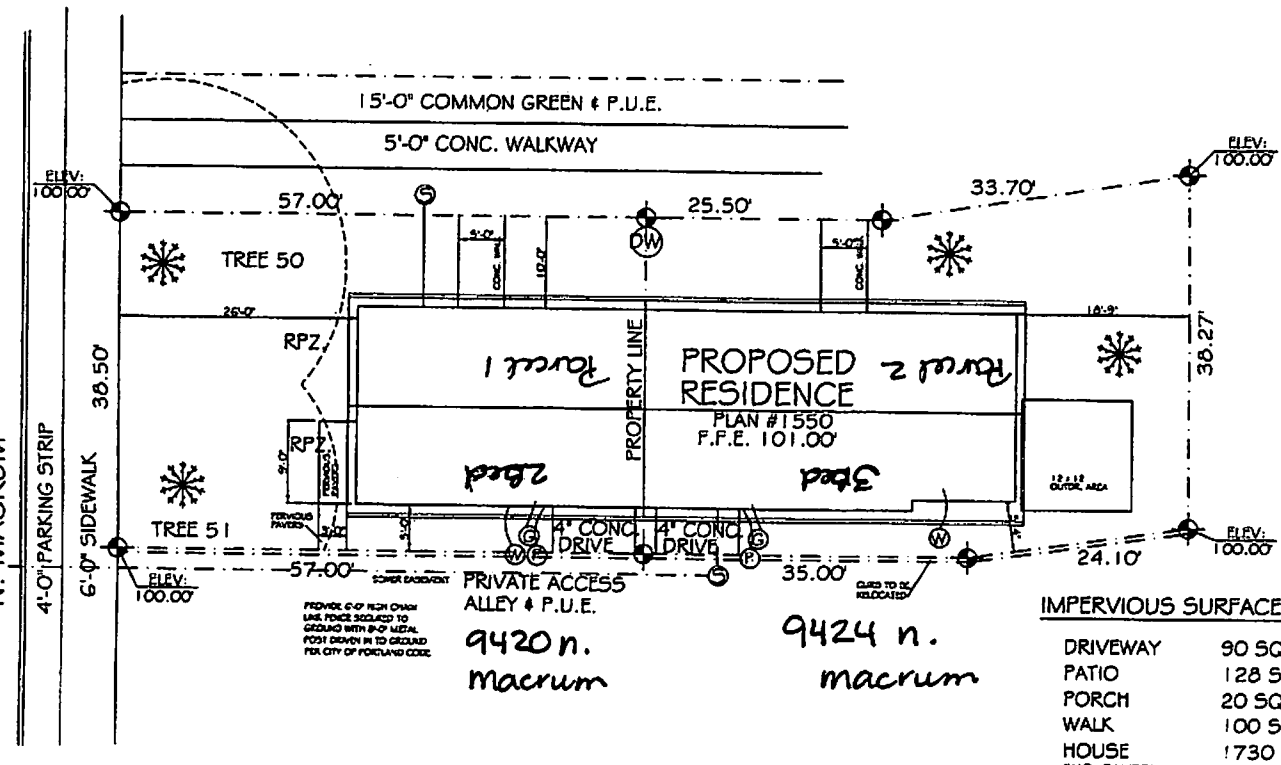
LOT 7 CALVERT FARMS



IMPERVIOUS SURFACE AREA

DRIVEWAY	90 SQ FT
PATIO	128 SQ FT
PORCH	20 SQ FT
WALK	100 SQ FT
HOUSE (INC. EAVES)	1730 SQ FT
TOTAL	2068 SQ FT

LOT COVERAGE

LOT AREA	4271 SQ FT
BLDG. AREA (INC. EAVES)	1515 SQ FT
1515 / 4271 =	35.4%

LANDSCAPE
** PRECISE LOCATION AND SPECIES TO BE DETERMINED IN FIELD BY CONTRACTOR

F - FLOWERING PEAR (2" CALIPER)
"PYRUS CALLERYANA"
D - DOGLAS FIR (2" CALIPER)
"PSEUDOTSUGA MENZIESII"
R - RED MAPLE (2" CALIPER)
"ACER RUBRUM"
P - PACIFIC DOGWOOD (2" CALIPER)
"C. NUTALLI"

- TREE MIN 2" CALIPER 6' TALL @ PLANTING
- SHRUBS AT LEAST 1-GALLON SIZE @ PLANTING
EDGING BOXWOOD "BUXUS SEMPERVIRENS"
BUMALD SPIRAEA "SPIRAEA X BUMALDA CVS."
DAVID VIBURNUM "VIBURNUM DAVIDII"

