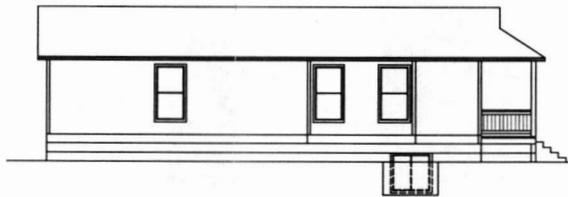




CITY OF PORTLAND INFO.  
 FRONT WALL WINDOW AND FRONT DR.  
 AREA REQD. = 15%  
 FRONT WALL AREA = 246.33 S.F.  
 15% OF 246.33 S.F. = 36.90 S.F.  
 WINDOW AREA PROVIDED = 53 S.F.

### FRONT ELEVATION

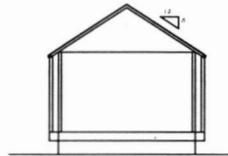
SCALE: 1/4" = 1'-0"



CITY OF PORTLAND INFO.  
 BAY WALL AREA = 112 S.F.  
 WDW. AREA REQD. = 30% = 33.6 S.F.  
 WDW. AREA PROV. = 36 S.F.

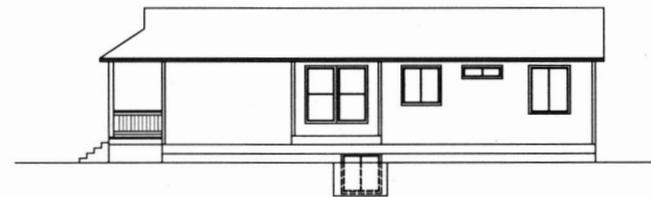
### LEFT ELEVATION

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



### REAR ELEVATION

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



CITY OF PORTLAND INFO.  
 BAY WALL AREA = 94 S.F.  
 WDW. AREA REQD. = 30% = 28.0 S.F.  
 WDW. AREA PROV. = 36 S.F.

