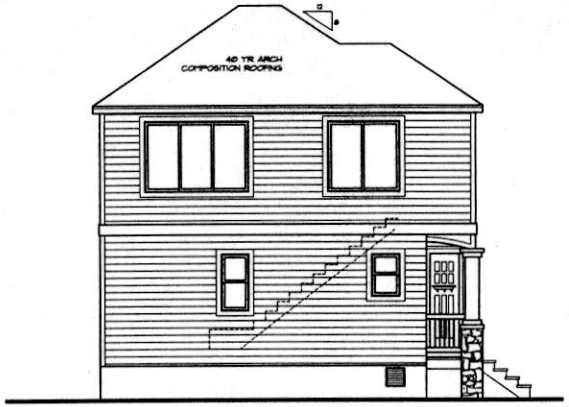


RIGHT SIDE ELEVATION

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

SIDE/STREET WALL:

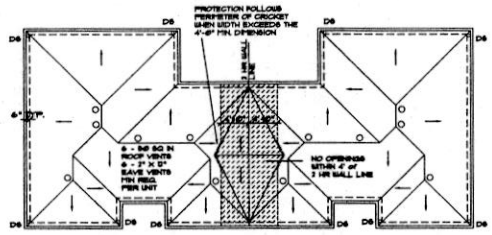
WALL AREA: 545.46 sq ft
GLASS AREA: 101.5 sq ft
PERCENTAGE: 18.6%
(15% MIN. REQUIRED)

FRONT ELEVATION

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

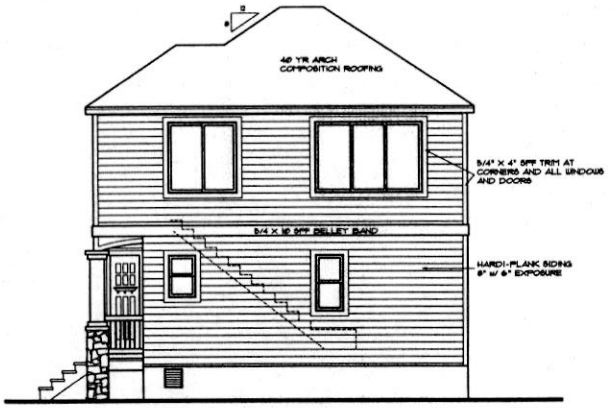
FRONT WALL:

WALL AREA: 1255.83 sq ft
GLASS AREA: 150.2 sq ft
PERCENTAGE: 15.13%
(15% MIN. REQUIRED)



ROOF PLAN

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



LEFT SIDE ELEVATION

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

REAR ELEVATION

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

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REGISTERED ARCHITECT
2717
ARTHUR H. THOGERSON
PORTLAND, OREGON
STATE OF OREGON

1183 - DUPLEX

NOV. 14, 2017

SHEET 1 OF 6

INSULATION: PRESCRIPTIVE ENVELOPE PATH

INSULATION:	ROOF (VAULTED)	R-38*
	ROOF (FLAT)	R-49
	WALLS (EXTERIOR)	R-21
	FLOOR (OVER UNHEATED SPACE)	R-30
	BASEMENT WALLS (INT OR EXT)	R-19
	SLAB FLOOR EDGE INSULATION	R-10
	(24" x NEGATIVE - HEATED AREAS)	
	FORCED AIR DUCTS (IN UNHEATED SPACES)	R-8
GLAZING/DOORS:	MAX WINDOW AREA	NO LIMIT
	WINDOW GLASS	U= .30
	ENTRY DOOR GLASS (MAX 24 sq FT)	U= .30
	FULL LITE GLASS DOOR GLASS	U= .30
	OTHER DOORS (MIN MAX GLAZING)	U= .30
	(USE WALL, TYP, DR. + HOUSEGAIN)	
	SKYLIGHT GLASS (MAX 2% OF HEATED SPACE)	U= .60

INFILTRATION: ALL OPENING IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR FILTRATION.
THE FOLLOWING AREAS MUST BE SEALED:
JOINTS AROUND WINDOW AND DOOR FRAMES
JOINTS BETWEEN WALL CAVITY + WINDOW/DOOR FRAME
JOINTS BETWEEN WALL + FOUNDATION
JOINTS BETWEEN WALL PANELS
UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS + ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS

