

Lot 10  
1810 Sf



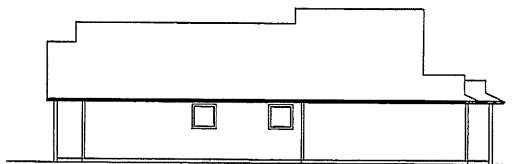
FRONT ELEVATION

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

GARAGE WIDTH PERCENT RATIO  
30'-1" / 30'-0" = 0.9164 = 91.64%

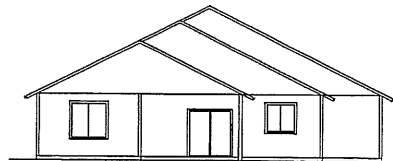
RESIDENTIAL DESIGN STANDARDS  
NUMBER OF DESIGN ITEMS REQUIRED=6  
DESIGN ITEMS USED

- DECORATIVE GABLES
- GARAGE RECESSED FROM LONGEST STREET FACING WALL
- GARAGE RECESSED FROM LONGEST STREET FACING WALL
- COVERED FRONT PORCH
- BUILDING FACE CONTAINING 23 OR MORE OBJECTS OF 1'0" OR GREATER
- ROOF OVERHANGS OF 1'0" OR GREATER
- SIDELIGHT WINDOW ASSOCIATED WITH FRONT DOOR



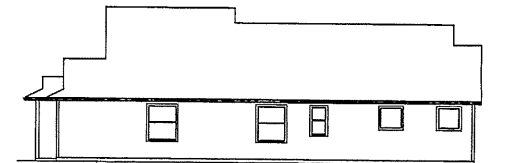
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



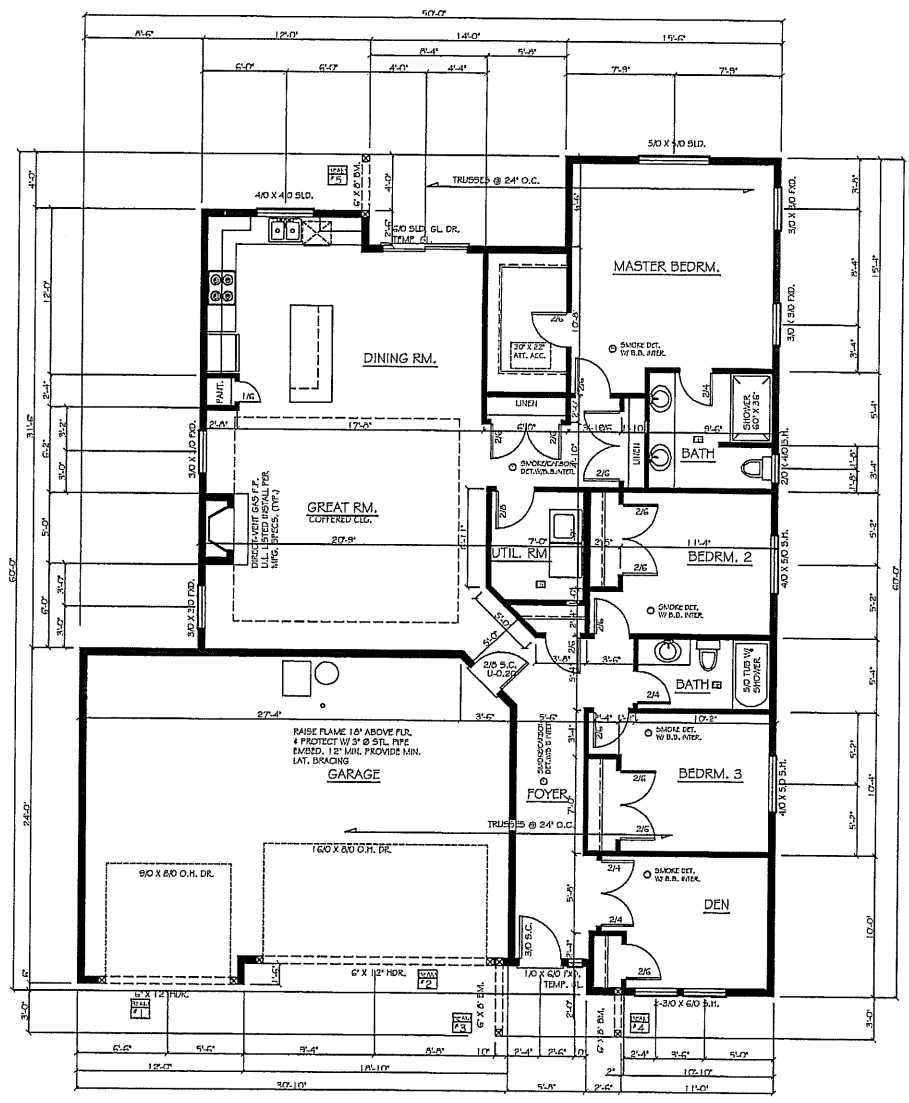
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

