

Detailed Statement

Proposed Alterations at 1620 SE Waverly Dr.

12/20/2024

Prepared For: City of Milwaukie, Oregon

Prepared By: Fowler Home + Design

The summary of proposed alterations to the existing residence on the main floor include the addition of a primary wing located on the far east side of the residence that houses a bedroom, bath, and walk-in closet, the addition of a 306 s.f. prefabricated conservatory at the southwest side of the residence, extending the west garage wall 6', and extending the south kitchen and nook walls 8.5' and 6' respectively. The total main floor additions including the conservatory amounts to 1,436 s.f.

On the upper floor, slight wall extensions are made on the east wall at the existing bath, the south wall, and west wall which amounts to a total of 348 s.f. additional area. The upper floor also includes the additions of a deck on the northwest and the south. All existing roofs are kept as existing as much as possible, such as the tallest roof form over the primary mass of the existing residence and the flat roof over the primary suite bath. The proposed roofs maintain the existing roof slopes and do not exceed the existing maximum height.

The two most critical elements outlined in the 1988 historic resource survey are the PERSON and STYLE categories. The STYLE category states the residence as Colonial Revival style with elements of interest centered primarily around the entrance of the residence such as the paneled doors, Swan's neck pediment, full entablature, and Ionic pilasters. Additional noted elements of interest include quoining at the entrance, an endwall chimney, a palladian window, the polygonal bay window with tent roof and spandrel, and the belt course over the second story windows.

The proposed alterations have little to no impact on the PERSON category as the overall character and layout of the existing residence is maintained. For the STYLE category, the key historic features are to remain and the proposed minor alterations add to the existing style such as the colonial wooden balusters.

The alterations will also create a more efficient and safe residence through better insulation, higher performance windows, and seismic fortification of the structure.

The proposed alterations adhere to all relevant zoning and development standards. Refer to the plans and elevations for further information.

Approval Criteria:

1. Retention of Original Construction

Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.

Response: The majority of the existing walls and the primary and tallest portion of the roof will remain. The key design elements are to remain which includes the paneled doors, Swan's neck pediment, full entablature, Ionic pilasters, quoining at the entrance, an endwall chimney, a palladian window, the polygonal bay window with tent roof and spandrel, and the belt course over the second story windows. The criterion is met.

2. Building Height

Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a building's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain development permit.

Response: The tallest roof form will remain, thus maintaining the existing buildings highest elevation. All proposed roofs match the existing roof pitches. The flat roof of the existing east wing of the home, the pediments above windows on the west wing of the home, the flat roof above the two story bay window, and the pediment above the front entry will all be maintained. The criterion is met.

3. Horizontal Additions

The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary design for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door-opening proportions of the building.

Response: All proposed alterations, including the relationship of windows to walls, remain compatible with the original architectural character, scale, materials, and proportions of the historic residence. The criterion is met.

4. Windows

Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.

Response: The window replacements will match the window types, configuration, frames, and grids of the original windows as closely as possible. The criterion is met.

5. *Restoration Possible*

Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.

Response: The proposed alterations and additions shall be constructed in such a manner that the additions and alterations could be removed and restored to its existing condition, thus preserving the essential form and integrity of the original building. The criterion is met.

6. *Signs and Lighting*

Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.

Response: There is no proposed signage. The proposed lighting and other appurtenances will be visually compatible with the original character of the building. The criterion is met.

7. *Time Period Consistency*

Buildings shall be recognized as products of their own time. Alterations that have no Historical basis or which seek to create an earlier appearance shall be avoided.

Response: All proposed alterations and additions are deeply based in the Colonial Revival style. The criterion is met.

8. *Visual Integrity/Style*

Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained or restored as far as is practicable.

Response: The distinctive stylistic features on the high preservation priority areas of the home are to be maintained. Any proposed features are of the Colonial Revival Style. The criterion is met.

9. *Replacement or Additional Materials*

Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new materials should match those of the original building, to the extent possible, in composition, design, color texture, and other visual qualities.

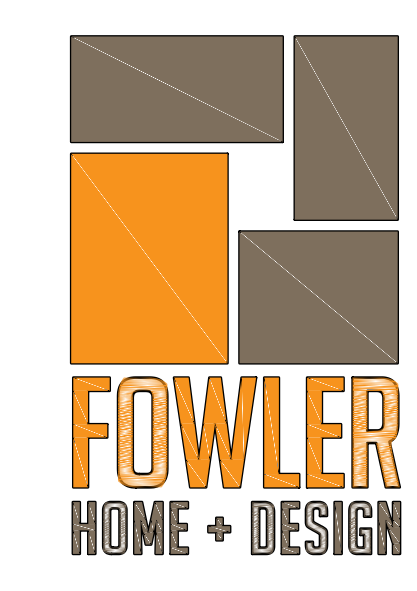
Response: The proposed alterations and additions match the existing materials of the historic residence, such as stucco siding. The criterion is met.

10. *Buffering*

An appropriate buffer or screen, as provided under Subsection 19.504.6, may be required when a new commercial or industrial improvement or use is proposed on or adjacent to a designated resource, or within or adjacent to an historic district.

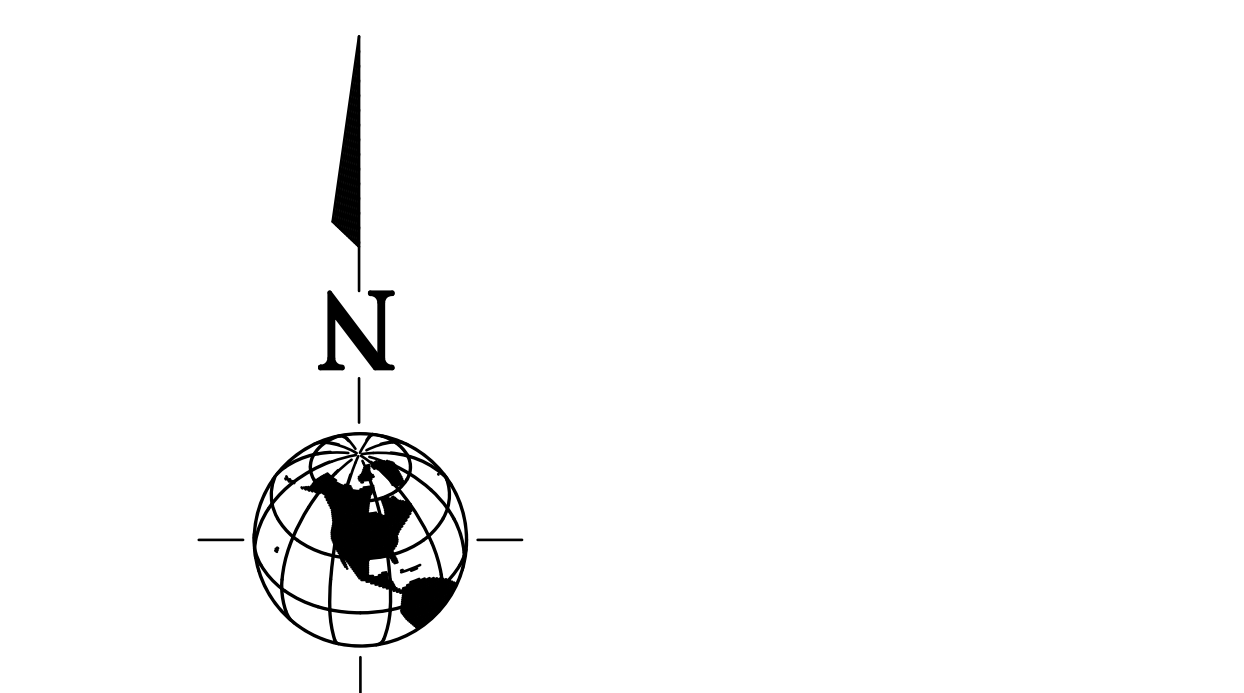
Response: Our current proposal does not include any buffering or screening. However, if required, the buffering or screening will be consistent with requirements from NPS. The criterion is not applicable.

1620 SE WAVERLY DRIVE MILWAUKIE, OR. 97222



- ALL EXCESS GRADING MATERIAL TO BE EXPORTED TO AN APPROVED DISPOSAL LOCATION.
- ALL FILL AREAS 16" UNDER GARAGE FLOORS, SIDEWALKS, DRIVEWAYS, ETC. TO BE COMPACTED GRANULAR FILL.
- THERE WILL BE A SLIGHT OVER EXCAVATION TO PROVIDE CONCRETE FORMING ALL AROUND NEW STRUCTURE.
- PROVIDE COUNTY/CITY APPROVED SEDIMENT FENCING AROUND EXCAVATED AREA PRIOR TO EXCAVATION AND CONSTRUCTION.
- PROVIDE COUNTY/CITY APPROVED STABILIZED GRAVELED CONSTRUCTION ENTRANCE PRIOR TO EXCAVATION AND CONSTRUCTION.
- STOCKPILES MUST BE COVERED WITH MULCH OR PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30.
- CONTRACTOR/SUB-CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO FOWLER HOME DESIGN INC. FOWLER HOME DESIGN INC. WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL SITE CONDITIONS INCLUDING FILL PLACED ON SITE.

