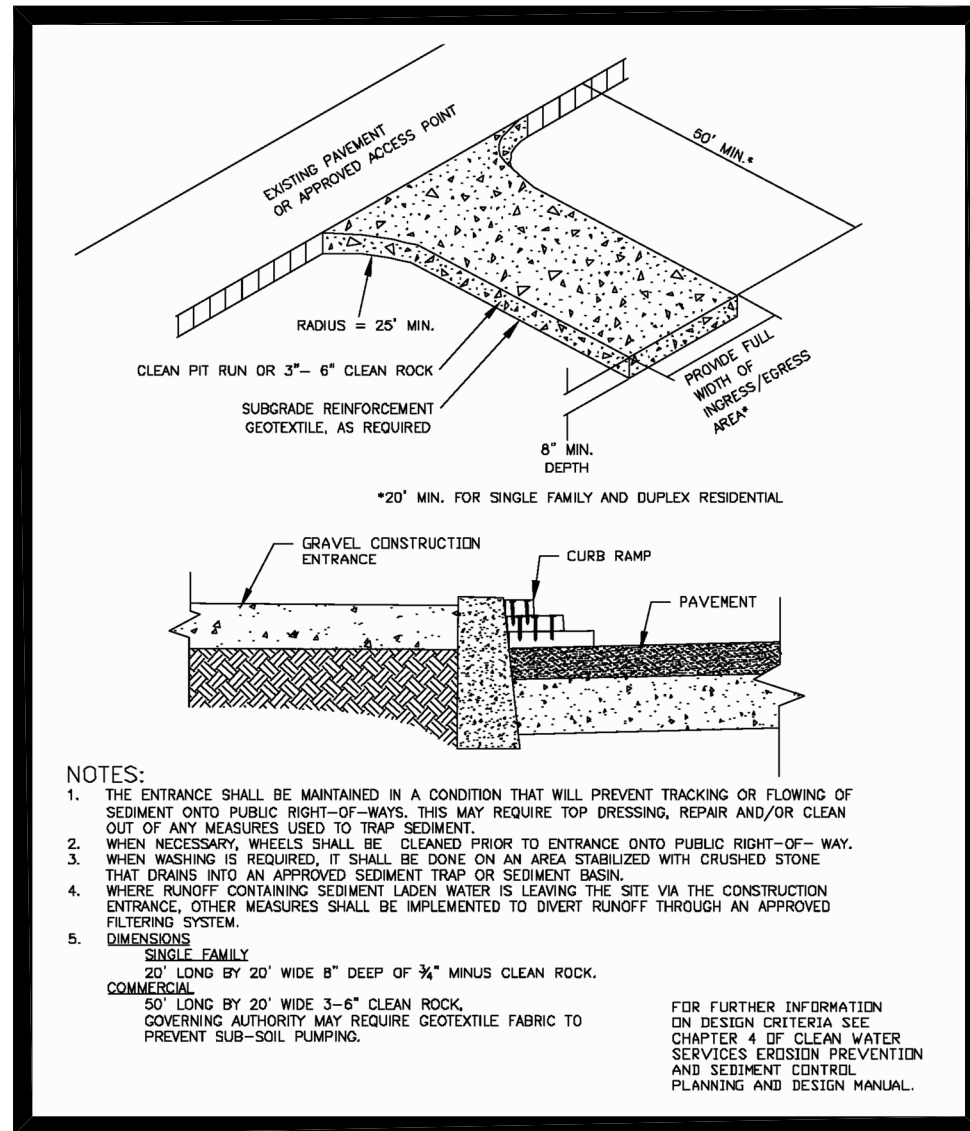
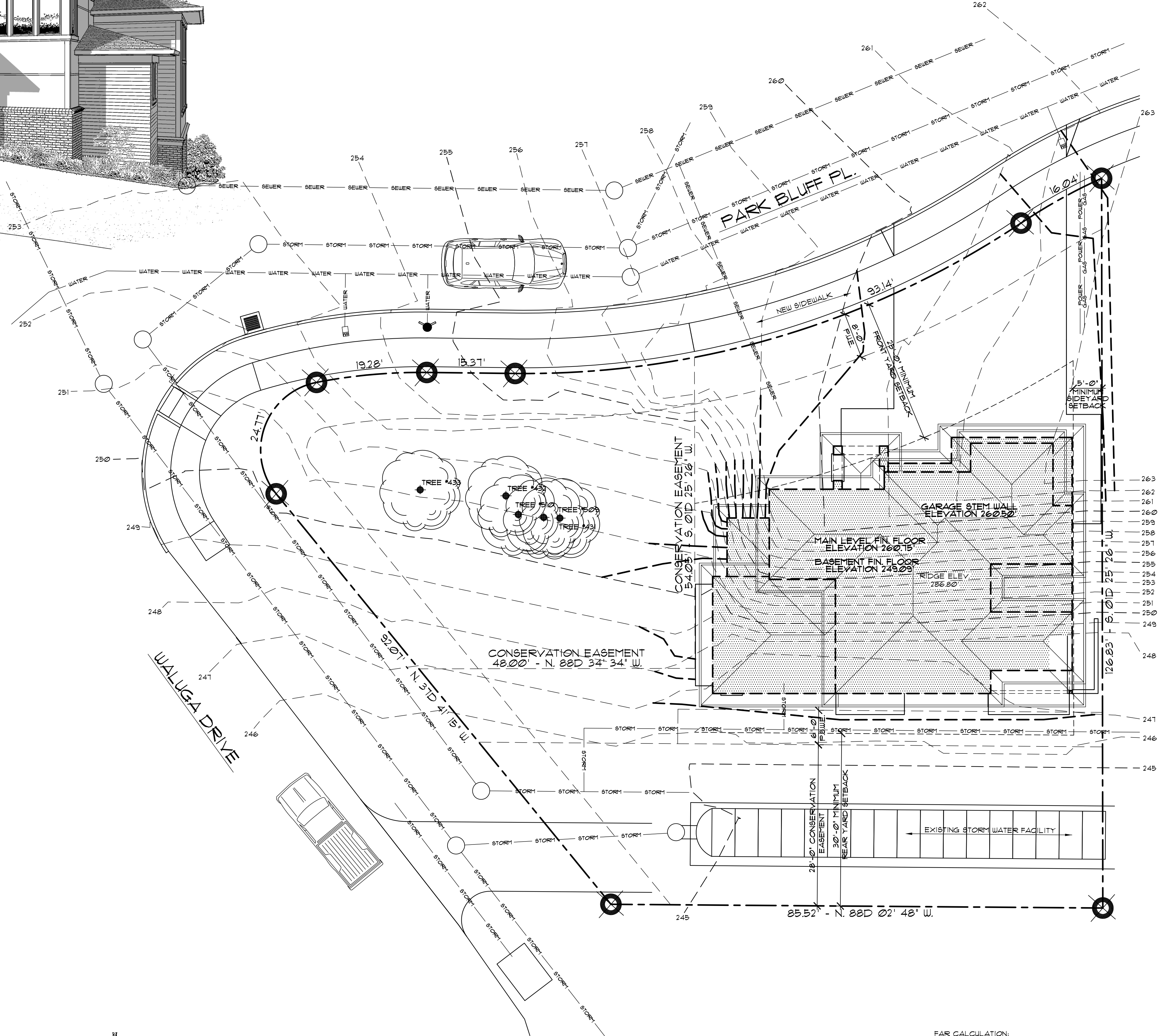
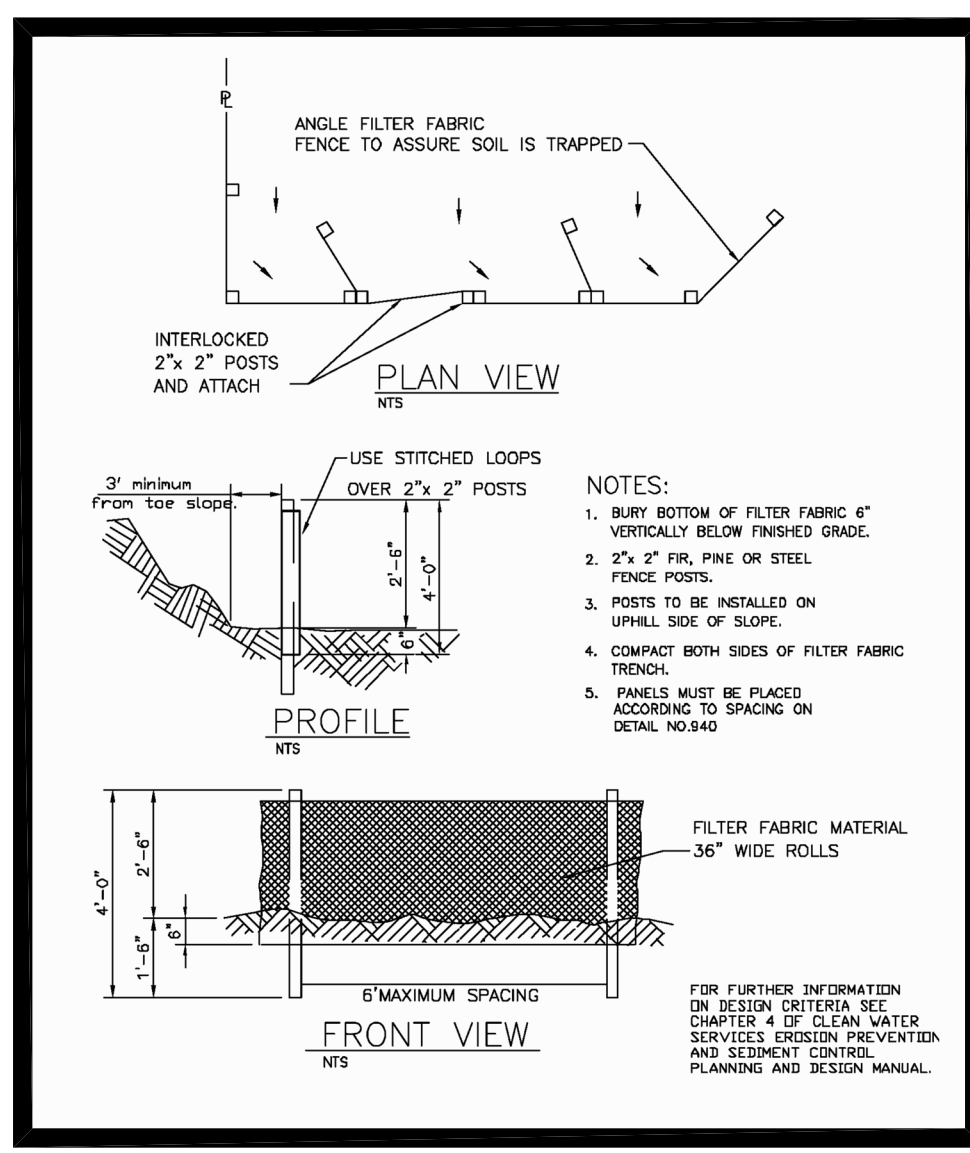


