

1122 N.W. Marshall St.  
Portland, Oregon 97209

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*Mark Stewart*  
Authentic Mark Stewart Original Design  
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Stock Home Plans  
Custom Design  
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Since 1982

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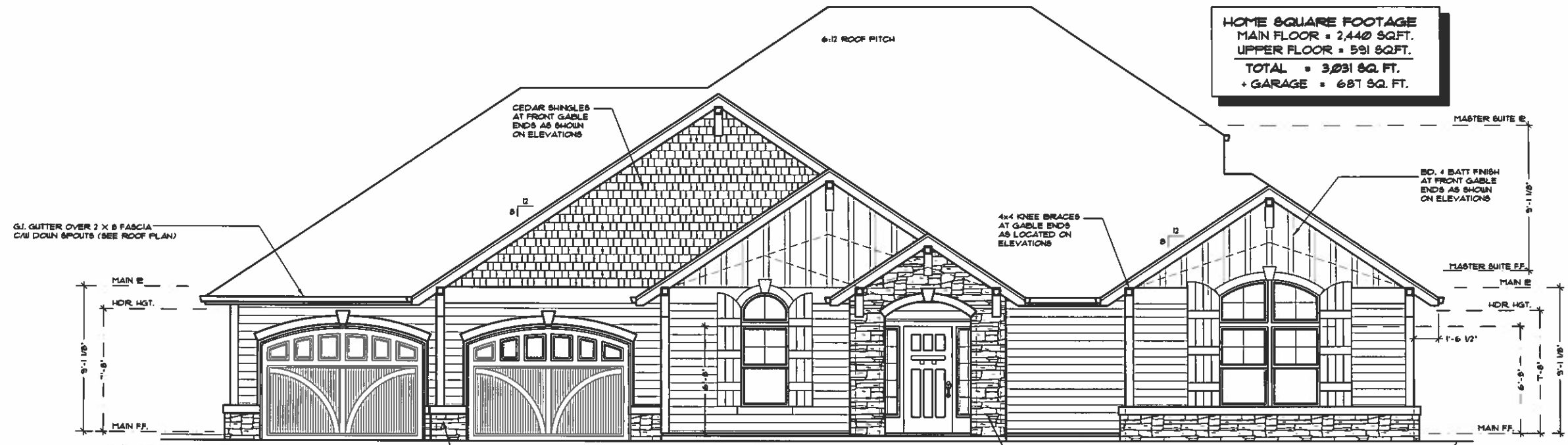
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CLIENT:  
**HERZOG DIAL**

REVISIONS: NOV. 6, 2009  
OCT. 28, 2009  
DRAWN BY: P.T.

**HOME SQUARE FOOTAGE**  
MAIN FLOOR = 2,440 SQ.FT.  
UPPER FLOOR = 591 SQ.FT.  
TOTAL = 3,031 SQ. FT.  
+ GARAGE = 687 SQ. FT.



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

- GENERAL NOTES**
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE APPLICABLE BUILDING CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
  - THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
  - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
  - DESIGN LOADS: ROOF 30 PSF (LIVE LOAD) / 40 PSF (LIVE LOAD) STAIRS 100 PSF GARAGE FLOOR 80 PSF (2000# FT.) DECKS 60 PSF
  - IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.
  - 2008 OREGON ENERGY CODE REQUIREMENTS
  - INSULATION: SEE TABLE
  - THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
  - ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
  - ROOFING: COMPOSITION FELT OVER BUILDERS SPECIFICATIONS OR FELT ON 1/2" CDX PLYWOOD SHEATHING ON 2x6 RAFTERS/PRE-ENGINEED TRUSSES @ 24" O.C. (MIN.)
  - SOING: 1/2" x 1/2" LAP SIDING ON APPROVED VAPOR BARRIER OR 1/2" CDX PLYWOOD OR EQUAL. CAULK JOINTS BETWEEN CORNER BOARDS W/ VALKEM POLYURETHANE! ON 2x6 STUDS @ 16" O.C. PROVIDE R-19 OR GREATER INSULATION AT ALL EXTERIOR WALLS.
  - 1/4" CEDAR CORNER BOARDS AT CEDAR SIDING.
  - ROOF PITCH = 6:12 @ 8:12
  - 1/2" EAVE OVERHANGS (MIN.)
  - GUTTER ON THE FASCIA END. PROVIDE DOWN SPOUTS SUFFICIENT TO DRAIN ROOF AND DOWNSPUT OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.