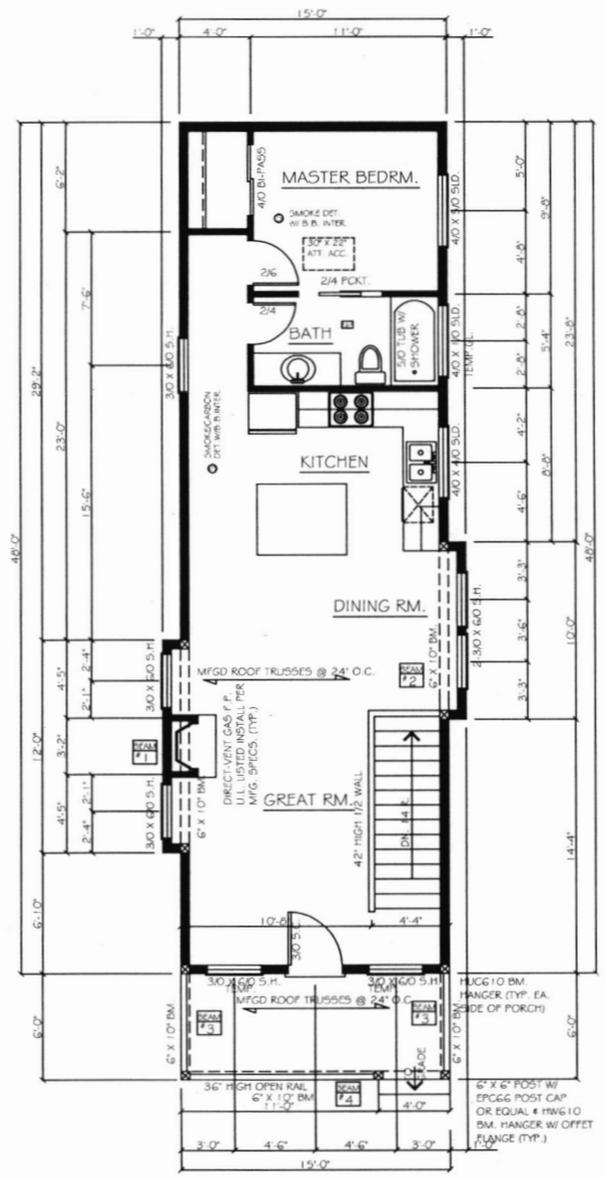
### RIGHT ELEVATION

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

<b>TROXEL'S HOME DESIGN</b>			
SCALE: NOTED	1770 SW 26TH CT. GRESHAM, OREGON 97030 (503) 663-2664	DESIGNED BY: DENNIS TROXEL	
DATE: 7/3/15			
MAIN: 702 SQ FT		TOTAL: 1302 SQ FT	
LOWER: 600 SQ FT			
<small>THIS PLAN SET INCLUDES AUTOMATICALLY THE          COUNTY NOTATION OF ONE-BUILDING-UNIT-RESIDENTIAL          PUBLIC WORK. AUTHORIZED COPIES OF THIS PLAN          MAY BE MADE AND USED ONLY ON THE PROJECT.</small>			
	SHEET: 1	PLAN NUMBER: #1567	

