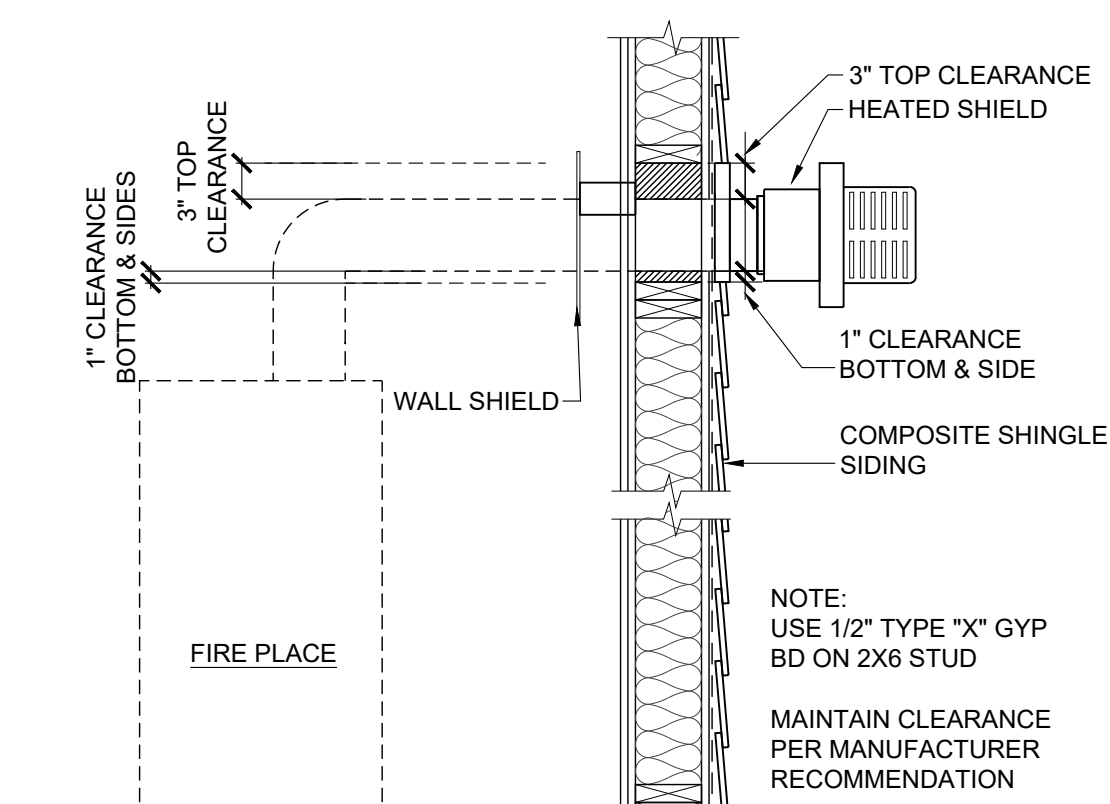


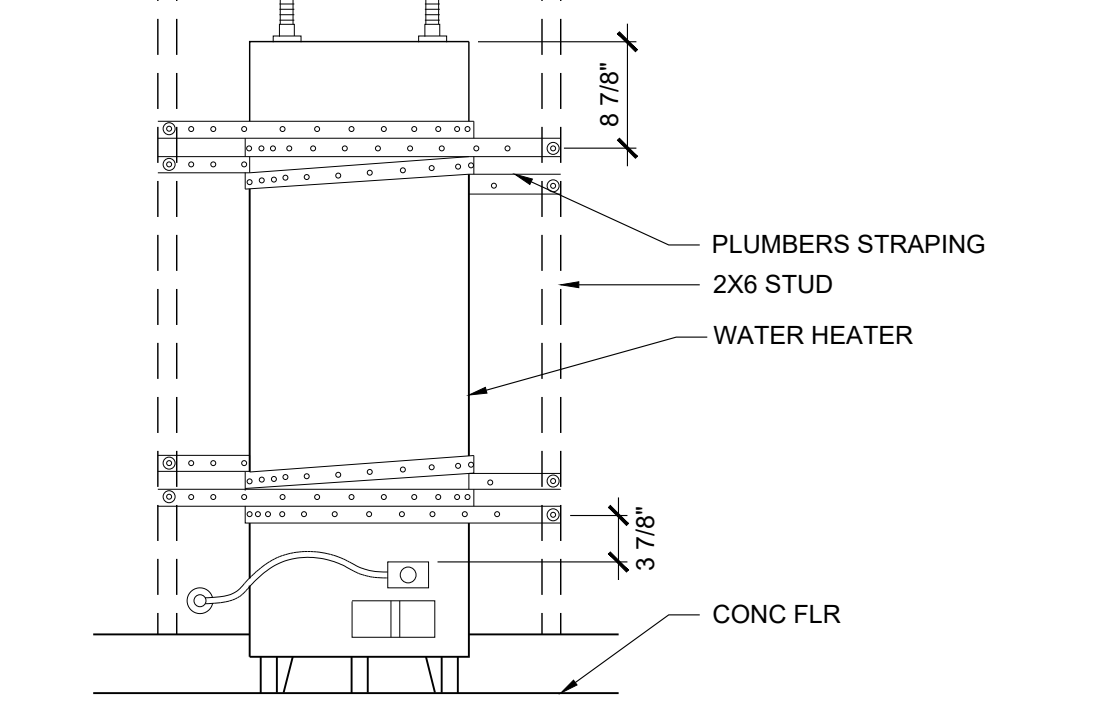
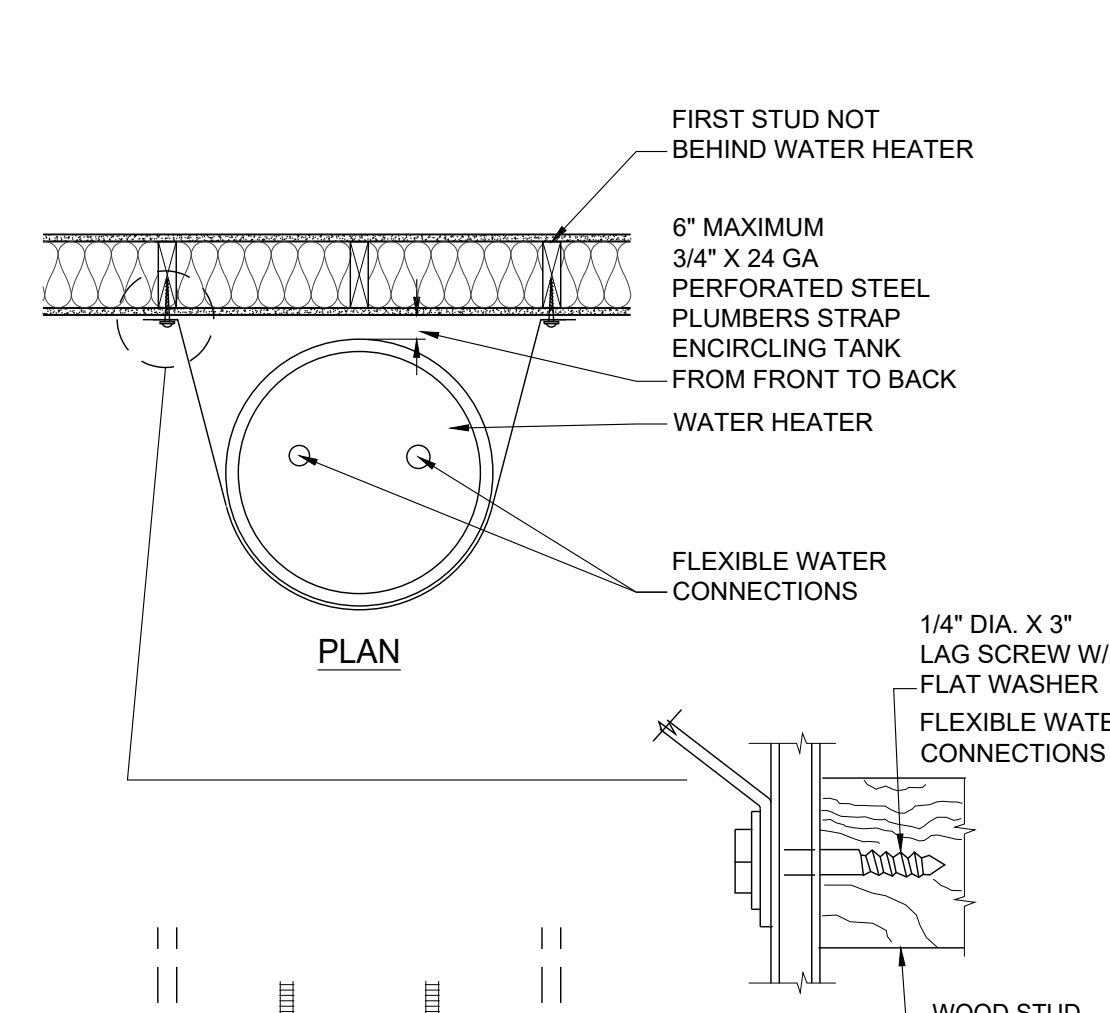
- LEGEND**
- SHEAR WALL LOCATION SEE S1.0 SHEAR WALL SCHEDULE
 - EXTERIOR/ INTERIOR WALL
 - RECESSED EXHAUST FAN VENTED TO OUTSIDE. FAN TO PROVIDE MINIMUM OF 80 CFM AND BY A SELF TIMER TO DEHUMIDISTATE.
 - SMOKE DETECTOR LOCATIONS
 - COMBINATION SMOKE / CARBON MONOXIDE DETECTOR LOCATIONS