- REQUIRED MANUAL WATERING FOR THE FIRST YEAR

ENTIRE SITE COVERED IN:
-GROUND COVER
KINNIKINNICK, BEARBERRY "ARCTOSTAPHYLLOS UVA URSI"
SUN ROSE "HELIANTHEMUM CVS."
-BARK DUST
-MULCH
-RIVER ROCK
-GRASS (WESTERN FESCUE

NO IRRIGATION (SELF WATERING)

LEGEND

S	3" SEWER
W	1" WATER
G	GAS
P	POWER
---	RAIN DRAIN

IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE, AND INFORM OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

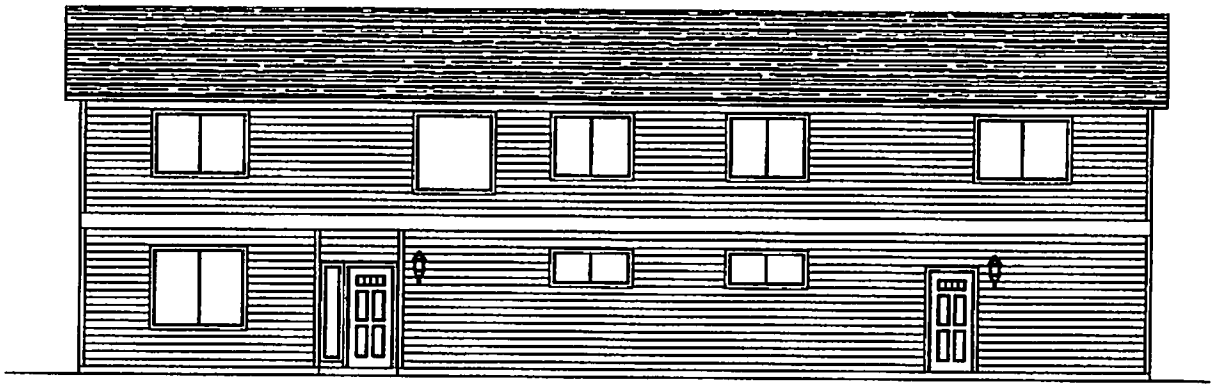
COPYRIGHT © 2014 TROXEL'S HOME DESIGN

TROXEL'S HOME DESIGN
1776 SW 26TH CT.
GRESHAM, OREGON 97080
(503) 665-2634

SCALE: 1" = 10.00'
DATE: 1/18/16
DESIGNED BY: DENNIS TROXEL
NAME:
LOT:
ADDRESS: LOT 7 CALVERT FARMS

THIS PLAN SET HAS BEEN AUTHORIZED FOR THE CONSTRUCTION OF ONE BUILDING BY THE ORIGINAL PURCHASER. AUTHORIZED COPIES OF THIS PLAN MUST HAVE A RED INKED STAMP ON ALL SHEETS.

SHEET: 1
PLAN NUMBER: 0

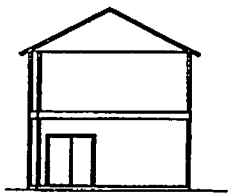


FRONT ELEVATION

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

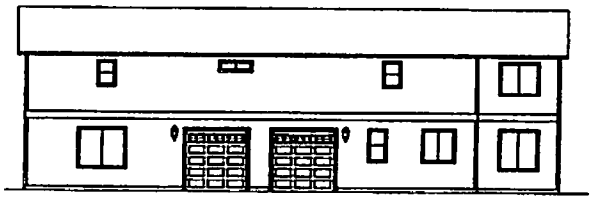
CITY OF PORTLAND INFO.

FRONT WALL WINDOW AND FRONT DR.
AREA REQD. = 15%
FRONT WALL AREA = 1276.0 S.F.
15% OF 1276.0 S.F. = 191.7 S.F.
WINDOW AREA PROVIDED = 211.0 S.F.



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

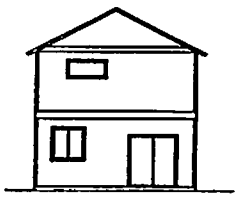


REAR ELEVATION

SCALE: 1/8" = 1'-0"

CITY OF PORTLAND INFO.

FRONT WALL WINDOW AND FRONT DR.
AREA REQD. = 15%
FRONT WALL AREA = 451.0 S.F.
15% OF 451.0 S.F. = 67.7 S.F.
WINDOW AREA PROVIDED = 68.0 S.F.