PROVIDE 92% EFFICIENT GAS FURNACE w/ PERFORMANCE TESTED DUCT SYSTEM*

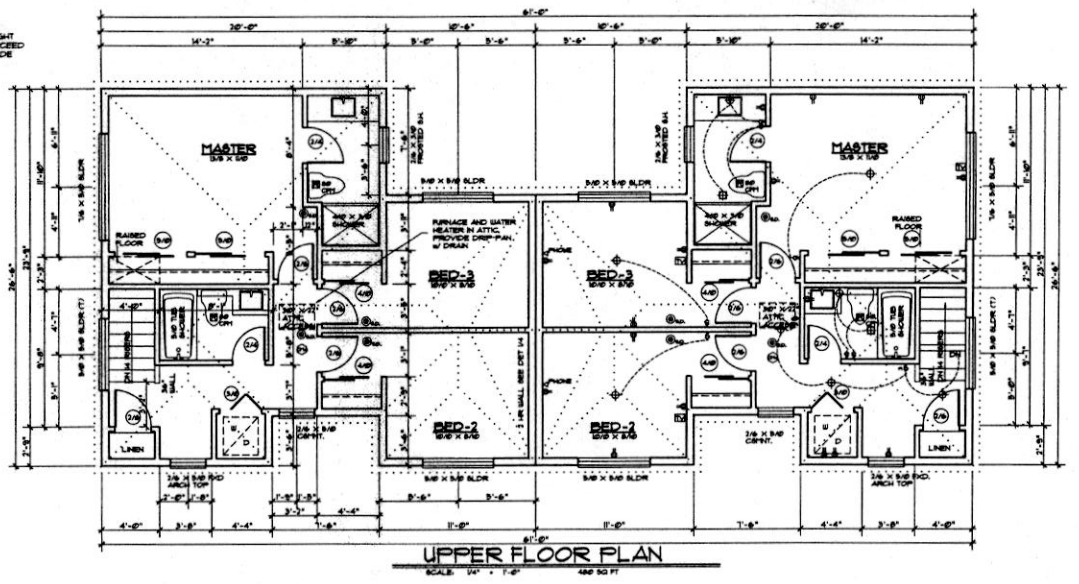
90% OF ALL PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHT FIXTURES TO HAVE HIGH EFFICIENCY LAMPS (40 LUMENS PER WATT)

*THIS HOUSE USES OPTION "3" FOR ENVELOPE ENHANCEMENT+ OPTION "A" FOR CONSERVATION MEASUREMENT AS ADDITIONAL ENERGY MEASURES REQUIREMENT

OPTION 3: HIGH EFFICIENCY CEILING WINDOWS (DUCT SEALING:
(CANNOT BE USED WITH CONSERVATION MEASURE B)
VAULTED CEILINGS -- U-0.033/R36A , AND
FLAT CEILINGS -- U-0.028/R-49, AND
WINDOWS -- U-0.30, AND PERFORMANCE TESTED DUCT SYSTEMS

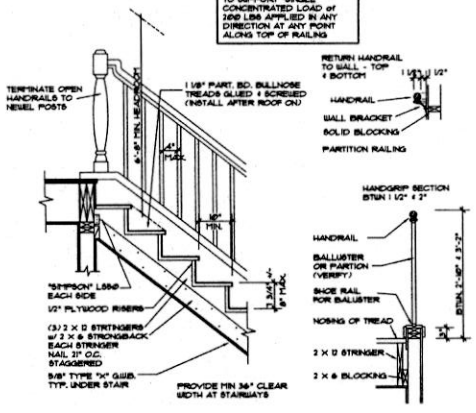
OPTION A: HIGH EFFICIENCY HVAC SYSTEMS
GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 92% , OR
AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR
CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.6

