

VICINITY MAP

Single Family Residence

Hiram Avenue Remodel

PREPARED FOR **GENERAL CONTRACTOR DRAWING INDEX Sheet Number Sheet Name** Owners: Cover Sheet Earth Choice Construction A1.0 Site Plan Kevin & Maureen Grainger Eugene Voytenko A1.1 General Notes Floor and Roof Plans A2.0 (971) 275-3880 Ph. (503) 475-2950 Foundation & Floor Framing Plans Elevations A3.1 Elevations A4.1 Sections Details

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PROJECT LOCATION:

16430 Hiram Ave.

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Hiram Ave Residence Cover Sheet

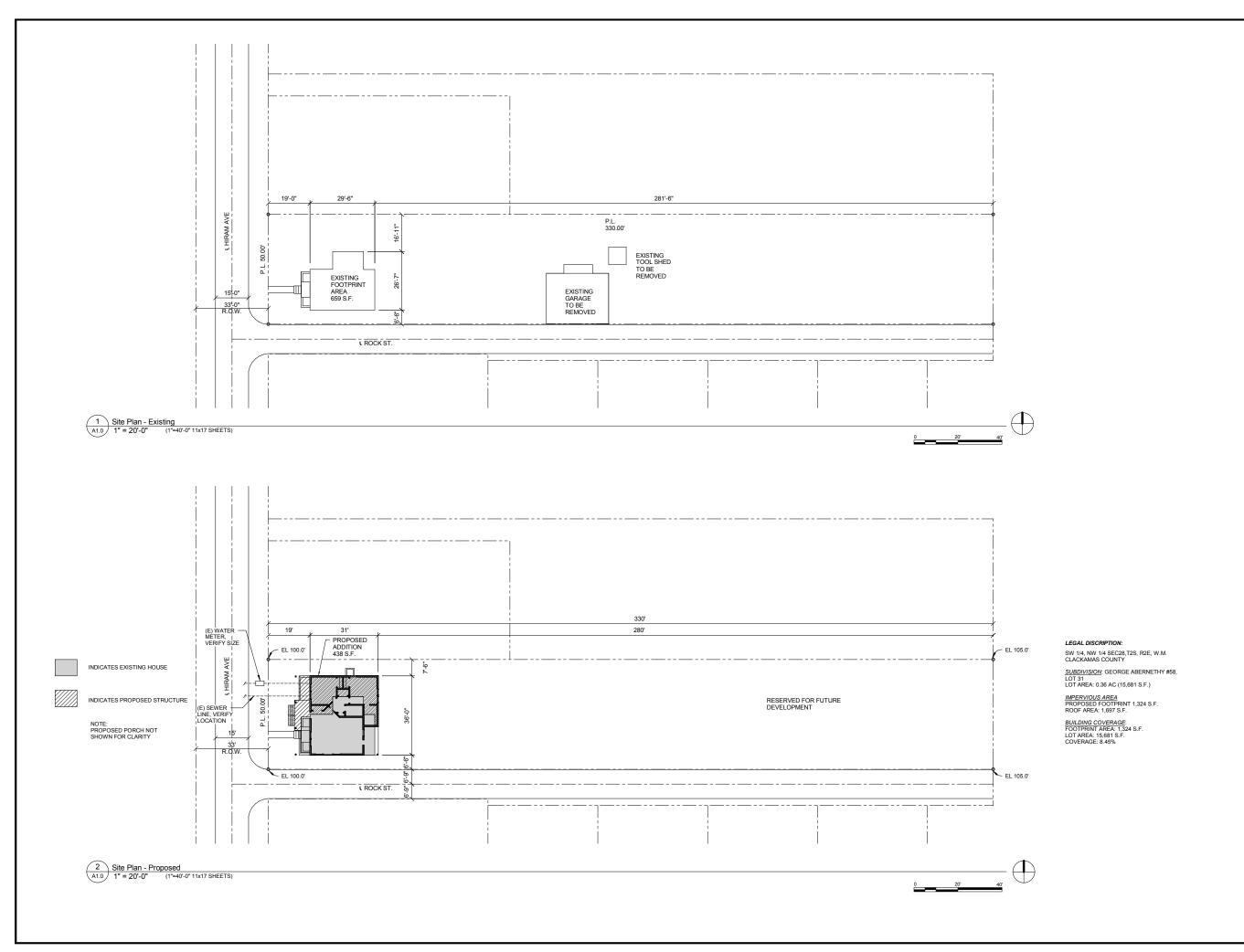
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PROJECT LOCATION:

16430 Hiram Ave. Oregon City, OR 9704

No.	Description	Date

Hiram Ave Residence Site Plan

 Project number
 1603

 Date
 08/30/2016

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ENERGY CODE COMPLIANCE NOTES:

TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREME

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value ^b	Required Performance	Equiv. Value
Wall insulation-above grade	U-0.060	R-21c	Note d	Note d
Wall insulation-below grade ^e	F-0.565	R-15	F-0.565	R-15
Flat ceilings ^f	U-0.031	R-38	U-0.025	R-49
Vaulted ceilings ^g	U-0.042	R-38g	U-0.027	R-38Ah
Underfloors	U-0.028	R-30	U-0.028	R-30
Slab edge perimeter	F-0.520	R-15	F-0.520	R-15
Heated slab interiori	n/a	R-10	n/a	R-10
Windowsi	U-0.35	U-0.35	U-0.35	U-0.35
Window area limitation ^{j, k}	n/a	n/a	n/a	n/a
Skylights ^l	U-0.60	U-0.60	U-0.60	U-0.60
Exterior doors ^m	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors w/ > 2.5 ft ² glazing ⁿ	U-0.40	U-0.40	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8	n/a	R-8

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 nt, 1 degree = 0.0175 rad.

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

A R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.

b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.

C. Wall insulation requirements apply to all exterior wood irrande, concrete or masonry walls that are above grade. This includes cripple walls and rim joist areas.

R-19 Advanced Frame or 2 × 4 wall with rigid insulation may be substituted if total nominal insulation R-value is 18.5 or greater.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches (90 mm).

e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches (609.6 mm) above grade.

I. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet (13.9 m²) in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces).

g. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless area has a U-factor no greater than U-0.031. The U-factor of 0.042 is representative of a vaulted scissor truss. A 10-inch (224 mm) deep rafter vaulted ceiling with R-30 insulation is U-0.033 and complies with this requirement, not exceed 50 percent of the total heated space floor area.

h. A = Advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.

I. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed undermeath the entire slab.

underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2, Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or viryl, or fiberglass frames and double-pane glazing with low-emissivity contains go 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N 1104.1(1) to demonstrate equivalence to building envelope requirements.

k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component installed at 2 percent or less of total based space floor area shall be deemed to statisfy this requirement with viryl, wood or thermally broken aluminum frames and double-pane glazing with low-emissivity coatings. Skylight U-factor is tested in the 20 degree (0.35 rad) overthead plane in accordance with NFRC standards.

uarus. aximum of 28 square feet (2.6 m²) of exterior door area per dwelling unit can have a *U*-factor of 0.54 or less. zing 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.

TABLE N1101.1(2)

	1	High efficiency walls & windows: Exterior walls—U-0.047/R-19+5 (insulation sheathing)/SIPS, and one of the following options: Windows—Max 15 percent of conditioned area; or Windows—U-0.30
Г		High efficiency envelope:
	2	Exterior walls—U-0.058/R-21 Intermediate framing, and Vaulted ceilings—U-0.033/R-30A ^{d,c} , and Flat ceilings—U-0.053/R-30A ^{d,c} , and Framed floors—U-0.025/R-38, and Windows—U-0.30; and U-0.05/R-38, and Windows—U-0.30; and Doors—All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E
	1	High efficiency ceiling, windows & duct sealing: (Cannot be used with Conservation Measure E)
	3	Vaulted ceilings—U-0.033/R-30A ^{6,e} , and Flat ceilings—U-0.053/R-49, and Windows—U-0.30, and Performance tested duct systems ⁶
		High efficiency thermal envelope UA;
	4	Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
	C 19	Building tightness testing, ventilation & duct sealing: (Cannot be used with Conservation Measure E)
	5	A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 6.2., and The dwelling shall be tested with a blower door and found to exhibit no more than: 1. 6.0 air changes per hour, and 2. Performance tested duct systems ⁶
		Ducted HVAC systems within conditioned space: (Cannot be used with Conservation Measure B or C)
	6	Partie I file apartie from Continuous aparti (Cambride and File Continuous freedom De Cy
		All ducts and air bandler are contained within building envelope!
		All ducts and air handler are contained within building envelope ¹
<u> </u>	7	All ducts and air handler are contained within building envelope! High efficiency HVAC system:
{	A	
	A	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or
	7	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0
	A	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0 Ducted HVAC systems within conditioned space:
	A	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0 Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ¹ Ductless heat pump: Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance
	A B	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0 Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ¹ Ductless heat pump: Roplace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings
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-	A B	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0 Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ¹ Ductless heat pump: Replace elsectic resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Control the sized is have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Control the sized is have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Control the sized is have designed to have capacity to meet the entire dwelling design heat in the sized temperature condition. Control the sized when no supplemental zonal heaters are installed in the building and integrated backup resistant heat is allowed in a PTHP High efficiency water heating as lighting: Natural gas/propane, on-demand water heating with min EF of 0.80, or heat pump water heater with min EF of 1.8 (northern climate) and minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as
	A B	Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0 Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ¹ Ductless heat pump: Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) 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 PTHP High efficiency water heating & lighting: Natural gas/propane, on-demand water heating with min EF of 0.80, or heat pump water heater with min EF of 1.8 (northern climate) and inminimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N11.107.2*
-	A B C D	Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0 Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ¹ Ductless heat pump: Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistan heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PIHP) 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 PTHP High efficiency water heating & lighting: Natural gas/propane, on-demand water heating with min EF of 0.80, or heat pump water heater with min EF of 1.8 (northern climate) and inimimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.2* Energy management device & duct sealing: Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systems. ² and
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1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².
ces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

