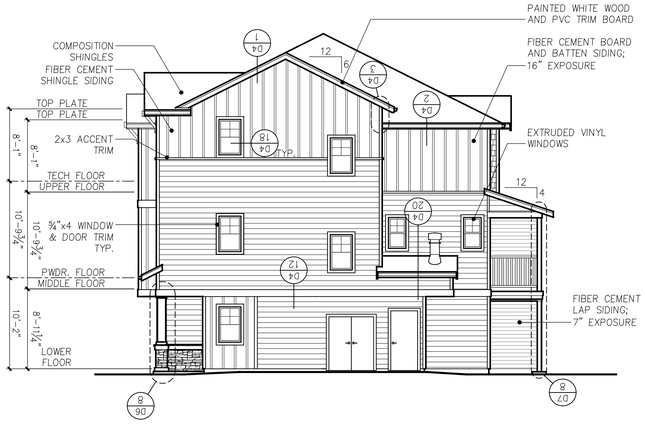
BUILDING TYPE 5 — SIDE ELEVATION

1/8" = 1'-0" — BUILDING 20

BUILDING TYPE 5 — FRONT ELEVATION

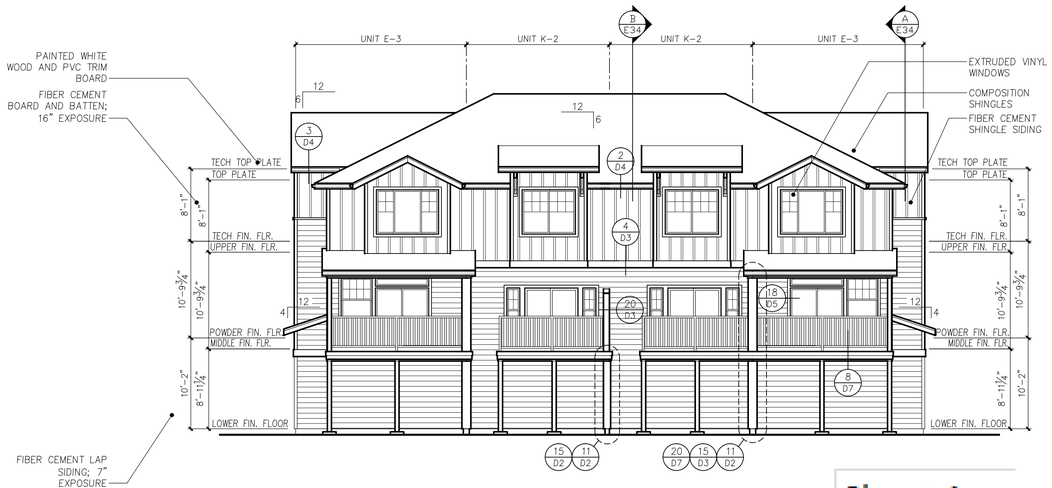
1/8" = 1'-0" — BUILDING 20

NOTE: TOP OF WINDOWS
AT LOWER LEVEL = 7'-0" A.F.F.
AT MIDDLE LEVEL = 8'-0" A.F.F.
AT UPPER LEVEL = 7'-0" A.F.F.
UNLESS NOTED OTHERWISE ON UNIT PLANS



BUILDING TYPE 5 — SIDE ELEVATION

1/8" = 1'-0" — BUILDING 20



BUILDING TYPE 5 — REAR ELEVATION

1/8" = 1'-0" — BUILDING 20

Sheet 1 —

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No.	Date

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BUILDING TYPE 5
Building 20
Elevations

Date Plotted: 10-2-15
Date: 09-21-15
Drawn By: APT/JH
Scale: 1/8" = 1'-0"

Polygon Northwest Co.

Job No.: 14-45
Sheet No.: E24

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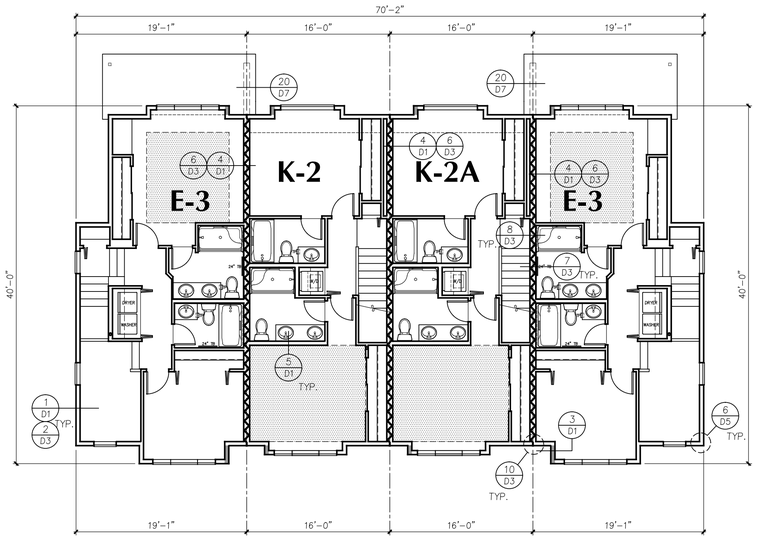
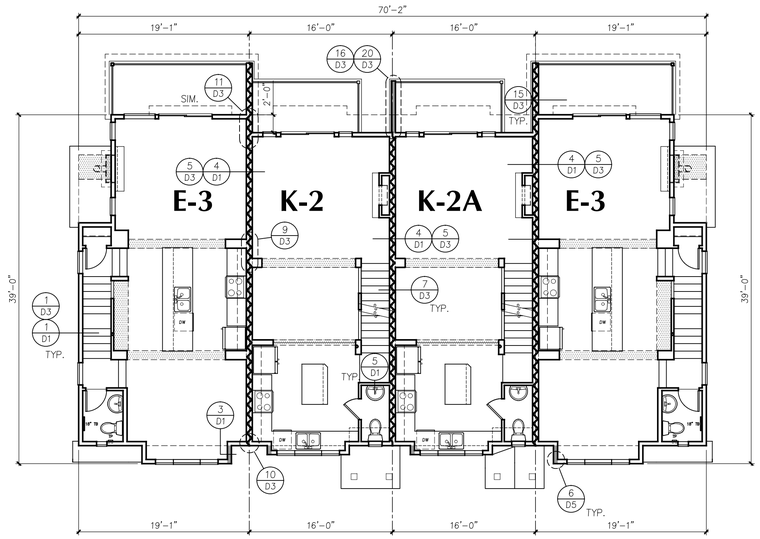


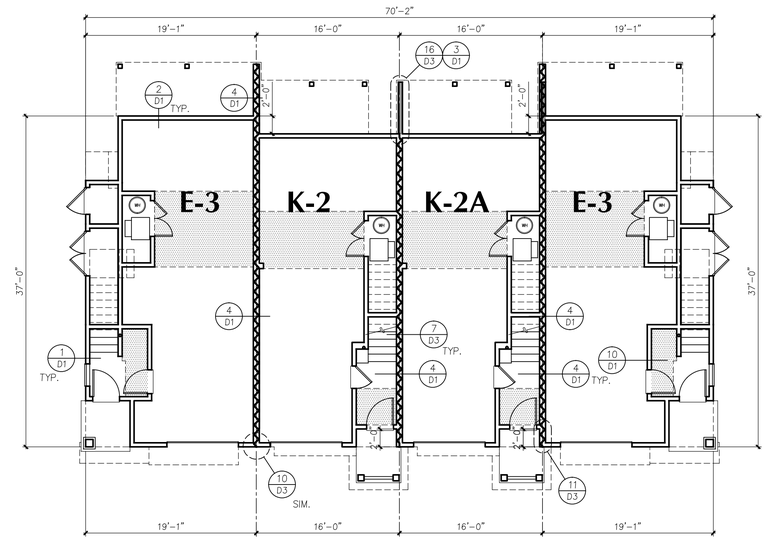
BUILDING TYPE 5 UPPER LEVEL PLAN

1/8" = 1'-0" BUILDINGS 4,5,19 & 20



BUILDING TYPE 5 MIDDLE LEVEL PLAN

1/8" = 1'-0" BUILDINGS 4,5,19 & 20



BUILDING TYPE 5 LOWER LEVEL PLAN

1/8" = 1'-0" BUILDINGS 4,5,19 & 20

LEGEND

- EXTENT OF 1-HR COMMON WALL PER 2014 ORSC SECTION R302.2
- EXTENT OF 1-HR EXTERIOR WALL PER 2014 ORSC SECTION R302.1

Sheet 2 — Attached Front Load 4-plex TH (American Modern)

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STATE OF OREGON

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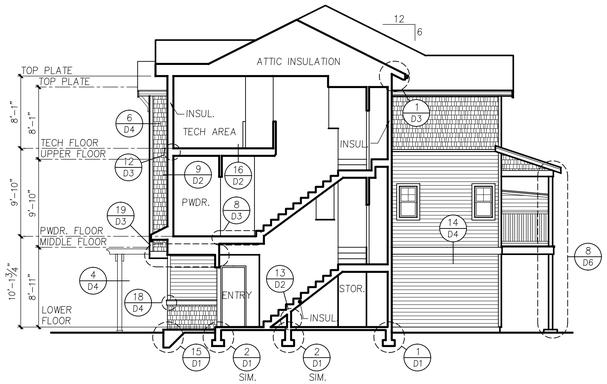
BUILDING TYPE 5
Buildings 4, 5, 19 & 20
Building Plans

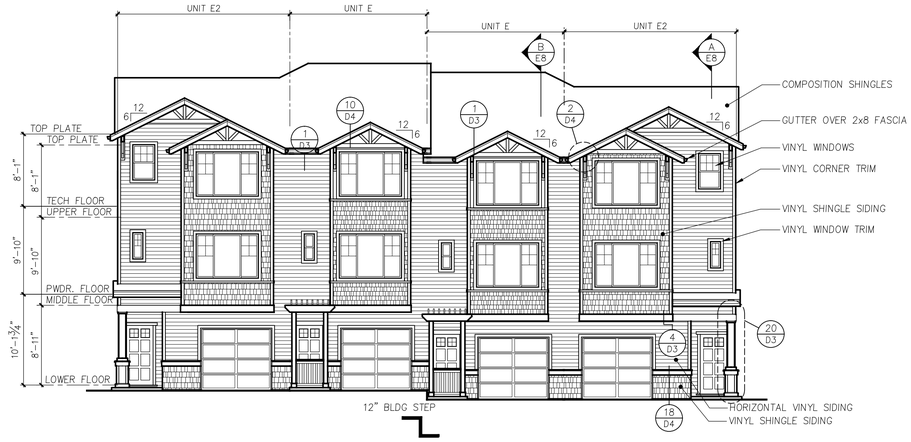
Scale: 1/8" = 1'-0"
Drawn By: APT/JH
Date: 09-21-15
Date Plotted: 10-6-15

Polygon Northwest Co.

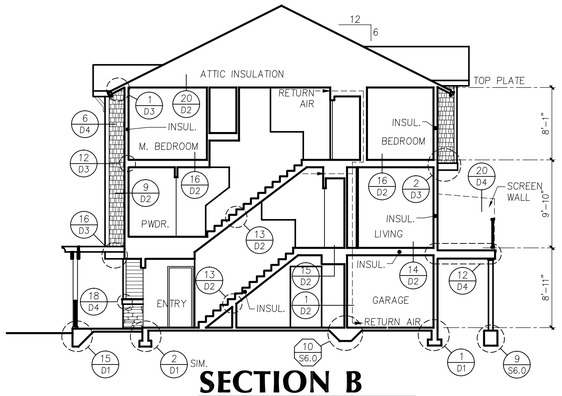
Job No.: 14-45
Sheet No.: B5



SECTION A
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"



SECTION B
1/8"=1'-0"

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

SIDE ELEVATION
1/8"=1'-0"

SIDE ELEVATION
1/8"=1'-0"

- SEE DETAIL 8/I1 FOR BUILDING PAPER
- SEE DETAILS 14/I1, 17/I1 & 18/I4 FOR WINDOW & DOOR DETAILS
- SEE DETAILS 15/I2, 18/I2 & 20/I2 FOR DUCT PENETRATIONS

Sheet 3 — Attached Front Load 4-plex TH (Craftsman)

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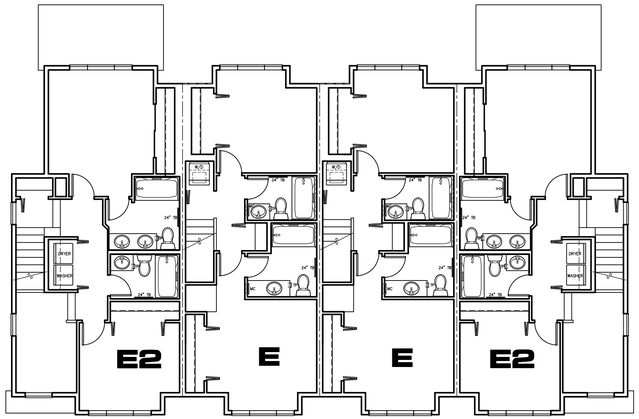
Building 57
EXTERIOR ELEVATIONS & BUILDING SECTIONS

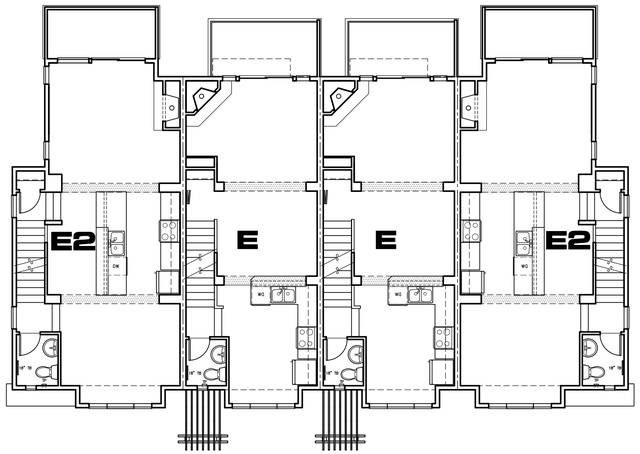
Scale: 1/4" = 1'-0"
Drawn By: GG
Date: 3-5-2010
Date Plotted: 10-2-15

Polygon Northwest Company

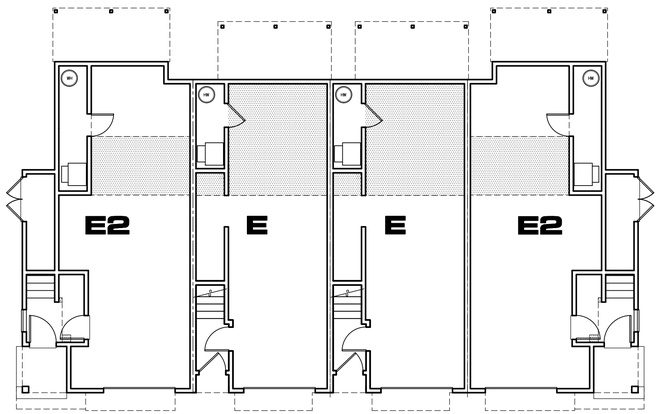
Job No.: 10-09
Sheet No.: **E8**



BUILDING 55 UPPER FLOOR PLAN
1/8"=1'-0"



BUILDING 55 MIDDLE FLOOR PLAN
1/8"=1'-0"



BUILDING 55 LOWER FLOOR PLAN
1/8"=1'-0"

Sheet 4 — Attached Front Load 4-plex TH (Craftsman)

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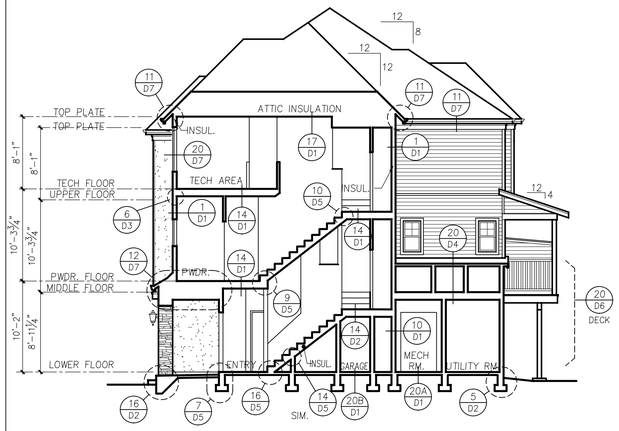
Building 55
FLOOR PLANS

Scale: 1/8" = 1'-0"
Drawn By: GG
Date: 3-5-2010
Date Plotted: 3-16-10

Polygon Northwest Company

Job No.: 10-09
Sheet No.: B5

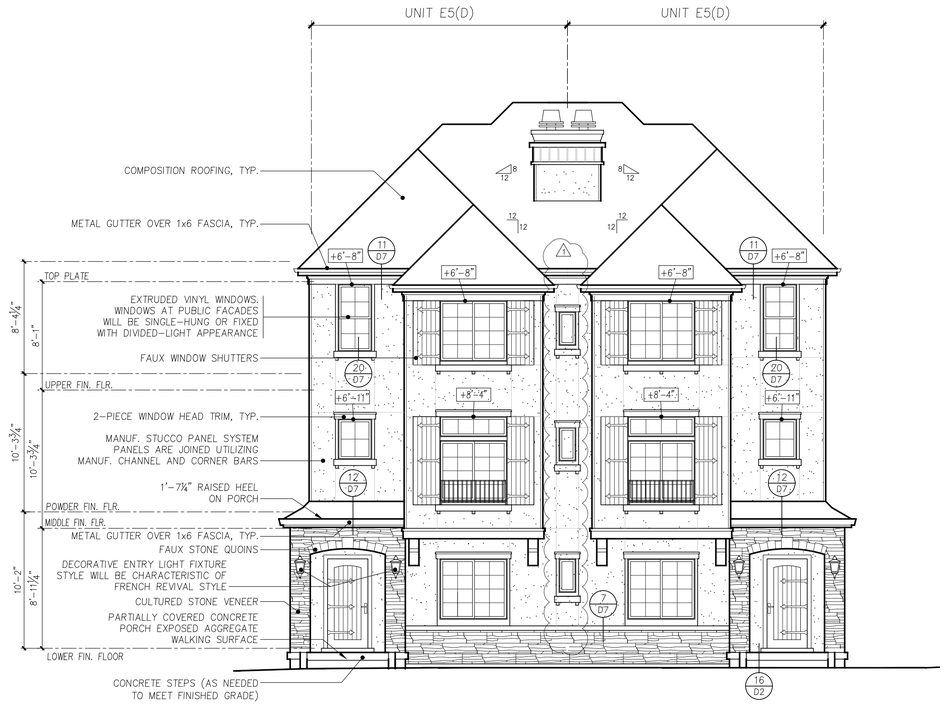


SECTION A

1/8" = 1'-0"

UNIT E5

FRENCH REVIVAL



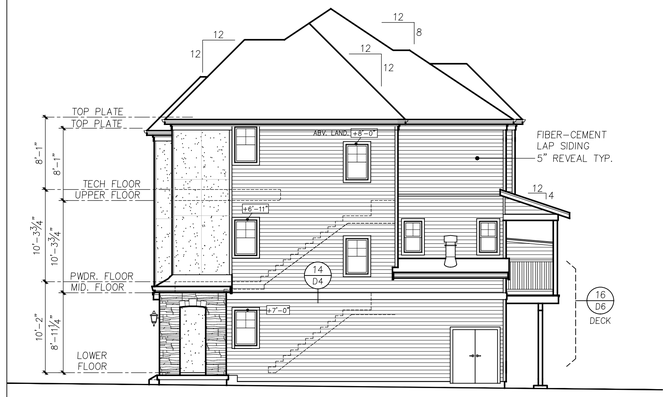
DUPLEX

3/16" = 1'-0"

FRONT ELEVATION

FRENCH REVIVAL

NOTE: TOP OF WINDOWS
AT LOWER FLOOR = 6'-8" A.F.F.
AT MIDDLE FLOOR = 8'-0" A.F.F.
AT UPPER FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY +X'-X"

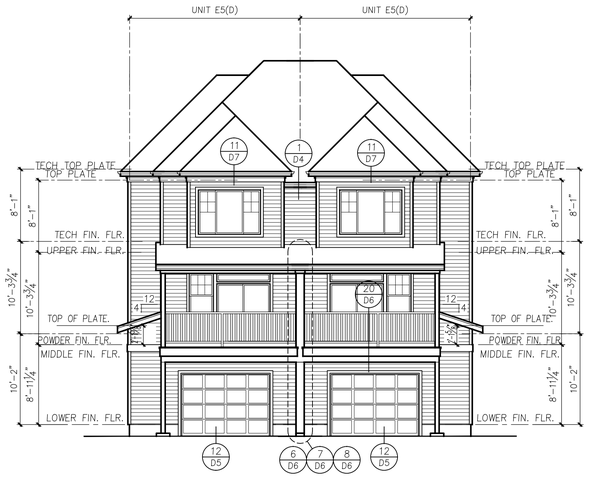


DUPLEX

1/8" = 1'-0"

RIGHT SIDE ELEVATION

FRENCH REVIVAL

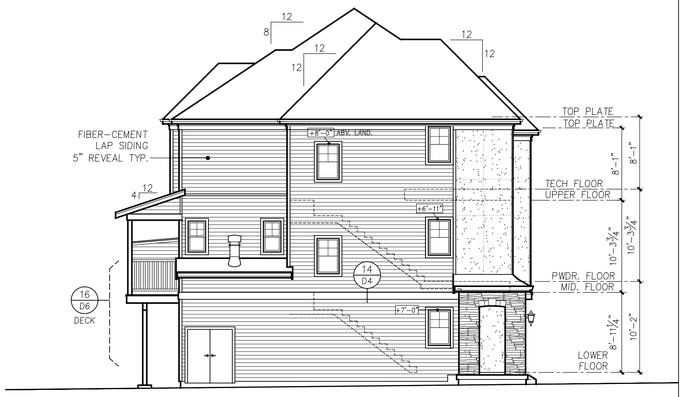


DUPLEX

1/8" = 1'-0"

REAR ELEVATION

FRENCH REVIVAL



DUPLEX

1/8" = 1'-0"

LEFT SIDE ELEVATION

FRENCH REVIVAL

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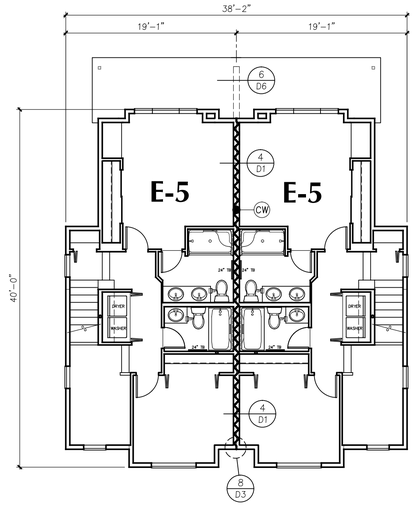
DUPLEX
FRE□□H REVIVAL
E□terior Elev□tion□

Scale: A□oted | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 2-14-14

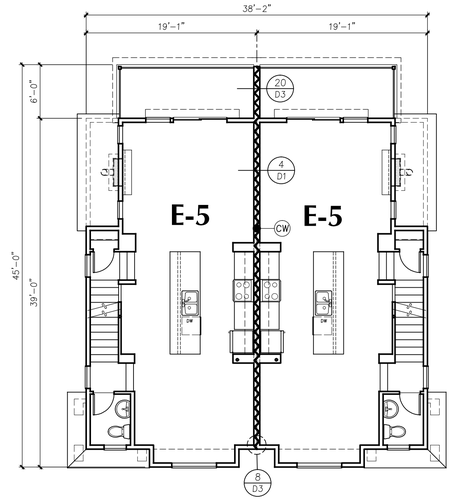
Polygon Northwest Co.

Job No.: 12-4□

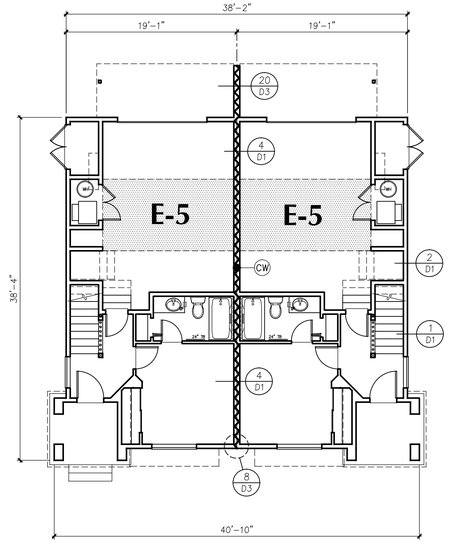
Sheet No.: **E1**



DUPLEX UPPER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL



DUPLEX MIDDLE LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL



DUPLEX LOWER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

Sheet 6 — Attached Alley Load 2-plex TH (French Revival)

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DUPLEX
FRE□□H REVIVAL
Floor Pl□n□

Scale:	Drawn By:	Date:	Date Plotted:
1/8" = 1'-0"	APT	1-14-2014	1-14-14

Polygon Northwest Co.

Job No.: 12-4□

Sheet No.: **B1**

H:\1246\1245 - BARBER STREET DUPLEX\BARBER STREET DUPLEX_FRENCH.DWG

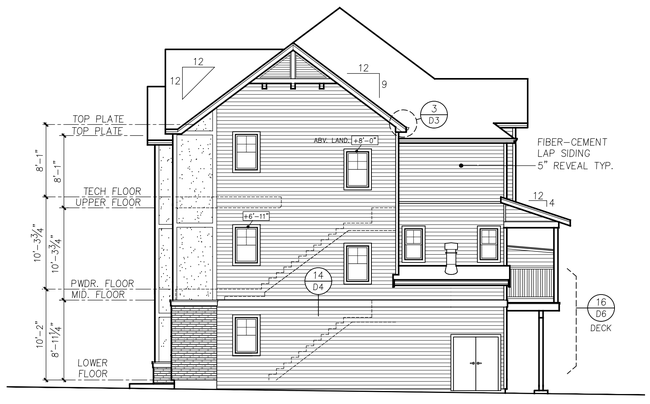
BUILDING 7A

3/16" = 1'-0"

FRONT ELEVATION

ENGLISH REVIVAL

NOTE: TOP OF WINDOWS AT LOWER FLOOR = 7'-0" A.F.F. AT MIDDLE FLOOR = 8'-0" A.F.F. AT UPPER FLOOR = 7'-0" A.F.F. UNLESS NOTED BY EX-XX



BUILDING 7A

1/8" = 1'-0"

RIGHT SIDE ELEVATION

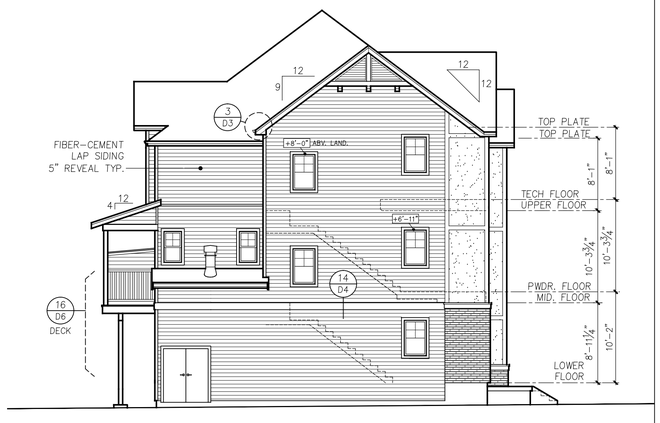
ENGLISH REVIVAL

BUILDING 7A

1/8" = 1'-0"

REAR ELEVATION

ENGLISH REVIVAL



BUILDING 7A

1/8" = 1'-0"

LEFT SIDE ELEVATION

ENGLISH REVIVAL

Sheet 7 — Attached Alley Load 3-plex TH (English Revival)

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BUILDING 7A
ENGLISH REVIVAL
3-Plex - Exterior Elevations

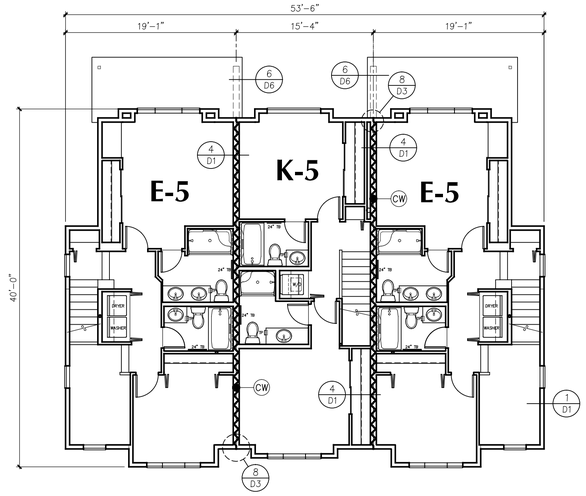
Scale: As Noted | Drawn By: RT | Date: 1-14-2014 | Date Plotted: 10-2-15

Polygon Northwest Co.

Job No.: 12-46

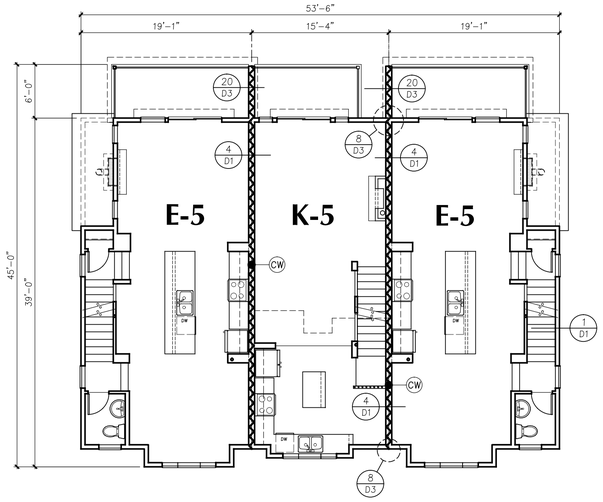
Sheet No.: E1

K:\2012\12-046 POLYGON - PLAT 3-PLEX\DWG



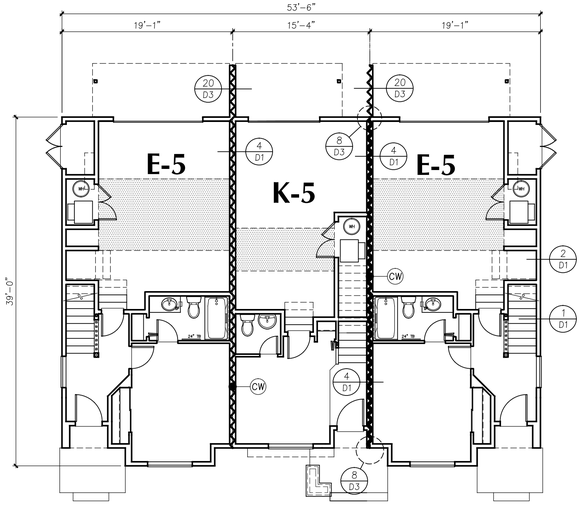
BUILDING 7
1/8" = 1'-0"

UPPER LEVEL PLAN
ENGLISH REVIVAL



BUILDING 7
1/8" = 1'-0"

MIDDLE LEVEL PLAN
ENGLISH REVIVAL



BUILDING 7
1/8" = 1'-0"

LOWER LEVEL PLAN
ENGLISH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW — 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

Sheet 8 — Attached Alley Load 3-plex TH (English Revival)

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Building 7
ENGLISH REVIVAL
3-Plex - Floor Plans

Scale: 1/8" = 1'-0"
Drawn By: APT
Date: 1-14-2014
Date Plotted: 10-6-15

Polygon Northwest Co.

Job No.: 12-46
Sheet No.: B1

C:\USERS\DAVID\DESKTOP\FLAT 3-PLEX.DWG

BUILDING 2

3/16" = 1'-0"

FRONT ELEVATION

FRENCH REVIVAL

BUILDING 2

1/8" = 1'-0"

RIGHT SIDE ELEVATION

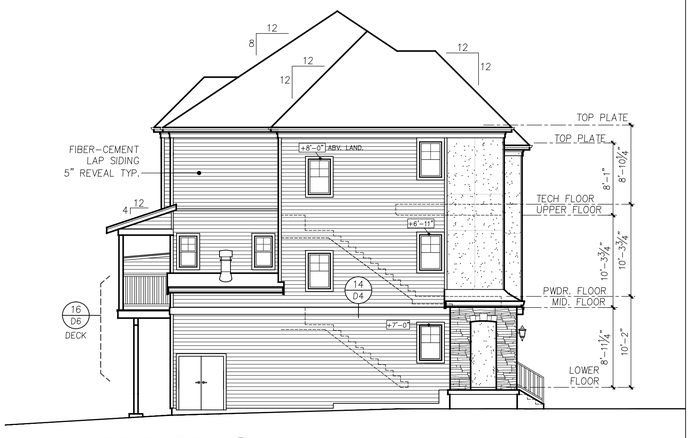
FRENCH REVIVAL

BUILDING 2

1/8" = 1'-0"

REAR ELEVATION

FRENCH REVIVAL



BUILDING 2

1/8" = 1'-0"

LEFT SIDE ELEVATION

FRENCH REVIVAL

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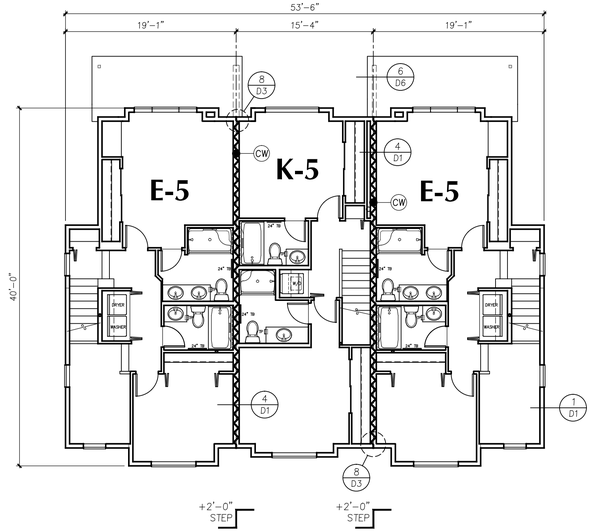
Building 2
FREN□H REVIVAL
3-Plex - Exterior Elevations

Scale: As Noted
Drawn By: APT
Date: 1-14-2014
Date Plotted: 8-24-15

Polygon Northwest Co.

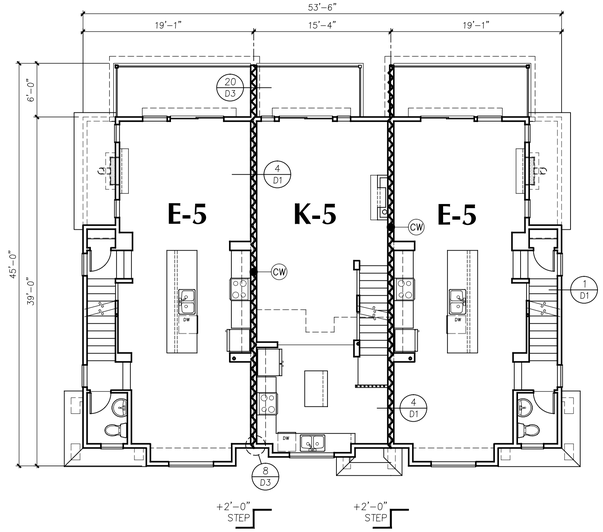
Job No.: 12-46
Sheet No.: E1



UNIT E-5(D) 1/4"=1'-0" UPPER FLOOR PLAN | UNIT E-5(D) 1/4"=1'-0" UPPER FLOOR PLAN | UNIT E-5(D) 1/4"=1'-0" UPPER FLOOR PLAN

BUILDING 2 — UPPER LEVEL PLAN

1/8" = 1'-0" FRENCH REVIVAL



UNIT E-5(D) 1/4"=1'-0" MIDDLE FLOOR PLAN | UNIT E-5(D) 1/4"=1'-0" MIDDLE FLOOR PLAN | UNIT E-5(D) 1/4"=1'-0" MIDDLE FLOOR PLAN

BUILDING 2 — MIDDLE LEVEL PLAN

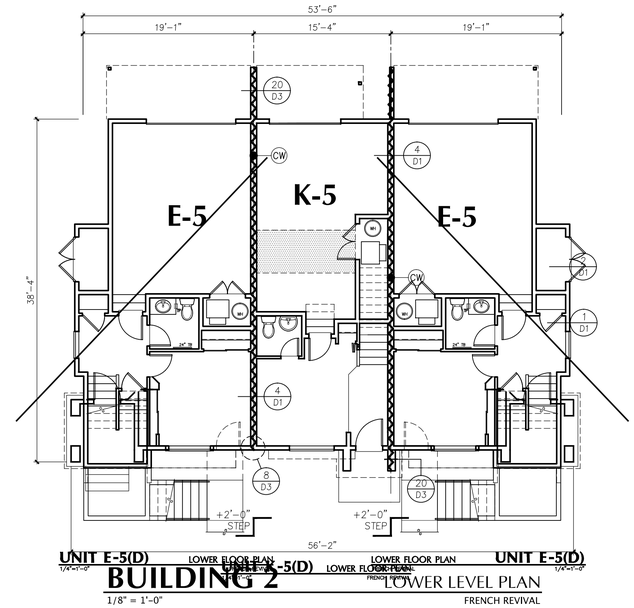
1/8" = 1'-0" FRENCH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW — 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.



UNIT E-5(D) 1/4"=1'-0" LOWER FLOOR PLAN | UNIT E-5(D) 1/4"=1'-0" LOWER FLOOR PLAN | UNIT E-5(D) 1/4"=1'-0" LOWER FLOOR PLAN

BUILDING 2 — LOWER LEVEL PLAN

1/8" = 1'-0" FRENCH REVIVAL

Sheet 10 — Attached Alley Load 3-plex TH (French Revival)

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No.	Date

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Building 2
FRENCH REVIVAL
3-Plex - Floor Plans

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 8-24-15

Polygon Northwest Co.

Job No.: 12-46

Sheet No.: **B1**

S:\12-46\CAD\2 FRENCH REVIVAL STEP 3-PLEX.DWG

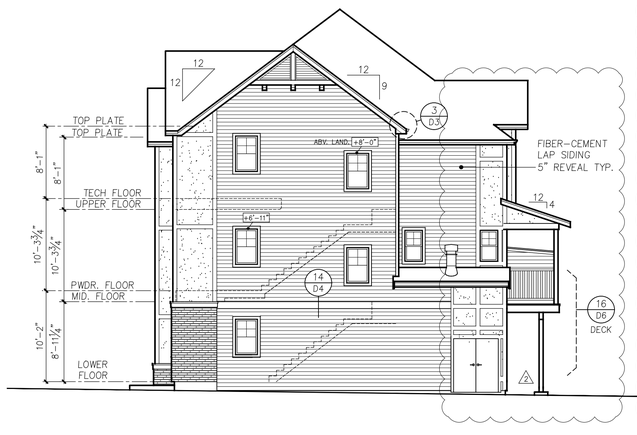
BUILDING 5

3/16" = 1'-0"

FRONT ELEVATION

ENGLISH REVIVAL

NOTE: TOP OF WINDOWS
AT LOWER FLOOR = 7'-0" A.F.F.
AT MIDDLE FLOOR = 8'-0" A.F.F.
AT UPPER FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY +X'-X"



BUILDING 5

1/8" = 1'-0"

RIGHT SIDE ELEVATION

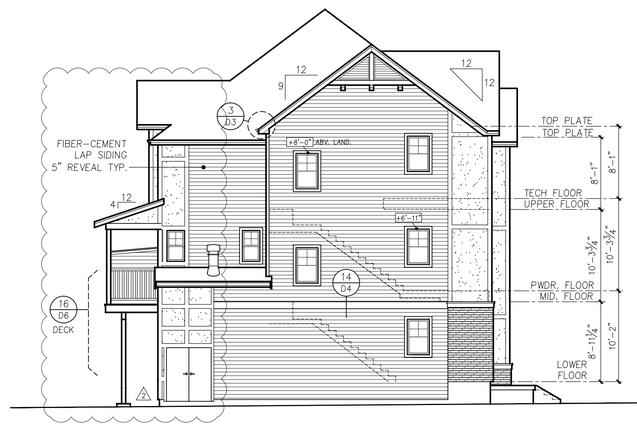
ENGLISH REVIVAL

BUILDING 5

1/8" = 1'-0"

REAR ELEVATION

ENGLISH REVIVAL



BUILDING 5

1/8" = 1'-0"

LEFT SIDE ELEVATION

ENGLISH REVIVAL

Sheet 11 — Attached Alley Load 4-plex TH (English Revival)

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REGISTERED ARCHITECT
RICK B. TOLLESHAUG
KIRKLAND, WA.
5558
STATE OF OREGON

No.	Date	
2	4-7-14	ENHANCED REAR ELEVATION
1	2-14-18	OWNER CHANGES/CORRECTIONS

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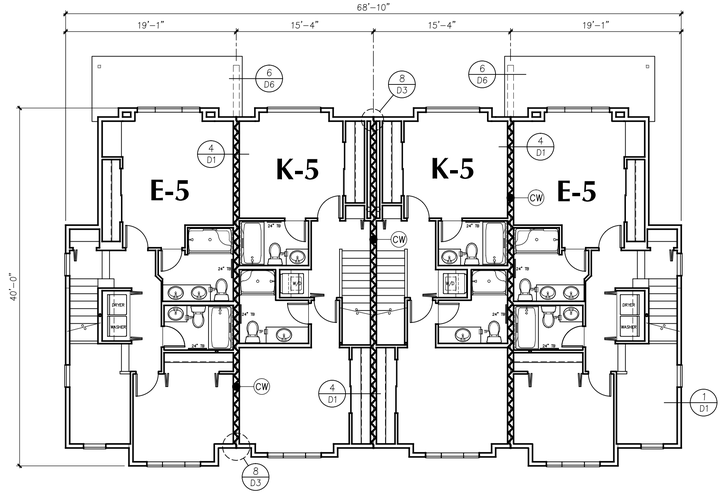
Building 5
ENGLISH REVIVAL
4-Plex - Exterior Elevations

Scale: As Noted
Drawn By: APT
Date: 1-14-2014
Date Plotted: 8-24-15

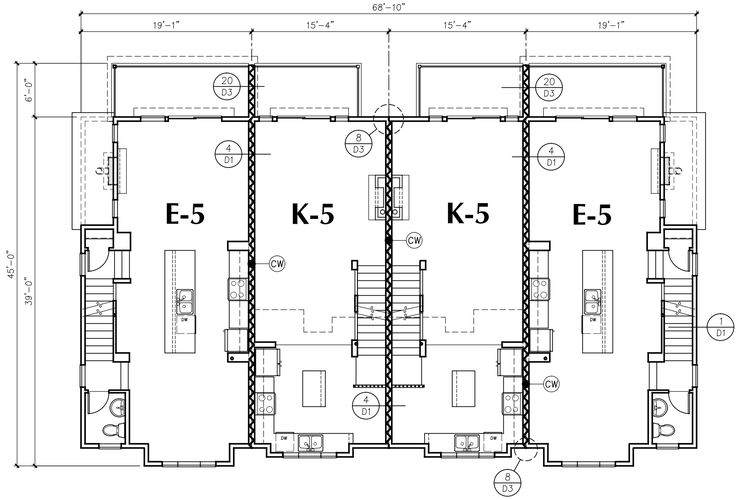
Polygon Northwest Co.

Job No.: 12-46
Sheet No.: E1



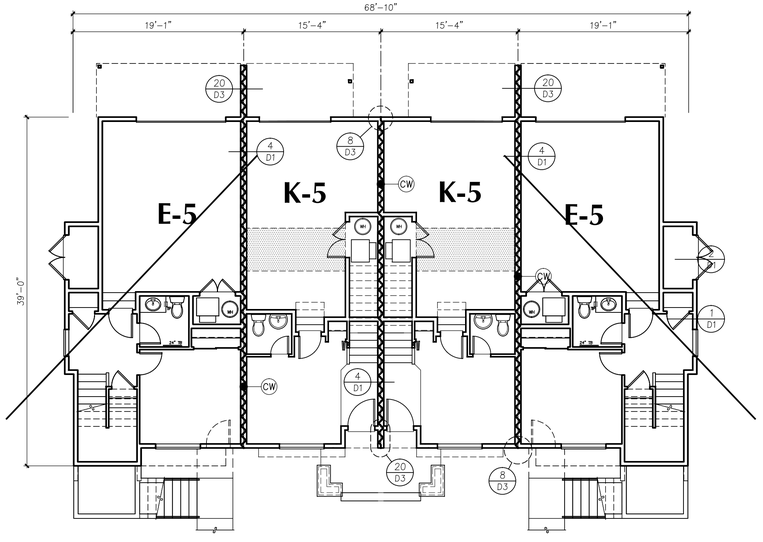
BUILDING 5
1/8" = 1'-0"

UPPER LEVEL PLAN
ENGLISH REVIVAL



BUILDING 5
1/8" = 1'-0"

MIDDLE LEVEL PLAN
ENGLISH REVIVAL



BUILDING 5
1/8" = 1'-0"

LOWER LEVEL PLAN
ENGLISH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW — 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

Sheet 12 — Attached Alley Load 4-plex TH (English Revival)

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STATE OF OREGON

No.	Date

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Building 5
ENGLISH REVIVAL
4-Plex - Floor Plans

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 8-24-15

Polygon Northwest Co.

Job No.: 12-46

Sheet No.: **B1**

5-12-46 CSD\C & AND T ENGLISH REVIVAL FLAT 4-PLEX.DWG

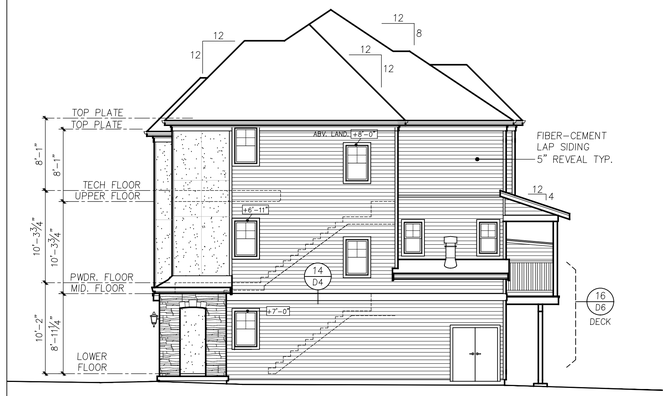
BUILDING 6

3/16" = 1'-0"

FRONT ELEVATION

FRENCH REVIVAL

NOTE: TOP OF WINDOWS
AT LOWER FLOOR = 6'-8" A.F.F.
AT MIDDLE FLOOR = 8'-0" A.F.F.
AT UPPER FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY 6X-X



BUILDING 6

1/8" = 1'-0"

RIGHT SIDE ELEVATION

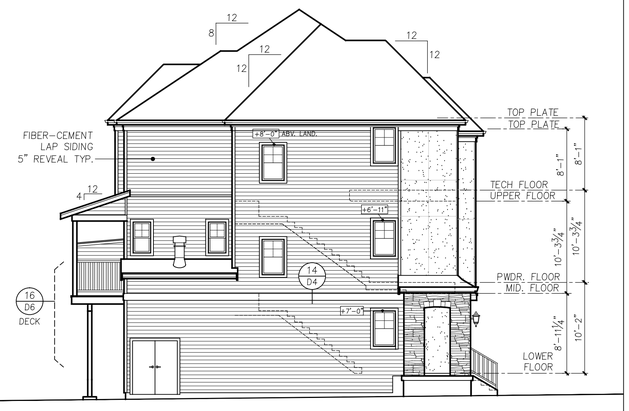
FRENCH REVIVAL

BUILDING 6

1/8" = 1'-0"

REAR ELEVATION

FRENCH REVIVAL



BUILDING 6

1/8" = 1'-0"

LEFT SIDE ELEVATION

FRENCH REVIVAL

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STATE OF OREGON

No.	Date	
1	2-18-14	OWNER CHANGES/CORRECTIONS

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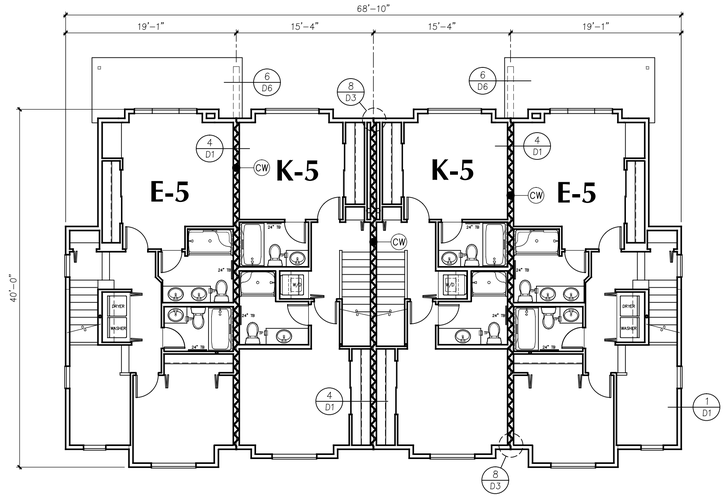
Building 6
FRENCH REVIVAL
4-Plex - Exterior Elevations

Date Plotted: 2-14-14
Date: 1-14-2014
Drawn By: APT
Scale: As Noted

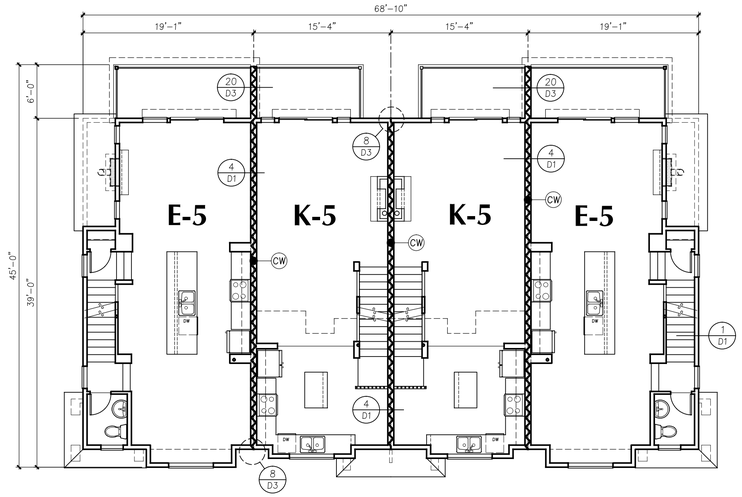
Polygon Northwest Co.

Job No.: 12-46
Sheet No.: E1



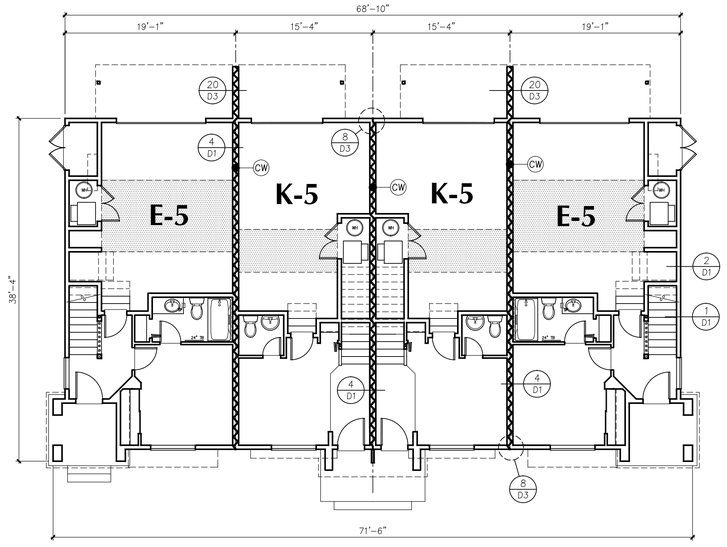
BUILDING 6 UPPER LEVEL PLAN

1/8" = 1'-0" FRENCH REVIVAL



BUILDING 6 MIDDLE LEVEL PLAN

1/8" = 1'-0" FRENCH REVIVAL



BUILDING 6 LOWER LEVEL PLAN

1/8" = 1'-0" FRENCH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW — 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

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REGISTERED ARCHITECT — ROBERT D. TOLLESHAUG — KIRKLAND, WA. — 5558 — STATE OF OREGON

No.	Date

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Building 6
FREN□H REVIVAL
4-Plex - Floor Plans

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 1-14-14

Polygon Northwest Co.

Job No.: 12-46

Sheet No.: **B1**

LATCHES BLDG. 6 AND 7 FRENCH REVIVAL (TEA) 4-PLEX LIVING

Sheet 14 — Attached Alley Load 4-plex TH (French Revival)

BUILDING 9

3/16" = 1'-0"

FRONT ELEVATION

ENGLISH REVIVAL

NOTE: TOP OF WINDOWS
AT LOWER FLOOR = 7'-0" A.F.F.
AT MIDDLE FLOOR = 8'-0" A.F.F.
AT UPPER FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY (+X'-X")

BUILDING 9

1/8" = 1'-0"

RIGHT SIDE ELEVATION

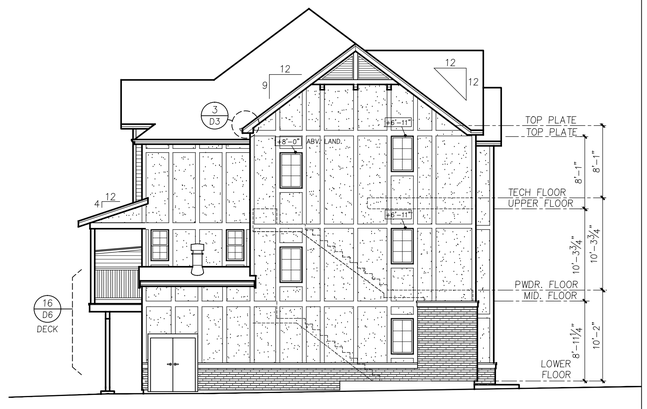
ENGLISH REVIVAL

BUILDING 9

1/8" = 1'-0"

REAR ELEVATION

ENGLISH REVIVAL



BUILDING 9

1/8" = 1'-0"

LEFT SIDE ELEVATION

ENGLISH REVIVAL

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STATE OF OREGON

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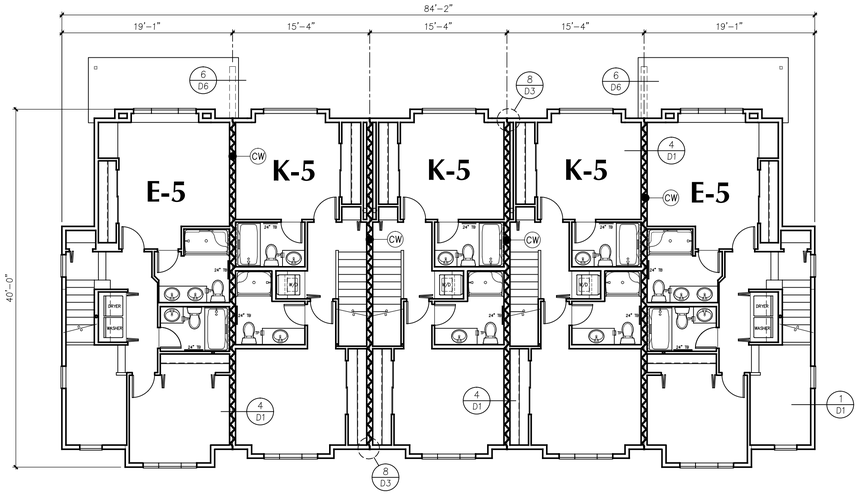
No. Date

Building 9
ENGLISH REVIVAL
5-Plex - Exterior Elevations

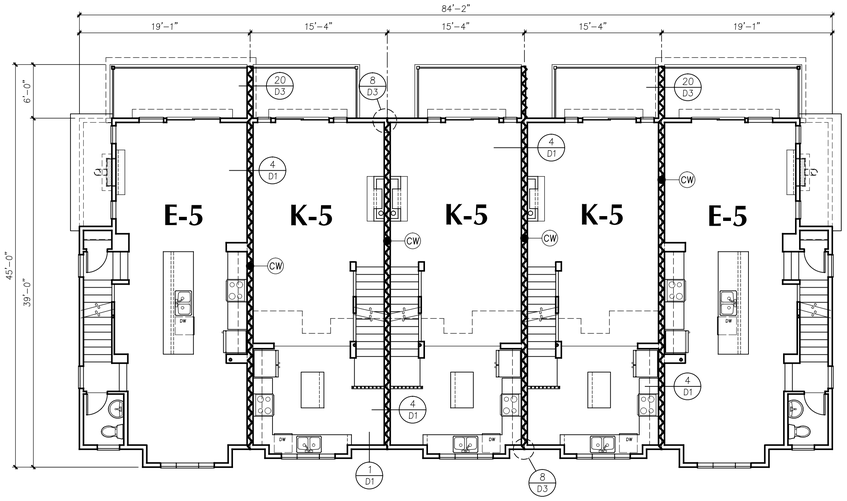
Date Plotted: 10-2-15
Date: 1-14-2014
Drawn By: APT
Scale: As Noted

Polygon Northwest Co.

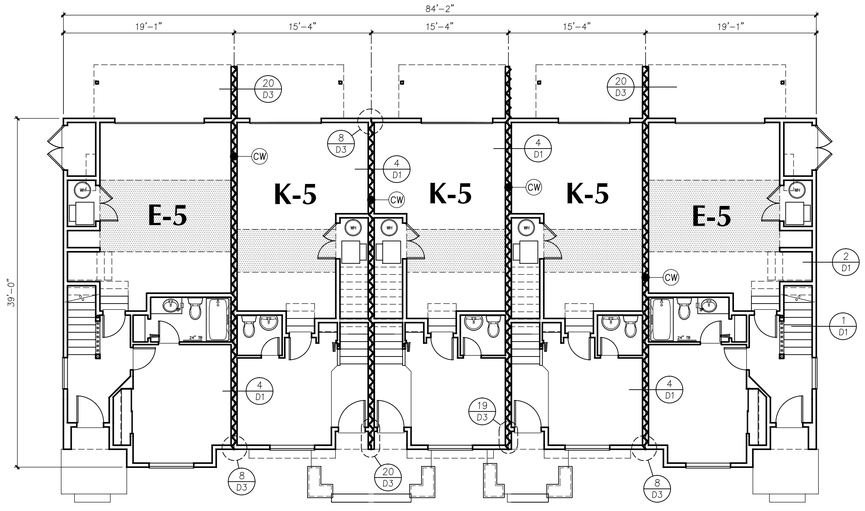
Job No.: 12-46
Sheet No.: E1



BUILDING 9 UPPER LEVEL PLAN
1/8" = 1'-0" ENGLISH REVIVAL



BUILDING 9 MIDDLE LEVEL PLAN
1/8" = 1'-0" ENGLISH REVIVAL



BUILDING 9 LOWER LEVEL PLAN
1/8" = 1'-0" ENGLISH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

Sheet 16 — Attached Alley Load 5-plex TH (English Revival)

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STATE OF OREGON
KIRKLAND, WA.
5558

No.	Date

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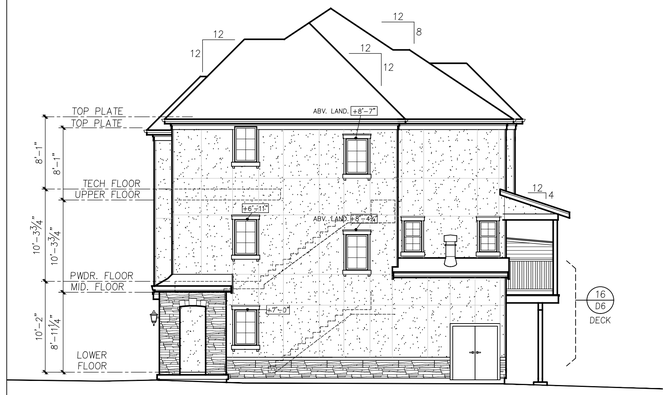
Building 9
ENGLISH REVIVAL
5-Plex - Floor Plans

Scale: 1/8" = 1'-0"
Drawn By: APT
Date: 1-14-2014
Date Plotted: 1-14-14

Polygon Northwest Co.

