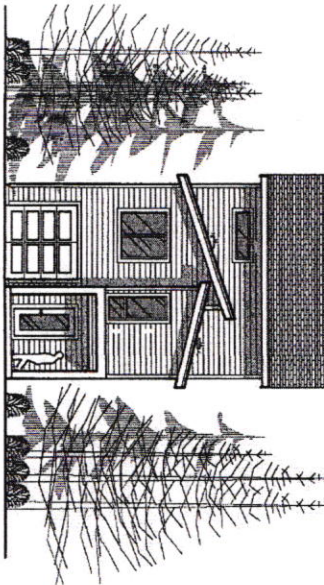


PROPOSED PROJECT FOR:

DK HOMES LLC

ELEVATION

ELEVATION IS AN ARCHITECTURAL RENDERING NOT INTENDED TO REPRESENT ACTUAL CONDITIONS OR MATERIALS. MATERIALS AND FINISHES SHOULD BE CONFIRMED WITH THE ARCHITECT AND SUBJECT TO LOCAL JURISDICTION REQUIREMENTS AND BUILDER'S DISCRETION.



PROJECT DATA

PROJECT ADDRESS: LOT 2, 838 SE 57TH AVE, PORTLAND, OR
 DESIGN CODE DATA: ALL CONSTRUCTION SHALL CONFORM TO 2014 OREGON RESIDENTIAL SPECIALTY CODE AND 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE.

TABLE M1101.1(1)

BUILDING COMPONENT	REQUIRED PERFORMANCE R-VALUE	PROPOSED R-VALUE
WALL INSULATION ABOVE GRADE	R-13	R-13
WALL INSULATION BELOW GRADE	R-10	R-10
CEILING INSULATION	R-38	R-38
FLOOR INSULATION	R-25	R-25
GLAZING	R-2	R-2
DOORS	R-5	R-5
HEATED SLAB INTERIOR	NA	NA
WINDOW AREA LIMITATION	NA	NA
EXTENSION DOORS MORE THAN 2.5 SF	U-0.35	U-0.35
EXTENSION DOORS LESS THAN 2.5 SF	U-0.40	U-0.40
GLAZING	U-0.40	U-0.40
FORCED AIR DUCT INSULATION	NA	NA

TABLE M1101.1(2)

ADDITIONAL MEASURES	REQUIRED PERFORMANCE R-VALUE	PROPOSED R-VALUE
ENVELOPE ENHANCEMENT MEASURES	NA	NA
HIGH EFFICIENCY ENVELOPE	NA	NA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	FOUNDATION PLAN
3	1ST FLOOR PLAN
4	2ND FLOOR PLAN
5	ROOF PLAN
6	MECHANICAL PLAN
7	ELECTRICAL PLAN
8	PLUMBING PLAN
9	LANDSCAPING PLAN
10	SECTION A-A
11	SECTION B-B
12	SECTION C-C
13	SECTION D-D
14	SECTION E-E
15	SECTION F-F
16	SECTION G-G
17	SECTION H-H
18	SECTION I-I
19	SECTION J-J
20	SECTION K-K
21	SECTION L-L
22	SECTION M-M
23	SECTION N-N
24	SECTION O-O
25	SECTION P-P
26	SECTION Q-Q
27	SECTION R-R
28	SECTION S-S
29	SECTION T-T
30	SECTION U-U
31	SECTION V-V
32	SECTION W-W
33	SECTION X-X
34	SECTION Y-Y
35	SECTION Z-Z

GENERAL NOTES

- GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. ASSOCIATES, OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. COMMENCEMENT DATE SHALL BE DETERMINED BY WRITTEN AGREEMENTS AND SUBMITTED.
- PROVIDE HVAC TO MEET ALL MECH. CODES. HVAC SYSTEM DESIGN DRAWINGS, CALCULATIONS AND PERMITS TO BE PROVIDED BY LICENSED MECHANICAL CONTRACTOR.
- PROVIDE ELECTRICAL WIRING, OUTLETS AND DEVICES TO MEET IRC, NEC, ELEC. CODES, ELECTRICAL DESIGN, DRAWINGS, CALCULATIONS AND PERMITS TO BE PROVIDED BY LICENSED ELECTRICAL CONTRACTOR.
- PLUMBING CALCULATIONS AND PERMITS TO BE PROVIDED BY LICENSED PLUMBING CONTRACTOR.
- THIS IS PERMIT SET FOR ONE (1) SITE ADDRESS ABOVE ONLY.

CONTACT INFO.

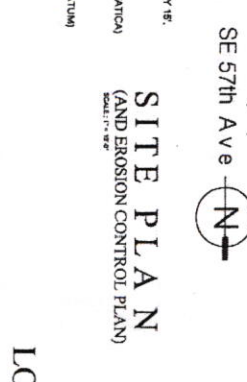
RESIDENTIAL DESIGN:
 CONCEPT DESIGN & ASSOCIATES
 1000 N. 10TH AVE
 PORTLAND, OR 97228
 PH: (503) 551-1111
 EMAIL: info@conceptdesign.com

BUILDER & DEVELOPER:
 D K HOMES LLC
 P.O. BOX 8077
 PORTLAND, OR 97208
 PH: (503) 701-1996
 CC#B: 58277

LANDSCAPING NOTES & LEGEND:

- 1 ADDRESS DETAIL FOR ADU
 SCALE: 1/4" = 1'-0"
- 2 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 3 TREES - SMALL TREE, THICKLEAF BEECH (FAGUS BIVANICATA)
- 4 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 5 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 6 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 7 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 8 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 9 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 10 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 11 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
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- 33 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 34 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)
- 35 TREES - SMALL TREE, JAPANESE MAPLE (ACER PALMATUM)