2. Pursues toxace visuals in the restance exceeds established and a state of the st

N1107.2 requirement.
d. A = advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.

d. A = advanced frame construction, which shall provide full required celling insulation value to the outside of exterior walls.
c. The maximum vaulted ceiling surface area shall not be greater than 90 percent of the total based space floor area unless vaulted area has a U-factor no greater than U-0.026.
f. Building tightness test shall be conducted with a Hower door depressurizing the dwelling 50 Pascal's from ambient conditions. Documentation of blower door lest shall be submitted the Building (Official upon completion of work.
g. Solar electric system size shall include documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
Solar water beauting panels shall be Solar Rating and Certification Corporation (SRCC) Standard OG-300 certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.

A total of 5 percent of an HVAC systems ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insurintalled as required in this code.

3 Energy Code1

GENERAL CONSTRUCTION NOTES:

1. - ASSUMED SOIL BEARING CAPACITY - 1500 P.S.F.

2. - MINIMUM COMPRESSIVE STRENGTH OF CONCRETE: B. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL
CONCRETE WORK EXPOSED TO THE WEATHER.

D. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE .. 3.000 PSI

3. - FOUNDATION VENT LOCATED WITHIN 3 FEET OF THE BUILDING CORNER IN EACH DIRECTION.

4. - ALL FRAMING LUMBER TO BE DF/L#2 OR BETTER.

5 - MINIMUM THERMAL INSULATION PER 2011 ENERGY EFFICIENCY ADDITIONAL MEASURES.

MINIMUM HEAVARL INSTITUTION FER 2011 ENERGY A. EXTERIOR WALLS - R21 INTERMEDIATE FRAMING B. VAULTED CEILING - R-30 ADVANCED FRAMING C. FLAT CEILINGS - R49 D. FRAMED FLOORS - R38

E. WINDOWS - U-0.30

F. DOORS - ALL DOORS U-0.20

6. - USE COMBINED SMOKE DETECTORS / CARBON MONOXIDE ALARMS AT LOCATION SHOWN.

7. - USE EXHAUST FAN WITH TIMER IN BATHROOMS, TYP

8. - DUE TO 2011 ENERGY EFFICIENCY ADDITIONAL MEASURES REQUIREMENTS THERE ARE (2) MEASURES SELECTED:

A. HIGH EFFICIENCY ENVELOPE B. HIGH EFFICIENCY HVAC

GENERAL CONSTRUCTION

A1.1

RODON CONTROL

AF103.5.1 Passive submembrane depressurization sys-

AF103.5.1.1 Ventilation. Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.

AF103.5.1.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AF103.5.1.3 Vent pipe. A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