Job No.: 12-46
Sheet No.: B1



5-PLEX

1/8" = 1'-0"

ENHANCED SIDE ELEVATION

FRENCH REVIVAL

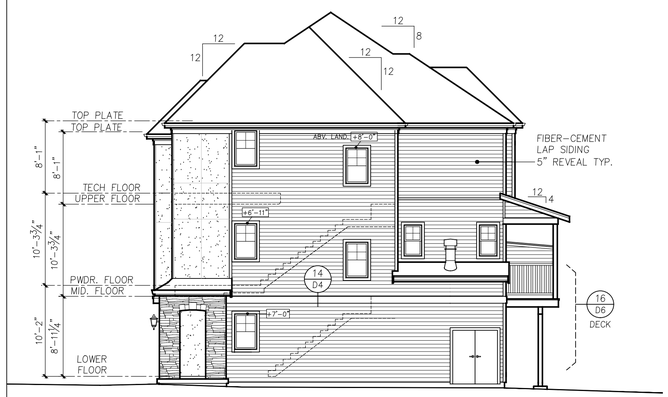
5-PLEX

3/16" = 1'-0"

FRONT ELEVATION

FRENCH REVIVAL

NOTE: TOP OF WINDOWS
AT LOWER FLOOR = 6'-8" A.F.F.
AT MIDDLE FLOOR = 8'-0" A.F.F.
AT UPPER FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY 6'X-X"



5-PLEX

1/8" = 1'-0"

RIGHT SIDE ELEVATION

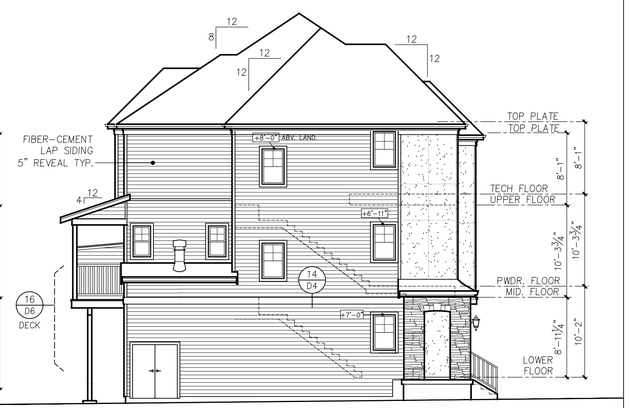
FRENCH REVIVAL

5-PLEX

1/8" = 1'-0"

REAR ELEVATION

FRENCH REVIVAL



5-PLEX

1/8" = 1'-0"

LEFT SIDE ELEVATION

FRENCH REVIVAL

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STATE OF OREGON

No.	Date

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5-PLEX
FRENCH REVIVAL
Exterior Elevations

Scale: As Noted
Drawn By: APT
Date: 4-7-2015
Date Plotted: 10-2-15

Polygon Northwest Co.

Job No.: 15-17
Sheet No.: E1

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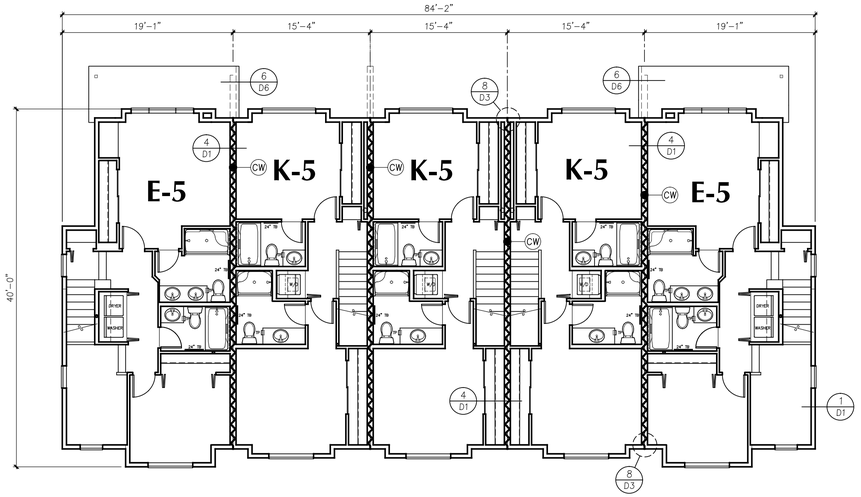
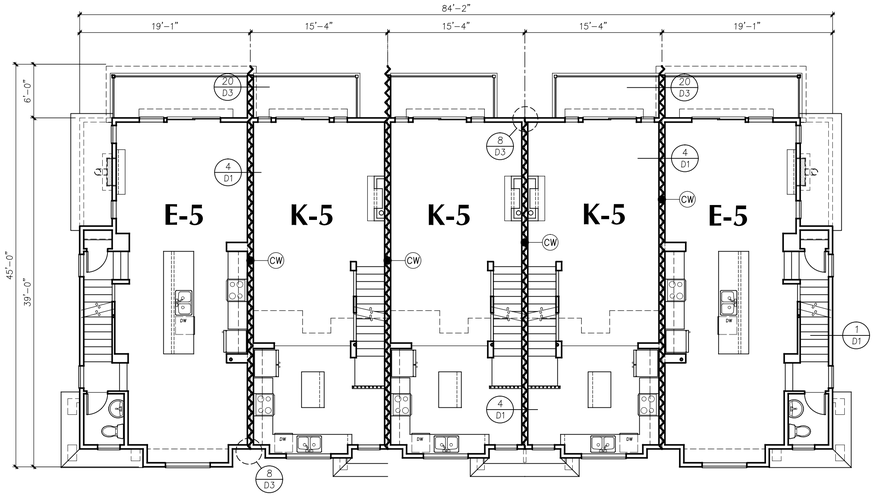
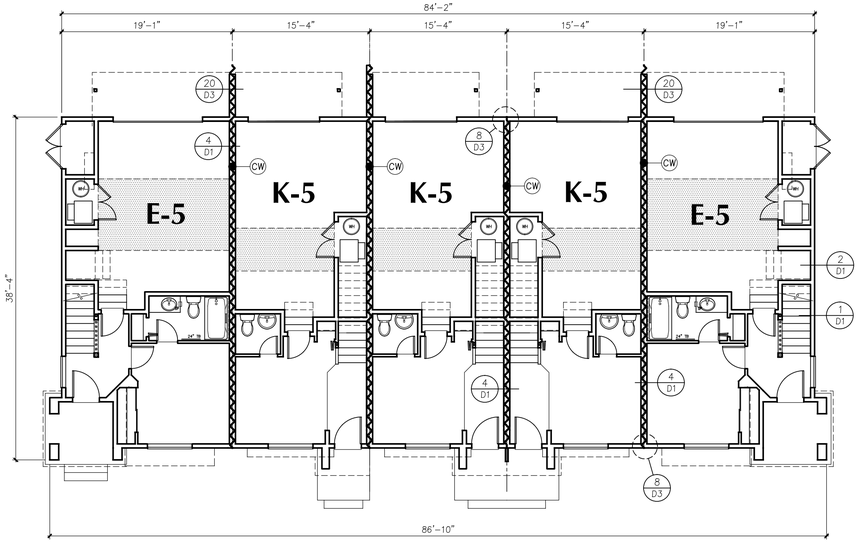


5-PLEX UPPER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL



5-PLEX MIDDLE LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL



5-PLEX LOWER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2014 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

Sheet 18 — Attached Alley Load 5-plex TH (French Revival)

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STATE OF OREGON

No.	Date

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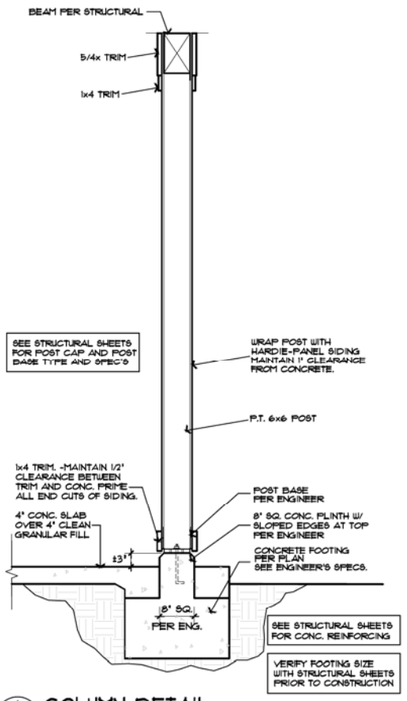
5-PLEX
FRENCH REVIVAL
Floor Plans

Scale: 1/8" = 1'-0"
Drawn By: APT
Date: 4-7-2015
Date Plotted: 10-6-15

Polygon Northwest Co.

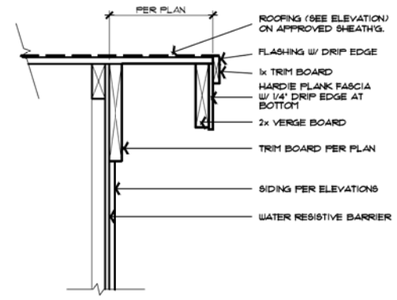
Job No.: 15-17
Sheet No.: **B1**

H:\15177\ROW HOUSES\5-PLEX FLAT FRENCH REVIVAL.DWG



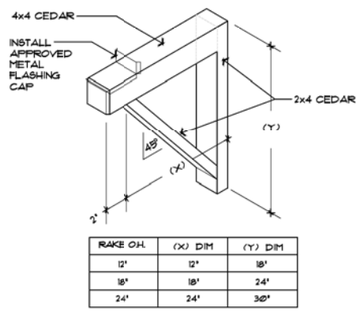
1 COLUMN DETAIL

SCALE: 1"=1'-0"
ARB-COL-9



2 VERGE/RAKE DETAIL

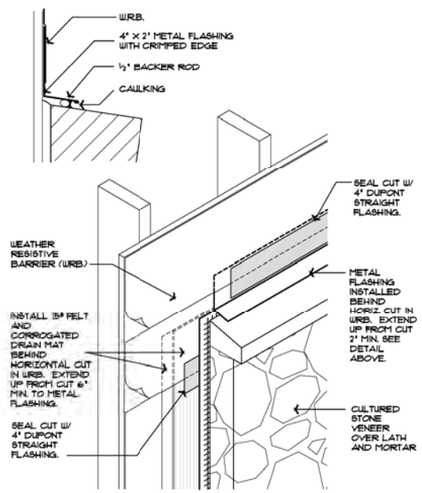
SCALE: N.T.S.
FRM-185



RAKE O.H.	(X) DIM	(Y) DIM
12"	12"	18"
18"	18"	24"
24"	24"	30"

3 VERGE BOARD BRACE GABLE ANGLE BRACKET

SCALE: NONE
BRACE



4 CULTURED STONE VENEER FLASHING DETAIL @ STONE OPTION

SCALE: 1½" = 1'-0"
FLASHING DETAIL-4

GENERAL NOTES AND SPECIFICATIONS

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT OREGON EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS (2011 EDITION OF THE ORSC).
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE ARCHITECTURAL TEAM OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL TEAM BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM WEST HILLS DEVELOPMENT.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. PROVIDE MECHANICAL VENTILATION TO MAINTAIN 5 AIR CHANGES PER HOUR IN BATHS CONTAINING A TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 92% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

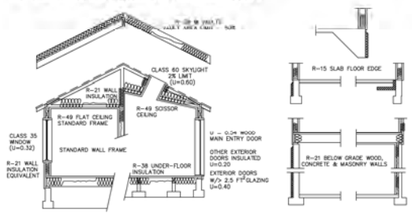
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS 2011 ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

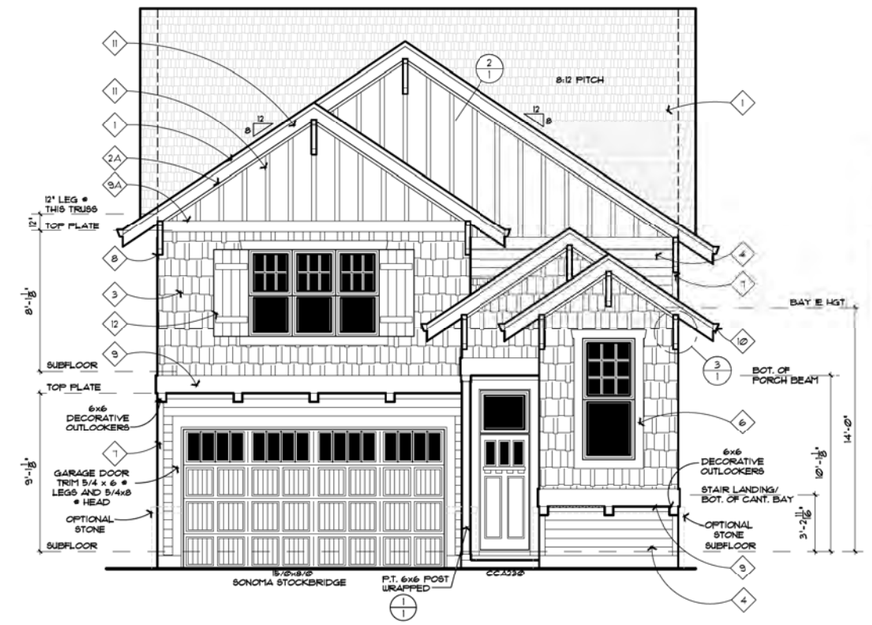
ENVELOPE ENHANCEMENT MEASURE "E":
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE N1104.3)
- NO MORE THAN 0.13 AIR CHANGES/HOUR

CONSERVATION MEASURE "A":
- HIGH EFFICIENCY HVAC: 92% MIN. AFUE FURNACE



ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): 1 X 3 TRIM ON 2 X 10 VERGE BOARD.
2A. SHADOW TRIM (TYPICAL AT GABLES) 5/4x8 AT FRONT SHINGLE SIDING. 1x8 AT FRONT AND ENHANCED SIDE PANEL SIDING AND 1x3 AT SIDE ELEVATION PANEL SIDING.
3. ACCENT SIDING (WHERE SHOWN): SHINGLE SIDING W/ METAL CORNERS.
4. SIDING: HORIZONTAL HARDI-PLANK LAP SIDING.
5. P.T. 6x6 WRAPPED POST. SEE DETAIL 1/1
6. WINDOW TRIM: 5/4 X 6 AROUND WINDOWS AND DOORS AT FRONT AND AT ENHANCED SIDE ELEVATION.
7. CORNER TRIM: RS 5/4 X 4 AT LAP SIDING
8. DECORATIVE GABLE BRACES SEE DTL. 3/1
9. HORIZONTAL TRIM: 5/4 X 12 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATE W/ WRB.
9A. HORIZONTAL TRIM: 5/4 X 8 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATE W/ WRB.
10. GUTTERS (TYPICAL): SEE SPECIFICATIONS.
11. SIDING: HARDIE-PANEL STUCCO BOARD WITH 1X 3 BATTENS @ 16" O.C.
12. SHUTTERS (TYPICAL): 24" WIDE AS SHOWN, MATCH WINDOW HEIGHT

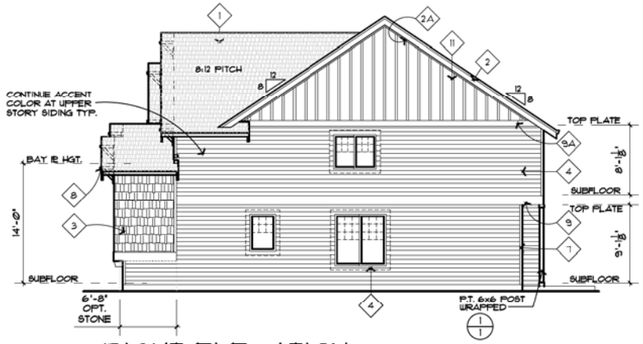


FRONT ELEVATION

1/4" = 1'-0"

LEFT ELEVATION

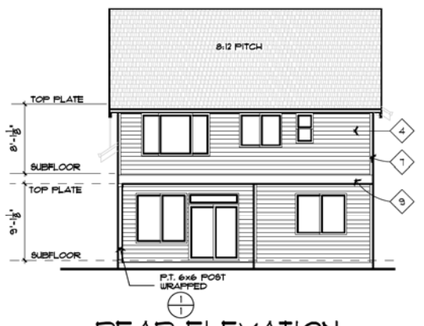
1/8" = 1'-0"



RIGHT ELEVATION

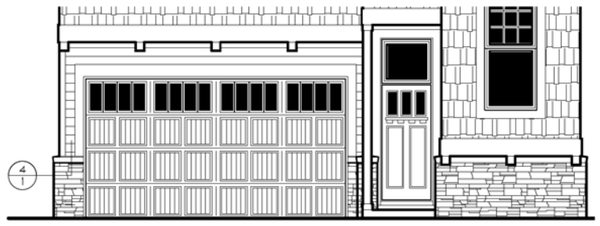
GRIDS AND TRIM AT WINDOWS AT ENHANCED ELEVATION ONLY

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



STONE OPTION

1/4" = 1'-0"

NOTE:

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

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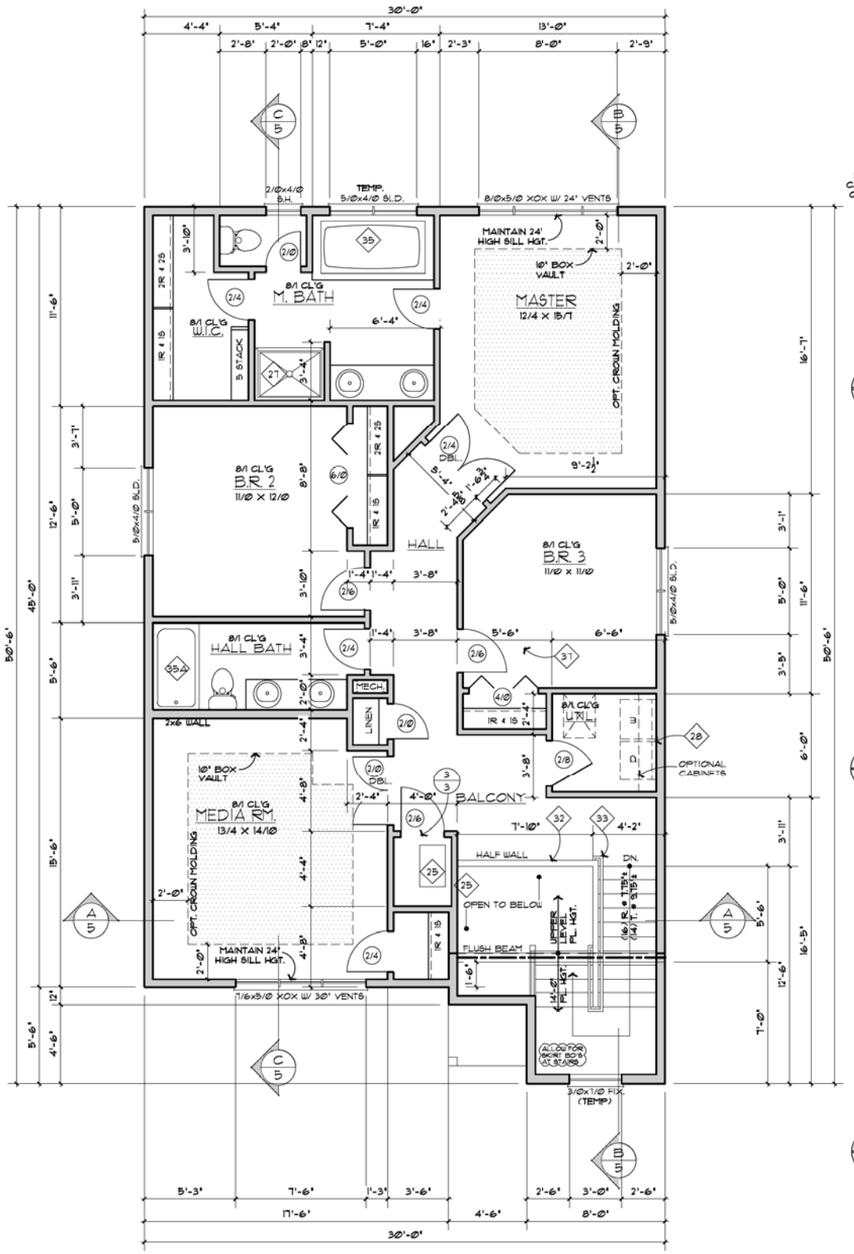
4/11/11 NEW PLAN PRELIM	JJG
6/14/11 MASON CODE UPDATES	JJG
6/15/11 PLAN IMPLEMENTED	JJG
8/3/11 P.C.1	JJG
10/18/11 STAIR/DEPTH FIX	JJG
10/21/11 P.C.2 IMPLEMENTED	JJG
11/4/11 FP, VENT/WALL REVIS.	JJG
12/6/11 EXTENDED STONE REVIS.	JJG
11/28/11 P.C. 3 IMPLEMENTED	JJG
11/28/11 D.M. CONVERSION	JJG
1/16/12 P.C.4 IMPLEMENTED	JJG
2/21/12 LOW VOLTAGE UPDATES	JJG
4/23/12 RUN. CLOSET FIX.	JJG
12/6/12 RADON/HVAC UPDATES	JJG
1/8/13 P.C.5 IMPLEMENTED	JJG
9/17/13 2013 'A' UPDATE	SHG

PLAN 2237 ASHMONT AMERICAN
GARAGE LEFT

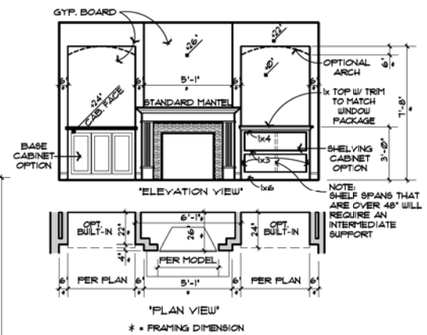
MAIN LEVEL:	886 SQ FT
UPPER LEVEL:	1347 SQ FT
GRAND TOTAL:	2233 SQ FT
GARAGE:	369 SQ FT

Sheet 21

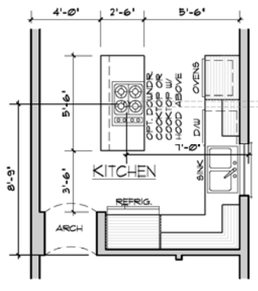
COTTAGES
AMERICAN



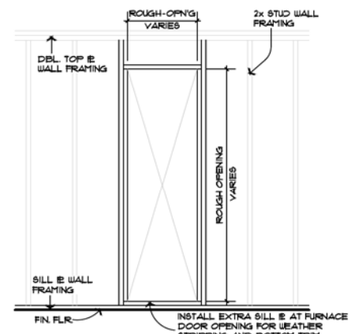
UPPER FLOOR PLAN 1/4" = 1'-0"



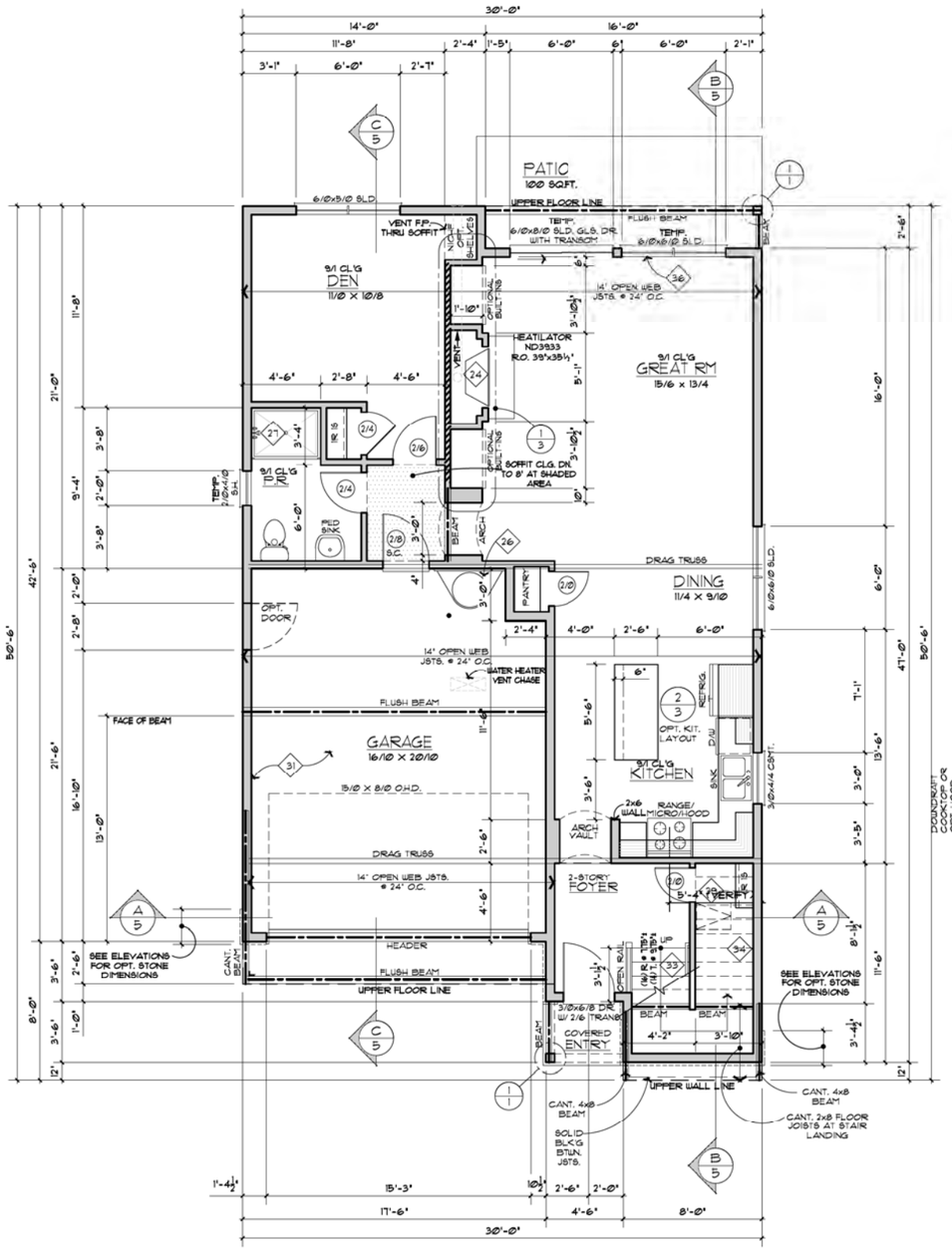
1/3 OPTIONAL SHELVING OR BASE CABINET DET. AT GREAT RM. ½"=1'-0" OPT. BUILTINS



2/3 OPTIONAL KITCHEN LAYOUT ½"=1'-0"



FURNACE DOOR OPENING DETAIL ½"=1'-0" FURN-CLOSET-DOOR-DET



MAIN FLOOR PLAN 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

24. MANUFACTURED DIRECT VENT, GAS, UL. LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSTALL 18" WIDE FLUSH HEARTH AS SHOWN.

25. INSTALL MINIMUM 92% (AFUE) EFFICIENT GAS FURNACE. FURNACE SHALL BE A SEALED COMBUSTION AIR TYPE. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS. INSULATE SURROUNDING WALLS.

26. GAS WATER HEATER. ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.

27. INSTALL TEMPERED GLASS DOOR AT 36" X 48" FIBERGLASS SHOWER.

28. INSTALL RECESSED WASHER/DRYER HOOKUP.

29. PROVIDE MINIMUM 18" X 24" CRAWL SPACE ACCESS.

30. NOT USED

31. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND 5/8" TYPE 'X' TO CEILING IN GARAGE. FINISH GARAGE WALLS AND CEILING.

32. 42" HIGH HALF WALL W/WOOD CAP. BLOCK ALL PANEL EDGES OF PLYWOOD.

33. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.

34. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.

35. 36" X 72" TUB IN TILE COVERED PLATFORM. VERIFY HEIGHT OF PLATFORM WITH TUB MANUFACTURER PRIOR TO CONSTRUCTION. VERIFY WINDOW HEIGHT BEFORE ORDERING WINDOWS. PROVIDE TEMPERED GLASS IN WINDOWS AT TUB AND SHOWER AREA.

35A. 32" X 60" FIBERGLASS TUB WITH SHOWER.

36. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.

37. PROVIDE 22x30 INSULATED ATTIC ACCESS.

FLOOR PLAN NOTES:

▨ INDICATES INTERIOR BEARING WALLS.

- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL DARK GLASS U.B. UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP & BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

NOTE: FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

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12/6/11 EXTENDED STONE REVIS.	JJG
11/28/11 P.C. 3 IMPLEMENTED	JJG
11/28/11 D/W. CONVERSION	JJG
1/16/12 P.C.4 IMPLEMENTED	JJG
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4/23/12 FURN. CLOSET FIX.	JJG
12/6/12 RADON/HVAC UPDATES	JJG
1/8/13 P.C.5 IMPLEMENTED	JJG
9/17/13 2013 'A' UPDATE	SHG

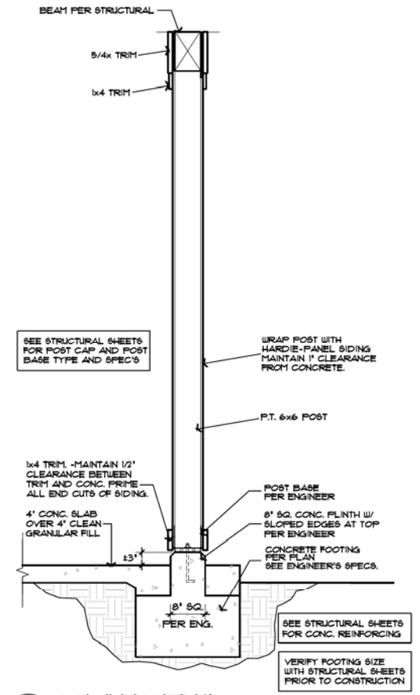
PLAN 2237
ASHMONT AMERICAN
GARAGE LEFT

MAIN LEVEL:	886 SQ FT
UPPER LEVEL:	1,341 SQ FT
GRAND TOTAL:	2233 SQ FT
GARAGE:	363 SQ FT

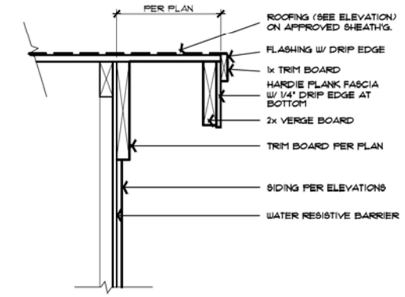
3 Sheet 22

COTTAGES
AMERICAN

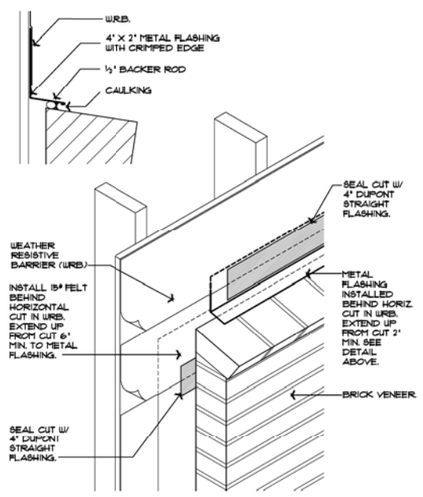
Detached Ashmont AMERICAN



1/1 COLUMN DETAIL — SCALE: 3/4"=1'-0" — ARB-COL-S



2/1 VERGE/RAKE DETAIL — SCALE: N.T.S. — HRM-16B



3/1 BRICK VENEER FLASHING DETAIL — SCALE: 1½" = 1'-0" — BRICK FLASHING-1

GENERAL NOTES AND SPECIFICATIONS

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT OREGON EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS (2011 EDITION W/ 2014 AMMENDMENTS OF THE ORSC).
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- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 50 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 90% MIN. ARE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

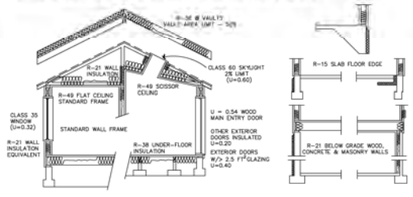
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

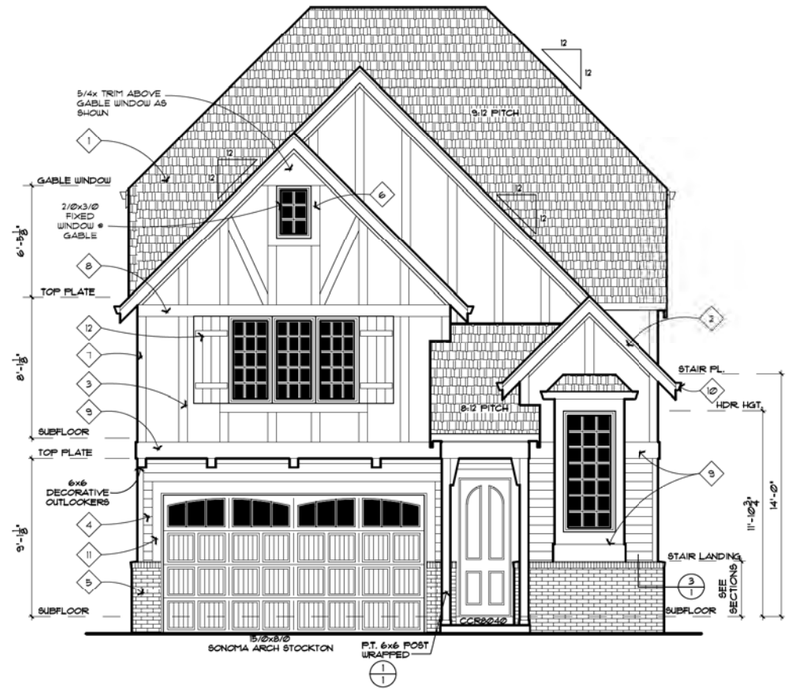
ENVELOPE ENHANCEMENT MEASURE "B":
- 4 WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE M1507.3
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 6.0 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

CONSERVATION MEASURE "A":
- HIGH EFFICIENCY HVAC SYSTEM: 90% MIN. ARE FURNACE

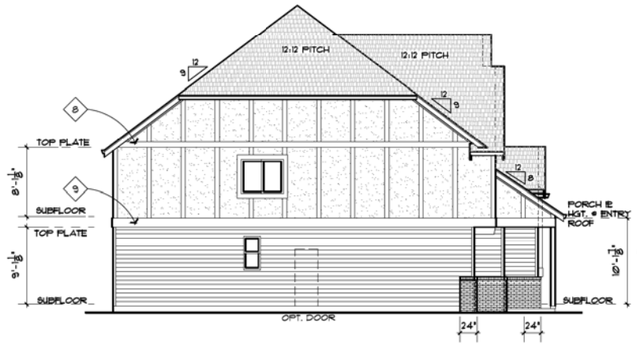


ELEVATION KEYNOTES

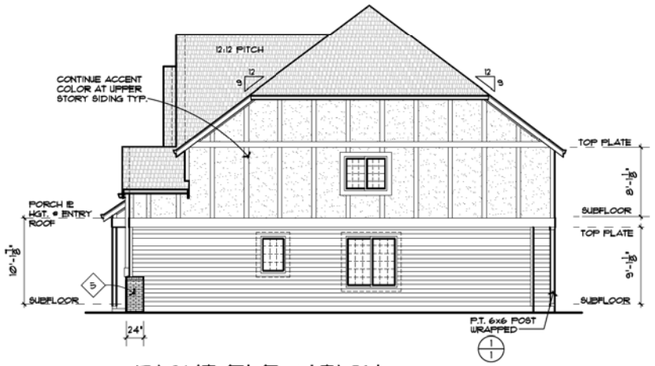
1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD TYPICAL: RS 1x2 TRIM ON 2x8 VERGE BOARD. PROVIDE 5/4x8 (@ SHINGLES AND LAP SIDING) OR 1x8 (@ PANEL SIDING) TRIM BOARD FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BOARD.
3. SIDING (WHERE SHOWN): HARDIE PANEL STUCCO BRD. SIDING W/ 1x6 BATTENS SPACED AS SHOWN AT FRONT ELEVATION @ AT 48" O.C. @ OPEN RUNS.
4. SIDING (TYPICAL): HARDIE PLANK LAP SIDING.
5. VENEER (TYPICAL): 4" BRICK VENEER WITH MASONRY TIES AT 16" O.C. EACH WAY AND HORIZONTAL NO. 9 WIRES CONTINUOUS AT 12" O.C.. EXTEND VENEER UP WALL AS SHOWN. PROVIDE SLOPING ROWLOCK COURSE AT WINDOW SILLS.
6. WINDOW TRIM: 5/4 X 6 AROUND ALL WINDOWS AND DOORS AT FRONT AND ALL WINDOWS AT PANEL AND BATTEN SIDING. NO WINDOW TRIM AT LAP SIDING UNLESS AT ENHANCED ELEVATIONS. FLASH ABOVE ALL HORIZONTAL TRIM.
7. CORNER TRIM (TYPICAL): 5/4 X 6 TRIM AT LAP SIDING AND 1X6 AT PANEL SIDING.
8. HORIZONTAL TRIM: 5/4 X 8 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATED W/ WRB.
9. HORIZONTAL TRIM: 5/4X12 WITH 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATED W/ WRB.
10. GUTTERS (TYP.-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"X3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALOCO' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
11. GARAGE DOOR TRIM SURROUND: 5/4 X 8 AT TOP, 5/4 X 6 AT SIDES
12. SHUTTERS (TYPICAL): 24" WIDE AS SHOWN, MATCH WINDOW HEIGHT



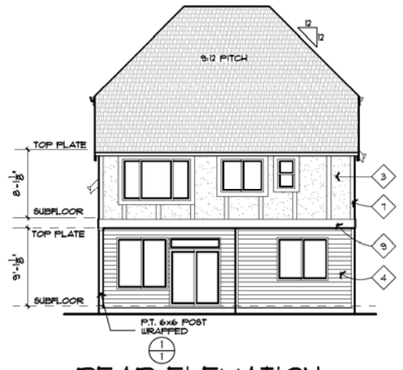
1/1 FRONT ELEVATION ENGLISH — 1/4" = 1'-0"



LEFT ELEVATION — 1/8" = 1'-0"



RIGHT ELEVATION — 1/8" = 1'-0"
GRIDS AND TRIM AT WINDOWS AT LAP SIDING AT ENHANCED ELEVATION ONLY



1/1 REAR ELEVATION — 1/8" = 1'-0"

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4/11/11 NEW PLAN PRELIM	JJG
5/5/11 APPLIED ENGINEERING	JJG
6/15/11 RADON UPDATE	JJG
6/15/11 PLAN IMPLEMENTED	JJG
8/3/11 P.C. 1	JJG
10/18/11 STAIR/DEPTH FIX	JJG
10/21/11 P.C. #2 IMPLEMENTED	JJG
11/4/11 FP, VENT/WALL REVIS.	JJG
11/22/11 FRENCH SIDING REVIS.	JJG
12/6/11 EXTENDED BRICK/STONE	JJG
11/28/11 P.C. #3 IMPLEMENTED	JJG
11/28/11 D.M. CONVERSION	JJG
1/16/12 P.C.#4 IMPLEMENTED	JJG
2/21/12 LOW VOLTAGE UPDATES	JJG
4/24/12 RUN CLOSET FIX.	JJG
8/19/12 GABLE WINDOW FIX	JJG
12/6/12 RADON/HVAC UPDATES	JJG
1/8/13 P.C.#5 IMPLEMENTED	JJG
5/30/13 2013 'A' UPDATE	SHG
10/3/14 2014 DECO SPEC UPDT.	DDR

PLAN 2237
ASHMONT EURO
ENGLISH
GARAGE LEFT

MAIN LEVEL:	886 SQ FT
UPPER LEVEL:	1345 SQ FT
GRAND TOTAL:	2231 SQ FT
GARAGE:	363 SQ FT

Sheet 23

COTTAGES

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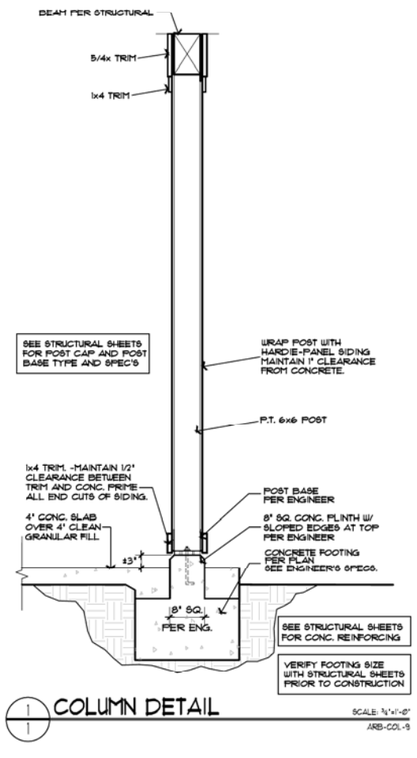
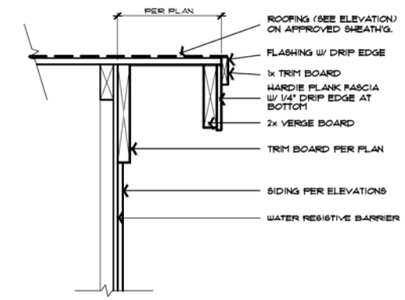


1/1 COLUMN DETAIL

SCALE: 1/2"=1'-0"

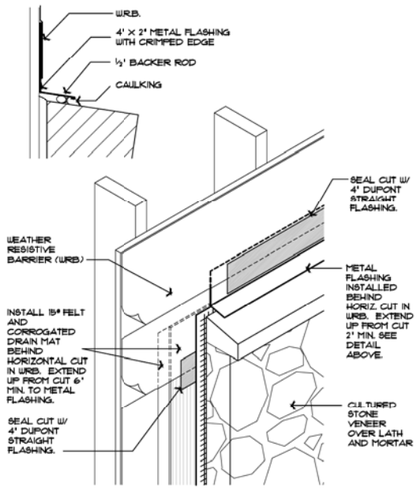
ARB-COL-9



2/1 VERGE/RAKE DETAIL

SCALE: N.T.S.

PRM-16B



3/1 CULTURED STONE VENEER FLASHING DETAIL

SCALE: 1½" = 1'-0"

FLASHING DETAIL-4

GENERAL NOTES AND SPECIFICATIONS

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- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 80 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 92% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

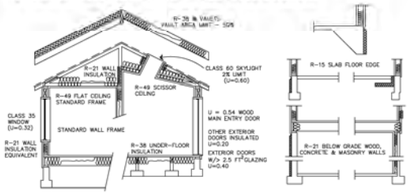
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

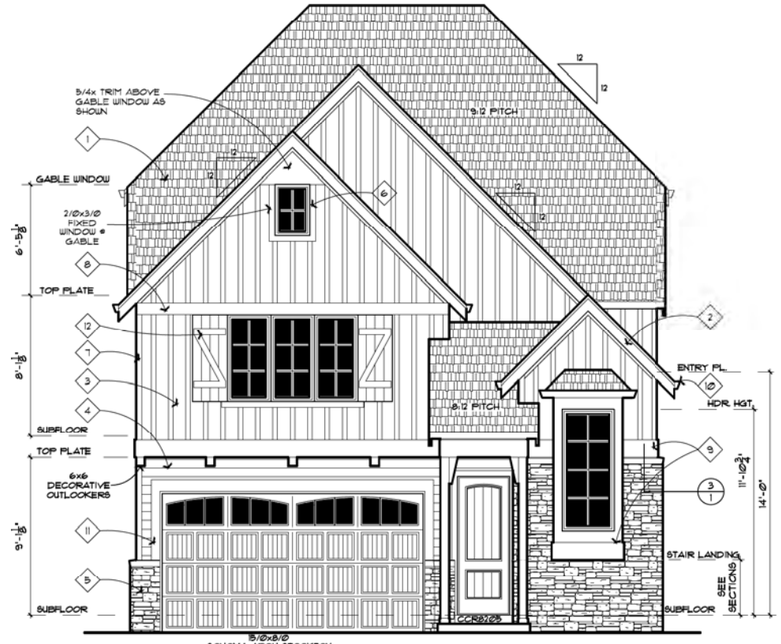
ENVELOPE ENHANCEMENT MEASURE #5:
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE N1101(3).
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. .60 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

CONSERVATION MEASURE #4:
- HIGH EFFICIENCY HVAC SYSTEM: 92% MIN. AFUE FURNACE



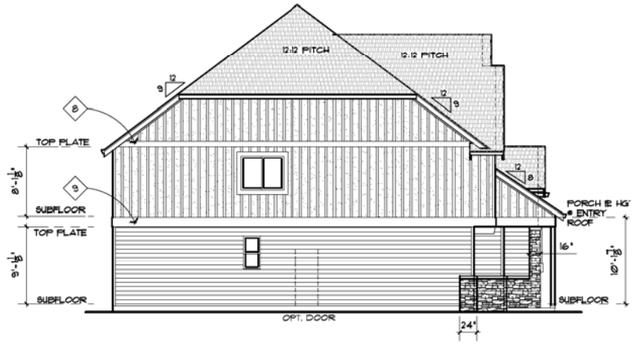
ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD TYPICAL: RS 1x2 TRIM ON 2x8 VERGE BOARD. PROVIDE 5/4x8 (@ SHINGLES AND LAP SIDING) OR 1x8 (@ PANEL SIDING) TRIM BOARD FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BOARD.
3. SIDING (TYPICAL): HARDIE PANEL STUCCO BRD. SIDING W/ 1 x 3 BATTENS AT 12" O.C.
4. SIDING (TYPICAL WHERE SHOWN): HARDIE PLANK LAP SIDING.
5. CULTURED STONE (AS SHOWN): SILL STONE AT TOP OF VENEER. INSTALL PER MANUFACTURERS SPECIFICATIONS.
6. WINDOW TRIM: 5/4 X 4 AROUND ALL WINDOWS AND DOORS AT FRONT AND ALL WINDOWS AT PANEL AND BATTEN SIDING. NO WINDOW TRIM AT LAP SIDING UNLESS AT ENHANCED ELEVATIONS. FLASH ABOVE ALL HORIZONTAL TRIM.
7. 5/4 X 4 CORNER TRIM AT LAP SIDING, 1 X 4 CORNER TRIM AT PANEL SIDING.
8. HORIZONTAL TRIM: 5/4 X 8 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATED W/ WRB.
9. HORIZONTAL TRIM: 5/4 X 12 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATED W/ WRB.
10. GUTTERS (TYP.-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALOCO' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
11. GARAGE DOOR TRIM SURROUND: 5/4 X 8 AT TOP, 5/4 X 4 AT SIDES
12. SHUTTERS (TYPICAL): 24" WIDE AS SHOWN. MATCH WINDOW HEIGHT



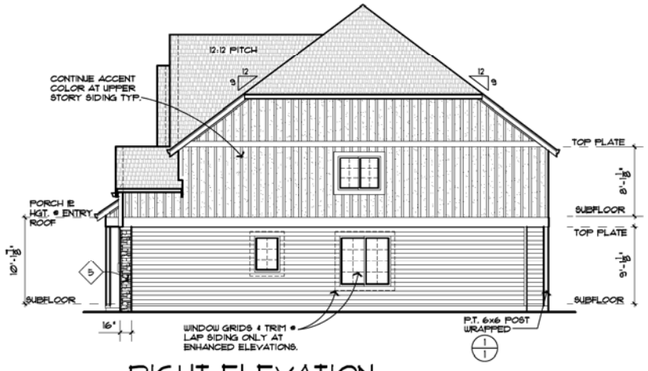
FRONT ELEVATION FRENCH

1/4" = 1'-0"



LEFT ELEVATION

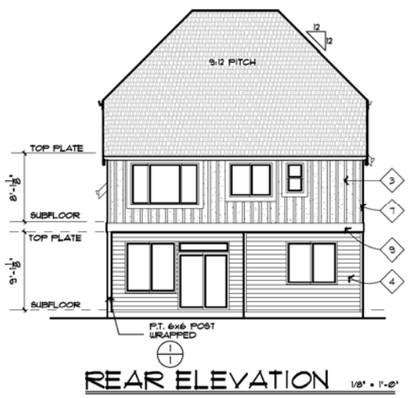
1/8" = 1'-0"



RIGHT ELEVATION

GRIDS AND TRIM AT WINDOWS AT LAP SIDING AT ENHANCED ELEVATION ONLY

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

NOTE:

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

ARBOR CUSTOM HOMES
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BEAVERTON, OREGON 97006
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4/11/11 NEW PLAN PRELIM	JJG
5/5/11 APPLIED ENGINEERING	JJG
6/15/11 RADON UPDATE	JJG
6/15/11 PLAN IMPLEMENTED	JJG
8/3/11 P.C. 1	JJG
10/18/11 STAIR/DEPTH FIX	JJG
10/21/11 P.C. #2 IMPLEMENTED	JJG
11/4/11 FP, VENT/WALL REVIS.	JJG
11/22/11 FRENCH SIDING REVIS.	JJG
12/6/11 EXTENDED BRICK/STONE	JJG
11/28/11 P.C. #3 IMPLEMENTED	JJG
11/28/11 D.M. CONVERSION	JJG
1/16/12 P.C.#4 IMPLEMENTED	JJG
2/21/12 LOW VOLTAGE UPDATES	JJG
4/24/12 RUN. CLOSET FIX.	JJG
8/19/12 GABLE WINDOW FIX	JJG
12/6/12 RADON/HVAC UPDATES	JJG
1/8/13 P.C.#5 IMPLEMENTED	JJG
9/30/13 2013 'A' UPDATE	SHG
10/3/14 2014 DECO SPEC UPDT.	DDR

PLAN 2237
ASHMONT EURO
FRENCH
GARAGE LEFT

MAIN LEVEL:	886 SQ FT
UPPER LEVEL:	1345 SQ FT
GRAND TOTAL:	2231 SQ FT
GARAGE:	363 SQ FT

Sheet 24

COTTAGES

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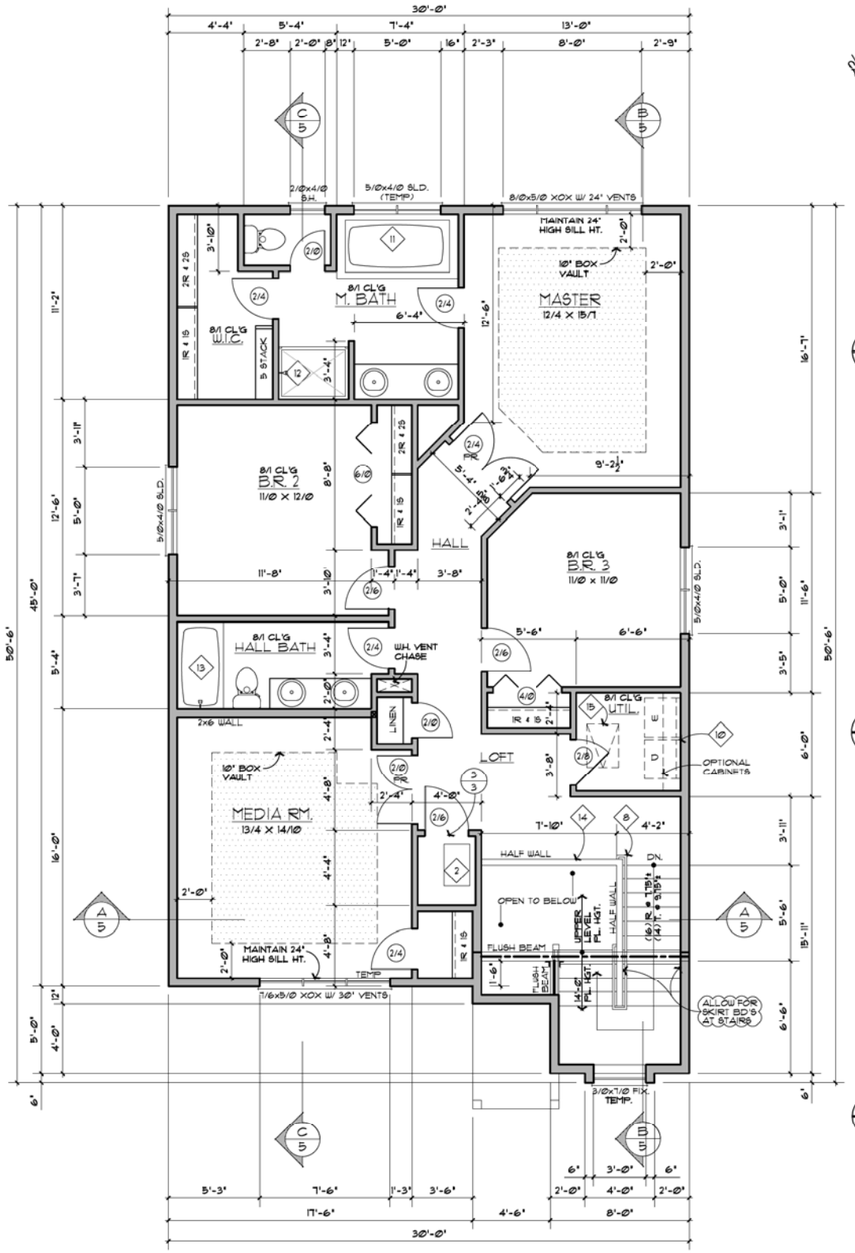
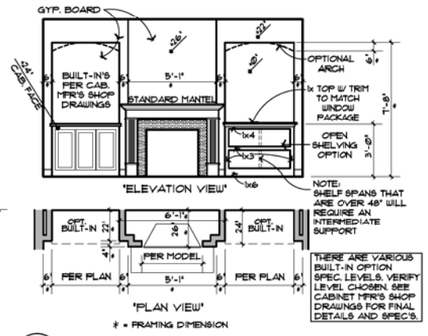


UPPER FLOOR PLAN

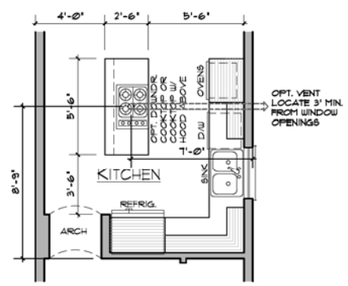
1/4" = 1'-0"



1/3 OPTIONAL SHELVING OR BASE CABINET DET. AT GREAT RM.

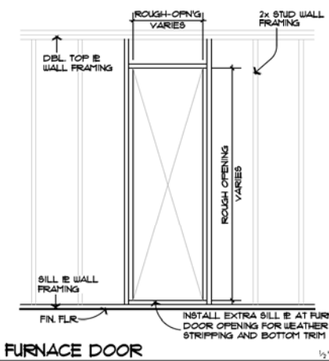
1/4"=1'-0"

OPT. BUILTINS



2/3 OPTIONAL KITCHEN LAYOUT

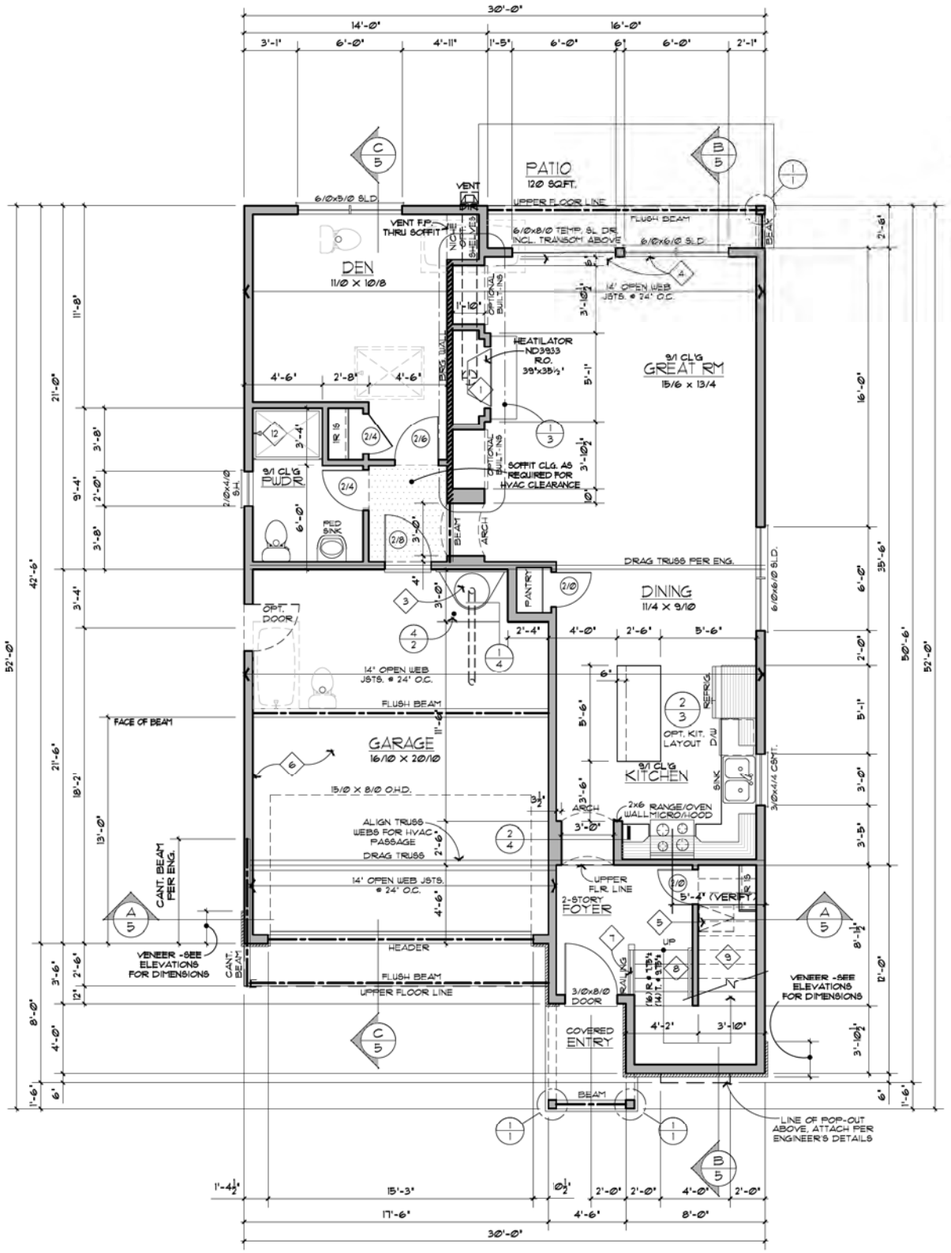
1/4"=1'-0"



3/3 FURNACE DOOR OPENING DETAIL

½"=1'-0"

FURN-CLOSET-DOOR-DET



MAIN FLOOR PLAN

SHOWING UPPER FLOOR FRAMING

1/4" = 1'-0"

FLOOR PLAN NOTES:

- ▨ INDICATES INTERIOR BEARING WALLS.
- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL, DASH GLASS 35 UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP + BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

◇ FLOOR PLAN KEYNOTES

1. MANUFACTURED DIRECT VENT, GAS, UL. LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSTALL 18" WIDE HEARTH AS SHOWN.
2. INSTALL MINIMUM 92% (AFUE) EFFICIENT GAS FURNACE. ELEVATE FLAME 18" MIN. ABOVE FLOOR. INSTALL IN AN INSULATED, THERMALLY CONDITIONED SPACE.
3. GAS WATER HEATER. SEALED UNIT SET ON FLOOR W/ BRACING STRAPS PER DET. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
4. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.
5. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
6. APPLY 1/2" GYPSUM BOARD TO ALL GARAGE WALLS AND 5/8" TYPE 'X' GYP. BOARD TO CEILING IN GARAGE BENEATH HABITABLE ROOMS. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
7. 36" HIGH CONTINUOUS TRADITIONAL GUARDRAIL ON OPEN SIDE OF STAIR. RETURN ENDS TO WALL OR NEWEL POST. INSTALL EQUALLY SPACED BALUSTERS (4" O.C. MAX.) ON CURB WALL EXTENDING 3' ABOVE STAIR NOSING.
8. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.
9. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
10. INSTALL RECESSED WASHER/DRYER HOOKUP.
11. 36x72 TUB IN TILE COVERED PLATFORM. VERIFY HEIGHT OF PLATFORM WITH TUB MANUFACTURER PRIOR TO CONSTRUCTION. VERIFY WINDOW HEIGHT BEFORE ORDERING WINDOWS. PROVIDE TEMPERED GLASS IN WINDOWS AT TUB AND SHOWER AREA.
12. INSTALL TEMPERED GLASS DOOR AND PARTITION AT 36"X48" FIBERGLASS SHOWER.
13. 32"X60" FIBERGLASS TUB WITH SHOWER.
14. 42" HIGH HALF WALL W/ WOOD CAP. BLOCK ALL PANEL EDGES OF PLYWOOD.
15. PROVIDE MINIMUM 22"X30" ATTIC ACCESS W/ INSULATED "LID". PROVIDE INSULATION BAFFLE AROUND OPENING.

