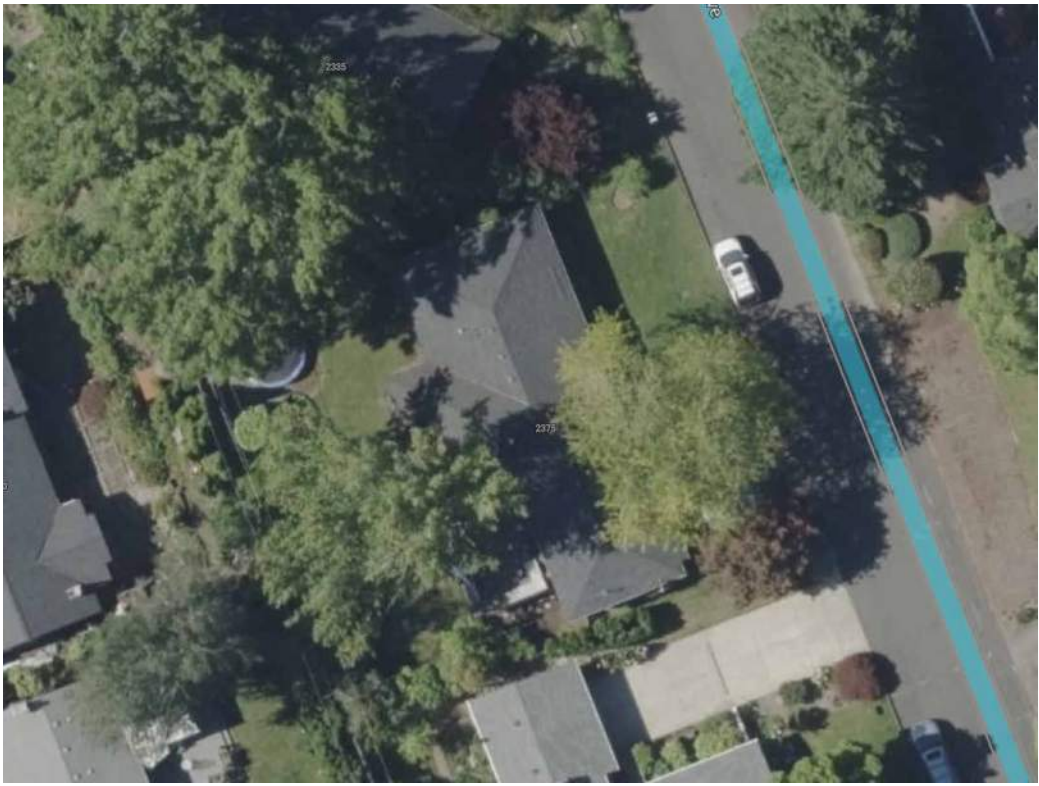
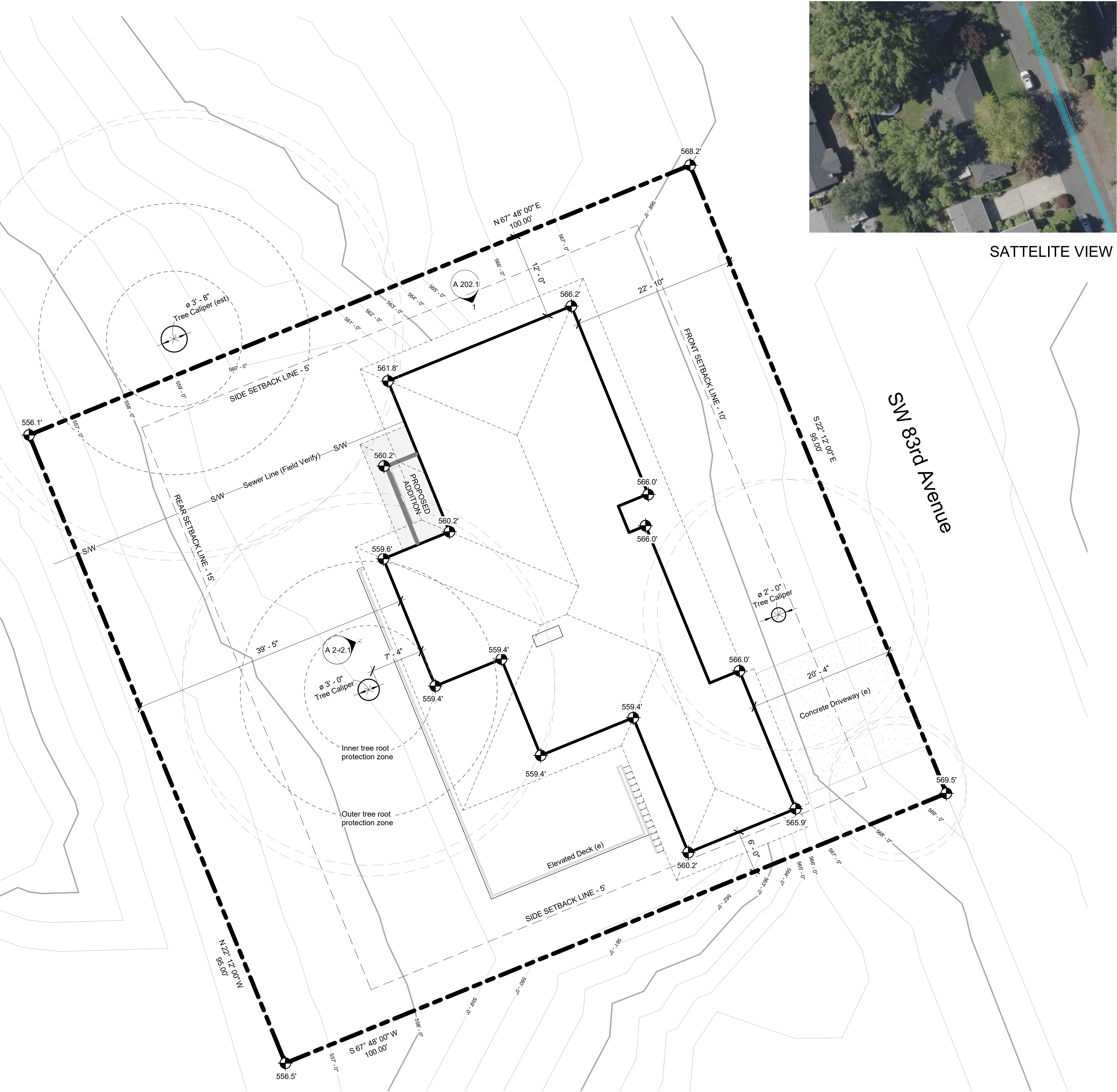




SATTELITE VIEW

Beaverton Daylight Basement ADU

Client: (Client Name Removed)  
Contact Info: (Client Email Removed)

PROJECT DESCRIPTION

The project explores the conversion of the northwest portion of a daylight basement to create a fully independent living space that is compact, efficient, and cost-effective to construct.

SITE INFORMATION

Address: Beaverton OR  
County: Washington  
Legal Desc: (Removed)  
Taxlot ID: (Removed)  
Area: 0.22 acres, 9501 sqft.  
Year Built: 1956  
Bldg. Sqft: 2,614

Zoning: Residential Mixed C (RMC)  
Max. Height: 35ft, 25' at Setback Lines  
Max. FAR: .6 (.6 x 9501 sqft = Max. sqft5700.6 sqft)  
EX'G FAR: .27 (2614 SF /9501 sqft)  
Proposed Addition: 80 sqft  
Proposed FAR: .28 (2694 / 9501 sqft)  
Max ADU Area: 800 sqft  
Proposed ADU Area: 737 sqft

Impervious Area:  
Maximum: 7125 sqft  
Existing: 3648 sqft  
Proposed: 3750 sqft

| SHEET LIST |                                      |
|------------|--------------------------------------|
| 01         | Project Overview                     |
| 02         | Renderings                           |
| A 100      | First Floor Plan - Existing          |
| A 101      | Basement Floor Plan - Existing       |
| A 101.1    | Basement Floor Plan - New            |
| A 101.3    | Basement Framing Plan - New          |
| A 101.4    | Basement Foundation Plan - New       |
| A 101.5    | Basement Electrical Plan             |
| A 201      | Elevations - East and South Existing |
| A 202      | Elevations - West and North Existing |
| A 202.1    | Elevations - West and North Proposed |
| A 401      | Kitchen                              |
| AD 101     | Basement Floor Plan - Demo           |



https://frankie.winters.design

Address

Beaverton, OR 97225

Daylight Basement ADU  
(Client Name Removed)

