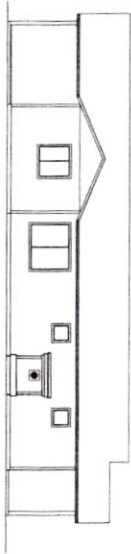


CITY OF PORTLAND INFO  
 FRONT WALL WINDOW AND FRONT DEK  
 AREA REQ'D = 156  
 156 OF 115.25 SF  
 156 OF 41.02 SF = 62.3 SF  
 WINDOW AREA PROVIDED = 63.5 SF

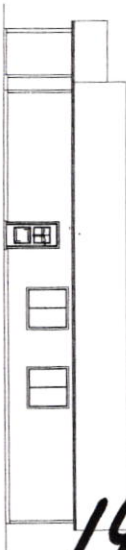
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



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



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



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

**TROXEL'S HOME DESIGN**  
 SCALE: NOTED  
 DATE: 01/29/13  
 MAIN: 1473 SQ FT  
 UPPER: NA  
 TOTAL: 1473 SQ FT  
 SHEET: 1

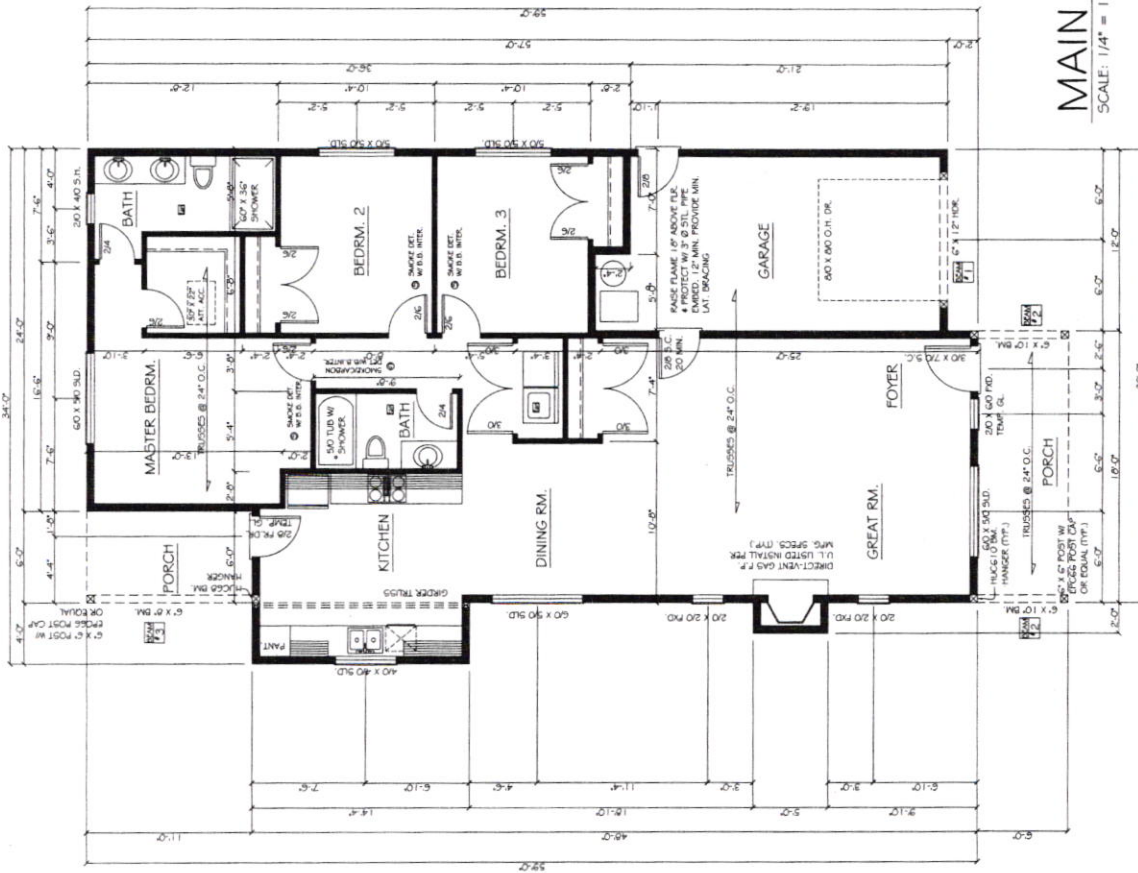
18-243973RS

mtg. 9/26

N SWIFT Kimo

- (2) UPGRADED FEATURES  
EXTERIOR WALLS - U-O.057R-23  
FRAMED FLOORS - U-O.026R-3B, AND  
WINDOWS - U-O.2B (AVERAGE UA)

- (A) HIGH EFFICIENCY HVAC SYSTEM (A):  
GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 94%.



