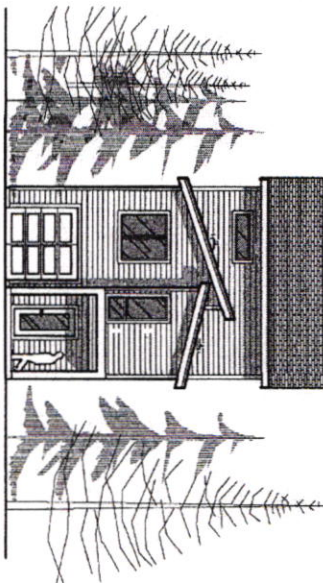


PROPOSED PROJECT FOR: DK HOMES LLC

ELEVATION

RENDERING IS AN ARCHITECTURAL RENDERING NOT INTENDED TO REPRESENT FINAL CONDITIONS OR MATERIAL DISPLAYED. FINAL ELEVATION AND CHOICE OF MATERIALS ARE SUBJECT TO LOCAL JURISDICTION REQUIREMENTS AND BUILDER'S DISCRETION.



PROJECT DATA

PROJECT ADDRESS: LOT 2 889 9TH AVE PORTLAND, OR
ENERGY CODE DATE: ALL CONSTRUCTION SHALL COMPLY TO 2014 OREGON RESIDENTIAL SPECIALTY CODE AND 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE.

TABLE N1101.111 RESIDENTIAL ENERGY REQUIREMENTS*

BUILDING COMPONENT	REQUIRED PERFORMANCE/EQUIV. VALUE
WALL INSULATION/AIR LEAKAGE	U-0.09
WALL INSULATION/BELLOW GRADE	U-0.05
WALL CEILING	U-0.08
WALL FLOOR	U-0.08
WALL DOORS	U-0.08
SLAB EDGE PERIMETER HEATED SLAB INTERIOR	R-5
WOODWORK LAMINATION	R-0.5
WOODWORK	U-0.25
SPROUDED	U-0.08
EXTENSION DOORS W/ MORE THAN 2.5 SF GLAZING	U-0.20
EXTENSION DOORS W/ MORE THAN 2.5 SF GLAZING	U-0.40
FORCED AIR DUCT INSULATION	R-8

NOTES: REF: TO GENERAL NOTES FOR FOOTNOTES
TABLE N1101.102
ADDITIONAL MEASURES
ENVELOPE ENHANCEMENT MEASURE

RECYCLE ENERGY PANELS
EXTENSION WALLS: U-0.025; 21 INTERMEDIATE FRAMING AND
FLAT CEILING: U-0.025; 49 AND 44
FRAMED FLOORS: U-0.025; 28 AND
WINDOWS: U-0.25; 10
DOORS: ALL DOORS U-0.20 OR
U-0.10 WITH ENERGY EFFICIENTLY INSTALLED LIGHTING FIXTURES AS
NOTED; 2
HIGH EFFICIENCY HVAC SYSTEM
CONSERVATION MEASURE
HIGH EFFICIENCY HVAC SYSTEM:
- GAS-FIRED FURNACE OR BOILER WITH MINIMUM AGE OF 90% A
OR AIR SOURCE HEAT PUMP WITH MINIMUM HPF OF 8.0 OR
- CL-050-100P GROUND SOURCE HEAT PUMP WITH MINIMUM
COP OF 3.0

INDEX OF SHEETS

PAGE #	DESCRIPTION
CS	COVER SHEET W/ SITE PLAN
M	MANUFACTURED ROOF TRUSSES
A1	EXTERIOR ELEVATION
A2	EXTERIOR ELEVATION
A3	FOUNDATION PLAN, POBT 1 & BEAM
M	FOUNDATION DETAIL & ROOF TRUSS DETAIL
G	GENERAL NOTES & SPECIFICATION
M	MANUFACTURED ROOF TRUSSES
2	ENGINEERING CALCULATIONS

GENERAL NOTES

- GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS FROM TO COMMENCEMENT WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE CONCEPT DESIGN & ASSOCIATES. OWNER/ARCHITECT IMMEDIATELY PROCEED ONLY AFTER WRITTEN CORRECTIONS ARE SHOWN IN WRITING.
- 2 PROVIDE PLAN TO MEET LOCAL & NEIGH CODES. HAVE STRUCTURAL DESIGNER REVIEW AND PERMIT TO BE PROVIDED BY LICENSED MECHANICAL CONTRACTOR.
- 3 PROVIDE ELECTRICAL WIRING, SWITCHES AND DEVICES TO MEET LOCAL & NEIGH CODES. ELECTRICAL DESIGN DRAWINGS, CALCULATIONS AND PERMIT TO BE PROVIDED BY LICENSED ELECTRICAL CONTRACTOR.
- 4 DRAWINGS, CALCULATIONS AND PERMIT TO BE PROVIDED BY LICENSED PLUMBING CONTRACTOR.
- 5 THIS IS PERMIT SET FOR ONE (1) SITE ADDRESS ABOVE ONLY.

