Updated 1/11/2019 all previous version of this form are obsolete



29799 SW Town Center Loop E, Wilsonville, OR 97070 Phone: 503.682.4960 Fax: 503.682.7025 Web: www.ci.wilsonville.or.us

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:		Authorized Representative	: :	
Name: May Morimoto		Name: Masaki Narita		
		Company: ICHIJO USA Co., Ltd.		
Mailing Address: 3800 SW CE	DAR HILLS BLVD STE 131	Mailing Address:3800 SW CEI	DAR HILLS BLVD STE 131	
City, State, Zip: Beaverto		City, State, Zip: Beaverto	n, OR, 97005	
Phone: 503-430-7413		Phone: 503-430-7413		
E-mail: may@ichijou		E-mail: m-narita@ich		
Property Owner:		Property Owner's Signatur		
Name: Masaki Narita				
Company: ICHIJO USA	A Co. Ltd	MasKara	<u> </u>	
Company: 101 1100 CO	DAD LILL C DLVD CTE 424	Printed Name: Masaki Nar	ita9/23/2024	
Mailing Address: 3800 SW CE				
City, State, Zip: Beaverto	n, OR, 97005	Applicant's Signature: (if dif	ferent from Property Owner)	
Phone: 503-430-7413		May		
E-mail: m-narita@ich	iijousa.com	Printed Name: IVIAY IVIOIII	moto	
Site Location and Descript				
Project Address if Available: 70	035 SW Alder LN, W	lilsonville, OR 97070	Suite/Unit	
Project Location: Frog Po				
·				
Tax Map #(s):	Tax Lot #(s):	Coun	ty: □ Washington ■ Clackamas	
Request:				
	fice in SFR Lot 14 as a den	nonstration model home to a	llow for sales for our	
community.				
Project Type: Class I	Class II □ Class III ■			
Residential	□ Commercial	□ Industrial	□ Other:	
Application Type(s):				
□ Annexation	□ Appeal	□ Comp Plan Map Amend	□ Parks Plan Review	
□ Final Plat	□ Major Partition	☐ Minor Partition	□ Request to Modify	
□ Plan Amendment	□ Planned Development	□ Preliminary Plat	Conditions	
□ Request for Special Meeting	□ Request for Time Extension	□ Signs	☐ Site Design Review	
□ SROZ/SRIR Review	□ Staff Interpretation	□ Stage I Master Plan	□ Stage II Final Plan	
□ Type C Tree Removal Plan	□ Tree Permit (B or C)	■ Temporary Use		
□ Villebois SAP	□ Villebois PDP	□ Villebois FDP	□ Other (describe)	
□ Zone Map Amendment	□ Waiver(s)	□ Conditional Use	City of Wilsonville	
		<u> </u>	Exhibit B1 DB24-0011	



Frog Pond Estates Model Home Sales Office

Wilsonville, Oregon

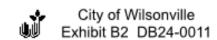
Land Use Application Narrative for: Temporary Use Permit Temporary Sign Permit

Prepared for: Ichijo USA CO., LTD. 3800 SW Cedar Hills Blvd, Suite 131 Beaverton, OR 97005

October 4, 2024

Prepared by: Otak, Inc. 808 SW Third Avenue, Suite 800 Portland, OR 97204

Project No. 20141



Requests

Ichijo, USA Co., Ltd. ("Applicant") requests approval of a Class 3 five-year **Temporary Use Permit** and a **Temporary Sign Permit** approval allow a Model Home Sales Office at Frog Pond Estates.

Site Information

Subject Property: 7035 SW Alder Street

Wilsonville, OR 97070 (Frog Pond Estates Lot 14)

Site Area: 7,567 SF

Comprehensive Plan

Designation:

Residential Neighborhood Plan Designation

Zoning Designation: Residential Neighborhood (RN) zone

Applicant/Property Owner

Applicant: Ichijo USA Co., Ltd.

3800 SW Cedar Hills Blvd STE 131

Beaverton, OR, 97005

Contact: May Morimoto

503.430.7413 may@ichijousa.com

Owner: Contact: Masaki Narita

503.430.7413

m-narita@ichijousa.com

Project Development Team

Applicant's Representative: Otak, Inc.

808 SW Third Avenue, Suite 800

Portland, OR 97204

Contact: Naomi Herman

360.906.6793

naomi.herman@otak.com

Planner: Otak, Inc.

808 SW Third Avenue, Suite 800

Portland, OR 97204

Contact: Christopher Green, AICP

503.415.2394

christopher.green@otak.com

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1. Requests

Ichijo, USA Co., Ltd. ("Applicant") requests approval of a Class 3 five-year **Temporary Use Permit** and a **Temporary Sign Permit** approval allow a Model Home Sales Office at Frog Pond Estates.

2. Project Description

Ichijo USA Co., Ltd. seeks a 5-year temporary use permit for a sales office within the garage of the model home on Lot 14 of a 22-lot subdivision at Frog Pond Estates. The garage of the demonstration model home will temporarily be converted to a sales office that has temporary nonstructural walls, heating, a glass window, and a single door in lieu of the garage door. The applicant proposes a single, temporary 24 square foot freestanding sign to show where the temporary sales office is located. Two (2) parking spaces, including one ADA accessible space and two bike parking spaces will be provided. Once sales of the homes in the subdivision conclude, or at the end of the temporary use permit, the garage will revert to its original use and the home will be sold as a single-family detached residence.

3. Compliance with Approval Criteria for a Temporary Use Permit

Section 4.163. - General Regulations—Temporary Structures and Uses.

(.01) The Development Review Board, after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation.

Response: While the Residential Neighborhood zone permits some commercial development subject to approval of a conditional use permit, it does so only in locations master planned for the use. The Frog Pond West Master Plan and land use approvals for the subject properties do not allow commercial uses. Thus, the applicant requests a temporary use for up to five (5) years to allow a temporary commercial use on residential land, in the form of a model home sales within a single-family residence on the subject property. While the proposed temporary use will utilize a single-family home planned for the subject lot, the temporary use does not include any substantial structures not planned for the eventual approved single-family residential use.

- (.02) Applications for Temporary Use Permits shall provide:
 - A. A clear description of the proposed temporary structure/use and the reasons why a temporary structure/use is necessary at this location for the requested time period.

Response: The model home sales office will be located on a lot planned to be developed with a single-family detached residence. The proposed temporary use will utilize a single-family home garage as a temporary sales office. After the temporary use is completed, the garage will be converted to a traditional residential garage as seen in homes in the rest of the subdivision, and the home will be sold as a single-family residence. The applicant requests the temporary use permit for up to five years to allow a flexible time frame to construct and sell the homes within the subdivision.

B. A statement of the expected duration of the temporary use/structure, together with documentation supporting the proposed date for termination of the temporary use/structure.

Response: The expected duration of the temporary use will be five (5) years or when all homes within the subdivision have sold, whichever is completed first.

C. A site plan showing the location of the proposed use/structure, access, associated parking, pedestrian connections to the greater site if appropriate, lighting, signage and landscaping.

Response: A site plan has been submitted showing the residence housing the use, parking spaces, bike parking, access, surrounding sidewalk, and a proposed temporary sign.

D. A plan for removal of the temporary use/structure and restoration of the site to pre-TUP conditions or development of the site for approved permanent structures/uses.

Response: The home will be restored to its pre-TUP condition as a single-family home and sold following conclusion of the home as a sales office. No additional structures permanent structures are proposed on the property.

- (.03) Factors and considerations for "good cause" include, but are not limited to:
 - A. Availability of appropriately zoned land for the proposed use in the City.

Response: While there is other land within the city zoned for commercial development, it is typical for new subdivisions to have a model home with an on-site sales office.

B. Availability of and need for the subject property for allowed uses.

Response: Upon the conclusion of the temporary use, the applicant will revert the use back to a residential use with the intention to sell the property as a single-family home.

C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.

Response: There are no market conditions, construction costs, or other obstructions to the lack of appropriately zoned land. The temporary use is typically allowed during the sale of lots and homes within new subdivisions.

D. Due diligence of the applicant to site the use on appropriately zoned land,

Response: The use will only be needed during the sale of homes within the subdivision.

E. Circumstances of the applicant bearing on the need for the temporary use permit.

Response: The applicant has subdivided and owns surrounding lots that are being developed into single-family homes. The applicant has proposed the model home sales office to facilitate sale of lots within the subdivision and to provide convenient, on-site communication with potential customers and to show by showing an unoccupied model home for demonstration purposes. The proposed temporary use is typically a limited duration accessory use for new residential subdivisions.

4. Compliance with Approval Criteria for a Temporary Sign Permit Section 4.156.09 – Temporary Signs in all Zones

In addition to the permanent signs allowed in different zones and exempt temporary signs, unless specifically prohibited in a master sign plan or other sign approval, the following temporary signs may be permitted through a temporary sign permit:

(.01) General Allowance. Except as noted in subsection (.02) below up to two temporary signs not exceeding a combined total of 24 square feet may be permitted per lot or non-residential tenant. Such signs may be banners, rigid signs, lawn signs, portable signs, or other signs of similar construction.

Response: The temporary use will include one or two freestanding signs totaling 24 square feet or less combined to direct visitors to the model home sales office. These signs will be removed at the conclusion of the temporary model home sales office use.

5. Compliance with Other Applicable Development Standards Section 4.113. – Standards Applying to Residential Developments in any Zone

(.02) Building Setbacks (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

- B. For lots not exceeding 10,000 square feet:
 - 1.Minimum front yard setback: 15 feet, with open porches allowed to extend to within ten feet of the property line.
 - 2. Minimum side yard setback: One story: five feet; Two or more stories: seven feet. In the case of a corner lot, abutting more than one street or tract with a private drive, the side yard on the street side of such lot shall be not less than ten feet.
 - 3. In the case of a key lot, the front setback shall equal one-half the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.
 - 4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.
 - 5. Minimum setback to garage door or carport entry: 20 feet. Wall above the garage door may project to within 15 feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four feet from the property line adjoining the alley.
 - 6. Minimum rear yard setback: One story: 15 feet. Two or more stories: 20 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.

Response: As shown on Attachment A (Lot 14 Site Plan), the proposed single-family residence structure housing the temporary use will meet all applicable development standards, including setbacks.

Section 4.127. – Residential Neighborhood Zone

(.02) Permitted uses:

- A. Open Space.
- B. Single-Family Dwelling Unit.
- C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.
- D. Duplex.

- E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.
- F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.
- G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.
- H. Cohousing.
- I. Cluster Housing (Frog Pond West Master Plan).
- J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot. K. Manufactured homes.

Response: The proposed commercial use of the single-family home as a sales office is not explicitly permitted in the residential zone. Section 4.163 allows for approval of temporary uses not otherwise allowed.

- (.03) Permitted accessory uses:
 - A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

Response: The proposed temporary use for sales and display of new homes is customarily incidental to the allowed use of new residences within a planned subdivision, subject to review pursuant to Section 4.163.

Section 4.154. – On-site Pedestrian Access and Circulation

(.01) On-site Pedestrian Access and Circulation:

[...]

- B. Standards. Development shall conform to all of the following standards:
 - 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.
 - 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.
 - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
 - d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to <u>Section 4.155(.03)B.3.d.</u> [...]

Response: The model home will have reasonably direct, accessible pedestrian pathways connecting building entrances, including the sales office within the future garage space and front door of the residence to the public sidewalk along adjacent streets.

Section 4.155. – Parking, Loading and Bicycle Parking

[...]

(.03) Minimum and Maximum Off-Street Parking Requirements:

[…]

G. Table 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one offstreet parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5.

Response: Parking will be available on and around the project site for visitors to the temporary model home sales office use and future residents of the eventual single family detached home on the site. The proposed temporary use is within one-half mile of South Metro Area Regional Transit (SMART) Route 4, at the corner of Wilsonville Road and Boeckman/Advance Road. Oregon Administrative Rule (OAR) 660-012-0440(3) prohibits cities within a metropolitan area that have parking mandates from enforcing parking mandates on a lot or parcel that includes lands within one-half mile of transit corridors. There are currently no corridors in the City of Wilsonville meeting the minimum scheduled transit frequency set forth in OAR 660-012-440(3)(b). However, OAR 660-012-0440(3)(c) provides that:

"If a community has no corridor qualifying under subsection (b), corridors with the most frequent transit service in the community if the scheduled frequency is at least once per hour during peak service."

SMART Route 4 provides peak service frequency of two arrivals per hour, equal to the most frequent transit service in the City of Wilsonville. Therefore, the off-street vehicular parking requirements established in Table 5 do not apply to the proposal.

(.04) Bicycle Parking:

- A. Required Bicycle Parking—General Provisions:
 - 1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.
 - 2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.
 - 3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.
 - 4. Bicycle parking space requirements may be waived by the Development Review Board per <u>Section 4.118(.03)</u>A.9. and 10.

Response: Table 5 requires 1 bike parking space per 5,000 square feet for office uses, with a minimum of two spaces. As shown on Attachment A (Lot 14 Site Plan), two bike spaces will be provided adjacent to the sales office and front door of the model home.

6. Conclusion

The request for approval of the **Temporary Use** and **Temporary Sign Permit** has been shown to be consistent with the applicable standards of Wilsonville. The applicant respectfully requests approval of the application.



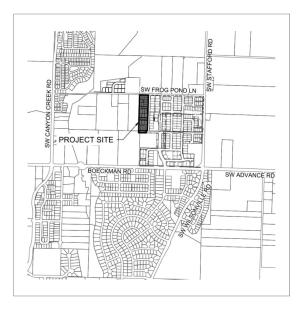
Frog Pond Estates Lot 14

Sales Center Description

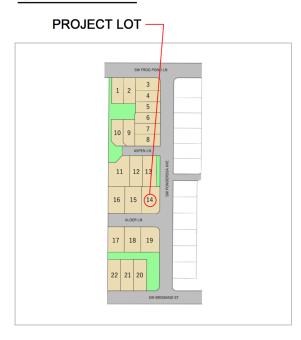
Vicinity Map:

VICINITY PLAN

PROJECT SITE



SITE MAP



Description:

Construct a new 2-story single family residential home as a demonstration model home with a sales office located in the Garage. The garage will temporarily be converted to a sales office that has temporary non structural walls, heating, a glass window, and a single door in lieu of the garage door.

From: <u>Christopher Green</u>

To: <u>Sarah Pearlman</u>; <u>Masaki Narita</u>

Cc: <u>May Morimoto</u>; <u>Ben Simpson</u>; <u>20141.101</u>; <u>Naoki Yamaoka</u>

Subject: RE: DB24-0011 Frog Pond Estates TUP: Notice of Complete Application

Date: Tuesday, November 19, 2024 9:49:22 AM

Attachments: <u>image001.png</u>



Sarah,

Thank you for helping us make sure that our application submittal is clear for the record. Please accept the following clarification to our application:

As indicated in the narrative response to Section 4.155, parking for motor vehicles will be available on and around the project site, but no parking spaces are required in this location pursuant to OAR 660-012-440(3)(b). Please disregard the reference to vehicle parking in Section 2 of the application narrative ("Project Description") indicating that two (2) parking spaces will be provided. Designated off-street vehicle parking spaces will not be provided as part of the model home/sales center temporary use.

Let me know if you have any questions, or need additional information on this topic for your review. Again, we appreciate you reaching out on this!

Thanks,

Chris

Christopher Green, AICP | Planning Manager **Otak, Inc.**

Direct: 503.415.2394

From: Sarah Pearlman <spearlman@ci.wilsonville.or.us>

Sent: Monday, November 18, 2024 12:34 PM **To:** Masaki Narita <m-narita@ichijousa.com>

Cc: May Morimoto <may@ichijousa.com>; Ben Simpson <Ben.Simpson@otak.com>; Christopher Green <Christopher.Green@otak.com>; 20141.101 <20141.101@otak.com>; Naoki Yamaoka <nao@ichijousa.com>

Subject: RE: DB24-0011 Frog Pond Estates TUP: Notice of Complete Application

Thank you so much Masaki.

The public hearing notice will go out tomorrow. I expect that the staff report will be published on December 2nd. I do have a clarifying question for your team as I draft the staff report on parking. The narrative notes that two parking spaces including one ADA accessible space will be provided.

Where will these parking spaces be? Is the ADA space just the space in the driveway? As the narrative notes, the site is exempt from parking minimums, but standards would be applied to any provided parking, so I just want to be sure I understand what and where those provided spaces are.