<b>TROXEL'S HOME DESIGN</b>	
SCALE: NOTED	1774 SW 26TH CT. GRESHAM, OREGON 97030 (503) 259-2684
DATE: 4/7/16	DESIGNED BY: <b>DENNIS TROXEL</b>
MAIN: 1750 SQ FT	TOTAL: <b>1810</b>
UPPER: NA	SHEET: 1   #1593-B

TABLE H1101.1(2)  
ADDITIONAL MEASURES

- ENVELOPE ENHANCEMENT MEASURE (SELECT ONE)**
- (1) HIGH EFFICIENCY WALLS & WINDOWS: EXTERIOR WALLS - U-VALUES ≤ 0.040; 10% INSULATION SHEATHINGS, AND ONE OF THE FOLLOWING WINDOWS - U-VALUE OF 0.25 OR LESS, OR WINDOW-TO-GROSS FLOOR AREA RATIO ≥ 0.30
  - (2) HIGH EFFICIENCY BUILDING ENVELOPE: EXTERIOR WALLS - U-VALUES ≤ 0.040; INSULATED FRAMING, AND WINDOW-TO-GROSS FLOOR AREA RATIO ≥ 0.30; AND FLOOR CEILING - U-VALUES ≤ 0.035; AND WINDOW-TO-GROSS FLOOR AREA RATIO ≥ 0.30; AND DOORS - U-VALUES ≤ 0.30; AND ROOFS - U-VALUES ≤ 0.030; OR ADDITIONAL 15% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH-EFFICACY LAMPS OR CONSERVATION MEASURE 6.1.2
  - (3) HIGH EFFICIENCY CEILING: WINDOWS & FLOOR CEILING SHALL BE USED BY CONSERVATION MEASURE 6.1.2; WINDOW-TO-GROSS FLOOR AREA RATIO ≥ 0.30; AND FLOOR CEILING - U-VALUES ≤ 0.035; AND WINDOW-TO-GROSS FLOOR AREA RATIO ≥ 0.30; AND PERFORMANCE TESTED DUCT SYSTEMS IN
  - (4) HIGH EFFICIENCY THERMAL ENVELOPE: PROPOSED U-VALUE 15% LOWER THAN THE CODE U-VALUE CALCULATED IN TABLE H1104.1(1)
  - (5) BUILDING TIGHTNESS TESTING, VENTILATION & DUCT SEALING: A MECHANICAL EXHAUST, SUPPLY, OR CONVECTION SYSTEM PROVIDING WHOLE-BUILDING VENTILATION RATES SPECIFIED IN TABLE H1101.1(1), (2), (3), (4), (5), AND THE DWELLING SHALL BE TESTED WITH A FLOWER DOOR TO DETERMINE NO MORE THAN 1.0 CFM AIR CHANGES PER HOUR OF LEAKAGE AT 75 PA. PERFORMANCE TESTED DUCT SYSTEMS IN
  - (6) DUCTED HVAC SYSTEMS WITH COMBINED SPACES: LEAKAGE SHALL BE USED BY CONSERVATION MEASURE 6.1.2 OR ALL DUCTS AND AIR HANDLERS ARE COVERED WITH BUILDING ENVELOPE IN
- CONSERVATION MEASURE (SELECT ONE)**
- (7) HIGH EFFICIENCY HVAC SYSTEM: GAS FURNACE OR BOILER WITH MINIMUM AFUE OF 90% OR AIR SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0 OR CLOSED-LOOP GEOTHERMAL HEAT PUMP WITH MINIMUM COP OF 3.0
  - (8) DUCTED HVAC SYSTEMS WITH COMBINED SPACES: ALL DUCTS AND AIR HANDLERS ARE COVERED WITH BUILDING ENVELOPE IN
  - (9) DUCTLESS HEAT PUMP: REPLACE EXISTING PERFORMANCE HEATING IN AT LEAST THE PRIMARY ZONE OF DWELLING WITH AT LEAST ONE DUCTLESS MINI-SPLIT HEAT PUMP HAVING A MINIMUM COP OF 3.0. UNIT SHALL HAVE INTEGRATED BACKUP PERFORMANCE HEAT, AND THE UNIT SHALL BE INSTALLED IN THE DWELLING. UNIT SHALL BE SIZED TO HAVE CAPACITY TO MEET THE OFFICE DWELLING DESIGN HEAT LOAD RATE AT OUTDOOR DESIGN TEMPERATURE CONDITION. CONVENTIONAL ELECTRIC RESISTANCE HEATING SHALL BE PROVIDED FOR ANY SECONDARY ZONES IN THE DWELLING. PACKAGED TERMINAL UNIT HEAT PUMPS WITH COMPARABLE EFFICIENCY RATINGS MAY BE USED WHEN NO SUPPLEMENTAL ZONAL HEATERS ARE INSTALLED IN THE BUILDING AND INTEGRATED BACKUP RESISTANT HEAT IS ALLOWED IN A UNIT
  - (10) HIGH EFFICIENCY WATER HEATING & LIGHTING: NATURAL GAS WATER HEATER OR RESIDENTIAL WATER HEATING WITH 1.0 GPM OF 120 AND A MINIMUM 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH-EFFICACY LAMPS OR A MIN. EFFICACY OF 40 LUMENS PER WATT AS SPECIFIED IN SECTION H1107.2 (2)