CONTACT INFO.

RESIDENTIAL DESIGN:
CONCEPT DESIGN & ASSOCIATES
10000 NE 10TH AVE
PORTLAND, OR 97227
PH: (503) 315-4149
EMAIL: info@conceptdesign.com

BUILDER & DEVELOPER:
DK HOMES LLC
10000 NE 10TH AVE
PORTLAND, OR 97227
PH: (503) 300-6599
PH: (503) 765-1896
FAX: (503) 765-1896
CDB#-152237

LANDSCAPING NOTES & LEGEND:

- GENERAL GREEN ANTIPODIAE
- THUJA OCCIDENTALIS, EVERY 4' AS SHOWN
- GROUND COVER PLANT - KUNIKUNICK COVER ENTIRE 5 FOOT SETBACK AS SHOWN
- 4 TREES - SMALL TREE W/ 1.5" DIA. MANNOGAWA
- 4 TREES - SMALL TREE, FRODOLOON BEECH (FAGUS SYLVATICA)
- 4 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)

SITE PLAN (AND EROSION CONTROL PLAN)



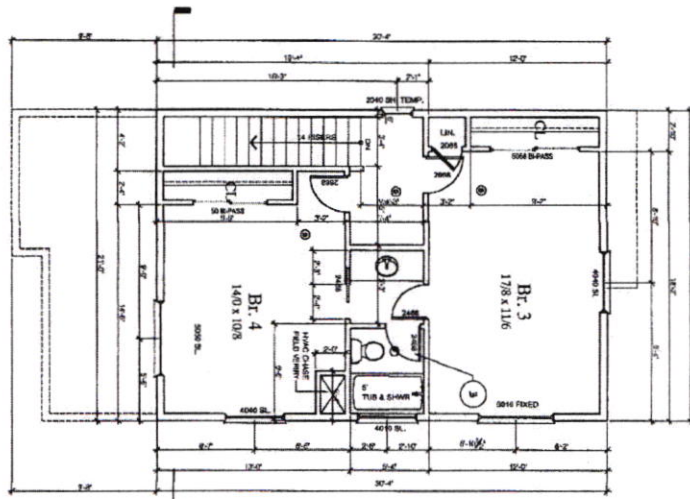
COVER SHEET

DATE: 02-14-2017
PROJECT: 17-180
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO.: 17-180
SHEET TOTAL: 17-180
PROJECT ADDRESS: 889 9TH AVE, PORTLAND, OR
CLIENT: DK HOMES LLC