Thank you so much,

Sarah Pearlman (she/her)

Assistant Planner

City of Wilsonville

Office: 503.570.1573

spearlman@ci.wilsonville.or.us

www.ci.wilsonville.or.us

Facebook.com/CityofWilsonville



29799 SW Town Center Loop East, Wilsonville, OR 97070

Please note that City Hall will be undergoing renovations from November 6th to December 5th, 2024. I will be working from an alternate work location and my attendenace to in person meetings may be limited during that time. We appreciate your understanding and apologize for any inconvenience.

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Masaki Narita < m-narita@ichijousa.com >

Sent: Friday, November 1, 2024 5:41 PM

To: Sarah Pearlman <<u>spearlman@ci.wilsonville.or.us</u>>

Cc: May Morimoto <<u>may@ichijousa.com</u>>; Ben Simpson <<u>Ben.Simpson@otak.com</u>>; Christopher Green <<u>Christopher.Green@otak.com</u>>; 20141.101 <<u>20141.101@otak.com</u>>; Naoki Yamaoka <<u>nao@ichijousa.com</u>>

Subject: Re: DB24-0011 Frog Pond Estates TUP: Notice of Complete Application

Hi Sarah,

I will attend the hearing.

Thank you,

MASAKI NARITA
ICHIJO USA CO., LTD.
9780 SW SHADY LN. SUITE 100
TIGARD OR 97223
MOBILE 425-553-6377
OFFICE 503-430-7413
FAX 503-430-7621

m-narita@ichijousa.com http://www.ichijousa.com On Fri, Nov 1, 2024 at 4:30 PM Sarah Pearlman < spearlman@ci.wilsonville.or.us > wrote:

Good Afternoon May,

Please see attached for the Notice of Complete Application for the Frog Pond Estates Temporary Use Permit (TUP), Case File No. DB24-0011.

I wanted to confirm with your full team that a hearing on December 9, 2024 would work. It sounds like OTAK would be available. I will keep in touch with you as we send out the public hearing notice and draft the staff report. I want to inform you now that the Development Review Board does generally like to hear from the applicant, so please be prepared to have a representative available to attend the hearing and speak to the project. Usually staff turns time over to the applicant after presenting the staff report to speak to the project and any discretionary criteria. Temporary Use Permits for model homes are fairly standard, but you will likely want to prepare a short presentation or talking points to share at the hearing.

Thank you so much,
Sarah Pearlman (she/her)
Assistant Planner
City of Wilsonville
Office: 503.570.1573
spearlman@ci.wilsonville.or.us
www.ci.wilsonville.or.us
Facebook.com/CityofWilsonville



29799 SW Town Center Loop East, Wilsonville, OR 97070

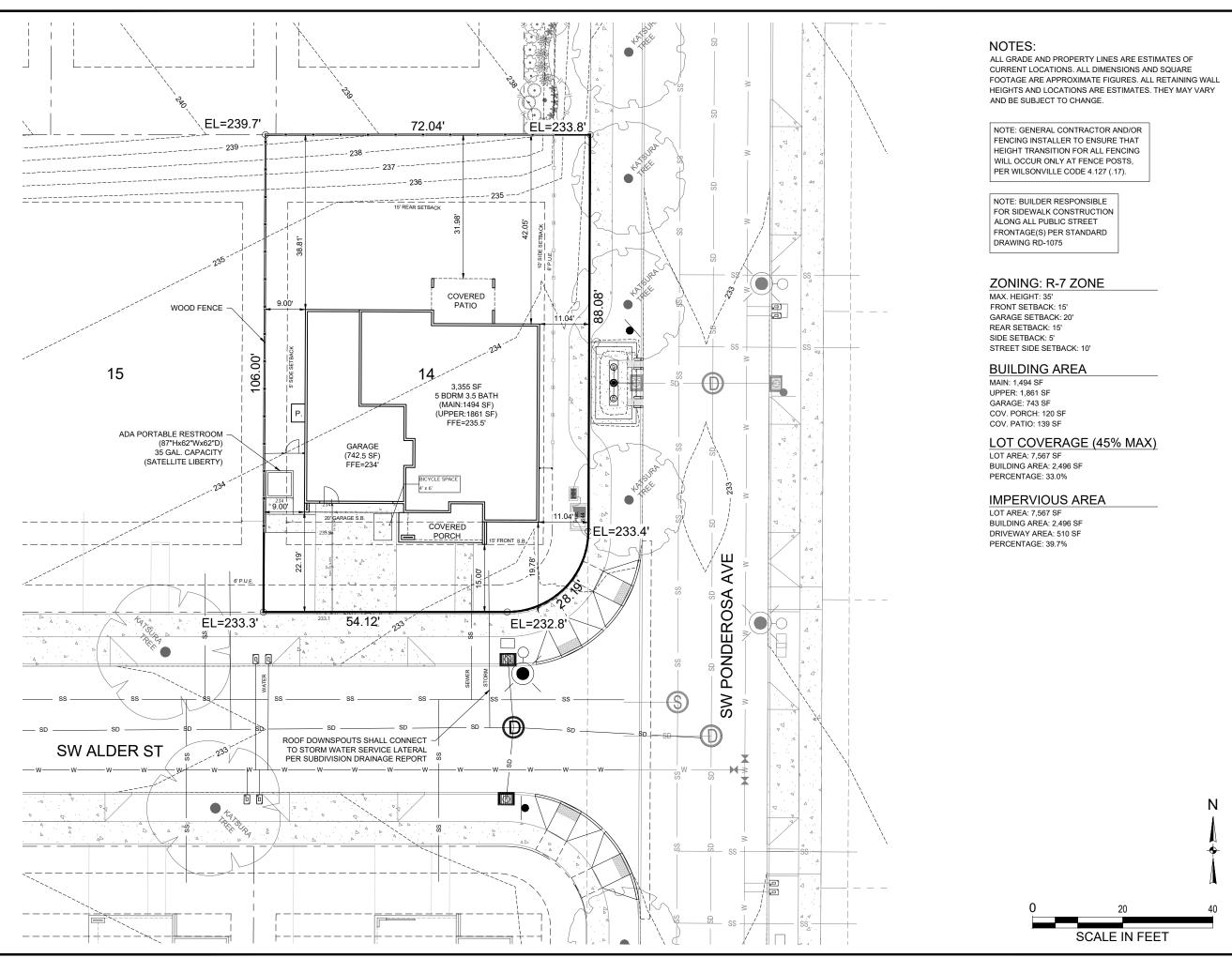
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Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

Appendix A

[Lot 14 Site Plan]





ICHIJO

Technological Homes

ICHIJO USA CO., LTD. 3800 SW CEDAR HILLS BLVD. STE 131 BEAVERTON OR 97005 Tel: +1 503-430-7413



Jian

Otak, Inc. 808 SW Third Avenue, Ste. 800 Portland, OR 97204 503. 287. 6825 www.otak.com

ESTATES ING LAN

MIDDLE HOUSING
LOT 14 SITE PLAN

TITLE

POND

7035 SW ALDER ST, WILSONVILLE, 97070

PROPERTY ADDRESS

8/27/24

DATE 21214

PROJECT NUMBER

001

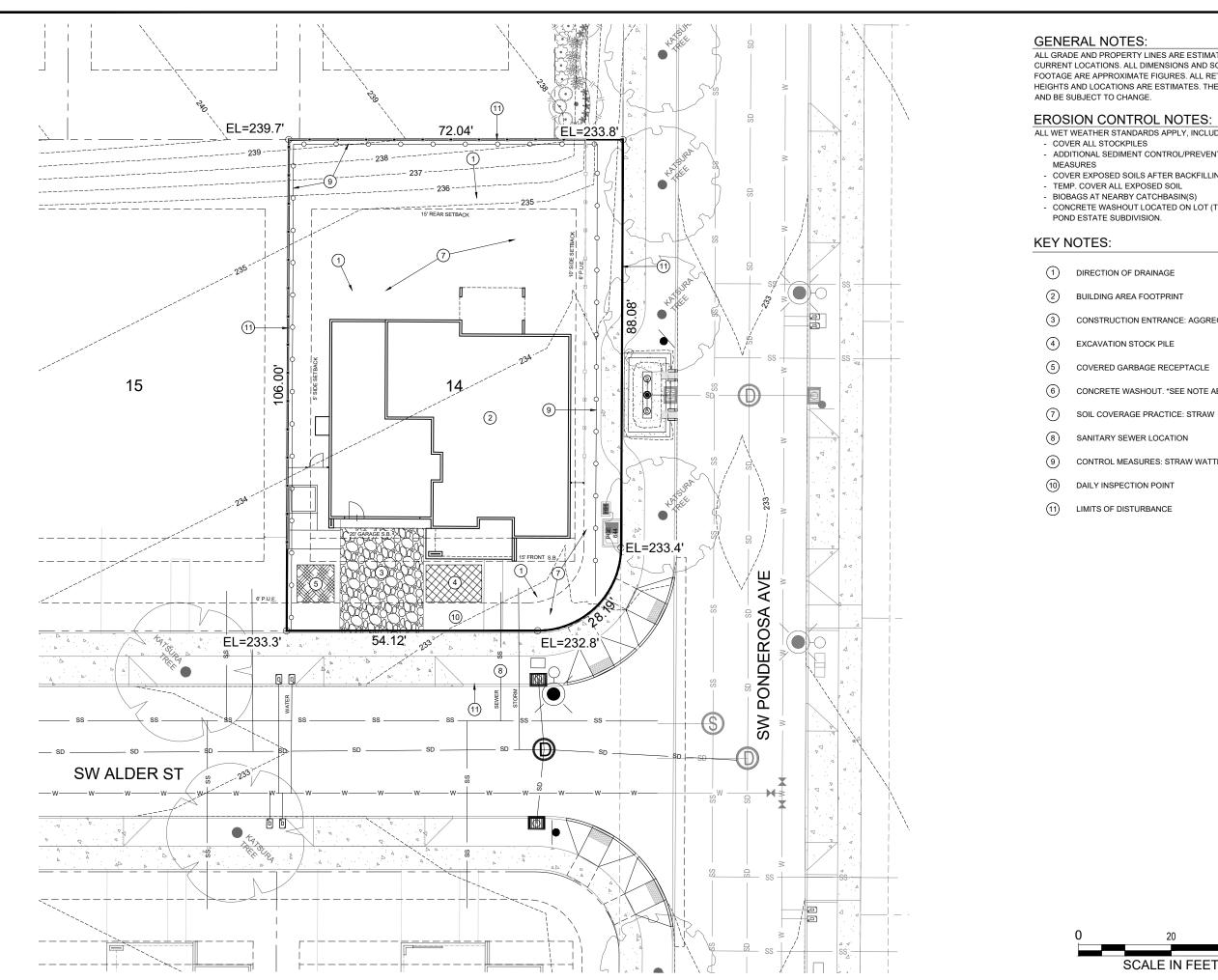
SITE PLAN

A1.0

Appendix B

[Lot 14 Erosion Plan]





ALL GRADE AND PROPERTY LINES ARE ESTIMATES OF CURRENT LOCATIONS. ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES. ALL RETAINING WALL HEIGHTS AND LOCATIONS ARE ESTIMATES. THEY MAY VARY AND BE SUBJECT TO CHANGE.

EROSION CONTROL NOTES:

ALL WET WEATHER STANDARDS APPLY, INCLUDING

- ADDITIONAL SEDIMENT CONTROL/PREVENTATIVE
- COVER EXPOSED SOILS AFTER BACKFILLING (OR 10 DAYS)
- TEMP. COVER ALL EXPOSED SOIL
- BIOBAGS AT NEARBY CATCHBASIN(S)
- CONCRETE WASHOUT LOCATED ON LOT (TBD) OF FROG POND ESTATE SUBDIVISION
- DIRECTION OF DRAINAGE
- **BUILDING AREA FOOTPRINT**
- CONSTRUCTION ENTRANCE: AGGREGATE
- EXCAVATION STOCK PILE
- COVERED GARBAGE RECEPTACLE
- CONCRETE WASHOUT. *SEE NOTE ABOVE
- SOIL COVERAGE PRACTICE: STRAW
- SANITARY SEWER LOCATION
- CONTROL MEASURES: STRAW WATTLES
- DAILY INSPECTION POINT
- LIMITS OF DISTURBANCE

ICHIJO

Technological Homes

ICHIJO USA CO., LTD. 3800 SW CEDAR HILLS BLVD. STE 131 BEAVERTON OR 97005





Otak, Inc. 808 SW Third Avenue, Ste. 800 Portland, OR 97204 503. 287. 6825 www.otak.com

ESTATES

HOUSING

ROSION Ш 4

7035 SW ALDER ST,

POND

WILSONVILLE, 97070 PROPERTY ADDRESS

8/27/24

DATE

Ν

21214

PROJECT NUMBER

EROSION PLAN

A1.1

FROG POND ESTATE LOT 14 TYPE D-1L

PROJECT INFORMATION

PROJECT OWNER ICHIJO USA CO., LTD.

ADDRESS 7035 SW ALDER LANE WILSONVILLE, OR 97070

ASSESSOR'S PARCEL NUMBER

LOT AREA 7.567 SF

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE

SHEET INDEX

A0.0 COVER SHEET

A1.0 SITE PLAN (11x17)

A2.1 MAIN FLOOR PLAN

A2.2 SECOND FLOOR PLAN

A3.0 ELEVATIONS

A3.1 ELEVATIONS

A4.0 SECTIONS

A4.1 SECTIONS

A5.0 LOWER ROOF PLAN

A5.1 MAIN ROOF PLAN

A6.0 ARCHITECTURAL DETAILS

A6.1 ARCHITECTURAL DETAILS A8.0 ARTICULATION AND DESIGN MENU

A8.1 ARTICULATION AND DESIGN MENU

A9.0 WINDOW FACADE AREA PERCENTAGE

A9.1 WINDOW FACADE AREA PERCENTAGE

A9.2 WINDOW FACADE AREA PERCENTAGE A10.0 COLOR ELEVATION

A10.1 PERSPECTIVE

A10.2 PERSPECTIVE

A11.1 PERMIT SQUARE FOOTAGE

GSN GENERAL STRUCTURAL NOTES

S1.01 FOUNDATION PLAN

S2.01 FLOOR FRAMING PLAN

S2.02 FLOOR FRAMING PLAN

S2.03 FLOOR FRAMING PLAN S3.01 BRACED/SHEAR WALL PLAN

S3.02 BRACED/SHEAR WALL PLAN

SD STRUCTURAL DETAIL

S5.0 FLOOR TRUSS LAYOUT S6.0 ROOF TRUSS LAYOUT

GENERAL NOTES

THE CONTRACTOR SHALL PERFORM WORK IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AND ALL APPLICABLE STATE AND LOCAL **AMENDMENTS:**

2023 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE 2022 EDITION OF THE OREGON STRUCTURAL SPECIALTY CODE 2023 EDITION OF THE OREGON PLUMBING SPECIALTY CODE 2022 EDITION OF THE OREGON MECHANICAL SPECIALTY CODE 2023 EDITION OF THE OREGON ELECTRICAL SPECIALTY CODE

- 2. ALL THE WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE ATTACHED DRAWINGS
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS.
- 4. DRAWINGS SHALL NOT BE SCALED. DIMENSIONS SHALL GOVERN, DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS NOTES SHALL GOVERN OVER ALL. IN CASE OF CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN. CONTACT ARCHITECT PRIOR TO CONSTRUCTION FOR CLARIFICATION.
- PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING BUT NOT LIMITED TO SAFETY AND
- PROTECTION OF PROPERTY DURING THE PERFORMANCE OF THE WORK. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITY CONNECTIONS AND PAYMENT OF UTILITY CHARGES.
- DO NOT COMMENCE WORK UNTIL CONDITIONS ARE ACCEPTABLE TO ALL CONCERNED PARTIES, INCLUDING GOVERNING AUTHORITIES
- PRIOR TO CONSTRUCTION, VERIFY LOCATION AND PROTECT ALL EXISTING MECHANICAL, ELECTRICAL AND ALL OTHER UTILITIES AND CAP OR RELOCATE AS REQUIRED.
- 10. CONTRACTOR SHALL PROVIDE METHODS, MEANS, AND FACILITIES REQUIRED TO PREVENT CONTAMINATION OF SOIL. WATER, OR ATMOSPHERE, AND IN COMPLIANCE WITH ENVIRONMENTAL REGULATION OF LOCAL GOVERNING AUTHORITIES

MECHANICAL/PLUMBING/ELECTRICAL

MECHANICAL/PLUMBING SYSTEMS PERMITS WILL BE OBTAINED BY THE CONTRACTOR DURING CONSTRUCTION

VICINITY PLAN

PROJECT SITE



SITE MAP

PROJECT LOT SW FROG POND L

PROJECT TEAM

ENERGY EFFICIENCY

A. GAS-FIRED FURNACE OR BOILER AFUE 94%, OR

2. HIGH-EFFICIENCY WATER HEATING SYSTEM

RADON CONTROL

CRAWL SPACE AREA.