ALL ROOMS CONTAINING BATHING OR SPA FACILITIES SHALL BE PROVIDED WITH A GROUND-FLOOR EMERGENCY ESCAPE ROUTE CONTROLLED BY A SELF-CLOSING DEVICE. (SIMILAR TO THAT OF AUTOMATIC CLOSURE).

PROVIDE 1/2" DIA. @ 16" O.C. COMMON TO HOUSE & GARAGE (TYP.)

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

ALL OF THE PERMANENTLY INSTALLED HIGH-EFFICIENCY LAMPS, SOCKET IN COMPACT FLUORESCENT AND LED LAMPS SHALL BE INSTALLED WITH THE LIGHT SWITCH OPERATIONAL. THIS SHALL BE NOTED IN WRITING AT THE FINAL INSPECTION THAT THE PERMANENTLY INSTALLED LIGHT FIXTURES HAVE MET THE REQUIREMENT. EXCEPTION: TWO PERMANENTLY INSTALLED FIXTURES ARE NOT REQUIRED TO HAVE HIGH-EFFICIENCY LAMPS.

ALL ELECTRICAL TO BE SET OF PAGES CURRENTLY APPLICABLE TO BE COVERED BY OWNER.

PROVIDE DRIVER VENT W/ 1/4" DIA. HOLES TO BE COVERED BY OWNER. PROVIDE EXTERIOR WALLS AND TERMINATE NO CLOSER THAN 3'-0" TO ANY OPENING INTO RESIDENCE.



# MAIN FLOOR PLAN

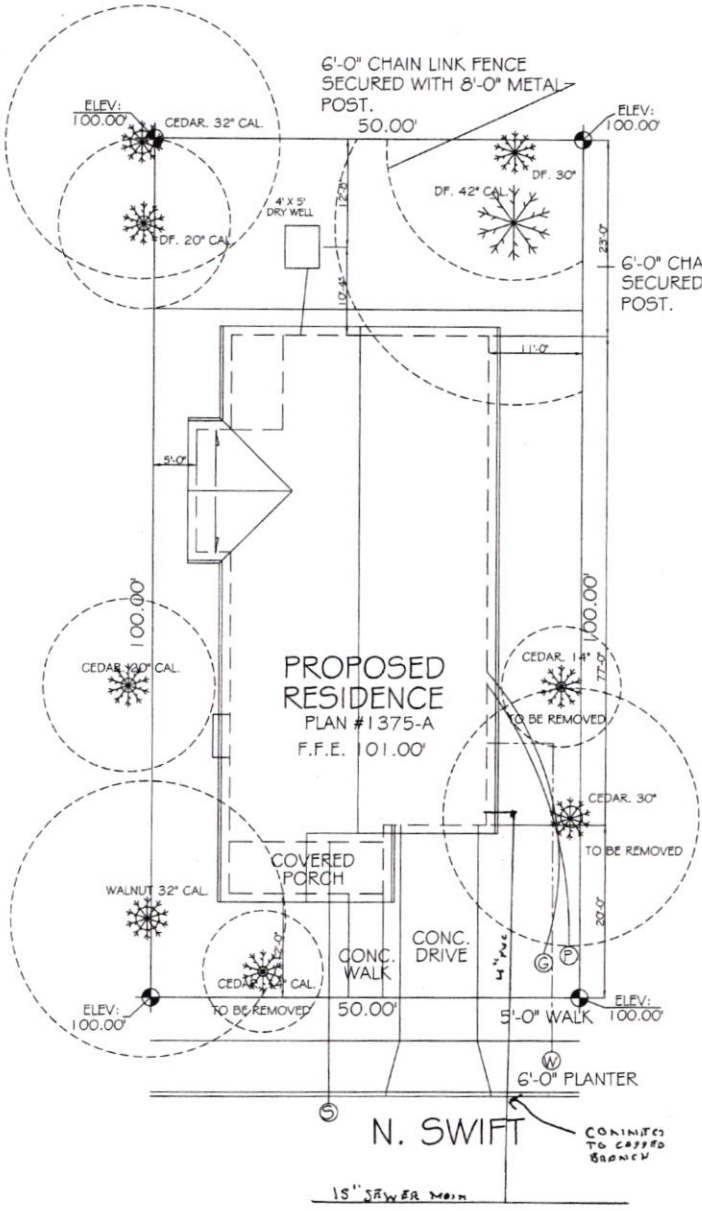
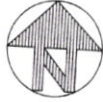
SCALE: 1/4" = 1'-0"