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Revision Schedule

| # | DESC | DATE |
|---|------|------|
|---|------|------|

Renovation/Addition - Not for Construction  
Project Overview

Sheet Number





View from Living Room to Kitchen



Addition Exterior - Daylight



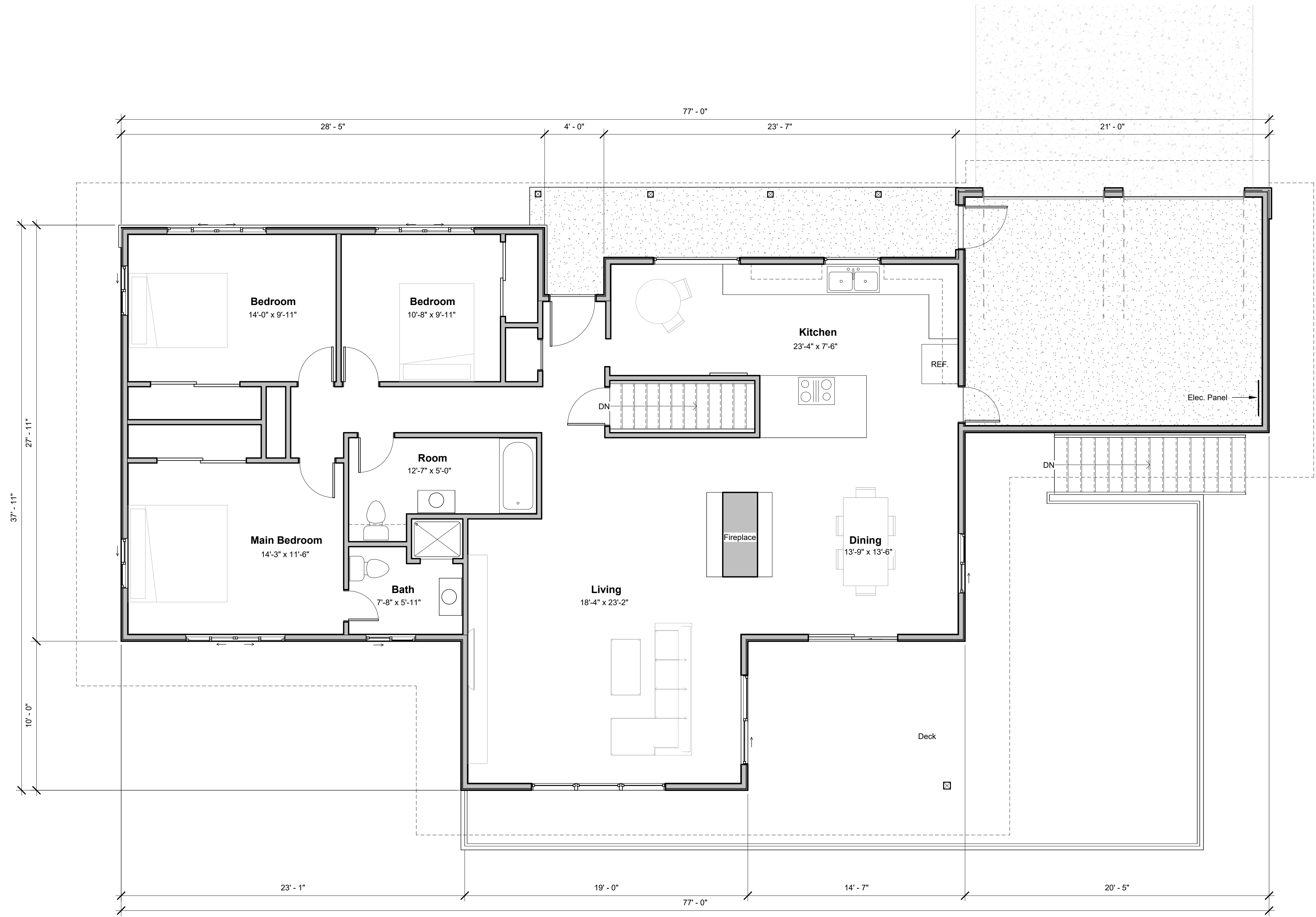
Addition Exterior - Twilight



Kitchen

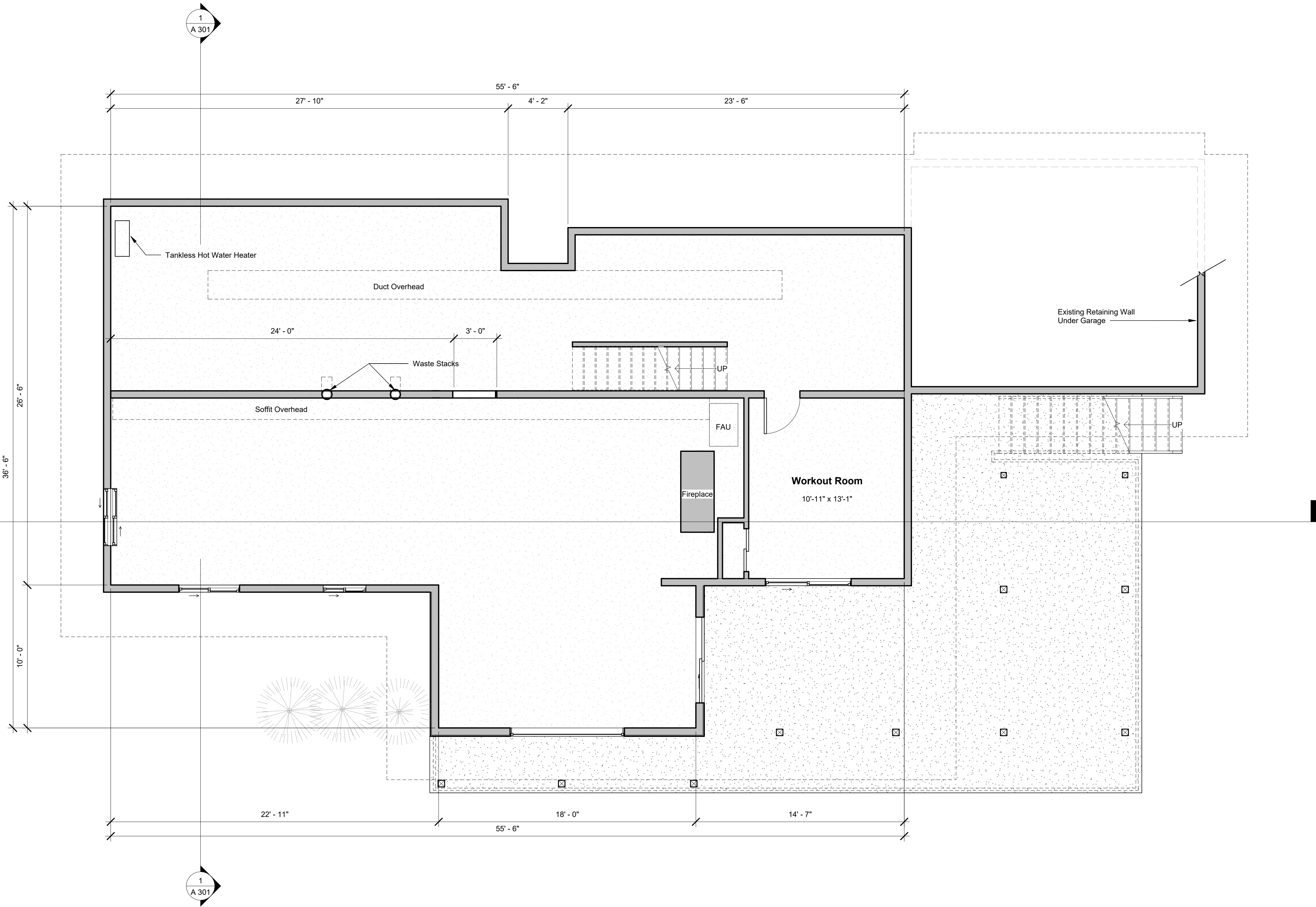


Bath

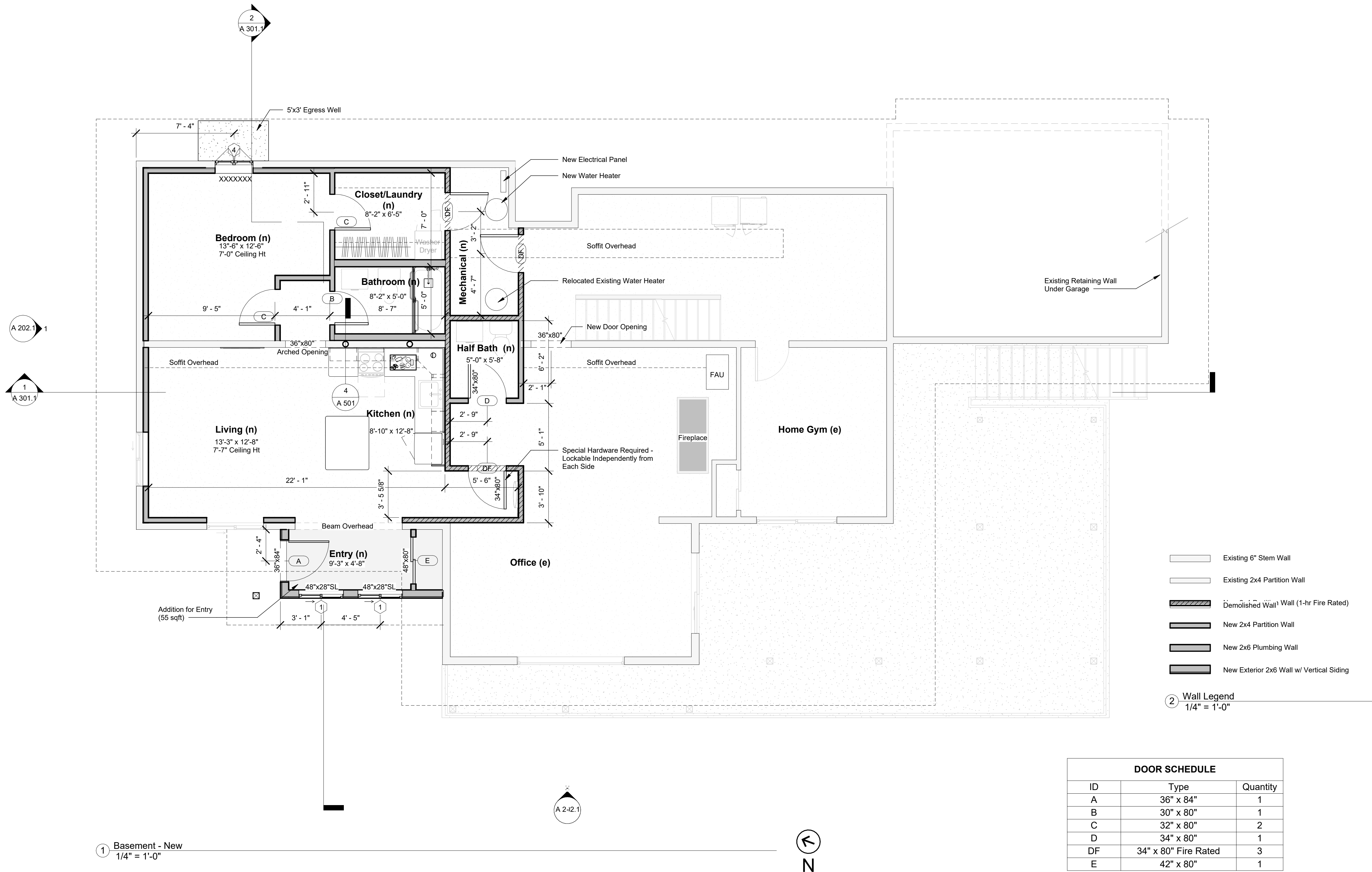


① First Floor  
1/4" = 1'-0"





① Basement - Existing  
1/4" = 1'-0"



| DOOR SCHEDULE |                      |          |
|---------------|----------------------|----------|
| ID            | Type                 | Quantity |
| A             | 36" x 84"            | 1        |
| B             | 30" x 80"            | 1        |
| C             | 32" x 80"            | 2        |
| D             | 34" x 80"            | 1        |
| DF            | 34" x 80" Fire Rated | 3        |
| E             | 42" x 80"            | 1        |

| WINDOW SCHEDULE |           |             |          |
|-----------------|-----------|-------------|----------|
| ID              | Size      | Sill Height | Quantity |
| 1               | 40" x 28" | 4' - 6"     | 2        |
| 4               | 48" x 32" | 3' - 6"     | 1        |

Daylight Basement ADU  
(Client Name Removed)

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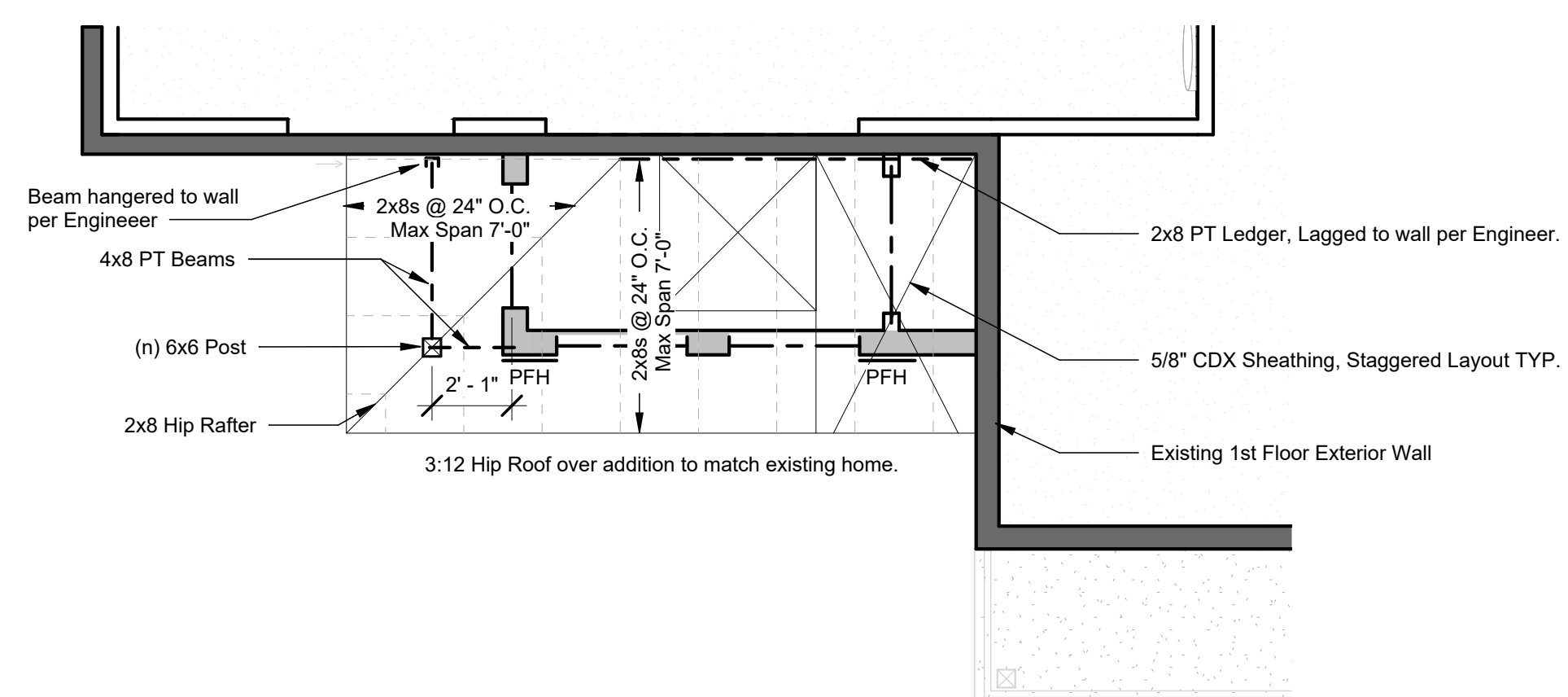
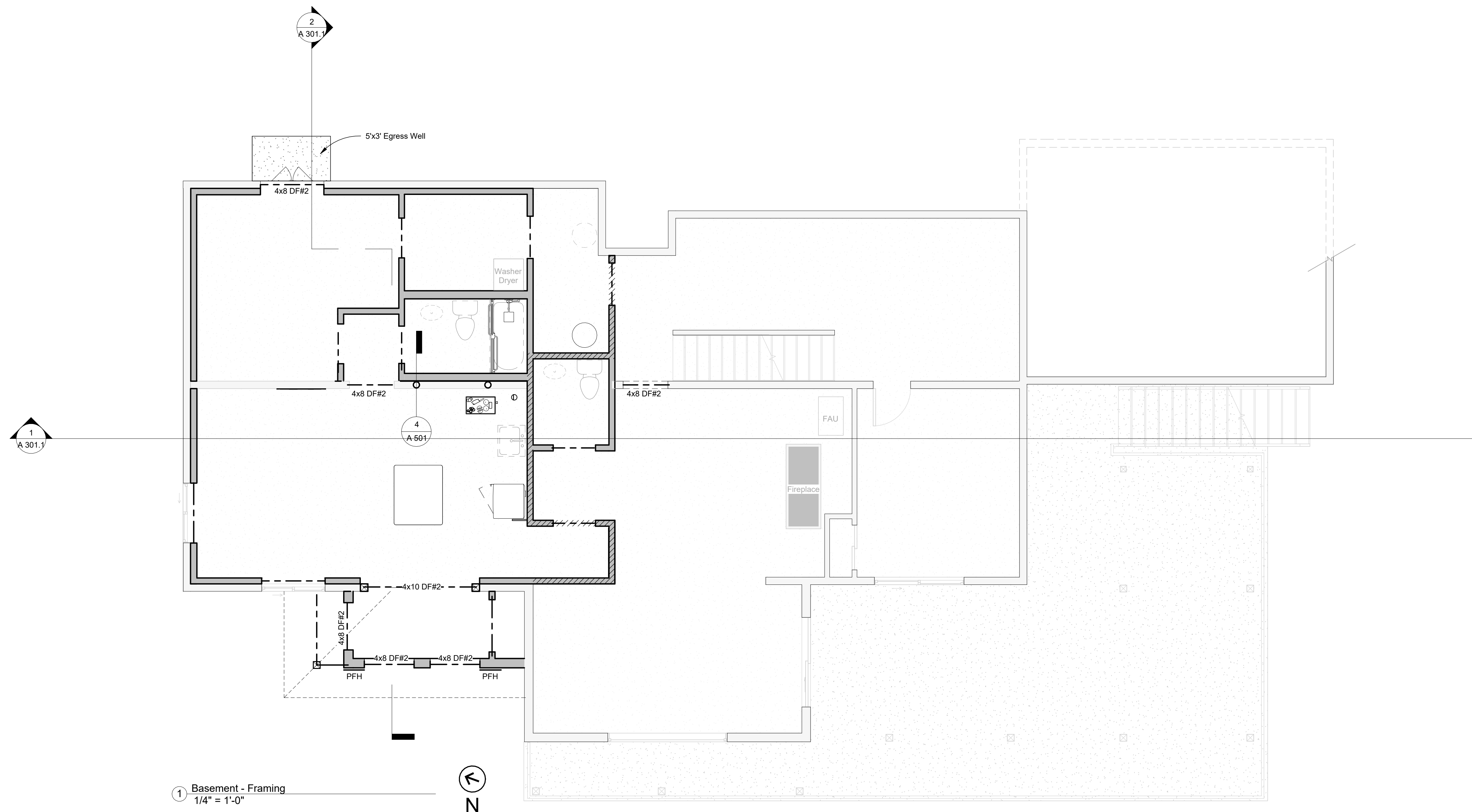
### Revision Schedule