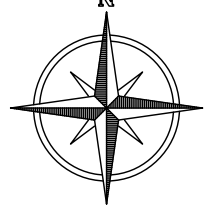
# Lot 10 Waluga Park Estates



**'A' CONSTRUCTION ENTRANCE**



**'B' SEDIMENT FENCE**



**SITE PLAN - ZONING (R-7.5)**

SCALE: 1" = 10'-0"  
**5010 PARK BLUFF PLACE**  
 12,352 SQUARE FEET

**FAR CALCULATION:**  
 3000 ÷ ((ACTUAL LOT SIZE - 5800 SQ. FT.) × 0.19) ÷ 600 FOR R-7.5  
 LOT = 12,352 SQ. FT. / 4,844 SQ. FT. MAX.  
 3693 SQ. FT. PROPOSED HOME AND GARAGE BASEMENT EXEMPT

**LOT COVERAGE:**  
 2560 SQ. FT. MAX. PER LOT COVERAGE MATRIX  
 2549 SQ. FT. PROPOSED LOT COVERAGE - LESS THAN 2560 SQ. FT. ALLOWED

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 PLAN NO. 4348

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SHEET NO.  
 1/1

TYPICAL FLOOR:  
CARPET AND PAD ON 1/8" T&G PLYWOOD  
SHT'G ON 18" OPEN WEBS @ 24" O.C.  
WITH 1/2" INTERIOR GYPSUM BOARD FINISH  
BELOW

TYPICAL WALL:  
JAMES HARDIE ARTISAN SERIES BEVELED SIDING  
FINISH AS LOCATED ON THE BUILDING ELEVATIONS  
OVER VALERON'S ENHANCED WATER RESISTIVE  
BARRIER COMPLYING WITH SECTION R703.2 OF THE  
ORSC FOR ENHANCED DRAINAGE SYSTEM AND  
INTEGRATED FLASHINGS AT OPENINGS COMPLYING  
WITH SECTION R703.3 OF THE ORSC OVER 1/2" FELT  
BASE ON 1/2" PLYWOOD SHT'G ON 2X6 STUDS AT 16"  
O.C. WITH R-21 BATT INSULATION FILL AND 5/8"  
GYPSUM BOARD FINISH THROUGHOUT