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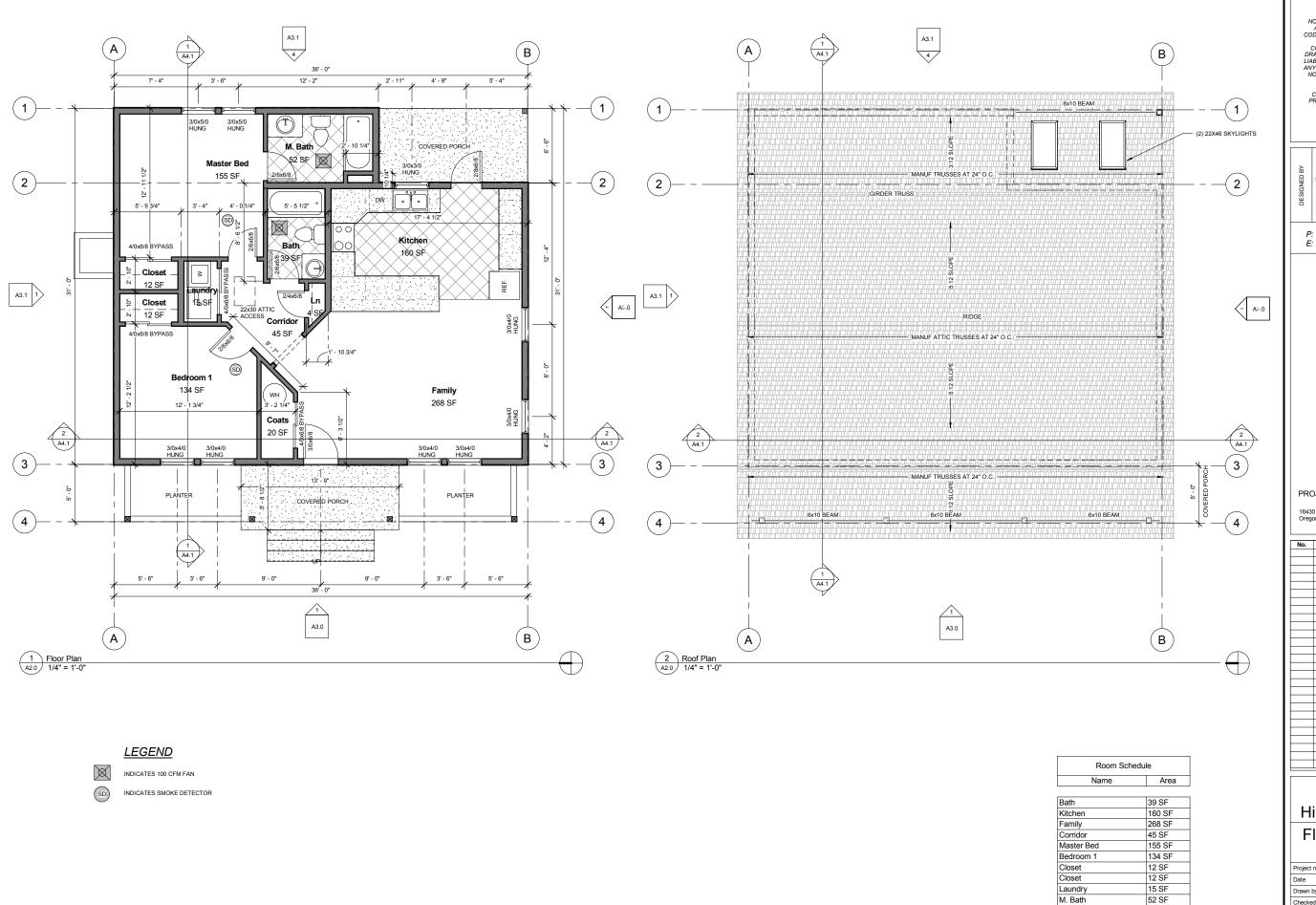
16430 Hiram Ave. Oregon City, OR 97045

No.	Description	Date
3	CHECKSHEET #3	03/25/14

Hiram Ave Residence General Notes

Project number	1603
Date	08/30/2016
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No.	Description	Date
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Hiram Ave Residence Floor and Roof Plans

