• USING ADDITION MEASURES OPTION #2 •
WITH CONSERVATION MEASURE 'B'
SEE PAGE 7 FOR ENERGY CODE

OREGON RESIDENTIAL ENERGY CODE	
BUILDING COMPONENTS	
MAXIMUM ALLOWABLE WINDOW AREA	NO LIMIT
WINDOW CLASS	U=0.35
DOOR, OTHER THAN MAIN ENTRY	U=0.35
MAIN ENTRY DOOR, MAXIMUM 24 SQ. FT.	U=0.35
WALL INSULATION	R-23
UNDERFLOOR INSULATION	R-30
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-30
SKYLIGHT CLASS	U=0.60
SKYLIGHT AREA	<2%
BASEMENT WALLS	R-23
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8
FORCED AIR WALL HEATER	

TABLE N1101.1(2)
ADDITIONAL MEASURES

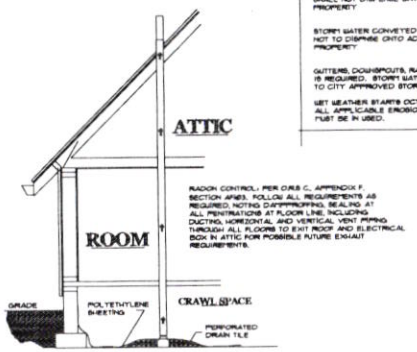
Envelope Enhancement Measures (Select One)	1	High efficiency walls & windows
		Upgraded features
	2	Upgraded features
	4	Super Insulated Windows and Attic OR Framed Floors
	5	Air sealing ducts and duct
	7	High efficiency thermal envelope UAg
Conservation Measure (Select One)	A	High efficiency HVAC system
	B	Ducted HVAC systems within conditioned space
	C	Ductless heat pump
	D	High efficiency water heater (E)

FINAL GRADING - SURFACE ATER SHALL NOT DISPERSE ONTO ADJACENT PROPERTY

STORM WATER CONVEYED BY PIPING NOT TO DISPERSE ONTO ADJACENT PROPERTY

GUTTERS, DOWNSPOUTS, RAIN DRAIN PIPING IS REQUIRED. STORM WATER O DISPERSE TO CITY APPROVED STORM DRAINAGE SYSTEM

WET WEATHER STARTS OCTOBER 1- MAY 31 ALL APPLICABLE EROSION CONTROL MEASURES MUST BE IN USED.



RADON CONTROL- PER ORS C, APPENDIX F SECTION AF903. FOLLOW ALL REQUIREMENTS AS REQUIRED, NOTING DAMPPROFING, SEALING AT ALL PENETRATIONS AT FLOOR LINE, INCLUDING DUCTING, HORIZONTAL AND VERTICAL VENT PIPING THROUGH ALL FLOORS TO EXIT ROOF AND ELECTRICAL BOX IN ATTIC FOR POSSIBLE FUTURE EXHAUST REQUIREMENTS.

SUB-MEMBRANE DEPRESSUREIZATION SYSTEM FOR CRAWL SPACE

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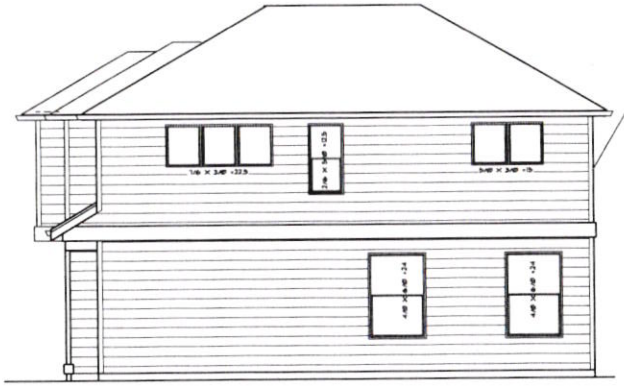
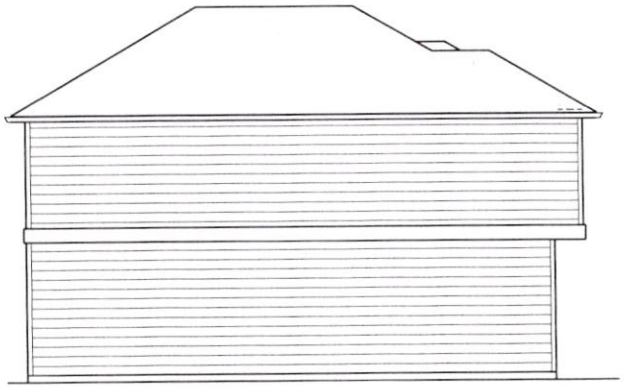