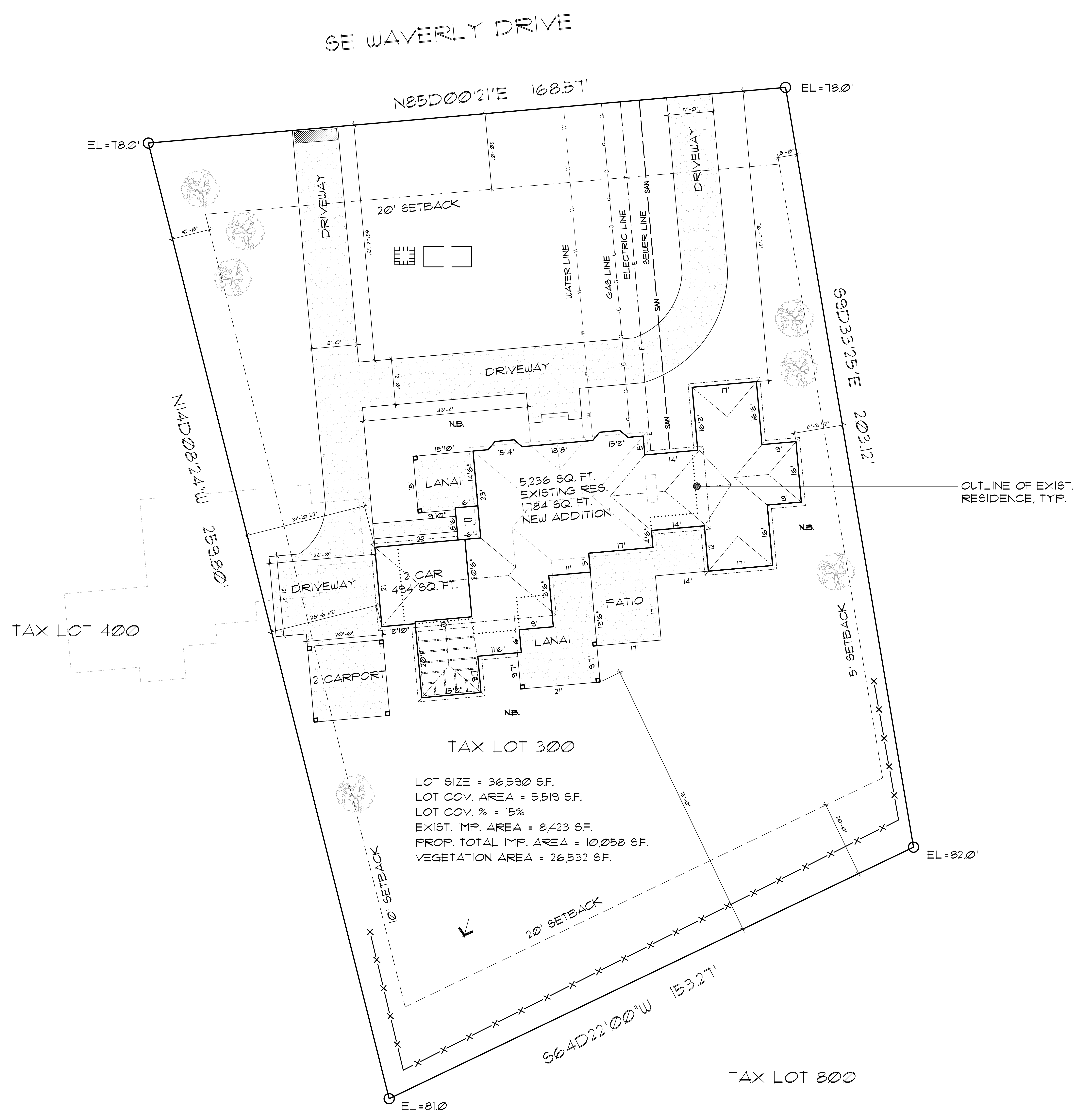
- EROSION CONTROL PLAN**
- ELEVATION LEGEND:
 BE+ EXISTING GRADE ELEVATION
 FE+ FINAL GRADE ELEVATION
 FFI+ FINISHED FLOOR ELEVATION
 - PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL DRIVEWAY AREAS.
 - PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL SIDEWALK AND PATIO AREAS.
 - PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A COUNTY/CITY DISPOSAL POINT/CONNECTION.
 - MAXIMIZE SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
 - PROVIDE AND MAINTAIN FINISH GRADE WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 6" MINIMUM IN 10'-0".
- EROSION CONTROL PLAN**
- COVERED STOCKPILES - COVER WITH PLASTIC OCT. 1 - MAY 31.
 - SEDIMENT FENCE
 - CONSTRUCTION ENTRANCE (ACCESS POINT)
 - WORK STAGING/MATERIAL STORAGE
 - N.B. 3" APPROVED COVER ON ALL AREAS OF BARE SOIL UNTIL PERMANENT LANDSCAPE IS IN PLACE
 - NON-WOVEN INLET PROTECTION AT THE FIRST DOWNSTREAM CATCH BASIN
 - WOODEN CURB RAMP
 - DIRECTION OF STORM-WATER FLOW ON SITE
 - NO STOCKPILES ARE TO BE LOCATED IN THE SIDE SETBACK AREAS.



IMPORTANT DISCLOSURE - PLEASE READ:

THE PLANS YOU HAVE PURCHASED ARE FOR THE CONSTRUCTION OF ONE HOME ONLY. UNDER NO CIRCUMSTANCES IS IT LEGAL TO BUILD MORE THAN ONE HOME. YOU MUST READ THE WRITTEN CONSENT FROM THE DESIGNER. THIS FOWLER HOME DESIGN INC. PLAN IS A PROFESSIONAL DESIGN. FOWLER HOME DESIGN INC. WILL NOT BE HELD RESPONSIBLE FOR ANY VIOLATION OF ANY APPLICABLE CODES AND REGULATIONS. FOWLER HOME DESIGN INC. WILL NOT BE HELD RESPONSIBLE FOR ANY VIOLATION OF ANY APPLICABLE CODES AND REGULATIONS. FOWLER HOME DESIGN INC. WILL NOT BE HELD RESPONSIBLE FOR ANY VIOLATION OF ANY APPLICABLE CODES AND REGULATIONS.

CONTRACTOR TO VERIFY EXISTING CONDITIONS AND UTILITIES, TYP.

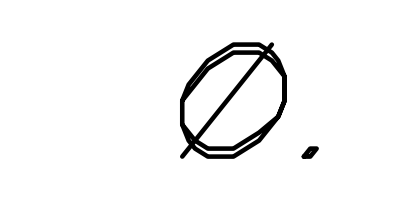


LOT SIZE = 36,590 SF.
 LOT COV. AREA = 5,519 SF.
 LOT COV. % = 15%
 EXIST. IMP. AREA = 8,423 SF.
 PROP. TOTAL IMP. AREA = 10,058 SF.
 VEGETATION AREA = 26,532 SF.

THE EKLUND RESIDENCE
 1620 SE WAVERLY DRIVE
 MILWAUKIE, OR. 97222

PLAN No:
 DRAWN: TF
 DATE: 12/20/2024
 SCALE: 1"=10'-0"
 FILE:

PLOT PLAN



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ELEVATION NOTES:

- ROOFING MATERIAL TO BE ARCHITECTURAL COMPOSITION MATERIALS AND 5" STANDING SEAM METAL ROOFING SEE ELEVATION PAGE. ROOF SHINGLES TO BE NAILED PER MANUFACTURED INSTRUCTIONS FOR 80 MPH MINIMUM WIND AREAS.
- ROOF PITCH TO BE SHOWN ON PLANS
- ALL EAVES TO BE NOTED ON PLANS WITH A 5" GALVANIZED FACIA GUTTER ON SPECIFIED FACIA BD. PROVIDE 3" GALVANIZED DOWNGUTS (DG) AS SHOWN ON ROOF FRAMING PLAN.
- SIDING NOTED ON PLANS.
- ALL WINDOW & DOOR TRIM TO BE 5/4 X 4 AT SIDES AND 5/4 X 6 CROWN & SILL.
- SIDING TO BE SPECIFIED ON PLAN. CAULK ALL CORNER BOARDS, JOINTS, WINDOWS, DOORS AND SURROUNDS.
- ALL CORNER BOARD TRIM TO BE 2 X 4 PRIMED BD. AS SHOWN ON PLAN.
- COVERED PORCHES AND EAVE SOFFITS TO BE 1/2" EXT. FLYWOOD OR EQUAL TOOL. CAULK ALL JOINTS.
- MASONRY VENEER TO BE CULTURED STONE OR EQUAL AS SHOWN ON PLAN. PROVIDE GALVANIZED FLASHING ON A MASONRY SILL CAP OVER VENEER. VERIFY LOCATION AND TYPE OF MASONRY WITH BUILDER PRIOR TO CONSTRUCTION.
- PROVIDE 2 X 10 ROUGH SAWN CEDAR OR EQUAL AT ALL BELLY BANDS WITH A GALVANIZED "Z" FLASHING AT EXPOSED TOP. LOCATIONS ARE SHOWN ON PLAN UNLESS OTHERWISE NOTED.
- PROVIDE VENTS AS SHOWN, SHUTTERS AND TRIMS ON ELEVATIONS AS SHOWN ON PLAN.
- PROVIDE VINYL WINDOWS AS SHOWN ON PLAN.
- EXPOSED CONCRETE WALKS TO BE BROOCHED FINISH AS SHOWN ON PLAN.
- MAXIMUM FOUNDATION EXPOSURE TO BE 18" FROM FINISHED GRADE.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
- FINISH GRADE TO BE (1) MAXIMUM SLOPE WITH A 6" MINIMUM IN 10'-0" MINIMUM SLOPE AWAY FROM STRUCTURE ALL AROUND.
- SEE ELEVATIONS FOR ANY ADDITIONAL NOTATIONS THAT MAY BE OF IMPORTANCE.
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE, UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
- PRIOR TO BEGINNING CONSTRUCTION, THE PLANS AND SPECIFICATIONS SHALL BE APPROVED BY THE LOCAL BUILDING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START AND/OR DURING CONSTRUCTION. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
- BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR IS RESPONSIBLE TO REVIEW SPECIFIC SITE CONDITIONS WITH THE DESIGNER BEFORE CONSTRUCTION.
- VERIFY FOUNDATION AND FRAMING DETAILS (WHERE APPLICABLE) WITH MECH, PLUMBING, ELECTRICAL AND/OR OTHER SUBCONTRACTORS TO ASSURE PROPER CONSTRUCTION INSTALLATION.
- PLUMBING, ELECTRICAL AND MECHANICAL DIAGRAMS, LAYOUTS AND/OR DESIGN TO BE SUPPLIED BY CONTRACTOR AND/OR SUB-CONTRACTOR.
- ENGINEERED PRODUCTS (ROOF TRUSSES, FLOOR JOISTS) TO HAVE DESIGN, ENGINEERING SPECIFICATIONS AND LAYOUT SUPPLIED FROM MANUFACTURER.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB.
- SPECIFIC MANUFACTURERS AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR DEVIATIONS FROM THE ORIGINAL PLANS WITHOUT WRITTEN CONFIRMATION FROM THE DESIGNER.
- ALL DIMENSIONS AND SQUARE FOOTAGE MAY VARY.
- THE TYPE OF EXTERIOR FINISH, THE INSTALLATION, AND THE WATERPROOFING DETAILS ARE TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER ASSUMES NO RESPONSIBILITY OF THE BUILDING ENVELOPE.