PROVIDE 2X SOLID BLOCKING IN THE WALLS AND  
AT THE WALL / ROOF ASSEMBLY LINE. VERIFY MIN.  
FLASHING IS INSTALLED PER ROOF OF THE ORSC

PROVIDE DECORATIVE 12" SIDING CENTERED  
OVER THE FRONT GARAGE DOORS AS SHOWN

PROVIDE 5/4"x6" R/S CEDAR TRIM CORNER  
BOARDS CUT FLUSH TO SIDING FINISH -  
VAULKEM CAULK PRIOR TO PAINT

PROVIDE 5/8" TYPE 'X' GYPSUM BOARD FINISH ON  
WALLS AND CEILING OF THE GARAGE WITH TAPE  
AND TEXTURE FINISH PER R309.6 OF THE ORSC

TYPICAL GARAGE FLOOR:  
4" MIN. 3500 P.S.I. SMOOTH FINISHED CONCRETE  
SLAB WITH FIBERMESH ADDITIVE ON 4" MIN.  
3/4" MINUS COMPACTED GRANULAR FILL  
SLOPED TO DRAIN PER R309.4 OF THE ORSC  
OPTIONAL: TOP COAT W/ EPOXY FLOOR FINISH

PROVIDE INSULATED PANEL OVERHEAD  
GARAGE DOOR INSTALLED WITH AUTOMATIC  
GARAGE DOOR OPENERS IN ACCORDANCE  
WITH UL 325 PER R309.4 OF THE ORSC -  
PROVIDE 4" ACCENT CEDAR TRIM FINISH TO  
MATCH ACCENT ON BODY OF HOUSE



**FRONT BUILDING ELEVATION**

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

TYPICAL ROOF:  
OWENS CORNING CLASSIC SERIES CHARCOAL  
BLACK COMPOSITION SHINGLES ON FELT  
INTERLAYER ON 1" PLYWOOD SHT'G ON 2X  
TRUSSES @ 24" O.C. BELOW

24" TYPICAL EAVE OVERHANG WITH 5'  
CONTINUOUS K' GUTTER SPIKED TO 2X  
CONTINUOUS FACIA - RECTANGULAR  
DOWNSPOUTS TO EXTEND TO THE LOWER  
PERIMETER FOOTING DRAIN AS LOCATED ON  
THE ROOF PLAN PER MANUF. SPECS

CONTINUOUS EXTENDED TRIM EAVE BAND  
AROUND THE UNDERSIDE OF THE EAVE  
ALIGNED WITH TOP OF WINDOW - SEE EAVE  
DETAIL

PROVIDE MILDARD BRONZE FRAME VINYL  
WINDOWS OR APPROVED EQUAL AS SIZED AND  
LOCATED ON THE FLOOR PLANS INSTALLED  
PER MANUF. SPECS OVER 'MOISTOP E-Z SEAL'  
WINDOW FLASHING SYSTEM AT EACH OPENING -  
VERIFY MINIMUM U-0.21 THERMAL PERFORMANCE