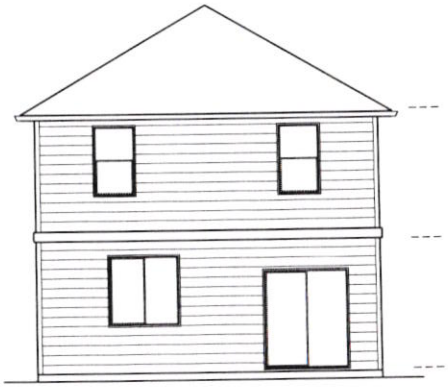
Right Elevation
SCALE: 1/4"=1'-0"

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

GLAZING STANDARD						
ELEVATIONS	WALL AREA	MIN REQ. %	MIN AREA OF GLAZING REQ.	ACTUAL AREA OF GLAZING	TOTAL %	MEETS REQ.
FRONT TOTAL	438	15%	66	64	15.1%	YES
STREET SIDE TOTAL	636	15%	95.1	58	9.2%	YES



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



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

SamedyKem
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"Success is not be measured by the position someone has reached in life, but the obstacles he has overcome while trying to succeed"
Booker T.
Washington

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Main Street Dev.
Portland, Oregon

239 garage sq ft
628 Main Floor sq ft
854 Upper Floor Sq Ft
1482 sq ft

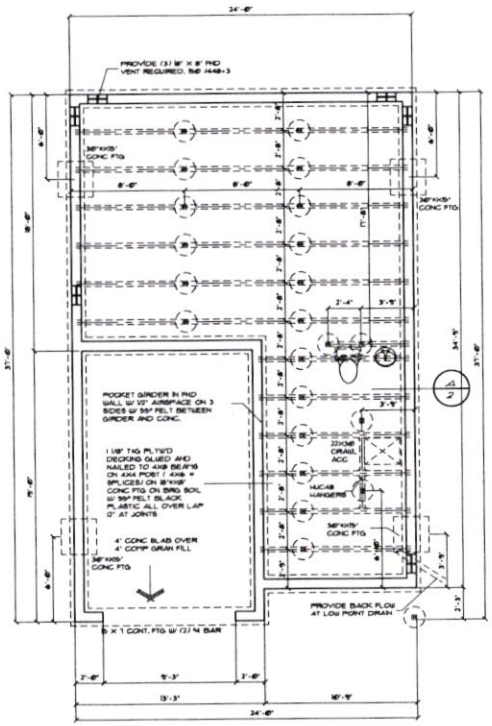
3/18/2015
Date

sk-1482-2
Project Number

4/23/2019
Revision

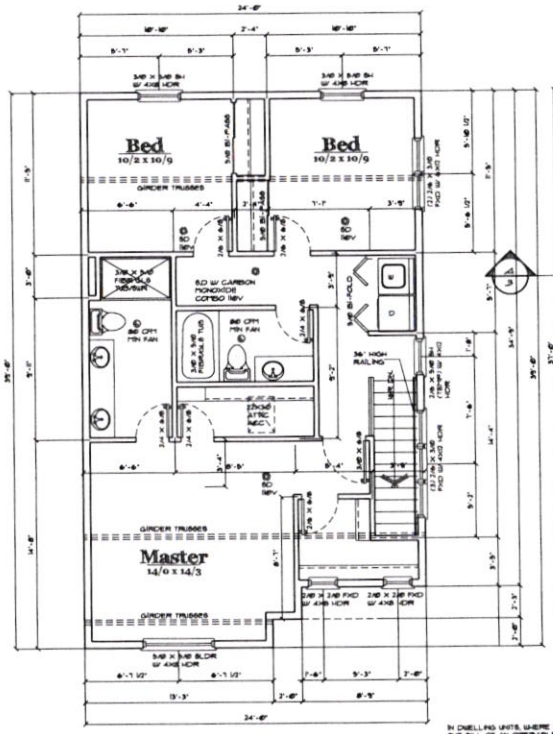
Sheet Title

1
Sheet Number of 3



Foundation Plan

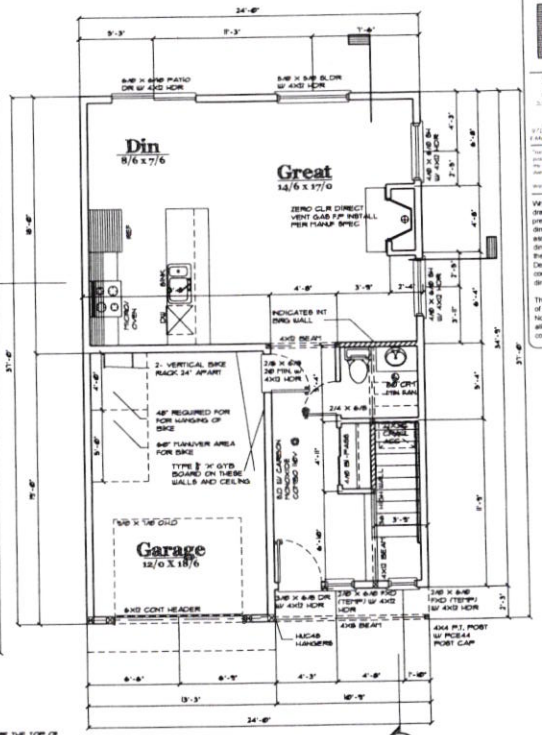
SCALE: 1/4"=1'-0"



IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL HAVE A A FALL PREVENTION DEVICES THAT COMPY WITH ASTM F2090 OR OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.

Upper Floor Plan

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

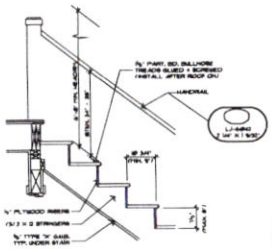


FLOOR PLAN GENERAL NOTES:

1) ALL EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C.
2) PROVIDE SOLID STUDS UNDER ALL BRG POINTS
3) SMOKE DET. TO BE HARDWIRE TO HOUSE POWER
4) PROVIDE SMOKE DET AT EACH SLEEPING AREA

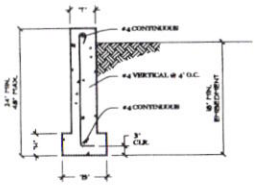
Main Floor Plan

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



STAIR SECTION

3/4" = 1'-0"



N.T.S.

STANDARD FND.

NO. OF FLOORS SUPPORTED	7	11	9
1	6"	6"	12"
2	6"	7"	12"
3	12"	8"	18"

CONNECTORS

1) QUANTITY AS SHOWN ON DETAILS

2) GUSSET 3/8" 15" STRUCTURAL SHEATHING OR 3/4" WOOD LUMBER PTN. OR 16GA. GALVANIZED STEEL 2 MIN.

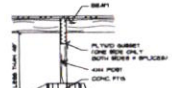
3) NAILS- 8d FOR 15" STRUCTURAL SHEATHING OR 1/4" NORMAL NAILS, 16d FOR 3/4" NORMAL MATERIAL AND LARGER

4) WOOD SCREWS OR BT APLIES W/ PLYWD GUSSET ACCEPTED ALTERNATE.

PENETRATION — END OR EDGE DISTANCE

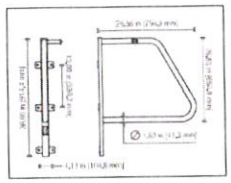
8d= 1/2" — 3/4"
16d= 3/4" — 3/4"

- GUSSET LENGTH TO EQUAL TWICE DEPTH OF BEAM EXAMPLE 4X6 BEAM REQUIRED 9" GUSSET.



GUSSET DTL.

Guidelines	Specifications
Single-unit vehicle: In addition to the following configurations, each unit is available individually in other semi-trailer custom configurations.	Capacity: Number of Wheels: 2 (8) / Maximum Gross Vehicle Weight (GVW): 9,000 lbs (4,082 kg)
Recommended vehicle weights: Payload: 2,000 lbs (907 kg) / Tongue: 600 lbs (272 kg) / Minimum: 400 lbs (181 kg)	Range: Tongue Weight: 300 lbs (136 kg)
Vehicle Clearance: At all times, a minimum of 12 in (30 cm) must be left on each side of the trailer to allow for the tire to clear the ground for maximum ground clearance.	Materials: Frame: Steel / Tongue: 2 x 6 (50.8 mm x 152.4 mm) / Tongue Material: Steel / Rear Axle: 3,500 lbs (1,588 kg) / Axle Material: Steel
Driving Height Limits: Recreational trailer segments can be joined in a single unit at each end to preserve 13 ft (4 m) ceiling and height driving limits.	Axle Material: Steel / Axle Diameter: 3.5 in (89 mm)
Wall diameter: Wall measured from the wall of longitudinal stringer. Wall diameter is minimum 19 in (48 cm). Wall diameter from the center to the wall is the wall.	Suspension: Independent suspension, torsion axle
	Available options: Plywood sides, ramp, side door
	Wheel and tire size: 15 in
	Wheelbase: 48 in



Safety glazing shall be provided at hazardous locations such as:

- Tub or shower enclosures where the glazing is less than 60" above any standing surface or drain.
- Within 24" of a door and less than 60" above the floor.
- Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor.
- Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface.
- Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.

SMOKE & CARBON MONOXIDE ALARM

Smoke alarms with battery backup that are interconnected and connected to the house wiring are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.

Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.

HVAC:

Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68 F (20 °C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

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