| # | DESC | DATE |
|---|------|------|
|---|------|------|

Renovation/Addition - Not for Construction  
**Basement Framing Plan - New**

Sheet Number

# A 101.3

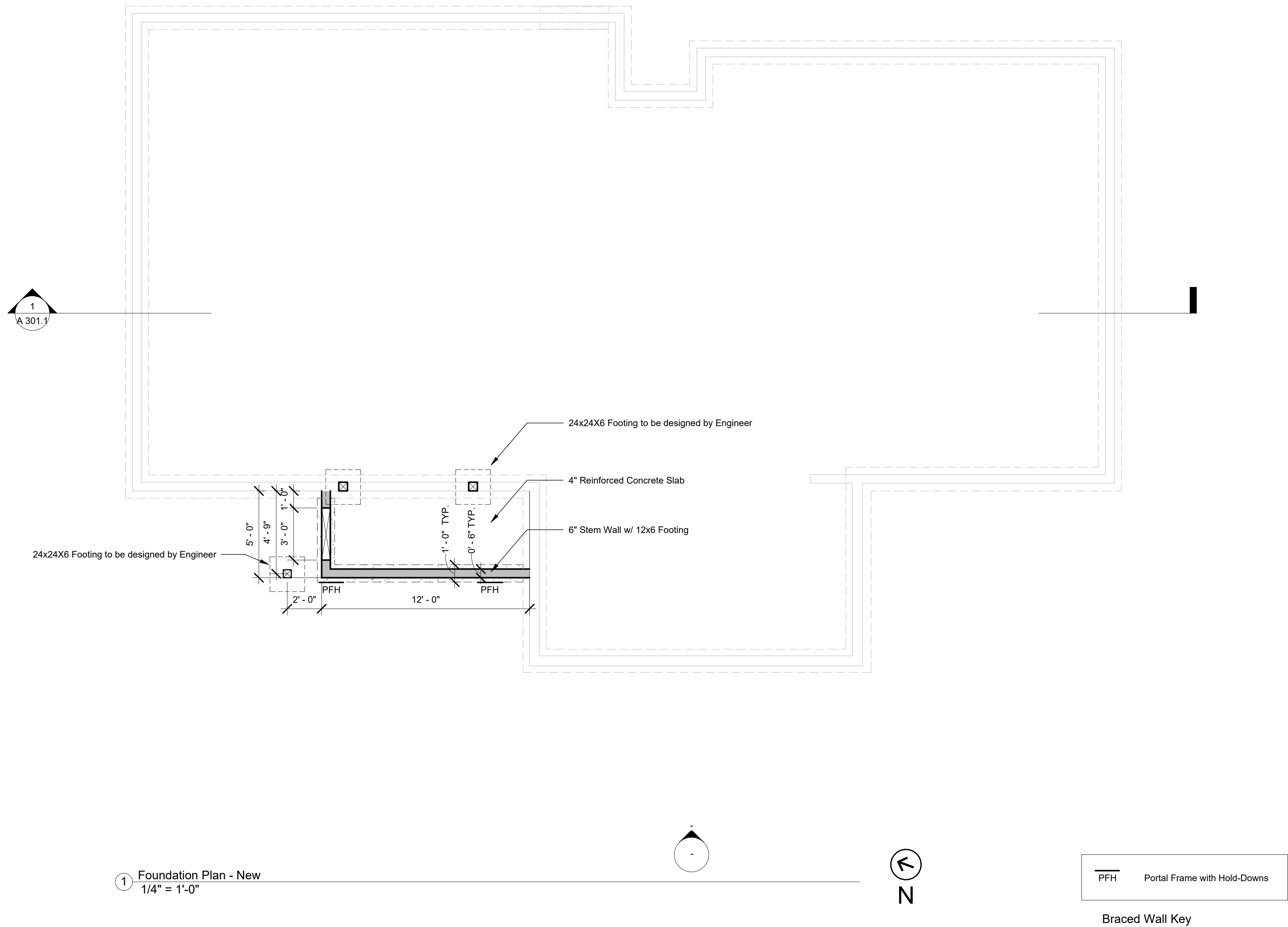


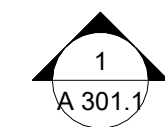
- |                                                                                       |                                                     |
|---------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | Existing First Floor Exterior Wall                  |
|  | Existing 6" Stem Wall                               |
|  | Existing 2x4 Partition Wall                         |
|  | Demolished Wall <sup>1</sup> Wall (1-hr Fire Rated) |
|  | New 2x4 Partition Wall                              |
|  | New 2x6 Plumbing Wall                               |
|  | New Exterior 2x6 Wall w/ Vertical Siding            |

PFH Portal Frame with Hold-Downs

### Braced Wall Key

- ③ Wall Legend  
1/4" = 1'-0"