DESIGN LOADS:

WIND	100 MPH OR LESS
SEISMIC DESIGN CATEGORY	D2
FROST DEPTH	38 INCHES
ROOF DEAD LOAD	11 PSF
ROOF LIVE LOAD	20 PSF
SPACE RAVEL LOAD	25 PSF
DECKING AND FLOOR FINISH LOAD	5 PSF
RELEASE RELEASE	40 PSF
STAIRS	40 PSF
THESE PLANS HAVE BEEN PREPARED FOR THE CONSTRUCTION OF ONE HOME ONLY. USER'S RESPONSIBILITY IS TO LEGAL TO BUILD FROM THESE PLANS MORE THAN ONCE WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER TROY FOWLER. THESE PLANS ARE COPYRIGHTED AND IT IS A VIOLATION OF FEDERAL COPYRIGHT LAW TO REPRODUCE THESE PLANS. FOWLER HOME DESIGN LLC WILL FULLY PROSECUTE ANY VIOLATION OF ITS COPYRIGHTED DESIGNS AND PLANS. FURTHERMORE IT IS UNDERSTOOD THAT IT IS COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT THE HOME DESCRIBED HEREIN ON ANY PARTICULAR SITE AND WITHIN THE CONFINES OF THE GOVERNING JURISDICTION. FOWLER HOME DESIGN LLC TAKES NO RESPONSIBILITY FOR THE COMPLIANCE OF THIS PLAN TO ANY CODE OR ANY BUILDING SITE.	60 PSF
	60 PSF



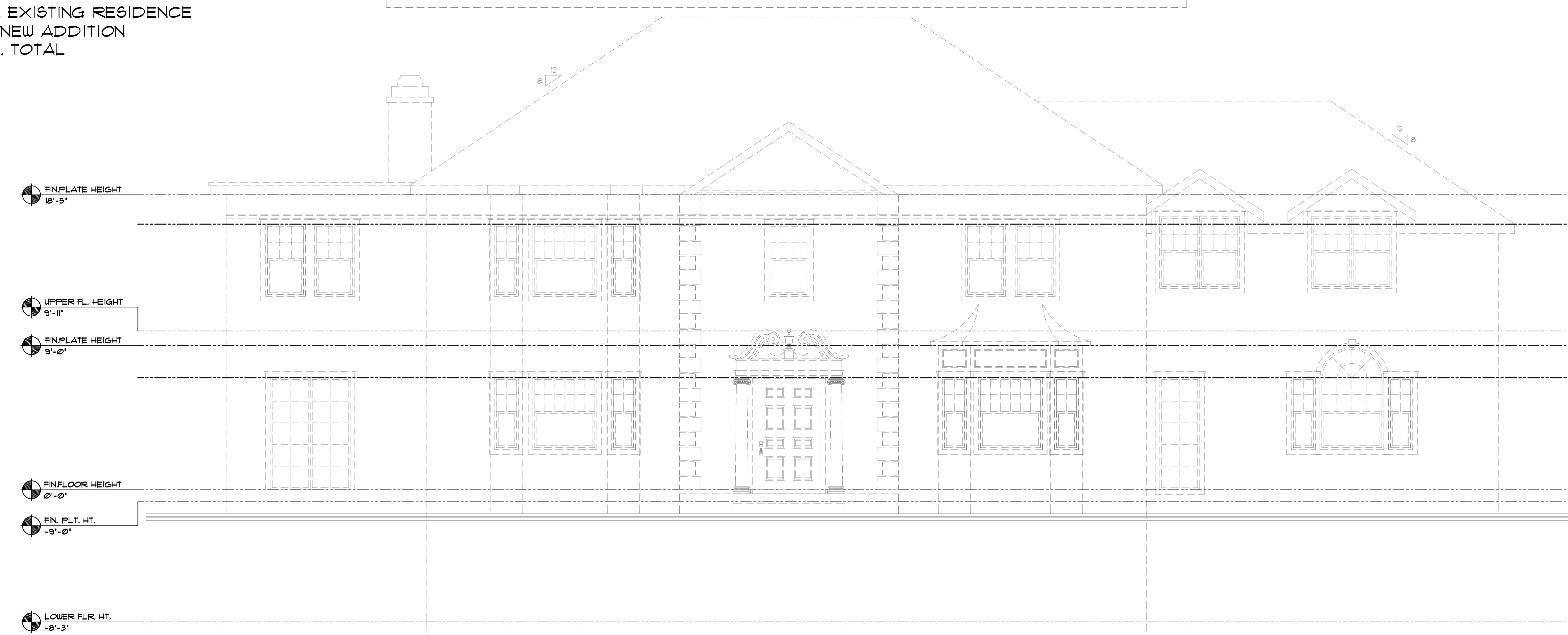
FRONT ELEVATION

5,236 SQ. FT. EXISTING RESIDENCE
1,184 SQ. FT. NEW ADDITION
1,020 SQ. FT. TOTAL

WINDOW SCHEDULE

MARK	SIZE & TYPE	QUANTITY
△	NOT USED	-
△	NOT USED	-
△	NOT USED	-
△	2/6X4/0 D.H.	5
△	NOT USED	-
△	NOT USED	-
△	2/6X6/0 D.H.	12
△	NOT USED	-
△	2/6X8/0 D.H.	7
△	NOT USED	-
△	2/6X8/0 D.H.	22
△	2/6X3/4 D.H.	3
△	2/6X3/0 D.H.	5
△	NOT USED	-
△	4/0X8/0 D.H.	3
△	NOT USED	-

NOTES:
- ALL WINDOWS TO HAVE GRIDS UNO.
- CONTRACTOR TO CORRECT ALL WINDOW SIZES AND QUANTITIES



EXIST. FRONT ELEVATION

5,236 SQ. FT. EXISTING RESIDENCE



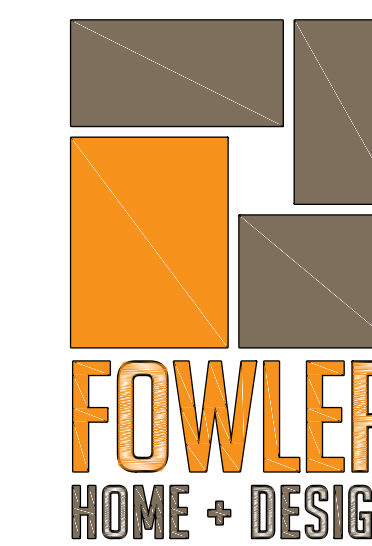
EXIST. RIGHT SIDE ELEVATION

5,236 SQ. FT. EXISTING RESIDENCE



RIGHT SIDE ELEVATION

5,236 SQ. FT. EXISTING RESIDENCE
1,184 SQ. FT. NEW ADDITION
1,020 SQ. FT. TOTAL



THE EKLUND RESIDENCE
1620 SE WAVERLY DRIVE
MILWAUKIE, OR. 97122

PLAN No.:
DRAWN: TF
DATE: 12/10/2024
SCALE: 1/4"=1'-0"
FILE:

EXTERIOR ELEVATION

THESE PLANS AND DESIGNS
HEREIN ARE COPYRIGHTED
UNDER FEDERAL LAW BY
TROY FOWLER & FOWLER HOME
DESIGN LLC 2022

CONTRACTOR TO SELECT 1 OPTION

(ORSG 2021 TABLE N0012)

1	HIGH EFFICIENCY HVAC SYSTEM: GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 94% OR AIR-SOURCE HEAT PUMP (HSF OF 10.0 TO 14.0) SEER COOLING, OR GROUND-SOURCE HEAT PUMP COP OF 3.5, OR ENERGY STAR RATED
2	HIGH EFFICIENCY WATER HEATING SYSTEM: NATURAL GAS-PROPANE WATER HEATER WITH MIN. UEF OF 0.95 OR ELECTRIC HEAT PUMP WATER HEATER WITH MIN. COP OF 2.0 OR NATURAL GAS-PROPANE TANKLESS/INSTANTANEOUS WATER HEATER WITH MIN. UEF OF 0.95 AND ENERGY STAR RATED WATER HEAT RECOVERY UNIT INSTALLED ON MIN. OF ONE BATH/TOILET
3	WALL INSULATION UPGRADE: EXTERIOR WALLS U-0.084/R-21 CONVENTIONAL FRAMING WITH R-9.0 CONTINUOUS INSULATION
4	ADVANCED ENVELOPE: CROSS-11-055 (AREA WEIGHTED AVERAGE) AND FLAT CEILING U-0.021/R-4.6 AND FRAMED FLOORS U-0.024/R-39 OR SLAB EDGE INSULATION TO R-24.0 OR LESS (R-10 FOR 40" R-16 FOR 36" OR R-9 FULLY INSULATED SLAB)
5	DUCTLESS HEAT PUMP: FOR DWELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE DUCTLESS HEAT PUMP OF FIN TYPE 10 IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS
6	HIGH EFFICIENCY THERMAL ENVELOPE UA: PROPOSED UA IS 8% LOWER THAN THE CODE UA
7	GLAZING AREA: GLAZING AREA, TREATED AS THE TOTAL OF FRAMED OPENINGS IS LESS THAN 2% OF CONDITIONED FLOOR AREA
8	3 ACH AIR LEAKAGE CONTROL, 4 EFFICIENT VENTILATION: ACHIEVE A MAX. OF 30 ACH50 SHOCK-HOUSE AIR LEAKAGE WHEN THIRD-PARTY TESTED AND PROVIDE A HOUSE-TO-HOUSE VENTILATION SYSTEM INCLUDING HEAT RECOVERY WITH A TYPICAL REMOTE HEAT RECOVERY EFFICIENCY OF NOT LESS THAN 66%