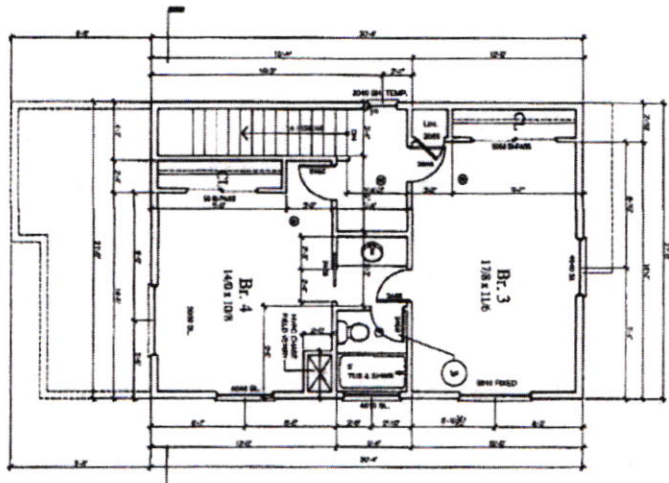
SITE PLAN (AND EROSION CONTROL PLAN)



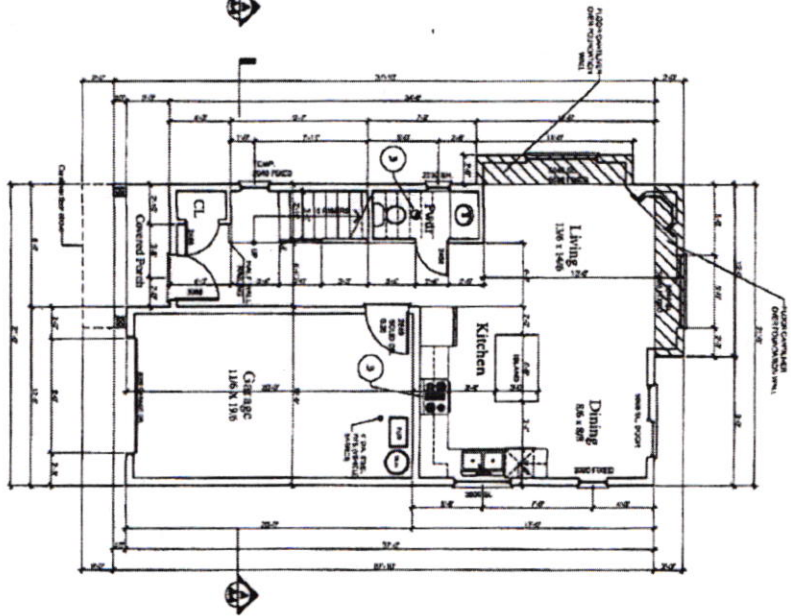
COVER SHEET

PROJECT NAME: SINGLE DWELLING
 PROJECT ADDRESS: SE 57th Ave, Portland, OR
 ARCHITECT: DK HOMES LLC
 DATE: 02-14-2017
 SCALE: 1/4" = 1'-0"

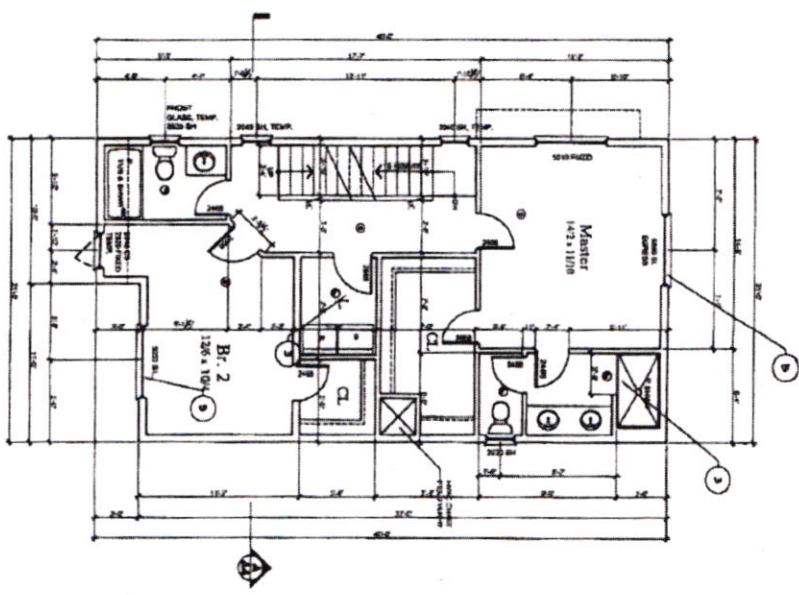
3 3rd Floor Plan
SCALE: 1/4" = 1'-0"



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



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



FIRST FLOOR LIVING AREA	531 SF
SECOND FLOOR LIVING AREA	585 SF
THIRD FLOOR LIVING AREA	262 SF
TOTAL LIVING AREA	1,378 SF

- KEY NOTES**
1. HIGH EFFICIENCY HOME SYSTEMS SHALL BE INSTALLED IN ALL ROOMS.
 2. ALL INTERIORS SHALL BE FINISHED TO THE HIGHEST QUALITY.
 3. ALL INTERIORS SHALL BE FINISHED TO THE HIGHEST QUALITY.
 4. ALL INTERIORS SHALL BE FINISHED TO THE HIGHEST QUALITY.
 5. ALL INTERIORS SHALL BE FINISHED TO THE HIGHEST QUALITY.

A2

02-11-2017
17-110
ELECTRICAL PLAN

CONTRACTOR
SINGLE DWELLING
325 5TH AVE
PORTLAND, OR
DK HOMES LLC

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



PO BOX 844 - PORTLAND - OREGON 97208
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