NOTE:

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

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8/3/11 P.C.*	JJG
10/18/11 STAIR/DEPTH FIX	JJG
10/21/11 P.C. #2 IMPLEMENTED	JJG
11/4/11 FP. VENT/WALL REVIS.	JJG
11/22/11 FRENCH SIDING REVIS.	JJG
12/6/11 EXTENDED BRICK/STONE	JJG
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9/30/13 2013 'A' UPDATE	SMG
10/3/14 2014 DECO SPEC UPDT.	DDR

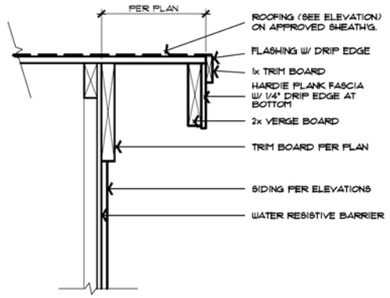
PLAN 2237
ASHMONT EURO

GARAGE LEFT

MAIN LEVEL:	886 SQ FT
UPPER LEVEL:	1345 SQ FT
GRAND TOTAL:	2231 SQ FT
GARAGE:	363 SQ FT

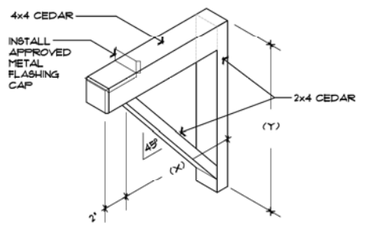
3 Sheet 25

COTTAGES



1/1 VERGE/RAKE DETAIL

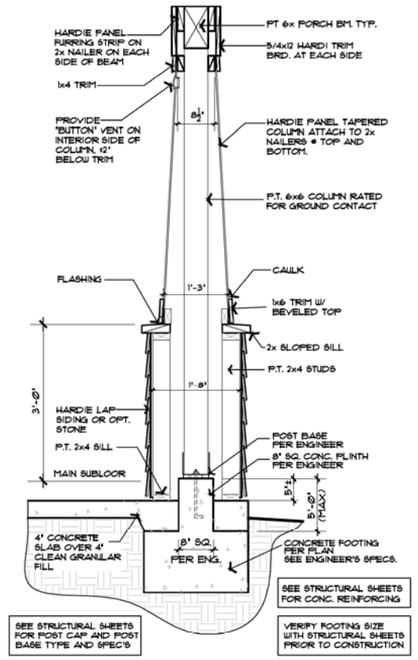
SCALE: N.T.S.
FRM-16B



RAKE O.H.	(X) DIM	(Y) DIM
12"	12"	18"
18"	18"	24"
24"	24"	30"

2/1 VERGE BOARD BRACE
GABLE ANGLE BRACKET

SCALE: NONE
BRACE



3/1 FRONT COLUMN DETAIL

SCALE: ¾"=1'-0"
ARB-COL-1648

GENERAL NOTES AND SPECIFICATIONS

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT OREGON EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS (2011 EDITION W/ 2014 AMMENDMENTS OF THE ORSC).
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE ARCHITECTURAL TEAM OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL TEAM BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM WEST HILLS DEVELOPMENT.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 80 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 90% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OR CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

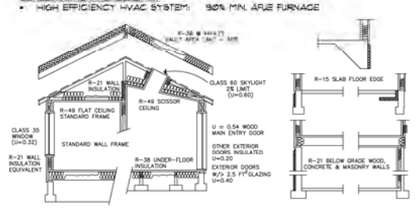
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

ENVELOPE ENHANCEMENT MEASURE #5:
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE N1103(3.)
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 6.0 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

CONSERVATION MEASURE #A:
- HIGH EFFICIENCY HVAC SYSTEM: 92% MIN. AFUE FURNACE



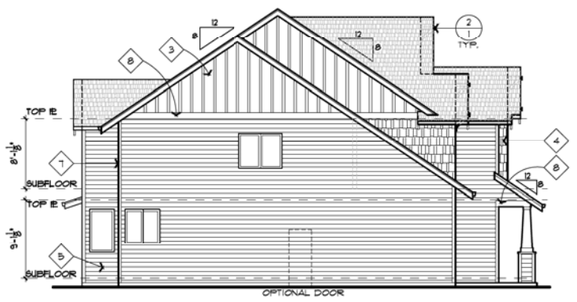
STONE OPTION

1/4"=1'-0"

16/0 x 8/0 "SONOMA-STOCKBRIDGE"

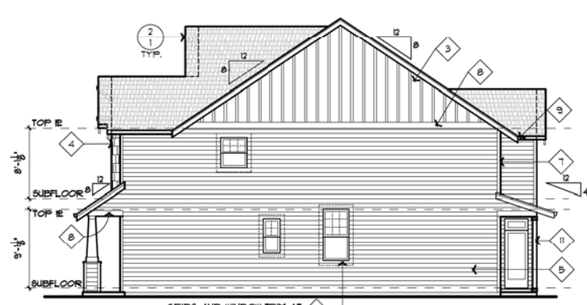
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/8"=1'-0"



RIGHT SIDE ELEVATION

1/8"=1'-0"

ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD (TYP.): RS 1x2 TRIM ON 2x10 VERGE (@ FRONT & ENHANCED) / 2x8 (@ SIDES & REAR). PROVIDE 5/4x8 (@ SHINGLES AND LAP SIDING) OR 1x8 (@ PANEL SIDING) TRIM BOARD FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BOARD.
3. SIDING (TYPICAL): HARDIE STUCCO PANEL SIDING W/ 1 x 3 BATTENS SPACED @ 16" O.C.
4. SIDING (TYP WHERE SHOWN): HARDIE-SHINGLE SIDING (W/ METAL COR. TRIM)
5. SIDING (TYPICAL WHERE SHOWN): HARDIE-BOARD LAP SIDING.
6. WINDOW TRIM: 5/4 X 6 AROUND ALL WINDOWS AND DOORS AT FRONT AND ALL WINDOWS AT PANEL AND BATTEN SIDING. NO WINDOW TRIM AT LAP SIDING UNLESS AT ENHANCED ELEVATIONS. FLASH ABOVE ALL HORIZONTAL TRIM.
7. 5/4 X 4 CORNER TRIM AT LAP SIDING, 1 X 4 CORNER TRIM AT PANEL SIDING.
8. HORIZONTAL TRIM: 5/4 X 8 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATED W/ WRB.
9. GUTTERS (TYP.-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH ALCOA GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
10. GARAGE DOOR TRIM SURROUND: 5/4 X 8 AT TOP, 5/4 X 6 AT SIDES
11. EXTERIOR COLUMNS (TYPICAL): P.T. 6x6 POST - WRAPPED WITH HARDIE PANEL. -SEE DETAIL 8/4.

REAR ELEVATION

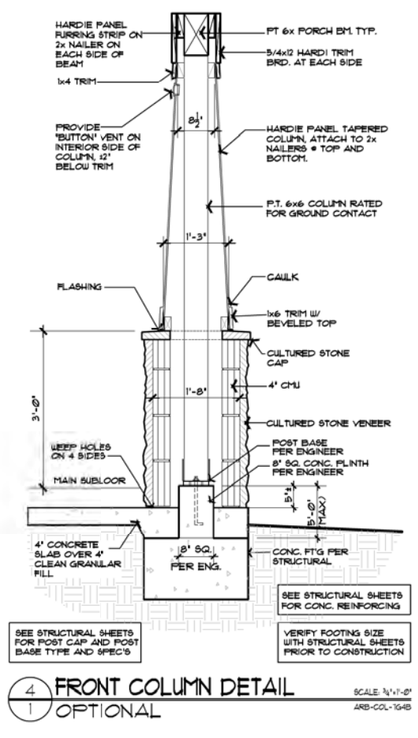
1/8"=1'-0"

NOTE:

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

4/1 FRONT COLUMN DETAIL
OPTIONAL

SCALE: ¾"=1'-0"
ARB-COL-1648



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6/10/11	4BED PRELIM	JJG
6/23/11	APPLIED ENG.	JJG
7/22/11	FINAL CHECK SET	JJG
8/24/11	ELEC. REVIS.	JJG
9/23/11	HALF WALL/RAILING REVIS	JJG
9/23/11	PC 9 IMPLEMENTED	JJG
11/16/11	D.M. CONVERSION	JJG
11/18/11	S.P. CHECKSET REDLINES	JJG
3/5/12	LOW-VOLT/DECO UPDATES	JJG
3/13/12	P.C.9 IMPLEMENTED	JJG
4/19/12	TURN. CLOSET FIX.	JJG
4/24/12	P.C.5 IMPLEMENTED	JJG
8/13/12	LAYERS/DECO/SALES 2012 UPDT.	DDR
9/7/12	AMERICAN BRACE UPDATE	JJG
10/1/13	P.C.14 IMPLEMENTED	DDR
10/15/14	2014 DECO SPEC UPDT.	DDR

PLAN 2375
SYLVAN AMERICAN
GARAGE LEFT

MAIN LEVEL:	978 SQ FT
UPPER LEVEL:	1,396 SQ FT
GRAND TOTAL:	2,378 SQ FT
GARAGE:	434 SQ FT

Sheet 26

BUNGALOW
FROM ALAMEDA

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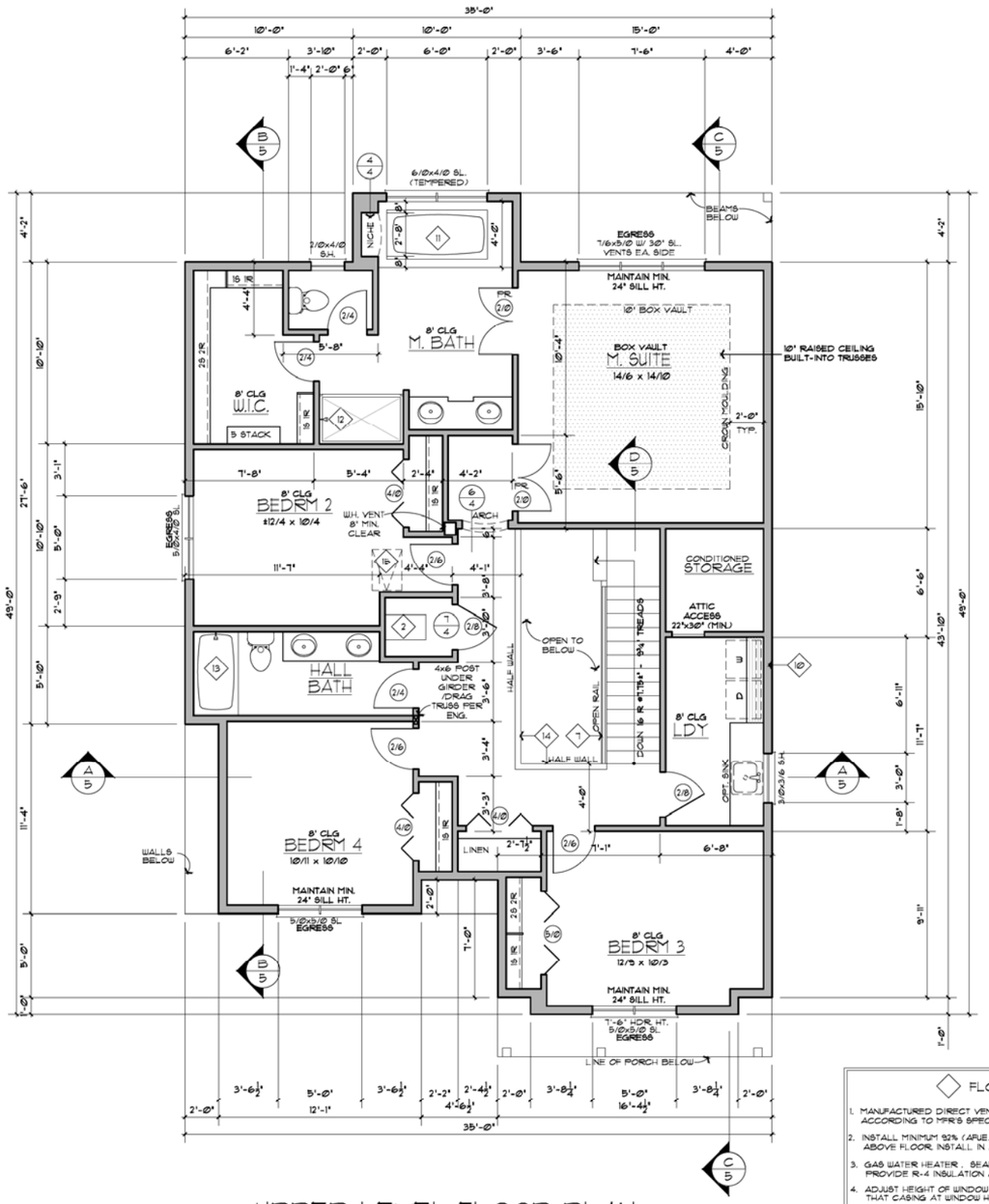
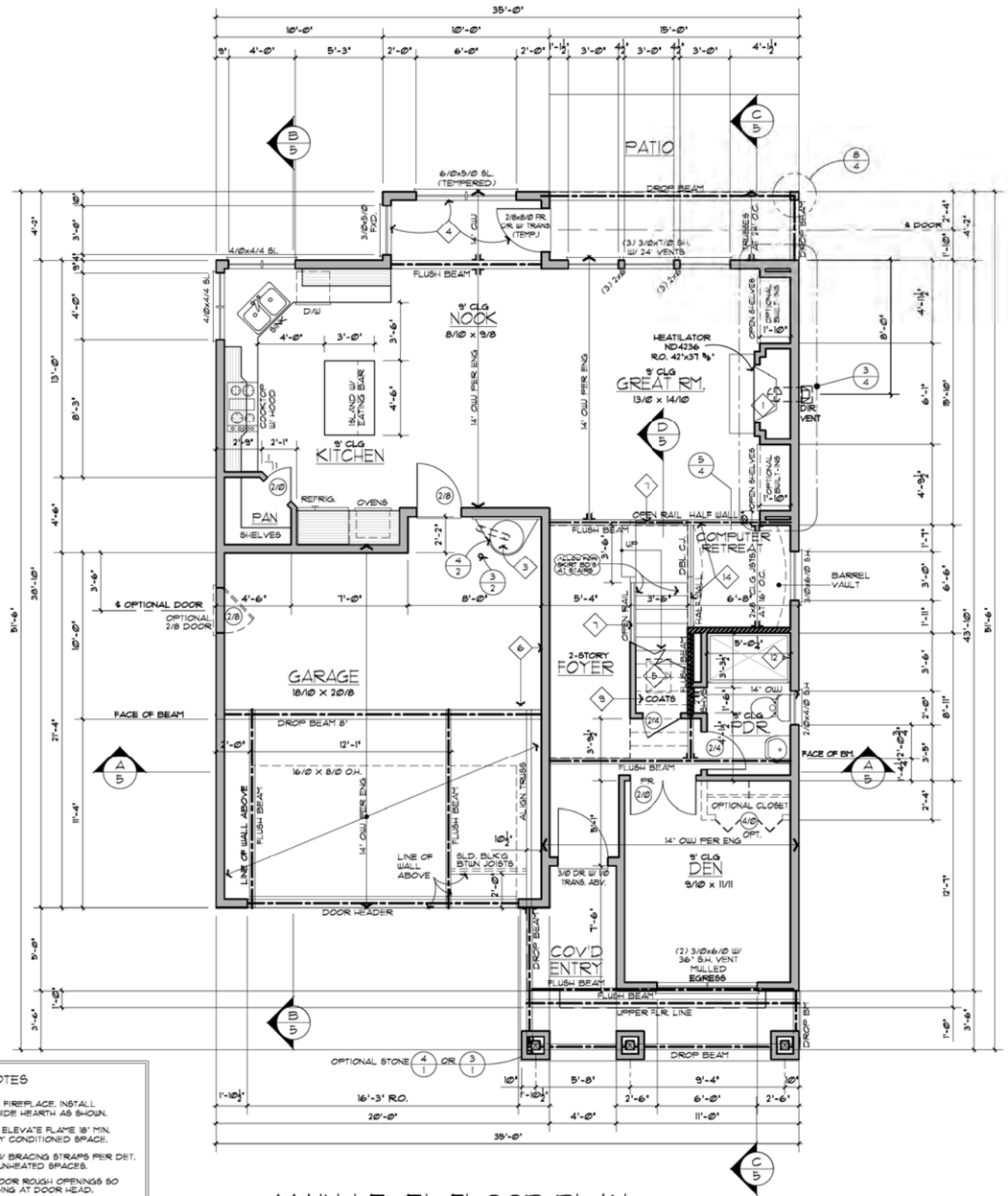


UPPER LEVEL FLOOR PLAN

1/4"=1'-0"



MAIN LEVEL FLOOR PLAN

SHOWING UPPER FLOOR FRAMING

1/4"=1'-0"

FLOOR PLAN KEYNOTES

1. MANUFACTURED DIRECT VENT, GAS, UL. LISTED METAL FIREPLACE. INSTALL ACCORDING TO MFR'S SPECIFICATIONS. INSTALL 18" WIDE HEARTH AS SHOWN.
2. INSTALL MINIMUM 92% (AFUE) EFFICIENT GAS FURNACE. ELEVATE FLAME 18" MIN. ABOVE FLOOR. INSTALL IN AN INSULATED, THERMALLY CONDITIONED SPACE.
3. GAS WATER HEATER . SEALED UNIT SET ON FLOOR W/ BRACING STRAPS PER DET. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
4. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.
5. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
6. APPLY 1/2" GYPSUM BOARD TO ALL GARAGE WALLS AND 5/8" TYPE 'X' GYP. BOARD TO CEILING IN GARAGE BENEATH HABITABLE ROOMS. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
7. 36" HIGH CONTINUOUS TRADITIONAL GUARDRAIL ON OPEN SIDE OF STAIR. RETURN ENDS TO WALL OR NEWEL POST. INSTALL EQUALLY SPACED BALUSTERS (4" O.C. MAX.) ON CURB WALL EXTENDING 3" ABOVE STAIR NOSING.
8. NOT USED.
9. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
10. INSTALL RECESSED WASHER/DRYER HOOKUP.
11. 36x12 TUB IN TILE COVERED PLATFORM. VERIFY HEIGHT OF PLATFORM WITH TUB MANUFACTURER PRIOR TO CONSTRUCTION. VERIFY WINDOW HEIGHT BEFORE ORDERING WINDOWS. PROVIDE TEMPERED GLASS IN WINDOWS AT TUB AND SHOWER AREA.
12. INSTALL TEMPERED GLASS DOOR AND PARTITION AT 36"X60" FIBERGLASS SHOWER.
13. 32"X60" FIBERGLASS TUB WITH SHOWER.
14. 42" HIGH HALF WALL W/ WOOD CAP. BLOCK ALL PANEL EDGES OF PLYWOOD.
15. PROVIDE MINIMUM 22"X30" ATTIC ACCESS W/ INSULATED 'LID'. PROVIDE INSULATION BAFFLE AROUND OPENING.

FLOOR PLAN NOTES:

▨ INDICATES INTERIOR BEARING WALLS.

- PROVIDE FULL BEARING, MINIMUM .4 BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL DASH CLASS 35 UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP + BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

NOTE :

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

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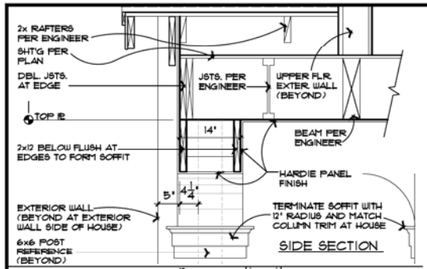
6/16/11	4BED PRELIM	JJG
6/23/11	APPLIED ENG.	JJG
7/22/11	FINAL CHECK SET	JJG
8/4/11	ELEC. REVIS.	JJG
9/23/11	HALF WALL/RAILING REVIS	JJG
5/23/11	PC 9 IMPLEMENTED	JJG
11/6/11	D.M. CONVERSION	JJG
1/18/11	S.P. CHECKSET REDLINES	JJG
3/5/12	LOW-VOLT/DECO UPDATES	JJG
3/13/12	P.C.9 IMPLEMENTED	JJG
4/13/12	TURN. CLOSET FIX.	JJG
4/24/12	P.C.5 IMPLEMENTED	JJG
8/3/12	LAYERS/DECO/SALES 2012 UPDT.	DDR
9/7/12	AMERICAN BRACE UPDATE	JJG
10/1/13	P.C.14 IMPLEMENTED	DDR
10/15/14	2014 DECO SPEC UPDT.	DDR

PLAN 2375
SYLVAN AMERICAN
GARAGE LEFT

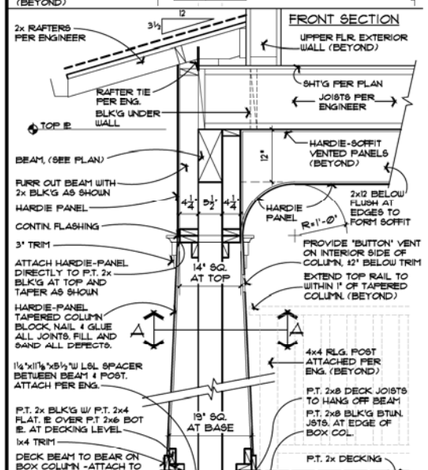
MAIN LEVEL:	978 SQ FT
UPPER LEVEL:	1,396 SQ FT
GRAND TOTAL:	2,378 SQ FT
GARAGE:	434 SQ FT

3 Sheet 27

BUNGALOW
FROM ALAMEDA



SIDE SECTION

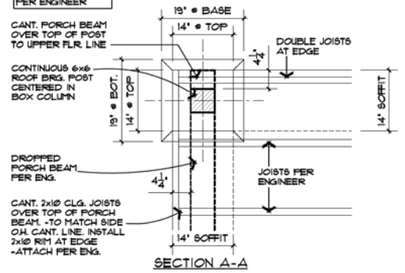


1/1 COLUMN DETAIL

SCALE: 3/4"=1'-0"

ARB-COL-CHALET-CLASSIC-2A

REFER TO ARCH. DWG'S FOR JOIST LAYOUT, -SUPPORT, AND ATTACHMENT PER ENGINEER

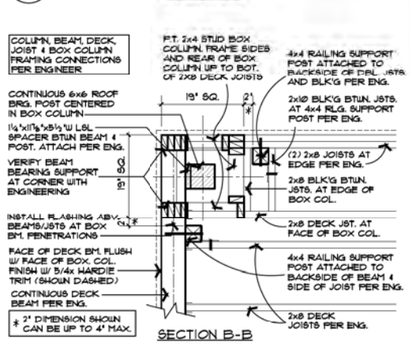


SECTION A-A

1A/1 COLUMN DETAIL AT TOP

PLAN VIEW

COLUMN, BEAM, DECK, JOIST & BOX COLUMN FRAMING CONNECTIONS PER ENGINEER

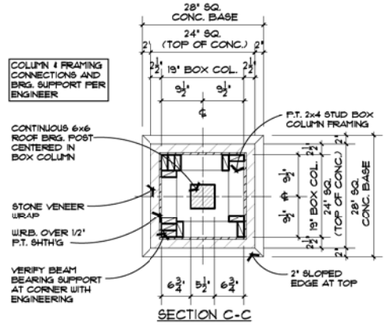


SECTION B-B

1B/1 COLUMN DETAIL AT DECK

PLAN VIEW

COLUMN & FRAMING CONNECTIONS AND BRG. SUPPORT PER ENGINEER



SECTION C-C

1C/1 COLUMN DETAIL AT BASE

PLAN VIEW

GENERAL NOTES AND SPECIFICATIONS

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- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 50 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 90% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

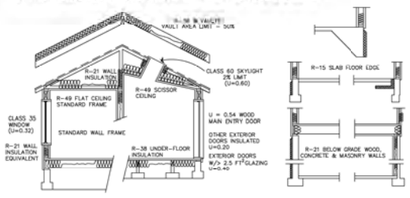
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

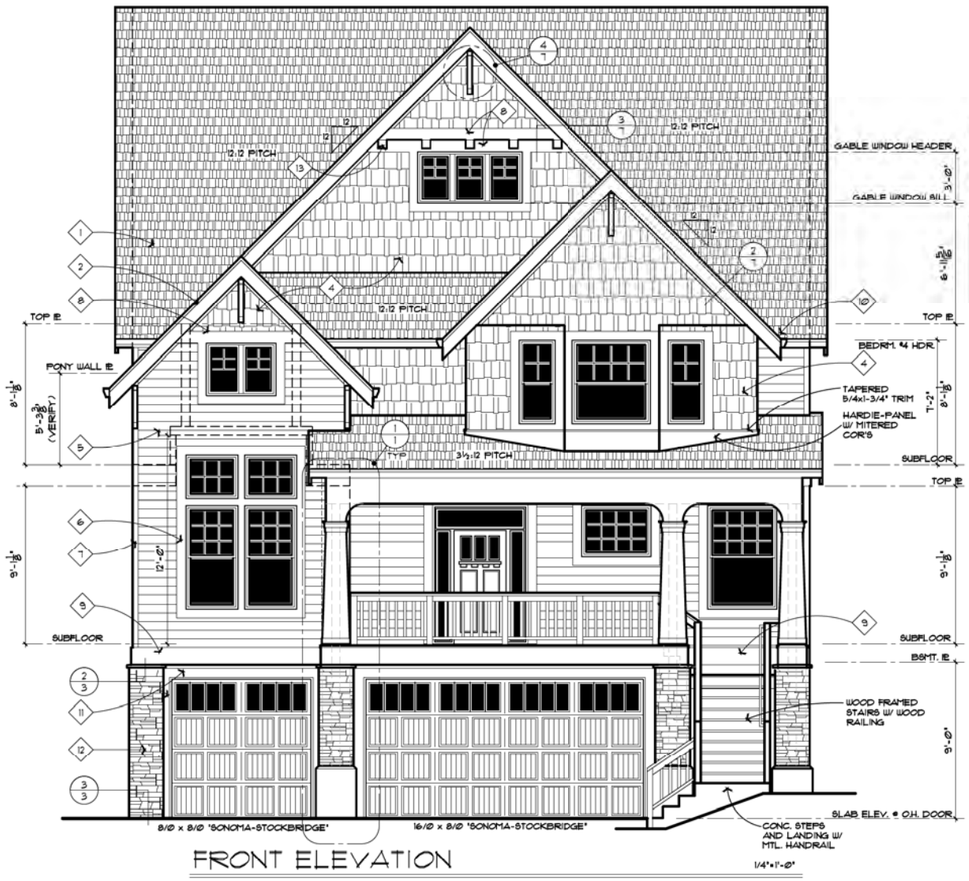
ENVELOPE ENHANCEMENT MEASURE #5:
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE N1103.1(3)
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 6.0 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

CONSERVATION MEASURE #4:
- HIGH EFFICIENCY HVAC SYSTEM: 90% MIN. AFUE FURNACE



ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD (TYP): RS 1x3 TRIM ON 2x10 VERGE (@ FRONT & ENHANCED) / 2x8 (@ SIDES & REAR). PROVIDE 5/4x8 (@ SHINGLES AND LAP SIDING) OR 1x8 (@ PANEL SIDING) TRIM BOARD FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BOARD.
3. SIDING (TYPICAL): HARDIE STUCCO BRD. SIDING W/ 1 x 3 BATTENS SPACED AT 16" O.C. - U.N.O.
4. SIDING (TYP WHERE SHOWN): HARDIE-SHINGLE SIDING (W/ METAL COR. TRIM)
5. SIDING (TYPICAL WHERE SHOWN): HARDIE-BOARD LAP SIDING.
6. WINDOW TRIM: 5/4 X 6 AROUND ALL WINDOWS AND DOORS AT FRONT AND ALL WINDOWS AT PANEL AND BATTEN SIDING. NO WINDOW TRIM AT LAP SIDING UNLESS AT ENHANCED ELEVATIONS. FLASH ABOVE ALL HORIZONTAL TRIM.
7. 5/4 X 4 CORNER TRIM AT LAP SIDING, 1 X 4 CORNER TRIM AT PANEL SIDING.
8. HORIZONTAL TRIM: 5/4 X 8 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATED W/ WRB.
9. HORIZ. TRIM: 5/4 X 12 W/ 26 GA. 'Z' FLASHING OVER TOP & INTEGRATED W/ WRB.
10. GUTTERS (TYP-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALOCO' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
11. GARAGE DOOR TRIM SURROUND: 5/4 X 8 AT TOP, 5/4 X 6 AT SIDES
12. CULTURED STONE VENEER (TYPICAL): APPLY SILL STONE AND 6x8 TRIM STONE AROUND WINDOW. INSTALL PER MANUFACTURERS SPECIFICATIONS.
13. 6x6 OUTRIGGERS UNDER CANTILEVER SPACED AS SHOWN.

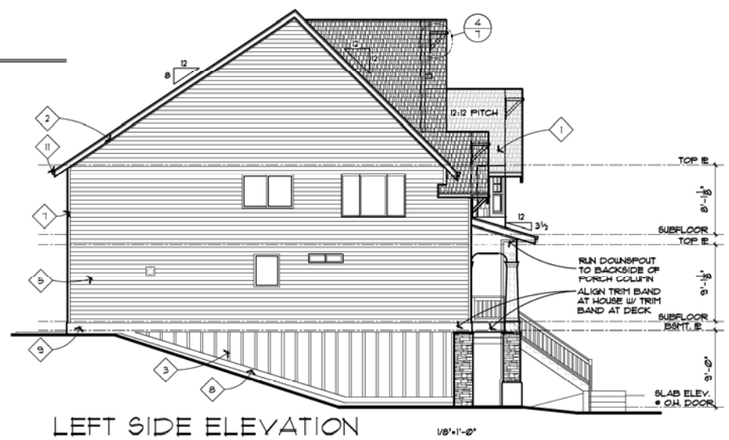


FRONT ELEVATION

1/4"=1'-0"

REAR ELEVATION

1/8"=1'-0"



LEFT SIDE ELEVATION

1/8"=1'-0"

RIGHT SIDE ELEVATION

1/8"=1'-0"

WINDOW GRIDS AND TRIM AT LAP SIDING ARE AT ENHANCED ELEVATIONS ONLY

NOTE:

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3/22/13	PRELIMINARY LAYOUT	JJG
5/28/14	2014 DECO SPEC UPDT	DDR
8/8/14	PLAN UPDATES/REV.	DDR
9/5/14	ENGINEERING CHECK	DDR
9/17/14	STP FINAL CHECK	DDR
9/17/14	PUBLISH PLAN	DDR
4/3/15	PCR IMPLEMENTED	DDR

PLAN 3509
CORALWOOD
AMERICAN
GARAGE LEFT

MAIN LEVEL:	1,635 SQ FT
UPPER LEVEL:	1,855 SQ FT
GRAND TOTAL:	3,490 SQ FT
GARAGE:	838 SQ FT

Sheet 28

CHALET CLASSIC

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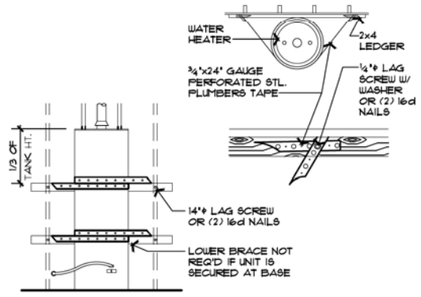
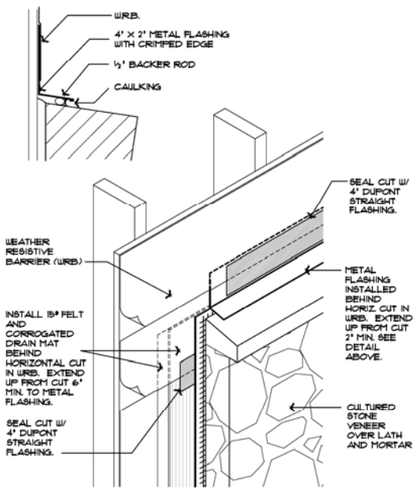


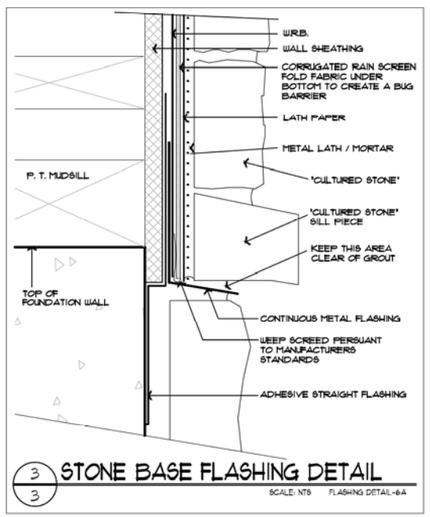
1/3 BRACING FOR WATER HEATERS NO SCALE

W-HTR-5



2/3 CULTURED STONE VENEER FLASHING DETAIL

SCALE: 1½" = 1'-0" FLASHING DETAIL-4



3/3 STONE BASE FLASHING DETAIL

SCALE: NTS FLASHING DETAIL-6A

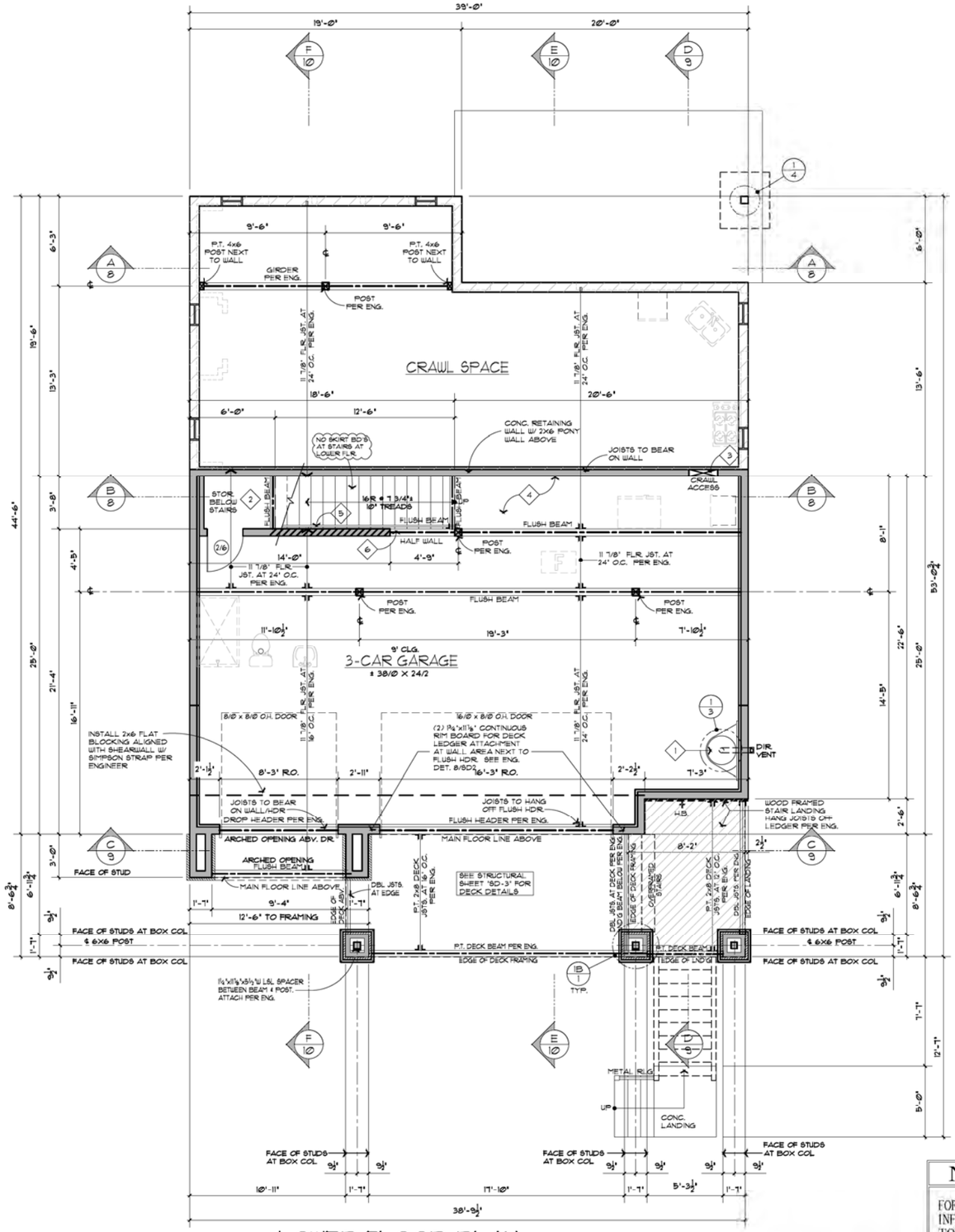
FLOOR PLAN NOTES:

▨ INDICATES INTERIOR BEARING WALLS.

- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) (U)DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL DAEM CLASS 35 UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP & BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

LOWER FLOOR PLAN KEYNOTES

1. GAS WATER HEATER. ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
2. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS.
3. PROVIDE MINIMUM 18" X 24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
4. APPLY 1/2" GYPSUM BOARD TO ALL GARAGE WALLS AND 5/8" TYPE 'X' GYP. BOARD TO CEILING IN GARAGE BENEATH HABITABLE ROOMS. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
5. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.
6. 42" HIGH HALF WALL W/ WOOD CAP. BLOCK ALL PANEL EDGES OF PLYWOOD.



LOWER FLOOR PLAN

SHOWING MAIN FLOOR FRAMING

1/4"=1'-Ø"

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9/17/14	STP FINAL CHECK	DDR
9/17/14	PUBLISH PLAN	DDR
4/3/15	PCS IMPLEMENTED	DDR

PLAN 3509
CORALWOOD
AMERICAN
GARAGE LEFT

MAIN LEVEL:	1,635 SQ FT
UPPER LEVEL:	1,855 SQ FT
GRAND TOTAL:	3,490 SQ FT
GARAGE:	838 SQ FT

3 Sheet 29

CHALET CLASSIC

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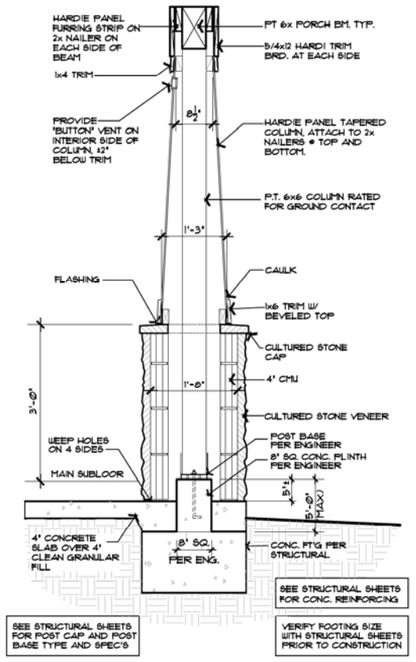
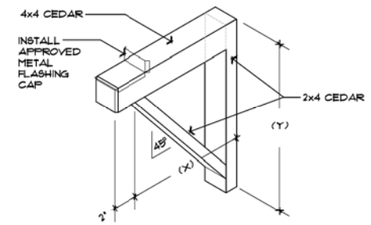
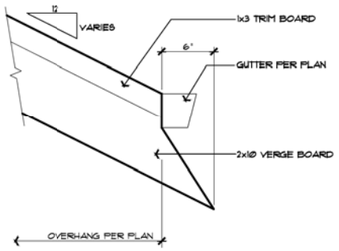


1/1 FRONT COLUMN DETAIL — SCALE: 3/4"=1'-0" — ARB-COL-7648



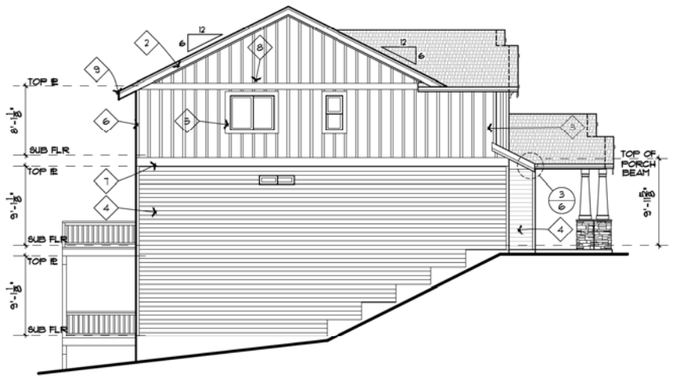
RAKE O.H.	(X) DIM	(Y) DIM
12"	12"	18"
18"	18"	24"
24"	24"	30"

2/1 VERGE BOARD BRACE GABLE ANGLE BRACKET — SCALE: NONE — BRACE

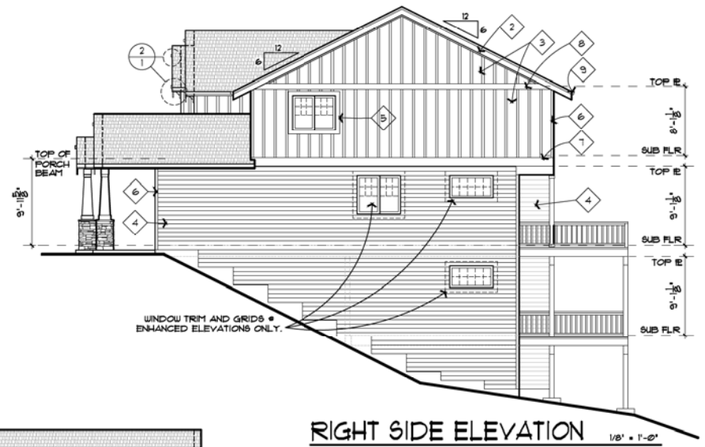


3/1 VERGE/RAKE DETAIL — SCALE: 1½"=1'-0" — RAKE-3

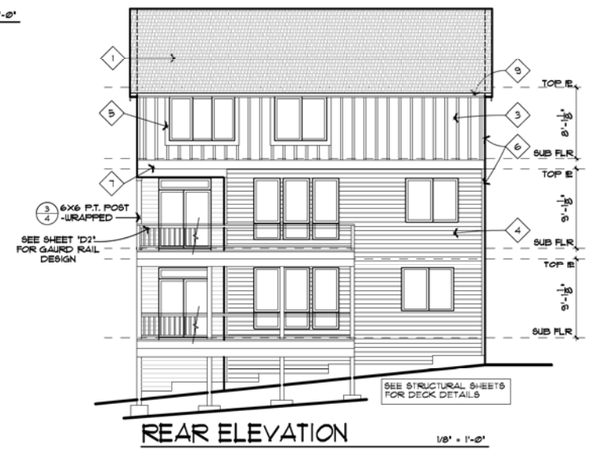
FRONT ELEVATION — 1/4" = 1'-0"



LEFT SIDE ELEVATION — 1/8" = 1'-0"



RIGHT SIDE ELEVATION — 1/8" = 1'-0"



REAR ELEVATION — 1/8" = 1'-0"

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- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

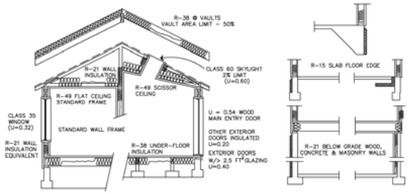
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

ENVELOPE ENHANCEMENT MEASURE 'E':
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE N1103(3)
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 6.0 AIR CHANGES/HOUR AND
  2 PERFORMANCE TESTED DUCT SYSTEMS.

CONSERVATION MEASURE 'A':
- HIGH EFFICIENCY HVAC SYSTEM: 90% MIN. AFUE FURNACE



◇ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD TYPICAL: RS 1x3 TRIM ON 2x10 VERGE BOARD. PROVIDE 5/4x8 (AT FRONT) AND 1x3 (SIDES AND REAR) SHADOW TRIM BOARD FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BOARD.
3. SIDING (TYPICAL): HARDIE-STUCCO BOARD SIDING W/ 1x3 BATTENS AT 16" O.C.
4. SIDING (TYP WHERE SHOWN): HARDIE-BOARD LAP SIDING.
5. WINDOW/DOOR TRIM: 5/4 X 6 AROUND ALL WINDOWS AND DOORS AT FRONT, ALL WINDOWS AT ENHANCED ELEVATIONS AND ALL WINDOWS AT PANEL AND BATTEN SIDING. (NO WINDOW TRIM AT LAP SIDING.
6. CORNER TRIM (TYPICAL): 5/4x4 AT LAP SIDING AND 1x4 TRIM AT PANEL SIDING.
7. HORIZONTAL TRIM (TYPICAL): 5/4X12 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE WITH WRB.
8. HORIZONTAL TRIM (TYPICAL): 5/4X8 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE WITH WRB.
9. GUTTERS (TYP.-U.N.O.) 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALCOA' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
10. GARAGE DOOR TRIM SURROUND: 5/4 X 8 (TOP), 5/4 X 6 (SIDES)
11. VERGE BOARD BRACE (SEE DETAIL 4/1)
12. 24" WIDE SHUTTERS @ FRONT ONLY. HEIGHT TO MATCH WINDOW HEIGHT.

THIS MASTER STOCK PLAN IS SHOWN AND ENGINEERED TO WORK ON SLOPED LOTS WHERE GRADING IS SUCH TO REQUIRE A REAR LOWER PATIO OR A LOWER DECK WITH UP TO 6'-0" TALL (MAX) PONY WALLS. -VERIFY GRADING CONDITIONS ON SITE PRIOR TO CONSTRUCTION.

NOTE:

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

ARBOR CUSTOM HOMES
735 S.W. 158TH AVENUE
BEAVERTON, OREGON 97006
PHONE (503) 641-7342
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6/8/12	NEW PLAN CREATION FROM 2-CAR W/ ARCH/ENG/CODE UPDATES. (MORELAND-E W/ BASEMENT)	DDR
7/30/13	FINAL ORC PUBLISH PLAN	DDR
2/27/13	2013 'A' UPDATES	DDR
4/1/14	DECO UPDATES	DDR
8/28/14	2014 DECO UPDATES	DDR
8/28/14	MEDIA RM. OPT. BUILT-IN AND WET-BAR UPDATES	DDR
3/4/15	2014 ORSC GEN. NOTE UPDT	DDR

PLAN 3653
ARLINGTON AMERICAN
(CRAWL SPACE)
GARAGE LEFT

MAIN LEVEL:	1253 SQ FT
UPPER LEVEL:	1538 SQ FT
LOWER LEVEL:	840 SQ FT
GRAND TOTAL:	3632 SQ FT
GARAGE:	465 SQ FT

Sheet 30

VISTA CLASSIC
FROM 2766A / 3657A

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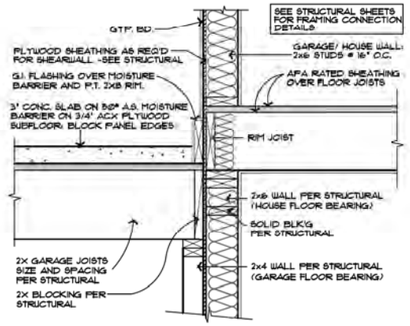
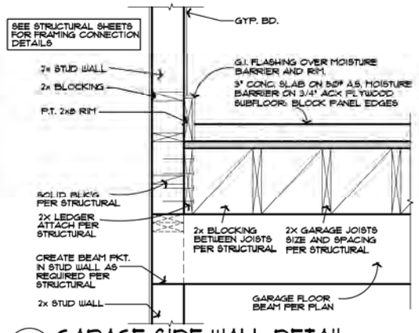


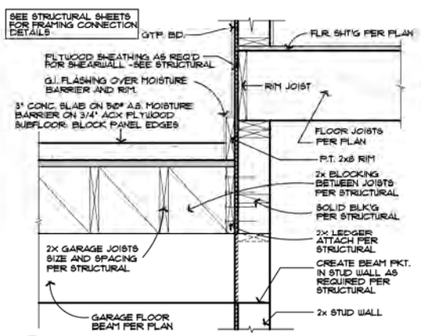
1/3 GARAGE REAR WALL DETAIL SCALE: 1"=1'-0"

NOTE: TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS GAR-FRM-DET5



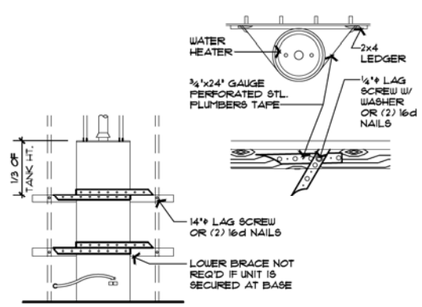
2/3 GARAGE SIDE WALL DETAIL SCALE: 1"=1'-0"

NOTE: TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS GAR-FRM-DET3A



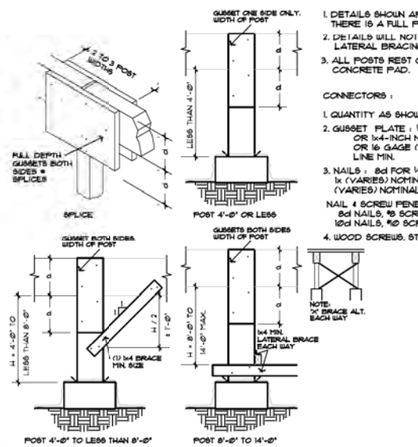
3/3 GARAGE SIDE WALL DETAIL SCALE: 1"=1'-0"

NOTE: TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS GAR-FRM-DET3



4/3 BRACING FOR WATER HEATERS NO SCALE

W-HTR-S



1. DETAILS SHOWN APPLY WHEN THERE IS A FULL PERIMETER WALL.
2. DETAILS WILL NOT SUFFICE FOR LATERAL BRACING REQUIREMENTS
3. ALL POSTS REST ON 55# A.S. FELT ON CONCRETE PAD.

CONNECTORS :

1. QUANTITY AS SHOWN ON DETAILS.
2. GUSSET PLATE : ½" STRUCTURAL SHEATHING, OR ¼"-INCH NOMINAL WOOD LUMBER MIN. OR 16 GAGE (0.0598") STEEL PROPERTY LINE MIN.
3. NAILS : 8d FOR ½" STRUCTURAL SHEATHING OR 1x (VARIES) NOMINAL MATERIAL. 10d FOR 2x (VARIES) NOMINAL MATERIAL & LARGER.

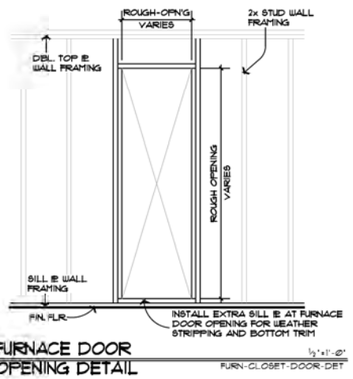
NAIL & SCREW PENETRATION - END OR EDGE DISTANCE

8d NAILS, #8 SCREWS = ½" -	¾"
10d NAILS, #10 SCREWS = ⅝" -	13/16"

4. WOOD SCREWS, STAPLES - ACCEPTED ALTERNATE.

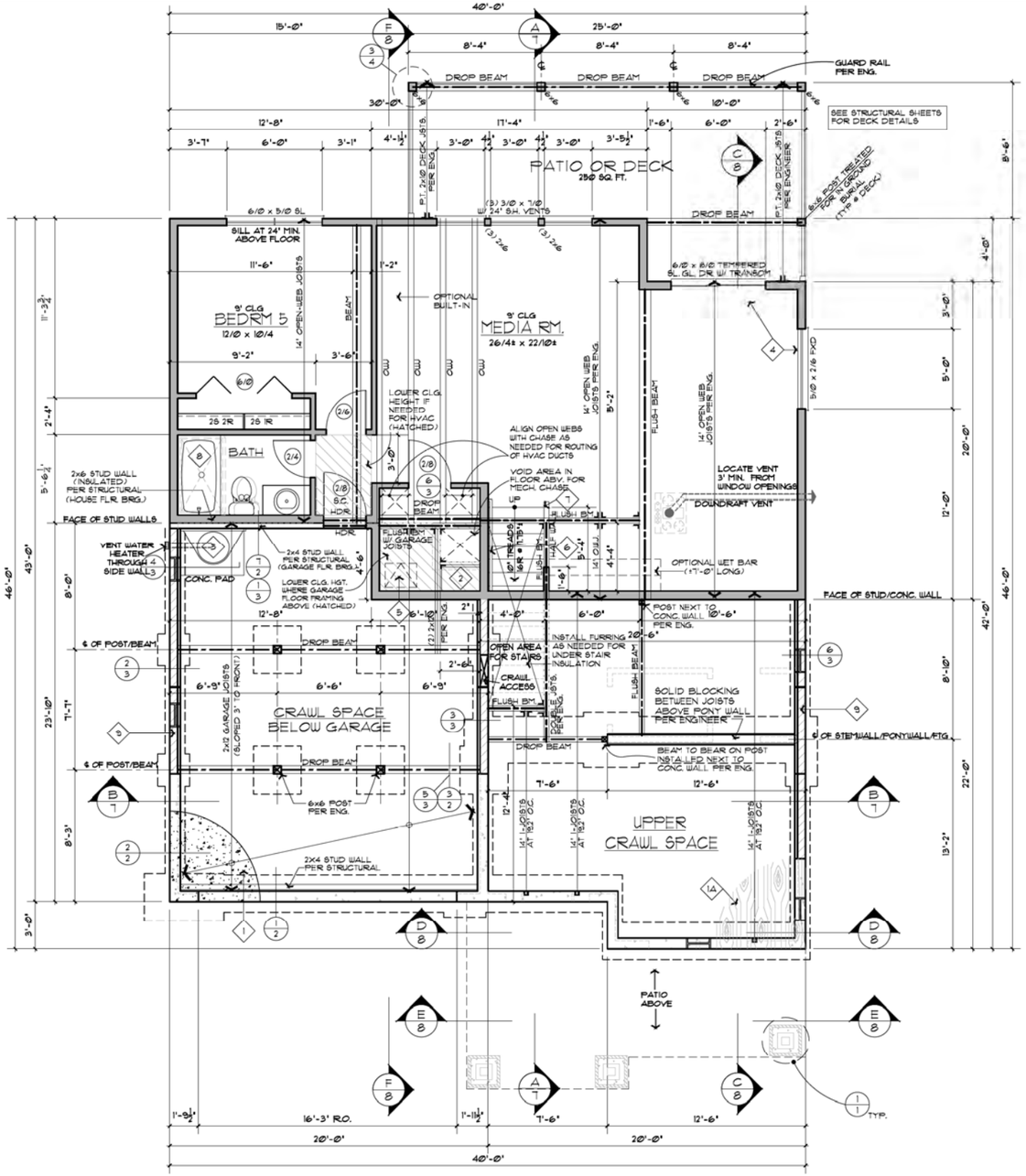
5/3 TYP. POST CONN. DET. NO SCALE

POST-CON



6/3 FURNACE DOOR OPENING DETAIL ½"=1'-0"

FURN-CLOSET-DOOR-DET



LOWER LEVEL FLOOR PLAN

SHOWING MAIN FLOOR FRAMING

1/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. GARAGE FLOOR (TYPICAL): 3" CONCRETE SLAB ON 5/8" A.S. MOISTURE BARRIER ON 3/4" ACX PLYWOOD SHEATHING ON 2x10 GARAGE JOISTS PER ENG. SLOPED 3" TO GARAGE DOOR (1/8"/FT. MIN.). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.
1A. MAIN FLOOR (ABOVE CRAWL SPACE): 7/8" APA APROVED T&G DECKING ON 14" I-JOISTS @ 19.2" O.C. (PER ENG.)
2. INSTALL MINIMUM 92% (AFUE) EFFICIENT GAS FURNACE. ELEVATE FLAME 18" ABOVE FLOOR.
3. GAS WATER HEATER. ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
4. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO TI-HAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.
5. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
6. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.
7. 36" HIGH WALL WITH WOOD CAP. - BLOCK ALL PANEL EDGES.
8. 32"X60" FIBERGLASS TUB WITH SHOWER.
9. 8" CONC. WALL (PER ENG.) STEPPED WITH GRADE ALONG SIDES OF HOUSE WITH 2x6 STUD CRIPPLE WALL ABOVE.

FLOOR PLAN NOTES:

- INDICATES INTERIOR BEARING WALLS.
- INDICATES PONY WALL WITH 2x STUDS PER ENGINEER. (VERIFY LOCATIONS W/ FIN. GRADE)

- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) (2)DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 35 UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP & BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

NOTE :

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6/8/12	NEW PLAN CREATION FROM 2-CAR W/ ARCH'L/CODE UPDATES (MORELAND-E W/ BASEMENT)	DDR
1/30/13	FINAL CHK/ PUBLISH PLAN	DDR
3/27/13	2013 'A1' UPDATES	DDR
4/1/14	DECO UPDATES	DDR
8/28/14	2014 DECO UPDATES	DDR
8/28/14	MEDIA RM. OPT. BUILT-IN AND WET-BAR UPDATES	DDR
3/4/15	2014 ORSC GEN. NOTE UPDT	DDR

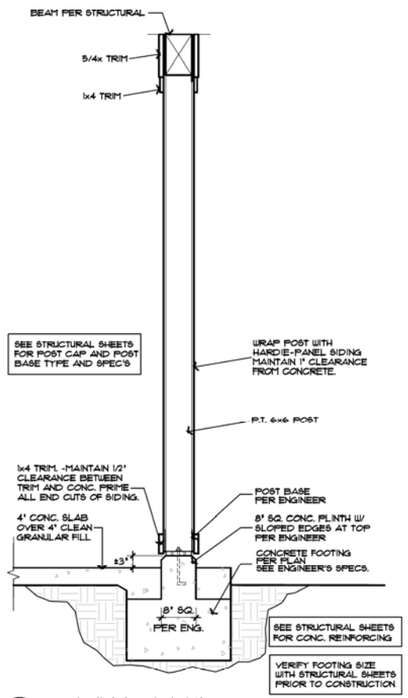
PLAN 3653
ARLINGTON
AMERICAN
(CRAWL SPACE)
GARAGE LEFT

MAIN LEVEL:	1253 SQ FT
UPPER LEVEL:	1539 SQ FT
LOWER LEVEL:	840 SQ FT
GRAND TOTAL:	3632 SQ FT
GARAGE:	465 SQ FT

3 Sheet 31

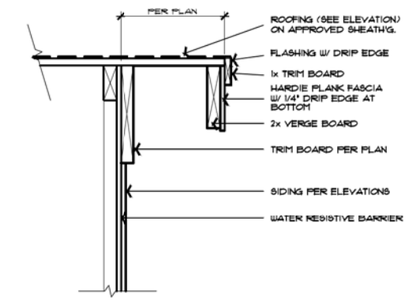
VISTA CLASSIC
FROM 2766A / 3653A

Detached Arlington (daylight) AMERICAN



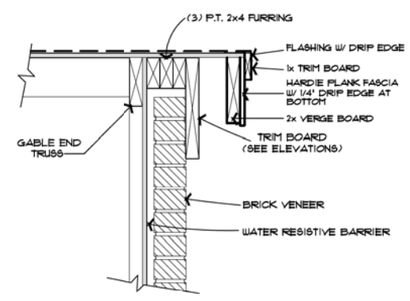
1/1 COLUMN DETAIL

SCALE: 3/4"=1'-0" ARB-COL-1



2/1 VERGE/RAKE DETAIL

SCALE: N.T.S. RM1-16B



3/1 VERGE TRIM DETAIL AT BRICK VENEER

SCALE: 1½" = 1'-0" RM1-16C

GENERAL NOTES AND SPECIFICATIONS

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT OREGON EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS (2011 EDITION W/ 2014 AMENDMENTS OF THE ORSC).
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE ARCHITECTURAL TEAM OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL TEAM BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM WEST HILLS DEVELOPMENT.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 80 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL..
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 90% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

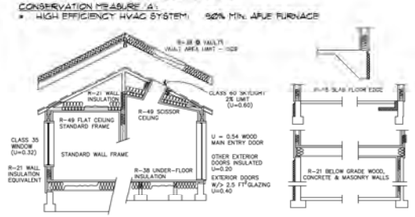
RES CONSTRUCTION ENVELOPE STANDARDS:

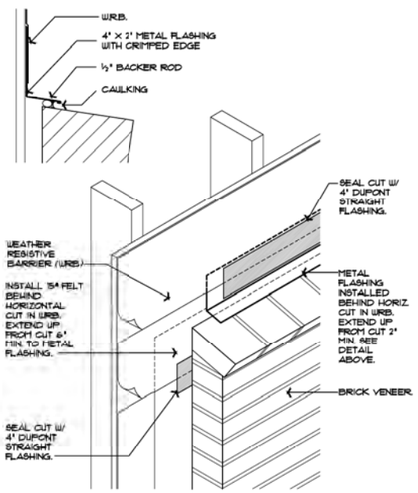
(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

ENVELOPE ENHANCEMENT MEASURE #5:
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE M1507.3.3
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 0.2 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

CONSERVATION MEASURE (A):
- HIGH EFFICIENCY HVAC SYSTEM: 92% MIN. AFUE FURNACE

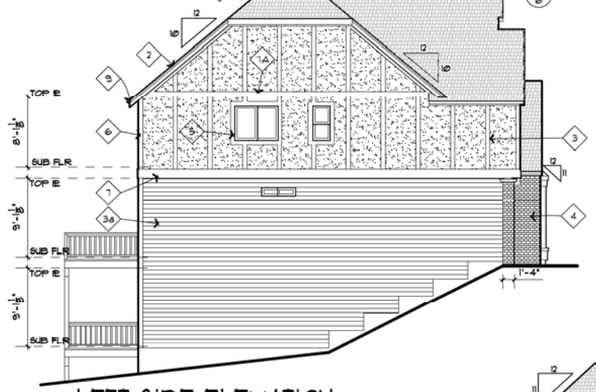




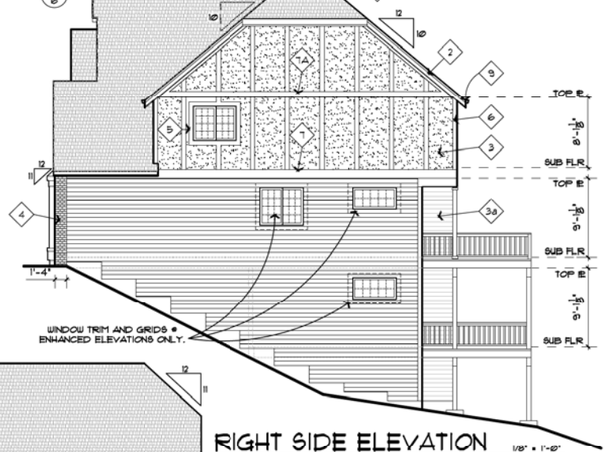
4/1 BRICK VENEER FLASHING DETAIL

SCALE: 1½" = 1'-0" BRICK FLASHING-1

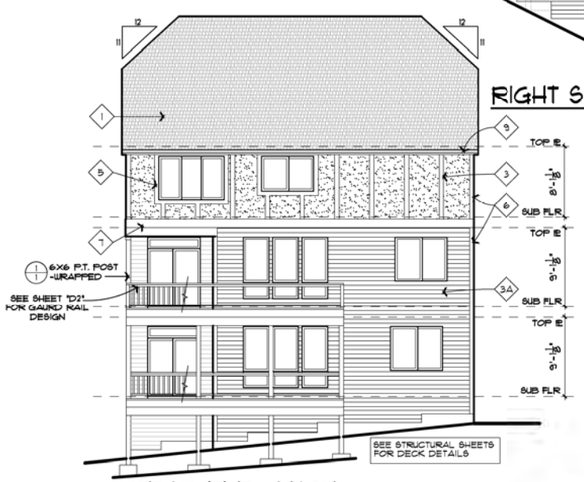
FRONT ELEVATION 1/4" = 1'-0"



LEFT SIDE ELEVATION 1/8" = 1'-0"



RIGHT SIDE ELEVATION 1/8" = 1'-0"



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

◇ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD TYPICAL: R6 1x3 TRIM ON 2x8 VERGE BOARD. PROVIDE 2x12 TRIM BOARD @ STUCCO BOARD OR 9/4x8 SHADOW BOARD AT BRICK P.A.T. ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BD.
3. SIDING (TYPICAL): HARDIE-STUCCO BOARD SIDING W/ 1x6 BATTENS SPACED AS SHOWN AT FRONT AROUND WINDOWS AND AT 48" O.C. AT OPEN RUNS.
3A. SIDING (TYP WHERE SHOWN): HARDIE-BOARD LAP SIDING.
4. VENEER (TYPICAL): 4" BRICK VENEER WITH MASONRY TIES AT 16" O.C. EACH WAY AND HORIZONTAL NO. 9 WIRES CONTINUOUS AT 12" O.C. -EXTEND VENEER UP WALL AS SHOWN. PROVIDE SLOPING ROWLOCK COURSE AT TOP.
5. WINDOW & DOOR TRIM (TYPICAL): 5/4X6 AT PANEL SIDING, TRIM AT LAP SIDING AT ENHANCED ELEVATION ONLY.
6. CORNER TRIM (TYPICAL): 5/4X6 AT LAP SIDING AND 1X6 TRIM AT PANEL SIDING.
7. HORIZONTAL TRIM (TYPICAL): 5/4X12 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE WITH WRB.
7A. HORIZONTAL TRIM (TYPICAL): 5/4X8 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE WITH WRB.
8. HARDIE-STUCCO BOARD @ FRONT BAY.
9. GUTTERS (TYP-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALCOO' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
10. NOT USED.
11. VENEER (TYP.): CAMAS STONE AROUND OPENING AS SHOWN
12. 6x6 OUTRIGGERS @ CANTILEVER AS SHOWN. SEE DET. 5/6.
13. 24" WIDE SHUTTERS @ FRONT ONLY. HEIGHT TO MATCH WINDOW HEIGHT.