OR ADJACENT BUILDINGS

4.0 AIR CHANGES PER HOUR.

SYMBOLS

ON A MINIMUM OF ONE SHOWER/TUB-SHOWER

B. AIR SOURCE HEAT PUMP HSPF 10.0/16.0 SEER COOLING

C. GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED

A. NATURAL GAS/PROPANE WATER HEATER WITH MINIMUM 0.90 UEF. OR

MINIMUM 0.80 UEF AND DRAIN WATER HEAT RECOVERY UNIT INSTALLED

B. ELECTRIC HEAT PUMP WATER HEATER WITH MINIMUM 3.45 UEF, OR

C. NATURAL GAS/PROPANE TANKLESS/INSTANTANEOU HEATER WITH

AF103.5.1 PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM

AF103.5.1.1 VENTILATION. CRAWL SPACES SHALL BE PROVIDED WITH

VENTS TO THE EXTERIOR OF THE BUILDING. THE MINIMUM NET AREA

AF103.5.1.2 SOIL-GAS-RETARDER. THE SOIL IN CRAWL SPACES SHALL

(0.15MM) POLYETHYLENE SOIL-GAS-RETRDER. THE GROUND COVER

SHALL BE LAPPED A MINIMUM 12 INCHES (305MM) AT JOINTS AND

SHALL BE EXTENDED TO ALL FOUNDATION WALLS ENCLOSING THE

AF103.5.1.3 VENT PIPE. A VERTICAL VENT PIPE OF NOT LESS THAN 3

SOIL-GAS- RETARDER AND CONNECTED TO THE SOIL-GAS COLLECTOR

WITH A PLUMBING TEE OR OTHER APPROVED CONNECTION. THE VENT

AND TERMINATE NOT LESS THAN 12 INCHES (305 MM) ABOVE THE ROOF

WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE

AF103.5.2.3 BUILDING TIGHTNESS. DWELLINGS SHALL BE TESTED WITH

AMBIENT CONDITIONS AND FOUND TO EXHIBIT NOT MORE THAN

A BLOWER DOOR, DEPRESSURIZING THE DWELLING TO 50 PASCALS FROM

BUILDING THAT IS LESS THAN 2 FEET (610 MM) BELOW THE EXHAUST POINT,

AND 10 FEET (3048 MM) FROM ANY WINDOW OR OTHER OPENING IN ADJOINING

IN A LOCATION NOT LESS THAN 10 FEET (3048 MM) AWAY FROM ANY

INCHES (76 MM) IN DIAMETER SHALL BE INSTALLED THROUGH THE

PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS

OF VENTILATION OPENINGS SHALL COMPLY WITH SECTION R408.1.

BE COVERED WITH A CONTINUOUS LAYER OF MINIMUN 6-MIL

OWNER / CONTRACTOR

ICHIJO USA CO., LTD. 1406 140TH PL. NE SUITE 104 BELLEVUE, WA 98007 TEL: 425-497-0616 CONTACT: NAOKI YAMAOKA

TABLE N1101.1(2)

ADDITIONAL MEASURES

1. HIGH EFFICIENCY HVAC SYSTEM

OR 8.5 HSPF2 / 15.0 SEER2, OR

nao@ichijousa.com

STRUCTURAL ENGINEER

FELTEN GROUP, INC. 23175 224th PL SE STE. C MAPLE VALLEY, WA 98038 Tel: 602-867-2500 CONTACT: JACOB MORGAN (Jacob.Morgan@feltengroup.com)

CIVIL ENGINEER

OTAK INCORPORATED PORTLAND, OR 97204 TEL: 503-287-6825 CONTACT: KEITH BUISMAN, P.E

(keith.buisman@otak.com)

GEOTECHNICAL ENGINEER

HARDMAN GEOTECHNICAL SERVICES, INC 808 SW THIRD AVENUE, SUITE 800 10110 SW NIMBUS AVENUE, SUITE B-5 PORTLAND, OR 97223 TEL: 503-530-8076 CONTACT: SCOTT HARDMAN, P.E.

Technological Homes ICHIJO USA CO., LTD.

3800 SW CEDAR HILLS BLVD. STE 131 **BEAVERTON OR 97005** Tel: +1 503-430-7413 Fax: +1 503-430-7621

WEB: www.ichijousa.com

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3

ICHIJO

R324.7.3 SOLAR INTERCONNECTION PATHWAY AND TERMINATION.

WHERE THE RACEWAY TERMINATES IN THE ATTIC. THE TERMINATION SHALL BE IN A METAL JUNCTION BOX NOT LESS THAN 4 INCHES BY 4 INCHES WITH A BOX COVER LOCATED NOT LESS THAN 6 INCHES ABOVE THE INSULATION. EXCEPTION: IN LIEU OF 3/4-INCH NONFLEXIBLE METAL RACEWAY, A MINIMUM OF TWO NO. 10 COPPER 3-WIRE WITH GROUND METAL CLAD (MC) CABLE SHALL BE EACH JUNCTION BOX.

PANEL THAT WOULD SERVE THE SOLAR PHOTOVOLTAIC SYSTEM, SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL-POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC AND A DUAL-POLE CIRCUIT BREAKER FOR FUTURE INSTALLATION. THESE SPACES SHALL BE LABELED "RESERVED FOR FUTURE SOLAR."

SOLAR READY REQUIREMENTS FOR ALL NEW HOMES

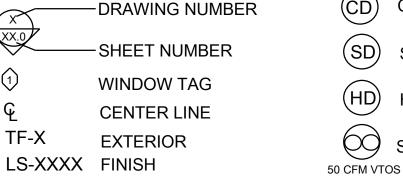
A SQUARE METAL JUNCTION BOX NOT LESS THAN 4 INCHES BY 4 INCHES WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24 INCHES HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL A MINIMUM 3/4-INCH NONFLEXIBLE METAL RACEWAY WITH A PULL STRING SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36 INCHES

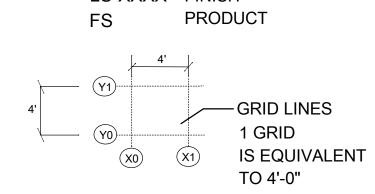
THE JUNCTION BOX SHALL BE MARKED AS "RESERVED FOR SOLAR." INSTALLED BETWEEN THE JUNCTION BOXES WITH 6 INCHES OF FREE CONDUCTOR IN

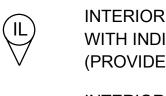
R324.7.4 ELECTRICAL SERVICE RESERVED SPACE

THE MAIN ELECTRICAL SERVICE PANEL, OR OTHER APPROVED ELECTRICAL

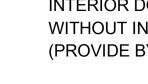
TOILET PAPER HOLDER







INTERIOR DOOR KEY WITH INDICATOR (PROVIDE BY ICHIJO)



INTERIOR DOOR KEY WITHOUT INDICATOR (PROVIDE BY ICHIJO)

MAGNET CATCH DOOR STOPPER **UPPER DOOR** UST STOPPER

(CD) CARBON MONOXIDE DETECTOR SMOKE DETECTOR **HEAT DETECTOR**

SOURCE SPECIFIC VENT **RETURN AIR**

SUPPLY AIR (CEILING MOUNTED) SUPPLY AIR (FLOOR MOUNTED) (WALL MOUNTED)

GM **GAS METER** НВ **HOSE BIB**

EM **ELECTRIC METER**

WB10 LVP TILE

LVT

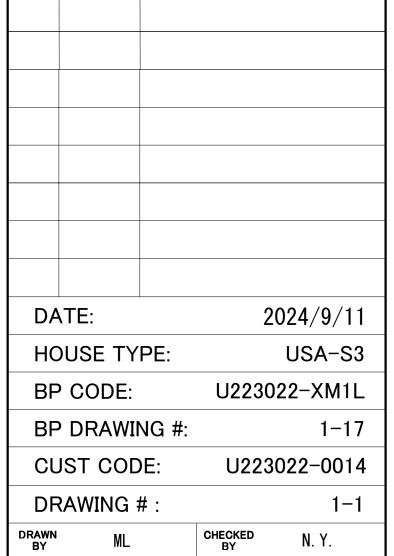
(PROVIDE 2X BACKING) TOWEL RING (PROVIDE 2X BACKING) **TOWEL BAR** (PROVIDE 2X BACKING EXCEPT SHOWER ENCLOSURE)

OPEN RAILING (PROVIDE BY ICHIJO) LAUNDRY BASE CABINET (PROVIDE BY ICHIJO) **LAUNDRY CABINET TYPE 6** (PROVIDE BY ICHIJO)

BUFFET COUNTER BC XX (PROVIDE BY ICHIJO) VANITY CABINET (PROVIDE BY ICHIJO)

WET BAR 10'

(PROVIDE BY ICHIJO) CARPET CONCRETE **DECKING BALCONY** PAGE NO.



COVER SHEET

A0.0

REVISION

WINDOW AND DOOR SCHEDULE (MAIN FLOOR) **ICHIJO** RO WIDTH **ROOM** 0P REMARKS TYPE U-FACTOR HEIGHT GARAGE D3068 | 38 3/8" | 83 5/8" ENTRY DOOR **Technological Homes** GARAGE D3068 | 38 3/8" | 83 5/8" ENTRY DOOR GARAGE D3068 | 38 3/8" | 83 5/8" ENTRY DOOR ICHIJO USA CO., LTD. **ENTRY** D3080 | 38 3/8" | 98 7/8" ENTRY DOOR 8-29 | 32 1/2" | 94 1/2" INTERIOR DOOR A3.1 3800 SW CEDAR HILLS BLVD. STE 131 PANTRY **BEAVERTON OR 97005** 8-29 | 32 1/2" | 94 1/2" POWDER INTERIOR DOOR Tel: +1 503-430-7413 8-29 | 32 1/2" | 94 1/2" SUITE BATHROOM INTERIOR DOOR Fax: +1 503-430-7621 12'-0" 14'-0" 10'-0" 8-29 | 32 1/2" | 94 1/2" INTERIOR DOOR D4 WEB: www.ichijousa.com D5 | SUITE BEDROOM 2 8-29 | 32 1/2" | 94 1/2" INTERIOR DOOR DEN 8-29 | 32 1/2" | 94 1/2" INTERIOR DOOR (outside face of exterior wall studs) 8-29 | 32 1/2" | 94 1/2" MUD ROOM INTERIOR DOOR USE AN 8"X16" VENT WHICH HAS NET VENT OPENING LS-ACCENT LS-ACCENT STORAGE 8-29 | 32 1/2" | 94 1/2" INTERIOR DOOR OF 72.5 SQUARE INCH FOR VENTILATION. DEN S4550 53. 5" | 60. 5" | 35 1/2" 0. 27 X0 | EGRESS | 2-LITE SLD WINDOWS 1494 SF(CRAWL \$PACE) / 150 = 9.96 SF 0. 27 113. 5″ 9.96 SF = 1434.24 SI OF VENTING AREA NEEDED GARAGE S9550. 60. 5" 3-LITE SLD WINDOWS 1434.24 SI/-72.5 SI = 19.78 → 20 CRAWL-SPACE VENTS NEEDED S9550 0. 27 XOX KITCHEN 113. 5" 60.5" | 35 1/2" **EGRESS** 3-LITE SLD WINDOWS **EGRESS** DINING P8080 0. 25 OX | TEMPERED/EGRESS | 2-LITE PATIO DOOR COVERED PATIO F5560 65. 5" | 72. 5" | 23 1/2" FIXED WINDOWS LIVING CRAWL S9550 CRAWL **EGRESS** SPACE VENT SPACE VENT F2560 29. 5" 72. 5" | 23 1/2" | 0. 24 LIVING FIXED WINDOWS SPACE VENT SPACE VENT TEMPERED CRAWL 5 F2560 29. 5" 23 1/2" LIVING FIXED WINDOWS SPACE VENT F5560 SUITE BATHROOM F4510 12. 5" | 83 1/2" | 0. 24 FIXED WINDOWS +23 1/2" SPACE VENT SPACE VENT F1550 35 1/2" 0. 24 FIXED WINDOWS 60. 5″ TEMPERED 60.5" | 35 1/2" | 0.24 10 | SUITE BEDROOM 2 FIXED WINDOWS 65. 5" 60. 5" | 35 1/2" 0. 27 EGRESS 2-LITE SLD WINDOWS 17. 5" 84. 5" 14" 12 F1570. 0. 23 TEMPERED FIXED WINDOWS **AREA SCHEDULE** CRAWL -SPACE-VENT TOTAL AREA 2ND FLOOR NET HEATING GARAGE **BASEMENT** FLOOR AREA (A+B+C+D)(A+B+D)CRAWL SPACE VENT 1775 SF 708 SF 3186 SF 3894 SF 1411 SF (INSIDE FACE OF EXTERIOR WALL STUD) DINING 1494 SF 1861 SF 742 SF 4097 SF 3355 SF (OUTSIDE FACE OF EXTERIOR WALL STUD) LIVING 3422 SF 1928 SF 1494 SF SPACE VENT **CRAWL SPACE VENTING** CRAWL OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION SPACE VENT SOFFIT H=1'-0' OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. UNDER STAIR WALL RETR -SEE FLOOR PLAN FOR CRAWL SPACE VENTS CALCULATION. 0'-4 1/2" 5'-3 3/4" SPACE VENT WHOLE HOUSE VENTILATION A3.0 / PORCH 1. REFER TO 2023 ORSC M1505.4 FOR DETAILED REQUIREMENTS FOR THE SPACE VENT ~~ TOS-150X ▮ 2. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE A BALANCED VENTILATION BOLLARD/ √60"x36" MINI SPLIT SYSTEM. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS PART OF WEATHER STRIPPED (2) 18"x24" CRAWL SUCH A SYSTEM. OUTDOOR AIR VENTILATION PROVIDED BY A SUPPLY FAN DUCTED TO AUTO CLOSE 20 MINS. FIRE RATED DOOR SPACE VENT THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY 4" MINIMUM CAPILLARY BREAK SPACE ACCESS VAPOR BARRIER, CONCRETE OUTDOOR UNIT VENTILATION FOR THE BALANCED VENTILATION SYSTEM. PH BATHROOM CRAWL OVER SUITABLE SOIL SPACE VENT (X) **GARAGE/SALES CENTER** HEAT PUMP SOURCE SPECIFIC VENTILATION ROOM 1. REFER TO PLAN FOR LOCATIONS. 8-29 2. SOURCE SPECIFIC EXHAUST VENTILATION IS REQUIRED IN EACH KITCHEN, BATHROOM SOFFIT H=1'-0" WATER CLOSET, LAUNDRY ROOM. VENTILATION SYSTEMS SHALL BE DESIGNED TO HAVE 45 7'-6 1/2" THE CAPACITY TO EXHAUST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE CRAWL GARAGE DWELLING SEPARATION SPACE VENT WITH 2023 ORSC TABLE M1505.5. PROVIDE 5/8" TYPE X GWB AT GARAGE REVISION CEILING BELOW LIVING SPACE AND MINIMUM 1'-7 1/4" 4'-1" 1/2" REGULAR GWB AT GARAGE WALLS **FOYER NOTE** ** SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO RECEIVE ITS PRIMARY POWER FROM THE BUILDING WIRING AND BE PROVIDED WITH D3080 D3068 BATTERY BACKUP **→** CRAWL **─**(₹) SPACE VENT P.S. LS-SUB S9550 L CRAWL SUITE BEDROOM 2 SPACE VENT CRAWL 4'-11 1/4" 2'-8 1/4" 2'-6 15/16"1'-9 13/16 LS-ACCEN LS-ACCENT LINE OF ROOF SPACE VENT (2) LS-ACCENT S-ACCENT S5550 +35 1/2" COVERED PORCH +35 1/2" THIS PART IS TEMPORARY NO NEED FOUNDATION **EGRESS** (\(\frac{\pi}{2}\) 0'-7" 2'-11" 0'-5 1/2" 2'-0" 0'-5 1/2" DATE: (X) 5'-6 1/2" **HOUSE TYPE:** 2'-11" 7'-[']1" 11'-6 1/2" U223022-XM1L BP CODE: BP DRAWING #: CUST CODE: A3.0 MAIN FLOOR PLAN DRAWING #: (X2) (X3) (X7) (X8) (X10) X11) X13 **X4** 1/4" = 1'-0" SCALE MAIN FLOOR PLAN 90-80 PAGE NO.