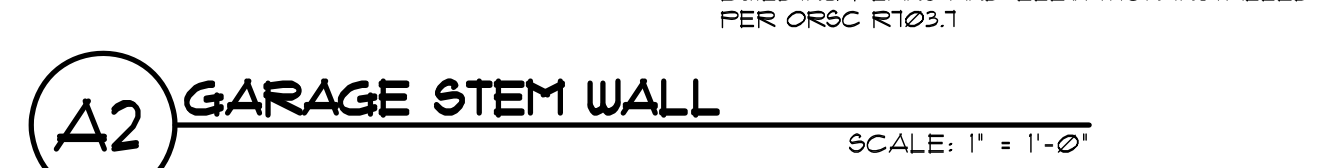
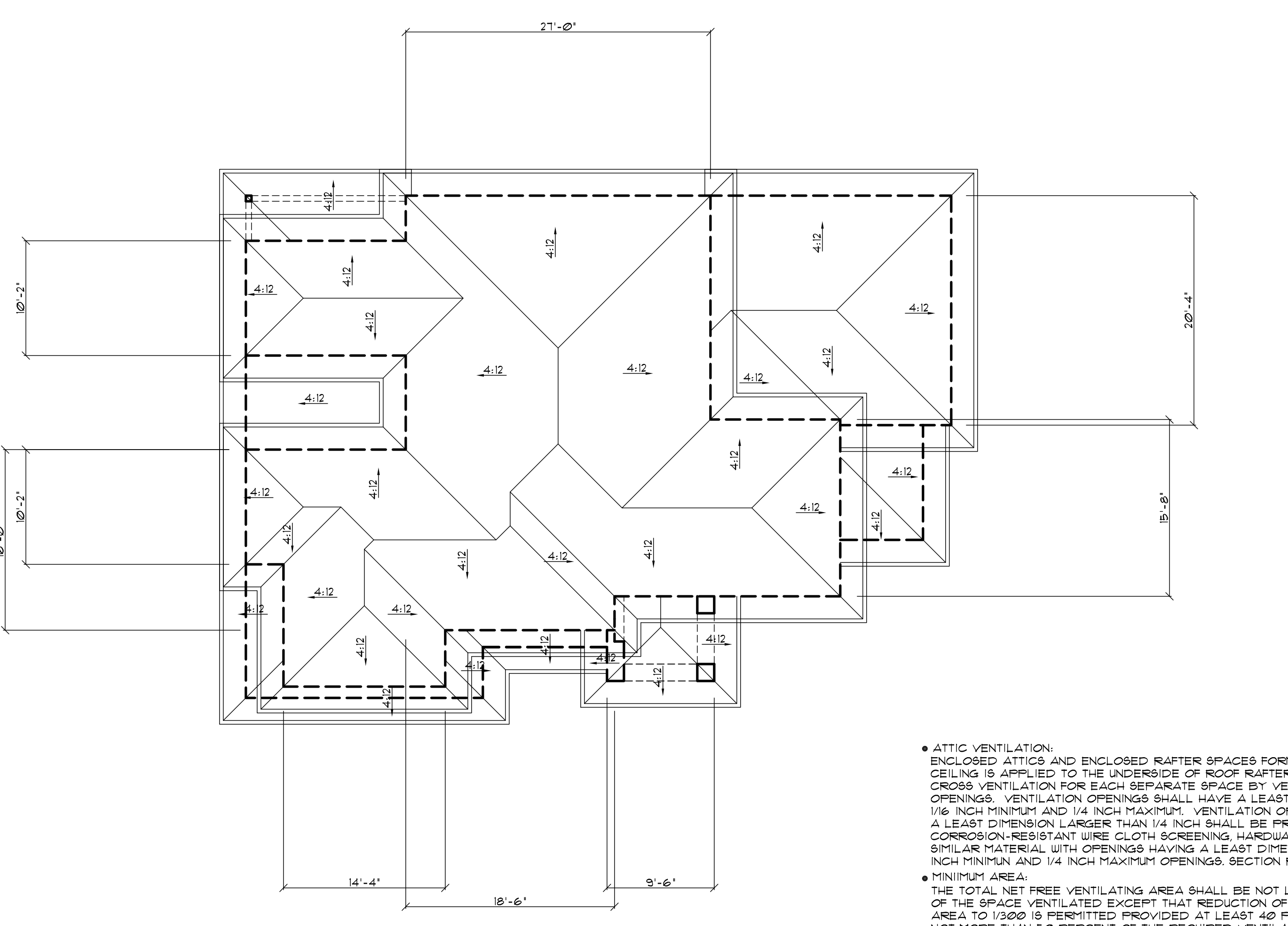
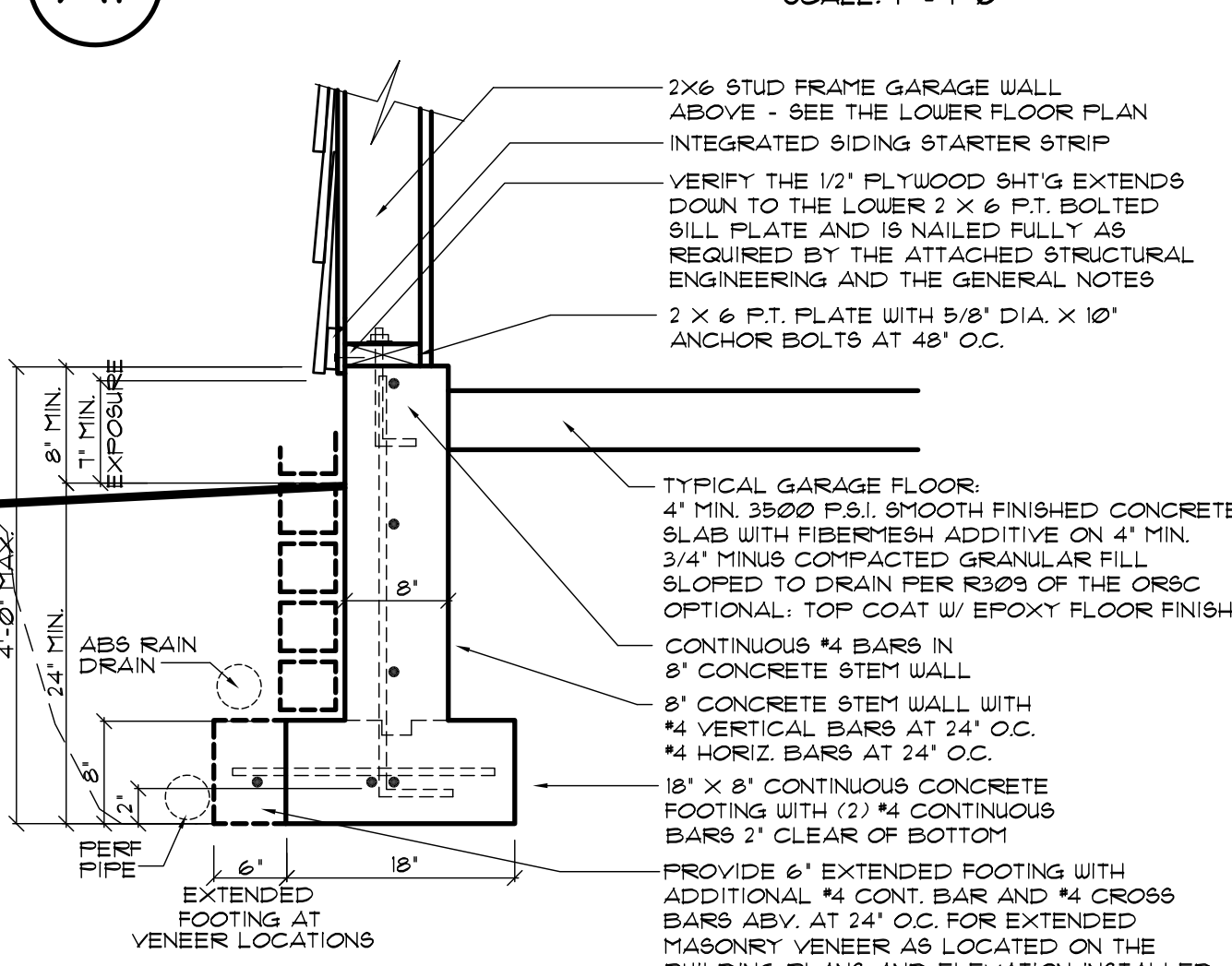
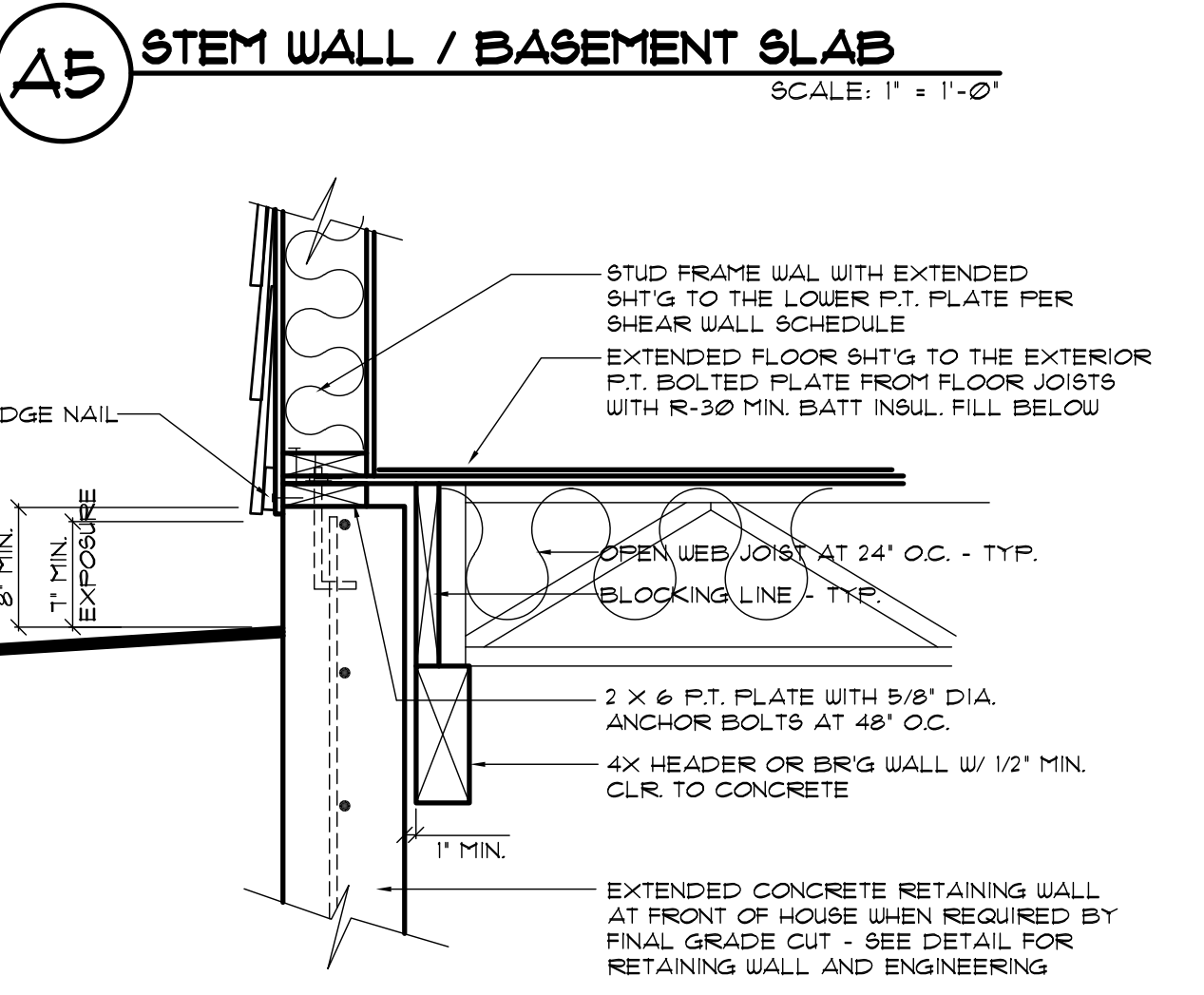