1 BASEMENT FLOOR PLAN 1,666 SF
SCALE 1/4" = 1'-0"

4 FURNACE VENT DETAIL
SCALE 3/4" = 1'-0"



3 FIREPLACE VENT DETAIL
SCALE 3/4" = 1'-0"



2 WATER HEATER SIESMIC STRAP
SCALE 3/4" = 1'-0"



PRELIMINARY SET 04-05-22
TAHRAN ARCHITECTURE & PLANNING LLC
 333 S. STATE LAKE OSWEGO, OREGON 97034
 T (503) 539 8802 | F (503) 697 1985 | e ralph@tahrancpa.com

825 ELLIS RESIDENCE
 825 ELLIS AVE
 LAKE OSWEGO, OR 97034



CHECKED BY RALPH TAHRAN
 DRAWN BY RGM
 NO DATE ISSUE/REVISION

PROJ NO. 2021-018

SHEET CONTENTS
BASEMENT FLOOR PLAN & NOTES

SHEET NUMBER

A2.0

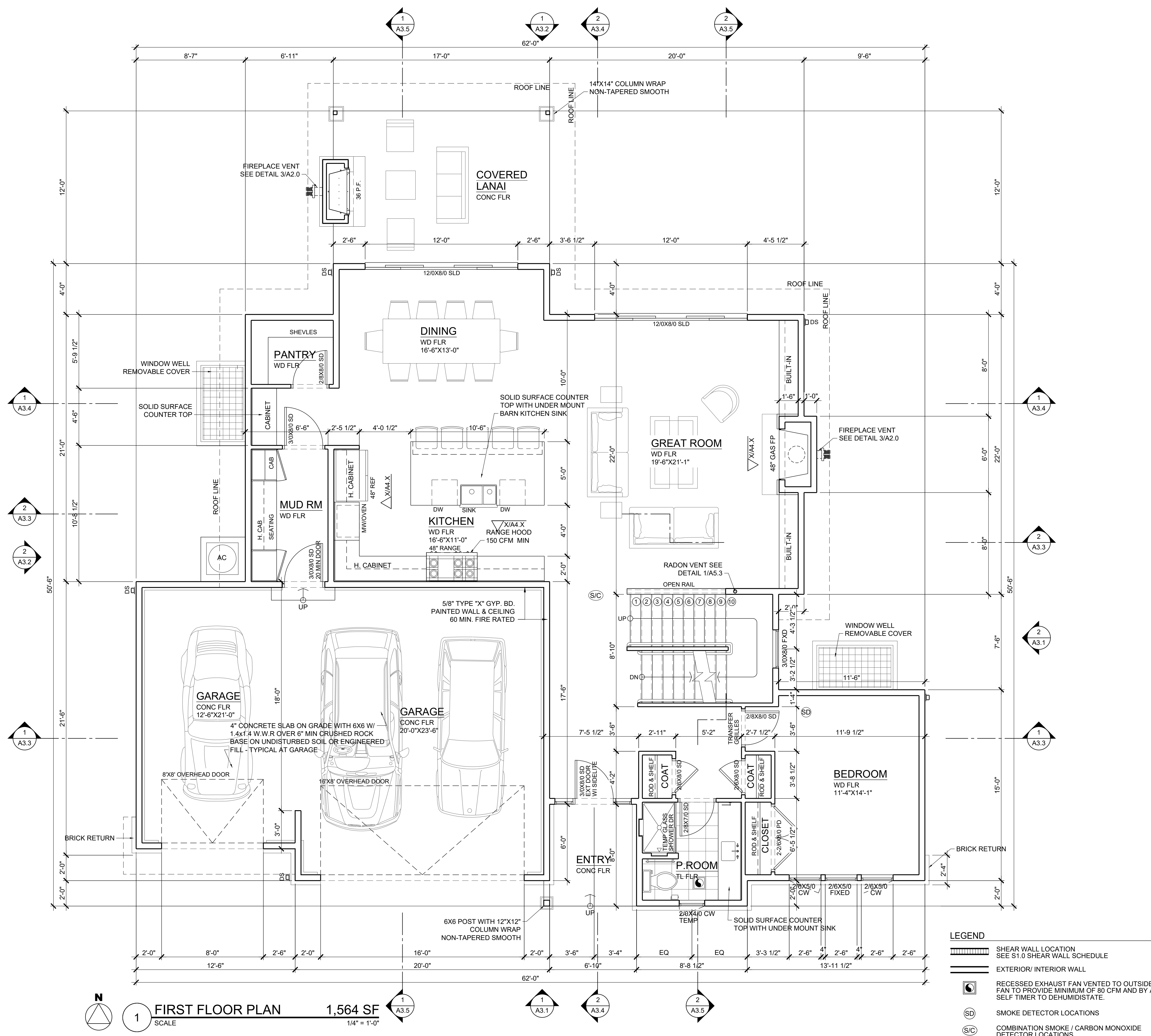
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PLAN NOTES:

- REFERENCE DETAILS 3/A2.2, 5/A3.1 FOR INTERIOR DOOR TRIM DETAILS.
 - PROVIDE EXHAUST FANS WITH AUTOMATIC TIMER CONTROLS AT ALL BATHROOMS AND LAUNDRY ROOMS-TYPICAL.
 - PER CHAPTER 11 OF THE 2021 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE - ENERGY EFFICIENCY ADDITIONAL MEASURES: PER TABLE N1101.1 (2):
 - HIGH EFFICIENCY HVAC SYSTEM
 - GAS-FIRED FURNACE OR BOILER AFUE 94%, OR
 - AIR SOURCE HEAT PUMP HSPF 10.0/14.0 SEER COOLING, OR
 - GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED
 - HIGH EFFICIENCY WATER HEATING SYSTEM
 - NATURAL GAS/PROPANE WATER HEATER WITH MINIMUM UEF 0.90, OR
 - ELECTRIC HEAT PUMP WATER HEATER WITH MINIMUM 2.0 COP, OR
 - NATURAL GAS/PROPANE TANKLESS/INSTANTANEOUS HEATER WITH MINIMUM 0.80 UEF AND DRAIN WATER HEAT RECOVERY UNIT INSTALLED ON MINIMUM OF ONE SHOWER/TUB-SHOWER
 - WALL INSULATION UPGRADE
 EXTERIOR WALLS - U-0.045/R-21 CONVENTIONAL FRAMING WITH R-5.0 CONTINUOUS INSULATION
 - ADVANCED ENVELOPE
 WINDOWS - U-0.21 (AREA WEIGHTED AVERAGE), AND
 FLAT CEILING - U-0.017/R-60, AND
 FRAMED FLOORS - U-0.028/R-38 OR SLAB EDGE INSULATION TO F-0.48 OR LESS (R-10 FOR 48", R-15 FOR 36", OR R-5 FULLY INSULATED SLAB)
 - DUCTLESS HEAT PUMP
 FOR DWELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE:
 DUCTLESS HEAT PUMP OF MINIMUM HSPF 10 IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS
 - HIGH EFFICIENCY THERMAL ENVELOPE UA
 PROPOSED UA IS 8& LOWER THAN THE CODE UA
 - GLAZING AREA
 GLAZING AREA, MEASURED AS THE TOTAL OF FRAMED OPENINGS IS LESS THAN 12% OF CONDITIONED FLOOR AREA.
 - 3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
 ACHIEVE A MAXIMUM OF 3.0 ACH50 WHOLE-HOUSE AIR LEAKAGE WHEN THIRD PARTY TESTED AND PROVIDE A WHOLE-HOUSE VENTILATION SYSTEM INCLUDING HEAT RECOVERY WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF NOT LESS THAN 66%.
- PROVIDED
 ITEM 1A USED FROM THE "CONSERVATION MEASURES" -
 HIGH EFFICIENCY HVAC SYSTEM -
 GAS FIRE FURNACE OR BOILER AFUE 94%.
 APPLIANCES LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.
- PER CHAPTER 11 OF THE LATEST EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE:
 PER TABLE N1101.1 (1): PRESCRIPTIVE ENVELOPE REQUIREMENTS USED:
 WALLS (ABOVE GRADE) R-21
 WALLS (BELOW GRADE) R-15
 FLAT CEILINGS R-49
 VAULTED CEILINGS R-25
 UNDER FLOORS R-30
 SLAB EDGE R-15
 WINDOWS U-0.27
 EXTERIOR DOORS U-0.20
 EXTERIOR DOORS (WITH GLAZING) U-0.40
 FORCED AIR DUCTS R-8
- NOTE:
 EXTERIOR WALLS TO HAVE "WEATHERSMART HOUSE WRAP" WATER RESISTANT BARRIER ON OUTSIDE TO PROVIDE A 1/8" MIN. GAP BEHIND SIDING.