3

2024/9/11

U223022-0014

A2.1

USA-S3

1-17

1-1

WINDOW AND DOOR SCHEDULE (SECOND FLOOR) RO WIDTH RO HEIGHT 0P ROOM U-FACTOR REMARKS TYPE BEDROOM 5 7-29 | 32 1/2" | 82 1/2" INTERIOR DOOR 32 1/2" | 82 1/2" 7-29 W. I. C. 2 INTERIOR DOOR W. I. C. 3 7–29 | 32 1/2" | 82 1/2" INTERIOR DOOR W. I. C. 7–29 | 32 1/2" | 82 1/2" INTERIOR DOOR A3.1 D13 | PRIMARY BATHROOM 7-29 32 1/2" | 82 1/2" INTERIOR DOOR D14 | PRIMARY BATHROOM | 7-29 32 1/2" | 82 1/2" INTERIOR DOOR D15 PRIMARY BEDROOM 38 1/2" | 82 1/2" INTERIOR DOOR 38 1/2" | 82 1/2" 17'-10 1/4" 10'-0" 12'-1 3/4" D16 7-36 INTERIOR DOOR LAUNDRY ROOM D17 7–29 | 32 1/2" | 82 1/2" BEDROOM 3 INTERIOR DOOR 4'-7 1/2" 5'-4 1/2" 6'-1 3/4" D18 MAIN BATH 7-29 | 32 1/2" | 82 1/2" INTERIOR DOOR 7–29 | 32 1/2" | 82 1/2" D19 INTERIOR DOOR MAIN BATH 7–29 | 32 1/2" | 82 1/2" D20 MECH INTERIOR DOOR BEDROOM 4 7–29 | 32 1/2" | 82 1/2" INTERIOR DOOR 63" LINEN MCFD-60 82 1/2" FOLDING DOOR 63" FOLDING DOOR BEDROOM 3 MCFD-60 82 1/2" 63" | 82 1/2" FOLDING DOOR BEDROOM 4 MCFD-60 A7.0 48.5" | 35 1/2" | 0.27 | XO | EGRESS | 2-LITE SLD WINDOWS S5540, BEDROOM SLOPE 4/12 SLOPE 4/12 41. 5" | 36. 5" | 47 1/2" | 0. 24 F3530, **EGRESS EGRESS** BEDROOM FIXED WINDOWS 22 24 F1530, 15 47 1/2" 0. 24 FIXED WINDOWS W. I. C. 2 17. 5" | 36. 5" | 47 1/2" | 0. 24 F1530, 16 W. I. C. 3 FIXED WINDOWS S9540 S5540 F1530, FIXED WINDOWS W. I. C. 3 47 1/2" 0. 24 LOWER ROOF 2 +35 1/2" +47 1/2" +35 1/2" 18 | PRIMARY BATHROOM | F3510, 12. 5" | 71 1/2" | 0. 24 FIXED WINDOWS 71 1/2" 0. 24 TEMPERED FIXED WINDOWS VHOLE HOUSE FAN T 36. 5" | 47 1/2" | 0. 27 XO | TEMPERED | 2-LITE SLD WINDOWS **RUN CONTINUOUSLY** 20 29. 5" 36. 5" | 47 1/2" | 0. 24 FIXED WINDOWS S5530 48. 5" | 35 1/2" | 0. 27 XOX EGRESS 3-LITE SLD WINDOWS RECESSED CEILING 36. 5" | 47 1/2" | 0. 27 LAUNDRY ROOM S4530, 2-LITE SLD WINDOWS 2'-0" +47 1/2" S5540, 0. 27 X0 EGRESS 2-LITE SLD WINDOWS BEDROOM 3 48. 5" LAUNDRY ROOM BEDROOM 3 F5530, 65. 5" | 36. 5" | 47 1/2" | 0. 24 FIXED WINDOWS BEDROOM 3 26 F1530, 47 1/2" 0. 24 MAIN BATH TEMPERED FIXED WINDOWS 27 17. 5" | 48. 5" | 35 1/2" | 0. 24 PRIMARY F1540, FIXED WINDOWS BEDROOM 4 BÊDROOM 28 F1540, 35 1/2" 0. 24 FIXED WINDOWS BEDROOM 4 MCFD-60 PROVIDE 1/2" BEDROOM 4 65. 5" | 48. 5" | 35 1/2" | 0. 27 X0 | EGRESS | 2-LITE SLD WINDOWS 29 GWB ON WALLS FURRED OUT WALL 48. 5" | 35 1/2" | 0. 27 **EGRESS** 30 S9540. 113. 5″ 3-LITE SLD WINDOWS AND CEILING P.S. 2×4 GLASS WALL AVERAGE U-FACTOR OF ALL FLOORS: 0.25 WITH WINDOW 1'-8 1/2"/2'-3 1/2" 2"-8 1/2" 3'-0" BATHROOM OPENING WINDOW REQUIREMENTS SHOWER BASE 60"×34" CEILING REFER TO BLDG FLOOR PLANS FOR TEMPERED GLASS LOCATIONS LABELED "TEMPERED." ALL SLEEPING ROOMS SHALL BE PROVIDED WITH A SPACE ACCESS A3.1 MINIMUM OF ONE EMERGENCY EGRESS WINDOW. PER PROVIDE 1/2" 2023 ORSC R310.1. REFER TO PLAN FOR GWB ON WALLS LOCATIONS. EGRESS WINDOWS SHALL HAVE: TUB/SHOWER 60"×33" A4.0 W.I.C. -WIRE SHELF MIN NET OPEN AREA = 5.7 SF (FOR GRADE-FLOOR : 5 SF) INDOOR PROVIDE 1/2" 7 29 MIN. NET OPEN HEIGHT = 24" WIRE SHELF GWB ON WALLS 3 1/2" P.S. 5'-3,3/4" 1' 4 1/ UNIT (\forall) MIN. NET OPEN WIDTH = 20" AND CEILING PROVIDE 1/2" GWB ON WALLS MAXIMUM SILL HEIGHT = 44" AND CEILING PER 2023 ORSC R310.2. PROVIDE 1/2" MIN. HSPF OF 9.0 MCFD-60 GWB ON WALLS ALL WINDOWS WITHIN 10' OF GRADE SHALL BE W.I.C. 3 AND CEILING **46** LOCKABLE SHELF RECESSED W.I.C. 2 CEILING **NOTE** BEDROOM 4 BEDROOM 5 LS-BODY F1530 F1530 F1530 SHOWER HEAD TO BE RATED AT 1.75 GPM +47 1/2" +47 1/2" +47 1/2" LAVATORY FAUCETS TO BE RATED AT 1.0 GPM FAMILY ROOM KITCHEN SINK FAUCETS TO BE RATED AT 1.75 GPM LOWER ROOF 1 SLOPE 4/12 S5540 **■** (5) +35 1/2" S5540 _{SLOPE 4/12} 13 EGRESS **EGRESS** LOWER ROOF 3 S9540 (2) LINE OF ROOF WALL ABOVE STANDING SEAM 1.25/12 SLOPE 30 LOWER ROOF 4 LS-SUB (\(\frac{\pi}{2}\) TILE-TF H=2SFL+24" PFW 2×6 H=2SFL+48" 3'-0" | 3'-0" | 0'-10 1/4" | 2'-1 3/4" | 3'-0" (X) 8'-6 7/16" 5'-6 1/2" 17'-6 1/2" 11'-6 1/2" A3.0 SECOND FLOOR PLAN (X1) (X2) (X7) X11) (X3) (X4) (X8) (X10) X12 X13 1/4" = 1'-0" SCALE



ICHIJO USA CO., LTD.

3800 SW CEDAR HILLS BLVD. STE 131 BEAVERTON OR 97005 Tel: +1 503-430-7413 Fax: +1 503-430-7621 WEB: www.ichijousa.com

FROG POND ESTATE PLAN 3186 LOT 14 D-1L

REVISION

DATE: 2024/9/11

HOUSE TYPE: USA-S3

BP CODE: U223022-XM1L

BP DRAWING #: 1-17

CUST CODE: U223022-0014

DRAWING #: 1-1

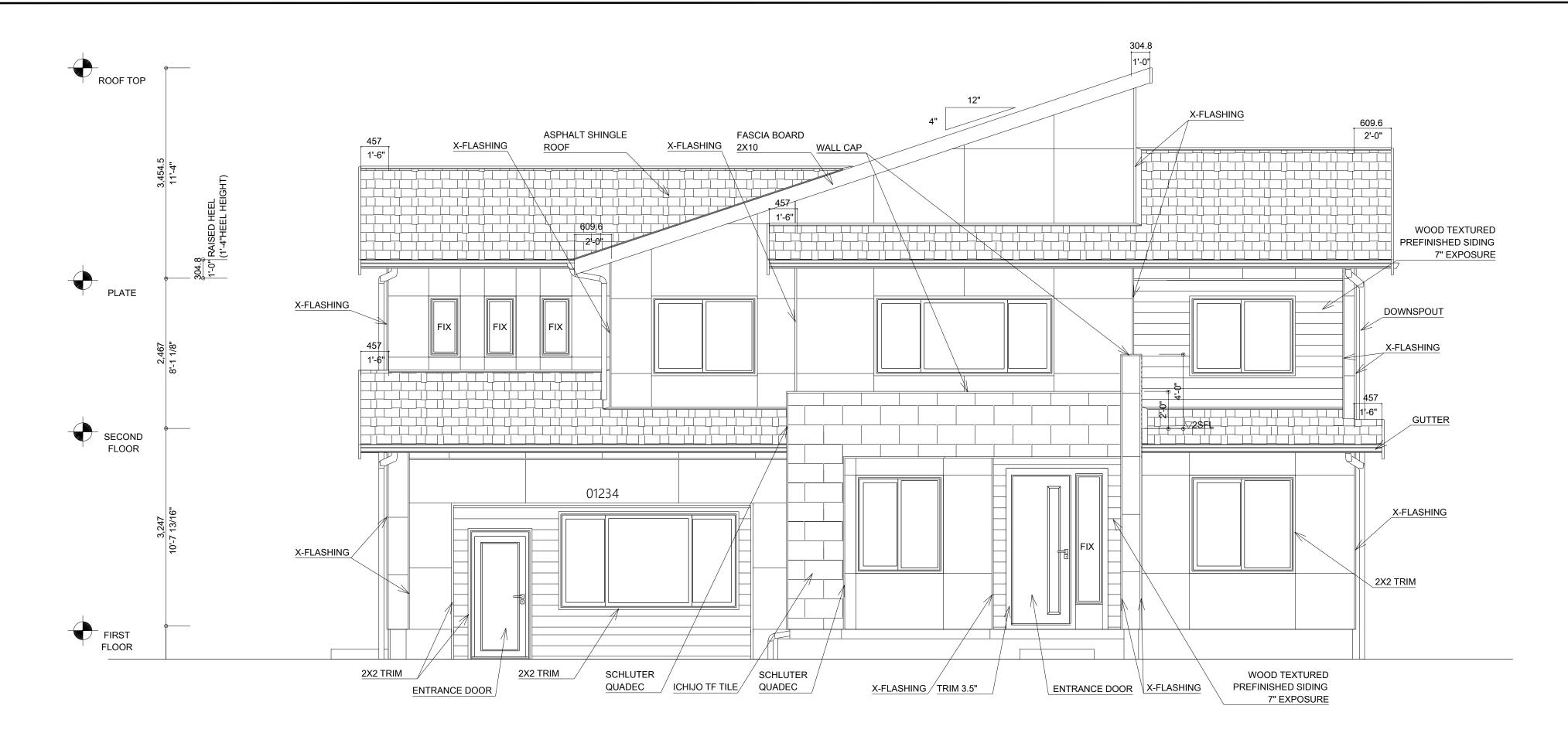
DRAWING #: 1-1

DRAWING #: 1-1

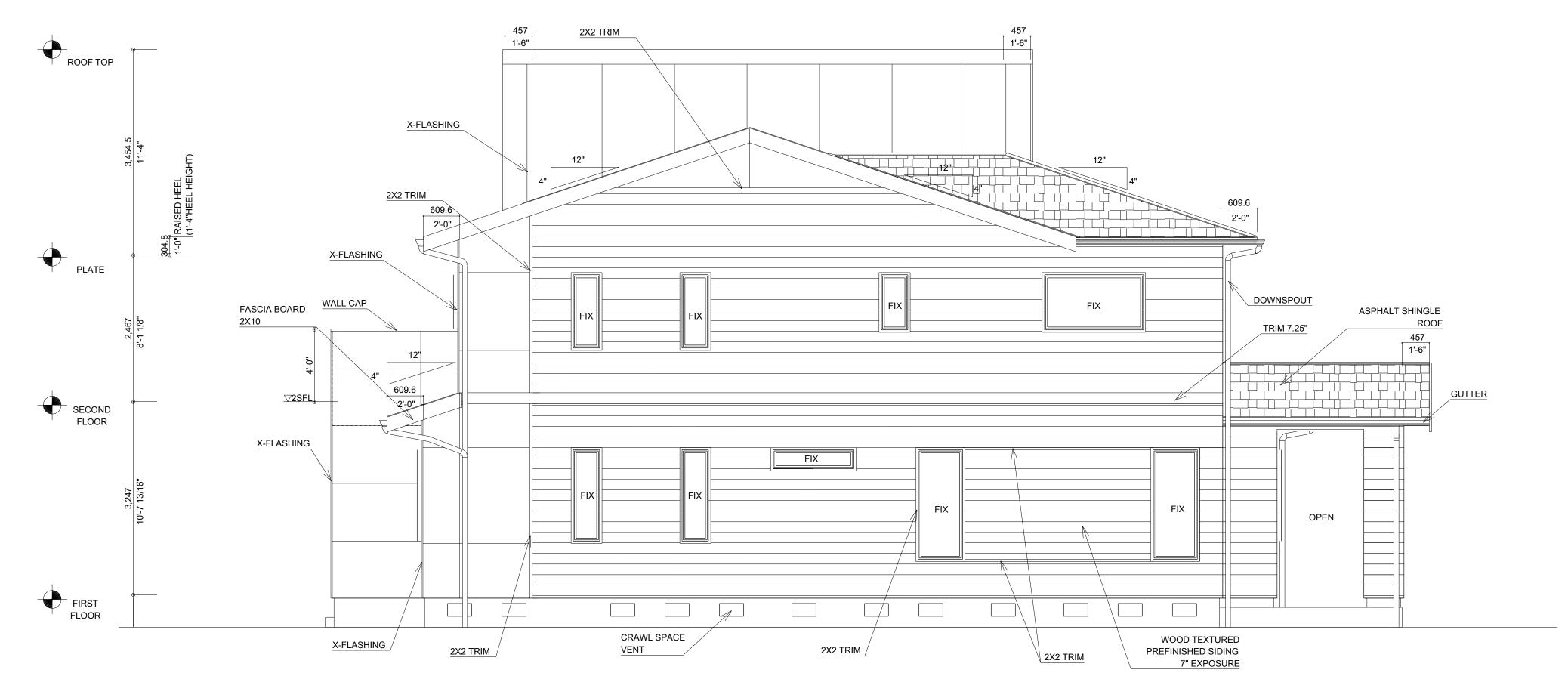
SECOND FLOOR PLAN

A2.2

PAGE NO.