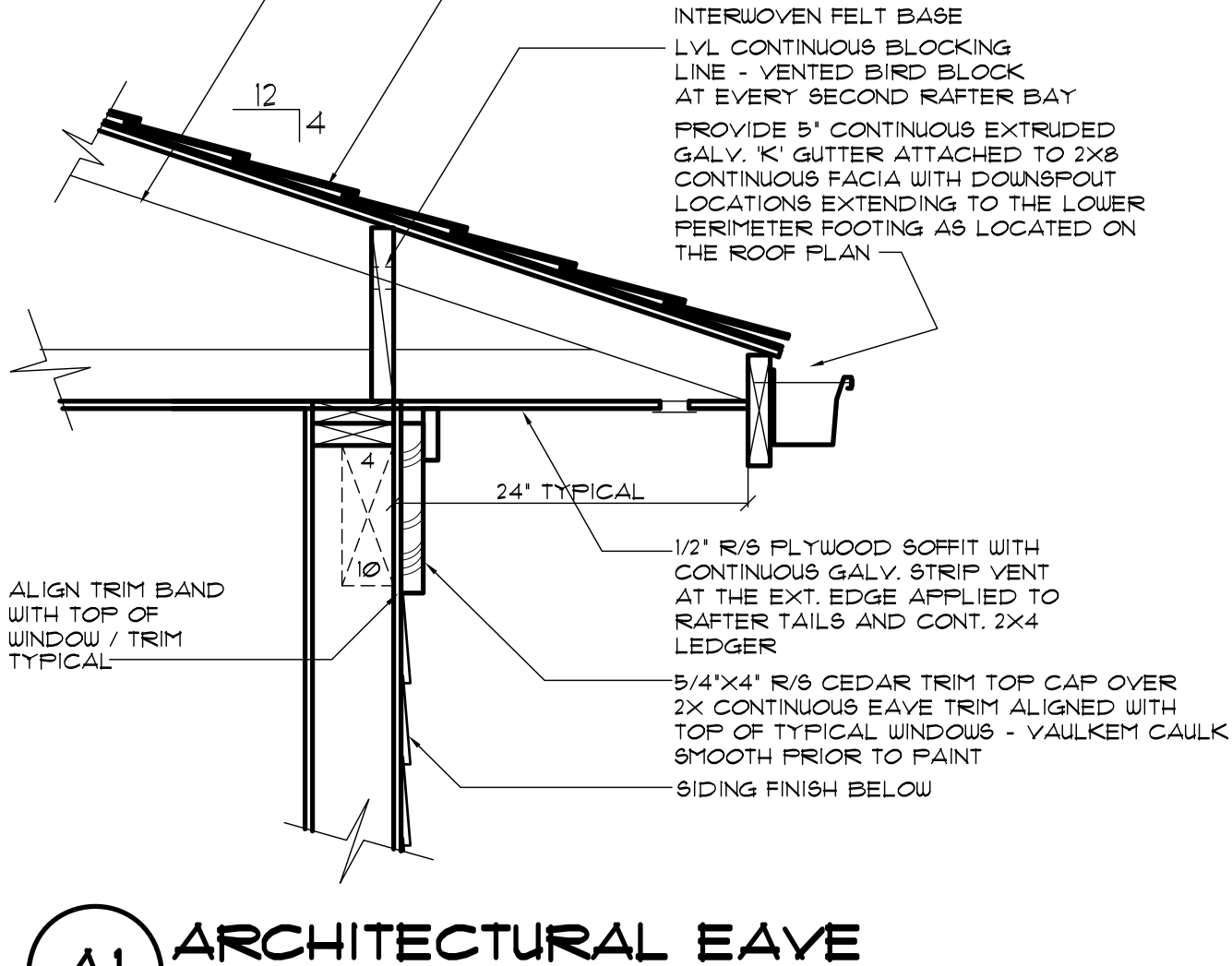
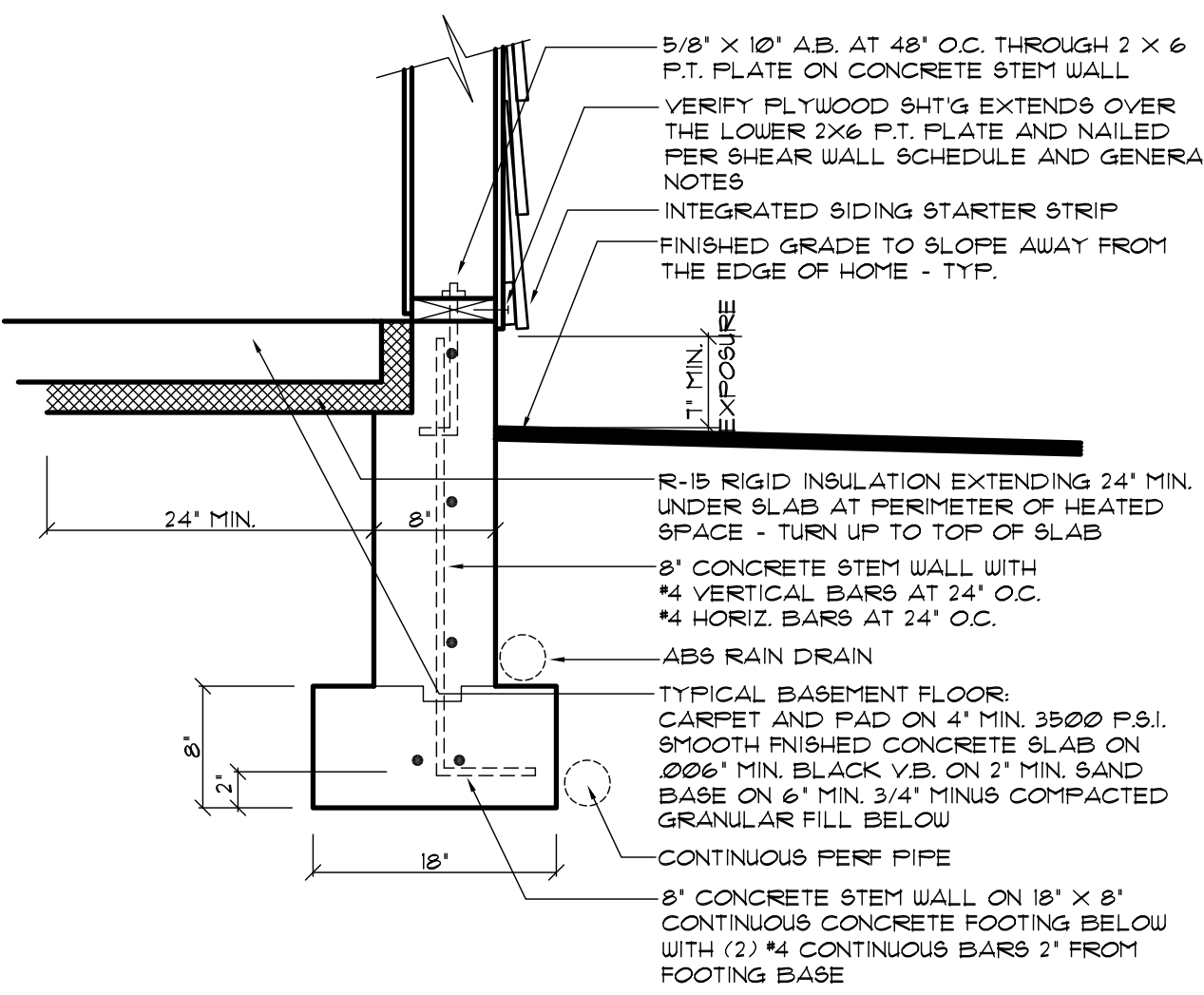
PROVIDE HARD-PANEL ACCENT SIDING  
FINISH WITH 'Z' FLASHING INSTALLATION PANEL  
LINES AS LOCATED