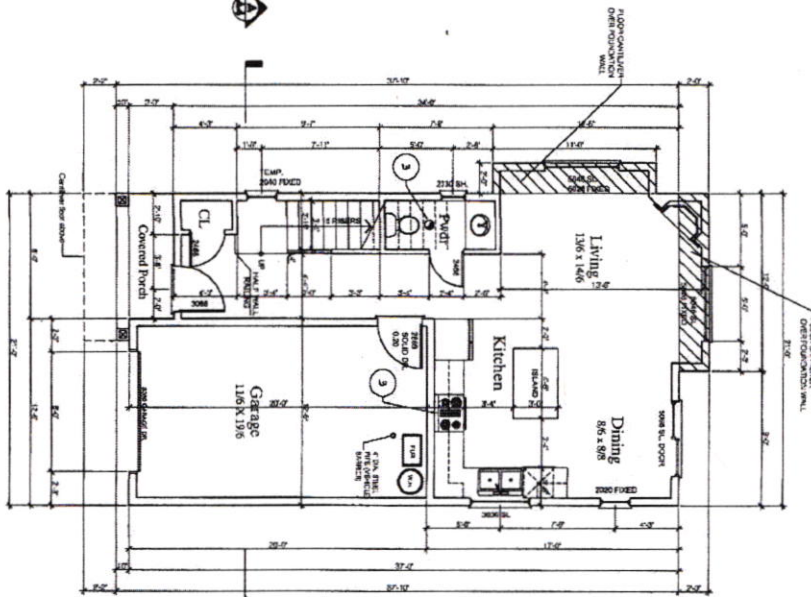
CONCEPT DESIGN & ASSOCIATES
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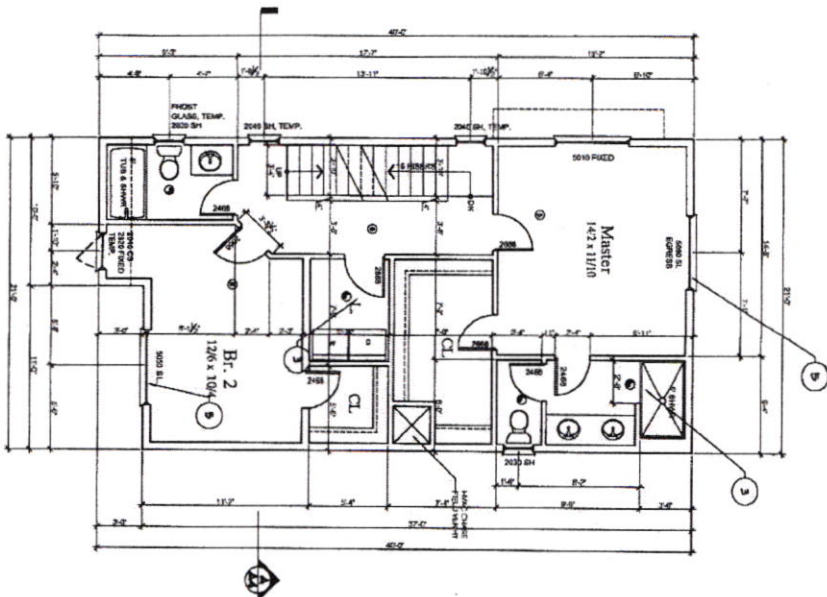
CONCEPT
Design & Associates
10000 NE 10TH AVE - PORTLAND, OREGON 97227
PHONE: (503) 315-4149
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3
3rd Floor Plan
SCALE: 1/4" = 1'-0"



2
Main Floor Plan
SCALE: 1/4" = 1'-0"



1
2nd Floor Plan
SCALE: 1/4" = 1'-0"

KEY NOTES

1. HIGH EFFICIENCY HVAC SYSTEM SHALL BE INSTALLED WITH MINIMUM AFUE OF 90%.
2. WATER RESISTANT BOARD, UNCOATED OR GYP-COMPOUND SHALL BE INSTALLED ON ALL EXTERIOR WALLS AND CEILING JOINTS.
3. METAL DOWEL ANCHORS TO BE INSTALLED THROUGH EXISTING CONCRETE CURBS.
4. CONCRETE SHALL BE 3000 PSI.
5. ALL FLOORING TO BE INSTALLED ON TOP OF 2" MINIMUM THICKNESS OF 1/2" FIBER REINFORCED PORTLAND CEMENT CONCRETE.
6. ALL FLOORING TO BE INSTALLED ON TOP OF 2" MINIMUM THICKNESS OF 1/2" FIBER REINFORCED PORTLAND CEMENT CONCRETE.
7. ALL FLOORING TO BE INSTALLED ON TOP OF 2" MINIMUM THICKNESS OF 1/2" FIBER REINFORCED PORTLAND CEMENT CONCRETE.
8. ALL FLOORING TO BE INSTALLED ON TOP OF 2" MINIMUM THICKNESS OF 1/2" FIBER REINFORCED PORTLAND CEMENT CONCRETE.
9. ALL FLOORING TO BE INSTALLED ON TOP OF 2" MINIMUM THICKNESS OF 1/2" FIBER REINFORCED PORTLAND CEMENT CONCRETE.

FIRST FLOOR LIVING AREA:	531 SF
2ND FLOOR LIVING AREA:	782 SF
3RD FLOOR LIVING AREA:	581 SF
GARAGE AREA:	242 SF
TOTAL LIVING AREA:	1,844 SF

E-1874
 SINGLE DWELLING
 3517 AVENUE
 PORTLAND, OR
 DR HOMES LLC
 17-180
 03-14-2017
 E1874/PM/AM/LDW
 17-180

1ST FLOOR PLAN, 2ND FLOOR PLAN & 3RD FLOOR PLAN



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