2	RIGHT ELEVATION
Scale	1/4" = 1' -0"

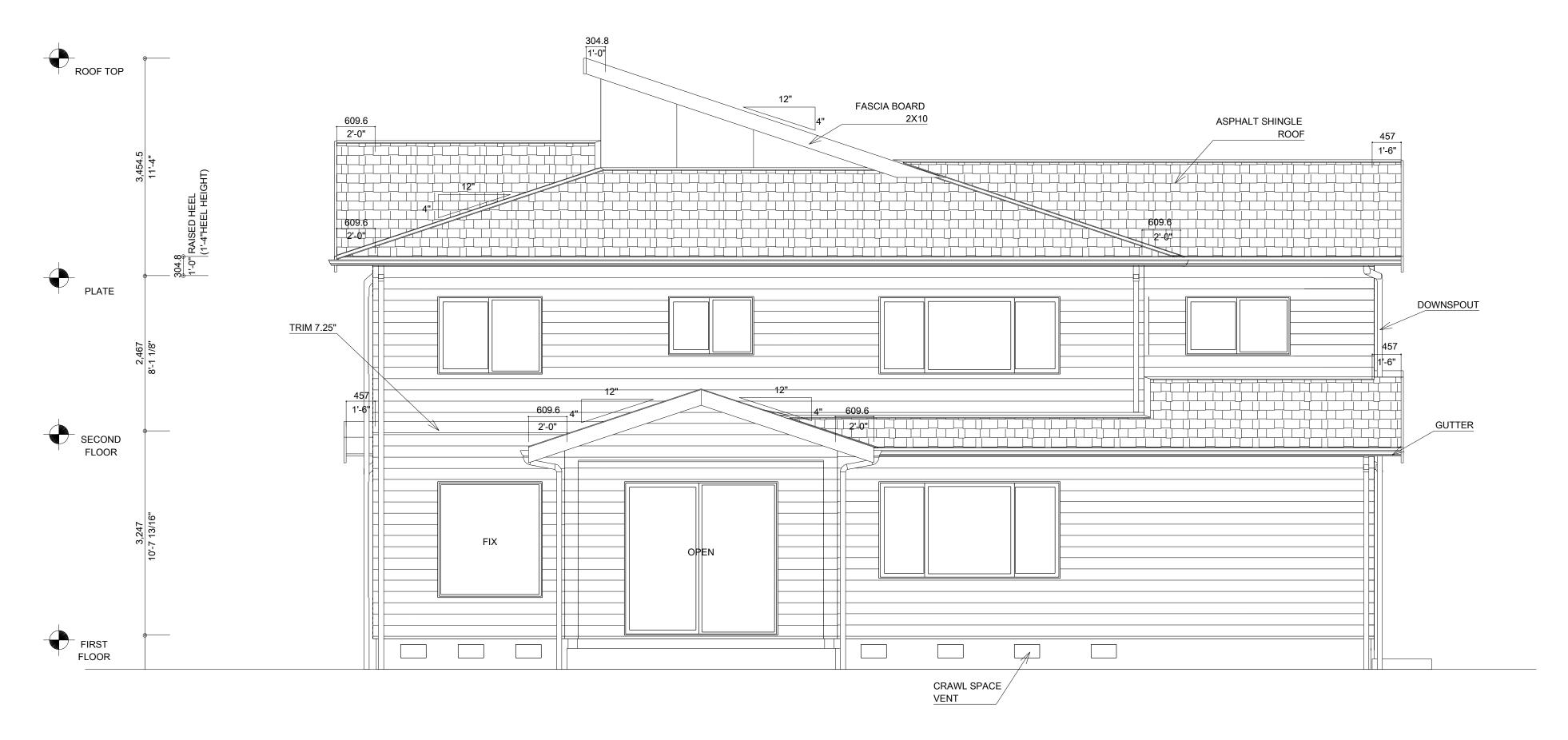
ICHIJO Technological Homes

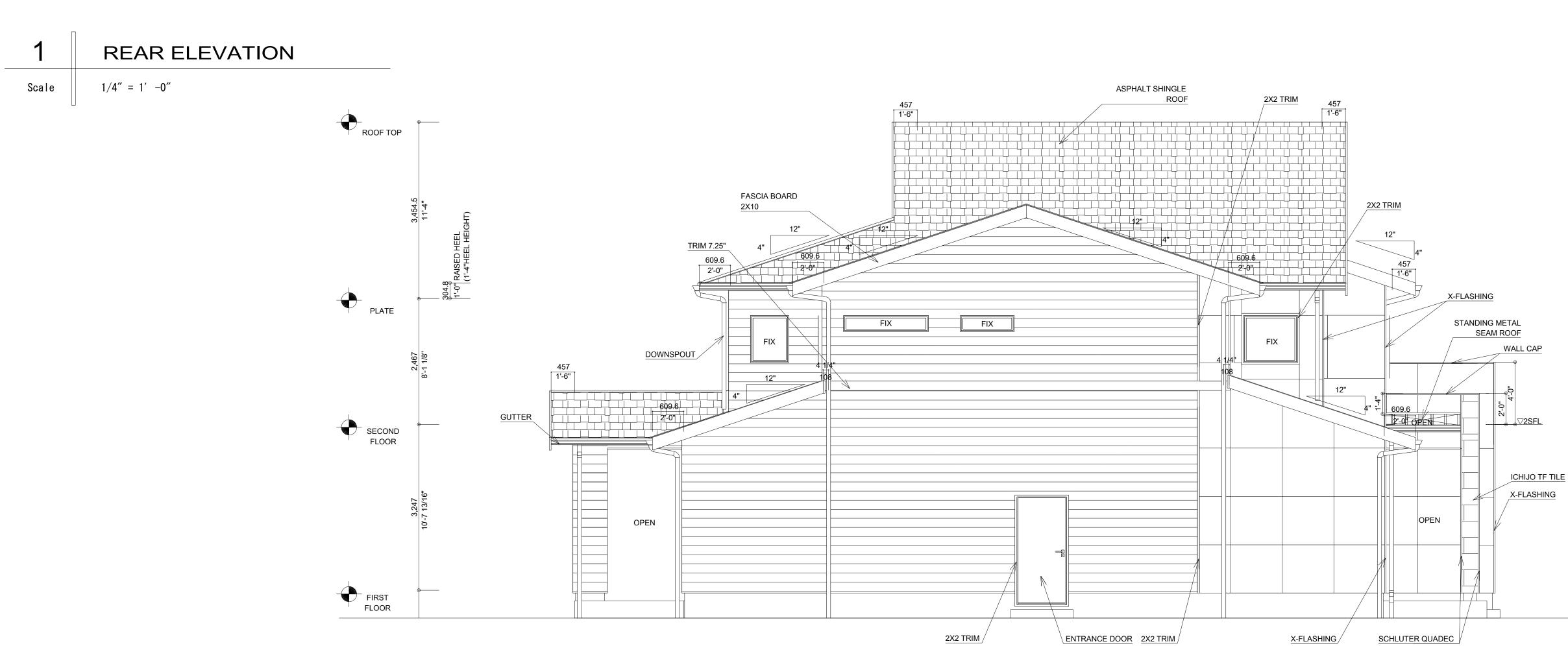
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FROG POND ESTATE PLAN 3186 LOT 14 D-11

	REVISION				
DATE:			2024/9/11		
HOUSE TYPE:		PE:	USA-S3		
BP CODE:			U223022-XM1L		
BF	DRAWI	NG #:	1–17		
CUST CODE:		E:	U223022-0014		
DRAWING # :		#:	1–1		
DRAWN BY	ML		CHECKED N. Y.		
ELEVATIONS					
PAGE N	О.		A3.0		





2	LEFT ELEVATION
Scale	1/4" = 1' -0"

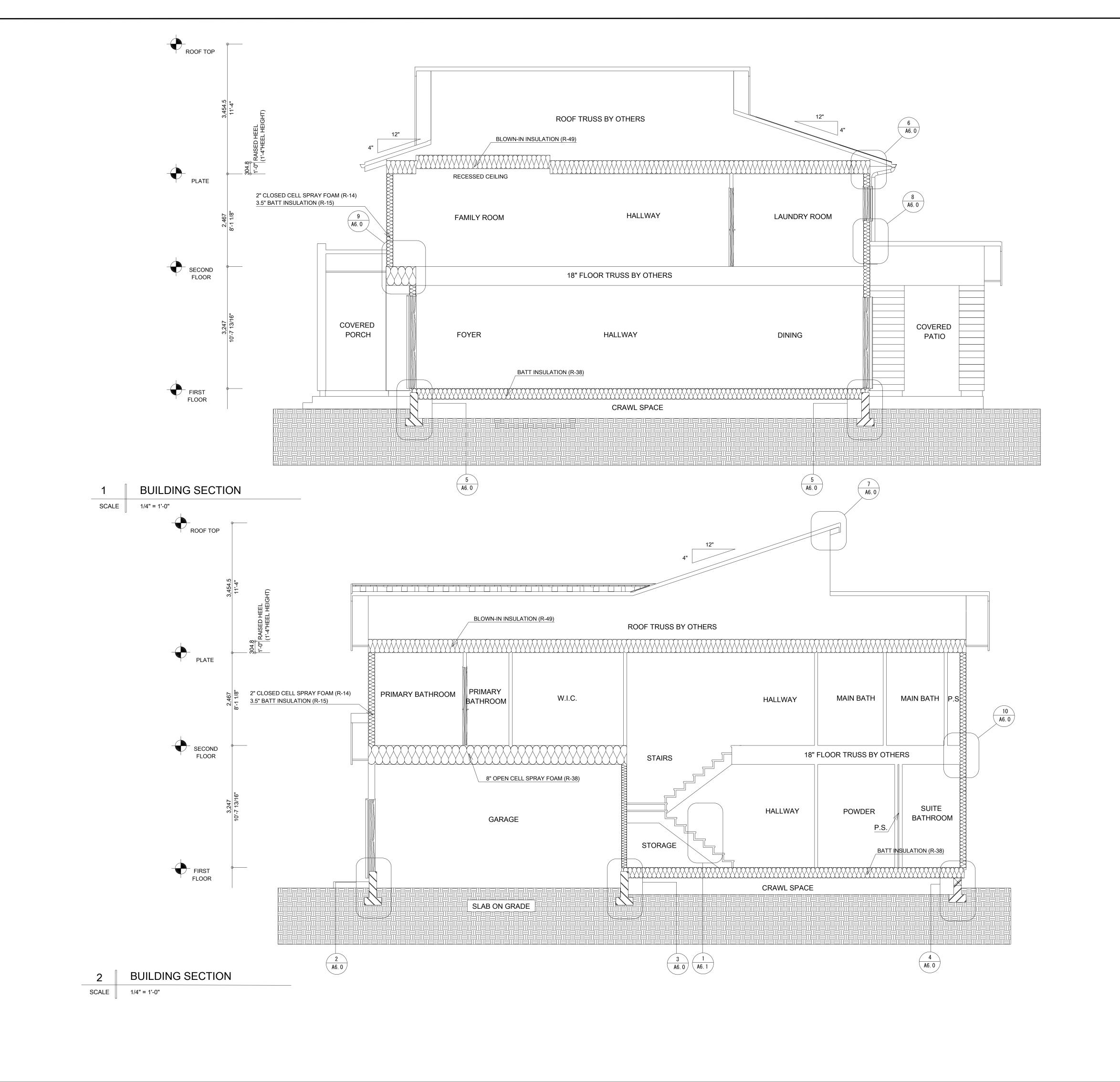
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BEAVERTON OR 97005
Tel: +1 503-430-7413
Fax: +1 503-430-7621
WEB: www.ichijousa.com

FROG POND ESTATE PLAN 3186 LOT 14 D-11

	REVISION			
DA	ATE:		2	2024/9/11
HOUSE TYPE:			USA-S3	
BP CODE:		U223	022-XM1L	
BF	DRAWII	NG #:		1–17
CUST CODE:		U223	3022-0014	
DF	DRAWING #: 1-1			1-1
DRAWN BY	ML		CHECKED BY	N. Y.
	ELEVATIONS			
PAGE N	0.		A3	3.1



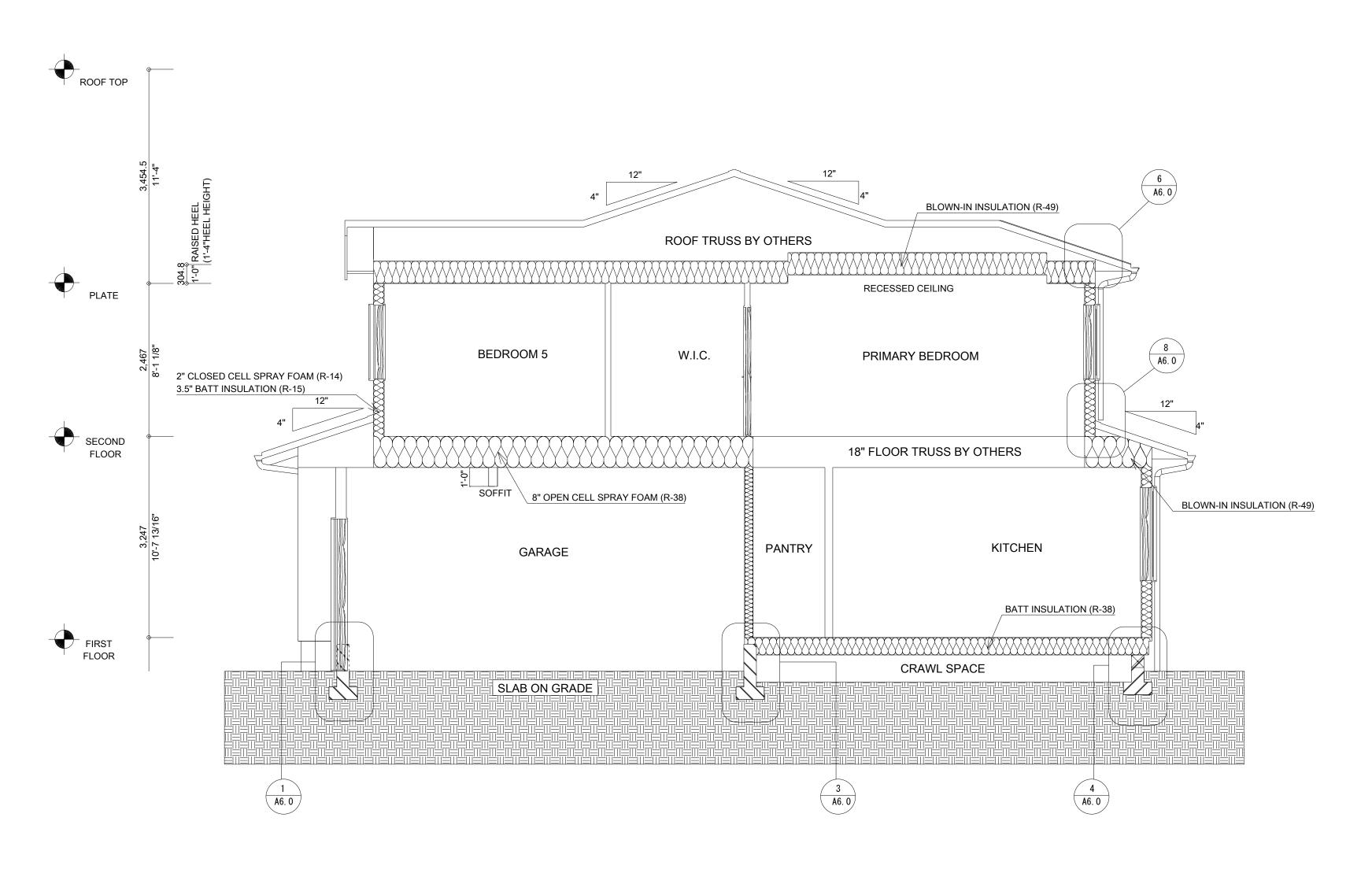
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FROG POND ESTATE PLAN 3186 LOT 14 D-11

REVISION				
DATE:		2024/9/11		
HOUSE	HOUSE TYPE: USA-S3			
BP CO	DE:	U223022-XM1L		
BP DRA	WING #	# : 1−17		
CUST CODE:		U223022-0014		
DRAWING #: 1-1				
DRAWN BY JA CHECKED N. Y.				
SECTIONS				
PAGE NO. A4.0				