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TABLE N1101.1(2) ADDITIONAL MEASURES	
ENVELOPE ENHANCEMENT MEASURE (SELECT ONE)	<input type="checkbox"/> (1) HIGH EFFICIENCY WALLS & WINDOWS: EXTERIOR WALLS - U-0.0475; 19-5 INSULATION SHEATHINGS/SPS, AND ONE OF THE FOLLOWING: WINDOWS - MAX 15% OF CONDITIONED AREA, OR WINDOWS - U-0.30
	<input checked="" type="checkbox"/> (2) HIGH EFFICIENCY BUILDING ENVELOPE: EXTERIOR WALLS - U-0.0556; 2" INTERMEDIATE FRAMING, AND VAULTED CEILING - U-0.033 / R-30A (E); AND FLAT CEILING - U-0.025 / R-49, AND FRAMED FLOORS - U-0.025 / R-36, AND WINDOWS - U-0.30, AND DOORS - ALL DOORS U-0.20, OR ADDITIONAL 15% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AND HIGH EFFICACY LAMPS OR CONSERVATION MEASURE D & E
	<input type="checkbox"/> (3) HIGH EFFICIENCY CEILING - WINDOWS & DUCT SEALING (CANNOT BE USED WITH CONSERVATION MEASURE E) VAULTED CEILING - U-0.033 / R-30A (E); AND FLAT CEILING - U-0.025 / R-49, AND WINDOWS - U-0.30, AND PERFORMANCE TESTED DUCT SEALING (F)
	<input type="checkbox"/> (4) HIGH EFFICIENCY THERMAL ENVELOPE UA PROPOSED UA IS 15% LOWER THAN THE CODE UA WHEN CALCULATED IN TABLE N1104.1(1)
	<input type="checkbox"/> (5) BUILDING TIGHTNESS TESTING, VENTILATION & DUCT SEALING: A MECHANICAL EXHAUST, SUPPLY, OR COMBINATION SYSTEM PROVIDING WHOLE-BUILDING VENTILATION RATES SPECIFIED IN TABLE N1101.1(1); OR ASHRAE 62.2, AND THE DWELLING SHALL BE TESTED WITH A BLOWER DOOR AND TO EXHIBIT NO MORE THAN 1.60 AIR CHANGES PER HOUR (ACH), OR 2.50 AIR CHANGES PER HOUR (ACH) WHEN USED WITH CONSERVATION MEASURE (E), AND PERFORMANCE TESTED DUCT SYSTEMS (F)
	<input type="checkbox"/> (6) DUCTED HVAC SYSTEMS WITHIN CONDITIONED SPACE (CANNOT BE USED WITH CONSERVATION MEASURE B OR C) ALL DUCTS AND AIR HANDLER ARE CONTAINED WITHIN BUILDING ENVELOPE (E)
CONSERVATION MEASURE (SELECT ONE)	<input checked="" type="checkbox"/> (A) HIGH EFFICIENCY HVAC SYSTEM: GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 90% OR AIR-SOURCE HEAT PUMP WITH MINIMUM SEER OF 8.5 OR CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0
	<input type="checkbox"/> (B) DUCTED HVAC SYSTEMS WITHIN CONDITIONED SPACE: ALL DUCTS AND AIR HANDLER ARE CONTAINED WITHIN BUILDING ENVELOPE (E)
	<input type="checkbox"/> (C) DUCTLESS HEAT PUMP: REPLACE ELECTRIC RESISTANCE HEATING IN AT LEAST THE PRIMARY ZONE OF DWELLING WITH AT LEAST ONE DUCTLESS MINISPLIT HEAT PUMP HAVING A MINIMUM SEER OF 8.5. UNIT SHALL NOT HAVE INTEGRATED BACKUP RESISTANCE HEAT, AND THE UNIT OR UNITS, IF MORE THAN ONE IS INSTALLED IN THE DWELLING SHALL BE SIZED TO HAVE CAPACITY TO MEET THE ENTIRE DWELLING ZONE HEAT LOSS RATE AT OUTDOOR DESIGN TEMPERATURE CONDITION. CONVENTIONAL ELECTRIC RESISTANCE HEATING MAY BE PROVIDED FOR ANY SECONDARY ZONES IN THE DWELLING. A PACKAGED TERMINAL HEAT PUMP (THP) WITH COMPARABLE EFFICIENCY RATINGS MAY BE USED WHEN NO SUPPLEMENTAL ZONAL HEATERS ARE INSTALLED IN THE BUILDING AND INTEGRATED BACKUP RESISTANT HEAT IS ALLOWED IN A THP.
	<input type="checkbox"/> (D) HIGH EFFICIENCY WATER HEATING & LIGHTING: NATURAL GAS/PROPANE, ON DEMAND WATER HEATING WITH MIN. EF OF 0.90 AND A MINIMUM 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS CFL OR LINEAR FLUORESCENT OR A MIN. EFFICACY OF 40 LUMENS PER WATT AS SPECIFIED IN SECTION N1107.2 (C)
	<input type="checkbox"/> (E) ENERGY MANAGEMENT DEVICE & DUCT SEALING: WHOLE-BUILDING ENERGY MANAGEMENT DEVICE THAT IS CAPABLE OF MONITORING OR CONTROLLING ENERGY CONSUMPTION, AND PERFORMANCE TESTED DUCT SYSTEMS (F), AND A MINIMUM 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICACY LAMPS
	<input type="checkbox"/> (F) SOLAR PHOTOVOLTAIC: MINIMUM 1 WATT / SQ. FT. CONDITIONED FLOOR SPACE (E)
<input type="checkbox"/> (G) SOLAR WATER HEATING: MINIMUM OF 40 SQ. FT. OF GROSS COLLECTOR AREA (E)	
(A) FURNACES LOCATED WITHIN THE BUILDING ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.	
(B) DOCUMENTATION OF PERFORMANCE TESTED DUCTWORK SHALL BE SUBMITTED TO THE BUILDING OFFICIAL UPON COMPLETION OF WORK. THIS WORK SHALL BE PERFORMED BY A CONTRACTOR THAT IS CERTIFIED BY THE OREGON DEPT. OF ENERGY'S RESIDENTIAL ENERGY TALENT PROGRAM AND DOCUMENTATION SHALL BE PROVIDED THAT WORK DEMONSTRATES CONFORMANCE TO DUCT DUCT PERFORMANCE STANDARDS.	
(C) SECTION N1107.2 REQUIRES 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES TO CONTAIN HIGH EFFICACY LAMPS. EACH OF THESE ADDITIONAL MEASURES ADDS AN ADDITIONAL PERCENT TO THE SECTION N1107.2 REQUIREMENT.	
(D) AN ADVANCED FRAME CONSTRUCTION, WHICH SHALL PROVIDE FULL REQUIRED CEILING INSULATION VALUE TO THE OUTSIDE OF EXTERIOR WALLS.	
(E) THE MAXIMUM VAULTED CEILING SURFACE AREA SHALL NOT BE GREATER THAN 50% OF THE TOTAL FLOOR SPACE FLOOR AREA UNLESS VAULTED AREA HAS A SLOPE NO GREATER THAN U-0.025 BUILDING TIGHTNESS TEST SHALL BE CONDUCTED WITH A BLOWER DOOR DEPRESSURIZING THE DWELLING 50 PASCALS FROM AMBIENT CONDITIONS. DOCUMENTATION OF BLOWER DOOR TEST SHALL BE SUBMITTED TO THE BUILDING OFFICIAL UPON THE COMPLETION OF WORK.	
(F) SOLAR ELECTRIC SYSTEM SIZE SHALL INCLUDE DOCUMENTATION INDICATING THAT TOTAL SOLAR RESOURCE FRACTION IS NOT LESS THAN 75%.	
(G) SOLAR WATER HEATING PANELS SHALL BE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) STANDARD CG-300 CERTIFIED AND LABELED, WITH DOCUMENTATION INDICATING THAT TOTAL SOLAR RESOURCE FRACTION IS NOT LESS THAN 75%.	
(H) A TOTAL OF 5% OF AN HVAC SYSTEMS DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE CONDITIONED SPACE. DUCTS LOCATED OUTSIDE OF THE CONDITIONED SPACE SHALL HAVE INSULATION INSTALLED AS REQUIRED IN THIS CODE.	