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

TROXEL'S HOME DESIGN

SCALE: NOTED
DATE
1716 SW 20th Ct
OTTOMAN, OREGON 97080
(503) 643-2634
DESIGNED BY
DENNIS TROXEL

MAIN: 582 S.F. MAIN: 441 S.F. TOTAL: 1069 S.F.
UPPER: 709 S.F. TOTAL: 3715 S.F. UPPER: 620 S.F.

SHEET: 1

PLAN NUMBER
#1990

TABLE R1101.1(2)
ADDITIONAL MEASURES

ENVELOPE ENHANCEMENT MEASURE (SELECT ONE)

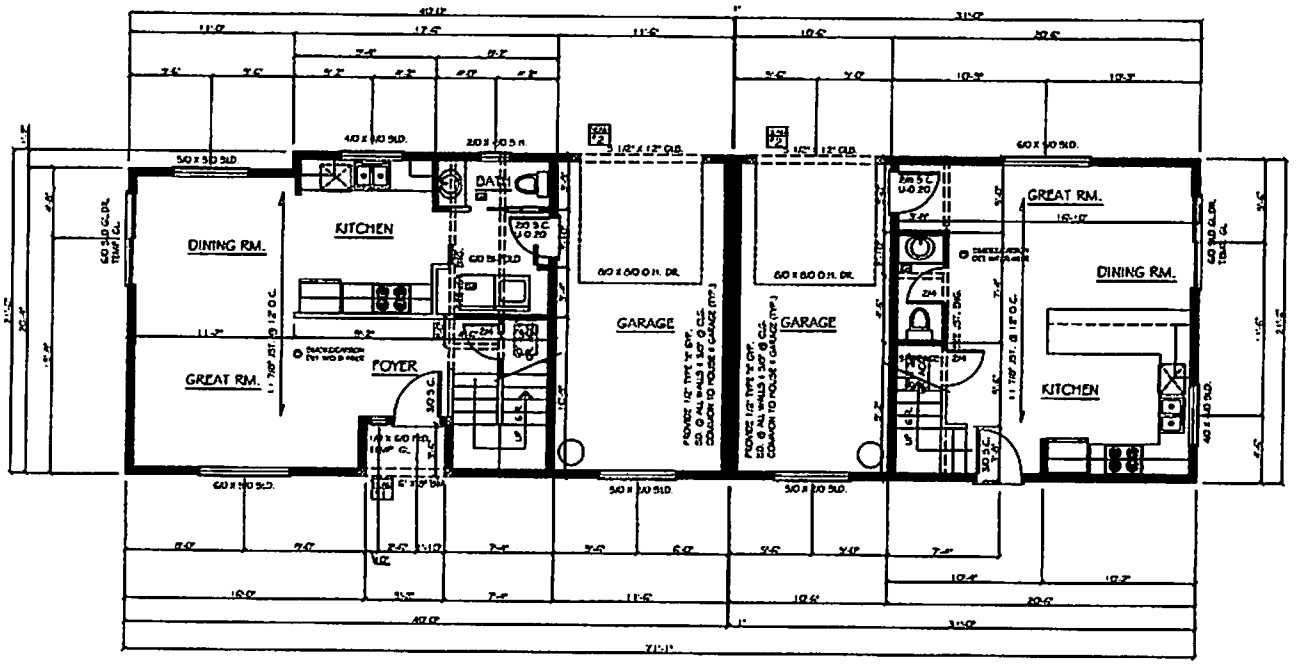
CONSERVATION MEASURE (SELECT ONE)

9424 n. macnum

Parcel 2

9420 n. macnum

Parcel 1



A MINIMUM OF 50% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT. SCREW-IN COMPACT FLUORESCENT LAMPS COMPLY WITH THIS REQUIREMENT.