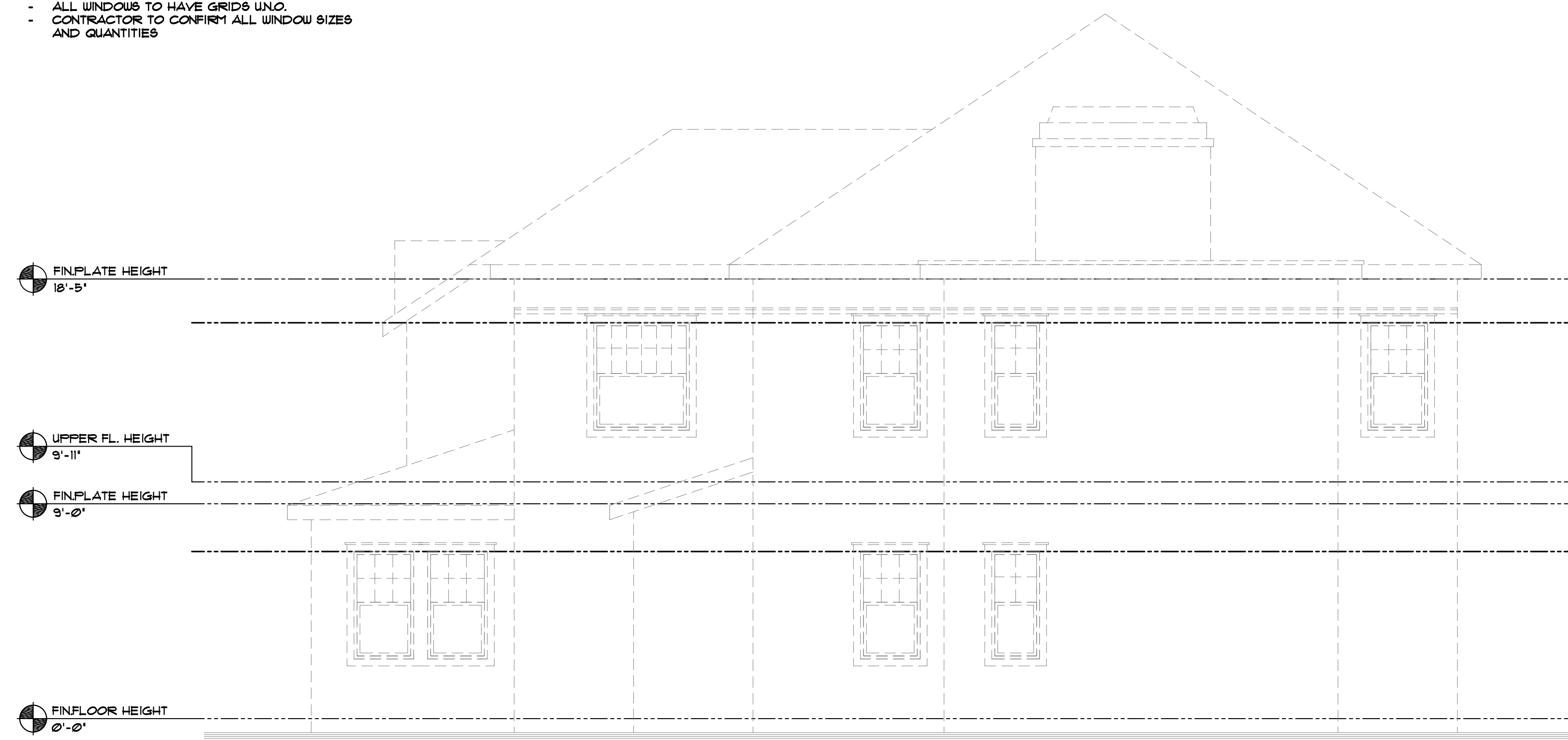
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WINDOW SCHEDULE

MARK	SIZE & TYPE	QUANTITY
△	NOT USED	-
△	NOT USED	-
△	NOT USED	-
△	2/6X4/0 D.H.	5
△	NOT USED	-
△	NOT USED	-
△	2/6X6/0 D.H.	12
△	NOT USED	-
△	2/6X5/0 D.H.	7
△	NOT USED	-
△	2/6X5/0 D.H.	22
△	2/6X3/4 D.H.	3
△	2/6X3/8 D.H.	5
△	NOT USED	-
△	4/0X5/0 D.H.	3
△	NOT USED	-