ALL WINDOW HEADERS ON MAIN FLOOR AT 7'-8"

ANY OPERABLE WINDOW WITH THE OPENING MORE THAN 72" OFF OF GRADE OR SURFACE BELOW AND THE SILL IS CLOSER TO THE FLOOR THAN 24", THEN THE WINDOW MUST BE PROTECTED BY FIXED GLASS OR RAIL UP TO THE 24" MARK. IF USING A RAIL, THEN IT MUST HAVE MEMBERS THAT DO NOT ALLOW ANY OBJECT WITH A 4" DIA TO PASS THROUGH THE OPENING. THE SPACE FROM THE TOP OF THE RAIL TO THE OPENING SECTION IN GRESSABLE WINDOWS MUST MEET THE CODE REQUIRED 5.7 SQ. FT. OF OPENING.

ALL ROOMS CONTAINING BATHING OR SPA FACILITIES SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DEHUMIDIFIER, HUMIDISTAT, THERMISTAT, OR SIMILAR MEANS OF AUTOMATIC CONTROL.

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. 50KW-IN COMPACT FLUORESCENT LAMPS COMPLY WITH THIS REQUIREMENT.

ALL ELECTRICAL TO MEET OR EXCEED CURRENT MINIMUM CODE REQUIREMENTS AND IS TO BE DECIDED BY OWNER.

PROVIDE DRYER VENT W/4" DIA. MIN. THE VENT MUST REACH TO OUTSIDE WALLS AND TERMINATE NO CLOSER THAN 3'-0" TO ANY OPENING INTO RESIDENCE.