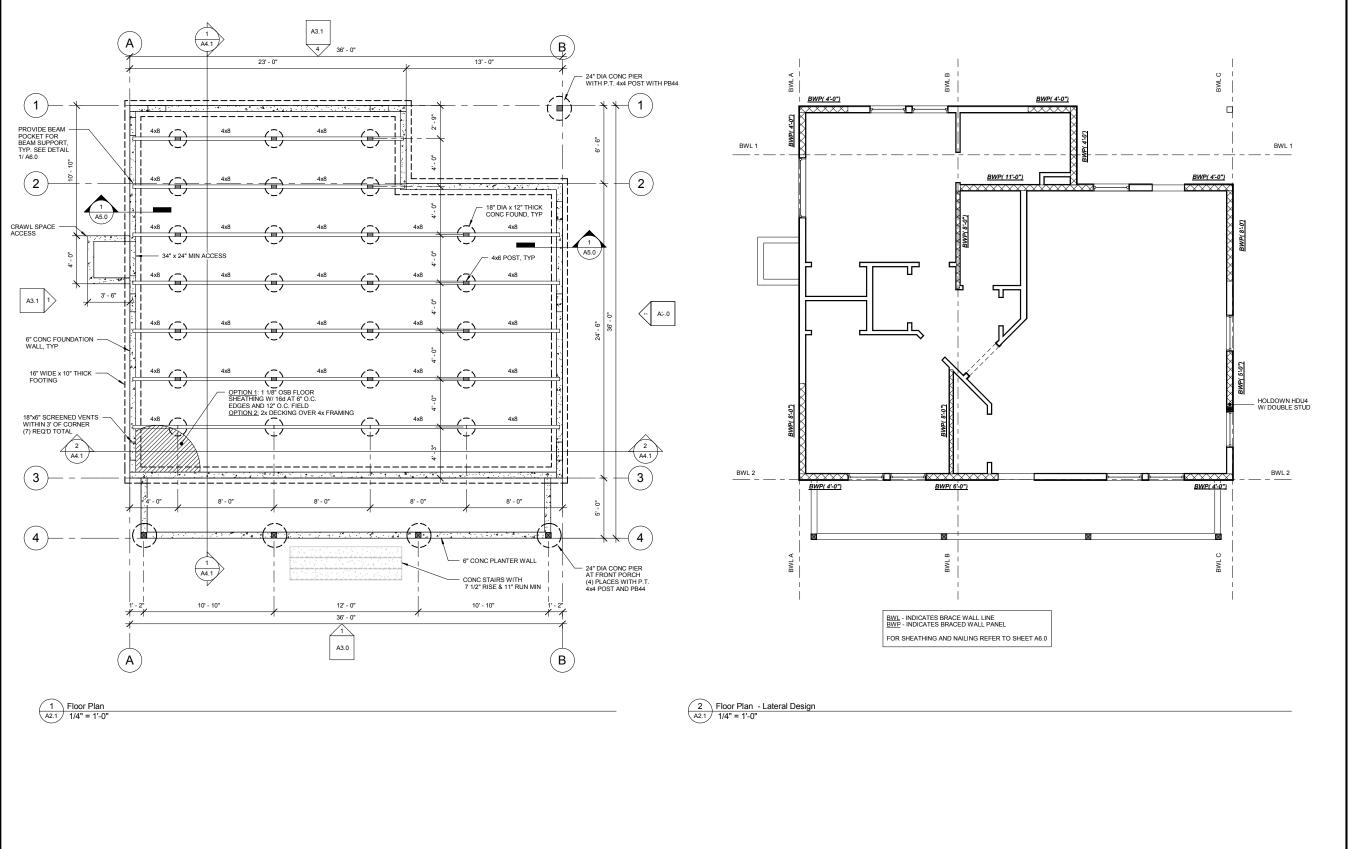
Project number	1603
Date	08/30/2016
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A2.0

4 SF 20 SF

917 SF

Coats Grand total: 12



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Hiram Ave Residence
Foundation & Floor
Framing Plans

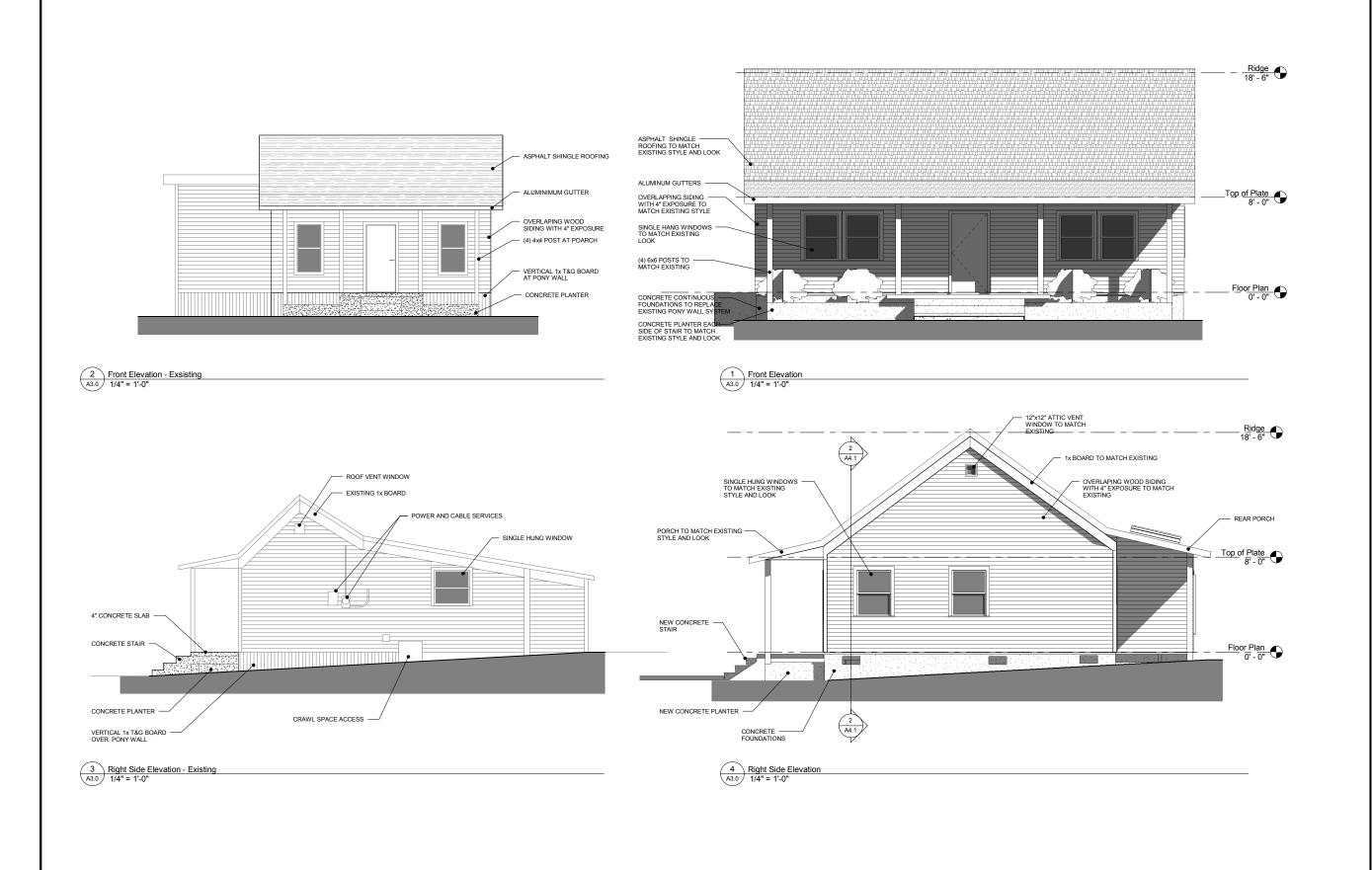
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Hiram Ave Residence Elevations

