

PROPOSED PROJECT FOR:

Schumacher Custom Homes Inc.

CONCEPT
Design & Associates
P.O. BOX 844 - PORTLAND, OREGON 97208
www.knpkstudio.com

PROJECT FOR:
SCHUMACHER CUSTOM HOMES INC.
PROJECT ADDRESS:
2815 SE 129TH AVE
PORTLAND, OR

O K M C H I E T

PIB92

DATE: 03/21/2017
TIME: 5:11:05 PM

CS

INDEX OF SHEETS

PAGE #	DESCRIPTION
CS	COVER SHEET
A0	SITE PLAN
A1	FIRST FLOOR PLAN AND FLOOR FRAMING PLAN
A2	AND SECOND FLOOR PLAN
A3	FOUNDATION PLAN
D1	FOUNDATION SECTION
D2	PORTAL FRAME DETAIL ALTERNATE BRACE
D3	PANEL DETAIL TYPICAL REINFORCE FOOTING
D4	FOUNDATION CONNECTION DETAIL
D5	RAZON CONTROL DETAIL
G	GENERAL NOTES & SPECIFICATION

DOCUMENT ENCLOSE:
1. ROOF TRUSSES SUBMITTAL
CALCULATIONS AND SPECS.
2. BEAM CALCULATIONS

Draft Print
03/21/2017 5:11:05 PM

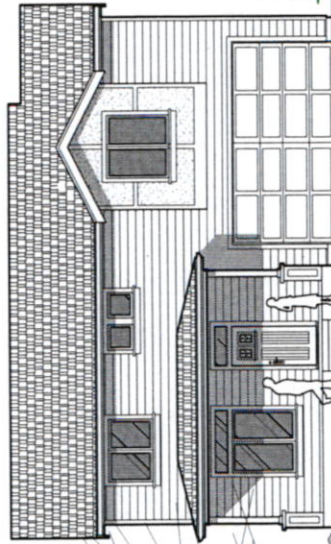
PROJECT INFO.

RESIDENTIAL DESIGN:
CONCEPT DESIGN & ASSOCIATES
11011 11TH AVE
PORTLAND, OR 97207
PH: (503) 515-7418
email: kym@knc.com

BUILDER & DEVELOPER:
SCHUMACHER CUSTOM HOMES
INC
P.O. BOX 837
PORTLAND, OR 97290
PH: (503) 756-7335
CC#8

ELEVATION

"ELEVATION IS AN ARCHITECTURAL RENDERING NOT
NECESSARILY REFLECTING ACTUAL CONDITIONS OR
MATERIAL DISPLAYED"



VICINITY MAP



GENERAL NOTES

- GENERAL CONTRACTOR SHALL REVIEW ALL SITE PLANS AND PERMITS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE CONCEPT DESIGN & ASSOCIATES. CORRECTIONS AND REVISIONS ARE SUBMITTED ONLY AFTER WORK TO MEET BIDS. MECH. CODES, HVAC SYSTEM DESIGN, DRAWINGS, CALCULATIONS AND PERMIT TO BE PROVIDED BY LICENSED MECHANICAL CONTRACTOR.
- PROVIDE ELECTRICAL WIRING, OUTLETS AND DEVICES TO MEET BLDG. & ELEC. CODES. ELECTRICAL DESIGN, DRAWINGS, CALCULATIONS AND PERMIT TO BE PROVIDED BY LICENSED ELECTRICAL CONTRACTOR.
- DRAWINGS, CALCULATIONS AND PERMIT TO BE PROVIDED BY LICENSED PLUMBING CONTRACTOR.
- THIS IS PERMIT SET FOR ONE (1) SITE ADDRESS ABOVE ONLY.

PROJECT DATA

PROJECT ADDRESS: FLAG LOT AT CURRENT ADDRESS 2815 SE 129TH AVE
PORTLAND, OR

ENERGY CODE DATA:
ALL CONSTRUCTION SHALL CONFORM TO 2014 OREGON RESIDENTIAL SPECIALTY
CODE AND 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE.

