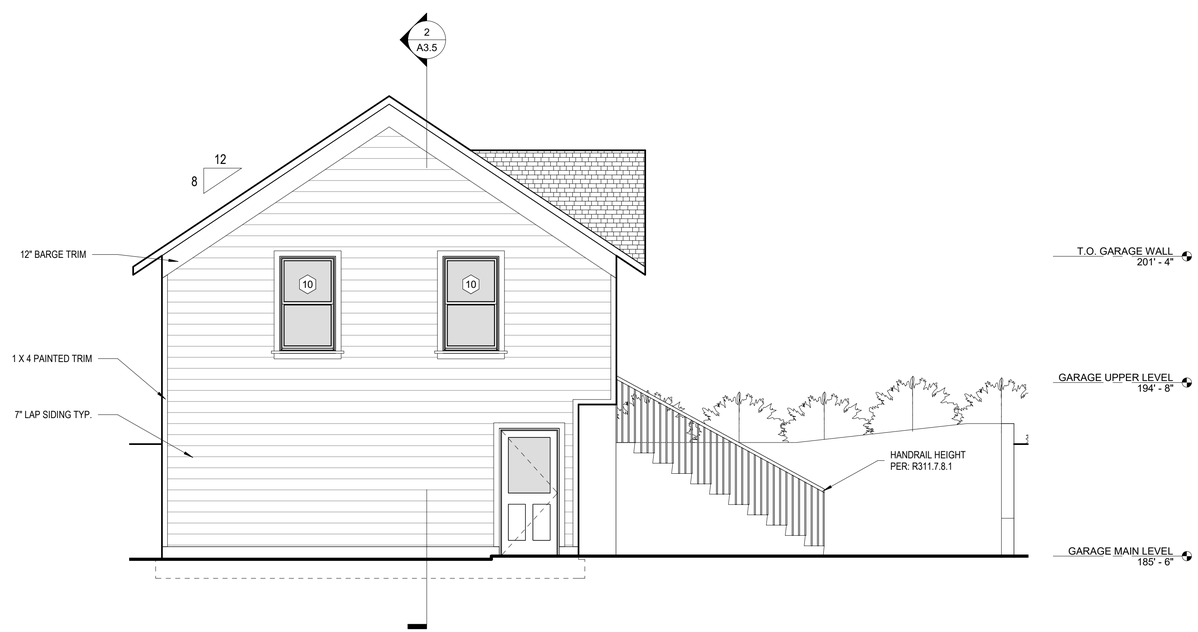
3 SOUTH GARAGE ELEVATION

1/4" = 1'-0"



2 EAST GARAGE ELEVATION

1/4" = 1'-0"



1 NORTH GARAGE ELEVATION

1/4" = 1'-0"