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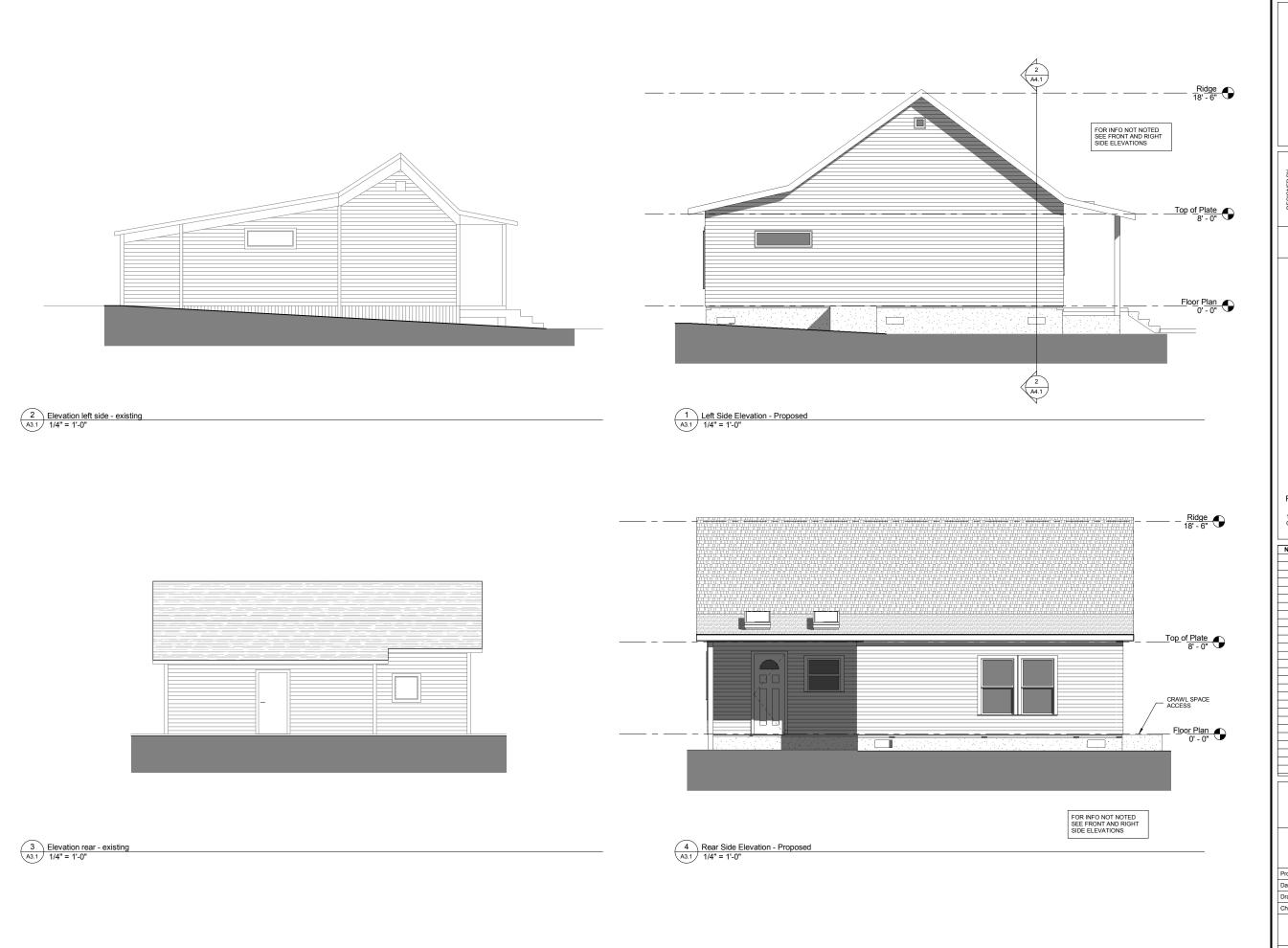
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1/4" = 1'-0"