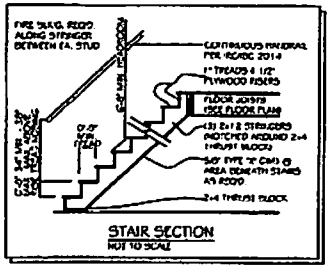
PROVIDE DRYER VENT 4" DIA. MIN. THE VENT MUST REACH TO OUTSIDE WALLS AND TERMINATE NO CLOSER THAN 3' OF TO ANY OPENING INTO RESIDENCE

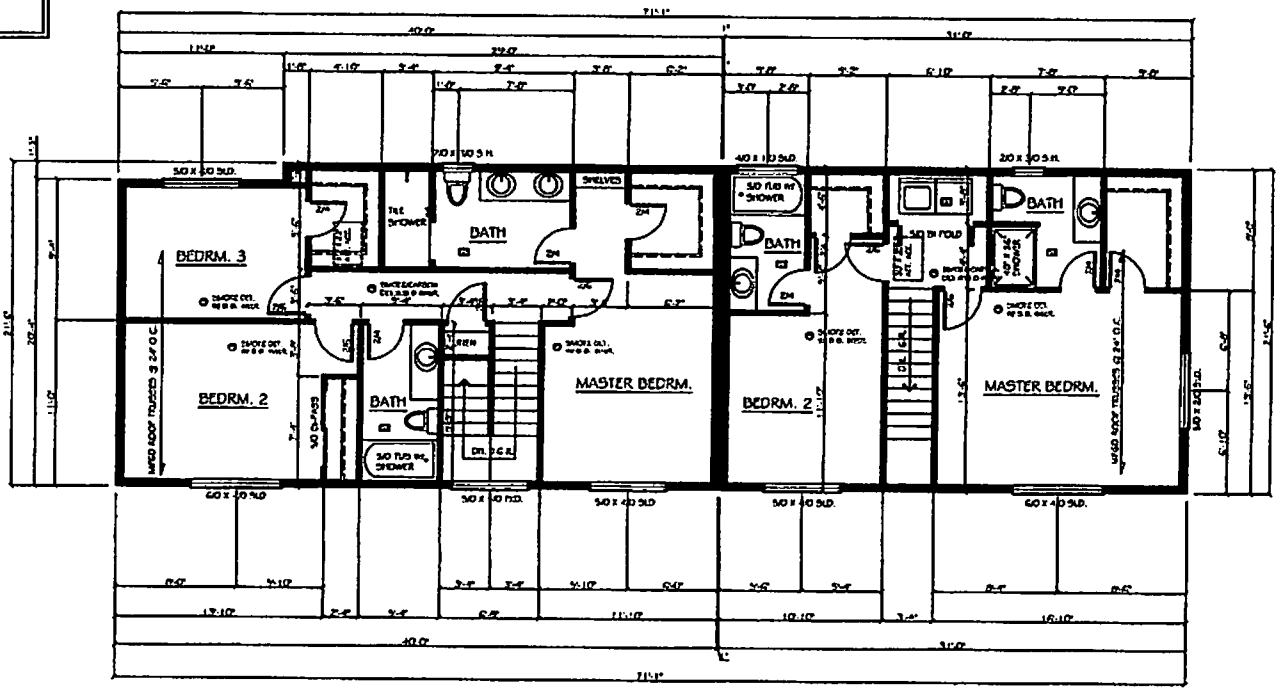
ALL WINDOW & DOT. DR. HEADERS TO BE 6" X 12" UNLESS NOTED OTHERWISE

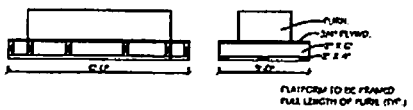
MAIN FLOOR PLAN

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

TROXEL'S HOME DESIGN	
SCALE: NOTED	1779 SW 25th Ct. Ontario, Oregon 97914 (503) 889-2684
DATE: 12/17/15	DENNIS TROXEL
MAIN: 562 S.F.	MAIN: 441 S.F. TOTAL:
UPPER: 769 S.F. TOTAL: 3715 S.F.	UPPER: 628 S.F. 1069 S.F.
SHEET: 2	PLAN NUMBER: #1550







UPPER FLOOR PLAN

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

TROXEL'S HOME DESIGN		
SCALE: NOTED	1779 SW 25th D. Redmond, OREGON 97756 (503) 548-2584	DESIGNED BY: DENNIS TROXEL
DATE		
MAIN: 582 S.F.	MAIN: 441 S.F.	TOTAL:
UPPER: 769 S.F. TOTAL: 3715 F. UPPER: 628 S.F.		1069 S.F.
SHEET: 3	PLAN NUMBER: #1950	