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GARAGE ELEVATIONS

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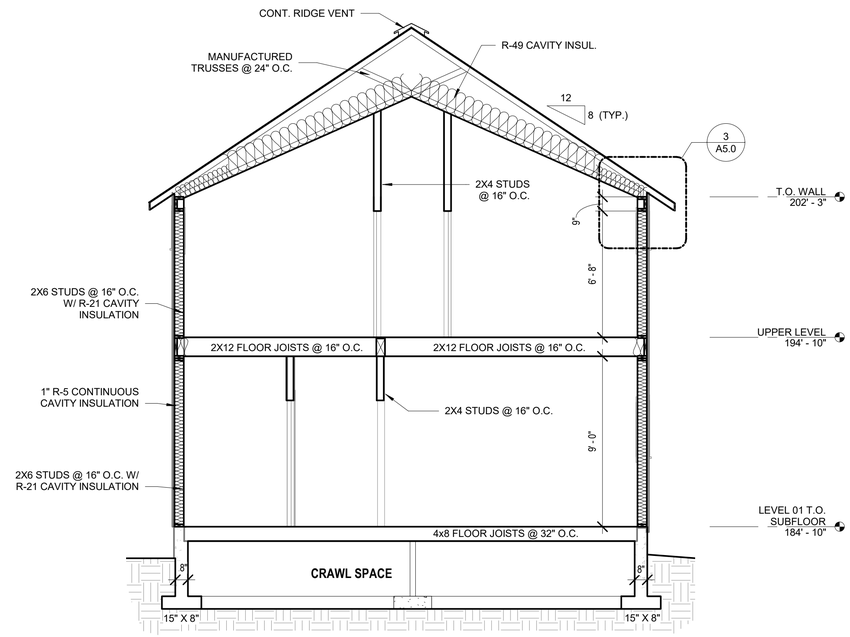
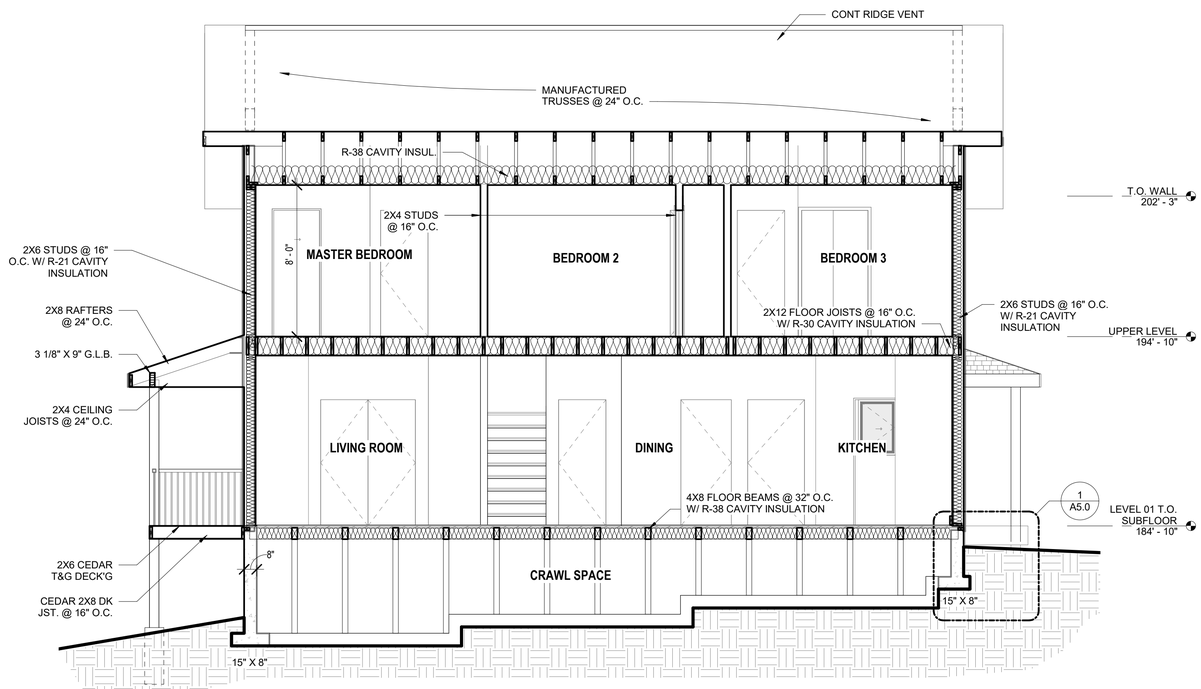


2 HOUSE SECTION E/W

1/4" = 1'-0"

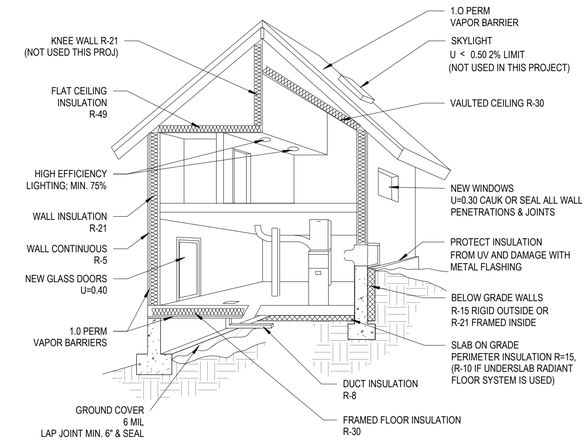


1 HOUSE SECTION N/S

1/4" = 1'-0"