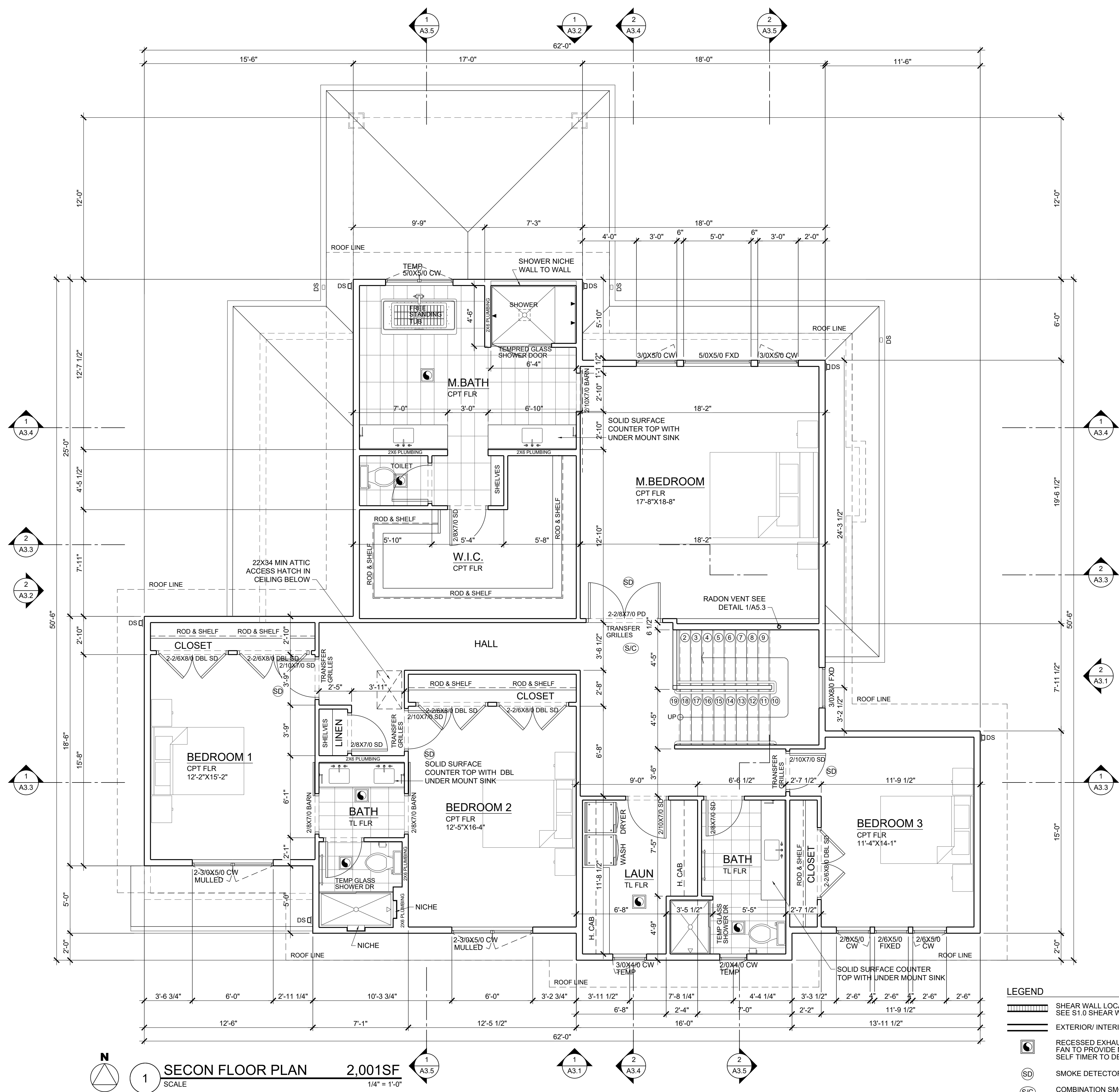
FLOOR AREA CALCULATION

ALLOWABLE BUILDING AREA	4,452.00 SF
FIRST FLOOR	1,564 SF
SECOND FLOOR	2,001 SF
GARAGE	732 SF
ENTRY	56 SF
TOTAL AREA PROVIDED	4,353 SF
PATIO	209 SF
FLOOR AREA CALCULATION	
BASEMENT	1,666 SF
FIRST FLOOR	1,564 SF
SECOND FLOOR	2,001 SF
TOTAL FLOOR AREA	5,231 SF