FOOTING SYMBOL	FOOTING SIZE	REINF. SPECS
1	[illegible] CONC. FTG.	NONE
2	24 x 24 x 10 CONC. FTG.	(2) #4 BARS EACH WAY
3	30 x 30 x 10 CONC. FTG.	(3) #4 BARS EACH WAY
4	33 x 33 x 10 CONC. FTG.	(3) #4 BARS EACH WAY
5	36 x 36 x 10 CONC. FTG.	(3) #4 BARS EACH WAY
6	39 x 39 x 10 CONC. FTG.	(3) #4 BARS EACH WAY
7	42 x 42 x 10 CONC. FTG.	(4) #4 BARS EACH WAY
8	45 x 45 x 10 CONC. FTG.	(4) #4 BARS EACH WAY
9	48 x 48 x 10 CONC. FTG.	(4) #4 BARS EACH WAY
10	54 x 54 x 10 CONC. FTG.	(4) #5 BARS EACH WAY
11	54 x 54 x 12 CONC. FTG.	(4) #5 BARS EACH WAY
12	57 x 57 x 12 CONC. FTG.	(4) #5 BARS EACH WAY
13	60 x 60 x 12 CONC. FTG.	(4) #5 BARS EACH WAY

NOTES:
1 - FOOTING REINFORCING TO BE LOCATED 3" CLEAR FROM BOTTOM OF FOOTING.
2 - 8" FOOTING IS PLACED BELOW ONLY WHEN PIER, PIER BRACKETS ARE INCLUDED IN FOOTING DEPTH. FOOTS. PLAN SHALL DIMENSION INCLUDING FOOTING AREA.
3 - BELOW MINIMUM CONCRETE STRENGTH = 2500 PSI
4 - TO BE OPTIONAL SECTION ABOVE AS IS OR, C3

GENERAL NOTES:

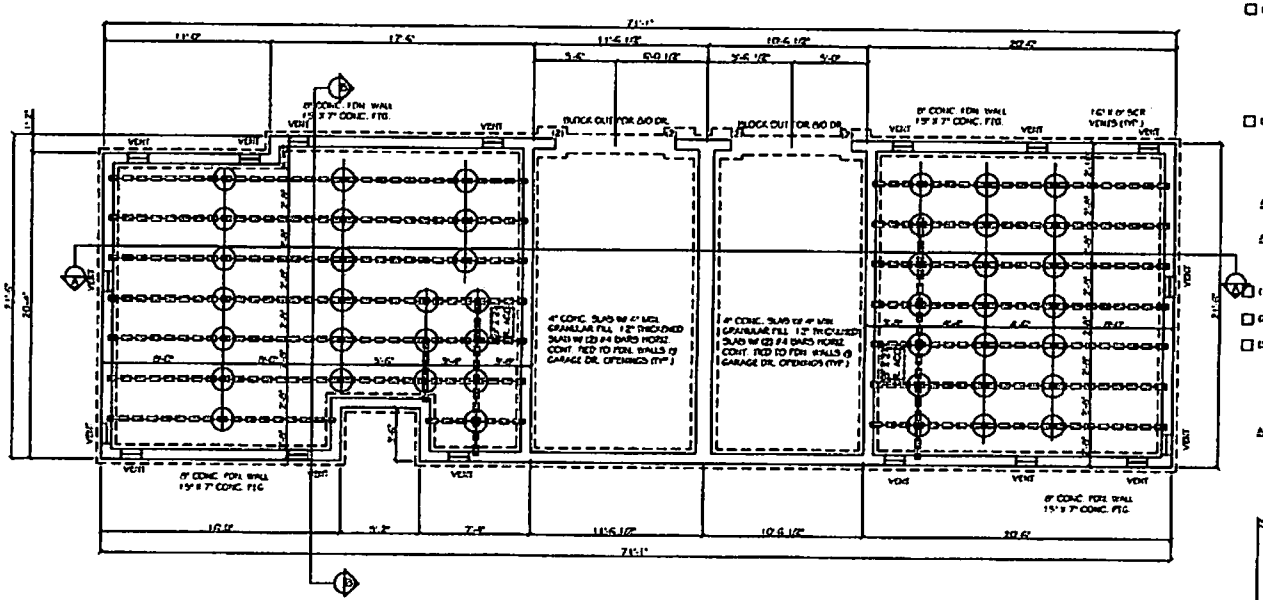
4" X 8" GIRDERS ON
4" X 4" POST ON
1'8" RD. X 8" CONC. FTG.

PROVIDE 3" MIN. BRG. @ BM. POCKET ON 55# A.S. FELT W/ 1/2" AIR SPACE @ SIDES AND ENDS (TYP.)

COVER ENTIRE AREA AND 12" UP WALLS W/ 6 MIL BLACK POLY AND PROVIDE 18" MIN. BW. TO GRADE CLEARANCE

ALL WOOD IN DIRECT CONTACT W/ CONC. TO BE P.T. WOOD (TYP.)