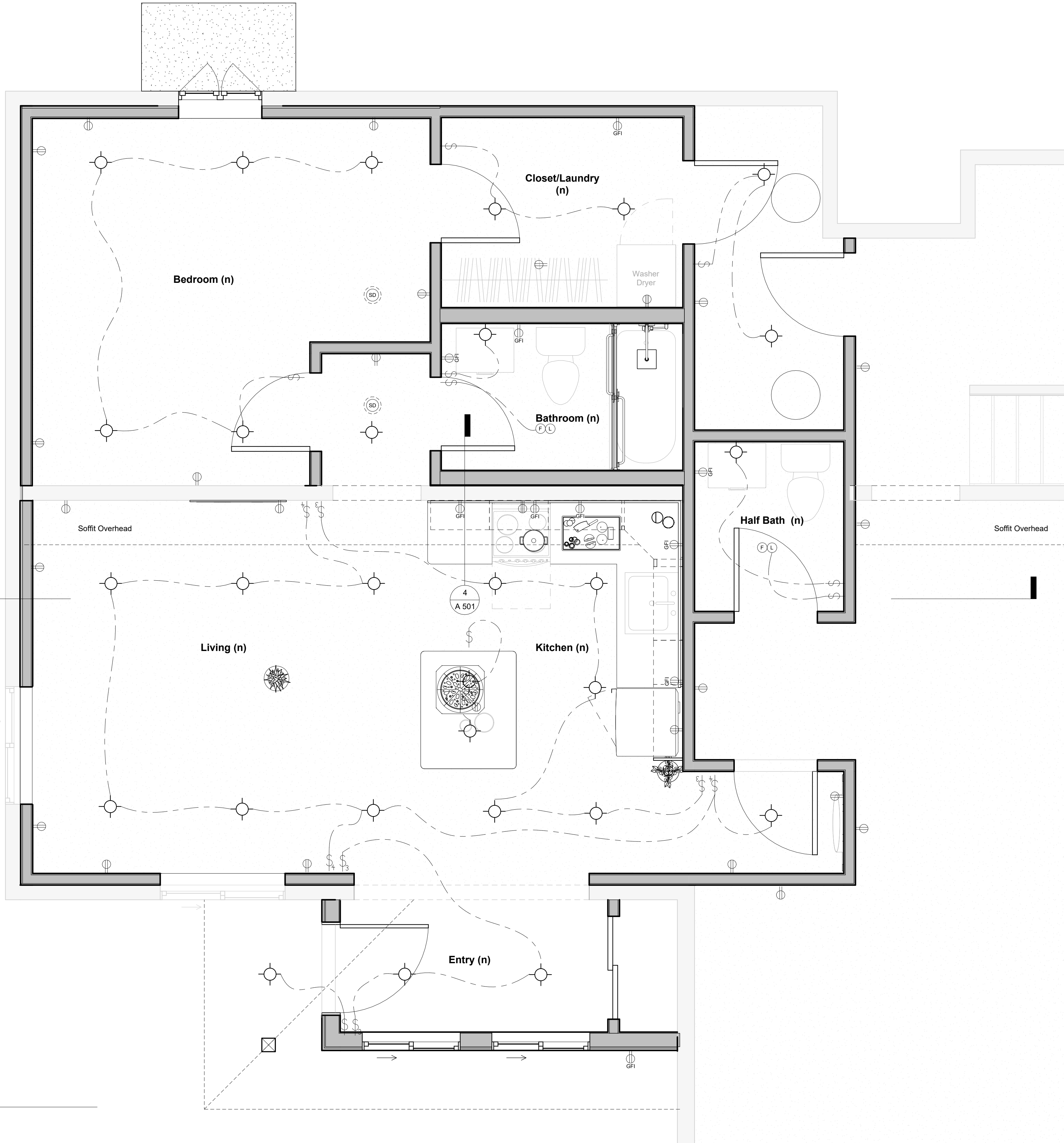


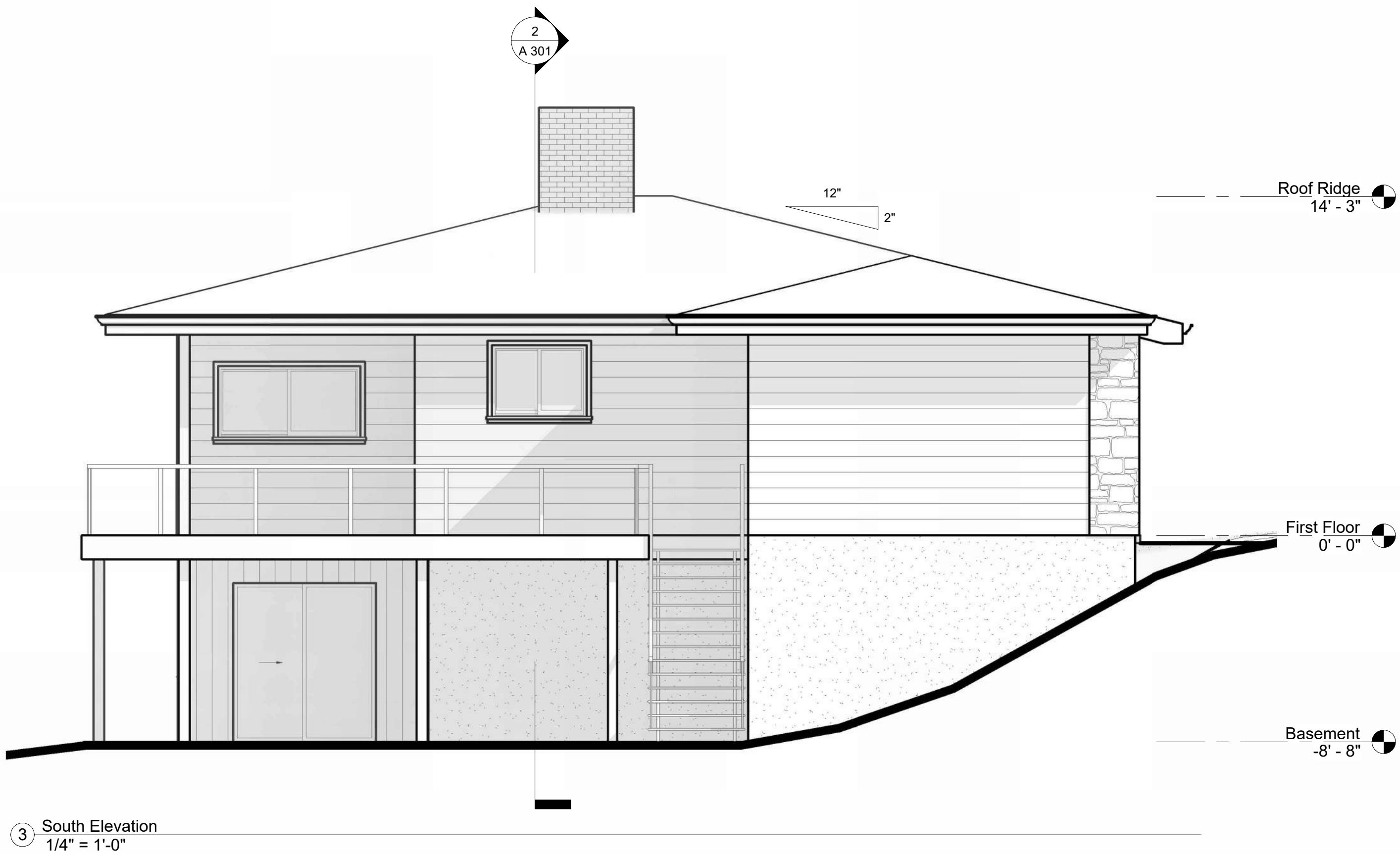
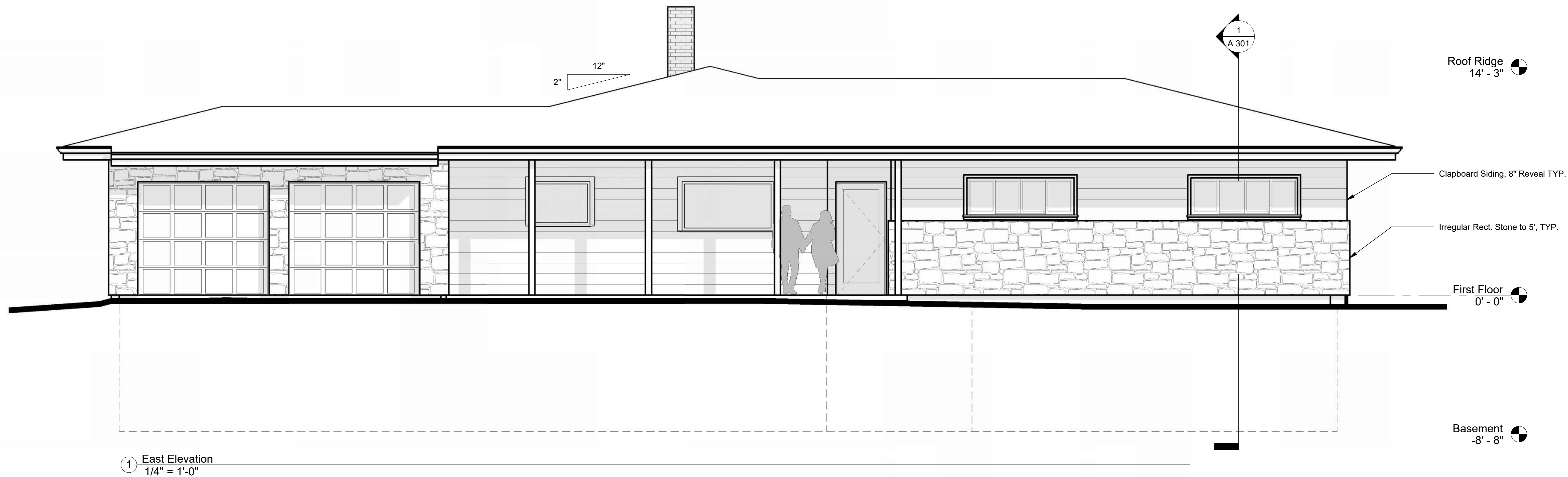


|  |                             |
|--|-----------------------------|
|  | Ceiling Fixture             |
|  | Smoke Detector              |
|  | Fan/Light Combo Unit        |
|  | 240V Outlet                 |
|  | 120v Duplex Outlet          |
|  | 120v Duplex Outlet (GFI)    |
|  | 120V Outlet (Flush Surface) |
|  | Switch                      |
|  | 3-way Switch                |
|  | 4-way Switch                |

Electrical Symbols Key

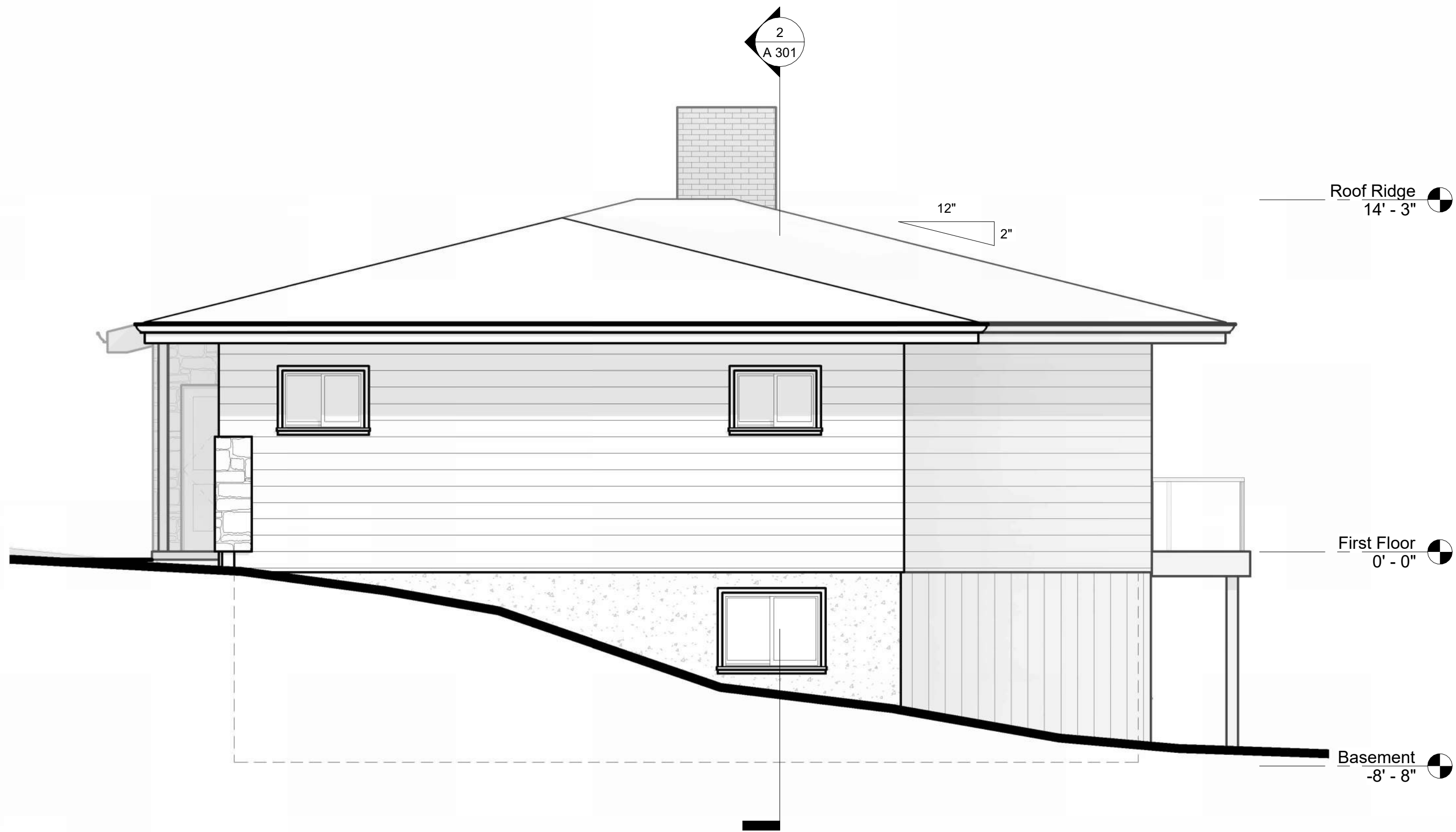
1 Basement - Electrical Plan  
1/2" = 1'-0"