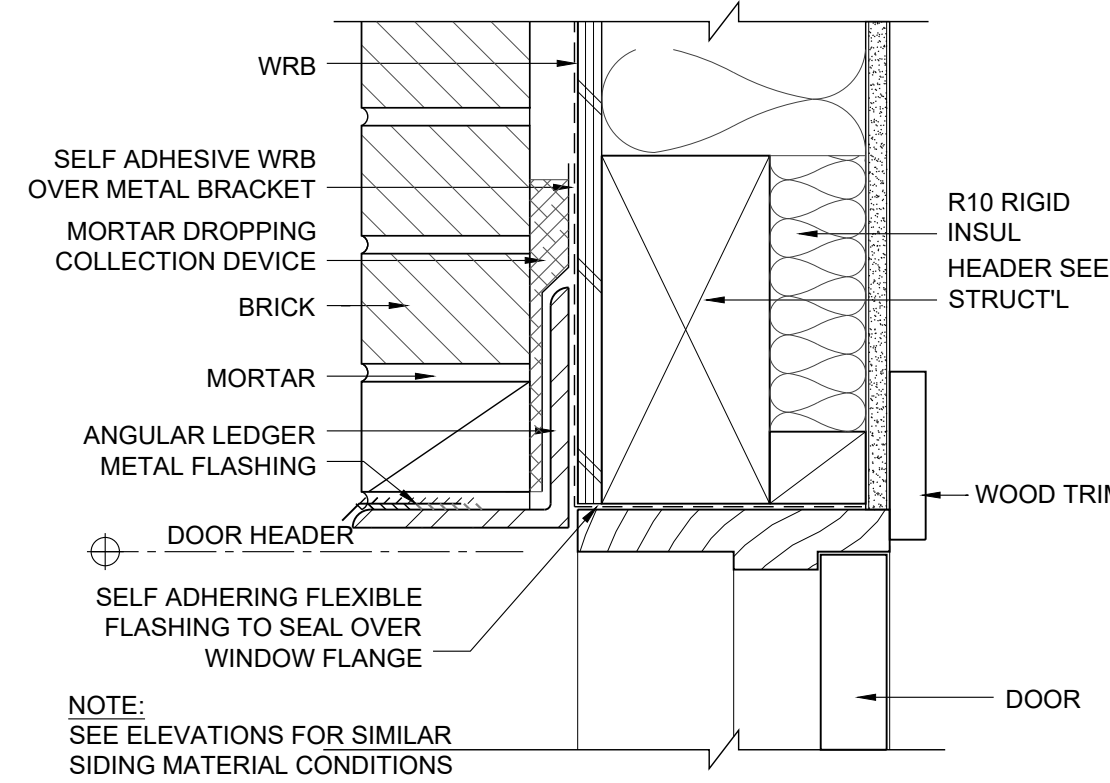


1 FIRST FLOOR PLAN 1,564 SF
 SCALE 1/4" = 1'-0"

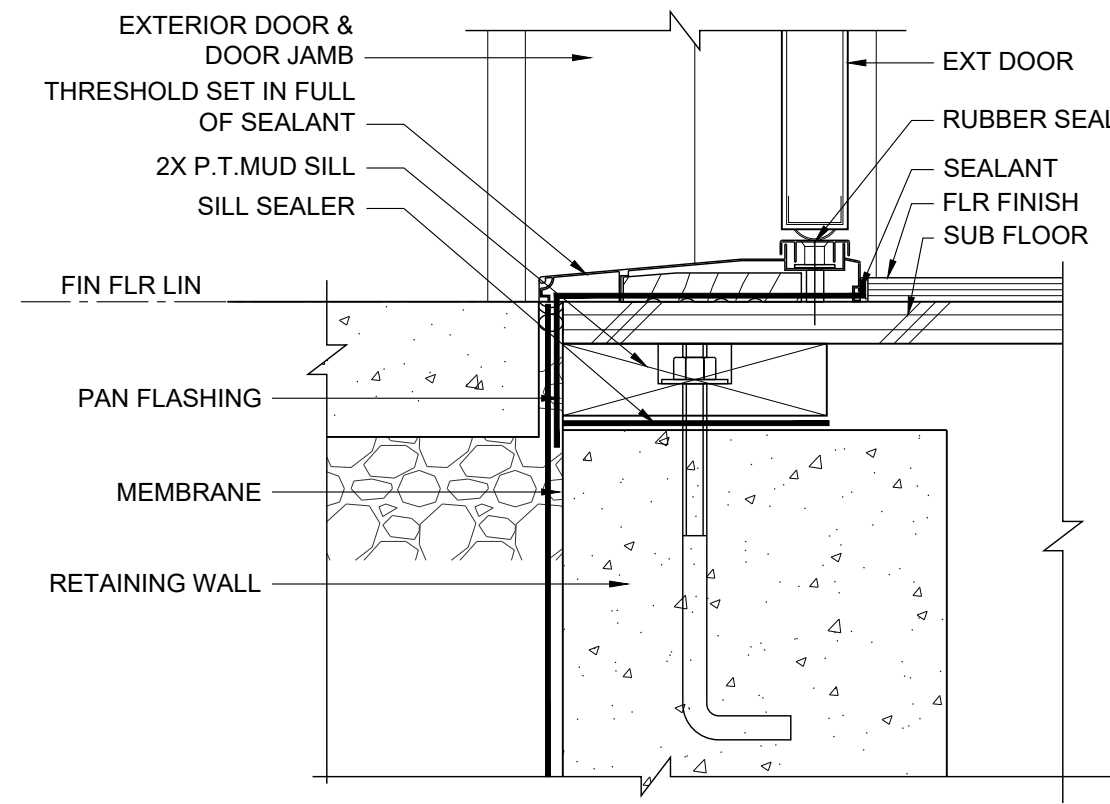
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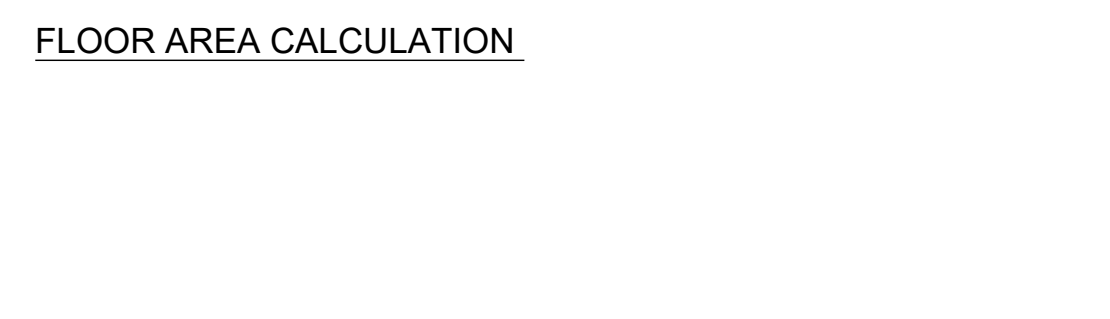
4 DRYER EXHAUST
 SCALE 3/4" = 1'-0"



3 DOOR HEAD - BRICK
 SCALE 3" = 1'-0"



2 DOOR THRESHOLD
 SCALE 3" = 1'-0"



FLOOR AREA CALCULATION

ALLOWABLE BUILDING AREA	4,452.00 SF
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