



FRONT ELEVATION

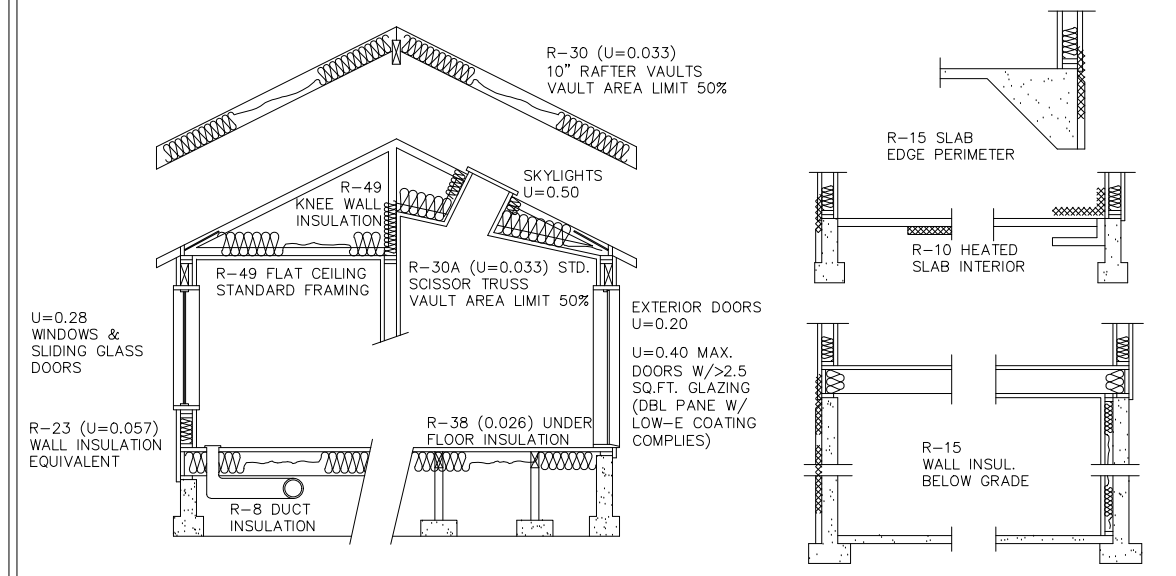
1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

PRESCRIPTIVE ENVELOPE REQUIREMENTS 24A (2011 ORSC)



SELECTED ENERGY REQUIREMENTS

- * ENVELOPE ENHANCEMENT MEASURE #2 - UPGRADED FEATURES
 - * CONSERVATION MEASURE A - HIGH EFFICIENCY HVAC SYSTEM
- ADD'L INFO:
- PERFORMANCE TESTED DUCT SYSTEM
- MIN. 94% AFUE
- GAS FURNACE

PURSUANT TO THE FEDERAL COPYRIGHT ACT, THESE PLANS, WHETHER A FULL CONSTRUCTION SET, EXTRA PRINTS, STUDY PRINTS OR REPRODUCIBLE VOLUMES, CONTAIN THE COPYRIGHT NOTICE OF PAHLISCH HOMES, INC. ALL RIGHTS FOR PAHLISCH HOMES, INC. ACCORDINGLY, THESE PLANS MAY NOT BE USED BY ANYONE WITHOUT THE WRITTEN PERMISSION OF PAHLISCH HOMES, INC. REPEATED USE OF REPRODUCIBLE VOLUMES IS PERMITTED ONLY BY THE REGISTERED PURCHASER WHO IS SOLELY AND LEGALLY LIABLE FOR ANY REPEATED USE OF REPRODUCIBLE VOLUMES PURCHASED FROM THIS OFFICE. ANY REDRAWING, TRACING, REPRODUCTION OR REUSE OF THESE PLANS BY ANYONE IS PROHIBITED WITHOUT THE WRITTEN PERMISSION FROM PAHLISCH HOMES, INC.

PAHLISCH HOMES INC.

210 SW WILSON AVENUE, SUITE 100, BEND, OR 97702 (541) 385-6762 FAX (541) 385-6742 www.pahlischhomes.com



BAKER

MAIN LEVEL	538 SF
UPPER LEVEL	922 SF
TOTAL	1460 SF

GARAGE	501 SF
COVERED PORCH	38 SF

HATHAWAY

MAIN LEVEL	538 SF
UPPER LEVEL	919 SF
TOTAL	1457 SF

GARAGE	411 SF
COVERED PORCH	38 SF

FRONT PATIO LEFT



LEFT ELEVATION

1/4" = 1'-0"