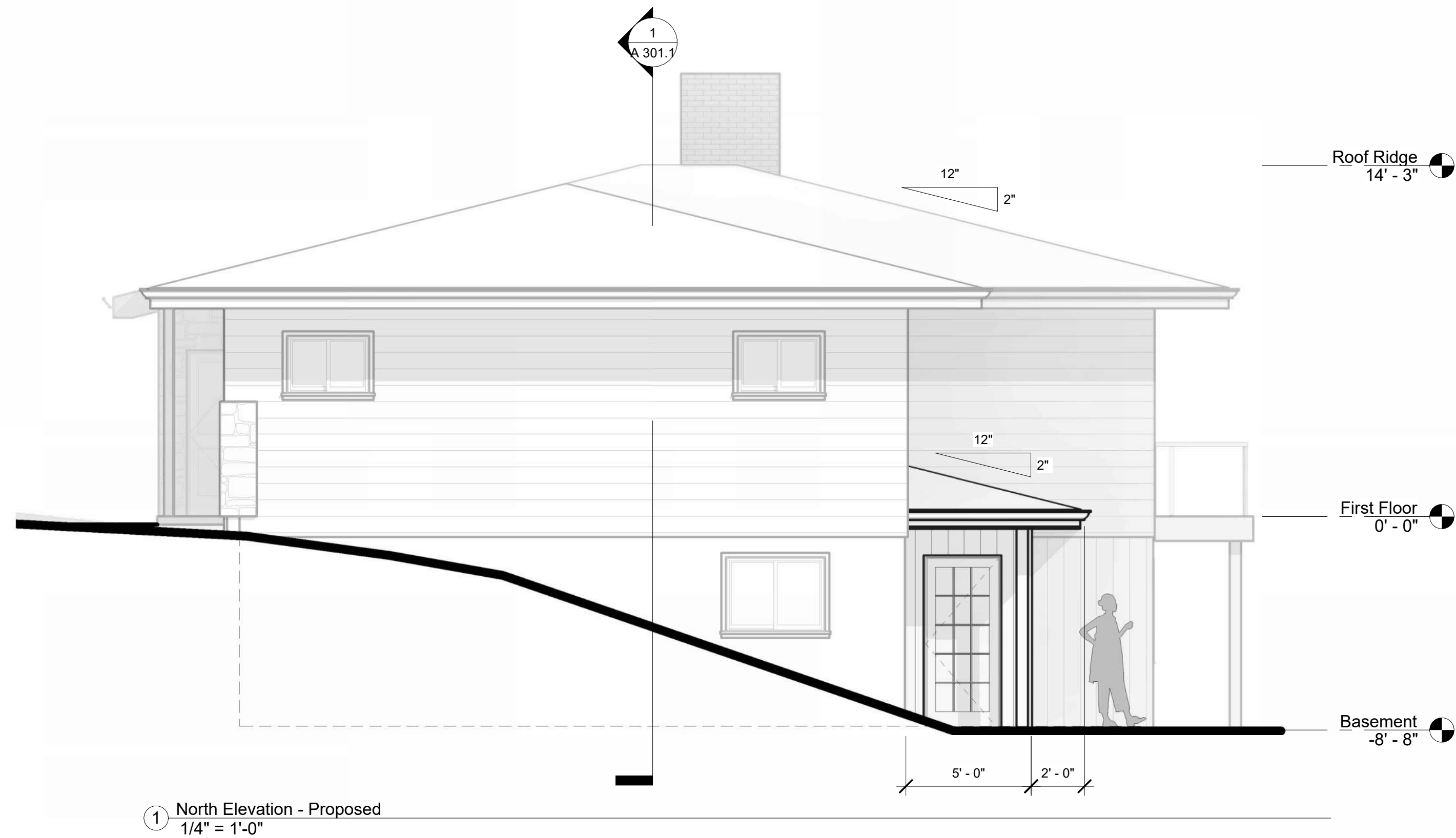
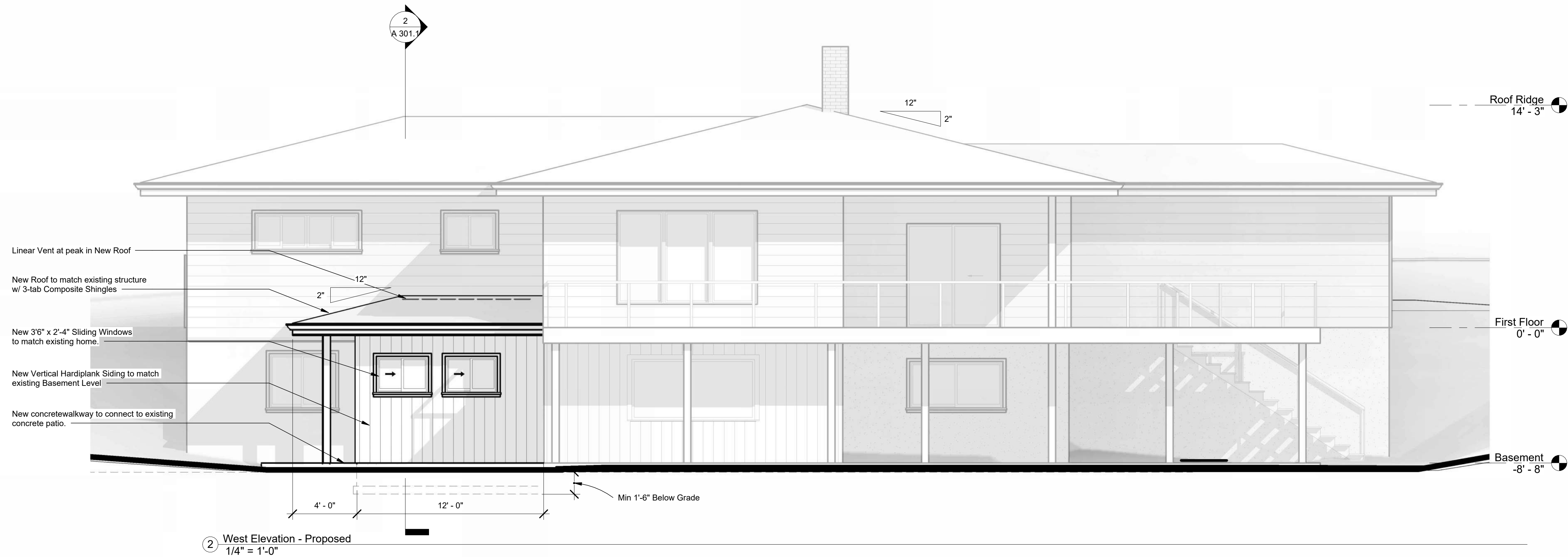


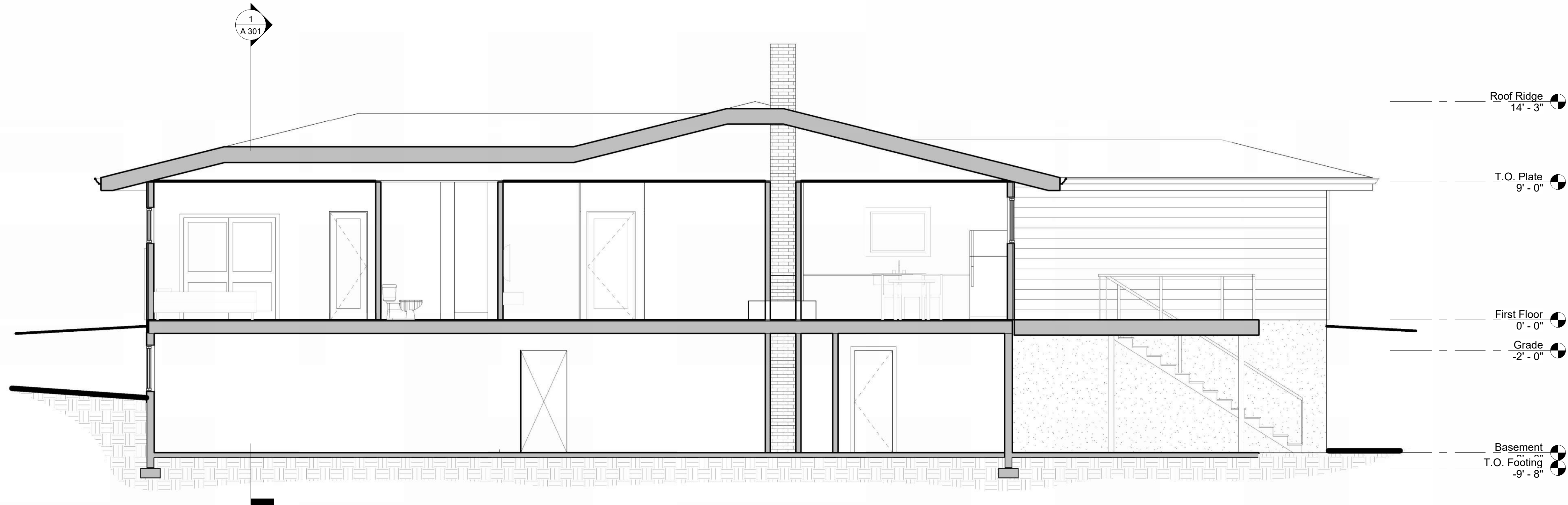


② West Elevation  
1/4" = 1'-0"

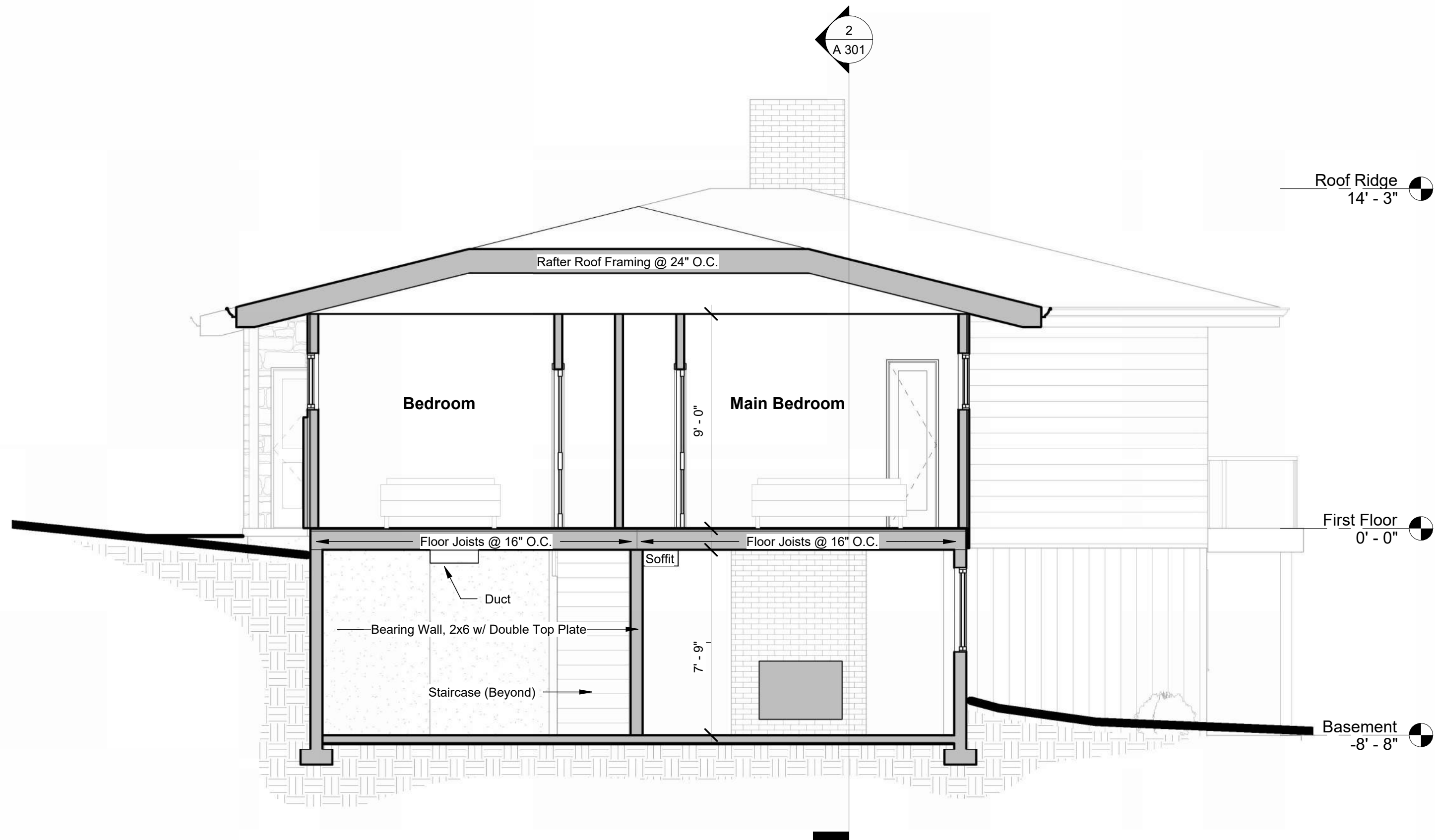


① North Elevation  
1/4" = 1'-0"