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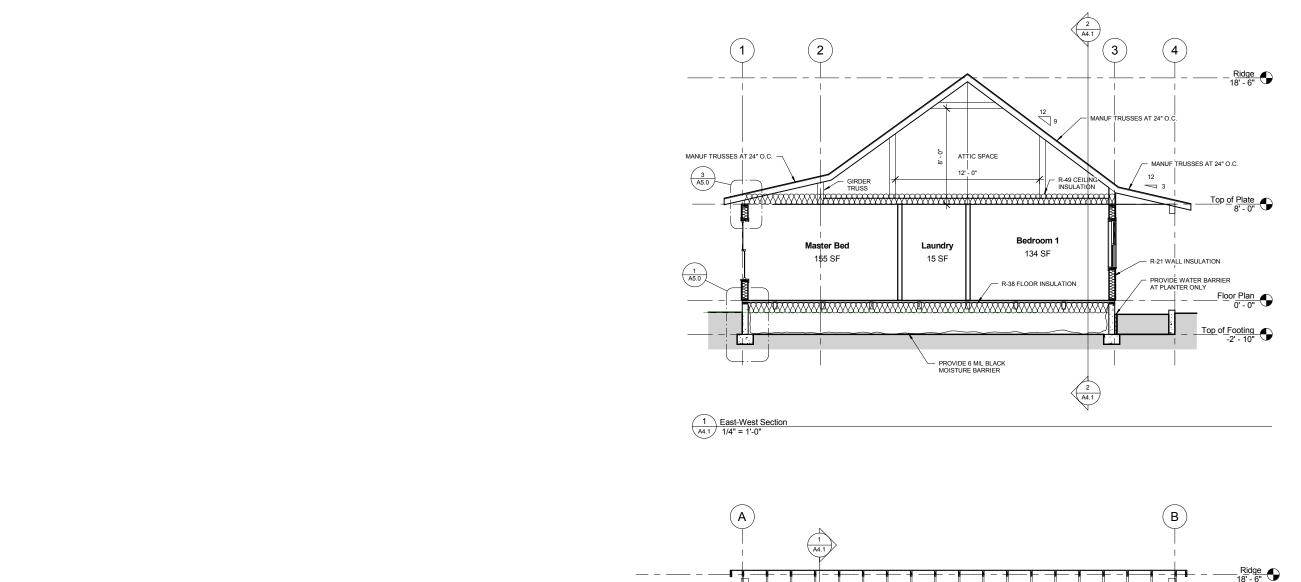
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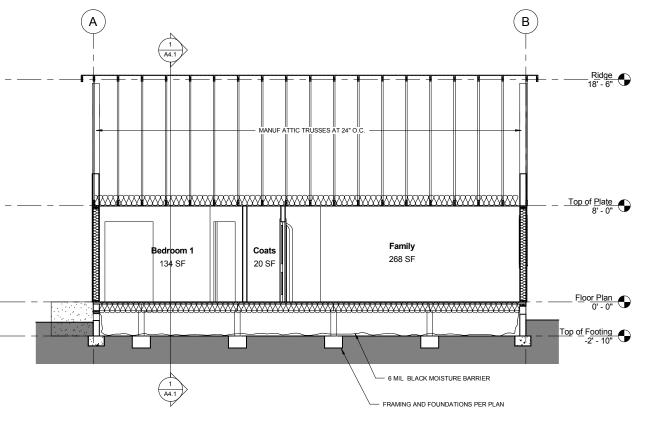
 Checked by
 VIK

A3.1

1/4" = 1'-0"



South-North Section
1/4" = 1'-0"



NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND / OR ZONING REGULATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE COMPLIANCE. VIK DRAFTING AND DESIGN SHALL. NOT BE HELD LIABLE TOWARD LOSS OR DAMAGE RESSULTING IN ANY ERROR OF THESE PLANS. THESE PLANS ARE NOT INTENDED TO SHOW METHOD AND MEANS OF EXECUTION WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WITTEN DIMENSIONS. VIK DRAFTING AND DESIGN RETAINS ALL COPYRIGHTS TO THE PLANS.