PROVIDE LOW AREA DRAIN (TYP.)



FOUNDATION NOTE:

1) MIN. 28-DAY CONCRETE STRENGTH = 3000 PSI.
2) REINFORCING TO BE ASTM A615, GR. 60 MIN.
3) WELDED WIRE MESH TO MEET ASTM A185 STD.
SEE MAIN FLOOR PLAN FOR LOCATIONS OF CAST-IN-PLACE HOLDOWNS INSTALL #4 BARS CONT. HORIZ. @ TOP OF FOUNDATION WALL EXTENDING 50" MIN. BOTH SIDES OF ALL HOLDOWNS (HOOK AROUND CORNERS IF NECESSARY).PROVIDE #4 BARS HORIZ. WITH 12" OF TOP OF WALL. INSTALL #4 BARS W/ 6" HOOK @ FTG. (EXTENDING TO TOP OF FOUNDATION WALL) @ 18" O.C. IN REGIONS OF ABOVE REFERENCED #4 BARS. ALL OTHER LOCATIONS TO HAVE #4 BARS AT NOT MORE THAN 48" O.C. THE BAR TO EXTEND WITHIN 3" OF BOTTOM OF FOOTING , HAVE A STANDARD HOOK AND EXTEND A MINIMUM OF 14" INTO THE STEM WALL. THE FOOTING MUST HAVE A #4 BAR RUN CONTINUOUS WITH A MINIMUM CLEARANCE FROM BOTTOM OF FOOTING OF 3" U.N.O.
LOCATE ALL FDN. WALL PENETRATIONS (VENTS , DUCTS, ETC.) 12" MIN. AWAY FROM ALL HOLDOWN LOCATIONS . IF PENETRATION FALLS WITHIN LENGTH OF HORIZ. BAR NOTED ABOVE , BEND DOWN HORIZ. 18" MIN. @ EA. SIDE OF PENETRATION AND RUN AN ADDITIONAL 5'0" LONG HORIZ. CENTERED UNDER PENETRATION

FOUNDATION PLAN

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

RADON MITIGATION SYSTEM: AF101

CRAWL SPACE REQ.

☒ (1) PASSIVE SUB MEMBRANE DEPRESSURIZATION SYSTEM

☐ (2) CRAWL SPACE VENTILATION AND BUILDING TIGHTNESS

☐ (3) MECHANICAL CRAWL SPACE VENTILATION

SLAB REQ.

AF103 & PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM

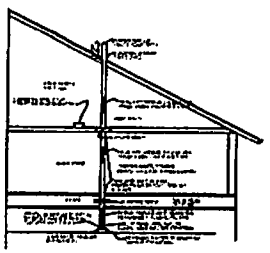
AF105 & 1 VENT PIPE

☐ (1)

☐ (2)

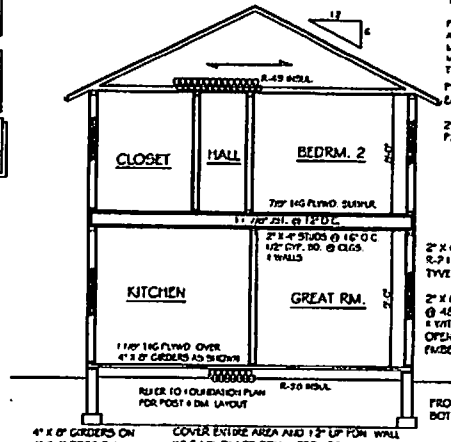
☐ (3)

AF103 & 2 MULTIPLE VENT PIPES



RADON DETAIL

TROXEL'S HOME DESIGN		
SCALE: NOTED DATE	1770 SW 30th CT OPEN 8AM, OTTOMA 97080 (503) 625-9634	DESIGNED BY: DENNIS TROXEL
MAIN: 582 S.F.	MAIN: 441 S.F.	TOTAL
UPPER: 709 S.F. TOTAL: 1291 S.F.	UPPER: 628 S.F.	1069 S.F.
	SHEET: 4	PLAN NUMBER: #1550



PROVIDE 1/16" GAP (RAIN SCREEN) BEHIND THE SIDING & FLASHING @ THE WINDOWS BY USING ONE LAYER OF #15 ASPHALT FELT, FREE FROM HOLES OR BREAKS & COMPLYING WASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER PER MFGS. SPECS.