**ADDITIONAL MEASURE CHOSEN:**  
**-92% AFUE FURNACE**

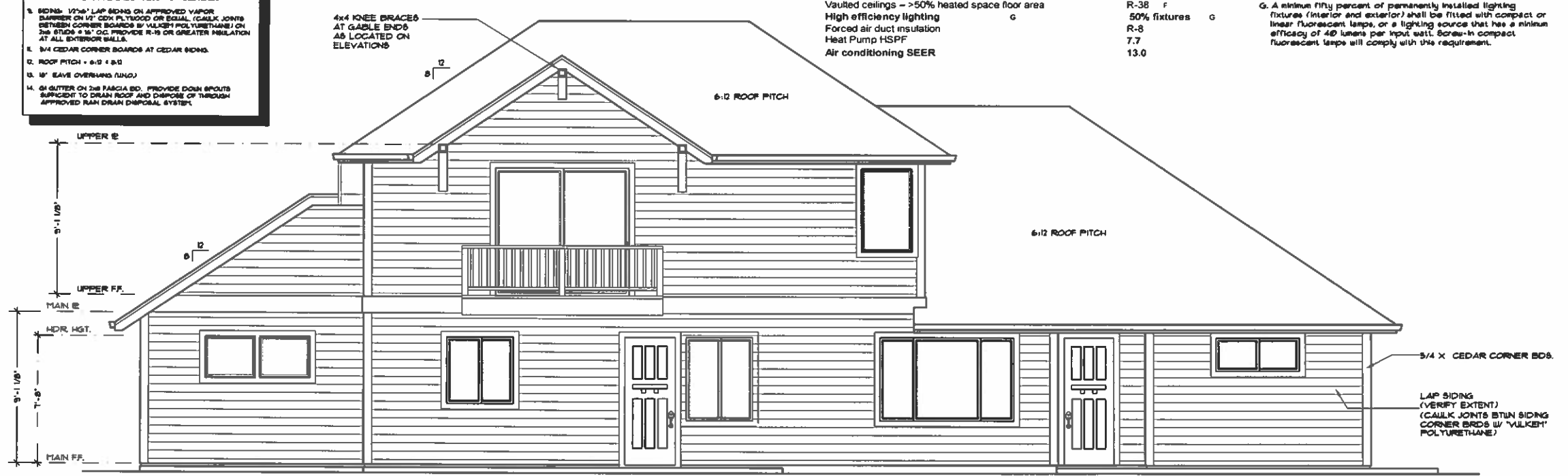
**2008 OREGON ENRGY CODE REQUIREMENTS:**

- A MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES ( INTERIOR & EXTERIOR) SHALL BE FITTED WITH COMPACT OR LINEAR FLUORESCENT LAMPS, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT. SCREW-IN COMPACT FLUORESCENT LAMPS WILL COMPLY WITH THIS REQUIREMENT.
- CAULK OR SEAL ALL BUILDING ENVELOPE PENETRATIONS.
- FORCED AIR DUCTS SHALL HAVE MIN. R-8 INSULATION.

**2008 OREGON ENERGY CODE REQUIREMENTS**

MEASURE	MEASURE A	MEASURE B	MEASURE C	MEASURE D	MEASURE E	MEASURE F	MEASURE G	EFFECTIVE 04/01/08
Underfloor insulation	R-30							R-30
Slab-on-grade insulation	R-15							R-15
Heated slab, i.e., hydronic heat - underneath entire slab	R-10							R-10
Windows & sliding glass doors	U-0.35							U-0.35
Skylights < 2% heated space floor area	U-0.75	b, c						U-0.75
Skylights > 2% heated space floor area	U-0.60	c						U-0.60
Exterior Door < 24 ft2	U-0.54							U-0.54
Exterior Door > 24 ft2	U-0.20							U-0.20
Exterior doors with > 2 ft2 glazing	U-0.40	d						U-0.40
Above grade wall insulation	R-21							R-21
Below grade wall insulation	R-15							R-15
Flat ceiling insulation	R-38							R-38
Vaulted ceilings - limited to < 50% heated space floor area	R-38	e						R-38
Vaulted ceilings - > 50% heated space floor area	R-38	f						R-38
High efficiency lighting	50% fixtures	g						50% fixtures
Forced air duct insulation	R-8							R-8
Heat Pump HSPF	7.7							7.7
Air conditioning SEER	13.0							13.0