THIS MASTER STOCK PLAN IS SHOWN AND ENGINEERED TO WORK ON SLOPED LOTS WHERE GRADING IS SUCH TO REQUIRE A REAR LOWER PATIO OR A LOWER DECK WITH UP TO 6'-0" TALL (MAX) PONY WALLS. -VERIFY GRADING CONDITIONS ON SITE PRIOR TO CONSTRUCTION.

NOTE:

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6/8/12	NEW PLAN CREATION FROM 2-CAR W/ ARCH/ENG/CODE UPDATES. (MORELAND-E W/ BASEMENT)	DDR
3/26/13	2013 "A" UPDATES	DDR
3/26/13	PUBLISH PLAN	DDR
4/1/14	DECO UPDATES	DDR
8/28/14	2014 DECO UPDATES	DDR
8/28/14	MEDIA RM. OPT. BUILT-IN AND LIFT-BAR UPDATES	DDR
3/4/15	2014 ORSC GEN. NOTE UPDT	DDR

PLAN 3653
ARLINGTON
ENGLISH
GARAGE LEFT

MAIN LEVEL:	1,245 SQ FT
UPPER LEVEL:	1,368 SQ FT
LOWER LEVEL:	840 SQ FT
GRAND TOTAL:	3,653 SQ FT
GARAGE:	466 SQ FT

Sheet 32

VISTA CLASSIC
FROM 2766E / 3657E

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1/3 GARAGE REAR WALL DETAIL SCALE: 1"=1'-0"

NOTE: TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS GAR-FRM-DET5

2/3 GARAGE SIDE WALL DETAIL SCALE: 1"=1'-0"

NOTE: TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS GAR-FRM-DET3A

3/3 GARAGE SIDE WALL DETAIL SCALE: 1"=1'-0"

NOTE: TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS GAR-FRM-DET3

4/3 BRACING FOR WATER HEATERS NO SCALE

W-HTR-S

1. DETAILS SHOWN APPLY WHEN THERE IS A FULL PERIMETER WALL.
2. DETAILS WILL NOT SUFFICE FOR LATERAL BRACING REQUIREMENTS
3. ALL POSTS REST ON 55# AS. FELT ON CONCRETE PAD.

CONNECTORS :

1. QUANTITY AS SHOWN ON DETAILS.
2. GUSSET PLATE : 1/2" STRUCTURAL SHEATHING. OR 1x4-INCH NOMINAL WOOD LUMBER MIN. OR 16 GAGE (0.0598") STEEL PROPERTY LINE MIN.
3. NAILS : 8d FOR 1/2" STRUCTURAL SHEATHING OR 1x (VARIES) NOMINAL MATERIAL. 10d FOR 2x (VARIES) NOMINAL MATERIAL & LARGER.
   NAIL & SCREW PENETRATION - END OR EDGE DISTANCE
   8d NAILS, #8 SCREWS = 1½" - ¾"
   10d NAILS, #10 SCREWS = 1⅝" - 13/16"
4. WOOD SCREWS, STAPLES - ACCEPTED ALTERNATE.

5/3 TYP. POST CONN. DET. NO SCALE

POST-CON

6/3 FOUNDATION WALL SCALE: 1"=1'-0"

ENG-FDN-36J

7/3 FURNACE DOOR OPENING DETAIL ½"=1'-0"

FURN-CLOSET-DOOR-DET

LOWER LEVEL FLOOR PLAN

SHOWING MAIN FLOOR FRAMING

1/4" = 1'-0"

◇ FLOOR PLAN KEYNOTES

1. GARAGE FLOOR (TYPICAL): 3" CONCRETE SLAB ON 50# A.S. MOSTURE BARRIER ON 3/4" ACX PLYWOOD SHEATHING ON 2x12 GARAGE JOISTS PER ENG. SLOPED 3" TO GARAGE DOOR (1/8"/FT. MIN.). INSTALL CONTROL JOINTS AT APPROXIMATELY 11'-0" O.C. EACH WAY.

1A. MAIN FLOOR (ABOVE CRAWL SPACE.): 7/8" APA APROVED T&G DECKING ON 14" I-JOISTS @ 19.2" O.C. (PER ENG.)

2. INSTALL MINIMUM 92% (AFUE) EFFICIENT GAS FURNACE. ELEVATE FLAME 18" ABOVE FLOOR.

3. GAS WATER HEATER. ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.

4. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.

5. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.

6. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.

7. 36" HIGH WALL WITH WOOD CAP. - BLOCK ALL PANEL EDGES.

8. 32"X60" FIBERGLASS TUB WITH SHOWER.

9. 8" CONC. WALL (PER ENG.) STEPPED WITH GRADE ALONG SIDES OF HOUSE WITH 2x6 STUD CRIPPLE WALL ABOVE.

FLOOR PLAN NOTES:

- (hatched) INDICATES INTERIOR BEARING WALLS.
- (hatched) INDICATES PONY WALL WITH 2x STUDS PER ENGINEER. (VERIFY LOCATIONS W/ FIN. GRADE)

- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 35 UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP & BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

NOTE:

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ARBOR CUSTOM HOMES
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6/8/12 NEW PLAN CREATION FROM 2-CAR W/ ARCH/ENG/CODE UPDATES. (MORELAND-E W/ BASEMENT)	DDR
3/18/13 2013 'A' UPDATES	DDR
3/26/13 PUBLISH PLAN	DDR
4/1/14 DECO UPDATES	DDR
8/28/14 2014 DECO UPDATES	DDR
8/28/14 MEDIA RM. OPT. BUILT-IN AND WET-BAR UPDATES	DDR
3/4/15 2014 ORSC GEN. NOTE UPDT	DDR

PLAN 3653
ARLINGTON
ENGLISH
GARAGE LEFT

MAIN LEVEL:	1,245 SQ FT
UPPER LEVEL:	1,568 SQ FT
LOWER LEVEL:	840 SQ FT
GRAND TOTAL:	3,653 SQ FT
GARAGE:	466 SQ FT

3

Sheet 33

VISTA CLASSIC

FROM 2766E / 3657E

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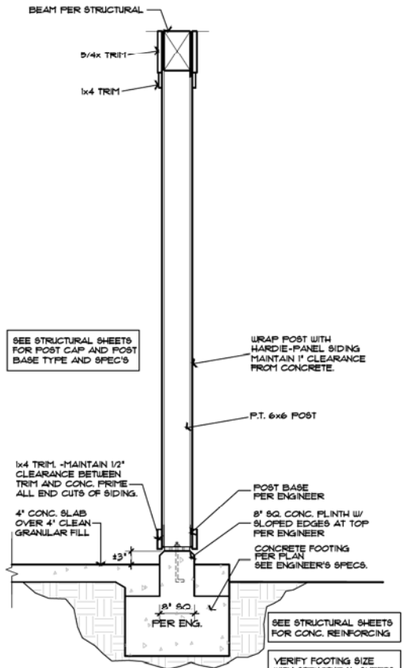

1/1 COLUMN DETAIL

SCALE: 3/4"=1'-0"

ARB-COL-5

GENERAL NOTES AND SPECIFICATIONS

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- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM WEST HILLS DEVELOPMENT.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. PROVIDE MECHANICAL VENTILATION TO MAINTAIN 5 AIR CHANGES PER HOUR IN BATHS CONTAINING A TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 92% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.

RES CONSTRUCTION ENVELOPE STANDARDS:

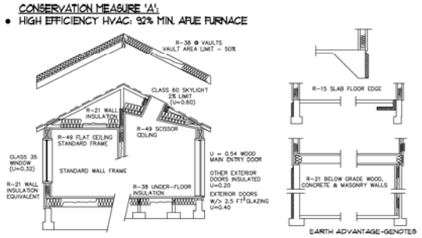
(MEETS OR EXCEEDS 2011 ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)
ADDITIONAL MEASURES CHOSEN:

ENVELOPE ENHANCEMENT MEASURE '5':

- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE N1103(3)
- NO MORE THAN 6.0 AIR CHANGES/HOUR

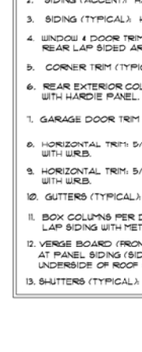
CONSERVATION MEASURE '1':

- HIGH EFFICIENCY HVAC: 92% MIN. AFUE FURNACE

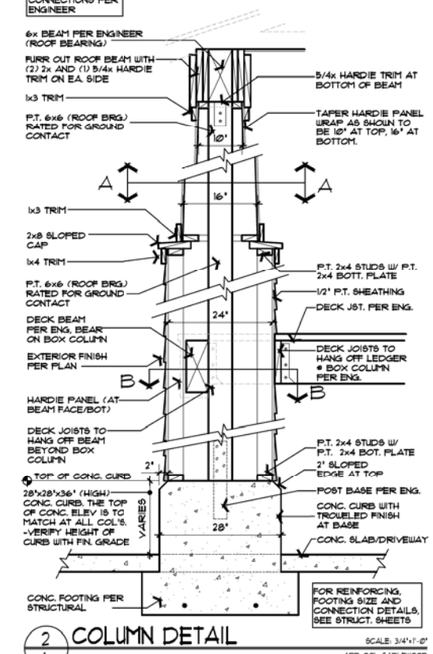


ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR FIBERGLASS COMPOSITION SHINGLES
2. SIDING (ACCENT): 'HARDIE PANEL' SIDING W/ 1x3 BATTENS AT 16" O.C.
3. SIDING (TYPICAL): HORIZONTAL HARDIE-PLANK SIDING
4. WINDOW & DOOR TRIM (TYPICAL): 5/4X6. NO WINDOW TRIM AT SIDES AND REAR LAP SIDED AREAS UNLESS ENHANCED.
5. CORNER TRIM (TYPICAL): 5/4x4 AT LAP SIDING, 1x4 AT PANEL SIDING
6. REAR EXTERIOR COLUMNS: P.T. 6x6(RATED FOR BURIAL) POST WRAPPED WITH HARDIE PANEL.
7. GARAGE DOOR TRIM SURROUND: 5/4 X 8" AT TOP, 5/4 X 6 AT SIDES
8. HORIZONTAL TRIM: 5/4X8 W/ 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE WITH WRB.
9. HORIZONTAL TRIM: 5/4X12 W/ 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE WITH WRB.
10. GUTTERS (TYPICAL): SEE SPECIFICATIONS
11. BOX COLUMNS PER DETAIL 2/1 - FINISH WITH HORIZONTAL HARDIE-PLANK LAP SIDING WITH METAL CORNERS.
12. VERGE BOARD (FRONT): RIS 1x3 TRIM ON 2x10 VERGE BOARD. PROVIDE 1x8 AT PANEL SIDING (SIDES). TRIM BOARD FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BOARD
13. SHUTTERS (TYPICAL): 24" WIDE AS SHOWN. MATCH WINDOW HEIGHT



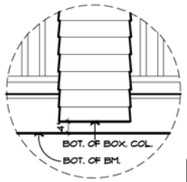
COLUMN & BEAM CONNECTIONS PER ENGINEER

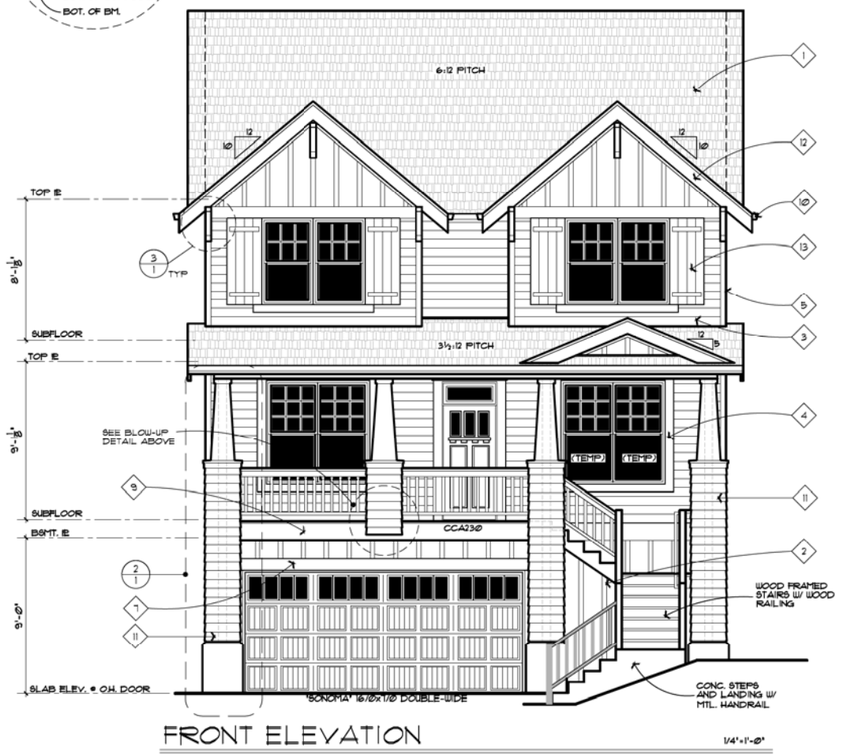


2/1 COLUMN DETAIL

SCALE: 3/4"=1'-0"

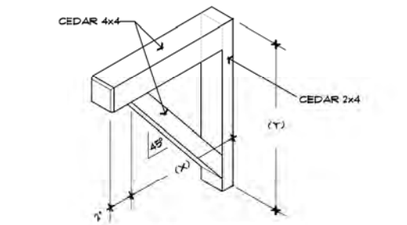
ARB-COL-SADLEWOOD





FRONT ELEVATION

1/4"=1'-0"

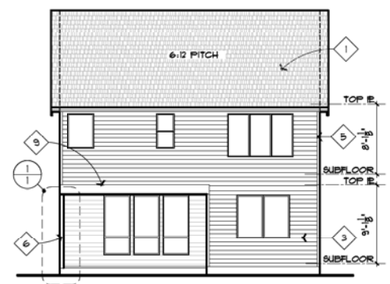


RAKE O.H.	(X) DIM	(Y) DIM
12"	12"	18"
18"	18"	24"
24"	24"	30"

3/1 VERGE BOARD BRACE
GABLE ANGLE BRACKET

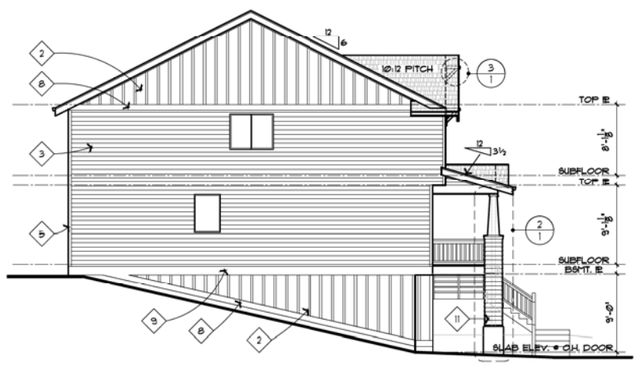
SCALE: NONE

BRACE



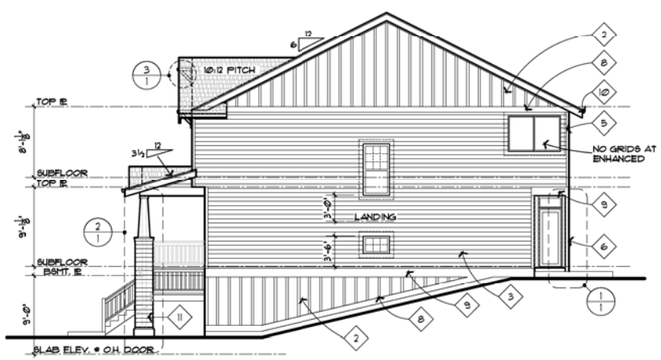
REAR ELEVATION

1/8"=1'-0"



LEFT SIDE ELEVATION

1/8"=1'-0"



RIGHT SIDE ELEVATION

1/8"=1'-0"

GRIDS AND TRIM AT WINDOWS IN LAP SIDED AREAS @ ENHANCED ELEVATION ONLY

NOTE:

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10/18/12	PRELIM W/ UPDATE	DDR
10/22/12	FINAL CHK	STP
10/23/12	PUBLISH PLAN	DDR
1/21/13	RADON BLOWER UPDT.	DDR

PLAN 2477G
BRIARWOOD
AMERICAN
GARAGE LEFT

MAIN LEVEL:	1,182 SQ FT
UPPER LEVEL:	1,298 SQ FT
GRAND TOTAL:	2,480 SQ FT
GARAGE:	636 SQ FT

Sheet 34

CHALET COTTAGES
BRIARWOOD

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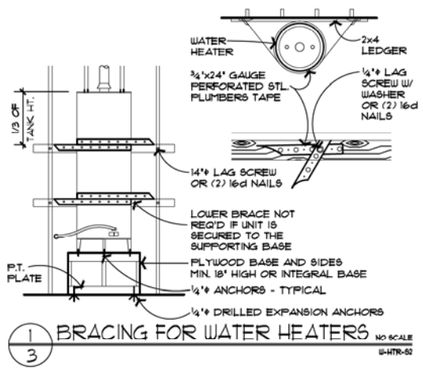


1/3 BRACING FOR WATER HEATERS NO SCALE
W-HTR-02

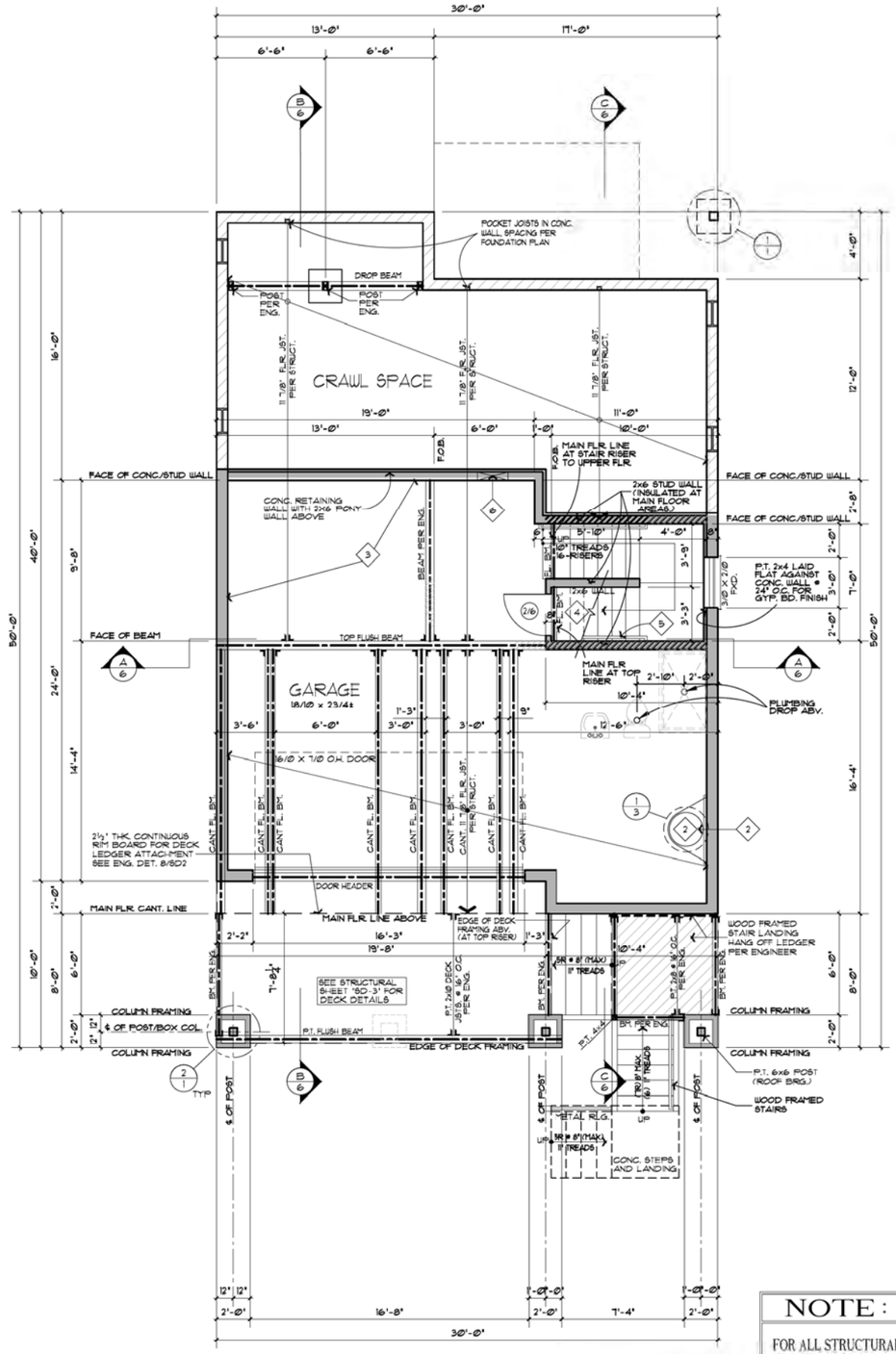
LOWER FLOOR PLAN NOTES:

INDICATES INTERIOR 2 x 6 BEARING WALLS.

- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR UNLESS NOTED OTHERWISE).

LOWER FLOOR PLAN KEYNOTES

1. NOT USED.
2. GAS WATER HEATER. ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES
3. APPLY 1/2" GYPSUM BOARD TO ALL GARAGE WALLS AND 5/8" TYPE 'X' GYP. BOARD TO CEILING IN GARAGE BENEATH HABITABLE ROOMS. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
4. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS.
5. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.
6. PROVIDE MINIMUM 18"X24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.



BASEMENT LEVEL FLOOR PLAN 1/4"=1'-0"
SHOWING MAIN FLOOR FRAMING

NOTE:
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10/18/12	PRELIM W/ UPDATE	DDR
10/22/12	FINAL CHK	STP
10/23/12	PUBLISH PLAN	DDR
1/2/13	RADON BLOWER UPDT.	DDR

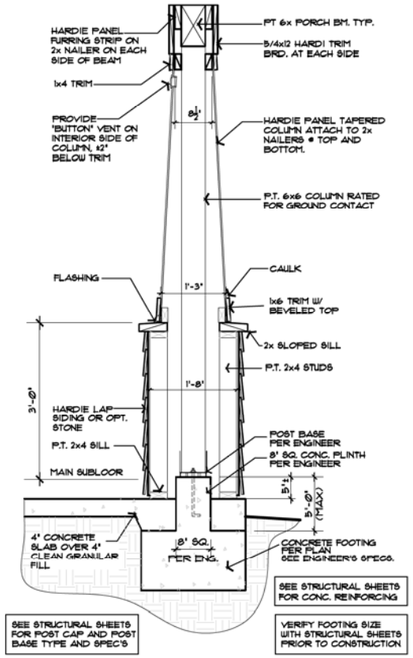
PLAN 2477G
BRIARWOOD
AMERICAN
GARAGE LEFT

MAIN LEVEL: 1,193 SQ FT
UPPER LEVEL: 1,298 SQ FT
GRAND TOTAL: 2,490 SQ FT

GARAGE: 636 SQ FT

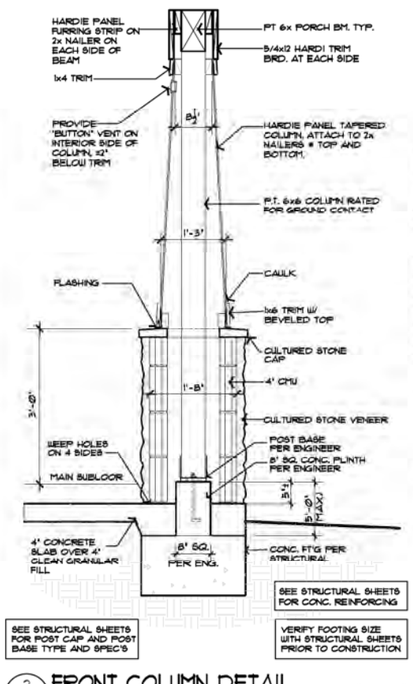
3 Sheet 35

CHALET COTTAGES
BRIARWOOD



1/1 FRONT COLUMN DETAIL SCALE: ¾"=1'-0"

ARB-COL-7648



2/1 FRONT COLUMN DETAIL SCALE: ¾"=1'-0"

ARB-COL-7648

GENERAL NOTES AND SPECIFICATIONS

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- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 80 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 80% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

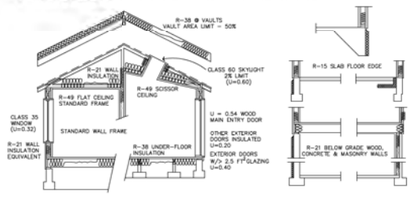
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS THE 2014 EDITION OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

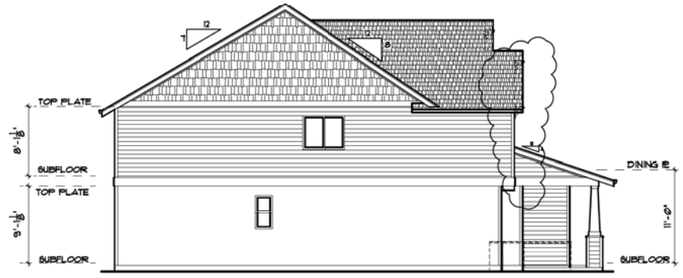
ENVELOPE ENHANCEMENT MEASURE (5):
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE M1601(3)
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 6.0 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

CONSERVATION MEASURE (4):
- HIGH EFFICIENCY HVAC SYSTEM: 92% MIN. AFUE FURNACE

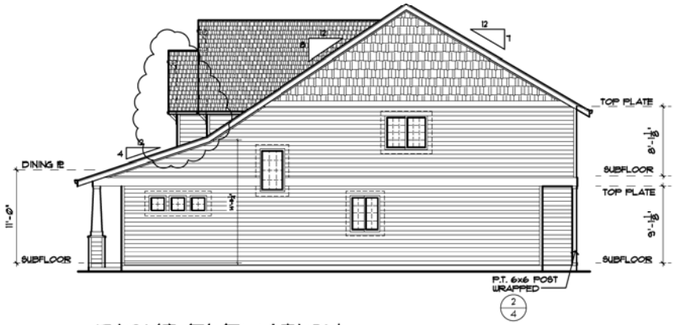


FRONT ELEVATION OPTION 1/4" = 1'-0"

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

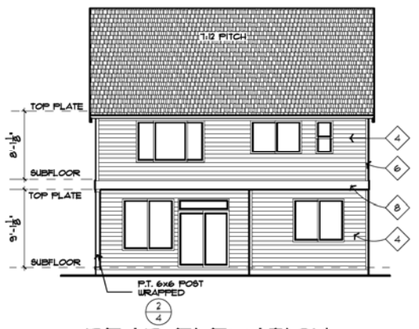


LEFT ELEVATION 1/8" = 1'-0"



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

GRIDS AND TRIM AT WINDOWS AT ENHANCED ELEVATION ONLY



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

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1/29/13 NEW PLAN PRELIM	JJG
2/1/13 1ST CHECKSET	JJG
2/1/13 GAR. PORTAL/WALL SHIFT	JJG

PLAN 2386
WATERTON AMERICAN
GARAGE LEFT

MAIN LEVEL:	1022 SQ FT
UPPER LEVEL:	1358 SQ FT
GRAND TOTAL:	2380 SQ FT
GARAGE:	426 SQ FT

Sheet 32

SUPER COTTAGE
ENGLISH

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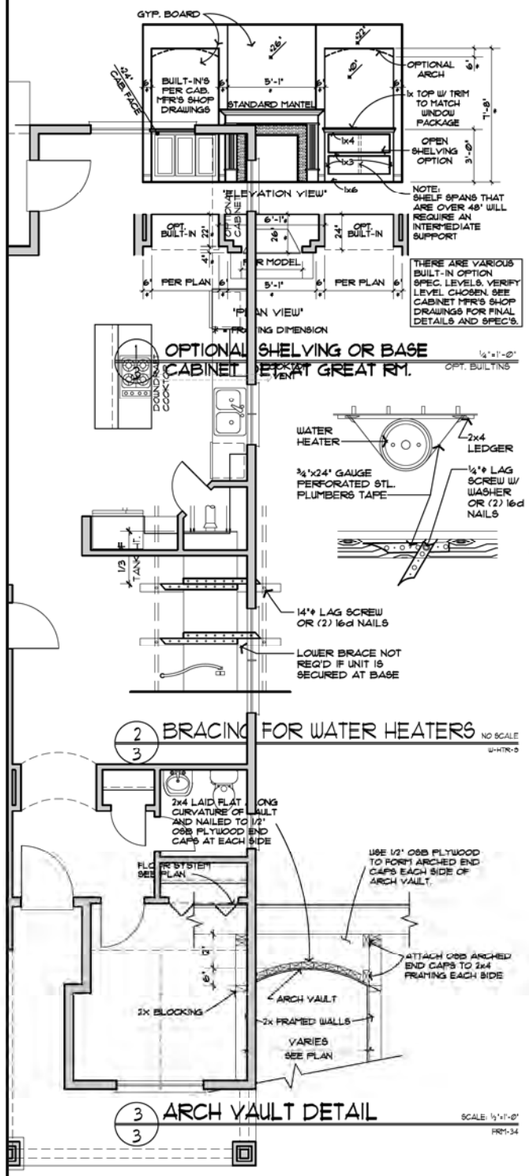

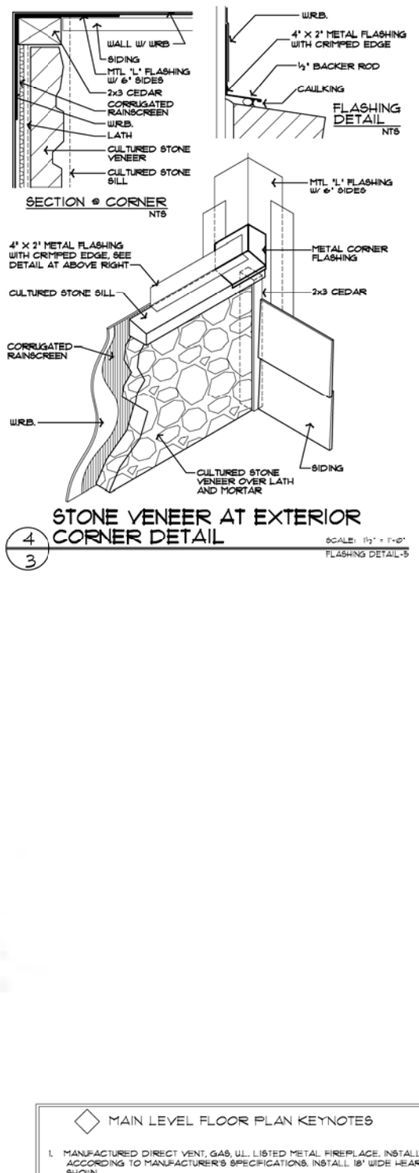

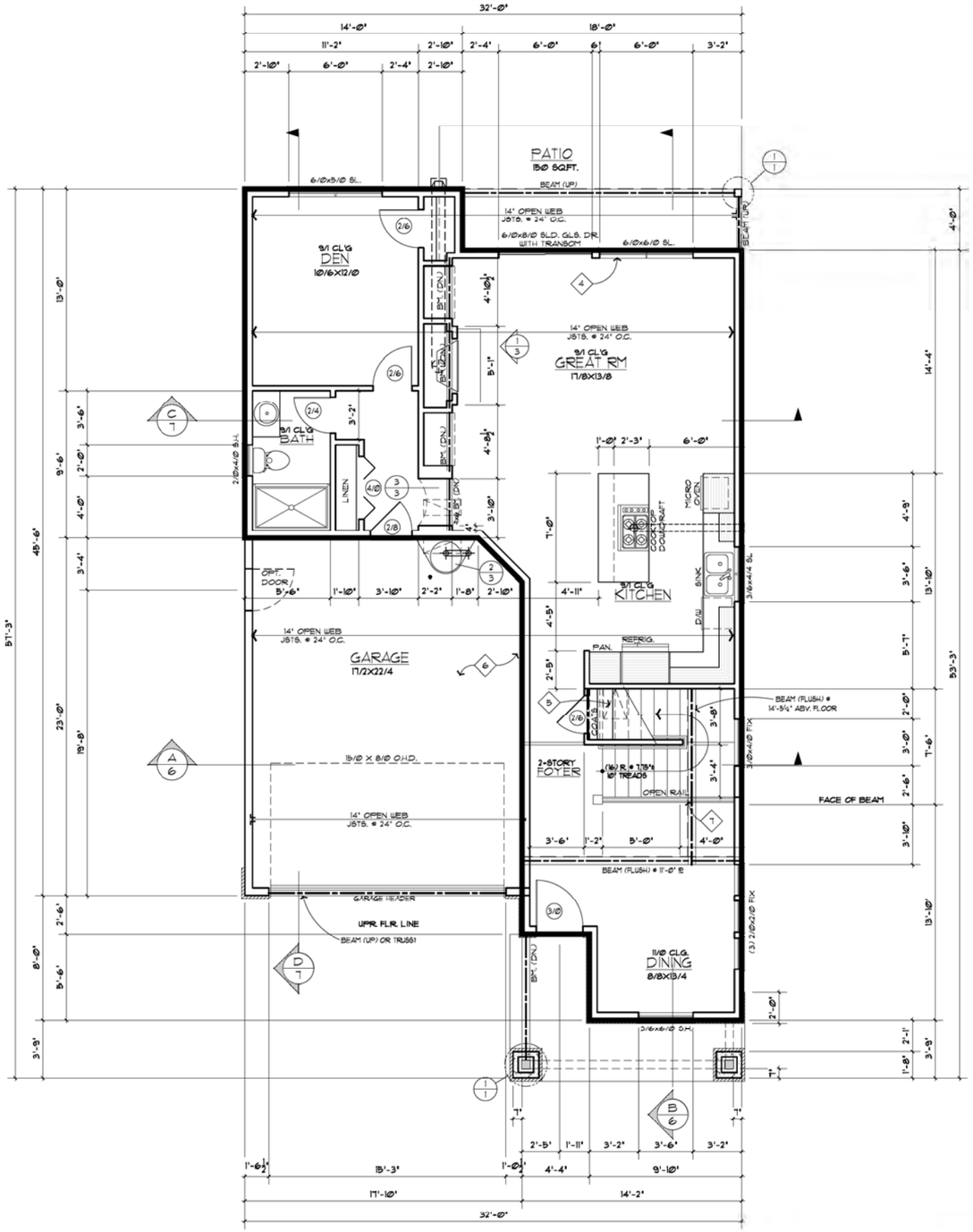

MAIN FLOOR PLAN

1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN KEYNOTES

1. MANUFACTURED DIRECT VENT, GAS, U.L. LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSTALL 18" WIDE HEARTH AS SHOWN.
2. NOT USED.
3. GAS WATER HEATER . ELEVATE FLAME 18" (MINIMUM) ABOVE FLOOR. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
4. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.
5. PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
6. APPLY 1/2" GYPSUM BOARD TO ALL GARAGE WALLS AND 5/8" TYPE 'X' GYP. BOARD TO CEILING IN GARAGE BENEATH HABITABLE ROOMS. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
7. 36" HIGH GUARDRAIL. RETURN ENDS TO WALL OR NEWEL POST. INSTALL EQUALLY SPACED BALUSTERS (4" O.C. MAX.) ON CURB WALL EXTENDING 3" ABOVE STAIR NOSING.
8. 34" HIGH CONTINUOUS HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.
9. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS.
10. SOFFITS @ COVERED AREAS (TYP.) "HARDIE PANEL" WITH HARDIE TRIM BATTENS AT EACH JOINT ON TRUSS BOTTOM CHORD OR FLOOR JOISTS. CAULK JOINTS.

FLOOR PLAN NOTES:

- ▨▨▨▨ INDICATES INTERIOR BEARING WALLS.
- PROVIDE HILL BEARING MINIMUM AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) (2)DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS (UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 35 (UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP + BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

NOTE:

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

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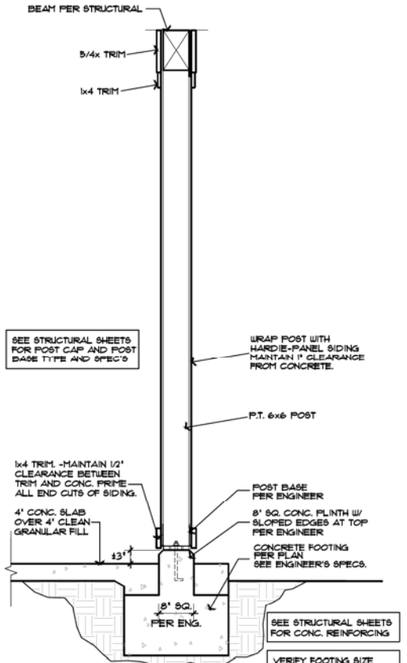
1/29/13 NEW PLAN PRELIM	JJG
2/1/13 1ST CHECKSET	JJG
2/1/13 GAR. PORTAL/WALL SHIFT	JJG

PLAN 2386 WATERTON AMERICAN
GARAGE LEFT

MAIN LEVEL:	1,022 SQ FT
UPPER LEVEL:	1,358 SQ FT
GRAND TOTAL:	2,380 SQ FT
GARAGE:	406 SQ FT

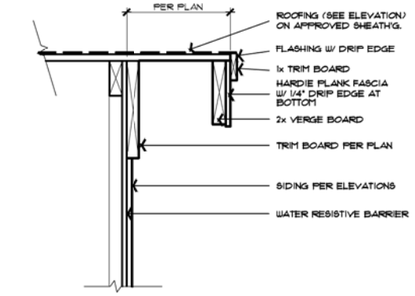
3 Sheet 37

SUPER COTTAGE
ENGLISH



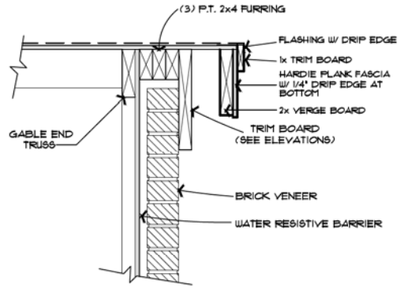
1/1 COLUMN DETAIL

SCALE: 3/4"=1'-0"
ARB-COL-5



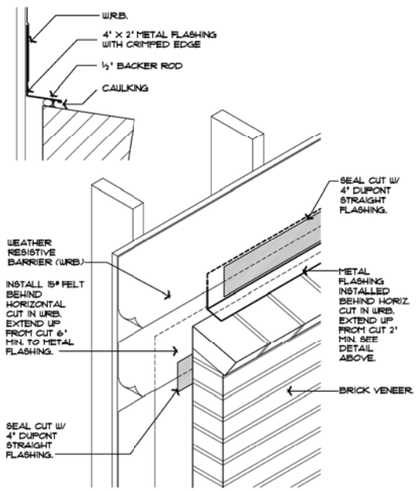
2/1 VERGE/RAKE DETAIL

SCALE: NTS
FRM-165



4/1 VERGE TRIM DETAIL AT BRICK VENEER

SCALE: 3"=1'-0"
FRM-16C



3/1 BRICK VENEER FLASHING DETAIL

SCALE: 1½" = 1'-0"
BRICK FLASHING-1

GENERAL NOTES AND SPECIFICATIONS

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT OREGON EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS (2011 EDITION W/ 2014 AMMENDMENTS OF THE ORSC).
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- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM WEST HILLS DEVELOPMENT.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 50 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 90% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

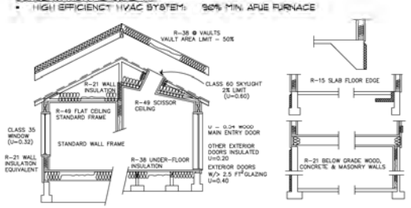
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

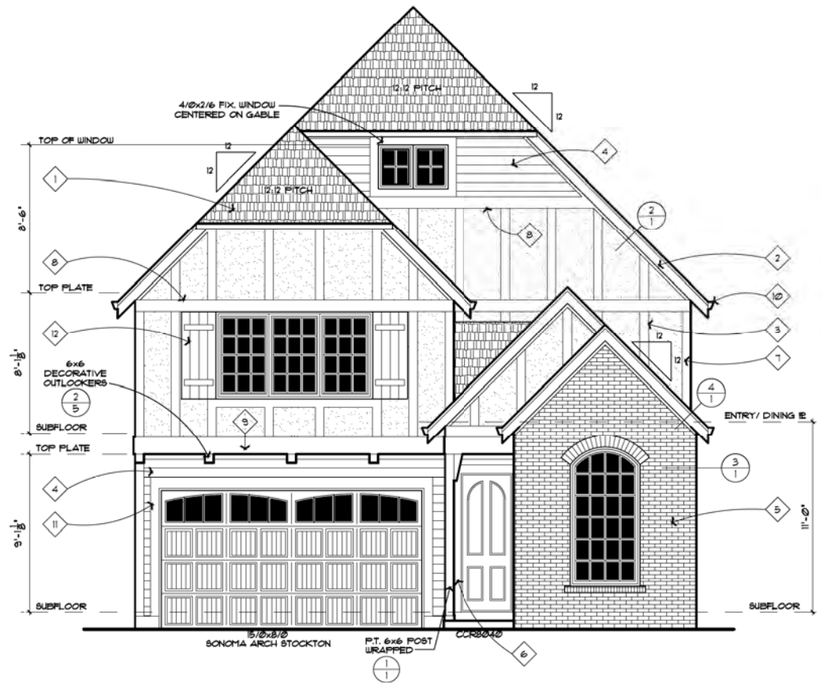
ENVELOPE ENHANCEMENT MEASURE "B":
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE M1601.1.3
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 0.2 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

CONSERVATION MEASURE "A":
- HIGH EFFICIENCY HVAC SYSTEM: 90% MIN. AFUE FURNACE



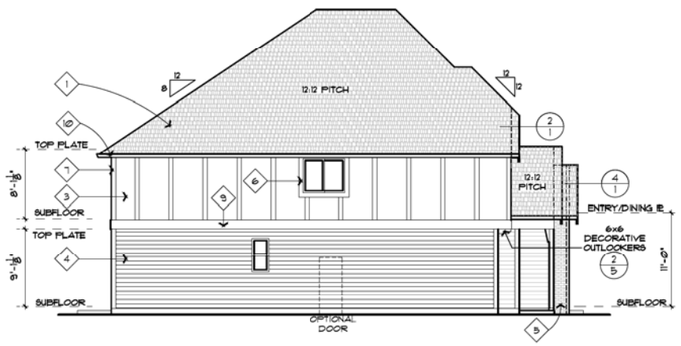
EURO ENGLISH ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD TYPICAL: RS 1x2 TRIM ON 2x8 VERGE BOARD. PROVIDE 5/4x8 (@ SHINGLES AND LAP SIDING) OR 1x8 (@ PANEL SIDING) TRIM BOARD FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING FOLLOWING GABLE END VERGE BOARD.
3. SIDING (WHERE SHOWN): HARDIE STUCCO BRD. SIDING W/ 1x6 BATTENS SPACED AS SHOWN ADJACENT TO WINDOWS 4 AT 48" O.C. @ OPEN RUNS.
4. SIDING (TYPICAL): HARDIE PLANK LAP SIDING.
5. VENEER (TYPICAL): 4" BRICK VENEER WITH MASONRY TIES AT 16" O.C. EACH WAY AND HORIZONTAL NO. 9 WIRES CONTINUOUS AT 12" O.C.. EXTEND VENEER UP WALL AS SHOWN. PROVIDE SLOPING ROWLOCK COURSE AT WINDOW SILLS.
6. WINDOW & DOOR TRIM: 5/4 x 6 TRIM AT PANEL SIDING (NO TRIM AT LAP SIDING EXCEPT AT ENHANCED ELEVATION 4 AT FRONT ELEVATION AS SHOWN) FLASH ABOVE ALL HORIZONTAL TRIM.
7. CORNER TRIM (TYPICAL): 5/4 X 6 TRIM AT LAP SIDING AND 1X6 AT PANEL SIDING.
8. HORIZONTAL TRIM: 5/4 X 8 W/ 26 GA. 'Z' FLASHING OVER TOP AND INTEGRATED W/ WRB.
9. HORIZONTAL TRIM: 5/4X12 WITH 26 GA. Z FLASHING OVER TOP AND INTEGRATED W/ WRB.
10. GUTTERS (TYP-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALOCO' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
11. GARAGE DOOR TRIM SURROUND: 5/4 X 8 AT TOP, 5/4 X 6 AT SIDES
12. SHUTTERS (TYPICAL): 24" WIDE AS SHOWN, MATCH WINDOW HEIGHT



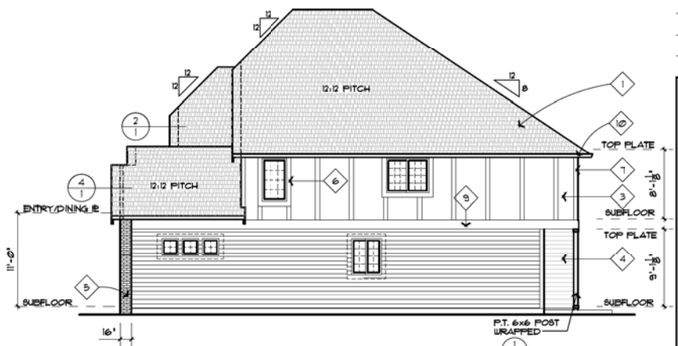
FRONT ELEVATION

1/4" = 1'-Ø"



LEFT ELEVATION

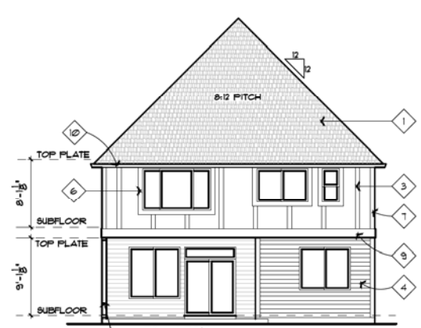
1/8" = 1'-Ø"



RIGHT ELEVATION

1/8" = 1'-Ø"

GRIDS AND TRIM AT WINDOWS AT LAP SIDING ARE AT ENHANCED ELEVATION ONLY



REAR ELEVATION

1/8" = 1'-Ø"

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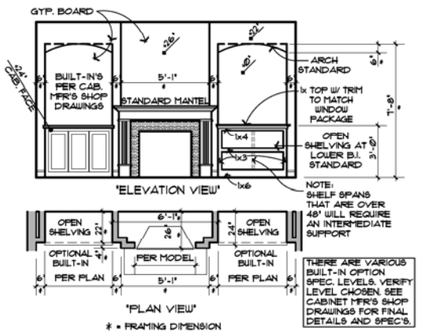
1/15/13	NEW PLAN PRELIM	JJG
2/1/13	1ST CHECKSET	JJG
2/1/13	GAR. PORTAL/WALL SHIFT	JJG
2/22/13	PRELIM ENGINEERING	JJG
2/26/13	MFP ROOF/GARAGE STRETCH	JJG
5/25/13	ENGINEERING UPDATES	JJG
5/26/13	2013 'A' UPDATES	DDR
10/11/13	UPDATES & FINAL CHK SET.	DDR
10/22/13	PUBLISH PLAN	DDR
11/21/13	PLAN CHANGE (PCN)	DDR
12/2/13	GREAT RM. LIGHTING AND DEN ATTIC ACCESS UPDATE	DDR
6/19/14	KIT. ISLAND SHRINK 6" FOR HOOD CLEARANCE W/ DRAG TRUSS	DDR
10/17/14	2014 DECO SPEC UPDT	DDR

PLAN 2386
WATERTON EURO
ENGLISH
GARAGE LEFT

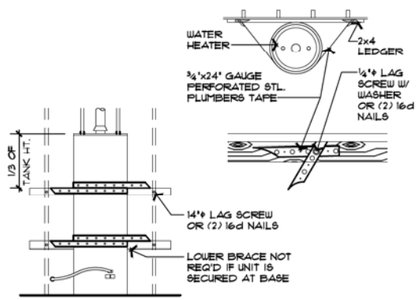
MAIN LEVEL:	1,023 SQ FT
UPPER LEVEL:	1,386 SQ FT
GRAND TOTAL:	2,409 SQ FT
GARAGE:	426 SQ FT

Sheet 38

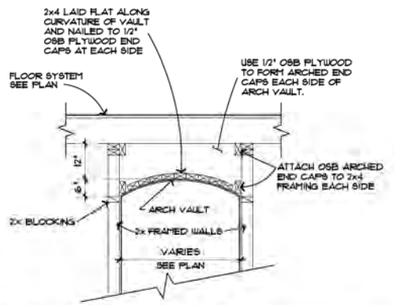
SUPER COTTAGE
EURO



1/3 OPTIONAL SHELVING OR BASE CABINET DET. AT GREAT RM. 1/4"=1'-0" OPT. BUILT-INS BOX



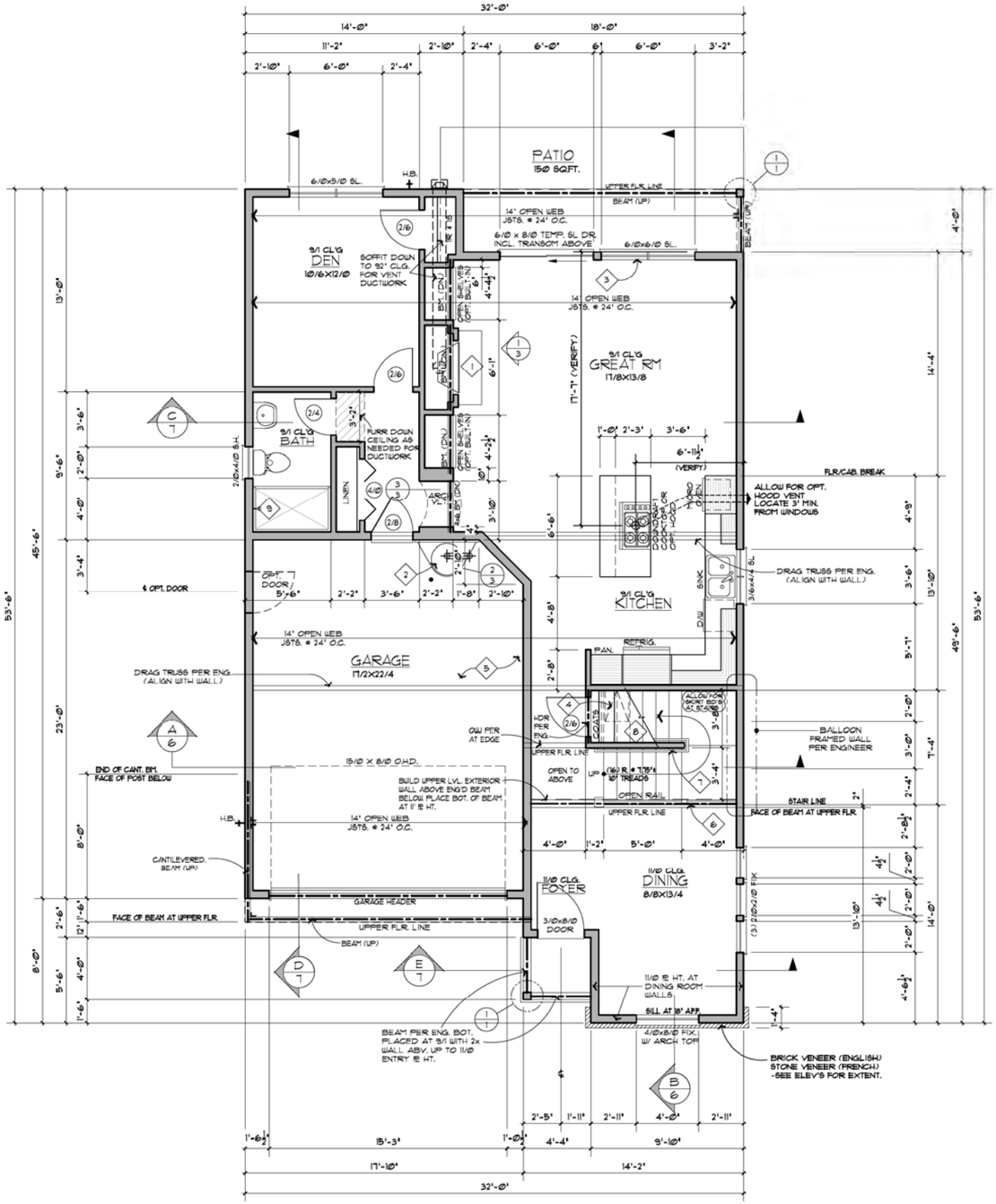
2/3 BRACING FOR WATER HEATERS NO SCALE W-HTR-S



3/3 ARCH VAULT DETAIL SCALE: 1/4"=1'-0" ARH-3A

MAIN FLOOR PLAN KEYNOTES

1. MANUFACTURED DIRECT VENT, GAS, UL. LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSTALL 18" WIDE FLUSH HEARTH AS SHOWN.
2. GAS WATER HEATER. ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
3. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.
4. PROVIDE MINIMUM 18" X 24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
5. APPLY 1/2" GYPSUM BOARD TO ALL GARAGE WALLS AND 5/8" TYPE 'X' GYP. BOARD TO CEILING IN GARAGE BENEATH HABITABLE ROOMS. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
6. 36" HIGH CONTINUOUS TRADITIONAL GUARDRAIL ON OPEN SIDE OF STAIR. RETURN ENDS TO WALL OR NEWEL POST. INSTALL EQUALLY SPACED BALUSTERS (4" O.C. MAX.) ON CURB WALL EXTENDING 3" ABOVE STAIR NOSING.
7. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.
8. APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS.
9. INSTALL SLIDING TEMPERED GLASS DOOR AND PARTITION AT 36" X 60" FIBERGLASS SHOWER.



MAIN FLOOR PLAN

SHOWING UPPER FLOOR FRAMING 1/4" = 1'-0"

FLOOR PLAN NOTES:

- ▨▨▨▨ INDICATES INTERIOR BEARING WALLS.
- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE) INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE).
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOWS AND GLASS DOORS TO BE VINYL SASH CLASS 35 UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP + BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

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10/11/13 UPDATES & FINAL CHK STP.	DDR
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11/21/13 PLAN CHANGE (PCN)	DDR
12/2/13 GREAT RM. LIGHTING AND DEN ATTIC ACCESS UPDATE	DDR
6/19/14 KIT. ISLAND SINK 6" FOR HOOD CLEARANCE W/ DRAG TRUSS	DDR
10/17/14 2014 DECO SPEC UPDT	DDR

PLAN 2386
WATERTON EURO

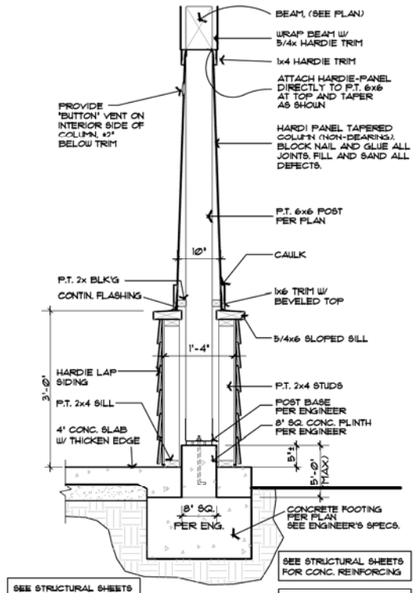
GARAGE LEFT

MAIN LEVEL:	1,023 SQ FT
UPPER LEVEL:	1,386 SQ FT
GRAND TOTAL:	2,409 SQ FT
GARAGE:	406 SQ FT

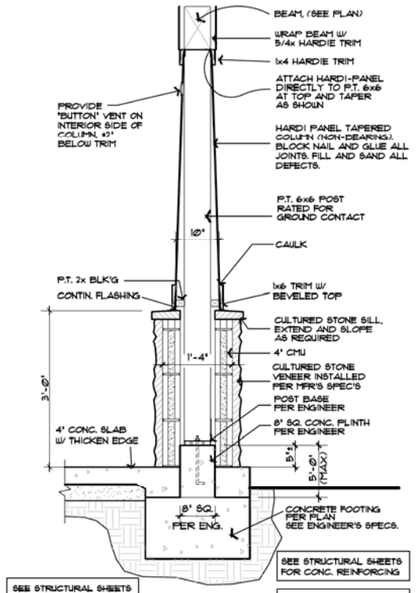
3 Sheet 39

SUPER COTTAGE
EURO

Detached Waterton EURO (ENGLISH)



1/1 FRONT COLUMN DETAIL SCALE: 3/4"=1'-0" ARB-COL-706



2/1 FRONT COLUMN DETAIL OPTION SCALE: 3/4"=1'-0" ARB-COL-704

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- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. PROVIDE MECHANICAL VENTILATION TO MAINTAIN 5 AIR CHANGES PER HOUR IN BATHS CONTAINING A TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 92% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OR CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

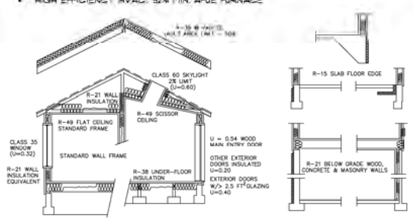
RES CONSTRUCTION ENVELOPE STANDARDS:

(MEETS OR EXCEEDS 2011 ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

ENVELOPE ENHANCEMENT MEASURE: 5)
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE M1811.1(3)
- NO MORE THAN 6.0 AIR CHANGES/HOUR

CONSERVATION MEASURE: (A)
- HIGH EFFICIENCY HVAC: 92% MIN. AFUE FURNACE



ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD (TYPICAL): RS 1x3 TRIM ON 2X10 VERGE BOARD AT FRONT AND ENHANCED ELEVATION AND RS 1x2 TRIM ON 2x8 VERGE BOARD AT SIDES.
3. SHADOW BOARD (TYPICAL): 1x8 TRIM BOARD AT FRONT AND ENHANCED SIDE AND 1x3 AT SIDES OVER HARDIE-PANEL FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (TYPICAL): HARDIE STUCCO BOARD SIDING W/ 1x3 BATTENS SPACED AT 16" O.C..