1	BUILDING SECTION
SCALE	1/4" = 1'-0"

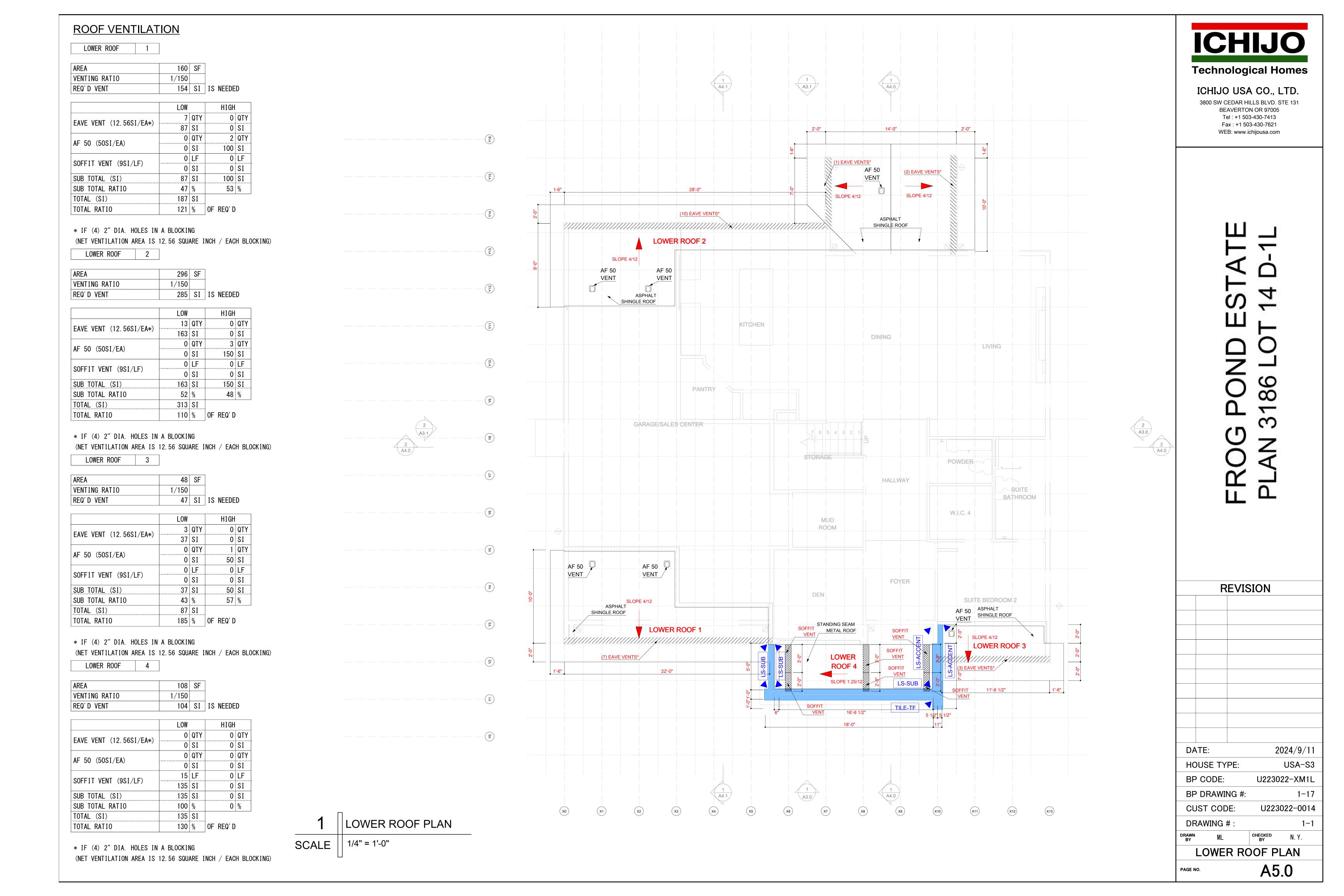


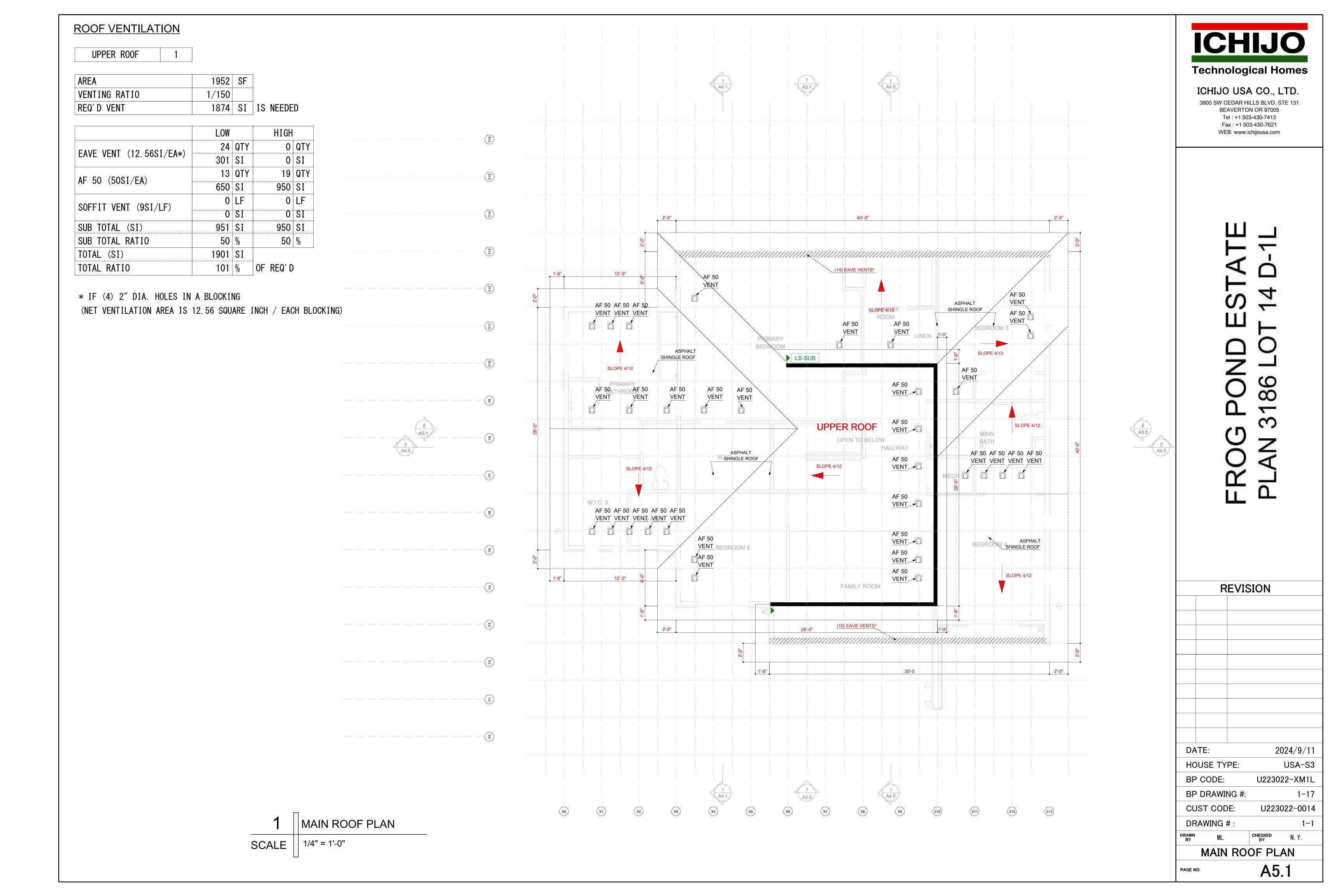
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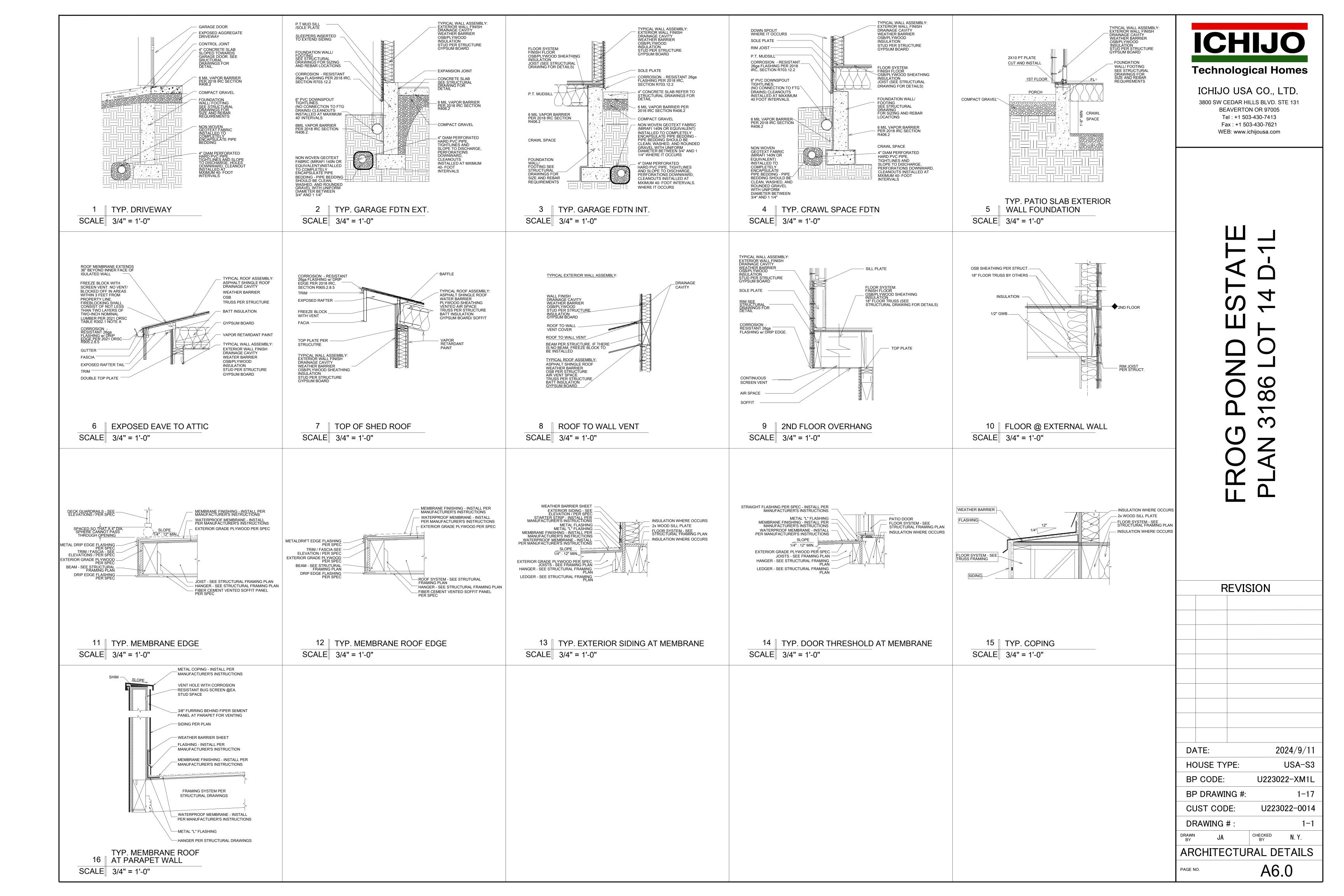
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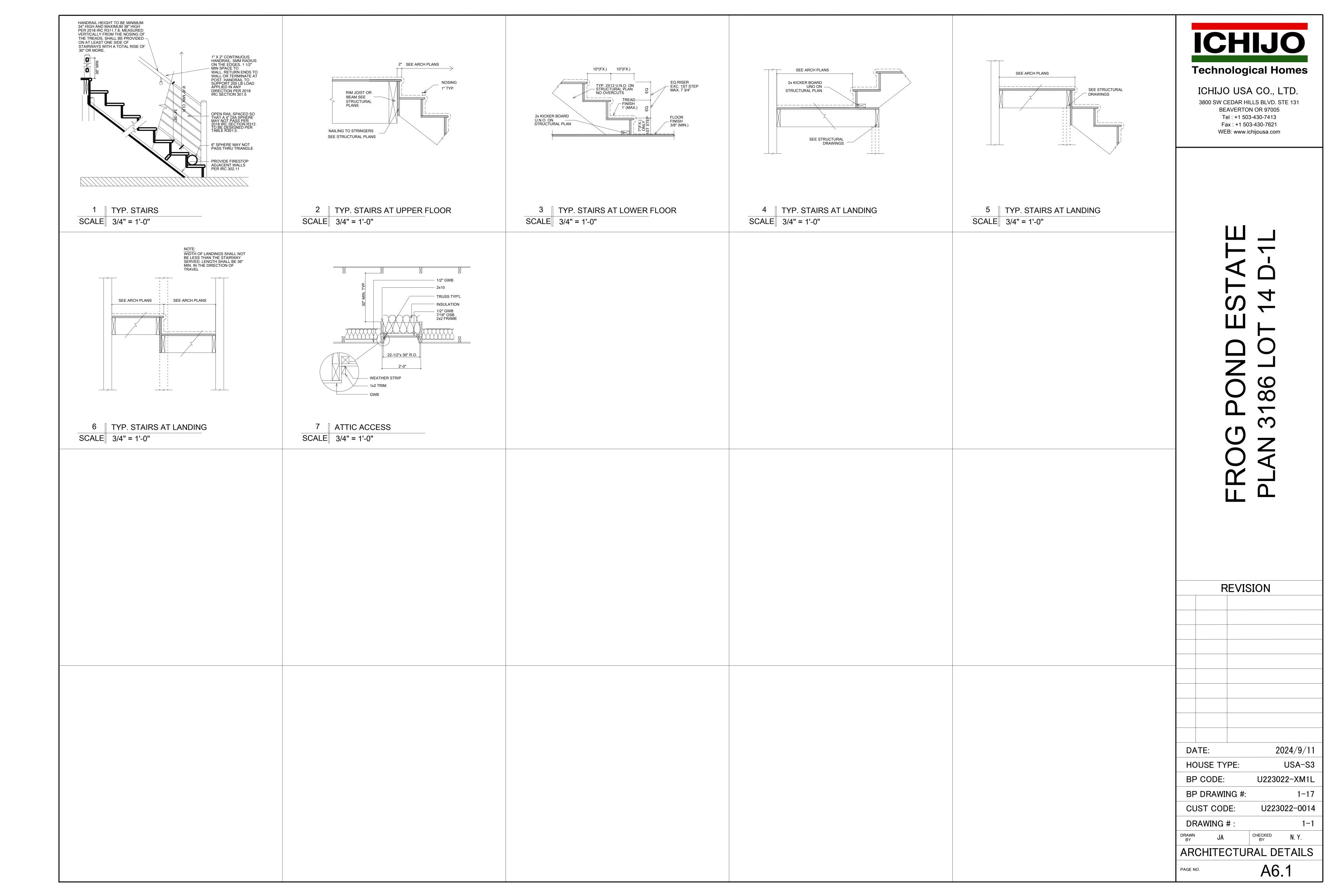
FROG POND ESTATE PLAN 3186 LOT 14 D-1L