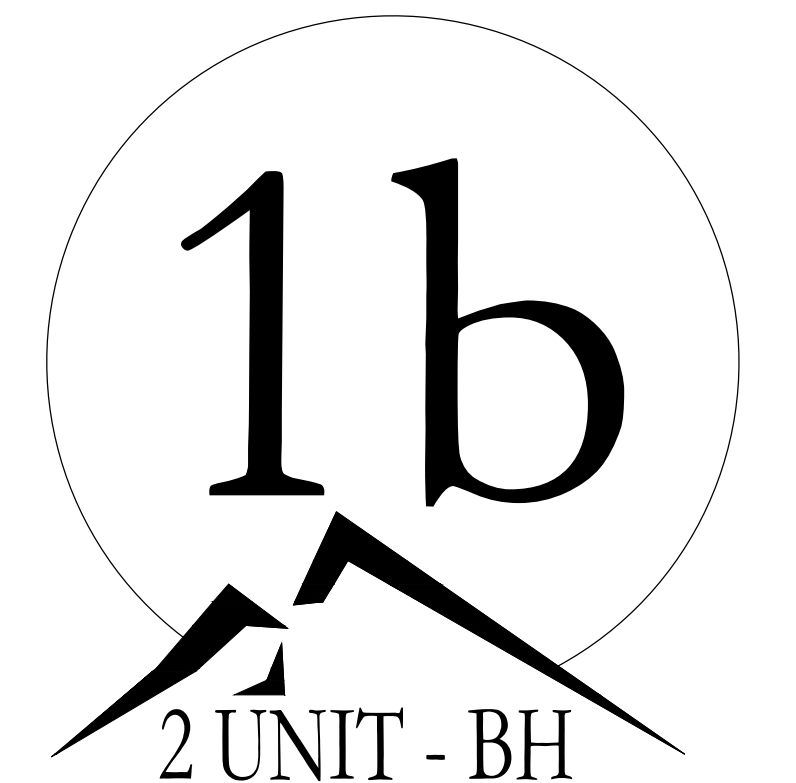
RIGHT ELEVATION

1/4" = 1'-0"

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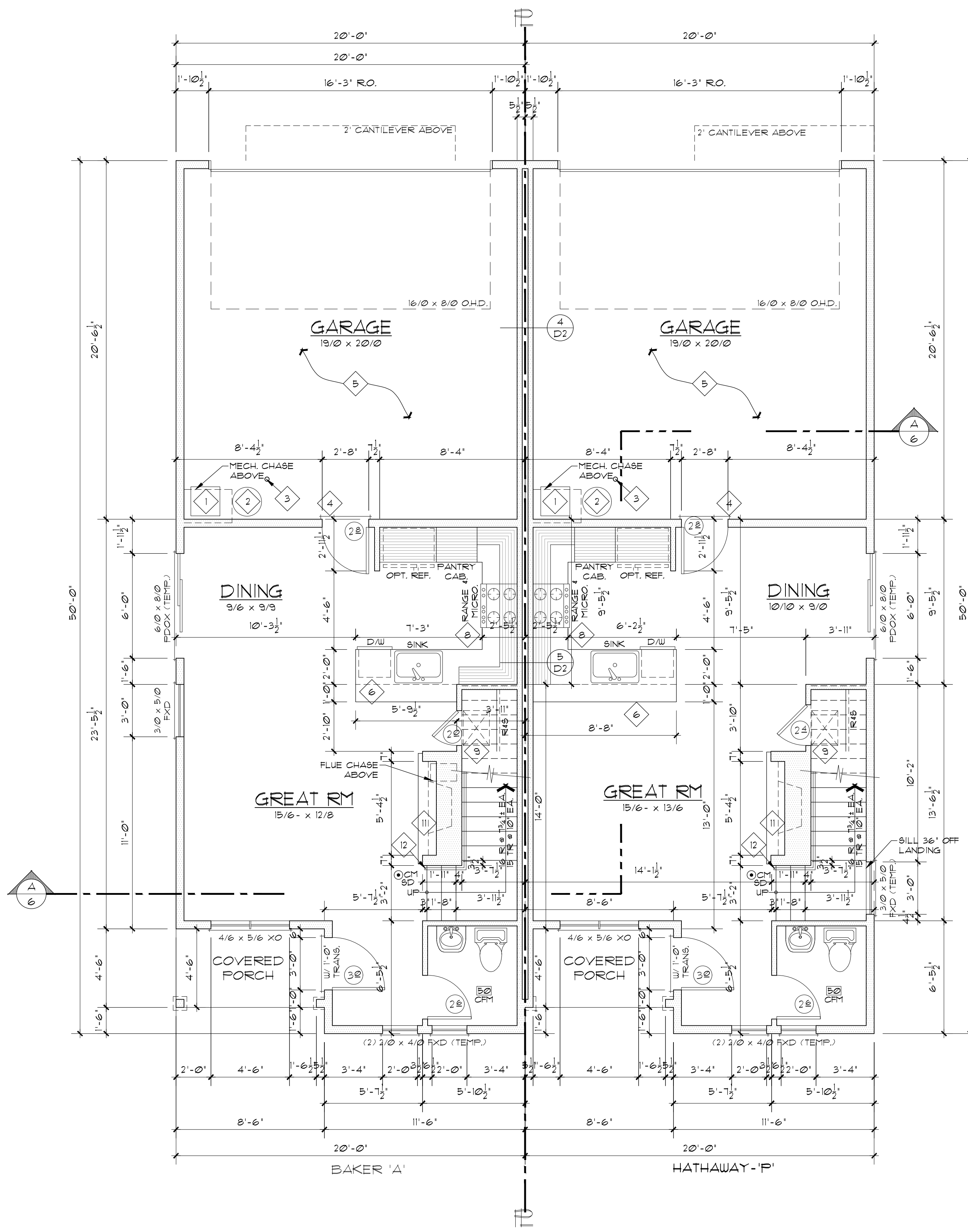
2 UNIT - BH
PARKLAND TOWNHOMES