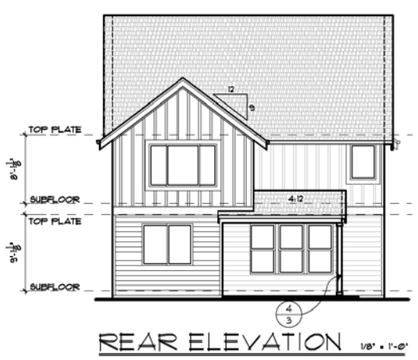
4A. SIDING (TYP @ FRONT GABLES): HARDIE-SHINGLE SIDING

5. SIDING (TYPICAL): HORIZONTAL HARDIE LAP SIDING.
6. WINDOW & DOOR TRIM: 5/4 x 6 TRIM AT PANEL SIDING (NO TRIM AT LAP SIDING EXCEPT AT ENHANCED ELEVATION).
7. CORNER TRIM (TYPICAL): 1x4 TRIM AT STUCCO BOARD SIDING AND 5/4x4 TRIM AT LAP SIDING..
8. HORIZONTAL TRIM: 5/4x12 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
9. HORIZONTAL TRIM: 5/4x8 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
10. HORIZONTAL TRIM: 5/4x6 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
11. GUTTERS (TYP-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALOCO' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
12. SHUTTERS (TYPICAL): 24" WIDE x WINDOW HEIGHT.
13. GARAGE DOOR TRIM: 5/4x8 AT HEAD AND 5/4x6 AT LEGS.

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

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

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

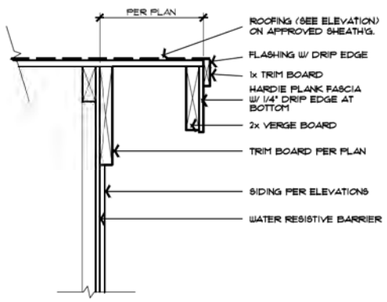


REAR ELEVATION 1/8" = 1'-0"

STONE OPTION 1/8" = 1'-0"

RAKE O.H.	(X) DIM	(Y) DIM
12"	12"	18"
18"	18"	24"
24"	24"	30"

3/1 VERGE BOARD BRACE GABLE ANGLE BRACKET SCALE: NONE BRACE



4/1 VERGE/RAKE DETAIL SCALE: N.T.S. FRM-165

NOTE:
FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

ARBOR CUSTOM HOMES
735 S.W. 158TH AVENUE
BEAVERTON, OREGON 97006
PHONE (503) 641-7342
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6/12/12 PRELIMINARY LAYOUT	DDR
8/31/12 PRELIM. STP CHK.	DDR
1/2/13 PUBLISH PLAN	DDR
1/18/13 PC1 BUNGALOW STDS.	DDR
5/24/13 2013 'A' UPDATES	DDR
10/18/13 DEN CEILING FRAMING CORRECTION	DDR
11/19/13 PC2 SHORTEN DEN WALL 8HG	

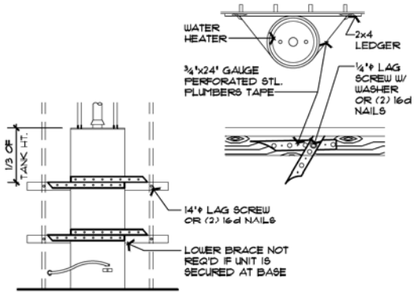
PLAN 2467
HAVERTON
AMERICAN
GARAGE LEFT

MAIN LEVEL:	1029 SQ FT
UPPER LEVEL:	1,436 SQ FT
GRAND TOTAL:	2,465 SQ FT
GARAGE:	420 SQ FT

Sheet 40

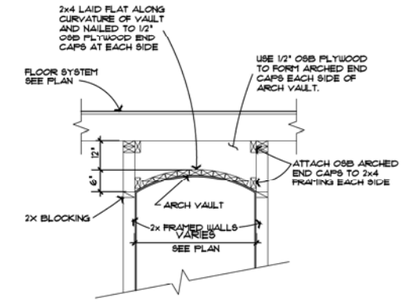
SUPER COTTAGE HOME
BASED ON MIDDLETON AMERICAN

©2013 WEST HILLS DEVELOPMENT COMPANY



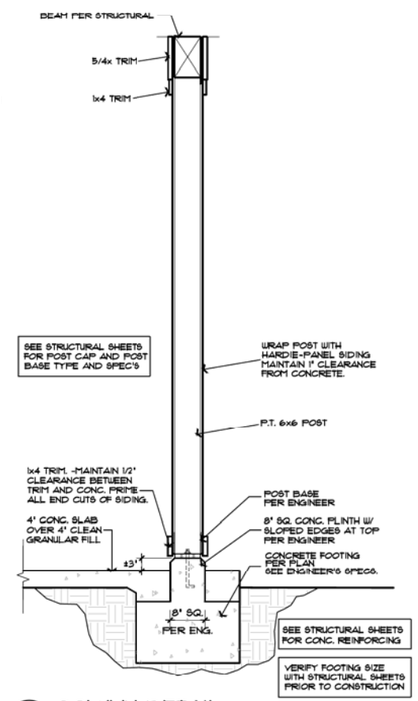
1/3 **BRACING FOR WATER HEATERS** NO SCALE

W-HTR-S



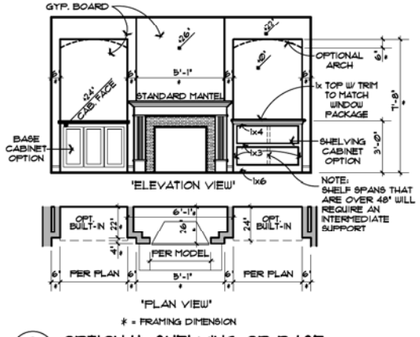
2/3 **ARCH VAULT DETAIL** SCALE: ½"=1'-0"

FRM-34



4/3 **COLUMN DETAIL** SCALE: ¾"=1'-0"

ARB-COL-9

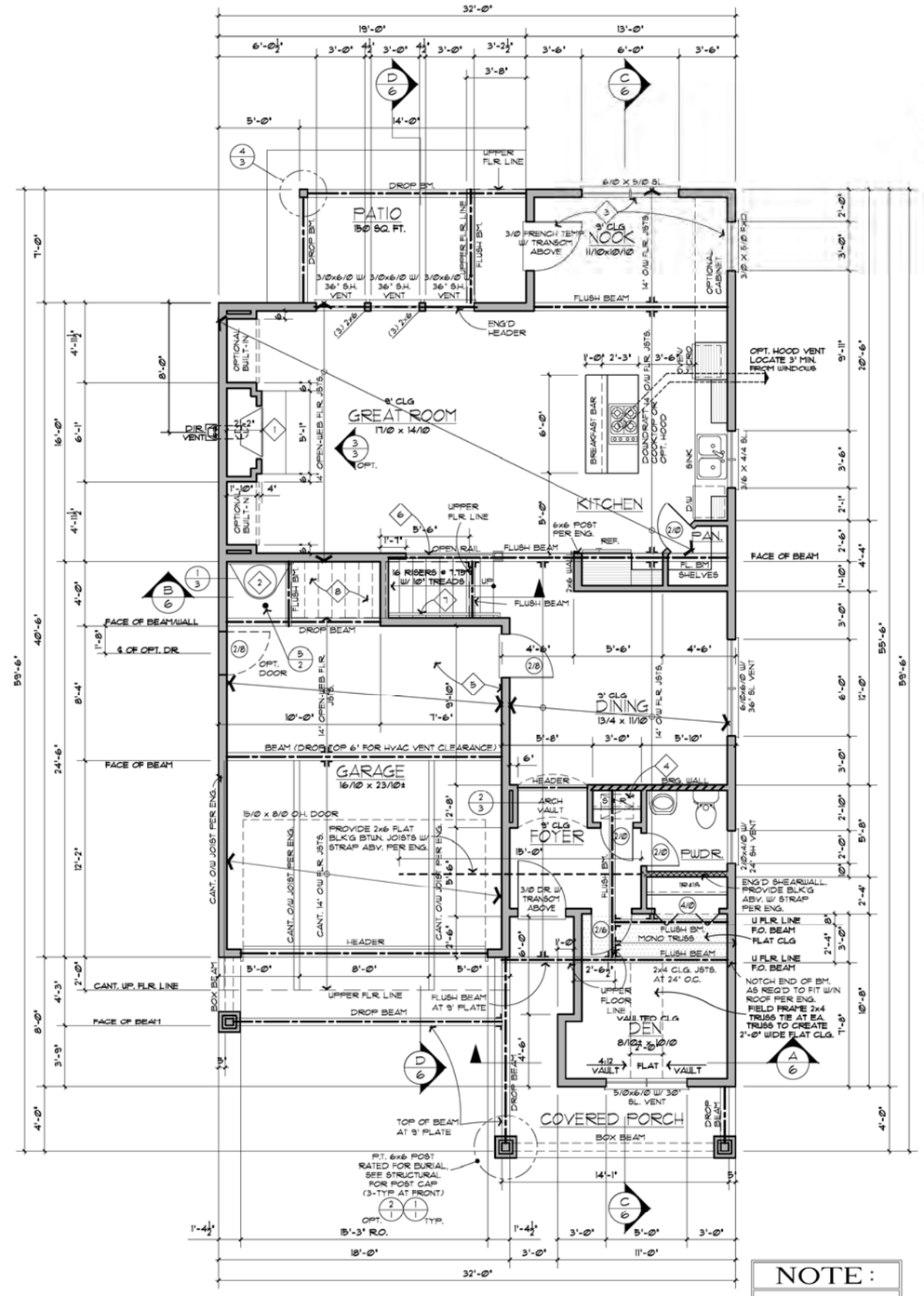


3/3 **OPTIONAL SHELVING OR BASE CABINET DET. AT GREAT RM.** ½"=1'-0"

OPT. BUILTINS

MAIN FLOOR PLAN KEYNOTES

1. MANUFACTURED DIRECT VENT, GAS, U.L. LISTED METAL FIREPLACE. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSTALL 18" WIDE FLUSH HEARTH AS SHOWN.
2. GAS WATER HEATER : ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
3. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.
4. PROVIDE MINIMUM 18" X 24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
5. APPLY 1/2" GYPSUM BOARD TO ALL GARAGE WALLS AND 5/8" TYPE 'X' GYP. BOARD TO CEILING IN GARAGE BENEATH HABITABLE ROOMS, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
6. 36" HIGH CONTINUOUS TRADITIONAL GUARDRAIL ON OPEN SIDE OF STAIR. RETURN ENDS TO WALL OR NEWEL POST. INSTALL EQUALLY SPACED BALUSTERS (4" O.C. MAX.) ON GURB WALL EXTENDING 3" ABOVE STAIR NOSING.
7. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEWEL POST.
8. APPLY FURRING TO BOTTOM OF STAIR STRINGERS IN GARAGE TO ALLOW FOR R-38 INSULATION.



MAIN FLOOR PLAN

SHOWING UPPER FLOOR FRAMING

1/4" = 1'-0"

NOTE:

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

FLOOR PLAN NOTES:

▨ INDICATES INTERIOR BEARING WALLS.

- PROVIDE FULL BEARING, MINIMUM, AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE)
- PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS (PER STRUCTURAL) W/DOUBLE 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE) INSTALL RIGID INSULATION IN CAVITY.
- PROVIDE 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSULATION AT ALL EXTERIOR WALLS (NO INSULATION AT EXTERIOR GARAGE WALLS UNLESS NOTED OTHERWISE)
- PROVIDE 2x4 STUDS AT 16" O.C. AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- ALL WINDOW AND GLASS DOORS TO BE VINYL, SASH CLASS 35 UNLESS NOTED OTHERWISE.
- APPLY ACOUSTIC SEALANT AT THE TOP & BOTTOM OF ALL WALLS.
- ALL EXTERIOR DOORS TO BE INSTALLED WITH PAN FLASHING.
- MAINTAIN MINIMUM OF 36" CLEARANCE BETWEEN VENTS AND WINDOW OPENINGS.

ARBOR
CUSTOM HOMES

735 S.W. 158TH AVENUE
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6/12/12	PRELIMINARY LAYOUT DDR
8/31/12	PRELIM. STP CHK DDR
1/2/13	PUBLISH PLAN DDR
1/18/13	PC1 BUNGALOW STDS. DDR
3/24/13	2013 'A' UPDATES DDR
10/18/13	DEN CEILING FRAMING CORRECTION DDR
11/19/13	PC#2 SHORTEN DEN WALL 8HG

PLAN 2467
HAVERTON AMERICAN
GARAGE LEFT

MAIN LEVEL:	1,029 SQ FT
UPPER LEVEL:	1,436 SQ FT
GRAND TOTAL:	2,465 SQ FT
GARAGE:	420 SQ FT

3

Sheet 41

SUPER COTTAGE HOME

BASED ON MIDDLETON AMERICAN

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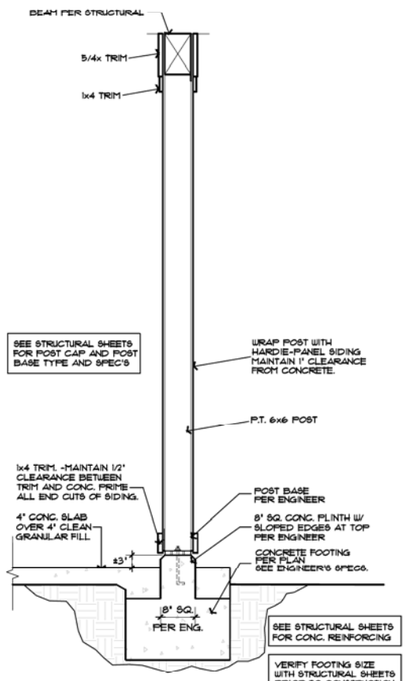
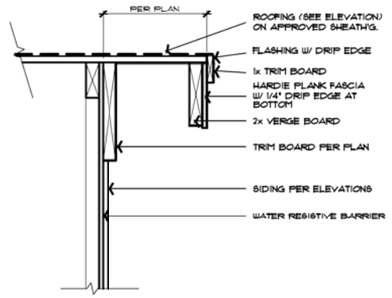


1/1 COLUMN DETAIL

SCALE: 3/4"=1'-0"

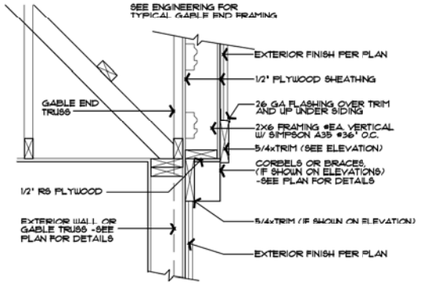
ARB-COL-1



2/1 VERGE/RAKE DETAIL

SCALE: N.T.S.

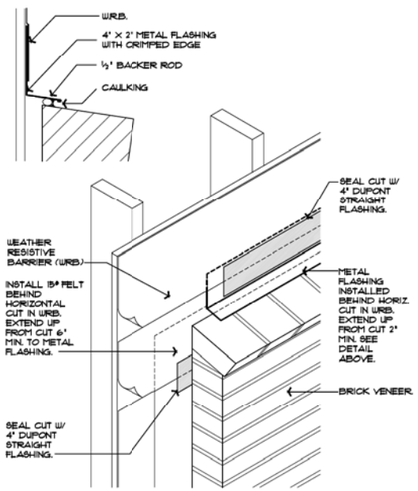
FRM-16B



4/1 EXTENDED GABLE DETAIL

SCALE: 1" = 1'-0"

FRM-11B



3/1 BRICK VENEER FLASHING DETAIL

SCALE: 1½" = 1'-0"

BRICK FLASHING-1

GENERAL NOTES AND SPECIFICATIONS

- CONSTRUCTION SHALL FULLY COMPLY WITH THE CURRENT OREGON EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS (2011 EDITION W/ 2014 AMENDMENTS OF THE ORSC).
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE ARCHITECTURAL TEAM OF ANY VARIATIONS FROM THESE DRAWINGS.
- ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL TEAM BEFORE PROCEEDING WITH WORK.
- THESE DOCUMENTS ARE COPYRIGHT PROTECTED AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM WEST HILLS DEVELOPMENT.
- INSTALL APPROVED FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF GYPSUM BOARD IN AND ABOVE ALL SHOWER AND TUB AREAS TO MINIMUM 72" ABOVE THE FLOOR.
- EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS. BATHROOMS CONTAINING A SHOWER OR BATHTUB MUST HAVE A FAN CAPABLE OF 80 CFM CONTROLLED BY A DE-HUMIDISTAT, TIMER OR OTHER SIMILAR MEANS OF CONTROL.
- CONSULT THE CERTIFIED ENGINEER'S DRAWINGS FOR BEAM SIZES AND LATERAL ENGINEERING INFORMATION.
- GAS FURNACE: 92% MIN. AFUE TO BE INSTALLED IN AN INSULATED, THERMALLY CONDITIONED SPACE WITH INSULATION INSTALLED IN WALL CAVITIES OF CLOSET.
- ALL HVAC DUCTING TO BE INSTALLED IN AN INSULATED, CONDITIONED SPACE.
- ALL EXTERIOR CUT SURFACES TO BE PRIMED.
- REFER TO ARBOR ROOF AND WINDOW INSTALLATION MANUALS FOR ROOFING, FLASHING, AND INSTALLATION STANDARDS.

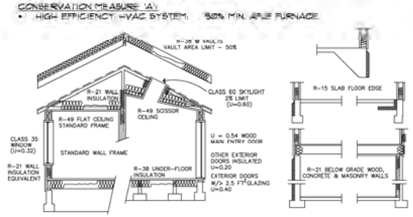
RES CONSTRUCTION ENVELOPE STANDARDS:

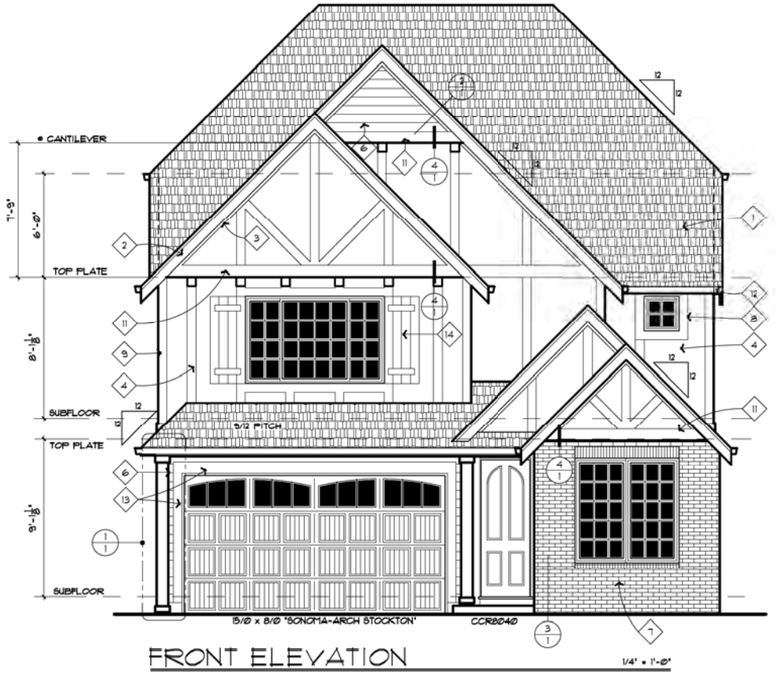
(MEETS OR EXCEEDS THE 2011 EDITION W/ 2014 AMENDMENTS OF THE ORSC PRESCRIPTIVE ENVELOPE REQUIREMENTS)

ADDITIONAL MEASURES CHOSEN:

ENVELOPE ENHANCEMENT MEASURE "E":
- A WHOLE BUILDING VENTILATION SYSTEM COMPLYING WITH TABLE N1103.5.1
- TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN:
  1. 6.0 AIR CHANGES/HOUR AND
  2. PERFORMANCE TESTED DUCT SYSTEMS

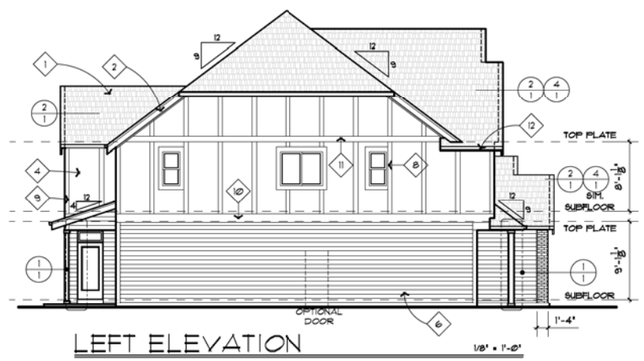
CONSERVATION MEASURE "A":
- HIGH EFFICIENCY HVAC SYSTEM: 92% MIN. AFUE FURNACE.





FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

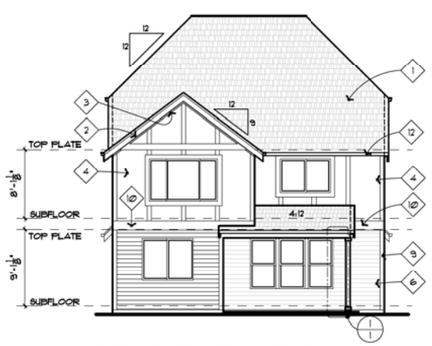
RIGHT ELEVATION

* WINDOW TRIM AT LAP SIDING AT ENHANCED ELEVATION ONLY

1/8" = 1'-0"

EURO ENGLISH ELEVATION KEYNOTES

1. ROOFING (TYPICAL): 30 YEAR HEAVY WEIGHT FIBERGLASS COMPOSITION ROOFING.
2. VERGE BOARD (TYPICAL): RS 1x2 TRIM ON 2x8 VERGE BOARD.
3. SHADOW BOARD (TYPICAL): 1x8 TRIM BOARD AT FRONT AND ENHANCED SIDE AND 1X3 AT SIDES OVER HARDI-PANEL FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (TYPICAL): HARDIE STUCCO BOARD SIDING W/ 1x6 BATTENS SPACED AT 48" O.C. EXCEPT AS SHOWN ON FRONT ELEVATION.
5. NOT USED
6. SIDING (TYPICAL): HORIZONTAL HARDIE LAP SIDING.
7. VENEER (TYPICAL): 4" BRICK VENEER WITH MASONRY TIES AT 16" O.C. EACH WAY AND HORIZONTAL NO. 9 WIRES CONTINUOUS AT 12" O.C. EXTEND VENEER UP WALL AS SHOWN. PROVIDE SLOPING BRICK ROWLOCK WINDOW SILLS AND 8" SOLDIER COURSE ABOVE WINDOW.
8. WINDOW & DOOR TRIM: 5/4 x 6 TRIM AT PANEL SIDING (NO TRIM AT LAP SIDING EXCEPT AT ENHANCED ELEVATION AND AT FRONT ELEVATION AS SHOWN)
9. CORNER TRIM (TYPICAL): 1x6 TRIM AT STUCCO BOARD SIDING AND 5/4x6 TRIM AT LAP SIDING.
10. HORIZONTAL TRIM: 5/4x12 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
11. HORIZONTAL TRIM: 5/4x8 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.
12. GUTTERS (TYP.-U.N.O.): 6" FASCIA STYLE, 26 GA. STEEL GUTTER WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH 'ALOCO' GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
13. GARAGE DOOR TRIM: 5/4x8 AT HEAD AND 5/4x6 AT LEGS.
14. SHUTTERS (TYPICAL): 24" WIDE AS SHOWN, MATCH WINDOW HEIGHT



REAR ELEVATION

1/8" = 1'-0"

NOTE:

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ARBOR CUSTOM HOMES
735 S.W. 158TH AVENUE
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1/1/13 PRELIMINARY LAYOUT	DDR
9/24/13 2013 'A' UPDATES	DDR
9/25/13 FINAL CHK STP	DDR
10/14/13 PUBLISH PLAN	DDR
8/8/14 RE-DESIGN PLAN	SHG
10/21/14 PC 'S' IMPLEMENTED	SHG
10/21/14 2014 DECO SPEC UPDTS	SHG

PLAN 2467
HAVERTON
EURO ENGLISH
GARAGE LEFT

MAIN LEVEL:	1,076 SQ FT
UPPER LEVEL:	1,481 SQ FT
GRAND TOTAL:	2,557 SQ FT
GARAGE:	398 SQ FT

Sheet 42

SUPER COTTAGE HOME
BASED ON MIDDLETON EURO

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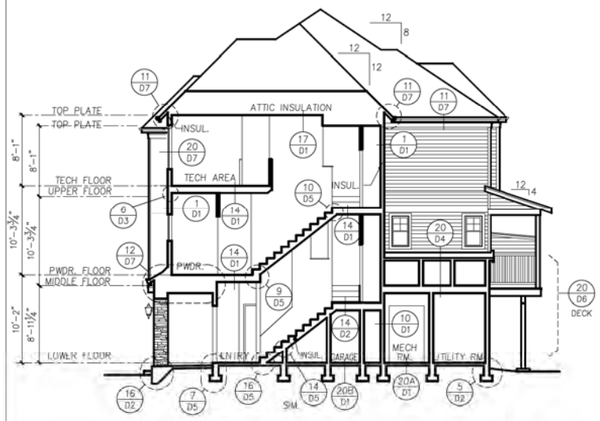
Detached Haveton EURO (ENGLISH)

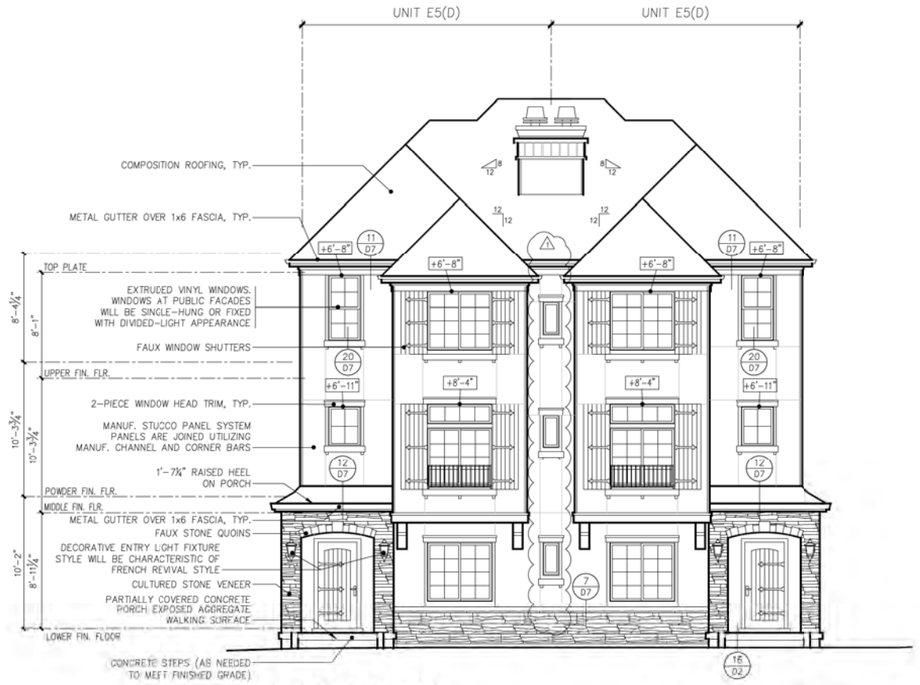


SECTION A

1/8" = 1'-0"

UNIT E5

FRENCH REVIVAL



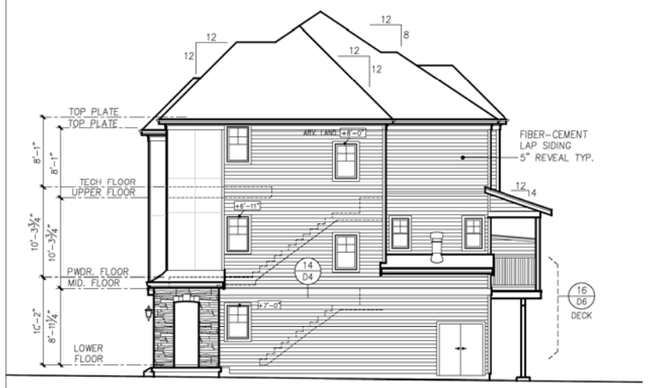
DUPLEX

3/16" = 1'-0"

FRONT ELEVATION

FRENCH REVIVAL

NOTE: TOP OF WINDOWS
AT LOWER FLOOR = 6'-8" A.F.F.
AT MIDDLE FLOOR = 8'-0" A.F.F.
AT UPPER FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY +X'-X"

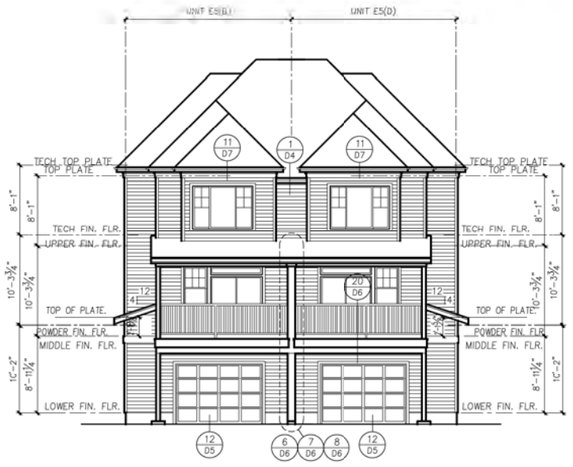


DUPLEX

1/8" = 1'-0"

RIGHT SIDE ELEVATION

FRENCH REVIVAL



DUPLEX

1/8" = 1'-0"

REAR ELEVATION

FRENCH REVIVAL

DUPLEX

1/8" = 1'-0"

LEFT SIDE ELEVATION

FRENCH REVIVAL

Sheet Order: A B U F R E S D

Milbrandt Architects
25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425.454.7130 F: 425.658.1208
Web: www.milbrandtarch.com

REGISTERED ARCHITECT
RICHARD B. TOLLESHAUG
KIRKLAND, WA.
5558
STATE OF OREGON

No.	Date	
1	2-18-14	OWNER CHANGES/CORRECTIONS

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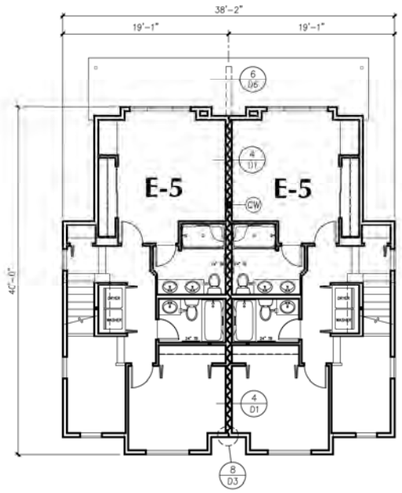
DUPLEX

FRENCH REVIVAL
Exterior Elevation

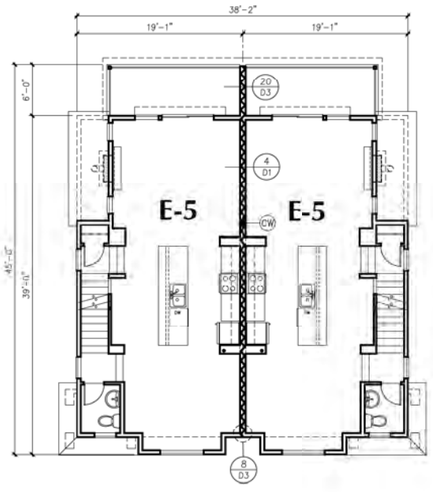
Scale: A Noted
Drawn By: APT
Date: 1-14-2014
Date Plotted: 2-14-14

Polygon Northwest Co.

Job No.: 12-4
Sheet No.: E1



DUPLEX UPPER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL



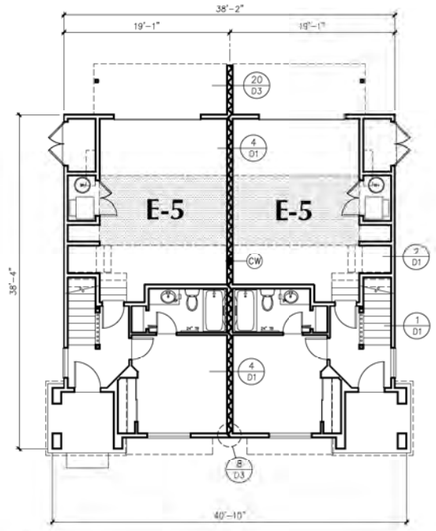
DUPLEX MIDDLE LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL

LEGEND

EXTENT OF COMMON WALL

(CW) 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.



DUPLEX LOWER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL

Sheet Order: A B U F R E S D

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Kirkland, Washington 98033
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REGISTERED ARCHITECT — STATE OF OREGON — ROBERT D. TOLLESHAUG — KIRKLAND, WA — 5558

No.	Date

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DUPLEX
FRENCH REVIVAL
Floor Plan

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 1-14-14

Polygon Northwest Co.

Job No.: 12-4□
Sheet No.: **B1**

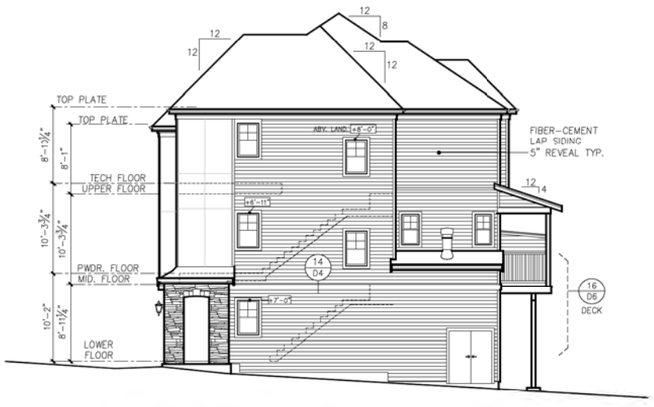
K:\12-44\12-45 - BARRIE\DUPLEX\MASTER\B SHEET DUPLEX_FRENCH.DWG

BUILDING 2

3/16" = 1'-0"

FRONT ELEVATION

FRENCH REVIVAL



BUILDING 2

1/8" = 1'-0"

RIGHT SIDE ELEVATION

FRENCH REVIVAL

BUILDING 2

1/8" = 1'-0"

REAR ELEVATION

FRENCH REVIVAL

BUILDING 2

1/8" = 1'-0"

LEFT SIDE ELEVATION

FRENCH REVIVAL

Sheet Order: A B U F R E S D

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STATE OF OREGON

No.	Date	
1	2-18-14	OWNER CHANGES/CORRECTIONS

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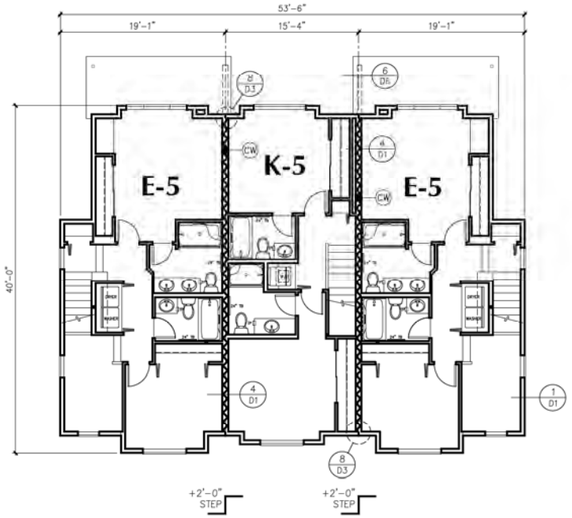
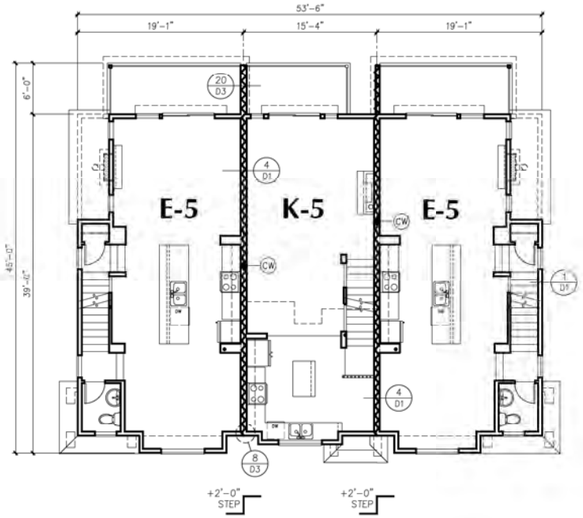
Building 2
FRENCH REVIVAL
3-Ple□ - E□terior Elevation□

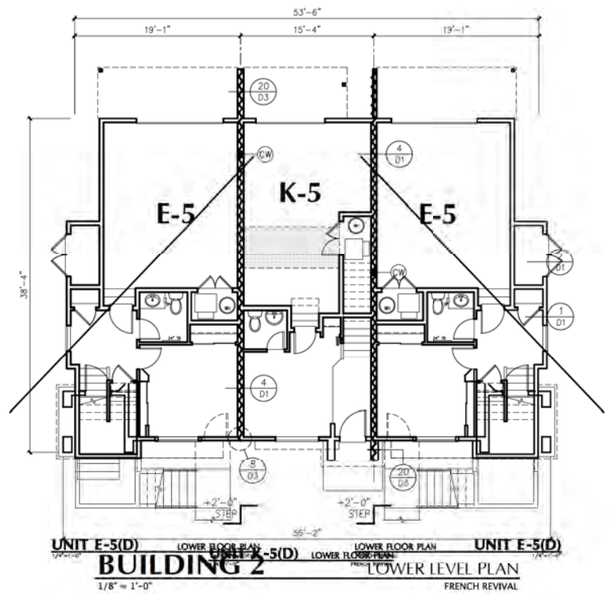
Scale: A Noted
Drawn By: APT
Date: 1-14-2014
Date Plotted: 8-24-15

Polygon Northwest Co.

Job No.: 12-4□
Sheet No.: E1







LEGEND

EXTENT OF COMMON WALL

CW 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

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KIRKLAND, WA.
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STATE OF OREGON

No.	Date

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Building 2
FRENCH REVIVAL
3-Pie - Floor Plan

Scale:	Drawn By:	Date:	Date Plotted:
1/8" = 1'-0"	APT	1-14-2014	8-24-15

Polygon Northwest Co.

Job No.: 12-4

Sheet No.: B1

Sheet Order: A B U F R E S D

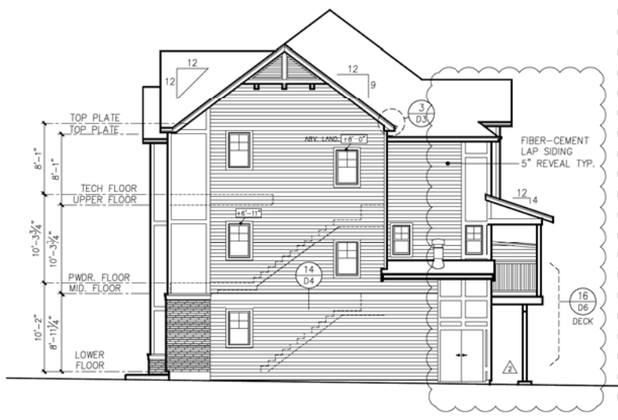
BUILDING 5

3/16" = 1'-0"

FRONT ELEVATION

ENGLISH REVIVAL

NOTE: TOP OF WINDOWS
AT LOWER FLOOR = 7'-0" A.F.F.
AT MIDDLE FLOOR = 8'-0" A.F.F.
AT UPPER FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY +X'-X"



BUILDING 5

1/8" = 1'-0"

RIGHT SIDE ELEVATION

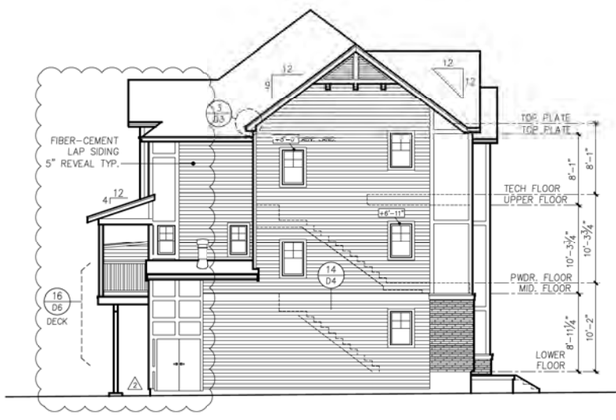
ENGLISH REVIVAL

BUILDING 5

1/8" = 1'-0"

REAR ELEVATION

ENGLISH REVIVAL



BUILDING 5

1/8" = 1'-0"

LEFT SIDE ELEVATION

ENGLISH REVIVAL

Sheet Order: A B U F R E S D

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STATE OF OREGON

No.	Date	
2	4-7-14	ENHANCED REAR ELEVATION
1	2-14-18	OWNER CHANGES/CORRECTIONS

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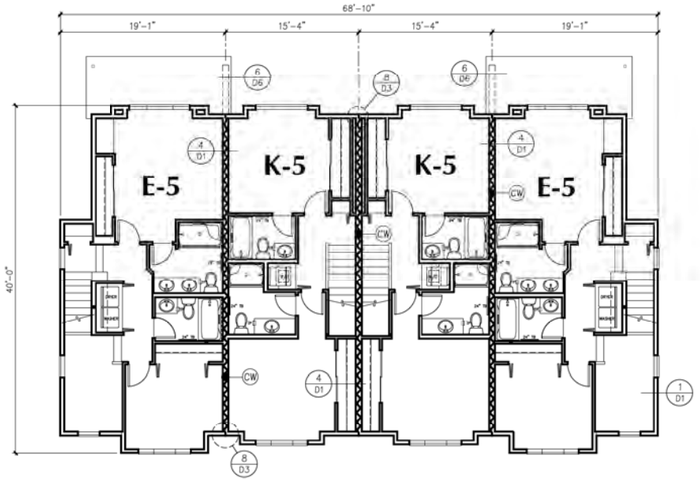
Building 5
ENGLISH REVIVAL
4-Plex - Exterior Elevation

Scale: A Noted | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 8-24-15

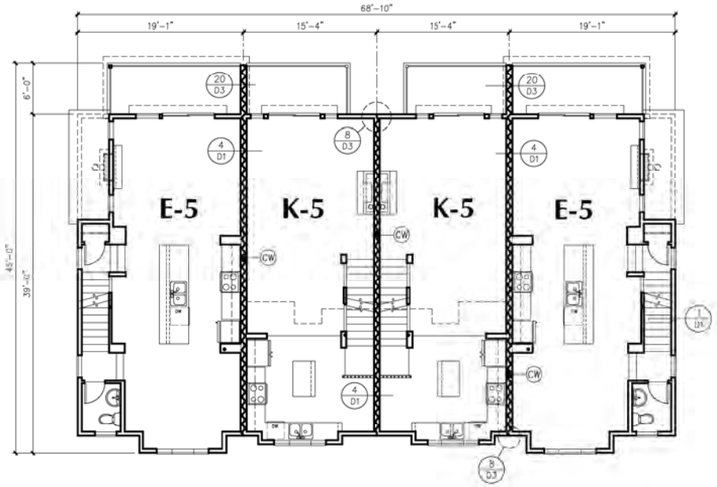
Polygon Northwest Co.

Job No.: 12-4

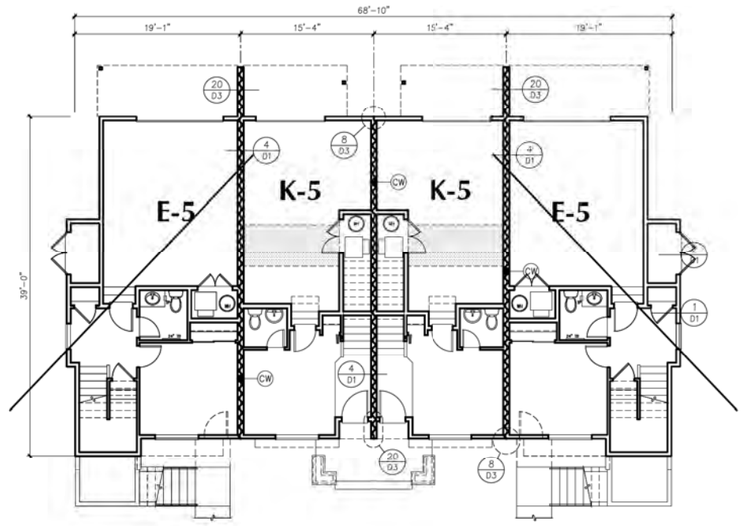
Sheet No.: E1



BUILDING 5 — UPPER LEVEL PLAN
1/8" = 1'-0" — ENGLISH REVIVAL



BUILDING 5 — MIDDLE LEVEL PLAN
1/8" = 1'-0" — ENGLISH REVIVAL



BUILDING 5 — LOWER LEVEL PLAN
1/8" = 1'-0" — ENGLISH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW — 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

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No. | Date

Building 5
ENGLISH REVIVAL
4-Plex - Floor Plan

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 8-24-15

Polygon Northwest Co.

Job No.: 12-4
Sheet No.: **B1**

Sheet Order: A B U F R E S D

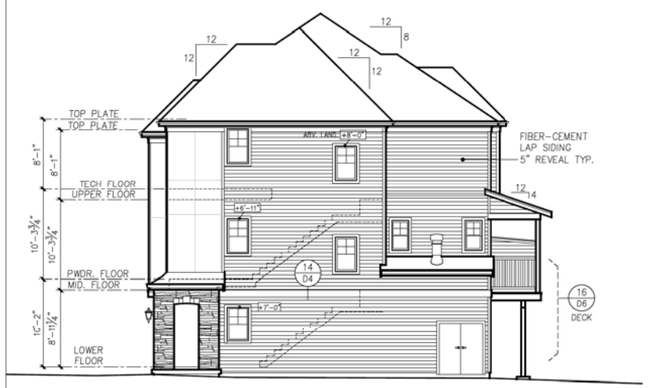
BUILDING 6

3/16" = 1'-0"

FRONT ELEVATION

FRENCH REVIVAL

NOTE: TOP OF WINDOWS AT LOWER FLOOR = 6'-8" A.F.F. AT MIDDLE FLOOR = 8'-0" A.F.F. AT UPPER FLOOR = 7'-0" A.F.F. UNLESS NOTED BY +X'-X"



BUILDING 6

1/8" = 1'-0"

RIGHT SIDE ELEVATION

FRENCH REVIVAL

BUILDING 6

1/8" = 1'-0"

REAR ELEVATION

FRENCH REVIVAL

BUILDING 6

1/8" = 1'-0"

LEFT SIDE ELEVATION

FRENCH REVIVAL

Sheet Order: A B U F R E S D

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STATE OF OREGON

No.	Date	
1	2-18-14	OWNER CHANGES/CORRECTIONS

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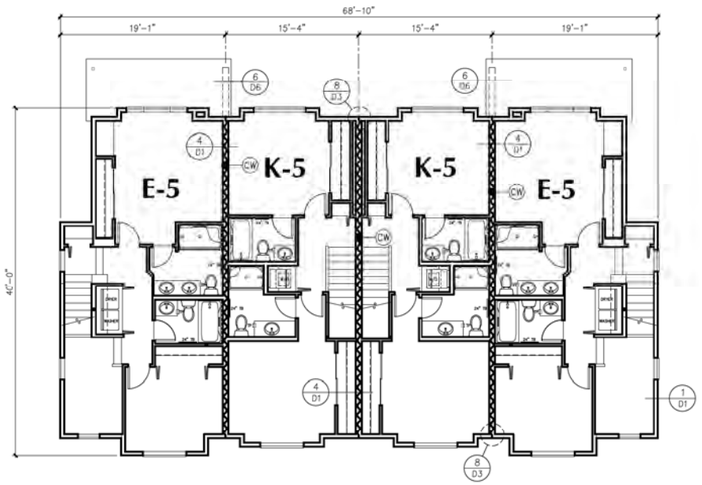
Building 6
FRENCH REVIVAL
4-Ple□ - E□terior Elevation□

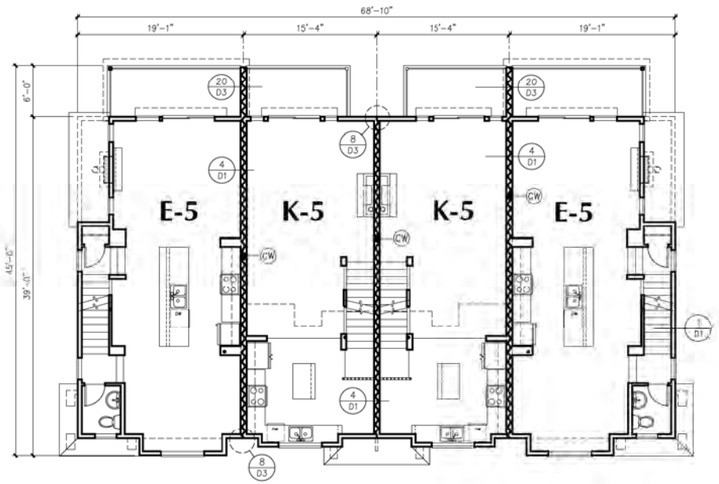
Scale: A Noted
Drawn By: APT
Date: 1-14-2014
Date Plotted: 2-14-14

Polygon Northwest Co.

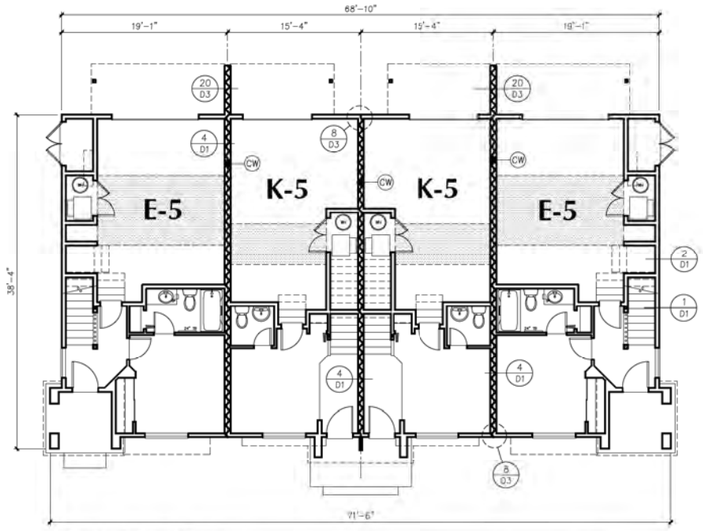
Job No.: 12-4□
Sheet No.: E1



BUILDING 6 UPPER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL



BUILDING 6 MIDDLE LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL



BUILDING 6 LOWER LEVEL PLAN
1/8" = 1'-0" FRENCH REVIVAL

LEGEND

EXTENT OF COMMON WALL

CW — 1HR COMMON WALL (DETAIL 4/D1)

1-HR COMMON WALL SEPARATES THE INTERIOR SPACES BETWEEN DWELLING UNITS IN THE SAME BUILDINGS PER 2011 ORSC SECTION 302.2. ITS EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE.

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Building 6
FRENCH REVIVAL
4-Plex - Floor Plan

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 1-14-2014 | Date Plotted: 1-14-14

Polygon Northwest Co.

Job No.: 12-4
Sheet No.: **B1**

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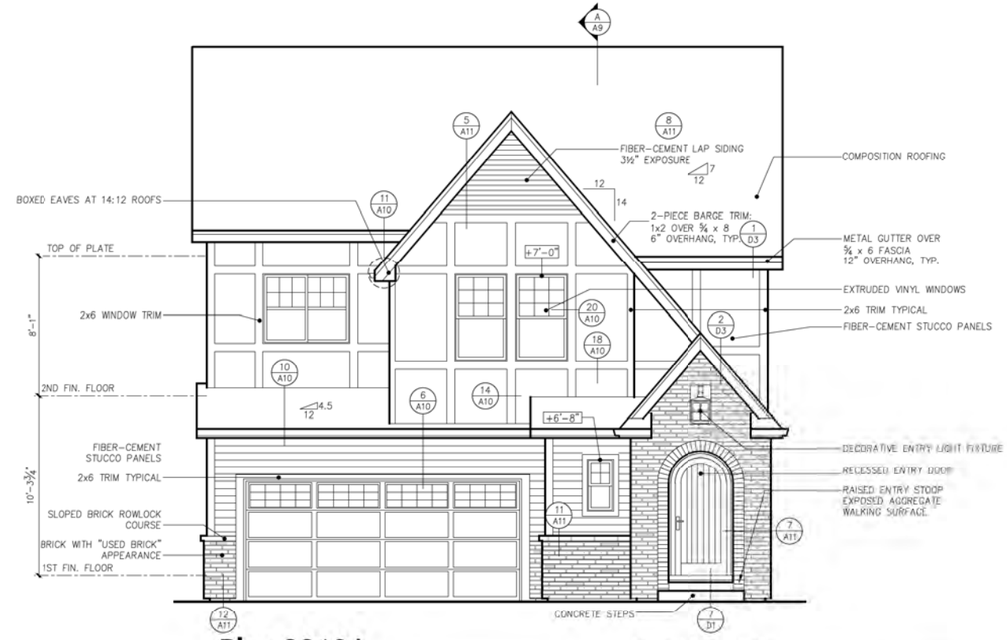
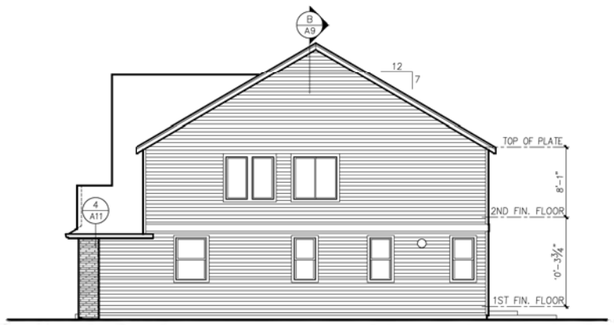
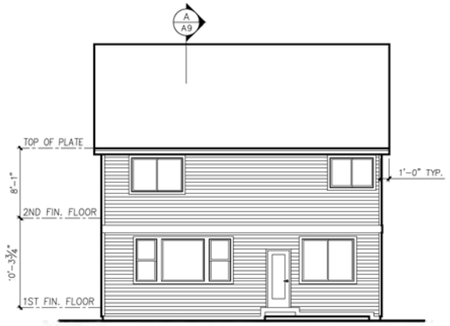


Plan 3210A FRONT ELEVATION
1/4"=1'-0" ENGLISH REVIVAL

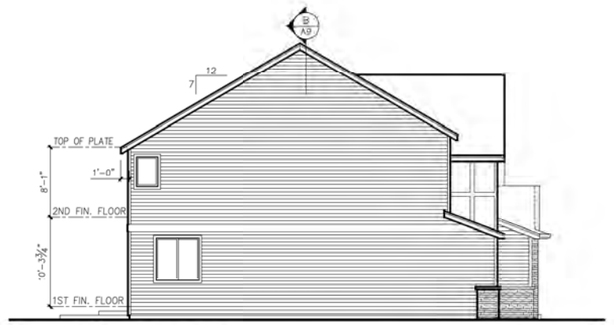
NOTE: TOP OF WINDOWS AT FIRST FLOOR = 8'-0" A.F.F. AT SECOND FLOOR = 7'-0" A.F.F. UNLESS NOTED BY +X'-X"



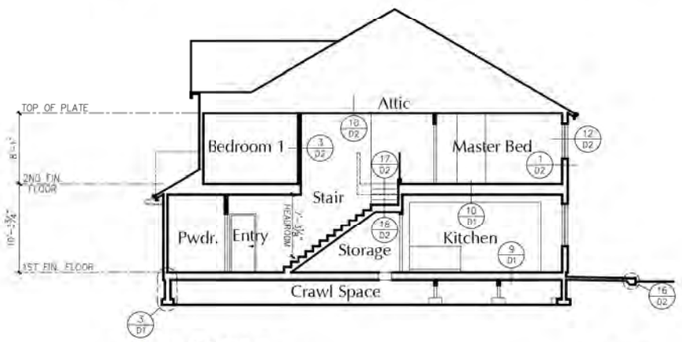
Plan 3210A GREAT ROOM SIDE ELEVATION
1/8"=1'-0" ENGLISH REVIVAL



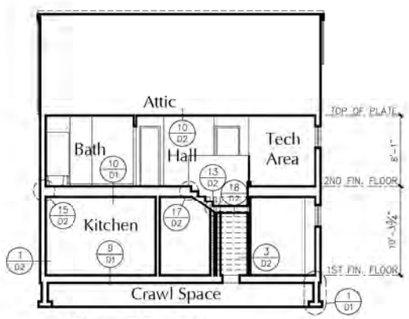
Plan 3210A REAR ELEVATION
1/8"=1'-0" ENGLISH REVIVAL



Plan 3210A KITCHEN / DINING SIDE ELEVATION
1/8"=1'-0" ENGLISH REVIVAL



Plan 3210A SECTION A
1/8"=1'-0" ENGLISH REVIVAL



Plan 3210A SECTION B
1/8"=1'-0" ENGLISH REVIVAL

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STATE OF OREGON

No.	Date	Revision

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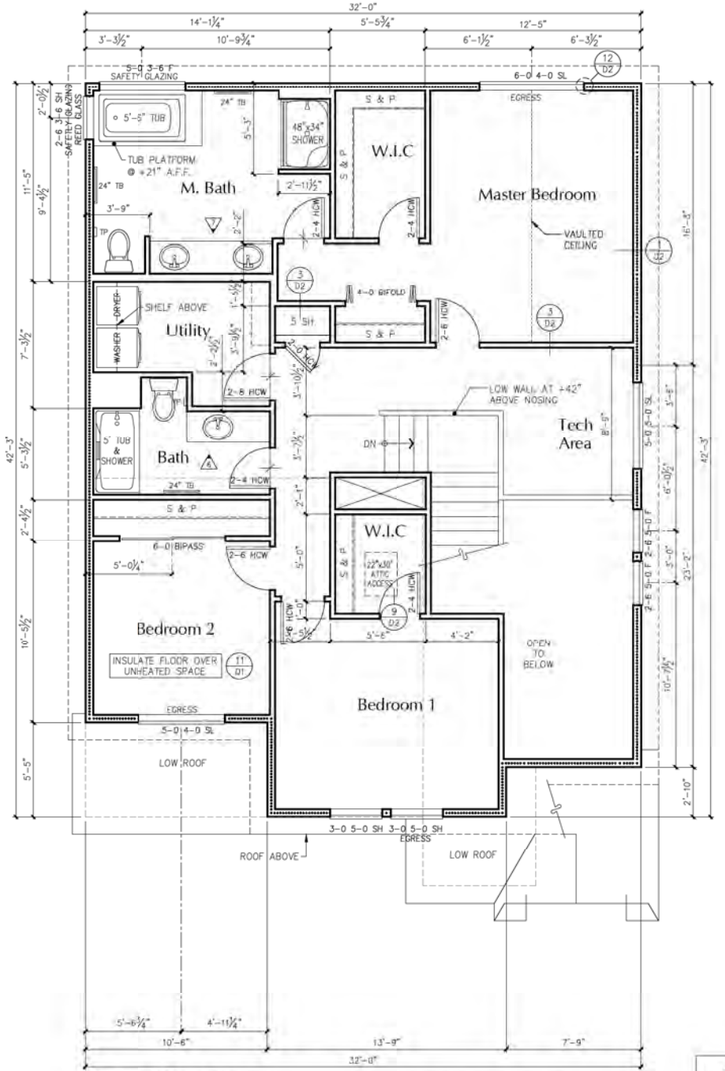
Exterior Elevations
Section
Plan 3210A (ENGLISH REVIVAL)

Scale: VARIES | Drawn By: | Date: -1 -14 | Date Plotted: 8-14-15

Polygon Northwest Company

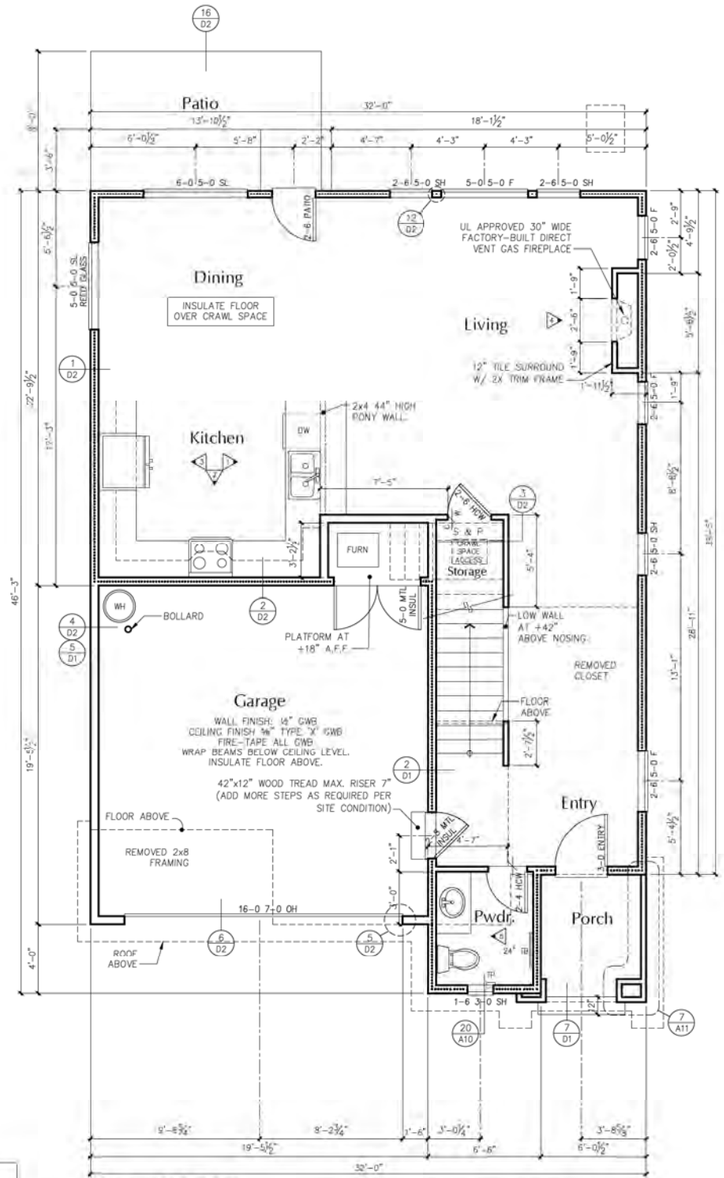
Job No.: 14-03
Sheet No.: A9

Sheet Order: A S D



Plan 3210A UPPER LEVEL PLAN
1/4"=1'-0" ENGLISH REVIVAL

SEE A4 FOR INTERIOR ELEVATIONS AND STAIR PLAN



Plan 3210A MAIN LEVEL PLAN
1/4"=1'-0" ENGLISH REVIVAL

NOTES

FRAMING: 2x6's AT 16" OC EXTERIOR WALLS
2x4's AT 16" OC INTERIOR WALLS
UNLESS NOTED OTHERWISE.

