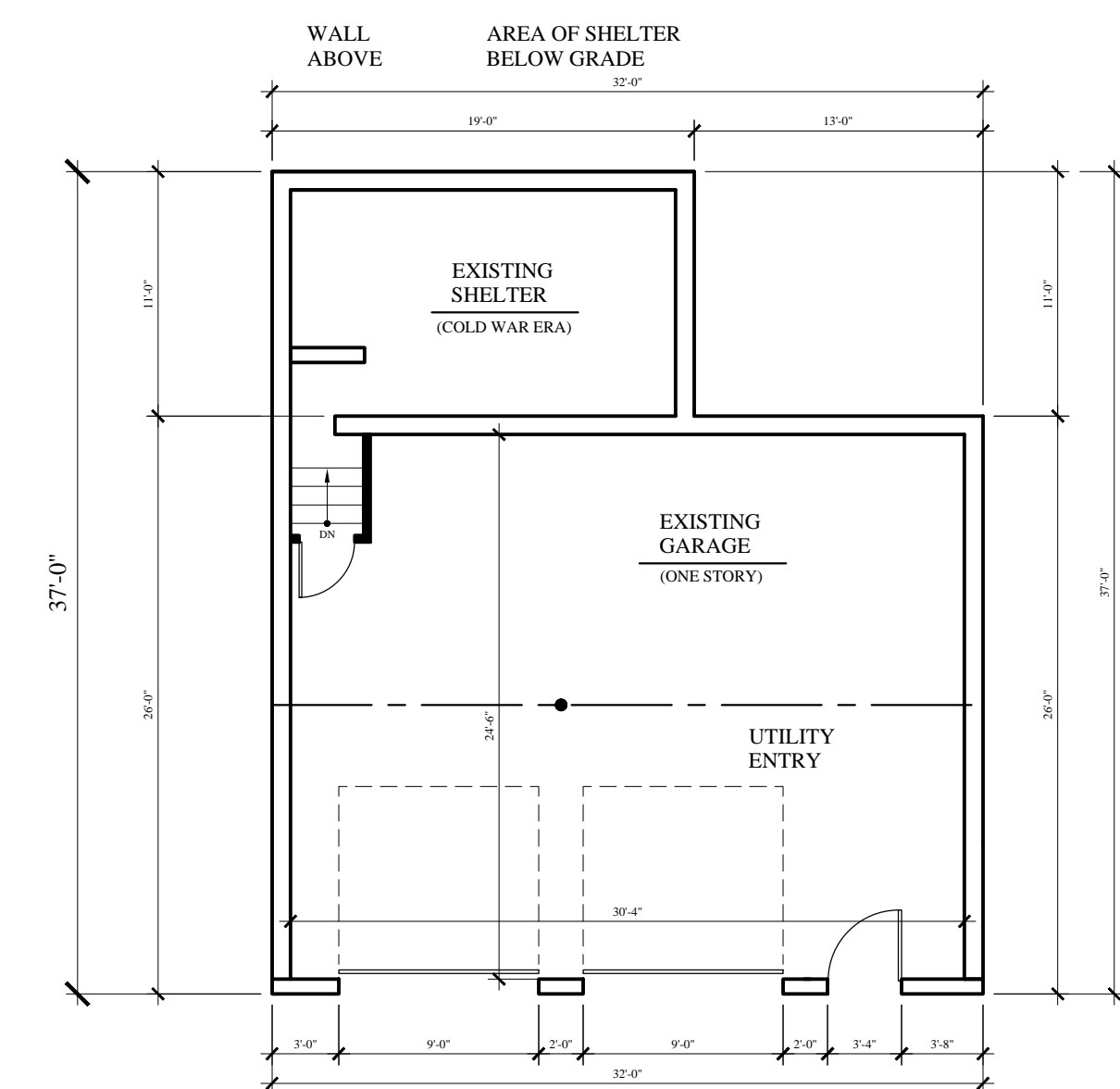
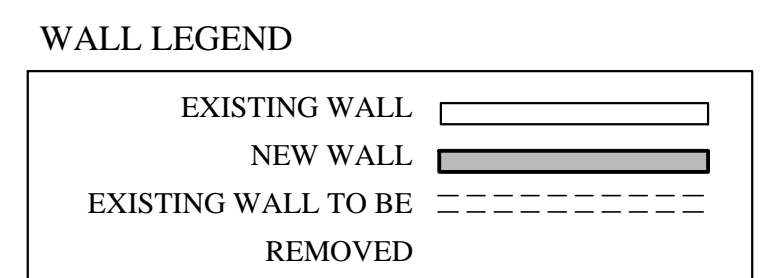
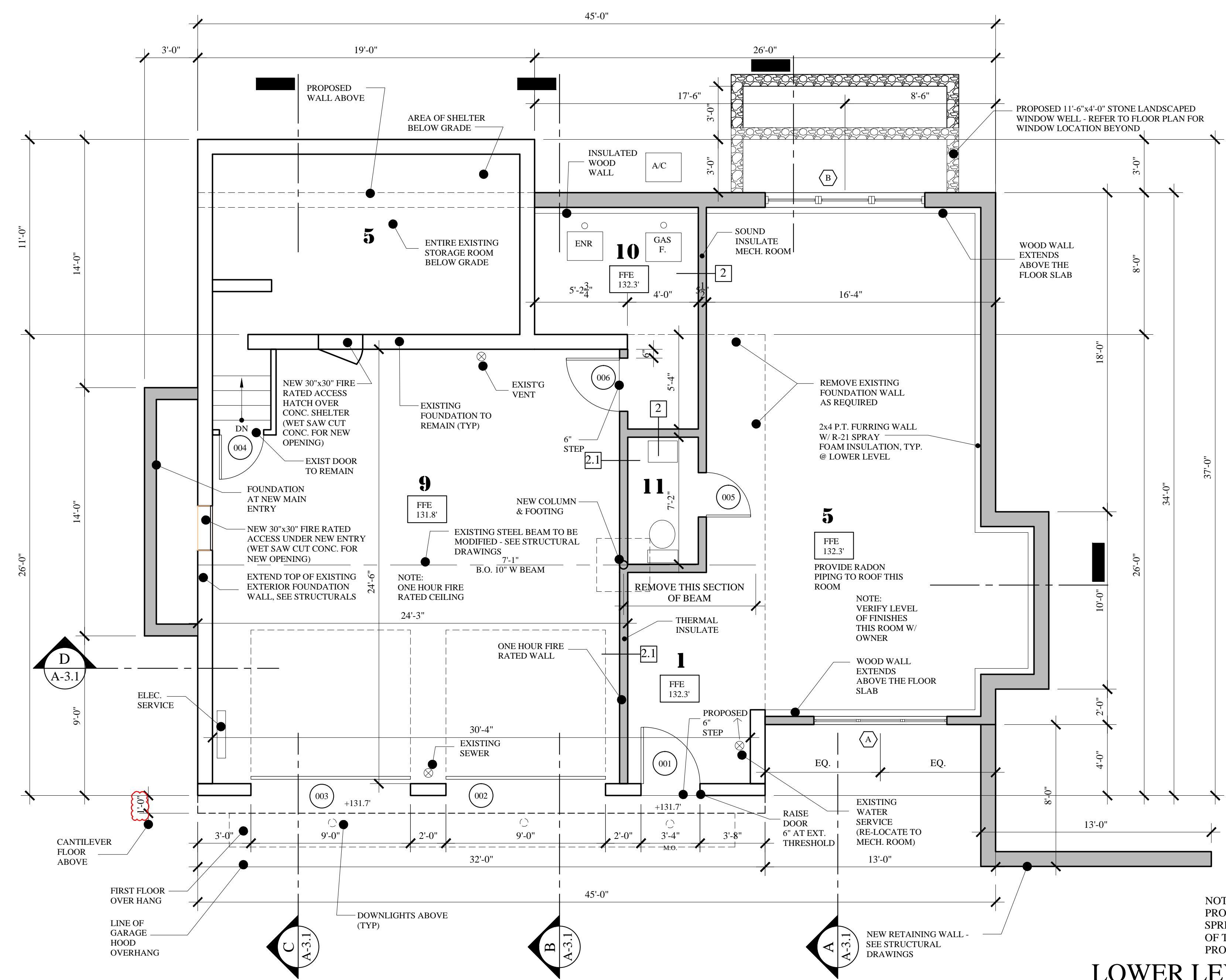