NOTES:
1. ALL WINDOWS TO HAVE GRIDS UNO.
2. CONTRACTOR TO CONFIRM ALL WINDOW SIZES AND QUANTITIES



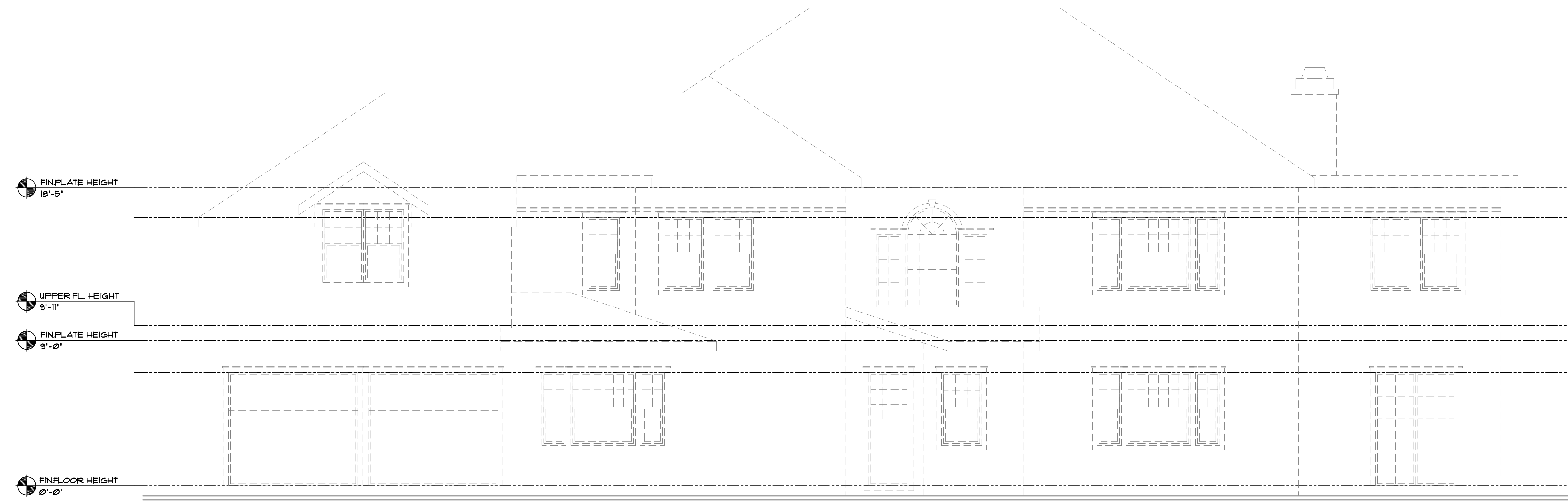
EXIST. LEFT SIDE ELEVATION

5,236 SQ. FT. EXISTING RESIDENCE



REAR ELEVATION

5,236 SQ. FT. EXISTING RESIDENCE
1,784 SQ. FT. NEW ADDITION
7,020 SQ. FT. TOTAL



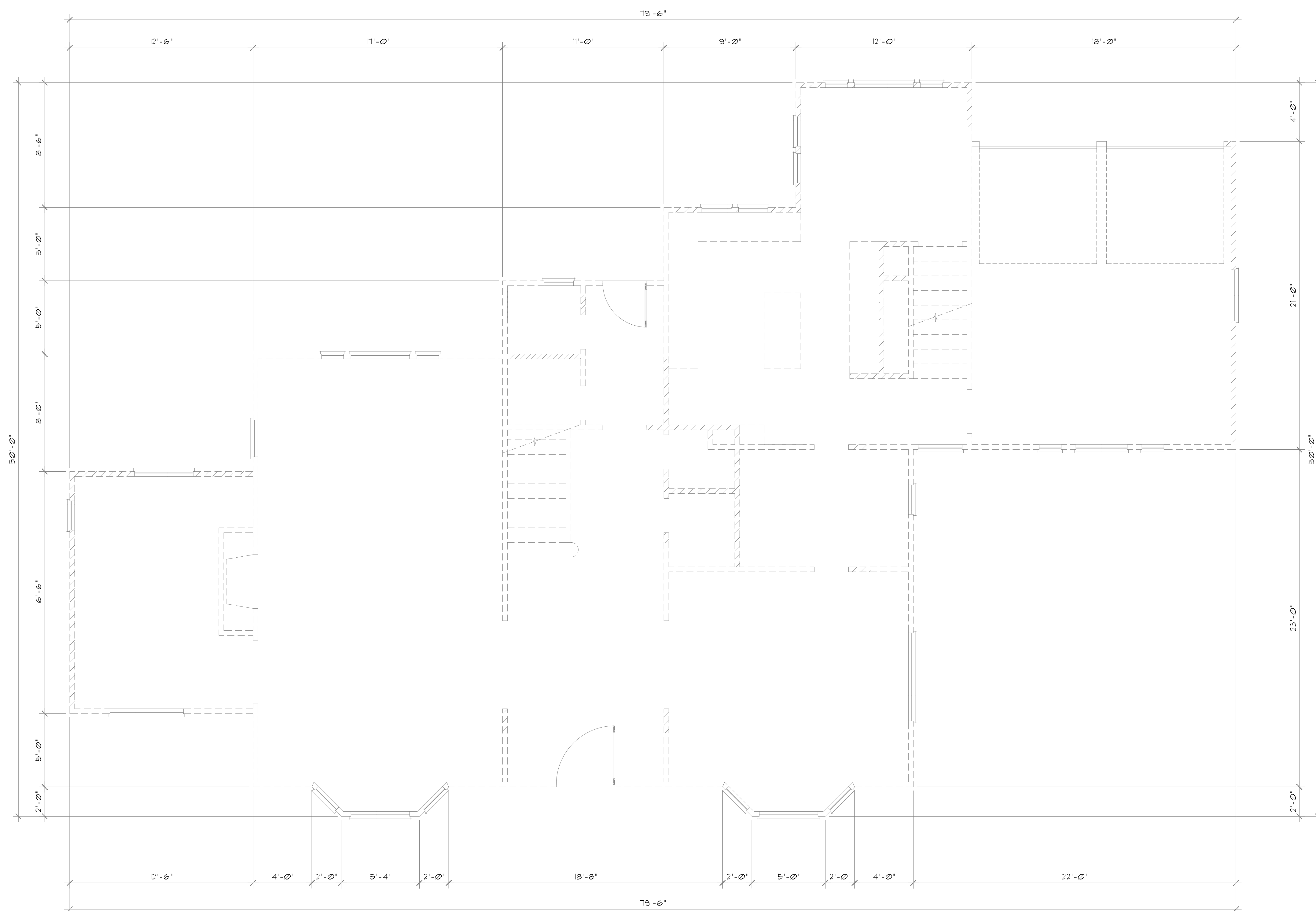
EXIST. REAR ELEVATION

5,236 SQ. FT. EXISTING RESIDENCE

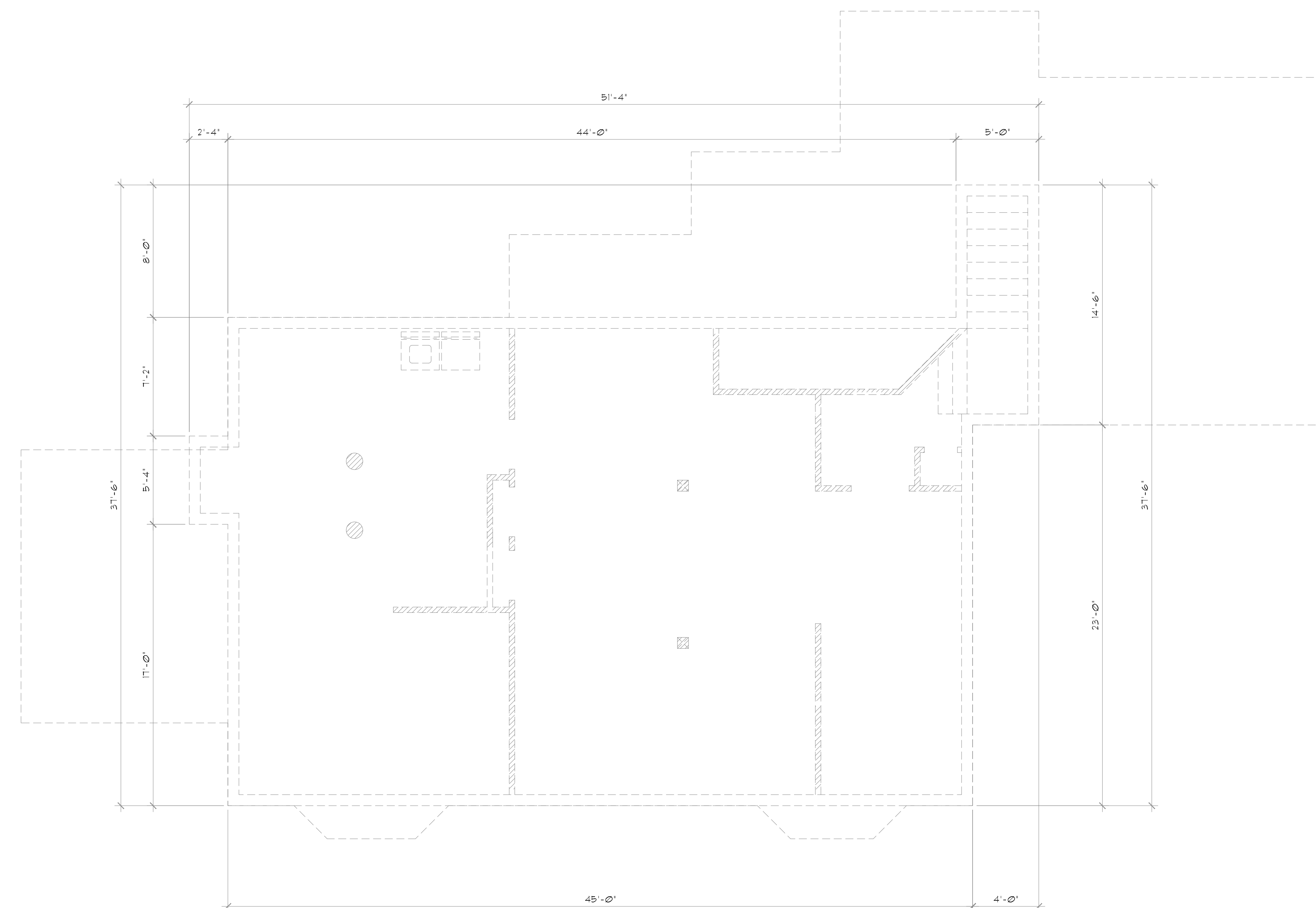


LEFT SIDE ELEVATION

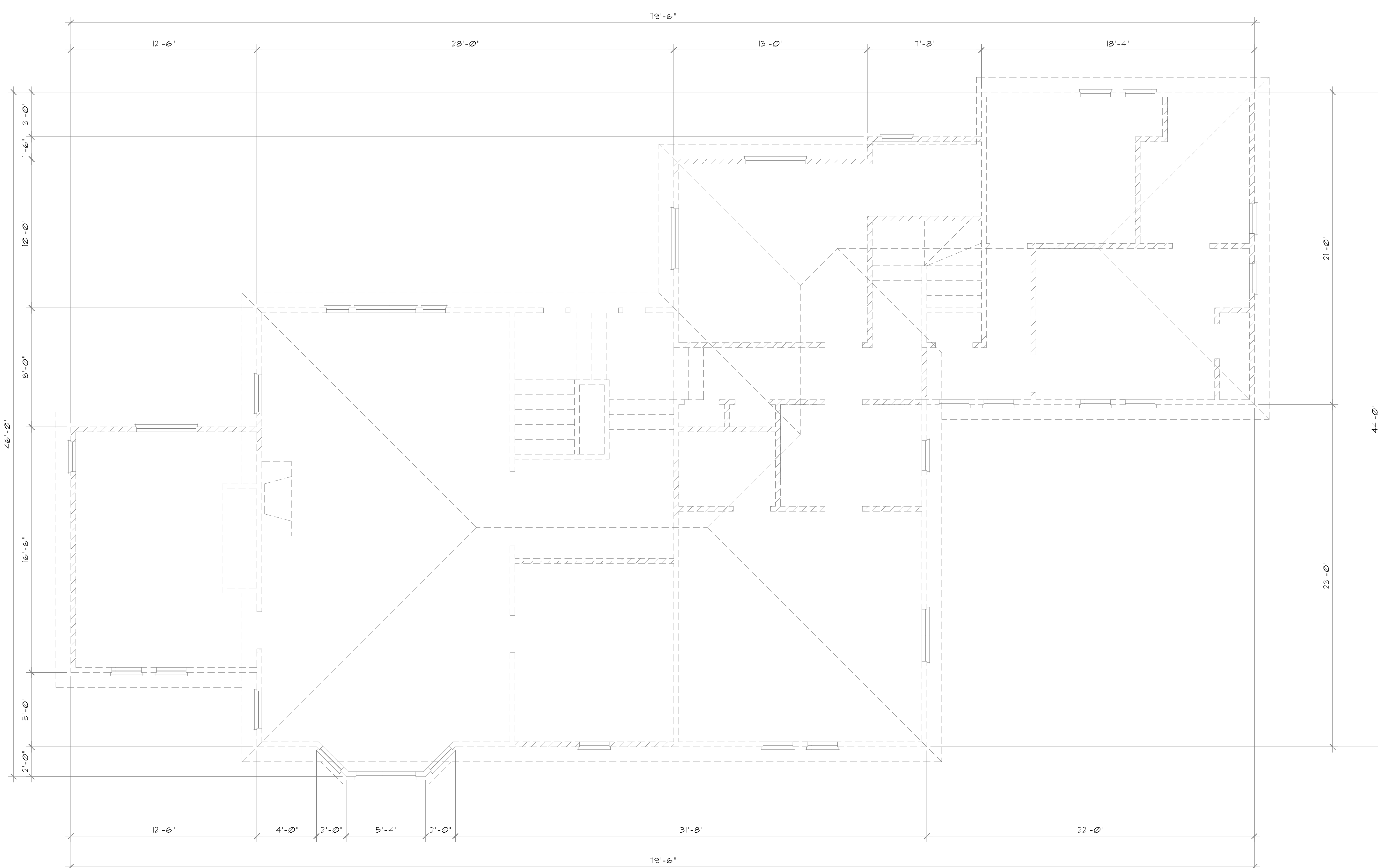
5,236 SQ. FT. EXISTING RESIDENCE
1,784 SQ. FT. NEW ADDITION
7,020 SQ. FT. TOTAL



EXIST. MAIN FLOOR PLAN
1,956 SQ. FT. EXISTING 1/4"=1'-0"



EXIST. LOWER FLOOR PLAN
1,226 SQ. FT. EXISTING 1/4"=1'-0"






EXIST. UPPER FLOOR PLAN
2,054 SQ. FT. EXISTING 1/4"=1'-0"

**IMPORTANT DISCLOSURE
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WALL LEGEND

	- NEW (N) 2x WALL
	- EXISTING (E) WALL TO BE REMOVED
	- (E) WALL TO REMAIN

NOTE: WALLS IN LEGEND ENLARGED FOR CLARITY.