TABLE N1101.1(1)

PRESCRIPTIVE ENVELOPE REQUIREMENTS*

BUILDING COMPONENT	REQUIRED PERFORMANCE EQUIV. VALUE
WALL INSULATION-ABOVE GRADE	R-21*
WALL INSULATION-BELOW GRADE	F-0.95
WALL CEILING	R-38*
VAULTED CEILING*	R-38*
UNDERFLOORS	R-30
SLAB EDGE PERIMETER	R-10
CEILING INTERIOR	U-0.35
WINDOWS*	N/A
WINDOW AREA LIMITATION*	N/A
SKYLIGHTS*	U-0.30
EXTerior DOORS*	U-0.40
EXTerior DOORS W/ MORE THAN 2.5 SF.	U-0.40
GLAZING*	R-6
HORISED AIR DUCT INSULATION	R-6

*SEE REF. TO GENERAL NOTES FOR FOOTNOTES

TABLE N1101.1(2)

ADDITIONAL MEASURES ENVELOPE ENHANCEMENT MEASURE.

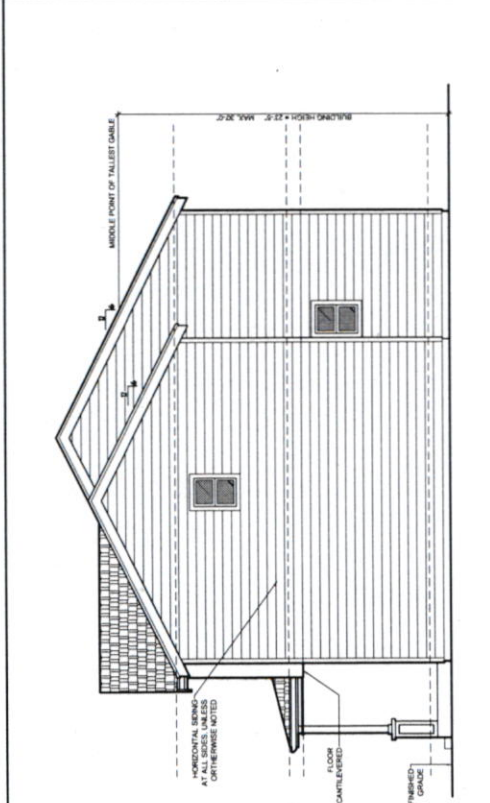
- MEASURE 2
HIGH EFFICIENCY ENVELOPE:
EXTerior WALLS - U-0.056/R-21 INTERMEDIATE FRAMING AND
AVAILABLE CEILINGS - U-0.33/R-30, AND**
ROOF - U-0.03/R-38
FRAMED FLOORS - U-0.025/R-38, AND
WINDOWS - U-0.30, AND
DOORS - ALL DOORS U-0.20, OR
U-0.35 IF PERMITTED BY PERMITS
HIGH-EFFICIENCY LIGHTING FIXTURES AS
NOTED. REF. TO GENERAL NOTES FOR FOOTNOTES

CONSERVATION MEASURE

- MEASURE A
HIGH EFFICIENCY HVAC SYSTEM:
- GAS BOILER WITH MINIMUM AFUE OF 90% A,
OR AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR
- CLOSED-LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM
COP OF 3.0

PLAN INFORMATION:

FIRST FLOOR LIVING AREA:	705 SF
SECOND FLOOR LIVING AREA:	1,102 SF
GARAGE:	418 SF
TOTAL LIVING AREA:	1,807 SF

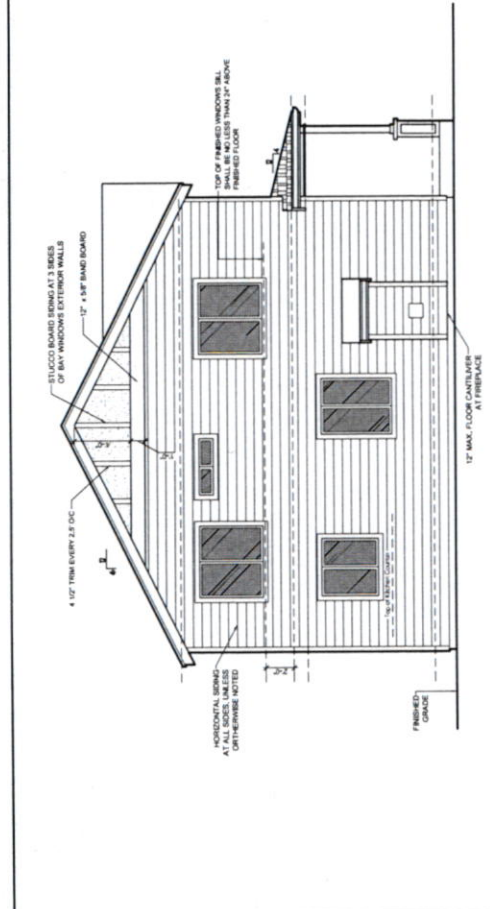


3 LEFT SIDE ELEVATION

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

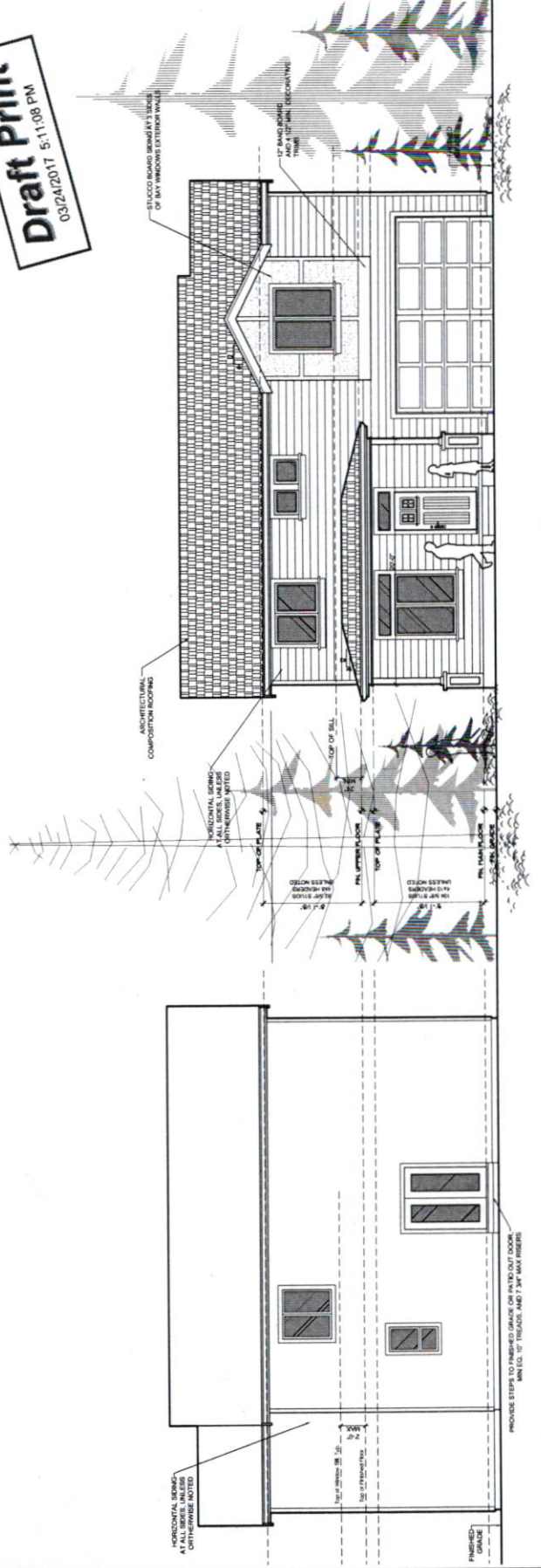
Draft Print

 03/21/2017 5:11:08 PM



4 RIGHT SIDE ELEVATION - FACING STREET

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



1 FRONT ELEVATION

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

2 REAR ELEVATION

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

PROVIDE STEPS TO FINISHED GRADE ON PAVED OUT DOOR.

 MIN. EQ. 10" TREADS AND 3" MAX. RISERS.