▪▪▪▪▪▪▪ WALL INSULATION

CONCEALED SPACES SHALL BE FIREBLOCKED IN BOTH DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

FIREBLOCKING SHALL ALSO BE AT INTERCONNECTIONS BETWEEN VERTICAL & HORIZONTAL SPACES, BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF RUN, AT OPENINGS THROUGH CEILING & FLOOR AND AT CHIMNEYS & FIREPLACES.

ALL BEDROOM, BATH AND LAUNDRY DOORS SHALL BE UNDERCUT A MINIMUM OF ½" ABOVE THE ADJACENT FLOOR COVERING.

OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜" IN THICKNESS, SOLID OR HONEYCOMB STEEL DOORS NOT LESS THAN 1⅜" THICK, OR 20-MIN. FIRE-RATED DOORS PER ORSC R302.5.1.1.

INSULATE AND WEATHER STRIP ALL CRAWL SPACE ACCESS HATCHES.

INSULATE AND WEATHER STRIP ALL ATTIC ACCESS HATCHES. PROVIDE A MINIMUM OF 30" OF HEAD ROOM ABOVE ALL HATCHES.

ALL PLUMBING VENTS SHALL BE LOCATED ON REAR SIDE OF ROOF RIDGE.

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.

GLAZING SHALL CONFORM TO ORSC SECTION R308.

PROVIDE STREET ADDRESS AT THE FRONT OF EACH RESIDENCE. USE 4" HIGH OR LARGER NUMBERS.

INSULATION

WALLS – R21 FIBERGLASS BATTS OR BLANKETS
FLOORS OVER UNHEATED AREAS – R38
ATTICS ABOVE ROOF CEILING – R49
GLAZED ENTRY DOORS – U=0.20
INSULATED METAL DOORS TO GARAGE – U=0.20
WINDOWS – U=0.30

Sheet Order: A S D

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STATE OF OREGON

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Floor Plans
Plan 3210A (ENGLISH REVIVAL)

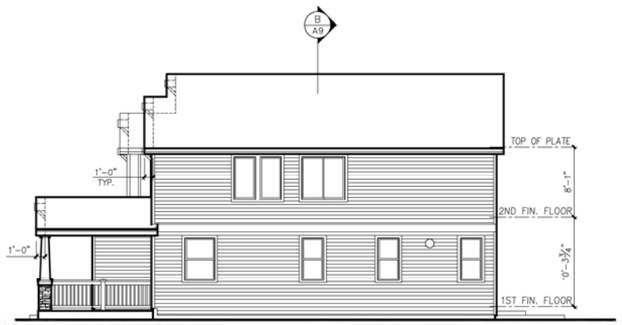
Scale: 1/4" = 1'-0" | Drawn By: | Date: -1 -14 | Date Plotted: 8-14-15

Polygon Northwest Company

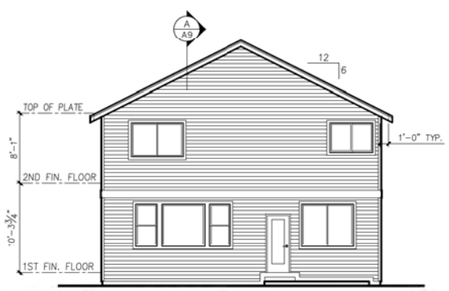
Job No.: 14-03
Sheet No.: A3

Plan 3210B — FRONT ELEVATION
1/4"=1'-0" — AMERICAN MODERN

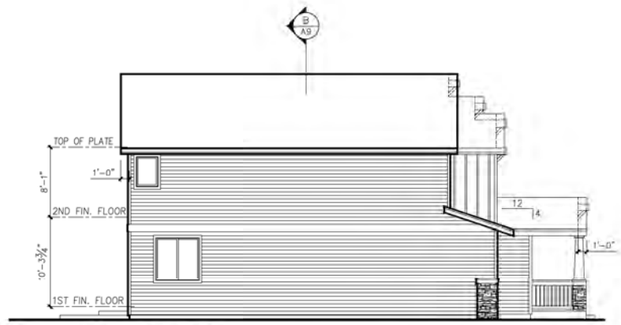
NOTE: TOP OF WINDOWS AT FIRST FLOOR = 8'-0" A.F.F. AT SECOND FLOOR = 7'-0" A.F.F. UNLESS NOTED BY 6'X-X"



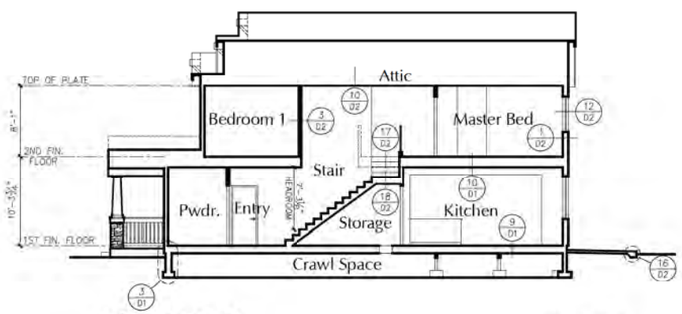
Plan 3210B — GREAT ROOM SIDE ELEVATION
1/8"=1'-0" — AMERICAN MODERN



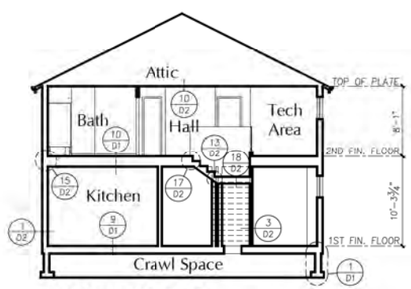
Plan 3210B — REAR ELEVATION
1/8"=1'-0" — AMERICAN MODERN



Plan 3210B — KITCHEN / DINING SIDE ELEVATION
1/8"=1'-0" — AMERICAN MODERN



Plan 3210B — SECTION A
1/8"=1'-0" — AMERICAN MODERN



Plan 3210B — SECTION B
1/8"=1'-0" — AMERICAN MODERN

Sheet Order: A S D

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REGISTERED ARCHITECT — JON D. TOLLEFSHAUG — KIRKLAND, WA. 5558 — STATE OF OREGON

No.	Date	Revision

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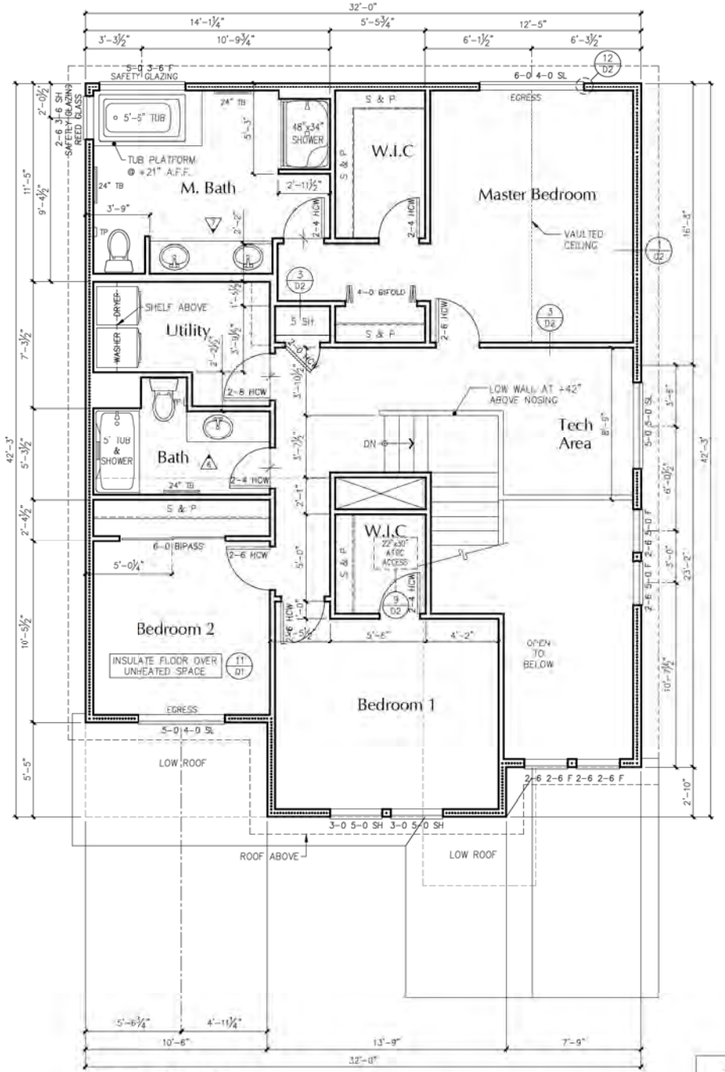
Exterior Elevations
Section
Plan 3210B (AMERICAN MODERN)

Scale: VARIES | Drawn By: | Date: -1 -14 | Date Plotted: 8-14-15

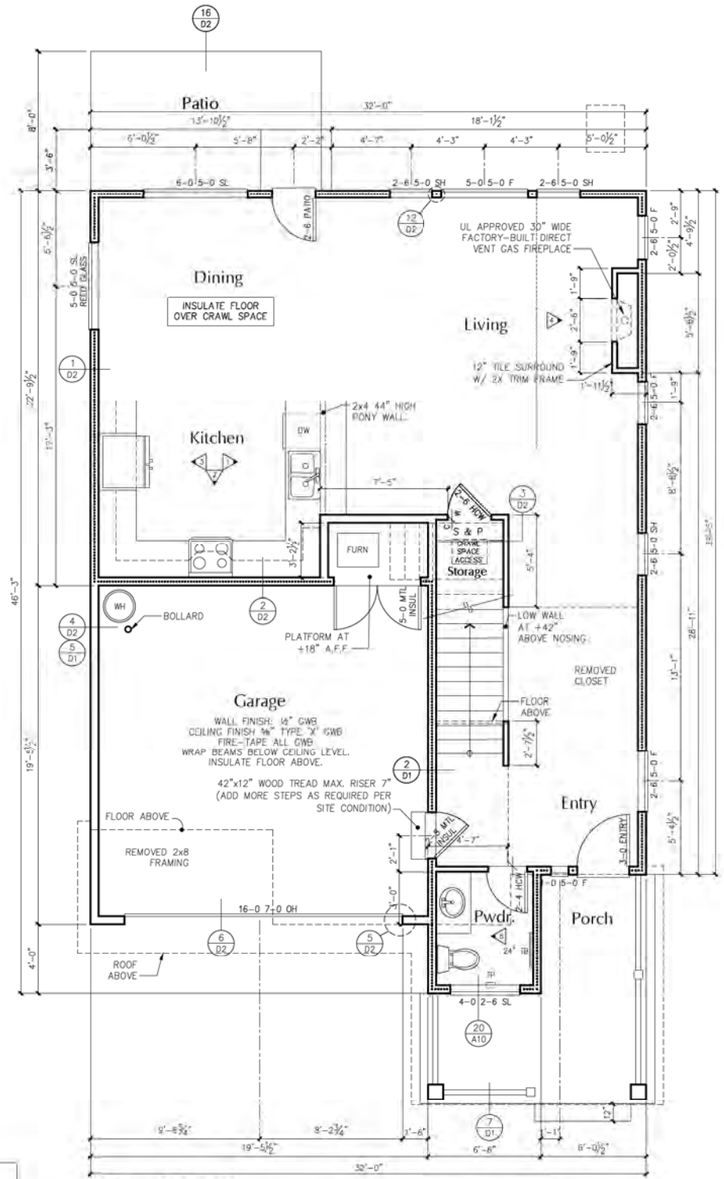
Polygon Northwest Company

Job No.: 14-03
Sheet No.: A9



Plan 3210B SECOND FLOOR
1/4"=1'-0" AMERICAN MODERN

SEE A4 FOR INTERIOR ELEVATIONS AND STAIR PLAN



Plan 3210B MAIN LEVEL PLAN
1/4"=1'-0" AMERICAN MODERN

NOTES

FRAMING: 2x6's AT 16" OC EXTERIOR WALLS
2x4's AT 16" OC INTERIOR WALLS
UNLESS NOTED OTHERWISE.

▪▪▪▪▪▪▪ WALL INSULATION

CONCEALED SPACES SHALL BE FIREBLOCKED IN BOTH DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

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ALL BEDROOM, BATH AND LAUNDRY DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE THE ADJACENT FLOOR COVERING.

OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜" IN THICKNESS, SOLID OR HONEYCOMB STEEL DOORS NOT LESS THAN 1⅜" THICK, OR 20-MIN. FIRE-RATED DOORS PER ORSC R302.5.1.1.

INSULATE AND WEATHER STRIP ALL CRAWL SPACE ACCESS HATCHES.

INSULATE AND WEATHER STRIP ALL ATTIC ACCESS HATCHES. PROVIDE A MINIMUM OF 30" OF HEAD ROOM ABOVE ALL HATCHES.

ALL PLUMBING VENTS SHALL BE LOCATED ON REAR SIDE OF ROOF RIDGE.

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.

GLAZING SHALL CONFORM TO ORSC SECTION R308.

PROVIDE STREET ADDRESS AT THE FRONT OF EACH RESIDENCE. USE 4" HIGH OR LARGER NUMBERS.

INSULATION

WALLS – R21 FIBERGLASS BATTS OR BLANKETS
FLOORS OVER UNHEATED AREAS – R38
ATTICS ABOVE ROOF CEILING – R49
GLAZED ENTRY DOORS – U=0.20
INSULATED METAL DOORS TO GARAGE – U=0.20
WINDOWS – U=0.30

Sheet Order: A S D

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KEVIN D. TOLLESHAUG
KIRKLAND, WA.
5558
STATE OF OREGON

No.	Date	Revision

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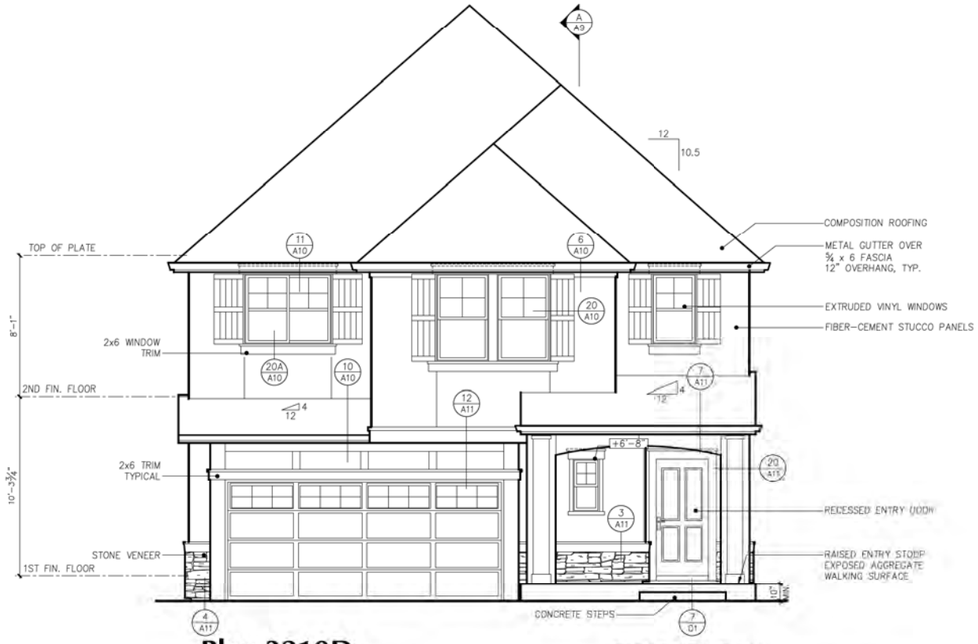
Floor Plans
Plan 3210B (AMERICAN MODERN)

Scale: 1/4" = 1'-0" | Drawn By: | Date: -1 -14 | Date Plotted: 8-14-15

Polygon Northwest Company

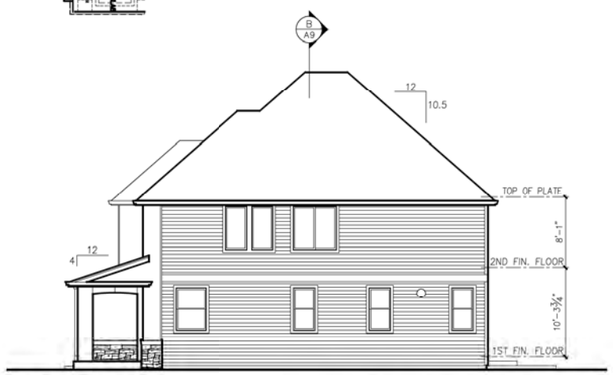
Job No.: 14-03
Sheet No.: A3



Plan 3210D
1/4"=1'-0"

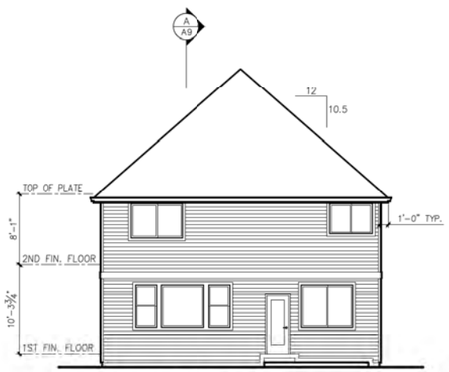
FRONT ELEVATION
FRENCH REVIVAL

NOTE: TOP OF WINDOWS AT FIRST FLOOR = 8'-0" A.F.F. AT SECOND FLOOR = 7'-0" A.F.F. UNLESS NOTED BY (+X'-X")



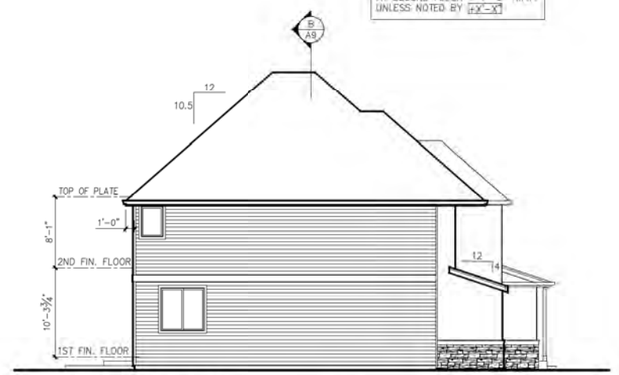
Plan 3210D
1/8"=1'-0"

GREAT ROOM SIDE ELEVATION
FRENCH REVIVAL



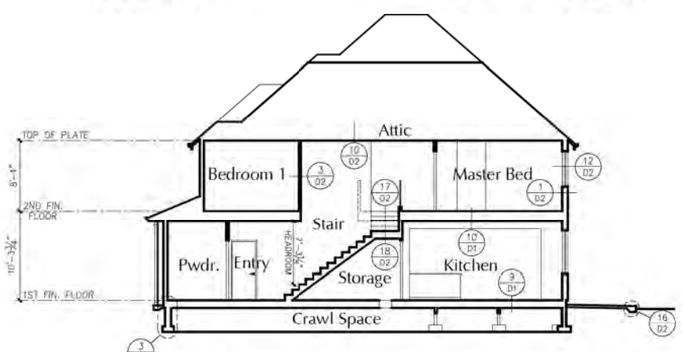
Plan 3210D
1/8"=1'-0"

REAR ELEVATION
FRENCH REVIVAL



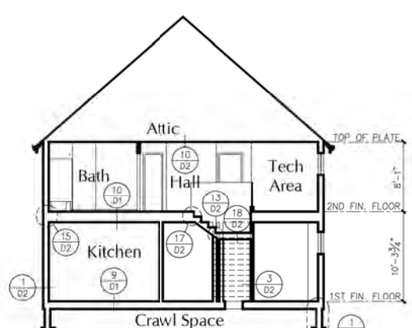
Plan 3210D
1/8"=1'-0"

KITCHEN / DINING SIDE ELEVATION
FRENCH REVIVAL



Plan 3210D
1/8"=1'-0"

SECTION A
FRENCH REVIVAL



Plan 3210D
1/8"=1'-0"

SECTION B
FRENCH REVIVAL

Sheet Order: A S D

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Exterior Elevations
☐ Section ☐
Plan 3210D (FRENCH REVIVAL)

Scale: VARIES | Drawn By: | Date: -1 -14 | Date Plotted: 8-14-15

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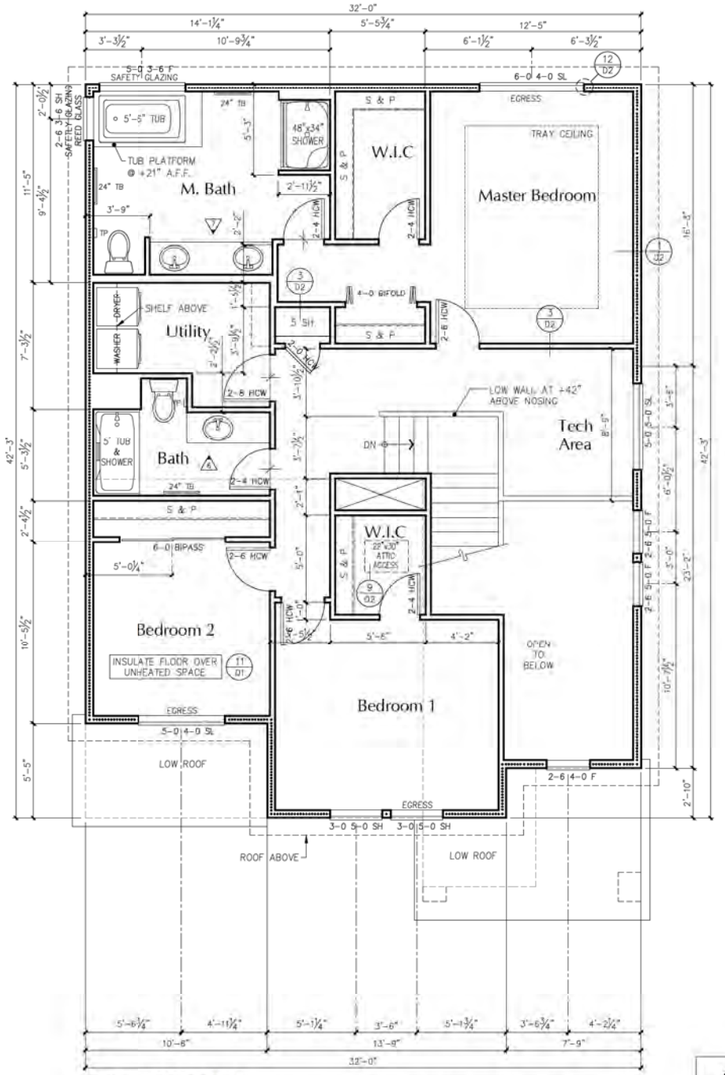
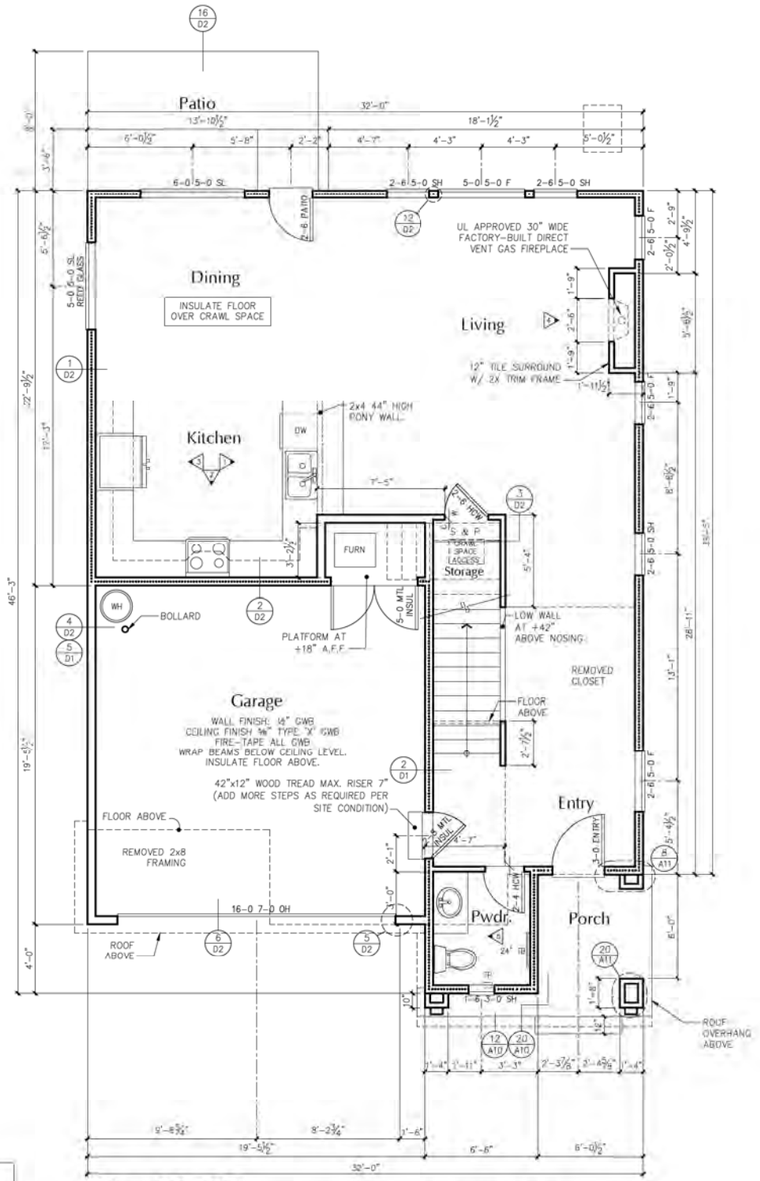
Job No.: 14-03
Sheet No.: A9



SEE A4 FOR INTERIOR ELEVATIONS AND STAIR PLAN



NOTES

FRAMING: 2x6's AT 16" OC EXTERIOR WALLS
2x4's AT 16" OC INTERIOR WALLS
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Floor Plans
Plan 3210D (FRENCH REVIVAL)

Scale: 1/4" = 1'-0" | Drawn By: | Date: -1 -14 | Date Plotted: 8-14-15

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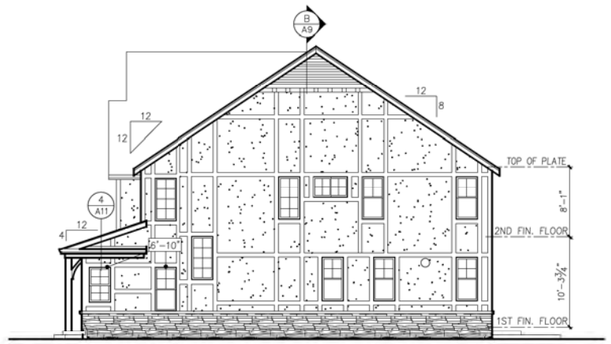
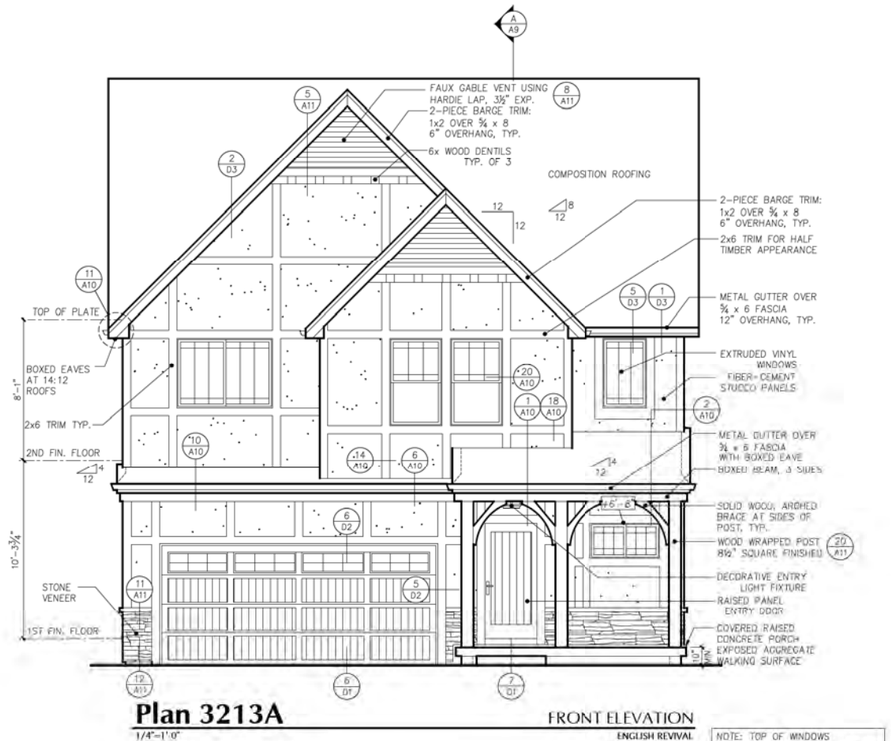
Job No.: 14-03
Sheet No.: A3



Plan 3213A — LIVING SIDE ELEVATION
1/8"=1'-0" — ENGLISH REVIVAL ENHANCED CONDITION



Plan 3213A — FRONT ELEVATION
1/4"=1'-0" — ENGLISH REVIVAL

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AT SECOND FLOOR = 7'-0" A.F.F.
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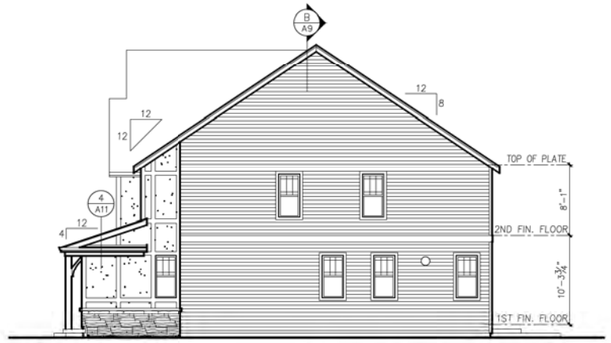
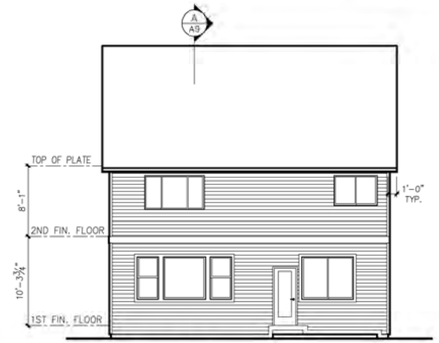
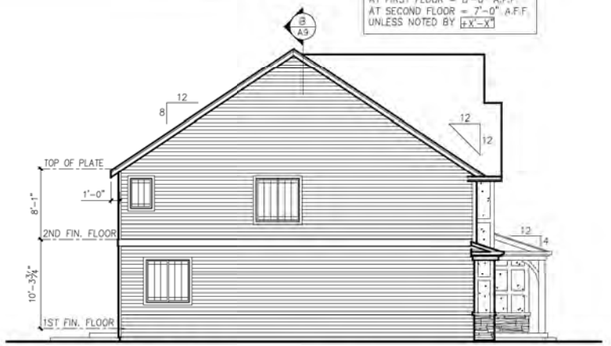


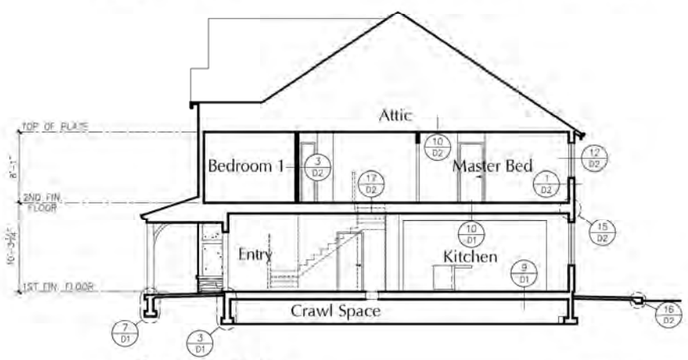
Plan 3213A — LIVING ROOM SIDE ELEVATION
1/8"=1'-0" — ENGLISH REVIVAL



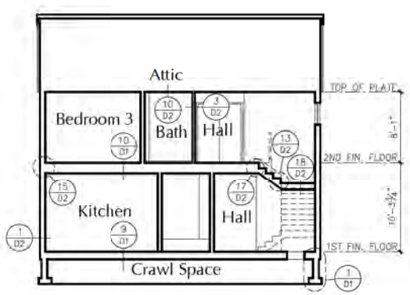
Plan 3213A — REAR ELEVATION
1/8"=1'-0" — ENGLISH REVIVAL



Plan 3213A — KITCHEN / DINING SIDE ELEVATION
1/8"=1'-0" — ENGLISH REVIVAL



Plan 3213A — SECTION A
1/8"=1'-0" — ENGLISH REVIVAL



Plan 3213A — SECTION B
1/8"=1'-0" — ENGLISH REVIVAL

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REGISTERED ARCHITECT — STATE OF OREGON — ROBERT C. TOLLESHAUG — KIRKLAND, WA — 5558

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Exterior Elevations
☐ Section ☐
Plan 3213A (ENGLISH REVIVAL)

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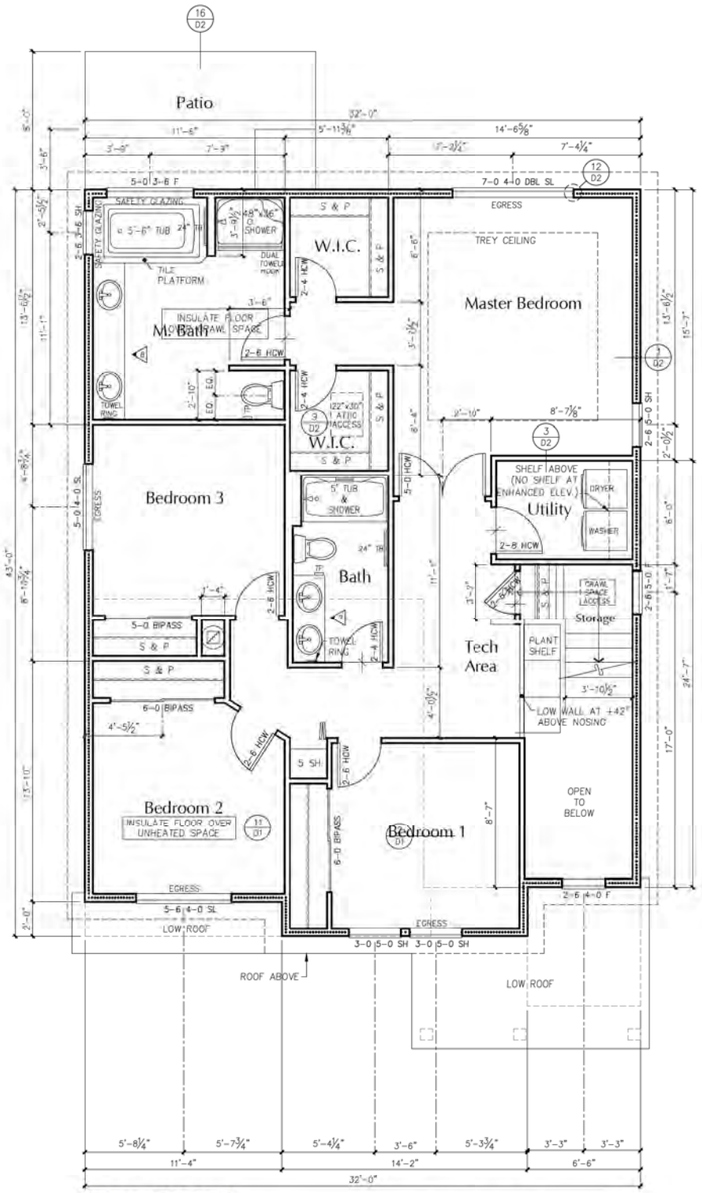
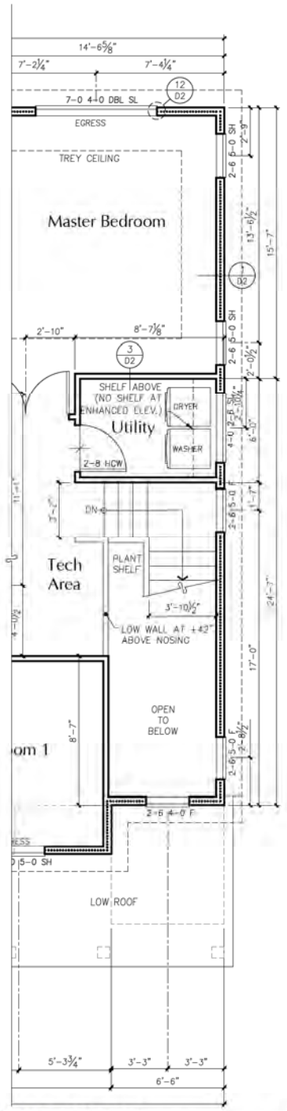
Polygon Northwest Company

Job No.: 14-03
Sheet No.: A9



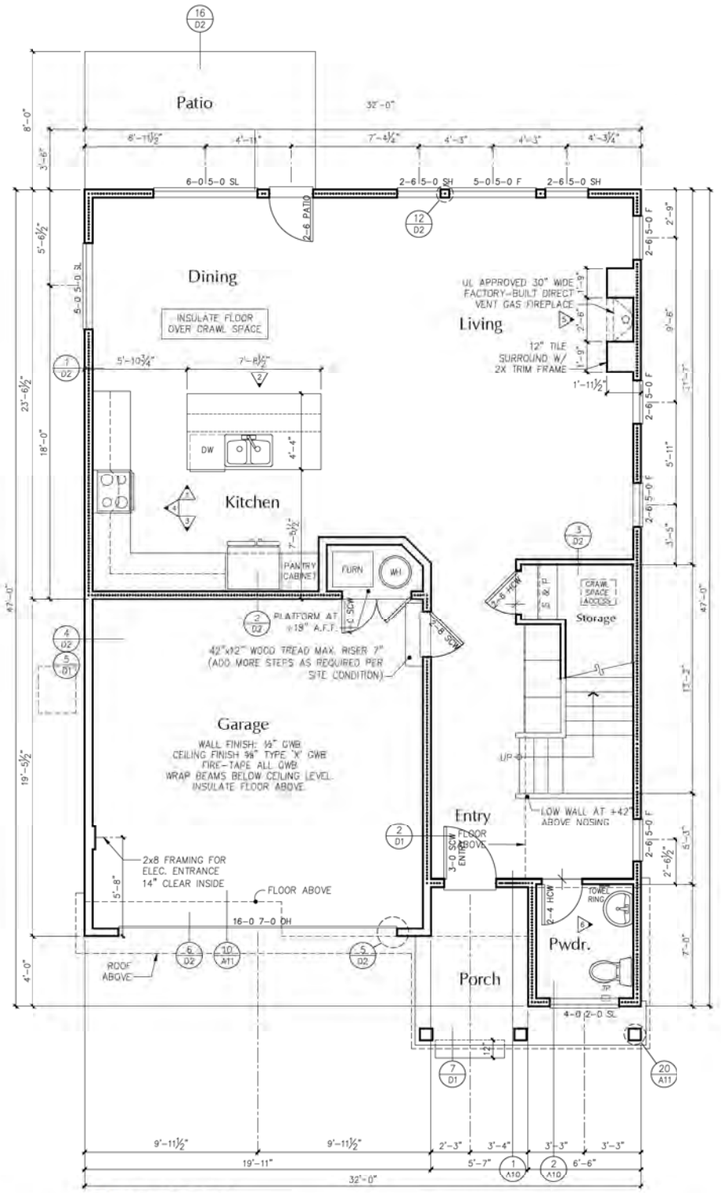
Plan 3213A — UPPER LEVEL PLAN

1/4"=1'-0" — ENGLISH REVIVAL



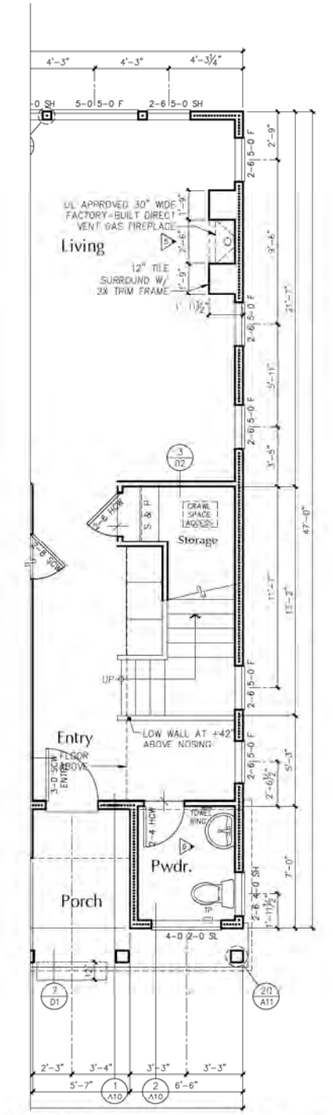
PLAN 3213A — UPPER LEVEL PLAN

1/4"=1'-0" — ENGLISH REVIVAL, ENHANCED CONDITION



Plan 3213A — MAIN LEVEL PLAN

1/4"=1'-0" — ENGLISH REVIVAL



PLAN 3213A — MAIN LEVEL PLAN

1/4"=1'-0" — ENGLISH REVIVAL, ENHANCED CONDITION

SEE A4 FOR INTERIOR ELEVATIONS AND STAIR PLAN

NOTES

FRAMING: 2x6's AT 16" OC EXTERIOR WALLS
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ATTICS ABOVE ROOF CEILING – R49
GLAZED ENTRY DOORS – U=0.20
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WINDOWS – U=0.30

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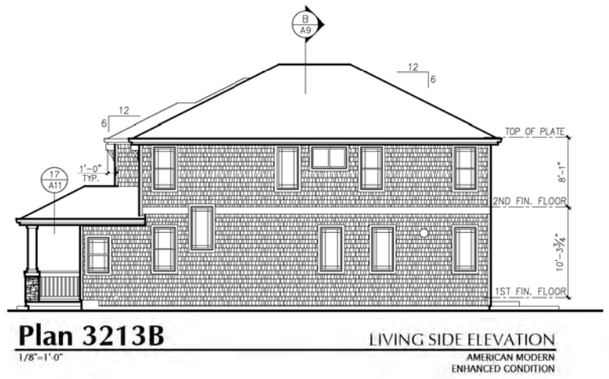
Floor Plans
Plan 3213A (ENGLISH REVIVAL)

Scale: 1/4" = 1'-0" | Drawn By: | Date: -1 -14 | Date Plotted: 1-13-15

Polygon Northwest Company

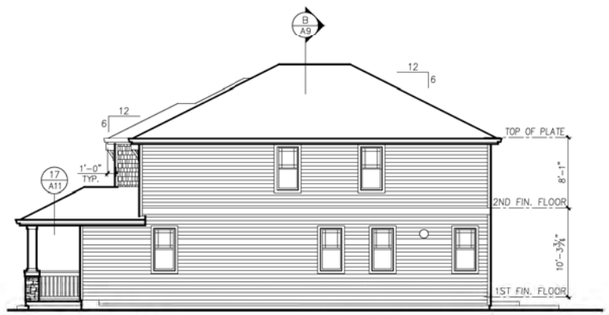
Job No.: 14-03
Sheet No.: A3



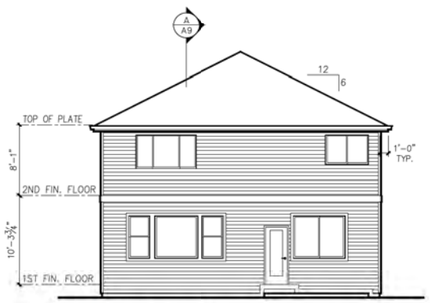
Plan 3213B LIVING SIDE ELEVATION
1/8"=1'-0" AMERICAN MODERN ENHANCED CONDITION

Plan 3213B FRONT ELEVATION
1/4"=1'-0" AMERICAN MODERN

NOTE: TOP OF WINDOWS
AT FIRST FLOOR = 8'-0" A.F.F.
AT SECOND FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY +X'-X"



Plan 3213B GREAT ROOM SIDE ELEVATION
1/8"=1'-0" AMERICAN MODERN



Plan 3213B REAR ELEVATION
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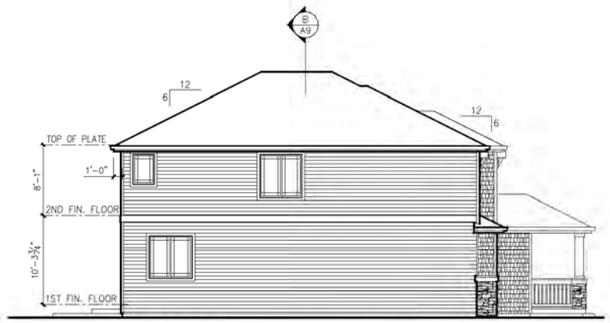
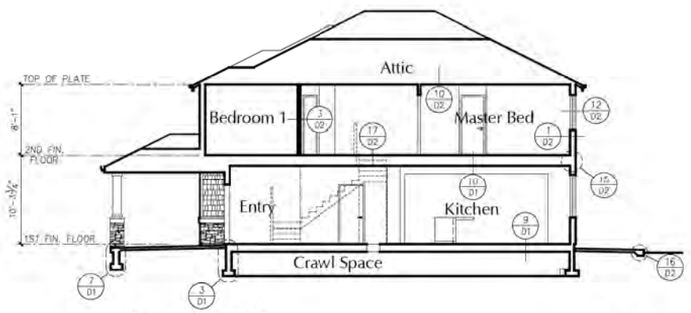
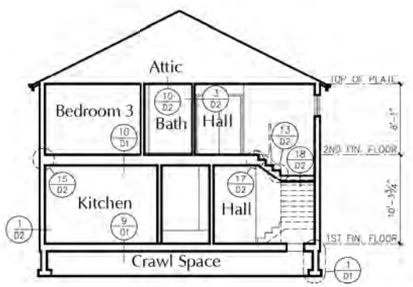


Plan 3213B KITCHEN / DINING SIDE ELEVATION
1/8"=1'-0" AMERICAN MODERN



Plan 3213B SECTION A
1/8"=1'-0" AMERICAN MODERN



Plan 3213B SECTION B
1/8"=1'-0" AMERICAN MODERN

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Exterior Elevations
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Plan 3213B (AMERICAN MODERN)

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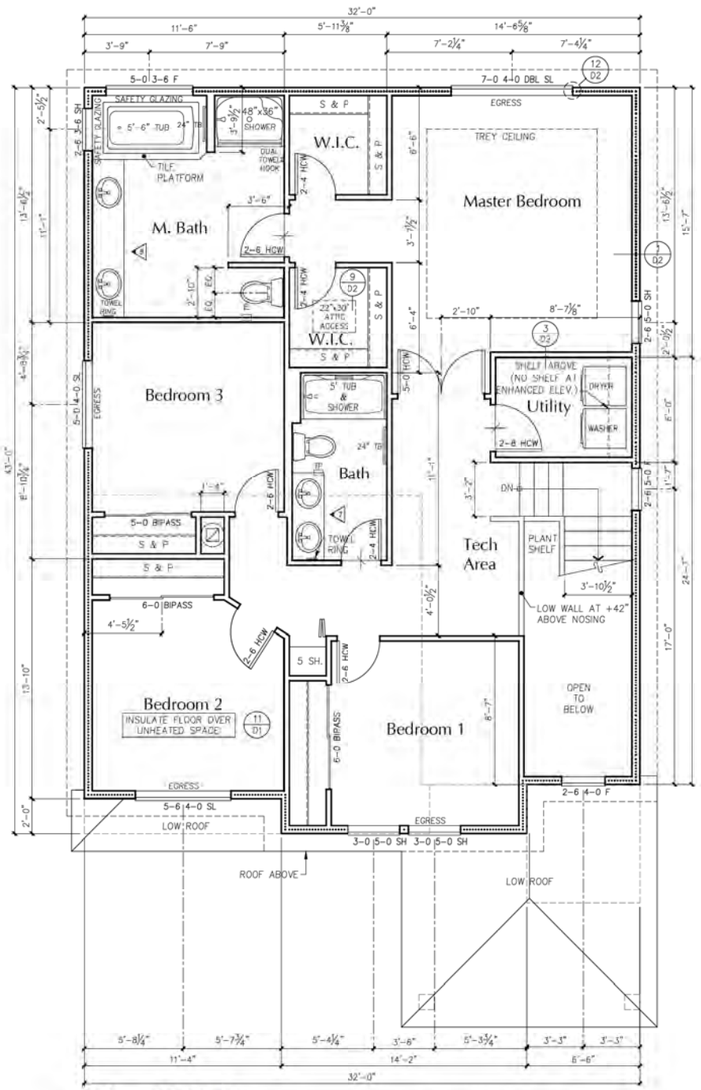
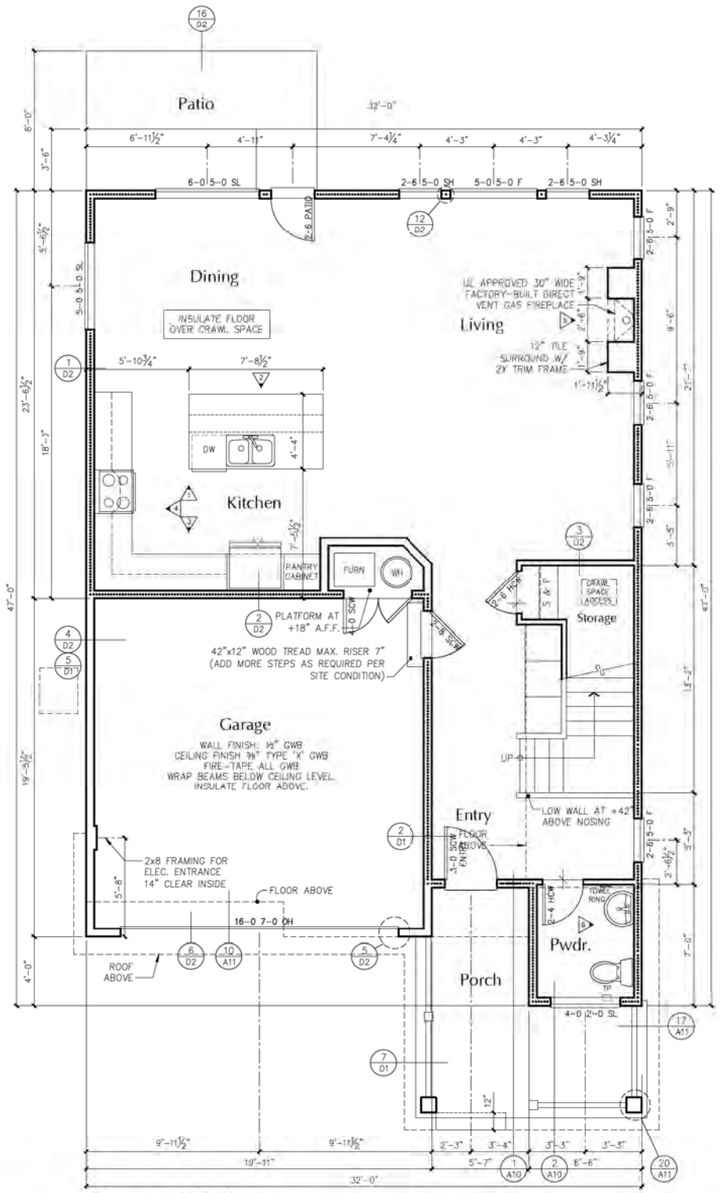


Plan 3213B UPPER LEVEL PLAN
1/4"=1'-0" AMERICAN MODERN



Plan 3213B MAIN LEVEL PLAN
1/4"=1'-0" AMERICAN MODERN

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ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.

GLAZING SHALL CONFORM TO ORSC SECTION R308.

PROVIDE STREET ADDRESS AT THE FRONT OF EACH RESIDENCE. USE 4" HIGH OR LARGER NUMBERS.