ALL DIMENSIONS TO OR FROM (E) STRUCTURE ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND IS RESPONSIBLE TO CONTACT DESIGNER W/ANY DISCREPANCIES.

FLOOR PLAN FRAMING NOTES:

- ALL EXTERIOR WINDOW AND DOOR HEADERS TO BE 4 X 10 DF-L NO. 2 UNLESS OTHERWISE NOTED. (UON)
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. AND INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. FOUNDATION FOOT WALLS SHALL BE FRAMED OF 2 X 6 STUDS.
- STANDARD STUD HEIGHT FOR UPPER FLOOR TO BE 9'-0" CEILING HEIGHT.
- STANDARD STUD HEIGHT FOR MAIN FLOOR TO BE 9'-0" CEILING HEIGHT.
- WINDOW AND DOOR HEADER HEIGHTS TO BE 8'-0" @ UPPER FLOOR AND 8'-0" @ LOWER FLOOR UON. DOOR OPENINGS AND OTHER OPENING TO BE ALLIGNED WITH WINDOW HEIGHTS UON.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND/OR PROTECTED BY 55# FELT MOISTURE BARRIER.
- PROVIDE POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENINGS.
- BEARING FOR JOISTS, SUPPORT MEMBERS, HEADERS, AND BEAMS TO BE 1/2 THE MEMBERS WIDTH AND SOLID BEARING TO FOOTINGS. 2 X JOISTS TO HAVE 1/2" MIN. BEARING, U. ON.
- PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER 2021 IBC SECTION 602.8.
- BLOCK ALL STUD WALLS AT SHEATHING SPLICES OR AS REQUIRED.
- INTERIOR PASSAGE DOORS TO HAVE A MINIMUM OF (2) 2 X TRIMMERS EACH SIDE OF DOOR AND TO BE CENTERED IN HALLS.
- ALL HOLDINGS, JOIST HANGERS, BEAM HANGERS AND OTHER CONNECTORS TO BE SIMPSON OR EQUAL.
- ALL STUD WALLS SHALL HAVE DOUBLE TOP PLATES OF THE SAME DIMENSION AS THE WALL FRAMING. PLATES SHALL OVERLAP A MINIMUM OF 48" BETWEEN SPLICES WITH AT LEAST (8) 16D NAILS THROUGH BOTH PLATES OF SPLICE.
- DO NOT NOTCH OR DRILL THROUGH ANY SUPPORT COLLUMS, GIRDERS, BEAMS, JOIST SUPPORTING BEARING WALLS OR ANY OTHER CONCENTRATED LOAD BEARING MEMBER UNLESS SPECIFICALLY NOTED ON PLANS. CONTACT DESIGNER IN ANY SUCH SITUATIONS ARISE.
- THIS STRUCTURE TO BE ADEQUATELY BRACED FOR WIND AND GRAVITY LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

LUMBER SPECIES AND GRADING:

- A. POSTS, BEAMS, HEADERS
 - B. FLOOR JOISTS, CEILING JOISTS, RAFTERS
 - C. SILL, PLATES, BLOCKING, BRIDGING
 - D. STUDS
 - E. STUDS OVER 12" HIGH
 - F. FLOOR DECKING
 - G. WALL, ROOF SHEATHING
 - H. GULI-LAM BEAMS
 - I. PATALELL STRAND LUMBER (PSL) MATERIALS
 - J. LAMINATED VENEER LUMBER (LVL) MATERIALS
- DF-L NO. 2
 - DF-L NO. 3
 - DF-L STUD GRADE
 - DF-L NO. 1
 - DF-L UTILITY GRADE
 - CDX EXT. APA RATED PLY OR OSB 3/4" THICK
 - FB-2400 DRY ADH. INTERIOR (EXT. ADH. AT EXT. COND.)
 - FB-3000 E-1.0 FV-230
 - FB-2600 E-1.8 FV-285
 - UNLESS OTHERWISE NOTED.

NAILING SCHEDULE:

REFER TO IBC 2021 TABLE R6-03.3(1)

WINDOW SCHEDULE

MARK	SIZE & TYPE	QUANTITY
△	NOT USED	-
△	NOT USED	-
△	NOT USED	-
△	2/6 X 4 @ D.H.	9
△	NOT USED	-
△	NOT USED	-
△	2/6 X 6 @ D.H.	12
△	NOT USED	-
△	2/6 X 6 @ D.H.	7
△	NOT USED	-
△	2/6 X 6 @ D.H.	22
△	2/6 X 3 @ D.H.	3
△	2/6 X 3 @ D.H.	9
△	NOT USED	-
△	4/6 X 6 @ D.H.	3
△	NOT USED	-

NOTES:
 - ALL WINDOWS TO HAVE GREEN LING.
 - CONTRACTOR TO CONFIRM ALL WINDOW SIZES AND QUANTITIES

IMPORTANT DISCLOSURE - PLEASE READ:

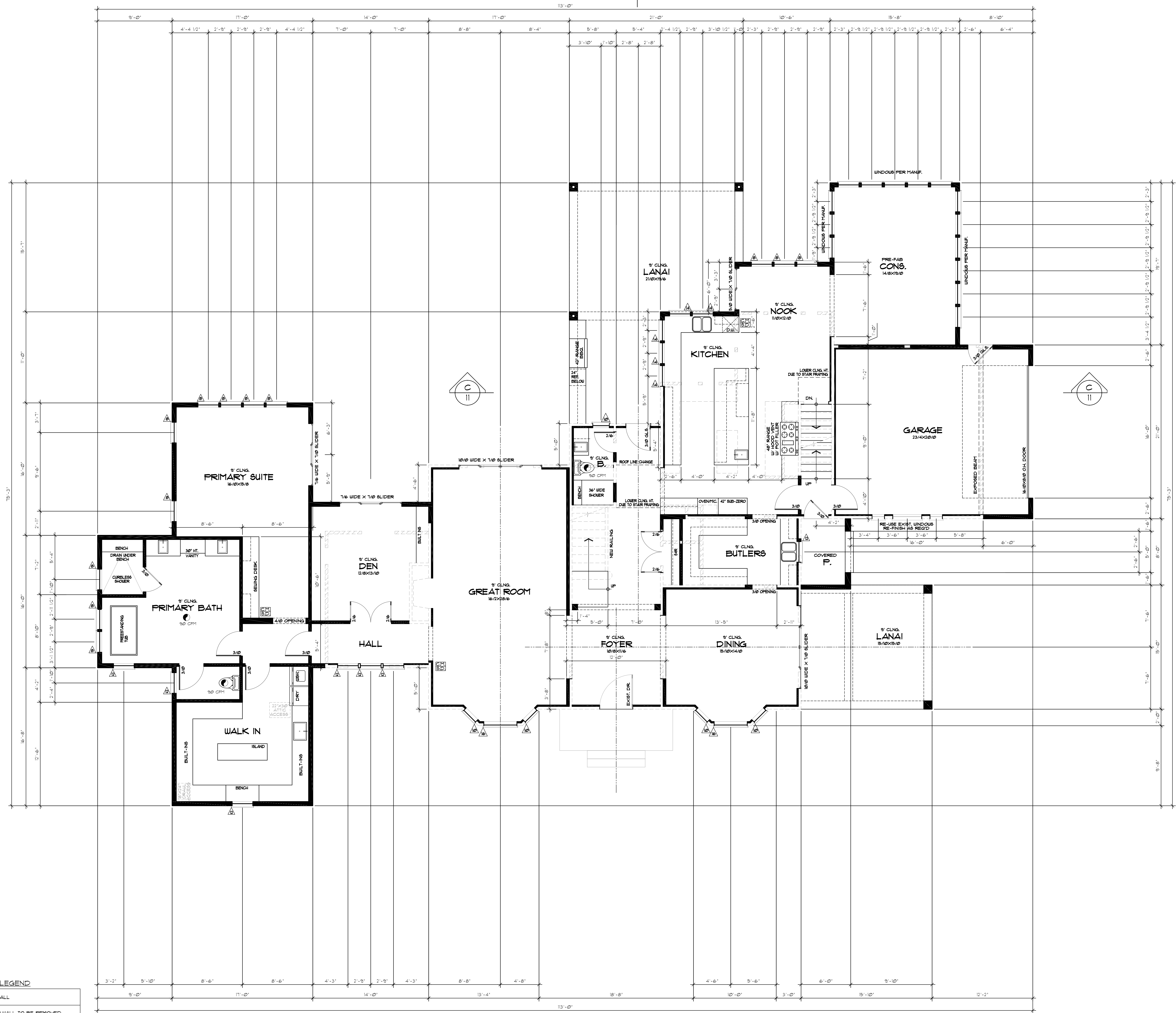
THE PLANS YOU HAVE PURCHASED ARE FOR THE CONSTRUCTION OF ONE HOME ONLY. NO OTHER CONSTRUCTION IS TO BE BUILT FROM THESE PLANS MORE THAN ONCE WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER. THESE PLANS ARE COPYRIGHTED AND IT IS A VIOLATION OF FEDERAL COPYRIGHT LAWS TO REPRODUCE THESE PLANS. FOWLER HOME DESIGN LLC WILL FULLY PROSECUTE ANY VIOLATION OF ITS COPYRIGHTED DESIGNS AND PLANS. FURTHERMORE IT IS UNDERSTOOD THAT IT IS COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE HOME DESCRIBED HEREIN ON ANY PARTICULAR SITE AND WITHIN THE CONFINES OF THE GOVERNING JURISDICTION. FOWLER HOME DESIGN LLC TAKES NO RESPONSIBILITY FOR THE CONFORMANCE OF THIS PLAN TO ANY CODE OR ANY BUILDING SITE.