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

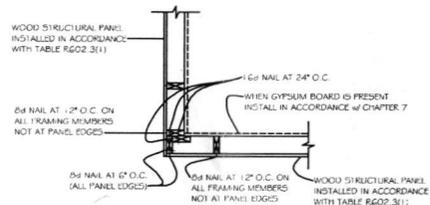
# MAIN FLOOR PLAN

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

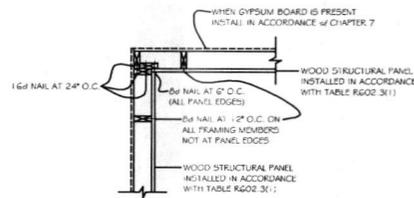
TROXEL'S HOME DESIGN		
SCALE: NOTED	1776 SW 26TH CT. GRESHAM, OREGON 97030 (503) 625-2504	DESIGNED BY DENNIS TROXEL
DATE: 7/3/15	MAIN: 702 SQ FT LOWER: 600 SQ FT	TOTAL: 1302 SQ FT
NO PLAN SET HAS BEEN APPROVED BY THE COMMISSIONER OF THE BUREAU OF THE DIVISION OF CONSTRUCTION. A FURTHER COPY OF THE PLAN MAY BE OBTAINED FROM THE DIVISION.		PLAN NUMBER: #1567
SHEET: 2		

### 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.



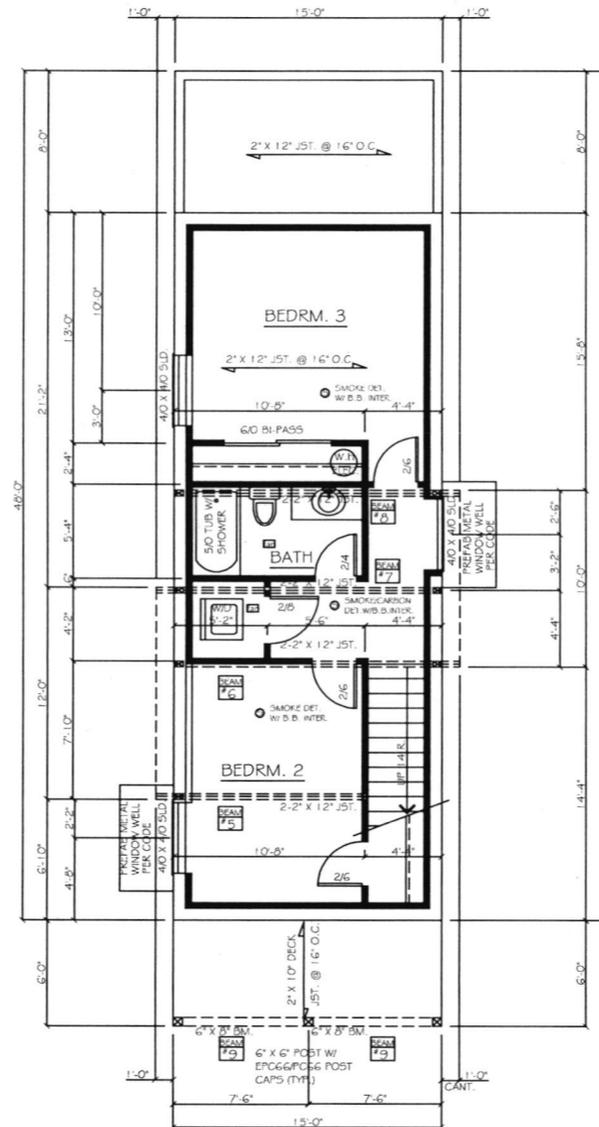
OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL

### STRONG CORNER DETAIL

SCALE: NOT TO SCALE



BELOW-GRADE WALLS ENCLOSING HEATED SPACES BELOW GRADE SHALL BE INSULATED FROM THE BOTTOM OF THE ABOVE-GRADE SUBFLOOR TO THE BELOW-GRADE FINISHED FLOOR WITH R-15 INSULATION (MIN.)