PROVIDE 4" CEDAR STAINED ACCENT SIDING  
FINISH AS LOCATED ON THE FLANS

PROVIDE WILLAMETTE GRAYSTONE 'HC  
BUDDOX' STONE HENGE MASONRY BRICK  
VENEER OR THIN VENEER BRICK INSTALLED  
WITH SEISMIC TIE TO THE WOOD FRAME AS  
LOCATED ON THE BUILDING ELEVATIONS PER  
SECTION 1003 OF THE ORSC

FINISHED GRADE IS TO SLOPE AWAY FROM  
THE BUILDING EDGE 6' FOR THE FIRST 10' PER  
SECTION R401.3 OF THE ORSC

PROVIDE 5/4"x12" R/S CEDAR TRIM BELLY BAND  
WITH 2X3 CONTINUOUS 'BILL STOCK' TRIM CAP  
AND FLASHING PRIOR TO SIDING AS LOCATED  
ON THE BUILDING ELEVATIONS



**ROOF PLAN**

SCALE: 1/8" = 1'-0"

• ATTIC VENTILATION:  
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE  
CEILING IS APPLIED TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE  
CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATED  
OPENINGS. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF  
1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING  
A LEAST DIMENSION LARGER THAN 1/4" INCH SHALL BE PROVIDED WITH  
CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR  
SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16"  
INCH MINIMUM AND 1/4" INCH MAXIMUM OPENINGS. SECTION R806.1

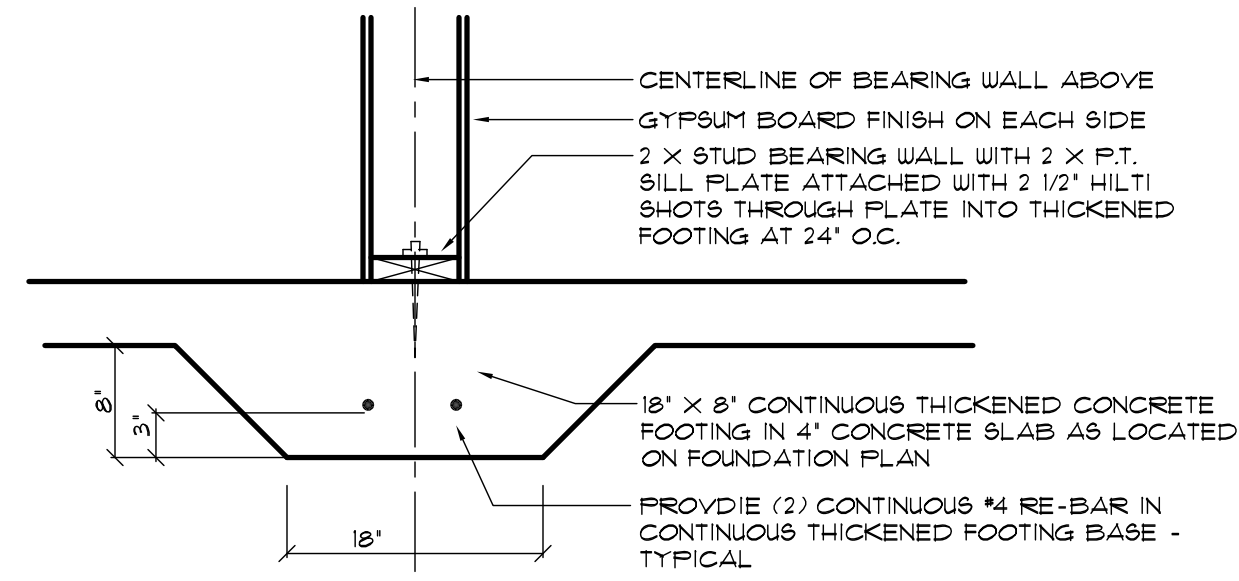
• MINIMUM AREA:  
THE TOTAL NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150  
OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL  
AREA TO 1/300 IS PERMITTED PROVIDED AT LEAST 40 PERCENT BUT  
NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS  
PROVIDED WITH VENT OPENINGS LOCATED IN THE UPPER PORTION OF  
THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR  
CORNICHE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION  
PROVIDED BY EAVE OR CORNICHE VENTS.