WALL LEGEND

	- NEW (N) 2X WALL
	- EXISTING (E) WALL TO BE REMOVED
	- (E) WALL TO REMAIN

NOTE: WALLS IN LEGEND ENLARGED FOR CLARITY.

ALL DIMENSIONS TO OR FROM (E) STRUCTURE ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND IS RESPONSIBLE TO CONTACT DESIGNER W/ANY DISCREPANCIES.



MAIN FLOOR PLAN

1,956 SQ. FT. EXISTING
 3,086 SQ. FT. LOWER TOTAL
 306 SQ. FT. CONSERVATORY
 1,130 SQ. FT. NEW ADDITION

1/4" = 1'-0"

THE EKLUND RESIDENCE
 1620 SE WAVERLY DRIVE
 MILWAUKIE, OR. 97122

PLAN No:
 DRAIN: TF
 DATE: 12/10/2024
 SCALE: 1/4" = 1'-0"
 FILE:

MAIN FLOOR

4

THESE PLANS AND DESIGNS ARE UNDER FEDERAL LAW BY TROY FOWLER & FOWLER HOME DESIGN LLC 2024

FLOOR PLAN FRAMING NOTES CONT.:

INSULATION:

1. USE PATH 1 OF 2021 ORS&C ENERGY CODE AND THE FOLLOWING INSULATION VALUES TABLE N100(1)

ENERGY COMPLIANCE	PATH 1
WALL INSULATION	R-21/R-23
WALL INSULATION BELOW GRADE	R-15/R-21
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-30
UNDERFLOORS	R-30
SLAB EDGE PERIMETER	R-15
HEATED SLAB INTERIOR	R-10
WINDOWS	U-0.27
WINDOW AREA LIMITATION	N/A
SKYLIGHTS	U-0.50
EXTERIOR DOORS	U-0.20
EXTERIOR DOORS W/ >2.5 FT. GLAZING	U-0.40
FORCED AIR DUCT	R - 8

2. INSULATION:
- R-49 ROOF (FLAT CEILING)
 - R-30 ROOF (VAULT CEILING)
 - R-30 FLOORS OVER UNHEATED SPACES
 - R-23 EXTERIOR WALLS
 - R-5/GI BASEMENT WALLS (INTERIOR OR EXTERIOR)
 - R-5 (RIGID) CONCRETE FLOOR SLAB EDGES AT PERIMETER UNDER HEATED AREAS
 - R-8 EXPOSED FURNACE DUCTS IN UNHEATED AREAS
3. GLAZING/DOORS:
- NO LIMITS WINDOW AREA LIMIT
 - U-55 WINDOW GLASS
 - U-54 ENTRY DOOR CLASS (24 SQ. FT. MAX.)
 - U-40 FULL LIGHT GLASS DOOR CLASS
 - U-100 OTHER DOORS (50% MAX. GLAZING)
 - U-60 SKYLIGHT CLASS (2% MAX. OF HEATED SPACE)

4. ALL AIR INFILTRATIONS IN THE EXTERIOR ENVELOPE SHALL BE SEALED INCLUDING WINDOW AND DOOR FRAMES, WALLS, FOUNDATIONS, VENTING AND UTILITY PENETRATIONS. ACCESS DOORS TO CRAWL SPACE AND ATTIC AREAS TO HAVE THE SAME EQUIVALENT RATINGS OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
5. PROVIDE AN APPROVED INSULATION VAPOR BARRIER WITH A ONE PERY DRY GIP RATINGS OR LESS AND TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION.
6. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATINGS OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATINGS NOT TO EXCEED 25. A SMOKE-DEVELOPED FACTOR NOT TO EXCEED 450 AND CRITICAL RADIANT FLUX NOT LESS THAN 0.2 WATTS PER SQUARE CENTIMETER.

MISCELLANEOUS:

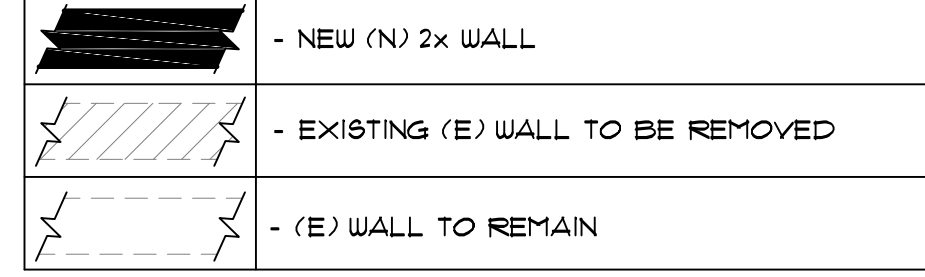
1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM CLEARANCE WIDTH OF 20 INCHES AND A BOTTOM SILL HEIGHT LESS THAN 44 IN. ABOVE FINISHED FLOOR.
2. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH LEATHER STRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. PROVIDE PEEP HOLES # 54-64" ABOVE FINISHED EXT. DOOR FLOOR.
3. WINDOW MUST MEET THE U-VALUE OR CLASS REQUIREMENT FOR THE APPROPRIATE ENERGY PATH AND BE LABELED ACCORDINGLY. SITE BUILT WINDOWS MAY BE USED PROVIDED THEY MEET THE CRITERIA AS OUTLINED IN 2021 ORS&C SEC N100.4.
4. WINDOWS ARE TO BE TEMPERED IF THEY ARE WITHIN 18 INCHES OF THE FLOOR, WITHIN A 24 INCH ARCH OF ANY DOOR IN A CLOSED POSITION. GLAZING USED IN RAILINGS, GLAZING IN FIXED OR SLIDING DOORS, WHERE THE BOTTOM EDGE IS WITHIN 60 INCHES ABOVE STAIRS, HOT TUBS, BATHTUBS, WHIRLPOOLS, AND/OR SHOWERS.
5. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE UNLESS PLEXIGLASS. GLASS TO HAVE A MAXIMUM CLEAR SPAN OF 25 INCHES. SKYLITE FRAME IS TO BE ATTACHED TO A 2 X CURB AND TO BE 4 INCHES MINIMUM ABOVE ROOF PLANE. MIN 25LBS PSF SNOW LOAD ADDITIONAL.
6. ALL TUB AND SHOWER ENCLOSURE DOORS TO BE GLAZED WITH SAFETY GLASS.
7. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED DIRECTLY TO THE OUTSIDE VIA METAL DUCTING WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR (90 CFM MIN). DRYER AND RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE. VENTS TO BE PROVIDED WITH BACK-DRAFT DAMPERS.
8. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE THE IMMEDIATE VICINITY OF EACH BEDROOM AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED TO MAIN POWER SOURCE AS THE PRIMARY POWER AND BATTERY BACKUP AS SECONDARY POWER. ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL BEDROOMS.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE GFCI PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
10. RECESSED LIGHT FIXTURES ARE NOT PERMITTED IN ANY INSULATED CAVITY UNLESS THE FIXTURES ARE LABELED AS BEING SUITABLE (IC LABEL) FOR DIRECT CONTACT WITH INSULATION.
11. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE ONE-HOUR FIRE RATED ASSEMBLIES WITH 1-3/4" SOLID CORE DOOR OR CODE APPROVED EQUAL WITH A SELF-CLOSING MECHANISM.
12. USE 1/2" GYPSUM BOARD IN HOUSE WALLS AND CEILINGS AND UNDER STAIRS. USE 5/8" TYPE X GYPSUM BD. ON WALLS AND CEILINGS BETWEEN GARAGE AND LIVING AREAS. PROVIDE 1/2" WATERPROOF GYPSUM BD. ABOVE ALL SHOWER AND TUB/SHOWER AND TUB/SHOWER UNITS AND IN ANY WATER SPLASH AREAS.
13. ALL FIREPLACE OPENINGS SHALL HAVE TEMPERED GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR VENTS (WITH SCREENS AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH OPEN FLAME.
14. APPLIANCES PRODUCING A SPARK, GLOW OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL NOT BE INSTALLED IN A GARAGE UNLESS THE PILOTS, BURNERS, HEATING ELEMENTS OR SWITCHES ARE AT LEAST 18 INCHES ABOVE THE FLOOR.
15. PROVIDE 80% MIN EFFICIENT NATURAL GAS FURNACE WITH BACKDRAFT DAMPER AND NATURAL GAS HOT WATER HEATER WITH BACKDRAFT DAMPER. PROVIDE R-4 INSULATION AROUND HOT WATER LINES IN UNHEATED AREAS. ELEVATE FLAME IN UNITS 8" ABOVE FINISH FLOOR.
16. ALL WINDOW HDRS TO BE 4 X 10 UNO.
17. FRONT PORCH TO BE CONCRETE SLAB UNO.