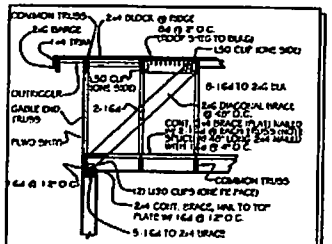
PRIOR TO INSTALLATION OF INTERIOR FINISHES ALL MOISTURE SENSITIVE WOOD FRAMING MEMBERS USED IN CONSTRUCTION MUST HAVE A MOISTURE CONTENT OF NOT MORE THAN 19% OF THE WEIGHT OF DRY WOOD FRAMING MEMBERS

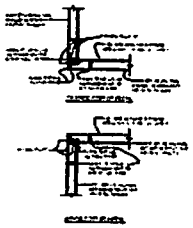
PROVIDE SIMPSON H2.5T SEISMIC CLIPS @ EA. RAFTER OR TRUSS (TYP.)

2" X BLKG. W/ SCR. VENTS @ 48" O.C. (TYP.) PROVIDE INSUL. BAFFLES AS REQD.

CROSS SECTION B-B

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





GA FILE NO. WT 3820 55 TO 59 STC

CENTER WALL - BASE LAYER: 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2" X 4" (3" X 6") WOOD STUDS 16" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER: 5/8" TYPE X PLAIN OR PREDECORATED GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 6d COATED NAILS, 2 3/8" LONG, 0.1093" SHANK, 1/4" HEADS, 16" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. REQUIRES R-21 INSUL. FOR BASE LAYER SPACED 6" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT FOR LOAD BEARING WALLS

NON-BEARING CABLE 2-2-2 STUDS @ EA. SIDE

4'-0" 4'-0"

ROOF LINE

4'-0" MIN. DISTANCE TO ANY ROOF OPENING FROM PROPERTY LINE (TYP.)

UN-PROTECTED ROOF SIDING

2" X 4" STUDS @ 24" O.C. MAX.

3 LAYERS TYP. 5/8" GYP. BD.

4" MIN. SPACE FILL MINERAL WOOD FIRE STOP

R-49 INSUL.

2" X 6" STUDS @ 16" O.C. 1/2" GYP. BD. @ CLGS & WALLS

CLOSET | BATH | HALL | BEDRM. 2 | BATH | CLOSET | HALL | BATH | CLOSET | BEDRM. 3

1/8" T & G PLYWD. SUBFLR.

11 7/8" JST. @ 12" O.C.

R-30 INSUL.

PROVIDE FIRE DRAFT STOPS EVERY 10'-0" BOTH HORIZ. AND VERTICAL

DINING RM. | BATH | GARAGE | GARAGE | UTIL. RM. | KITCHEN | DINING RM.

1 1/8" T&G PLYWD. OVER 4" X 8" GIRDERS AS SHOWN

R-30 INSUL.

8" CONC. FDN. WALL 19" X 7" CONC. FTG.

4" CONC. SLAB W/ 4" MIN. GRANULAR FILL. 1/2" THICKENED SLAB W/ (2) #4 BARS HORIZ. CONT. TIED TO FDN. WALLS @ GARAGE DR. OPENINGS (TYP.)

12" CONC. FDN. WALL 20" X 8" CONC. FTG

REFER TO FOUNDATION PLAN FOR POST & DIM. LAYOUT

COVER ENTIRE AREA AND 12" UP FDN. WALL W/ 6 MIL BLACK POLY. PROVIDE 18" MIN. BM. TO GRADE CLEARANCE

4" X 8" GIRDERS ON 4" X 4" POST ON 18" RD. X 8" CONC. FTGS.

PROVIDE 1/16" GAP (RAIN SCREEN) BEHIND THE SIDING & FLASHING @ THE WINDOWS BY USING ONE LAYER OF #15 ASPHALT FELT, FREE FROM HOLES OR BREAKS & COMPLYING WASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER PER MFGS. SPECS.

PRIOR TO INSTALLATION OF INTERIOR FINISHES ALL MOISTURE SENSITIVE WOOD FRAMING MEMBERS USED IN CONSTRUCTION MUST HAVE A MOISTURE CONTENT OF NOT MORE THAN 19% OF THE WEIGHT OF DRY WOOD FRAMING MEMBERS

PROVIDE SIMPSON H2.5T SEISMIC CLIPS @ EA. RAFTER OR TRUSS (TYP.)

2" X BLKG. W/ SCR. VENTS @ 48" O.C. (TYP.) PROVIDE INSUL. BAFFLES AS REQD.