A. The prescriptive measure requirements are typically an overall U-factor, but code specifies R-values for standard wood-framed assemblies.  
B. Skylights with vinyl, wood, or thermally broken aluminum frames and low-emissivity coatings shall be deemed to satisfy U-0.75 requirement if total skylight area installed is 2% or less of total heated space floor area.  
C. Pre-2008 skylight U-factor was based on NFRC testing in the vertical plane. Effective 04/01/08 skylight U is tested in the 20 degree overhead plane per NFRC standards.  
D. Hinged doors only - does not include sliding glass doors. Sliding glass doors are categorized with windows. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this U-0.40 requirement.  
E. R-38 is representative of insulation installed in a standard wood framed scissor truss (U-0.242).  
F. R-38 is representative of insulation installed in either a wood rafter or wood rafter-hall scissor truss (U-0.231).  
G. A minimum fifty percent of permanently installed lighting fixtures (interior and exterior) shall be fitted with compact or linear fluorescent lamps, or a lighting source that has a minimum efficacy of 40 lumens per input watt. Screw-in compact fluorescent lamps will comply with this requirement.



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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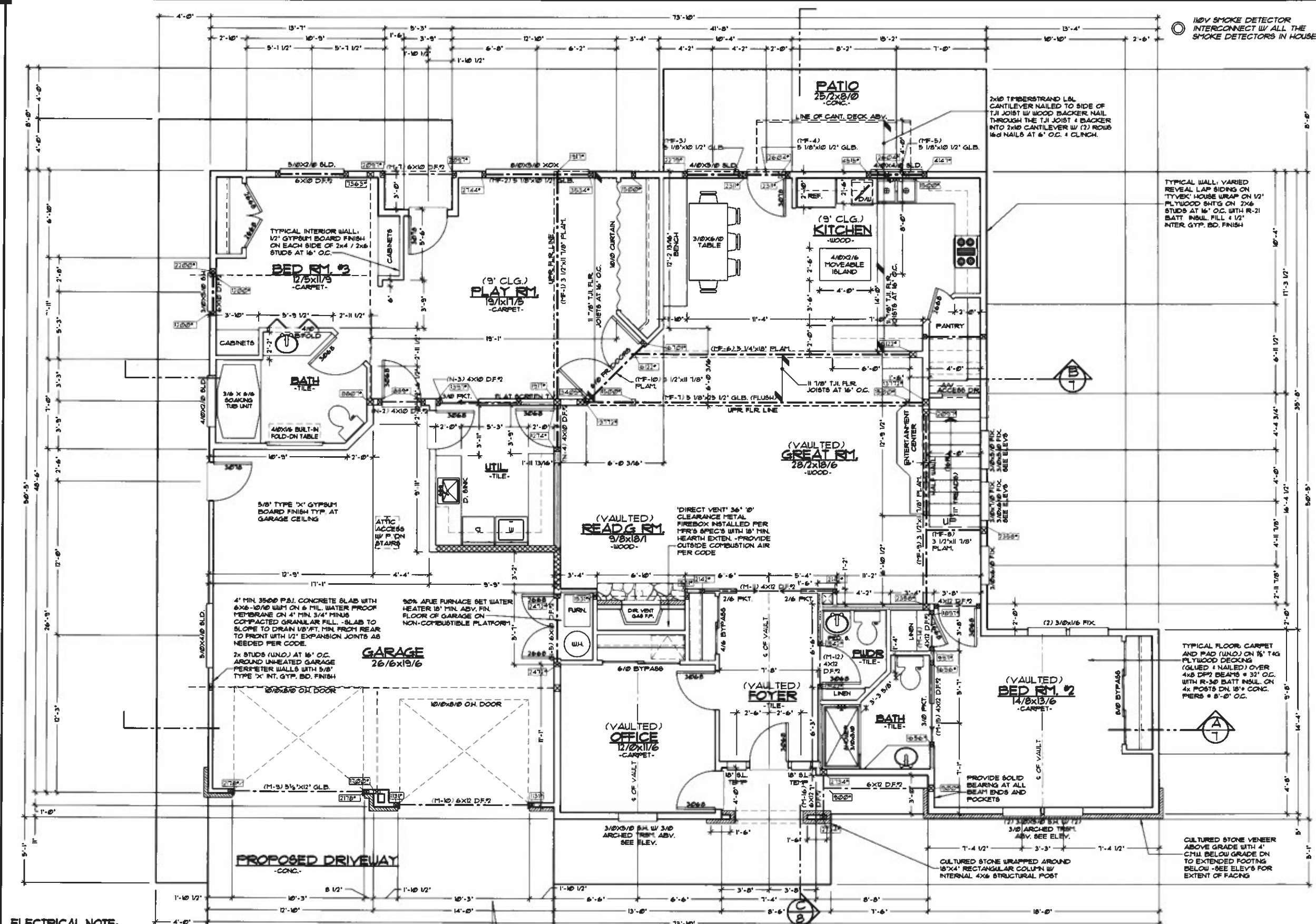
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**ELECTRICAL NOTE:**  
ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT U.B.C. AND FIRE CODES.