INSULATION

WALLS – R21 FIBERGLASS BATTS OR BLANKETS
FLOORS OVER UNHEATED AREAS – R38
ATTICS ABOVE ROOF CEILING – R49
GLAZED ENTRY DOORS – U=0.20
INSULATED METAL DOORS TO GARAGE – U=0.20
WINDOWS – U=0.30

Sheet Order: A S D

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REGISTERED ARCHITECT — KIRK D. MILBRANDT — KIRKLAND, WA — 5568 — STATE OF OREGON

No.	Date	Revision

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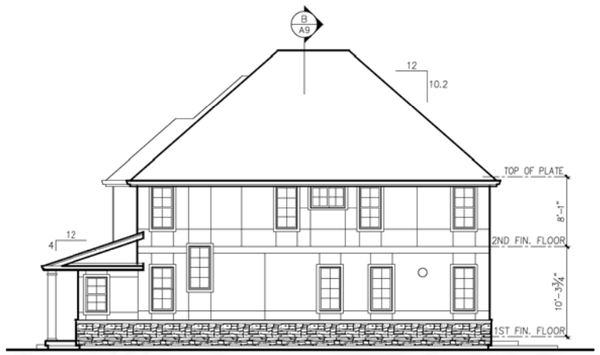
Floor Plans
Plan 3213B (AMERICAN MODERN)

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"		-1 -14	1-13-15

Polygon Northwest Company

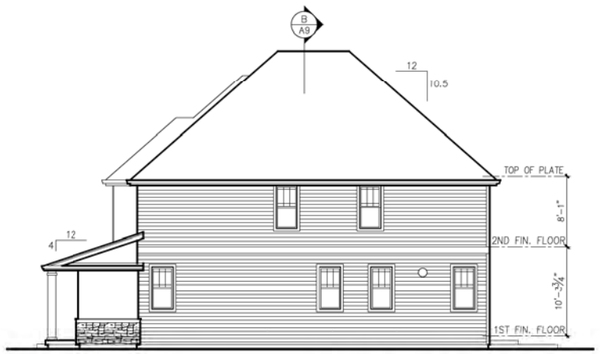
Job No.: 14-03
Sheet No.: **A3**



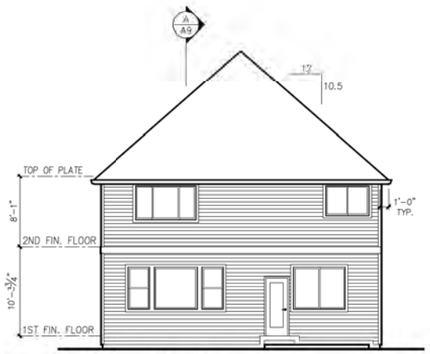
Plan 3213D — LIVING SIDE ELEVATION
1/8"=1'-0" — FRENCH REVIVAL ENHANCED CONDITION

Plan 3213D — FRONT ELEVATION
1/4"=1'-0" — FRENCH REVIVAL

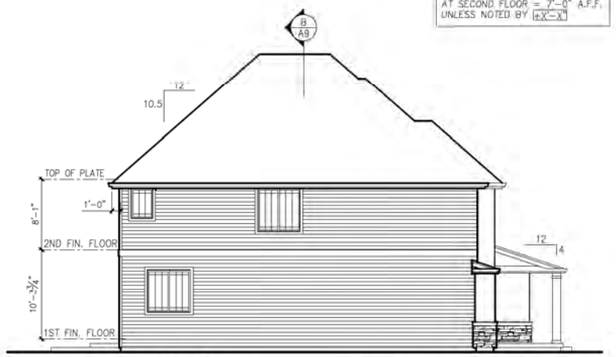
NOTE: TOP OF WINDOWS:
AT FIRST FLOOR = 8'-0" A.F.F.
AT SECOND FLOOR = 7'-0" A.F.F.
UNLESS NOTED BY +X'-X"



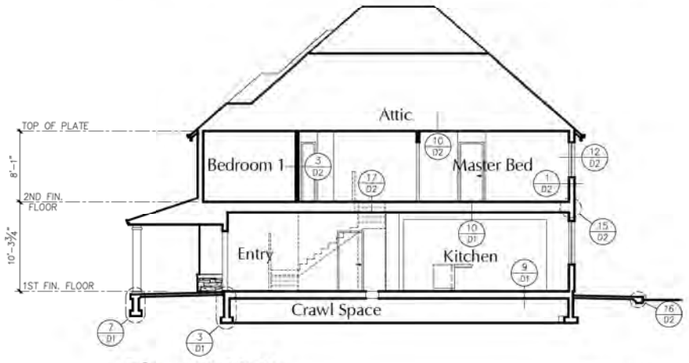
Plan 3213D — GREAT ROOM SIDE ELEVATION
1/8"=1'-0" — FRENCH REVIVAL



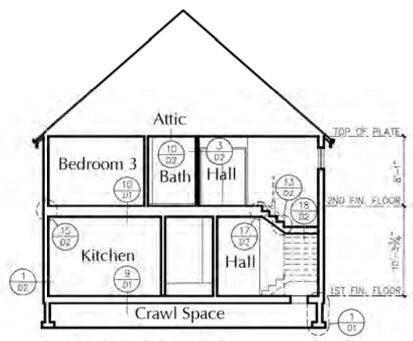
Plan 3213D — REAR ELEVATION
1/8"=1'-0" — FRENCH REVIVAL



Plan 3213D — KITCHEN / DINING SIDE ELEVATION
1/8"=1'-0" — FRENCH REVIVAL



Plan 3213D — SECTION A
1/8"=1'-0" — FRENCH REVIVAL



Plan 3213D — SECTION B
1/8"=1'-0" — FRENCH REVIVAL

Sheet Order: A S D

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REGISTERED ARCHITECT — STATE OF OREGON — ROBERT C. TOLLESHAUG — KIRKLAND, WA — 5558

No.	Date	Revision

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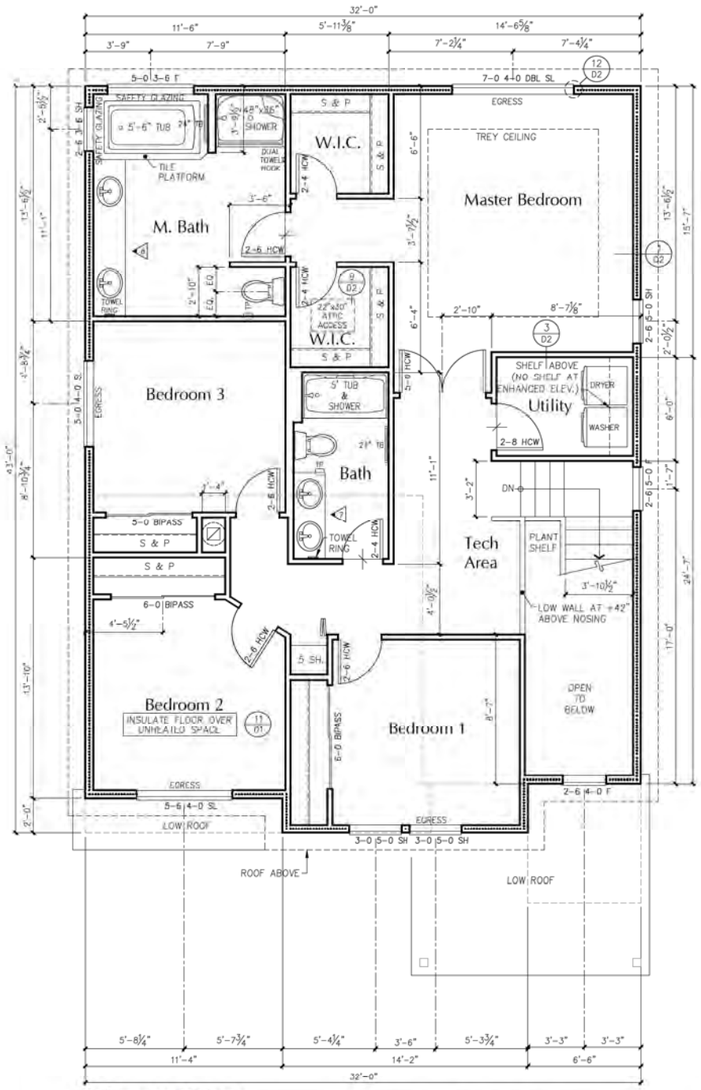
Exterior Elevations
☐ Section ☐
Plan 3213D (FRENCH REVIVAL)

Scale:	Drawn By:	Date:	Date Plotted:
VARIES		-1 -14	10- -14

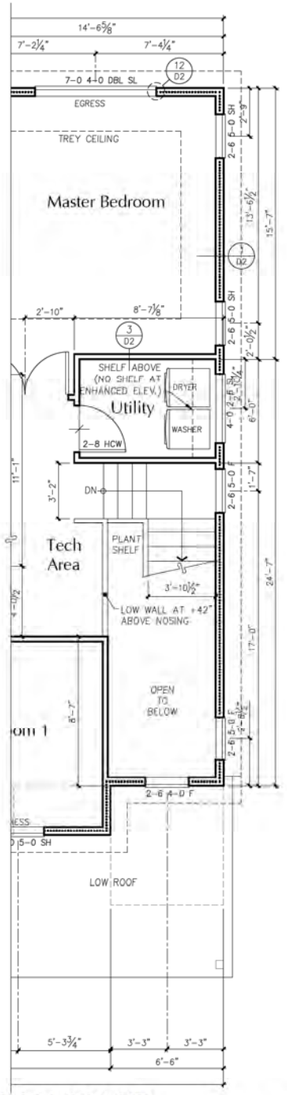
Polygon Northwest Company

Job No.: 14-03
Sheet No.: A9



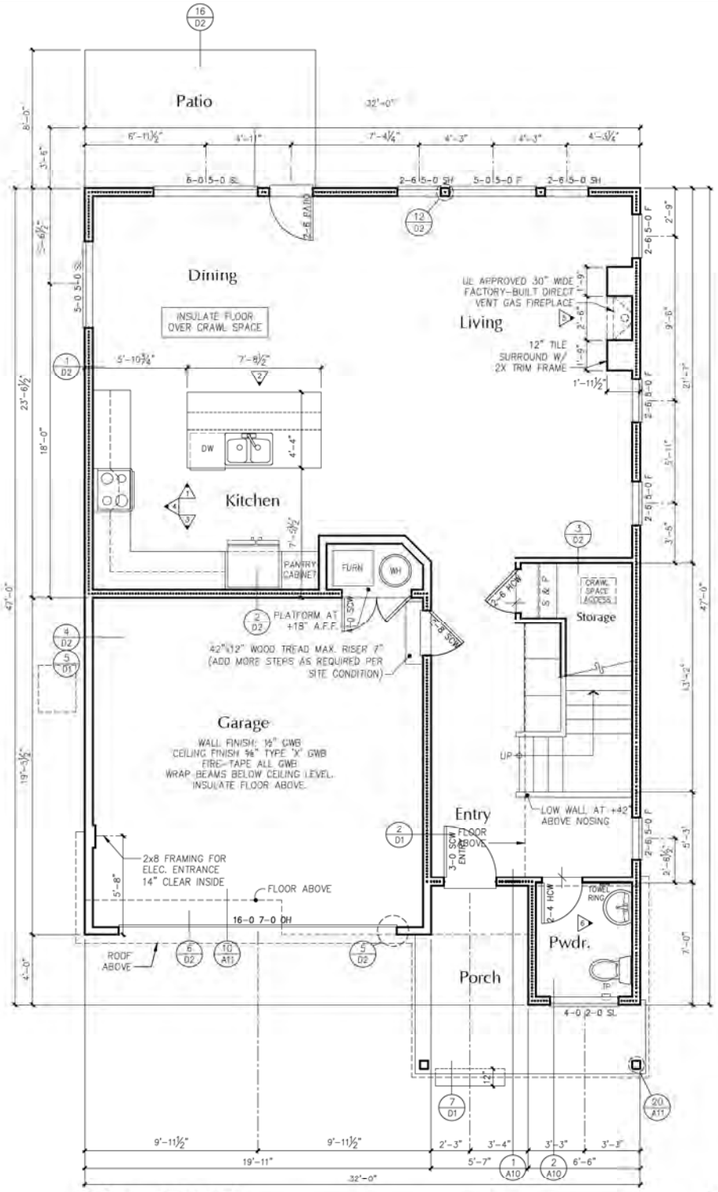
Plan 3213D — UPPER LEVEL PLAN

1/4"=1'-0" — FRENCH REVIVAL



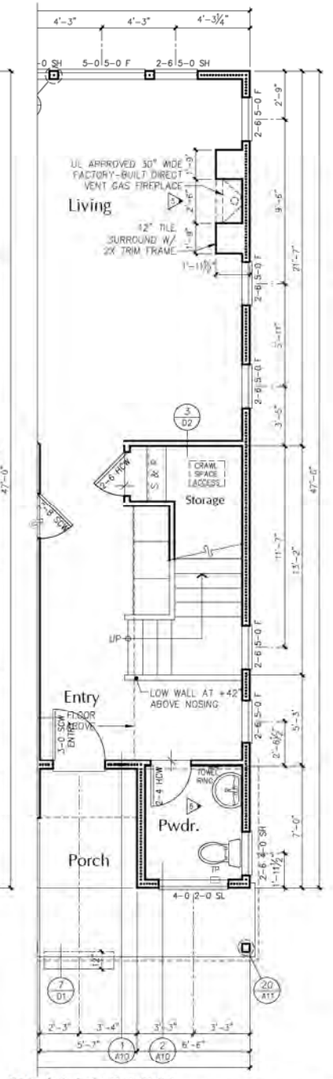
PLAN 3213D — UPPER LEVEL PLAN

1/4"=1'-0" — FRENCH REVIVAL ENHANCED CONDITION



Plan 3213D — MAIN LEVEL PLAN

1/4"=1'-0" — FRENCH REVIVAL



PLAN 3213D — MAIN LEVEL PLAN

1/4"=1'-0" — FRENCH REVIVAL ENHANCED CONDITION

SEE A4 FOR INTERIOR ELEVATIONS AND STAIR PLAN

NOTES

FRAMING: 2x6's AT 16" OC EXTERIOR WALLS
2x4's AT 16" OC INTERIOR WALLS
UNLESS NOTED OTHERWISE.

▪▪▪▪▪▪▪ WALL INSULATION

CONCEALED SPACES SHALL BE FIREBLOCKED IN BOTH DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

FIREBLOCKING SHALL ALSO BE AT INTERCONNECTIONS BETWEEN VERTICAL & HORIZONTAL SPACES, BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF RUN, AT OPENINGS THROUGH CEILING & FLOOR AND AT CHIMNEYS & FIREPLACES.

ALL BEDROOM, BATH AND LAUNDRY DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE THE ADJACENT FLOOR COVERING.

OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜" IN THICKNESS, SOLID OR HONEYCOMB STEEL DOORS NOT LESS THAN 1⅜" THICK, OR 20-MIN. FIRE-RATED DOORS PER ORSC R302.5.1.1.

INSULATE AND WEATHER STRIP ALL CRAWL SPACE ACCESS HATCHES.

INSULATE AND WEATHER STRIP ALL ATTIC ACCESS HATCHES. PROVIDE A MINIMUM OF 30" OF HEAD ROOM ABOVE ALL HATCHES.

ALL PLUMBING VENTS SHALL BE LOCATED ON REAR SIDE OF ROOF RIDGE.

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.

GLAZING SHALL CONFORM TO ORSC SECTION R308.

PROVIDE STREET ADDRESS AT THE FRONT OF EACH RESIDENCE. USE 4" HIGH OR LARGER NUMBERS.

INSULATION

WALLS – R21 FIBERGLASS BATTS OR BLANKETS
FLOORS OVER UNHEATED AREAS – R38
ATTICS ABOVE ROOF CEILING – R49
GLAZED ENTRY DOORS – U=0.20
INSULATED METAL DOORS TO GARAGE – U=0.20
WINDOWS – U=0.30

Sheet Order: A S D

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REGISTERED ARCHITECT — JAMES TOLLEFSRUD — KIRKLAND, WA — 5668 — STATE OF OREGON

No.	Date	Revision

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Floor Plans

Plan 3213D (FRENCH REVIVAL)

Scale: 1/4" = 1'-0" | Drawn By: | Date: -1 -14 | Date Plotted: 1-13-15

Polygon Northwest Company

Job No.: 14-03

Sheet No.: A3

GLAZING CALCULATIONS (10% MINIMUM)
The Following Front Elevations & Side Enhanced Elevations Comply With The 10% Minimum Glazing Requirement:

FRONT ELEVATION
WINDOW AREA: 165 sq. ft. (17%)
ELEVATION AREA: 991 sq. ft.

SIDE ELEVATION
WINDOW AREA: 161 sq. ft. (16%)
ELEVATION AREA: 989 sq. ft.

BUILDING AND SITE DESIGN MEASURES

The following information demonstrates compliance with the *Standards for the Provision of Superior Building and Site Design and Construction* per Section 390-17.5.D(5).

All houses will utilize the following (4) Building Design Factors:

(5) Openings from buildings to the street open onto stoops, porches and/or paved walkways.
(6) Quality building materials that are durable and attractive.
(15) Building face or roof offsets (minimum 12" offset) on the front elevation.
(19) Other architectural or design elements that apply to at least 10% of the front elevation and result in visual interest, variety and beauty.

All houses will utilize the following (2) Site Design Factors:

(5) Buildings are oriented to street(s), rather than set behind parking areas.
(10) Landscaping provided along building facades

The following information demonstrates compliance with the standards for *Building Design and Variety* per Section 390-20

The street-facing front facade of houses occurring on Lots 73, 74, 84-86, 109-111, and 121-122 will have the total area of windows and/or pedestrian doors be at least 10% of the front facade, plus will include the following (2) features:
(a) A covered stoop min. 4' wide x 3' deep; or covered porch that is 6' x 6'
(b) A min. of (2) types of siding separated by trim that is a min. of 5½" wide; area of second siding type is min. 10% of front facade

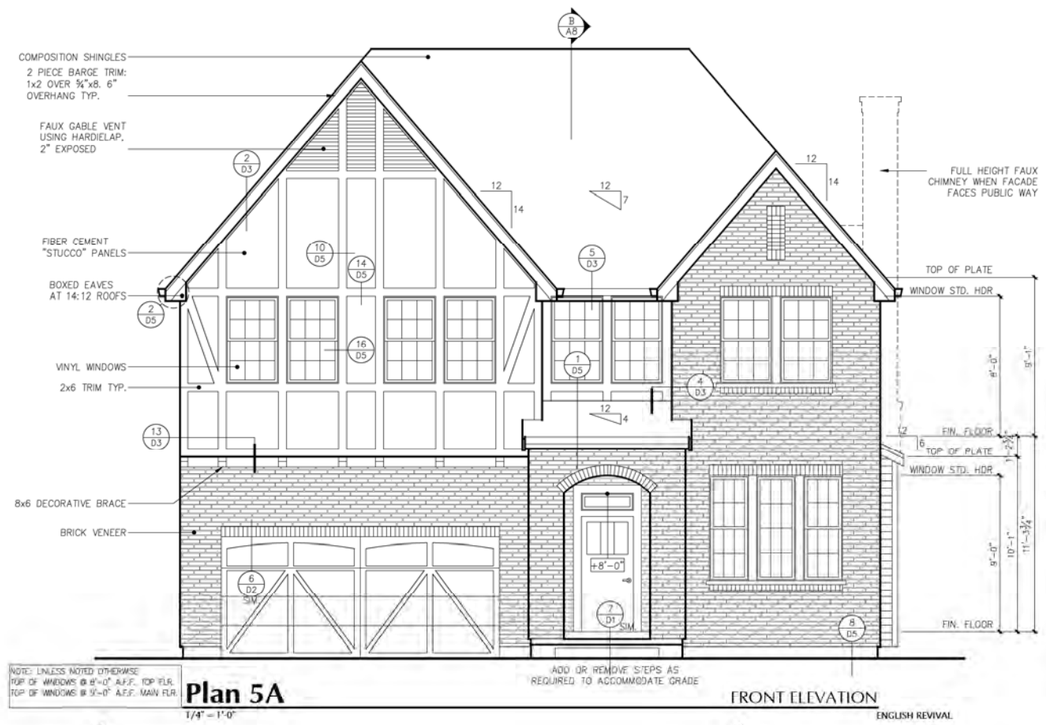
The street-facing side facade of houses occurring on Lots 1, 8, 73, 86, 87, 105, and 106 will have the following (2) features:
(a) Windows and/or doors making up min. 10% of side wall visible from street
(b) A min. of (2) types of siding separated by trim that is a min. of 5½" wide

Garage frontage for houses occurring on Lots 37-40 will not exceed 40 percent

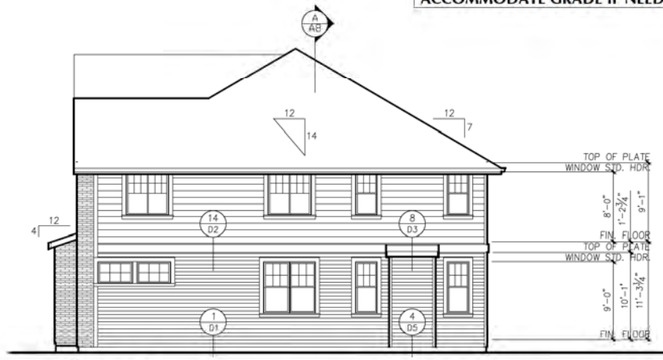
Houses assigned North Bethany Subarea Plan Special Frontages Category B (Lots 1-5, 9-30, 95-108) and Special Frontages Category C (Lots 37-40, 53, 54, 66, 67, 79, 80, 87-97, 112-120) will have public-space-facing facades articulated utilizing the following (3) details:

1. A miniumum of three (3) fully-trimmed windows and/or doors
2. A patio, bacony or covered porch
3. Either: a. A minimum of two (2) types of siding treatment
   b. At least one (1) break in the roof line or the addition of a dormer

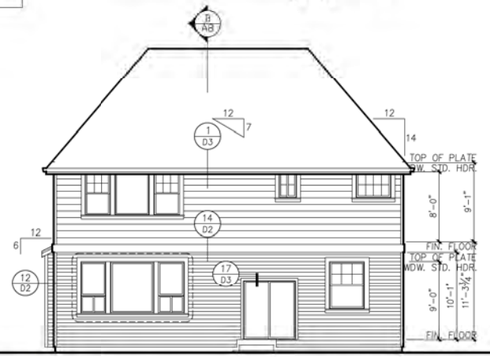
NOTE: GROUND PLAN IS GENERALIZED. VERIFY SITE CONDITIONS AND STEP FOUNDATIONS PER DETAILS 4&5/S6.0 TO ACCOMMODATE GRADE IF NEEDED.



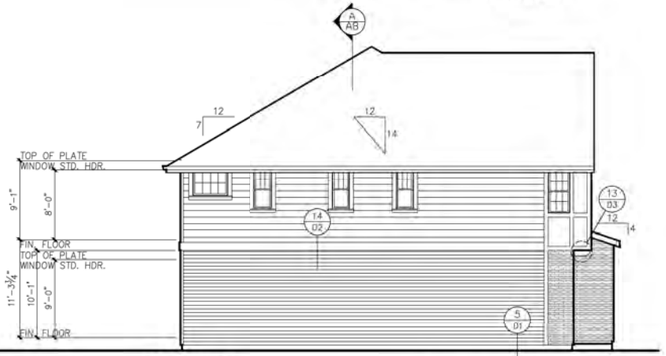
Plan 5A FRONT ELEVATION
1/4" = 1'-0"
ENGLISH REVIVAL



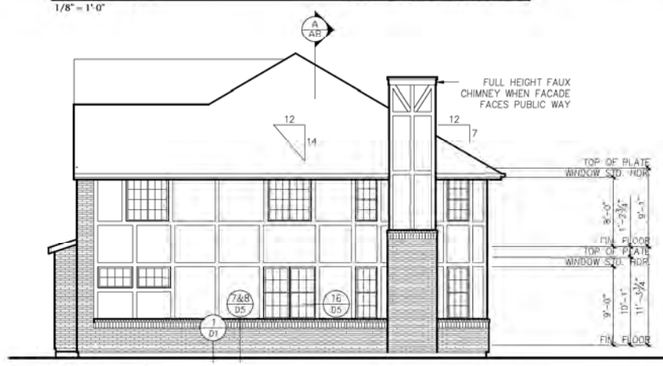
Plan 5A LIVING SIDE ELEVATION
1/8" = 1'-0"



Plan 5A REAR ELEVATION
1/8" = 1'-0"

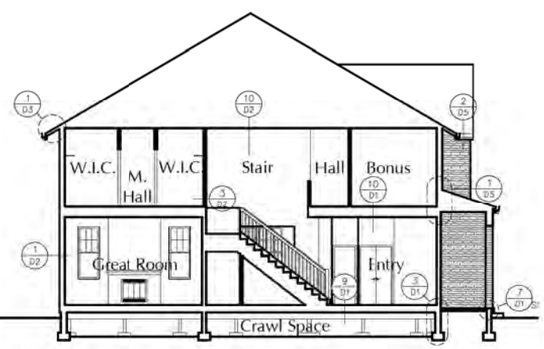


Plan 5A GARAGE SIDE ELEVATION
1/8" = 1'-0"



Plan 5A ENHANCED LIVING SIDE ELEVATION
1/8" = 1'-0"

Plan 5A SECTION A
1/8" = 1'-0"



Plan 5A SECTION B
1/8" = 1'-0"

Sheet Order: A S D

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5558
STATE OF OREGON

No.	Date	Revision

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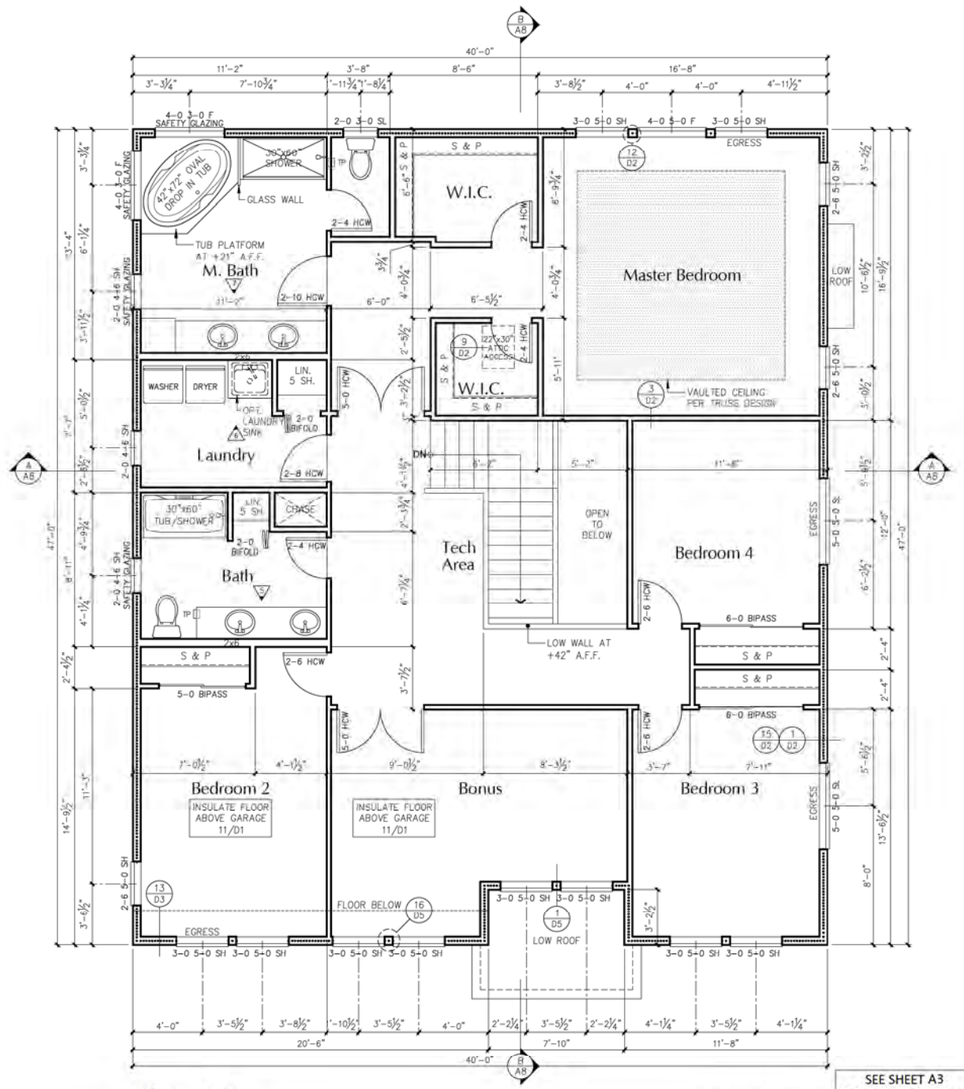
ELEVATIONS & SECTIONS
PLAN 5A (ENGLISH REVIVAL)

Scale: AS NOTED
Drawn By: DRB
Date: 04-15-15
Date Plotted: 5-13-15

Polygon Northwest Company

Job No.: 14-30
Sheet No.: **A8**

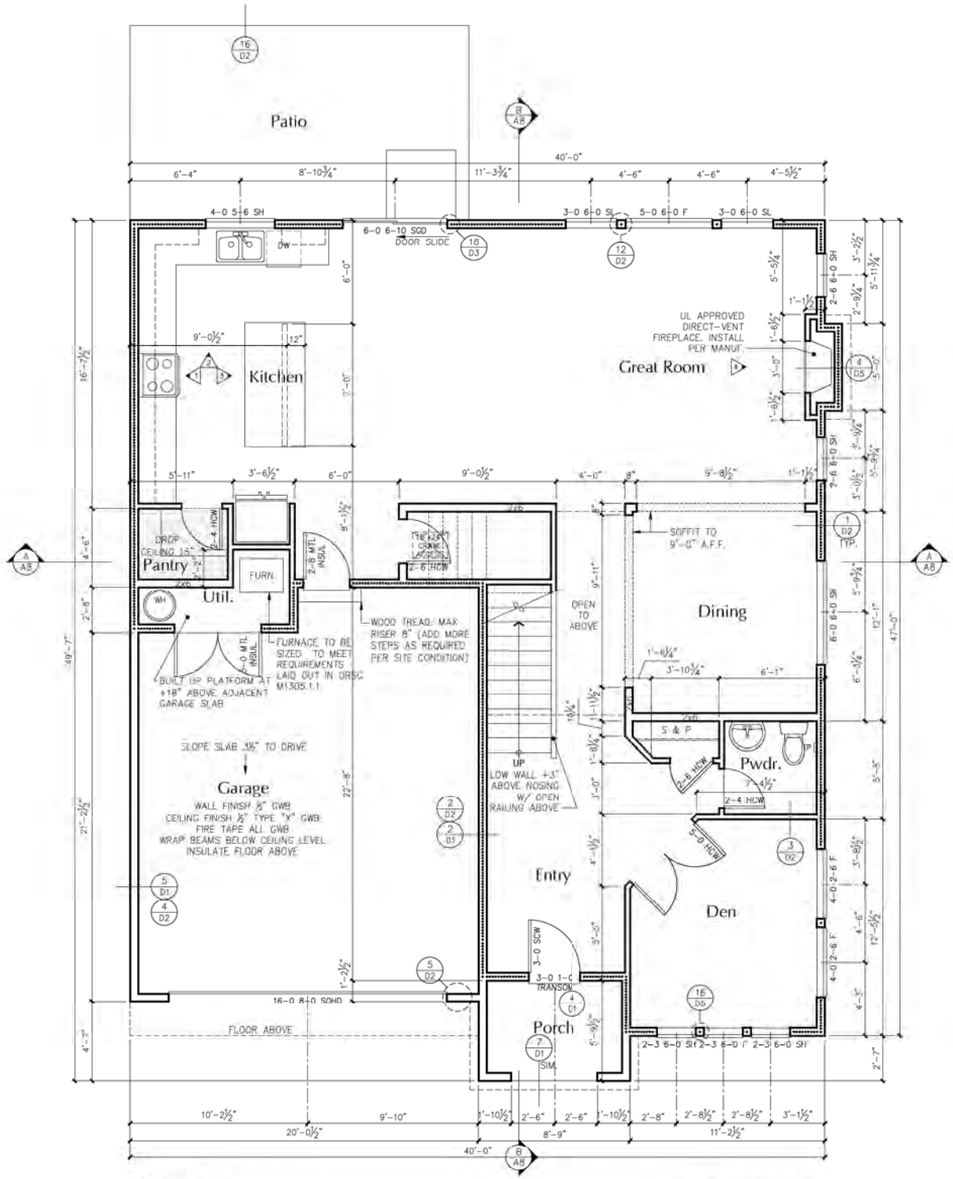


Plan 5A

1/4" = 1'-0"

TOP FLOOR PLAN

SEE SHEET A3 FOR INTERIOR ELEVATIONS AND STAIR PLANS



Plan 5A

1/4" = 1'-0"

MAIN FLOOR PLAN

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
2x4's AT INTERIOR WALLS U.N.O.

R-21 BATT INSULATION

Concealed spaces shall be firestopped in both directions at 10'-0" on center at floors. Typ.

Fireblocking shall also be at interconnections between vertical & horizontal space, between stair stringers at top & bottom of run, at openings through ceiling & floor and at chimneys & fireplaces.

All bedroom and bathroom doors shall be undercut a minimum of 1/2" above the adjacent floor covering. Insulate and weather strip all crawl space access hatches.

Insulate and weather strip all attic access hatches. provide minimum of 30" of head room above all hatches.

All plumbing vents shall be located on rear side of roof ridge.

Opening between garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or 20-min fire rated doors per ORSC R302.5.1.1.

All escape or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet. The minimum clear opening width dimension shall be 20". Egress openings shall not have a sill height more than 44" above the floor (measured from finished floor to bottom of clear opening). All operable windows more than 7' above grade shall have a sill not less than 24" above finish floor.

All glazing shall conform to ORSC section R308.4, Hazardous Locations. Glazing in all doors shall be safety type and all glazing within a 24" arc of either vertical edge shall be safety type.

Provide water resistant gypsum wallboard behind tub and shower enclosure materials to a heigh of 70" minimum above the drain inlet.

The front door shall be openable from the inside without the use of a key or any special knowledge or effort. It may be provided with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool, and mounted not to exceed 48" above the finished floor.

Any electric fireplaces shall be listed by UL or FM and shall be installed in accordance with that listing.

Provide steet address at the front of each residence. Use 4" high or larger numbers.

INSULATION

UNDERSLAB - R-15 rigid insulation to a depth of 24" at heated perimeter

WALLS: 2x6 walls with fiberglass batts or blankets - R21

BELOW-GRADE WALLS: Fiberglass batts or blankets in 2x6 furred walls - R21, with thermal break between slab and foundation walls

FLOORS OVER UNHEATED SPACES - R-30

ATTICS AT TRUSSES - R-49 (R-38 shall be deemed to satisfy the requirement of R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves)

EXTERIOR DOORS: Doors between heated and unheated spaces shall be U= 0.20.

WINDOWS: All windows and sliding glass doors shall have a U-facor of U=0.30 or better

Insulate under stairs and in wall cavities above bottom of stringers

GYPSUM WALLBOARD SCHEDULE

5/8" Type 'X' GWB at Garage Ceiling
1/2" GWB at all other locations, U.N.O.

Sheet Order: A S D

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JOHN D. TOLLESHAUG
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5558
STATE OF OREGON

No.	Date	Revision

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FLOOR PLANS
PLAN 5A (ENGLISH REVIVAL)

Scale: 1/4" = 1'-0"
Drawn By: DRB
Date: -1 -14
Date Plotted: 1-7-15

Polygon Northwest Company

Job No.: 14-30
Sheet No.: A2

GLAZING CALCULATIONS (10% MINIMUM)

The Following Front Elevations & Side Enhanced Elevations Comply With The 10% Minimum Glazing Requirement:

FRONT ELEVATION
WINDOW AREA: 175 sq. ft. (20%)
ELEVATION AREA: 896 sq. ft.

SIDE ELEVATION
WINDOW AREA: 161 sq. ft. (17%)
ELEVATION AREA: 962 sq. ft.

BUILDING AND SITE DESIGN MEASURES

The following information demonstrates compliance with the *Standards for the Provision of Superior Building and Site Design and Construction* per Section 390-17.5.D(5).

All houses will utilize the following (4) Building Design Factors:

(5) Openings from buildings to the street open onto stoops, porches and/or paved walkways.
(6) Quality building materials that are durable and attractive.
(15) Building face or roof offsets (minimum 12" offset) on the front elevation.
(19) Other architectural or design elements that apply to at least 10% of the front elevation and result in visual interest, variety and beauty.

All houses will utilize the following (2) Site Design Factors:

(5) Buildings are oriented to street(s), rather than set behind parking areas.
(10) Landscaping provided along building facades

The following information demonstrates compliance with the standards for *Building Design and Variety* per Section 390-20

The street-facing front facade of houses occurring on Lots 73, 74, 84-86, 109-111, and 121-122 will have the total area of windows and/or pedestrian doors be at least 10% of the front facade, plus will include the following (2) features:
(a) A covered stoop min. 4' wide x 3' deep; or covered porch that is 6' x 6'
(b) A min. of (2) types of siding separated by trim that is a min. of 5½" wide; area of second siding type is min. 10% of front facade

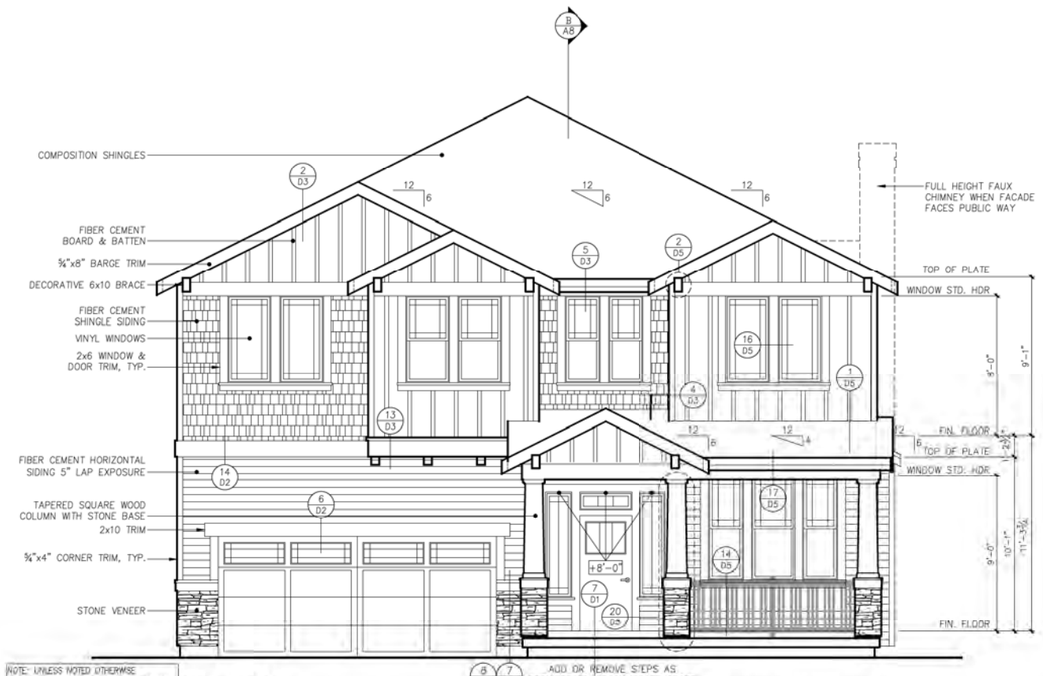
The street-facing side facade of houses occurring on Lots 1, 8, 73, 86, 87, 105, and 106 will have the following (2) features:
(a) Windows and/or doors making up min. 10% of side wall visible from street
(b) A min. of (2) types of siding separated by trim that is a min. of 5½" wide

Garage frontage for houses occurring on Lots 37-40 will not exceed 40 percent

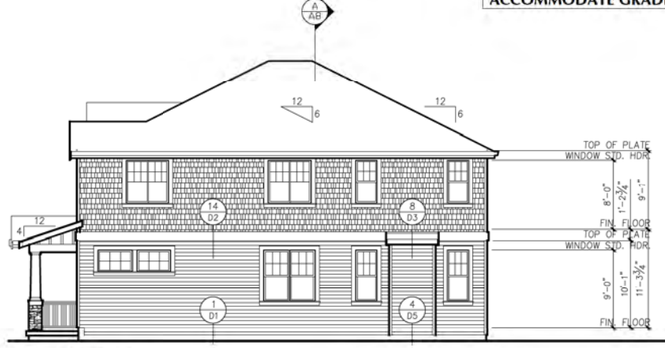
Houses assigned North Bethany Subarea Plan Special Frontages Category B (Lots 1-5, 9-30, 95-108) and Special Frontages Category C (Lots 37-40, 53, 54, 66, 67, 79, 80, 87-97, 112-120) will have public-space-facing facades articulated utilizing the following (3) details:

1. A minimum of three (3) fully-trimmed windows and/or doors
2. A patio, bacony or covered porch
3. Either: a. A minimum of two (2) types of siding treatment
   b. At least one (1) break in the roof line or the addition of a dormer

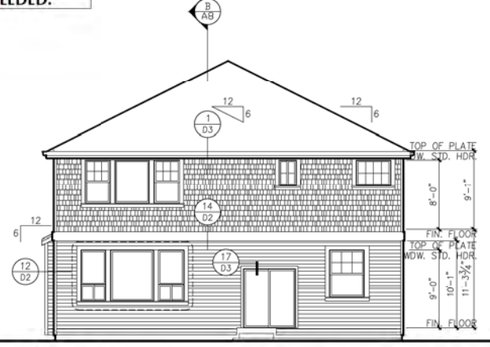
NOTE: GROUND PLAN IS GENERALIZED. VERIFY SITE CONDITIONS AND STEP FOUNDATIONS PER DETAILS 4&5/S6.0 TO ACCOMMODATE GRADE IF NEEDED.



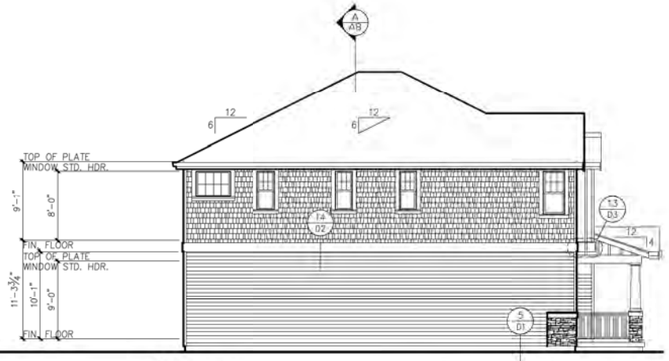
Plan 5B 1/4" = 1'-0" — FRONT ELEVATION — AMERICAN MODERN



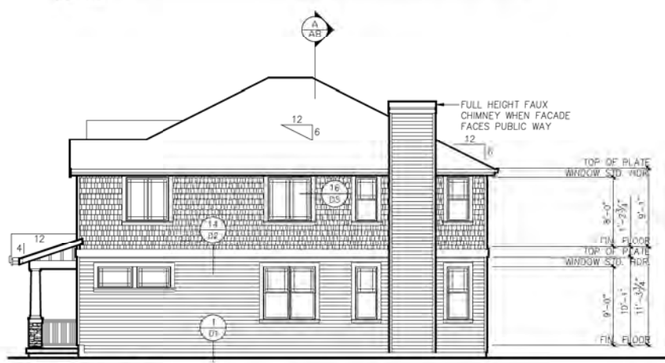
Plan 5B 1/8" = 1'-0" — LIVING SIDE ELEVATION



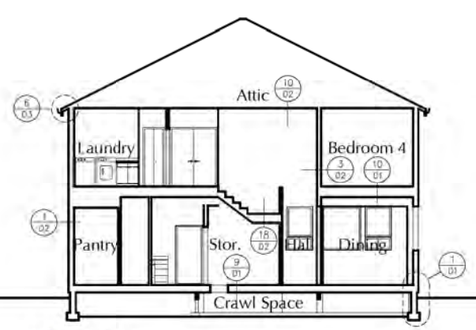
Plan 5B 1/8" = 1'-0" — REAR ELEVATION



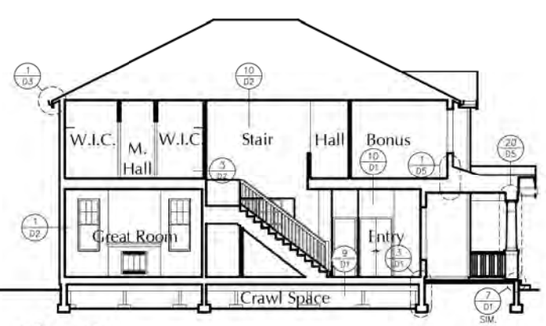
Plan 5B 1/8" = 1'-0" — GARAGE SIDE ELEVATION



Plan 5B 1/8" = 1'-0" — ENHANCED LIVING SIDE ELEVATION



Plan 5B 1/8" = 1'-0" — SECTION A



Plan 5B 1/8" = 1'-0" — SECTION B

Sheet Order: A S D

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No.	Date	Revision

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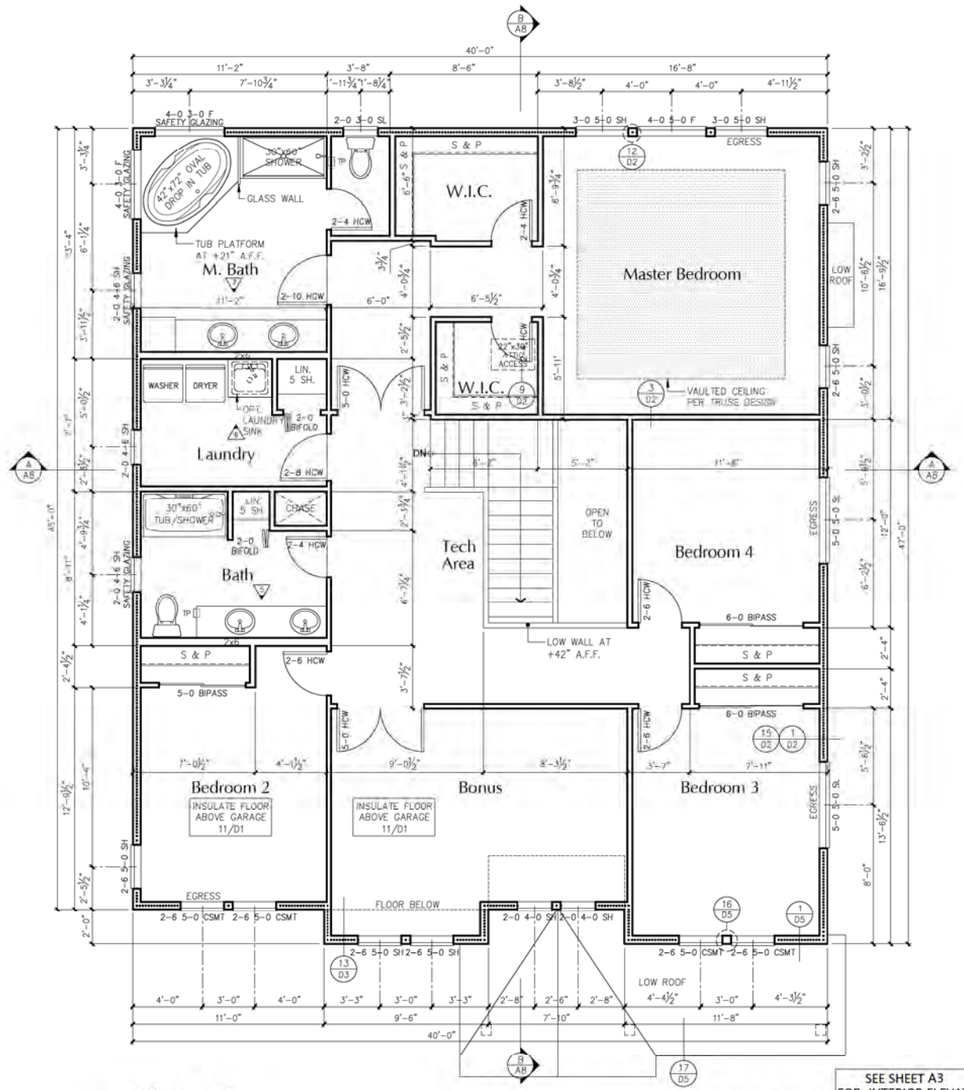
ELEVATIONS & SECTIONS
PLAN 5B (AMERICAN MODERN)

Scale: AS NOTED | Drawn By: DRB | Date: 04-15-15 | Date Plotted: 5-13-15

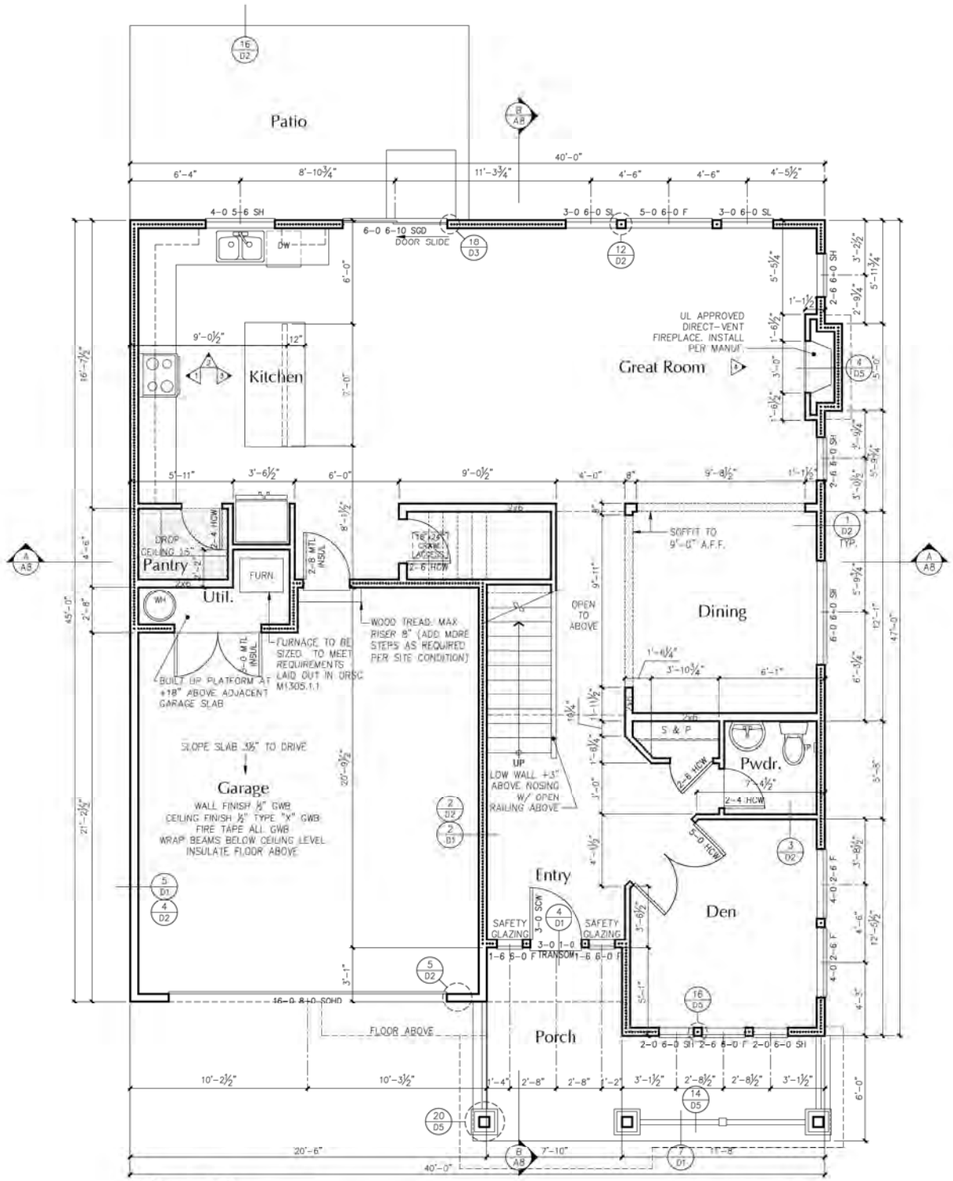
Polygon Northwest Company

Job No.: 14-30
Sheet No.: A8



Plan 5B
1/4" = 1'-0"

SEE SHEET A3 FOR INTERIOR ELEVATIONS AND STAIR PLANS



Plan 5B
1/4" = 1'-0"

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
2x4's AT INTERIOR WALLS U.N.O.

R-21 BATT INSULATION

Concealed spaces shall be firestopped in both directions at 10'-0" on center at floors. Typ.

Fireblocking shall also be at interconnections between vertical & horizontal space, between stair stringers at top & bottom of run, at openings through ceiling & floor and at chimneys & fireplaces.

All bedroom and bathroom doors shall be undercut a minimum of 1/2" above the adjacent floor covering. Insulate and weather strip all crawl space access hatches.

Insulate and weather strip all attic access hatches. provide minimum of 30" of head room above all hatches.

All plumbing vents shall be located on rear side of roof ridge.

Opening between garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or 20-min fire rated doors per ORSC R302.5.1.1.

All escape or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet. The minimum clear opening width dimension shall be 20". Egress openings shall not have a sill height more than 44" above the floor (measured from finished floor to bottom of clear opening). All operable windows more than 7' above grade shall have a sill not less than 24" above finish floor.

All glazing shall conform to ORSC section R308.4, Hazardous Locations. Glazing in all doors shall be safety type and all glazing within a 24" arc of either vertical edge shall be safety type.

Provide water resistant gypsum wallboard behind tub and shower enclosure materials to a heigh of 70" minimum above the drain inlet.

The front door shall be openable from the inside without the use of a key or any special knowledge or effort. It may be provided with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool, and mounted not to exceed 48" above the finished floor.

Any electric fireplaces shall be listed by UL or FM and shall be installed in accordance with that listing.

Provide steel address at the front of each residence. Use 4" high or larger numbers.

INSULATION

UNDERSLAB - R-15 rigid insulation to a depth of 24" at heated perimeter

WALLS: 2x6 walls with fiberglass batts or blankets - R21

BELOW-GRADE WALLS: Fiberglass batts or blankets in 2x6 furred walls - R21, with thermal break between slab and foundation walls

FLOORS OVER UNHEATED SPACES - R-30

ATTICS AT TRUSSES - R-49 (R-38 shall be deemed to satisfy the requirement of R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves)

EXTERIOR DOORS: Doors between heated and unheated spaces shall be U= 0.20.

WINDOWS: All windows and sliding glass doors shall have a U-facor of U=0.30 or better

Insulate under stairs and in wall cavities above bottom of stringers

GYPSUM WALLBOARD SCHEDULE

5/8" Type 'X' GWB at Garage Ceiling
1/2" GWB at all other locations, U.N.O.

Sheet Order: A S D

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STATE OF OREGON

No.	Date	Revision

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FLOOR PLANS
PLAN 5B (AMERICAN MODERN)

Scale: 1/4" = 1'-0"
Drawn By: DRB
Date: -1 -14
Date Plotted: 1-7-15

Polygon Northwest Company

Job No.: 14-30
Sheet No.: A2

GLAZING CALCULATIONS (10% MINIMUM)
The Following Front Elevations & Side Enhanced Elevations Comply With The 10% Minimum Glazing Requirement:

FRONT ELEVATION
WINDOW AREA: 126 sq. ft. (15%)
ELEVATION AREA: 816 sq. ft.

SIDE ELEVATION
WINDOW AREA: 161 sq. ft. (16%)
ELEVATION AREA: 997 sq. ft.

BUILDING AND SITE DESIGN MEASURES

The following information demonstrates compliance with the *Standards for the Provision of Superior Building and Site Design and Construction* per Section 390-17.5.D(5).

All houses will utilize the following (4) Building Design Factors:

(5) Openings from buildings to the street open onto stoops, porches and/or paved walkways.
(6) Quality building materials that are durable and attractive.
(15) Building face or roof offsets (minimum 12" offset) on the front elevation.
(19) Other architectural or design elements that apply to at least 10% of the front elevation and result in visual interest, variety and beauty.

All houses will utilize the following (2) Site Design Factors:

(5) Buildings are oriented to street(s), rather than set behind parking areas.
(10) Landscaping provided along building facades

The following information demonstrates compliance with the standards for *Building Design and Variety* per Section 390-20

The street-facing front facade of houses occurring on Lots 73, 74, 84-86, 109-111, and 121-122 will have the total area of windows and/or pedestrian doors be at least 10% of the front facade, plus will include the following (2) features:
(a) A covered stoop min. 4' wide x 3' deep; or covered porch that is 6' x 6'
(b) A min. of (2) types of siding separated by trim that is a min. of 5½" wide; area of second siding type is min. 10% of front facade

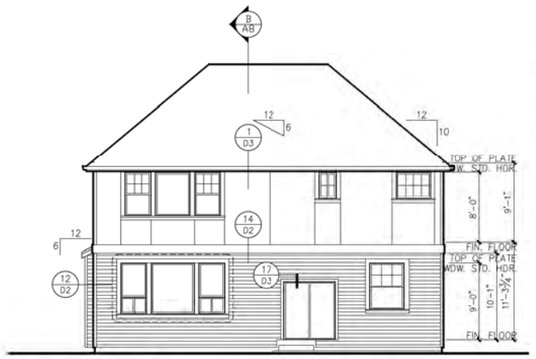
The street-facing side facade of houses occurring on Lots 1, 8, 73, 86, 87, 105, and 106 will have the following (2) features:
(a) Windows and/or doors making up min. 10% of side wall visible from street
(b) A min. of (2) types of siding separated by trim that is a min. of 5½" wide

Garage frontage for houses occurring on Lots 37-40 will not exceed 40 percent

Houses assigned North Bethany Subarea Plan Special Frontages Category B (Lots 1-5, 9-30, 95-108) and Special Frontages Category C (Lots 37-40, 53, 54, 66, 67, 79, 80, 87-97, 112-120) will have public-space-facing facades articulated utilizing the following (3) details:

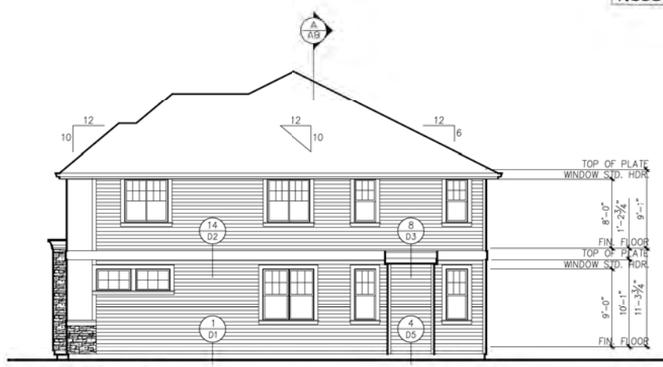
1. A minimum of three (3) fully-trimmed windows and/or doors
2. A patio, balcony or covered porch
3. Either; a. A minimum of two (2) types of siding treatment
   b. At least one (1) break in the roof line or the addition of a dormer

NOTE: GROUND PLAN IS GENERALIZED. VERIFY SITE CONDITIONS AND STEP FOUNDATIONS PER DETAILS 4&5/S6.0 TO ACCOMMODATE GRADE IF NEEDED.

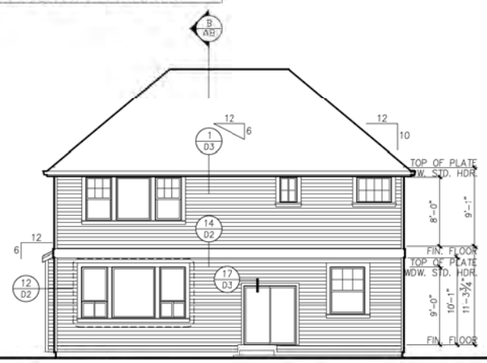


Plan 5D REAR ELEVATION
1/8" = 1'-0" ENHANCED ELEVATION

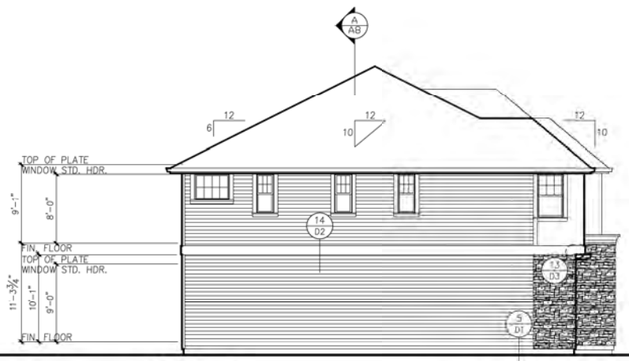
Plan 5D FRONT ELEVATION
1/4" = 1'-0" FRENCH REVIVAL



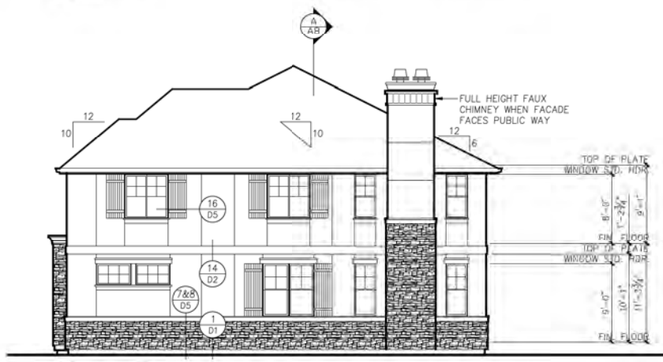
Plan 5D LIVING SIDE ELEVATION
1/8" = 1'-0"



Plan 5D REAR ELEVATION
1/8" = 1'-0"

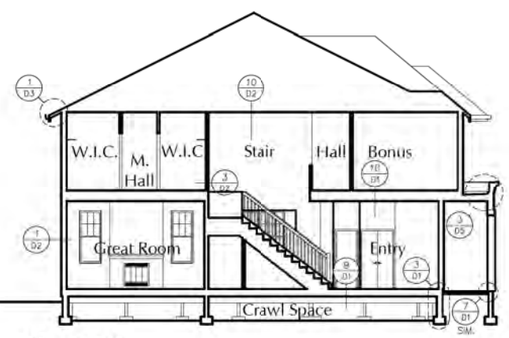


Plan 5D GARAGE SIDE ELEVATION
1/8" = 1'-0"



Plan 5D ENHANCED LIVING SIDE ELEVATION
1/8" = 1'-0"

Plan 5D SECTION A
1/8" = 1'-0"



Plan 5D SECTION B
1/8" = 1'-0"

Sheet Order: A S D

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No.	Date	Revision

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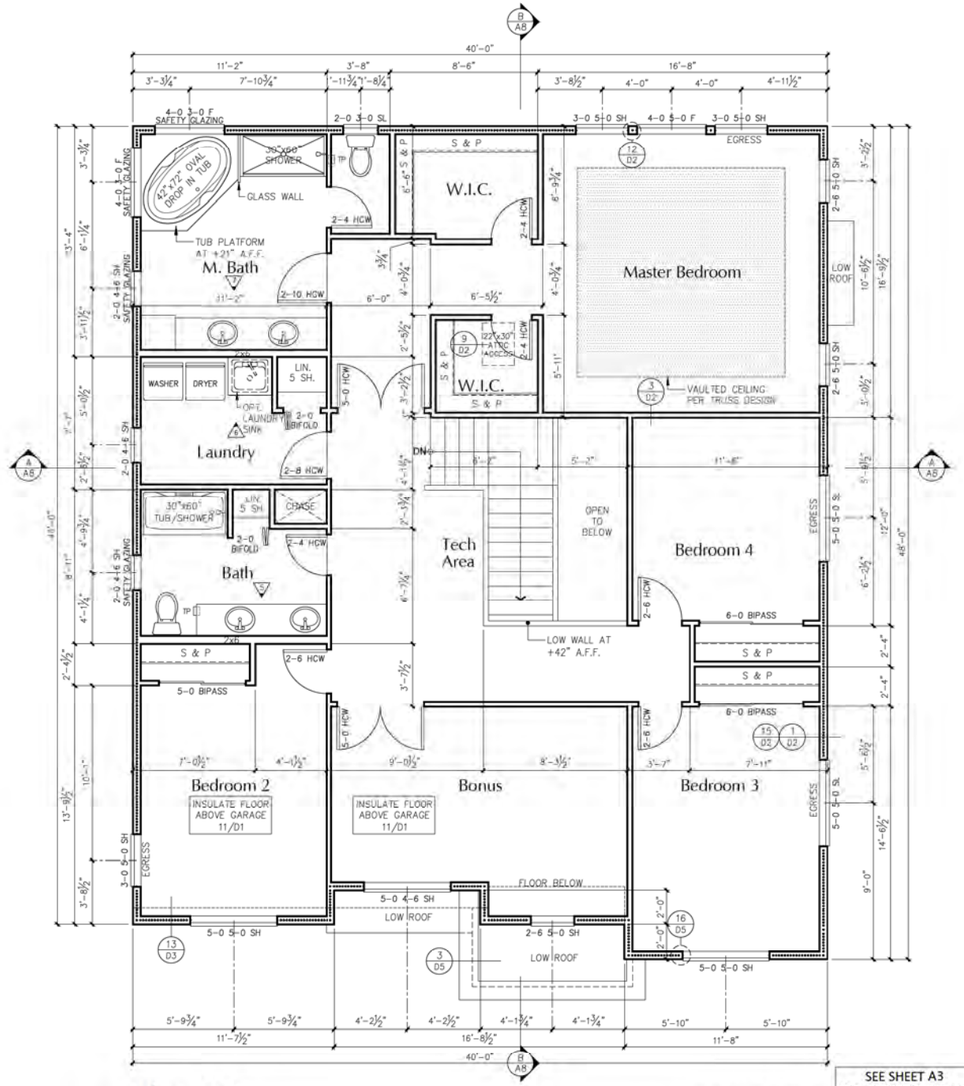
ELEVATIONS & SECTIONS
PLAN 5D (FRENCH REVIVAL)

Scale: AS NOTED
Drawn By: DRB
Date: 04-15-15
Date Plotted: 5-13-15

Polygon Northwest Company

Job No.: 14-30
Sheet No.: A8

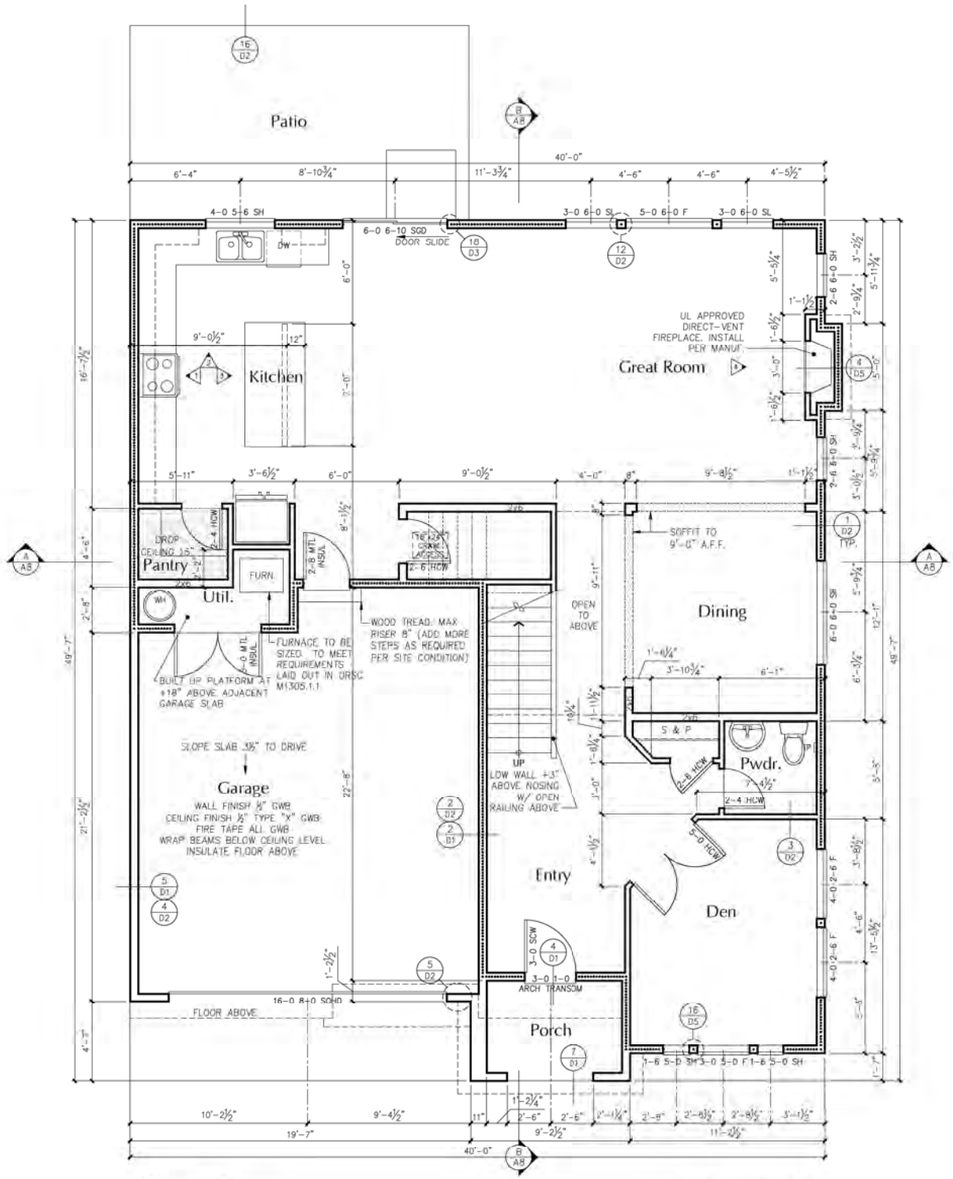


Plan 5D

1/4" = 1'-0"

TOP FLOOR PLAN

SEE SHEET A3 FOR INTERIOR ELEVATIONS AND STAIR PLANS



Plan 5D

1/4" = 1'-0"

MAIN FLOOR PLAN

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
2x4's AT INTERIOR WALLS U.N.O.