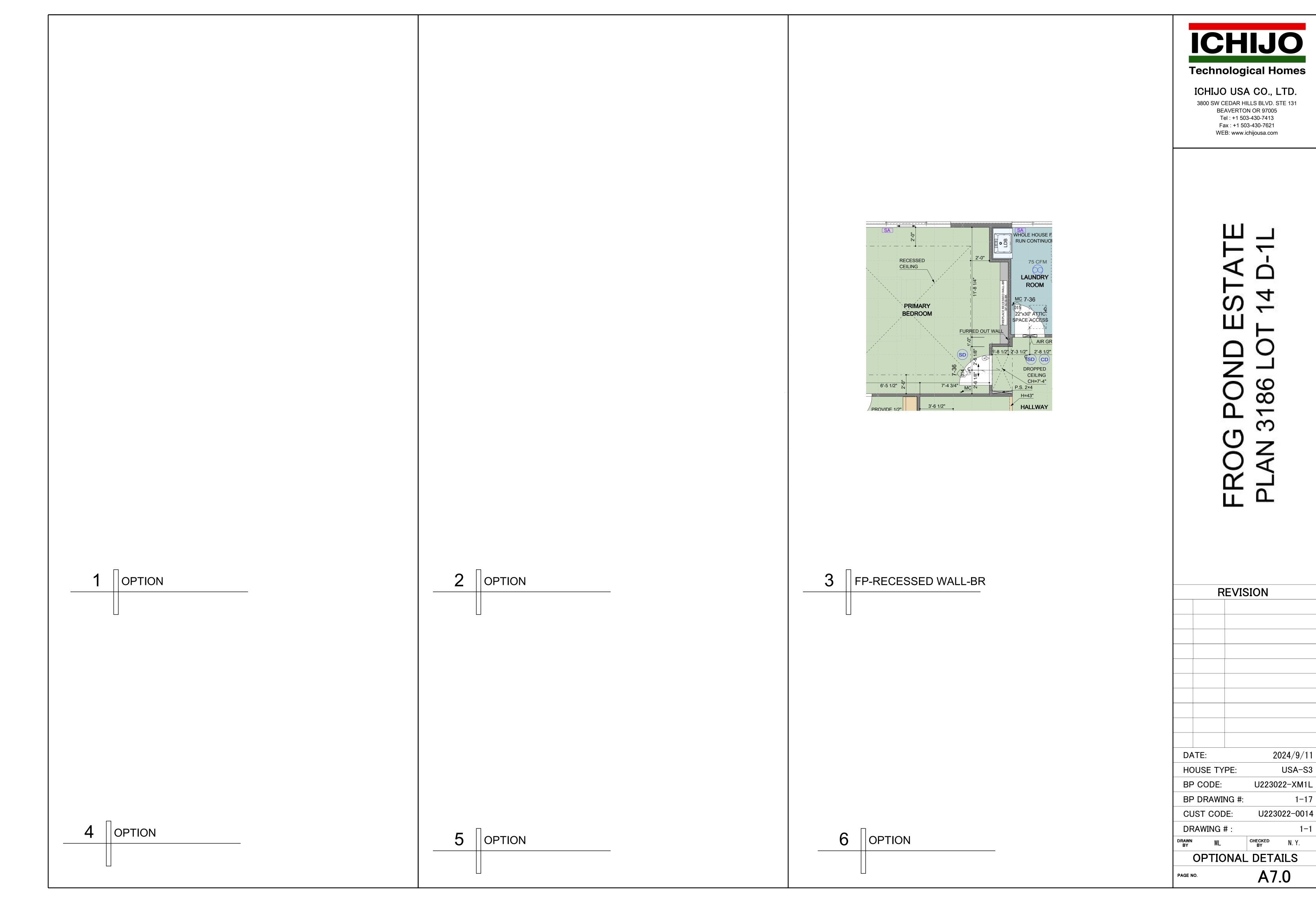
REVISION				
DA	DATE: 2024/9/11			024/9/11
HOUSE TYPE:			USA-S3	
BP CODE:		U2230	22-XM1L	
BF	BP DRAWING #:			1–17
CUST CODE:		U223	022-0014	
DF	DRAWING #: 1-1			1-1
DRAWN BY	JA		CHECKED BY	N. Y.
SECTIONS				
PAGE N	PAGE NO. A4.1			











USA-S3

1-17

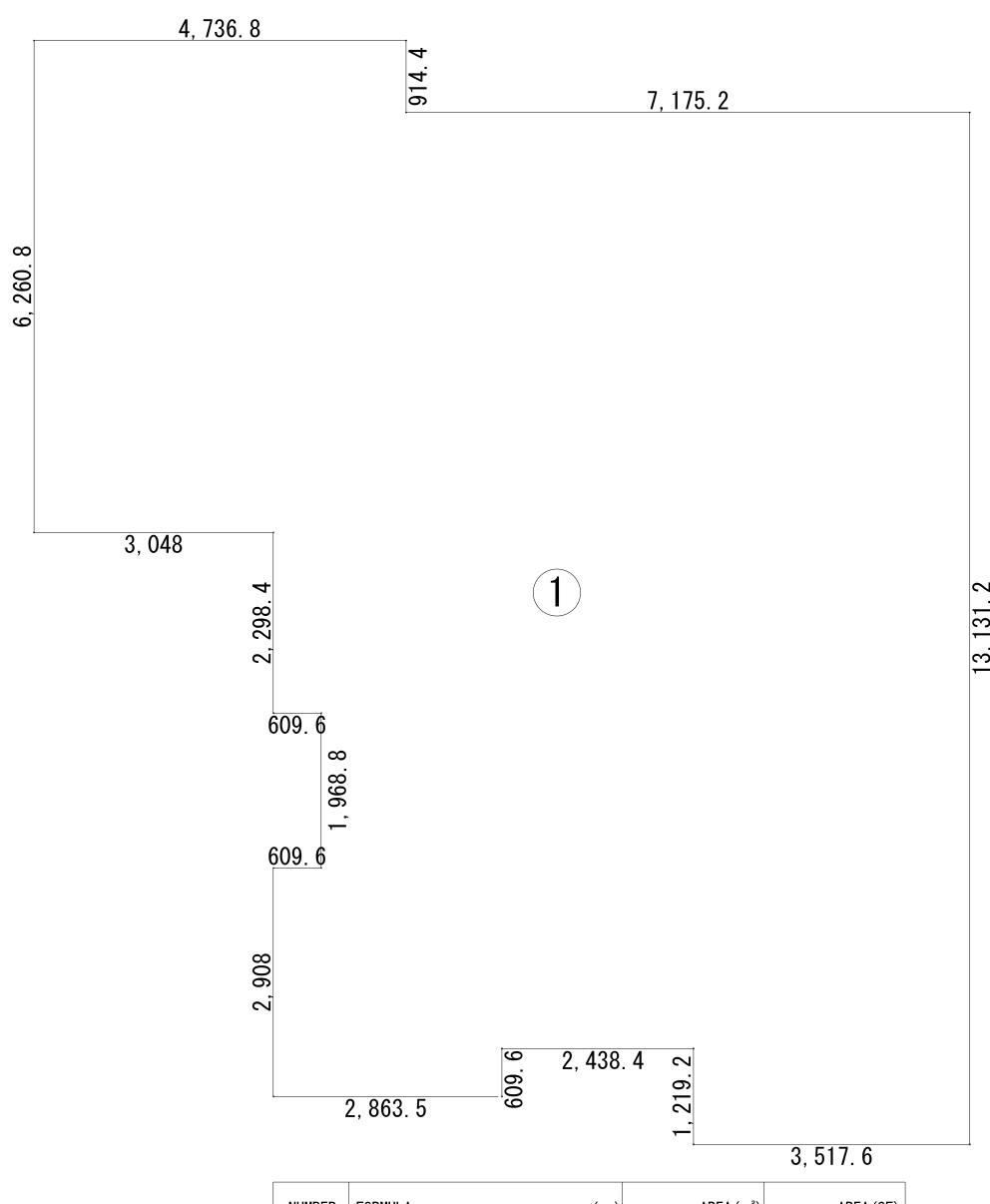
Area Schedule (inside face of exterior wall stud)

Name	Area
1ST FLOOR	1,411 SF
2ND FLOOR	1,775 SF
GARAGE	708 SF

3,894 SF

NET HEATING AREA

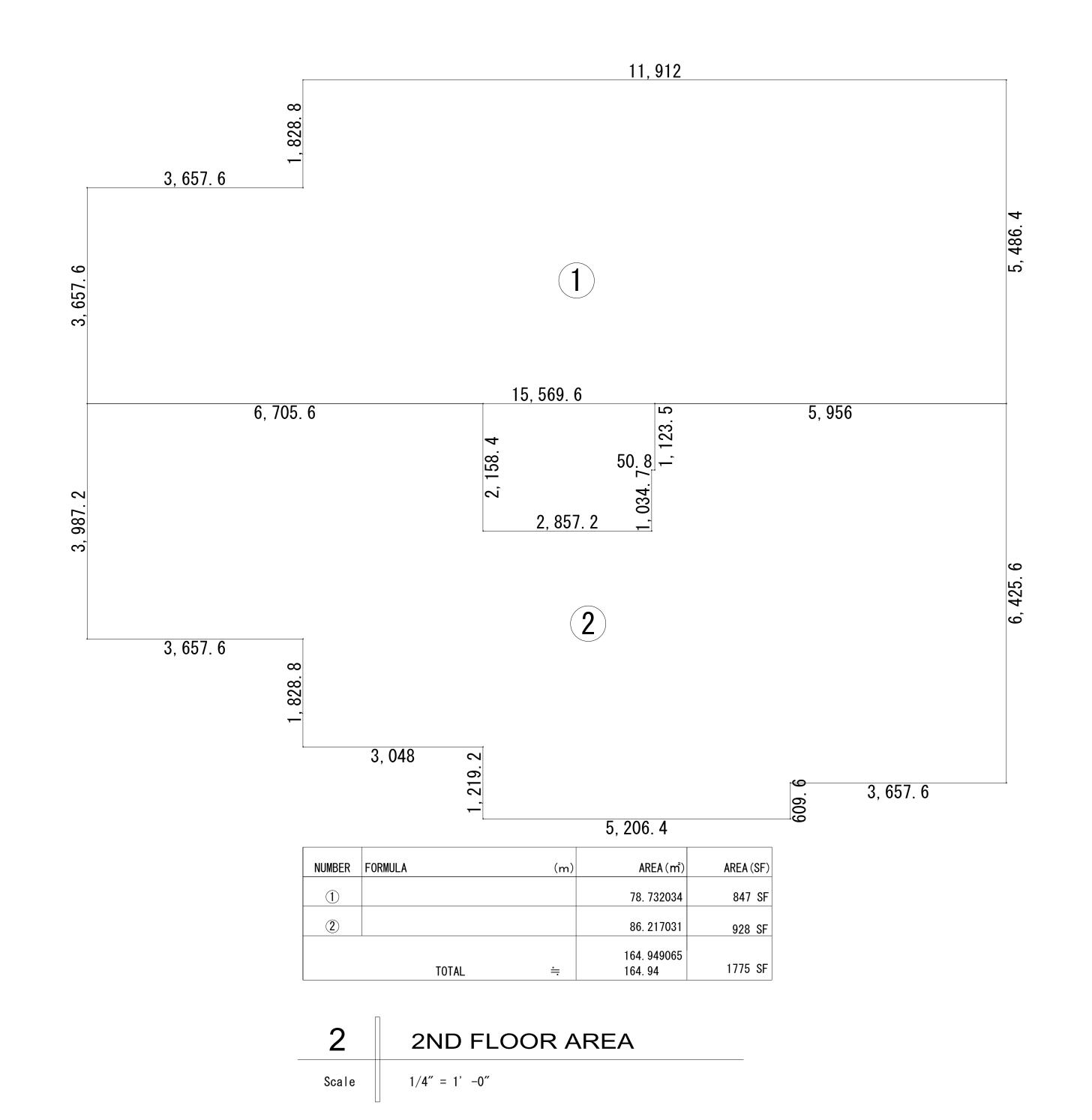
3,186 SF



NUMBER	FORMULA	(m)	AREA (m²)	AREA (SF)
1			131. 076319	1, 411 SF
	TOTAL	÷	131. 076319 131. 07	1, 411 SF

1 1ST FLOOR AREA

Scale 1/4" = 1' -0"



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FROG POND ESTATE PLAN 3186 LOT 14 D-11

REVISION				
DATE:	2024/9/11			
HOUSE TYPE:	USA-S3			
BP CODE:	U223022-XM1L			
BP DRAWING #:	1-17			
CUST CODE:	U223022-0014			
DRAWING #:	1-1			

PERMIT SQUARE FOOTAGE

A11.0

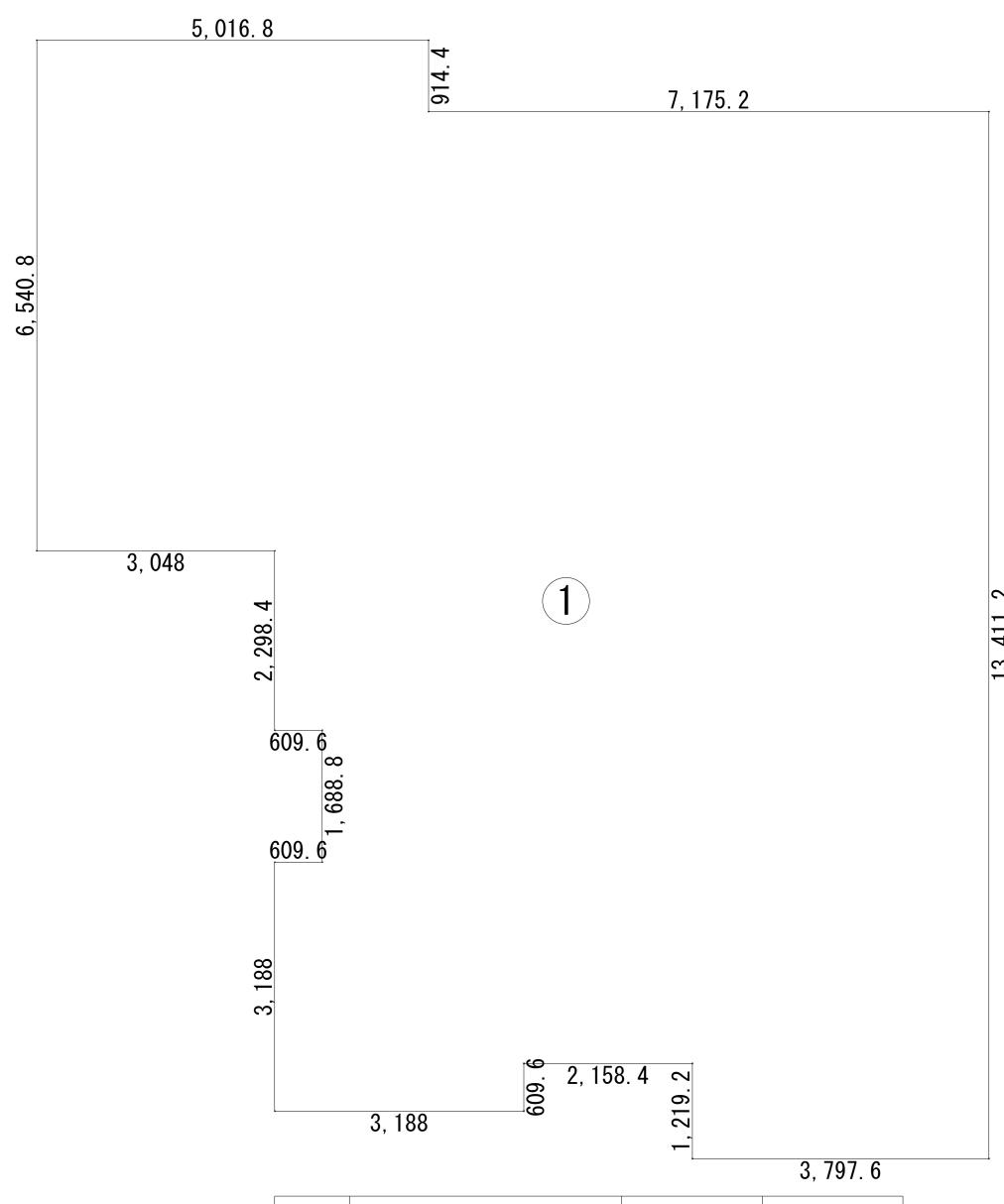
Area Schedule (outside face of exterior wall stud)