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)

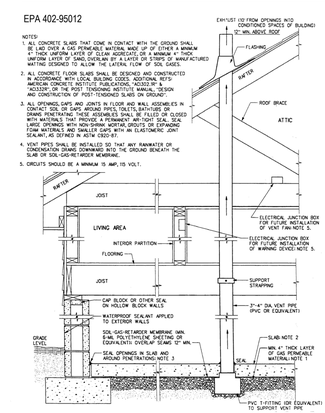
SEC.B - A. HIGH EFFECIENCY HVAC SYSTEM:
94% AFUE GAS-FIRED FURNACE
(SEALED COMBUSTION AIR DUCTED
DIRECTLY FROM OUTDOORS)

NEW BUILDING ASSEMBLIES GENERAL ENERGY REQUIREMENTS

1. WINDOW U-FACTORS SHALL BE CERTIFIED THROUGH THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) CERTIFICATION PROGRAM OR HAVE EXEMPT LABELING.
2. BATT-TYPE INSULTATION SHALL BE INSTALLED FLUSH AGAINST THE WARM SIDE OF THE CAVITY, IN SO FAR AS PRACTICAL.
3. RECESSED LIGHT FIXTURES MAY NOT BE INSTALLED IN INSULATED CAVITIES, UNLESS LISTED AS AIRTIGHT AND IC-RATED (DIRECT CONTACT WITH INSULATION).
4. BELOW-GRADE WALLS SHALL BE INSULATED FROM BOTTOM OF ABOVE-GRADE SUBFLOOR DOWNWARD AND TO TOP OF BELOW-GRADE FINISHED FLOOR.
5. WINDOW AND DOOR AIR LEAKAGE RATES SHALL MEET THE ASTM STANDARDS.
6. 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.
7. EXTERIOR ENVELOPE INSULATION SHALL HAVE VAPOR RETARDERS INSTALLED ON THE WARM SIDE (IN WINTER) WITH A 1-PERM DRY CUP RATING OR LESS.
8. AN APPROVED GROUND COVER FOR NEW BUILDINGS WHEN INSULATION IS INSTALLED.
9. ALL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS SHALL BE PROVIDED WITH PROPER CONTROLS.
10. 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



NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 6" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: "DESIGN OF SLABS-ON-GROUND", PORTLAND CEMENT ASSOC. (PCA) AND/OR/OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS,GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL OPENINGS IN SLAB AND AROUND PENETRATIONS WITH CONCRETE, EXPANDED FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