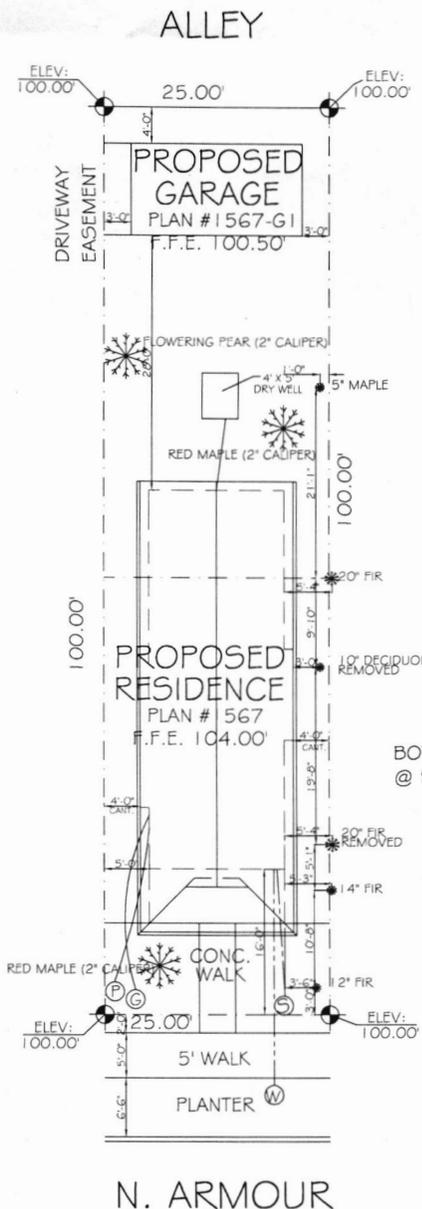
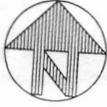
### WINDOW WELL

AN EMERGENCY ESCAPE AND RESCUE OPENING WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTIONS 1025.5.1 AND 1025.5.2  
 THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM DIMENSION OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULL OPENED.  
 WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STEPS. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER OR STEPS SHALL NOT ENCRoACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING. LADDERS OR STEPS BY THIS SECTION OR EXEMPT FROM THE STAIRWAY REQUIREMENTS.

## LOWER FLOOR PLAN

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

<b>TROXEL'S HOME DESIGN</b>			
SCALE: NOTED	1775 SW 26TH CT. GRESHAM, OREGON 97030 (503) 663-2654	DESIGNED BY: DENNIS TROXEL	
DATE: 7/31/15			
MAIN: 702 SQ FT		TOTAL: 1302 SQ FT	
LOWER: 600 SQ FT			
<small>THIS PLAN HAS BEEN REVISIONED FOR THE CORRECTION OF ONE ERROR BY THE ORIGINAL PURCHASER. ORDER CORRECTED 10/14/15. ANY MAIL A REVISION SHALL BE \$400.</small>			
SHEET: 3		PLAN NUMBER: #1567	



BOTTOM OF WINDOW WELLS @ 94.7' MAX.

**IMPERVIOUS SURFACE AREA**

DRIVEWAY	48 SQ FT
PATIO	0 SQ FT
PORCH	90 SQ FT
WALK	40 SQ FT
HOUSE (INC. EAVES)	1114 SQ FT
<b>TOTAL</b>	<b>1292 SQ FT</b>

**LOT COVERAGE**

LOT AREA	2500 SQ FT
BLDG. AREA (NIC. EAVES)	958 SQ FT
<b>958/2500 =</b>	<b>38.32%</b>

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

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

- TREE MIN 1 1/2" 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
- KINNIKINICK, BEARBERRY "ARCTOSTAPHYLOS UVA URSI"
- SUN ROSE "HELIANTHEMUM CVS."
- BARK DUST
- MULCH
- RIVER ROCK
- GRASS (WESTERN FESCUE)

NO IRRIGATION (SELF WATERING)

LEGEND	
⊙	3" SEWER
⊕	1" WATER
⊙	GAS
⊕	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.

<b>TROXEL'S HOME DESIGN</b>	
SCALE: 1" = 10.00'	1778 SW 36TH CT. GRESHAM, OREGON 97080 (503) 665-2664
DATE: 8/24/15	DESIGNED BY: DENNIS TROXEL
NAME:	LOT:
ADDRESS: 6939 N. ARMOUR	
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: # 1567

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