Name	Area
1ST FLOOR	1,494 SF
2ND FLOOR	1,861 SF
GARAGE	742 SF

4,097 SF

NET HEATING AREA

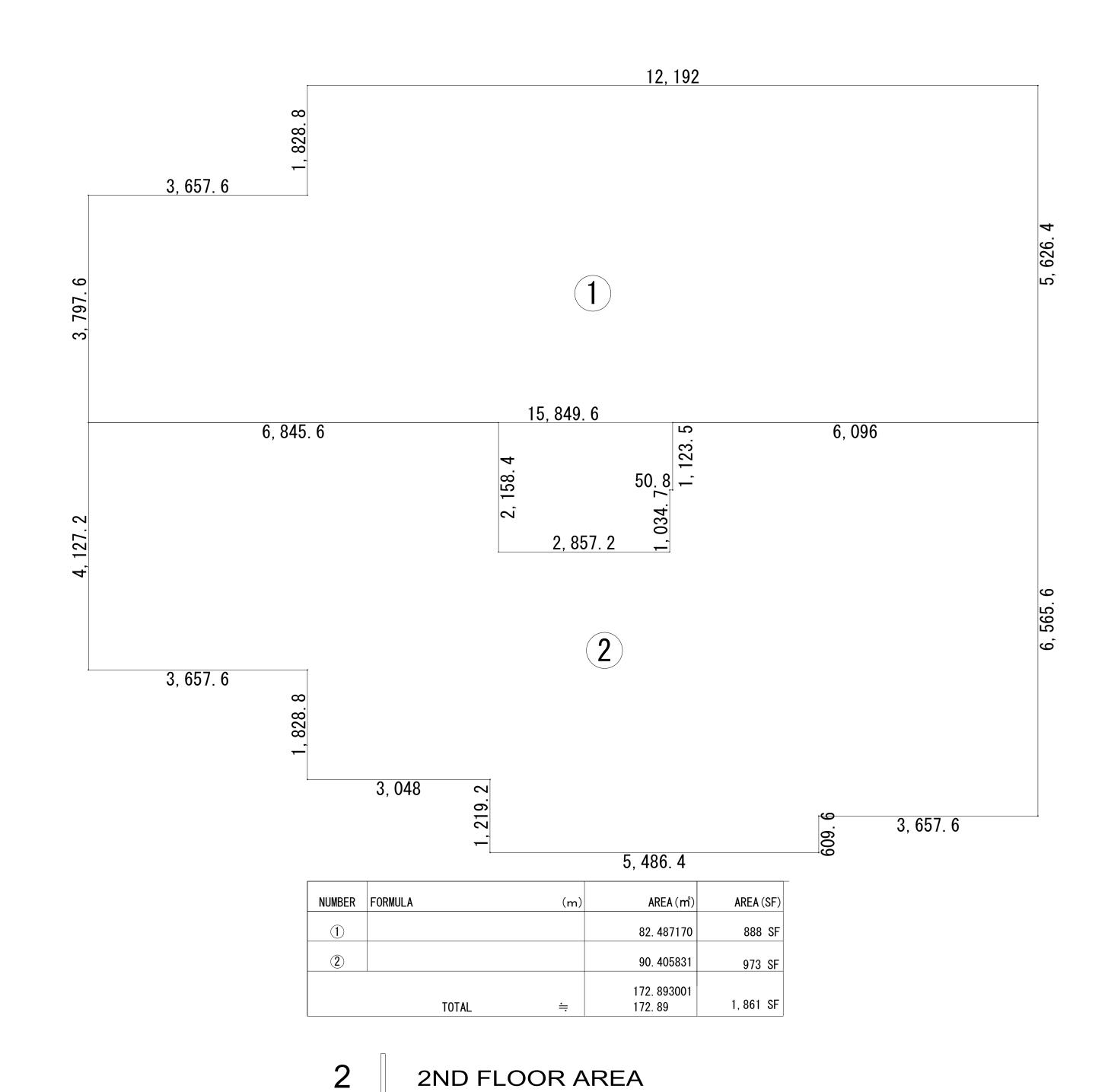
3,355 SF



NUMBER	FORMULA	(m)	AREA (m²)	AREA (SF)
1			138. 764221	1, 494 SF
	TOTAL	÷	138. 764221 138. 76	1, 494 SF

1 1ST FLOOR AREA

Scale 1/4" = 1' -0"



1/4'' = 1' -0''

Scale

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FROG POND ESTATE PLAN 3186 LOT 14 D-11

REVIS	ION
DATE:	2024/9/11
HOUSE TYPE:	USA-S3
BP CODE:	U223022-XM1L
BP DRAWING #:	1-17
CUST CODE:	U223022-0014
DRAWING #:	1-1

PERMIT SQUARE FOOTAGE

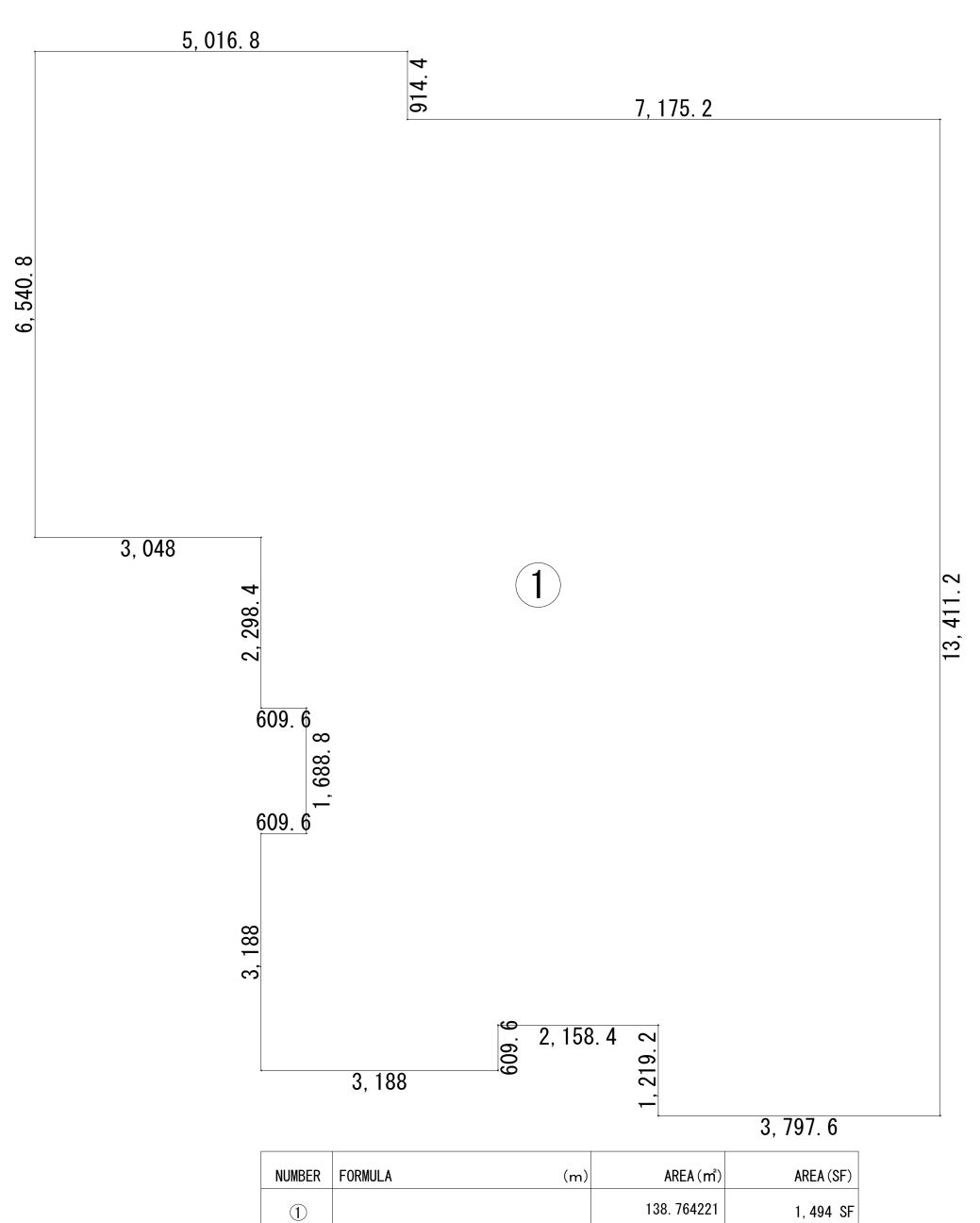
A11.1

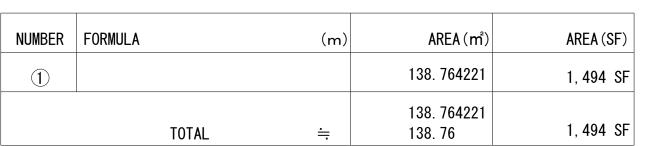
Area Schedule (outside face of exterior wall stud)

Name	Area
1ST FLOOR	1,494 SF
2ND FLOOR	1,928 SF

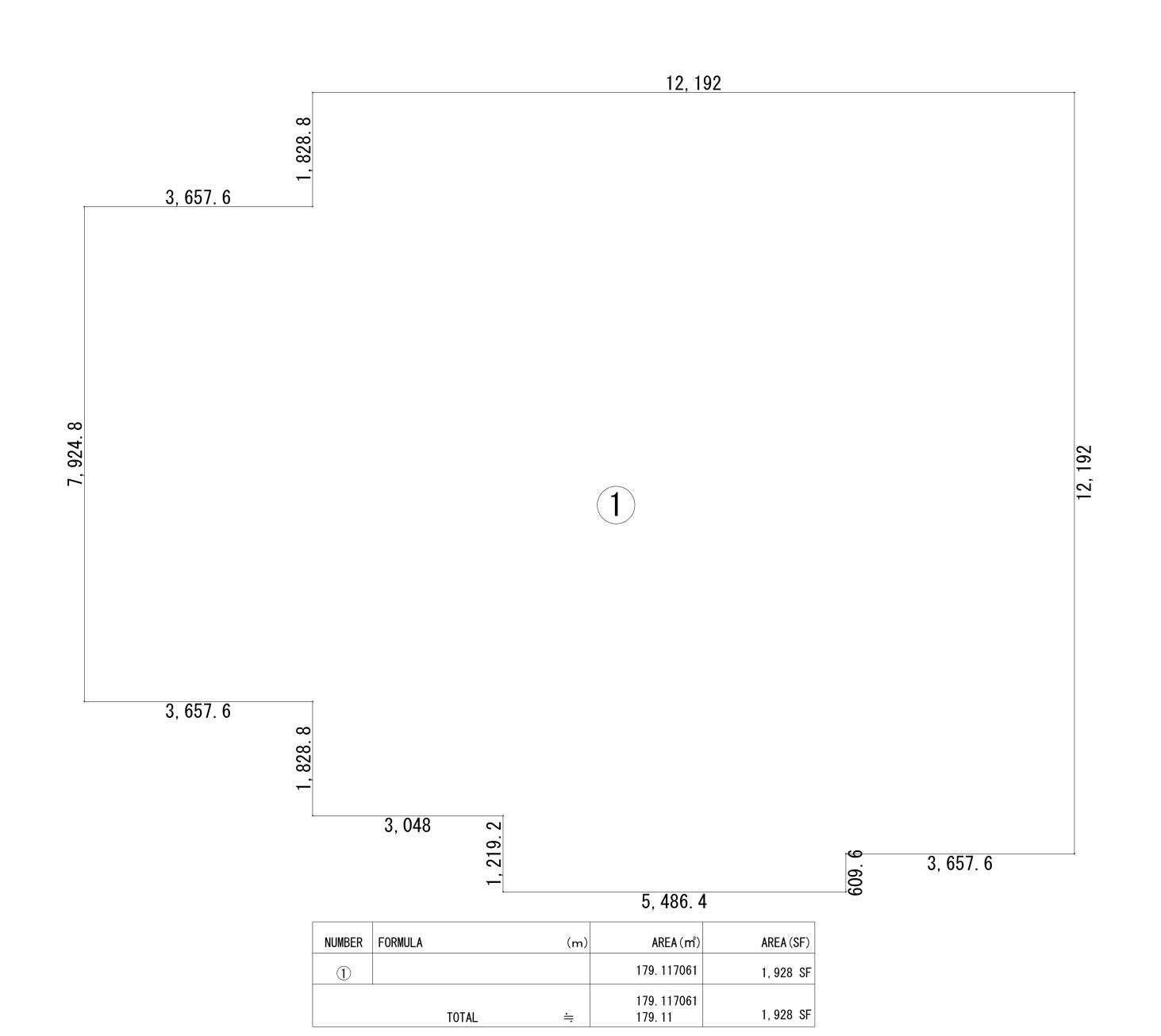
NET HEATING AREA

3,422 SF





1ST FLOOR AREA 1/4" = 1' -0" Scale



2ND FLOOR AREA

1/4'' = 1' -0''

Scale

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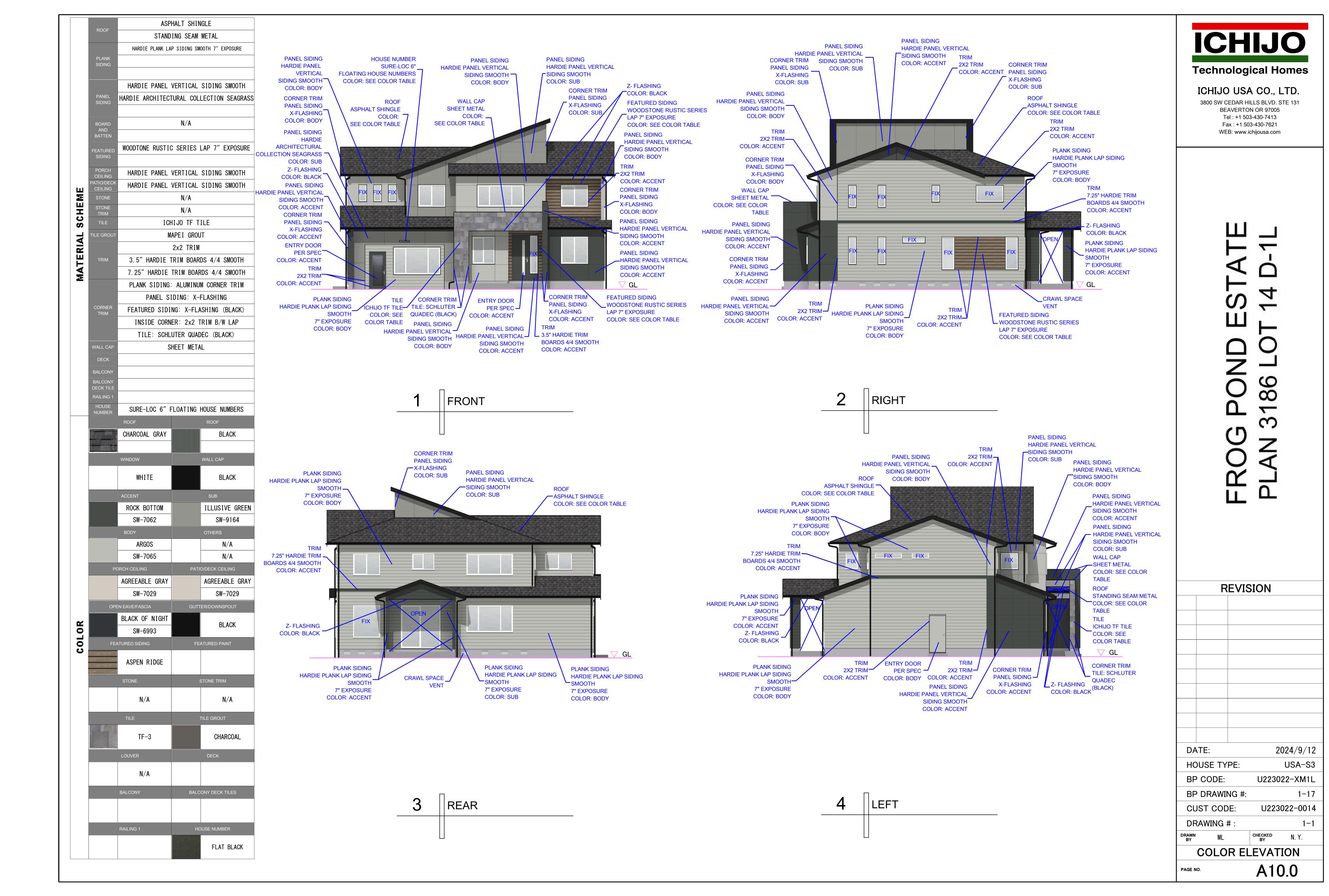
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Ш 3

REVISION				
DATE:			2024/9/11	
HOUSE TYPE:		PE:	USA-S3	
BP CODE:			U223022-XM1L	
BP DRAWING #:		NG #:	1–17	
CUST CODE:		E:	U223022-0014	
DRAWING # :			1–1	

SALES SQUARE FOOTAGE

A11.2





PERSPECTIVE

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



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FROG POND ESTATE PLAN 3186 LOT 14 D-11

DATE:		2	2024/9/12	
HOUSE TYPE:			USA-S3	
BP CODE:		U223022-XM1L		
BP DRAWING #:			1–17	
CUST CODE:		U223022-0014		
DRAWING # :			1-1	
DRAWN BY ML		CHECKED BY	N. Y.	
PERSPECTIVE				

A10.1

PAGE NO.

REVISION



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

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FROG POND ESTATI

REVISION					
DA	TE:		2	024/9/12	
HOUSE TYPE:		PE:	USA-S3		
BP CODE:			U223022-XM1L		
BP DRAWING #:		1-17			
CUST CODE:		U223022-0014			
DRAWING # :			1-1		
DRAWN BY	ML		CHECKED BY	N. Y.	
PERSPECTIVE					
PAGE N	PAGE NO. A10.2				