**MAIN FLOOR PLAN**  
SCALE: 3/16"=1'-0"  
GARAGE = 691 SQ. FT.  
TOTAL = 3,046 SQ. FT.

SEE 'S' SHEETS FOR ENGINEER'S SHEARWALL HOLD DOWN NOTES & DETAILS

110V SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE

2#10 TIMBERSTRAND LSL CANTILEVER NAILED TO SIDE OF TJI JOIST W/ WOOD BACKER NAIL THROUGH THE TJI JOIST & BACKER INTO 2#10 CANTILEVER W/ (2) ROWS 16d NAILS AT 6" O.C. & CLINCH.

TYPICAL WALL: VARIOUS REVEAL LAP SIDING ON 'TYVEK' HOUSE WRAP ON 1/2" PLYWOOD SHTS ON 2x6 STUDS AT 16" O.C. WITH R-21 BATT INSUL. FILL & 1/2" INTER. GYP. BD. FINISH

'DIRECT VENT' 36" Ø CLEARANCE METAL FIREBOX INSTALLED PER MFR'S SPECS WITH 18" MIN. HEARTH EXTEN. - PROVIDE OUTSIDE COMBUSTION AIR PER CODE

4" MIN. 3500 P.S.I. CONCRETE SLAB WITH 6x6-10/10 W/M ON 6" MIL. WATER PROOF MEMBRANE ON 4" MIN. 3/4" MINUS COMPACTED GRANULAR FILL. - SLAB TO SLOPE TO DRAIN 1/8" FT. MIN. FROM REAR TO FRONT WITH 1/2" EXPANSION JOINTS AS NEEDED PER CODE.

90% A.P.E. FURNACE SET WATER HEATER 18" MIN. ADV. FIN. FLOOR OF GARAGE ON NON-COMBUSTIBLE PLATFORM

TYPICAL FLOOR, CARPET AND PAD (UNO.) ON 1/2" TAG PLYWOOD DECKING (GLUED & NAILED) OVER 4x8 DFP BEAMS @ 32" O.C. WITH R-30 BATT INSUL. ON 4x POSTS DN. 18" CONC. PIERS @ 8'-0" O.C.

CULTURED STONE VENEER ABOVE GRADE WITH 4" CHL. BELOW GRADE DN TO EXTENDED FOOTING BELOW - SEE ELEV'S FOR EXTENT OF FACING