**TROXELS HOME DESIGN**

SCALE: NOTED  
DATE: 07/31/18  
MANK: 1473.50 FT  
UPPER: NA

DESIGNED BY: DENNIS TROTEL  
PROJECT NO: 1776 SW 25TH CT  
ADDRESS: 2025 GUNN RD  
CITY: GAITHERSBURG, MD 20878

TOTAL: 1473.50 FT  
SHEET: 2  
PLAN NUMBER: #1375-A



PROPOSED  
RESIDENCE  
PLAN #1375-A  
F.F.E. 01.00'

**STORMWATER MANAGEMENT TYPICAL DETAILS**

1. Provide protection from vehicles with minimum height and foot curb to prevent infiltration under or to, daily, and other contamination.

2. Slope within 1/4" per foot, provide base, curb, or other means to prevent water from entering the drywell. If water enters within 12" of the ground surface, the drywell shall be installed above grade with a 1/4" slope to the ground surface.

3. Slope shall be 2% to 5% to the adjacent lowest finished ground level.

4. Top of gravel shall be within 1/2" of finished floor.

5. Details shall conform to: a. 1/2" gravel, b. 1/2" gravel, c. 1/2" gravel.

6. Apply 1/2" to 1/4" (1/2" to 1/4") of PVC or HDPE pipe, if applicable, to prevent water from entering the drywell. The pipe shall be installed in the ground.

7. Topsoil shall be 6" to 12" of topsoil only, placed over the pipe.

DESIGNED BY: TROXEL'S HOME DESIGN

DRYWELL

SW-180

**IMPERVIOUS SURFACE AREA**

DRIVEWAY	162 SQ FT
PATIO	66 SQ FT
PORCH	108 SQ FT
WALK	40 SQ FT
HOUSE (INC. EAVES)	2113 SQ FT
<b>TOTAL</b>	<b>2489 SQ FT</b>

**LOT COVERAGE**

LOT AREA	5000 SQ FT
BLDG. AREA (INC. EAVES)	1912 SQ FT
<b>1912/5000 =</b>	<b>38.24%</b>

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

F - FLOWERING PEAR (2" CALIPER)  
"PYRUS CALLERYANA"

R - RED MAPLE (2" CALIPER)  
"ACER RUBRUM"

- 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
- KINKINNICK, 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

RECEIVED  
OCT 26 2018  
BIDS  
DOCUMENT SERVICES

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.

**TROXEL'S HOME DESIGN**

SCALE: 1" = 10.00' 1776 SW 26TH CT. GRESHAM, OREGON 97030 (503) 665-2664

DESIGNED BY: DENNIS TROXEL

NAME: N. SWIFT LOT:

ADDRESS: N. SWIFT

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: # 1375-A

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