NOTE:
24" MIN. WINDOW SILL HEIGHT AT ALL FLOORS THAT EXCEED 6'-0" ABOVE FINISH GRADE

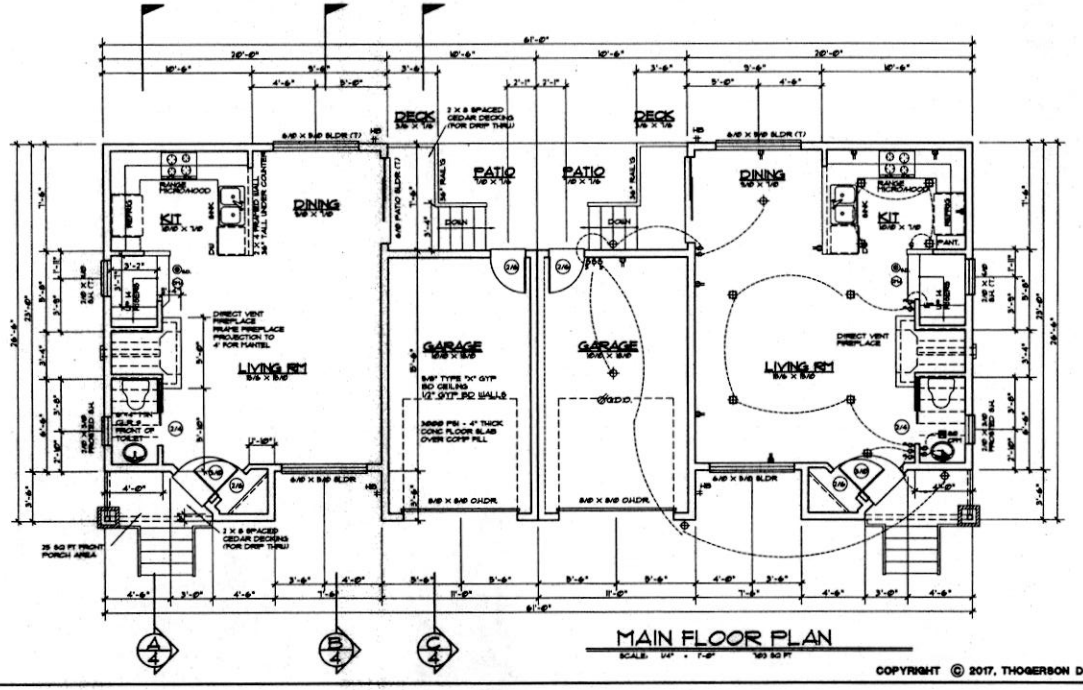


UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0" 480 SQ FT

GUARDRAIL/STAIR RAIL DESIGN TO BE DETERMINED ON JOB SITE. DESIGN SELECTED REQUIRED TO SUPPORT "SINGLE CONCENTRATED LOAD of 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG TOP OF RAILING



TYP STAIR SECTION
SCALE: 3/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 1193 SQ FT

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. (TYP. U.N.O.)
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. (TYP. U.N.O.)
3. ASSUME A MIN. OF (2) 2 X 4 STUDS AS BRG. SUPPORTS AT BEARING WALLS AND (2) 2 X 6 STUDS AT EXTERIOR DOOR AND WINDOW HEADERS.
4. ALL WOOD BEAMS TO HAVE (2) SIMPSON A35 FRAMING ANCHORS (1 EACH SIDE) AT EACH END OF BEAM TO POST OR DOUBLE TOP PLATE BELOW w/ MAX. NAILING, ACCEPT AS NOTED.
5. DENOTES INTERIOR BEARING WALL.
6. WINDOW AND DOOR HEADERS TO BE 4 X 12 DF #2 AT EXTERIOR WALLS ON MAIN FLR AND 4 X 12 DF #2 AT ALL INTERIOR WALLS. MAIN FLR HEADER HEIGHT + WINDOWS ONLY TO BE 6'-10" w/ 8'-0" PLATES, AND 7'-10" w/ 9'-0" PLATES EXCEPT AS NOTED. WINDOW HEADERS AT UPPER FLR TO BE 6 X 10 DF #2, WINDOW HEADER HEIGHTS AT UPPER FLR TO BE 7'-0" w/ 8'-0" PLATES TO PROVIDE 24" CLEAR FINISH FLR TO SILL HEIGHT.
7. ALL DOUBLE AND TRIPLE 2 X MEMBERS TO BE CONNECTED w/ 3 ROWS 16d NAILS @ 12" O.C.
8. ALL DOUBLE AND TRIPLE MICRO-LAM MEMBERS TO BE CONNECTED w/ 3 ROWS 16d NAILS @ 12" O.C.
9. SEE SHEET L FOR SHEARWALL SCHEDULE.

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A2
SHEET