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HOUSE SECTIONS

A3.0

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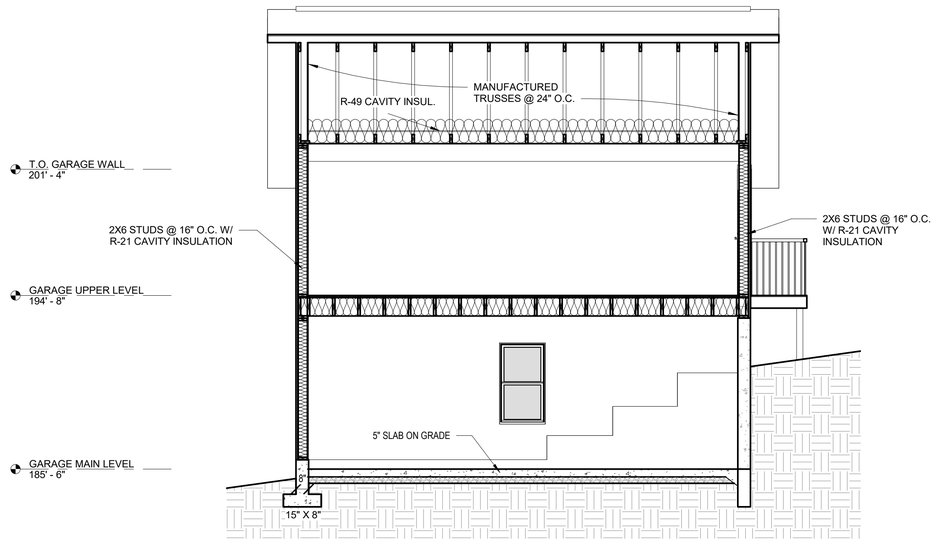
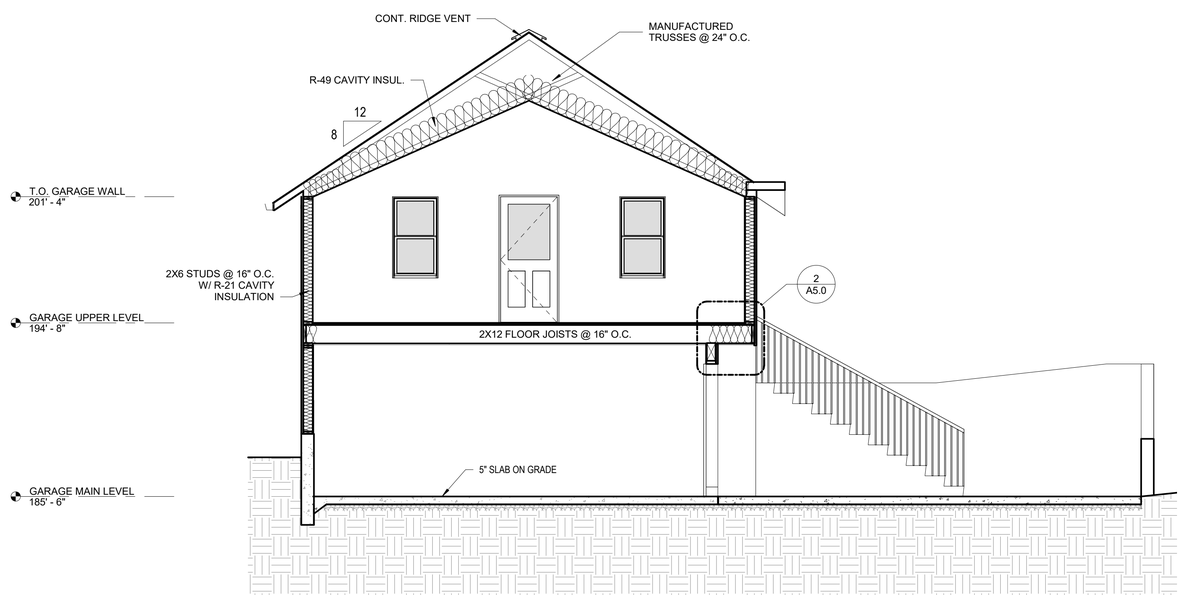


2 GARAGE SECTION E/W

1/4" = 1'-0"



1 GARAGE SECTION N/S

1/4" = 1'-0"

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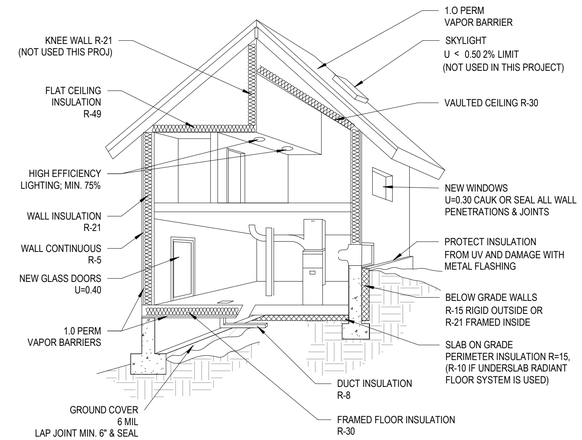

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GARAGE SECTIONS

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