R-21 BATT INSULATION

Concealed spaces shall be firestopped in both directions at 10'-0" on center at floors. Typ.

Fireblocking shall also be at interconnections between vertical & horizontal space, between stair stringers at top & bottom of run, at openings through ceiling & floor and at chimneys & fireplaces.

All bedroom and bathroom doors shall be undercut a minimum of 1/2" above the adjacent floor covering. Insulate and weather strip all crawl space access hatches.

Insulate and weather strip all attic access hatches. provide minimum of 30" of head room above all hatches.

All plumbing vents shall be located on rear side of roof ridge.

Opening between garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or 20-min fire rated doors per ORSC R302.5.1.1.

All escape or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet. The minimum clear opening width dimension shall be 20". Egress openings shall not have a sill height more than 44" above the floor (measured from finished floor to bottom of clear opening). All operable windows more than 7' above grade shall have a sill not less than 24" above finish floor.

All glazing shall conform to ORSC section R308.4, Hazardous Locations. Glazing in all doors shall be safety type and all glazing within a 24" arc of either vertical edge shall be safety type.

Provide water resistant gypsum wallboard behind tub and shower enclosure materials to a heigh of 70" minimum above the drain inlet.

The front door shall be openable from the inside without the use of a key or any special knowledge or effort. It may be provided with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool, and mounted not to exceed 48" above the finished floor.

Any electric fireplaces shall be listed by UL or FM and shall be installed in accordance with that listing.

Provide steet address at the front of each residence. Use 4" high or larger numbers.

INSULATION

UNDERSLAB - R-15 rigid insulation to a depth of 24" at heated perimeter

WALLS: 2x6 walls with fiberglass batts or blankets - R21

BELOW-GRADE WALLS: Fiberglass batts or blankets in 2x6 furred walls - R21, with thermal break between slab and foundation walls

FLOORS OVER UNHEATED SPACES - R-30

ATTICS AT TRUSSES - R-49 (R-38 shall be deemed to satisfy the requirement of R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves)

EXTERIOR DOORS: Doors between heated and unheated spaces shall be U= 0.20.

WINDOWS: All windows and sliding glass doors shall have a U-facor of U=0.30 or better

Insulate under stairs and in wall cavities above bottom of stringers

GYPSUM WALLBOARD SCHEDULE

5/8" Type 'X' GWB at Garage Ceiling
1/2" GWB at all other locations, U.N.O.

Sheet Order: A S D

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STATE OF OREGON

No.	Date	Revision

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FLOOR PLANS
PLAN 5D (FRENCH REVIVAL)

Scale: 1/4" = 1'-0"
Drawn By: DRB
Date: -1 -14
Date Plotted: 1-7-15

Polygon Northwest Company

Job No.: 14-30
Sheet No.: A2

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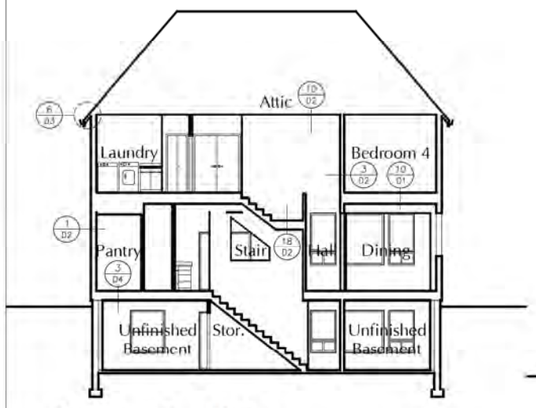
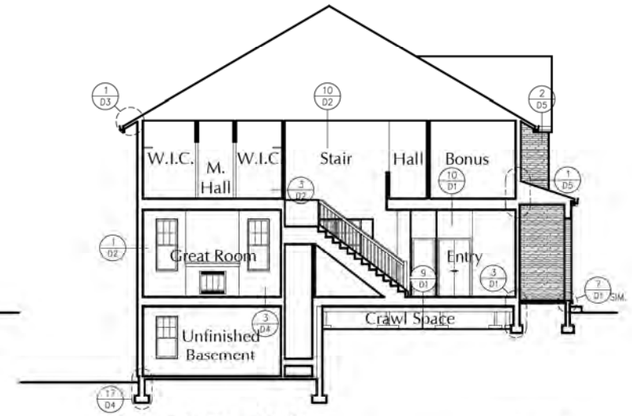
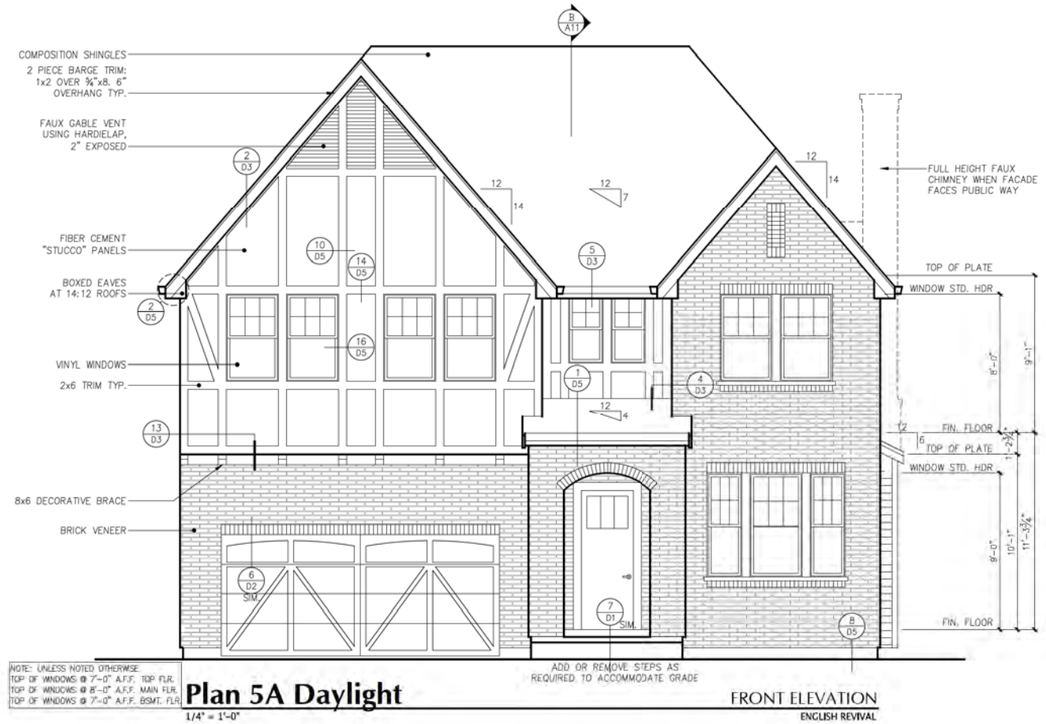


Plan 5A Daylight SECTION A
1/8" = 1'-0"

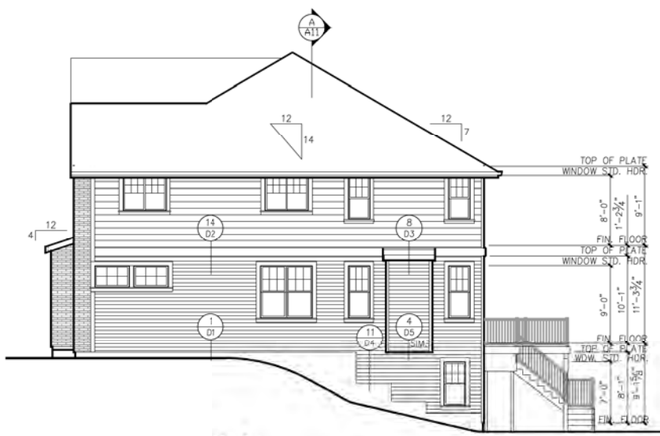


Plan 5A Daylight SECTION B
1/8" = 1'-0"

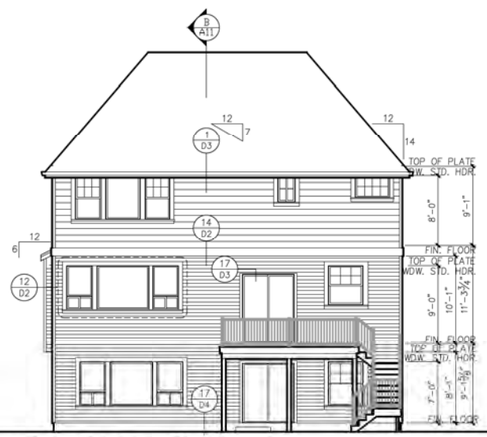


Plan 5A Daylight FRONT ELEVATION
1/4" = 1'-0" ENGLISH REVIVAL

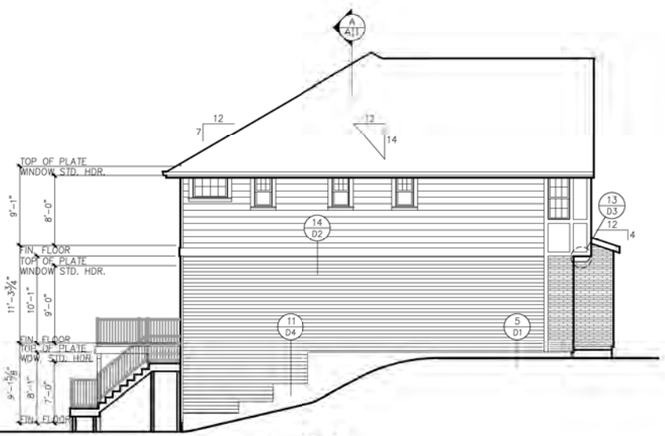
NOTE: GROUND PLAN IS GENERALIZED. VERIFY SITE CONDITIONS AND STEP FOUNDATIONS PER DETAILS 4&5/S6.0 TO ACCOMMODATE GRADE IF NEEDED.



Plan 5A Daylight LIVING SIDE ELEVATION
1/8" = 1'-0"



Plan 5A Daylight REAR ELEVATION
1/8" = 1'-0"



Plan 5A Daylight GARAGE SIDE ELEVATION
1/8" = 1'-0"

Sheet Order: A S D

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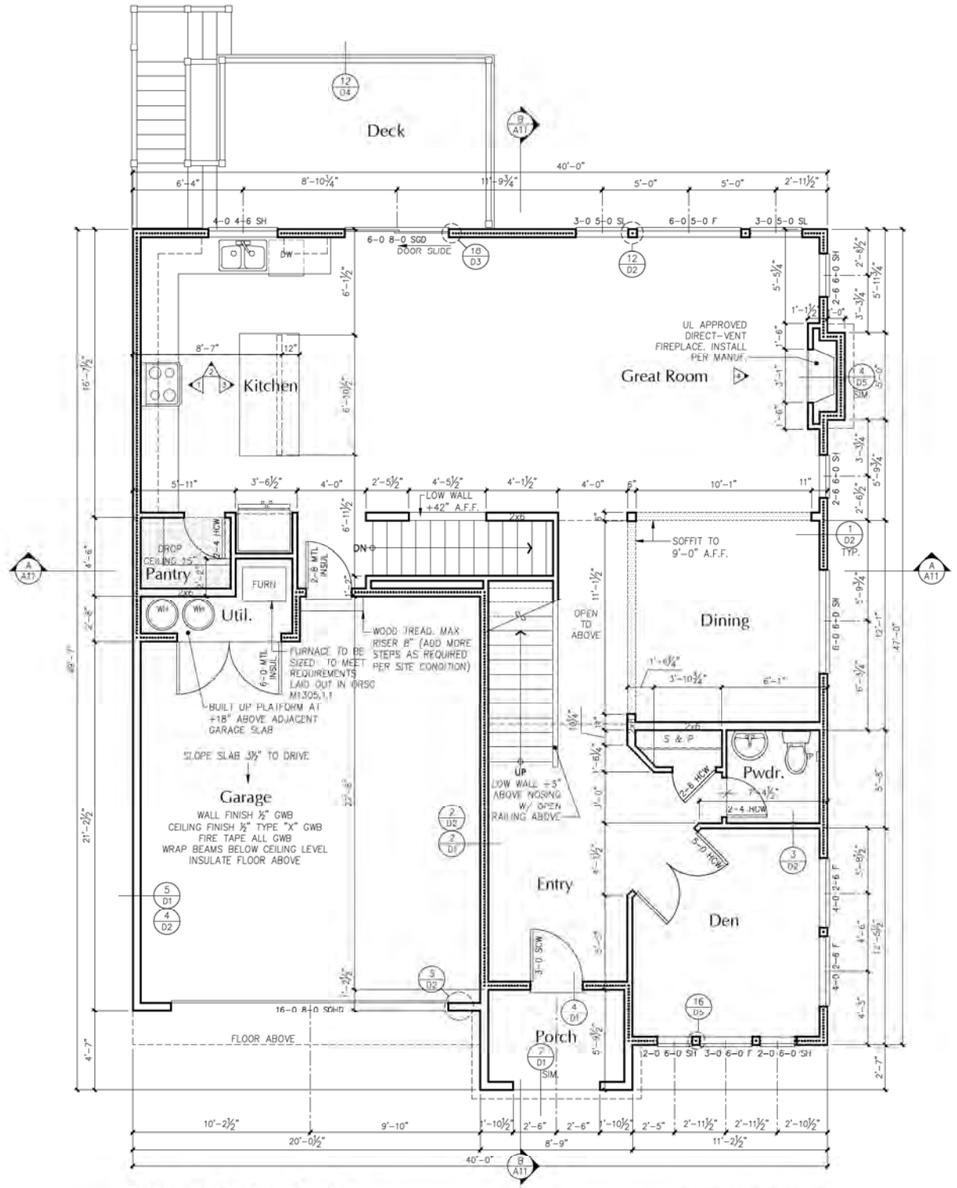
ELEVATIONS & SECTIONS
PLAN 5A DAYLIGHT (ENGLISH REVIVAL)

Scale: AS NOTED
Drawn By: DRB
Date: 04-15-15
Date Plotted: 8-17-15

Polygon Northwest Company

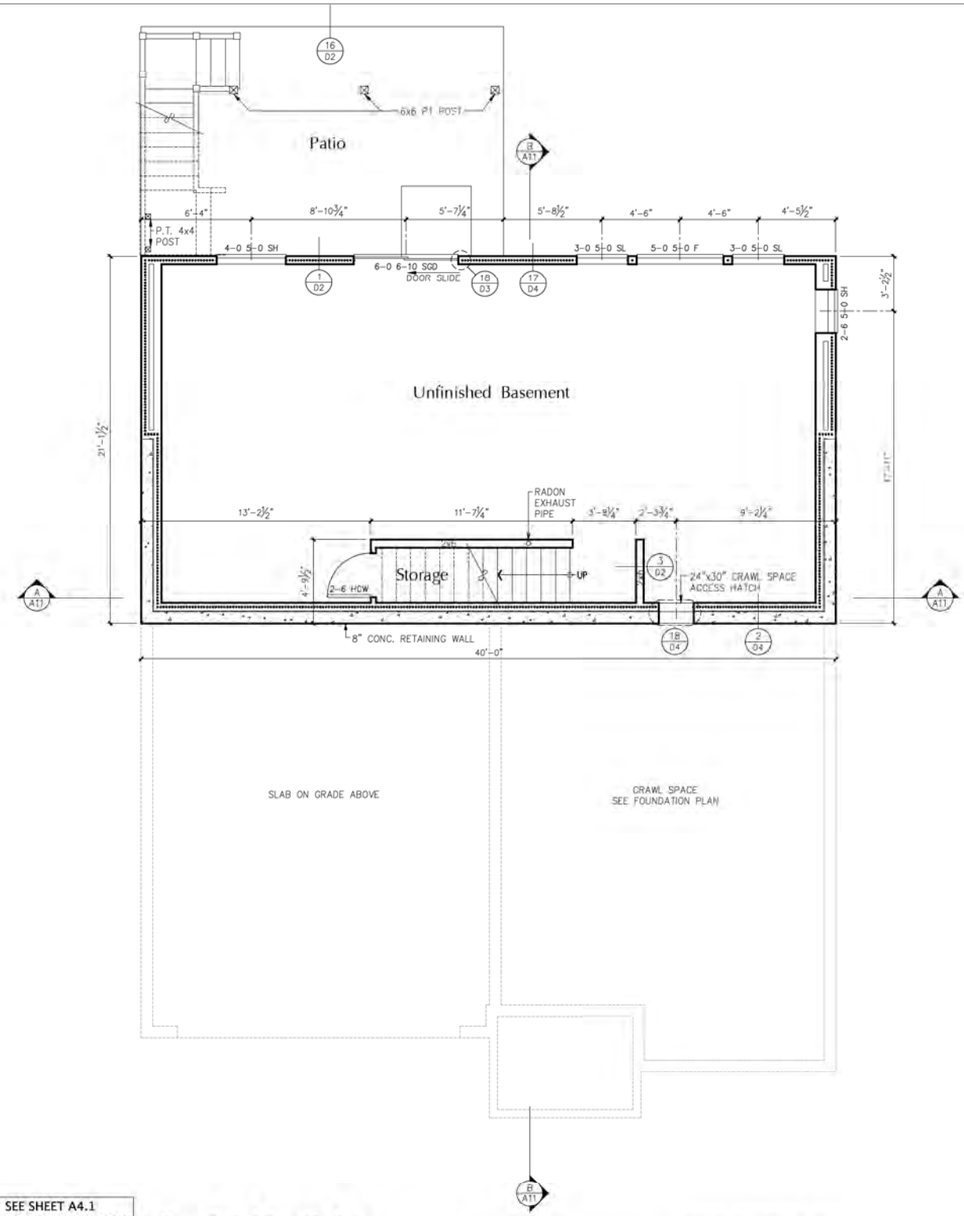
Job No.: 14-30
Sheet No.: A11.1



Plan 5A Daylight

1/4" = 1'-0"

MAIN FLOOR PLAN



SEE SHEET A4.1 FOR INTERIOR ELEVATIONS AND STAIR PLANS

Plan 5A Daylight

1/4" = 1'-0"

BSMT. FLOOR PLAN

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
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R-21 BATT INSULATION

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5/8" Type 'X' GWB at Garage Ceiling
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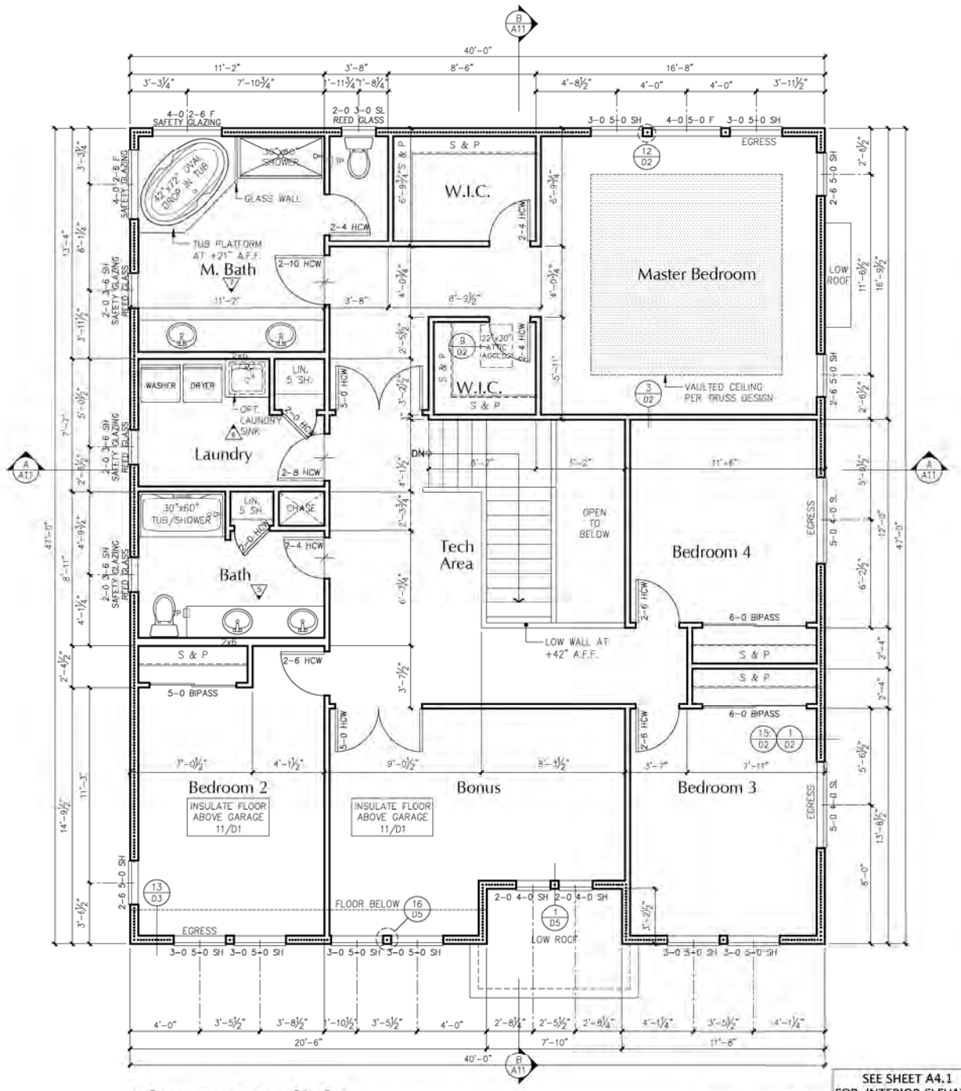
FLOOR PLANS

BASEMENT □ MAIN FLOORS
PLAN 5A DAYLIGHT (ENGLISH REVIVAL)

Scale: 1/4" = 1'-0"
Drawn By: DRB
Date: 04-15-15
Date Plotted: 8-17-15

Polygon Northwest Company

Job No.: 14-30
Sheet No.: A2.1



Plan 5A Daylight

1/4" = 1'-0"

TOP FLOOR PLAN

SEE SHEET A4.1 FOR INTERIOR ELEVATIONS AND STAIR PLANS

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
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Insulate and weather strip all attic access hatches. provide minimum of 30" of head room above all hatches.

All plumbing vents shall be located on rear side of roof ridge.

Opening between garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or 20-min fire rated doors per ORSC R302.5.1.1.

All escape or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet. The minimum clear opening width dimension shall be 20". Egress openings shall not have a sill height more than 44" above the floor (measured from finished floor to bottom of clear opening). All operable windows more than 7' above grade shall have a sill not less than 24" above finish floor.

All glazing shall conform to ORSC section R308.4, Hazardous Locations. Glazing in all doors shall be safety type and all glazing within a 24" arc of either vertical edge shall be safety type.

Provide water resistant gypsum wallboard behind tub and shower enclosure materials to a heigh of 70" minimum above the drain inlet.

The front door shall be openable from the inside without the use of a key or any special knowledge or effort. It may be provided with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool, and mounted not to exceed 48" above the finished floor.

Any electric fireplaces shall be listed by UL or FM and shall be installed in accordance with that listing.

Provide steet address at the front of each residence. Use 4" high or larger numbers.

INSULATION

UNDERSLAB - R-15 rigid insulation to a depth of 24" at heated perimeter

WALLS: 2x6 walls with fiberglass batts or blankets - R21

BELOW-GRADE WALLS: Fiberglass batts or blankets in 2x6 furred walls - R21, with thermal break between slab and foundation walls

FLOORS OVER UNHEATED SPACES - R-30

ATTICS AT TRUSSES - R-49 (R-38 shall be deemed to satisfy the requirement of R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves)

EXTERIOR DOORS: Doors between heated and unheated spaces shall be U= 0.20.

WINDOWS: All windows and sliding glass doors shall have a U-facor of U=0.30 or better

Insulate under stairs and in wall cavities above bottom of stringers

GYPSUM WALLBOARD SCHEDULE

5/8" Type 'X' GWB at Garage Ceiling
1/2" GWB at all other locations, U.N.O.

Sheet Order: A S D

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No.	Date	Revision

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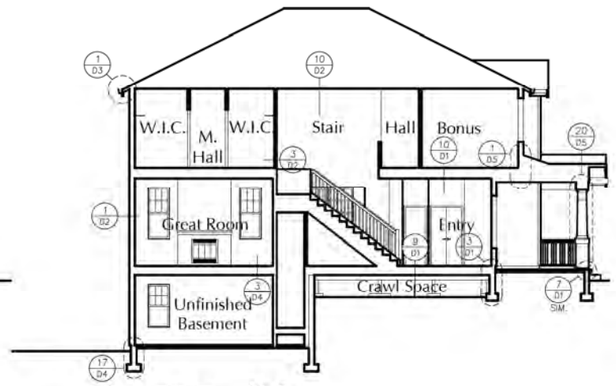
TOP FLOOR PLAN
PLAN 5A DAYLIGHT (ENGLISH REVIVAL)

Scale: 1/4" = 1'-0"
Drawn By: DRB
Date: 04-15-15
Date Plotted: 8-17-15

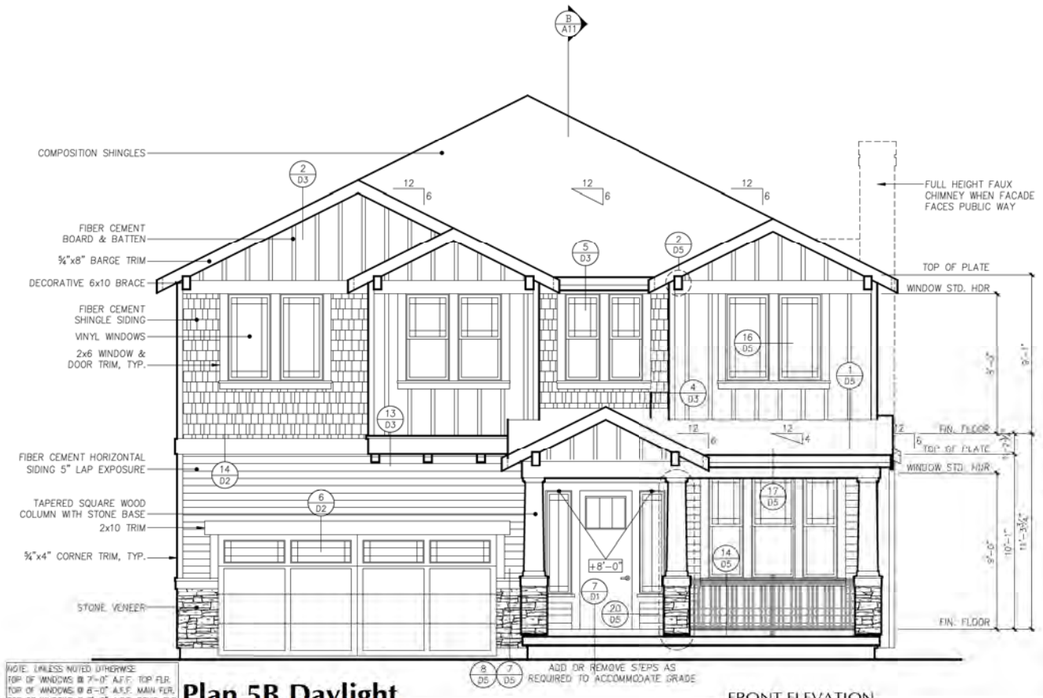
Polygon Northwest Company

Job No.: 14-30
Sheet No.: A3.1

Plan 5B Daylight SECTION A
1/8" = 1'-0"

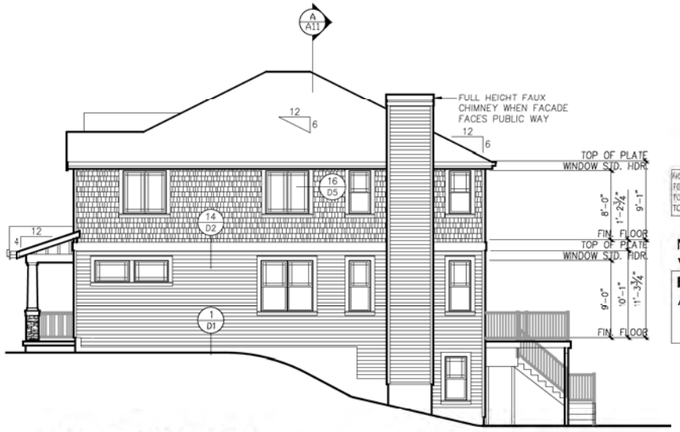


Plan 5B Daylight SECTION B
1/8" = 1'-0"



Plan 5B Daylight FRONT ELEVATION
AMERICAN MODERN
1/4" = 1'-0"

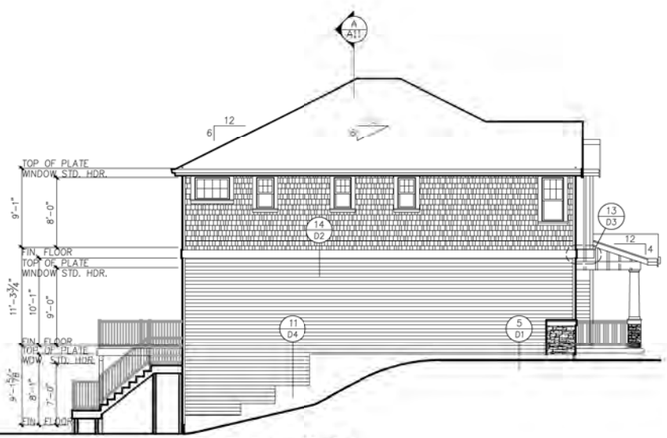
NOTE: GROUND PLAN IS GENERALIZED. VERIFY SITE CONDITIONS AND STEP FOUNDATIONS PER DETAILS 4&5/S6.0 TO ACCOMMODATE GRADE IF NEEDED.



Plan 5B Daylight ENHANCED LIVING SIDE ELEV.
1/8" = 1'-0"

Plan 5B Daylight LIVING SIDE ELEVATION
1/8" = 1'-0"

Plan 5B Daylight REAR ELEVATION
1/8" = 1'-0"



Plan 5B Daylight GARAGE SIDE ELEVATION
1/8" = 1'-0"

Sheet Order: A S D

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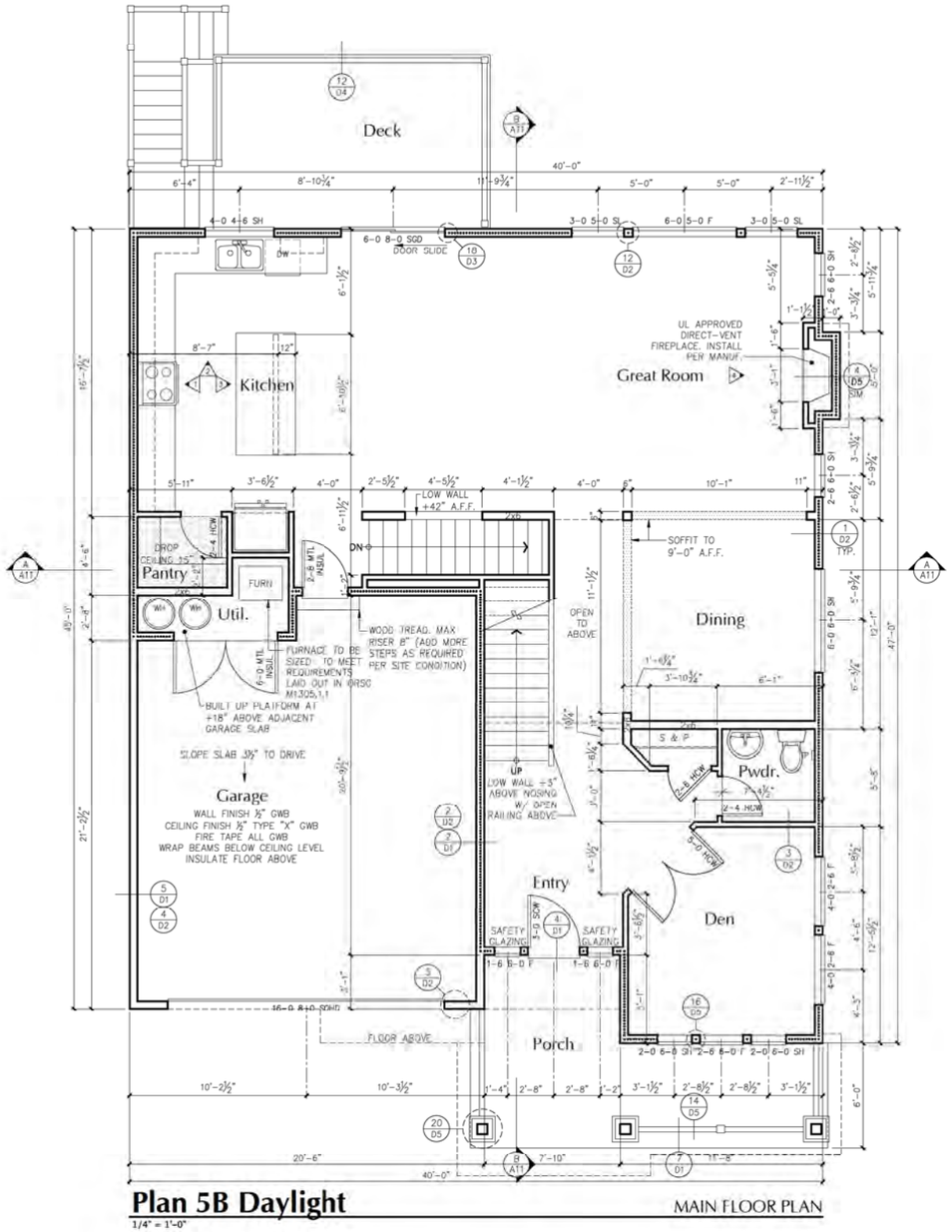
ELEVATIONS & SECTIONS
PLAN 5B DAYLIGHT (AMERICAN MODERN)

Scale:	Drawn By:	Date:	Date Plotted:
AS NOTED	DRB	04-15-15	8-17-15

Polygon Northwest Company

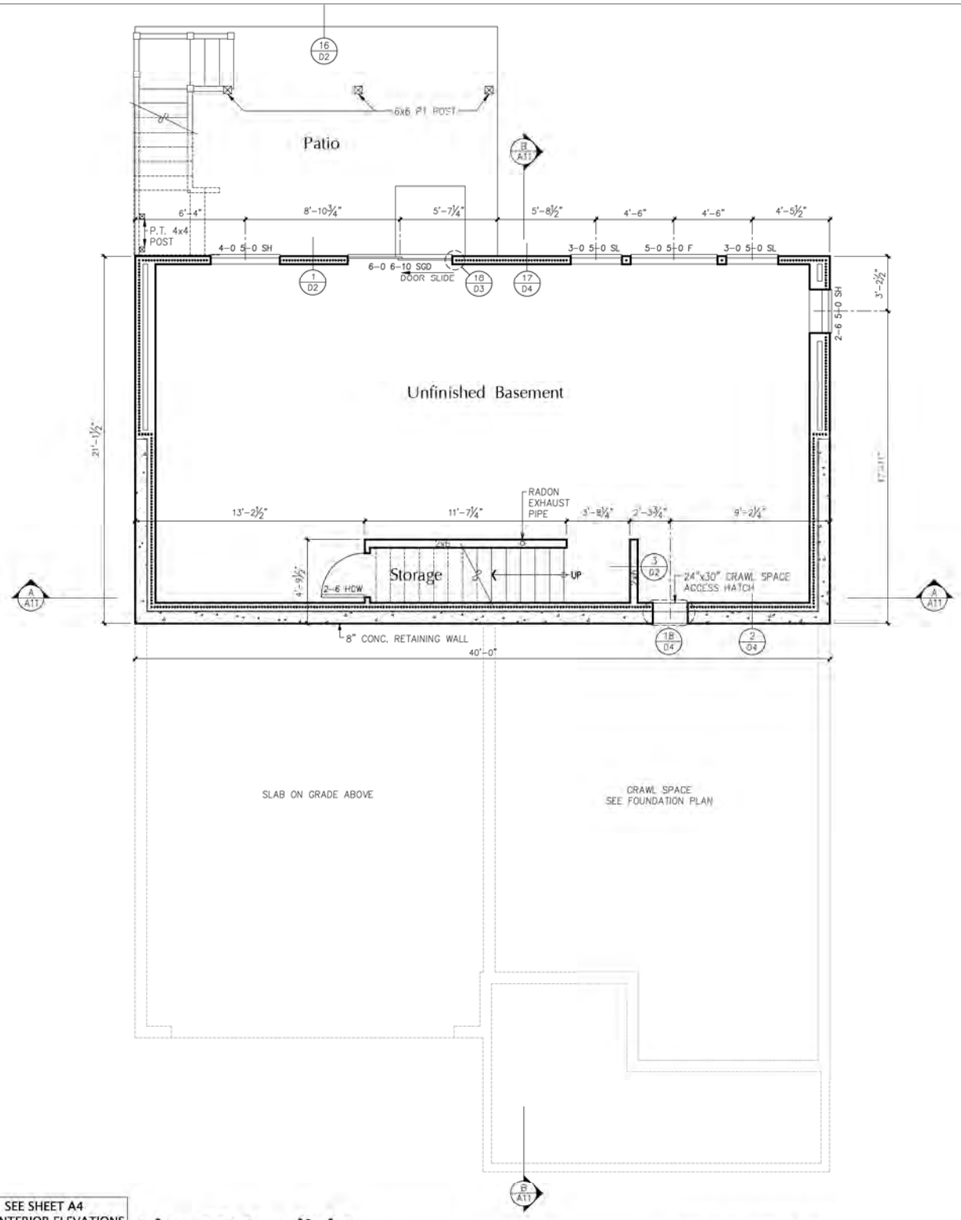
Job No.: 14-30
Sheet No.: A11.2



Plan 5B Daylight

1/4" = 1'-0"

MAIN FLOOR PLAN



SEE SHEET A4 FOR INTERIOR ELEVATIONS AND STAIR PLANS

Plan 5B Daylight

1/4" = 1'-0"

BSMT. FLOOR PLAN

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
2x4's AT INTERIOR WALLS U.N.O.

R-21 BATT INSULATION

Concealed spaces shall be firestopped in both directions at 10'-0" on center at floors. Typ.

Fireblocking shall also be at interconnections between vertical & horizontal space, between stair stringers at top & bottom of run, at openings through ceiling & floor and at chimneys & fireplaces.

All bedroom and bathroom doors shall be undercut a minimum of 1/2" above the adjacent floor covering. Insulate and weather strip all crawl space access hatches.

Insulate and weather strip all attic access hatches. provide minimum of 30" of head room above all hatches.

All plumbing vents shall be located on rear side of roof ridge.

Opening between garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or 20-min fire rated doors per ORSC R302.5.1.1.

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All glazing shall conform to ORSC section R308.4, Hazardous Locations. Glazing in all doors shall be safety type and all glazing within a 24" arc of either vertical edge shall be safety type.

Provide water resistant gypsum wallboard behind tub and shower enclosure materials to a heigh of 70" minimum above the drain inlet.

The front door shall be openable from the inside without the use of a key or any special knowledge or effort. It may be provided with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool, and mounted not to exceed 48" above the finished floor.

Any electric fireplaces shall be listed by UL or FM and shall be installed in accordance with that listing.

Provide steet address at the front of each residence. Use 4" high or larger numbers.

INSULATION

UNDERSLAB - R-15 rigid insulation to a depth of 24" at heated perimeter

WALLS: 2x6 walls with fiberglass batts or blankets - R21

BELOW-GRADE WALLS: Fiberglass batts or blankets in 2x6 furred walls - R21, with thermal break between slab and foundation walls

FLOORS OVER UNHEATED SPACES - R-30

ATTICS AT TRUSSES - R-49 (R-38 shall be deemed to satisfy the requirement of R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves)

EXTERIOR DOORS: Doors between heated and unheated spaces shall be U= 0.20.

WINDOWS: All windows and sliding glass doors shall have a U-facor of U=0.30 or better

Insulate under stairs and in wall cavities above bottom of stringers

GYPSUM WALLBOARD SCHEDULE

5/8" Type 'X' GWB at Garage Ceiling
1/2" GWB at all other locations, U.N.O.

Sheet Order: A S D

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No.	Date	Revision

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FLOOR PLANS

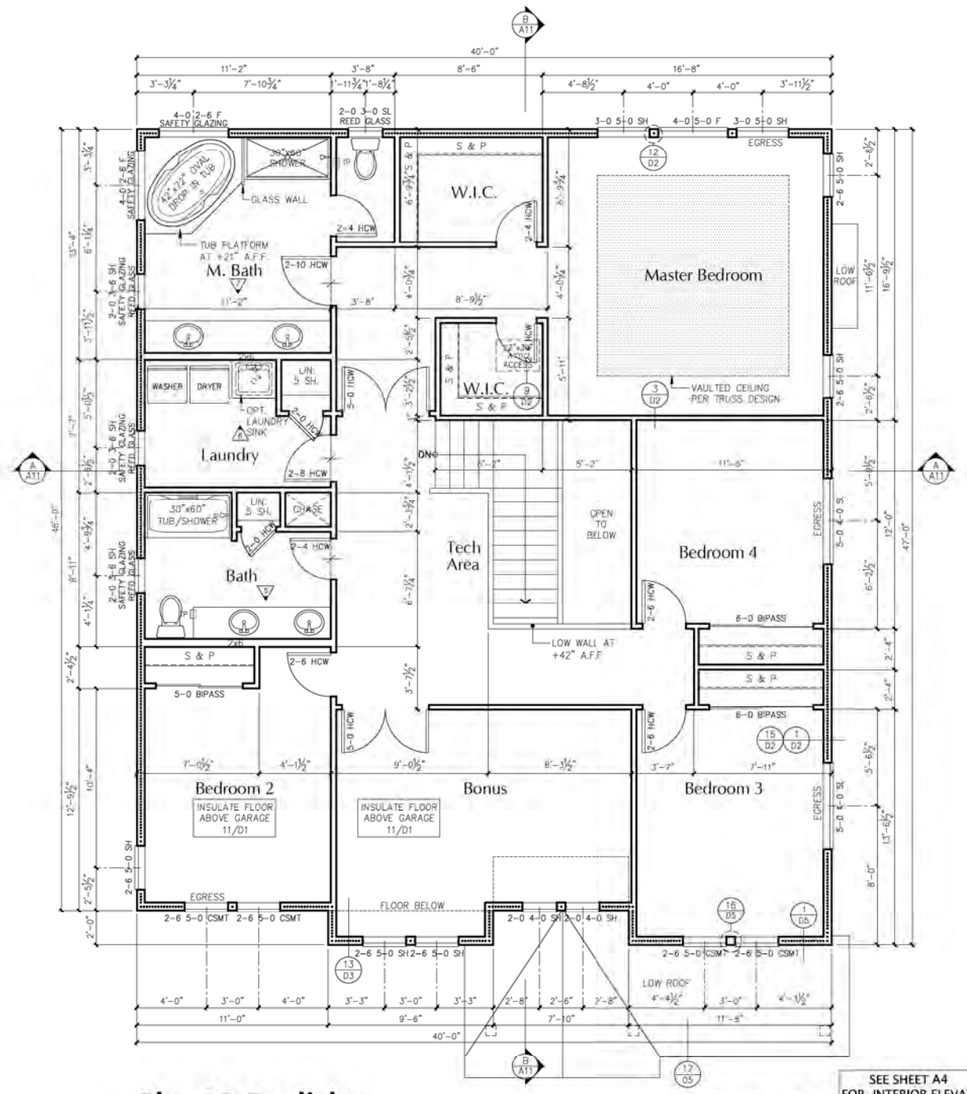
BASEMENT □ MAIN FLOORS
PLAN 5B DAYLIGHT (AMERICAN MODERN)

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	04-15-15	8-17-15

Polygon Northwest Company

Job No.: 14-30

Sheet No.: A2.2



Plan 5B Daylight

1/4" = 1'-0"

TOP FLOOR PLAN

SEE SHEET A4 FOR INTERIOR ELEVATIONS AND STAIR PLANS

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
2x4's AT INTERIOR WALLS U.N.O.

R-21 BATT INSULATION

Concealed spaces shall be firestopped in both directions at 10'-0" on center at floors. Typ.

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Any electric fireplaces shall be listed by UL or FM and shall be installed in accordance with that listing.

Provide steet address at the front of each residence. Use 4" high or larger numbers.

INSULATION

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WALLS: 2x6 walls with fiberglass batts or blankets - R21

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WINDOWS: All windows and sliding glass doors shall have a U-facor of U=0.30 or better

Insulate under stairs and in wall cavities above bottom of stringers

GYPSUM WALLBOARD SCHEDULE

5/8" Type 'X' GWB at Garage Ceiling
1/2" GWB at all other locations, U.N.O.

Sheet Order: A S D

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TOP FLOOR PLAN

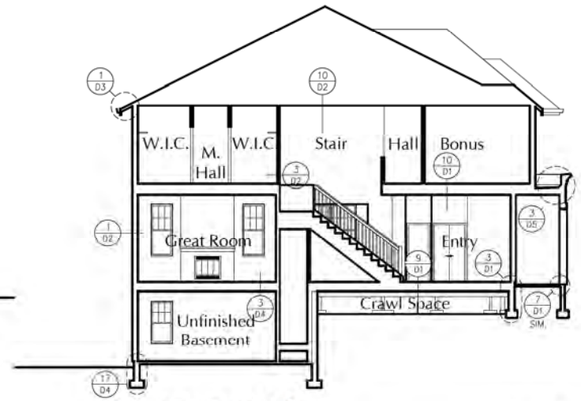
PLAN 5B DAYLIGHT (AMERICAN MODERN)

Scale: 1/4" = 1'-0"
Drawn By: DRB
Date: 04-15-15
Date Plotted: 8-17-15

Polygon Northwest Company

Job No.: 14-30
Sheet No.: A3.2

Plan 5D Daylight SECTION A
1/8" = 1'-0"



Plan 5D Daylight SECTION B
1/8" = 1'-0"

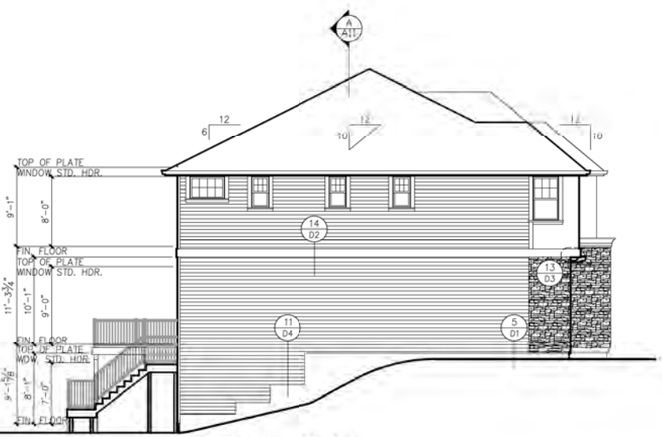
NOTE: UNLESS NOTED OTHERWISE
TOP OF WINDOWS @ 7'-0" A.F.F. TOP FLR.
TOP OF WINDOWS @ 8'-0" A.F.F. MAIN FLR.
TOP OF WINDOWS @ 7'-0" A.F.F. BSMT. FLR.

Plan 5D Daylight FRONT ELEVATION
1/4" = 1'-0" FRENCH REVIVAL

NOTE: GROUND PLAN IS GENERALIZED. VERIFY SITE CONDITIONS AND STEP FOUNDATIONS PER DETAILS 4&5/S6.0 TO ACCOMMODATE GRADE IF NEEDED.

Plan 5D Daylight LIVING SIDE ELEVATION
1/8" = 1'-0"

Plan 5D Daylight REAR ELEVATION
1/8" = 1'-0"



Plan 5D Daylight GARAGE SIDE ELEVATION
1/8" = 1'-0"

Sheet Order: A S D

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No.	Date	Revision

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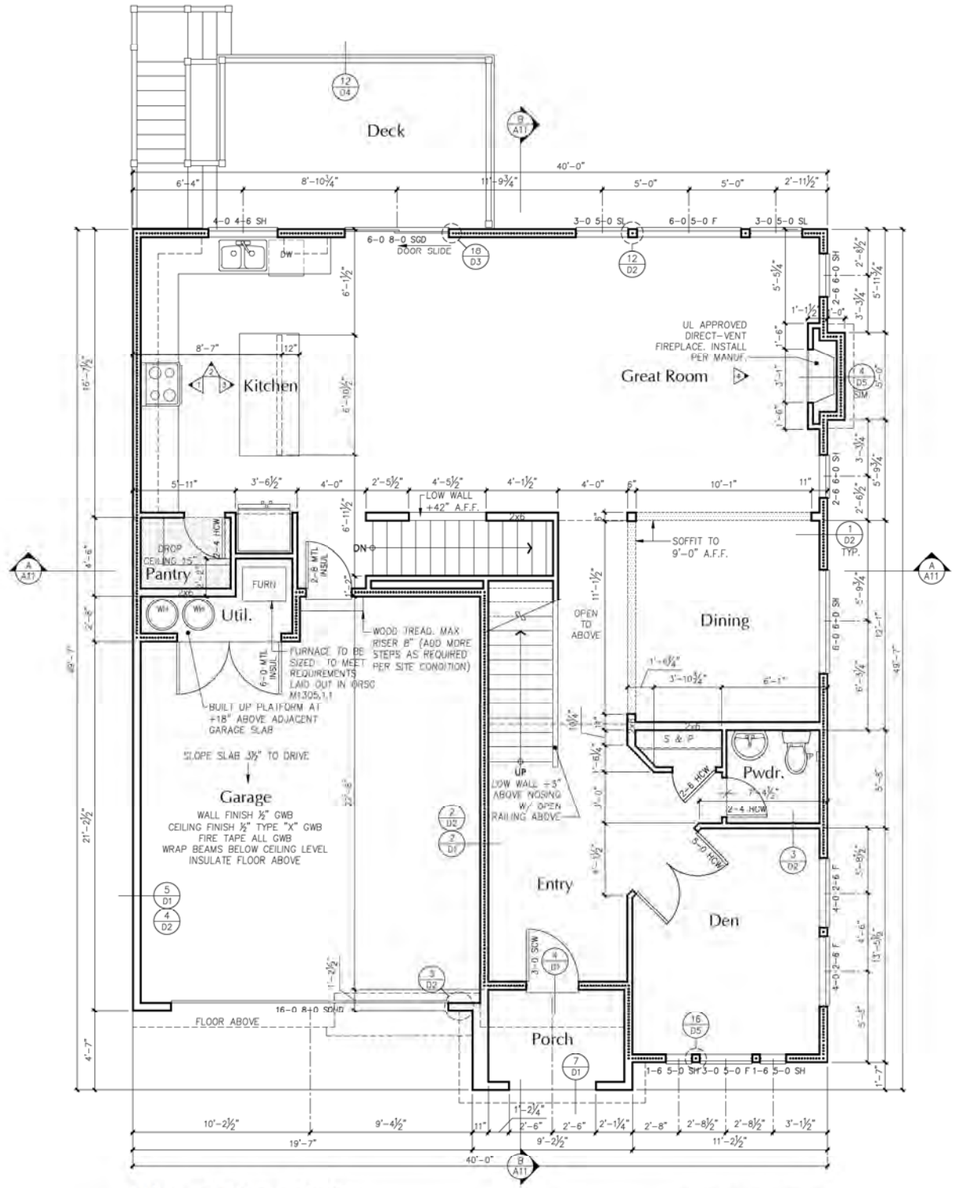
ELEVATIONS & SECTIONS
PLAN 5D DAYLIGHT (FRENCH REVIVAL)

Scale:	Drawn By:	Date:	Date Plotted:
AS NOTED	DRB	04-15-15	8-17-15

Polygon Northwest Company

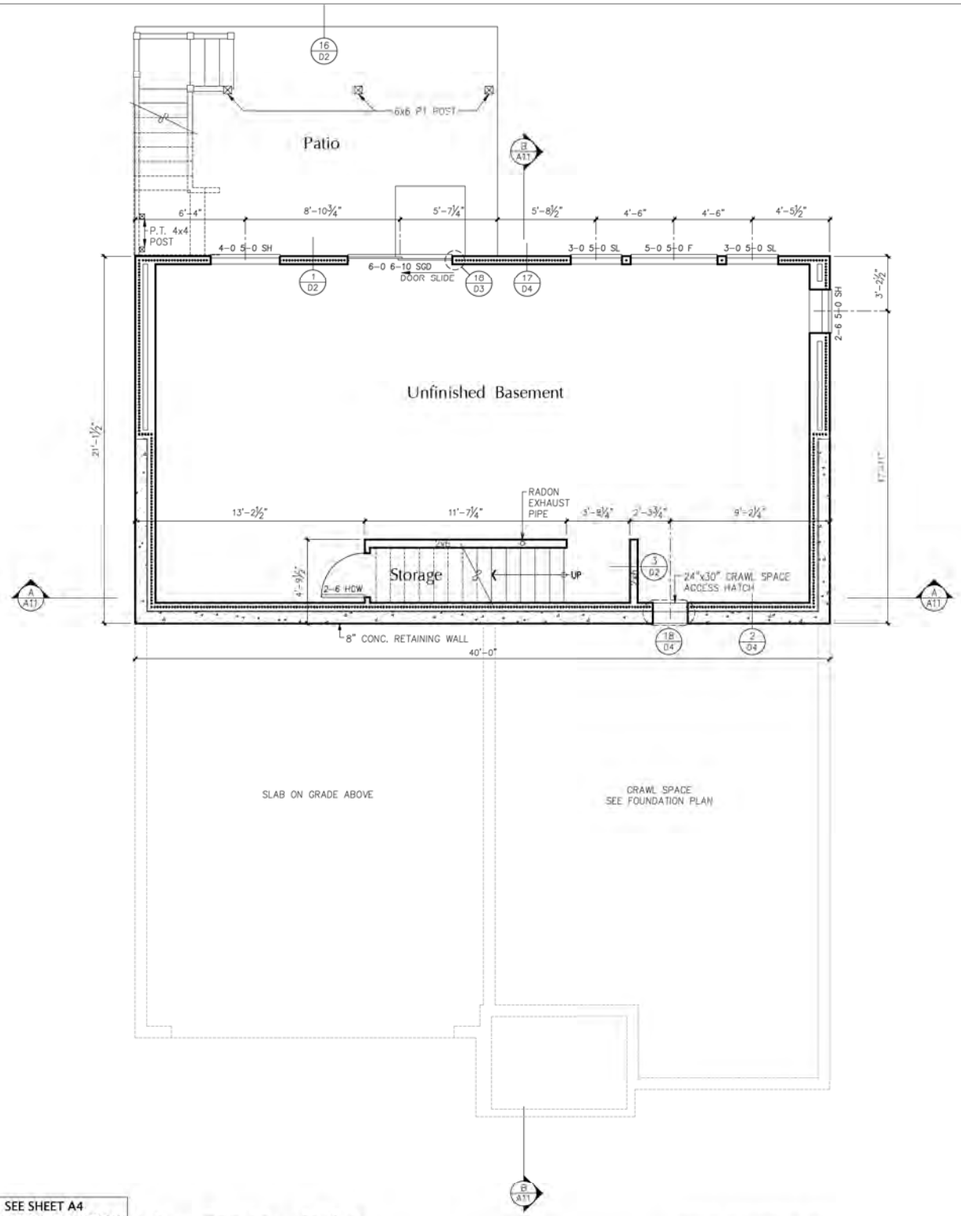
Job No.: 14-30
Sheet No.: **A11.4**



Plan 5D Daylight

1/4" = 1'-0"

MAIN FLOOR PLAN



SEE SHEET A4 FOR INTERIOR ELEVATIONS AND STAIR PLANS

Plan 5D Daylight

1/4" = 1'-0"

BSMT. FLOOR PLAN

NOTES

FRAMING: 2x6's AT EXTERIOR WALLS
2x4's AT INTERIOR WALLS U.N.O.

R-21 BATT INSULATION

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INSULATION

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BELOW-GRADE WALLS: Fiberglass batts or blankets in 2x6 furred walls - R21, with thermal break between slab and foundation walls

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GYPSUM WALLBOARD SCHEDULE

5/8" Type 'X' GWB at Garage Ceiling
1/2" GWB at all other locations, U.N.O.

Sheet Order: A S D

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No.	Date	Revision

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FLOOR PLANS

BASEMENT □ MAIN FLOORS
PLAN 5D DAYLIGHT (FRENCH REVIVAL)

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	04-15-15	8-17-15

Polygon Northwest Company

Job No.: 14-30

Sheet No.: A2.4

I:\14-30\PLAN 5\PLAN 5D.DWG