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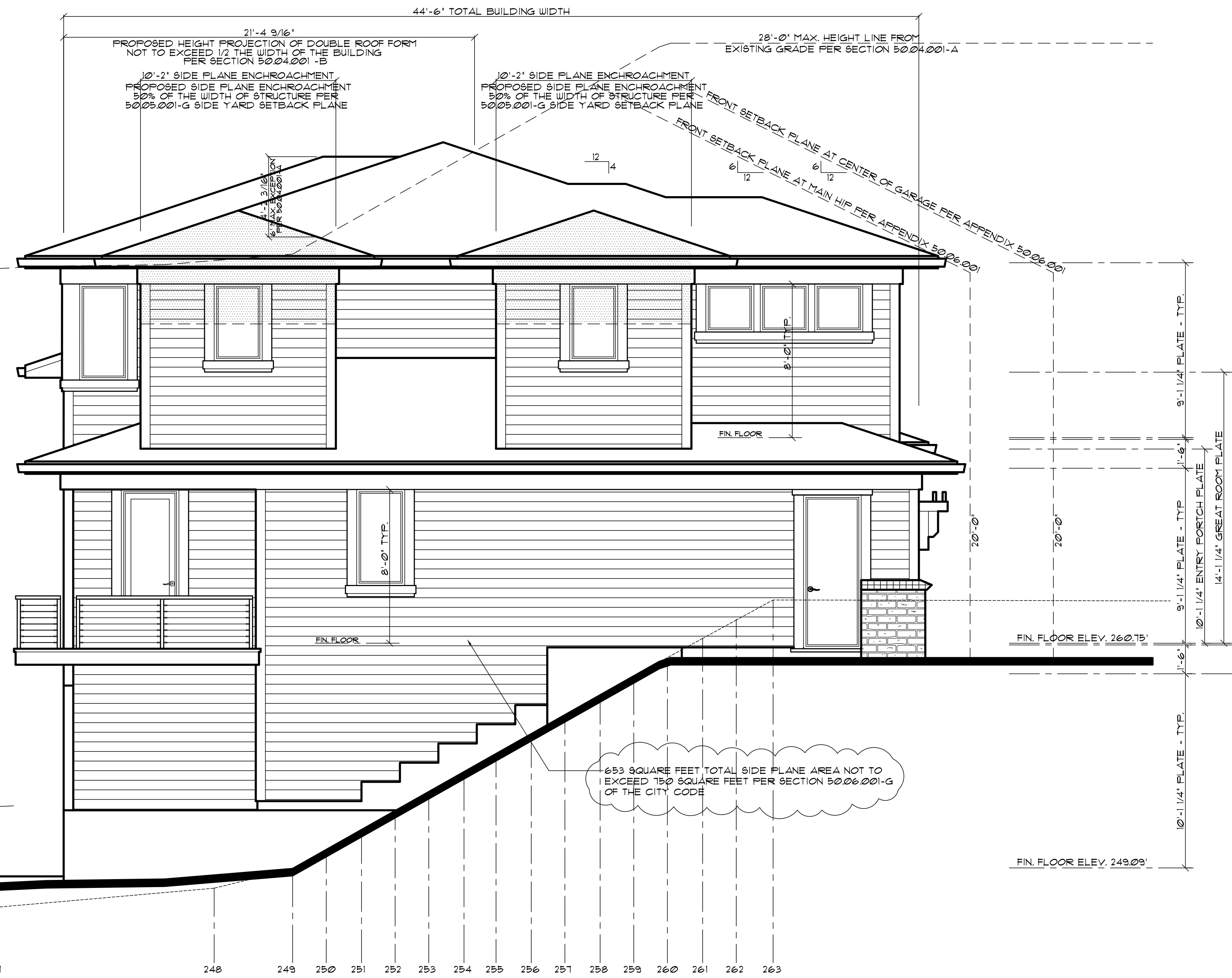
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5010 PARK BLUFF PLACE - LAKE OSWEGO, OREGON  
PLAN NO. 4348  
FRONT ELEVATION / ROOF PLAN

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1/10  
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**A6 THICKENED SLAB FOOTING**  
SCALE: 1" = 1'-0"