  - (11) ENERGY MANAGEMENT DEVICE & DUCT SEALING: WHOLE-BUILDING ENERGY MANAGEMENT DEVICE THAT IS CAPABLE OF MONITORING OR CONTROLLING ENERGY CONSUMPTION AND PERFORMANCE TESTED DUCT SYSTEMS IN, AND A MINIMUM 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH-EFFICACY LAMPS.
  - (12) SOLAR PHOTOVOLTAIC: MINIMUM 1 WATT/50 SQ. FT. CONDITIONED FLOOR SPACE IN
  - (13) SOLAR WATER HEATING: MINIMUM OF 40 SQ. FT. OF GROSS COLLECTOR AREA IN
- ADDITIONAL MEASURES**
- (14) PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE SEPARATE COMBINATION AIR-RESISTANT, COMBINATION AIRSHALL BE DUCTED DIRECTLY TO THE OUTDOORS.
  - (15) DOCUMENTATION OF PERFORMANCE TESTING SHALL BE SUBMITTED TO THE BUILDING OFFICIAL UPON COMPLETION OF WORK. THIS WORK SHALL BE PERFORMED BY A TECHNICIAN CERTIFIED BY THE ENERGY COMPLIANCE SERVICES (ECS) PROGRAM ADMINISTERED BY THE EPA. DOCUMENTATION SHALL BE PROVIDED THAT WORK DOCUMENTATION CONFORMANCE TO THIS CODE REQUIREMENTS.
  - (16) SECTION H1107.2 REQUIRES 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES TO CONTAIN HIGH-EFFICACY LAMPS. EACH OF THESE ADDITIONAL MEASURES ADDS AN ADDITIONAL PERCENT TO THE SECTION H1107.2 REQUIREMENT.
  - (17) AIR-RESISTANT FRAME CONSTRUCTION, WHICH SHALL PROVIDE FULL REQUIRED CEILING INSULATION VALUE TO THE OUTSIDE OF RESIDENCE WALLS.
  - (18) THE MARKABLE VERTICAL CEILING SURFACE AREA SHALL NOT BE GREATER THAN 10% OF THE TOTAL HEATED SPACE FLOOR AREA. MARKABLE VERTICAL AREA HAS A SURFACE TO GREATER THAN 10% OF THE BUILDING TIGHTNESS TEST SHALL BE CONDUCTED WITH A FLOWER DOOR DEPRESSURIZING THE DWELLING TO 50 PASCALS FROM AMBIENT CONDITIONS. DOCUMENTATION OF FLOWER DOOR TEST SHALL BE SUBMITTED TO THE BUILDING OFFICIAL UPON COMPLETION OF WORK.
  - (19) SOLAR ELECTRIC SYSTEM SITE SHALL INCLUDE DOCUMENTATION THAT TOTAL SOLAR RESOURCE FRACTION IS NOT LESS THAN 20%.
  - (20) SOLAR WATER HEATING PANELS SHALL BE SOLAR RATING AND CONSTRUCTION CONFORMANCE EXCEEDS DESIGN CRITERIA AND LABELS, WITH DOCUMENTATION REGARDING TOTAL SOLAR RESOURCE FRACTION IS NOT LESS THAN 20%.
  - (21) TOTAL COP ≥ 3.0 OF ALL HVAC SYSTEMS DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE CONDITIONED SPACE. OUTSIDE LOCATED SURFACE OF THE CONDITIONED SPACE SHALL HAVE INSULATION AS REQUIRED IN THIS CODE.



ALL LIGHTING CONTAINING DRYBULB OR PARABOLIC SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DIMMER/STAT. THESE OR SIMILAR MEANS OF ARGUMENTATIVE CONTROL.

A MINIMUM OF 50% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT. SCREW-IN COMPACT FLUORESCENT LAMPS COMPLY WITH THIS REQUIREMENT.

ALL ELECTRICAL TOYER (EXCEPT EXISTING AIR-RESISTANT) EQUIPMENT AND TOYER TO BE PROVIDED BY OWNER.

PROVIDE DRYER VENT WITH 4" DIA. MIN. THE VENT MUST REACH TO OUTSIDE WALLS AND TERMINATE NO CLOSER THAN 3" TO ANY OPENING INTO RESIDENCE.

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

**TROXEL'S HOME DESIGN**

SCALE: NOTED      1778 HWY 26TH CT.      DRAWN BY: DENNIS TROXEL  
 DATE: 4/7/16      CRESWELL, OREGON 97030      SHEET: 2  
 MAIN: 1810 SQ FT      TOTAL: 1810 SQ FT      PLAN NUMBER: #1593-B  
 UPPER: NA