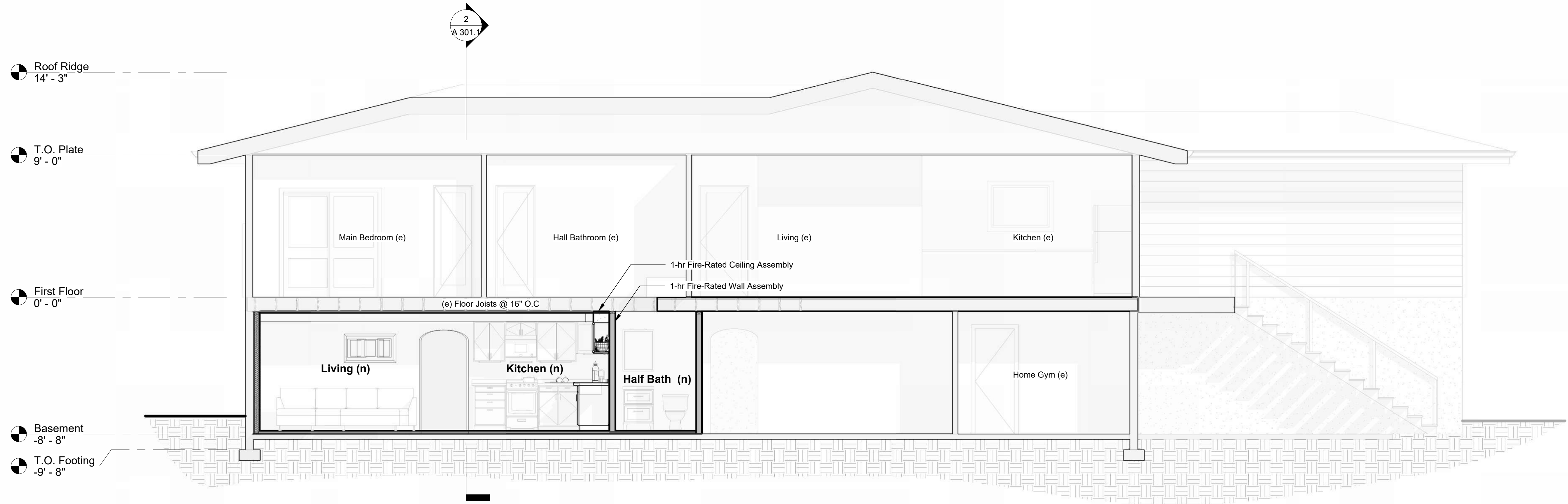




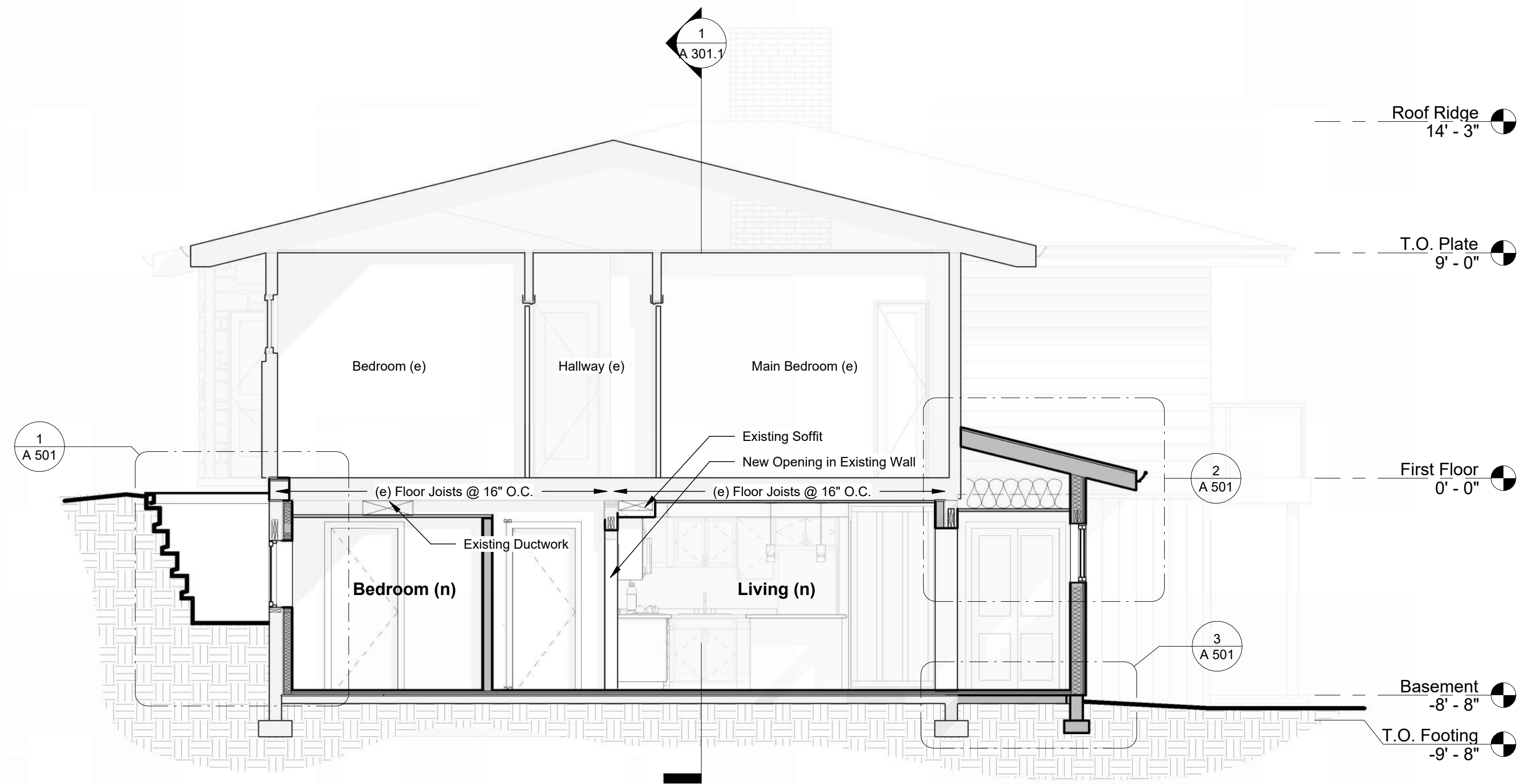
② Longitudinal Section Existing  
1/4" = 1'-0"



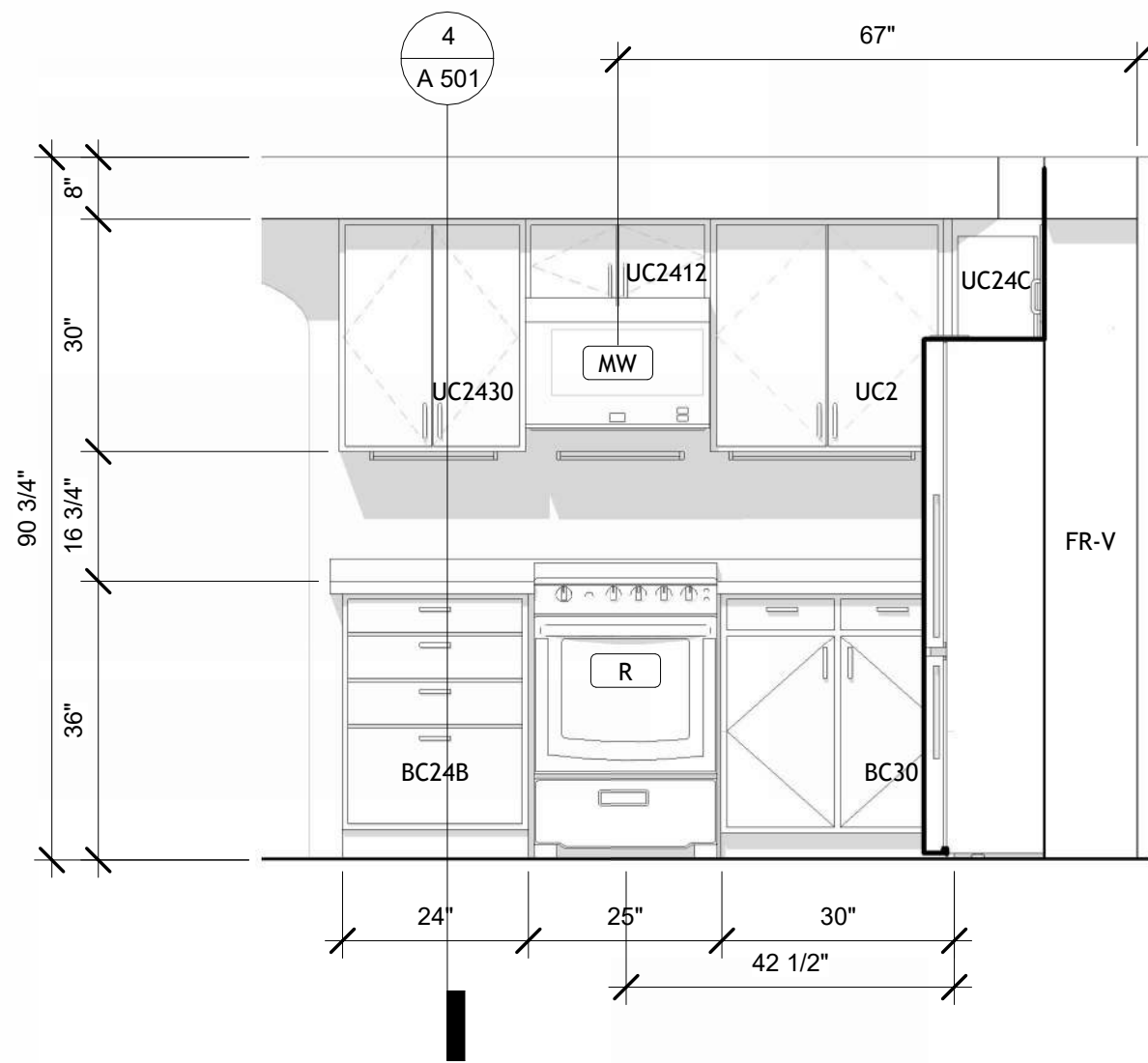
① Transverse Section Existing  
1/4" = 1'-0"



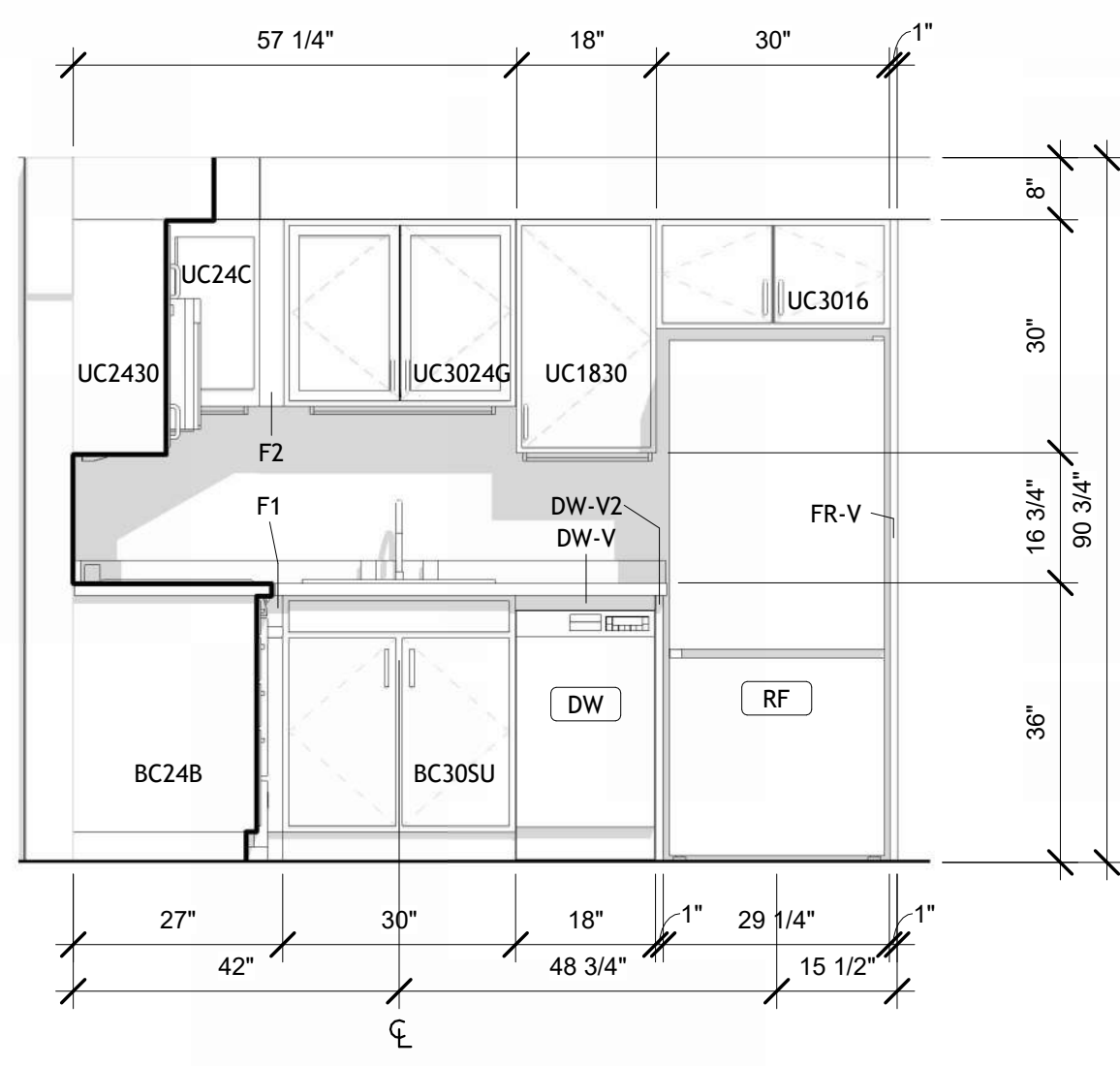
① Longitudinal Section New  
1/4" = 1'-0"