**SIDE BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

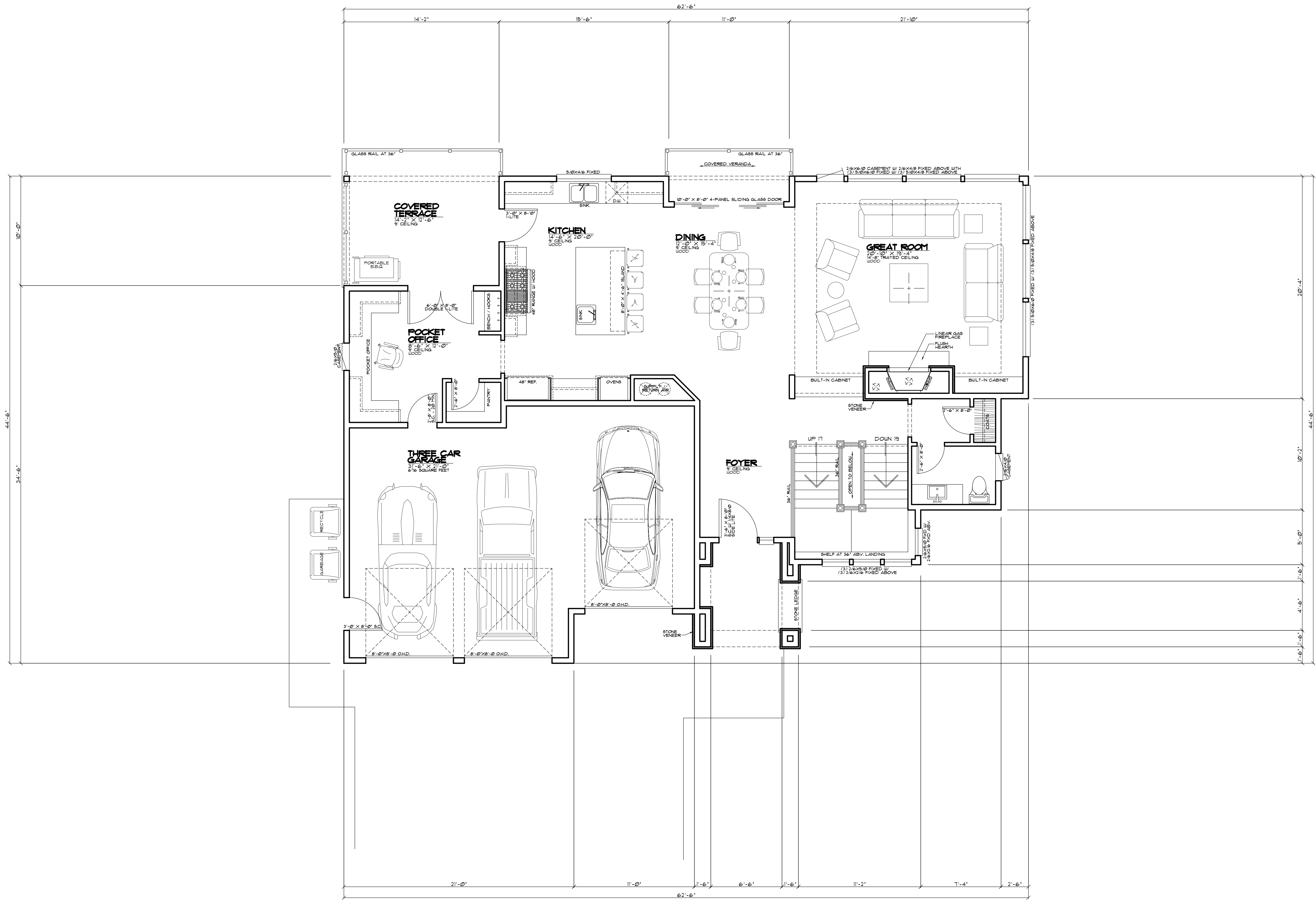
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**MAIN FLOOR PLAN**

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

MAIN FLOOR - 1525 SQUARE FEET

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 MAIN FLOOR PLAN  
 PLAN NO. 4348

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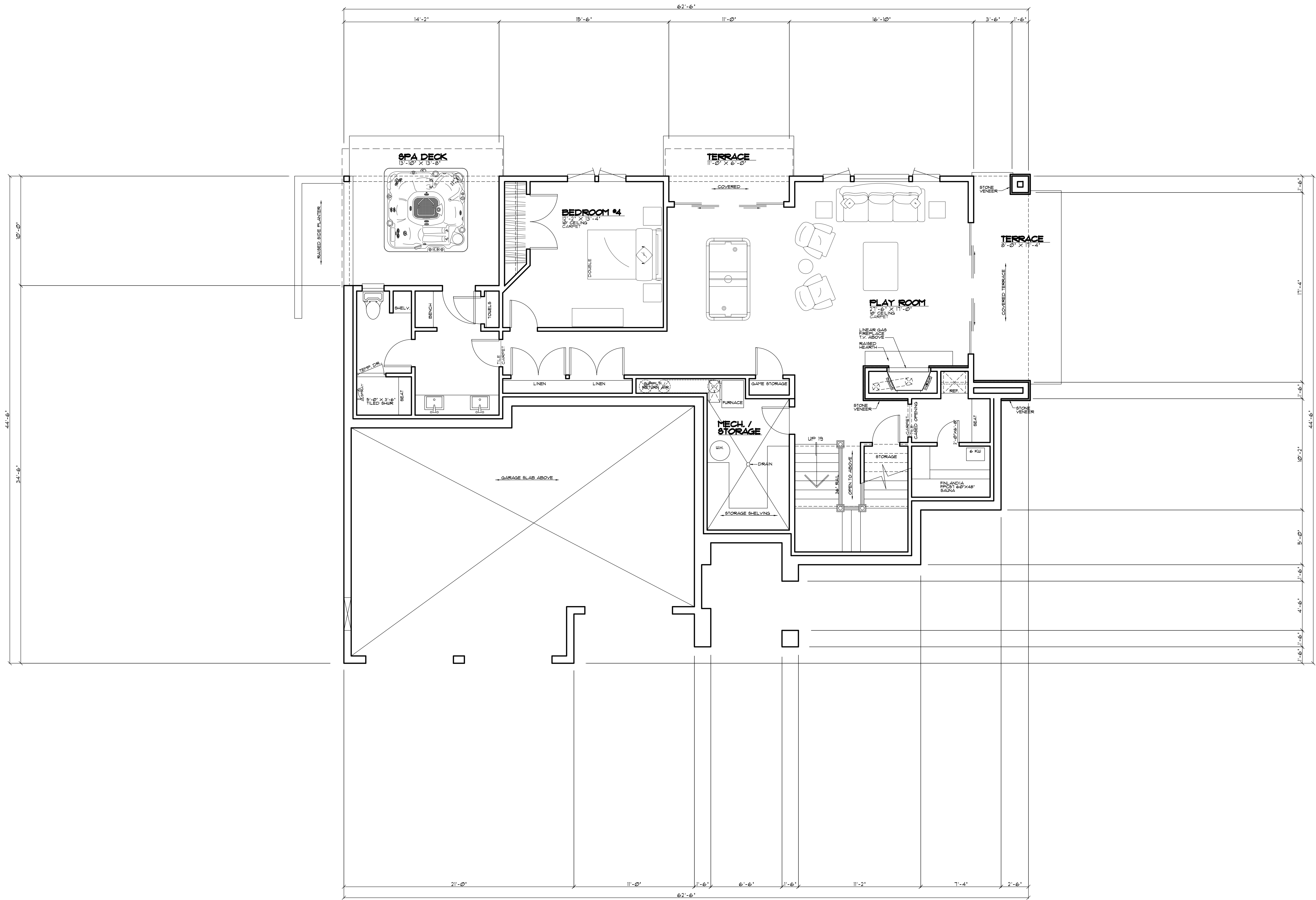
**UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 UPPER FLOOR - 1492 SQUARE FEET

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**BASEMENT FLOOR**

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

BASEMENT FLOOR - 1331 SQUARE FEET

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