PROVIDE SOLID BEARING AT ALL BEAM ENDS AND POCKETS

CULTURED STONE WRAPPED AROUND 18"x14" RECTANGULAR COLUMN W/ INTERNAL 4x6 STRUCTURAL POST

**MISCELLANEOUS NOTES**

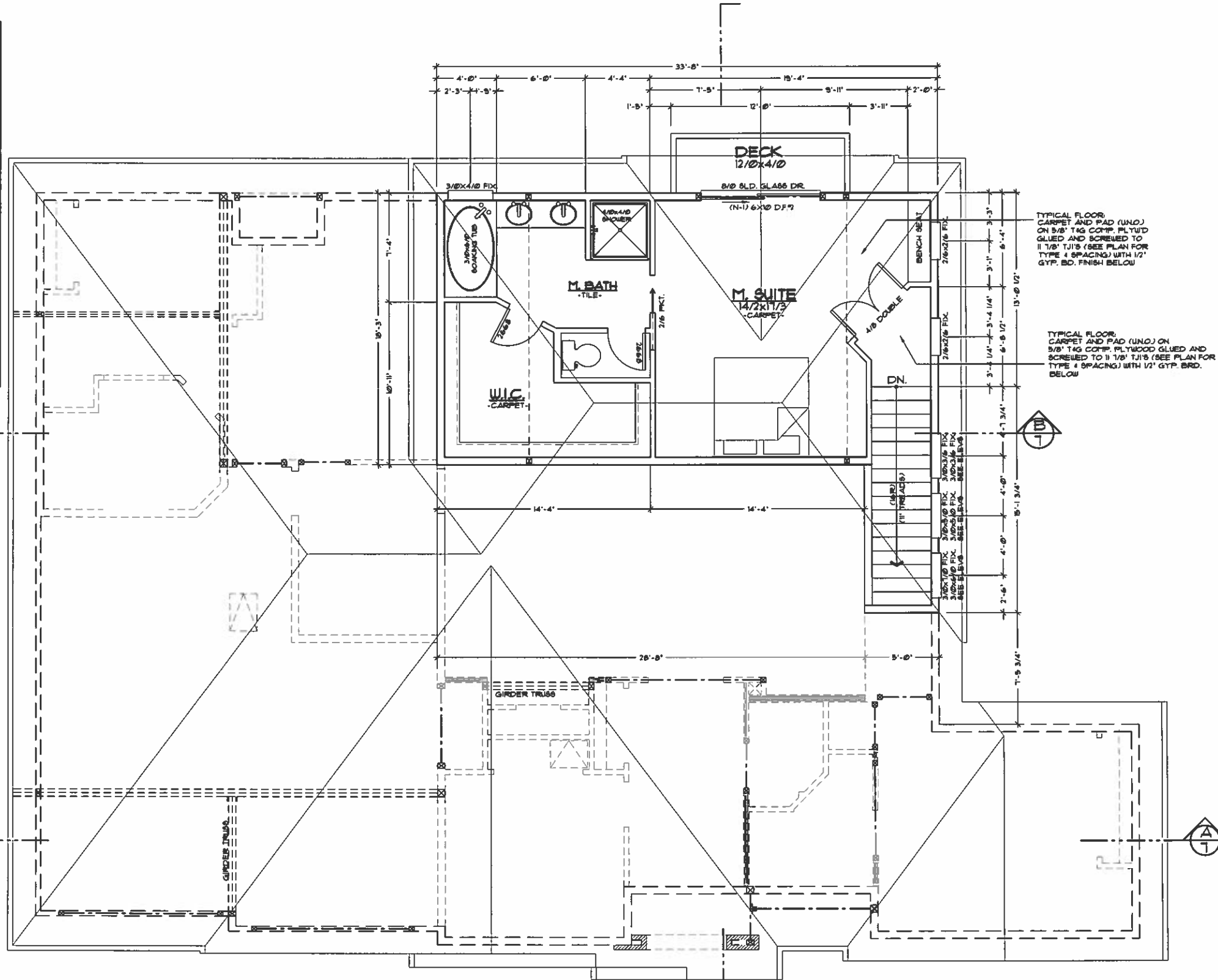
- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. FLR.
- ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 12 IN. OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE 1/2 IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE 3/4" - 5/8" IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
- CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
- PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

**ELECTRICAL NOTE:**

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT U.S.C. AND FIRE CODES.

- 4x12 UNLESS OTHERWISE NOTED.  
EXCEPTION 1) 4x8 2 DFL MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR. WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.  
EXCEPTION 2) 4x10 2 DFL HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS, THAT DO NOT EXCEED 6'-0", AND DO NOT HAVE POINT LOADS ON THEM.
- PROVIDE CAULKING UNDER ALL SILL PLATES AT EXTERIOR PERIMETER OF HOUSE
- PROVIDE IAC-RATED RECESSED ELECTRICAL CANS PER CURRENT OREGON RESIDENTIAL ENERGY CODE REQ.
- SEAL ALL WALL AND FLOOR PENETRATIONS FROM ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS PER 1992 OREGON RESIDENTIAL ENERGY CODE REQUIREMENTS
- VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2 X 4 STUD BEARING WALLS

⊠ = BEARING LOCATION • WALL



TYPICAL FLOOR: CARPET AND PAD (UND.) ON 5/8" TAG CORR. PLYWOOD GLUED AND SCREWED TO 1 1/8" TJI'S (SEE PLAN FOR TYPE & SPACING) WITH 1/2" GYP. BRD. FINISH BELOW

TYPICAL FLOOR: CARPET AND PAD (UND.) ON 5/8" TAG CORR. PLYWOOD GLUED AND SCREWED TO 1 1/8" TJI'S (SEE PLAN FOR TYPE & SPACING) WITH 1/2" GYP. BRD. FINISH BELOW

**UPPER FLOOR PLAN**

SCALE: 3/16" = 1'-0"

591 SQ. FT.

SEE 'S' SHEETS FOR ENGINEER'S SHEARWALL HOLD DOWN NOTES & DETAILS



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