BAKER	
MAIN LEVEL	538 SF
UPPER LEVEL	922 SF
TOTAL	1460 SF
GARAGE	501 SF
COVERED PORCH	38 SF

HATHAWAY	
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UPPER LEVEL	919 SF
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FRONT PATIO LEFT

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MAIN FLOOR PLAN-DESIGN

1/4" = 1'-0"

- FLOOR PLAN NOTES:**
- PROVIDE FULL BEARING, MINIMUM 4" AT BEAM SUPPORTS (UNLESS NOTED OTHERWISE).
 - PROVIDE AT ALL EXTERIOR DOOR AND WINDOW HEADERS A MINIMUM 4x8 D.P.F. (1ST FLOOR) OR 4x8 D.P.F. (2ND FLOOR) W/DBL. 2x6 TOP PLATES AND BLOCKING AT BOTTOM (UNLESS NOTED OTHERWISE). INSTALL RIGID INSULATION IN CAVITY.
 - PROVIDE 2x6 STUDS AT 16" O.C. WITH R-23 BATT INSULATION AT ALL EXTERIOR WALLS (EXCEPT AT GARAGE OR 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 6ASH CLASS 40 UNLESS NOTED OTHERWISE.

- ◇ TWO STORY KEYNOTES**
1. INSTALL MINIMUM 94% (AFUE) EFFICIENT GAS FURNACE WITH BACKDRAFT DAMPER. PREPARE SYSTEM FOR FUTURE AIR CONDITIONING. ELEVATE FLAME 18" ABOVE SLAB.
 2. GAS WATER HEATER WITH BACKDRAFT DAMPER. ELEVATE FLAME 18" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
 3. EMBED 54" LONG 3" DIAMETER STEEL PIPE, 18" INTO 12" DIAMETER x 24" CONCRETE FOOTING. FILL PIPE WITH CONCRETE.
 4. 1-3/8" MIN. THICKNESS, SOLID CORE DOOR (MINIMUM 20 MINUTE FIRE - RATED DOOR). MEET REQUIREMENTS PER ORSC R302.3.11 / IRC R302.3.1.
 5. APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND CEILING IN GARAGE. FINISH GARAGE WALLS AND CEILING. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON CEILINGS WITH HABITABLE SPACE ABOVE.
 6. ATTACHED EATING BAR. BRING PLUMBING FOR ISLAND UP FROM FLOOR INTO BOTTOM OF CABINETS.
 7. 2x4 HALF-WALL W/ EATING BAR - COUNTER HT. TO MATCH KITCHEN.
 8. INSTALL HOOD OR MICROWAVE/HOOD COMBO OVER RANGE. VENT DUCTED TO OUTSIDE. MUST COMPLY WITH MIB09 (ORSC).
 9. PROVIDE MIN. 18"x24" CRAWL SPACE ACCESS.
 10. PROVIDE 22"x34" ATTIC ACCESS W/ INSULATED 'LID'. PROVIDE INSULATION BAFFLE AROUND OPENING.
 11. FIREPLACE: INSTALL 36" PRE-FABRICATED GAS DIRECT VENT (ZERO CLEARANCE), UL LISTED METAL FIREPLACE TO MANUF. SPECS.
 12. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON WALL. RETURN ENDS TO WALL OR NEVEL POST.
 13. INSTALL RECESSED WASHER/DRYER HOOKUP IF APPLICABLE. WASHER ALWAYS TO BE ON THE LEFT.
 14. INSTALL STANDARD 36"x12" FIBERGLASS SOAKER TUB.
 15. INSTALL TRANSLUCENT 'FROSTED' FRAMELESS SLIDING TEMPERED GLASS DOOR AT 36"x60" FIBERGLASS SHOWER.
 16. INSTALL STANDARD 32"x60" FIBERGLASS TUB WITH SHOWER.
 17. INSTALL FRAMELESS TEMPERED GLASS DOOR AT STANDARD 36"x48" SHOWER.
 18. INSTALL TRANSLUCENT 'FROSTED' FRAMELESS SLIDING/SWINGING TEMPERED GLASS DOOR AT MUDSET TILE SHOWER. SEE SITE SUPERVISOR FOR MORE INFO.
 19. INSTALL FREE-STANDING TUB PER SPECS. CONSULT SITE SUPERVISOR FOR SPECS ON TUB.
- ** NOTE: NOT ALL KEYNOTES WILL BE APPLICABLE ON THIS PLAN.**