WINDOW SCHEDULE

MARK	SIZE & TYPE	QUANTITY
△	NOT USED	-
△	NOT USED	-
△	NOT USED	-
△	2/6x4/8 D.H.	5
△	NOT USED	-
△	NOT USED	-
△	NOT USED	-
△	NOT USED	-
△	2/6x6/8 D.H.	12
△	NOT USED	-
△	2/6x5/8 D.H.	1
△	NOT USED	-
△	2/6x5/8 D.H.	22
△	2/6x3/4 D.H.	3
△	2/6x3/8 D.H.	5
△	NOT USED	-
△	4/8x8/8 D.H.	3
△	NOT USED	-

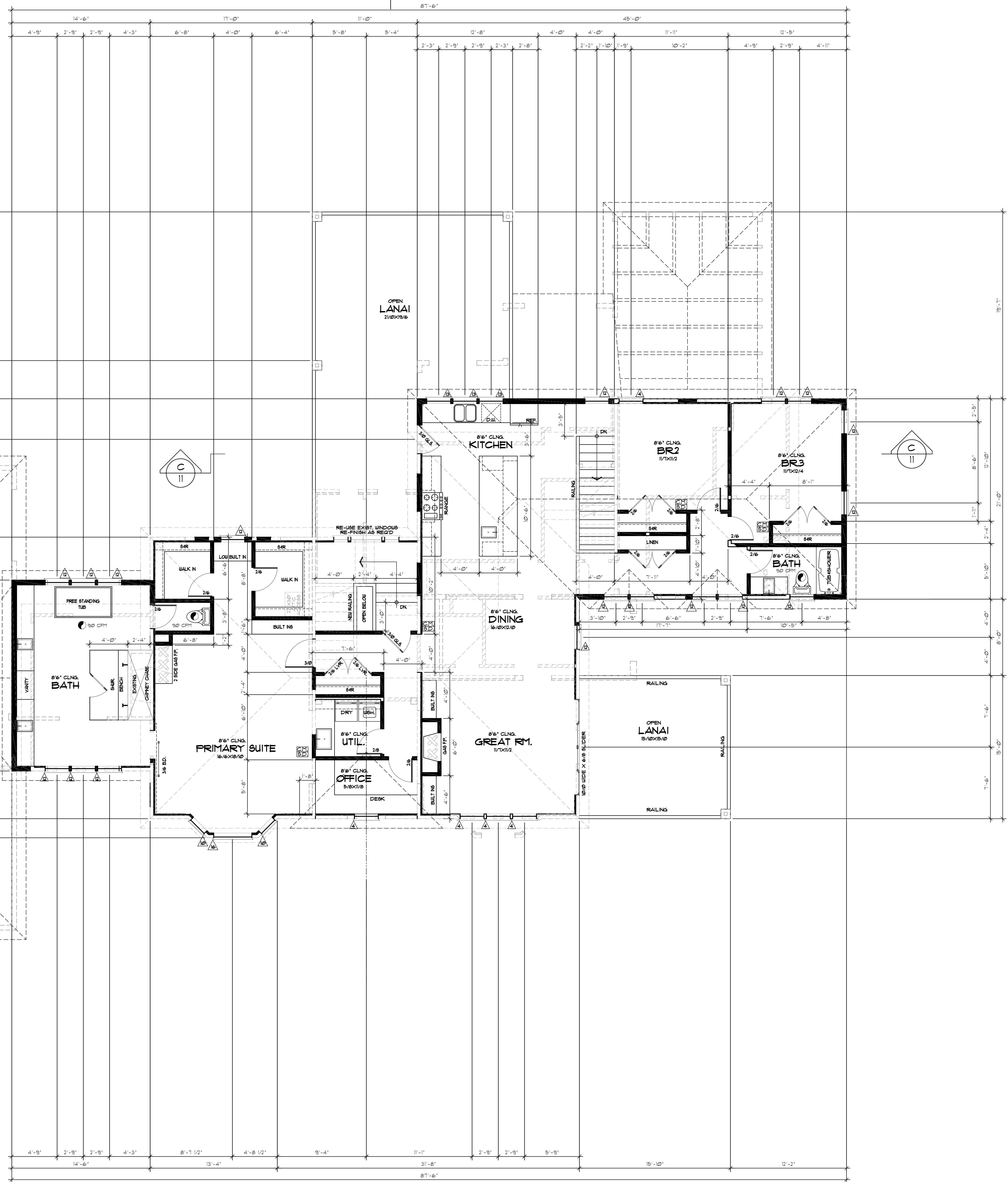
NOTES:
 1. ALL WINDOWS TO HAVE GRIDS UNO.
 2. CONTRACTOR TO CONFIRM ALL WINDOW SIZES AND PLACEMENTS.

WALL LEGEND



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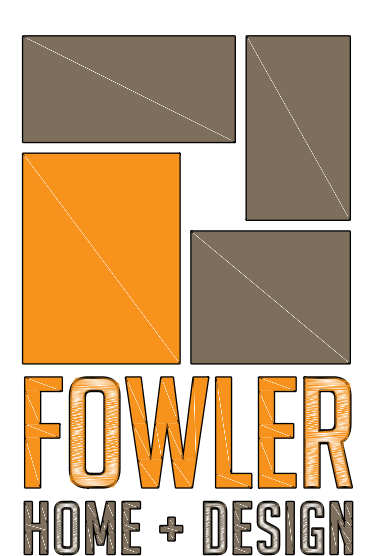
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UPPER FLOOR PLAN

2,054 SQ. FT. EXISTING
 2,402 SQ. FT. UPPER TOTAL
 348 SQ. FT. NEW ADDITION

1/4" = 1'-0"



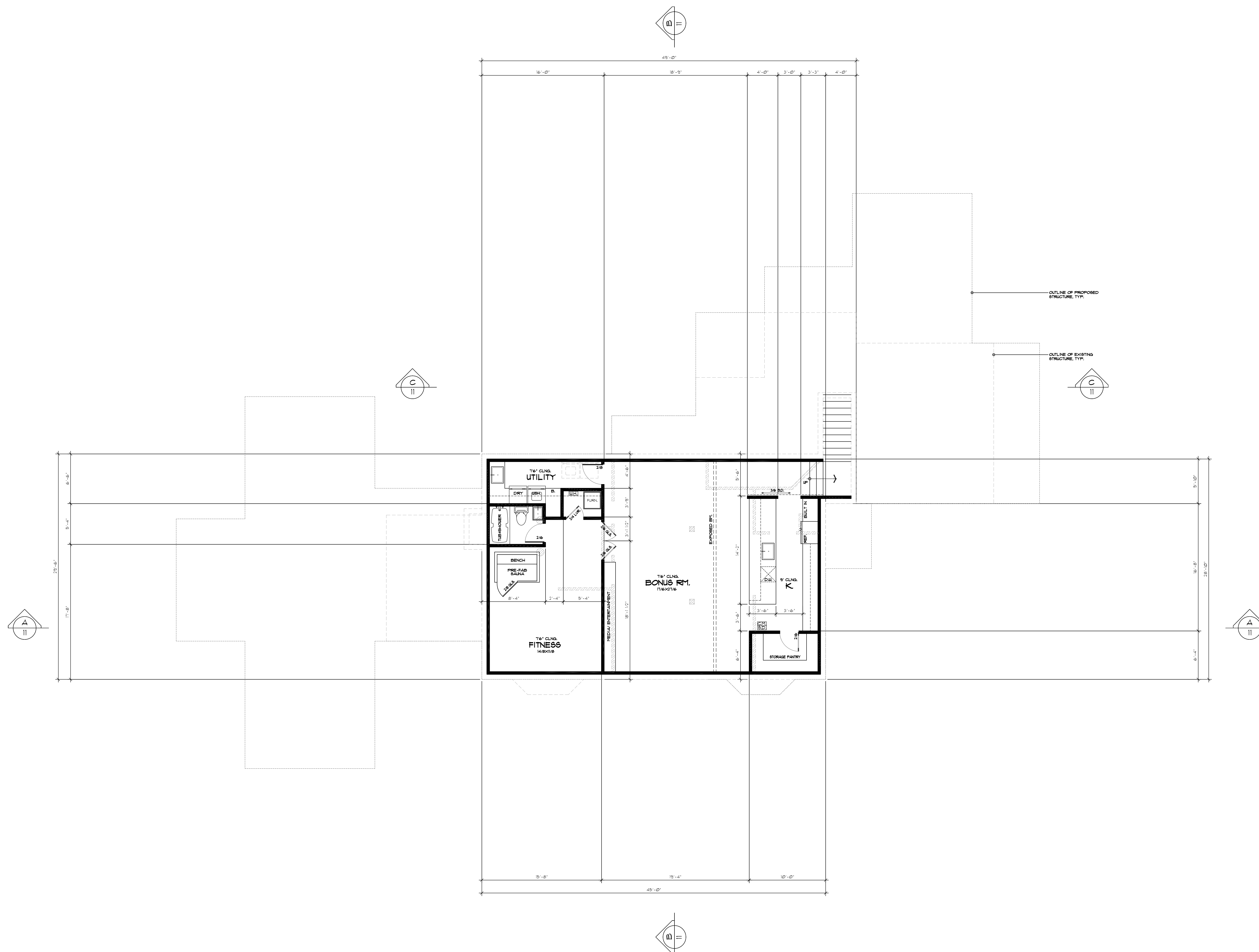
THE EKLUND RESIDENCE
 1620 SE WAVERLY DRIVE
 MILWAUKIE, OR 97122

PLAN No.:
 DATE: 12/10/2024
 SCALE: 1/4" = 1'-0"
 FILE:

UPPER FLOOR

J

THESE PLANS AND DESIGNS ARE UNDER FEDERAL LAW BY TROY FOWLER & FOWLER HOME DESIGN LLC 2022



THE EKLUND RESIDENCE
1620 SE WAVERLY DRIVE
MILWAUKIE, OR 97122

PLAN No:
DATE: 11/6/2024
SCALE: 1/4" = 1'-0"
FILE:

LOWER FLOOR

6

THESE PLANS AND DESIGNS
HEREIN ARE COPYRIGHTED
UNDER FEDERAL LAW BY
TROY FOWLER & FOWLER HOME
DESIGN LLC 2024

IMPORTANT DISCLOSURE
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WALL LEGEND

	• NEW (N) 2x WALL
	• EXISTING (E) WALL TO BE REMOVED
	• (E) WALL TO REMAIN

NOTE: WALLS IN LEGEND ENLARGED FOR CLARITY.

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LOWER FLOOR PLAN

1226 SQ. FT. EXISTING

1/4" = 1'-0"