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PROJECT LOCATION:

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No.	Description	Date

Hiram Ave Residence Sections

 Project number
 1603

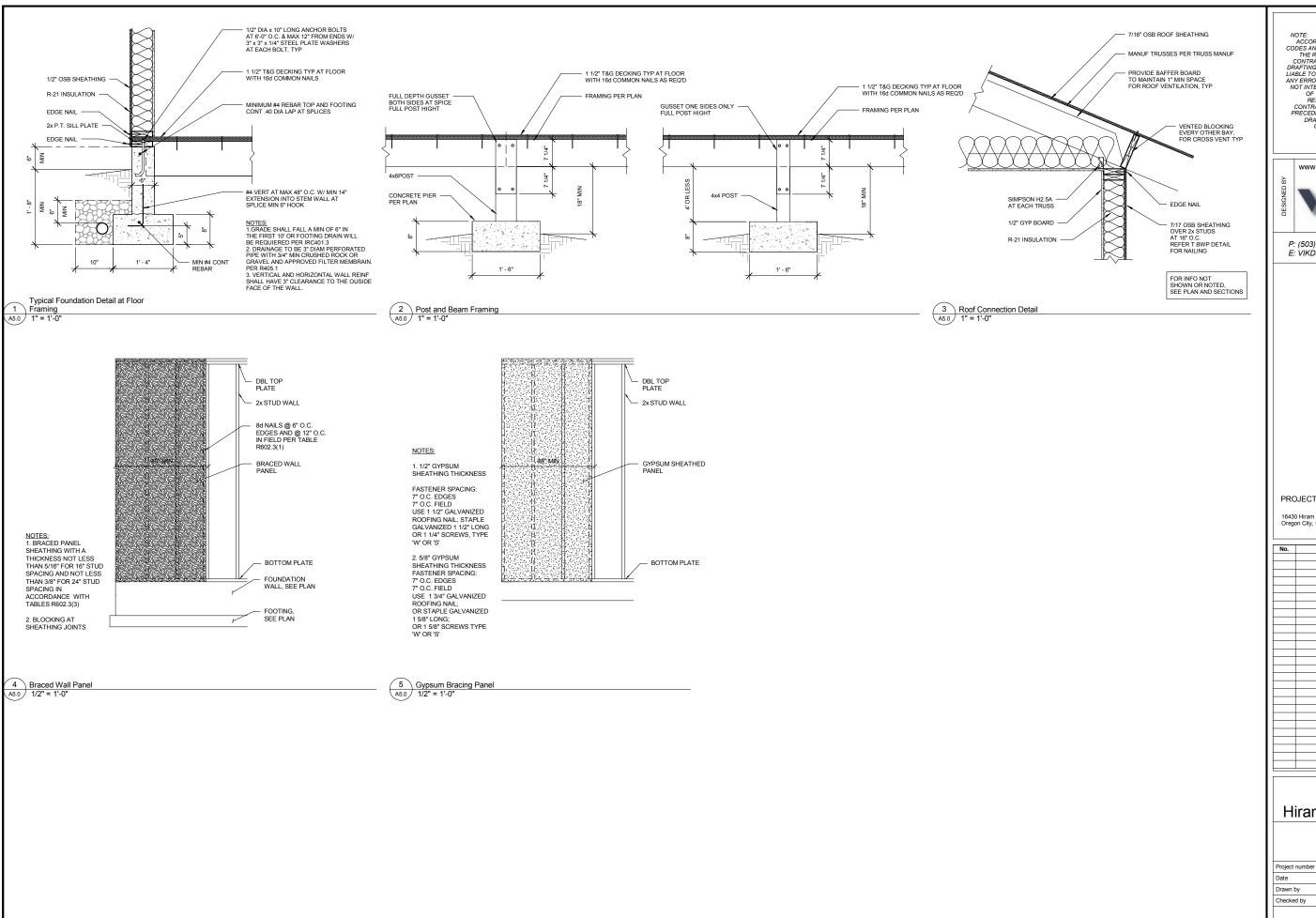
 Date
 08/30/2016

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A4.1

1/4" = 1'-0"



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1603 08/30/2016 VIK VIK

A5.0