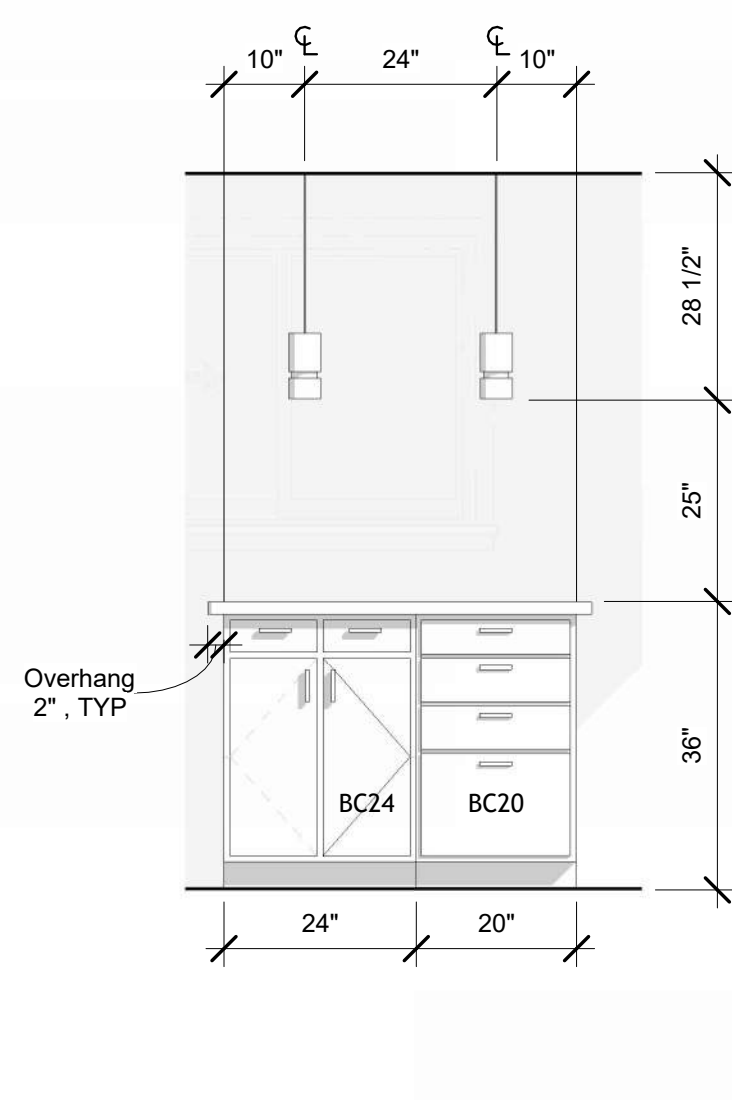
② Transverse Section New  
1/4" = 1'-0"



3 View from Hallway  
1/2" = 1'-0"



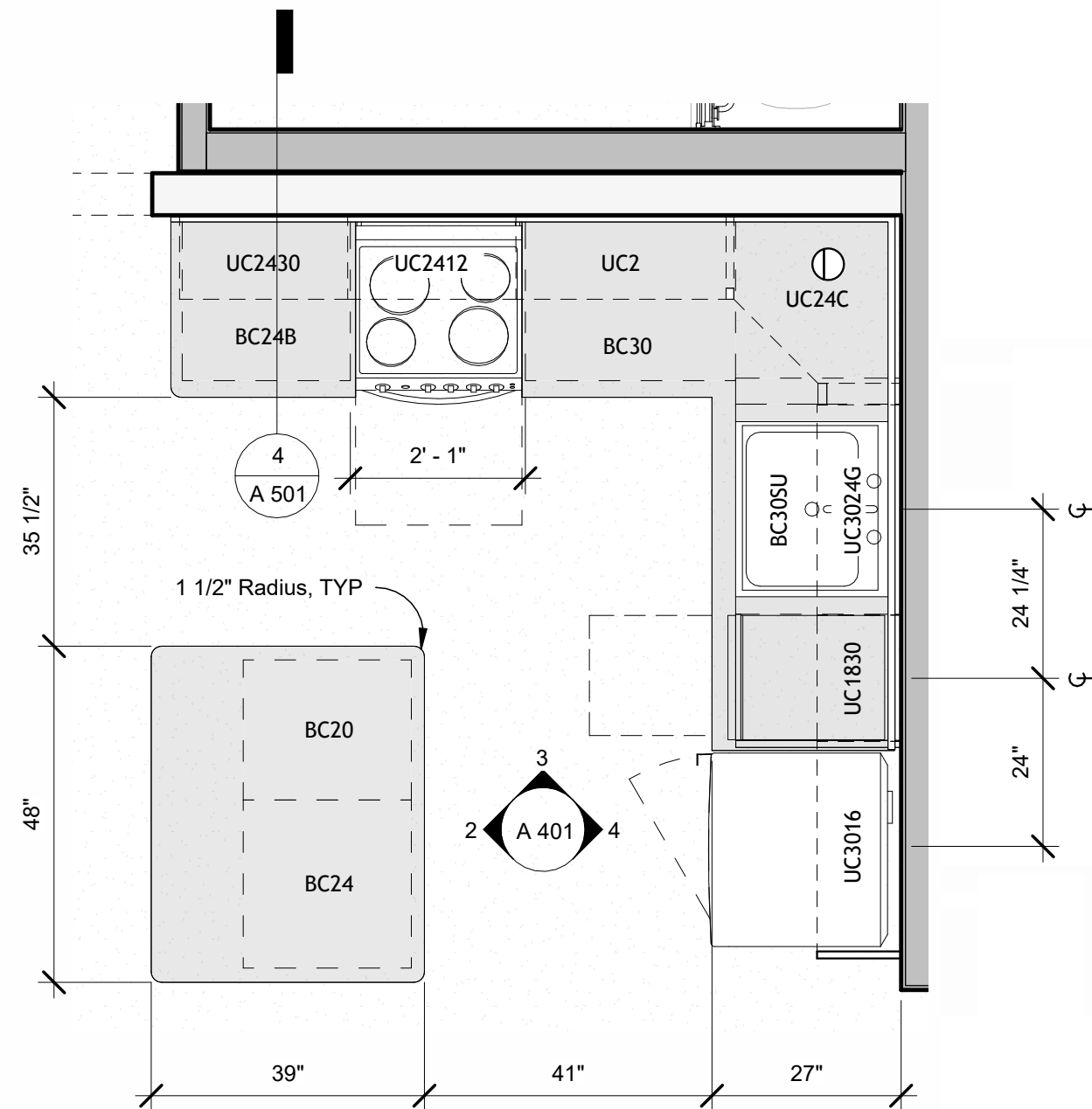
4 View from Living Room  
1/2" = 1'-0"