EXISTING CONDITIONS BUILDING SECTION
SCALE: 1/8"=1'-0"



EXISTING CONDITIONS LOWER LEVEL
SCALE: 1/8"=1'-0"



PROJECT NOTES:
THIS PROJECT IS A SINGLE FAMILY RESIDENCE CONFORMING TO 2009 EDITIONS OF IRC & NFPA 101 ONE & TWO FAMILY

THIS PROJECT IS LOCATED IN THE R4 ZONE
FRONT SETBACK - 25'-0" EXISTING
23'-7" AVERAGE OF NEIGHBORS (23'-11" TO BLD'G)
SIDE SETBACK - 14'-0" (14'-4" TO BLD'G)
REAR SETBACK - 25'-0" (25'-3" TO BLD'G)

THE BUILDING SHALL BE SPRINKLERED IN IT'S ENTIRETY PER NFPA 13D & CITY OF PORTLAND REQUIREMENTS

FIRE RATINGS AS SHOWN ON PLANS

FIRE SEPARATION DISTANCE IS BEYOND FIRE RATING REQUIREMENTS & LIMITATIONS OF GLAZING

- 1 MAIN ENTRY
- 2 KITCHEN/DINING
- 3 LIVING
- 4 BEDROOM
- 5 STORAGE
- 6 GREAT ROOM
- 7 MAIN ENTRY
- 8 SLEEPING LOFT
- 9 GARAGE
- 10 MECHANICAL
- 11 BATHS
- 12 ART STORAGE LOFT

NOTE:
SHADED AREAS INDICATE NEW BUILDING FOOTPRINT

NOTES:
PROVIDE A NFPA 13-D SPRINKLER SYSTEM AS PART OF THE CONSTRUCTION PROCESS

LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISED: JUNE 11, 2015
BUILDING PERMIT: FEBRUARY 20, 2015



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ANSEL RESIDENCE

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**EXISTING CONDITIONS/
LOWER LEVEL PLAN**

DATE	01.7.2015
PROJECT	ANSEL RESIDENCE
DRAWN BY	MLM/TJD
CHECK BY	MLM

A-1.1