2" X 6" STUDS @ 16" O.C.
R-21 INSUL.
TYVEK WRAP

2" X 6" F.T. PLATE W/ 1/2" A.B. @ 48" O.C. MIN. OF 2 PER PLATE & WITHIN 12" OF ANY CORNER OR OPENING. PROVIDE 7" MIN. EMBEDMENT (TYP.)

PROVIDE 10" MIN. GRADE TO BOTTOM OF FTG. (TYP.)

CROSS SECTION A-A

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

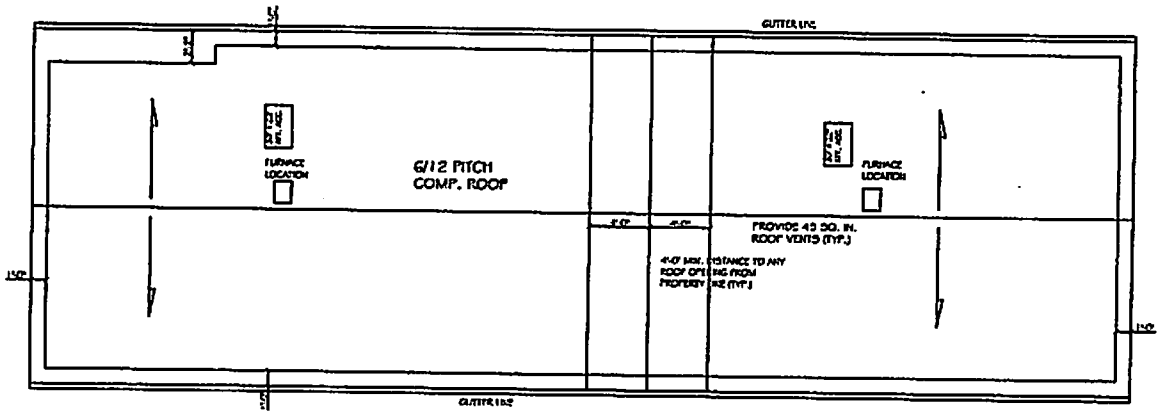
INTERMEDIATE FRAMING FOR EXTERIOR WALLS

1) WALLS SHALL BE FRAMED W/ 2" X 6" STUDS @ 16" O.C.

2) CORNERS & INTERSECTIONS W/ EXTERIOR WALLS & CEILING CORNERS SHALL BE FULLY INSULATED THROUGH THE USE OF THREE-STUD CORNERS CONFIGURATED TO ALLOW FULL INSULATION INTO THE CORNER, OR 2 STUD CORNERS & DRYWALL BACKUP CLIPS OR OTHER APPROVED TECHNIQUES. INTERSECTIONS OF INTERIOR PARTITION WALL W/ EXTERIOR WALLS SHALL BE FULLY INSULATED THROUGH THE USE OF SINGLE BACKER BOARDS, MID-HEIGHT BLOCKING W/ DRYWALL CLIPS OR OTHER APPROVED TECHNIQUE.

3) HEADERS
ALL HEADERS ON EXTERIOR WALLS LESS THAN FULL DEPTH OF WALL SHALL HAVE RIGID INSULATION EQUAL TO R-4 FOR EACH 1" OF THICKNESS LESS THAN FULL DEPTH.

TROXEL'S HOME DESIGN	
SCALE: NOTED	17710 SW 116th Dr. Oregon City, Oregon 97045 (503) 656-1656
DATE	DESIGNED BY: DENNIS TROXEL
MAIN: 582 S.F.	MAIN: 441 S.F. TOTAL
UPPER: 789 S.F. TOTAL: 3715 S.F.	UPPER: 628 S.F. 1069 S.F.
SHEET: 3	PLAN NUMBER: #1550



ATTIC VENTILATION REQUIRED: THE AREA MUST BE 1/300 OF THE AREA OF THE SPACE VENTILATED WITH 50% OF THE REQUIRED VENTILATION IN UPPER 1/3 RD. OF THE ROOF AND REMAINING TO BE AT EAVE (TYP.)

ROOF PLAN

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

TROXEL'S HOME DESIGN

SCALE: NOTED

DATE

DENNIS TROXEL

MAIN: 562 S.F. MAIN: 441 S.F. TOTAL: UPPER: 789 S.F. TOTAL: 3715 S.F. UPPER: 626 S.F. 1069 S.F.

SHEET: 6

PLAN NUMBER: #1550