2 Island Reverse  
1/2" = 1'-0"

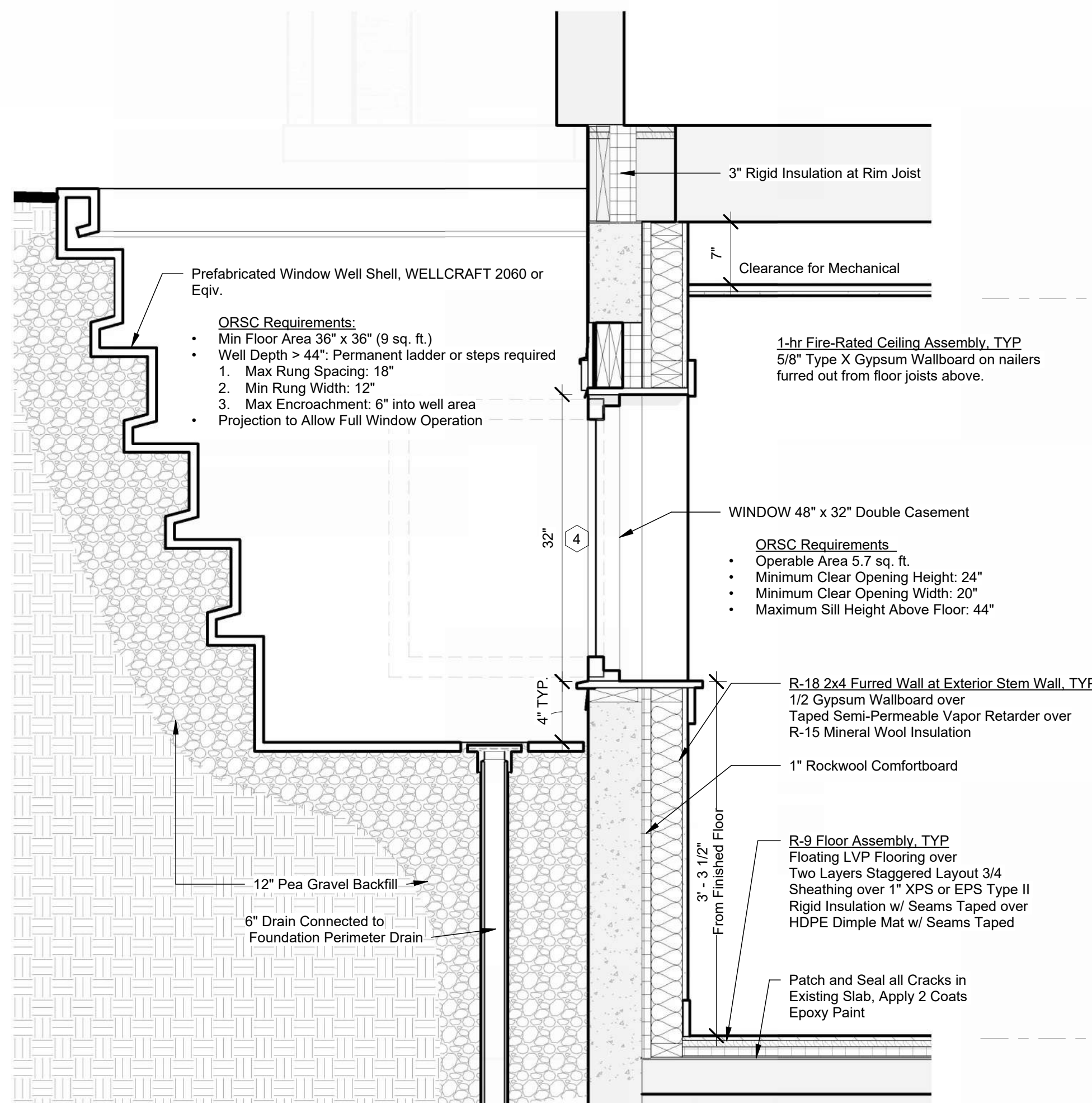
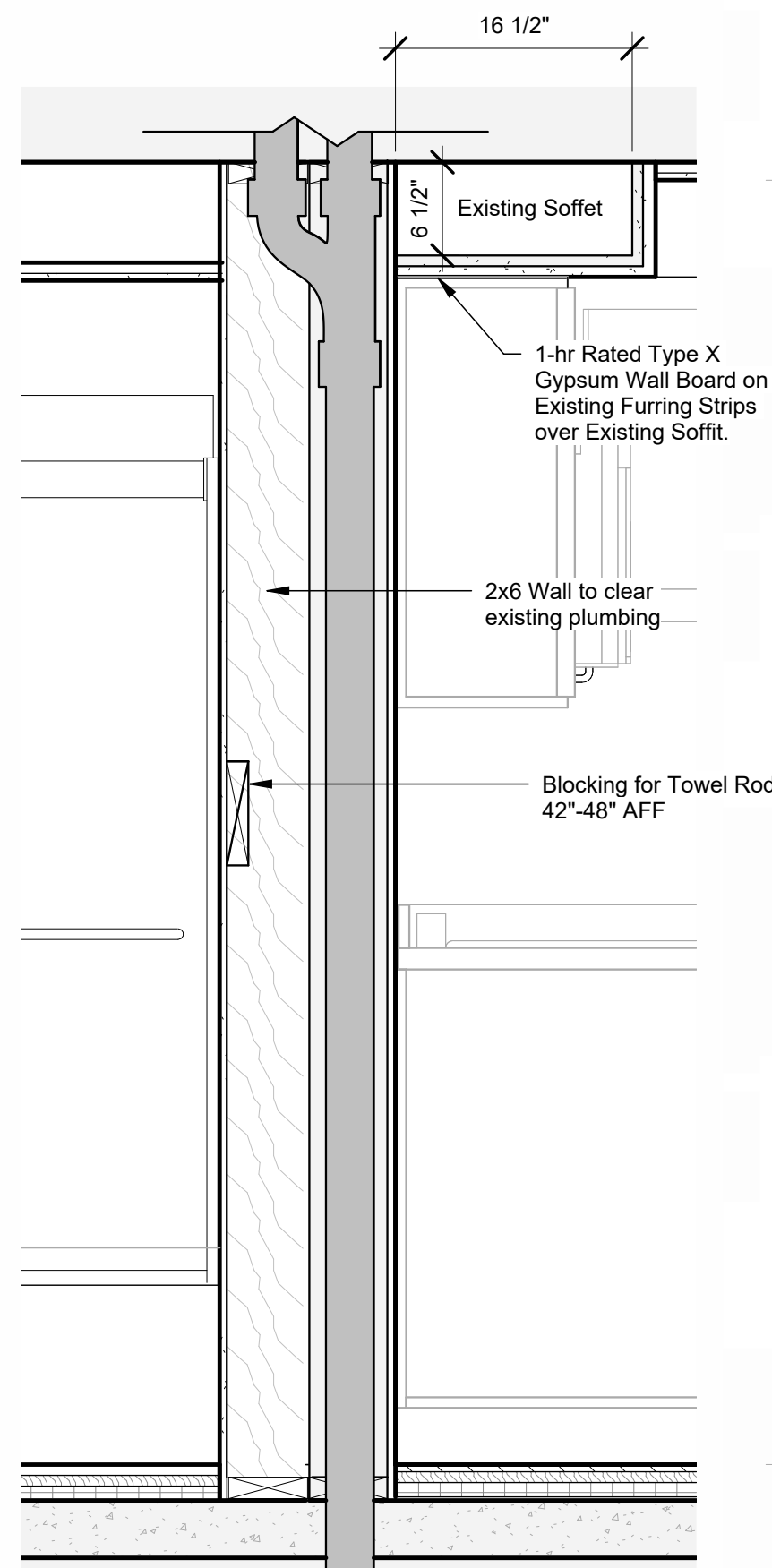
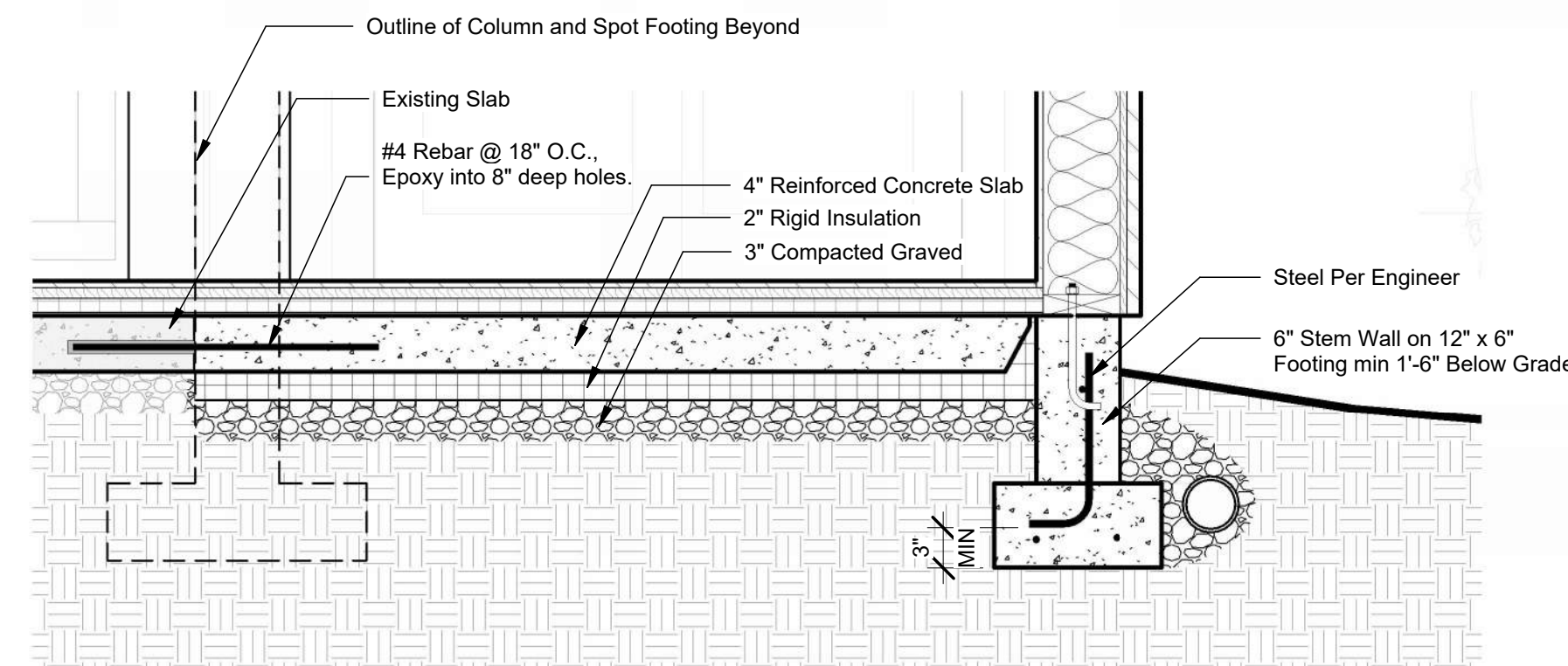
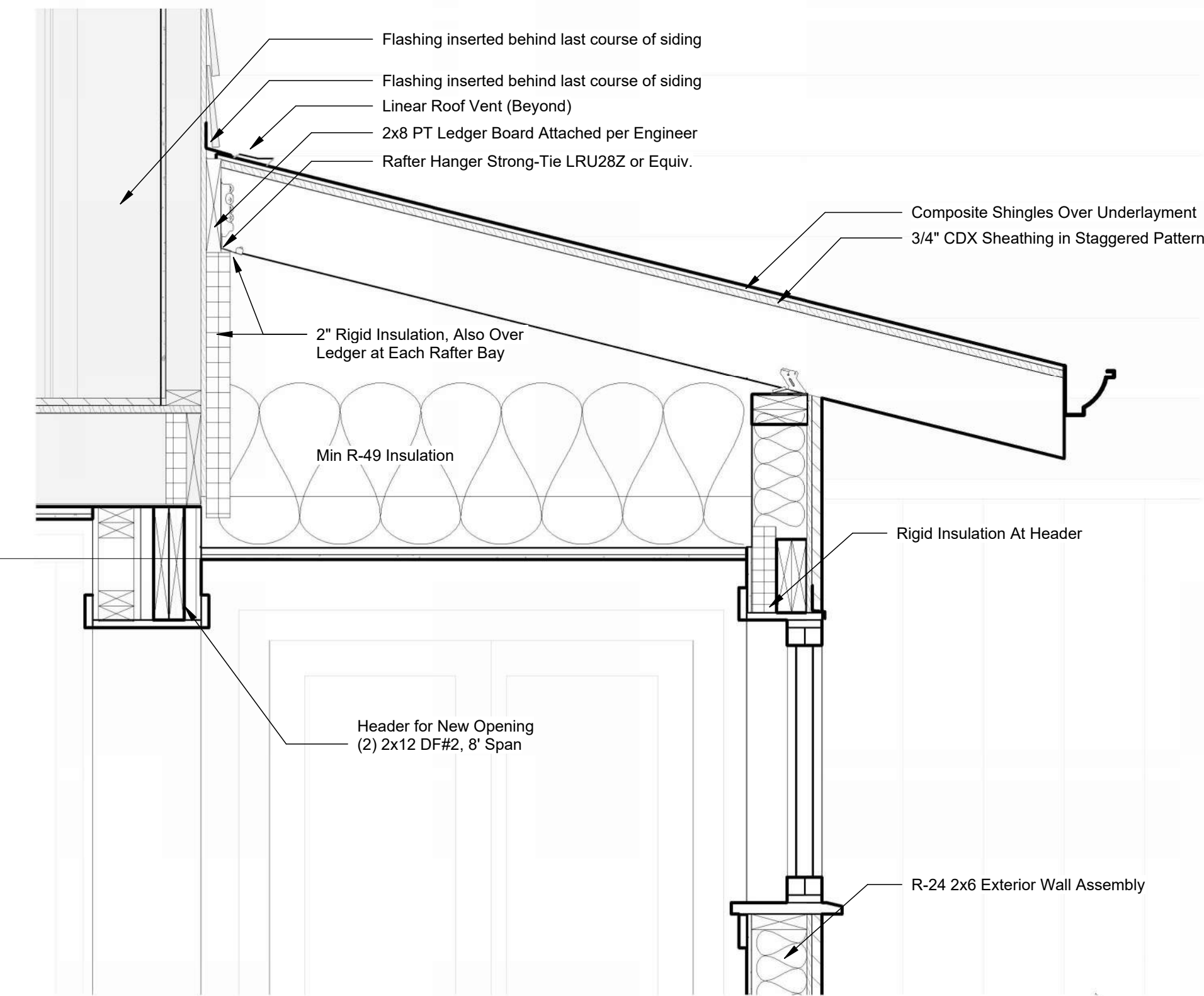
| CASEWORK SCHEDULE |                                                 |              |               |       |
|-------------------|-------------------------------------------------|--------------|---------------|-------|
| Type Mark         | Family                                          | Height       | Width         | Count |
| BC20              | Base Cabinet-4 Drawers                          | 2' - 10 1/2" | 1' - 8"       | 1     |
| BC24              | Base Cabinet-Double Door & 2 Drawer             | 2' - 10 1/2" | 2' - 0"       | 1     |
| BC24B             | Base Cabinet-4 Drawers                          | 2' - 10 1/2" | 2' - 0"       | 1     |
| BC30              | Base Cabinet-Double Door & 2 Drawer             | 2' - 10 1/2" | 2' - 6"       | 1     |
| BC30SU            | Base Cabinet-Double Door Sink Unit - Adjustable | 2' - 10 1/2" | 2' - 6"       | 1     |
| DW-V              | Dishwasher Valence                              |              |               | 1     |
| DW-V2             | Fridge Valence1                                 | 5' - 9"      |               | 1     |
| F1                | Base Cabinet-Filler                             | 2' - 10 1/2" | 0' - 3 23/32" | 1     |
| F2                | Upper Filler                                    |              |               | 1     |
| FR-V              | Fridge Valence                                  |              |               | 1     |
| UC2               | Upper Cabinet-Double Door-Wall                  | 2' - 6"      | 2' - 6"       | 1     |
| UC24C             | Upper Cabinet-Corner Unit-Wall                  | 2' - 0"      | 0' - 0"       | 1     |
| UC1830            | Upper Cabinet-Single Door-Wall                  | 2' - 6"      | 1' - 6"       | 1     |
| UC2412            | Upper Cabinet-Double Door-Short-Wall            | 1' - 0"      | 2' - 0"       | 1     |
| UC2430            | Upper Cabinet-Double Door-Wall                  | 2' - 6"      | 2' - 0"       | 1     |
| UC3016            | Upper Cabinet-Double Door-Short-Wall            | 1' - 2"      | 2' - 6"       | 1     |
| UC3024G           | Upper Cabinet-Double Door w Glass-Short-Wall    | 2' - 0"      | 2' - 6"       | 1     |

| APPLIANCE SCHEDULE |                                    |
|--------------------|------------------------------------|
| Type Mark          | Description                        |
| DW                 | Dishwasher                         |
| R                  | 24" Wide Electric Smooth-Top Range |
| RF                 | Freezer Refrigerator               |
| MW                 | 24" Wide Over-the-Range Microwave  |



1 Basement - New Kitchen  
1/2" = 1'-0"



7'-0" Ceiling Height  
In Bathroom, Bedroom, and Closet7' - 6" Ceiling Height  
In Kitchen and Living7'-0" Ceiling Height  
In Entry

0 6" 1' 2'

0 2'

1" = 1'-0"

Grey Tone Indicates Existing Structure