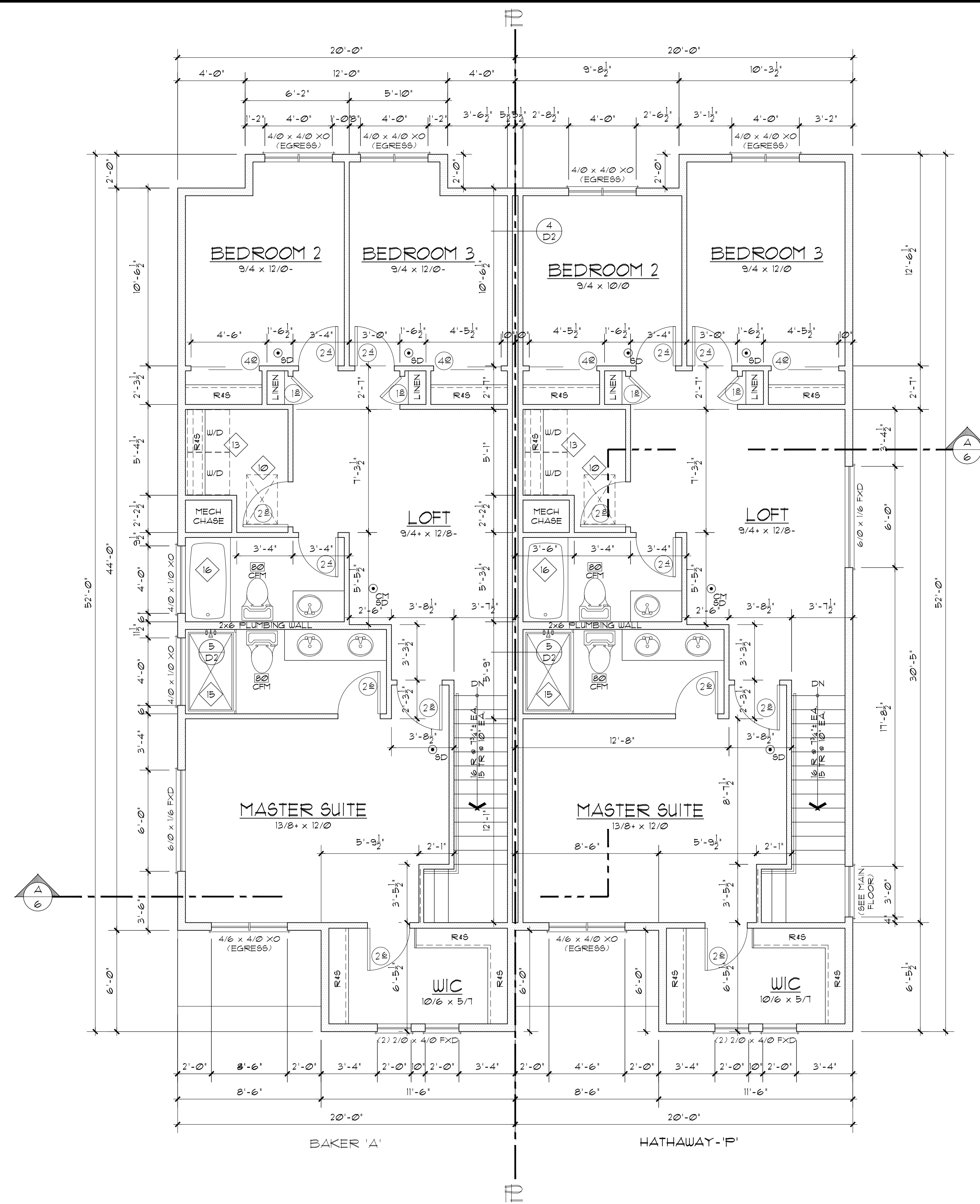
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FRONT PATIO LEFT

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UPPER FLOOR PLAN-DESIGN

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